

DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the O-1(CD) Site Plan Amendment Petition filed by Merrifield Partners, Inc. to accommodate expansion of an office park on an approximately 8.35 acre site located along Blakeney Professional Drive on the southwestern corner of the intersection of Ardrey Kell Road and Rea Road (the "Site"). Development of the Site will be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the Zoning Ordinance of the City of Charlotte as of the date of the approval of this rezoning plan, to the extent approved by Charlotte City Council (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the O-1 zoning classification shall govern all development taking place on the Site.

The development depicted on the attached Conceptual Schematic Site Plans is schematic in nature, not to be considered as specific development plans but rather as preliminary graphic representations of the types of development and alignments proposed for the Site, and intended to describe the general arrangement of uses on the Site. Accordingly, subject to the provisions set forth below under Design and Performance Standards, the configuration, placement, and size of the building footprints as well as the locations of the private streets and driveways outlined on the Schematic Site Plans are conceptual in nature, and, subject to the provisions set forth below under Design and Performance Standards, may be altered or modified during design development and construction phases within the Building/Parking Envelopes established on the Technical Data Sheet. Without limiting the generality of the foregoing, buildings generally depicted on the Conceptual Schematic Site Plans may be combined or separated provided that the maximum number of buildings may not be increased above the number of buildings depicted on the Conceptual Schematic Site Plans (it being understood that structures such as ATMs, kiosks and the like shall not be considered in connection with the limitation on the number of buildings).

Parking layouts may be modified to accommodate final building locations and ancillary facilities, and subject to the provisions set forth below under Design and Performance Standards, parking spaces may be located inside or outside the Building/Parking Envelopes or Parking Envelopes generally depicted on the Technical Data Sheet to the extent permitted by the Ordinance. Sidewalks generally depicted on the Conceptual Schematic Site Plans are intended to reflect the general pedestrian circulation for the development on the Site but the specific locations of such sidewalks may be subject to minor variations that do not materially change the design intent generally depicted on the Conceptual Schematic Site Plans. The dimensions and specific locations of the Building/Parking Envelopes and Parking Envelopes generally depicted on the Technical Data Sheet may be subject to minor variations that do not materially change the design intent generally depicted on the Conceptual Schematic Site Plans.

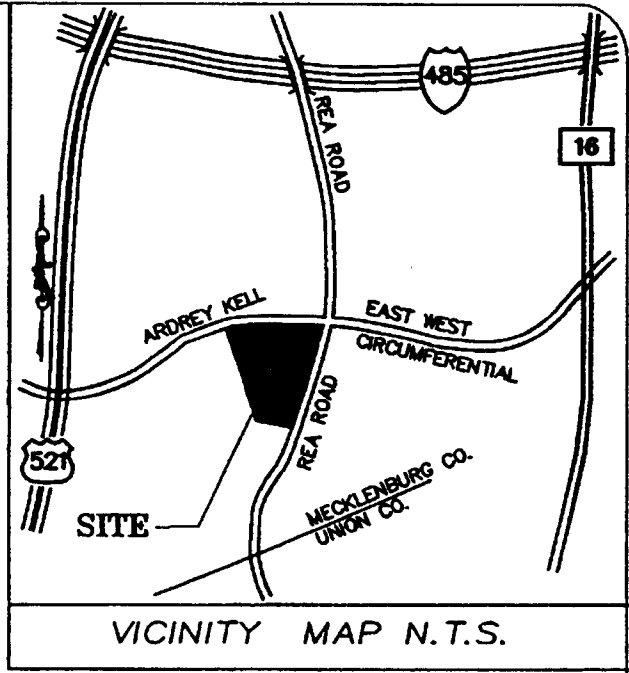
- 1. Permitted Uses**
The Site may be devoted to any uses which are permitted by right or under prescribed conditions (together with any incidental or accessory uses associated therewith) which are permitted under the Ordinance in the O-1 District.
- 2. Maximum Building Areas and Development Limitations**
 - (a) No more than 185,000 square feet of gross floor area may be constructed on the Site.
 - (b) For the purposes of the development limitations and commitments set forth in these Development Standards the term "gross floor area" shall mean and refer to the sum of the gross horizontal areas of each floor of the principal buildings, measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall be exclusive of surface and structural parking facilities and related access areas, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl space), and areas devoted to uses and structures accessory to the principal uses on the Site.
- 3. Setbacks, Yards, Landscaping and Buffers**
 - (a) All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the O-1 Zoning District.
 - (b) The Site shall be viewed as a unified development plan. As such, yards will not be required between buildings located on the Site. The Developer reserves the right to subdivide the Site and create lots within the interior of the development with no public street frontage or side and/or rear yards as part of a unified development plan. In addition, the Site can be viewed as a unified development plan in conjunction with the adjoining office tracts.
 - (c) All screening, landscaping and tree save areas shall conform to the standards of the Zoning Ordinance and Tree Ordinance.
 - (d) The common open space area located on the MX-2 (Innovative) Property to the west and certain landscaping and streetscape improvements located along the common access drive extending from Ardrey Kell Road to the Site serves as an alternative buffer treatment between the Site and the abutting MX-2 (Innovative) Property. This alternative buffer treatment was approved by the Zoning Administrator by letter dated February 10, 2004.

Design and Performance Standards

- (a) No off-street parking or vehicular maneuvering (except within service areas) shall be permitted between Blakeney Professional Drive and the buildings on the Site as depicted on the Conceptual Schematic Site Plans. Parking and vehicular maneuvering may be located to the side of such buildings and any such parking and vehicular maneuvering to the side of such buildings may be located closer to Blakeney Professional Drive than such buildings.
 - (b) Buildings will be connected to a sidewalk system generally as depicted on the Conceptual Schematic Site Plans.
 - (c) Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall of that building may be substituted for a side.
 - (d) Buildings on the Site will feature four-sided architecture that will avoid large expanses of blank, unarticulated walls. Buildings located on the Site will be similar in appearance to the nearby existing office buildings in the Blakeney office park located within the southwestern quadrant of the intersection of Rea Road and Ardrey Kell Road. The primary exterior building materials to be employed in the construction of the buildings will be brick, stone and/or EIFS. Buildings on the Site will not exceed four stories in height.
 - (e) The exterior elevations of any above grade structured parking facility will conform to Section 12.212 of the Ordinance. Any underground parking structure shall conform to Section 12.213 of the Ordinance.
 - (f) Service areas shall be screened with plantings, berms or a wall consisting of brick or stucco materials generally compatible with the materials of the buildings to which any such walls relate.
- 4. Parking**
Parking may be provided by way of surface or structured parking facilities subject to compliance with the parking ratio standards established under the Ordinance. Required parking spaces may be located on adjacent tracts subject to provision of appropriate cross agreements for access and parking.
 - 5. Streetscape Treatment**
The streetscape treatment along the portion of Blakeney Professional Drive that falls within the Site will include sidewalks which are at least 6 feet in width and planting strips which are at least 8 feet in width. The planting strips will contain a tiered mix of hush landscape materials including large maturing trees, shrubs, grass and ground cover. Landscaping along interior streets shall be consistent with the standards outlined in Section 94-40(c).

- 7. Storm Water Management**
Storm water runoff from the Site will be managed off-site through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. The off-site storm water runoff management system that will serve this Site is located adjacent to Flat Branch Creek along the eastern boundary of Tract 1-B of the Blakeney/Landen Master Plan. During the permitting stage of the development, the Petitioner shall have such off-site receiving drainage system, located directly downstream from the Site at the next receiving channel and pipe abutting the Site, analyzed to insure that it will not be taken out of standard due to the development contemplated by this site plan amendment. If it is found that the development contemplated by this amendment will cause such receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention on Site or otherwise take such reasonable steps as may be needed to prevent this from occurring. Should the existing receiving drainage system be deemed to be out of standard prior to the development of this Site, the Petitioner agrees to provide adequate detention to insure that such drainage system will not be additionally over burdened; it is expressly understood, however, that in no event shall the Petitioner be required to correct any current problems with the existing receiving drainage system.
- 8. Vehicular Access and Roadways; Transportation Commitments**
 - (a) Vehicular access shall be as generally depicted on the Technical Data Sheet.
 - (b) The placements and configurations of these access points 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.
- 9. Bicycle Parking**
Bicycle parking spaces (bike racks) shall be provided in accordance with the Ordinance.
- 10. Fire Protection**
Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications.

- 11. Signs**
Signage on the Site shall conform to the Blakeney Master Signage Program.
- 12. Utilities**
The electrical distribution system for the Site, including all power lines serving buildings constructed on the Site, and other utilities serving such buildings will be installed underground if approved by the various utilities involved.
- 13. Lighting**
 - (a) All freestanding lighting fixtures will be uniform in design and fully shielded.
 - (b) The maximum height of any freestanding lighting fixture, including its base, may not exceed 20 feet.
 - (c) Wall-mounted decorative light fixtures such as sconces are permitted.
 - (d) No wall pack type lighting shall be permitted on the Site.
- 14. Design Review Committee**
Development taking place on the Site will be in accordance with the guidelines of the Blakeney Design Review Committee.
- 15. Amendments to Rezoning Plan**
Future amendments to the Technical Data Sheet, these Development Standards and attachments hereto may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
- 16. Binding Effect of the Rezoning Documents and Definitions**
 - (a) 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 the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - (b) Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
 - (c) The rezoning plan evidenced by this Technical Data Sheet and attachments hereto supercedes in all respects all prior rezoning plans and amendments and design guidelines promulgated as part of the Landen Community Mixed Use Development Plan, now known as Blakeney, together with any other applicable petitions and administrative approvals with respect to the Site.



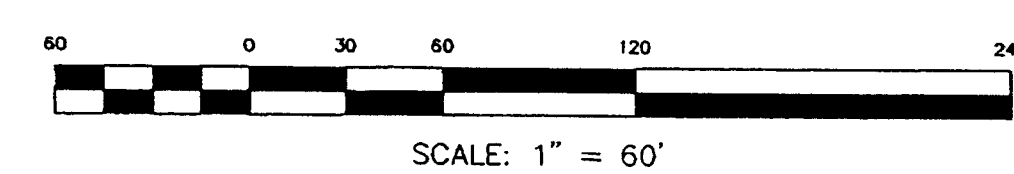
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SECTION #1	PROJECT TITLE		1	12/10/06
APPROVED BY		PROJECT TYPE	LEFT BY ENDORSEMENT COMMENTS	
FILE NAME		PROJECT VALUE		
		PROJECT DATE		

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and construction drawings. These building(s) may change in size, location and orientation so long as they are consistent with the overall concept shown below and meet the specific requirements of the technical data sheet submitted as part of this rezoning process.

The site plan illustrates the proposed development for Blakeney Professional Park Drive. It features several large building footprints, extensive parking areas, and designated wetlands. The plan is bounded by Coventry at Landon Meadows to the north and west, Ardrey Kell to the east, and Rea Road to the south. Specific lot numbers (e.g., 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) are indicated. A north arrow and a scale bar are provided for orientation and measurement.



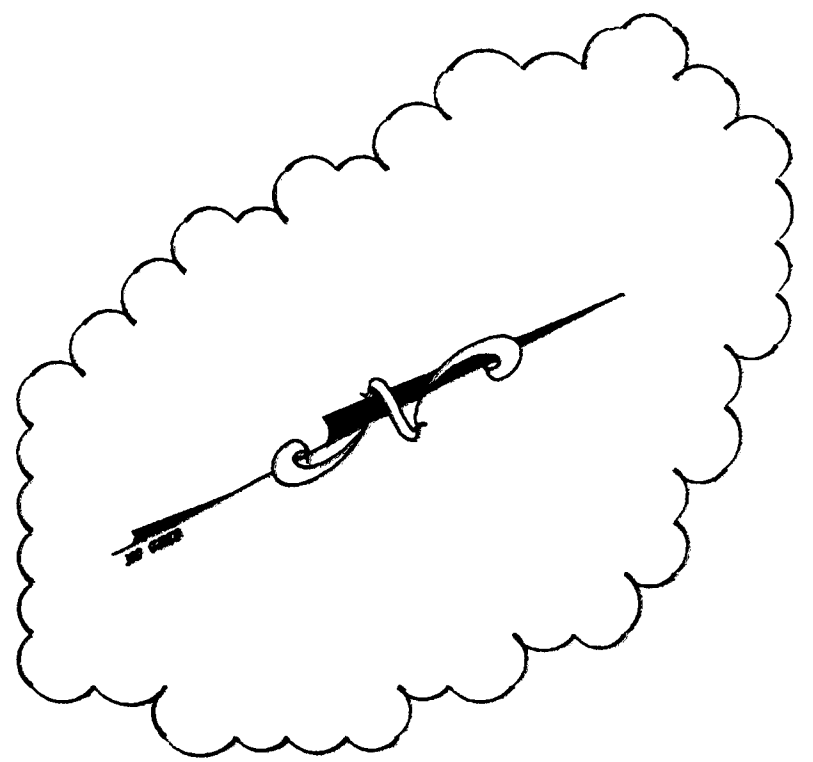
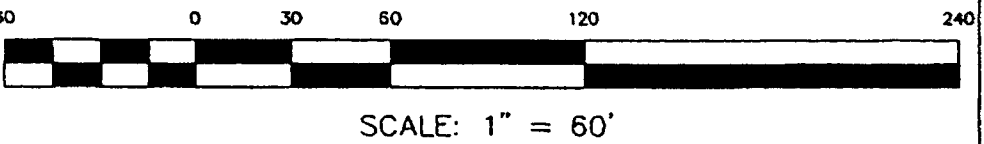
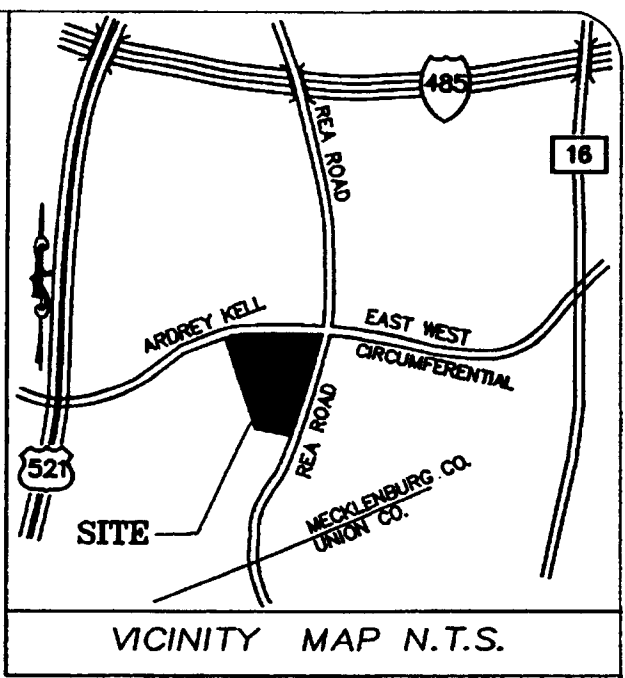
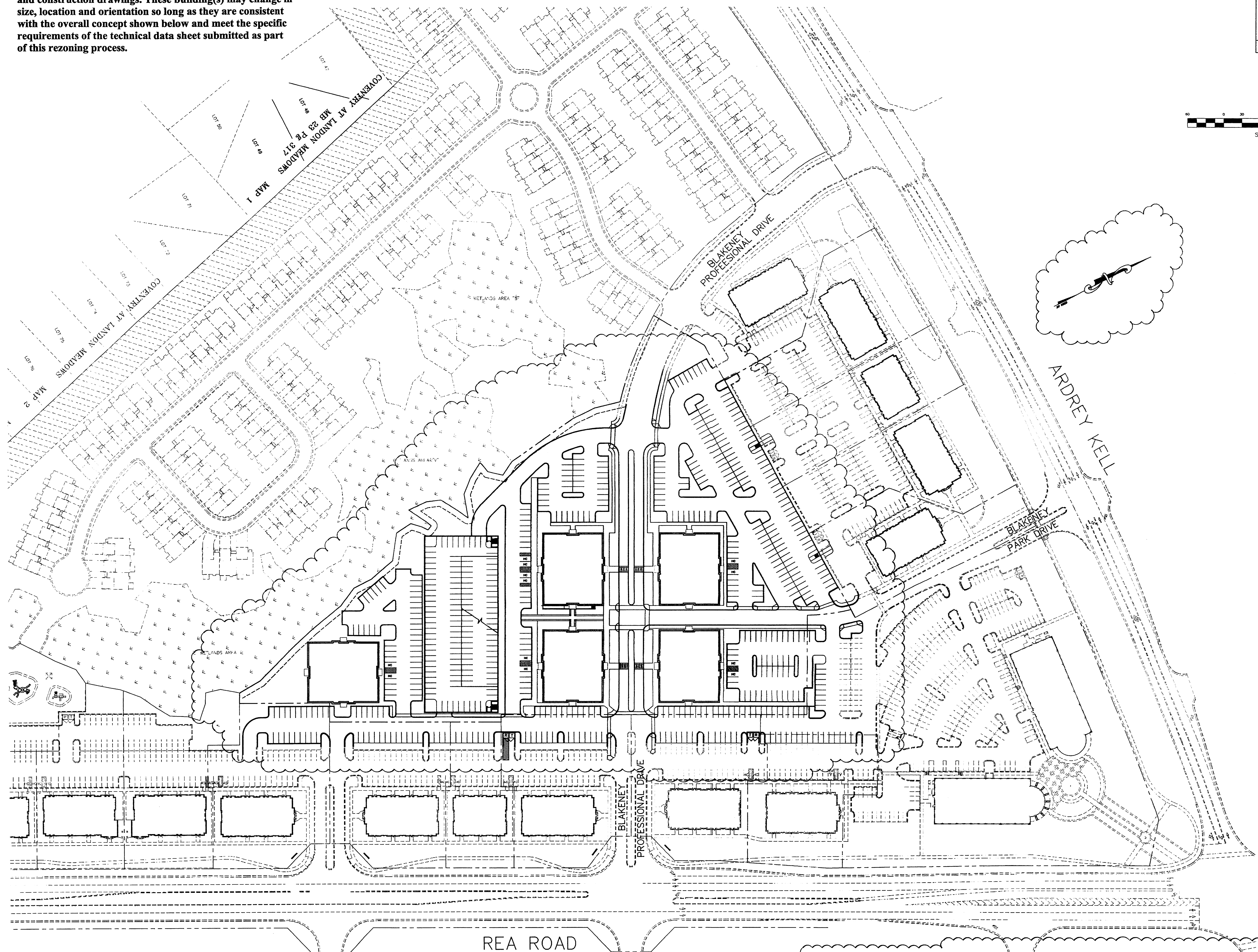
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ILLUSTRATIVE PLAN
SCHEME A

C1.2

"FOR PUBLIC HEARING" PETITION NUMBER 06-161

This conceptual site plan is intended to depict the general conceptual layout of the building(s) on the site. Changes and alterations which do not materially affect the overall conceptual layout shall be permitted based upon final design and construction drawings. These building(s) may change in size, location and orientation so long as they are consistent with the overall concept shown below and meet the specific requirements of the technical data sheet submitted as part of this rezoning process.



DATE	
BY	
PROJECT NAME	
PROJECT SITE	
PROJECT NUMBER	
PROJECT BY	
PROJECT DATE	

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BLAKENEY PROFESSIONAL OFFICE PARK
MERRIFIELD PARTNERS
CHARLOTTE, NORTH CAROLINA

ILLUSTRATIVE PLAN
SCHEME B

C1.3

"FOR PUBLIC HEARING" PETITION NUMBER 06-161