

EASTGROUP
PROPERTIES

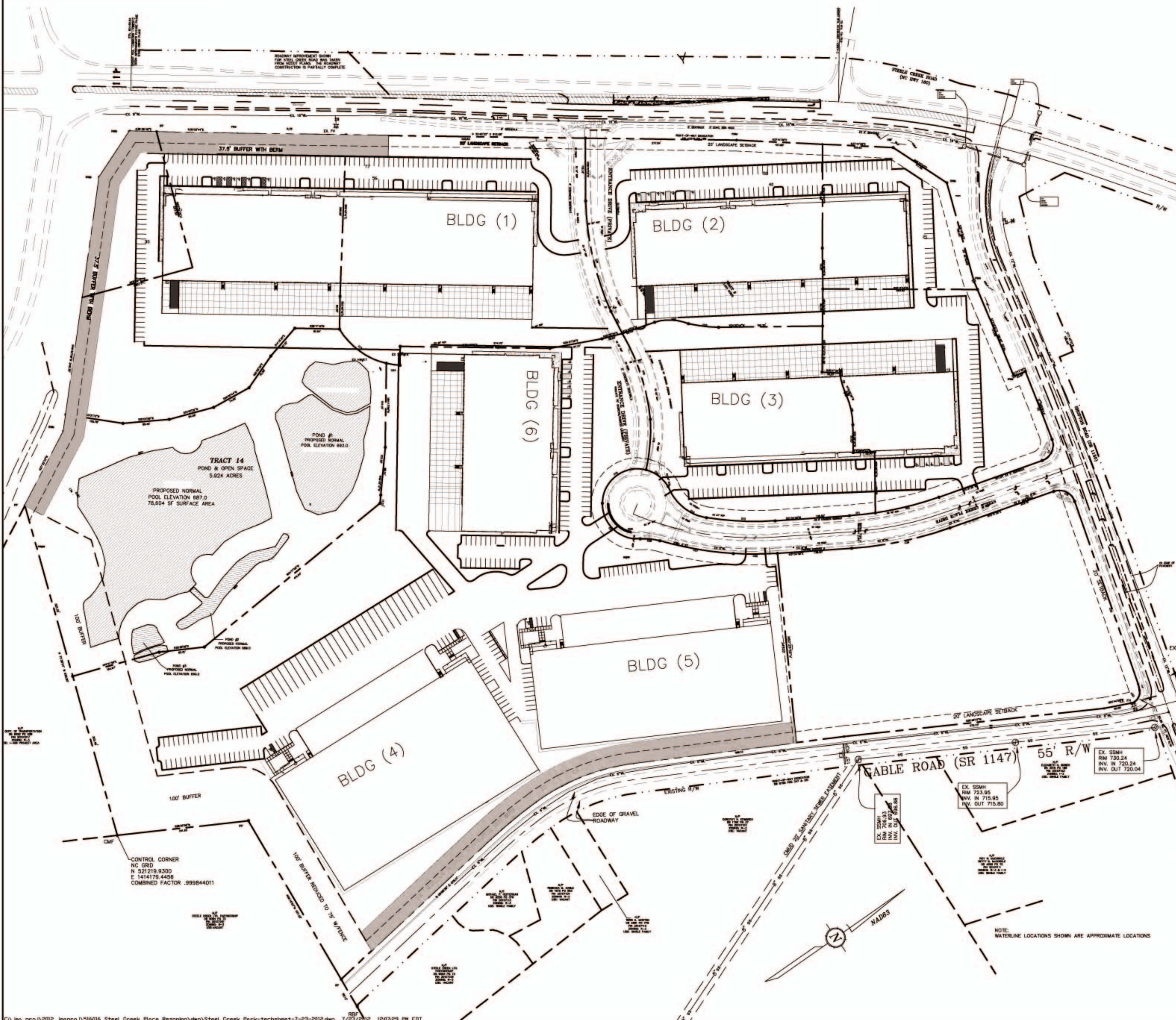
11440 CARMEL COMMONS BLVD
SUITE 209 CHARLOTTE, NC 28226
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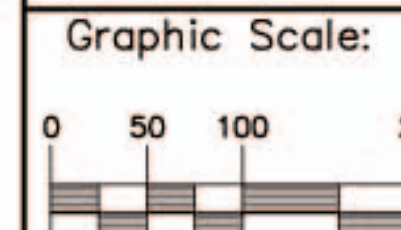
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Steele Creek Place
Steele Creek Road
Charlotte, North Carolina

Schematic Plan



RECEIVED
By Michael Cataldo at 9:16 am, Jul 24, 2012



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

Ted W. Lawrence
Date
7.23.2012

Revisions	
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date

Dwg. No.
f16016-7-16-2012
Project Number
516016
Sheet No. No. of Sheet
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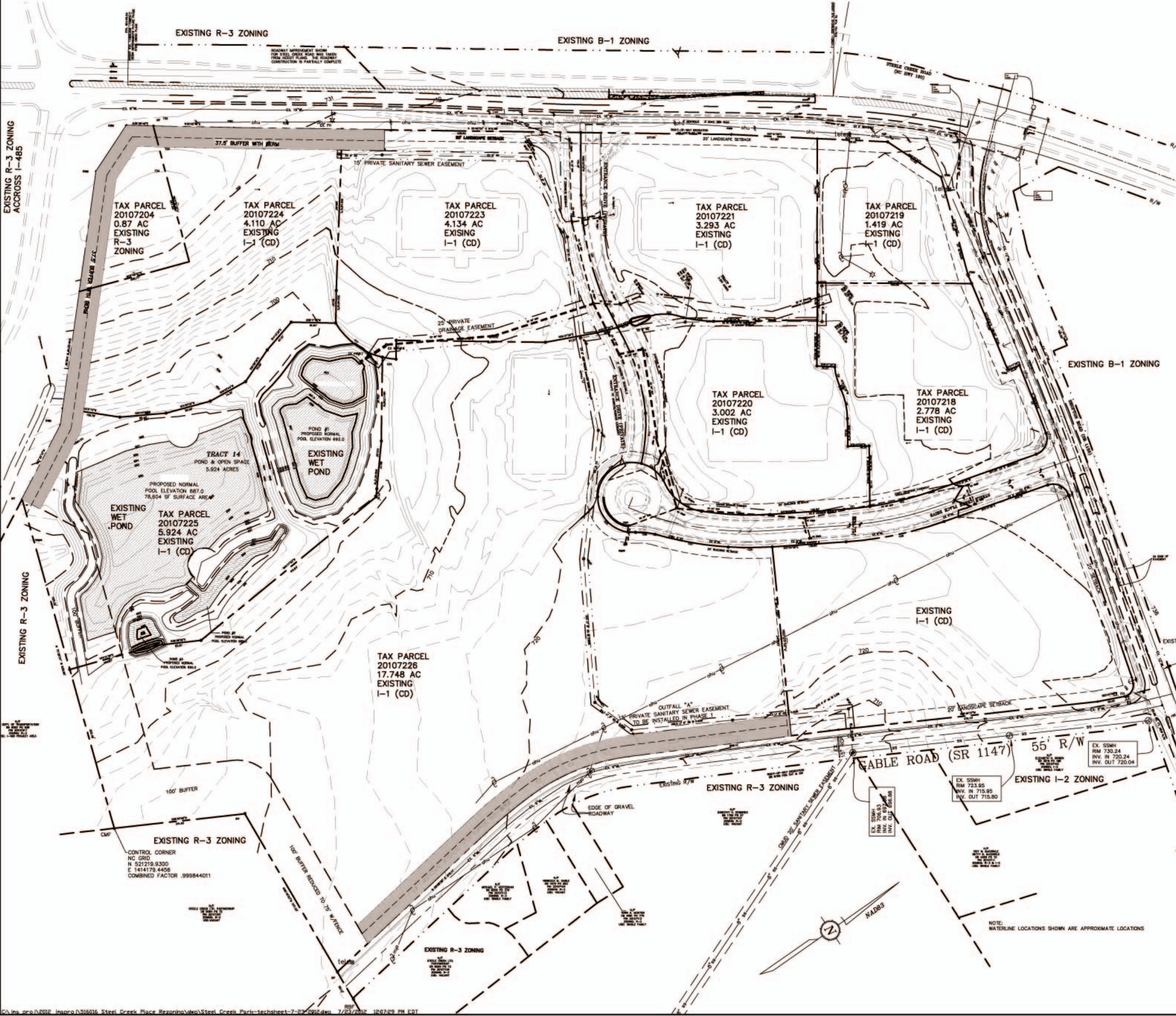
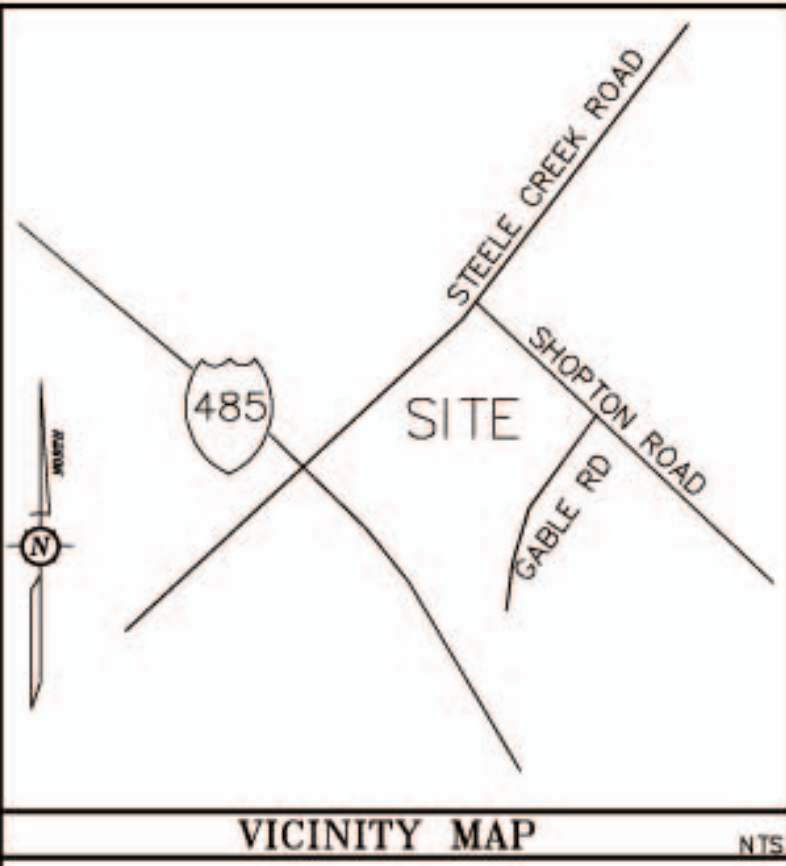
STEELE CREEK PARK
Technical Data Sheet



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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-1 (CD)
- E) Existing Land use: Vacant
- F) Proposed Land use: Industrial, Office/Distribution.
- G) Maximum No. of Buildings 8
- H) Maximum Building Square 525,000 sf.
- I) Maximum Building Height 40 feet.
- J) Parking Ratio: 0.25 spaces per 1,000 square feet for manufacturing or warehousing portion plus 1 space per 400 square feet for any accessory office.

GENERAL PROVISIONS

- 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)

PERMITTED USES

- A) All uses permitted under I-1 zoning.

TRANSPORTATION

- A) Existing private drive between Steele Creek Road and Steele Creek Place cul-de-sac may be converted to public road.
- B) Existing island in cul-de-sac of Steele Creek Place will be allowed to be removed and replace with asphalt pavement.
- C) All proposed access to buildings will be off existing private drive and off Steele Creek Place. No new access is anticipated off Steele Creek Road or Shopton Road.

ARCHITECTURAL STANDARDS

- A) Buildings will be tilt wall concrete construction.
- B) Building scale will be generally as depicted on schematic plan. A small free standing sprinkler building may be necessary and will be allowed on the site. Final location to be determined during design of the site the maximum number of building will be 8 including sprinkler building if required).
- 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 area will be limited to areas around the existing wet ponds on site. Tree removal in building setbacks will be allowed to install berm's required to screen residentially zoned property across street in areas depicted as reduced buffers on rezoning plan.
- B) The existing wet ponds will serve as PCCO treatment for the proposed development.

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.

OTHER

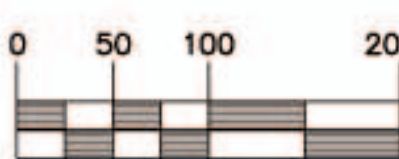
- A) On-site utilities will be underground installed.

Steele Creek Park
Steele Creek Road
Charlotte, North Carolina
Rezoning
Technical Data Sheet

Project



Graphic Scale:



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

Ted W. Lawrence
Date
7.23.2012

Revisions	
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