

Clarity on Existing Conditions

Current Rule Language

- For the purpose of calculating runoff coefficients and groundwater recharge, there is a presumption that the pre-construction condition of a site or portion thereof is a wooded land use with good hydrologic condition...A runoff coefficient or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. If more than one land cover has existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations...

LU's OPI FAQs

- **What is considered a redevelopment of an impervious surface under the land use rules?**
- In general, for a project to be considered a redevelopment of an impervious surface, a permit application should be submitted to the Department within five years after the removal of an impervious surface.
- However, the Department recognizes that there can be a slight lag in time while existing paved areas and buildings are demolished for public safety reasons and/or sites are remediated.