

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 corner 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.

② 104.01.12
J.R. & ANNE BAKER
6122 HICKORY GROVE RD
CHARLOTTE, N.C. 28215

① 104.01.13
MARGARET G. JORDAN
5116 HICKORY GROVE RD
CHARLOTTE, N.C. 28215

② 104.01.14
J.R. BAKER
6122 HICKORY GROVE RD
CHARLOTTE, N.C. 28215

④ 104.01.16
PRENAT REALTY INC
5328 GREENBROOK DR
CHARLOTTE, N.C. 28209

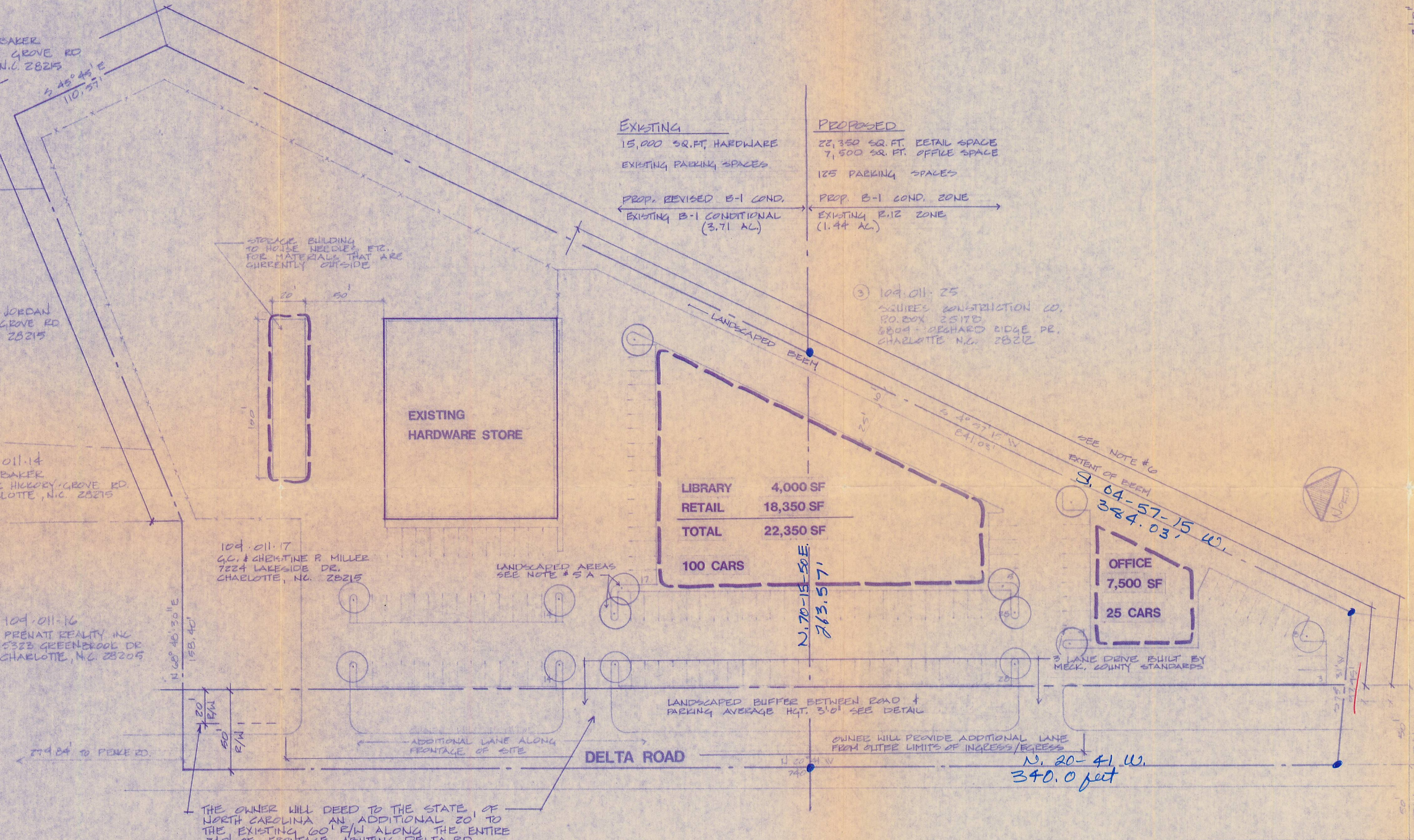
104.01.17
G.C. & CHEMISTINE R. MILLER
7224 LAKESIDE DR.
CHARLOTTE, N.C. 28215

④ 103.211.25
HICKORY GROVE BAPTIST CHURCH
5050 HICKORY GROVE ROAD
CHARLOTTE, N.C. 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 B-1Z ZONE (1.44 AC)

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

OFFICE	7,500 SF
25 CARS	



THE OWNER WILL DEED TO THE STATE OF NORTH CAROLINA AN ADDITIONAL 20' TO THE EXISTING 60' R/W ALONG THE ENTIRE 740' OF FRONTAGE ABUTTING DELTA RD.

TOTAL PARKING 125 SPACES
TOTAL DEVELOPMENT 29,850 SF

SITE PLAN
1"=40'-0"