



To: Tammie Keplinger, CMPC  
From: Ashley Botkin, Engineering Land Development  
Date: May 25, 2016  
Rezoning Petition #: 2016-057 Revised

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:**

Tom Ferguson – The perennial stream delineated on the site plan requires a 100' wide undisturbed buffer per the Lower Lake Wylie Watershed Overlay requirements of the Charlotte Zoning Ordinance. Please label this stream buffer accordingly on the site plan and adjust construction limits to eliminate all disturbances within the buffer, including the "possible stormwater management basin". The intermittent stream delineated on the site plan requires a 30' wide Post Construction Stormwater Ordinance buffer. Please label this stream buffer accordingly on the site plan and eliminate all permanent improvements within the buffer, including the "possible stormwater management basin".

Laurie Dukes – Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance. Property is located in the Wedge, therefore trees save shall be provided on site. Tree save area to be minimum 30 feet wide; no structures allowed within ten

(10) feet of tree save area. Trees greater than two (2) inches diameter as measured 4.5' above ground and in the street right of way are protected by law; authorization for their removal is to be coordinated through the City Arborist office.

Jay Wilson –