



Land Development Notice

Land Development Services
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Fairfax, Virginia 22035
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Concurrent Review Process for Infill Grading Plans with Geotechnical Reports

Effective immediately, engineers now have two options for submitting Infill Grading Plans (INF) requiring a Geotechnical “Soils” Report (SR) for review. Option 1 allows an engineer to submit separate INF and SRs. Once a SR is reviewed and approved, the submitting engineer can submit the INF plan for review and approval. The approximate total review time for Option 1 (not including engineer’s response time) is 8 weeks.

Option 2 (the new option) allows an engineer to submit the INF plan and SR together for concurrent review. However, if the SR cannot be approved as submitted, the INF plan review will be halted until the SR is resubmitted, reviewed and approved. The approximate total review time for Option 2 (not including engineer’s response time) is 5 weeks.

Please note that Chapter 107 “Problem Soils” of the Code of the County of Fairfax requires the submission of a SR when construction and grading work is proposed in an area containing problem soils, and for other areas where special soil or water conditions are potentially injurious (as stipulated in Chapter 107-1-3 “Geotechnical Report Required”). Guidelines for preparing SRs can be found in Article 4 “Geotechnical Guidelines” of the Fairfax County Public Facilities Manual (PFM). Article 4 of the PFM can be found online at: <http://www.fairfaxcounty.gov/dpwes/publications/pfm/chapter4.pdf>.

The two submission options for INFs requiring a SR are summarized below:

1. SEPARATE INF AND SR SUBMITTALS (SR APPROVAL REQUIRED BEFORE INF SUBMITTAL)
 - SR is submitted, reviewed and approved or disapproved in 4 weeks.
 - INF is submitted to LDS with geotechnical requirements incorporated in the INF plan. SDID will review the INF (approximately 21 days) and will either, approve, disapprove with comments, or work with the submitting engineer to allow inserts,

if there are minimal review comments to be addressed. If inserts are required, INF review time will be approximately 28 days.

- Total time approximately 8 weeks, not including engineer's response time.

2. CONCURRENT INF AND SR SUBMITTALS

- The submitting engineer must provide multiple copies of INF, two (2) copies of the SR and proposed grading plan for the SR to SAC for submittal (same day at the same time). Review time for SR and INF will be approximately 4 weeks.
- SDID will concurrently review the INF and SR, providing comments to the submitting engineer; however, the INF cannot be approved until the SR is approved and the submitting engineer formally inserts the SR and geotechnical requirements into the INF plan
- Total time approximately 5 weeks, not including engineer's response time. If the INF is disapproved due to the disapproval of the SR, the revised SR must be submitted separately as an SR submission and approved prior to second INF submission and the geotechnical requirements developed from the approved SR must be incorporated into the revised INF plan.

If you have any questions please contact the appropriate Site Development and Inspection Division Branch Chief at **703-324-1720, TTY 711**.