

Drainage Requirements for 239F Review

Onsite Storage of Storm Water

Residential Properties:

New construction and existing site redevelopment: Plans are to provide for eight (8) inches of storage for the site. The developer or the designer is encouraged to utilize low impact development techniques in addition to the traditional methods for onsite storage. A waiver will be required when less than the eight (8) inches of onsite storage is provided for under the design.

Additions to existing buildings: The plans shall indicate that storm water runoff from proposed improvements shall have no impact upon County roads and drainage facilities.

Commercial Properties:

New construction: Plans shall provide for eight (8) inches of onsite storm water storage for the site. A waiver of drainage requirement is to be requested when less than the eight (8) inch of storage is provided for under the design. If overflow impacts another municipality, a letter is to be forwarded from that municipality stating they are willing to accept the runoff.

Redevelopment of existing properties: For the redevelopment of site with the following degrees of work:

1. Reclassification of property – no change to any structures or to the property.
2. Curb cuts on County roads – no change to structures.
3. Aesthetic improvements to property – installation of signs and garden planting areas.
4. Modification of a site - minor changes to property
5. Additions to existing buildings or modifications to properties – size of improvement can vary, but the portions of property are unchanged.

For classifications 1–3 submittals: No onsite storm water storage improvements will be required.

For classification 4 submittals: The developer shall provide for eight (8) inches of storage for storm water runoff for that portion of the property disturbed for new construction or replacement in kind.

For classification 5 submittals: Where the redevelopment and / or disturbance for replacement in kind is equal to or greater than twenty-five (25) percent of the current developed site, the whole site will be required to meet the eight (8) inch storage requirement. Where redevelopment is less than twenty-five (25) percent of the current site, the developer shall install additional storage for eight (8) inches of runoff from the portion of the property redeveloped.

Existing Connections to Municipal Storm Water Systems: Where a 239F site plan review identifies an existing connection, either prior approved or not, between onsite drainage and a Nassau County drainage system, it is the responsibility of the developer to obtain a Drainage Connection Permit. The conditions of the permit will include best management practices to reduce and/or eliminate adverse impacts to the Nassau County drainage system from sediments, floatables, and petroleum products. If a connection is identified between the onsite drainage and another municipality's drainage system, a letter approving the connection will be required.

Waiver of Drainage Requirement: Where site development fails to meet the County's eight (8) inch storage requirement, the developer is required to submit a request for a waiver from the onsite storage requirement. The request shall include the following:

1. Justification for the failure to meet the County's requirement.
2. The anticipated storm water storage to be retained onsite.
3. The destination of the storm water overflow.

* Developers are required to include sedimentation and erosion control measures as part of the plan submission. Developers are encouraged to employ new technologies as may become available to employ "Best Management Practices" to collect and treat storm water runoff. The County for its part will be open to discussion regarding alternate methods of attaining the site storage requirement.

Revised: August 31, 2004, October 27, 2004