



To: Tammie Keplinger, CMPC
From: Ashley Botkin, Engineering Land Development
Date: March 16, 2018
Rezoning Petition #: 2018-028

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) – No comments

Peter Grisewood (Urban Forestry) – Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 28.05 acres = 4.20 acres tree save. Show tree save and calculations area on site map. Tree save must contain existing healthy tree canopy. Tree save must be 30' width minimum.

Jay Wilson (Erosion Control) – Wetland determination and jurisdictional stream survey required. Area lies within the LLW Protected Area watershed overlay district and is subject to requirements of the Critical Watershed Checklist. Recommend that protections similar to River District Rezoning be required

here also, notably: 1. Commitment to sizing basins to hold the 2-yr storm for 5 days and the 25 yr storm for 3 days while safely routing the 50 yr storm through the spillway; and 2. Increasing stream buffer widths beyond what is required and providing at least a 50' buffer around wetlands.