

LEGEND

PRIMARY ACCESS POINT

PROPERTY LINE / ZONING BOUNDARY

DEVELOPMENT DATA

SITE AREA: 4.00 ACRES

TAX PARCEL #S: 099-26-105

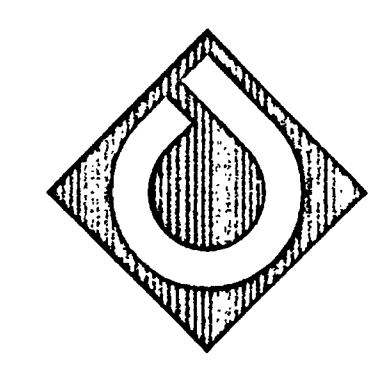
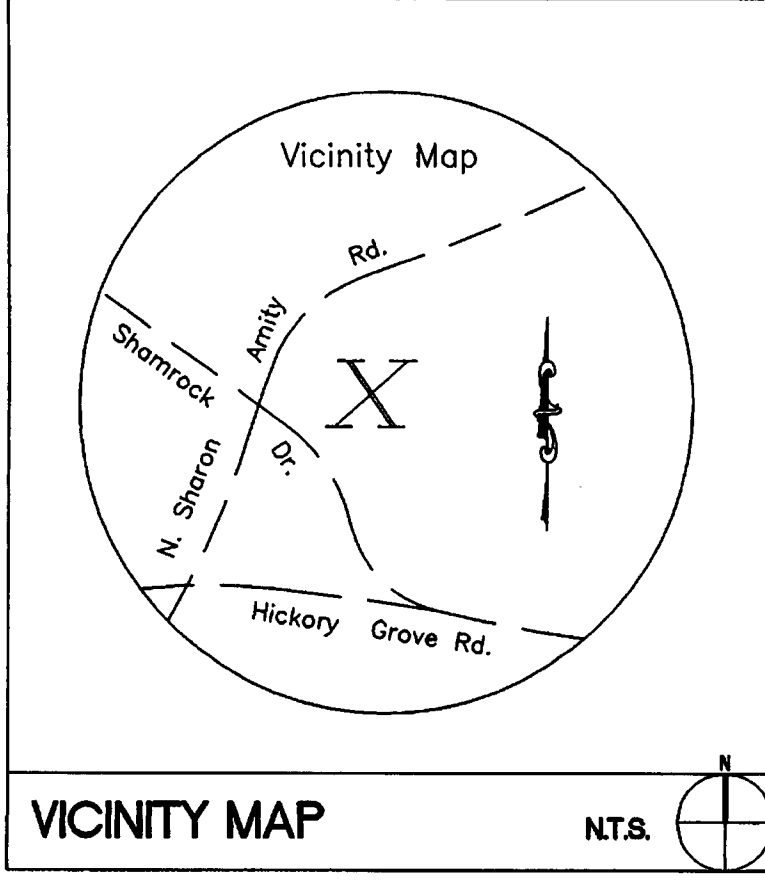
EXISTING ZONING: R-3

PROPOSED ZONING: O-1 CD

CONDITIONAL NOTES

DEVELOPMENT STANDARDS
N.T. ALEXANDER HOUSE
June 26, 2006

- 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 O-1 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. PERMITTED DEVELOPMENT WITHIN THE SITE:**
- A. Up to 35,000 square feet of general office may be developed on the Site, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in an O-1 Zoning District.
- III. VEHICULAR ACCESS POINTS/RIGHT-OF-WAY DEDICATION:**
- A. 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.
- B. 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.
- IV. 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.T. Alexander home. The agreement restricts changes to the physical structure of the historic home.
- 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.
- V. 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 Jensen & Stone
Shaping the Environment
Realizing the Possibilities

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HISTORIC LANDMARKS COMMISSION
2100 Randolph Rd
Charlotte
North Carolina 28207

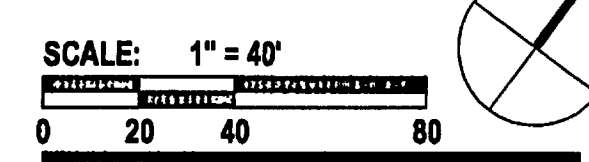
N.T. ALEXANDER HOUSE REZONING

5014 N. Sharon Amity Rd
Charlotte
North Carolina 28215

SCHEMATIC SITE PLAN

Project No.
3507
Issued
06/20/06

Revised



CV1.0

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