

DEVELOPMENT DATA

SITE AREA _____ 6.24 AC.
 EXISTING ZONING _____ R-15
 PROPOSED ZONING _____ R-MH
 USE : mobile home park
 EXISTING LOTS _____ 27
 ADDITIONAL LOTS _____ 18
 PARKING _____ 2 SPA./LOT
 DENSITY _____ 7.2 D.U./AC.
 MIN. LOT SIZE _____ 3500 S.F.

GENERAL NOTES

1. THE EXISTING MOBILE HOME PARK ON THIS PROPERTY IS CURRENTLY SERVICED BY SEPTIC FIELDS. NO EXPANSION OF THIS DEVELOPMENT SHALL OCCUR UNTIL ADEQUATE PUBLIC SEWER AND/OR WATER FACILITIES ARE AVAILABLE TO SERVICE THE SITE.
2. THIS DEVELOPMENT SHALL MEET OR EXCEED STANDARDS ESTABLISHED IN THE MECKLENBURG COUNTY ZONING ORDINANCE, SECTION 3213, PERTAINING TO MOBILE HOME PARKS.
3. BOUNDARY INFORMATION FROM SURVEY BY SAMUEL P. MALONE, NCRLS L2610, dated 6/23/86.
4. EXISTING MOBILE HOME SECTION SHALL REMAIN IN ITS PRESENT CONDITION WITH THE EXCEPTION THAT ADDITIONAL PLANTINGS SHALL BE PLACED ALONG FAIRES ROAD & ALONG COMMON REAR LOT LINES AS SHOWN ON PLAN.
5. AT SUCH TIME AS THIS EXISTING MOBILE HOME PARK IS EXPANDED BEYOND THE CURRENT 27 SPACES, ALL STREETS, INCLUDING EXISTING ONES, SHALL BE PAVED.



TRACT 2
3531-301

EXISTING OAKS
TO REMAIN

LILLIE M. INMAN
4534-513

DONALD W. LEE
5148-265

3 ORNAMENTAL
TREES (PROPOSED)

JOSEPH ROUMILLAT, ET UX
4637-716

E. RHYNE FAIRES, SR., ET UX
2374-514

CLIFTON L. HODGES, ET UX
4376-795

LOT 7
M.B.14 PG.1

AREA ALONG EXISTING
REAR LOT LINES SHALL
BE PLANTED WITH LARGE-
GROWING EVERGREEN SHRUBS
(ELEAGNUS, OSMANTHUS, BURFORD)

LANDSCAPED BUFFER
EXISTING UNDERGROWTH SHALL BE CLEARED OUT
AND LANDSCAPING INSTALLED WITHIN ONE GROWING
SEASON OF REZONING PETITION APPROVAL. BUFFER
SHALL CONSIST OF 3' HT. WHITE PINES, PLANTED 15' O.C. &
BURFORD HOLLY, MIN 2 CAL. CONT.

15' UNDISTURBED BUFFER
EXISTING TREES & VEGETATION
TO REMAIN.
SUPPLEMENTARY PLANTING MAY
BE PROVIDED AS REQUIRED
TO MEET SCREENING
REQUIREMENTS.

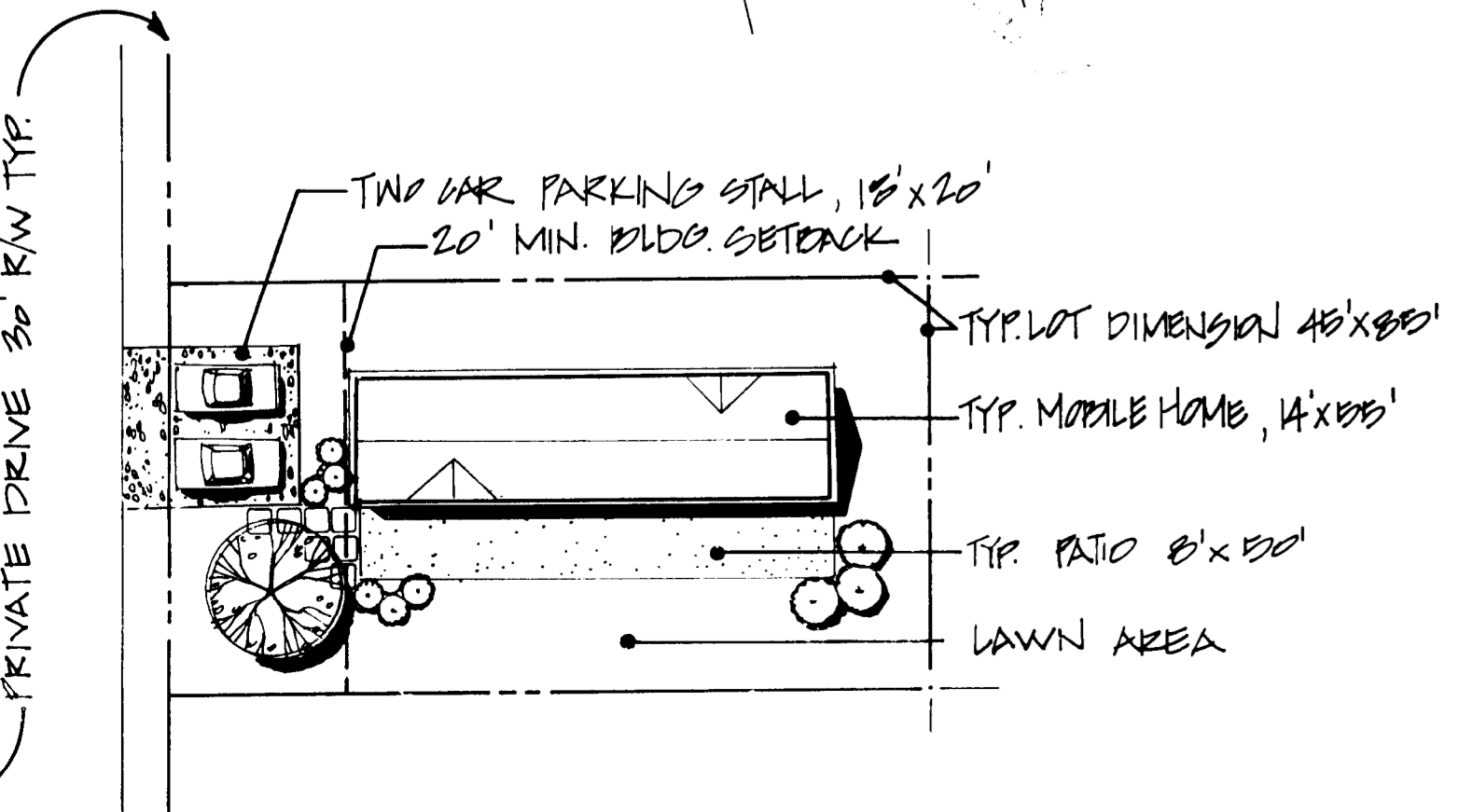
APPROVED BY COUNTY COMMISSION

DATE 12/19/88

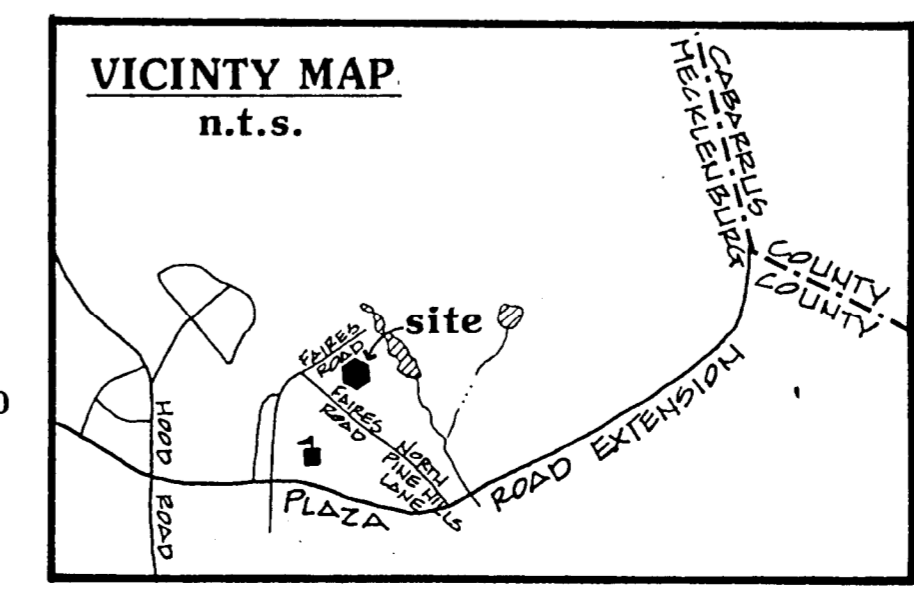
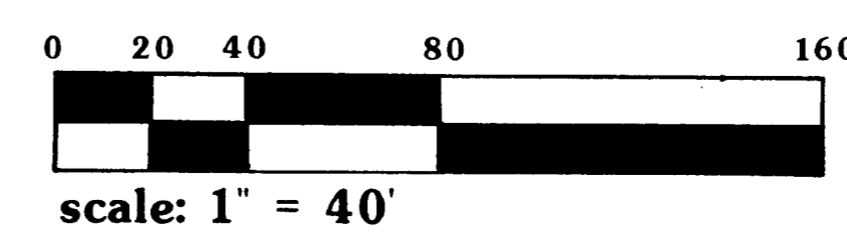
J. Donald Keen +
Alyne S. Keen
88-53(c)

12/20/88 - modification of note #5
11/23/88 - addition of note #5

REVISIONS: 9/28/88 - per staff review



TYPICAL MOBILE HOME LOT



KEEN PROPERTY REZONE

scale: 1" = 40'
 date: 8/25/88
 project: #0015

SCHEMATIC SITE PLAN

TURNBULL DESIGN GROUP, P.A.
 1815 PARK DRIVE, SUITE 206
 CHARLOTTE, NORTH CAROLINA 28204
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