

CHECKLIST OF APPLICABLE STANDARDS FOR NEW DEVELOPMENT: JORDAN LAKE NUTRIENT MANAGEMENT STRATEGY (DRAFT)		STAFF USE ONLY	
PROJECT NAME:		FILE #:	
DEV'R: √ or X	APPLICABLE STANDARD [rule reference]	STAFF: √ or X	COMMENTS/CONDITIONS
STANDARDS FOR NEW DEVELOPMENT			
	1 An Approved Stormwater Management Plan –shall be required for all proposed new development disturbing 1 acre or more for single family and duplex residential development, and one-half acre or more for commercial, industrial, multifamily residential, local government property and other non-residential uses.[15A NCAC 02B.0265(3)(a)]		
	2 Stormwater Permit – is required for all development and redevelopment unless exempt pursuant to the Unified Development ordinance. A permit may only be issued subsequent to a properly submitted, reviewed and approved stormwater management plan and permit application. [Wake County]		
	2 Nitrogen and Phosphorus Loads- contributed by the proposed new development shall not exceed the unit area mass loading rate applicable to that subwatershed as follows for nitrogen and phosphorus, respectively, expressed in units of pounds per acre per year: 2.2 N and 0.82 P in the Upper New Hope, 4.4 N and 0.78 P in the Lower New Hope; and 3.8 and 1.43 in the Haw. [15A NCAC 02B.0265(3)(a)(i)]		
	3 Compliance Other Stormwater Regulations - proposed new development subject to NPDES, water supply and other state and local mandated regulations shall comply with those regulations in addition to the other requirements of NCAC 02B.0265. [15A NCAC 02B.0265(3)(a)(iii)]		
	4 Runoff Treatment –Stormwater systems shall be designed to control and treat the runoff generated from all surfaces by one inch of rainfall. Treatment volume shall be drawn pursuant to standards specific to each practice as provided the NC Stormwater Best Management Practices Manual or technically equivalent standards acceptable to NCDENR. Stormwater flows from new development shall not contribute to degradation of waters of the State. [15A NCAC 02B.0265(3)(a)(iv)]		
-	5 Peak Flow – new development shall not result in a net increase in peak flow leaving the site from the predevelopment conditions for the 1 yr-24hr storm. [15A NCAC 02B.0265(3)(a)(iv)]		
	6 Replacement or Expansion w/No Net Increase in BUA – proposed development that would replace or expand structures or improvements that existed as of December 2001, the end of the baseline period, <i>and that would not result in a net increase in built-upon area</i> shall not be required to meet nutrient loading targets or high-density requirements except to the extent that it shall provide stormwater control at least equal to the previous development. [15A NCAC 02B.0265(3)(a)(v)]		

7	<p>Replacement or Expansion with Net Increase in BUA proposed new development that would replace or expand existing structures or improvements and that would result in a net increase in built-upon area shall have the option either to achieve at least the percentage loading reduction objectives stated in 15A NCAC 02B.0262 as applied to nitrogen (35% UNH, 0% LNH and 8% Haw) and phosphorous (5% UNH, 0% LNH and 8% Haw) loading from the previous development for the entire project site, or to meet the loading rate targets expressed in lbs/ac/yr of nitrogen (2.2 UNH, 4.4 LNH, and 3.8 Haw) and phosphorous (0.82 UNH, 0.78 LNH, and 1.43 Haw) [15A NCAC 02B.0265(3)(a)(v)]. <i>Note: There is no reduction goal for redevelopment in the LNH for N or P; therefore the loading rate targets are not applicable only for replacements or expansions that result in a net increase in BUA.</i></p>		
8	<p>Riparian Buffers – new development shall comply with the riparian buffer protection requirements of 15A NCAC 02B.0267 and .0286 [15A NCAC 02B.0265(3)(a)(vi)]</p>		
9	<p>Nutrient Offset Option- Developers shall have the option of offsetting part of their nitrogen and phosphorus loads by implementing or funding offset management measures as follows: Before using the offset options, a development shall attain a maximum nitrogen loading rate onsite of 4lbs/ac/yr for single-family detached and duplex residential development and eight lbs/ac/yr for other development including multi-family residential, commercial and industrial and other non-residential property and shall meet any requirements for engineered stormwater controls described in NCAC 02B.0265(3)(a)(iii).</p>		
10	<p>Offsite offsetting measures – shall achieve at least equivalent reductions in nitrogen and phosphorus loading to the remaining reduction needed onsite to comply with the loading target rates. [NCAC 02B.0265 (3) (a) (vii)].</p>		
11	<p>Offset Payments - A developer may make offset payments to the NC Ecosystem enhancement Program contingent upon acceptance of payments by that program or may propose the use other offsite offset measures to the local government or utilize a private seller. All offset measures shall meet the requirements of 15A 02B .0273(2) through (4). [NCAC 02B.0265 (3) (a) (vii)].</p>		
11	<p>Maintenance Plan – A plan to ensure maintenance, enforcement and compliance of BMPs for the life of the development [NCAC 02B.0265 (3) (b) and (c)].</p>		

END

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