

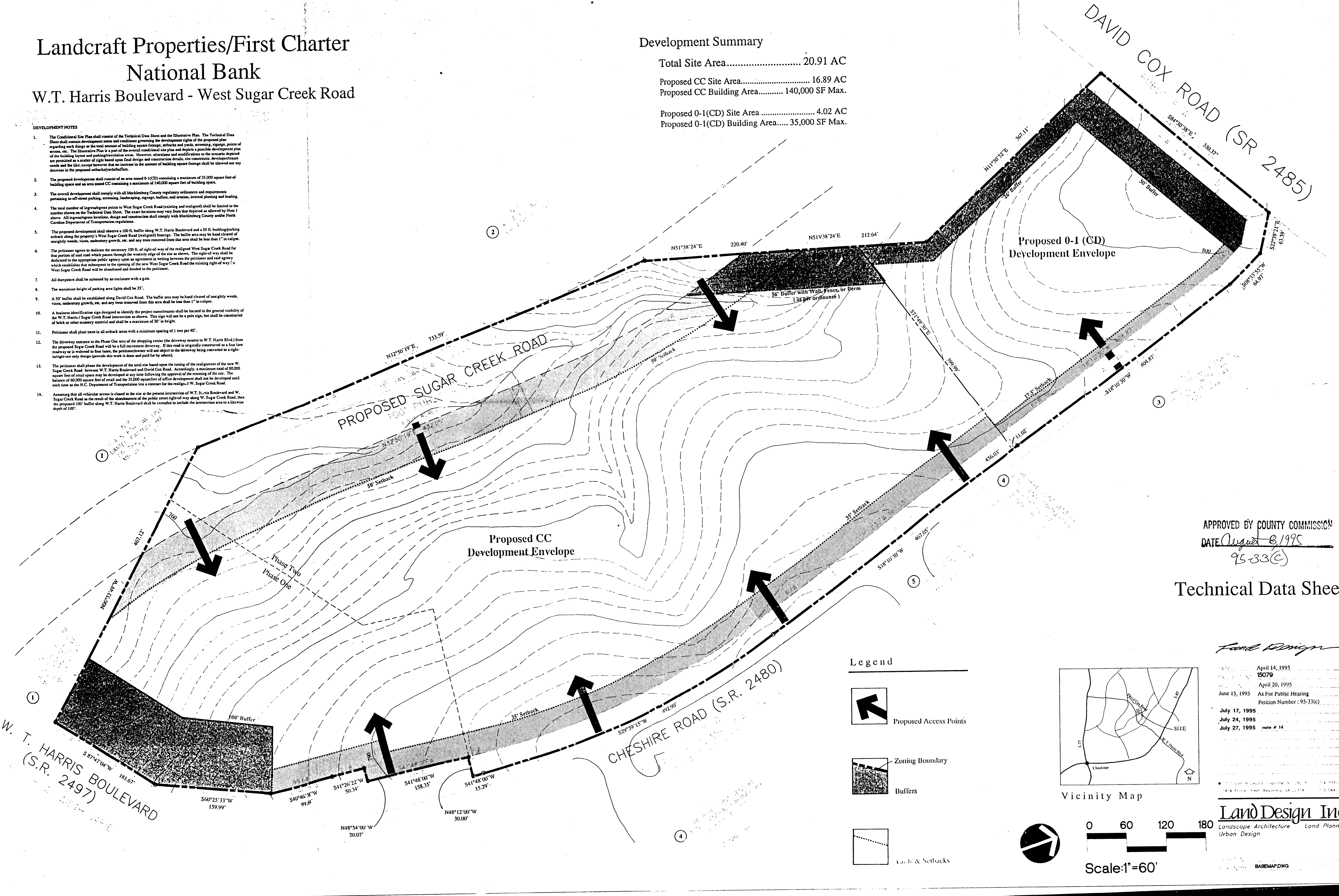
Landcraft Properties/First Charter National Bank

W.T. Harris Boulevard - West Sugar Creek Road

Development Summary

Total Site Area.....	20.91 AC
Proposed CC Site Area.....	16.89 AC
Proposed CC Building Area.....	140,000 SF Max.
Proposed O-1(CD) Site Area.....	4.02 AC
Proposed O-1(CD) Building Area.....	35,000 SF Max.

- DEVELOPMENT NOTES**
- The Conditional Use Plan shall consist of the Technical Data Sheet and the Design Plan. The Technical Data Sheet shall contain development terms and conditions governing the development of the proposed plan, including, but not limited to, the total amount of building square footage, building height, setbacks, etc. The Design Plan shall include site plan, site plan notes, site plan details, site plan schedule, site plan specifications, site plan schedule, site plan specifications, site plan schedule, site plan specifications, site plan schedule, site plan specifications, etc.
 - The proposed development shall consist of an overall site plan containing a maximum of 25,000 square feet of building area and an overall site plan containing a maximum of 140,000 square feet of building area.
 - The proposed development shall comply with all applicable County regulatory ordinances and requirements pertaining to off-street parking, screening, landscaping, signage, lighting, and other matters.
 - The total number of impervious surfaces shall be limited to the amount of impervious surfaces as shown on the Technical Data Sheet. The site plan shall show the location of all impervious surfaces and the total area of impervious surfaces. All impervious surfaces shall be shown with a hatched pattern as shown on the Technical Data Sheet. All impervious surfaces shall comply with applicable County regulatory ordinances and requirements.
 - The proposed development shall observe a 100-foot buffer along W.T. Harris Boulevard and a 50-foot buffer along the proposed West Sugar Creek Road (S.R. 2485). The buffer area may be used for landscaping, including, but not limited to, trees, shrubs, grasses, etc. and any trees removed from the area shall be replanted within six months of the date of removal.
 - The proposed development shall observe a 100-foot right-of-way along W.T. Harris Boulevard and a 50-foot right-of-way along the proposed West Sugar Creek Road (S.R. 2485). The right-of-way shall be dedicated to the appropriate public agency upon approval of the Conditional Use Plan. The developer shall be responsible for the cost of the dedication of the right-of-way. The developer shall also be responsible for the cost of the dedication of the right-of-way along W.T. Harris Boulevard and W.T. Harris Boulevard shall be dedicated to the appropriate public agency upon approval of the Conditional Use Plan.
 - All easements shall be shown with a hatched pattern as shown on the Technical Data Sheet. All easements shall be shown with a hatched pattern as shown on the Technical Data Sheet. All easements shall be shown with a hatched pattern as shown on the Technical Data Sheet.
 - The maximum height of parking areas shall be 12 feet.
 - A 50-foot buffer shall be established along David Cox Road. The buffer area may be used for landscaping, including, but not limited to, trees, shrubs, grasses, etc. and any trees removed from the area shall be replanted within six months of the date of removal.
 - A business identification sign shall be located at the intersection of the proposed development and the proposed West Sugar Creek Road (S.R. 2485). The sign shall be a minimum of 10 feet in height and shall be located within 100 feet of the intersection.
 - Proposed access points shall be located at the intersection of the proposed development and the proposed West Sugar Creek Road (S.R. 2485). The access points shall be located at the intersection of the proposed development and the proposed West Sugar Creek Road (S.R. 2485).
 - The proposed development shall be developed in accordance with the provisions of the Conditional Use Plan. The proposed development shall be developed in accordance with the provisions of the Conditional Use Plan. The proposed development shall be developed in accordance with the provisions of the Conditional Use Plan.
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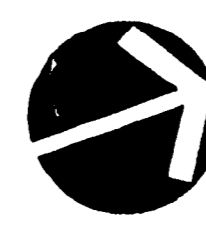
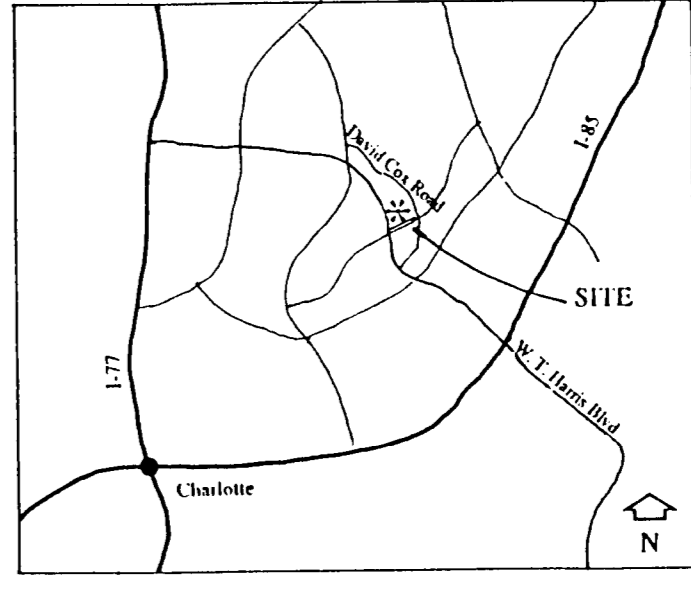
APPROVED BY COUNTY COMMISSION
DATE August 8, 1995
95-33(C)

Technical Data Sheet

Land Design

DATE	April 14, 1995
PROJECT	15079
DATE	April 20, 1995
DATE	June 15, 1995
DATE	July 17, 1995
DATE	July 24, 1995
DATE	July 27, 1995

As For Public Hearing
Petition Number: 95-33(C)



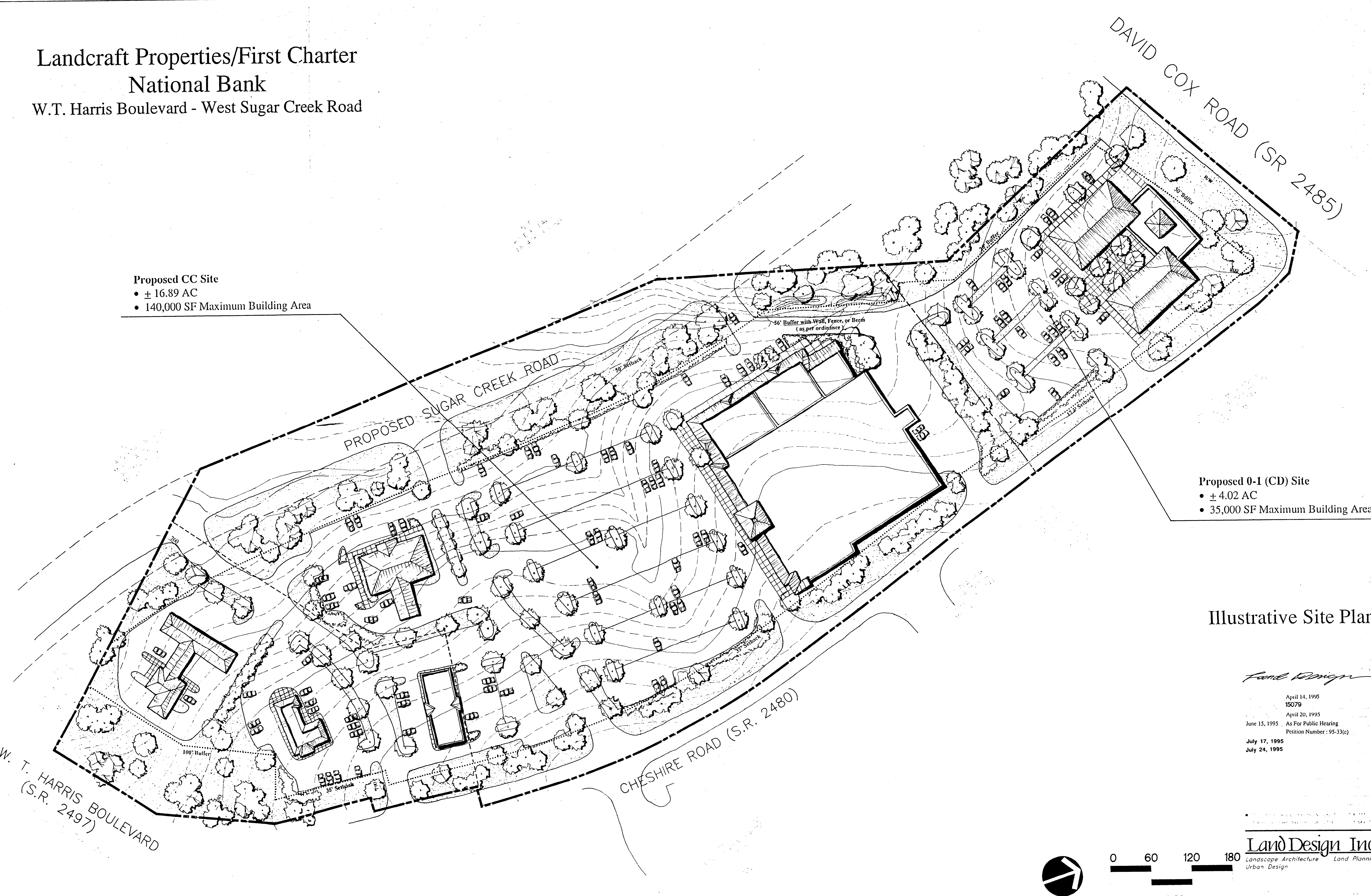
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Landcraft Properties/First Charter National Bank

W.T. Harris Boulevard - West Sugar Creek Road

- Proposed CC Site**
- ± 16.89 AC
 - 140,000 SF Maximum Building Area

- Proposed O-1 (CD) Site**
- ± 4.02 AC
 - 35,000 SF Maximum Building Area



Illustrative Site Plan

Land Design

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