



**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

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

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**SOUTHLAND  
CAPITAL REALTY  
GROUP, LLC**  
14 Midtown Park East  
Mobile, Alabama 36606

### TREVI VILLAGE

Charlotte  
North Carolina 28262

### EXISTING CONDITIONS

Project No.  
4004

Issued

05/17/10 - REZONING SUBMITTAL

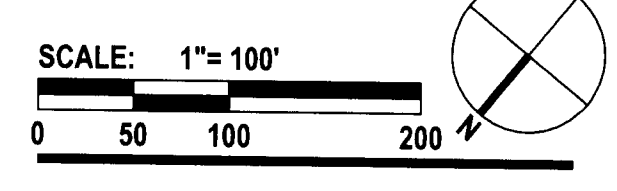
#### Revised

- 05/25/10 - PER CITY OF CHARLOTTE COMMENTS
- 06/17/10 - PER CITY OF CHARLOTTE COMMENTS
- 07/14/10 - PER CITY OF CHARLOTTE COMMENTS
- 08/20/10 - CHANGED FROM I-CD TO UR-C-CD ZONING
- 09/24/10 - PER CITY OF CHARLOTTE COMMENTS
- 09/28/10 - PER CITY OF CHARLOTTE COMMENTS



**APPROVED BY  
CITY COUNCIL**

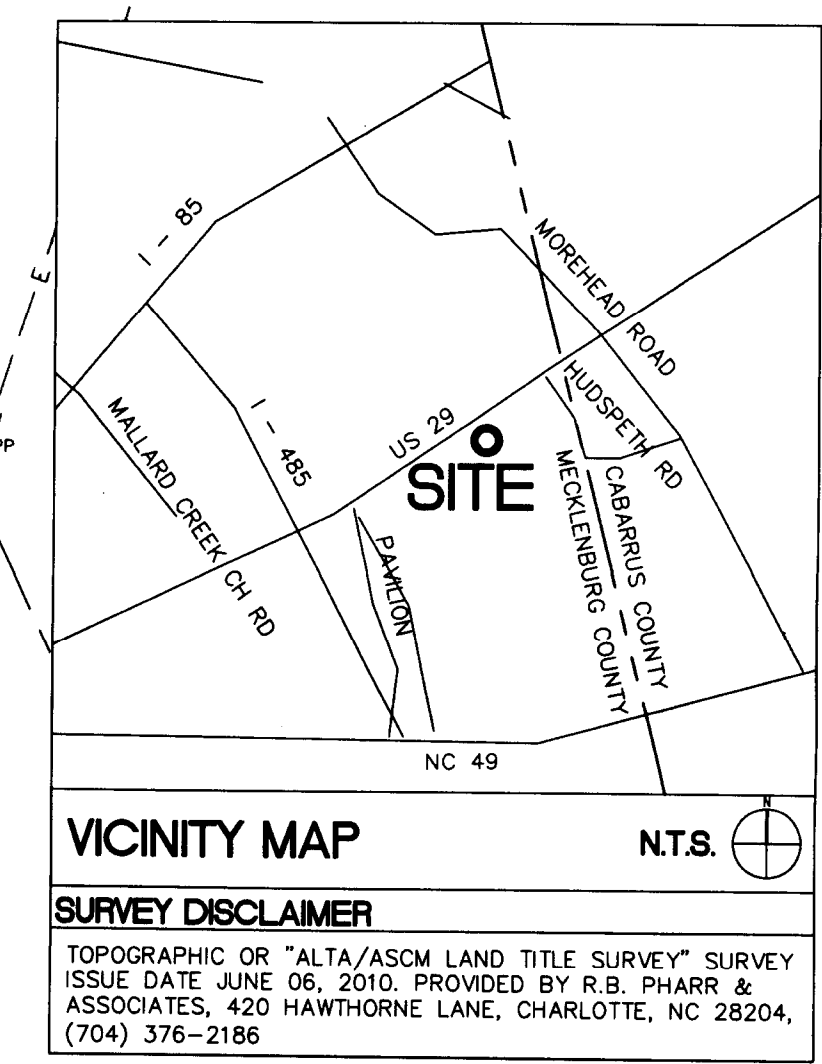
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### RZ1.0 of 4.0

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**TREVI VILLAGE**

Charlotte  
North Carolina 28262

**TECHNICAL  
DATA SHEET**

Project No.

4004

Issued

05/17/10 - REZONING SUBMITTAL

Revised

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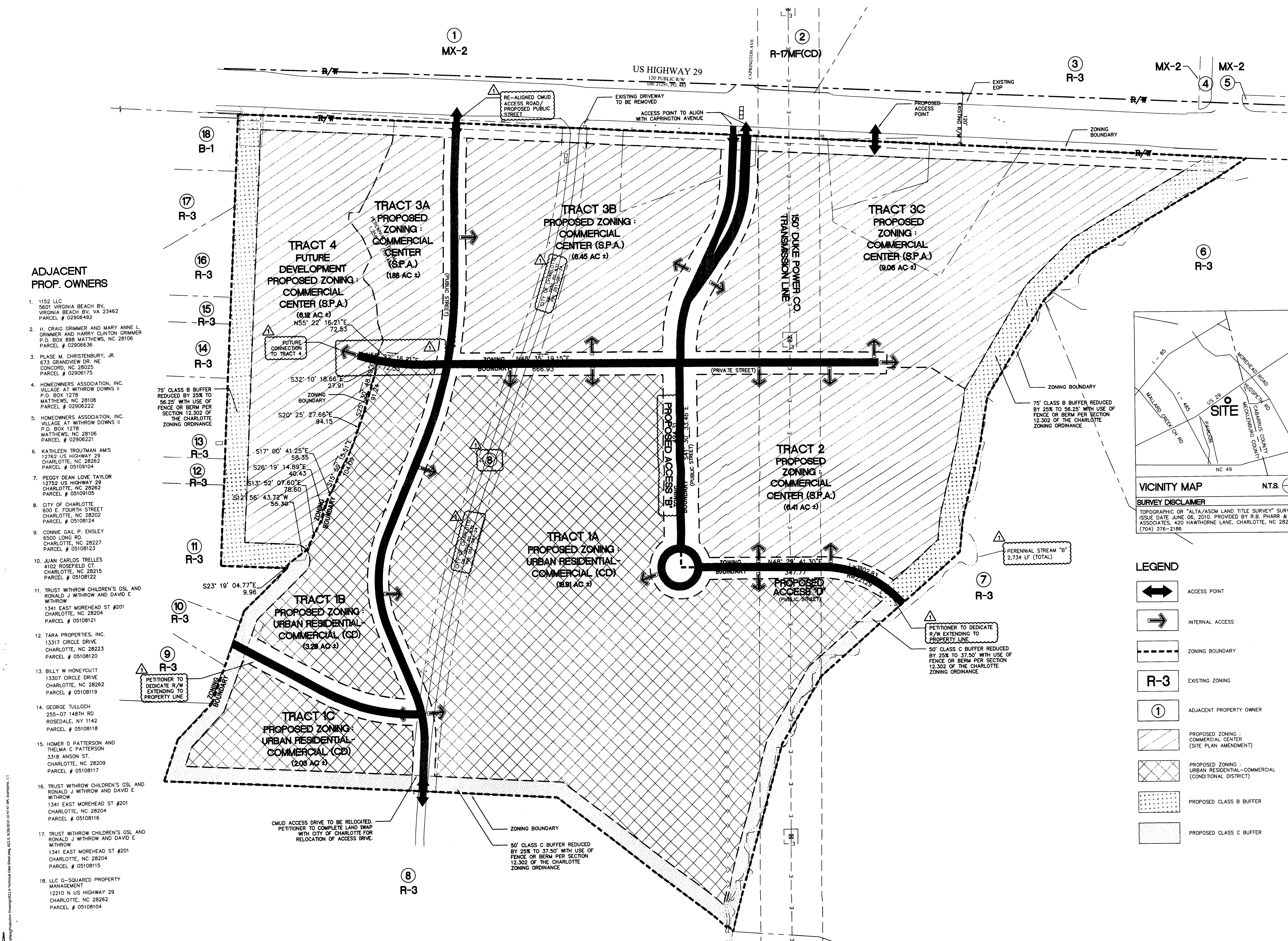
**APPROVED BY  
CITY COUNCIL**

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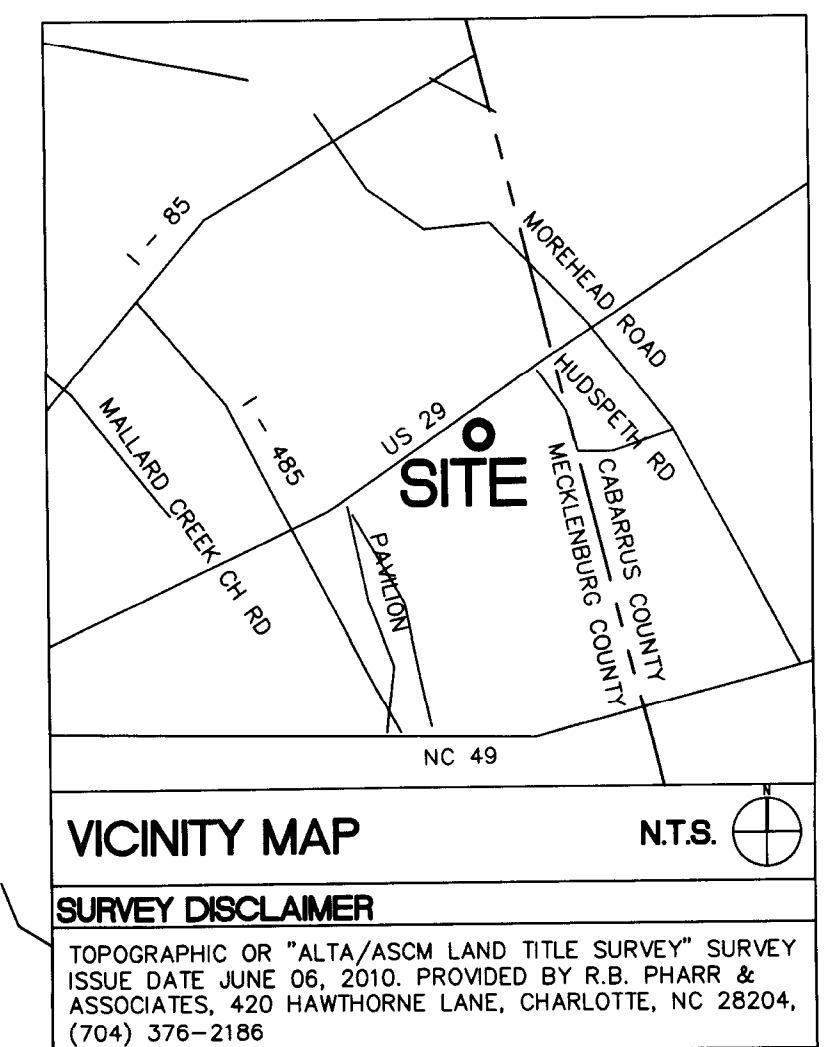
**R22.0 of 4.0**

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- ADJACENT PROP. OWNERS**
- 1152 LLC  
5601 VIRGINIA BEACH BV.  
VIRGINIA BEACH BV, VA 23462  
PARCEL # 02906452
  - 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
  - JUAN CARLOS TRELLES  
4102 ROSEFIELD CT.  
CHARLOTTE, NC 28215  
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
  - GEORGE TULLOCH  
255-07 148TH RD  
ROSEDALE, NY 1142  
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



**LEGEND**

- ACCESS POINT
- INTERNAL ACCESS
- ZONING BOUNDARY
- EXISTING ZONING
- ADJACENT PROPERTY OWNER
- PROPOSED ZONING: COMMERCIAL CENTER (SITE PLAN AMENDMENT)
- PROPOSED ZONING: URBAN RESIDENTIAL COMMERCIAL (CONDITIONAL DISTRICT)
- PROPOSED CLASS B BUFFER
- PROPOSED CLASS C BUFFER

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CITY COUNCIL**

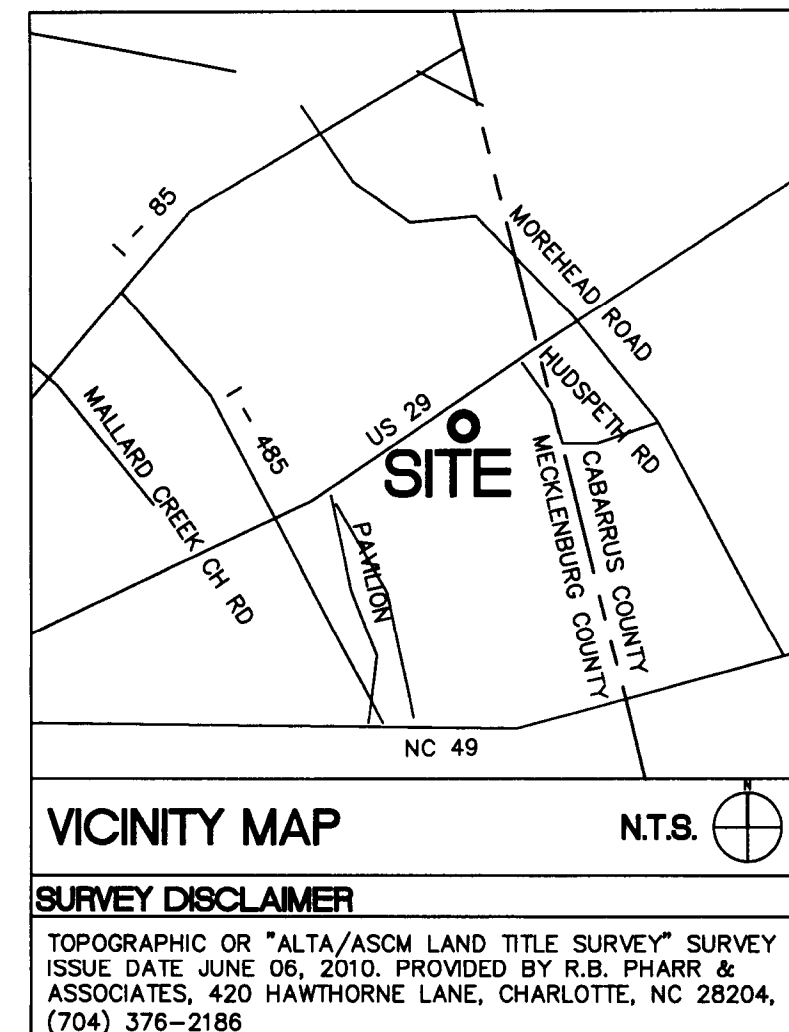
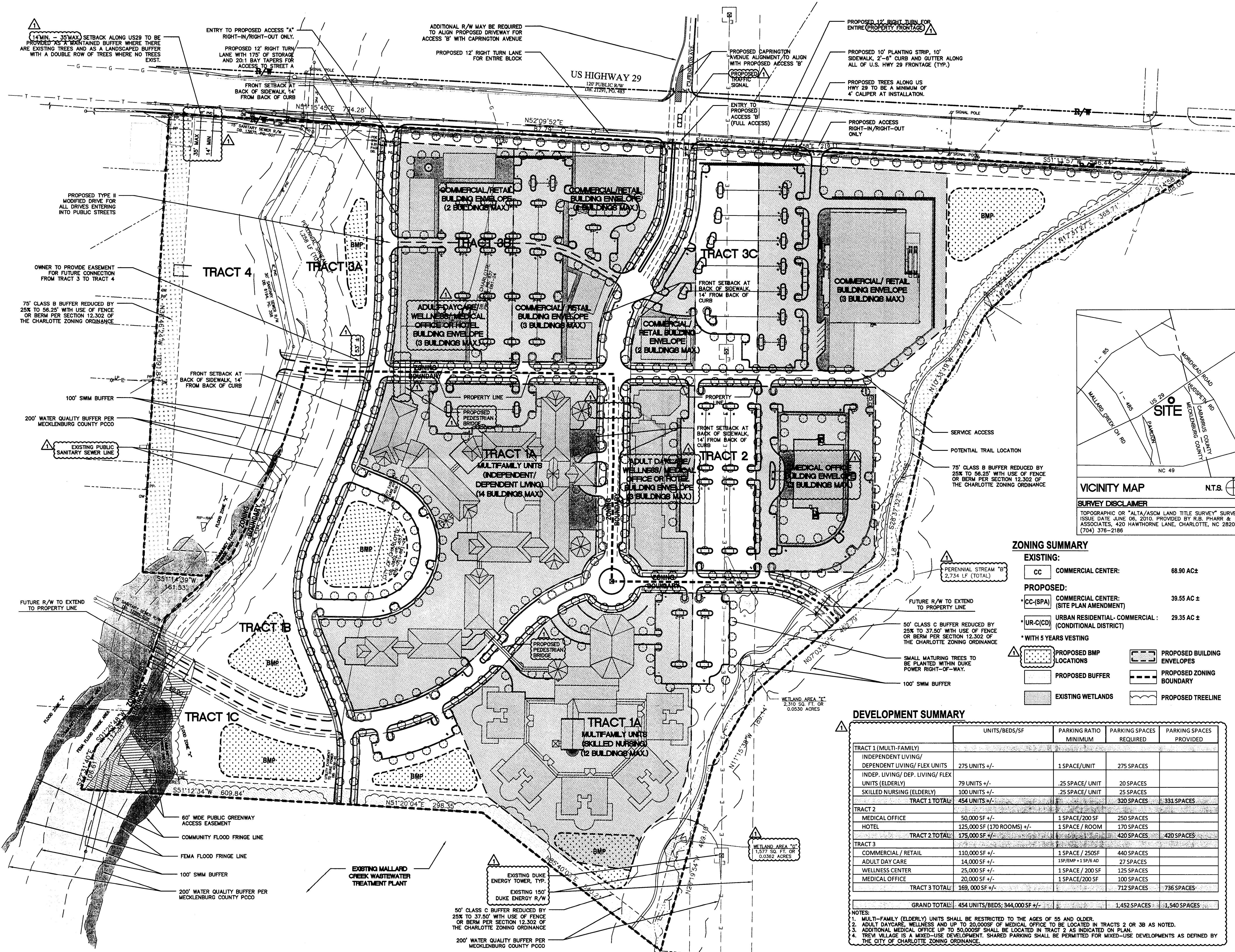
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**RZ3.0 of 4.0**

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**ZONING SUMMARY**

<b>EXISTING:</b>	<b>CC</b> COMMERCIAL CENTER:	68.90 AC±
<b>PROPOSED:</b>	<b>CC(SPA)</b> COMMERCIAL CENTER: (SITE PLAN AMENDMENT)	39.55 AC ±
	<b>UR-C(CD)</b> URBAN RESIDENTIAL - COMMERCIAL: (CONDITIONAL DISTRICT)	29.35 AC ±
	* WITH 5 YEARS VESTING	
	PROPOSED BMP LOCATIONS	
	PROPOSED BUILDING ENVELOPES	
	PROPOSED BUFFER	
	EXISTING WETLANDS	
	PROPOSED ZONING BOUNDARY	
	PROPOSED TREELINE	

**DEVELOPMENT SUMMARY**

	UNITS/BEDS/SF	PARKING RATIO MINIMUM	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
<b>TRACT 1 (MULTI-FAMILY)</b>				
INDEPENDENT LIVING/DEPENDENT LIVING/ FLEX UNITS	275 UNITS +/-	1 SPACE/UNIT	275 SPACES	
INDEP. LIVING/ DEP. LIVING/ FLEX UNITS (ELDERLY)	79 UNITS +/-	.25 SPACE/ UNIT	20 SPACES	
SKILLED NURSING (ELDERLY)	100 UNITS +/-	.25 SPACE/ UNIT	25 SPACES	
<b>TRACT 1 TOTAL:</b>	<b>454 UNITS +/-</b>		<b>320 SPACES</b>	<b>331 SPACES</b>
<b>TRACT 2</b>				
MEDICAL OFFICE	50,000 SF +/-	1 SPACE/200 SF	250 SPACES	
HOTEL	125,000 SF (170 ROOMS) +/-	1 SPACE/ ROOM	170 SPACES	
<b>TRACT 2 TOTAL:</b>	<b>175,000 SF +/-</b>		<b>420 SPACES</b>	<b>420 SPACES</b>
<b>TRACT 3</b>				
COMMERCIAL / RETAIL	110,000 SF +/-	1 SPACE / 250SF	440 SPACES	
ADULT DAY CARE	14,000 SF +/-	1SP/EMP + 1 SP/6 AD	27 SPACES	
WELLNESS CENTER	25,000 SF +/-	1 SPACE / 200 SF	125 SPACES	
MEDICAL OFFICE	20,000 SF +/-	1 SPACE/200 SF	100 SPACES	
<b>TRACT 3 TOTAL:</b>	<b>169,000 SF +/-</b>		<b>712 SPACES</b>	<b>736 SPACES</b>
<b>GRAND TOTAL:</b>	<b>454 UNITS/BEDS; 344,000 SF +/-</b>		<b>1,452 SPACES</b>	<b>1,540 SPACES</b>

- NOTES:**
- MULTI-FAMILY (ELDERLY) UNITS SHALL BE RESTRICTED TO THE AGES OF 55 AND OLDER.
  - ADULT DAYCARE, WELLNESS AND UP TO 20,000SF OF MEDICAL OFFICE TO BE LOCATED IN TRACTS 2 OR 3B AS NOTED.
  - ADDITIONAL MEDICAL OFFICE UP TO 50,000SF SHALL BE LOCATED IN TRACT 2 AS INDICATED ON PLAN.
  - TREVI VILLAGE IS A MIXED-USE DEVELOPMENT. SHARED PARKING SHALL BE PERMITTED FOR MIXED-USE DEVELOPMENTS AS DEFINED BY THE CITY OF CHARLOTTE ZONING ORDINANCE.

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DEVELOPMENT STANDARDS  
JULY 15, 2010

1. DEVELOPMENT SUMMARY - TREVI VILLAGE

REZONING PETITION 2010-047

Table with 2 columns: Item, Value. Includes Site Acreage (68.90 +/-), Tax Parcels (05108128, 05109109, 05109110, 05109111, 05109212, 05108124), Existing Zoning (COMMERCIAL CENTER), Proposed Zoning (COMMERCIAL CENTER - (SITE PLAN AMENDMENT) (38.88 AC +/-), URBAN RESIDENTIAL - COMMERCIAL - (CONDITIONAL DISTRICT) (30.05 AC +/-), Existing and Proposed Uses (EXISTING - VACANT, PROPOSED - RETAIL, COMMERCIAL, HOTEL, OFFICE, MEDICAL OFFICE, RESIDENTIAL, INDEPENDENT LIVING, DEPENDENT LIVING, ASSISTED LIVING, SKILLED NURSING, FLEX UNITS AND OTHER ALLOWED USES).

Table with 2 columns: Item, Value. Includes Number of Residential Units by Housing Type (MULTI-FAMILY 354 UNITS, INDEPENDENT LIVING/ASSISTED LIVING/FLEX UNITS 100 UNITS, SKILLED NURSING 454 UNITS), Square Footage of Non-Residential Uses by Type (OFFICE/MEDICAL OFFICE 70,000 SF +/-, COMMERCIAL/RETAIL 110,000 SF +/-, HOTEL 125,000 SF (170 ROOMS)+/-, WELLNESS CENTER 25,000 SF +/-, ADULT DAYCARE 14,000 SF +/-, TOTAL 344,000 SF +/-).

Table with 2 columns: Item, Value. Includes Floor Area Ratio (354,000 SF / 39.55 AC +/- = 205), Number and/or Ratio of Parking Spaces (RESIDENTIAL: A. MULTI-FAMILY 354 UNITS, INDEPENDENT/DEPENDENT/ASSISTED LIVING/FLEX UNITS 100 UNITS, SKILLED NURSING 454 UNITS, TOTAL 908 SPACES).

Table with 2 columns: Item, Value. Includes Non-Residential (SEE RZ3.0 FOR ADDITIONAL DETAIL) 1,150 +/- SPACES PROVIDED.

Table with 2 columns: Item, Value. Includes General Provisions (UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE, THE ORDINANCE AND THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE 'PCCO ORDINANCE' FOR THE CC-SITE PLAN AMENDMENT (CC-SPA) AND URBAN RESIDENTIAL - COMMERCIAL - CD (URC-CD) SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE).

Table with 2 columns: Item, Value. Includes Transportation (DEDICATION AND RESERVATION OF STREET RIGHT-OF-WAY TO CITY/ NCDOT, IT IS ANTICIPATED THAT ACCESS 'A', 'B', 'D', 'E' & 'F' SHALL BE PUBLICLY DEDICATED AND CONVEYED TO THE CITY OF CHARLOTTE, IT IS ANTICIPATED THAT THE REMAINING ROADWAYS SHALL BE PRIVATELY MAINTAINED, HOWEVER, THEY MAY BE PUBLICLY DEDICATED AT SOME POINT IN THE FUTURE).

Table with 2 columns: Item, Value. Includes Transportation (IT IS ANTICIPATED THAT PROPOSED ACCESS 'C' WILL EXTEND ACROSS THE CREEK TO 'TRACT 4' AS GENERALLY DEPICTED ON THE PLAN, THE OWNER SHALL DEDICATE AN EASEMENT FOR THIS FUTURE CONNECTION PRIOR TO THE SITE'S FIRST BUILDING C.O. IS ISSUED).

Table with 2 columns: Item, Value. Includes Transportation (THE CONSTRUCTION OF ACCESS A WILL BE IN ACCORDANCE WITH THE LAND SWAP AGREEMENT BETWEEN THE CITY OF CHARLOTTE AND THE PETITIONER AS NOTED IN SECTION 2: GENERAL PROVISIONS).

Table with 2 columns: Item, Value. Includes Transportation (THE PETITIONER SHALL FOLLOW THE CURRENT SUBDIVISION ORDINANCE AND CONSTRUCT ACCESS 'D' TOWARDS TAX PARCEL #051-091-05. THE PETITIONER SHALL ALSO PROVIDE PRELIMINARY ENGINEERING PLANS TO DETERMINE THE VERTICAL AND HORIZONTAL CONTROL OF THE FUTURE ACCESS 'D' STREET CONNECTION ACROSS THE CREEK (SEE SUBDIVISION ORDINANCE FOR DETAILS). THE PETITIONER AGREES TO PROVIDE A \$100,000.00 TO CDOT'S STREET CONNECTIVITY FUNDING ACCOUNT AS THEIR CONTRIBUTION TOWARDS A FUTURE CREEK CROSSING - ACCESS 'D' STUB STREET NEEDS TO BE CONSTRUCTED AS CLOSE TO THE SITE'S WESTERN PROPERTY LINE AS PRACTICABLE AND THE \$100,000.00 NEEDS TO BE RECEIVED BY CDOT BEFORE THE SITE'S FIRST BUILDING CO IS ISSUED IN TRACT 2 LABELED AS GENERAL MEDICAL OFFICE, ADULT CARE CENTER, AND WELLNESS CENTER).

Table with 2 columns: Item, Value. Includes Transportation (THE PETITIONER SHALL FOLLOW THE CURRENT SUBDIVISION ORDINANCE AND CONSTRUCT ACCESS 'E' TOWARDS AND CENTER THE STREET CONNECTION ON TAX PARCEL #051-091-22. THE PETITIONER SHALL ALSO PROVIDE PRELIMINARY ENGINEERING PLANS TO DETERMINE THE VERTICAL AND HORIZONTAL CONTROL OF THE FUTURE ACCESS 'E' CONNECTION TO CIRCLE DRIVE (SEE SUBDIVISION ORDINANCE FOR DETAILS). ACCESS 'E' (STUB STREET) NEEDS TO BE CONSTRUCTED AS CLOSE TO THE SITE'S EASTERN PROPERTY LINE AS PRACTICABLE WHEN THE SITE'S SOUTHERN MOST EAST/WEST STREET IS IMPLEMENTED. DEVELOPER SHALL PROVIDE RIGHT-OF-WAY ACCESS TO ADJUTING PROPERTY LINES WHERE POTENTIAL ROAD EXTENSIONS REQUIRE SUCH RIGHT-OF-WAY).

Table with 2 columns: Item, Value. Includes Transportation (THE PETITIONER WILL DEDICATE THE NECESSARY RIGHT-OF-WAY FEE SIMPLE TITLE TO ACCOMMODATE THE PROPOSED IMPROVEMENTS ON US 29 PER THE APPROVED THIS, DATED JUNE 2010 (REVISED JULY 2010).

Table with 2 columns: Item, Value. Includes Transportation (THE PETITIONER AGREES TO INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF PROPOSED ACCESS 'B' AND U.S. HIGHWAY 29 AT THE TIME DICTATED BY CDOT AND/OR NCDOT. PETITIONER SHALL BE RESPONSIBLE FOR 100% OF THE COST OF THE SIGNAL, INCLUDING INTERCONNECTION COST TO ADJACENT TRAFFIC SIGNALS AND ANY PEDESTRIAN SIGNALS AND ASSOCIATED CURB RAMP IMPROVEMENTS. BEFORE THE TRAFFIC SIGNAL CAN BE IMPLEMENTED, THE PETITIONER SHALL BE RESPONSIBLE OF THE IMPLEMENTATION COSTS TO PROPERLY ALIGN THE SITE'S MAIN ENTRANCE TO THE EXISTING CAPRINGTON AVENUE ACROSS US 29).

Table with 2 columns: Item, Value. Includes Transportation (FINAL LOCATION FOR DRIVEWAY CONNECTIONS TO US 29 WILL BE CONFIRMED DURING THE DRIVEWAY PERMIT REVIEW PROCESS APPROVED BY BOTH NCDOT AND CDOT).

Table with 2 columns: Item, Value. Includes Transportation (PUBLIC VS. PRIVATE STREETS, PROPOSED PUBLIC STREETS, PROPOSED PRIVATE STREETS, PARKING LOCATION - SURFACE OR DECKED).

Table with 2 columns: Item, Value. Includes Transportation (SITE PARKING WILL BE PROVIDED PRIMARILY WITH SURFACE PARKING. TREVI VILLAGE IS CLASSIFIED AS A MIXED USE DEVELOPMENT. SHARED PARKING IS PERMITTED FOR MIXED USE DEVELOPMENTS PER THE CITY OF CHARLOTTE ZONING ORDINANCE).

Table with 2 columns: Item, Value. Includes Transportation (TRANSIT FACILITIES, THE PETITIONER WILL PROVIDE A CATS BUS SHELTER AND WAITING PAD FOR THE DEVELOPMENT. THE LOCATION OF THE BUS SHELTER SHALL BE APPROVED BY CATS BEFORE INSTALLATION).

Table with 2 columns: Item, Value. Includes Transportation (LOCATION OF PROPOSED BIKE/PEDESTRIAN IMPROVEMENTS, BIKE LANES WILL BE PROVIDED ALONG PROPOSED ACCESS 'D').

Table with 2 columns: Item, Value. Includes Transportation (ARCHITECTURAL STANDARDS, THE FOLLOWING ADDITIONAL DESIGN AND ARCHITECTURAL TREATMENTS SHALL APPLY TO RESIDENTIAL UNITS ON THE SITE).

Table with 2 columns: Item, Value. Includes Transportation (BUILDINGS ON THE SITE WILL FEATURE FOUR-SIDED ARCHITECTURE. THE PORTION OF THE BUILDING EXTERIORS LOCATED BELOW THE ROOF LINE AND WITH THE EXCEPTION OF WINDOWS, DOORS, GARAGE DOORS, ARCHITECTURAL ACCENTS, FENESTRATION AND WALL SIGNAGE SHALL BE COMPOSED OF BRICK, STONE, CULTURED STONE, OTHER EQUAL MASONRY PRODUCTS TO 25% OF EACH BUILDING EXTERIOR. HARDY PLANK MAY BE USED TO PROVIDE ARCHITECTURAL ACCENTS AND DETAIL UP TO 10% OF EACH BUILDING EXTERIOR. THE REMAINING PORTIONS OF THE BUILDING FACADE SHALL BE COMPOSED OF STUCCO).

Table with 2 columns: Item, Value. Includes Transportation (NO VINYL SIDING OR EIFS SHALL BE USED IN THE CONSTRUCTION OF THE UNITS. DORMERS, PITCHED ROOFS, ARCHITECTURAL FENESTRATIONS AND ACCENTS SHALL BE INCORPORATED INTO THE BUILDING DESIGN. LARGE EXPANSIONS OF SOLID WALLS EXCEEDING 20 LINEAR FEET FOR THESE BUILDINGS WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES AND OTHER SPECIALLY DESIGNED ARCHITECTURAL ELEMENTS).

Table with 2 columns: Item, Value. Includes Transportation (TREATMENT OF SOLID WASTE AND RECYCLING ENCLOSURES, DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE ENCLOSURE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL OF THAT BUILDING MAY BE SUBSTITUTED FOR A SIDE).

Table with 2 columns: Item, Value. Includes Transportation (OVERHEAD PEDESTRIAN BRIDGE ENCROACHMENTS, THE DEVELOPER RESERVES THE RIGHT FOR THE ENCROACHMENT OF CERTAIN OVERHEAD PEDESTRIAN CONNECTION IMPROVEMENTS INTO THE PROPOSED PUBLIC AND PRIVATE STREET SETBACKS IN THE MANNER AS GENERALLY DEPICTED ON THE REZONING PLAN).

Table with 2 columns: Item, Value. Includes Transportation (OVERHEAD PEDESTRIAN BRIDGE OVER PUBLIC STREETS CAN OCCUR UPON GRANT OF AIR-RIGHTS EASEMENT & ENCROACHMENT PERMIT APPROVAL FROM CITY. INSTALLATION OF OVERHEAD PEDESTRIAN BRIDGE OVER PRIVATE STREETS CAN OCCUR UPON GRANT OF AIR-RIGHTS & ENCROACHMENT EASEMENT FROM OWNERS) OF PROPERTY OVER WHICH OVERHEAD PEDESTRIAN BRIDGE WILL TRAVERSE.

Table with 2 columns: Item, Value. Includes Transportation (OVERHEAD PEDESTRIAN BRIDGES SHALL BE PROVIDED TO CONNECT SKILLED NURSING, INDEPENDENT/DEPENDENT LIVING WITH THE WELLNESS CENTER/ADULT DAYCARE. LOCATION OF PEDESTRIAN BRIDGE DEPENDENT ON FINAL LOCATION OF ADULT DAYCARE AND WELLNESS FACILITIES).

Table with 2 columns: Item, Value. Includes Transportation (STREETScape AND LANDSCAPING, ALL PUBLIC STREETS WILL HAVE A MINIMUM 8' PLANTER STRIP AND 6' SIDEWALK. VEGETATIVE SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS. SCREENING SHALL ALSO BE PROVIDED ALONG THE PORTION OF RELOCATED CMUD ACCESS DRIVE, NOT DESIGNATED AS A CITY PUBLIC STREET).

Table with 2 columns: Item, Value. Includes Transportation (ENVIRONMENTAL FEATURES, A MINIMUM OF 10 % OF THE SITE SHALL BE PRESERVED AS TREE SAVE AREAS AS GENERALLY DEPICTED ON THE PLANS. PCCO TREATMENT AND BUFFERS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE PROPOSED REZONING PLAN).

Table with 2 columns: Item, Value. Includes Transportation (PARKS, GREENWAYS AND OPEN SPACE, THE PETITIONER SHALL PROVIDE A 60' PUBLIC ACCESS EASEMENT FROM THE SOUTH TRIBUTARY/SOUTHWEST CORNER OF THE SITE TO HIGHWAY 29. THE 60' ACCESS EASEMENT SHALL CONNECT TO US 29 VIA ACCESS 'C' AND 'E').

Table with 2 columns: Item, Value. Includes Transportation (LIGHTING, ALL FREE STANDING LIGHTING FIXTURES INSTALLED WITHIN THE SITE WILL BE UNIFORM IN DESIGN. ALL PARKING LOT LIGHTING ON SITE SHALL BE CAPPED, DOWNWARDLY DIRECTED AND FULLY SHIELDED. ANY LIGHTING ATTACHED TO A BUILDING ON SITE SHALL BE CAPPED AND DOWNWARDLY DIRECTED. WALL-MOUNTED DECORATIVE LIGHT FIXTURES SUCH AS SCONCES ARE PERMITTED).

Table with 2 columns: Item, Value. Includes Transportation (PHASING, PHASE I - TRACT 1 AND HOTEL, PHASE II - TRACT 2, PHASE III - TRACT 3, PHASING MAY CHANGE AS THE SITE DEVELOPS. ALL PHASING SHALL BE IN ACCORDANCE WITH THE PROPOSED PHASING USED FOR THE TRAFFIC IMPACT STUDY).

Table with 2 columns: Item, Value. Includes Transportation (OTHER, APPLICABLE REQUIREMENTS REGARDING SOLID WASTE, DUMPSTER, COMPACTOR AND RECYCLING AREAS SHALL BE ADHERED TO. 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 THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS).

Table with 2 columns: Item, Value. Includes Transportation (THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, 'PETITIONER' AND 'OWNER' OR 'OWNERS' SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF).

Table with 2 columns: Item, Value. Includes Transportation (VICINITY MAP, N.T.S. TOPOGRAPHIC OR 'ALTA/ASCM LAND TITLE SURVEY' SURVEY ISSUE DATE JUNE 06, 2010. PROVIDED BY R.B. PHARR & ASSOCIATES, 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, (704) 376-2186.

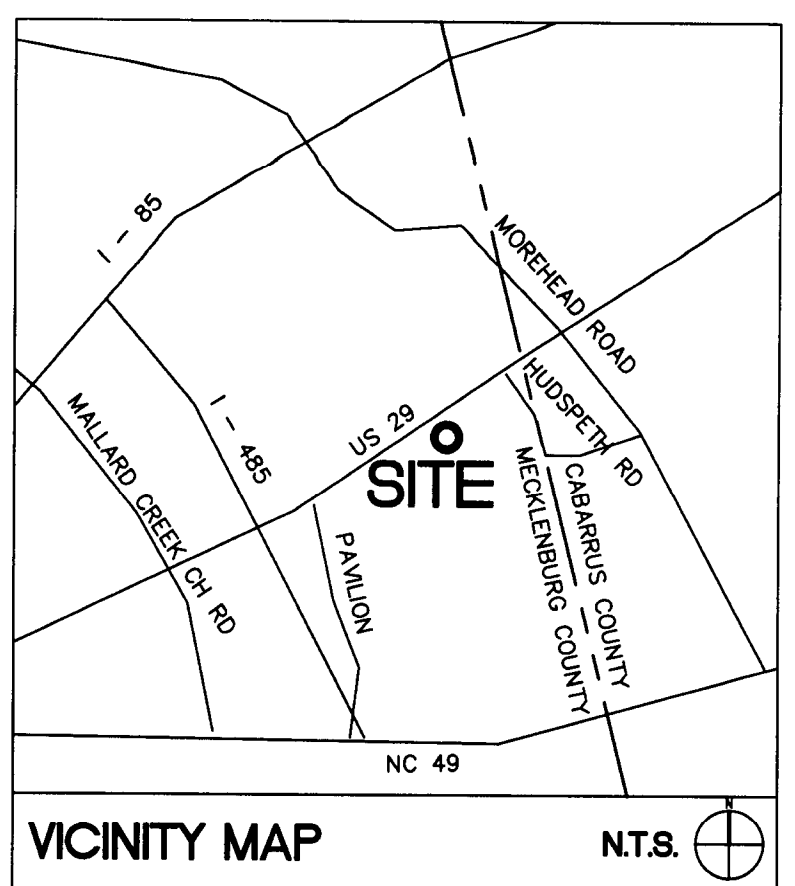
Table with 2 columns: Item, Value. Includes Transportation (SURVEY DISCLAIMER, TOPOGRAPHIC OR 'ALTA/ASCM LAND TITLE SURVEY' SURVEY ISSUE DATE JUNE 06, 2010. PROVIDED BY R.B. PHARR & ASSOCIATES, 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, (704) 376-2186.

Table with 2 columns: Item, Value. Includes Transportation (PROPOSED ZONING: COMMERCIAL CENTER (SITE PLAN AMENDMENT), URBAN RESIDENTIAL-COMMERCIAL (CONDITIONAL DISTRICT)).

Table with 2 columns: Item, Value. Includes Transportation (PROPOSED ZONING: COMMERCIAL CENTER (SPA), URBAN RESIDENTIAL-COMMERCIAL (CD), PROPOSED ZONING BOUNDARY).

Table with 2 columns: Item, Value. Includes Transportation (SCALE: N.T.S., 0 0 0 0).

Table with 2 columns: Item, Value. Includes Transportation (RZ4.0 of 4.0, THE DRAWINGS, THE PROJECT MANUAL AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF COLAJENEST & STONE, P.A., THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT CONSENT OF COLAJENEST & STONE, P.A. IS PROHIBITED. COLAJENEST & STONE, P.A. 2010).



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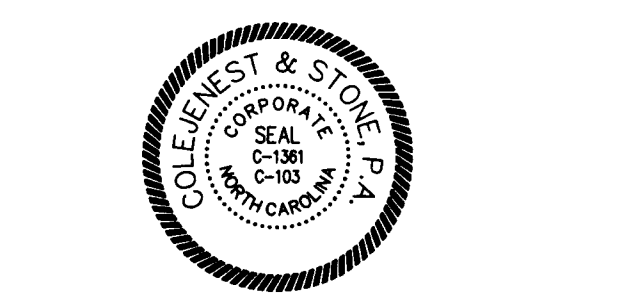
TREVI VILLAGE

Charlotte North Carolina 28262

TECHNICAL DATA SHEET - NOTES

Project No. 4004. Issued 05/17/10 - REZONING SUBMITTAL.

Revised 05/25/10 - PER CITY OF CHARLOTTE COMMENTS, 06/17/10 - PER CITY OF CHARLOTTE COMMENTS, 07/14/10 - PER CITY OF CHARLOTTE COMMENTS, 08/20/10 - CHANGED FROM I-CD TO URC-CD ZONING, 09/28/10 - PER CITY OF CHARLOTTE COMMENTS.



APPROVED BY CITY COUNCIL

SCALE: N.T.S. 0 0 0 0

RZ4.0 of 4.0

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