



To: Tammie Keplinger, CMPC
From: Ashley Botkin, Engineering Land Development
Date: Sept 7th, 2017
Rezoning Petition #: 2017-104 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 show and label "Potential 30' Post-Construction Stormwater Ordinance Buffer" for drainage feature located below existing pond or provide documentation confirming no perennial or intermittent stream exists.

Please add the following note under the "Features" heading on RZ-1: *For adjoining parcels receiving stormwater discharge from proposed BMP's, the Petitioner shall analyze adequacy of the existing stormwater conveyance on the adjoining parcels. If the existing stormwater conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or otherwise mitigate the stormwater discharge onto the adjoining parcels.*

Peter Grisewood (Urban Forestry) – Single family development in a wedge requires 10% tree save area, based on gross acreage (less easements and dedicated ROW). Tree save area must contain existing healthy tree canopy. Replanted tree save is NOT an option on this site, as it is in a wedge.

Jay Wilson (Erosion Control) –