

ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

MEMORANDUM

Date: April 11, 2007
To: Keith MacVean
Planning Commission
From: Alice Christenbury
Land Development Services
Subject: Rezoning Petition No. 2007-047, 11431 North Tryon Street

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 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.
- Private Street connection to Multifamily Parcel may not meet Land Development Standards as depicted. Any proposed modification to the private street standard would need to be reviewed through a separate innovative submittal process.
- Additional notes: Sheet RZ1 has a detail for a public street w/4' planting strip. Must be min 8 ft. Note 3 says it's for a 'private' street. Do not recommend planting ANY tree in a 4 ft planting strip. None of these trees will count towards tree ordinance requirements unless larger planting strip is provided.
- No site lighting will 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 Matthew Anderson at (704)336-7923.

CC: Site Inspector Shelly Yungfleisch

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