DEVELOPMENT CONDITIONS

1. The subject property comprises Parcels A & B as depicted on Site Plan. Parcel A shall have a maximum of 3,000 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 store or any drive-thru service window.

3. All development within the subject property shall comply with all City of Charlotte Zoning Ordinance standards pertaining to off-street parking, signage, screening/traffic and landscaping.

4. One existing single family structure is on parcel B, and shall be converted to B-1 CD usage, but owner reserves the right to convert 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
- Water/Power - City of Charlotte
- Gas - Propylene/acetate/Isolated Gas
- Cable - None
- Phone - None