

# Twin Lakes

Business Park  
Charlotte, North Carolina

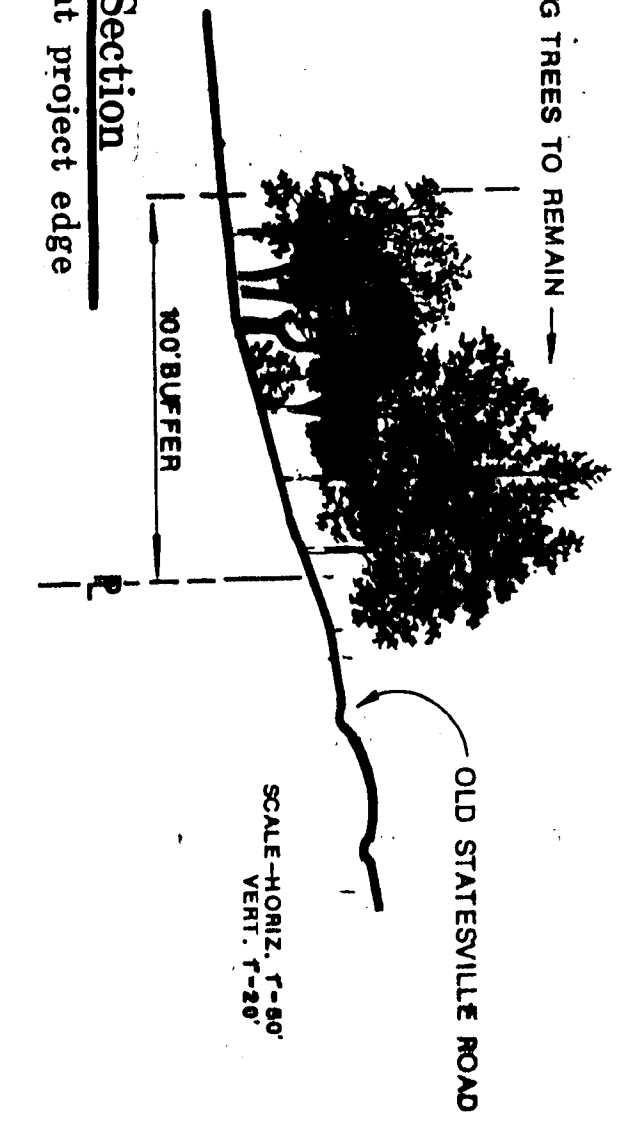
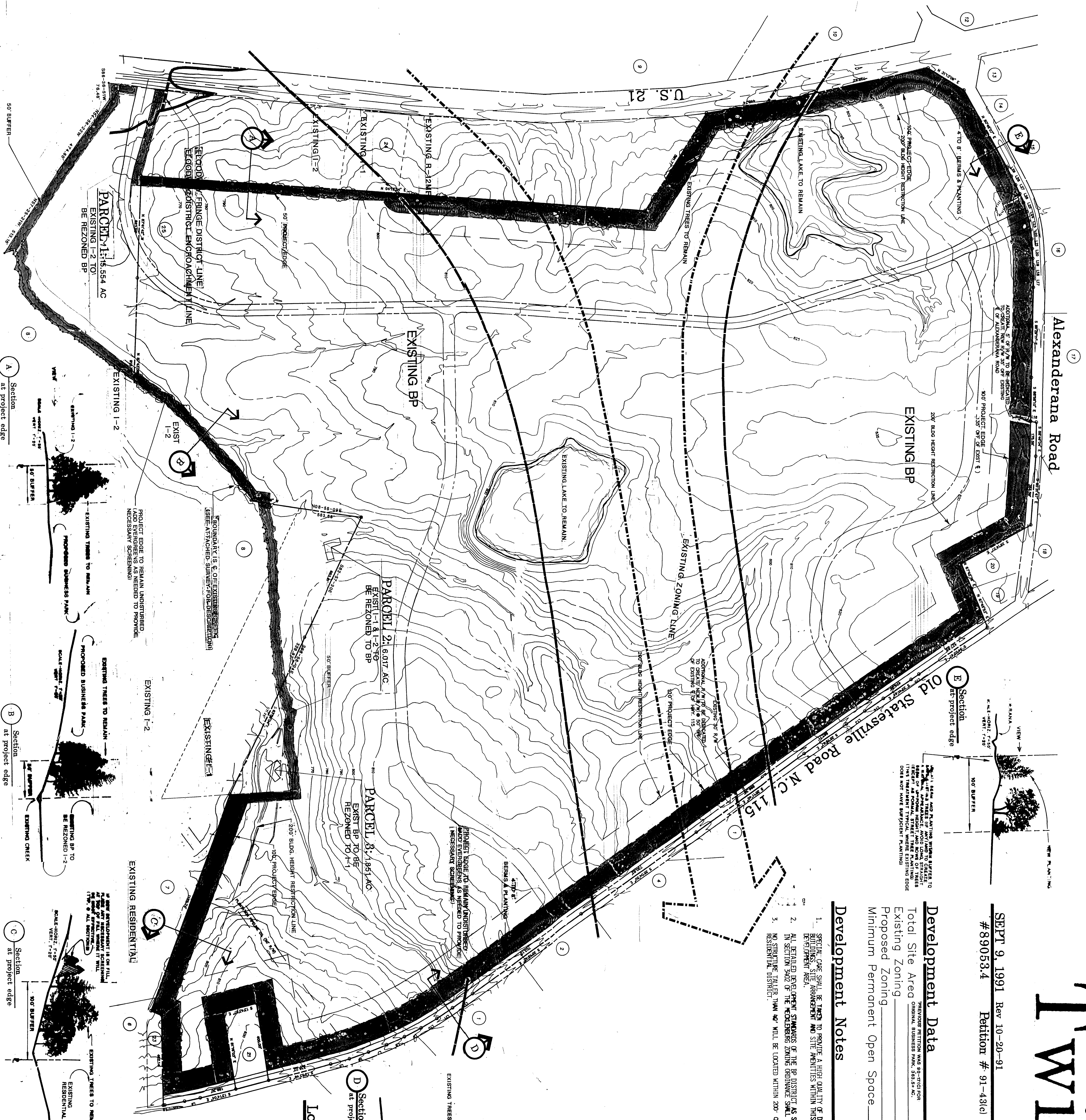
SEPT 9, 1991 Rev 10-20-91  
#89053.4 Petition # 91-43(c)

## Development Data

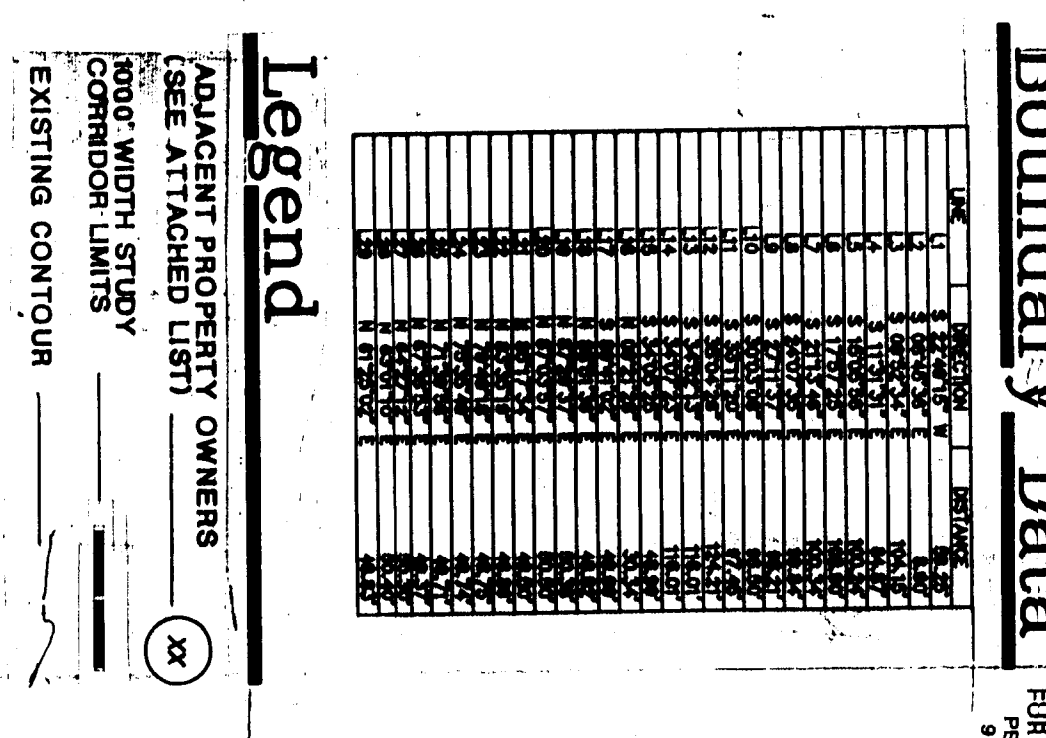
Total Site Area 23,422 AC  
 Existing Zoning BP-1 & I-2  
 Proposed Zoning BP & I-1  
 Minimum Permanent Open Space 20% Of Site

## Development Notes

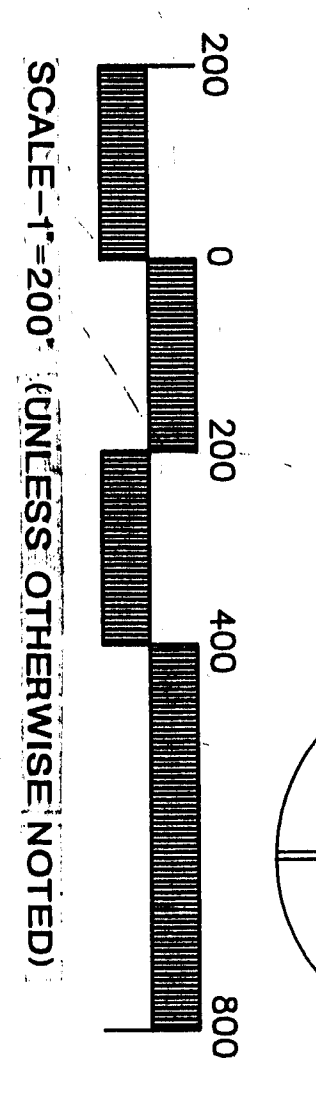
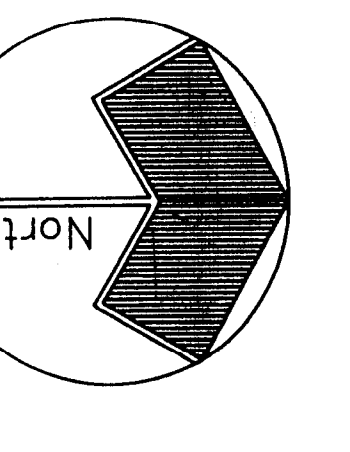
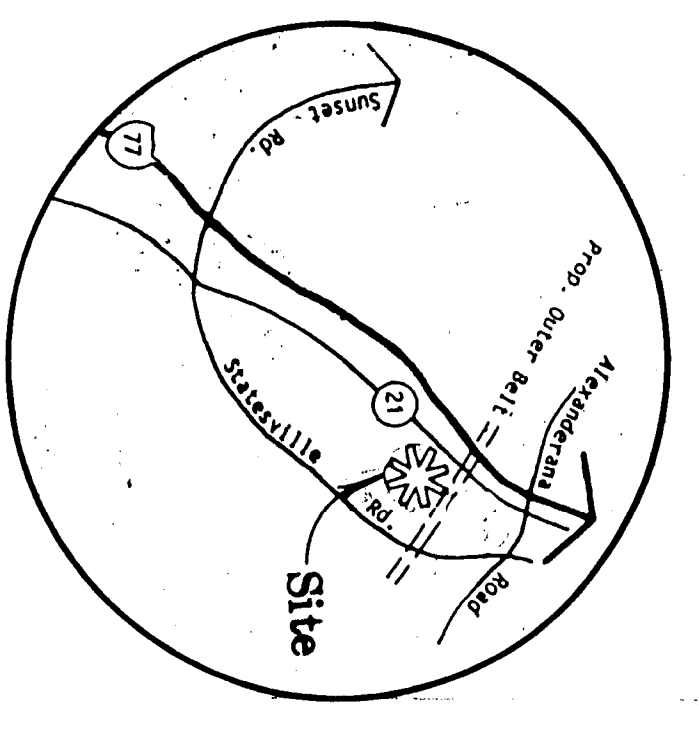
1. SPECIFIC CASE SHALL BE TYPICAL TO PROVIDE A HIGH QUALITY OF DESIGN FOR BUILDINGS, SITE ARRANGEMENT AND SITE ACTIVITIES WITHIN THIS COMMERCIAL DEVELOPMENT AREA.
2. ALL DETAIL DEVELOPMENT DIMENSIONS OF THE BP DISTRICT AS SET FORTH IN SECTION 5402 OF THE METROBORG ZONING ORDINANCE SHALL BE MET IN RESIDENTIAL DISTRICT.
3. NO STRUCTURE TALLER THAN 40' WILL BE LOCATED WITHIN 200' OF ANY RESIDENTIAL DISTRICT.
4. SEPARATE WATER AND SEWER SERVICE ARE AVAILABLE FOR THIS SITE AND REQUIREMENT OF ANY PARTICULAR SITE WILL BE CONTINUED UPON EXTENSION OF THESE SERVICES TO SUCH SITE.
5. ALL UTILITY LINES SHALL BE UNDERGROUND AS SPECIFIED BY SECTION 5402.7.2 OF THE "BP" 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 5402.7.5 OF THE "BP" ORDINANCE.
7. THIS DEVELOPMENT SHALL HAVE RESTRICTIVE COVENANTS WHICH MEET THE REQUIREMENTS OF SECTION 5402.7.4 OF THE "BP" ORDINANCE.
8. STREET TREES SHALL BE PLANTED ALONG ALL PUBLIC AND PRIVATE STREETS WITHIN AND ADJACENT TO THIS DEVELOPMENT. TREE SPACING SHALL BE AS SPECIFIED BY THE "BP" ORDINANCE (CHAPTER 21).
9. SPECIAL EXPANSIS SHALL BE GIVEN TO THE DESIGN AND CONSTRUCTION OF THE PROJECT ENRAME AS DESCRIBED IN SECTION 5402.7.7 OF THE "BP" ORDINANCE.
10. SIGNAGE SHALL MEET ALL THE REQUIREMENTS OF THE METROBORG COUNTY ORDINANCES OF SECTION 5402.8 OF THE "BP" ORDINANCE.
11. ALL PARKING AND LOADING SHALL CONFORM TO SECTIONS 2000 AND 5402.9 OF THE ZONING CODE. PARTICULAR ATTENTION IS CALLED TO THE REQUIREMENT TO PROVIDE VISIBILITY AND THE REQUIREMENTS FOR UNUSUAL AND UNUSUAL AREAS OF THE PAVED AREA OF A LOT CONTAINING MORE THAN 20 SPACES.
12. STREET ALIGNMENTS ARE INDICATED AND ADJACENT STREETS. DEVELOPMENT SHALL BE PROVIDED PRIOR TO OR IN CONJUNCTION WITH SUCH PROJECTS. APPLICATION OF REQUIRED 50' FOR ALEXANDERANA ROAD AND 115' SHALL BE TIED TO ADJACENT DEVELOPMENT AND SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR SUCH DEVELOPMENT.
13. SEPARATE WATER AND SEWER SERVICE ARE AVAILABLE FOR THIS SITE AND REQUIREMENT OF ANY PARTICULAR SITE WILL BE CONTINUED UPON EXTENSION OF THESE SERVICES TO SUCH SITE.



## Location Map



## Boundary Data



**DRP**  
 DESIGN-PLANNING-RESEARCH  
 2025 East Seventh Street  
 Charlotte, NC 28204  
 704/352-1204

DRP ASSOCIATES, INC.  
 Landscape Architects  
 Planners & Engineers  
 2025 East Seventh Street  
 Charlotte, NC 28204  
 704/352-1204

APPROVED BY PERMIT COMMISSION  
 DATE: 2/16/91  
 41-4361  
 KWH (signature)