



Subdivision Grading Plan (SDGP) Checklist

Site Development and Inspections Division
 Fairfax County Land Development Services
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Plan Name: _____ Plan Number: _____
 Related SD Plan Number: _____ By: _____ Date: _____

Please see Attachment 1 if pools or accessory structures are proposed.

REQUIREMENT	Sheet	YES	NO	N/A	Line
General	Sheet	YES	NO	N/A	1
Provide engineer's/surveyor's seal, verifiable digital signature, and date per 18VAC10-20-760					2
Show a north direction arrow referenced to the Virginia Coordinate System of 1983 (VCS 83) on each plan sheet. PFM 2-0208.3					3
Provide adequate space between the building footprint and the limits of disturbance to allow for construction and the installation of perimeter controls. LDS Policy, PFM 12-0305.1B					4
Conformance with Subdivision Plan	Sheet	YES	NO	N/A	5
The limits of disturbance should be in general conformance with the approved subdivision plan (SD). LDS Policy					6
The driveway entrance type must match the type and location approved in the subdivision plan. Otherwise,					7
<ul style="list-style-type: none"> On a corner lot, the entrance curb cut must not be less than 30 feet from the point of curvature of the curb line/edge of pavement return of the intersecting streets. VDOT review and approval may be required. PFM 7-0103.4, Technical Bulletin 24-03 					7
<ul style="list-style-type: none"> A stopping sight distance plan and profile may be required to demonstrate adequate stopping sight distance. PFM 7-0305, LDS Policy 					8
The proposed grading, drainage pattern (including drainage to SWM facilities approved in the SD), drainage easement, and overland relief path should match the approved in the SD. Otherwise,					9
<ul style="list-style-type: none"> A Subdivision Plan Revision (SDV) may need to be submitted and approved prior to approval of the SDGP. Technical Bulletin 24-03 					9
<ul style="list-style-type: none"> Demonstrate that in case of a complete failure of the storm system no buildings are flooded by indicating the location and approximate extent of the overland relief path and areas that may be affected by surface storage for a 100-year design storm. Overlaying arrows, shading or other suitable see-through graphics are suggested for this purpose. Provide cross sections and weir or ditch calculations, as appropriate, to determine the 100-year water surface elevations. PFM 6-1501, PFM 6-1502.2 					1-
The basement floor elevation in the SDGP should be at least on or above the BF shown on SD plan. Otherwise, Provide freeboard between basement and groundwater:					11
Freeboard > 2.5': desirable					
2.5' > Freeboard > 1': underdrain system and foundation drain detail required.					
Freeboard < 1' or < 0': basement not allowed; crawl space may be used.					
PFM 4-0305.1 , Technical Bulletin 19-09					
Narrative and computation should be provided to clearly demonstrate the stormwater management plan design assumptions of the SD have not been exceeded with the total proposed impervious area of the lot. Otherwise,					12
<ul style="list-style-type: none"> An SD Revision would be required, unless individual BMPs are proposed for the lot. Technical Bulletin 24-03 A separate Private Maintenance Agreement (PMA) are required for additional BMPs on the lot. Technical Bulletin 24-03 If change in ownership from that of SD Plan, a separate conservation escrow, and Land Disturbance Permit are required. Technical Bulletin 24-03 					12

REQUIREMENT	Sheet	YES	NO	N/A	Line
All easements must be clearly shown on the landscape sheets as on the SD Plan. Trees may not be planted within any existing or proposed public utility easements. Trees may not be planted within 5 feet of a storm drainage easement that contains pipes. PFM 12-0315.5A & 5B					13
Layout					14
Clearly show and label all proposed features, including but not limited to house configuration (window wells, areaways, patios, covered/uncovered porches, doors, other openings, overhangs, etc., driveways, setbacks, utilities (water meter, sanitary lateral, drain fields, water well, foundation drain, sump pump drain, downspouts, etc.), easements, retaining walls, fence, covered/uncovered deck, patio, LDS Policy, Technical Bulletin 24-03					15
Provide Letter of Permission or record temporary construction easement for offsite work if the offsite property owner is different from the onsite property owner. PFM 2-0202.7					16
Retaining walls over 3 feet in height or if there is a surcharge (such as on driveways), provide the following note: "Retaining walls over 3' require a separate permit. (Virginia Construction Code 108.2.7 (Part I of the VA USBC). A building permit is not required for a retaining wall supporting less than 3 feet of unbalanced fill that is not supporting a surcharge other than ordinary unbalanced fill." PFM 2-0204.1 , LDS Policy					17
Proposed buildings should be no closer than 15 feet from sanitary sewers. Loading plane of building foundation must be no closer than 5 feet from sanitary and storm sewer pipes. PFM 10-0102.5C, PFM 6-0902.2P					18
Grading	Sheet	YES	NO	N/A	19
Grading should include existing topography and proposed topography with adequate spot elevations on the lot and adjacent areas to demonstrate grading intent and direction of flow. Technical Bulletin 24-03 , PFM 2-0107.6					20
The location of sump pumps and downspouts from homes should avoid negative impacts to adjacent properties. The grading plan must include the following note: "Sump pumps must discharge a minimum of ten (10) feet from the structure foundation and, where site conditions allow, no closer than ten (10) feet to any property line in the direction of flow. Sump pumps must also discharge in a manner that does not create ponding, persistent wet conditions, erosion, structure damage or nuisance flooding on any adjacent properties. Sump pump discharges may not concentrate flow directly onto public sidewalks, trails, and over or through public roadway curbs. A plan revision will be required if the discharge point is relocated from the approved plan during construction." LDS Policy, Technical Bulletin 20-07					21
The proposed grade shall fall a minimum of six inches within the first 10 feet near the building. Exception: Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2.0% away from the building. IRC R401.3 Provide spot elevations for decks, window wells, areaways, patios, porches, doors, other openings, etc. to demonstrate positive drainage. PFM 6-1503.1					22
Stormwater	Sheet	YES	NO	N/A	23
Covered decks and porches must be labeled and included in the impervious area calculation. 124-1-5 , 118-1-6(k)					24
Zoning	Sheet	YES	NO	N/A	25
Show and label the location of outdoor mechanical equipment. Provide dimensions to property line to demonstrate the required minimum setbacks are met. 112.1-5100.2.D(5)(b)3 .					26
Provide elevations of decks, patios, porches, and adjacent ground. If these structures are roofed, provide eave elevations. Include in the label of the accessory* structure if it is roofed. Provide dimensions between the accessory structures and property line to demonstrate the required minimum setbacks are met. 112.1-5100.2.D(5)(c)					27
Show all the extensions into minimum yards including upper story projections 112.1-5100.2.D(5)					28
Show and identify minimum yards based on the Zoning district or FDP. 112.1-2102					29

REQUIREMENT	Sheet	YES	NO	N/A	Line
Extensions and accessory structures in minimum required yards must meet the Zoning Ordinance. For features not more than ten feet in width that are not located within five feet of any lot line, including any eaves or foundations: Open fire escapes, smokeproof enclosures, uncovered stoops and any stairs, heating, ventilation, and air conditioning (HVAC) equipment, generators, and similar required features and equipment whether attached or detached must not extend more than five feet into any minimum required setback. 112.1-5100.2.D(5)(b)3 Bay windows and chimneys must not extend more than three feet into any minimum required setback. 112.1-5100.2.D(5)(b)4					30
Provide rear yard coverage computation per applicable zoning district or CDP/FDP: . In <u>conventional residential districts</u> . 112.1-4102.7.A(5)(a)1 In a <u>planned district and containing more than 5,000 square feet of land</u> . 112.1-4102.7.A(5)(a)2 In a <u>planned district and containing no more than 5,000 square feet of land</u> . 112.1-4102.7.A(5)(a)3					31
Show impervious surface area calculation for a driveway or vehicle parking area in the front yard. (R-1, R-2 ≤ 25%; R-3, R-4 ≤ 30%). 112.1-6100.2.B(3) This limitation is not applicable to pipestem driveway and the requirements listed. 112.1-6100.2.B(3) (a),(b),(c)					32
Provide setback dimensions of the proposed dwelling or portion of the dwelling from the floodplain. The dwelling or portion of the dwelling may not be located within 15 feet of the edge of a floodplain unless permitted under subsections 5105.3.A(9) and 5105.4 . 112.1-5105.5					33
Provide setback dimensions of the proposed dwelling or portion of the dwelling for Pipestem Lot: Minimum 25 feet front setback must be provided from the lot line or edge of the pipestem driveway pavement (whichever results in a greater setback). 112.1-5100.2.L(2)					34
Provide building height computations. in accordance with Technical Bulletin (TB) 19-01 based on average proposed grades. LDS Policy					35
Erosion and Sediment Control	Sheet	YES	NO	N/A	36
A separate construction entrance (CE) is required for all SDGPs. The length of the CE must be 75' <u>or</u> driveway length. PFM 11-0106.2D					37
Provide perimeter controls, safety fences, silt fences, super silt fence, tree protection devices and other E&S measures as applicable within the limits of clearing and grading. A complete E&S narrative is not required if a reference is made to the approved E&S plan in the approved SD. PFM 12-0305.1B , VESCH 3.01 , LDS Policy					38
Landscaping	Sheet	YES	NO	N/A	39
Critical slopes and required stabilization must be described in the Subdivision Plan. SDGP must comply strictly with requirements of the SD Plan for any 3:1 or steeper slopes. See PFM 6-1503.2 and PFM 6-1503.6					40

***Note:** Please see Attachment 1 for Pools and Accessory Structures.

References

Fairfax County, Virginia – Code of Ordinances:

- [Chapter 101](#) Subdivision Ordinance
- [Chapter 112.1](#) Fairfax County Zoning Ordinance
- [Chapter 118](#) Chesapeake Bay Preservation Ordinance
- [Chapter 124](#) Stormwater Management Ordinance

Other Codes/Regulations/Policies:

- [PFM](#) Fairfax County Public Facilities Manual
- LDS Policy Practice or Policy established by this document
- IRC International Residential Code
- [ISPSC](#) International Swimming Pool and Spa Code

Subdivision Grading Plan (SDGP) Checklist

SUBMIT ONLY WHEN POOLS OR ACCESSORY STRUCTURES ARE PROPOSED

Plan Name: _____ Plan Number: _____

Related SD Plan Number: _____ By: _____ Date: _____

REQUIREMENT	Sheet	YES	NO	N/A	Line
Pools					1
Provide a geotechnical report or 9-point certification for pools in Class III, IVA and IVB soils. PFM 4-0206.5 & 5B					2
Pool barrier shall be minimum 48" tall, 20" from the edge of pool, and minimum 3' from the property line. A 36" zone outside the barrier free from climbable structures is required. If instead of the barrier a safety cover complying with ASTM F 1346 is proposed, it should be noted on the plan. A condition will be entered referring the barrier review to Building Plan Review. 2012 International Swimming Pool and Spa Code (ISPSA), Pools Spas & Hot Tubs (LDS publication)					3
Clearly show location of swimming pool discharge. The swimming pool discharges should avoid negative impacts to adjacent properties. Drain the water over pervious, well-vegetated ground on the owner's property, if possible. Avoid draining pool water directly into a storm drain or a stream. LDS Policy, Proper Discharge of Swimming Pool Water					4
Pool equipment shall be minimum 5' from the lot line. If equipment is not shown, provide a note or a 5' setback line from the side and rear lot lines for pool equipment. 112.1-5100.2.D(5)					5
Pools must be considered as impervious areas for stormwater computations. 124-1-5 , 118-1-6(k)					6
Other Detached Accessory Structures and General Requirements					7
All accessory uses and structures must comply with the maximum height regulations applicable in the zoning district where they are located. Accessory structure height is measured from the highest point of the structure to the lowest point of finished ground level adjacent to the structure. 112.1-4102.7.A(4)					8
Provide dimensions between the accessory structures and property line to demonstrate the required minimum setbacks are met. 112.1-5100.2.D(5)(c)					9
On lots 36,000 square feet in size or less, when accessory to a single-family dwelling, the height of an enclosed freestanding accessory structure may not exceed 20 feet. 112.1-4102.7.A(6)(c)					10
Accessory structures in minimum required yards must meet the Zoning Ordinance. Encroachments like pool pumps, HVAC, and generators not more than ten feet in width that are not located within five feet of any lot line, may extend into minimum yards per 112.1-5100.2.D(5)(b)3					11
The height of fences and walls must not exceed maximum height requirements as established in Table 4102.4. 112.1-4102.7.A(7)(b) . Label the type and height of the existing fence proposed to remain and the proposed fence to demonstrate that maximum allowable height is not exceeded. 112.1-4102.7.A(7)(b)1 Provide top and bottom elevations of walls. 112.1-4102.A(7)(b)1					12
On lots 36,000 square feet in size or less, cumulative square footage of all enclosed freestanding accessory structures may not exceed 50 percent of the gross floor area of the dwelling unit. The cumulative square footage is measured from the perimeter of the exterior of the structure measured to the outermost edge of the horizontal projection. 112.1-4102.7.A(6)(d)					13
If individual BMPs are proposed for the lot, a stormwater management plan must be provided for the SDGP. The plan must include SWM/BMP facility design, construction, and maintenance requirements. Private Maintenance Agreement (PMA) is required prior to issuance of construction permit for the SDGP (Pre-Approval Condition). Technical Bulletin 24-03 (Note that all home improvements prior to SD bond release are considered common plan of development with the SD, the improvements are not exempt from stormwater management requirements based on County Code §124-1-7.3 or §124-1-7.4, the plan must satisfy the Stormwater Management Ordinance). Technical Bulletin 24-03					14