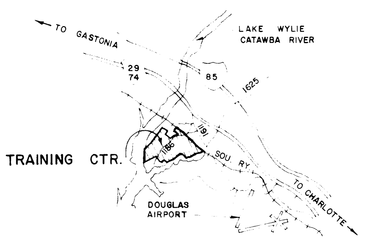
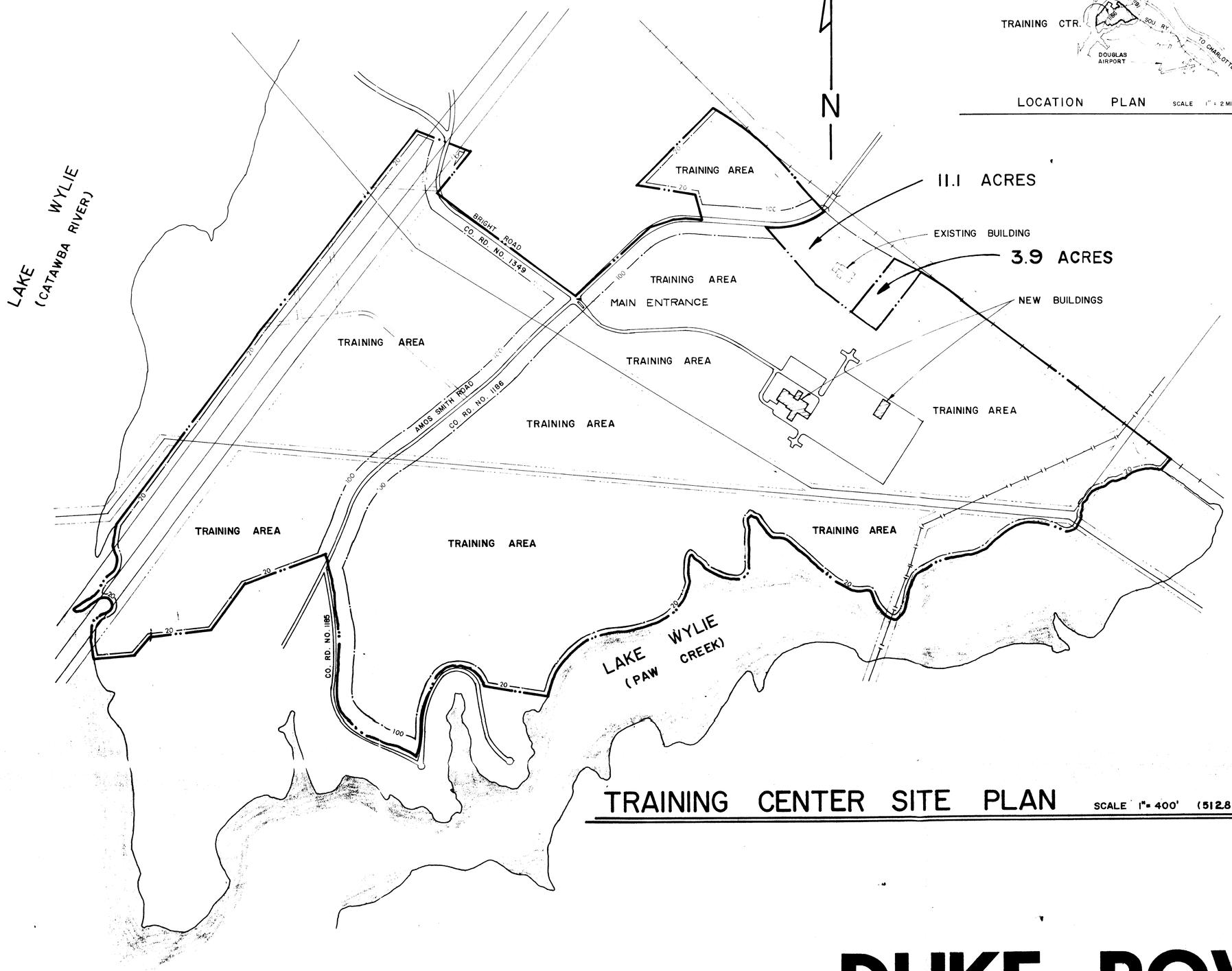


LOCATION PLAN SCALE 1" = 2 MILES



TRAINING CENTER SITE PLAN SCALE 1" = 400' (512.8 ACRES)

1. The building setback lines shown on this plan are those portions of the property that are 100 feet from the center line of Bright Road and Amos Smith Road, and 100 feet from the center line of the existing gas line right-of-way crossing the southern portion of the Property, except in the case of the northern gas line right-of-way on the property and the 11.1 acre tract designated on the site plan as located between the Property and the Southern Railway right-of-way, and on the right-of-way of the Southern Railway.

2. [illegible] existing vegetation shall be maintained within the buffer areas as noted in paragraph 1 above. Supplemental screening will be provided within the buffer areas on the property of new construction in order to maintain effective screening. The [illegible] existing vegetation within the buffer areas located within a utility right-of-way or the construction of buildings for meetings, dining and lodging that may be constructed in the area as part of the training center along the shoreline of Paw Creek Cove of the property formed by the Paw Creek Cove of Lake Wylie.

3. The total square footage of all structures on the Property shall not exceed 180,000 square feet. The proposed structures proposed for construction in the immediate future, as shown on the plans, comprise approximately 45,000 square feet.

4. The land and structures located, and to be located, on the Property may be used only for training center purposes, including the following uses:

(a) classrooms and other education and training areas and facilities;
(b) offices;
(c) auditoriums;
(d) research or testing facilities;
(e) libraries;
(f) [illegible] structures and facilities;
(g) maintenance, repair and storage facilities;
(h) training aids (storage and use);
(i) water storage tanks;
(j) recreational facilities;
(k) staff housing;
(l) simulated or limited purpose utility transmission and distribution lines, poles, lights and towers, and electric substations for training, demonstration and testing purposes;
(m) day care or other similar support facilities for students or faculty;
(n) parking facilities; and
(o) incidental accessory uses.

5. All signage, drainage and parking shall be in accordance with the County Zoning Ordinances.

6. The main entrance to the Property shall be located at the intersection of Amos Smith Rd. and Bright Rd. as show on this site plan.

7. No marina, boat ramp, pier, or other similar shoreline development shall be permitted on the Property along Paw Creek Cove that is either (i) available for public or commercial use or (ii) located between the existing gas line right-of-way (shown on this site plan crossing the Cove) and the Southern Railway right-of-way.

LEGEND OF SYMBOLS

- PROJECT BOUNDRY
- TRANSMISSION LINE
- NATURAL GAS LINE
- RAIL ROAD
- EXISTING ROADS, NEW ROADS, & PARKING
- EXISTING BUILDING
- NEW BUILDING
- ACCESS ROAD
- 20 BUFFER AREA LINE

DUKE POWER COMPANY
REZONING REQUEST
R-R TO INST. (CD)

APPROVED BY COUNTY COMMISSION
DATE 10-20-86

NO.	REVISIONS	CHKD	DATE	APPR	DATE	CIVIL	ELEC.	MECH. INSPECTED
ORIG.								

DUKE POWER COMPANY

REZONING REQUEST
R-R TO INST. (CD)

DESIGNER ____ DATE ____ INSP ____ DATE ____
DRAWN E. HOLMES DATE 1-21-86 INSP ____ DATE ____
CHECKED ____ DATE ____ APPR ____ DATE ____
SCALE ____ DWG. NO. 001

R. CARROLL INC. 24703F
DPI 3-80 E2