



County of Goochland
DEPARTMENT OF FIRE-RESCUE

POD Plan Review Checklist

- Sealed and signed by a Commonwealth of Virginia licensed and registered design professional.
- Minimum scale 1:50.
- Minimum sheet size 24X36 (Arch D).
- Dimensions in feet and decimals of a foot.
- North arrow provided on drawings.
- Is the property in the overlay district?
- Does the property require rezoning or a conditional use permit (CUP)?
- Copy of CUP, rezoning proffers, certificate of approval conditions and other special approval which has been granted.
- Location map: adjoining roads, bodies of water, railroads, streams, adjoining subdivisions, other landmarks noted, minimum scale 1:1000.
- Contact information provided, owner's name, name of developer, and project engineer.
- Verify project name and address are correct.
- Total acreage of parcel and disturbed area provided.
- Use of contiguous property identified.
- Verify all referenced codes and standards are correct and proper edition.
- Verify proper locality is indicated whenever referenced (i.e., County of Goochland).
- Include all building location(s) on site and the distances from all utility easements, property lines, adjacent buildings, sidewalks, and waterways.
- Clear dimensions of buildings provided, number of stories, square footage, proposed general use of buildings, number type and size of residential sleeping units and dwelling units.
- Planning and zoning setbacks, permissible occupancies, permissible building materials, height limitations clearly indicated.
- Existing and proposed topography clearly indicated.
- Location, type, and size of vehicular entrances to property provided.
- Location, type, and height of fencing, retaining walls, guardrails, and walls provided.
- Location, size, and building materials for dumpster enclosures, refuse containers, collection boxes, or other accessory structures related to the collection of refuse provided.
- Aboveground and underground utility easements, underground tanks, abandoned wells, historic property, cemeteries, clearly indicated.
- Location, type, and design criteria of all signage clearly indicated.
- Parking space - size of spaces, type of surface, and aisle widths provided, for calculations provide number of employees / staff, assembly seating, guest rooms, patient beds, classrooms, fleet vehicles, garage bays, etc.
- Parking striping and signage provided along with number of spaces.



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- Number, location, type, grade, and dimensions of handicap parking spaces provided.
- Handicap accessible parking spaces clearly marked with approved signage.
- Handicap accessible parking spaces on accessible route closest to main entrance
- Number and location of handicap accessible dwelling units or sleeping units provided.
- Handicap accessible route to common areas indicated (i.e., mailbox, gazebos, playgrounds, community centers, pool houses, swimming pools, picnic areas, walking trails, playing fields)
- Pull-off provided for USPS mailbox cluster boxes, shall be handicap accessible with accessible route from sidewalk and pull-off, type of curb cut indicated.
- Emergency vehicle access provided with minimum lane widths, all weather surface supporting 75,000 lb. load, with minimum turning radius indicated, adequate dead-end turnaround provided, and minimum number of access points provided per SFPC App. D.
- Emergency vehicle access meet 150-foot hose lay rule for open perimeter calculations per VCC 506.3.1 & SFPC 503.1.1.
- Fire lane access around the building at a minimum width of 20 feet per SFPC 503.2.1. Use SFPC section 503 as a guideline.
- Aerial fire apparatus access roadway per SFPC Appendix D, section D105.
- Fire lanes clearly indicated, and location of approved signage provided, per SFPC App. D & Goochland County Code.
- Remote FDC shall be clear of any collapse zone of 150% of building height.
- Follow Goochland County utilities vault detail for double check valve and FDC connection.
- Minimum number fire hydrants provided, based on distance between hydrants per SFPC App. C
- Fire hydrants in an approved approach location (consider fire engine approach and obstruction of roadway access once connected to hydrant). See SFPC Appendix C. Note: apparatus size is 50'.
- Pull-off area needed near fire hydrant to prevent obstruction of adequate emergency vehicle access.
- A minimum 3-foot clear radius provided around fire hydrants. Check landscaping plan. SFPC 507.5.5.
- Access to fire hydrants during construction provided per VCC Chapter 33 & SFPC Chapter 33.
- Dedicated fire hydrant located within 50 feet of FDC.
- Location and signage of temporary standpipe within building (approximate location).
- Access to required temporary standpipe during construction provided per VCC Chapter 33 (section 3311) & SFPC Chapter 33
- ISO fire flow calculations provided, signed, and sealed by Commonwealth of Virginia licensed and registered design professional. Minimum number of fire hydrants provided per ISO calculations.
- Floodways, 100-year floodplains, and wetlands clearly delineated, FIRM Map design issues indicated per VCC Chapter 16 & Appendix G.



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- All curb and gutter details, including handicap accessible curb cuts indicated.
- All aboveground and underground utility design details and locations provided, including pipe size, type, grades, and connections to County system.
- Septic system approval for proposed use.
- All site lighting details, including pole locations, pole base details, lighting photometrics plan, dark sky compliance, pole heights, and specifications provided.
- All landscaping details provided around fire hydrants, FDCs, dry horizontal standpipes, dry hydrants, etc.
- Thrust blocking design details provided for fire and water main installations, including thrust restraints, mega-lugs, restraint collars, etc., per NFPA 24.
- Minimum pipe slope applied to storm water drainage for parking lots per VPC Table 704.1.
- Demolition of existing structures indicated.
- Area of land disturbance indicated.
- Fire cistern size, capacity, location, design details and fire department access, FDCs and locations provided.
- Dry hydrant size, design details, fire department access including slope provided.
- Material summary table providing total length of utility pipe, valves, manholes, fire hydrants, flushing hydrants, meters, irrigation, backflow prevention devices, etc. indicated flow test as stated in SFPC Appendix B.
- Standard County utility designs properly referenced from current DPU water and sewer standards and specifications.
- Easements to common sanitary sewer discharges provided.
- Retaining wall locations clearly indicated, along with heights, guardrails, easements if homeowner's association maintains.

Notes: