

MOBILE HOME PARK

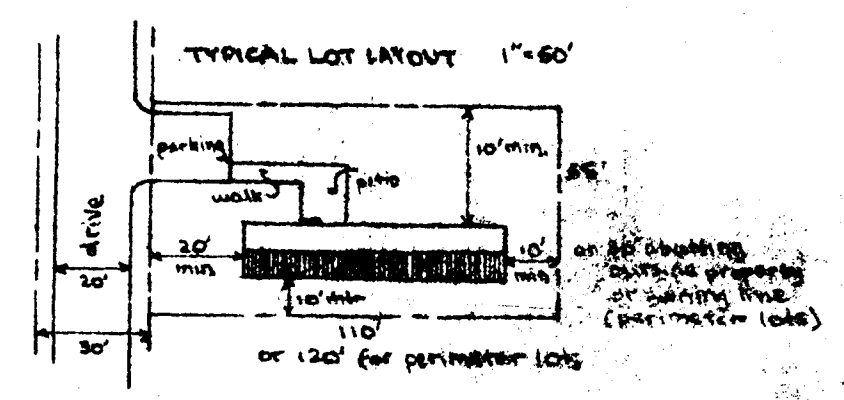
- Legend:**
- property line, with distances & bearings, name of a adjoining landowner, & map book or deed book & page number
 - zoning district line
 - - - proposed lot line
 - (237) lot number
 - - - perimeter setback
 - 20' utility & drainage easement (proposed)
 - drainage culvert (proposed)
 - street pavement abutting open space & recreational land (proposed)
 - existing contour, 4' interval

Site Data:

total acreage in tract:	57.52 ac	100.0%
proposed street rights-of-way:	4.55 ac	11.4%
proposed open space & recreational land (excluding traversing street pavement):	4.64 ac	8.1%
land in residential lots:	46.33 ac	80.5%

number of proposed lots:	237 lots
average lot size:	9,515 sq. ft.
minimum lot size:	6,050 sq. ft.
density:	4.12 lots per gross acre.

- Notes:**
- All improvements to comply with applicable codes & ordinances.
 - All screening to comply with City/County Zoning Ordinance requirements.
 - All signs to comply with City/County Zoning Ordinance requirements.
 - Setbacks: see Typical lot layout below.
 - No building to exceed one-story in height.
 - No areas of tract are in any designated floodplains or flood areas.
 - To greatest extent possible & feasible, all existing natural features & vegetation to be retained.
 - Approximate duration of development: 5 years.
 - Approximate phases, including street, utility, & other improvements:
 - Phase 1 lots 1-46
 - Phase 2 lots 47-103
 - Phase 3 lots 104-153
 - Phase 4 lots 153-201
 - Phase 5 lots 202-237
 - Except where otherwise shown, all utilities, including electric, telephone cable TV, water & sewer to be located within proposed street rights-of-way; same with respect to storm drainage.
 - All utilities to be placed underground, and to be installed in accordance with applicable codes and other regulations.
 - a) Open Space Requirement - Minimum - 8%
 - b) Lots are for lease
 - c) Streets are private
 - d) All cul-de-sacs - minimum 35' to 37' radius



SCHEMATIC SITE PLAN for Proposed Manufactured Housing Development

property of M.B. Blankenship, Jr.
Mecklenburg County, North Carolina

current zoning R-MH

Scale: 1"=100'

APPROVED BY COUNTY COMMISSION
DATE 4/15/85
R-MH S.P. Amend

land planner: Wm. Mastal Associates
by Jonathan Edwards Winston-Salem, N.C.

January 30, 1985

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DATE 4/15/85
R-MH S.P. Amend
85-15(c)

