

ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

MEMORANDUM

Date: November 17, 2003
To: Keith MacVean
Planning Commission
From: Alice Christenbury
Land Development Services
Subject: Rezoning Petition No. 2004-005 , 4232 Shopton Rd.

NOTE: The information and comments provided by staff at this meeting are not considered binding in any form. Preliminary (rezoning petition) comments are based on conceptual and/or preliminary drawings and project information. Once the project plans are submitted for permit review all current City ordinances, code requirements, as well as fees apply.

General Site Plan Requirements

The Engineering and Property Management Department has reviewed the site plan submitted in connection with the subject rezoning petition. Upon application for building permits, the following requirements will be made:

- Standard 2'6" curb and gutter, associated storm drainage and 5' sidewalk along property frontage on Shopton Rd.
- Driveway permits in accordance with the Charlotte Driveway Regulations. For information, contact Lowell Logerwell at 704-432-0961.
- The possibility of wetlands and/or jurisdictional streams has been determined. For additional information contact John Geer at 704-336-4258.
- Encroachment agreement for improvements with the Shopton Rd. right of way, a North Carolina Department of Transportation maintained roadway. For information, contact Louis Mitchell at 704-596-6900.
- Site will comply with Chapter 21, Section 45 of the Charlotte City Code. Trees 8" in diameter or larger, breast height, that are located in the setback will be shown on the grading and/or site plan with tree protection details and notes. These trees cannot be removed without a permit from the Urban Forestry Staff. For information, contact Laura Brewer at 704-336-3660.
- Site will comply with Chapter 21 of the Charlotte City Code. The plan should include a note, "Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval."
- Existing trees that are damaged or impacted by construction may require mitigation and/or monetary fines.
- The Urban Forestry Staff will determine the number and type of trees required for this site during landscape plan review.

Should you need additional information, contact Berry Miller at 704-336-3655.

C: Ken Lentz