



ENGINEERS & SURVEYORS INSTITUTE
Peer Review Checklist
FAIRFAX COUNTY



SITE PLAN

Plan Name: _____ Plan #: _____ District: _____
 Submitting Firm: _____ Project Coordinator: _____
 Designated Plans Examiner #: _____ Name: _____ Phone #: _____
 Review Date: _____ ESI Reviewer: _____ Reviewer's firm: _____

* = Plan non acceptable if any * box is marked w/o explanation on plan or alternate solution noted

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
1	LDS ltr 11-05	COVER SHEET: 2/24/16 edition of cover sheet used			*		
2	112-2-302,3&4	Concurrent processing approval documented					
3	PFM 9-0202.2.c	Fire Marshal notes, data filled in					
4	PFM 10-0301.1	Solid waste statement filled in and is accurate					
5	LDS Policy	Site tabulations filled in			*		
6	LDS Policy	Zoning requirements completed, verify zoning and if proffered by an * after rezoning number on zoning map book			*		
7	OSDS ltr 03-12	Plan approval information completed (identification numbers and sheet numbers)					
8	107-1-2(a)	Does plan approval information note that a soil report is required if construction is proposed in a CL III or IVA soil or a dam is proposed requiring a report per PFM Plate #64-6?					
9	PFM 8 Table8.4	Vicinity map shows walk/trail maintenance responsibilities (DEM ltr 16-87)					
10	LDS Policy	Soil map shown			*		
11	LDS Policy	Soil data chart filled in			*		
12	LDS Policy	Lot tabulation by soil type (for townhouse projects only)			*		
13	LDS Policy	Tax map reference number(s) filled in correct (peer review confirm)					
14	LDS Policy	Watershed identified					
15	LDS Policy	Disturbed area within watershed filled in					
16	112-2-806	Number of affordable dwelling units provided on this plan (if entire project contains 50 units or more)			*		
17	112-17-106.6	Engineer's or surveyor's certificate completed with seal and date, original signature and seal on at least on 1 cover sheet (ESI Tech bulletin V5 # 3)			*		
18	ESI Tec Bul 5-3	At least one set of plans has an original signature and date on seal from each professional on the cover sheet. APELSLA Board R&R 12.8.B.			*		
19	PFM 2-0212.19	Owner/developer wetlands certification signed			*		
20	LDS Policy	District shown and is correct			*		
PLANNING AND ZONING							
21	112-3,4,5&6. 02	Zoning district allows by right use			*		
22	112-2-303,304	If the use is not "By Right," has an SE or SP been approved?			*		
23	LDS Policy	Rezoning number with date & page number on plan approval information					
24	DEM ltr # 9-90	Plan includes clerk BOS rezoning approval letter to applicant including any waivers approved by BOS or show approved concurrent processing			*		
25	DEM ltr # 9-90	Plan includes BOS rezoning resolution			*		
26	112-17-106.25	Proffers included on plan if applicable			*		
27	112-17-106.25	GDP/FDP included on plan if applicable			*		
28	112-17-106.25	Special Permit/Exception or Variance included if required			*		
29	DEM ltr # 9-90	Clerk to BOS/BZA approval letter to applicant included for SE or SP			*		

		or show approved concurrent processing					
30	112-17-106.25	Special Permit/Special Exception plat included in plan with approved conditions			*		
31	112-17-106.25	Valid Special Permit or Special Exception (not expired)			*		
32	112-17-106.25	Proffer/development condition narrative included			*		
33	112-17-201.12	Compliance with proffers, SP, SE, variance conditions			*		
34	112-17-201.12	Compliance with GDP, FDP, SP, SE, variance plan layout			*		
35	101-2-3(d)(4)	Valid preliminary plat, if subdividing and no development plan or re-approval has been requested			*		
36	112-17-106.12	Building height shown					
37	112-17-106.12	Building yard requirements (setbacks shown)					
38	112-17-106.12	Site and building proposed uses indicated			*		
39	112-17-106.12	Number of units (if townhouses or multifamily)			*		
40	112-17-106.12	Type of units (if townhouses or multifamily or condo)			*		
41	112-17-106.14	Parking schedule, number spaces tabulated for each use. Minimum number required vs. number provided			*		
42	112-17-106.12	Number of floors					
43	112-2-806	Location of affordable housing units indicated if entire project contains 50 dwelling units or more			*		
PUBLIC STREET REQUIREMENTS							
44	112-17-106.11	Route number shown for existing state maintained streets					
45	112-17-106.11	Street widths, pavement and right-of-way shown for existing and proposed plus distance from property line to centerline					
46	112-17-201.3.A.	Construction of dedicated service drive on primary highway			*		
47	PFM 7-0201.1.C.	Existing right-of-way dedicated if VDOT frontage not present (deed book page number shown)					
48	PFM 7-0405.2	Intersection and entrance sight distance (horizontal and profile) for all existing and proposed entrances			*		
49	PFM 7-0404.6	Profile shown for all new streets including widening and turning lane for existing roads			*		
50	PFM 7-0105.1	At existing street intersections, posted speed shown for existing road			*		
51	PFM 7-0105.1	Street category and traffic volume shown for each new street			*		
52	PFM 7-0101.2	Curve data shown for new streets to conform with street category					
53	PFM 7-0107.5.A.	Stop or yield signs at all intersections					
54	PFM7-0401.1A&B	Handicapped ramps at all curb returns					
55	VDOT	Property line, driveways, intersections, medians, curb or edge of pavement provided on both sides of existing roadways.					
56	VDOT Access Management	Distance to nearest intersection or median break in each direction on existing divided roadways					
57	VDOT Access Management	Distance between centerline of all existing or proposed intersections or driveways.					
58		Length of all existing, or proposed, turn lanes and tapers					
59	VDOT SSAR	Profile of any proposed stub street extended beyond property line to indicated future constructability					
60	VDOT GRIT Manual	Additional ROW provided for installation of guard rail on high/steep slopes or roadside obstacles					
61	VDOT/ADA	Two curb ramps at all curb returns unless pedestrian access undesirable					
62	VDOT/ADA	At least one curb ramp provided across from new intersections on existing curb and gutter roadways					
63	VDOT	Maintenance responsibility of any SWM/BMP facility within public ROW					
64	VDOT/ADA	Curb ramp width matches connecting sidewalk/trail					
65	VDOT	VDOT general notes provided (latest version)					
66	VDOT/ADA	Curb ramp spot elevations provided to confirm ramp slopes, gutter pan transitions, etc.					
67	VDOT	Flow arrows provided for each storm pipe					
68	VDOT	Sight Distance(s) shown on landscape plan					

69	101-2-2(2)	Street names shown for existing and proposed streets					
70	PFM 7-0404.1	Centerline shown for existing and proposed streets					
71	PFM 7-0404.1	Centerline stationing shown in plan view for existing and proposed streets					
72	VDOT	Posted Speed Limits shown on all existing streets					
PRIVATE STREETS							
73	112-11-302.2	Private residential street not exceed 600' (182.88 m) without waiver					
74	112-17-106.20	Private street maintenance note on plan and plat (agency)					
75	PFM B7-8,TS-5A	Private street/parking surface/pavement design shown					
76	112-17-106.14	Parking/loading spaces, delineated with dimensions					
77	PFM 7-0802.4	Handicapped spaces identified and ramps available					
STREETLIGHTS							
78	PFM 7-1002.3	Existing and proposed utility poles and streetlights shown.				*	
79	PFM 7-1005.5B LTI 14-07	Nonstandard Streetlights only– Proposed nonstandard streetlights, lighting computations and sealed by Lighting Professional (required for Tysons Corner plans)				*	
DRAINAGE							
80	PFM 6-1502.2	<u>Location and extent of the Overland relief paths provided for sump conditions and to clear buildings for 100 yr storm.</u>					
81	PFM 2-0203.1.C	Limit of clearing and grading shown					
82	LDS Policy	Priority Rating Form for E&S Control					
83	LDS Policy	Completed Certified E&S Control Checklist					
84	PFM 11-0104.1	2 phase plans provided for erosion and sedimentation control					
85	PFM 11-0104.1	1 st stage phase 1 limit of clearing only to install perimeter controls					
86	DEM ltr #30-88	Erosion & sedimentation controls identified and trap computations shown					
87	DEM ltr #30-88	Calculations provided to insure adequacy of sediment basins					
88	PFM 2-0212.12	Clearing limit matches between grading, E&S and GDP sheets					
89	PFM 6-0202.5	No concentrated surface water discharged offsite without easements					
90	PFM6-0905&1008	Design computations provided for closed and open systems					
91	PFM 6-0203.1	Outfall narrative description with adequacy conclusion				*	
92	PFM 6-0201.2	If open channel, is it an existing natural incised channel					
93	PFM 6-0203.1	Cross-section, water surface elevation and computations shown for existing natural incised channels				*	
94	PFM 6-0203.1	If incised channel, show both horizontal and vertical scale				*	
95	PFM 6-0203.3	If into existing system, include its capacity computations and confirm adequacy				*	
STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICE							
96	PFM 6-0301.3	SWM facility provided on-site with required calculations				*	
97	PFM 6-0301.3	SWM provided off-site with plan number and approval date shown				*	
98	DEM ltr 7-87	Waiver to be requested to use off-site project SWM Detention				*	
99	LDS Policy	Waiver request on plan approval information, ID number shown					
100	PFM 6-0401.2	BMP facility provided on-site with required calculations				*	
101	PFM 6-0402.8(f)	Computations of BMP phosphorus removal				*	
102	PFM 6-0402.8A	BMP provided off-site: Narrative /plan number and approval date included.				*	
103	PFM 6-0401.3	BMP water quality waiver requested if facility not shown or referenced				*	
104	LDS Policy	BMP waiver request on plan approval information with ID number					
105	PFM 6-0402.8(A)	BMP narrative summary includes how water quality provided					
106	112-17-106.33	RPA boundary shown if it is within the site				*	
107	PFM 6-0303.3.	SWM and BMP not in RPA without approved exception					
108	PFM 6-0402.8(g)	BMP and SWM maintenance responsibility statement (agency)					
109	PFM 6-0402.8(c)	BMP open space credit note “water quality management area...”					
DAM STANDARDS							
110	PFM 6-1604.2	Emergency spillway placed in undisturbed ground and shown with dam profile					
111	PFM 6-1604.6	Justification provided if a combined spillway is proposed					

112	PFM 6-1602.7	Easement provided to carry maximum emergency spillway flow and extends to adequate drainage system					
113	PFM 6-1603.4	Dam breach analysis performed for drainage area = > 28 ha. (69 Ac.)					
114	PFM 6-1605.5A.2	Spillway outfall conduit RCP 18" (450 mm) or greater					
115	PFM 6-1605.3A	Dam clearing limits extend at least 10' (3 m) beyond toe					
116	PFM 6-1605.1b	Dam category determined per plate 64-6					
117	PFM 6-1607.1B(2)	Concrete cradle on upper 2/3 length of conduit (plate 64-6)					
118	PFM 6-1605.5B(1)	Filter blanket around lower 1/3 of conduit					
119	PFM 6-1607-1B (4)(a)	Plan specifies principal spillway pipe to meet AWWA spec. C300 or C301, wet pond.					
120	PFM 6-1607.1B (4)(b)	Plan specifies principal spillway pipe to meet ASTM spec C361, Dry Pond.					
121	PFM 6-1605.6A(2)(a)	Top width of dam minimum of 12' (3.7 m)					
122	PFM 6-1604.10	Low-level water release required within principal spillway / wet ponds					
123	PFM 6-1606.2G	20' (6.1 m) cleared access easement required along downstream dam toe if necessary to access off-site outfall structure					
124	PFM 6-1606.2G	Access road has a standard entrance at the street with a gate					
125	PFM6-1606.1C&D	Benches provided for dams 15' (4.5 m) high or greater and in wet ponds					
126	PFM 6-1305.4	No trees and landscaping on earth dams					
127	PFM 6-1305.5	Dam restrictive planting easement and notes provided					
128	PFM 6-1306.3D	Separate maintenance access easement provided for ponds to be publicly maintained if crossing another parcel					
129	PFM 6-1306.3F	12' (3.7 m) wide all weather surface for access road to SWM facility per Plates 49-6, 50-6, 56-6 or 57-6					
130	PFM 6-1306.3J	Removable trash rack detail provided, if underground, access shall be immediately above rack					
131	PFM6-1604.8B&C	Trash rack provided for low flow orifice					
MISCELLANEOUS							
132	112-17-106.2	Plan is drawn to a scale of not less than 1:500					
133	112-17-106.5	North arrow and reference to State Grid System (VCS 83)					
134	ESI Tec Bul 5-3	All sheets have engineer and/or surveyors seal and signature			*		
135	Policy	Contours provided a minimum of 50ft beyond property boundaries					
136	12-17-106.2	Match lines shown where sheets join					
137	112-17-106.5	Bearings and distances provided around site boundary					
138	112-17-106.9	Existing topography drawn at 2' (0.5 m) intervals					
139	PFM 10-0104.2.C	Bearings, distances and centerlines of sanitary sewer					
140	PFM 10-0104.2.A.	Sanitary sewer profiles on same sheet as plan					
141	PFM 10-0102.5.C.	Sanitary sewer setback 15' (4.6 m) from all buildings unless waived					
142	112-17-106-16	Location of solid waste storage containers shown					
143	112-17-106.11	Proposed easements shown and identified as "proposed" if not, deed book and page number shown					
144	112-17-201.1	Sidewalks provided along the site's road frontage					
145	112-17-201.2	Trails provided in accordance with Comprehensive Trails Plan					
146	112-16-403	Trails and walks as shown on GDP,FDP,SE,SP					
147	112-17-106.15	Profiles shown for all trails >8% grade					
148	PFM 2-0101.1	Approved or requested waiver/modification letter on plan					
149	PFM 2-0101.1	All waivers and variances are still valid and not expired					
150	PFM 2-0101.1	All conditions of waivers complied with on plan					
151	PFM 2-0404.2	Vertical and horizontal location of certain existing transmission line shown					
152	PRINTS	Prints legible, not too light or too dark to microfilm					
153	MUST	Existing topography not screened excessively so as not legible					
154	MICROFILM	Sufficient elevation numbers on existing contour lines					
FIRE AND RESCUE PLAN (SEPARATE SHEET)							
155	Per F.M. request	All building entrances shown and main entrance identified					

156	PFM 9-0202.1K	Maximum of 100' (30 m) from hydrant to Siamese connection if shown					
157	PFM 9-0202.2J(1)	Emergency vehicle access shown to within 100' (30m) of main entrance					
158	Per F.M. request	Fire lanes location					
159	PFM 9-0202.2J(5)	Fire lanes a minimum of 20' wide					
FAIRFAX COUNTY WATER AUTHORITY							
160	PFM 9-0102.3A	Proposed tie-ins to existing water system shown			*		
161	PFM 9-0102.3A	Sizes of proposed water mains and locations indicated			*		
162	PFM 9-0102.3G	Existing easements with Deed Book and Page Number provided					
163	PFM 9-0102. 3S	Profile all proposed public water mains included			*		
164	Per FCWA request	Provide water main stationing on the plan and profile			*		
165	PFM 9-0102.3D	Show utility crossings on the profiles			*		
166	PFM 9-0102.3V	Test holes results for all crossings with less than 1' (0.3 m) vertical clearance					
URBAN FORESTRY							
167	PFM 12-501.1B	Existing Vegetation map (EVM)			*		
168	PFM 12-501.1C	Tree preservation target calculation and narrative including any deviation requests			*		
169	PFM 12-501.1D	10-year tree cover requirements and calculations			*		
170	PFM 12-502.1F	Landscape plan (if planting required to meet 10-year tree cover requirements)					
171	PFM 12-504.1A	Existing tree line for groups of trees clearly shown with graphic key provided					
172	PFM 12-504.1B	Proposed limits of clearing and grading shown and labeled					
173	PFM 12-509.2	Tree preservation plan and narrative					
174	PFM 12-509.2E	Tree preservation fence shown and identified					
175	PFM 12-0514.5	Trees indicated for interior parking lot landscaping					
176	PFM 12-0514.4	Interior parking lot landscaping calculation					
177	PFM 12-0515.2A	Required transitional screening yards shown and labeled					

PEER REVIEWER: COMPLETE NEXT PAGE -- FOR PLAN CONTROL EARLY ROUTING INFORMATION.

Note to Peer Reviewer: The Peer Review Team has been requested to assist Plan Control in identifying the necessary distribution of plans to agencies that are not involved in the normal review function. This will allow the plan to be distributed to those agencies in a more timely fashion.

<p>Site/Subdivision Plan Routing Slip</p> <p>FROM: ESI PEER REVIEW</p> <p>TO: PLAN CONTROL</p> <p>Plan Name: _____ Plan Number: _____ Date : _____</p> <p style="text-align: center;">This plan should be routed to the Agencies indicated (Peer Reviewer; Circle Reasons for additional reviews needed and reference proffer #)</p>
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AGENCY	YES	PROFFER/CONDITION #	N/A
Urban Forestry Any plan which has a rezoning, special exception, special use permit or variance			
Park Authority (Proffer to get Park Authority review/Work on Park Land/Dedication To Park/ Site is Adjacent To Park/BOS Directed Park Review			
Heritage Resources (Proffer/Condition/Directed Review by BOS or Historic Overlay District)			
Planning Commission (BOS Directed PC Review)			
Board of Supervisors (BOS Directed BOS review)			
Health Department (Septic/Well/Pool)			
NVSWCD (Co Project/Pohick Watershed/within 3 miles of Potomac river)			
Other			

When peer review has been completed and both the plan and the checklist have been reviewed by ESI staff reviewer, remove this sheet from the checklist and wrap it around the plan and put the plan in the pigeon hole for "ESI peer review plans OK to log in".