

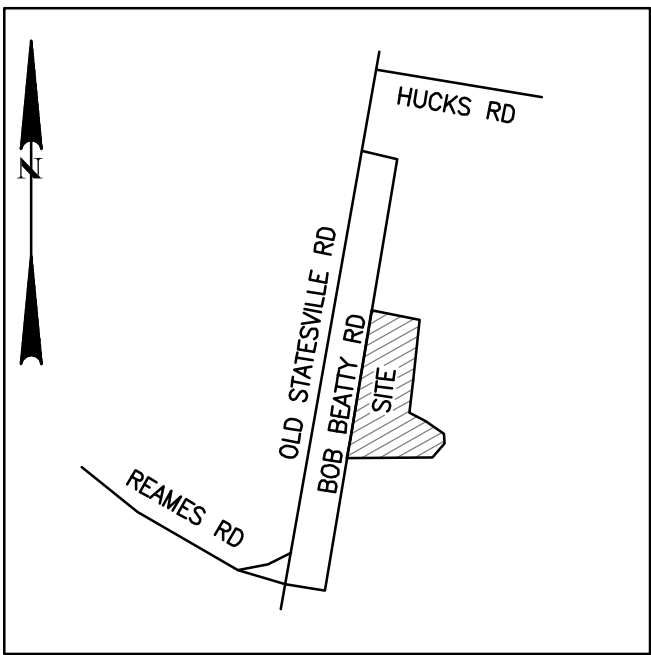
CURRENT PROPERTY OWNERS PER TAX RECORDS
TAX PARCEL 027-532-52
DOMENIC ANTHONY POLZELLA
DAVID POLZELLA & WIFE, LEIGH POLZELLA
DB 20963-422

TAX PARCEL 027-532-53
CROFT PROPERTIES, LLC
DB 15320-403

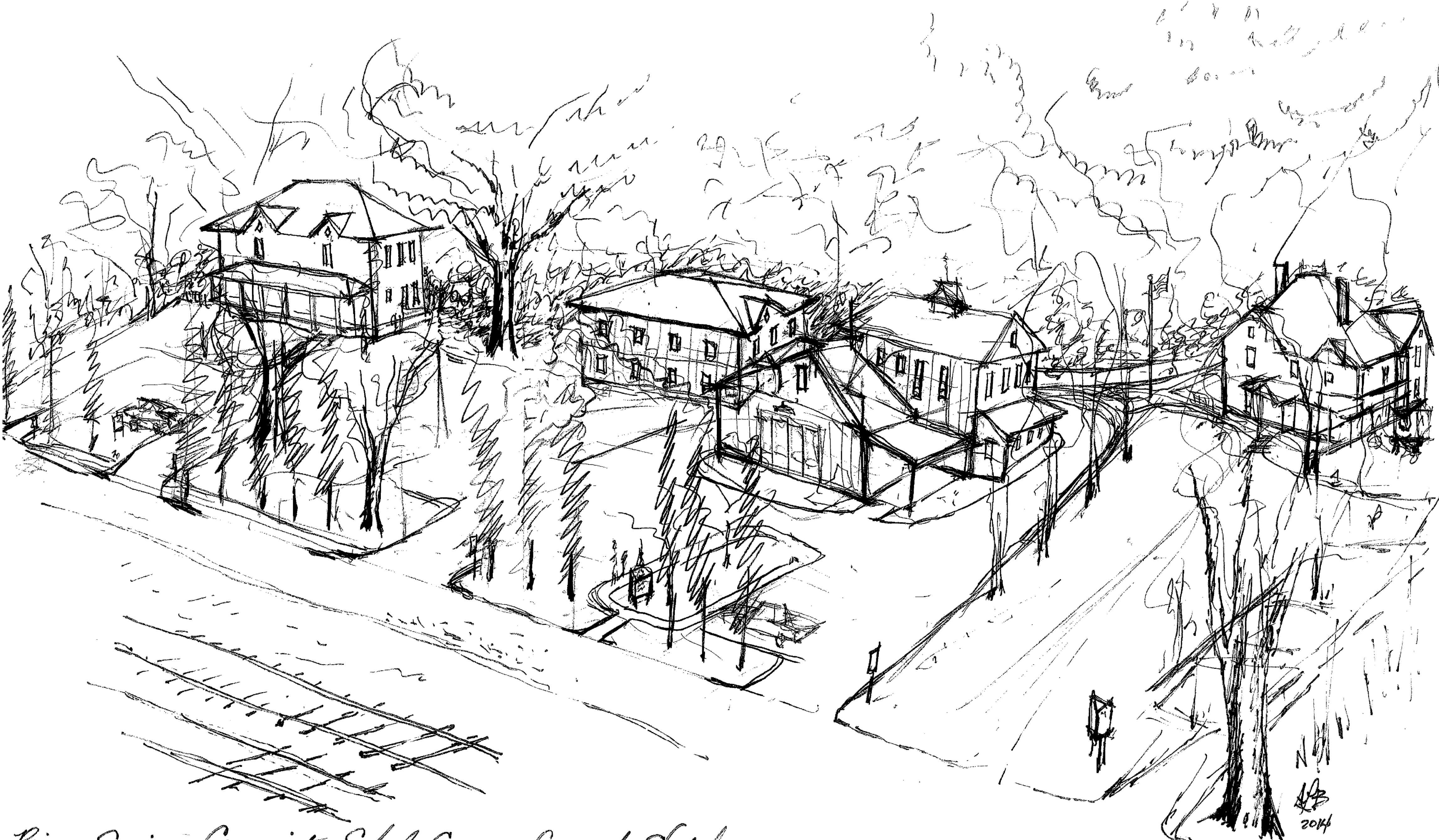
TAX PARCEL 027-532-54
CROFT PROPERTIES, LLC
DB 15320-403

TAX PARCEL 027-532-55
TROY D. COLE & LINDA S. COLE
DB 7155-554

DEVELOPMENT DATA TABLE	
SITE AREA	2.94 ACRES
TAX PARCEL INCLUDED WITHIN THE AREA TO BE REZONED	027-532-53, 027-532-52
EXISTING ZONING	B-1, B-2 (CD), O-1 (CD)
PROPOSED ZONING	B-1 (CD), B-2 (CD) SPA, O-1 (CD) SPA
EXISTING USES	RES. & COM. KIT / SCHOOL & OFF.
PROPOSED USES	SCHOOL CAMPUS & COM. KIT.
NON RESIDENTIAL USES	SCHOOL CAMPUS & COM. KIT.
MAXIMUM FLOOR AREA RATIO	N/A
MINIMUM SETBACK	25'
MINIMUM SIDE YARD	8'
MINIMUM REAR YARD	10'-0" & 20'-0"
MAXIMUM BUILDING HEIGHT	40'
NUMBER OR RATIO OF PARKING SPACES REQUIRED	1 SPACE PER CLASSROOM
MINIMUM OPEN SPACE REQUIRED	N/A



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Pioneer Springs Community School Campus Concept Sketch
15 JAN 2014

- 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.
 4. THE "BARN" CAN CONTINUE TO BE USED FOR A COMMERCIAL KITCHEN, BUT WILL BE DISCONTINUED PRIOR TO THE "BARN" BEING CONVERTED INTO CLASSROOMS.

PURPOSE
GRADES K-5, ELEMENTARY SCHOOL CAMPUS.

PERMITTED USES
USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE B-1, B-2 & O-1 DISTRICT. THE SITES SHALL BE DEVOTED TO A K-5 ELEMENTARY SCHOOL CAMPUS, COMMERCIAL KITCHEN AND ANY ACCESSORY USES AS PERMITTED IN THE ZONING ORDINANCE.

- 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.
 4. Current owners are willing to dedicate the approximately two and one-half (2.5) feet for additional road right-of-way to bring the total right-of-way to sixty-seven (67) feet from the centerline of the railroad. Pioneer Springs Community School will complete the road widening in front of Lot 2 of the Davis Lake Outparcel required by the Department of Transportation in order to service the property for its intended use. Upon taking title to the subject properties, Pioneer Springs will transfer ownership of the portions of the properties located in the then-existing right-of-way.

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
 5. 8'-0" CLASS 'C' BUFFER @ EXISTING PARKING ON LOT 027-532-53 & 11'-0" CLASS 'C' BUFFER IN WOODED AREA. WOODED AREA TO REMAIN UNDISTURBED AND MAY COUNT TOWARD BUFFER REQUIREMENTS.

ENVIRONMENTAL FEATURES
RESERVED

PARKS, GREENWAYS, AND OPEN SPACE
RESERVED

FIRE PROTECTION
RESERVED

SIGNAGE
RESERVED

- LIGHTING**
1. ANY POLE LIGHTING WILL BE LESS THAN 25'-0" & MEET THE HISTORIC CHARACTER OF THE SITE. LIGHTING WILL BE DIRECTED IN A DOWNWARD FASHION.

- 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.

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Pioneer Springs Community School
THE DAVIS HOUSE
9132 Bob Beatty Road, Charlotte, NC 28269

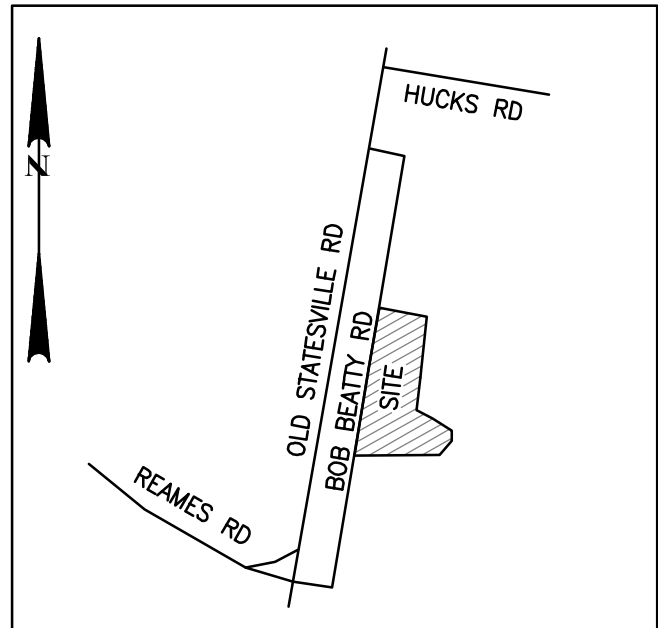
PROJ. NO. - 13078
ISSUED - 20 FEB 2014
REVISIONS -

COVER SHEET
A-1
OF: TWENTY

Existing Parking Spaces

Parking Spaces:	17	Required			
	22	Provided			
Handicap Spaces	2	Provided			
		Requirements		Required Parking	
		Institutional	1 space per class	x 2 classrooms	2 Parking Spots
		Business	1 space per 300 sf	x 1744 sf	6 Parking Spots
		Commercial Kit.	1 space per 300 sf	x 2010 sf	7 Parking Spots
		Total Required:			15 Parking Spots
		Total Provided:			22 Parking Spots

- 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-1(CD).
 6. POINTS NOT LABELED WITH MONUMENTATION ARE CALCULATED POINTS.
 7. ELEVATIONS ARE BASED ON NGSS MONUMENT "1 4" WITH AN ELEVATION OF 840.07 (NAVD 83).
 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.



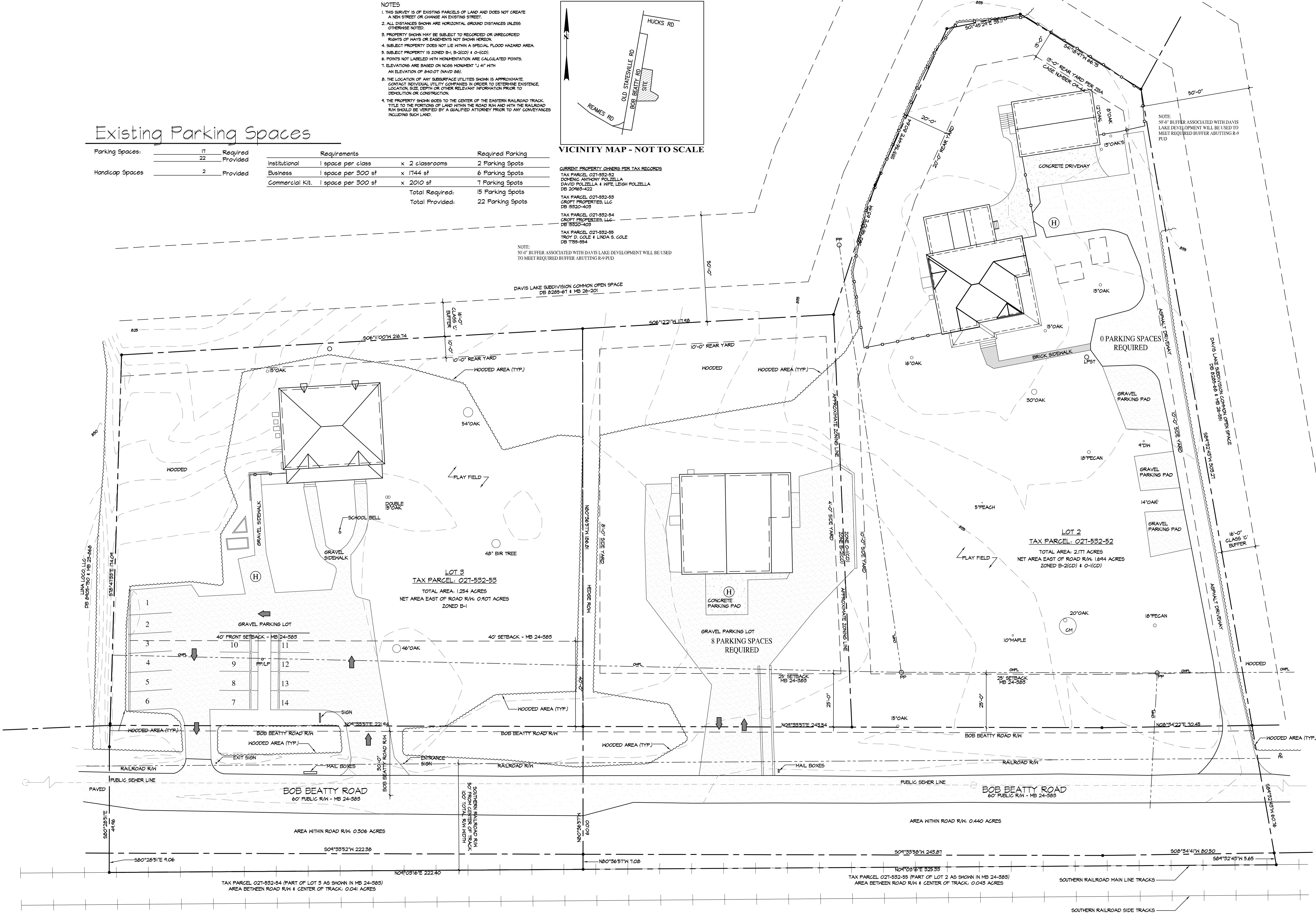
VICINITY MAP - NOT TO SCALE

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 7155-254

NOTE:
50'-0" BUFFER ASSOCIATED WITH DAVIS LAKE DEVELOPMENT WILL BE USED TO MEET REQUIRED BUFFER ABUTTING R-9 PUD

DAVIS LAKE SUBDIVISION COMMON OPEN SPACE
DB 6225-67 & MB 26-201

NOTE:
50'-0" BUFFER ASSOCIATED WITH DAVIS LAKE DEVELOPMENT WILL BE USED TO MEET REQUIRED BUFFER ABUTTING R-9 PUD



1 EXISTING SITE PLAN
1" = 20'-0"

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Pioneer Springs Community School
THE DAVIS HOUSE
9132 Bob Beatty Road, Charlotte, NC 28269

PROJ. NO. - 13078
ISSUED - 20 FEB 2014
REVISIONS -

EXISTING SITE PLANS

A-2
OF: TWENTY

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 I)	2	2,010	COMMERCIAL KITCHEN
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)

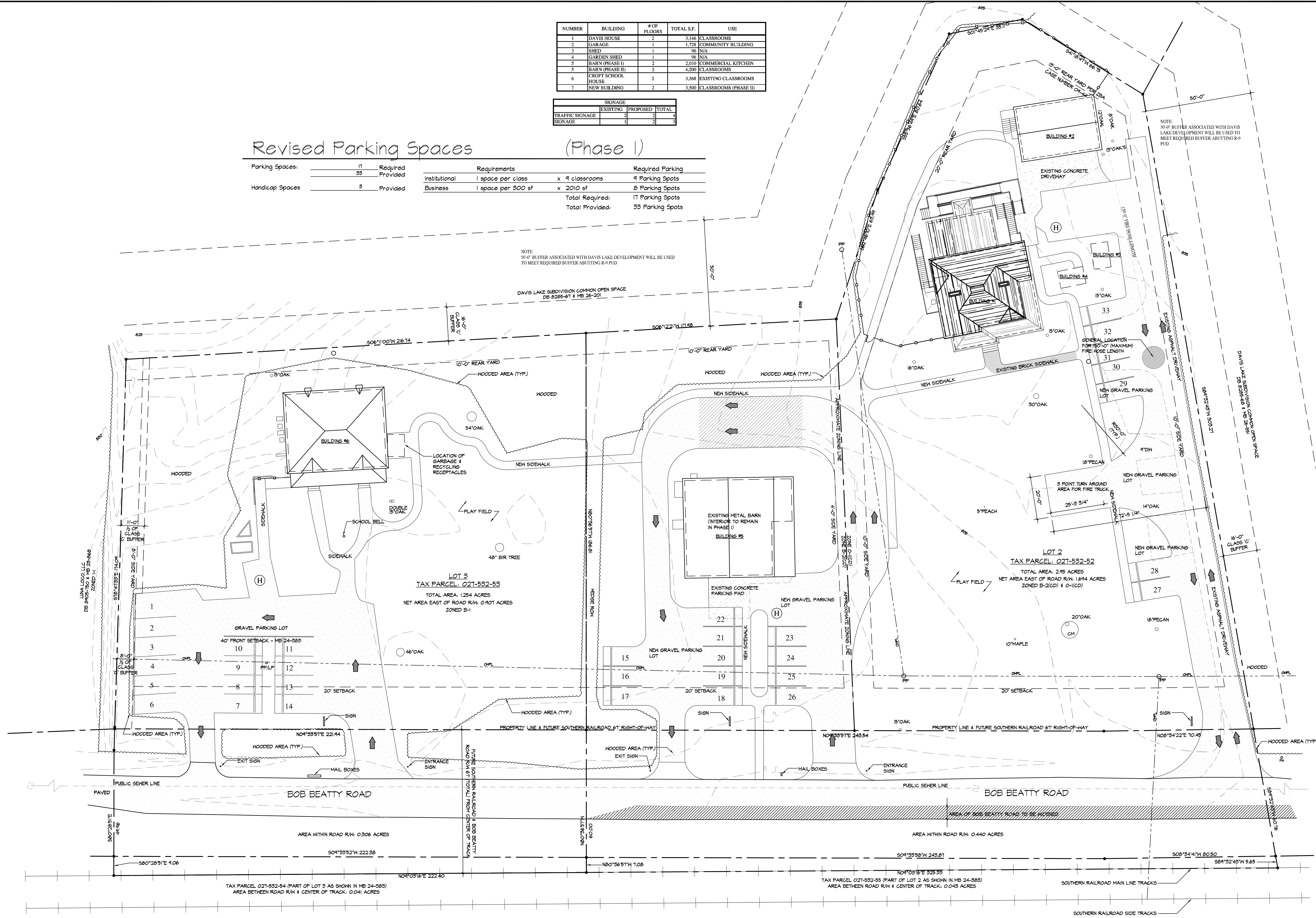
SIGNAGE			
TRAFFIC SIGNAGE	EXISTING	PROPOSED	TOTAL
SIGNAGE	2	2	4
	1	2	3

Revised Parking Spaces (Phase I)

Parking Spaces:	17	Required	Requirements	Required Parking
	33	Provided	Institutional 1 space per class x 9 classrooms	9 Parking Spots
Handicap Spaces:	3	Provided	Business 1 space per 300 sf x 2010 sf	8 Parking Spots
			Total Required:	17 Parking Spots
			Total Provided:	33 Parking Spots

NOTE:
50'-0" BUFFER ASSOCIATED WITH DAVIS LAKE DEVELOPMENT WILL BE USED TO MEET REQUIRED BUFFER ABUTTING R-9 PUD

DAVIS LAKE SUBDIVISION COMMON OPEN SPACE
DB 0285-67 & MB 26-20



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 I)	2	2,010	COMMERCIAL KITCHEN
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)

Revised Parking Spaces (Phase II)

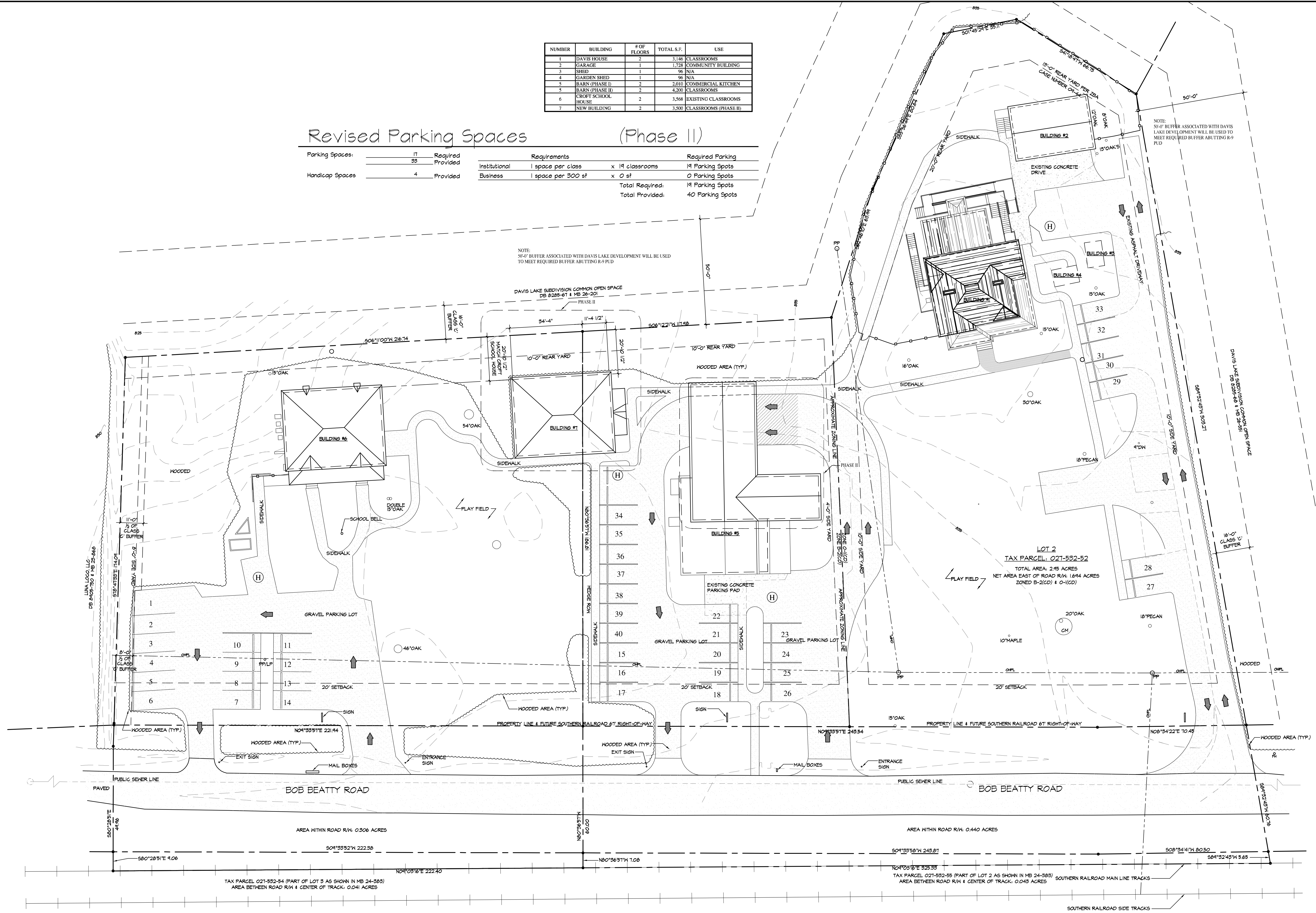
Parking Spaces:	17	Required
	33	Provided
Handicap Spaces:	4	Provided

Requirements	Required Parking
Institutional 1 space per class x 19 classrooms	19 Parking Spots
Business 1 space per 300 sf x 0 sf	0 Parking Spots
Total Required:	19 Parking Spots
Total Provided:	40 Parking Spots

NOTE:
50'-0" BUFFER ASSOCIATED WITH DAVIS LAKE DEVELOPMENT WILL BE USED TO MEET REQUIRED BUFFER ABUTTING R-9 PUD

DAVIS LAKE SUBDIVISION COMMON OPEN SPACE
DB 8-225-67 & MB 26-201

NOTE:
50'-0" BUFFER ASSOCIATED WITH DAVIS LAKE DEVELOPMENT WILL BE USED TO MEET REQUIRED BUFFER ABUTTING R-9 PUD



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

