



Infill Lot Grading Plan (INF) Minimum Submission Requirements (MSR) CHECKLIST

Plan Name: _____ Plan #: _____ District: _____
 Submitting Firm: _____ Project Coordinator: _____
 INF Checklist Prepared by Submitting Engineer/Eng Firm/Date Prepared: _____ / _____ / _____

ESI conducts the MSR Review on behalf of Fairfax County.

ESI Reviewer Name: _____ Date of Review: _____ Email: _____ Phone #: 703-324-1941

INF Plan is **Non Acceptable** if any * box is marked "NO" without an explanation or an alternate solution noted on the Checklist OR if the plan is submitted without a current and complete INF Checklist prepared by the Submitting Engineer.

GENERAL PLAN ORGANIZATION/PLAN & DOCUMENT CONTROL REQUIREMENTS

CODE SECTION	REQUIREMENTS	SHEET	OK	NO	N/A	LINE
PFM 2-0212.20F	Use the Fairfax County Infill Cover Sheet. Cover sheet shall be filled in completely.			*		1
PFM 2-0101.1	If required, all waiver approvals shall be incorporated in the plan. If the waiver approval is conditional, a narrative shall be included.			*		2
ZO 18-204.4	If lot is subject to Proffers/Development Plan/Special Exception/Special Permit, conditions must be identified and the plan must conform to those conditions.			*		3
County Policy	Are there any simple subdivision plats or lot validations associated with this plan? If so, provide RP number/lot validation documents.					4
PFM 2-0212.5	All sheets are sealed, signed, and dated by a P.E, L.S, or LSA. (Original on at least one copy of the Cover Sheet). Each seal included within the plan set is also represented on the Cover Sheet.			*		5
PFM 2-0212.3	Each sheet provides the date of the drawing and has a scale and North Arrow for each plan view.			*		6
PFM 2-012.20F	Street Address shown.			*		7
PFM 2-0212.20F	Street Name(s) are provided (Route number and Right of Way width provided for public ROW; DB&PG provided for private or Chapter 2 Road).					8
PFM 2-0212.4	Lot boundary lines with bearings and distances are shown (Legal Description).			*		9
PFM 2-0107	Topography is correlated to NGVD 1929 datum if property is located within 500' of a designated floodplain or RPA area. Provide certification that the property is outside the 500' in order to use a datum other than NGVD 1929.			*		10
PFM 2-0107	Show contours at a minimum of 2' intervals with spot elevations and flow arrows.					11
County Code 118	CBAY statement provided; demonstrate compliance.					12
ZO 2-414-1.A & 2	Provide statement that the Principal Building meets 200' setback from an interstate Highway, Dulles Toll Road and/or Rail Roads.					13
ZO 11-102.8	Show surface area calculation for front yard.					14
PFM 2-201.3	Existing easements shown on plan have DB & PG.					15
LTI 09-12	Building height certificate and Avg. Grade computation and with plan view detail.					16
ZO 2-307.2.B & 4	All yard setbacks shown in plan view on Grading Plan.					17
PFM 2-0103.5	Building setback is 25 feet min from pipestem pavement or lot line.					18

DRAINAGE

CODE SECTION	REQUIREMENTS	SHEET	OK	NO	N/A	LINE
PFM 6-0401.1	Complies with Chapter 124 (Stormwater Management Ordinance) of the County Code.					19
Land Dev Notice Issued 7/24/14	A signed and sealed Stormwater Completeness Checklist has been provided.					20
PFM 6-0200	Show existing topography on adjacent lots to demonstrate impacts.					21
PFM 6-0202.2A	No diversion of drainage where it leaves the lot; relocated out of the natural swale crossing property line. If a diversion of drainage is necessary, a written justification shall be included for the proposed diversion and a detailed analysis of both concentrated and non-concentrated runoff leaving a site for each affected downstream drainage system.					22
County Code 124	Provide an adequate outfall analysis and narrative.					23
PFM 6-0200	Proposed lot grading does not divert drainage flow path outside of recorded easements.					24
ZO 18-602.2.E.	Proposed elevations of first floor, lowest floor, and garage shown on Grading Plan.					25
IRC R401.3	Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.					26
PFM 6-0200	For yard drainage to storm structures, either on-site or immediately off-site, provide structure type, invert of throat, and top elevation with the size and location of associated storm sewer pipe.					27
PFM 2-0212.7B	Centerline profiles shall be shown and identified on all proposed storm sewer.					28
IBC 1807.43	Note how the foundation drain and/or Sump Pump will discharge and show on the Grading Plan. If the foundation drain/Sump Pump drain ties to a storm sewer structure (no discharge into a pipe), provide a hydraulic grade line analysis.					29
LTI 08-12	If RPA is located on the property, provide an RPA Boundary Location Certification.					30
ZO 2-902	Boundary of Floodplain(s) on the lot shall be shown. Floodplain WSE on the lot shall be provided with source referenced. Floodplains located immediately adjacent to property, which could impact LINES 32 and 33 below, should be addressed within the plan.					31
ZO 2-905.2	Lowest floor, including basement, is 18" above 100 year flood plain elevation.					32
ZO 2-415	The dwelling, or portion thereof, shall not be located closer than fifteen (15) feet in horizontal distance to the edge of a floodplain.					33

UTILITIES

CODE SECTION	REQUIREMENTS	SHEET	OK	NO	N/A	LINE
PFM 2-0202.7A(3)	Well location (existing or proposed) shown, if the lot is not served by a public water system.					34
PFM 9-102.4F	Identify any existing water meters and note the location of any new water meters.					35
PFM 9-102	Note the location of the proposed domestic water line. If utilizing the existing water service connection, a note must be provided.					36
PFM 10-0201	If not served by public sewer, provide septic tank, drain field and test holes.					37
PFM 10-0104	Provide the location of sanitary sewer trunk lines, their size, slope direction of flow and inverts.					38
PFM 10-104.5A(7), PFM 10-104.5B	Note the location of the proposed sanitary lateral connection with approximate inverts and cleanouts shown. If utilizing the existing sanitary lateral connection, a note must be provided on the plan.					39
PFM 10-0102.5.C	Building setback is at least 15 feet from sanitary sewer trunk line.					40
LUPR24VAC30- 151-300	Sanitary lateral located across/perpendicular to pavement.					41

GEOTECHNICAL

CODE SECTION	REQUIREMENTS	SHEET	OK	NO	N/A	LINE
PFM 4-0401, 0204 & 0205.2 LTI 11-07	Geotechnical requirements, recommendations and details, Geotech engineer's statement, & Soil Report approval letter must be included for problem class III and IVA in all submissions if applicable			*		42
PFM 4-0205.3	A Limited Geotechnical Letter Report or a IVB Certification for problem Class IVB projects.			*		43
PFM 04203.3	Groundwater, yard drainage, fill placement, excavation safety of adjacent property impact for problem Class II soils.			*		44
PFM 4-0202.3	Groundwater, yard drainage, fill placement, excavation safety of adjacent property impact for problem Class I soils.			*		45

EROSION AND SEDIMENTATION CONTROL

CODE SECTION	REQUIREMENTS	SHEET	OK	NO	N/A	LINE
LTI 03-01, LTI 11-08	Fairfax County Priority Rating Form included.					46
LTI 03-11	Submission of certified Erosion and Sedimentation Control Checklist			*		47
LTI 03-05	SW-10, Policy and Procedures for the Evaluation of Downstream Impoundments, criteria shall be addressed in the plan (disturbed areas less than one acre are exempt).					48
PFM 11-0405.8, B (1), DEM Ltr. 21-90	Erosion and Sediment Control narrative included.					49
PFM 11-0102.1.	Provisions for erosion and sedimentation control are provided in the E&S Plan with & type of measure identified with a graphic key. Details shall be provided for each E&S measure utilized.					50
PFM 11-0110.3H	Construction entrance shown in plan view with CE detail provided. If existing driveway is to be utilized, a note shall be provided.					51

URBAN FORESTRY

CODE SECTION	REQUIREMENTS	SHEET	OK	NO	N/A	LINE
Technical Bulletin 13-06, PFM 12-501, PFM 12-502	Certification provided that plan meets both tree preservation target and tree conservation plan requirements.					52
PFM 12-501.1A	Site Engineering and Layout Information.					53
PFM 12-501.1B	Existing Vegetation map (EVM).					54
PFM 12-501.1C	Tree Preservation Narrative provided.					55
PFM 12-501.1C	Tree preservation target calculation provided. Include any deviation requests and check this request on the Cover Sheet.			*		56
PFM 12-501.1D	Provide 10-year tree canopy cover requirements and calculations.					57
PFM 12-502.1A	Tree Inventory & Condition Analysis provided.					58
PFM 12-507.1	Plan certifies that all trees within 25' of the undisturbed area behind the LCG have been shown and addressed in the Tree Preservation Plan.					59
PFM 12-502.1B	Tree Preservation Plan provided.					60
PFM 12-502.1F	Landscape plan (if planting required to meet 10-year tree cover requirements).					61
PFM 12-504.1A	Existing tree line for groups of trees clearly shown with graphic key provided.					62
PFM 12-0508.3A, PFM 12-0508.4A	Tree Preservation Target Deviation Request Information if tree preservation target is not being met.					63
PFM 12-509.2E	Location and type of Tree Protection Devices shown on Tree Preservation Plan and on Grading Plan and/or E&S plan.					64
PFM 12-504.1B	Proposed limits of clearing and grading shown and labeled on the Grading Plan, E&S Plan, and Tree Preservation Plan.					65

ROADWAYS

CODE SECTION	REQUIREMENTS	SHEET	OK	NO	N/A	LINE
AM24VAC30-73-90, PFM 7-0503.1	For a private entrance onto a public road, show detail for VDOT Std. PE-1 (Shoulder/Ditch Section) or VDOT Std. CG-9B & CG-9D (C&G). If PE-1 is not feasible, show detail for PFM Std. DE-5. Entrance drawn to scale to ensure radii are not encroaching the adjacent property frontage. Second private entrance requires Stopping Sight Distance plan and profile for each entrance to verify adequacy.			*		66
PFM 7-0403, PFM 7-0503	For entrances onto private roads, driveway entrance details shall be provided for the appropriate road section, ie. pipestem, C&G, ditch section, etc.					67
PFM 7-0103.4	Entrances proposed shall be a minimum of 30 ft from PC of intersecting street.			*		68
As applicable – PFM 6-0902.2A, 6-0902.2J, DM Sec 8.3.3.1, R&B Std., PFM Std. DE-5	Entrance/Driveway culvert computations shall be provided. Culverts in a VDOT maintained right of way shall be in LD-269 format. Entrance/Driveway on a ditch section street that do not propose a culvert must provide sufficient spot shots to ensure positive drainage across the entrance.			*		69