



To: Tammie Keplinger, CMPC
From: Ashley Botkin, Engineering Land Development
Date: May 15, 2018
Rezoning Petition #: 2018-054

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.

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 stream buffer label on the rezoning plan to read "*Potential 30' Post-Construction Stormwater Ordinance Stream Buffer*".

The Potential 30' Post-Construction Stormwater Ordinance Stream Buffer mapped just beyond the southern boundary of the rezoning site appears to be inconsistent with existing topography. Actual stream buffer boundaries may encroach upon the site and conflict with potential BMP location.

Please add the following note under the Environmental Features heading: "*Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.*"

Please revise rezoning plan to make all text legible.

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

Jay Wilson (Erosion Control) – This site is adjacent to a recently-restored stream section. A current survey will be required to delineate and mark water quality buffers as related to the new stream path. A wetland survey will be required prior to plan submission or approval.