

ORSBORN
ENGINEERING GROUP

**605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
P) 704-749-1432
www.orsborn-eng.com**

ZONING CODE SUMMARY

PROJECT NAME: THE OAKS COMMERCE

PROJECT ADDRESS: BELMONT, NORTH CAROLINA

OWNER: CROW HOLDINGS INDUSTRIAL

OWNER ADDRESS: 4064 COLONY RD, SUITE 405, CHARLOTTE, NC 28211

PLANS PREPARED BY: ORSBORN ENGINEERING GROUP

ZONING: BC-D

PROPOSED USE: LIGHT-INDUSTRIAL/MANUFACTURING

AVERAGE BUILDING HEIGHT: 49 FEET STORIES: 1

BUILDING COVERAGE: 472,189 SQ. FT. GROSS FLOOR AREA: 472,189 SQ.FT.

BUILDING TYPE: WORKPLACE BLDG

LOT SIZE: 44.23 SQ. FT. (ACRES) NUMBER OF BUILDINGS: 1

YARD/SETBACK REQUIREMENTS:

SETBACK (FRONT): 20 FT.

SETBACK (DISTRICT): 80 FT. PARKING, 200 FT. BUILDING

SIDE YARD: 20 FT.

REAR YARD: 30 FT.

TAX PARCEL: 306477, [183195, 183196]

TO BE ANNEXED
UNDER SEPARATE
PETITION

PHONE # (704) 749-1432

JURISDICTION: BELMONT

AUTOMOBILE:

WAREHOUSE (NON-OFFICE) SPACE

MINIMUM REQUIRED: 0.25 PER 1,000 SF OF NON-OFFICE SPACE
= 0.25*(449,689 SF/1,000 SF) = 112 MINIMUM SPACES

MAXIMUM ALLOWED: 112 SPACES*125% = 140 MAXIMUM SPACES

OFFICE SPACE

MINIMUM REQUIRED: 1/300 SF OF OFFICE SPACE
= 1 * (22,500 SF/300 SF) = 75 SPACES

MAXIMUM ALLOWED: 75 SPACES*125% = 93 MAXIMUM SPACES

TOTAL MAXIMUM ALLOWED: 140 WAREHOUSE (NON-OFFICE SPACES) + 93 OFFICE SPACES
= 233 SPACES

TOTAL SPACES PROPOSED: 233 SPACES PROPOSED

TRAILER:

REQUIRED: NONE

PROPOSED: 170 TRAILER SPACES PROPOSED

BICYCLE:

REQUIRED: NO BICYCLE SPACES REQUIRED

PROPOSED: 4 BICYCLE SPACES PROPOSED

LOADING:

REQUIRED: NO LOADING SPACES REQUIRED

PROVIDED: NO LOADING SPACES PROVIDED

OPEN SPACE: N/A - NON RESIDENTIAL DEVELOPMENT PROPOSED

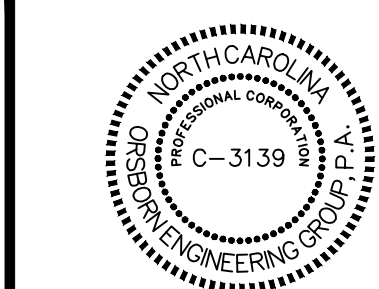
TREE SAVE AREA:

REQUIRED: 10% OF 44.22 AC = 4.42 AC REQUIRED

PROPOSED: 5.78 AC PROPOSED

OVERALL SITE PLAN
FOR
THE OAKS COMMERCE
BELMONT, NORTH CAROLINA

CROW HOLDINGS
INDUSTRIAL
4064 COLONY ROAD, STE. 405
CHARLOTTE, NC 28211

[illegible]

JOB #	22011
DATE:	07/22/22
SCALE:	1" = 80'
DRAWN BY:	JP
APPROVED BY:	DLS

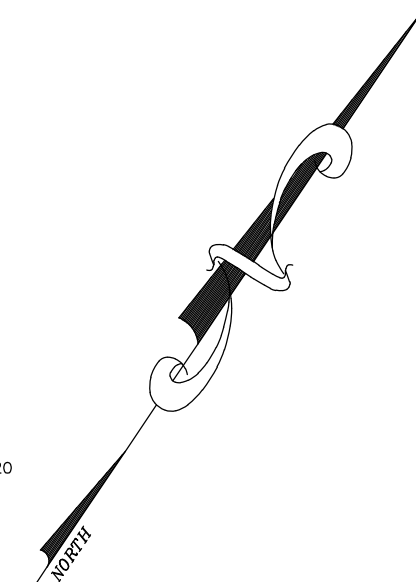
C2.0



C4.0



Max Allowed Tree Credit (Area A): $1.5 * 48,377.96 =$	72,566.95 SF
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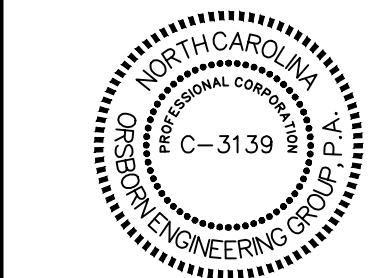


JOB #	22011
DATE:	03/24/22
SCALE:	1" = 100'
DRAWN BY:	JAW
APPROVED BY:	JCO

L4.1

Crow Holdings
INDUSTRIAL

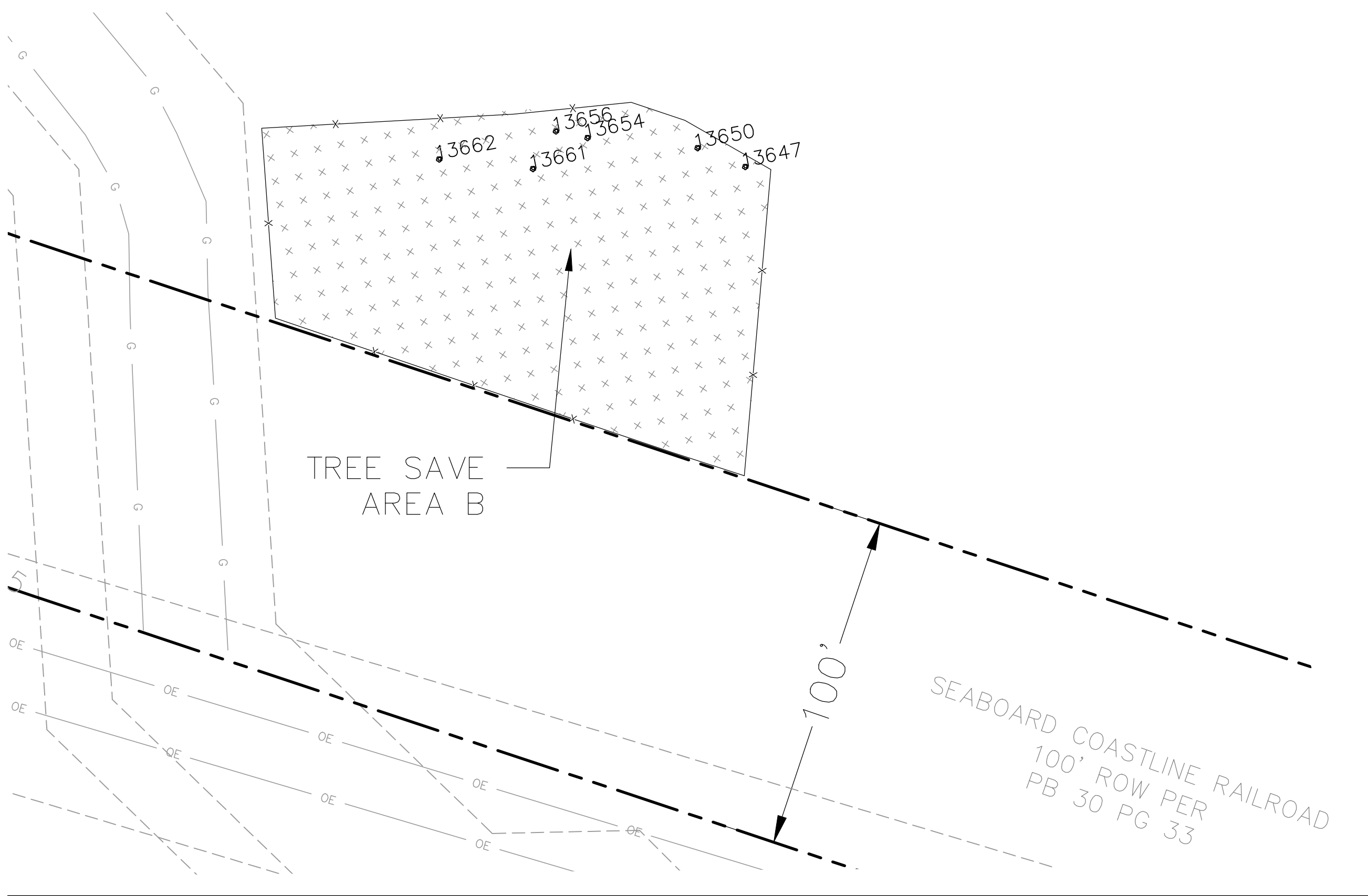
4064 COLONY ROAD, SUITE 405,
CHARLOTTE, NC 28211



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August 15, 2023, 9:25am By: Jedic
P:\22011 The Oaks Commerce\Draw\22011 L&L Tree Inventory.dwg



TREE SAVE AREA B CALCULATIONS						
TREE ID NUMBER	COMMON NAME	CONDITION	DBH	CLASSIFICATION	TSA MULTIPLIE	CRZ AREA
13647	Water oak	Good	13	Protected	1	530.93
13650	Sweetgum	Good	15	Protected	1	706.86
13654	Sweetgum	Dead	14			
13656	Sweetgum	Good	10	Protected	1	314.16
13661	Southern red oak	Good	15	Protected	1	706.86
13662	Water oak	Fair	22	Significant	1.5	1,520.53
TOTAL TSA CREDIT (AREA B)						4,539.60 SF
PHYSICAL AREA (AREA B)						18,486.97 SF

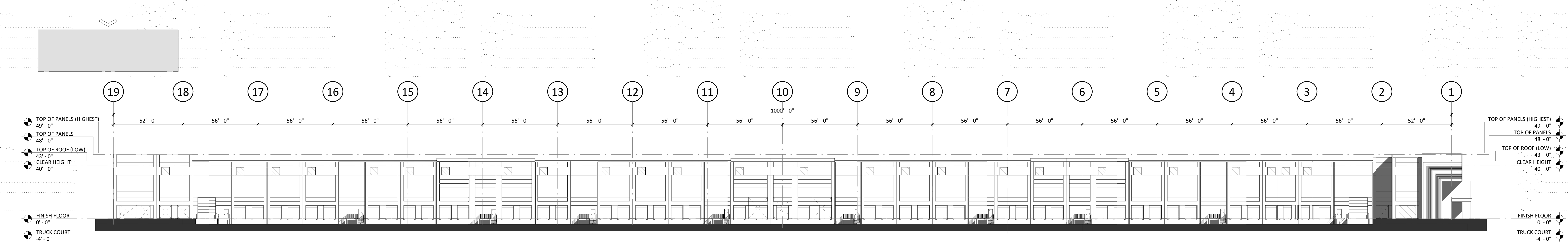
TREE SAVE AREA B

TREE SAVE AREA C CALCULATIONS						
TREE ID NUMBER	COMMON NAME	CONDITION	DBH	CLASSIFICATION	TSA MULTIPLIER	CRZ AREA
12627	White oak	Good	17	Protected	1	907.92
12629	Tulip tree	Fair	22	Significant	1.5	1,520.53
12650	White oak		0			0.00
12659	Swamp chestnut oak	Good	16	Protected	1	804.25
12660	Swamp chestnut oak	Poor	22	Significant	1.5	1,520.53
12725	Pine	Good	27	Significant	1.5	2,290.22
12838	Tulip tree	Good	18	Significant	1.5	1,017.88
12862	Tulip tree	Good	16	Protected	1	804.25
12864	Loblolly pine	Good	16	Protected	1	804.25
12866	Loblolly pine	Good	17	Protected	1	907.92
12871	Tulip tree	Good	13	Protected	1	530.93
12925	White oak	Good	25	Significant	1.5	1,963.50
12926	Tulip tree	Good	18	Significant	1.5	1,017.88
12927	Southern red oak	Good	25	Significant	1.5	1,963.50
12928	Tulip tree	Good	15	Protected	1	706.86
12929	Black oak	Good	25	Significant	1.5	1,963.50
12930	Black oak	Good	23	Significant	1.5	1,661.90
12931	Sweetgum	Good	15	Protected	1	706.86
12932	Chestnut oak	Good	12	Protected	1	452.39
12940	Tulip tree	Good	12	Protected	1	452.39
12941	Tulip tree	Fair	13	Protected	1	530.93
12942	Tulip tree	Good	14	Protected	1	615.75
12943	Tulip tree	Good	16	Protected	1	804.25
12944	Tulip tree	Good	15	Protected	1	706.86
12945	Tulip tree	Good	11	Protected	1	380.13
12950	Red maple	Good	15	Protected	1	706.86
12951	Tulip tree	Good	19	Significant	1.5	1,134.11
12952	Tulip tree	Good	12	Protected	1	452.39
12961	White oak	Fair	36	Heritage	2	4,071.50
12962	White oak	Good	20	Significant	1.5	1,256.64
12963	Southern red oak	Good	11	Protected	1	380.13
12964	American beech	Good	15	Protected	1	706.86
12966	Pine	Good	16	Protected	1	804.25
12967	Pine	Dead	11	Protected	1	0.00
12968	Tulip tree	Poor	12	Protected	1	452.39
12978	Tulip tree	Good	13	Protected	1	530.93
12980	Southern red oak	Good	40	Heritage	2	5,026.55
12983	Tulip tree	Fair	17	Protected	1	907.92
12984	Tulip tree	Good	35	Significant	1.5	3,848.45
12985	Tulip tree	Good	30	Significant	1.5	2,827.43
12986	Tulip tree	Good	15	Protected	1	706.86
12988	Chestnut oak	Poor	14	Protected	1	615.75
12989	Tulip tree	Good	18	Significant	1.5	1,017.88
12990	Tulip tree	Poor	10	Protected	1	314.16
12991	Tulip tree	Good	25	Significant	1.5	1,963.50
12992	Tulip tree	Poor	22	Significant	1.5	1,520.53
12993	Tulip tree	Fair	14	Protected	1	615.75
12994	Tulip tree	Fair	16	Protected	1	804.25
12995	Chestnut oak	Poor	14	Protected	1	615.75
12996	Chestnut oak	Poor	17	Protected	1	907.92
12998	Tulip tree	Fair	13	Protected	1	530.93
13070	Tulip tree	Poor	12	Protected	1	452.39
13071	Black cherry	Good	11	Protected	1	380.13
13072	American beech	Fair	12	Protected	1	452.39
13073	Tulip tree	Dead	11	Protected	1	0.00
13074	Boxelder	Fair	36	Heritage	2	4,071.50
13088	Tulip tree	Fair	10	Protected	1	314.16
13089	Tulip tree	Poor	26	Significant	1.5	2,123.72
13090	American beech	Fair	13	Protected	1	530.93
13091	Tulip tree	Fair	10	Protected	1	314.16
13092	Tulip tree	Fair	10	Protected	1	314.16
13093	Tulip tree	Poor	13	Protected	1	530.93
13094	Tulip tree	Fair	16	Protected	1	804.25
13095	Boxelder	Fair	10	Protected	1	314.16
13099	Tulip tree	Poor	11	Protected	1	380.13
13100	Tulip tree	Poor	11	Protected	1	380.13
13101	Tulip tree	Poor	10	Protected	1	314.16
13102	Tulip tree	Poor	10	Protected	1	314.16
13103	Tulip tree	Fair	16	Protected	1	804.25
13104	Tulip tree	Fair	12	Protected	1	452.39
13106	American beech	Good	10	Protected	1	314.16
13107	Tulip tree	Poor	11	Protected	1	380.13
13108	American beech	Fair	10	Protected	1	314.16
13109	Boxelder	Fair	10	Protected	1	314.16
13111	Tulip tree	Fair	10	Protected	1	314.16
13112	Boxelder	Fair	0			0.00
13117	Red maple	Fair	14	Protected	1	615.75
13118	Tulip tree	Fair	13	Protected	1	530.93
13119	Tulip tree	Fair	13	Protected	1	530.93
13120	Tulip tree	Poor	33	Significant	1.5	3,421.19
13121	Tulip tree	Fair	17	Protected	1	907.92
13122	American beech	Good	14	Protected	1	615.75
13123	Tulip tree	Good	16	Protected	1	804.25
13125	Tulip tree	Fair	0			0.00
13126	Tulip tree	Good	14	Protected	1	615.75
13127	Tulip tree	Poor	11	Protected	1	380.13
13129	Tulip tree	Fair	10	Protected	1	314.16

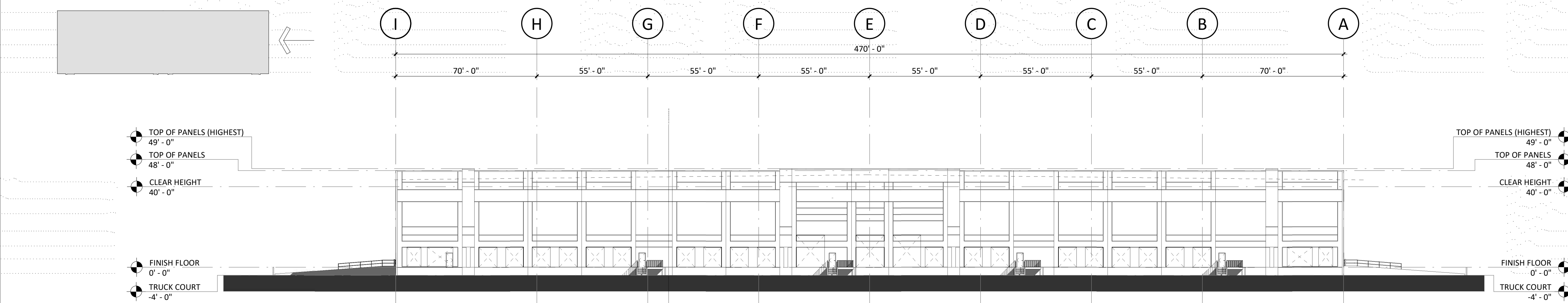
13132	White ash	Poor	13	Protected	1	530.93	530.93
13134	Mockernut hickory	Poor	16	Protected		804.25	804.25
13135	Pine	Fair	20	Significant	1.5	1,256.64	1,884.96
13136	Sweetgum	Poor	13	Protected	1	530.93	530.93
13152	Southern red oak	Fair	10	Protected	1	314.16	314.16
13153	Common persimmon	Good	13	Protected	1	530.93	530.93
13154	White ash	Fair	17	Protected	1	907.92	907.92
13155	Sweetgum	Fair	11	Protected	1	380.13	380.13
13156	Tulip tree	Fair	18	Significant	1.5	1,017.88	1,526.81
13157	American beech	Good	25	Significant	1.5	1,963.50	2,945.24
13158	Mockernut hickory	Fair	11	Protected	1	380.13	380.13
13159	Mockernut hickory	Fair	11	Protected	1	380.13	380.13
13160	Blackgum	Fair	10	Protected	1	314.16	314.16
13161	White oak	Good	24	Significant	1.5	1,809.56	2,714.34
13162	Eastern red cedar	Fair	18	Significant	1.5	1,017.88	1,526.81
13163	Mockernut hickory	Good	15	Protected	1	706.86	706.86
13164	Sourwood	Poor	16	Protected	1	804.25	804.25
13166	Red maple	Poor	22	Significant	1.5	1,520.53	2,280.80
13167	Tulip tree	Fair	24	Significant	1.5	1,809.56	2,714.34
13168	Sourwood	Fair	11	Protected	1	380.13	380.13
13169	Sourwood	Fair	15	Protected	1	706.86	706.86
13170	Chestnut oak	Good	35	Significant	1.5	3,848.45	5,772.68
13172	Tulip tree	Fair	16	Significant	1.5	804.25	1,206.37
13173	Tulip tree	Fair	30	Significant	1.5	2,827.43	4,241.15
13174	Tulip tree	Poor	22	Significant	1.5	1,520.53	2,280.80
13175	Cherry	Fair	12	Protected	1	452.39	452.39
13176	White oak	Poor	15	Protected	1	706.86	706.86
13177	White oak	Poor	11	Protected	1	380.13	380.13
13178	American beech	Good	11	Protected	1	380.13	380.13
13179	Chestnut oak	Good	50	Heritage	2	7,853.98	15,707.96
13180	White ash	Fair	14	Protected	1	615.75	615.75
13181	Chestnut oak	Good	33	Significant	1.5	3,421.19	5,131.79
13182	Sourwood	Fair	12	Protected	1	452.39	452.39
13183	Sourwood	Fair	13	Protected	1	530.93	530.93
13184	Mockernut hickory	Fair	14	Protected	1	615.75	615.75
13185	Mockernut hickory	Fair	10	Protected	1	314.16	314.16
13186	Pignut hickory	Fair	10	Protected	1	314.16	314.16
13187	Pignut hickory	Dead	10	Protected	1	0.00	0.00
13188	Hickory	Dead	11	Protected	1	0.00	0.00
13189	American beech	Good	13	Protected	1	530.93	530.93
14037	Swamp chestnut oak	Fair	12	Protected	1	452.39	452.39
14039	Ligustrum	Good	24	Significant	1.5	1,809.56	2,714.34
14040	Tree of heaven	Fair	14	Protected	1	615.75	615.75
14044	Tree of heaven	Fair	11	Protected	1	380.13	380.13
14045	Tree of heaven	Fair	11	Protected	1	380.13	380.13
14065	Tulip tree	Fair	35	Significant	1.5	3,848.45	5,772.68
14105	Cherry	Poor	12	Protected	1	452.39	452.39
14107	White oak	Dead	20	Significant	1.5	0.00	0.00
14110	Southern red oak	Good	32	Significant	1.5	3,216.99	4,825.49
14112	White oak	Poor	13	Protected	1	530.93	530.93
14114	White oak	Fair	23	Significant	1.5	1,661.90	2,492.85
14115	Hackberry	Good	13	Protected	1	530.93	530.93
14116	White oak	Good	43	Heritage	2	5,808.80	11,617.61
14117	White oak	Good	28	Significant	1.5	2,463.01	3,694.51
14119	American beech	Fair	10	Protected	1	314.16	314.16
14122	American beech	Good	12	Protected	1	452.39	452.39
14124	White oak	Dead	15	Protected	1	0.00	0.00
14127	Hackberry	Good	28	Significant	1.5	2,463.01	3,694.51
14130	Hackberry	Fair	13	Protected	1	530.93	530.93
14132	Ligustrum	Good	10	Protected	1	314.16	314.16
14137	Sweetgum	Good	10	Protected	1	314.16	314.16
14167	Black cherry	Fair	10	Protected	1	314.16	314.16
14168	White oak	Good	22	Significant	1.5	1,520.53	2,280.80
14169	Tulip tree	Good	13	Protected	1	530.93	530.93
14170	White ash	Fair	11	Protected	1	380.13	380.13
14171	American beech	Fair	25	Significant	1.5	1,963.50	2,945.24
14172	White oak	Fair	18	Significant	1.5	1,017.88	1,526.81
14173	White ash	Fair	12	Protected	1	452.39	452.39
14174	White ash	Fair	11	Protected	1	380.13	380.13
14175	Chestnut oak	Fair	15	Protected	1	706.86	706.86
14177	Black ash	Fair	11	Protected	1	380.13	380.13
14180	White ash	Dead	14	Protected	1	0.00	0.00
14186	Mockernut hickory	Fair	15	Protected	1	706.86	706.86
14201	Chestnut oak	Good	18	Significant	1.5	1,017.88	1,526.81
14203	Chestnut oak	Good	22	Significant	1.5	1,520.53	2,280.80
14206	White ash	Fair	13	Protected	1	530.93	530.93
14208	White ash	Fair	13	Protected	1	530.93	530.93
14209	Black walnut	Fair	10	Protected	1	314.16	314.16
14214	Mockernut hickory	Fair	11	Protected	1	380.13	380.13
14217	Tulip tree	Fair	28	Significant	1.5	2,463.01	3,694.51
14219	Mockernut hickory	Fair	12	Protected	1	452.39	452.39
14221	White oak	Good	22	Significant	1.5	1,520.53	2,280.80
14223	White oak	Good	17	Significant	1.5	907.92	1,361.88
14225	Black cherry	Fair	10	Protected	1	314.16	314.16
14226	American beech	Good	13	Protected	1	530.93	530.93
14227	Mockernut hickory	Good	15	Protected	1	706.86	706.86
14233	White ash	Dead	14	Protected	1	0.00	0.00
14234	White oak	Good	20	Significant	1.5	1,256.64	1,8

4.3

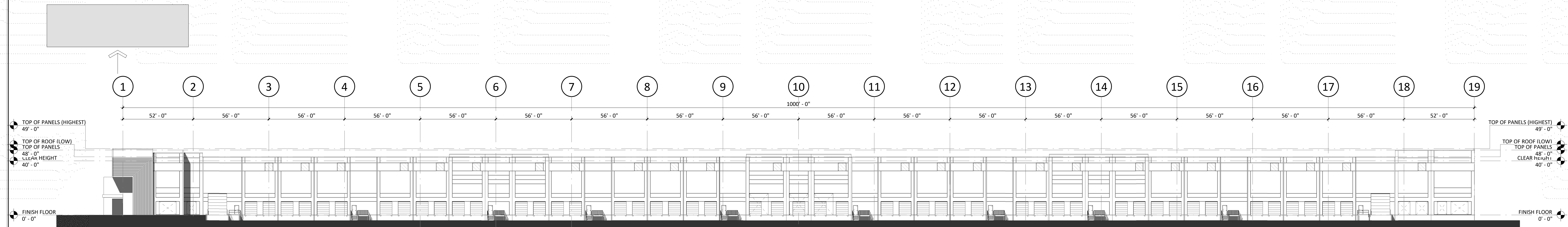




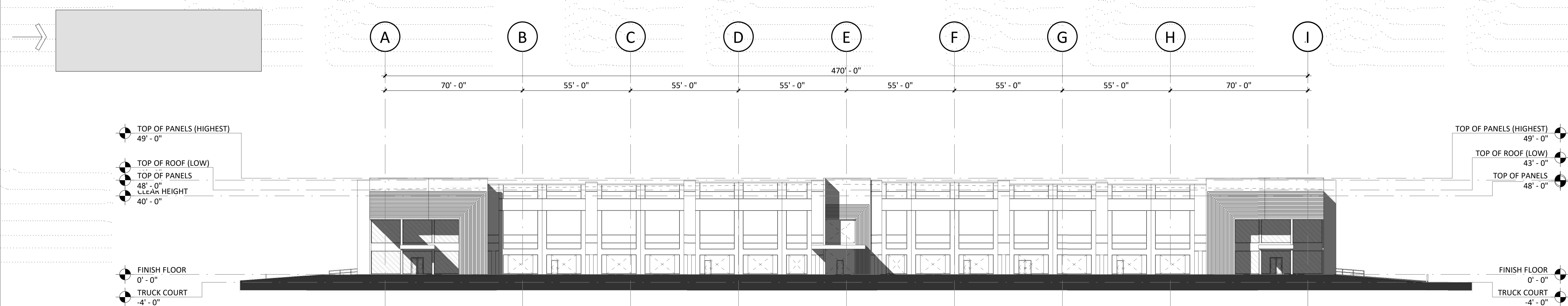
1 OVERALL ELEVATION - TRUCK COURT - PLAN NORTH
1" = 30'-0"



2 OVERALL SIDE ELEVATION - PLAN EAST
1" = 30'-0"



3 OVERALL ELEVATION - TRUCK COURT PLAN SOUTH
1" = 30'-0"



4 OVERALL SIDE ELEVATION - PLAN WEST
1" = 30'-0"

GENERAL NOTES:

1. AT EXPOSED EDGE OF PANELS, TURN AND CONTINUE REVEALS TO MATCH FRONT OF PANEL, U.N.O.
2. FUTURE KNOCK-OUT LOCATIONS ARE SHOWN WITH DASHED LINES. THEY ARE TO BE FORMED OUT AS REVEALS IN THE PANELS, U.N.O.
3. ALL EXTERIOR WALL SURFACES TO RECEIVE MEDIUM SAND TEXTURE - SHERWIN WILLIAMS TEXTURE COATING OR APPROVED EQUAL, COLOR TBD
4. ACCENT COLORS AND LOCATIONS TBD AND APPROVED IN WRITING BY OWNER
5. GROUT SOLID ALL LARGE PENETRATIONS THROUGH CONCRETE WALLS. CAULK WITH BACKER ROD AT SMALL PENETRATIONS.



05/2023 11:45:17 AM

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CHARLOTTE, NC 28203
704.377.1177
704.377.3000 (fax)

CONSULTANTS:

GENERAL CONTRACTOR:

CLIENT:

**Crow
Holdings**
INDUSTRIAL

OAK COMMERCE CENTER
UNCONDITIONED STORAGE BUILDING PERIODICALLY OCCUPIED

BELMONT, NORTH CAROLINA

SEALS:

REVISIONS	
MARK	DESCRIPTION

NOTE:
MINIMUM 32 FT. CLEAR HEIGHT UNDER
STRUCTURE, TYPICAL.
PROJECT NUMBER: C21190
PERMIT TRACKING:
DRAWING STATUS:
☒ NOT FOR CONSTRUCTION
☐ ISSUED FOR BIDDING
☐ ISSUED FOR CONSTRUCTION

SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A201
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C21190 OAK COMMERCE CENTER

UNCONDITIONED STORAGE BUILDING PERIODICALLY OCCUPIED

architects
msa
merriman
schmitt