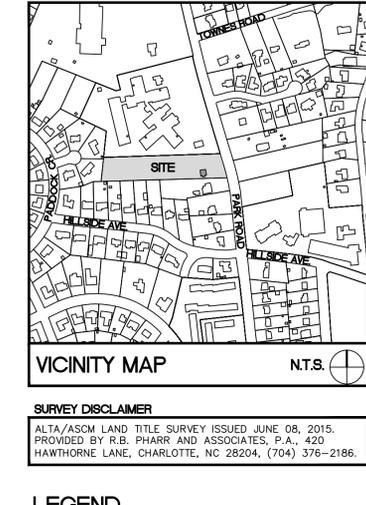
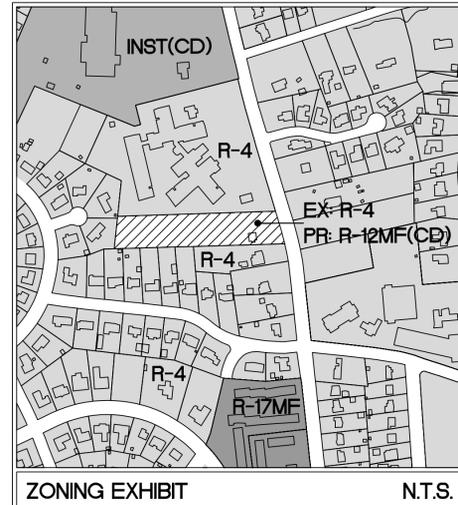


REZONING SUMMARY	
PETITIONER:	SELWYN PROPERTY GROUP 4310 PARK ROAD, SUITE 101 CHARLOTTE, NC 28209
PROPERTY OWNER:	EUGENE R CARPENTER MARGARET C. SMITH 4920 PINE RIDGE RD. CHARLOTTE, NC 28226
REZONING SITE AREA:	TOTAL: 2.223 AC
TAX PARCEL #:	149-144-37
EXISTING ZONING:	R-4
PROPOSED ZONING:	R-12MF (CD)
EXISTING USE:	SINGLE FAMILY, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED
TOTAL UNITS:	19
MINIMUM SETBACK:	30' FROM TRANSITIONAL R/W
MINIMUM SIDE YARD (SOUTH):	20'
MINIMUM SIDE YARD (NORTH):	10'
MINIMUM REAR YARD:	50'
MINIMUM TREE SAVE:	15% = .333 ACRES
TOTAL ON-SITE PARKING:	49 SPACES



SURVEY DISCLAIMER
ALTA/ASCM LAND TITLE SURVEY ISSUED JUNE 08, 2015.
PROVIDED BY R.B. PHARR AND ASSOCIATES, P.A., 420
HAWTHORNE LANE, CHARLOTTE, NC 28204, (704) 376-2186.

LEGEND	
SYMBOL	DESCRIPTION
[Pattern]	PROPOSED SIDEWALK
[Pattern]	PROPOSED BUILDING FOOTPRINT
[Pattern]	PROPOSED TREE SAVE
[Pattern]	PROPOSED REINFORCED TURF
[Pattern]	PROPOSED 2'-6" CURB & GUTTER



SELWYN PROPERTY GROUP
4310 PARK ROAD
SUITE 101
CHARLOTTE, NC 28209

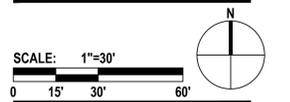
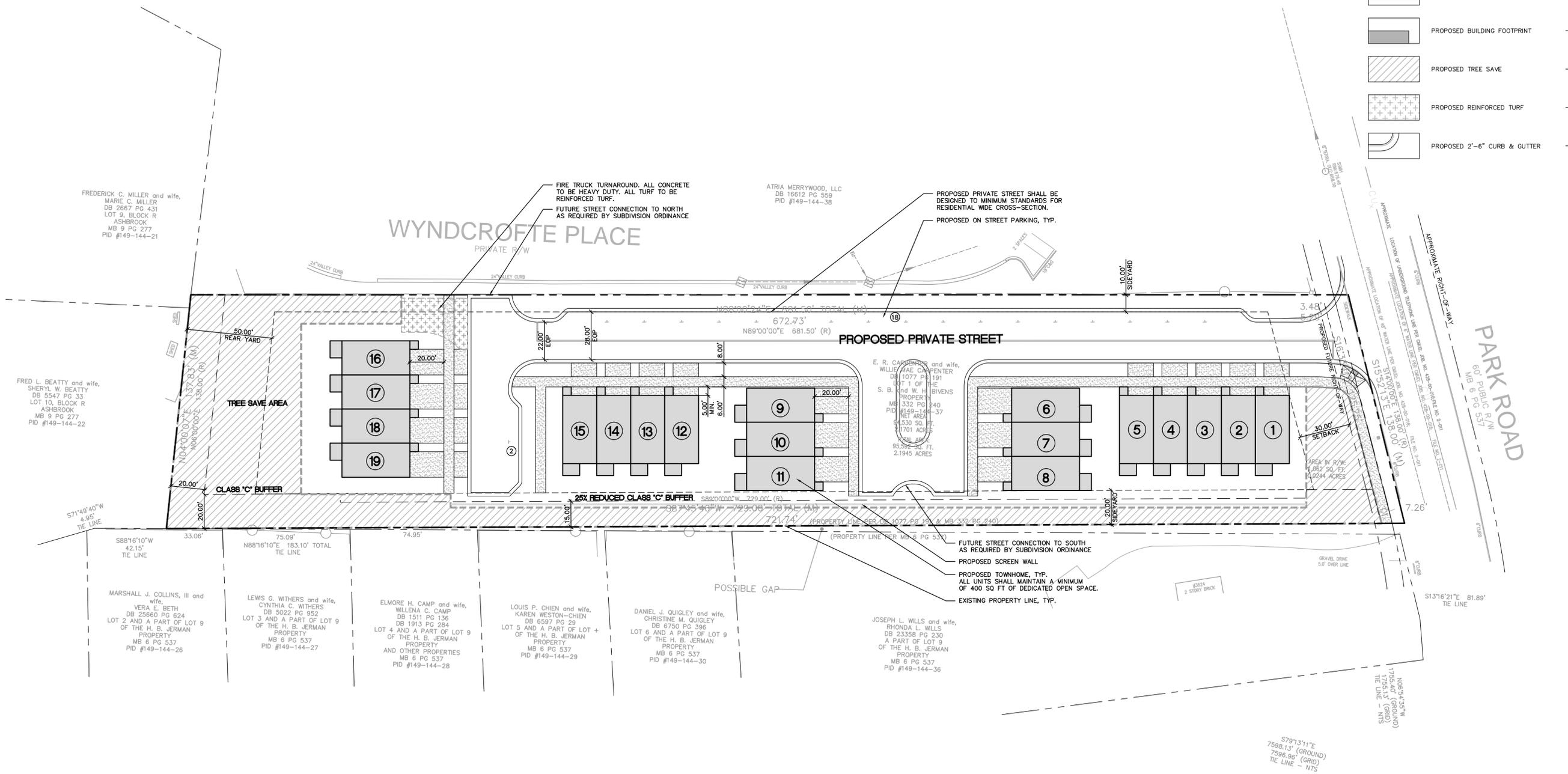
3620 PARK ROAD RESIDENTIAL REZONING

3620 PARK ROAD
CHARLOTTE, NC 28209

ColeJenest & Stone
Shaping the Environment
Realizing the Possibilities
200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

CONDITIONAL REZONING PLAN

Project No.
4378.02
Issued
09/28/15
Revised



RZ-100

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DEVELOPMENT STANDARDS

September 28, 2015

General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Selwyn Property Group Investments, LLC to accommodate the development of a residential community on that approximately 2.223 acre site located on the west side of Park Road, north of the intersection of Park Road and Hillside Avenue, which site is more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel No. 149-144-37.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”).
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-12 MF (CD) zoning district shall govern the development and use of the Site.
4. The development and use depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such use and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, buffer and tree save requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
5. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
6. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Site Plan are subject to Section 6.207 of the Ordinance.

Permitted Uses

1. The Site may be devoted only to a residential community containing a maximum of 19 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-12 MF (CD) zoning district.

Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
2. As depicted on the Rezoning Plan, the Site will be served by an internal private drive, and minor adjustments to the location of the private drive shall be allowed during the construction permitting process.
3. A minimum of 49 parking spaces shall be provided on the Site. Parking spaces located in the garages associated with the single family attached dwelling units shall count towards the minimum amount of required parking.
4. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

Architectural Standards

1. The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories.
2. Garages shall be setback less than 7 feet or more than 20 feet from the back of curb or the back of sidewalk.

Streetscape/Buffers/Landscaping

1. A minimum 15 foot wide Class C buffer shall be established along the Site's southern boundary line as required by the Ordinance and as depicted on the Rezoning Plan, and such buffer shall conform to the standards of Section 12.302 of the Ordinance. As more particularly depicted on the Rezoning Plan, the width of this Class C buffer has been reduced by 25% to 15 feet by the installation of a fence that meets the standards of Section 12.302(8) of the Ordinance. This 15 foot wide Class C buffer shall meet the tree and shrub requirements of a Class C buffer, and Petitioner shall install additional trees and shrubs as necessary to comply with the tree and shrub requirements of a Class C buffer.

2. A 20 foot wide Class C buffer shall be established along the Site's western boundary line as required by the Ordinance and as depicted on the Rezoning Plan, and such buffer shall conform to the standards of Section 12.302 of the Ordinance. This 20 foot wide Class C buffer shall meet the tree and shrub requirements of a Class C buffer, and Petitioner shall install additional trees and shrubs as necessary to comply with the tree and shrub requirements of a Class C buffer. The width of this 20 foot wide Class C buffer shall not be reduced.
3. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, the Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
4. A buffer is not required to be established on the Site along the northern boundary line of the Site adjacent to the assisted living/retirement community pursuant to Section 12.302(1) of the Ordinance.

Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.
3. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the term “Petitioner” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



SELWYN PROPERTY GROUP

4310 PARK ROAD
SUITE 101
CHARLOTTE, NC 28209

3620 PARK ROAD RESIDENTIAL REZONING

3620 PARK ROAD
CHARLOTTE, NC 28209



DEVELOPMENT STANDARDS

Project No.
4378.02

Issued
09/28/15

Revised



RZ-200

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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	---
STORM DRAIN PIPE - 12"	---
TELEPHONE LINE	---
TELEPHONE LINE (UNDERGROUND)	---
WATER LINE	---
WOOD FENCE	---

TREE LEGEND:

BCH - BEECH
BRC - BIRCH
BRAD - BRADFORD PEAR
CEC - CEDAR
CHY - CHERRY
CRP - CREPE MYRTLE
DCW - DOGWOOD
HIC - HICKORY
HOL - HOLLY
LOC - LOCUST
MAG - MAGNOLIA
MAP - MAPLE
PEC - PECAN
PIN - PINE
POP - POPLAR
SYC - SYCAMORE
WLN - WALNUT
WLC - WILD CHERRY

- NOTES:**
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 - ALL CORNERS MONUMENTED AS SHOWN.
 - SUBJECT PROPERTY IS LOCATED WITHIN 2000' OF A NGS MONUMENT.
 - 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.
 - ELEVATIONS BASED ON N.G.S. MONUMENT "REECE", ELEVATION = 665.52 FEET, NAVD 88.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - PARK ROAD 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 40' FROM CENTERLINE.
 - 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.

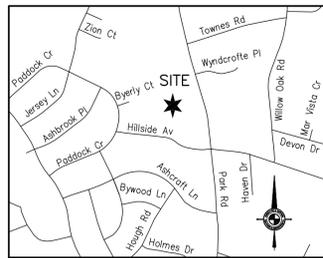
ZONING:
SUBJECT PROPERTY ZONED: R-4 (RESIDENTIAL)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
MINIMUM SETBACK: 30 FEET
MINIMUM SIDE YARD: 5 FEET
MINIMUM REAR YARD: 40 FEET
MINIMUM BUILDING HEIGHT: 48 FEET
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 15-13193CH, EFFECTIVE DATE: JUNE 15, 2015 AT 08:00 AM
SCHEDULE B - II (EXCEPTIONS)

- Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.
- Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plats recorded in Map Book 332, Page 240 and Map Book 24, Page 532. (Map Book 332, Page 240 affects subject property, but does not contain plottable matters. Map Book 24, Page 532 does not affect subject property).
- Restrictions set forth in Deeds filed for record in Book 1077, page 191, and Book 1043, page 409. (Affect subject property, but do not contain plottable matters).

SURVEYOR'S DESCRIPTION
BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN EXISTING IRON ROD BEING THE SOUTHEAST CORNER OF THE ATRIA MERRYWOOD, LLC PROPERTY AS DESCRIBED IN DEED BOOK 16612, PAGE 559 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, SAID POINT ALSO BEING LOCATED ON THE WESTERLY MARGIN OF PARK ROAD (A 60' PUBLIC RIGHT-OF-WAY AND RUNNING NORTH 88°00'24"E EAST, PASSING AN EXISTING IRON ROD AT 7.48', FOR A TOTAL DISTANCE OF 8.77' TO A POINT WITHIN PARK ROAD, THENCE TURNING AND RUNNING WITH A LINE WITHIN PARK ROAD SOUTH 15°52'13" EAST A DISTANCE OF 138.00' TO A POINT, THENCE TURNING AND LEAVING PARK ROAD AND RUNNING SOUTH 87°45'46" WEST, PASSING A NEW IRON ROD ON THE WESTERLY MARGIN OF PARK ROAD AT 7.26', FOR A TOTAL DISTANCE OF 729.00' TO A NEW IRON ROD BEING THE SOUTHEAST CORNER OF LOT 10, BLOCK R, ASHBROOK SUBDIVISION AS DESCRIBED IN MAP BOOK 9, PAGE 277 OF AFORESAID REGISTRY; THENCE WITH THE EASTERLY LINE OF LOT 10 AND CONTINUING WITH THE EASTERLY LINE OF LOT 9 NORTH 04°00'07" EAST A DISTANCE OF 137.83' TO AN EXISTING IRON ROD, BEING THE SOUTHWEST CORNER OF THE ATRIA MERRYWOOD, LLC PROPERTY; THENCE WITH THE SOUTHERLY LINE OF THE ATRIA MERRYWOOD, LLC PROPERTY NORTH 88°00'24" EAST A DISTANCE OF 672.73' TO THE POINT AND PLACE OF BEGINNING, CONTAINING A TOTAL AREA OF 95,592 SQ. FT. OR 2.1945 ACRES OF LAND, MORE OR LESS, AS SHOWN ON A SURVEY BY R. B. PHARR & ASSOCIATES, P.A., DATED JUNE 8, 2015 (JOB NO. 83270, FILE NO. W-4814).

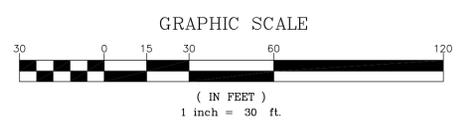
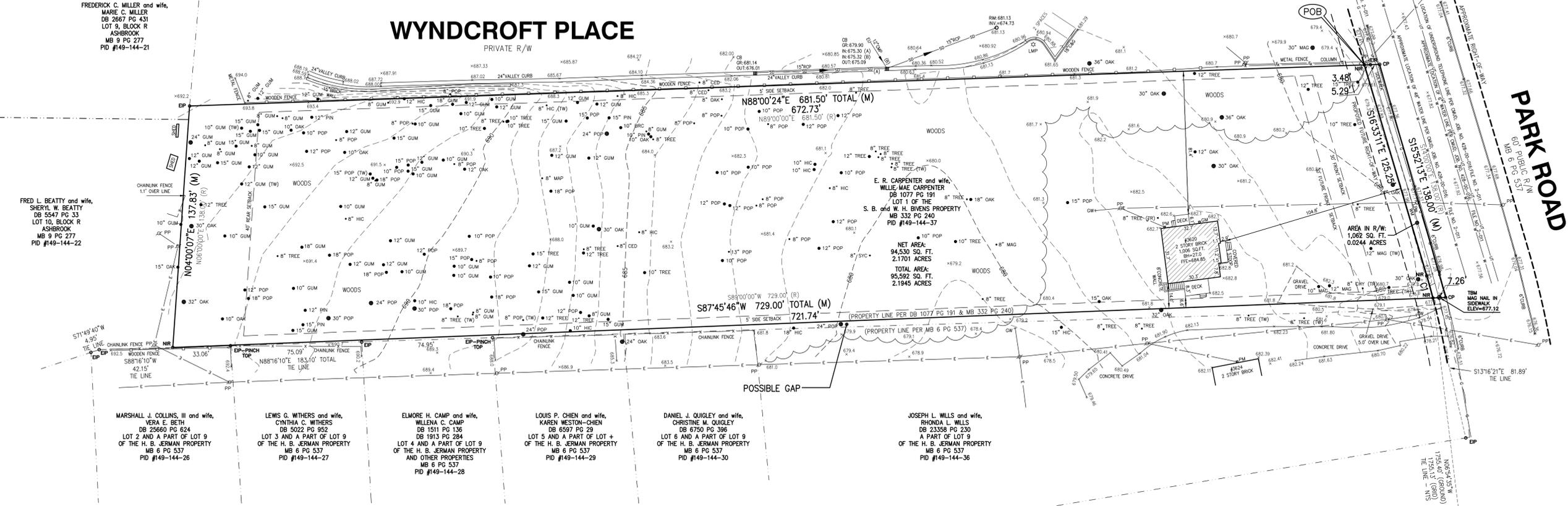
TITLE DESCRIPTION
LYING AND BEING SITUATE IN MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING ALL OF LOT 1 ON MAP OF S.B. AND W.H. BYVENS RECORDED IN MAP BOOK 332, PAGE 240, MECKLENBURG COUNTY REGISTER OF DEEDS.



VICINITY MAP
NOT TO SCALE

- LEGEND:**
- BFP - BACK FLOW PREVENTOR
 - BH - BUILDING HEIGHT
 - C&G - CURB & GUTTER
 - CB - CATCH BASIN
 - CI - CURB INLET
 - CMP - 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
 - 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
 - FI - FIRE HYDRANT
 - FP - FLAG POLE
 - FV - FIRE VALVE
 - GDP - GUARD POST
 - GLT - GROUND LIGHT
 - GM - GAS METER
 - GP - GATE POST
 - GV - GAS VALVE
 - GW - GUY WIRE
 - HVAC - HEATING, VENTILATION, AIR COND.
 - HW - HEADWALL
 - ICV - IRRIGATION CONTROL VALVE
 - JBX - JUNCTION BOX
 - LMP - LAMP POST
 - LP - LIGHT POLE
 - (M) - MEASURED
 - MBX - MAILBOX
 - MR - MAP BOOK
 - MW - MONITORING WELL
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - NOV - NEW NAIL
 - OHANG - OVERHANG
 - PB - POWER BOX
 - PIN - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PMH - POWER MANHOLE
 - PP - POWER POLE
 - PG - PAGE
 - PVC - PLASTIC PIPE
 - (R) - RECORDED
 - R/W - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - RW - RETAINING WALL
 - SB - BILLBOARD
 - SOMI - STORM DRAIN MANHOLE
 - SMP - MULTI-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
 - WB - WATER BOX
 - WM - WATER METER
 - WSP - WATER SPOUT
 - WV - WATER VALVE

WYNDCROFT PLACE



- UTILITIES:**
- POWER**
DUKE POWER ENERGY
1-800-777-5898
 - TELEPHONE**
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500
 - WATER & SEWER**
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 536-2564 WATER
(704) 337-6064 SEWER
 - GAS**
PIEDMONT NATURAL GAS CO.
1-800-752-7504
 - CABLE TELEVISION**
TIME WARNER CABLE
1-800-892-2253



CURVE TABLE

CURVE	RADIUS	ARC	BEARING	CHORD
CI	455.00'	13.15'	S15°43'30\"/>	

AREA SUMMARY:
AREA IN LOT:
94,530 SQ.FT. OR 2.1701 ACRES
AREA IN SECOND ROAD RIGHT-OF-WAY:
1,062 SQ.FT. OR 0.0244 ACRES
TOTAL AREA:
95,592 SQ.FT. OR 2.1945 ACRES

PRELIMINARY FOR COORDINATION & REVIEW ONLY



REVISIONS			ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:		
7/2/15 - ADD TITLE COMMITMENT			SELWYN PROPERTY GROUP INVESTMENTS, LLC		
9/24/15 - ADD TREES			3620 PARK ROAD CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. LOT 1, S.B. AND W.H. BYVENS PROPERTY MAP REFERENCE: 332-240 DEED REFERENCE: 1077-191 TAX PARCEL NO: 149-144-37		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSED SURVEYOR 420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL: (704) 376-2186		
CREW: LC	DRAWN: TLM	REVISED:	SCALE: 1" = 30'	DATE: 6/8/2015	FILE NO. W-4814 JOB NO. 83270

V-100

GPS CERTIFICATION:
I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: (A1-10,000)
(2) POSITIONAL ACCURACY: HORIZ. NORTH=0.00175, EAST=0.015, VERT.=0.0188
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATE OF SURVEY: MAY 21, 2015
(5) DATUM/EPOCH: NAVD 88
(6) PUBLISHED FIXED-CONTROL USE: NGS MONUMENT "REECE"
(7) GRID MODEL: GEOIDNVCN15S
(8) COMBINED GRID FACTOR: 0.99984638
(9) UNITS: US FEET

ALTA/ACSM CERTIFICATION:
TO: SELWYN PROPERTY GROUP INVESTMENTS, LLC AND CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 8, 2015.

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 13, 2014.
MAP NUMBER: 3710454200K; ZONE "X"
THIS IS TO CERTIFY THAT ON THE 8th DAY OF JUNE 2015, 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 NCA6 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 IS THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

ANDREW B. BAKER, PLS (L-4542) DATE _____
email: abaker@rpharr.com