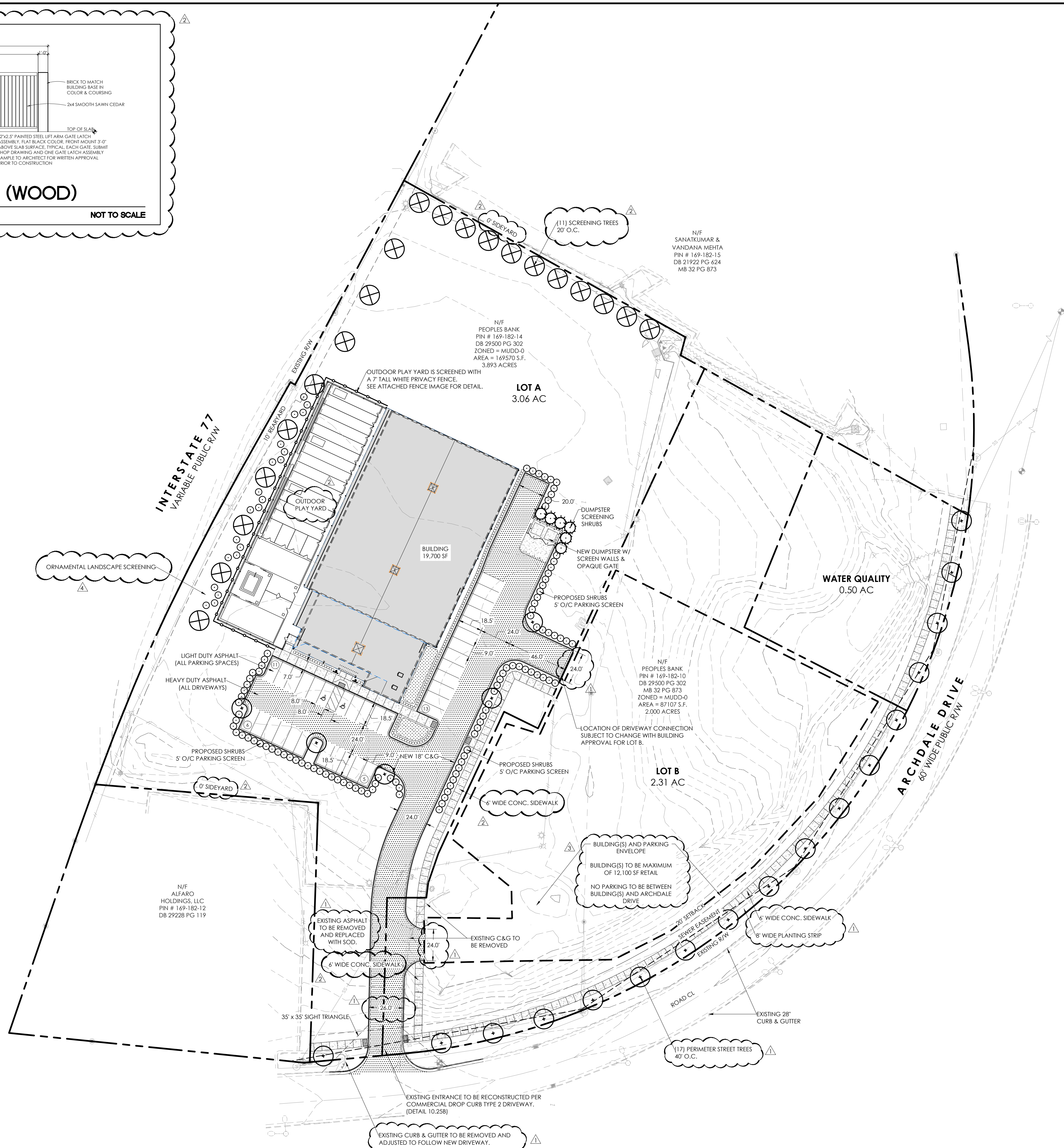


## DUMPSTER GATE (WOOD)

**NOT TO SCALE**



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.
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	

### GENERAL/CONDITIONAL REZONING NOTES

**GENERAL PROVISIONS:**

1. 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 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 CREMATORIUMS, CIVIC, SOCIAL SERVICE OR FRATERNAL FACILITIES, DWELLINGS, EQUIPMENT RENTAL AND LEASING WITHIN AN ENCLOSED BUILDING, FENCES AND FENCE MATERIAL RESALE AND FURNITURE, AND NECESSARY DRIVEWAYS AND FACILITIES ASSOCIATED WITH AN EATING/DRINKING/ENTERTAINMENT ESTABLISHMENT. (EDEF).

**TRANSPORTATION:**

1. 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:

1. 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 PUBLIC STREET.

**LIGHTING:**

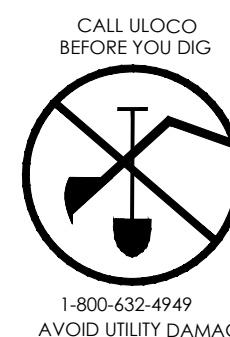
1. ALL OUTDOOR LIGHTING SHALL UTILIZE FULL CUT-OFF, DOWNWARDLY SHIELDED LIGHTING FIXTURES AND THAT DETACHED LIGHTING WILL BE LIMITED TO 25 FEET IN HEIGHT.

**TRASH SERVICE:**

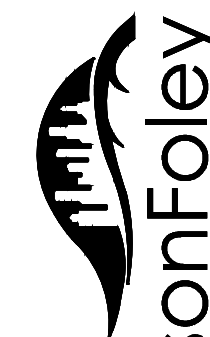
1. TRASH SERVICE WILL BE PROVIDED IN A DUMPSTER AS SHOWN ON THE REZONING PLAN


**ENVIRONMENTAL FEATURES:**

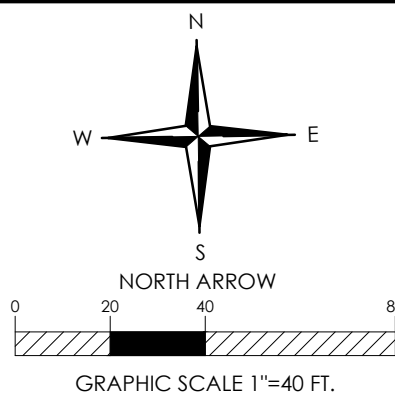
1. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FINAL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER 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.



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



 **HensonFoley**  
Landscape Architecture | Civil Engineering  
16740 Birkdale Commons Parkway Suite 200, Huntersville NC 28078  
p: 704.875.1615 | 704.875.0959 | [www.hensonfoley.com](http://www.hensonfoley.com)  
NC ENGINEERING BOARD LICENSE #: C-3781



**PetSuites**

TAX ID: 16918214, 16918210

PETITION NUMBER: 2015-073

219 ARCHDALE DRIVE CHARLOTTE, NC

# REZONING PLAN

## REVISIONS:

- |   |                     |
|---|---------------------|
| 1 | 2015/06/18 - ZONING |
| 2 | 2015/08/12 - ZONING |
| 3 | 2015/08/20 - ZONING |
| 4 | 2015/09/22 - ZONING |

FILE NAME: C03 - REZONING.DWG

PROJECT NUMBER: 214123

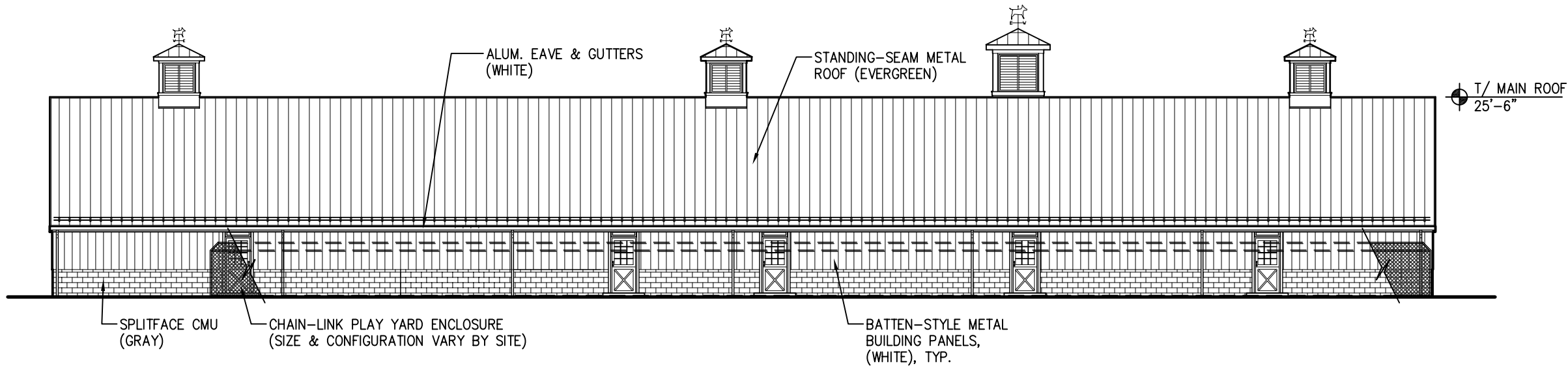
DATE: 09/22/2015      DRAWN BY: J

SHEET C01 OF 0



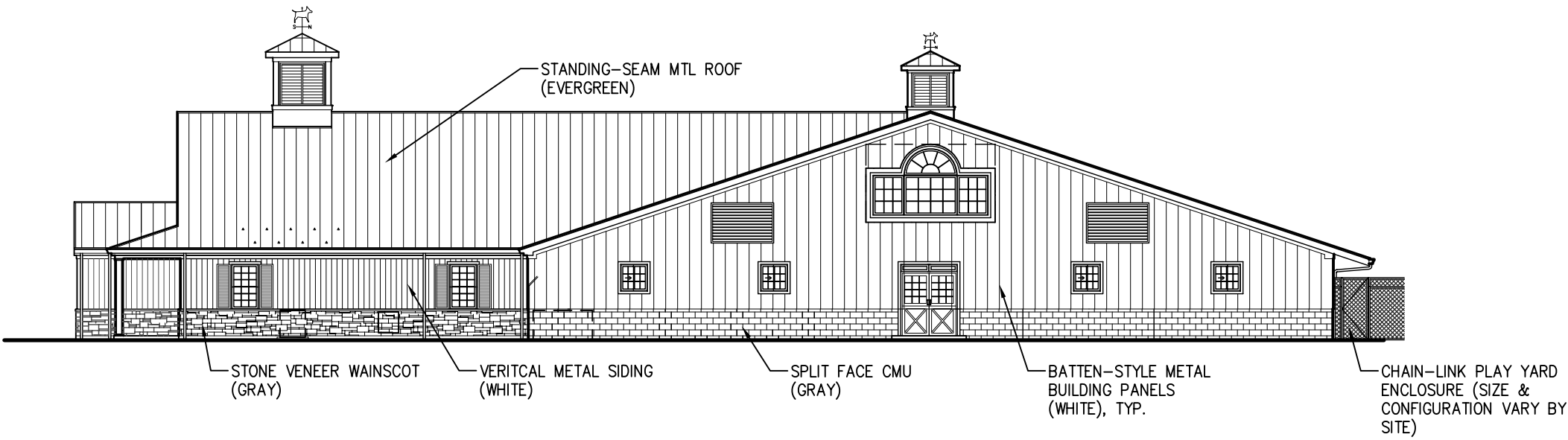


PROTOTYPE - T PLAN  
PetSuites of America



REAR ELEVATION

1/16" = 1'-0" 0 8 16 32



RIGHT ELEVATION

1/16" = 1'-0" 0 8 16 32

SEAL

NO.	ISSUE DESCRIPTION	DATE
	TRANSMIT	04-27-12

Sheet Title  
PROTOTYPE - T  
EXTERIOR ELEVATIONS  
Issued For Permit Date  
Scale  
Drawn By  
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PSoA PROTO-1





