



COUNTY OF PRINCE WILLIAM


5 County Complex Court, Suite 120, Prince William, Virginia 22192-5308
(703) 792-6930 Metro 631-1703 Fax: (703) 792-5285


DEPARTMENT OF
DEVELOPMENT
SERVICES

Wade A. Hugh
Director

May 22, 2015

TO: Development Industry Members

FROM: Thomas Bruun 
Director of Public Works

Wade A. Hugh 
Director of Development Services

RE: Low Impact Development (LID) Concept Plan

Section 721.02(B) (2) of the Design and Construction Standards Manual (DCSM) requires that a LID Concept plan be submitted to the Department of Public Works (DPW) for approval, prior to the final plan submission. The purpose of this memorandum is to provide guidance on how the DPW will enforce this DCSM requirement.

The primary purpose of this requirement was to ensure that low impact development designs meet the intent of the new stormwater regulations. The concept plan submission requirement provided an opportunity for staff to become familiar with the initial LID design and to provide preliminary comments before the formal plan review.

As projects are now being reviewed and approved under the new stormwater regulations, it is apparent that a concept plan review prior to the final plan submission does not add value to the review process. The concept plan is redundant in the sense that a final LID design may be used as the 'concept plan' submission with or without minor adjustments to the design. Generally, for small to average sized projects where the LID design is not complex and only a few possible design alternatives exist, it may just be an added review layer that costs the applicant time and money.

Effective immediately, a LID concept plan is not required as a separate submission from the final plan. If a LID is included in the stormwater management plan, the County will consider the final site plan as the Concept Plan. For large scale projects that may use coordinated multiple LIDs for stormwater pollution control and reduction,

applicants are encouraged to schedule a meeting with the Environmental Services Division to discuss concepts that will be used in the project. The County will use this opportunity to review and provide input on the overall stormwater management design as well as other relevant issues pertaining to drainage and best management practices.

During the review of a rezoning or special use permit application, staff may also recommend the applicant submit a concept plan as a condition to facilitate approval of a final development plan.

Cc: Director of Transportation
Director of Planning