



To: Tammie Keplinger, CMPC  
From: Ashley Botkin, Engineering Land Development  
Date: January 28, 2019  
Rezoning Petition #: 2018-154

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) – Please replace all storm water related references in Note-9a under the Environmental Features heading with the following notes: *The petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance.*

*The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.*

The Petitioner is also advised to consider roof slopes, roof drains, and other drainage facilities needed to capture and convey storm water runoff from proposed development nearest Yuma and Munsee Streets to the “storm detention area” location shown on the rezoning plan.

Peter Grisewood (Urban Forestry) – Site is in a wedge and will be required to provide 15% tree save area based on gross acreage.  $15\% \text{ of } 4.48 \text{ acres} = 0.67 \text{ acres tree save area}$ . Show tree save area and calculations on site map. Tree save area must be 30' feet minimum width. Must contain existing healthy trees.

Jay Wilson (Erosion Control) – No comments