

NOTE: BUILDING "BUILD TO" LINES ARE SAME AS PROPERTY LINES UNLESS NOTED OTHERWISE. BLDG'S WILL BE LOCATED WITHIN PARK'G SETBACKS. SIDEWALK & LANDSCAPING ARE WITHIN R/O/W.

PROPOSED DRIVEWAY CUTS ALL TURNS PERMITTED

PROPOSED RIGHT-IN RIGHT-OUT DRIVEWAY CUTS

PROPERTY DEVELOPMENT PLAN

SCALE: 1" = 100' REQUESTED ZONING - "CC"

PARCEL INFORMATION:

NOTE: ALL PARCELS DEFINED BY ROAD RIGHTS/OF/WAY & PROPERTY LINES EXCEPT AS INDICATED WITHIN DUKE POWER EASEMENT.

PARCEL "A"	8.53 ACRES	USE: 150 ROOM HOTEL, 40,000 S.F. OFFICE SPACE AND 20,000 S.F. RETAIL SPACE
PARCEL "B"	4.63 ACRES	USE: 40,000 S.F. OFFICE SPACE
PARCEL "C"	2.43 ACRES	USE: 30,000 S.F. RETAIL/OFFICE AND UP TO 60,000 S.F. RESIDENTIAL. RESIDENTIAL COULD BE SUBSTITUTED FOR RETAIL/OFFICE
PARCEL "D"	3.42 ACRES	USE: BP STATION W/ 5000 SF STORE 10,000 S.F. RESIDENTIAL/OFFICE/RETAIL
PARCEL "E"	6.67 ACRES	USE: TOWNHOMES 16 U/P/A TOTAL - 82 UNITS
PARCEL "F"	7.15 ACRES	USE: TOWNHOMES 12 U/P/A TOTAL - 81 UNITS
PARCEL "G"	6.88 ACRES	USE: PUBLIC RECREATION

DONATED RIGHT-OF-WAY - 4.93 ACRES

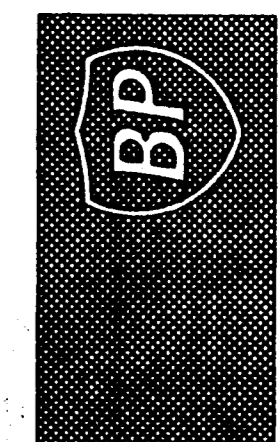
NOTE: ACREAGE IS APPROXIMATE BASED ON PROPOSED ROAD ALIGNMENTS. ACTUAL ACREAGE WILL BE DETERMINED UPON FINAL ROAD ALIGNMENT DESIGN AND SURVEY.

027-072-01, 13, 14, 15, 20

APPROVED BY COUNTY COMMISSION DATE 8-11-98

98-27(c)

PREPARED BY: Blue Ridge Architecture



BP Exploration & Oil Company
 Engineering and Maintenance Administration
 200 Public Square, Cleveland, Ohio 44114
 I-485 & PROSPERITY CHURCH

OWNER: SERVICE STATION HOLDINGS
 I-485 & PROSPERITY CHURCH
 CHARLOTTE, NC

DWG. NO.: FILE NAME: 485DET.DWG
 DATE: 03/10/98 SCALE: 1" = 100' DRAWN BY: TMB CHECKED BY: TMB

CURRENT REVISION NOTE
 4. CMPC STAFF COMMENTS 23 JULY 1998

PROPERTY DEVELOPMENT PLAN

PUBLIC ROAD 60' r/o/w

BUILDING SET AT PROP. LINE

35' PARKING SETBACK

BP SITE PLAN

SCALE 1" = 20'

OWNER: SERVICE STATION HOLDINGS
I-485 & PROSPERITY CHURCH CHARLOTTE, NC
DWG. NO.:
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BP Exploration & Oil Company
Engineering and Maintenance Administration
200 Public Square, Cleveland, Ohio 44114
I-485 & PROSPERITY CHURCH
BP STATION SITE PLAN

PREPARED BY:
Blue Ridge Architecture
4402 Hyde Road
Cummings, GA 30130
(770) 844-1183 Fax (770) 844-3888



Development Guidelines
BP Oil Company property at
I-485 & Prosperity Church Rd.

General

The purpose of these Development Guidelines is to establish the overall character of the property included in the rezoning application and to insure its compatibility with the Village Concept Plan instituted by the Charlotte/Mecklenburg County Planning Commission. All construction within the "development" must meet the criteria set forth in these Guidelines, and those adopted by the Charlotte/Mecklenburg County Planning Commission. Each building permit application must be approved by Planning Commission staff. These Development Guidelines, and the design guidelines of the "Prosperity Church Road Villages" will be used by the staff when evaluating the building design for compliance.

The Guidelines establish parameters for development of property but, at the same time, allow flexibility in the actual site design, so as to better meet the needs of the building developer. Square footage allowances can not be exceeded, nor can the minimum site requirements established within the C-C zoning classification be lessened.

Phase 1

The development described below may be constructed on the following Parcels at any time following zoning approval with access from existing roadways so long as the developer involved complies with such regulations of the Mecklenburg County Subdivision Ordinance as may be applicable. Prior to construction of the proposed collector road and/or the minor thoroughfare, only 20,000 square feet of office space may be developed in parcel "B". In Parcel "C", 30,000 square feet of office/retail space and 30,000 square feet of residential space may be developed prior to construction of the new roadways. If three story development is constructed in accordance with these guidelines, in Parcel "C", 60,000 square feet of residential space will be permitted. Up to 82 townhouse units in Parcel "E" and 81 townhouse units in Parcel "F" can be developed prior to the collector road construction, only if the Parcels are accessed from Dearmon Road.

Phase 2

The development authorized for Parcel A (150 room hotel, 40,000 square feet of office development and 20,000 square feet of retail development) and Parcel D (a 5,000 square foot convenience store with a car wash and 10 island fueling canopy and 10,000 square feet of retail/office development) and the balance authorized for Parcel B (20,000 square feet of office development) may not take place on the site until the bridge road minor thoroughfare and the proposed bridge overpass and accompanying exit from I-485 have been completed.

Dedication of Road Right-of-Way

The main roads, indicated on the development plan will be dedicated to the City of Charlotte, Mecklenburg County or NCDOT upon construction of the roadways. The Petitioner agrees to dedicate the rights-of-way shown on the Property Development Plan as follows:

- The "bridge road" minor thoroughfare between I-485 & Prosperity Church Road
- The existing Prosperity Church Road
- The proposed public collector roads

If no development has occurred within a particular parcel within 10 years, the right of way within said parcel will be dedicated within 90 days upon written request to the Petitioner, or to the existing owners of said parcel, and shall be donated free of charge. This shall not eliminate the developer's right to construct said road if such work is not completed by the public agency in a timely manner. The Petitioner has no obligation to dedicate right-of-way for I-485, or for construction of the bridge or access ramps associated with the "bridge road" minor thoroughfare improvements.

All interior through roadways shall be constructed by the developer in conjunction with development of the parcels and must be dedicated to NCDOT or the Charlotte Department of Transportation. The first 60 feet public collector street, running parallel to the I-485 access road, will be located not closer than 350 feet from the access road - centerline to centerline.

The number and approximate location of the parcel access points are indicated on the Site Development Plan. However, individual accesses must be permitted through the Mecklenburg County Engineering Office, the Charlotte Department of Transportation or NCDOT.

Parcel "G" will be dedicated to the Mecklenburg County upon completion of the road network in parcels "E" and "F" or upon request of the County to the Petitioner. Said dedication must be completed prior to issuance of Building Permits in Parcels "A", "E", or "F". The dedication will be subject to any existing easements of record and the right of the petitioner to reserve additional easements that may be reasonably required for development of this Site.

Allowable Uses

Only those uses specifically noted in the Individual Parcel Guidelines for each parcel, will be permitted within the respective parcels.

Building Heights

Building height within this development will be limited to 60 feet. Decorative parapets, for the purpose of concealing roof top equipment are allowed above the height limitation but may not exceed the limit by more than 5 feet for any building. Guidelines for individual parcels shall determine maximum number of stories for structures within those parcels.

Street Walls

The first floor of all buildings, including structured parking lots must be designed to encourage and complement pedestrian scale interest and activity. Where expanses of blank wall are necessary, they may not exceed twenty feet in length.

A blank wall is a facade which does not add to the character of the streetscape and does not contain transparent windows or doors sufficient ornamentation, decoration or articulation.

See "Building Design" requirements for other elements pertaining to the street walls and building design.

Setbacks

Stated setbacks are from the back of curb of the proposed roadways. As indicated on the Site Development Plan, setbacks/build-to lines are 42 foot from back of curb, or at the property line, whichever is greater. The only exception to this is the BP Oil Company property. A site plan for this facility is attached as sheet 3 of 3. The 12 foot dimension is not a minimum setback but the line at which the face of the building shall be located. Doors may not swing into the minimum 12 foot setback area.

Streetscape Requirements

Street trees are required in accordance with an approved landscape plan and the "Streetscape Plan" for the village. If a "Streetscape Plan" does not exist, the minimum requirements are as follows:

- Large Maturing Tree - one tree per 35 linear feet. The minimum caliper shall be 2" measured 6" above ground at time of planting.
- Small Maturing Tree - one tree per 24 linear feet. The minimum caliper shall be 2" measured 6" above ground at time of planting.

All planting shall be installed in accordance with the "Charlotte-Mecklenburg Land Development Standards Manual"

Parking

On Street Parking
The design of the Village Concept promotes on street parking wherever possible. All public roadways will have parallel parking adjacent to the curbing.

Off Street Parking
No parking will be allowed within the prescribed setback area stated above, i.e., between the building and the curb line when the 12 foot build to line is utilized. Any parking lot must be located a minimum of 35 feet from the street right-of-way as indicated on the Development Plan. This 35 foot area will be used for a planted buffer/screen. All parking lots will be screened in accordance with Section 12.302 of the Charlotte/Mecklenburg County Zoning Ordinance and the requirements of the Charlotte/Mecklenburg County Tree Ordinance.

Structured Parking Facilities
Structured parking facilities must be so designed so that the only openings at the street level are those to accommodate vehicle and pedestrian access to the structure.

In the event that any openings for ventilation, service or emergency access are located at the first floor level in the building facade, then they must be decorative and must be an integral part of the overall building design. These openings must be designed so that cars inside are not visible from the street. The remainder of the street level frontage must be either occupied retail space or an architecturally articulated facade. Cars on all levels of the parking facility must be screened from view from the street utilizing decorative elements such as grill work or louvers. In no instance will cabling alone be sufficient to meet this screening requirement.

No service or loading area may be oriented towards the street from which the reduced setback will occur.

Sidewalks

All sidewalks constructed adjacent to the streets will be 6 feet wide concrete with tooled construction joints at every 8 feet. A six foot wide planting strip will be left between the curb and the sidewalk. Special treatments, i.e., embossed concrete pattern, brick, etc., will be allowed at road crossings but must be approved by the Charlotte/Mecklenburg County Planning Commission staff.

Signage

A master signage program will be developed for this property that will be in concert with that developed within the Village Concept. All signs must comply with the Mecklenburg County Sign Ordinance and must be permitted accordingly. Pole mounted signs will not be allowed, nor will flashing signs of any nature. The maximum height of ground mounted/monument signs will be 5 feet above the average grade at edge of right-of-way. Maximum size of signage will be 50 square feet, each face. No permanent business identification signs or advertisements will be allowed within the landscape setback, except at driveway entrances which bisect the landscape setback area. Any said signs must be within 6 feet of the driveway curbing. Temporary project identification signs must be located outside of the required setback stated above.

Temporary construction signage can not be located within the required setback, and must be removed no later than 60 days following the receipt of the Certificate of Occupancy for the structure addressed by the signage.

Building identification signs within interior parking lots will be allowed at the walkway leading to the building at the point the walkway exits the parking lot. Such signage is limited to 6 square feet, each face, and must be internally illuminated.

Signage for parcels "E", and "F" must meet requirements per Section 13.109.(1)(c)

Lighting

All street side lighting will be in accordance with the Village Concept Plan. Any variation to that must be approved in writing by the Charlotte/Mecklenburg County Planning Commission staff.

Where area lighting for parking lots is mounted on poles, poles can not exceed 16 feet in height with illumination limited to 400 watts per light. A maximum of four light heads can be mounted on one pole. All illumination will be white in color; yellow or other tones will not be allowed. Dispersion of area lighting can not carry over to adjoining properties, unless the lighting is for a parking lot that serves all properties within a designated parcel.

Esthetic illumination of exterior wall faces will not be allowed, except at entrances and canopies or drive-thrus. Security illumination less than 3 feet above ground will be allowed throughout all parking lots or adjacent to buildings as long as the light is not directed upwards thus illuminating the building.

Building Design

All buildings within the development shall conform to the standards established by the Village Concept Plan, as adopted.

Materials for the buildings' walls within this "development" will be limited to brick, patterned concrete or limestone. With approval, stucco or "synthetic stucco" may be used for the wall fronting the street as well as adjacent side walls. In addition, metal fascia trim, not to exceed 36" in height, will be allowed to be used as a horizontal side feature. There is no specific style required but the buildings must be "traditional" in nature and all detailing shall promote this style. Building proportions must be complementary to the Village Concept guidelines and all adjacent buildings. The main entrance for each building will be oriented to the street with all signage, etc. supporting that entrance.

Window openings must be a minimum of 50% of the wall surface at street level. If a building is located at an intersection, the 50% requirement will be for the sum of the two street frontage wall surfaces. For the second level and above, window openings must equal 40% or greater of available wall surface for each floor. Available wall surface includes all signage area as well as all parapet screening.

Awings are encouraged at the street level, especially where possible to enhance entrances. Material shall be in conformance with the overall Village Concept guidelines. Awings can not extend more than one-half the distance of the build-to line to the back of curb. Wall mounted signage, not exceeding 3" in thickness is allowed at street level. Square footage of such signage is controlled by the Mecklenburg County Sign Ordinance and the Village Concept Plan. However, signage, not exceeding 3 square feet per face, is permitted to be suspended perpendicular to the building, under a canopy. Suspended signage must be a minimum of 8 feet above the sidewalk. Suspended signs may not be illuminated.

Trash, or "Dumpster" pads will be screened from view using materials similar to those used on the respective building. Where joint collection points are developed, pads shall be screened with brick enclosures. All enclosures will have gates that totally conceal the interior of the enclosure.

Fire Protection

Fire hydrants will be provided within the landscape setback areas as required by the Fire Marshall. For buildings accessed through screened parking lots, hydrants must be installed adjacent to the parking lot, and easily accessible by fire fighting equipment. Hydrant locations must be approved by the Fire Marshall. An access agreement shall be on file for any building so protected.

Individual Parcel Guidelines

Parcel A

Parcel "A" is furthest removed from the "Town Square" so it has additional flexibility in the location of and size of structures. Planned construction is a maximum 150 room hotel located adjacent to the street, a maximum 40,000 square foot, 4 story office building adjacent to the off-ramp from I-485, and a two retail buildings with a maximum of 3 stories each and/or 10,000 square feet per building. A centrally located parking lot will be required to provide the required number of parking spaces. Portions of that parking may have to be multi-level, incorporated into the buildings. Access to the parcel will be on two sides with access from the Bridge Road being right in - right out only. The connector road access will allow turning movements in both directions.

Parcel B

Parcel "B" is located between the "town square" and the access road parallel to I-485. This parcel has access from four sides. Access from the Bridge Road and the "square" will be right in - right out only. Other entrance/exits will allow for all turning movements.

Construction will include up to 4 office buildings with a maximum of 40,000 square feet total for the parcel. Buildings must be two or three stories in height. Building design should emphasize the park atmosphere of the square, as well as the pedestrian character of the street development. Building orientation will be to the street. Some of the parking will be provided by on-street spaces but the majority of the parking will be on an internal, screened parking lot. Depending on building design, a surface lot may be adequate, but multi-level parking may be required.

Parcel C

Parcel "C" is located between the "town square" and the Duke Power right-of-way. It is bordered by Prosperity Church Road to the east and the proposed Bridge Road to the West.

Construction will be combined office/retail and residential development, a minimum of two stories. The office/retail would be on the street level with residential above. There will be one access point, per building, from the streetside to the residential units above. Other access to the residential space will be from the rear, and an internal parking lot. It is anticipated that most of this construction will be two story, only one story of which can be retail/office, yet three stories will be permitted, depending on the residential design. Building orientation will emphasize the park in the center of the square. Major ingress/egress points will be on the Bridge Road and Prosperity Church Rd. A minor access from the "Square" is possible. Total square footage allowable - 30,000 square feet retail/office and 30,000 square feet residential. Residential space can be substituted for retail/office space on the ground floor. If 3 story building is constructed, residential square footage will be increased to 60,000 square feet.

Parcel D

Parcel "D" is located west of the Bridge Road at the intersection with the collector road. The BP facility will be located at this intersection. It includes a 5,000 square foot +/- convenience store building, a car wash and a 10 dispenser fueling facility. Access from the Bridge Road will allow all turning movements. Other entrance/exits on to the connector road and possibly a drive through the Duke Power right-of-way, will also allow for all turning movements. The balance of the site is planned for two story retail/office development, with approximately 10,000 square feet total. Some of the parking will be provided on street but majority will be on a surface level lot within the Duke Power easement.

Parcel E

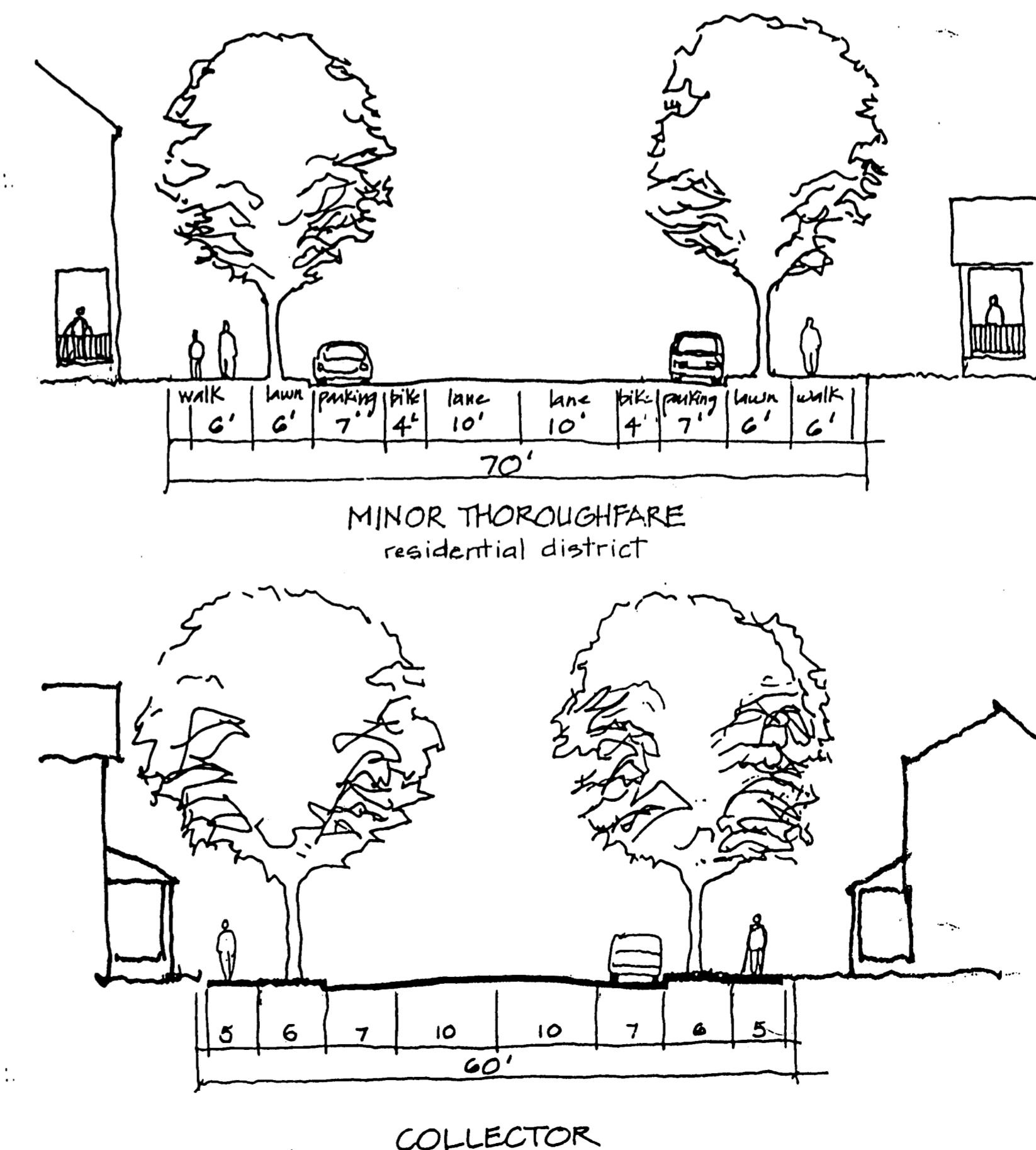
Parcel "E" is bordered by the proposed collector road and the Duke Power right-of-way with existing multi-family development to the south. Planned construction is for townhouse residential, 16 units per acre. Units will meet development guidelines, with parking internal. For more information on the guidelines, see the "Prosperity Church Road Villages" document from the Planning Commission. Front and rear unit access will be required. Parking will include parallel street parking and an internal lot accessible to each building. Landscape requirements as well as walkway requirements must be adhered to for these buildings. Additional parking can be located within the Duke Power easement. One half acre should be set aside for a private recreational area at some location within the parcel.

Parcel F

Parcel "F" is similar to parcel "E" in that it is accessed from the proposed collector road. It is also projected as townhouse development with an allowable density of 12 units per acre. Units must meet development guidelines as in Parcel "E" above. A number of the units will be located adjacent to the proposed collector road with the balance accessed from an internal road network. A 30' natural buffer will be located between the development and the creek on the west side of the parcel and will be part of parcel "G". All development will be above the flood plain elevation and out of the flood hazard area.

Parcel G

Parcel "G" will be a public recreational area along the creeks bordering the western boundary of the property. It will be dedicated to the County as a greenway or for development at some time in the future, as determined by County staff. It will include a 30' buffer between parcel "F" and the easterly most creek.



OWNER: SERVICE STATION HOLDINGS
I-485 & PROSPERITY CHURCH
CHARLOTTE, NC
FILE NAME: 485DET.DWG
DRAWN BY: [] CHECKED BY: []
DATE: 03/10/98 SCALE: NA
CURRENT REVISION NOTE

BP Exploration & Oil Company
Engineering and Maintenance Administration
200 Public Square, Cleveland, Ohio 44114
I-485 & PROSPERITY CHURCH

DEVELOPMENT GUIDELINES

PREPARED BY:
Bice Ridge Architecture
1402 Hopewell Road, Charlotte, NC 28104
(770) 844-1133 fax (770) 844-0008