

Section 101-2-3. - Preliminary subdivision plat.

- (a) *Who may prepare.* Preliminary subdivision plats must be prepared by a land surveyor or professional engineer licensed to practice in the Commonwealth of Virginia. In addition, plats and plans submitted under the County's Plans Examiner Program must be reviewed and recommended for submission by a Plans Examiner in accordance with Chapter 117 (Expedited Land Development Review) of the Code of the County of Fairfax, Virginia.
- (b) *Submission.* Preliminary subdivision plats must be submitted to the Director for approval. The required number of copies of the preliminary subdivision plat will be determined by the Director. One (1) copy, with the action of the Director noted thereon, will be returned to the subdivider or his agent. The Director may provide for the submission of plats electronically in lieu of prints.
- (c) *Preparation.* Preliminary plats of a subdivision must be prepared in accordance with the regulations set forth in this Section and must be submitted in English units of measurement. Such plats must be on a maximum sheet size of thirty-six (36) inches by forty-eight (48) inches and must be drawn to a scale of not smaller than 1" = 100' (1" = 50' is required by the Virginia Department of Health if the lots are to be served by individual sewage disposal systems) and may be on one or more sheets. Where more than one sheet is provided, match lines must clearly indicate where the sheets join. Preliminary plats must show the following information:
 - (1) Name of subdivision, owner, subdivider, surveyor or engineer, date of drawing, number of sheets, north direction arrow and scale.
 - (2) Location of proposed subdivision by an inset map at a scale of not less than two (2) inches equal one (1) mile indicating thereon nearby highways and roads and their names and numbers, public schools, parks, libraries, fire stations, police stations, towns, subdivisions and other landmarks.
 - (3) A boundary survey or existing survey of record; provided, that such survey shows a closure with an accuracy of not less than one (1) in two thousand five hundred (2,500); total acreage, acreage of subdivided area, number and approximate area of all building sites, computations showing conformance with the density and open space requirements of the Zoning Ordinance, existing buildings within the boundaries of the tract, names of owners and their property lines within the boundaries of the tract and adjoining such boundaries.
 - (4) All existing, platted and proposed streets and easements, their names, numbers, approximate widths, design speeds (posted speeds when design speeds are unavailable), and typical cross-sections; category, centerline radius, horizontal and vertical alignments and horizontal and vertical sight distance measurements for all proposed streets; existing or proposed deceleration and acceleration lanes, vehicle trip estimates, turn lanes, transitions

and median breaks, service drives, street lights and proposed stop and yield signs; public areas and parking spaces; existing or proposed utilities; existing and proposed recreational facilities, sidewalks, trails, fire flow, and other pertinent data.

- (5) Location of stormwater management facilities (such as Best Management Practices [BMP], detention, and/or retention ponds) with approximate sizing and summary of approximate amount of detention and BMP requirements; and location of maintenance accessways.
- (6) Sufficient detail to verify the presence of an adequate outfall as defined in the *Public Facilities Manual*, including but not limited to an outfall narrative, drainage areas, pipe sizes, cross-sections and flow calculations.
- (7) Identification of the necessity for floodplains studies, drainage studies, soil reports, and easements and/or letters of permission for off-site construction.
- (8) Topography satisfactory to the Director and to the Virginia Department of Health, as established in the *Public Facilities Manual*.
- (9) Statement concerning erosion and sediment control measures to be provided prior to any clearing, grading or construction, including proposed limits of clearing.
- (10) Statement concerning the stormwater detention or the retention facilities to be used prior to any clearing, grading or construction.
- (11) Statement that an air quality permit will be obtained, if necessary, and provided prior to any clearing, grading or construction.
- (12) Statement by the owner/developer certifying that all wetlands permits required by law will be obtained prior to commencing land disturbing activities.
- (13) Existing Vegetation Map, Tree Preservation Target Calculations and Narrative, and 10-Year Tree Canopy Requirements and Calculations to show compliance with the Tree Conservation Requirements in § 101-2-2(21), the Cluster Subdivision Provisions in § 101-2-8(b) and (c), Chapter 122 of the Code (Tree Conservation Ordinance) and § 12-0300 of the *Public Facilities Manual*.
- (14) A map identifying classification of soil types at a scale of not smaller than one inch equals five hundred feet (1" = 500'), based upon the County of Fairfax Soils Identification Maps or, if not mapped, based upon soils identified by a professional authorized by the State to provide such information.
- (15) All Resource Protection Area boundaries, all Resource Management Area boundaries, and delineations of buildable areas allowed on each lot in accordance with the *Public Facilities Manual*.
- (16) Identification of the necessity for a Water Quality Impact Assessment.
- (17)

For cluster subdivisions in the R-2 District and cluster subdivisions in the R-3 and R-4 Districts which have a minimum district size of three and one-half acres or greater, the existing use and zoning classifications for all parcels located outside of and contiguous to the cluster subdivision boundary.

- (18) The extent of any dam break inundation zone of a state-regulated impounding structure must be identified and labeled with the name and state-issued identification number of the impoundment. This requirement does not apply to any development proposed downstream of a dam for which a dam break inundation zone map is not on file with the county as of the time of submission of the plan.
- (d) *Approval.* Preliminary plats must be approved by the Director and such action will be evidenced on copies thereof by his signature; provided that the provisions of this Chapter are complied with in the preparation thereof.
- (1) Unless delayed by a federal or State review, a preliminary plat must be acted upon within 60 days, except under abnormal circumstances, from receipt thereof in the Office of the Director. Any preliminary plat that has been previously disapproved and has been modified and corrected to address all deficiencies must be acted upon within 45 days, except under abnormal circumstances, from receipt thereof in the Office of the Director. The Director will thoroughly review the plat and make a good faith effort to identify all deficiencies, if any, with the initial submission. If the preliminary plat is disapproved, the reason or reasons for such disapproval must be shown on the plat or in a separate document. The reasons for disapproval must identify all deficiencies in the plat which cause the disapproval by reference to specific duly adopted ordinances, regulations, or policies and must identify such modifications or corrections as will permit approval of the plat.
 - (2) However, if approval of a feature or features of the preliminary plat by a federal or state agency or public authority, including, without limitation, the Virginia Department of Transportation, is necessary, the Director will forward a copy of the preliminary plat to the appropriate federal or State agency or agencies for review within ten (10) business days of receipt of such preliminary plat. Upon receipt of the approvals from all federal and State agencies, the Director must act upon such preliminary plat within thirty-five (35) days.
 - (3) An approved preliminary plat must comply with all provisions of law and will be valid for a period of five years, provided the subdivider: (i) submits a complete final subdivision plat for all or a portion of the property within one year of the original date of approval of the preliminary plat; and (ii) after such submission, diligently pursues approval of the final subdivision plat. Diligent pursuit of approval means that the subdivider has incurred extensive obligations or substantial expenses relating to the submitted final subdivision plat or modification thereto.

No sooner than three years following such preliminary subdivision plat approval, and upon 90 days written notice by certified mail to the subdivider, the Director may revoke such approval upon a specific finding of facts that the subdivider has not diligently pursued approval of the final subdivision plat. A preliminary plat may be re-approved (redated) prior to expiration to extend its validity for a one-year period from the date of re-approval if such plat complies with all provisions of law in effect at the time of re-approval. A preliminary plat will be null and void if the final plat of the subdivision is not approved and recorded within five years after approval of the preliminary plat. Approval of a preliminary plat is not an acceptance of such plat for recordation. (Code 1954, vol. 2, §§ 5-4, -6, -8, -17; 10-17-56; 11-18-59; 9-14-66; 2-10-69, § 5; 9-75-23; 19-75-23; 1961 Code, § 123-2.3b; 23-83-101; 53-86-101; 10-87-101; 6-89-101; 27-89-101; 8-90-101; 34-90-101; 25-91-101; 15-92-101; 20-93-101; 28-95-101; 33-96-101; 46-96-101; 47-96-101; 22-99-101; 27-02-101; 17-04-101; 27-04-101; 61-08-101; 37-18-101; 04-19-101; 32-19-101.)