

## ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

### MEMORANDUM

**Date:** August 6, 2007  
**To:** Keith MacVean  
Planning Commission  
**From:** Alice Christenbury  
Land Development Services  
**Subject:** Rezoning Petition No. 2007-080, 8000 Old Statesville Rd.

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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.

- Add the following notes 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."
- "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."
- 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.
- Sheet L1.3 shows 5 ft planting strips with trees. Minimum width of 8 ft. is required for tree ordinance requirements.
- 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 Chris Johnson

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