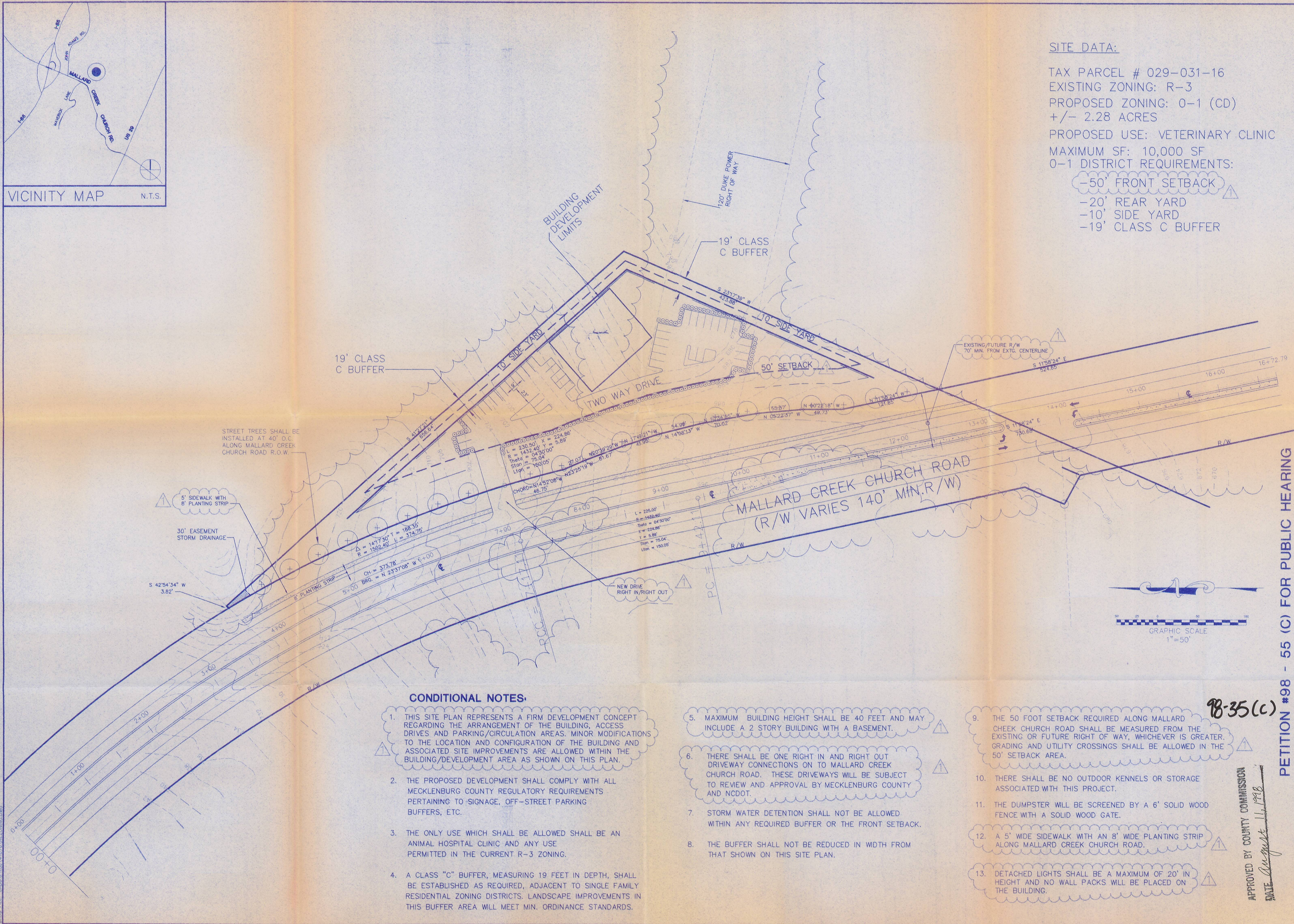
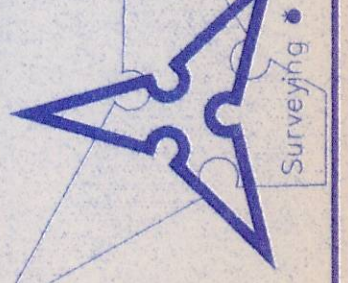


VICINITY MAP N.T.S.

SITE DATA:

TAX PARCEL # 029-031-16
 EXISTING ZONING: R-3
 PROPOSED ZONING: O-1 (CD)
 +/- 2.28 ACRES
 PROPOSED USE: VETERINARY CLINIC
 MAXIMUM SF: 10,000 SF
 O-1 DISTRICT REQUIREMENTS:
 -50' FRONT SETBACK
 -20' REAR YARD
 -10' SIDE YARD
 -19' CLASS C BUFFER

GNA DESIGN ASSOCIATES, Inc.
 428 East Fourth Street
 Suite 408 (704) 373-1907
 Charlotte, NC 28202
 Surveying • Landscape Architecture • Civil Engineering



CONDITIONAL NOTES:

- THIS SITE PLAN REPRESENTS A FIRM DEVELOPMENT CONCEPT REGARDING THE ARRANGEMENT OF THE BUILDING, ACCESS DRIVES AND PARKING/CIRCULATION AREAS. MINOR MODIFICATIONS TO THE LOCATION AND CONFIGURATION OF THE BUILDING AND ASSOCIATED SITE IMPROVEMENTS ARE ALLOWED WITHIN THE BUILDING/DEVELOPMENT AREA AS SHOWN ON THIS PLAN.
- THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL MECKLENBURG COUNTY REGULATORY REQUIREMENTS PERTAINING TO SIGNAGE, OFF-STREET PARKING BUFFERS, ETC.
- THE ONLY USE WHICH SHALL BE ALLOWED SHALL BE AN ANIMAL HOSPITAL CLINIC AND ANY USE PERMITTED IN THE CURRENT R-3 ZONING.
- A CLASS "C" BUFFER, MEASURING 19 FEET IN DEPTH, SHALL BE ESTABLISHED AS REQUIRED, ADJACENT TO SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS. LANDSCAPE IMPROVEMENTS IN THIS BUFFER AREA WILL MEET MIN. ORDINANCE STANDARDS.
- MAXIMUM BUILDING HEIGHT SHALL BE 40 FEET AND MAY INCLUDE A 2 STORY BUILDING WITH A BASEMENT.
- THERE SHALL BE ONE RIGHT IN AND RIGHT OUT DRIVEWAY CONNECTIONS ON TO MALLARD CREEK CHURCH ROAD. THESE DRIVEWAYS WILL BE SUBJECT TO REVIEW AND APPROVAL BY MECKLENBURG COUNTY AND NCDOT.
- STORM WATER DETENTION SHALL NOT BE ALLOWED WITHIN ANY REQUIRED BUFFER OR THE FRONT SETBACK.
- THE BUFFER SHALL NOT BE REDUCED IN WIDTH FROM THAT SHOWN ON THIS SITE PLAN.
- THE 50 FOOT SETBACK REQUIRED ALONG MALLARD CREEK CHURCH ROAD SHALL BE MEASURED FROM THE EXISTING OR FUTURE RIGHT OF WAY, WHICHEVER IS GREATER. GRADING AND UTILITY CROSSINGS SHALL BE ALLOWED IN THE 50' SETBACK AREA.
- THERE SHALL BE NO OUTDOOR KENNELS OR STORAGE ASSOCIATED WITH THIS PROJECT.
- THE DUMPSTER WILL BE SCREENED BY A 6' SOLID WOOD FENCE WITH A SOLID WOOD GATE.
- A 5' WIDE SIDEWALK WITH AN 8' WIDE PLANTING STRIP ALONG MALLARD CREEK CHURCH ROAD.
- DETACHED LIGHTS SHALL BE A MAXIMUM OF 20' IN HEIGHT AND NO WALL PACKS WILL BE PLACED ON THE BUILDING.

98-35(c)

APPROVED BY COUNTY COMMISSION
 DATE August 11, 1998

PETITION #98 - 55 (C) FOR PUBLIC HEARING

PROJECT: **CONDITIONAL REZONING SITE PLAN**
 NEWELL - HICKORY ANIMAL HOSPITAL
 MALLARD CREEK CHURCH ROAD, MECKLENBURG COUNTY, N.C.
 PROPERTY OWNER: **RUBY BLACK OWEN**
 PETITIONER: **RICHARD A. BELDEGREEN, DVM**

Project No.	41876
Checked by	TLH
Drawn by	DAD
Date Drawn	4/24/98
Revisions	
1) REVISED PER COUNTY STAFF COMMENTS	
Sheet	
1 OF 1	