



To: Tammie Keplinger, CMPC

From: Ashley Botkin, Engineering Land Development

Date: March 4, 2019

Rezoning Petition #: 2018-167 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](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 add the following note under the ENVIRONMENTAL FEATURES heading: *The Petitioner shall analyze the adequacy of the existing stormwater conveyance across parcels receiving stormwater discharge from the site. The limits of analysis shall extend from the storm water discharge point on the site to Lorraine Drive. If the existing stormwater conveyance within the specified analysis limits is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or otherwise mitigate impacts of the stormwater discharge within the specified analysis limits.*

Peter Grisewood (Urban Forestry) – Tree save area must be 30' feet minimum width. Show tree save area and calculations on site map. Site is in a wedge and will be required to provide 15% tree save area

based on gross acreage. 15% of 1.74 acres = 0.26 acres tree save area. Must contain existing healthy trees.

Jay Wilson (Erosion Control) – Stream/wetland survey required prior to civil site plan submission