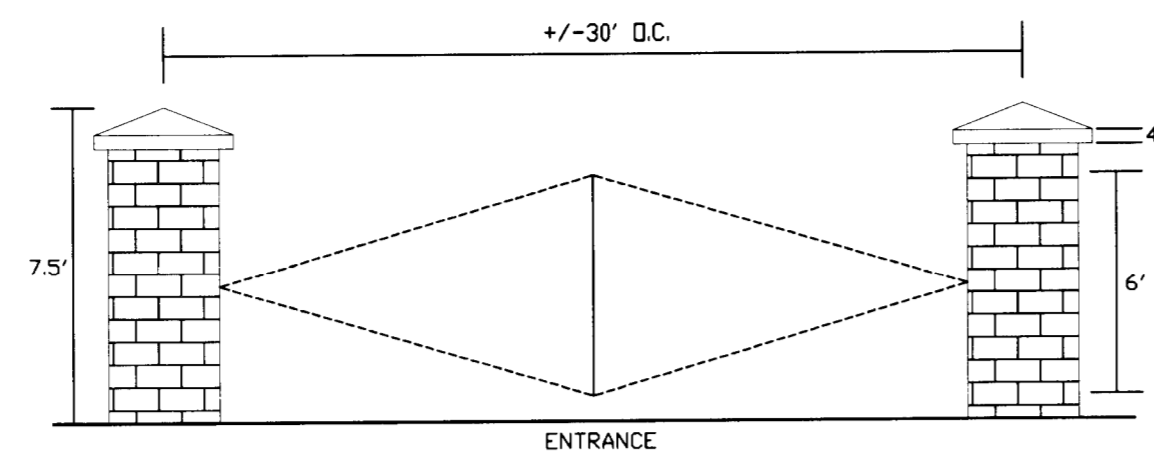
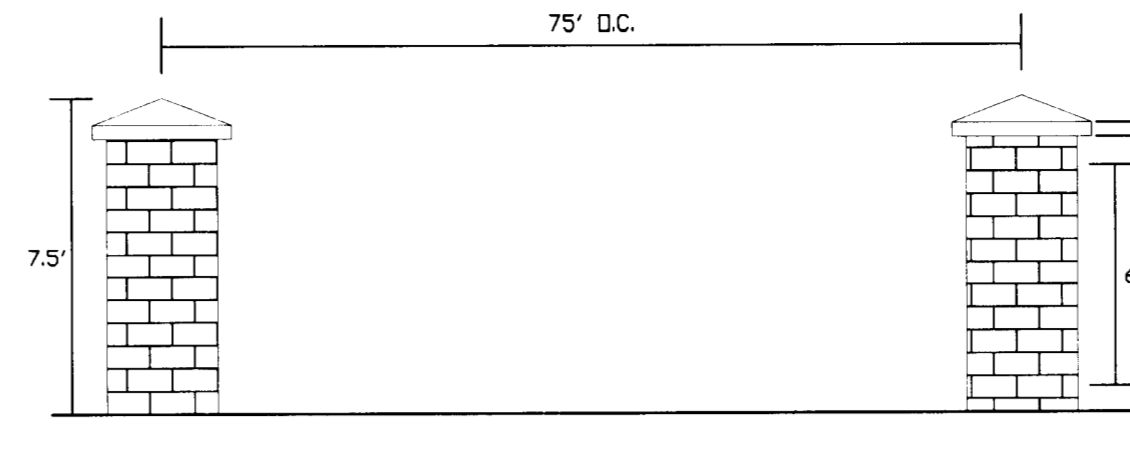


VICINITY MAP

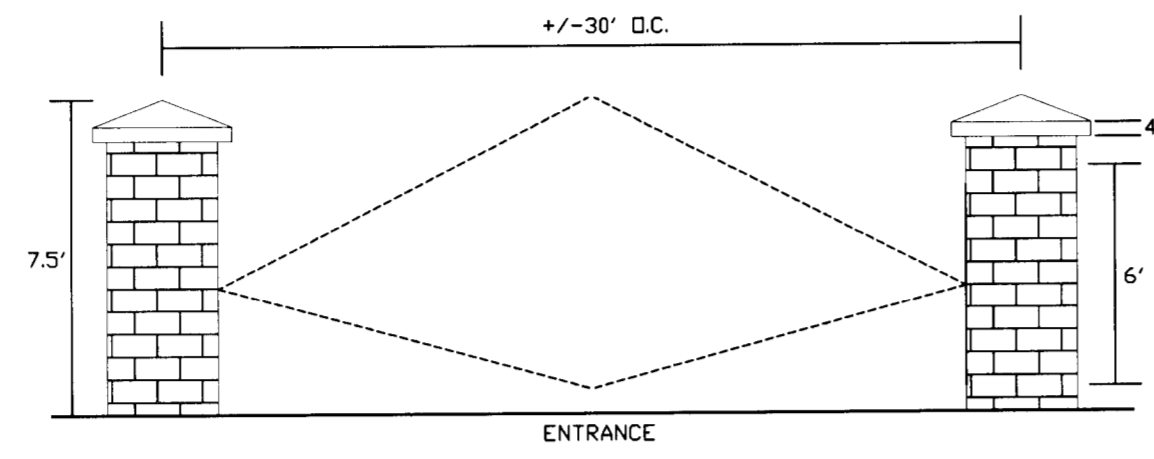
REAR GATE AND COLUMNS DETAIL AT PUBLIC ENTRANCE



FENCE AND COLUMNS DETAIL AT PUBLIC STREETS



FRONT GATE AND COLUMNS DETAIL AT PUBLIC ENTRANCE

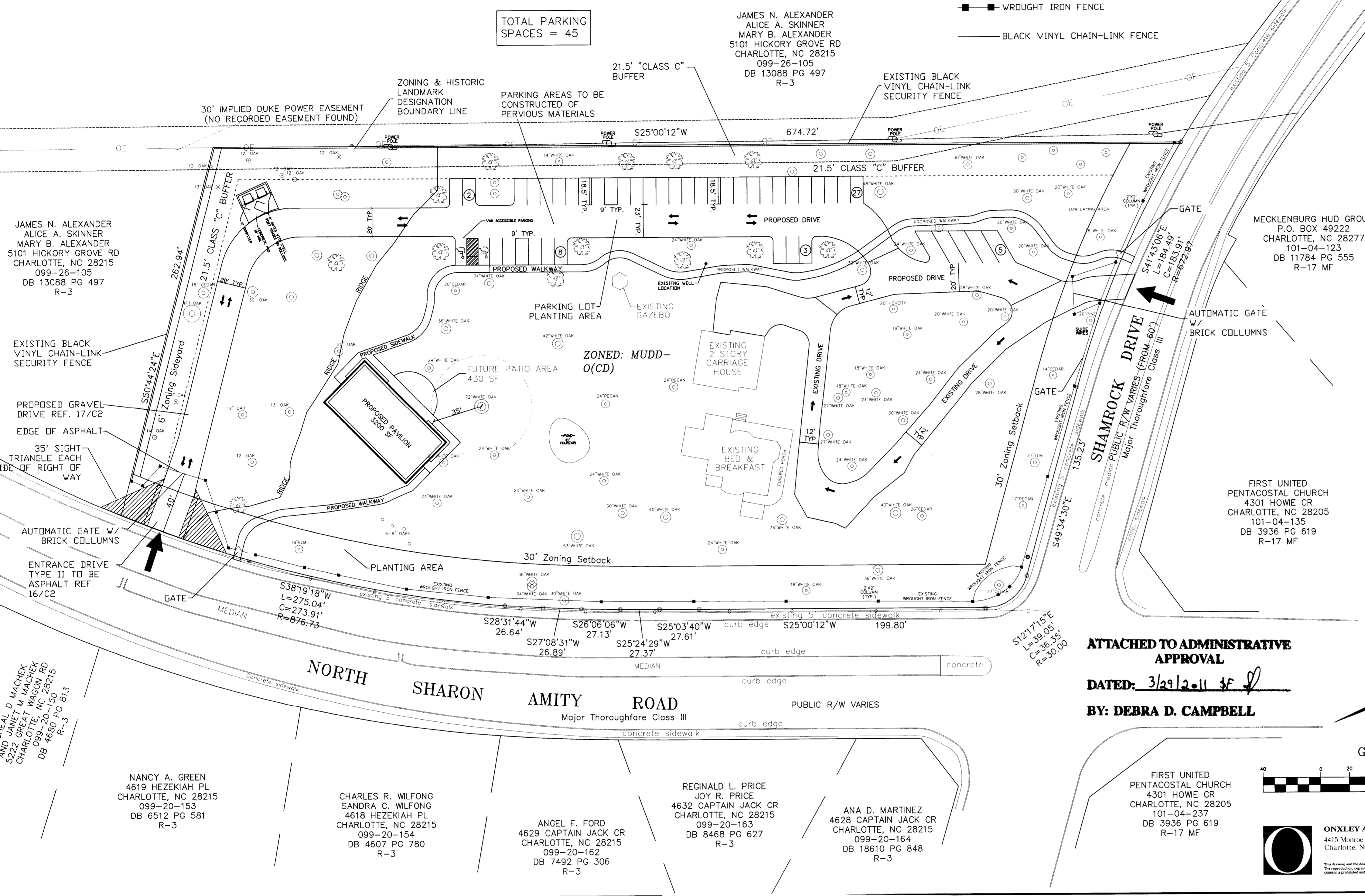


DEVELOPMENT DATA
 TAX ID# 099-26-107 = 4.61
 TOTAL SITE ACREAGE = R-3 & B-2(CD)
 EXISTING ZONING = MUDD-0
 PROPOSED ZONING = MUDD-0
 PROPOSED USE: BED & BREAKFAST, WEDDING AND CONFERENCE CENTER

LEGEND:

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

TOTAL PARKING SPACES = 45



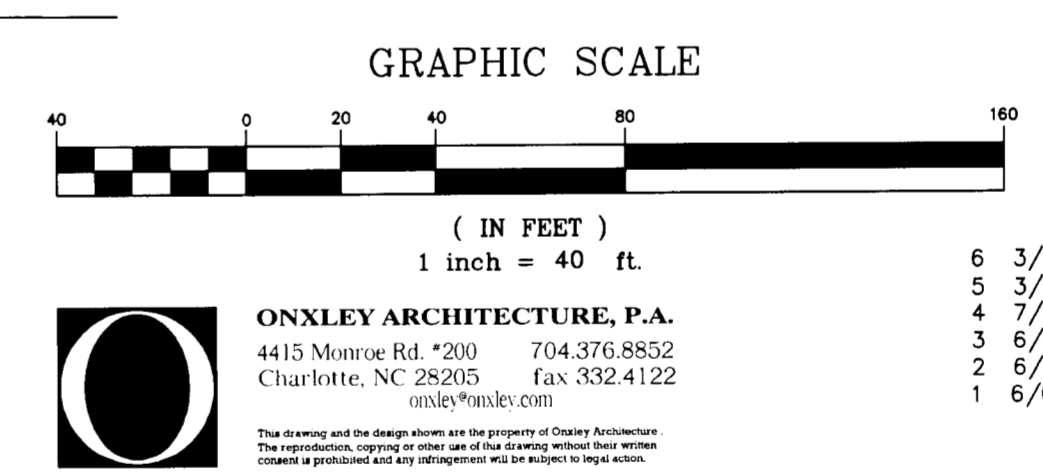
CONDITIONAL NOTES

- I. GENERAL COMMITMENT:
 - A. 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 Drive, will be governed by the standards established under the zoning ordinance of the City of Charlotte (the "Ordinance") for the MUDD-0(CD) Zoning District unless more stringent standards are established by these Development Standards or this Technical Data Sheet.
 - B. 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 6.207 of the Ordinance.
- II. 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.
 - C. At the time that building permits are submitted for construction of the conference center, applications for commercial driveway permits will be submitted.
 - D. Per signed agreement between CDOT and the Naysmiths, CDOT has reserved the right to evaluate the Shamrock Drive median related access point at a later point in time.
- III. DESIGN GUIDELINES:
 - A. Building and Architectural Restrictions
 1. 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.
 2. 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.
 3. Building elevations to be reviewed by the Landmarks Commission at the time of permit.
 4. 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 hosting of overnight guests per Section 12.521.
 - B. Yard Restrictions
 1. 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 Development Standards.
 - C. Tree Ordinance
 1. 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 wedding and conference center building with a smaller footprint are being considered.
 - D. Water Quality
 1. This site will adhere to the Post Construction Controls Ordinance.
 - E. Variances
 1. Petitioner will apply for variances for the following:
 - a. Waiver of requirement to extend internal sidewalks to the existing sidewalks located along Shamrock Dr. and Sharon Amity Rd.
 - F. Additional Notes:
 1. No amplified music will be played outside after 11:00pm or before 10:00am.
 2. Existing sidewalks measure 5' in width.
 3. 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.
 4. Fire Hydrant exists within 750' of most remote point of building as truck travels.
 5. 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 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.
 6. The petitioner agrees to provide 45 parking spaces.
 - G. Optional Provision:
 1. Site will maintain existing sidewalk configuration along Sharon Amity Road and Shamrock Drive.

POST CONSTRUCTION ORDINANCE

IMPERVIOUS SURFACE RIGHT OF RIDGE	OFF STREET PARKING AND LOADING
PAVILION = 3200	CHARLOTTE ZONING CODE PART 2 OF OFF STREET PARKING AND LOADING MINIMUM REQUIREMENT OFF STREET PARKING SPACES BY USE.
FUTURE PATIO = 450	NO BANQUET FACILITY LISTED
DRIVE & PARKING = 19219	OTHER EXAMPLES THAT MAY APPLY:
SIDEWALKS = 2470	INDOOR REC. CENTER = 1 SPACE PER 75 SF RESTAURANTS = 1 SPACE PER 75 SF
WALKWAYS = 2010	PRESENT STRUCTURE 3200 SF
TOTAL = 27349 (DOES NOT INCLUDE EXISTING)	3200 / 75 = 43 MINIMUM SPACES REQUIRED
27349 / 167270 = 16.4%	75 SF X 45 SPACES SHOWN = 3375 SF
IMPERVIOUS SURFACE LEFT OF RIDGE	
DRIVE = 6865	
DUMPSTER AREA = 460	
TOTAL = 7325	
7325 / 32969 = 22.1%	

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 3/29/2011
 BY: DEBRA D. CAMPBELL



N.S. ALEXANDER
 BED & BREAKFAST, WEDDING
 AND CONFERENCE CENTER
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
 FOR: DON AND CAROLINE NAYSMITH
 DATED: 3.9.2011
 SCALE: 1" = 40'

FOR PUBLIC HEARING
 REZONING PETITION #2008-99

SCHMATIC SITE PLAN
 C1

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION

DATE: March 29, 2011
 TO: Mark Fowler, Zoning Supervisor
 FROM: Debra Campbell, Planning Director
 SUBJECT: Administrative Approval for Petition No. 2008-099, Don & Caroline Naysmith

Attached is a revised site plan for Rezoning petition 2008-099. The site plan has been revised to show the new layout of the building on the site and parking standards. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all ordinance requirements still apply.