



Charlotte Storm Water
600 East Fourth Street
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Rezoning Petition Review

To: Keith MacVean, CMPC

From: Doug Lozner / Jeff Hieronymus / Danée M^cGee

Date of Review: October 10, 2006

Rezoning Petition #: 06-162

Existing Zoning: B-1

Proposed Zoning: TODD-R (CD)

Location of Property: Approximately 1.2 acres located on the southwest corner of E Worthington Avenue and Cleveland Ave.

Downstream Complaints: Downstream complaints consist of blockage.

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

Recommendations

Concerning Storm Water: The petitioner shall add the following notes to the petition:

Volume and Peak Control

For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.

For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm.