

Virginia Beach Planning and Community Development Department
Stormwater Management Facilities Maintenance Agreement (SWMA) Options

Revised December 2017

Document Name	Typical Project and Design Type	Comments			Example Projects*
1. SWMA-1 Private Standard	Commercial and multifamily sites with proposed on-site SWMF	Privately owned and maintained			DSC File# L10-002889 Lidl Grocery General Booth and Edison
	Single Family when structural SWMF required by CBPA Board conditions				No example at this time
2. SWMA-2 Public/Private	Commercial and multifamily sites with proposed on-site SWMF that convey and/or treat runoff from public R/W or City Property	Requires Public Drainage Easements	SWMA distinguishes who will own and maintain the system – city owns and partially maintains the portions in the public easement		No example at this time
3. SWMA-3 Public/Private-Owner Maintained	Commercial and multifamily sites with proposed on-site SWMF that convey and/or treat runoff from public R/W or City Property	Requires Public Drainage Easements	SWMA distinguishes who will own and maintain the system – owner will own and maintain all of the system including the portions in the public easement		DSC File# I12-680 Southern Pines Apts behind Courthouse Marketplace Nimmo Pkwy
4. SWMA-4 No SWMF On-Site	Commercial and multifamily sites with no on-site SWMF – BMP is reduction in impervious area and/or off-site SWMF is used	Design will typically include conveyance to an off-site conveyance and/or treatment system			DSC File# G03-004691 Ocean Park Townhomes Shore Dr and Roanoke Ave
5. SWMA-5 Nutrient Credit	Commercial and multifamily sites with NO proposed on-site SWMF – BMP is thru Nutrient Bank Credits or off-site facility in same HUC owned by same developer	Requires Nutrient Bank documentation or Documentation of other off-site facility credit			DSC File# C04-670 Dominion Power Burton Station Substation Baker Rd (example of nutrient credit docs – this site also has an on-site SWMF)

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6. SWMA-6 Private Existing	Commercial and multifamily sites with an existing on-site or off-site SWMF when no changes are being made to the SWMF	Typically used for sites that never recorded a SWMA or when an outparcel development is adding runoff to the existing system	If the SWMF is <u>off-site</u> on a separate fee simple owned parcel, this SWMA is specific to the site that contains the SWMF. An additional SWMA is required for the on-site system (may be for conveyance only or additional SWMF on-site)	May need private easements	DSC File# G11-630 Hollomon-Brown Funeral Home Princess Anne at Dam Neck
7. SWMA-7 Public/Private Existing	Commercial and multifamily sites with existing on-site SWMF that convey and/or treat runoff from public R/W or City Property	Typically used for sites that never recorded a SWMA or an outparcel development that is adding runoff to the existing system	Requires Public Drainage Easements	SWMA distinguishes who owns and maintains the system – city owns and partially maintains the portions in the public easement	DSC File# H06-004564 Panera Bread lease parcel at Hilltop Laskin and First Colonial
8. SWMA-8 Conserved Open Space	Commercial and multifamily sites with proposed on-site Conserved Open Space Easement BMP	Requires Declaration of Conserved Open Space Easement and Vegetation Management Plan	May also include other on-site SWMFs	This form must be combined with another form if other SWM methods are being utilized in addition to COS	DSC File# H03-002448 Twin Cove Twin Cove Rd and Adam Keeling Rd (combined with SWMA# 9 – private subdivision) DSC File# H11-003711 Princess Anne Meadows Princess Anne Rd (combined with SWMA# 10 – public/private subdivision)
9. SWMA-9 Subdivision Private	Subdivision with no public runoff using individual SWMF on each lot	SWMFs may be shared with private easements	Individual lot owners responsible for maintenance of SWMFs located on their lot	Recorded with the subdivision plat – requires all GPINs and Lots to be listed on the SWMA	DSC File# M10-622 Taneva Estates Dam Neck Rd DSC File# L06-853 Townhomes Americus Ave

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10. SWMA-10 Subdivision Public/Private	Subdivision with proposed on-site SWMF that convey and/or treat runoff from public R/W or City Property	Requires Public Drainage Easements	SWMA distinguishes who will own and maintain the system – city owns and partially maintains the portions in the public easement		DSC File# C10-623 Gwen Meadows Kempsville Rd next to Tallwood HS DSC File# E12-634 Carey Farms on Indian River Rd near Elbow Rd
11. SWMA-11 Private Standard and Nutrient Credit	Commercial and multifamily sites with both proposed on-site SWMF and purchase of Offsite Nutrient Bank Credits	SWMF is privately owned and maintained	Requires Nutrient Bank documentation or Documentation of other off-site facility credit		DSC File# G07-005912 7-Eleven DSC File# I08-005893 Busch Manufacturing

*Most of the Example Projects were approved prior to these new SWMA forms; these are examples of projects that would require these forms if being reviewed today.