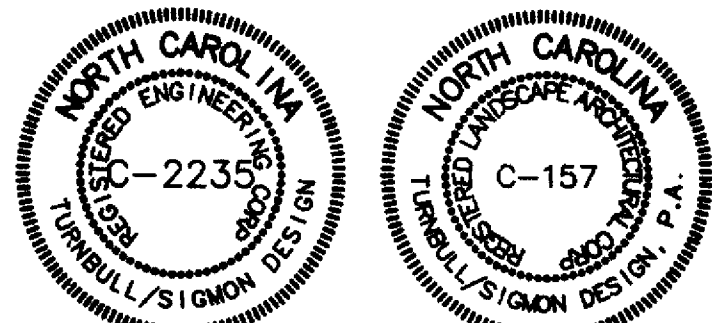


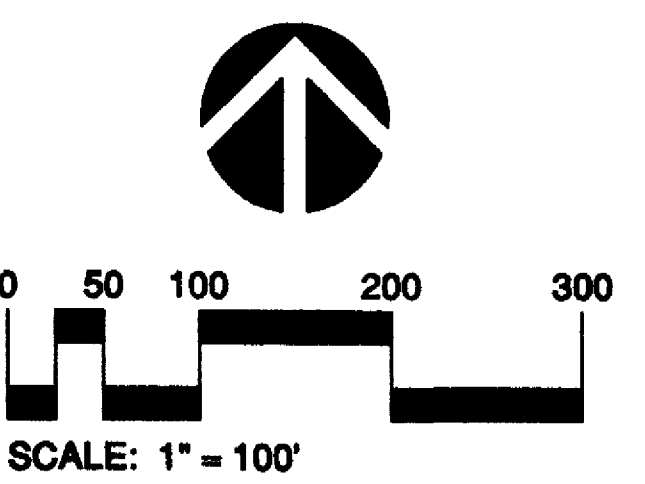
LAND DEVELOPMENT DESIGN SERVICES



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PORTRAIT HOMES

9105 MONROE ROAD
SUITE 120
CHARLOTTE, NC 2870



GRIER PROPERTY

CITY OF CHARLOTTE
NORTH CAROLINA

Petition # 02-29

TECHNICAL DATA SHEET

APPROVED BY CITY COUNCIL

DATE 9/28/02

PROJECT NUMBER: 02-027

DRAWN BY: KGS, SFC

DESIGNED BY: SRT

ISSUE DATE: 3/18/02

8.	9/09/02	SRT:	MAXIMUM NUMBER OF UNITS
7.	8/08/02	KGS:	REVISED DEVELOPMENT NOTES
6.	6/25/02	SFC:	REVISED DEVELOPMENT NOTES
5.	6/21/02	SFC:	REV. DEV. NOTES, DELETED FENCE/W
4.	6/14/02	SFC:	REVISED DEVELOPMENT NOTES
3.	5/20/02	SFC:	ADDED LANDMARK TREES/LEGEND
2.	4/24/02	SFC:	REVISED NOTE
1.	4/22/02	SFC:	REVISE PLAN PER STAFF COMMENTS
NO. DATE: BY: REVISIONS:			

METES & BOUNDS DESCRIPTION

Commencing at NCGS monument "Iron" having NAD 83 grid coordinates N 484,552.8858 E 1,474,266.943 and a combined factor of .999947811; distance to a found #5 rebar on the East property line of Duke Power Company as recorded in Deed Book 4819 Page 229 of the Mecklenburg County Public Registry, having grid coordinates N 483,094.5367 E 1,471,631.5514 and being the Point and Place of Beginning of the herein described parcel; thence with the aforementioned Duke Power Company property line North 04-34-55 East a distance of 34.20 feet to a point in McKee Road SR 3445, thence with McKee Road South 85-30-04 East a distance of 1586.76 feet to a point in Tilley Morris Road SR 3445, thence with Tilley Morris Road South 86-07-00 East a distance of 320.01 feet to a point, thence with a circular curve to the right having a radius of 335.00 feet an arc length of 203.47 feet and a chord bearing South 68-43-03 East a chord distance of 200.35 feet to a point, said point to the Northwest corner of Bass G. & C.H. Kerr as recorded in Deed Book 1491 Page 460 of the Mecklenburg County Public Registry; thence departing Tilley Morris Road and with the Western property line of the aforementioned Kerr property South 13-55-10 West passing a found "1" square rod at 33.66 feet a total distance of 600.40 feet to a found 1-1/4" pipe, said pipe being on the Northern right-of-way for I-485; thence departing the aforementioned Kerr property and with the Northern right-of-way for I-485 the following three (3) courses: (1) with an arc of a circular curve to the right having a radius of 7464.44 feet an arc length 936.83 feet and a chord bearing South 69-19-18 West a chord distance 936.21 feet to a point; (2) with an arc of a circular curve to the right having a radius of 7464.44 feet an arc length 627.37 feet and a chord bearing South 75-19-57 West a chord distance of 627.18 feet to a set #5 rebar 31 South 63-31-04 West 62.87 feet to a found #4 rebar, said rebar also marking the Southeastern corner of Marsh Bissell Patrick V LLC as recorded in Deed Book 10985 Page 373 of the Mecklenburg County Public Registry; thence departing the aforementioned I-485 right-of-way and with the Eastern property of the aforementioned Marsh Bissell Patrick V LLC North 40-19-12 West 601.31 feet to a found concrete monument with rebar, said monument marking the southeastern corner of the aforementioned Duke Power Company; thence departing the Marsh Bissell Patrick line and with the Duke Power Company line North 04-34-55 East 749.71 feet to the Point and Place of Beginning being 46,792 acres total.

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 M42 zoning district shall be followed in connection with development taking place on the Site.

The configurations, placements and sizes of the buildings outlined on the Schematic Site Plan accompanying this Rezoning Petition are schematic in nature and, subject only to the provisions set forth below, may be altered or modified during design development and construction document phases within the minimum building envelope lines established on the Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations.

PERMITTED USES

Subject to the phasing requirements set forth below under the heading "Phasing/Roadway Improvements and Deductions", the Site may be developed with up to 280 single-family detached townhomes/condos for sale along with any incidental or accessory structures permitted under the Ordinance in the M42 District.

In addition to the 280 single-family detached townhomes/condos for sale noted above, the existing homesite located in the general area depicted on the Technical Data Sheet, may be used as a single family residence and to the provisions set forth below under the heading "Existing Homesite and Landmark Trees".

BUFFERS

1. The buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 thereof.

2. The treatment of buffer areas along Interstate 485 shall be as depicted on this Technical Data Sheet.

3. Storm water detention may not be located within buffer areas.

4. Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.

5. No buildings, parking spaces or maneuvering areas may be located within the buffer area.

SETBACKS, SIDE YARDS AND REAR YARDS

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.

LIGHTING

1. All freestanding lighting fixtures will be uniform in design.

2. The Petitioner commits to the installation of pedestrian scale lighting along McKee Road and Tilley Morris Road.

3. No wall post type lighting will be used.

LANDSCAPING

1. Street trees shall be provided at a minimum of 40 feet on center on all public and private streets. Street trees shall be a minimum of 2 1/4 inches in caliper at the time of planting.

2. The Petitioner shall comply with the provisions of the City of Charlotte Tree Ordinance.

3. The Petitioner shall provide an eight foot planting strip along McKee Road and Tilley Morris Road within the right-of-way and at the back of the curb.

COMMON OPEN SPACE AREA

1. A minimum of 23 percent of the Site shall be devoted to common open space and all open space will be maintained by a Homeowners Association to be established by the Petitioner.

2. Improvements to the common open space area will be made through the addition of landscaped greens with bench seating, a pool and cabana, sidewalks, street trees and ornamental trees, as generally indicated on Sheet 3 entitled Supplementary Details and Cross Sections which accompanies this Rezoning Petition.

3. The two wetlands areas on the Site shall be preserved and maintained as part of the common open space. The trees located within the two wetlands areas shall be preserved.

PRIVATE OPEN SPACE

Each attached home developed on the Site shall be provided with a minimum of 400 square feet of private open space, exclusive of buffers, driveways, parking pads or alleys.

EXISTING HOMESITE AND LANDMARK TREES

The Petitioner agrees to offer the home currently existing on the Site and the approximately two acres surrounding it, as generally depicted on the Technical Data Sheet, (the "homesite"), to the Charlotte-Mecklenburg Historic Landmarks Commission for purchase. In the event this Commission elects to purchase the homesite, the home will be preserved and may be used as a single family residence and the homesite upon which it is located will be preserved and maintained. All landmark trees within the homesite indicated on the Technical Data Sheet will be preserved and maintained. In the event the Historic Landmarks Commission elects not to purchase the home and the homesite, the homesite will be maintained as common open space. While the existing home may either be relocated to another site or be demolished if the Historic Landmarks Commission elects not to purchase the home and the homesite, the Petitioner agrees to preserve the landmark trees within the homesite indicated on the Technical Data Sheet. The Petitioner also agrees to utilize appropriate and effective tree preservation measures during any construction period.

SIDING

1. The Petitioner shall install 6' sidewalks along the Site's frontages on McKee Road and Tilley Morris Road.

2. The Petitioner shall install sidewalks along both sides of each internal public street.

3. The Petitioner shall provide pedestrian access to the front door of each individual home.

ARCHITECTURAL CONTROLS

1. Only two types of housing products may be constructed on the Site; namely:

The "Park West" which units will be constructed along McKee Road and Tilley Morris Road in the areas generally depicted on the Schematic Site Plan that accompanies this Rezoning Petition; and

The "Knowledge" which units will be constructed to the rear of the Site along I-485 in the general area depicted on the Schematic Site Plan.

The Park West product and the Knowledge product will be constructed in a design style and with exterior materials such that they will be similar in appearance to their respective elevations which are a part of this Rezoning Petition.

2. The minimum size for Park West units will be 2,100 square feet of heated area and the minimum size for Knowledge units will be 1,200 square feet of heated area.

3. The Petitioner reserves the option to construct a Park West product in one or more of the areas designated for a Knowledge product on the Schematic Site Plan.

4. Each Park West unit developed on the Site will be provided with an attached garage for two vehicles. Each Knowledge unit developed on the Site will be provided with an attached garage for one vehicle.

SIGNS

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

ACCESS POINTS AND STREETS

1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.

2. The placements and configurations of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs.

3. The Petitioner reserves the right to modify the street right-of-way during the subdivision approval process so as to select either the recently approved 45 foot right-of-way standard shown or the 50 foot right-of-way standard.

4. The Petitioner reserves the right to reduce sight triangles as permitted by CDOT.

PHYSICAL/CONCRETE IMPROVEMENTS AND DEDUCTIONS:

Development of the Site shall be phased in accordance with the following schedule:

1. Phase I Transportation Improvements and Deductions:

(a) The following transportation improvements shall be completed prior to the issuance of any final certificates of occupancy for residential units developed on the Site:

(i) The widening of the pavement on the south side of McKee Road to provide westbound dual left turn lanes from McKee Road to southbound Providence Road in accordance with the Concept Plan prepared by CDOT in May of 2002. The Petitioner will be responsible for the design, utility relocations, construction, pavement markings (arrows and striping) and any other associated costs. CDOT has agreed to be responsible for the signal and loop detector adjustments associated with this intersection improvement.

(ii) An eastbound right turn lane and a west bound left turn lane on McKee Road at Access "A" depicted on the Technical Data Sheet.

(iii) A northbound left turn lane on Tilley Morris Road at Access "C" depicted on the Technical Data Sheet.

(iv) Dedication and conveyance by quitclaim deed and subject to a reservation for any necessary utility easements and a reversionary interest in any property not used for right-of-way purposes to the future of additional rights of way from those portions of the Site necessary to widen the rights of way for McKee Road and Tilley Morris Road along the Site to 50 feet and 35 feet, respectively, on the Site side of the center line for each road.

(v) In addition to the roadway improvements described under Subparagraphs I (iii) and (iv) above, Petitioner shall provide other transportation improvements normally associated with the City's subdivision development requirements.

(vi) Completion of the design for the proposed realignment of the intersection between McKee Road and Tilley Morris Road, all as more generally depicted on the Concept Plan prepared by CDOT/PHM on May 17, 2002, which was changed to a "Y" intersection to a "T" intersection and completion of the design for the improvements associated with Access "B".

(b) Petitioner agrees to delay the construction of Access "B" depicted on the Technical Data Sheet on McKee Road until commencement of the construction of the improvements to the intersection between Tilley Morris Road and McKee Road described under Subparagraph 2(a)(i) below.

(c) Up to (but no more than) 72 certificates of occupancy for attached homes may be issued after all improvements and dedications described under Subparagraph 2(a) above have been completed.

2. PHASE II ROADWAY IMPROVEMENTS:

(a) Final certificates of occupancy for the remaining 208 townhomes for sale approved for development on the Site may not be issued until after all of the following Phase II roadway improvements and conditions have been satisfied and completed:

(i) Completion of the realignment and signalization of the intersection between McKee Road and Tilley Morris Road, including a westbound left turn lane on McKee Road, in accordance with the Concept Plan described under Subparagraph 1 (a)(i) above.

CDOT has applied to the NC Road of Transportation for partial funding of the costs of this intersection improvement and full funding for the cost of the traffic signal and its installation which was warranted by CDOT earlier in 2002.

The Petitioner agrees to commence construction of the Phase II intersection improvements and access improvements immediately after the last to occur of (i) acquisition from the City of Charlotte of all the necessary right of way running through the site station property and (ii) subdivision approval, and agree to complete this project within 12 months thereafter. The Petitioner further agrees to pay for all costs of this intersection improvement over and above the funds, if any, that may be contributed by CDOT or CDOT.

(ii) Completion of an eastbound right turn lane on McKee Road at Access "B".

(iii) Completion of a westbound left turn lane on McKee Road at Access "B".

(iv) Petitioner shall also provide other transportation improvements normally associated with the City's subdivision development requirements.

(b) If this Rezoning Petition is approved, as security for the performance of its obligation under Subparagraph 2(a)(i) above, Petitioner as a part of the multi-family housing subdivision approval process shall deliver to the City of Charlotte an irrevocable, unconditional, transferable, letter of credit issued in favor of the City of Charlotte, as beneficiary, and issued for Petitioner, as account party (the "Letter of Credit"), in the amount of Three Hundred Fifty Thousand and No/100 Dollars (\$350,000.00) (the "Letter of Credit Amount").

The City of Charlotte may draw upon the Letter of Credit to fund the performance of the obligations assumed by the Petitioner under Subparagraph 2(a)(i) above relating to completion of the realignment and signalization of the Tilley Morris Road/McKee Road intersection (i) if Petitioner is in default in the performance of such obligation beyond the expiration of any applicable notice and cure period (if any) set forth in the Letter of Credit or, (ii) in the event of Petitioner's insolvency or voluntary or involuntary bankruptcy under state or federal laws. The issuing bank will be required to disburse the entire letter of credit amount to the City of Charlotte based solely on a written statement of the City of Charlotte (i) certifying that Petitioner is in default in the performance of the obligation assumed by it under Subparagraph 2 (a)(i) above relating to the completion and realignment and signalization of the Tilley Morris Road/McKee Road intersection beyond the expiration of any applicable notice and cure period (if any), or that Petitioner has become insolvent or bankrupt under state or federal laws and (ii) certifying the amount due to the City of Charlotte as a result of such unusual default (which shall be the amount payable, to an aggregate calling amount equal to the Letter of Credit Amount). The Letter of Credit will obligate The City of Charlotte to promptly provide Petitioner with a copy of any such written statement of the City of Charlotte provided to the issuing bank pursuant to the immediately preceding sentence. All amounts payable to the City under this Letter of Credit must be used exclusively for the purposes described under Subparagraph 2(a)(i) above.

The letter of credit will expressly provide that it is enforceable against the Bank in the event of any such default, or Petitioner's insolvency or bankruptcy. Petitioner agrees to periodically renew the Letter of Credit by the payment of any required fees not less than 60 days prior to the expiration of the Letter of Credit. The Letter of Credit shall be issued by a nationally chartered federally insured bank in form and content satisfactory to the City Attorney, shall permit partial draws, shall permit draws upon presentation to any bank office of such bank located in Charlotte, North Carolina and, shall have an expiration date that is no later than January 31, 2005.

Upon performance by the Petitioner of the obligation assumed by it under Subparagraph 2(a)(i) above, the City of Charlotte shall return the original Letter of Credit to Petitioner and notify the issuing bank that the obligation secured by the Letter of Credit has been satisfied.

3. CDOT/CDOT APPROVALS

All plans for intersection and access improvements are to be reviewed by CDOT and NCDOT during the subdivision process and/or driveway/access permitting process and these improvements must meet all applicable standards/requirements as determined by CDOT/NCDOT.

4. Acceleration of Development Rights Under Certain Circumstances

The Petitioner shall be released from all phasing requirements hereinabove provided and entitled to apply for certificates of occupancy for all 280 attached homes approved for development on the Site at any time following completion of both the Phase I Transportation Improvements and Deductions and the Phase II Transportation Improvements. Petitioner shall also be entitled to a return of the Letter of Credit provided for under Subparagraph 2(b) above once all such requirements and dedications have been completed.

STORM WATER MANAGEMENT

Petitioner shall provide storm water detention for the 2, 10, 25, 50 and 100 year storm events such that post development runoff rates do not exceed those produced by the existing R-3 zoning for Detention Basins 2 and 3 depicted on the Technical Data Sheet. Petitioner shall provide storm water detention for the 2, 25 and 50 year storm events such that post development runoff rates do not exceed those produced by the existing R-3 zoning for Detention Basin 1 depicted on the Technical Data Sheet. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Engineering Department.

AMENDMENTS TO REZONING PLAN

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 4 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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 in connection with the development of the Site concurrently with the approval of its Rezoning Petition:

SINGLE FAMILY ATTACHED HOMES

PUBLIC STREET R.O.W.	45' or 50'
MIN. FRONT SETBACK	10' (W/REAR-LOADED GARAGE) 20' (W/FRONT-LOADED GARAGE)
MIN. REAR YARD	10'
MAX. BLDG. HEIGHT	45' (MAX. 2 STORIES)
INTERNAL BUFFER	0'
SWIM CLUB PARKING	1 SPACE/200 SF (SF OF POOL WATER SURFACE)

DEVELOPMENT DATA

TOTAL SITE AREA	46.79 AC.
EXISTING ZONING	R-3
PROPOSED ZONING	MX-2
TOTAL # UNITS (Include existing house)	281 MAX.
TOTAL DENSITY	6.01 DU/AC
MIN. BLDG. SEPARATION	16'
PROPOSED OPEN SPACE	10.99 AC (23%)
REQUIRED OPEN SPACE	7.0 AC (15%)

PARKING SUMMARY

TYPICAL MODULE	9' x 20'
# SPACES REQUIRED:	2 SPA./UNIT
# SPACES PROVIDED:	2 SPA./UNIT W/ ADDITIONAL ON-STREET GUEST PARKING

LANDMARK TREES 24" CAL. AND GREATER

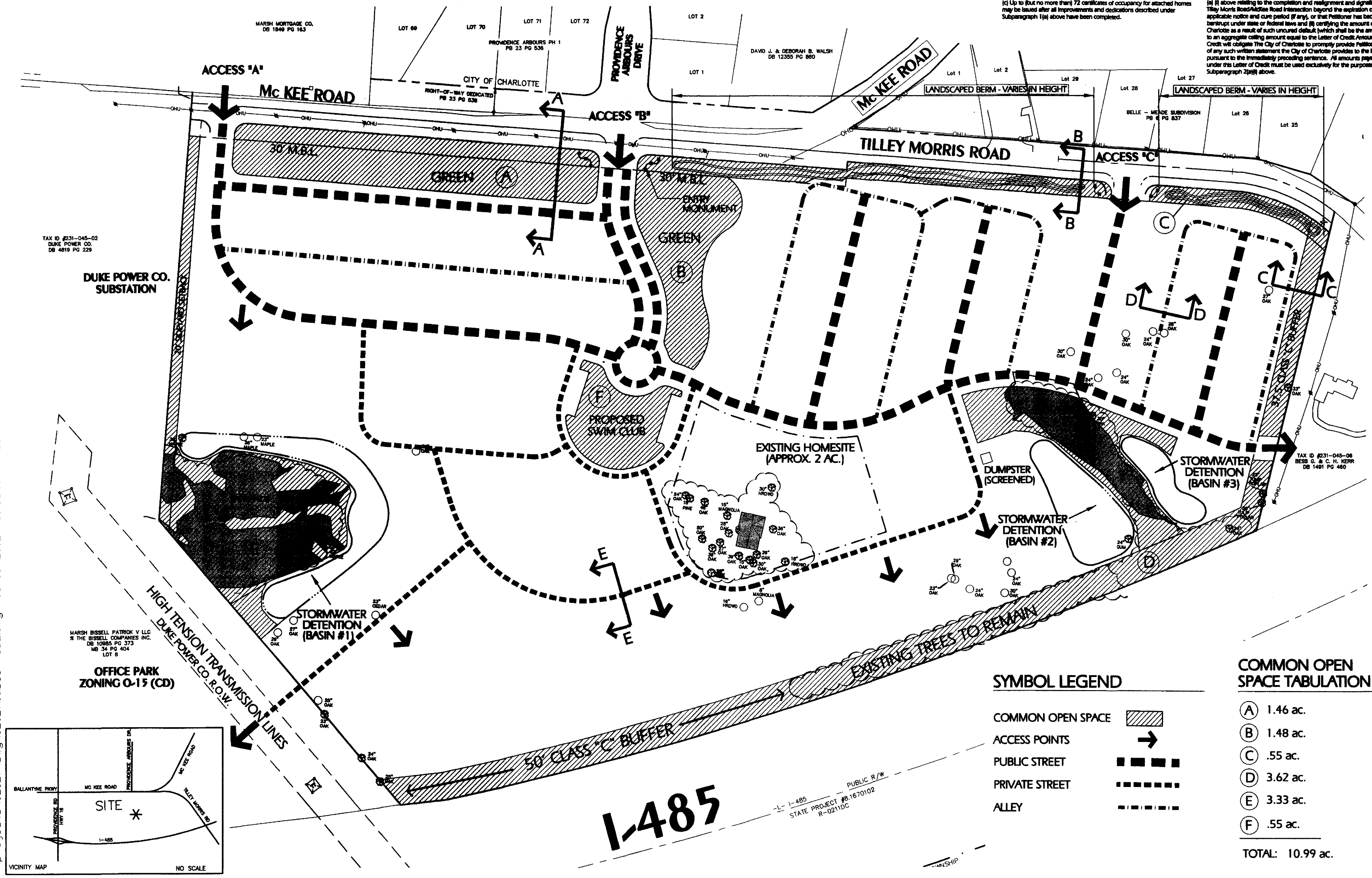
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- 26 TREES TO BE PRESERVED/50 EXISTING TREES = 52% SAVED
- EXISTING TREE (TO BE REMOVED)

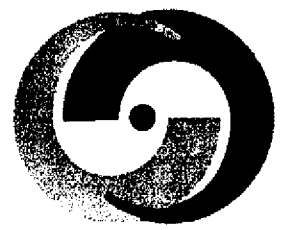
SYMBOL LEGEND

- COMMON OPEN SPACE
- ACCESS POINTS
- PUBLIC STREET
- PRIVATE STREET
- ALLEY

COMMON OPEN SPACE TABULATION

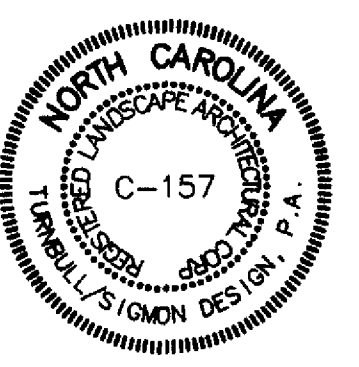
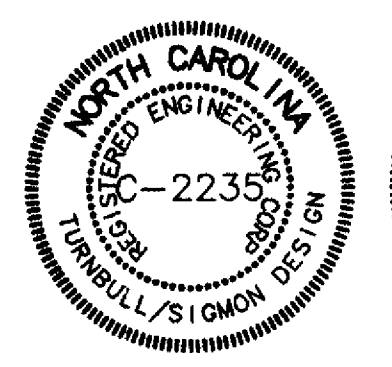
- (A) 1.46 ac.
- (B) 1.48 ac.
- (C) .55 ac.
- (D) 3.62 ac.
- (E) 3.33 ac.
- (F) .55 ac.
- TOTAL: 10.99 ac.





Turnbull Sigmon Design
1001 Morehead Square Drive
Suite 530
Charlotte, NC 28203
Phone: 704.529.6500
Fax: 704.522.0882

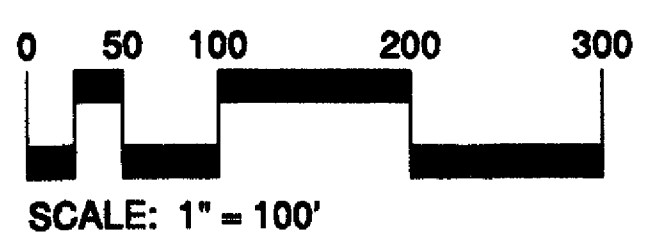
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PORTRAIT HOMES

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

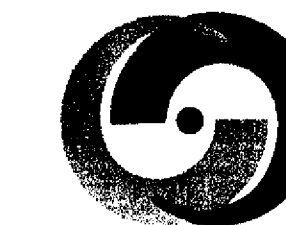
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DESIGNED BY: SRT

ISSUE DATE: 3/18/02

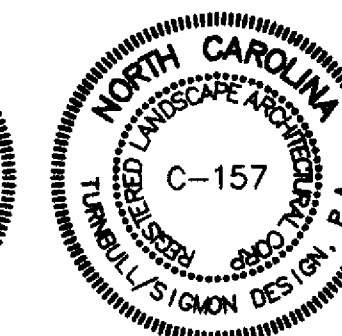
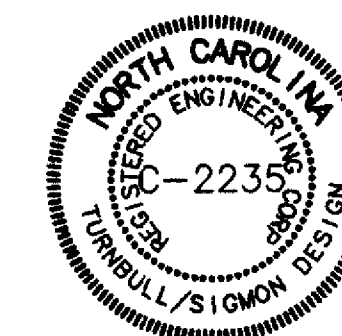
4. 6/21/02 SFC: DELETE FENCE/WALL
3. 5/15/02 SFC: ADDED TREES TO BE REMOVED
2. 5/14/02 SFC: ADDED LANDMARK TREES & LEGEND
1. 4/22/02 SFC: REVISE PLAN PER STAFF COMMENTS
NO. DATE: BY: REVISIONS:

FOR PUBLIC HEARING



Turnbull Signon Design
1001 Morehead Square Drive
Suite 550
Charlotte, NC 28203
Phone: 704.529.6500
Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES



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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

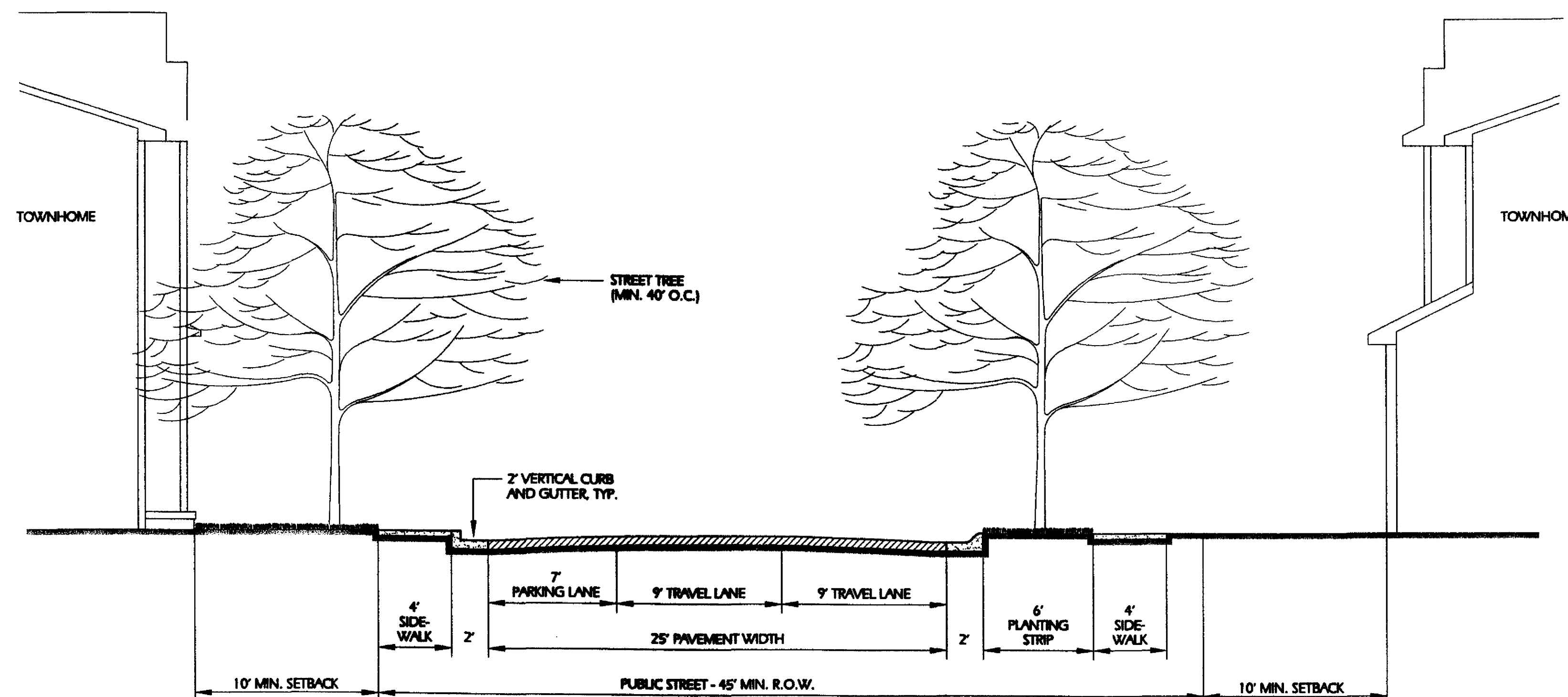
DESIGNED BY: SRT

ISSUE DATE: 3/18/02

APPROVED BY CITY COUNCIL

DATE 9/24/02

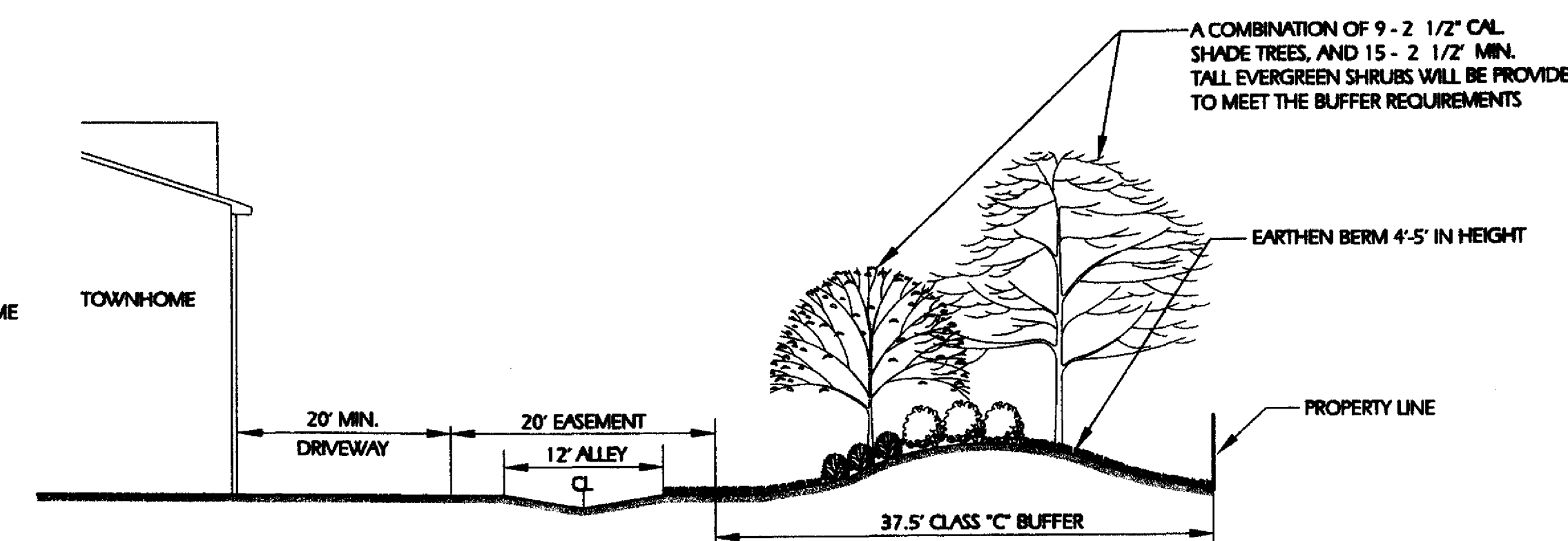
2. 6/21/02 SFC: REVISED CROSS SECTION "B"
1. 4/22/02 SFC: REVISE PLAN PER STAFF COMMENTS
NO. DATE: BY: REVISIONS:



PUBLIC STREET SECTION FOR SINGLE FAMILY ATTACHED, TYP.

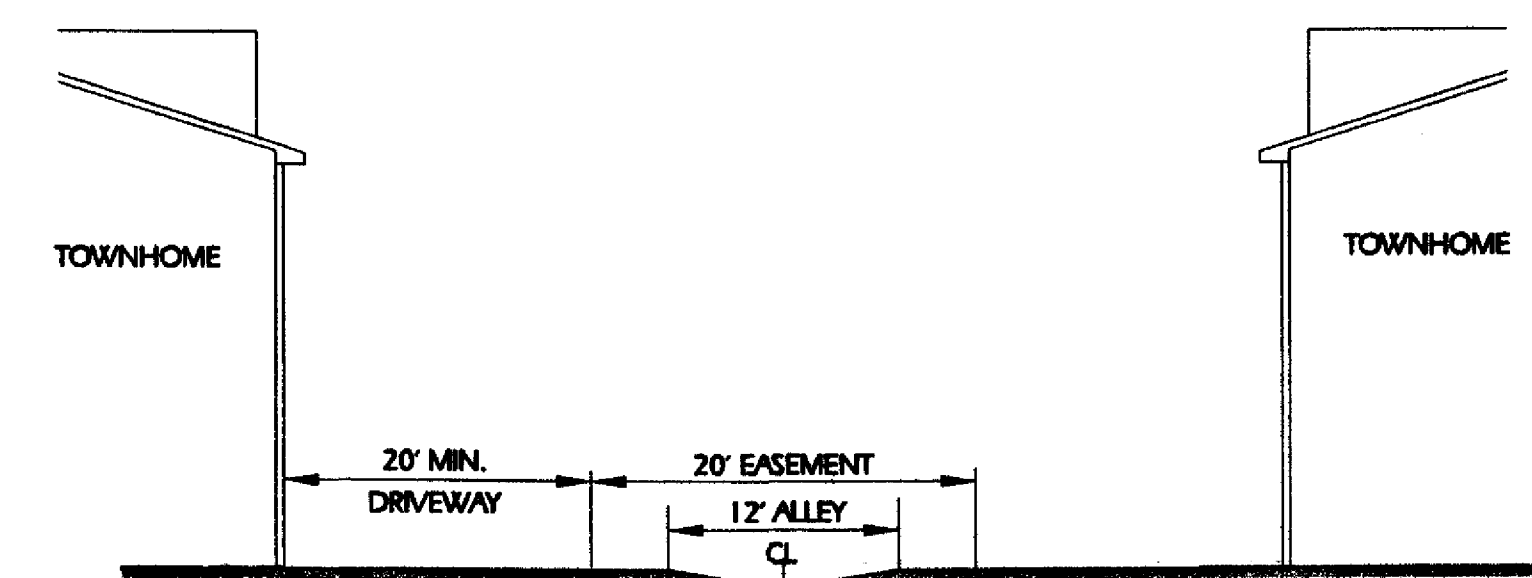
SCALE: 1" = 5'-0"

(WITH ON-STREET PARKING, ONE-SIDE)



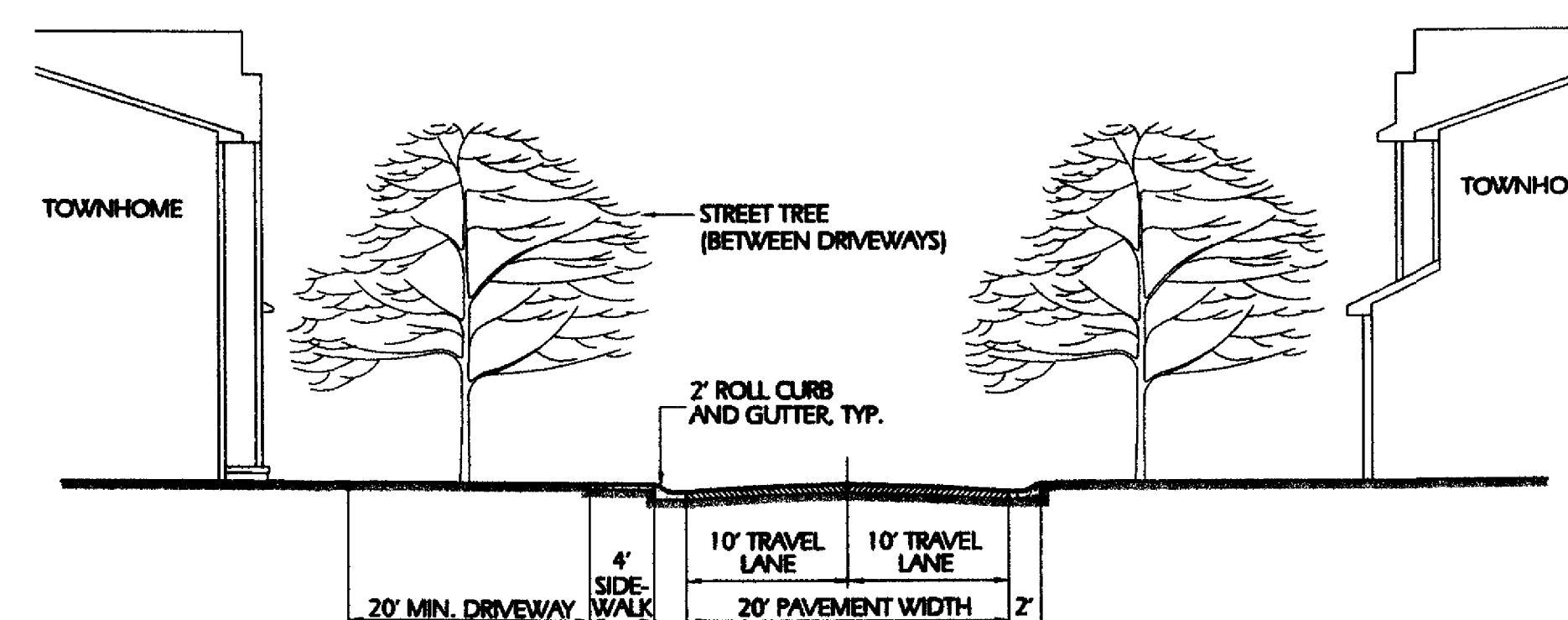
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SCALE: 1" = 10'



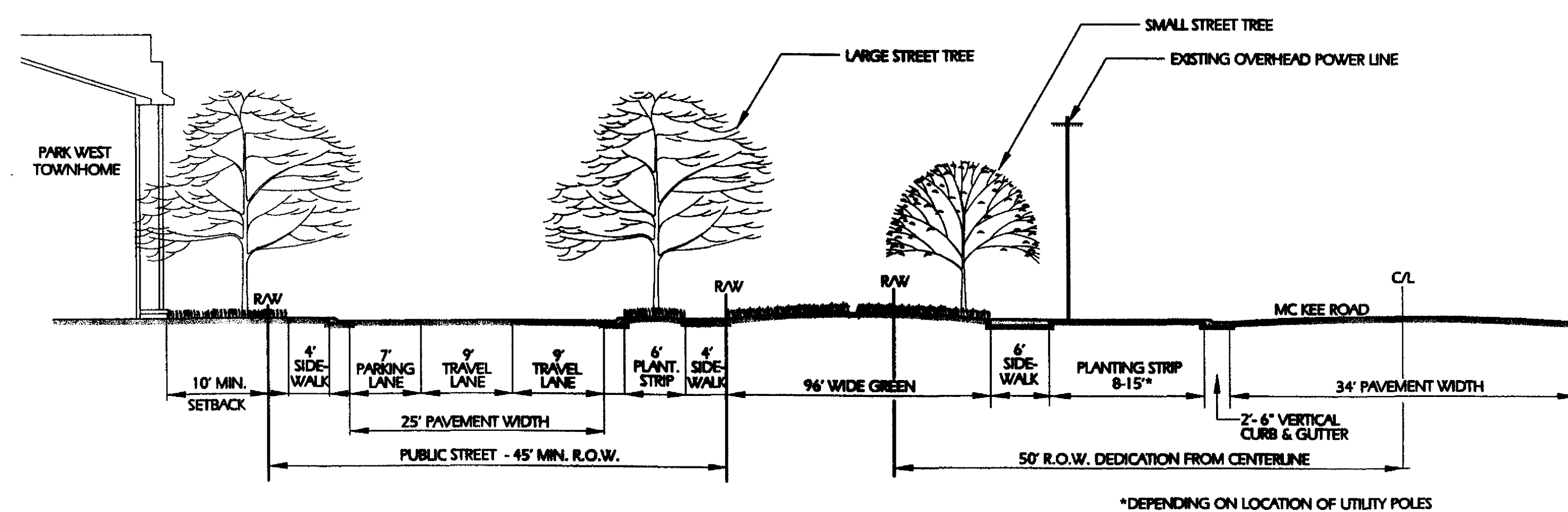
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SCALE: 1" = 10'



CROSS SECTION "E" - PRIVATE STREET

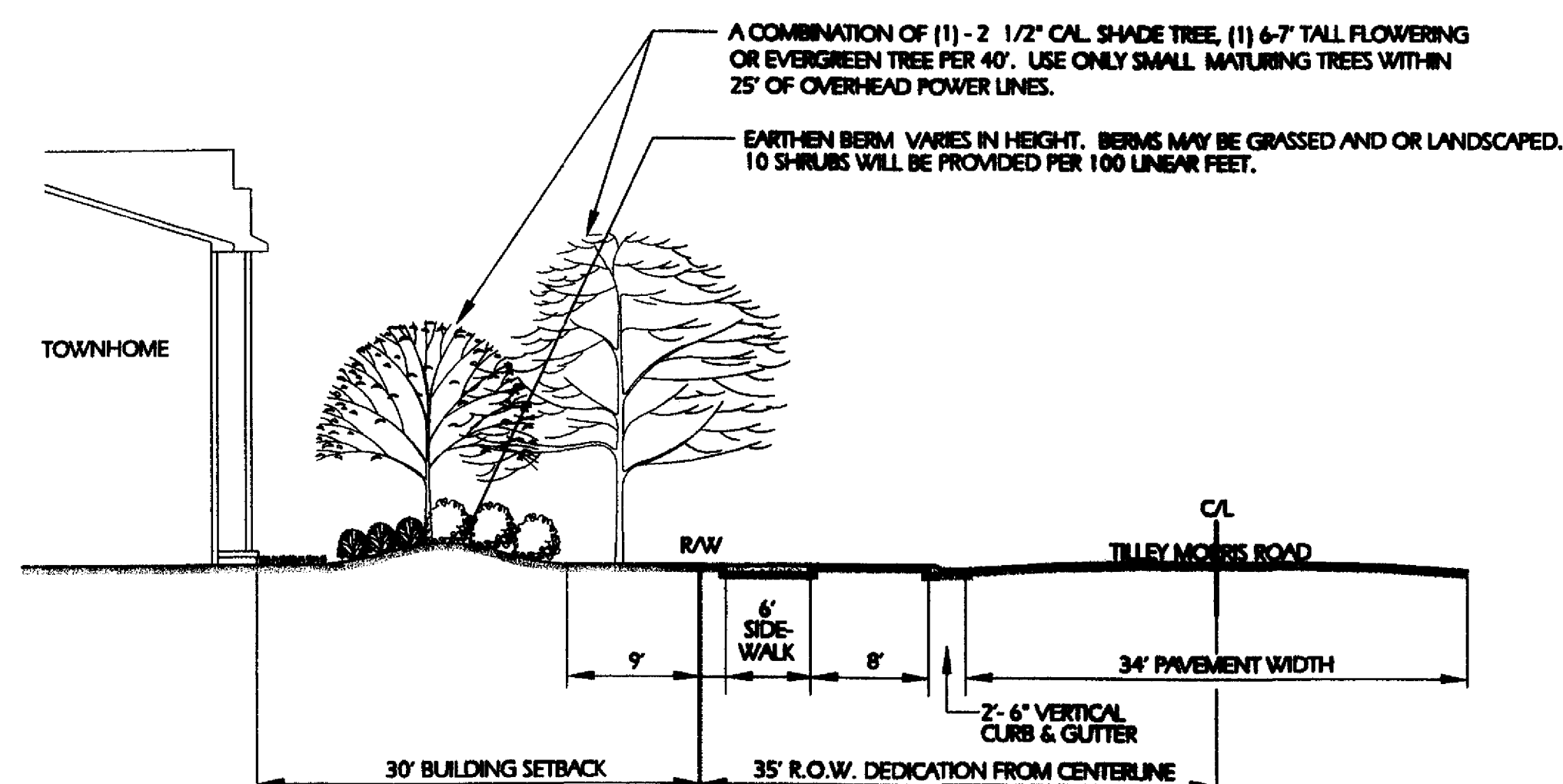
SCALE: 1" = 10'



CROSS SECTION "A" - Mc KEE ROAD

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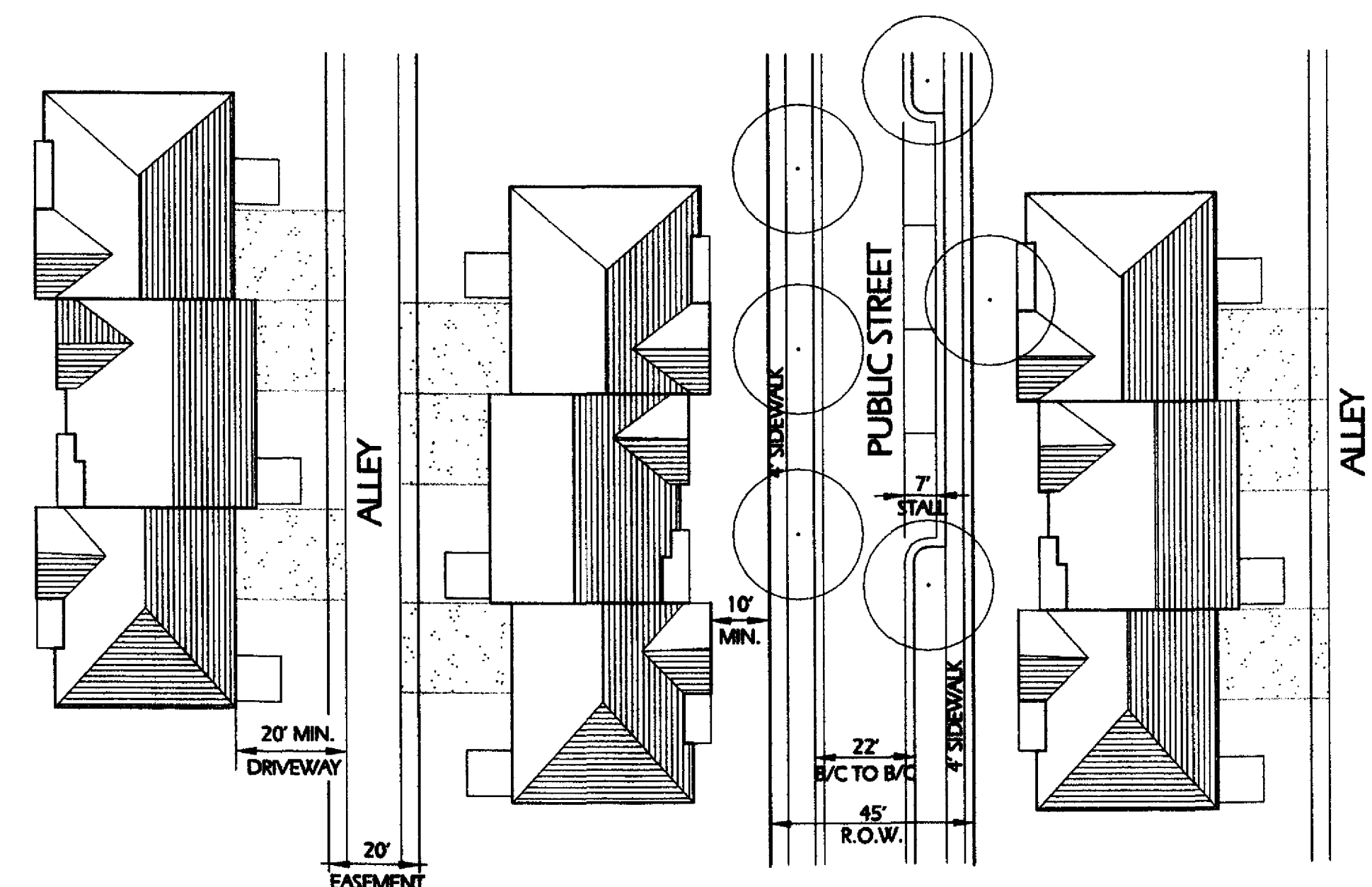
*DEPENDENT ON LOCATION OF UTILITY POLES



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

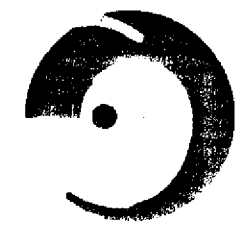
SCALE: 1" = 10'

FOR PUBLIC HEARING



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

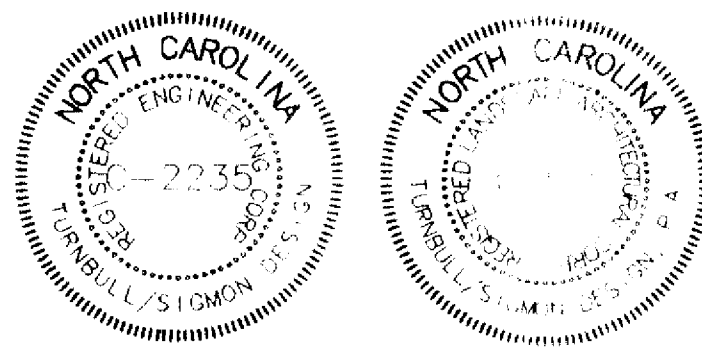
SCALE: 1" = 30'



Turnbull & Sigmon
1001 Monroeville Drive
Suite 120
Charlotte, NC 28202
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 PREPARED BY OR FOR TURNBULL & SIGMON ENGINEERS, P.C., A PROFESSIONAL ENGINEERING FIRM, AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF TURNBULL & SIGMON ENGINEERS, P.C.

PORTRAIT HOMES

9105 MONROE ROAD
SUITE 120
CHARLOTTE, N.C. 28202

GRIER PROPERTY

CITY OF CHARLOTTE
NORTH CAROLINA

BUILDING ELEVATIONS

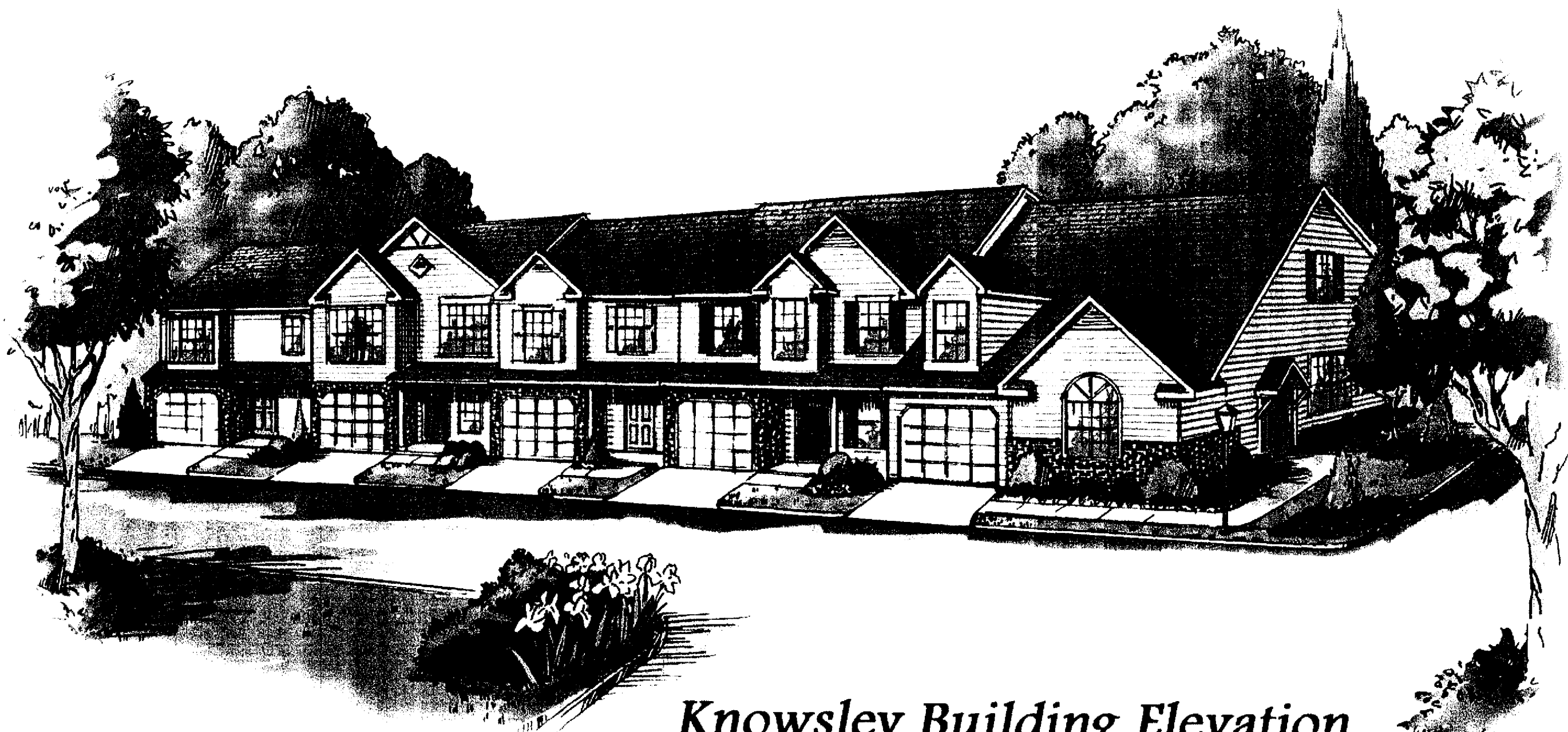
PROJECT NUMBER: 02027

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

4

SHEET NO.

4

OF