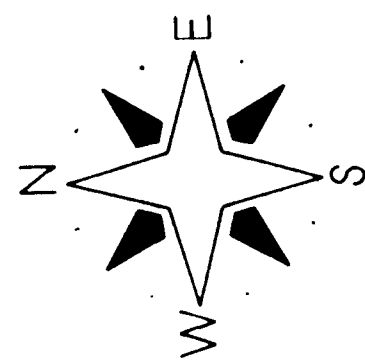


Proposed Zoning Line



Present Zoning Line

LAKE POINT APARTMENTS
Carlyle Limited Partnership

Presently R-20 MF
R-12 MF CD Requested

5.60 Ac.

GENERAL NOTES

- 1) PERIMETER SIDE YARD AREAS WILL NOT CONTAIN ANY FURTHER LANDSCAPING DEBRIS DISPOSAL PITS.
- 2) EXISTING FOLIAGE TO REMAIN WHERE POSSIBLE; ADDITIONAL VEGETATIVE SCREENING TO BE PROVIDED WHERE APPROPRIATE.
- 3) BUILDING LAYOUT AND STREET/CIRCULATION PATTERN MAY ADJUST SLIGHTLY DUE TO SITE CONDITIONS/CONSTRAINTS.
- 4) DEVELOPER PROPOSES TO DONATE ALL PROPOSED R/W IN LIEU OF CONSTRUCTING IMPROVEMENTS TO DELTA ROAD.
- 5) SURVEYS BY HUCKS & ASSOC., INC., NCRLS, AND FURNISHED TO ENGINEER BY OWNER.
- 6) ALL 4" CALIPER AND LARGER TREES AND SHRUBS NOT DIRECTLY AFFECTED BY CONSTRUCTION WILL BE SAVED.

R-20 MF

R-12 MF

R-12 MF

PLAN "A"

NOTE: THIS SIDE YARD IS PRESENTLY CLEARED. DEVELOPMENT DESIGN WILL INCORPORATE LANDSCAPED BERRY ALLEQUATE FOR SCREENING PURPOSES.

PROPOSED R/W
EXISTING R/W
20'-TO BE DEDICATED

DELTA RD

REASONING DATA

Existing Zoning - R-20 MF
Proposed Zoning - R-12 MF(CD)
Area Net of Proposed R/W - 5.60 Ac.
Allowed No. Units Under R-12 MF-77 D.U.'s
Proposed No. Units - 48 D.U.'s

NOTE: Proposed Development Will Meet All Parking, Signage, And Dimensional Requirements Of The City Of Charlotte Zoning Ordinance.

APPROVED BY CITY COUNCIL
DATE 8-19-85

DELTA RD I - SKETCH "A"

THE WALSH CORPORATION	CHARLOTTE, N.C.
SCALE: 1/2" = 60'	APPROVED BY: DRAWN BY NAK
DATE: 12-15-84	REVISED
NEIL A KING & ASSOCIATES	
8008 CORPORATE CENTER DR. SUITE 102 CHARLOTTE, N.C.	
DRAWING NUMBER	

DEVELOPMENT DATA

Zoning - R-20 MF, R-12 MF
Areas - R-20 MF - 15.40 Ac.
R-12 MF - 11.41 Ac.
Total Net of R/W - 19.41 Ac.
Allowable Units - R-20 MF - 40 Units
R-12 MF - 143 Units
Total 228 Units
Units Provided - 228 Units
Presently Approved for 238 D.U.'s