



- General Notes:
- The 26,000 square foot commercial village is intended to be built in phases.
 - During the phasing, the land area not developed will remain undisturbed and/or stabilized and will be maintained as an open meadow.
 - A continuous planted berm shall be constructed as shown between this development and adjoining residentially zoned land.
 - Design Criteria:
 - Architectural interest shall be created by changes in horizontal and vertical planes.
 - Emphasis will be placed on being residential in perception.
 - Courtyards and people places will be provided at strategic locations throughout the facility.
 - Pedestrian areas will be provided with areas containing such amenities as benches, planting, and the use of pedestrian oriented focal points.
 - Selection of exterior materials shall be made to provide a variety of textures which will complement the residential character of the surrounding neighborhood.
 - Maximum use of appropriate landscaping shall be emphasized.
 - Site Criteria:
 - Minimum of 10% of parking area to be dedicated to planting. Landscaping will be distributed throughout parking area. Exact location of landscaping to be determined during design phase of the shopping center.
 - Commercial village signs will be erected at each crone of the site together with necessary traffic control signage. All other signage to be restricted to the structures.
 - Screening will conform to Mecklenburg County Zoning Ordinance requirements.

② 104.011.12
J.R. & ANNE BAKER
6122 HICKORY GROVE RD
CHARLOTTE, N.C. 28215

① 104.011.13
MARGARET C. JORDAN
6116 HICKORY GROVE RD
CHARLOTTE, N.C. 28215

② 104.011.14
J.R. BAKER
6122 HICKORY GROVE RD
CHARLOTTE, N.C. 28215

④ 104.011.16
PRENATI REALTY INC
2323 GREENBROOK DR
CHARLOTTE, N.C. 28205

104.011.17
G.C. & CHRISTINE R MILLER
7224 LAKESIDE DR.
CHARLOTTE, N.C. 28215

④ 104.011.25
HIGHLAND DRIVE PART OF WHICH
IS 50 FEET WIDE 61' 11" ROAD
GRADE 11.4% 28215

EXISTING	PROPOSED
15,000 SQ. FT. HARDWARE	22,350 SQ. FT. RETAIL SPACE
EXISTING PARKING SPACES	7,500 SQ. FT. OFFICE SPACE
	125 PARKING SPACES
PROP. REVISED B-1 COND. EXISTING B-1 CONDITIONAL (3.71 AC)	PROP. B-1 COND. ZONE EXISTING R-12 ZONE (1.44 AC)

LIBRARY	4,000 SF
RETAIL	18,350 SF
TOTAL	22,350 SF
	100 CARS

OFFICE	7,500 SF
	25 CARS

TOTAL PARKING 125 SPACES
TOTAL DEVELOPMENT 29,850 SF

SITE PLAN

1"=40'-0"

A. G. WASH ARCHITECTS

DELTA ROAD SHOPPING CENTER
G.C. MILLER DEVELOPMENT CO.
CHARLOTTE, N.C.

PROJECT
DATE
REVISED
7-25-84

DRAWING