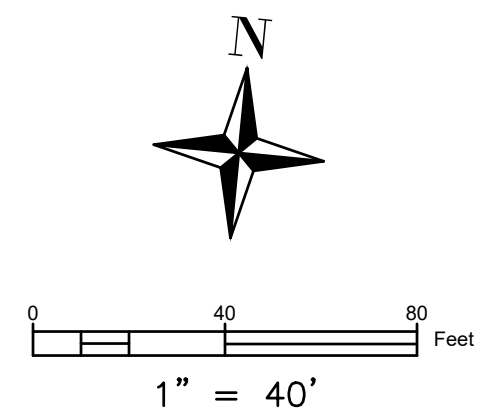


LEGEND

- BOUNDARY
- RIGHT OF WAY
- EASEMENT
- PROPOSED CONCRETE
- PROPOSED CURB AND GUTTER
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED DRAINAGE AREA
- PROPOSED DISTURBED AREA
- SILT FENCE
- TEMPORARY DIVERSION DITCH
- PROPOSED STORM LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PAVEMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING TREE LINE
- PROPOSED CATCH BASIN
- PROPOSED DROP INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- SIGN
- TRUNCATED DOME



ZONING: I-2

SITE DATA TABLE

PARCEL NUMBER:	5601-73-6786 5601-74-4021
EXISTING SITE AREA:	11.577 AC
EXISTING ZONING:	I-2
PROPOSED USE:	INDUSTRIAL FLEX SPACE (OFFICE/WAREHOUSE)
MAX. BUILDING HEIGHT:	72 FT.
PROP. BUILDING HEIGHT:	32' 6"
MAX. IMPERVIOUS AREA:	90%
SETBACKS (MB 54/90):	50' MIN FRONT OFF CORPORATE DR 25' SIDE 25' REAR 50 FT.
MIN. LOT WIDTH:	
MIN. LOT DEPTH:	100 FT.

NOTE:
FROM THE PREVIOUS DESIGN, THE SITE WAS ALLOCATED UP TO 90% IMPERVIOUS AREA WITH THE INSTALLATION OF A TREATMENT SCM OFFSITE.
EXISTING SITE: 11.577 ACRES
EXISTING TOTAL SITE IMPERVIOUS AREA: 9.14 ACRES (78.95%)
AREA OF SITE TO BE MODIFIED (DISTURBED): 4.85 ACRES
WITHIN THIS DISTURBED AREA:
EXISTING TOTAL IMPERVIOUS: 3.65 ACRES
PROPOSED TOTAL IMPERVIOUS: 4.115 ACRES
NET INCREASE IN IMPERVIOUS AREA: 0.465 ACRES
TOTAL PROPOSED IMPERVIOUS AREA (EXISTING TOTAL + NET INCREASE): 9.605 ACRES
TOTAL PROPOSED IMPERVIOUS PERCENTAGE (TOTAL PROPOSED + SITE AREA): 82.97%

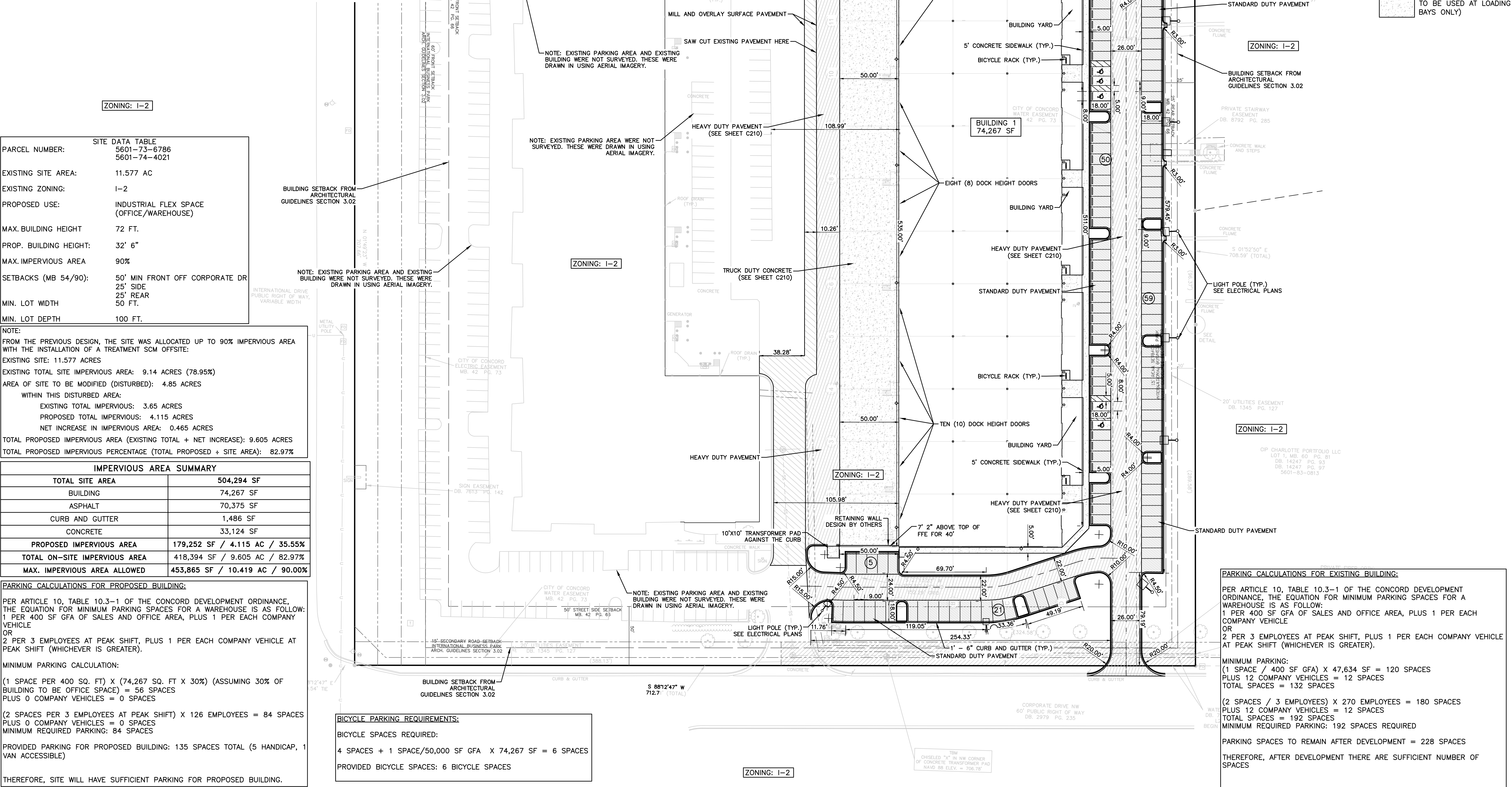
IMPERVIOUS AREA SUMMARY

TOTAL SITE AREA	504,294 SF
BUILDING	74,267 SF
ASPHALT	70,375 SF
CURB AND GUTTER	1,486 SF
CONCRETE	33,124 SF
PROPOSED IMPERVIOUS AREA	179,252 SF / 4.115 AC / 35.55%
TOTAL ON-SITE IMPERVIOUS AREA	418,394 SF / 9.605 AC / 82.97%
MAX. IMPERVIOUS AREA ALLOWED	453,865 SF / 10.419 AC / 90.00%

PARKING CALCULATIONS FOR PROPOSED BUILDING:
PER ARTICLE 10, TABLE 10.3-1 OF THE CONCORD DEVELOPMENT ORDINANCE, THE EQUATION FOR MINIMUM PARKING SPACES FOR A WAREHOUSE IS AS FOLLOWS:
1 PER 400 SF GFA OF SALES AND OFFICE AREA, PLUS 1 PER EACH COMPANY VEHICLE
OR
2 PER 3 EMPLOYEES AT PEAK SHIFT, PLUS 1 PER EACH COMPANY VEHICLE AT PEAK SHIFT (WHICHEVER IS GREATER).
MINIMUM PARKING CALCULATION:
(1 SPACE PER 400 SQ. FT) X (74,267 SQ. FT X 30%) (ASSUMING 30% OF BUILDING TO BE OFFICE SPACE) = 56 SPACES
PLUS 0 COMPANY VEHICLES = 0 SPACES
(2 SPACES PER 3 EMPLOYEES AT PEAK SHIFT) X 126 EMPLOYEES = 84 SPACES
PLUS 0 COMPANY VEHICLES = 0 SPACES
MINIMUM REQUIRED PARKING: 84 SPACES
PROVIDED PARKING FOR PROPOSED BUILDING: 135 SPACES TOTAL (5 HANDICAP, 1 VAN ACCESSIBLE)
THEREFORE, SITE WILL HAVE SUFFICIENT PARKING FOR PROPOSED BUILDING.

BICYCLE PARKING REQUIREMENTS:
BICYCLE SPACES REQUIRED:
4 SPACES + 1 SPACE/50,000 SF GFA X 74,267 SF = 6 SPACES
PROVIDED BICYCLE SPACES: 6 BICYCLE SPACES

PARKING CALCULATIONS FOR EXISTING BUILDING:
PER ARTICLE 10, TABLE 10.3-1 OF THE CONCORD DEVELOPMENT ORDINANCE, THE EQUATION FOR MINIMUM PARKING SPACES FOR A WAREHOUSE IS AS FOLLOWS:
1 PER 400 SF GFA OF SALES AND OFFICE AREA, PLUS 1 PER EACH COMPANY VEHICLE
OR
2 PER 3 EMPLOYEES AT PEAK SHIFT, PLUS 1 PER EACH COMPANY VEHICLE AT PEAK SHIFT (WHICHEVER IS GREATER).
MINIMUM PARKING:
(1 SPACE / 400 SF GFA) X 47,634 SF = 120 SPACES
PLUS 12 COMPANY VEHICLES = 12 SPACES
TOTAL SPACES = 132 SPACES
(2 SPACES / 3 EMPLOYEES) X 270 EMPLOYEES = 180 SPACES
PLUS 12 COMPANY VEHICLES = 12 SPACES
TOTAL SPACES = 192 SPACES
MINIMUM REQUIRED PARKING: 192 SPACES REQUIRED
PARKING SPACES TO REMAIN AFTER DEVELOPMENT = 228 SPACES
THEREFORE, AFTER DEVELOPMENT THERE ARE SUFFICIENT NUMBER OF SPACES



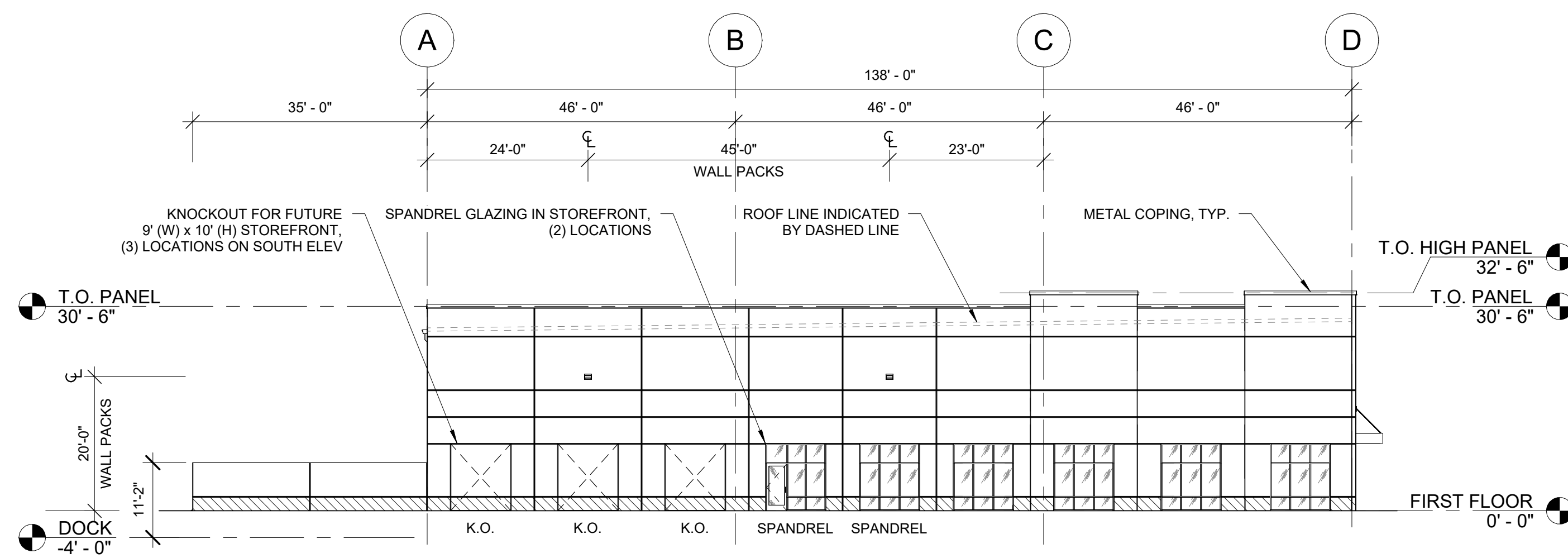
DESCRIPTION	
DATE	
REVISION	
<p>INTERNATIONAL CORPORATE CENTER</p> <p>SITE LAYOUT PLAN</p> <p>4851 CORPORATE DRIVE NW WGN DESIGN 2907 PROVIDENCE ROAD STE. 304 CHARLOTTE, NC 28211 PROJECT NO. 23032 PROJECT MANAGER: KWU</p>	
<p>DAYLIGHT ENGINEERING</p> <p>NCBELS LICENSE: P-2772 165 BRIMLEY AVE. NE, CONCORD, NC 28025 • (980) 234-7500 • WWW.DAYLIGHTENG.COM</p>	
<p>ENGINEERS SEAL</p> <p>NICHOLAS D. BUSE 047997 07/03/2024</p>	
C200	

PAINT NOTES

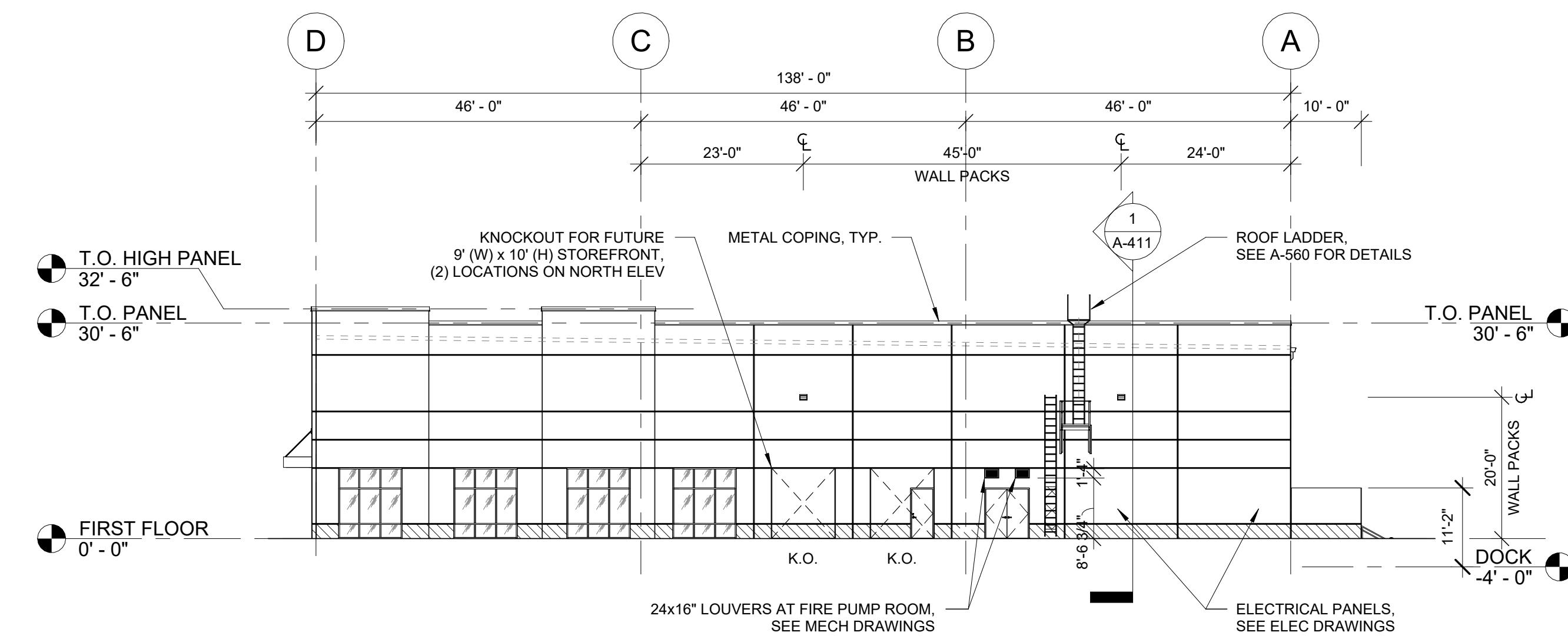
- PAINT #1: FIELD WHITE
SHERWIN WILLIAMS (TBD)
- PAINT #2: BASE ACCENT LIGHT GRAY
SHERWIN WILLIAMS (TBD)

EXTERIOR MATERIALS & FINISHES NOTES

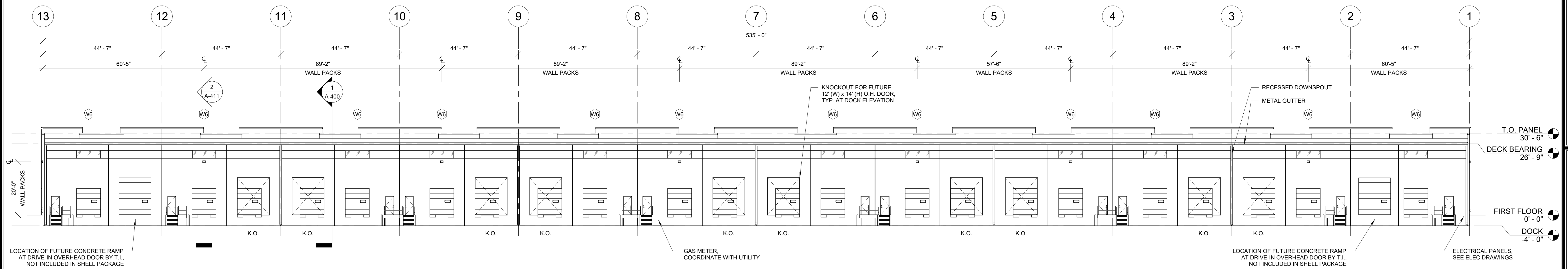
- (1) EXTERIOR RAILINGS, EXTERIOR STAIRS AND EXTERIOR LADDER TO BE GALVANIZED.
- (2) GUTTERS, DOWNSPOUTS AND FLASHING TO BE PRE-FINISHED, PRE-MANUFACTURED, SEAMLESS ALUMINUM, KYNAR FINISH. PROFILES AS INDICATED ON DRAWINGS.
- (3) ALUMINUM COPING AT PARAPET. FACTORY FABRICATED TO SIZES REQUIRED, MITERED, WELDED CORNERS, CONCEALED FASTENERS. CONCEALED, CONTINUOUS HOLD DOWN CLEAT AT BOTH LEGS, INTERNAL SPLICE PIECE AT JOINTS OF SAME MATERIAL THICKNESS, AND FINISH AS CAP, CONCEALED STAINLESS STEEL FASTENERS. KYNAR FINISH.
- (4) CONTRACTOR TO PAINT ONE PANEL MOCK UP FOR APPROVAL. (AT SUN SIDE)
- (5) PROVIDE TINTED PRIMER FOR ALL TEXTURED COATING APPLICATIONS. ALL TEXTURED COATINGS TO BE "MEDIUM TEXTURED".
- (6) EXTERIOR WALL PACKS - SEE ELECTRICAL DRAWINGS.
- (7) ALL INTERIOR AND EXTERIOR BOLLARDS TO BE PAINTED SAFETY YELLOW.



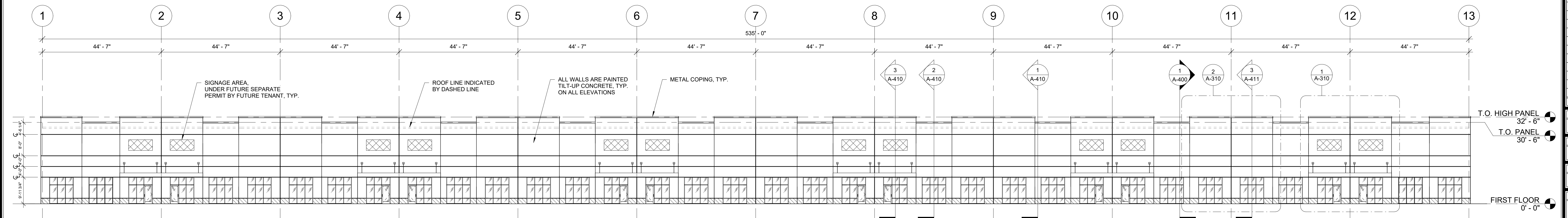
4 SOUTH ELEVATION (LEFT)
1/16" = 1'-0"



3 NORTH ELEVATION (RIGHT)
1/16" = 1'-0"

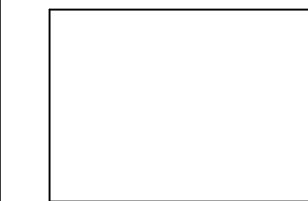


2 WEST ELEVATION (DOCK)
1/16" = 1'-0"

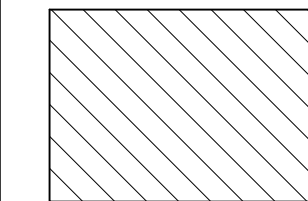


1 EAST ELEVATION (FRONT)
1/16" = 1'-0"

PAINT NOTES



PAINT #1: FIELD WHITE (TBD)



PAINT #2: BASE ACCENT LIGHT GRAY (TBD)

EXTERIOR MATERIALS & FINISHES NOTES

- (1) EXTERIOR RAILINGS, EXTERIOR STAIRS AND EXTERIOR LADDER TO BE GALVANIZED.
- (2) GUTTERS, DOWNSPOUTS AND FLASHING TO BE PRE-FINISHED, PRE-MANUFACTURED, SEAMLESS ALUMINUM, KYNAR FINISH. PROFILES AS INDICATED ON DRAWINGS.
- (3) ALUMINUM COPING AT PARAPET. FACTORY FABRICATED TO SIZES REQUIRED, MITERED, WELDED CORNERS, CONCEALED FASTENERS, CONCEALED, CONTINUOUS HOLD DOWN CLEAT AT BOTH LEGS, INTERNAL SPLICE PIECE AT JOINTS OF SAME MATERIAL THICKNESS, AND FINISH AS CAP, CONCEALED STAINLESS STEEL FASTENERS. KYNAR FINISH.
- (4) CONTRACTOR TO PAINT ONE PANEL MOCK UP FOR APPROVAL. (AT SUN SIDE)
- (5) PROVIDE TINTED PRIMER FOR ALL TEXTURED COATING APPLICATIONS. ALL TEXTURED COATINGS TO BE "MEDIUM TEXTURED".
- (6) EXTERIOR WALL PACKS - SEE ELECTRICAL DRAWINGS.
- (7) MECHANICAL LOUVER METAL TO BE PRE-FINISHED AND MATCH EXISTING BUILDING.
- (8) ROOF COPING TO MATCH EXISTING BUILDING.
- (9) ROOF GUTTERS TO MATCH EXISTING BUILDING.
- (10) ROOF DOWNSPOUTS TO MATCH EXISTING BUILDING.
- (11) ALL INTERIOR AND EXTERIOR BOLLARDS TO BE PAINTED SAFETY YELLOW.



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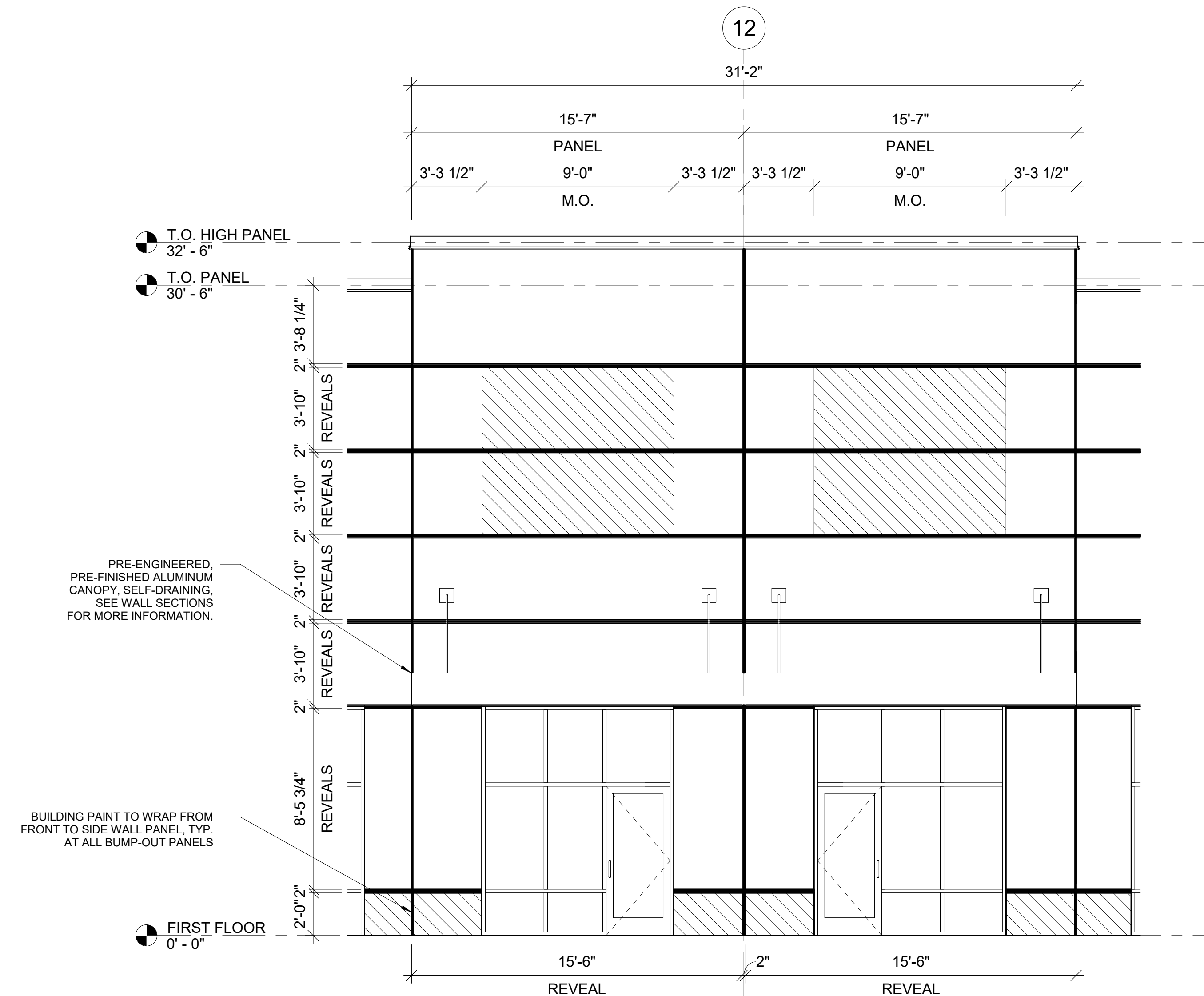
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CIP REAL ESTATE

ICC CONCORD
BUILDING 3
4651 CORPORATE DRIVE NW
CONCORD, NC 28027

PROGRESS
01/18/2024



1 ENLARGED ELEVATION AT ENTRANCE
1/4" = 1'-0"

REV.	DATE	DESCRIPTION

ISSUE DESCRIPTION:

Progress: Design Development

ISSUE DATE:

01/18/2024

PROJECT NO.:

20030.03.02

TITLE:

ENLARGED
EXTERIOR
ELEVATIONS

DRAWING NO.:

A-310



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Suite 304
Charlotte, NC 28211

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ICC CONCORD
BUILDING 3
4651 CORPORATE DRIVE NW
CONCORD, NC 28027

PROGRESS
01/18/2024

REV.	DATE	DESCRIPTION
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ISSUE DESCRIPTION: Progress: Design Development		
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ISSUE DATE: 01/18/2024		
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PROJECT NO.: 20030.03.02		
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TITLE: EXTERIOR RENDERINGS		
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DRAWING NO.: A-900		
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