SITE PLAN FIRST SUBMISSION CHECKLIST

Engineers & Surveyors Institute
4795 Meadow Wood Lane, Suite 115 East, Chantilly, VA 20151
Phone: 703-263-2232
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Plan Name: _____ Record Number: _____

District: _____ Review Date: _____

Submitting Firm: _____ Contact Name: _____ Phone Number: _____

DPE Number: _____ DPE Name: _____

ESI Peer Reviewer Name: _____ Peer Reviewer's Firm: _____

Plan is non-acceptable if any * box is checked without explanation on plan or alternate solution noted.

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
		COVER SHEET					
1	LDS Policy	**Aug 2024** edition of cover sheet used			*		
		Plan Approval Information Table					
2	LDS Policy	Plan Approval Information completed (identification numbers, approval dates and sheet numbers)					
3	LDS Tech Bulletin 23-06	Line 1: Concurrent processing indicated. Documentation of approval is included in the plan.					
4	112.1-5101.6.A	Line 4: Affordable dwelling unit (ADU) designation shown on specific lots or units, except for multi-family (if entire project contains 50 units or more)					
5	107-1-3 112.1-8101.4.B(34) PFM 6-1605.1B & 2A	Line 13: Soils report requirement indicated if construction is proposed in class III or IVA soils or a dam is proposed requiring a report per PFM Plate 48-6					
6	PFM 4-0206.5.A	Line 14: Limited soils report requirement is indicated if construction is proposed in a IVB soil. Limited report included in the 1st submission plan.					
7	LDS Tech Bulletin 23-06 LDS Policy	Line 22/23: Zoning case number with approval date & sheet number provided, unless concurrent processing is approved					
8	LDS Tech Bulletin 23-06	Line 27: All interpretations for approved **Rezoning Plan** (RZ)included in the plan, unless concurrent processing is approved					
9	LDS Tech Bulletin 23-06	Line 27: All interpretations **for approved Special Permit** (SP)/**Special Exception** (SE) plat or **Variance** (VAR) included in plan, all at original scale					
10	LDS Tech Bulletins 23-06 & 06-15	Line 25: Clerk to BOS/BZA approval letter (with proffers/development conditions) to applicant included for RZ, SE or SP unless concurrent processing was approved			*		
11	112.1-8101.4.B(28), LDS Tech Bulletin 17-02	Line 26: Proffer and development conditions compliance narrative submitted in the form of Proffer Matrix. The Proffer Matrix shall be emailed to LDSPROFFERS@FAIRFAXCOUNTY.GOV					
12	LDS Tech Bulletin 17-02	Proffers/development conditions that are specific to the site are addressed. Triggers and associated plan & sheet numbers provided. Each portion of each proffer is separately addressed. (For more detailed directions see Note 1)			*		
13	LDS Tech Bulletin 23-06 LDS Policy	Line 35: All approved waivers/modifications and waiver/modification requests are listed, including the ones approved with the zoning application.			*		
		Zoning Requirements Tabulation					
14	LDS Policy 112.1-8101.4.B(13) 112.1-8101.4.B(28)	Zoning Requirements Tabulation filled in correctly. If plan is associated with a zoning application, the tabulation shows what was approved (provided) with the zoning application or any			*		

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		interpretation as requirement. Appropriate zoning application/documents referenced.					
15	LDS Policy	Line 8: Minimum yard lines shown and labeled on site layout					
16	112.1-8101.4.B(13)	Line 9: Floor Area Ratio (FAR) matches throughout the plan.					
17	Zoning Plan LDS Policy	Layout, including clearing limits, is in general conformance with the Zoning Plan, otherwise an interpretation or coordination with Zoning Evaluation Division is submitted (if approved, include in the plan). Proposed construction limits and retaining wall heights do not exceed from what is shown on the approved Zoning Plan. Dimensions for setbacks are shown at the same location as on Zoning Plan and are equal or exceed the Zoning Plan setback requirements. For phased projects, running tabulation is included to show compliance with Zoning Plan.			*		
18	101-2-1(1)(A) 101-2-3(d) Code of VA §15.2-2260	If subdividing more than 50 lots, and there is no development plan, the Preliminary Plat (PL) is approved and valid (PL is optional for subdivisions involving 50 or fewer lots.)					
		Site Plan (SP) Tabulation					
19	LDS Policy	Site Plan (SP) Tabulations filled in correctly. Information shown is consistent with the plan.			*		
20	112.1-8101.4.B(13) 112.1 Article 4	Line 3: Site and building proposed uses indicated. Proposed use is a by right use within the zoning district unless an RZ, SE or SP or concurrent processing has been approved.					
21	112.1-8101.4.B(13)	Line 5: Number and type of units (if townhouses or multifamily or condominium) shown					
22	112.1-8101.4.B(14) LDS Tech Bulletin 19-01	Line 10: Building height shown. Building height calculations are provided for proposed single family attached dwellings.					
23	112.1-8101.4.B(13)	Line 11: Number of floors shown					
24	112.1-8101.4.B(16) 112.1 Article 6	Lines 13 to 17: Required and proposed number of parking and loading spaces shown and match parking/loading tabulation. Parking/loading tabulation shows parking rate per each use and the minimum number of spaces required vs. provided.			*		
		Other Cover Sheet Requirements					
25	ESI Fairfax Expedited Review Tech Bulletin 112.1-8101.4.B(1), B(2)	The cover sheet has a verifiable digital signature on the seal from each professional DPE certificate signed if DPE plan.			*		
26	PFM 9-0202.2C	Fire Marshal notes, data filled in					
27	PFM 10-104.1A	Sanitary sewer information filled in					
28	PFM 12-0308.4A	Tree Preservation information filled. If “yes”, deviation request is included in a letter format in the landscape plan					
29	LDS Policy	Potential for wetlands filled in					
30	LDS Policy	Information Regarding Activities in a Resource Protection Area filled in					
31	LDS Policy	Stormwater Information filled in			*		
32	PFM 8-0201.6	Vicinity map shows sidewalk/trail maintenance responsibilities for existing and proposed (VDOT, County or privately maintained)					
33	112.1-8101.4.B(4)	Vicinity map shows street names and route numbers for adjoining streets.			*		
34	LDS Policy	Tax map reference number(s) filled in correctly			*		
35	112.1-8101.4.B(5)	Name, contact information and address of the owner and developer filled in					
36	LDS Policy	Magisterial district shown and is correct					
37	112.1-8101.4.B(7)	Certificate signed by the surveyor or engineer setting forth the source of title of the owner of the site and the place of record of the last instrument in the chain of title					
38	112.1-8101.4.B(8)	Soils map shown, with site identified. Soils map is based on current County Soils Map.			*		

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39	112.1-8101.4.B(8)	Soil data chart filled in per "Description & Interpretive Guide to Soils in Fairfax County"					
40	112.1-8101.4.B(18) PFM 10-0301 & 305.1	Solid waste statement filled in. Trash and recycling containers are shown and labeled on the site plan.					
41	112.1-8101.4.B(27)	Owner/developer wetlands permits certification signed			*		
42	LDS Policy	Sheet index and sheet titles match					
		PUBLIC STREETS					
43	112.1-8101.4.B(12)	Road name and route number shown for existing state-maintained streets shown					
44	112.1-8101.4.B(12) LDS Policy	Street widths, pavement, curb type and right-of-way shown for existing and proposed streets			*		
45	VDOT Road Design Manual Appendix F	Right of way, driveway entrances, intersections, medians, curb, or edge of pavement shown and labeled on both sides of existing roadways. Limited Access labeled, if applicable.					
46	112.1-8100.7.E(3)	Vehicular travel lanes, services drives, driveways, or other required access connections to adjoining properties are proposed or service drive/travel lane waiver is approved					
47	PFM 7-0101.2 VDOT Road Design Manual Appendix A-1	Curve data shown for new streets and conform with shown street category					
48	PFM 7-0107.5A & 5B	Stop or yield signs shown at all intersections					
49	PFM 7-0201.1C PFM 7-0304.13	All proposed street construction is within existing or dedicated street right-of-way					
50	PFM 7-0301.1A & 1B PFM 8-0101.8	Curb-cut ramps provided where required (at site entrance curb returns, along accessible routes, at major crosswalks, HC accessible parking spaces, etc.). Curb cut ramps are entirely within right of way if VDOT maintained					
51	PFM 7-0303 VDOT Road Design Manual App. F Section 4	Type, width, percent grade, and throat length of entrance(s) shown. Curb radii labeled. Review for possible design waivers/design exceptions.					
52	PFM 7-0304	Profile shown for all proposed streets including widening and turning lanes on existing streets. Elevations, percent grade, culverts, storm/sanitary sewer, and utility crossings shown on street profile. Existing centerline profiles is shown for 200 feet minimum distance to ensure a proper grade tie when a proposed street is an extension of or connects with an existing street.			*		
53	PFM 7-0304	Centerline stationing shown in plan view for existing and proposed streets					
54	PFM 7-0305 112.1- 5100.2.D(4)(c) VDOT Road Design Manual Appendix A(1)/B(1)/B(2)/F 24VAC30-73-80.A 24VAC30-73-90.A	Sight distance plan and profile shown. For intersection sight distance, sight triangle is clear of obstructions, including landscaping and parked vehicles, among others. Sight distance easement exists or proposed where the sight line leaves the right of way. Sight distance easement is shown on layout, grading, tree preservation and landscape plans.			*		
55	PFM 7-0306.6B VDOT Road Design Manual Appendix A-1	For proposed streets, typical section with dimensions, street category, and design speed are provided			*		
56	VDOT Road Design Manual Appendix F	For existing streets posted speed is provided					
57	VDOT Road Design Manual Appendix F Section 3	Turn lanes are proposed where required or a Design Waiver has been approved.					
58	VDOT Road Design Manual App. F Section 3	Length of all existing and/or proposed turn lanes and tapers shown and conform to standard, or a Design Waiver has been approved.					

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59	VDOT Road Design Manual Appendix F Section 2	Distance shown to nearest intersection or median break in each direction on existing divided roadways					
60	VDOT Road Design Manual Appendix F Section 2	Distance shown between centerline of all existing or proposed intersections or driveways. Access Management spacing requirements are met, or an Access Management Exception (AME) has been approved.					
61	VA Administrative Code 24VAC-92-All Sections	Profile of any proposed stub street is extended beyond property line to indicate future constructability					
62	VDOT IIM-LD-55 PFM 7-0301	Curb ramps provided wherever a proposed or existing pedestrian access route crosses a curb. One curb ramp provided in each direction of intersection crossings.					
63	VDOT IIM-LD-55	Curb ramp spot elevations provided to confirm ramp slopes, gutter pan transitions, etc.					
64	VDOT Policy	Latest version of VDOT general notes provided					
65	101-2-2(2) (Townhomes only)	Street names are shown for proposed streets.					
66	VDOT Road Design Manual, Appendix A(1), Sections 1 & 2 LDS Policy	Typical sections for existing roads are provided where sidewalk or shared use path is proposed along the existing road. Sidewalk easement is proposed for sidewalks outside of ROW.					
67	VDOT Road Design Manual, Appendix A(1), Sections 1 & 2	Sidewalk/shared use path width, width of buffer strip between road and sidewalk/shared use path, and width of maintenance strip between sidewalk/shared use path and ROW are dimensioned					
		PRIVATE STREETS					
68	112.1-5107.3.A(3)	Private streets in a residential development that is to be owned and maintained by a nonprofit organization does not exceed 600 feet in length unless approved by the Director			*		
69	112.1-8101.4.B(12)	Deed book and page number shown for County maintained right-of ways and private ingress-egress easements for private roads			*		
70	112.1-8101.4.B(16)	Parking/loading spaces are delineated with dimensions					
71	112.1-8101.4.B(23) PFM 7-0306.14	Plans proposing private streets contain the applicable full statement as required by the referred code to advise that the streets will not be maintained by either the State or the County.					
72	PFM 7-0402.2B PFM 7-0402.4B PFM 7-0402.5B PFM 7-0402.6 PFM 7-0403 VDOT Road and Bridge Specifications	Pavement design/typical section shown for private streets, parking surface, and pipestem driveway. Pavement material specifications are in accordance with VDOT standards.					
73	PFM 7-0402.2	Private streets for townhouses, patios and garden courts, geometric design is in accordance with PFM Plate 4-7 (TS-5A). 2’ minimum strip between back of curb and edge of sidewalk, or if sidewalk is adjacent to the back of curb, it is 6’ wide. Roll-top curb is not allowed.			*		
74	PFM 7-0402.3	Single family condominium and single-family residential developments with five or less lots, the geometric design meets pipestem driveway standards.					
75	PFM 7-0403.1A VDOT Road Design Manual Ch 2D-10	Private driveway entrances on curb and gutter streets conform to VDOT standards. CG-9D is preferred.					
76	PFM 7-0403.1A VDOT Road Design Manual	Private driveway entrances on streets with no curb and gutter conform to VDOT Standards (PE-1)					
77	PFM 2-0208.20 PFM 7-0602.4 USBC 1106.1	Accessible parking spaces, related access aisles, ramps and curb ramps, railing, slopes, surface treatments, signs and accessible routes provided. Van accessible spaces identified. Parking tabulation shows			*		

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		accessible parking requirements referenced to USBC. Accessible spaces are provided for each parking facility (surface and structural) separately.					
		STREETLIGHTS & SITE LIGHTING					
78	PFM 7-0802.3	Existing and proposed utility poles and streetlights shown and labeled			*		
79	PFM 7-0802.3	Streetlights are proposed along all existing and proposed state roads providing frontage to the site					
80	PFM 7-0804, Plate 28-7, 29-7, 30-7	Proposed luminaire style, pole type, pole placement, bracket lengths and mounting heights are shown and labeled.			*		
81	PFM 7-0805.5B LDS Tech Bulletin 14-07	For proposed non-standard streetlights, lighting computations are provided and sealed by a lighting professional.			*		
		EROSION AND SEDIMENT CONTROL					
82	PFM 2-0203.1C PFM 2-0208.12	Limits of clearing and grading shown and includes all work to be done (offsite, utility extensions, outfalls, etc.) and matches between grading, erosion and sediment control, landscape plans			*		
83	LDS Tech Bulletin 11-08	Priority Rating Form for E&S control is shown, and physiographic province is correctly identified			*		
84	LDS Policy	Completed certified E&S Control Checklist provided			*		
85	PFM 12-0305.1A VESCH Uniform Coding System	Erosion & sedimentation controls and tree protection and safety measures identified					
86	9VAC25-875-560 (MS-2)	Soil stockpiles and borrow areas are stabilized OR protected with sediment trapping measures					
87	PFM 11-0104.1 PFM 11-0303.4A	Two-phased E&S Plan provided for erosion and sedimentation control. The E&S narrative includes site specific sequence of construction in each phase.					
88	PFM 11-0104.1 4VAC50-30-40 (MS4)	The Phase 1 E&S Plan proposes to install controls needed with minimal clearing. Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment are proposed in Phase 1.			*		
89	VESCH 3.13 PFM 11-0106.2D	Sediment trap computations provided (Pipe outlet required if drainage is greater than 1 acre)			*		
90	VESCH 3.14 PFM 11-0106.2C	Sediment basin calculations provided			*		
91	PFM 11-0104.3 Tech Bulletin 22-04 (seeding guidelines)	Region specific temporary and permanent seeding tables provided					
92	LDS Policy	Drainage divides are shown correctly, perpendicular to contours and enclosed. The outfall for each drainage area is labeled. Offsite contours are shown to justify drainage divides.					
93	PFM 11-0106.2D	The minimum length for a temporary gravel construction entrance is dimensioned 75 feet on the detail. If wash rack is proposed, the source of tire wash water is identified.					
94	VESCH	Positive drainage provided into all E&S control measures, including diversion dikes.					
95	VESCH 3.05 (SF) VESCH 3.07 (IP) VESCH 3.09 (DD) VESCH 3.13 (ST) PFM Table 11.1	Drainage divides shown for E&S measures that have drainage area limitations. Drainage areas do not exceed ¼ ac/100 ft for SF, 1 acre for IP, 5 acres for DD and 3 acres for ST. Drainage divides for SSF are only required when it needs to be demonstrated that concentrated flow to SSF does not exceed 5 cfs.			*		
96	SDID Policy	Perimeter controls are shown outside of the graded area to accommodate grading operation.					
97	PFM 12-0305.1B	All erosion and sediment controls and tree protection devices are placed within the area to be disturbed.			*		
98	SDID Policy	Storm drain inlet protection measures shown on VESCH Plates 3.07-2, 3.07-6 and 3.07-7, which completely block the drain throat or entrance are not proposed.					

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99	SDID Policy	SSF adjacent to Floodplains, RPA, and steep slopes.					
100	PFM 6-1303.9.B	E&S Control measures are shown on E&S Phase 1 Plan around the areas of proposed infiltration facilities.					
101	VESCH 3.01	Provide safety fence where no other perimeter controls are proposed.					
		DRAINAGE					
102	PFM 6-0202.2	Drainage system honor natural divides for both concentrated and non-concentrated stormwater runoff leaving the site unless a written justification is provided and approved by the Director.					
103	PFM 6-0202.4	Concentrated runoff discharge leaving the site shall not aggravate or create a condition where an existing structure under an approved building permit floods. If such a structure exist, detention for the 100-year storm event is provided.			*		
104	PFM 6-0202.5 PFM 6-0204.1.B.5	No concentrated surface water discharged offsite without easements unless the discharge is into a natural watercourse, or other appropriate discharge point.					
105	PFM 6-0202.6	Sheet flow into lower lying properties: Pre-and post-development runoff computations provided to demonstrate that increase in peak flow runoff would not cause or aggravate drainage problem on the downstream properties. Description is included in the outfall narrative.			*		
106	PFM 6-0905.4 PFM 6-0902.2.G PFM Plate 62-6	Storm sewer profile is provided showing existing and proposed grade, depth of cover and HGL.					
107	PFM 6-0902.2P	If storm sewer is close to any building, a loading plane diagram is provided.					
108	PFM 6-1108.1	Quantities of surface runoff greater than 2 cfs or crossing more than 3 lots is conveyed in a closed drainage system for lot size less than 18,000 SF.					
109	PFM 6-1501.2.E & F PFM 6-1502.2 PFM 6-1502.3	Location and approximate extent of the overland relief paths are shown in proximity of buildings. For the path, using overlaying arrows is suggested. Where the flow path is near buildings, shading or other suitable see-through graphics are suggested to show the extent, and to demonstrate that no building is flooded by the 100-year flow. Weir calculations shown at critical high points where buildings might be impacted by back water. Calculations provided assuming complete failure of storm sewer system.			*		
110	101-2-2(25)(A)	The extent of any dam break inundation zone of an existing state-regulated impounding structure is shown and labeled with the name and state-issued identification number of the impoundment.					
111	LDS Policy	Storm sewer or storm drainage easement is provided for all residential developments					
112	VDOT Drainage Manual Chapter 9 Section 4	Flow arrows are provided for both existing and proposed storm pipe					
113	112.1-8101.4.B(19) 124.1-3-2.C.8(e)	Sufficient existing condition information (i.e., topography, structures, etc.) is shown beyond property boundaries, so impacts on adjacent properties can be evaluated			*		
		STORMWATER MANAGEMENT					
		Stormwater Management Narrative (if plan is subject to 124-4)					
114	124.1-3-2.C.4	A general description of the proposed stormwater management facilities (including both quality and quantity control).			*		
115	124.1-3-2.C.4	Description of the mechanism through which the facilities will be operated and maintained after construction is complete.					
116	124.1-4-4.D	Description of how detention requirements for the 2 and 10-year storms are met.					
117	124.1-4-1	Description of how water quality control requirements are met.			*		
118	124.1-4-5	Reference to the letter of nutrient credit availability, if applicable.					

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119	PFM 6-0204	Description of downstream receiving system and extent of downstream review					
120	124.1-4-4.A & B	Adequacy conclusion on channel and flood protection requirements for both natural and manmade conveyance systems.			*		
121	124.1-4-4.E	Evaluation of sheet flow and its impact on adjacent properties.					
		Stormwater Management Narrative (if plan is subject to 124.1-5)					
122	124.1-2-2 or 124.1-2-3	Demonstrating compliance with the time limits provision is provided or a SWOD letter is included					
123	124.1-5-3	A general description of the proposed stormwater management facilities (including both quality and quantity control)					
124	124.1-3-2.C.4	Description of the mechanism through which the facilities will be operated and maintained after construction is complete					
125	124.1-5-6.B PFM 6-1301.5	Description of how detention requirement for the 10-year storms are met.					
126	124.1-5-4.A & B	Description of how water quality control requirements based on the time limits provision are met.					
127	PFM 6-0204	Description of downstream receiving system and extent of downstream review.					
128	PFM 6-0202.6	Evaluation of sheet flow and its impact on adjacent properties.					
		Stormwater Management Computations (For plans subject to Article 4 and Article 5)					
129	124.1-4-4.D, F, & G OR 124.1-5-3.F, 124.1-3-2.C.6, 124.1-4-6.A PFM 6-0802.1 PFM 6-0803.2 PFM 6-0803.4 PFM Table 6.12	Hydrologic analysis pre and post development conditions, such as all runoff computations (e.g., Tc, CN, C, etc.) using NOAA Atlas 14 Type C Distribution					
130	PFM 6-1300	Allowable release rate computations					
131	PFM 6-1301.5	Inflow and routed hydrographs for design storms					
132	PFM 6-1301.7	Outlet design computations including stage discharge curve and stage-storage curve					
133	PFM 6-0905 PFM 6-1109	Storm sewer computations, hydraulic grade line computations, storm inlet design computations. Storm systems should be designed for the 10-year storm event.					
134	PFM 6-1200	Culvert analysis computations to demonstrate capacity adequacy					
135	124.1-3-2.C.6 PFM 6-0204.1.B.5	Hydraulic computations for natural conveyance system with cross sections to verify capacity and non-erosive velocity					
136	124.1-4-2/124.1-5-4	Water quality computations based on VRRM (Article 4) or Occoquan methods (Article 5)					
		Other Stormwater Management Requirements					
137	124.1-4-2.B 124.1-5-4.A.2 LDS Tech Bulletin 15-01	If subject plan is within Water Supply Overlay District (WSPOD) no offsite credit is allowed					
138	124.1-3-2.C.8 PFM 6-0402.8	Pre and post water quality control map showing areas served by each BMP facility and categorization of land use impervious, turf, and forested areas.					
139	124.1-3-2.C.8	Pre and post water quantity control map showing offsite drainage areas supporting topographic, land use and soil information, and areas served by each stormwater detention facility.					
140	PFM 4-0701.1 PFM 4-0702.3 PFM 4-0703	Depth between the bottom of the SWM/BMP facility and the seasonal high-water table (SHWT) or bedrock is shown. SHWT from June to October is determined by a certified professional using geomorphology.					

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RESOURCE PROTECTION AREAS (RPA)							
141	PFM 6-1701.3 112.1-8101.4.B(35) LDS Tech Bulletin 22-01	Site specific RPA boundary shown. Label references approved RPA delineation study number and approval date			*		
142	118-4-2 LDS Tech Bulletin 06-07	WQIA with proper mitigation submitted or approved for water-dependent improvements (outfalls) or redevelopment within RPA					
143	118-5-3	An RPA Exemption request is submitted or approved and provided for trails, sidewalk, site amenities, public utilities within RPA					
144	118-6-9 PFM 6-0303.3	An RPA Exception request is submitted or approved and provided for SWM facilities or other uses within RPA					
FLOODPLAIN (FP)							
145	PFM 6-0704.1	Proposed structures do not adversely affect the existing 100-year floodplain elevation.			*		
146	PFM 6-0704.2 112.1-5105.5.A	The lowest part of the lowest floor level of any proposed residential structure is at least 18 inch above the 100-year water surface elevation. An approved 100-year water surface elevation is specified. A minimum horizontal distance of 15 feet from the floodplain limits is provided.			*		
147	PFM 6-1401.1 PFM 6-1405	A floodplain study is submitted or approved. 100-year floodplain limits are shown. "Floodplain and drainage easement" exists or proposed.					
148	112.1-5105.2.A	A Floodplain Use Determination (FPUD) request is submitted or approved and provided for public utilities, roadway crossing or outfall within floodplain					
149	112.1-5105.4	A Special Exception (SE) is submitted or approved for major fill or use that are not permitted within the floodplain					
SANITARY SEWER							
150	PFM 10-0102.5A(4) & (5)	Vertical and horizontal separation shown between sanitary sewer main and waterlines and storm sewer lines					
151	PFM 10-0102.5A(7) PFM 10-0102.5L.1 PFM 10-0102.5M	Sanitary sewer pipe deeper than 18' is proposed to be DIP or PVC DR 14. Sanitary sewer lines crossing streams are proposed to be DIP. Sanitary sewer lines in fill areas are proposed to be DIP.					
152	PFM 10-0102.5B	Sanitary sewer main is extended to the nearest property line of the last lot to be served and easements extended to a property line where adjoining areas must be served			*		
153	PFM 10-0102.5C	Sanitary sewers are minimum 15' from all buildings and 5' from the loading plane of building foundations. Sanitary sewers are not located under retaining walls.					
154	PFM 10-0102.8D	Sanitary sewer grade not less than 1% to terminal manhole					
155	PFM 10-0104. 2F	Sanitary sewer profiles are provided for all proposed sewers. Sanitary profiles are on same sheet as plan			*		
156	PFM 10-0104.2C	Bearings and distances on centerlines of sanitary sewers shown					
157	PFM 10-104.2G	Sewer sizes, manhole numbers and stationing shown on the plan and repeated on the profile.					
158	PFM 10-0104.2D	Location of existing structures, houses, utility crossings, curbs, property lines, railroad crossings, culverts and bridges shown on **plan view**					
159	PFM 10-0104.2D	Location of utility crossings shown on **profile**					
FAIRFAX WATER (FW)							
160	PFM 9-0102.2 PFM 9-0202.2C.3, 4, 5 112.1-8101.4.B(31)	Location, size and type of proposed and existing water mains and fire hydrants shown			*		
161	PFM 9-0102.3A	Proposed tie-ins to existing water system shown					
162	PFM 9-0102.3A FW Policy	Water main stationing on the plan and profile					

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163	PFM 9-0102.3B FW Policy	Watermains have 4’ of cover unless otherwise noted. Proposed cover is labeled.					
164	PFM 9-0102.3D FW Policy	Plan and profiles of all utility crossings of water mains within the easements are shown. Utility crossings labeled, including all sanitary laterals, Call outs for minimum clearances are shown. Water main crossings are shown on the storm and sanitary profiles.			*		
165	PFM 9-0102.3D	No permanent structures are shown within the public water supply easement			*		
166	PFM 9-0102.3S	Profile of all proposed public water mains included			*		
167	PFM 9-0102.3V	Test holes shown where required					
168	PFM 9-0102.4F FW Policy	Approximate location of water meters is shown by symbol. Showing service lines from the meter to the property is not required unless it is not clear which unit is served by the given meter.					
169	FW Policy	All utilities shown within 50 feet of the proposed water project and the point of connection to existing water main					
		FIRE MARSHAL					
170	PFM 9-0202.1F PFM Table 9.1	Fire hydrant is not closer than 50’ and within maximum 500’ to each building to be protected					
171	PFM 9-0202.1H	Maximum of 100’ from hydrant to Siamese connection, if shown					
172	PFM 9-0202.1K	Siamese connections are located on the street front, address side of buildings and are visible and accessible from the street					
173	PFM 9-0202.1I	Fire coverage requirements are met. Coverage distance is measured along fire department vehicular access way					
174	Fire Marshal Policy	Profile of all private fire lines are shown with min. 4’ cover					
175	PFM 9-0202.2 62-2-8-503	Location of fire lanes are shown					
176	PFM 9-0202.2C(1) & (2)	Use group classification and type of construction are shown					
177	PFM 9-0202.2C(3) through (5)	Existing and proposed water mains with size and fire hydrants are shown and labeled					
178	PFM 9-0202.2I	Emergency vehicle access is provided to within 100’ of main entrance or principal entrance of every building					
179	PFM 9-0202.2I Fire Marshal Policy	All building entrances are shown, and main entrance identified					
180	PFM 9-0202.2I(4)	Fire lanes are minimum 20’ wide					
		FOREST CONSERVATION					
181	PFM 12-0204.3 PFM 12-0305.1A	Tree protection is shown on demolition plan					
182	PFM 12-0300.1 PFM 12-0300.3	Tree conservation plan is provided for all land disturbing activities			*		
183	PFM 12-0301.1A	Tree Conservation Plans contains all proposed engineering and layout information (including all existing and proposed easements) needed for review of proposed tree preservation, tree planting and landscaping requirements. Engineering and layout information match the layout/grading plan.					
184	PFM 12-0301.1B PFM 12-0306	Existing Vegetation Map (EVM) is provided					
185	PFM 12-0301.1C PFM 12-0308	Tree preservation target calculation and narrative including any deviation request are provided.					
186	PFM 12-0301.1D PFM 12-0310	10-year tree canopy requirements and calculations (exclude existing trees within easements or ROW) are provided			*		
187	PFM 12-0302.1A PFM 12-0307	Tree inventory and conditions analysis, if removing or preserving existing trees, is provided					
188	PFM 12-0302.1F PFM 12-0315	Landscape plan is provided (if planting required to meet 10-year tree canopy requirements)			*		

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
189	PFM 12-0304.1A	Existing tree line for groups of trees is clearly shown with graphic key provided					
190	PFM 12-0304.1B PFM 2-0208.12	Proposed limits of clearing and grading is shown and labeled and clearing limits match among all site plan sheets					
191	PFM 12-0302.1B PFM 12-0309	Tree preservation plan and narrative is provided					
192	PFM 12-0309.2E	Tree protection devices and treatments are shown and identified					
193	PFM 12-0314.4, ZO 112.1-5108.4	Interior parking lot landscaping calculation is provided where a parking lot with 10 or more parking spaces are proposed.					
194	PFM 12-0314.5	Trees indicated for interior parking lot landscaping are shown					
195	PFM 12-0315.2	Required transitional screening yards are shown and labeled					
		MISCELLANEOUS					
196	112.1-8101.4.B(2	All sheets have engineer's and/or surveyor's/landscape architect's seal and signature			*		
197	PFM 2-0101.1	All approved waivers are valid and shown on the plan, with waiver condition compliance narrative					
198	PFM 2-0106.1	Proposed grading shown by contours and spot elevations			*		
199	112.1-8101.4.B(3)	Plan is drawn to a scale of not less than 1" = 50'. Match lines are shown where sheets join.					
200	LDS Policy	Plan is legible at the scale provided: Screening is not too light. Labels do not overlap Proposed improvements can be clearly differentiated from existing. (For more detailed directions see Note-2)			*		
201	LDS Policy	RPA, and FP limits, with labels are shown on all applicable sheets (Existing conditions, Site, Grading, E&S, and Landscape).			*		
202	LDS Policy	Storm, sanitary sewer and water lines are shown on the same sheet with horizontal clearances clearly dimensioned.			*		
203	LDS Policy	Demolition is clearly shown with labels and/or legend.					
204	112.1-8101.4.B(6)	North arrow referenced to Virginia Coordinate System (VCS 83) and reference note is provided			*		
205	112.1-8101.4.B(6)	Two adjacent corners or two points with coordinate values and metes and bounds are shown on existing conditions, layout, and grading plan sheets.					
206	112.1-8101.4.B(6), PFM 2-0208.11	Vertical datum reference note is provided, & it refers to NGVD 1929			*		
207	112.1-8101.4.B(10) 112.1-8101.4.B(11) LDS Policy	Contours are shown at maximum 2' intervals. Where existing slope is less than 2%, additional spots or 1-foot contours are provided. Sufficient elevation numbers shown on existing and proposed contour lines.					
208	112.1-8101.4.B(12) LDS Policy	Proposed easements are shown and identified as "proposed". All existing easements are shown and labeled with deed book and page numbers. Easements are shown on all applicable sheets including E&S sheets.			*		
209	112.1-8101.4.B(12)	On all existing and proposed sheets, owners, zoning, and present use of all adjoining properties are shown					
210	112.1-8101.4.B(18)	Location of solid waste and recycling storage containers are shown					
211	112.1-8100.7.E(1)	Sidewalks provided among buildings within the site and pedestrian connection is provided to adjacent sites					
212	112.1-8100.7.E(2) PFM 8-0202.1 PFM 8-0202.2D PFM 8-0202.4 PFM 7-0306 PFM Plate 1-8 to 14-8 VDOT RDM Appendix A(1) Section 1	Trails or walkways are provided in accordance with the Comprehensive Plan unless waiver request submitted or approved. Adequate right of way is provided for shared use paths within the right of way. Public access easements are proposed for owner-maintained trails. Trail easements are proposed for publicly maintained trails within private property. A profile of the proposed trail is included.					

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
		Trail shoulders are shown and are within the easement. shared use path type and typical section is provided.					
213	112.1-8101.4.B(15) LDS Policy	Location, type, size, and height of any fencing and retaining walls are shown. Footing of wall is within construction limits. Adequate space is provided between wall footing and limits of construction for installation of perimeter controls.					
214	112.1-8101.4.B(17)	Horizontal location of all proposed trails and vertical location of any trail that is proposed to exceed an 8% grade are shown					
215	112.1-8101.4.B(35) PFM 2-0208.22 CBPO 118-3-2(j)	Buildable area allowed on each lot must be delineated in accordance with PFM					
216	PFM 2-0208.11	The location, elevation, and description of two benchmarks which are properly correlated to the plan elevations are shown on the plan					
217	PFM 2-0304.2	Horizontal and vertical location of existing transmission lines and pipelines and associated easements shown					

NOTES:

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

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

2) **Readability**

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

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