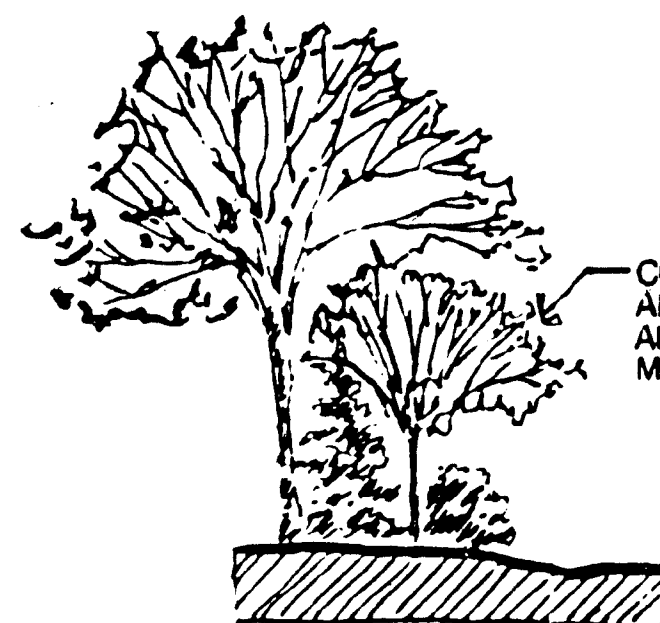
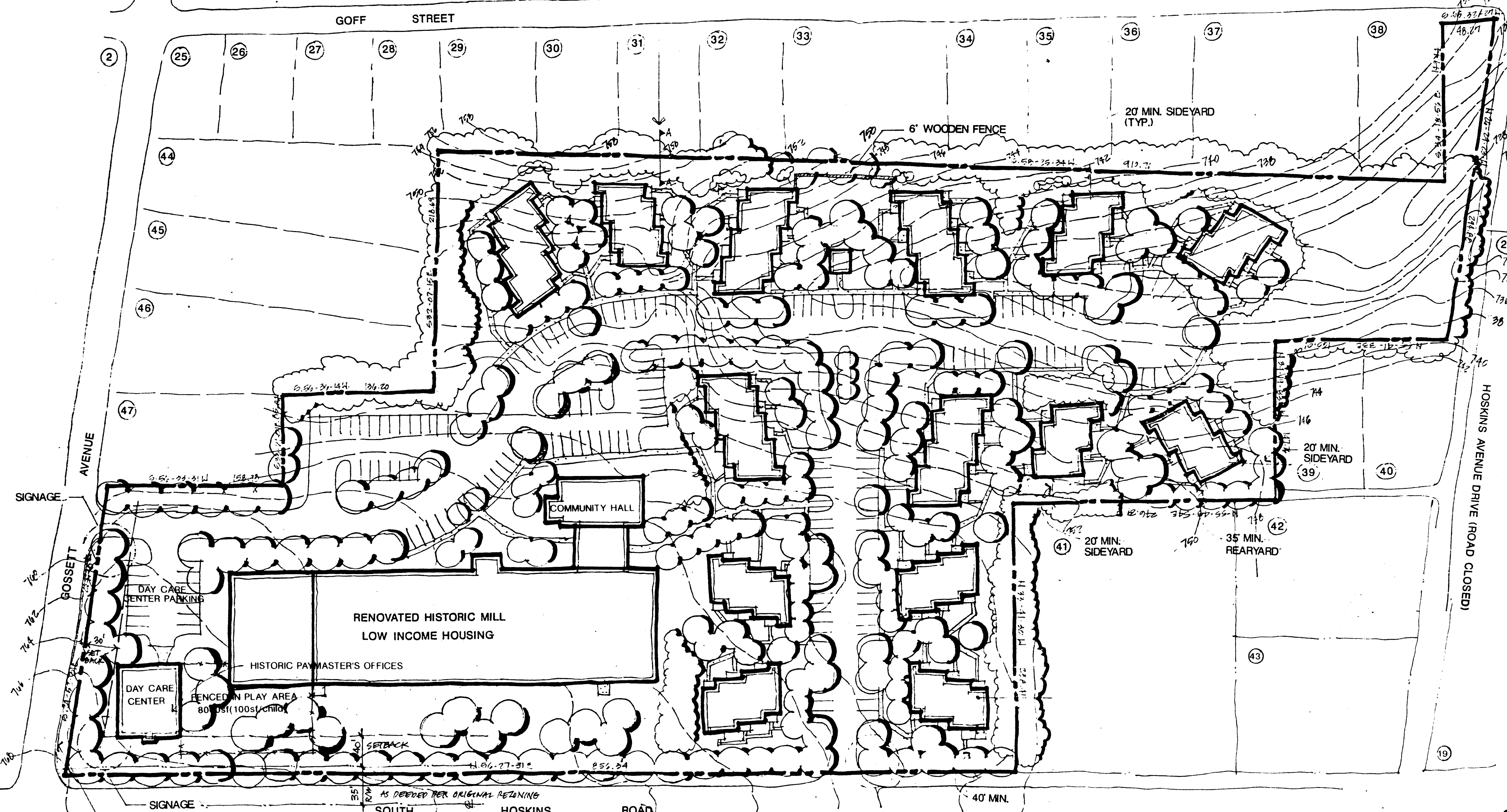


VICINITY MAP



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 N.T.S.



SITE ACREAGE: 11.098
 EXISTING ZONING: I-2
 PROPOSED ZONING: R-6 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
 PARKING REQUIRED .75 SP/UNIT = 71 SPACES

COMMUNITY HALL
 a. LAUNDRY, STORAGE, COMMUNITY ROOM 5862sf
 b. MANAGEMENT OFFICES +585sf
 TOTAL 6447sf

PARKING REQUIRED a. 1 SP/150sf=39
 b. 1SP/300sf=2
 TOTAL=41 SPACES

MODULAR ELDERLY UNITS

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

DAY CARE CENTER 3224 sf
 80 CHILDREN 1SP/10 CHILDREN=8 SPACES
 12 EMPLOYEES 1SP/2 EMPLOYEES=6 SPACES
 TOTAL 14 SPACES

TOTAL SITE PARKING REQUIRED 150 SPACES PROVIDED 185 SPACES

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

- NOTES
- All screening shall conform to or exceed the City zoning screening requirements.
 - Five feet of additional R/W will be dedicated along S. Hoskins Road.
 - All signage is subject to regulations in effect at time of permitting.
 - Parking number is subject to low income /elderly housing requirements of zoning ordinance.
 - Low income/elderly status is a precondition for development of this site.
 - A variance is being filed for existing structure and proposed play area in non-conformance with required setbacks.

SITE PLAN AMENDMENT TO
 90-80 Hoskins Mill Master Plan
 Hoskins Road Charlotte, N.C.

7. NO ADDITIONAL GRADING IS TO OCCUR ON SITE.
 APPROVED BY CITY COUNCIL
 DATE 19 Nov 1990
 REVISED: 21 SEPTEMBER 1990 FOR PUBLIC HEARING

DALTON MORAN SHOOK INC
 ARCHITECTS LAND PLANNERS INTERIOR DESIGNERS
 1144 West Fifth St.
 Charlotte, NC 28202
 704/372-0136