



**URBAN
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PARTNERS**

1318-e6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com
nc license no: P-0418

Children's Design Group
Mark D. Pavey, A.I.A., Architect
PO Box 1365
Gulf Shores, AL 36547
(334)-546-3624
(206)-350-0593 Fax
child.design@mindspring.com

Primrose School
Franchising Company

Ted Tillman
3860 Cedarcrest Road
Acworth, GA 30101

**Primrose School
of Matthews**
Development Standards & Notes
Ames Street, Matthews, NC

| NO. | DATE | BY | REVISIONS: |
|-----|----------|-----|------------------------------|
| 1 | 08/29/15 | UDP | PER STAFF COMMENTS |
| 2 | 12/08/15 | UDP | ADP'L PROPERTY & ROTATE BLDG |

Project No: 15-040
Date: July 1, 2015
Designed by: udp
Drawn By: udp
Scale: nts
Sheet No:

RZ-3

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Primrose School Franchising Company ("Applicant") for an approximately 1.33 acre site located on the west side of Park Center Drive between Matthews Township Parkway and North Ames Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the O zoning district shall govern the use and development of the Site.
- C. Subject to paragraph E under Architectural Standards, the location of any building to be constructed on the Site, other than a building devoted to a child day care facility as described below and the associated parking areas and other improvements, and the location of parking areas and other improvements shall be governed by the standards and regulations set out in the Ordinance.

PERMITTED USES

- A. The Site may be devoted to any use or uses that are permitted by right or under prescribed conditions in the O zoning district and to any incidental and accessory uses associated therewith that are allowed in the O zoning district.

DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA

- A. A child day care facility developed on the Site shall be subject to the following limitations:
 - (1) The maximum number of children that may be served on the Site shall be 185.
 - (2) The maximum size of a building devoted to a child day care facility shall be 14,500 square feet of gross floor area.
 - (3) A child day care facility shall comply with the applicable requirements of Section 155.506.6 of the Ordinance.
- B. The maximum size of a building devoted to a use or uses other than a child day care facility shall be 20,000 square feet of gross floor area.
- C. For purposes of the limitations set out above, "gross floor area" shall mean the total floor area enclosed within a building, including interior balconies, exclusive of mezzanines, stairways and elevator shafts.

DIMENSIONAL STANDARDS

- A. Development of the Site shall comply with the dimensional standards of the O zoning district and the Downtown Overlay District set out in the Ordinance.

TRANSPORTATION AND PARKING

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Town of Matthews.
- B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance. Notwithstanding the foregoing, a minimum of 45 parking spaces shall be provided on the Site.

STREETSCAPE TREATMENT AND SIDEWALKS

- A. The streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.
- B. Sidewalks shall be installed along the Site's public street frontages as depicted on the Rezoning Plan.
- C. A sidewalk easement shall be conveyed to the Town of Matthews for any portion of the public sidewalks that are located on the Site and outside of the right of way.

ARCHITECTURAL STANDARDS

- A. The maximum height of any building developed on the Site shall be 40 feet.
- B. Attached to the Rezoning Plan are conceptual architectural renderings of the front, side and rear elevations of the building to be constructed on the Site that will be devoted to a child day care facility that are intended to depict the general conceptual architectural style and character of the front, side and rear elevations of this building. Accordingly, the front, side and rear elevations of the building to be constructed on the Site that will be devoted to a child day care facility shall be designed and constructed so that such elevations are substantially similar in appearance to the relevant conceptual architectural renderings. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- C. The primary exterior building materials used on a building devoted to a child day care facility will be a combination of portions of the following: brick, stone, precast stone, synthetic stone, cementitious siding (such as hardi-plank) and wood. Vinyl as a building material may only be used on windows, soffits, trim and shutters.
- D. A building devoted to a child day care facility shall have four sided architecture, such that the side and rear elevations of the building shall have the same exterior building materials as the front elevation and the same percentage brick as the front elevation.
- E. Prior to the issuance of a building permit for any building to be constructed on the Site that shall be devoted to a use or uses other than a child day care facility, the site plan and the building elevations for such building must be approved by the Matthews Board of Commissioners.

SCREENING

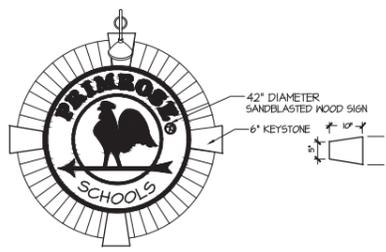
- A. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of the building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

SIGNS

- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

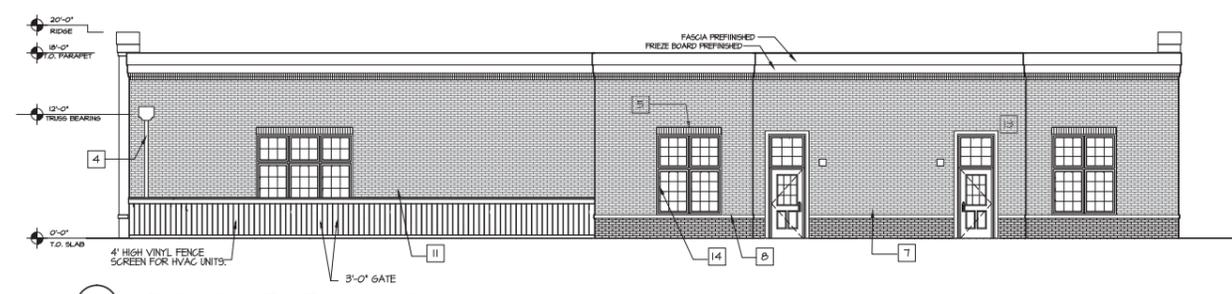


SIGN COLORS:
ROOSTER, CIRCLES & TEXT = TATE OLIVE
BACKGROUND = BEIGE
(TOTAL SIGN AREA = 9.6 SQ. FT.)

1 WALL MOUNTED LOGO SIGN
1/2"=1'-0"

| EXTERIOR COLOR SCHEDULE | |
|--|---|
| TRASH ENCLOSURE GATES (POST & HINGES) | RBH HC 112 TATE OLIVE (INDUSTRIAL ENAMEL EXTERIOR APPLICATION) |
| EXTERIOR I.D. TRIM EXTERIOR DOORS, FRAMES, LOUVERS, GUPOLA WALLS, GUTTERS AND AND DOWNSPOUTS, SOFFITS. | TO MATCH HARDIE TRIM SANDSTONE BEIGE JB80-20 (BM HC-82 or SH SH 615T) |
| EXTERIOR HARDIE TRIM FASCIA, FRIEZE | SANDSTONE BEIGE JB80-20 (BM HC-82 or SH SH 615T) |
| WINDOWS | BEIGE OR ALMOND ALUMINUM VINYL |
| BRICK: | BORAL CONCORD MODULAR GROUT: BUFF COLORED MORTAR |
| ASPHALT SHINGLES: | MANUF. GAF STYLE: TIMBERLINE NATURAL SHADOW LIFETIME WARRANTY COLOR: HEATHERED WOOD 56 |
| NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR | |
| VINYL SHUTTERS | ARCHITECTURALDEPOT.COM - 14" JOINED SHUTTERS INSTALL SCREWS NICE STANDARD SIZE FOUR BOARD PREFINISHED #282 COLONIAL GREEN |
| STANDING SEAM ROOF: | AEP-SPAN SHAPSEAM - 12" COLOR = DARK BRONZE |
| STEEL ANNING SUPPORTS & WOOD BRACKETS: | RBH HC 112 TATE OLIVE (INDUSTRIAL ENAMEL EXTERIOR APPLICATION) |
| STONE: | LONESTAR STONE - LIBERTY CLASSIC - ALUMIN GROUT: BUFF COLORED MORTAR |

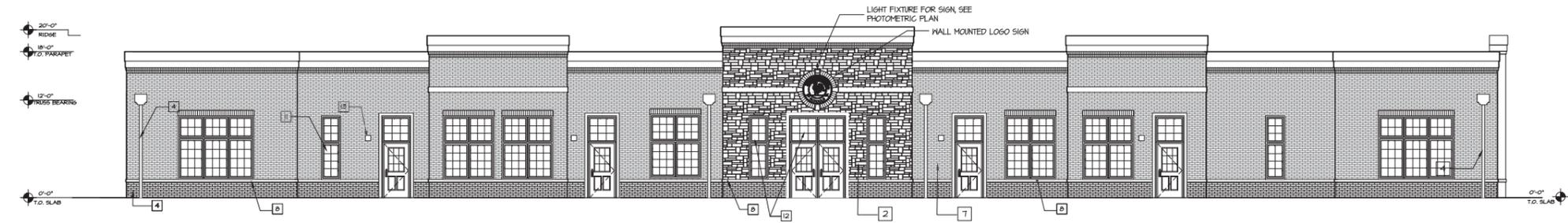
- CONSTRUCTION NOTES:
- VINYL SHUTTERS - SEE WINDOW SCHEDULE FOR SIZES.
 - STONE: SEE EXTERIOR COLOR ABOVE FOR MANUF.
 - GUPOLA WITH HEATHER VANE. SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT GUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER) CONDUCTOR HEAD AND DOWNSPOUTS, CONNECT TO UNDERGROUND STORM SYSTEM.
 - BRICK SOLDIER COURSE
 - EXTRUDED ALUMINUM 3" WIDE DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
 - BRICK VENEER
 - ROUNDED PRECAST SILL - NATURAL WHITE COLOR
 - STANDING SEAM ROOF ON METAL FRAME
 - 22" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. SIZE AND HEIGHT AS SHOWN ON ELEVATIONS.
 - ALUMINUM SINGLE HUNG WINDOWS WITH CLEAR GLASS (SEE ELEV. SHEET A2.1)
 - FIXED ALUMINUM WINDOWS WITH TINTED GLASS. (SEE ELEVATIONS SHEET A2.1)
 - WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. FLUSH TOP TO BOT OF SOFFIT OR 80" MIN AFG.
 - STOP BULLNOSE SILL AS REQUIRED TO ALLOW SPACE FOR ELECTRICAL SWITCHGEAR.
 - 6" REFLECTORIZED ADDRESS NUMBERS - 6" BLACK
 - H.M. INSUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE



(A) SOUTH ELEVATION 1/8"=1'-0"



(B) NORTH ELEVATION 1/8"=1'-0"



(C) EAST ELEVATION 1/8"=1'-0"

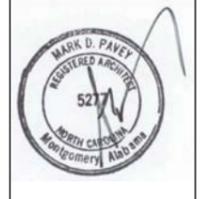


(D) WEST ELEVATION 1/8"=1'-0"

A New Building For:
Primrose School Franchising Company
3660 Cedarcrest Road
Aurora, Georgia 30101
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Children's Design Group
Mark D. Pavay, A.I.A. - Architect
PO BOX 1385
GULF SHORES, AL 36547
(334)-546-3624
(206)-350-0593 Fax
child.design@mindspring.com



Site:
Primrose School of Mathews
North Ames Street
Mathews, NC

Building Type:
NC-2015-2 Story

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12/9/2015 Dwn: MDP
Ckd: MDP

Drawing Number:
A-4

Revisions:

CONSTRUCTION SET