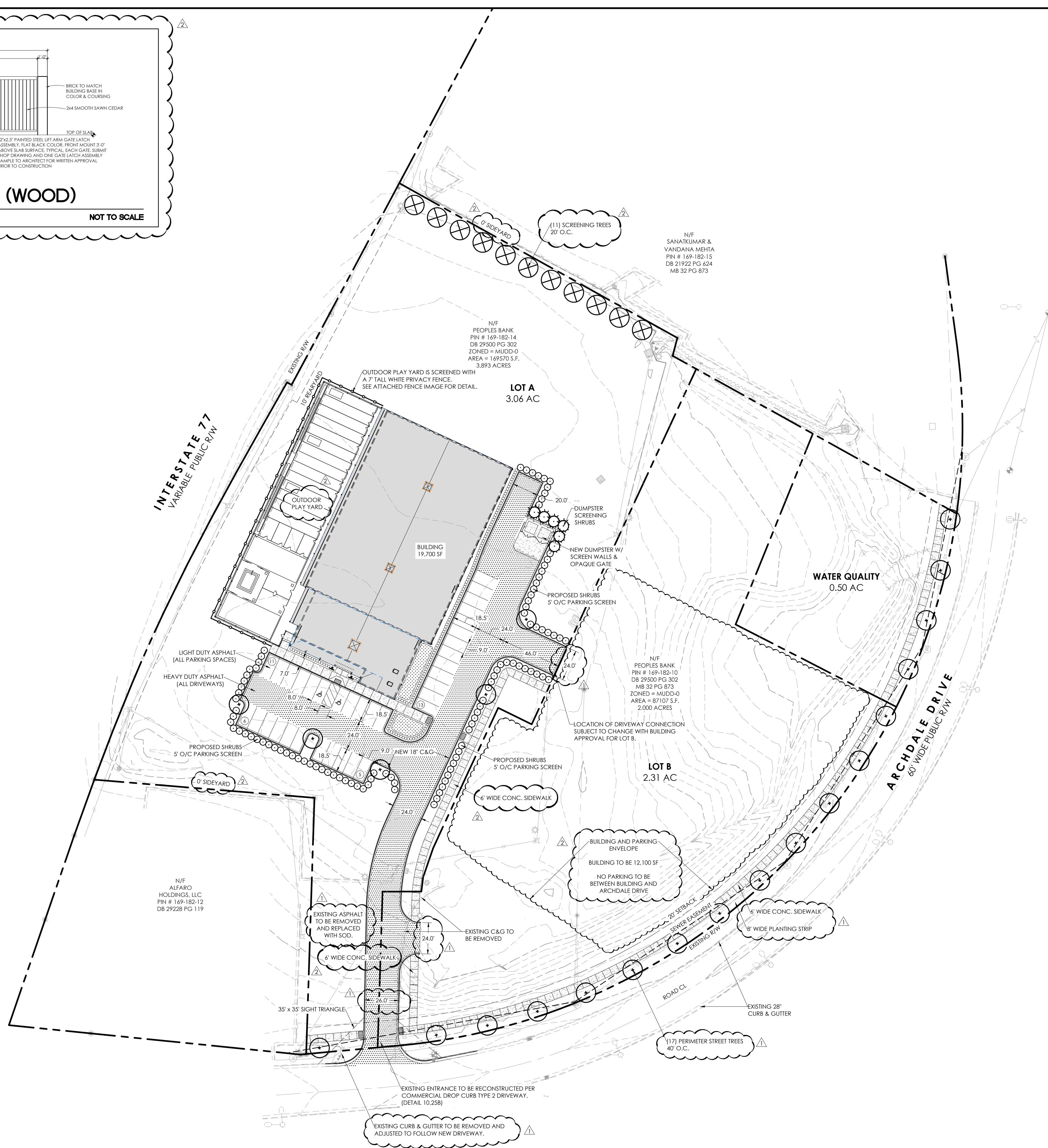
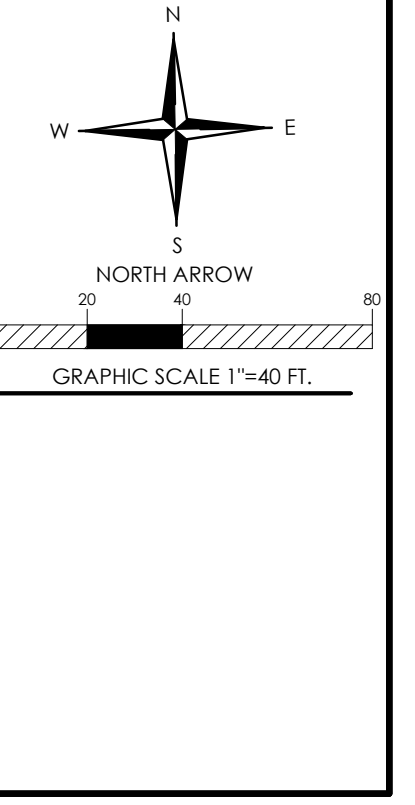


SITE DEVELOPMENT DATA	
SITE ACREAGE:	256,677.4 SF (5.89 AC)
SITE TAX PARCEL:	16918210, 16918214 (219 & 275 ARCHDALE DRIVE, CHARLOTTE, NC)
ZONING:	MUDD-O (EXISTING) B-1 (CD) (PROPOSED)
USE:	LOT A: PET SERVICES INDOOR/OUTDOOR LOT B: ALL USES IN B-1 EXCEPT AS MORE SPECIFICALLY DESCRIBED BELOW
EXISTING BUILDING SIZE	N/A
PROPOSED BUILDING SIZE	LOT A = 19,700 SF LOT B = 12,100 SF
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	0' 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

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 NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



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.
- LOT A WILL HAVE A MAXIMUM OF 1 PRINCIPLE BUILDING AND LOT 2 WILL HAVE A MAXIMUM OF 2 PRINCIPLE BUILDINGS.
- THE REZONING PLAN MAY HAVE MINOR CHANGES AS ALLOWED PER SECTION 6.207 OF THE ZONING ORDINANCE.

PERMITTED USE:

- THE INTENDED USE FOR LOT A IS INDOOR AND OUTDOOR PET SERVICES.
- LOT B 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 CREATORIUMS, 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:

- SEE ATTACHED ARCHITECTURAL BUILDING ELEVATIONS
- PROMINENT PEDESTRIAN ENTRANCE
- 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.
- 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 PUBLIC STREET.

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:

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

PetSutes
 PETITION NUMBER: 2015-073
 219 ARCHDALE DRIVE CHARLOTTE, NC
 TAX ID: 16918214, 16918210
REZONING PLAN

REVISIONS:

2015/06/18 - ZONING
2015/08/12 - ZONING

FILE NAME: C03 - REZONING.DWG
 PROJECT NUMBER: 214123
 DATE: 06/18/2015 DRAWN BY: JAH
 SHEET **C01** OF **XX**



- 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.