



To: Tammie Keplinger, CMPC  
From: Ashley Botkin, Engineering Land Development  
Date: September 26, 2017  
Rezoning Petition #: 2017-133

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 remove reference to the “Post Construction Controls Ordinance” from note 1 under section VI. Open Space. Create a new section under notes entitled Environmental Features and add the following note: *The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. 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.*

Please revise the label for the 100-ft Undisturbed PCCO Buffer to read 100-ft Undisturbed PCSO Buffer.

Please revise the label for the PCCO Buffer to read 50-ft Undisturbed PCSO Buffer.

Please submit "Wetland Report" referenced on rezoning site plan.

There appears to be an existing stormwater management facility in the northeastern portion of the site. Please revise site plan to relocate proposed development and delete "proposed tree save" note in this area.

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

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