



To: Tammie Keplinger, CMPC
From: Ashley Botkin, Engineering Land Development
Date: December 19, 2016
Rezoning Petition #: 2017-029

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) – It appears a buffer encroachment may be necessary to provide a non-erosive stormwater discharge at the southern corner of the site (natural site discharge point). Petitioner should consider modifying the existing plan note E.4 to allow for a limited buffer encroachment for this purpose.

Peter Grisewood (Urban Forestry) – Must comply with Tree Ordinance Requirements

Jay Wilson (Erosion Control) – Stream and wetland delineation required