



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: December 15, 2005 (***Revised May 17, 2006***)

Rezoning Petition #: 06-32

Existing Zoning: R-3

Proposed Zoning: NS

Location of Property: Approximately 6.78 acres located southeast of Eastfield Road and west of Prosperity Church Road.

Downstream Complaints: Downstream complaints consist of blockage and erosion.

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

***Recommendations
due to revision #2:***

The petitioner shall include the following notes on the petition:

The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, storm water, and site development, etc.) will apply to the development site. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.

The petitioner shall control and treat the entire runoff volume for the post-development 1-year 24-hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.

The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc) shall be incorporated into the site and designed to have an 85% average

annual removal for Total Suspended Solids generated from the development according to specifications in the most recent version of the N.C. Department of Environment and Natural Resources Best Management Practices Manual (Design Standards shall be met according to the City of Charlotte BMP Manual, when available).

***Recommendations
due to revision #3:***

The petitioner shall remove, in its entirety, the following statement from note #3 under "Storm Water Management":

- Water quality systems, measures and methods not approved or included within the NCDENR BMP Manual shall be approved by the City of Charlotte Land Development and the City of Charlotte Storm Water Services divisions.

The petitioner shall include the following notes on the petition:

- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, storm water, and site development, etc.) will apply to the development site. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.