



ENGINEERS & SURVEYORS INSTITUTE
Peer Review Checklist
FAIRFAX COUNTY



SITE/SUBDIVISION PLAN
First Submission

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	OSDS ltr # 03-12	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 and data filled in					
4	PFM 9-0202.2C(6)	Available fire flow shown					
5	OSDS ltr # 03-12	Source of fire flow information					
6	PFM 10-0301.1	Solid waste statement filled in and is accurate					
7	OSDS ltr # 03-12	Subdivision plan tabulations filled in			*		
8	OSDS ltr # 03-12	Zoning requirements completed, verify zoning and if proffered by an * after rezoning number on zoning map book			*		
9	OSDS ltr # 03-12	Plan approval information completed (identification numbers and sheet numbers)					
10	107-1-2(a)	Does plan approval information note that a soil report is required if construction is proposed in an "A" soil or a dam is proposed requiring a report per PFM Plate # 64-6?					
11	OSDS ltr # 03-12	Vicinity map adequate and to 1"=2000' scale or greater					
12	PFM 8 Table 8.4	Vicinity map shows sidewalk and trail maintenance responsibility (letter 16-87)					
13	OSDS ltr # 03-12	Soil map shown (NRCS Map)			*		
14	OSDS ltr # 03-12	Soil data chart filled in			*		
15	OSDS ltr # 03-12	Lot tabulated by soil type			*		
16	OSDS ltr # 03-12	Tax map reference number(s) filled in and correct (peer review confirm)					
17	OSDS ltr # 03-12	Sanitary treatment plant filled in					
18	OSDS ltr # 03-12	Watershed identified					
19	OSDS ltr # 03-12	Disturbed area within watershed filled in					
20	112-2-806	Number of affordable dwelling units provided on this plan (if entire project contains 50 units or more)			*		
21	101-2-4(a)	Engineer's or surveyor's certification completed with seal and date (original signature and seal on at least 1 cover sheet) ESI Tech Bulletin vol.5 #3			*		
22	OSDS ltr # 03-12	Geotech engineer's/other professional seal/signature/date (original signature and date on at least 1 cover sheet)					
23	PFM 2-0212.19	Owner/developer wetlands certification signed			*		
24	OSDS ltr # 03-12	District shown and is correct			*		
PLANNING AND ZONING							
25	112-2-308	Density, lot area, width conform to requirements (112-2-306)					
26	OSDS ltr # 03-12	Rezoning number with date and page number is on plan approval information					
27	DEM ltr # 9-90	Plan includes clerk of BOS rezoning approval letter to applicant including any waivers approved by BOS			*		
28	DEM ltr # 9-90	Plan includes BOS rezoning resolution			*		
29	PFM 2-0101.1	Proffers included on plan if applicable			*		
30	PFM 2-0101.1	GDP/FDP included on plan if applicable			*		
31	PFM 2-0101.1	Cluster or variances/Special Exception/Special Permit included			*		

32	DEM ltr # 9-90	Clerk to BOS/BZA approval letter to applicant included			*		
33	EM ltr # 9-90	Special Permit/Special Exception plat included in plan with approved conditions			*		
34	DEM ltr # 9-90	Valid Special Permit/Special Exception (not expired)			*		
35		Proffer/Development condition narrative included			*		
36	112-18-204.4	Compliance with proffers, Special Permit/Special Exception conditions			*		
37	112-18-204.4	Compliance with GDP, FDP, Special Permit/Special Exception plan layout			*		
38	101-2-3(d)(4)	Valid preliminary plat, if subdividing without GDP			*		
39	112-2-806	Location of affordable housing units, noted if entire project contains 50 dwelling units or more			*		
40		Required grave burial ground statement, or "none"					
PUBLIC STREET REQUIREMENTS							
41	101-2-2(2)	Street names shown for existing and proposed streets					
42	PFM 7-0404.21.B	Route number shown for existing state maintained streets					
43	PFM 7-0404.1	Centerlines shown for existing and proposed streets					
44	PFM 7-0404.1	Centerline stationing shown in plan view for existing and proposed streets					
45	101-2-3(c)(4)	Street widths, pavement and right-of-way shown for existing and proposed streets plus distance from property line to centerline					
46	PFM 7-0104.1	Construction of dedicated service drive on primary highways			*		
47	PFM 7-0201.1.C.	Existing right of way dedicated if VDOT frontage not present (Deed Book and 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	Profiles shown for all new streets including widening and turn lanes 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 7-0105.1	Curve data shown to conform with street category for new streets					
53	PFM 7-0107.5.A.	Stop or yield signs at all intersections					
54	PFM 7-0401.1A&B	Handicapped ramps at all curb returns					
55	VDOT	Property line, driveways, intersections, curb or edge of pavement provided on both sides of existing roadways provided, including medians					
56	VDOT/AM	Distance to nearest intersection or median break in each direction on existing roadways shown					
57	VDOT/AM	Distance between centerline of all existing or proposed intersections or driveways provided					
58	VDOT	Length of all existing or proposed turn lanes and tapers shown					
59	VDOT/SSAR	Profile shown for any proposed stub street extended beyond property line a suitable distance to indicate future constructability					
60	VDOT	Additional ROW provided for installation of guard rail on high/steep slopes or roadside obstacles					
61	VDOT/ADA	Two curb ramps provided at all curb returns unless pedestrian access undesirable					
62	VDOT/ADA	Curb ramp width matches connecting sidewalk/trail					
63	VDOT/ADA	Curb ramp spot elevations provided to confirm ramp slopes, gutter pan transitions, etc.					
64	VDOT/ADA	At least one curb ramp provided across from new intersections on existing curb and gutter roadways					
65	VDOT	Maintenance responsibility indicated for any SWM/BMP facility located within ROW					
66	VDOT	VDOT general notes provided (latest version)					
67	VDOT	Flow arrows provided for each storm pipe					
68	VDOT	Sight Distance(s) shown on landscape plan					
69	PFM8-0100	Sidewalks provided along the site's frontage if required (This may also be required by VDOT/SSAR)					

70	VDOT	Posted Speed Limits shown on all existing streets					
PRIVATE STREETS							
71	112-11-304	Ingress/egress easement noted or delineated for all private streets					
72	PFM Std TU-1	Typical cross section and turnaround for private streets					
73	112-11-302.2	Private residential streets not exceed 600'(182.88 m) without waiver					
74	PFM 2-103.6	Private street maintenance note on plan and plat (agency)					
75	PFM 23-7 PS-3	Pipestem driveway pavement design shown					
STREETLIGHTS							
76	PFM 7-1002.1	Show existing and proposed utility poles and streetlights.				*	
77	PFM 7-1005.5B	Nonstandard Streetlights only– Proposed nonstandard streetlights, lighting computations and sealed by Lighting Professional.				*	
DRAINAGE							
78	PFM 6-0202.13	Overland relief provided for sump conditions and to clear building					
79	PFM 6-1103.3	Inlet ponding to be within an easement					
80	PFM 6-1405.1	Flood plain easement provided and reference to flood plain study number					
81	PFM 2-0203.1.C	Limit of clearing and grading shown					
82	OSDS ltr. 03-01	Priority Rating Form for E&S Control					
83	OSDS ltr. 03-11	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	1st stage phase 1 limits of clearing only to install perimeter controls					
86	DEM ltr #30-88	Erosion and 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 limits matches between : grading, erosion and sediment, GDP sheets					
89	PFM 6-0202.5	No concentrated surface water discharged offsite without easements					
90	PFM 6-0905,1008	Design computations provided for closed and open systems					
91	PFM 6-0203.1.B	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.A.	Cross section, water surface elevation and computations shown for existing natural incised channel				*	
94	PFM 6-0203.1.A.	If incised channel, show both horizontal and vertical scale				*	
95	PFM 6-0203.3.	If into existing system, include its capacity computations and proposed flow				*	
96	PFM 6-0301.3	SWM facility provided on-site with required calculations				*	
97	PFM 6-0301.3	SWM provided off-site, plan number and approval date shown				*	
98	DEM ltr 7-87	Waiver to be requested to use offsite stormwater management				*	
99	OSDS ltr # 03-12	Waiver request on plan approval information and 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 6-0402.3	BMP provided off-site plan number and approval date shown				*	
103	PFM 6-0401.3	BMP water quality waiver requested if facility not shown or referenced				*	
104	OSDS ltr # 03-12	BMP waiver request on plan approval information with ID number				*	
105	PFM 6-0402.8(A)	BMP narrative summary included how water quality is provided					
106	PFM 6-1701.3	Resource Protection Area 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 maintenance responsibility statement (agency)					
109	PFM 6-0402.8(c)	BMP open space credit note "water quality management area..."					
DAM STANDARDS INFORMATION							
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 6-1602.6	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 = > 28ha. (69Ac.)					
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 6-1605.6a2	Top width of dam minimum of 12' (3.7 m)					
120	PFM 6-1607-1B (4)(a)	Plan specifies principal spillway pipe to meet AWWA spec. C300 or C301, wet pond.					
121	PFM 6-1607.1B (4)(b)	Plan specifies principal spillway pipe to meet ASTM spec C361, Dry Pond.					
122	PFM 6-1606.2G	20' (6.1 m) cleared access easement required along down stream dam toe					
123	PFM 6-1606.2G	Access road has a separate standard entrance at the street with a gate					
124	PFM 6-1604.10	Low-level water release required within principal spillway/wet ponds					
125	PFM6-1606.1C&D	Benches provided for dams 15' (4.5m) high or greater & in wet ponds					
126	PFM 6-1305.4	No trees or 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	PFM 2-0201.6	Plan is drawn to a scale of not less than 1:500					
133	PFM 2-0212.3	North arrow and reference to State Grid System (VCS 83)					
134	ESI Tech Bul 5-3	All sheets have engineer's or surveyor's seal and signature			*		
135	ESI Tech Bul 5-3	At least one set of plans has original signature and date on seal on cover sheet from each professional. APELSLA Board R&R 12.8.B.			*		
136		Match lines shown where sheets join					
137	PFM 2-0107.1A	Existing topography drawn at 2' (0.5 m) intervals					
138	PFM 2-0107.1	Proposed grading shown by contours and spot elevations					
139	101-2-3(c)(3)	Owner or lot number, zone and current use of all adjoining property					
140	PFM 10-0104.2.C	Bearings and distances on centerlines of sanitary sewers					
141	PFM-10-0104.2.A.	Sanitary sewer profiles on same sheet as plan					
142	PFM 10-0102.5.C.	Sanitary sewer setback 15' (4.6 m) from all buildings					
143	101-2-3(c)(4)	Existing easements of record shown with deed book and page number					
144	101-2-3(c)(4)	Proposed easements shown and identified as "proposed" otherwise Deed Book and page number shown					
145	PFM 8-0100	Sidewalk provided along the site's road frontage if required					
146	PFM 8-0201.3	Trails provided in accordance with the Comprehensive Trails Plan					
147	112-16-403	Trails and walks as shown on GDP, FDP, SE, SP					
148	PFM 8-0202.4A	Profiles shown for all trails to be constructed					
149	PFM 2-0209.1.F	Recreation equipment located and listed where proffered or required in "P" district or development plan					
150	PFM 2-0101.1	Approved or requested waiver and/or modification letters on plan					
151	PFM 2-0101.1	All waivers and variances are still valid and not expired					
152	PFM 2-0101.1	All conditions of waivers complied with on plan					
153	PFM 2-0404.2	Vertical and horizontal location of certain existing transmission lines shown					
154	PRINTS	Prints legible, not too light or too dark to microfilm					
155	MUST	Existing topography not screened excessively so as not legible					
156	MICROFILM	Insufficient elevation numbers on existing contour lines					
FIRE AND RESCUE DEPARTMENT ISSUES							
157	PFM 9-0202.2.J1	Emergency access to within 100' (30 m) of main entrance					
158	Fire Marshal	Fire lanes location marked on separate plan sheet					
159	PFM 9-0202.2J(5)	Fire lanes a minimum of 18' (5.5 m) wide					
FAIRFAX COUNTY WATER AUTHORITY ISSUES							
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	Provide profile of all proposed public water mains			*		
164	FW-DPM II.C.2.e	Provide water main stationing on the plan and profile			*		
165	Per FM Request	Provide profile of all private fire lines					
166	PFM 9-0102.3D	Show utility crossings on the profiles			*		
167	PFM 9-0102.3V	Test holes results for all proposed crossings, grade changes and utilities in close proximity					
URBAN FORESTRY							
168	PFM 12-501.1B	Existing Vegetation map (EVM)			*		
169	PFM 12-501.1C	Tree preservation target calculation and narrative including any deviation requests			*		
170	PFM 12-501.1D	10-year tree cover requirements and calculations			*		
171	PFM 12-502.1F	Landscape plan (if planting required to meet 10-year tree cover requirements)					
172	PFM 12-504.1A	Existing tree line for groups of trees clearly shown with graphic key provided					
173		Critical Root Zone (CRZ)					
174	PFM 12-504.1B	Proposed limits of clearing and grading shown and labeled					
175	PFM 12-509.2	Tree preservation plan and narrative					
176	PFM 12-509.2E	Tree preservation fence shown and identified					

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.

Site/Subdivision Plan Routing Slip

FROM: ESI PEER REVIEW

TO: PLAN CONTROL

Plan Name: _____ Plan Number: _____ Date: _____

This plan should be routed to the Agencies indicated
(Peer Reviewer; Circle Reasons for additional reviews needed and reference proffer #)

AGENCY	YES	PROFFER/CONDITION #	N/A
Urban Forestry Any plan which has a rezoning, special exception, special user 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".