PROPOSED AMENDMENT TO
CHAPTER 2 (GENERAL SUBDIVISION & SITE PLAN INFORMATION)
OF THE PUBLIC FACILITIES MANUAL

Amend §2-0100 (Lot and Subdivision Design), by revising Paragraph §2-0101.3, to read as follows:

2-0101.3 Whenever a subdivision name is approved and recorded, that name must be used for all legal references and permits. No other trade or sales names for subdivisions, or portions thereof, must be used for any process governed by this PFM unless the Director is notified in writing of the name change.

Amend §2-0103 (Pipestem Lots), by revising Paragraphs §2-0103.6A-B, to read as follows:

2-0103.6 The length of a pipestem portion of a lot:

A. May not exceed a distance of:

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

2. 400 feet where required lot size is 12,000 square feet but less than 18,000 square feet;

3. 550 feet where required lot size is 18,000 square feet but less than 40,000 square feet;

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

B. May exceed the maximum length if a justification is provided based upon some existing unusual and natural topographic or other physical condition with the submission of a preliminary plat. If a preliminary plat is not required, justification must be submitted on the subdivision plan.
Amend §2-0109 (Large Lot Subdivisions), by revising Paragraph §2-0109.3A(1), to read as follows:

2-0109.3 When plans for large-lot subdivisions are filed, the following will be required:

A. Topographic sheets with contour intervals no greater than 5-feet at a scale no greater than 1 inch=100 feet showing:

1. Proposed and/or existing lot lines and a computation showing the shape factor for each proposed lot.

Amend §2-0200 (Plat and Plan Preparation), by revising Paragraph §2-0201.7, to read as follows:

2-0201.7 For existing underground transmission lines and pipelines as defined in § 2-0304, written proof must be submitted that all owners of major underground utility easements have been notified in accordance with all applicable regulations.

Amend §2-0204 (Retaining Walls and Bridges), by revising Paragraph §2-0204.1, to read as follows:

2-0204.1 A separate building permit must be obtained for any retaining walls as required by the Virginia Uniform Statewide Building Code (VUSBC), International Building Code (IBC).

Amend §2-0207 (Revisions), by revising paragraph §2-0207.2, to read as follows:

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

Amend §2-0208 (General Required Information on Plans and Profiles), by revising Paragraph §2-0208.21, to read as follows:

2-0208.21 On subdivision plans where the lot configuration is subject to the shape factor limitations set forth in the Zoning Ordinance, the shape factor with computations must be depicted shown for each lot within the proposed subdivision.
Amend §2-1100 (Tysons Corner Urban Center), by revising Section §2-1100 to §2-1100.2, to read as follows:

2-1100  APPLICABILITY OF THE URBAN DESIGN GUIDELINES TYSONS CORNER URBAN CENTER

2-1100.1 There are Urban Design Guidelines (Guidelines) that apply to development proposals for all properties located within the boundaries of Commercial Revitalization Districts and Areas, and certain Mixed-use Centers as designated on the Fairfax County Comprehensive Plan (Plan) including the Tysons Urban Center and the Reston Transit Station Areas. The Guidelines serve as companion documents to the Plan by elaborating upon the Plan’s more general recommendations related to urban design, public spaces and streetscapes. It is intended that designers and reviewers will apply the Guidelines in these areas to guide the appearance, arrangement and function of the built environment. The Guideline’s best practices and detailed design suggestions, urban design guidelines and streetscape standards in the Tysons Corner Urban Center, as designated in the adopted Comprehensive Plan, including but not limited to streetscapes, street lights, landscaping, site and building design, parking, 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 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. The treatments and designs found in these Guidelines, referred to as “alternatives,” may be substituted for PFM standards when approved by the Director. These alternatives are subject to the following criteria:

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

B. Alternatives must be consistent with any specific urban design guidelines and streetscape plans for the area which have been endorsed by the Board of Supervisors; and

C. Full details and supporting data 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

D. A detailed description 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
D. Any decision to approve an alternative 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

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

F. Any alternative 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.

G. Notwithstanding the foregoing, where a PFM provision requires Board of Supervisors approval of a waiver or modification of its terms, the Director has no authority to approve an alternative absent Board approval.

2-1100.2 Developers are strongly encouraged to use the Guidelines in by-right development proposals in accordance with § 2-1100.1 and subject to the criteria set forth in § 2-1100.1B through § 2-1100.1G. 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 and subject to the criteria set forth in § 2-1100.1B through § 2-1100.1H.

Amend §2-1200 (As-Built Drawings), by revising Paragraph §2-1202.4B & D, to read as follows:

2-1202.4 Locations of all storm sewers, sanitary sewer mains, fire hydrants, and associated easements including all waterline easements.

A. For storm and sanitary sewers, pipe materials should be identified based on visual inspection only. For storm and sanitary sewer pipes, include size, length, 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) must be provided on all structures and outfalls (see §2-0208.3). This data, in addition to the data listed in item A above, must be provided in the form of an electronic spreadsheet and must be included with the information requested below in §2-1202.4D.
C. Latitude and longitude of the approximate center and a major appurtenance of BMPs must be provided in decimal degrees to 6 decimal places.

D. For all projects on the VCS 83, coordinates of all structures and outfalls 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 a format acceptable to the Director, be named to match the as-built plan hard copy, and include a map of the full project in PDF format.