

ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

MEMORANDUM

Date: September 15, 2007
To: Keith MacVean
Planning Commission
From: Alice Christenbury
Land Development Services
Subject: Rezoning Petition No. 2007-112, 0 Ridge Rd.

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 Development Note 7.
- Add the following note to the rezoning site plan and/or related rezoning documents:
- "Location, size, and type of any Stormwater Management Systems depicted on rezoning site plan is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points."
- Revise Development Note 11 to include language addressing compliance with all necessary environmental permit requirements needed in order to perform stated work.
- Add the two previously approved rezoning petition numbers to site plan: #97-34 and #02-125. List all previously approved rezoning notes with a clear indication of the revisions requested by rezoning petition #07-112.
- 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.
- 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 Susan Tolan at (704)353-0769.

CC: Site Inspector Chris Johnson

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