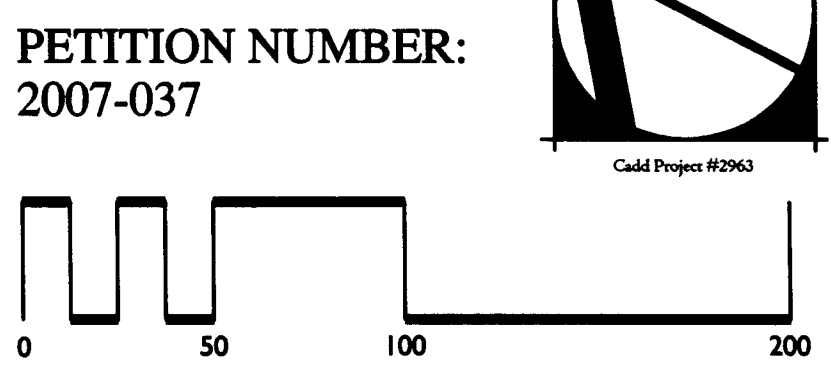



CMS SHALL PROVIDE
AN 8' PLANTING
STRIP, 6' SIDEWALK
AND CURB & GUTTER
ALONG PROPERTY
FRONTAGE OF
SALOME CHURCH
ROAD

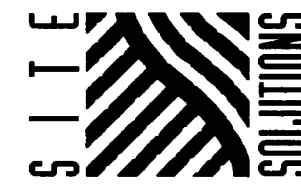
EXISTING 4' SIDEWALK & 4'
PLANTER STRIP PER
MALLARD LAKE
DEVELOPMENT. ROAD IS
UNNAMED, 42' WIDE FACE
TO FACE.

Site Data:
EXISTING ZONING: CC
PROPOSED ZONING: INST. Cond.
PETITION NUMBER: 2007-037
PARCEL TAX NUMBER: part of 029-101-02, 029-101-01
Site Acreage: ±12.8 AC.
Proposed Uses: Institutional (Elementary School)
Minimum Front Setback 40'
Minimum Side Yard 20'
Minimum Rear Yard 20'





Charlotte-Mecklenburg Schools



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Salome Church Road Elementary School

Charlotte Mecklenburg Schools
Charlotte, NC
Petition Number 2007-037

Project No: 2963
Drawn By: J. Roygem
Designed By: B. Cannella
Checked By: B. Cannella
Date: 03.23.07

Revisions:
REV. PER PLANNING 04.19.07

Sheet Title:

Site Plan

Sheet No:

RZ.1

A. General Provisions

These Development Standards form a part of the rezoning petition filed by The Charlotte-Mecklenburg Board of Education (the "Petitioner") with respect to the approximately 12.8 +/- acre site located southwest of the intersection of Mallard Creek Rd and Salome Church Rd. (the "Site"). Development of the Site will be governed by the site plan (the "Site Plan") submitted with this petition, these Development Standards and the applicable provisions of the Zoning Ordinance of the City of Charlotte in existence as of the date of approval of this petition (the "Ordinance").

Unless more stringent standards are established by the Site Plan or these Development Standards, all development standards established under the Ordinance for the INST zoning district shall be followed in connection with development taking place on the Site.

The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and manuals in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

The development generally depicted on the Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases. This allowance applies to all site elements, including building areas, parking and driveway areas, open space areas, recreation areas, and roads and streets.

B. Permitted Uses

The Site shall be developed for elementary, middle, and/or other school uses allowed by right or under prescribed conditions in the INST District, including school buildings, mobile units and any other structures or amenities that are typically part of a school campus. Incidental or accessory uses as permitted by the Ordinance for the INST zoning district may be developed within the Site.

C. Design and Performance Standards

- Landscape plantings shall be provided per City of Charlotte Tree Ordinance Guidelines internally and along Salome Church Road. Planting required. Existing on Mallard Roost frontage.
- Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. The Petitioner reserves the right to pursue the Planned Development Flexibility Option outlined in Section 13.110(2) of the Ordinance.

- Parking

Off-street parking and loading areas will satisfy the standards established under the Ordinance.

- Buffers/Project Edges

- Buffers exclusive of SWIM or other environmental buffers and project edges will be created in accordance with the Ordinance. Required buffers and project edges on the Site may be eliminated or reduced if the adjoining parcels are rezoned or developed such that buffers or project edges are no longer required.
- Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.

- Screening

- Screening will conform to the applicable standards of section 12.303 of the Zoning Ordinance.
- All dumpsters on the site will be screened with a solid enclosure with screen gates.

- The exact location of driveways and street intersections will be determined during the development process by NCDOT and/or CDOT whichever has jurisdiction over that determination in accordance with those applicable requirements.

D. Environmental Standards

- Watershed Protection - General Requirements

- All development will adhere to the provisions of the SWIM Buffer Ordinance.
- The Petitioner agrees to avoid development activities including building or grading in all regulated floodplain areas exclusive of utility installations, roadway crossings as required to serve the development, and pedestrian trails. Any pathways proposed within a watershed or swim buffer shall comply with the Mecklenburg County Watershed Protection Pathway guidelines.
- The development shall be provided water and sewer service via connection to the Charlotte-Mecklenburg Utilities systems.
- Stream Buffers

If applicable to the subject property, intermittent and perennial stream segments draining less than 100 acres shall be delineated by a certified professional using the U.S. Army Corps of Engineers and N.C. Division of Water Quality methodology. The locations of streams and the required buffers shall be depicted on site plans.

If applicable to the subject property, a 35 foot protective buffer shall be established on both sides of intermittent and perennial stream segments draining between 50 and 100 acres. A buffer shall include two zones, a 20 foot undisturbed streamside zone, and a 15 foot limited use upland zone. The allowable uses in these zones are to be the same as those outlined in the City of Charlotte Zoning Ordinance, Chapter 12, Part 8, S.W.I.M Stream Buffers, for streams draining greater than 100 acres, but less than 300 acres.

If applicable to the subject property, all intermittent and perennial stream draining less than or equal to 50 acres shall have a minimum 30 foot vegetated buffer including an undisturbed or bioengineered 10 foot zone adjacent to the bank. Disturbance of the buffer is allowed; however, any disturbed area in the 10 foot zone adjacent to the stream bank shall require stream bank stabilization using bioengineering techniques approved by MCWQP. All buffers shall be measured from the top of the bank on both sides of the stream.

- Stormwater Management Initiatives

In order to ensure effective mitigation of negative water quality impacts and adequate protection of water quality conditions the Petitioner agrees to the following:

- Runoff generated from the first inch of rainfall shall be captured and treated in accordance with the NC Department of Environment and Natural Resources Best Management Practices Manual, April 1999, Section 4.0, or updated versions of the same sufficient to achieve 85% TSS pollutant removal for the Site. Full post-development runoff volume for the 1 year, 24-hour storm draw down shall be a minimum of 24 hours, but not more than 120 hours. For commercial projects with greater than 24% built upon area the peak runoff rates should be controlled with BMPs to match predevelopment runoff rates for the 10 year and 25 year, 6 hour storms or perform a down stream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.
 - Stormwater runoff will be managed by two or more BMPs in series in accordance with the SWMP. Where more than a single BMP is used to manage storm water generated from each sub-basin on the Site, the SWMP shall include a description of the proposed BMPs and the combination of BMPs for water quality protection with the removal efficiency calculated using a formula per the SWMP where the sum of the removal efficiencies shall meet or exceed the 85% TSS removal requirement.
 - No stream or watershed monitoring or modeling will be provided by the Petitioner for the SWMP.
 - All bio-retention systems are to be equipped with underdrains that are connected to a storm drainage system to allow for the removal of filtered water that does not infiltrate into surrounding soils. Bio-retention BMPs must also contain a mechanism for safely bypassing excess runoff. Easements covering all BMPs required to meet pollutant removal efficiencies shall be delineated and recorded on final record plats.
 - Any separate, defined drainage area within a project that will have greater than 24% built-upon area is to have water quality best management practices (BMP's) to treat storm water runoff from the entire built upon area within the separate, defined drainage area. The BMPs are to be constructed to achieve 85% Total Suspended Solid (TSS) removal for the entire post developed runoff volume for the first 1-inch of rainfall. The BMPs must be designed and constructed in accordance with the NC Department of Environmental and Natural Resources (NCDENR) Best Management Practices Manual. April 1999, Section 4.0.
 - The use of Low Impact Design (LID) such as bioretention systems in tree islands, grassed swales, vegetated buffers, level spreaders, and other innovative systems in a treatment train's optional and encouraged, where applicable. LID systems can be employed in whole or in part to meet the 85% TSS treatment standard for stormwater runoff. LID must be designed and constructed per the NCDENR Best Management Practices Manual, April 1999, Section 4.0.
 - Storm water runoff from the development shall be transported from the site by vegetated conveyances to the maximum extent practical.
- Erosion Control
 - The Petitioner shall limit the size of developed areas denuded within each sub basin area identified in the SWMP at any one time. Grading and land disturbing activities shall not exceed fifty (50) acres of denuded area within any sub-basin at any one time unless specific documentation and justification is provided to demonstrate earthwork balance is otherwise not possible. Documentation of the total denuded area within each subbasin should be delineated on a site plan and submitted to the MCWQP and City of Charlotte Land Development Services. Added measures for controlling erosion shall include:

- Whenever feasible phased grading to limit the amount of exposed soil and reduce the potential for erosion problems and off-site sedimentation.
 - Temporary or staged seeding should be performed on parking lots and other graded areas immediately following the completion of land disturbing activities to minimize the amount of disturbed area and reduce the potential for off-site sedimentation.
 - In the event frequency and intensity of rainfall events are overloading basins or other devices, polymers and other flocculating measures should be employed to enhance settling capabilities to avoid the discharge of solids from the Site.
 - Double high hazard silt fences should be used in critical areas of the Site such as at all intermittent and perennial streams, wetlands, at the base of slopes, approved stream crossings, and other locations where the potential for off-site sedimentation is greatest.
 - In the absence of silt fencing, orange construction barrier fence should be installed along stream buffers to delineate and protect buffers during construction.
 - Sedimentation in perennial or intermittent streams caused by construction activities shall be mitigated in an unobtrusive manner within one week of identification.
- Wetlands Protection
- Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact NCDEHNR (919-733-1786). For 404 permits contact the U.S Army Corps of Engineers. (704-271-4854).
- E. Connectivity Access Points and Transportation Commitments
- The placement and configuration of each access point to the Site are subject to any modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation or the Charlotte Department of Transportation.
 - The proposed use of each driveway as an entrance and/or exit for a particular school as shown on the Site Plan may be altered after the school is open based on the operating needs of the school.
 - The site plan shall provide for a possible future bus driveway connection to the adjacent property to the northwest, in lieu of the current bus driveway on Salome Church Road, subject to the availability of funding, if and when Salome Church and Mallard Creek Road intersection is realigned by others. (Please note that we also considered a possible future car exit to the realigned intersection, but do not believe that a car exit is feasible given the small size of the site.)
- F. Fire Protection
- New buildings shall comply with the fire department access requirements of the NC State Fire Code and meet the fire flow requirement of the City of Charlotte.
- G. Amendments to Rezoning Plan
- Future amendments to this rezoning plan may be applied for by the then Owner or Owners of the particular parcel on the Site involved in accordance with the provisions of Chapter 6 of the Ordinance in effect as of the date of approval of this Petition.
- H. Additional Notes
- The Petitioner reserves the right to construct a different building footprint than the one depicted on the site plan as long as the increase in square footage does not exceed 10%. In addition, a multi level building may be provided with the setbacks adjusted to increase width per height of building if exceeds 40' allowable height per zoning ordinance.
 - A left turn lane on Salome Church Road will be provided to access the proposed bus driveway.
 - A left turn lane, designed with 150 feet of storage and a minimum bay taper of 8:1, will be provided along Mallard Roost Road to access the proposed vehicle driveway.
 - The buffer along the west side adjoining the existing single family will remain undisturbed, except for the removal of weeds, vines, debris and unsightly underbrush; the removal of dead or diseased limbs, trees and other materials; the application of mulch at least 2-3 inches away from the bark of trees; the removal of trees less than 2 inches in caliper at the base that are clearly within the drip line of a tree that is 2 inches in caliper or greater; and the installation, maintenance, repair and replacement of utilities and other items listed in section 12.302(12) of the Ordinance. The width of this western buffer will not be reduced if a wall, fence or berm is provided in accordance with section 12.302(8) of the ordinance. In addition to the above, CMS shall (1) plant one row of 10' tall magnolia trees along the 50' buffer on the CMBE property and another row of 10' tall magnolia trees 10' into the buffer and (2) give the adjacent owners the non-exclusive right to use the 50' buffer.
- As currently provided in note C.4.b, utility installations will only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.



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Salome Church Road
Elementary School
Charlotte Mecklenburg Schools
Charlotte, NC
Petition Number 2007-037

Project No:	2963
Drawn By:	J. Noygom
Designed By:	B. Cannella
Checked By:	B. Cannella
Date:	03.23.07
Revisions:	
REV. PER PLANNING	04.19.07

Sheet Title:

Technical
Data Sheet

Sheet No:
RZ.2

PETITION NUMBER:
2007-037