

STEELE CREEK COMMERCE PARK

Technical Data Sheet

EASTGROUP
PROPERTIES

11440 CARMEL COMMONS BLVD.
SUITE 209, CHARLOTTE, N.C. 28226
(704) 625-4030

THIS DRAWING IS THE PROPERTY OF JMA, JAMES MCGOVERN & ASSOCIATES CONSULTING ENGINEERS, AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

JMA

800 Towne Center Blvd., Suite 100
P.O. Box 991
Pineville, North Carolina 28134
(704) 886-8200
James McGovern & Associates
Consulting Engineers

DEVELOPMENT DATA TABLE

- A) Total site Acreage 43,287 AC
- B) Tax parcels included in rezoning: 20107204, 20107218, 20107219, 20107220, 20107221, 20107223, 20107224, 20107225, 20107226
- C) Existing Zoning: R-3 AND I-1 (CD)
- D) Proposed Zoning: I-2 (CD)
- E) Existing Land use: Vacant
- F) Proposed Land use: Industrial, Office/Distribution, Retail
- G) Maximum No. of Buildings 8 Principal buildings and 3 accessory buildings for fire sprinkler, utilities, etc.
- H) Maximum Floor Area: 525,000 square feet of total floor area may be developed on the site.
- I) Maximum Building Height: 40 Feet.
- J) Parking Ratio: As required by the Ordinance.

GENERAL PROVISIONS

- A) The petitioner acknowledges that there are standard development requirements imposed by City Ordinances, Policies, and Design Manuals that exist. These Criteria in addition to those shown on this plan will be adhered to during design of this project.
- B) Future Amendments to the rezoning plan and/or these development standards may be applied for by the owner or owners of this site in accordance with the provisions of Charter 6 of the Zoning Ordinance. (Section 6.207)

PERMITTED USES

- A) The site may be devoted only to those uses permitted by right and under prescribed conditions in the I-1 zoning district that are also permitted in the I-2 zoning district, and any accessory uses related thereto.

TRANSPORTATION

- A) Entrance Drive will be extended to Gable Road using local industrial street cross section.
- B) Prior to the issuance of the first building permit for any building to be constructed on the site, the Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Gable Road as required to provide right of way measuring 32.5 feet from the existing centerline of Gable Road if such right of way does not currently exist.
- C) The petitioner shall provide the required road improvements along their Gable Road frontage per the local industrial street standard at such time 1) development has been permitted for the abutting property (tax parcel 201-072-27) with road improvements indicated along Gable Road out to Shopton Road or 2) Gable Road by some other entity, whichever occurs first. If none of these scenarios have occurred prior to the issuance of the final C.D. For the last building, the petitioner shall be relieved of Gable Road roadway improvements. However, the petitioner shall still install a minimum 5' wide sidewalk along the Gable Road frontage of the site prior to the final C.D. of the last building.
- D) The extension of Entrance Road to Gable Road shall be constructed prior to the final C.D. being issued for the first of buildings 4 or 5 along the extension. However the extension shall not be connected to Gable Road unless Gable Road is improved from the petition site out to Shopton Road.
- E) Petitioner shall construct a green strip and sidewalk along the east side of Entrance Drive matching the existing green strip and sidewalk on the west side of Entrance Drive.
- F) The intersection of Steele Creek Place, existing Entrance Drive and Entrance Drive extension shall be modified to accommodate larger vehicles. This will be accomplished by removing the circle island and building a conventional intersection or installing a larger round about.

ARCHITECTURAL STANDARDS

- A) Set out on Page 3 of this Rezoning Plan are schematic architectural renderings of the front elevation (the elevation facing Steele Creek Road) of the building designated as Building 1 on the Schematic Plan that is intended to depict the general architectural style, character and elements of the front elevation of Building 1. Accordingly, the front elevation of Building 1 shall be designed and constructed so that it is substantially similar in appearance to the attached schematic architectural renderings in terms of its architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- B) The front elevation (the elevation facing Steele Creek Road) of the building designated as Building 2 on the Schematic Plan shall be substantially similar to and compatible with the front elevation of Building 1 in appearance and quality through the use of similar architectural designs, styles and features, and similar building materials and colors, provided, however, that building 2 shall not be required to incorporate the deep, recessed glass element located in the center section of Building 1.
- C) Set out on Page 3 is a schematic architectural rendering of the rear elevations (the elevations facing Gable Road) of those buildings designated as Building 4 and Building 5 on the Schematic Plan that are intended to depict the general architectural style, character and elements of the rear elevations of Building 4 and Building 5. Accordingly, the rear elevations of Building 4 and Building 5 shall be designed and constructed so that they are substantially similar in appearance to the attached schematic architectural rendering in terms of their architectural style, character and elements. Change and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- D) Solid waste and recycling facilities will be screened from adjacent street right of ways.

ENVIRONMENTAL FEATURES

- A) As the site has been previously cleared, tree save areas will be limited to areas around the existing wet ponds on site. The removal of trees from the building setbacks shall be allowed in order to accommodate grading or the installation of the berms required to screen the Site from residentially zoned parcels located across the street from the Site. These areas are more particularly depicted as reduced buffers on the Schematic Plan.
- B) Site will comply with the City's Post Construction Stormwater ordinance.
- C) The minimum number of trees required to be planted in the 37.5 foot Class A buffer located on the Site along Gable Road across from Tax Parcels 201-071-05, 201-071-13, 201-071-04, and 201-071-12, which buffer is more particularly depicted on the Schematic Plan, shall be 50% more than the minimum required to be planted under the Ordinance. A minimum of 75% of these trees shall be required to be evergreen trees.

FIRE PROTECTION

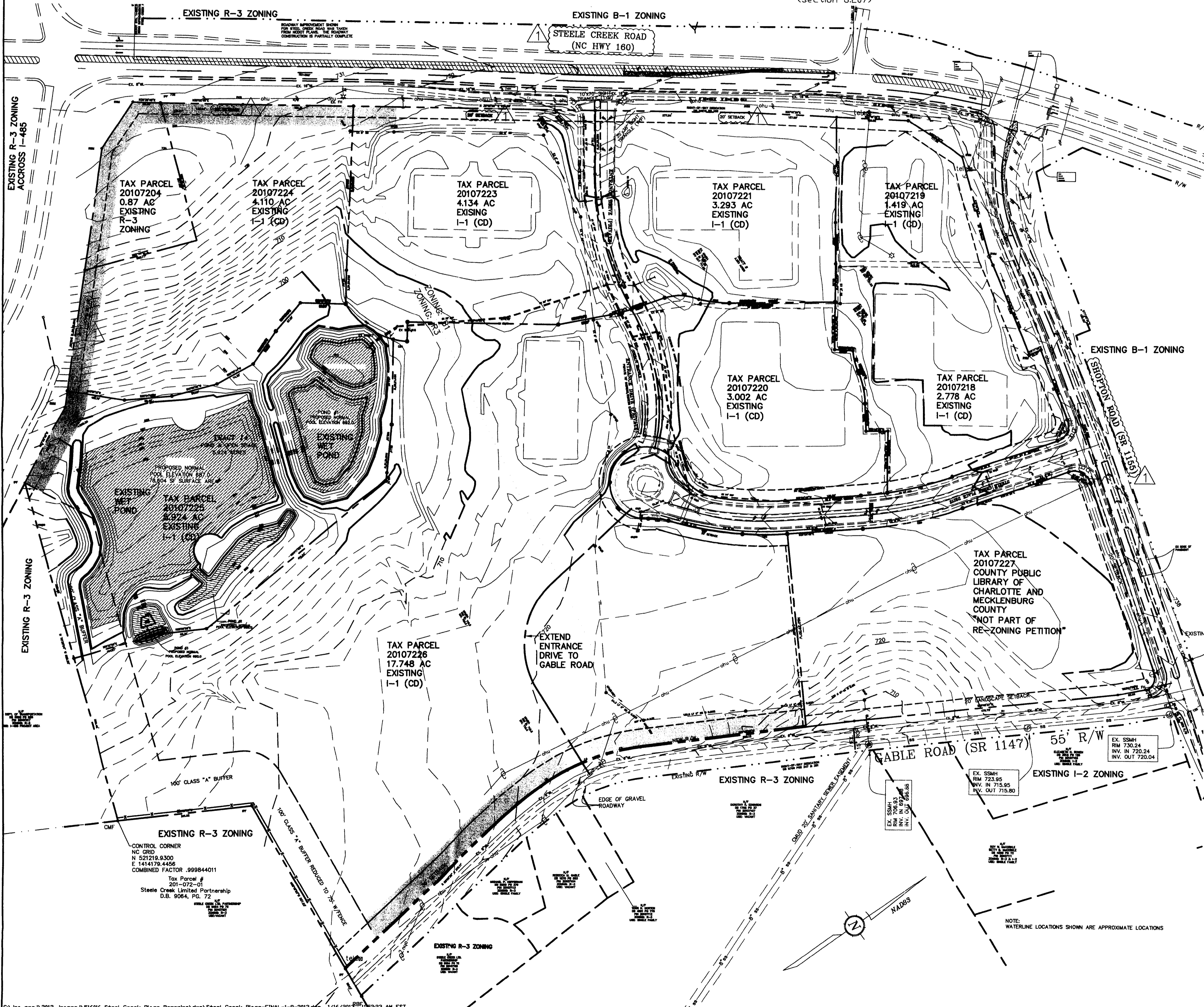
- A) All buildings will be sprinkled with fire access as shown on the rezoning plan.

LIGHTING

- A) Lighting fixtures along perimeter of the site will be full cut off toward property lines. Wall 'pak' lighting will be allowed in truck court areas. Detached lighting will be limited to 30 feet in height.

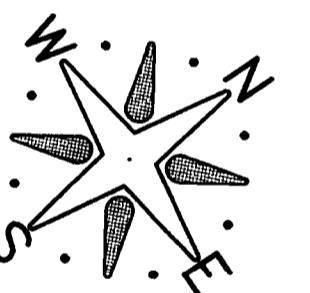
OTHER

- A) On-site utilities will be underground installed.

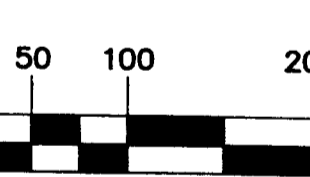


Steel Creek Commerce Park
Steel Creek Road
Charlotte, North Carolina
Rezoning Petition No. 2013-021
Technical Data Sheet

2013-021



Graphic Scale:



(IN FEET)
Scale: (1"=100')
Engineer
James J. McGovern
Senior Designer

Ted W. Lawrence
Date
11.26.2012

Revisions

No.	Date	1:17.2013
No.	Date	
No.	Date	
No.	Date	
No.	Date	

APPROVED BY
CITY COUNCIL

MAR 11

Dwg. No.
flbqdw-7-16-2012

Project Number

516016

Sheet No. No. of Sheet

1 of 3

Petition No. 2013-021

STEELE CREEK COMMERCE PARK

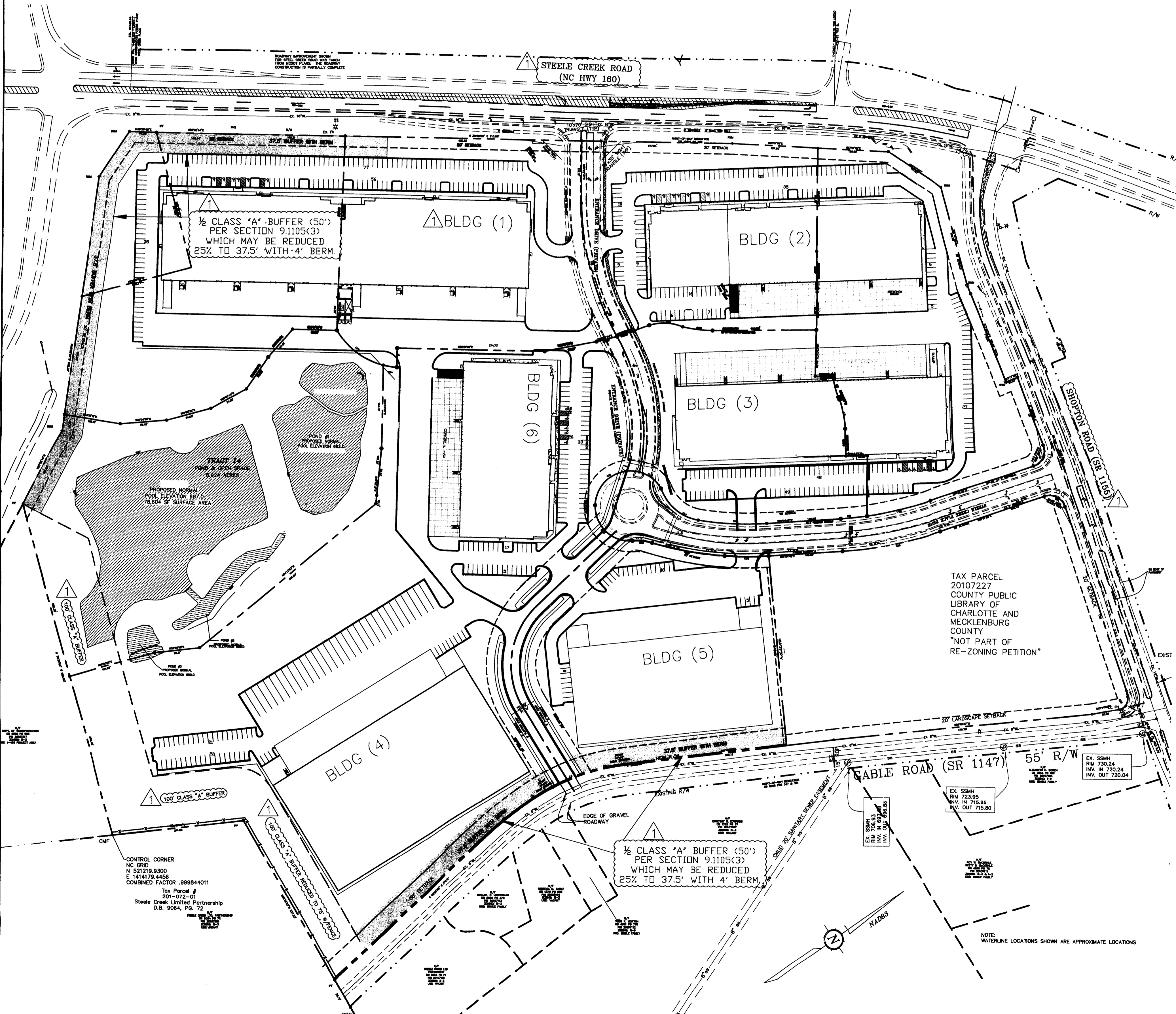
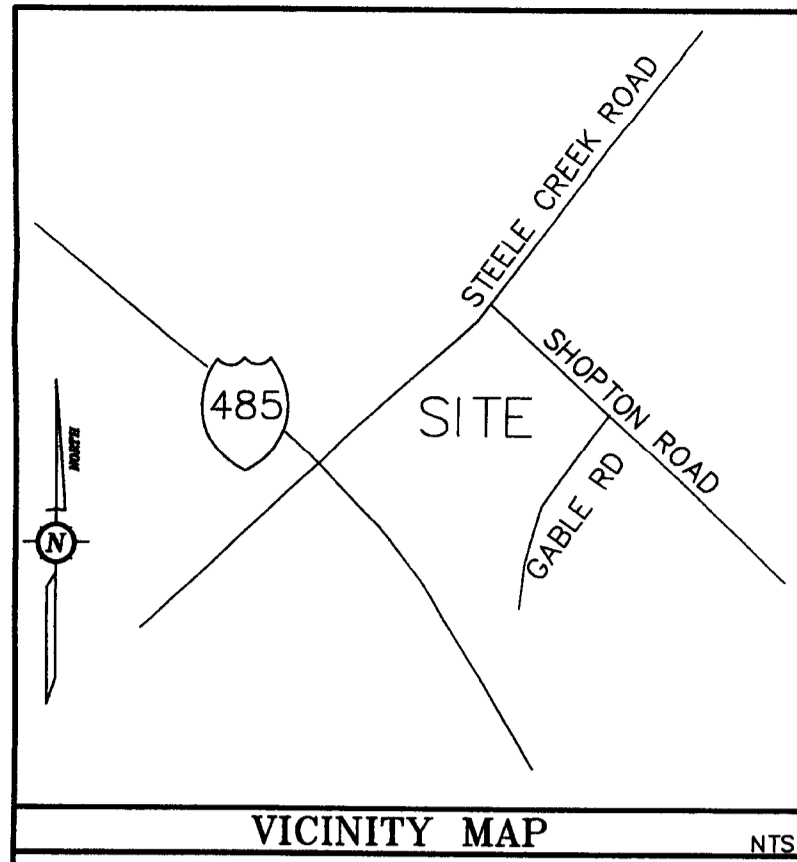
EASTGROUP
PROPERTIES

11440 CARMEL COMMONS BLVD.
SUITE 209, CHARLOTTE, N.C. 28226
(704) 625-4030

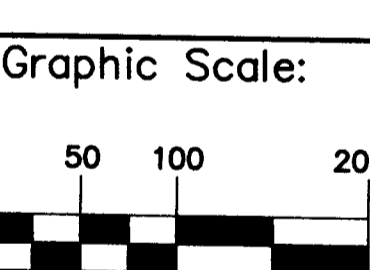
THIS DRAWING IS THE PROPERTY OF JMA, JAMES MCGOVERN & ASSOCIATES CONSULTING ENGINEERS, AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

JMA

800 Towne Center Blvd, Suite 100
P.O. Box 691
Pineville, North Carolina 28134
(704) 869-6200
James McGovern & Associates
Consulting Engineers



Steele Creek Commerce Park
Steele Creek Road
Charlotte, North Carolina
Rezoning Petition No. 2013-XXX
Schematic Plan



Engineer
James J. McGovern
Senior Designer

Ted W. Lawrence
Date
11.26.2012

Revisions

No.	Date
No. 1	Date 1.17.2013
No. Date	
No. Date	
No. Date	
No. Date	

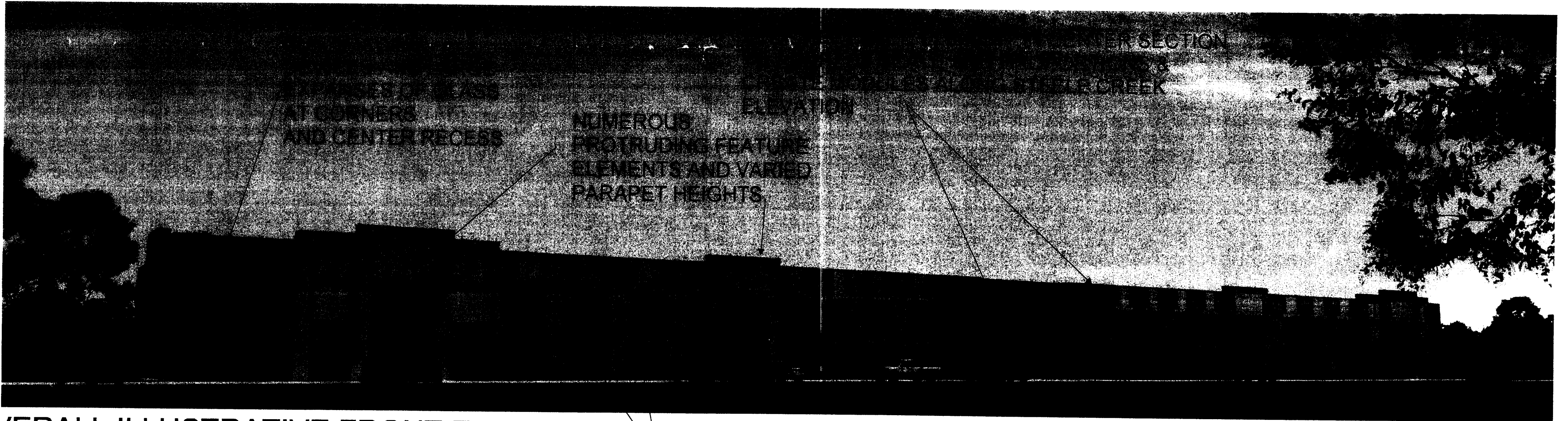
APPROVED BY
COUNCIL
R 18 2013

Dwg. No.
fdbgdw-7-16-2012

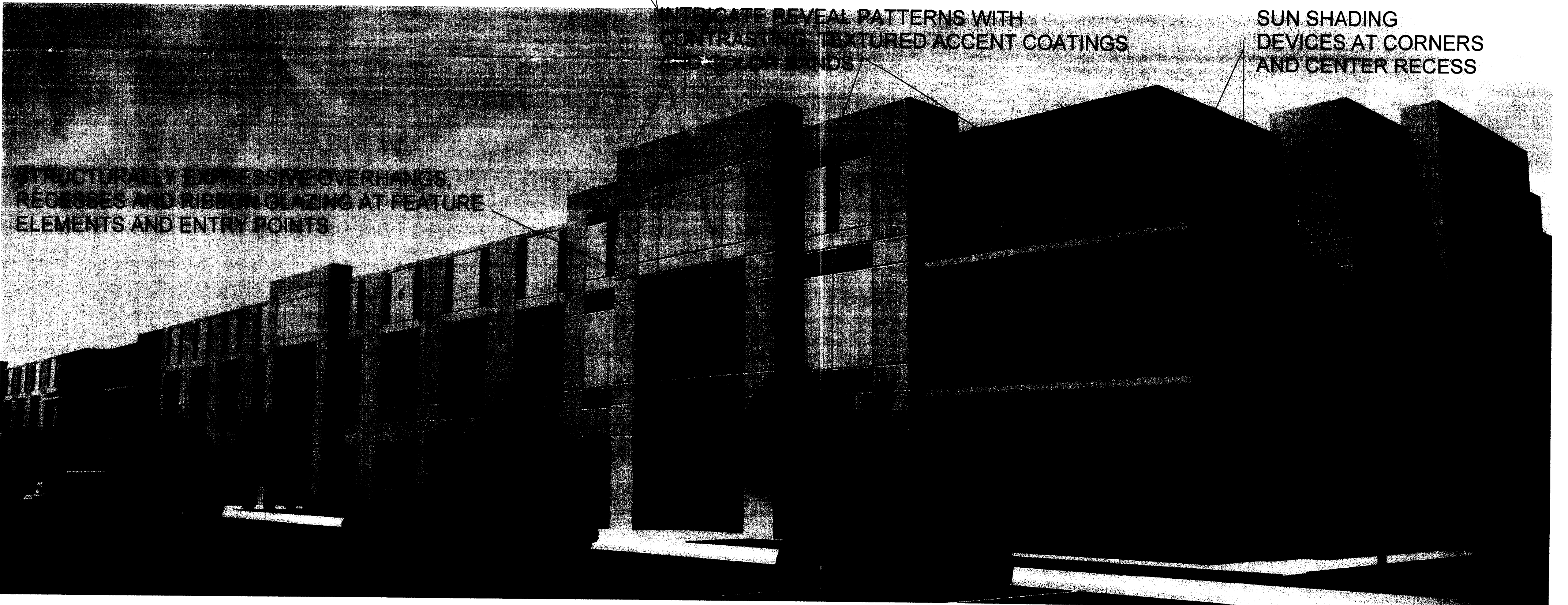
Project Number
516016

Sheet No. No. of Sheet
C 2 of 3

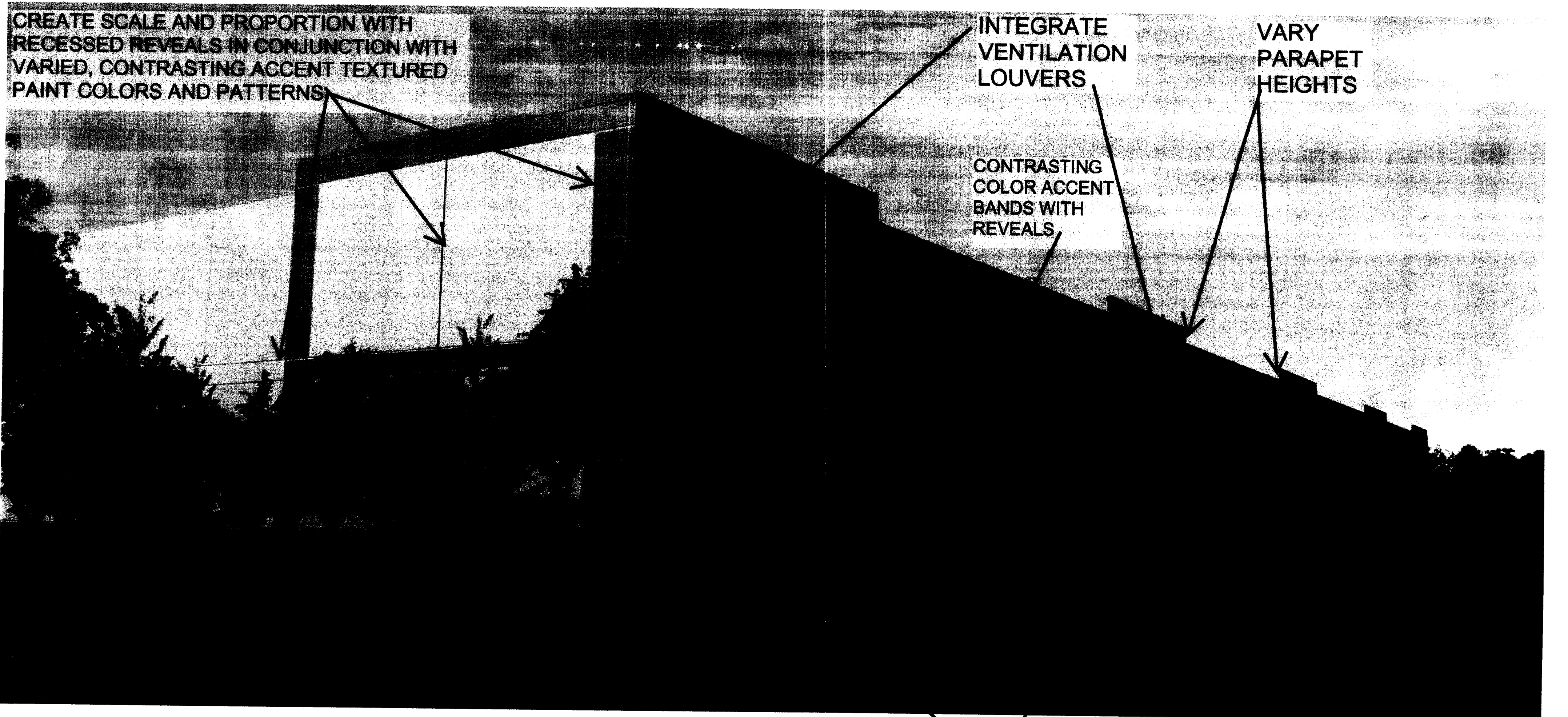
Petition No. 2013-021



OVERALL ILLUSTRATIVE FRONT ELEVATION



ENLARGED FRONT ILLUSTRATIVE ELEVATION



REAR, GABLE ROAD ILLUSTRATIVE ELEVATIONS

4' HIGH HEAVILY LANDSCAPED BERM WITH DENSE DECIDUOUS AND EVERGREEN TREES, AND CONTINUOUS SHRUBBERY

architects
msa
 merriman
 schmitt

STEELE CREEK COMMERCE PARK
 PETITION # 2013-021

APPROVED BY
 CITY COUNCIL

MAR 18 2013