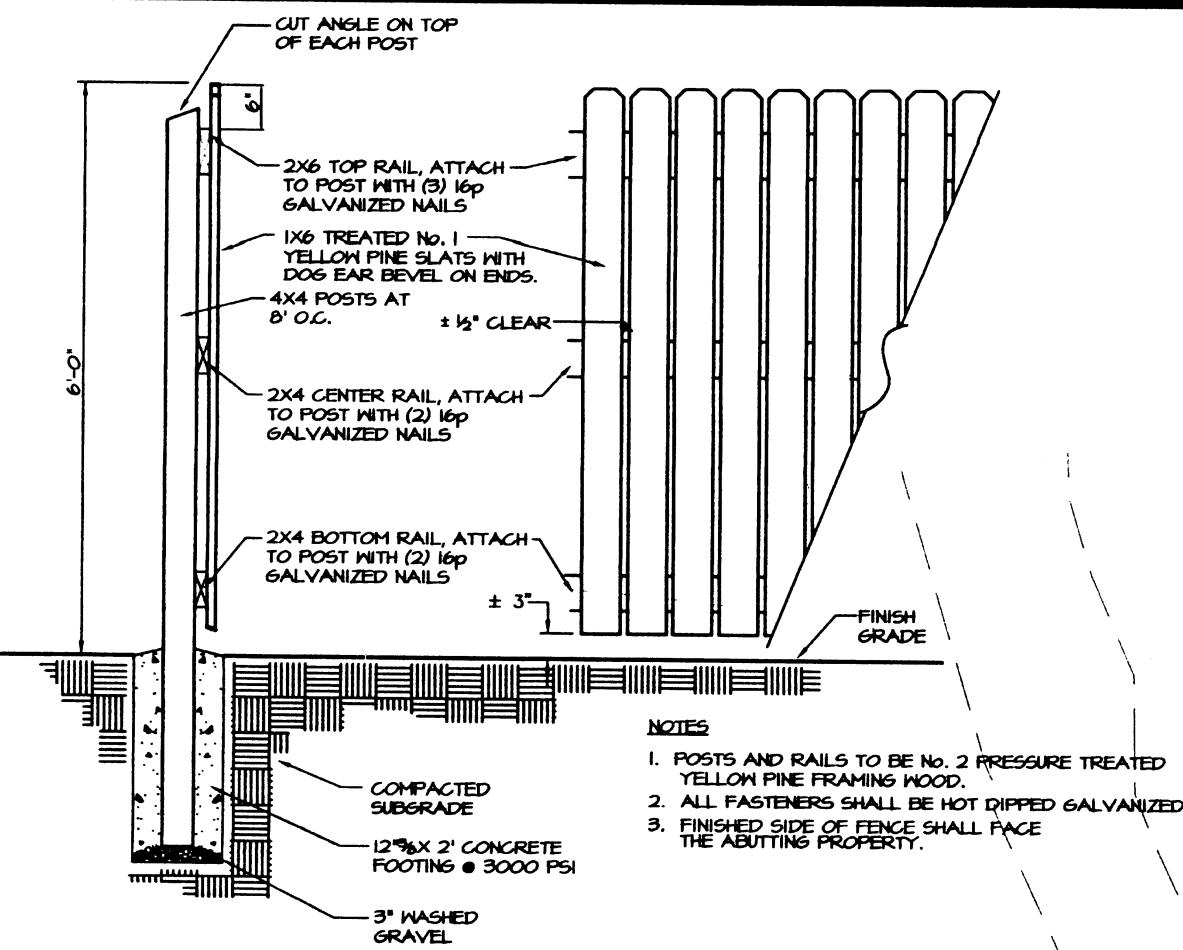
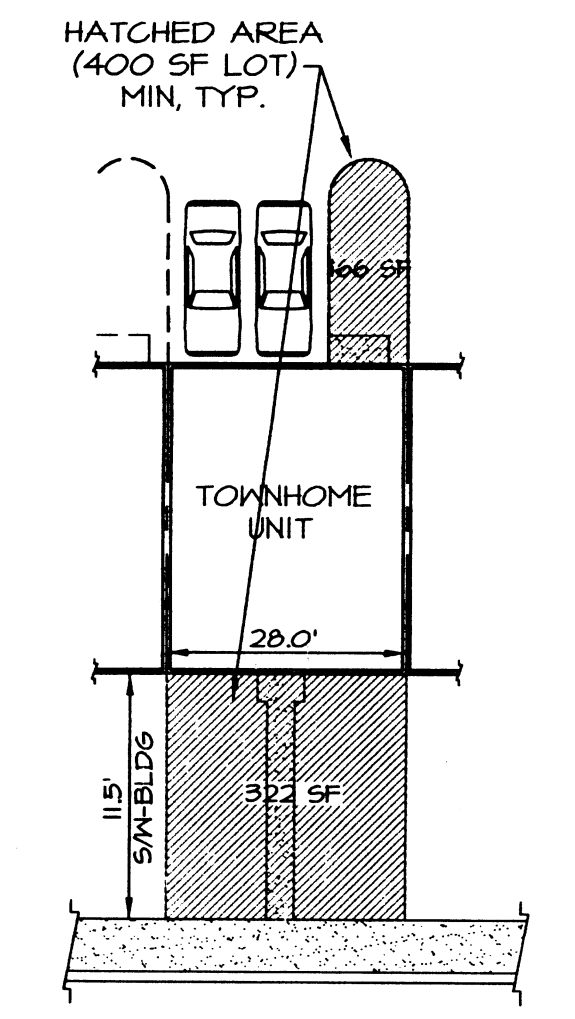
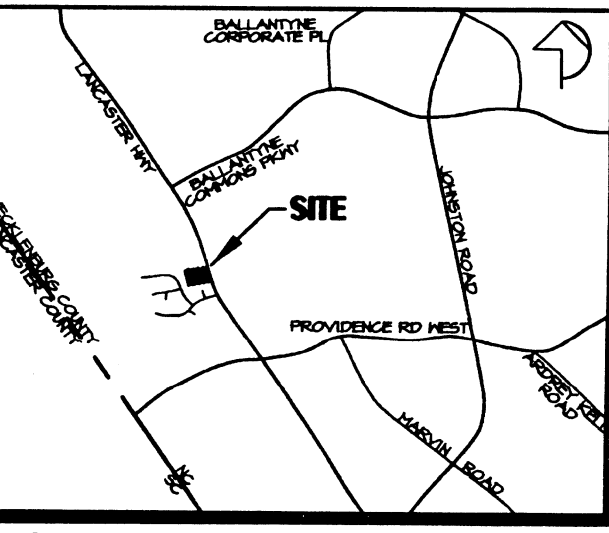




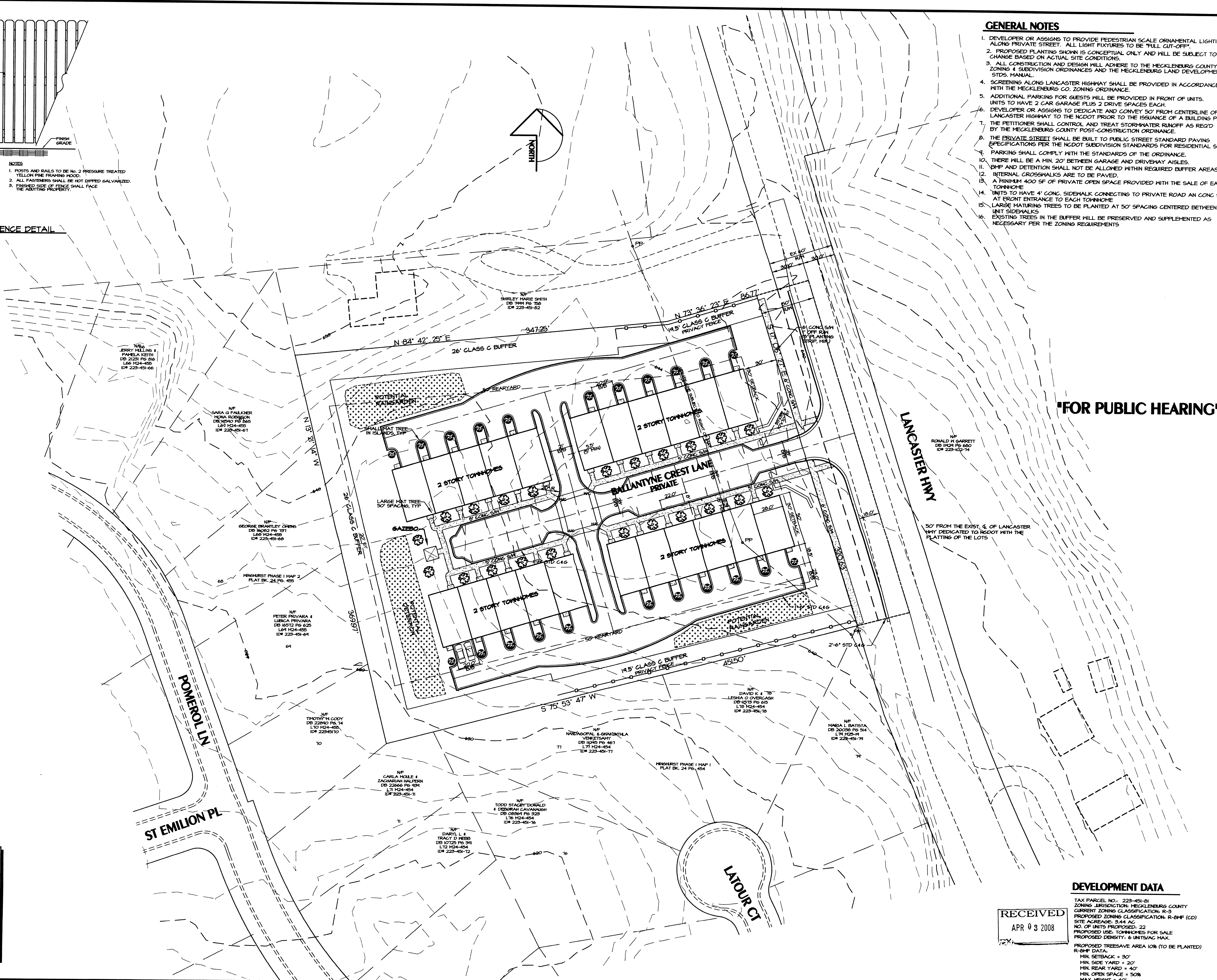
6' WOODEN PRIVACY FENCE DETAIL
1/8" = 1'-0"



TOWNHOME DETAIL
NTS



VICINITY MAP
NTS



- ### GENERAL NOTES
1. DEVELOPER OR ASSIGNS TO PROVIDE PEDESTRIAN SCALE ORNAMENTAL LIGHTING ALONG PRIVATE STREET. ALL LIGHT FIXTURES TO BE "FULL CUT-OFF".
 2. PROPOSED PLANTINGS SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE BASED ON ACTUAL SITE CONDITIONS.
 3. ALL CONSTRUCTION AND DESIGN WILL ADHERE TO THE MECKLENBURG COUNTY ZONING & SUBDIVISION ORDINANCES AND THE MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
 4. SCREENING ALONG LANCASTER HIGHWAY SHALL BE PROVIDED IN ACCORDANCE WITH THE MECKLENBURG CO. ZONING ORDINANCE.
 5. ADDITIONAL PARKING FOR GUESTS WILL BE PROVIDED IN FRONT OF UNITS. UNITS TO HAVE 2 CAR GARAGE PLUS 2 DRIVE SPACES EACH.
 6. DEVELOPER OR ASSIGNS TO DEDICATE AND CONVEY 50' FROM CENTERLINE OF LANCASTER HIGHWAY TO THE NCDOT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. BY THE MECKLENBURG COUNTY POST-CONSTRUCTION ORDINANCE.
 7. THE PETITIONER SHALL CONTROL AND TREAT STORMWATER RUNOFF AS REQ'D BY THE MECKLENBURG COUNTY POST-CONSTRUCTION ORDINANCE.
 8. THE PRIVATE STREET SHALL BE BUILT TO PUBLIC STREET STANDARD PAVING SPECIFICATIONS PER THE NCDOT SUBDIVISION STANDARDS FOR RESIDENTIAL STREETS.
 9. PARKING SHALL COMPLY WITH THE STANDARDS OF THE ORDINANCE.
 10. THERE WILL BE A MIN. 20' BETWEEN GARAGE AND DRIVEWAY AISLES.
 11. BMP AND DETENTION SHALL NOT BE ALLOWED WITHIN REQUIRED BUFFER AREAS.
 12. INTERNAL CROSSWALKS ARE TO BE PAVED.
 13. A MINIMUM 400 SF OF PRIVATE OPEN SPACE PROVIDED WITH THE SALE OF EACH TOWNHOME.
 14. UNITS TO HAVE 4' CONC. SIDEWALKS CONNECTING TO PRIVATE ROAD AN CONC STPOOP AT FRONT ENTRANCE TO EACH TOWNHOME.
 15. LARGE MATURING TREES TO BE PLANTED AT 50' SPACING CENTERED BETWEEN UNIT SIDEWALKS.
 16. EXISTING TREES IN THE BUFFER WILL BE PRESERVED AND SUPPLEMENTED AS NECESSARY PER THE ZONING REQUIREMENTS.

'FOR PUBLIC HEARING'

DEVELOPMENT DATA

TAX PARCEL NO.: 223-451-01
ZONING JURISDICTION: MECKLENBURG COUNTY
CURRENT ZONING CLASSIFICATION: R-3
PROPOSED ZONING CLASSIFICATION: R-3MF (CD)
SITE AREA: 3.44 AC
NO. OF UNITS PROPOSED: 22
PROPOSED USE: TOWNHOMES FOR SALE
PROPOSED DENSITY: 6 UNITS/AC MAX.
PROPOSED TREESAVE AREA 10% (TO BE PLANTED)
R-3MF DATA:
MIN. SETBACK = 30'
MIN. SIDE YARD = 20'
MIN. REAR YARD = 40'
MIN. OPEN SPACE = 50%
MAX. HEIGHT = 40'

RECEIVED
APR 03 2008

KENNEY DESIGN GROUP, PA

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CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-5099 FAX: 704/377-6097
EMAIL: KENNEY@KENNEYDESIGN.COM

Engineering
Land Planning
Land Surveying

Scale: 1"=40'

Date: 12/17/07

Drawn By: MLK

Designed By: JPS

Job No.: 3307

Public Hearing Map for Rezoning Petition #2008-01(C)

The Crest at Ballantyne

Mecklenburg County, North Carolina

Sinacori Homes, LLC, 10100 Park Cedar Ln, Charlotte, NC 28210

Sheet No. 1

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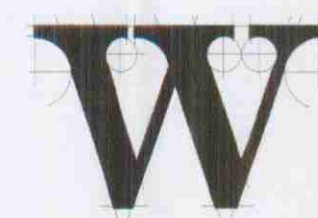


THE CREST AT BALLANTYNE

ELEVATION SUBJECT TO REFINEMENT

SCALE: $\frac{3}{16}$ " = 1' - 0"

SINACORI HOMES



THE WILSON GROUP

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