

ENGINEERS & SURVEYORS INSTITUTE
Peer Review Checklist
FAIRFAX COUNTY

SUBDIVISION 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 Plan 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 and 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 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
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			*		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			*		25
	PLANNING AND ZONING					26
112-2-308	Density, lot area, width conform to requirements (112-2-306)					27
OSDS ltr # 03-12	Rezoning number with date and page number is on plan approval information					28
DEM ltr # 9-90	Plan includes clerk of BOS rezoning approval letter to applicant including any waivers approved by BOS			*		29

CODE SECTION	REQUIREMENT	SHEET Optional	OK	NO	N/A	LINE
DEM ltr # 9-90	Plan includes BOS rezoning resolution			*		30
PFM 2-0101.1	Proffers included on plan if applicable			*		31
PFM 2-0101.1	GDP/FDP included on plan if applicable			*		32
PFM 2-0101.1	Cluster or variances/Special Exception/Special Permit included			*		33
DEM ltr # 9-90	Clerk to BOS/BZA approval letter to applicant included			*		34
DEM ltr # 9-90	Special Permit/Special Exception plat included in plan with approved conditions			*		35
DEM ltr # 9-90	Valid Special Permit/Special Exception (not expired)			*		36
	Proffer/Development condition narrative included			*		37
112-18-204.4	Compliance with proffers, Special Permit/Special Exception conditions			*		38
112-18-204.4	Compliance with GDP, FDP, Special Permit/Special Exception plan layout			*		39
101-2-3(d)(4)	Valid preliminary plat, if subdividing without GDP			*		40
112-2-806	Location of affordable housing units, noted if entire project contains 50 dwelling units or more			*		41
	Required grave burial ground statement, or "none"					42
	PUBLIC STREET REQUIREMENTS					43
101-2-2(2)	Street names shown for existing and proposed streets					44
PFM 7-0404.21.B	Route number shown for existing state maintained streets					45
PFM 7-0404.1	Centerlines shown for existing and proposed streets					46
PFM 7-0404.1	Centerline stationing shown in plan view for existing and proposed streets					47
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					48
PFM 7-0104.1	Construction of dedicated service drive on primary highways			*		49
PFM 7-0201.1.C.	Existing right of way dedicated if VDOT frontage not present (Deed Book and page number shown)					50
PFM 7-0405.2	Intersection and entrance sight distance (horizontal and profile) for all existing and proposed entrances			*		51
PFM 7-0404.6	Profiles shown for all new streets including widening and turn lanes for existing roads			*		52
PFM 7-0105.1	At existing street intersections, posted speed shown for existing road			*		53
PFM 7-0105.1	Street category and traffic volume shown for each new street			*		54
PFM 7-0105.1	Curve data shown to conform with street category for new streets					55
PFM 7-0107.5.A.	Stop or yield signs at all intersections					56
PFM 7-0401.1A&B	Handicapped ramps at all curb returns					57
	PRIVATE STREETS					58
112-11-304	Ingress/egress easement noted or delineated for all private streets					59
PFM Std TU-1	Typical cross section and turnaround for private streets					60
112-11-302.2	Private residential streets not exceed 600' (182.88 m) without waiver					61
PFM 2-103.6	Private street maintenance note on plan and plat (agency)					62
PFM 23-7 PS-3	Pipestem driveway pavement design shown					63
	DRAINAGE					64
PFM 6-0202.13	Overland relief provided for sump conditions and to clear building					65
PFM 6-1103.3	Inlet ponding to be within an easement					66
PFM 6-1405.1	Flood plain easement provided and reference to flood plain study number					67
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	1st stage phase 1 limits of clearing only to install perimeter controls					72

CODE SECTION	REQUIREMENT	SHEET Optional	OK	NO	N/A	LINE
DEM ltr #30-88	Erosion and 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 limits matches between : grading, erosion and sediment, GDP sheets					75
PFM 6-0202.5	No concentrated surface water discharged offsite without easements					76
PFM 6-0905,1008	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.A.	Cross section, water surface elevation and computations shown for existing natural incised channel			*		80
PFM 6-0203.1.A.	If incised channel, show both horizontal and vertical scale			*		81
PFM 6-0203.3.	If into existing system, include its capacity computations and proposed flow			*		82
PFM 6-0301.3	SWM facility provided on-site with required calculations			*		83
PFM 6-0301.3	SWM provided off-site, plan number and approval date shown			*		84
DEM ltr 7-87	Waiver to be requested to use offsite stormwater management			*		85
OSDS ltr # 03-12	Waiver request on plan approval information and 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 6-0402.3	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 included how water quality is provided					92
PFM 6-1701.3	Resource Protection Area 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 INFORMATION					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 = > 28ha. (69Ac.)					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
PFM 6-1605.5B(1)	Filter blanket around lower 1/3 of conduit					106
PFM 6-1605.6a2	Top width of dam minimum of 12' (3.7 m)					107
PFM 6-1607-1B (4)(a)	Plan specifies principal spillway pipe to meet AWWA spec. C300 or C301, wet pond.					108
PFM 6-1607.1B (4)(b)	Plan specifies principal spillway pipe to meet ASTM spec C361, Dry Pond.					109
PFM 6-1606.2G	20' (6.1 m) cleared access easement required along down stream dam toe					110
PFM 6-1606.2G	Access road has a separate standard entrance at the street with a gate					111
PFM 6-1604.10	Low-level water release required within principal spillway/wet ponds					112
PFM6-1606.1C&D	Benches provided for dams 15' (4.5m) high or greater & in wet ponds					113

CODE SECTION	REQUIREMENT	SHEET Optional	OK	NO	N/A	LINE
PFM 6-1305.4	No trees or 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
PFM 2-0201.6	Plan is drawn to a scale of not less than 1:500					121
PFM 2-0212.3	North arrow and reference to State Grid System (VCS 83)					122
ESI Tech Bul 5-3	All sheets have engineer's or surveyor's seal and signature			*		123
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.			*		124
	Match lines shown where sheets join					125
PFM 2-0107.1A	Existing topography drawn at 2' (0.5 m) intervals					126
PFM 2-0107.1	Proposed grading shown by contours and spot elevations					127
101-2-3(c)(3)	Owner or lot number, zone and current use of all adjoining property					128
PFM 10-0104.2.C	Bearings and distances on centerlines of sanitary sewers					129
PFM-10-0104.2.A.	Sanitary sewer profiles on same sheet as plan					130
PFM 10-0102.5.C.	Sanitary sewer setback 15' (4.6 m) from all buildings					131
101-2-3(c)(4)	Existing easements of record shown with deed book and page number					132
101-2-3(c)(4)	Proposed easements shown and identified as "proposed" otherwise Deed Book and page number shown					133
PFM 8-0100	Sidewalk provided along the site's road frontage if required					134
PFM 8-0201.3	Trails provided in accordance with the Comprehensive Trails Plan					135
112-16-403	Trails and walks as shown on GDP, FDP, SE, SP					136
PFM 8-0202.4A	Profiles shown for all trails to be constructed					137
PFM 2-0209.1.F	Recreation equipment located and listed where proffered or required in "P" district or development plan					138
PFM 2-0101.1	Approved or requested waiver and/or modification letters on plan					139
PFM 2-0101.1	All waivers and variances are still valid and not expired					140
PFM 2-0101.1	All conditions of waivers complied with on plan					141
PFM 2-0404.2	Vertical and horizontal location of certain existing transmission lines shown					142
PRINTS	Prints legible, not too light or too dark to microfilm					143
MUST	Existing topography not screened excessively so as not legible					144
MICROFILM	Insufficient elevation numbers on existing contour lines					145
	FIRE AND RESCUE DEPARTMENT ISSUES					146
PFM 9-0202.2.J1	Emergency access to within 100' (30 m) of main entrance					147
Fire Marshal	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

CODE SECTION	REQUIREMENT	SHEET Optional	OK	NO	N/A	LINE
	URBAN FORESTRY					162
PFM 12-501.1B	Existing Vegetation map (EVM)			*		163
PFM 12-501.1C	Tree preservation target calculation and narrative including any deviation requests			*		164
PFM 12-501.1D	10-year tree cover requirements and calculations			*		165
PFM 12-501.1B	Landscape plan (if planting required to meet 10-year tree cover requirements)					166
PFM 12-503.1A	Existing tree line for groups of trees clearly shown with graphic key provided					167
PFM 12-503.1A	Location and crown spread of individual trees clearly shown					168
PFM 12-503.1B	Proposed limits of clearing and grading shown and labeled					169
PFM 12-508.2A	Groups of trees and individual trees to be preserved clearly indicated with area in square feet.					170
PFM 12-508.2E	Tree preservation fence shown and identified					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.

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".