

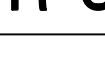
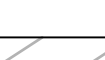





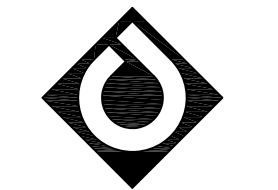
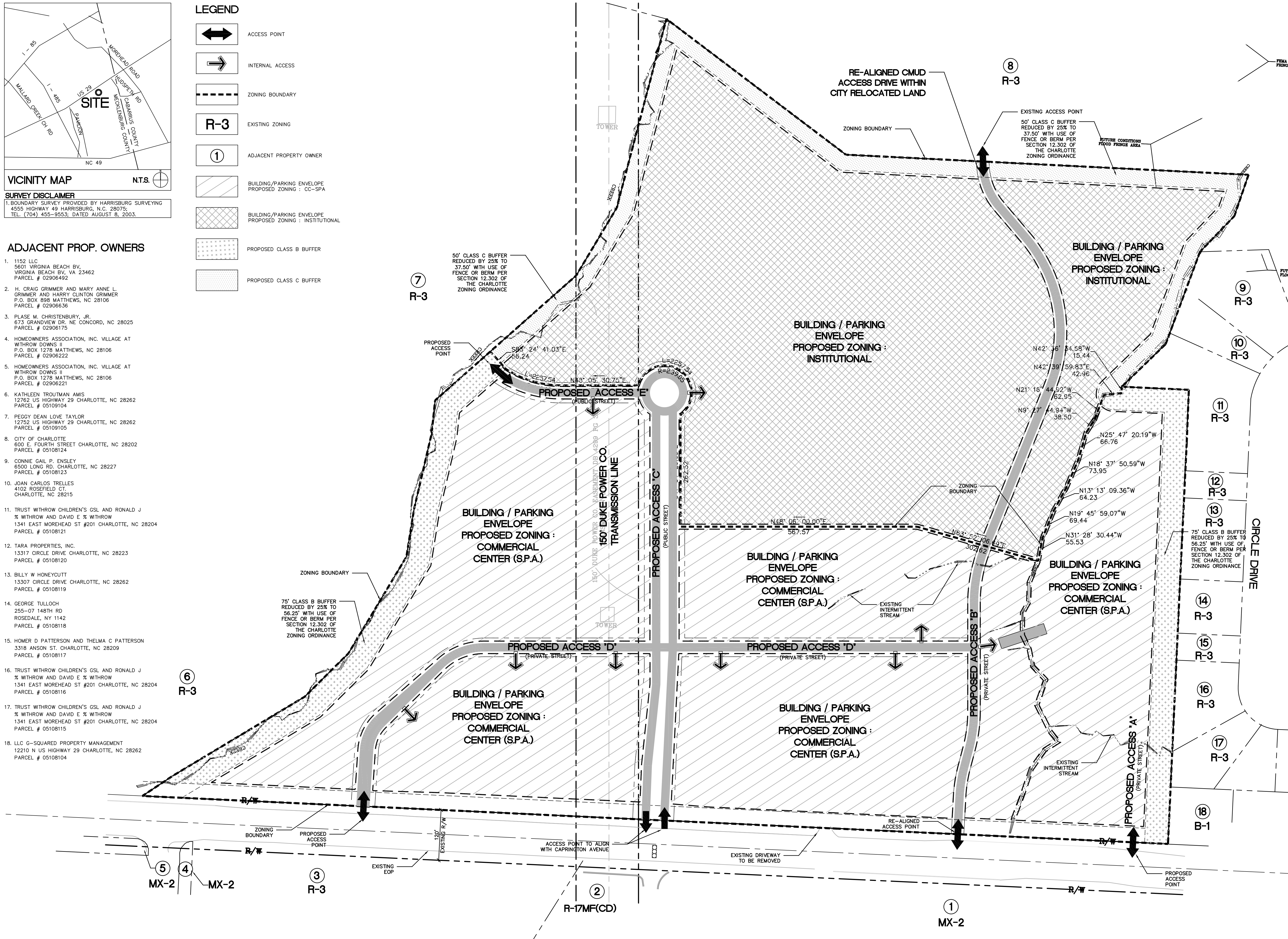


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1. BOUNDARY SURVEY PROVIDED BY HARRISBURG SURVEYING
4555 HIGHWAY 49 HARRISBURG, N.C. 28075;
TEL. (704) 455-9553; DATED AUGUST 8, 2003.

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
12752 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 # 0510812
9. CONNIE GAIL P. ENSLEY
5500 LONG RD, CHARLOTTE, NC 28227
PARCEL # 05108123
10. JOAN CARLOS TRELLES
4102 ROSEFIELD CT.
CHARLOTTE, NC 28215
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.
13717 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

	ACCESS POINT
	INTERNAL ACCESS
	ZONING BOUNDARY
	EXISTING ZONING
	ADJACENT PROPERTY OWNER
	BUILDING/PARKING ENVELOPE PROPOSED ZONING : CC-SPA
	BUILDING/PARKING ENVELOPE PROPOSED ZONING : INSTITUTIONAL
	PROPOSED CLASS B BUFFER
	PROPOSED CLASS C BUFFER



ColeJenest & Stone

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100 South Tryon Street, Suite 1400
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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.

1004

ssued

5/17/10 - REZONING SUBMITTA

Revised



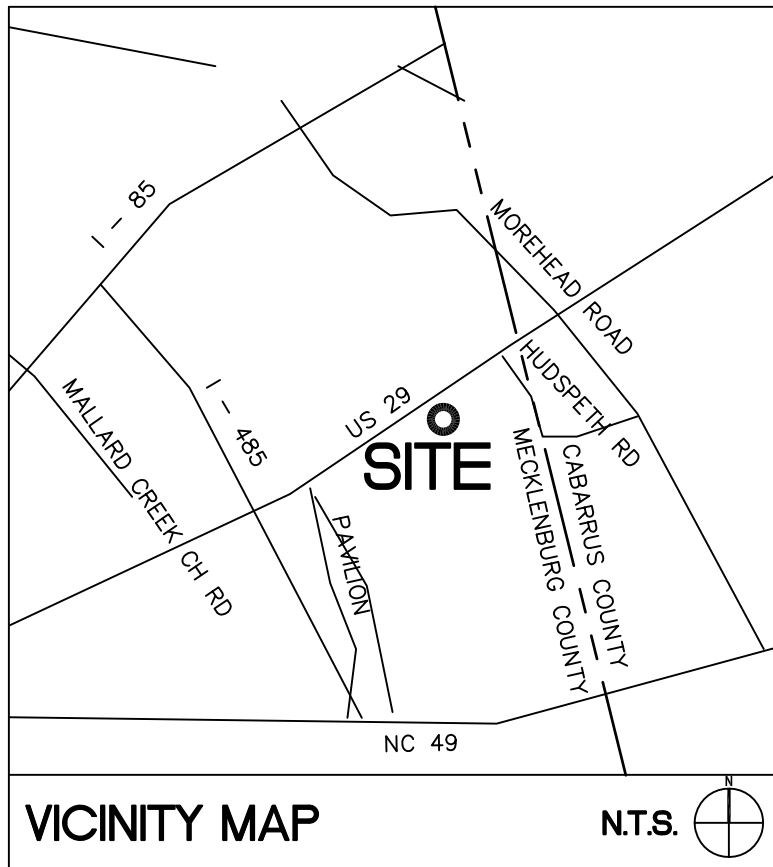
SCALE: 1"=100'



RZ2.0 of 4.0

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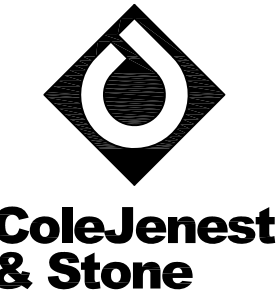
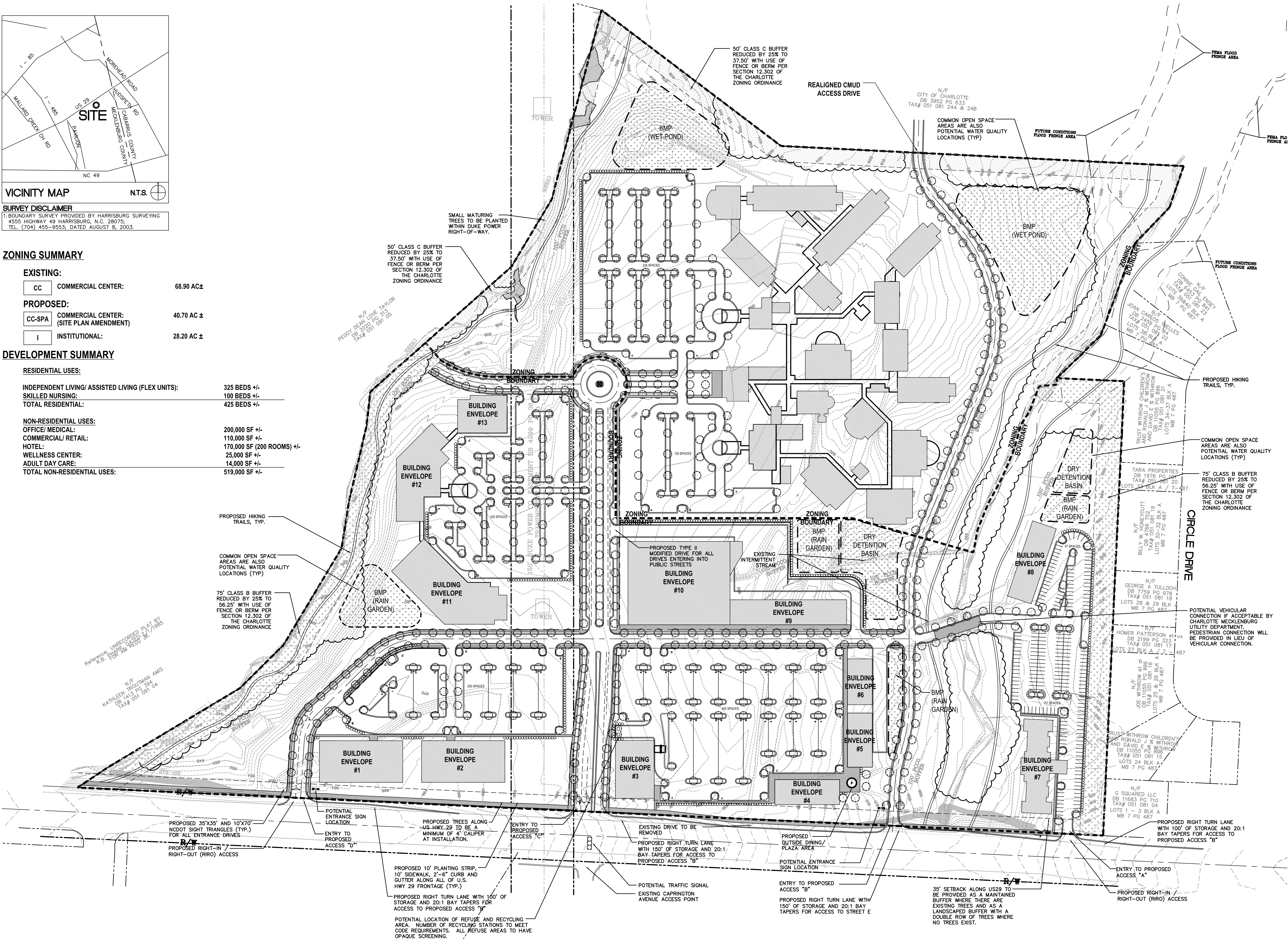
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TEL. (704) 455-9553; DATED AUGUST 8, 2003.

ZONING SUMMARY

EXISTING:		
CC	COMMERCIAL CENTER:	68.90 AC ±
PROPOSED:		
CC-SPA	COMMERCIAL CENTER: (SITE PLAN AMENDMENT)	40.70 AC ±
I	INSTITUTIONAL:	28.20 AC ±

DEVELOPMENT SUMMARY

RESIDENTIAL USES:	
INDEPENDENT LIVING/ ASSISTED LIVING (FLEX UNITS):	325 BEDS +/-
SKILLED NURSING:	100 BEDS +/-
TOTAL RESIDENTIAL:	425 BEDS +/-
NON-RESIDENTIAL USES:	
OFFICE/ MEDICAL:	200,000 SF +/-
COMMERCIAL/ RETAIL:	110,000 SF +/-
HOTEL:	170,000 SF (200 ROOMS) +/-
WELLNESS CENTER:	25,000 SF +/-
ADULT DAY CARE:	14,000 SF +/-
TOTAL NON-RESIDENTIAL USES:	519,000 SF +/-



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14 Midtown Park East
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TREVI VILLAGE

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North Carolina 28262

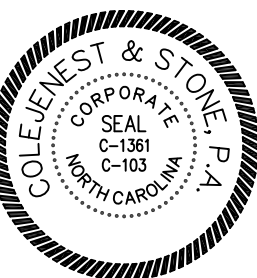
SCHEMATIC SITE PLAN

Project No.
4004

Issued

05/17/10 - REZONING SUBMITTAL

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SCALE: 1"= 100'



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MAY 18, 2010

REZONING PETITION -----

- ## 2. GENERAL PROVISIONS

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 THE INTERSECTION OF HIGHWAYS I-485 AND THE CABARET ROAD CORNER, THE "SITE". THE SITE CURRENTLY CONSISTS OF FIVE (5) DISTINCT TAX PARCELS, EACH OF WHICH IS OWNED BY GREYSON RIDGE DEVELOPMENT, LLC, 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, GREYSON RIDGE AND THE CITY OF CHARLOTTE WILL SWAP LAND SO THAT THE CITY OF CHARLOTTE TAKES OWNERSHIP OF THE SIXTY FOOT DRIVEWAY AND GREYSON RIDGE TAKES OWNERSHIP OF LAND PROVIDING AN EQUIVALENT ACCESS DRIVEWAY TO THE TREATMENT PLANT, AS SHOWN ON THE SITE 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 DEVELOPMENT INTENT IS MAINTAINED). THE REZONING PLAN IS NOT A PRELIMINARY DEVELOPMENT ORDINANCE AND, IF ANY, 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. THE REZONING PLAN DOES NOT PROVIDE SPECIFIC INFORMATION REGARDING THE EXACT LOCATION, 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 OF THE PROJECT. THE REZONING PLAN DOES NOT PROVIDE SPECIFIC INFORMATION REGARDING ANY VARIATIONS TO THE PARCEL OR CIRCULATION CONFIGURATIONS DEPICTED ON THE TECHNICAL DATA SHEET SHALL BE ALLOWED AS LONG AS THE OVERALL INTENT IS MAINTAINED.

THE SITE MAY BE DEVELOPED IN PHASES

A. ALLOWED USES

- IT IS ANTICIPATED THAT THE MAIN ROADWAY (ACCESS "C") 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.

- F. RIGHT-OF-WAY ABANDONMENT TO BE REQUESTED

BIKE LANES WILL BE PROVIDED ALONG PROPOSED ACCESS "C" AND ACCESS "E".

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

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

- #### A. TREATMENT OF SOLID WASTE AND RECYCLING ENCLOSURES

B. FENCE / WALL STANDARDS

6. STREETScape AND LANDSCAPING

VEGETATIVE SCREENING SHALL BE PROVIDED IN ADDITION TO THE PROPOSED SCREEN WALL TO BE PROVIDED BETWEEN THE PROPOSED COMMERCIAL/RETAIL DEVELOPMENT AND INSTITUTIONAL DEVELOPMENT AS GENERALLY DEPICTED ON THE PLANS. SCREENING SHALL ALSO BE PROVIDED ALONG THE RELOCATED CMUD ACCESS DRIVE.

ANY LIGHTING ATTACHED TO A BUILDING ON SITE SHALL BE CAPPED AND DOWNWARDLY DIRECTED.

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

N/A

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

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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TECHNICAL DATA SHEET - NOTES

Project No.

4004

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05/17/10 - REZONING SUBMITTAL

Revised



SCALE: N.T.S.

RZ4.0 of 4.0

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