

**ADJACENT PROPERTY OWNERS**

173-163-13 JACK O. GORDON 3816 MOULTRIE ST. CHARLOTTE, N.C. 28209	205-171-03 GEORGE R. HAMPTON 7430 SOUTH BLVD. CHARLOTTE, N.C. 28210
173-163-15 REX ANNEX BILLARDS INC. 7115 SOUTH BLVD. CHARLOTTE, N.C. 28210	205-171-06 ARTESIAN POOL, INC. 500 TVOLA ROAD CHARLOTTE, N.C. 28210
173-163-16 CAVALARIS REALTY CO. 940 QUEENS ROAD CHARLOTTE, N.C. 28207	205-171-07 BEVERLY W. ARMSTRONG 3034 HAMPTON AVENUE CHARLOTTE, N.C. 28207
173-162-91 PS CAROLINAS BALANCE 990 S. FAIR OAKS AVENUE PASADENA, CA. 91109	205-171-12 VAUGHN B. PAXTON 401 HEBRON STREET CHARLOTTE, N.C. 28210
205-165-09 REAGENTS, INC. P.O. BOX 240746 CHARLOTTE, N.C. 28224	205-171-15 ARBORGATE ASSOC. LTD. 6201 POWERS FERRY RD. #500 ATLANTA, GA. 30339
205-165-12 HOWARD M. BONE 1715 TILLINGWAY STONE MOUNTAIN, GA. 30062	205-172-01 ARROWOOD INVESTMENTS LTD. 301 S. McDOWELL ST. CHARLOTTE, N.C. 28204
205-171-02 JTR LAND PARTNERSHIP & ROY ARNOLD & WIFE (JOINTLY) P.O. BOX 11843 CHARLOTTE, N.C. 28220	205-172-02 J.T.R. LAND PARTNERSHIP 3 GATEWAY CENTER, 13TH FLOOR PITTSBURGH, PENN. 15222

**DEVELOPMENT DATA**

TOTAL SITE ACREAGE:	74.34 ACRES
TOTAL DWELLING UNITS:	773 D.U.
DENSITY:	10.4 D.U. PER ACRE
EXISTING ZONING:	B-D, I-1, I-2, R-15MF (CD), R-9 (COND. RECREATION PER FORMER SECT. 23-8)
PROPOSED ZONING:	R-12 MF (CD)

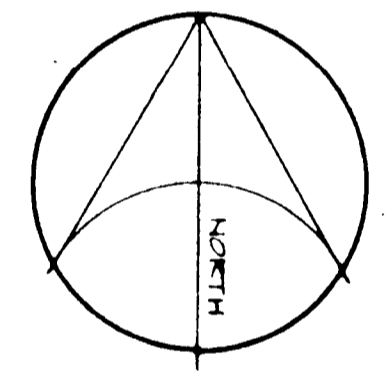
**GENERAL NOTES**

- OVERALL DEVELOPMENT IS EXPECTED TO INCLUDE A MIXTURE OF BUILDING STYLES, TYPES, AND DENSITIES. ARCHITECTURAL BUILDING FEATURES SHALL AVOID EXCESSIVE REPETITION OF BUILDING DESIGN. BUILDING HEIGHTS, SCALE, ROOF LINES, AND MATERIALS ARE IMPORTANT DESIGN FEATURES TO BE CONSIDERED.
- THE DESIGN OF THE INDIVIDUAL DEVELOPMENT AREAS SHALL GIVE CAREFUL CONSIDERATION TO THE PRESERVATION OF THE EXISTING SITE DRAINAGE, TREES AND VEGETATION, AND TOPOGRAPHY.
- SITE PLANS FOR THE INDIVIDUAL DEVELOPMENT AREAS SHALL BE DESIGNED TO MINIMIZE LARGE PARKING AREAS. THIS SHALL BE ACCOMPLISHED BY PARKING LAYOUT, GRADING, LANDSCAPING, AND RETENTION OF EXISTING TREES WHEREVER POSSIBLE.
- AREAS AND DIMENSIONS OF AREAS MAY VARY DUE TO ROAD ALIGNMENTS, TOPOGRAPHY, LANDSCAPING, BUFFERING, AND OTHER CONDITIONS.
- TOPOGRAPHIC INFORMATION OBTAINED FROM AERIAL TOPO SHEETS FROM CITY OF CHARLOTTE.
- AREA OUTSIDE OF THE BUILDING LIMIT LINES SHALL BE UNDISTURBED EXCEPT WHEN NECESSARY FOR ROADS AND UTILITIES TO CROSS AND/OR FOR LANDSCAPING.
- DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE CHARLOTTE STORMWATER DETENTION ORDINANCE.
- SIGNAGE SHALL BE PERMITTED AS PER CHARLOTTE SIGN ORDINANCE.
- LAND SHOWN ON PLAN AS GREENWAY SHALL BE DEDICATED TO MECKLENBURG COUNTY FOR USE AS PUBLIC GREENWAY AT THE TIME OF DEVELOPMENT. PEDESTRIAN AND VEHICULAR ACCESS SHALL BE PROVIDED TO THE GREENWAY FROM THE ADJACENT DEVELOPMENT AREAS.

THIS PRIVATE DRIVE TO PROVIDE ACCESS TO THE TWIN LAKES DEVELOPMENT UNTIL THE ARROWOOD ROAD REALIGNMENT IS COMPLETED, AT WHICH TIME THIS ACCESS TO SOUTH BOULEVARD WILL BE ABANDONED. PETITIONERS OBLIGATION FOR THE ARROWOOD ROAD REALIGNMENT SHALL BE SATISFIED PRIOR TO THE OCCUPANCY OF ANY DWELLING UNITS IN THIS DEVELOPMENT. PETITIONERS OBLIGATION SHALL BE TO PROVIDE ALL GRADING, CURB AND GUTTER, STORM DRAINAGE AND SIDEWALK ON PROPOSED ARROWOOD ROAD BETWEEN THE RAILROAD RIGHT OF WAY AND EXISTING ARROWOOD ROAD. THE CITY SHALL BE RESPONSIBLE FOR ALL PAVING AND CONSTRUCTION OF THE RAILROAD CROSSING.

**ADD. DEVELOPMENT DATA**

MULTI-FAMILY UNITS FOR RENT	653 D.U.
SINGLE FAMILY TOWNHOUSE UNITS FOR SALE	120 D.U.
<b>TOTAL UNITS</b>	<b>773 D.U. MAX.</b>

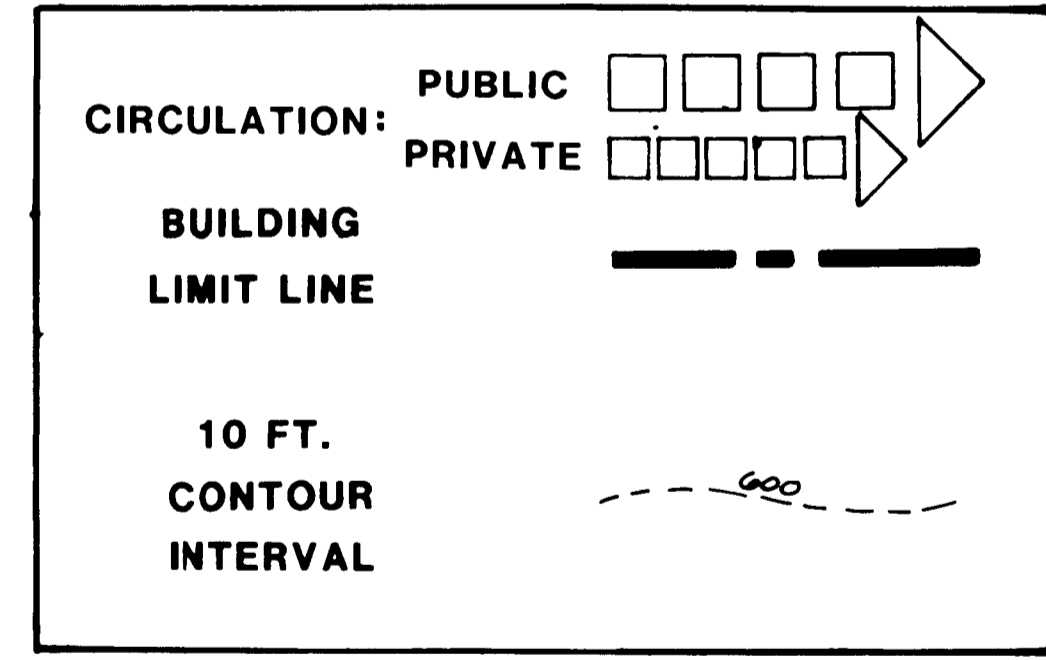


BUILDINGS IN THIS DEVELOPMENT AREA SHALL BE NO CLOSER THAN 75 FEET TO THE PUBLIC STREET-RIGHT OF WAY THAT IS ADJACENT TO B7D ZONING. A MINIMUM OF 30 FEET OF THAT BUFFER SHALL BE PLANTED OR UNDISTURBED.

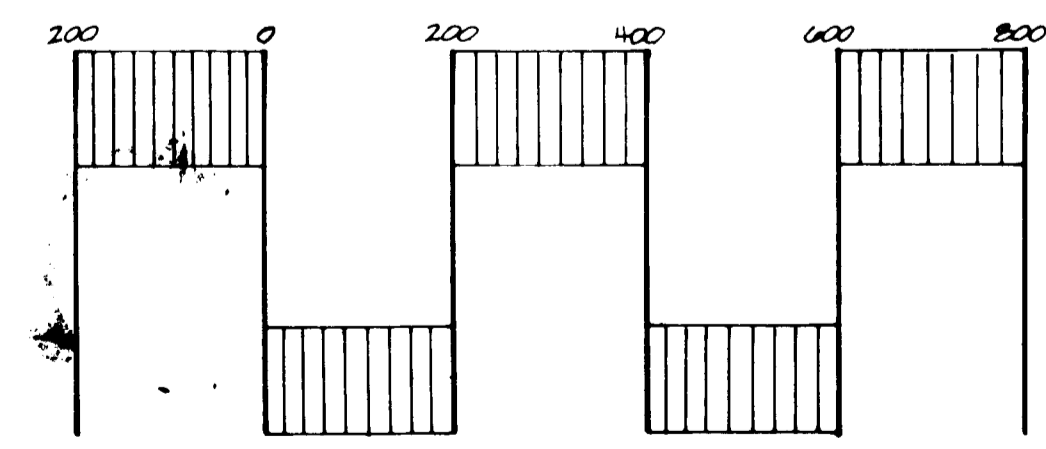
NOTE: PROPOSED PUBLIC STREET AND BUILDING LIMIT LINE LOCATION MAY SHIFT EASTWARD ACCORDING TO NEGOTIATIONS BETWEEN PETITIONER AND THE ADJACENT LAND OWNER.

THIS AREA (6.5+ ACRES) SHALL REMAIN AS OPEN SPACE AND MAY BE DEVELOPED FOR RECREATIONAL PURPOSES AT A LATER DATE.

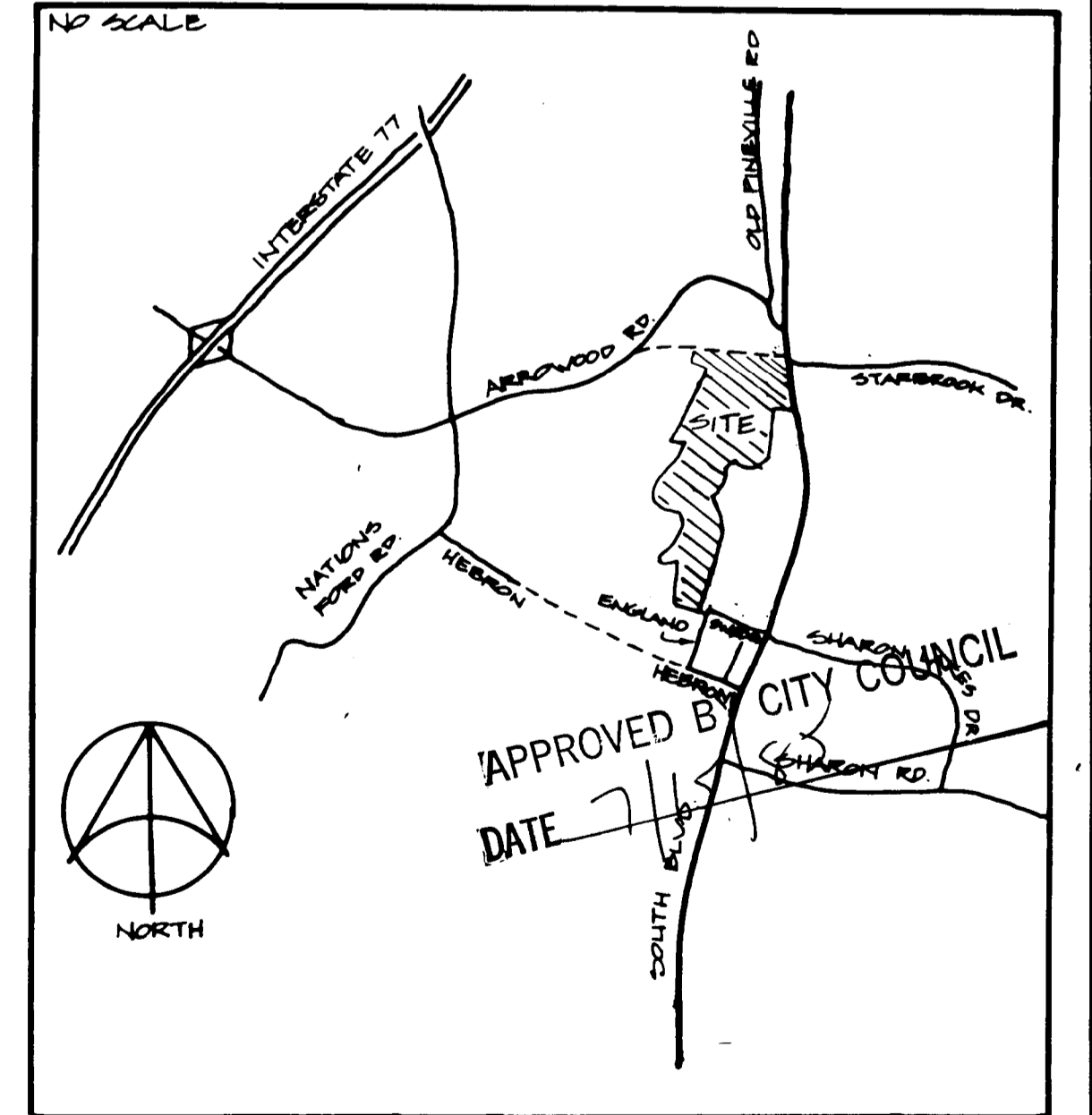
**LEGEND**



**SCALE**



**LOCATION MAP**



Project Manager	LM
Drawn By	GA
Checked By	
Date	2/27/85
Project Number	84126

Revisions	4-15-85: ORIENTED NORTH TO TOP OF SHEET, DELETED AMENDMENT NOTATION UNDER PROPOSED ZONING, AND ADDED GREENWAY DEDICATION.
	4-15-85: (SUPERCEDES PREV. 4-15-85 REVISION) CHANGED ARROWOOD ROAD NOTE, ADDED NOTE ABOUT BUFFER ALONG PUBLIC STREET
	5-21-85: ADDED ADDITIONAL DEVELOPMENT DATA, CHANGED SIZE ACRES OF BUILDING AREA TO OPEN SPACE, CHANGED TIMING FOR COMPLETION OF PETITIONER'S OBLIGATION FOR ARROWOOD ROAD.
<b>LAST REVISION DATE:</b>	<b>5-21-85</b>
<b>PRINTED DATE:</b>	<b>5-21-85</b>

**DPR ASSOCIATES**  
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**PROPOSED REZONING SITE PLAN**

**TWIN LAKES**  
J.T.R. LAND PARTNERSHIP

Scale: 1 IN. = 200 FT.  
Sheet Number: 1  
Of Total: 1

#85-24