

Apple Creek Proposal

Part One

- Mobilize on site and dig a series of test pits in the southern portion of the proposed tract (see phase 1 area of original concept plan from last year) to visually inspect samples of the soils. We will have a construction soils expert on site during the investigation. Benesch will provide a report with executive summary of findings after the testing is done.
- Assuming the test pit results do not reveal site conditions that prohibit development, Benesch will create a new plan for the park without incorporating the tract known as the "DR Horton Tract" which has been developed for subdivision housing. As with the original diligence we will continue to use public information available from Gaston County GIS, or other electronic sources that you provide.
- We will revise the order of magnitude cost estimate accordingly.
- Benesch will provide an executive summary and make recommendations for next steps to be taken.
- Benesch plans to utilize the services of a sub consultant to mobilize the backhoe, an operator, and a Soil Technician/Engineer.

Part Two *

(*contingent on directive to proceed from EDC)

- Further planning and preliminary (Schematic Level) grading plans, utility, and roadway plan
- Meetings with stakeholders to vet questions and develop momentum- to explain the plan
- To begin processes to secure acceptance letters for things like utilities, and NCDOT.
- To produce a report complete with executive summary compiling the facts and recommendations for future action

The primary objective of this exercise is to rule out any factor that would prohibit the development of the property into a corporate industrial center. Secondary objectives include verification that soils on site are suitable for structural use.

Deliverables and Schedule for our Project

Benesch will work with Gaston Economic Development Commission very closely on a fixed fee basis as follows listed below.

Part One – Field inspection, test pits, reporting and a revised concept plan, and a revised order of magnitude cost estimate \$18,500

Part Two - Preliminary grading plan, soil boring plan, meet with stakeholders regarding utilities, roadway, planning, zoning, environmental and revise site plan accordingly. \$31,500

Total Fee (Not to Exceed without prior written authorization) \$50,000 *



- LEGEND**
- PROJECT BOUNDARY
 - CREEK/PERENNIAL STREAM
 - SETBACK LINE
 - FLOOD ZONE AE (40.87 AC.)
 - FLOODWAY (12.77 AC.)
 - POND / LAKE (5.74 AC.)
 - EXISTING STRUCTURE

PROPOSED SITE DATA

| NO. | TOTAL AC. | U.G. AC. (± FT) |
|-------|-----------|-----------------|
| 1 | 16.17 | 155,000 |
| 2 | 12.12 | 128,000 |
| 3 | 21.56 | 125,000 |
| 4 | 31.13 | 130,000 |
| 5 | 34.07 | — |
| 6 | 24.12 | 130,000 |
| 7 | 30.65 | 70,000 |
| 8 | 30.50 | 15,000 |
| 9 | 30.02 | 100,000 |
| 10 | 12.28 | 70,000 |
| 11 | 27.87 | 100,000 |
| 12 | 29.59 | 70,000 |
| 13 | 6.24 | 90,000 |
| 14 | 1.70 | — |
| 15 | 18.40 | 125,000 |
| 16 | 17.16 | 40,000 |
| TOTAL | 185.89 | 1,712,000 |

- PROPOSED ZONING**
- I-2: INDUSTRIAL DISTRICT
(Areas of heavier manufacturing and industrial uses that are properly sited, based on such factors as adjacent land uses, access to transportation network, and the availability of public services and facilities.)
- MIN. LOT WIDTH: 70'
FRONT SETBACK: 30"
SIDE SETBACK: 20"
REAR SETBACK: 30"
MAX. HEIGHT: 50'
- *Subject to alternate distances based on adjacent zoning

- PARK FEATURES**
- ALL UTILITIES ARE AVAILABLE TO MEET CAPACITY NEEDS
 - PROFESSIONAL CORPORATE BEST-IN-CLASS CAMPUS ATMOSPHERE
 - EASY ACCESS TO MAIN HIGHWAY TRANSPORTATION CORRIDORS
 - COMMON AREAS AND ENTRANCES TO BE UNIQUELY LANDSCAPED

