



To: Tammie Keplinger, CMPC  
From: Ashley Botkin, Engineering Land Development  
Date: March 28, 2017  
Rezoning Petition #: 2017-057

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 (Engineering) – The Petitioner is advised the proposed site redevelopment depicted on the rezoning plans will be subject to the Charlotte Post Construction Stormwater Ordinance (PCSO). If the "Existing Storm Water Pond (Pont)" depicted on the rezoning plans is to be used to satisfy PCSO stormwater management requirements, the Pond must be redesigned and reconstructed in accordance with PCSO requirements. Access and maintenance easements for the stormwater management facility must also be established as specified in the PCSO.

Please either delete the note on Sheet RZ-01 which currently reads: "EXISTING DRAINAGE AREA TO BE IMPROVED FOR INCREASED FUNCTION" or revise the note to read: "EXISTING STORM WATER MANAGEMENT FACILITY TO BE REDESIGNED AND RECONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE POST CONSTRUCTION STORMWATER ORDINANCE".

Peter Grisewood (Urban Forestry) – Site must comply with the Tree Ordinance.

Jay Wilson (Erosion Control) – No Comments