

Stormwater Regulations Fact Sheet #3

Determining Predevelopment Conditions

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.

Predevelopment conditions are used to determine the applicability of the Channel Protection and Flood Control requirements and to calculate the peak rates that may be released from the development site should Flood Control be required. The predevelopment condition should not be confused with the definitions of New Development or Redevelopment, which are included below.

New Development - Any development site where all structures or impervious surfaces were removed on or before January 1, 1970 is considered new development. New development must comply with all components of stormwater regulations.

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

Predevelopment Condition - The predevelopment condition is determined by the dominant land use for the ten (10) years preceding the planned project.

Determining Applicability of Flood Control and Channel Protection Requirements

Redevelopment projects must comply with Nonstructural Site Design and Water Quality requirements, but are exempt from the Flood Control and Channel Protection requirements if they reduce the amount of directly connected impervious area (DCIA) by 20% between the predevelopment and post-development conditions. For the purposes of calculating reduction in DCIA, the predevelopment condition DCIA is determined by the dominant land use for the ten (10) years preceding the planned project.

Designating Land Use in the Predevelopment Condition for Runoff Calculations

The predevelopment condition for any project is determined by the dominant land use for the previous ten (10) years preceding the planned project. When performing Flood Control calculations, PWD requires the following land use designations for all development and redevelopment in City of Philadelphia:

1. Redevelopment sites in the predevelopment condition:
 - All nonforested, pervious areas must be considered meadow (good condition) for the predevelopment runoff calculations.
 - In addition to any other pervious area, twenty percent (20%) of the existing impervious cover on site, when present, must be considered meadow (good condition) for the predevelopment runoff calculations.
2. New development sites in the predevelopment condition:
 - All nonforested, pervious areas must be considered meadow (good condition) for the predevelopment runoff calculations.