

119-15-PFM

*(Also see Subdivision Ordinance Amendment 05-15-101 and
Zoning Ordinance Amendment ZO-15-448,
adopted simultaneously on March 3, 2015.)*

***ADOPTION OF AN AMENDMENT TO
THE PUBLIC FACILITIES MANUAL
OF THE COUNTY OF FAIRFAX, VIRGINIA***

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at Fairfax, Virginia, on Tuesday, March 3, 2015, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendments to the Public Facilities Manual of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

***BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,
VIRGINIA:***

Amend the Public Facilities Manual, as follows:

Amend Chapter 2 (General Subdivision and Site Plan Information) of the Public Facilities Manual by adding Section 2-1300 (As-Built Drawings), to read as follows:

2-1300 AS-BUILT DRAWINGS

2-1301 Submission Requirements and Certifications

2-1301.1 As-built drawings shall be prepared in accordance with Article 17 of the Zoning Ordinance, and the Subdivision Ordinance, § 101-2-5 of the Code. When required, an as-built plan prepared by a professional engineer or land surveyor licensed in the Commonwealth of Virginia shall include:

A. Dimensions and Elevations Survey. The as-built drawings shall show actual elevations alongside planned elevations as required by § 2-1302. As-built information shall be shown [boxed in] for comparison to the design information. All existing plans to be modified for use as the as-built plan shall be redrafted where necessary so that the information is accurate and readable.

B. Certification Statement and Seal.

Each as-built plan shall have an Engineer's or Surveyor's statement and seal. Except for Category D dams, the certification of all geotechnical work will be by the geotechnical engineer of record. The certification shall state as follows:

(i) In accordance with Article 17 of the Zoning Ordinance, and the Subdivision Ordinance, § 101-2-5 of the Code, and the Public Facilities Manual, I, (submitting engineer/surveyor's name), do hereby certify that this as-built conforms to the approved plans, except as shown, which represents actual conditions on this site as of this date.

(submitting engineer/surveyor's signature/date) (seal)

(ii) I have reviewed the as-built plan and hereby certify that the geotechnical aspects of the embankment dam/pond were constructed in accordance with the approved plans, except as indicated below, which represents the actual conditions of the dam on this site as of this date.

(geotechnical engineer's signature/date) (seal)

(iii) All storm/sanitary structures fall within their respective easements and all dedications and all off-site easements are recorded in DB _____, at PG _____.

C. Copies of the licensed professional's certification that the stormwater and best management facility was constructed in accordance with the approved plans and specifications, along with copies of all material delivery tickets, certifications from the material suppliers and results of tests and inspections required under § 6-1300 *et. seq.* shall be submitted with or incorporated in

the as-built plan. For documenting construction, checklists specific to the type of stormwater and best management facilities being constructed, as approved by the Director, shall be used. If readily available, an electronic file of the professional's certification and related documentation shall also be submitted, in an acceptable electronic industry standard CADD file format (such as a .dwg) or in a standard scanned and readable format.

2-1302 Information Required on the As-Built Drawing. The record drawing shall include, at a minimum, the following information:

A. Boundary of the site as shown on the final plat of record. The as-built plan shall show any geodetic reference points located on the site.

B. The area of the site as shown on the approved site plan and subsequent to any fee simple dedications to Fairfax County, State of Virginia or the Virginia Department of Transportation, and the land area of such dedications. As shown on the approved building plans, the total gross floor area and the number of dwelling units, if applicable.

C. Location of all buildings on the approved site plan showing the yard dimensions and all official building numbers (and/or addresses) posted.

D. Locations of all storm sewers, sanitary sewers mains, fire hydrants, and associated easements including all waterline easements. For storm and sanitary sewers, the pipe materials based on visual inspection only, sizes, lengths, upper and lower invert elevations, and percent grade of pipe as computed. The structure number, type, size/configuration, top elevation, type and size of any outlet protection, and latitude and longitude (in degrees, minutes, and seconds to the nearest 15 seconds) shall be provided on all structures and outfalls. Latitude and longitude of the approximate center and a major appurtenance of BMPs shall be provided in decimal degrees to 6 decimal places. For all projects on the Virginia coordinate system, coordinates of all structures and outfalls shall also be provided in a digital, GIS compatible format, generally an industry standard CADD or Shape file, which can be incorporated directly in the County's overall GIS. The digital submittal should be delivered in CD/DVD format, be named to match the as-built plan hard copy, and include a map of the full project in PDF format.

If the outfall area is inaccessible and an offset method cannot be performed, a note shall be made on the as-built plan about the conditions preventing the survey team from recording the position. (Refer to § 10-0104.6B for as-built requirements for sanitary facilities).

E. Ponds, including detention, retention and Best Management Practice (BMP) ponds, showing elevations of top of embankments, toes of embankments, weirs, spillways, drainage structures, low flow channels, access easements and capacities of such ponds. Capacities shall be shown both volumetrically and topographically with sufficient elevations to calculate the capacities.

F. Horizontal locations, widths and surface material of all designed trails included on the approved plan. Vertical location of any trail which exceeds an eight (8) percent grade (whether designed or not as an eight (8) percent grade) and shown on the approved plan. Elevations may be used in lieu of an as-built profile. Location of all designed pedestrian bridges and bus shelters

included on the approved plan. As-built information showing bridge surface, length, number of abutments and bus pad size and material.

G. Deed book and page number(s) of the recordation in the land records of Fairfax County of dedications and easements reflected on the approved plan. The deed book and page numbers of all easements shall be shown on the applicable plan and profile sheet.

H. Locations of improved channels and swales in dedicated easements with spot elevations and slopes.

I. All utility locations within the subdivision as they are made readily available from the utility companies, owners and/or operators, except building and service connections, with the notation "from available records". Such plans and records shall be furnished by the appropriate utility companies, owners and/or operators.

J. Retaining walls requiring permits, indicating the type and showing the top elevations and the adjacent finished grades.

K. Number of parking and loading spaces.

L. Spot elevations of critical slope areas to determine grade of finished slope. Critical slopes consist of areas shown on the approved plan with gradients greater than 20% which contain Class III or Class IVA soils as defined in § 4-0200 et. seq.

M. Information related to dams and impoundments as follows:

- (1) A profile (with spot elevations) of the top of dam
- (2) A cross-section (with spot elevations) of the emergency spillway at the control section
- (3) A profile (with spot elevations) along the centerline of the emergency spillway
- (4) A profile along the centerline of the principal spillway extending at least 100 feet downstream of the toe of the embankment
- (5) All structure tops, throats and invert elevations
- (6) All pipe, orifice and weir sizes and invert elevations
- (7) The elevation of the principal spillway crest
- (8) The elevation of the principal spillway conduit invert (inlet and outlet)
- (9) The elevation of the emergency spillway crest
- (10) Spot elevations around the entire pond/dam adequate to depict the shape and size

- (11) Spot elevations along the top and crest of the dam width
 - (12) Spot elevations through the drainage way to the riser structure.
 - (13) Notes and measurements to show that any special design features were met
 - (14) Statement regarding seeding and fencing in place per the approved plan.
 - (15) Show all drainage and access easements for maintenance of the pond/dam and related facilities with Deed Book and Page Number.
- N. Field observations and measurements of other areas having the potential to be critical, as depicted on the approved plans and profiles.

Amend Chapter 6 (Storm Drainage) of the Public Facilities Manual, by deleting 1607.3 (As-Built Requirements and Certification), to read as follows:

~~6-1607.3 As-Built Requirements and Certification~~

~~6-1607.3A (57-96 PFM) Upon satisfactory completion, inspection, and approval of all components of the facility, as-built plans shall be prepared in accordance with the Zoning Ordinance, § 17-300, and the Subdivision Ordinance, § 101-2-5 of the Code.~~

~~6-1607.3B All existing plans to be modified for use as the as-built plan shall be redrafted where necessary so that the information is accurate and readable. The information included on the as-built plan shall include, at a minimum, the following information:~~

~~6-1607.3B(1) A profile (with spot elevations) of the top of dam~~

~~6-1607.3B(2) A cross-section (with spot elevations) of the emergency spillway at the control section~~

~~6-1607.3B(3) A profile (with spot elevations) along the centerline of the emergency spillway~~

~~6-1607.3B(4) A profile along the centerline of the principal spillway extending at least 100 feet downstream of the toe of the embankment~~

~~6-1607.3B(5) All structure tops, throats and invert elevations~~

~~6-1607.3B(6) All pipe, orifice and weir sizes and invert elevations~~

~~6-1607.3B(7) The elevation of the principal spillway crest~~

~~6-1607.3B(8) The elevation of the principal spillway conduit invert (inlet and outlet)~~

~~6-1607.3B(9) The elevation of the emergency spillway crest~~

~~6-1607.3B(10) Spot elevations around the entire pond/dam adequate to depict the shape and size~~

~~6-1607.3B(11) Spot elevations along the top and crest of the dam width~~

~~6-1607.3B(12) Spot elevations through the drainage way to the riser structure.~~

~~6-1607.3B(13) Notes and measurements to show that any special design features were met~~

~~6-1607.3B(14) Statement regarding seeding and fencing~~

~~6-1607.3B(15) Show all drainage and access easements for maintenance of the pond/dam and related facilities with Deed Book and Page Number.~~

~~6-1607.3C Each as-built plan shall have a Engineer's or Surveyor's certification statement and seal. Except for Category D dams, the certification of all geotechnical work will be by the geotechnical engineer of record. The certification shall state as follows:~~

~~6-1607.3C(1) In accordance with the Zoning Ordinance, § 17-300, and the Subdivision Ordinance, § 101-2-5 of the Code, I, (submitting engineer's name), do hereby certify that this as-built conforms to the approved plans, except as shown, which represents actual conditions on this site as of this date.~~

~~(submitting engineer's signature/date) (seal)~~

~~6-1607.3C(2) I have reviewed the as-built plan and hereby certify that the geotechnical aspects of the embankment dam/pond were constructed in accordance with the approved plans, except as indicated below, which represents the actual conditions of the dam on this site as of this date.~~

~~(geotechnical engineer's signature/date) (seal)~~

~~6-1607.3C(3) All storm/sanitary structures fall within their respective easements and all dedications and all off-site easements are recorded in DB ____, at PG ____.~~

Amend Chapter 2 (General Subdivision and Site Plan Information), Section 2-0502.2, (Inspections During Construction), by adding Paragraph 2G, to read as follows:

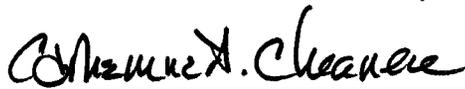
2-0502.2G Refer to § 6-1300 et seq. for information regarding required inspections during construction and certification of stormwater and best management facilities.

Amend Chapter 2 (General Subdivision and Site Plan Information), Section 2-0212, (General Required Information on Plans and Profiles), by revising 2-0212.13, to read as follows:

2-0212.13 (Reserved) The plans and profiles shall depict areas where additional field observations and as-built measurements are necessary pursuant to § 2-1302 (L) and (N).

This amendment shall become effective on March 4, 2015, at 12:01 a.m.

GIVEN under my hand this 3rd day of March, 2015.



CATHERINE A. CHIANESE
Clerk to the Board of Supervisors