



Charlotte Storm Water
600 East Fourth Street
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Rezoning Petition Review

To: Keith MacVean, CMPC

From: Doug Lozner / Jeff Hieronymus

Date of Review: April 11, 2006 *(Revised May 30, 2006)*

Rezoning Petition #: 06-82

Existing Zoning: O-1 (CD)

Proposed Zoning: O-1 (CD) SPA

Location of Property: Approximately 2.97 acres located on the north side of Mallard Oaks Dr west of John Adams Rd

Downstream Complaints: None

Review Method(s): Review of topographic information, aerial photography, and a site visit.

Recommendations

Concerning Storm Water: The petitioner shall include the following notes on the petition:

Storm Water Quantity Control

The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

Storm Water Quality Treatment

For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.

Recommendations

due to revisions: *No additional requirements are needed at this time.*