

WAKE COUNTY CHECKLIST OF APPLICABLE STANDARDS FOR NEW DEVELOPMENT: (EXCEPT FALLS AND JORDAN WATERSHEDS)			STAFF USE ONLY	
PROJECT NAME:			FILE #:	
DEV'R: √ or X	APPLICABLE STANDARD [Rule Reference]		STAFF: √ or X	COMMENTS/CONDITIONS
STANDARDS FOR NEW DEVELOPMENT				
X	1	An Approved Stormwater Management Plan –shall be required for all proposed new development disturbing one acre or more for residential development, and one-half acre or more for commercial, industrial, multifamily residential, local government property and other non-residential uses.[15A NCAC 02B.0235]; Neuse Rules apply County-wide [Wake County]		
X	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]		
X	3	Nitrogen Load- contributed by the proposed new development activity shall not exceed the unit area mass loading rate for nitrogen of 3.6 of pounds per acre per year: nitrogen loading shall be calculated using the Wake County Hybrid Stormwater Tool. Nitrogen loading is calculated using the Simple Method consistently with the State's Accounting Tool [15A NCAC 02B.0235 (4)(a)]; [Wake County]		
X	4	Compliance Other Stormwater Regulations - proposed new development subject to NPDES, water supply, Swift Creek Land Management Plan and other state and local mandated regulations shall comply with those regulations in addition to the other requirement of 15A NCAC 02B.0277. [15A NCAC 02B.0277(4)(d)]		
N/A	5	Volume Management – shall be required for RESIDENTIAL regular subdivisions when the post development curve number exceeds the pre development curve number using the Wake County Hybrid Stormwater Tool. Minor subdivisions have the option of limiting impervious to 15%.		
X	5	Runoff Treatment –Stormwater systems shall be designed to control and treat <u>at a minimum</u> , the runoff generated from all surfaces by one inch of rainfall. The treatment volume shall be drawn down pursuant to each practice as provided in the July 2007 version of the <i>Stormwater Best Management Practices Manual</i> published by DENR or other technically equivalent standards acceptable to DENR. Item 5 Runoff Treatment above. [15A NCAC 02B.0277(4)(e)]		
X	6	Peak Flow – new development shall not result in a net increase in peak flow leaving the site from the pre development conditions for the 1 yr-24hr storm. Treatment volume shall be drawn down pursuant to standards specific to each practice as provided the NC Stormwater Best Management Practices Manual or technically equivalent standards acceptable to NCDENR. Peak flow control for the 1-year, 24-hour storm is required when the net increase in peak flow between pre- and post-development exceeds 10%. [15A NCAC 02B.0235 (4)(a)]		
N/A	7	Replacement or Expansion w/No Net Increase in BUA – proposed development that would replace or expand structures or improvements that existed as of July 2001, <u>and that would not result in a net increase in built-upon area</u> shall not be required to meet nitrogen loading targets except to the extent that the developer shall provide stormwater control at least equal to the previous development.		

X	8	Replacement or Expansion with Net Increase in BUA proposed development that would replace or expand structures or improvements and that would result in a net increase in built-upon area shall meet the target of 3.6 lbs/ac/yr for the entire site OR achieve a 30% reduction in nitrogen loading and no increase in phosphorus loading.		
N/A	9	Riparian Buffers – new development shall comply with the riparian buffer protection requirements of 15A NCAC 02B.0233 and .0242 or subsequent amendments or replacements to those requirements. [15A NCAC 02B.0235]		
X	10	Nutrient Offset Option- Developers shall have the option of offsetting part of their nitrogen load by funding offsite management measures by making payment to the NC Ecosystem Enhancement Program or to another seller of offset credits approved by the Division or may implement other offset measures contingent upon approval by the Division. Prior to accessing the Ecosystem Enhancement Program (EEP) Nutrient Offset Program, all applicants are now required by law to comply with Session Law 2009-337 An Act to Promote the Use of Compensatory Mitigation Banks and also with SL 2011-343. Please refer to DENR’s Implementation Policy for more detailed guidance. However, before using offset payments, the development must attain, at a minimum, a nitrogen export that does not exceed 6 pounds/acre/year for residential development and 10 pounds/acre/year for commercial or industrial development. [15A NCAC 02B.0235 (4)(a)]		
X	11	Stormwater Improvements – The developer shall complete all stormwater improvements (drainage culverts, BMPs, et. al.) prior to CO or record plat OR shall post a performance guarantee. The developer shall submit a plan to ensure maintenance, enforcement and compliance of Best Management Practices (BMPs) for the life of the new development. [Wake County]		
X	12	Plan Submittal – preliminary and construction plans shall be submitted along with the Wake County Hybrid Stormwater Tool and stormwater submittal checklist; Presubmittal meetings shall be scheduled through the Planning Department.		

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