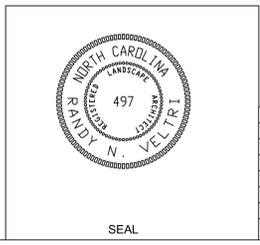


- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the 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)

LEGEND

<ul style="list-style-type: none"> 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 CON SANITARY SEWER MANHOLE FH FIRE HYDRANT TREES BP = BRADFORD PEAR TREE BN = RIVER BIRCH TREE 	<ul style="list-style-type: none"> OLD INTERIOR LINE OVHD DISTRIBUTION LINE (OVERHEAD) REBAR WITH 3" DISK MARKED "CITY OF CHARLOTTE SURVEY MARKER" (F) #4 REBAR(F) #5 REBAR(S) ★ LIGHT POLE RETAIL POWER POLE NTS NOT TO SCALE POINT NOT SET WOODS LINE CHAIN LINK FENCE MAG NAIL(S) CON. MON.(F) CON. MON.(S) MONITORING WELL
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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	
		0	12/23/09	SUBMIT TO THE CITY OF CHARLOTTE FOR REZONING	RNV	RY	

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FOR PUBLIC HEARING REZONING PETITION
 2010 - 20

MCALPINE SUBSTATION SOLAR ARRAYS ADDITIONS
 CHARLOTTE, NC

REZONING PLAN
 TAX ID# 21120107
 7148 PINEVILLE - MATTHEWS ROAD, CHARLOTTE, NC

DATE: 02.04.10 SCALE: 1" = 30' DRAWN BY: RNV CHECKED BY: BY APPROVED BY: B REV. B

SHEET NUMBER: 1 OF 1
 DRAWING NUMBER: SP - 01