



CONSERVATION PLAN

Minimum Submission Requirements Checklist



Site Development and Inspections Division
 Fairfax County Land Development Services
 12055 Government Center Parkway, Suite 535, Fairfax, VA 22035
 Phone: 703-324-1720, TTY 711
www.fairfaxcounty.gov/landdevelopment

Plan Name: _____ Plan Number: _____
 By: _____ Date: _____
 Property Owner(s) Name: _____ Phone Number: _____
 Address: _____ Email: _____
 Agent (if applicable): _____ Phone Number: _____
 Address: _____ Email: _____

REFERENCE	REQUIREMENT	Sheet	YES	NO	N/A	Line
Reference	General	Sheet	YES	NO	N/A	1
104-1-2	Disturbed area must not exceed 5,000 sf for Conservation Plans.					2
Technical Bulletin 22-06	If proposed net increase in impervious areas greater than 160 SF, INF plan would be required to meet detention requirements through onsite stormwater management facility (SWM) facility.					3
LDS Policy	Provide a current and complete Conservation Plan (CON) Minimum Submission Review Checklist (initial submission only).					4
LDS Policy	Provide a signed, sealed, and dated Erosion and Sediment Control Checklist					5
LDS Policy	Resubmittals of NON-ACCEPTABLE plans must include: CON MSR checklist (if needed per Notice) <u>and</u> Applicant responses to MSR change marks must be completed					6
PFM 2-0208.5 18VAC10-20-760 LDS Policy	All sheets must be signed, sealed, and dated by a PE, LS, or LSA licensed in Virginia with a verifiable digital signature. Each seal included within plan set shall also be provided on the Cover Sheet. Submitting firm must be registered in Virginia.					7
PFM 2-0101.3	Project name is the legal description per land records.					8
LDS Policy	Current street address filled in					9
LDS Policy	Correct Fairfax County supervisor (magisterial district) must be shown					10
LDS Policy	Design Engineer/Surveyor information must be completed					11
118-3-2	Wetlands Permits Certification must be signed with all fields completed.					12
LDS Policy	Must provide soils map and data information for all soils located on the site.					13
LDS Policy	Owner Information – List all owners.					14
LDS Policy	Sheet Index must be complete and accurate.					15
LDS Policy	Plan must indicate if site is under violation. If yes, a copy of the notice of violation must be included in the plan along with a condition narrative.					16
112.1-8101.4.B LDS Policy	Plan scale shall be shown, and plan must be to scale. Minimum scale of 1" = 50' Plan must be legible.					17
PFM 2-0208.22 118-3-2(j)	Buildable area allowed on each lot must be labeled, delineated, or otherwise noted.					18
LDS Policy	Provide zoning district and any variance, special permit, special exception, or proffered rezoning approvals.					19
112.1-6100.2.B	Show Surface Area Calculation for front yards for lots ≤ 36,000 SF, in R-1, R-2, R-3 and R-4 zoning districts.					20
18VAC10-20-382.B.10	Topographic Survey Statement required by the VAC must appear on at least 1 sheet depicting the topography survey, as defined by 18VAC10-20-382.					21

REFERENCE	REQUIREMENT	Sheet	YES	NO	N/A	Line
LDS Policy	State vertical datum reference. If the property is within 500' from a floodplain, topography must be correlated to NGVD 1929. If property is more than 500' away from a floodplain, provide a certification to state so. An assumed datum may be used in that case.					22
Reference	Plan Details	Sheet	YES	NO	N/A	23
18VAC10-20-382	Show north arrow referenced to a source of meridian used for the survey (VCS 83, Deed North with DB and PG number, or True North).					24
LDS Policy	Provide street name(s). For public ROW, provide Route Number and Right of Way width. For private or Chapter 2 Road, provide DB & PG number in order to determine access rights.					25
LDS Policy	Show lot boundary lines with bearings and distances, arcs and radii based on Legal Description to ensure accurate setbacks and yard requirements					26
PFM 6-1701.3 & 4 Technical Bulletin 08-12	If there is a Resource Protection Area (RPA) on the lot, the source of RPA delineation must be listed and a RPA delineation certification must be provided.					27
Technical Bulletin 05-19 LDS Policy	Show existing and proposed contours at a minimum of 2' intervals with spot elevations.					28
112.1-8101.5	Show all known existing on-site easements and any off-site easements necessary to review the plans with correct DB and PG numbers., Easements must include outlet roads, Chapter 2 roads, water, storm, sanitary sewer easements, etc.					29
112.1-5100.2.D(5) 112.1-4202.7 112.1-4202.7 112.1-8101.5	Height and type of all accessory structures, fences and decks shall be shown.					30
112.1-5100.2.B	All minimum required yards shall be shown on Grading Plan sheet. Provide dimensions for all tiebacks to property lines.					31
LDS Policy	Swimming pool, foundation drain and/or sump pump discharge locations shall be shown and labeled on Grading Plan. Downspout locations, including all extensions, must be shown on the grading plan. Roof drain systems piped to BMPs must be shown including invert information.					32
112.1-5105.1 PFM 6-0704 PFM 6-1401.1 PFM 6-1402.1	Show and label 100-year floodplain limits on the lot and immediately adjacent to the property. Provide 100-year floodplain extent with source referenced.					33
112.1-5104.5 PFM 6-0704.2	The dwelling, or portion thereof, must be located minimum 15' in horizontal distance to the edge of a floodplain.					34
Reference	Erosion and Sediment Control (E&S) & Stormwater	Sheet	YES	NO	N/A	35
Technical Bulletins 03-01 & 11-08	Include a completed Fairfax County Priority Rating Form.					36
PFM 11-0104.2	Include an Erosion and Sediment Control Narrative					37
PFM 11-0102.1 PFM 11-0105.1 VESCH Uniform Coding System PFM 11-0106.2	Provide adequate measures for Erosion & Sediment Control. Identify type of measures with a graphic key. Provide standard details (VESCH/PFM) for each E&S measure.					38
PFM 11-0106.2D	Show a construction entrance (CE) with extent clearly delineated and include a standard detail of the CE. Provide note if existing driveway is to remain.					39
PFM 6-0204 Technical Bulletin 05-19	Provide an adequate Outfall Analysis and narrative.					40

Reference	Utilities	Sheet	YES	NO	N/A	41
PFM 2-0202.5A(3)	Show well location (existing or proposed) if the lot is not served by a public water system.					42
PFM 2-0202.5A(1) & 2-0202.5(C)	Provide location of water and sewer lines if served by public utilities.					43
PFM 10-0201	Provide septic tank, drain field, and test holes if not served by public sewer.					44

References

Fairfax County, Virginia – Code of Ordinances:

- [Chapter 101](#) Subdivision Provisions
- [Chapter 104](#) Erosion and Sedimentation Control
- [Chapter 107](#) Problem Soils
- [Chapter 112.1](#) Zoning Ordinance
- [Chapter 118](#) Chesapeake Bay Preservation Ordinance
- [Chapter 122](#) Tree Conservation Ordinance
- [Chapter 124](#) Stormwater Management Ordinance

Other Codes/Regulations/Policies:

- [Notice](#) Land Development Notice
- [LDS Technical Bulletin](#) Land Development Technical Bulletin
- [PFM](#) Fairfax County Public Facilities Manual
- SDID Policy Current practice or new policy to be established by this document
- [VESCH](#) Virginia Erosion and Sediment Control Handbook
- VAC

Notes (list checklist line number with your note)