

# STEELE CREEK COMMERCE PARK

## Technical Data Sheet

### EASTGROUP

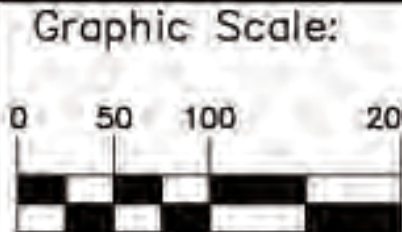
11440 CARMEL COMMONS BLVD.  
SUITE 209, CHARLOTTE, N.C. 28226  
(704) 625-4030

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Consulting Engineers

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



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

Ted W. Lawrence  
Date  
11.26.2012

| Revisions |      |
|-----------|------|
| No.       | Date |
| No.       | Date |
| No.       | Date |
| No.       | Date |
| No.       | Date |
| No.       | Date |

Dwg. No.  
fdbgdw-7-15-2012  
Project Number  
516016  
Sheet No. No. of Sheet  
C 1 of 3

#### 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 Building Square: 525,000 sq ft
- 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 then owner or owners of this site in accordance with the provisions of Chapter 6 of the Zoning Ordinance. (Section 6.207)

#### PERMITTED USES

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

#### TRANSPORTATION

- 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 325' 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.O. 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.O. of the last building.
- D) The extension of Entrance Road to Gable Road shall be constructed prior to the final C.O. 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.

#### ARCHITECTURAL STANDARDS

- A) Buildings will be tilt wall concrete construction. (See sheet 3 of 3 for typical building elevations).
- 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 petitioner will increase by 50% the number of trees in the 37 1/2 foot buffer along Gable Road across from tax parcel 20107105, 20107113, 20107104, and 20107112. A minimum of 75% of the trees in this buffer will be evergreen.

#### FIRE PROTECTION

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

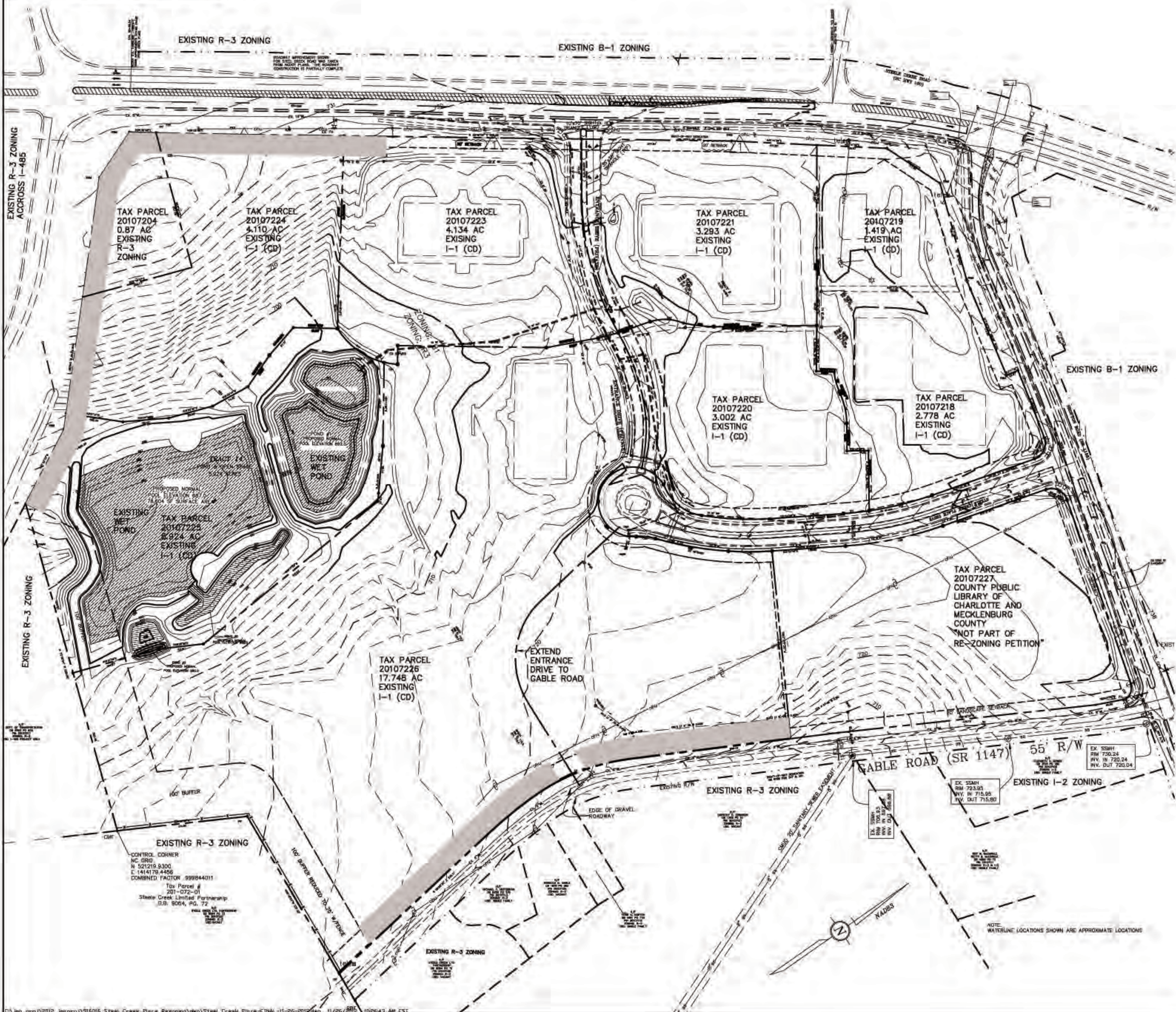
#### LIGHTING

- A) Lighting fixtures along perimeter of the site will be full cut off toward property lines. Wall "pik" 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.

Petition No. 2013-XXX





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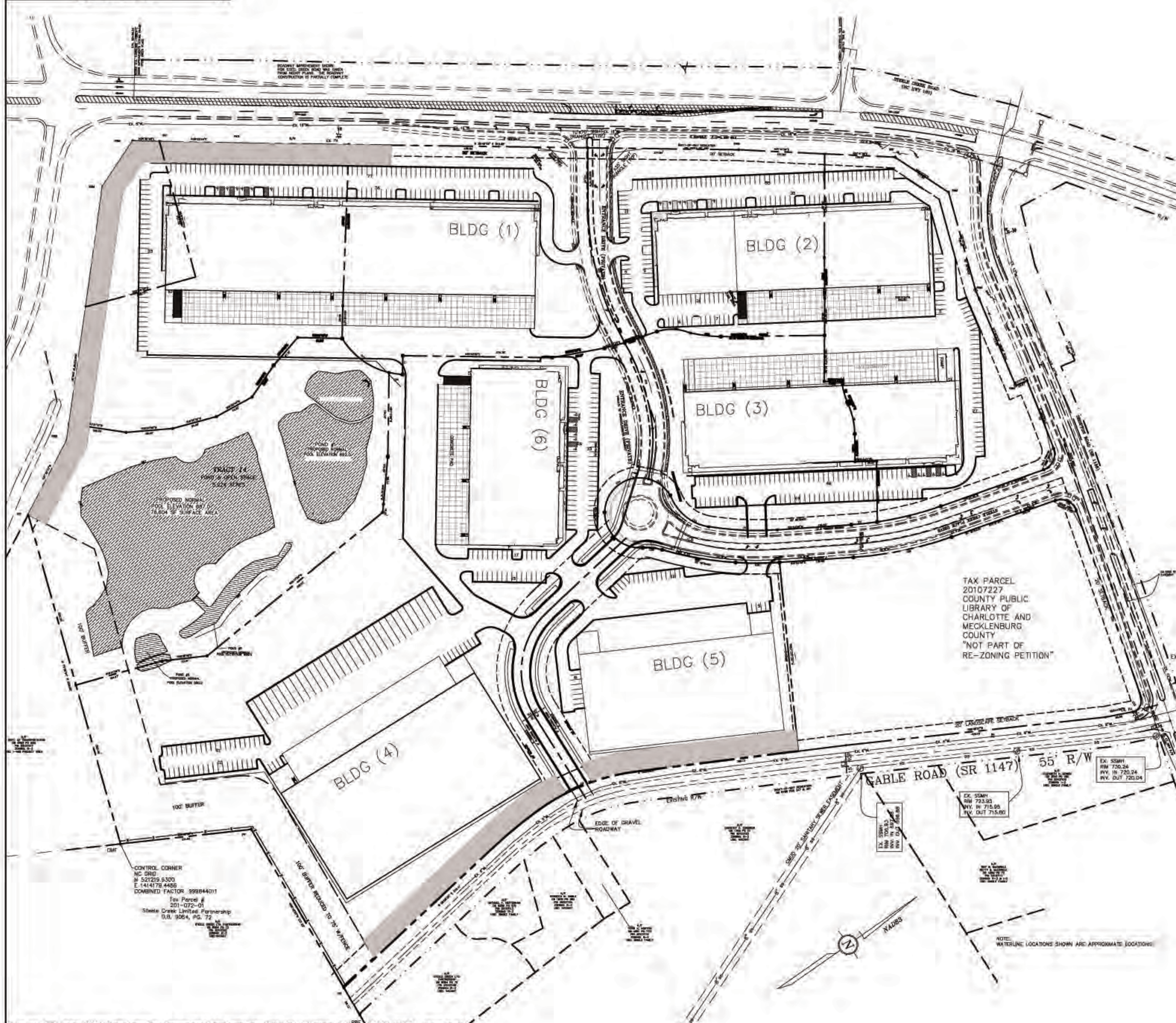
**EASTGROUP**  
PROPERTIES

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



Graphic Scale:



( IN FEET )  
Scale: (1"=100')

Engineer  
James J. McGovern  
Senior Designer

Ted W. Lawrence  
Date

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Revisions

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Dwg. No.  
f16gdwd-7-16-2012

Project Number

516016

Sheet No. No. of Sheet

Cz 2 of 3

Petition No. 2013-XXX





OVERALL ILLUSTRATIVE FRONT ELEVATION

INTRICATE REVEAL PATTERNS WITH CONTRASTING ACCENT PAINT COLOR BANDS

STRUCTURALLY EXPRESSIVE OVERHANGS AND RIBBON GLAZING AT FEATURE ELEMENTS AND ENTRY POINTS

NUMEROUS OVERLAPPING PANELS WITH VARIED PARAPET HEIGHTS, CONTRASTING ACCENT PAINT COLORS WITH RECESSED REVEALS



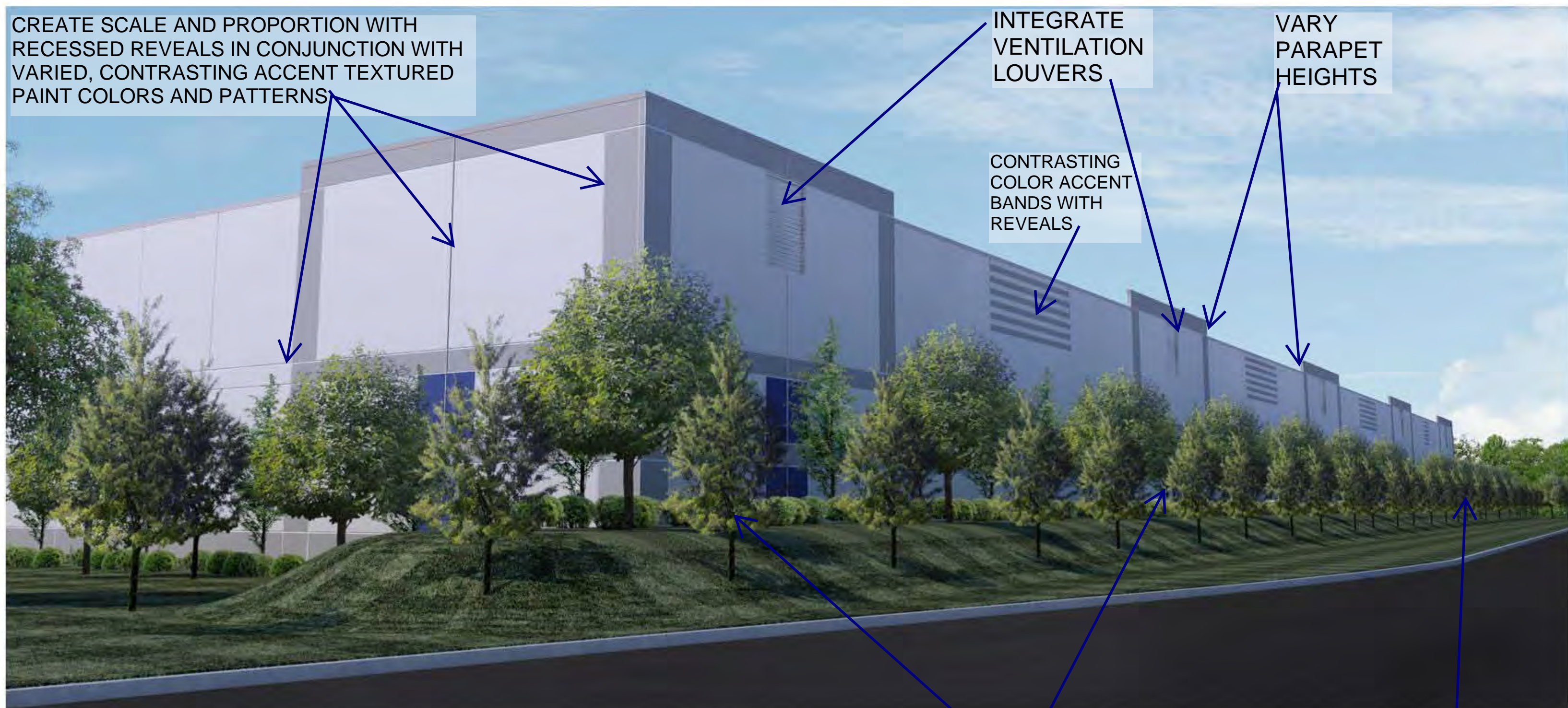
ENLARGED FRONT ILLUSTRATIVE ELEVATION

CREATE SCALE AND PROPORTION WITH RECESSED REVEALS IN CONJUNCTION WITH VARIED, CONTRASTING ACCENT TEXTURED PAINT COLORS AND PATTERNS

INTEGRATE VENTILATION LOUVERS

VARY PARAPET HEIGHTS

CONTRASTING COLOR ACCENT BANDS WITH REVEALS



REAR, GABLE ROAD ILLUSTRATIVE ELEVATIONS

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