Charlotte Storm Water
600 East Fourth Street
Charlotte, N C 28202-2844
OFFC: 704 . 336 . RAIN
FAX: 704 . 336 . 6586

Rezoning Petition Review

To: Tammie Keplinger, CMPC

From: Doug Lozner

Date of Review: November 20, 2017 ***(Revised August 17, 2018)***

Rezoning Petition #: 17-168

Existing Zoning: R-5 and R-22MF

Proposed Zoning: UR-2 (CD)

Location of Property: Approximately 3.70 acres located on the south side of West Blvd, east of Wilmore Drive.

Recommendations Concerning Storm Water:

On sheet RZ-3 under note G3 please revise *Post Construction Controls Ordinance* to *Post Construction Stormwater Ordinance.*

The rezoning plan proposes several encroachments into SWIM and/or Post Construction Stormwater Ordinance stream buffers. Any increase of impervious area within such buffers may not be allowed and is not approved with the rezoning process. Please include the following note under Environmental Features: *"Development within the SWIM/PCSO Buffer shall be coordinated with and approved by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance."*

Recommendations Due to revisions:

Please show and label the potential 35' SWIM/Post Construction Stormwater Ordinance buffer on the site plan.

Please note the site plan proposes buildings over an existing 96-inch diameter storm drainage pipe. Charlotte-Mecklenburg Storm Water Services (CMSWS) has a Storm Drainage Easement (SDE) of varying width over this pipe as recorded in map book 13341 page 49. No buildings or structures are permitted over and across this easement. At their cost, the property owner may be allowed to relocate the drainage system from under any proposed building and replace the existing SDE with a storm drainage easement to be maintained by the property owner (not CMSWS). Any proposed modification to the existing storm drain system and/or the associated easement will subject to approval by CMSWS. The required width of the replacement storm drainage easement will be determined by CMSWS upon review of the proposed drainage modifications and the adjoining development.