

ATTACHED TO  
ADMINISTRATIVE APPROVAL  
DATED 5/19/88  
Martin K. Cramton, Jr.  
PJF

**MASTER PLAN**  
**DELTA ROAD TRACT**

CHARLOTTE, N.C.

FOR B.T. VENTURE CORP.

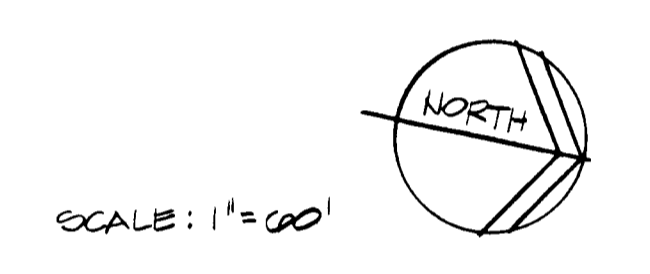


SUMMARY

BLDG. TYPE	UNITS/BLDG.	No. BLDGS.	TOTAL
1	5	18	144
2	3	3	24
3	10	1	10
			178 TOTAL UNITS

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



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 25' 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.

Land Design  
DATE: **MAY 3, 1988**  
PROJECT NO: 3362B  
REVISIONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
G:1701 East Boulevard, Charlotte, NC 28203 704/333-0325  
C:1216 Pence Street, Alexandria, VA 22314 703/545-7784  
C:225 Hillsborough Street, Raleigh, NC 919/834-8127

**Land Design**  
Landscape Architecture Land Planning  
Urban Design Civil Engineering

SHEET NO: **1**  
**1985-48** OF \_\_\_\_\_

**CHARLOTTE-MECKLENBURG**  
**PLANNING COMMISSION**  
INTER-OFFICE COMMUNICATION

DATE: May 19, 1988  
FROM: *Martin K. Cramton, Jr.*  
Martin K. Cramton, Jr.  
Planning Director

TO: Robert Brandon  
Zoning Administrator

SUBJECT: Administrative Approval for Pet. #85-48 Capital Reserve Corp.

Enclosed please find an approved site plan for petition #85-48. The site plan has been revised to accommodate a new building type. As a result the number of buildings have been reduced by one and the private street and parking configurations have changed slightly.

Pursuant to my authority as outlined in the zoning ordinance, I am administratively approving this plan. Please use it when evaluating requests for building permits.

MRC/KRM:sls  
Enclosure