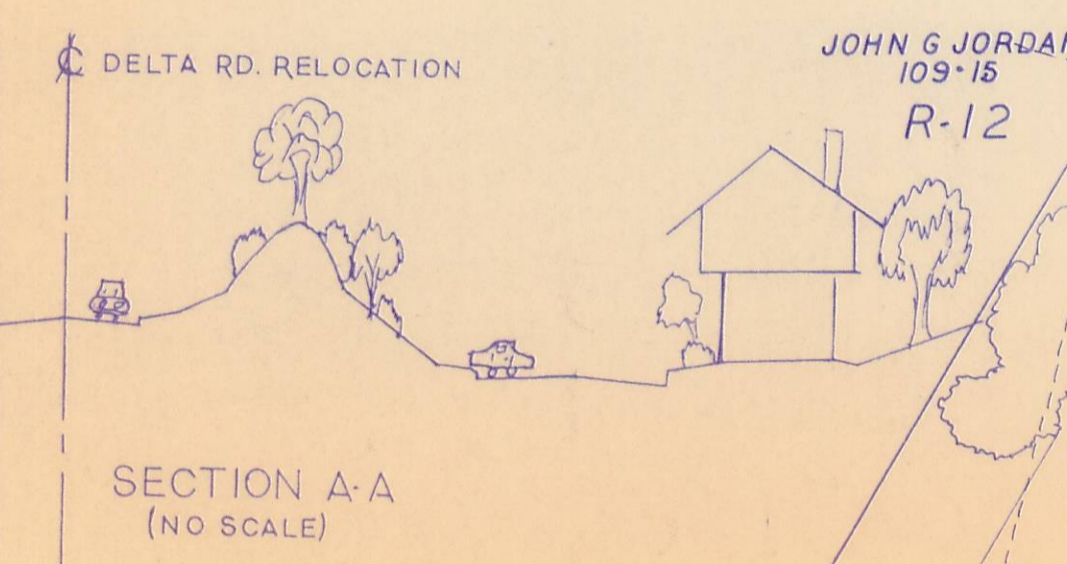
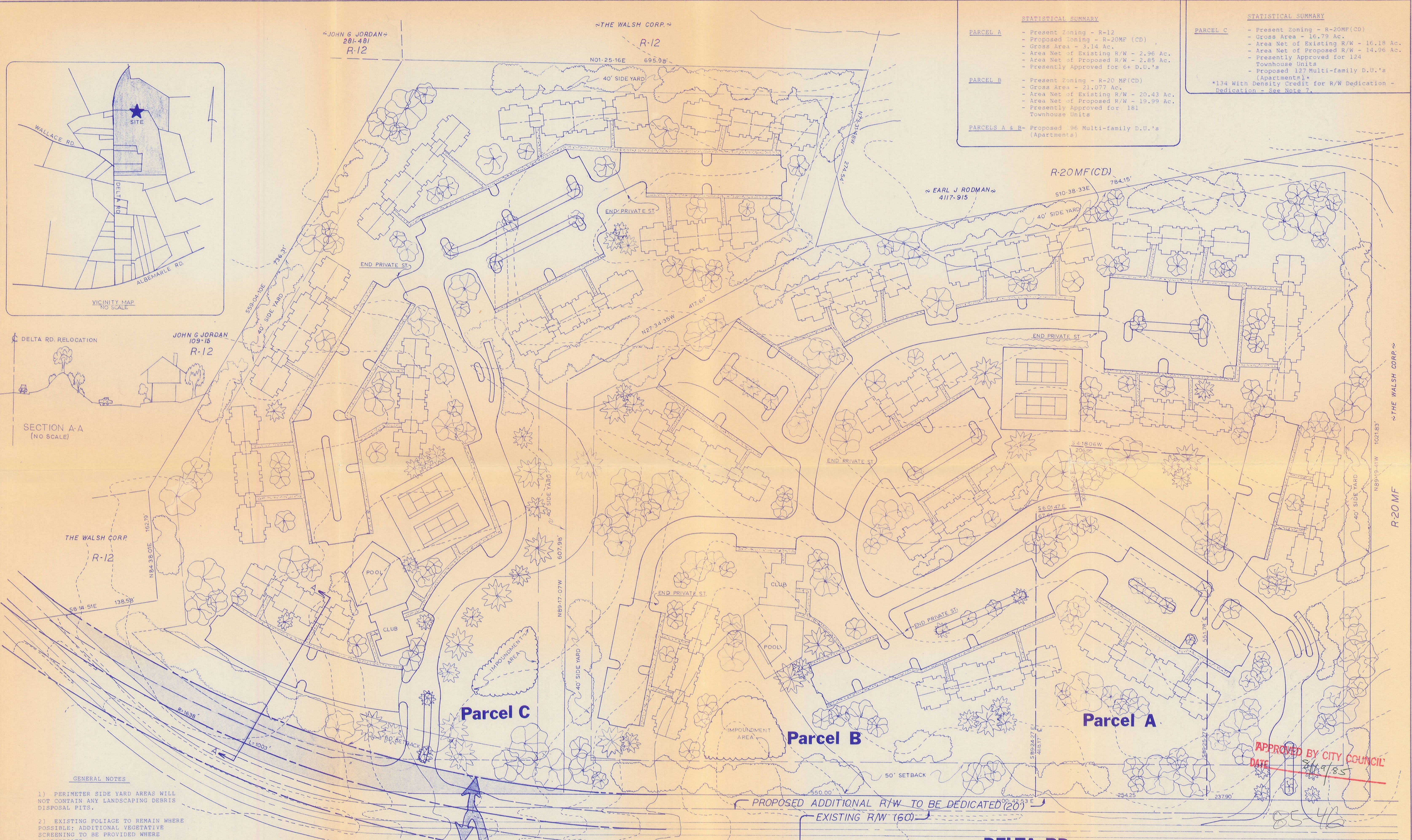


STATISTICAL SUMMARY

PARCEL A	- Present Zoning - R-12 - Proposed Zoning - R-20MF (CD) - Gross Area - 3.14 Ac. - Area Net of Existing R/W - 2.96 Ac. - Area Net of Proposed R/W - 2.85 Ac. - Presently Approved for 124 Townhouse Units
PARCEL B	- Present Zoning - R-20 MF(CD) - Gross Area - 21.077 Ac. - Area Net of Existing R/W - 20.43 Ac. - Area Net of Proposed R/W - 19.99 Ac. - Presently Approved for 181 Townhouse Units
PARCELS A & B	- Proposed 96 Multi-family D.U.'s (Apartments)

STATISTICAL SUMMARY

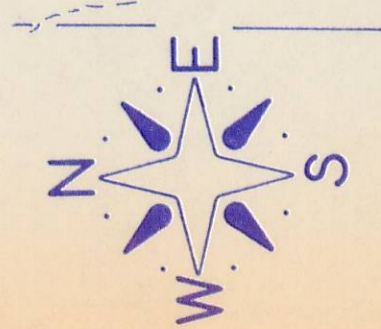
PARCEL C	- Present Zoning - R-20MF(CD) - Gross Area - 16.79 Ac. - Area Net of Existing R/W - 16.18 Ac. - Area Net of Proposed R/W - 14.96 Ac. - Presently Approved for 124 Townhouse Units - Proposed 127 Multi-family D.U.'s (Apartments)* *134 With Density Credit for R/W Dedication - Dedication - See Note 7.
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GENERAL NOTES

- PERIMETER SIDE YARD AREAS WILL NOT CONTAIN ANY LANDSCAPING DEBRIS DISPOSAL PITS.
- EXISTING FOLIAGE TO REMAIN WHERE POSSIBLE; ADDITIONAL VEGETATIVE SCREENING TO BE PROVIDED WHERE APPROPRIATE.
- BUILDING LAYOUT AND STREET/CIRCULATION PATTERN MAY ADJUST SLIGHTLY DUE TO SITE CONDITIONS/CONSTRAINTS.
- DEVELOPER PROPOSES TO DONATE ALL PROPOSED R/W IN LIEU OF CONSTRUCTING IMPROVEMENTS TO DELTA ROAD.
- SURVEYS BY HUCKS & ASSOC., INC., NCRLS, AND FURNISHED TO ENGINEER BY OWNER.
- PARKING, SIGNAGE AND REQUIRED YARD SPACES WILL BE IN CONFORMANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 34,441 S.F. ADDITIONAL R/W WILL BE DEDICATED AS SHOWN UPON INITIATION OF THE ROAD WIDENING AND RE-ALIGNMENT BY THE APPROPRIATE AUTHORITY. PETITIONER RESERVES ANY AND ALL PRESENT AND FUTURE ELIGIBILITY FOR DENSITY COMPENSATION UP TO A MAXIMUM PROJECT TOTAL OF 134 D.U.'s IN PARCEL "C". (ADDITIONAL R/W TO BE DEDICATED OVER AND ABOVE THE 20' STRIP.)
- ALL 4" CALIBER AND LARGER TREES AND SHRUBS NOT DIRECTLY AFFECTED BY CONSTRUCTION WILL BE SAVED.

APPROVED BY CITY COUNCIL
DATE 8/19/85



PLAN "B"

SITE PLAN AMENDMENT
DELTA ROAD PROPERTY THE WALSH CORP.

SCALE: 1" = 60'	APPROVED BY:	DRAWN BY NAK
DATE: 7-85		REVISED
KING STEWART AND ASSOCIATES PO BOX 2262 CHARLOTTE, NC. 28211		
		DRAWING NUMBER