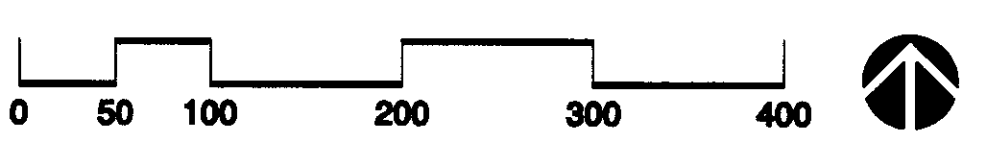
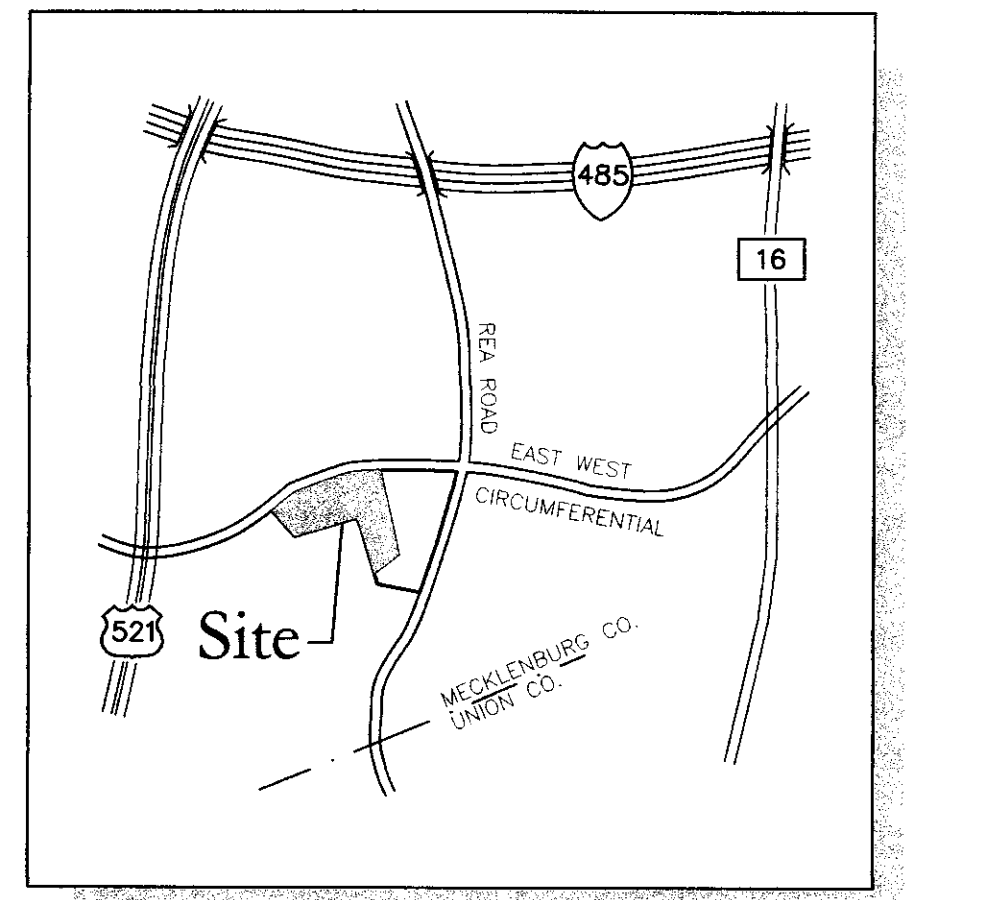


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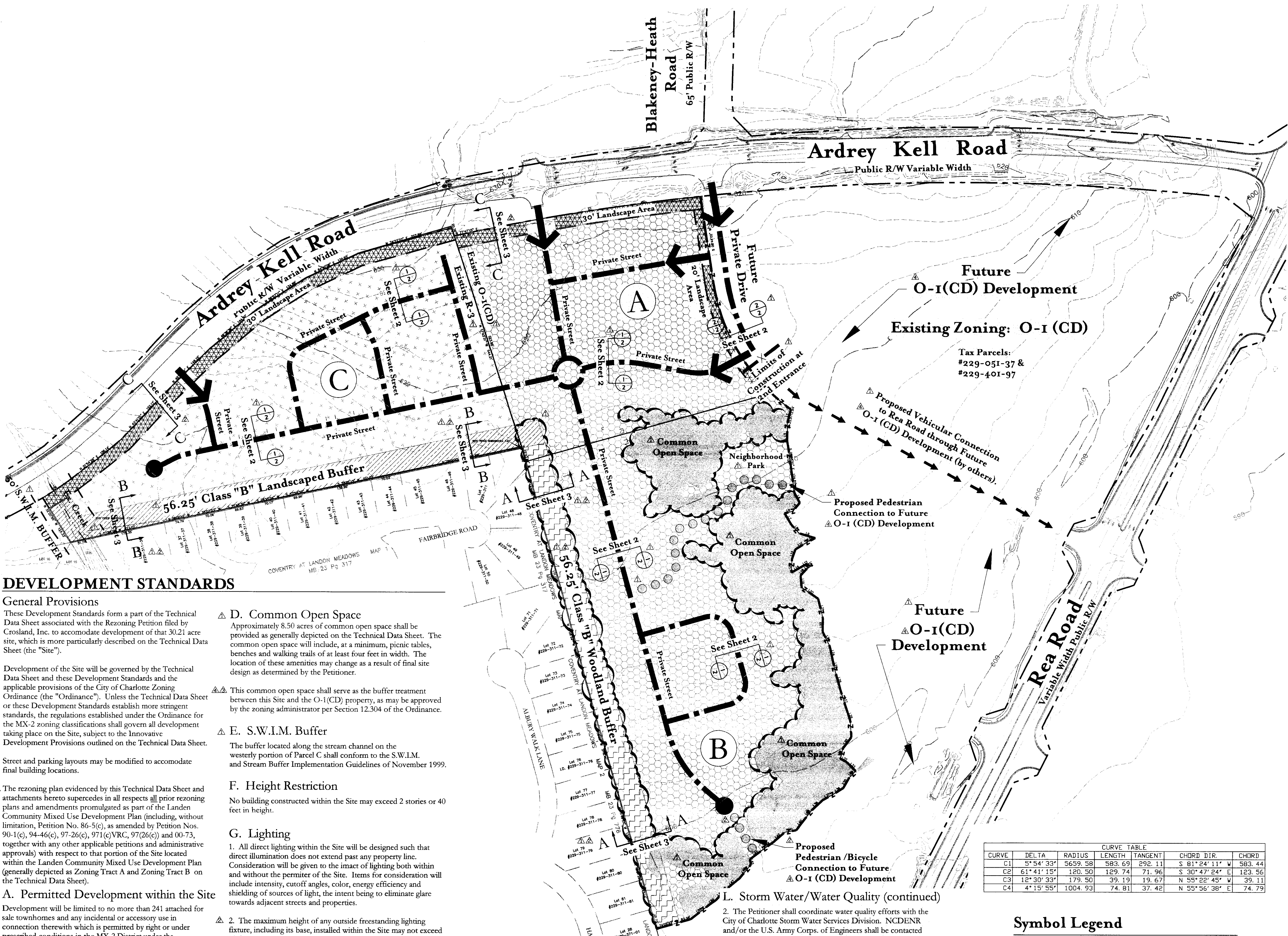
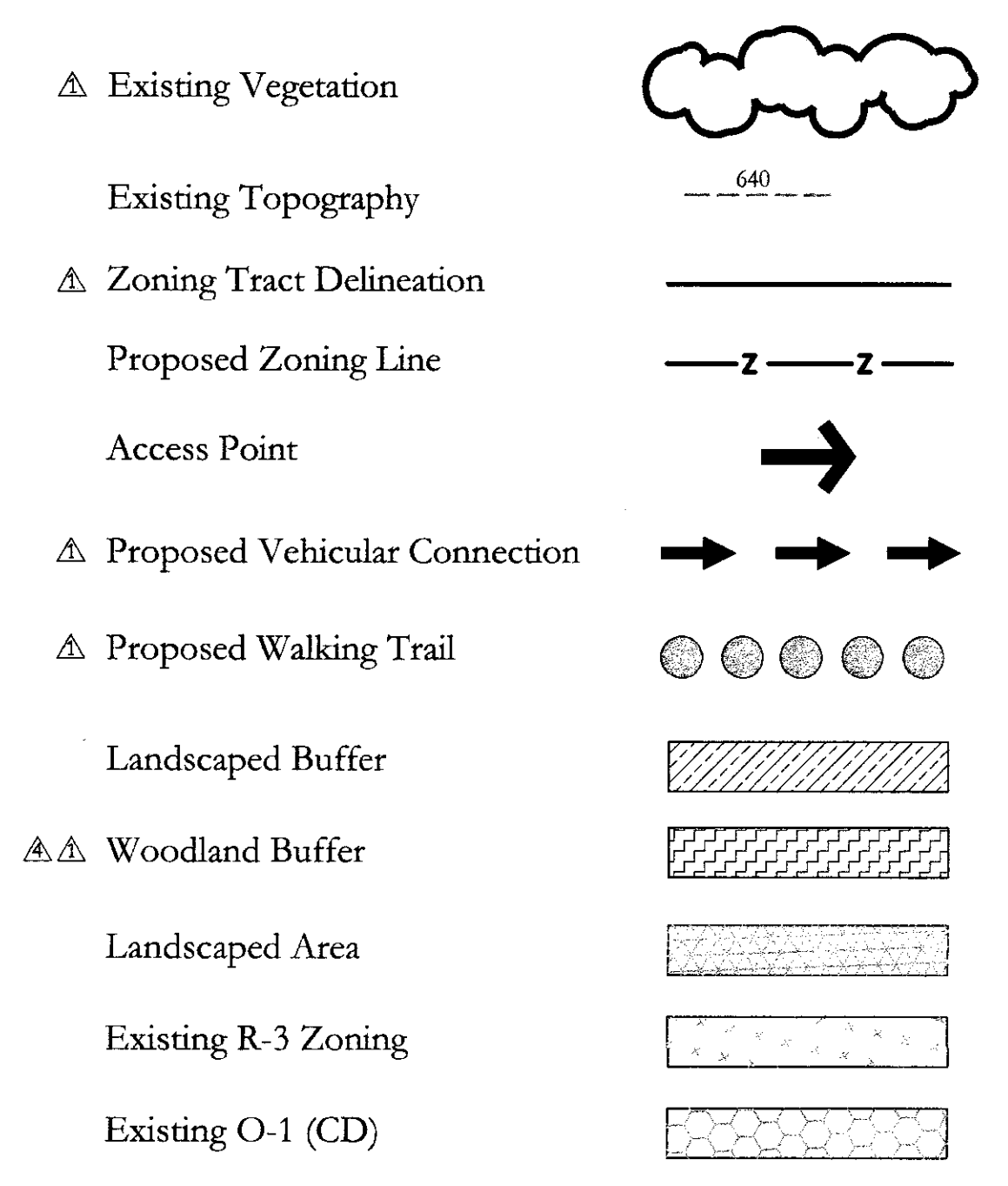
Vicinity Map N.T.S.



LINE	BEARING	DISTANCE
L1	S 13°21'07" W	38.91
L2	S 00°08'46" E	13.63
L3	S 01°24'16" W	24.96
L4	S 29°02'50" E	27.26
L5	S 39°09'26" W	25.71
L6	S 75°43'13" W	30.20
L7	S 31°35'40" E	30.37
L8	S 42°09'26" E	27.94
L9	S 73°00'40" E	39.80
L10	S 62°39'38" W	22.46
L11	S 58°30'02" W	31.08
L12	S 19°42'05" W	24.28
L13	S 02°01'58" W	31.86
L14	N 60°21'00" E	32.44
L15	N 64°39'14" E	13.38
L16	S 23°56'37" E	6.72
L17	S 52°58'26" W	12.12
L18	S 42°35'08" W	18.28
L19	S 05°47'17" E	27.90
L20	S 55°07'40" E	46.46
L21	S 14°16'41" E	46.41
L22	S 00°25'00" W	32.79
L23	S 25°45'45" E	37.97
L24	S 12°36'52" E	34.32
L25	S 12°37'41" E	26.16
L26	S 16°12'33" E	44.46
L27	S 18°11'30" E	55.14
L28	S 18°39'40" E	22.19
L29	S 02°57'24" E	39.03
L30	S 37°07'24" W	32.25
L31	S 12°31'13" W	29.38
L32	S 61°56'53" E	17.49
L33	S 44°17'47" E	29.29
L34	S 44°08'49" W	21.16
L35	S 29°17'27" W	28.26
L36	S 57°57'21" W	26.53
L37	S 51°13'25" W	31.16
L38	S 46°44'23" W	35.45
L39	S 35°52'32" W	17.21
L40	S 38°13'07" W	41.12
L41	S 80°38'25" W	27.62
L42	S 48°56'19" W	36.73
L43	S 54°30'50" W	28.05
L44	S 53°27'55" W	38.92
L45	S 08°55'38" E	13.29
L46	S 39°35'21" W	41.94
L47	S 50°48'43" W	39.89
L48	S 42°25'37" W	35.02
L49	S 55°18'03" W	17.79
L50	S 51°50'55" W	56.60
L51	N 45°09'08" W	5.00

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIR.	CHORD
C1	5°54'33"	5659.58	583.69	292.11	S 81°24'11" W	583.44
C2	61°41'15"	120.30	129.74	71.96	S 30°47'24" E	123.56
C3	12°30'33"	179.50	39.19	19.67	N 55°22'45" W	39.11
C4	4°15'55"	1004.93	74.81	37.42	N 55°56'38" E	74.79

Symbol Legend



DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Technical Data Sheet and these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet 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, subject to the Innovative Development Provisions outlined on the Technical Data Sheet.

Development of the Site will be governed by the Technical Data Sheet and these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet 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, subject to the Innovative Development Provisions outlined on the Technical Data Sheet.

Street and parking layouts may be modified to accommodate final building locations.

The rezoning plan evidenced by this Technical Data Sheet and attachments hereto supercedes in all respects all prior rezoning plans and amendments promulgated as part of the Landen Community Mixed Use Development Plan (including, without limitation, Petition No. 86-5(c), as amended by Petition Nos. 90-1(c), 94-46(c), 97-26(c), 97-1(c)VRC, 97-26(c) and 00-73, together with any other applicable petitions and administrative approvals) with respect to that portion of the Site located within the Landen Community Mixed Use Development Plan (generally depicted as Zoning Tract A and Zoning Tract B on the Technical Data Sheet).

A. Permitted Development within the Site
Development will be limited to no more than 241 attached for sale townhomes and any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the MX-2 District under the Ordinance.

B. Setbacks, Side Yards and Rear Yards
All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Innovative Development Provisions outlined on the Technical Data Sheet. Side and/or rear yards may be included within and a part of any buffers and/or common open space.

C. Landscaped Areas, Buffers & Screening
1. Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance, subject to the provisions of Section 12.304.

2. The buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance and the Cross-Sections outlined on Sheet 3. The portion of the buffer located to the east of Albury Walk Lane shall conform to Cross Section A-A and will be maintained as a "woodland" buffer that may be disturbed to the extent necessary to accommodate the installation of supplementary plantings. The portion of the buffer to the north of Fairbridge Road shall conform to Cross Section B-B.

3. Treatment of the setback along Ardrey Kell Road shall conform to the standards outlined by the Plan View and Cross-Section C-C depicted on Sheet 3.

4. Street trees shall be installed along both sides of the internal private streets at an average spacing of 40 feet.

5. Proposed planting shown on the Schematic Site Plan is conceptual only and subject to change based on actual site conditions and Urban Forestry Staff approval.

D. Common Open Space
Approximately 8.50 acres of common open space shall be provided as generally depicted on the Technical Data Sheet. The common open space will include, at a minimum, picnic tables, benches and walking trails of at least four feet in width. The location of these amenities may change as a result of final site design as determined by the Petitioner.

This common open space shall serve as the buffer treatment between this Site and the O-1(CD) property, as may be approved by the zoning administrator per Section 12.304 of the Ordinance.

E. S.W.I.M. Buffer
The buffer located along the stream channel on the westerly portion of Parcel C shall conform to the S.W.I.M. and Stream Buffer Implementation Guidelines of November 1999.

F. Height Restriction
No building constructed within the Site may exceed 2 stories or 40 feet in height.

G. Lighting
1. All direct lighting within the Site will be designed such that direct illumination does not extend past any 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 of sources of light, the intent being to eliminate glare towards adjacent streets and properties.

2. The maximum height of any outside freestanding lighting fixture, including its base, installed within the Site may not exceed 13 feet.

H. Signs
1. A master signage and graphics system will be adopted and implemented throughout the Site.

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

I. Access Points, Sidewalks & Connectivity
1. Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet. The placement and configuration of the access are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation (CDOT).

2. The Petitioner commits to install sidewalks of five feet in width and a planting strip of at least eight feet in width along the Site's frontage on Ardrey Kell Road. The sidewalk will be located at the back of the right-of-way of Ardrey Kell Road.

3. The Petitioner commits to install sidewalk of at least four feet in width throughout the remainder of the Site in the manner generally indicated on the Schematic Site Plan.

4. The Petitioner commits to install walking trails of at least four feet in width through Development Area B to the abutting future office development to provide for pedestrian connectivity between the Site and the future office development, generally as depicted on the Technical Data Sheet. The location of the trails may change as a result of final site design and as determined by the Petitioner.

J. Parking
Parking shall comply with the standards of the Ordinance.

K. Fire Protection
1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

2. Fire hydrants will be located within 750 feet of any building constructed on the Site.

L. Storm Water/Water Quality
1. Stormwater runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Engineering Department.

2. The Petitioner shall coordinate water quality efforts with the City of Charlotte Storm Water Services Division, NCDENR and/or the U.S. Army Corps of Engineers shall be contacted prior to construction regarding wetland and water quality permits.

M. Trash Collection
1. The Petitioner presently contemplates that trash will be collected from each individual unit from separate trash containers located at each unit. If this form of collection is utilized, trash pick-up will be handled by a private hauler unless and until governmental policy would provide for public trash pick-up.

2. If dumpsters are provided, they will be screened with solid wooden or masonry enclosures with gates.

N. Amendments to Rezoning Plan
Future amendments to the Technical Data Sheet and these Development Standards may be applied for by then Owner or Owners of the Parcel or Parcels involved in accordance with Chapter 6 of the Ordinance.

O. Binding Effect of the Rezoning Application
1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner(s) and its successors in interest and assigns.

2. Throughout this Rezoning Petition, the term "Petitioner" shall be deemed to include the successors in interest and assigns of the Petitioner who may be involved in development of the Site involved from time to time.

L. Storm Water/Water Quality (continued)

1. The Petitioner shall coordinate water quality efforts with the City of Charlotte Storm Water Services Division, NCDENR and/or the U.S. Army Corps of Engineers shall be contacted prior to construction regarding wetland and water quality permits.

2. The Petitioner shall coordinate water quality efforts with the City of Charlotte Storm Water Services Division, NCDENR and/or the U.S. Army Corps of Engineers shall be contacted prior to construction regarding wetland and water quality permits.

3. The Petitioner shall coordinate water quality efforts with the City of Charlotte Storm Water Services Division, NCDENR and/or the U.S. Army Corps of Engineers shall be contacted prior to construction regarding wetland and water quality permits.

Tax Parcels:
#229-051-37 &
#229-401-97

Future
O-1(CD)
Development

Proposed
Pedestrian/Bicycle
Connection to Future
O-1 (CD) Development

Proposed Vehicular
Connection
to Rea Road through Future
O-1 (CD) Development (by others).

Future
O-1(CD)
Development

Future
O-1(CD)
Development

Future
O-1(CD)
Development

Future
O-1(CD)
Development

Future
O-1(CD)
Development

Future
O-1(CD)
Development

Future
O-1(CD)
Development

Future
O-1(CD)
Development

Blakeney Preserve
CHARLOTTE, NORTH CAROLINA

APPROVED BY CITY COUNCIL
DATE 12/1/04

For Public Hearing

For Public Hearing

**REZONING
Technical Data Sheet**

Petition # 2003-117

PROJECT NUMBER: 02-152

DRAWN BY: WCR
DESIGNED BY: WCR

ISSUE DATE: 9/17/03

JAN 10 2004

01-16-04 WCR REVISIONS PER STAFF COMMENTS
01-08-04 WCR REVISIONS PER STAFF COMMENTS
12-09-03 WCR REVISIONS PER STAFF/CLIENT COMMENTS
11-13-03 WCR REVISIONS PER STAFF/CLIENT COMMENTS
NO. DATE: BY: REVISIONS:

DEVELOPMENT DATA

Tax Parcel #: 229-051-11; portion of 229-051-37 & 229-401-97

Total Site Area: 30.21 AC
Existing Zoning: R-3 and O-1 (CD)
Proposed Zoning: MX-2 (Innovative)
Maximum # Units: 241
Maximum Density: 8.00 du./ac.

Common Open Space Required: 3.02 AC± (10%)
Common Open Space Provided: 8.50 AC± (28%)

Residential Unit Type: For Sale Townhomes (Single-Family Attached)

Min. Setback: 20'
Min. Rear Yard: 40'* (see note B)
Min. Building Separation: 16'

**INNOVATIVE
DEVELOPMENT PROVISIONS**

Private Open Space: 400 Sq. Ft.*
(*Note: 400 Sq.Ft. of Private Open Space may be reduced to 300 Sq. Ft. if rear loaded townhome product is used.)

Sidewalk: 4' Wide*
(*Note: 4' wide sidewalk to directly abut 2' valley gutter.)

EXISTING ZONING DATA

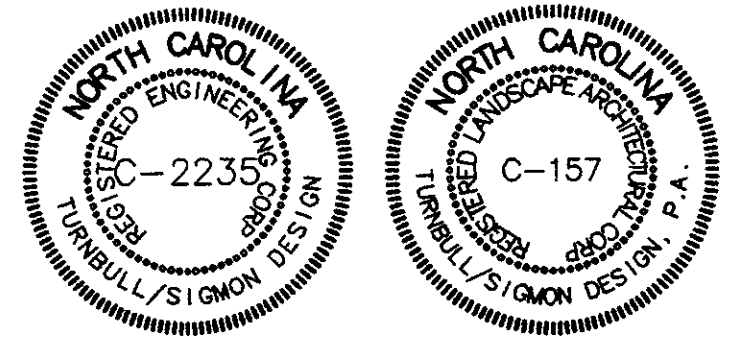
Zoning Tract "A"
Zoning: O-1 (CD)
Existing Development Right: 12 du./ac.
Site Area: 6.77 Ac.

Zoning Tract "B"
Zoning: O-1 (CD)
Existing Development Right: 8 du./ac.
Site Area: 13.77 Ac.

Zoning Tract "C"
Zoning: R-3
Existing Development Right: 3 du./ac.
Site Area: 9.671 Ac.

Turnbull Sigmon Design
1001 Morehead Square Dr.
Suite 530
Charlotte, NC 28203
Phone: 704.549.6500
Fax: 704.522.0882

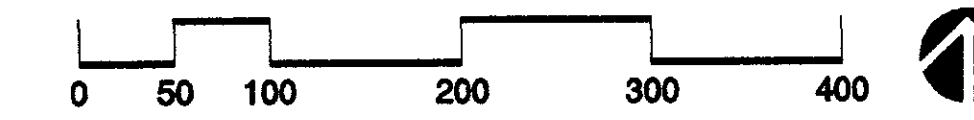
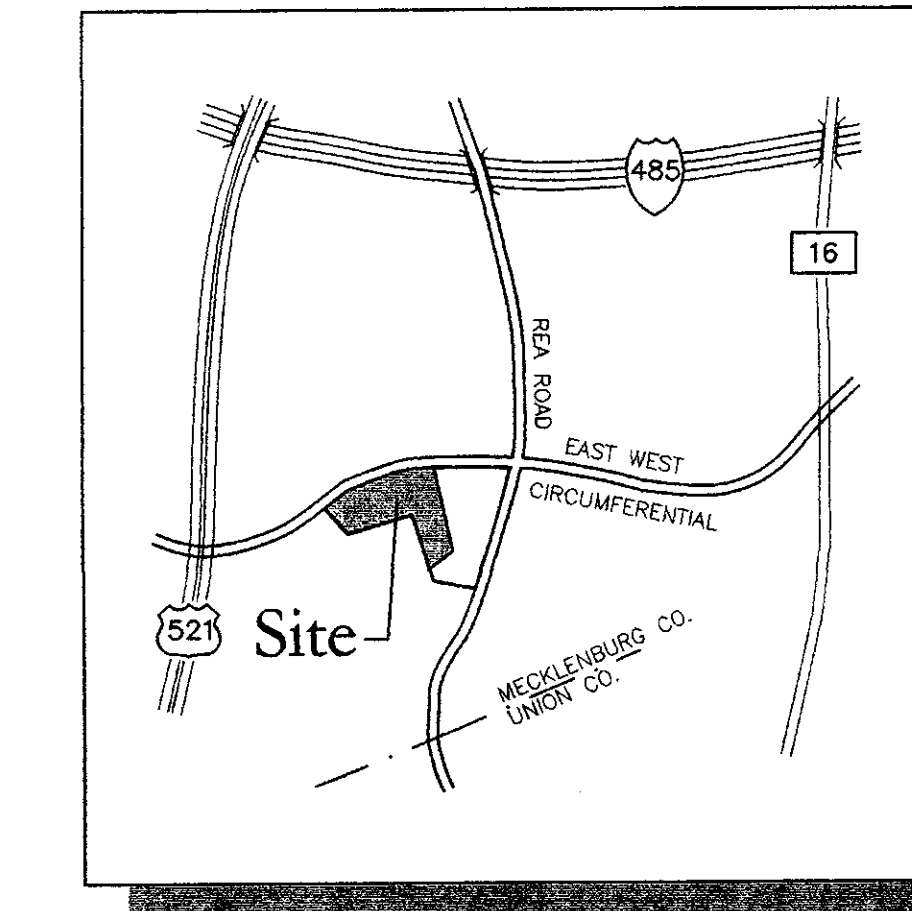
LAND DEVELOPMENT DESIGN SERVICES



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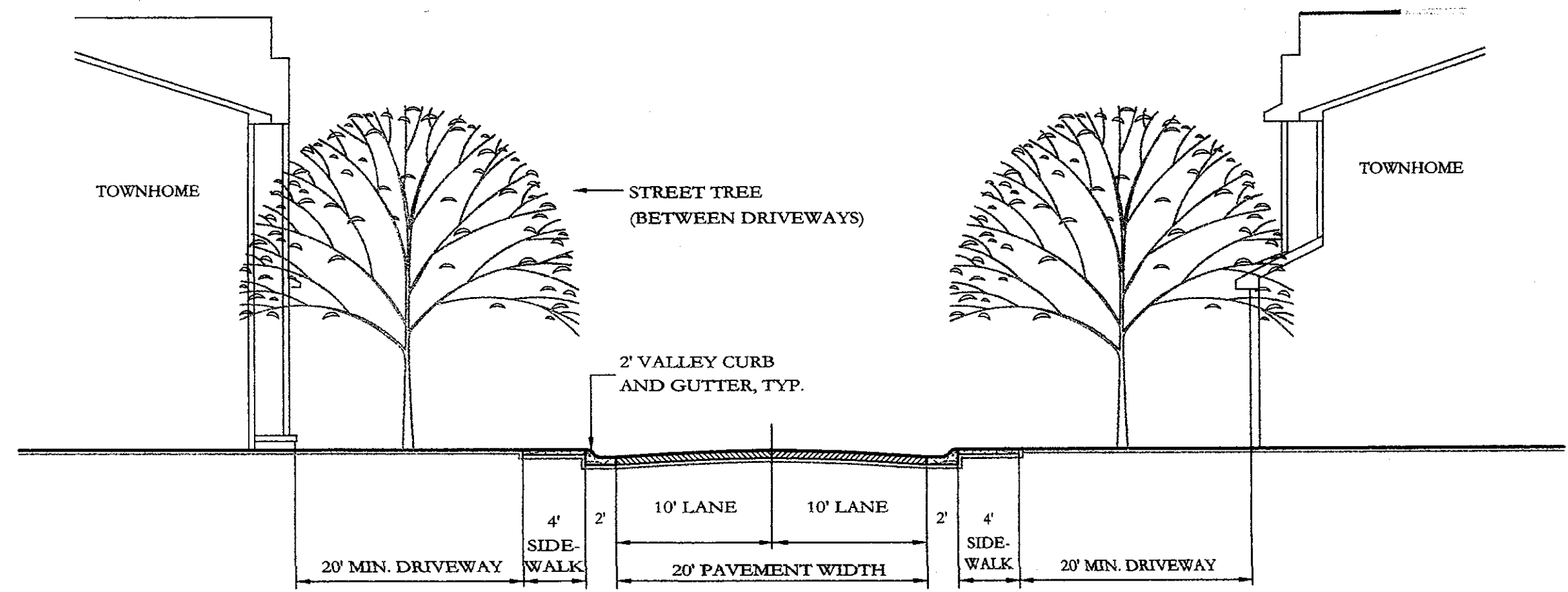
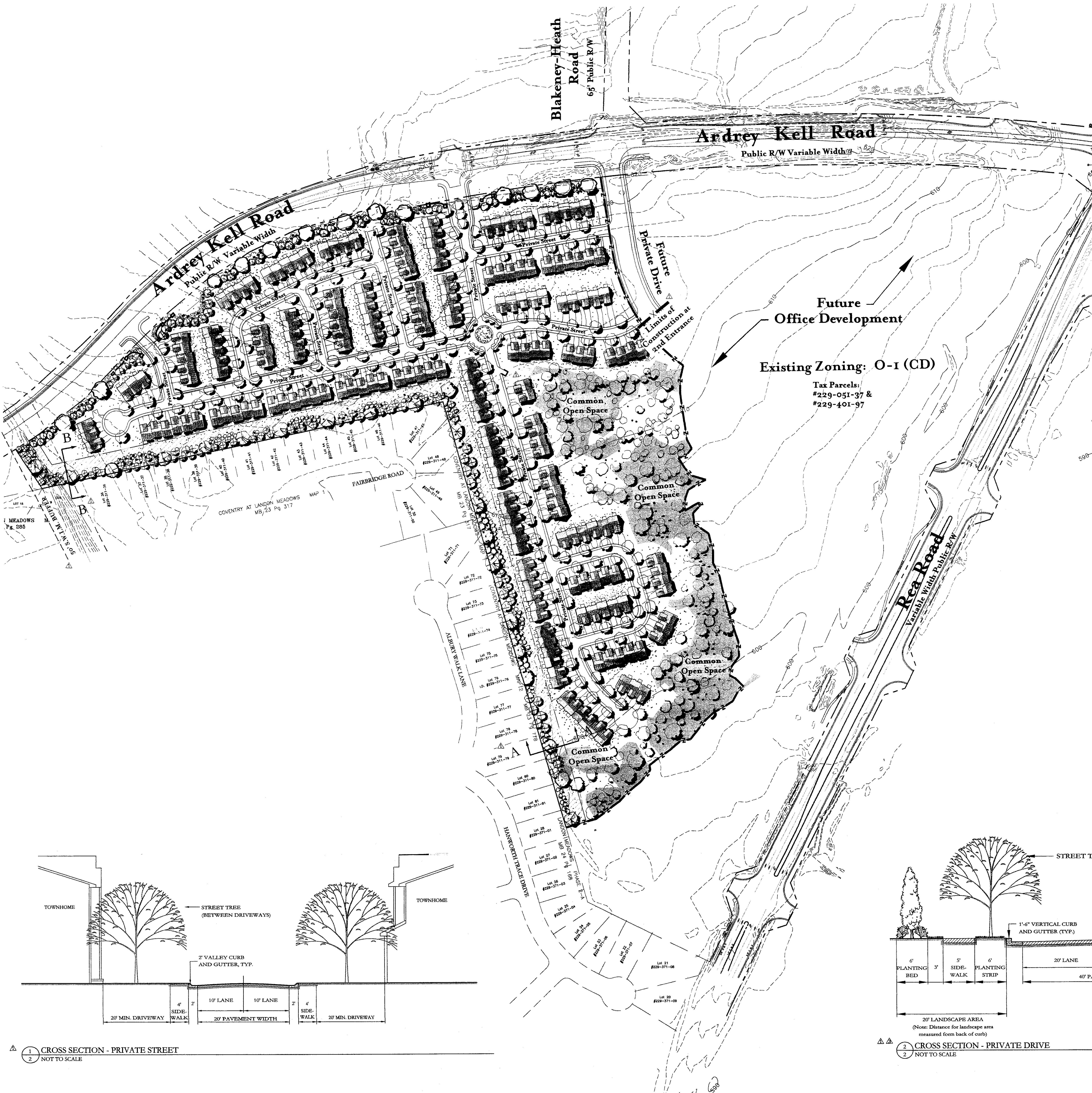
Crosland
It's our place to improve yours.
141 SCALEYBARK ROAD
CHARLOTTE, NC 28209

Vicinity Map N.T.S.

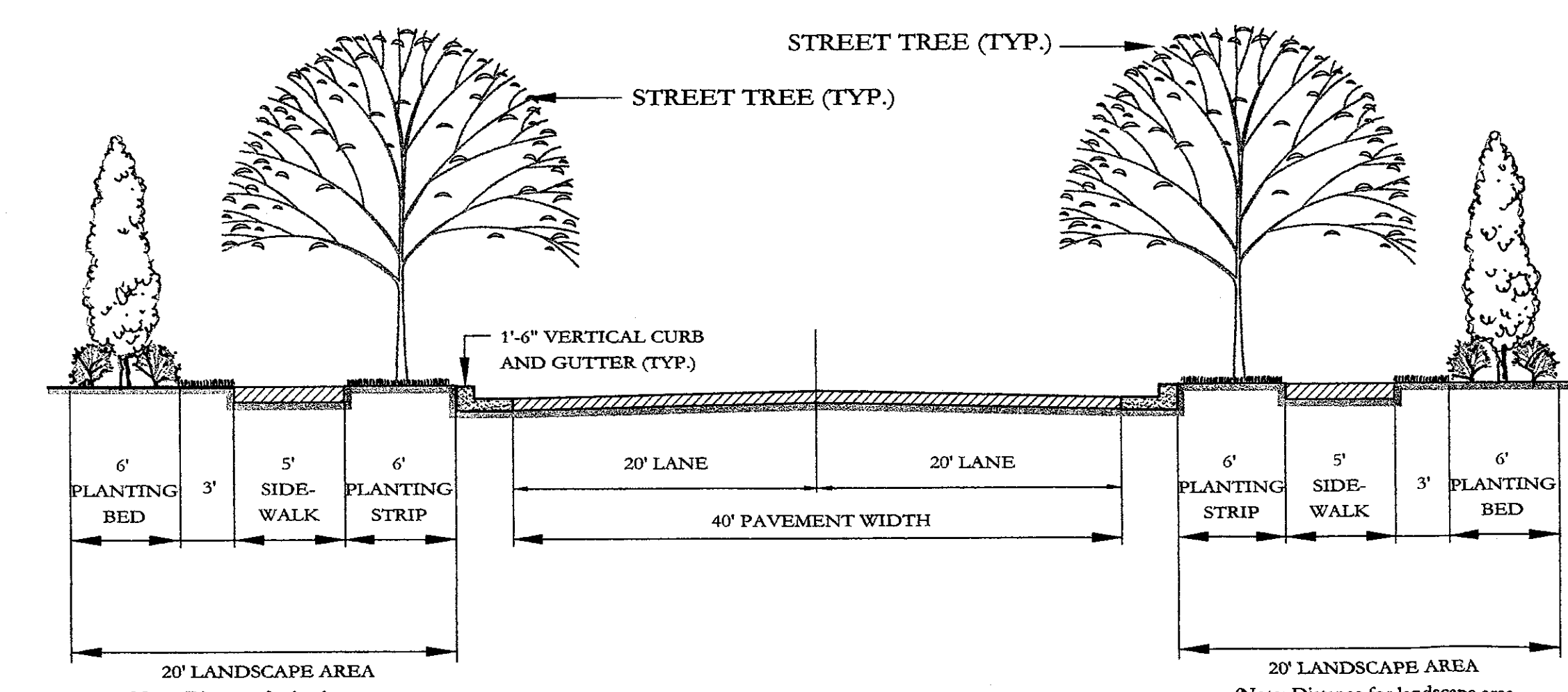


Symbol Legend

Existing Topography ——— 640 ———
Proposed Zoning Line ——— Z ——— Z



1 CROSS SECTION - PRIVATE STREET
2 NOT TO SCALE



2 CROSS SECTION - PRIVATE DRIVE
NOT TO SCALE

Blakeney Preserve
CHARLOTTE, NORTH CAROLINA

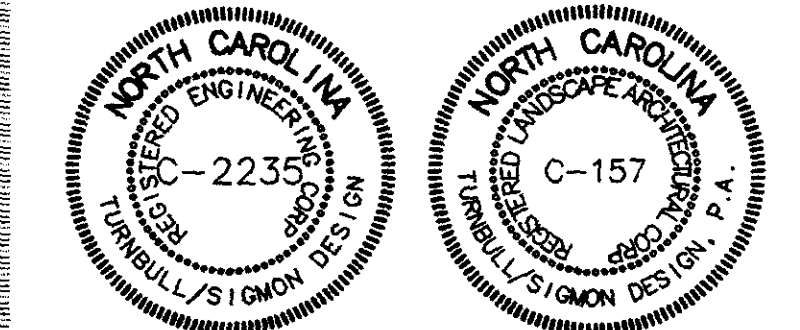
APPROVED BY CITY COUNCIL
DATE 9/17/03

For Public Hearing

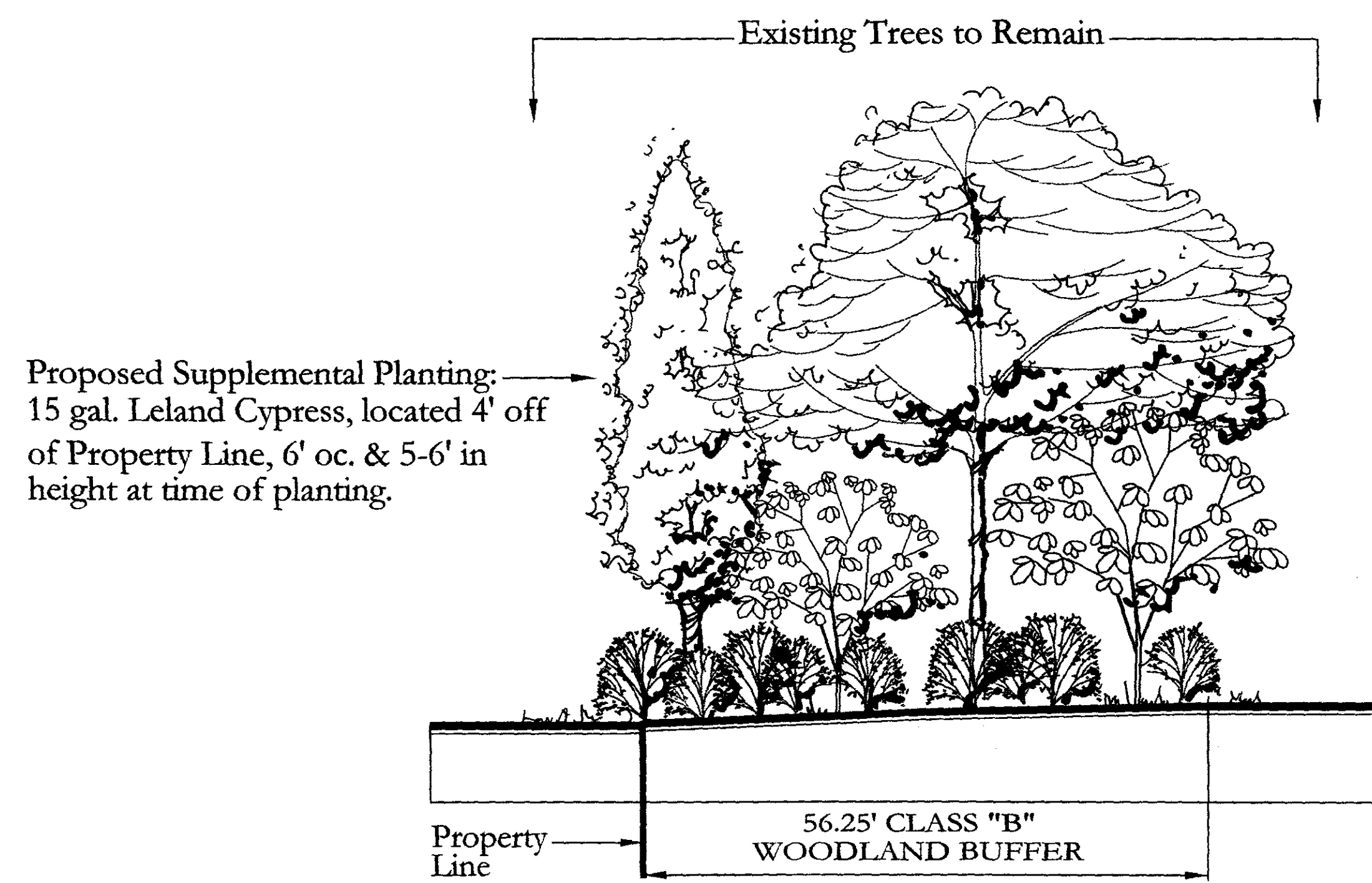
REZONING
Schematic Site Plan

Petition # 2003-117
PROJECT NUMBER: 02-152
DRAWN BY: WCR
DESIGNED BY: WCR
ISSUE DATE: 9/17/03

01-08-04 WCR REVISIONS PER STAFF COMMENTS
12-09-03 WCR REVISIONS PER STAFF/CLIENT COMMENTS
11-13-03 WCR REVISIONS PER STAFF/CLIENT COMMENTS
NO. DATE: BY: REVISIONS:

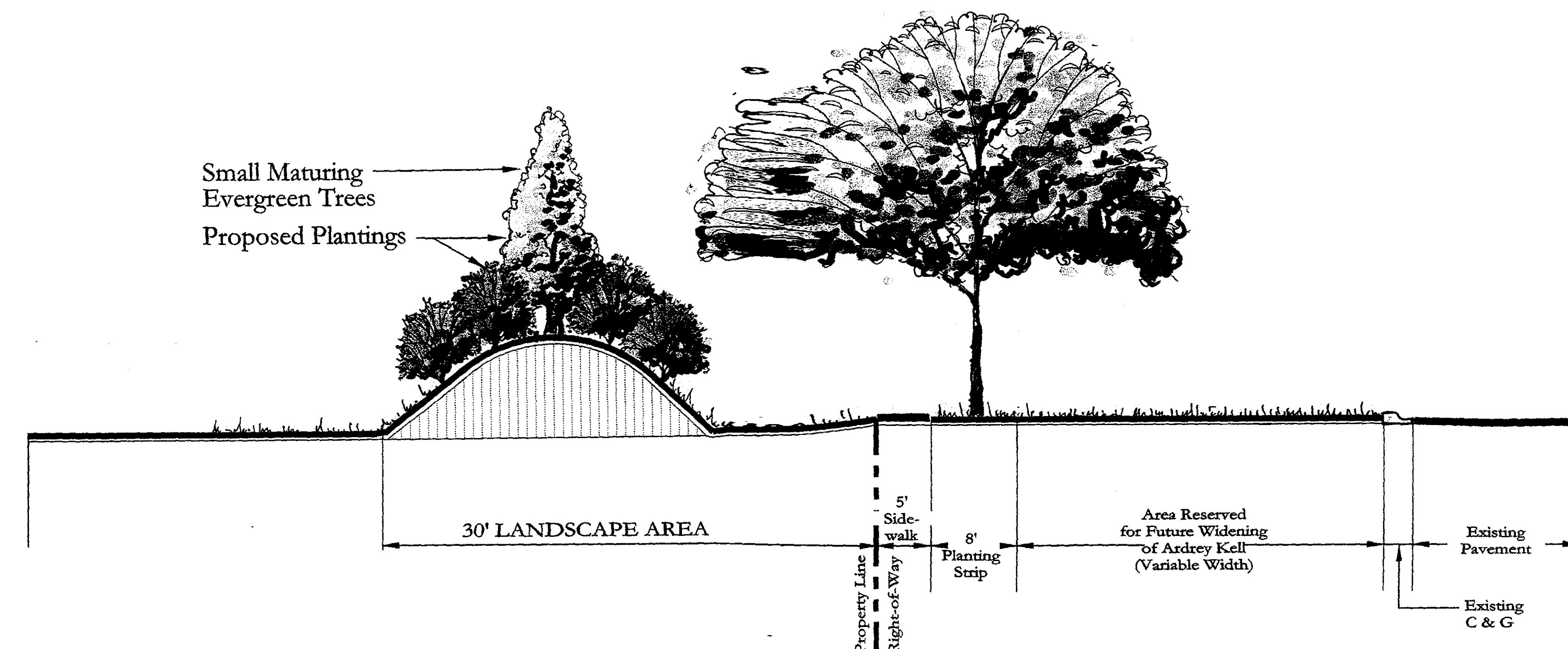


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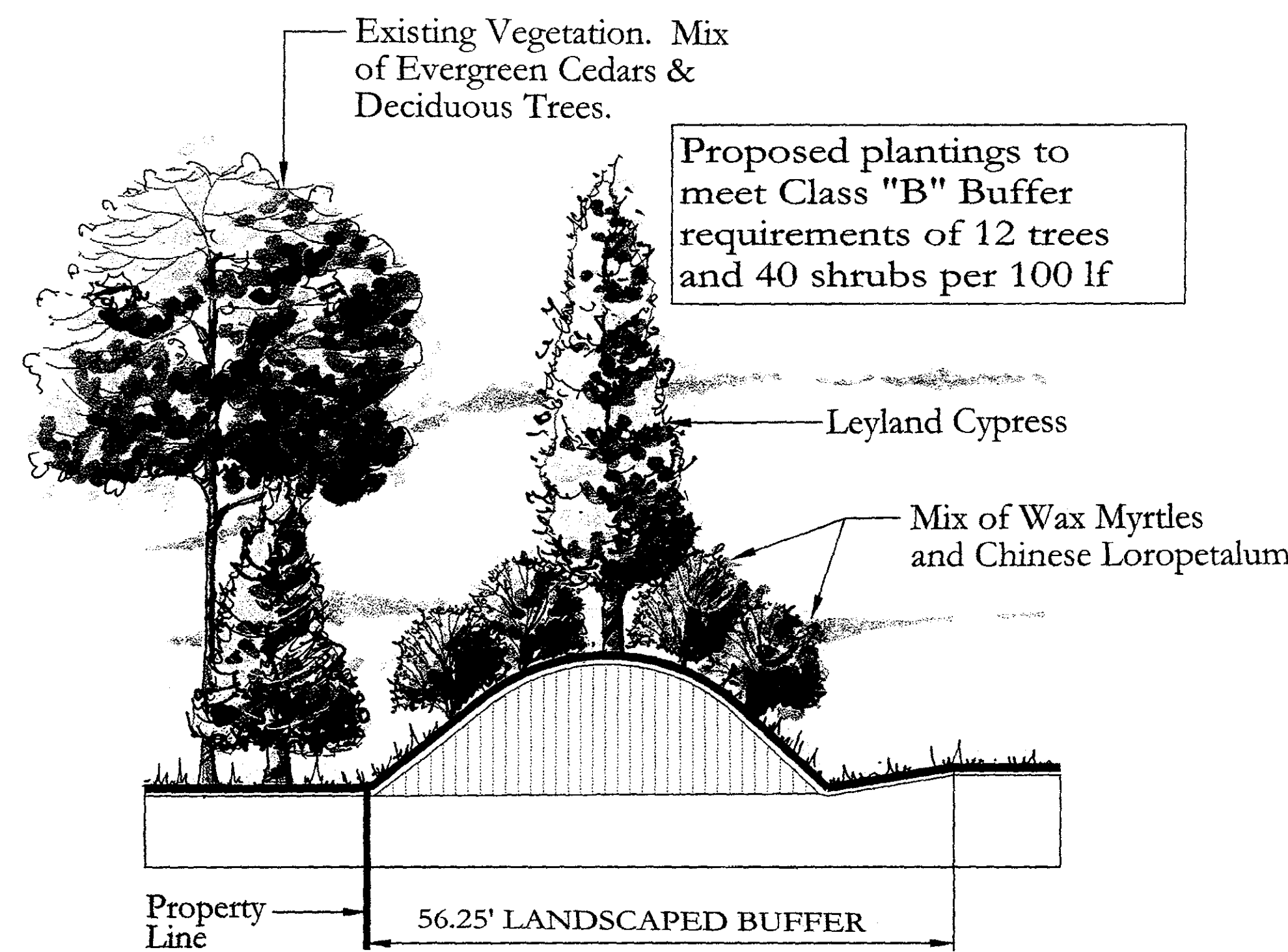
CROSS-SECTION A-A: 56.25' CLASS "B" WOODLAND BUFFER

Not to Scale



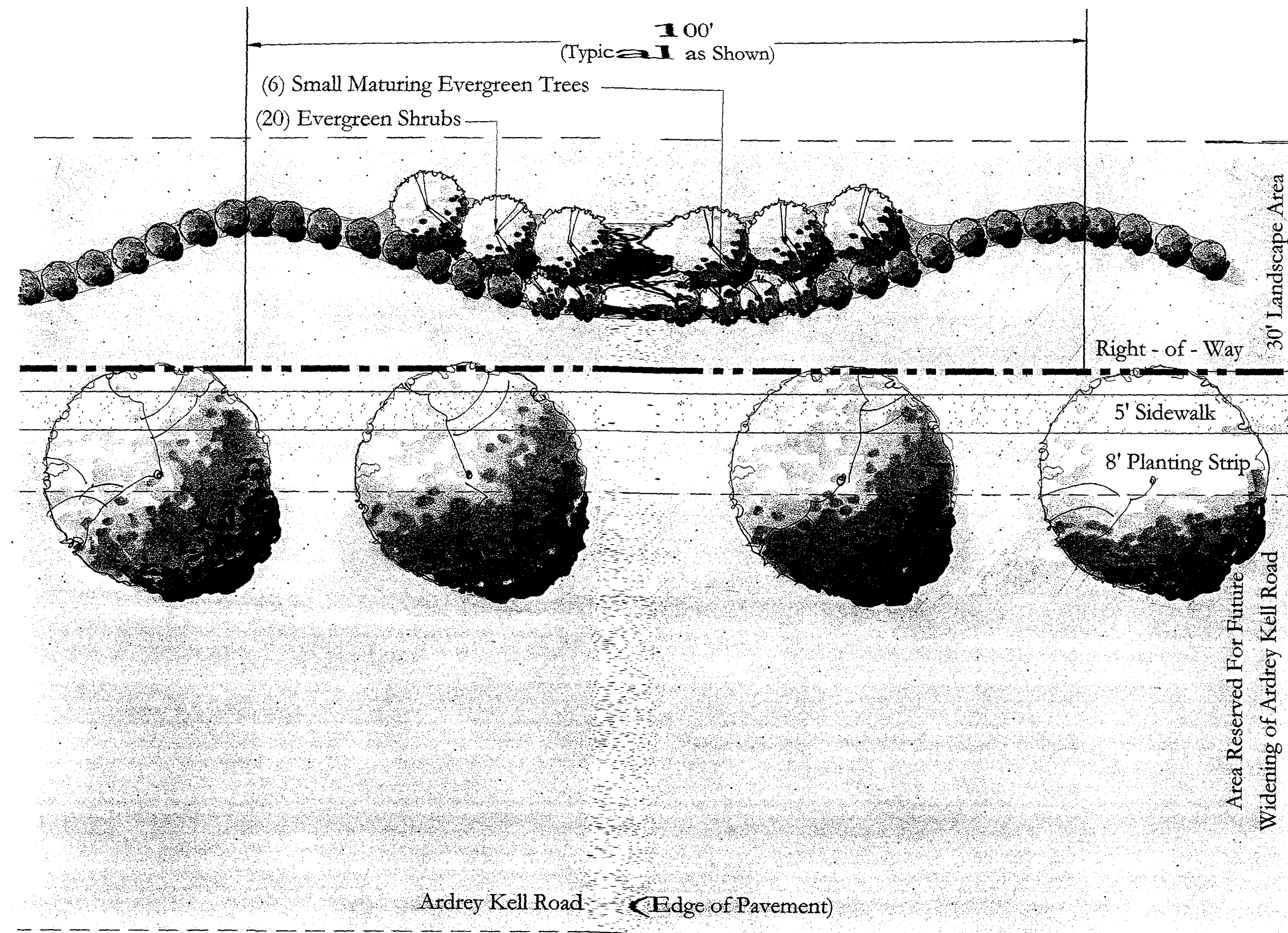
CROSS-SECTION C-C: ARDREY KELL ROAD 30' LANDSCAPE AREA

Not to Scale



CROSS-SECTION B-B: 56.25' CLASS "B" LANDSCAPED BUFFER

Not to Scale



PLAN VIEW: ARDREY KELL ROAD 30' LANDSCAPE AREA - TYPICAL 100' SECTION

Scale: 1"=10'-0"

Proposed Plant	Species:
	Street Trees London Planetree
	Small Maturing Evergreen Tree Burford Holly
	Evergreen Shrub Mix of Wax Myrtles and Chinese Loropetalum

Blakeney Preserve
CHARLOTTE, NORTH CAROLINA

APPROVED BY CITY COUNCIL
DATE: 1/29/04

For Public Hearing

Cross-Sections & Ardrey Kell Road Proposed Planting Plan
Petition # 2003-117

PROJECT NUMBER: 02-152
DRAWN BY: WCR
DESIGNED BY: WCR
ISSUE DATE: 12/9/03

12-09-03 WCR ADDED SHEET PER STAFF COMMENTS
NO. DATE: BY: REVISIONS: