



To: Tammie Keplinger, CMPC  
From: Ashley Botkin, Engineering Land Development  
Date: September 25, 2018  
Rezoning Petition #: 2018-110

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) – To mitigate potential impacts to existing single-family lots on Greybriar Forest Lane, please add the following note under the Environmental Features heading: *Petitioner shall control stormwater discharge for the 100-year storm to the pre-development peak flow rate for the site discharge point nearest the existing single-family lots on Greybriar Forest Lane.*

Please label all stream buffers delineated on the rezoning plan as "Potential 30' Post-Construction Stormwater Ordinance Buffer" and add the following note under the Environmental Features heading: *Development within the Post-Construction Stormwater Ordinance stream buffers shall be subject to approval by Charlotte-Mecklenburg Stormwater Services and mitigated if required by City Ordinance.*

Peter Grisewood (Urban Forestry) – Site is in a wedge and will be required to provide 15% tree save area based on gross acreage.  $15\% \text{ of } 38.4 \text{ acres} = 5.76 \text{ acres tree save}$ . Show tree save area and calculations on site map. Tree save must contain existing healthy tree canopy. Tree save must be 30' width minimum.

Jay Wilson (Erosion Control) – No comments