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1-0100 INTRODUCTION

The PFM sets forth the guidelines which govern the design of all public facilities which must be constructed to serve new development. In adopting its Subdivision Ordinance in 1975, the Board incorporated specific reference to the requirements described in the PFM. Similarly in 1978, the Board adopted a Zoning Ordinance which made specific reference to the requirements in this PFM.

1-0100.1 It is the County’s desire to encourage qualified professionals to seek new and better solutions to complicated technical problems. However, in the interest of orderly controlled development and expediting the processing of plans and construction, certain standard procedures and the use of design standards are necessary.

1-0100.2 Experience has demonstrated that construction can be expedited and economies obtained through the use of standard structures and construction methods familiar to local contractors and field inspection personnel. The State Registration Law also limits surveyors to the use of such standards in design.

1-0100.3 There are certain specific requirements based on Federal Code, State Code, County Code, regulations, resolutions and policies, as well as specific standards of VDOT, from which variances may not be granted by the Director or VDOT officials at the local level.

1-0100.4 In addition, there are required standards of form, size of drawings, scale and presentation of plans and computations which have evolved over the years. Such information is included herein and is intended to be used by both the professional designers and by County personnel reviewing the designs as guidelines and professional reminders.

1-0100.5 As new basic information on design criteria becomes available and is accepted, and as Federal, State and County laws, regulations and standards are changed, these will be reflected in subsequent changes to this publication.

1-0100.6 The Director, in administering these standards, shall treat them as guidelines rather than mandates unless the language clearly specifies otherwise. The Director may allow for a variation of a given standard where the effect of such variation is in keeping with established engineering practice and procedure. Variations from mandatory policies or requirements will not be permitted.

1-0100.7 The Director is the designated official to administer the standards and requirements contained in the PFM. He shall make the final decision on questions regarding the PFM after having reviewed recommendations from designated departments, authorities, boards, and committees. Wherever the term “Director” is used in this PFM without further organizational reference, the reference shall be interpreted as meaning the Director, Department of Public Works and Environmental Services. (See Definitions, § 13-0300.)

1-0200 ESTABLISHMENT OF THE PFM

1-0201 Promulgation of the PFM. The Board on December 11, 1963, adopted as County policy the following:

- “Definition of Adequate Drainage”
- “Policy on Off-Site Drainage Improvements”
- “Policy on What May Be Done In Flood Plains” and
- “Policy on Proportionate Cost - Off-Site Drainage Improvements”

1-0201.1 A booklet entitled “Policies and Guidelines for the Preparation of Subdivision Plans and Site Development Plans” was approved on December 11, 1963. That booklet incorporated the above policies and also contained guidelines for the use of qualified engineers and surveyors in the preparation of plans and by Department of Public Works and Environmental Services in the review of designs submitted.

1-0201.2 On March 5, 1973, the Board adopted new drainage criteria in place of the drainage portions of the original Policies and Guidelines in the booklet above. The new criteria were placed in a new booklet entitled “The Public Facilities Manual.” Since 1973, the PFM has been amended, revised and published in different editions from time to time.

1-0300 ESTABLISHMENT OF THE ESRC

1-0301 ESRC Charter. On Dec. 11, 1963, the Board established a Continuing Review Committee to evaluate the original Policies and Guidelines for the Preparation of Subdivision and Site Plans. On March 5, 1973, the Board adopted a charter establishing the Engineering Standards Review Committee (ESRC). On Aug. 17, 1983, the charter was amended and adopted by the Board.

1-0301.1 This committee now consists of one representative from each of the following organizations:

Citizens-at-Large (three)

Northern Virginia Regional Council of the Virginia Society of Professional Engineers

Virginia Association of Surveyors (Mount Vernon Chapter)

Northern Virginia Building Industry Association

Fairfax County Federation of Citizens Associations

Fairfax County Bar Association

League of Women Voters

Northern Virginia Chapter of Heavy Construction Contractors Association

VDOT, Fairfax District (Advisory)

Associated Builders and Contractors

Northern Virginia Soil and Water Conservation District

Washington Area Council of Engineering Laboratories

National Association of Industrial and Office Parks (Effective 2-13-89)

Citizens Committee on Land-Use and Transportation (Effective 2-13-89)

Engineers & Surveyors Institute (Effective 12-13-93)

Members serve for three years and may be reappointed.

1-0301.2 Nonvoting representatives from County staff are designated by the Board from the following departments: DPWES (two) and DPZ.

1-0301.3 The principal purposes of the committee are to study and review subjects which present technical problems, develop recommendations for action by the Board, and provide advice to elements of the County governmental organization relative to the following:

1-0301.3A County policy, expressed by the Board, for the provision of public facilities whether financed by public or private funds.

1-0301.3B County guidelines for the planning, design, construction, use and maintenance of public facilities.

1-0301.3C Standards for services, physical characteristics, capabilities, effects and limitations of facilities where limitations may be defined as physical or structural as well as economic,

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environmental, political or simply bounded by public policy. The committee, however, shall be guided primarily by concern for physical or structural demands where technical evaluation is required. Where technical investigation reveals physical aspects which have important economic, environmental or other effects, it should examine and coordinate with other offices or entities (such as DPWES, DPZ or EQAC) which have responsibilities in those areas.

1-0301.3D Characteristics or facilities required to meet established or recommended standards.

1-0301.3E Specifications governing the physical design, construction, quality control and maintenance of facilities to meet requirements for strength, usability, longevity, maintainability and other specific standards and characteristics as may from time to time be identified.

1-0400 GRANDFATHER PROVISIONS AND DUE DILIGENCE STANDARDS

1-0401 General Application. The “Grandfather Provisions” and the “Due Diligence Standards” were repealed by an emergency ordinance adopted on Nov. 17, 1986, and by an ordinance adopted on Dec. 29, 1986. However, any amendments to the Subdivision Ordinance, the Zoning Ordinance, and the PFM which became effective during the time period in which the repealed “Grandfather Provisions” and “Due Diligence Standards” were in effect shall be deemed to have the repealed “Grandfather Provisions” and “Due Diligence Standards” attached to each such amendment, unless the Board otherwise specified a different grandfather clause with respect to that amendment, in which case the amendment shall be deemed to have the otherwise specified grandfather clause attached to such amendment.

1-0500 CONFLICTING PROVISIONS

1-0501 General. (37-92-PFM) Whenever any provision of this PFM imposes a greater requirement or a higher standard than is required in any State or Federal statute or County ordinance or regulation, the provision of this PFM shall govern. Whenever any provision of any State or Federal statute or other County requirement imposes a greater requirement or a higher standard than is required by this PFM, the provision of such State or Federal statute or County ordinance or regulation shall govern.

1-0502 Accessibility. (37-92-PFM, 54-96-PFM, 61-98-PFM) In the event a specific requirement of this PFM precludes the provision of an accessibility improvement, such improvement shall be allowed regardless of the specific requirement of this PFM. Accessibility improvement shall mean the provision of ramps and other facilities or equipment, accessible parking spaces, related access aisles and accessible routes for persons with disabilities in accordance with the design specifications set forth in the Virginia USBC and the PFM whether such improvement is mandated by Federal or State law or is provided voluntarily.

1-0600 PLATES

1-0601 Purpose. The standard details shown in “plates” are intended to govern all improvements within the County. The object of this PFM is to provide a sound, workable guide for the standardization of all designs prepared for development within the County. The design engineer shall be able to vary from these standards as his own judgment and knowledge of a specific problem dictate. Any modifications to these standard details and details for conditions not covered in this PFM must be approved by the Director.

1-0602 VDOT Standards. It is intended to adopt VDOT standards where possible to eliminate duplication and to facilitate construction methods for contractors doing both State and County improvements. State Standards have been reproduced directly from their “Road Designs and Standards.” Nomenclature and permitted construction methods shown on the State Standards

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might differ from that allowed by the County. Under such circumstances, the County design criteria must be met. Listed below are some changes to be made on the State standards:

1-0602.1 (47-95-PFM) Show top, throat (if any), invert elevations, shaping and depth of structure where appropriate on plans for all drainage appurtenances.

1-0602.2 Brick construction of drainage structures is not permitted, and concrete block construction is limited to a maximum depth of 8 feet.

1-0602.3 The use of precast paved ditches PG-6A and PG-6B requires the approval of the Director.

1-0602.4 Handrail installation outside of the VDOT right-of-way must conform to the current Virginia USBC.

1-0603 Variances from VDOT Standards. The current specifications of the VDOT Road and Bridge Specifications shall govern all workmanship, materials, seasonal limitations, and construction procedures in conjunction with the specific standards and specifications adopted by the County in the PFM. In cases where there are no existing standards, and special design structures are required, detailed scale drawings and specifications shall be submitted with the plans.

1-0700 COMMENTS AND RECOMMENDATIONS

Because design criteria is constantly being updated and new methods of construction developed, revisions to this manual will be required. Thus, comments and recommendations concerning any part of the data herewith presented are invited and will be appreciated by DPWES. (Please contact the Site Code Research and Development Branch at 703-324-1720.)

1-0800 ENGLISH REQUIREMENTS (69-00-PFM, 67-99-PFM, 53-96-PFM)

All plats, subdivision plans, site plans and studies submitted for review and approval shall be prepared using English measurements unless otherwise approved by the Director. All construction plans proposing improvements within the VDOT right of way shall be prepared in units acceptable to VDOT. Computed metric equivalent measurements may be submitted using the conversion factors specified in the Metric and English Conversion Tables in §§ 13-0400 and 13-0500. (See § 6-0103, Metric Plan Preparation)