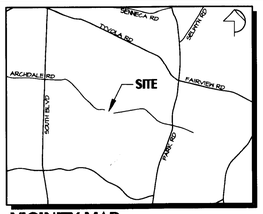
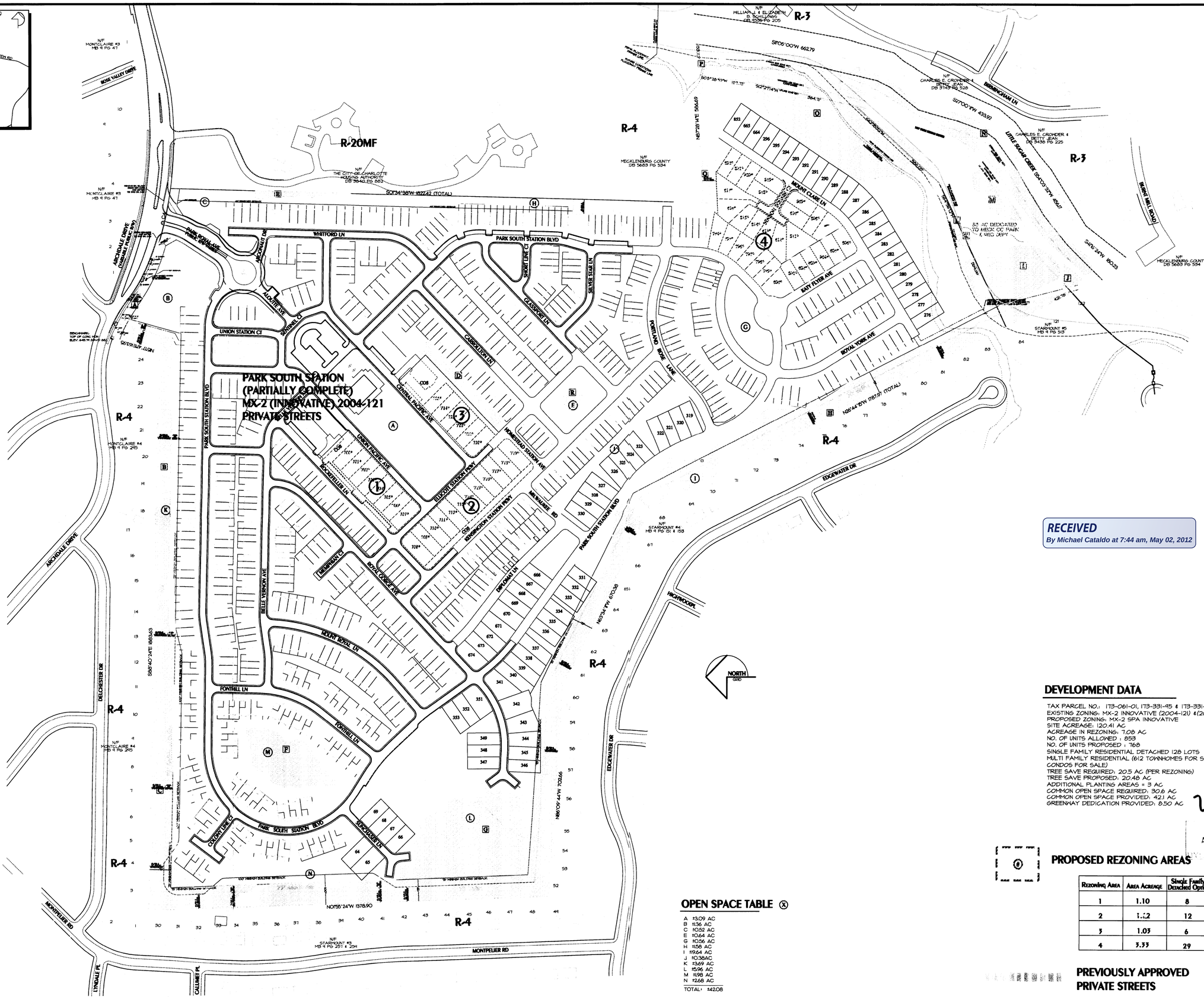


VICINITY MAP



TREE SAVE INDEX* (X)

TREESAVE A	0.08 AC
TREESAVE B	1.12 AC
TREESAVE C	2.27 AC
TREESAVE D	0.43 AC
TREESAVE E	0.12 AC
TREESAVE F	0.88 AC
TREESAVE G	6.32 AC
TREESAVE H	2.70 AC
TREESAVE I	1.08 AC
TREESAVE J	0.07 AC
TREESAVE K	0.03 AC
TREESAVE L	0.04 AC
TREESAVE M	0.30 AC
TREESAVE N	1.73 AC
TREESAVE O	3.05 AC
TREESAVE P	0.10 AC
TREESAVE Q	0.09 AC
TREESAVE R	0.07 AC
TOTAL:	20.48 AC

* SEE INDIVIDUAL SITE PLAN SHEETS FOR EXACT AREA AND LOCATIONS OF THE TREESAVE TRACTS

OPEN SPACE TABLE (X)

A	±3.09 AC
B	±1.36 AC
C	±0.52 AC
E	±0.64 AC
G	±0.56 AC
H	±1.58 AC
I	±19.64 AC
J	±0.38AC
K	±3.69 AC
L	±5.96 AC
M	±1.98 AC
N	±2.68 AC
TOTAL:	±42.08

RECEIVED
By Michael Cataldo at 7:44 am, May 02, 2012

DEVELOPMENT DATA

TAX PARCEL NO.: 173-061-01, 173-331-45 & 173-331-48
EXISTING ZONING: MX-2 INNOVATIVE (2004-121) &(2011-032)
PROPOSED ZONING: MX-2 SPA INNOVATIVE
SITE ACREAGE: 120.41 AC
ACREAGE IN REZONING: 7.08 AC
NO. OF UNITS ALLOWED : 853
NO. OF UNITS PROPOSED : 768
SINGLE FAMILY RESIDENTIAL DETACHED 128 LOTS
MULTI FAMILY RESIDENTIAL (612 TOWNHOMES FOR SALE & 44 CONDOS FOR SALE)
TREE SAVE REQUIRED: 20.5 AC (PER REZONING)
TREE SAVE PROPOSED: 20.48 AC
ADDITIONAL PLANTING AREAS = 3 AC
COMMON OPEN SPACE REQUIRED: 30.6 AC
COMMON OPEN SPACE PROVIDED: 42.1 AC
GREENWAY DEDICATION PROVIDED: 8.50 AC

2012069

APR 2 3 2012

PROPOSED REZONING AREAS

Rezoning Area	Area Acreage	Single Family Detached Option
1	1.10	8
2	1.12	12
3	1.03	6
4	3.33	29

PREVIOUSLY APPROVED PRIVATE STREETS

KENNEY DESIGN GROUP, PA
1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@KENNEYDESIGN.COM
Engineering
Land Planning
Land Surveying

Revisions:

Scale: 1"=150'
Date: 4/23/12
Drawn By: MJK
Designed By: MJK
Job No.: 2505

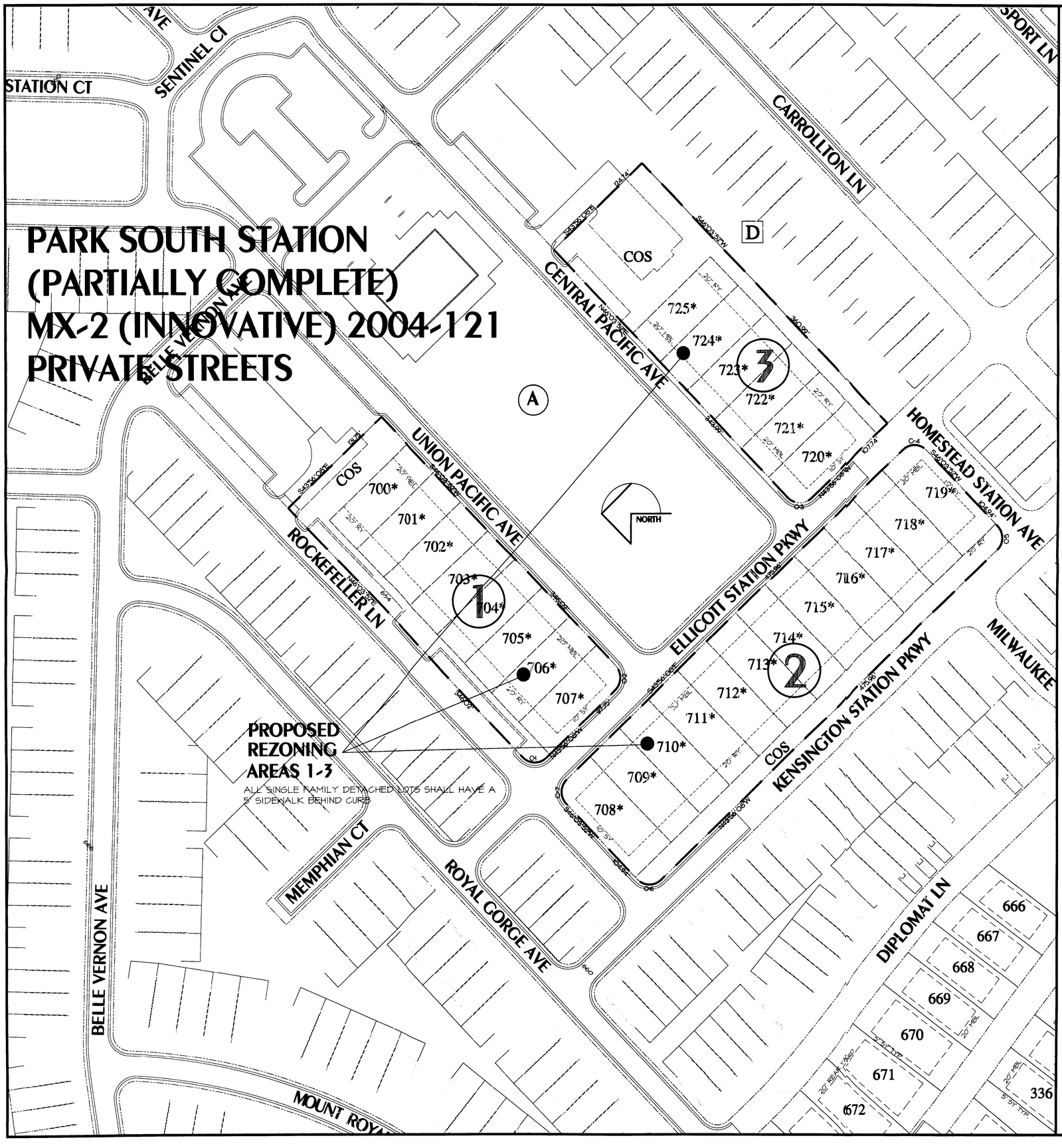
TECHNICAL DATA SHEET AND EXISTING CONDITIONS

PARK SOUTH STATION REZONING PETITION 2012-___

City of Charlotte, Mecklenburg County, North Carolina
J & B Development and Management, Inc, 9179 Davidson Hwy, Concord, NC 28025

Sheet No. 1 of 3

PARK SOUTH STATION (PARTIALLY COMPLETE) MX-2 (INNOVATIVE) 2004-121 PRIVATE STREETS



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 CONSTRUCTION OF SINGLE FAMILY DETACHED HOMES IN PORTIONS OF THE PARK SOUTH STATION PROJECT (PREVIOUS REZONING PETITION 2004-121) DESIGNATED ON THE SCHEMATIC PLAN. THE DEVELOPER/PETITIONER RESERVES THE RIGHT TO CONSTRUCT SINGLE FAMILY ATTACHED (TOWNHOMES WITH LAND FOR SALE) 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 INCLUDED IN REZOING PETITION 2004-121 SHALL REMAIN IN EFFECT EXCEPT FOR THE ABILITY OF THE DEVELOPER/PETIONER TO CONSTRUCT SINGLE FAMILY DETACHED DWELLINGS IN THE AREAS SHOWN ON TECHNICAL DATA SHEET AND SCHEMATIC PLAN

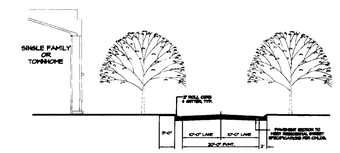
SINGLE FAMILY HOMES WITH GARAGES THAT EXTEND BEYOND THE MAIN ENTRY FACADE MUST HAVE A SECOND FLOOR BUILDING FACADE THAT IS NOT RECESSED MORE THAN SEVEN (7) FEET FROM THE FIRST FLOOR GARAGE FACADE
NO MORE THAN TWO SINGLE FAMILY HOMES SHALL BE ALLOWED SIDE BY SIDE WHICH HAVE GARAGES THAT EXTEND BEYOND TEN (10) FEET FROM THE MAIN ENTRY FACADE.
SINGLE FAMILY HOMES SHALL UTILIZE GARAGE DOORS WITH ARCHITECTURAL FEATURES THAT DISTINGUISH THEM FROM STANDARD METAL GARAGE DOORS. SUCH ARCHITECTURAL FEATURES MAY INCLUDE WINDOWS, CARRIAGE DOOR ELEMENTS, ARCHES, DECORATIVE LIGHTING, DECORATIVE HARDWARE, ETC.

A. INNOVATIVE DEVELOPMENT STANDARDS FOR SINGLE FAMILY HOMES

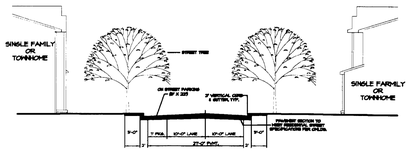
1. THE PRIVATE STREETS SHALL BE CONSTRUCTED AS INDICATED BY THE BELOW CROSS SECTIONS
2. THE MINIMUM FRONT SETBACK FOR SINGLE FAMILY HOMES SHALL BE 20 FEET FROM THE BACK OF CURB. ALL DRIVEWAYS SHALL HAVE A MINIMUM LENGTH OF 20 FEET FROM THE BACK OF SIDEWALK OR BACK OF CURB, WHICHEVER IS GREATER
3. THE MINIMUM REAR YARD FOR SINGLE FAMILY HOMES SHALL BE 20 FEET
4. THE MINIMUM LOT AREA FOR SINGLE FAMILY HOMES SHALL BE 3500 SF
5. SINGLE FAMILY LOTS MAY FRONT ON PRIVATE STREETS.
6. NO INTERNAL BUFFERS REQUIRED BETWEEN THE VARIOUS RESIDENTIAL TYPES LOCATED WITHIN THE UNIFIED PARK SOUTH STATION DEVELOPMENT.

CURVE TABLE

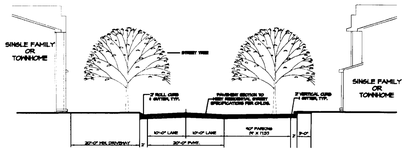
CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	26.70	17.00	24.04	S01°03'52"W
C-2	26.70	17.00	24.04	S88°56'08"E
C-3	26.70	17.00	24.04	S01°03'52"W
C-4	26.70	17.00	24.04	N01°03'52"E
C-5	26.70	17.00	24.04	S88°56'08"E
C-6	26.70	17.00	24.04	S01°03'52"W
C-7	26.70	17.00	24.04	N88°56'08"W



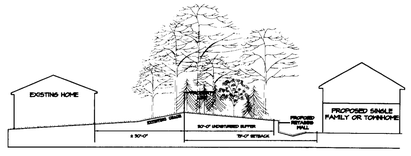
CROSS SECTION - PRIVATE STREET
NOT TO SCALE



CROSS SECTION W/ ON STREET PARKING - PRIVATE STREET
NOT TO SCALE



CROSS SECTION W/ 90° PARKING - PRIVATE STREET
NOT TO SCALE



BUFFER CROSS SECTION
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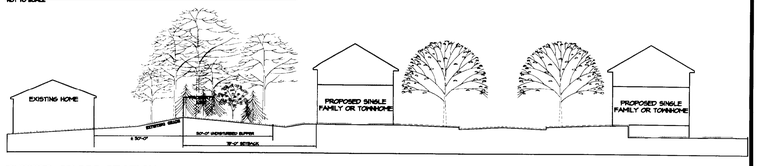

BUFFER CROSS SECTION
NOT TO SCALE

KENNEY DESIGN GROUP, PA
1316 GREENWOOD CLIFF
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PH: 704/377-6099 FAX: 704/377-6097
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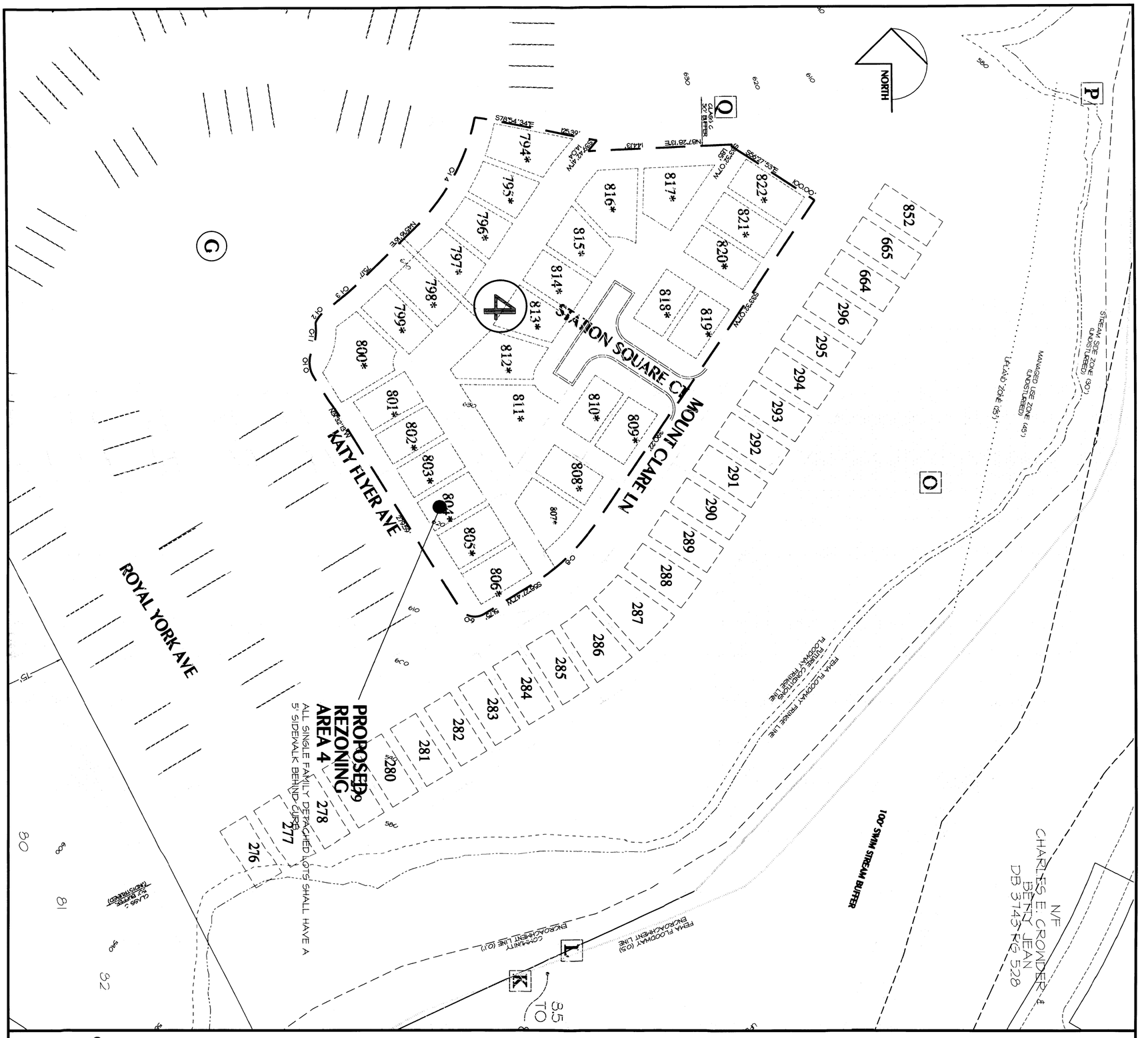
Engineering
Land Planning
Land Surveying

Revisions:

Scale:	1"=50'
Date:	4/23/12
Drawn By:	MJK
Designed By:	MJK
Job No.:	2505

SCHEMATIC SITE PLAN, DEVELOPMENT NOTES, AND DETAILS
PARK SOUTH STATION REZONING PETITION 2012-
City of Charlotte, Mecklenburg County, North Carolina
J & B DEVELOPMENT AND MANAGEMENT, INC, 9179 Davidson Hwy, Concord, NC 28025

Sheet No. 2 of 3



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-8	102.25	233.90	101.44	N45°59'57"E
C-9	26.70	17.00	24.04	S76°52'13"E
C-10	27.40	17.00	24.59	S13°28'32"E
C-11	57.90	292.00	57.81	S09°39'12"E
C-12	16.92	332.00	16.92	S38°54'04"W
C-13	47.66	340.00	47.61	N49°40'13"E
C-14	128.58	222.81	126.80	N26°07'13"E

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Of	3

Schematic Site Plan, Development Notes, and Details

Park South Station Rezoning Petition 2012-____

City of Charlotte, Mecklenburg County, North Carolina

J & B Development and Management, Inc, 9179 Davidson Hwy, Concord, NC 28025

Scale:	1"=50'
Date:	4/23/12
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