



Planning Commission

Low-Impact Development

Low-Impact Development

- There are numerous items that need to be addressed as part of the County's adoption of LID standards
 - ◆ VDOT Acceptance
 - ◆ Soil Conditions
 - ◆ Drainage Maintenance Easements
 - ◆ Homeowner Maintenance Responsibilities
 - ◆ County Maintenance Costs
 - ◆ Staffing Resources
 - ◆ Citizen Education
 - ◆ Mosquito Breeding



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□ VDOT Standards for Roadway Acceptance

- ◆ Sidewalks
- ◆ Narrow pavement width
- ◆ BMP swales
- ◆ Grass shoulders
- ◆ Shorter driveways
- ◆ Open ditches

Date: 3/8/2005



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□ Soil Conditions

- ◆ Most soils in Prince William County contain clay
- ◆ LID is suited for permeable soils
- ◆ Comparison of LID programs between jurisdictions can be difficult due to varying soil conditions.
 - Prince George's County has permeable soils
 - Stafford soil conditions are similar to Prince William County; they are NOT responsible for maintenance

Date: 3/8/2005



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□ Drainage Maintenance Easements

- ◆ Individual lot easements restrict property owner's usage
- ◆ Difficulty accessing individual properties
- ◆ Encroachments into the easements
 - Gym Sets
 - Fences
 - Sheds

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□ Homeowner Maintenance Responsibilities

- ◆ Rain barrels
- ◆ Ditch maintenance
- ◆ Bioretention areas
 - Mulching
 - Weeding

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□ County Maintenance Costs

- ◆ Limited data due to new methods
- ◆ Other localities are not responsible for maintenance of LID components
- ◆ Difficulty obtaining data from HOAs and private contractors

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□ County Staffing Resources

- ◆ 4 Inspection Crews
- ◆ 1 Maintenance Crew
 - 526 Residential Stormwater Ponds
 - 399 Commercial Stormwater Ponds
 - 591 Miles of Systems

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□ Citizen Education

- ◆ How to maintain?
- ◆ Why important?
- ◆ Classic Court example

Date: 3/8/2005



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□ Mosquito Breeding

- ◆ Standing water in ditches/bioretenction areas
- ◆ Complaints in other jurisdictions utilizing LID

Date: 3/8/2005



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Promotion of LID

- Where are we in the process of promoting LID
 - ◆ Developing a Separate Section for LID in the DCSM
 - Promote LID for commercial sites
 - LID in large lot subdivisions (1/2 acre or more lot size)
 - ◆ Staffing Training
 - Work shops
 - Coordination with surrounding jurisdictions
 - ◆ Hopewell's Landing Grant Project
 - 130 houses using LID
 - Maintain water quality

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Promotion of LID

- ◆ Chinn Bioretention Site- Demonstration Project/Public Education
 - Total area 600 sq. feet
 - Drainage Area 20,000 sq. feet
 - Maintained by Prince William County
- ◆ Kingbrooke Bioretention Facility
 - Occoquan lab provides monitoring

Date: 3/8/2005



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Questions

