

LINE TABLE

1	S	40715.52"	W	48.87	feet
2	S	1501.47"	W	65.33	feet
3	S	1476.08"	W	96.66	feet
4	S	2734.02"	E	30.05	feet
5	S	3015.27"	E	31.46	feet
6	S	2639.00"	E	33.52	feet
7	S	0337.51"	E	51.94	feet
8	S	0016.15"	E	68.27	feet
9	S	0128.35"	E	84.15	feet
10	S	0527.01"	E	57.80	feet
11	S	0301.06"	E	90.63	feet
12	S	6625.37"	W	17.62	feet
13	S	0749.09"	E	18.38	feet
14	S	0022.06"	E	65.84	feet
15	S	1023.53"	W	70.96	feet
16	S	4735.14"	W	45.96	feet
17	S	1359.26"	W	40.85	feet
18	S	1049.29"	W	28.79	feet
19	S	3136.03"	W	31.03	feet
20	S	2926.02"	W	40.69	feet
21	S	2578.10"	W	38.47	feet
22	S	2303.35"	W	42.88	feet
23	S	5918.32"	W	50.52	feet
24	S	2719.25"	W	36.89	feet
25	S	2817.29"	W	34.85	feet
26	S	2323.52"	W	40.66	feet
27	S	3502.14"	W	30.29	feet
28	S	0756.58"	E	23.27	feet
29	S	4346.24"	W	26.82	feet
30	S	3114.53"	W	36.50	feet
31	S	1542.29"	W	23.61	feet
32	N	7518.24"	W	31.62	feet
33	S	2523.08"	W	53.40	feet
34	S	0244.01"	W	24.22	feet
35	S	2119.25"	W	43.32	feet
36	S	3225.25"	W	73.21	feet

INNOVATIVE DEVELOPMENT STANDARDS

Pursuant to Section 11.208 of the Ordinance, the Petitioner seeks to obtain the approval of its use of the following Innovative Development Standards in connection with the development of the Site concurrently with the approval of its Rezoning Petition:

SINGLE FAMILY DETACHED HOMES

PUBLIC STREET R.O.W.	45' or 50'
MINIMUM LOT SIZE	3,000 SF
MIN. FRONT SETBACK	2'
MIN. SIDE YARD	3'
MIN. REAR YARD	10' (FROM CL OF ALLEY)
MIN. LOT WIDTH	30'
MAX. BLDG. HEIGHT	40' (MAX. 3 STORIES)
INTERNAL BUFFER	0'
SWIM CLUB PARKING	1 SPACE/200 SF (SF OF POOL WATER SURFACE)

SINGLE FAMILY ATTACHED HOMES

PUBLIC STREET R.O.W.	45' or 50'
MIN. FRONT SETBACK	2'
MIN. SIDE YARD	3'
MIN. REAR YARD	10'
MAX. BLDG. HEIGHT	45' (MAX. 3 STORIES)
INTERNAL BUFFER	0'
SWIM CLUB PARKING	1 SPACE/200 SF (SF OF POOL WATER SURFACE)

DEVELOPMENT DATA

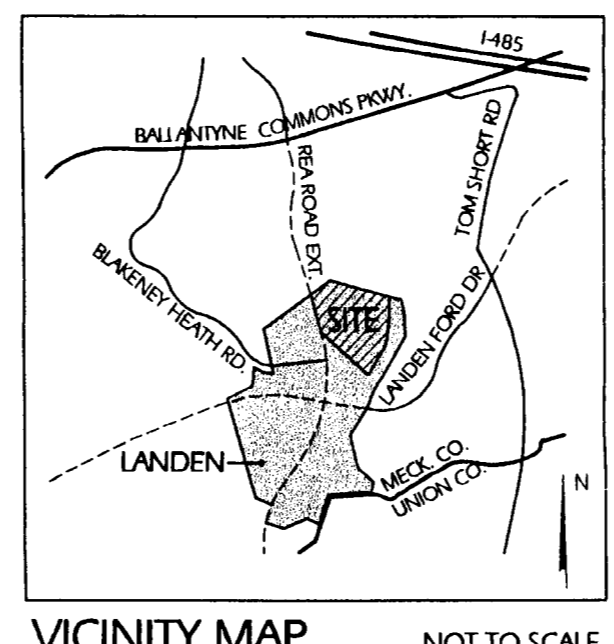
TOTAL SITE AREA	51.58 AC
EXISTING ZONING	O-1 (CD)
PROPOSED ZONING	MX-2
TOTAL # UNITS	412 MAX.
S.F. DETACHED:	161 MAX. UNITS
S.F. ATTACHED:	251 MAX. UNITS
TOTAL DENSITY	8.0 DU/AC
MIN. BLDG. SEPARATION	16' (SF ATTACHED ONLY)
PROPOSED OPEN SPACE	13.09 AC (25%)
REQUIRED OPEN SPACE	5.16 AC (10%)

PARKING SUMMARY

TYPICAL MODULE 9' x 20'
 # SPACES REQUIRED: 2 SPA./UNIT
 # SPACES PROVIDED: 2 SPA./UNIT W/ ADDITIONAL ON-STREET GUEST PARKING

SYMBOL LEGEND

- CREEK CHANNEL
- WETLANDS
- COMMON OPEN SPACE
- ACCESS POINTS
- PUBLIC STREET
- PRIVATE STREET
- FLOOD FRINGE
- PEDESTRIAN ACCESS
- PERIMETER PLANTING



GENERAL NOTES

Unless more stringent standards are established by this Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MX-2 zoning district classification shall be followed in connection with development taking place on the Site.

The configurations, placements and sizes of the buildings outlined on the Schematic Site Plan accompanying this Rezoning Petition are schematic in nature and, subject only to the provisions set forth below, may be altered or modified during design, development and construction document phases within the maximum building envelope lines established on this Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations.

Permitted Uses

1. Single Family Attached (251 max. units)
 2. Single Family Detached (161 max. units)
- Up to 412 attached or detached dwelling units may be constructed together with any incidental or accessory structures permitted under the Ordinance in the MX-2 District. Commercial uses shall not be permitted.

Buffers

1. Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance, subject however, to the provisions of Section 12.304 thereof.
2. Petitioner reserves the right to install pedestrian sidewalks or pathways, walls, berms fences and utilities within the buffer areas.
3. Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.
4. No buildings, parking spaces or maneuvering areas may be located within buffer areas.
5. Internal buffers shall not be required between single-family attached and single-family detached units.

Setbacks, Side Yards and Rear Yards.

1. Building setbacks will be established in the manner depicted on this Technical Data Sheet.
2. A 20 foot rear yard along the northwest property line will be established per the Ordinance Section 11.208 (6) and the Innovative Development Standards established on this sheet.
3. The rear yard for single family detached homes will be 10' as measured from the centerline of the alley. The side yard for accessory structures will be 3' and rear yards for accessory structures will be 10' from the centerline of the alley.

Parking

1. Off street parking spaces will satisfy the minimum standards established under the Ordinance, except as modified by the Innovative Standards per this petition.
2. On-street parking shall be provided along one side of proposed public streets.

Lighting

1. All freestanding lighting fixtures will be uniform in design. Final spacing of fixtures to be determined by manufacturer specification and lamp type.
2. The Petitioner commits to the installation of pedestrian scale lighting along public and private streets within the Site.

Landscaping

Street trees shall be provided at a minimum of 50' O.C. on Public R/W and Private Streets.

Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

Access Points and Streets

1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.
2. The placements and configurations of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs.
3. The Petitioner commits to using private streets in the locations depicted on this Technical Data Sheet. These private streets will match the cross section of the public streets and will be maintained by the HOA.
4. All single family attached units which abut the northern and southern property lines, as well as the building which backs up to the swim club, shall have front-loaded garages as shown on the attached schematic site plan. All other attached and detached units shall be serviced by rear alleys. In some instances, single family detached corner lots may have garages which are accessed off of the public street which forms the side property line of the lot.
5. The petitioner reserves the right to modify the street R.O.W. at the subdivision approval process to select either the recently approved 45' R.O.W. standard shown or the 50' R.O.W. standard.
6. The petitioner reserves the right to reduce site triangles as permitted by CDDOT.

Storm Water Management

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and 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.

Binding Effect of the Rezoning Application

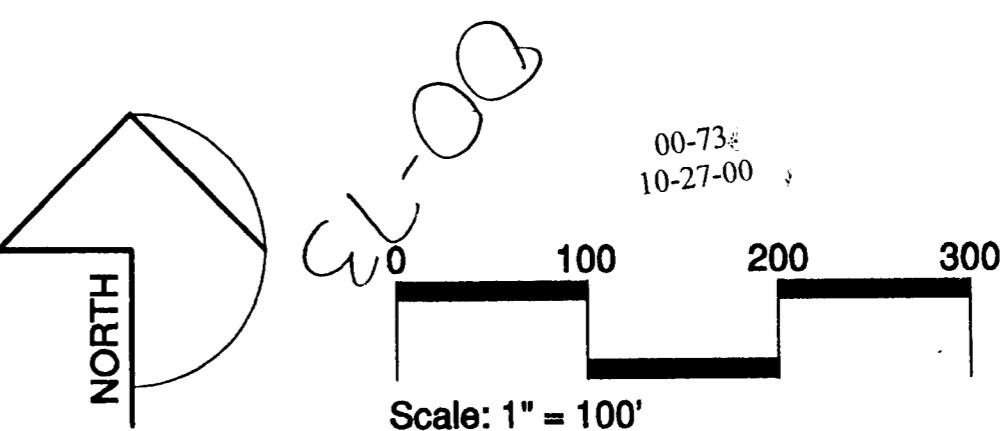
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Common Open Space

Improvements to common open space will be made through the addition of landscaped greens with bench seating, a pool and cabana, sidewalks and street trees.

APPROVED BY CITY COUNCIL
 DATE 11/20/20

FOR PUBLIC HEARING

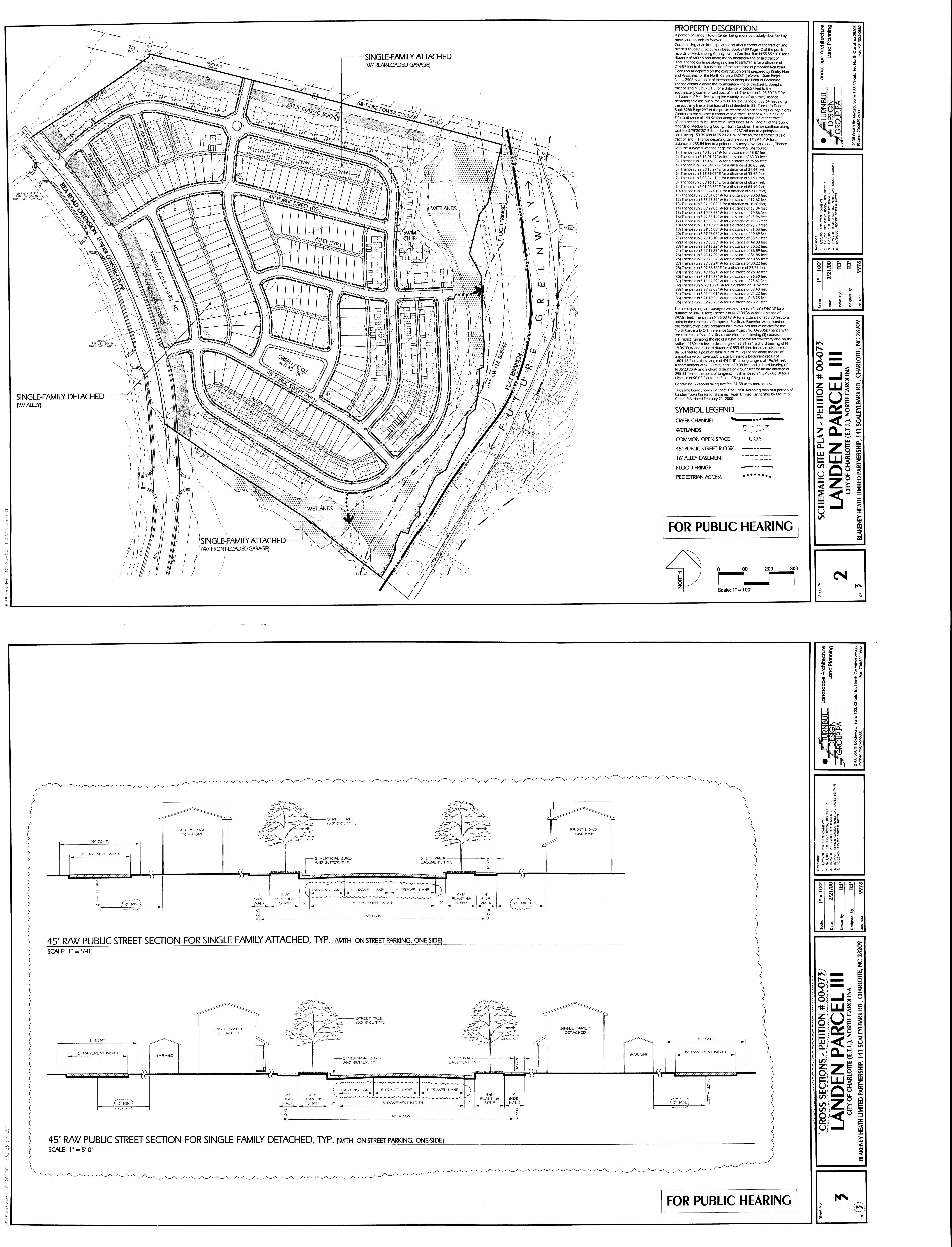


Turnbull Design Group, PA
 Landscape Architecture
 Land Planning
 2108 South Boulevard, Suite 100, Charlotte, North Carolina 28203
 Phone: 704/529-6800 Fax: 704/529-9882

Revisions:
 1. 4/20/00 PER STAFF COMMENTS
 2. 8/17/00 PER CLIENT REVIEW ADD SHEET 3
 3. 9/22/00 PER STAFF COMMENTS REVISE GENERAL NOTES AND CROSS SECTIONS
 4. 10/26/00 REVISE GENERAL NOTES

Scale: 1" = 100'
 Date: 2/21/00
 Drawn By: TEP
 Designed By: TEP
 Job No.: 9978

TECHNICAL DATA SHEET - PETITION # 00-073
LANDEN PARCEL III
 CITY OF CHARLOTTE (E.T.J.), NORTH CAROLINA
 BLAKENEY HEATH LIMITED PARTNERSHIP, 141 SCALEYBARK RD., CHARLOTTE, NC 28209
 Sheet No. 1 of 3



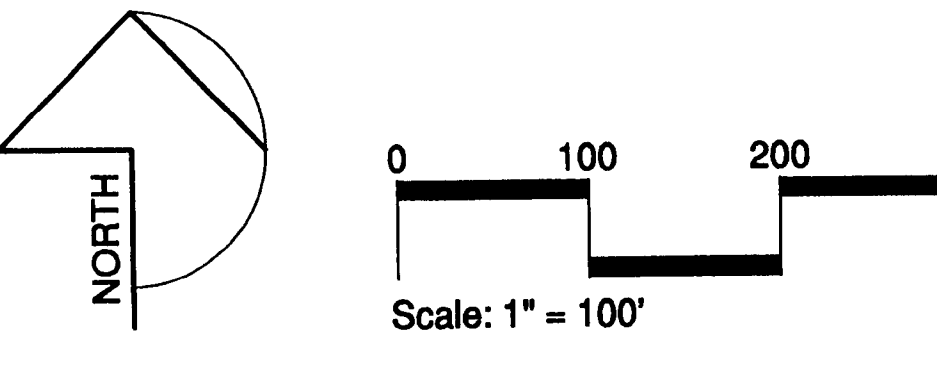
PROPERTY DESCRIPTION

A portion of Landen Town Center being more particularly described by metes and bounds as follows:
 Commencing at an iron pipe at the southerly corner of the tract of land owned by Josef E. Joseph in Deed Book 2489 Page 42 of the public records of Mecklenburg County, North Carolina, Run N 55°52'40" E for a distance of 483.59 feet along the southerly line of said tract of land. Thence continue along said line N 56°57'51" E for a distance of 214.57 feet to the intersection of the centerline of proposed Rea Road Extension as depicted on the construction plans prepared by Kimley-Horn and Associates for the North Carolina D.O.T. (reference State Project No. U-2506) said point of intersection being the Point of Beginning. Thence continue along the southerly line of the Josef E. Joseph tract of land N 56°57'51" E for a distance of 545.57 feet to the southerly corner of said tract of land. Thence run N 0°50'26" E for a distance of 9.41 feet along the easterly line of said tract. Thence departing said line run S 75°16'43" E for a distance of 509.64 feet along the southerly line of that tract of land destined to R.L. Threatt in Deed Book 2888 Page 29 of the public records of Mecklenburg County, North Carolina to the southeast corner of said tract. Thence run S 75°17'29" E for a distance of 194.96 feet along the southerly line of that tract of land destined to R.L. Threatt in Deed Book 3419 Page 71 of the public records of Mecklenburg County, North Carolina. Thence continue along said line S 75°20'20" E for a distance of 737.48 feet to a point (said point being 153.35 feet N 75°20'20" W of the southeast corner of said tract of land). Thence departing said line run S 14°39'42" W for a distance of 235.84 feet to a point on a surveyed wetland edge. Thence with the surveyed wetland edge the following (26) courses:
 (1) Thence run S 49°15'27" W for a distance of 88.87 feet;
 (2) Thence run S 15°01'47" W for a distance of 65.33 feet;
 (3) Thence run S 14°16'01" W for a distance of 86.89 feet;
 (4) Thence run S 27°34'02" E for a distance of 30.05 feet;
 (5) Thence run S 30°15'27" E for a distance of 31.46 feet;
 (6) Thence run S 26°39'52" E for a distance of 33.32 feet;
 (7) Thence run S 03°37'51" E for a distance of 51.94 feet;
 (8) Thence run S 100°16'10" W for a distance of 48.27 feet;
 (9) Thence run S 01°28'35" E for a distance of 84.15 feet;
 (10) Thence run S 05°27'01" E for a distance of 57.80 feet;
 (11) Thence run S 03°01'10" W for a distance of 90.43 feet;
 (12) Thence run S 66°25'37" W for a distance of 17.62 feet;
 (13) Thence run S 07°49'09" E for a distance of 18.38 feet;
 (14) Thence run S 105°22'33" W for a distance of 65.34 feet;
 (15) Thence run S 10°23'53" W for a distance of 40.69 feet;
 (16) Thence run S 47°35'14" W for a distance of 84.86 feet;
 (17) Thence run S 15°59'46" W for a distance of 40.85 feet;
 (18) Thence run S 10°49'20" W for a distance of 28.79 feet;
 (19) Thence run S 31°56'03" W for a distance of 31.03 feet;
 (20) Thence run S 29°26'02" W for a distance of 40.69 feet;
 (21) Thence run S 25°18'10" W for a distance of 38.47 feet;
 (22) Thence run S 23°35'35" W for a distance of 42.88 feet;
 (23) Thence run S 59°18'32" W for a distance of 50.52 feet;
 (24) Thence run S 27°19'25" W for a distance of 36.89 feet;
 (25) Thence run S 28°17'29" W for a distance of 34.85 feet;
 (26) Thence run S 23°23'52" W for a distance of 40.64 feet;
 (27) Thence run S 35°02'24" W for a distance of 30.22 feet;
 (28) Thence run S 07°56'58" E for a distance of 23.27 feet;
 (29) Thence run S 45°46'24" W for a distance of 26.82 feet;
 (30) Thence run S 31°14'53" W for a distance of 36.50 feet;
 (31) Thence run S 15°42'29" W for a distance of 23.61 feet;
 (32) Thence run N 25°18'24" W for a distance of 31.62 feet;
 (33) Thence run S 25°23'08" W for a distance of 53.40 feet;
 (34) Thence run S 02°44'01" W for a distance of 24.22 feet;
 (35) Thence run S 21°19'25" W for a distance of 43.75 feet;
 (36) Thence run S 32°25'25" W for a distance of 73.21 feet.
 Thence departing said surveyed wetland line run N 52°44'44" W for a distance of 386.10 feet. Thence run N 57°39'36" W for a distance of 268.30 feet to a point on the centerline of proposed Rea Road Extension as depicted on the construction plans prepared by Kimley-Horn and Associates for the North Carolina D.O.T. (reference State Project No. U-2506). Thence with the centerline of said Rea Road Extension the following (3) courses:
 (1) Thence run along the arc of a curve concave southwesterly and having a radius of 1804.46 feet, a chord angle of 27°27'29", a chord bearing of N 19°35'03" W and a chord distance of 853.45 feet, for an arc distance of 861.61 feet to a point of spiral curvature; (2) Thence along the arc of a spiral curve concave southwesterly having a beginning radius of 1804.46 feet, a theta angle of 4°41'18", a long tangent of 196.94 feet, a short tangent of 96.50 feet, a delta angle of 0°08'48" and a chord bearing of N 30°27'20" W and a chord distance of 295.22 feet for an arc distance of 295.31 feet to the point of tangency; (3) Thence run N 37°57'06" W for a distance of 80.02 feet to the Point of Beginning.
 Containing: 224668.96 square feet 51.58 acres or more or less.
 The same being shown on sheet 1 of 1 of a "Rezoning map of a portion of Landen Town Center for Blakeney Health Limited Partnership by McKim & Creed, P.A. dated February 21, 2000.

SYMBOL LEGEND

- CREEK CHANNEL
- WETLANDS
- COMMON OPEN SPACE C.O.S.
- 45' PUBLIC STREET R.O.W.
- 16' ALLEY EASEMENT
- FLOOD FRINGE
- PEDESTRIAN ACCESS

FOR PUBLIC HEARING



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Revision:

1.	4/20/06	REV. STAFF COMMENTS
2.	8/12/06	REV. STAFF COMMENTS AND CROSS SECTIONS
3.	8/12/06	REVISED GENERAL NOTES
4.	10/20/06	REVISED GENERAL NOTES

Scale: 1" = 100'

Date:	2/21/00	TEP	9778
Drawn By:		TEP	
Designed By:		TEP	
Job No.:			

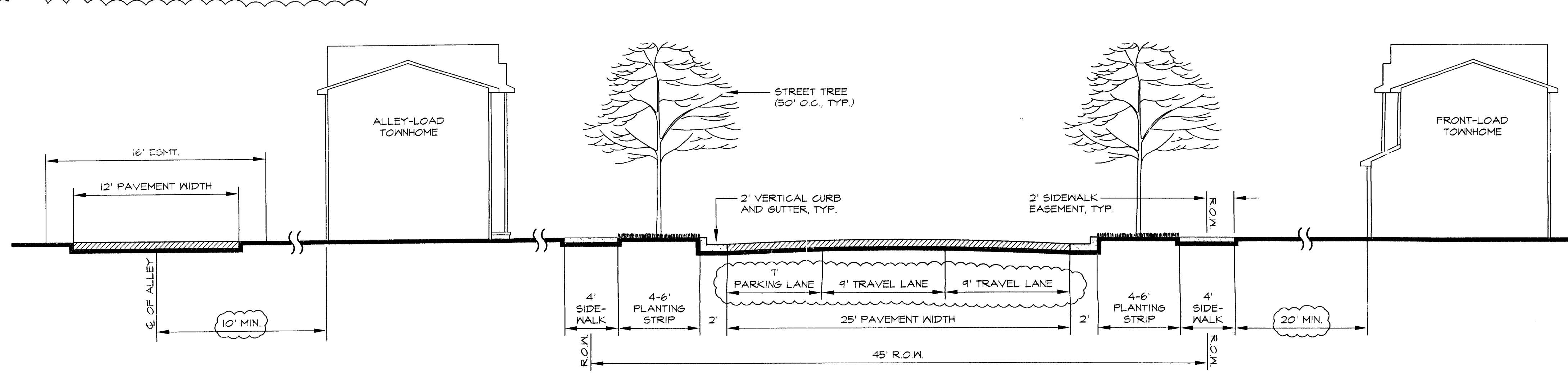
SCHEMATIC SITE PLAN - PETITION # 00-073

LANDEN PARCEL III

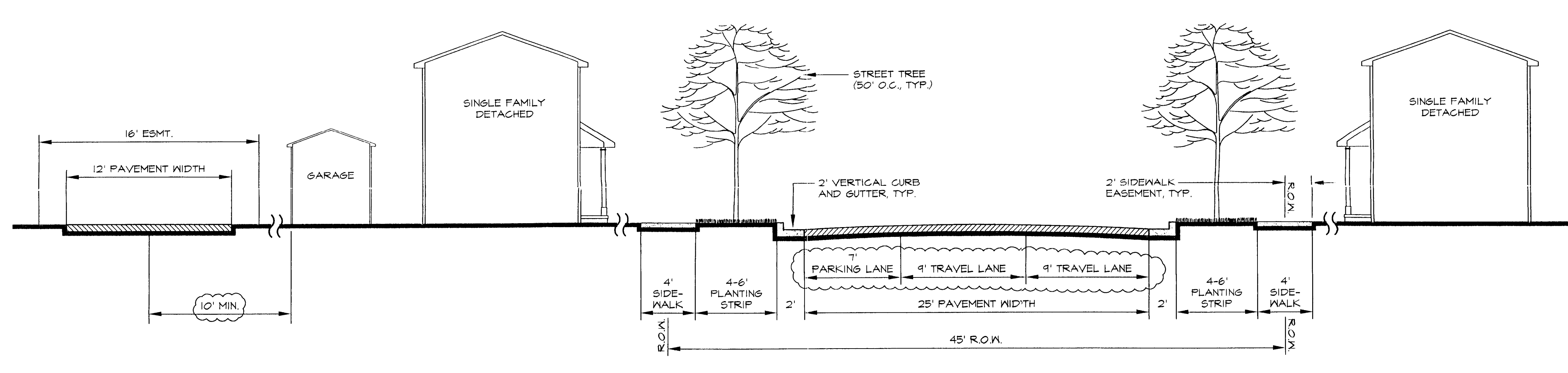
CITY OF CHARLOTTE (E.I.), NORTH CAROLINA

BLAKENEY HEALTH LIMITED PARTNERSHIP, 141 SCALEYBARK RD., CHARLOTTE, NC 28209

Sheet No. **2** of **3**



45' R/W PUBLIC STREET SECTION FOR SINGLE FAMILY ATTACHED, TYP. (WITH ON-STREET PARKING, ONE-SIDE)
 SCALE: 1" = 5'-0"



45' R/W PUBLIC STREET SECTION FOR SINGLE FAMILY DETACHED, TYP. (WITH ON-STREET PARKING, ONE-SIDE)
 SCALE: 1" = 5'-0"

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CROSS SECTIONS - PETITION # 00-073

LANDEN PARCEL III

CITY OF CHARLOTTE (E.I.), NORTH CAROLINA

BLAKENEY HEALTH LIMITED PARTNERSHIP, 141 SCALEYBARK RD., CHARLOTTE, NC 28209

Sheet No. **3** of **3**

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