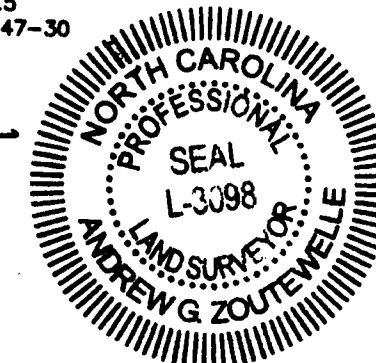


THIS SURVEY IS CERTIFIED TO ONLY THE PERSONS OR ENTITIES SHOWN IN THE TITLE BLOCK BELOW.
THIS IS TO CERTIFY THAT THIS SURVEY IS BASED UPON MY BEST KNOWLEDGE, INFORMATION AND BELIEF.
THIS SURVEY DOES NOT REFLECT A COMPLETE TITLE EXAMINATION OR UTILITIES. PRECISION IS GREATER THAN 1:10,000.

STATE OF NORTH CAROLINA, Mecklenburg County
I, ANDREW G. ZOUTEWELLE, do hereby certify that this map was drawn
from an actual field survey performed under my supervision; that the
precision is 1:10,000; that the angular precision is less than 7.5
seconds per angle; that this map is not intended to meet GS 47-30
recording requirements.



AGZ
2/23/2006

Notes:

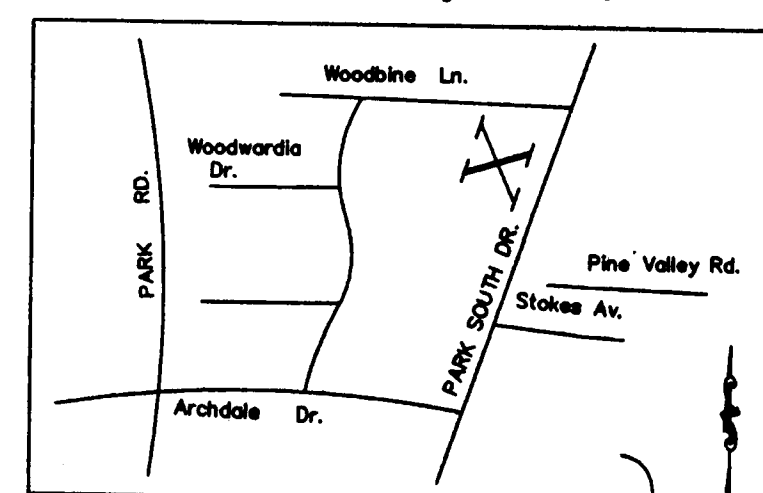
1. Source of title of this property is recorded in DB 4267 Pg. 287 and DB 8763 Pg. 979 (known as Lots 1 & 2 in Block 1 of J.M. Furr Property as shown on Map Book 1487 Page 443), Deed Book 8074 Page 567 (known as Lot 1 in Block 3 of H.M. Johnston Property as shown on Map Book 1896 Pages 120-127), and Deed Book 10929 Page 338, in Mecklenburg County Registry.
2. This survey does not reflect a complete title examination which may reveal additional restrictions, easements and other matters of title. See Restrictions or other conditions recorded in Deed Book 1546 Page 34 (for Lots 1 & 2 in Block 1 as shown on Map Book 1487 Page 443 only).
3. This survey does not reflect complete utility locations. Contact the NC One-Call Utility Locating Center at 1-800-632-4949 before any design, digging or excavation is begun.
4. This property is zoned R-3 (Residential district) as per Mecklenburg County GIS. This survey does not reflect a zoning analysis. Any development is subject to the approval of the City of Charlotte.
5. The total area of the subject property is 227,415 s.f. (5.2207 acres), including R/W areas, as computed by coordinates.

Area Data Table (based on existing R/W lines):

Parcel No.	Net Area	R/W Area	Total Area
171-256-01*	48,145 s.f. or 1.1053 ac.	14,830 s.f. or 0.3404 ac.	62,975 s.f. or 1.4457 ac.
171-256-02	20,165 s.f. or 0.4629 ac.	3,600 s.f. or 0.0826 ac.	23,765 s.f. or 0.5455 ac.
171-256-17	52,520 s.f. or 1.2057 ac.	8,010 s.f. or 0.1830 ac.	60,530 s.f. or 1.3887 ac.
171-256-19	78,205 s.f. or 1.7484 ac.	5,940 s.f. or 0.1364 ac.	84,145 s.f. or 1.8858 ac.
TOTAL (4 Parcels) =	4.5233 acres	0.6974 acre	5.2207 acres

- * The R/W area of parcel 171-256-01 includes both Park South Dr. and Woodbine Lane.
6. This property is not located within a 100-year Flood Fringe District as per FIRM-Panel No. 3701590226E dated 02/04/04.
7. The Proposed Right of Way shown hereon is taken from the City of Charlotte Zoning Ordinance Sec. 12.103. No active widening projects are known to the undersigned.

LEGEND
ch. chard
L/R curve length & radius
s.f. square feet (by coordinates)
I.PIN iron survey stake
conc. concrete
a/c air conditioner
MB, DB record map and deed references
SSMH Sanitary Sewer Manhole
PP Power pole
LP Light pole
GA Guy-archard
WV Water valve
-AT&T- AT&T underground Cable line
-W- Underground Water line
-G- Underground Gas line



Vicinity Map-Not Scale

0669

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PHYSICAL SURVEY OF

6200, 6216 & 6240 PARK SOUTH DRIVE
and LOT 2 BLOCK 1 J.M. FURR Property

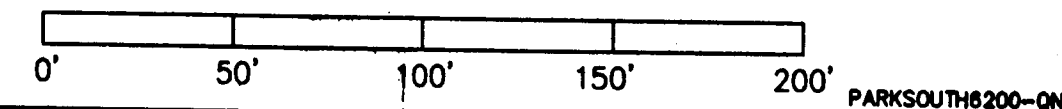
CHARLOTTE, MECKLENBURG COUNTY, N.C.

For FAIRHILLS DEVELOPMENT GROUP, LLC

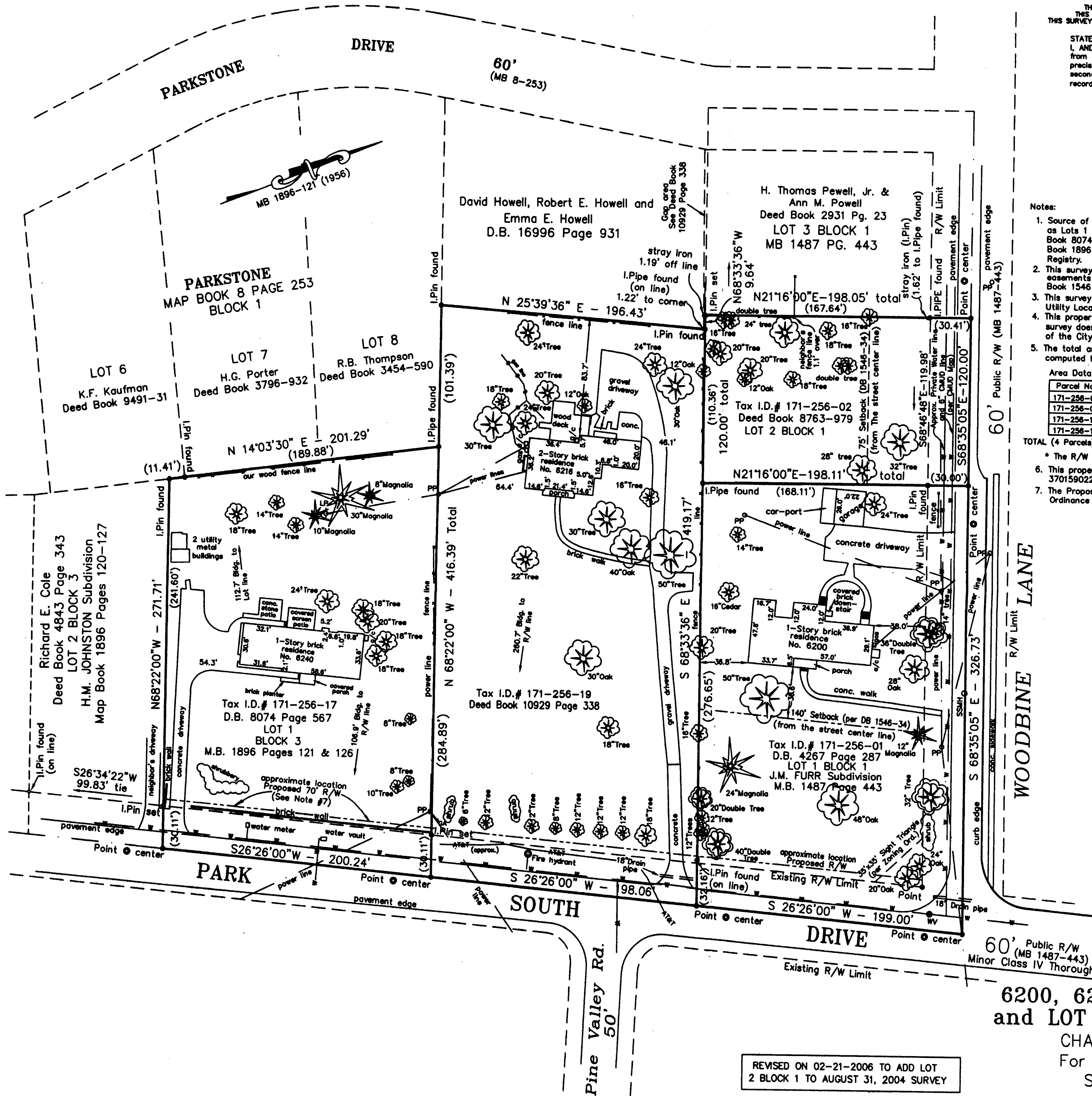
Scale 1"=50' August 31, 2004

ANDREW G. ZOUTEWELLE, L-3098

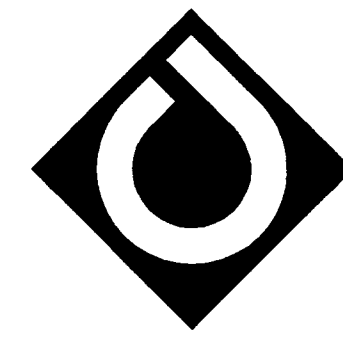
1418 East Fifth Street Charlotte, NC 28204



REVISED ON 02-21-2006 TO ADD LOT
2 BLOCK 1 TO AUGUST 31, 2004 SURVEY

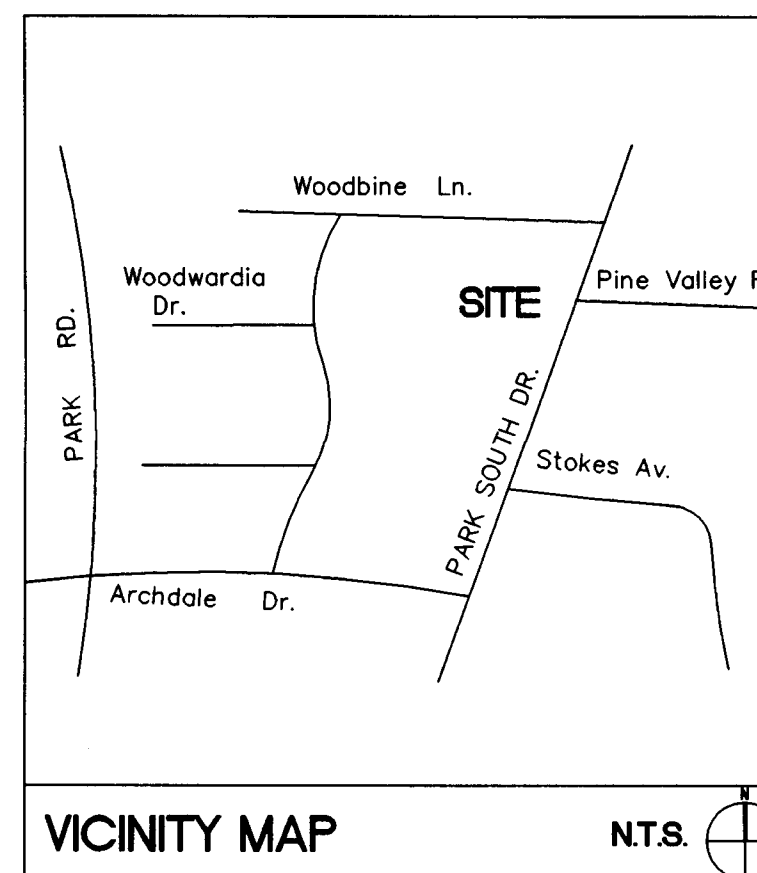


06-69

Charlotte
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VICINITY MAP

N.T.S.

LEGEND

R-3	EXISTING ZONING DISTRICT
	PROPOSED BUILDING/PARKING/ SERVICE ENVELOPES
	EXISTING ZONING BOUNDARY
A	EXISTING ADJACENT PROPERTY OWNER
	PROPOSED ACCESS POINT

SITE SUMMARY

TAX PARCEL INFORMATION	171-256-01 171-256-02 171-256-19 171-256-17
SITE AREA	5.2207 ACRES GROSS .06974 ACRES (NEW R/W) 4.5233 ACRES NET
EXISTING ZONING	R-3
PROPOSED ZONING	UR-1 (CD)
FLOOR AREA RATIO	0.25 MAX
PROPOSED BLDG. HEIGHT	40' HT. MAX.
PROPOSED USE	SINGLE FAMILY DETACHED
REQUIRED YARDS	14' SETBACK FROM BACK OF CURB OR RIGHT OF WAY, WHICHEVER IS GREATER 5' SIDE YARD 10' REAR YARD

Project No.

3454.00

Issued

02/27/06

Revised

SCALE: 1"=40'

0 20 40 80

RZ 1.0

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KEY TO ADJACENT PROPERTY OWNERS

A. 171-256-06 KAUFMAN, MARK AND KAREN 3019 PARKSTONE DR CHARLOTTE, NC 28210	171-252-79 EASTRIDGE, WILLIAM E AND SUSAN W 3403 ROYAL CREST DR CHARLOTTE, NC 28210
B. 171-256-05 PORTER, THELMA 3011 PARKSTONE DR CHARLOTTE, NC 28210	171-252-80 MULLEN GRAHAM C AND JUDITH G 3404 ROYAL CREST DR CHARLOTTE, NC 28210
C. 171-256-04 THOMPSON, RICHARD BYRD AND NANCY 3001 PARKSTONE DR CHARLOTTE, NC 28210	L. 179-022-05 FALL INVESTMENTS LP 6700 FAIRVIEW RD CHARLOTTE, NC 28210
D. 171-256-21 HOWELL, DAVID AND ROBERT E AND EMMA 2915 PARKSTONE DR CHARLOTTE, NC 28210	J. 179-022-06 CRISPIN PROPERTIES 4 ROSLIN RD RICHMOND, VA 23226
E. 171-256-03 POWELL, H THOMAS AND ANN M 3400 WOODBINE LN CHARLOTTE, NC 28210	K. 179-022-43 LIVINGSTON, BRIAN J 6225-A PARK SOUTH DR CHARLOTTE, NC 28210
F. 171-252-05 DUICK, JOHN R AND JACQUELINE L 3401 WOODBINE LN CHARLOTTE, NC 28210	179-022-44 CRUMES, JOHN JAMES 6227-B PARK SOUTH DR CHARLOTTE, NC 28210
G. 171-252-06 TAMBLIN F H 3411 WOODBINE LN CHARLOTTE, NC 28210	179-022-45 BREN, JOSEPH M AND GAIL L 6229-C PARK SOUTH DR CHARLOTTE, NC 28210
H. 171-252-89 ROYAL CREST AT SOUTH PARK HOMEOWNERS ASSOC 3438 ROYAL CREST DR CHARLOTTE, NC 28210	179-022-46 HARR, RICHARD AND BARBARA 6233-C PARK SOUTH DR CHARLOTTE, NC 28210
171-252-77 AYERS, KATHRINE D 3411 ROYAL CREST DR CHARLOTTE, NC 28210	179-022-47 MUR, ROBERT W AND JOHN B 6235 PARK SOUTH DR CHARLOTTE, NC 28210
171-252-78 CROWIN, PETER FLEMING AND THELMA, CYNTHIA B 3411 ROYAL CREST DR CHARLOTTE, NC 28210	179-022-48 SCHEUNEMAN, ROBERT AND SUZANNE 6237-C PARK SOUTH DR CHARLOTTE, NC 28210

DEVELOPMENT STANDARDS
PARK SOUTH SINGLE FAMILY REZONING

I. GENERAL COMMITMENT:

- A. Development of the real estate identified on this Technical Data Sheet, consisting of approximately 5.2207 gross acres and 4.5233 acres, net of rights-of-way of Park South Drive and Woodbine Road (the "Site"), will be governed by the standards established under the zoning ordinance of City of Charlotte (the "Ordinance") for the UR-1 Zoning District unless more stringent standards are established by these Development Standards or this Technical Data Sheet.
- B. The configurations, placements, and sizes of the single family lots, streets and driveways shown on the Schematic Site Plan which accompanies this Technical Data Sheet are schematic and conceptual in nature and may be altered and/or modified based upon final design, development and construction documents and site and topographical constraints within the limitations established on this Technical Data Sheet and in accordance with Section 6.206(2) of the Ordinance.
- II. PERMITTED DEVELOPMENT WITHIN THE SITE:
- A. Up to 20 single family detached residential dwelling units may be developed on the Site, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in an UR-1 Zoning District.
- B. Provided, however, the Petitioner may elect not to develop the Site as provided in this conditional plan and instead the Petitioner may develop the Site for single family detached homes in accordance with the standards of the R-3 Zoning District. Furthermore, lots shown on the Schematic Site Plan may be combined and consolidated resulting in fewer lots. For example, the lots shown on Area B on the Schematic Site Plan may be developed as one (1) lot.

III. VEHICULAR ACCESS POINTS/CONSTRUCTION TRAFFIC:

- A. The access points to/from the Site shall be limited to the ones shown on the Technical Data Sheet. The access points shall be full access.
- B. The access points shall be located in the general area depicted on this Technical Data Sheet. Final location of the access points are subject to any modifications required to accommodate final site and construction plans/design, and site/topographic constraints.

IV. DESIGN GUIDELINES:

- A. **YARD RESTRICTIONS**
In every instance the side yard, setback, and rear yard requirements imposed under the Ordinance will be satisfied with respect to the development taking place within the Site, unless more stringent requirements are established under these Development Standards.
- B. **OFF STREET PARKING**
Off street parking shall meet the minimum standards established under the Ordinance.
- C. **SIDEWALKS**
(1) A 6 foot wide sidewalk and an 8 foot wide planting strip will be installed along Park South Drive and Woodbine Lane. Sidewalks will be allowed to meander to avoid certain existing trees to be preserved as identified on this Technical Data Sheet, and the planting strip may be less than 8 feet in width as may be reasonably necessary to preserve these trees.

- (2) Petitioner will provide internal sidewalks in compliance with applicable provisions of the Ordinance.

IV. LIGHTING

- (1) All freestanding lighting fixtures installed will be uniform in design and the maximum height of any such lighting fixture, including its base, may not exceed 20 feet in height.
- (2) All direct lighting within the Site (except streetlights which may be erected along the private drives and streets) will be capped to project light downward and otherwise designed such that direct illumination does not extend past any adjacent property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency, and shielding sources of light, the intent being to eliminate glare towards public streets and adjacent properties.

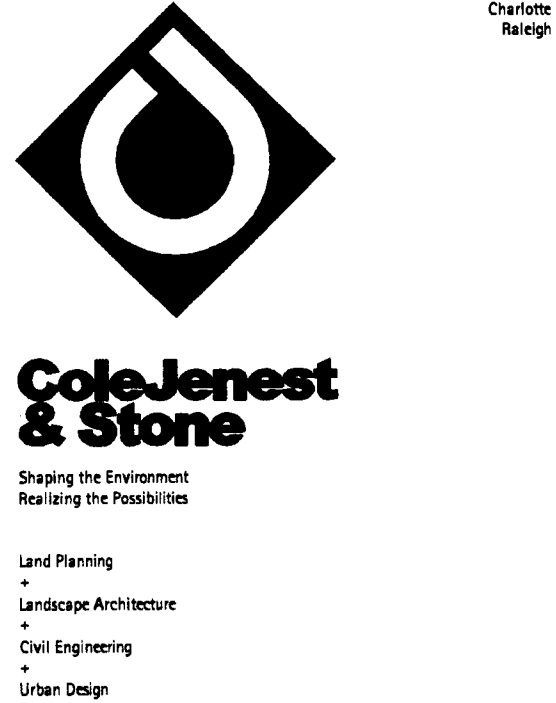
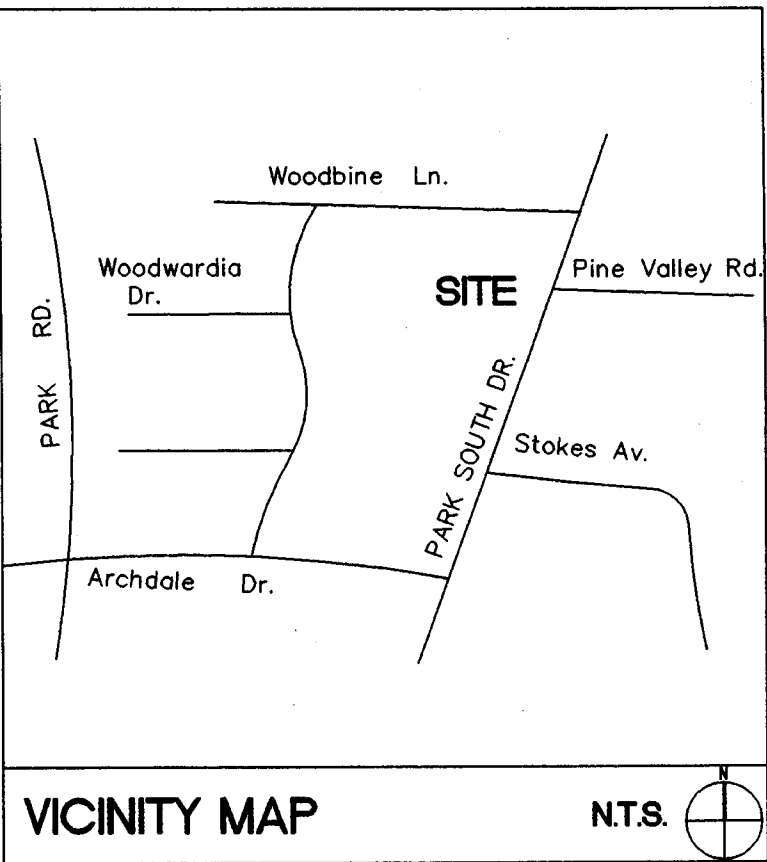
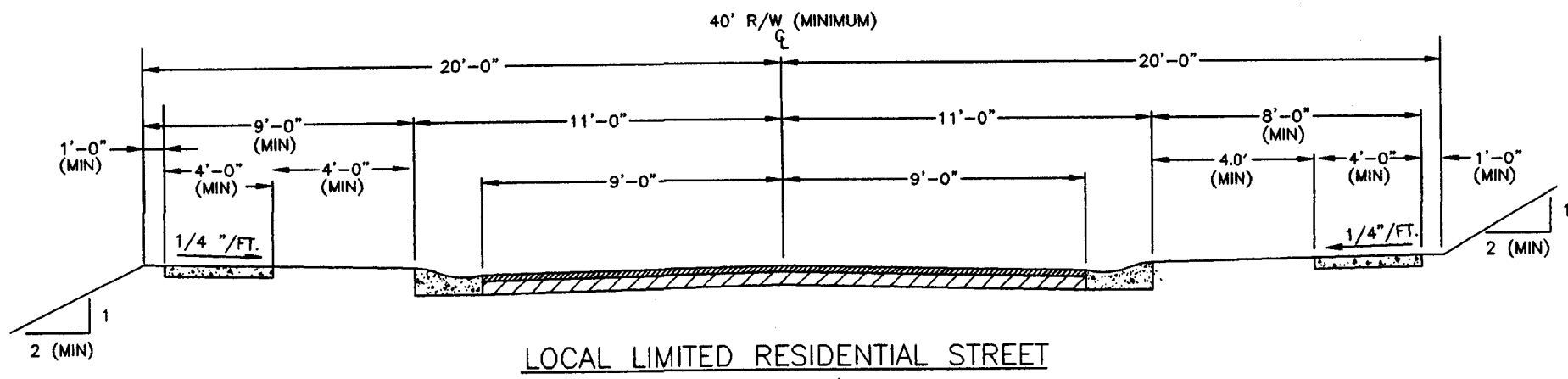
V. AMENDMENTS TO THE REZONING PLAN:

The owner or owners of the Site, in accordance with the Ordinance, may apply for future amendments to this Technical Data Sheet and these Development Standards.

VI. BINDING EFFECT OF THE REZONING PETITION:

If the Petitioner's rezoning petition is approved, the development program established under these Development Standards and this Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.

TYPICAL NEW STREET CROSS-SECTION



FAIRHILLS DEVELOPMENT GROUP, LLC

P.O. Box 31217
Charlotte, NC 28231
1329 E. Morehead Ave., Suite 200
North Carolina 28204

P: (704) 358 3610 F: (704) 358-1966

PARK SOUTH AT WOODBINE REZONING

Charlotte, North Carolina

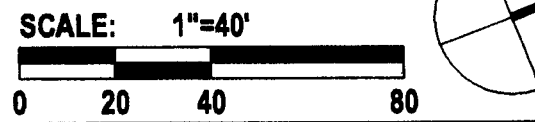
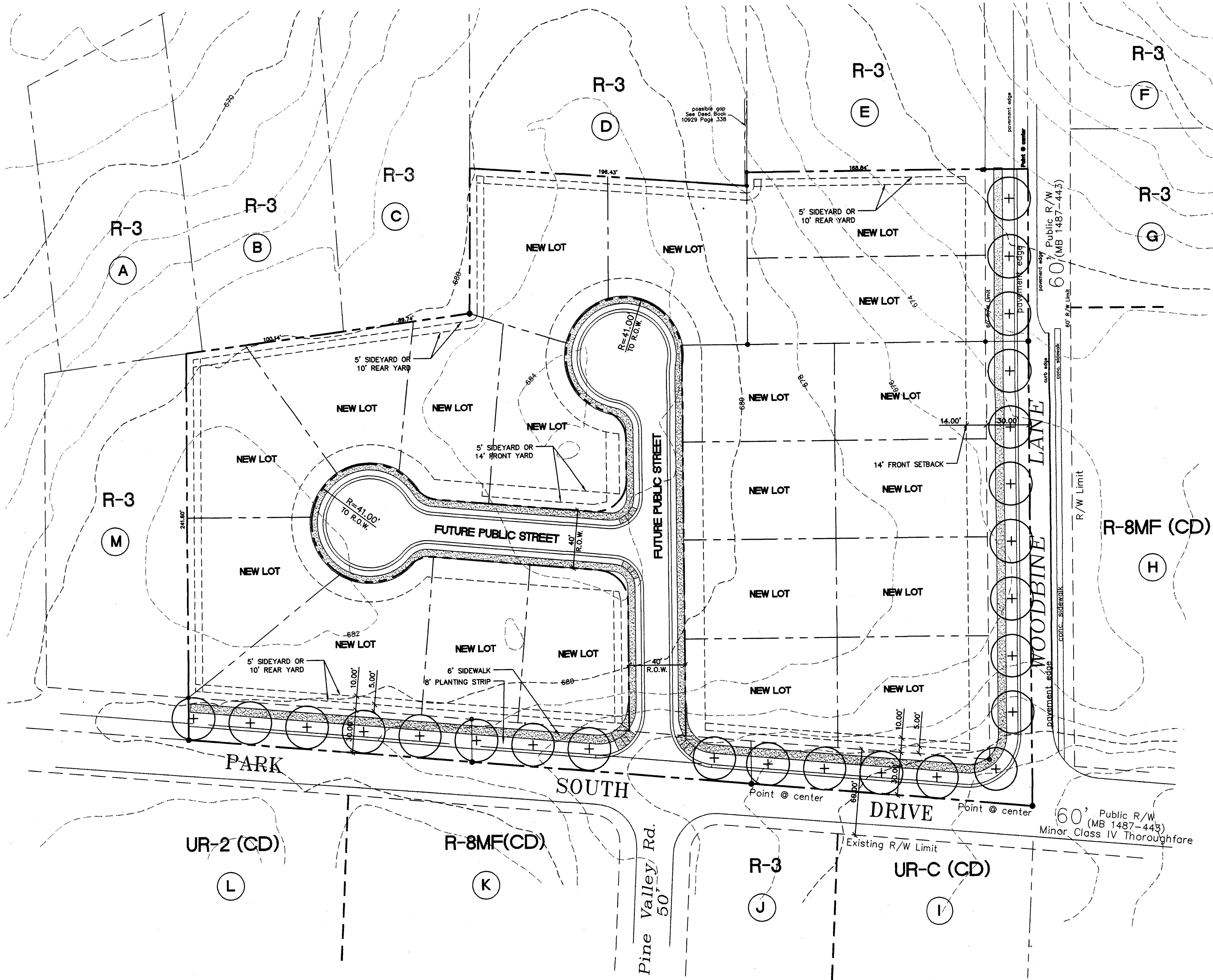
CONCEPTUAL SCHEMATIC PLAN

Project No.
3454.00
Issued
02/27/06

Revised

LEGEND

- R3 EXISTING ZONING DISTRICT
- PROPOSED BUILDING/PARKING/SERVICE ENVELOPES
- EXISTING ZONING BOUNDARY
- A EXISTING ADJACENT PROPERTY OWNER
- PROPOSED ACCESS POINT
- PROPOSED STREET TREE



RZ 2.0

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