



# FOREST CONSERVATION REVIEW CHECKLIST

## For By-Right and Entitlement Plans (for information only)



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Applicability Statement: This checklist is a guidance tool and is not all inclusive. The applicability of Forest Conservation Requirements is defined by Virginia Code §15.2-961.1, Chapter 122 of Fairfax County Code, the Public Facilities Manual (PFM), and the Fairfax County Zoning Ordinance (ZO), which supersede this document in the event of any conflict. For purposes of this checklist, the term By-Right Plan includes all plan types that establish limits of clearing, grading, or land disturbance. Additionally, minor impacts for public improvement and minor plans generally include limited disturbance such as small utility connections or localized maintenance work that does not remove protected trees, reduce required canopy, or encroach into designated Tree Preservation Areas. Projects exceeding these thresholds, or involving cumulative impacts, are reviewed using the full forest conservation standards of the PFM and County regulations. This checklist is not required as part of the plan submission and is for informational purposes.

### Legend

#### Item

– Required for review.

– Optional for review, not a codified requirement.

### I. General Plan & Submittal Requirements

Item	Reference	By-Right	Entitlement
1. Deviation and/or violation listed on cover sheet.	PFM §12-0100, §12-0200, §12-0300	<input type="checkbox"/>	<input type="checkbox"/>
2. Required sheets included (EVM, Tree Preservation, Landscape).	PFM §12-0301, §12-0306, §12-0310	<input type="checkbox"/>	<input type="checkbox"/>
3. Tree canopy worksheets included with correct 10-year target.	PFM §12-0310.1, §12-0312	<input type="checkbox"/>	<input type="checkbox"/>
4. Zoning district canopy requirement applied correctly.	ZO §5108.A, §5108.B	<input type="checkbox"/>	<input type="checkbox"/>

## II. Existing Vegetation & Natural Resources

Item	Reference	By-Right	Entitlement
5. Existing Vegetation Map complete and accurate.	PFM §12-0306; ZO §5108.4	<input type="checkbox"/>	<input type="checkbox"/>
6. Tree inventory includes species, DBH, and condition.	PFM §12-0307	<input type="checkbox"/>	<input type="checkbox"/>
7. Significant/specimen trees identified.	ZO §5108.4	<input type="radio"/>	<input type="checkbox"/>
8. Invasive species presence documented.	PFM §12-0310.4	<input type="checkbox"/>	<input type="checkbox"/>
9. Off-site or jointly owned trees identified and noticed.	TB 25-10	<input type="checkbox"/>	<input type="radio"/>

## III. Layout, Grading & Preservation Feasibility

Item	Reference	By-Right	Entitlement
10. Limits of clearing and grading shown, and limits reduced to the greatest extent practicable.	PFM §12-0310.4; ZO §5108.7	<input type="checkbox"/>	<input type="checkbox"/>
11. Tree preservation opportunities identified early in layout.	PFM §12-0310.4; ZO §5108.7	<input type="checkbox"/>	<input type="checkbox"/>
12. Preservation areas consolidated and not fragmented.	ZO §5108		<input type="checkbox"/>
13. Preservation feasible given grading, utilities, and SWM. Discuss with site reviewer: are there opportunities for additional preservation by shifting other site elements? If so, share with applicant.	PFM §12-0310.4	<input type="checkbox"/>	<input type="checkbox"/>
14. Conflicts with utilities and stormwater reviewed.	PFM §12-0315.1	<input type="checkbox"/>	<input type="checkbox"/>

## IV. Tree Protection Standards

Item	Reference	By-Right	Entitlement
15. Tree Protection Areas shown on plans.	PFM §12-0500; ZO §5108.7	<input type="checkbox"/>	<input type="checkbox"/>

Item	Reference	By-Right	Entitlement
16. Critical Root Zones delineated.	PFM §12-0503	<input type="checkbox"/>	<input type="checkbox"/>
17. Tree protection fencing detailed and labeled.	PFM §12-0503.1	<input type="checkbox"/>	<input type="checkbox"/>
18. Root protection methods detailed for encroachments.	PFM §12-0503	<input type="checkbox"/>	<input type="checkbox"/>
19. No grading, staging, or stockpiling in TPAs.	PFM §12-0500	<input type="checkbox"/>	<input type="checkbox"/>

#### V. Canopy Calculations & Credits

Item	Reference	By-Right	Entitlement
20. Minimum canopy coverage calculated correctly.	PFM §12-0310; §12-0312	<input type="checkbox"/>	<input type="checkbox"/>
21. Preservation, planting, and reforestation credits applied correctly.	PFM §12-0310.4	<input type="checkbox"/>	<input type="checkbox"/>
22. Correct 10-year canopy credit values used (Table 12.14); if required, deviation request letter provided.	PFM Table 12.14	<input type="checkbox"/>	<input type="checkbox"/>
23. Invasive canopy credit reduced or excluded.	PFM §12-0310.4	<input type="checkbox"/>	<input type="checkbox"/>
24. RPA canopy not double counted or counted with multiplier.	PFM §12-0310.4	<input type="checkbox"/>	<input type="checkbox"/>
25. Alternative compliance documented if applicable (TPPF, banking).	ZO §5108.C; Chapter 122, Va. Code §15.2-961.1	<input type="checkbox"/>	<input type="checkbox"/>

#### VI. Tree Planting & Landscape Standards

Item	Reference	By-Right	Entitlement
26. Plant schedule complete and coordinated, including legend, clearly labeled, and scaled.	PFM §12-0315.1	<input type="checkbox"/>	
27. Species selected from recommended PFM table and canopy credits awarded properly.	PFM Table 12.14	<input type="checkbox"/>	

Item	Reference	By-Right	Entitlement
28. Species diversity standards met.	PFM §12-0315.1	<input type="checkbox"/>	
29. Large canopy trees prioritized where feasible.	PFM §12-0312	<input type="checkbox"/>	<input type="checkbox"/>
30. Adequate soil volume provided per tree.	PFM §12-0315.1	<input type="checkbox"/>	<input type="checkbox"/>
31. Structural soil cells, open pits, and bioretention pits detailed where required.	PFM §12-0310.4	<input type="checkbox"/>	<input type="checkbox"/>
32. Street tree spacing and does not impact sight distance lines shown.	PFM §12-0314.4	<input type="checkbox"/>	<input type="checkbox"/>
33. Tree location (utility, easements, restrictive barriers, etc.) clearance standards met.	PFM §12-0315.1	<input type="checkbox"/>	<input type="checkbox"/>

## VII. Buffers & Screening

Item	Reference	By-Right	Entitlement
34. Tree Save Yards (TSY) identified correctly.	ZO §5108.E		<input type="checkbox"/>
35. Required TSY widths met or need for waiver/modification requested.	ZO §5108.E		<input type="checkbox"/>
36. Planting density meets TSY standards.	ZO §5108.E		<input type="checkbox"/>
37. Existing woodland credited appropriately.	ZO §5108.E		<input type="checkbox"/>
38. Long-term survivability addressed.	ZO §5108.E		<input type="checkbox"/>

## VIII. Invasive Species Management

Item	Reference	By-Right	Entitlement
39. Extent of invasive species documented.	PFM §12-0310.4	<input type="checkbox"/>	<input type="checkbox"/>
40. Management plan provided when thresholds exceeded.	PFM §12-0310.4	<input type="checkbox"/>	<input type="checkbox"/>

Item	Reference	By-Right	Entitlement
41. Proffer commitments consistent with plan.	ZO §5108.C	<input type="checkbox"/>	<input type="checkbox"/>

### IX. Construction Impacts & Avoidance

Item	Reference	By-Right	Entitlement
42. Staging and access areas identified.	PFM §12-0310.4	<input type="checkbox"/>	<input type="radio"/>
43. Stormwater impacts to preserved trees evaluated.	PFM §12-0310.4	<input type="checkbox"/>	<input type="radio"/>
44. Cut and fill near preserved trees reviewed.	PFM §12-0310.4	<input type="checkbox"/>	<input type="radio"/>
45. ESC measures avoid TPAs.	PFM §12-0500	<input type="checkbox"/>	<input type="radio"/>

### X. Proffers & Special Conditions

Item	Reference	By-Right	Entitlement
46. Environmental proffers reviewed for consistency.	ZO §5108.C		<input type="checkbox"/>
47. Preservation commitments measurable and enforceable.	ZO §5108.C		<input type="checkbox"/>
48. Off-site planting commitments identified.	ZO §5108.C		<input type="checkbox"/>
49. Monitoring and reporting requirements noted.	ZO §5108.C		<input type="checkbox"/>