

**STANDARD SITE PLAN CONDITIONS FOR
HIGH DENSITY OFFICE, RESIDENTIAL, AND/OR MIXED USE DEVELOPMENTS**

Summary of Edits/Revisions (April 2016)

Old Condition #	New Condition #	Condition Title	Revision/Edit/Change
General	TBD	Sequence of Permits	<ul style="list-style-type: none"> Eliminated summary regarding the sequence of permits in consideration of a condition to address the same.
General	NA		<ul style="list-style-type: none"> Punctuation, spelling and typo corrections as well as updates to condition reference numbers and formatting.
3	NA	Post 4.1 Approval	<ul style="list-style-type: none"> Changed submission requirement for CD to thumb drive. Eliminated references to what should be shown on the plans. Unnecessary language.
5	NA	Multi-Building Phasing Plan	<ul style="list-style-type: none"> Eliminated reference to site maintenance requirements of Condition #13. Unnecessary reference.
6	7	Tree Survey, Tree Protection, Plan and Tree Protection Bond	<ul style="list-style-type: none"> Added reference to Code 61, Chesapeake Bay Ordinance. Eliminated outdate standards
9	10	Construction Related Measures	<ul style="list-style-type: none"> Added language as it typical for all site plans regarding pedestrian access during construction. Consolidated information regarding the Construction Hauling Route Plan submission to eliminate redundancy Language edit for consistency on form/structure Added Letter E, On-Site Construction Hours from Condition #13 here; More appropriately placed in this condition.
10	11	Residential Relocation	<ul style="list-style-type: none"> Clarified language regarding payments to “eligible” households Reference to Plan and Adopted Policy edited to be consistent with references in other conditions of the same Indicated Tenant Assistance Fund language should only be added if applicable for the project.
12	13	Community Outreach During Construction	<ul style="list-style-type: none"> Added reference to temporary lighting plan Changed word choice to be consistent with structure and form throughout
13	14	Construction Site Maintenance Agreement	<ul style="list-style-type: none"> Change from requirement as a plan versus commitment to maintain the site per standards listed. Relocated on-site construction hours to Condition #9, Construction Related Measures.

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14	15	Construction and Demolition Waste	<ul style="list-style-type: none"> • Eliminated condition references and language related to this topic including construction waste management plan and updates, thereto. It is a pre-requisite for LEED projects. • Renamed as Historic Sites and reformatted to indicated requirements if applicable. • Added from previous Condition #34 here, requirement that photographic documentation be to HABS standards.
16	6	Vacations and Encroachments	<ul style="list-style-type: none"> • Moved as an earlier condition for emphasis with respect to timing.
18	NA	LEED	<ul style="list-style-type: none"> • Updated to reflect most recent County Board adopted policy for site plan buildings and community Energy Plan
19	NA	Civil Engineering Plan	<ul style="list-style-type: none"> • Updated to eliminate redundancies, eliminate requirements already included in the MAC online and bring up to current standards and practices. • Allowance for Administrative Change request regarding undergrounding of aerial utilities in some circumstances
20	21	Landscape Plan	<ul style="list-style-type: none"> • Eliminated references to scale of the drawings required. • Added provision for continuous soil panels
21	20	Utility Company Contacts	<ul style="list-style-type: none"> • Relocated to Condition #20 to reflect requirement timing change • Changed title from Utility Company Contacts to Utility Company Notifications • Revised language
22	NA	FAA Documentation	<ul style="list-style-type: none"> • Language added to clarify height of measurement for documentation
24	NA	Bicycle Storage Facilities	<ul style="list-style-type: none"> • Updated to reflect current practice/process, streamline language and clarify existing requirements.
26	NA	Façade Treatment of Buildings	<ul style="list-style-type: none"> • Language edits for purposes of cleaning up and clarifying requirement
32	NA	Parking	<ul style="list-style-type: none"> • Revised to reference current practice related to Garage Plan submission and review. • Incorporated a previous provision related space for commuter van pools in office parking garages that was inadvertently omitted during the major reformat of 2013.
33	NA	Documentation of Historic Artifacts, Features and Buildings	<ul style="list-style-type: none"> • Relocated provision C to revised Condition #15
34	NA	Underground Utility Fund Contribution	<ul style="list-style-type: none"> • Updated to current fund costs and percentages.

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35	NA	Wall Check	<ul style="list-style-type: none"> Eliminated reference to highest “completed” parking slab so what needs to be shown at the first check point is just the “highest” slab of the garage.
39	NA	Retail Elements	<ul style="list-style-type: none"> Updated to reflect County Board adopted Arlington County Retail Plan.
41	NA	Public Use and Access Easement	<ul style="list-style-type: none"> Updated to clarify provisions that should be included in the recorded easements. Added language to allow for ZA to modify timing consistent with landscape plan timing modification of condition #21 in specific circumstances.
42	NA	Transportation Management Plan	<ul style="list-style-type: none"> Updated to reflect current practices by the County and in the field and to better organize and clarify language throughout and existing requirements.
45	NA	Authorization for Police to Enter Residential Parking Areas	<ul style="list-style-type: none"> Condition eliminated
49	50	Snow Removal	<ul style="list-style-type: none"> Clarification added with regard to areas where snow is to be removed
NA	TBD	Construction Timing Modifications	<ul style="list-style-type: none"> Potential condition to address conflicts in timing related to utility relocation, excavation and ordinances of vacation and encroachments.