



North Carolina Department of Environment and Natural Resources

Division of Water Quality

Beverly Eaves Perdue
Governor

Coleen H. Sullins
Director

Dee Freeman
Secretary

Guidance: Master Plans
Revised February 19, 2009

Approvals:

Bradley Bennett, SPU Supervisor

Matt Matthews, Wetlands & Stormwater Branch Chief

Initials

Date

BB

4/2/09

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4/6/09

Background Information:

The rules require permits to be issued for the entire Master Plan of development. Several paths were available, however, it has become clear that the best way to handle Master Plan permits is as follows.

Guidance:

New guidance or clarification

Revision to old guidance

Determine if the project will be overall low density with treatment for higher density areas near surface waters or high density. To determine the density level, calculate the total amount of BUA within the entire project (including high density portions) and divide it by the site area, excluding coastal wetlands as determined by CAMA and any areas below Mean High Water. For projects in the coastal counties that will be reviewed under the 1995 rules, the site area is determined using the Wetlands Policy and Example Calculation guidance.

A permit for the Master Plan is written to limit the overall density, to spell out the maximum built-upon area for each proposed tract, to spell out the type of development being proposed for each tract, and to determine what tracts may be high density and will require an engineered BMP to be permitted for that tract at a future date.

In addition to the basic requirements for plans listed in Section .1003(g) of the Stormwater rules, the Master Plan must show all individual tract boundaries, identified as residential, commercial, multifamily, recreational, amenity, clubhouse, etc., all main roads, all proposed treatment methods, and set a maximum BUA allocation for each tract. Each tract must have a unique identifying marker or name.

Where a permit is issued for the Master Plan, as the plans for each development tract are finalized, the applicant need only submit a "Plan Revision" (no fee or modification) for each tract demonstrating that the development within that tract contains no more than the permitted amount of built-upon area, and that the type of development is maintained, i.e., subdivision, multi-family, apartment, recreation facility, etc. The plans to submit include a dimensioned layout plan and a proposed grading plan.

Due to market fluctuations, revisions to the Master Plan can be permitted, however, each time a change is desired, a permit modification and a separate additional application fee are required.

On overall low density Master plans, identify the areas of known or potential high density development, such as multi-family areas, commercial areas, recreational facilities, and any area with a piped collection system.

Assign identifiers to each tract, delineate each tract boundary and list each tract's site area, built-upon area and percent BUA in tabular format on the plan.

Show all major access roads. The BUA associated with interior roads that are part of a future tract will be counted as part of the BUA assigned to that tract.
If utilizing high density, delineate the drainage area for each proposed treatment device. Additionally, if the project is low density and utilizes curb outlet swales, or other LID devices, the drainage area for each swale or device must be delineated.

Basis for Guidance:

See above.

Schedule of Immediate Actions:

- a) Chapter 2 of the BMP Manual will be revised at the next scheduled revision time to include the elements of this revised guidance.
- b) Within 60 days of signatures, DWQ permitting programs will incorporate the revised guidance in permit application reviews.
- c) Within 7 days of signatures, DWQ will disseminate the revised guidance internally and to the regulated community.