ENGINEERS AND SURVEYORS INSTITUTE & FAIRFAX COUNTY
In Fill Lot Grading Plan Minimum Submission Requirement Checklist

Plan Name: _____

Plan #: _____

Submitting Firm: _____

Project Coordinator: _____

Phone and Fax #s: _____

Email Address: _____

Reviewer's Name: _____

Company's Name: _____

Date: _____

CODE	REQUIREMENTS	OK	NO	N/A	ITEM
	GENERAL PLAN ORGANIZATION/PLAN & DOCUMENT CONTROL REQUIREMENTS				
PFM 2-0212.20F	Name of Owner Developer and Name of submitting design firm shown.				1
PFM 2-0212.5	Sealed, signed, and dated by a P.E, L.S, or LSA. (Original on one copy).				2
PFM 2-0212.3	Date of drawing, scale, & north.				3
PFM 2-0101.3 PFM 2-012.20F	Subdivision name, section, block, and lot numbers, and street address and Tax Map reference number and Magisterial District.				4
PFM 2-0212.4	Street Name and Route number and Right of Way width or DB_PG_ for this lot.				5
LTI 2-10	Legal lot certification on the plan.				6
PFM 2-0212.4	Lot boundary lines with bearings and distances shown.				7
PFM 2-0107.1	Topography correlated to USGS datum with 2 feet contour interval, spot elevations and flow arrows.				8
County Code 118	CBAY statement on the plan, and demonstrate compliance				9
LTI 06-03, 118-3-2-(f)-8, PFM 2-0203.4B (2)	Wetlands statement and signed certificate on the plan				10
PFM 2-0212.20.F, LTI 05-19	Vicinity map and scale				11
PFM 11-102.2 PFM 2-0109	Soil map superimposed on lot layout & soil classification				12
LTI 02-15	Disturbed area within watershed.				13
LTI 02-16 PFM 2-0101.1	All associated waiver approvals to be incorporated.				14
ZO 11-102.8	Show surface area calculation for front yard.				15
118-3-2(f) (1)	Impervious area information for this lot.				16
PFM 4-0301 LTI 09-02	Geotechnical requirements, Geotech engineer's statement, & approval letter must be included.				17

ZO 18-602.2B	Show existing easements with Deed Book and Page Number.				18
PFM 2-0202.7 PFM 9-0102.2 ZO 18-602.2.B, PFM 10-0104.1 ZO 18-602.2.B, PFM 10-0102.5A (4) PFM 10-201	Well location shown if it Is not served by a public water system – Health Department approval required. Waterline location with size indicated. Sanitary sewer trunk line, size, slope, direction of flow and invert. Sanitary sewer and water lateral location, size and invert elevations of sewer & cleanouts shown. Septic tank, drain field and test holes shown, if required. Health Department Approval Required.				19
LTI 09-12 & ZO 2-307.2.A	Building height certificate and Avg. Grade computation and detail.				20
ZO 2-307.2.A	All yard setbacks shown.				21
ZO 18-204.4 ZO 18-603.1	Is lot subject to Proffers or a Development Plan with limits of clearing indicated? Is lot subject to Special Exception or Special Permit conditions which could affect building placement?				22
LTI 03-01	Fairfax County Priority Rating Form included.				23
LTI 03-11.	Submission of certified Erosion and Sedimentation Control Checklist.				24
118-3-3-3(a), PFM 6-1703.1	Water Quality Impact Assessment is included for RPAs. WQIA approval letter included for development in the RPA.				25
ZO 2-414-1.A & 2.	Principal building meets 200 feet setback from interstate Highway, Dulles Toll Road, and Rail Roads.				26
PFM 10-0102.5.C	Building setback 15 feet from sanitary sewer trunk line?				27
PFM 2-0103.5	Building setbacks 25 feet minimum from pipestem pavement or lot line?				28
	DRAINAGE				
ZO 2-602.1	No obstruction of drainage where it enters the lot, diversion at toe of slope onto adjoining property.				29
ZO 2-602.1, LTI 05-19, PFM 6-1503	Show existing topography on adjacent lots to demonstrate impacts.				30
ZO 2-602.1, PFM 6-0202.2A	No diversion of drainage where it leaves the lot; relocated out of the natural swale crossing property line.				31
LTI 05-19	Provide adequate outfall.				32
PFM 6-0202.2A(3)	Proposed lot grading does not divert drainage flow path outside of recorded easements.				33
PFM 6-1401.1	Is a Drainage Study or a Flood Plain Study needed?				34
ZO 18-602.2.E.	Proposed elevations of first floor, lowest floor, and garage shown.				35
IRC R401.3.	Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.				36
PFM 6-1109.	For yard drainage to storm structures, type, structure, invert of throat, top elevation shown.				37
LTI 05-19 & PFM 2-0212.7B.	Onsite storm sewer size, slope, flow direction, and easement (if any) shown.				38

PFM 6-0901, LTI 08-12	RPA delineation study required.				39
ZO 2-902.	Is the boundary of Flood Plain shown?				40
IBC 1807.43	If the foundation drain ties to storm sewer, hydraulic grade line showed (discharge into structure, not into pipe).				41
ZO 2-905.2. ZO 2-415.	Is lowest floor 18" above 100 year flood plain elevation. Is the dwelling or portion thereof located closer than fifteen (15) feet in horizontal distance to the edge of a floodplain?				42
	EROSION AND SEDIMENTATION CONTROL Requirements				
LTI 03-05	SW-10, Policy and Procedures for the Evaluation of Downstream Impoundments included in the plan.				43
PFM 11-0405.8, B (1), DEM Ltr. 21-90	Erosion and Sediment Control narrative included.				44
PFM 11-0102.1.	Adequate provision made for erosion and sedimentation control & type of measure identified.				45
PFM 11-0110.3H, 104-1-8(a) (8).	Construction entrance shown or noted.				46
PFM 6-0401.	Complies with the Chesapeake Bay Preservation Area (RPA) requirements or waived				47
	URBAN FORESTRY				
PFM 12-501.1B	Existing Vegetation map (EVM)				48
PFM 12-501.1C	Tree preservation target calculation and narrative including any deviation requests				49
PFM 12-502.1F	10-year tree cover requirements and calculations				50
PFM 12-502.1F	Landscape plan (if planting required to meet 10-year tree cover requirements)				51
PFM 12-503.1A	Existing tree line for groups of trees clearly shown with graphic key provided				52
PFM 12-503.1A	Location and crown spread of individual trees clearly shown				53
PFM 12-508.2A	Groups of trees and individual trees to be preserved clearly indicated with area in square feet.				54
PFM 12-508.2E	Tree preservation fence shown and identified				55