

ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

MEMORANDUM

Date: May 31, 2007
To: Keith MacVean
Planning Commission
From: Alice Christenbury
Land Development Services
Subject: Rezoning Petition No. 2007-064, 3552 Mt. Holly Huntersville 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.

- Add the following note to the rezoning site plan and/or related rezoning documents:

"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.
- All trees 8 inches dbh and larger are protected from removal. Plan shows 8" trees being removed. STRONGLY recommend preserving ALL existing trees to preserve the 'habitat'. Limbing trees up allows for visibility while maintaining a healthy attractive border.
- Reword Note 11 to replace Stormwater requirement notes with language from Stormwater Services. Site is located in the Lake Wylie Protected area and development of the site would be governed by these requirements. Stormwater does not regulate Sediment and Erosion Control. Sediment and Erosion Control requirements will be determined based on relevant City of Charlotte Ordinances and Policies and Procedures in effect at time of plan submittal. Requirements listing restrictions on location of BMPs can be put in its own bullet after Stormwater notes.
- Replace Note 20 with above worded note

- Several BMP locations are shown on this plan. Add the following note: "Location, size, and type of any Stormwater Management Systems depicted on rezoning site plan is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points"
- Add the following note to the rezoning plan..."Development of this site will coordinate with previously approved plans "Mountain Island Marketplace/Couloak Drive Extension" (Approved date 3/2/06) and "Commercial Buildings/Mountain Island Marketplace" (Approved date 7/12/06). Drainage assumptions contained within these approved plans will be adhered to by subsequent plans. If conditions for existing Stormwater BMPs are modified, those BMPs would need to be redesigned and constructed to meet current requirements at the time of plan submittal and any specific requirements contained in this rezoning plan. BMPs must be sized for all upstream development draining into it. Any upstream developments served by or draining to BMPs provided in this development will be governed by the current requirements at the time of plan submittal and any specific requirements contained in this rezoning plan. Existing Stormwater facilities which bypass and drain separately from this rezoning plan would not
- be affected."
- A tree survey of the setback along 1-485 setback will be required with first submittal. All trees 8" dbh and larger are protected from removal.
- Sheet rz-2 Tree Removal Plan should be removed from set as it shows 8" and larger trees being removed from the setback which is not allowed.
- 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 Gary Benner

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