

## ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

### MEMORANDUM

**Date:** August 3, 2007  
**To:** Keith MacVean  
Planning Commission  
**From:** Alice Christenbury  
Land Development Services  
**Subject:** Rezoning Petition No. 2007-098, 8124 Strawberry Lane

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#### **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 note 14 and replace with the following note:  
"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."
- Remove Detail for 0% ENERGY DISSIPATER. These are not allowed and we do not allow the use of the NYDOT method for rip rap calculations.
- Under Water Quality, note b., velocity dissipation at storm drain outfalls only reduces erosion at the outfall. It does not address the increase in volume downstream channels receive as a result of increased built upon area.
- Under Water Quality, note c., diffuse flow through an undisturbed buffer will provide water quality. However, there are no undisturbed buffers, only treesave. Also, where pipes are outfalling, there are no buffers or treesave. The storm drain system is carrying the most pollutants and the outlets are where water quality BMP's are most needed.
- 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.
- 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 James Mccullough

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