



ENGINEERS & SURVEYORS INSTITUTE
Peer Review Checklist
FAIRFAX COUNTY



SITE PLAN

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 is included in the plan.					
4	112-2-802 112-2-806	Line 4: Affordable dwelling unit designation shown on specific lots or units, except for multi-family (if entire project contains 50 units or more)					
5	107-1-3 112-17-106.32 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	112-17-106.32 PFM 4-0206.1	Line 12: Limited soil report requirement is 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	112-17-106.26	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	112-17-106.26 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 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	112-17-106.26, 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 are listed, including the ones approved with the zoning application			*		
Zoning Requirements Tabulation							
13	LDS Notice 2/24/2016 112-17-106.12 112-17-106.17 112-17-106.26	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	112-17-106.12	Line 8: Floor Area Ratio (FAR) matches throughout the plan					
16	Zoning plan	Layout, including clearing limits, is in general conformance with the zoning plan					
17	101-2-3(d)	Preliminary plat (PL) is valid if subdividing and no development					

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	15.2-2260	plan or re-approval has been requested. (PL is optional for subdivisions involving 50 or fewer lots)					
Site Plan (SP) Tabulation							
18	LDS Notice 2/24/2016	Site Plan (SP) Tabulations filled in correctly. Information shown is consistent with the plan.			*		
19	112-17-106.12 112 Articles 3, 4, 5, 6	Line 3: Site and building proposed uses indicated. Proposed use is a by right use within the zoning district unless an RZ, SE or SP or concurrent processing has been approved.			*		
20	112-17-106.12	Line 4: Number and type of units (if townhouses or multifamily or condominium) shown			*		
21	112-17-106.12 LDS Tech Bulletin 19-01	Line 12: Building height shown. Building height calculations are provided for proposed single family attached dwellings.			*		
22	112-17-106.12	Line 13: Number of floors shown			*		
23	112-17-106.14 112-11.103 through 106 112-11-200	Lines 18 and 19: Required and proposed parking and loading shown and match parking/loading tabulation. Parking tabulation shows parking rate per each use and the minimum number of spaces required vs. provided.			*		
Other Cover Sheet Requirements							
24	ESI Fairfax Expedited Review Tech Bulletin 112-17-106.1	At least one set of plans has an original signature and date on seal from each professional on the cover sheet or digital equivalent for ePlans. DPE certificate signed if DPE plan.			*		
25	PFM 9-0202.2C	Fire Marshal notes, data filled in					
26	PFM 10-104.1A	Sanitary sewer information filled in					
27	PFM 12-0308.4A(1)	Tree Preservation information filled. If "yes", deviation request is included in a letter format in the landscape plan			*		
28	LDS Notice 2/24/2016	Potential for wetlands filled in			*		
29	LDS Notice 2/24/2016	Information Regarding Activities in a Resource Protection Area filled in			*		
30	LDS Notice 2/24/2016	Stormwater Information filled in			*		
31	112-17-106.3 PFM 8-0201.6	Vicinity map shows sidewalk/trail maintenance responsibilities for existing and proposed (VDOT, County or privately maintained)			*		
32	112-17-106.4	Tax map reference number(s) filled in correctly			*		
33	112-17-106.4	Name, contact information and address of the owner and developer filled in					
34	112-17-106.4	Magisterial district shown and is correct					
35	112-17-106.6	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			*		
36	112-17-106.7	Soil map shown, with site identified. Soils map is based on current County Soils Map .			*		
37	112-17-106.7	Soil data chart filled in per " Description & Interpretive Guide to Soils in Fairfax County "			*		
38	112-17-106.16 PFM 10-0301 & 305.1	Solid waste statement filled in. Trash and recycling containers are shown and labeled on the site plan.					
39	112-17-106.25	Owner/developer wetlands certification signed			*		
40	LDS Policy	Sheet index and sheet titles match					
PUBLIC STREETS							
41	112-17-106.11	Road name and route number shown for existing state-maintained streets					
42	112-17-106.11	Street widths, pavement and right-of-way shown for existing and proposed streets					
43	VDOT Road Design Manual	Right of way, driveways, intersections, medians, curb or edge of pavement shown and labeled on both sides of existing roadways					
44	112-17-201.3	Vehicular travel lanes, services drives, driveways or other access connections to adjoining properties are proposed or service drive/travel lane waiver is approved					
45	PFM 7-0101.2 VDOT Road Design	Curve data shown for new streets and conform with street category					

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	Manual Appendix A						
46	PFM 7-0105.1 VDOT Road Design Manual Appendix A	Street category and traffic volume shown for each new street					
47	PFM 7-0107.5A & 5B	Stop or yield signs shown at all intersections					
48	PFM 7-0201.1C PFM 7-0304.13	All proposed street construction is within existing or dedicated street right-of-way					
49	PFM 7-0301.1A & .1B PFM 8-0101.8	Curb-cut ramps provided where required (at site entrance curb returns, along accessible routes, at major crosswalks, HC accessible parking spaces, etc.). Curb cut ramps are entirely within right of way if VDOT maintained					
50	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'.			*		
51	PFM 7-0304	Centerline stationing shown in plan view for existing and proposed streets			*		
52	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.			*		
53	PFM 7-0306.6B	Typical section with dimensions, street category and design speed shown for each proposed street			*		
54	County Policy	Posted speed shown at existing street intersections			*		
55	VDOT Road Design Manual Appendix F Section 2	Distance shown to nearest intersection or median break in each direction on existing divided roadways					
56	VDOT Road Design Manual Appendix F Section 2	Distance shown between centerline of all existing or proposed intersections or driveways					
57	VDOT Road Design Manual Appendix F Section 3	Length of all existing, or proposed, turn lanes and tapers shown					
58	VA Administrative Code 24VAC-92-All Sections	Profile of any proposed stub street is extended beyond property line to indicate future constructability					
59	VDOT Road Design Manual Appendices A, B, B(1), B(2), VDOT GRIT Manual	Additional ROW is provided for installation of guard rail on high/steep slopes or roadside obstacles					
60	VDOT IIM-LD-55 PFM 7-0301	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.					
61	ADA VDOT IIM-LD-55	Curb ramp width matches connecting sidewalk/trail					
62	VDOT IIM-LD-55	Curb ramp spot elevations provided to confirm ramp slopes, gutter pan transitions, etc.					
63	VDOT Policy	Latest version of VDOT general notes provided					
64	VDOT Drainage Manual Chapter 9	Flow arrows provided for each storm pipe					
65	101-2-2(2) (Townhomes only), 112-17-106.3, PFM 7-0107	Street names and route numbers shown for adjoining streets. Street names are shown for proposed streets.					
PRIVATE STREETS							
66	112-11-302.2	Private streets in a residential development that is to be owned and maintained by a nonprofit organization does not exceed 600 feet in length unless approved by the Director					

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67	112-17-106.11	Deed book and page number shown for County maintained right-of ways and private ingress-egress easements for private roads			*		
68	112-17-106.14	Parking/loading spaces are delineated with dimensions					
69	112-17-106.21 PFM 7-0306.14	Plans proposing private streets contain the applicable full statement as required by the referred code to advise that the streets will not be maintained by either the State or the County.					
70	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.					
71	PFM 7-0402.2 LDS Notice 7/22/2016	Private streets for townhouses, patios and garden courts, geometric design is in accordance with PFM Plate 4-7 (TS-5A). 2' minimum strip between back of curb and edge of sidewalk, or if sidewalk is adjacent to the back of curb, it is 6' wide. Roll-top curb is not allowed.					
72	PFM 7-0402.3	Single family condominium and single-family residential developments with five or less lots, the geometric design meets pipestem driveway standards.					
73	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.					
74	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.					
75	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.					
76	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).					
77	PFM 2-0208.20 PFM 7-0602.4 USBC 1106.1	Accessible parking spaces, related access aisles, ramps and curb ramps, railing, slopes, surface treatments, signs and accessible routes provided. Van accessible spaces identified. Parking tabulation shows accessible parking requirements referenced to USBC. Accessible spaces are provided for each parking facility (surface and structural) separately.					
STREETLIGHTS							
78	PFM 7-0802.3	Existing and proposed utility poles and streetlights shown and labeled					
79	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							
80	PFM 2-0203.1C PFM 2-0208.12	Limits of clearing and grading shown and includes all work to be done (offsite, utility extensions, outfalls, etc.) and matches between grading, erosion and sediment control, landscape plans			*		
81	LDS Tech Bulletin 11-08	Priority Rating Form for E&S control is shown, and physiographic province is correctly identified			*		
82	LDS Policy	Completed certified E&S Control Checklist provided			*		
83	VESCH Uniform Coding System	Erosion & sedimentation controls identified			*		
84	PFM 11-0104.1	2 phase plans provided for erosion and sedimentation control					
85	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					
86	VESCH 3.13	Sediment trap computations provided (Pipe outlet required if			*		

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	PFM 11-0106.2D	drainage is greater than 1 acre)					
87	VESCH 3.14 PFM 11-0106.2C	Sediment basin calculations provided			*		
88	PFM 11-0104.3	Region specific temporary and permanent seeding tables provided					
89	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							
90	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					
91	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.					
92	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.			*		
93	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.					
94	PFM 6-1103.3	Inlet ponding is within an easement					
95	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.			*		
96	PFM 6-0203.2C	Cross-section with equal horizontal and vertical scale, water surface elevation and computations shown for existing natural defined channels			*		
97	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.			*		
98	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.					
99	PFM 6-0905, 6-1007 and 6-1200	Design computations provided for closed and open systems, including driveway culverts					
100	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.					
101	PFM 6-1501.2A PFM 6-1502.2 PFM 6-1502.3	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.			*		
102	112-17-106.40	The extent of any dam break inundation zone of an existing state-regulated impounding structure is shown on the plan and labeled with the name of the impoundment and the date of the study that established the inundation zone.					
103	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)							
104	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					

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105	124-4-2(b)	If subject plan is within Water Supply Overlay District (WSPOD) no offsite credit is allowed			*		
106	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					
107	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					
108	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					
109	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.)					
110	PFM 6-0402.8A	A brief narrative provided summarizing how water quality control requirements are being provided for the site					
111	PFM 6-0402.8G	Statement of maintenance responsibility for the BMP (Public or Private)					
112	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							
113	PFM 6-0301.3	SWM facility provided on-site with required calculations			*		
114	PFM 6-0301.3	SWM provided off-site with plan number and approval date shown			*		
115	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					
116	PFM 6-0303.6B	A PFM modification request is submitted or approved for underground facilities other than listed in PFM 6-0303.6B					
117	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.					
118	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					
119	124-4-4.A	If plan is subject to Technical Criteria under Article 4, computations demonstrate compliance with channel protection requirements			*		
120	124-4-4.B	If plan is subject to Technical Criteria under Article 4, computations demonstrate compliance with flood protection requirements			*		
121	124-4-4.D	If plan is subject to Technical Criteria under Article 4, computations demonstrate compliance with 2-year and 10-year detention requirements			*		
RESOURCE PROTECTION AREAS (RPA)							
122	PFM 6-1701.3 112-17-106.33	Site specific RPA boundary shown. Label references approved RPA delineation study number and approval date			*		
123	118-4-2	WQIA with proper mitigation submitted or approved for water-dependent improvements (outfalls) or redevelopment within RPA					
124	118-5-3	An RPA Exemption request is submitted or approved and provided for trails, sidewalk, site amenities, public utilities within RPA					
125	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)							
126	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.					
127	PFM 6-0704.2	The lowest part of the lowest floor level of any proposed residential			*		

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		structure is at least 18 inch above the 100-year water surface elevation. A minimum horizontal distance of 15 feet is provided.					
128	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.					
129	112-2-903	A Floodplain Use Determination (FPUD) request is submitted or approved and provided for public utilities, roadway crossing or outfall within floodplain					
130	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							
131	PFM 10-0102.5A(4) & (5)	Vertical and horizontal separation shown between sanitary sewer main and waterlines and storm sewer lines					
132	PFM 10-0102.5A(7) PFM 10-0102.5L	Sanitary sewer crossing stream or on fill or deeper than 18' proposed to be DIP					
133	PFM 10-0102.5B	Sanitary sewer main extended to the nearest property line of the last lot to be served					
134	PFM 10-0102.5B	Sanitary sewer easement extended to the property line where adjoining areas must be served					
135	PFM 10-0102.5C	Sanitary sewer setback 15' from all buildings					
136	PFM 10-0102.8D	Sanitary sewer grade not less than 1% to terminal manhole					
137	PFM 10-0104.2A	Sanitary sewer profiles on same sheet as plan					
138	PFM 10-0104.2C	Bearings and distances on centerlines of sanitary sewers shown					
139	PFM 10-0104.2D	Location of existing structures, houses, utility crossings, curbs, property lines, railroad crossings, culverts and bridges shown on plan view					
140	PFM 10-0104.2D	Location of utility crossings shown on profile					
FAIRFAX COUNTY WATER AUTHORITY							
141	PFM 9-0102.2 112-17-106.29	Location, size and type of proposed and existing water mains shown			*		
142	PFM 9-0102.3A	Proposed tie-ins to existing water system shown			*		
143	PFM 9-0102.3A FCWA Policy	Water main stationing on the plan and profile			*		
144	PFM 9-0102.3B	Watermains have 4' of cover unless otherwise noted					
145	PFM 9-0102.3D	Utility crossings shown on the profiles			*		
146	PFM 9-0102.3S	Profile of all proposed public water mains included			*		
147	PFM 9-0102.3V	Test holes shown where required					
FIRE MARSHAL							
148	PFM 9-0202.1F	All fire hydrants are located minimum of 50 feet from all buildings to be protected					
149	PFM 9-0202.1H	Maximum of 100' from hydrant to Siamese connection, if shown					
150	PFM 9-0202.1K	Siamese connections are located on the street front, address side of buildings and are be visible and accessible from the street					
151	PFM 9-0202.1I	Fire coverage requirements are met.					
152	PFM 9-0202.2 62-2-8-503	Location of fire lanes shown					
153	PFM 9-0202.2C(1) & (2)	Use group classification and type of construction shown					
154	PFM 9-0202.2C(3) through (5)	Existing and proposed water mains with size and fire hydrants shown and labeled					
155	PFM 9-0202.2I	Emergency vehicle access provided to within 100' of main entrance or principal entrance of every building					
156	PFM 9-0202.2I Fire Marshal Policy	All building entrances shown, and main entrance identified					
157	PFM 9-0202.2I(4)	Fire lanes are minimum 20' wide					
URBAN FORESTRY							
158	PFM 12-0204.3 PFM 12-0305.1A	Tree protection shown on demolition plan					
159	PFM 12-0300.1	Tree conservation plan provided for all land disturbing activities			*		

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160	PFM 12-0301.1B	Existing Vegetation map (EVM)			*		
161	PFM 12-0301.1C	Tree preservation target calculation and narrative including any deviation requests.			*		
162	PFM 12-0301.1D	10-year tree canopy requirements and calculations			*		
163	PFM 12-0302.1A	Tree inventory and conditions analysis if removing or preserving existing trees					
164	PFM 12-0302.1F	Landscape plan (if planting required to meet 10-year tree canopy requirements)			*		
165	PFM 12-0304.1A	Existing tree line for groups of trees clearly shown with graphic key provided					
166	PFM 12-0304.1B	Proposed limits of clearing and grading shown and labeled					
167	PFM 12-0309.2 & 12-0309.3	Tree preservation plan and narrative			*		
168	PFM 12-0309.2E	Tree preservation fence and measures shown and identified					
169	PFM 12-0314.4	Interior parking lot landscaping calculation					
170	PFM 12-0314.5	Trees indicated for interior parking lot landscaping					
171	PFM 12-0315.2A	Required transitional screening yards shown and labeled					
MISCELLANEOUS							
172	112-17-106.1	All sheets have engineer's and/or surveyor's/landscape architect's seal and signature			*		
173	112-17-106.2	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.			*		
174	112-17-106.5 101-2-5(c)(6)	North arrow referenced to State Grid System (VCS 83) and reference note is provided			*		
175	112-17-106.5 101-2-5(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.					
176	112-17-106.5 101-2-5(c)(6)	Vertical datum reference note is provided, and it refers to NGVD 1929					
177	112-17-106.9 112-17-106.10 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.					
178	112-17-106.9 LDS Policy	Existing topography not screened excessively so as not legible			*		
179	PFM 2-0106.1	Proposed grading shown by contours and spot elevations					
180	112-17-106.11 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.			*		
181	112-17-106.11	Owners, zoning and present use of all adjoining properties must be shown					
182	112-17-106.16	Location of solid waste and recycling storage containers are shown					
183	112-17-106.18 124-2.7.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			*		
184	112-17-201.1	Sidewalks provided among buildings within the site and pedestrian connection is provided to adjacent sites					
185	112-17-201.2 PFM 8-0202.2C	Trails or walkways are provided in accordance with the Comprehensive Plan or waiver request submitted or approved. Adequate right of way is provided for trails within the right of way. Public access easements are shown where required. Trail shoulder shown.					
186	112-16-403	Trails and walks are proposed as shown on GDP, FDP, SE, or SP.			*		
187	112-17-106.15	Horizontal location of all proposed trails and vertical location of any trail which is proposed to exceed an 8% grade					
188	PFM 2-0101.1 County Policy	All approved waivers are valid and shown on the plan, with waiver condition compliance narrative					
189	PFM 2-0208.11	The location, elevation, and description of two benchmarks which					

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		are properly correlated to the plan elevations are shown on the plan					
190	PFM 2-0208.12	Clearing limits match among all site plan sheets					
191	PFM 2-0304.2	Horizontal and vertical location of existing transmission lines and pipelines and associated easements shown					
192	LDS Policy	Prints legible, not too light or too dark to digitize. Proposed improvements can be clearly differentiated from existing.			*		
193	112-17-106.33 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 the Site Application Center 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 timelier 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".