



County of Fairfax, Virginia

MEMORANDUM

DATE: April 29, 2020

TO: SDID Plan Review Staff

FROM: Bruce McGranahan, Director, SDID 

SUBJECT: Clarification of plan requirements for RPA Delineations
Reference: PFM 6-1704.8 C

Background

A portion of PFM 6-1704.8 C, referring to survey requirements, has not been consistently interpreted and applied among SDID plan reviewers. For clarification, this memorandum is intended to provide guidance for what LDS staff should require of professionals submitting Resource Protection Area delineations.

Code Section

PFM 6-1704.8 C. Plan sheet(s) with 2-foot contour interval topography showing each individual component of the RPA overlain to create the final RPA boundary, the RPA boundary from the adopted Chesapeake Bay Preservation Area maps, locations of horizontal and vertical control points, and locations of points and transects used in the wetland determination. Topography must be correlated to a USGS or County benchmark(s), based on NGVD29, which must be referenced in the plan. Plan sheets must include a north arrow in accordance with § 2-0208.3;

Objectives of this PFM section

The purposes of this PFM paragraph are the following:

- Provide a document that is reviewable and verifiable by County staff.
- Provide enough information for GIS Analysts to map the RPA delineation.
- Provide enough information for an RPA boundary to be recreated in the field.
- Provide enough information so that changes to the RPA may be accurately documented when compared against future surveys.



Guidance for what should appear on a complete plan submission

1. A complete plan submission should include the locations on the plan view of the horizontal and vertical control points utilized on- and/or off-site. Data for the control points includes a coordinate table with northings, eastings, elevations, and descriptions of the control utilized to survey information related to the RPA. Control must be referenced to VCS83 and NGVD29. This allows the RPA Delineation to be oriented on state plane coordinates for the purposes of being mapped in a GIS database as well as being recreated in the field if need be¹.
2. Graphic depiction of surveyed points and transects used in the wetland and/or stream delineation. This includes wetland flags, data points, and locations of core RPA features such as contiguous wetlands. These points should be shown on the plan view².
3. A topographic survey prepared in accordance with [18VAC10-20-382](#) provides a base that supports the information provided to establish the RPA boundary. Accurate topography aids in the review process, as well as recreating the RPA and tracking any changes caused by erosion.

¹ The GIS Analysts do not currently update the RPA boundary based on submitted and approved delineation plans. Also note that the components of an RPA can change over time (e.g. top of stream bank can migrate, wetlands can expand or contract, etc.)

² While coordinates are collected for these points, a coordinate table does not need to be provided. To accomplish the objectives above, only a few coordinate points are needed as described in item 1 above. This allows one to orient themselves and is accomplished with the provided control. Any additional coordinates can be interpolated using conventional or electronic practices for scaling a drawing. Rather than overburdening a plan with an excessive number of coordinates, this method allows one to extract only what information they might need. Any additional coordinate tables may be redundant and present an unnecessary burden on the applicant.