

**ENGINEERS & SURVEYORS INSTITUTE
Peer Review Checklist
FAIRFAX COUNTY**

**PRELIMINARY PLAT
First Submission**



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

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

CODE SECTION	REQUIREMENT	OK	NO	N/A	LINE
	Plan has been noted if concurrent processing has been approved				1
101-2-3(a)	Land surveyors/professional engineer's signature and seal		*		2
101-2-3(c)	Maximum sheet size 36" x 48"				3
101-2-3(c)	Scale no smaller than 1:1000; 1:500 if septic fields		*		4
101-2-3(c)(1)	Subdivision name		*		5
101-2-3(c)(1)	Owner and sub-divider		*		6
101-2-3(c)(1)	Date of drawing				7
101-2-3(c)(1)	Number of sheets				8
101-2-3(c)	Match lines shown				9
101-2-3(c)(1)	North point				10
101-2-3(c)(2)	Vicinity Map, 2" = 1 mile minimum with roads/schools/etc.				11
101-2-3(c)(3)	Boundary courses and distances shown				12
101-2-3(c)(3)	Total acreage		*		13
101-2-3(c)(3)	Acreage of subdivided area				14
101-2-3(c)(3)	Lot numbers				15
101-2-3-(c)(8)	Topography with 2' (0.5m) contour intervals		*		16
PFM 2-0107.1.B	Topography correlated to USGS datum				17
PFM 2-0109.1	Soil map super-imposed over layout and classified by soil type		*		18
101-2-3(c)(7)	Has the need for a soil report been identified if required		*		19
101-2-3(c)(3)	Adjoining property owners/lot number, departing property lines				20
112-2-414	Minimum building setback for lots abutting arterial highways and railroads				21
DEM ltr 9-90	Plat includes: proffer, special exception and variances		*		22
DEM ltr.17-89	A list of items that will require waivers modification				23
	Zoning match as shown on zoning book or reason if does not match		*		24
101-2-3(c)(12)	Owner/developer wetlands permit certification signed		*		25
101-2-3(c)(15)	RPA boundary identified if it is within the site boundary		*		26
101-2-3(c)(3)	Approximate area of all lots and parcels				27
112-2-306-2	Lot areas conform to minimum zoning requirements		*		28
101-2-3(c)(3)	Existing buildings within the tract shown				29
101-2-3(c)(3)	Existing buildings setbacks from proposed property lines shown				30
101-2-3(c)(14)	Soil type identified				31

101-2-3(c)(3)	Tabulations showing conformance with density requirements		*	32
101-2-3(c)(3)	Computations showing open space if any is required			33
112-2-308.2	Density reduction, flood plain, 15% slopes, marine clay			34
112-2-308.3	Density reduction for major utility easements			35
101-2-3(c)(7)	Need for flood plain studies identified (70 acres +)			36
101-2-3(c)(7)	Need for drainage studies identified (under 70 acres)			37
112-2-602.2	No major filling in flood plains (278 cubic yards)			38
112-2-602.3	No fill/change in contours in tidal wetlands			39
PFM 2-0102.6	No part of cluster lot located in flood plain			40
118-2 & 3	No land disturbance in Resource Protection Area			41
118-2 & 3	BMP is to be provided			42
112-2-309.3	Indication of proposed Homeowners Association property if any			43
101-2-3(c)(4)	Public areas, identify if responsibility of Fairfax County Park Authority / HOA			44
112-2-806	Affordable housing units designated where required (=> 50 units)		*	45
101-2-3(c)(4)	Adjacent existing roads shown with names and route numbers			46
101-2-3(c)(4)	Approximate widths of existing right of way and pavement			47
VDOT #1.3&1.6E1	Show if existing right of way is dedicated if VDOT frontage not present			48
PFM 7-0405.3C(1)	Sight distance required for design speed			49
101-2-3(c)(4)	Typical cross section of existing street and proposed widening			50
101-2-3(c)(4)	Service drives proposed or existing on primary highway			51
101-2-3(c)(4)	Streets and driveways on opposite side of roads are shown			52
101-2-3(c)(4)	Sight distance profile for new intersection along existing street		*	53
101-2-3(c)(4)	Horizontal sight distance for new intersection along existing street		*	54
101-2-3(c)(4)	Proposed onsite streets: horizontal sight distance shown			55
101-2-3(c)(4)	Proposed onsite streets: vertical alignment and sight distance shown			56
101-2-3(c)(4)	VPD trip estimates included from contributing offsite undeveloped properties			57
101-2-3(c)(4)	Proposed street category and street width noted		*	58
101-2-3(c)(4)	Proposed design speeds			59
101-2-3(c)(4)	Proposed typical cross-sections for new streets			60
PFM 7-0105.1	Proposed minimum centerline radii of streets has been shown			61
101-2-2(2)	Proposed street names of new streets			62
101-2-3(c)(4)	Parking spaces for townhouses shown			63
101-2-3(c)(4)	Walks as required by lot size/school walking distance			64
101-2-3(c)(4)	Trails as required by the adopted trails plan			65
PFM 2-0102.1	All lots have frontage on public maintenance streets			66
PFM 2-0102.5	Arterial street restricted with no direct access from lots			67
112-11-302-2	Maximum 600' (182.88 m) to most remote unit of residential private streets			68
101-2-3(c)(4)	Street lights indicated on existing and proposed streets			69
101-2-3(c)(4)	Proposed stop and yield signs indicated			70
101-2-3(c)(6)	Outfall narrative included			71
101-2-3(c)(6)	Drainage areas (on-site and offsite) to outfall			72
101-2-3(c)(6)	Cross-sections of existing bed and banks of natural outfall channel			73

101-2-3(c)(6)	Flow calculations at outfall channel cross section(s)			74
101-2-3(c)(6)	Pipe size and capacity of existing off-site system			75
101-2-3(c)(7)	Need for off-site of any type of easements identified			76
101-2-3(c)(5)	Location of stormwater management and BMP facilities shown	*		77
101-2-3(c)(5)	Approximate sizing of stormwater management and BMP facilities shown			78
101-2-3(c)(5)	Summary of proposed SWM and BMP facilities to meet requirements			79
101-2-3(c)(5)	Location of stormwater management and BMP maintenance accessways	*		80
101-2-3(c)(4)	Existing sanitary sewer and water and tie-in locations shown	*		81
101-2-3(c)(4)	Proposed sanitary sewer, water lines and hydrants shown			82
101-2-3(c)(4)	Fire flow shown			83
101-2-3(c)(4)	Existing utility and other easements shown			84
PFM 12-0403.1.A	Existing tree line clearly shown and labeled			85
PFM 2-0203.1.A.	Limits of proposed clearing and grading shown and labeled	*		86
PFM 12-0403.2.B.	Drip line shown for trees to be saved			87
101-2-3(c)(13)	Tree cover calculations provided	*		88
	FAIRFAX COUNTY WATER AUTHORITY ISSUES			89
PFM 9-0102.2 & .6A	Existing water mains and appurtenances onsite and on adjacent properties (if tie into the adjacent properties)			90
PFM 9-0102.6A	Proposed tie-ins to existing water system	*		91
PFM 9-0102.3A	Sizes of proposed water mains and locations	*		92
PFM 9-0103.3 & 4 PFM 9-0103.7	Fire Hydrant locations / existing and proposed			93
PFM 9-0102.7A	Existing easements with Deed Book and Page Number			94
PFM 9-0202.2F	Fire flow requirements			95
PFM 9-0102.5C	Fire line location if applicable			96
PFM 9-0102.30	Water meter sizes and location for site plans, pipe stems lots, commercial, and townhouses developments			97
	URBAN FORESTRY			98
PFM 12-501.1B	Existing Vegetation map (EVM)	*		99
PFM 12-501.1C	Tree preservation target calculation and narrative including any deviation requests	*		100
PFM 12-501.1D	10-year tree cover requirements and calculations	*		101
PFM 12-501.1B	Landscape plan (if planting required to meet 10-year tree cover requirements)			102
PFM 12-503.1A	Outer tree line for larger groups of trees and/or forested areas clearly shown with graphic key provided			103
PFM 12-503.1A	Trunk location and dripline of individual trees isolated from forested areas clearly shown			104
PFM 12-503.1B	Proposed limits of clearing and grading shown and labeled			105
PFM 12-508.2A	Groups of trees and individual trees to be preserved clearly indicated with area in square feet.			106