



Charlotte Storm Water
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Rezoning Petition Review

To: Tammie Keplinger and Tom Drake

From: Doug Lozner / Jeff Hieronymus

Date of Review: March 6, 2008 *(Revision #2 dated June 4, 2008)*

Rezoning Petition #: 08-65

Existing Zoning: R-3:R-43MF:O-2:O-2(CD)

Proposed Zoning: MUDD-O

Location of Property: Approximately 9.02 acres located on both sides of Providence Road at Oxford Place

Downstream Complaints and analysis: This site drains to a stream listed as impaired by the NC Division of Water Quality.

Recommendations

Concerning Storm Water: Please add the following notes under "14. Storm Water Management & Water Quality"

The following shall be applicable to the East Campus portion of the rezoning petition:

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 Mecklenburg County BMP Design Manual, July 2007 or North Carolina Division of Water Quality Storm Water Best Management Practices Manual, July 2007. (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.

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.

Recommendations

due to revision #2:

***Under note “13: Storm Water Management/Water Quality”
please make the following revisions:***

13a: Revise to read “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.”

13b: Remove and replace reference to “new development” with “projects” in each of the bulleted items.