

City of Coralville

Engineering Department



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Post-Construction Stormwater Policy for Redevelopment Projects

Approved by the City of Coralville on July 12, 2016

1. Purpose

The purpose of this policy is to provide minimum post-construction stormwater requirements for redevelopment projects. The intent of this policy is to improve stormwater runoff and drainage patterns on existing properties while encouraging redevelopment and urban renewal.

2. Scope

This policy shall apply to all redevelopment that reconstructs existing impervious surfaces.

3. Categories

3.1 Redevelopment shall be divided into three categories:

Category 1 – Resurfacing and Minor Additions

- a. Resurfacing an existing paved surface (regardless of square footage).
- b. Converting an existing gravel surface of 5,000 square feet area or less to a paved surface.
- c. Adding 5,000 square feet or less of impervious surface (new building, building addition, pavement, or combination).

Category 2 – Major Additions

- a. The addition of more than 5,000 square feet of impervious surface (new building, building addition, pavement, or combination).

Category 3 – Total Reconstruction

- a. Demolition and reconstruction of any building, parking lot, driveway, or other impervious surfaces totaling more than 5,000 square feet.

4. Requirements

4.1 Category 1 – Resurfacing and Minor Additions

Resurfacing will not require post-construction stormwater management.

4.2 Category 2 – Major Additions

Additions will require treatment of the water quality volume and management of the channel protection volume for the total increased amount of impervious area attributed to the addition.

4.3 Category 3 – Total Reconstruction

Demolition and rebuilding will require treatment of the water quality volume, management of the channel protection volume, and stormwater detention. For the purpose of stormwater detention, the post-construction stormwater release rate for the 5, 10, 25, 50, and 100-year storm events shall not exceed the release rate of the existing site in its current condition for the same storm event.

5. Detention Exemptions

Redevelopment sites that can directly pipe the 100-year storm event to the Iowa River, Clear Creek, or Muddy Creek, without passing through a stormwater pump station, are exempt from detention requirements.