
COUNTY OF LOUDOUN



DEPARTMENT OF GENERAL SERVICES *Memorandum*

Date: January 24, 2019

To: Members of the Land Development and Building Community

From: Chris Stone, Stormwater Chief,
Loudoun County Department of General Services (DGS) *CRS 1/24/2019*

Subject: Explanation of Changes to the Stormwater Ordinance (1096) regarding
Pervious Pavement and Underground Detention Stormwater Facility
Maintenance

The purpose of this memo is to explain recent amendments to Chapter 1096 of the Codified Ordinances of Loudoun County, specifically the definition of "Stormwater management system" (SMS Definition) and how these amendments affect property owners and operators.

At the October 10, 2018 Board of Supervisors (Board) meeting, the Board approved and adopted amendments which removed "underground detention facilities" and "pervious pavement and pavers" from the SMS Definition and further clarified "above ground" dry and wet detention facilities. Any construction plan and profile, site plan, or revision accepted by Building and Development after October 10, 2018 will be subject to the ordinance change.

The maintenance responsibility for underground detention facilities and pervious pavement/pavers will now be the property owner(s), but these facilities will still be required to be in an easement, per the Facilities Standards Manual, and subject to inspections by The Department of General Services (DGS). Unlike other types of stormwater management facilities, there will be no written agreement between the property owner and Loudoun County.

DGS inspects these types of facilities on a recurring cycle. Once a facility is released to DGS for inspection and tracking, the maintenance inspection will occur within the next scheduled inspection cycle of the facility. However, as the first year is crucial in preventing long term maintenance issues, property owners are encouraged to regularly inspect their facilities within the first year and follow manufacturer recommendations for maintenance.

When DGS inspects a facility, there are several key indicators used to establish what, if any, maintenance is needed.

1. *Does the facility "Function as designed"?*

For an underground detention facility, functioning as designed means the facility is free of debris, trash, sediment accumulation, and is able to treat and convey water as intended on the approved plans. Additionally, the inspection may include maintenance recommendations from the manufacturer of the specific type of underground detention facility.

For pervious pavement/pavers, functioning as designed means the pavement/paver is free of trash, debris, sediment accumulation (particularly after winter salt/sanding) and is able to infiltrate water at the rate shown on the approved plans.

2. *How do the physical components of the facility look?*

During the inspection, the inspector will look to establish that the facility does not have visible sinks, voids, cracks or other observable features which may reduce the structural integrity of the facility.

3. *What changes are visible from previous inspections or bond release?*

The inspection includes looking at historic record/photos of the facility to ensure that any changes in the facility are noted. If this is the first inspection, the bond release/construction release photos will be used.

If the inspection indicates that maintenance is needed, DGS will provide a letter to the property owner specifying the needs and a timeframe for completion. Property owners will be asked to provide evidence of maintenance completion.

Property owners are encouraged to proactively inspect and maintain their underground detention facilities and permeable pavement/pavers following the typical protocols for these types of facilities, as routine maintenance can significantly increase the long-term functionality of the facility.

Typical Routine Maintenance of Underground detention facilities:

1. Removal of accumulated trash and debris
2. Vacuum accumulation of sediment
3. Pressure wash interior of facility
4. Manufacturer recommendations based on specific facility.

Typical Routine Maintenance of Pervious Pavement/Pavers:

1. Removal of accumulated trash and debris
2. Vacuum accumulation of sediment by a manufacture recommended vac machine
3. Manufacturer recommendations based on specific type of pavers.
4. Limiting/minimizing salt or sand for de-icing

As facilities age, long term maintenance needs may arise. Property owners will be responsible for long term maintenance/upkeep of the facility, which may include replacing sections or facilities which are no longer functioning as designed.

For additional questions or concerns, please contact Mr. Chris Stone, chris.stone@loudoun.gov.