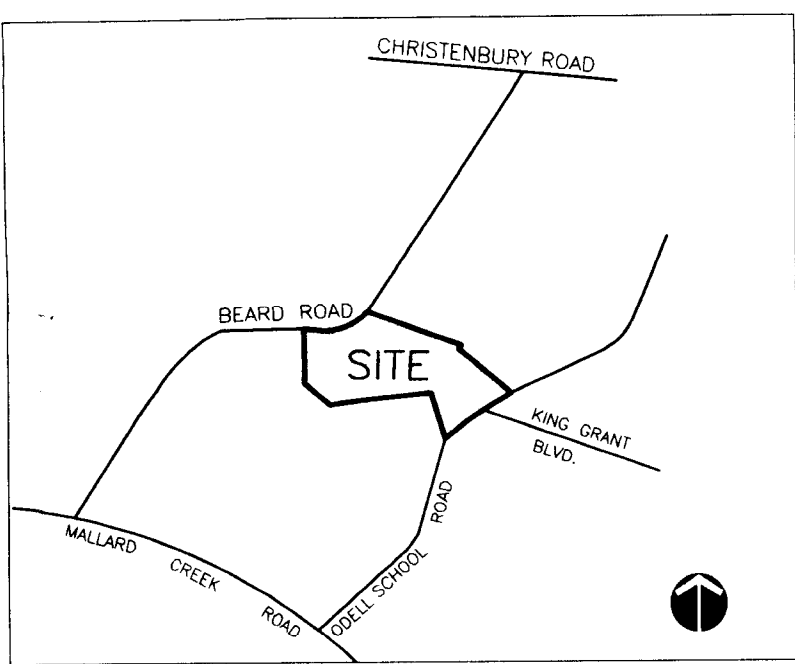


Lincoln Property Company Odell School Road Site



Vicinity Map (NTS)

CURVE TABLE				
CURVE	CHORD	RADIUS	ARC	CHORD DISTANCE
C1	N 37° 22' 27" E	955.00'	75.56'	75.54'
C2	N 33° 08' 46" E	955.00'	71.42'	71.42'
C3	N 37° 45' 31" E	955.00'	76.50'	76.56'
C4	N 37° 18' 31" E	955.00'	75.60'	75.58'

Legal Boundary Description

Being a parcel of land in Mecklenburg County, North Carolina, beginning at an existing iron pin located on the ROW line in the NW corner of the property. From said pin N32°22'33" E 304.55'; thence N68°29'32" E 563.39' along a radius of 955.00'; thence N25°49'9" E 182.12' along a radius of 955.00'; thence N25°16'12" E 120.92'; thence N88°54'6" E 939.39'; thence N87°54'12" E 866.71'; thence N81°00'0" E 81.05'; thence S71°49'0" E 277.18' to the County Line; thence S47°02'10" E 307.39' along the County Line; thence N37°58'44" E 92.28'; thence S33°28'34" W 574.67' along a radius of 3,819.72'; thence S8°19'57" W 356.35'; thence N38°50'18" W 560.95'; thence N38°52'26" W 292.10'; S62°8'57" W 1169.91'; thence N23°14'8" W 981.12' returning to the point of beginning.

DEVELOPMENT NOTES

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan. This Proposal is intended to enable the development of a mixed-use community composed of retail, service uses, multifamily housing, single family attached, and single family detached, using interconnected with open space, pedestrian, and vehicular linkages.
- Buffer areas will be developed in accordance with Sect. 12.302. As indicated on the Technical Data Sheet, grading shall be permitted in the top 20' level of all required buffers; however, the remaining portions shall be maintained as undisturbed buffers.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte-Mecklenburg Stormwater Services. No storm water detention will occur within any required buffer area or setbacks.
- Any detached lighting on the site will be limited to 20 feet in height.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
- Buildings heights will conform with the requirements of the CC District in the CC portion of the site and the MX-2 District in the MX-2 portion of the site.
- The site may be developed for any use allowed in the CC and MX-2 districts in accordance with the standards of those districts and the restrictions of this site plan.
- A maximum of three out parcels may be provided along Odell School Road. Within the remaining CC portion of the site, additional separate sites may be developed that will comply with the design guidelines in Note 22 below.

- No wall packs will be installed on buildings within the site.
- Buildings constructed on the commercial portion of the site will be of like architectural character and will utilize similar building materials. (See Note 22 for design guidelines.)
- Access to the site will be provided by two connections to Beard Rd. and up to three connections to Odell School Rd. All driveway and street connections are subject to approval by N.C. DOT and by Mecklenburg County.
- All dumpsters on the site will be screened with a solid enclosure with gates.
- Within the MX-2 portion of the site, the Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:
 - Street right-of-way widths.
 - Street type and construction standards.
 - Minimum lot size.
 - Setbacks and yards.
 - Open space.
 - Off street parking, and
 - Lot width.
- Within the CC portion of the site, a minimum setback of 12 feet from the back of the proposed curb shall be provided in accordance with Section 11.405(7) of the Ordinance.
- Sidewalks shall be provided along Odell School Road and Beard Road where these roads abut the property. Along Odell School Road a four (4) foot sidewalk and an eight (8) foot planting strip shall be installed. Along Beard Road, a four (4) foot sidewalk and a four (4) foot planting strip shall be installed.
- Within the site, sidewalks and open space shall be provided. The diagram shown on the Technical Data Sheet depicts a conceptual layout for the roads, sidewalks and open space. Generally, sidewalks will be provided along public streets as required by the Subdivision Ordinance and along some private streets to strengthen pedestrian linkages throughout the site. Since the road pattern and other elements illustrated on the site plan are subject to minor modifications during the design development and construction phases, the sidewalks and open space may also be adjusted. However, the amount of open space and the extent of the pedestrian system that is actually provided shall be comparable to that which is represented on the plan.
- In the MX-2 portion of the site, a minimum of 5.48 acres of open space shall be provided. As illustrated on the site plan, the open space shall include a swimming pool, ponds, natural areas, and portions of the power easement, which will be utilized for community recreation space.
- Beard Road shall be improved in accordance with residential collector street standards of the Charlotte-Mecklenburg Land Development Standards Manual (S.M. No. 10.04).
- The Petitioner shall dedicate five (5) feet of additional right-of-way along Odell School Road prior to the issuance of building permits.
- Design guidelines

The following urban design principals will serve as guidelines for the design of this community. The site planning, architecture, and landscape design shall generally adhere to the intent of these guidelines (it is intended that the theme of these guidelines be evident in the built design although it is not intended that they be administered as strict rules).

Pedestrian Links
The plan intent is to encourage pedestrian activity through the provision of sidewalks connecting most of the internal features of the plan and linking these to sidewalks to be provided along the frontages of Odell School Road and Beard Road. Further, sidewalks and other pedestrian spaces shall emphasize the linking of various parts of the community. In the non-residential areas and through the provision of amenities and furnishings that promote pedestrian activity.

Street Connectivity
Where possible and environmentally appropriate, through street connections should be encouraged, both internally within the individual land use areas, as well as cross-connections between the land use. The plan for the non-residential and multi-family area shall be organized based on a modified street grid.

Building Street Walls and Architectural Diversity
The site plan and architectural design should emphasize architectural massing as a 'street wall', especially along principal (public) streets in the non-residential, and multi-family and attached residential portions of the property. The street wall shall provide for building elevations to be the dominant component of street frontage and shall provide pedestrian-scale elements at the ground floor level/first floor level. Such elements include entrances, windows, awnings, etc.

Architectural diversity shall be encouraged. The buildings should be designed so that taken as a whole, a variety of elevations, rooflines, and detailing is presented. Architecture shall emphasize the creation of pedestrian spaces and provide visual interest through the creation of landmarks/focal points.

APPROVED BY COUNTY COMMISSION
DATE 11-17-98

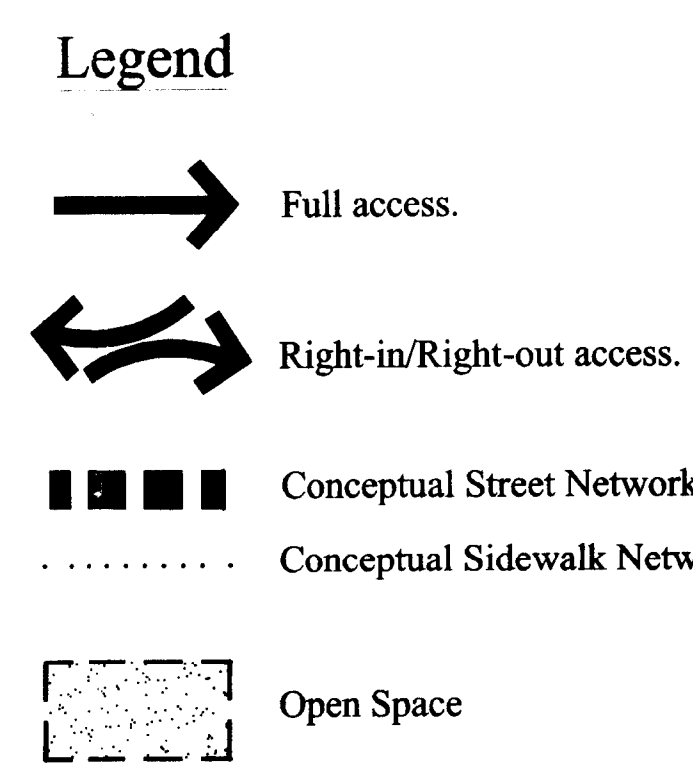
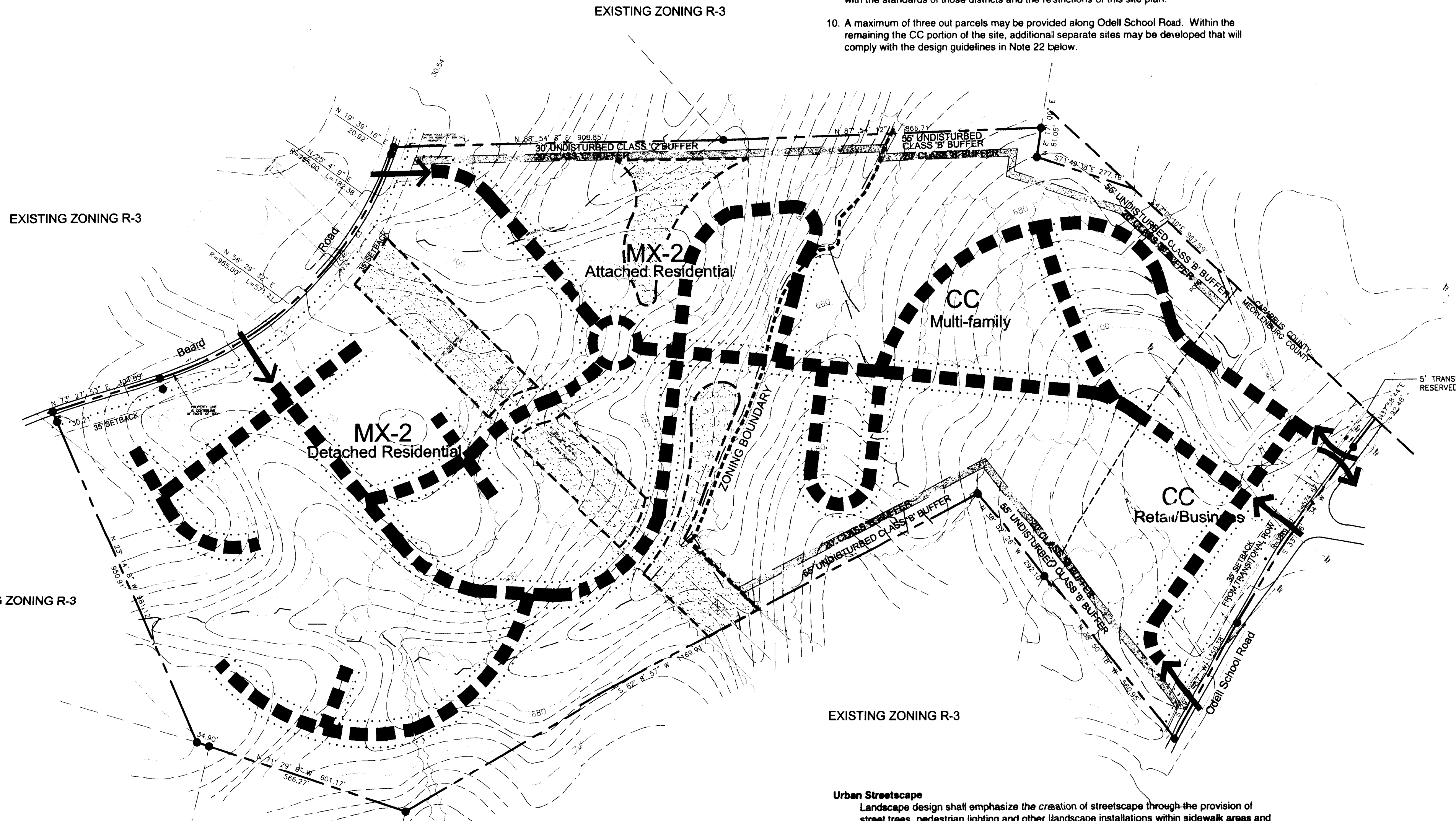
For Public Hearing
Petition # 98-46 (C)

Technical Data Sheet

DATE:	June 15, 1998
PROJECT NO.:	18005
REVISIONS:	
Sept. 18, 1998:	Revised per Planning Commission review.
October 30, 1998:	Revised per Planning Commission review.

Scale: 1"=200'

LandDesign, Inc.
Landscape Architecture
Urban Design
SHEET NO. 1 OF 3
FILE NAME: G:\18005\dwg\18005.txd



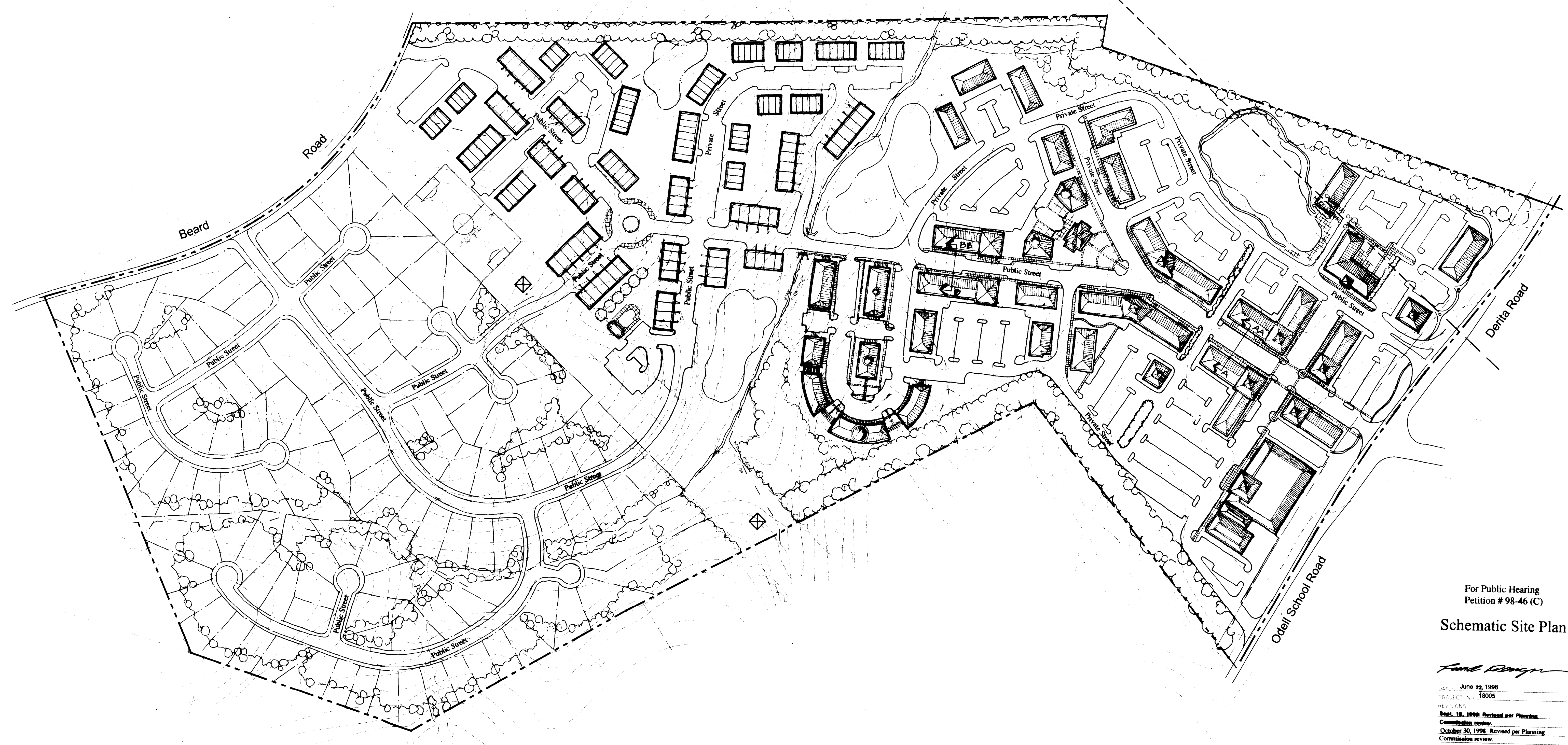
Development Summary

Total Site Area	92.6AC	Net of ROW
Proposed CC District Area	37.8 AC	
-Retail / Business	11.0 AC	100,000 SF
-Multi-Family	26.8 AC	430 DU
Proposed MX-2 District Area	54.8 AC	
-Attached Residential	18.6 AC	156 DU
-Detached Residential	36.2 AC	120 Lots
-Open Space	5.48 AC	

- Urban Streetscape**
Landscape design shall emphasize the creation of streetscape through the provision of small trees, pedestrian lighting and other landscape installations within sidewalk areas and other pedestrian zones. Along the public streets within the non-residential and multifamily areas, urban streetscape elements should be utilized which may include expanded pedestrian zones, additional furnishings such as benches, trash receptacles, bicycle racks, etc.
- On-street and mid-block parking**
In the non-residential and multi-family areas, emphasis shall be placed on providing on-street parallel parking on both public and private streets. Larger parking fields shall generally be removed from public street frontages and located internally, preferably behind buildings occupying the street frontage.
- Reduce Environmental Impacts**
The road layout, while placing emphasis on connectivity, should at the same time emphasize the protection of streams by reducing the number of crossings to a minimum. In addition, stormwater detention facilities should not be placed within the stream corridor but instead located adjacent to the stream proper.
- The Petitioner will construct a stub street to connect to the undeveloped property to the south at the time that that portion of the Petitioner's site is to be subdivided. At that time, the Subdivision Administrator determines based on the ownership, topography, and likelihood of similar development, the stub street is required by the Subdivision Ordinance.
 - The exact configuration of buildings and parking for the attached housing will be determined through the Planned Multifamily Review process.
 - The portions of any retail buildings that abut Odell School Road will be constructed of similar materials and in the same architectural style and character as the remainder of the structures in the retail portion of the site.
 - The Petitioner will establish an improved streetscape plan appropriate to the retail portion of the site within the setback along Odell School Road, and will either preserve or establish a uniform streetscape plan that will require the planting of at least two trees per lot for the residential portion of the site within any setback or yard areas along Beard Road.

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Lincoln Property Company Odell School Road Site



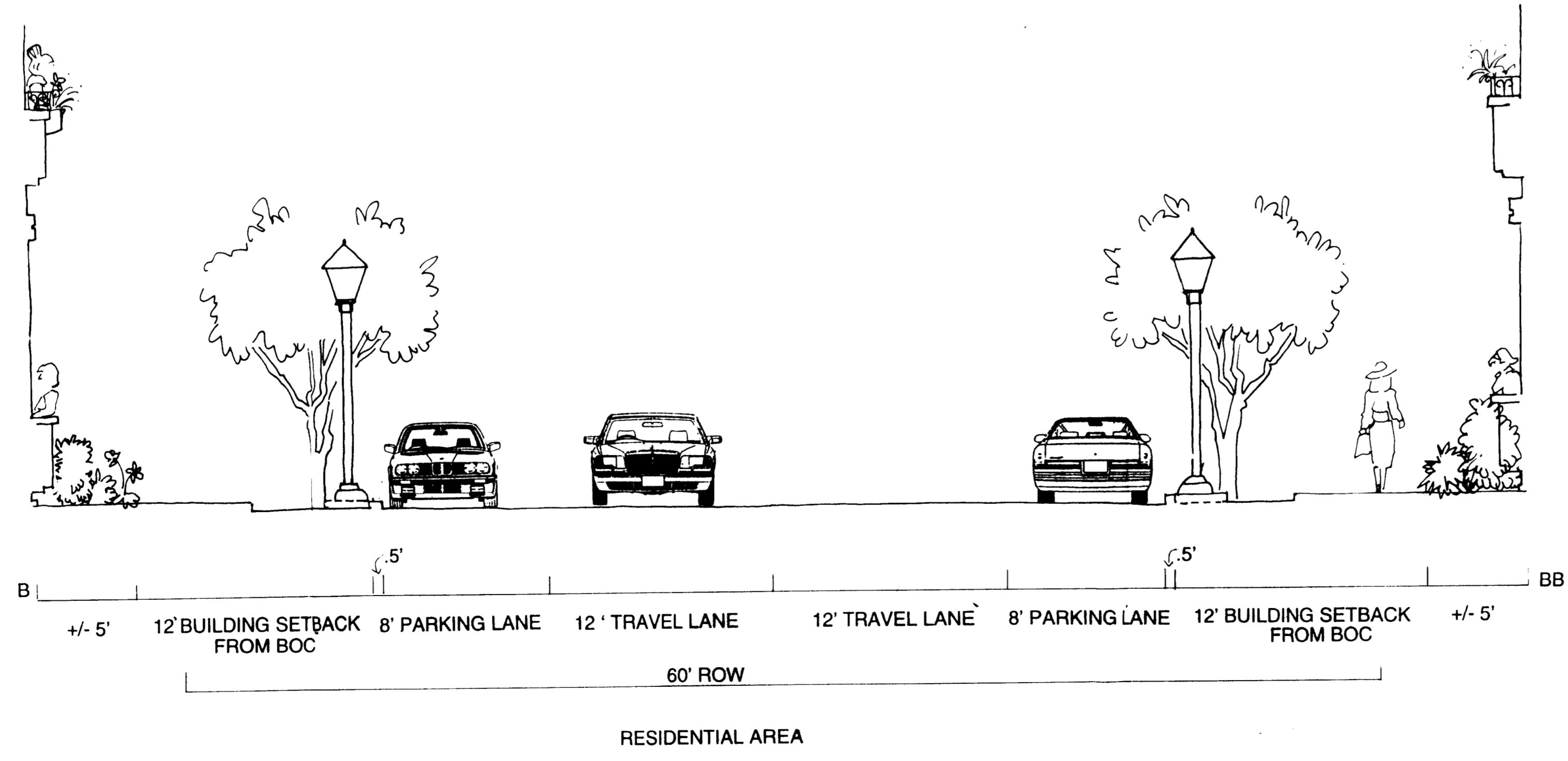
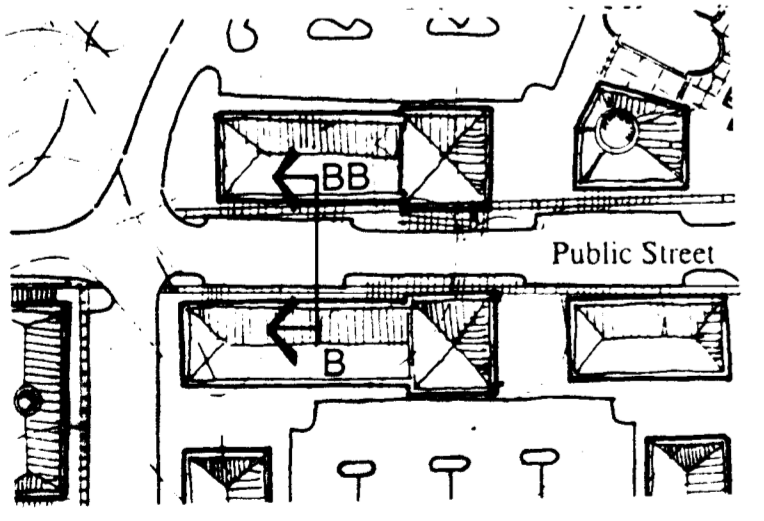
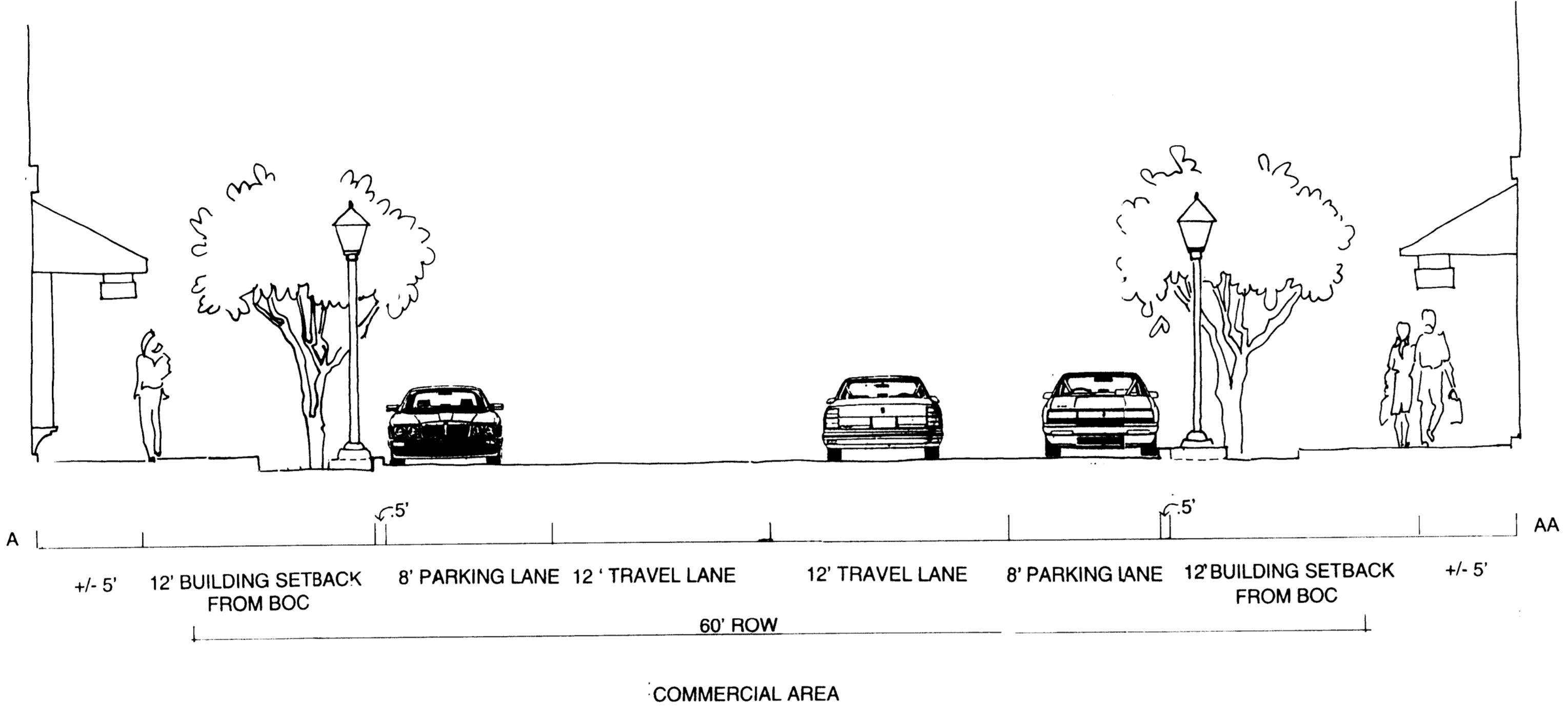
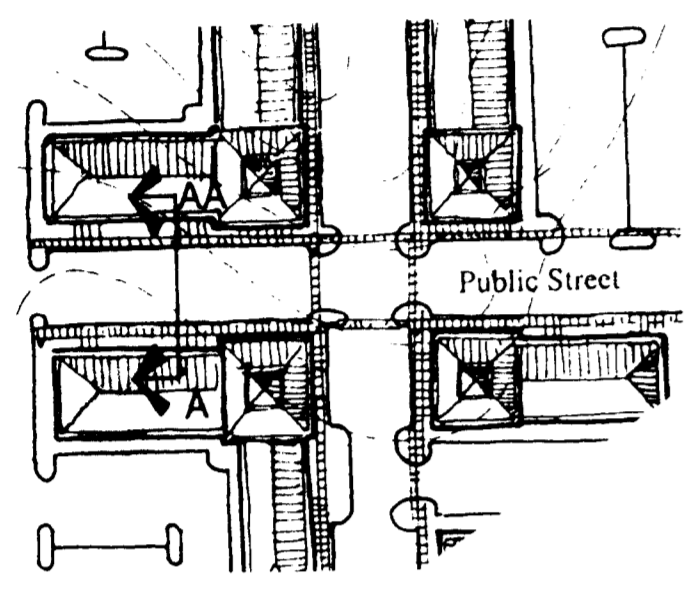
For Public Hearing
Petition # 98-46 (C)
Schematic Site Plan

DATE:	June 22, 1998
PROJECT NO.:	18005
REVISIONS:	
Sept. 18, 1998:	Revised per Planning Commission review.
October 30, 1998:	Revised per Planning Commission review.

Scale: 1"=200'

LandDesign, Inc.
Landscape Architecture
Urban Design
SHEET NO. 2 OF 3
FILE NAME: G:\18005\dwg\18005.txd

Lincoln Property Company Odell School Road Site



For Public Hearing
Petition # 98-46 (C)
Street Sections

Ford Design

DATE: Sept. 18, 1998
PROJECT NO: 18005
REVISIONS:

11-1001 1st Ave. Birmingham, Alabama, AL 35203 204-333-0320
11-1415 1st Ave. Birmingham, Alabama, AL 35214 205-949-7284
11-1414 1st Ave. Birmingham, Alabama, AL 35208 205-949-2788
11-1415 2nd Ave. 100-2417, Virginia, VA 22700 615-991-2104

LandDesign, Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO: 3 OF 3
FILE NAME: