



To: Tammie Keplinger, CMPC
From: Ashley Botkin, Engineering Land Development
Date: March 21, 2016
Rezoning Petition #: 2016-057

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 – Perennial and intermittent streams delineated on the rezoning plan are subject to stream buffer requirements. Please show most restrictive buffer requirements per Lower Lake Wylie Watershed Overlay (Charlotte Zoning Ordinance) and Post-Construction Stormwater Ordinance, and adjust construction/disturbance limits accordingly.

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

Jay Wilson – wetland stream needs delineation