

DEVELOPMENT STANDARDS JUNE 17, 2010

1. DEVELOPMENT SUMMARY - TREVI VILLAGE

REZONING PETITION -----

- A. SITE ACREAGE
- B. TAX PARCELS INCLUDED IN REZONING

TOTAL 68.90 +/-

05108126 05109109 05109110 05109111

05109212

05108124

- C. EXISTING ZONING (INCLUDING OVERLAYS AND VESTING)
- D. PROPOSED ZONING (INCLUDING OVERLAYS AND VESTING) COMMERCIAL CENTER - SITE PLAN AMENDMENT (39.55 AC+/-) INSTITUTIONAL (29.35 AC+/-)
- E. EXISTING AND PROPOSED USES

COMMERCIAL CENTER

EXISTING - VACANT PROPOSED - RETAIL, COMMERCIAL, HOTEL, OFFICE, MEDICAL OFFICE, RESIDENTIAL, ASSISTED LIVING, OTHER ALLOWED USES.

F. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE

INDEPENDENT LIVING/ASSISTED LIVING (FLEX UNITS) SKILLED NURSING 100 BEDS

G. RESIDENTIAL DENSITY

450 BEDS / 29.35 AC +/- = 15.33 D.U.A.

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

80,000 SF +/-OFFICE/MEDICAL OFFICE COMMERCIAL/RETAIL 110,000 SF +/-125,000 SF (170 ROOMS)+/-WELLNESS CENTER 25,000 SF +/-14,000 SF +/-ADULT DAY CARE

*OVERALL SQUARE FOOTAGE MAY CHANGE DUE TO BUILDING HEIGHT AND CONFIGURATION. LAYOUT IS SCHEMATIC AND WILL BE DEFINED IN THE CONSTRUCTION DOCUMENT PHASE.

I. FLOOR AREA RATIO (NON-RESIDENTIAL ONLY)

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

J. MAXIMUM BUILDING HEIGHT

K. NUMBER AND/OR RATIO OF PARKING SPACES

450 BEDS @ I SPACE / 3 BEDS = 150 SPACES REQUIRED/ 379 +/- SPACES PROVIDED

NON-RESIDENTIAL: 1,134 +/- 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 AND INSTITUTIONAL 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 +/- ACRE SITE LOCATED ON NORTH TRYON STREET BETWEEN I-485 AND THE CABARRUS COUNTY LINE (THE "SITE"). THE SITE CURRENTLY CONSISTS OF FIVE (5) DISTINCT TAX PARCELS, EACH OF WHICH IS OWNED BY SOUTHLAND CAPITAL REALTY GROUP, LLC, (SCRG) AS WELL AS A PORTION OF A TRACT 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.

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE AND POST CONSTRUCTION CONTROLS ORDINANCES OF THE CITY OF CHARLOTTE (THE "ORDINANCE" AND "PCCO ORDINANCE").

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.

THE NUMBER AND SIZE OF BUILDING PARCELS ("PARCELS") AND FOOTPRINTS MAY VARY FROM LARGER TO SMALLER THAN THOSE SHOWN ON THE REZONING PLAN (SO LONG AS THE OVERALL PERMITTED BUILDING SQUARE FOOTAGE AS SHOWN ON THE PLAN IS NOT EXCEEDED AND STANDARDS OF THE ORDINANCE ARE MET). MODIFICATIONS TO PROPOSED BUILDING FOOTPRINTS MAY BE REQUIRED ONCE FINAL BUILDING DESIGN WORK IS COMPLETE. THE DEVELOPMENT DEPICTED IN THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DESCRIBE THE GENERAL ARRANGEMENT OF BUILDINGS. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDING ENVELOPES, PARKING LAYOUTS AND LOCATIONS OF OFF STREET PARKING, AS WELL AS THE LOCATIONS OF STREETS SHOWN ON THE REZONING PLAN, ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE PROVISIONS SET FORTH HEREIN, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES ESTABLISHED ON THE REZONING PLAN AND SUBJECT TO THE STANDARDS OF THE ORDINANCE. MINOR VARIATIONS TO THE PARCEL OR CIRCULATION CONFIGURATIONS DEPICTED ON THE TECHNICAL DATA SHEET SHALL BE ALLOWED AS LONG AS THE OVERALL INTENT IS MAINTAINED.

IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE, THE PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS ESTABLISHED PER THE ORDINANCE ONCE THE REZONING PLAN IS APPROVED. THE PETITIONER MAY REQUEST AN AMENDMENT TO THIS REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNERS OF ALL OR ANY PORTION OF THE SITE UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE SITE OWNED BY SUCH OWNER.

THE SITE MAY BE DEVELOPED IN PHASES.

3. PERMITTED USES

A. ALLOWED USES

USES PERMITTED BY RIGHT IN THE CC SITE PLAN AMENDMENT ZONING DISTRICT ARE THOSE USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE B-1 ZONING DISTRICT AND INCLUDE, AMONG OTHERS: RETAIL, OFFICE, MEDIAL OFFICE HOTEL AND MOTEL, HEALTH AND INDOOR RECREATION

INSTITUTIONAL ZONING USES CONSIST OF, BUT ARE NOT LIMITED TO: ADULT DAY CARE CENTERS, CHILD CARE CENTERS, GROUP HOMES, NURSING HOMES, INDEPENDENT LIVING FACILITIES,, HEALTH INSTITUTIONS, ETC.

4. TRANSPORTATION

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

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

ACCESS EASEMENTS MAY BE PROVIDED TO SHOW FUTURE PUBLIC STREET RIGHT-OF-WAYS. DEVELOPER IS NOT RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY ACCESS TO PROPERTY LINES WHERE POTENTIAL DEVELOPMENT MAY OCCUR.

- B. TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT
- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET BUT MAY BE REVISED IN ACCORDANCE WITH THE GENERAL PROVISIONS NOTED IN ITEM 1.

THE BUS-TRAVELED PUBLIC AND PRIVATE STREETS WILL BE CONSTRUCTED TO SUFFICIENT STANDARDS TO SUPPORT BUSES.

IT IS ANTICIPATED THAT PROPOSED ACCESS "C" WILL EVENTUALLY EXTEND ACROSS THE CREEK WHICH LIES ALONG THE EASTERLY EDGE OF THE SITE. .

THE NEW DRIVEWAY SHALL NOT HAVE ANY OTHER STREET OR ACCESS POINTS FOR PUBLIC USE ALONG ITS LENGTH, EXCEPT AS SHOWN ON THE SITE PLAN, OR AS OTHERWISE APPROVED OR REQUIRED BY CDOT AND/OR NCDOT. THE DRIVEWAY SHALL BE CONSTRUCTED TO MEET CDOT STANDARDS FOR PUBLIC STREET CONSTRUCTION FOR AN INDUSTRIAL AREA AND SHALL BE CONSTRUCTED AT TREVI VILLAGE'S SOLE COST AND EXPENSE, INCLUDING ANY AND ALL COSTS AND EXPENSES ASSOCIATED WITH RELOCATING ANY UTILITIES PRESENTLY SERVING THE WASTEWATER TREATMENT PLANT. FURTHERMORE. TREVI VILLAGE SHALL BE RESPONSIBLE FOR RELOCATION OF ALL SIGNAGE SIGNIFYING ENTRANCE TO THE WASTEWATER TREATMENT PLANT, AND TREVI VILLAGE SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SCREENING ALONG BOTH SIDES OF RELOCATED DRIVEWAY. (REFERENCE SCREENING STANDARDS.)

C. PUBLIC VS. PRIVATE STREETS

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

PROPOSED PRIVATE STREETS PROPOSED ACCESS "C"

D. PARKING LOCATION - SURFACE OR DECKED

SITE PARKING WILL BE PROVIDED PRIMARILY WITH SURFACE PARKING. THE PETITIONER RESERVES THE RIGHT TO COUNT ALL PARALLEL PARKING WITHIN PUBLIC STREET RIGHT-OF WAYS TOWARD PARKING

- E. TRANSIT FACILITIES
- THE PETITIONER WILL PROVIDE A CATS BUS SHELTER AND WAITING PAD FOR THE DEVELOPMENT.
- F. RIGHT-OF-WAY ABANDONMENT TO BE REQUESTED

DEVELOPMENT OF THE SITE WILL REQUIRE ACQUISITION BY TREVI VILLAGE OF A PORTION OF THE EXISTING SIXTY FOOT (60') PAVED ROADWAY FROM THE CITY OF CHARLOTTE. THE EXISTING ROADWAY WILL BE ABANDONED AND ACCESS TO THE ADJOINING CMUD FACILITY WILL BE BY WAY OF THE PROPOSED ROADWAY "ACCESS A", IN THE WESTERN PORTION OF THE SITE, AS MARKED ON THE SITE

IT IS ANTICIPATED THAT THE MAIN ROADWAY (ACCESS "B") AND ACCESS 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 IF REQUIRED

G. LOCATION OF PROPOSED BIKE/PEDESTRIAN IMPROVEMENTS

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

A PEDESTRIAN CONNECTION EXTENDING FROM PARCEL 'A' TO PARCEL 'B' SHALL BE PROVIDED SUBJECT TO CMUD ALLOWING SUCH A CONNECTION OVER THE RELOCATED CMUD ACCESS DRIVE. IN THE EVENT CMUD ALLOWS SUCH A CONNECTION, IT SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FOR OFFICE OR HOTEL USES ON THE SITE. FURTHER, IF CMUD SO POINT DURING THE DEVELOPMENT PROCESS.

PEDESTRIAN AND VEHICULAR CONNECTIONS THROUGHOUT THE SITE WILL BE PROVIDED IN THE MANNER GENERALLY DEPICTED AS SHOWN ON THE TECHNICAL DATA SHEET. WHERE INTERNAL SIDEWALKS ARE LOCATED BETWEEN BUILDINGS AND PARKING BAYS, EITHER A SIDEWALK AT LEAST SEVEN FEET IN WIDTH OR WHEEL STOPS SHALL BE PROVIDED.

H. LOCATION OF EXISTING AND PROPOSED THOROUGHFARES

US HIGHWAY 29 IS DEEMED A MAJOR THOROUGHFARE ON THE CITY OF CHARLOTTE THOROUGHFARE

5. ARCHITECTURAL STANDARDS

THE TOTAL NUMBER OF BUILDING LOCATED WITHIN THE PROPOSED DEVELOPMENT IS 30 (+/-). ALL BUILDINGS LOCATED ALONG US 29 THE 14' -35' SETBACK AS DEFINED IN THE CHARLOTTE LAND DEVELOPMENT CODE. FINAL BUILDING LOCATION AND QUANTITY WILL BE DETERMINED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASE.

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

- 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 OR CULTURED STONE.
- NO VINYL SIDING, EIFS OR DRIVET SHALL BE USED IN THE CONSTRUCTION OF THE UNITS.
- DORMERS, PITCHED ROOFS, ARCHITECTURAL FENESTRATIONS AND ACCENTS SHALL BE INCORPORATED INTO THE BUILDING DESIGN.
- THE REAR OF ALL RETAIL BUILDINGS ABUTTING THE INSTITUTIONAL ZONING DISTRICT WILL INCLUDE SCREENING WITH WALLS AND/OR VEGETATIVE SCREENING.

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

B. FENCE / WALL STANDARDS

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.

AN OPAQUE SCREEN WALL SHALL BE PROVIDED BETWEEN THE PROPOSED COMMERCIAL/RETAIL DEVELOPMENT AND INSTITUTIONAL DEVELOPMENT AS GENERALLY DEPICTED ON THE PLANS.

C. 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.
- 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.
- ALL OVERHEAD PEDESTRIAN BRIDGE CONNECTIONS WILL MEET THE REQUIREMENTS SET FORTH IN THE CHARLOTTE LAND DEVELOPMENT ORDINANCE.
- 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.
- ALL PERMITS ASSOCIATED WITH THE OVERHEAD PEDESTRIAN BRIDGE CONNECTIONS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PRIOR TO CONSTRUCTION.

6. STREETSCAPE AND LANDSCAPING

ALL PUBLIC STREETS WILL HAVE A MINIMUM 6' PLANTER STRIP AND 5' SIDEWALK.

VEGETATIVE SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS. SCREENING SHALL ALSO BE PROVIDED ALONG THE RELOCATED CMUD

7. ENVIRONMENTAL FEATURES

A MINIMUM OF 10 % OF THE SITE SHALL BE PRESERVED AS TREE SAVE AREAS AS GENERALLY DEPICTED

PCCO TREATMENT AND BUFFERS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE PROPOSED REZONING PLAN.

8. PARKS, GREENWAYS AND OPEN SPACE

PUBLIC AND PRIVATE OPEN SPACE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE PROPOSED

THE PETITIONER WILL PROVIDE WALKING TRAILS ALONG STREAMS LOCATED ALONG THE EASTERN AND WESTERN SIDES OF THE SITE.

9. SIGNAGE

DETACHED SIGNS SHALL BE MONUMENT IN STYLE, NO MORE THAN 20 FEET IN HEIGHT AND CONSTRUCTED OF BRICK OR EQUAL MATERIAL

PROPOSED BILLBOARDS ARE TO BE IN ACCORDANCE WITH CHARLOTTE- LAND DEVELOPMENT STANDARDS. OBTAINING PERMITS FOR BILLBOARD CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL FREE STANDING LIGHTING FIXTURES INSTALLED WITHIN THE SITE WILL BE UNIFORM IN DESIGN.

THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE IN THE SITE, INCLUDING ITS BASE, MAY

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.

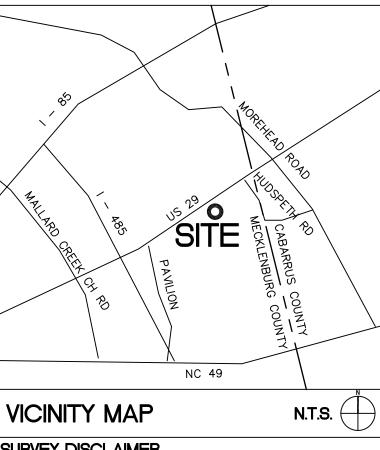
PEDESTRIAN SCALE LIGHTING OF NO MORE THAN 15 FEET IN HEIGHT WILL BE PROVIDED ALONG ALL PUBLIC AND PRIVATE STREETS.

11. PHASING

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.



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



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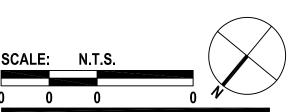
TECHNICAL

Issued

05/17/10 - REZONING SUBMITTAL

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