



STORMWATER
ENTERPRISE

POLICY STATEMENT AND CLARIFICATION

SUBJECT: UNDERGROUND UTILITY PROJECTS

DATE: AUGUST 6, 2019

A handwritten signature in black ink, appearing to be "R. [unclear]".

OVERVIEW:

There has been some confusion on whether utility projects which fully restore existing conditions post-construction count as redevelopment. This policy clarification seeks to define when underground utility installation projects are considered to be development or redevelopment.

DETAILS:

DCM Volume 1, Chapter 3, Section 3.2 states, "All new developments and redevelopments are required to address stormwater quality for post-construction conditions (Treatment BMPs) and during construction (Construction BMPs), as described in Chapters 4 and 7, respectively, in Volume 2 of this Manual. Planning and design of post-construction (permanent) water quality BMPs is best addressed hand-in-hand with stormwater conveyance and detention storage requirements for a site."

DCM Volume 2, Chapter 1, Section 4 states, "Since 2002 with the inception of the DCM, Volume 2, the City of Colorado Springs has required the UDFCD Four Step Process for receiving water protection that focuses on reducing runoff volumes, treating the water quality capture volume (WQCV), stabilizing drainageways, and implementing long-term source controls." The section further states, "The Four Step Process, as illustrated and described in the following, is applicable to all new and re-development projects with construction activities that disturb 1 acre or greater or that disturb less than 1 acre but are part of a larger common plan of development or sale."

POLICY:

For the purposes of complying with requirements relating to detention and the Four Step Process, underground utility installation and replacement projects that return the construction site to existing condition by maintaining the original grade and re-establishing existing vegetation and other ground cover are not considered to be development or redevelopment.