



Turnbull Sigmon Design
1001 Morehead Square Drive
Suite 550
Charlotte, NC 28203
Phone: 704.525.6500
Fax: 704.522.0862

LAND DEVELOPMENT DESIGN SERVICES

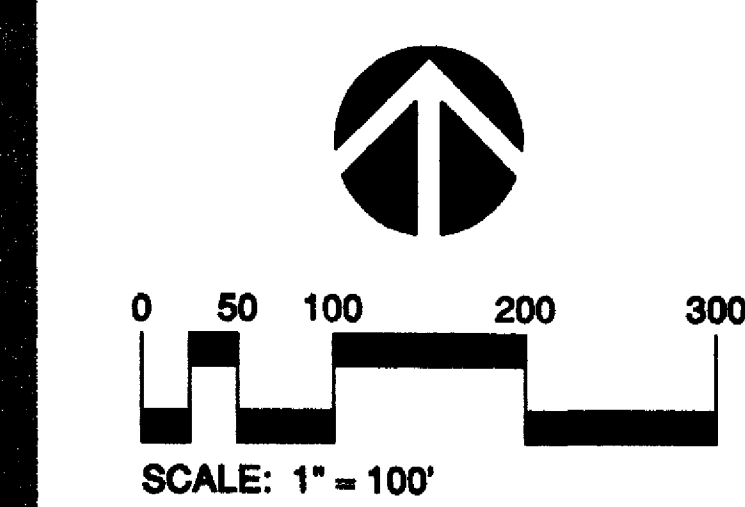
- 1. METES & BOUNDS DESCRIPTION
2. DEVELOPMENT STANDARDS
3. LIGHTING
4. SIDEWALKS
5. ARCHITECTURAL CONTROLS
6. PHYSICALLY IMPROVING AND DEDICATING
7. PHASE I ROADWAY IMPROVEMENTS



THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 8002 ©

PORTRAIT HOMES

9105 MONROE ROAD
SUITE 120
CHARLOTTE, NC 2870



GRIER PROPERTY

CITY OF CHARLOTTE
NORTH CAROLINA

Petition # 02-29

TECHNICAL DATA SHEET

Table with 2 columns: Item, Description. Includes fields for APPROVED BY CITY COUNCIL, DATE, PROJECT NUMBER, DRAWN BY, DESIGNED BY, ISSUE DATE, and a REVISIONS table.

FOR PUBLIC HEARING

INNOVATIVE DEVELOPMENT STANDARDS

Pursuant to Section 11.208 of the Ordinance, the Petitioner seeks to obtain the approval of its use of the following Innovative Development Standards...

Table with 2 columns: STANDARD, REQUIREMENT. Lists standards for SINGLE FAMILY ATTACHED HOMES, MIN. FRONT SETBACK, MIN. REAR YARD, MAX. BLDG. HEIGHT, INTERNAL BUFFER, and SWIM CLUB PARKING.

Table with 2 columns: STANDARD, VALUE. Lists standards for DEVELOPMENT DATA: TOTAL SITE AREA, EXISTING ZONING, PROPOSED ZONING, TOTAL # UNITS, TOTAL DENSITY, MIN. BLDG. SEPARATION, PROPOSED OPEN SPACE, REQUIRED OPEN SPACE.

Table with 2 columns: STANDARD, VALUE. Lists standards for PARKING SUMMARY: TYPICAL MODULE, # SPACES REQUIRED, # SPACES PROVIDED.

- LANDMARK TREES 24" CAL. AND GREATER
EXISTING TREE (TO BE PRESERVED)
26 TREES TO BE PRESERVED/50 EXISTING TREES = 52% SAVED
EXISTING TREE (TO BE REMOVED)

COMMON OPEN SPACE TABULATION

- (A) 1.46 ac.
(B) 1.48 ac.
(C) .55 ac.
(D) 3.62 ac.
(E) 3.33 ac.
(F) .55 ac.
TOTAL: 10.99 ac.

SYMBOL LEGEND

- COMMON OPEN SPACE (hatched pattern)
ACCESS POINTS (arrow)
PUBLIC STREET (thick dashed)
PRIVATE STREET (dotted)
ALLEY (thin dashed)

METES & BOUNDS DESCRIPTION

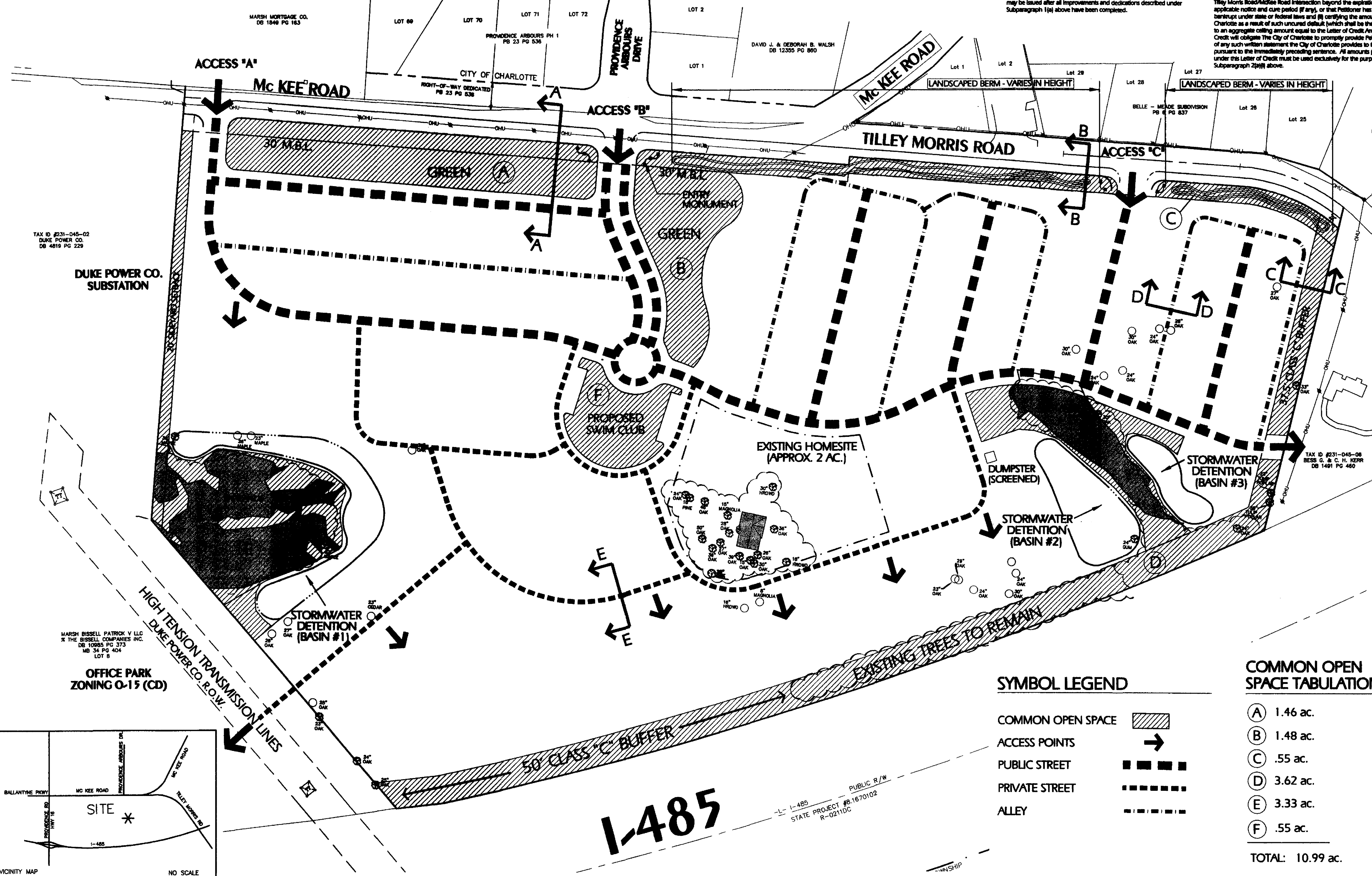
Commencing at NCGS monument "Iron" having NAD 83 grid coordinates N 484,552,852.8 E 1,474,266.943 and a combined factor of .999947811; distance to 40.52-33 West 3017.27 feet ground distance and 3016.611 grid distance to a fixed iron stake on the East property line of Duke Power Company...

DEVELOPMENT STANDARDS

GENERAL PROVISION
Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the 1485 zoning district classification shall be followed in connection with development taking place on the Site.

PERMITTED USES
Subject to the phasing requirements set forth below under the heading "Phasing/Roadway Improvements and Dedications", the Site may be developed with up to 280 single-family attached townhomes/condos for sale along with any incidental or accessory structures permitted under the Ordinance in the 1485 District.

SETBACKS, SIDE WALKS AND REAR WALKS
1. Building setbacks and yards will be established in the manner depicted on this Technical Data Sheet.
2. Front setbacks shall be measured from the right-of-way on public streets and from the back of curb on private drives.



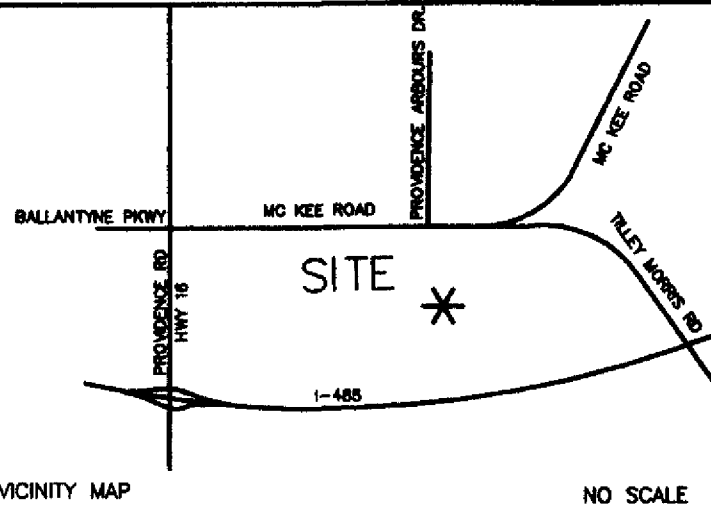
TAX ID #231-046-02
DUKE POWER CO.
DB 4819 PG 229

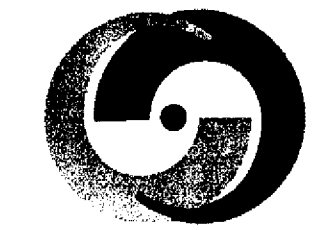
DUKE POWER CO.
SUBSTATION

TAX ID #231-046-08
BESS G. & C. H. KERR
DB 1491 PG 460

MARSH BISSELL PATRIK V LLC
THE BISSELL COMPANIES INC.
DB 1095 PG 373
NB 34 PG 404

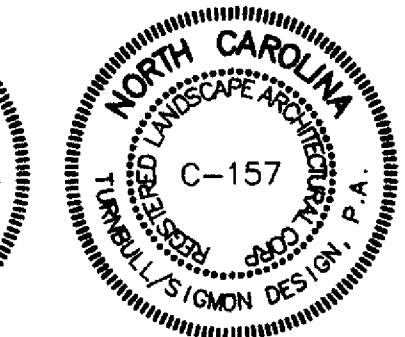
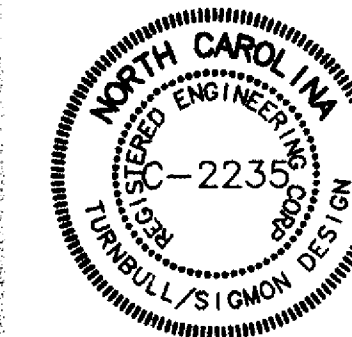
OFFICE PARK
ZONING O-15 (CD)





Turnbull Sigmon Design
1001 Morehead Square Drive
Suite 530
Charlotte, NC 28209
Phone: 704.529.6500
Fax: 704.522.0882

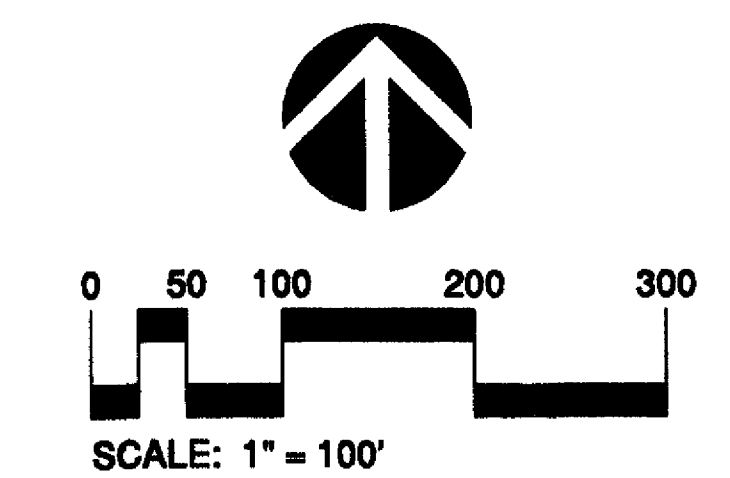
LAND DEVELOPMENT DESIGN SERVICES



THE DRAWINGS AND THE DESIGN SHOWN HEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2002 ©

PORTRAIT HOMES

9105 MONROE ROAD
SUITE 120
CHARLOTTE, NC 2870



GRIER PROPERTY

CITY OF CHARLOTTE
NORTH CAROLINA

Petition # 02-29

SCHEMATIC SITE PLAN

APPROVED BY CITY COUNCIL

DATE 9/24/02

PROJECT NUMBER: 02-027

DRAWN BY: KGS, SFC

DESIGNED BY: SRT

ISSUE DATE: 3/18/02

LANDMARK TREES 24" CAL. AND GREATER

- EXISTING TREE (TO BE PRESERVED)
28 TREES TO BE PRESERVED/50 EXISTING TREES = 56% SAVED
- EXISTING TREE (TO BE REMOVED)

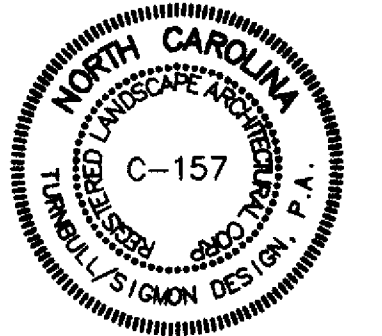
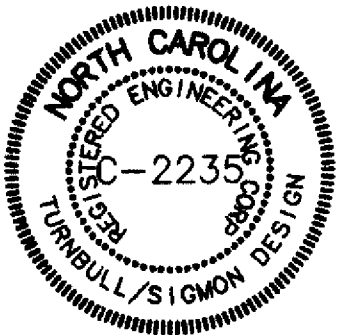
FOR PUBLIC HEARING

- 4. 6/21/02 SFC: DELETE FENCE/WALL
 - 3. 5/15/02 SFC: ADDED TREES TO BE REMOVED
 - 2. 5/14/02 SFC: ADDED LANDMARK TREES & LEGEND
 - 1. 4/22/02 SFC: REVISE PLAN PER STAFF COMMENTS
- NO. DATE: BY: REVISIONS:



Turnbull Sigmon Design
1001 Morehead Square Drive
Suite 550
Charlotte, NC 28205
Phone: 704.529.6500
Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES



THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2002 ©

PORTRAIT HOMES

9105 MONROE ROAD
SUITE 120
CHARLOTTE, NC 2870

GRIER PROPERTY

CITY OF CHARLOTTE
NORTH CAROLINA

Petition # 02-29

SUPPLEMENTARY
DETAILS &
CROSS
SECTIONS

PROJECT NUMBER: 02-027

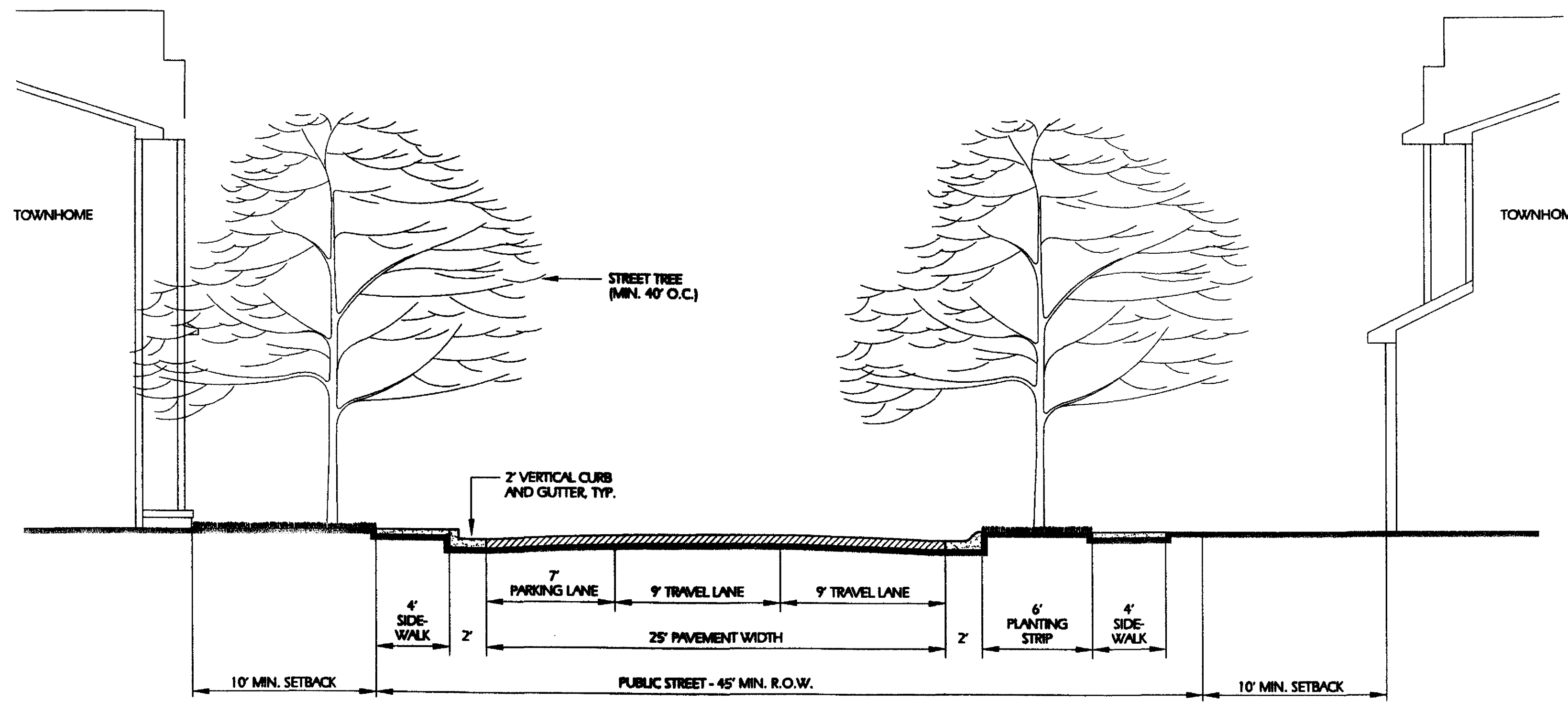
DRAWN BY: KGS, SFC

DESIGNED BY: SRT

ISSUE DATE: 3/18/02

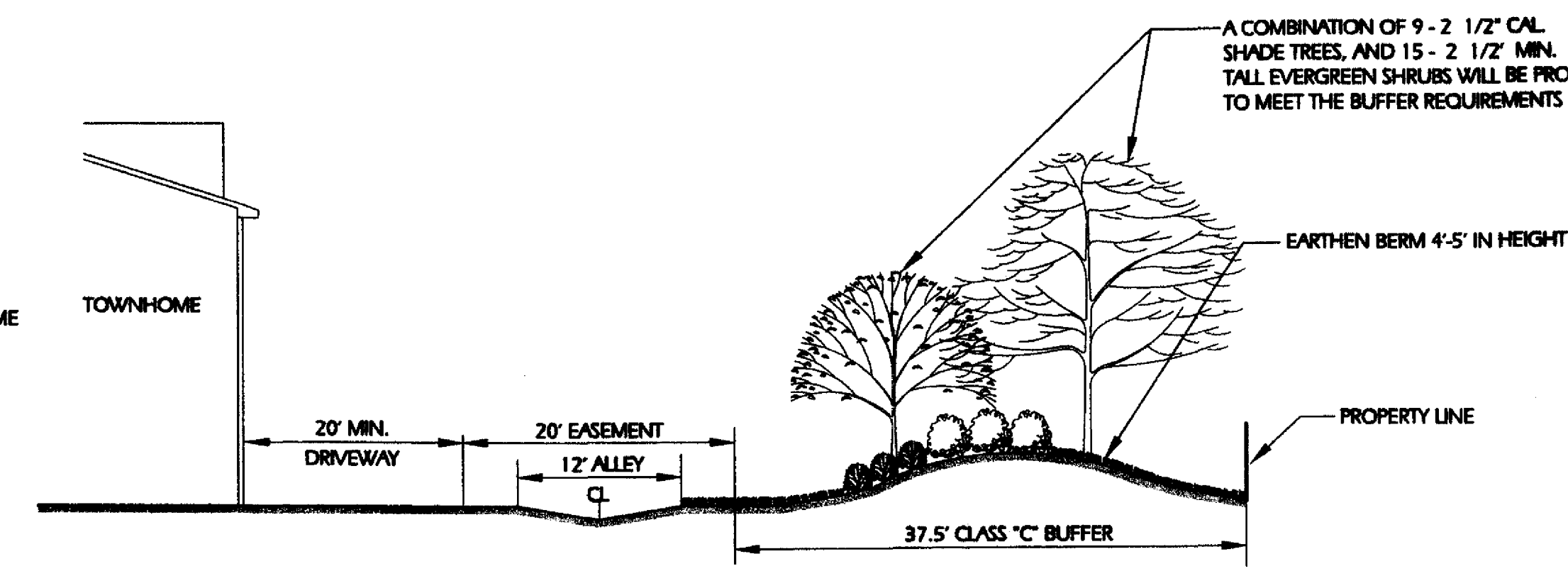
APPROVED BY CITY COUNCIL
DATE 9/24/02

2. 6/21/02 SFC, REVISED CROSS SECTION "B"
1. 4/22/02 SFC, REVISE PLAN PER STAFF COMMENTS
NO. DATE: BY: REVISIONS:



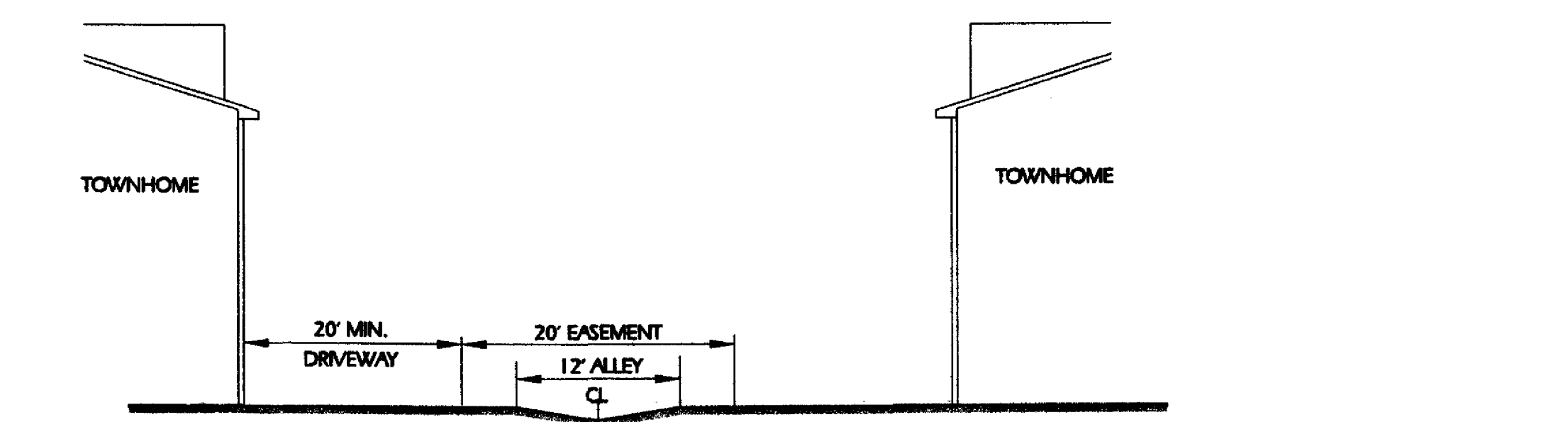
PUBLIC STREET SECTION FOR SINGLE FAMILY ATTACHED, TYP. (WITH ON-STREET PARKING, ONE-SIDE)

SCALE: 1" = 5'-0"



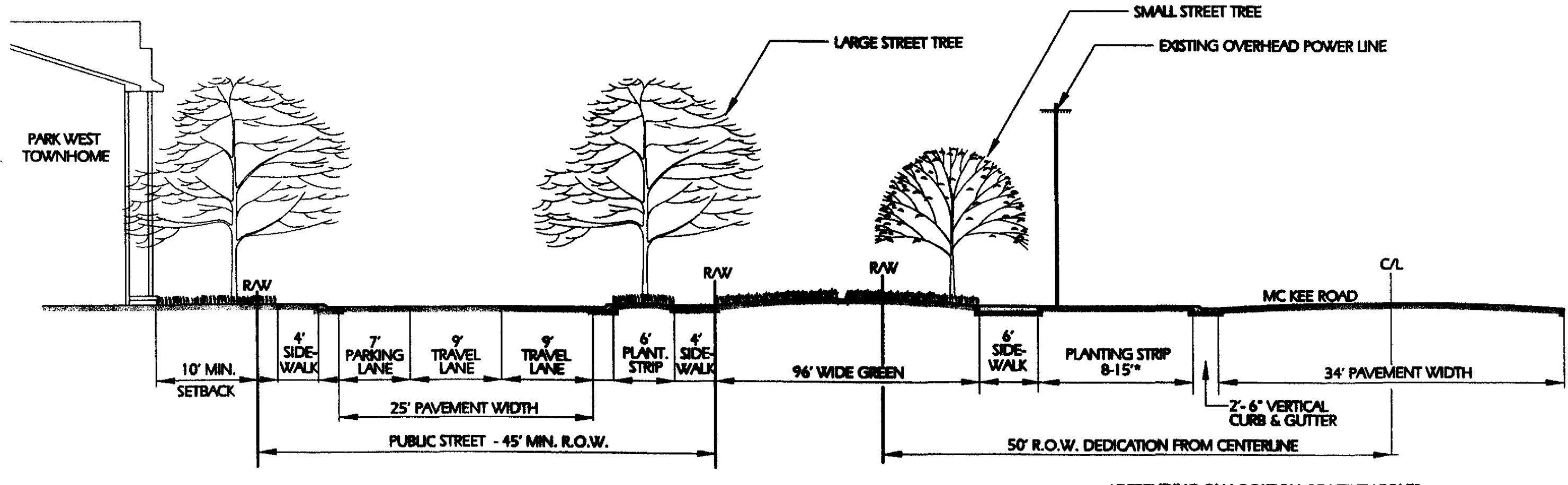
CROSS SECTION "C" - BERM & PLANTING

SCALE: 1" = 10'



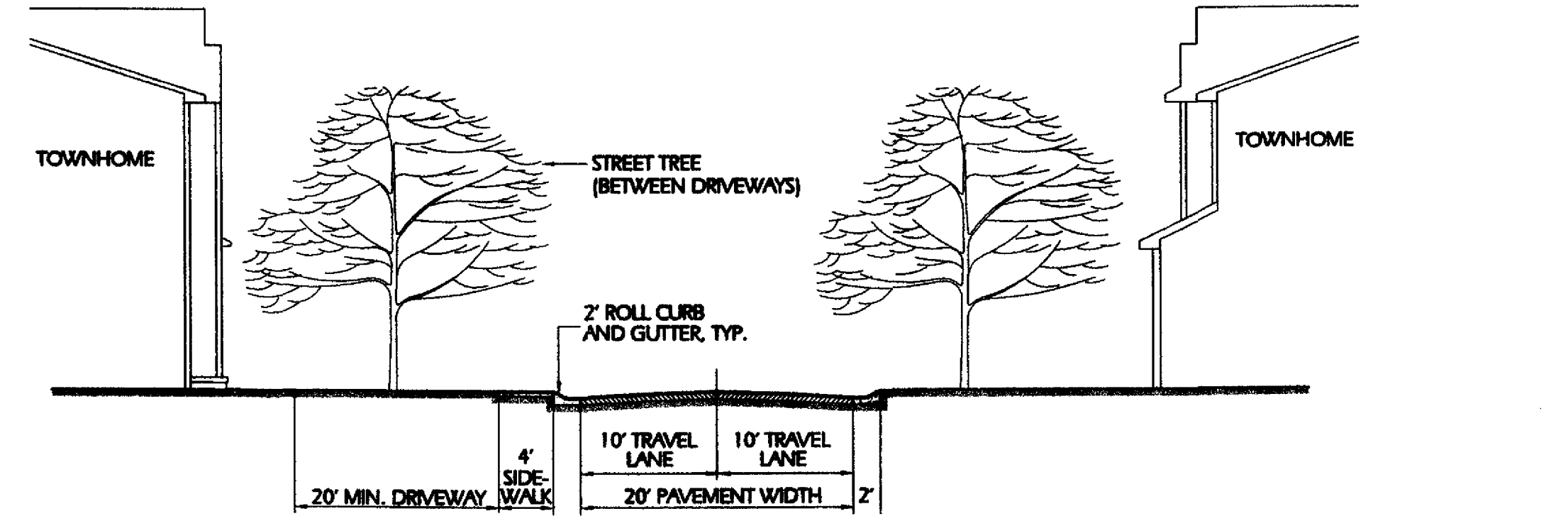
CROSS SECTION "D" - ALLEY

SCALE: 1" = 10'



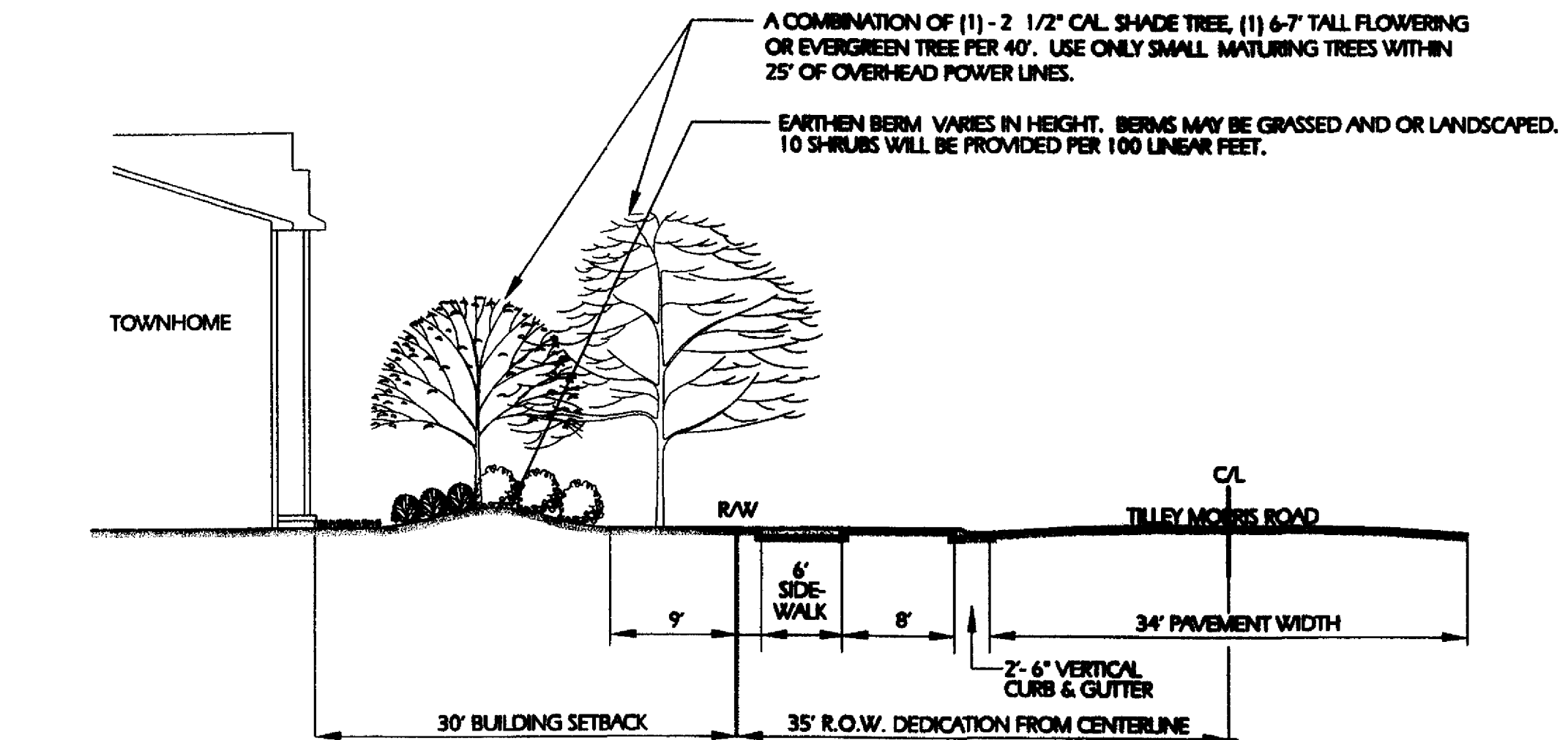
CROSS SECTION "A" - Mc KEE ROAD

SCALE: 1" = 10'



CROSS SECTION "E" - PRIVATE STREET

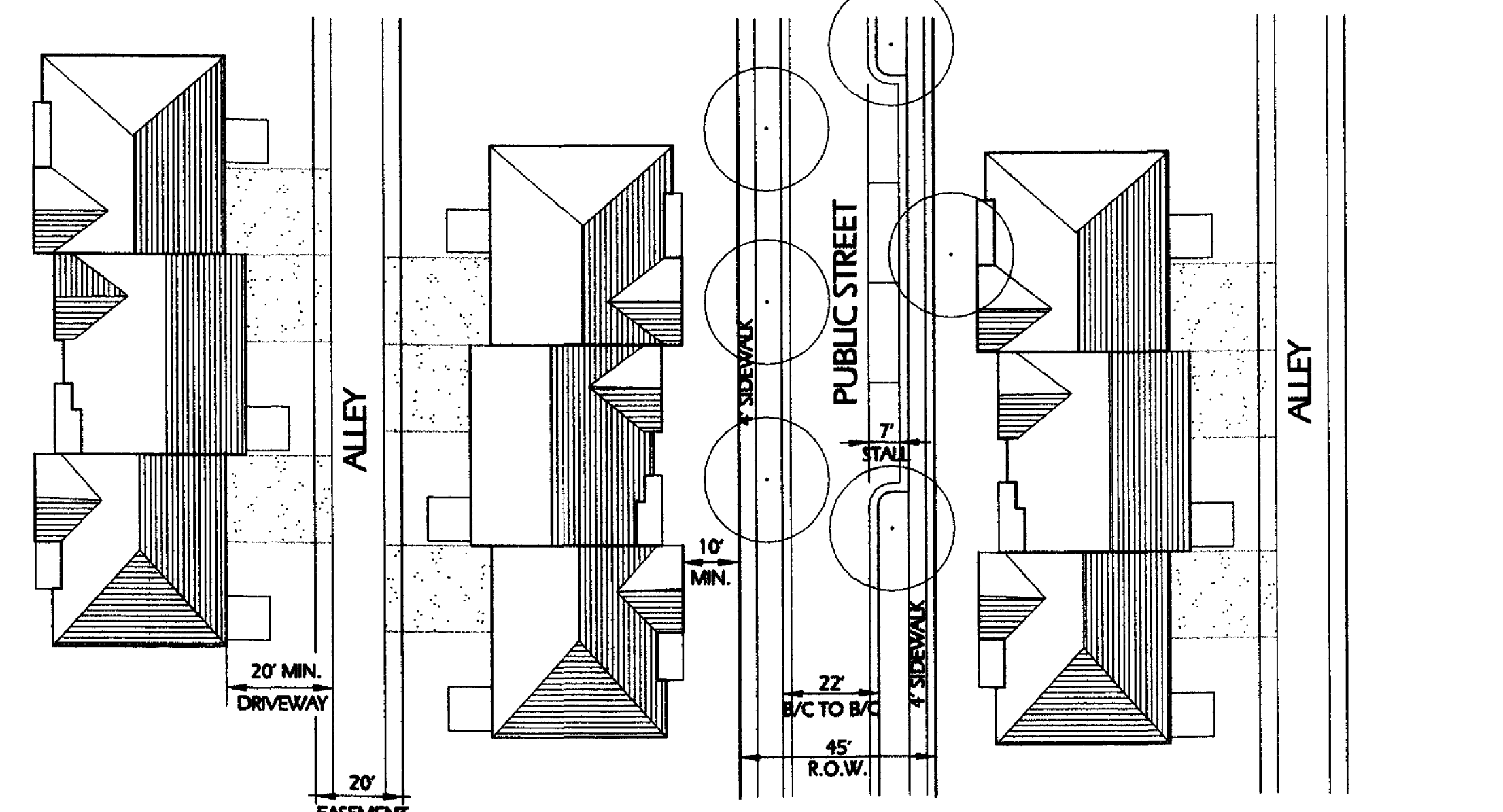
SCALE: 1" = 10'



CROSS SECTION "B" - TILLEY MORRIS ROAD/BERM & PLANTING

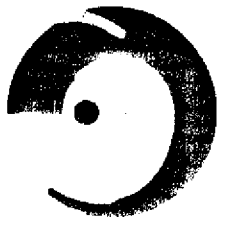
SCALE: 1" = 10'

FOR PUBLIC HEARING



SITE DETAIL - ON-STREET PARKING / PARK WEST TOWNHOME W/ALLEY-LOADED GARAGE

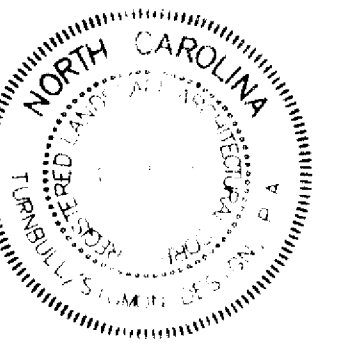
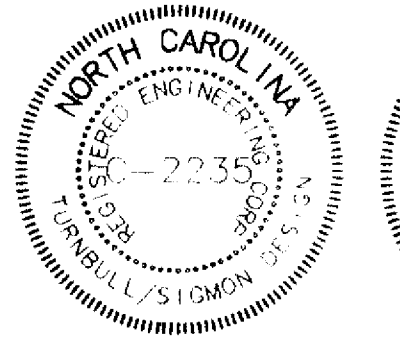
SCALE: 1" = 30'



Turnbull Sigmon
1000 Maplewood Drive
Suite 500
Charlotte, NC 28203
Phone: 704.375.1000
Fax: 704.375.1001

LAND DEVELOPMENT DESIGN SERVICES

Park West Building Elevation
Portrait Homes



THE DRAWINGS AND THE DESIGN SHOWN HEREIN ARE THE WORK OF TURNBULL SIGMON ENGINEERS, P.C. THE SEALS OF TURNBULL SIGMON ENGINEERS, P.C. ARE AUTHORIZED FOR USE ON THESE DRAWINGS. WITHOUT THE CONSENT OF TURNBULL SIGMON ENGINEERS, P.C., NO OTHER PERSON SHALL BE PERMITTED TO REPRODUCE OR TRANSMIT THESE DRAWINGS IN ANY MANNER.

PORTRAIT HOMES

9105 MONROE ROAD
SUITE 120
CHARLOTTE, N.C. 2870

**GRIER
PROPERTY**

CITY OF CHARLOTTE
NORTH CAROLINA

**BUILDING
ELEVATIONS**

PROJECT NUMBER: 02027

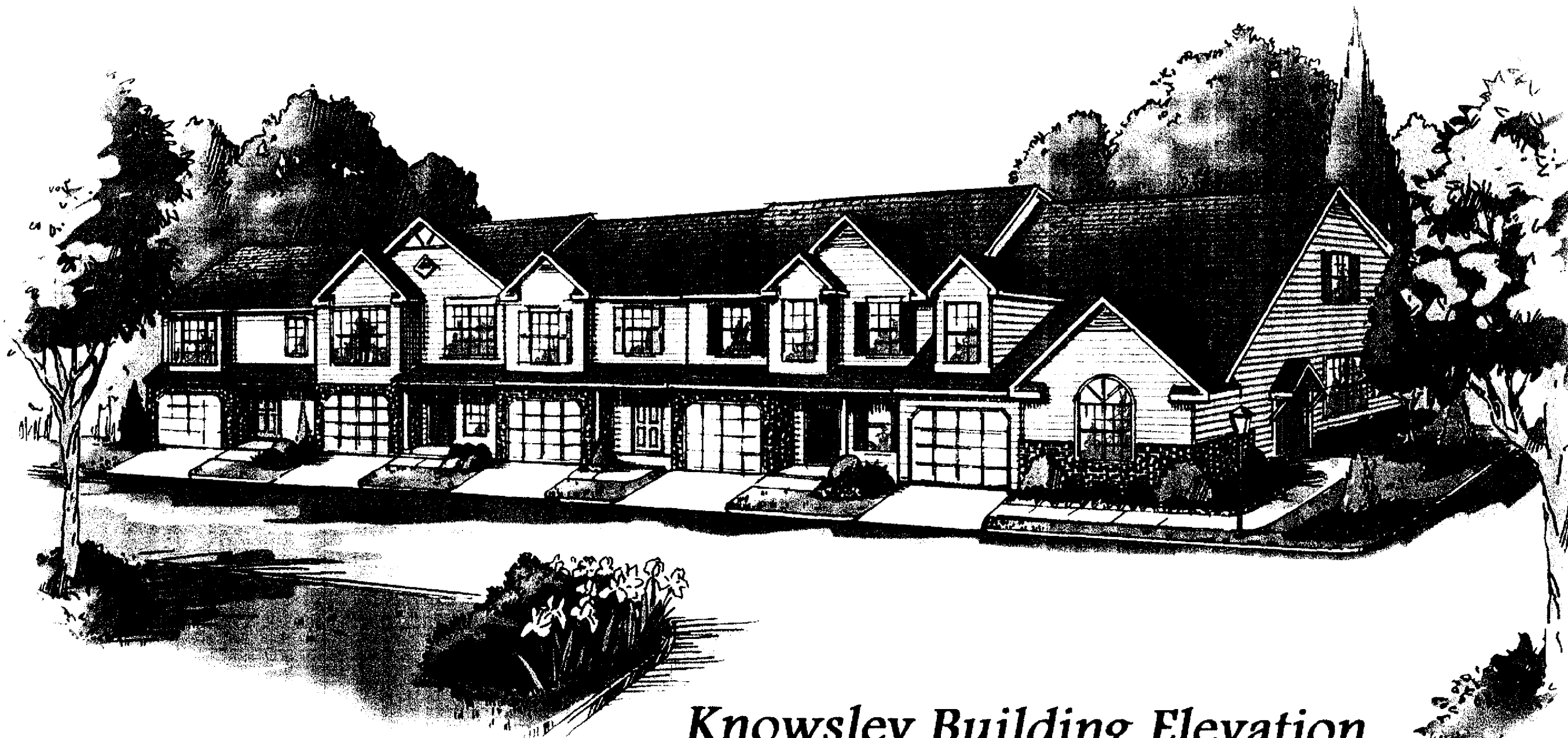
DRAWN BY: KGS/SEC

DESIGNED BY: SR1

ISSUE DATE: 6/27/02

APPROVED BY: CITY OF CHARLOTTE
DATE: 9/24/02

Knowsley Building Elevation
Portrait Homes



NO. DATE BY: REVISIONS