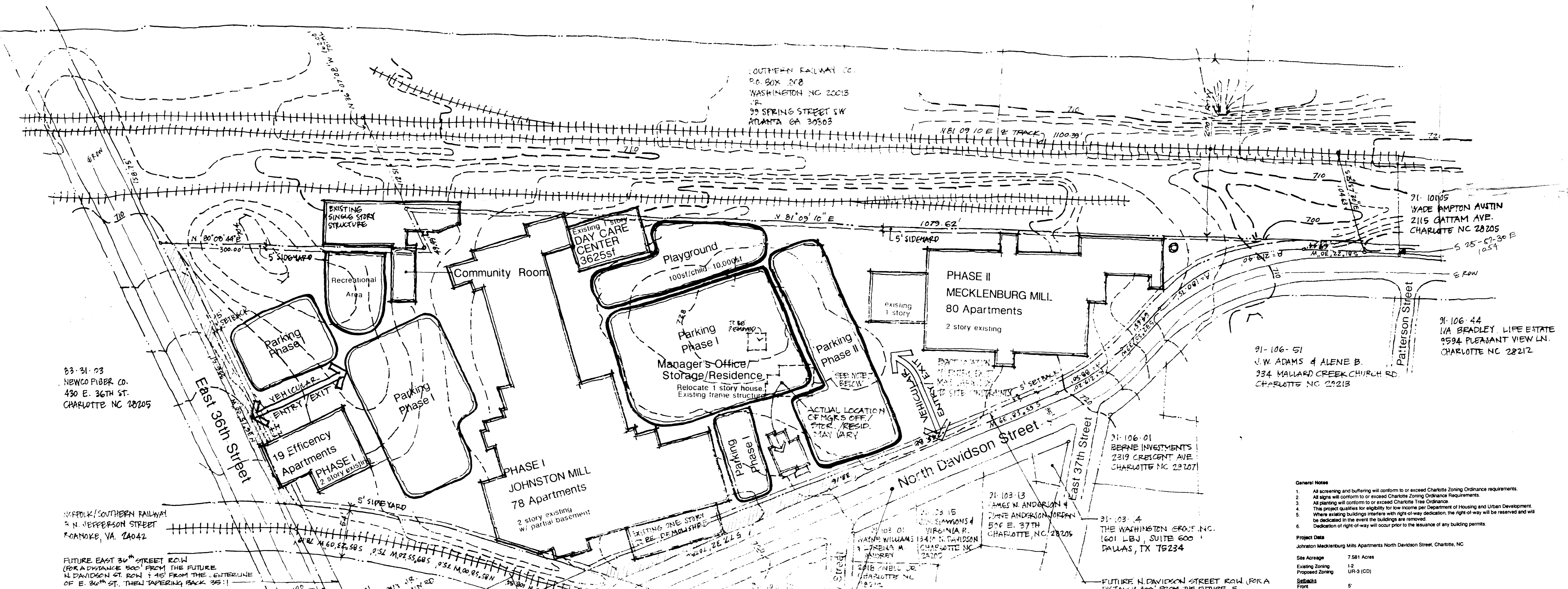


I-1 ZONING DISTRICT

I-2 (CD) ZONING DISTRICT

I-1 ZONING DISTRICT



83-31-03
NEWCO FIBER CO.
430 E. 36TH ST.
CHARLOTTE NC 28205

WFO/ SOUTHERN RAILWAY
2 N. JEFFERSON STREET
ROANOKE, VA. 24042

FUTURE EAST 36TH STREET ROW
(FOR A DISTANCE 500' FROM THE FUTURE
N. DAVIDSON ST. ROW & 15' FROM THE CENTERLINE
OF E. 36TH ST., THEN TAPERING BACK 35:1)

SOUTHERN RAILWAY CO.
P.O. BOX 208
WASHINGTON NC 28013
12
99 SPRING STREET SW
ATLANTA GA 30303

91-10005
WADE HAMPTON AUSTIN
2115 GATTAM AVE.
CHARLOTTE NC 28205

91-106-44
I/A BRADLEY LIFE ESTATE
9594 PLEASANT VIEW LN.
CHARLOTTE NC 28212

91-106-51
J.W. ADAMS & ALENE B.
334 MALLARD CREEK CHURCH RD.
CHARLOTTE NC 28213

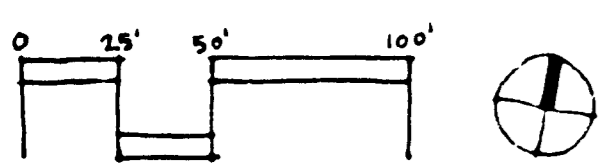
91-106-01
BERNE INVESTMENTS
2319 CRESCENT AVE.
CHARLOTTE NC 28207

91-103-13
JAMES W. ANDERSON &
JANE ANDERSON JORDAN
506 E. 37TH
CHARLOTTE, NC 28204

91-103-14
THE WASHINGTON GROUP, INC.
1601 LBJ, SUITE 600
DALLAS, TX 75234

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

SEE ADMINISTRATIVE A
DATED: 11/30/90
BY: MARY L. CREATOR, INC.



FOR REVISED PLAN

REV. 24 SEPTEMBER 1990
PER CITY COMMENTS

FOR PUBLIC HEARING

6 AUGUST 1990
**DALTON
MORAN
SHOOK
INC.**
Architects
and Planners
Interior Designers
441 West Fifth St.
Charlotte, NC 28202
7-572-0116

TRENTON PROPERTIES, INC. Pet. 90-79

APPROVED BY CITY COUNCIL
DATE 19 Nov. 1990

6100 Fairview Blvd., Suite 1100
Charlotte, North Carolina 28210
Telephone: (704) 554-7111
Telex: (704) 554-7230

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.

- 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.
 - This project qualifies for eligibility for low income per Department of Housing and Urban Development.
 - Where existing buildings interfere with right-of-way dedication, the 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	UR-3 (CD)
Setbacks	
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

A. Johnston Mill Renovation	102,525 sf gross total, 78 apartments
1.0 space/unit = 78 spaces	
B. Efficiency Apartment Building	13,350 sf gross total, 19 efficiency apartments
1.0 space/unit = 19 spaces	
C. Day Care Center	3,825 sf, 100 children maximum
1 space/10 children = 10 spaces	
14 employees	
1 space/2 employees = 7 spaces	
Manager's Offices	1,400 sf
300 sf space = 5 spaces	

Total Phase I Units	97 apartments
Total Phase I Parking	119 spaces

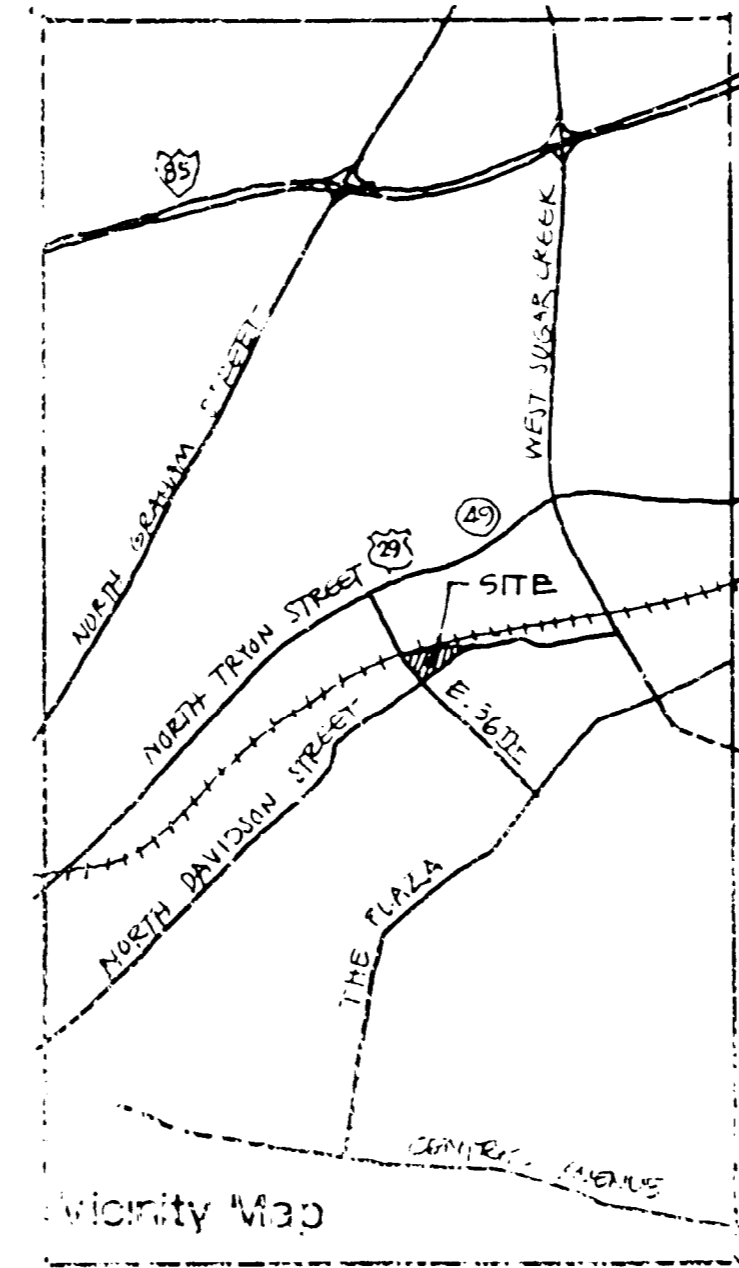
Phase II

Mecklenburg Mill Renovation	57,850 sf gross total, 80 apartments
1.0 space/unit = 80 spaces	

Day Care Center shall conform to or exceed the lot area requirements of such use in a B-1 District. 6,000 sf for first 8 children, 1,000 sf for each additional 8 children. 100 children Day Care Center requires 18,000 sf of site area.

Total Building Area	178,750 sf
Day Care Lot Area	18,000 sf
Total Area Required	196,750 sf

Total Area Permitted	660,457 sf per F.A.R. 2.0 for 7.581 acres
Total Units Phase I and II	177 apartments
Total Parking Phase I and II	199 spaces



Note 7
Mecklenburg County Tax Records have indicated in the past a possible right-of-way of a so-called Mercury Street into the property. Neither examination of the public record (maps or other instruments recorded in the office of the Registrar of Deeds of Mecklenburg County) nor inquiries to the City of Charlotte reveal any record basis for public right-of-way into or over the property.