

# **SUBDIVISION CONSTRUCTION PLAN & PLAN REVISION**

## **APPLICATION**



OCTOBER 2018

### **Stafford County Department of Planning & Zoning**

1300 Courthouse Road  
P.O. Box 339  
Stafford, VA 22555-0339

Phone: (540) 658-8668  
Fax: (540) 658-6824

[www.staffordcountyva.gov](http://www.staffordcountyva.gov)

## **NOTICE**

Stafford County treats all applications and applicants equally. The County does not discriminate against religion, or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the laws of the United States and the Commonwealth of Virginia, no government may discriminate against any religion or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the Religious Land Use and Institutionalized Persons Act (“RLUIPA”), no government may apply its zoning or land use laws, or its policies and procedures in a manner that unjustifiably imposes a substantial burden on the religious exercise of a person, assembly, or institution.

RLUIPA also provides that no government may apply its zoning or land use laws in a manner that treats a religious assembly or institution on unequal terms with a non-religious institution or assembly.

Finally, RLUIPA provides that no government may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

Stafford County does not discriminate in its planning, permitting, utilities, and land use processes, practices, and policies. Stafford County treats all applications and applicants equally.

## Subdivision Construction Plan Submittal and Approval Process

1. Once a complete application has been submitted to the CDSC/Permit Center, the application and fees are verified, logged and a project number is assigned
2. Submittal deadline is 4:30 PM on the Monday one month prior to the meeting. Refer to the TRC schedule on the website for **TRC Meeting Dates** and **Application Filing Dates** at

<https://staffordcountyva.gov/940/Technical-Review-Committee>

3. The plan is initially reviewed and discussed with the applicant and /or engineer at the semi-monthly Technical Review Committee (TRC) meeting per section 22-78, held on the 2<sup>nd</sup> and 4th Wednesday of each month (as indicated on TRC schedule). All County departments plan review and comments can be viewed on the Integrated Web Response System (IWR) at <http://hello.stafford.va.us>.
4. The engineer/surveyor makes changes to the plan requested at TRC. The applicant resubmits plans for every outstanding review plus one (1) for the file for a second review with a comment response letter listing and addressing each outstanding comment. Changes to the plans shall be submitted within 120 days of last County comments received per Sec. 22-78.
5. Prior to plan approval: A stormwater management agreement must be submitted and recorded. Any necessary deeds and plats of dedication for off-site easements and/or right-of-way improvements must be approved and recorded.
6. After plans are reviewed and it is determined by staff that all review comments are addressed, submit twelve (12) full sets of the plan for final signature.
7. Approved copies of the plan shall be picked up by the applicant, and remaining copies are distributed by staff to appropriate agencies.
8. Approval of a **CONSTRUCTION PLAN** without an approved preliminary plan does not vest a project, refer to Section 22-6, Vesting of rights, of the Subdivision Ordinance, pertaining to the vesting of the approved preliminary subdivision plan.

## Application Submittal Checklist

- Completed **“Project Information & Primary Contacts”** form with description of project:  
Description & Location of Project: Final Subd Plat for 31 lots, on a min of 3 acres served by well and septic, located south of Smith St and approx. 1,000 ft east of Jones Dr
- Completed **“Detailed Project Description”**
- Completed **“Construction Plan Review Fee Calculation”** sheet and appropriate fees payable to “County of Stafford” **including 2.75% TECHNOLOGY FEE.**
- Signed **“Statements of Understanding”** from the owner(s) and applicant
- Completed list of **“Certification of Notice to Adjoining Property Owners”**
- Certified Mail Receipts** of Adjacent Property Owners letters per Sec. 22-76 of the Subdivision Ordinance
- Two (2) copies of the soils report and drainfield plat prepared by a licensed On-Site Soil Evaluator (OSE) for each lot not being served by public sewer. (Only if no preliminary previously submitted)
- Completed **“Subdivision Construction Plan Checklist”**, signed by the engineer who prepared the plan
- Thirteen (13) 24”x 36” sets of plans (**ONLY ON 1<sup>ST</sup> SUBMISSION**)
- Four (4) 11”x 17” sets of plans (**ONLY ON 1<sup>ST</sup> SUBMISSION**)
- PDF of overall plan**
- All County Projects require a journal entry form at time of plan submission

RECEIVED:

DATE: \_\_\_\_\_ INITIALS \_\_\_\_\_

OFFICIALLY SUBMITTED:

DATE: \_\_\_\_\_ INITIALS \_\_\_\_\_

**Project Information & Primary Contacts**  
**CONSTRUCTION**

<b><u>PROJECT INFORMATION</u></b>		<b><u>PROJECT #</u></b> _____
_____		_____
PROJECT NAME		SECTION
_____		_____
ADDRESS (IF AVAILABLE)		TOTAL SITE ACREAGE
_____	_____	_____
TAX MAP /PARCEL(S)	ELECTION DISTRICT	ZONING DISTRICT
DESCRIPTION AND LOCATION OF PROJECT:		
_____		
_____		
_____		

<b><u>APPLICANT/AGENT</u></b>		Primary Contact Person <input type="checkbox"/>	
_____		_____	
NAME		COMPANY	
_____		_____	
ADDRESS	CITY	STATE	ZIP
_____		_____	
PHONE NUMBER	FAX NUMBER	EMAIL ADDRESS	
_____		_____	

<b><u>OWNER</u></b> (Provide attachments if multiple owners)		Primary Contact Person <input type="checkbox"/>	
_____		_____	
NAME		COMPANY	
_____		_____	
ADDRESS	CITY	STATE	ZIP
_____		_____	
PHONE NUMBER	FAX NUMBER	EMAIL ADDRESS	
_____		_____	

<b><u>PROFESSIONAL</u></b> (Engineer, Surveyor, etc.)		Primary Contact Person <input type="checkbox"/>	
_____		_____	
NAME		COMPANY	
_____		_____	
ADDRESS	CITY	STATE	ZIP
_____		_____	
PHONE NUMBER	FAX NUMBER	EMAIL ADDRESS	
_____		_____	

## Detailed Project Description

CLEARLY INDICATE ALL INFORMATION THAT APPLIES TO THIS PROJECT:

### REQUIRED CALCULATIONS

\_\_\_\_\_ # of Impervious Acres  
\_\_\_\_\_ # of Gross Total Acres  
\_\_\_\_\_ # of Disturbed Acres  
\_\_\_\_\_ # of Lots  
\_\_\_\_\_ # of SWM Facilities  
\_\_\_\_\_ # of Pumping Stations  
\_\_\_\_\_ # of Fire Lanes

Revision

### INFRASTRUCTURE INFORMATION

Well                       Water  
 Septic                       Sewer  
 Public Streets  
 Private Streets

### APPROVED PRELIMINARY SUBDIVISION INFORMATION:

Application #: SUB \_\_\_\_\_ Date of Planning Commission Approval: \_\_\_\_\_

Are/were there any **CONDITIONS** associated with this application?

Please provide Project Application Number:

Conditional Use Permit(s)	<input type="checkbox"/> YES, # _____	<input type="checkbox"/> NO
Resolution(s)	<input type="checkbox"/> YES, # _____	<input type="checkbox"/> NO
Rezoning(s)	<input type="checkbox"/> YES, # _____	<input type="checkbox"/> NO
Ordinance(s)/Proffers	<input type="checkbox"/> YES, # _____	<input type="checkbox"/> NO
Zoning Appeal(s), Variance(s)	<input type="checkbox"/> YES, # _____	<input type="checkbox"/> NO
Special Exception(s)	<input type="checkbox"/> YES, # _____	<input type="checkbox"/> NO
Waiver(s), Appeal(s), Exception(s)	<input type="checkbox"/> YES, # _____	<input type="checkbox"/> NO

List of approval dates of all Technical Changes to Approved Preliminary Plan:  
(Any approval letters shall be embedded on the Construction Plan)

\_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_  
\_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_

**Effective 5/21/14, all construction plans not approved prior to 5/21/14 are subject to a county-wide transportation impact fee. The following note is required on all approved construction plans:**

**In accordance with Stafford County Code Chapter 13.5, all dwelling units shall be subject to a Transportation Impact Fee and shall be payable upon the issuance of a building permit.**

**CONSTRUCTION PLANS FOR CABLE, INTERNET, and DIGITAL PHONES**

**The following information is advisory, please complete and check all that apply.**

YES, we have engaged as below:

YES, we have engaged with one of Stafford County's Cable Franchise Providers and have negotiated an arrangement whereby one or more Cable Franchise Providers will install their lines (at a mutually-coordinated time and in most cost effective arrangement) when other infrastructure like water/sewer and electric lines are being dug and run for the development.

YES, we have determined the Homes Per Linear Mile (HPLM) as per the Franchise Agreements Stafford County has with one of the Cable Service providers, and have determined that the development already meets the requirement of  $\geq 20$  HPLM. (see "How to calculate your Homes Per Linear Mile" on the Stafford Telecommunications website)

YES, we have determined the Homes Per Linear Mile (HPLM) as per the Franchise Agreements Stafford County has with one of the Cable Service providers, and have determined that the while the development does not currently meet the requirement of  $\geq 20$  HPLM, it will meet the requirement of  $\geq 20$  HPLM by the time of full build-out. (see "How to calculate your Homes Per Linear Mile" on the Stafford Telecommunications website)

YES, we have determined the Homes Per Linear Mile (HPLM) as per the Franchise Agreements Stafford County has with one of the Cable Service providers, and have determined that the development does not meet the requirement of  $\geq 20$  HPLM and will not meet the requirement at full build-out. (see "How to calculate your Homes Per Linear Mile" on the Stafford Telecommunications website)

NO, we have not engaged with one of Stafford County's Cable Franchise Providers and have not made any arrangements to ensure the development will have cable, internet or digital phone service via one of Stafford's Cable Franchise Providers.

Comments:

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# CONSTRUCTION PLAN

## Review Fee Calculation

(Do Not Round Fees)

\*\*\* Total application fee includes **ONLY** the 1st & 2nd Reviews

\*\*\*Total application fee is for the administrative process and review of this application, and does not constitute an approval of the Subdivision Construction Plan.

<b>A. Base Fee</b>		<b>\$ <u>9,500.00</u></b>
<b>B. General Fee</b>		
(_____ Impervious Acres) x \$625 =		\$ _____ .00
(total acres to the nearest hundredth)		
<b>C. Utility Pump Stations</b>		
(_____ Stations) x (\$1,000/Station) =		\$ _____ .00
<b>D. Lot Fire Fee</b>		
1 - 5 lots (\$200.00)		\$ _____ .00
6 - 30 lots (\$300.00)		\$ _____ .00
31 - 100 lots (\$400.00)		\$ _____ .00
101 - 300 lots (\$600.00)		\$ _____ .00
≥ 301 lots \$600 + (\$2.50/lot over 301 lots) =		\$ _____ .00
<b>E. Fire Lane Fee (if private streets)</b>	(\$200.00)	\$ _____ .00
<b>F. Stormwater Management / E&amp;S Review Fee</b>		\$ <u>2,400.00</u>
<b>G. Utilities Review Fee (if water/sewer)</b>	(\$845.00)	\$ _____ .00
<b>H. Transportation Review Fee</b>		\$ <u>500.00</u>
	<b>SUBTOTAL</b>	\$ _____ .00
	<b>+ 2.75%</b>	\$ _____
	<b>GRAND TOTAL</b>	\$ _____

**All 3<sup>rd</sup> and subsequent Review Fees are as follows:**

Planning & Zoning	(\$3,200.00)	Transportation	(\$160.00)
SWM / E&S	(\$1,200.00)	Fire & Rescue	(\$125.00)
Utilities	(\$305.00)		
	<b>SUBTOTAL</b>	\$ _____ .00	
	<b>+ 2.75%</b>	\$ _____	
	<b>GRAND TOTAL</b>	\$ _____	

THE ABOVE FEES ARE TO BE MADE PAYABLE TO: **COUNTY OF STAFFORD**





## Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understood the requirements of this submission of Subdivision Construction Plan for review and approval as provided under the Subdivision Ordinance, Chapter 22 of the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Zoning Ordinance for the zoning districts in which this project is located.

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Signature of Owner/Co-Owner	Printed Name	Date
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Signature of Owner/Co-Owner	Printed Name	Date
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Signature of Owner/Co-Owner	Printed Name	Date
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I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have submitted this application for subdivision construction plans for review and approval as provided under the Subdivision Ordinance, Chapter 22 of the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Zoning Ordinance for the zoning districts in which this subdivision is located.

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Signature of Applicant/Agent	Printed Name	Date
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## Certificate of Notice to Adjoining Property Owners

In accordance with the policies of the Stafford County Department of Planning and Zoning, attached are the postmarked certified mail receipts that will serve as proof of notification of the adjacent property owners.

\_\_\_\_\_  
Signature of Applicant/Agent

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

Listed below are the names and addresses of the adjoining property owners notified.

Provide additional pages if needed.

_____ TAX MAP / PARCEL	_____ NAME	
_____ ADDRESS		
_____ CITY	_____ STATE	_____ ZIP

_____ TAX MAP / PARCEL	_____ NAME	
_____ ADDRESS		
_____ CITY	_____ STATE	_____ ZIP

_____ TAX MAP / PARCEL	_____ NAME	
_____ ADDRESS		
_____ CITY	_____ STATE	_____ ZIP

## Notification Letter to Adjoining Property Owners

\_\_\_\_\_

Date

Dear \_\_\_\_\_,

This is to notify you that a Subdivision Construction Plan Application will be submitted for approval to the Stafford County Department of Planning and Zoning located at the Stafford County Administration Center, 1300 Courthouse Road, Stafford, VA 22555 on \_\_\_\_\_.

You may review the application at the above-mentioned address or call (540) 658-8668.

The following information is supplied for your convenience:

Name of Project:

\_\_\_\_\_

Name of Applicant:

\_\_\_\_\_

Address of Applicant:

\_\_\_\_\_

Telephone #:

\_\_\_\_\_

Name of Engineer:

\_\_\_\_\_

Type of Use:

\_\_\_\_\_

Specific Location:

\_\_\_\_\_

Additional Information: \_\_\_\_\_

\_\_\_\_\_

Sincerely,

\_\_\_\_\_

Signature

\_\_\_\_\_

Printed Name

## Subdivision Construction Plan Checklist

This checklist is to be completed by the engineer / plan preparer and shall be submitted as part of the application. Refer to the appropriate sections of the Stafford County Code and the DCSL.

<b>N/A</b>	<b>COMPLETE</b>	<b>Content</b>
<input type="checkbox"/>	<input type="checkbox"/>	22-76 LIMITS OF CLEAR/GRADE
<input type="checkbox"/>	<input type="checkbox"/>	22.76 OFF-SITE ESMTS
<input type="checkbox"/>	<input type="checkbox"/>	22-76 PLAN MATCHES PRELIM
<input type="checkbox"/>	<input type="checkbox"/>	22-76.6A SCALE 1"=100'
<input type="checkbox"/>	<input type="checkbox"/>	22-76.6A GRAPHIC SCALE
<input type="checkbox"/>	<input type="checkbox"/>	22-76.6A CERT OF PLAN PREPARER
<input type="checkbox"/>	<input type="checkbox"/>	22-76.6C MAIL RECEIPTS/ADJOINERS
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A SUBD NAME/SECTION
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A MAGIST DIST/CO/ST
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A NAME/OWNER ADDRESS
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A NAME/ADDRESS OF SUBDIVIDER
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A NAME/ESMT HOLDERS
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A NAME/ADDRESS PLAN PREPARER
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A DATE INCLUDING REVISIONS
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A NUMBER OF SHEETS
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A SHEET INDEX ON COVER
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A MATCH LINE KEY PLAN
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A OVERALL PLAN/INFO LEGEND
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A NORTH ARROW
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A TOTAL ACRES OF SITE
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A PARENT PARCEL LINE/TAX MAP
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A ZONING/USE PROPOSED SUBD
<input type="checkbox"/>	<input type="checkbox"/>	28-77.A SIGNATURE LINE/AGENT
<input type="checkbox"/>	<input type="checkbox"/>	28-77.A SIGNATURE LINE/UTILITIES
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A SIGNATURE LINE/VDOT
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A SIGNATURE LINE/FIRE
<input type="checkbox"/>	<input type="checkbox"/>	22-77.A SIGNATURE LINE/SWM
<input type="checkbox"/>	<input type="checkbox"/>	22-77.B VIC MAP SCALE
<input type="checkbox"/>	<input type="checkbox"/>	22-77.B VIC MAP DETAIL
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D1 EXISTING ST DIMENSIONS
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D1 EXISTING/PLT ST W/LR#/NAME
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D1 EXISTING WTR/SWR W/LR#/DIM
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D1 EXISTING ESMTS W/LR#/DIM
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D1 EXISTING ROW W/LR#/DIM
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D1 EXISTING LOT LINES BRG/DIST
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D1 LOC OF CEMETERIES
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D1 LOC EX STRUCTURES
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D1 NOTE IF RAZED/REMAIN
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D1 PROP ST LOC/DIM/NAME
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D2 PROPOSED LOTS
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D2 BOUNDARY SURVEY/SCALE
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D2 TOTAL AC OF EA LOT PROPOSED
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D2 DRIVEWAY LOCATION
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D2 D/W SIGHT DIST/ST RD
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D2 OFF SITE ESMT RECORDATION #
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D3 SECTION LINE & PHASE
<input type="checkbox"/>	<input type="checkbox"/>	22-77.D4 LOT # CONSEC

**N/A      COMPLETE      Content Continued**

<input type="checkbox"/>	<input type="checkbox"/>	22-77.D4 OVERLOT GRADING
<input type="checkbox"/>	<input type="checkbox"/>	22-77.E1 LAND DED FOR PUB USE
<input type="checkbox"/>	<input type="checkbox"/>	22-77.E1 LAND DED FOR PRIVATE USE
<input type="checkbox"/>	<input type="checkbox"/>	22-77.E1 OPEN SPACE OWNER/MAINTENANCE/USE
<input type="checkbox"/>	<input type="checkbox"/>	22-77.E2 COMP PLAN/PUB USE
<input type="checkbox"/>	<input type="checkbox"/>	22-77.G SOURCE OF TITLE
<input type="checkbox"/>	<input type="checkbox"/>	22-77.H ABUTTING SUBD/SEC/LR#
<input type="checkbox"/>	<input type="checkbox"/>	22-77.H ADJ ZONING/USE/TM/LR#
<input type="checkbox"/>	<input type="checkbox"/>	22-77.J SOILS CLASS
<input type="checkbox"/>	<input type="checkbox"/>	22-77.K PROFFERS/IMPLEM PLAN
<input type="checkbox"/>	<input type="checkbox"/>	22-77.K AMENITIES/GRAPHIC/NARRATIVE
<input type="checkbox"/>	<input type="checkbox"/>	22-77.L SOILS WORK
<input type="checkbox"/>	<input type="checkbox"/>	22-77.L PRIVATE WELL LOCATION
<input type="checkbox"/>	<input type="checkbox"/>	22-77.L DRAINFIELD LOCATION
<input type="checkbox"/>	<input type="checkbox"/>	22-77.M1 OPEN SPACE USE/CLUSTER
<input type="checkbox"/>	<input type="checkbox"/>	22-77.M1 MAINTENANCE OPEN SPACE/CLUSTER
<input type="checkbox"/>	<input type="checkbox"/>	22-77.M1 OWNERSHIP OF OPEN SPACE/CLUSTER

**N/A      COMPLETE**

**Landscaping Standards**

<input type="checkbox"/>	<input type="checkbox"/>	22-153 OPEN SPACE REQ FOR BUFFERS
<input type="checkbox"/>	<input type="checkbox"/>	22-153 NOTE: PROVIDED IN ACCORD WITH DCSL
<input type="checkbox"/>	<input type="checkbox"/>	28-88 REFUSE DISPOSAL SITES
<input type="checkbox"/>	<input type="checkbox"/>	DCSL 110.0 BUFFERYARDS
<input type="checkbox"/>	<input type="checkbox"/>	DCSL 110.1 ST BUFFER FREEWAYS/INTERSTATE
<input type="checkbox"/>	<input type="checkbox"/>	DCSL 110.2 ST BUFFERING
<input type="checkbox"/>	<input type="checkbox"/>	DCSL 110.3 TRANSITIONAL BUFFERS
<input type="checkbox"/>	<input type="checkbox"/>	DCSL TABLE 1.0 BUFFER MATRIX
<input type="checkbox"/>	<input type="checkbox"/>	DCSL TABLE 2.0 TRANSITIONAL BUFFERS
<input type="checkbox"/>	<input type="checkbox"/>	DCSL 120.1 PARKING LOTS, INTERIOR
<input type="checkbox"/>	<input type="checkbox"/>	DCSL 120.4 STREET TREES
<input type="checkbox"/>	<input type="checkbox"/>	DCSL 130.0 SCREENING
<input type="checkbox"/>	<input type="checkbox"/>	DCSL 141.0 SUBSTITUTIONS
<input type="checkbox"/>	<input type="checkbox"/>	DCSL 142.0 ALTERNATIVE COMPLIANCE
<input type="checkbox"/>	<input type="checkbox"/>	DCSL 143.0 DEPARTURES FROM DESIGN STANDARDS
<input type="checkbox"/>	<input type="checkbox"/>	DCSL 150.0 CONSTRUCTION STANDARDS
<input type="checkbox"/>	<input type="checkbox"/>	DCSL 150.0 CONSTRUCTION NOTES
<input type="checkbox"/>	<input type="checkbox"/>	DCSL 152.0 TYPES, SIZE CHARACTERISTICS
<input type="checkbox"/>	<input type="checkbox"/>	DCSL 153.0 PLANT SCHEDULES
<input type="checkbox"/>	<input type="checkbox"/>	DCSL TABLE 3.0 PLANT NAMES

**N/A      COMPLETE**

**Street Standards**

<input type="checkbox"/>	<input type="checkbox"/>	22-167 MINIMUM STREET ROW DEDICATION
<input type="checkbox"/>	<input type="checkbox"/>	22-177 TOWNHOUSE ACCESS
<input type="checkbox"/>	<input type="checkbox"/>	22-186 VDOT STANDARDS WHERE SERVING 3 OR MORE
<input type="checkbox"/>	<input type="checkbox"/>	22-187 STREET CONTINUATION
<input type="checkbox"/>	<input type="checkbox"/>	22-188 STREET ANGLE
<input type="checkbox"/>	<input type="checkbox"/>	22-189 STREET HALF
<input type="checkbox"/>	<input type="checkbox"/>	22-190 STREET ACCESS CONNECTIONS
<input type="checkbox"/>	<input type="checkbox"/>	22-191.A # OF LOTS/LENGTH CUL-DE-SAC
<input type="checkbox"/>	<input type="checkbox"/>	22-191.B TEMP CUL-DE-SAC
<input type="checkbox"/>	<input type="checkbox"/>	22-201 STREET CLASSIFICATION
<input type="checkbox"/>	<input type="checkbox"/>	28-102 PARKING

**N/A      COMPLETE**

**Street Standards Continued**

<input type="checkbox"/>	<input type="checkbox"/>	28-256.C.2 TYPICAL SEC OF STR
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<input type="checkbox"/>	<input type="checkbox"/>	28-256.C.2 STREET PROFILE
<b>N/A</b>	<b>COMPLETE</b>	<b>Minimum Street Improvements</b>
<input type="checkbox"/>	<input type="checkbox"/>	22-156 MAX BLOCK LENGTH
<input type="checkbox"/>	<input type="checkbox"/>	22-157 BLOCK WIDTH
<input type="checkbox"/>	<input type="checkbox"/>	22-158 BLOCK ORIENTATION
<input type="checkbox"/>	<input type="checkbox"/>	22-211 VDOT STREET STANDARDS
<input type="checkbox"/>	<input type="checkbox"/>	22-212 MIN WIDTH ROW
<input type="checkbox"/>	<input type="checkbox"/>	22-213 STREET NAMES
<input type="checkbox"/>	<input type="checkbox"/>	22-214 STREET SIGNAGE
<input type="checkbox"/>	<input type="checkbox"/>	22-214 STREET SIGN LOCATIONS
<input type="checkbox"/>	<input type="checkbox"/>	22-214 SPEED LIM/SIGHT DIST
<input type="checkbox"/>	<input type="checkbox"/>	22-215 STREET LIGHTS
<input type="checkbox"/>	<input type="checkbox"/>	22-216 STREET SIGN NOTATIONS
<input type="checkbox"/>	<input type="checkbox"/>	22-216 STREET SIGN DETAILS
<input type="checkbox"/>	<input type="checkbox"/>	22-216 STREET EXTENSION NOTIFICATION
<input type="checkbox"/>	<input type="checkbox"/>	22-217 SHARED DRIVEWAYS <i>OR</i>
<input type="checkbox"/>	<input type="checkbox"/>	22-151 SHARED DRIVEWAYS-REV FRONTAGE
<input type="checkbox"/>	<input type="checkbox"/>	22-221.1 CURB GUTTER LOTS <30,000
<input type="checkbox"/>	<input type="checkbox"/>	22-221.2 SIDEWALKS LOTS < 15,000
<input type="checkbox"/>	<input type="checkbox"/>	22-222 SIDEWALKS VDOT STANDARDS
<input type="checkbox"/>	<input type="checkbox"/>	22-223 PEDESTRIAN WAY
<b>N/A</b>	<b>COMPLETE</b>	<b>Fire Prevention Code - Fire Lanes</b>
<input type="checkbox"/>	<input type="checkbox"/>	12-22 FIRE LANES
<b>N/A</b>	<b>COMPLETE</b>	<b>Standards</b>
<input type="checkbox"/>	<input type="checkbox"/>	28-53 PLANNED DEVELOPMENT REGULATIONS
<input type="checkbox"/>	<input type="checkbox"/>	28-87 OUTDOOR LIGHTING PLAN
<input type="checkbox"/>	<input type="checkbox"/>	28-108 GUARD HOUSE IF PRIV STR
<input type="checkbox"/>	<input type="checkbox"/>	ARTICLE IX CLUSTER SUBDIVISIONS
<b>N/A</b>	<b>COMPLETE</b>	<b>Overlay Districts</b>
<input type="checkbox"/>	<input type="checkbox"/>	28-35 HERITAGE INTERPRETATION
<input type="checkbox"/>	<input type="checkbox"/>	28-57 FLOOD HAZARD
<input type="checkbox"/>	<input type="checkbox"/>	28-58 HISTORIC RESOURCE
<input type="checkbox"/>	<input type="checkbox"/>	28-59 HIGHWAY CORRIDORS
<input type="checkbox"/>	<input type="checkbox"/>	28-63 MILITARY FACILITY IMPACT
<input type="checkbox"/>	<input type="checkbox"/>	28-64 AIRPORT IMPACT
<input type="checkbox"/>	<input type="checkbox"/>	28-65 HISTORIC GATEWAY CORRIDORS
<b>N/A</b>	<b>COMPLETE</b>	<b>Chesapeake Bay Requirements: Minimize Land Disturbance</b>
<input type="checkbox"/>	<input type="checkbox"/>	27B-8 (a) (1) MINIMIZE LAND DISTURBANCE
<input type="checkbox"/>	<input type="checkbox"/>	27B-8(3) INFILTRATION OF STORMWATER INTO GROUND
<input type="checkbox"/>	<input type="checkbox"/>	11-3(B) EROSION CONTROL APPLIED TO ENTIRE DISTURBANCE
<input type="checkbox"/>	<input type="checkbox"/>	21.5-6(B) SWM PROVIDED TO THE ENTIRE DISTURBANCE
<input type="checkbox"/>	<input type="checkbox"/>	21.5-9(B) SWM TECHNICAL CRITERIA APPLIED TO ENTIRE DISTURBANCE
<b>N/A</b>	<b>COMPLETE</b>	<b>Chesapeake Bay Requirements: Preserve Indigenous Vegetation</b>
<input type="checkbox"/>	<input type="checkbox"/>	27B-8 (a) (2) JUSTIFICATION OF IND. VEG. PRESERVED
		DCLS 140 (D)(C)(F) LAND DISTURBANCE W/IN 10' OF DRIPLINE
<b>N/A</b>	<b>COMPLETE</b>	<b>Chesapeake Bay Requirements: Minimize Impervious Cover</b>
<input type="checkbox"/>	<input type="checkbox"/>	28B-8(A)(3) JUSTIFICATION OF IMP. COVER MINIMIZED
<b>N/A</b>	<b>COMPLETE</b>	<b>Chesapeake Bay Requirements: RPA Development Criteria 27B-9</b>

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 27B-9 (A) 22 & 28: COMPLIES W/ SUBD & ZONING ORD<br>21.5 SWM PLAN<br>11 EROSION & SED CTRL PLAN   |
| <input type="checkbox"/> | <input type="checkbox"/> | 27B-9 (A) INDIVIDUAL CRPA SITE LOC PLAN   |
| <input type="checkbox"/> | <input type="checkbox"/> | 27B-9(B) WETLAND DELINEATION, ENV SITE ASSESSMENT & PLAN  |
| <input type="checkbox"/> | <input type="checkbox"/> | 27B-9(C) PLANT SPEC & MAINTENANCE PLAN  |
| <input type="checkbox"/> | <input type="checkbox"/> | 27B-9(D) SWM PLAN IN ACCORDANCE TO CH 21.5  |
| <input type="checkbox"/> | <input type="checkbox"/> | 27B-9(E) CRPA INDIVIDUAL SITE LOC   |
| <input type="checkbox"/> | <input type="checkbox"/> | 27B-9(F)(1) -(6): COE APPVD WETLAND DELINEATION, CRPA/ BUFFER,<br>WETLAND PERMIT, BMP MAINTENANCE, SEWAGE PUMP DISPOSAL<br>SYSTEM & BUFFER UNDISRUBED                                   |
| <input type="checkbox"/> | <input type="checkbox"/> | 27B-9(G)(1) & (2) COA ISSUANCE UPON SATISFACTION OF LANDSCAPE ,<br>SWM & OTHER SPEC SATISFIED   |
| <input type="checkbox"/> | <input type="checkbox"/> | 27B-7(1) ~6 CRITERIAS MET: WATER DEPEDENT FACILITY,<br>REDEVELOPMENT, NEW USE MTNG 27B-8(B), RDS, D/W & WQIA  |
| <input type="checkbox"/> | <input type="checkbox"/> | 27B-14(D) OF 27B-14(D) (SPECIAL EXCEPTION) REVIEWED 5 FINDINGS OF<br>27B-14(D) SATISFIED (NO SPECIAL PRIVILIGE, NOT SELF-CREATED, MIN<br>RELIEF, CONSISTENT W/ 27B, CONDITIONS IMPOSED) |

**N/A    COMPLETE    Water, Sewers and Sewage Disposal - As-Built Plans and Record Drawings After Completion of Construction**

- |                          |                          |                               |
|--------------------------|--------------------------|-------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 25-81.B.2 SEWER MAIN LOCATION |
| <input type="checkbox"/> | <input type="checkbox"/> | 25-81.B.1 WATER MAIN LOCATION |

**N/A    COMPLETE    Special Regulations**

- |                          |                          |                                       |
|--------------------------|--------------------------|---------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 28-39.C MANUFACTURED HOMES            |
| <input type="checkbox"/> | <input type="checkbox"/> | 28-39.I RBC DISTRICT                  |
| <input type="checkbox"/> | <input type="checkbox"/> | 28-39.J CONGREGATE/RETIREMENT HOUSING |

**CHECKLIST FOR SWM AND EROSION & SEDIMENT CONTROL for SUBD CONSTRUCTION PLAN**

Chapters 11 & 21.5, Stormwater management Design Manual & VA Erosion & Sediment Control Handbook

**N/A    COMPLETE**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Stormwater Management, SWMDM CHAPTER 5   |
| <input type="checkbox"/> | <input type="checkbox"/> | Stormwater Management Design Manual  |
| <input type="checkbox"/> | <input type="checkbox"/> | SUBDIVISION CONSTRUCTION PLANS-  |
| <input type="checkbox"/> | <input type="checkbox"/> | Stormwater Management Design Plans Plans- (21.5) SWM Design Manual, Chapter 6  |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage Area Map - Stormwater Management Design Manual, 6.3.3   |
| <input type="checkbox"/> | <input type="checkbox"/> | Soils Map - Stafford Soils Map – Stormwater Management Design Manual, 6.3.3  |
| <input type="checkbox"/> | <input type="checkbox"/> | Plan Views - Stormwater Management Design Manual, 6.3.4  |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage System Design - Code (11) & Stormwater Management Design Manual, 6.3.4  |
| <input type="checkbox"/> | <input type="checkbox"/> | Profile Views - Stormwater Management Design Manual, 6.3.5   |
| <input type="checkbox"/> | <input type="checkbox"/> | Cross Section Views - Stormwater Management Design Manual, 6.3.5   |
| <input type="checkbox"/> | <input type="checkbox"/> | Stormwater Management Retention & Detention Basins - Code (21.5) & Stormwater<br>Management Design Manual, 6.3.4.3 & 6.3.4.4 |
| <input type="checkbox"/> | <input type="checkbox"/> | Stormwater Management Facilities, SWMDM 6.3.7 thru 6.3.6   |
| <input type="checkbox"/> | <input type="checkbox"/> | Erosion & Sediment Control Plan –SWMDM 6.3.7 and VA E/S Control<br>Handbook  |



**ENGINEER'S CERTIFICATION OF PLAN COMPLETION:**

I, \_\_\_\_\_duly licensed/certified in the Commonwealth Of Virginia, do hereby certify that the plan submitted with these checklists conforms to the requirements of the Stafford County Code. I further certify that the above checklists are both complete and accurate.

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Signature

Certification