



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

September 6, 2002

02-15

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

SUBJECT: New Plan Submission Requirements for Certain Minor Plans

Effective Monday, September 30, 2002, new submission requirements for grading plans, rough grading plans (RGP) and minor site plans (MSP) will be implemented to comply with new State and County requirements. Your cooperation in providing the information identified below will facilitate review and minimize the number of plan submissions to achieve County approval.

- All infill lot grading plan (INF), RGP and MSP submissions must include information regarding the watershed(s) in which the proposed construction is located and the total disturbed area within each watershed. This information will be used in the evaluation of the plan and will assist the County in meeting the requirements of its Virginia Pollution Discharge Elimination System (VPDES) Permit.
- A recently adopted amendment to Section 11-102 (8) of the Zoning Ordinance added provisions regarding limitations on the percentage of surfaced area in the front yards of residential lots. To facilitate review for compliance with these provisions, sufficient information to verify compliance with the new provisions must be provided on the grading plan (infill and bonded) for each lot in the R-1, R-2, R-3 and R-4 zoning districts. Such information includes, but may not be limited to, the percentage of surfaced area of the front yard of each lot.

Compliance with the plan submission requirements outlined above will assist us in minimizing the impact to the plan review process resulting from the new permit and code requirements.

If you have any questions concerning the information contained in this letter, please contact Ken Williams, Chief, Plan and Document Control at 703-324-1730.

Sincerely,

SIGNATURE ON ORIGINAL

Michelle Brickner, Director

cc: Ken Williams, Chief, Plan and Document Control, Office of Site Development Services