

DELTA CROSSING EAST

DEVELOPER: BT VENTURE CORPORATION
 3710 ONE FIRST UNION CENTER
 CHARLOTTE, NC 28202-6032
 (704)333-1367

LANDSCAPE ARCHITECT: LANDDESIGN, INC.
 1701 EAST BOULEVARD
 CHARLOTTE, NC 28203
 (704)333-0325

ENGINEER: LANDDESIGN ENGINEERING SERVICES
 1700 EAST BOULEVARD
 CHARLOTTE, NC 28203
 (704)376-7777

ARCHITECT: MOURIZ/SALAZAR & ASSOCIATES, INC.
 8725 NORTHWEST 18TH TERRACE
 SUITE 201
 MIAMI, FL 33172
 (305)593-2971

NO.	SHEET INDEX
LA1	HUD-2 TITLE SHEET
LA2	HUD-3 EXISTING CONDITIONS
LA3	HUD-4 CONTROL PLAN & SITE LIGHTING
LA4	HUD-5 CONTROL PLAN
LA5	HUD-6 TREE PROTECTION PLAN
LA6	HUD-7 TREE PROTECTION PLAN
LA7	HUD-8 DRAINAGE AREA MAP
LA8	HUD-9 SEDIMENTATION & EROSION CONTROL
LA9	HUD-10 COMPOSITE SITE PLAN
LA10	HUD-11 ROAD PROFILES
LA11	HUD-12 ROAD PROFILES
LA12	HUD-13 UTILITIES TITLE SHEET
LA13	HUD-14 UTILITIES PLAN
LA14	HUD-15 UTILITY PROFILES
LA15	HUD-16 UTILITY PROFILES
LA16	HUD-17 UTILITY PROFILES
LA17	HUD-18 UTILITY PROFILES
LA18	HUD-19 UTILITY DETAILS
LA19	HUD-20 UTILITY DETAILS
LA20	HUD-21 FINE GRADING
LA21	HUD-22 FINE GRADING
LA22	HUD-23 FINE GRADING
LA23	HUD-24 FINE GRADING
LA24	HUD-25 POOL LAYOUT & LIGHTING
LA25	HUD-26 POOL GRADING & DRAINAGE
LA25.1	HUD-26.1 POOL & MISC. DETAILS
LA26	HUD-27 SITE DETAILS
LA27	HUD-28 SITE DETAILS
LA28	HUD-29 SITE DETAILS
LA29	HUD-30 PLANTING PLAN
LA30	HUD-31 PLANTING PLAN
LA31	HUD-32 POOL PLANTING PLAN
LA31.1	HUD-32.1 SIGNAGE PLAN

SITE TABULATIONS:

EXISTING ZONING: R-20MF "CD"
 TOTAL SITE AREA: 29.15 AC (1.03 AC ROW DEDICATED TO NCDOT)
 TOTAL NUMBER OF UNITS: 251
 PROPERTY DENSITY: 8.80 UNITS/AC
 BUILDING COVERAGE: 3.8 AC
 PARKING & ROAD COVERAGE: 3.87 AC
 PARKING REQUIRED: 472 SPACES
 PARKING PROVIDED: 487 SPACES (INCLUDING 13 HANDICAP SPACES)
 HANDICAP UNITS: 13
 UNOBSTRUCTED OPEN SPACE: 24.52 AC 87%
 USABLE OPEN SPACE: 19.45 AC 69%
 CHILDREN'S PLAY AREA: 4575 SF REQ'D 5400 SF PROVIDED

BUILDING & UNIT TABULATIONS:

UNIT PROGRAM:

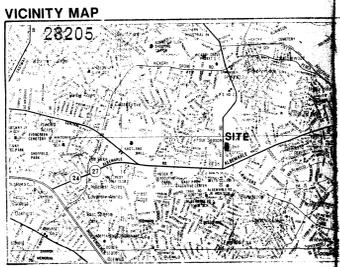
UNIT TYPE	NO.	REQ'D SF	TOTAL SF
1 BEDROOM UNITS	120	0 SF	0 SF
2 BEDROOM UNITS	78	28,800 SF	28,800 SF
3 BEDROOM UNITS	53	28,800 SF	28,800 SF

UNIT MIX:

UNIT TYPE	NO.	REQ'D SF	TOTAL SF
1	120	0	0
2	78	28,800	28,800
3	53	28,800	28,800

BUILDING MIX:

BLDG TYPE	NO.	REQ'D SF	TOTAL SF
1	120	0	0
2	78	28,800	28,800
3	53	28,800	28,800



attested administrative approval dated 06/19/91 by Martin P. Cramton, JDR

88-12

PERMIT SET ONLY

DATE: 1-31-91
 PROJECT NO: 90689
 REVISIONS: 2-1-91 TO SUBMIT TO CITY
 3-15-91 ADD VICINITY MAP
 4-11-91 REVISE SITE PLAN
 4-11-91 REVISE SITE PLAN

LAND DESIGN
 Landscape Architecture Land Planning
 Urban Design Civil Engineering

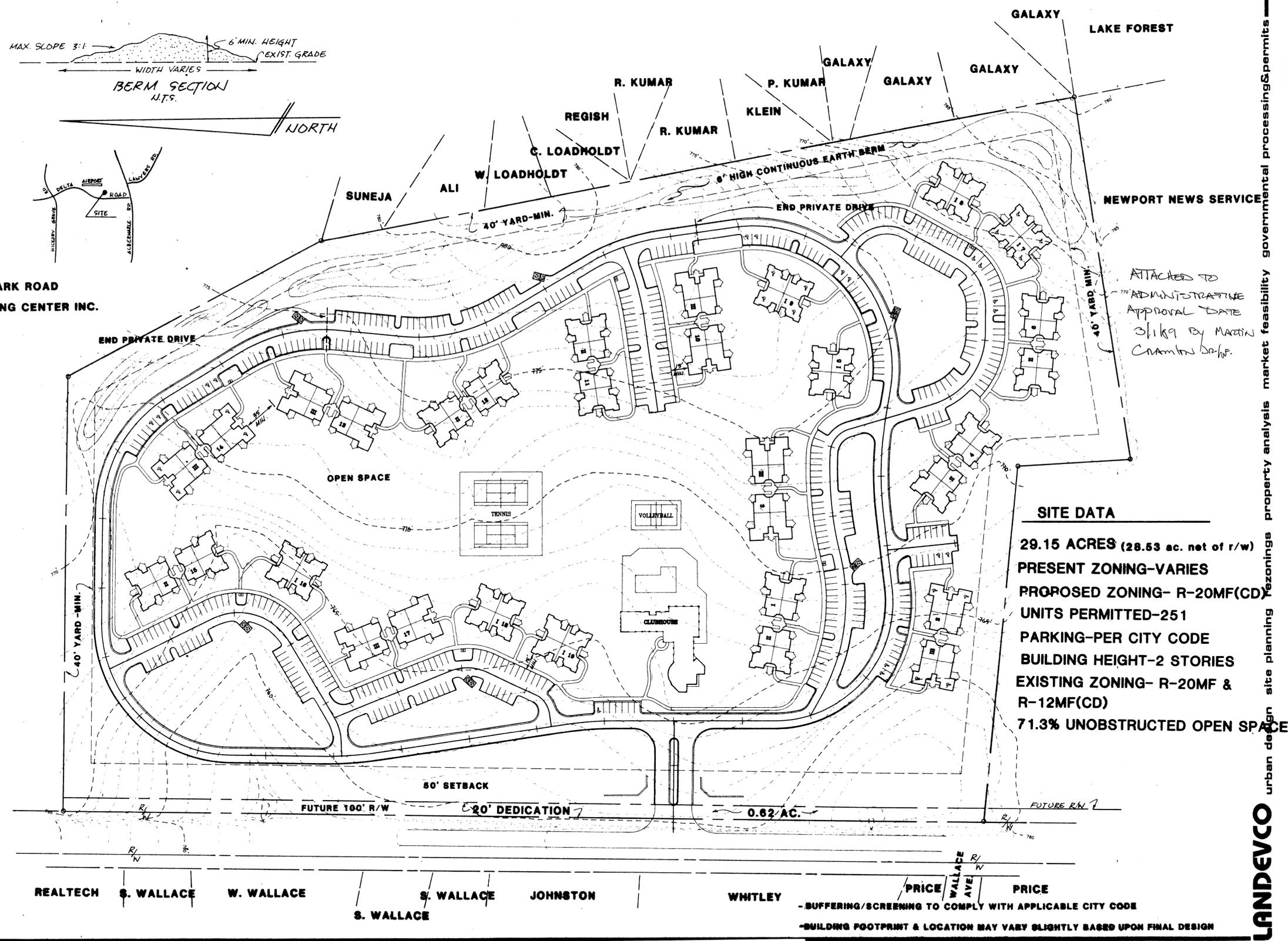
HUD-2
 LA1 OF 33

STRUCTURE	R/W	INV. IN	INV. OUT	POPE OUT	STRUCTURE	R/W	INV. IN	INV. OUT	POPE OUT
CM1	72.00	68.00	68.00	1/2" RCP @ 1.0%	CM8	70.00	66.00	66.00	1/2" RCP @ 1.0%
YMS	73.00	69.00	69.00	1/2" RCP @ 1.0%	YMS2	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM2	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM9	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM3	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM10	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM4	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM11	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM5	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM12	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM6	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM13	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM7	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM14	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM8	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM15	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM9	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM16	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM10	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM17	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM11	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM18	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM12	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM19	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM13	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM20	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM14	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM21	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM15	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM22	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM16	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM23	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM17	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM24	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM18	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM25	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM19	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM26	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM20	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM27	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM21	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM28	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM22	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM29	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM23	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM30	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM24	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM31	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM25	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM32	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM26	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM33	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM27	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM34	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM28	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM35	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM29	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM36	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM30	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM37	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM31	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM38	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM32	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM39	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM33	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM40	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM34	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM41	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM35	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM42	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM36	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM43	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM37	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM44	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM38	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM45	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM39	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM46	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM40	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM47	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM41	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM48	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM42	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM49	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM43	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM50	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM44	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM51	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM45	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM52	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM46	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM53	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM47	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM54	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM48	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM55	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM49	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM56	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM50	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM57	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM51	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM58	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM52	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM59	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM53	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM60	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM54	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM61	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM55	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM62	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM56	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM63	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM57	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM64	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM58	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM65	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM59	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM66	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM60	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM67	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM61	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM68	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM62	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM69	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM63	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM70	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM64	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM71	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM65	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM72	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM66	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM73	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM67	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM74	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM68	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM75	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM69	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM76	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM70	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM77	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM71	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM78	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM72	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM79	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM73	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM80	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM74	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM81	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM75	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM82	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM76	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM83	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM77	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM84	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM78	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM85	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM79	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM86	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM80	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM87	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM81	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM88	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM82	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM89	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM83	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM90	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM84	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM91	70.00	66.00	66.00	1/2" RCP @ 1.0%
CM85	73.00	69.00	69.00	1/2" RCP @ 1.0%	CM92	70.00	66.00	66.00	

REVISIONS	BY
2-1-88	JTB
STAFF COMMENTS	JTB
1-7-89	JTB
SITE LAYOUT	JTB

SCHEMATIC SITE PLAN
 • DELTA ROAD APARTMENTS •
 (EXHIBIT TO CONDITIONAL DISTRICT ZONING REQUEST)
 HARLON COMPANIES
 RALEIGH, N.C.

DRAWN	JTB/11
CHECKED	
DATE	12-7-87
SCALE	1"=60'
JOB NO.	
SHEET	
OF SHEETS	



SITE DATA

29.15 ACRES (28.53 ac. net of r/w)
 PRESENT ZONING-VARIES
 PROPOSED ZONING- R-20MF(CD)
 UNITS PERMITTED-251
 PARKING-PER CITY CODE
 BUILDING HEIGHT-2 STORIES
 EXISTING ZONING- R-20MF &
 R-12MF(CD)
 71.3% UNOBSTRUCTED OPEN SPACE

REALTECH S. WALLACE W. WALLACE S. WALLACE JOHNSTON WHITLEY PRICE WALLACE AVE PRICE

-BUFFERING/SCREENING TO COMPLY WITH APPLICABLE CITY CODE
 -BUILDING FOOTPRINT & LOCATION MAY VARY SLIGHTLY BASED UPON FINAL DESIGN

CHARLOTTE-MECKLENBURG
 PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: March 2, 1989

TO: Robert Brandon
 Zoning Administrator

FROM: Martin S. Cramton, Jr.
 Planning Director

SUBJECT: Administrative Approval for Petition #88-12 Harlon, Inc.

Attached is a revised plan for the above referenced petition. The site plan has been changed to show new building and parking lot locations. Since these changes are minor and do not effect exterior boundaries, I am administratively approving these changes. Please use these plans when evaluating requests for building permits.

MRC:KHM:cin
 Attachment

LANDEVCO

urban design site planning zoning analysis market feasibility governmental processing & permits