

FOUR SEASONS SUBDIVISION
MD 17 - 570

LOT 13 ④

LOT 3 ⑤

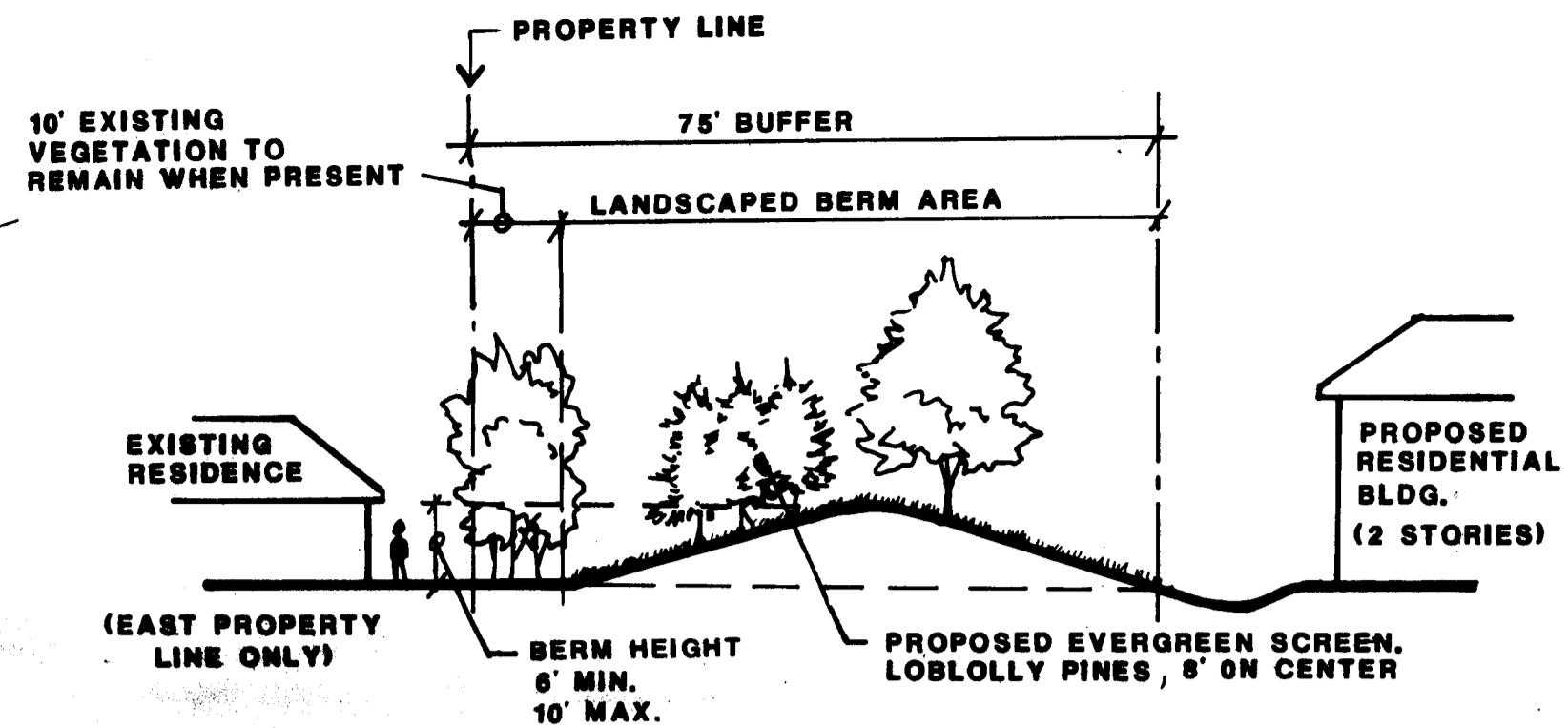
LOT 4 ⑥

LOT 1 ⑦

LOT 41
BLOCK 9 ⑧

BLOCK 10

75' BUFFER



**SITE PLAN AMENDMENT
MASTER PLAN
DELTA ROAD TRACT**

CHARLOTTE, N.C.

88-84

FOR ~~DELTA ROAD TRACT~~

APPROVED BY CITY COUNCIL
DATE 11/21/88

EXISTING 60' R/W

SCREENING BERM SECTION A-A'
SCALE: 1" = 20'-0"

SUMMARY

BLDG. TYPE	UNITS/BLDG.	No. BLDGS.	TOTAL
1	8	13	144
2	8	3	24
3	10	1	10
			178

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

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

NOTE: THE SCREENING BERMS MAXIMUM EXTENT THAT WILL BUFFER ZONE. THE LENGTH OF MAY BE REDUCED WHERE EXIS IS LEFT UNDISTURBED IN THE

PROPOSED LANDSCAPED SCREENING BERM
BERM HEIGHT TO BE A MINIMUM OF 6', A MAXIMUM OF 10' ABOVE PROPERTY LINE.

SCALE: 1" = 60'

EXISTING 9' WIDE CLEARING AT OLD DRIVEWAY TO BE WIDENED TO 20' WIDE FOR TEMPORARY CONSTRUCTION DRIVE.

PROVIDE WOOD TREE PROTECTION FENCE ON BOTH SIDES OF CONSTRUCTION DRIVE THROUGH 80' BUFFER DURING CONSTRUCTION.

TEMPORARY CONSTRUCTION DRIVE AFTER PROJECT COMPLETION, REMOVE ALL GRAVEL AND REPLANT CLEARING WITH 5-6' HT. LOBLOLLY PINES 6' ON CENTER.

GENERAL NOTES

- 1. Buffer - 75'
- 2. All 4" Caliper & Larger Trees & Shrubs Not Directly Affected By Construction Shall Be Saved.
- 3. Route 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 8'5" x 18'.
- 8. Signage According to Charlotte City Ordinance.

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.

PROPOSED SHADE TREES
RED MAPLE OR OAK,
40' ON CENTER,
12'-14' HEIGHT
AT PLANTING
2" CALIPER MIN.

PROPOSED EVERGREEN SCREEN.
LOBLOLLY PINES, 8' ON CENTER,
3 ROWS, 3 1/2'-4' HEIGHT
AT PLANTING.

LANDSCAPED BERM
MAY EXTEND TO
PROPERTY LINE WHERE
NO EXISTING VEGETATION
OCCURS.

GEORGE STEWART
2246-85

PROPOSED LANDSCAPED SCREENING BERM
BERM HEIGHT TO BE A MINIMUM OF 6', MAXIMUM OF 10' ABOVE PROPERTY LINE

DATE: **AUGUST**

PROJECT NO. 330

REVISIONS:

9/1/88 ADD SCREEN

TEMPORARY

10/5/88; BERM N

© 1701 East Boulevard, Charlotte

© 1216 Prince Street, Alexandria

© 225 Hillsborough Street, Raleigh

Land De
Landscape Architecture
Urban Design

SHEET NO.