

COCA-COLA BOTTLING CO.
3325-545

Existing Industrial Site

FUTURE PARKING ENVELOPE

DUKE POWER R/W
MAPBOOK 7, PG 59

**EXIST. PROPERTY ZONED: O-1
ACREAGE: 1.26 AC
TO BE REZONED TO I-2(CD)**

(23) WAX MYRTLE,
5 GAL., 8'-0"O.C.
MULCH AROUND SHRUBS
SEED BERM

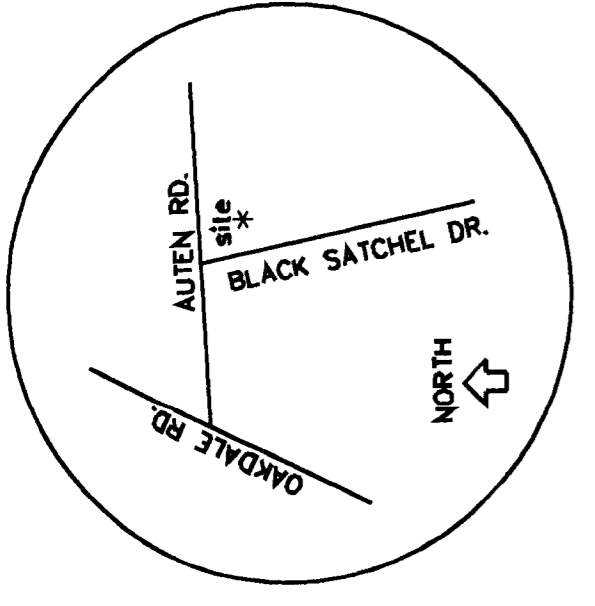
6' HIGH PLANTED BERM

EXISTING TREES WITHIN
SETBACK TO REMAIN

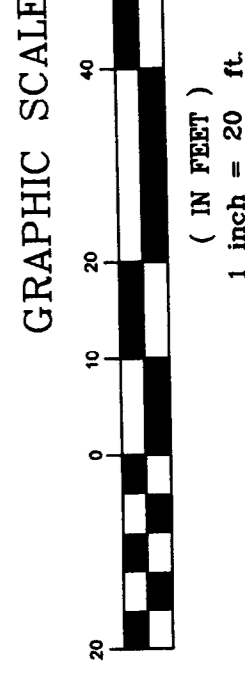
FUTURE PARKING ENVELOPE

**EXIST. PROPERTY ZONED: I-2
ACREAGE: 4.83 AC**

EXIST. ZONING BOUNDARY



SCALE: 1"=20' FT.

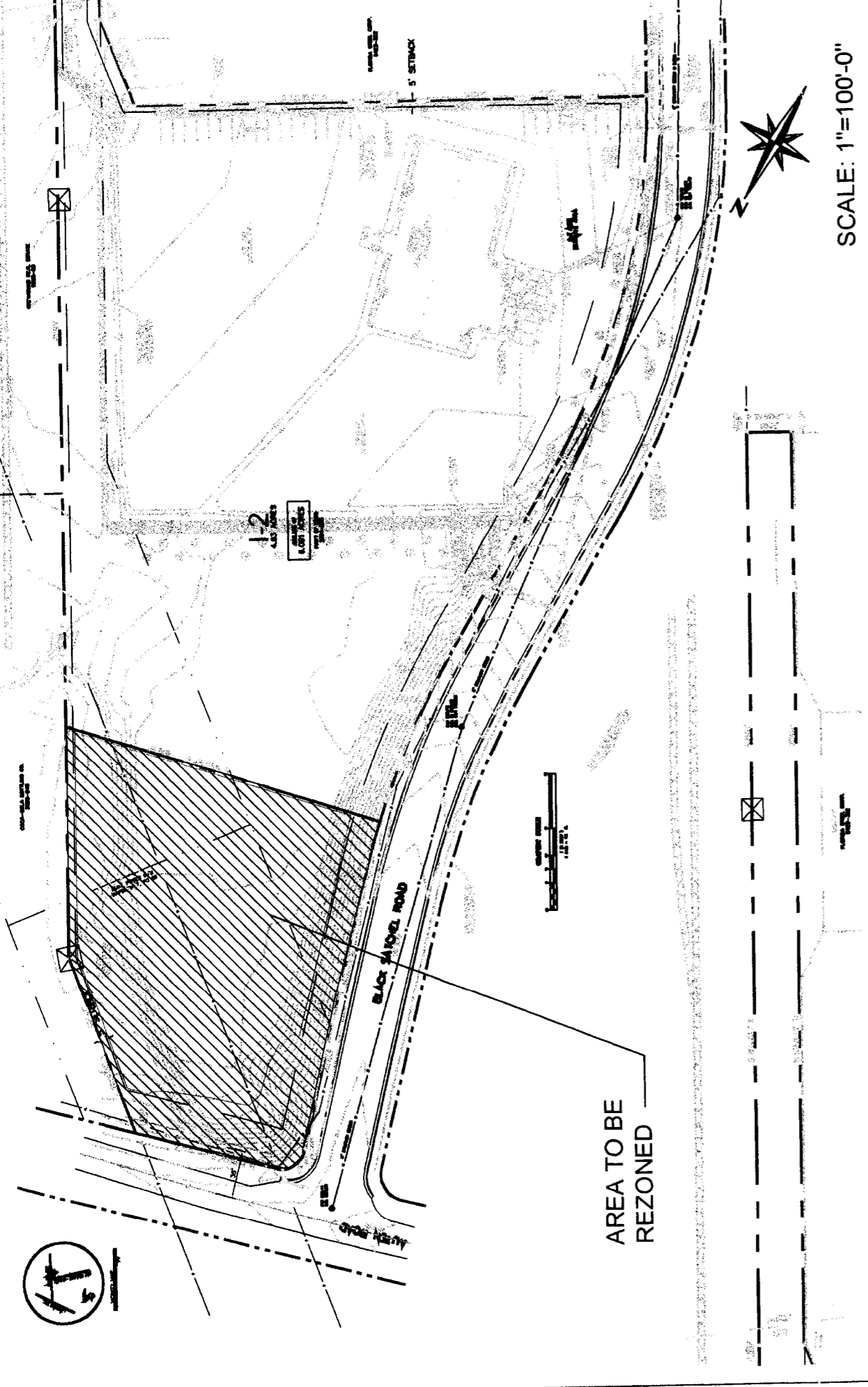


FLEET OPERATIONS REZONE TECHNICAL DATA SHEET

PETITIONER: **FLEET OPERATIONS INC.**
PETITION NUMBER: **01-068**

FOR PUBLIC HEARING

ENTIRE FLEET OPERATIONS SITE



SITE DATA

PROPOSED USE: EXPANSION OF TRUCK PARKING FOR REMAINDER OF SITE

EXIST. USE: VACANT
ACREAGE: 1.26 AC

DEVELOPMENT STANDARDS

Fleet Operations, Inc.
Black Satchel Drive Site

DEVELOPMENT STANDARDS

1. Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this site plan, as well as other applicable codes and ordinances. The parking envelope configuration shown on this site plan represents a firm plan for the development of the site but may be altered or modified during the design and development of the site within the maximum parking envelope indicated.

2. Buffers, if required, will conform to the provisions of section 12.301. The Petitioner reserves the right to propose alternate buffer treatment or to seek a variance for the buffer that may be required along the Duke Power right-of-way.

3. Screening will conform to the provisions of section 12.303.

4. Any detached lighting on the site will not exceed 30 feet in height and will be aimed into the site away from adjoining properties and public streets.

5. Signage on the site will be permitted in accordance with applicable ordinance provisions. Detached signs, if used, will be ground mounted, limited to 7 feet in height and 50 square feet in area.

6. Stormwater detention will comply with applicable standards of Charlotte/Mecklenburg Stormwater Services. No detention will be located within the setback for the site.

7. The proposed use of the site is for the parking of trucks and trailers. No structures will be placed on the area regulated by this site plan.

8. No direct access will be provided to Black Satchel Drive or Auten Rd. The Petitioner will dedicate 35 feet from the centerline of Auten Rd. for future right-of-way. All setbacks will be measured from this new right-of-way.

9. The Petitioner will construct sidewalk and other improvements as required by City Ordinances along Auten Rd. and Black Satchel Rd.

10. All CDOT sight distance triangles applicable to the site will be observed.

11. The Petitioner will pursue environmentally sound measures for dust control for this new parking area.

February 16, 2001, Initial Submission
May 21, 2001, Per Staff Comments
June 29, 2001, Per Zoning Committee Approval



1
LI

APPROVED BY CITY COUNCIL

BERM SECTION DATE: 7/6/01

SCALE: 1/4"=1'-0"

| NO. | DATE | BY | REVISION |
|-----|---------|-----|----------|
| 1 | 5/18/01 | PDS | |
| 2 | 7/2/01 | PDS | |

REFERENCES & NOTES:
PER STAFF COMMENTS

| APPROVED | DRAWN BY: | PDS | DESIGNED BY: | IZR |
|----------|-----------|-----------|--------------|------|
| | DATE: | 2/26/01 | CHECKED BY: | IZR |
| | SCALE: | 1"=20'-0" | JOB NO.: | 2102 |

FLEET OPERATIONS REZONE

SITE PLAN

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REGISTRATION ASSOCIATES
Landscape Architecture - Urban Design

DRAWING NO. LI