

LEGEND

- PROPOSED STREET TREES
- EXISTING TREES TO REMAIN
- BERM (OR EQUALLY EFFECTIVE SCREENING)
- ADJACENT PROPERTY OWNERS

LINE	DIRECTION	DISTANCE
L18	N 01°24'59" E	48.82
L19	N 63°01'08" E	58.29
L20	N 64°27'11" E	58.29
L21	N 67°30'54" E	49.38
L22	N 71°48'01" E	49.78
L23	N 75°35'57" E	49.73
L24	N 79°40'28" E	46.74
L25	N 83°35'33" E	46.85
L26	N 85°17'49" E	49.49
L27	N 87°04'13" E	58.49
L28	N 87°29'59" E	58.37
L29	N 89°51'54" E	48.81
L30	S 09°48'43" E	49.68
L31	S 08°57'09" E	226.31
L32	S 35°38'38" E	141.42

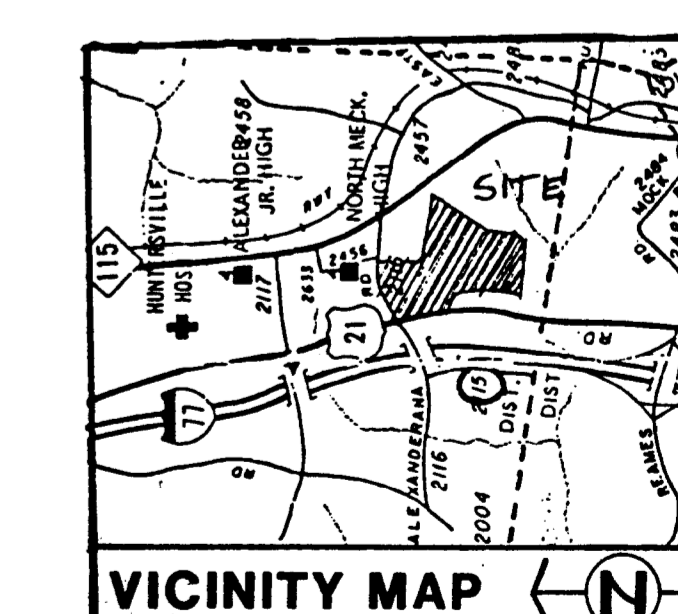
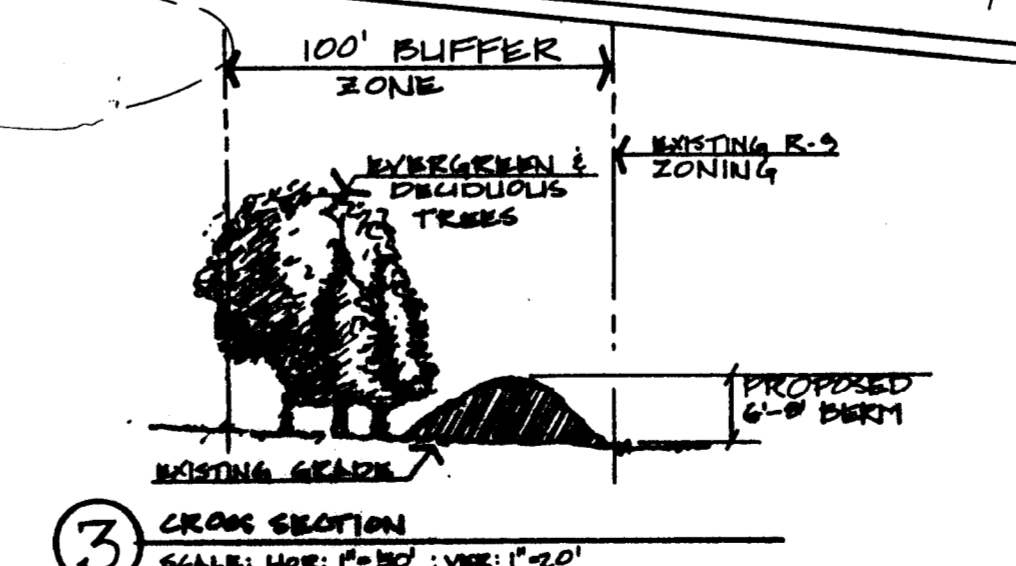
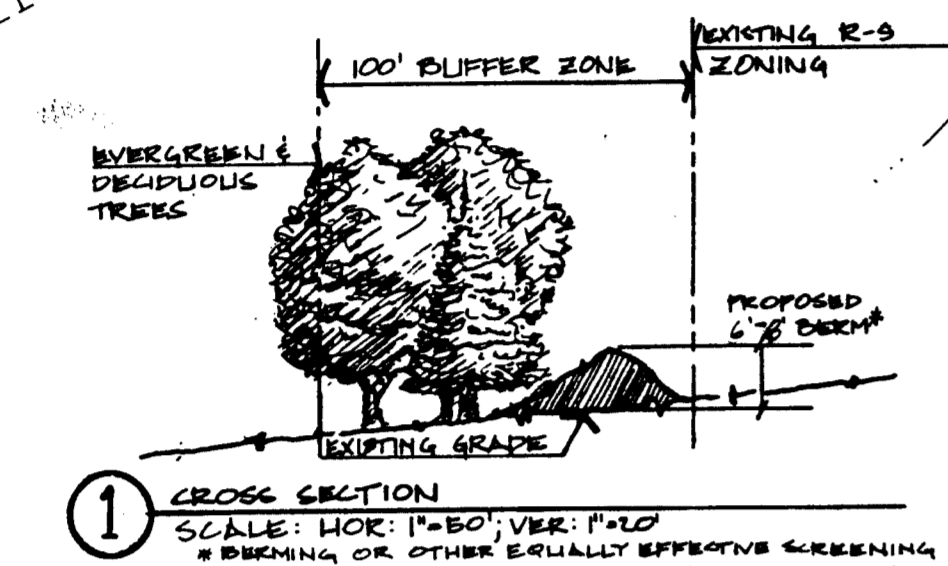
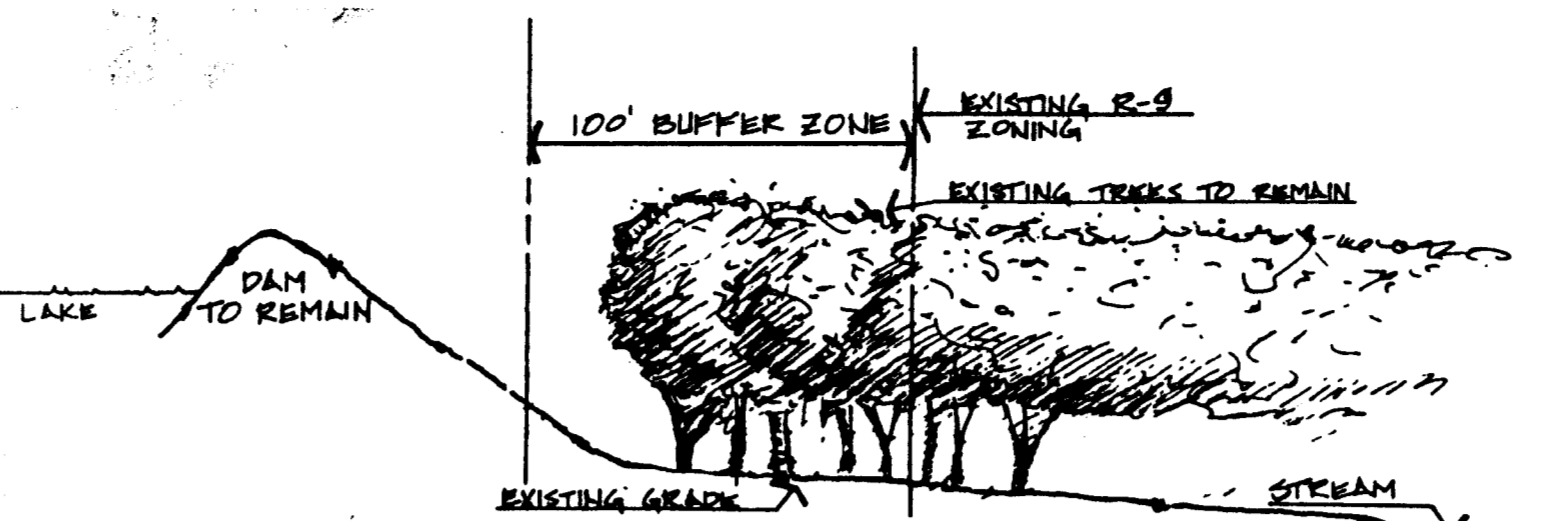
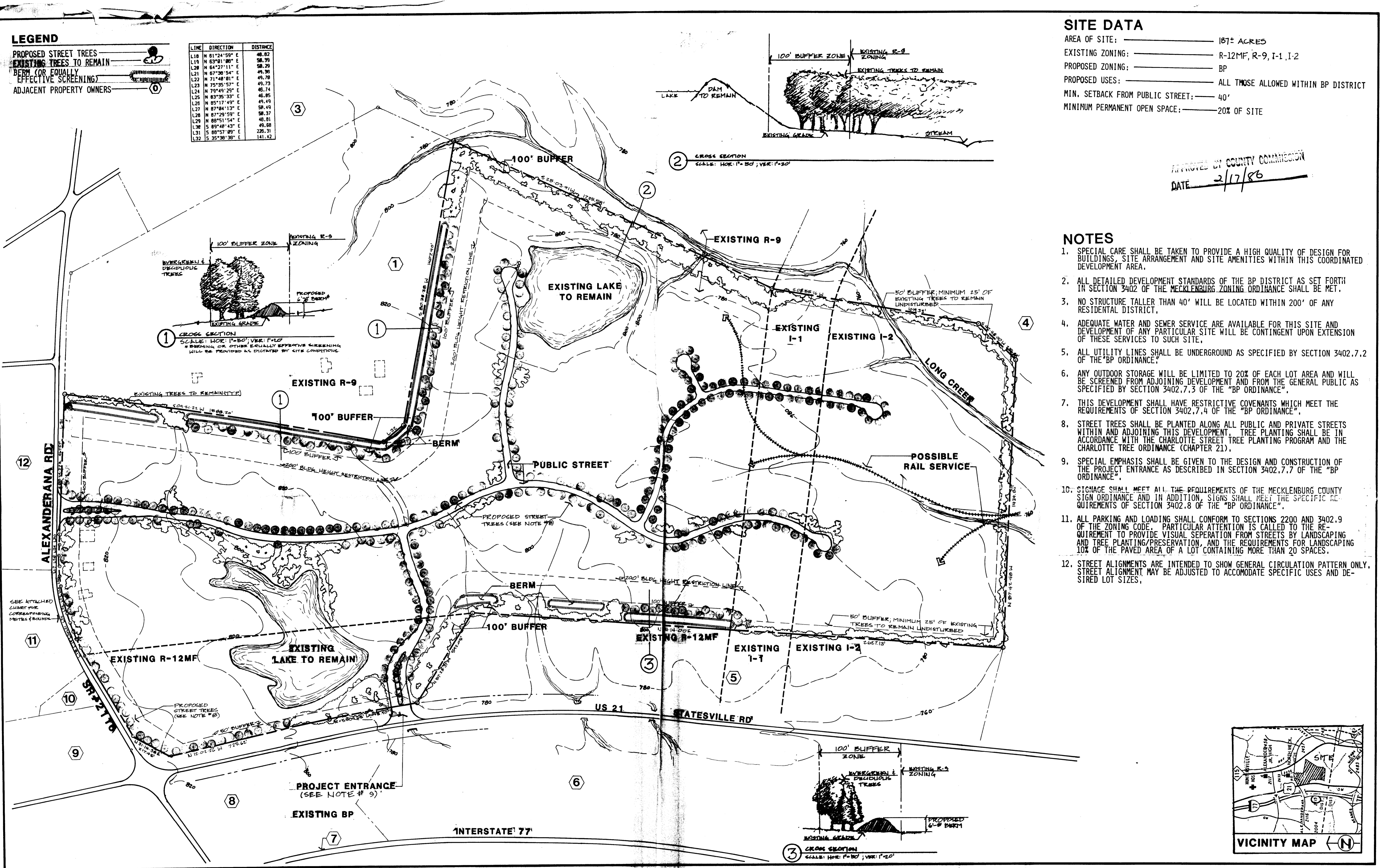
SITE DATA

- AREA OF SITE: 187± ACRES
- EXISTING ZONING: R-12MF, R-9, I-1, I-2
- PROPOSED ZONING: BP
- PROPOSED USES: ALL THOSE ALLOWED WITHIN BP DISTRICT
- MIN. SETBACK FROM PUBLIC STREET: 40'
- MINIMUM PERMANENT OPEN SPACE: 20% OF SITE

APPROVED BY COUNTY COMMISSION
DATE 2/17/86

NOTES

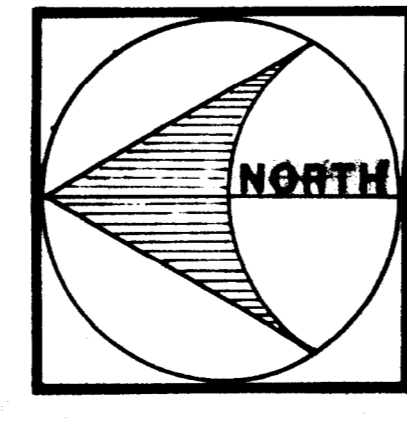
1. SPECIAL CARE SHALL BE TAKEN TO PROVIDE A HIGH QUALITY OF DESIGN FOR BUILDINGS, SITE ARRANGEMENT AND SITE AMENITIES WITHIN THIS COORDINATED DEVELOPMENT AREA.
2. ALL DETAILED DEVELOPMENT STANDARDS OF THE BP DISTRICT AS SET FORTH IN SECTION 3402 OF THE MECKLENBURG ZONING ORDINANCE SHALL BE MET.
3. NO STRUCTURE TALLER THAN 40' WILL BE LOCATED WITHIN 200' OF ANY RESIDENTIAL DISTRICT.
4. ADEQUATE WATER AND SEWER SERVICE ARE AVAILABLE FOR THIS SITE AND DEVELOPMENT OF ANY PARTICULAR SITE WILL BE CONTINGENT UPON EXTENSION OF THESE SERVICES TO SUCH SITE.
5. ALL UTILITY LINES SHALL BE UNDERGROUND AS SPECIFIED BY SECTION 3402.7.2 OF THE "BP ORDINANCE".
6. ANY OUTDOOR STORAGE WILL BE LIMITED TO 20% OF EACH LOT AREA AND WILL BE SCREENED FROM ADJOINING DEVELOPMENT AND FROM THE GENERAL PUBLIC AS SPECIFIED BY SECTION 3402.7.3 OF THE "BP ORDINANCE".
7. THIS DEVELOPMENT SHALL HAVE RESTRICTIVE COVENANTS WHICH MEET THE REQUIREMENTS OF SECTION 3402.7.4 OF THE "BP 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 CHARLOTTE STREET TREE PLANTING PROGRAM AND THE CHARLOTTE TREE ORDINANCE (CHAPTER 21).
9. SPECIAL EMPHASIS SHALL BE GIVEN TO THE DESIGN AND CONSTRUCTION OF THE PROJECT ENTRANCE AS DESCRIBED IN SECTION 3402.7.7 OF THE "BP ORDINANCE".
10. SIGNAGE SHALL MEET ALL THE REQUIREMENTS OF THE MECKLENBURG COUNTY SIGN ORDINANCE AND IN ADDITION, SIGNS SHALL MEET THE SPECIFIC REQUIREMENTS OF SECTION 3402.8 OF THE "BP ORDINANCE".
11. ALL PARKING AND LOADING SHALL CONFORM TO SECTIONS 2200 AND 3402.9 OF THE ZONING CODE. PARTICULAR ATTENTION IS CALLED TO THE REQUIREMENT TO PROVIDE VISUAL SEPARATION FROM STREETS BY LANDSCAPING AND TREE PLANTING/PRESERVATION, AND THE REQUIREMENTS FOR LANDSCAPING 10% OF THE PAVED AREA OF A LOT CONTAINING MORE THAN 20 SPACES.
12. STREET ALIGNMENTS ARE INTENDED TO SHOW GENERAL CIRCULATION PATTERN ONLY. STREET ALIGNMENT MAY BE ADJUSTED TO ACCOMMODATE SPECIFIC USES AND DESIRED LOT SIZES.



Project Manager
LRM
Drawn By
LRM SLA
Checked By

Date
10-28-85
Project Number
85084

Revisions
11-22-85 - GENERAL CHANGES TO EQUIP, ADDITIONAL BOUNDARY INFO.
1-3-86 - REVISED BUFFER ALONG US 21 & ALEXANDERANA RDS; REVISED SITE DATA.
2-12-86 - REMOVED DRIVES ALONG ALEXANDERANA RD.



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REZONING PLAN

PROPOSED BUSINESS PARK

Scale
1" = 200'

Sheet Number
Of Total