

PUBLIC IMPROVEMENT PLAN FIRST SUBMISSION CHECKLIST



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

http://www.esinova.org

	Record Number:
Review Date:	
Contact Name:	Phone Number:
DPE Name:	
Peer Reviewer's Firm:	
	Contact Name: DPE Name:

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

LINE	CODE SECTION	REQUIREMENT	SHEET	OK		N/A	FFX
		COVER SHEET				,	
1	LDS Policy	Aug 2024 edition of cover sheet used			*		
2		Plan approval information completed (identification number,					
2	LDS Policy	approval dates, and sheet number)					
		All approved waivers/modifications and waiver/modification					
3	LDS Tech Bulletin 23-06	requests are listed, including the ones approved with the zoning					
5		application. Include approval date and provide approval letter on					
		plan if applicable.					
4	PFM 9-0202.2C	Fire Marshal notes and data filled in					
5	PFM 10-104.1A	Sanitary sewer information filled in					
6	112.1-8101.4.B(4)	Vicinity map legible and to 1"=2,000' scale or greater					
7	112.1-8101.4.B(4)	Vicinity map shows street names and route numbers for adjoining streets					
8	112.1-8101.4.B(4)	Vicinity map shows maintenance responsibilities for proposed					
0	PFM 8-0201.6	sidewalk/trail (VDOT, County, or privately maintained)					
9	LDS Policy	Stormwater Information filled in					
10	LDS Policy	Tax map reference number(s) filled in correctly			*		
11	112.1-8101.4.B(5)	Name, contact information and address of the owner and developer filled in					
12	LDS Policy	Design engineer/surveyor's name, address, and phone number					
		shown. Project manager name and email provided.					
13	LDS Policy	Magisterial district shown and is correct			*		
		Certificate signed by the surveyor or engineer setting forth the					
14	112.1-8101.4.B(7)	source of title of the owner of the site and the place of record of					
		the last instrument in the chain of title					
15	112.1-8101.4.B(8)	Soils map shown, with site identified. Soils map is based on current			*		
-		County Soils Map.					
16	112.1-8101.4.B(8)	Soils data chart filled in per " <u>Description & Interpretive Guide to</u> Soils in Fairfax County"					
17	112.1-8101.4.B(27)	Owner/developer wetlands permits certification signed			*		
	LDS Policy	Sheet index and sheet titles match			*		
10	LDS FORCY	PUBLIC STREETS					
		Road name and route number shown for existing state-maintained		[
19	112.1-8101.4.B(12)	streets shown.					
	112.1-8101.4.B(12)	Street widths, pavement, curb type and right-of-way shown for		1			
20	LDS Policy	existing and proposed streets			*		
		Right of way, driveway entrances, intersections, medians, curb, or		l			
21	VDOT Road Design	edge of pavement shown and labeled on both sides of existing					
	Manual	roadways. Limited access labeled, if applicable.					
Page	1 of 9	Public Improvement Plan				1/22	2025

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
	112.1-8100.7.E(3)	Vehicular travel lanes, services drives, driveways, or other required					
22	11211 01001712(0)	access connections to adjoining properties are proposed or service					
	PFM 7-0101.2	drive/travel lane waiver is approved					
23	VDOT Road Design	Curve data shown for new streets and conform with shown street					
25	Manual Appendix A-1	category					
24	PFM 7-0107.5A & 5B	Stop or yield signs shown at all intersections					
25	PFM 7-0201.1C	All proposed street construction is within existing or dedicated					
25	PFM 7-0304.13	street right-of-way					
		Curb-cut ramps provided where required (at site entrance curb					
26	PFM 7-0301.1A & 1B	returns, along accessible routes, at major crosswalks, HC accessible					
	PFM 8-0101.8	parking spaces, etc.). Curb cut ramps are entirely within right of					
	DEN 7 0202	way if VDOT maintained.					
27	PFM 7-0303 VDOT Road Design	Type, width, percent grade, and throat length of entrance(s) shown. Curb radii labeled. Review for possible design waivers/design					
27	Manual App. F Section 4	exceptions.					
		Profile shown for all proposed streets including widening and					
		turning lanes on existing streets. Elevations, percent grade,					
20	DEN 4 7 0204	culverts, storm/sanitary sewer and utility crossings shown on street			*		
28	PFM 7-0304	profile. Existing centerline profiles is shown for 200 feet minimum			-1-		
		distance to ensure a proper grade tie when a proposed street is an					
		extension of or connects with an existing street.					
29	PFM 7-0304	Centerline stationing shown in plan view for existing and proposed					
		streets					
	PFM 7-0305 112.1- 5100.2.D(4)(c)	Sight distance plan and profile shown. For intersection sight					
	VDOT Road Design	distance, sight triangle is clear of obstructions, including					
30		landscaping and parked vehicles, among others. Sight distance			*		
	A(1)/B(1)/B(2)/F	easement exists or proposed where the sight line leaves the right of					
	24VAC30-73-80.A	way. Sight distance easement is shown on layout, grading, tree					
	24VAC30-73-90.A	preservation and landscape plans.					
	PFM 7-0306.6B	For proposed streets, typical section with dimensions, street					
31	VDOT Road Design	category, and design speed are provided			*		
	Manual Appendix A-1						
32		For existing streets posted speed is provided					
22	VDOT Road Design	Turn lanes are proposed where required and conform to standard					
33	Manual Appendix F Section 3	or a Design Waiver has been approved					
	VDOT Road Design	Super-elevation provided where required by category	ļ				
34	Manual Appendix A						
	VDOT IIM-LD-55	At least one curb ramp provided across from new intersections on					
35		existing curb and gutter roadways. One curb ramp provided in each					
	PFM 7-0301	direction of intersection crossings.					
36	ADA VDOT IIM-LD-55	Curb ramp width matches connecting sidewalk/trail					
37	VDOT IIM-LD-55	Curb ramp spot elevations provided to confirm ramp slopes, gutter					
20		pan transitions, etc.					
38	VDOT Policy	Latest version of VDOT general notes provided Street names are shown for proposed streets					
		ו אין					
	112.1-8101.4.B(4)						
	101-2-2(2) (Townhomes						
39	only)						
	PFM 7-0107						

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LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
ЕQ	VESCH	Positive drainage provided into all E&S control measures, including			*		
20	VESCH	diversion dikes.					
	VESCH 3.05 (SF)	Drainage divides shown for E&S measures that have drainage area					
	VESCH 3.07 (IP)	limitations. Drainage areas do not exceed ¼ ac/100 ft for SF, 1 acre					
59	VESCH 3.09 (DD)	for IP, 5 acres for DD and 3 acres for ST. Drainage divides for SSF			*		
	VESCH 3.13 (ST)	are only required when it needs to be demonstrated that					
	PFM Table 11.1	concentrated flow to SSF does not exceed 5 cfs.					
60	LDS Policy	Perimeter controls are shown outside of the graded area to			*		
00		accommodate grading operation.					
61	PFM 12-0305.1B	All erosion and sediment controls and tree protection devices are					
01	1111112 0000110	placed within the area to be disturbed.					
		Storm drain inlet protection measures shown on VESCH Plates 3.07-					
62	LDS Policy	2, 3.07-6 and 3.07-7, which completely block the drain throat or					
		entrance are not proposed.					
63	LDS Policy	SSF adjacent to Floodplains, RPA and steep slopes					
64	VESCH 3.01	Provide safety fence where no other perimeter controls are					
0.		proposed.					
		DRAINAGE	P	1			
		Drainage system honor natural divides for both concentrated and					
65	PFM 6-0202.2	non-concentrated stormwater runoff leaving the site unless a					
		written justification is provided and approved by the Director.					
		Concentrated runoff discharge leaving the site shall not aggravate					
66	PFM 6-0202.4	or create a condition where an existing structure under an			*		
00		approved building permit floods. If such a structure exist,					
		detention for the 100-year storm event is provided.					
	PFM 6-0202.5	No concentrated surface water discharged offsite without					
67	PFM 6-0204.1.B.5	easements unless the discharge is into a natural watercourse, or					
		other appropriate discharge point.					
	PFM 6-0202.6	Sheet flow into lower lying properties: Pre- and post-development			*		
		runoff computations provided to demonstrate that increase in peak		*	*		
68		flow runoff would not cause or aggravate drainage problem on the					
		downstream properties. Description is included in the outfall					
		narrative.					
	PFM 6-0905.4	Storm sewer profile is provided showing existing and proposed					
69	PFM 6-0902.2G	grade, depth of cover and HGL.					
	PFM Plate 62-6						
70	PFM 6-0902.2P	If storm sewer is close to any building, a loading plane diagram is					
		provided.					
	PFM 6-0905						
71	PFM 6-1008	Design computations provided for closed and open systems			*		
	PFM 6-1200						
		Location and approximate extent of the overland relief paths are					
		shown. For the path, using overlaying arrows is suggested. Where					
	PFM 6-1501.2.E & F	the flow path is near buildings, shading or other suitable see-					
72	PFM 6-1502.2	through graphics are suggested to show the extent, and to			*		
	PFM 6-1502.3	demonstrate that no building is flooded by the 100-year flow.					
		Calculations are provided assuming complete failure of storm sewer					
		system occurs.					
		The extent of any dam break inundation zone of a state-regulated					
73	112.1-8101.4.B(40)	impounding structure is shown on the plan and labeled with the					
, ,		name of the impoundment and the date of the study that					
		established the inundation zone.					
74	LDS Policy	Storm sewer or storm drainage easement is provided for all					
, ,	2001 01109	residential developments					
	VDOT Drainage Manual	Flow arrows provided for both existing and proposed storm pipe					

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
	Chapter 9 Section 4						
		STORMWATER MANAGEMENT Stormwater Management Narrative (if plan is subject to 124.1-4)					
	124.1-3-2.C.4	A general description of the proposed stormwater management					
76	124.1-5-2.0.4	facilities (including both quality and quantity control).			*		
		Description of the mechanism through which the facilities will be					
77	124.1-3-2.C.4	operated and maintained after construction is complete.					
		Description of how detention requirements for the 2 and 10-year			*		
78	124.1-4-4.D	storms are met.			*		
79	124.1-4-1	Description of how water quality control requirements are met.			*		
80	124.1-4-5	Reference to the letter of nutrient credit availability, if applicable.					
01	PFM 6-0204	Description of downstream receiving system and extent of			*		
01	FFIVI 0-0204	downstream review					
82	124.1-4-4.A & B	Adequacy conclusion on channel and flood protection requirements			*		
-		for both natural and manmade conveyance systems.					
83	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)		1			
84	124.1-2-2 or 124.1-2-3	Demonstrating compliance with the time limits provision is					
		provided or a SWOD letter is included					
85	124.1-5-3	A general description of the proposed stormwater management			*		
		facilities (including both quality and quantity control)					
86	124.1-3-2.C.4	Description of the mechanism through which the facilities will be operated and maintained after construction is complete					
	124.1-5-6.B	Description of how detention requirement for the 2 and 10-year					
87	PFM 6-1301.5	storms are met			*		
		Description of how water quality control requirements based on					
88	124.1-5-4.A & B	the time limits provision are met.			*		
		Description of downstream receiving system and extent of			*		
89	PFM 6-0204	downstream review.			*		
90	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)					
	124.1-4-4.D, F, & G OR						
	124.1-5-3.F, 124.1-3-						
	2.C.6, 124.1-4-6.A	Hydrologic analysis pre and post development conditions, such as					
91	PFM 6-0802.1	all runoff computations (e.g. Tc, CN, C, etc.) using NOAA Atlas 14					
	PFM 6-0803.2	Type C Distribution					
	PFM 6-0803.4, PFM						
02	Table 6.12 PFM 6-1300	Allowable release rate computations					
	PFM 6-1300 PFM 6-1301.5	Allowable release rate computations Inflow and routed hydrographs for design storms					
33	FT WI 0-1301.5	Outlet design computations including stage discharge curve and					
94	PFM 6-1301.7	stage-storage curve					
		Storm sewer computations, hydraulic grade line computations,					
95	PFM 6-0905	storm inlet design computations. Storm systems should be					
-	PFM 6-1109	designed for the 10-year storm event.					
96	PFM 6-1200	Culvert analysis computations to demonstrate capacity adequacy					
	124.1-3-2.C.6	Hydraulic computations for natural conveyance system with cross					
97	PFM 6-0204.1.B.5	sections to verify capacity and non-erosive velocity					
0.0	124.1-4-2/124.1-5-4	Water quality computations based on VRRM (Article 4) or					
30	124.1 ⁻ 4 ⁻ 2/124.1 ⁻ 3 ⁻ 4	Occoquan methods (Article 5)					
		Other Stormwater Management Requirements		1			
	124.1-4-2.B	If subject plan is within Water Supply Overlay District (WSPOD) no					
99	124.1-5-4.A.2	offsite credit is allowed					
	LDS Tech Bulletin 15-01						

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
	124.1-3-2.C.8	Pre and post water quality control map showing areas served by					
100	PFM 6-0402.8	each BMP facility and categorization of land use impervious, turf,					
	FTW 0-0402.8	and forested areas.					
		Pre and post water quantity control map showing offsite drainage					
101	124.1-3-2.C.8	areas supporting topographic, land use and soil information, and					
		areas served by each stormwater detention facility.					
		Depth between the bottom of the SWM/BMP facility and the					
	PFM 4-0701.1	seasonal high-water table (SHWT) or bedrock is shown. SHWT from			ata.		
102	PFM 4-0702.3	June to October is determined by a certified professional using			*		
	PFM 4-0703	geomorphology.					
		RESOURCE PROTECTION AREA (RPA)	L				
	PFM 6-1701.3	Site specific RPA boundary shown. Label references approved RPA		[- 1	
103	112.1-8101.4.B(35)	delineation study number and approval date			*		
	112.1-0101.4.0(33)	WQIA with proper mitigation submitted or approved for water-					
104	118-4-2						
		dependent improvements (outfalls) or redevelopment within RPA					
105	118-5-3	An RPA Exemption request is submitted or approved and provided					
		for trails, sidewalk, site amenities, public utilities within RPA					
106	118-6-9	An RPA Exception request is submitted or approved and provided					
	PFM 6-0303.3	for SWM facilities or other uses within RPA					
		FLOODPLAIN (FP)					
107	PFM 6-0704.1	Proposed structures do not adversely affect the existing 100-year					
107	PFIN 0-0704.1	floodplain elevation.					
	DENA C 1401 1	A floodplain study is submitted or approved. 100-year floodplain					
108	PFM 6-1401.1	limits are shown. "Floodplain and drainage easement" exists or is					
	PFM 6-1405	proposed.					
		A Floodplain Use Determination (FPUD) request is submitted or					
109	112.1-5105.2.A	approved and provided for public utilities, roadway crossing or					
100		outfall within floodplain					
		A Special Exception (SE) is submitted or approved for major fill or					
110	112.1-5105.4	use that are not permitted within the floodplain					
	112.1-5105.4	SANITARY SEWER					
	[<u> </u>			
111	PFM 10-0102.5A(4) & (5)	Vertical and horizontal separation shown between sanitary sewer					
		main and waterlines and storm sewer lines					
	PFM 10-0102.5A(7)	Sanitary sewer pipe deeper than 18' is proposed to be DIP or PVC					
112	PFM 10-0102.5L.1	DR 14.					
	PFM 10-0102.5M	Sanitary sewer lines crossing streams are proposed to be DIP.					
		Sanitary sewer lines in fill areas are proposed to be DIP.					
		Sanitary sewer main is extended to the nearest property line of the			*		
113	PFM 10-0102.5B	last lot to be served and easements extended to a property line					
		where adjoining areas must be served.					
_		Sanitary sewers are minimum 15' from all buildings and 5' from the				Ţ	_
114	PFM 10-0102.5C	loading plane of building foundations. Sanitary sewers are not					
		located under retaining walls.					
115	PFM 10-0102.8D	Sanitary sewer grade not less than 1% to terminal manhole					
		Sanitary sewer profiles are provided for all proposed sewers.		l	*		
116	PFM 10-0104.2F	Sanitary profiles are on same sheet as plan					
117	PFM 10-0104.2C	Bearings and distances on centerlines of sanitary sewers shown					
/		Sewer sizes, manhole numbers and stationing shown on the plan			*		
118	PFM 10-104.2G	and repeated on the profile.					
		Location of existing structures, houses, utility crossings, curbs,					
119	PFM 10-0104.2D	property lines, railroad crossings, culverts and bridges shown on					
		plan view					
	WPMD Policy	Location of utility crossings shown on profile					
120							

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
	PFM 9-0102.2	Location, size and type of proposed and existing water mains and					
121	PFM 9-0202.2C.3, 4, 5	fire hydrants shown and labeled			*		
	112.1-8101.4.B(31)						
122	PFM 9-0102.3A	Proposed tie-ins to existing water system shown			*		
123	PFM 9-0102.3A	Water main stationing on the plan and profile			*		
	FW Policy						
174	PFM 9-0102.3B	Water mains have 4' of cover unless otherwise noted. Proposed					
124	FW Policy	cover is labeled.					
		Plan and profiles of all utility crossings of water mains within the					
	PFM 9-0102.3D	easements are shown.					
125	FW Policy	Utility crossings labeled, including all sanitary laterals,					
	i ii i oney	Call outs for minimum clearances are shown.					
		Water main crossings are shown on the storm and sanitary profiles.					
126	PFM 9-0102.3D	No permanent structures are shown within the public water supply			*		
_		easement					
	PFM 9-0102.3S	Profile of all proposed public water mains included					
	PFM 9-0102.3V	Test holes shown where required					
129	Fire Marshal Policy	Profile of all private fire lines are shown with min. 4' cover					
130	PFM 9-0102.3J	All hydrant, water service, fire line and stub-out valves must be restrained					
		FOREST CONSERVATION	I				
	PFM 12-0204.3		[-	
131	PFM 12-0305.1A	Tree protection is shown on demolition plan					
		Existing tree line for groups of trees are clearly shown with graphic					
132	PFM 12-0304.1A	key provided					
133	PFM 12-0309.2E	Tree protection devices and treatments are shown and identified					
124	PFM 12-504.1B	Proposed limits of clearing and grading is shown and labeled and					
134	PFM 2-0208.12	clearing limits match among all site plan sheets					
		MISCELLANEOUS					
125	112 1 0101 / 0/2)	All sheets have engineer's and/or surveyor's/landscape architect's			*		
132	112.1-8101.4.B(2)	seal and signature					
136	PFM 2-0101.1	All approved waivers are valid and shown on the plan, with waiver					
130	County Policy	condition compliance narrative					
137	PFM 2-0106.1	Proposed grading shown by contours and spot elevations			*		
120	112.1-8101.4.B(3)	Plan is drawn to a scale of not less than 1" = 50'. Match lines are			*		
130	112.1-0101.4.0(3)	shown where sheets join.					
		Plan is legible at the scale provided:			*		
139	LDS Policy	Screening is not too light. Labels do not overlap			÷		
100	20010109	Proposed improvements can be clearly differentiated from existing.					
		(For more detailed directions see Note-2)					
		Adequate information is provided on each sheet:					
		Storm sewer system, RPA, and FP limits, with labels are shown on			*		
140	LDS Policy	all applicable sheets (Existing conditions, Site, Grading, E&S, and					
	·	Landscape).					
		Storm, sanitary sewer and water lines are shown on the same sheet					
	112 1 0101 / 0/6)	with horizontal clearances clearly dimensioned. North arrow referenced to Virginia Coordinate System (VCS 83) and					
141	112.1-8101.4.B(6) 101-2-5(c)(6)	reference note is provided			*		
	101-2-2(0)(0)	Two adjacent corners or two points with coordinate values are					
1/1/	112.1-8101.4.B(6)	shown on existing conditions, layout, and grading plan sheets.					
				1			
	101-2-5(c)(6)						
	101-2-5(c)(6)	Metes and bounds are provided around the site boundary.					
143							
143	101-2-5(c)(6) 112.1-8101.4.B(6)	Metes and bounds are provided around the site boundary. Vertical datum reference note is provided, and it refers to NGVD					

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
	LDS Policy	Sufficient number of elevation labels are shown on existing and					
		proposed contour lines.					
		Proposed easements are shown and identified as "proposed".					
145	112.1-8101.4.B(12)LDS	All existing easements are shown and labeled with deed book and			*		
	Policy	page numbers.					
		Easements are shown on all applicable sheets including E&S sheets. Owners, zoning, and present use of all adjoining properties are					
146	112.1-8101.4.B(12)	shown					
		Sufficient existing condition information (i.e. topography,					
147	112.1-8101.4.B(19)	structures, etc.) is shown beyond property boundaries, so impacts					
	124.1.3-2.C.8(e)	on adjacent properties can be evaluated					
		Trails or walkways are provided in accordance with the					
	112.1-8100.7.E(2)	Comprehensive Plan unless waiver request submitted or approved.					
	PFM 8-0202.1	Adequate right of way is provided for shared use paths within the					
	PFM 8-0202.2D	right of way.					
148	PFM 8-0202.4	Public access easements are proposed for owner-maintained trails.					
	PFM 7-0306	Trail easements are proposed for publicly maintained trails within					
	PFM Plate 1-8 to 14-8 VDOT RDM Appendix	private property. A profile of the proposed trail is included.					
	A(1) Section 1	Trail shoulders are shown and are within the easement, shared use					
		path type and typical section is provided.					
		Location, type, size, and height of any fencing and retaining walls					
4.40	112.1-8101.4.B(15)	are shown. Footing of wall is within construction limits. Adequate					
149	LDS Policy	space is provided between wall footing and limits of construction					
		for installation of perimeter controls.					
150	112.1-8101.4.B(17)	Horizontal location of all proposed trails and vertical location of any					
150		trail that is proposed to exceed an 8% grade are shown					
		The location, elevation, and description of two benchmarks which					
151	PFM 2-0208.11	are properly correlated to the plan elevations are shown on the					
		plan					
152	PFM 2-0304.2	Horizontal and vertical location of existing transmission lines and pipelines and associated easements shown					
		If pavement Marking and Signage Plans are required by VDOT, they					
		should be included with this submission for preliminary VDOT					
153	VDOT Policy	review. Explain if the answer is "No" or "N/A":					
		If management of Traffic Plans are required by VDOT, they should					
154	VDOT Policy	be included with this submission for preliminary VDOT review.					
154		Explain if the answer is "No" or "N/A":					

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.