



*Date of Review: July 20, 2016*

*Technical Reviewer: Dave Carlton, PE*

Community: Palm Coast, FL

## **450 STORMWATER MANAGEMENT REGULATIONS**

Comments:

*See attached.*

MEMORANDUM

**TO:** Sue Hopfensperger, CFM  
**CC:** PC Reviewers, Amanda Gowans CFM, Sherry Harper CFM  
**FROM:** Dave Carlton, PE, CFM  
**DATE:** July 20, 2016  
**SUBJECT:** 450 Credit for Palm Coast, FL --- 120684

I have reviewed the documentation provided for the community. I verify the following credit.

SZ = 60 Section 9.01.02 B requires compliance by all nonresidential and residential site plan projects. However, stormwater requirements for single family residences do not address control of increased runoff. Section 9.02.06 requires all site plans dedicating right of way for a road to comply. Score for one acre developments.

DS = 36 Section 9.04.02.B requires the post-development peak rate of discharge to not exceed the pre-development peak rate of discharge for the 25-year event as required by SJWMD.

LID = 0 Not found

PUB = 0 Reference 5 requires inspections every two years, not every year as required for credit.

SMR = 96  
rSMR = .8  
**SMR = 76.8** Estimated. SJWMD now has standards that do not qualify.

WMP(1) = 90 The plan submitted meets the minimum standards. It was created in the 1970's and has been followed ever since.

WMP(2) = 30 100 year standard. All channels and regional detention designed for full build-out 100-year event.

WMP(3) = 0 Manages volume of runoff.

WMP(4) = 0 Manages the 5-day event.

WMP(5) = 30 Identifies wetlands.

WMP(6) = 0 Prohibits alteration of existing channels.

WMP(7) = 0 Requires soft bank treatments.

WMP(8) = 25 Dedicated funding source – Created Stormwater Utility to maintain and improve the system on October 1, 2004.

WMP = 175  
rWMP = .8  
**cWMP = 140** Large community with the entire system analyzed.

References:

- 1) City of Palm Coast Technical Manual, 2008, Section V
- 2) Chapter 9 Engineering Design and Utilities
- 3) Chapter 24 – including the Stormwater Utility Ordinance

- 4) Portions of the Stormwater Facilities Plan
- 5) Environmental Resource Permitting/MSSW/Stormwater Special Conditions.
- 6) Original Comprehensive Land Use Plan

Drainage Reports:

- 1) ICI Parcels 2014 – 6.92 acres controls the 25-year event.
- 2) Christ the King – a 5.16 acre site reduces the 25-year event.
- 3) Convenience Store 1052 – a minor redevelopment on a 1.03 acre site with no change in CN so it is assumed there is no change in the runoff.
- 4) Dunkin Donuts – a 1-acre redevelopment that reduces the impervious surface provides only for retention of the water quality volume.
- 5) Grand Landings Phase 2 – a modification to an existing SJWMD permit to add 11 lots showing that the existing detention pond can meet the 25-year peak control requirement with minor modifications.