

4.2 PRE-DEVELOPMENT PLANNING

Pre-development planning is an important first step in all projects.

A pre-development/concept plan meeting should occur for all single-family development projects greater than 20 acres in area and all commercial development greater than three (3) acres in area. The meeting should focus on land plan, slopes, floodplains, buffer zones, water quality management practices, and may include a site reconnaissance.

Sound land use planning is perhaps the most important step in managing construction and post development runoff problems. All new development plans (e.g., subdivisions, shopping centers, industrial parks, office centers, etc.) and redevelopment plans should be based upon accurate topographic data, up-to-date aerial photographs, field reconnaissance of the site, soils information, and knowledge of unique resources that serve amenities and add value to the project. Site planning may then proceed to minimize drainage impacts, avoid the concentration of flow to the maximum extent practical, and use natural topography and vegetation to manage stormwater runoff. Comprehensive site planning can reduce impervious cover and stormwater runoff volume, gain compliance with alternate standards, and avoid costly structural water quality basins.

Once a pre-development plan is prepared for the proposed development, the designer will need to coordinate with the local government to convene a pre-development planning meeting.