

DSC Plan, Review Fee, and Permit Requirement Spreadsheet

July 1, 2014

Municipal Center, Bldg #2, 2405 Courthouse Drive, Room 191
Virginia Beach, VA 23456 (O) 757-385-8277 (F) 757-385-5789
<http://www.vbgov.com/government/departments/planning/DSC/Pages/default.aspx>



Project Type	Project Size - Land Disturbing Area	Watershed	Stormwater (SW) Plan required [1]	SW Plan review fee	DSC Site Plan (SP) approval required	SP Review Fee	Subdivision Construction Plan (CP) required	CP Review Fee	E&S Plan required (fee included in SW, SP or CP fee)	VSMP Authority (VA Beach) Permit for E&S &/or SW	State Registration or Construction General Permit (CGP) required	SWPPP required [2]	Comments
Single Family (SF) - 1 dwelling unit on 1 lot													
SF in CBPA/RPA													
	<2500 sf	Chesapeake Bay	no	n/a	yes	\$75			no	no VSMP however a civil permit is required	no	no	
	2500 sf < 1 acre	Chesapeake Bay	Agreement in lieu unless required by condition of CBPA variance	\$205 if SW plan required	yes	\$75			Agreement in lieu	no VSMP however a civil permit is required	no	no	CBPA LDA [3]
	1 acre < 5 acres	Chesapeake Bay	Agreement in lieu unless required by condition of CBPA variance	\$205 if SW plan required	yes	\$75			Agreement in lieu	no VSMP however a civil permit is required	no	yes	
	≥ 5 acres	Chesapeake Bay	Agreement in lieu unless required by condition of CBPA variance	\$205 if SW plan required	yes	\$75			Agreement in lieu	no VSMP however a civil permit is required	no	yes	
SF in CBPA/RMA or Southern or Atlantic Watersheds (not located in CPOD [4] unless noted)													
	<2500 sf	All	no	n/a	no	n/a			no	no	no	no	
	2500 sf < 1 acre	Chesapeake Bay - RMA	Agreement in lieu	n/a	yes	\$75			Agreement in lieu	no	no	no	CBPA LDA [3]
	2500 sf < 1 acre	Atlantic or Southern	no	n/a	yes	\$75			Agreement in lieu	no	no	no	
	2500 sf < 1 acre in CPOD [4]	All	no	n/a	no	n/a			Agreement in lieu	no	no	yes	
	1 acre < 5 acres	All	Agreement in lieu	n/a	yes	\$75			Agreement in lieu	no	no	yes	
	> 5 acres	All	Agreement in lieu	n/a	yes	\$75			Agreement in lieu	no	no	yes	

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Duplex or 2 SFs on one lot

<2500 sf	All	no	n/a	no	n/a				no	no	no	no	
2500 sf < 1 acre	Chesapeake Bay	yes	\$205	yes	\$330				yes	yes	no	no	CBPA LDA [3]
2500 sf < 1 acre	Atlantic or Southern	no	n/a	yes	\$330				yes	yes	no	no	
2500 sf < 1 acre in CPOD [4]	All	yes	\$205	yes	\$330				yes	yes	yes	yes	
1 acre < 5 acres	All	yes	\$205	yes	\$330				yes	yes	yes	yes	
> 5 acres	All	Same as Site Plan below			yes	\$330			yes	yes	yes	yes	

Site Plan [5]

<2500 sf	All	no	n/a	no	n/a				no	no	no	no	
2500 sf < 1 acre	Chesapeake Bay	yes	\$600	yes	\$900				yes	yes	no	no	CBPA LDA [3]
2500 sf < 1 acre	Atlantic or Southern	no	n/a	yes	\$900				yes	yes	no	no	
2500 sf < 1 acre in CPOD [4]	All	yes	\$600	yes	\$900				yes	yes	yes	yes	
1 acre < 5 acres	All	yes	\$1,944	yes	\$1,000				yes	yes	yes	yes	
5 acres < 10 acres	All	yes	\$2,448	yes	\$1,333				yes	yes	yes	yes	
10 acres < 50 acres	All	yes	\$3,240	yes	\$2,847				yes	yes	yes	yes	
50 acres < 100 acres	All	yes	\$4,392	yes	\$5,877				yes	yes	yes	yes	
≥ 100 acres	All	yes	\$6,912	yes	\$7,560				yes	yes	yes	yes	

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Subdivision Construction Plan													
	<2500 sf	All	no	n/a			no	n/a	no	no	no	no	
	2500 sf < 1 acre	Chesapeake Bay	yes	\$600			yes	\$900	yes	yes	no	no	CBPA LDA [3]
	2500 sf < 1 acre	Atlantic or Southern	no	n/a			yes	\$900	yes	yes	no	yes	
	1 acre < 5 acres	All	yes	\$1,944			yes	\$1,000	yes	yes	yes	yes	
	5 acres < 10 acres	All	yes	\$2,448			yes	\$1,333	yes	yes	yes	yes	
	10 acres < 50 acres	All	yes	\$3,240			yes	\$2,847	yes	yes	yes	yes	
	50 acres < 100 acres	All	yes	\$4,392			yes	\$5,877	yes	yes	yes	yes	
	≥ 100 acres	All	yes	\$6,912			yes	\$7,560	yes	yes	yes	yes	

Notes:

Contiguous Multi-lot Residential single family or duplex site plans will be reviewed as either a site plan (no changes to existing lot lines) or a subdivision construction plan (lot line changes or new lots created).

Right of Way Permit and surety requirements will be determined during plan review.

Fees are based on Land Disturbing Area (LDA); LDA includes disturbed areas on-site, on any adjoining properties and in the right-of-way.

LDA includes off-site drainage and utility work

LDA includes open cuts and all other work in the right of way

LDA does not include milling and overlay of an existing street

If the total City and State combined fee was paid to the Commonwealth of Virginia when registering for the 2014 Construction General Permit, the City's stormwater management plan review fee will not be assessed and proof of payment to the Commonwealth will be required.

If during review the LDA is determined to be larger than originally stated, additional review fees may be assessed prior to plan approval.

LDAs less than 1 acre in Atlantic and Southern Watersheds and not in a CPOD are exempt from SWM Ordinance, however plans must still adhere to E&S regulations and site plan or subdivision ordinances and other city policies pertaining to stormwater, drainage and lot grading

[1] Fees for stormwater plan review are required regardless of the grandfathering status of the project.

[2] SWPPP - Stormwater Pollution Prevention Plan. SWPPPs are a requirement of the CGP. SWPPPs are NOT submitted to the DSC for review.

[3] CBPA LDA - Chesapeake Bay Preservation Area Land Disturbing Activity - definition, plan and permit criteria found in Stormwater Management Ordinance, Appendix D

[4] CPOD - Common Plan of Development - defined in the Stormwater Management Ordinance, Appendix D

[5] Site Plan - commercial, office, industrial, multi-family (3 or more dwelling units on one parcel), or mixed use developments; includes Virginia Beach public facilities and school projects

This spreadsheet covers most project types, but may not include every situation. For assistance with a specific project please contact the DSC Office at (757) 385-8277

This spreadsheet is subject to change as the new stormwater regulations become implemented.