



Stormwater Standards for New Development and Re-development Projects

Pursuant to Section 6.20 of the Town of Hillsborough's Unified Development Ordinance (UDO) and the State of North Carolina's Falls Lake Rules (15A NCAC 2B .0277), stormwater standards apply to **all** development and re-development projects that:

- Add 10,000 square feet or more of impervious surface
- Disturb 10,000 square feet or more of land for purpose of development
- Disturb ½ acre or more for a single lot residential projects (not part of a larger project)
- Disturb ½ acre or more for recreational facilities on a single lot

Projects may be developed as either *low density* or *high density* with the following standards:

Low Density:

- Vegetative stormwater conveyances only (i.e. swales and ditches)
- Meet applicable stream buffers
- No net increase in peak flow for the 1-year, 24-hour storm
- Meet nutrient loading rates

High Density:

- Requires structural stormwater control (i.e. wet pond, bioretention, wetland, etc.)
- Control/treat runoff from all surfaces generated from first inch of rain
- Runoff volume drawdown 48-120 hours
- 85% Total Suspended Solids (TSS) reduction
- Meet applicable stream buffers
- No net increase in peak flow for the 1-year, 24-hour storm
- Meet nutrient loading rates

Current Nutrient Loading Rates¹:

- Nitrogen.....2.2 lbs/ac/yr
- Phosphorus0.33 lbs/ac/yr
- Offset payment is allowed when...

On-site nutrient load reduced by **30%** for projects disturbing **less** than 1 acre

On-site nutrient load reduced by **50%** for projects disturbing **more** than 1 acre

¹Calculated using the State approved Falls Lake Accounting Tool

All applicable projects also require the following:

- Approved stormwater management plan and review fee (prior to starting construction)
- Engineered stormwater controls designed in accordance with guidelines outlined in the NCDWQ *Stormwater Best Management Practices Manual*
- Deed restrictions/covenants for all engineered stormwater controls
- As-built survey and engineer's certification for all engineered stormwater controls
- Operation & maintenance agreement for all engineered stormwater controls
- Annual maintenance inspection and report for all structural stormwater control devices
- Recorded maintenance/storm drainage easements
- Performance security for installation of engineered stormwater controls may be required

Stormwater Standards for New Development and Re-development Projects (continued)

Important Definitions²

Development—Any man-made change or improvement to real property, including but not limited to the construction, erection, structural alternation, enlargement or rehabilitation of buildings or structures, including farm building; mining; dredging; filling; grading; paving; excavation or drilling operations; clearing of vegetation; any division of a parcel of land into two or more parcels; and any use or change in use of any structures or land. Development shall also include any land disturbing activity on improved or unimproved real property that changes the amount of impervious or partially impervious surfaces on a parcel, or that otherwise decreases the natural infiltration of precipitation into the soil.

Re-development—For stormwater purposes, any development on previously developed land. Redevelopment of structures or improvements that (i) existed prior to December 2006 and (ii) would not result in an increase in impervious surface area and (iii) provides stormwater control at least equal to the previous development is not required to meet the nutrient loading targets of this ordinance.

Low-Density Project—As defined under state stormwater management regulations, a low-density project is any project that has no more than two (2) dwelling units per acre or twenty-four (24) percent built-upon area (BUA) for all residential and non-residential development.

High-Density Project—As defined under state stormwater management regulations, a high-density project is any project that exceeds the low density threshold for dwelling units per acre and built-upon area.

Impervious Surface—A ground covering that limits the absorption of stormwater into the ground water system. Examples include building, asphalt, concrete, gravel, and similar treatments.

One-year, 24-hour Storm—The surface runoff resulting from a 24-hour rainfall of an intensity expected to be equaled or exceeded, on average, once in 12 months and with a duration of 24 hours.

Engineered Stormwater Control—A physical device designed to trap, settle out, or filter pollutants from stormwater runoff; to alter or reduce stormwater runoff velocity, amount, timing or other characteristics; to approximate the pre-development hydrology on a developed site; or to achieve any combination of these goals.

²Please refer to Section 9.0 of the Town's UDO for more definitions.

Plan Review Fee Schedule

Single Lot Residential ³	\$100.00
Low-Density Projects	\$250.00
High-Density Projects	\$500.00

³Not part of a larger common plan of development or sale



For more information contact...

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Drains to the
Eno River!**

