1. The development of the site will be controlled by the standards adopted in the City's Zoning Ordinance. The development deeds for the plan is intended to reflect the general arrangement of properties. The site may be subject to local regulations, including but not limited to setback requirements, building heights, and parking requirements. The plan must comply with all applicable regulations and standards.

2. The site plan may vary from the site plan shown. The exact location may vary from that depicted, but shall comply with all applicable regulations and standards. The plan must be reviewed and approved by the City of Charlotte and the North Carolina Dept. of Transportation.

3. The use proposed by this rezoning is a solar panel array energy project by Duke Energy, which will also allow public access to the site, including educational displays and information. All other off-site uses are permitted.

4. Well-park type lighting shall be provided.

5. No building is planned in conjunction with the proposed use. However, the site plan shown will allow a building to be erected (not shown) if later needed. The maximum size of the building shall be 1500 sq ft.

6. A 10 ft wide Class C rear buffer shall be established as shown if required by ordinance standards.

7. The petitioner will replace the existing Bradford Pear street trees with a new smaller plant species. The petitioner shall replace the trees prior to the issuance of the building permit associated with the project. The new trees shall be planted 30 feet on center in the 20-foot setback.

8. The petitioner will construct a new 5-foot-wide internal sidewalk that connects the educational display area with the existing sidewalk along Pineville-Matthews Rd. See the attached sight plan.

9. It is not anticipated that school buses will access the site and parking lot. However, in the event that a school bus does, Duke Energy will coordinate the bus access by having the appropriate security personnel on site to ensure the buses are appropriately and safely maneuver the "existing paved drive" (beyond the new security gate in the paved parking area).