



Loudoun County, Virginia

Department of Building and Development

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Technical and Procedural Newsletter

August 13, 2017

To: Members of the Land Development and Home Building Community

From: Michael Seigfried, Director 

The purpose of this correspondence is to inform the Land Development and Home Building Community of technical and procedural updates that have recently transpired. Please distribute this information to applicable personnel within your organization.

IN THIS EDITION:

The 5th in a series of newsletters providing updated information on the County procedures and technical criteria for Land Development Application (LDA) Projects and certain grading projects in meeting the Virginia Stormwater Management Program (VSMP) requirements. In this edition of the newsletter, the details of the County's acceptance of polypropylene pipe for use in certain stormwater management applications are provided. Also included is an explanation of the circumstances under which one (1) site may be allowed to meet the Part IIC Technical Criteria for part of the site when the remainder of the site must meet the Part IIB criteria.

APPLICABLE STANDARDS:

Loudoun County SWM Ordinance (Chapter 1096) and Loudoun County Facilities Standards Manual (FSM) Chapters 1 and 5.

DISCUSSION:

POLYPROPYLENE AS AN ACCEPTABLE STORM SEWER MATERIAL

Section 5.220.E of the FSM states,

“All pipe used for the construction of drainage systems and/or stormwater management facilities shall be concrete or High Density Polyethylene (HDPE), as specified below. HDPE pipe is permitted in any particular application if VDOT approves its use, design and specifications during their review of the CPAP or Site Plan;”

“All concrete pipe shall be a minimum Class III. All HDPE pipe shall meet the most recently published VDOT specifications. Alternate materials, where permitted, shall meet the current VDOT requirements;” and,

“HDPE pipe shall not be permitted in pond embankments.”

VDOT has approved polypropylene pipe for use as storm sewer with all categories of roadways throughout Virginia. In addition, B&D staff has discussed the use of the pipe with the engineering community, VDOT, and storm sewer manufacturers and all are in agreement that polypropylene’s performance lends itself to be included among our approved pipe materials.

Therefore, beginning with the date of this Technical Newsletter, **Polypropylene shall be approved for use in a manner equivalent to HDPE in Section 5.220.E of the FSM.**

USE OF BOTH SETS OF TECHNICAL CRITERIA ON AN INDIVIDUAL SITE

Staff recently had a discussion with one of their DEQ liaisons to determine if it was possible to:

- Divide a new site in a manner which would allow the State’s Part IIC technical criteria to be applied to a section(s) of the site if it was part of a previously approved IIC design (e.g., offsite pond or other BMP) which provided treatment for that section (remainder of site has to comply with the more stringent IIB criteria).

DEQ’s response was that this decision is up to the local VSMP authority. Therefore, we plan to allow this type of analyses based upon the following:

1. The treatment provided by the previously approved design/BMP facility (or facilities) for the section(s) of interest **must be verified to be eligible for grandfathering to Part IIC per Section 1096.01(a)(6)D.1.(i) of Chapter 1096 of the Loudoun County Codified Ordinance** and must fully meet the IIC technical criteria.
2. The remainder of the site that is not subject to the grandfathering provision **must fully meet the IIB criteria.**

This aspect of the stormwater management analysis will be allowed from this point forward.

Reminder –

If you have questions or comments regarding this newsletter or any other program elements, please call Jimmy Edmonds, B&D VSMP Administrator, at (703) 737-8052.