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Steel Creek Place
Steel Creek Road
Charlotte, North Carolina

Resoning Petition No. 2012-086

Technical Data Sheet

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-1 (CD)
E) Existing Land use: Vacant
F) 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.
I) Maximum Building Height 40 feet
J) Parking Ratio: As required by the Drainance.

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.

A) Entrance Drive will be extended to Gable Road using local industrial street grid 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.

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

1) 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.

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.

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

1) 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.

A) On-site utilities will be underground installed.

Petition No. 2012 086



Graphic Scale:



(IN FEET)

Scale: (1"=100')

James J. McGovern

Senior Designer

Ted W. Lawrence

Date 9.11.2012

Revisions

No. 1 Date 9.14.2012

No.	Date
No.	Date

No.	Date
No.	Date

No.	Date
No.	Date

No. _____ Date _____

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STEELE CREEK PARK

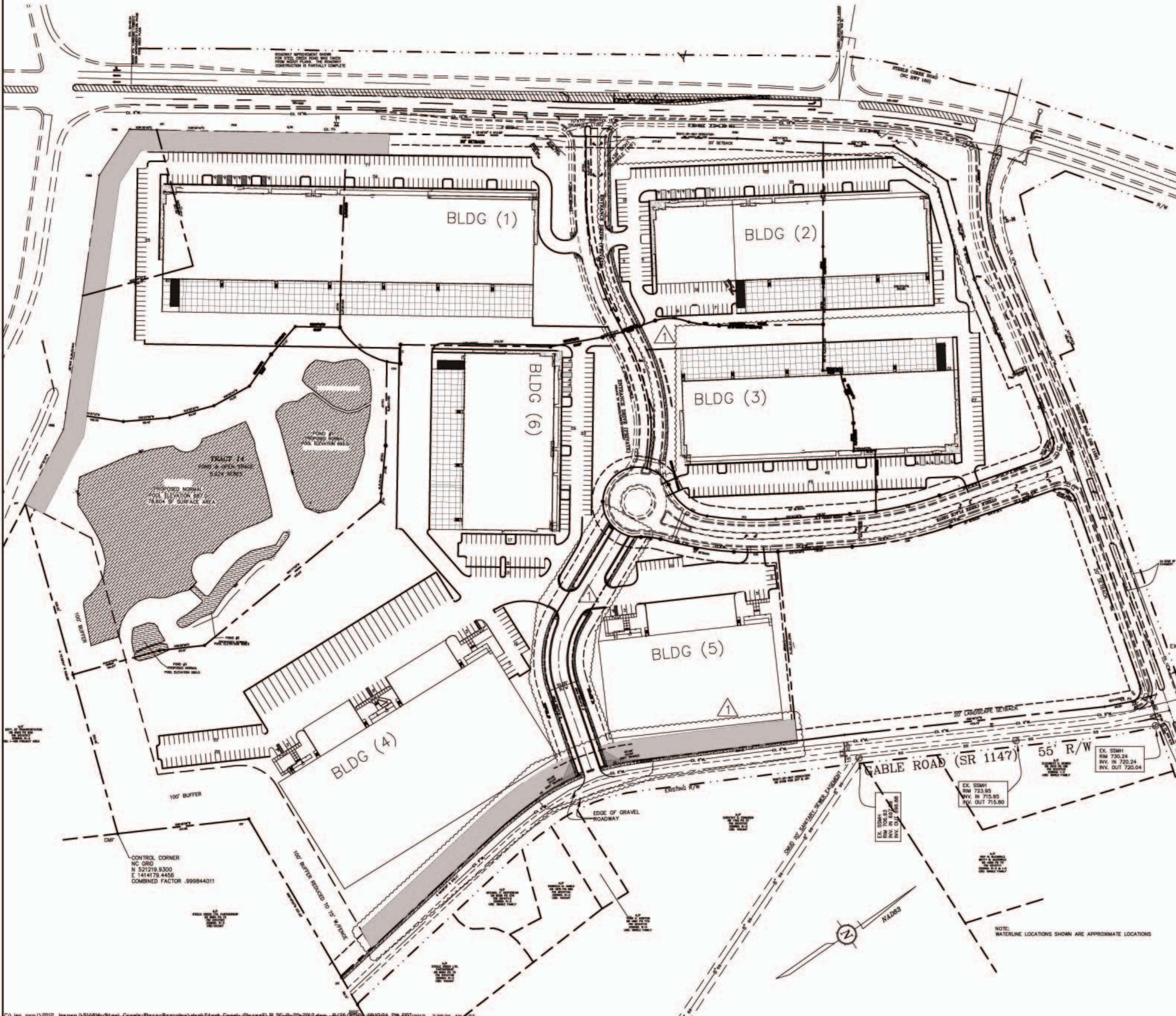
Technical Data Sheet

EASTGROUP
PROPERTIES

2966 COMMERCE PARK DRIVE
SUITE 450 ORLANDO, FL 32819
(407) 251-7075
(407) 854-7167

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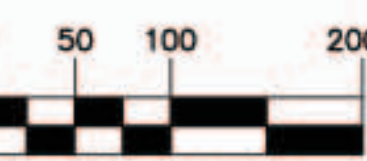
JMA
600 Town Center Blvd. Suite 100
P.O. Box 891
Pineville, North Carolina 28134
(704) 889-8200
James McGovern & Associates
Consulting Engineers



Steele Creek Park
Steele Creek Road
Charlotte, North Carolina
Rezoning Petition No. 2012-086
Schematic Plan



Graphic Scale:



(IN FEET)

Scale: (1"=100')

Engineer

James J. McGovern

Senior Designer

Ted W. Lawrence

Date

9.11.2012

Revisions

No. 1 Date 9.14.2012

No. Date

No. Date

No. Date

No. Date

No. Date

No. Date

No. Date

No. Date

No. Date

No. Date

No. Date

Petition No. 2012-086

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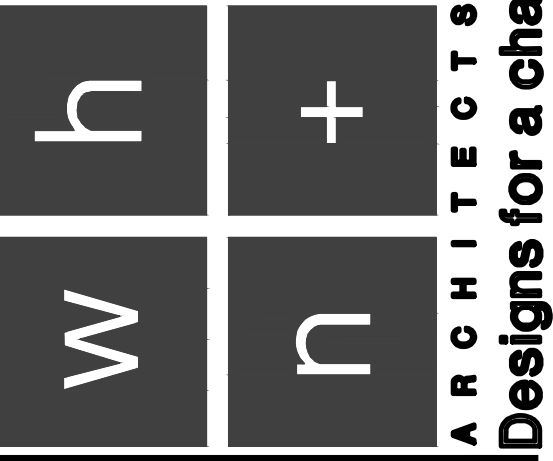
FRONT/SIDE
VIEWS BUILDINGS 1, 2 & 3
A1.0 SCALE: NTS



SIDE/REAR
VIEWS BUILDINGS 4 & 5
A1.0 SCALE: NTS

PETITION NO. 2012-086

330 W. 10th Street
Charlotte, NC 28202
704.333.9982 phone
704.333.9982 fax
www.wnarch.com



PRELIMINARY
NOT FOR
CONSTRUCTION

Steele Creek Place
Steele Creek Road
Charlotte, NC

Project:

Project No. **12234-p**
Date Issued: **SEPTEMBER 14, 2012**

Revisions:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

PROPOSED BUILDING

Sheet Title

A1.0

Sheet Number 3 Of 3

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