

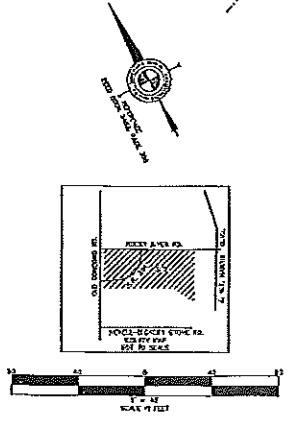
DEVELOPMENT CONDITIONS

1. The subject property comprises Parcels A & B as depicted on Site Plan. Parcel A shall have a maximum of 5,000 square feet of building area and Parcel B shall have a maximum of 3,500 square feet.
2. Both Parcels shall be permitted to develop with all B-1 uses except fast food restaurants and gas stations with convenience stores or any drive thru service windows.
3. All development within the subject property shall comply with all City of Charlotte Zoning Ordinance standards pertaining to off street parking, signage, screening/buffers and landscaping.
4. One existing single family structure is on parcel B, and shall be converted to B1 CD usage, but owner reserves the right to continue to use as residential. This structure may be remodeled and expanded beyond its current dimensions.
5. Existing structures on the property shall be preserved.
6. The number of ingress/egress points shall be as shown.

Utilities
 Power - Duke Energy
 Water /Sewer - Char -Meck
 Gas - Propane/Piedmont Natural Gas
 Cable - None
 Phone - None

SITE DATA

TAX PARCELS:	10501213/1050108
PARCEL A:	Existing Zoning: O-1 (CD) Proposed Zoning: B-1 (CD) Site Area: 2.26 AC
PARCEL B:	Existing Zoning: O-1 (CD) Proposed Zoning: B-1 (CD) Site Area: .459 AC



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