

## Minimum Requirements for Pre-application Meeting Drainage Review

1. Identify all Overlay Districts, as defined in Article 3, Division 7 of the Zoning Ordinance, occurring on the site. Overlay districts of particular concern to the drainage review include:
  - (a) Areas of tidal and nontidal Wetlands as identified by the current U. S. Department of Interior, Fish and Wildlife Service, National Wetlands Inventory Maps and VIMS York County and Town of Poquoson Tidal Marsh Inventory.
  - (b) Areas designated by the county as Chesapeake Bay Preservation areas (both RMA and RPA)
  - (c) Areas designated as being within the 100-year Floodplain by the Flood Insurance Study and as delineated on the Flood Insurance Rate Map (FIRM) dated December 16, 1988, or as subsequently may be amended as Zone A, Zone AE, or Zone VE.
  - (d) Areas designated on the Watershed Management and Protection (WMP) area overlay district map, dated May 15, 1991.
  - (e) Areas with an elevation of less than four feet above mean sea level
  - (f) Areas with slopes in excess of 20%

It would be preferred that the overlay district areas be identified on the plans and that the impact, permitted uses, and special requirements of such areas, as they affect the plan in question, be given some consideration. At a minimum, the developer must have investigated the site well enough to establish which overlay districts, if any are present on the site.

2. A Stormwater Management Plan in accordance with Section 23.3-12 of the County Code including two drainage maps, one showing existing topography and existing drainage conditions; the second, A Drainage plan drawn over a topographic map of the area showing the proposed drainage system and stormwater management facilities is necessary. Proposed changes to topography must be shown on the map. It should show all existing drainage and stormwater management facilities along with the size, location, and configuration of the proposed items. Particular attention must be given to the proposed outfall area(s) and the adequacy of the downstream channels and pipes. The plan must account for offsite drainage entering the property.
3. Drainage calculations supported with drainage area maps showing the pre and post development conditions and the route of the travel used to determine the time of concentration.
3. Water Quality needs to be addressed. Grandfathered Projects: If it is a new site, than pollutant removal to 16% watershed must be shown. If it is a redeveloped site (existing over 16%) than a 10% reduction (using Worksheet # 3 from the VA SWM Handbook) must be shown. If meeting the current stormwater regulations, then the DEQ Runoff Reduction Spreadsheets will need to be submitted.
4. An Erosion and Sediment Control plan in accordance with the requirements of the Virginia Erosion and Sediment Control Handbook will be required for projects that disturb greater than 2500 square feet. For the pre-application meeting it is necessary that the expected limits of clearing be defined and that the area (in acres) of the proposed land disturbance be



determined or at least estimated. The erosion and sediment control measures that are expected to be used for the project should either be shown on a plan or at least be identified and discussed in narrative form. Large structural measures, such as sediment basins, and more complex items, such as work in live streams, should also be included in the plan or narrative submitted for the pre-application meeting.