



House Grading Plan Review Flowchart
Updated 3/13/25

Symbol Key

Applicant

CDP Note

Code

Public Works

Other Depts

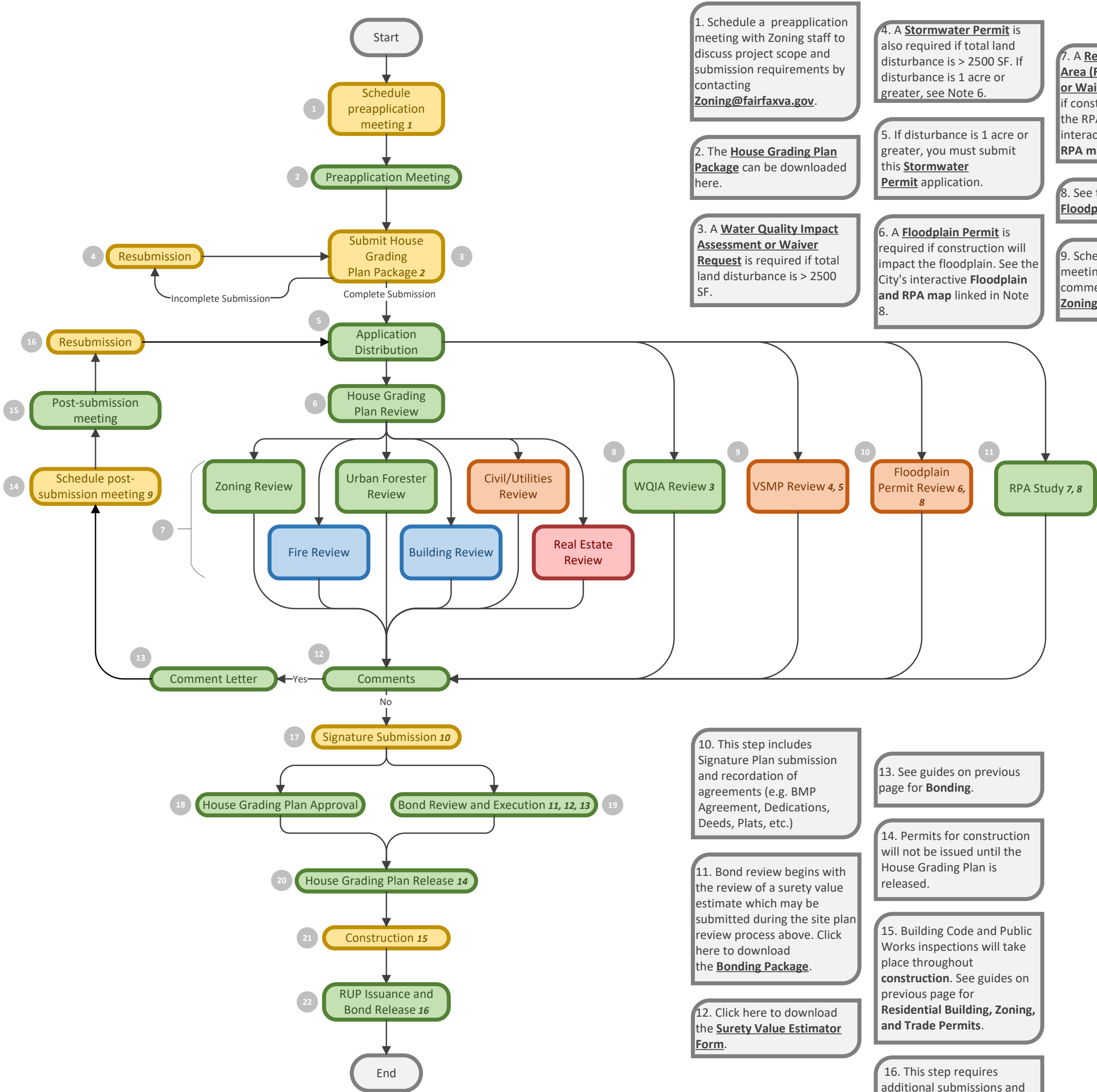
Step numbers are not always sequential

Step

Start/End

1. Note

NOTE: This flowchart is for illustrative purposes only. Not every submission will follow this exact review flow.



1. Schedule a preapplication meeting with Zoning staff to discuss project scope and submission requirements by contacting Zoning@fairfaxva.gov.

2. The **House Grading Plan Package** can be downloaded here.

3. A **Water Quality Impact Assessment or Waiver Request** is required if total land disturbance is > 2500 SF.

4. A **Stormwater Permit** is also required if total land disturbance is > 2500 SF. If disturbance is 1 acre or greater, see Note 6.

5. If disturbance is 1 acre or greater, you must submit this **Stormwater Permit** application.

6. A **Floodplain Permit** is required if construction will impact the floodplain. See the City's interactive **Floodplain and RPA map** linked in Note 8.

7. A **Resource Protection Area (RPA) Site Specific Study or Waiver Request** is required if construction is proposed in the RPA. See the City's interactive **Floodplain and RPA map** linked in Note 9.

8. See the City's interactive **Floodplain and RPA map**.

9. Schedule an optional meeting with staff to review comments by contacting Zoning@fairfaxva.gov.

10. This step includes Signature Plan submission and recordation of agreements (e.g. BMP Agreement, Dedications, Deeds, Plats, etc.)

13. See guides on previous page for **Bonding**.

14. Permits for construction will not be issued until the House Grading Plan is released.

11. Bond review begins with the review of a surety value estimate which may be submitted during the site plan review process above. Click here to download the **Bonding Package**.

15. Building Code and Public Works inspections will take place throughout **construction**. See guides on previous page for **Residential Building, Zoning, and Trade Permits**.

12. Click here to download the **Surety Value Estimator Form**.

16. This step requires additional submissions and inspections. See guide on previous page for **Bond Release – Single-Family Construction**.