



BROWN AND CALDWELL

What does the Authority look for in a Land Use Application?

1 Who is the Authority?

The Cherry Creek Basin Water Quality Authority (Authority) is a referral agency that will be reviewing your land use application because your development is within the Cherry Creek Reservoir Basin. This referral is to assist local land use agencies in implementing their stormwater requirements and those of the Authority.

The Authority is a quasi-municipal organization and political subdivision of the State that has primary responsibility for water quality in the Cherry Creek Reservoir Basin. The Authority is specifically empowered to develop and implement plans for water quality controls for the Reservoir and watershed.

This fact sheet is part of **The BMP Series**, a program developed by the Authority to provide education on BMP requirements within the Cherry Creek Reservoir Basin. Authority manager: 303-779-4525

Best management practice = things we can do or build
M to maintain or
P improve water quality

2 What do I need to know?

The Authority's Requirements*: *For more information, see the Authority's *Cherry Creek Reservoir Watershed Stormwater Quality Requirements*, February 16, 2000

The *Requirements* identify measures to control the quality of stormwater runoff in the Cherry Creek Reservoir Basin from private and public property and to reduce the loads of contaminants reaching Cherry Creek and Cherry Creek Reservoir for the health, safety, and general welfare in the Cherry Creek Reservoir Basin.

What to submit to your land use agency:
Construction BMP Plan (for temporary construction erosion and sediment controls)
Permanent BMP Plan (may be separate document or incorporated with erosion and sediment control or drainage reports)

Must have approval prior to:
Implementation of any BMPs or Commencement of land disturbances

If your property is an **industrial facility**, the Permanent BMP Plan should include additional **Industrial Permanent BMP Requirements***. Contact your planner for specific submittal requirements.



A land disturbance in a **Stream Preservation Area** has **additional requirements***, such as constructed wetland basin or channels. **Stream Preservation Areas** include Cherry Creek Reservoir, all of Cherry Creek State Park, drainage and discharge to the park within 100 feet of the Park Boundary; lands overlying the Cherry Creek alluvium; and all lands within the 100-year floodplain, as defined by Urban Drainage and Flood Control District (UDFCD). (Note: If the specific floodplain for Cherry Creek and its tributaries is not currently mapped by UDFCD, please reference the Requirements* or contact the Authority for assistance in defining the Stream Preservation Area.)

In the event that the BMP measures in these *Requirements** conflict with other state or local drainage or stormwater quality requirements, the most stringent requirements shall govern.



3 What do I need to do about BMPs?

- Give your design engineer a copy of “The BMP Series: FS 5 – A fact sheet for engineers” and make sure he or she is aware of the *Requirements** and has the proper reference materials.
- Submit a **Construction BMP Plan** and a **Permanent BMP Plan** before you construct or install any BMPs. You should submit these to the local agency according to their schedule and process, preferably at the earliest feasible review stage so there is time for review and comment. You can consult with your local land use agency and the Authority to explore ideas for BMPs.
- Land use agencies enforce stormwater requirements, so be sure you are in compliance.
- Look for opportunities to participate in **regional facilities** with other developments and developers early in the planning process. Regional facilities may be more cost-effective than individual on-site BMPs and may be integrated into open space, parks, and golf courses. Examples of regional facilities include extended detention ponds, retention ponds, and constructed wetland detention. The Authority supports the use of regional facilities, and will review new or innovative ideas.



(photo courtesy of the Cherry Creek Corridor Major Drainageway Master Plan project)

If the developer participates in a regional facility that provides adequate pollutant removal for the site, the developer may not be required to construct onsite BMPs except if the land disturbance is in a Stream Preservation area.

Regional facilities also provide opportunities to participate in the Authority’s *phosphorus trading program*. Constructing facilities eligible for trading could provide economic benefits to the developer. Contact the Authority for more information.

This fact sheet provides basic information; review the Requirements and your land use agency’s regulations for a complete explanation of all requirements.*

resources

Authority’s *Requirements**
(developing website)

Denver Regional Council of Governments
www.drcoq.org/ 303-455-1000

EPA Stormwater Program, Phase 2
Resources for Colorado
<http://www.cdphe.state.co.us/wq/PermitsUnit/PhIIresource.PDF>

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Vol 3;
and Flood Hazard Area Delineation, Master
Planning and Construction Map
www.udfcd.org/ 303-455-6277

4 What can BMPs offer me?

- Zoning benefits, tradeoffs on open space requirements, and lot premium.
- Some BMPs are practical and affordable – grass swales are cheaper than curb and gutter.
- Providing BMPs beyond minimum requirements could provide potential phosphorus trading opportunities.
- Opportunities for cost-effective partnering in regional stormwater quality facilities could arise early in the planning process.
- Opportunities to work with Authority’s phosphorus facilitator (contact Authority manager at 303-779-4525 for more information).
- An easier time meeting regulations:
Since the Authority reviews your application, it may save time and money to meet the *Requirements** from the start. And if your local agency has regulations that have been approved by the Authority, **The BMP Series** reflects the requirements of the Authority as well as those of that agency; therefore, using these fact sheets may help you to meet your land use agency’s regulations.

