

**Cole Jenest & Stone**

Shaping the Environment  
Realizing the Possibilities

- Land Planning
- Landscape Architecture
- Civil Engineering
- Urban Design

200 South Tryon Street, Suite 1400 Charlotte, NC 28202  
704.375.1555 • 704.375.7851 • www.colejeneststone.com

**GREYSON RIDGE DEVELOPMENT**  
50 Midtown Parkway East  
Mobile, Alabama 36606

**GREYSON RIDGE**

Charlotte  
North Carolina 28262

**SITE SURVEY**

Project No.  
3318

Issued  
05/03/06

Revised

- 08/18/06 - PER CITY OF CHARLOTTE COMMENTS
- 09/15/06 - PER CITY OF CHARLOTTE COMMENTS
- 09/22/06 - PER CITY OF CHARLOTTE COMMENTS
- 10/17/06 - PER CITY OF CHARLOTTE COMMENTS

APPROVED BY  
CITY COUNCIL  
OCT 18 2006

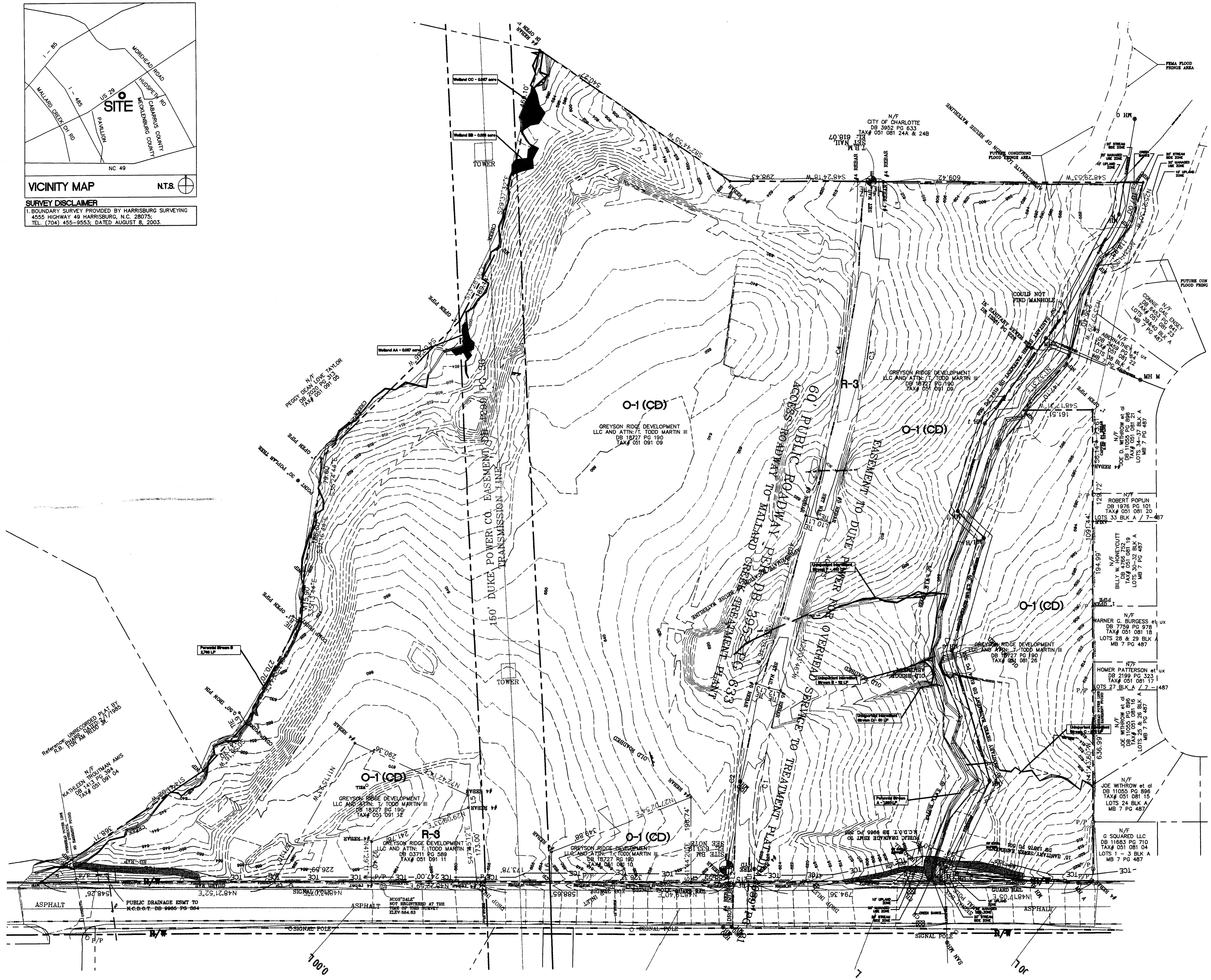
SCALE: 1"=100'  
0 50' 100' 200'

**RZ1.0 of 8.0**

The drawings, the project manual and the design shown herein are instruments of Cole Jenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of Cole Jenest & Stone, P.A. is prohibited.  
Cole Jenest & Stone, P.A. 2006 ©

**VICINITY MAP** N.T.S.

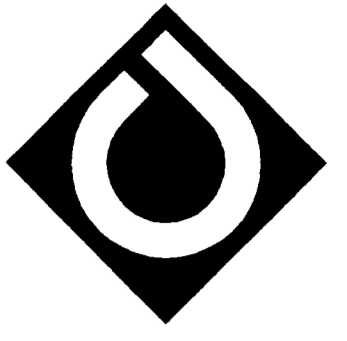
**SURVEY DISCLAIMER**  
1. BOUNDARY SURVEY PROVIDED BY HARRISBURG SURVEYING  
4555 HIGHWAY 49 HARRISBURG, N.C. 28075  
TEL: (704) 455-8553; DATED AUGUST 8, 2003.



1000

7

100



**ColeJenest & Stone**

Shaping the Environment  
Restoring the Possibilities  
Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

200 South Tryon Street, Suite 1400 Charlotte, NC 28202  
770.275.1555 • 770.275.9851 • www.colejenest.com

# GREYSON RIDGE DEVELOPMENT

50 Midtown Parkway East  
Mobile, Alabama 36606

## GREYSON RIDGE

Charlotte  
North Carolina 28262

### TECHNICAL DATA SHEET

Project No.  
3318

Issued

05/03/06 - REZONING SUBMITTAL

Revised

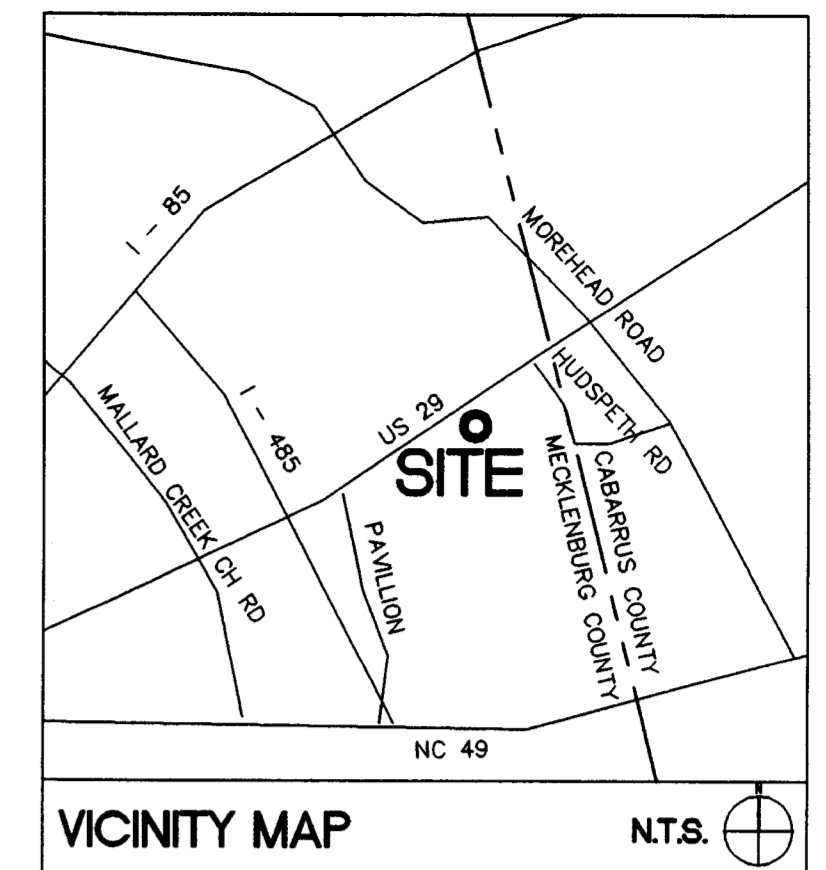
05/15/06 - PER CITY OF CHARLOTTE COMMENTS  
09/15/06 - PER CITY OF CHARLOTTE COMMENTS  
02/22/06 - PER CITY OF CHARLOTTE COMMENTS  
10/17/06 - PER CITY OF CHARLOTTE COMMENTS

SCALE: 1"=100'  
0 50' 100' 200'

RZ2.0 of 8.0

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2006 ©



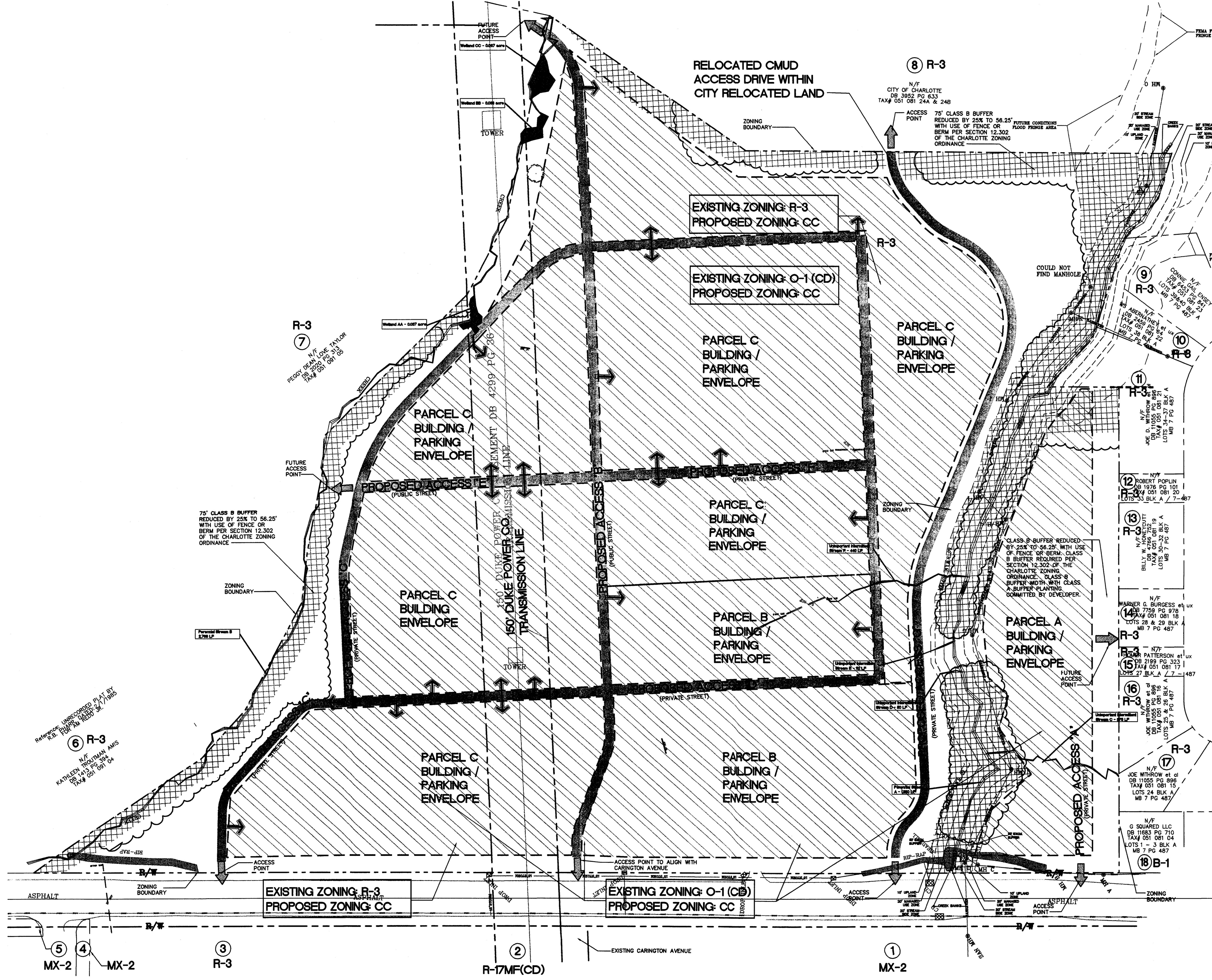
**SURVEY DISCLAIMER**  
1. BOUNDARY SURVEY PROVIDED BY HARRISBURG SURVEYING  
4555 HIGHWAY 43 HARRISBURG, N.C. 28075.  
TEL: (704) 455-9553; DATED AUGUST 8, 2003.

**LEGEND**

- ACCESS POINT
- INTERNAL ACCESS
- ZONING BOUNDARY
- R3 EXISTING ZONING
- 1 ADJACENT PROPERTY OWNER
- PARCEL A
- TREE SAVE AREAS

#### ADJACENT PROP. OWNERS

- H. CRAIG GRIMMER AND MARY ANNE L. GRIMMER AND HARRY CLINTON GRIMMER  
P.O. BOX 898 MATTHEWS, NC 28106  
PARCEL # 02906492
- H. CRAIG GRIMMER AND MARY ANNE L. GRIMMER AND HARRY CLINTON GRIMMER  
P.O. BOX 898 MATTHEWS, NC 28106  
PARCEL # 02906636
- PLASE M. CHRISTENBURY, JR.  
673 GRANDVIEW DR. NE CONCORD, NC 28025  
PARCEL # 02906175
- HOMEOWNERS ASSOCIATION, INC. VILLAGE AT WITHROW DOWNS II  
P.O. BOX 1278 MATTHEWS, NC 28106  
PARCEL # 02906222
- HOMEOWNERS ASSOCIATION, INC. VILLAGE AT WITHROW DOWNS II  
P.O. BOX 1278 MATTHEWS, NC 28106  
PARCEL # 02906221
- KATHLEEN TROUTMAN AMIS  
12762 US HIGHWAY 29 CHARLOTTE, NC 28262  
PARCEL # 05109104
- PEGGY DEAN LOVE TAYLOR  
12752 US HIGHWAY 29 CHARLOTTE, NC 28262  
PARCEL # 05109105
- CITY OF CHARLOTTE  
600 E. FOURTH STREET CHARLOTTE, NC 28202  
PARCEL # 05108124
- CONNIE GAIL P. ENSLEY  
6500 LONG RD. CHARLOTTE, NC 28227  
PARCEL # 05108123
- W S ABERNATHY AND RUTH ABERNATHY  
725 BURRAGE RD. NE CONCORD, NC 28025  
PARCEL # 05108122
- TRUST WITHROW CHILDREN'S GSL AND RONALD J % WITHROW AND DAVID E % WITHROW  
1341 EAST MOREHEAD ST #201 CHARLOTTE, NC 28204  
PARCEL # 05108121
- TARA PROPERTIES, INC.  
13317 CIRCLE DRIVE CHARLOTTE, NC 28223  
PARCEL # 05108120
- BILLY W HONEYCUTT  
13307 CIRCLE DRIVE CHARLOTTE, NC 28262  
PARCEL # 05108119
- WARNER G BURGESS AND MOLLY G BURGESS  
1495 51ST AVE. NE ST. PETERSBURG, FL 33703  
PARCEL # 05108118
- HOMER D PATTERSON AND THELMA C PATTERSON  
3318 ANSON ST. CHARLOTTE, NC 28209  
PARCEL # 05108117
- TRUST WITHROW CHILDREN'S GSL AND RONALD J % WITHROW AND DAVID E % WITHROW  
1341 EAST MOREHEAD ST #201 CHARLOTTE, NC 28204  
PARCEL # 05108116
- TRUST WITHROW CHILDREN'S GSL AND RONALD J % WITHROW AND DAVID E % WITHROW  
1341 EAST MOREHEAD ST #201 CHARLOTTE, NC 28204  
PARCEL # 05108115
- LLC G-SQUARED PROPERTY MANAGEMENT  
12210 N US HIGHWAY 29 CHARLOTTE, NC 28262  
PARCEL # 05108104



5 MX-2 4 MX-2 3 R-3 2 R-17MF(CD) 1 MX-2

**SITE ACREAGE TABULATION**

<b>TOTAL SITE ACREAGE:</b>	68.90 AC
<b>RES FOR SALE RESIDENTIAL</b>	42.74 +/- AC
<b>R RETAIL:</b>	10.82 +/- AC
<b>O OFFICE:</b>	7.05 +/- AC
<b>H HOTEL:</b>	7.06 +/- AC
<b>CMU DRIVE (50 FT R.O.W.)</b>	1.23 +/- AC

**DEVELOPMENT SUMMARY**

<b>RES FOR SALE RESIDENTIAL:</b>	480 UNITS / 42.74 AC = 11.23 DUA
<b>R RETAIL PROVIDED:</b>	110,000 SF
<b>O OFFICE PROVIDED:</b>	30,000 SF
<b>H HOTEL PROVIDED:</b>	45,000 SF (90 ROOMS)
<b>TOTAL BUILDING AREA:</b>	825,750 SF
<b>SITE FLOOR AREA RATIO:</b>	0.28

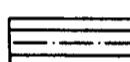
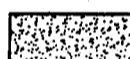

**ZONING SUMMARY**

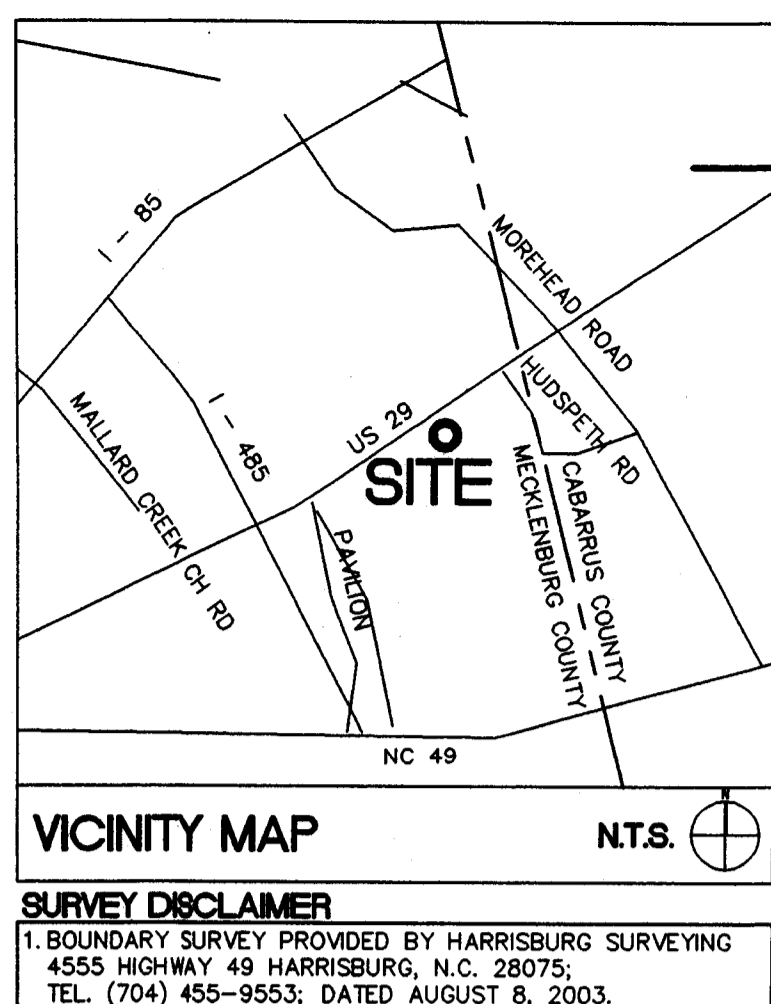
<b>EXISTING:</b>		
<b>O-1 (CD) OFFICE:</b>	65.89 AC	
<b>R-3 SINGLE-FAMILY RESIDENTIAL:</b>	3.01 AC	
<b>PROPOSED:</b>		
<b>CC COMMERCIAL CENTER:</b>	68.90 AC	

**PARKING SUMMARY**

<b>RES FOR SALE RESIDENTIAL:</b>	1.5 spaces / unit
<b>R RETAIL PROVIDED:</b>	1 space / 250 sq. ft.
<b>O OFFICE PROVIDED:</b>	1 space / 300 sq. ft.
<b>H HOTEL PROVIDED:</b>	1 space / room

**OTHER SITE ACREAGE**

 COMMON OPEN SPACE/ POSSIBLE WATER QUALITY AREAS	6.20 +/- AC
 COMMON OPEN SPACE/ NON-WATER QUALITY AREAS	2.82 +/- AC
 TREE SAVE AREA	7.50 +/- AC



**SURVEY DISCLAIMER**  
 1. BOUNDARY SURVEY PROVIDED BY HARRISBURG SURVEYING  
 4555 HIGHWAY 49 HARRISBURG, N.C. 28075;  
 TEL. (704) 455-9553; DATED AUGUST 8, 2003.

**VICINITY MAP** N.T.S.

CLASS 'B' BUFFER REQUIRED PER CITY OF CHARLOTTE ZONING CODE (SECTION 12.302)

CLASS 'B' BUFFER REQUIRED PER CITY OF CHARLOTTE ZONING CODE (SECTION 12.302)

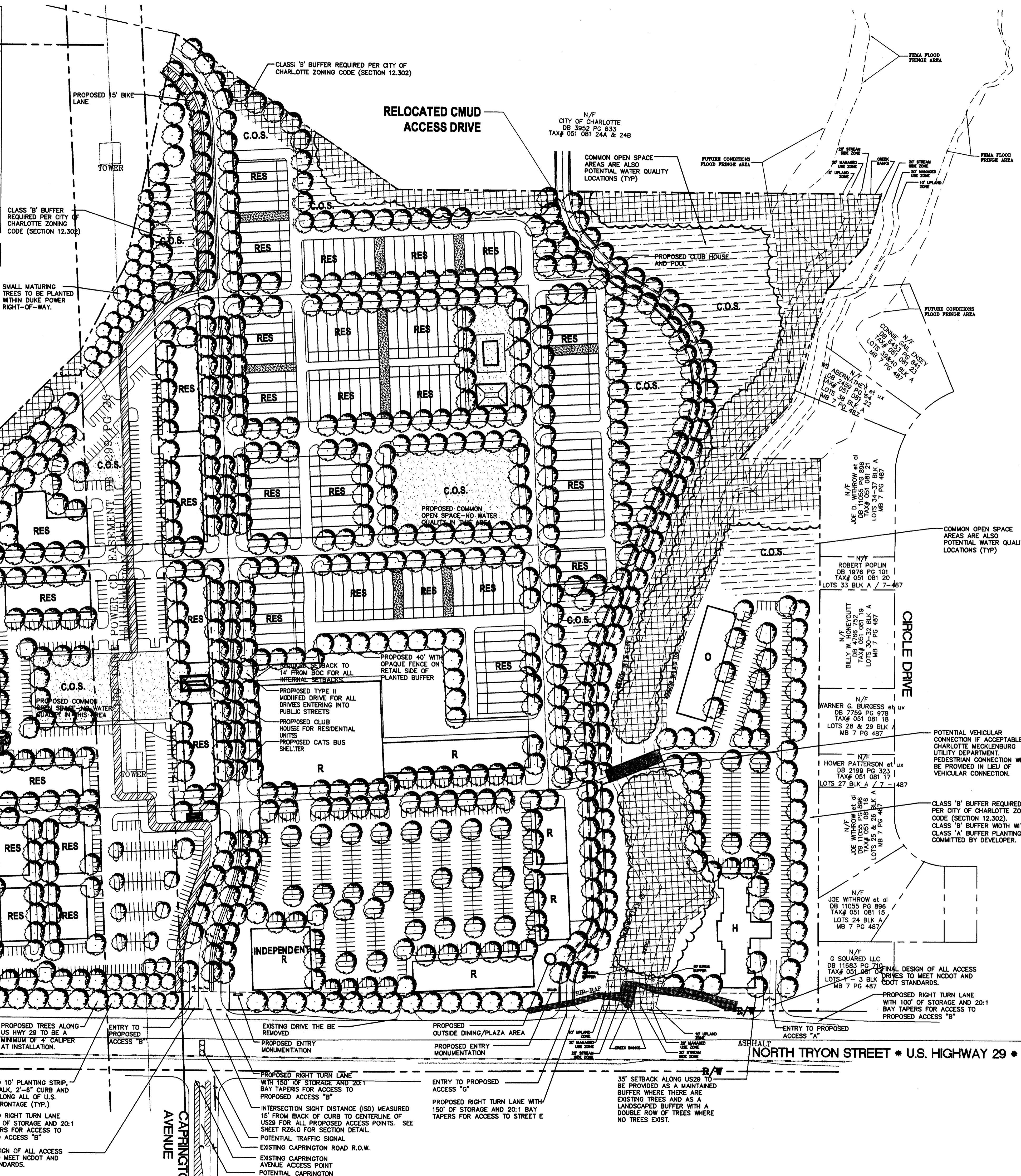
CLASS 'B' BUFFER REQUIRED PER CITY OF CHARLOTTE ZONING CODE (SECTION 12.302)

CLASS 'B' BUFFER REQUIRED PER CITY OF CHARLOTTE ZONING CODE (SECTION 12.302)

CLASS 'B' BUFFER REQUIRED PER CITY OF CHARLOTTE ZONING CODE (SECTION 12.302)

CLASS 'B' BUFFER REQUIRED PER CITY OF CHARLOTTE ZONING CODE (SECTION 12.302)

CLASS 'B' BUFFER REQUIRED PER CITY OF CHARLOTTE ZONING CODE (SECTION 12.302)



POTENTIAL LOCATION OF REFUSE AND RECYCLING AREA. NUMBER OF RECYCLING STATIONS TO MEET CODE REQUIREMENTS. ALL REFUSE AREAS TO HAVE OPAQUE SCREENING.

COMMON OPEN SPACE AREAS ARE ALSO POTENTIAL WATER QUALITY LOCATIONS (TYP)

POTENTIAL LOCATION OF REFUSE AND RECYCLING AREA. NUMBER OF RECYCLING STATIONS TO MEET CODE REQUIREMENTS. ALL REFUSE AREAS TO HAVE OPAQUE SCREENING.

Reference: UNRECORDED PLAT BY R.B. EPPS, CIVIL ENGINEER, 08/14/06 PG. 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

KATHLEEN TROTTMAN JAMES, N/F, DB 14 PG. 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

CLASS 'B' BUFFER REQUIRED PER CITY OF CHARLOTTE ZONING CODE (SECTION 12.302)

ASPHALT

PROPOSED 35'X35' AND 10'X70' NODOT SIGHT TRIANGLES (TYP.) FOR ALL ENTRANCE DRIVES

PROPOSED ENTRY MONUMENTATION

PROPOSED TREES ALONG US HWY 29 TO BE A MINIMUM OF 4" CALIPER AT INSTALLATION.

ENTRY TO PROPOSED ACCESS 'B'

EXISTING DRIVE TO BE REMOVED

PROPOSED ENTRY MONUMENTATION

PROPOSED OUTSIDE DINING/PLAZA AREA

PROPOSED ENTRY MONUMENTATION

PROPOSED RIGHT TURN LANE WITH 150' OF STORAGE AND 20:1 BAY TAPERS FOR ACCESS TO PROPOSED ACCESS 'B'

INTERSECTION SIGHT DISTANCE (ISD) MEASURED 15' FROM BACK OF CURB TO CENTERLINE OF US29 FOR ALL PROPOSED ACCESS POINTS. SEE SHEET RZ6.0 FOR SECTION DETAIL.

POTENTIAL TRAFFIC SIGNAL

EXISTING CAPRINGTON ROAD R.O.W.

EXISTING CAPRINGTON AVENUE ACCESS POINT

POTENTIAL CAPRINGTON AVENUE ROAD DESIGN

PROPOSED 10' PLANTING STRIP, 10' SIDEWALK, 2'-8" CURB AND GUTTER ALONG ALL OF U.S. HWY 29 FRONTAGE (TYP.)

PROPOSED RIGHT TURN LANE WITH 100' OF STORAGE AND 20:1 BAY TAPERS FOR ACCESS TO PROPOSED ACCESS 'B'

FINAL DESIGN OF ALL ACCESS DRIVES TO MEET NODOT AND CDOT STANDARDS.

PROPOSED RIGHT TURN LANE WITH 100' OF STORAGE AND 20:1 BAY TAPERS FOR ACCESS TO PROPOSED ACCESS 'B'

PROPOSED RIGHT TURN LANE WITH 150' OF STORAGE AND 20:1 BAY TAPERS FOR ACCESS TO STREET E

35' SETBACK ALONG US29 TO BE PROVIDED AS A MAINTAINED BUFFER WHERE THERE ARE EXISTING TREES AND AS A LANDSCAPED BUFFER WITH A DOUBLE ROW OF TREES WHERE NO TREES EXIST.

ENTRY TO PROPOSED ACCESS 'G'

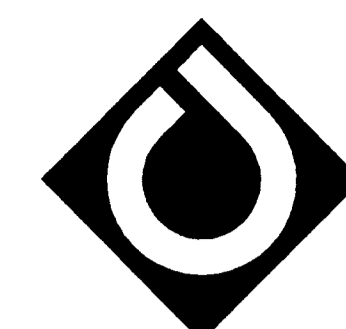
PROPOSED RIGHT TURN LANE WITH 150' OF STORAGE AND 20:1 BAY TAPERS FOR ACCESS TO STREET E

PROPOSED RIGHT TURN LANE WITH 150' OF STORAGE AND 20:1 BAY TAPERS FOR ACCESS TO STREET E

35' SETBACK ALONG US29 TO BE PROVIDED AS A MAINTAINED BUFFER WHERE THERE ARE EXISTING TREES AND AS A LANDSCAPED BUFFER WITH A DOUBLE ROW OF TREES WHERE NO TREES EXIST.

ENTRY TO PROPOSED ACCESS 'A'

PROPOSED RIGHT TURN LANE WITH 100' OF STORAGE AND 20:1 BAY TAPERS FOR ACCESS TO PROPOSED ACCESS 'B'



**Colajonest & Stone**  
 Shaping the Environment  
 Realizing the Possibilities

Land Planning  
 Landscape Architecture  
 Civil Engineering  
 Urban Design

200 South Tryon Street, Suite 1400 Charlotte, NC 28202  
 770.371.5555 • 770.371.7851 • www.colajonest.com

**GREYSON RIDGE DEVELOPMENT**  
 50 Midtown Parkway East  
 Mobile, Alabama 36606

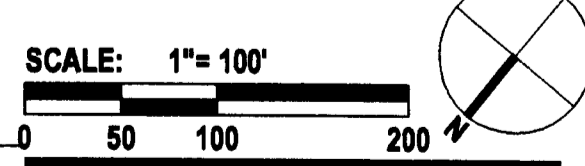
**GREYSON RIDGE**

Charlotte  
 North Carolina 28262

**SCHEMATIC SITE PLAN**

Project No. 3318  
 Issued 05/03/06 - REZONING SUBMITTAL

Revised  
 08/16/06 - PER CITY OF CHARLOTTE COMMENTS  
 09/15/06 - PER CITY OF CHARLOTTE COMMENTS  
 09/22/06 - PER CITY OF CHARLOTTE COMMENTS  
 10/17/06 - PER CITY OF CHARLOTTE COMMENTS

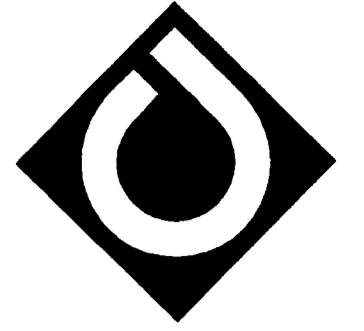


**RZ3.0 of 8.0**

The drawings, the project manual and the design shown therein are instruments of Colajonest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of Colajonest & Stone, P.A. is prohibited.

Colajonest & Stone, P.A. 2006 ©





**Cole Jenest & Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

200 South Tryon Street, Suite 1400 Charlotte, NC 28202  
P: 704.374.5555 • F: 704.374.7881 • www.colejenest.com

### GREYSON RIDGE DEVELOPMENT

50 Midtown Parkway East  
Mobile, Alabama 36606

### GREYSON RIDGE

Charlotte

North Carolina 28262

### NORTH TRYON SHEET- ROAD PROFILE

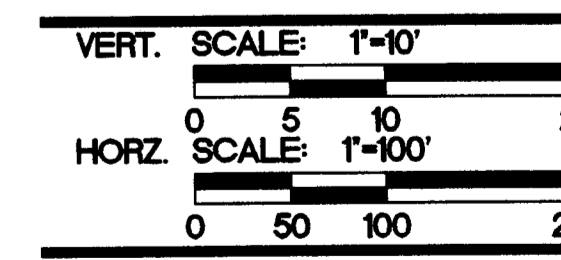
Project No.  
3318

Issued

05/03/06 - REDLINE SUBMITTAL

#### Revised

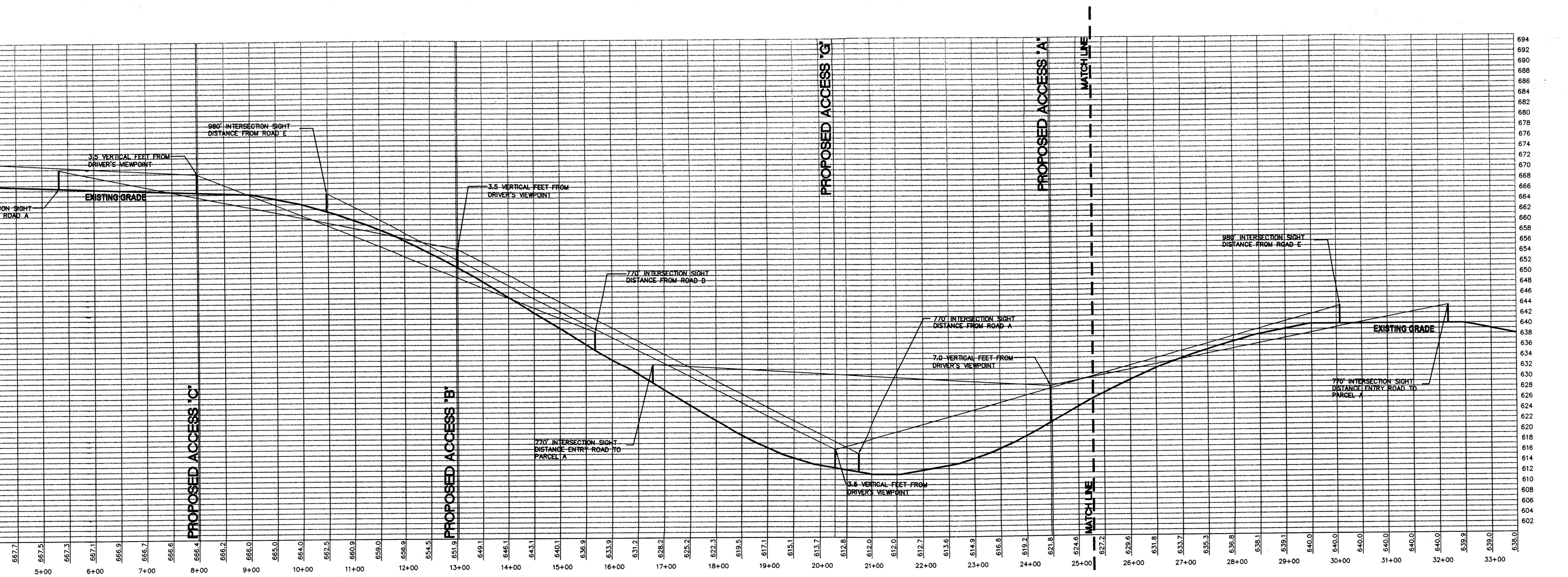
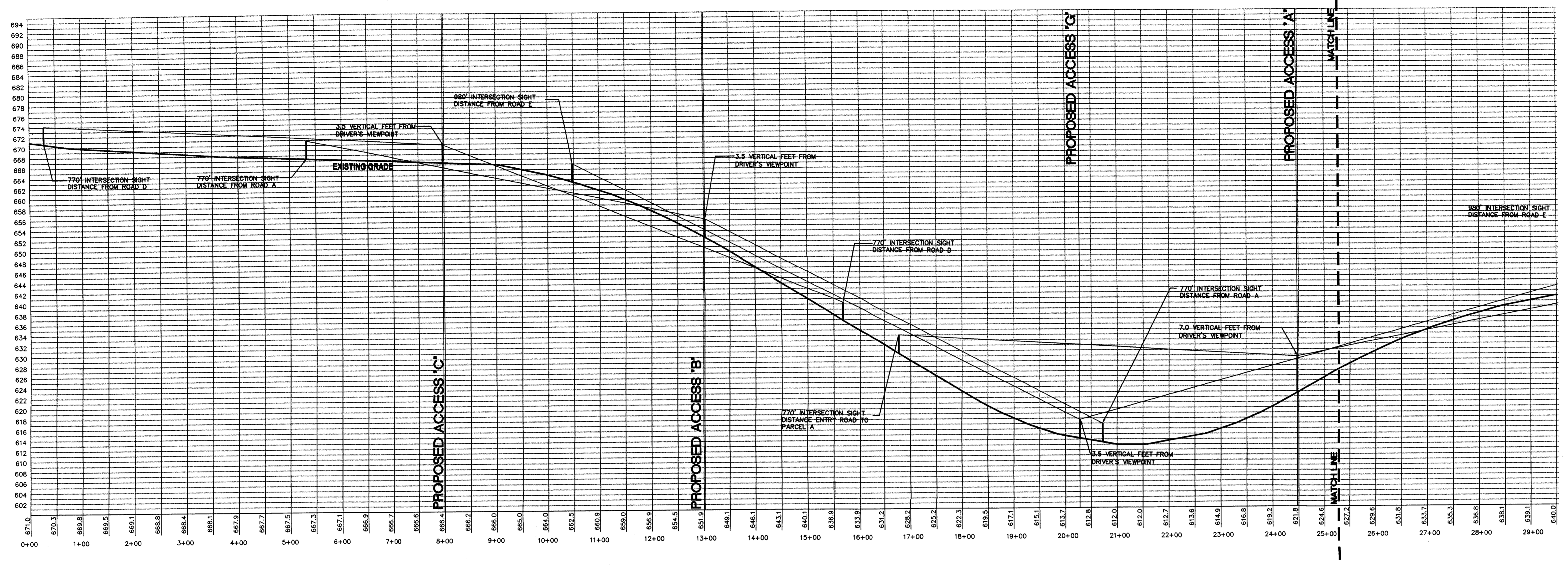
- 06/18/06 - PER CITY OF CHARLOTTE COMMENTS
- 09/15/06 - PER CITY OF CHARLOTTE COMMENTS
- 09/22/06 - PER CITY OF CHARLOTTE COMMENTS
- 10/17/06 - PER CITY OF CHARLOTTE COMMENTS



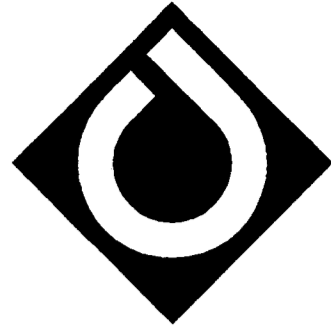
**RZ5.0 of 8.0**

The drawings, the project manual and the design shown herein are instruments of Cole Jenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of Cole Jenest & Stone, P.A. is prohibited.

Cole Jenest & Stone, P.A. 2006 ©



NOTE: ALL INTERSECTION SIGHT DISTANCES (ISD) WERE MEASURED FROM 15' BACK OF CURB TO CENTERLINE OF US 29 AT 3.5 VERTICAL FEET.



**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

200 South Tryon Street, Suite 1400 Charlotte, NC 28202  
704.376.1555 • 704.376.7851 • www.colejeneststone.com

**GREYSON RIDGE DEVELOPMENT**  
50 Midtown Parkway East  
Mobile, Alabama 36606

**GREYSON RIDGE**

Charlotte

North Carolina 28262

**DETAIL SHEET**

Project No.

3318

Issued

05/03/06 - REZONING SUBMITTAL

Revised

08/18/06 - PER CITY OF CHARLOTTE COMMENTS

09/15/06 - PER CITY OF CHARLOTTE COMMENTS

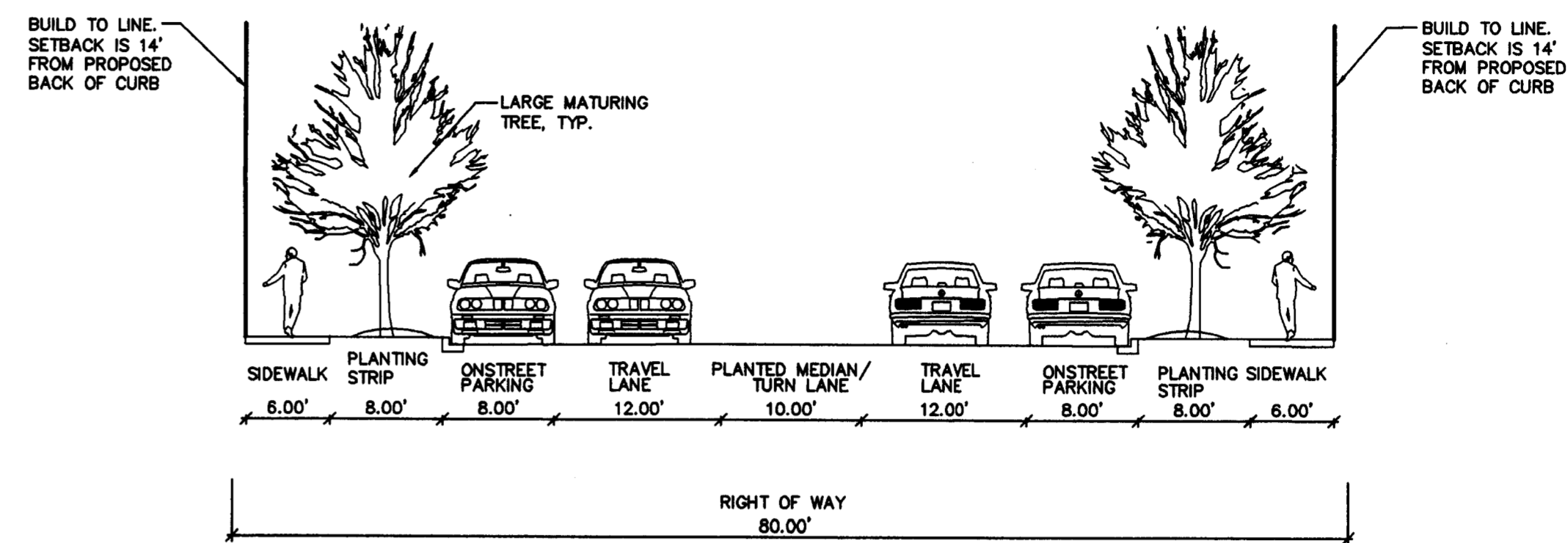
09/22/06 - PER CITY OF CHARLOTTE COMMENTS

10/17/06 - PER CITY OF CHARLOTTE COMMENTS

**RZ6.0 of 8.0**

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

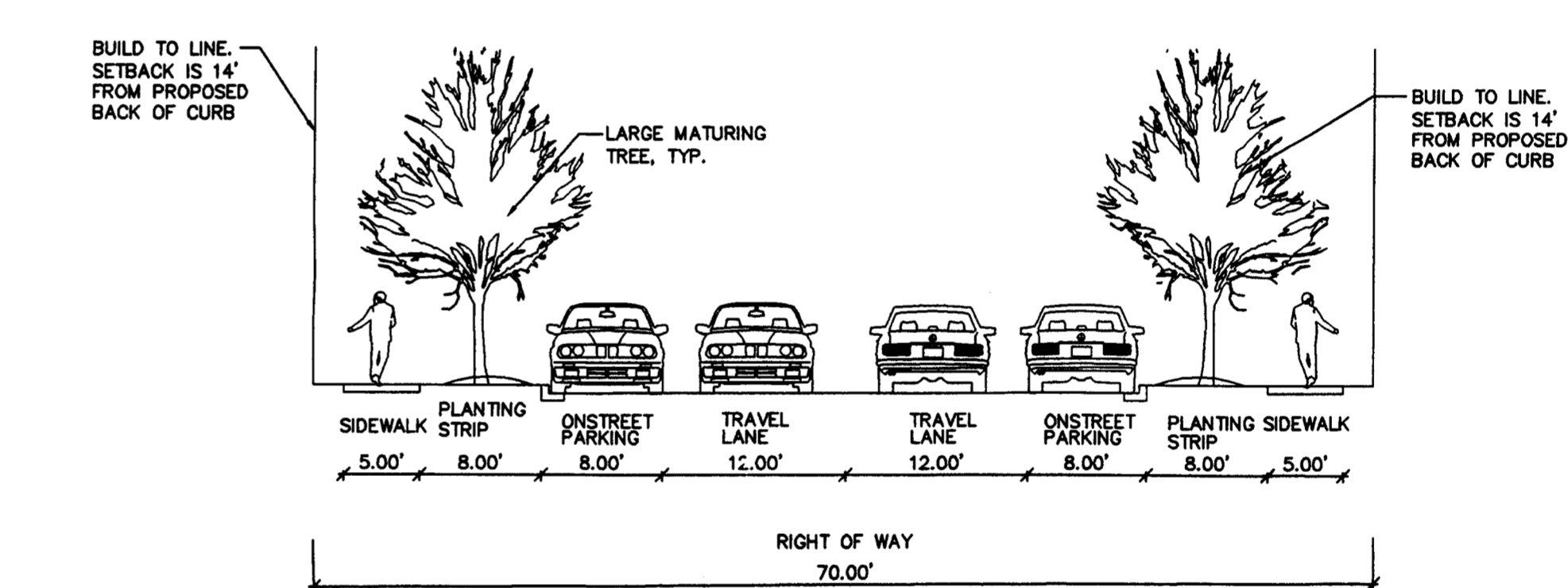
ColeJenest & Stone, P.A. 2006 ©



PUBLIC STREET A-TYPICAL SECTION

SCALE 1"=10'

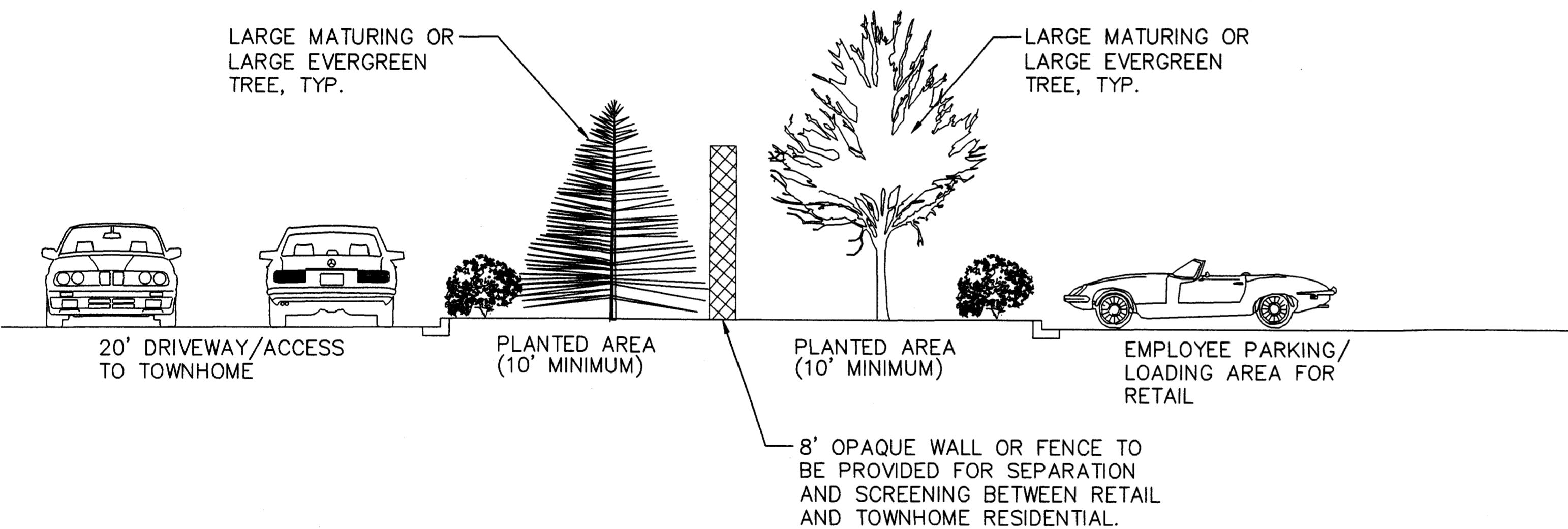
3



PUBLIC STREET B-TYPICAL SECTION

SCALE 1"=10'

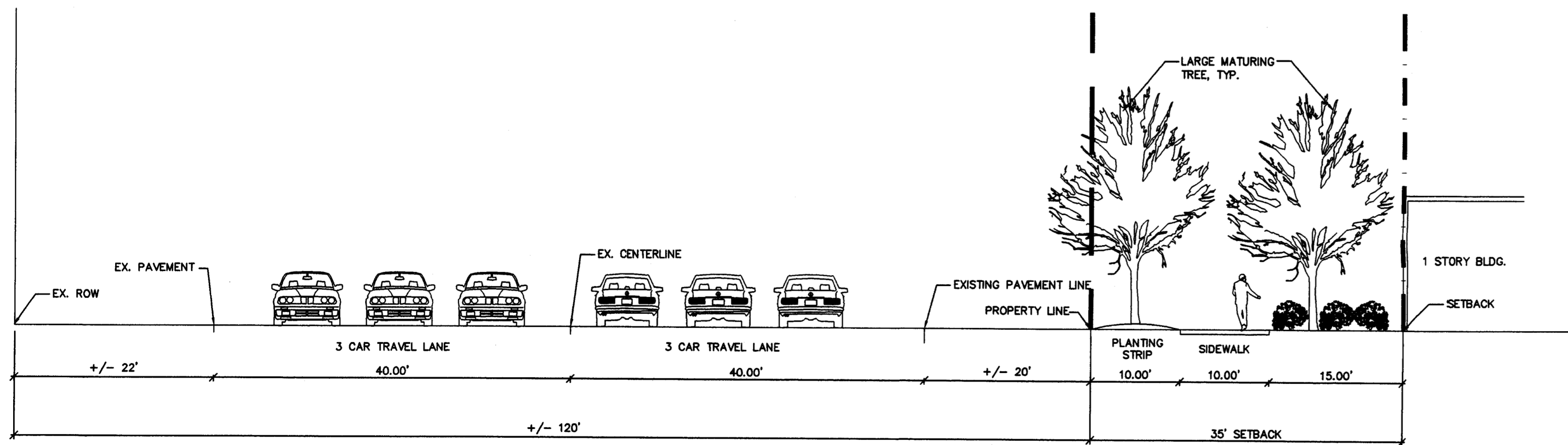
2



TYPICAL SECTION FOR AREAS BETWEEN RESIDENTIAL AND COMMERCIAL

SCALE 1"=10'

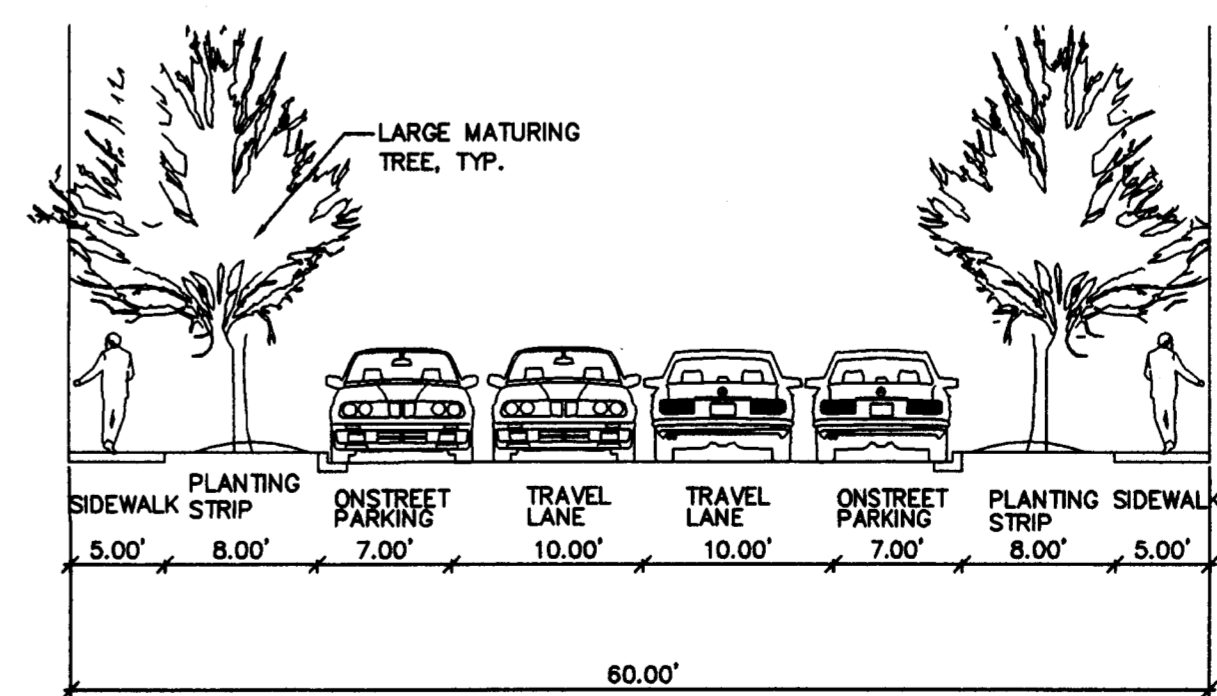
8



TYPICAL SECTION FOR HIGHWAY US 29

SCALE N.T.S.

7



PRIVATE STREET-TYPICAL SECTION

SCALE 1"=10'

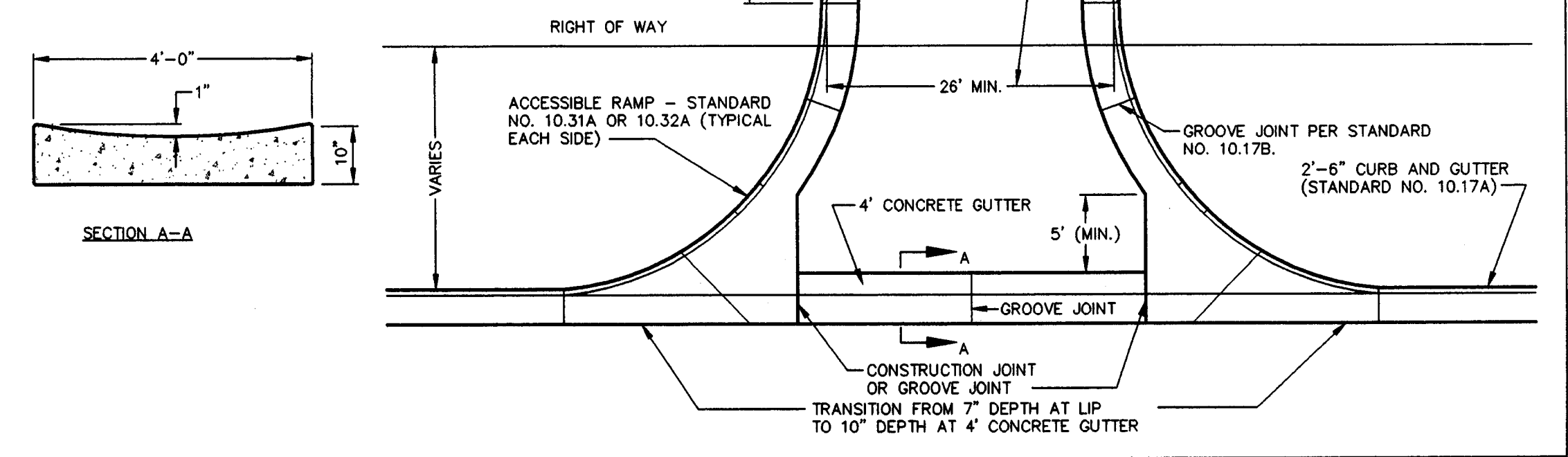
1

NOTES:  
1. THIS CROSS SECTION IS PER THE URBAN STREET GUIDELINES FOR A "WIDE RESIDENTIAL STREET".  
2. ON STREET PARKING MAY BE PROVIDED ALONG ONE SIDE, BOTH SIDES OR NEITHER SIDE OF THE PUBLIC STREET.

NOTES:  
1. EXISTING TREES WILL BE SAVED WHERE POSSIBLE.  
2. ALL PROPOSED TREES ALONG US HIGHWAY 29 WILL BE A MINIMUM OF 4" CALIPER AT INSTALLATION.

**NOTES:**

- WHERE A TYPE III DRIVEWAY IS APPROVED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) THAT CONNECTS TO AN EXISTING SIGNALIZED INTERSECTION OR AT A LOCATION WHERE A TRAFFIC SIGNAL INSTALLATION IS PROPOSED BASED BY CDOT ON A TRAFFIC IMPACT/SIGNAL WARRANT STUDY, A FULL DEPTH ASPHALT PAVEMENT (2 IN. 1-2, 6 IN. HB) IS REQUIRED. THIS PAVEMENT DESIGN IS REQUIRED IN THE DRIVEWAY EASEMENT (100-FOOT MINIMUM) TO MAINTAIN DETECTOR LOOPS AND PAVEMENT MARKINGS. A TRAFFIC SIGNAL WILL BE INSTALLED ONLY IF CDOT DETERMINES THAT ONE IS NECESSARY BASED ON A TRAFFIC STUDY OF CURRENT CONDITIONS.
- A CONCRETE GUTTER TO BE USED EXCEPT AT EXISTING OR PROPOSED TRAFFIC SIGNAL LOCATIONS. AT THESE LOCATIONS ADDITIONAL DRAINAGE REQUIREMENTS WILL BE NECESSARY TO ELIMINATE THE NEED FOR GUTTER ACROSS THE DRIVEWAY CONNECTION.
- THE DRIVEWAY MUST RISE 6" FROM THE GUTTER LINE TO PREVENT RUNOFF FROM ENTERING DRIVEWAY.
- FOUR (4) FOOT GUTTER WILL NOT BE REQUIRED TO DIRECT WATER ACROSS DRIVE IF THE DRIVEWAY GUTTER SLOPE IS GREATER THAN 2%.

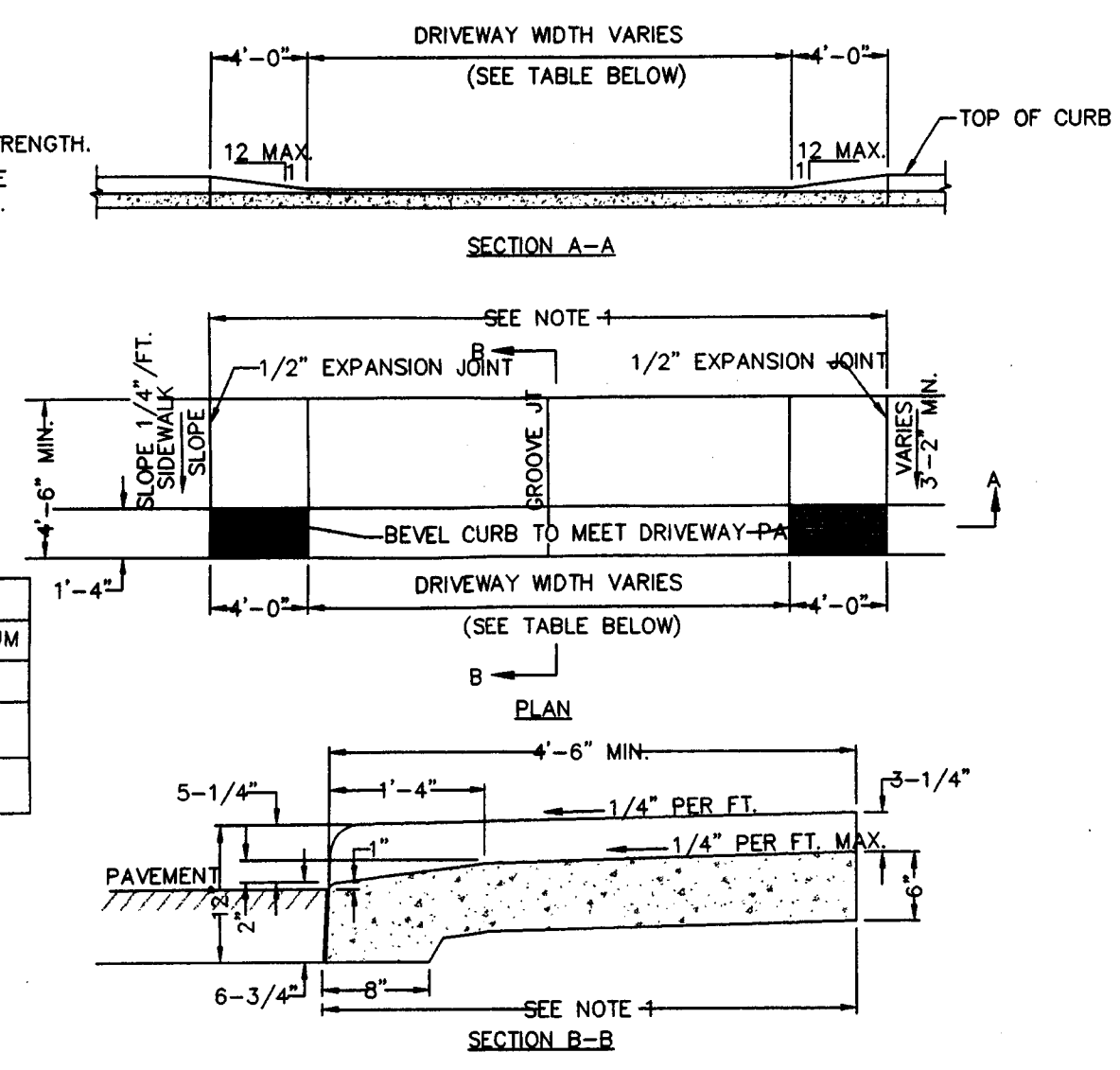


**TYPE III DRIVEWAY ENTRANCE** CMLD STD. DTL. #10.28 N.T.S. 3

**GENERAL NOTES:**  
 ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.  
 A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE. SEE STANDARD 10.22.  
 THIS DETAIL TO BE USED ONLY IN CONJUNCTION WITH MONOLITHIC SIDEWALK AS ON STANDARD NO. 10.23.

**NOTES:**  
 1. PAY LIMITS FOR WORK DONE UNDER CITY OF CHARLOTTE CONTRACTS ARE FROM EXPANSION JOINT TO EXPANSION JOINT.

DRIVEWAY CLASSIFICATIONS		
TYPE DRIVEWAY	MINIMUM	MAXIMUM
TYPE I - RESIDENTIAL	15'	30'
ONE-WAY - TYPE II COMMERCIAL	20'	30'
TWO-WAY - TYPE II COMMERCIAL	26'	50'

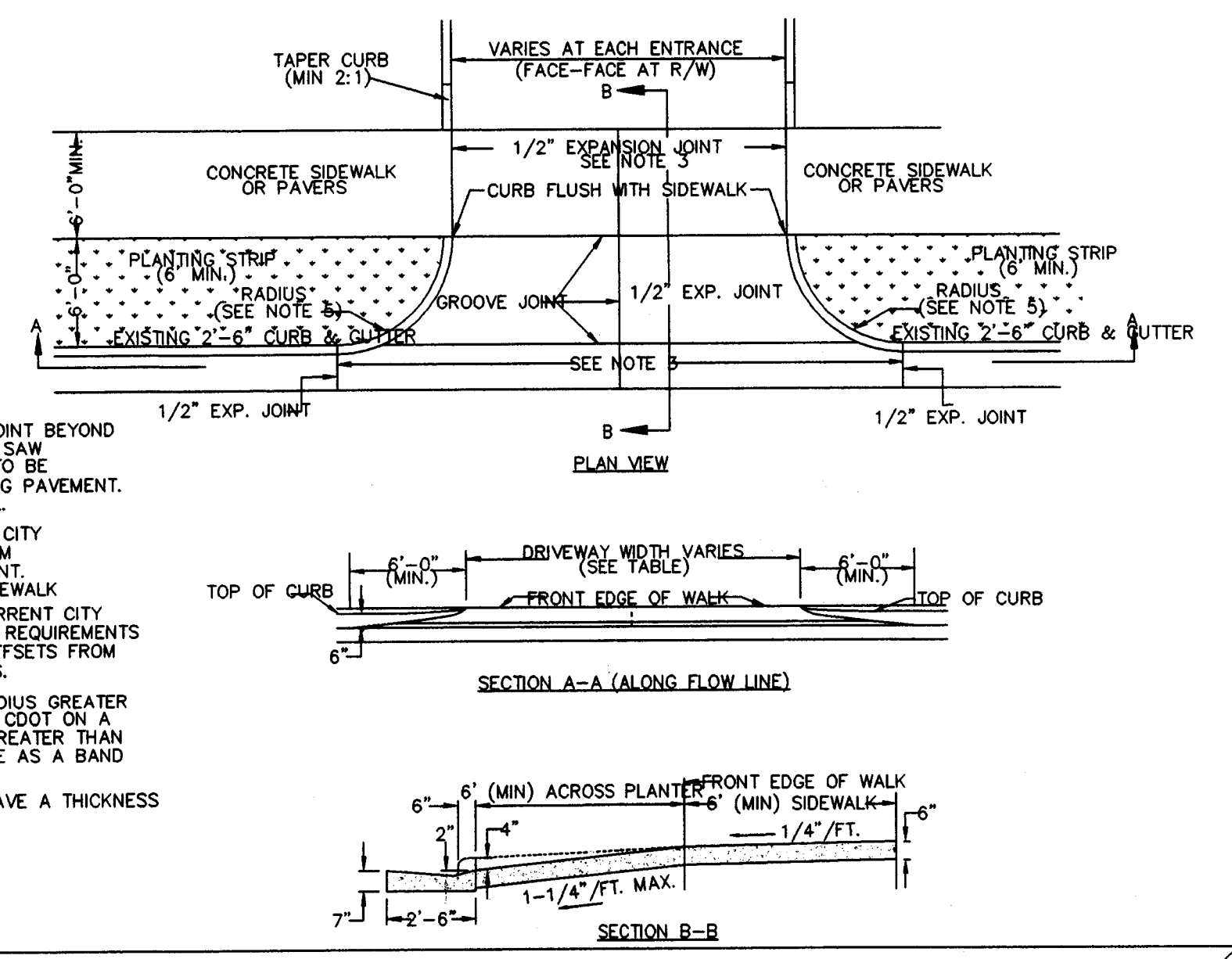


**DROP CURB TYPE I DRIVEWAY MONOLITHIC CONCRETE CURB AND SIDEWALK** CMLD STD. DTL. #10.26 N.T.S. 2

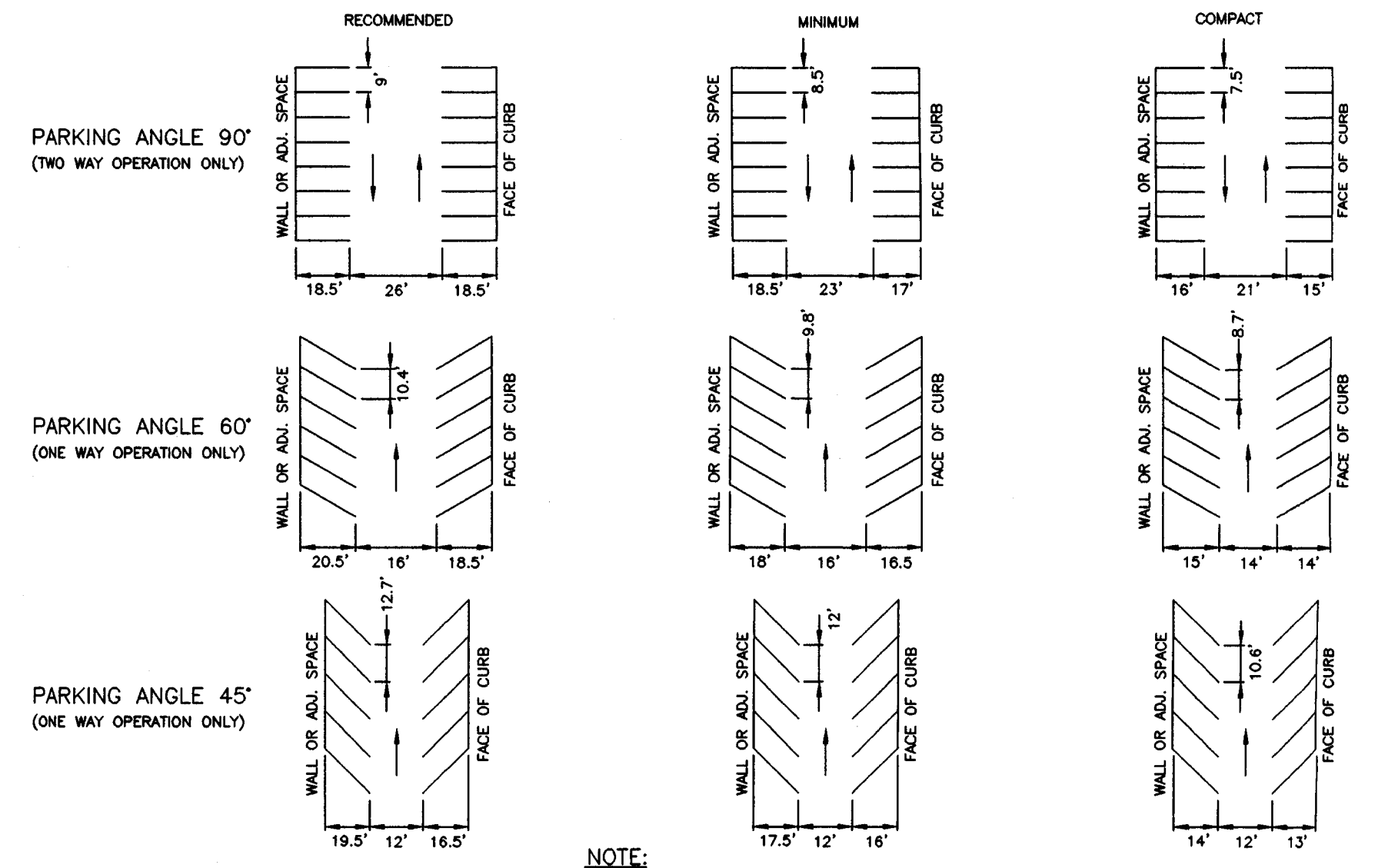
DRIVEWAYS CLASSIFICATION		
TYPE DRIVEWAYS	MINIMUM	MAXIMUM
ONE-WAY TYPE II COMMERCIAL	20'	30'
TWO-WAY TYPE II COMMERCIAL	26'	50'

**NOTES:**

- ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
- AT ALL DRIVEWAYS, SIDEWALKS TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT. SEE ST. NO. 10.17 FOR JOINT DETAIL.
- PAY LIMITS FOR WORK DONE UNDER CITY OF CHARLOTTE CONTRACTS ARE FROM EXPANSION JOINT TO EXPANSION JOINT, FROM LIP OF CURB TO BACK OF SIDEWALK.
- ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS AND CDOT REQUIREMENTS FOR SPACESHIRT DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
- RADI MUST BE MINIMUM 6 FEET. RADIUS GREATER THAN 6 FEET MAY BE REQUIRED BY CDOT ON A CASE-BY-CASE BASIS. FOR RADI GREATER THAN 6 FEET, THE RADI ARE TO CONTINUE AS A BAND AT GRADE THROUGH THE SIDEWALK.
- PAVERS USED IN DRIVEWAY MUST HAVE A THICKNESS OF 80mm.



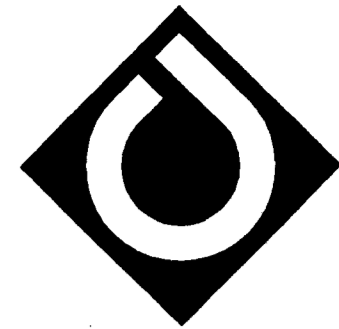
**MODIFIED TYPE II DRIVEWAY DETAIL WITH PLANTING STRIP** CMLD STD. DTL. #10.25E N.T.S. 1



**NOTE:**

- FOR ACCESSIBLE PARKING STANDARDS AND SIGNING SEE STD. 50.10A, B & C.
- PAVEMENT MARKINGS SHALL BE 4" WHITE PAINT.

**PARKING STANDARDS** CMLD STD. DTL. #50.09 N.T.S. 7



**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

- Land Planning
- Landscape Architecture
- Civil Engineering
- Urban Design

200 South Tryon Street, Suite 1400 Charlotte, NC 28202  
704.376.1555 • Fax 704.376.7853 • www.colejeneststone.com

**GREYSON RIDGE DEVELOPMENT**  
50 Midtown Parkway East  
Mobile, Alabama 36606

**GREYSON RIDGE**

Charlotte

North Carolina 28262

**DETAIL SHEET**

Project No.  
3318

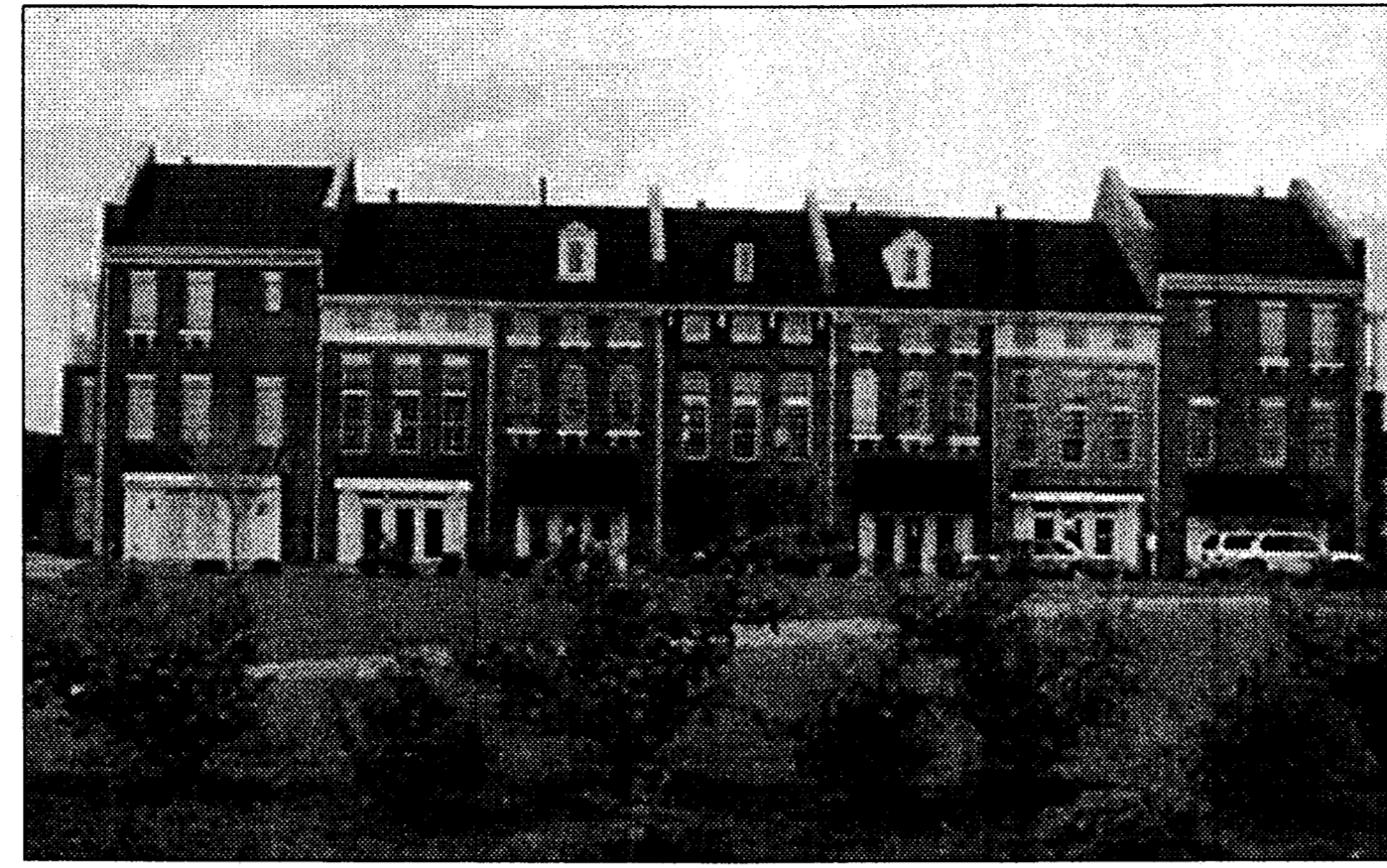
Issued  
05/03/06 - REZONING SUBMITTAL

Revised

- 08/18/06 - PER CITY OF CHARLOTTE COMMENTS
- 09/15/06 - PER CITY OF CHARLOTTE COMMENTS
- 09/22/06 - PER CITY OF CHARLOTTE COMMENTS
- 10/17/06 - PER CITY OF CHARLOTTE COMMENTS



PROPOSED TYPICAL RESIDENTIAL



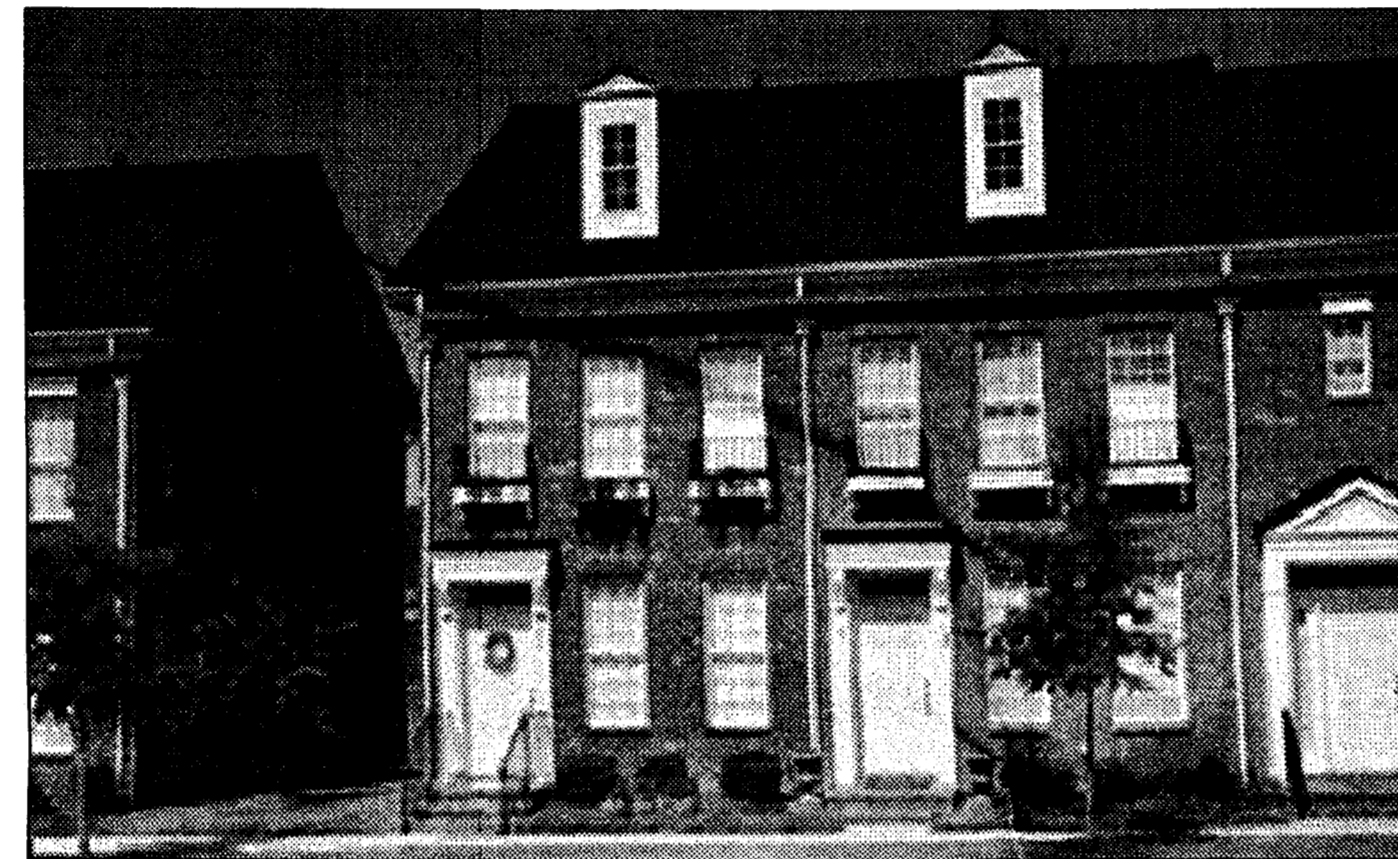
PROPOSED TYPICAL RESIDENTIAL



PROPOSED TYPICAL RETAIL



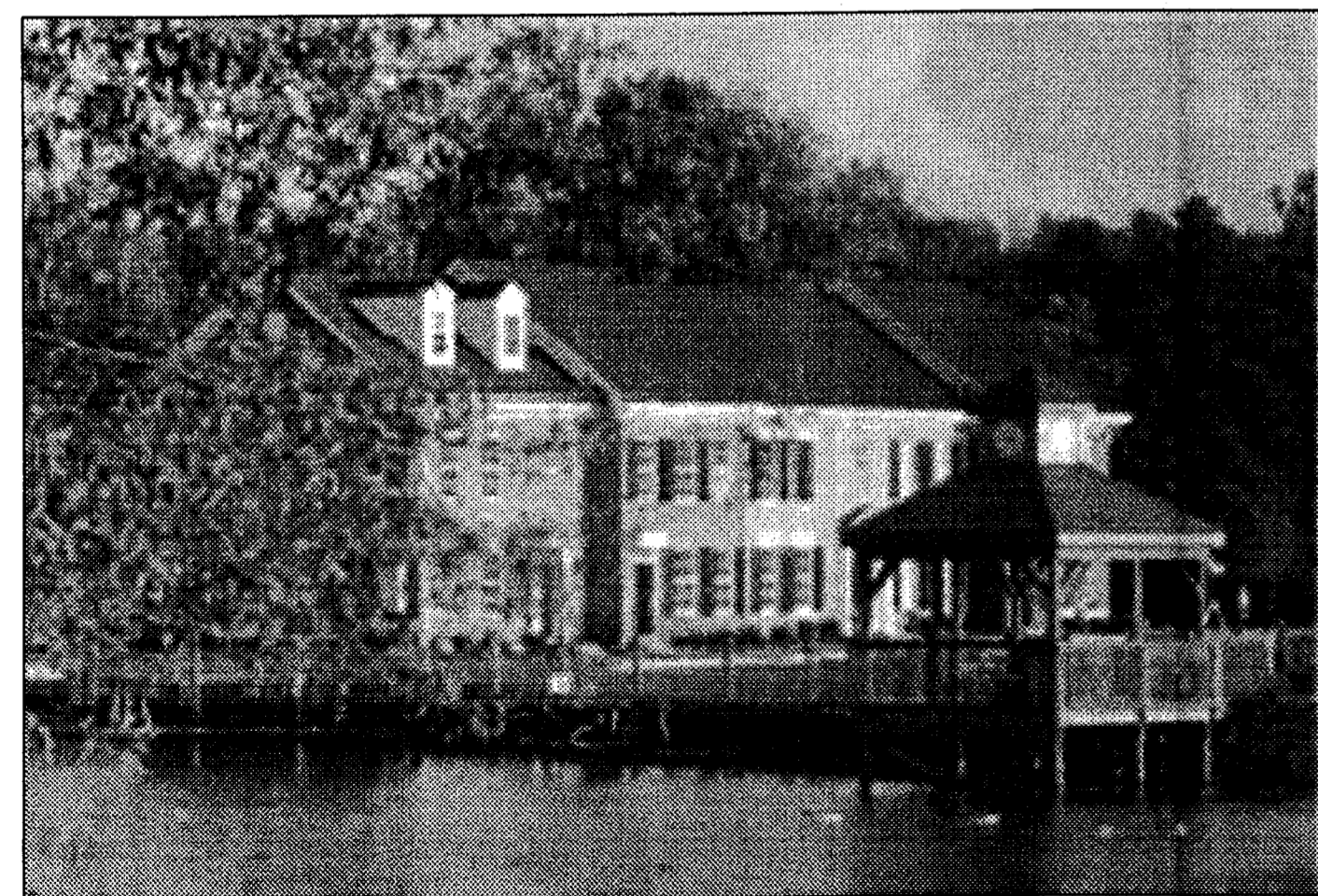
PROPOSED TYPICAL RESIDENTIAL



PROPOSED TYPICAL RESIDENTIAL



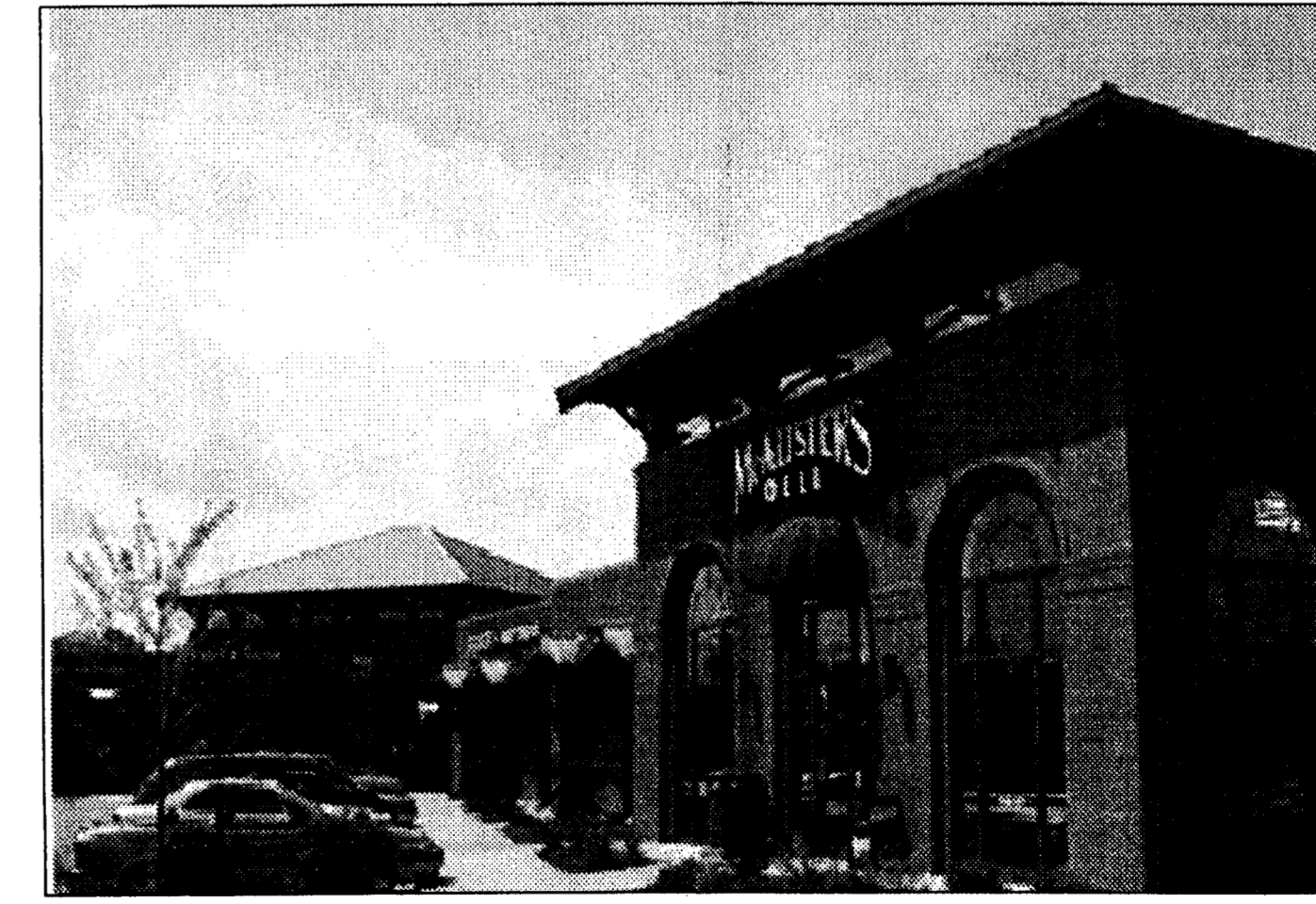
PROPOSED TYPICAL RETAIL



PROPOSED TYPICAL RESIDENTIAL



PROPOSED TYPICAL RESIDENTIAL



PROPOSED TYPICAL RETAIL

**NOTES:**

**RESIDENTIAL BUILDINGS:**

THE PROPOSED RESIDENTIAL BUILDINGS LOCATED WITHIN PARCEL C WILL BE GENERALLY IN KEEPING WITH ONE OR MORE OF THE CONCEPTS AND IMAGES ILLUSTRATED IN THESE ELEVATIONS THROUGH THE USE OF SIMILAR OR COMPLEMENTARY BUILDING MATERIALS AND DESIGN, BUILDING HEIGHT AND THE DEVELOPER OF THE RESIDENTIAL BUILDINGS RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE APPEARANCE OF THE BUILDINGS SUBJECT TO THE PROVISIONS CONTAINED IN THE DEVELOPMENT STANDARDS. NON-RESIDENTIAL BUILDINGS LOCATED IN PARCEL C, SUCH AS BUT NOT LIMITED TO A CLUBHOUSE, WILL BE CONSTRUCTED OF SIMILAR BUILDING MATERIALS BUT COULD TAKE ON A MODIFIED APPEARANCE AND COULD BE OF LARGER MASSING AND ADDITIONAL BUILDING HEIGHT THAN THE RESIDENTIAL BUILDINGS.

**NON-RESIDENTIAL BUILDINGS:**

THE PROPOSED BUILDINGS LOCATED WITHIN PARCEL A AND PARCEL B WILL BE GENERALLY IN KEEPING WITH ONE OR MORE OF THE CONCEPTS AND IMAGES ILLUSTRATED IN THESE ELEVATIONS THROUGH THE USE OF SIMILAR OR COMPLEMENTARY BUILDING MATERIALS AND GENERAL DESIGN CONCEPT. THE VARIOUS USES WITHIN PARCEL A AND PARCEL B MAY TAKE DIFFERENT ARCHITECTURAL FORMS AND MAY INCLUDE A RANGE OF BUILDING SIZES, MASSING AND HEIGHTS SUBJECT TO THE RELEVANT PROVISIONS OF THE DEVELOPMENT STANDARDS.

**RZ8.0 of 8.0**

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2006 ©