



# Infill Lot Grading Plans

Process Overview and Update  
to the Development Process Advisory Committee

**Matthew Hansen, P.E.**

Chief, Residential Infill Development Branch  
Dept. of Land Development Services, Site Development and Inspections Division

December 2, 2020

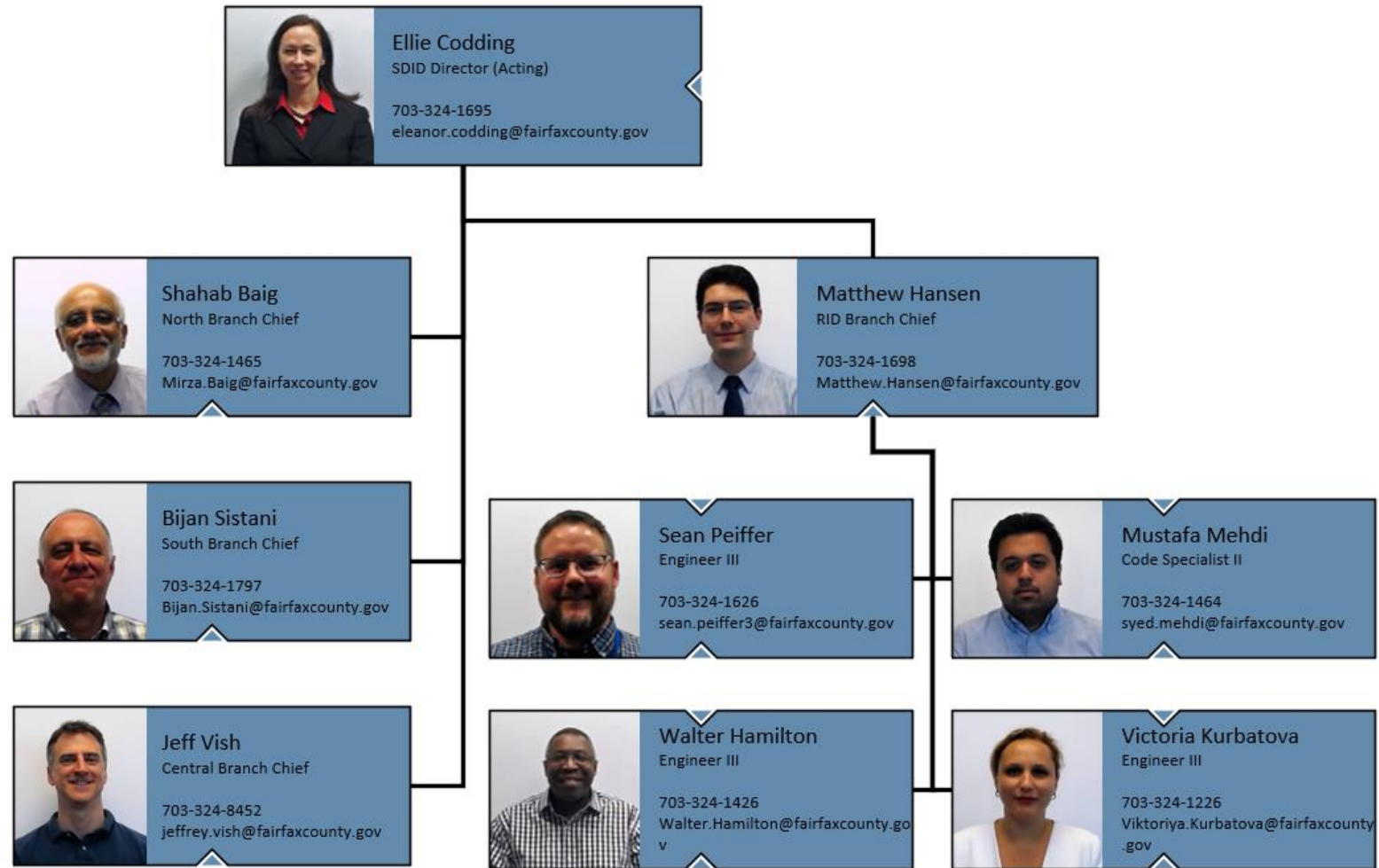
# Agenda

- Residential Infill Development Branch Introduction
- INF Plan Review Timelines
- Minimum Submission Review
- Stormwater Review on INF Plans
- Discussion and Q&A



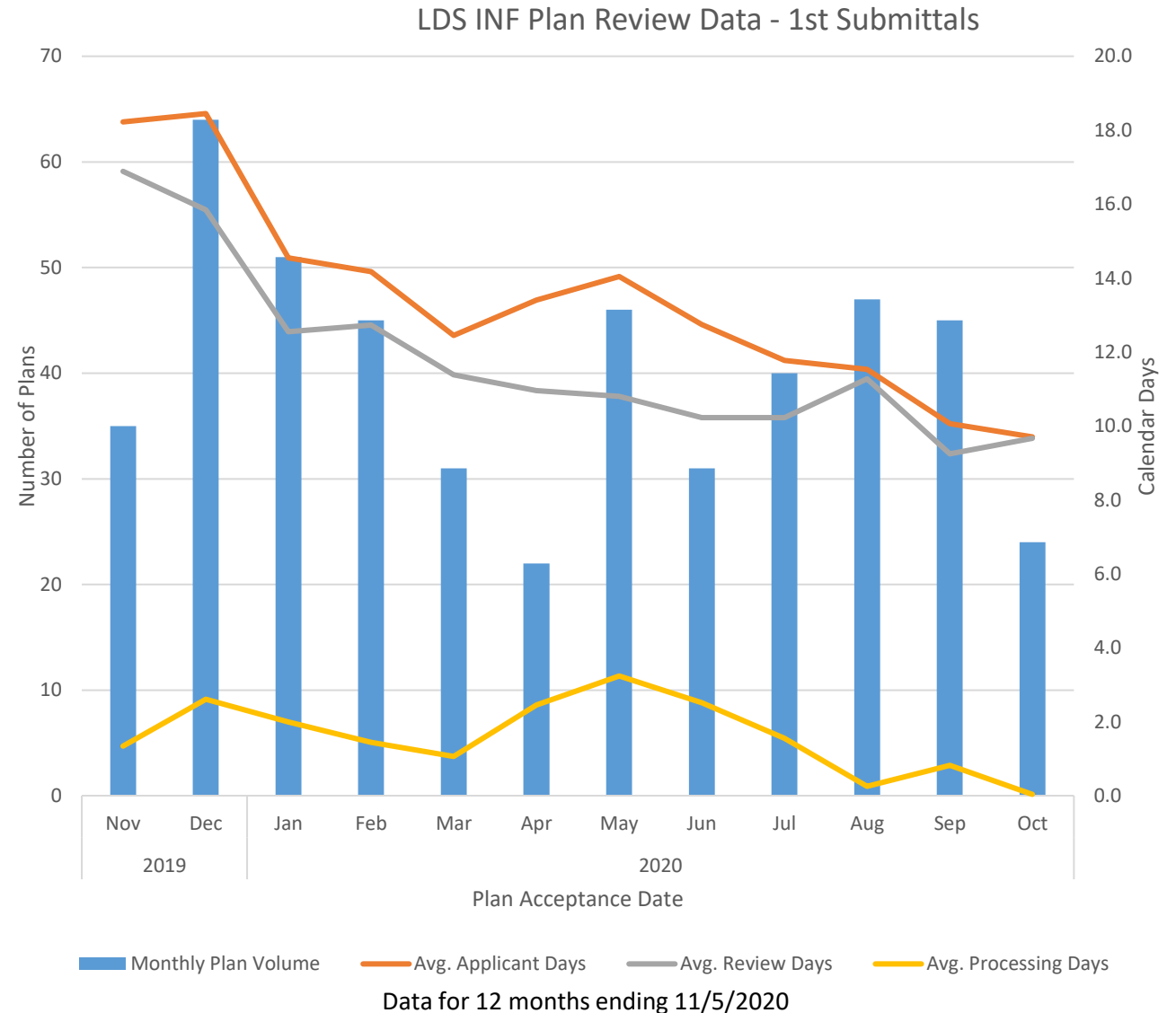
# Residential Infill Development Branch

- Organized in January 2020 from existing SDID staff
- Intended to improve INF speed, predictability, consistency
- Scope includes all INF, CON, related RGP & PI
- High-volume production approach to a small scope of plan types



# Plan Review Data

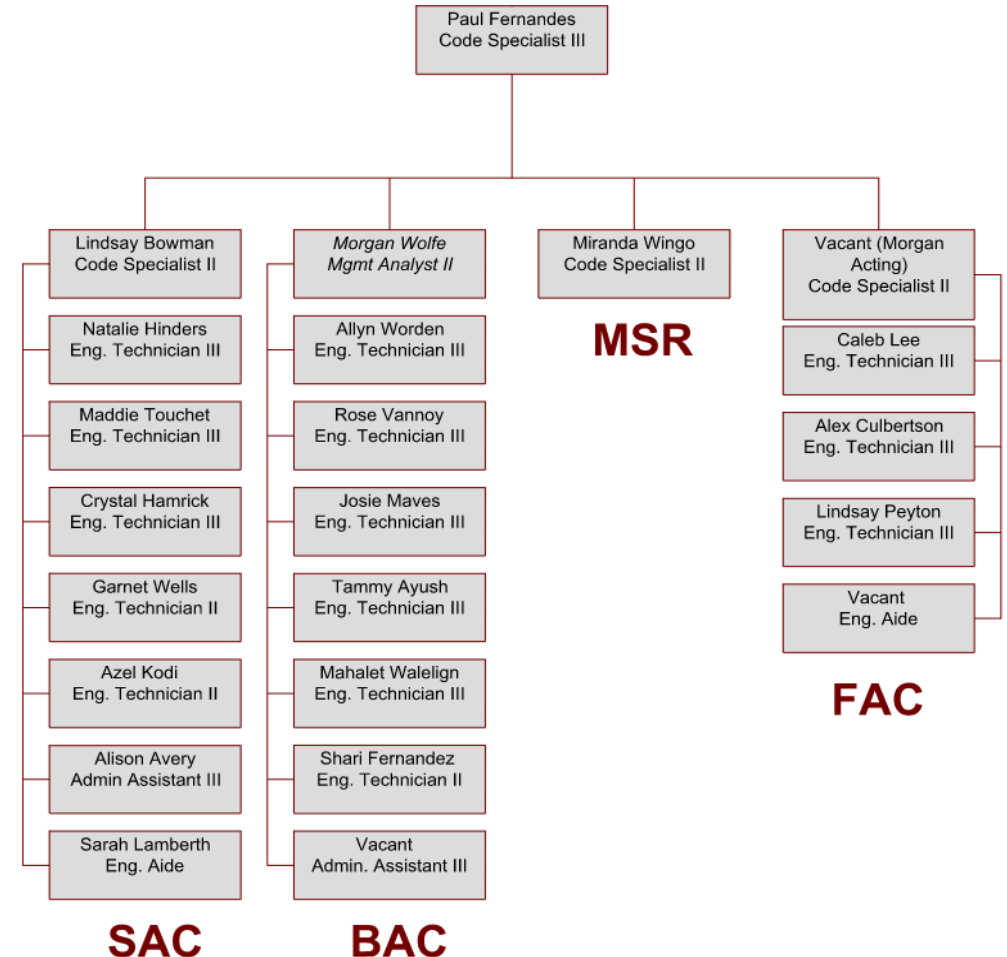
- In the last 12 months:
  - 1500+ submissions (INF, CON, & Revisions)
  - 481 new INFs, 49 CONs
  - 310 “signature submissions” averaging 5.6 days
- SDID review goal is 11 days
  - RID Branch led to more efficient review scheduling and queuing
  - ProjectDox reduces routing time
- Processing time here is log-in, including MSR
  - Approvals require additional log-out time



# Minimum Submission Requirements (MSR)

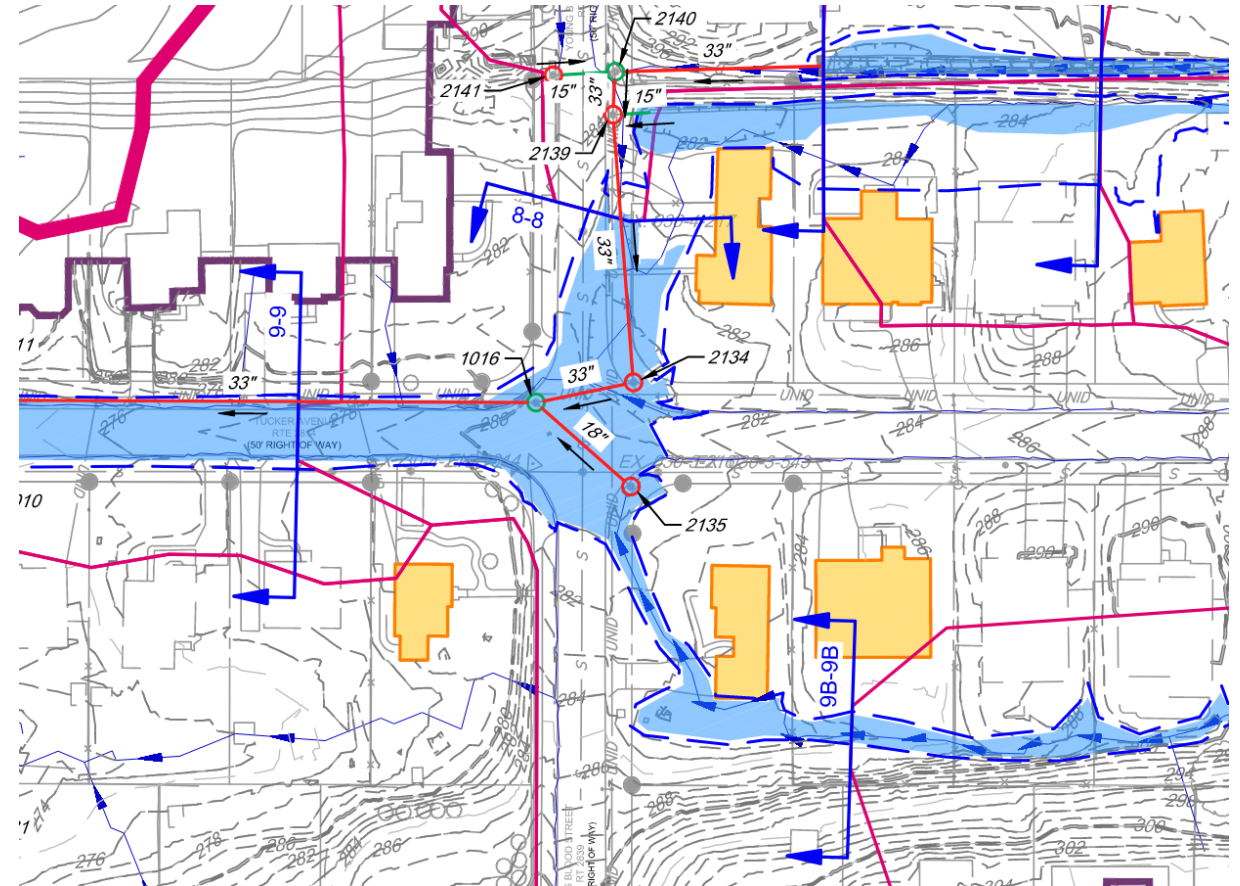
## CTSC-STS Organization

- Staffing Update:
  - ESI no longer performs MSR review
  - LDS-CTSC hired an MSR reviewer, Miranda Wingo this spring
- MSR checklist was required throughout, but now receives thorough review before routing to SDID
- ProjectDox is used for MSR comments
- Update to Industry Notice 10/24/2014 pending to publish current process
- New INF coversheet coming soon



# Water Quantity Review on INF Plans

- Staff and elected leaders increasingly aware of localized flooding issues
- July 8, 2019 Storm, 5”+ in areas
- Outfall review on INFs must consider downstream impacts
  - Sheet flow regulated by PFM 6-0202.6 and Minimum Standard 19.i
  - Detention required if downstream flooding or erosion exists and would be exacerbated, even for sheet flow conditions
  - Extent of review: “1% rule” applies to concentrated flows and SWMO.
- Detention facilities may comply with PFM or seek modification
  - Pipe detention allowed
- Policy on infill detention is forthcoming



10-yr (solid) and 100-year (dashed) WSE at the intersection of Tucker Ave and Youngblood Street in McLean



# Water Quality Review on INF Plans

- Water Quality required by SWMO
  - Exceptions apply (<18% IA or 500 SF added)
- Requirements per current VRRM
- Credits allowed – provide availability letter in INF submittal
- BMPs allowed per DEQ Clearinghouse and PFM
- Compost amended soil – not allowed on single-family lots



# Discussion and Questions

