

# Stormwater Regulations Fact Sheet #2

## Which Components Apply to my Project?

The information contained in this document is for reference purposes only and should not be deemed as a legally-binding interpretation or substitute for the requirements contained in the Stormwater Management Regulations found in Chapter 6 of the PWD Regulations or any other Federal, State or Local rules.

### Step 1: Does my proposed project result in earth disturbance of 15,000 square feet or more (5,000 sq ft or more in the Darby-Cobbs Creek Watershed)?

- Yes. Continue to **Step 2** and comply with PA DEP E & S Controls.
- No. Is my proposed project located in the Wissahickon Watershed?
  - Yes. Contact PCPC for instructions.
  - No. See **Appendix K: Voluntary Small Sites Checklist** and comply with PADEP E & S Controls for earth disturbances.

### Step 2: Is my development project New Development or Redevelopment?

Development encompasses both new development and redevelopment and includes the entire project site, even when the development is performed in stages. The project will fit into one of the two categories identified below:

#### New Development:

Any development site where existing structures or impervious surfaces have been removed on or before January 1, 1970 is considered new development.

#### Redevelopment:

Any development on a site that requires demolition or removal of existing structures or impervious surfaces and replacement with new impervious surfaces. This includes development on a site on which existing structures or impervious surfaces have been removed on or after January 1, 1970.

**Comply with all components of Stormwater Regulations**

**Proceed to Step 3**

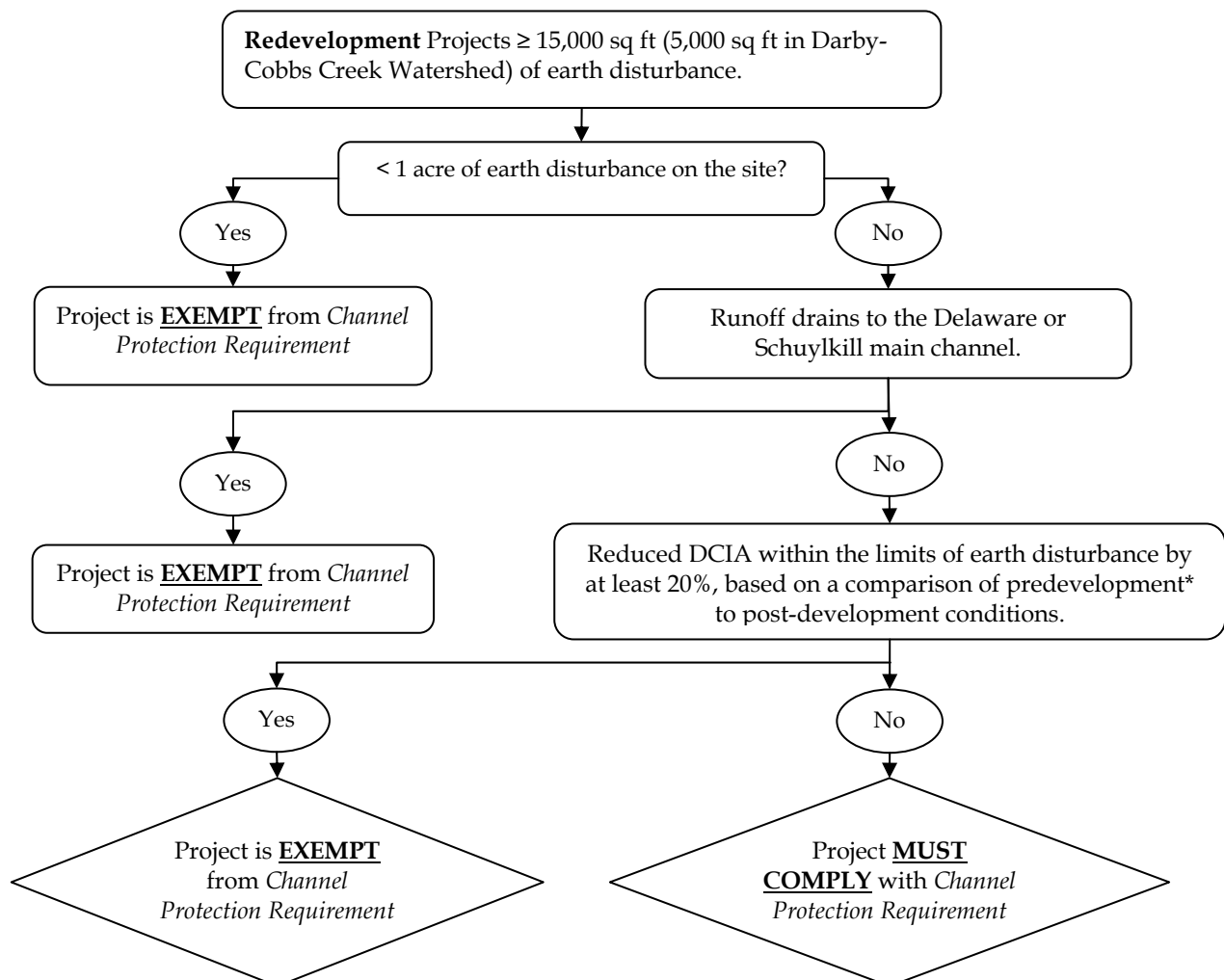
**Step 3: Which components of the Stormwater Regulations are required for my development project?**

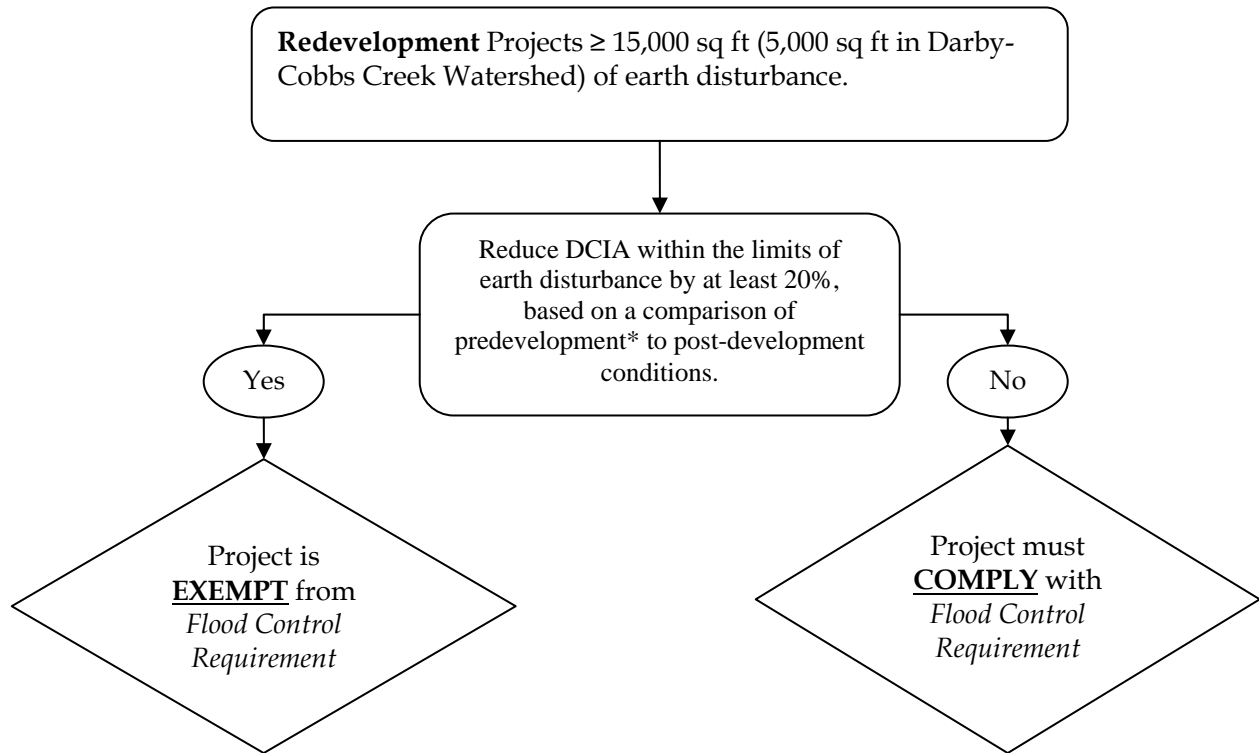
**Required Components of the Stormwater Regulations**

Requirement	New Development	Redevelopment
Water Quality	Comply	Comply
Channel Protection	Comply	May be <b>Exempt</b> (see step 4)
Flood Control	Comply	May be <b>Exempt</b> (see step 5)
Nonstructural Site Design	Comply	Comply

For more detailed information on the requirements see SW Fact Sheet 1.

**Step 4: Do I have to comply with the Channel Protection requirement?**



**Step 5: Do I have to comply with the Flood Control requirement?**

\* For the purposes of calculating reduction in directly connected impervious area (DCIA) from the predevelopment to post-development condition, the predevelopment condition DCIA is determined by the dominant land use for the ten (10) years preceding the planned project.

**Step 6: What happens next?**

After determining which Stormwater Regulations apply to your project site, refer to the Philadelphia Stormwater Management Guidance Manual (Manual) before submitting a Post Construction Stormwater Management Plan (PCSMP) to PWD for review. The following sections provide guidance, direction and requirements: "Section 3: Site Planning", "Section 4: Integrated Site Design", and "Section 5: Post Construction Stormwater Management Plans".

**Reducing Impervious Cover**

The non-structural site design requirements provide guidance for integrating stormwater management into site planning. One of the key components is disconnecting as much impervious area as possible which, among other benefits, assists developers in meeting the 20% reduction necessary for redevelopment project exemptions.

Numerous tools, credits, and site planning techniques are provided in the Manual. Credits are given for using different techniques to reduce the DCIA. Some examples include disconnecting rooftops and pavement by permanently directing the flow to pervious areas; installing porous or pervious pavement systems; and using green roofs. Worksheet 2 is provided to assist designers when calculating their credits and reduction in DCIA.