



ENGINEERS & SURVEYORS INSTITUTE
Peer Review Checklist
FAIRFAX COUNTY



PRELIMINARY PLAT PLAN

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

Note: Preliminary plats are only required to be submitted and approved for subdivisions proposing more than 50 lots (Code of Virginia § 15.2-2260)
 * = 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		Plan noted if concurrent processing has been approved					
2	101-2-3(a)	Land surveyors/professional engineer's signature, date and seal			*		
3	101-2-3(c)	Maximum sheet size 36" x 48" and scale no smaller than 1" = 100; 1' = 50' if proposed lots are on septic					
4	101-2-3(c)	Match lines clearly indicate where the sheets join					
5	101-2-3(c)(1)	Name of Subdivision, owner, subdivider, date of drawing, number of sheets (Sheet index), north point/Arrow			*		
6	101-2-3(c)(2)	Vicinity Map, 2" = 1 mile minimum with roads/schools/etc. Also provide Sidewalk/Trail Maintenance Note					
7	101-2-3(c)(3)	Boundary courses and distances shown; Total Acreage, Acreage subdivided, number and approx. location of Bldg Sites					
8	101-2-3(c)(3)	Computations showing conformance with the density and open space requirements of Z.O.			*		
9	101-2-3(c)(3)	Setbacks for existing buildings shown to all proposed property lines					
10	101-2-3(c)(3)	Approximate area of all lots and parcels					
11	101-2-3(c)(3)	Adjoining property owners/lot number, departing property lines					
12	101-2-3-(c)(8)/ PFM 2-0107.1B	Topography with 2' contour intervals and correlated to USGS datum			*		
13	101-2-3(c)(7)	Identification of the necessity for a soil report, Flood Plan or Drainage studies and easements and or Letters of permission for off-site construction			*		
14	112-2-414	Minimum building setback for lots abutting arterial highways and railroads					
15	DEM ltr 9-90	Plat includes: proffers and/or development conditions and a signed Clerk to the Board or Board of Zoning Appeals Letter			*		
16	101-2-3(c)(15)	RPA boundary identified if it is within the site boundary			*		
17	112-2-306-2	Lot areas conform to minimum zoning requirements			*		
18	101-2-3(c)(14)	A map identifying classification of soils type at a scale not smaller than 1" = 500'					
19	PFM 2-109.1	Soil type for each lot identified in tabular form by soil identification number, name and problem class					
20	112-2-308.2	Density reduction, flood plain, 15% slopes, marine clay					
21	112-2-308.3	Density reduction for major utility easements					
FLOODPLAIN/RPA							
22	PFM 2-0102.6	For cluster subdivision no grading or filling in a floodplain or resource protection area except for provided in Parts 6 and 9 of Article 2 of the Zoning Ordinance and Chapter 118 of the Code					
23	118-2 & 3	No land disturbance in Resource Protection Area without approved Water Quality and/or RPA Exception approval					
24	101-2-2(4)	Identify reservations for public use					
STREETS							
25	101-2-2(2)	Existing street names and route numbers, as well as proposed street names					

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26	101-2-3(c)(4)	Approximate widths of existing right of way and pavement, as well as proposed street categories and widths					
27	VDOT #1.3&1.6E1	Show if existing right of way is dedicated if VDOT frontage not present					
28	101-2-3(c)(4)	Typical cross section of existing and proposed streets as well as proposed widening					
29	101-2-3(c)(4)	Service drives proposed or existing on primary highway					
30	101-2-3(c)(4)	Streets and driveways on opposite side of roads are shown					
31	101-2-3(c)(4) PFM 7-0405.3C(1)	Horizontal and Vertical Sight distance profile for new intersection along existing street, as well as proposed onsite streets as required for design speeds			*		
32	101-2-3(c)(4)	VPD trip estimates, proposed design speeds and all proposed stop and yield signs indicated					
33	101-2-3(c)4	Show centerline radii for all existing, platted and proposed streets					
34	101-2-3(c)(4)	Parking spaces for townhouses shown					
35	101-2-3(c)(4)	Walks and Trails as required by lot size/school walking distance and the adopted trails plan					
36	PFM 2-0102.1	All lots for SFD have frontage on existing VDOT maintained public streets or standard streets					
37	PFM 2-0102.5	Residential lots designed so that sites do not have direct access to any arterial road unless deemed necessary by Director					
38	112-11-302-2	Length and geometric design of the street subject to the approval of the Director; no private street in a residential development owned and maintained by an HOA (Non-Profit) exceeds 600' in length unless approved by the Director (i.e. Waiver)					
STREETLIGHTS							
39	PFM 7-1002.1A(1)	Street lights installed along all subdivision roadways that are or will be included in the State Roadway System. Along adopted Virginia byways, street lights only required at intersections and entrances and to address safety issues outlined in § 7-1001.1. Street lights are not required along private roadways			*		
40	7-1004.4	Pole placement and bracket lengths in conformance with associated tables 7.9 to 7.12					
41	7-1005.4	Overall lighting plan provided for non-standard lighting system prior to approval of a subdivision or any section of a subdivision					
DRAINAGE							
42	DPWES Notice 7/24/2014	Completed and accurate Stormwater Management Plan Completeness Checklist if stormwater management plan in incorporated into plan					
43	101-2-3(c)(6)	Outfall narrative included					
44	101-2-3(c)(6)	Sufficient detail to verify the presence of an adequate outfall as defined in the "Public Facilities Manual," including but not limited to an outfall narrative, drainage areas, pipe sizes, cross-sections and flow calculations					
45	101-2-3(c)(7)	Identification of the necessity for floodplains studies, drainage studies, soil reports, and easements and/or letters of permission for off-site construction					
46	101-2-3(c)(5)	Location of stormwater management facilities (such as Best Management Practices [BMP], detention, and/or retention ponds) with approximate sizing and summary of approximate amount of detention and BMP requirements; and location of maintenance access ways			*		
47	DPWES TB #14-08	NOAA Atlas 14, Vienna Station data used for stormwater calculations (Rational see plate 3B-6; NCRS see plates 47A-6, 47B-6, and 48-6)			*		
48	DPWES LTI 03-05	Evaluation of downstream impoundments in accordance with SW-10					
49	101-2-3(c)(5)	Summary of proposed SWM and BMP facilities to meet requirements					
50	SWMO Art. 4 or 5 as applicable	Computations demonstrate compliance with Flood Protection requirements					
51	SWMO Art. 4 or 5 as applicable;	Computations demonstrate compliance with the Water Quality requirements					

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	PFM 6-0402.8						
52	101-2-3(c)(4)	Existing and proposed sanitary sewer, water lines, hydrants, tie in locations, as well as any other utilities or related easements			*		
53	101-2-3(c)(9)	Statement concerning erosion and sediment control measures to be provided prior to any clearing, grading or construction, including proposed limits of clearing					
54	101-2-3(c)(10)	Statement concerning stormwater detention or retention facilities to be used prior to any clearing, grading or construction					
FAIRFAX COUNTY WATER AUTHORITY ISSUES							
55	PFM 9-0102.2 & .6A	Existing water mains and appurtenances onsite and on adjacent properties (if tie into the adjacent properties)					
56	PFM 9-0102.3A	Sizes of proposed water mains and locations indicated					
57	PFM 9-0103.8	Show location of existing and proposed fire hydrants			*		
58	PFM 9-0102.3G	Existing easements with Deed Book and Page Number provided					
59	101-2-3(c)(4)	Fire flow shown					
60	PFM 9-0202.2F	Fire flow requirements					
61	PFM 9-0202.2C(8)	Fire line location and size, if applicable					
62	PFM 9-0102.4F	Show water meter size and approximate location for site plans with private streets, pipe stem lots, commercial, and townhouse developments					
63	PFM 9-0102.3A	Sizes of proposed water mains and locations indicated					
URBAN FORESTRY							
64	PFM 12-506	Existing Vegetation map (EVM)			*		
65	PFM 12-508.3	Tree preservation target calculation and narrative including any deviation of the Tree Preservation Target			*		
66	PFM 12-510	10-year tree canopy requirements			*		
67	PFM 12-0511	10-year tree canopy calculations					
68	PFM 12-515	Landscape plan(s)					
69	PFM 12-504.1A	Outer tree line for larger groups of trees and/or forested areas clearly shown with graphic key provided					
70	PFM 12-509	Tree preservation plan and narrative					
71	PFM 12-507	Tree Inventory & Condition Analysis					
72	PFM 12-504	Site Engineering & Layout information					
73	PFM 12-505	Erosion & Sediment Control Sheets					