

ENGINEERS & SURVEYORS INSTITUTE
Peer Review Checklist
FAIRFAX COUNTY

SITE PLAN
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	SHEET Optional	OK	NO	N/A	LINE
OSDS ltr 03-12	COVER SHEET: 5/1/09 edition of cover sheet used			*		1
112-2-302,3&4	Concurrent processing approval documented					2
PFM 9-0202.2.c	Fire Marshal notes, data filled in					3
PFM 9-0202.2C(6)	Available fire flow shown					4
OSDS ltr # 03-12	Source of fire flow information					5
PFM 10-0301.1	Solid waste statement filled in and is accurate (peer review to confirm)					6
OSDS ltr 03-12	Site tabulations filled in			*		7
OSDS ltr 03-12	Zoning requirements completed, verify zoning and if proffered by an * after rezoning number on zoning map book			*		8
OSDS ltr 03-12	Plan approval information completed (identification numbers and sheet numbers)					9
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?					10
OSDS ltr 03-12	Review fee computation filled in					11
PFM 8 Table8.4	Vicinity map shows walk/trail maintenance responsibilities (DEM ltr 16-87)					12
OSDS ltr 03-12	Soil map shown			*		13
OSDS ltr 03-12	Soil data chart filled in			*		14
OSDS ltr 03-12	Lot tabulation by soil type (for townhouse projects only)			*		15
OSDS ltr 03-12	Tax map reference number(s) filled in correct (peer review confirm)					16
OSDS ltr 03-12	Watershed identified					17
OSDS ltr 03-12	Disturbed area within watershed filled in					18
112-2-806	Number of affordable dwelling units provided on this plan (if entire project contains 50 units or more)			*		19
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)			*		20
OSDS ltr 03-12	Geotechnical engineer's /other professional seal/signature / date (original signature and date on at least on 1 cover sheet)			*		21
PFM 2-0212.19	Owner/developer wetlands certification signed			*		22
OSDS ltr # 03-12	District shown and is correct			*		23
	PLANNING AND ZONING					24
112-3,4,5&6_02	Zoning district allows by right use			*		25
112-2-303,304	If the use is not "By Right", Had a SE or SP has been approved			*		26
OSDS ltr # 03-12	Rezoning number with date & page number on plan approval information					27
DEM ltr # 9-90	Plan includes clerk BOS rezoning approval letter to applicant			*		28

CODE SECTION	REQUIREMENT	SHEET Optional	OK	NO	N/A	LINE
	including any waivers approved by BOS					
DEM ltr # 9-90	Plan includes BOS rezoning resolution			*		29
112-17-106.25	Proffers included on plan if applicable			*		30
112-17-106.25	GDP/FDP included on plan if applicable			*		31
112-17-106.25	Special Permit/Exception or Variance included if required			*		32
DEM ltr # 9-90	Clerk to BOS/BZA approval letter to applicant included for SE or SP			*		33
112-17-106.25	Special Permit/Special Exception plat included in plan with approved conditions			*		34
112-17-106.25	Valid Special Permit or Special Exception (not expired)			*		35
112-17-106.25	Proffer/development condition narrative included			*		36
112-17-201.12	Compliance with proffers, SP, SE, variance conditions			*		37
112-17-201.12	Compliance with GDP, FDP, SP, SE, variance plan layout			*		38
101-2-3(d)(4)	Valid preliminary plat, if subdividing and no development plan or re-approval has been requested			*		39
112-17-106.12	Building height shown					40
112-17-106.12	Building yard requirements (setbacks shown)					41
112-17-106.12	Site and building proposed uses indicated			*		42
112-17-106.12	Number of units (if townhouses or multifamily)			*		43
112-17-106.12	Type of units (if townhouses or multifamily or condo)			*		44
112-17-106.14	Parking schedule, number spaces tabulated for each use. Minimum number required vs. number provided			*		45
112-17-106.12	Number of floors (check in Fire Marshal's notes on cover sheet)					46
112-2-806	Location of affordable housing units indicated if entire project contains 50 dwelling units or more			*		47
	PUBLIC STREET REQUIREMENTS					48
112-17-106.11	Route number shown for existing state maintained streets					49
112-17-106.11	Street widths, pavement and right-of-way shown for existing and proposed plus distance from property line to centerline					50
112-17-201.3.A.	Construction of dedicated service drive on primary highway			*		51
PFM 7-0201.1.C.	Existing right-of-way dedicated if VDOT frontage not present (deed book page number shown)					52
PFM 7-0405.2	Intersection and entrance sight distance (horizontal and profile) for all existing and proposed entrances			*		53
PFM 7-0404.6	Profile shown for all new streets including widening and turning lane for existing roads			*		54
VDOT entrance manual table 6	At existing street intersection, posted speed shown for existing road and traffic volume and category shown for proposed roads			*		55
PFM 7-0101.2	Street category shown for each new street			*		56
PFM 7-0101.2	Curve data shown for new streets to conform with street category					57
PFM 7-0107.5.A.	Stop or yield signs at all intersections					58
PFM7-0401.1A&B	Handicapped ramps at all curb returns					59
	PRIVATE STREETS					60
112-11-302.2	Private residential street not exceed 600' (182.88 m) without waiver					61
112-17-106.20	Private street maintenance note on plan and plat (agency)					62
PFM B7-8,TS-5A	Private street/parking surface/pavement design shown					63
112-17-106.14	Parking/loading spaces, delineated with dimensions					64
PFM 7-0802.4	Handicapped spaces identified and ramps available					65
	DRAINAGE					66
PFM 6-0202.13	Overland relief provided for sump conditions and to clear					67

CODE SECTION	REQUIREMENT	SHEET Optional	OK	NO	N/A	LINE
	buildings					
PFM 2-0203.1.C	Limit of clearing and grading shown					68
OSDS ltr. 03-01	Priority Rating Form for E&S Control					69
OSDS ltr. 03-11	Completed Certified E&S Control Checklist					70
PFM 11-0104.1	2 phase plans provided for erosion and sedimentation control					71
PFM 11-0104.1	1 st stage phase 1 limit of clearing only to install perimeter controls					72
DEM ltr #30-88	Erosion & sedimentation controls identified and trap computations shown					73
DEM ltr #30-88	Calculations provided to insure adequacy of sediment basins					74
PFM 2-0212.12	Clearing limit matches between grading, E&S and GDP sheets					75
PFM 6-0202.5	No concentrated surface water discharged offsite without easements					76
PFM6-0905&1008	Design computations provided for closed and open systems					77
PFM 6-0203.1.B	Outfall narrative description with adequacy conclusion			*		78
PFM 6-0201.2	If open channel, is it an existing natural incised channel					79
PFM 6-0203.1	Cross-section, water surface elevation and computations shown for existing natural incised channels			*		80
PFM 6-0203.1	If incised channel, show both horizontal and vertical scale			*		81
PFM 6-0203.3	If into existing system, include its capacity computations and confirm adequacy			*		82
PFM 6-0301.3	SWM facility provided on-site with required calculations			*		83
PFM 6-0301.3	SWM provided off-site with plan number and approval date shown			*		84
DEM ltr 7-87	Waiver to be requested to use off-site project stormwater management			*		85
OSDS ltr # 03-12	Waiver request on plan approval information, ID number shown					86
PFM 6-0401.2	BMP facility provided on-site with required calculations			*		87
PFM 6-0402.8(f)	Computations of BMP phosphorus removal			*		88
PFM 6-0401.2.3	BMP provided off-site/plan number and approval date shown			*		89
PFM 6-0401.3	BMP water quality waiver requested if facility not shown or referenced			*		90
OSDS ltr # 03-12	BMP waiver request on plan approval information with ID number					91
PFM 6-0402.8(A)	BMP narrative summary includes how water quality provided					92
112-17-106.32	RPA boundary shown if it is within the site			*		93
PFM 6-0303.3.	SWM and BMP not in RPA without approved exception					94
PFM 6-0402.8(g)	BMP maintenance responsibility statement (agency)					95
PFM 6-0402.8(c)	BMP open space credit note "water quality management area..."					96
	DAM STANDARDS					97
PFM 6-1604.2	Emergency spillway placed in undisturbed ground and shown with dam profile					98
PFM 6-1604.6	Justification provided if a combined spillway is proposed					99
PFM 6-1602.6	Easement provided to carry maximum emergency spillway flow and extends to adequate drainage system					100
PFM 6-1603.4	Dam breach analysis performed for drainage area = > 28 ha. (69 Ac.)					101
PFM 6-1605.5A.2	Spillway outfall conduit RCP 18" (450 mm) or greater					102
PFM 6-1605.3A	Dam clearing limits extend at least 10' (3 m) beyond toe					103
PFM 6-1605.1b	Dam category determined per plate 64-6					104
PFM 6-1607.1B(2)	Concrete cradle on upper 2/3 length of conduit (plate 64-6)					105

CODE SECTION	REQUIREMENT	SHEET Optional	OK	NO	N/A	LINE
PFM 6-1605.5B(1)	Filter blanket around lower 1/3 of conduit					106
PFM 6-1607-1B (4)(a)	Plan specifies principal spillway pipe to meet AWWA spec. C300 or C301, wet pond.					107
PFM 6-1607.1B (4)(b)	Plan specifies principal spillway pipe to meet ASTM spec C361, Dry Pond.					108
PFM 6-1605.6a2	Top width of dam minimum of 12' (3.7 m)					109
PFM 6-1604.10	Low-level water release required within principal spillway / wet ponds					110
PFM 6-1606.2G	20' (6.1 m) cleared access easement required along downstream dam toe if necessary to access off-site outfall structure					111
PFM 6-1606.2G	Access road has a standard entrance at the street with a gate					112
PFM6-1606.1C&D	Benches provided for dams 15' (4.5 m) high or greater and in wet ponds					113
PFM 6-1305.4	No trees and landscaping on earth dams					114
PFM 6-1305.5	Dam restrictive planting easement and notes provided					115
PFM 6-1306.3D	Separate maintenance access easement provided for ponds to be publicly maintained if crossing another parcel					116
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					117
PFM 6-1306.3J	Removable trash rack detail provided, if underground, access shall be immediately above rack					118
PFM6-1604.8B&C	Trash rack provided for low flow orifice					119
	MISCELLANEOUS					120
112-17-106.2	Plan is drawn to a scale of not less than 1:500					121
112-17-106.5	North arrow and reference to State Grid System (VCS 83)					122
ESI Tec Bul 5-3	All sheets have engineer and/or surveyors seal and signature			*		123
ESI Tec 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.			*		124
12-17-106.2	Match lines shown where sheets join					125
112-17-106.5	Bearings and distances provided around site boundary					126
112-17-106.9	Existing topography drawn at 2' (0.5 m) intervals					127
PFM 10-0104.2.C	Bearings, distances and centerlines of sanitary sewer					128
PFM 10-0104.2.A.	Sanitary sewer profiles on same sheet as plan					129
PFM 10-0102.5.C.	Sanitary sewer setback 15' (4.6 m) from all buildings					130
112-17-106-16	Location of solid waste storage containers shown					131
112-17-106.11	Proposed easements shown and identified as "proposed" if not, deed book and page number shown					132
112-17-201.1	Sidewalks provided along the site's road frontage					133
112-17-201.2	Trails provided in accordance with Comprehensive Trails Plan					134
112-16-403	Trails and walks as shown on GDP,FDP,SE,SP					135
112-17-106.15	Profiles shown for all trails >8% grade					136
PFM 2-0101.1	Approved or requested waiver/modification letter on plan					137
PFM 2-0101.1	All waivers and variances are still valid and not expired					138
PFM 2-0101.1	All conditions of waivers complied with on plan					139
PFM 2-0404.2	Vertical and horizontal location of certain existing transmission line shown					140
PRINTS	Prints legible, not too light or too dark to microfilm					141
MUST	Existing topography not screened excessively so as not legible					142
MICROFILM	Insufficient elevation numbers on existing contour lines					143
	FIRE AND RESCUE DEPARTMENT ISSUES					144

CODE SECTION	REQUIREMENT	SHEET Optional	OK	NO	N/A	LINE
Per F.M. request	All building entrances shown and main entrance identified					145
PFM 9-0202.1K	Maximum of 100' (30 m) from hydrant to Siamese connection if shown					146
PFM 9-0202.2.J(1)	Emergency vehicle access shown to within 100' (30m) of main entrance					147
Per F.M. request	Fire lanes location marked on separate plan sheet					148
PFM 9-0202.2J(5)	Fire lanes a minimum of 18' (5.5 m) wide					149
	FAIRFAX COUNTY WATER AUTHORITY ISSUES					150
PFM 9-0102.6A	Proposed tie-ins to existing water system shown			*		151
PFM 9-0102.3A	Sizes of proposed water mains and locations indicated			*		152
PFM 9-0102.7A	Existing easements with Deed Book and Page Number provided					153
PFM 9-0102.6C	Profile all proposed public water mains included			*		154
Per FCWA request	Provide water main stationing on the profile			*		155
PFM 9-0102.3D & .6D	Show utility crossings on the profiles			*		156
PFM 9-0102.6H	Test holes results for all crossings with less than 1' (0.3 m) vertical clearance					157
	URBAN FORESTRY					158
PFM 12-501.1B	Existing Vegetation map (EVM)			*		159
PFM 12-501.1C	Tree preservation target calculation and narrative including any deviation requests			*		160
PFM 12-501.1D	10-year tree cover requirements and calculations			*		161
PFM 12-502.1F	Landscape plan (if planting required to meet 10-year tree cover requirements)					162
PFM 12-503.1A	Existing tree line for groups of trees clearly shown with graphic key provided					163
PFM 12-503.1A	Location and crown spread of individual trees clearly shown					164
PFM 12-503.1B	Proposed limits of clearing and grading shown and labeled					165
PFM 12-508.2A	Groups of trees and individual trees to be preserved clearly indicated with area in square feet.					166
PFM 12-508.2E	Tree preservation fence shown and identified					167
PFM 12-508.3	Tree preservation narrative					168
PFM 12-0513.3	Trees indicated for interior parking lot landscaping					169
PFM 12-0513.4	Interior parking lot landscaping calculation					170
PFM 12-0514.2	Required transitional screening yards shown and labeled					171

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".