

**ColeJenest**  
 Land Planning  
 Landscape Architecture  
 417 East Blvd, Suite 206  
 Charlotte NC 28203

**GCC PARTNERS**  
 320 SOUTH TRYON STREET  
 SUITE 202  
 CHARLOTTE, NC 28202

**GENERAL COMMERCE CENTER**  
 Charlotte, North Carolina

**CONDITIONAL MASTER PLAN**  
 SEE ADMINISTRATIVE APPROVAL

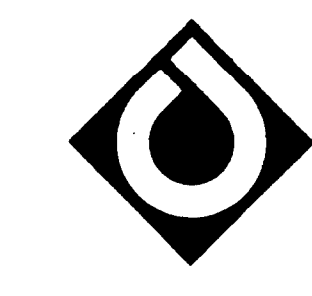
DATED: 02/18/92  
 BY: MARTIN R. CRAMPTON, JR.  
 7-11-90

APPROVED BY CITY COUNCIL  
 DATE: 10/15/90

10-1-90  
 8-27-90  
 7-11-90

0 50 100 200  
 SCALE: 1" = 100'

Scale of  
 of



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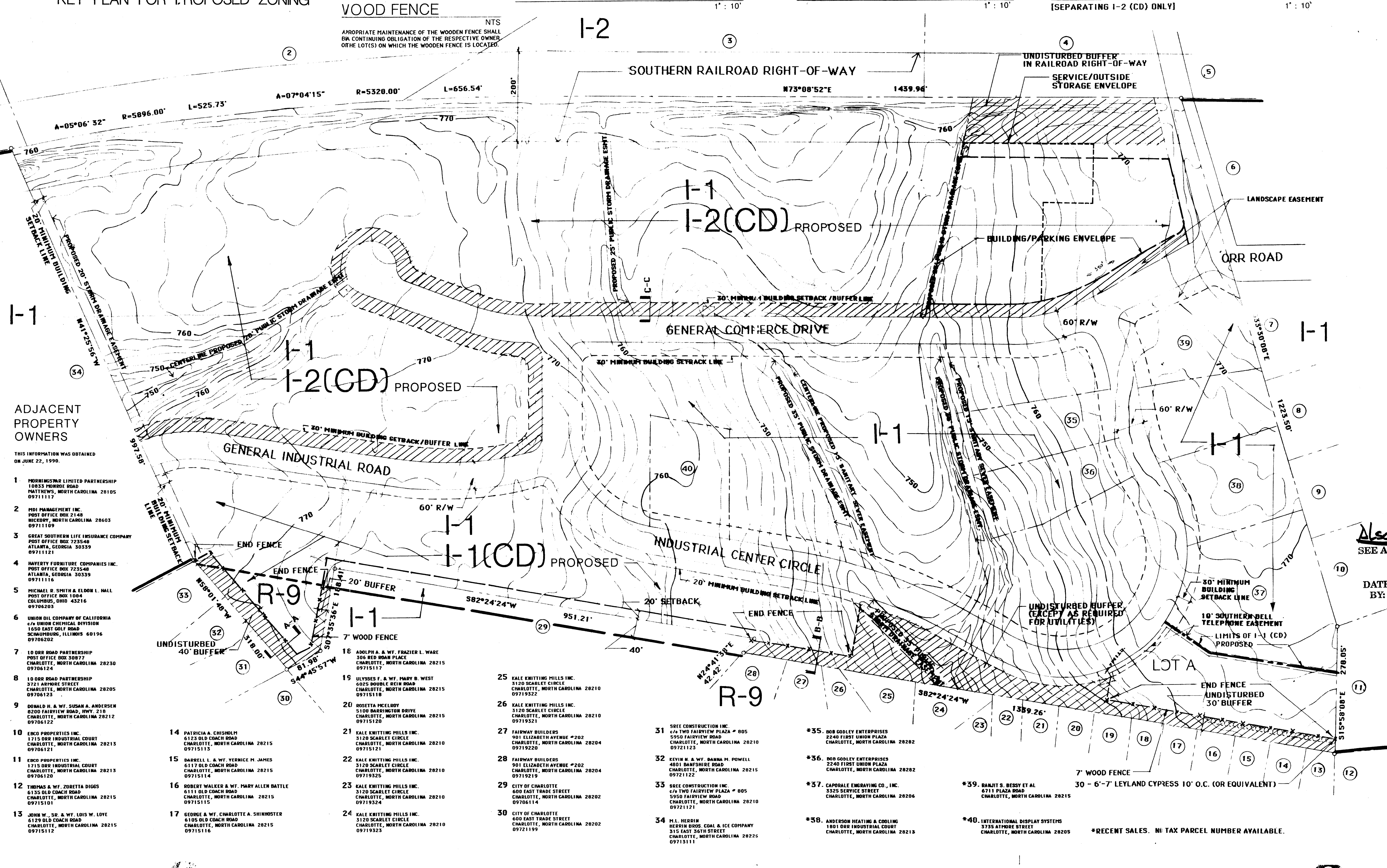
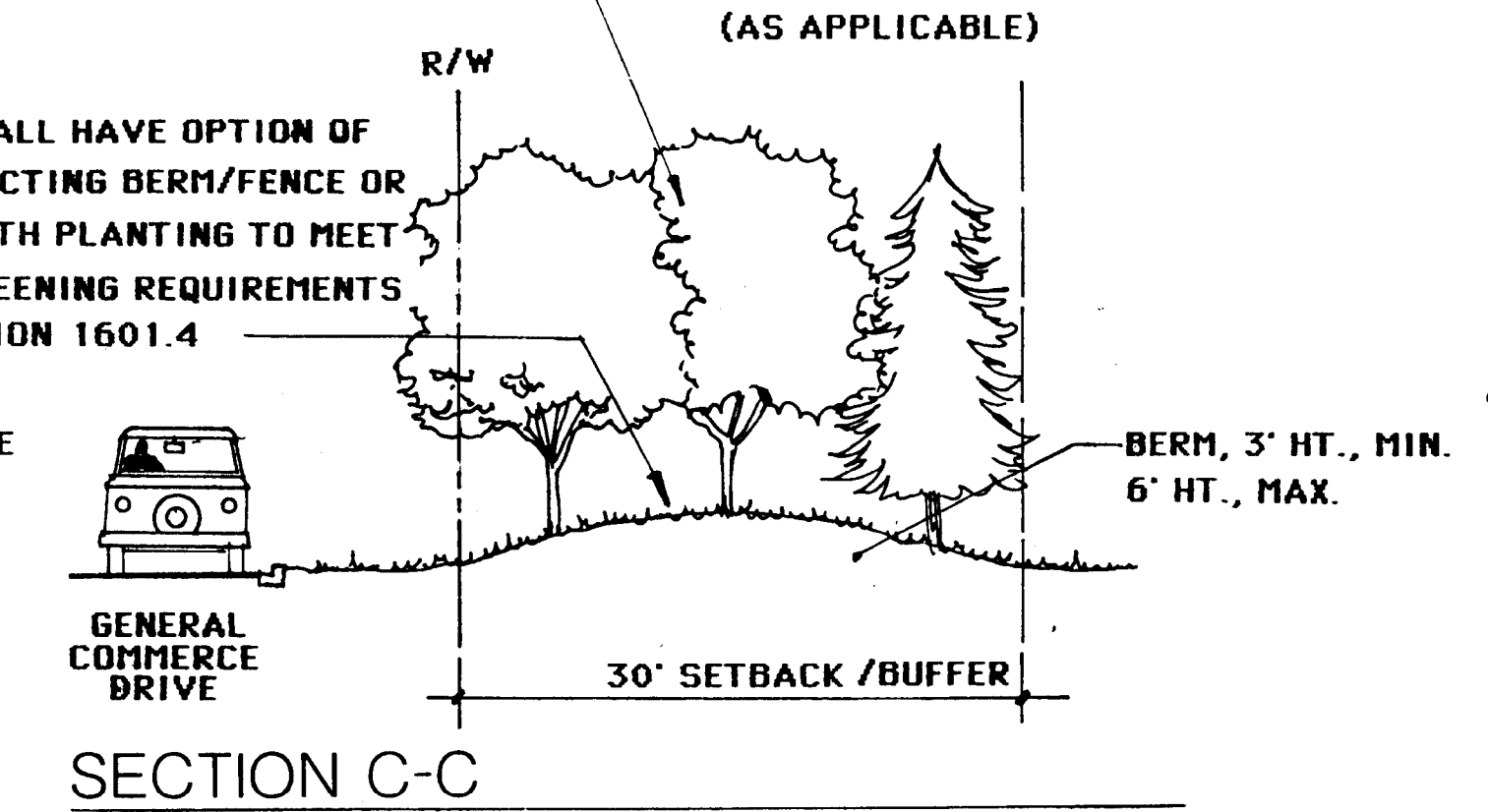
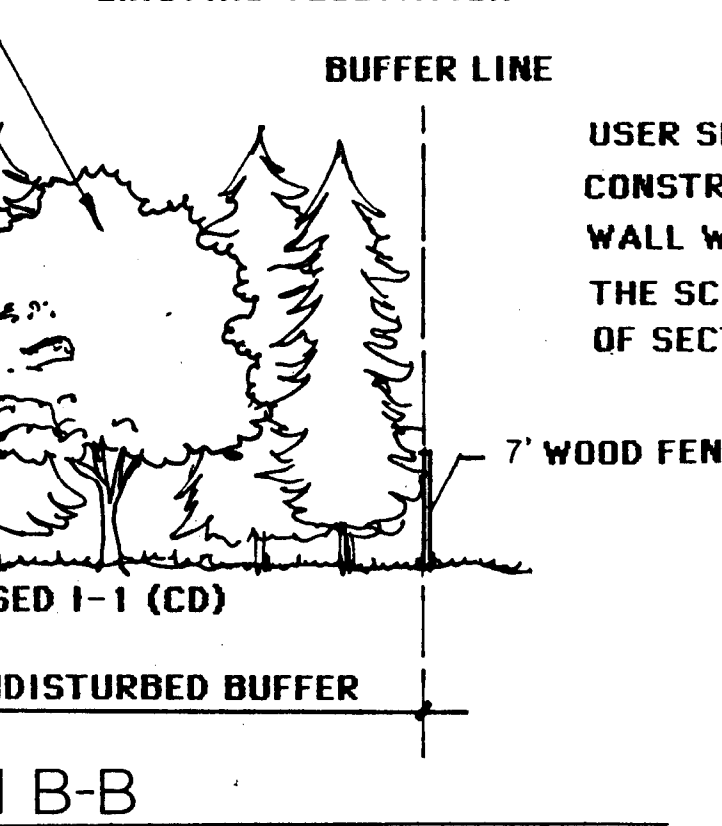
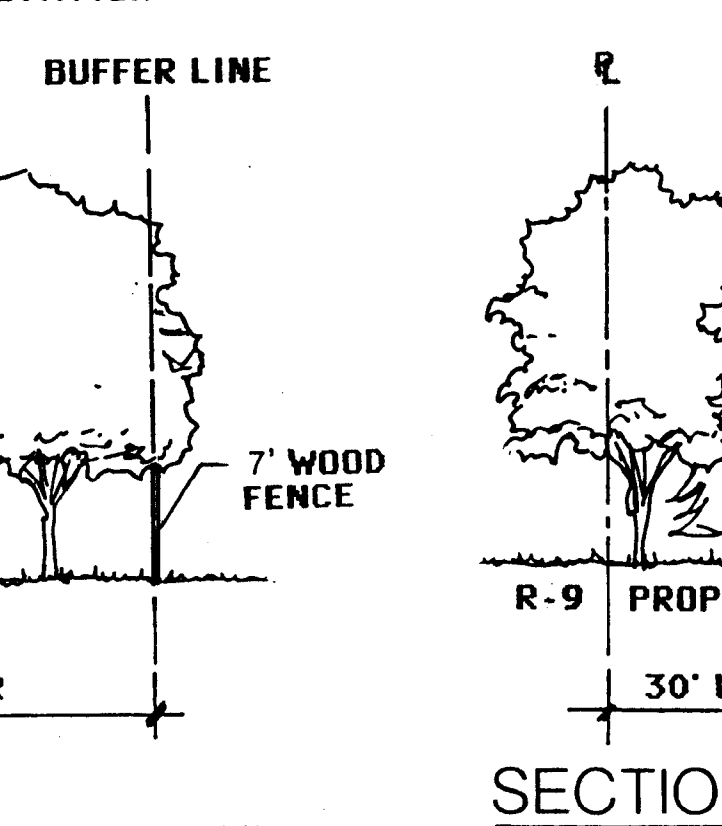
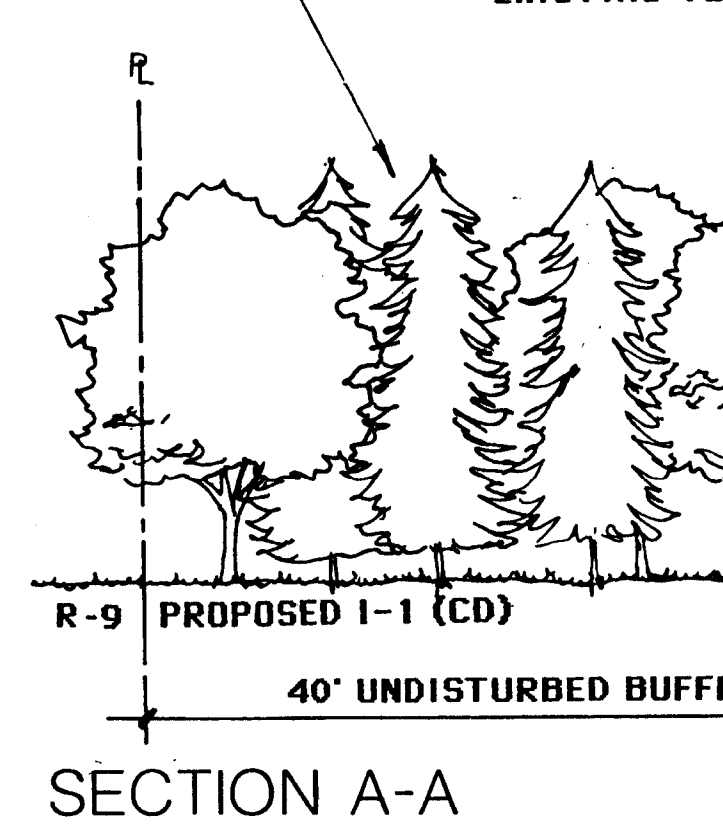
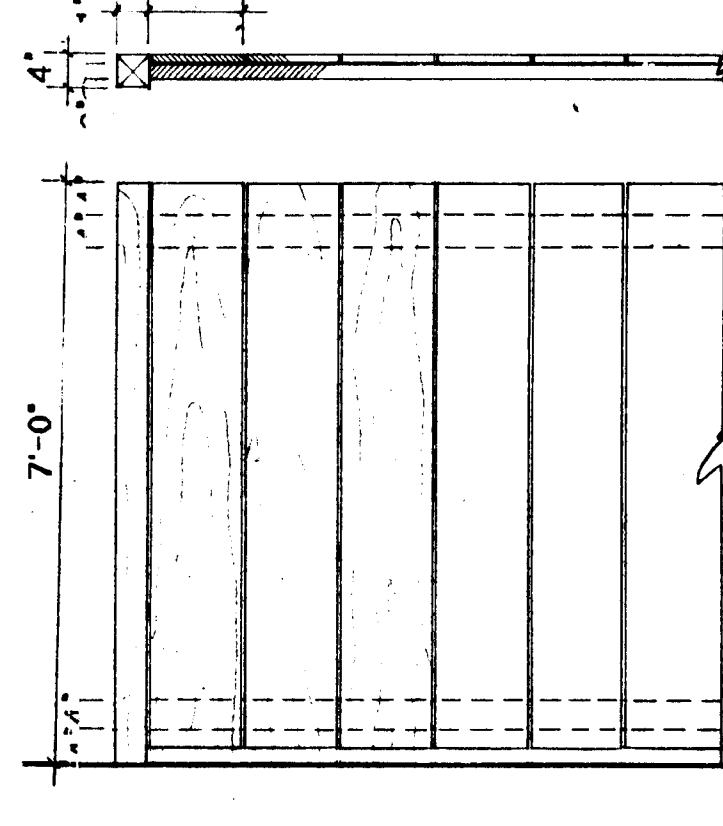
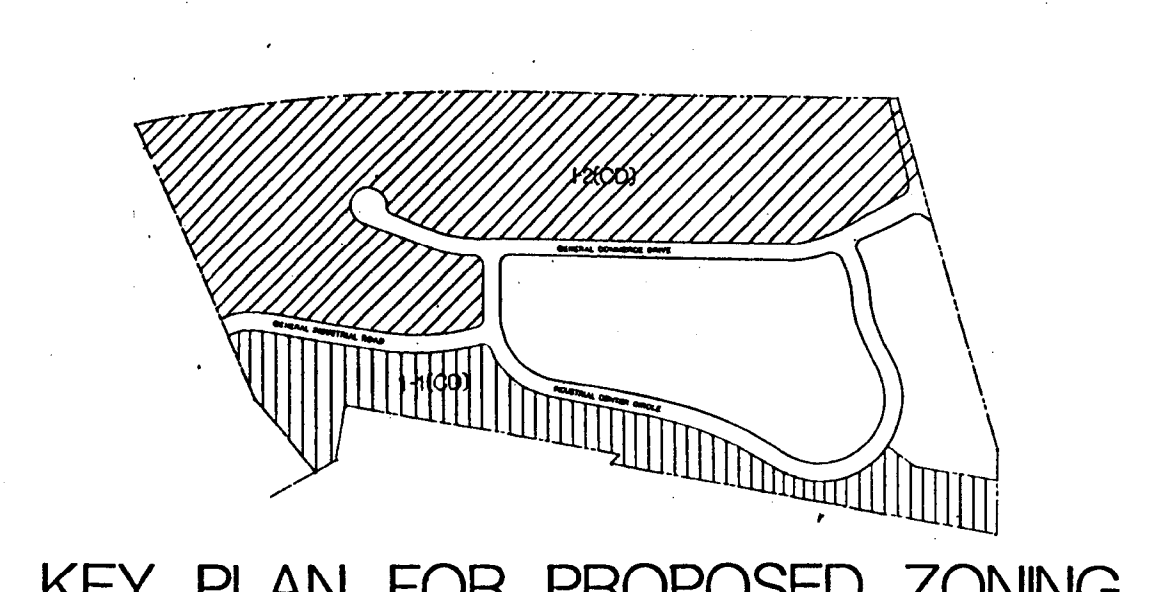
**ILLUSTRATIVE MASTER PLAN**

310  
 7-11-90

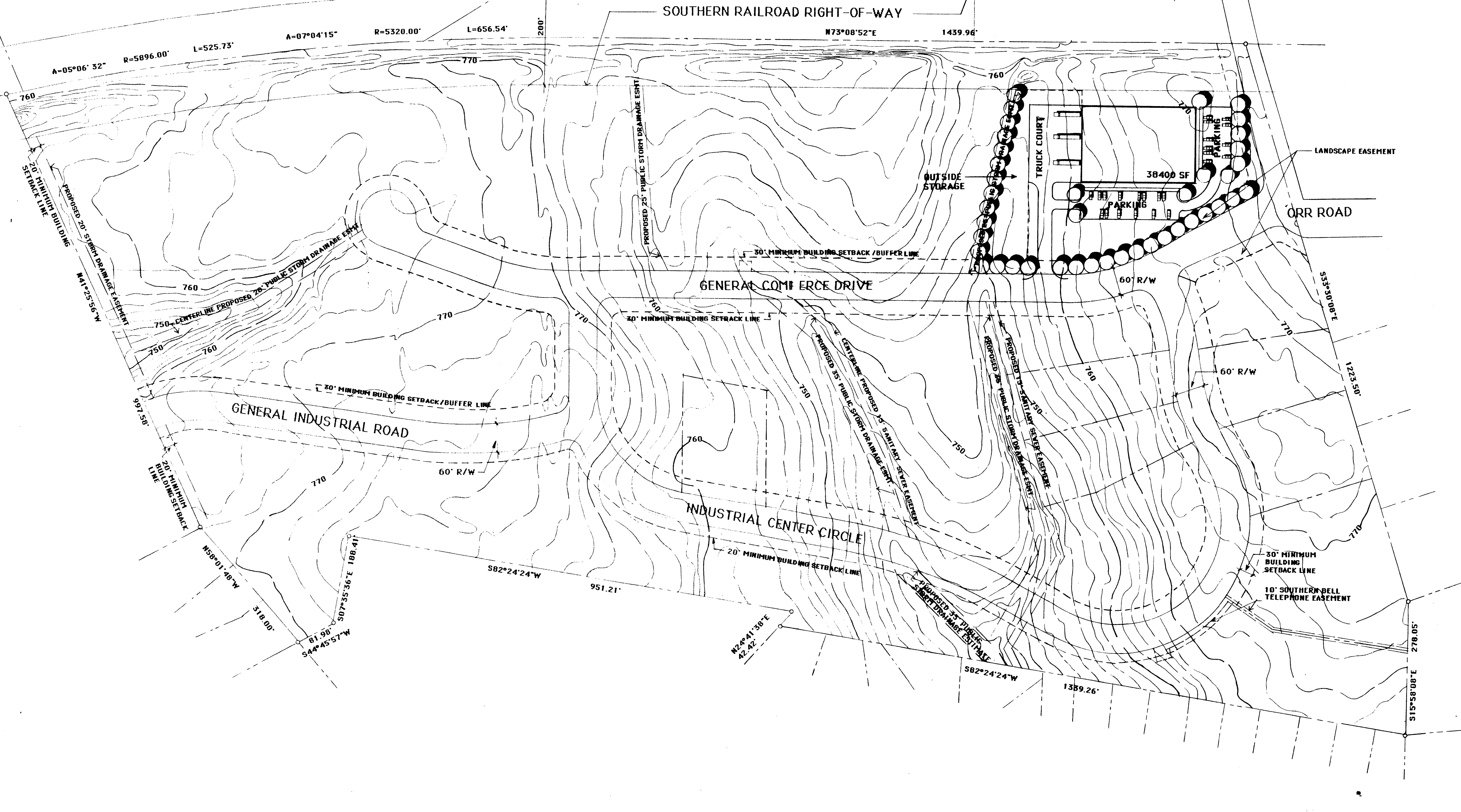
8-27-90  
 7-11-90  
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 SCALE: 1" = 100'

Scale of  
 of

NOTE: SEE ILLUSTRATIVE MASTER PLAN FOR CONDITIONAL MASTER PLAN NOTES.



- NOTES**
1. DISTRICT: THIS PLAN REPRESENTS THE CREATION OF A DISTRICT FOR THE DEVELOPMENT OF A PORTION OF AN INDUSTRIAL SUBDIVISION KNOWN AS THE GENERAL COMMERCE CENTER. THE DISTRICT IS DESIGNATED R-9 AND IS SUBJECT TO THE SUBDIVISION MAP AND THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE.
  2. PERMITTED AND EXCLUDED USES: PERMITTED USES WITHIN THE INDICATED DISTRICT INCLUDE ONLY THOSE USES PERMITTED IN I-1 DISTRICTS AND SHALL NOT INCLUDE THOSE USES PERMITTED IN I-2(CD) DISTRICTS UNLESS SPECIFICALLY AUTHORIZED BY THE CITY OF CHARLOTTE.
  3. DISTRICT: THIS PLAN REPRESENTS THE CREATION OF A DISTRICT FOR THE DEVELOPMENT OF A PORTION OF AN INDUSTRIAL SUBDIVISION KNOWN AS THE GENERAL COMMERCE CENTER. THE DISTRICT IS DESIGNATED R-9 AND IS SUBJECT TO THE SUBDIVISION MAP AND THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE.
  4. DISTRICT: THIS PLAN REPRESENTS THE CREATION OF A DISTRICT FOR THE DEVELOPMENT OF A PORTION OF AN INDUSTRIAL SUBDIVISION KNOWN AS THE GENERAL COMMERCE CENTER. THE DISTRICT IS DESIGNATED R-9 AND IS SUBJECT TO THE SUBDIVISION MAP AND THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE.



**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
 INTER-OFFICE COMMUNICATION

DATE: May 25, 1993  
 TO: Robert Brandon, Zoning Administrator  
 FROM: Martin R. Crampton, Planning Director

SUBJECT: Administrative approval for Petition No. 90-73 by General Commerce Center, Parcels 6997061-4, 7

Attached is a detailed landscape plan for the setback area for the Northeast Satellite yard which is part of the above mentioned zoning petition. This plan details how the setback area will be treated. This treatment represents a minor modification to the conditions of the approved conditional plan as well as the specific administrative change approved February 18, 1992. Since these changes are minor and does not reduce the yards at the exterior of the property or intensify the site I am administratively approving these changes. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRC/RSB:als  
 Attachment





PROJECT  
NORTHEAST SATELLITE YARD

PROJECT #  
9103

DRAWING #  
BD-123

DRAWING TITLE  
REVISED PLANTING PLAN IN BUFFER

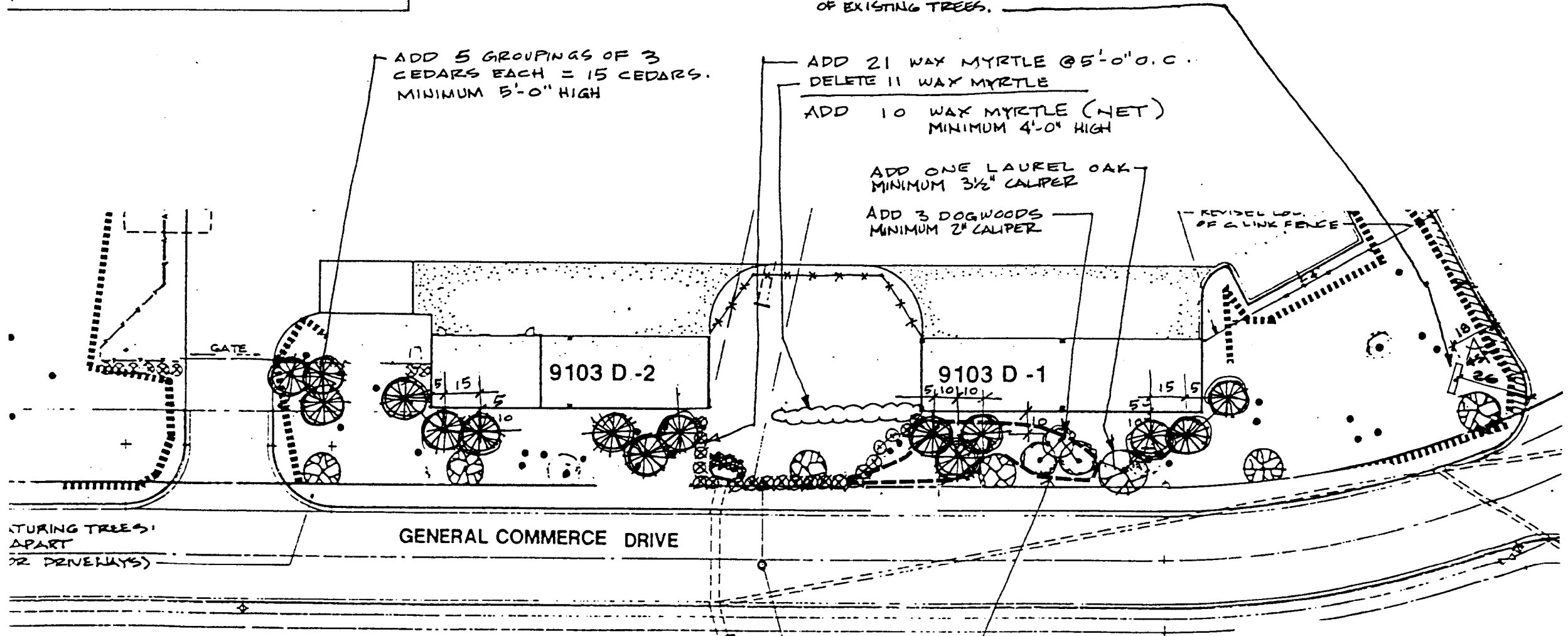
DATE  
4/28/93

ATTACHED TO ADMINISTRATIVE  
APPROVAL

DATED: 05/25/93  
BY: MARTIN R. CRAMTON, JR.

THE PURPOSE OF THIS DRAWING IS  
TO LOCATE TREES AND BERM IN  
30' BUFFER EASEMENT.

FACILITY SIGN (13'Wx 3'Dx 5'-8"H)  
FIELD STAKED TO AVOID DRIP LINE  
OF EXISTING TREES.



ADD 5 GROUPINGS OF 3  
CEDARS EACH = 15 CEDARS.  
MINIMUM 5'-0" HIGH

ADD 21 WAX MYRTLE @ 5'-0" O.C.  
DELETE 11 WAX MYRTLE

ADD 10 WAX MYRTLE (NET)  
MINIMUM 4'-0" HIGH

ADD ONE LAUREL OAK  
MINIMUM 3 1/2" CALIPER

ADD 3 DOGWOODS  
MINIMUM 2" CALIPER

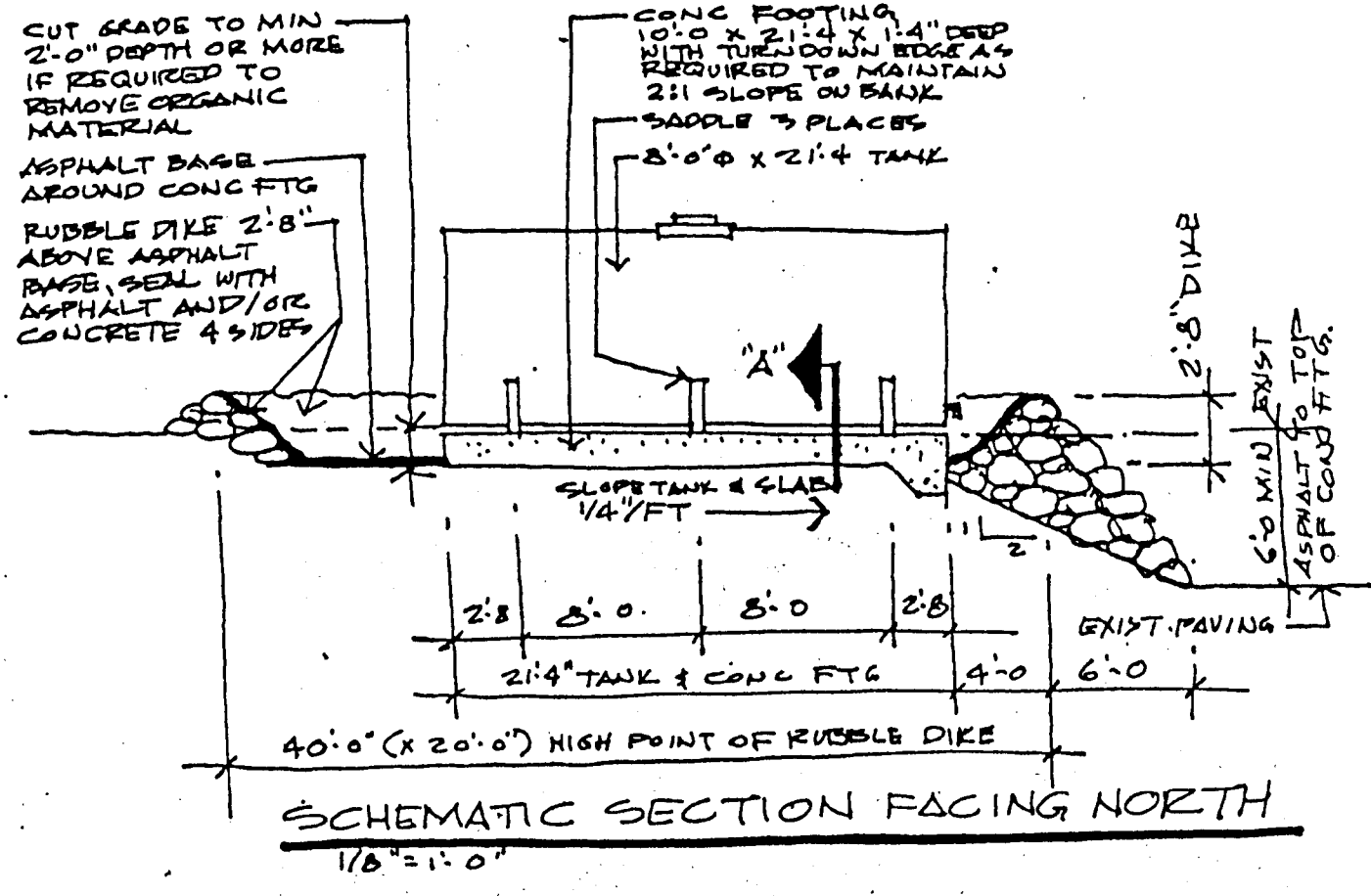
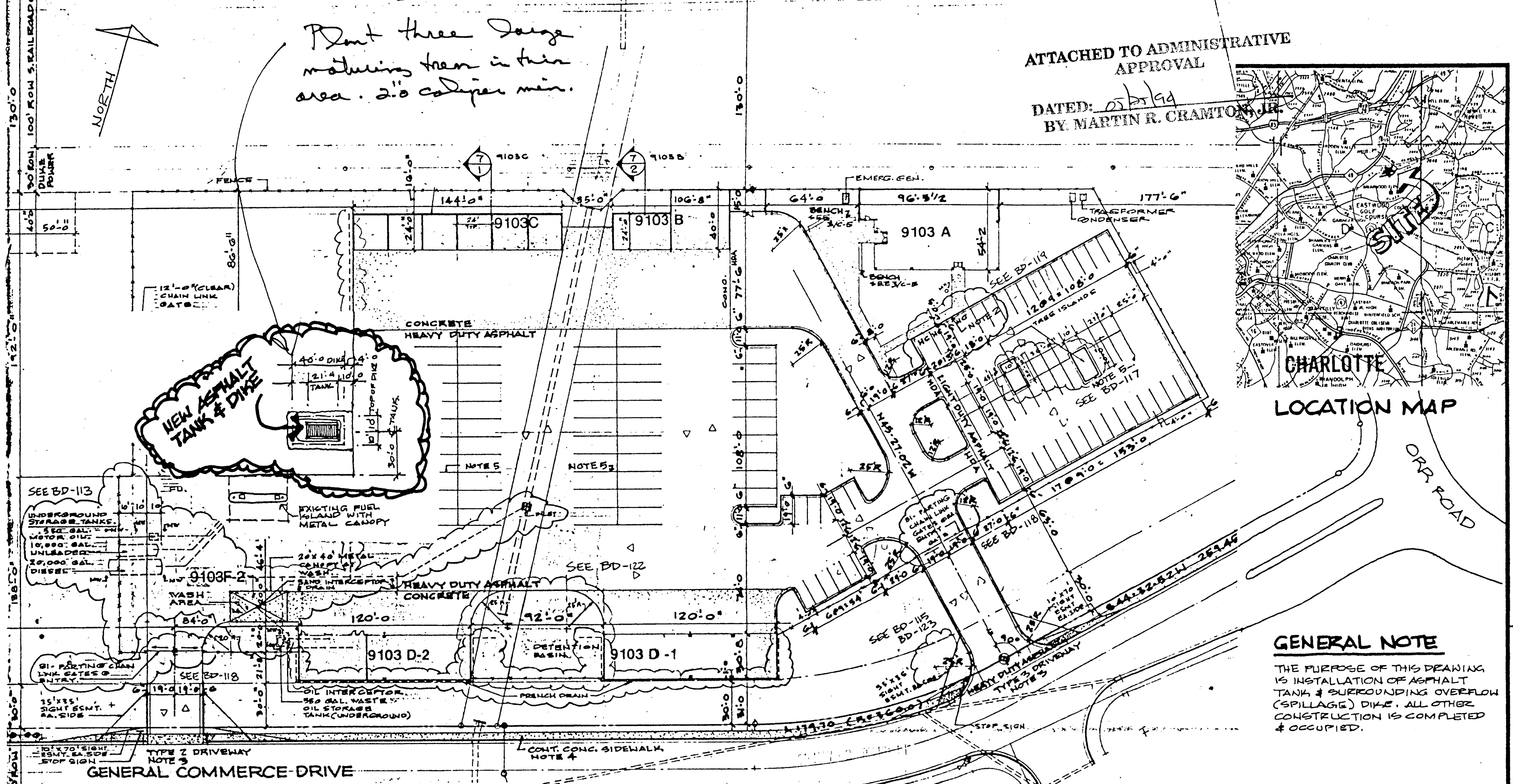
REVISE LOC.  
OF 2 LINK FENCE

STURING TREES  
APART  
(OR DRIVEWAYS)

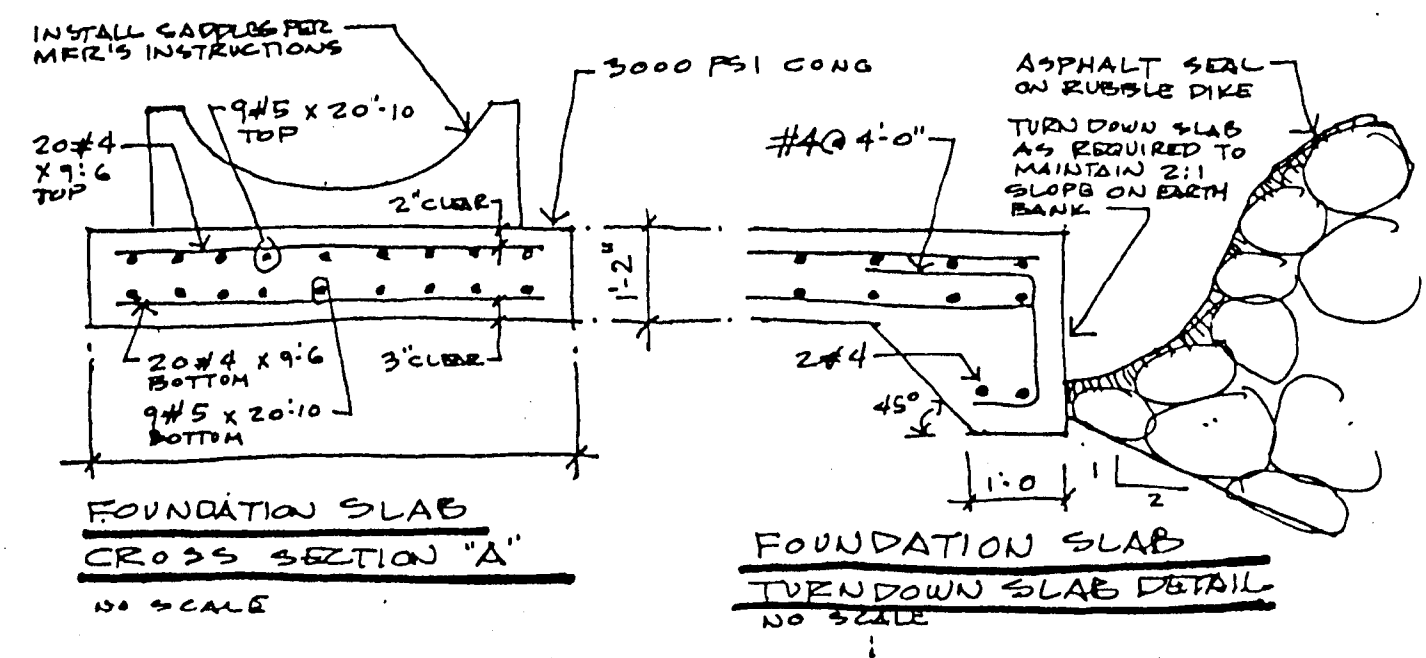
GENERAL COMMERCE DRIVE

APPROXIMATE LIMIT OF BERM (FIELD STAKED  
TO AVOID DRIP-LINE OF EXISTING TREES)  
FINAL LOCATION OF PLANTING TO BE  
FIELD ADJUSTED BY ARCHITECT. SLOPE MAX 3:1,  
HEIGHT NOT TO EXCEED 5'-0" ABOVE ADJACENT  
SIDEWALK.





**EXISTING CONDITIONS SITE PLAN  
SHOWING NEW ASPHALT TANK 1" = 50'-0"**



8,000 GALLON ASPHALT TANK  
= 748 GALLONS / CU. FT.  
1,069 CU. FT. DIKE VOLUME REQUIRED

ASSUME DIKE SLOPE = 1:1 & AVE = 37.33 x 17.33  
= 646.9 SF  
x 2.67 HT  
= 1727. CF

LESS CONC SLAB 21.33 x 10 = 210.33 CF  
NET DIKE VOLUME = 1516.67 CU. FT.

NOTE: TANK VOLUME BELOW DIKE LEVEL IS NOT INCLUDED IN CALCULATIONS BECAUSE TANK CAN NOT DRAIN BELOW EXTERIOR FLUID LEVEL.

SHEET NO. <b>1</b> OF 1	DESIGN <b>9103A</b>	<b>NORTHEAST SATELLITE YARD FOR THE CITY OF CHARLOTTE</b>	<b>Brice-Morris Associates, Inc./Architects</b> 230 SOUTH TRYON STREET, CHARLOTTE, NORTH CAROLINA 28202		PROJECT ARCHITECT	REVISION DATES
	FINAL DATE 5-1-94				JOB NO.	JOB CAPTAIN
ASPHALT TANK INSTALLATION				DRAWN BY		

**CHARLOTTE - MECKLENBURG  
PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

DATE: May 25, 1994

TO: Robert Brandon  
Zoning Administrator

FROM: *Martin R. Cramton, Jr.*  
Martin R. Cramton, Jr.  
Planning Director

SUBJECT: Administrative Approval for petition No 90-73 by General Commerce Center tax Parcel # 097-061-6.7

Attached is a revised plan for a portion of the above mentioned rezoning petition. The plan has been revised to add a liquid asphalt tank and dike to the site. The proposed location of the liquid asphalt tank is in an area of the site originally shown as a tree save area. However, currently in this area there are no existing trees. Therefore the proposed asphalt tank and dike will not cause the removal of any additional trees. However, since this area was shown on the plan as an area where existing trees to be saved we are requiring that three new trees to be planted in this area to replace the existing trees that were removed. These new trees must be two inch caliper minimum and be large maturing trees such as oaks or maples. Since these changes are minor I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy







