

## ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

### MEMORANDUM

**Date:** March 26, 2007  
**To:** Keith MacVean  
Planning Commission  
**From:** Alice Christenbury  
Land Development Services  
**Subject:** Rezoning Petition No. 2007-019, 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.

- The energy dissipator detail shown on the rezoning site plan will not meet minimum Land Development Standards. Please remove from site plan and be prepared to apply minimum storm drain system and energy dissipation design and construction standards per CLDS Manual for development plan review and approval.
- The Water Quality Plan for a typical lot detail should be qualified by identifying those lots to which this detail applies. Based on apparant topography, not all lots will drain to rear. In addition, each lot draining to the rear should be recorded with the 35' water quality buffer restrictions identified on the record map (please clarify if the referenced "orange protective fencing" is permanant or temporary).
- 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.
- All tree save areas must be in common open space to receive tree incentives.
- Min 10% tree save required. Plan shows tree save in the lots, which is allowed but cannot count towards density bonus.
- 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 James Mccullough

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