

Sully District Neighborhood College

Land Development Services

April 8, 2021



FAIRFAX COUNTY
LAND DEVELOPMENT SERVICES

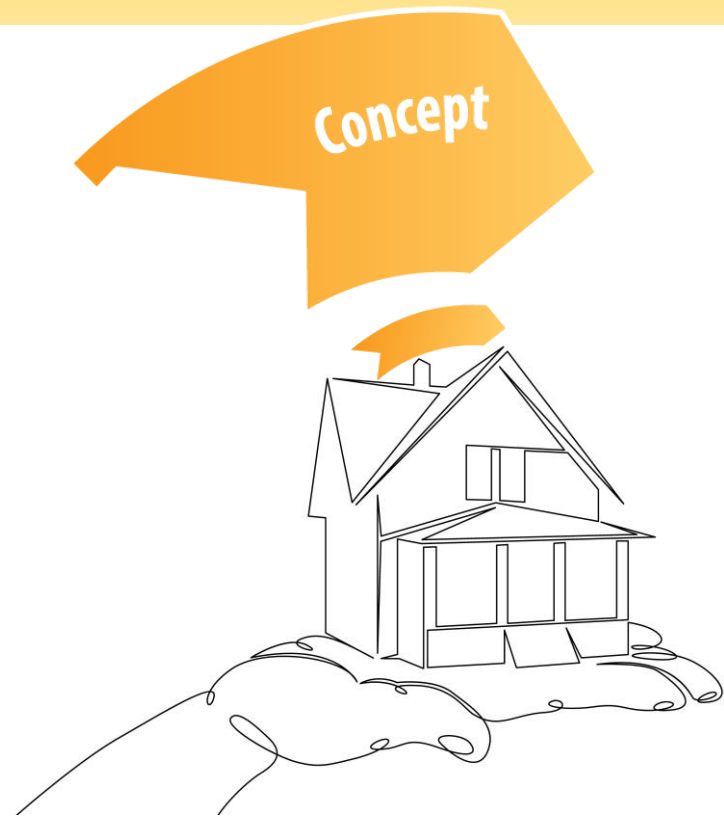
Land Development Overview

A Lifecycle Approach to Land Development in Fairfax County

Land Development Lifecycle

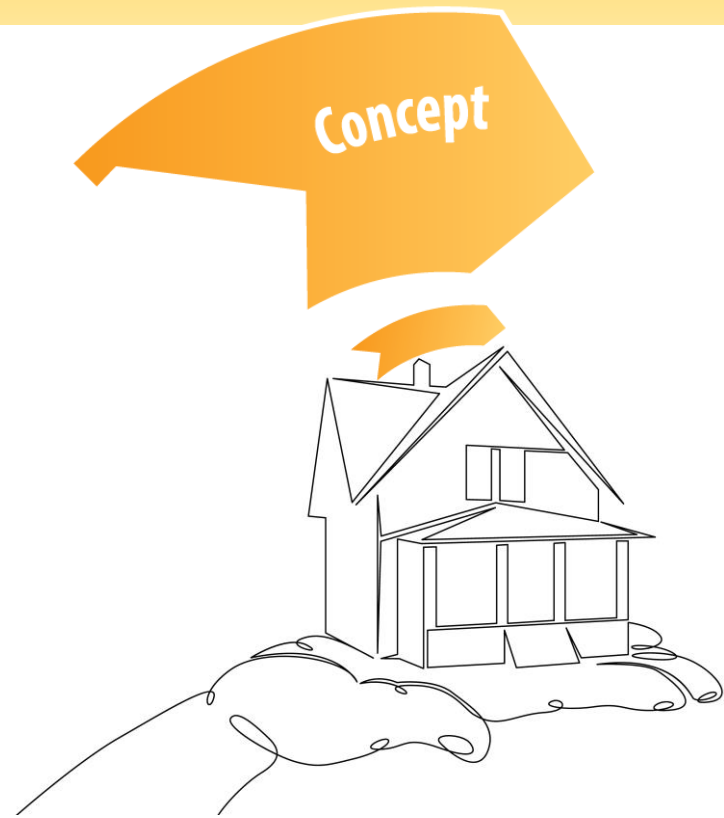


Concept



- Preliminary Framework
- Formulate Ideas
- Development Vision vs. Regulatory Constraints
- Preliminary Feasibility Analysis

Concept



Resources

- Comprehensive Plan
- Zoning Ordinance
- Subdivision Ordinance
- Locality maps;
 - Floodplains
 - RPAs
 - Zoning and Land Use Maps
 - Tax Maps
 - Topographic Maps
 - Soil Maps
 - Public Sewer and Water

Planning and Zoning

Zoning Compliance

- By-Right Development



Rezoning/Special Permit/Special Exception/Variance Process

- Public Hearing process
- BZA & Board of Supervisors
- Proffers or Development Conditions



PLANNING & DEVELOPMENT

Design

Detailed Feasibility Analysis
Plan Preparation
Site and Building

Code Requirements
Site Constraints

Yield/Profitability



Design

Resources

Site Plan Review Staff

Building Plan Review Staff

Permits Staff

Facilities Standards Manual

Virginia Uniform Statewide Building Code

VDOT Design Manuals



Design

Review Processing and Permitting

- Permits and Approvals Required Prior to Construction
- Customer and Technical Support Center
- Plan Review for Code Compliance

- Site Permits
 - Land Disturbance Permit
 - Erosion and Sediment Control Permit
 - Well and Septic Permit

- Building Permits
 - Building
 - Trades
 - Fire Safety Systems



Review Processing and Permitting

FIDO

Fairfax Inspections Database Online, FIDO

Welcome to FIDO. Listed below are the services we currently offer online. If you have any comments, suggestions or questions, please e-mail the [FIDO Administrator](#).

▶ [LDS Turnaround Times and Operational Status](#)

Building Permits

- ▶ [Apply for a Permit](#)
- ▶ [Permit Status: by permit | by address](#)
- ▶ [Permit Fee Estimate](#)
- ▶ [Issued Building Permits](#)

Inspections

- ▶ [Schedule, Change or Cancel an Inspection](#)
- ▶ [Inspection Status: by permit | by address](#)
- ▶ [DSS Request for Inspection or Evaluation](#)
- ▶ [Submit Certs for: Underground Electrical | Chimney/Vent](#)
- ▶ [Apply for After Hours Inspections](#)
- ▶ [Sewer Video Submission](#)
- ▶ [Residential Third Party Inspection Request for Foundations](#)

Property Browser

Property Browser is to view a graphical representation of all records in your database associated with specific addresses or parcels.

- ▶ [Search By Address/Parcel](#)

Plans

- ▶ [ProjectDox \(for ePlans\)](#) [Learn more](#)
- ▶ [Residential Truss Shop Drawings](#)
- ▶ [Plan Status: by permit | by address](#)
- ▶ [Review Comments](#)
- ▶ [Residential Electrical Service Review](#)
- ▶ [Electronic Resubmissions of Former Paper Plans](#)
- ▶ [Site or Grading Plan Status \(LDSnet\)](#)
- ▶ [Contact Your Building Plan Reviewer](#)

Complaints

Fire, health, zoning, property maintenance, land use/construction code violations or permitted solid waste collection.

- ▶ [Submit a Complaint](#)
- ▶ [Complaint Search](#)

Pay Fees

Pay building permit fees without account online by using the Permit Number.

- ▶ [Pay Your Permit Fees Online](#)



Review Processing and Permitting

ProjectDox

ePlans



Fairfax County

FAIRFAX COUNTY TERMS AND CONDITIONS OF USE
Your access to and use of the Fairfax County Department of Planning and Zoning ePlans website ("Site") is subject to the following terms and conditions, as well as all applicable laws. Your

E-mail:

Password:

[Forgot your password?](#)

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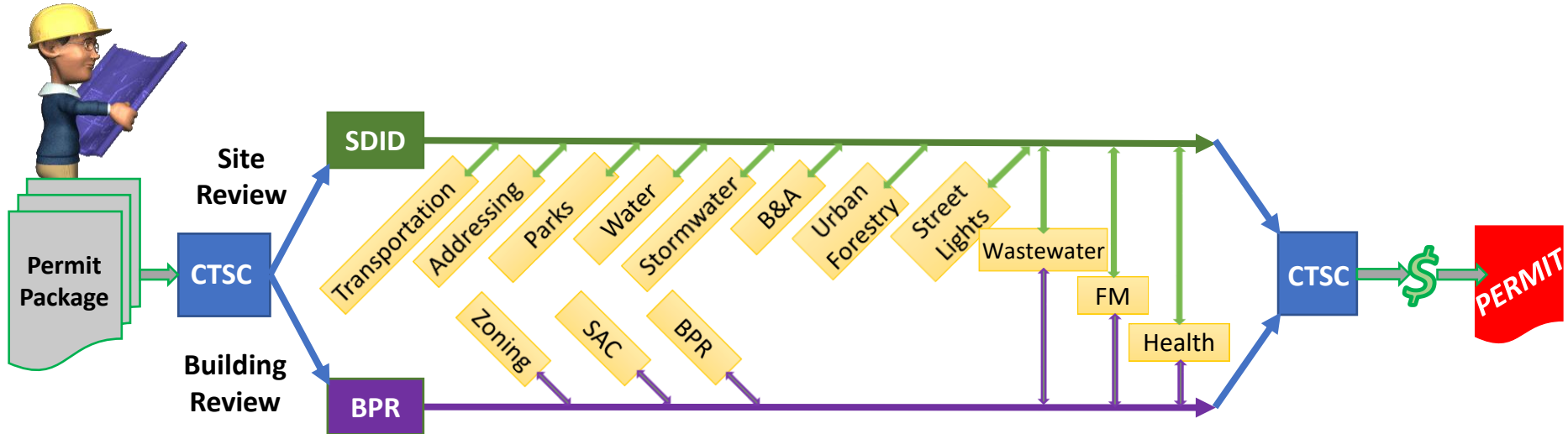


ProjectDox

To add ProjectDox to your favorites
[Click here](#)



Review Processing and Permitting



Construction & Inspection

Every permit requires inspections

Site Inspections:

- Erosion and Sediment Control
- Grading
- Storm Drainage
- Public Utilities
- Urban Forestry

Building Inspections:

- Footing
- Foundation
- Slab
- Framing
- Trade Concealment
- Energy Conservation
- Final



Occupancy

Certificate of Occupancy

Residential or Non-Residential Use Permit

Some inspections are performed after final but before legal occupancy



Even after Occupancy, building is subject to regulation

Maintenance

Annual or Periodic Requirements

Renewal



Micro

Modifications to Existing Structures

Macro

Demolition and Re-Construction

Land Development Lifecycle



Helpful Web Sites

LDS Homepage (contains staff directory under Contact Us):

<https://www.fairfaxcounty.gov/landdevelopment/>

LDS Operational Status with links for filing online permits and the Interactive Permitting Wizard: <https://www.fairfaxcounty.gov/plan2build/interim-counters>

Information for filing any type of site plan:

<https://www.fairfaxcounty.gov/landdevelopment/site-application-center>

When a Permit is Required:

<https://www.fairfaxcounty.gov/landdevelopment/when-permit-required>

Tips on Hiring a Contractor:

<https://www.fairfaxcounty.gov/landdevelopment/when-permit-required>

Fairfax Inspections Database Online (FIDO):

<https://www.fairfaxcounty.gov/fido/>

Land Development System (LDSNet): <http://ldsnet.fairfaxcounty.gov/ldsnet/>