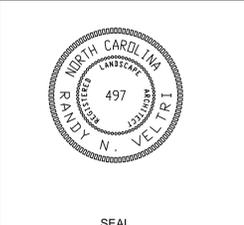


- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the 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 new trees will be planted in approximately the same location as the current Bradford Pear trees.
- 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

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



DRAWING No.	REFERENCES	No.	DATE	DESCRIPTION OF ISSUE OR REVISION	DR.	CK.	APP.
		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	

- PRELIMINARY
- FOR APPROVAL
- CONSTRUCTION
- AS BUILT

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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		SCALE	DRAWN BY	CHECKED	APPROVED	REV.	SHEET NUMBER
02.04.10		1" = 30'	RNV	BY	A		1 OF 1
DRAWING NUMBER							
SP - 01							