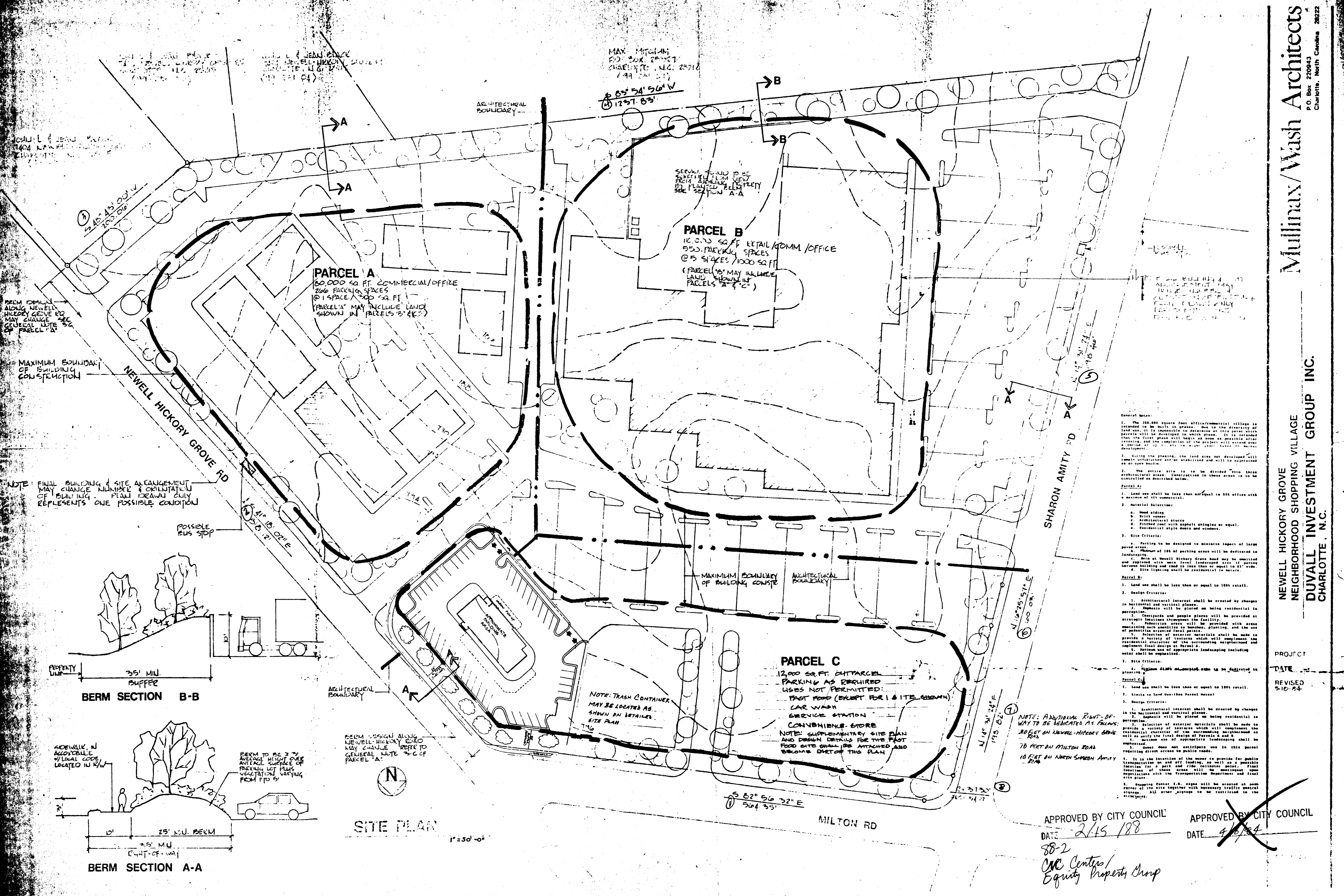


APPROVED BY CITY COUNCIL
 DATE 2/15/88
 88-2
 CMC Center/
 Equity Property Group

APPROVED BY CITY COUNCIL
 DATE 4/10/84



PARCEL A
 60,000 SQ. FT. COMMERCIAL/OFFICE
 2000 PARKING SPACES
 @ 1 SPACE / 300 SQ. FT.
 (PARCEL A MAY INCLUDE LAND SHOWN IN PARCELS B & C)

PARCEL B
 10,000 SQ. FT. RETAIL/COMM/OFFICE
 500 PARKING SPACES
 @ 2 SPACES / 1000 SQ. FT.
 (PARCEL B MAY INCLUDE LAND SHOWN IN PARCELS A & C)

PARCEL C
 12,000 SQ. FT. OUTPARCEL
 PARKING AS REQUIRED
 USES NOT PERMITTED:
 FAST FOOD (EXCEPT FOR 1 SITE SHOWN)
 CAR WASH
 SERVICE STATION
 CONVENIENCE STORE
 NOTE: SUPPLEMENTARY SITE PLAN AND DESIGN DETAILS FOR THE FAST FOOD SITE SHALL BE ATTACHED AND BECOME PART OF THIS PLAN

NOTE: TRASH CONTAINER MAY BE LOCATED AS SHOWN ON DETAILED SITE PLAN

BERM DESIGN ALONG NEWELL-HICKORY ROAD MAY VARY. REFER TO GENERAL NOTE 3-C OF PARCEL A.

NOTE: FINAL BUILDING & SITE ARRANGEMENT MAY CHANGE NUMBER & ORIENTATION OF BUILDING. PLAN DRAWN ONLY REPRESENTS ONE POSSIBLE CONDITION

- General Notes:**
- The 200,000 square foot office/commercial village is intended to be built in phases. Due to the diversity of land use, it is impossible to determine at this point which parcels will be developed in which phase. It is intended that the first phase will begin as soon as possible after rezoning and the completion of the project will extend over a period of up to 10 to 15 years from the start of development.
 - During the phasing, the land area not developed will remain undisturbed and/or stabilized and will be maintained as an open meadow.
 - The entire site is to be divided into three architectural zones. Construction in these areas is to be completed as described below:

- Parcel A:**
- Land use shall be less than or equal to 100% office with a maximum of 10% commercial.
 - Material Selection:
 - Wood siding
 - Brick veneer
 - Architectural stucco
 - Pitched roof with asphalt shingles or equal.
 - Residential style doors and windows.
 - Site Criteria:
 - Parking to be designed to minimize impact of large paved areas.
 - Minimum of 10% of parking area will be dedicated to landscaping.
 - Area at Newell Hickory Grove Road may be omitted and replaced with more landscaped area if paving between building and road is less than 60 feet wide.
 - Site lighting shall be residential in nature.

- Parcel B:**
- Land use shall be less than or equal to 100% retail.
 - Design Criteria:
 - Architectural interest shall be created by changes in horizontal and vertical planes.
 - Exterior walls will be placed on being residential in perception.
 - Courtyards and people places will be provided at strategic locations throughout the facility.
 - Recreation areas will be provided with areas containing such amenities as benches, planting, and the use of pedestrian oriented local paths.
 - Selection of exterior materials shall be made to provide a variety of textures which will complement the residential character of the surrounding neighborhood and complement final design at Parcel A.
 - Minimum use of appropriate landscaping including water shall be emphasized.
 - Site Criteria:
 - Signage shall be designed to be integrated to landscaping.

- Parcel C:**
- Land use shall be less than or equal to 100% retail.
 - Limits to Land Use (See Parcel Notes)
 - Design Criteria:
 - Architectural interest shall be created by changes in the horizontal and vertical planes.
 - Exterior walls will be placed on being residential in perception.
 - Selection of exterior materials shall be made to provide a variety of textures which will complement the residential character of the surrounding neighborhood as well as unify the final design of Parcel A and B.
 - Minimum use of appropriate landscaping shall be emphasized.
 - Owner does not anticipate use in this parcel requiring direct access to public roads.
 - It is the intention of the owner to provide for public transportation on and off loading, as well as a possible location for a park and ride collector point. Final location for these areas will be determined upon negotiation with the Transportation Department and final site plan.
 - Warning Color S.E. signs will be located at each corner of the site together with necessary traffic control signage. All other signage to be restricted to the siteplan.

NOTE: ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED AS FOLLOWS:
 20 FEET ON NEWELL-HICKORY GROVE RD
 10 FEET ON MILTON ROAD
 10 FEET ON NORTH SHARON AMITY ROAD

SITE PLAN
 1"=30'-0"