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LIST OF PLATES

STANDARD DESIGNATION	PLATE NO.	DESCRIPTION	SECTION
N/A	1-2	Pipestem Lot Layouts	2-0103.1CD
N/A	2-2	Revision Block	2-0207.3D 2-0211.3D, 7-0903.2

DRAFT

2-0100 LOT AND SUBDIVISION DESIGN

2-0101 General Requirements

- 2-0101.1 All waivers, [BZA](#) variances, special permits, special exceptions and/or rezoning ~~proffers approvals~~, including any related proffered or development plan conditions, associated with proposed construction ~~shall~~ must be incorporated on all preliminary plats and construction plans submitted to the Director for approval.
- 2-0101.2 When there are no waivers, [BZA](#) variances, special permits, special exceptions or rezoning ~~proffers approvals~~, the developer ~~shall~~ must so specify this on all preliminary plats and construction drawings.
- 2-0101.3 Whenever a subdivision name is approved and recorded, that name ~~shall~~ must be used for all legal references and permits. No other trade or sales names for subdivisions, or portions thereof, ~~shall~~ must be used for any process governed by this PFM unless the Director is notified in writing of the name change.

2-0102 Lot Frontage and Layout

- 2-0102.1 All lots for single-family detached dwellings ~~shall~~ must have frontage on existing [VDOT](#) maintained public streets or standard streets for which construction is to be provided in accordance with [§ 101-2-2\(3\)\(C\)](#) of the Code (except where otherwise provided in [§ 101-2-2](#) of the Code or [§ 11-301](#) of the [Zoning Ordinance](#)).
- 2-0102.2 Condominium developments may have frontage on a private street, but any ~~provided that~~ such streets must be ~~are~~ constructed to meet the minimum design standards for private and condominium streets as set forth in [§ 7-0402](#) ~~7-0502~~ *et seq.*
- ~~2-0102.3 Lots may be approved for R-C Cluster Subdivisions fronting on privately maintained streets located in appropriate easements, provided they are constructed to meet VDOT tertiary street standards (See Plate 6-7).~~
- ~~2-0102.4~~
- 2-0102.3 Subdivided industrial and commercial building lots may be approved without public street frontage, ~~provided, however, that~~ if the building lots have frontage on a right-of-way or access easement satisfactory to the Director; and ~~that~~ if:
 - ~~2-0102.4A~~ A. A joint owners' association is established ~~prior to~~ before the approval of any plat or plans to assure the maintenance of the access easement, parking, planting and other necessary open space; and
 - ~~2-0102.4B~~ B. Improvements within the access easement be sufficient to accommodate the type and volume of traffic anticipated.

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~~2-0102.5~~

2-0102.4

Residential, industrial or commercial building sites or lots in a subdivision are to be designed so that the sites or lots will not have direct access to any arterial road unless deemed necessary by the Director by reason of an unusual natural, topographical, or pre-existing condition, or unless the shape or size of the tract would preclude other methods of providing access.

~~2-0102.6~~

2-0102.5

~~(86-04 PFM)~~ For lot layout in a cluster subdivision see Sections [§ 6-0703.2](#) and [§ 6-1702.3](#). No grading or filling is allowed in a floodplain or Resource Protection Area except as provided for in Parts 6 and 9 of Article 2 of the [Zoning Ordinance](#) and [Chapter 118](#) of the Code.

2-0103

Pipestem Lots. Pipestem lots, when permitted by [§ 2-406](#) of the [Zoning Ordinance](#), ~~shall must~~ conform to the requirements of [§ 2-0000](#) *et seq.*

2-0103.1

Except for R-C Cluster developments subject to a special exception under Article 9 of the [Zoning Ordinance](#), the configuration of pipestem lots ~~shall may not be permitted to~~ create continuous double-stacking of lots on a single roadway.

2-0103.1A

A. “Double-stacking” ~~shall be is defined as~~ a configuration of pipestem lots parallel to a single street such that two essentially parallel rows of lots are created.

2-0103.1B

B. Groups of more than three such double-stacked lots are not allowed unless each group is separated from the next by 100 feet of open space, 100 feet of non-pipestem lots, or 100 feet of a combination of open space and non-pipestem lots.

~~2-0103.1C~~

~~When provided at the request of the Director, reverse frontage lots served by a pipestem driveway shall not be considered pipestem lots, provided however that the restriction against double stacking as stated in § 2-0103.1B above shall apply.~~

2-0103.1D

C. For examples of acceptable and unacceptable pipestem lot layouts, see [Plate 1-2](#).

2-0103.2

~~In general, p~~ Pipestem lots ~~may should~~ not represent more than 20 percent of the total number of lots within a given subdivision, except ~~that when~~ subject to a special exception under Article 9 of the [Zoning Ordinance](#), ~~there shall be no limit on the number of pipestem lots in subdivisions approved for R-C Cluster development.~~

~~2-0103.3~~

~~The area of a pipestem lot within the pipestem portion of the lot shall not be deemed to be a part of the required minimum lot area specified for the district in~~

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~~which the lot is located, except that this restriction shall not apply in R-C Cluster Subdivisions.~~

~~2-0103.4~~

2-0103.3

For any common pipestem driveway, the total width of combined pipestems ~~shall~~ may not exceed the width of pavement for that driveway; however, the access and maintenance easement ~~shall~~ must be greater as set forth in [Plates 9-7 & 10-7 & 11-7](#).

~~2-0103.5~~

2-0103.4

No structure, whether main or accessory, ~~shall~~ may be erected nearer to the edge of pipestems than 25 feet from the lot line or edge of pavement, whichever is greater; except that this requirement does not apply to any required turnaround or turnaround easement ([Plates 9-7 & 10-7 & 11-7](#)).

~~2-0103.6~~

2-0103.5

~~(97-07-PFM)~~ The final plat ~~shall~~ must note each pipestem driveway as a “driveway privately owned and privately maintained by the lot owner,” and an adequate “easement for ingress, egress, construction, maintenance of utilities and County and other emergency vehicles” ~~shall~~ must be provided where common driveway construction is used. Each lot abutting a pipestem driveway ~~shall~~ must be noted, “owners of abutting lots utilizing pipestem driveways automatically assume an obligation for maintenance of the pipestem driveway, which obligation is a condition of their ownership of the property and which runs with the land.” The plat and plan ~~shall~~ must include the following note: “The pipestem driveways in this development do not meet the standards necessary for inclusion in the system of state highways and will not be maintained by the [Virginia Department of Transportation](#) or Fairfax County, and are not eligible for rural addition funds or any other funds appropriated by the [General Assembly of Virginia](#) and allocated by the [Commonwealth Transportation Board](#).”

~~2-0103.7~~

2-0103.6

The ~~L~~ length of a pipestem portion of a lot:-

~~2-0103.7A~~

~~A. The length of the pipestem portion of a lot m~~ A. May not exceed a distance of:

~~2-0103.7A(1)~~

1. 350 feet where required lot size is less than 12,000 square feet;

~~2-0103.7A(2)~~

2. 400 feet where required lot size is ~~between~~ 12,000 square feet ~~and to~~ to 18,000 square feet;

~~2-0103.7A(3)~~

3. 550 feet where required lot size is ~~between~~ 18,000 square feet ~~and to~~ to 40,000 square feet;

~~2-0103.7A(4)~~

4. 750 feet where required lot size is 40,000 square feet or over.

~~2-0103.7B~~

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~~B.~~ B. The ~~pipestem portion of a lot m~~ May exceed the maximum length if ~~the developer provides a justification is provided based upon some existing unusual and natural topographic or other physical condition~~ with the submission of a preliminary plat.

~~2-0103.7B(1) This justification must be to the Director's satisfaction and be based upon some existing unusual and natural topographic or other physical condition.~~

~~2-0103.7B(2)~~

1. The restrictions of § 2-0103.6 7 ~~shall do~~ not apply to lots in subdivisions developed under the cluster provisions and with special exception approval from the Board. ~~as R-C Cluster.~~

~~2-0104 General Subdivision Ordinance Waiver (Deleted by 57-96 PFM)~~

~~2-0105~~

2-0104 **Monuments**

~~2-0105.1~~

2-0104.1

~~(95-06 PFM)~~ Required monuments ~~shall~~ should be iron pipe or solid iron rod not less than ½ inch nor more than 1 inch in diameter and a minimum of 18 inches in length or other permanent marker (e.g., pk nail, drill hole or etch mark). The top of all such monuments ~~shall~~ must be set flush with the finished ground surface at their respective locations.

~~2-0105.2~~

2-0104.2

In all subdivisions, ~~these~~ monuments ~~shall~~ must be placed in the ground at all lot corners. Also, these monuments ~~shall~~ must be placed at all angle points in the outer lines of the subdivision and at all points of angles and curvature in the right-of-way of all streets within the subdivision.

~~2-0105.3~~

2-0104.3

~~(95-06 PFM)~~ ~~Prior to~~ Before bond release, a statement of certification by a surveyor licensed by the Commonwealth of Virginia ~~shall~~ must be provided, certifying that all required monuments have been installed in accordance with criteria listed above, and bearing the surveyor's seal, signature and Virginia registration license number.

~~2-0106~~

2-0105 **Open Space**

~~2-0106.1~~

2-0105.1

For open space and recreational purposes, the Director may require ~~the~~ dedication of 10 percent of the gross area, ~~in~~ on parcels of appropriate size and location, in every subdivision except:

~~2-0106.1A~~

A. Where the average building lots are 36,000 square feet or larger; or

~~2-0106.1B~~

B. Where the proposed subdivision is solely for commercial or industrial purposes; or

~~2-0106.1C~~

C. When the subdivision is approved under the cluster provisions of the [Zoning Ordinance](#); or

~~2-0106.1D~~

D. Where the County, [FCPA](#), the [Regional Park Authority](#), or the [School Board](#) is unwilling, for whatever reason, to accept ~~such~~ the dedication.

~~2-0106.2~~

~~2-0105.2~~

The Director, in approving land for dedication, ~~shall~~ must be guided by the definition of “open space” contained in the [Zoning Ordinance](#).

~~2-0106.3~~

~~2-0105.3~~

In the design for necessary recreational facilities to be constructed, the developer ~~shall~~ must use the criteria in [§ 8-0300](#) ~~2-0209~~ *et seq.* If standards for construction of recreational facilities are not contained in this PFM, the developer ~~shall~~ may consult [FCPA](#) to determine if design standards are available for these facilities or developer may provide alternate with justification on plan.

~~2-0107~~

~~2-0106~~

Topography

~~2-0107.1~~

~~2-0106.1~~

Existing topography ~~shall~~ must be shown on all plans submitted to the Director when a change of the natural topography of the land is proposed.

~~2-0107.1A~~

A. ~~(53-96 PFM, 67-99 PFM)~~ On preliminary plats, 2-foot contour intervals or other intervals satisfactory to the Director and/or the [State Health Department](#) ~~shall~~ must be shown ~~which would~~ used so as to show the character of the terrain.

~~2-0107.1B~~

B. ~~(115-13 PFM)~~ All topography ~~shall~~ must be correlated to the [NGVD 1929](#) datum.

~~2-0107.2~~

~~2-0106.2~~

The elevation of existing and proposed ground surface at all street intersections and points of major grade lines connecting therewith ~~shall~~ must be shown on preliminary plats.

~~2-0107.3~~

~~2-0106.3~~

~~(67-99 PFM, 53-96 PFM)~~ Aerial topography at 5-foot contour intervals will be acceptable for preliminary plats for R-C Cluster Subdivisions, except where a closer interval may be required by the [Health Department](#).

~~2-0108~~

~~2-0107~~

E&S Control and Soil Removal

~~2-0108.1~~

~~2-0107.1~~

E&S controls are required as set forth in [§ 11-0000](#) *et seq.* and [Chapter 104 \(Erosion and Sedimentation Control\)](#) of the Code.

~~2-0108.2~~

~~2-0107.2~~

All plats and plans ~~shall~~ should be designed in such a manner that their execution will not require the excavation and removal from the site of soil, sand, gravel or other similar materials; ~~provided that~~ however, the Director may approve plans

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requiring such excavation and removal for the purposes detailed in [§ 2-0107.3](#) 2-0108.3 *et seq.* for subdivision and site plans.

2-0108.3

2-0107.3

The Director may approve the excavation and removal of soil, sand, gravel or other similar material from an approved subdivision site when:

2-0108.3A

A. It is determined that spoiling the material on-site will be detrimental to conservation of open space, trees, desirable vegetation or create an E&S problem, or

2-0108.3B

B. It is determined that the excavated material is unsuitable in other areas where fill is requested, or

2-0108.3C

C. The terrain of the site is such that little or no area is available for disposal and excavation is necessary to construct roads and prepare sites for building, or

2-0108.3D

D. The developer's engineer can prove by engineering computation that the material cannot be utilized on-site or within the area of the preliminary plat, and must be excavated to develop the site to its full potential.

2-0107.4

Provisions for E&S control must be shown on all grading plans unless otherwise exempted by [Chapter 104](#) of the Code.

A. The measures shown must be reviewed by the Director.

B. A determination must be made by the Director as to the adequacy of proposed control measures.

2-0107.5

A copy of the approved grading plan must be kept on the site with the building permit during grading operations.

2-0107.6

On small area grading plans, sufficient spot elevations and flow arrows must be provided to show adequately the disposition of surface water.

2-0107.7

The owner/developer must certify in a statement on the plan that all wetlands permits required by law will be obtained before commencing land disturbing activities. Evidence of such permits must be provided to the Director before commencing land disturbing activities. For those activities regulated under general permits for which the issuing agencies do not normally provide written confirmation of permit issuance, a copy of the general permit(s) and a statement describing the proposed activity and certifying compliance with all applicable permit conditions will serve as the required evidence.

2-0109

2-0108

Soils Information

2-0109.1

2-0108.1

~~(72-01-PFM)~~ A soil map at a scale of not less than 1 inch=500 feet ~~shall~~must be provided on preliminary plats, site or subdivision plans and lot grading plans. The soil type for each lot ~~shall~~must be identified in tabular form by the soil identification number, name and problem class on all site, subdivision and lot grading plans.

2-0110

2-0109

Large Lot Subdivisions

2-0110.1

2-0109.1

~~(38-93-PFM)~~ For large-lot subdivisions (divisions or redivisions of real property where any tract, plot or parcel is 5 acres or the metric equivalent or greater) exempt from the provisions of the [Subdivision Ordinance, Chapters 104 \(Erosion and Sedimentation Control\)](#), [107 \(Problem Soils\)](#), [112 \(Zoning Ordinance\)](#), [116 \(Wetlands\)](#), and [118 \(Chesapeake Bay Preservation Ordinance\)](#), and [124 \(Stormwater Ordinance\)](#) of the Code ~~shall~~ apply.

2-0110.2

2-0109.2

~~(38-93-PFM)~~ Clearing and grading ~~shall~~may not be ~~undertaken~~ commence until a clearing and grading plan, an E&S control plan and conservation agreement have been submitted to and approved by the Director. All wetlands permits required by law ~~shall~~must be obtained ~~prior to~~ before commencing land disturbing activities. Evidence of such permits ~~shall~~must be provided to the Director ~~prior to~~ before commencing land disturbing activities. For those activities regulated under general permits for which the issuing agencies do not normally provide a written confirmation of permit issuance, a copy of the general permit(s) and a statement describing the proposed activity and certifying compliance with all applicable permit conditions will serve as the required evidence. Wetlands permits include both ~~COE~~ [USACE](#) Permits and [Virginia Water Protection Permits](#).

2-0110.3

2-0109.3

When plans for these large-lot subdivisions are filed, the following will be required:

2-0110.3A

A. ~~(53-96-PFM, 67-99-PFM)~~ Topographic sheets with contour intervals no greater than 5-foot ~~contour intervals~~ at a scale no greater than 1 inch=100 feet showing:

2-0110.3A(1)

1. Proposed and/or existing lot lines.

2-0110.3A(2)

2. Existing tree lines.

2-0110.3A(3)

3. Limits of clearing and grading:

2-0110.3A(3)(a)

a. Limits of grading ~~shall~~ must be clearly shown, and

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~~2-0110.3A(3)(b)~~

- ~~b. Sufficient information ~~shall~~ must be provided concerning the proposed grades and at a large enough scale to ~~insure~~ ensure that an accurate representation is shown on the plans.~~

~~2-0110.3A(4)~~

- ~~4. For ~~A~~ an E&S control plan refer to [Chapter 104](#) and [§ 11-0102](#) through [§ 11-0105](#).~~

~~2-0110.3A(4)(a) The E&S control measures must include calculations to insure the adequacy of proper sediment basins, and~~

~~2-0110.3A(4)(b) The submitting engineer must perform the necessary computations, and~~

~~2-0110.3A(4)(c) Seeding and mulching of exposed slopes or other disturbed ground must closely follow completion of construction activity, and~~

~~2-0110.3A(4)(d) No disturbed area shall be denuded more than 14 calendar days in accordance with [§ 11-0105.2](#).~~

~~2-0110.3A(5)~~

- ~~5. The location, size and length of all culverts:~~

~~2-0110.3A(5)(a)~~

- ~~a. Roadway drainage must be properly handled to preclude stormwater running down the face of slopes; and~~

~~2-0110.3A(5)(b)~~

- ~~b. It will be necessary to show proper drainage channels (stabilized to preclude erosion) to carry stormwater from ditches in cut areas either to stabilized areas away from fill slopes, to ditches along the toes of fill slopes, or in ditches along the shoulder of the fill slopes to a paved chute or flume at the low point.~~

~~2-0110.3A(6)~~

- ~~6. ~~(30-90 PFM)~~ 100-year floodplain limits.~~

~~2-0110.3A(7)~~

- ~~7. ~~(38-93 PFM)~~ Wetlands limits.~~

~~2-0110.3A(8)~~

- ~~8. ~~(38-93 PFM)~~ RPA boundary and RMA boundary.~~

~~2-0110.3B~~

- ~~B. Conservation agreement as provided for in [§ 2-0600](#) ~~2-0700~~ *et seq.*~~

~~2-0110.3C~~

- ~~C. Profiles of private streets other than driveways.~~

~~2-0110.3D~~

- ~~D. Proper compaction:~~

~~2-0110.3D(1)~~

- ~~1. Adequate compaction of fill embankments ~~shall~~ is be required to ensure proper stability of the slopes which may be no steeper than 2H:1V; and~~

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~~2-0110.3D(2)~~

2. Compaction requirements ~~shall~~must be shown on the plan and ~~shall~~must meet minimum 95 percent density in accordance with [AASHTO-T99](#). Design must ensure ~~F~~ fill slopes ~~which are not~~ adequately compacted ~~will erode to the point where established ground covers will be~~ so that they are not undermined and nor washed down the slope.

~~2-0110.3E~~

- E. Computations showing adequacy of culverts and any drainage swale designed to carry more than 10 CFS.

~~2-0110.3F~~

- F. ~~(38-93 PFM)~~ Stormwater Quality. All necessary [Water Quality Impact Assessments](#), RPA Boundary Delineations and RMA Boundary Delineations must be submitted and adequate measures provided in compliance with [Chapter 118 \(Chesapeake Bay Preservation Ordinance\)](#) of the Code and [§ 6-0000 et seq.](#)

~~2-0110.3G~~

- G. ~~(38-93 PFM)~~ Statement on the plans by the owner/developer certifying that all wetlands permits required by law will be obtained ~~prior to~~ before commencing land disturbing activities.

~~2-0111~~

~~2-0110~~

Tree Conservation Requirements ~~(106-10 PFM, 29-90 PFM)~~

~~2-0111.1~~

~~2-0110.1~~

Tree conservation requirements ~~shall~~must be addressed on all land being developed as set forth in [Chapter 122 \(Tree Conservation Ordinance\)](#), the [Subdivision Ordinance](#), [Chapter 104 \(Erosion and Sedimentation Control\)](#) of the Code, ~~Article 13 of the Zoning Ordinance~~, and PFM [§ 12-0000 et seq.](#)

~~2-0111.2~~

~~2-0110.2~~

With the exception of the minor land disturbance scenarios identified in ~~paragraph (b) of Section § 122-2-1(b) (Ten-year 10-Year Tree Canopy Requirements)~~ of the Code, this requirement ~~shall~~must be met on all ~~subdivision plans, site plans and grading plans~~ required to be submitted to the Director for review and approval.

2-0200 PLAT AND PLAN PREPARATION**2-0201 General Requirements**

- 2-0201.1 ~~(53-96 PFM)~~ The maximum sheet size for a preliminary plat ~~shall be~~ is 36 inches x 48 inches. If more than one sheet is required for a preliminary submission, match lines must be provided.
- 2-0201.2 ~~(53-96 PFM, 67-99 PFM)~~ Final subdivision plats ~~shall~~ must be drawn to a scale of 1 inch=100 feet or larger with minimum size lettering of 1/10 inch on sheets with match lines not less than 8½ inches x 11 inches and not more than 18 inches x 24 inches. Margins ~~shall~~ must be at least ¼ inch on all sides, and all drawings ~~shall~~ must have centering marks on each side. Match lines or grid tics delineating 8½-inch x 11-inch sections, ~~shall~~ must be inscribed on all plats larger than 8½ inches x 11 inches.
- 2-0201.3 Existing and proposed easements on final plats ~~shall~~ must be tied by bearing and distance to a lot corner.
- 2-0201.4 Final plats become legal documents and ~~shall~~ must provide adequate information to enable the engineer or surveyor to locate easements in the field.
- 2-0201.5 ~~(53-96 PFM)~~ Subdivision, site construction and as-built plans ~~shall~~ must be submitted on standard-size sheets of 24 inches x 36 inches.
- 2-0201.6 ~~(67-99 PFM, 53-96 PFM)~~ The standard scale for subdivision, site construction and as-built plans ~~shall be~~ is 1 inch=50 feet or larger. The standard profile scale ~~shall be~~ is 1 inch=50 feet or larger horizontally and 1 inch=5 feet or larger vertically. In all cases, the scale used on the as-built plan ~~shall~~ must be the same as the scale of the approved construction plan.
- 2-0201.7 ~~(49-95 PFM)~~ For underground transmission lines and pipelines as defined in [§ 2-0304](#) ~~2-0404~~, written proof ~~shall~~ must be submitted that all owners of major underground utility easements have been notified in accordance with all applicable regulations.
- 2-0201.8 ~~(97-07 PFM)~~ All preliminary plats, final subdivision plats, and plans that propose private streets that will not be constructed to [VDOT](#) standards shall include the following statement: “The private streets in this development do not meet the standards necessary for inclusion in the system of state highways and will not be maintained by [VDOT](#) or Fairfax County, and are not eligible for rural addition funds or any other funds appropriated by the [General Assembly of Virginia](#) and allocated by the [Commonwealth Transportation Board](#).” All preliminary plats, final subdivision plats, and plans that propose private streets that are constructed to

[VDOT](#) standards, but are not intended for inclusion in the system of state highways shall include the following statement: “The private streets in this development are not intended for inclusion in the system of state highways and will not be maintained by [VDOT](#) or Fairfax County, and are not eligible for rural addition funds or any other funds appropriated by the [General Assembly of Virginia](#) and allocated by the [Commonwealth Transportation Board](#).”

2-0202 Submission of Subdivision and Site Plans

~~2-0202.1~~ These plans shall be submitted to DPWES.

~~2-0202.2~~ The developer shall submit such topographic data as may be determined necessary for the reasonable development of the proposed subdivision or site plan.

~~2-0202.3~~

2-0202.1 ~~(47-95 PFM)~~ Copies of site and subdivision plans intended for the water supply agency shall must be submitted directly to ~~DPWES~~ [LDS](#), for subsequent routing through the [Fire Marshal’s Office](#) and the appropriate water supply agency. Such plans may also be routed to [VDOT](#) when appropriate, as determined by ~~DPWES~~ [LDS](#), based on prospective improvements to be made within proposed or existing [VDOT](#) rights-of-way. Interim transactions may be made directly with the water supply agency.

~~2-0202.4~~

2-0202.2 ~~Two additional copies of all subdivision and site plans shall be submitted to DPWES for forwarding to VDOT. All plans shall~~ must be approved by [VDOT](#) ~~prior to before~~ final approval by the County.

~~2-0202.5~~

2-0202.3 ~~(65-99 PFM)~~ Where there is a proposed division of real property, the record plat check sheet shall may be included as an integral part of construction plans submitted for approval. The record plat check sheet may be required by the Director on a first submission plan if additional information is needed.

~~2-0202.5A~~

A. This shall must be accomplished by running prints of the record plat check sheet on standard 24-inch x 36-inch sheets or the metric equivalent and including these as consecutive pages in each set of plans.

~~2-0202.5B~~

B. This does not change the standard size of the final record plat.

~~2-0202.6~~

2-0202.4 All submissions of subdivision and site plans shall must include a clearing and grading plan.

~~2-0202.7~~

2-0202.5 The [Health Department](#) must review and approve, as appropriate, each project with respect to a water plan, a sewage plan, and solid waste plan. In connection therewith, the plan and plat submissions shall must contain the following information:

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~~2-0202.7A~~

A. Water Plan – The preliminary plat must indicate a description of the source of water supply, including:

~~2-0202.7A(1)~~

1. ~~Attachment~~ Connection to an existing public water supply;

~~2-0202.7A(2)~~

2. Creation of a new public water supply; or

~~2-0202.7A(3)~~

3. Individual supply for each lot.

~~2-0202.7B~~

B. If the ~~attachment~~ connection is to an existing supply, the plat ~~shall~~ must show the extension of the water lines.

~~2-0202.7C~~

C. Sewage Plan – The plats and plans ~~shall~~ must show the ~~attachment~~ connection to existing public sewage system or the location of individual sewage disposal systems as set forth in [§ 10-0000](#) *et seq.*

~~2-0202.7D~~

D. ~~(101-08 PFM)~~ Solid Waste and Recycling Plan - The plats and plans ~~shall~~ must comply with [§ 10-0300](#) *et seq.*

~~2-0202.8~~

~~2-0202.6~~

~~Two~~ Three prints each of the ~~plan or~~ plats, showing on-site and off-site easements (storm, sanitary, turnaround, etc.), ~~shall~~ must be submitted before plan approval with the second submission.

~~2-0202.8A~~

A. The plats ~~shall~~ must be reviewed, approved or noted as appropriate, and returned to the engineer.

~~2-0202.8B~~

B. It ~~shall be~~ is the engineer's responsibility to see that the approved easement plats are recorded and a Clerk's copy showing the deed book and page is returned to DPWES [LDS](#).

~~2-0202.9~~

~~2-0202.7~~

All letters of permission, and temporary construction easements, maintenance agreements for stormwater retention/detention, and construction schedules required for the construction of the site or subdivision plan, shall must be submitted with the second submission.

~~2-0202.10~~

~~2-0202.8~~

Subdivision street plans ~~shall~~ may be prepared in accordance with an approved preliminary plat.

2-0203

Clearing and Grading Requirements (see also [§ 2-0107.4](#) ~~11-0200~~)

~~2-0203.1~~

All submissions of the following ~~shall~~ must show clearing and grading limits:

~~2-0203.1A~~

A. Preliminary Plats;

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~~2-0203.1B~~

B. Subdivision Plans and Profiles;

~~2-0203.1C~~

C. Site Plans;

~~2-0203.1D~~

D. Clearing and grading plans to include clearing and grading for borrow areas, fill areas and independent subsurface utility installations in easements; and

~~2-0203.1E~~

E. Plans submitted with building permit applications, including swimming pools, when deemed necessary by the Director.

2-0203.2

An approved subdivision plan or an approved site plan for townhouses constitutes a sufficient basis for the issuance of a clearing and grading permit for the particular project within the clearing and grading limits and for that grading specified in the plan (see [§ 2-0700](#) ~~2-0800~~).

2-0203.3

Clearing permits, grading permits and all sanitary sewer plans may not be approved for construction ~~prior to~~ before the final approval of the site and subdivision plan, except when approved by the Director pursuant to a written request from the applicant justifying the reasons for issuance of any such permit.

2-0203.4

Clearing and grading ~~prior to~~ before plan approval.

~~2-0203.4A~~

A. Once a site plan has been submitted, clearing and grading on that site in advance of the site plan approval is not permitted except where unusual circumstances or hardship prevails or where projects qualify for “modified processing procedures” in accordance with adopted criteria by the [Board](#).

~~2-0203.4B~~

B. ~~(38-93 PFM)~~ For those site plans which have been approved by the Director for review under the “modified processing procedures” or where unusual circumstances or hardship prevails, clearing and grading ~~prior to~~ before site plan approval may be allowed, if provided that the following conditions are met:

~~2-0203.4B(1)~~

1. ~~(38-93 PFM)~~ A letter of justification citing genuine hardship and requesting advance approval for grading is submitted to and approved by the Director of the Site Development and Inspections Division, ~~DPWES~~ [LDS](#).

~~2-0203.4B(2)~~

2. ~~(38-93 PFM)~~ Evidence that all wetlands permits required by law ~~shall~~ must be provided to the Director ~~prior to~~ before commencing land disturbing activities. For those activities regulated under general permits for which the issuing agencies do not normally provide a written ~~econfirmation~~ confirmation of permit issuance, a copy of the general

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permit(s) and a statement describing the proposed activity and certifying compliance with all applicable permit conditions will serve as the required evidence. Wetlands permits include both [USACE COE Permits](#) and [Virginia Water Protection Permits](#).

~~2-0203.4B(3)~~

~~3. (38-93 PFM) All necessary RPA exceptions/exemptions/waivers have been granted.~~

2-0203.5 A conservation agreement ~~shall be~~ is required for all plans listed in [§ 2-0203.1 et seq.](#) ~~prior to~~ before any clearing or grading.

2-0203.6 It is recognized that some revisions to the grading plan may be required should the type of house proposed be revised following its original preparation and submission. This should not materially affect proposed grading adjacent to major drainage systems or eliminate design for control of E&S.

~~2-0204 Construction Schedule (72-01 PFM)
This entire section deleted.~~

~~2-0205~~

~~2-0204 Retaining Walls and Bridges~~

~~2-0205.1~~

~~2-0204.1 A separate building permit ~~shall~~ must be obtained for any retaining walls as required by the [International Building Code \(IBC\)](#) ~~utilized in connection with site plan or subdivision development.~~~~

~~2-0205.2~~

~~2-0204.2 Two sets of plans showing the wall location and details ~~shall~~ must be submitted to the Building Plan Review Branch, DPWES [LDS](#), at the time application is made for the building permit.~~

~~2-0205.3 This shall not include any small decorative “garden type” walls less than 24 inches in height.~~

~~2-0205.4~~

~~2-0204.3 A separate building permit ~~shall~~ must be obtained for any bridge outside [VDOT](#) rights-of-way.~~

~~2-0206 Fees (See § 2-1000 et seq.)~~

~~2-0207 Cost Estimate Schedule~~

~~2-0207.1 The estimate schedule is designed to expedite the processing of the completion bond.~~

~~2-0207.1A The engineer shall determine the quantities and current costs and enter them in the estimate schedule.~~

~~2-0207.1B~~ DPWES shall review the estimate schedule for accuracy.

~~2-0207.2~~ Subdividers shall be responsible for all improvements within dedicated rights of way until streets are accepted by VDOT including appurtenances beyond the right of way lines that serve the improvements within the right of way.

2-0208

2-0205

VDOT Specifications

~~2-0208.1~~

2-0205.1

The current specifications of [VDOT](#) shall govern for all materials, workmanship, reasonable limitations and construction procedures in conjunction with the specific standards and specifications adopted by the County.

~~2-0208.2~~

2-0205.2

~~(47-95 PFM)~~ The [VDOT](#) recommendation for approval signature on subdivision and site plans shall be is effective for 24 months unless construction has started and proceeds to completion in a normal orderly manner.

~~2-0208.3~~

2-0205.3

In cases where there are no existing standards for a particular structure, detailed scale drawings and specifications shall must be submitted with the plans.

2-0209

2-0206

Recreational Equipment and Criteria

~~2-0209.1~~

2-0206.1

When recreational facilities are proposed they must be provided in accordance with [§8-0000 et seq.](#), recreational facilities shall must be provided in accordance with the standards shown in [Plates 18-8 thru through 44-8](#), and [§ 8-0300 et seq.](#) ~~Where tot lots are proposed, the following criteria shall be considered in the design of the facility:~~

~~2-0209.1A~~ Tot lots shall be designed for children, ages one through six.

~~2-0209.1B~~ If the tot lot is to be enclosed, benches shall be located inside the enclosure.

~~2-0209.1C~~ Equipment with broad metal surfaces, such as slides, shall be oriented to the north to avoid direct sun.

~~2-0209.1D~~ Equipment designed to accommodate persons with disabilities shall be considered.

~~2-0209.1E~~ ~~(30-90 PFM)~~ Tot lots shall be located within sight of buildings, residences, well-used walkways or streets. Tot lots shall also be located so they are easily accessible and within walking distance from all areas of the neighborhood.

~~2-0209.1F~~ The type, size, number and quality of equipment shall be shown and should contain a mix of some of the following types of equipment:

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- ~~2-0209.1F(1) Slides (platform height maximum 5 feet).~~
- ~~2-0209.1F(2) Swings, tot (rubber tot seats, or rubber strap seats).~~
- ~~2-0209.1F(3) Balance beams (maximum height 16 inches).~~
- ~~2-0209.1F(4) Spring animals and/or spring pads.~~
- ~~2-0209.1F(5) Play structures (platform height maximum 4 feet).~~
- ~~2-0209.1F(6) Spinarounds (whirls solid platforms maximum 6 feet diameter).~~
- ~~2-0209.1F(7) Horizontal bars (maximum height 5 feet to 6 feet).~~
- ~~2-0209.1F(8) Climbers (maximum height 5 feet).~~
- ~~2-0209.1F(9) Ramps and/or paved "runways" (maximum grade of 10 percent).~~
- ~~2-0209.1G Equipment which is not permitted for tot lots includes see-saws and oversized apparatus not intended for small children.~~
- ~~2-0209.1H All play equipment shall be in accordance with current approved Consumer Product Safety Commission recommendations and guidelines, and installed in accordance with manufacturer's recommendations.~~
- ~~2-0209.1I The minimum area of a tot lot shall be 1,000 square feet and shall contain a minimum of four distinct types of activity (i.e., swinging, sliding, climbing, jumping and balancing).~~
- ~~2-0209.1J A tot lot shall be enclosed when the tot lot is located within 100 feet of a road, street or parking lot. The type of enclosure shall be chain link fence (minimum height of 42 inches, knuckled fabric selvage, top and bottom) or wood rail fence (minimum height of 42 inches/ 3 rails).~~
- ~~2-0209.1K The surface of the tot lot shall be shown and shall contain a minimum of 8 inches of woodchips, sand or pea gravel over a dry, compacted base.~~
- ~~2-0209.1L All play equipment must have a use area under the equipment, and a 6-foot buffer between use areas of adjacent equipment or benches, as defined below. Curbing of any type, fences, trees, and walls shall be kept outside the use area of all equipment, so the users will not fall and strike their body on the obstacle. Some suggested use areas are as follows (see Plates 18-8 thru 44-8 and § 8-0300 *et seq.*):~~

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~~2-0209.1L(1)~~ Swinging devices shall have a use area 7 feet greater than the distance between the seat and the top bar of the swing set, when the seat is fully extended parallel to the ground in both the front and rear;

~~2-0209.1L(2)~~ Sliding devices shall have a 6-foot use area on all sides;

~~2-0209.1L(3)~~ Revolving devices shall have a 7-foot use area around the outside edge of the device; and

~~2-0209.1L(4)~~ Stationary devices shall have a 6-foot area on all sides.

~~2-0209.1M~~ Benches shall be located within lot areas, and shall have a use area as follows: 4 feet in front, 2 feet on the sides, 2 feet in back for a bench with a back, or 4 feet in back for a backless bench.

~~2-0210~~ **Cut Sheets**

~~2-0210.1~~ (57-96 PFM) The contractor shall make cut sheets available to DPWES at the project site at all times when street, storm sewer or sanitary sewer work is being performed.

~~2-0210.2~~ (57-96 PFM) Cut sheets may be submitted to DPWES three days prior to the beginning of all street, storm sewer and sanitary sewer work to satisfy the notice requirement referenced in § 2-0502 of the PFM and § 17-202 of the Zoning Ordinance.

2-0211

2-0207 Revisions

~~2-0211.1~~

~~2-0207.1~~ Any proposed revision to approved plans and profiles ~~shall~~ must be submitted to and approved by the Director.

~~2-0211.2~~

~~2-0207.2~~ The revision, if approved, is submitted with the knowledge and consent of the developer.

~~2-0211.3~~

~~2-0207.3~~ The following procedures ~~shall be~~ are required for the submission and approval of a revision:

~~2-0211.3A~~

A. A letter of transmittal in duplicate ~~shall~~ must accompany each revision submitted for review and approval describing the revision in detail and its general location; and

~~2-0211.3B~~

B. The submitting engineer ~~shall~~ must certify that no other changes have been made on the plan or profile except those previously approved; and

~~2-0211.3C~~

- C. All revisions ~~shall~~must be clearly circled in red; and
- 2-0211.3D
- D. A revision block, shown as [Plate 2-2](#), ~~shall~~must be incorporated as part of the plan or profile sheet in which the revision is numbered and described, except for submission of Pavement Design Revisions.
- 2-0211.4
2-0207.4
- ~~(36-92 PFM)~~ Any tentatively approved preliminary plat may be revised through the same procedure used for original submission and approval. Tentative approval of a preliminary plat revision (PLV) ~~shall~~will not alter the expiration date of the original preliminary plat, because the review of the PLV is limited to that portion of the preliminary plat which is proposed to be revised. ~~Prior to~~ Before its expiration the original preliminary plat, with all PLVs attached, may be submitted for reapproval and reapproved for an additional period as defined in [§ 101-2-3\(d\)\(4\)](#) of the [Subdivision Ordinance](#) as long as it complies with all ordinances and regulations applicable at the time of submission for ~~such~~ the reapproval.
- 2-0212**
2-0208
2-0212.1
2-0208.1
- General Required Information on Plans and Profiles**
- All turnaround construction with easements ~~shall~~must be shown as required on the preliminary plat.
- 2-0212.2
2-0208.2
- The location of any springs, either within or draining to the street right-of-way, ~~shall~~must be shown together with the proposed treatment of same. All springs ~~shall~~must be capped and piped in a minimum 6-inches diameter perforated pipe encased in washed gravel, and connected into the nearest storm sewer appurtenance or piped to a natural outlet.
- 2-0212.3
2-0208.3
- ~~(70-00 PFM)~~ A north direction arrow referenced to the [Virginia Coordinate System of 1983 \(VCS 83\)](#) ~~shall~~must be shown on each sheet of the subdivision and site plans. It is the surveyor's responsibility to ascertain the existence of [VCS 83](#) control monuments to be utilized in their surveys. Assistance will be provided by the Land Survey Branch, Construction Management Division, ~~DPWES~~ LDS, to the extent of granting access to their records on [VCS 83](#) control data.
- 2-0212.4
2-0208.4
- Any notes that may be necessary to explain the intent and purposes of the plans should be provided.
- 2-0212.5
2-0208.5
- Plans must be submitted by a PE, LS, or architect licensed in Virginia, with stamps on all sheets.
- 2-0212.6
2-0208.6
- Profiles ~~shall~~must be submitted on standard plan and profile sheets. ~~Specific studies shall be submitted on cross-section paper 24 inches x 36 inches.~~ Floodplain

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studies ~~shall~~must be submitted in accordance with the information provided in [§ 6-0000](#) *et seq.*

~~2-0212.7~~

~~2-0208.7~~

~~2-0212.7A~~

Existing centerline profiles ~~shall~~must be shown and identified on all proposed:

~~2-0212.7B~~

A. Streets,

~~2-0212.7C~~

B. Storm sewers,

~~2-0212.7D~~

C. Stream relocations,

~~2-0212.7E~~

D. Drainage ditches where determined necessary, and

~~2-0212.8~~

~~2-0208.8~~

E. Outfall of storm sewer to existing streams.

Right and left building restriction line profiles ~~shall~~must be shown and identified on all street construction profiles. ~~This also may be required on site plans.~~

~~2-0212.9~~

~~2-0208.9~~

Where terrain is exceptionally rough, additional profiles on either side of centerline may be required.

~~2-0212.10~~

~~2-0208.10~~

~~2-0212.11~~

~~2-0208.11~~

Stations shown on the profile ~~shall~~must match stations shown on plans.

~~(115-13 PFM)~~ Datum reference for elevations used ~~shall~~must be shown and correlated to [NGVD 1929](#) datum. In addition, all subdivisions and site plans ~~shall~~must show the location, elevation, and description of two benchmarks which are properly correlated to the plan elevations.

~~2-0212.12~~

~~2-0208.12~~

The plan ~~shall~~must show the limits of clearing for all work to be done, including off-site turnarounds, sewer and water extensions, outfalls and pipestem driveways.

~~2-0212.13~~

~~2-0208.13~~

~~(119-15 PFM)~~ The plans and profiles ~~shall~~must depict areas where additional field observations and as-built measurements are necessary pursuant to [§ 2-1202.12](#) and [§ 2-1202.14](#) ~~2-1302-(L) and (N)~~.

~~2-0212.14~~

~~2-0208.14~~

On site plans, all easements, both on-site and off-site, ~~shall~~must be recorded ~~prior~~ to before approval.

~~2-0212.15~~

~~2-0208.15~~

On subdivision plans, all off-site easements ~~shall~~must be recorded ~~prior to~~ before approval.

~~2-0212.16~~

~~2-0208.16~~

When subsurface utility installations in easements are shown on plans, the engineer or surveyor preparing the plans ~~shall~~must show the limits of clearing and grading necessary for the construction of the utility, taking into account the depth

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of installation, working room needed, size of pipe, type of soil and slopes encountered.

~~2-0212.17~~

2-0208.17

Where installation of an underground utility in a temporary easement is proposed, pending approval of a future section of the subdivision which will place this utility in a street right-of-way, clearing must be limited to that necessary for installation of that utility; no additional clearing ~~shall be~~ is permitted until the entire plan for the new section is approved.

~~2-0212.18~~

2-0208.18

Proposed street light pole placement, including distance from face of pole to face of curb, luminaire style, luminaire size and bracket length, where applicable, ~~shall~~ must be shown.

~~2-0212.19~~

2-0208.19

~~(38-93 PFM)~~ Statement by the owner/developer certifying that all wetlands permits required by law will be obtained ~~prior to~~ before commencing land disturbing activities.

~~2-0212.20~~

2-0208.20

~~(61-98 PFM, 54-96 PFM)~~ Plans providing an accessibility improvement for persons with disabilities as required by Federal or State accessibility requirements or plans which voluntarily provide ~~such~~ the improvement ~~shall~~ must be in accordance with the design specifications set forth in the [Virginia USBC](#). Such plans ~~shall~~ must provide the following minimum information:

~~2-0212.20A~~

A. The location of all accessible buildings and facilities;

~~2-0212.20B~~

B. The location and type of all ramps and curb ramps, including railings, slopes, and surface treatments;

~~2-0212.20C~~

C. The number, location, and dimensions of all accessible parking spaces with appropriate signage;

~~2-0212.20D~~

D. Building information including: the number and location of required exits; location and number of all entrances, including accessible entrances; and whether ~~or not~~ the building has an elevator(s);

~~2-0212.20E~~

E. ~~(61-98 PFM)~~ The total number of ground-floor dwelling units and the total number of accessible ground-floor dwelling units in multi-family dwelling developments regulated by the [Virginia USBC](#); and

~~2-0212.20F~~

F. Additional information which the Director determines is necessary to demonstrate compliance.

~~2-0212.21~~

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2-0208.21 (~~96-06 PFM~~) On subdivision plans where the lot configuration is subject to the shape factor limitations set forth in the [Zoning Ordinance](#), the shape factor ~~shall~~ must be depicted for each lot within the proposed subdivision.

DRAFT

~~2-0300~~ ~~REGULATIONS FOR PREPARATION AND REVIEW OF SKETCH PLANS (Deleted by 43-94 PFM)~~

~~2-0400~~

~~2-0300~~

UTILITIES

~~2-0401~~

~~2-0301~~

Installation

~~2-0401.1~~

~~2-0301.1~~

Except as set forth in ~~§ 2-0302~~ ~~2-0402~~, all utilities, as defined in the [Subdivision Ordinance](#), ~~shall~~ must be installed underground in accordance with County standards, [Chapter 63 \(Excavation and Utility Line Installation\)](#) of the Code and applicable State regulations.

~~2-0401.2~~

~~2-0301.2~~

All underground installation of utilities ~~shall~~ must be based upon proposed finished grade as shown on approved construction plans. No utility ~~shall~~ may be at a depth less than required by the Code ~~subsequent to~~ after final grading.

~~2-0401.3~~

~~2-0301.3~~

Any utility easement to be conveyed and/or recorded ~~subsequent to~~ after the approval of any plats, plans or profiles, on those developments that contain proffered buffer zones/strips or tree preservation areas, ~~shall~~ must be submitted to the Director for review and approval ~~prior to~~ before conveyance of an easement or the initiation of construction, whichever comes first, to ensure compliance with any prior zoning action or any zoning proffer.

~~2-0401.4~~

~~2-0301.4~~

No underground water, electric, or other similar utility may be constructed within a storm, sanitary, or other County easement without coordination with and written approval of the Director.

~~2-0402~~

~~2-0302~~

Underground Installation Exemptions

~~2-0402.1~~

~~2-0302.1~~

Equipment, such as electric distribution transformers, switchgear, meter pedestals and telephone pedestals, which normally are installed above ground, may continue to be so installed, in accordance with accepted utility practices for underground distribution.

~~2-0402.2~~

~~2-0302.2~~

Meters, service connections and similar equipment, normally attached to the outside wall of the premises they serve, may be so installed.

~~2-0402.3~~

~~2-0302.3~~

Temporary overhead facilities required for construction purposes ~~shall be~~ are permitted.

~~2-0402.4~~

~~2-0302.4~~

In subdivisions approved by the [Board](#) for ~~R-C-C~~ cluster development, underground installation of utilities for electrical and communications ~~shall~~ is not ~~be~~ required.

2-0403

2-0303

Depiction of Utilities on Plats, Plans and Profiles

~~2-0403.1~~

2-0303.1

~~Plats, plans, and profiles need not show any proposed utility easement in which utilities under the jurisdiction of the [State Corporation Commission](#) are to be installed by someone other than the developer or the developer's contractor. It shall ~~is not~~ be required that proposed utility easements in which utilities under the jurisdiction of the [State Corporation Commission](#) are to be installed by someone other than the developer or his ~~the developer's~~ contractor be shown on plats, plans, or profiles as a prerequisite to the approval of such plats, plans or profiles.~~

~~2-0403.2~~

2-0303.2

Developers are requested to provide easements for franchised Community Antenna Television (CATV) in accordance with the following guidelines:

~~2-0403.2A~~

A. Plats and plans ~~shall~~should show easements 10 feet wide contiguous to and continuously along both sides of all street rights-of-way.

~~2-0403.2B~~

B. In subdivisions containing private streets, the proposed easements ~~shall~~should be 10 feet wide and located in unpaved areas between the proposed private street and the units. Where a sidewalk exists along a private street, the easement ~~shall~~must be located contiguous to and to the rear of the sidewalk.

~~2-0403.2C~~

C. Alternate locations may be approved where the utility proposes to locate telephone and/or electric service other than in the locations set forth in [§ 2-0303.2A](#) and [§ 2-0303.2B](#) ~~2-0403.2A and 2-0403.2B~~.

~~2-0403.2C(1)~~

1. Where feasible, easements at the rear of a lot where telephone easements are proposed may be acceptable for CATV easements, ~~if provided~~ the CATV easements are continuous to the subdivision entrance.

~~2-0403.2C(2) The rear lot location may occur most often in attached dwelling unit developments and other subdivisions with common areas which abut rear lots.~~

~~2-0403.2D~~

~~A standard format for an "Agreement and Deed of Easement" has been prepared for CATV easements. This standard form is available from the Plan and Document Control Division, DPWES, and may be executed and recorded with the plat. Easements should run to the Board of Supervisors of Fairfax County, Virginia as grantee.~~

~~2-0403.2E~~

D. The CATV company ~~shall~~must furnish assistance to developers in locating the proposed cable easements on plats or plans, in accordance with [Va. Code § 15.2-2241\(A\)\(6\)](#) and [§ 101-2-2\(24\)](#) of the [Subdivision Ordinance](#).

~~2-0403.2F~~

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E. For those subdivisions which have been previously recorded, a copy of the subdivision plat may be marked by a PE or LS with the easement and recorded with the standard easement form.

2-0403.2G

F. Where other utility easements have been previously established and cable television is to be installed in the same location, the plat showing telephone or electric easements may be adapted to show CATV lines and easements at the same locations. These plats may be recorded using the standard easement form.

2-0403.2H

G. ~~Generally, w~~ Where other utility locations have been established, CATV easements should follow electric and telephone; or where these differ, CATV should follow telephone.

2-0403.3

2-0303.3

~~(101-08 PFM)~~ Plats and plans need not show proposed common or shared easements ~~It shall is not be required that proposed common or shared easements be depicted on plats and plans as a prerequisite to the approval of such plats and plans;~~ however, developers are requested to work with utility companies early in the design process to encourage the placement of electric, cable, telephone and gas facilities within common or shared easement areas, the location and size of which ~~shall~~ must be adequate for use by public service corporations and franchised cable television operators which may be expected to occupy them.

2-0403.3A

A. ~~(101-08 PFM)~~ On all plats and plans, a note ~~shall~~ must be included stating that any future easement or authorization for electric, cable, telephone or gas service to be furnished to the property must comply with ~~the provisions of~~ [Va. Code § 15.2-2241\(6\)](#).

2-0403.3B

B. ~~(101-08 PFM)~~ For sites subject to proffers, the common or shared easement ~~shall~~ must only be within proffered limits of clearing and grading; but, ~~shall~~ may not be within proffered tree save areas.

2-0404

2-0304

Depiction of Certain Underground Transmission Lines and Pipelines on Subdivision, Site, and Public Improvement Plans ~~(49-95 PFM)~~

2-0404.1

2-0304.1

~~The submission of a~~ A subdivision, site or public improvement plan ~~shall~~ must depict the horizontal location of certain existing underground transmission lines and pipelines and associated easements.

2-0404.1A

A. For the purposes of this section, those transmission lines and pipelines are and the terms “transmission lines” or “pipelines” ~~shall~~ means:

2-0404.1A(1)

1. Transmission lines that transport gas as defined in the [Code of Federal Regulations, Title 49, § 192.3](#).

2-0404.1A(2)

2. Pipelines used for transportation of hazardous liquids as defined in the [Code of Federal Regulations, Title 49, § 195.2](#).

~~2-0404.1B~~

B. The horizontal location of such transmission lines and pipelines may be derived from utility records, surface features, geophysical prospecting or other reliable means.

~~2-0404.2~~

2-0304.2

Subdivision, site or public improvement plans submitted for approval ~~shall~~must depict, by survey station and elevation to an accuracy of 6 inches, the horizontal and vertical locations of all existing transmission lines and pipelines that will be crossed by the proposed facilities which are shown on the plan or which lie within 3.3 feet of proposed excavation or grading. Such transmission line and pipeline point locations ~~shall~~must be determined by physical examination and certified by a PE or LS registered in the State of Virginia.

~~2-0404.3~~

2-0304.3

Construction plans or any other plans which incorporate any material modification to the design of proposed facilities, as depicted on final subdivision, site and public improvement plans, ~~shall~~must also comply with the requirements of [§ 2-0304.2](#) ~~2-0404.2~~.

~~2-0404.4~~

2-0304.4

This section in no way modifies [Chapter 63 \(Excavation and Utility Line Installation\)](#) of the Code.

~~2-0500~~

2-0400

GENERAL IMPROVEMENTS AND INSPECTIONS

~~2-0501~~

2-0401

Improvements

~~2-0501.1~~

2-0401.1

For ~~Improvements required in~~ any subdivisions, ~~which that includes or involve~~ any public street or any easement or ~~any~~ right-of-way connecting two public streets, improvements shall must be as set forth in comply with § 7-0000 et seq.

~~2-0501.2~~

2-0401.2

A subdivider ~~shall~~ may have the right to install improvements in addition to those required by the minimum standards.

~~2-0501.3~~

2-0401.3

All construction performed in dedicated rights-of-way and easements ~~shall~~ must conform to the current standards and procedures prescribed by VDOT, but in no case ~~shall~~ be less than current specific standards adopted by the County.

~~2-0502~~

2-0402

Inspections

~~2-0502.1~~

2-0402.1

~~(73-02 PFM)~~ Pre-construction Conference. Except as ~~herein~~ provided below, a pre-construction conference ~~shall~~ must be held ~~prior to~~ before the commencement of any construction on a project, particularly before any clearing and grubbing are begun.

~~2-0502.1A~~

A. Upon receipt of a request by the developer to the Director to hold a conference, the Director ~~shall~~ must arrange for all concerned County agencies to be represented. The developer should arrange for all appropriate contractors involved in the project to be present, including, to the extent possible, all necessary utility contractors.

~~2-0502.1A(1)~~

1. ~~(95-06 PFM)~~ The pre-construction conference should be held within five working days of the request.

~~2-0502.1A(2)~~

2. ~~(95-06 PFM)~~ To avoid undue delay ~~in the event~~ if the County is unable to hold a conference within five working days, the conference ~~shall~~ must be held within no more than ten 10 working days; meanwhile the developer may proceed in strict accordance with all applicable codes, laws, and approved plans. In computing the five-day or ten-day period, the first day ~~shall be~~ is the date of receipt of the request from the developer.

~~2-0502.1B~~

B. ~~(111-13 PFM)~~ Prior to Before requesting a pre-construction conference, the developer ~~shall~~ must:

~~2-0502.1B(1)~~

1. Have the project plans approved by the Director.

~~2-0502.1B(2)~~

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2. Obtain all necessary permits (i.e., Land Disturbance, [VDOT](#), Stormwater).

~~2-0502.1C~~

~~C. Prior to~~ Before the scheduled date of the pre-construction conference and the commencement of construction, the developer ~~shall~~ must:

2-0502.1C(1)

1. Have the clearing limits accurately flagged by the developer's engineer or surveyor with a continuous line of surveyors' tape within the section of the project to be cleared. The limits of clearing and grading ~~shall~~ may not exceed that shown on the approved plan.

2-0502.1C(2)

2. ~~The developer shall~~ Provide on-site copies of all approved plans, revisions, zoning conditions and regulatory specifications applicable to the project. These documents ~~shall~~ must be retained on-site by the project superintendent through the active construction phases of the project.

2-0502.1C(3)

3. Complete all tree-related pre-construction requirements under [§ 12-0501 12-0701 et seq.](#)

2-0502.1D

~~D. (95-06 PFM)~~ During the pre-construction conference, representatives of the Director and the developer ~~shall~~ must review the work shown on the approved plan and the sequence of conservation and construction tasks. The flagged limits of clearing and grading ~~shall~~ must be walked by the representatives and approved by the Director's representative ~~prior to~~ before the commencement of clearing and grading, unless the County is unable to hold a pre-construction conference within five working days as stated in [§ 2-0402.1A\(2\)](#) ~~2-0502.1A(2)~~.

2-0502.2

~~2-0402.2~~

~~2-0502.2A~~

~~(73-02 PFM)~~ Inspections During Construction

A. All clearing limits ~~shall~~ must be inspected and approved by the Director ~~prior to~~ before any clearing, ~~taking place. This shall include~~ including any clearing ~~subsequent to~~ after the initial development work that has not been previously marked and inspected, —i.e., overlot clearing, utility work, or silt basins.

2-0502.2B

B. Inspections during the installation of the physical improvements ~~shall~~ will be made periodically by the Director to insure conformity with the approved plans and specifications.

2-0502.2C

C. The developer ~~shall~~ must notify the Director in writing three days ~~prior to~~ before the beginning and completion of all street, sanitary and storm sewer work performed in connection with the subdivision or site plan.

2-0502.2D

D. The subdivider/developer ~~shall~~ must provide adequate supervision of the project site during the installation of all required improvements, and have a

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responsible superintendent or foreman available at the project site at all times when work is being performed.

~~2-0502.2E~~ Refer to § 12-0702 *et seq.* for information regarding land clearing operations and § 12-0804 *et seq.* for information regarding the treatment of tree preservation areas during construction.

~~2-0502.2F~~

~~E.~~ (101-08 PFM) Storm sewer pipes ~~shall~~must undergo visual and video inspections, installation deflection testing and pipe evaluations by the developer to ensure proper performance in accordance with the following:

~~2-0502.2F(1)~~

1. Visual Inspection for HDPE: During the installation process, the developer ~~shall~~must provide for full-time visual inspection of high density polyethylene (HDPE) storm sewer pipe. Installation and inspection of bedding and backfill materials, as well as their placement and compaction, ~~shall~~must meet the PFM requirements and Section 30.7.1 ~~30.5.6.1~~ (Visual Inspection) of the [American Association of State and Highway Transportation Official's \(AASHTO's\)](#) Load and Resistance Factor Design, Bridge Construction Specifications, respectively. Visual inspection ~~shall~~must be performed by an independent inspection and testing agency or design professional licensed in the Commonwealth of Virginia. (In accordance with standard practice, the actual testing and inspections may be performed by an individual under responsible charge of the licensed professional.)

~~2-0502.2F(2)~~

2. Video Inspection for all pipes: No sooner than 30 days after completion of installation and final fill and pavement or alternative section, a video record ~~shall~~must be performed by the developer on all storm sewer pipes unless deemed unnecessary by the Site Development and Inspections Division (County inspector), ~~DPWES~~ [LDS](#).

~~2-0502.2F(3)~~

3. HDPE Installation Deflection Testing: No sooner than 30 days after completion of installation and final fill and pavement or alternative pavement section, HDPE pipe ~~shall~~must be evaluated for deflection using a mandrel or other device that can physically verify the dimension of the pipe as approved by the Director. The pipe ~~shall~~must be evaluated by the developer to determine whether the internal diameter of the barrel has been reduced more than 5 percent. A minimum of 10 percent of the total number of pipe runs representing at least 10 percent of the total length of installed pipe ~~shall~~must be tested for deflection, in addition to all areas that were identified in the visual inspection as having deflection. Deflection testing ~~shall~~must be conducted by the Developer in the presence of a County inspector, or by an independent inspection and testing agency or design

professional licensed in the Commonwealth of Virginia. Testing ~~shall~~must be conducted in the locations specified by the County inspector.

~~2-0502.2F(4)~~

4. Pipe Evaluations for concrete and HDPE: Pipe inspection ~~shall~~must be in accordance with Sections 27.6 (Field Inspection) and 30.5.6.2 (Installation Deflection) of [AASHTO's Load and Resistance Factor Design, Bridge Construction Specifications](#) as determined by the Director. For instances where cracks are wider than 0.01 inches for concrete pipe, and where pipe deflection exceeds 5 percent of the inside diameter of HDPE pipe, an evaluation ~~shall~~must be conducted by the developer's design professional licensed in the Commonwealth of Virginia and submitted to the County for review and approval considering the severity of the deflection (HDPE), structural integrity, environmental conditions, and the design life of the pipe. Repairs, replacement and remediation ~~shall~~must be noted on the inspection report and made in a manner acceptable to the Director. Copies of inspection and mandrel test results, and video record that depict construction and installation of pipes in compliance with PFM standards ~~shall~~must be provided to the County inspector for review and record within two weeks of the time the video was taken. The video recording ~~shall~~must be provided in a format acceptable to the Director. The independent inspection and testing agency or design professional licensed in the Commonwealth of Virginia ~~shall~~must certify that the required testing and inspections have been completed and construction ~~is in conformance~~ complies with the approved plans, [VDOT](#) specifications and standards of the PFM.

~~2-0502.2G~~

- F. ~~(119-15 PFM)~~ Refer to [§ 6-1300](#) *et seq.* for information regarding required inspections during construction and certification of stormwater and best management facilities.

~~2-0502.3~~

~~2-0402.3~~

~~2-0502.3A~~

- ~~(73-02 PFM)~~ Inspections Required Upon Completion of Construction

- A. The developer ~~shall~~ will request an inspection when construction is complete to ensure that all work is in accordance with the approved plans.

~~2-0502.3B~~

- B. At the completion of all construction, preparation, and restoration work, site development ~~shall~~ must conform to the approved plans, revisions, and all applicable requirements.

2-0600

2-0500 BONDS AND AGREEMENTS

2-0501 Cost Estimate Schedule

2-0501.1 The estimate schedule is designed to expedite the processing of the completion bond.

A. The engineer determines the quantities and current costs and enter them in the estimate schedule.

B. [LDS](#) will reviews the estimate schedule for accuracy.

2-0501.2 The subdivider is responsible for all improvements within any dedicated right-of-way and any related appurtenances beyond the right-of way until [VDOT](#) accepts the streets.

2-0601

2-0502 Agreement and Bond Establishment

2-0601.1

2-0502.1 The Agreement. The agreement is a legal, binding contract between the developer and the County that specifies the manner and the date by which the physical site improvements, as shown on the approved plans, ~~shall~~ must be completed.

2-0601.1A

A. Agreements for Residential Developments. An agreement, supported by a bond or other security, ~~shall~~ must be is required on all projects and obligates the developer to construct the required improvements shown on the approved subdivision plans or site plans for townhouse, condominium, and apartment developments, within the specified time limit.

2-0601.1B

B. Agreements for Commercial and Industrial Developments. An agreement, supported by a bond or other security, providing for the construction of public improvements located in easements and rights-of-way within a specified time limit ~~shall~~ must be is required. An agreement not supported by a bond ~~shall~~ must be obtained for required non-public improvements.

2-0601.1C

C. ~~(95-06 PFM)~~ “Developer,” as used in this section [§ 2-0500 et seq.](#), ~~shall~~ means any owner, builder, subdivider, or other person or entity engaged in the land development process and ~~shall~~ includes their principals, officers, members, managers, partners, alter egos, and members of the immediate family ~~related to any of the foregoing.~~

2-0601.2

2-0502.2 The Bond

2-0601.2A

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A. The developer is required to provide to the County a performance bond, or other acceptable security as specified below, which assures compliance with terms of the agreement.

~~2-0601.2B~~

B. ~~(95-06 PFM)~~ The bond amount is the full amount of the cost estimate plus contingencies, engineering costs and inflation. In the event the developer has not met all the previous land development obligations in accordance with all development agreements with ~~Fairfax~~ the County for the previous seven years, then the bond amount should include the cost estimate plus a factor of 50 percent of the estimate to cover administrative costs, inflation, and potential damage to existing roads or utilities.

~~2-0601.3~~

~~2-0502.3~~

~~2-0601.3A~~

The Cost Estimate for Damaged Items, Supervision and Administration

A. The bond cost estimate is prepared and submitted by the engineer for the developer. Although it is not required to specify an amount for each improvement shown on the plans, the bond is intended to cover all required improvements shown on the approved plan. In order to establish consistency in methodology, the County has prepared guidelines for the preparation of the estimate. The guidelines are available in the Site Development and Inspections Division, ~~DPWES~~ [LDS](#).

~~2-0601.3B~~

B. The County reviews the engineer's cost estimate for completeness and accuracy and prepares a "bond package" for the developer that includes copies of the agreement, the bond, final cost estimate and surety instructions.

~~2-0601.4~~

~~2-0502.4~~

~~2-0601.4A~~

Acceptable Surety or Security. The following types of surety or security may be accepted by the County:

A. ~~(95-06 PFM, 71-01 PFM)~~ Corporate Bonds.

1. This surety ~~shall~~must be furnished by an insurance company licensed to transact fidelity and surety insurance in Virginia and ~~shall~~must guarantee the full amount of the bond. The ability of the surety writer to provide satisfactory performance guarantee will be assessed by County staff in accordance with criteria reported in the latest publication of the [Best Key Rating Guide](#) and the [U.S. Treasury Department Federal Register](#) circular. Performance bonds will only be accepted (1) in amounts not exceeding those limitations identified in the [U.S. Treasury Department Federal Reserve's Registry of Sureties](#); and (2) from sureties rated as Class A VI or better in the [Best Key Rating Guide](#) unless the corporate surety provides:

a)

- a. A cut-through agreement under which the surety and reinsurance company are jointly and severally liable in the event of the developer's

default, in a form acceptable to the Director, with a reinsurance company that is rated as Class A VI or better in the latest publication of the [Best Key Rating Guide](#); or

b)

b. A co-surety on the bond that is rated as Class A VI or better in the latest publication of the [Best Key Rating Guide](#).

2-0601.4A(1)

2. Extension requests for agreements that have expired and are supported by a corporate surety bond must have the written consent of the surety provider assigned a rating of A VI or better or as otherwise specified above.

2-0601.4A(2)

3. ~~(95-06 PFM)~~ The development and insurance company ~~shall~~must notify the Director in writing if the [Best Key](#) rating for the insurance company falls below Class A VI. The notification ~~shall~~must be provided to the Director no later than 45 calendar days after the [Best Key](#) rating is reported.

2-0601.4A(3)

4. ~~(95-06 PFM)~~ The developer ~~shall~~must provide a replacement agreement and security for any corporate bond provided by an insurance company whose [Best Key](#) rating has fallen to a Class B XV or lower. A complete replacement agreement ~~shall~~must be submitted to the Director in accordance with [§ 2-0503](#) ~~2-0602~~ no later than 45 calendar days after a [Best Key](#) rating of B XV is reported.

2-0601.4B

~~B. Non-corporate Bonds Other Security. These bonds are supported by security in one of the following forms:~~

2-0601.4B(1)

1. ~~(87-05 PFM)~~ Cash Deposit. Cash in the face amount of the bond may be deposited with the Director of Finance. These deposits ~~shall~~must earn interest, in accordance with the policy of the [Board](#), and ~~shall~~must be returned upon completion and acceptance of all physical site improvements.

2-0601.4B(2)

2. ~~(75-02 PFM, 65-99 PFM, 57-96 PFM)~~ Letters of Credit. This security ~~shall~~must be furnished by a bank or other financial institution, as permitted by law. The ability of the issuing institution to provide satisfactory performance guarantee ~~shall~~will be assessed by County staff ~~in accordance with~~. The Director of the [Department of Finance](#) uses [Bloomberg Standards & Poor's Issuer Credit Ratings](#), [Fitch Ratings](#), and equivalent rating services to determine whether an institution is satisfactory, based on ~~such factors as profitability, revenue, and loan losses. criteria reported in the latest publication of the Sheshunoff Quarterly Ratings for Banks and Savings and Loan Associations.~~ Letters of Credit will be accepted only from issuers that have a national or peer group rating that corresponds to

~~the stated cumulative percentage of 20 percent or greater, as reported in the latest publication of the Sheshunoff Quarterly Ratings for Banks and Savings and Loan Associations. The acceptable rating for an issuer will be the highest value of the reported rating range that corresponds to the reported cumulative percentage of 20 percent or greater. Similarly, issuers of Letters of Credit offered in support of extension requests for agreements that have expired must also meet the same requirement. The Letter of Credit shall must be written in such a manner as to extend six months beyond the agreement expiration date. The Letters of Credit must contain the condition of automatic renewal, providing that the Letter of Credit will automatically be extended for additional periods of six months unless the County is notified in writing not less than 30 days and not more than 60 days before the Letter of Credit's expiration date that the bank does not intend to extend ~~such~~ the Letter of Credit, or unless the County notifies the bank that the Letter of Credit can be released to the developer (sample forms are available). Notwithstanding, ~~†~~ The County may nonetheless accept a Letter of Credit issued by a non-qualifying bank, where ~~such~~ the bank causes to be issued to the County as beneficiary a confirming Letter of Credit of equal value from a qualifying institution or where the Director of the Department of Finance, acting upon a request from the Director for ~~such~~ determination, determines that a the bank has sufficient financial strength and viability. ~~The Director may request such a determination if one of the following criteria is satisfied:~~~~

- a) ~~a.~~ The bank had an acceptable Sheshunoff Rating, as described above, for the four reporting quarters immediately prior to the current Sheshunoff Quarterly Rating, or
 - b) ~~b.~~ The Letter of Credit is in an amount of \$20,000 or less and has a stated term of 12 months or less, or
 - e) ~~e.~~ The bank has a current rating as indicated below from one or more of the following services:
 - 1) ~~i.~~ Fitch Ratings, B or higher,
 - 2) ~~ii.~~ Moody's Investors Service, Moody's Credit Opinions/Financial Institutions, B or higher, or
 - 3) ~~iii.~~ Standard & Poors Issuer Credit Rating, A or higher.
3. Using information showing current evaluations of the bank's creditworthiness published by independent sources ~~such as, but not limited to the rating publications shown in subparagraph e, above, and other~~

information provided by ~~such~~ other independent reporting services as the [Department of Finance](#) ~~may then employ~~ for its own use, the Director of Finance will determine whether a bank has sufficient financial strength and viability and will ascertain whether ~~or not such a~~ the bank is a significant credit risk. ~~In the event~~ If the Director of Finance determines that ~~such a~~ the bank is not a significant credit risk in accordance with the provisions set forth above, ~~such~~ the bank or its Letter of Credit, as applicable, ~~shall~~ will be deemed acceptable.

2-0601.4B(3)

4. ~~(65-99 PFM)~~ Set-Aside Letters. This security ~~shall~~ must be furnished by the developer's lender. The letter ~~shall~~ must be written to the [Board](#), executed and agreed to by the developer and the lender. The amount ~~shall~~ must be for the full amount of the final cost estimate. Three draws ~~shall be~~ are permitted during the life of the bond and the draws ~~shall~~ may not be allowed more often than quarterly. There ~~shall be~~ is a fee for each draw in accordance with [§ 2-0900](#) ~~2-1000~~ *et seq.* The amount of the funds available ~~shall~~ may never be less than 10 percent of the original bond estimate amount or the cost to complete improvements, whichever is greater (sample forms of the standard set-aside letter format are available at Bonds & Agreements, DPWES [LDS](#)).

2-0601.5

2-0502.5

Developer Performance. When a new agreement is submitted, County staff ~~shall~~ researches the developer's background on past development performances in the County, ~~and where possible, in other jurisdictions.~~ If it is revealed that there is an association with any previous agreement which has expired, the new agreement ~~shall~~ may not be approved without prior notification and concurrence of the ~~Board~~ Director. The findings of the staff, along with the signed documents returned by the developer, ~~shall be~~ are forwarded to the [Bonding Committee](#).

2-0601.5A

- A. ~~(95-06 PFM)~~ If the developer has not met all the previous land development obligations in accordance with all development agreements with Fairfax County, as determined by the Director, for the previous seven years, then a personal, corporate, or property bond will be disallowed by the Director as security ~~for such facilities.~~ In these cases, security ~~for such facilities should~~ must be provided in the form of a certified check, cash escrow, or a letter of credit that meets the requirements specified above ~~herein~~.

2-0601.6

2-0502.6

Bonding Committee/County Executive Approval. The [Bonding Committee](#) members are the Director of Finance, the Director and the County Attorney, or their designees. The [County Executive](#), as an ex-officio member, serves as an arbitrator when necessary. The [Bonding Committee](#) is an advisory body for the purpose of reviewing all agreements, bonds, securities and deposits. The [Bonding Committee](#) also reviews and makes recommendations on all agreement extensions

and bond reductions. The formal acceptance of the agreement is the execution by the [County Executive](#) or his a designee on behalf of the [Board](#).

2-0602

2-0503

Extensions and Replacement of Agreements, Reduction of Bonds or Securities

2-0602.1

2-0503.1

When a developer enters into an agreement with the County, it is understood that all the necessary physical improvements must be completed by a specific date.

2-0602.1A

A. If the improvements are not completed within this period, and an extension of the agreement has not been obtained, the agreement ~~shall be~~ is considered to be in default.

2-0602.1B

B. If necessary, 60 days ~~prior to~~ before the expiration date of the agreement, a letter is sent cautioning the developer that unless the work is completed by the expiration date of the agreement, ~~he shall~~ the developer be is in default.

2-0602.2

2-0503.2

The developer may make a formal request to the Director for an extension of the agreement expiration date.

2-0602.2A

A. The developer must indicate the reasons and conditions which have inhibited ~~him~~ them from completing the required physical improvements.

2-0602.2B

B. The developer must have all sureties consent to the extension request. All signatures must be notarized.

2-0602.2C

C. ~~The first extension request, for a period not to exceed six months, can be approved by the County Executive. If subsequent or longer extensions are required, the extension request may be approved by the Board.~~ The developer must demonstrate that the extension would be in the best interests of the County.

2-0602.2D

D. Each extension ~~shall be~~ is subject to the Extension Fee (~~§ 2-0900 2-1000~~) in accordance with [Appendix Q](#) of the Code.

2-0602.3

2-0503.3

~~(50-95 PFM)~~ The developer may make a written request to the Director, on forms provided by the County, for periodic partial releases upon completion of at least 30 percent of the work covered by the bond; ~~provided~~ however, the face amount of the bond after partial release ~~shall~~ may never be less than 10 percent of the amount for which the original bond was taken, as established by the original bond estimate, or the cost to complete the improvements, whichever is greater. Said partial releases may be permitted no more than three times within any 12-month period.

2-0602.3A

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A. ~~(95-06-PFM)~~ If the developer has not met all the previous land development obligations in accordance with all development agreements with Fairfax County as determined by the Director for the previous seven years ~~prior to~~ before the written request for partial release, the face amount of the bond after partial release ~~shall~~may never be less than 20 ~~percent~~ percent of the amount for which the original bond was taken, as established by the original bond estimate, or the cost to complete the improvements, whichever is greater. Said partial releases may be permitted no more than three times within any 12-month period.

~~2-0602.3B~~

B. ~~(95-06-PFM)~~ The reduced bond amount ~~shall be~~ is estimated by the Director based upon the percentage complete of the bonded items. A new bond package is then prepared and forwarded to the developer.

~~2-0602.3C~~

C. ~~(95-06-PFM)~~ Reduction of corporate surety by rider is acceptable. A letter of credit can be reduced by a letter from the issuing institution amending the original letter of credit, subject to all terms and conditions of the original letter.

~~2-0602.3D~~

D. ~~(95-06-PFM)~~ Each reduction ~~shall be~~ is subject to the Reduction Fee (~~\$2-1000~~) in accordance with [Appendix Q](#) of the Code.

~~2-0602.4~~

~~2-0503.4~~

A request for reduction can be processed separately, with an extension request, or as a replacement bond.

~~2-0602.5~~

~~2-0503.5~~

Where appropriate, the developer may make an application for a replacement agreement and bond.

~~2-0602.5A~~

A. The replacement bond is handled in the same manner as the original agreement and bond. The original agreement and bond can be released when the new agreement and bond have been approved.

~~2-0602.5B~~

B. Each replacement bond ~~shall be~~ is subject to the Replacement Fee (~~\$2-1000~~) in accordance with [Appendix Q](#).

~~2-0602.6~~

~~2-0503.6~~

Where a ~~developers have~~ has requested an extension, ~~a reduction,~~ or a replacement agreement and bond, the Bonding Committee ~~shall~~ will review the County inspector's report on the project and the reasons supplied by the developer.

~~2-0602.6A~~

A. The factors that are considered by the Bonding Committee include the following:

~~2-0602.6A(1)~~

1. Percent of project completed;

~~2-0602.6A(2)~~

2. Complaints lodged against the developer, if any;

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~~2-0602.6A(3)~~

~~3. Number of homes already completed, occupied, and served by public facilities;~~

~~2-0602.6A(4)~~

~~4. Rate of construction activity;~~

~~2-0602.6A(5)~~

~~5. Developer's history in the County; and~~

~~2-0602.6A(6)~~

~~6. Market conditions and developer's ability to sell homes to provide cash flow.~~

~~2-0602.6B~~

~~B. Following this review, the [Bonding Committee](#) makes its recommendation to the [County Executive/Board Director](#).~~

2-0603

2-0504

Final Bond and Agreement Release (50-95 PFM)

~~2-0603.1~~

2-0504.1

Upon completion of all physical improvements shown on the approved plan, whether on-site or off-site, including acceptance of streets and other improvements in any dedicated right-of-way, the developer may initiate the release of ~~his~~ the bond and agreement by requesting a final inspection by the Site Inspector, Site Development and Inspections Division, ~~DPWES~~ [LDS](#). The Site Inspector will issue a final inspection report, ~~provided that if~~ if all physical improvements covered by the agreement have been completed.

~~2-0603.2~~

2-0504.2

~~Prior to~~ Before submitting an application for final release to Bonds & Agreements, ~~DPWES~~ [LDS](#), the developer ~~shall~~ must, on the forms provided by the County, obtain acceptance of other governmental agencies to ensure ~~that~~ all items on the Bond Release Checklist, also known as "Letter 18", are addressed: the following requirements have been met:

~~2-0603.2A — All appropriate code enforcement complaints for bond-related items are resolved.~~

~~2-0603.2B — All sanitary sewer lines and as-built plans have been accepted.~~

~~2-0603.2C — All applicable engineering review and inspection fees have been paid.~~

~~2-0603.2D — All contributions for off-site drainage improvements have been paid.~~

~~2-0603.2E — All required as-built plans have been approved.~~

~~2-0603.2F — The agency supplying water to the site has given final approval of and accepted the water mains and appurtenances.~~

~~2-0603.3~~

2-0000 GENERAL SUBDIVISION AND SITE PLAN INFORMATION

2-0504.3 Upon acceptance of the developer's application for final bond release, but before release, Bonds & Agreements ~~shall~~will ensure that:

~~2-0603.3A~~

A. The developer has obtained all necessary approvals by governmental agencies.

~~2-0603.3B~~ All fees required for street light installation have been paid.

~~2-0603.3C~~

B. All required violation/stop work order inspection fees have been paid.

~~2-0603.4~~

2-0504.4

After all the above reviews, where appropriate, have been performed and approved by the reviewing agencies, the Director will authorize the release of the agreement and bond.

~~2-0604~~

2-0505

Default Procedures

~~2-0604.1~~

2-0505.1

If the developer does not complete the required improvements by the date as specified in the agreement, the agreement is in default.

~~2-0604.1A~~

A. Thirty days ~~prior to~~ before the default of the agreement, the Director may notify the developer and the surety/security that the agreement is about to be in default.

~~2-0604.1B~~

B. However, after the agreement is in default, the surety ~~shall be~~ is notified of the default and within 45 days after receipt of the notice, the surety must advise the Director of the plans for completion, or legal action may be instituted.

~~2-0604.2~~

2-0505.2

The County Attorney and the Director ~~shall~~will evaluate the response of the surety and determine the appropriate action.

~~2-0605~~

2-0506

Debarment of Surety

~~2-0605.1~~

2-0506.1

General. Any person, company, association or other legal entity otherwise qualified to act as surety for any performance bond may nevertheless be debarred from acting in such a capacity on surety agreements for the benefit of the [Board](#) to protect the public. ~~Such a~~ Debarment shall ~~must~~ be in accordance with ~~the~~ provisions of this Section.

~~2-0605.2~~

2-0506.2

Debarment Procedure

~~2-0605.2A~~

A. Bonding Committee Authority. In accordance with [§ 2-0506.2C](#) and [§ 2-0506.2D](#) ~~§ 2-0605.2C and § 2-0605.2D~~, the [Bonding Committee](#) (as established by the PFM) ~~shall~~ has ~~ve~~ the authority to debar for cause, any person, company, association or other legal entity from acting as Surety on contracts where the [Board](#) is the obligee. The determination of the [Bonding](#)

Committee to debar a Surety ~~shall~~must be made by majority vote of the members of the Bonding Committee.

2-0605.2B

B. Bonding Committee Notice. Upon debarment by the Bonding Committee, any person, company, association or other legal entity debarred as a Surety in the County ~~shall~~must be notified in writing by the Bonding Committee or its designee. The Notice of Debarment ~~shall~~must be made by certified mail and state the reasons for the actions taken, ~~and the~~ The decision shall be final unless the Surety appeals within 30 days of receipt of the notice by giving written notice of its desire to invoke the debarment appeals procedures to the Board as set forth in § 2-0506 ~~2-0605~~ *et seq.*

2-0605.2C

C. Cause for Debarment. Cause for debarment may consist of, but is not limited to the following findings:

2-0605.2C(1)

1. The Surety files for bankruptcy or reorganization in the bankruptcy court system or becomes insolvent or bankrupt or makes an assignment for the benefit of creditors or consents to the appointment of a trustee or receiver, or either a trustee or receiver is appointed for the Surety or for a substantial part of its property without its consent;

2-0605.2C(2)

2. The Surety is in default according to certification by the Director on one or more surety contracts to which the Board is the obligee, and the Surety fails to give reasonable assurances that it will discharge its obligations under the contract, or fails to respond to notification or inquiries, or fails to send representatives to default conferences, or fails to discharge its obligations in good faith by making reasonable settlement offers after liability is reasonably clear, or otherwise fails to follow through on agreements with the County regarding agreements in default;

2-0605.2C(3)

3. Any managing or policy-making officer of the Surety, acting in the course of his employment or on behalf of the Surety, is convicted under State or Federal statutes of embezzlement, theft, forgery, bribery, falsification or destruction of records, fraud, or any offense indicating a lack of business integrity or business honesty which substantially affects the Surety's responsibility/reliability as surety for performance of duties owed to the County;

2-0605.2C(4)

4. The Surety is in default on one or more identical or substantially similar bond agreements with any other political subdivision of the State;

2-0605.2C(5)

5. Any other cause exists which the Bonding Committee determines to be so serious and compelling as to affect responsibility as Surety, such as

debarment by another governmental entity for any cause listed herein, or because of prior suspensions or reprimands.

2-0605.2D

D. Effect of Debarment. If cause exists, the [Bonding Committee](#) may bar the person, company association, or legal entity from acting as Surety on any and all County surety contracts for a period of up to five years. The [Bonding Committee](#) is not obligated to impose the maximum period of debarment. The [Bonding Committee](#) may take into consideration any mitigating circumstances and other factors which may justify the imposition of less than the maximum time of debarment. Further, the [Bonding Committee](#) may establish such terms and conditions as the [Bonding Committee](#) it deems appropriate in connection with the acceptance of that Surety's contracts. The decision of the [Bonding Committee](#), if any appeal is taken, shall ~~must~~ be in writing and include reasons substantiating the decision.

2-0605.2E

E. Procedure for Appeal of Debarment. The appeals hearing for debarment shall ~~will~~ be conducted by the [Board](#), ~~who~~ which shall ~~make~~ its findings of fact. The Surety shall ~~will~~ be given the opportunity to be heard, submit documentary evidence, and present witnesses. The hearing shall ~~will~~ be conducted as follows:

2-0605.2E(1)

1. The [Bonding Committee](#), or its designee should make its presentation first.

2-0605.2E(2)

2. The Surety will then be afforded the opportunity to present its case.

2-0605.2E(3)

3. The [Bonding Committee](#) will have the opportunity to rebut.

2-0605.2E(4)

4. The [Board](#) may ask questions and request additional information from the [Bonding Committee](#), the [Bonding Committee](#)'s designees, staff or the Surety.

2-0605.2E(5)

5. Based on these findings, the [Board](#) may sustain, dismiss or modify the debarment decision of the [Bonding Committee](#).

2-0605.2F

F. Board Notice. Notice of the decision of the [Board](#) for disposition of an appeal shall ~~be~~ is by certified mail to the Surety and the [Bonding Committee](#) or their designees. The Clerk to the [Board](#) shall ~~be~~ is responsible for providing such notice.

2-0605.2G

G. Any appeal of the action of the [Board](#) shall ~~must~~ be to the [Circuit Court of Fairfax County](#), following the provisions of [Va. Code § 15.2-1245 1-550](#), *et seq.*, as amended, and all other statutory requirements.

~~2-0700~~

2-0600

CONSERVATION AGREEMENT AND DEPOSIT

~~2-0701~~

2-0601

General Requirements

~~2-0701.1~~

2-0601.1

The ~~Before~~ approval of a subdivision ~~and~~ or site plans, the developer ~~shall~~ must include a requirement for provide a conservation agreement, ~~with cash deposit and deposit~~ in accordance with Chapter 104 of the Code, which ~~shall~~ assures the County that measures can be taken by the County at the developer's expense if conservation measures are not properly installed ~~or~~ and maintained ~~within~~ during such ~~the~~ period as determined by the Director.

~~2-0701.2~~

2-0601.2

The final plan is subject to approval only after the agreement has been signed by all owners of the property.

~~2-0702~~

2-0602

Procedures and Guidelines (~~26-88 PFM~~). The Director ~~shall~~ will utilize the procedure set forth in this Section in the administration of the required conservation deposits.

~~2-0702.1~~

2-0602.1

Execution of Conservation Agreements

~~2-0702.1A~~

A. (~~38-93 PFM~~) Applicability. Homebuilders of one or more units on lots in either bonded or unbonded subdivisions, may be permitted to execute conservation agreements for either a portion of or all of a particular grading plan. However, conservation agreements and escrow deposits must be posted for all the lots approved on a grading plan before that plan can be released. If a portion of a grading plan is covered by a conservation agreement, those lots covered ~~shall~~ must be identified by lot number. The number of lots grouped in each separate agreement may be as few or as many as desired by the builder, however, all lots included in any one agreement must be ~~released~~ completed under the agreement before any funds under that agreement may be released.

~~2-0702.1B~~

B. Conservation Agreement and Deposit Transfer. Funds deposited for previous conservation agreements may be transferred to later conservation agreements when all lots covered by the original agreement are released; however, a new agreement for each lot or group of lots ~~shall be~~ is required.

~~2-0702.2~~

2-0602.2

Conservation Agreement and Deposit Release

A. Subdividers Who Are Not Homebuilders. If the subdivider is not applying for building permits, the deposit may be released upon satisfactory completion of all of the improvements shown on the subdivision plans even though the homebuilders to whom lots were sold may still have units under construction.

B. Subdividers Who Are Homebuilders. Deposits ~~shall~~must be retained until the “on-lot” work has been completed as well as the subdivision plan work.

DRAFT

~~2-0800~~~~2-0700~~~~2-0801~~~~2-0701~~**PERMITS**

General Information. Permits are generally required to perform construction related to or incidental to new structures and facilities and/or additions and modifications to existing structures and facilities.

~~2-0802~~~~2-0702~~~~2-0802.1~~~~2-0702.1~~**VDOT Permits**

Required permits are issued by [VDOT](#) and the Director on all subdivisions and site developments for which the streets have been accepted into the [VDOT](#) system for maintenance.

~~2-0802.2~~~~2-0702.2~~

Permits ~~shall~~must be obtained from [VDOT](#) before any work can be performed on property under the jurisdiction of [VDOT](#).

~~2-0802.3~~~~2-0702.3~~

~~(38-93 PFM)~~ For subdivisions and site developments, four copies of the plans approved by the Director ~~shall~~must be certified “entrance correct” by the Director ~~prior to~~before any permits being issued by [VDOT](#).

~~2-0802.4~~~~2-0702.4~~

Applicants for this permit ~~shall~~must post a performance bond or cash guarantee with [VDOT](#) for the work involved that is located in the right-of-way.

~~2-0803~~~~2-0703~~~~2-0803.1~~~~2-0703.1~~**County Permits**

~~(61-98 PFM)~~ For rights-of-way or streets which have not been accepted into the [VDOT](#) system for maintenance, permits ~~shall~~must be obtained from the Director ~~prior to~~before the construction of any road, sidewalk, curb and gutter, drainage system, sanitary sewer system or any public utility within the boundaries of an easement, dedication, or a proposed dedication for public use. The Director may impose conditions to any permit to ensure proper construction and safe use of the rights-of-way or land. In accordance with [Chapter 2 \(Property Under County Control\)](#) of the Code, all work and construction ~~must be in conformance~~comply with adopted standards and specifications. However, the construction of driveways and similar improvements, serving no more than three properties abutting the right-of-way or street, may be permitted. Such construction may be approved when it will not interfere with the ultimate construction in accordance with adopted standards. The applicant ~~shall~~must acknowledge in writing, in appropriate form for recordation, that the less than standard improvements are temporary and that neither the County nor the State will be responsible for these improvements.

~~2-0803.2~~~~2-0703.2~~

An application for the permits set forth in [§ 2-0703.1](#) ~~2-0803.1~~ ~~shall~~must be submitted ~~prior to~~before the approval of detailed plans. An application for a clearing and grading permit ~~shall~~must be submitted with detailed plans.

2-0000 GENERAL SUBDIVISION AND SITE PLAN INFORMATION

~~2-0803.3~~

~~2-0703.3~~

Permits ~~shall are not be~~ issued ~~subsequent to~~ before approval of such detailed plans by the Director.

~~2-0803.4~~

~~2-0703.4~~

Before a permit is issued for the construction of any gas, electric power, telephone or water facilities, the applicant for a permit ~~shall~~ must post a performance bond or cash guarantee with the Director for the work involved.

~~2-0803.5~~

~~2-0703.5~~

All County permit applications ~~shall~~ must be filed with the Director.

DRAFT

2-0900

2-0800

VIOLATIONS PROCEDURES

2-0901

2-0801

General Procedure

2-0901.1

2-0801.1

When an inspector determines that a violation has occurred under ~~the terms of the Code chapters which the Director is responsible to enforce, or under the terms of any permit issued thereunder, he shall~~ the Director will verbally notify the person in charge and specify what is required to correct the deficiency.

2-0901.2

2-0801.2

If the violation is not corrected in the time specified, the Director ~~shall~~ will immediately serve a notice of violation upon either the permittee or ~~his~~ their agent in person or by registered or certified mail.

2-0901.3

2-0801.3

~~Such~~ The notice ~~shall~~ sets forth the measures which must be completed in order to comply with the Code or ~~the terms of the permit, and shall specify~~ specifies a date by which such measures must be completed.

2-0901.4

2-0801.4

When the violation is not corrected by the specified date, the Director may take one or more of the following actions:

2-0901.4A

A. Request the Commonwealth’s Attorney to prosecute for conviction and fine or imprisonment pursuant to the appropriate statute;

2-0901.4B

B. Authorize the use of the conservation deposit if the violation is covered by the agreement;

2-0901.4C

C. Request the County Attorney to obtain an injunction to cease a continuing violation;

2-0901.4D

D. Revoke the permit;

2-0901.4E

E. Issue a stop work order for that portion of the work; and/or

2-0901.4F

F. Request ~~DPWES~~ LDS to perform emergency corrective work after approval of the County Executive and County Attorney.

2-0902

2-0802

Violation Categories. Violations normally fall into one of three categories. The steps to be followed in each circumstance are listed below.

2-0902.1

2-0802.1

Type I Violation – This is the most common type and is a simple non-compliance with plan or Code.

2-0902.1A

A. Give verbal notification of violation.

2-0000 GENERAL SUBDIVISION AND SITE PLAN INFORMATION

~~2-0902.1B~~

B. Issue written violation.

~~2-0902.1C~~

C. Request Commonwealth's Attorney to proceed with prosecution to gain conviction and assess penalty.

~~2-0902.2~~

~~2-0802.2~~

Type II Violation – The continuation of this type of violation will cause irreparable damage.

~~2-0902.2A~~

A. Give verbal notification of violation.

~~2-0902.2B~~

B. Issue written violation.

~~2-0902.2C~~

C. Authorize use of conservation deposit if applicable.

~~2-0902.2D~~

D. Request the County attorney to obtain an injunction to cease a continuing violation.

~~2-0902.2E~~

E. Revoke permit.

~~2-0902.3~~

~~2-0802.3~~

Type III Violation – The continuation of this type of violation would constitute a health or safety hazard.

~~2-0902.3A~~

A. Give verbal notification of violation.

~~2-0902.3B~~

B. Issue written violation.

~~2-0902.3C~~

C. Request DPWES [LDS](#) to perform emergency work.

~~2-0902.3D~~

D. Request County Attorney to obtain an injunction to cease a continuing violation.

~~2-0902.4~~

~~2-0802.4~~

It is recognized that circumstances may dictate a different order of procedure in some cases. Also, the written violation may follow the verbal notification almost immediately if the person notified indicated a refusal to comply.

~~2-0903~~ ~~Code Authorizations~~

~~2-0903.1~~ The list of Code Authorizations for the various sections of the PFM is included in Table 2.1.

~~2-0903.2~~ Normal court action would be under one of these Code Sections and would be a criminal charge.

2-0000 GENERAL SUBDIVISION AND SITE PLAN INFORMATION

Table 2.1 Code Authorization For Public Facilities Manual

PFM SECTION	SUBJECT	CODE REFERENCE
2-0101	Subdivision Names	101-2-2(1)
2-0102	Lot Frontage and Layout	101-2-2, 101-2-5
2-0103	Pipestem Lots	§ 2-406, ZO
2-0104	Deleted	-
2-0105	Monuments	101-2-2(15)
2-0106	Open Space	101-2-2(14)
2-0107	Topography	101-2-3(e)(8)
2-0108	E&S Control and Soil Removal	104 & 101-2-2(17), & § 2-600, ZO
2-0109	Soils Information	101-2-2(16), 104, 107 & § 17-106, ZO
2-0110	Large Lot Subdivisions	104, 107, & § 2-600, ZO
2-0111	Tree Conservation Requirements	101-2-2(21)
2-0201	Plat and Plan Size and Scale	101-2-3(e), 101-2-5(e), & 107, § 17-106, ZO
2-0202	Submission of Subdivision and Site Plans	101-2-3, 101-2-4, 101-2-5, & Article 17, ZO
2-0203	Clearing and Grading Requirements	104 & § 2-600 & 8-100, ZO
2-0212	General Required Information on Plans and Profiles	101-2-3, 101-2-5, & 17-106, ZO
2-0400	Utilities	101-2-2(8), 17-201
2-0501	Improvements	101-2-2(7) & § 17-200, ZO
2-0502	Inspections	104-1-5, 17-202
2-0600	Bonds and Agreements	101-2-5(d), & § 17-112, ZO
2-0900	Violations Procedures	101-1-12, 101-1-4, & 104-1-12
2-1000	Fee Schedule	Chapters 2, 101, 104, 112 (ZO)
3-0000	Condominium Conversion Regulations	101-2-6

2-0000 GENERAL SUBDIVISION AND SITE PLAN INFORMATION

Table 2.1 Code Authorization For Public Facilities Manual

PFM SECTION	SUBJECT	CODE REFERENCE
4-0000, 6-1605	Geotechnical Guidelines	101-2-2(16), 107, & § 17-105, ZO
5-0000	Debris Landfill	104 & § 9-200, ZO
6-0000	Storm Drainage	101-2-2(12) & (13), & § 2-602, 17-105 & 17-201, ZO
6-0200	Adequate Drainage	101-2-2(11) & (12), & § 17-105 & 17-201, ZO
6-0300	Detention of Stormwaters	101-2-2(12) & (13), & § 17-105 & 17-201, ZO
6-0400	Stormwater Runoff Quality Control Criteria	101-2-2(12) & (13), 118, & § 17-105 & 17-201, ZO
6-0500	Off-Site Drainage Improvements	101-2-2(12) & (13), & § 17-105 & 17-201, ZO
6-0600	Pro Rata Share	101-2-2(12) & (13), & § 2-604, ZO
6-0700, 6-1400	Floodplain	101-2-2(12) & (13), & § 2-602 & 2-900, ZO
6-0800	Hydrologic Design	101-2-2(12) & (13), & § 17-105, ZO
6-0900	Closed Conduit System	101-2-2(12), & § 17-105, ZO
6-1000	Open Channels	101-2-2(12) & (13), & § 17-105, ZO
6-1100	Storm Sewer Appurtenances	101-2-2(12) & (13), & § 17-105, ZO
6-1200	Culverts	101-2-2(12) & (13), & § 17-105, ZO
6-1300	Retention and Detention and Low Impact Development Facilities	101-2-2(12) & (13), & § 17-105, ZO
6-1500	On-Site Major Storm Drainage System	101-2-2(12) & (13), & § 17-105, ZO
6-1700	Policy on What May Be Done in Chesapeake Bay Preservation Areas	118
7-0000	Streets, Parking and Driveways	101-2-2(3) & (10), & § 17-105 & 17-201, ZO
7-0101	Street Design	101-2-2(3), & § 2-308 & 2-309, ZO
7-0101, 2-0102	Cluster Subdivisions	101-2-8
7-0106	Noise Abatement Facilities	101-2-2(11), & § 1-200, 7-401, 8-901, 10-104, 14-700, & 20-300, ZO
7-0107	Street Signs	101-2-2(3), & § 12-103.2A, ZO, 17-201

2-0000 GENERAL SUBDIVISION AND SITE PLAN INFORMATION

Table 2.1 Code Authorization For Public Facilities Manual

PFM SECTION	SUBJECT	CODE REFERENCE
7-0200	Preliminary Street Planning	101-2-2(7), & § 2-308 & 2-309, ZO
7-0404	Proposed Street Construction/Plan and Profile Preparation	101-2-2(3), (5), (10), & (11), & § 17-201, ZO
7-0500	Pavement Design	101-2-2(3) & (11)
7-0800	Parking Geometries and Standards	§ 11-102, ZO-17-201, ZO
7-0900	Common/Pipestem Driveways	§ 2-406, ZO
7-1000	Street Lights	101-2-2(20)
8-0100	Sidewalks	101-2-2(10), 17-201 ZO
8-0200	Trails	101-2-2(10), 17-201, ZO
9-0100	Public Water Supply	101-2-2(6) & (7), 17-201, ZO
9-0101	Water Well	65-6-6, 65-6-8
10-0100	Sanitary Sewer Design Criteria	Chapter 65, & § 2-104, 2-503, 2-503, 9-101 & 14-600, ZO, 17-201, ZO, 101-2-2(6), 101-2-2(7)
10-0300	Solid Waste and Recycling	109.1
11-0000	Erosion and Sediment Control	101-2-2(17), 104, & § 2-600, , 17-201, ZO
12-0000	Tree Conservation	101-2-2(18), 104, 122, 17-201, ZO & Article 13, ZO

2-1000

2-0900

FEE SCHEDULE

2-1001

2-0901

Subdivision and Site Plan Fees

2-1001.1

2-0901.1

For a fee schedule, see [Appendix Q](#) of the Code. Incorporated by reference are the subdivision and site plan fees which are defined in Chapters 2 (Property Under County Control), 101 (Subdivision Provisions), 104 (Erosion and Sedimentation Control) and 112 (Zoning Ordinance) of the County Code.

2-1100

2-1000

PUBLIC PARKLAND DEVELOPMENT CONDITIONS

2-1101

2-1001

Provisions

2-1101.1

2-1001.1

Purpose: This part establishes requirements and provides guidance for design and construction activities on existing and proposed [FCPA](#) property.

2-1101.2

2-1001.2

Policy: It is the policy of [FCPA](#) to acquire, plan, develop, maintain and protect a park and recreation facility system that contributes to the quality of life and preserves the physical, natural and cultural heritage of the County for the enjoyment and education of its citizens.

2-1101.3

2-1001.3

General Requirements:

2-1101.3A

A. Any construction activity affecting existing or proposed [FCPA](#) land shall must be in accordance with [§ 2-1000 et seq.](#)

B. With the exception of DPWES [LDS](#) or other County agencies, any construction activity affecting existing parkland, land that is proposed to be conveyed to open space to be dedicated to [FCPA](#) by a proffer accepted as a result of rezoning, cluster subdivision, conditions of special exception or special permit approval, or when the Director requires 10 percent of subdivided land to be dedicated for open space and recreational purposes as per [§ 2-0105](#) ~~2-0106~~, shall must be implemented in accordance with requirements of [§ 2-1000](#) ~~2-1100 et seq.~~

~~2-1101.3B~~

~~Any construction activity affecting existing or proposed [FCPA](#) land shall must be in accordance with [§ 2-1100 et seq.](#)~~

~~2-1101.3C~~

~~[FCPA](#) may consider requests to waive provisions of [§ 2-1100 et seq.](#) If, after review by [FCPA](#) staff, such requests are deemed not to be in conflict with established policies or procedures, the [FCPA](#) Director may grant requested waivers.~~

2-1102

2-1002

Requirements for Land that is Proposed to be Conveyed to FCPA

~~2-1102.1~~

~~2-1002.1~~

Subdivision and Site Plans

~~2-1102.1A~~

A. Two copies of all subdivision and site plans ~~shall~~must be submitted to [LDS](#) ~~and Development Services, DPWES~~, for concurrent review by [FCPA](#).

~~2-1102.1B~~

B. In general, subdivision and site plans ~~shall~~must be designed in such a manner that the proposed construction will not extend beyond the limits of the proposed development and into land to be conveyed or dedicated to [FCPA](#), unless otherwise indicated on the approved plans.

~~2-1102.1C~~

C. All proposed and existing easements on property to be conveyed to [FCPA](#) ~~shall~~must be shown on subdivision and site plans submitted to ~~DPWES~~ [LDS](#). Also, the following wording ~~shall~~must appear on the cover sheets and all sheets which display proposed [FCPA](#) property:

1. "Before entry, construction or maintenance activity on [Fairfax County Park Authority](#) property, the developer must submit to the [Fairfax County Park Authority](#) a written notice of intent."

~~2-1102.1D~~

D. ~~If any~~ Any easement to be conveyed or recorded ~~subsequent to~~ after the approval of any plats, plans or profiles, on those developments that contain parcels to be dedicated to [FCPA](#), ~~shall~~the easement must be reviewed and appraised by [FCPA](#) during review of subdivision and site plans.

~~2-1102.2~~

~~2-1002.2~~

Easements

~~2-1102.2A~~

A. Types of easements include but are not limited to storm, sewer, underground or overhead utilities, ingress/egress, public access (including trails and sidewalks), maintenance, conservation, and construction easements.

~~2-1102.2B~~

B. [FCPA](#) written approval ~~shall~~must be obtained ~~prior to~~ before initiation of construction begins. This will ensure compliance with development proffers and conditions or [FCPA](#) requirements.

~~2-1102.2C~~

C. All easements, created by a recorded instrument conveying land to [FCPA](#), ~~shall~~be ~~are~~ subject to the Provisions of [FCPA's Easement Policy](#) Policy 301—~~Easements~~— in force at the time of conveyance.

~~2-1102.3 Monumentation and Record Plats.~~

~~2-1102.3A~~

2-0000 GENERAL SUBDIVISION AND SITE PLAN INFORMATION

~~2-1102.3~~ Monumentation and Record Plats. Monumentation ~~shall~~ must be placed at all property corners as well as points of angles and curvatures in the perimeter of the parcel, ~~prior to~~ before bond release. In sensitive areas, [FCPA](#) may require staking.

~~2-1102.4~~

~~2-1002.4~~ Acceptance of Property

~~2-1102.4A~~

A. Final acceptance of property by [FCPA](#) will depend on the state of the land, if in a satisfactory condition, or a condition comparable to the one that pertained at the time of proffer request, special exception, rezoning, or preliminary plat approval.

~~2-1102.4B~~

B. As part of its Pre-Dedication Acceptance Process, and in accordance with [Va. Code § 15.2-15.1-1232.3](#), as amended, [FCPA](#) (see [§ 2-1002.4A](#) ~~2-1102.4A~~), should the site be found disturbed or disrupted (~~i.e.~~ e.g., erosion from construction activities, or debris, on the site), the conveyer ~~shall be required to~~ must take corrective actions, as outlined by [FCPA](#), ~~prior to~~ before [FCPA](#) assuming title. [FCPA](#) should be contacted for information about this process.

~~2-1102.5~~

~~2-1002.5~~ Stormwater Management Areas and Facilities

~~2-1102.5A~~

A. Sediment and stormwater detention ponds and basins ~~shall~~ should not be placed on land being conveyed to [FCPA](#) unless so indicated on the approved plan.

~~2-1102.5B~~

B. In order for the owner/developer to justify the necessity of placing stormwater management areas and facilities on future parkland instead of other locations within the proposed development, ~~he~~ the owner/developer must show extreme hardship, caused by topography, soil or other conditions, before [FCPA](#) considers approval of the site.

~~2-1102.5C~~

C. If placement of stormwater management areas and facilities on future parkland is deemed necessary and it is approved by [FCPA](#), an easement or private maintenance agreement ~~shall~~ must be prepared stating who will be responsible for maintenance of and liability over the facility. This easement or private maintenance agreement ~~shall~~ must be included in the submitted plans and profiles and it ~~shall~~ must be recorded.

~~2-1103~~

~~2-1003~~

~~2-1103.1~~

~~2-1003.1~~

Requirement for Easements or Construction Activity on FCPA Property

All easements on land conveyed to [FCPA](#), or proposed for [FCPA](#) ownership, are subject to ~~the provisions of~~ [FCPA's Easement Policy](#) ~~Policy 301—Easements~~.

2-1104

2-1004

Requirements for Trails and Other Facilities on FCPA Land

2-1104.1

Trails constructed and placed on [FCPA](#) land or property to be conveyed to [FCPA](#), are subject to [§ 8-0200](#) et seq.

2-1004.1

2-1104.2

2-1004.2

Recreation facilities placed on land to be conveyed to [FCPA](#) or on land owned by [FCPA](#) ~~shall~~ must be built to [FCPA](#) specifications and in accordance with PFM, [§ 2-0105](#) ~~2-0106~~, [§ 2-0206](#) ~~2-0209~~, [§ 8-0300](#) et seq. and [Plates 15-8 through 41-8](#) ~~18-8 thru 44-8~~. Placement of recreation facilities ~~shall~~ must be as approved by [FCPA](#) during the plan review process and field location ~~prior to~~ before construction.

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2-1200**2-1100****TYSONS CORNER URBAN CENTER** (~~112-13-PFM~~)~~2-1200.1~~2-1100.1

Urban design guidelines and streetscape standards in the [Tysons Corner Urban Center](#), as designated in the adopted [Comprehensive Plan](#), including but not limited to street lights, landscaping, utilities, drainage and stormwater management, may differ from the requirements set forth in the PFM based upon the unique characteristics of the urban environment. Alternatives ~~shall~~must be listed on the plan for consideration by the Director in circumstances where strict application of the PFM standard cannot be met for a particular site and where new or creative urban designs are proposed. Alternatives, when approved by the Director, ~~shall be~~are subject to the following criteria:

~~2-1200.1A~~

A. Alternatives ~~shall~~must be in substantial conformance with the development plans and associated proffers and conditions; or approved Special Exception or approved Special Permit Plat; and

~~2-1200.1B~~

B. Alternatives ~~shall~~must be consistent with any specific urban design guidelines and streetscape plans for the area; and

~~2-1200.1C~~

C. Full details and supporting data ~~shall~~must be provided on the plan including design computations, material specifications, technical details, structural calculations, procedures for installation, inspection and/or testing, and procedures for operation and maintenance; and

~~2-1200.1D~~

D. A detailed description ~~shall~~must be provided of the applicable provisions of the PFM and why they cannot be met, and the rationale to demonstrate that all criteria set forth in [§ 2-1100.1A](#) through [§ 2-1100.1H](#) have been met; and

~~2-1200.1E~~

E. Any decision to approve an alternative ~~shall~~must take into consideration possible impacts on public safety, the environment, aesthetics and the burden placed on prospective owners for maintenance of any facility; and

~~2-1200.1F~~

F. Reasonable and appropriate conditions may be imposed as deemed appropriate by the Director; and

~~2-1200.1G~~

G. Any alternative ~~shall~~must comply with specific requirements set forth in the [United States Code](#), [Virginia Code](#), and [County Code](#), and all other applicable regulations, resolutions and policies, as well as specific standards of [VDOT](#) and requirements of other reviewing agencies, such as the water utilities, from which variances may not be granted at the local level.

~~2-1200.1H~~

H. Notwithstanding the foregoing, where a PFM provision requires [Board of Supervisors](#) approval of a waiver or modification of its terms, the Director ~~shall have~~ has no authority to approve an alternative absent [Board](#) approval.

~~2-1200.2~~

2-1100.2

Acting on a specific request by the developer, urban design and streetscape standards may be considered by the Director within by-right development proposals lying within the [Tysons Corner Urban Center](#) in accordance with [§ 2-1100.1](#) ~~2-1200.1~~ and subject to the criteria set forth in [§ 2-1100.1B](#) ~~2-1200.1B~~ through [§ 2-1100.1H](#) ~~2-1200.1H~~.

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~~2-1300~~

~~2-1200~~

~~2-1301~~

~~2-1201~~

~~2-1301.1~~

~~2-1201.1~~

AS-BUILT DRAWINGS (119-15 PFM)

Submission Requirements and Certifications

As-built drawings ~~shall~~must be prepared in accordance with Article 17 of the [Zoning Ordinance](#), and the [Subdivision Ordinance, § 101-2-5](#) of the Code. When required, an as-built plan prepared by a professional engineer or land surveyor licensed in the Commonwealth of Virginia ~~shall~~must include:

A. Dimensions and Elevations Survey. The as-built drawings ~~shall~~must show actual elevations alongside planned elevations as required by ~~§ 2-1202~~ ~~2-1302~~. As-built information ~~shall~~must be shown [boxed in] for comparison to the design information. All existing plans to be modified for use as the as-built plan ~~shall~~must be redrafted where necessary so that the information is accurate and readable.

B. Certification Statement and Seal.

1. Each as-built plan ~~shall~~must have an Engineer's or Surveyor's statement and seal. Except for Category D dams, the certification of all geotechnical work will be by the geotechnical engineer of record. The certification ~~shall~~must state as follows:

(i)

a. In accordance with Article 17 of the [Zoning Ordinance](#), and the [Subdivision Ordinance, § 101-2-5](#) of the Code, and the Public Facilities Manual, I, (submitting engineer/surveyor's name), do hereby certify that this as-built conforms to the approved plans, except as shown, which represents actual conditions on this site as of this date.

(submitting engineer/surveyor's signature/date) (seal)

(ii)

b. I have reviewed the as-built plan and hereby certify that the geotechnical aspects of the embankment dam/pond were constructed in accordance with the approved plans, except as indicated below, which represents the actual conditions of the dam on this site as of this date.

(geotechnical engineer's signature/date) (seal)

(iii)

c. All storm/sanitary structures fall within their respective easements and all dedications and all off-site easements are recorded in DB ____, at PG ____.

C. Copies of the licensed professional’s certification that the stormwater and best management facility was constructed in accordance with the approved plans and specifications, along with copies of all material delivery tickets, certifications from the material suppliers and results of tests and inspections required under [§ 6-1300 et seq.](#) ~~shall~~must be submitted with or incorporated in the as-built plan. For documenting construction, checklists specific to the type of stormwater and best management facilities being constructed, as approved by the Director, ~~shall~~must be used. If readily available, an electronic file of the professional’s certification and related documentation ~~shall~~must also be submitted, in an acceptable electronic industry standard CADD file format (such as a .dwg) or in a standard scanned and readable format.

~~2-1302~~

2-1202

Information Required on the As-Built Drawing. The record drawing ~~shall~~must include, at a minimum, the following information:

A

2-1202.1

Boundary of the site as shown on the final plat of record. The as-built plan ~~shall~~must show any geodetic reference points located on the site.

B

2-1202.2

The area of the site as shown on the approved site plan and ~~subsequent to~~ after any fee simple dedications to Fairfax County, State of Virginia or [VDOT](#) ~~the Virginia Department of Transportation~~, and the land area of such dedications. As shown on the approved building plans, the total gross floor area and the number of dwelling units, if applicable.

C

2-1202.3

Location of all buildings on the approved site plan showing the yard dimensions and all official building numbers (and/or addresses) posted.

D

2-1202.4

Locations of all storm sewers, sanitary sewers mains, fire hydrants, and associated easements including all waterline easements.

A. For storm and sanitary sewers, ~~the~~ pipe materials should be identified based on visual inspection only. For storm and sanitary sewer pipes, include sizes, lengths, upper and lower invert-in and invert-out elevations (see [§ 2-0208.11](#)), and percent grade of pipe as computed.

B. The structure number, type, size/configuration, top elevation, type and size of any outlet protection, and the location in the [Virginia Coordinate System of 1983 \(VCS 83\)](#) and [NGVD 1929](#) vertical datum (or spatial reference system and datum as required by [County Code](#)) ~~latitude and longitude (in degrees, minutes, and seconds to the nearest 15 seconds)~~ shallmust be provided on all structures and outfalls (see [§ 2-0208.3](#)). This data must be provided in the form of an electronic spreadsheet and must be included with the information requested below in [§ 2-1202.4D](#).

2-0000 GENERAL SUBDIVISION AND SITE PLAN INFORMATION

C. Latitude and longitude of the approximate center and a major appurtenance of BMPs shall must be provided in decimal degrees to 6 decimal places.

D. For all projects on the VCS 83 Virginia coordinate system, coordinates of all structures and outfalls shall must also be provided in a digital, GIS compatible format, generally an industry standard CADD or Shapefile, which can be incorporated directly in the County's overall GIS. The digital submittal should be delivered in CD/DVD format, be named to match the as-built plan hard copy, and include a map of the full project in PDF format.

E. If the outfall area is inaccessible and an offset method cannot be performed, a note shall must be made on the as-built plan about the conditions preventing the survey team from recording the position. (Refer to § 10-0104.6B for as-built requirements for sanitary facilities).

F

2-1202.5 Ponds—including detention, retention and Best Management Practice (BMP) ponds—showing elevations of top of embankments, toes of embankments, weirs, spillways, drainage structures, low flow channels, access easements and capacities of such ponds. Capacities shall must be shown both volumetrically and topographically with sufficient elevations to calculate the capacities.

F

2-1202.6 Horizontal locations, widths and surface material of all designed trails included on the approved plan. Vertical location of any trail which exceeds an eight (8) percent grade (whether or not designed or not as an eight (8) percent grade) and shown on the approved plan. Elevations may be used in lieu of an as-built profile. Location of all designed pedestrian bridges and bus shelters, and a maintenance responsibility statement must be included on the approved plan. As-built information showing bridge surface, length, number of abutments and bus pad size and material.

G

2-1202.7 Deed book and page number(s) of the recordation in the land records of Fairfax County of dedications and easements reflected on the approved plan. The deed book and page numbers of all easements shall must be shown on the applicable plan and profile sheet.

H

2-1202.8 Locations of improved channels and swales in dedicated easements with spot elevations and slopes.

I

2-1202.9 All utility locations within the subdivision as they are made readily available from the utility companies, owners and/or operators, except building and service connections, with the notation “from available records.” Such plans and records shall must be furnished by the appropriate utility companies, owners and/or operators.

J

2-0000 GENERAL SUBDIVISION AND SITE PLAN INFORMATION

- 2-1202.10 Retaining walls requiring permits, indicating the type and showing the top elevations and the adjacent finished grades.
- ~~K~~
- 2-1202.11 Number of parking and loading spaces.
- ~~L~~
- 2-1202.12 Spot elevations of critical slope areas to determine grade of finished slope. Critical slopes consist of areas shown on the approved plan with gradients greater than 20% which contain Class III or Class IVA soils as defined in [§ 4-0200](#) *et seq.*
- ~~M~~
- 2-1202.13 Information related to dams and impoundments as follows:
- (1) A. A profile (with spot elevations) of the top of dam
- (2) B. A cross-section (with spot elevations) of the emergency spillway at the control section
- (3) C. A profile (with spot elevations) along the centerline of the emergency spillway
- (4) D. A profile along the centerline of the principal spillway extending at least 100 feet downstream of the toe of the embankment
- (5) E. All structure tops, throats and invert elevations
- (6) F. All pipe, orifice and weir sizes and invert elevations
- (7) G. The elevation of the principal spillway crest
- (8) H. The elevation of the principal spillway conduit invert (inlet and outlet)
- (9) I. The elevation of the emergency spillway crest
- (10) J. Spot elevations around the entire pond/dam adequate to depict the shape and size
- (11) K. Spot elevations along the top and crest of the dam width
- (12) L. Spot elevations through the drainage way to the riser structure
- (13) M. Notes and measurements to show that any special design features were met
- (14) N. Statement regarding seeding and fencing in place per the approved plan
- (15) O. Show all drainage and access easements for maintenance of the pond/dam and related facilities with Deed Book and Page Number.

~~N~~

2-1202.14

Field observations and measurements of other areas having the potential to be critical, as depicted on the approved plans and profiles.

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