

# Land Development Process in Fairfax County, Virginia

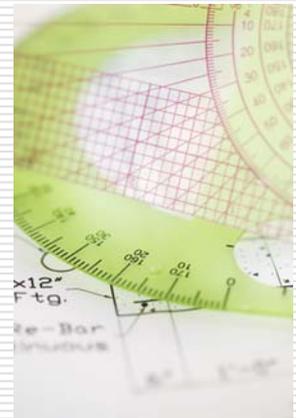
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Environmental & Site Review  
Division(West)

# Who We Are

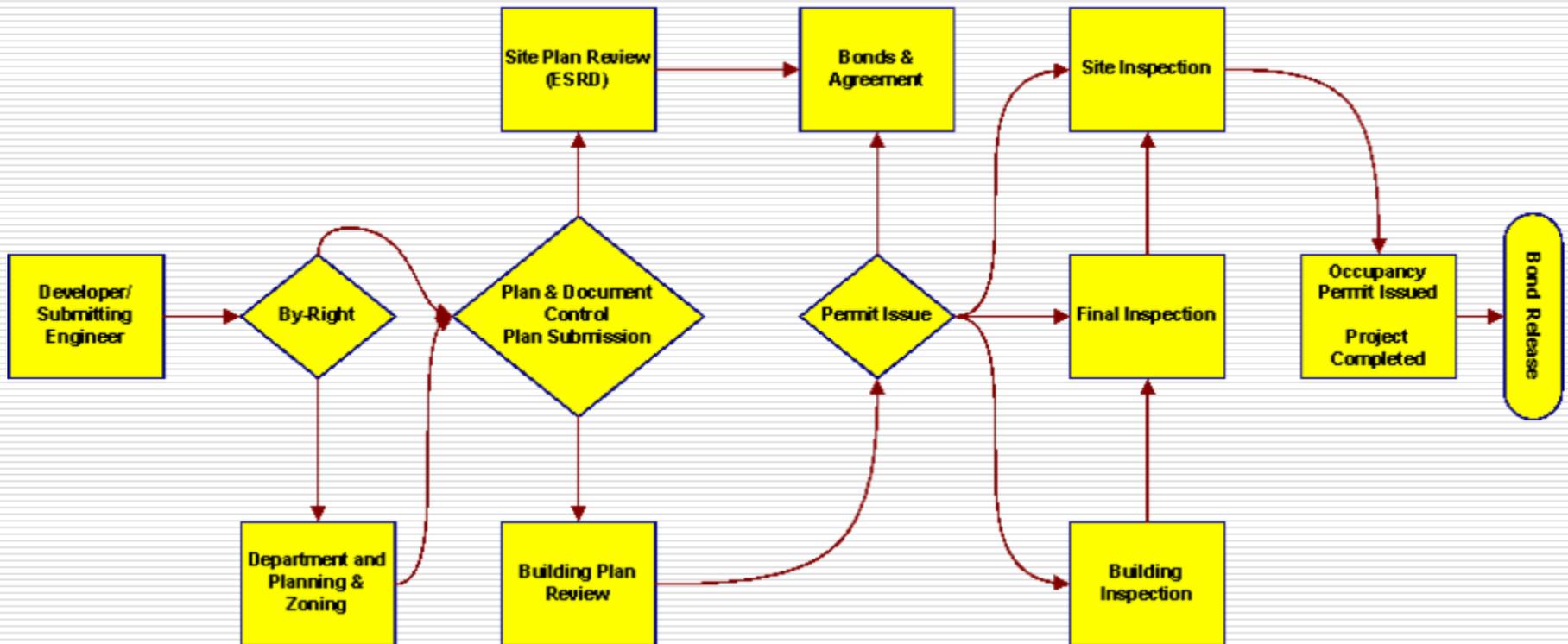
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- Environmental and Site Review Division (ESRD) serves as the primary review authority for proposed land development plans and provide overall coordination of various other reviews by other agencies.



# Land Development Process

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# Land Development Process (continued)

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## Zoning

- Zoning Applications (Change/Modify Existing Zoning)

## Plan Review (Site and Building)

- Site – Civil
- Building - Structural

## Inspection

- Construction is in compliance with approved plans

# Major Review Elements

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1. Zoning Compliance
2. Subdivision Ordinance
3. Public Safety
4. Environmental Aspects
5. Stormwater Management
6. Infrastructure Review
7. Geotechnical

# Zoning Compliance

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- Determine if the proposed development is in compliance with the approved zoning use
- Compliance with underlying zoning districts regulations
- Compliance with the Rezoning or development conditions

# Subdivision Ordinance

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- ❑ Orderly subdivision of land in compliance with comprehensive plan
- ❑ Development of functional communities, harmonious with intended use and adjacent properties
- ❑ Public utilities & Infrastructures  
(e.g., roads, sanitary sewer, water, walkways etc..)

# Subdivision Ordinance

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# Environmental Aspects

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- Preservation of natural resources, open space and tree conservation
- Erosion and Sediment Control
- Natural stream and waterways
- Wetlands
- Protection of natural habitats
- Environmental Assessments
- Adequate Storm Drainage system

# Environmental Aspects (Preservation)

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# Environmental Aspects (E & S Control)

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# Environmental Aspects (Adequate outfall)

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# Public Safety

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- Walkway and Trails
- Streetlights
- Sight Distance for safe road design and turning movements
- Handicap Ramps
- Emergency Vehicle Accessibility
- Traffic Signals

# Public Safety

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# Stormwater Management

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- Increased stormwater runoff
- Flood Control & Adequate Conveyance
  - Overland Relief
  - Flood Plain & Storm Drainage, & Water quality Impact Studies
  - Proximity of building to flood plain
- Water Quality Management
  - Innovative Technologies
  - Best Management Practice
- Dams Safety and Dam Breaches

# Stormwater Management

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# Stormwater Management

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# Stormwater Management

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# Infrastructure Review

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- ❑ Street-adequate width, capacity
- ❑ Sanitary Sewer –capacity of lines and treatment plan
- ❑ Storm Sewer-capacity
- ❑ Waterline-adequate fire flow
- ❑ Street Lights-visibility and crime deterrence
- ❑ Trails and Walkways

# Infrastructure

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# Geotechnical

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- Subsurface Condition
- Groundwater level
- Soil Bearing Capacity
- Foundation Settlement
- Soil and Slope Stabilization
- Pavement Design

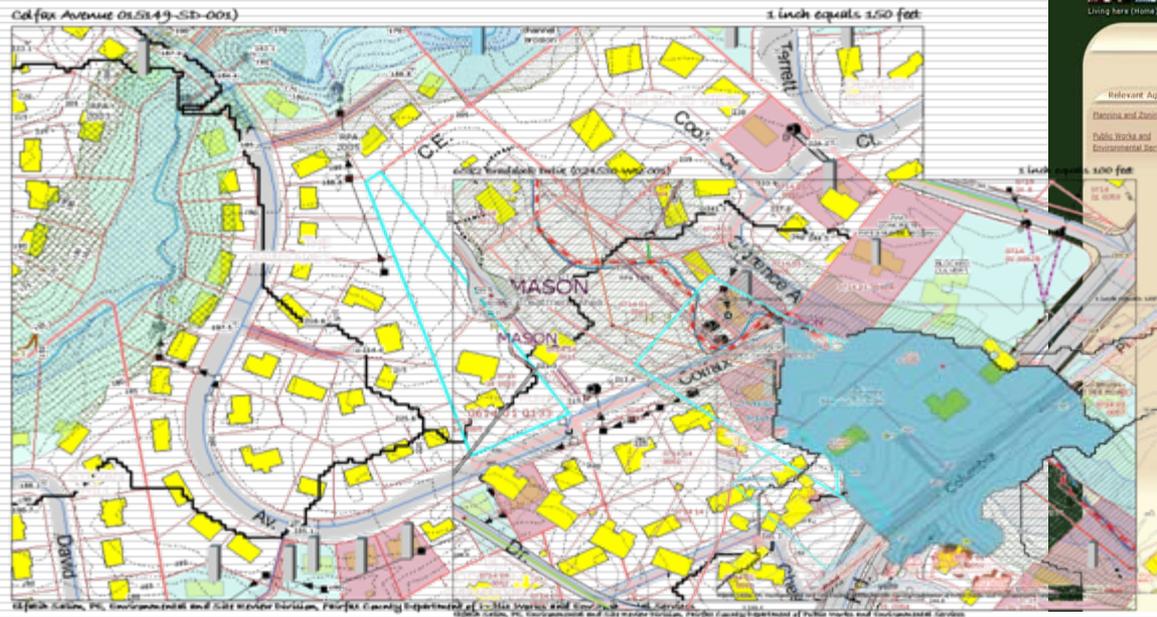
# Geotechnical

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# Tools & Technologies

- GIS
- Project Tracking System



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