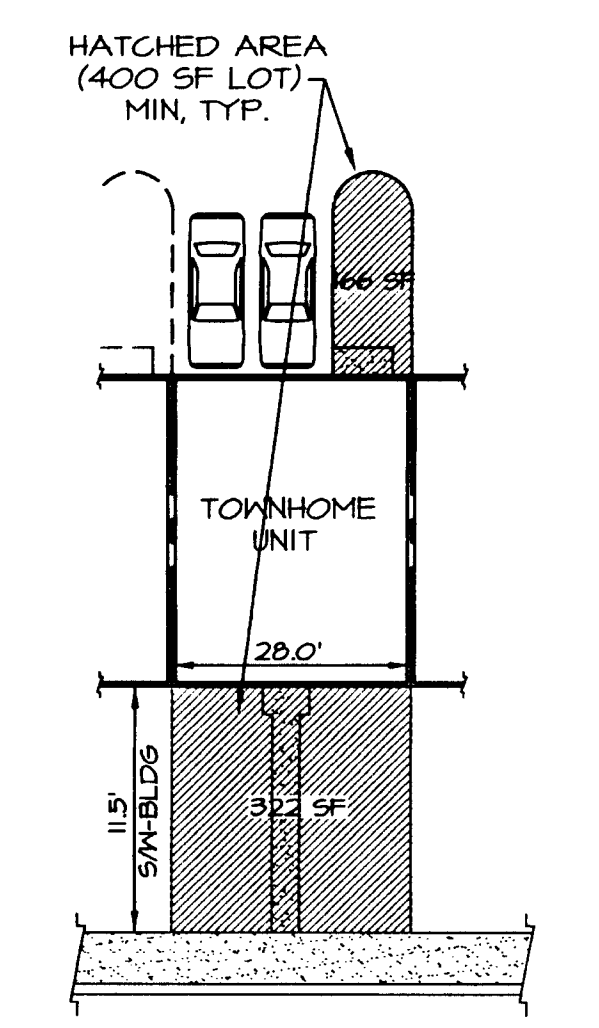
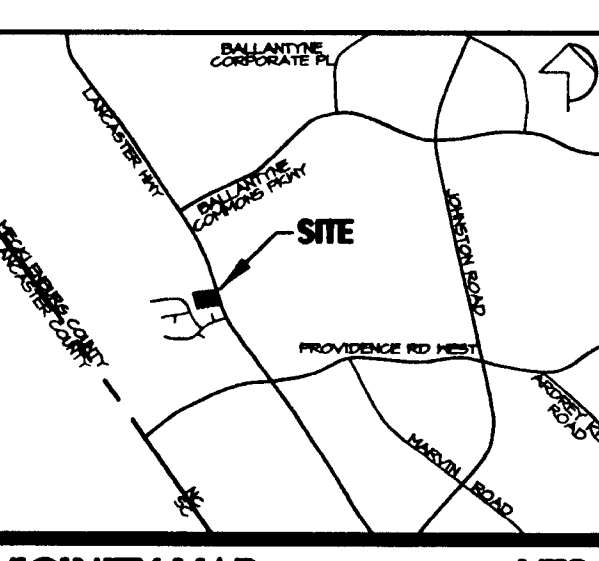


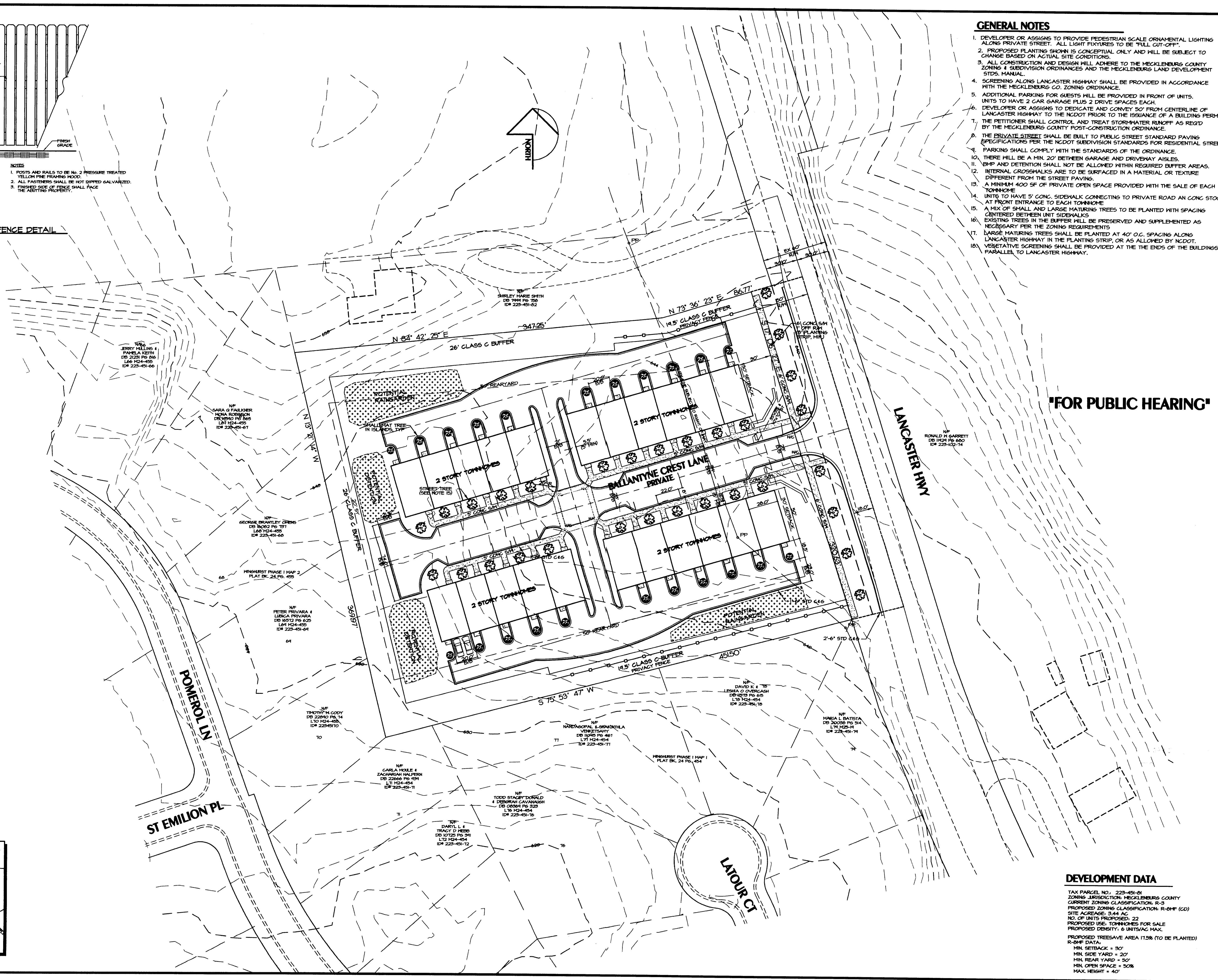
6' WOODEN PRIVACY FENCE DETAIL



TOWNHOME DETAIL



VICINITY MAP



- ### 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 PLANTING 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 COUNTY 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. THE PETITIONER SHALL CONTROL AND TREAT STORMWATER RUNOFF AS REQ'D BY THE MECKLENBURG COUNTY POST-CONSTRUCTION ORDINANCE.
 7. THE PRIVATE STREET SHALL BE BUILT TO PUBLIC STREET STANDARD PAVING SPECIFICATIONS PER THE NCDOT SUBDIVISION STANDARDS FOR RESIDENTIAL STREETS.
 8. PARKING SHALL COMPLY WITH THE STANDARDS OF THE ORDINANCE.
 9. THERE WILL BE A MIN. 20' BETWEEN GARAGE AND DRIVENWAY AISLES.
 10. BMP AND DETENTION SHALL NOT BE ALLOWED WITHIN REQUIRED BUFFER AREAS.
 11. INTERNAL CROSSEWALKS ARE TO BE SURFACED IN A MATERIAL OR TEXTURE DIFFERENT FROM THE STREET PAVING.
 12. A MINIMUM 400 SF OF PRIVATE OPEN SPACE PROVIDED WITH THE SALE OF EACH TOWNHOME.
 13. UNITS TO HAVE 5' CONC. SIDEWALK CONNECTING TO PRIVATE ROAD AN CONC. STOOP AT FRONT ENTRANCE TO EACH TOWNHOME.
 14. A MIX OF SMALL AND LARGE MATURING TREES TO BE PLANTED WITH SPACING CENTERED BETWEEN UNIT SIDEWALKS.
 15. EXISTING TREES IN THE BUFFER WILL BE PRESERVED AND SUPPLEMENTED AS NECESSARY PER THE ZONING REQUIREMENTS.
 16. LARGE MATURING TREES SHALL BE PLANTED AT 40' O.C. SPACING ALONG LANCASTER HIGHWAY IN THE PLANTING STRIP, OR AS ALLOWED BY NCDOT.
 17. VEGETATIVE SCREENING SHALL BE PROVIDED AT THE ENDS OF THE BUILDINGS PARALLEL TO LANCASTER HIGHWAY.

'FOR PUBLIC HEARING'

DEVELOPMENT DATA

TAX PARCEL NO.	223-451-01
ZONING JURISDICTION	MECKLENBURG COUNTY
CURRENT ZONING CLASSIFICATION	R-3
PROPOSED ZONING CLASSIFICATION	R-SMF (C)
SITE ACRES	3.44 AC
NO. OF UNITS PROPOSED	22
PROPOSED USE	TOWNHOMES FOR SALE
PROPOSED DENSITY	6 UNITS/AC MAX.
PROPOSED TREESAVE AREA	17.5% (TO BE PLANTED)
R-SMF DATA:	
MIN. SETBACK	= 30'
MIN. SIDE YARD	= 20'
MIN. REAR YARD	= 30'
MIN. OPEN SPACE	= 50%
MAX. HEIGHT	= 40'

KENNEY DESIGN GROUP, PA

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EMAIL: KENNEY@KENNEYDESIGN.COM

Engineering
Land Planning
Land Surveying

REVISIONS: REVISED PER PLANNING COMMENTS
2. 4/28/08 REVISED PER PLANNING COMMENTS

Scale:	1"=40'
Date:	12/17/07
Drawn By:	MLK
Designed By:	JPS
Job No.:	3707

Public Hearing Map for Rezoning Petition #2008-01(c)
The Crest at Ballantyne Commons
Mecklenburg County, North Carolina
Sinnacori Homes, LLC, 10100 Park Cedar Ln, Charlotte, NC 28210

Sheet No. 1 of 1