

ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

MEMORANDUM

Date: August 6, 2007
To: Keith MacVean
Planning Commission
From: Alice Christenbury
Land Development Services
Subject: Rezoning Petition No. 2007-092, 3911 David Cox 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.

- Under Stormwater/Wetlands, regarding note b. There currently is no method to design for partial water quality. The pond must be sized for the area draining to it and must account for the entire impervious area.
- 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.
- A tree survey of the setbacks is required with the rezoning petition for commercial sites. Survey needed along Sugar Creek Rd.
- All parking spaces will need to be within 60 ft of a tree. Site lighting will not be allowed in tree islands.
- 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 Robert Zink at (704)336-5385.

CC: Site Inspector Chris Johnson

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