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**ColeJenest  
& Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
+ Landscape Architecture  
+ Civil Engineering  
+ Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202

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

**TREVI VILLAGE**

Charlotte  
North Carolina 28262

## TECHNICAL DATA SHEET

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  
09/24/10 - PER CITY OF CHARLOTTE COMMENTS  
09/28/10 - PER CITY OF CHARLOTTE COMMENTS



SCALE: 1"=100'

0 50' 100' 200'

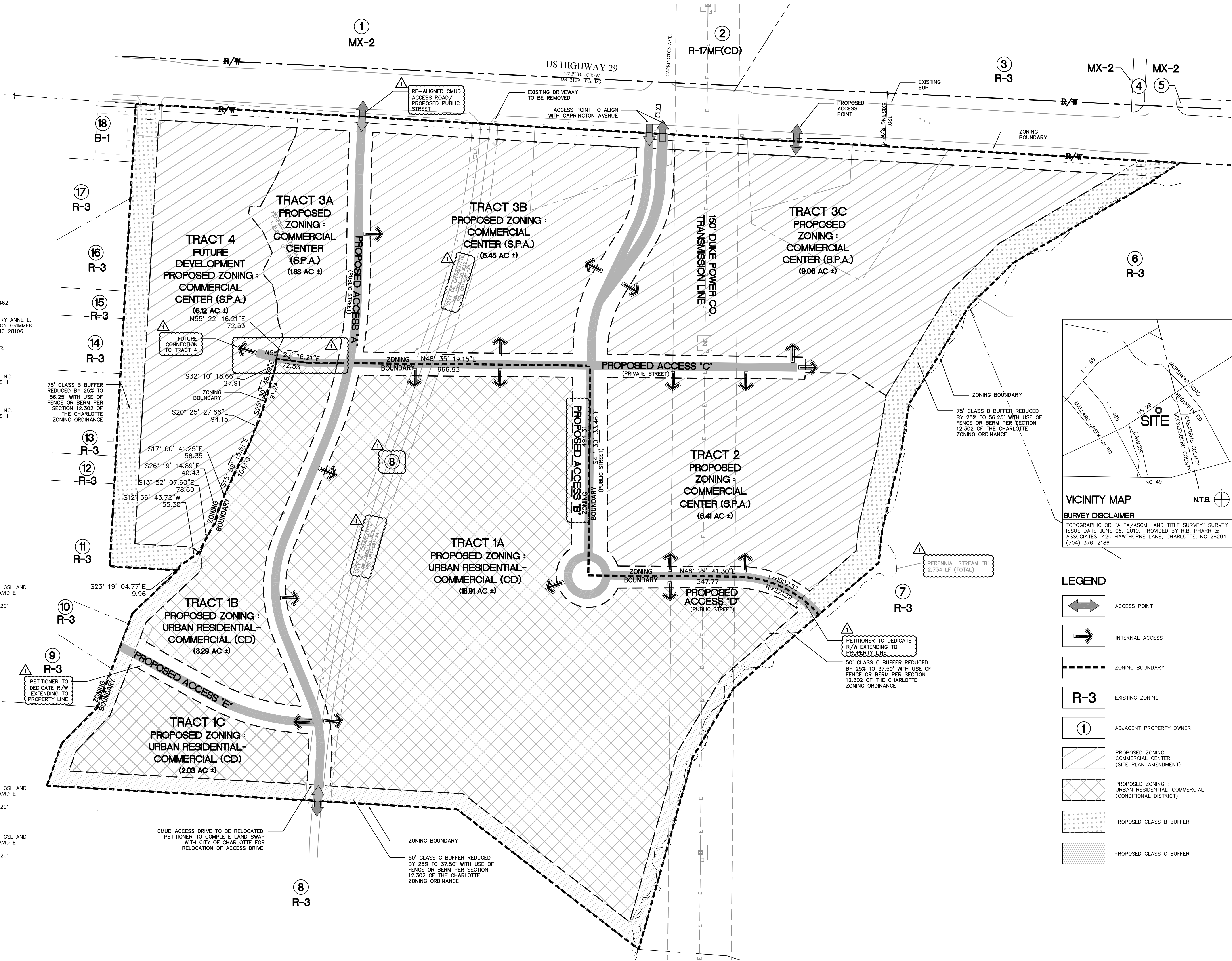
**RZ2.0 of 4.0**

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### ADJACENT PROP. OWNERS

- 1152 LLC  
5601 VIRGINIA BEACH BV,  
VIRGINIA BEACH BV, VA 23462  
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
- 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
- R-3 EXISTING ZONING
- 1 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

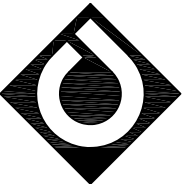
### VICINITY MAP

#### SURVEY DISCLAIMER

TOPOGRAPHIC OR "ALTA"/ASCM LAND TITLE SURVEY" SURVEY  
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ASSOCIATES, 420 HAWTHORNE LANE, CHARLOTTE, NC 28204,  
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## TREVI VILLAGE

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## SCHEMATIC SITE PLAN

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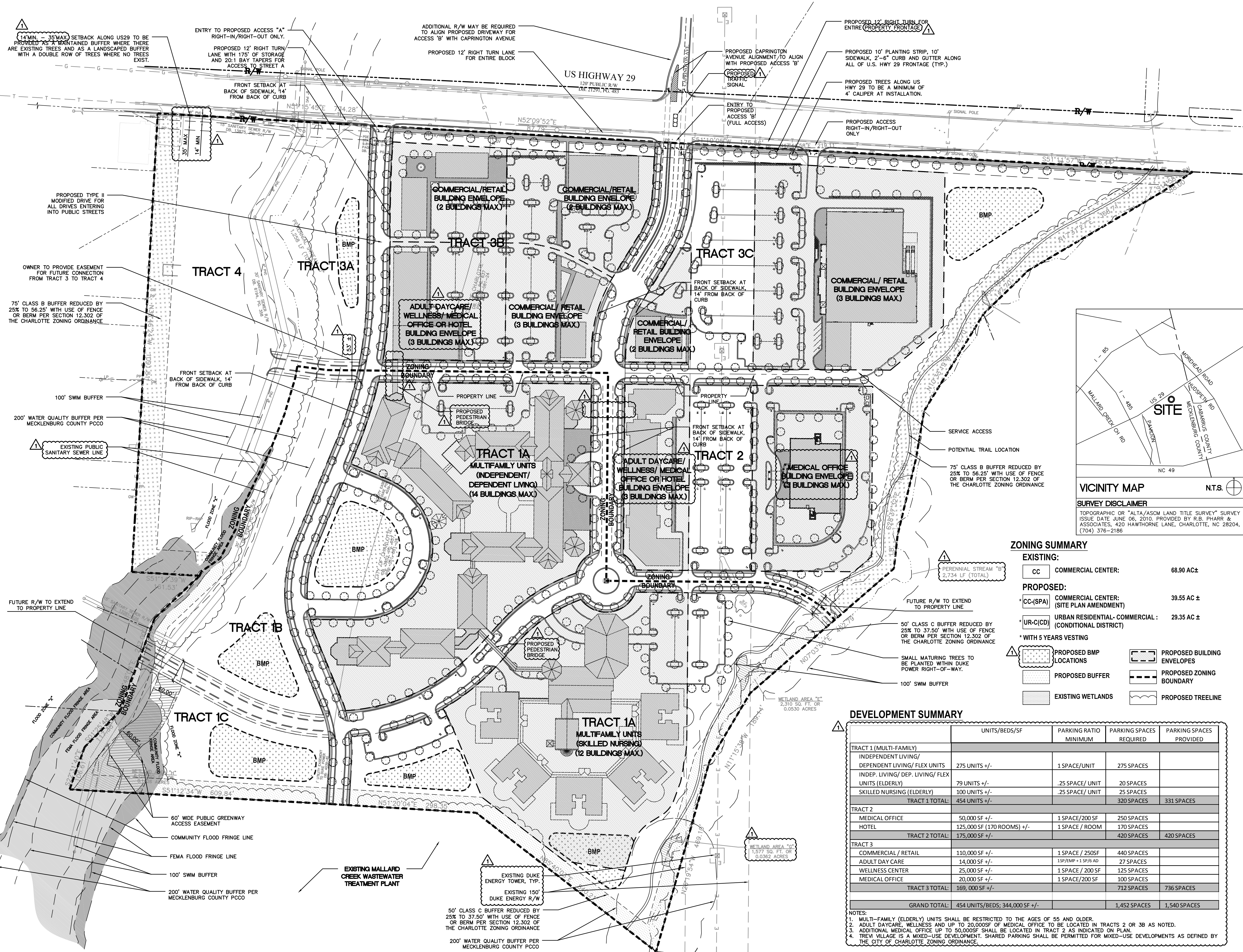
SCALE: 1"=100'

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**RZ3.0 of 4.0**

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DEVELOPMENT STANDARDS  
JULY 15, 2010

1. DEVELOPMENT SUMMARY - TREVI VILLAGE

REZONING PETITION 2010-047

- A. SITE ACREAGE  
TOTAL 68.90 +/-
- B. TAX PARCELS INCLUDED IN REZONING  
05108126  
05109109  
05109110  
05109111  
05109212  
05108124 (PORTION OF)

- C. EXISTING ZONING  
COMMERCIAL CENTER

- D. PROPOSED ZONING (5-YEAR VESTING IS BEING REQUESTED)  
COMMERCIAL CENTER - (SITE PLAN AMENDMENT) (38.88 AC +/-)  
URBAN RESIDENTIAL - COMMERCIAL - (CONDITIONAL DISTRICT) (30.05 AC +/-)

E. 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.
1. ASSISTED LIVING: UNITS THAT "PROVIDE ASSISTANCE FOR RESIDENTS WITH CHRONIC CARE NEEDS EXCLUDING 24-HOUR SKILLED NURSING CARE. ASSISTED LIVING SERVICES INCLUDE HELPING A RESIDENT WITH BATHING, DRESSING, TAKING MEDICATIONS, AND OTHER DAILY ACTIVITIES.
2. FLEX UNITS: RESIDENTIAL UNITS THAT CAN BEN USED AS INDEPENDENT, DEPENDENT OR ASSISTED LIVING UNITS.

F. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE

MULTI-FAMILY	
INDEPENDENT LIVING/ASSISTED LIVING/FLEX UNITS	354 UNITS
SKILLED NURSING	100 UNITS
TOTAL	454 UNITS

G. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, COMMERCIAL, ETC.)

OFFICE/MEDICAL OFFICE	70,000 SF +/-
COMMERCIAL/RETAIL	10,000 SF +/-
HOTEL	125,000 SF (170 ROOMS)+/-
WELLNESS CENTER	25,000 SF +/-
ADULT DAYCARE	14,000 SF +/-
TOTAL	244,000 SF +/-

- + ADDITIONAL SQUARE FOOTAGE BEYOND APPROVED TOTALS SHALL BE IN ACCORDANCE WITH SECTION 6.207 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- + HOTEL AND/OR ADULT DAYCARE, WELLNESS AND UP TO 20,000 SF OF MEDICAL OFFICE) TO BE LOCATED IN EITHER TRACTS 2 OR 3B AS INDICATED ON RZ3.0.

H. FLOOR AREA RATIO (NON-RESIDENTIAL ONLY)

354,000 SF / 39.55 AC +/- = .205

I. NUMBER AND/OR RATIO OF PARKING SPACES

RESIDENTIAL:	
A. MULTI-FAMILY	
INDEPENDENT/DEPENDENT/ASSISTED LIVING/FLEX UNITS:	354 UNITS
SKILLED NURSING:	100 UNITS
TOTAL	454 UNITS

275/454 UNITS= MULTI-FAMILY @ 1U/UNIT	=275 SPACES
79/454 UNITS= MULTI-FAMILY (ELDERLY) @ 0.25/UNIT	=20 SPACES
100/454 UNITS= SKILLED NURSING @ 0.25/UNIT	=25 SPACES
TOTAL RESIDENTIAL (MULTI-FAMILY) SPACES	=320 SPACES REQUIRED

(\*\*NOTE: ELDERLY UNITS SHALL BE RESTRICTED TO THE AGES OF 55 AND OLDER.)

- NON-RESIDENTIAL: (SEE RZ3.0 FOR ADDITIONAL DETAIL.)  
1,150 +/- SPACES PROVIDED

2. 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.

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY SOUTHLAND CAPITAL REALTY GROUP TO ACCOMMODATE DEVELOPMENT OF A MIXED USE, NEIGHBORHOOD-SIZE CENTER ON AN APPROXIMATELY 68.90 +/- ACRES SITE LOCATED ON NORTH TRYON STREET BETWEEN I-485 AND THE CABARRUS COUNTY LINE (THE "SITE"). THE SITE CURRENTLY CONSISTS OF SIX (6) DISTINCT TAX PARCELS, EACH OF WHICH IS OWNED BY SOUTHLAND CAPITAL REALTY GROUP, LLC. (SCRG) AS WELL AS A PORTION OF A TRACT (TAX PARCEL ID# 05108124) OWNED BY THE CITY OF CHARLOTTE. THE PORTION OF THE CITY OF CHARLOTTE'S PROPERTY CONSISTS OF A SIXTY FOOT (60') WIDE PRIVATE DRIVEWAY PROVIDING ACCESS TO AND FROM THE MALLARD CREEK WASTEWATER TREATMENT PLANT. UNDER THE PROPOSED PLAN, SCRG AND THE CITY OF CHARLOTTE WILL SWAP LAND SO THAT SCRG TAKES OWNERSHIP OF THE EXISTING DRIVEWAY AND THE CITY OF CHARLOTTE TAKES OWNERSHIP OF LAND PROVIDING AN EQUIVALENT ACCESS DRIVEWAY TO THE TREATMENT PLANT, AS SHOWN ON THE SITE PLAN.

THE SITE SHALL BE VIEWED AS A UNIFIED DEVELOPMENT PLAN AS SUCH: THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE DEVELOPMENT WITH NO PUBLIC STREET FRONTAGE OR SIDE AND/OR REAR YARD AS PART OF A UNIFIED DEVELOPMENT PLAN.

PROPOSED BUILDING LOCATIONS MAY BE REVISED WITHIN THE PROPOSED BUILDING ENVELOPES INDICATED ON THE REZONING PLAN (RZ3.0) IN ACCORDANCE WITH SECTION 6.207 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

- THE ADULT DAYCARE AND WELLNESS CENTER, AND UP TO 20,000 SF OF MEDICAL OFFICE SHALL BE LOCATED IN TRACTS 2 OR 3B AS NOTED ON SHEET RZ3.0.

3. TRANSPORTATION

- A. DEDICATION AND RESERVATION OF STREET RIGHT-OF-WAY TO CITY/ NCDOT

IT IS ANTICIPATED THAT ACCESS "A", "B", "D" & "E" 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.

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.

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.

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.

THE PETITIONER SHALL FOLLOW THE CURRENT SUBDIVISION ORDINANCE AND CONSTRUCT ACCESS "E" TOWARDS AND CENTER THE STREET CONNECTION ON TAX PARCEL #051-081-22. 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 EASTWEST STREET IS IMPLEMENTED. DEVELOPER SHALL PROVIDE RIGHT-OF-WAY ACCESS TO ADJUTING PROPERTY LINES WHERE POTENTIAL ROAD EXTENSIONS REQUIRE SUCH RIGHT-OF-WAY.

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).

B. TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT

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.

FINAL LOCATION FOR DRIVEWAY CONNECTIONS TO US 29 WILL BE CONFIRMED DURING THE DRIVEWAY PERMIT REVIEW PROCESS APPROVED BY BOTH NCDOT AND CDOT.

C. PUBLIC VS. PRIVATE STREETS

- PROPOSED PUBLIC STREETS  
PROPOSED ACCESS "A"  
PROPOSED ACCESS "B"  
PROPOSED ACCESS "D"  
PROPOSED ACCESS "E"

- PROPOSED PRIVATE STREETS  
PROPOSED ACCESS "C"

D. PARKING LOCATION - SURFACE OR DECKED

1. SITE PARKING WILL BE PROVIDED PRIMARILY WITH SURFACE PARKING.

2. TREVI VILLAGE IS CLASSIFIED AS A MIXED USE DEVELOPMENT. SHARED PARKING IS PERMITTED FOR MIXED USE DEVELOPMENTS PER THE CITY OF CHARLOTTE ZONING ORDINANCE.

E. 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.

G. LOCATION OF PROPOSED BIKE/PEDESTRIAN IMPROVEMENTS

BIKE LANES WILL BE PROVIDED ALONG PROPOSED ACCESS "D".

4. ARCHITECTURAL STANDARDS

THE FOLLOWING ADDITIONAL DESIGN AND ARCHITECTURAL TREATMENTS SHALL APPLY TO RESIDENTIAL USES ON THE SITE:

1. BUILDINGS ON THE SITE WILL FEATURE FOUR-SIDED ARCHITECTURE.

2. 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.

3. NO VINYL SIDING OR EIFS SHALL BE USED IN THE CONSTRUCTION OF THE UNITS.

4. DORMERS, PITCHED ROOFS, ARCHITECTURAL FENESTRATIONS AND ACCENTS SHALL BE INCORPORATED INTO THE BUILDING DESIGN.

5. LARGE EXPANSES 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.

A. 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.

B. OVERHEAD PEDESTRIAN BRIDGE ENCROACHMENTS:

1. 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.

2. THE DEVELOPER RESERVES THE RIGHT FOR THE ENCROACHMENT OF CERTAIN STRUCTURAL COLUMNS TO SUPPORT THE PROPOSED OVERHEAD PEDESTRIAN CONNECTION WITHIN THE PROPOSED PUBLIC AND PRIVATE STREET SETBACKS IN THE MANNER AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. ALL OVERHEAD PEDESTRIAN BRIDGE CONNECTIONS WILL MEET THE REQUIREMENTS SET FORTH IN THE CHARLOTTE LAND DEVELOPMENT ORDINANCE.

4. INSTALLATION OF 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 OWNER(S) OF PROPERTY OVER WHICH OVERHEAD PEDESTRIAN BRIDGE WILL TRAVERSE.

5. OVERHEAD PEDESTRIAN BRIDGES SHALL BE PROVIDED TO CONNECT SKILLED NURSING, INDEPENDENT LIVING WITH THE WELLNESS CENTER/ADULT DAYCARE, LOCATION OF PEDESTRIAN BRIDGE DEPENDENT ON FINAL LOCATION OF ADULT DAYCARE AND WELLNESS FACILITIES.

5. 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.

6. 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.

7. 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".

8. 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.

9. PHASING

- PHASE I - TRACT 1 AND HOTEL  
PHASE II - TRACT 2  
PHASE III - TRACT 3

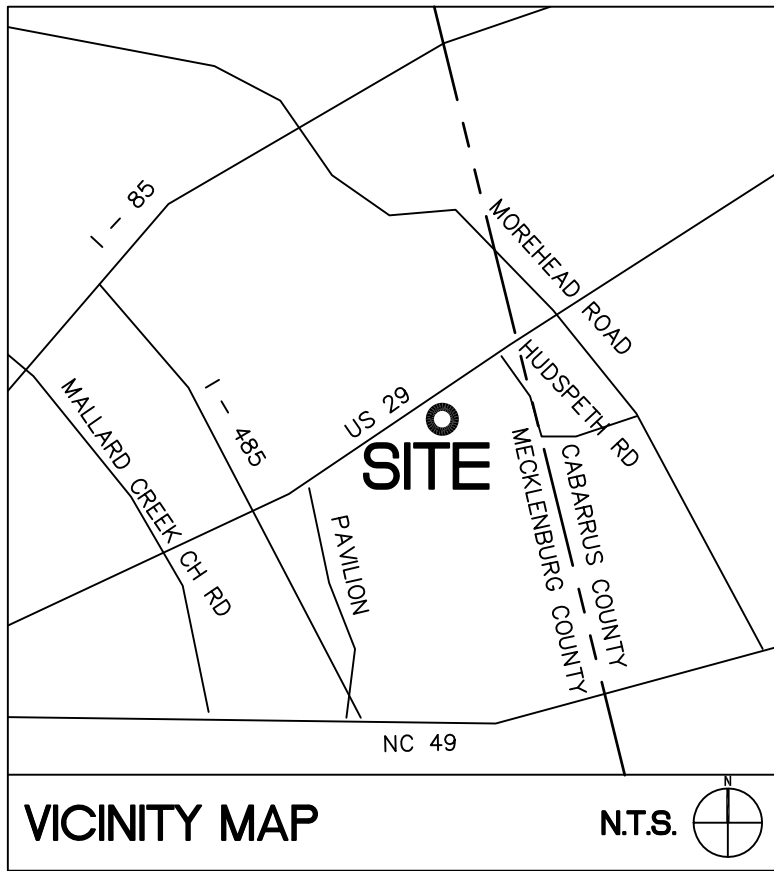
PHASING MAY CHANGE AS THE SITE DEVELOPS. ALL PHASING SHALL BE IN ACCORDANCE WITH THE PROPOSED PHASING USED FOR THE TRAFFIC IMPACT STUDY.

10. OTHER

APPLICABLE REQUIREMENTS REGARDING SOLID WASTE, DUMPSTER, COMPACTOR AND RECYCLING AREAS SHALL BE ADHERED TO.

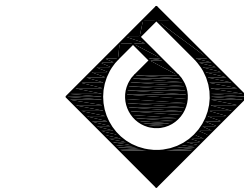
IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

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.



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SCALE: N.T.S.

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RZ4.0 of 4.0

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SEPTEMBER 20, 2010



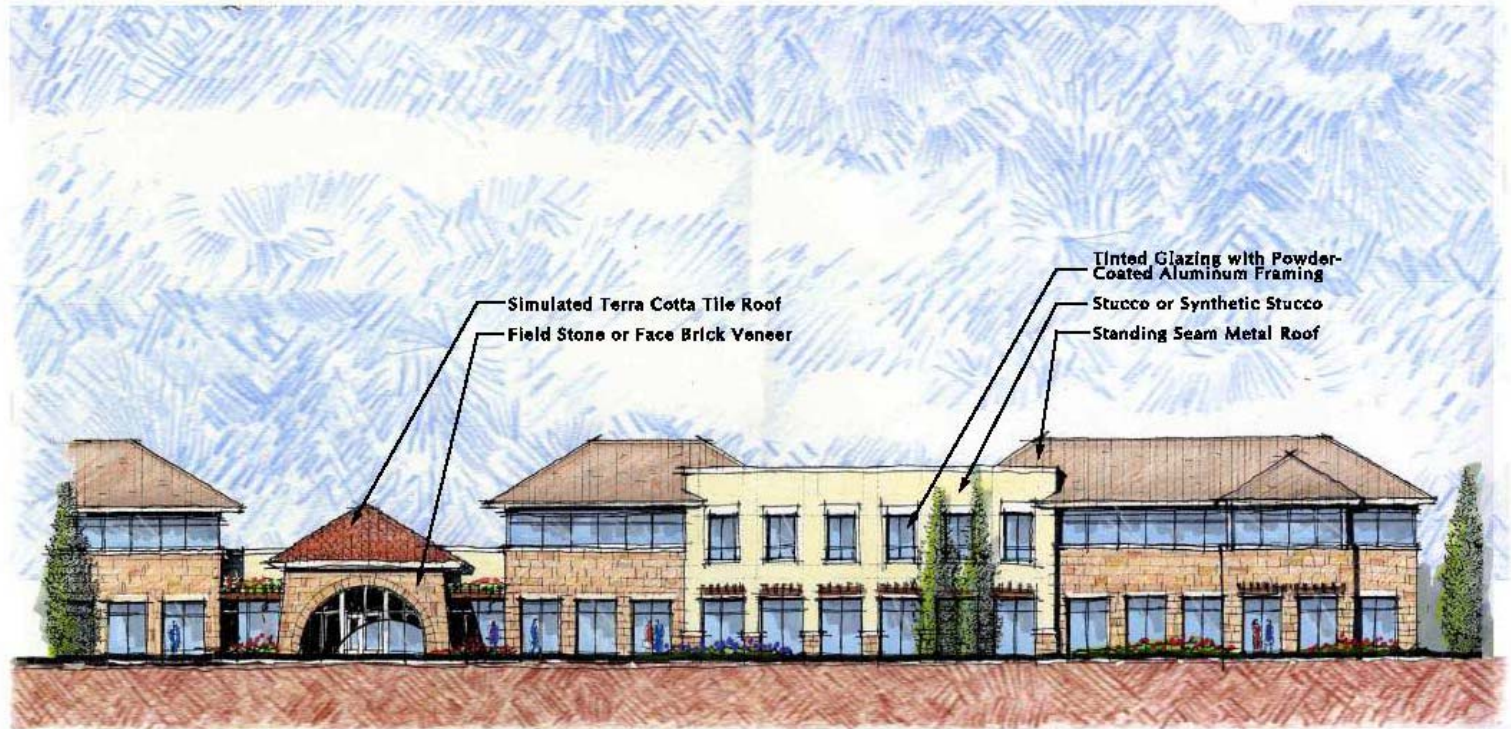




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SEPTEMBER 20, 2010



Blitch Knevel  
ARCHITECTS

Overcash • Demmitt  
Architects

Cole Jenest  
& Stone

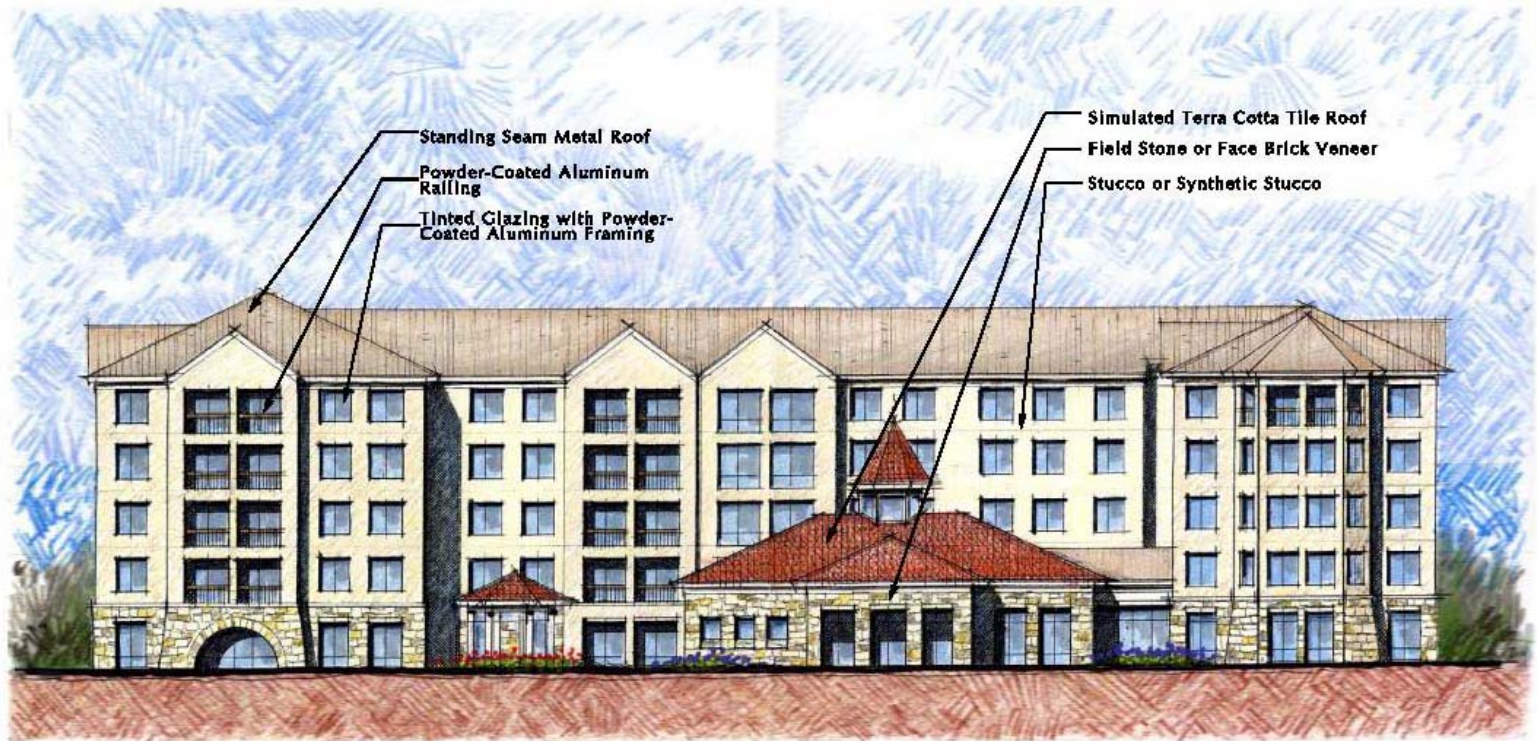
## TYPICAL MEDICAL OFFICE BUILDING ELEVATION



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Architects

Cole Jenest  
& Stone

## PERSPECTIVE RENDERING



# TREVI VILLAGE

PUBLIC HEARING

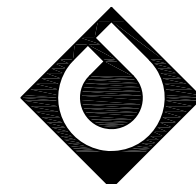
SEPTEMBER 20, 2010











**ColeJenest  
& Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

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**TREVI VILLAGE**

Charlotte  
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## SCHEMATIC SITE PLAN

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



SCALE: 1"=100'

0 50 100 200

**RZ3.0 of 4.0**

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