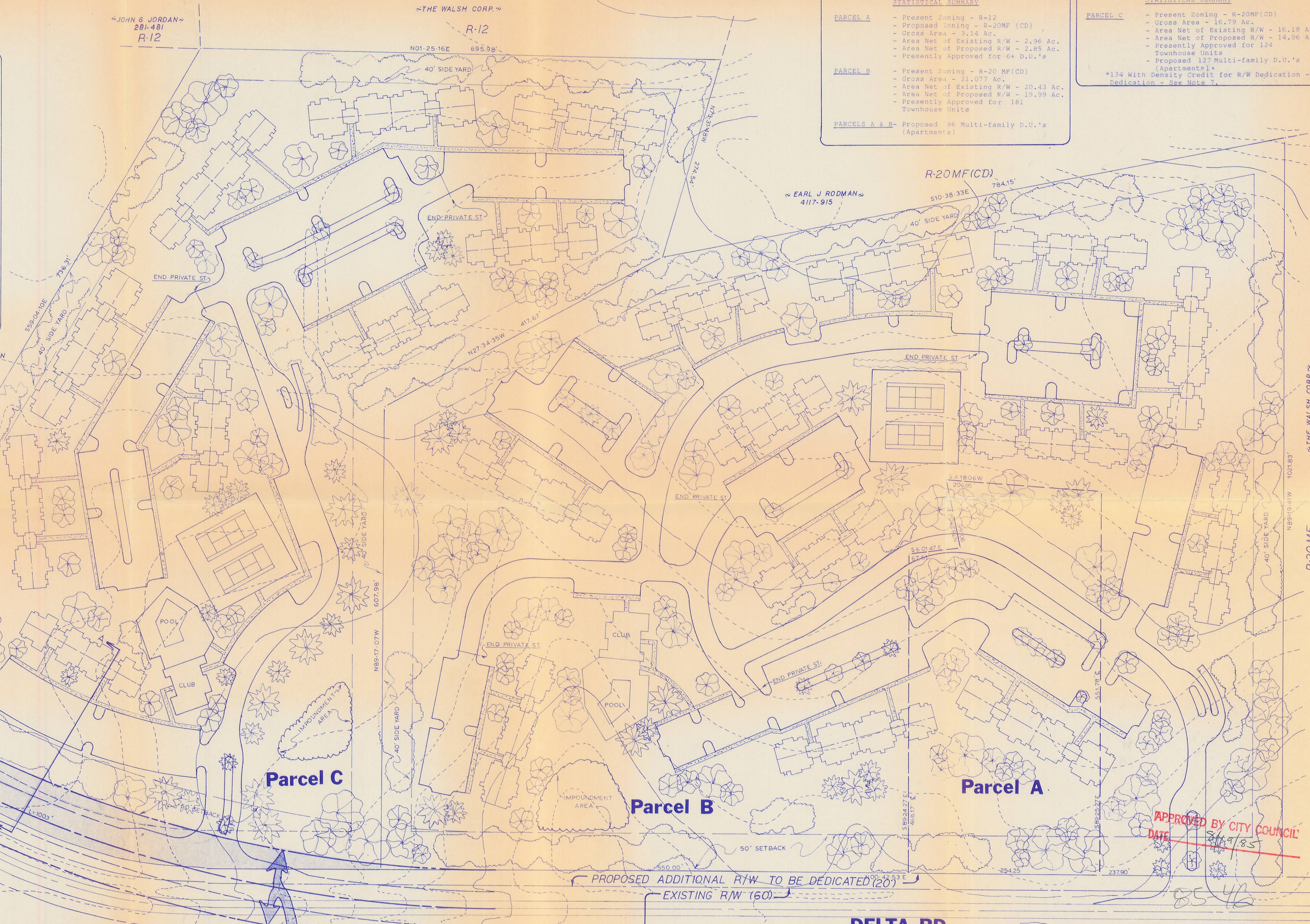


- GENERAL NOTES**
- 1) PERIMETER SIDE YARD AREAS WILL NOT CONTAIN ANY LANDSCAPING DEBRIS DISPOSAL PITS.
 - 2) EXISTING FOLIAGE TO REMAIN WHERE POSSIBLE; ADDITIONAL VEGETATIVE SCREENING TO BE PROVIDED WHERE APPROPRIATE.
 - 3) BUILDING LAYOUT AND STREET/CIRCULATION PATTERN MAY ADJUST SLIGHTLY DUE TO SITE 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) PARKING, SIGNAGE AND REQUIRED YARD SPACES WILL BE IN CONFORMANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - 7) 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.)
 - 8) ALL 4" CALIPER AND LARGER TREES AND SHRUBS NOT DIRECTLY AFFECTED BY CONSTRUCTION WILL BE SAVED.



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 6+ D.U.'s
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.	



DELTA RD.

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			
P.O. BOX 2262		CHARLOTTE, NC. 28211	
		DRAWING NUMBER	