



### [Celebrate Virginia North](#)

ATCS provided master land planning, civil engineering design and land surveying services for the 250+ acre, 1,400+ private home, active-adult Del Webb retirement community by Pulte Homes. The retirement community, located within the 1,200 acre Celebrate Virginia development in Stafford County is positioned on the northern banks of the Rappahannock River nestled between several tributaries including just a few hundred feet from 100 year England Run Floodplain, a major tributary in this watershed.

ATCS was integrally involved with the conceptual Stormwater Management Plan for development that was submitted and approved by both, Stafford County and the Army Corps of Engineers. The conceptual SWM Plan included information on controls for storm drainage runoff through and from the subject development and identified SWM facilities that were needed to meet water quantity and quality requirements and targets set by the Army Corps of Engineers.

The storm water management and drainage civil design component for the development was exceedingly complex given the myriad of strict regulatory requirements because of the environmental and topographic sensitivity of this Project located Chesapeake Bay watershed. One such component was the implementation of Low-Impact-Development (LID) strategies, a micro-management approach utilizing integrated management practices (IMP's) for water quality and quantity treatment. The use of LID's within the high density development provided some additional drainage constraints to already environmentally challenged Site with surrounding conservation easements and steep rolling topography.