



# FAIRFAX COUNTY

Department of Public Works and Environmental Services  
Office of Site Development Services  
12055 Government Center Parkway  
Fairfax, Virginia 22035-5503

V I R G I N I A

July 19, 2002

02-11

**TO:** All Architects, Builders, Developers, Engineers, and Surveyors Practicing in Fairfax County

**SUBJECT:** Amendments to the Subdivision Ordinance Effective July 2, 2002

The County's Subdivision Ordinance has been amended in response to changes to the *Code of Virginia* related to preliminary subdivision plats. The text of the amendments is available at the Plan and Document Control Counter and on the Department of Public Works and Environmental Services web site at [www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes) under Publications (Letters to Industry).

The major changes to the Subdivision Ordinance are:

- Preliminary plats will have a five-year life-span provided a final subdivision plat is submitted within one (1) year of approval of the preliminary plat and approval of the final subdivision plat is diligently pursued. If approval of the final subdivision plat is not diligently pursued, the Director may revoke approval of the preliminary plat no sooner than three years after approval of the preliminary plat upon 90 days written notice by certified mail. If a final subdivision plat is not submitted within one (1) year of approval of the preliminary plat, the preliminary plat will expire automatically. Preliminary plats may be redated prior to expiration by demonstrating compliance with all current ordinance and Public Facilities Manual provisions. The redated preliminary will be valid for a period of one (1) year. Preliminary plats may be redated as many times as needed.
- A complete subdivision construction plan must be submitted prior to or in conjunction with the submission of the final subdivision plat.
- The life-span of the construction plan is tied to the life-span of the preliminary plat. If the preliminary plat expires, the construction plan expires with it. However, where the submission of a preliminary plat is not required by the Subdivision Ordinance, an approved construction plan is valid for a period of five (5) years from the date of approval.

If you have general questions relating to these amendments to the Subdivision Ordinance, please contact the Code Analysis Division. Questions regarding the status of a particular project should be referred to the Environmental and Facilities Review Division. Both Divisions may be reached at 703-324-1720.

Sincerely,

***SIGNATURE ON ORIGINAL***

Michelle A. Brickner, Director  
Office of Site Development Services

cc: John Wesley White, Director, Department of Public Works and Environmental Services  
Zofia A. Zager, Director, Office of Building Code Services, DPWES