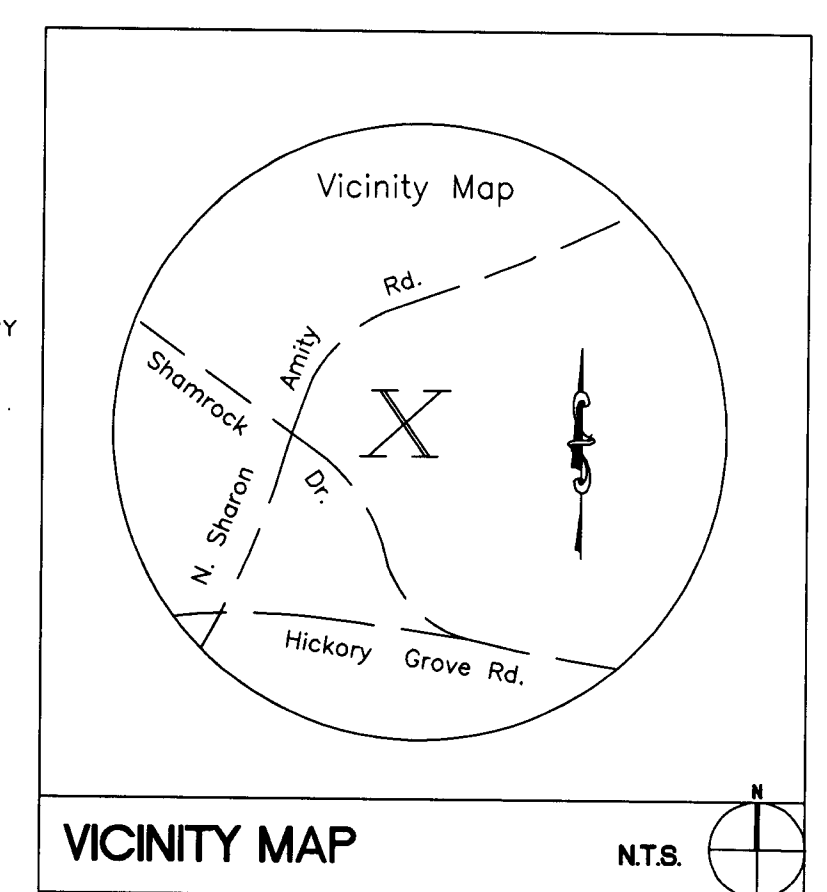
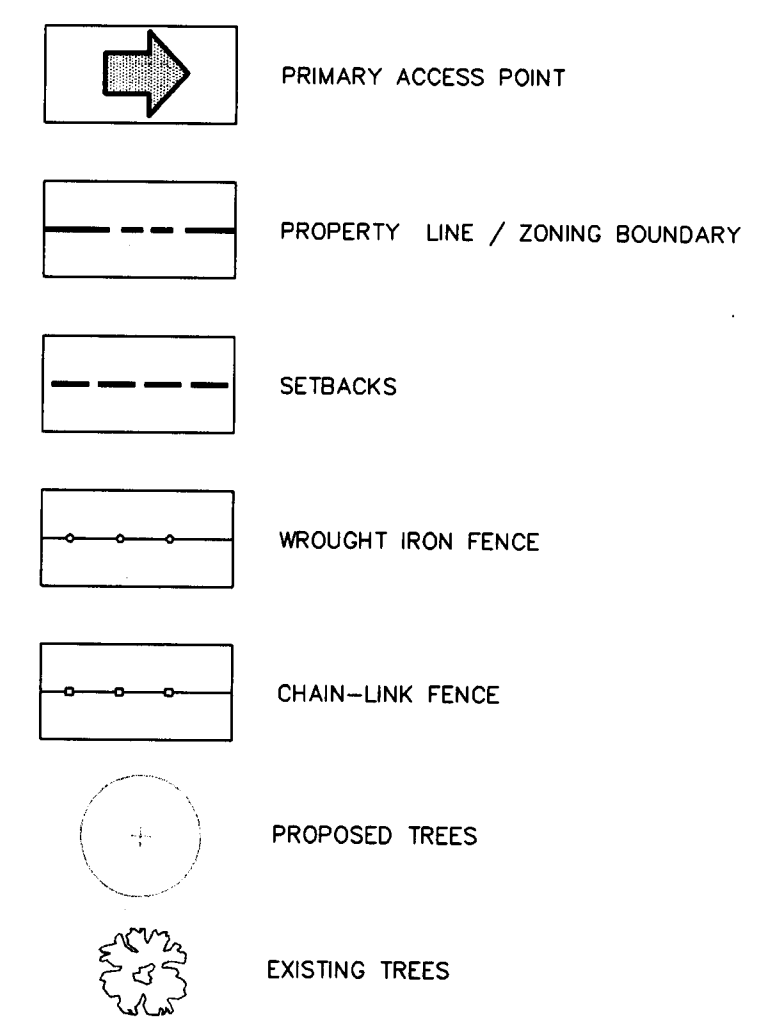


LEGEND



DEVELOPMENT DATA

SITE AREA:	4.00 ACRES
TAX PARCEL #'S:	099-26-105
PARKING SPACES:	+/- 90 TOTAL
EXISTING ZONING:	R-3
PROPOSED ZONING:	B2-CD

CONDITIONAL NOTES

DEVELOPMENT STANDARDS N.T. ALEXANDER HOUSE May 11, 2007

- 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.
- 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:

IV. 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.

V. 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.

VI. Off Street Parking

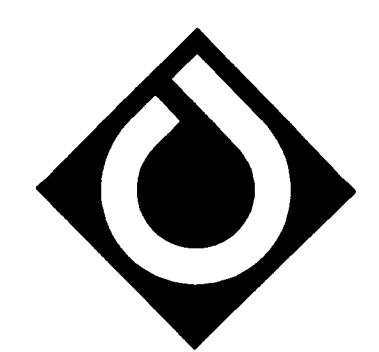
Off street parking shall meet the minimum standards established under the Ordinance.

VII. Tree Ordinance

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

VIII. BINDING EFFECT OF THE REZONING PETITION:

If the Petitioner's rezoning petition is approved, the development program established under these Development Standards and this Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.



Cole Jenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400 Charlotte, NC 28202
+1 704 376 1555 +1 704 376 7861 www.colejeneststone.com

**DON & CAROLINE
NAYSMITH**

6714 Louisburg Square Lane
Charlotte
North Carolina 28210

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

5014 N. Sharon Amity Rd
Charlotte
North Carolina 28215

**SCHEMATIC
SITE PLAN**

Project No.

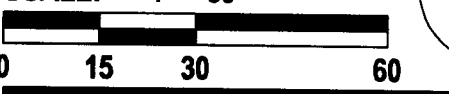
3650

Issued

04/16/07

Revised

SCALE: 1" = 30'



CV1.0

The drawings, the project manual and the design shown thereon are instruments of Cole Jenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of Cole Jenest & Stone, P.A. is prohibited.

Cole Jenest & Stone, P.A. 2006 ©