

CURRENTLY APPROVED DEVELOPMENT:
SIX OUTDOOR COURTS, PARKING, AND
TEMPORARY OFFICE. FUTURE PHASE
TO INCLUDE THREE MORE OUTDOOR
COURTS, THREE INDOOR COURTS,
OUTDOOR POOL & PERMANENT BUILDING.

THE BUILDING WILL BE A FITNESS
CENTER / CLUBHOUSE WITH ACCESSORY
USES. THE BUILDING WILL BE A
MAXIMUM OF 2 STORIES OR 40' TALL.

THE FOLLOWING TABLE INDICATES
APPROXIMATE BLDG AREAS, EXCEPT
MEDICAL OFFICES WHICH IS MAX. NET.

RACQUETBALL (2 COURTS) 1600 SF (COURTS THRU 2 FLOORS)	
FITNESS CENTER/LOCKERS 3500 SF	
CLUB ROOM & OFFICES 3500 SF	
MEDICAL OFFICES 800 SF	
COMMON SPACES 1000 SF (STAIRS, MECH, ETC)	
TOTAL	10,400 SF

BLAKENEY RACQUET CLUB CHARLOTTE
ADDRESS: 10607 REA ROAD

PID: 22940196

CURRENT ZONING: R9-CD (90-1C)
PROPOSED ZONING: INST (CD)

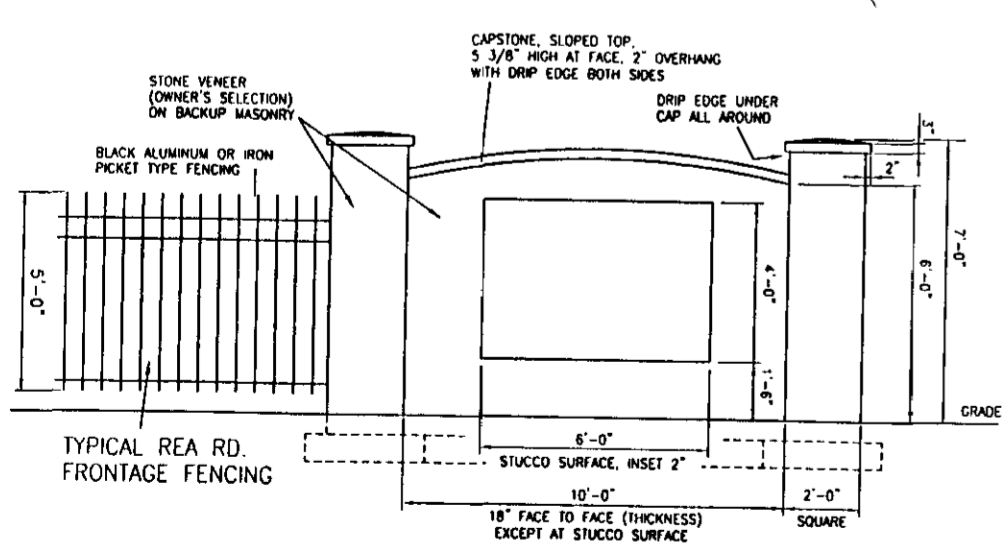
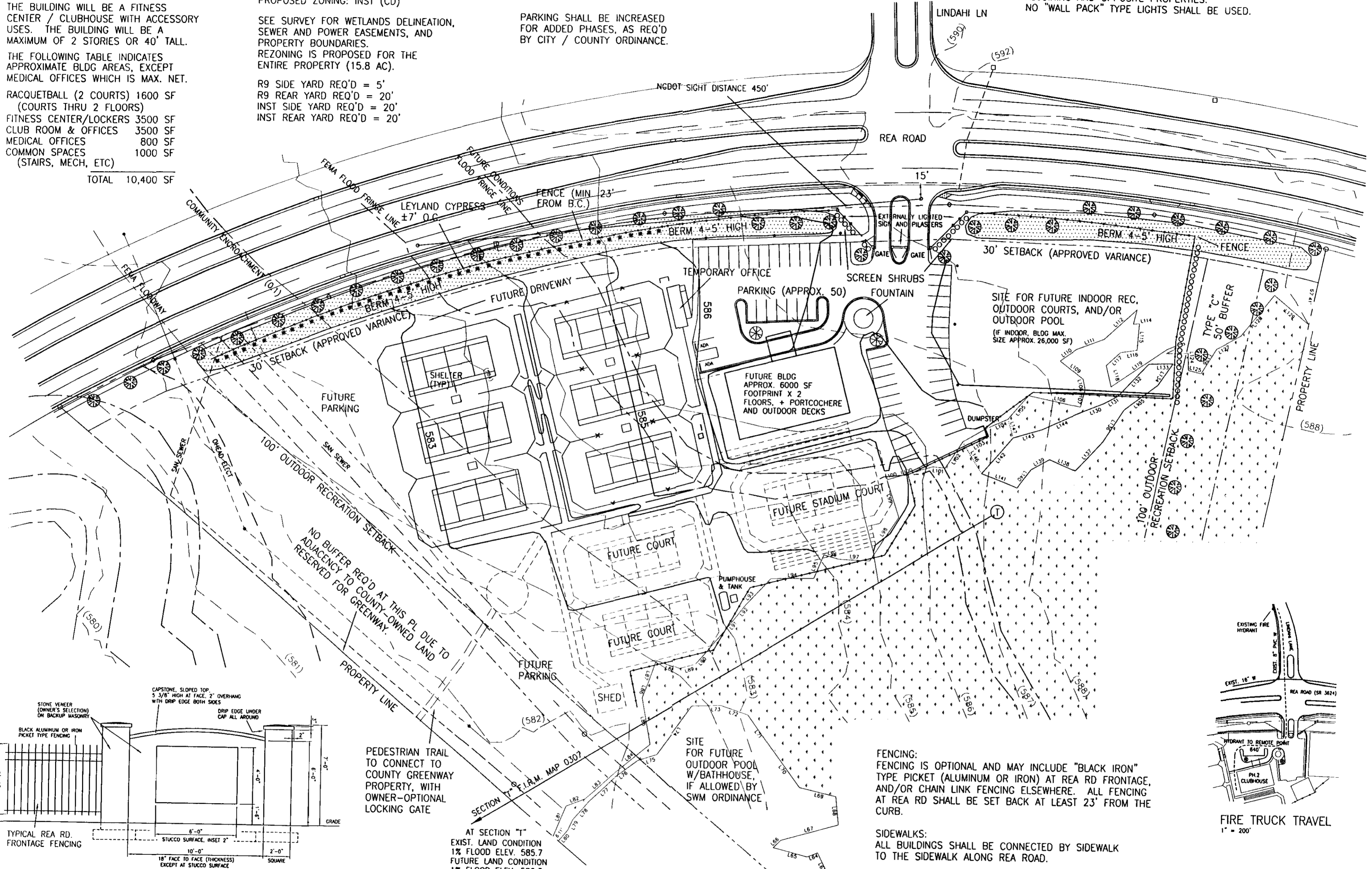
SEE SURVEY FOR WETLANDS DELINEATION,
SEWER AND POWER EASEMENTS, AND
PROPERTY BOUNDARIES.
REZONING IS PROPOSED FOR THE
ENTIRE PROPERTY (15.8 AC).

R9 SIDE YARD REQ'D = 5'
R9 REAR YARD REQ'D = 20'
INST SIDE YARD REQ'D = 20'
INST REAR YARD REQ'D = 20'

TREE ORDINANCE REQUIREMENTS:
THERE ARE NO EXISTING TREES IN THE R.O.W.
OR TO THE 40' SETBACK LINE. NEW TREES
HAVE BEEN PLANTED AS PART OF A PREVIOUSLY
APPROVED SITE DEVELOPMENT PLAN (SHOWN).

PARKING SHALL BE INCREASED
FOR ADDED PHASES, AS REQ'D
BY CITY / COUNTY ORDINANCE.

LIGHTING:
ALL LIGHTING (INCLUDING COURTS) SHALL NOT
EXCEED 25' HEIGHT, AND SHALL BE SHIELDED
SO AS TO PREVENT DIRECT ILLUMINATION OF
ADJOINING AND OPPOSITE PROPERTIES.
NO "WALL PACK" TYPE LIGHTS SHALL BE USED.

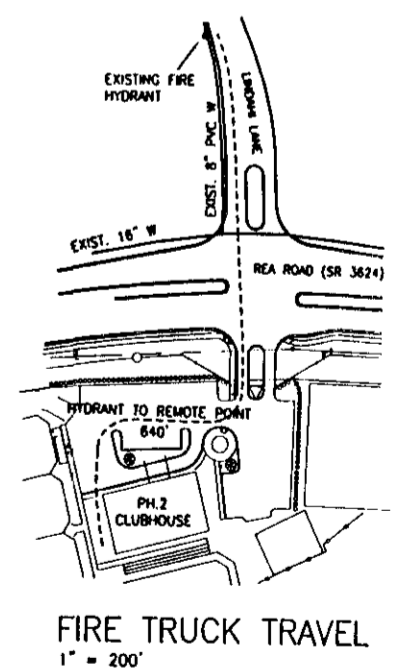


PEDESTRIAN TRAIL TO CONNECT TO COUNTY GREENWAY PROPERTY, WITH OWNER-OPTIONAL LOCKING GATE

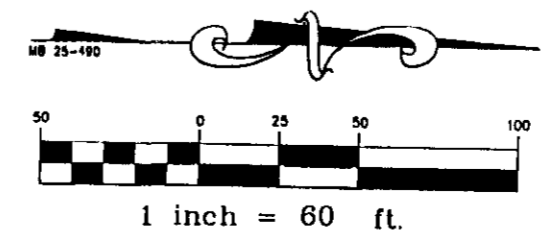
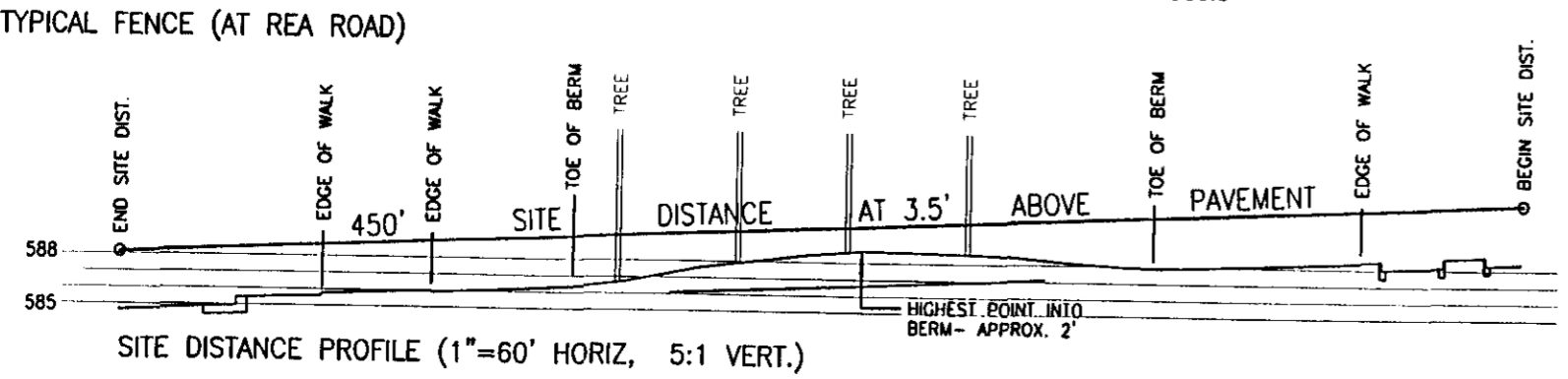
AT SECTION "T"
EXIST. LAND CONDITION
1% FLOOD ELEV. 585.7
FUTURE LAND CONDITION
1% FLOOD ELEV. 586.3

FENCING:
FENCING IS OPTIONAL AND MAY INCLUDE "BLACK IRON" TYPE PICKET (ALUMINUM OR IRON) AT REAR RD FRONTAGE, AND/OR CHAIN LINK FENCING ELSEWHERE. ALL FENCING AT REAR RD SHALL BE SET BACK AT LEAST 23' FROM THE CURB.

SIDEWALKS:
ALL BUILDINGS SHALL BE CONNECTED BY SIDEWALK TO THE SIDEWALK ALONG REAR ROAD.



APPROVED BY CITY COUNCIL
DATE 4/21/04



BLAKENEY RACQUET CLUB CHARLOTTE
4/16/04
REV. 5/18/04
PARTIAL SITE PLAN
REZONING PETITION 2004-51

WETLAND CERTIFICATION

This certifies that this copy of this plat accurately depicts the boundary of jurisdiction of Section 404 of the Clean Water Act as determined by the undersigned on this date. Unless there is a change in the law or our published regulations this determination of Section 404 jurisdiction be relied upon for a period not to exceed five (5) years from this date. This determination was made utilizing the 1987 Corps of Engineers Wetland Delineation Manual.

Name: Stephen D. Chapie
(Signed by U.S. Army Corps of Engineers)

Title: Biologist

Date: 1/24/03

Unless stated otherwise herein, this survey was prepared without the benefit of an Abstract of Title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an Abstract of Title or a Title Search of the property.

The Premises shown and described herein are subject to any existing easements, right-of-ways, restrictions, and setbacks (whether or not they are shown on this plan) or whether or not they are recorded in public records. No liability is assumed by the undersigned for any loss that may be associated with the existence of any encroachments to the Premises not shown.

I, Richard Boyd Brooks, certify that this plot was drawn under my supervision from an actual survey made under my supervision. (As described in Book 10667, page 183); that the boundaries not surveyed are clearly indicated as drawn from the deeds shown herein; that the ratio of precision as calculated is 1:10,000+; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 12th day of December A.D. 2002. This survey of a parcel of land Subject to underground utilities and/or any easements or right-of-ways of record. Area by DMD method of area computation. Copying this plot could be a violation of copyright laws.



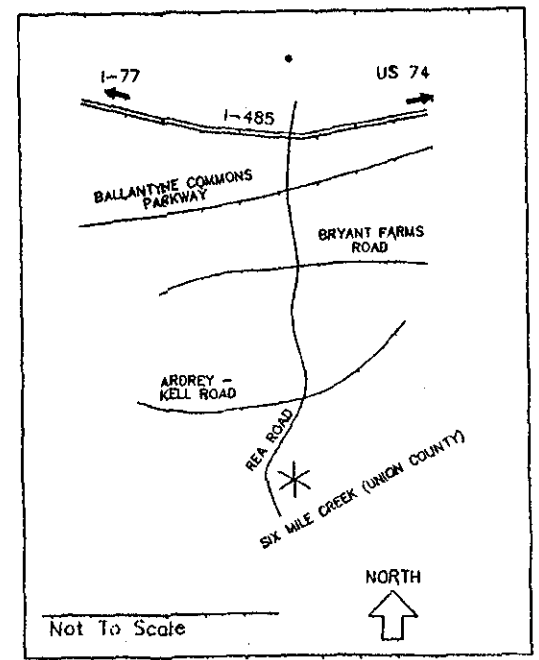
RICHARD BOYD BROOKS
1200 JENKINS DRIVE
CHARLOTTE, N.C. 28212
(704) 568-1779
SIGNED: [Signature]
Professional Land Surveyor, L-2889

LINE	LENGTH	BEARING
L1	19.24	N08°45'53"E
L2	35.02	S83°27'24"W
L3	38.29	N67°19'03"W
L4	31.49	N04°52'01"E
L5	58.33	N49°26'07"W
L6	36.42	N79°05'44"W
L7	34.44	S51°08'23"W
L8	30.84	N64°28'08"W
L9	56.77	N20°23'25"E
L10	28.76	N14°56'38"W
L11	50.31	N68°34'41"W
L12	30.85	N57°00'09"W
L13	21.56	N66°21'17"W
L14	51.92	S14°18'08"W
L15	33.92	S69°21'07"W
L16	41.90	S39°54'20"W
L17	50.31	S48°41'53"W
L18	40.27	S69°41'44"W
L19	38.84	S08°37'57"E
L20	27.60	S73°21'03"E
L21	38.43	S13°19'04"W
L22	25.30	S34°14'50"W
L23	30.32	S37°37'16"W
L24	40.23	S76°45'14"W
L25	36.61	S16°14'56"W
L26	30.04	S55°25'48"W
L27	31.34	N09°28'27"W
L28	25.42	N32°31'29"E
L29	60.03	S87°04'21"W
L30	16.65	N01°19'45"E
L31	22.84	N13°48'51"E

L32	19.44	N36°46'43"W
L33	35.39	N81°57'49"W
L34	34.74	N86°20'47"W
L35	17.58	N50°40'54"W
L36	50.31	N42°38'53"E
L37	37.34	N01°49'32"W
L38	23.88	N26°54'49"E
L39	36.82	S11°13'20"E
L40	46.70	S00°15'58"E
L41	20.15	S03°40'04"W
L42	50.38	S39°38'24"E
L43	47.50	N72°24'33"W
L44	43.23	S27°35'54"W
L45	20.52	N27°49'08"W
L46	35.59	N39°19'06"W
L47	27.50	N37°09'59"W
L48	31.91	N28°25'41"W
L49	12.70	S31°05'41"E
L50	22.63	S10°49'32"E
L51	30.02	S77°54'58"E
L52	49.89	S89°53'22"E
L53	50.07	N24°12'53"E
L54	58.86	N27°26'48"E
L55	40.15	N09°58'27"E
L56	71.77	N11°32'43"E
L57	39.16	N14°58'04"E
L58	39.46	N30°19'13"E
L59	69.34	N37°32'00"E
L60	23.80	N07°00'05"E
L61	43.72	N48°32'44"E
L62	27.54	N36°59'12"E
L63	22.39	N63°01'40"E
L64	9.98	S28°53'41"E
L65	30.95	N14°16'10"E
L66	9.38	S43°24'03"E
L67	52.37	S19°34'52"E
L68	24.89	N83°35'38"E
L69	33.04	N12°52'59"E

L70	41.19	N52°20'47"E
L71	35.93	N53°52'23"E
L72	25.75	N18°34'28"E
L73	25.96	N01°55'56"W
L74	51.93	N53°38'47"W
L75	17.91	N12°03'34"W
L76	24.51	N35°49'32"W
L77	34.94	N42°39'47"W
L78	21.26	N48°58'29"W
L79	10.02	N65°10'33"W
L80	12.73	N49°43'36"W
L81	28.83	S67°39'01"E
L82	17.30	S21°07'00"E
L83	31.25	S41°11'11"E
L84	42.54	S38°26'48"E
L85	41.19	N06°58'29"E
L86	12.66	S67°59'11"E
L87	21.92	S70°22'08"E
L88	22.74	S18°14'21"W
L89	14.84	S15°43'18"E
L90	22.85	S48°35'55"E
L91	29.78	S48°37'41"E
L92	24.37	S49°54'46"E
L93	30.98	S46°07'35"E
L94	37.78	S00°57'22"E
L95	21.90	S66°46'02"E
L96	13.70	S14°59'59"W
L97	27.28	S02°38'44"W
L98	43.56	S36°40'09"E
L99	33.78	N70°52'44"E
L100	42.42	S16°26'38"E
L101	11.13	S04°40'00"E
L102	27.57	S56°41'01"E
L103	22.82	S29°36'16"E
L104	21.92	S83°44'56"E
L105	27.84	S49°08'21"E
L106	47.14	S11°42'20"W
L107	16.00	S76°32'48"E
L108	9.53	N78°33'36"E
L109	26.13	N37°41'46"E
L110	17.67	S35°28'11"E
L111	26.11	S21°04'56"E
L112	38.86	S42°14'31"E
L113	12.95	N76°26'49"W
L114	5.45	N85°16'15"E
L115	23.25	N85°43'33"W
L116	14.94	N67°23'25"W
L117	17.06	N43°02'40"W
L118	19.32	S76°07'16"W
L119	59.76	S34°41'55"E
L120	15.94	S23°11'57"E
L121	1.99	S49°05'40"W
L122	18.71	N25°40'20"W
L123	19.52	S01°56'24"E

Blakeney Heath Ltd. Partnership
DB 6396-229



- Notes:**
- The deed for this property was without a metes and bounds description and only made reference to an unrecorded plat by John R. Yarbrough & Associates, Inc. dated July 31, 1986, last revised September 30, 1987. This property is subject to the a non-exclusive easement for pedestrian and vehicular ingress, egress and regress as shown on the above mentioned plat. After repeated attempts to obtain this plat by me this plat could not be found by John R. Yarbrough & Associates, Inc. The property lines were taken from a Schematic site plan by Site Design Studio. Clayton Properties was informed of this situation by me. Reference DB 10840-125.
 - Mecklenburg County Tax ID 22940196.
 - Rea Road Right of Way taken from the NCDOT plans, project reference 9.8100352.
 - Wellheads located by Leonard S. Rindner, PWS, 704-846-0481.
 - 0.1 line, 0.5 line Six Mile Creek and contours taken from County GIS.
 - Longitude and latitude scaled from USGS map.

- LEGEND:**
- EIP = Existing Iron Pin
 - NP = New Iron Pin
 - NPS = No Point Set
 - R/W = Right of Way
 - PO = Power Pole
 - MBSL = Minimum Building Setback Line
 - ESMT = Easement
 - SM = Sanitary Sewer Manhole

London Meadows
Phase 2-C
MB 25-480

Lot 8
N78°24'51"E
152.49'

Lot 7
N62°15'11"E
117.19'

NCDOT Aluminum R/W Monument

0.1 Floodway Line

0.5 Floodway Line

30' Sanitary Sewer Line 30' R/W

Overhead Utility Lines

25' Fixed Upland Zone

45' Managed Use Zone

30' Streamside Zone

Top of Bank

Centerline of Six Mile Creek

NCDOT Aluminum R/W Monument

Mecklenburg County DB 8562-335

50% ADDTL. SWIM BUFFER LINE

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

CALCULATION LINE FOR
50% ADDITIONAL SWIM BUFFER
(ADD TO 100' SWIM BUFFER)

L124	19.15	S88°10'41"W
L125	11.67	S13°27'36"W
L126	25.67	S58°29'43"E
L127	24.32	S29°15'57"E
L128	46.12	S50°51'56"E
L129	39.63	N39°08'04"E
L130	25.27	N11°53'06"W
L131	13.59	N29°59'32"W
L132	39.95	N46°53'46"W
L133	21.30	N01°45'11"W
L134	23.11	S55°53'51"E
L135	37.31	S37°28'09"E
L136	33.26	S36°35'58"E
L137	35.68	S47°01'12"E
L138	25.07	S23°13'51"W
L139	18.58	S29°37'51"E

L140	20.60	S52°39'41"E
L141	33.89	S28°37'32"W
L142	42.21	N49°00'34"W
L143	26.74	N16°15'29"W
L144	34.38	N24°03'18"W
L145	1.24	S29°31'31"W
L146	32.50	S58°13'59"W
L147	16.61	N72°52'21"E

REVISIONS

NO.	DATE	BY

SPRATT & BROOKS
P.O. BOX 25175, CHARLOTTE, N.C.
LAND SURVEYING
(704) 568-1719 28229

City of Charlotte
Mecklenburg County, N.C.

Boundary Survey
for
Clayton Properties, Inc.

DRAWN R.B.B.
CHECKED R.B.B.
DATE Nov. 7, 2002
SCALE 1"=50'
JOB # 02068
SHEET NO. 1 OF 1