

**SITE DATA**

Existing Zoning: R-12  
 Proposed Zoning: I-2 (CD)  
 Site Size: 50.549 Acres  
 Proposed Use: Duke Power Co. Electrical Utility Operations Center  
 Maximum Building Size: The enclosed, heated area of the building to be constructed on the site cannot exceed 24,000 Sq. Ft. and must be located within the building development area depicted on this zoning plan.  
 Approximate Open Space: 15 Acre

**GENERAL NOTES**

- Site design shall incorporate all fire protection facilities.
- Areas shown as natural buffers shall be undisturbed except where necessary for utility lines and access roads. Any storm water control system required shall be located outside the buffers.
- The bikeway area shall be offered to Mecklenburg County and if accepted may be improved by the county.
- The access road from Harris Blvd. shall be located as shown in order to preserve a wooded area from Harris Blvd.
- Parking shall be provided, as a minimum, to meet ordinance requirements.
- Signage may be provided as permitted by the ordinance, except no bill board signs shall be permitted. Any detached signage shall be ground or monument type with no pole signs permitted.
- The entire development area may be enclosed by a fence. A fence may be installed as shown on plan, and located behind buffer areas.
- Additional evergreen planting shall be planted in areas where grading occurs along the driveway from Harris Boulevard. At a minimum a row of evergreen trees, 6' in height and 6' on center, shall be planted along the entire length which parallels Harris Blvd.
- This site shall be used for the sole purpose of D.P.Co. constructing, operating and maintaining an electric utility operations center.
- Area dedicated for the greenway use as recommended by the Mecklenburg County Park and Recreation Commission.
- The petitioner shall add improvements to Rocky River Road, between Harris Blvd. & D.P. access street to increase roadway width to 24ft (two 12 foot lanes). In addition, a left turn lane shall be installed in Rocky River Rd. at D.P. access road and at Harris Blvd. is not already constructed. These improvements shall be constructed in accordance with Mecklenburg County and NCDOT standards provided adequate right of way is available and shall be completed prior to the issuance of occupancy permits for the Duke Power Co. electrical utility operations center.

**CHARLOTTE EASTERN SATELLITE**

Scale 1" = 100'

Total Aprox. Acre 50.549  
 Total Aprox. Acre Developable Area 37.00

- REVISIONS:**
- 12-14-89 MADE REV. IN ACCORDANCE TO COMMENTS.
  - 2-20-90 IN ACCORDANCE W/ COUNTY COMMISSIONERS COMMENTS.
  - CHANGE OUT OF SITE PER (4.4.9)
  - 4.8.91 ADDED NOTE

**NOTES:**

Attached to Administrative Approval dated 01/24/91 by Mecklenburg County

DESIGNED BY SANDY VESIC  
 DRAWN BY R/2200  
 CHECKED BY  
 APPROVED BY

**AZIMUTH**  
 EXTRA COPY OF AZIMUTH APPROVED AS SHOWN ON 01/24/91  
**CHARLOTTE N.E.**  
**SATELLITE**  
**ZONING PLAN**

**DUKE POWER COMPANY**  
 TRANSMISSION DEPT.  
 DWG. NO. 1438B

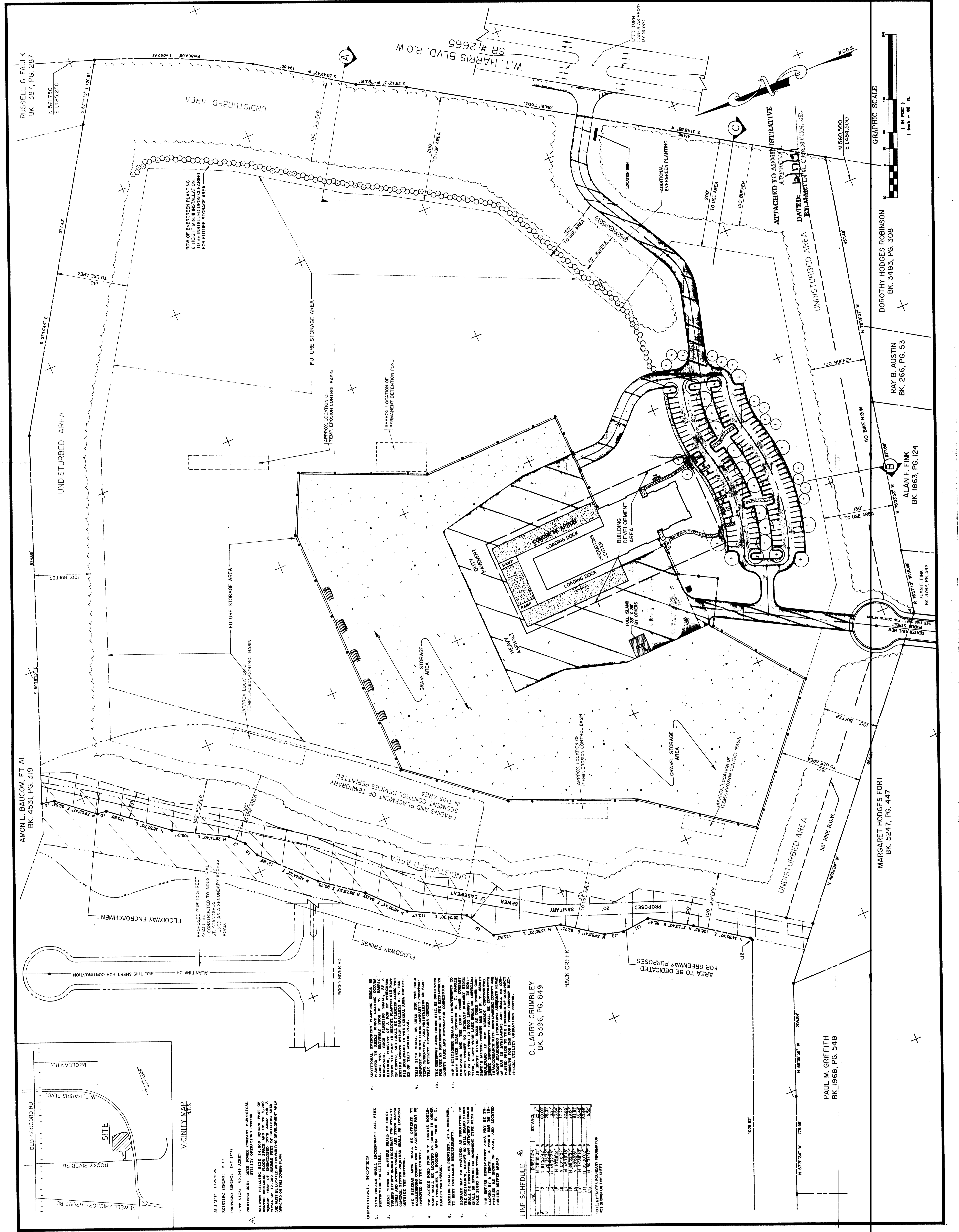
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**INTER-OFFICE COMMUNICATION**

DATE: April 24, 1991  
 TO: Robert Brandon, Zoning Administrator  
 FROM: Martin K. Crawford, Planning Director  
 SUBJECT: Administrative Approval for Petition #90-3(c) by Duke Power Co. Tax Parcel #103-021-19, 39

Attached is a revised site plan for the above mentioned rezoning petition. The petition has been revised to allow the petitioner to build up to 24,000 sq. ft. of heated/enclosed floor space and up to 8,200 square feet of unenclosed dock area for a total of 32,200 square feet of building area. Since this change occurs on the interior of the site and does not effect the yards at the exterior, I am administratively approving this plan. Please use this plan when evaluating requests for building permits.

MRC/jr/00/els  
 Attachment

1990-03(0)



**GENERAL NOTES**

1. SITE BOUNDARIES SHALL BE DETERMINED BY SURVEY. ALL THE BOUNDARIES SHOWN ARE BASED ON THE SURVEY. THE DISTANCE FROM THE BOUNDARIES TO THE CENTER OF THE ROAD SHALL BE AS SHOWN. THE DISTANCE FROM THE BOUNDARIES TO THE CENTER OF THE ROAD SHALL BE AS SHOWN.
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**LINE SCHEDULE**

LINE	DIRECTION	DISTANCE
1	N 37°14'41" E	577.45'
2	S 87°14'41" W	577.45'
3	N 37°14'41" E	577.45'
4	S 87°14'41" W	577.45'
5	N 37°14'41" E	577.45'
6	S 87°14'41" W	577.45'
7	N 37°14'41" E	577.45'
8	S 87°14'41" W	577.45'
9	N 37°14'41" E	577.45'
10	S 87°14'41" W	577.45'
11	N 37°14'41" E	577.45'
12	S 87°14'41" W	577.45'
13	N 37°14'41" E	577.45'
14	S 87°14'41" W	577.45'
15	N 37°14'41" E	577.45'
16	S 87°14'41" W	577.45'
17	N 37°14'41" E	577.45'
18	S 87°14'41" W	577.45'
19	N 37°14'41" E	577.45'
20	S 87°14'41" W	577.45'

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION**

DATE: December 17, 1991  
 FROM: [Signature] Planning Director  
 TO: Robert Brandon Zoning Administrator  
 SUBJECT: Administrative Approval for Petition No. 90-3(c) by Duke Power Tax Parcel No. 105-021-19, 39

Attached is a revised plan for the above mentioned rezoning petition. The plan shows the building footprint, parking areas, and storage areas. The plan also shows the location of the building relative to the creek and the road. The plan is intended to clarify the distance to the use area. The building footprint is shown in black. The parking areas are shown in white. The storage areas are shown in gray. The location of the building relative to the creek and the road is shown in black. The plan is intended to clarify the distance to the use area.

**REVISIONS:**  
 1. 11-01-2008 REVISION SECTION  
 P. PARKING

**NOTES:**

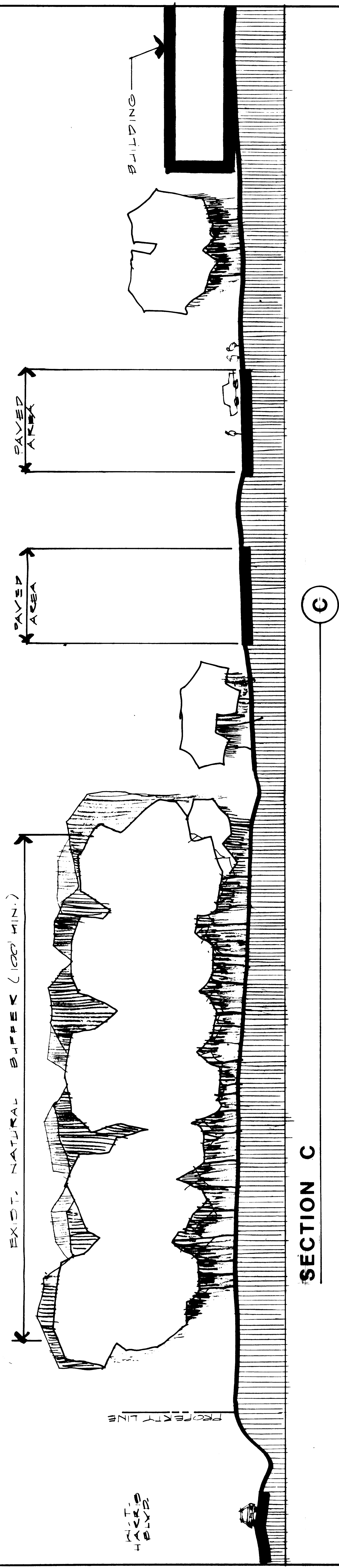
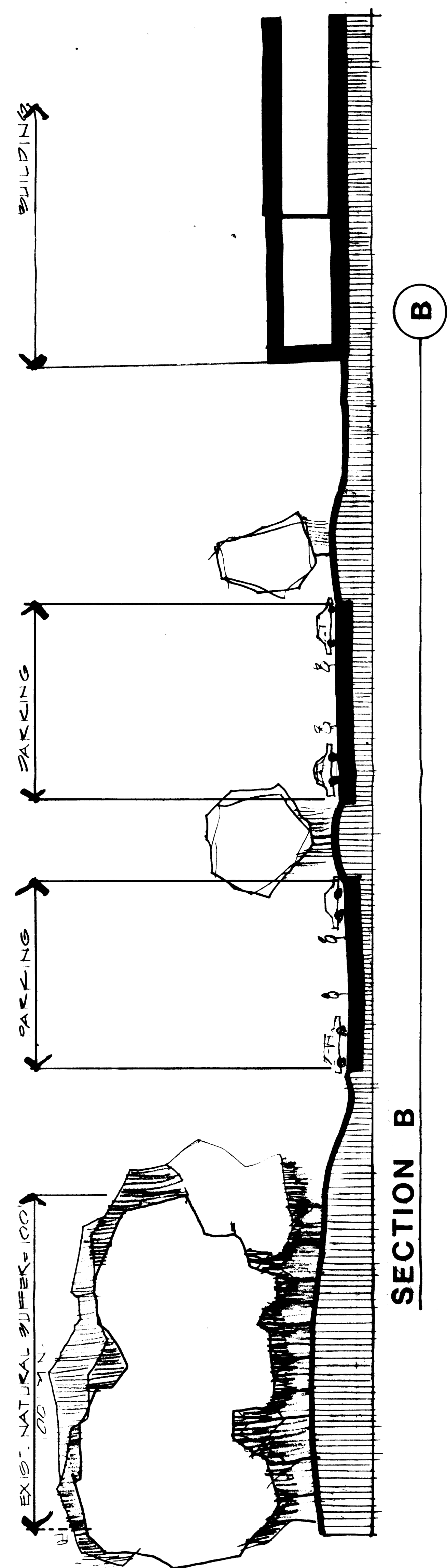
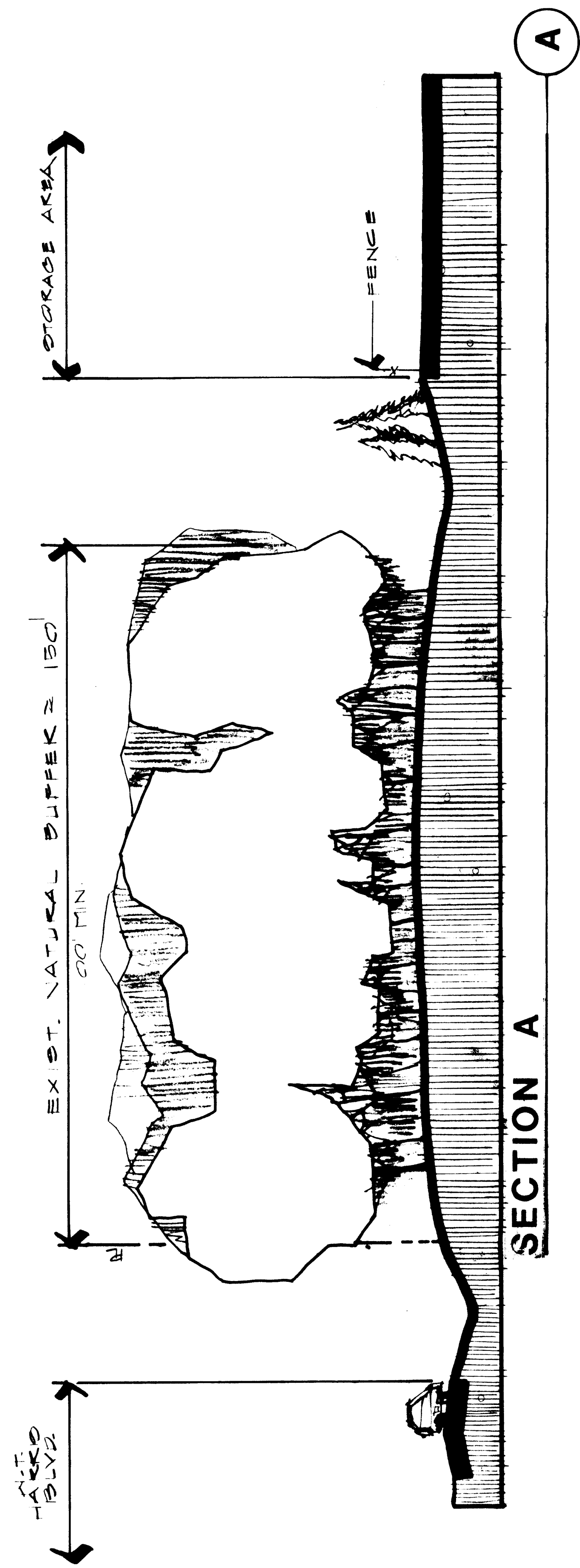
DESIGNED BY: SAUPE VICKI  
 DRAWN BY: SC 11-3-2007  
 CHECKED BY:  
 APPROVED BY:

**AZIMUTH**

Charlotte N.E.  
 Satellite

**SECTIONS**

**DUKE POWER COMPANY**  
 TRANSMISSION DEPT.  
 DWG. NO. 1438B



SCALE: HORI. 1"=20'  
 VERT. 1"=20'