



Charlotte Storm Water  
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## *Rezoning Petition Review*

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**To:** Keith MacVean, CMPC

**From:** Doug Lozner / Jeff Hieronymus

**Date of Review:** November 16, 2005

**Rezoning Petition #:** 06-15

**Existing Zoning:** R-3

**Proposed Zoning:** O-2 (CD)

**Location of Property:** Approximately 3.86 acres located south of Ballantyne Commons Parkway and northwest of Williams Pond Lane.

**Downstream Complaints:** Downstream complaints consist of blockage and erosion

**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:**

The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed, to and including the downstream culvert under Ballantyne Commons Parkway, 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. Ballantyne Commons Parkway is a major thoroughfare, therefore the downstream culvert should adequately convey the 50-year design storm event.

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).