

# Twin Lakes Business Park

April 30, 1990

#89053 Petition # 90-17 (C)

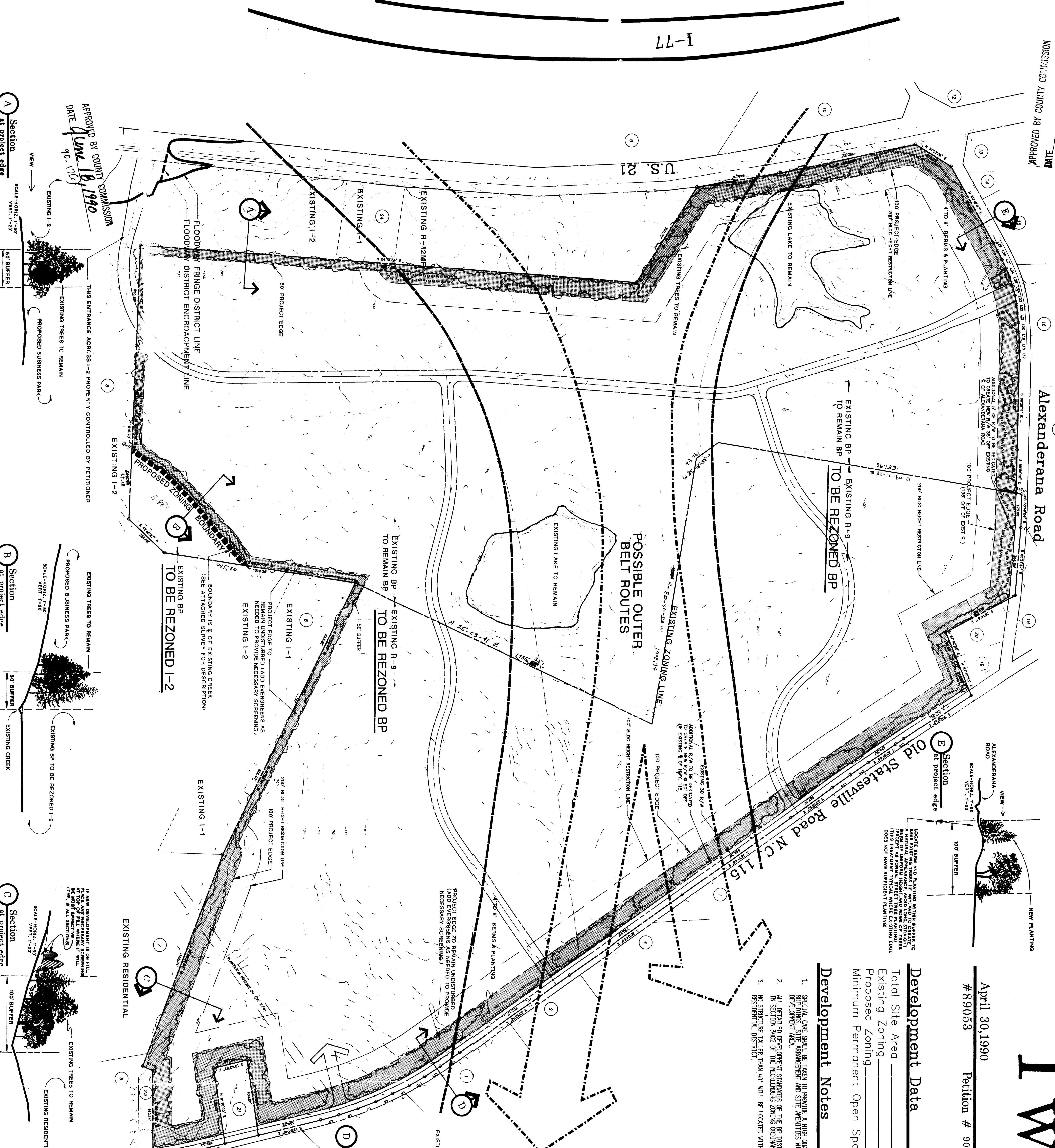
Charlotte, North Carolina

## Development Data

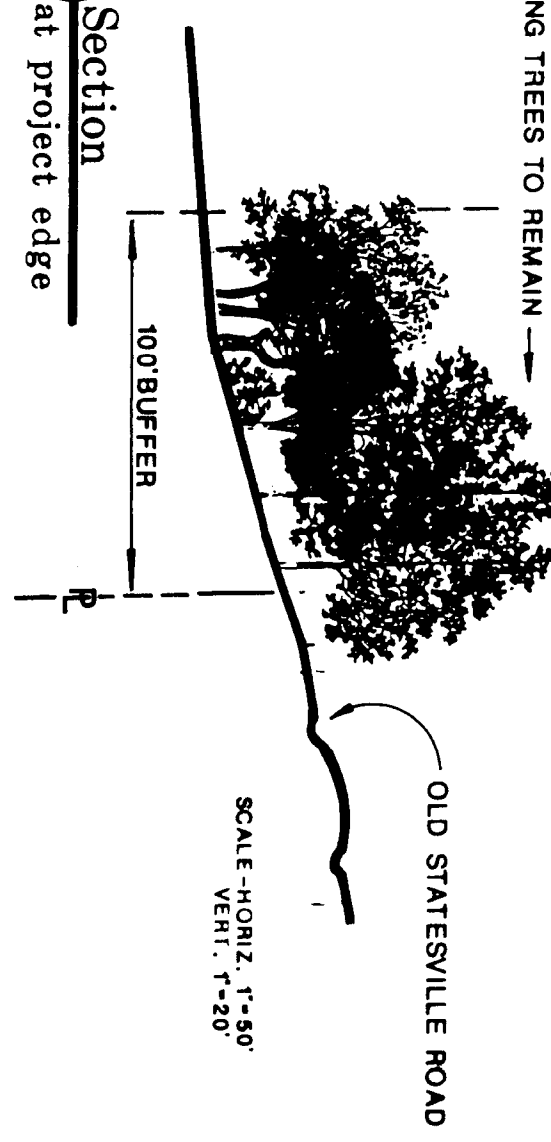
Total Site Area 363.5 +/- AC.  
 Existing Zoning BP & R-9  
 Proposed Zoning BP & I-2  
 Minimum Permanent Open Space 20% Of Site

## Development Notes

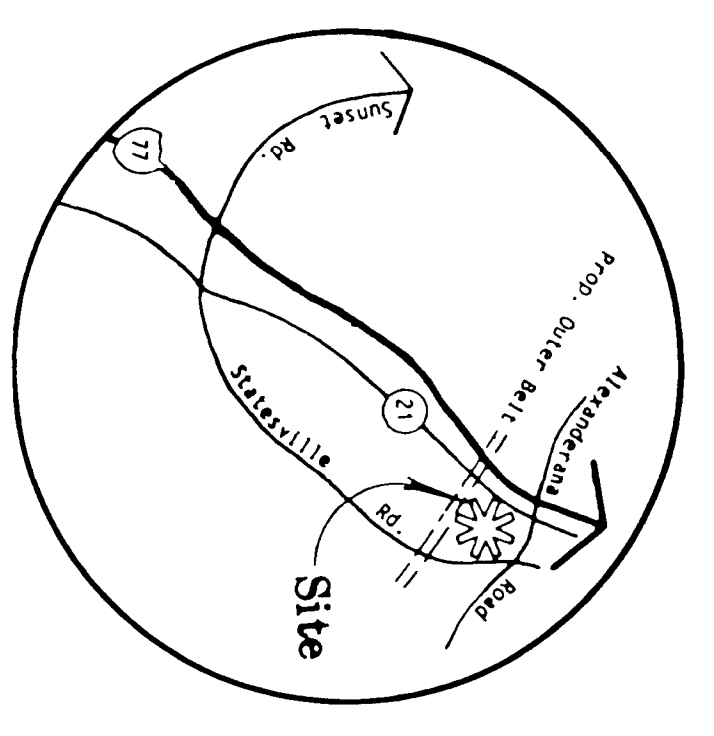
1. SPECIAL CARE SHALL BE TAKEN TO PROVIDE A HIGH QUALITY OF DESIGN FOR BUILDINGS, SITE ARRANGEMENT AND SITE AMENITIES WITHIN THIS COMMERCIAL DEVELOPMENT AREA.
2. ALL RETAINED DEVELOPMENT STANDINGS OF THE BP DISTRICT AS SET FORTH IN SECTION 3402 OF THE MECKLENBURG ZONING ORDINANCE SHALL BE MET.
3. NO STRUCTURE (FASTER THAN 4") WILL BE LOCATED WITHIN 200' OF ANY RESIDENTIAL DISTRICT.
4. ADEQUATE WATER AND SEWER SERVICE ARE AVAILABLE FOR THIS SITE AND THE EXISTING SITE ARRANGEMENT AND SITE AMENITIES WILL BE MAINTAINED UPON EXPANSION OF THIS SITE.
5. ALL UTILITY LINES SHALL BE UNDERGROUND AS SPECIFIED BY SECTION 3402.7.2 OF THE ORDINANCE.
6. ANY OUTDOOR STORAGE WILL BE LIMITED TO 20% OF EACH LOT AREA AND WILL BE SCREENED FROM ADJACENT DEVELOPMENT AND FROM THE GENERAL PUBLIC AS SPECIFIED BY SECTION 3402.7.3 OF THE ORDINANCE.
7. THIS DEVELOPMENT SHALL HAVE RESTRICTIVE COVENANTS WHICH MEET THE REQUIREMENTS OF SECTION 3402.7.4 OF THE ORDINANCE.
8. STREET TREES SHALL BE PLANTED ALONG ALL PUBLIC AND PRIVATE STREETS WITHIN AND ADJOINING THIS DEVELOPMENT. TREE PLANTING SHALL BE IN ACCORDANCE WITH THE COMMUNITY TREE PLANTING PROGRAM AND THE PARALLEL TREE ORDINANCE (CHAPTER 21).
9. SPECIAL EMPHASIS SHALL BE GIVEN TO THE DESIGN AND CONSTRUCTION OF DRIVEWAY ENTRANCE AS DESCRIBED IN SECTION 3402.7.7 OF THE ORDINANCE.
10. SIGNAGE SHALL MEET ALL THE REQUIREMENTS OF THE MECKLENBURG COUNTY SIGN ORDINANCE AND IN ADDITION SIGNS SHALL MEET THE SPECIFIED REQUIREMENTS OF SECTION 3402.8 OF THE ORDINANCE.
11. ALL PARKING AND LOADING SHALL CONFORM TO SECTIONS 2200 AND 3402.9 OF THE ZONING CODE. PARTICULAR ATTENTION IS CALLED TO THE REQUIREMENTS OF SECTION 2200 AND THE REQUIREMENTS FOR LANDSCAPING AND TREE PLANTING AND THE REQUIREMENTS FOR LANDSCAPING TOP OF THE PAVED AREA OF A LOT CONTAINING MORE THAN 20 SPACES.
12. STREET ALIGNMENTS ARE INTENDED TO SHOW GENERAL CIRCULATION PATTERN ONLY. STREET ALIGNMENTS MAY BE ADJUSTED AND ADDITIONAL STREETS MAY BE PROVIDED PRIOR TO OR IN CONNECTION WITH THIS DEVELOPMENT. DEVELOPMENT WILL BE PROVIDED PRIOR TO OR IN CONNECTION WITH THIS DEVELOPMENT. DEVELOPMENT SHALL BE PROVIDED PRIOR TO OR IN CONNECTION WITH THIS DEVELOPMENT. DEVELOPMENT SHALL BE PROVIDED PRIOR TO OR IN CONNECTION WITH THIS DEVELOPMENT.
13. PROTECTION OF REQUIRED 64' FOR ALEXANDERA ROAD AND 115' SHALL BE TIED TO ADJACENT DEVELOPMENT AND SHALL BE DEDICATED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR SUCH DEVELOPMENT.



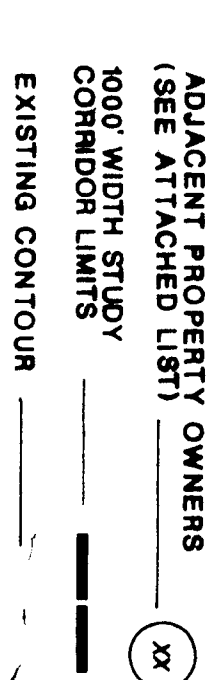
## Boundary Data



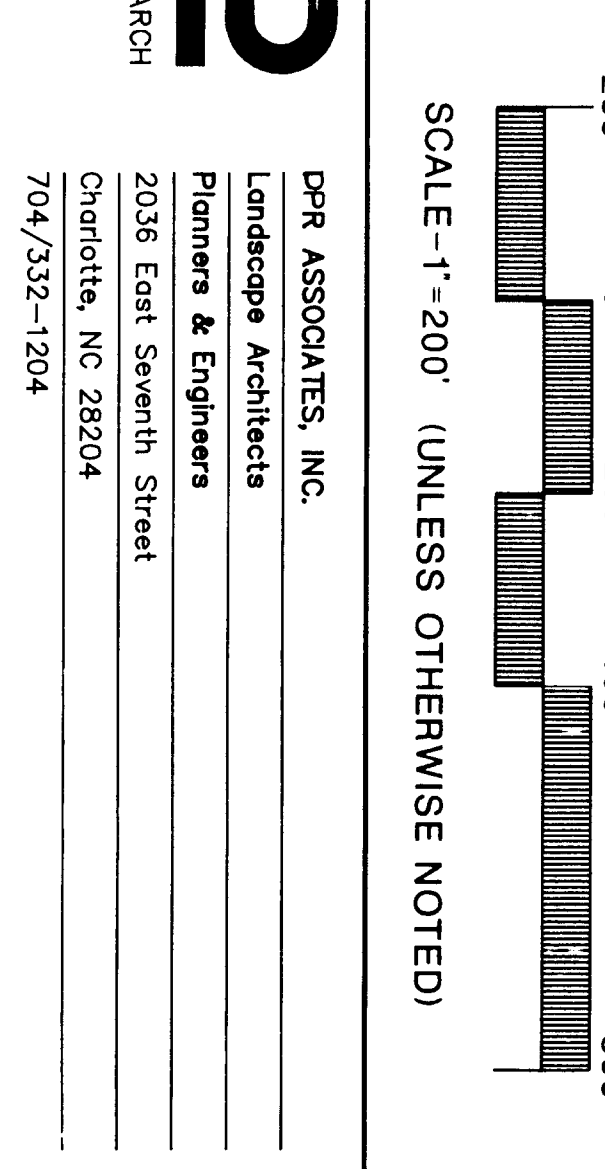
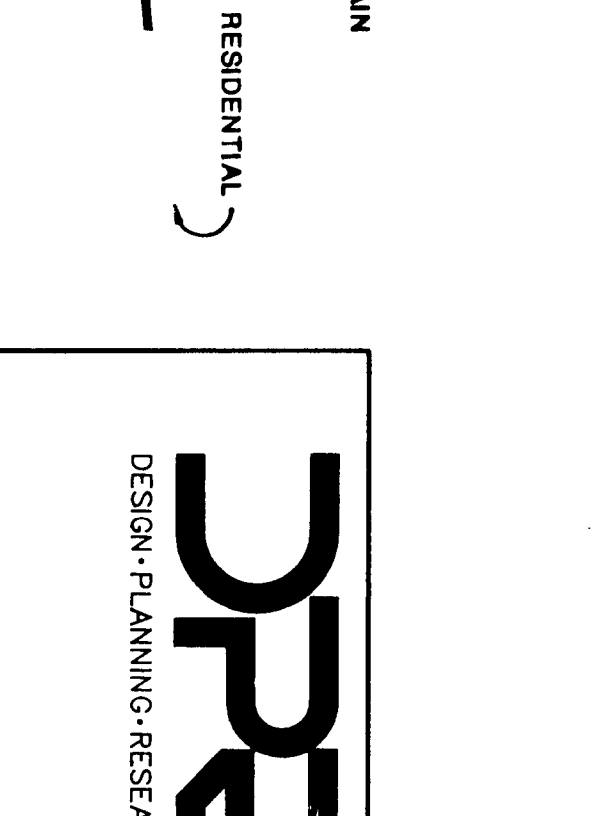
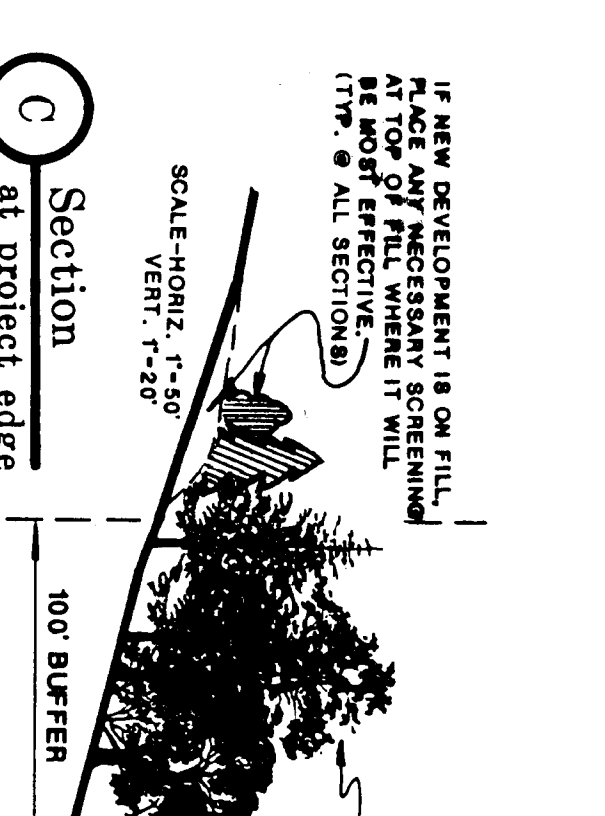
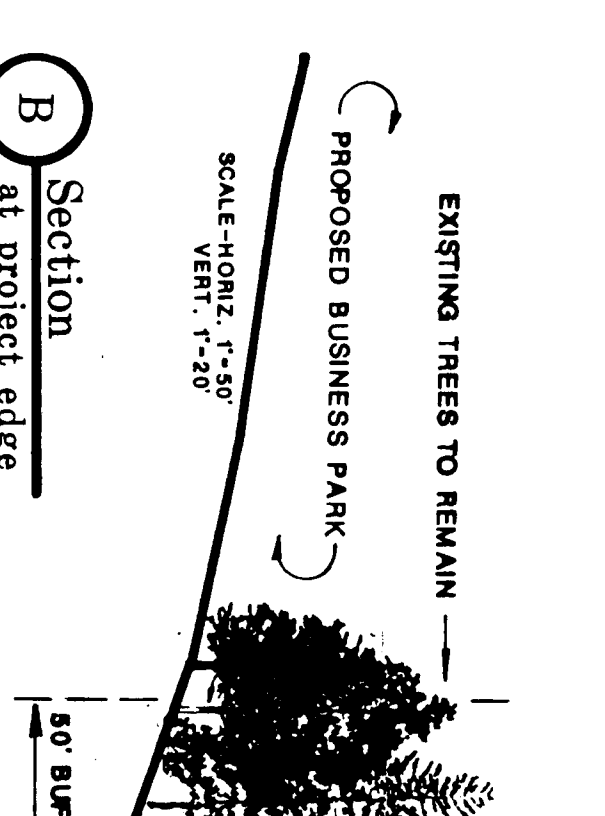
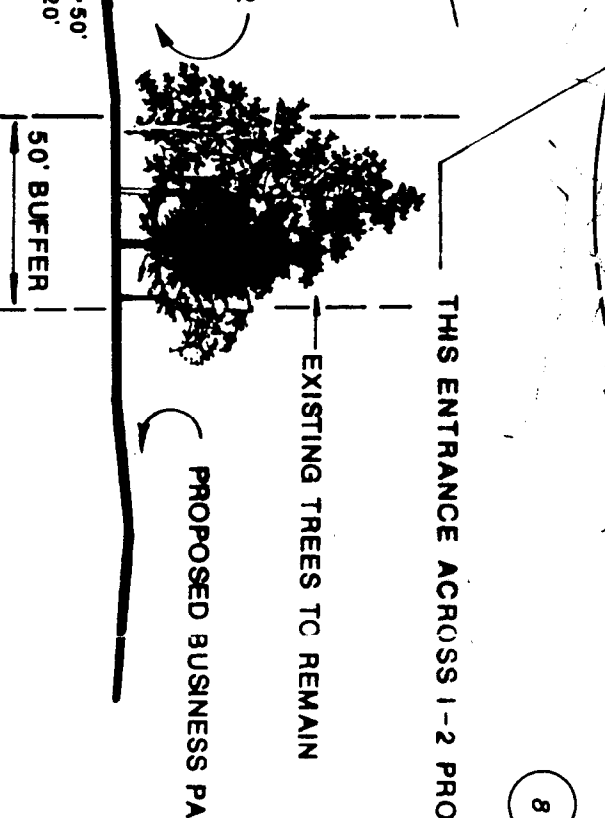
## Location Map



## Legend



APPROVED BY COUNTY COMMISSION  
 DATE June 16, 1990  
 90-110



**DP2**  
 DESIGN-PLANNING-RESEARCH  
 C/P/R ASSOCIATES, INC.  
 Landscape Architects  
 Planners & Engineers  
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 704/332-1204