



To: Tammie Keplinger, CMPC
From: Ashley Botkin, Engineering Land Development
Date: December 31, 2018
Rezoning Petition #: 2018-147

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) – The Petitioner is advised there are drainage complaints on file for several single-family parcels on Parker Green Trail directly below the potential bmp location shown on the rezoning plan. 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 to the downstream side of the parcel addressed as 3000 Parker Green Trail or to the point where the rezoning site is less than 10% of the tributary drainage area, whichever criterion creates the longest analysis limits. 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) – Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 3.31 acres = 0.49 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