



To: David Pettine, CMPC

From: Ashley Botkin - Planning, Design, and Development

Date: June 19, 2019

Rezoning Petition #: 2018-142 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.

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 show and label the floodplain boundaries on the rezoning site plan.

City GIS data indicates a Potential 100' SWIM/PCSO Stream Buffer on the site. These buffers may also need to include 50% of the flood fringe area as additional stream buffer. Please update rezoning site pan to show and label potential buffers as necessary.

Please extend the 35' Potential PCSO Stream Buffer around the perimeter of existing pond and extend the potential buffer delineation above the pond to Providence Road as indicated on City GIS data.

Peter Grisewood (Urban Forestry) – Show tree save area and calculations on site plan. Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. $15\% \text{ of } 20.5 \text{ acres} = 3.07$ acres tree save area. Tree save area must be 30' feet minimum width. Must contain existing healthy trees.

Add note: Site will comply with the Tree Ordinance

Jay Wilson (Erosion Control) –