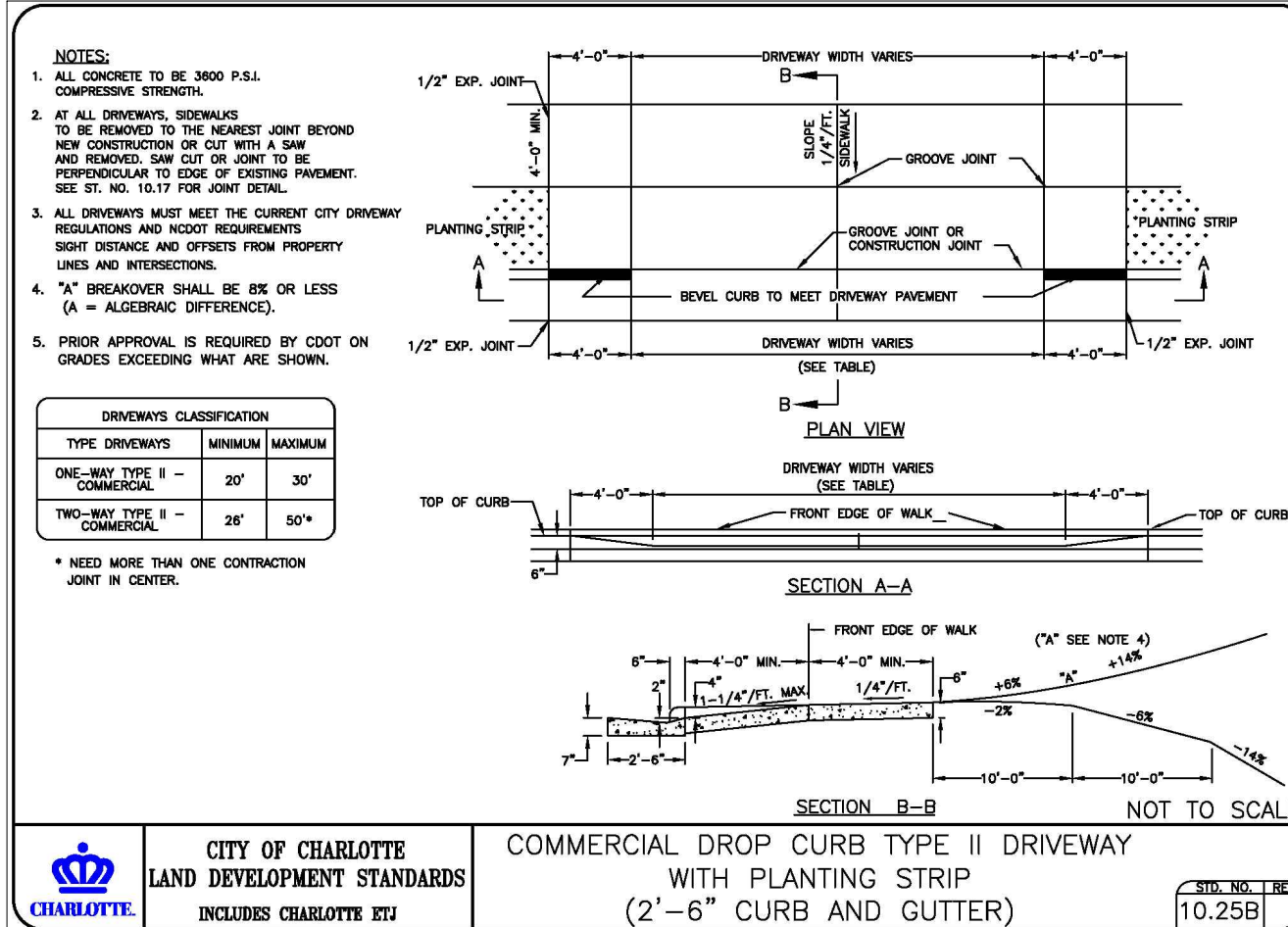


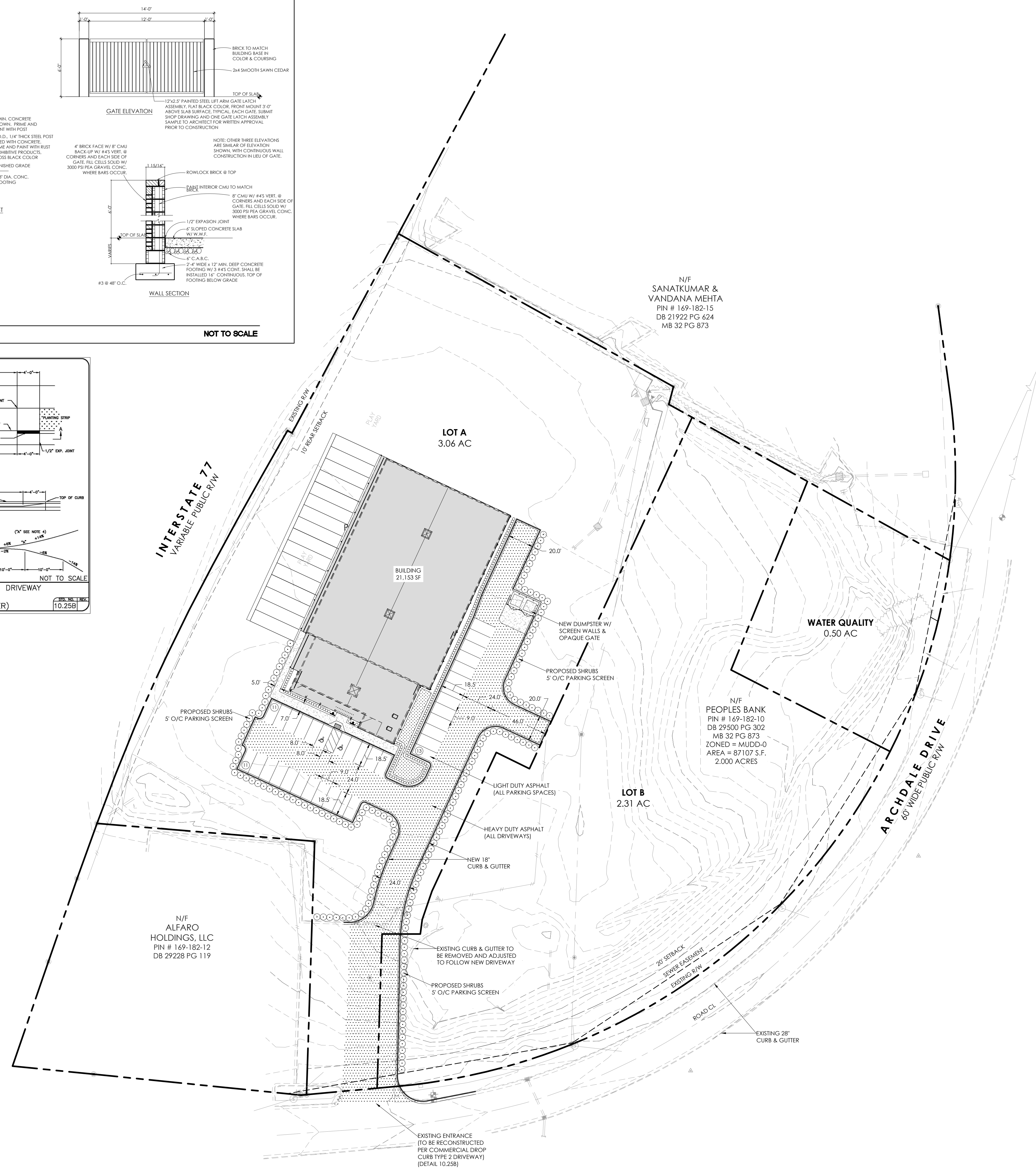
DUMPSTER GATE (WOOD)

NOT TO SCALE



CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE 871

COMMERCIAL DROP CURB TYPE II DRIVEWAY
WITH PLANTING STRIP
(2'-6" CURB AND GUTTER)



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 (PROPOSED)
USE:	ANIMAL KENNEL
EXISTING BUILDING SIZE:	
PROPOSED BUILDING SIZE:	21,153 SF
MAX. BUILDING HEIGHT:	4'
PARKING SPACES REQUIRED:	12 EMPLOYEES + 160 KENNELS/10 = 28 SPACES
PARKING SPACES PROVIDED:	35 SPACES
HANDICAP SPACES:	2 SPACES (1 VAN)
BICYCLE PARKING:	SHORT TERM = 5, 2 SPACES LONG TERM = 1 SPACE
LOADING SPACES:	NOT REQUIRED (LESS THAN 50,000 SF)
ITEM:	PROVIDED
LOT AREA:	256,677.4 (5.89 AC)
MIN. FRONT SETBACK:	20' FRONT MIN. SETBACK
MIN. SIDE SETBACK:	NONE
MIN. REAR SETBACK:	10' REAR SETBACK
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 reuse and expansion of the existing building located on the site as illustrated on the site plan. The site is located within a more "urban and transit" district than when originally constructed.
- The rezoning plan is conceptual in nature and may have minor changes as allowed per Section 6.207 of the Zoning Ordinance.

GENERAL PROVISIONS

1. None

PERMITTED USE

- The intended use is restaurant. The Petitioner reserves the right to allow other uses in the future based upon the allowable uses in the City of Charlotte Ordinance for MUDD Districts.
- All nonresidential uses allowed within the MUDD zoning district.

TRANSPORTATION

- Site access from Seigle Avenue will be as existing and as outlined on the Rezoning Plan.

ARCHITECTURAL STANDARDS -

- See Architectural Building Elevations

TREESCAPES AND LANDSCAPES

- An 8' planter strip and 6' sidewalk as shown on the rezoning plan.

ENVIRONMENTAL FEATURES - N/A

PARKS, GREENWAYS AND OPEN SPACE

- This project does not meet the minimum threshold of 50,000 sf for Urban Open Space.

FIRE PROTECTION - N/A

SIGNAGE - N/A

LIGHTING

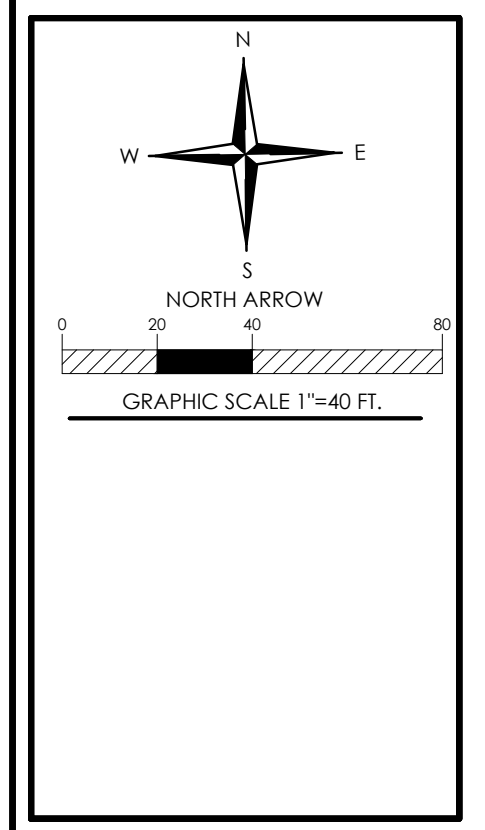
- All outdoor lighting shall utilize full cut-off, downwardly shielded lighting fixtures and that detached lighting will be limited to 25 feet in height.

PHASING - N/A

OTHER

- Trash pickup is restricted to non-business hours to prevent on-site conflicts between parked cars and sanitation vehicles.

HensonFoley
Landscape Architecture | Civil Engineering
16740 Birkdale Commons Parkway Suite 200, Huntersville, NC 28078
P: 704.875.1615 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-2781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



PetSuites
TaxID: 16918214, 16918210
219 Archdale Drive Charlotte, NC

REZONING PLAN

REVISIONS:

CALL ULOCO BEFORE YOU DIG
1-800-432-4949
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 AMENDED.