

**CITY OF KANNAPOLIS  
STORM WATER  
MANAGEMENT PROGRAM  
CREDIT POLICY**



**KANNAPOLIS**

*Our Air. Our Land. Our Water.*

**CITY OF KANNAPOLIS  
1401 BETHPAGE ROAD  
KANNAPOLIS, NC 28081**

**FEBRUARY 2007**

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## DOCUMENT HISTORY

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APPROVED this 12<sup>th</sup> day of February 2007.

REVISION No. 1:

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2007.

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# CREDIT POLICY

## A. Purpose

The City of Kannapolis has established a policy and procedure for providing a credit (i.e. reduction) against the storm drainage service charge for storm water detention provided on non-residential properties in an effort to provide equity and consistency in the application of the service charge to individual properties.

## B. Applicability

Any non-residential property owner who has a qualifying detention/retention or water quality facility may apply for a credit towards the storm water service charge applied to that specific parcel. Existing and new detention/retention or water quality facilities are eligible for consideration for a credit.

The amount of credit granted will be determined by the City utilizing the criteria outlined in this policy. The Public Works Director or his designee will evaluate each case individually in determining the appropriate level of credit.

1. Subject to Section B3 below, credit for detention/retention and water quality facilities will remain in effect as long as:
  - The property owner has obtained applicable permits and the facility has been constructed in compliance with approved plans.
  - The property owner, or facility owner, remains responsible for all cost of operation and maintenance of the facility, as further evidenced by an executed agreement with the City as identified in the Credit Application.
  - The facility is maintained in compliance with City standards.
  - The City is permitted access to the facility, should the City decide to evaluate the facility's compliance with design, maintenance and operating standards.
  - There are no significant changes in land use or impervious surface within the watershed that is serviced by the facility. If significant land use changes occur, the property owner may be required to re-evaluate the performance of the facility in order to continue receiving a credit towards their storm water service charge.
2. Applications, certifications, and agreements for credit shall be submitted on forms developed and provided by the City.
3. The City reserves the right to modify or terminate the Credit Policy at any time. Credits provided under the Credit Policy shall remain in effect until such time as the City modifies or terminates the Credit Policy.

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## C. Credit Available

A maximum credit of up to 50% may be granted. The following criteria shall apply:

1. The credit will be applied by reducing the number of billable equivalent runoff units (ERUs).
2. All credits must be rounded up to the nearest whole number.
3. The minimum adjusted ERU permitted shall not be less than one (1).

## D. Credit Calculation Procedure

The property owner may be eligible for one or both of the following credit options:

1. **Credit for Existing or New Detention/Retention Facility** – up to a 50% credit will be available for property owners with an existing or new detention/retention facility on their property that complies with the applicable storm water regulations. To be eligible for this credit, the property owner shall submit a certification from a licensed professional verifying that the detention/retention facility meets the current storm water regulations, or met the storm water regulations in effect at the time of its construction, if any. If a detention/retention facility was constructed prior to storm water regulations governing the design and construction of a detention/retention facility, the property owner shall submit a certification from a licensed professional verifying that the detention/retention facility provides a reduction in peak flows from the impervious areas on the property.

For an existing or new detention/retention facility that only handles runoff from a portion of the property, the actual credit amount will be determined by multiplying the percent of the impervious area of the property that drains to the detention/retention facility by 50% according to the following formula:

$$\begin{array}{|c|} \hline 50\% \\ \hline \end{array} \quad \begin{array}{|c|} \hline \text{X} \\ \hline \end{array} \quad \begin{array}{|c|} \hline \text{Percentage of the impervious area of the property that is} \\ \text{routed through the detention/retention facility} \\ \hline \end{array}$$

(in decimal format = 0.50) (as a whole number; such as 20%)

2. **Credit for Water Quality** – up to a 50% credit will be available for the installation of water quality best management practices (BMPs). Water quality BMPs must be designed to effectively reduce pollutants associated with post-construction storm water runoff. The most recent version of the publication entitled *Manual of Stormwater Best Management Practices*, [http://h2o.enr.state.nc.us/su/documents/NCDENRBMPManualFINAL\\_July2005\\_appendices\\_000.pdf](http://h2o.enr.state.nc.us/su/documents/NCDENRBMPManualFINAL_July2005_appendices_000.pdf) by North Carolina Department of Environment and Natural Resources Division of Water Quality includes the design and maintenance requirements that must be followed, as well as the performance specifications that must be met in order to receive water quality credits for these BMPs. The City may consider other water quality BMPs for credits based on information submitted by the property owner. The credit values given by the City for these other water quality BMPs will be at the City's discretion.

Credit will be given for the installation, operation, and maintenance of City-approved water quality BMPs based upon the following formula:

$$\begin{array}{|c|} \hline 50\% \\ \hline \end{array} \quad \begin{array}{|c|} \hline \text{X} \\ \hline \end{array} \quad \begin{array}{|c|} \hline \text{Percentage of flow from property that is routed through} \\ \text{approved water quality BMPs} \\ \hline \end{array}$$

(in decimal format = 0.50) (as a whole number; such as 20%)

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### *Adjusted ERU Calculations*

After the water quantity credit percentage and the water quality credit percentage are determined, the total credit base percentage can be calculated as follows:

- A. Base ERU Calculation =  $\frac{\text{Total Impervious Area on Parcel}}{3,250 \text{ Sq Ft.}}$
- B. Total Credit Percentage = 100% - ((Water Quantity Credit Percentage + Water Quality Credit Percentage) --> not to exceed 50%)
- C. Adjusted Base ERU Calculation = Total Credit Percentage x ERU Base Calculation
- D. The minimum adjusted ERU is one.

### **E. Construction and Operation**

The facility shall be constructed in compliance with approved plans, functioning as intended, and properly maintained prior to the submittal of a Credit Application. The property owner's engineer shall inspect the facility using forms provided by the City. Deficiencies noted in the engineer's inspection report shall be corrected by the property owner within the timeframe specified by the City in its response to the inspection report. All deficiencies shall be corrected or addressed prior to the approval of a credit, and the credit being applied against the storm water service charge.

### **F. Maintenance Agreement**

The applicant will be responsible for performing the maintenance, as well as responsible for any costs associated with the maintenance and operation of the facility. A maintenance agreement will be required as part of the Credit Application.

### **G. Periodic Evaluations**

The City may perform periodic evaluations to ensure that the facility is being maintained and functioning as intended. If a facility fails an evaluation, a notice of violation will be sent to the property owner stating that improvements and/or corrections need to be made. If adequate improvements and/or corrections to the facility are not completed or addressed within the time frame specified in the notice of violation, the credit shall be rescinded. In order to reinstate the credit, the property owner must reapply using the procedures required by the City. The property owner will not be eligible for reinstatement of the credit for a period of one year after the initial credit was rescinded.