



**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
P# 704.376.1555 F# 704.376.7851
info@colejeneststone.com

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

TREVI VILLAGE

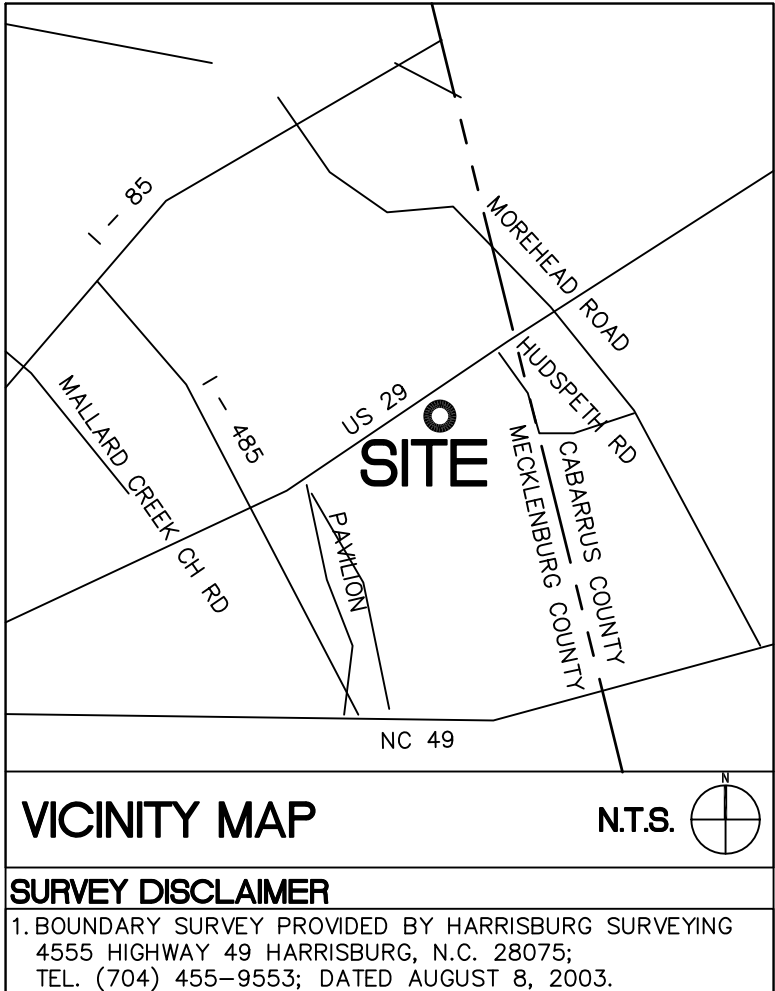
Charlotte
North Carolina 28262

**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



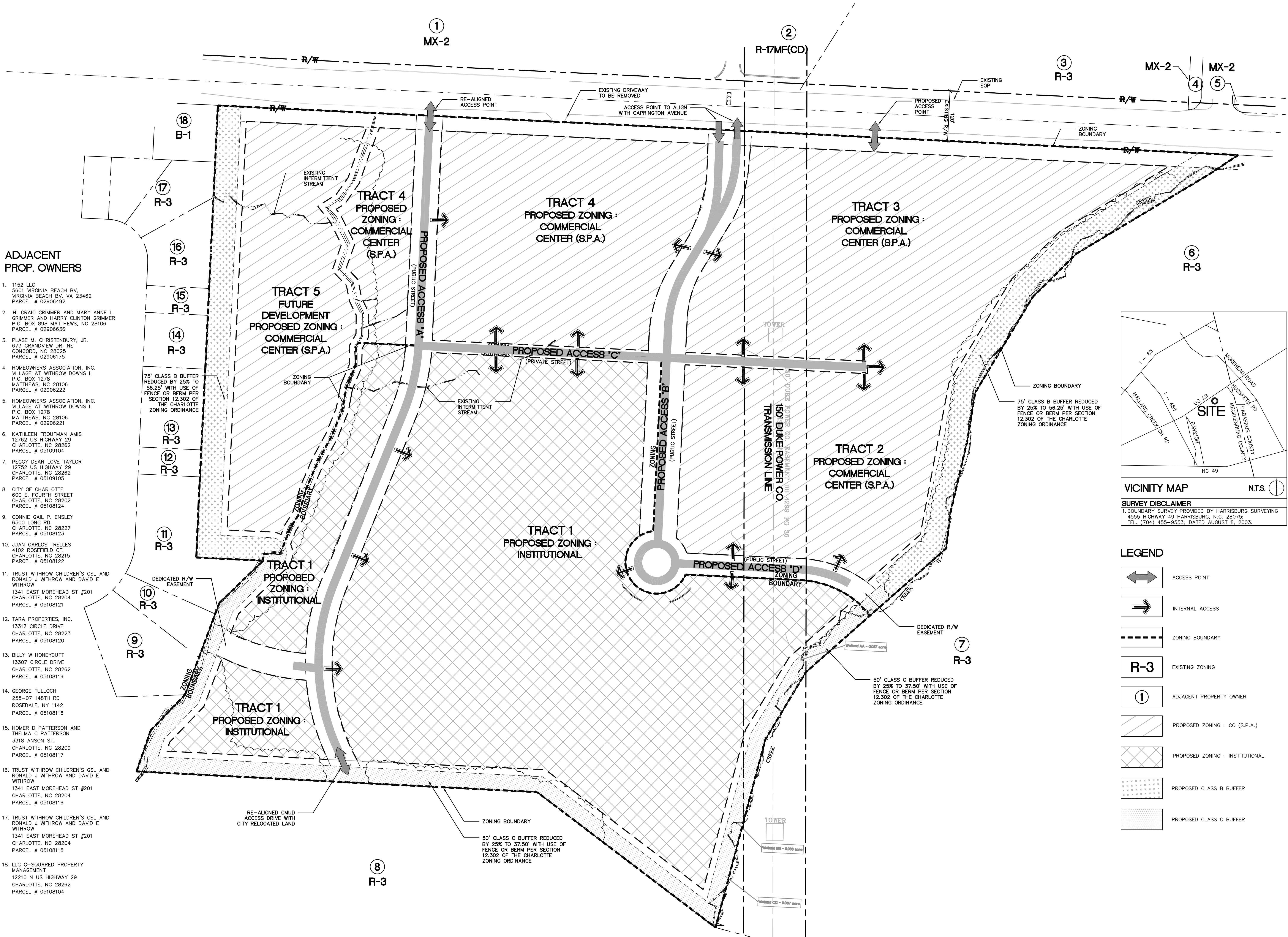
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RZ1.0 of 4.0

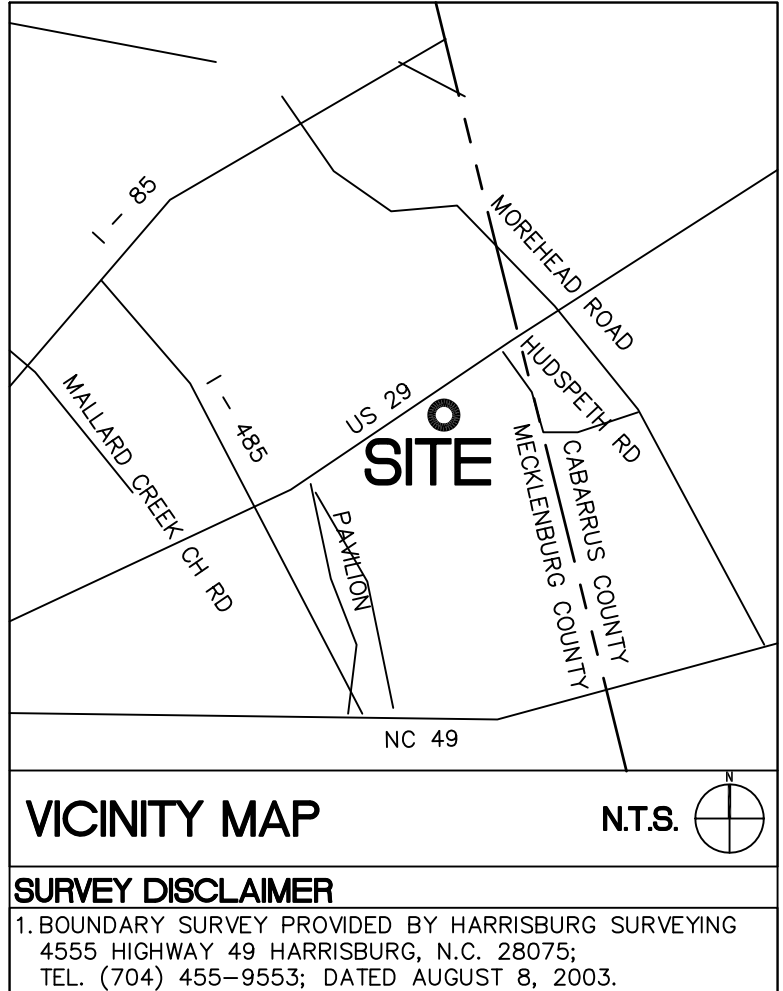
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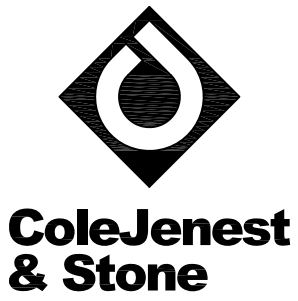
ADJACENT
PROP. OWNERS

1. 1152 LLC
5601 VIRGINIA BEACH BV,
VIRGINIA BEACH BV, VA 23462
PARCEL # 02906492
2. H. CRAIG GRIMMER AND MARY ANNE L.
GRIMMER AND HARRY CLINTON GRIMMER
P.O. BOX 898 MATTHEWS, NC 28106
PARCEL # 02906636
3. PLASE M. CHRISTENBURY, JR.
673 GRANDVIEW DR. NE
CONCORD, NC 28025
PARCEL # 02906175
4. HOMEOWNERS ASSOCIATION, INC.
VILLAGE AT WITHROW DOWNS II
P.O. BOX 1278
MATTHEWS, NC 28106
PARCEL # 02906222
5. HOMEOWNERS ASSOCIATION, INC.
VILLAGE AT WITHROW DOWNS II
P.O. BOX 1278
MATTHEWS, NC 28106
PARCEL # 02906221
6. KATHLEEN TROUTMAN AMIS
12762 US HIGHWAY 29
CHARLOTTE, NC 28262
PARCEL # 05109104
7. PEGGY DEAN LOVE TAYLOR
12752 US HIGHWAY 29
CHARLOTTE, NC 28262
PARCEL # 05109105
8. CITY OF CHARLOTTE
600 E. FOURTH STREET
CHARLOTTE, NC 28202
PARCEL # 05108124
9. CONNIE GAIL P. ENSLEY
6500 LONG RD.
CHARLOTTE, NC 28227
PARCEL # 05108123
10. JUAN CARLOS TRELLES
4102 ROSEFIELD CT
CHARLOTTE, NC 28215
PARCEL # 05108122
11. TRUST WITHROW CHILDREN'S GSL AND
RONALD J WITHROW AND DAVID E
WITHROW
1341 EAST MOREHEAD ST #201
CHARLOTTE, NC 28204
PARCEL # 05108121
12. TARA PROPERTIES, INC.
13317 CIRCLE DRIVE
CHARLOTTE, NC 28223
PARCEL # 05108120
13. BILLY W HONEYCUTT
13307 CIRCLE DRIVE
CHARLOTTE, NC 28262
PARCEL # 05108119
14. GEORGE TULLOCH
255-07 148TH RD
ROSEDALE, NY 1142
PARCEL # 05108118
15. HOMER D PATTERSON AND
THELMA C PATTERSON
3318 ANSON ST.
CHARLOTTE, NC 28209
PARCEL # 05108117
16. TRUST WITHROW CHILDREN'S GSL AND
RONALD J WITHROW AND DAVID E
WITHROW
1341 EAST MOREHEAD ST #201
CHARLOTTE, NC 28204
PARCEL # 05108116
17. TRUST WITHROW CHILDREN'S GSL AND
RONALD J WITHROW AND DAVID E
WITHROW
1341 EAST MOREHEAD ST #201
CHARLOTTE, NC 28204
PARCEL # 05108115
18. 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 : CC (S.P.A.)
- PROPOSED ZONING : INSTITUTIONAL
- PROPOSED CLASS B BUFFER
- PROPOSED CLASS C BUFFER



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TREVI VILLAGE

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North Carolina 28262

TECHNICAL
DATA SHEET

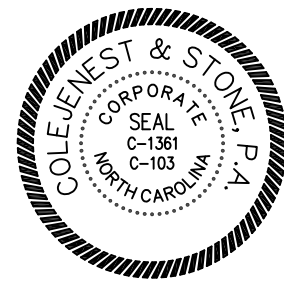
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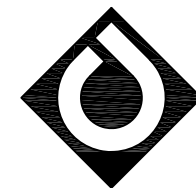
SCALE: 1"=100'

0 50' 100' 200'

RZ2.0 of 4.0

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TREVI VILLAGE

Charlotte
North Carolina 28262

SCHEMATIC SITE PLAN

Project No.
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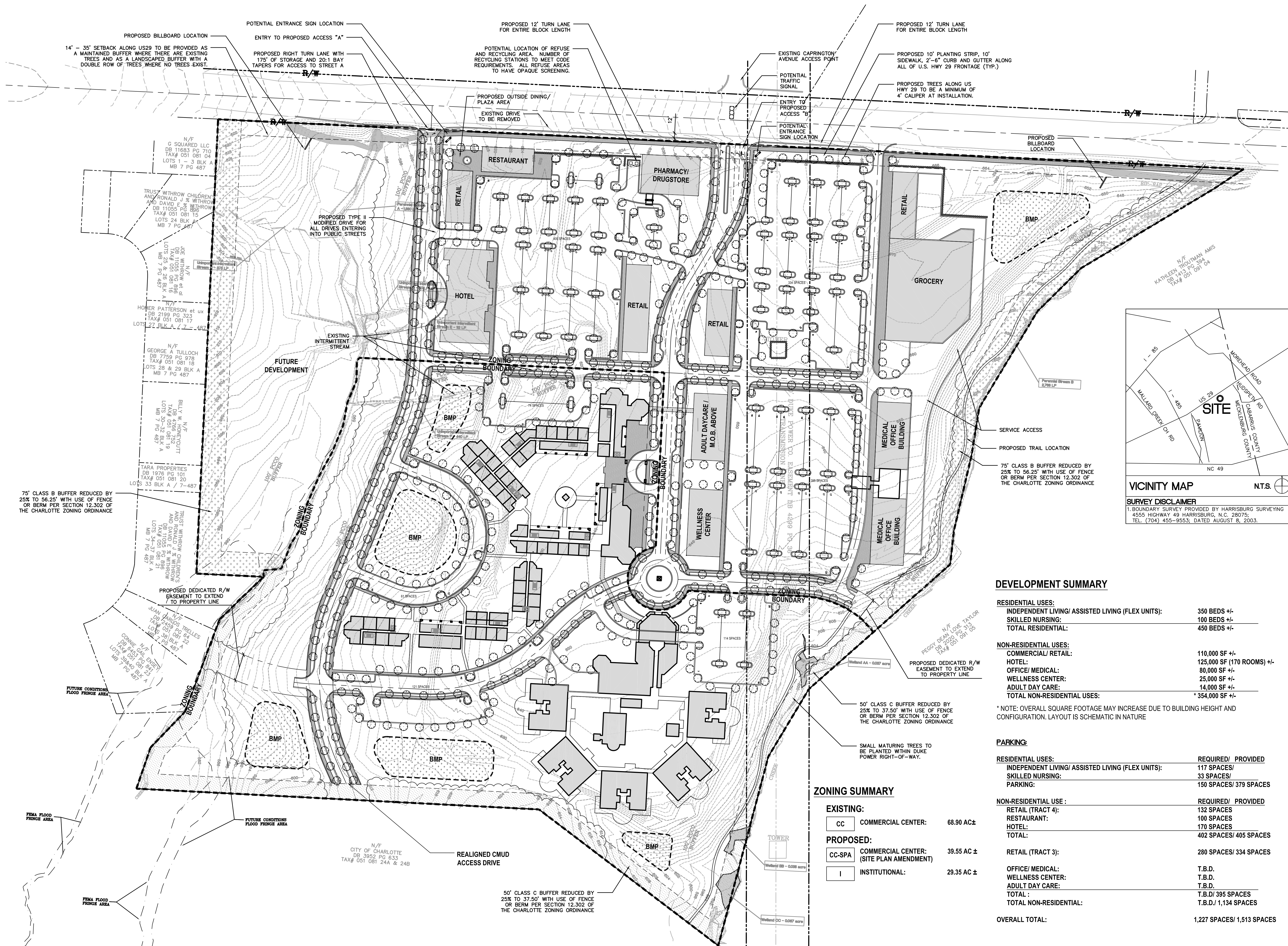
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RZ3.0 of 4.0

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DEVELOPMENT SUMMARY

RESIDENTIAL USES:	
INDEPENDENT LIVING/ ASSISTED LIVING (FLEX UNITS):	350 BEDS +/-
SKILLED NURSING:	100 BEDS +/-
TOTAL RESIDENTIAL:	450 BEDS +/-
NON-RESIDENTIAL USES:	
COMMERCIAL/ RETAIL:	110,000 SF +/-
HOTEL:	125,000 SF (170 ROOMS) +/-
OFFICE/ MEDICAL:	80,000 SF +/-
WELLNESS CENTER:	25,000 SF +/-
ADULT DAY CARE:	14,000 SF +/-
TOTAL NON-RESIDENTIAL USES:	* 354,000 SF +/-

* NOTE: OVERALL SQUARE FOOTAGE MAY INCREASE DUE TO BUILDING HEIGHT AND CONFIGURATION. LAYOUT IS SCHEMATIC IN NATURE

PARKING:

RESIDENTIAL USES:	REQUIRED/ PROVIDED
INDEPENDENT LIVING/ ASSISTED LIVING (FLEX UNITS):	117 SPACES/
SKILLED NURSING:	33 SPACES/
PARKING:	150 SPACES/ 379 SPACES

NON-RESIDENTIAL USE :	REQUIRED/ PROVIDED
RETAIL (TRACT 4):	132 SPACES
RESTAURANT:	100 SPACES
HOTEL:	170 SPACES
TOTAL:	402 SPACES/ 405 SPACES

RETAIL (TRACT 3):	280 SPACES/ 334 SPACES
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OFFICE/ MEDICAL:	T.B.D.
WELLNESS CENTER:	T.B.D.
ADULT DAY CARE:	T.B.D.
TOTAL :	T.B.D/ 395 SPACES
TOTAL NON-RESIDENTIAL:	T.B.D./ 1,134 SPACES

OVERALL TOTAL: 1,227 SPACES/ 1,513 SPACES

ZONING SUMMARY

EXISTING:		
CC	COMMERCIAL CENTER:	68.90 AC±
PROPOSED:		
CC-SPA	COMMERCIAL CENTER: (SITE PLAN AMENDMENT)	39.55 AC ±
I	INSTITUTIONAL:	29.35 AC ±

