

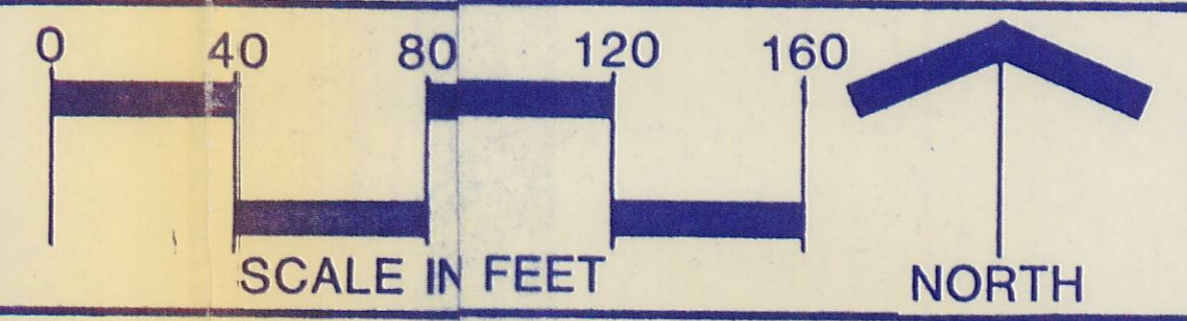
# MASTER PLAN DELTA ROAD TRACT

CHARLOTTE, NORTH CAROLINA

FRANZMAN/DAVIS  
& Associates, Ltd.

LAND PLANNERS • LANDSCAPE ARCHITECTS  
ATLANTA JULY 16, 1985

PREPARED FOR:  
**SOUTHERN CAPITAL INVESTMENTS INC.**



BLDG. TYPE	UNITS/BLDG.	No. BLDGS.	TOTAL
A 1 BDRM	8	5	40
B 2 BDRM	8	6	48
C 2 BDRM	8	7	56
D 2 BDRM	10	1	10
E 3 BDRM	8	3	24
			178 UNITS

PARKING SHOWN AT 2 SPACES/UNIT: 356 SPACES OR AS REQUIRED BY REGULATION, WHICHEVER IS GREATER

**GENERAL NOTES**

1. Buffer - 75'
2. All 4" Caliper & Larger Trees & Shrubs Not Directly Affected By Construction Shall Be Saved.
3. Reroute Walks, Piping, Etc. As Req'd. Leaving Natural Vegetation Undisturbed Wherever Practical.
4. All Bldg's Are 2 Story Except For Clubhouse & Other Bldg's As Noted On Drawing.
5. All Bldg's Have 25' Minimum Separation.
6. Max. Bldg. Height 35'0".
7. Typical Parking Space 9' x 18'.
8. Signage According to Charlotte City Ordinance.
9. In lieu of the normal street improvements required for Delta Road (curb, gutter, etc.) the Petitioner agrees to establish a fund for such improvements; the amount of such fund to be established jointly by the Petitioner and City of Charlotte Eng. Dept. Such funds to be secured as part of the Certificate of occupancy permitting process. Further, the Petitioner also agrees to delineate any right-of-way necessary for the future widening of Delta Road.

TOTAL SITE AREA	22.51 AC
ROW AREA	1.53 AC
NET SITE AREA	20.98 AC
SITE DENSITY	8.5 UNITS/ACRE



APPROVED BY CITY COUNCIL  
DATE 8/19/85  
85-48