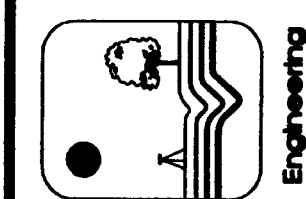


GENERAL NOTES

1. DEVELOPER OR ASSIGNS TO PROVIDE PEDESTRIAN SCALE ORNAMENTAL LIGHTING ALONG PRIVATE STREET.
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. GARAGES AND AN ADDITIONAL SPACE WILL BE PROVIDED WITH EACH UNIT.
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.
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.

KENNEY DESIGN GROUP, PA



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CHARLOTTE, NORTH CAROLINA 28204
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Revisions:

Scale:	1"=40'
Date:	12/17/07
Drawn By:	MLK
Designed By:	JPS
Job No.:	3307

Public Hearing Map for Rezoning Petition #2008-
LANCASTER Highway Property
Mecklenburg County, North Carolina
SINACORI HOMES, LLC, 10100 Park Cedar Ln, Charlotte, NC 28210

Sheet No.

1

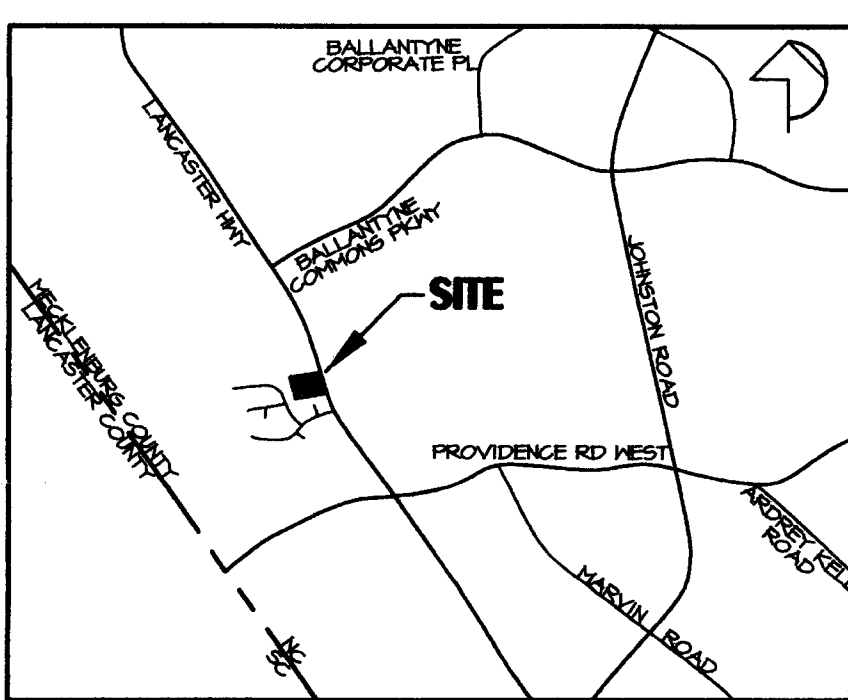
of 1

DEVELOPMENT DATA

TAX PARCEL NO.: 225-451-01
ZONING JURISDICTION: MECKLENBURG COUNTY
CURRENT ZONING CLASSIFICATION: R-3
PROPOSED ZONING CLASSIFICATION: R-DHP (CD)
SITE AREA: 3.44 AC
NO. OF UNITS PROPOSED: 22
PROPOSED USE: TOWNHOMES FOR SALE
PROPOSED DENSITY: 6 UNITS/AC MAX.
R-DHP DATA:
PROPOSED TREESAVE AREA 10% (TO BE PLANTED)
MIN. SETBACK = 30'
MIN. SIDE YARD = 20'
MIN. REAR YARD = 40'
MIN. OPEN SPACE = 50%
MAX. HEIGHT = 40'

"FOR PUBLIC HEARING"

08-49



VICINITY MAP

NTS

