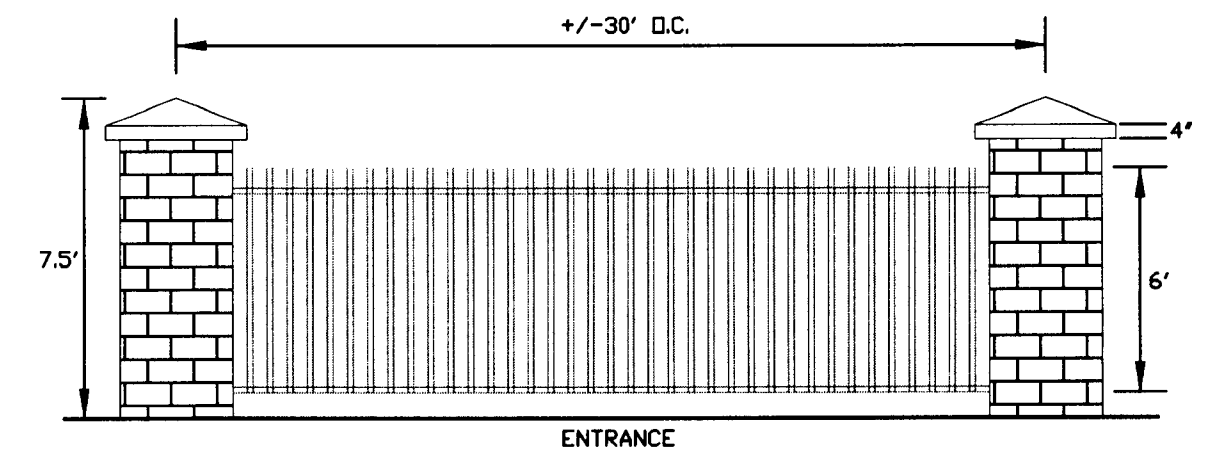
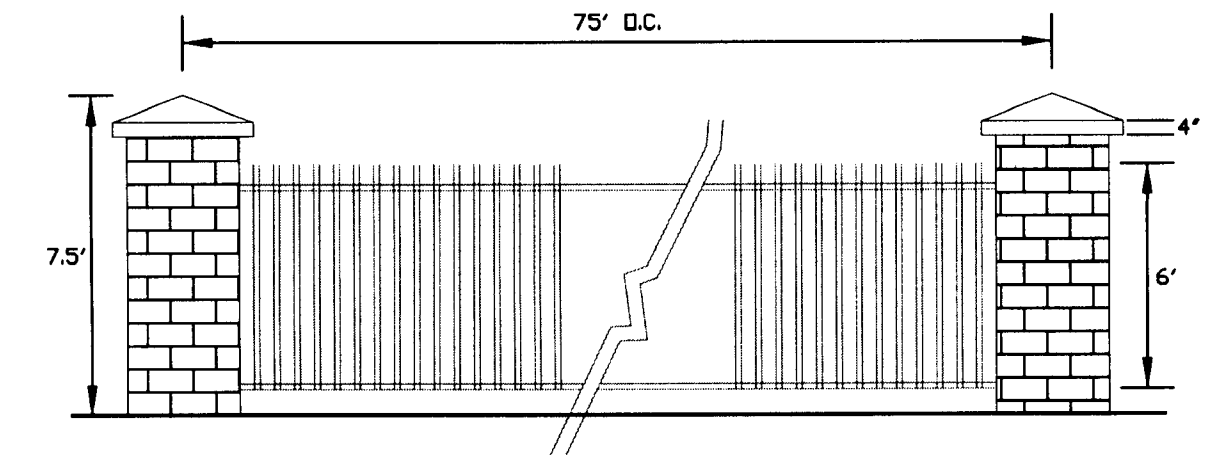


VICINITY MAP

GATE AND COLUMNS DETAIL AT PUBLIC ENTRANCE



FENCE AND COLUMNS DETAIL AT PUBLIC STREETS



LEGEND:

- ACCESS POINT
- EXISTING TREES
- PROPOSED TREES
- WROUGHT IRON FENCE
- BLACK VINYL CHAIN-LINK FENCE

DEVELOPMENT DATA  
TAX ID# 099-26-107  
TOTAL SITE ACREAGE = 4.61  
EXISTING ZONING = R-3 & B-2(CD)  
PROPOSED ZONING = B-2(CD)  
PROPOSED USE: BED & BREAKFAST, WEDDING AND CONFERENCE CENTER

CONDITIONAL NOTES

I. GENERAL COMMITMENT:

- Development of the real estate identified on this Technical Data Sheet, consisting of approximately 4.61 acres at the north west corner of Shamrock Drive and North Sharon Amity Rd. will be governed by the standards established under the zoning ordinance of the City of Charlotte (the "Ordinance") for the B-2(CD) Zoning District unless more stringent standards are established by these Development Standards or this Technical Data Sheet.
- The configuration, 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 4.61 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 the time of permit.
- Bed and Breakfast facility to have no more than five bedrooms. There will be no retail sales. Sales will be restricted to functions (e.g. weddings, conference) produced at the site and hosting of overnight guests.
- B. Yard Restrictions
- In every instance the side yard, setback, and rear yard requirements imposed under the Ordinance will be satisfied with the respect to the development taking place within the Site, unless more stringent requirements are established under these Developmental 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. We are committed to preserving all trees 4 inches in diameter or larger that are not located within designated parking lot, driveway, sidewalk or building areas, including a 5 foot buffer around these areas. Reserving the ability to hand clear brush up to 2" in diameter. Please note that the removal of trees is not necessary for construction of the carriage house and plans for a two-story wedding and conference center building with a smaller footprint are being considered.
- E. Storm water

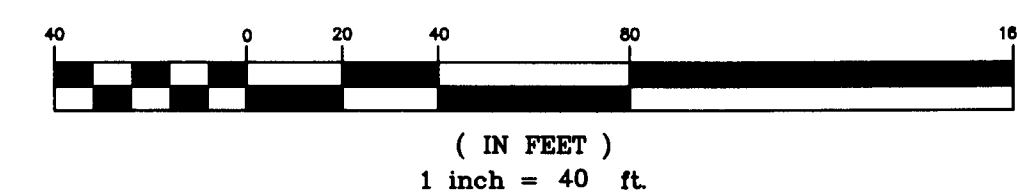
- Storm Water Quantity Control**
- The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
- Storm Water Quality Treatment**
- "Built-upon area" means that portion of a project that is covered by impervious or partially impervious surface including, but not limited to, buildings, pavement and gravel areas such as roads, parking lots, and paths; and recreation facilities such as tennis courts. "Built-upon area" does not include a wooden slatted deck, the water area of a swimming pool, or pervious or partially pervious material to the extent that the paving material absorbs water or allows water to infiltrate through the paving material.
- Parking bays and sidewalks shall be constructed of pervious paving material as necessary to reduce "Built-upon area."
- For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solids (TSS) removal. The 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 entire volume for the 1 year, 24-hour storm. Runoff volume draw down 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 pre development runoff rates for the 10-year and 25-year, 6-hour storm and perform a downstream analysis to determine whether additional 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 pre development runoff rates for the 10-year, 6-hour storm and perform a downstream analysis to determine whether additional peak control is needed, and if so, for what level of storm frequency.
- 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 pre development runoff rates for the 2 and 10-year, 6-hour storm and perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.
- F. Variances
- Petitioner will apply for variances for the following:
- Waiver of requirement to extend internal sidewalks to the existing sidewalks located along Shamrock Dr. and Sharon Amity Rd.
- G. Additional Notes:
- No amplified music will be played outside after 11:00pm or before 10:00am.
  - Petitioner will use a higher quality surface (such as concrete pavers or stamped, colored asphalt) on parking spaces, turnarounds and entry.
  - Existing sidewalks measure 5' in width.
  - 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.
  - Fire Hydrant exists within 750' of most remote point of building as truck travels.
  - Parking spaces required = 87. Parking spaces provided = 91.
  - The petitioner acknowledges that the 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, storm water, 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 permit 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.
- H. Agency Requests:
- Waiver of CATS request for petitioner to construct a waiting pad per CATS Development Standards 60.02A on N. Sharon Amity Rd.
  - Waiver of the petitioner to convey right of way in fee simple title to meet the requirements, measuring 60 feet from the center line of Sharon Amity Rd. and 50 feet from the center line of Shamrock Drive.
  - Waiver of requirement to include an 8 foot planting strip adjacent to the public sidewalks.

SCHEMATIC SITE PLAN

09-99  
N.S. ALEXANDER  
BED & BREAKFAST, WEDDING AND  
CONFERENCE CENTER  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
FOR: DON AND CAROLINE NAYSMITH  
DATED: 4/11/08  
SCALE: 1" = 40'  
FOR PUBLIC HEARING  
REZONING PETITION #2008-XX

RECEIVED  
APR 11 2008

GRAPHIC SCALE



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Planning & Surveying & Engineering  
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704.556.1890 704.556.0606(fax)