

PFM Project Phase 2 Update

Planning Commission Land Use Process Review Committee

Proposed Technical Edits

Chapter 2

General Subdivision & Site Plan Information

- Incorporate Urban Design Guidelines in CRAs, CRDs & Mixed-Use areas.

Chapter 4

Geotechnical Guidelines

- Set Residential Basement Elevation Above Groundwater Table.
- Incorporate Standards for the Use of Lime Stabilization.
- Add Exploration Requirements for High Bearing Structures.
- Add Exploration Requirements for Deep Foundations.

Chapter 6

Storm Drainage

- Provide Alternative Pipe Material for Storm Sewer (Completed).
- Require Dam Breach Inundation Zone Maps with As-Builts (Completed).
- Minor Chapter 6 Updates In-Progress.

Chapter 7

Streets, Street Lights, Parking & Driveways

- Modernize Street Lights to Light Emitting Diode (LED) Fixtures (Completed).
- Point to VDOT Standards to Facilitate Design & Review of Streets.
- Clarify VDOT's Shared-Use Path.

Chapter 8

Trails & Recreation

- Update Trails Information to Reflect the Countywide Trails Plan.

Chapter 10

Sewage

- Elevate Manhole Covers to Prevent Inflow.
- Remove Outdated Provisions such as Concrete Pipe.
- Verify Pipe Types, Liners, and Easement Width Requirements for Deep Sewers.

Chapter 12

Tree Conservation

- Clarify Critical Root Zone Requirement.
- Update RPA Planting Density Specifications (Potential P2 Item).

Outreach

County Staff

- Technical Advisory Committees (TAC)
- Steering Committee
- Board of Supervisors Land Use Aides
- Planning Commission Land Use Process Review Committee
- Development Process Committee

Citizens

- PFM Project Website
- zMOD Citizens Working Group
- Zoning Ordinance ListServ
- Citizens Represented on the Engineering Standards Review Committee (ESRC):
 - Three Citizens-At-Large
 - Fairfax County Federation of Citizens Associations
 - League of Women Voters
- Boards, Authorities, and Commissions:
 - Environmental Quality Advisory Council (EQAC)
 - Geotechnical Review Board (GRB)
 - Tree Commission

Land Development Industry

- ESRC
- Stakeholder Committee
- zMOD Land Use Attorneys
- Engineers and Surveyors Institute (ESI)
- Commercial Real Estate Development Association (NAIOP)
- Northern Virginia Building Industry Association (NVBIA)