



To: Tammie Keplinger, CMPC
From: Ashley Botkin, Engineering Land Development
Date: December 20, 2017
Rezoning Petition #: 2017-171 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 delete all occurrences of the following note on Sheet RZ-2: “SIZE AND SHAPE OF POND/BMP FACILITY TO BE DETERMINED DURING FINAL ENGINEERING. IF DURING FINAL ENGINEERING DESIGN IT IS DETERMINED THAT THE POND IS NOT REQUIRED IT CAN BE REMOVED FROM PLAN.”

Peter Grisewood (Urban Forestry) – Site is in a wedge and is considered Commercial development under the Tree Ordinance. Site will be required to provide 15% tree save area based on gross acreage. 15% of 36.7 acres = 5.50 acres tree save. Show calculations on site plan. Tree save must contain existing healthy tree canopy. Tree save must be 30' width minimum. Show tree

save area on site map in common open space. Change note: Sheet RZ-3, VII., 3. To read: "The site will comply with the Tree Ordinance. The locations of the proposed 15% tree save areas are generally depicted on the Rezoning Plan."

Strike the remaining verbiage.

Jay Wilson (Erosion Control) –