



Charlotte Storm Water
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Rezoning Petition Review

To: Keith MacVean, CMPC

From: Matthew Anderson / Doug Lozner / Jeff Hieronymus

Date of Review: November 9, 2007

Rezoning Petition #: 08-18

Existing Zoning: CC
Proposed Zoning: CC SPA

Location of Property: Approximately 2.00 acres located on the east side of Tyvola Glen Circle, northeast of the intersection of Tyvola Road and Nations Ford.

Downstream Complaints and analysis: No downstream complaints are observed. This site drains to a stream listed as impaired by the NC Division of Water Quality.

Source Citation: A portion of the water quantity and quality comments reference information gained from the "Post-Construction Ordinance Stakeholders' Group Final Report". This report reflects consensus reached during the Council-approved process to include community input on the proposed ordinance language. Other comments, including the environmental permit, stream buffer and some detention requirements reflect existing regulations and ordinances.

Recommendations

Concerning Storm Water: Please remove note #5 on the plans and replace with the following:

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.

The petitioner shall provide necessary engineering calculations to show that any existing or common storm water run-off management system is sized appropriately to handle the additional run-off from the proposed development. If the engineering calculations indicate that the storm water run-off management system was not designed for the proposed development of this rezoning petition, the petitioner shall take necessary measures to address storm water runoff for detention

and/or water quality.