

# STEELE CREEK PARK Technical Data Sheet

11440 CARMEL COMMONS BLVD.

SUITE 209CHARLOTTE, N.C. 28226 (704) 625-4030

By mcataldo at 10:11 am, Oct 19, 2012

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### DEVELOPMENT DATA TABLE

A) Total site Acerage 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-1 (CD) SPA AND I-1 (CD)
E) Existing Land use: Vacant

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E) Proposed Land use: Industrial Office/Distribution

(G) Maximum No. of Buildings 8 Principal buildings and 3 accessory)

buildings for fire sprinkler utilities etc.)

H) Maximum Building Square 525,000 sf.

1) Maximum Building Height 40 feet.

J) Parking Ratio: As required by the Ordinance.

A) The petitioner acknowledges that there are standard development requirements imposed by City Ordinances, Policy's, 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 then owner or owners of this site in accordance with the provisions of Charter 6 of the Zoning Ordinance. (Section 6.207)

A) All uses permitted under I-1 zoning.

1\{A) Entrance Drive will be extended to Gable Road using local Industrial street cross section.

B) Prior to the first building permit, the petitioner shall dedicate and convey 32.5' from the centerline of Gable Road. 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 has been improved from the subject site to Shopton 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.

)) 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. The extension shall not be connected to Gable Road until Gable Road is

improved from the petition site out to Shopton Road. E) Petioner shall construct a green strip and sidewalk along the east side of Entrance Drive matching the existing green

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) Buildings will be tilt wall concrete construction. (See sheet 3 of 3 for typical building elevation.

B) Building scale will be generally as depicted on schematic plan. A small free standing sprinkler building or utility buildings may be necessary and will be allowed on the site. Final location to be determined during design of the site.)

C) 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. Tree removal in building setbacks will be allowed to install berms required to screen residentially property across

street in areas depicted as reduced buffers on rezoning plan.

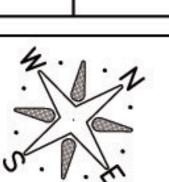
(B) Site will comply with the City's Post Construction Stormwater) ordinance. (C) The patitioner will increase by 50% the number of trees in the 37 1/2 foot buffer along Gable Road accross from tax parcel 20107105, 20107113, 20107104, and 201107112. A minimum of 75% of the tress in this buffer will be evergreen.

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

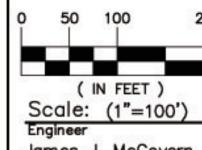
(A) Lighting fixtures along perimeter of the site will be full cut off toward property lines. Wall "pak" lighting will be allowed in truck court areas. Detached lighting will be limited to 30 feet

A) On-site utilities will be underground installed.

Petition No. 2012 086



Graphic Scale:



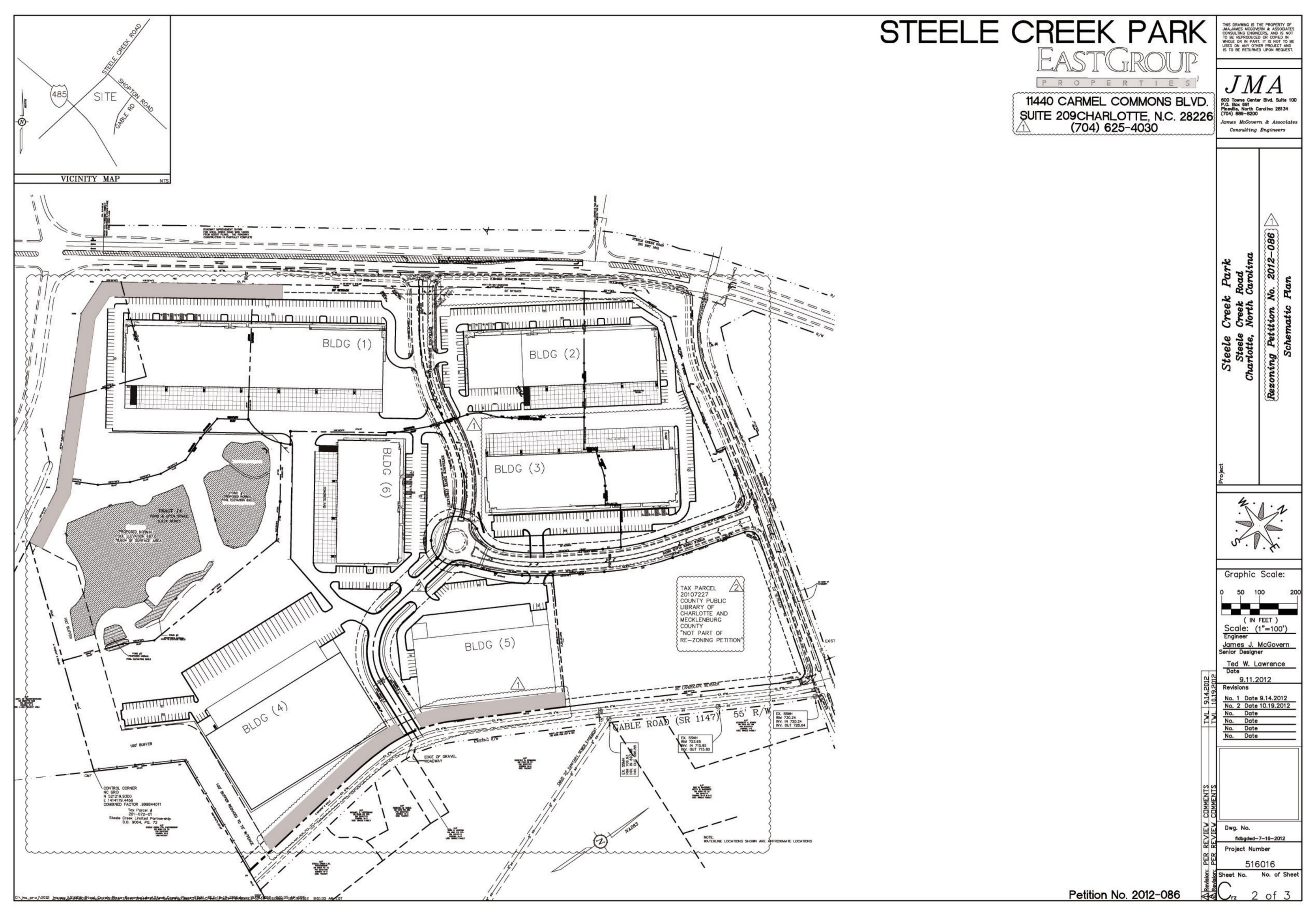
James J. McGovern Senior Designer Ted W. Lawrence

9.11.2012 Revisions No. 1 Date 9.14.2012 No. 2 Date 10.19.2012

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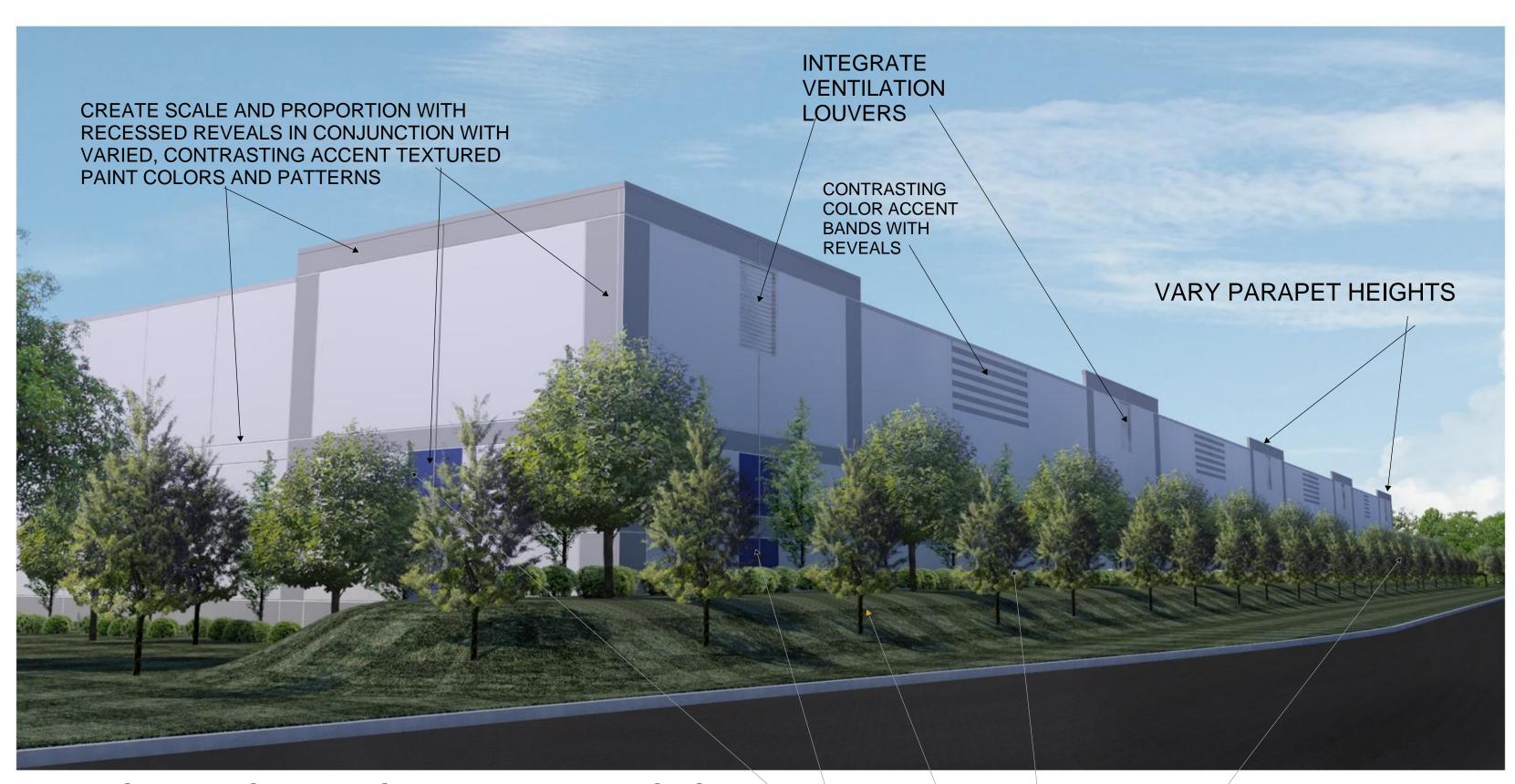
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Project Number 516016





FRONT & SIDE ROAD ILLUSTRATIVE ELEVATIONS



REAR, GABLE ROAD ILLUSTRATIVE ELEVATIONS



schmitt

BLUE ACCENT PANT WITH REVEALS

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

STEELE CREEK COMMERCE PARK PETITION # 2012-086 10.18.12