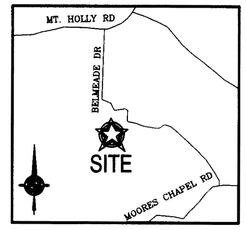
PROPOSED BELMEADE SCHOOL CAMPUS

CHARLOTTE-MECKLENBURG SCHOOLS
BELMEADE DRIVE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
DEED BOOK 19797, PAGE 483
TAX PARCEL: PART OF 053-281-03

SURROUNDING IMPROVEMENTS PROPOSED PER CROSLAND INC, APPROVED PETITION NO. 2005-77



Vicinity Map - NTS

PROPOSED PUBLIC ROAD BY CMS

EXISTING BELMEADE

FUTURE ROAD CONNECTION BY OTHERS

60' RIGHT OF WAY BY CMS

PROPOSED BELMEADE DRIVE RELOCATION / NEW ROAD WORK BY OTHERS

PROPOSED PUBLIC ROAD BY CMS

PROPOSED PUBLIC ROAD BY OTHERS

PROPOSED PUBLIC ROAD EXTENSION BY OTHERS

Site Data:

EXISTING ZONING: MX-3
PROPOSED ZONING: MX-3 Innov.
PETITION NUMBER: 2007-039
PARCEL TAX NUMBER: 053-281-03
Site Acerage: ±50 AC.
Proposed Uses: Institutional (Elementary & Middle Schools
Minimum Front Setback 20'
Minimum Side Yard 0'
Minimum Rear Yard 10'

APPROVED BY CITY COUNCIL.
APR 1 6 2006

ADDED SITE PLAN

PETITION NUMBER: 2007-039

0 100 200 400

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Site Planning Landscape Architecture Civil Engineering
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SITE SOLUTIONS

cms Charlotte-Mecklenburg Schools

Belmeade Campus Elementary & Middle

Charlotte Mecklenburg Schools
Charlotte, NC
Petition Number 2007-039

Project No:	2910
Drawn By:	B. Cannella
Designed By:	B. Cannella
Checked By:	P. Hobbs
Date:	12.21.06

Revisions:	
⚠ REV. PER PLANNING	02.16.07
⚠ REV. PER CDOT	03.21.07

MAR 2 9 2007

Sheet Title:

Conceptual Land Use Plan

Sheet No:

RZ.1

DEVELOPMENT STANDARDS – #2007 - 039

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 50.0066 +/- acre site located south of the proposed realigned Belmeade Drive in northwest Mecklenburg County (the "Site"). Development of the Site will be governed by the Conceptual Land Use 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 MX-3 zoning district shall be followed in connection with development taking place on the Site. The Site may utilize the Innovative Development provisions of the Ordinance as outlined on the Site Plan and in Section C of these Development Standards and this plan will constitute the approved MX-3 (Innovative) plan. No subsequent (Innovative) site plan approval will be required for the items outlined in Section C, provided that modifications to such MX-3 (Innovative) plan may be requested in accordance with applicable procedures.

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.

Because the Site is a portion of the master planned community approved under rezoning petition #2005 - 077 (the "Whitewater Petition") , this petition includes the vesting of the approved rezoning plan for the Site for five (5) years from the approval date of the Whitewater Petition.

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 MX-3 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 MX-3 zoning district may be developed within the Site.

C. Design and Performance Standards

1. A landscape easement of at least 30 feet in width shall be provided along the site road frontages at the request of Crosland LLC.

2. 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.

3. Parking

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

4. Buffers/Project Edges

a. 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.

b. Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.

c. Required 50' Class C buffers along the southern property boundary shall be eliminated so no buffer separates the school from the future residential development. Existing vegetation shall remain where not disturbed by grading operations or as allowed by ordinance, but new supplemental plantings shall not be required.

5. Screening

a. Screening will conform to the applicable standards of section 12.303 of the Zoning Ordinance.

b. All dumpsters on the site will be screened with a solid enclosure with screen gates.

6. The exact locations 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.

7. In accordance with Urban Forestry Staff stipulations in conjunction with existing site conditions, no tree survey shall be required along Belmeade Road or New Public Street frontage. Locations of those proposed rights of way as related to existing topography do not allow for protection of proposed right of way trees. New street trees shall be provided in accordance with City of Charlotte tree ordinance.

D. Environmental Standards

1. Watershed Protection - General Requirements

a. All development occurring on the Site shall conform to the applicable requirements of the Lake Wylie Watershed District Protected Area for those portions of the Site therein.

b. All development will adhere to the provisions of the SWIM Buffer Ordinance.

c. 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.

d. The development shall be provided water and sewer service via connection to the Charlotte-Mecklenburg Utilities systems.

e. 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.

2. 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:

- The Whitewater Storm Water Management Plan prepared by Land Design dated 10/16/06 (the "SWMP") was previously approved for the property rezoned under the Whitewater Petition, including the Site

- 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.

3. Erosion Control

a. 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.

b. Sedimentation in perennial or intermittent streams caused by construction activities shall be mitigated in an unobtrusive manner within one week of identification.

4. 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

1. 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.

2 . 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. For example, the proposed exit for the middle school onto Belmeade Drive through the bus driveway may not be used.

3. Upon the request of the City, the Petitioner agrees to grant a non-exclusive easement or license to the City , in the vicinity of the arrow at the western boundary of the Site , to allow the installation of a stub connecting the paving on the Site to the new public road to be installed by others to the west.

4. The Charlotte Mecklenburg Schools Public Roads, which extend from Belmeade Drive, are shown as a collector with 60' of right of way to provide seperate left and right turn lanes at Belmeade drive and left turn lanes at the Elementary School / Whitewater retail development driveway and at the Middle School drive. CMS will provide back to back left turn lanes on the collectors with minimum of 150' storage. ⚠

F . School Site Term Sheet

All applicable provisions of the School Site Term Sheet between Crosland, Inc. and the Petitioner dated as of September 9, 2005 are incorporated herein by reference as a part of these Development Standards.

G . Fire Protection

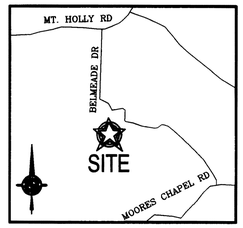
New buildings shall comply with the fire department access requirements of the NC State Fire Code and meet the fire flow re quirement of the City of Charlotte.

H. 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.

I. Additional Notes

The property subject to this conditional zoning plan may be constructed in two phases, an elementary school and a middle school phase as provided in this section (i). All or a portion of the middle school phase as part of the elementary school phase, or vice versa, but only the elementary school phase needs to be completed prior to issuance of certificate of occupancy and use of the elementary school, and only the middle school phase needs to be completed prior to issuance of certificate of occupancy and use of the middle school. The portion of the new public road between the proposed Belmeade Drive and the elementary school entrance will be constructed as part of the elementary school phase. The portion of the new public road between the proposed Belmeade Drive and the middle school entrance will be constructed as part of the middle school phase. Required street improvements such as sidewalks, planting strips, etc.. along the new public road shall be constructed during the elementary school phase. The western most drive to the middle school and connection from the middle school lot to the center bus lot drive will be constructed as part of the middle school phase. Required street improvements on the proposed Belmeade drive are by others and are not part of this petition. ⚠



Vicinity Map - NTS

PETITION NUMBER:
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Date: 12.21.06

Revisions:
⚠ REV. PER CDOT 03.21.07

Sheet Title:
Technical Data Sheet

Sheet No:
RZ.2