

# Twin Lakes Business Park

Charlotte, North Carolina

SEPT. 5, 1995  
 #95071 Petition #95-49(C)  
 REV.: 10-10-95 ADDED SOUTHERN PUBLIC STREET ACCESS FROM HWY. 115.

PLAN AS FOR PUBLIC HEARING: 10-10-95

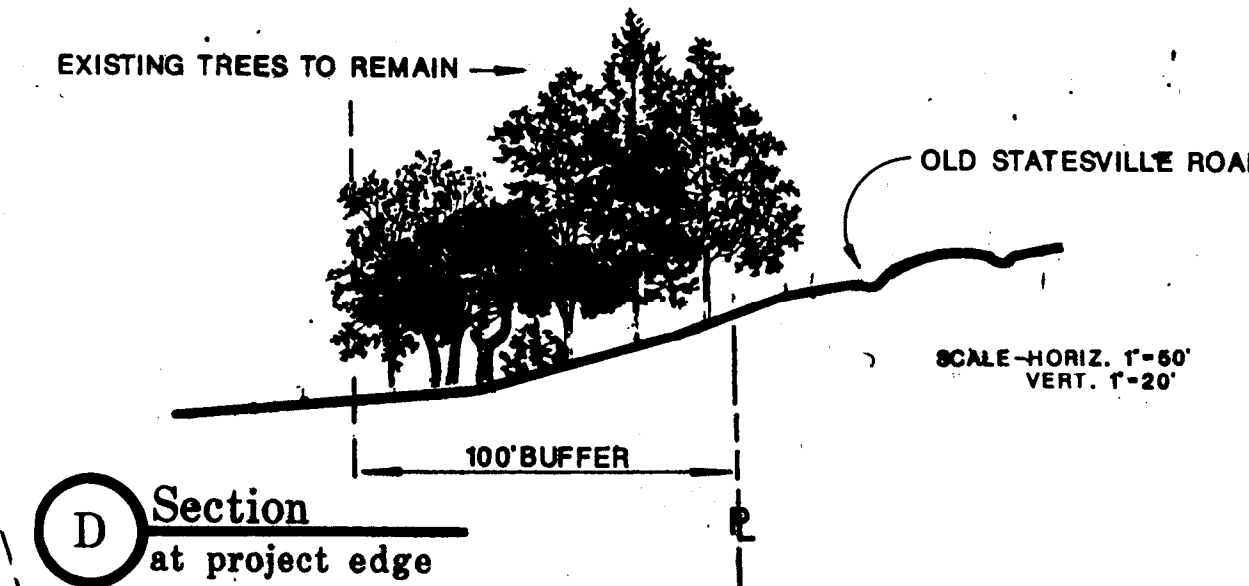
Development Data	
PREVIOUS PETITION WAS 90-17(C) FOR ORIGINAL BUSINESS PARK, 383.57 AC., THEN PETITION 91-43(C) ADDED 23.422 ACRES. THIS PETITION WILL ADD 1.65 ACRES.	388.57 AC.
Existing Zoning	R-4
Proposed Zoning	BP
Minimum Permanent Open Space	20% Of Site

### Development Notes

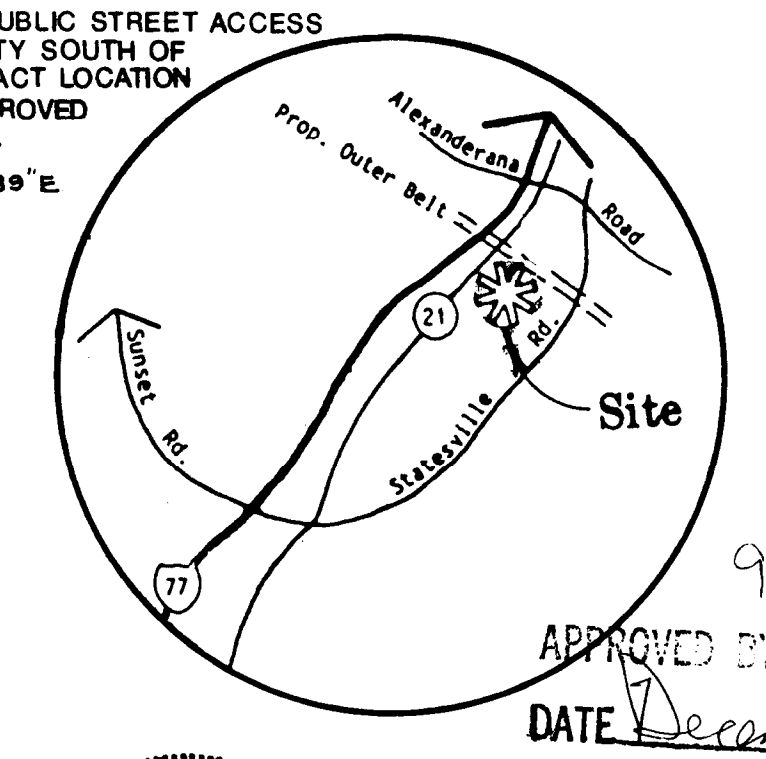
- SPECIAL CARE SHALL BE TAKEN TO PROVIDE A HIGH QUALITY OF DESIGN FOR BUILDINGS, SITE ARRANGEMENT AND SITE AMENITIES WITHIN THIS COORDINATED DEVELOPMENT AREA.
- ALL DETAILED DEVELOPMENT STANDARDS OF THE BP DISTRICT AS SET FORTH IN SECTION 3402 OF THE MECKLENBURG ZONING ORDINANCE SHALL BE MET.
- NO STRUCTURE TALLER THAN 40' WILL BE LOCATED WITHIN 200' OF ANY RESIDENTIAL DISTRICT.
- 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.
- ALL UTILITY LINES SHALL BE UNDERGROUND AS SPECIFIED BY SECTION 3402.7.2 OF THE "BP ORDINANCE".
- 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".
- THIS DEVELOPMENT SHALL HAVE RESTRICTIVE COVENANTS WHICH MEET THE REQUIREMENTS OF SECTION 3402.7.4 OF THE "BP ORDINANCE".
- 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).
- 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".
- 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 "BP ORDINANCE".
- 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.
- STREET ALIGNMENTS ARE INTENDED TO SHOW GENERAL CIRCULATION PATTERN ONLY. STREET ALIGNMENT MAY BE ADJUSTED AND ADDITIONAL STREETS MAY BE PROVIDED TO ACCOMMODATE SPECIFIC USES AND DESIRED LOT SIZES. IMPROVEMENTS WILL BE PROVIDED PRIOR TO OR IN CONJUNCTION WITH EACH PARCEL'S DEVELOPMENT.
- DEDICATION OF REQUIRED R/W FOR ALEXANDERANA ROAD AND HWY. 115 SHALL BE TIED TO ADJACENT DEVELOPMENT AND SHALL BE DEDICATED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR SUCH DEVELOPMENT.

### Boundary Data

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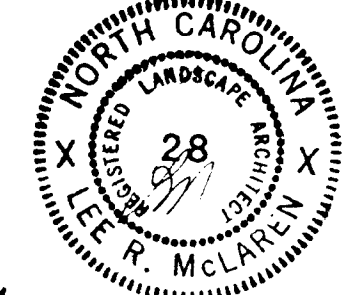


### Location Map

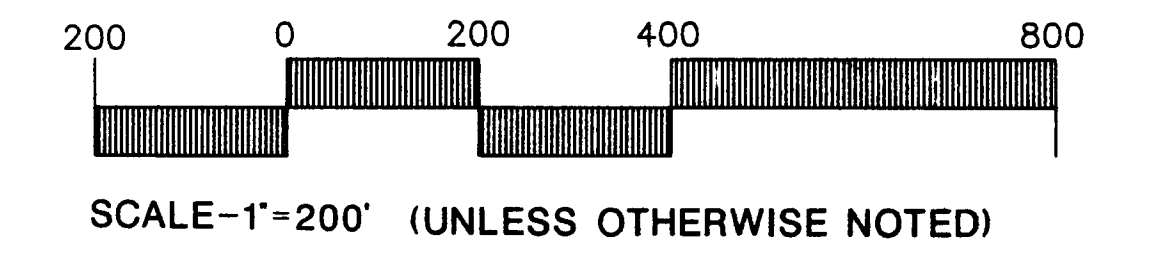


### Legend

- ADJACENT PROPERTY OWNERS (SEE ATTACHED LIST) XX
- EXISTING CONTOUR

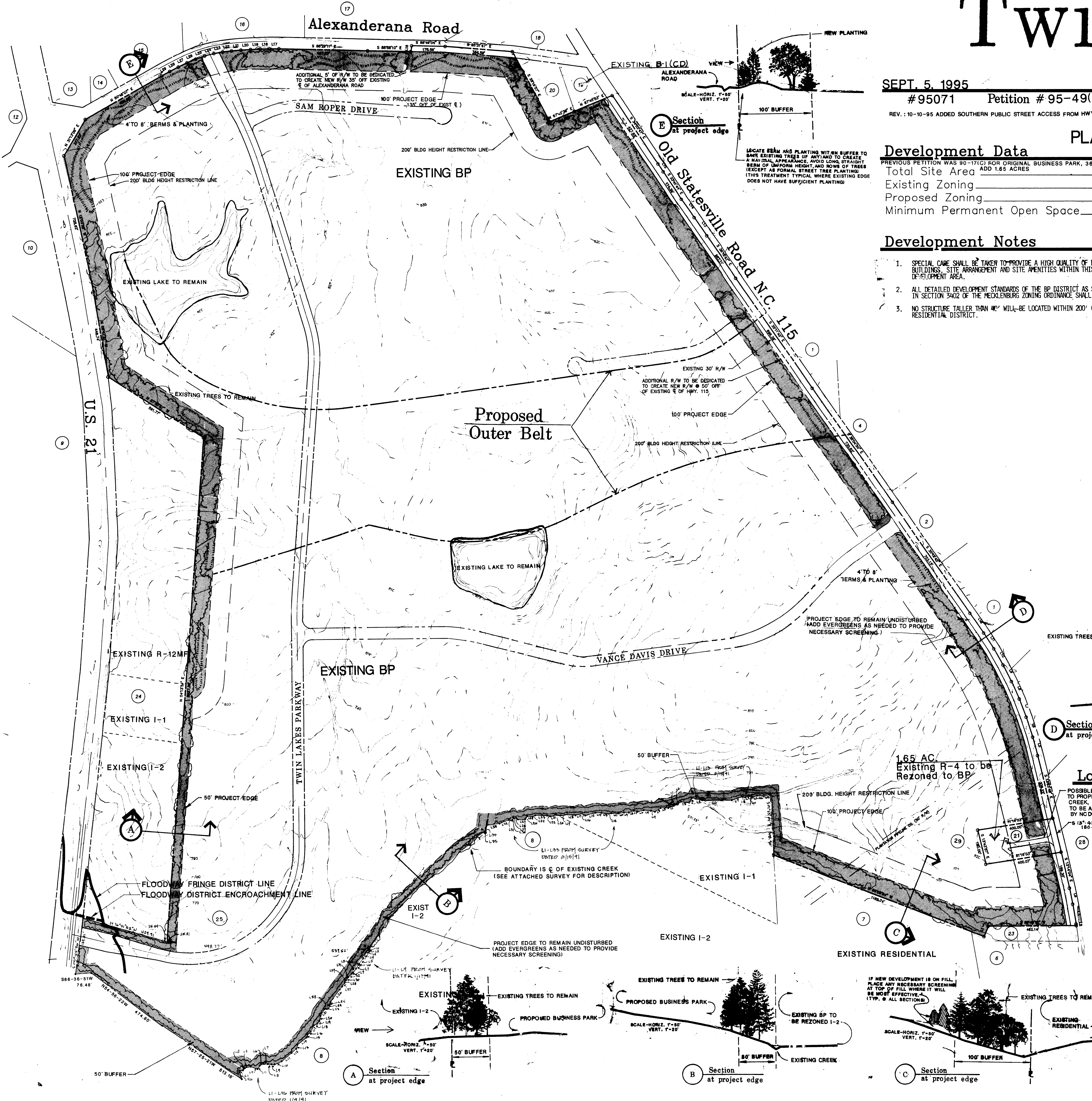


APPROVED BY COUNTY COMMISSION  
 DATE December 12, 1995



**DPR**  
 DESIGN-PLANNING-RESEARCH

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