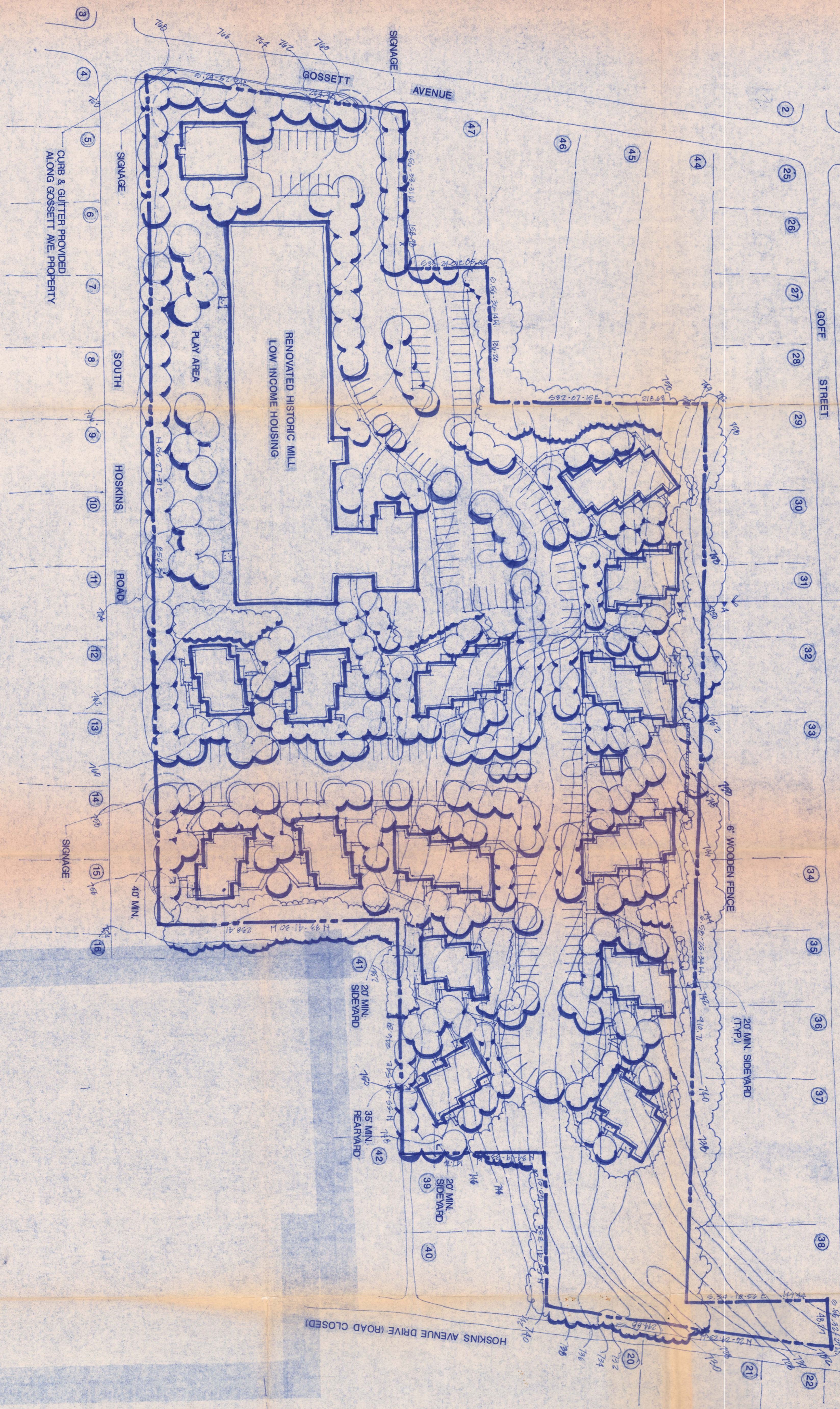


COMBINATION OF DECIDUOUS/EVERGREEN TREES AND SHRUBS TO BE PLANTED IN OPEN AREAS ALONG RESIDENTIAL PROPERTY. MIN. HT. 4'-0".

SCREENING ALONG RESIDENTIAL PROPERTY
Section A-A



SITE ACREAGE: 11.098

EXISTING ZONING: I-2

PROPOSED ZONING: R-9 MF (CD)

HISTORIC MILL RENOVATION

	1 BR	2 BR	3 BR	TOTAL
FIRST FLOOR	5	30	2	37
SECOND FLOOR	4	22	3	29
THIRD FLOOR	4	22	3	29
TOTAL UNITS:				95

BUILDING TOTAL: 102,000 SF

COMMUNITY HALL 3600 SF

PARKING
REQUIRED: .75 SP/UNIT = 71 SPACES
PROVIDED: .75 SP/UNIT = 71 SPACES

MODULAR ELDERLY UNITS

TOTAL UNITS: (576 SF EACH - 1STORY BLDG.) 94
PARKING
REQUIRED: .25 SP/UNIT = 24 SPACES
PROVIDED: 1.0 SP/UNIT = 94 SPACES

SETBACKS
Front - 30'
Sidewalk - 20'
Rearyard - 35'
Setback Along Hoskins Rd - 40'

DECEMBER 1987

- NOTES
1. All screening shall conform to or exceed the City zoning screening requirements.
 2. Five feet of additional R/W will be dedicated along S. Hoskins Road.
 3. All signage is subject to regulations in effect at time of permitting.
 4. Parking number is subject to low income/elderly housing requirements of zoning ordinance.
 5. Low income/elderly status is a precondition for development of this site.

Hoskins Mill Master Plan

Hoskins Road Charlotte, N.C.

88-8

APPROVED BY CITY COUNCIL

DATE 2/15/88

ORD# 2363-2
BK 36, PG 344



TRENTON PROPERTIES