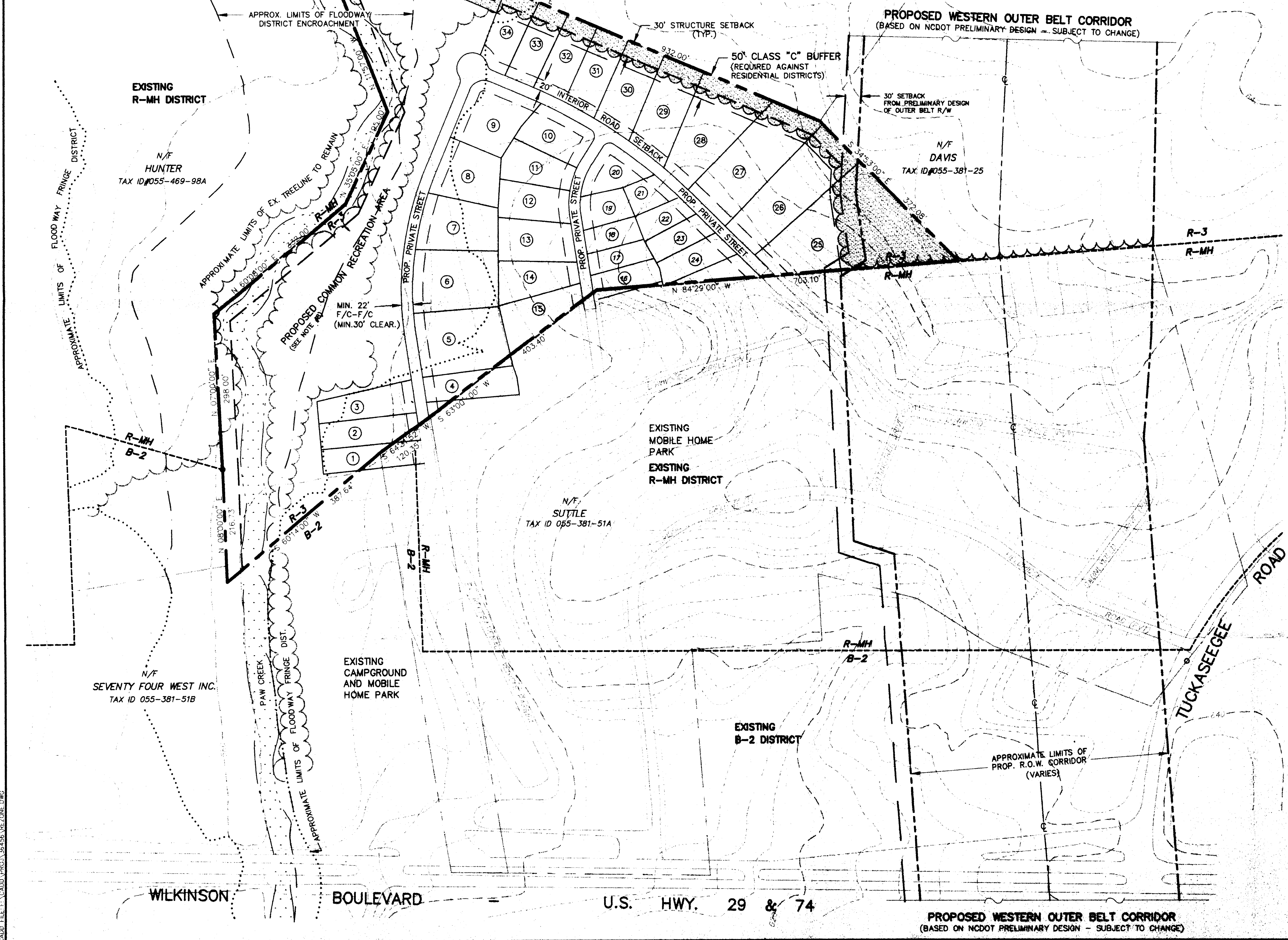


VICINITY MAP
(N.T.S.)



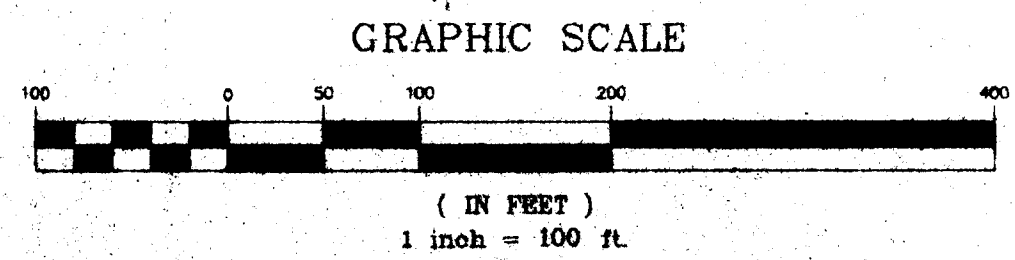
SITE DATA:

(1) ZONING DISTRICT:	EXISTING = R-3 PROPOSED = R-MH
(2) SITE USE:	PROPOSED = MOBILE HOME PARK
(3) TOTAL SITE AREA:	REQ'D/PERMITTED: Min. 2 ac. - Max. 40 ac. PROPOSED/PROVIDED: 16.35 ac.
(4) DENSITY:	Max. 6 du/ac. 2 du/ac.
(5) NO. OF UNITS:	98 34
(6) AREA DEVOTED TO COMMON RECREATION USE:	8% of total (1.3 ac.) 33% of total (±5.5 ac.)
(7) SETBACKS: (structures)	
- PERIMETER	Min. 30 ft. +30 ft.
- INTERIOR STREETS	Min. 20 ft. +20 ft.
- INTERIOR LOTS	Min. 10 ft. +10 ft.
(8) BUFFERS: (Req'd adj. to residential)	Min. 50 ft. +50 ft. Class "C" Class "C"
(9) INTERIOR LOT SIZE/WIDTH:	Min. 5,000 sf. +5,000 sf. Min. 40 ft. W +40 ft. W

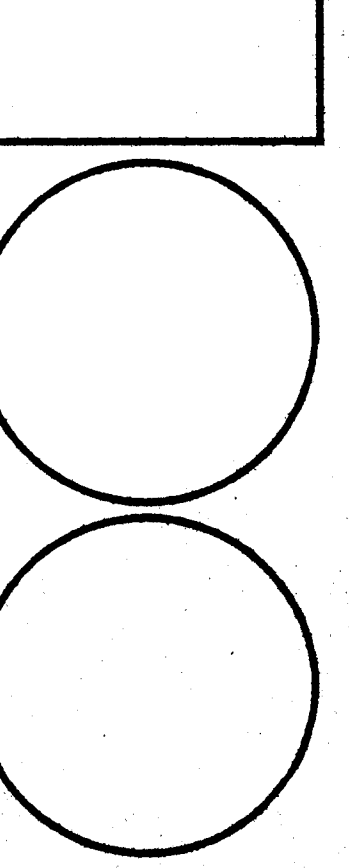
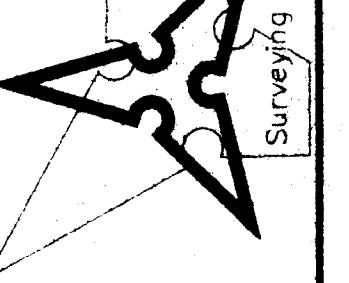
CONDITIONAL NOTES:

- The purpose of this rezoning is to allow the logical expansion of an existing mobile home park and to allow for the replacement of the mobile home park which will soon be taken by the Outer Belt.
- It is expected that the mobile home park expansion will generally reflect the design shown on this plan, but some alterations may be made subject to actual site conditions, final engineering and subject to meeting the requirements of all Ordinance regulations pertaining to mobile home parks. This plan reflects no encroachment into the Paw Creek floodway district area and only a limited encroachment into the roadway fringe district.
- After approval of this rezoning, the petitioner will submit a detailed site plan for consideration and approval under the mobile home regulations of the Zoning and Subdivision Ordinances.
- The development of this mobile home park shall comply with Sections 11.304 through 11.308 of the Mecklenburg County Zoning Ordinance.
- All proposed lots shall meet and/or exceed the minimum lot size of 5,000 s.f..
- The fifty (50) foot, Class "C" buffer along the northerly property line will utilize existing vegetation, will remain undisturbed except for any necessary utility or drainage crossings, and will utilize supplementary planting where existing vegetation does not meet the requirements of the Ordinance.
- All new units will be placed at least 15 feet from the 50 foot buffer.
- The area designated as "Proposed Common Recreation Area" is planned for general recreation use: baseball field, basketball goals, picnic tables and a passive walking trail through the wooded area.

APPROVED BY COUNTY COMMISSION
DATE *11/14/95*



GNA DESIGN ASSOCIATES, Inc.
428 East Fourth Street
Suite 408 (704) 373-1907
Charlotte, NC 28202



PROJECT: **CONDITIONAL REZONING REQUEST**
OWNER: **RALPH HERBERT SUTTLE, JR**
PREPARED FOR: **RALPH HERBERT SUTTLE, JR**
LOCATION: **FIELDRIDGE ACRES - WILKINSON BLVD. & TUCKASEEGEE RD.**

PETITION NO. 95-47 (c) "AS FOR PUBLIC HEARING"
Project No. **36456**
Checked by **TLH**
Drawn by **clk**
Date Drawn **7/27/95**
Revisions
1/9/20/95 per Staff Review
Sheet
1 Of 1

CADD FILE: F:\CADD\PROJ\36456\REZONE.DWG