

VICINITY MAP N.T.S.

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LEGEND

	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	STREET CONNECTION
	DRIVEWAY CONNECTION
	PEDESTRIAN CONNECTION
	ZONING BOUNDARY
	UNDISTURBED P.C.C.O. BUFFER
	TREE SAVE AREA

REZONING SUMMARY:

PETITIONER:	TREVI PARTNERS, LLC 55 MIDTOWN PARK EAST MOBILE AL, 36606
PROPERTY OWNER:	TREVI PARTNERS, LLC 55 MIDTOWN PARK EAST MOBILE AL, 36606
REZONING SITE AREA:	23.30± ACRES
TAX PARCEL #:	051-081-26
EXISTING ZONING:	CC, UR-C (CD)
PROPOSED ZONING:	UR-C (CD)
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
BUILDING SETBACK: (ALONG US 29)	30' FROM BACK-OF-CURB
BUILDING SETBACK: (INTERNAL PUBLIC STREETS)	14' FROM BACK-OF-CURB
MIN. SIDE YARD:	5'
MIN. REAR YARD:	20'
MAX. BUILDING HEIGHT:	FOUR (4) STORIES
MAX. FLOOR AREA RATIO: (F.A.R.)	3.0
PARKING RATIO:	1.25/UNIT MINIMUM
DEDICATED TREE SAVE:	REQUIRED: 3.50 AC (15%) PROVIDED: 8.35 AC
MAX. NO. DWELLING UNITS:	275
PROPOSED DENSITY:	11.80 DUA

GENERAL REZONING NOTES

- SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS
- SEE SHEET RZ-200 FOR ZONING EXHIBIT
- SEE SHEET RZ-200 FOR TYPICAL CROSS-SECTION

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Land Planning
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SOUTHLAND CAPITAL REALTY GROUP, LLC

55 MIDTOWN PARK EAST
 MOBILE, AL 36606

TREVI VILLAGE MULTI-FAMILY REZONING
 12220 U.S. HIGHWAY 29
 CHARLOTTE, NC 28262

REZONING PLAN

Project No. 4004
 Issued 04/24/17
 Revised



SCALE: 1"=100'

RZ-100

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PETITION #: 2017-XXX

TREVI VILLAGE MULTI-FAMILY DEVELOPMENT STANDARDS

APRIL 24, 2017

SITE DEVELOPMENT DATA:

- ACREAGE: 23.30 ± ACRES
- TAX PARCEL #S: 051-081-26
- EXISTING ZONING: CC, UR-C (CD)
- PROPOSED ZONING: UR-C (CD)
- EXISTING USES: VACANT
- PROPOSED USES: UP TO 275 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-C ZONING DISTRICT
- MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT WILL BE LIMITED TO FOUR (4) STORIES. ARCHITECTURAL FEATURES SUCH AS SPIRES, MANSARDS, DORMERS, AND THE LIKE AS WELL AS ROOF TOP MECHANICAL EQUIPMENT, AND SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT WILL BE ALLOWED AND WILL NOT BE CONSIDERED PART OF THE ALLOWED FOUR (4) STORY BUILDING HEIGHT.
- PARKING: 1.25 SPACES PER UNIT MINIMUM
- TREE SAVE: A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS TREE SAVE AREAS AS DEFINED IN CHARLOTTE TREE ORDINANCE. TREE SAVE WILL BE REVIEWED FOR ENTIRE UNIFIED DEVELOPMENT.

1. GENERAL PROVISIONS:

a. THE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TREVI PARTNERS, LLC ("THE PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF AN APPROXIMATELY 23.30 ACRE SITE LOCATED AT 12220 U.S. HIGHWAY 29 ("THE SITE") WITH A MULTI-FAMILY RESIDENTIAL COMMUNITY THAT COULD CONTAIN UP TO 275 MULTI-FAMILY DWELLING UNITS.

b. DEVELOPMENT OF THIS SITE WILL BE GOVERNED BY THE ATTACHED REZONING PLAN AND THESE DEVELOPMENT STANDARDS (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE ("THE ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-C (CD) ZONING DISTRICT CLASSIFICATION SHALL GOVERN DEVELOPMENT TAKING PLACE ON THE SITE.

c. THE REZONING AREA WILL BE A PART OF A LARGER UNIFIED DEVELOPMENT WHICH WILL INCLUDE THE PROPERTY EAST OF PUBLIC ROAD 'A' (PARCEL NOS. 051-091-09, 051-091-10, 051-091-11, 051-091-12) AS SHOWN ON THE REZONING PLAN. THIS PROPERTY WAS REZONED UNDER THE APPROVED PETITION NO. 2016-047. THIS PROPERTY WILL BE RE-COMBINED AS PART OF THE SUBDIVISION REVIEW AND APPROVAL PROCESS.

d. THE PETITIONER RESERVES THE RIGHT TO REQUEST A VARIANCE FROM THE BASE ORDINANCE PROVISIONS FOR LOADING STANDARDS.

e. THE REZONING PLAN DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH OF THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THE MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENT SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, ANY SUCH ALTERATION AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

i. EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR,

ii. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR

iii. MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, SIDE OR REAR YARDS) INDICATED ON SHEET RZ-100.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS. AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

b. THE SITE MAY BE DEVELOPED WITH UP TO 275 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-C (CD) ZONING DISTRICT.

3. TRANSPORTATION IMPROVEMENTS AND ACCESS:

1. PROPOSED IMPROVEMENTS:

a. ACCESS TO THE SITE WILL BE FROM U.S. HIGHWAY 29 AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. MINOR ADJUSTMENTS IN THE LOCATION OF THE POSSIBLE CONNECTION CAN BE MADE IN CONSULTATION WITH THE PLANNING DEPARTMENT DURING THE PLANNED MULTI-FAMILY REVIEW AND APPROVAL PROCESS;

c. SUBJECT TO THE PROVISIONS AND DESIGN DESCRIBED IN THE SECTION ABOVE, THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY CDDT/NCDDT, REQUIRED TO ACCOMMODATE THE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDDT/NCDDT IN ACCORDANCE WITH PUBLISHED STANDARDS.

d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDDT IN ACCORDANCE WITH PUBLISHED STANDARDS.

II. STANDARDS, PHASING AND OTHER PROVISIONS:

a. CDDT/NCDDT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDDT AS APPLICABLE. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

b. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60 DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALY REASONABLE TERMS AND AT MARKET PRICES, THEN CDDT, THE CITY OF CHARLOTTE ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY, AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION PROCEEDINGS INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN THE PETITIONER WILL WORK WITH CITY STAFF TO DETERMINE A PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS; IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

c. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDDT, AND THE PLANNING DIRECTOR AS APPLICABLE. PROVIDED HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

d. THE PRIVATE MALLARD CREEK WASTEWATER TREATMENT PLANT ACCESS ROAD IMPROVEMENTS AND ACCESS COORDINATION SHALL BE IMPLEMENTED TO CHARLOTTE WATER'S SATISFACTION PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE.

e. ALL PUBLIC TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE.

f. THE PETITIONER WILL DEDICATE IN FEE-SIMPLE AND CONVEY ALL PUBLIC RIGHTS OF WAY TO THE CITY OF CHARLOTTE PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE.

4. ARCHITECTURAL STANDARDS:

a. PREFERRED EXTERIOR BUILDING MATERIALS – ALL PRINCIPAL AND ACCESSORY BUILDING ADJUTING A PUBLIC OR PRIVATE STREET SHALL COMPRESE A MINIMUM OF 30% OF A BUILDING TOTAL FACADE (EXCLUSIVE OF WINDOWS, DOORS AND BALCONIES).

- i. BRICK
- ii. NATURAL STONE (OR SYNTHETIC EQUIVALENT)
- iii. OTHER EQUIVALENT OR BETTER MATERIAL APPROVED BY THE PLANNING DIRECTOR OR HIS/HER DESIGNEE

b. PROHIBITED EXTERIOR BUILDING MATERIALS – THE FOLLOWING EXTERIOR BUILDING MATERIALS ARE SPECIFICALLY PROHIBITED:

- i. VINYL SIDING (EXCEPT FOR SOFFITS AND TRIM INCLUDING WINDOW AND DOOR TRIM)
- ii. CONCRETE MASONRY UNITS (CMU) NOT ARCHITECTURALLY FINISHED.

c. BUILDING PLACEMENT AND DESIGN – BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING STANDARDS:

- i. BUILDING STREET FRONTAGE – BUILDINGS SHALL BE ARRANGED AND ORIENTED TO FRONT ALONG ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE STREETS) AS DEFINED BY THE SUBDIVISION ORDINANCE, EXCEPT FOR U-03 & U-05 STREET TYPES DEFINED BY THE URBAN STREET DESIGN GUIDELINES.
- ii. BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, USABLE OPEN SPACE, TREE SAVE AREAS, NATURAL AREAS, AND/OR TREE RE-PLANTING AREAS.
- iii. DRIVEWAYS FOR PRIVATE RESIDENTIAL GARAGES AND/OR PARKING SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.

d. BUILDING MASSING & HEIGHT – BUILDING MASSING SHALL BE DESIGNED TO BREAK UP LONG, MONOLITHIC BUILDING FORMS THROUGH THE FOLLOWING STANDARDS:

- i. BUILDING MASSING – BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (RECESS, PROJECTION, ARCHITECTURAL TREATMENT, ETC.). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL EXTEND OR RECESS A MINIMUM OF 5 FEET, EXTENDING THROUGH ALL FLOORS. MODULATIONS WILL OCCUR EVERY 10 FEET.
- ii. BUILDING HEIGHT – PER THE ZONING ORDINANCE.

e. ARCHITECTURAL ELEVATION DESIGN – ARCHITECTURAL ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST THROUGH THE FOLLOWING STANDARDS:

- i. VERTICAL MODULATION AND RHYTHM – BUILDING ELEVATIONS SHALL BE DESIGNED WITH RECOGNIZABLE VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. THE BAYS AND FEATURES MAY INCLUDE, BUT NOT LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, AND/OR RECESSES, PLASTERS, AND CHANGES IN MATERIALS.
- ii. BUILDING BASE – BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE. A MINIMUM OF THREE ELEVATIONS OF EACH BUILDING WILL BE ARTICULATED WITH A WAINSCOT OF PREFERRED EXTERIOR BUILDING MATERIALS LISTED ABOVE A MINIMUM OF THREE (3) FEET IN HEIGHT.
- iii. BLANK WALLS – BUILDING ELEVATIONS FACING STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET.
- iv. ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS, OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

f. ROOF FORM AND ARTICULATION – ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE THROUGH THE FOLLOWING STANDARDS:

- i. LONG ROOFLINES (PITCHED OR FLAT) SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM (E.G. DORMERS, GABLES, ETC.)
- ii. FOR PITCHED ROOFS THE MAXIMUM PITCH SHALL BE 4:12 (FOUR FEET IN VERTICAL HEIGHT FOR EVERY 12 FEET IN HORIZONTAL LENGTH), EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
- iii. ROOF-TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET AND FROM THE NEAREST SINGLE-FAMILY STRUCTURE IF LOCATED ON ROOF.

g. SERVICE AREA SCREENING – SITE SERVICE AREAS (DUMPSTERS, REFUSE AREAS, RECYCLING AREAS, STORAGE) SHALL BE SCREENED FROM VIEW THROUGH THE FOLLOWING STANDARDS:

- i. SERVICE AREAS WILL BE SCREENED BY A MINIMUM 30 PERCENT MASONRY MATERIAL
- iii. UTILITY STRUCTURES NEED TO BE SCREENED ARCHITECTURALLY OR WITH EVERGREEN PLANT MATERIAL
- iii. WALLS SHALL BE DESIGNED TO MATCH AND COMPLEMENT THE BUILDING ARCHITECTURE OF THE RESIDENTIAL BUILDINGS OF THE SUBJECT PROPERTY.

5. ENVIRONMENTAL FEATURES:

a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

b. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

6. OPEN SPACE/TREE SAVE AREAS:

a. OPEN SPACE/TREE SAVE AREAS EQUALING 15% OF THE SITE AREA WILL BE PROVIDED. THE OPEN SPACE/TREE SAVE AREAS DEPICTED ON THE REZONING PLAN MAY BE RELOCATED TO OTHER LOCATION ON THE SITE.

7. LIGHTING:

a. ALL NEW ATTACHED AND DETACHED LIGHTING SHALL BE FULLY SHIELDED DOWNWARDLY DIRECTED AND FULL CUT OFF FIXTURE TYPE LIGHTING EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

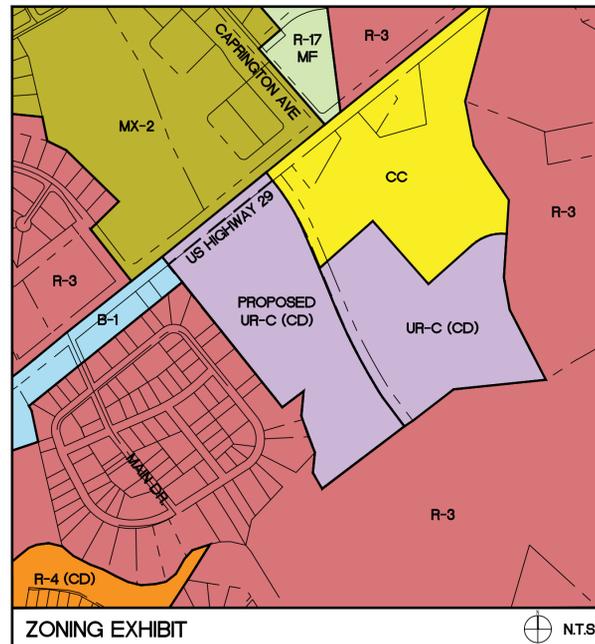
b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 21 FEET IN HEIGHT TO ALLOW BASE.

8. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

9. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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Shaping the Environment
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55 MIDTOWN PARK EAST
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TREVI VILLAGE MULTI-FAMILY REZONING

12220 U.S. HIGHWAY 29
CHARLOTTE, NC 28262

DEVELOPMENT STANDARDS

Project No.

4004

Issued

04/24/17

Revised



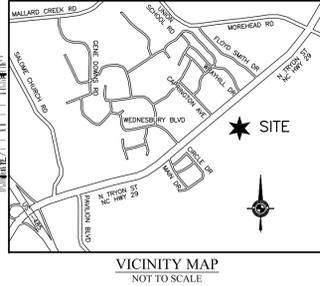
RZ-200

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PETITION #: 2017-XXX

US HIGHWAY 29
120' PUBLIC R/W
DB. 21291, PG. 483



- NOTES:**
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 2. ALL CORNERS MONUMENTED AS SHOWN.
 3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE. BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN/HEREON.
 5. ELEVATIONS BASED ON N.G.S. MONUMENT "DALE". ELEVATION = 664.0 FEET, NAVD 88.
 6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 7. NORTH TRYON STREET IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
 8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
 9. SEE SHEET 2 OF 2 FOR WETLAND INFORMATION.



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CHAR-MECK UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER
- CABLE TELEVISION**
TIME WARNER CABLE
1-800-892-2253

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE. SUBJECT PROPERTY ZONED: CC (COMMERCIAL CENTER DISTRICT)

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 336-3569.

LEGEND:

- BEP - BACK FLOW PREVENTOR
- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CC - CURB CUT
- CI - CURB INLET
- CMP - CORRUGATED METAL PIPE
- CP - CALCULATED POINT
- CPF - CORRUGATED PLASTIC PIPE
- CO - CLEAN OUT
- D.B. - DEED BOOK
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- ER - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- EOG - EDGE OF GRAVEL
- EOP - EDGE OF PAVEMENT
- EU - END UNKNOWN
- FC - FIRE CONNECTION
- FH - FIRE HYDRANT
- FP - FLAG POLE
- FV - FIRE VALVE
- GDP - GUARD POST
- GM - GATE MONUMENT
- GP - GATE POST
- GR - GRATE
- GV - GAS VALVE
- GW - GUY WIRE
- HWAC - HEATING, VENTILATION, AIR COND.
- HW - HEADWALL
- I - INVERT
- ICV - IRRIGATION CONTROL VALVE
- JBX - JUNCTION BOX
- LMP - LAMP POST
- LP - LIGHT POLE
- LE - LE
- M - MEASURED
- MB - MAIL BOX
- M.B. - MAP BOOK
- MW - MONITORING WELL
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIW - NEW IRON ROD
- NN - NEW NAIL
- O - INVERT OUT
- OHANG - OVERHANG
- PC - POWER BOX
- PIN - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PMH - POWER MANHOLE
- PP - POWER POLE
- PG - PAGE
- PVC - PLASTIC PIPE
- R - RIM
- (R) - RECORDED
- R/W - RIGHT-OF-WAY
- RCF - REINFORCED CONCRETE PIPE
- RW - RETAINING WALL
- SBB - BILLBOARD
- SDMH - STORM DRAIN MANHOLE
- SMF - SIGN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- (T) - TOTAL
- TB - TELEPHONE BOX
- TER - TERRACOTA PIPE
- TMH - TELEPHONE MANHOLE
- TSB - TRAFFIC SIGNAL BOX
- TUB - CABLE TV BOX
- UTL - UTILITY LINE HEIGHT
- WB - WATER BOX
- WM - WATER METER
- WSP - WATER SPIGOT
- WV - WATER VALVE

ALTA CERTIFICATION:

TO: TREVI PARTNERS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND (ii) INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), AND 13, OF TABLE THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. (iii) UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

PEGGY DEAN LOVE TAYLOR
DB. 2020, PG. 313
PIN: 051-091-05

JUSTIN F. CLONINGER
NCP/LS, L-4430

DATE

AERIAL NOTES:

INDEPENDENT MAPPING CONSULTANTS, INC.
JOB NO. IMC4262

A PORTION OF THIS MAP WAS PRODUCED BY PHOTOGRAMMETRIC METHODS FROM LIDAR DATA AND AERIAL PHOTOGRAPHY IN ACCORDANCE WITH NATIONAL MAP ACCURACY STANDARDS FOR 1"=40' SCALE MAPPING WITH 1' CONTOURS AS PUBLISHED BY THE USGS. PLANIMETRIC AND TOPOGRAPHIC FEATURES THAT LIE IN AREAS DELINEATED AS "OBSCURE" MAY NOT ADHERE TO NATIONAL MAP ACCURACY STANDARDS. THIS IS EFFECTIVE AT PENETRATING AVERAGE LEAF COVERAGE. LIDAR TECHNOLOGY CANNOT BE GUARANTEED IN AREAS OF ESPECIALLY DENSE LEAF CANOPY; THEREFORE, IMC CANNOT GUARANTEE THE ACCURACY OF THE TOPOGRAPHIC CONTOURS IN DENSELY VEGETATED AREAS.

NINETY-FIVE (95) PERCENT OF ALL CONTOURS ON CLEAR UNOBSERVED GROUND WILL BE CORRECT TO WITHIN ONE-HALF (1/2) OF THE CONTOUR INTERVAL. THE REMAINING FIVE (5) PERCENT WILL NOT EXCEED ERROR OF MORE THAN THE CONTOUR INTERVAL.

DASHED-LINE CONTOURS SHALL HAVE AN ACCURACY WITH RESPECT TO TRUE ELEVATION OF ONE CONTOUR INTERVAL OR ONE-FOURTH (1/4) THE AVERAGE HEIGHT OF THE GROUND COVER, WHICHEVER IS GREATER.

NINETY (90) PERCENT OF ALL SPOT ELEVATIONS ON CLEAR UNOBSERVED GROUND WILL BE CORRECT TO WITHIN TWENTY-FIVE (25) PERCENT OF THE SPECIFIED CONTOUR INTERVAL, AND NONE WILL BE IN ERROR BY MORE THAN FIFTY (50) PERCENT OF THAT CONTOUR INTERVAL.

NINETY-FIVE (95) PERCENT OF ALL VISIBLE PLANIMETRIC FEATURES SHALL BE WITHIN ONE-FORTIETH (1/40) OF AN INCH AT MAP SCALE, OF THEIR CORRECT COORDINATE POSITIONS. NO SUCH WELL DEFINED FEATURES SHALL BE IN ERROR BY MORE THAN ONE-TWENTIETH (1/20) OF AN INCH.

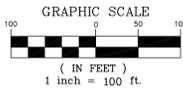
CONTACT BOB CARL, PLS. PFS FOR QUESTIONS. 704-540-0087.

LINE LEGEND:

- EASEMENT
- FENCE
- GUARD RAIL
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- SETBACK
- CABLE TV LINE
- FIBER OPTIC LINE
- GAS LINE
- POWER LINE
- POWER LINE (UNDERGROUND)
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- TELEPHONE LINE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE
- WOOD FENCE

SURVEYOR NOTE:

TRACT II AS SHOWN HEREIN IS THE SAME PROPERTY AS DESCRIBED AS "TRACT II" IN EXHIBIT A TO THAT CERTAIN DEED OF TRUST RECORDED IN BOOK 21291 AT PAGE 491, AS AMENDED, AND DEED OF TRUST RECORDED IN BOOK 31745 AT PAGE 121, AS AMENDED, OF THE MECKLENBURG COUNTY PUBLIC REGISTRY.



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY'S PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2008.

THIS IS TO CERTIFY THAT ON THE 06 DAY OF JUNE 20 10, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE, 1800.21 N.C.A.C. 59 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 50 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.



PRELIMINARY FOR COORDINATION & REVIEW ONLY

THIS SHEET IS PART OF A SET OF 3 AND ALL SHEETS MUST BE TOGETHER FOR COMPLETE SURVEY

SHEET 1 OF 3

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:

TREVI PARTNERS, LLC

NORTH TRYON STREET/US HIGHWAY 29
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
TRACT I AND II; DB. 21291, PG. 483
TAX PARCEL NO: 051-091-09 & 051-081-26

R.B. PHARR & ASSOCIATES, P.A.

SURVEYING & MAPPING
LINDSEY
420 HAWTHORNE LANE, CHARLOTTE, NC 28204 TEL: (704) 376-2186

CREW:	TR	DRAWN:	CW	REVISED:		SCALE:	1" = 100'	DATE:	JUNE 06, 2010	FILE NO. W-3916	JOB NO. 76218
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LINE	BEARING	DISTANCE
L1	S39°15'03"E	7.49'
L2	S42°12'08"E	0.46'
L3	N50°53'37"E	59.99'
L4	N52°21'58"E	31.13'
L5	N39°15'03"W	8.99'
L6	N38°46'52"W	69.71'
L7	S32°15'03"E	115.64'
L8	S35°46'02"E	79.80'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1525.52'	440.08'	N30°25'52"W	438.55'
C2	1585.52'	456.33'	S30°24'43"E	454.88'
C3	2971.88'	798.20'	N29°49'33"W	795.80'
C4	2911.98'	781.93'	S29°49'26"E	779.59'

LOTS 1, 2 & 3
BLOCK A, MB. 7, PG. 487
G-SQUARED PROPERTY MANAGEMENT, LLC
DB. 11683, PG. 710
PIN: 051-081-04

LOT 24
BLOCK A, MB. 7, PG. 487
WITHROW TRUST ET AL
DB. 16569, PG. 374
PIN: 051-081-15

LOT 25 & 26
BLOCK A, MB. 7, PG. 487
WITHROW TRUST ET AL
DB. 16569, PG. 374
PIN: 051-081-16

LOT 27
BLOCK A, MB. 7, PG. 487
M.D. PATTERSON
DB. 2199, PG. 323
PIN: 051-081-17

LOT 28 & 29
BLOCK A, MB. 7, PG. 487
D.A. TULLOCH
DB. 20516, PG. 249
PIN: 051-081-18

LOTS 30, 31, & 32
BLOCK A, MB. 7, PG. 487
B.W. HONEYCUTT
DB. 4768, PG. 352
PIN: 051-081-19

LOT 33
BLOCK A, MB. 7, PG. 487
M.W. PROPERTIES, INC.
DB. 16944, PG. 666
PIN: 051-081-20

LOT 34, 35, 36, & 37
BLOCK A, MB. 7, PG. 487
WITHROW CHILDREN'S TRUST ET AL
DB. 16569, PG. 374
PIN: 051-081-21

LOTS 39 & 40
BLOCK A, MB. 7, PG. 487
CONNIE G. ENSLEY
DB. 6453, PG. 841
PIN: 051-081-23

TREVI PARTNERS, LLC
TRACT II
DB. 21291, PG. 483
PIN: 051-081-26
1,021,399 SQ. FT.
23.4481 ACRES

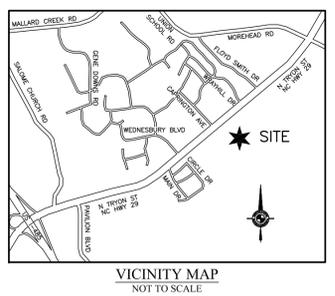
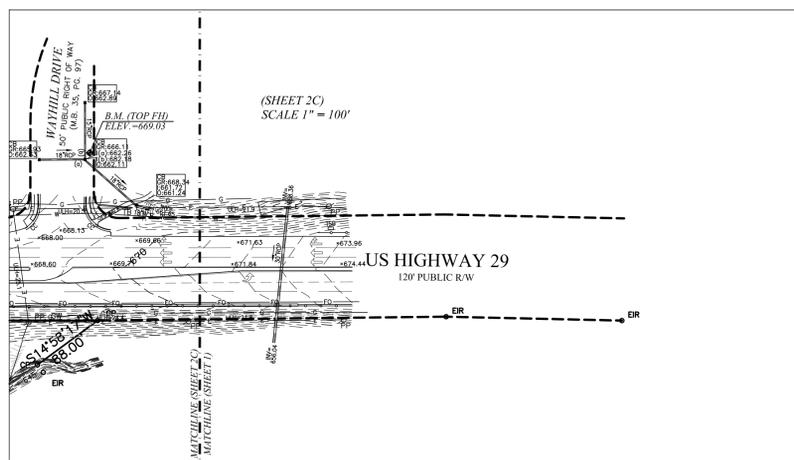
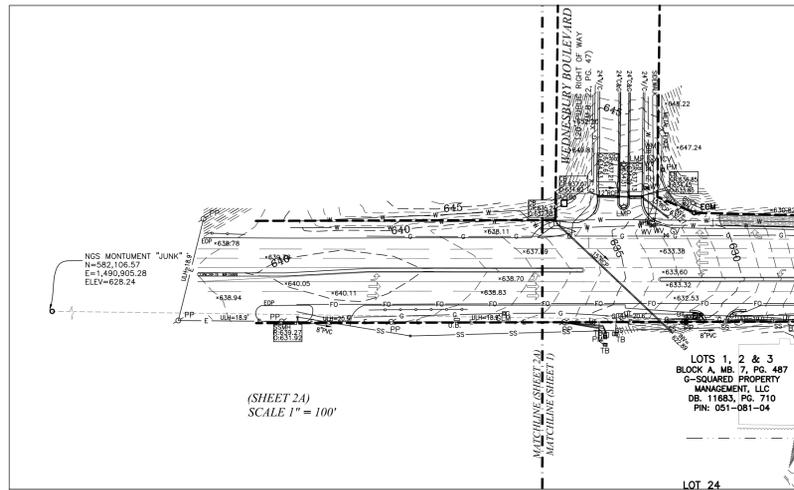
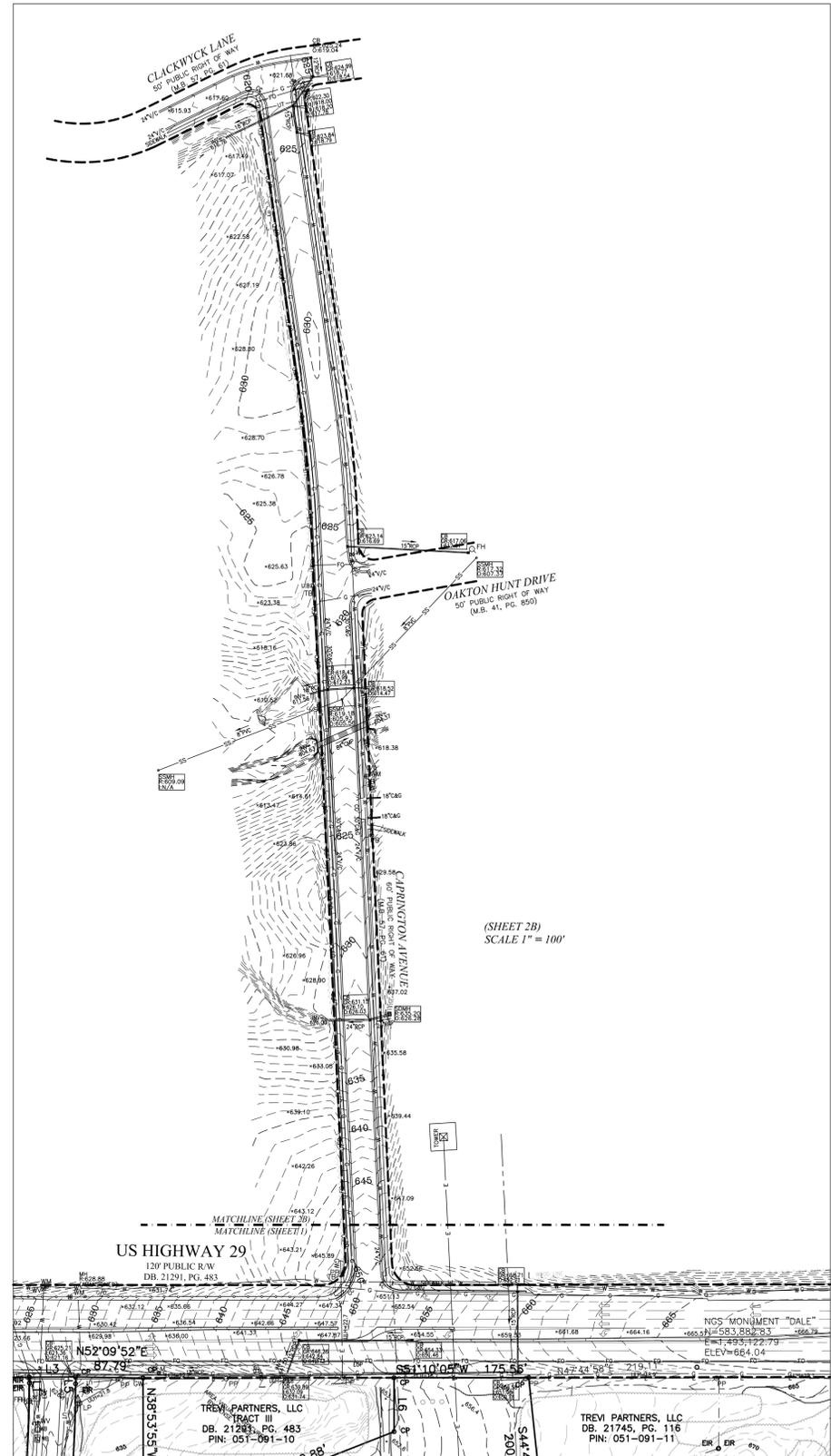
TREVI PARTNERS, LLC
TRACT III
DB. 21291, PG. 483
PIN: 051-091-10
1,737,160 SQ. FT.
39.8797 ACRES

TREVI PARTNERS, LLC
TRACT IV
DB. 21745, PG. 116
PIN: 051-091-11

TREVI PARTNERS, LLC
TRACT V
DB. 21745, PG. 116
PIN: 051-091-12

CITY OF CHARLOTTE
DB. 3952, PG. 633
PIN: 051-081-24

CITY OF CHARLOTTE
DB. 3952, PG. 633
PIN: 051-081-24



- LEGEND:**
- BFP - BACK FLOW PREVENTOR
 - C&G - CURB & GUTTER
 - CB - CATCH BASIN
 - CC - CURB CUT
 - CI - CURB INLET
 - CMF - CORRUGATED METAL PIPE
 - CP - CALCULATED POINT
 - CPP - CORRUGATED PLASTIC PIPE
 - CO - CLEAN OUT
 - D.B. - DEED BOOK
 - DI - DROP INLET
 - DIP - DUCTILE IRON PIPE
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EMM - EXISTING METAL MONUMENT
 - EV - EXISTING VALVE
 - EOG - EDGE OF GRAVEL
 - EOP - EDGE OF PAVEMENT
 - EU - END UNKNOWN
 - FC - FIRE CONNECTION
 - FH - FIRE HYDRANT
 - FP - FLAG POLE
 - FV - FIRE VALVE
 - GDP - GUARD POST
 - GM - GAS METER
 - GP - GATE POST
 - GR - GRATE
 - GV - GAS VALVE
 - GW - GUY WIRE
 - HVAC - HEATING, VENTILATION, AIR COND.
 - HW - HEADWALL
 - I - INVERT IN
 - ICV - IRRIGATION CONTROL VALVE
 - JBX - JUNCTION BOX
 - LMP - LAMP POST
 - LP - LIGHT POLE
 - MM - MEASUREMENT
 - MBX - MAILBOX
 - MB - MAP BOOK
 - MW - MONITORING WELL
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - NN - NEW NAIL
 - O - INVERT OUT
 - OHLANG - OVERHANG
 - PB - POWER BOX
 - PIN - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PMH - POWER MANHOLE
 - PP - POWER POLE
 - PG - PAGE
 - PVC - PLASTIC PIPE
 - R - RIM
 - RD - RECORDED
 - R/W - RIGHT-OF-WAY
 - RCF - REINFORCED CONCRETE PIPE
 - RW - RETAINING WALL
 - SBP - BELLSHED
 - SDMH - STORM DRAIN MANHOLE
 - SMP - MULT-POST SIGN
 - SSMH - SANITARY SEWER MANHOLE
 - (T) - TOTAL
 - TB - TELEPHONE BOX
 - TERR - TERRACOTTA PIPE
 - TMH - TELEPHONE MANHOLE
 - TSB - TRAFFIC SIGNAL BOX
 - TVB - CABLE TV BOX
 - ULH - UTILITY LINE HEIGHT
 - WB - WATER BOX
 - WM - WATER METER
 - WSP - WATER SPIGOT
 - WV - WATER VALVE

AERIAL NOTES:

INDEPENDENT MAPPING CONSULTANTS, INC.
JOB NO. IMC422

A PORTION OF THIS MAP WAS PRODUCED BY PHOTOGRAMMETRIC METHODS FROM LIDAR DATA AND AERIAL PHOTOGRAPHY IN ACCORDANCE WITH NATIONAL MAP ACCURACY STANDARDS FOR 1"=40' SCALE MAPPING WITH 1' CONTOURS AS PUBLISHED BY THE USGS. PLANIMETRIC AND TOPOGRAPHIC FEATURES THAT LIE IN AREAS DELINEATED AS "OBSCURED" MAY NOT ADHERE TO NATIONAL MAP ACCURACY STANDARDS. THIS IS EFFECTIVE AT PENETRATING AVERAGE LEAF COVERAGE. LIDAR TECHNOLOGY CANNOT BE GUARANTEED IN AREAS OF ESPECIALLY DENSE LEAF CANOPY; THEREFORE, IMC CANNOT GUARANTEE THE ACCURACY OF THE TOPOGRAPHIC CONTOURS IN DENSELY VEGETATED AREAS.

NINETY-FIVE (95) PERCENT OF ALL CONTOURS ON CLEAR UNOBSCURED GROUND WILL BE CORRECT TO WITHIN ONE-HALF (1/2) OF THE CONTOUR INTERVAL. THE REMAINING FIVE (5) PERCENT WILL NOT EXCEED ERROR OF MORE THAN THE CONTOUR INTERVAL.

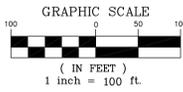
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CONTACT BOB CARL, PLS. PPS FOR QUESTIONS, 704-540-0087.

- LINE LEGEND:**
- EASEMENT
 - FENCE
 - GUARD RAIL
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SETBACK
 - CABLE TV LINE
 - FIBER OPTIC LINE
 - GAS LINE
 - POWER LINE
 - POWER LINE (UNDERGROUND)
 - SANITARY SEWER PIPE
 - STORM DRAIN PIPE
 - TELEPHONE LINE
 - TELEPHONE LINE (UNDERGROUND)
 - WATER LINE
 - WOOD FENCE



SURVEYOR NOTE:

TRACT II AS SHOWN HEREIN IS THE SAME PROPERTY AS DESCRIBED AS "TRACT II" IN EXHIBIT A TO THAT CERTAIN DEED OF TRUST RECORDED IN BOOK 21291 AT PAGE 491, AS AMENDED, AND DEED OF TRUST RECORDED IN BOOK 21745 AT PAGE 121, AS AMENDED, OF THE MECKLENBURG COUNTY PUBLIC REGISTRY.



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY'S PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL EMERGENCY ADMINISTRATION, DATED MARCH 2, 2009.

COMMUNITY PANEL NO: 371045 9800J

THIS IS TO CERTIFY THAT ON THE 06 DAY OF JUNE 20 10, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE 1600.21 NCAC 59 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 30 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

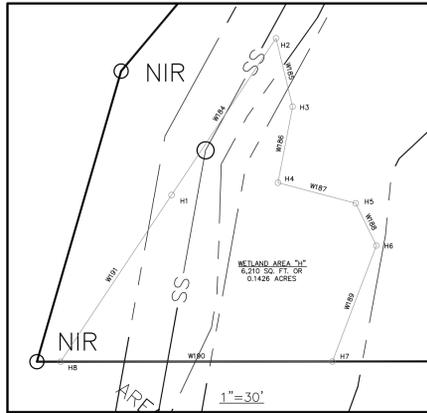
SIGNED

PRELIMINARY FOR COORDINATION & REVIEW ONLY

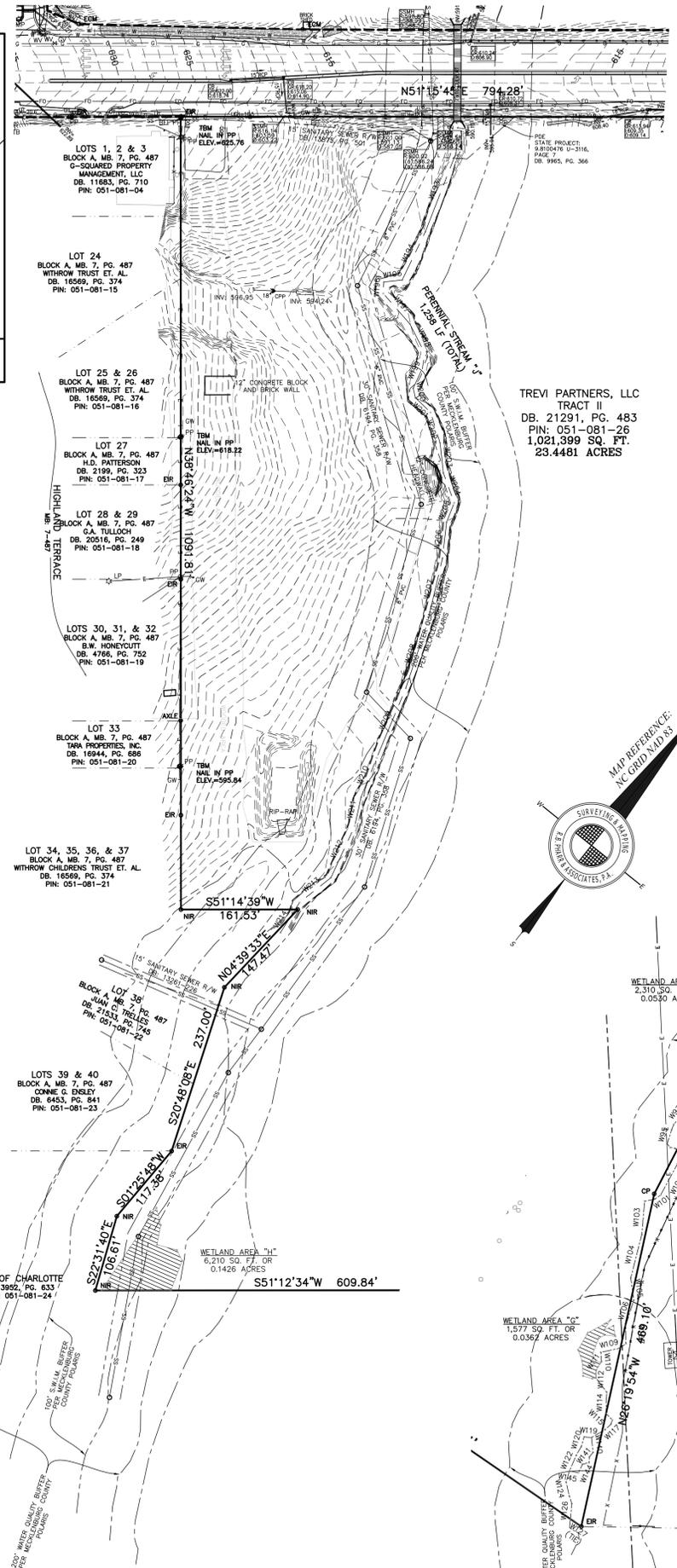
THIS SHEET IS PART OF A SET OF 3 AND ALL SHEETS MUST BE TOGETHER FOR COMPLETE SURVEY

SHEET 2 OF 3

REVISIONS			ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:		
03/20/12	Add Surveyor Note		TREVI PARTNERS, LLC		
07/29/16	Add topography along Highway 29 and Caprinton Avenue.		NORTH TRYON STREET/US HIGHWAY 29 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC TRACT I AND II; DB: 21291, PG. 483 TAX PARCEL NO: 051-091-09 & 051-081-26		
CREW: TR			R.B. PHARR & ASSOCIATES, P.A.		
DRAWN: CW			SURVEYING & MAPPING		
REVISED:			420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186		
SCALE: 1" = 100'	DATE: JUNE 06, 2010	FILE NO. W-3916			
		JOB NO. 76218			



LINE	BEARING	DISTANCE
W1	S2817°04'W	19.94'
W2	S23°36'03"W	27.91'
W3	S19°32'18"W	19.70'
W4	S09°41'33"E	7.92'
W5	S211°32'28"E	11.49'
W6	S2511°32'W	36.47'
W7	S16°58'01"W	10.24'
W8	S05°17'59"W	32.63'
W9	S00°12'34"E	30.30'
W10	S04°20'06"W	30.25'
W11	S5°27'17"W	20.33'
W12	S25°24'38"W	20.83'
W13	S38°00'09"W	27.52'
W14	S08°11'06"W	19.27'
W15	S32°48'26"E	7.38'
W16	S25°33'39"E	10.06'
W17	S08°38'44"E	24.40'
W18	S11°43'00"E	16.83'
W19	S26°38'12"E	8.08'
W20	S49°34'27"E	13.86'
W21	S26°32'37"W	27.46'
W22	S47°44'49"W	19.73'
W23	S27°05'10"W	17.13'
W24	S30°50'46"E	10.43'
W25	S02°20'01"W	4.95'
W26	S10°56'25"W	24.85'
W27	S03°10'20"E	11.23'
W28	S24°15'07"E	14.20'
W29	S31°56'22"E	19.50'
W30	S03°39'45"E	24.18'
W31	S00°27'20"E	29.43'
W32	S17°38'29"E	49.35'
W33	S05°16'02"W	4.28'
W34	S01°05'53"E	8.57'
W35	S06°40'36"W	50.25'
W36	S12°34'48"E	12.19'
W37	S21°29'13"E	40.31'
W38	S24°38'01"E	20.40'
W39	S29°49'44"E	17.14'
W40	S40°28'17"E	30.02'
W41	S21°41'10"E	14.46'
W42	S20°37'39"E	16.30'
W43	S68°00'52"E	19.48'
W44	S24°52'54"E	18.91'
W45	S32°36'30"E	38.17'
W46	S32°50'34"E	43.50'
W47	S26°30'10"E	41.47'
W48	S13°58'14"W	27.28'
W49	S13°21'50"E	25.88'
W50	S35°25'21"E	5.15'
W51	S59°33'25"E	31.28'
W52	S78°34'09"E	4.88'
W53	N76°00'38"E	18.43'
W54	S72°39'28"E	25.39'
W55	S48°31'48"E	25.38'
W56	S41°46'13"E	13.65'
W57	S02°17'42"E	15.70'
W58	S44°20'06"W	9.55'
W59	S67°27'29"W	8.22'
W60	S80°25'55"W	11.18'
W61	S53°54'21"W	6.18'
W62	S10°46'10"W	18.19'
W63	S17°00'59"W	25.01'
W64	S10°37'39"E	28.91'
W65	S15°30'51"W	26.99'
W66	S06°00'08"W	32.86'
W67	S09°32'39"W	61.49'
W68	S08°15'16"W	21.66'
W69	S25°16'40"W	7.07'
W70	S49°19'21"W	24.30'
W71	S45°41'17"W	40.71'
W72	S47°51'00"W	19.27'
W73	S37°32'01"W	14.13'
W74	S09°14'08"E	9.92'
W75	S43°36'08"E	9.65'
W76	S79°55'39"E	40.60'
W77	S31°17'17"E	26.17'
W78	S23°32'01"W	14.13'
W79	S68°30'14"W	10.65'
W80	S42°11'50"W	20.82'
W81	S53°17'45"W	10.89'
W82	S53°47'10"W	14.58'
W83	S38°47'13"W	11.06'
W84	S47°01'08"W	15.07'
W85	S53°10'23"E	6.29'
W86	S32°05'08"E	16.30'
W87	S17°08'10"E	21.76'
W88	S24°05'07"W	7.75'
W89	S39°34'09"E	23.00'
W90	S19°20'37"E	16.95'
W91	S09°47'57"W	7.37'
W92	S07°48'10"W	19.28'
W93	S00°23'05"W	22.37'
W94	S16°26'33"E	7.76'
W95	S21°05'47"E	20.63'



LINE	BEARING	DISTANCE
W96	S79°38'22"E	6.33'
W97	N61°48'48"E	7.03'
W98	S82°20'06"E	5.21'
W99	S37°33'22"E	17.59'
W100	S10°18'17"E	48.81'
W101	S16°31'08"W	9.67'
W102	S39°17'30"W	14.52'
W103	S33°52'29"E	46.05'
W104	S24°24'12"E	61.66'
W105	S46°36'18"E	30.89'
W106	S20°56'15"E	36.67'
W107	S39°28'50"E	24.92'
W108	S14°53'49"W	10.74'
W109	S39°01'38"W	26.68'
W110	S43°01'32"E	12.75'
W111	S06°13'18"E	14.02'
W112	S37°09'05"E	10.60'
W113	S75°49'36"E	24.95'
W114	S36°35'12"E	29.23'
W115	S84°06'52"E	12.51'
W116	S20°18'53"E	6.44'
W117	S08°41'55"W	10.83'
W118	S21°22'08"W	21.28'
W119	S55°51'18"W	10.17'
W120	S21°52'05"E	14.08'
W121	S08°48'29"E	13.62'
W122	S15°05'48"E	23.55'
W123	S21°48'00"E	15.92'
W124	S51°40'56"E	19.75'
W125	S57°00'39"E	11.28'
W126	S33°14'11"E	21.08'
W127	N85°40'03"E	18.32'
W128	N67°05'36"W	7.83'
W129	N45°18'28"W	11.29'
W130	N76°41'22"W	7.30'
W131	S80°31'14"W	19.91'
W132	N50°00'09"W	14.07'
W133	N65°53'00"W	8.53'
W134	S18°04'56"E	5.48'
W135	S49°16'11"W	8.78'
W136	S01°47'13"W	37.78'
W137	S38°03'59"E	18.87'
W138	S29°23'10"E	24.60'
W139	S20°46'38"W	24.86'
W140	S44°58'47"E	20.56'
W141	S00°16'48"W	8.08'
W142	S34°44'46"E	7.74'
W143	S35°40'08"W	9.45'
W144	S12°33'36"E	12.67'

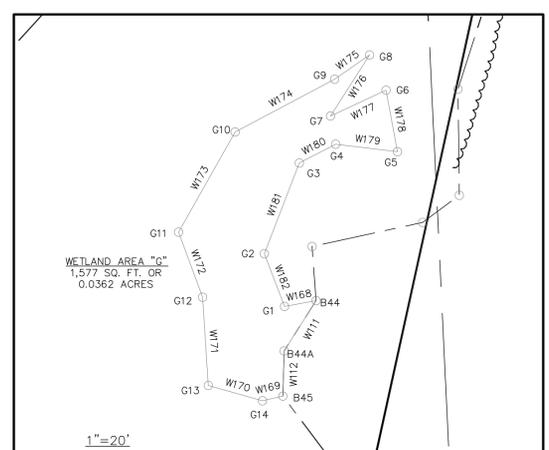
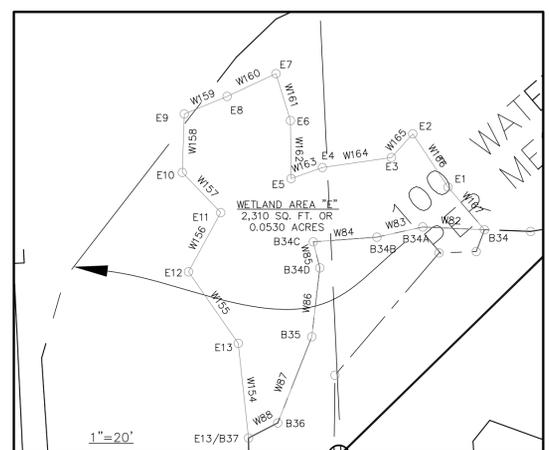
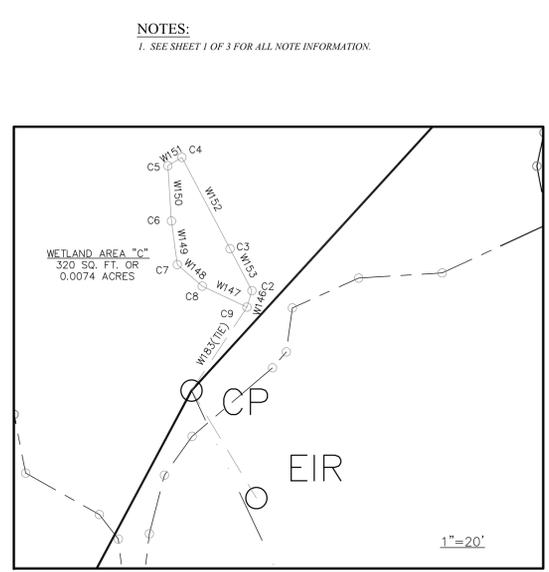
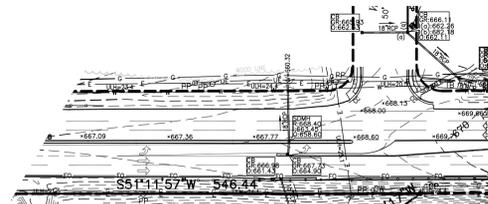
TREVI PARTNERS, LLC
TRACT II
DB. 21291, PG. 483
PIN: 051-081-26
1,021,399 SQ. FT.
23,4481 ACRES

PEGGY DEAN LOVE TAYLOR
DB. 2020, PG. 313
PIN: 051-091-05

LINE	BEARING	DISTANCE
W145	S61°47'50"W	12.59'
W146	S22°04'27"E	4.05'
W147	S76°18'59"W	11.65'
W148	N88°00'33"W	7.75'
W149	N46°28'21"W	10.32'
W150	N42°30'56"W	13.01'
W151	N20°39'02"E	3.85'
W152	S66°38'45"E	24.27'
W153	S66°26'05"E	11.10'
W154	N44°59'34"W	22.37'
W155	N73°41'38"W	20.48'
W156	N10°06'34"W	15.83'
W157	N82°33'49"W	13.06'
W158	N36°48'51"W	13.74'
W159	N29°02'52"E	10.90'
W160	N26°20'11"E	12.89'
W161	S56°02'36"E	11.53'
W162	S39°25'37"E	13.64'
W163	N31°49'51"E	7.82'
W164	N43°03'24"E	16.46'
W165	N03°19'12"E	7.50'
W166	S72°24'14"E	15.03'
W167	S72°31'12"E	13.18'
W168	N40°48'54"E	7.57'
W169	S38°15'11"W	4.93'
W170	S66°59'23"W	13.29'
W171	N42°27'06"W	20.76'
W172	N59°06'48"W	16.29'
W173	N09°13'27"W	27.03'
W174	N23°25'54"E	26.55'
W175	N16°34'12"E	10.02'
W176	S06°02'14"E	17.04'
W177	N26°22'09"E	14.44'
W178	S49°19'24"E	14.70'

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY'S PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2008.
COMMUNITY PLAN NO: 371045 9800J

THIS IS TO CERTIFY THAT ON THE 06 DAY OF JUNE 20 10, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE 1600.01 N.C.A.C. 50 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 50 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
SIGNED



LINE	BEARING	DISTANCE
W179	S58°06'54"W	14.68'
W180	S24°01'20"W	9.64'
W181	S17°35'07"E	22.84'
W182	S59°48'14"E	13.27'
W183	N05°03'10"W	23.56'
W184	N04°58'08"W	66.44'
W185	S52°24'58"E	24.82'
W186	S27°48'46"E	27.28'
W187	N65°59'58"E	28.43'
W188	S64°52'47"E	16.60'
W189	S17°55'32"E	43.69'
W190	S51°12'34"W	96.19'
W191	N04°58'08"W	70.64'
W192	S35°37'27"E	50.40'
W193	S17°23'58"E	115.93'
W194	S13°02'45"E	73.75'
W195	S44°51'04"W	25.55'
W196	S36°00'10"E	15.89'
W197	S80°00'07"E	55.66'
W198	S65°55'37"E	52.39'
W199	S14°08'25"E	46.22'
W200	S52°00'08"E	13.40'
W201	S84°50'17"E	29.03'
W202	S56°09'23"E	43.89'
W203	S44°58'06"E	41.73'
W204	S59°51'38"E	43.81'
W205	S17°41'20"E	28.77'
W206	S32°10'19"E	50.64'
W207	S25°30'49"E	91.24'
W208	S20°25'28"E	94.15'
W209	S15°59'16"E	104.09'
W210	S17°00'41"E	58.35'
W211	S26°19'15"E	40.43'
W212	S13°52'08"E	78.60'
W213	S12°56'44"W	55.30'
W214	S06°21'18"E	49.10'

PRELIMINARY FOR COORDINATION & REVIEW ONLY

NOTES:
1. SEE SHEET 1 OF 3 FOR ALL NOTE INFORMATION.

THIS SHEET IS PART OF A SET OF 3 AND ALL SHEETS MUST BE TOGETHER FOR COMPLETE SURVEY
SHEET 3 OF 3

REVISIONS			ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:		
03/20/12	Add Surveyor Note		TREVI PARTNERS, LLC NORTH TRYON STREET/US HIGHWAY 29 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DB. 21291, PG. 483 TAX PARCEL NO: 051-091-09 & 051-081-26		
07/29/16	Add topography along Highway 29 and Coplington Avenue.				
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL. (704) 376-2186		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-3916
TR	CW		1" = 100'/20'	JUNE 06, 2010	JOB NO. 76218