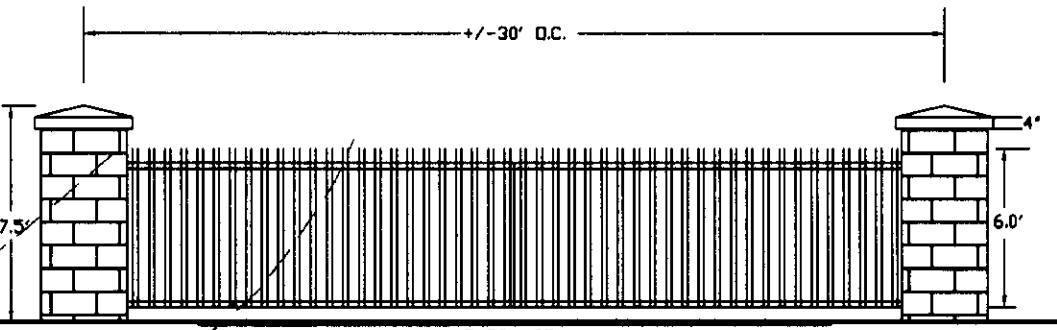
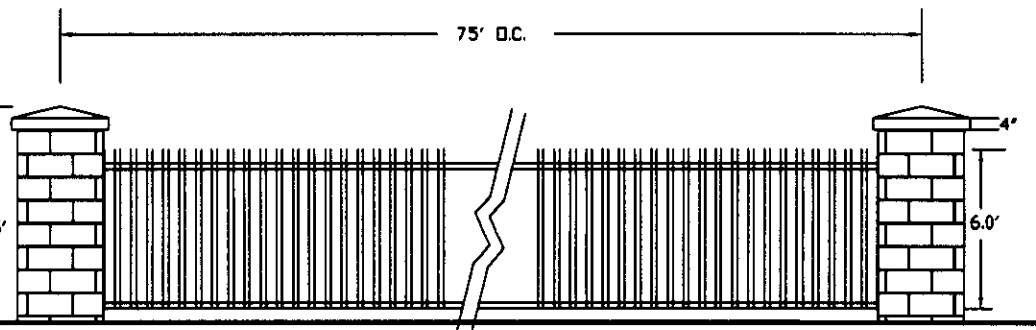


GATE AND COLUMNS DETAIL AT PUBLIC ENTRANCE:



FENCE AND COLUMNS DETAIL AT PUBLIC STREETS:



LEGEND

- PRIMARY ACCESS POINT
- PROPERTY LINE / ZONING BOUNDARY
- SETBACKS
- WROUGHT IRON FENCE
- BLACK VINYL CHAIN-LINK FENCE
- PROPOSED TREES
- EXISTING TREES

DEVELOPMENT DATA

SITE AREA: 4.00 ACRES
TAX PARCEL #S: 099-26-107
PARKING SPACES: +/- 87 TOTAL
EXISTING ZONING: R-3
PROPOSED ZONING: B2-CD
PROPOSED USE: WEDDING, BED & BREAKFAST, AND CONFERENCE CENTER

CONDITIONAL NOTES

DEVELOPMENT STANDARDS
N.T. ALEXANDER HOUSE

I. GENERAL COMMITMENT:

A. Development of the real estate identified on this Technical Data Sheet, consisting of approximately 4.0032 acres at the north west corner of Shamrock Drive and North Sharon Amity Drive, will be governed by the standards established under the zoning ordinance of City of Charlotte (the "Ordinance") for the B2-CD Zoning District unless more stringent standards are established by these Development Standards or this Technical Data Sheet.

B. The configurations, placements, and sizes of the buildings and driveways shown on the Schematic Site Plan which accompanies this Technical Data Sheet are schematic and conceptual in nature and may be altered and/or modified based upon final design, development and construction documents and site and topographical constraints within the limitations established on this Technical Data Sheet and in accordance with Section 6.206(2) of the Ordinance.

II. VEHICULAR ACCESS POINTS/RIGHT-OF-WAY DEDICATION:

The access points to/from the Site shall be limited to the ones shown on the Technical Data Sheet. The access points shall be right in/right out.

The access points shall be located in the general area depicted on this Technical Data Sheet. Final location of the access points are subject to any modifications required to accommodate final site and construction plans/design, and site/topographic constraints.

III. DESIGN GUIDELINES:

A. Building and Architectural Restrictions

Building architecture within the site shall include the use of brick, stone or other materials as approved by the Charlotte Mecklenburg Historic Landmarks Commission. Final architectural plans will be subject to review and approval of the Charlotte Mecklenburg Historic Landmarks Commission prior to issuance of building permits.

A Historic Preservation Agreement has been recorded against the 4.00 AC subject property to protect the N.S. Alexander home. The agreement restricts changes to the physical structure of the historic home.

Building elevations to be reviewed by the Landmarks Commission at time of permit.

Bed and breakfast facility to have no more than 5 bed rooms with retail sales restricted.

B. Yard Restrictions

In every instance the side yard, setback, and rear yard requirements imposed under the Ordinance will be satisfied with respect to the development taking place within the Site, unless more stringent requirements are established under these Development Standards.

C. Off Street Parking

Off street parking shall meet the minimum standards established under the Ordinance.

D. Tree Ordinance

Development on the Site shall adhere to the requirements of the Tree Ordinance.

E. Stormwater

Storm Water Quantity Control

The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

Storm Water Quality Treatment

For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.

Volume and Peak Control

For projects with defined watersheds greater than 24% built-upon area, control the peak to match the predevelopment runoff rates for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.

For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm.

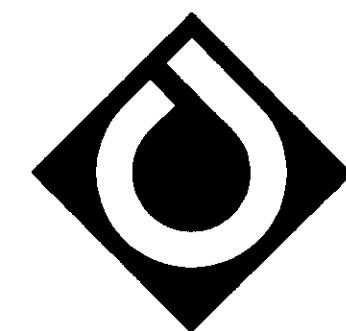
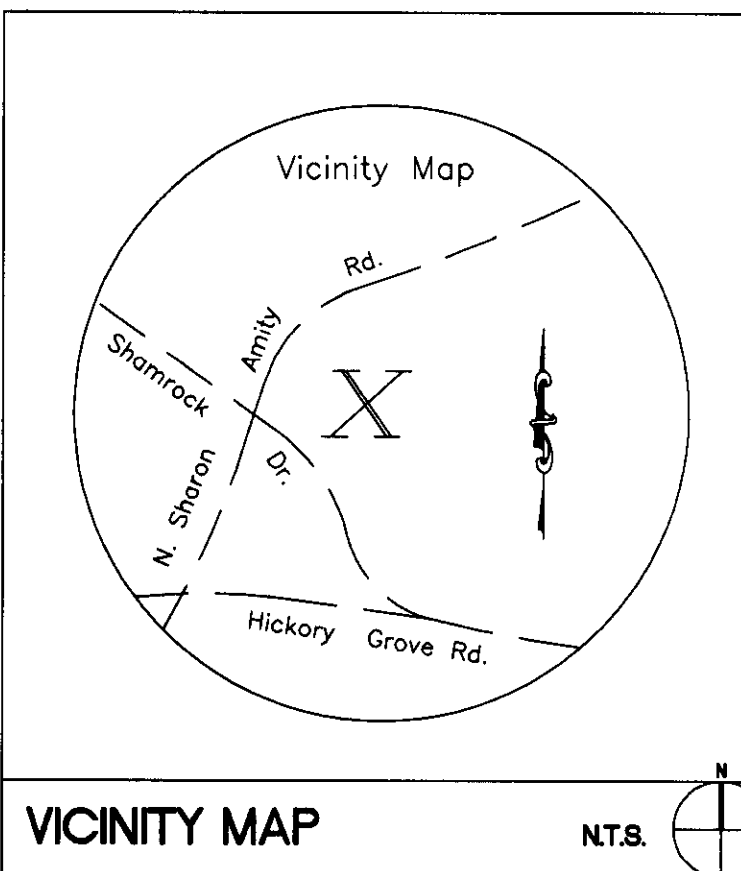
F. Variances

Petitioner will apply for variances for the following:

1. Waiver of requirements to add 6' sidewalk and 8' planting strip along public street frontages.
2. Petitioner will plan to use higher quality surface on parking spaces, turnarounds, and entry.
3. Existing sidewalks measure 5' in width.
4. Directional ramps are not the responsibility of petitioner as they have been previously constructed and currently exist on the corner of Shamrock Drive and Sharon Amity Rd.
5. Fire Hydrant exists within 750' of most remote point of building as truck travels.
6. Parking spaces provided = 87. Parking spaces provided = 87.
7. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this site differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

G. Additional Notes:

1. No Amplified music will be played outsid after 11:00pm or before 10:00am
2. Petitioner will plan to use higher quality surface on parking spaces, turnarounds, and entry.
3. Existing sidewalks measure 5' in width.
4. Directional ramps are not the responsibility of petitioner as they have been previously constructed and currently exist on the corner of Shamrock Drive and Sharon Amity Rd.
5. Fire Hydrant exists within 750' of most remote point of building as truck travels.
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7. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this site differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.



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**N.S. ALEXANDER
WEDDING, BED &
BREAKFAST, AND
CONFERENCE
CENTER**

5014 N. Sharon Amity Rd
Charlotte
North Carolina 28215

**SCHEMATIC
SITE PLAN**

PETITION # 2006-119

Project No.

3650

Issued

04/16/07

Revised

05/21/07

SCALE: 1" = 30'

0 15 30 60

RZ1.0

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