

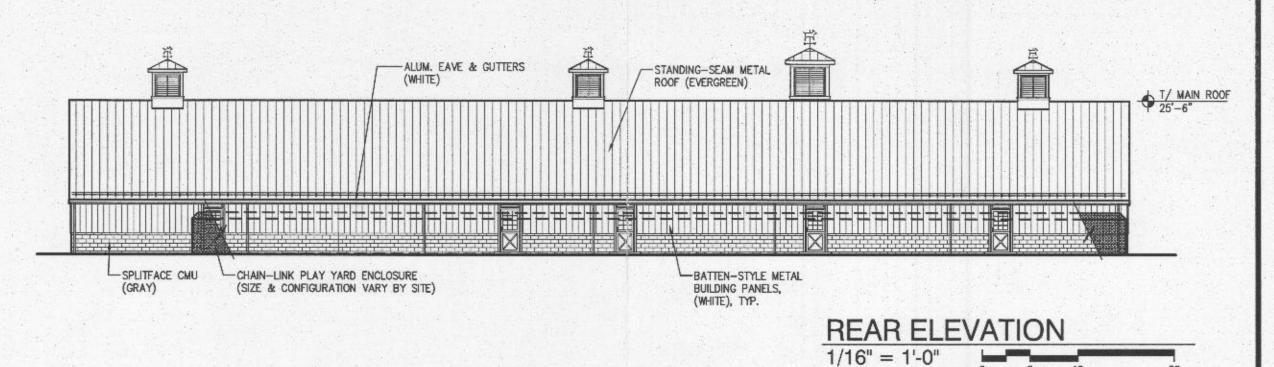
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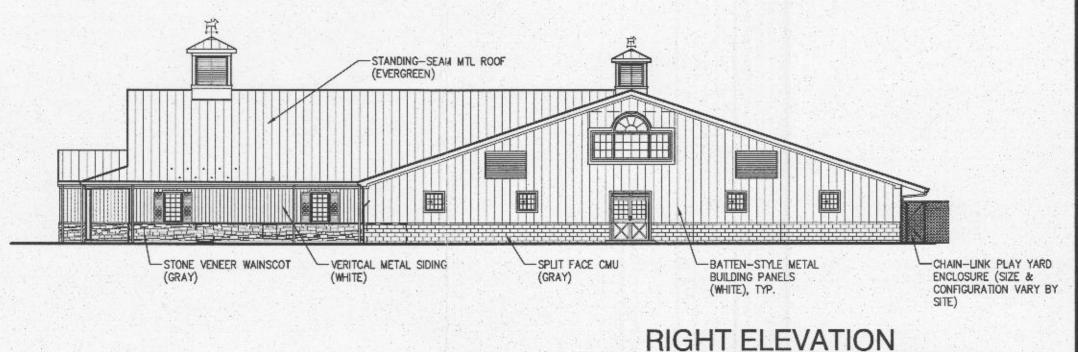
OCT 1 9 2015



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1/16" = 1'-0"

TILSLEY

AND ASSOCIATES ARCHITECTS

TELEPHONE \$13.851.4300 FACSBALE \$13.851.1768 1140 SABAT GREGORY ST. CHICHMAT, GHO 45502 WWW.TILSLEYARCHITECTS.COM

PROTOTYPE - T PLAN
PetSuites of America

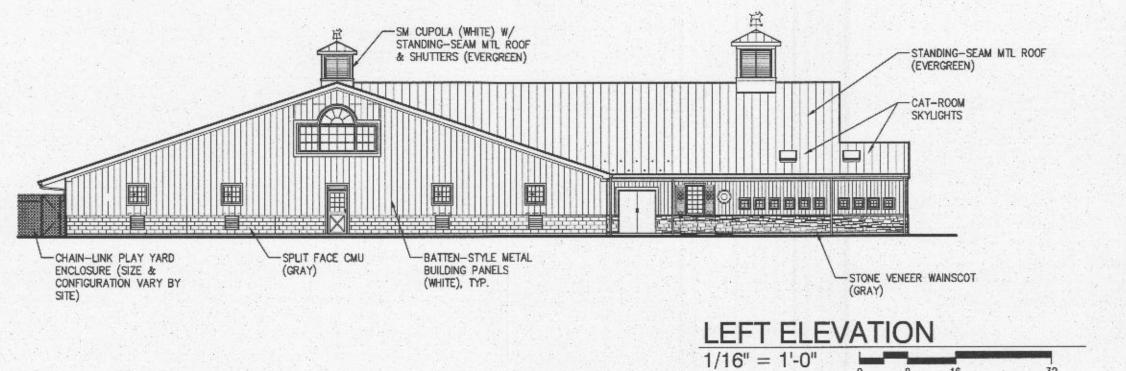
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EXTERIOR ELEVA

EXTERIOR ELEVATIONS

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APPROVED BY CITY COUNCIL PSOA WEATHERVANE, LARGE OCT 1 9 2015 -LARGE CUPOLA (WHITE) W/ STANDING-SEAM METAL ROOF & SHUTTERS (EVERGREEN) ALUM. EAVE TRIM (WHITE) OPERABLE DOUBLE-HUNG STANDING-SEAM METAL VERTICAL METAL SIDING WINDOWS (WHITE) ROOF (EVERGREEN) T/ MAIN ROOF 25'-6" NA PA BATTEN-STYLE METAL BUILDING PANELS, (WHITE), TYP. SPLITFACE CMU VINYL LOUVERED SHUTTERS STONE VENEER WAINSCOT ALUM, COLUMN WRAP -SPLIT-FACE CMU (GRAY) (EVERGREEN) (GRAY) (WHITE) (GRAY) FRONT ELEVATION 1/16" = 1'-0"



TILSLEY

A R C H I T E C T S

TELEPHONE SIA-SELASON FACSMEE SIA-SELITES 1140 SAINT CHECONY ST. CHOMMAT, CHO 45202 WWW.TILSLEYARCHITECTS.COM

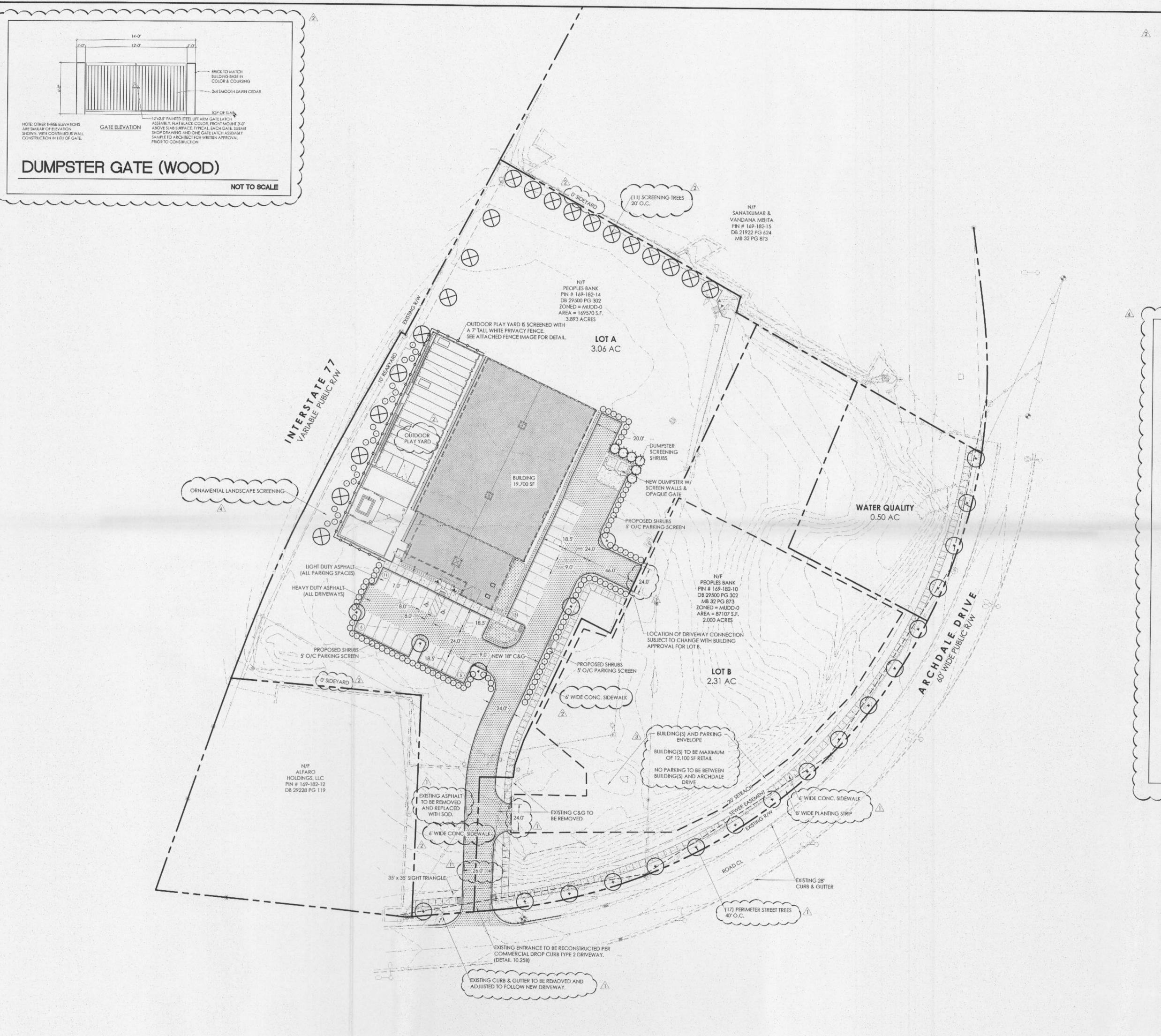
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TRANSMIT 04-27-12

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EXTERIOR ELEVATIONS

Scale Drown By



SITE DEVELOPMENT DATA SITE ACREAGE: 256,677.4 SF (5,89 AC) SITE TAX PARCEL: 16918210, 16918214 (219 & 275 ARCHDALE DRIVE, CHARLOTTE, NC) ZONING: MUDD-O (EXISTING) B-1 (CD) (PROPOSED) LOT A: PET SERVICES INDOOR/OUTDOOR LOT B: ALL USES IN B-1 EXCEPT AS MORE SPECIFICALLY DESCRIBED BELOW EXISTING BUILDING SIZE PROPOSED BUILDING SIZE LOT A = 19,700 SF LOT B = 12,100 SF MAX. MAX. BUILDING HEIGHT 40' PARKING SPACES REQUIRED PER ORDINANCE BICYCLE PARKING PER ORDINANCE LOADING SPACES PER ORDINANCE TOTAL LOT AREA 256,677.4 (5.89 AC) MIN. FRONT SETBACK 20' FRONT MIN. SETBACK MIN. SIDEYARD O' SIDEYARD (8' BUILDING SEPARATION FROM SIDEYARD) MIN. REARYARD 10' REARYARD FEMA MAP NUMBER 3710453100J FEMA EFFECTIVE DATE MARCH 2, 2009 CONTACT: HENSONFOLEY (JAY HENSON) 704-875-1615

GENERAL/CONDITIONAL REZONING NOTES

GENERAL PROVISIONS:

- THE PURPOSE OF THE REZONING IS TO ALLOW FOR THE USE OF INDOOR AND OUTDOOR PET SERVICES ON LOT A AND ALL USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS IN THE B-1 ZONING DISTRICT ON LOT B EXCEPT AS MORE SPECIFICALLY DESCRIBED BELOW.
- 2. LOT A WILL HAVE A MAXIMUM OF 1 PRINCIPLE BUILDING AND LOT 2 WILL HAVE A MAXIMUM OF 2 PRINCIPLE BUILDINGS.

3. THE REZONING PLAN MAY HAVE MINOR CHANGES AS ALLOWED PER SECTION 6.207 OF THE ZONING ORDINANCE.

PERMITTED USE:

- 1. THE INTENDED USE FOR LOT A IS INDOOR AND OUTDOOR PET SERVICES.
- 2. LOT 8 ALLOWS ALL USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS IN THE B-1 ZONING DISTRICT EXCEPT THAT A MAXIMUM OF 12,100 SF OF RETAIL WILL BE ALLOWED AND THE FOLLOWING USES ARE PROHIBITED: AUTOMOBILE SERVICE STATIONS, AUTOMOBILE AND MOTORCYCLE SALES, CONVENIENCE STORES WITH GASOLINE SALES, ANIMAL CREMATORIUMS, CIVIC, SOCIAL SERVICE OR FRATERNAL FACILITIES, DWELLINGS, EQUIPMENT RENTAL AND LEASING WITHIN AN ENCLOSED BUILDING, FENCES AND FENCE MATERIAL RESALE AND WHOLESALE, AND ACCESSORY DRIVE-THROUGH FACILITIES ASSOCIATED WITH AN EATING/DRINKING/ENTERTAINMENT ESTABLISHMENT (EDEE).

TRANSPORTATION:

SITE ACCESS FROM ARCHDALE DRIVE SHALL UTILIZE THE EXISTING DRIVEWAY LOCATION WITH
 ALTERATIONS AS OUTLINED BY THE REZONING PLAN.

ARCHITECTURAL STANDARDS:

- 1. SEE ATTACHED ARCHITECTURAL BUILDING ELEVATIONS
- 2. PROMINENT PEDESTRIAN ENTRANCE
- 3. UTILIZE STONE, OR OTHER MASONRY, AT 3' MINIMUM WAINSCOTING HEIGHT

STREETSCAPES AND LANDSCAPES:

- AN 8' PLANTER STRIP AND 6' SIDEWALK SHALL BE INSTALLED ALONG ARCHDALE DRIVE, AS SHOWN ON THE REZONING PLAN.
- 2. THERE WILL BE A PEDESTRIAN NETWORK CONNECTION BETWEEN LOT A AND LOT B BUILDINGS, IN ADDITION TO CONNECTING BOTH LOT A AND LOT B BUILDINGS TO SIDEWALK ALONG THE

LIGHTING:

ALL OUTDOOR LIGHTING SHALL UTILIZE FULL CUT-OFF, DOWNWARDLY SHIELDED LIGHTING FIXTURES AND THAT DETACHED LIGHTING WILL BE LIMITED TO 25 FEET IN HEIGHT.

TRASH SERVICE:

1. TRASH SERVICE WILL BE PROVIDED IN A DUMPSTER AS SHOWN ON THE REZONING PLAN.

ENVIRONMENTAL FEATURES:

- 1. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- 2. WATER QUALITY AND DETENTION BMPs WILL BE AESTHETICALLY APPEALING THROUGH THE USE OF GRASS, LANDSCAPING, WATER FEATURES, RAIN GARDENS, OR OTHER SIMILAR FEATURES.

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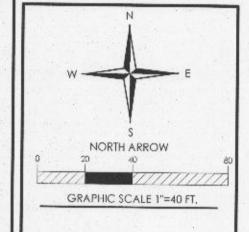
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1-800-632-4949 AVOID UTILITY DAMAGE

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
 CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES
- USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.

 ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMMENDED.

HensonFoley
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p: 704.875.1615f: | 704.875.0959 | www.hensonfole



214,16918210 (PETITION NUMB 219 ARCHDALE DRIVE CHARLOTTE, NC REZONING PLAN

REVISIONS

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REVISIONS:

2015/06/18 - ZONING
2015/08/12 - ZONING
3 2015/08/20 - ZONING
3 2015/08/23 ZONING

2015/09/22 - ZONING

FILE NAME: C03 - REZONING.DWG
PROJECT NUMBER: 214123

DATE: 09/22/2015 DRAWN BY: JAH

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