



To: Tammie Keplinger, CMPC  
From: Ashley Botkin, Engineering Land Development  
Date: August 28, 2018  
Rezoning Petition #: 2017-168 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: [www.charlottenc.gov/ld](http://www.charlottenc.gov/ld).

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 revise Note-1 under the Environmental Features heading to read as follows: *The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.*

Please show and label the potential 35' SWIM/Post Construction Stormwater Ordinance buffer on the site plan.

Please note the site plan proposes buildings over an existing 96-inch diameter storm drainage pipe. Charlotte-Mecklenburg Storm Water Services (CMSWS) has a Storm Drainage Easement (SDE) of varying width over this pipe as recorded in map book 13341 page 49. No buildings or structures are

permitted over and across this easement. At their cost, the property owner may be allowed to relocate the drainage system from under any proposed building and replace the existing SDE with a storm drainage easement to be maintained by the property owner (not CMSWS). Any proposed modification to the existing storm drain system and/or the associated easement will be subject to approval by CMSWS. The required width of the replacement storm drainage easement will be determined by CMSWS upon review of the proposed drainage modifications and the adjoining development.

Peter Grisewood (Urban Forestry) – No comments

Jay Wilson (Erosion Control) –