

LEGEND:

EXISTING HIGHWAY	WATER LINE
EXISTING SIDEWALK	SEWER LINE
EXISTING DRIVEWAY	STORM WATER DRAINAGE
EXISTING UTILITY	STORM WATER DETENTION BASIN
EXISTING LIGHT POLE	STORM WATER DETENTION BASIN (IF NEEDED)
EXISTING SANITARY SEWER LINE	STORM WATER DETENTION BASIN (IF NEEDED)
EXISTING POWER LINE	STORM WATER DETENTION BASIN (IF NEEDED)
EXISTING TELEPHONE LINE	STORM WATER DETENTION BASIN (IF NEEDED)

CAUTION:
The utility shown on this plan is for the contractor's convenience only. The contractor shall verify the location and depth of all utilities before any excavation or construction. The contractor shall be responsible for the location and depth of all utilities within the limits of the work. All damage to existing utilities by the contractor shall be the sole responsibility of the contractor.

VICINITY MAP (N.T.S.)

CONDITIONAL USE SITE PLAN NOTES:

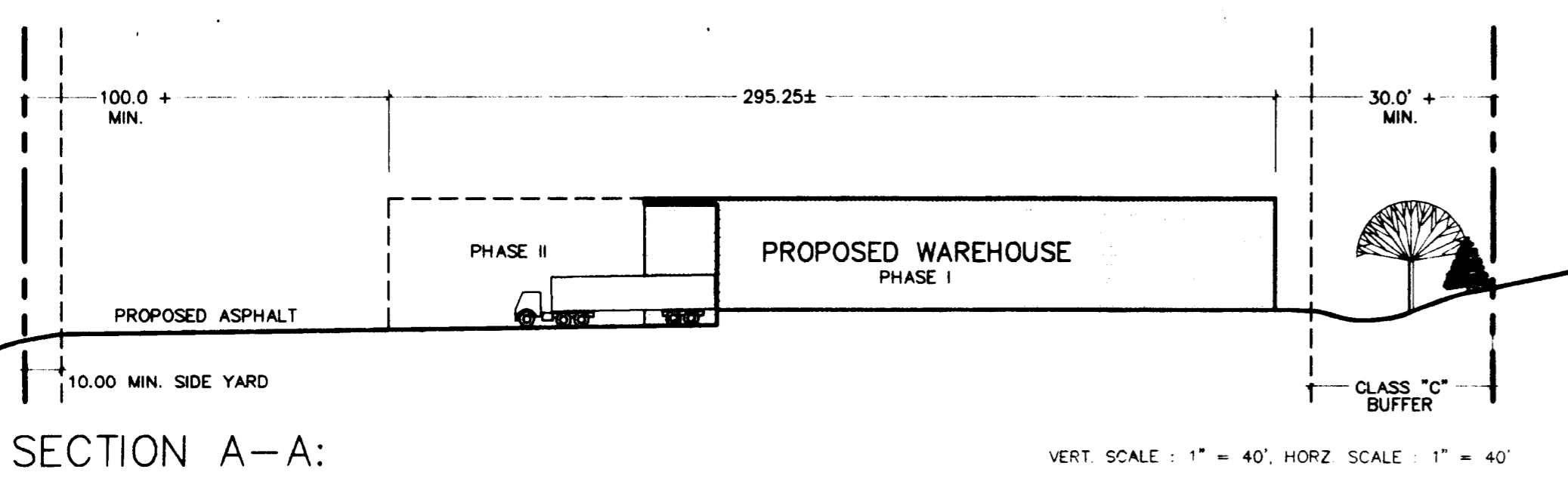
- This plan indicates a firm concept of development as to the relationship of building, parking, circulation, access and open area. Minor adjustments may occur to meet site and final design requirements.
- In the buffer area, any existing vegetation shall be retained in accordance with the use arrangement shown on the plan. Supplemental plantings (trees and shrubbery) shall be installed to provide visual screening at critical locations as shown.
- Signage shall be limited to the one identification sign allowed by ordinance.
- Storm water retention shall be installed as indicated to meet required standards.
- Improvement to I-85 Service Road shall be installed to meet applicable standards including curbs, guttering and widening.
- Outdoor storage of vehicles shall be limited to overnight parking only.
- Additionally, all parking and service areas shall be screened from view off of the I-85 Service Road.
- Existing boundary and topography are shown pursuant to a survey plan prepared by GNA Design Associates, Inc. dated June 28, 1995.
- The "Truck Scale Area" is a surface scale only. There shall be no signage or above ground structures associated with this scale.

SITE DATA:

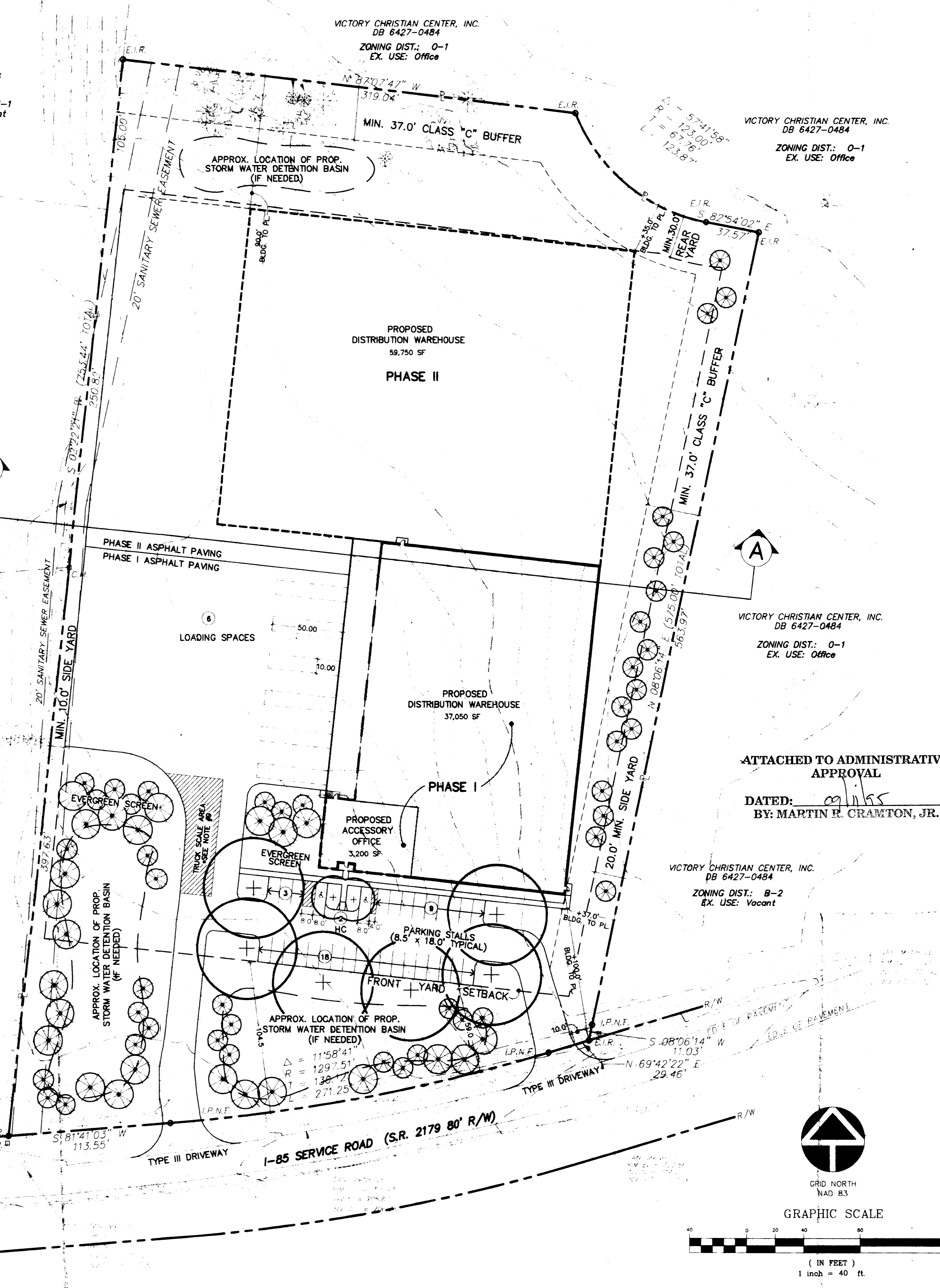
PARCEL SIZE: 6.759 ACRES
 PRESENT ZONING: B-D (CD)
 PROPOSED ZONING: B-D (CD)
 PROPOSED USE: OFFICE/WHOLESALE SALES WAREHOUSE DISTRIBUTION
 (No storage of hazardous material shall be allowed as a primary use)
 MAX. BUILDING AREA: PHASE I: 40,250 S.F. PHASE II: 59,750 S.F.
 PROPOSED PARKING: TO MEET APPLICABLE REQUIREMENTS

D.R. & TERESA K. BARTHOLOMEW
 DB 5885-0844
 PB 22-733
 ZONING DIST.: I-1
 EX. USE: Warehouse

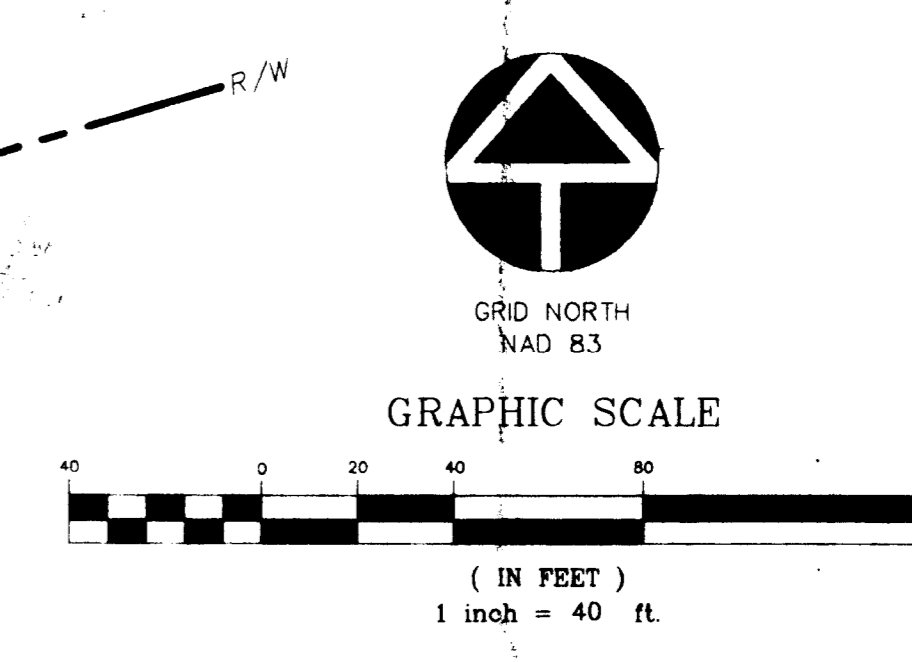
EQUITABLE LIFE INSURANCE
 SOCIETY OF THE U.S.
 DB 6066-0074
 PB 22-237
 ZONING DIST.: I-1
 EX. USE: Warehouse



SECTION A-A:



ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 9/11/95
 BY: MARTIN R. CRAMTON, JR.



GNA DESIGN ASSOCIATES, INC.
 428 East Fourth Street
 Charlotte, NC 28202
 Telephone: 704.375.1907
 Fax: 704.375.1908
 Surveying • Landscape Architecture • Civil Engineering

NILSON VAN & STORAGE
 CITY OF CHARLOTTE, NORTH CAROLINA
 ROEBUCK BUILDING, CO.
 PREPARED FOR: William G. Sarratt, Warren D. Anderson, Stephen R. Collins, & Benjamin E. Kelly III
 PROJECT: Administratively Amended Conditional Rezoning Site Plan (PETITION # 87-78)

PROJECT NO.	36385.03
CHECKED BY	TLH
DRAWN BY	CLK
DATE DRAWN	8/01/95
REVISIONS	
DATE	9/08/95
SCALE	As Plan, Dim. Scale
SHEET	1 of 1

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: September 11, 1995
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 87-78 by Peerless Inc. Tax Parcel # 039-061-06

Attached is a revised master plan for the above mentioned rezoning petition. The plan has been revised to slightly modify the placement of the buildings and parking on the site. This modification allows the building to shift forward slightly into what use to be a parking area. The proposed parking lot has not been allowed to shift forward and has maintained the originally approved setback. This has been done in order to allow the property to be developed and used by a moving company. Since this change is minor I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.