



Simple Subdivision Eligibility Checklist

Site Development and Inspections Division
 Fairfax County Land Development Services
 12055 Government Center Parkway, Suite 535, Fairfax, VA 22035
 Phone: 703-324-1720, TTY 711
www.fairfaxcounty.gov/landdevelopment



Plat Name: _____ Plat Number: _____

By: _____ Date: _____

CODE SECTION ²	ELIGIBILITY ³	Y	N	N/A	NOTES/Supporting Documentation ⁴	Line
General	Lot is valid				Provide deed book and page number for lot creation, county-approved lot validation or approved plan showing the lot.	1
101-2-2	All public improvements required in 101-2-2 exist or plan for the required public improvements is recommended for approval and bond has been posted or waived. <i>(Includes required sidewalk/trail, right of way dedication, etc.)</i>				Provide reference to PI plan or Site Plan (SP). PI or SP is recommended for approval and bond has been posted or waiver approval letter(s) is provided.	2
101-2-5(d)(1)(A)	If lot/site alone or as part of a larger parcel is subject to any approved zoning application, the proposed subdivision complies with the Board-approved Development Plan/Plat and proffers/development conditions.				Verify compliance with the Development Plan/Plat. Provide a proffer/development condition narrative.	3
101-2-2(3)(C)	Lot has frontage on an established VDOT-maintained road.				Provide road name and route number shown on record plat.	4
101-2-2(3)	Additional dedication for widening provided per the Comprehensive Plan or waiver approved.				Plat shows dedication for public street purposes or note with waiver number and approval date shown on record plat.	5
PFM 7-0305 and safety considerations	Each lot has adequate stopping sight distance for driveway.				If existing site conditions show that stopping sight distance will clearly not be an issue, nothing further is required. However, if there is any doubt based on site conditions (horizontally or vertically), provide a plan and profile exhibit for stopping sight distance.	6
101-2-2(6) PFM 2-0202.5 PFM 2-0202.5C	Public sanitary sewer exists abutting each lot or Health Department has approved lot for individual wastewater system.				Health Department approved the record plat, if applicable.	7
PFM 10-0201	Each individual wastewater system location is shown on plat as approved by Health Department.				Health Department approved the plat.	8
PFM 2-0202.5A PFM 9-0101 PFM 9-0101.4 101-2-2(6)	Public water supply exists in front of each lot less than 75,000 sf in area, unless waived pursuant to PFM 9-0101.3.				Verify that public water supply exists or provide an approved waiver pursuant to PFM 9-0101.3 with compliance narrative and exhibits. The Director may require evidence that the public water supply exists.	9
PFM 9-0202.1F and 1/Table 9.1	If public water exists, fire hydrant(s) exist(s) not closer than 50' and within maximum 500' to each building.				Provide exhibit to verify distance between fire hydrant and buildings (hose pull length and not radial distance).	10
PFM 8-0101.6 PFM 8-0102	Sidewalks exist along frontage for lots under 25,001 sf, unless waived.				Verify existence of sidewalk or provide a note on plat with sidewalk waiver number and approval date.	11

CODE SECTION ²	ELIGIBILITY ³	Y	N	N/A	NOTES/Supporting Documentation ⁴	Line
PFM 8-0105	Sidewalks exist along street frontage if subdivision is within walking distance of schools.				Provide exhibit to verify that distance measured along existing sidewalk from subdivision property line to nearest school property line meets PFM 8-0105.	12
PFM 8-0201.3 PFM 8-0201.4	Trails exist per Comprehensive Plan or approved waiver.				Verify that trail exists or add a note to the plat with trail waiver number and approval date.	13
101-2-2(13) PFM 6-1702.1	Existing easements, conservation areas, floodplain and storm drainage easement and approved RPA delineation do not preclude simple subdivision and sufficient buildable area is available for new buildable lots.				Provide exhibit to verify sufficient buildable area exists outside of encumbrances.	14
112.1-2102 or Rezoning Plan	Area and density tabulations have been provided and do not exceed allowable density for both the proposed and the parent residential subdivision.					15
112.1-5100.2F 112.1-5100.2	All existing buildings/structures to remain must meet all zoning requirements.				Provide exhibit showing existing structures and compliance.	16
PFM 6-1700 PFM 6-1701.3	Approved RPA delineation is shown on plat.				Provide RPA narrative; approved WRPA, WQIA as applicable. Must be sufficient buildable area outside of the RPA.	17
PFM 6-1405	All floodplains on property are within recorded or proposed easements.				Floodplain elevations from existing floodplain studies (County, FEMA or USGS) and County Watershed Study are acceptable for establishing the floodplain limits. If no elevation is available, a floodplain study is generally required. (The Director may allow a Drainage Study on a case-by-case basis.)	18
PFM 6-0201.2-3 PFM 6-0202.5 PFM 6-1401.2	Drainage easements are provided for all natural drainage ways (<70 Ac drainage area), swales, channels and pipes conveying offsite drainage.				Provide a Drainage Study (DS). For drainage areas <20 Ac, the Director is to determine if calculations and cross sections are acceptable in lieu of DS. Plat must show easements consistent with the DS.	19
SDID policy	Identify if lot is located within an area of problem soils (include high water table, asbestos, etc.)				If applicable, provide the following note on the plat: "This site contains problem soils/high water table/shallow rocks/asbestos and may require submission of a geotechnical report at time of grading plan."	20

Notes:

- In addition to this eligibility checklist, record plat requirements shall also be met. Record plat checklists are available at <https://www.fairfaxcounty.gov/plan2build/forms-publications-library>
- Code sections refer to the Code of the County of Fairfax Virginia, unless otherwise noted. PFM = Fairfax County Public Facilities Manual
- Must meet all eligibility requirements, otherwise plat does not qualify for simple subdivision.
- The Director may require supporting documentation to verify compliance with these requirements.
- Per [124-1-7.3](#), [124-2-2.A](#), [PFM 6-0303.7](#), stormwater management compliance must be addressed on the individual infill grading plans. Simple subdivisions that in total disturb one acre or more are considered a common plan of development or sale (see [Technical Bulletin #14-11](#)) and as such, are not eligible for single-family detached dwelling exemptions from the stormwater management ordinance. Detention and BMP facilities may be constructed on individual lots for subdivisions of no more than seven lots where approved by the Director in accordance with [PFM 6-0303.7](#). No PFM modifications are required per PFM 6-0303.7 during simple subdivision or INF plans; Director approval for facilities on individual lots is granted by approval of INF plans.

Seal and Signature of Submitting Engineer or Surveyor with Date: