

The Chapel Hill Town Council has, through a Mayor's Committee, engaged School and neighborhood representatives in discussion about existing conditions and proposed plans for the Montessori Community School. Subsequent to those discussions, the Chapel Hill Town Council endorsed a set of principles with a request that the Montessori Community School incorporate these ideas into the design of a Special Use Permit application.

Following is an item by item commentary on those principles, as approved by the Chapel Hill Town Council on November 24, 2003 and revised on November 25, 2003, with our additions in bold describing how we have incorporated these principles into the Montessori Community School submittal for a Special Use Permit.

1. Stormwater management facilities shall be designed to control for storm events, controlling for rate, volume, and quality as specified in Town regulations. Post-development volume of runoff shall not exceed pre-development volume for the 2-year storm. Post-development rate of runoff shall not exceed pre-development rate for the 100-year storm.  
**Dual stormwater management facilities have been proposed here which will provide that the post-development volume of run-off will not exceed pre-development volume for the 2 year storm. The facilities have also been designed to provide that the post development rate of run-off does not exceed the pre-development rate for the 100 year storm.**
2. The School shall commit to a proposal offered by school officials, that stormwater calculations for the "pre-development" condition shall be based on the assumption of an undeveloped site (not the site as it exists today).  
**The proposal for stormwater management included in the Special Use Permit application is based on the pre-development condition of this site prior to any of the development by the Montessori Community School.**
3. The School shall agree to pay a fee to the Town for the Town to arrange for an independent evaluation of the School's stormwater management strategies and designs, performed by a stormwater engineer familiar with constructed-wetlands technologies. The Town shall select the professional(s) for this evaluation, with opportunity for School representatives and neighborhood representatives to have input on the selection. The Montessori School is encouraged to consult with faculty at the UNC School of Public Health in considering designs for the constructed wetlands.  
**The Montessori Community School agrees to pay this fee.**
4. The Site Design for the expansion shall route or re-route all water and sewer lines such that none are beneath stormwater management facilities.  
**Water and sewer lines have been relocated, where necessary, so that none are beneath stormwater management facilities.**
5. The Site Design for the expansion shall be adjusted so that more room for undisturbed land can be left between the proposed stormwater management facilities and adjacent residential properties. (See "buffer" discussion below for more detail.)  
**The area of undisturbed land between the proposed stormwater management facilities and adjacent residential properties has been adjusted so that, in all cases, it exceeds buffers and setbacks required by LUMO and is consistent with other conditions included in these principles.**

6. In preparing a stormwater management strategy, the School shall investigate the feasibility of channeling parking lot runoff east to Pope Road.  
**The feasibility of directing parking lot run-off to Pope Road was investigated. This was not considered feasible due to the relative elevations of the parking lots, Pope Road and storm facility invert elevations.**
7. Close attention shall be paid to sedimentation and erosion control measures during construction, including preparation of a plan for monitoring and maintenance of erosion control devices beyond that normally required.  
**Please see C-2 for sedimentation and erosion control plans.**
8. The School shall prepare specific plans for professional, ongoing monitoring and maintenance of stormwater management facilities after construction is complete, with record-keeping mechanisms that will facilitate review of compliance. Maintenance records should be submitted to the Town Manager on a bi-annual basis.  
**A stormwater facility maintenance plan that includes professional on-going monitoring and maintenance of the stormwater facilities, will be submitted for approval when the stormwater management plan has been approved. We request that this be a part of the "Final Plans" approval procedure.**
9. The School shall prepare a plan demonstrating a schedule and funding mechanism for ongoing maintenance of all stormwater management facilities.  
**A schedule and funding mechanism will be included in the facility maintenance plan described in 8 above.**
10. The School shall supplement vegetation and fencing along the southern property line to create an effective buffer from adjacent residential properties. Plans for this area should include a revision of the 1995 planting plan with vegetation that will thrive in an existing wooded setting and grow to provide meaningful screening, supplemented with fences and removal of the existing playground areas within 20 feet of the property line.  
Accomplishing this objective may require requesting a revised buffer plan approval from the Community Design Commission. Plant and fence selections should be made after consultation with neighbors.  
**The Montessori Community School, with the advice and co-operation of it's neighbors, has prepared a revision of the 1995 southern buffer plan. This revised plan has been reviewed and approved by the Community Design Commission (at their March, 2004 meeting), the Final Plans have been reviewed and approved by the town staff and implementation is now complete.**
11. The School shall prepare a detailed plan indicating how ongoing professional maintenance of required plantings will be achieved.  
**A detailed plan indicating ongoing professional maintenance of required plantings has been submitted as a part of the Special Use Permit application.**
12. The Site Plan shall be adjusted to provide 40-60 foot buffers along the western and northern boundaries of the site. 40 feet of undisturbed land shall be reserved along the western and northern property lines. The remaining 20 feet of the 60-foot buffer shall be reserved for grass, wetland plantings, and passive uses. This 60-foot buffer may be penetrated at right-angles where needed for utility line construction or stormwater outlet devices. Proposed new rip-rap pads should be located at least 20-feet away from property boundaries.  
**These adjustments have been made are included in this request for a Special Use Permit. See sheets C-2 and C-4 for more detailed buffer information.**

13. The Site Plan shall be adjusted to move the proposed new driveway abutting the eastern property line. This driveway cannot be placed within the buffer.  
**The site plan has been adjusted so that this proposed new driveway is placed outside of the required buffer.**
14. The plan for buffers shall include measures to mitigate light and noise impacts on adjacent residential properties.  
**The plan for the buffers includes increased distances between activities on site and adjacent residential properties. The plan also includes additional plant materials. Both of these increases to LUMO buffer requirements will serve to mitigate light and noise impacts on adjacent residential properties.**
15. Repairs to the existing southern buffer (supplementing vegetation and fences) and repairs to the southern drainage basin (raising the bottom of the basin) should be undertaken immediately, regardless of the timing for pursuing a Special Use Permit application.  
**Repairs to the existing southern buffer are completed (see 10 above) and repairs to the southern drainage basin have been completed (see attached letter from the town Zoning Compliance Officer).**
16. The playing fields shall not be lighted for nighttime use.  
**No lighting equipment is proposed for the playing fields. The Montessori Community School commits to not lighting playing fields for nighttime use.**
17. All outside HVAC units shall comply with current noise ordinance provisions.  
**New HVAC units shall comply with current noise ordinance provisions. Noise screening has been provided for existing units to mitigate noise for surrounding residential properties.**
18. The Town Council shall consider a request for restricting parking along public streets in the vicinity of the School, if such a request is presented by neighbors.  
**This principle is beyond the scope of this Special Use Permit request. The Montessori Community School will instruct it's faculty, parents and visitors not to park on the public streets in the vicinity of the school and to obey parking restriction signs if they are erected.**
19. In the design of stormwater facilities and constructed wetlands, and in the plan for maintenance of these facilities, special attention shall be given to designs and methods to assure that new mosquito habitats are not created. The current problem of over-excavation of the southern basin should be corrected prior to next summer.  
**The problem of the southern basin has been corrected prior to this summer of 2004. The constructed wetlands have been designed to not create mosquito habitats. These will be further reviewed as a consequence of following principle 3, above.**