Land Development
Foxchase at Exeter, Leesburg, Virginia
This 300-acre development is located in an historic section of Northern Virginia. We performed complete engineering and survey services for the project, including engineering services for 114 condominium units on 26 acres. A preliminary engineering study with cost estimates examined the possible extension of a public street with a multiple box culvert to pass the 100-year flow under the extension.

We combine local experience with a strong understanding of entitlement issues, review processes, and local ordinances. Our land professionals combine an unsurpassed commitment to serving clients with deep subject matter expertise. We focus on collaborating with developers, property owners, realtors, attorneys, and other professionals to achieve innovative results and savings. We make building in the most complex environments not only possible, but successful by providing land planning, entitlement approval, infrastructure design and permitting, surveying, stormwater modeling, environmental review and permitting, sustainable design, landscape architecture, and cost and schedule estimating.
Good land design starts with a strong knowledge of local conditions—including a region’s physical, political, regulatory, economic, and demographic characteristics. Our large network of community-based offices gives us local experience, presence, and a familiarity with zoning issues, plan development and review processes, local codes, and ordinances.

We offer proven experience in conceptualizing land use, as well as planning and designing thoughtful, sustainable landscapes. We listen to and work closely with clients and stakeholders which allows for quick responses to meet the design vision. We encourage community involvement and draw on local knowledge, ideas, and aspirations. We solicit community input, as appropriate, to best understand the real and perceived market opportunities and constraints.

“When it comes to measuring the land, reshaping it, or building on it, Dewberry has done it—and done it well for more than half a century.”

-Mr. Sidney O. Dewberry

**The Villages at Artrip, Frederick County, Virginia**
This project involved 170 acres of planned, mixed-use development, including more than 78 acres of open space, 128,550 square feet of commercial space, and 793 dwelling units. We helped prepare a rezoning application that changed the registered district to one that accommodated mixed-use applications.

**Smith Home Farm, Prince George’s County, Maryland**
We provided land development services for the proposed 566-acre Smith Home Farm multi-use site, which includes 782 single-family homes, 1,200 townhomes, more than 1,100 multi-family units, and close to 185,000 square feet of commercial space. The development is designed to be within easy access of Washington, D.C.
Our Services
• Due diligence & site analysis
• GIS
• Land development
• Land planning & master planning
• Landscape architecture
• Preliminary subdivision plans
• Project entitlement, permitting, & permit processing
• Project entry & amenity design
• Site/civil engineering
• Stormwater & floodplain management
• Surveying, mapping, & platting
• Transportation planning & engineering
• Utility design
• Wetland, stream, & habitat determination

Representative Clients
• Beazer Homes
• Brookfield Braemar II, LLC
• Hewitt Residential, LLC
• Kolter Land Partners
• Lennar Homes
• Maronda Homes
• Newland Communities
• Pulte Homes, Inc.
• Ryland Homes
• Shea Homes
• Standard Pacific Homes
• Taylor Morrison
• Toll Brothers, Inc.
• Walton Global Investments, LLC

Committed Professionals
Thought Leaders
Client Advocates

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Dewberry is a leading, market-facing firm with a proven history of providing professional services to a wide variety of public- and private-sector clients. We offer highly specialized subject matter expertise backed by the deep resources and stability of a national firm.