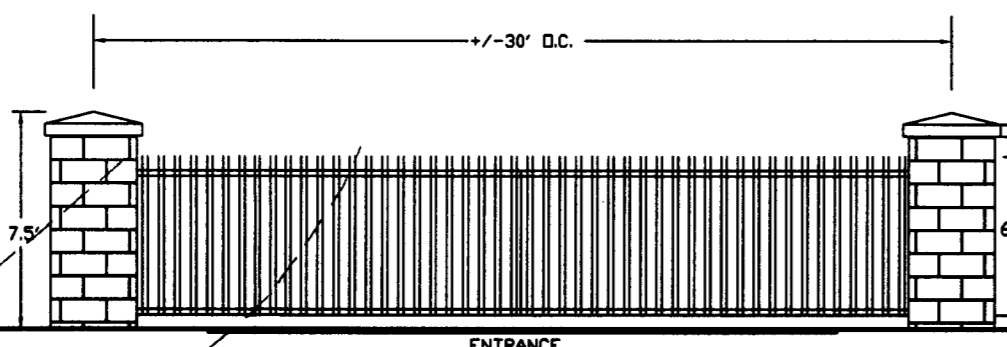
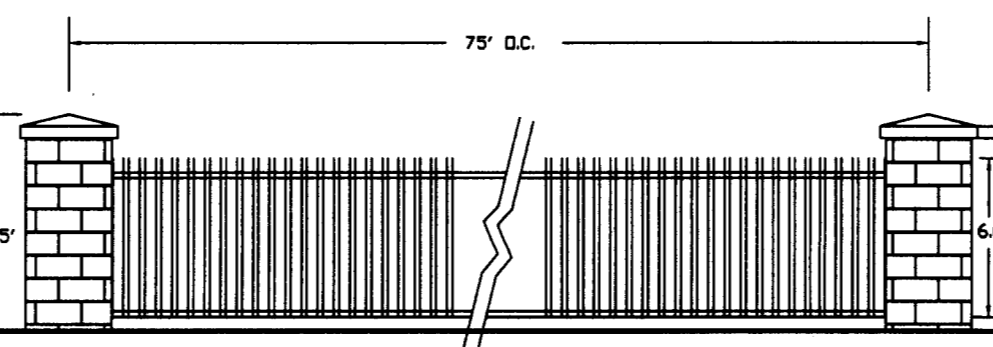


GATE AND COLUMNS DETAIL AT PUBLIC ENTRANCE:



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 five bedrooms. There will be no retail sales. Sales will be restricted to functions (e.g. weddings, conferences) produced at the site and the 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 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. 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 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. 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 entire volume 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:

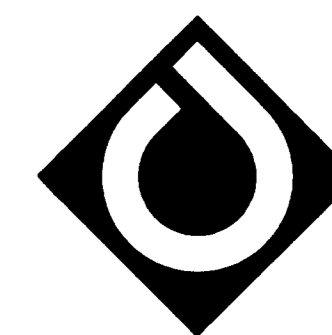
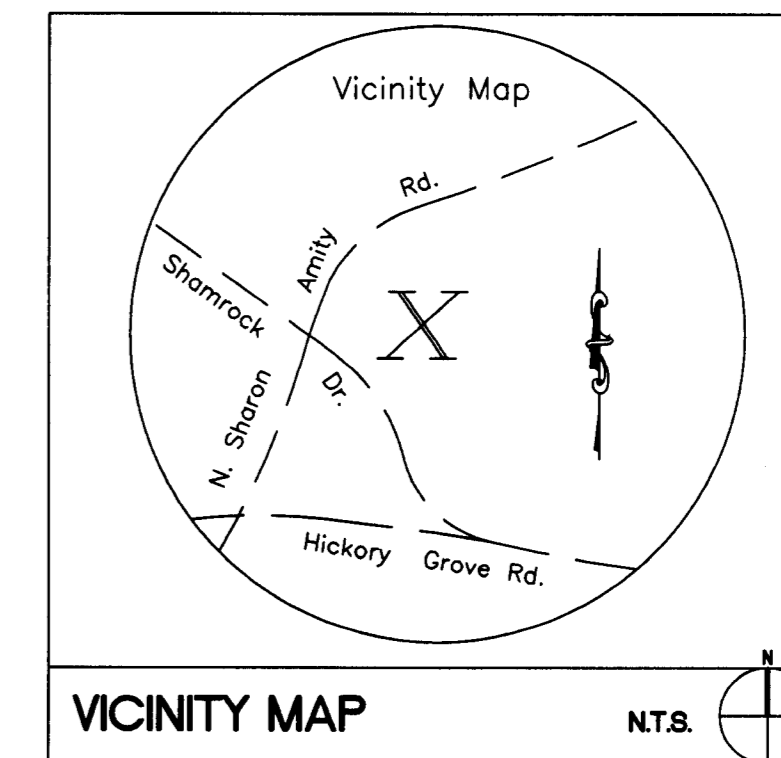
- 1. Waiver of requirement to extend internal sidewalks to the existing sidewalks located along Shamrock Dr. and Sharon Amity Rd.

G. Additional Notes:

- 1. No Amplified music will be played outdoors after 11:00pm or before 10:00am
2. Petitioner will use a higher quality surface (such as concrete pavers or stamped, colored asphalt) 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 required = 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.

H. Agency Requests:

- 1. Waiver of CATS request for petitioner to construct a waiting pad per CATS Development Standards 60.02A on N. Sharon Amity Rd.
2. 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.
3. Waiver of requirement to include an 8 foot planting strip adjacent to the public sidewalks.



Cole Jenest & Stone

Shaping the Environment
Realizing the Possibilities

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Landscape Architecture
Civil Engineering
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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

06/25/07

08/30/07

APPROVED BY
CITY COUNCIL.

JUL 16 2006

PRELIMINARY
NOT FOR CONSTRUCTION

APPROVED BY
CITY COUNCIL.

JUL 16 2007

SCALE: 1" = 30'

0 15 30 60

RZ1.0

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Cole Jenest & Stone, P.A. 2007

JAMES N. ALEXANDER
ALICE A. SKINNER
MARY B. ALEXANDER
101 HICKORY GROVE RD
CHARLOTTE, NC 28215
099-26-105
DB 13088 PG 497
R-3

JAMES N. ALEXANDER
ALICE A. SKINNER
MARY B. ALEXANDER
5101 HICKORY GROVE RD
CHARLOTTE, NC 28215
099-26-105
DB 13088 PG 497
R-3

DON & CAROLINE NAYSMITH
6714 LOUISBURG SQ. LN.
CHARLOTTE, NC 28210
099-26-105
DB 13088 PG 497
R-3
TRACT 1
174,380 SF
4.0032 ACRES

CHARLES R. WILFONG
SANDRA C. WILFONG
4618 HEZEKIAH PL
CHARLOTTE, NC 28215
099-20-154
DB 4607 PG 780
R-3

ANGEL F. FORD
4629 CAPTAIN JACK CR
CHARLOTTE, NC 28215
099-20-162
DB 7492 PG 306
R-3

REGINALD L. PRICE
JOY R. PRICE
4632 CAPTAIN JACK CR
CHARLOTTE, NC 28215
099-20-163
DB 8468 PG 627
R-3

ANA D. MARTINEZ
4628 CAPTAIN JACK CR
CHARLOTTE, NC 28215
099-20-164

FIRST UNITED
PENTACOSTAL CHURCH
4301 HOWIE CR
CHARLOTTE, NC 28205
101-04-135
DB 3936 PG 619
R-17 MF

EXISTING 5' SIDEWALKS
(DIRECTIONAL RAMPS EXIST
PER THE PETITIONER)