



MTRC – ROLESVILLE, WENDELL, ZEBULON Technical Review Committee (TRC) Review Submittal Checklist

Project Name	SOUTH MAIN			Planning Number		Jurisdiction	ROLESVILLE
Applicant	TOP STORAGE LLC			Watershed	NEUSE	New or Expansion (N/E)?	NEW
Project Acreage	1.8 AC.	Existing Impervious SF	4195 SF	Proposed Impervious SF	1,380 AC 60,113 SF	Disturbed Acreage	2.01 ACROSS
Residential				Nonresidential COMMERCIAL			

Submittal Package Requirements

Applicant shall select all applicable items below and provide with the submittal.

References for Erosion and Sediment Control: Wake County Unified Development Ordinance (UDO) Article 10

References for Stormwater Management are as follows:

ROLESVILLE: Town of Rolesville Unified Development Ordinance (UDO) Section 7.5: Stormwater Management Standards

WENDELL: Town of Wendell Unified Development Ordinance (UDO) Chapter 6: Environmental Protection, adopted 7/26/10.

ZEBULON: Town of Zebulon, NC Code of Ordinances: Chapter 151 and Chapter 152.249.

<input checked="" type="checkbox"/>	1.	Cover letter stating the purpose of the submission
<input checked="" type="checkbox"/>	2.	One copy of the Municipal Stormwater Tool (Site Data Sheet, Drainage Area Sheets, Site Summary Sheet, BMP Sheets, and BMP Summary sheet). The design tool may be downloaded here .
<input checked="" type="checkbox"/>	3.	Drainage Area Maps with stormwater discharge points (existing/post construction/post BMP)
<input checked="" type="checkbox"/>	4.	Copy of the USGS Quad Map with delineated project limits
<input checked="" type="checkbox"/>	5.	Copy of the Wake County Soil Survey map with delineated project limits from the 1970 manuscript in color.
<input checked="" type="checkbox"/>	6.	Proposed Site Plan:
	<input checked="" type="checkbox"/> a.	North arrow, graphic scale, drafting version date, and legend
Nb	<input type="checkbox"/> b.	Show all Neuse Riparian Buffers : [15A NCAC 02B .0714]
	<input checked="" type="checkbox"/> c.	Delineation of all existing and proposed impervious surfaces: roads, well lots, recreation sites, single family residences, etc. (consistent with Municipal SW Tool inputs)
N/O	<input type="checkbox"/> d.	Delineation of current FEMA boundaries (floodway, flood fringe & future/0.2%)
	<input checked="" type="checkbox"/> e.	Proposed drainage easements and widths (in Feet)



MTRC – ROLESVILLE, WENDELL, ZEBULON Technical Review Committee (TRC) Review Submittal Checklist

<input checked="" type="checkbox"/>	f.	Location and type of all proposed stormwater management structures (<i>grass swale, wet/dry detention basin, filtering/infiltration basin, bioretention, etc.</i>)
<input checked="" type="checkbox"/>	g.	Proposed easement access lanes and sediment disposal areas for future maintenance of stormwater management facilities.
<input type="checkbox"/>	h.	A note should be added to the recorded plat distinguishing areas of disconnected impervious (refer to town websites and ordinances for final plat requirements)

Standards and Requirements Items marked with an "X" note relevant standards to be applied to the proposed development. Notes in RED provide review comments and/or any required elements to comply with standard. References are shown in brackets for the municipalities.

ROLESVILLE: *Town of Rolesville Unified Development Ordinance (UDO) Section 7.5: Stormwater Management Standards*
WENDELL: *Town of Wendell Unified Development Ordinance (UDO) Chapter 6: Environmental Protection, adopted 7/26/10.*
ZEBULON: *Town of Zebulon, NC Code of Ordinances: Chapter 151 and Chapter 152.249.*

Stormwater Management Requirements

<input checked="" type="checkbox"/>	7.	Stormwater Review Required - All residential subdivision development must submit a plan to comply with the applicable municipalities' stormwater ordinance. Office, institutional, commercial or industrial development that <u>disturbs</u> greater than 20,000 square feet is required to comply with the stormwater management regulations. Development and redevelopment that disturb less than 20,000 square feet are not exempt if such activities are part of a larger common plan of development or sale, even though multiple, separate or distinct activities take place at different times on different schedules. Rolesville [7.5.1(E)], Wendell [Chapter 6.5(F)], Zebulon [Chapter 151.05]
<input checked="" type="checkbox"/>	8.	Stormwater Permit – is required for all development and redevelopment unless exempt pursuant to the Code of Ordinances. A permit may only be issued subsequent to a properly submitted, reviewed and approved stormwater management plan and permit application. Rolesville 7.5.1(E)(3)], Wendell [Chapter 6.5(F)(3)], Zebulon [Chapter 151.21(A)] Note: A permit may not be required if there are no post-construction requirements (i.e. SCMs).
<input checked="" type="checkbox"/>	9.	SCMs - For projects requiring stormwater treatment for quality and/or quantity control, the applicant must: 1) comply with the <u>NC Stormwater Design Manual</u> Rolesville [7.5.1(G)], Wendell [6.5(H)], Zebulon [151.07] 2) as well as <i>Completion of Improvements and Maintenance</i> , prior to issuance of a certificate of compliance or occupancy. Rolesville [7.5.5], Wendell [Chapter 6.5(O)], Zebulon [Chapter 151.50 – 151.56]
<input checked="" type="checkbox"/>	10.	Standards Based on Project Density - In accordance with the definitions, projects are identified as Ultra Low-Density (15% or less Built-Upon Area, referred to as BUA, and less than one dwelling unit per acre), Low-Density (more than 15% BUA and no more than 24% BUA), and High-Density (24% or more BUA). Rolesville [7.5.4], Wendell [Chapter 6.5(M)], Zebulon [Chapter 151.35]



MTRC – ROLESVILLE, WENDELL, ZEBULON Technical Review Committee (TRC) Review Submittal Checklist

	<input type="checkbox"/>	a.	<p>Standards for Ultra-Low and Low-Density Projects:</p> <ul style="list-style-type: none"> • Use of vegetated conveyances to maximum extent practicable • Location of development and redevelopment outside Riparian Buffer and Flood Protection Zones • Recorded deed restrictions or protective covenants to ensure future development maintains consistency with approved project plans • Permanent SCMs (Stormwater Control Measures) are to be designed in accordance with and as specified in the North Carolina Department of Environmental Quality’s Design Manual. • For Low-Density only, no net increase in peak flow leaving the site from the pre- development conditions for the 1 yr-24hr storm. Runoff volume drawdown time shall be a minimum of 48 hours, but not more than 120 hours. • Residential runoff after development must not exceed the Target Curve Numbers listed in the chart “Maximum Composite Curve Number, by Soil Group”. • Ultra-Low and Low-Density projects may be eligible for target curve number credits. <p>Wendell Only: Nitrogen export limited to 3.6 pounds per acre per year unless project achieves classification as an LID Project. Rolesville [7.5.4(A)(1-3)], Wendell [6.5(M)(1-3)], Zebulon [151.35(A-C)]</p>
	<input checked="" type="checkbox"/>	b.	<p>Standards for High-Density Projects:</p> <ul style="list-style-type: none"> • Measures shall control and treat runoff from the first inch of rain. Runoff volume drawdown time shall be a minimum of 48 hours, but not more than 120 hours. • Structural measures shall be designed to have a minimum of 85 % average annual removal for Total Suspended Solids (TSS) • Permanent SCMs (Stormwater Control Measures) are to be designed in accordance with and as specified in the North Carolina Department of Environmental Quality’s Design Manual. • No net increase in peak flow leaving the site from the pre -development conditions for the 1 yr-24hr storm. Runoff volume drawdown time shall be a minimum of 48 hours, but not more than 120 hours. • Location of development and redevelopment outside Riparian Buffer and Flood Protection Zones <p>Wendell Only: Nitrogen export limited to 3.6 pounds per acre per year unless project achieves classification as an LID Project. Rolesville [7.5.4(A)(4)], Wendell [6.5(M)(4)], Zebulon [151.35(D)]</p>
	<input checked="" type="checkbox"/>	c.	<p>General Standards:</p> <ul style="list-style-type: none"> • Downstream Impact Analysis – DIA must be performed in accordance with the “10% rule”, and a copy provided with the application. <p>Rolesville [7.5.4(B)(1)], Wendell [6.5(N)(1)], Zebulon [151.36(A)]</p>



MTRC – ROLESVILLE, WENDELL, ZEBULON Technical Review Committee (TRC) Review Submittal Checklist

	<input type="checkbox"/>	d.	<p>Low Impact Development (LID) Classification:</p> <ul style="list-style-type: none"> • All development or redevelopment may be submitted for LID classification • Development must mimic the pre-developed hydrologic conditions of the site, as defined as “woods in good condition” for the 2-yr, 24 hr storm, within 10%. • Techniques required to achieve LID classification <ul style="list-style-type: none"> ➢ Natural site design ➢ Bio-retention systems or on-site infiltration (at least one must be used) ➢ At least two other techniques from the list provided in Rolesville [7.5.4(B)(5)(e) and Zebulon [151.36(E)(5) ➢ At least one other techniques from the list provided in Wendell [6.5(N)(5)(e)
			Wake County UDO Article 10 - Erosion and Sedimentation Control Requirements (Applies to Rolesville, Wendell and Zebulon)
<input checked="" type="checkbox"/>	11.		<p>Erosion Control: This project will require a Land Disturbance Permit if it involves <u>greater than one acre of disturbance</u>. Adopting by reference the Wake County Soil Erosion and Sedimentation Control Ordinance. Note: If the land disturbance is part of a common plan of development that is greater than one acre of disturbance, an Approved Erosion and Sediment Control Plan and Land Disturbance Permit are required for each individual tract or parcel disturbance within the common plan of development, regardless of land disturbance acreage in each tract/parcel.</p>
			Riparian Buffer Rules
<input checked="" type="checkbox"/>	12.		<p>Due to the location of this project, it should be noted that a rule to protect and maintain existing buffers along watercourses in the Neuse River Basin became effective on July 22, 1997. The Neuse River Riparian Area Protection and Maintenance Rule (15A NCAC 2B .0714) applies to all perennial and intermittent streams, lakes, ponds and estuaries in the Neuse River Basin with forest vegetation on the adjacent land or “riparian area”.</p>

Applicant Signature: Keith P. Delta FOR TOT STORAGE LLC

Date: 7/26/22