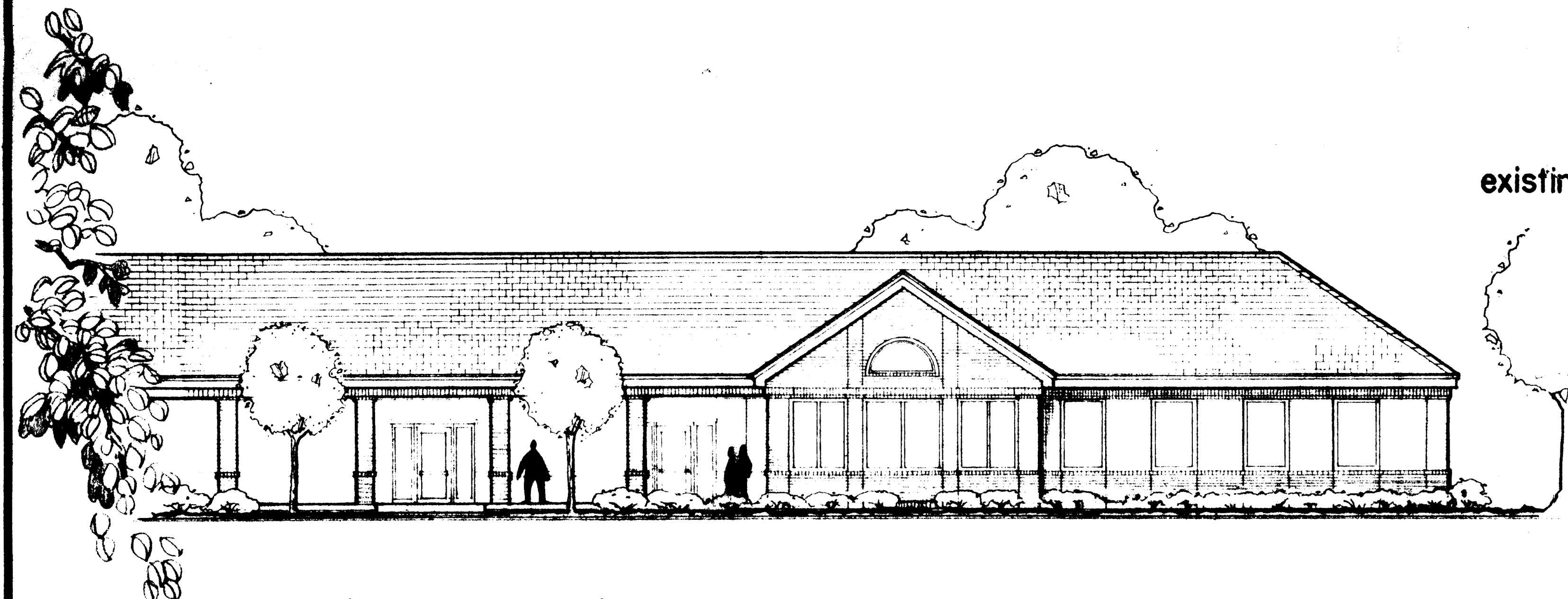
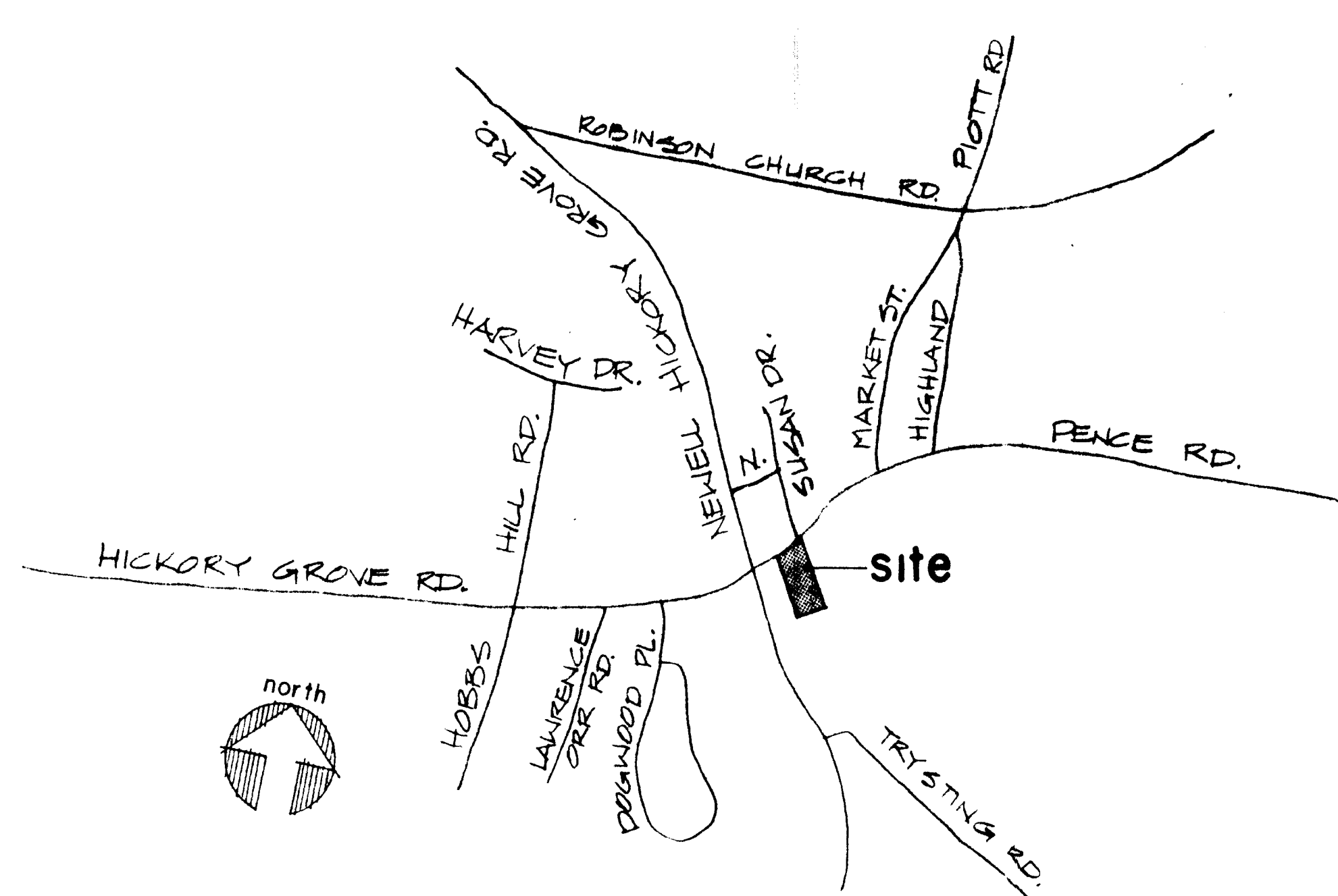


GENERAL NOTES

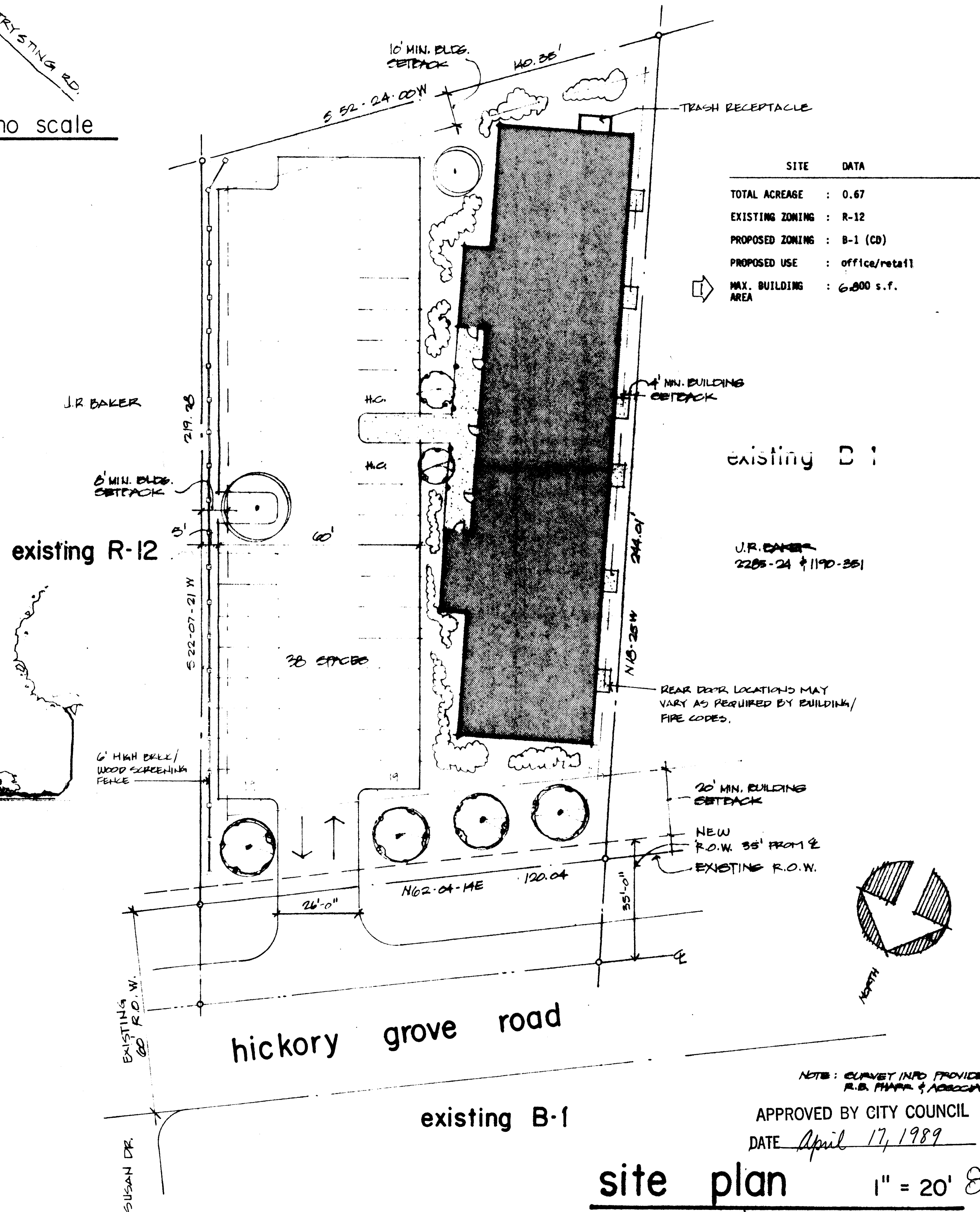
1. The site plan represents a firm concept of development with regard to the arrangement of buildings, parking and circulation areas. However, minor variations shall be allowed based upon final design criteria.
2. The site plan shall conform to minimum standards with regard to signage, parking, screening and tree ordinance requirements.
3. Driveway connections to Hickory Grove Road shall be reviewed and approved in accordance with applicable driveway standards for design and location. The driveway location may vary slightly from that which is shown.
4. The proposed building shall be limited to one story in height and shall utilize a brick veneer facade and other residential type materials and details.
5. The proposed building footprint may vary from that depicted on the site plan. However, in no event shall the maximum building exceed 6,800 square feet.
6. The proposed building may be a combination of office and retail; however the retail portion of the building may not exceed 50% of the gross floor area.
7. Curb gutter and sidewalk shall be provided in accordance with applicable requirements.
8. Applicable storm water retention methods shall be utilized to meet minimum standards for storm water control.
9. The building elevation as depicted on this plan represents a generic architectural theme for illustrative purposes. It is the intent of the builder to be residential in height, mass and scale. The exact design of the final building facade may vary slightly from that shown, so long as the overall architectural theme remains.



partial elevation 1/8" = 1'-0"

existing B-1 (CD)

G.C. MILLER 2013-415



SITE	DATA
TOTAL ACREAGE	: 0.67
EXISTING ZONING	: R-12
PROPOSED ZONING	: B-1 (CD)
PROPOSED USE	: office/retail
MAX. BUILDING AREA	: 6,800 s.f.

J.R. BAKER
2205-24 & 1190-351

APPROVED BY CITY COUNCIL
DATE April 17, 1989

site plan 1" = 20' 89-22

Whitcomb-Fortune Architects
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Content

Project
Date JAN. 31, 1989
Revisions 3.9.89
3/28/89

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