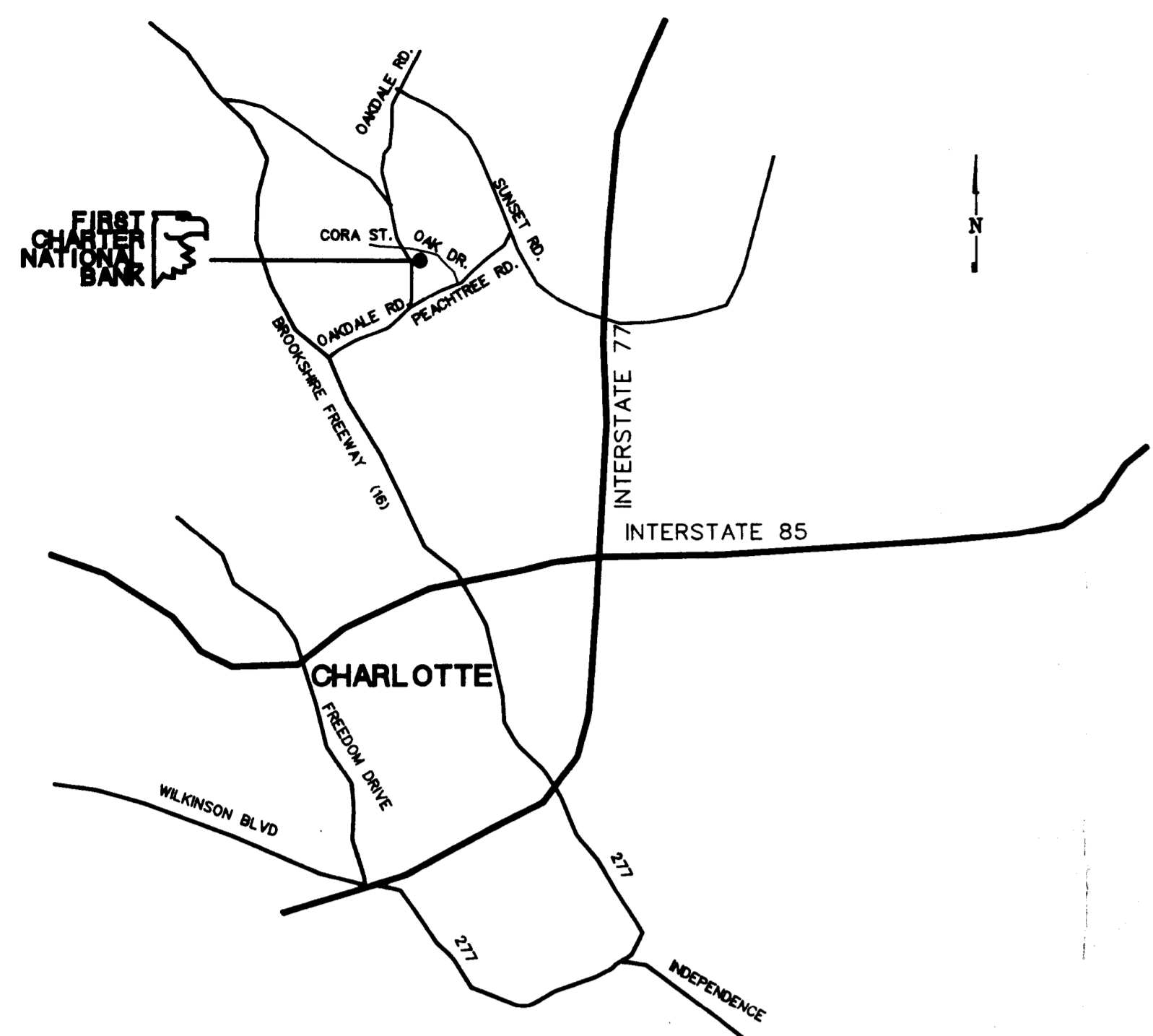


VICINITY MAP

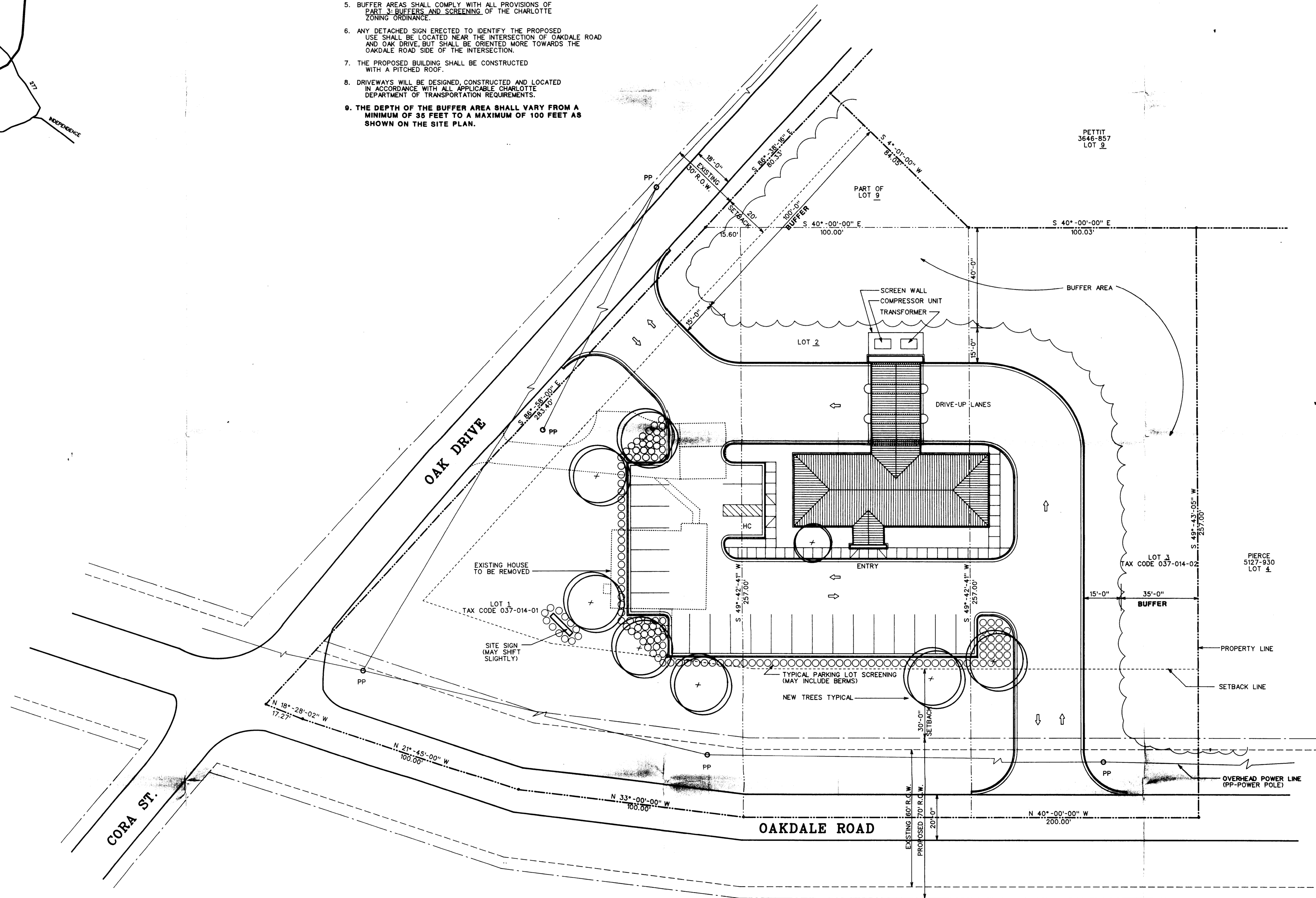


CONDITIONAL NOTES

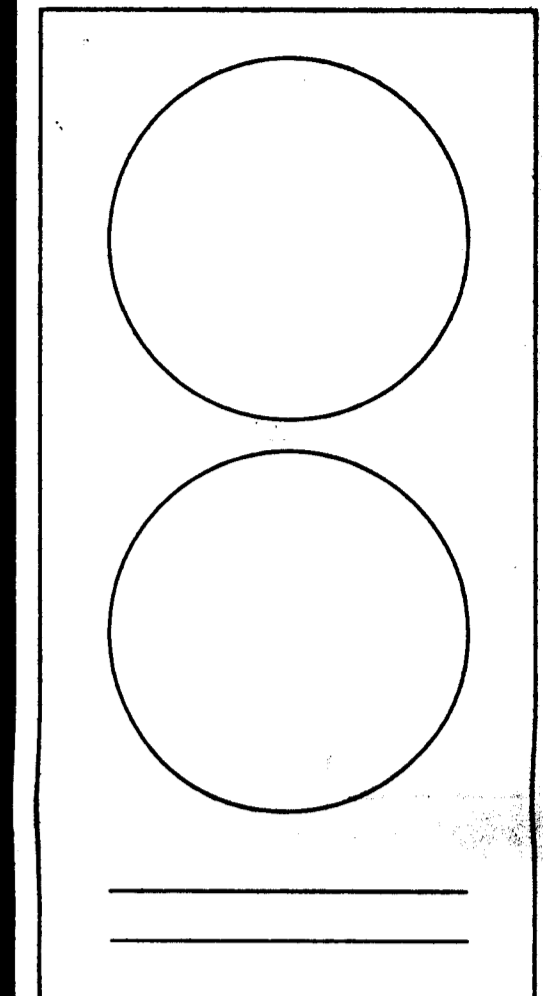
1. THE SITE PLAN REPRESENTS A FIRM CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF BUILDINGS AND PARKING/CIRCULATION AREAS. HOWEVER, MINOR VARIATIONS PERTAINING TO THE BUILDING LOCATION AND SHAPE AS WELL AS THE PARKING/CIRCULATION AREAS ARE PERMITTED BASED UPON FINAL ARCHITECTURAL DESIGN AND CONSTRUCTION PLANS, SITE CONSTRAINTS, EFFORTS TO SAVE SIGNIFICANT TREES, ETC. IN NO EVENT SHALL THE MAXIMUM BUILDING SIZE BE INCREASED NOR THE MINIMUM YARDS AND BUFFER AREAS BE REDUCED FROM THAT DEPICTED ON THE PLAN.
2. THE DEVELOPMENT SHALL COMPLY WITH ALL REGULATORY STANDARDS REGARDING FIRE PROTECTION, OFF-STREET PARKING REQUIREMENTS, SIGNAGE, BUFFERS/LANDSCAPING AS WELL AS THE CHARLOTTE TREE ORDINANCE, INCLUDING PARKING LOT SCREENING.
3. THE PETITIONER AGREES TO DEDICATE AN ADDITIONAL FIVE FEET OF RIGHT-OF-WAY ALONG THE SITE'S FRONTAGE ADJACENT TO OAKDALE ROAD; SUCH DEDICATION SHALL RESULT IN A RIGHT-OF-WAY MEASUREMENT OF 35 FEET BASED UPON THE CENTERLINE OF OAKDALE ROAD. THE DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ASSOCIATED WITH THE DEVELOPMENT.
4. THE NUMBER OF DRIVEWAYS TO SERVE THE DEVELOPMENT SHALL BE LIMITED TO THE ONES SHOWN ON THE PLAN; HOWEVER, MINOR SHIFTS IN THE LOCATIONS DEPICTED ARE ALLOWED TO COMPLY WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION DRIVEWAY REQUIREMENTS AND/OR SITE DESIGN CONSTRAINTS.
5. BUFFER AREAS SHALL COMPLY WITH ALL PROVISIONS OF PART 31 BUFFERS AND SCREENING OF THE CHARLOTTE ZONING ORDINANCE.
6. ANY DETACHED SIGN ERRECTED TO IDENTIFY THE PROPOSED USE SHALL BE LOCATED NEAR THE INTERSECTION OF OAKDALE ROAD AND OAK DRIVE, BUT SHALL BE ORIENTED MORE TOWARDS THE OAKDALE ROAD SIDE OF THE INTERSECTION.
7. THE PROPOSED BUILDING SHALL BE CONSTRUCTED WITH A PITCHED ROOF.
8. DRIVEWAYS WILL BE DESIGNED, CONSTRUCTED AND LOCATED IN ACCORDANCE WITH ALL APPLICABLE CHARLOTTE DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
9. THE DEPTH OF THE BUFFER AREA SHALL VARY FROM A MINIMUM OF 35 FEET TO A MAXIMUM OF 100 FEET AS SHOWN ON THE SITE PLAN.

SITE DATA

o EXISTING ZONING:	R-17 MF
o PROPOSED ZONING:	O-1(CD)
o PROPOSED USE:	FINANCIAL INSTITUTION
o TOTAL SITE AREA:	1.94 ACRES
o MAXIMUM BUILDING SIZE:	
ENCLOSED -	3,200 sq. ft.
CANOPY -	1,000 sq. ft.
o OPEN SPACE:	65%
o PARKING SPACES:	25



CONCEPTUAL PLAN
1"=20'-0"



FIRST CHARITERS NATIONAL BANK
OAKDALE ROAD CHARLOTTE NC

SITE Date 05-12-92
Revisions
05-18-92
08-12-92
08-20-92
9/30/92
CONCEPTUAL PLAN

ARCHITECTURAL
SK-1
Of Total
Comm. No. 92004

FOR PUBLIC HEARING
AUGUST 20, 1992

APPROVED BY CITY COUNCIL
DATE 10/19/92

92-46