



To: Tammie Keplinger, CMPC
From: Ashley Botkin, Engineering Land Development
Date: February 28, 2017
Rezoning Petition #: 2016-097 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 (Engineering) – Please clarify intent with respect to 24" RCP shown on rezoning plans. (City's storm drain records indicate an existing 18" RCP for a portion of the pipe length shown.) If plans depict existing conditions, please label the pipe segments as "existing". If off-site drainage improvements are depicted on the rezoning plan, please label such improvements as "potential" and add the following note under the ENVIRONMENTAL FEATURES heading: *The location, size, and type of storm drainage improvements and/or stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water design requirements and natural site discharge points.*

Please note the "20' Public Drainage Easement" associated with the plat recorded in Map Book 27, Page 941 does not authorize the petitioner to conduct any construction activity within the easement area. Specific written authorization for any such construction must be obtained from the property owners prior to full development plan approval by the City.

Peter Grisewood (Urban Forestry) –

Jay Wilson (Erosion Control) –