

Expedited PCSMP Reviews

Over the last year, Philadelphia Water (PWD) has reached out to the development community through the Development Services Committee (DSC), Focus Groups, and other targeted outreach/interviews for ideas on how to best improve the Stormwater Plan Review program and review process. One of the ideas PWD has heard consistently is to provide more flexibility for obtaining stormwater approvals. In response, PWD now offers two types of [Expedited PCSMP Reviews](#).

Use Green Practices for Faster Review Times

To help developers get stormwater approvals more quickly, the new Manual includes two Expedited Post-Construction Stormwater Management Plan (PCSMP) Review options. Options include the [Disconnection Green Review](#) (formerly Green Project Review), for projects that use disconnected impervious cover (DIC) only, and the [Surface Green Review](#), for projects using a combination of DIC and bioinfiltration/bioretenion SMPs.

While the Disconnection Green Review is not new, the name has been updated to be more descriptive. Additional information is provided in Sections 2.4.1 and 2.4.2 of the Manual for the Disconnection Green Review and Surface Green Review, respectively, but an overview of each review process is provided below.

DISCONNECTION GREEN REVIEW

Redevelopment projects exempt from the Channel Protection and Flood Control requirements are eligible for Disconnection Green Review. Projects must disconnect 95% or more of the post-construction impervious area within the project's limits of disturbance (LOD) using DIC to comply with PCSMP Requirements.

SURFACE GREEN REVIEW

New Development and Redevelopment projects that can demonstrate that 100% of post-construction impervious area within the project's LOD is managed by DIC and/or bioinfiltration/bioretenion SMPs to comply with PCSMP Requirements are eligible for Surface Green Review.

Disconnection Green Review

Examples of projects that are most likely to benefit from this approach include trail and park projects, as well as residential and industrial projects where significant green roofs and/or porous pavement DIC are proposed.

Applicants submitting projects for Disconnection Green Review can:

- Obtain a shorter (five-day) review during the PCSMP Review Phase;
- Attain exemption from the infiltration testing requirements; and
- Simplify the engineering process by using PWD Standard Details for green roofs and porous pavements.

PWD Standard Details can be obtained from the PWD Stormwater Plan Review website.

Updated Stormwater Regulations & Guidance Manual

On July 1, 2015, Philadelphia Water updated its Stormwater Regulations, Stormwater Management Guidance Manual, and Stormwater Plan Review Website to better align with State and Federal regulations for managing stormwater. The changes will improve the health of Philadelphia's rivers, minimize local flooding, and encourage the use of green infrastructure throughout the city.

www.phillywatersheds.org/stormwaterregulations

PWD.PlanReview@phila.gov

When Applying

In order to qualify for the Disconnection Green Review a project must show exemption from Channel Protection and Flood Control requirements and meet Water Quality using DIC only.

Surface Green Review – Greener Sites, More Flexibility, Less Hassle

While it can be difficult for some projects to meet the requirements of the Disconnection Green Review, the Surface Green Review provides an Expedited PCSMP Review option that can be applied to many projects in the City, even on constrained sites. New Development and Redevelopment projects that can demonstrate that 100% of post-construction impervious area within the project's LOD is managed by DIC and/or bioinfiltration/bioretention SMPs to comply with PCSMP Requirements are eligible for Surface Green Review.

Qualifying projects must meet the minimum requirements in the Bioinfiltration/Bioretention Basin Standard Detail and Bioinfiltration/Bioretention Basin Sizing Table in Section 4.1 of the Manual.

Applicants submitting projects for Surface Green Review can:

- Obtain a shorter (five-day) review during the PCSMP Review Phase;
- Save money by delaying infiltration testing until construction; and
- Simplify the engineering process by using PWD Standard Details for bioinfiltration/bioretention SMPs, green roofs, and porous pavement.

PWD Standard Details can be obtained from the PWD Stormwater Plan Review website.

When Applying

In order to qualify for the Surface Green Review a project must meet the Water Quality requirement, as well as all other applicable PCSMP Requirements, using a combination of DIC and bioinfiltration/bioretention SMPs.

Impervious Area Reduction Exemption

Applicants having difficulty meeting the Channel Protection and/or Flood Control requirements using only DIC and bioinfiltration/bioretention SMPs should investigate options to achieve a **20% reduction in impervious area** from predevelopment to post-development conditions, which exempts projects from both requirements.