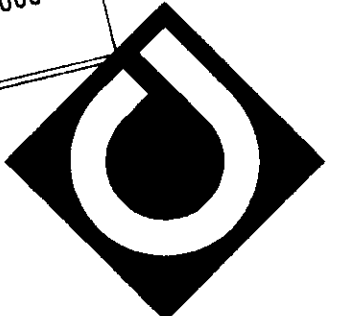


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GREYSON RIDGE DEVELOPMENT

50 Midtown Parkway East
Mobile,
Alabama 36606

GREYSON RIDGE

Charlotte
North Carolina 28262

SITE SURVEY

Project No.
3318

Issued

05/03/06

Revised

SCALE: 1"=100'

RZ1.0 of 6.0

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TOTAL SITE ACREAGE: 68.90 AC

CMU DRIVE (50 FT R.O.W.) **1.23 +/- AC**

DEVELOPMENT SUMMARY

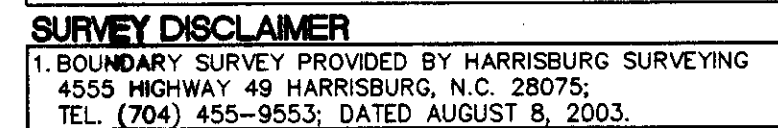
ZONING SUMMARY

EXISTING:

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

PARKING SUMMARY

TH	TOWNHOMES RESIDENTIAL:	145 UNITS @ 1.5/UNIT=	218 290	REQUIRED PROVIDED
MF1	MULTI-FAMILY RESIDENTIAL:	243 UNITS @ 1.5/UNIT=	365 400	REQUIRED PROVIDED
MF2	MULTI-FAMILY RESIDENTIAL:	96 UNITS @ 1.5/UNIT=	144 234	REQUIRED PROVIDED
R	RETAIL PROVIDED:	110,000 SF @ 1/250 SF=	440 461	REQUIRED PROVIDED
O	OFFICE PROVIDED:	30,000 SF @ 1/300 SF=	100 161	REQUIRED PROVIDED
H	HOTEL PROVIDED:	45,000 SF @ 1/room= (30 rooms)	90 100	REQUIRED PROVIDED



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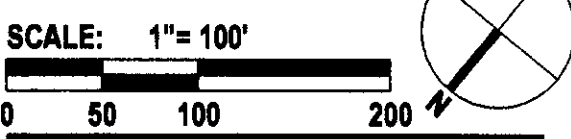
SCHEMATIC SITE PLAN

Project No.
3318

Issued

05/03/06

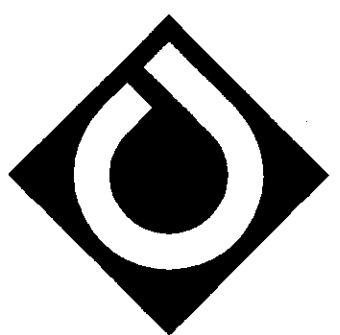
Revised



RZ2.0 of 6.0

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VICINITY MAP

SURVEY DISCLAIMER
1. BOUNDARY SURVEY PROVIDED BY HARRISBURG SURVEYING
4555 HIGHWAY 49 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

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Mobile, Alabama 36606

GREYSON RIDGE

Charlotte
North Carolina 28262

TECHNICAL DATA SHEET

Project No.
3318

Issued

05/03/06

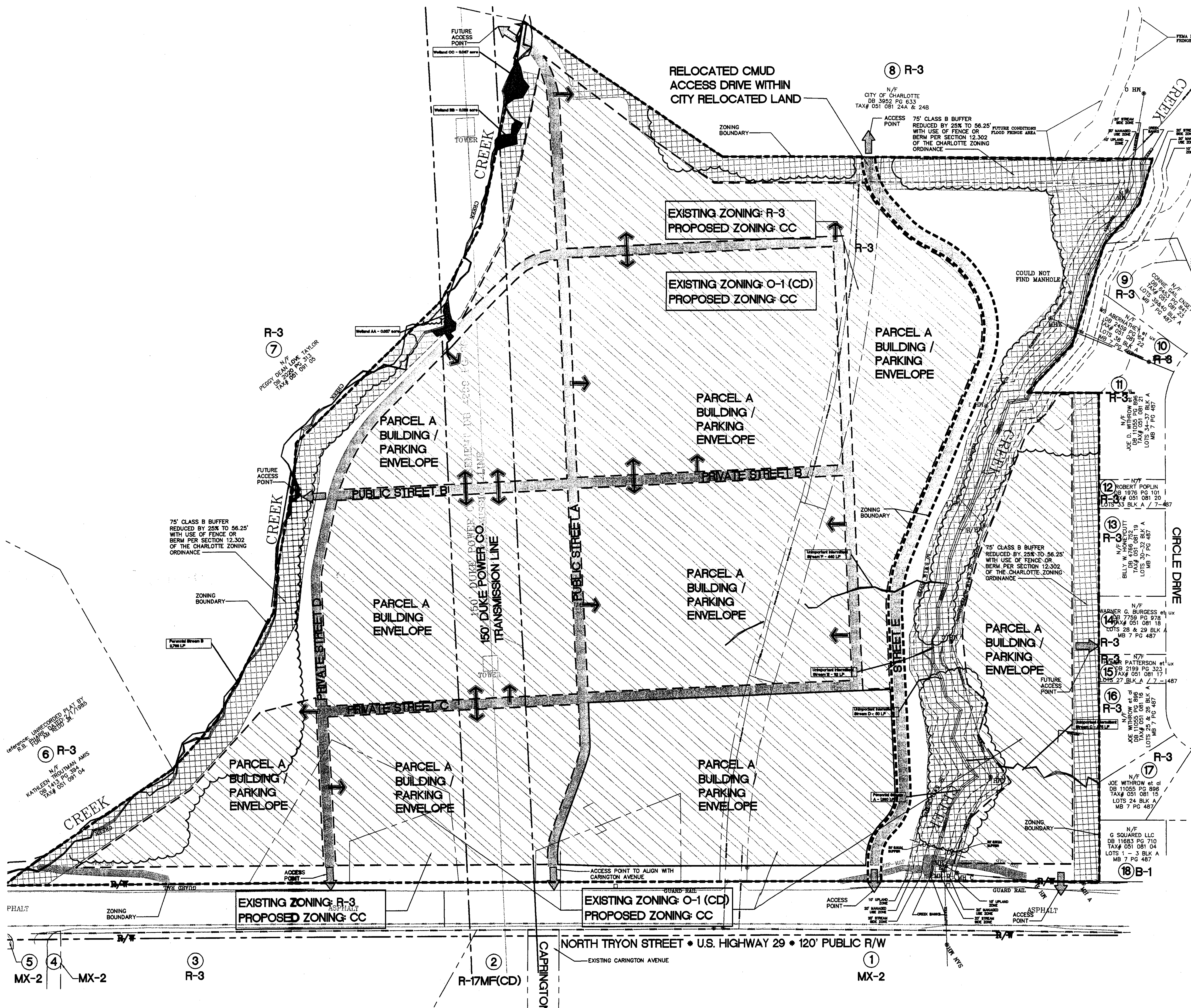
Revised

SCALE: 1"=100'

RZ3.0 of 6.0

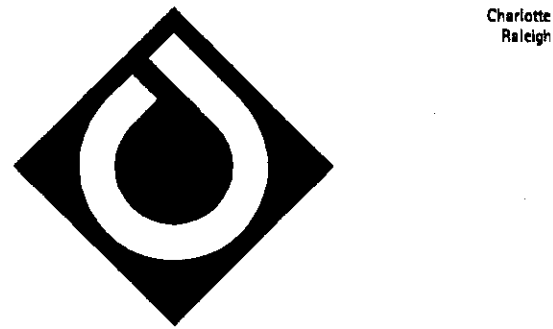
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ADJACENT PROP. OWNERS

- 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
12752 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. N.E. 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



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GREYSON RIDGE

Charlotte

North Carolina 28262

DETAIL SHEET

Project No.

3318

Issued

03/10/06

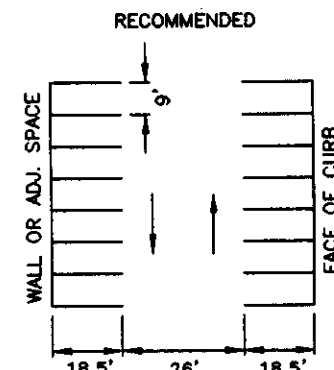
Revised

RZ5.0 of 6.0

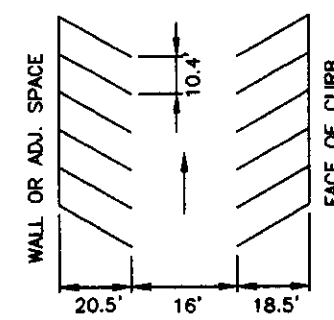
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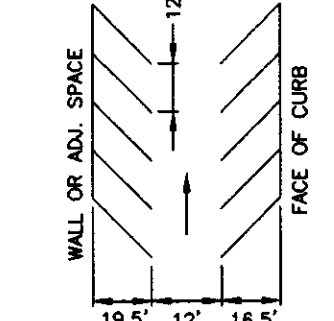
PARKING ANGLE 90°
(TWO WAY OPERATION ONLY)



PARKING ANGLE 60°
(ONE WAY OPERATION ONLY)



PARKING ANGLE 45°
(ONE WAY OPERATION ONLY)



NOTE:

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

PARKING STANDARDS

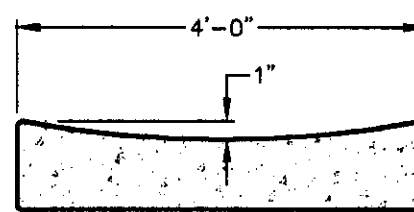
CMLD STD. DTL. #50.09

N.T.S.

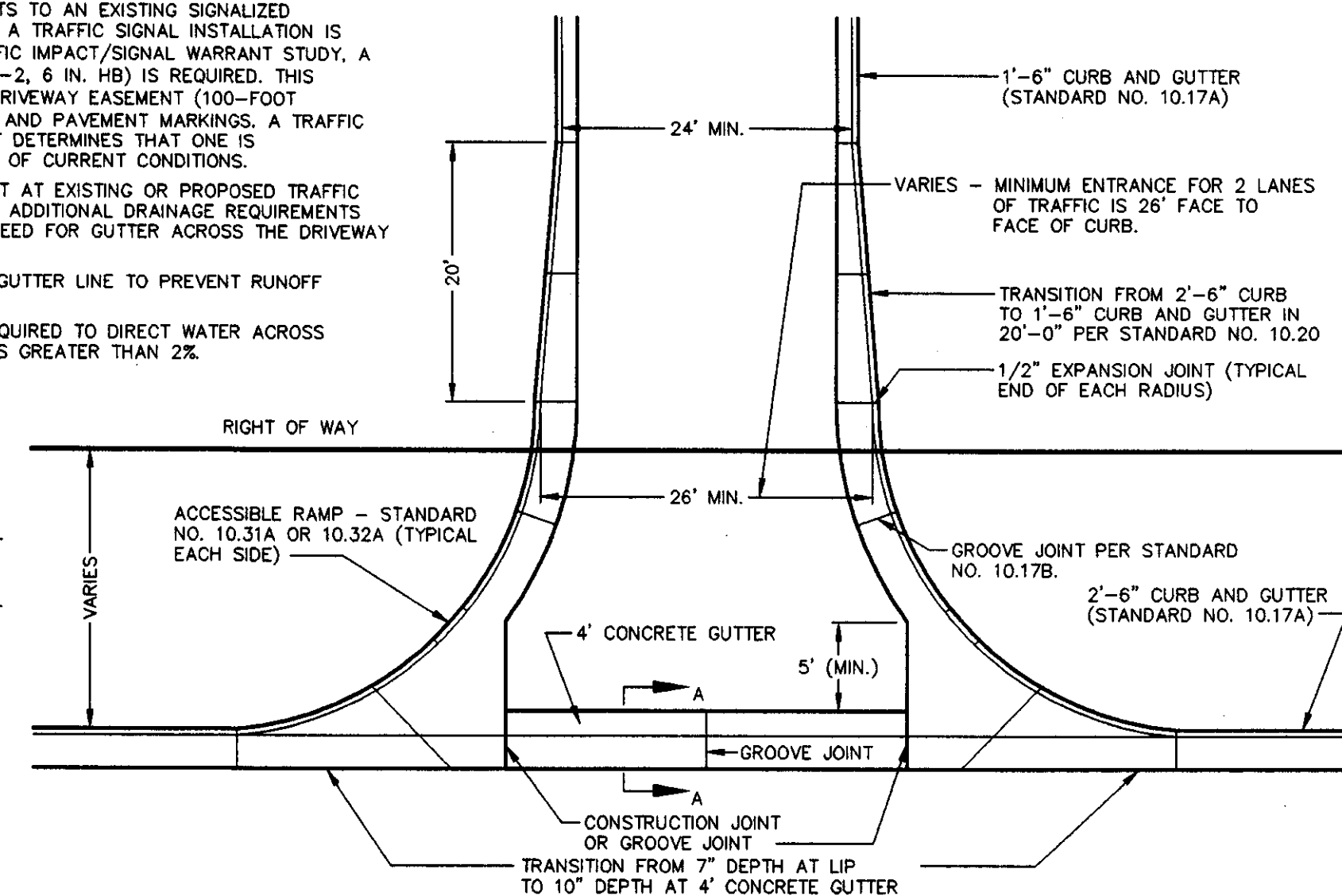
12a

NOTES:

1. 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.
2. 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.
3. THE DRIVEWAY MUST RISE 6" FROM THE GUTTER LINE TO PREVENT RUNOFF FROM ENTERING DRIVEWAY.
4. FOUR (4) FOOT GUTTER WILL NOT BE REQUIRED TO DIRECT WATER ACROSS DRIVE IF THE DRIVEWAY GUTTER SLOPE IS GREATER THAN 2%.



SECTION A-A



TYPE III DRIVEWAY ENTRANCE

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 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'

CMLD STD. DTL. #10.28 N.T.S.

(SEE TABLE BELOW)

12 MAX.

TOP OF CURB

SECTION A-A

SEE NOTE 1

1/2" EXPANSION JOINT

1/2" EXPANSION JOINT

BEVEL CURB TO MEET DRIVEWAY PAVEMENT

DRIVEWAY WIDTH VARIES (SEE TABLE BELOW)

PLAN

4'-6" MIN.

5'-1/4"

1'-4"

1/4" PER FT.

1/4" PER FT. MAX.

PAVEMENT

6'-3/4"

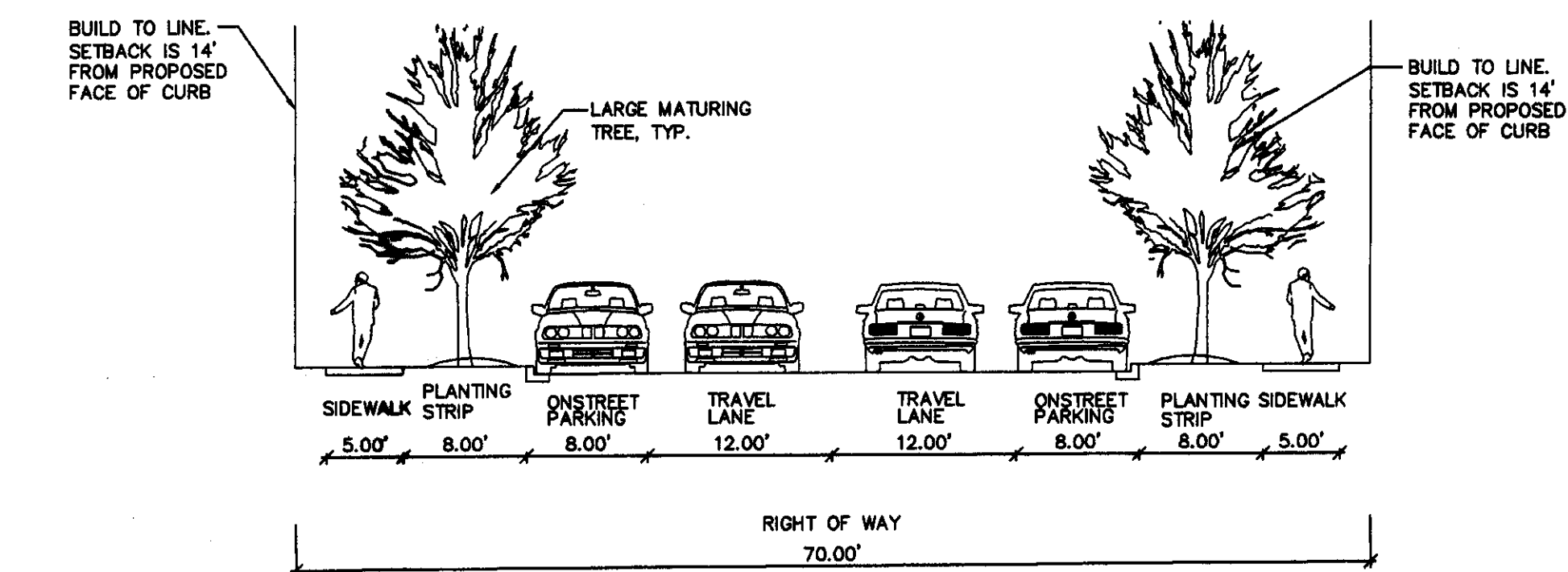
SECTION B-B

SEE NOTE 1

PUBLIC STREET B-TYPICAL SECTION

SCALE 1"=10'

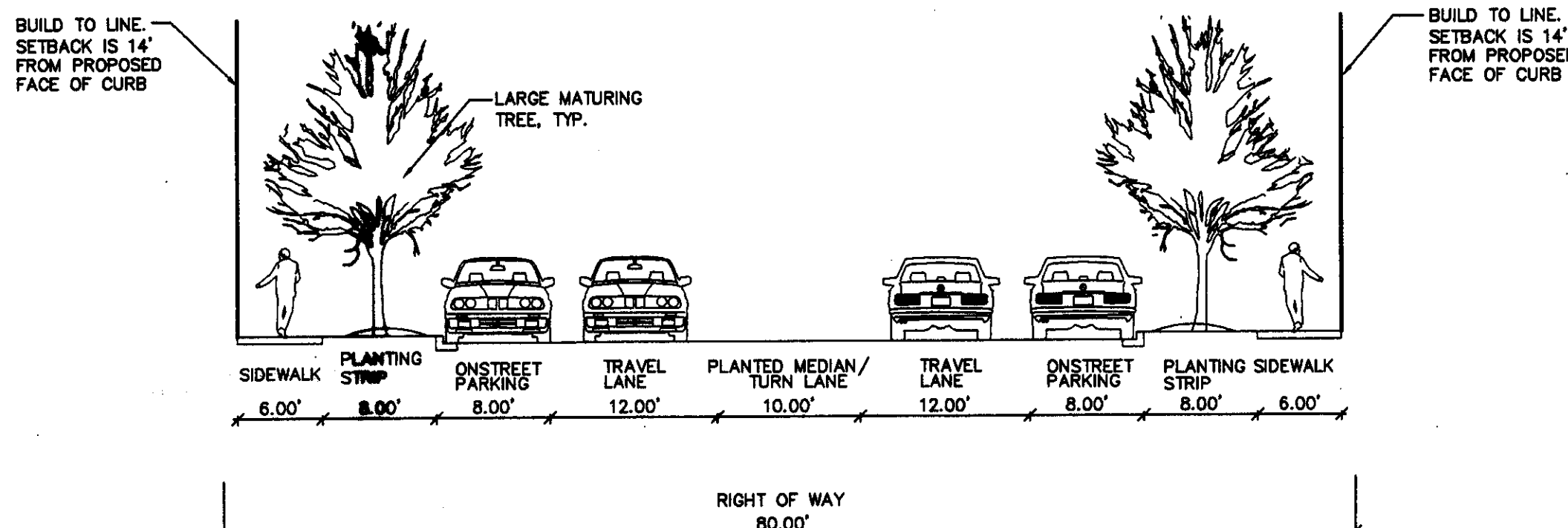
8



PUBLIC STREET A-TYPICAL SECTION

SCALE 1"=10'

7



DROP CURB TYPE II DRIVEWAY MONOLITHIC CONCRETE CURB AND SIDEWALK

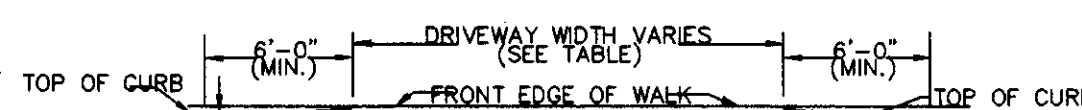
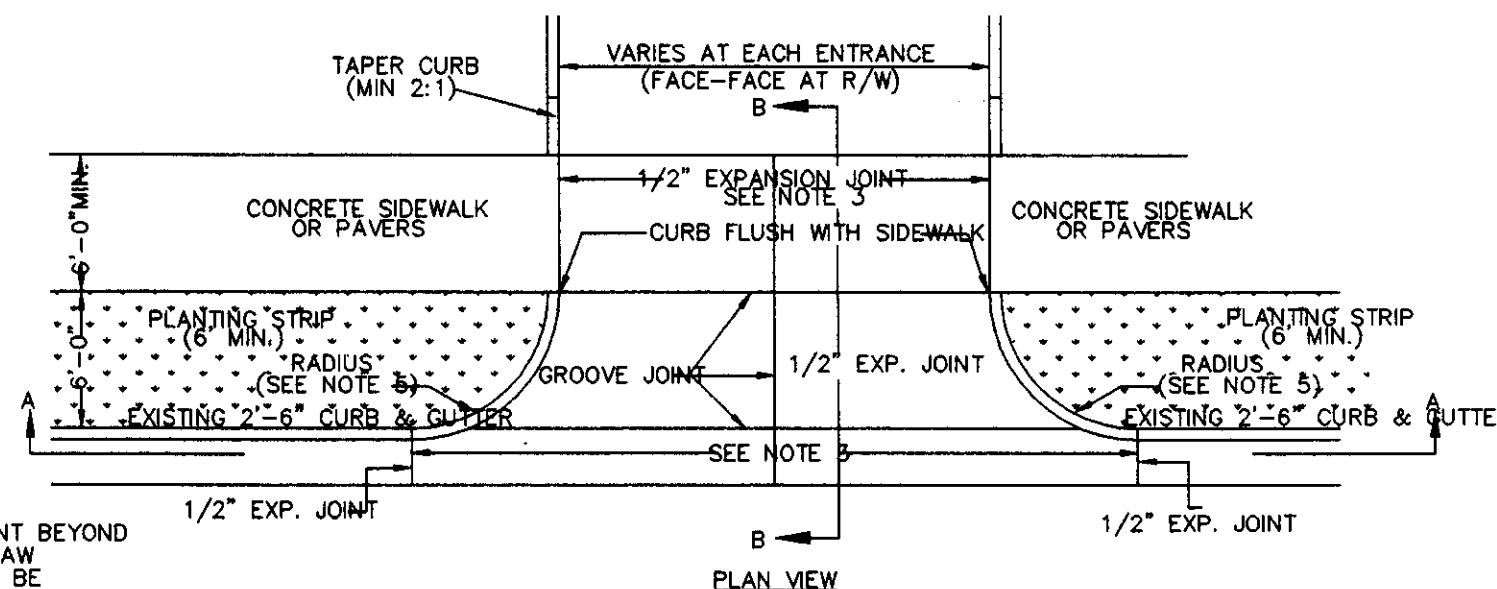
CMLD STD. DTL. #10.26 N.T.S.

2

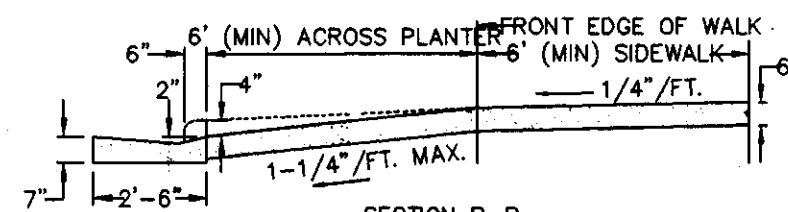
DRIVEWAYS CLASSIFICATION		
TYPE DRIVEWAYS	MINIMUM	MAXIMUM
ONE-WAY TYPE II - COMMERCIAL	20'	30'
TWO-WAY TYPE II - COMMERCIAL	26'	50'

NOTES:

1. ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
2. 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.
3. 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.
4. ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS AND CDOT REQUIREMENTS FOR SPACINGS, DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
5. 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.
6. PAVERS USED IN DRIVEWAY MUST HAVE A THICKNESS OF 80mm.



SECTION A-A (ALONG FLOW LINE)



SECTION B-B

MODIFIED TYPE II DRIVEWAY DETAIL WITH PLANTING STRIP

CMLD STD. DTL. #10.25E N.T.S.

1



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**NORTH TRYON
SHEET-
ROAD PROFILE**

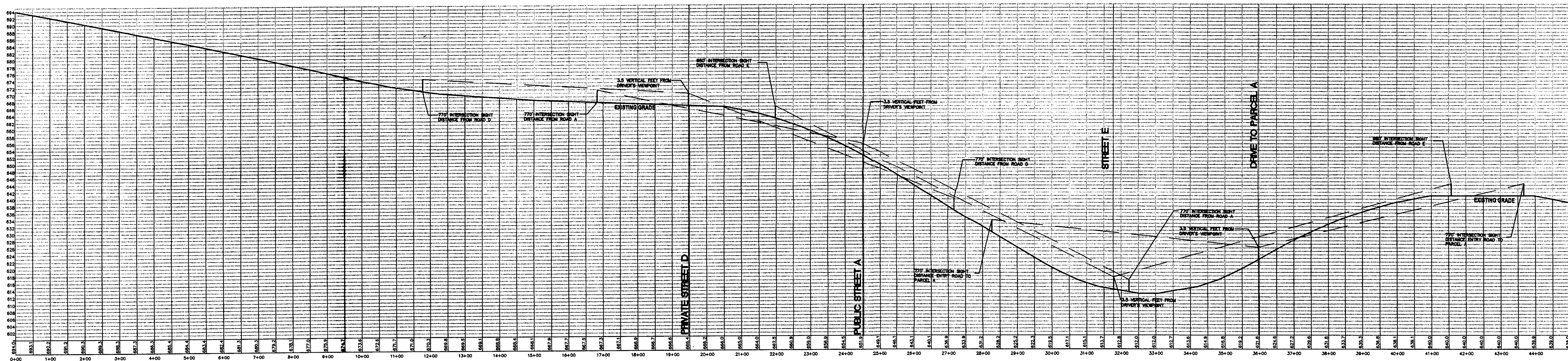
Project No.

3318

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NOTE:

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

RZ6.0 of 6

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