



Charlotte Storm Water
600 East Fourth Street
Charlotte, N C 28202-2844
OFFC: 704 . 336 . RAIN
FAX: 704 . 336 . 6586

Rezoning Petition Review

To: Tammie Keplinger, CMPC

From: Doug Lozner

Date of Review: April 12, 2016

Rezoning Petition #: 16-61

Existing Zoning: R-3

Proposed Zoning: INST (CD)

Location of Property: Approximately 20 acres located on the northeast corner at the intersection of Wilora Lake Road and Venedale Road.

Recommendations Concerning Storm Water:

Remove note #1 under "Stormwater Management" in its entirety and replace with the following: *The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.*

This rezoning request includes a parcel where Charlotte-Mecklenburg Stormwater Services completed a water quality project (the Wilora Lake Rehabilitation Project). This project included rehabilitation of the previous earthen dam, preservation of an existing wetland, and construction of a water quality forebay. A storm drainage easement was obtained during this project, and is recorded with the Register of Deeds in book 17329, pages 705-709. Please note this easement has requirements for routine maintenance to be performed by the property owner.

To protect the improvements from the Wilora Lake Rehabilitation Project (hereafter referred to as "the pond"), Charlotte-Mecklenburg Stormwater Services further requests the following notes be included on the rezoning plan under "Stormwater Management":

- The existing Charlotte-Mecklenburg Stormwater Services (CMSWS) storm drainage easement (SDE) shall be clearly staked and marked before any clearing or grading activities begin. Clearing and grading within the SDE limits is prohibited.
- The petitioner shall follow the City of Charlotte & Mecklenburg County Soil Erosion and Sedimentation Control Ordinance. In addition to the standard erosion control practices

in the ordinance, CMSWS will also require increased measures and protections as noted under sections:

- 17-32(a) “Enhanced Erosion Control Requirement”
- 17-33(a) “Additional Measures for Wetland Protection”
- 17-31(d) and 17-69 “Pre-evaluation for Pond or Lake Restoration”

Coordination of these items will be with CMSWS and the Land Development Division Erosion Control Program.

- No runoff from any impervious or graded areas shall drain directly into the pond, and shall drain to the proposed detention basin.
- The proposed detention basin from the rezoning shall tie and drain into either the channel or forebay located upstream of the pond. The emergency spillway from the detention basin may drain into the wetland upstream of the pond.
- Discharge from the detention basin shall flow through an energy dissipator in order to limit scour of the channel or forebay.
- The maintenance road of the pond is to only be used for routine maintenance by the property owner or maintenance by CMSWS, as outlined in the SDE agreement. Use of the road for land development or other activities will be prohibited.