SUBDIVISION PLAN FIRST SUBMISSION CHECKLIST

Site Development and Inspections Division
Fairfax County Land Development Services
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Phone: 703-324-1720, TTY 711
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Plan Name: _____ Plan Number: _____
District: _____ Review Date: _____
Submitting Firm: _____ Contact Name: _____ Phone Number: _____
Gateway Reviewer Name: _____

This Checklist is to be used for Gateway review of Subdivision Plans submitted by non-ESI member firms.
Plan is non-acceptable if any * box is checked w/o explanation on plan or alternate solution noted.

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
		COVER SHEET					
1	LDS Policy	3/16 edition of cover sheet used			*		
		Plan Approval Information Table					
2	LDS Policy	Plan Approval Information completed (identification numbers, approval dates and sheet numbers)					
3	LDS Tech Bulletin 02-16	Line 1: Concurrent processing indicated. Documentation of approval included in the plan.					
4	101-2-5(c)(11) 112.1-5101.6.A,	Line 4: Affordable dwelling unit (ADU) designation shown on specific lots or units (if entire project contains 50 units or more)					
5	107-1-3 PFM 6-1605.1B &2A	Line 12: Soils report requirement indicated if construction is proposed in class III or IVA soils or a dam is proposed requiring a report per PFM Plate 48-6					
6	PFM 4-0206.5.A	Line 12: Limited soils report requirement indicated if construction is proposed in a IVB soil. Limited report included in the 1st submission plan.					
7	LDS Tech Bulletin 02-16 LDS Policy	Line 22: Zoning case number with approval date & sheet number provided, unless concurrent processing is approved					
8	LDS Tech Bulletins 02-16 & 17-02	Line 22: All interpretations for approved rezoning plan (RZ) included in the plan, all at original scale, unless concurrent processing is approved			*		
9	LDS Tech Bulletins 02-16 & 17-02	Line 22: All interpretations for approved Special Permit (SP)/Special Exception (SE) plat or Variance (VAR) with development conditions included in the plan, all at original scale			*		
10	LDS Tech Bulletins 02-16 & 06-15	Line 23: Clerk to BOS/BZA approval letter to applicant included for RZ, SE or SP unless concurrent processing is approved			*		
11	LDS Tech Bulletins 02-16 & 17-02	Line 24: Proffer and development conditions compliance narrative submitted electronically			*		
12	LDS Tech Bulletins 02-16 & 17-02	Proffers/development conditions that are specific to the site are addressed. Triggers and associated plan and sheet numbers provided. Each portion of each proffer is separately addressed. (For more detailed directions see Note-1)			*		
13	LDS Tech Bulletin 02-16	Line 37: All approved waivers/modifications and waiver/modification requests listed, including the ones approved with the zoning application			*		
		Zoning Requirements Tabulation					
14	LDS Policy	Zoning Requirements Tabulation filled in correctly. If plan is associated with a zoning application, the tabulation shows what was approved (provided) with the zoning application or any interpretation as requirement. Appropriate zoning documents referenced.			*		

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15	LDS Policy	Line 7: Minimum yard lines shown and labeled on site layout					
16	Zoning Plan	Layout, including clearing limits, is in general conformance with the Zoning Plan, otherwise an interpretation or coordination with Zoning Evaluation Division is required. Proposed limits and retaining wall heights do not exceed from what is shown on the approved Zoning Plan. Dimensions for setbacks are shown at the same location as Zoning Plan and are equal or exceed the Zoning Plan setback requirements.			*		
17	101-2-1(1)(A) 101-2-3(d) Code of VA §15.2-2260	When subdividing more than 50 lots and there is no development plan, the preliminary plat (PL) is valid (PL is optional for subdivisions involving 50 or fewer lots.)					
		Other Cover Sheet Requirements					
18	LDS Policy	Subdivision Plan (SD) Tabulations filled in correctly. Information shown is consistent with the plan.			*		
19	112.1 Article 2 112.1-5100.2.E	Proposed density, lot area and width conform to zoning requirements. Proposed density does not exceed allowable density for both the new and parent subdivisions. Density calculations for both the new and the parent subdivision are included in the plan.			*		
20	ESI Fairfax Expedited Review Tech Bulletin	The cover sheet has a verifiable digital signature on the seal from each professional.			*		
21	PFM 9-0202.2C	Fire Marshal notes and data filled in					
22	PFM 10-104.1A	Sanitary sewer information filled in					
23	PFM 12-0308.4A	Tree Preservation information filled in. If “yes”, deviation request included in a letter format in the landscape plan			*		
24	LDS Policy	Potential for wetlands filled in			*		
25	LDS Policy	Information Regarding Activities in a Resource Protection Area filled in			*		
26	LDS Policy	Stormwater Information filled in			*		
27	PFM 8-0201.6	Vicinity map shows sidewalk/trail maintenance responsibilities for existing and proposed (VDOT, County or privately maintained)			*		
28	112.1-8101.4.B(4)	Vicinity map shows street names and route numbers for adjoining streets.					
29	LDS Policy	Tax map reference number(s) filled in correctly			*		
30	101-2-5(c)(1)	Name, contact information and address of the owner and developer filled in					
31	101-2-5(c)(1)	Magisterial district shown and is correct					
32	101-2-5(c)(4)	Certificate signed by the surveyor or engineer setting forth the source of title of the owner of the site and the place of record of the last instrument in the chain of title			*		
33	101-2-2(16)	Soils map shown, with site identified. Soils map is based on current County Soils Map.			*		
34	101-2-2(16)	Soil data chart filled in per “Description & Interpretive Guide to Soils in Fairfax County”			*		
35	PFM 2-0108.1	Soil type for each lot identified in a tabular form by the soil identification number, name and problem class			*		
36	PFM 10-0301 & 0305.1	Solid waste statement filled in. Trash and recycling containers shown and labeled on the site plan.					
37	101-2-3(c)(12)	Owner/developer wetlands certification signed			*		
38	LDS Policy	Sheet index and sheet titles match					
		PUBLIC STREETS					
39	101-2-5(c)(6) 101-2-2(2)	Street names, route numbers shown for existing and proposed streets					
40	101-2-5(c)(6) LDS Policy	Street widths, pavement, curb type and right-of-way shown for existing and proposed streets			*		

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41	VDOT Road Design Manual Appendix F	Right of way, driveways, intersections, medians, curb, or edge of pavement shown and labeled on both sides of existing roadways			*		
42	PFM 7-0101.1	Streets or connections to existing streets are provided to give access to adjoining property unless a waiver is submitted.					
43	PFM 7-0101.2 VDOT Road Design Manual Appendix A-1, B or B(1)	Curve data shown for new streets and conform with street category					
44	PFM 7-0104.1	Dedicated service drive proposed along primary highways (route numbers below 600).			*		
45	PFM 7-0104.1	Dedication for service drive proposed without construction in subdivision for R-C Cluster development					
46	PFM 7-0107.5A & 5B	Stop or yield signs at all intersections					
47	PFM 7-0201.1A PFM 7-0105.1	The number of vehicles per day entering and leaving the intersection noted on each leg of each street in each direction shown.			*		
48	PFM 7-0201.1.C	Right of way dedicated if VDOT frontage not present					
49	PFM 7-0201.2A-D	The applicable required information shown for all streets which intersect the exterior boundary of the subdivision and which will provide access to adjoining undeveloped property					
50	PFM 7-0201.3A-B	The applicable required information shown for all streets which intersect the exterior boundary of the subdivision and connect with existing, dedicated, or proposed streets in adjoining subdivisions			*		
51	PFM 7-0301.1A PFM 8-0101.8	Curb-cut ramps provided where required (at site entrance curb returns, at each direction of crossings, at intersections, etc.). Curb cut ramps are entirely within right of way if VDOT maintained.					
52	PFM 7-0303 VDOT Road Design Manual App. F Sect 4	Type and width of entrance(s) shown. Curb radii and throat length labeled.					
53	PFM 7-0304	Profile shown for all proposed streets including widening and turning lanes on existing streets. Elevations, percent grade, culverts, storm/sanitary sewer, and utility crossings shown on street profile. Existing centerline profiles is shown for 200 feet minimum distance to ensure a proper grade tie when a proposed street is an extension of or connects with an existing street.			*		
54	PFM 7-0304	Centerline stationing shown in plan view for existing and proposed streets			*		
55	PFM 7-0304.1	Centerline stations indicated every 100', at points of curvature, points of intersection and point of tangency; at centerline intersections, at subdivision or section limits and at turnaround radius points					
56	PFM 7-0304.3	When the proposed street intersects with an existing street, the centerline profile of the existing street is shown for a minimum of 350 feet in each direction.					
57	VDOT Road Design Standards	Super-elevation provided where required by category					
58	PFM 7-0305, 112.1-5100.2.D(4)(c) VDOT Road Design Manual Appendix F	Sight distance plan and profile shown. Required or available sight distance shown along the path of the sighted vehicle and not along the line of sight. Sight triangle is clear of obstructions. Sight distance easement exists or proposed where the sight line leaves the right of way. Sight distance easement is shown on layout, grading, tree preservation and landscape plans.			*		

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59	PFM 7-0306.6B VDOT Road Design Manual Appendix A-1, B or B(1)	For proposed streets, typical section with dimensions, street category, and design speed are provided			*		
60	VDOT Road Design Manual Appendix F	For existing streets posted speed is provided					
61	VDOT Road Design Manual Appendix F Section 3	Turn lanes are proposed where required unless a Design Waiver is approved			*		
62	VDOT Road Design Manual Appendix F Section 3	Length of all existing and/or proposed turn lanes and tapers shown			*		
63	VDOT Road Design Manual Appendix F Section 2	Distance shown to nearest intersection or median break in each direction on existing divided roadways					
64	VDOT Road Design Manual Appendix F Section 2	Distance shown between centerline of all existing or proposed intersections or driveways					
65	VA Administrative Code 24VAC-92-All Sections	Profile of any proposed stub street is extended beyond property line to indicate future constructability					
66	VDOT IIM-LD-55	At least one curb ramp provided across from new intersections on existing curb and gutter roadways. One curb ramp provided in each direction of intersection crossings.					
67	VDOT IIM-LD-55	Curb ramp width matches connecting sidewalk/trail					
68	VDOT IIM-LD-55	Curb ramp spot elevations provided to confirm ramp slopes, gutter pan transitions, etc.					
69	VDOT Policy	Latest version of VDOT general notes provided					
70	PFM 7-0306.8 & .13D PFM 8-0100 101-2-2(10) VDOT SSAR	Sidewalks provided within the subdivision and along the site's frontage as required unless a modification or waiver is approved. Sidewalks connect to adjacent sidewalks, trails, and walkways.					
71	VDOT Road Design Manual, Appendix A(1) LDS Policy	Typical sections for existing roads are provided where sidewalk or trail is proposed along the road. Sidewalk easement is proposed for sidewalks outside of ROW.			*		
72	VDOT Road Design Manual, Appendix A(1)	Sidewalk width, width of buffer strip between road and sidewalk/trail, and width of maintenance strip between sidewalk and ROW are dimensioned.					
		PRIVATE STREETS					
73	PFM Plate 6-7	Standard turnaround (cul-de-sac or "Y") shown for private streets					
74	112.1-5107.3	Private street that is to be owned and maintained by a nonprofit organization does not exceed 600 feet in length unless approved by the Director					
75	112.1-5107.3	Ingress/egress easement for public emergency and maintenance vehicles proposed for all private streets					
76	PFM 7-0602	Parking spaces delineated with dimensions					
77	PFM 7-0306.14	Plans proposing private streets contain the applicable required full statement to advise that the streets will not be maintained by either the State or the County					
78	PFM 7-0402.2B, PFM 7-0402.4B, PFM 7-0402.5B, PFM 7-0402.6, PFM 7-0403, VDOT Road and Bridge Specifications	Pavement design/typical section shown for private streets, parking surface, and pipestem driveway. Pavement material specifications are in accordance with VDOT standards.			*		

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79	PFM 7-0402.3	Single family residential developments with five or less lots, the geometric design meets pipestem driveway standards					
80	PFM 7-0402.4A VDOT Road Design Manual	Single family residential subdivisions with average lot size 18,000 sf or more and when the street serves more than 5 units: the geometric design meets VDOT standards for shoulder and ditch section streets and PFM Plate 1-7.			*		
81	PFM 7-0402.5 VDOT Road Design Manual	Single family residential subdivisions with average lot size < 18,000 sf and when the street serves more than 5 units: the geometric design meets VDOT standards for curb and gutter section streets and PFM Plate 2-7.			*		
82	PFM 7-0403.1A VDOT Road Design Manual Ch 2D-10	Private driveway entrances on curb and gutter streets conform to VDOT standards. CG-9D is preferred.					
83	PFM 7-0403.1A VDOT Road Design Manual	Private driveway entrances on streets with no curb and gutter conform to VDOT Standards (PE-1)					
84	PFM 8-0101.8	Curb cut ramps shown to provide access to and from sidewalks, at each direction of crossings, at intersections					
		STREETLIGHTS & SITE LIGHTING					
85	PFM 7-0802.3	Existing and proposed utility poles and streetlights shown and labeled			*		
86	PFM 7-0802.1A.1	For subdivisions with an average lot size less than 18,000 square feet, streetlights are provided along all subdivision roadways that are or will be included in the State Roadway System. (Streetlights are not required along private roadways.)					
87	PFM 7-0802.1A.2	For subdivisions with an average lot size less than 18,000 square feet, a minimum of three streetlights are provided along all the existing and/or proposed State roadway(s) at all entrances into the subdivision.					
88	PFM 7-0802.1A.2	For subdivisions with an average lot size less than 18,000 square feet, when subdivision lots are accessed directly from an existing roadway, streetlights are provided along the entire frontage of these lots.					
89	PFM 7-0802.1B.2	For subdivisions with an average lot size of 18,000 square feet or greater, a minimum of three streetlights are provided along all existing State roadway(s) at all proposed entrances into the subdivision.					
90	PFM 7-0804	Luminaire style, pole type, pole placement, bracket lengths and mounting heights are shown and labeled.					
91	PFM 7-0805.5B LDS Tech Bulletin 14-07	For proposed non-standard streetlights, lighting computations are provided and sealed by a lighting professional.			*		
		EROSION AND SEDIMENT CONTROL					
92	PFM 2-0203.1B PFM 2-0208.12	Limits of clearing and grading includes all work to be done (offsite, utility extensions, outfalls, etc.) and matches between grading, erosion and sediment control, landscape plans			*		
93	LDS Tech Bulletin 11-08	Priority Rating Form for E&S control is shown, and physiographic province is correctly identified			*		
94	LDS Policy	Completed certified E&S Control Checklist provided			*		
95	PFM 12-0305.1A VESCH Uniform Coding System	Erosion & sedimentation controls and tree protection and safety measures identified			*		
96	4VAC50-30-40 (MS2)	Where stockpiles are shown, sediment trapping measures are proposed around the stockpiles.			*		
97	PFM 11-0104.1 PFM 11-0303.4A	Two-phased E&S Plan provided for erosion and sedimentation control. The E&S narrative includes site specific sequence of construction in each phase			*		

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98	PFM 11-0104.1 4VAC50-30-40 (MS4)	The Phase 1 E&S Plan proposes to install controls needed with minimal clearing. Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment are proposed in Phase 1.			*		
99	VESCH 3.13 PFM 11-0106.2B	Sediment trap computations provided (Pipe outlet required if drainage is greater than 1 acre)			*		
100	VESCH 3.14 PFM 11-0106.2C	Sediment basin calculations provided			*		
101	PFM 11-0104.3	Region specific temporary and permanent seeding tables provided					
102	LDS Policy	Drainage divides are shown correctly, perpendicular to contours and enclosed. The outfall for each drainage area is labeled. Offsite contours are shown to justify drainage divides.			*		
103	PFM 11-0106.2D	The minimum length for a temporary gravel construction entrance is dimensioned 75 feet on the detail. If wash rack is proposed, the source of tire wash water is identified.					
104	VESCH 3.05 (SF) VESCH 3.07 (IP) VESCH 3.09 (DD) VESCH 3.13 (ST) PFM Table 11.1	Drainage divides shown for E&S measures that have drainage area limitations. Drainage areas do not exceed ¼ ac/100 ft for SF, 1 acre for IP, 5 acres for DD and 3 acres for ST. Drainage divides for SSF are only required when it needs to be demonstrated that concentrated flow to SSF does not exceed 5 cfs.			*		
105	SDID Policy	Perimeter controls are shown outside of the graded area to accommodate grading operation.					
106	PFM 12-0305.1B	All erosion and sediment controls and tree protection devices are placed within the area to be disturbed.					
107	104-1-8(a)(3)	Storm drain inlet protection measures shown on VESCH Plates 3.07-2, 3.07-6 and 3.07-7, which completely block the drain throat or entrance are not proposed.			*		
108	DEQ	E&S Control measures are shown on E&S Phase I Plan around the areas of proposed infiltration facilities.					
109	VESCH 3.01	Provide safety fence where no other perimeter controls are proposed.					
		DRAINAGE					
110	PFM 6-0202.2	Drainage system honor natural divides for both concentrated and non-concentrated stormwater runoff leaving the site unless a written justification is provided and approved by the Director.					
111	PFM 6-0202.4	Concentrated runoff discharge leaving the site shall not aggravate or create a condition where an existing structure under an approved building permit floods. If such a structure exist, detention for the 100-year storm event is provided.			*		
112	PFM 6-0202.5 PFM 6-0204.1.B.5	No concentrated surface water discharged offsite without easements unless the discharge is into a natural watercourse, or other appropriate discharge point.					
113	PFM 6-0202.6	Sheet flow into lower lying properties: Pre- and post-development runoff computations provided to demonstrate that increase in peak flow runoff would not cause or aggravate drainage problem on the downstream properties. Description is included in the outfall narrative.			*		
114	PFM 6-0905.4 PFM 6-0902.2G PFM Plate 62-6	Storm sewer profile is provided showing existing and proposed grade, depth of cover and HGL.					
115	PFM 6-0902.2P	If storm sewer is close to any building, a loading plane diagram is provided.					
116	PFM 6-0905 PFM 6-1007 PFM 6-1200	Design computations provided for closed and open systems, including driveway culverts			*		

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117	PFM 6-1108.1	Quantities of surface runoff greater than 2 cfs or crossing more than 3 lots is conveyed in a closed drainage system for lot size less than 18,000 SF.					
118	PFM 6-1502.2 PFM 6-1502.3	Location and approximate extent of the overland relief paths are shown. For the path, using overlaying arrows is suggested. Where the flow path is near buildings, shading or other suitable see-through graphics are suggested to show the extent, and to demonstrate that no building is flooded by the 100-year flow. Calculations are provided assuming complete failure of storm sewer system occurs.			*		
119	101-2-2(25)(A)	The extent of any dam break inundation zone of an existing state-regulated impounding structure is shown and labeled with the name and state-issued identification number of the impoundment.					
120	LDS Policy	Storm sewer or storm drainage easement is provided for all residential developments					
121	VDOT Drainage Manual Chapter 9 Section 4	Flow arrows provided for both existing and proposed storm pipe					
122	112.1-8101.4.B.19 124-2-7.B.8.e	Sufficient existing condition information (i.e. topography, structures, etc.) is shown beyond property boundaries, so impacts on adjacent properties can be evaluated			*		
		STORMWATER MANAGEMENT					
		Stormwater Management Narrative (if plan is subject to 124-4)					
123	124-2-7.B.4	A general description of the proposed stormwater management facilities (including both quality and quantity control).					
124	124-2-7.B.4	Description of the mechanism through which the facilities will be operated and maintained after construction is complete.			*		
125	124-4-4.D	Description of how detention requirements for the 2 and 10-year storms are met.			*		
126	124-4-1	Description of how water quality control requirements are met.			*		
127	124-4-3.D	Reference to the letter of nutrient credit availability, if applicable.					
128	PFM 6-0204	Description of downstream receiving system and extent of downstream review			*		
129	124-4-4.A & B	Adequacy conclusion on channel and flood protection requirements for both natural and manmade conveyance systems.					
130	124-4-4.E	Evaluation of sheet flow and its impact on adjacent properties.			*		
		Stormwater Management Narrative (if plan is subject to 124-5)					
131	124-1-11	Demonstrating compliance with the time limits provision is provided or a SWOD letter is included			*		
132	124-5-3	A general description of the proposed stormwater management facilities (including both quality and quantity control)			*		
133	124-2-7.B.4	Description of the mechanism through which the facilities will be operated and maintained after construction is complete			*		
134	124-5-6.B PFM 6-1301.5	Description of how detention requirement for the 2 and 10-year storms are met.			*		
135	124-5-4.A & B	Description of how water quality control requirements based on the time limits provision are met.			*		
136	PFM 6-0204	Description of downstream receiving system and extent of downstream review.			*		
137	PFM 6-0202.6	Evaluation of sheet flow and its impact on adjacent properties.			*		
		Stormwater Management Computations (For plans subject to Article 4 and Article 5)					

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138	124-4-4.D, F, & G OR 124-5-3.F 124-2-7.B.6 PFM 6-0802.1 PFM 6-0803.2 PFM 6-0803.4 124-4-6.A LDS Tech Bulletin 14-08 PFM Table 6.12	Hydrologic analysis pre and post development conditions, such as all runoff computations (e.g. Tc, CN, C, etc.)			*		
139	PFM 6-1300	Allowable release rate computations			*		
140	PFM 6-1301.5	Inflow and routed hydrographs for design storms			*		
141	PFM 6-1301.7	Outlet design computations including stage discharge curve and stage-storage curve			*		
142	PFM 6-0905 PFM 6-1109	Storm sewer computations, hydraulic grade line computations, storm inlet design computations			*		
143	PFM 6-1200	Culvert analysis computations to demonstrate capacity adequacy			*		
144	124-2-7-B.6 PFM 6-0204.1.B.5	Hydraulic computations for natural conveyance system with cross sections to verify capacity and non-erosive velocity			*		
145	124-4-2/124-5-4	Water quality computations based on VRRM (Article 4) or Occoquan methods (Article 5)			*		
146	PFM 6-1501.2.E & F	Overland relief computations and structure flooding based on 100-year storm			*		
		Other Stormwater Management Requirements					
147	124-4-2.B 124-5-4.A.2 LDS Tech Bulletin 15-01	If subject plan is within Water Supply Overlay District (WSPOD) no offsite credit is allowed					
148	124-2-7.B.8 PFM 6-0402.8	Pre and post water quality control map showing areas served by each BMP facility and categorization of land use impervious, turf, and forested areas.					
149	124-2-7.B.8	Pre and post water quantity control map showing offsite drainage areas supporting topographic, land use and soil information, and areas served by each stormwater detention facility.					
150	PFM 4-0701.1 PFM 4-0702.3 PFM 4-0703	Depth between the bottom of the SWM/BMP facility and the seasonal high-water table (SHWT) or bedrock is shown. SHWT from June to October is determined by a certified professional using geomorphology.					
		RESOURCE PROTECTION AREAS (RPA)					
151	PFM 6-1701.3	Site specific RPA boundary shown. Label references approved RPA delineation study number and approval date			*		
152	118-4-2	WQIA with proper mitigation submitted or approved for water-dependent improvements (outfalls) or redevelopment within RPA					
153	118-5-3	An RPA Exemption request is submitted or approved and provided for trails, sidewalk, site amenities, public utilities within RPA					
154	118-6-9 PFM 6-0303.3	An RPA Exception request is submitted or approved and provided for SWM facilities or other uses within RPA					
		FLOODPLAIN (FP)					
155	PFM 6-0704.1	Proposed structures do not adversely affect the existing 100-year floodplain elevation.			*		
156	PFM 6-0704.2 112.1-5105.5.A	The lowest part of the lowest floor level of any proposed residential structure is at least 18 inch above the 100-year water surface elevation. An approved 100-year water surface elevation is specified. A minimum horizontal distance of 15 feet from the floodplain limits is provided.			*		

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157	PFM 6-1401.1 PFM 6-1405	A floodplain study is submitted or approved. 100-year floodplain limits are shown. "Floodplain and drainage easement" exists or proposed.					
158	112.1-5105.2, 3	A Floodplain Use Determination (FPUD) request is submitted or approved and provided for public utilities, roadway crossing or outfall within floodplain					
159	112.1-5105.2, 3 112.1-5105.4	A Special Exception (SE) is submitted or approved for major fill or use that are not permitted within the floodplain					
		SANITARY SEWER					
160	PFM 10-0102.5A(4) PFM 10-0102.5A(5)	Vertical and horizontal separation shown between sanitary sewer main, waterlines and storm sewer lines					
161	PFM 10-0102.5A(7) PFM 10-0102.5L PFM 10-0102.5M	Sanitary sewer pipe deeper than 18' is proposed to be DIP or PVC DR 14. Sanitary sewer lines crossing streams are proposed to be DIP. Sanitary sewer lines in fill areas are proposed to be DIP.					
162	PFM 10-0102.5B	Sanitary sewer main is extended to the nearest property line of the last lot to be served and easements extended to a property line where adjoining areas must be served.					
163	PFM 10-0102.5C	Sanitary sewers are minimum 15' from all buildings and 5' from the loading plane of building foundations. Sanitary sewers are not located under retaining walls.					
164	PFM 10-0102.8D	Sanitary sewer grade not less than 1% to terminal manhole					
165	PFM 10-0104. 2F	Sanitary sewer profiles on same sheet as plan					
166	PFM 10-0104.2C	Bearings and distances on centerlines of sanitary sewers shown					
167	PFM 10-104.2G	Sewer sizes, manhole numbers and stationing shown on the plan and repeated on the profile for all sewer runs.			*		
168	PFM 10-0104.2D	Location of existing structures, houses, utility crossings, curbs, property lines, railroad crossings, culverts and bridges shown on plan view					
169	PFM 10-0104.2D	Location of utility crossings shown on profile					
		FAIRFAX WATER (FW)					
170	PFM 9-0102.2	Location, size, and type of proposed and existing water mains are shown			*		
171	PFM 9-0102.3A	Proposed tie-ins to existing water system are shown			*		
172	PFM 9-0102.3A FW Policy	Water main stationing on the plan and profile are shown			*		
173	PFM 9-0102.3B FW Policy	Watermains have 4' of cover unless otherwise noted. Proposed cover is labeled.					
174	PFM 9-0102.3D FW Policy	Plan and profiles of all utility crossings of water mains within the easements are shown. Utility crossings labeled, including all sanitary laterals and call outs for minimum clearances are shown. Water main crossings are shown on the storm and sanitary profiles			*		
175	PFM 9-0102.3D	No permanent structures are shown within the public water supply easement					
176	PFM 9-0102.3S	Profile of all proposed public water mains included			*		
177	PFM 9-0102.3V	Test holes are shown where required					
178	FW Policy	Water meter locations which are not in the right of way are shown. 10' wide easements are provided for such meters.					
		FIRE MARSHAL					
179	PFM 9-0202.1F PFM Table 9.1	Fire hydrant is not closer than 50' and within maximum 500' to each building to be protected.					
180	PFM 9-0202.2I	Emergency access is within 100' of main entrance					

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
181	PFM 9-0202.2C(3) through (5)	Existing and proposed water mains with size and fire hydrants shown and labeled					
		URBAN FORESTRY					
182	PFM 12-0204.3 PFM 12-0305.1A	Tree protection is shown on demolition plan					
183	PFM 12-0300.1	Tree conservation plan is provided for all land disturbing activities			*		
184	PFM 12-0301.1A	Tree Conservation Plans contains all proposed engineering and layout information (including all existing and proposed easements) needed for review of proposed tree preservation, tree planting and landscaping requirements. Engineering and layout information match the layout/grading plan.					
185	PFM 12-0301.1B PFM 12-0306	Existing Vegetation Map (EVM) is provided			*		
186	PFM 12-0301.1C PFM 12-0308	Tree preservation target calculation and a statement of compliance with the Tree Preservation Target requirements or a deviation request from it along with a narrative is provided			*		
187	PFM 12-0301.1D PFM 12-0310	10-year tree canopy requirements and calculations (exclude existing trees within easements or ROW) are provided			*		
188	PFM 12-0302.1A PFM 12-0307	Tree inventory and conditions analysis if removing or preserving existing trees is provided					
189	PFM 12-0302.1F PFM 12-0315	Landscape plan is provided, if tree planting or other landscaping treatments are required to satisfy 10-year Tree Canopy requirements			*		
190	PFM 12-0304.1A	Existing tree line for groups of trees clearly is shown with graphic key provided					
191	PFM 12-0304.1B PFM 2-0208.12	Proposed limits of clearing and grading is shown and labeled and match other sheets.			*		
192	PFM 12-0302.1B PFM 12-0309	Tree preservation plan and narrative is provided					
193	PFM 12-0309.2E	Tree protection devices and treatments are shown and identified					
194	PFM 12-0315.2 UFMD Policy	Required transitional screening yards/buffers are shown and labeled					
		MISCELLANEOUS					
195	PFM 2-0208.5	All sheets have engineer's and/or surveyor's/landscape architect's seal and signature			*		
196	PFM 2-0101.1	All approved waivers are valid and shown on the plan, with waiver condition compliance narrative					
197	PFM 2-0106.1	Proposed grading shown by contours and spot elevations					
198	PFM 2-0201.6	Plan is drawn to a scale of not less than 1" = 50'. Match lines are shown where sheets join.			*		
199	LDS Policy	Plan is legible at the scale provided: Screening is not too light. Labels do not overlap Proposed improvements can be clearly differentiated from existing. (For more detailed directions see Note-2)			*		
200	LDS Policy	Adequate information is provided on each sheet: Storm sewer system, RPA, and FP limits, with labels are shown on all applicable sheets (Existing conditions, Site, Grading, E&S, and Landscape). Storm, sanitary sewer and water lines are shown on the same sheet with horizontal clearances clearly dimensioned.					
201	LDS Policy	Demolition is clearly shown with labels and/or legend.					
202	PFM 2-0206.1	Recreation equipment located and listed where proffered or required in "P" district or development plan					
203	PFM 2-0208.11	The location, elevation, and description of two benchmarks which are properly correlated to the plan elevations are shown on the plan					

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
204	PFM 2-0208.12	Clearing limits match among all sheets			*		
205	PFM 2-0208.21	Shape factor shown for each lot within the proposed subdivision.					
206	PFM 2-0304.2	Horizontal and vertical location of existing transmission lines and pipelines shown					
207	101-2-3(c)(3)	Owner or lot number, zone, and current use of all adjoining property					
208	101-2-5(c)(6)	North arrow referenced to Virginia Coordinate System (VCS 83) and reference note is provided			*		
209	101-2-5(c)(6)	Two adjacent corners or two points with coordinate values are shown on existing conditions, layout, and grading plan sheets. Metes and bounds are provided around the site boundary.			*		
210	101-2-5(c)(6)	Vertical datum reference note is provided, and it refers to NGVD 1929					
211	LDS Policy	Contours are shown at maximum 2' intervals. Where existing slope is less than 2%, additional spots or 1-foot contours are provided. Sufficient elevation numbers shown on existing and proposed contour lines.					
212	101-2-5(c)(6) LDS Policy	Proposed easements are shown and identified as "proposed". All existing easements are shown and labeled with deed book and page numbers. Easements are shown on all applicable sheets including E&S sheets.			*		
213	124-2-7.B.8.e	Sufficient existing condition information (i.e. topography, structures, etc.) is shown beyond property boundaries, so impacts on adjacent properties can be evaluated			*		
214	101-2-2(10) PFM 8-0202.2D PFM 8-0202.4 PFM 7-0306	Trails or walkways are provided in accordance with the Comprehensive Plan unless waiver request submitted or approved. Adequate right of way width is provided for trails within the right of way. Public access easements are proposed for owner-maintained trails. Trail easements are proposed for publicly maintained trails within private property. A profile of the proposed trail is included. Trail shoulders are shown and are within the easement. Trail type and typical section is provided.					
215	101-2-2.13 PFM 2-0208.22 CBPO 118-3-2(j)	Buildable area allowed on each lot has been delineated in accordance with PFM.					

Notes:

1) **Applicant's Response shown in "Compliance Method" Column in Proffer/Development Condition Compliance Matrix**

- Describe how each proffer/development condition is addressed. All responses shall be specific to the project and demonstrate how each proffer/development condition is met (partially or completely).
- Do not fill in "Acknowledged". All acknowledgements happened at the time of proffer/development condition negotiations when the Applicant agreed with all proffers.
- Do not repeat the proffer in Compliance Method column. Instead, describe how the plan has addressed the requirements of the proffer/development condition partially or entirely.
- Provide separate compliance method for each subsection of each proffer/development condition.
- Do not use any "may" or "shall" in your compliance description. At this stage, all requirements should be either met, or non-applicable.
- Associated site plan # and sheet number should be listed in the correct column.

2) **Readability**

A readable plan is necessary for reviewers to conduct a thorough review and for site inspectors to enforce the approved plan during construction. Factors that diminish readability include, but are not limited to: overlapping lines, labels or information; insufficient distinction among line types or line weights; inaccurate or missing legend; heavy lines or shading that obscures underlying information; misplaced or missing leaders; lines or features without labels; scale too small to clearly depict all information; existing features indistinguishable from proposed work; and unreadable text (smaller than 0.1 inch, blurred, obscured by linework, overlapping text).

Gateway Reviewer: COMPLETE NEXT PAGE for timely distribution to agencies that are not involved in the normal review function.

Site Plan Routing Slip

From: GATEWAY REVIEW

To: Site Application Center

Plan Name: _____ Plan Number: _____ Date: _____

This plan should be routed to the Agencies indicated (besides standard distribution to agencies)
(Peer/Gateway Reviewer: circle or highlight reasons for additional reviews needed and reference proffer/condition #)

AGENCY	YES	PROFFER/CONDITION NUMBER	N/A
Fairfax County Park Authority Proffer requiring Park Authority review Work on FCPA property Dedication of land to FCPA or for park purposes Site is Adjacent to FCPA property Park- or archeological work-related proffers/conditions Storm outfall directed onto parkland Planned Mixed Use development: PDC, PRM, PRC, PDH, PTC (Transit Station Areas, Community Business Centers, Suburban Centers, Reston, Tysons) Reston TSAs (Herndon, Reston Town Center, Wiehle-Reston East: Tax maps 17-1, 17-2, 16-3, 16-4, 17-3, 17-4, 18-3, 26-1, 26-2 or 27-1) Countywide trail construction, trail connection to parkland Development of property containing a floodplain/RPA Historic Overlay District			
Department of Planning and Development Heritage Resources Proffer/Condition/Directed Review by BOS Historic Overlay District Site is on Inventory of Historic Sites			
Planning Commission BOS Directed PC Review			
Board of Supervisors BOS Directed BOS review			
Health Department Septic/Well/Public pool			
Northern Virginia Soil and Water Conservation District DPWES project FCPA project Fairfax Water FCPS Project Pohick Watershed problem soils, steep slopes			
Other			
Other			