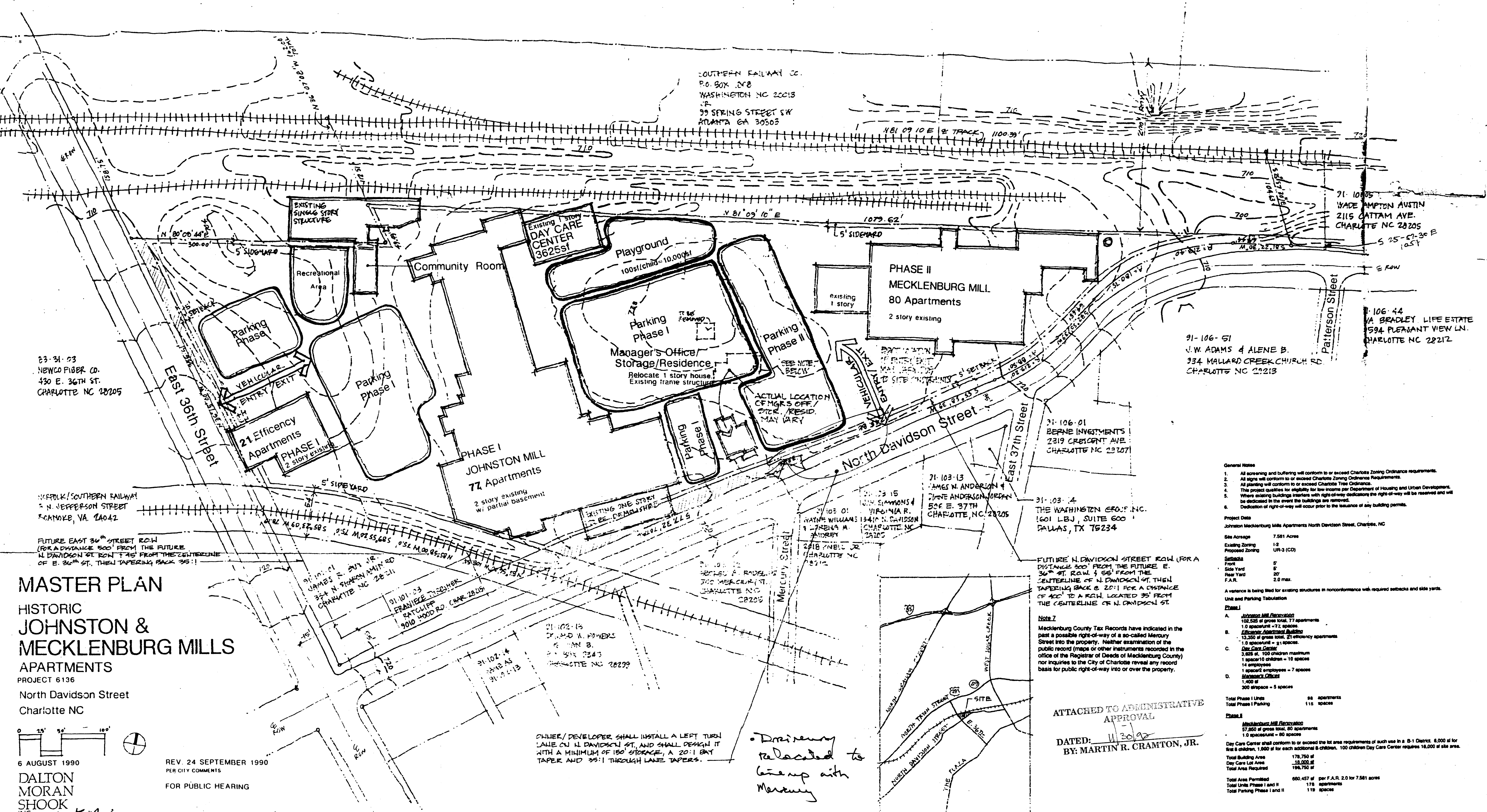


I-1 ZONING DISTRICT

I-2(CD) ZONING DISTRICT

I-1 ZONING DISTRICT



MASTER PLAN
HISTORIC JOHNSTON & MECKLENBURG MILLS APARTMENTS
 PROJECT 6136
 North Davidson Street
 Charlotte NC

6 AUGUST 1990

REV. 24 SEPTEMBER 1990
PER CITY COMMENTS
FOR PUBLIC HEARING

DALTON MORAN SHOOK
 ARCHITECTS
 411 North Fifth Street
 Charlotte, NC 28202
 Telephone: (704) 254-7111
 Telex: (704) 254-7226

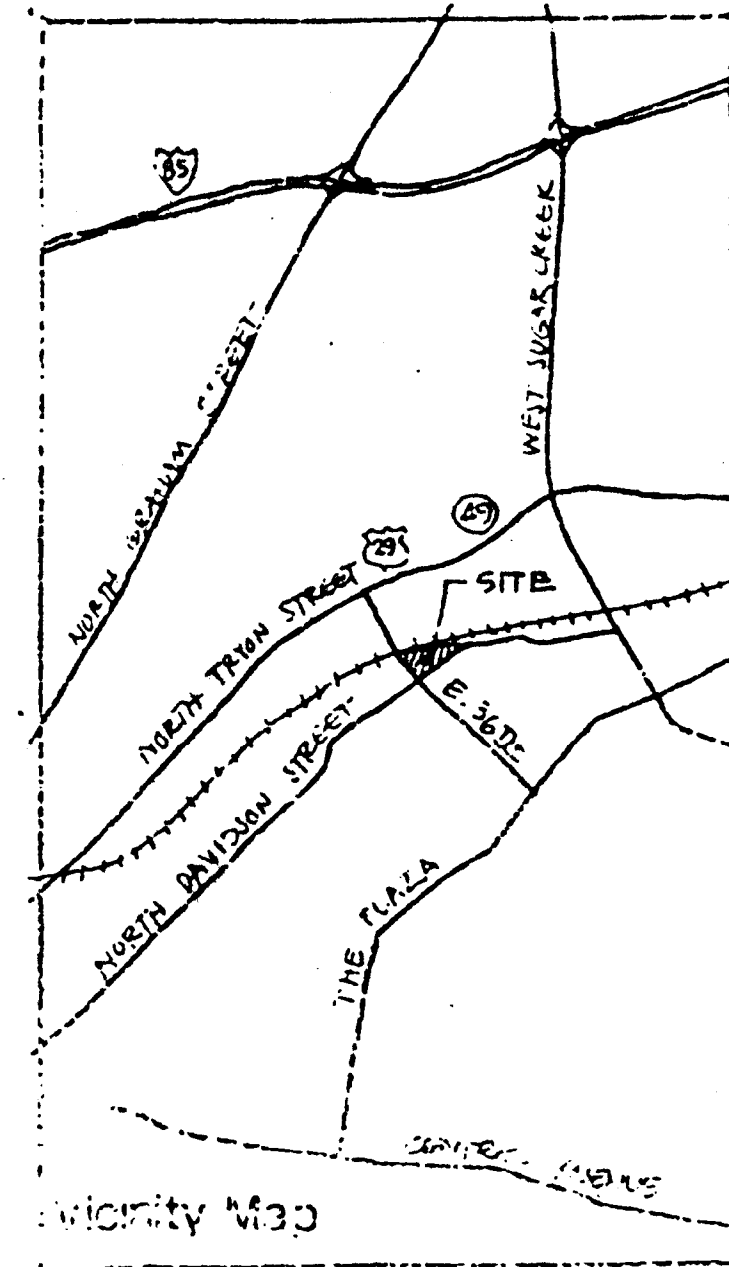
TRENTON PROPERTIES, INC. Pet. 90-79

APPROVED BY CITY COUNCIL
 DATE 19 Nov. 1990

10-9-92: REV. APT. & PARKING TOTALS
 PER CMPC REQUEST
 REVISIONS BY ENVIRONMENTAL DESIGN

OWNER/DEVELOPER SHALL INSTALL A LEFT TURN LANE ON N. DAVIDSON ST. AND SHALL DESIGN IT WITH A MINIMUM OF 150' STORAGE, A 20:1 BAY TAPER AND 35:1 THROUGH LANE TAPERS.

Driveway relocated to line up with Mercury



ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 11/20/92
 BY: MARTIN R. CRAMTON, JR.

- General Notes**
- All screening and buffering will conform to or exceed Charlotte Zoning Ordinance requirements.
 - All signs will conform to or exceed Charlotte Zoning Ordinance Requirements.
 - All planting will conform to or exceed Charlotte Tree Ordinance.
 - The project qualifies for eligibility for low income per Department of Housing and Urban Development.
 - Where existing buildings interfere with right-of-way, dedicatory right-of-way will be reserved and will be dedicated in the event the buildings are removed.
 - Dedication of right-of-way will occur prior to the issuance of any building permits.

Project Data
 Johnston Mecklenburg Mills Apartments North Davidson Street, Charlotte, NC

| | |
|-----------------|-------------|
| Site Acreage | 7.581 Acres |
| Existing Zoning | I-2 |
| Proposed Zoning | I-2(CD) |
| Setback | 5' |
| Front | 5' |
| Side Yard | 5' |
| Rear Yard | 20' |
| F.A.R. | 2.0 max. |

A variance is being filed for existing structures in nonconformance with required setbacks and side yards.

Unit and Parking Tabulation

Phase I

| | |
|---------------------------------|---|
| Johnston Mill Apartments | 102,528 sq gross total, 77 apartments |
| 1.0 apartment = 72 sq spaces | |
| Efficiency Apartments | 15,250 sq gross total, 21 efficiency apartments |
| 1.0 apartment = 31 spaces | |
| Day Care Center | 3,825 sq, 100 children maximum |
| 1 space/10 children = 10 spaces | |
| 14 employees | |
| 1 special employee = 7 spaces | |
| Management Office | 1,400 sq |
| 300 spaces = 5 spaces | |

| | |
|-----------------------|---------------|
| Total Phase I Units | 88 apartments |
| Total Phase I Parking | 115 spaces |

Phase II

| | |
|-----------------------------|--------------------------------------|
| Mecklenburg Mill Apartments | 57,850 sq gross total, 80 apartments |
| 1.0 apartment = 80 spaces | |

Day Care Center shall conform to or exceed the lot area requirements of such use in a B-1 District. 8,000 sq for 100 children, 1,000 sq for each additional 10 children. 100 children Day Care Center requires 18,000 sq of site area.

| | |
|---------------------|------------|
| Total Building Area | 178,750 sq |
| Day Care Lot Area | 18,000 sq |
| Total Area Required | 196,750 sq |

| | |
|------------------------------|---|
| Total Area Permitted | 680,457 sq per F.A.R. 2.0 for 7.581 acres |
| Total Units Phase I and II | 176 apartments |
| Total Parking Phase I and II | 115 spaces |