SITE DATA

TOTAL SITE AREA: .88 ACRES	TAX Parcel NUMBER: 185-031-07
EXISTING CONDITIONS: EXISTING BUILDING SF: 12,700 sf (1680 sf basement, unconditioned and not rentable) EXISTING PARKING = 47 SPACES	EXISTING ZONING: O-2 PROPOSED ZONING: MUDD - OPTIONAL

DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by TMV Properties for an approximately .88 acre site located on the south side of Sharon Amity Road across from Colwick Road which is more particularly depicted on the Rezoning Site Plan (the "Site").

Development of the Site will be governed by the Rezoning Site Plan , these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development of the Site subject to the Optional provisions outlined below.

Development on the Site will be restricted to reuse of the existing structure and no additions or expansions to the existing structure are permitted.

Permitted Uses

The Site may be devoted to office, retail, restaurant, and commercial uses along with accessory uses as permitted in the MUDD zoning district with the following exceptions:

- Fast food restaurant with drive through facilities
- Bar or nightclub

Setbacks, Side Yards and Rear Yards

As more particularly depicted on the Rezoning Site Plan, the building and parking areas located on the Site shall be setback a minimum of 14 feet from the back of the curb line along Sharon Amity Road. The building located on the Site shall also satisfy or exceed the rear yard and side yard requirements established under the Ordinance for the MUDD zoning district.

Optional Provisions

The MUDD - Optional process is being utilized in order to allow the following:

1) The existing detached signage which measures approximately 75 inches in height and approximately 97 inches in width may remain and the copy on such signage may change according to various tenant needs.

2) The existing sidewalk and planting strip may remain.

Lighting

The maximum height of any new freestanding lighting fixtures (including its base) installed within the parking areas located on the Site shall be 20 feet. All such free standing lighting fixtures shall be full cut off and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

Parking

Vehicular parking shall be provided at the following rate:

a. A minimum of 1 parking space per 100 square feet of floor area shall be provided for any restaurant use located on the Site. For purposes of calculating the parking requirements only, outdoor dining areas shall be considered to be restaurant floor area.

b. A minimum of 1 parking space per 300 square feet of floor area shall be provided for any retail use located on the Site.

c. A minimum of 1 parking space per 250 square feet of floor area shall be provided for any medical office located on the Site.

d. A minimum of 1 parking space per 300 square feet of floor area shall be provided for all other uses located on the Site.

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications.

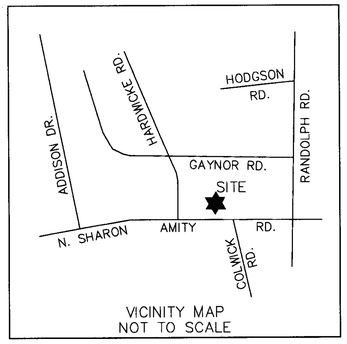
Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and Schematic Site Plans and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



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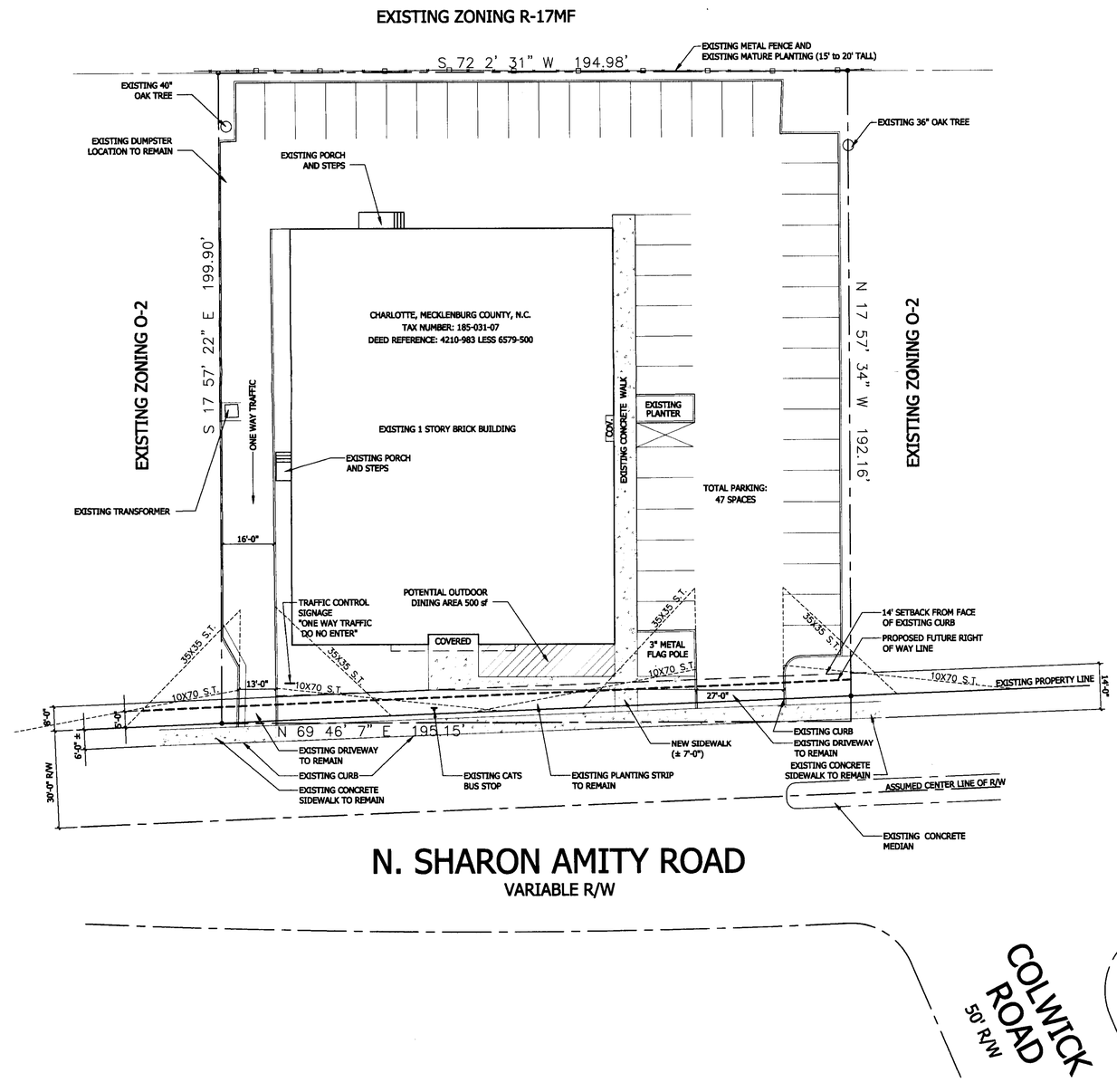

TMV PROPERTIES

200 N. SHARON AMITY RD.

CHARLOTTE
NORTH CAROLINA

PETITION # 2009 - 054

REZONING SUBMITTAL	:	04/27/09
REVISIONS	:	06/18/09
REVISIONS	:	07/24/09
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SITE PLAN

JUL 24 2009

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ODA No. 092343

01 SITE PLAN

scale: 1" = 20'-0"