

## ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

### MEMORANDUM

**Date:** July 11, 2007  
**To:** Keith MacVean  
Planning Commission  
**From:** Alice Christenbury  
Land Development Services  
**Subject:** Rezoning Petition No. 2007-105, Allison Lane

---

#### **General Site Plan Requirements**

The EPM Land Development Services Division has reviewed the site plan submitted in connection with the subject rezoning petition and has the following comment.

- Remove the Typical private Street section and add the following note to the rezoning site plan and/or related rezoning documents:
- "The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply."
- Crossing the existing SWIM buffer on a more perpendicular angle in order to minimize disturbance to the buffer is preferable to the proposed crossing indicated on the Rezoning Exhibit Sketch Plan, sheet 1. In addition, Unit 21 impervious/grading appears to encroach into the SWIM buffer. Please be advised the SWIM Buffer ordinance does not allow encroachments such as this without an approved mitigation plan.
- The possibility of wetlands and/or jurisdictional streams has been determined. Please add a note to the plans that reads:
- "Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DEHNR. For 404 permits contact the Army Corps of Engineers."
- Contact John Geer for any questions at 704-336-4258.
- Site will have to comply with the Tree Ordinance, including tree preservation, and tree planting requirements.
- We request that any revisions or changes be submitted to the Land Development Division.
- After zoning approval, pre-submittal meetings are available to discuss specific requirements.

Should you need additional information, contact .

CC: Site Inspector James Mccullough

**NOTE:** Preliminary (rezoning petition) comments are based on conceptual and/or preliminary drawings and project information.