

ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

MEMORANDUM

Date: March 19, 2007
To: Keith MacVean
Planning Commission
From: Alice Christenbury
Land Development Services
Subject: Rezoning Petition No. 2007-001, Sherbrook Dr., West of Sharon 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.

- Revise note 7 on sheet 1 of 3 to the following:
"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."
- 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.
- 10% of the entire site must be preserved as tree save area. Minimum width of tree save must be 20 ft unless stand alone trees used to meet the requirement, then the dripline plus 5 ft must be shown. Also, entire trunk of tree must be on this property to count towards tree save requirement.
- Plan shows MX1 dev data on sheet RZ1, but petition is requesting R4.
- 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 David Hodges

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