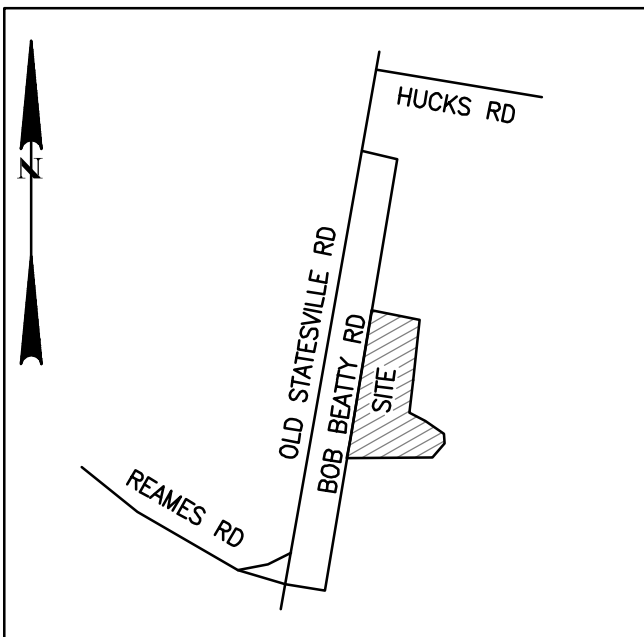


NOTE:
9200 BOB BEATTY ROAD PARCEL #027-532-53IS INCLUDED WITH THE REZONING OF 9132 BOB BEATTY ROAD
PARCEL #027-532-52 TO DEPICT THE PROPOSED CAMPUS FOR THE 'PIONEER SPRINGS COMMUNITY SCHOOL'.

CURRENT PROPERTY OWNERS PER TAX RECORDS
TAX PARCEL 027-532-52
DOMENIC ANTHONY POLZELLA
DAVID POLZELLA & WIFE, LEIGH POLZELLA
DB 20963-422
TAX PARCEL 027-532-53
CROFT PROPERTIES, LLC
DB 15320-403
TAX PARCEL 027-532-54
CROFT PROPERTIES, LLC
DB 15320-403
TAX PARCEL 027-532-55
TROY D. COLE & LINDA S. COLE
DB 7155-554

DEVELOPMENT DATA TABLE	
SITE AREA	2.177 ACRES
TAX PARCEL INCLUDED WITHIN THE	
AREA TO BE REZONED	027-532-52
EXISTING ZONING	O-1 & B-2
PROPOSED ZONING	N/A
EXISTING USES	RESIDENCE & COM. KITCHEN
PROPOSED USES	CLASS ROOMS
NON RESIDENTIAL USES	CLASS ROOMS
MAXIMUM FLOOR AREA RATIO	N/A
MINIMUM SETBACK	25'
MINIMUM SIDE YARD	8'
MINIMUM REAR YARD	20'
MAXIMUM BUILDING HEIGHT	40'
NUMBER OR RATIO OF PARKING	
SPACES REQUIRED	1 SPACE PER CLASSROOM
MINIMUM OPEN SPACE REQUIRED	N/A



VICINITY MAP - NOT TO SCALE

- GENERAL PROVISIONS
1. 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 AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.207 OF THE ZONING ORDINANCE.
 2. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN. THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES THAT MAY BE APPLICABLE TO THE SITE.
 3. THROUGHOUT THIS REZONING PETITION, THE TERMS 'OWNER', 'OWNERS', 'PETITIONER' OR 'PETITIONERS' SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE
SCHOOL CAMPUS

PERMITTED USES
USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE O-1 & B-2 DISTRICT EXCEPT AS MAY BE FURTHER LIMITED BY THE SPECIFIC PROVISIONS OF THIS SITE PLAN.

- TRANSPORTATION
1. THE SITE WILL HAVE A FULL ACCESS CONNECTION TO BOB BEATTY ROAD GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.
 2. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.
 3. THE EXACT LOCATION AND DESIGN OF THE ACCESS POINTS WILL BE DETERMINED THE DESIGN AND DEVELOPMENT REVIEW FOR THE SITE.

ARCHITECTURAL STANDARDS
THE DAVIS HOUSE & CROFT SCHOOL HOUSE ARE CONTRIBUTING STRUCTURES TO THE HISTORIC CROFT NEIGHBORHOOD WHICH IS ON THE NATIONAL REGISTER OF HISTORIC PLACES. ALL ADDITIONS AND NEW CONSTRUCTION & MATERIALS WITHIN THESE PROPERTIES WILL REFLECT THE HISTORIC NATURE OF THE PROPERTIES AND COMPLIMENT THE CONTRIBUTING STRUCTURES AS PER THE HISTORIC LANDMARKS COMMISSION.

- STREETSCAPE AND LANDSCAPING
1. THE BUFFERS ON THE SITE PLAN MAY BE REDUCED OR REMOVED IF THE ADJOINING PROPERTY FOR WHICH THE BUFFER WAS CREATED IS REZONED TO A CATEGORY WHERE THE BUFFER WOULD BE SMALLER OR WOULD NOT BE REQUIRED. THIS ACTION WILL NOT REQUIRE AND ADMINISTRATIVE AMENDMENT TO THE SITE PLAN.
 2. REQUIRED PARKING TO MEET 12.202 OF ZONING
 3. REQUIRED SCREENING FOR PARKING TO BE PROVIDED
 4. TRASH & RECYCLING RECEPTACLES TO BE SCREENED

ENVIRONMENTAL FEATURES
RESERVED

PARKS, GREENWAYS, AND OPEN SPACE
RESERVED

FIRE PROTECTION
RESERVED

SIGNAGE
RESERVED

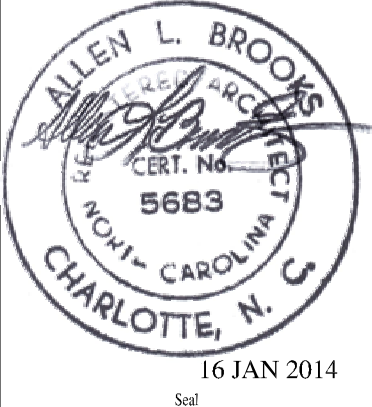
- LIGHTING
1. ANY LIGHTING WILL BE DECORATIVE, CAPPED AND DOWNWARD DIRECTED.

- PHASING
1. PHASE I - CONFIGURE PARKING LAYOUT AROUND RED BARN & AT DAVIS HOUSE. REMODEL DAVIS HOUSE TO ACCOMMODATE PLUMBING REQUIREMENTS.
 2. PHASE II - REMOVE COMMERCIAL KITCHEN IN RED BARN. PROVIDE ADDITION TO RED BARN FOR NEW ADDITION OF CLASSROOMS. ADDITIONAL BUILDING TO BE ADDED TO SITE FOR CLASSROOMS.



Pioneer Springs Community School Campus Concept Sketch
15 JAN 2014

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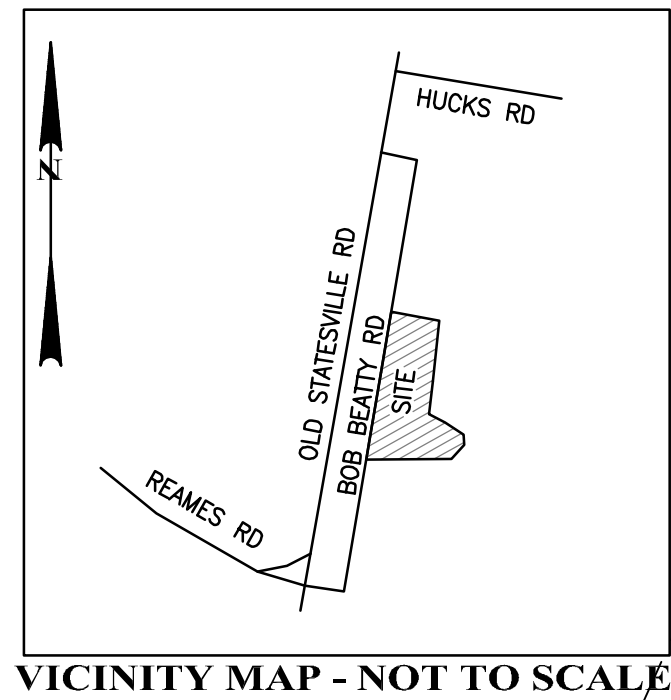
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THE DAVIS HOUSE
9132 Bob Beatty Road, Charlotte, NC 28269

PROJ. NO. - 13078
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COVER SHEET
A-1
OF: FOUR

- NOTES
1. THIS SURVEY IS OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 3. PROPERTY SHOWN MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAY OR EASEMENTS NOT SHOWN HEREON.
 4. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
 5. SUBJECT PROPERTY IS ZONED B-1, B-2(CD) & O-(ICD).
 6. POINTS NOT LABELED WITH MONUMENTATION ARE CALCULATED POINTS.
 7. ELEVATIONS ARE BASED ON NC85 MONUMENT "1/4" WITH AN ELEVATION OF 840.07 (NAVD 88).
 8. THE LOCATION OF ANY SUBSURFACE UTILITIES SHOWN IS APPROXIMATE. CONTACT INDIVIDUAL UTILITY COMPANIES IN ORDER TO DETERMINE EXISTENCE, LOCATION, SIZE, DEPTH OR OTHER RELEVANT INFORMATION PRIOR TO DEMOLITION OR CONSTRUCTION.
 9. THE PROPERTY SHOWN GOES TO THE CENTER OF THE EASTERN RAILROAD TRACK, TITLE TO THE PORTIONS OF LAND WITHIN THE ROAD R/W AND WITH THE RAILROAD R/W SHOULD BE VERIFIED BY A QUALIFIED ATTORNEY PRIOR TO ANY CONVEYANCES INCLUDING SUCH LAND.



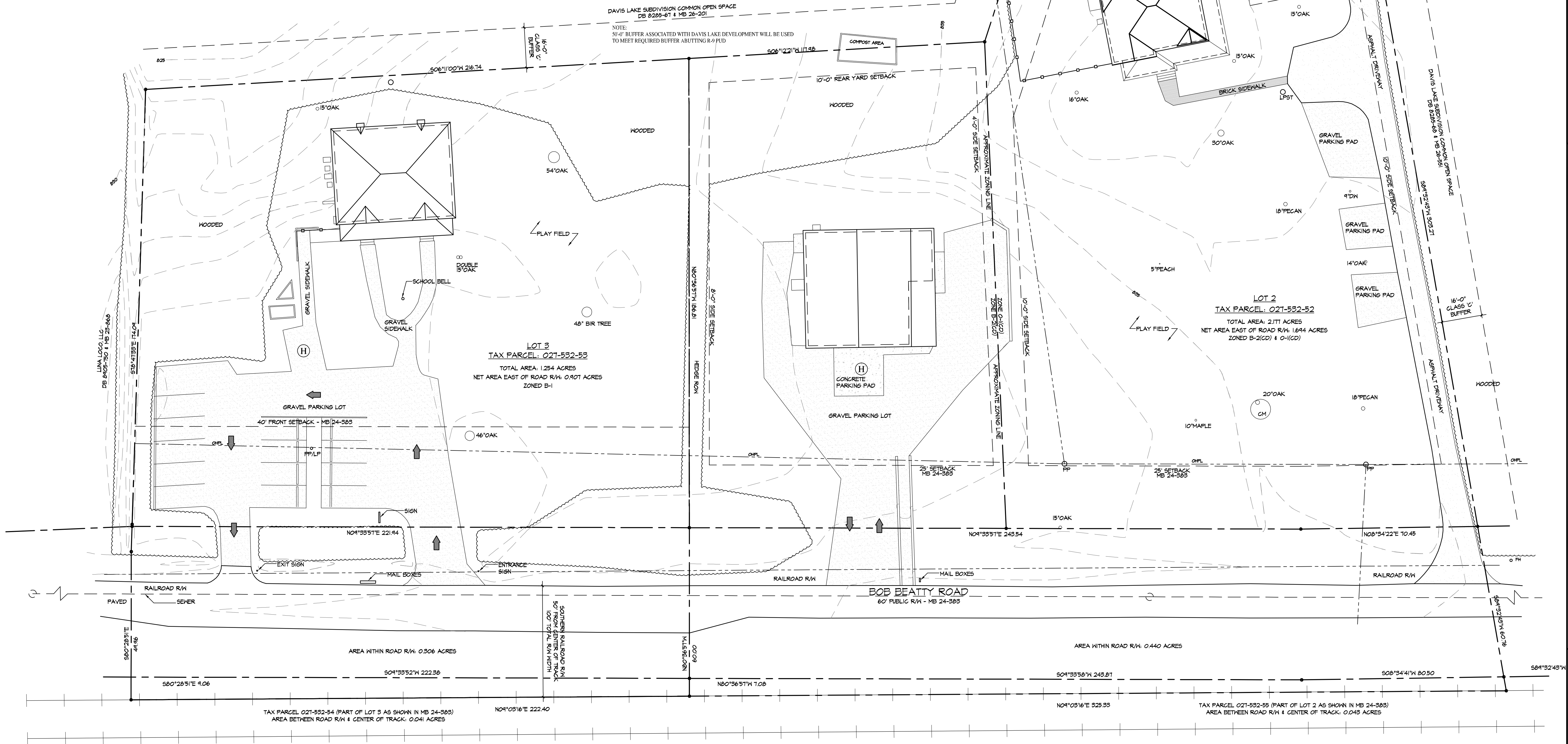
CURRENT PROPERTY OWNERS PER TAX RECORDS

TAX PARCEL 021-552-52
DOMENIC ANTHONY POLIZELLA
DAVID POLIZELLA & WIFE LEIGH POLIZELLA
DB 20965-422

TAX PARCEL 021-552-53
CROFT PROPERTIES, LLC
DB 19320-403

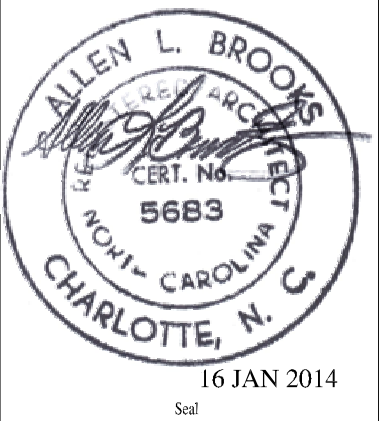
TAX PARCEL 021-552-54
CROFT PROPERTIES, LLC
DB 19320-403

TAX PARCEL 021-552-55
TROY D. COLE & LINDA S. COLE
DB 1195-554



① EXISTING SITE PLAN
1" = 20'-0"

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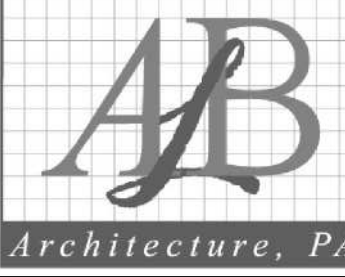
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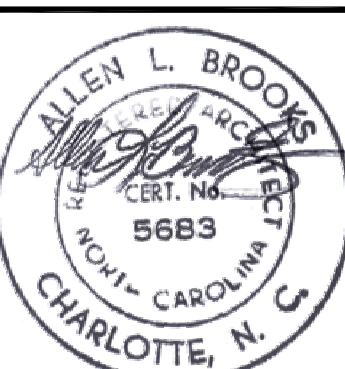
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EXISTING SITE PLANS

A-2
OF: FOUR



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16 JAN 2014

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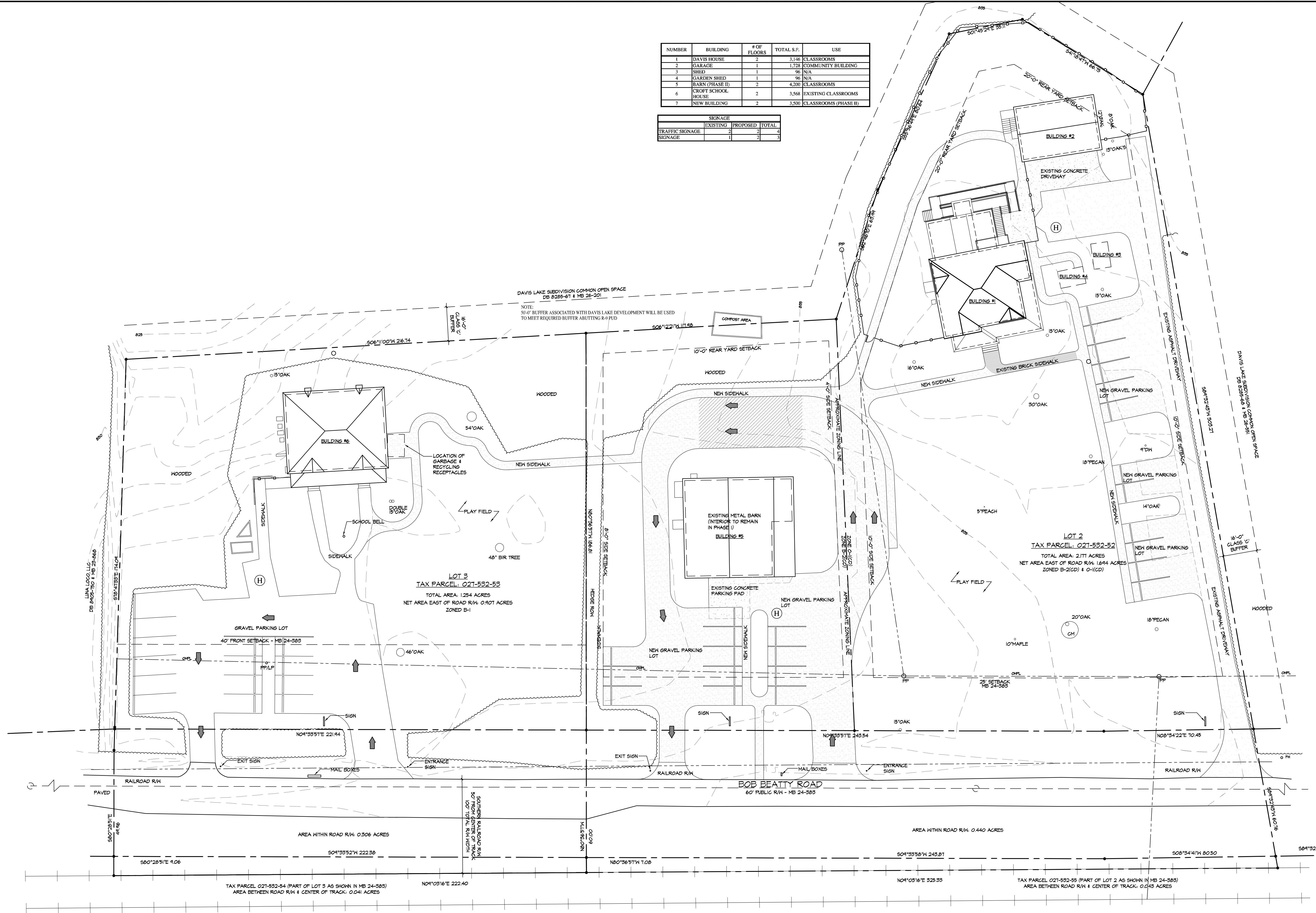
PROPOSED SITE PLANS
(PHASE I)

A-3

OF: FOUR

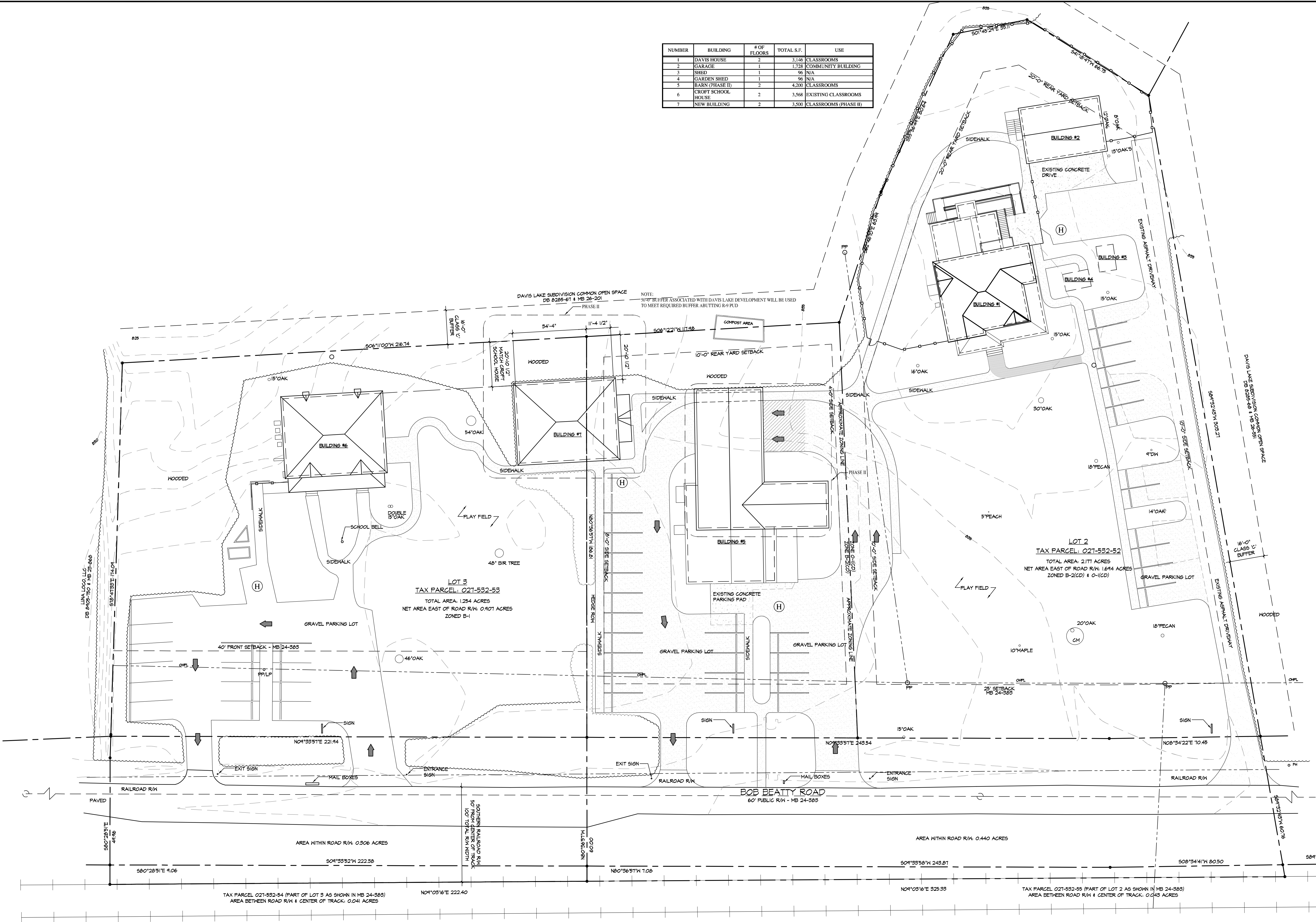
NUMBER	BUILDING	# OF FLOORS	TOTAL S.F.	USE
1	DAVIS HOUSE	2	3,146	CLASSROOMS
2	GARAGE	1	1,728	COMMUNITY BUILDING
3	SHED	1	96	N/A
4	GARDEN SHED	1	96	N/A
5	BARN (PHASE II)	2	4,200	CLASSROOMS
6	CROFT SCHOOL HOUSE	2	3,568	EXISTING CLASSROOMS
7	NEW BUILDING	2	3,500	CLASSROOMS (PHASE II)

SIGNAGE			
	EXISTING	PROPOSED	TOTAL
TRAFFIC SIGNAGE	2	3	4
SIGNAGE	1	2	3

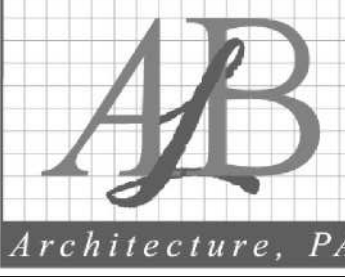


① PROPOSED SITE PLANS (PHASE I)
1" = 20'-0"

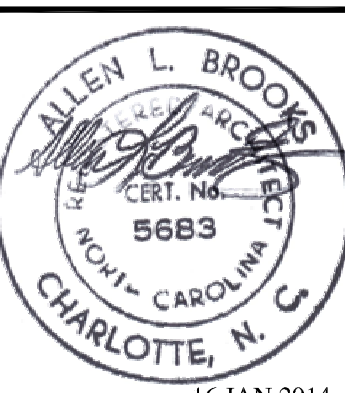
NUMBER	BUILDING	# OF FLOORS	TOTAL S.F.	USE
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5	BARN (PHASE II)	2	4,200	CLASSROOMS
6	CROFT SCHOOL HOUSE	2	3,568	EXISTING CLASSROOMS
7	NEW BUILDING	2	3,500	CLASSROOMS (PHASE II)



1 PROPOSED SITE PLANS (PHASE II)
1" = 20'-0"



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PROPOSED SITE PLANS
(PHASE II)

A-4

OF: FOUR