



- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
- Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/local requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- 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 office district uses are permitted.
- Wall pack type lighting shall be prohibited.
- No building is planned in conjunction with the proposed use. However, the site plan herein will allow a building to be erected (not shown) if later needed. The maximum size of the building shall be 1000 sq feet.
- A 16 ft wide Class C rear yard buffer shall be established as shown (if required by ordinance standards).
- The petitioner will replace the existing Bradford Pear street trees with a new small maturing species. The petitioner shall replace the trees prior to the issuance of the driveway permit associated with this project. The new trees shall be planted 30 feet on center in the 20 foot setback.
- 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 site plan for approximate location).
- 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 allow the bus to adequately and safely maneuver in the "existing gravel drive" (beyond the new security gate in the paved parking area).

Site Data

Tax Parcel: 211-201-07
Existing Zoning: R-3
Proposed Zoning: O-1(CD)
Permitted Uses: All uses in the O-1 district
Proposed Building Size (max): 1000 sq feet
Site Acreage: 1.32 +/- acres (See Survey)

APPROVED BY
CITY COUNCIL

APR 19 2010

LEGEND

- LANDSCAPE - CLASS "C" BUFFER
- RCP = REINFORCED CONCRETE PIPE
- GV = GAS VALVE
- WV = WATER VALVE
- WM = WATER METER
- GW = GUY WIRE
- SIGN
- TELECOM MANHOLE
- CB = CATCH BASIN
- SM = SANITARY SEWER MANHOLE
- FH = FIRE HYDRANT
- TREES
- BP = BRADFORD PEAR TREE
- BN = RIVER BIRCH TREE
- OLD INTERIOR LINE
- OVERHEAD DISTRIBUTION LINE (OVERHEAD)
- REBAR WITH 3" DISK MARKED "CITY OF CHARLOTTE SURVEY MARKER" (F)
- #4 REBAR(F) MAG NAIL(S) PK(S)
- #5 REBAR(S) CON. MON.(F)
- #5 REBAR(F) CON. MON.(S)
- LIGHT POLE
- MONITORING WELL
- RETAIL POWER POLE
- INTS NOT TO SCALE
- POINT NOT SET
- WOODS LINE
- CHAIN LINK FENCE

RECEIVED
MAR 19 2010

FOR PUBLIC HEARING
REZONING PETITION

2010 - 20

Duke Energy
DUKE ENERGY CORP.
526 SOUTH CHURCH ST.
CHARLOTTE, NC 28202 PH. 704-382-2741

MCALPINE SUBSTATION
SOLAR ARRAYS ADDITIONS
CHARLOTTE, NC

CHARLOTTE, NC 28202 PR. 104-552-2141						
REZONING PLAN						
TAX ID# 21120107						
7148 PINEVILLE - MATTHEWS ROAD, CHARLOTTE, NC						
SHEET NUMBER						
1 OF 1						
DATE	SCALE	DRAWN BY	CHECKED	APPROVED	REV.	DRAWING NUMBER
02.04.10	1" = 30'	RNV	BY		B	SP - 01

- ☐ - PRELIMINARY
- ☒ - FOR APPROVAL
- ☐ - CONSTRUCTION
- ☐ - AS BUILT

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CONFIDENTIAL AND MAY NOT BE LOANED,
REPRODUCED OR COPIED, EITHER WHOLLY OR
IN PART, OR MADE PUBLIC IN ANY MANNER
WITHOUT THE WRITTEN CONSENT OF DUKE
ENERGY CORPORATION.

DRAWING No.	REFERENCES	No.	DATE	DESCRIPTION OF ISSUE OR REVISION	DR.	CK.	APP.
		B	03/15/10	REV. NOTE 7 PER CITY COMMENTS DATED 3/14/10	RNV	RY	
		A	02/15/10	REVISIONS PER CITY COMMENTS DATED 2/02/10	RNV	RY	
		O	12/23/09	SUBMIT TO THE CITY OF CHARLOTTE FOR REZONING	RNV	RY	



SEAL