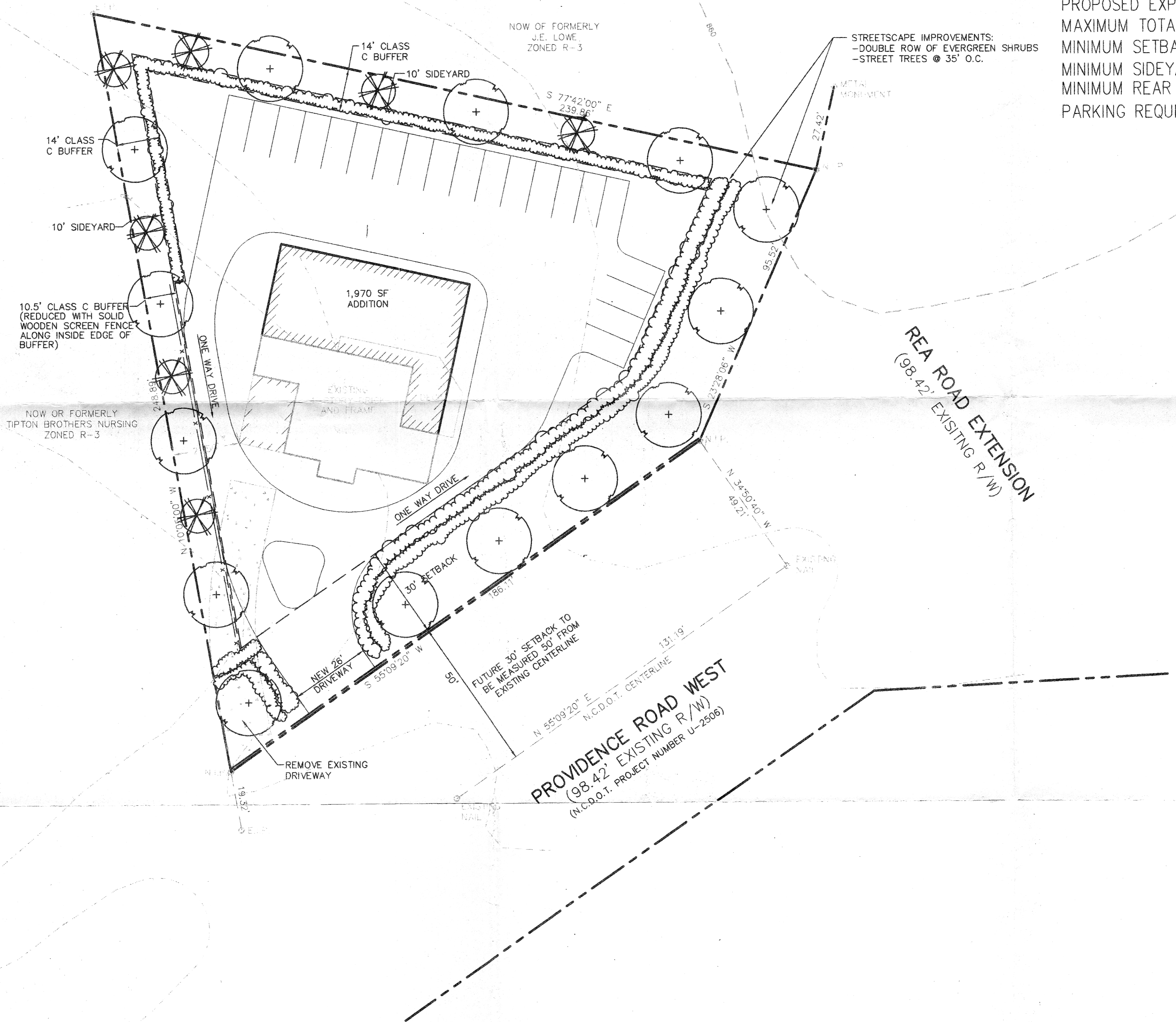


VICINITY MAP  
(N.T.S.)

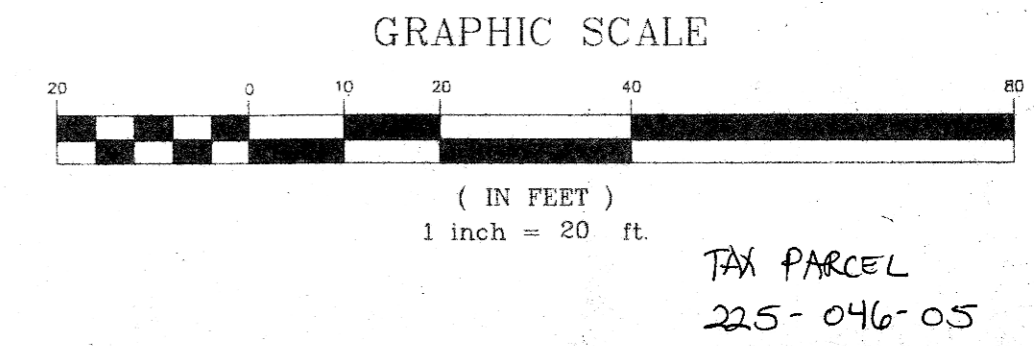
**CONDITIONAL NOTES**

1. THE SITE PLAN REPRESENTS A FIRM CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF BUILDINGS, PARKING AND CIRCULATION AREAS. THERE MAY BE MODIFICATIONS, THOUGH, WHICH DO NOT ALTER THE BASIC RELATIONSHIPS AS DEPICTED ON THE PLAN IN RESPONSE TO TENANT NEEDS, TOPOGRAPHIC/SITE CONSTRAINTS, ETC.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL MECKLENBURG COUNTY REGULATORY REQUIREMENTS PERTAINING TO SIGNAGE, OFF-STREET PARKING, BUFFERS, ETC.
3. THE ONLY USES WHICH SHALL BE ALLOWED SHALL BE AN ANIMAL HOSPITAL/ VETERINARY CLINIC AND ANY USE PERMITTED IN THE CURRENT R-3 ZONING.
4. A CLASS "C" BUFFER MEASURING 14 FEET IN DEPTH SHALL BE ESTABLISHED AS REQUIRED, EXCEPT AS INDICATED IN NOTE #10 BELOW.
5. MAXIMUM BUILDING HEIGHT SHALL BE 2 STORIES.
6. IF REQUIRED BY SUBDIVISION ORDINANCE REGULATIONS, THE PETITIONER SHALL PROVIDE CURB, GUTTER AND SIDEWALK IMPROVEMENTS ALONG THE SITE'S PROVIDENCE ROAD WEST FRONTAGE. THE SIDEWALK SHALL BE SEPARATED FROM THE BACK OF THE CURB BY A MINIMUM OF 8 FEET.
7. ALL PAVEMENT ASSOCIATED WITH THE EXISTING DRIVEWAY SHALL BE REMOVED, AND THE AREA RELANDSCAPED.
8. IT IS ANTICIPATED THAT THE EXISTING STRUCTURE ON THE SITE SHALL BE RETAINED. ALL RENOVATIONS AND EXPANSIONS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE EXISTING STRUCTURE BY UTILIZING SIMILAR MATERIALS, COLORS, ROOF AND OTHER BUILDING DETAILS. HOWEVER, THE EXISTING BUILDING MAY BE REMOVED, BUT THE NEW BUILDING, IF ANY, SHALL BE DESIGNED TO REFLECT A RESIDENTIAL-TYPE STRUCTURE. IN THE EVENT OF A NEW STRUCTURE, THE ARRANGEMENT AND LOCATION OF A NEW STRUCTURE AND PARKING MAY BE SOMEWHAT DIFFERENT THAN THE ARRANGEMENT SHOWN ON THIS PLAN.
9. STORM WATER DETENTION SHALL NOT BE ALLOWED WITHIN ANY REQUIRED BUFFER.
10. BUFFERS SHALL NOT BE REDUCED IN WIDTH FROM THAT SHOWN ON THE SITE PLAN.
11. THE MAXIMUM HEIGHT OF ANY DETACHED EXTERIOR LIGHTING SHALL BE 15 FEET.
12. THE 30' SETBACK REQUIRED ALONG PROVIDENCE ROAD WEST SHALL BE MEASURED 50 FEET FROM THE CURRENT CENTERLINE OF THE STREET.
13. NO DUMPSTER IS REQUIRED IN ASSOCIATION WITH THE OPERATIONAL CHARACTERISTICS OF THIS USE.



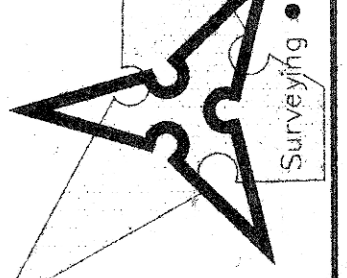
**SITE DATA**  
 TOTAL ACRES : .741 Ac  
 EXISTING ZONING : R-3  
 PROPOSED ZONING : O-1(CD)  
 PROPOSED USE : VETERINARY CLINIC, ANY USE IN R-3  
 CURRENT S.F. : 2,030 SF  
 PROPOSED EXPANSION : 1,970 SF  
 MAXIMUM TOTAL S.F. : 4,000 SF  
 MINIMUM SETBACK : 30'  
 MINIMUM SIDEYARD : 10'  
 MINIMUM REAR YARD : NO REAR YARD  
 PARKING REQUIRED/PROPOSED : 20 SPACES

APPROVED BY COUNTY COMMISSION  
 DATE AUGUST 12, 1997



TAX PARCEL  
225-046-05

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



PETITION #97-29(c) "FOR PUBLIC HEARING"

PROJECT: PRELIMINARY SITE PLAN  
 HICKORY GROVE ANIMAL HOSPITAL  
 OWNER: ALLAN DOZIER, DVM  
 PREPARED FOR: PROVIDENCE ROAD WEST AND REA ROAD EXTENSION  
 LOCATION:

Project No.	39546
Checked by	TLH
Drawn by	TEH
Date Drawn	3/26/97
Revisions	
1/6/20/97 PER STAFF COMMENTS	
Sheet	1

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