



To: Tammie Keplinger, CMPC
From: Alice Christenbury, Engineering Land Development
Date: September 20, 2012
Rezoning Petition #: 2012-097

Detailed construction plans for the proposed site development are to be submitted for review and approval to the City of Charlotte's Land Development Division **after land entitlement (approved rezoning)**. Staff from City Land Development, Charlotte DOT, and the Planning Department review and inspect development projects in order to ensure compliance with pertinent City ordinances and standards. Please note Building Permit applications can be submitted concurrently to Mecklenburg County Code Enforcement and permit issuance will be conditioned upon the City of Charlotte's plan approval as required. Additional information may be found at our website: <http://development.charmeck.org>.

The Petitioner acknowledges that in addition to the conditions set forth in this petition and in the Zoning Ordinance, development requirements imposed by other City ordinances, construction standards, and design manuals do exist, are not waived or modified by the rezoning approval, and may be applicable to the proposed development. These development requirements include the regulation of streets, sidewalks, trees, and storm water. Where the conditions set forth in this Rezoning Plan conflict with other City development requirements, the stricter condition **or requirement shall apply**.

Comments for this rezoning:

Erosion Control Comment by John Geer- No wetland.

Comment by Tom Ferguson: Please add the following site specific comment to the standard Land Development review memo:

Please remove all reference on the site plan to assumptions regarding impervious area in existence prior to 1978. The 1978 aerial photo for the site does not support the impervious area assumptions. Upon application for site development permit, the applicant will be required to comply with the City's stormwater management regulations or prove that such regulations are not applicable (i.e., provide documentation of existing impervious area on the site prior to 1978 such that the net increase in impervious area since 1978 is less than 20,000 sf).