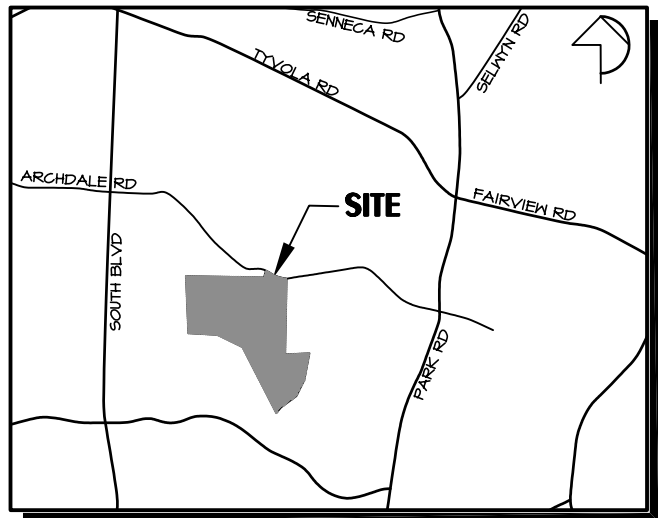


City of CHARLOTTE, NORTH CAROLINA



J&B
Development and
Management, Inc.

9450 Moss Plantation Ave, Suite 201 Concord, North Carolina 28027
VOICE: 704-782-7800 FAX: 704-782-7839

Scale:	1"=150'
Date:	5/30/06
Drawn By:	MJK
Designed By:	MJK
Job No.:	2505

REZONING AREA	AREA ACREAGE	SINGLE FAMILY DETACHED OPTION	SINGLE FAMILY ATTACHED OPTION
1	17.51	49	50 UNITS WITHIN 15 BUILDINGS
2	2.65	24	21 UNITS WITHIN 6 BUILDINGS

DEVELOPMENT DATA

TAX PARCEL NO.: 173-06-101, 173-06-755, 173-06-998,
173-06-773, 173-06-772, 173-06-788, 173-06-787,
173-06-786, 173-06-785, 173-06-784, 173-06-754,
173-06-753, 173-06-892, 173-06-887, AND A PORTION OF
173-06-751

EXISTING ZONING: MX-2 INNOVATIVE (2004-121)
 PROPOSED ZONING: MX-2 5PA INNOVATIVE
 NUMBER OF UNITS: 13 SINGLE FAMILY LOTS OR 71 SINGLE
 FAMILY ATTACHED UNITS
 RESIDENTIAL UNIT TYPE: SINGLE FAMILY RESIDENTIAL
 (ATTACHED AND/OR DETACHED)
 TOTAL AREA: +/- 25.40 AC 20.16 AC
 COMMON OPEN SPACE: +/- 11.95 AC (47%) 9.61 AC (48%)
 PROPOSED TREE SAVE: +/- 8.11 AC (31.9%) 6.55 AC (32.5%)

Revisions:

5/18/11	Submittal #2 Revised per CMP comments
6/21/11	Submittal #3 Revised per CMP comments

TECHNICAL DATA SHEET AND EXISTING CONDITIONS

Park South Station Rezoning Petition 2011-032

City of Charlotte, Mecklenburg County, North Carolina
J & B Development and Management, Inc, 9450 Moss Plantation Ave, Suite 201, Concord, NC 28025

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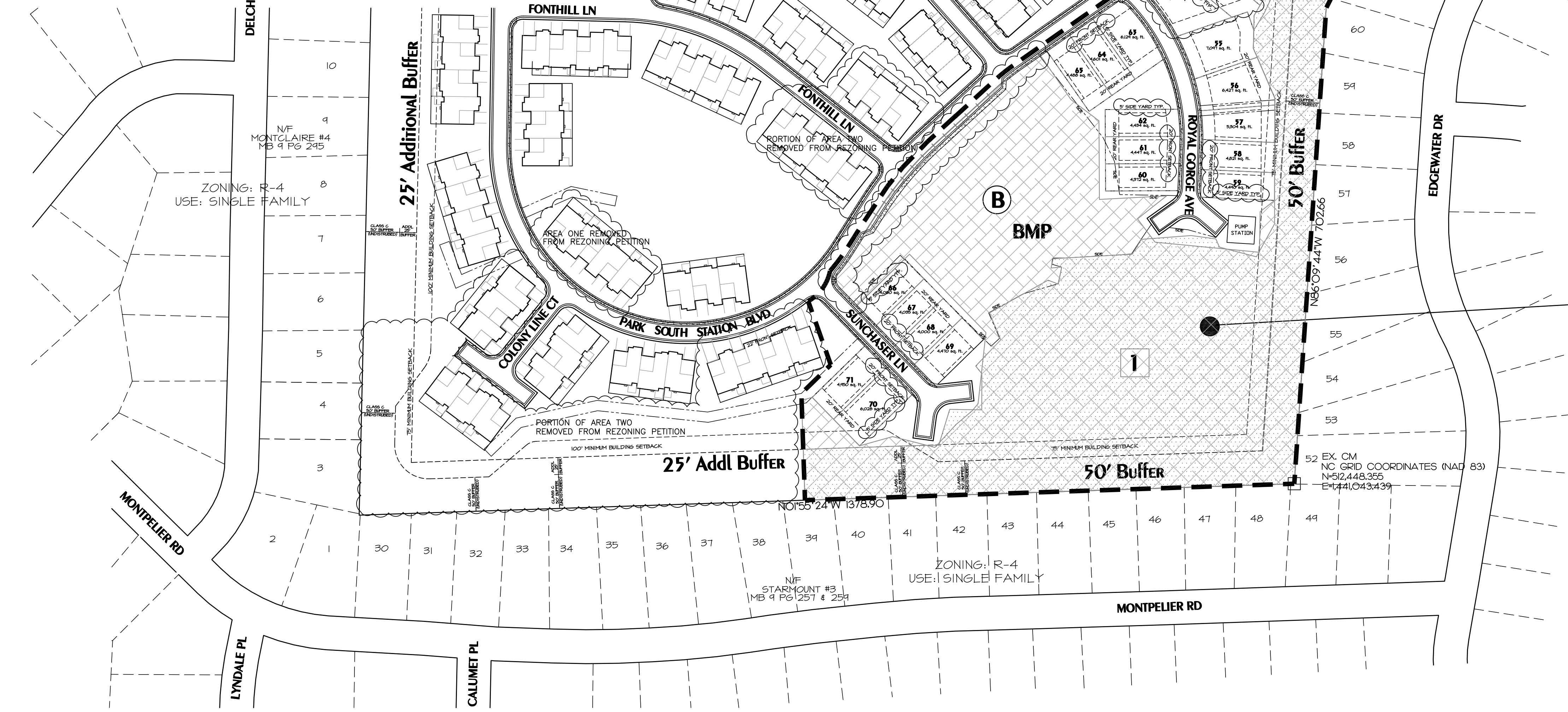
METES AND BOUNDS DESCRIPTION

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 14-23-38 E, 102.18 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, N 237.18 FOOT CURVE TO THE LEFT WITH A RADIUS OF 260.89 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 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) 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 56-52-54 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, 586.37 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 97.80 FOOT CURVE TO THE RIGHT WITH A RADIUS OF 290.00 FEET, N 47-58-04 W AND A CHORD LENGTH OF 97.33 FEET TO A POINT, THENCE S 70-27-32 W, 99.46 FEET TO A POINT, THENCE N 44-17-24 W, 80.53 FEET TO A POINT, THENCE S 38-04-37 W, 157.39 FEET TO A POINT, THENCE S 1-55-23 E, 721.52 TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING. THIS TRACT CONTAINING 17.51 ACRES.

AREA 2- 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 285.00 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 45-58-58 E 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 TWO TRACTS ARE BASED ON A BOUNDARY SURVEY AND PREVIOUSLY RECORDED SUBDIVISION PLATS BY DELTA LAND SERVICES, INC



PROPOSED REZONING AREAS TO ALLOW SINGLE FAMILY

OPEN SPACE TABLE (B)

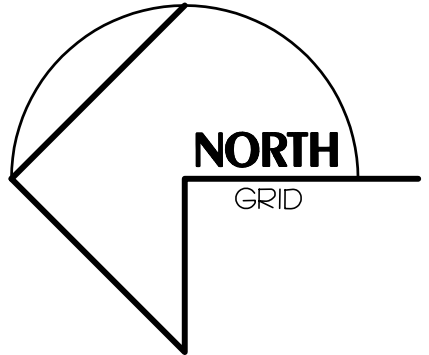
A	10.38 AC
B	109.23 AC
TOTAL	119.61

TREE SAVE TABLE 2

1	15.86 AC
2	10.69 AC
TOTAL	16.55 AC

PROPOSED REZONING AREA 1

ALL SINGLE FAMILY DETACHED LOTS SHALL HAVE A 5' SIDEWALK BEHIND CURB



Revisions:
5/18/11 Submittal #2 Revised per CMP comments
6/2/11 Submittal #3 Revised per CMP comments

ORIGINAL PLANS BY KENNEY DESIGN GROUP, PA

J&B Development and Management, Inc.

9450 Moss Plantation Ave, Suite 201 Concord, North Carolina 28027
VOICE : 704-782-7800 FAX : 704-782-7839

Revisions:

Scale:	1"=100'
Date:	3/9/2011
Drawn By:	RKH
Designed By:	RKH
Job No.:	

Schematic Site Plan

Park South Station Rezoning Petition 2011-032

City of Charlotte, Mecklenburg County, North Carolina

J & B Development and Management, Inc., 9450 Moss Plantation Ave, Suite 201, Concord, NC 28025

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 2004-12) 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.

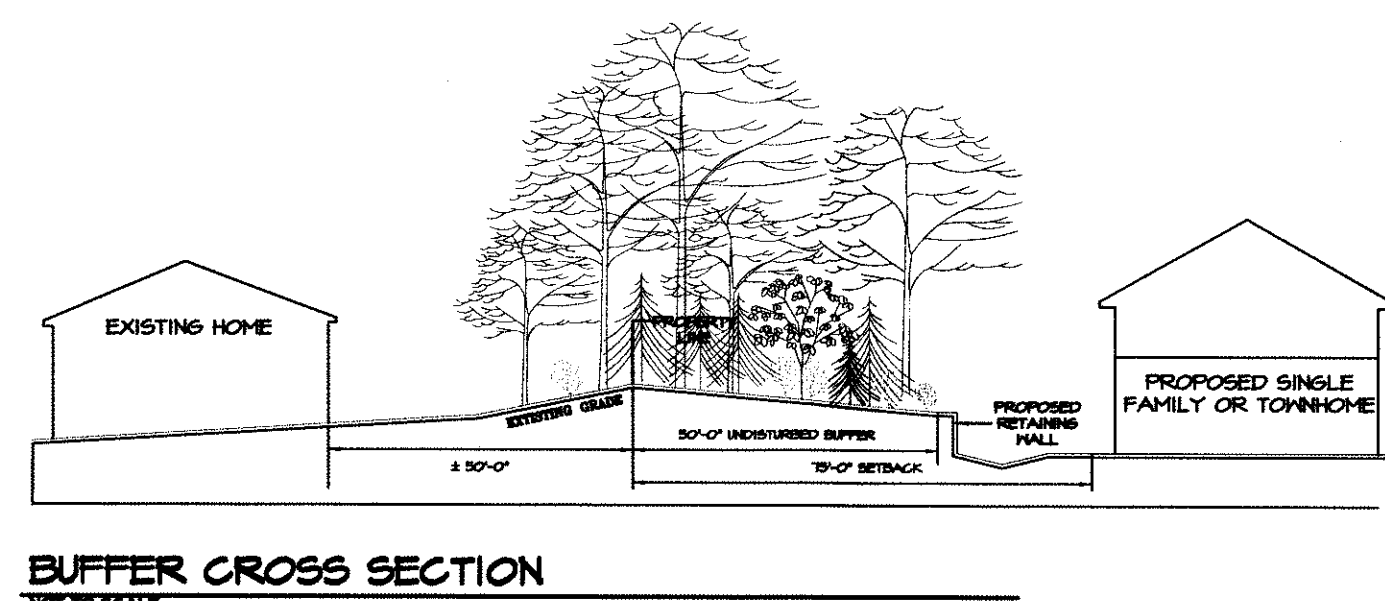
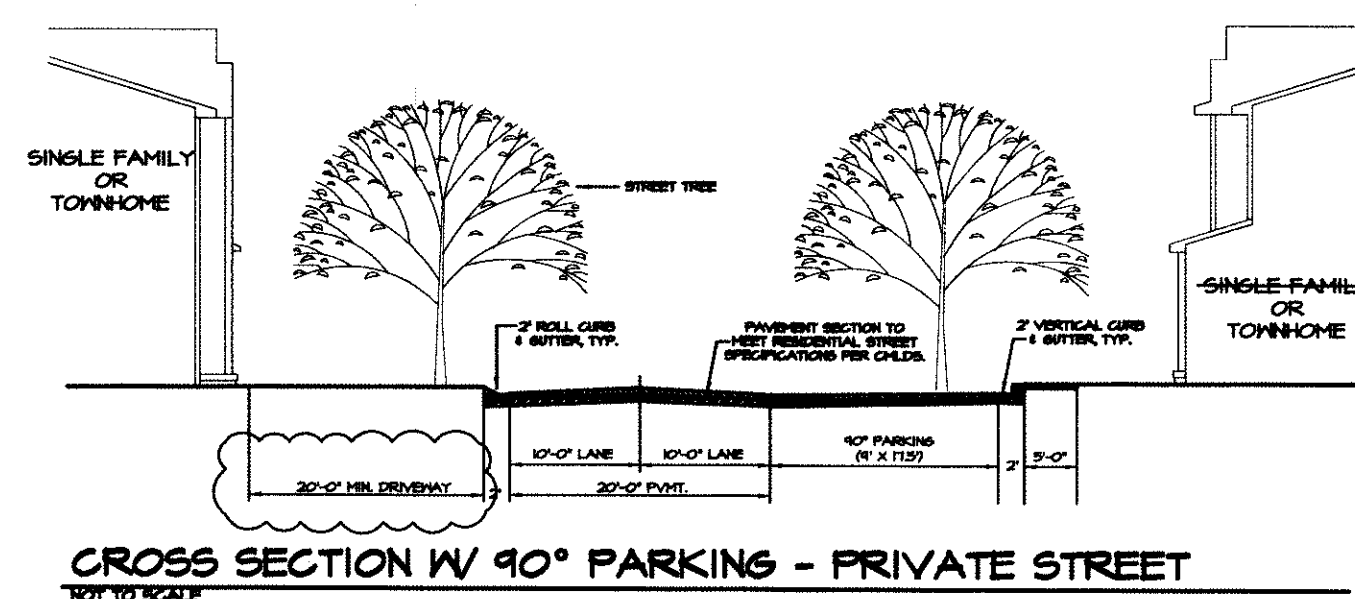
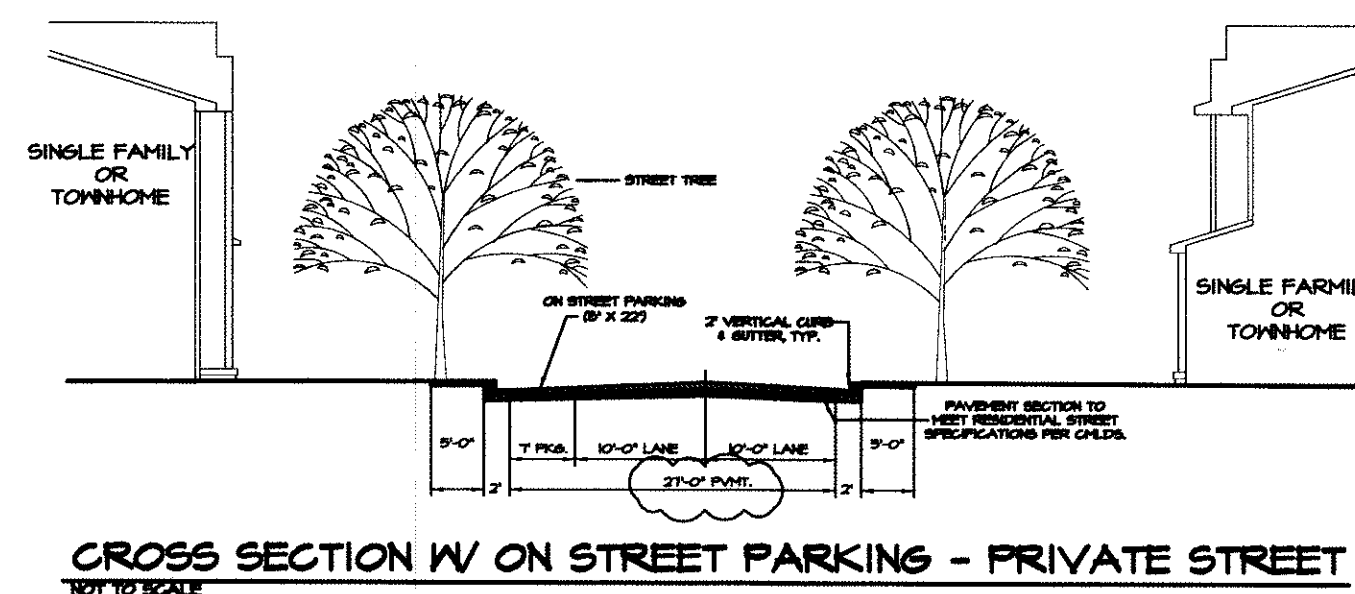
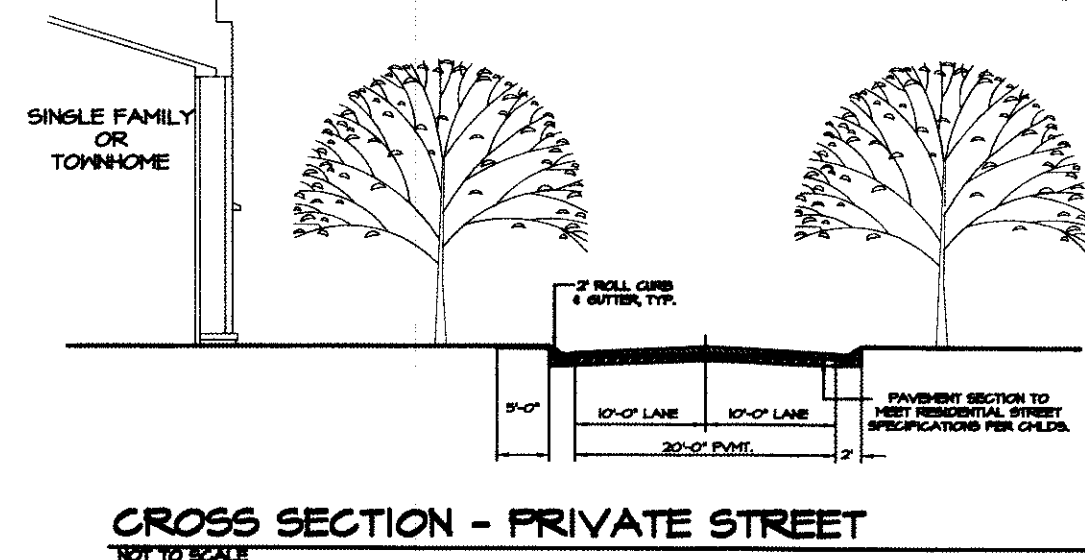
DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, OTHER ATTACHED ILLUSTRATIONS AND THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, OTHER 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 REZONING PETITION 2004-121 SHALL REMAIN IN EFFECT EXCEPT FOR THE ABILITY OF THE DEVELOPER/PETITIONER TO CONSTRUCT SINGLE FAMILY DETACHED 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 STREETS SHALL BE CONSTRUCTED AS INDICATED BY THE BELOW CROSS SECTIONS.
3. THE MINIMUM FRONT SETBACK FOR SINGLE FAMILY HOMES SHALL BE 20 FEET FROM THE BACK OF CURB, WHICHEVER IS GREATER.
4. ALL DRIVEWAYS SHALL HAVE A MINIMUM LENGTH OF 20 FEET FROM THE BACK OF SIDEWALK OR BACK OF CURB, WHICHEVER IS GREATER.
5. THE MINIMUM REAR YARD FOR SINGLE FAMILY HOMES SHALL BE 20 FEET.
6. THE MINIMUM LOT AREA FOR SINGLE FAMILY HOMES SHALL BE 3500 SF.
7. SINGLE FAMILY LOTS MAY FRONT ON PRIVATE STREETS.
8. THE BUILDING SEPARATION FOR SINGLE FAMILY LOTS SHALL BE NO LESS THAN 10 FEET FROM OTHER SINGLE FAMILY BUILDINGS.
9. NO INTERNAL BUFFERS REQUIRED BETWEEN THE VARIOUS RESIDENTIAL TYPES LOCATED WITHIN THE UNIFIED PARK SOUTH STATION DEVELOPMENT.



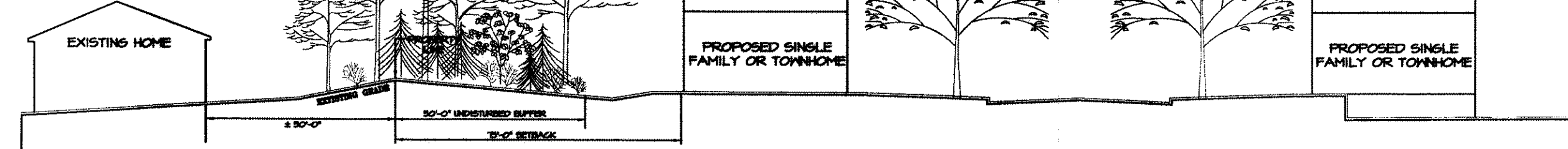
PROPOSED REZONING AREA 2

ALL SINGLE FAMILY DETACHED LOTS SHALL HAVE A 7' SIDEWALK BEHIND CURB

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



TYPICAL BUILDING ELEVATIONS



BUFFER CROSS SECTION
NOT TO SCALE

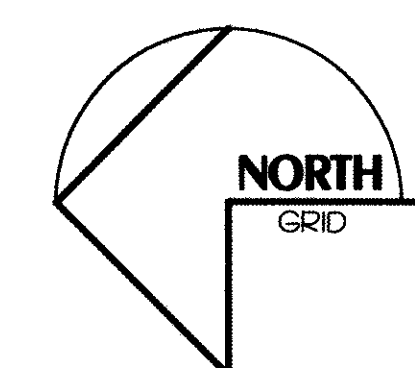
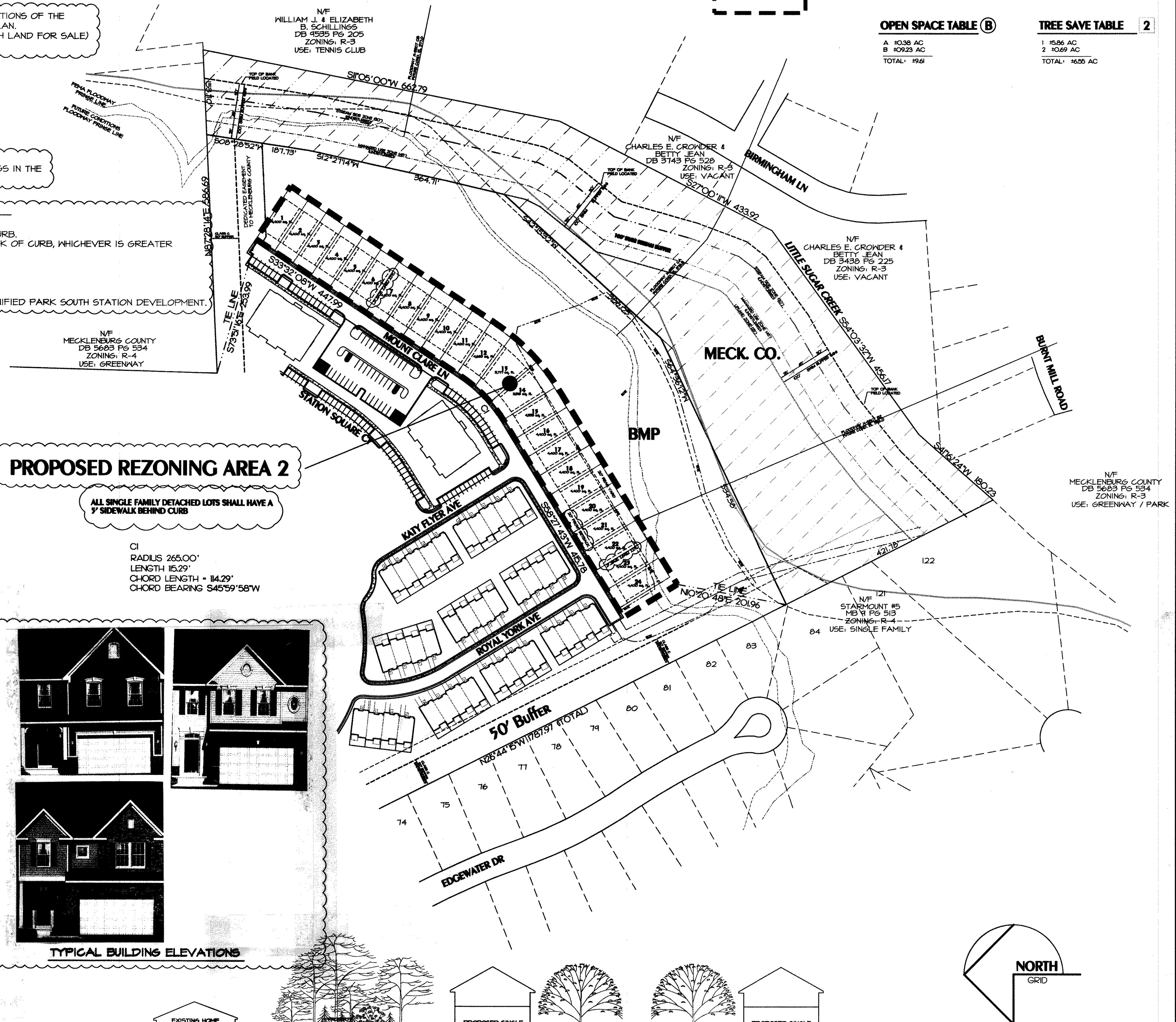
PROPOSED REZONING AREAS TO ALLOW SINGLE FAMILY

OPEN SPACE TABLE (B)

A = 10.38 AC
B = 10.23 AC
TOTAL = 19.61

TREE SAVE TABLE 2

1 = 15.06 AC
2 = 10.69 AC
TOTAL = 25.75 AC



Revisions:

5/18/11 Submittal #2 Revised per CMP comments
6/21/11 Submittal #3 Revised per CMP comments

ORIGINAL PLANS BY KENNEY
DESIGN GROUP, PA

