



Infill Lot Grading Plans

Process Overview presented to
to the Mount Vernon District Infill Lot Development Task Force

Dept. of Land Development Services, Site Development and Inspections Division (LDS-SDID)
Dept. of Public Works & Environmental Services, Urban Forest Management Division (DPWES-UFMD)

January 31, 2022

Agenda

- Residential Infill Development Branch & UFMD Introduction
- Submission and Review Process
- Plan requirements for Infill Development
 - General requirements
 - Stormwater Review
 - Tree Conservation
- Inspection Process
- Focus Areas



Who Approves Infill Lot Developments in Mt. Vernon?

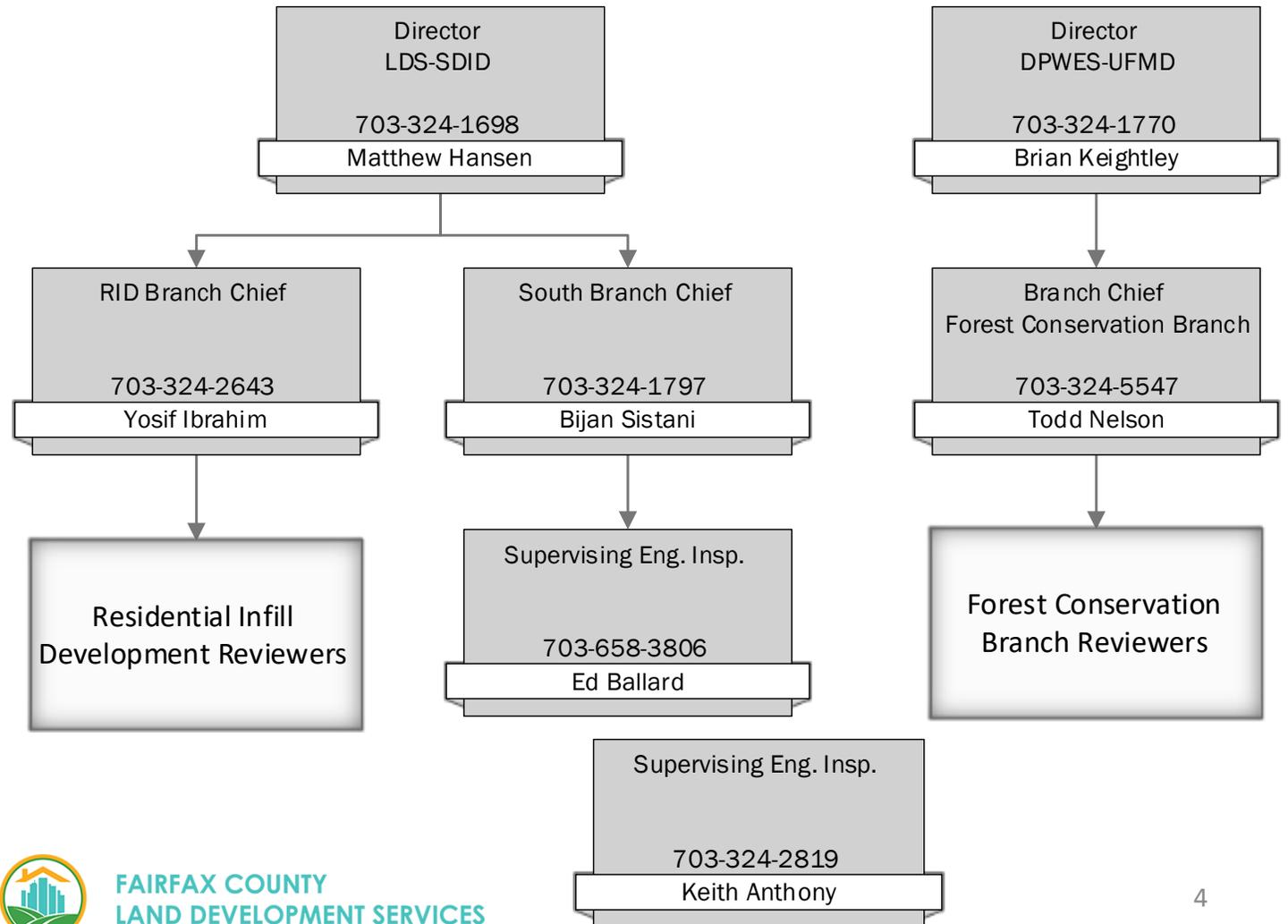
- Dept. of Land Development Services (LDS-SDID)

- Processes all applications
- Reviews plans
- Issues permits
- Inspects work in progress

- Dept. of Public Works & Environmental Services (DPWES-UFMD)

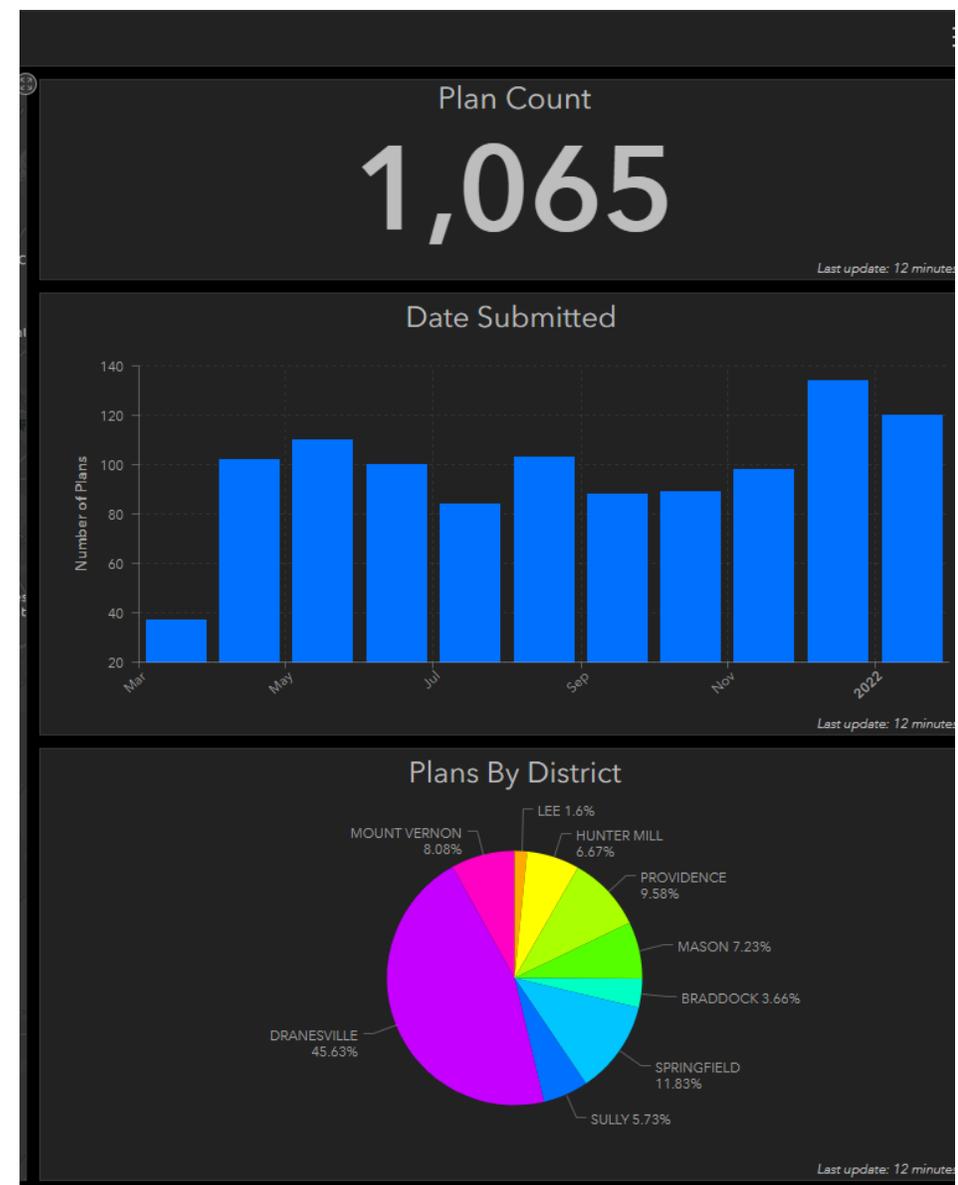
- Reviews forestry plans
- Inspects sites

- Other Partner Agencies



Plan Review Data

- In the last 10 months:
 - 1065 submissions
 - Infill Lot Grading Plan (INF), Conservation Plan (CON), revisions & resubmissions
 - 8% of those in Mt. Vernon
- SDID review goal is 11 days
 - Residential Infill Development (RID) Branch dedicated to INF and CON plan types
 - Electronic processing reduces handling times
- Total review goal is 14 days, including processing



Data for 10 months Starting March 2021 and ending 01/27/2022



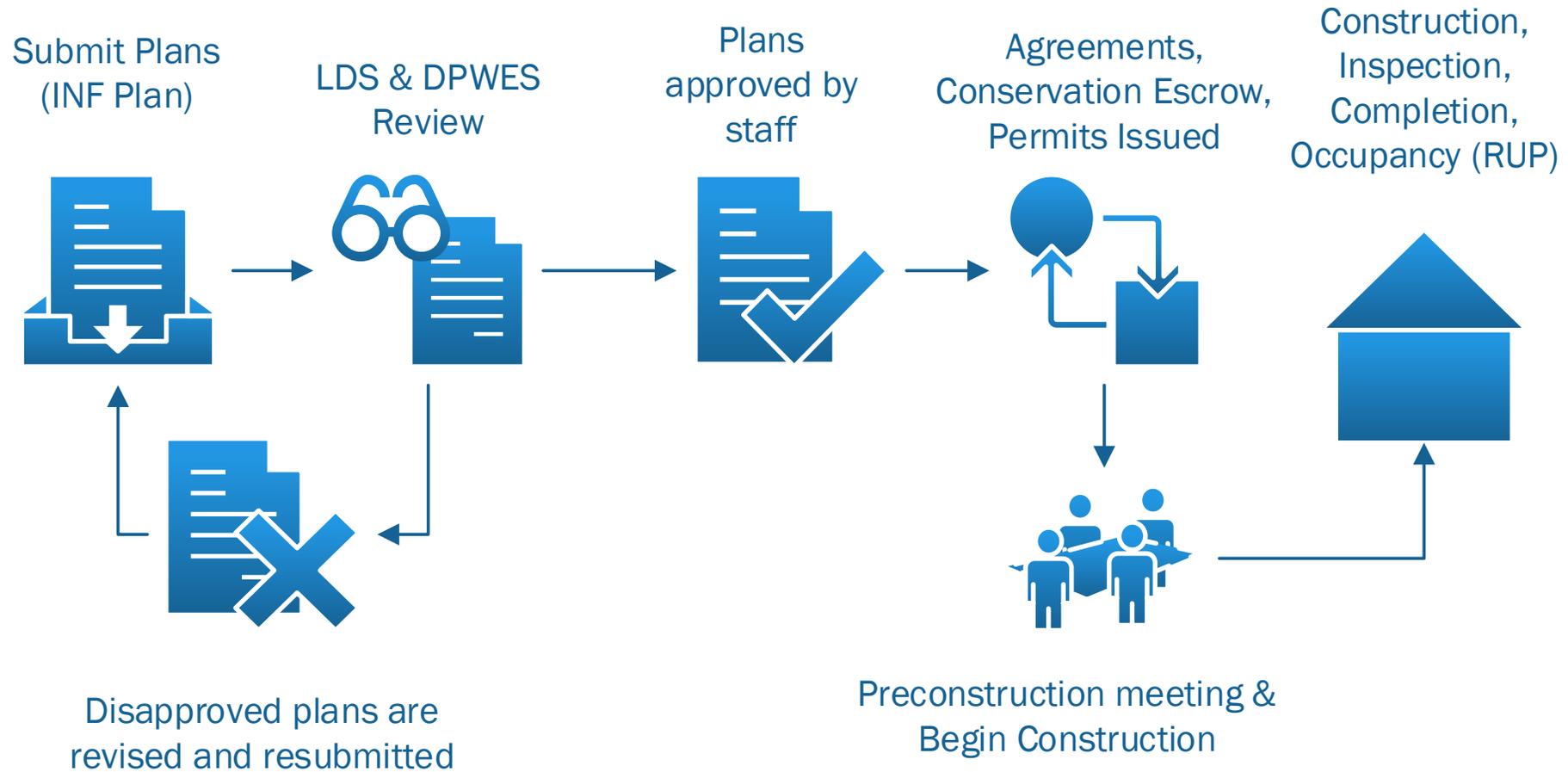
What is “By-Right” development?

And what does that mean for Infill Lots?

- Any use allowed specifically in the Zoning Ordinance is “by-right”
- Owners have a right to establish uses allowed by the ZO
- Approval is by administrative, not legislative, processes
- Every new home requires:
 - Infill Lot Grading Plan (INF)
 - Building Permits
 - Residential Use Permit (RUP)



How are Infill Lot Grading Plans Processed?



Submission Requirements for INF Plans

- Zoning: Lot legality, Setbacks, Front & Rear Yard Coverage, Building Height Limits
- Erosion and Sediment Control: Ch. 104
- Floodplain Regulations, CBAY and Easement Issues
- Problem Soils: Ch. 107 Classes III, IVA require separate soil report approval
- Stormwater Controls, Adequacy of Outfall, Overland Relief Issues (Public Facilities Manual & Ch. 124)
- Tree conservation ordinance: Ch. 122



Stormwater Management Requirements

☐ Water Quantity Control:

- Detention Requirements
- Concentrated Runoff: Adequacy of outfall and Extent of DS Review
- Sheet Flow: Impact to adjacent property owners
- Through drainage system and Overland Relief

☐ Water Quality Control:

- DEQ Requirements Apply: VRRM for Non-Exempt Lots (<18% IA or 500 SF added)
- BMPs allowed per DEQ Clearinghouse and PFM
- Offsite Nutrients Credit allowed by law



Urban Forest Management Review of Infill Plans

Urban Forestry staff are key partners in the Infill review process

Our Goals:

- to preserve existing tree canopy to maximum extent possible to meet 10-year tree canopy requirements of the site; and
- to ensure high quality trees are planted where preservation cannot solely meet the 10-year tree canopy requirement



Urban Forest Management Review of Infill Plans

What does Urban Forestry staff review?

- Existing Vegetation Maps
- Tree Preservation Target Calculation and Statement
- 10-year Tree Canopy Requirements and Calculations
- Tree Inventory and Condition Analysis
- Tree Preservation Plans and Narratives
- Landscape Plans (i.e. tree planting)

Zoning District	10-Year Tree Canopy Requirement
R-5; R-8	20%
R-3; R-4	25%
R-1; R-2; R-E; R-C	30%

* Canopy requirements for other Zoning Districts can be found in Chapter 12 of the PFM

Forest Conservation Branch Review of Infill Plans

- Does the plan meet the Tree Preservation Target?
- What if Tree Preservation Target cannot be met?
 - Deviations may be requested under the following conditions:
 - Meeting the target would preclude the development of uses and densities allowed by the Zoning Ordinance
 - Existing vegetation does not meet standards for health and structural condition
 - Construction activities are likely to kill or significantly injure trees
 - Deviation requests must be requested during plan review and include one or more of the justifications listed above with a written letter of explanation. Tree cover must otherwise be met by on-site tree planting.

A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	1.4 acres
B	Percentage of gross site area covered by existing tree canopy =	70%
C	Percentage of 10-year Tree Canopy required for site (see Table 12.4) =	25% or 0.5 ac
D	Percentage of the 10-year Tree Canopy requirement that should be met through tree preservation (same as line B)=	70%
E	Tree Canopy area that should be met through tree preservation (Tree Preservation Target)=	0.35 ac
F	Proposed percentage of canopy requirement that will be met through tree preservation =	<i>Proposed by developer</i>
G	Has the Tree Preservation Target minimum been met?	Yes or No
H	If No for line G, then a request to deviate from the Tree Preservation Target must be provided on the plan that states one or more of the justifications listed in § 12-0308.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	
I	If step H requires a narrative, it must be prepared in accordance with § 12-0308.4.	
J	Place tree preservation target information before the 10-year Tree Canopy calculations as per instructions in Table 12.9.	



Inspection: Before and During Construction

- Before Construction
 - Mandatory pre-construction meeting with LDS, owner, contractor, and Urban Forest Management Division
- During Construction, inspect for:
 - All site work for Compliance with the approved Grading Plan
 - Sediment and Erosion Controls for compliance with approved plans and the Department of Environmental Quality Regs.
 - Site Grading
 - Sump Pump discharge Locations



Inspection: Final for Escrow Release & Occupancy

- BMP – 3rd Party Engineer inspects the installation of BMP's, provide certification checklist, pictures, and material tickets
- Respond to any complaints
- Final grading to match the plan
- Landscape installation, stabilization, tree planting
- Final stabilization achieved with an adequate stand of grass.
- All Building inspections approved Occupancy Permit (RUP) approved by Site Inspector
- Verify all Erosion and Sediment controls measures have been removed.



Plan Review Goals and Areas of Focus

- ❑ Strict Adherence to County Regulations to:
 - Provision of onsite stormwater measures when needed, honoring natural drainage and demonstration of no adverse impacts
 - Establishment of vegetative buffer in Resource Protection Areas and Floodplain Buffers
 - Follow Chapter 104 guidance for stormwater runoff control during construction phases
 - Preservation of trees and canopy planting following Chapter 122
- ❑ Staff are available for more discussion and detailed information

