



To: Tammie Keplinger, CMPC

From: Ashley Botkin, Engineering Land Development

Date: October 24, 2014

Rezoning Petition #: 2014-084 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: <http://development.charmeck.org>.

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 – Please revise Note-A under the “Environmental Features” heading to read as follows (please note underlined text): “The location, size, and type of storm water management systems depicted or described 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, maintenance and inspection requirements, and natural site discharge points.”

Tim Porter – Urban Forestry recommends that no large mature tree species be planted in rear buffer within 25' of overhead distribution power lines to avoid significant tree damage in future related to expected pruning work for Duke Energy line clearance requirements

John Geer –