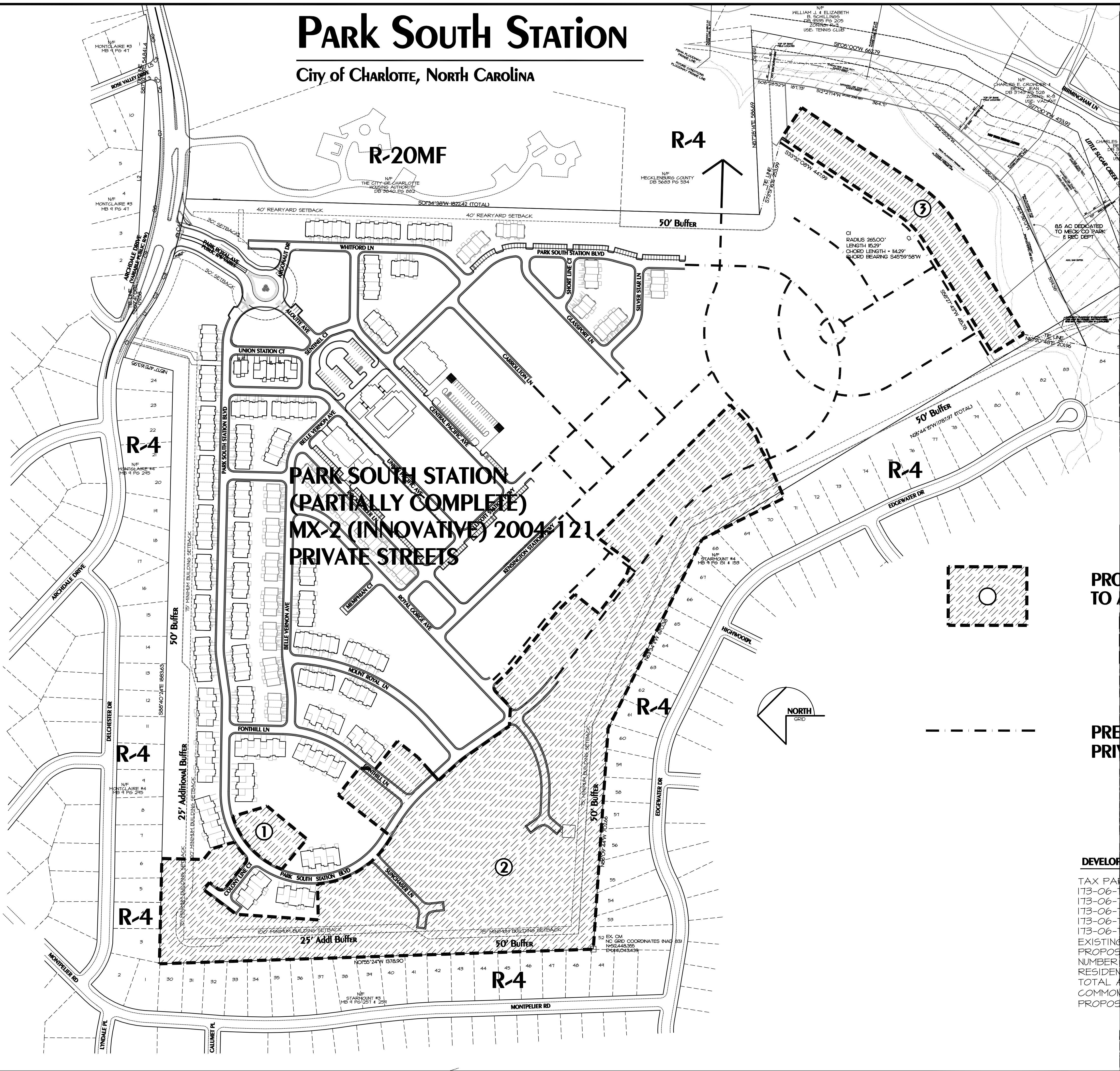


# Park South Station

City of Charlotte, North Carolina



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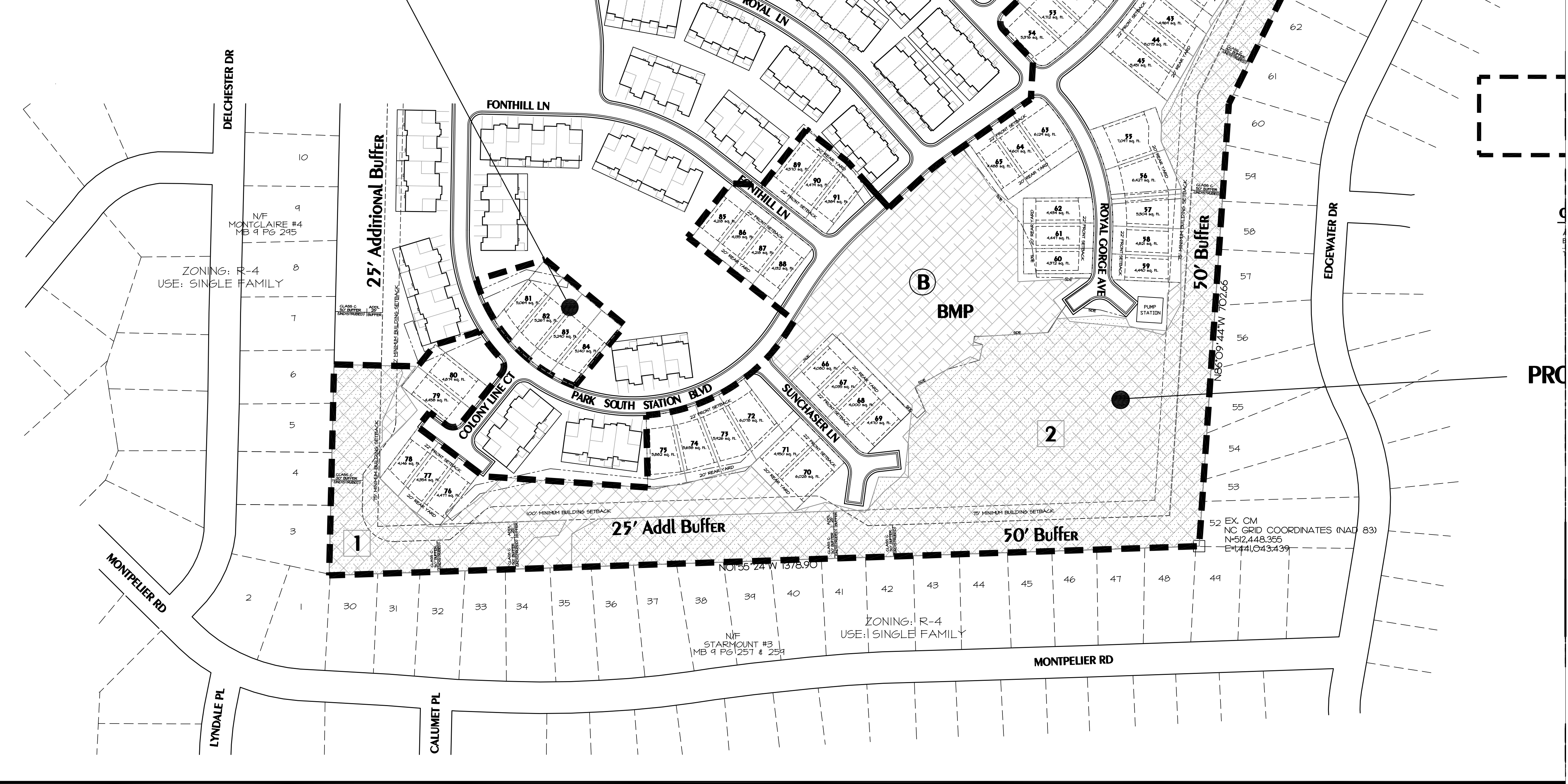
AREA 1— FROM AN EXISTING CONCRETE MONUMENT ON A NORTHWEST PROPERTY CORNER, SAID MONUMENT BEING A COMMON POINT ON THE PARK SOUTH STATION PROPERTY AND LOT 49, BLOCK 20 OF THE STARMOUNT #3 SUBDIVISION (MB 8 PG 527); THENCE FROM SAID MONUMENT, N 14-23-39 E, 1021.18 FEET TO A POINT ON THE SOUTHERLY MARGIN OF PARK SOUTH STATION BLVD, BEING THE POINT OF BEGINNING; THENCE S 50-26-12 E, 124.65 FEET TO A POINT, THENCE N 39-33-48 E, 163.81 FEET TO A POINT, THENCE N 16-40-22 W, 113.81 FEET TO A POINT ON THE SOUTHERLY MARGIN OF PARK SOUTH STATION BLVD; THENCE WITH THE RIGHT OF WAY OF PARK SOUTH STATION BLVD, IN A 237.18 FOOT CURVE TO THE LEFT WITH A RADIUS OF 260.00 FEET, S 47-05-56 W AND A CHORD LENGTH OF 229.04 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING. CONTAINING 0.60 ACRES.

AREA 2— FROM AN EXISTING CONCRETE MONUMENT ON A NORTHWEST PROPERTY CORNER, SAID MONUMENT BEING A COMMON POINT ON THE PARK SOUTH STATION PROPERTY AND LOT 49, BLOCK 20 OF THE STARMOUNT #3 SUBDIVISION (MB 8 PG 527) AND BEING THE POINT OF BEGINNING; THENCE FROM SAID MONUMENT, FOLLOWING THE COMMON LINE WITH STARMOUNT #4 SUBDIVISION (MB 9 PAGE 151) S 86-09-44 E, 702.66 FEET, THENCE S 63-34-10 E, 670.38 FEET, THENCE S 26-44-14 E, 292.28 FEET, THENCE N 66-26-39 E, 123.68 FEET TO A POINT ON THE WESTERLY MARGIN OF PARK SOUTH STATION BLVD., THENCE N 59-28-39 E, 42.55 FEET TO A POINT ON THE NORTHERLY MARGIN OF PORTLAND ROSE LANE, THENCE WITH THE ROADWAY MARGIN FOR 3 CALLS; 1) N 67-41-55 E, 33.17 FEET, 2) IN A 88.73 FOOT CURVE TO THE LEFT WITH A RADIUS OF 235.00 FEET, N 96-52-54 E AND A CHORD LENGTH OF 88.21 FEET TO A POINT, 3) N 46-03-53 E, 58.07 FEET TO A POINT, THENCE N 44-42-53 W, 596.37 FEET TO A POINT ON THE SOUTHERLY MARGIN OF MILWAUKEE ROAD, THENCE S 36-53-24 W, 135.45 FEET TO A POINT, THENCE N 71-09-08 W, 49.52 FEET TO A POINT ON THE EASTERLY MARGIN OF PARK SOUTH STATION BLVD; THENCE N 53-04-36 W, 143.64 FEET TO A POINT, THENCE N 38-37-34 E, 96.58 FEET TO A POINT ON THE WESTERLY MARGIN OF DIPLOMAT LANE. THENCE WITH THE DIPLOMAT LANE MARGIN FOR 6 CALLS; 1) N 43-56-07 W, 45.09 FEET, 2) IN A 63.43 FOOT CURVE TO THE LEFT WITH A RADIUS OF 485.00 FEET, N 47-40-55 W AND A CHORD LENGTH OF 63.38 FEET TO A POINT, 3) N 51-25-42 W, 171.65 FEET, 4) IN A 67.35 FOOT CURVE TO THE RIGHT WITH A RADIUS OF 515.00 FEET, N 47-40-55 W AND A CHORD LENGTH OF 67.30 FEET TO A POINT, 5) N 43-56-07 W, 32.29 FEET, 6) ) IN A 26.58 FOOT CURVE TO THE LEFT WITH A RADIUS OF 17.00 FEET, N 88-44-04 W AND A CHORD LENGTH OF 23.96 FEET TO A POINT ON THE SOUTHERLY MARGIN OF ROYAL GORGE AVE., THENCE S 46-28-00 W, 68.17 FEET TO A POINT, THENCE N 86-48-05 W, 61.08 FEET TO A POINT ON THE WESTERLY MARGIN OF PARK SOUTH STATION BLVD, THENCE WITH THE PARK SOUTH STATION BLVD MARGIN FOR 6 CALLS; 1) N 34-58-49 W, 169.72 FEET 2) IN A 37.10 FOOT CURVE TO THE LEFT WITH A RADIUS OF 285.00 FEET, N 38-42-34 W AND A CHORD LENGTH OF 37.07 FEET TO A POINT, 3) N 42-26-19 W, 130.32 FEET, 4) IN A 128.58 FOOT CURVE TO THE LEFT WITH A RADIUS OF 485.85 FEET, N 50-02-01 W AND A CHORD LENGTH OF 128.21 FEET TO A POINT, 5) THENCE N 57-37-43 W, 71.11 FEET TO A POINT, 6) IN A 271.56 FOOT CURVE TO THE RIGHT WITH A RADIUS OF 290.00 FEET, N 30-48-11 W AND A CHORD LENGTH OF 261.74 FEET TO A POINT. THENCE S 88-44-19 W, 114.31 FEET TO A POINT, THENCE N 3-51-59 E, 261.20 FEET TO A POINT ON THE MARGIN OF COLONY LINE COURT, THENCE FOLLOWING THE RIGHT-OF-WAY FOR 6 CALLS; 1) N 36-56-38 E, 130.07 FEET TO A POINT, 2) S 91-11-51 E, 30.02 FEET TO A POINT, 3) THENCE S 36-56-38 W, 33.57 FEET TO A POINT, 4) THENCE IN A 26.15 FOOT CURVE TO THE LEFT WITH A RADIUS OF 17.00 FEET, S 7-07-36 E AND A CHORD LENGTH OF 23.65 FEET TO A POINT, 5) THENCE S 51-11-51 E, 101.73 FEET TO A POINT, 6) IN A 24.45 FOOT CURVE TO THE LEFT WITH A RADIUS OF 17.00 FEET, N 87-36-06 E AND A CHORD LENGTH OF 22.40 FEET TO A POINT ON WESTERLY MARGIN OF PARK SOUTH STATION BLVD., THENCE IN A 55.20 FOOT CURVE TO THE RIGHT WITH A RADIUS OF 290.00 FEET, N 51-51-15 E AND A CHORD LENGTH OF 55.12 FEET TO A POINT. THENCE N 16-24-16 W, 72.82 FEET TO A POINT, THENCE N 51-11-51 W, 44.35 FEET TO A POINT, THENCE N 1-19-36 E, 132.82 FEET TO A POINT, THENCE N 88-40-24 W, 334.31 FEET TO A CORNER, THENCE S 1-55-23 E, 1378.90 TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING. THIS TRACT CONTAINING 21.07 ACRES.

AREA 3— FROM AN EXISTING CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE PROPERTY, SAID MONUMENT BEING A COMMON POINT ON THE PARK SOUTH STATION PROPERTY AND THE CITY OF CHARLOTTE PROPERTY (DB 788 PG 503), THENCE FROM SAID MONUMENT S 73-51-16 E, 253.99 FEET TO A POINT ON THE SOUTHERLY MARGIN OF MOUNT CLARE LANE AND BEING THE POINT OF BEGINNING. THENCE WITH THE RIGHT OF WAY OF MOUNT CLARE LANE FOR 3 CALLS; 1) S 33-32-08 W, 447.99 FEET TO A POINT, 2) IN A 115.29 FOOT CURVE TO THE RIGHT WITH A RADIUS OF 265.00 FEET, S 45-59-58 W AND A CHORD LENGTH OF 114.39 FEET TO A POINT, 3) S 58-27-43 W, 415.78 FEET TO A POINT. THENCE S 31-32-12 E, 115.00 FEET TO A POINT, THIS POINT BEING N 10-20-48 E, 201.96 FEET FROM THE NORTHWEST CORNER OF THE PROPERTY DEDICATED TO MECKLENBURG COUNTY PARKS AND RECREATION ON "PARK SOUTH STATION GREENWAY" (MB 48 PG 309); THENCE N 58-27-48 E, 415.78 FEET TO A POINT, THENCE IN A 165.33 FOOT CURVE TO THE LEFT WITH A RADIUS OF 385.00 FEET, N 45-59-58E AND A CHORD LENGTH OF 164.03 FEET TO A POINT, THENCE N 33-32-08 E, 447.99 FEET TO A POINT, THENCE N 56-27-52 W, 115 FEET TO A POINT AND THE POINT OF BEGINNING. THIS TRACT CONTAINING 2.65 ACRES

THE THREE TRACTS ARE BASED ON A BOUNDARY SURVEY AND PREVIOUSLY RECORDED SUBDIVISION PLATS BY DELTA LAND SERVICES, INC.

PROPOSED REZONING AREA 1





DEVELOPMENT STANDARDS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY PISTON, LLC TO ACCOMMODATE DEVELOPMENT OF THAT 25.40 ACRE SITE, WHICH IS MORE PARTICULARLY DESCRIBED ON THE TECHNICAL DATA SHEET (THE "SITE").

THE INTENT OF THIS REZONING IS TO ALLOW THE CONSTRUCTIN OF SINGLE FAMILY HOMES IN PORTIONS OF THE PARK SOUTH STATION PROJECT (PREVIOUS REZONING PETITION 2004-121) DESIGNATED ON THE SCHEMATIC PLAN. THE DEVELOPER/PETIONER RESERVES THE RIGHT TO CONSTRUCT TOWNHOMES ON THE SITE IN THE AREAS DESIGNATED FOR SINGLE FAMILY.

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, OTHER ATTACHED ILLUSTRATIONS AND THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, OTHER ATTACHED ILLUSTRATIONS OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-2 ZONING CLASSIFICATIONS SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

STREET AND PARKING LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

ALL OF THE DEVELOPMENT STANDARDS INCLUDING IN REZOING PETITION 2004-121 SHALL REMAIN IN EFFECT EXCEPT FOR THE ABILITY OF THE DEVELOPER/PETIONER TO CONSTRUCT SINGLE FAMILY DWELLINGS IN THE AREAS SHOWN ON TECHNICAL DATA SHEET AND SCHEMATIC PLAN

A. INNOVATIVE DEVELOPMENT STANDARDS FOR SINGLE FAMILY HOMES

1.

THE DEVELOPMENT MAY USE PRIVATE STREETS IN AREAS DESIGNATED FOR SINGLE FAMILY HOUSING
2.

THE PRIVATE STREET RIGHT-OF-WAY SHALL BE NO LESS THAN 30 FEET WIDE
3.

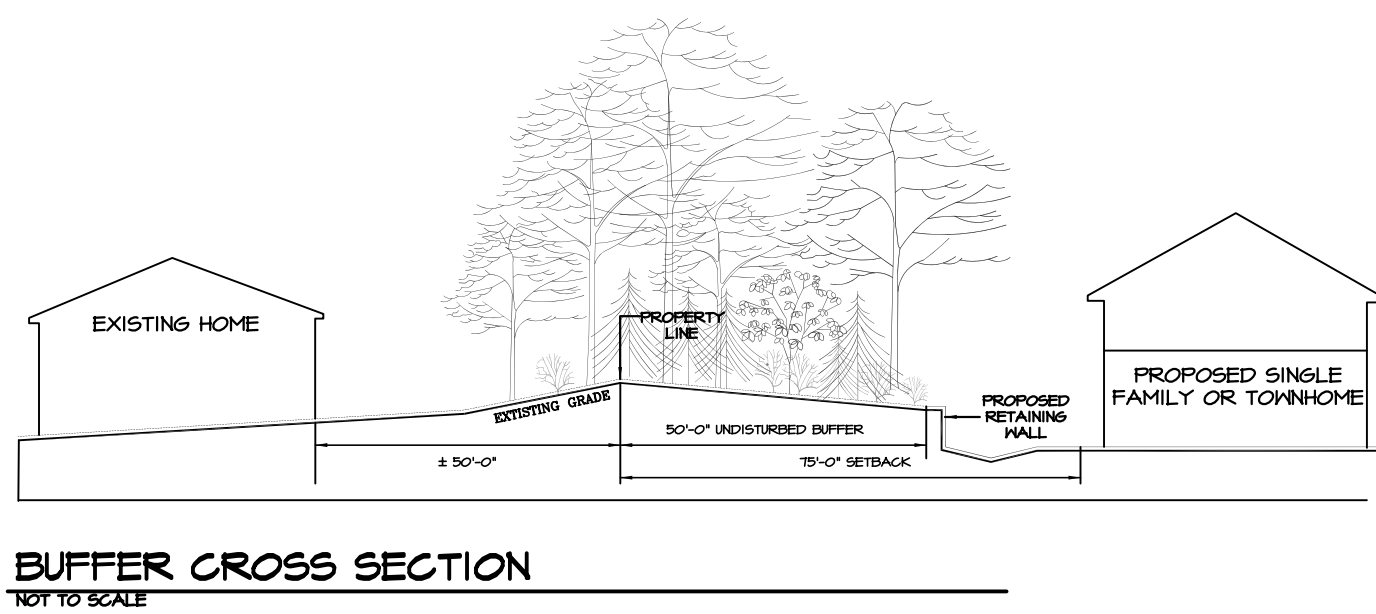
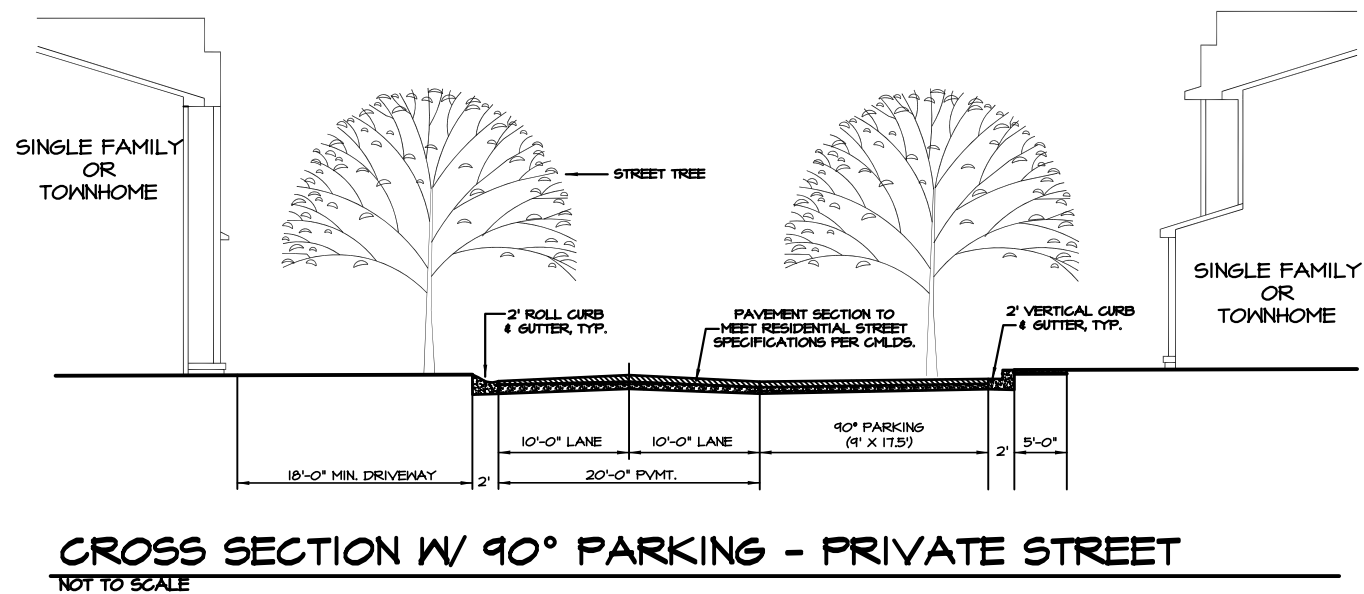
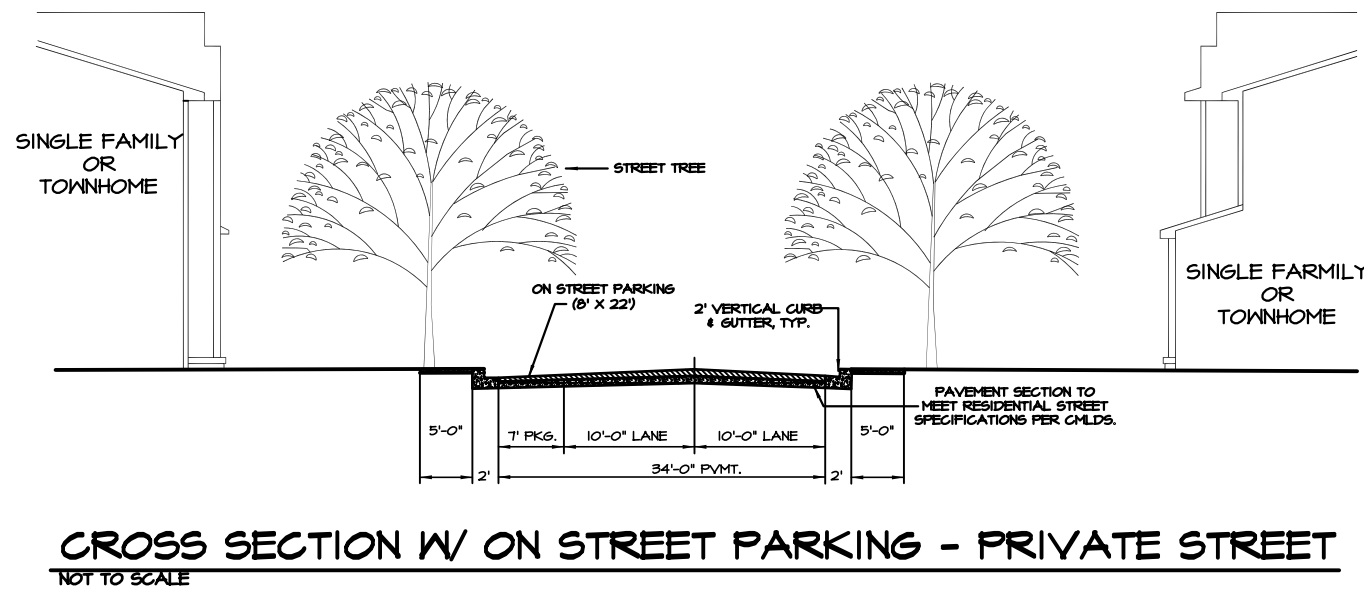
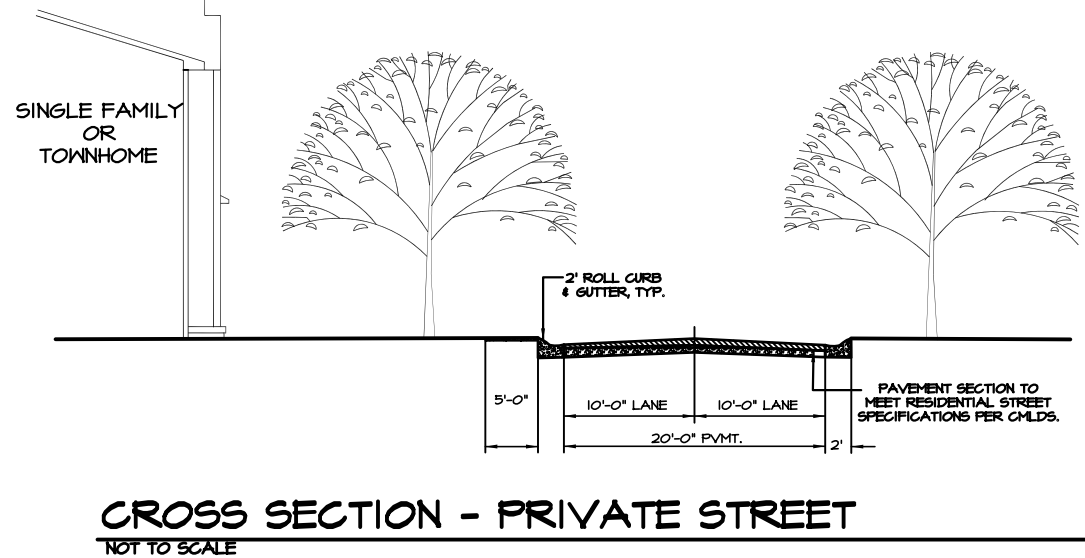
THE MINIMUM FRONT SETBACK FOR SINGLE FAMILY HOMES SHALL BE 20 FEET.
4.

THE MINIMUM REAR YARD FOR SINGLE FAMILY HOMES SHALL BE 20 FEET
5.

THE MINIMUM LOT AREA FOR SINGLE FAMILY HOMES SHALL BE 3,500 SF
6.

SINGLE FAMILY LOTS MAY FRONT ON PRIVATE STREETS.
7.

THE BUILDING SEPARATION FOR SINGLE FAMILY LOTS SHALL BE NO LESS THAN 10 FEET FROM OTHER SINGLE FAMILY BUILDINGS.



PROPOSED REZONING AREA 3

CI  
RADIUS 265.00'  
LENGTH 115.29'  
CHORD LENGTH = 114.29'  
CHORD BEARING S45°59'58"W

