



To: Tammie Keplinger, CMPC
From: Ashley Botkin, Engineering Land Development
Date: November 28, 2016
Rezoning Petition #: 2017-013

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) – The rezoning plan proposes several encroachments into SWIM and/or Post Construction Stormwater Ordinance stream buffers. Please remove all proposed improvements from the stream buffers. (Any proposed SWIM/PCSO stream buffer encroachment and associated mitigation measures will be subject to approval by the City of Charlotte Stormwater Administrator as part of the site development permitting process and cannot be approved with the rezoning petition.)

Please also add the following note under a new heading titled "ENVIRONMENTAL FEATURES": *The location, size, and type of storm water 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 treatment requirements and natural site discharge points.

Peter Grisewood (Urban Forestry) – Must comply with the tree ordinance

Jay Wilson (Erosion Control) – Stream/wetlands likely, delineation needed