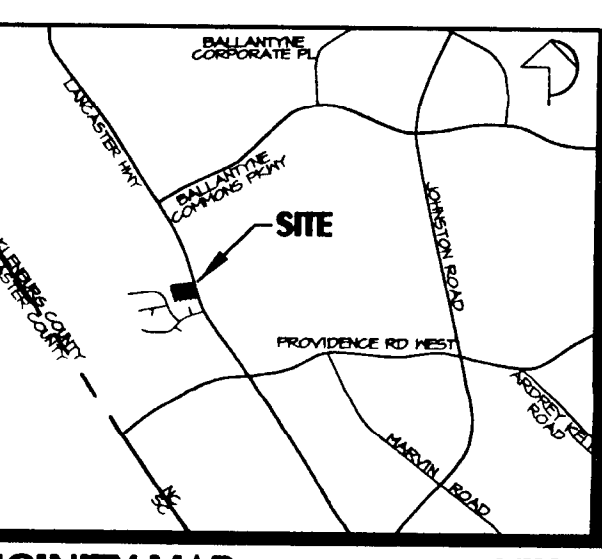
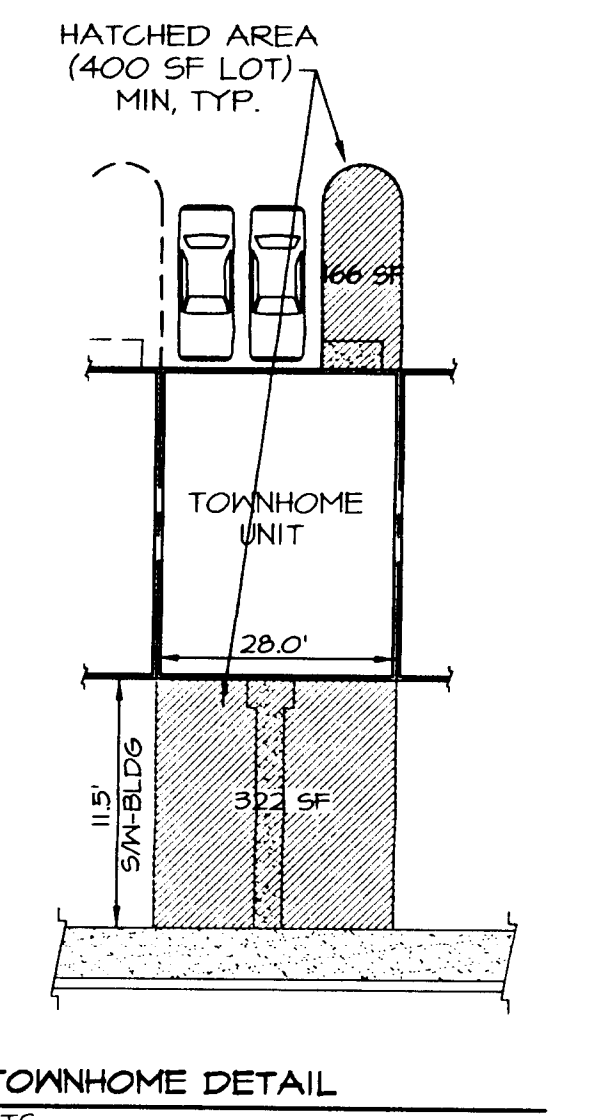
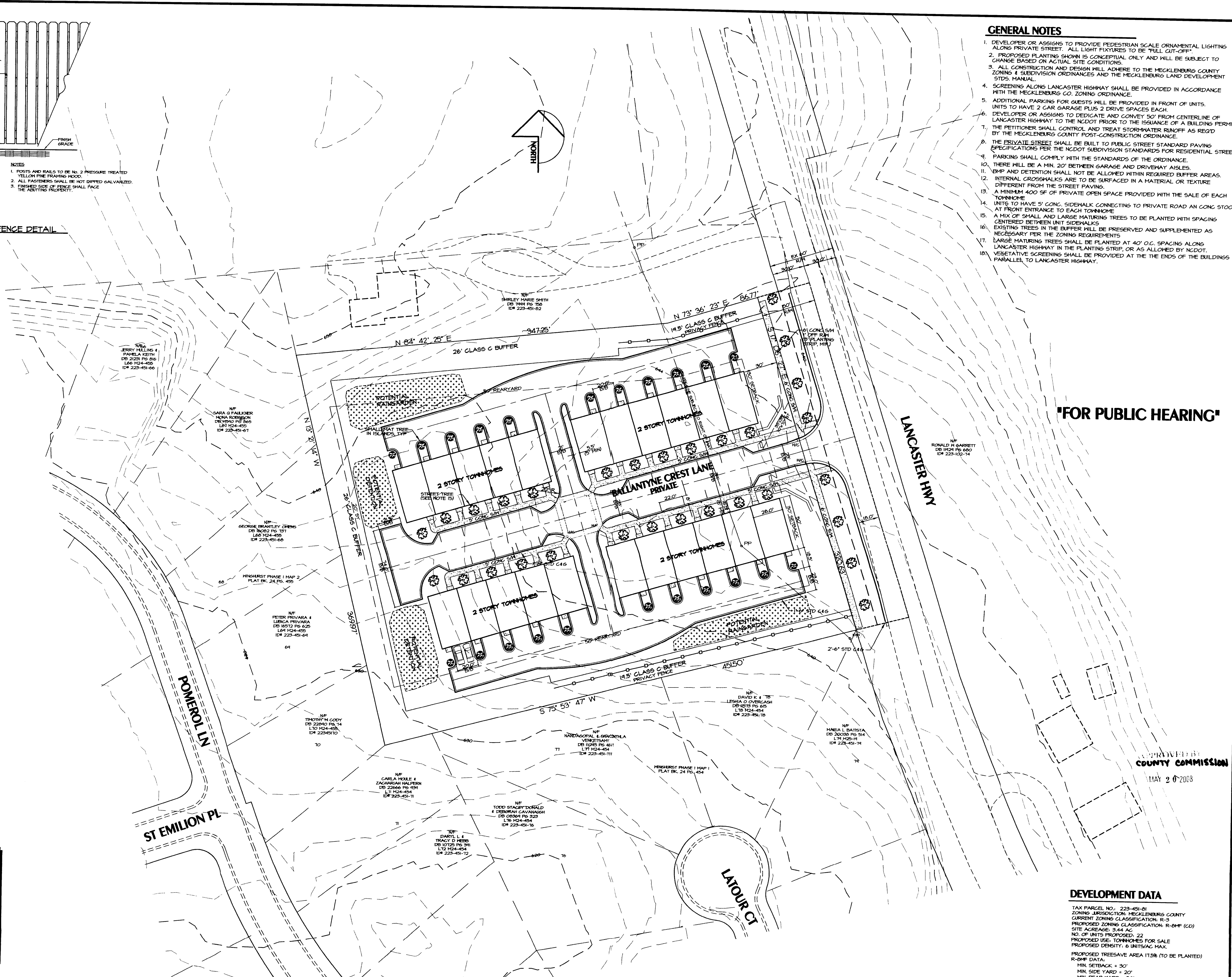


- NOTES**
1. POSTS AND RAILS TO BE NO. 2 PRESSURE TREATED YELLOW PINE FRAMING WOOD.
 2. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED.
 3. FINISHED SIDE OF FENCE SHALL FACE THE ADJUTING PROPERTY.

6' WOODEN PRIVACY FENCE DETAIL
1/8\"/>



VICINITY MAP
NTS



- GENERAL NOTES**
1. DEVELOPER OR ASSIGNS TO PROVIDE PEDESTRIAN SCALE ORNAMENTAL LIGHTING ALONG PRIVATE STREET. ALL LIGHT FIXTURES TO BE TULL 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 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.
 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 SPACINGS 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 ENDS OF THE BUILDINGS PARALLEL TO LANCASTER HIGHWAY.

'FOR PUBLIC HEARING'

APPROVED BY
COUNTY COMMISSION
MAY 2 2008

DEVELOPMENT DATA

TAX PARCEL NO.: 223-451-01
 ZONING JURISDICTION: MECKLENBURG COUNTY
 CURRENT ZONING CLASSIFICATION: R-3
 PROPOSED ZONING CLASSIFICATION: R-3MF (C)
 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-3MF 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. 3/23/08 REVISED PER PLANNING COMMENTS

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

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