



ESI ENGINEERS & SURVEYORS INSTITUTE
Peer Review Checklist
FAIRFAX COUNTY



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 is non-acceptable if any * box is checked w/o explanation on plan or alternate solution noted.

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
COVER SHEET							
1	LDS Notice 2/24/2016	3/16 edition of cover sheet used			*		
Plan Approval Information Table							
2	LDS Notice 2/24/2016	Plan Approval Information completed (identification numbers, approval dates and sheet numbers)					
3	LDS Tech Bulletin 02-16	Line 1: Concurrent processing indicated. Documentation of approval included in the plan.					
4	101-2-5(c)(11) 112-2-802, 112-2-806	Line 4: Affordable dwelling unit designation shown on specific lots or units (if entire project contains 50 units or more)					
5	107-1-3 PFM 6-1605.1B & 2A	Line 12: Soil report requirement indicated if construction is proposed in class III or IVA soils or a dam is proposed requiring a report per PFM Plate 48-6					
6	PFM 4-0206.1	Line 12: Limited soil report requirement indicated if construction is proposed in a IVB soil. Limited report included in the 1st submission plan.					
7	LDS Tech Bulletin 02-16 LDS Notice 2/24/2016	Line 22: Zoning case number with approval date & sheet number provided, unless concurrent processing is approved					
8	LDS Tech Bulletins 02-16 & 17-02	Line 22: Approved (stamped) and valid (not expired) rezoning plan (RZ) with proffers and all interpretations with exhibits included in the plan, all at original scale, unless concurrent processing is approved			*		
9	LDS Tech Bulletins 02-16 & 17-02	Line 22: Approved (stamped) and valid (not expired) Special Permit (SP)/Special Exception (SE) plat or Variance (VAR) with development conditions and all interpretations with exhibits included in the plan, all at original scale			*		
10	LDS Tech Bulletins 02-16 & 06-15	Line 23: Clerk to BOS/BZA approval letter to applicant included for RZ, SE or SP unless concurrent processing is approved			*		
11	LDS Tech Bulletins 02-16 & 17-02	Line 24: Proffer and development conditions compliance narrative submitted digitally			*		
12	LDS Tech Bulletin 02-16 LDS Notice 2/24/2016	Line 37: All approved waivers/modifications and waiver/modification requests listed, including the ones approved with the zoning application			*		
Zoning Requirements Tabulation							
13	LDS Notice 2/24/2016	Zoning Requirements Tabulation filled in correctly. If plan is associated with a zoning application, the tabulation shows what was approved (provided) with the zoning application or any interpretation as requirement. Appropriate zoning documents referenced.			*		
14	LDS Policy	Line 7: Minimum yard lines shown and labeled on site layout					
15	Zoning plan	Layout, including clearing limits, is in general conformance with the zoning plan					
16	101-2-3(d) 15.2-2260	Preliminary plat (PL) is valid if subdividing and no development plan or re-approval has been requested. (PL is optional for subdivisions involving 50 or fewer lots.)					

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
Other Cover Sheet Requirements							
17	LDS Notice 2/24/2016	Subdivision Plan (SD) Tabulations filled in correctly. Information shown is consistent with the plan.			*		
18	112-300 112-2-308	Proposed density, lot area and width conform to zoning requirements. Proposed density does not exceed allowable density for both the new and parent subdivisions.					
19	ESI Fairfax Expedited Review Tech Bulletin	At least one set of plans has an original signature and date on seal from each professional on the cover sheet. DPE certificate signed if DPE plan.			*		
20	PFM 9-0202.2C	Fire Marshal notes and data filled in					
21	PFM 10-104.1A	Sanitary sewer information filled in					
22	PFM 12-0308.4A	Tree Preservation information filled in. If "yes", deviation request included in a letter format in the landscape plan			*		
23	LDS Notice 2/24/2016	Potential for wetlands filled in			*		
24	LDS Notice 2/24/2016	Information Regarding Activities in a Resource Protection Area filled in			*		
25	LDS Notice 2/24/2016	Stormwater Information filled in			*		
26	PFM 8-0201.6	Vicinity map shows sidewalk/trail maintenance responsibilities for existing and proposed (VDOT, County or privately maintained)			*		
27	LDS Policy	Tax map reference number(s) filled in correctly			*		
28	101-2-5(c)(1)	Name, contact information and address of the owner and developer filled in					
29	101-2-5(c)(1)	Magisterial district shown and is correct					
30	101-2-5(c)(4)	Certificate signed by the surveyor or engineer setting forth the source of title of the owner of the site and the place of record of the last instrument in the chain of title			*		
31	101-2-2(16)	Soil map shown, with site identified. Soils map is based on current County Soils Map .			*		
32	101-2-2(16)	Soil data chart filled in per " Description & Interpretive Guide to Soils in Fairfax County "			*		
33	PFM 2-0108.1	Soil type for each lot identified in a tabular form by the soil identification number, name and problem class			*		
34	PFM 10-0301 & 0305.1	Solid waste statement filled in. Trash and recycling containers shown and labeled on the site plan.					
35	101-2-3(c)(12)	Owner/developer wetlands certification signed			*		
36	LDS Policy	Sheet index and sheet titles match					
PUBLIC STREETS							
37	101-2-5(c)(6)	Street names, route numbers shown for existing and proposed streets					
38	101-2-5(c)(6)	Street widths, pavement and right-of-way shown for existing and proposed streets					
39	VDOT Road Design Manual	Right of way, driveways, intersections, medians, curb or edge of pavement shown and labeled on both sides of existing roadways					
40	PFM 7-0101.2	Curve data shown for new streets and conform with street category					
41	PFM 7-0104.1 101-2-5(c)(4)	Dedicated service drive proposed along primary highways (route numbers below 600). Vehicular travel lanes, services drives, driveways or other access connections to and from adjoining properties proposed or service drive/travel lane waiver is approved.			*		
42	PFM 7-0104.1	Dedication for service drive proposed without construction in subdivision for R-C Cluster development					
43	PFM 7-0107.5A & 5B	Stop or yield signs at all intersections					
44	PFM 7-0201.1A PFM 7-0105.1 VDOT Road Design Manual Appendix A	The number of vehicles per day entering and leaving the intersection noted on each leg of each street in each direction shown. Street category and traffic volume shown for each new street.			*		
45	PFM 7-0201.1.C	Right of way dedicated if VDOT frontage not present					
46	PFM 7-0201.2A-D	The applicable required information shown for all streets which intersect the exterior boundary of the subdivision and which will					

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
		provide access to adjoining undeveloped property					
47	PFM 7-0201.3A-B	The applicable required information shown for all streets which intersect the exterior boundary of the subdivision and connect with existing, dedicated or proposed streets in adjoining subdivisions					
48	PFM 7-0301.1A PFM 8-0101.8	Curb-cut ramps provided where required (at site entrance curb returns, at each direction of crossings, at intersections, etc.). Curb cut ramps are entirely within right of way if VDOT maintained.					
49	PFM 7-0304	Profile shown for all proposed streets including widening and turning lanes on existing streets. Elevations, percent grade, culverts, storm/sanitary sewer and utility crossings shown on street profile. Existing grade or existing street centerline profile is shown for an additional min. 200'.			*		
50	PFM 7-0304.1	Centerlines shown for existing and proposed streets					
51	PFM 7-0304.1	Centerline stations indicated every 100', at points of curvature, points of intersection and point of tangency; at centerline intersections, at subdivision or section limits and at turnaround radius points					
52	PFM 7-0304.3	Centerline profile shown for existing intersecting streets for a minimum distance of 350' in each direction					
53	VDOT Road Design Standards	Super-elevation provided where required by category					
54	PFM 7-0305, 112-2-505 VDOT Road Design Manual Appendix F (Intersection, Stopping and Commercial Sight Distance)	Sight distance plan and profile shown. Required or available sight distance shown along the path of the sighted vehicle and not along the line of sight. Sight triangle is clear of obstructions. Sight distance easement exists or proposed where the sight line leaves the right of way. Sight distance easement is shown on layout, grading, tree preservation and landscape plans.			*		
55	PFM 7-0306.6B	Typical section with dimensions, street category and design speed shown for each proposed street					
56	County Policy	Posted speed shown at existing street intersections			*		
57	VDOT Road Design Manual Appendix F Section 2	Distance shown to nearest intersection or median break in each direction on existing divided roadways					
58	VDOT Road Design Manual Appendix F Section 2	Distance shown between centerline of all existing or proposed intersections or driveways					
59	VDOT Road Design Manual Appendix F Section 3	Length of all existing or proposed turn lanes and tapers shown					
60	VA Administrative Code 24VAC-92-All Sections	Profile of any proposed stub street is extended beyond property line to indicate future constructability					
61	VDOT Road Design Manual Appendices A, B, B(1), B(2) VDOT GRIT Manual	Additional ROW provided for installation of guard rail on high/steep slopes or roadside obstacles					
62	VDOT IIM-LD-55	At least one curb ramp provided across from new intersections on existing curb and gutter roadways. One curb ramp provided in each direction of intersection crossings.					
63	VDOT IIM-LD-55	Curb ramp width matches connecting sidewalk/trail					
64	VDOT IIM-LD-55	Curb ramp spot elevations provided to confirm ramp slopes, gutter pan transitions, etc.					
65	VDOT Policy	Latest version of VDOT general notes provided					
66	VDOT Drainage Manual Chapter 9	Flow arrows provided for each storm pipe					
67	PFM 7-0306.8 & .13D PFM 8-0100 101-2-2(10) VDOT SSAR	Sidewalks provided within the subdivision and along the site's frontage as required, unless a modification or waiver is approved. Sidewalks connect to adjacent sidewalks, trails and walkways.					

PRIVATE STREETS

LINE	CODE SECTION	REQUIREMENT	SHEET	OK	NO	N/A	FFX
68	PFM Plate 6-7	Standard turnaround (cul-de-sac or "Y") shown for private streets					
69	112-11-302.2	Private street that is to be owned and maintained by a nonprofit organization does not exceed 600 feet in length unless approved by the Director					
70	112-11-304	Ingress/egress easement for public emergency and maintenance vehicles proposed for all private streets					
71	PFM 7-0602	Parking spaces delineated with dimensions					
72	PFM 7-0306.14	Plans proposing private streets contain the applicable required full statement to advise that the streets will not be maintained by either the State or the County					
73	PFM 7-0402.2B, PFM 7-0402.4B, PFM 7-0402.5B, PFM 7-0402.6, PFM 7-0403, VDOT Road and Bridge Specifications	Pavement design/typical section shown for private streets, parking surface, and pipestem driveway. Pavement material specifications are in accordance with VDOT standards.					
74	PFM 7-0402.3	Single family residential developments with five or less lots, the geometric design meets pipestem driveway standards					
75	PFM 7-0402.4A VDOT Road Design Manual	Single family residential subdivisions with average lot size 18,000 sf or more and when the street serves more than 5 units: the geometric design meets VDOT standards for shoulder and ditch section streets and PFM Plate 1-7.					
76	PFM 7-0402.5 VDOT Road Design Manual	Single family residential subdivisions with average lot size < 18,000 sf and when the street serves more than 5 units: the geometric design meets VDOT standards for curb and gutter section streets and PFM Plate 2-7.					
77	PFM 7-0403.1A VDOT Road Design Manual Ch 2D-10	Private driveway entrances on curb and gutter streets conform to VDOT standards. CG-9B is preferred.					
78	PFM 7-0403.1A VDOT Road Design Manual	Private driveway entrances on streets with no curb and gutter conform to PFM Plate 20-7 (DE-5)					
79	PFM 8-0101.8	Curb cut ramps shown to provide access to and from sidewalks, at each direction of crossings, at intersections					
STREETLIGHTS							
80	PFM 7-0802.3	Existing and proposed utility poles and streetlights shown and labeled			*		
81	PFM 7-0805.5B, LDS Tech Bulletin 14-07	Lighting computations are shown and sealed by lighting professional for proposed non-standard streetlights			*		
EROSION AND SEDIMENT CONTROL							
82	PFM 2-0203.1B PFM 2-0208.12	Limits of clearing and grading includes all work to be done (offsite, utility extensions, outfalls, etc.) and matches between grading, erosion and sediment control, landscape plans			*		
83	LDS Tech Bulletin 11-08	Priority Rating Form for E&S control is shown, and physiographic province is correctly identified			*		
84	LDS Policy	Completed certified E&S Control Checklist provided			*		
85	VESCH Uniform Coding System	Erosion & sedimentation controls identified			*		
86	PFM 11-0104.1	2 phase plans provided for erosion and sedimentation control					
87	PFM 11-0104.1	Phase 1 initial limits of clearing to install controls needed with minimal clearance is shown and described in E&S phase I narrative					
88	VESCH 3.13 PFM 11-0106.2B	Sediment trap computations provided (Pipe outlet required if drainage is greater than 1 acre)			*		
89	VESCH 3.14 PFM 11-0106.2C	Sediment basin calculations provided			*		

90	VESCH 3.05 (SF), 3.07 (IP), 3.09 (DD), 3.13 (ST)	Drainage divides shown for E&S measures that have drainage area limitations. Drainage areas do not exceed ¼ ac/100 ft for SF, 1 acre for IP, 5 acres for DD and 3 acres for ST. Drainage divides for SSF are only required when it needs to be demonstrated that concentrated flow to SSF does not exceed 5 cfs.			*		
DRAINAGE & STORM SEWERS							
91	PFM 6-0201.2	If discharge is to an open channel, it is an existing natural watercourse (a stream with a defined channel) or manmade channel with sufficient capacity					
92	PFM 6-0202.2	Drainage system honor natural divides for both concentrated and non-concentrated stormwater runoff leaving the site, unless a written justification is provided and approved by the Director.					
93	PFM 6-0202.4	Concentrated runoff discharge leaving the site shall not aggravate or create a condition where an existing structure under an approved building permit floods. If such a structure exist, detention for the 100-year storm event is provided.			*		
94	PFM 6-0202.5	No concentrated surface water discharged offsite without easements unless the discharge is into a natural watercourse, or other appropriate discharge point.					
95	PFM 6-1103.3	Inlet ponding is within an easement					
96	PFM 6-0202.6	Sheet flow into lower lying properties: Pre- and post-developed runoff computations provided to demonstrate that increase in peak flow runoff would not cause or aggravate drainage problem on the downstream properties. Description is included in the outfall narrative.			*		
97	PFM 6-0203.2C	Cross-section with equal horizontal and vertical scale, water surface elevation and computations shown for existing natural defined channels			*		
98	PFM 6-0203.3	Adequacy verified for all natural watercourses, channels, and pipes in accordance with channel protection and flood protection requirements in Chapter 124. Narrative provided with adequacy conclusion.			*		
99	PFM 6-0904.2 PFM 6-0904.4 PFM 6-0905.4	HGL computations provided for all storm systems. HGL is depicted on the storm profiles and is at least 1 foot below established ground elevation and no more than 5 feet above the crown of the pipe.					
100	PFM 6-0905, 6-1007 & 6-1200	Design computations provided for closed and open systems, including driveway culverts					
101	PFM 6-1108.1	Quantities of surface runoff greater than 2 cfs or crossing more than 3 lots is conveyed in a closed drainage system					
102	PFM 6-1502.2 PFM 6-1501.2A	Location and approximate extent of the overland relief paths shown in proximity of buildings. Calculations provided. No building is flooded by the 100-year flow.			*		
103	101-2-2(25)(A)	The extent of any dam break inundation zone of an existing state-regulated impounding structure is shown and labeled with the name and state-issued identification number of the impoundment.					
104	LDS Notice 7/24/2014	Completed and accurate Stormwater Management Plan Completeness Checklist if stormwater management plan is incorporated into plan					
STORMWATER MANAGEMENT: QUALITY CONTROL (BMP)							
105	124-1-11 124-1-12	If project qualifies for time limits or grandfathering, a Stormwater Management Ordinance Determination (SWOD) may be submitted to determine if Article 4 or 5 of the Stormwater Management Ordinance applies					
106	124-4-2(b)	If subject plan is within Water Supply Overlay District (WSPD) no offsite credit is allowed			*		
107	124-4-2 124-4-3	If plan is subject to Technical Criteria under Article 4, computations demonstrate compliance with water quality control requirements, including VRRM spreadsheet					
108	124-5-4	If plan is subject to Technical Criteria under Article 5, computations demonstrate compliance with water quality control requirements per the Occoquan Method					
109	124-4-5	Offsite nutrient credit compliance can only be used if less than 5 acres of area is disturbed or 10 pound per year or 75% nutrient removal is					

		achieved on-site					
110	PFM 6-0303.6A PFM 6-1300	All BMP facilities are privately maintained. (Private maintenance agreement shall be executed prior to the final approval of the plans.)					
111	PFM 6-0402.8A	A brief narrative provided summarizing how water quality control requirements are being provided for the site					
112	PFM 6-0402.8G	Statement of maintenance responsibility for the BMP (Public or Private)					
113	PFM 4-0701.1 PFM 4-0702.3 PFM 4-0703	Depth between the bottom of the SWM/BMP facility and the seasonal high water table (SHWT) or bedrock is shown. SHWT from June to October is determined by a certified professional using geomorphology.					
STORMWATER MANAGEMENT: QUANTITY CONTROL							
114	PFM 6-0301.3	SWM facility provided on-site with required calculations			*		
115	PFM 6-0301.3	SWM provided off-site with plan number and approval date shown			*		
116	PFM 6-0301.1	Waiver requested for use of off-site SWM detention. Waiver request or approval letter is on plan and listed in approval information table on cover sheet with ID number and approval date					
117	PFM 6-0303.6B	A PFM modification request is submitted or approved for underground facilities other than listed in PFM 6-0303.6B					
118	PFM 6-1306.3E PFM Plate 54-6 PFM 7-0403.1A VDOT Road Design Manual Appendix F-89	All-weather vehicular access with a minimum 12 feet wide surface is provided for all facilities. If access is through curb, a curb entrance is provided.					
119	PFM 6-1306.3H	For underground chambers, two or more access points are provided, at least one of which shall be a 4-foot x 4-foot access door BILCO Model					
120	124-4-4.A	If plan is subject to Technical Criteria under Article 5, computations demonstrate compliance with channel protection requirements			*		
121	124-4-4.B	If plan is subject to Technical Criteria under Article 5, computations demonstrate compliance with flood protection requirements			*		
122	124-4-4.D	If plan is subject to Technical Criteria under Article 5, computations demonstrate compliance with 2-year and 10-year detention requirements			*		
RESOURCE PROTECTION AREAS (RPA)							
123	PFM 6-1701.3	Site specific RPA boundary shown. Label references approved RPA delineation study number and approval date			*		
124	118-4-2	WQIA with proper mitigation submitted or approved for water-dependent improvements (outfalls) or redevelopment within RPA					
125	118-5-3	An RPA Exemption request is submitted or approved and provided for trails, sidewalk, site amenities, public utilities within RPA					
126	118-6-9 PFM 6-0303.3	An RPA Exception request is submitted or approved and provided for SWM facilities or other uses within RPA					
FLOODPLAIN (FP)							
127	PFM 6-0704.1	Proposed structures do not adversely affect the existing 100-year floodplain elevation. An approved 100-year water surface elevation is specified.					
128	PFM 6-0704.2	The lowest part of the lowest floor level of any proposed residential structure is at least 18 inch above the 100-year water surface elevation. A minimum horizontal distance of 15 feet is provided.			*		
129	PFM 6-1401.1 PFM 6-1405	A floodplain study is submitted or approved. 100-year floodplain limits are shown. "Floodplain and drainage easement" exists or proposed.					
130	112-2-903	A Floodplain Use Determination (FPUD) request is submitted or approved and provided for public utilities, roadway crossing or outfall within floodplain					
131	112-2-903 112-2-904	A Special Exception (SE) is submitted or approved for major fill or use that are not permitted within the floodplain					
SANITARY SEWER							
132	PFM 10-0102.5A(4) PFM 10-0102.5A(5)	Vertical and horizontal separation shown between sanitary sewer main, waterlines and storm sewer lines					
133	PFM 10-0102.5A(7)	Sanitary sewer crossing stream or on fill or deeper than 18' proposed to					

	PFM 10-0102.5L	be DIP					
134	PFM 10-0102.5B	Sanitary sewer main extended to the nearest property line of the last lot to be served					
135	PFM 10-0102.5B	Sanitary sewer easement extended to the property line where adjoining areas must be served					
136	PFM 10-0102.5C	Sanitary sewer setback 15' from all buildings					
137	PFM 10-0102.8D	Sanitary sewer grade not less than 1% to terminal manhole					
138	PFM 10-0104.2A	Sanitary sewer profiles on same sheet as plan					
139	PFM 10-0104.2C	Bearings and distances on centerlines of sanitary sewers shown					
140	PFM 10-0104.2D	Location of existing structures, houses, utility crossings, curbs, property lines, railroad crossings, culverts and bridges shown on plan view					
141	PFM 10-0104.2D	Location of utility crossings shown on profile					
FAIRFAX COUNTY WATER AUTHORITY							
142	PFM 9-0102.2	Location, size and type of proposed and existing water mains shown			*		
143	PFM 9-0102.3A	Proposed tie-ins to existing water system shown			*		
144	PFM 9-0102.3A FCWA Policy	Water main stationing on the plan and profile			*		
145	PFM 9-0102.3B	Watermains have 4' of cover unless otherwise noted					
146	PFM 9-0102.3D	Utility crossings shown on the profiles			*		
147	PFM 9-0102.3S	Profile of all proposed public water mains included			*		
148	PFM 9-0102.3V	Test holes shown where required					
FIRE MARSHAL							
149	PFM 9-0202.1F PFM 9-0202.1I	Fire hydrant not closer than 50' and within maximum 500' to each building					
150	PFM 9-0202.2I	Emergency access is within 100' of main entrance					
151	PFM 9-0202.2I(4)	Fire lanes are minimum 20' wide					
152	PFM 9-0202.2C(3) through (5)	Existing and proposed water mains with size and fire hydrants shown and labeled					
URBAN FORESTRY							
153	PFM 12-0204.3 PFM 12-0305.1A	Tree protection shown on demolition plan					
154	PFM 12-0300.1	Tree conservation plan provided for all land disturbing activities					
155	PFM 12-0301.1B	Existing Vegetation map (EVM)			*		
156	PFM 12-0301.1C	Tree preservation target calculation and narrative including any deviation requests			*		
157	PFM 12-0301.1D	10-year tree canopy requirements and calculations			*		
158	PFM 12-0302.1A	Tree inventory and conditions analysis if removing or preserving existing trees					
159	PFM 12-0302.1F	Landscape plan (if planting required to meet 10-year tree cover requirements)					
160	PFM 12-0304.1A	Existing tree line for groups of trees clearly shown with graphic key provided					
161	PFM 12-0304.1B	Proposed limits of clearing and grading shown and labeled					
162	PFM 12-0309.2 & 12-0309.3	Tree preservation plan and narrative					
163	PFM 12-0309.2E	Tree preservation fence and measures shown and identified					
164	PFM 12-0315.2A	Required transitional screening yards/buffers shown and labeled					
MISCELLANEOUS							
165	PFM 2-0208.5	All sheets have engineer's and/or surveyor's/landscape architect's seal and signature			*		
166	PFM 2-0201.6	Plan is drawn to a scale of not less than 1" = 50'. Match lines are shown where sheets join. Plan is legible at the scale provided.			*		
167	101-2-3(c)(3)	Owner or lot number, zone and current use of all adjoining property					
168	101-2-5(c)(6)	North arrow referenced to State Grid System (VCS 83) and reference note is provided			*		
169	101-2-5(c)(6)	Two adjacent corners or two points with coordinate values are shown on each sheet. Metes and bounds are provided around the site boundary.			*		
170	101-2-5(c)(6)	Vertical datum reference note is provided, and it refers to NGVD 1929					

171	LDS Policy	Existing topography drawn at maximum 2' intervals. Where existing slope is less than 2%, additional spots or 1-foot contours are provided. Sufficient elevation numbers shown on existing and proposed contour lines.					
172	LDS Policy	Existing topography not screened excessively so as not legible			*		
173	PFM 2-0106.1	Proposed grading shown by contours and spot elevations					
174	101-2-5(c)(6) LDS Policy	Proposed easements shown and identified as "proposed". All existing easements are shown and labeled with deed book and page numbers. Easements are shown on all applicable sheets.			*		
175	124-2-7.B.8.e	Sufficient existing condition information (i.e. topography, structures, etc.) is shown beyond property boundaries, so impacts on adjacent properties can be evaluated			*		
176	101-2-2(10) PFM 8-0202.2C PFM 7-0306	Trails or walkways are provided in accordance with the Comprehensive Plan or waiver request submitted or approved. Adequate right of way width is provided for trails within the right of way. Public access easements are shown where required. Trail shoulder shown.					
177	112-16-403	Trails and walks are proposed as shown on GDP, FDP, SE, or SP.			*		
178	PFM 2-0206.1	Recreation equipment located and listed where proffered or required in "P" district or development plan					
179	PFM 2-0101.1	All approved waivers are valid and shown on the plan, with waiver condition compliance narrative					
180	PFM 2-0208.11	The location, elevation, and description of two benchmarks which are properly correlated to the plan elevations are shown on the plan					
181	PFM 2-0208.12	Clearing limits match among all sheets					
182	PFM 2-0304.2	Horizontal and vertical location of existing transmission lines and pipelines shown					
183	LDS Policy	Prints legible, not too light or too dark to digitize. Proposed improvements can be clearly differentiated from existing.			*		
184	101-2-2.13 PFM 2-0208.22 CBPO 118-3-2(j)	Buildable area allowed on each lot must be delineated in accordance with PFM					

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 timely fashion.

Site/Subdivision Plan Routing Slip

FROM: ESI PEER REVIEW

TO: Site Application Center

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/condition #)

AGENCY	YES	PROFFER/CONDITION #	N/A
Urban Forestry Any plan which has a rezoning, special exception, special use permit or variance. Plans with tree preservation target deviation or modification.			
Park Authority (Proffer requiring Park Authority review/Work on Park Land/Dedication to Park/ Site is Adjacent to Park/BOS Directed Park Review/Storm outfall directed onto parkland/Planned Mixed Use development (Transit Station Areas, Community Business Centers, Suburban Centers, Reston, Tysons)/Countywide Trail construction/ Development of property containing a floodplain)			
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 (DPWES, FCPA, Fairfax Water, FCPS Project/Pohick Watershed/within 3 miles of Potomac river/problem soils/steep slopes)			
Other			
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".