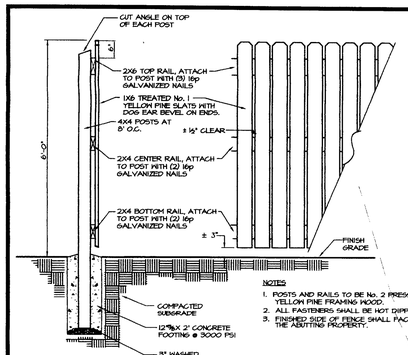


NOTES

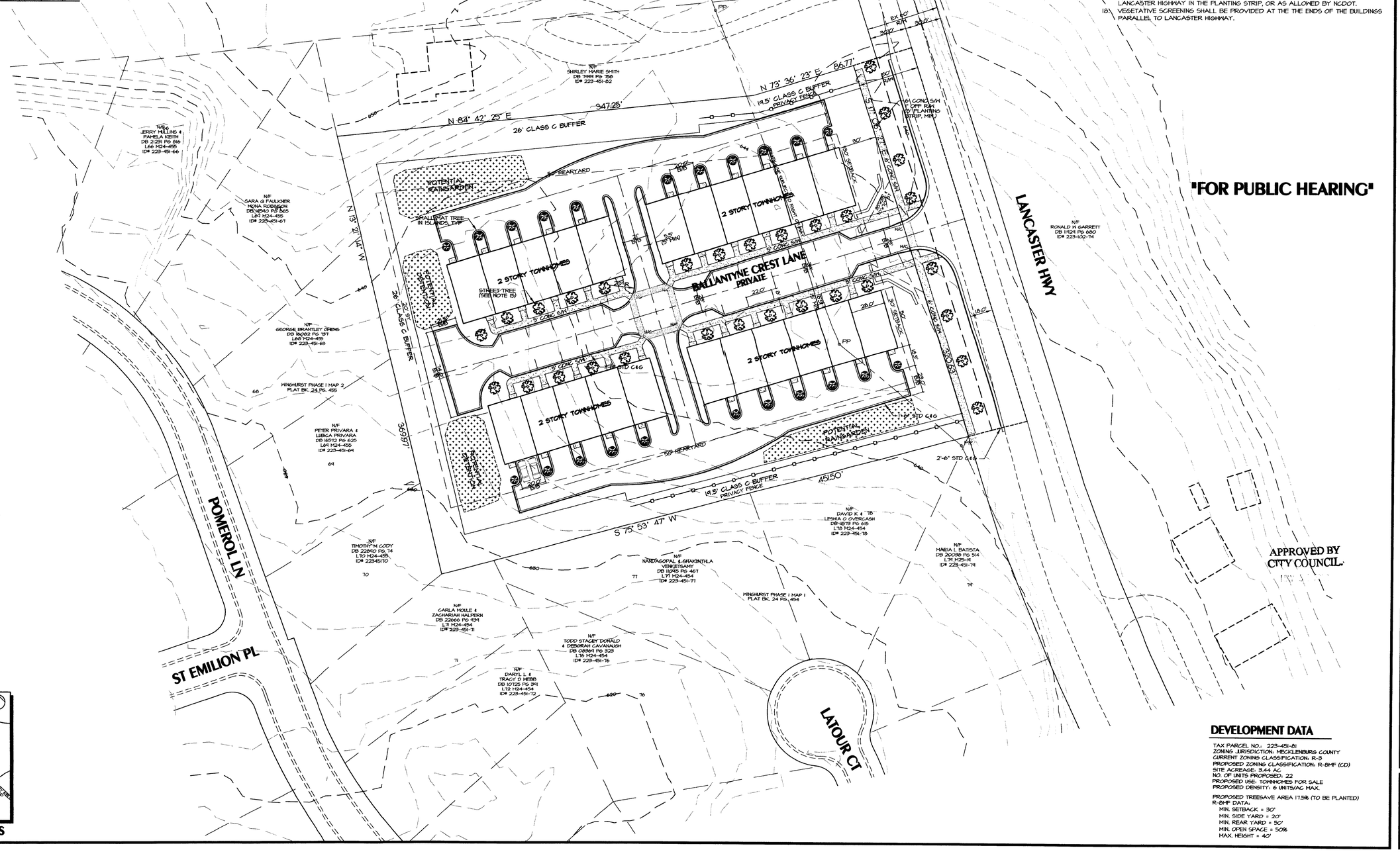
1. POSTS AND RAILS TO BE No. 2 PRESSURE TREATED YELLOW PINE FRAMING WOOD.
2. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED.
3. FINISHED SIDE OF FENCE SHALL FACE THE ABUTTING PROPERTY.

6' WOODEN PRIVACY FENCE DETAIL

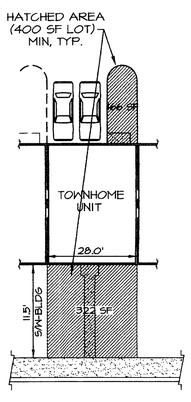
NO SCALE

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 STDS. 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.
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 SURFACED IN A MATERIAL OR TEXTURE DIFFERENT FROM THE STREET PAVING.
13. A MINIMUM 400 SF OF PRIVATE OPEN SPACE PROVIDED WITH THE SALE OF EACH TOWNHOME
14. UNITS TO HAVE 5' CONC. SIDEWALK CONNECTING TO PRIVATE ROAD AN CONC STOOP AT FRONT ENTRANCE TO EACH TOWNHOME
15. A MIX OF SMALL AND LARGE MATURING TREES TO BE PLANTED WITH SPACING CENTERED BETWEEN UNIT SIDEWALKS
16. EXISTING TREES IN THE BUFFER WILL BE PRESERVED AND SUPPLEMENTED AS NECESSARY PER THE ZONING REQUIREMENTS
17. LARGE MATURING TREES SHALL BE PLANTED AT 40' O.C. SPACING ALONG LANCASTER HIGHWAY IN THE PLANTING STRIP, OR AS ALLOWED BY NCDOT.
18. VEGETATIVE SCREENING SHALL BE PROVIDED AT THE THE ENDS OF THE BUILDINGS PARALLEL TO LANCASTER HIGHWAY.

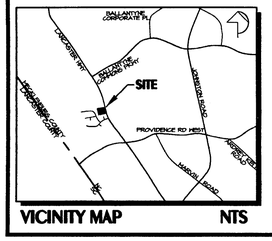


"FOR PUBLIC HEARING"



TOWNHOME DETAIL

NTS



VICINITY MAP NTS

DEVELOPMENT DATA

TAX PARCEL NO.: 223-451-81
ZONING JURISDICTION: MECKLENBURG COUNTY
CURRENT ZONING CLASSIFICATION: R-3
PROPOSED ZONING CLASSIFICATION: R-8MF (CD)
SITE ACREAGE: 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-8MF DATA:
MIN. SETBACK = 30'
MIN. SIDE YARD = 20'
MIN. REAR YARD = 50'
MIN. OPEN SPACE = 50%
MAX. HEIGHT = 40'

KENNEY DESIGN GROUP, PA
1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@KENNEYDESIGN.COM
Engineering
Land Planning
Land Surveying

Revisions:
1. 3/6/08 REVISED PER PLANNING COMMENTS
2. 4/28/08 REVISED PER PLANNING COMMENTS

Scale:	1"=40'
Date:	12/17/07
Drawn By:	MJK
Designed By:	JPS
Job No.:	#307

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

The Crest at Ballantyne Commons

Mecklenburg County, North Carolina

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

Sheet No. 1 of 1