



- 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.
- All proposed development on the site shall comply with minimum applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated.
- 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. This project will also allow public access to the site, including educational displays and information.
- 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 shall be established as shown.

Site Data

Tax Parcel: 211-201-07
 Existing Zoning: R-3
 Proposed Zoning: O-1(CD)
 Proposed Permitted Uses: solar panel/array energy project (with public access, etc.)
 Proposed Building Height (max): one story
 Proposed Building Size (max): 1000 sq feet
 Site Acreage: 1.32 +/- acres (See Survey)
 Parking Required: 4 spaces
 Parking Provided: 7 spaces

LEGEND

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

FOR PUBLIC HEARING
 REZONING PETITION
 2010 - _____

DRAWING No.	REFERENCES	No.	DATE	DESCRIPTION OF ISSUE OR REVISION	DR.	CK.	APP.
		0	12/23/09	SUBMIT TO THE CITY OF CHARLOTTE FOR REZONING	RNV	RY	

- PRELIMINARY
- FOR APPROVAL
- CONSTRUCTION
- AS BUILT

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

**MCALPINE SUBSTATION
 SOLAR ARRAYS ADDITIONS
 CHARLOTTE, NC**

REZONING PLAN						SHEET NUMBER
TAX ID# 21120107						1 OF 1
7148 PINEVILLE - MATTHEWS ROAD, CHARLOTTE, NC						
DATE	SCALE	DRAWN BY	CHECKED BY	APPROVED	REV.	DRAWING NUMBER
12.18.09	1" = 30'	RNV	BY		0	SP - 01

SEAL

2010-020