



To: David Pettine, CMPC
From: Ashley Botkin - Planning, Design, and Development
Date: September 27, 2019
Rezoning Petition #: 2019-108

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) – Due to proximity of building envelopes to property boundaries and the proposed location for the stormwater management facility, the Petitioner is advised to consider roof slopes and/or roof drainage facilities necessary to convey stormwater from roof areas to any stormwater management facilities which may be required by local ordinance.

Please revise the existing note on rezoning plan to read as follows: *Potential wetland and intermittent stream, subject to USACE verification. Intermittent and perennial stream delineation reports are also subject to review and approval by Charlotte Stormwater Services with respect to applicability of local stream buffer regulations.*

Please add the following note under the ENVIRONMENTAL FEATURES heading: *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.*

Peter Grisewood (Urban Forestry) – Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 13.21 acres = 1.98 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) –