

Site Data
 SITE ADDRESS: MOUNT OLIVE CHURCH ROAD, NEWTON, NC
 TOWNSHIP: NEWTON
 WYFEE BASIN CATAWBA WATERSHED, NA
 MINIMUM SETBACK REQUIREMENTS:
 FRONT 100'
 SIDE 50'
 REAR 50'

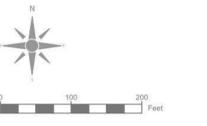
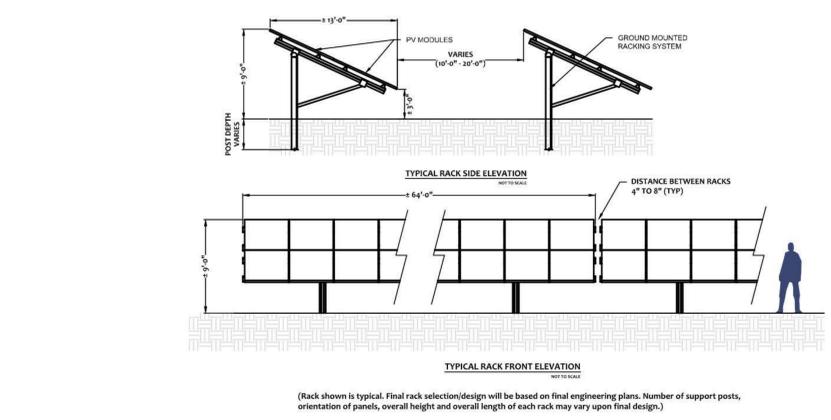
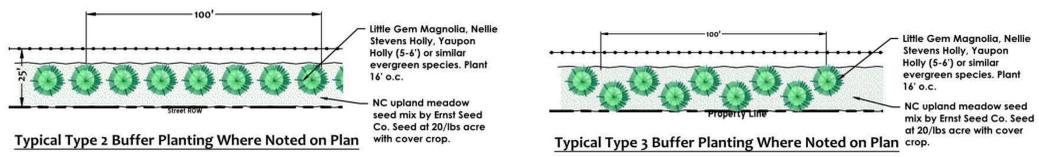
PROPERTY OWNER:
 BURKE FAMILY PROPERTIES, LTD
 PO BOX 870 NEWTON, NC 28658

APPLICANT:
 SONNE TWO SOLAR, LLC
 1125 E. Morehead St., Suite 206
 Charlotte, NC 28204

PLAN PREPARED BY:
 Bloc Design
 1310 S. Tryon Street, Suite 111
 Charlotte, NC 28203

PH	OWNER	DR/PG	ZONING	PARCEL ACRES	LEASE ACRES	LAND USE
375017102870	BURKE FAMILY PROPERTIES, LTD	2632/738	R-30	119.33	45.00	AGRICULTURE
				TOTAL ACRES	119.33	45.00

- Notes:**
- All structures and security fencing must meet a 100-foot front setback measured from the edge of the rights-of-way and 50-foot side and rear setbacks.
 - A landscape buffer/screen along all exterior sides of the security fence must consist of:
 - On-site mature vegetation exists at a minimum height of ten feet and depth of 75 feet between the security fence and adjacent property including rights-of-way; or
 - A single row of evergreens in combination with mature vegetation, installed at a height of five feet achieving opaqueness and a minimum height of ten feet in five years; or
 - A double row of off-set evergreens absent mature vegetation, installed at a height of five feet achieving opaqueness and a minimum height of ten feet in five years; or
 - A berm combined with evergreen vegetation installed at a height of five feet achieving opaqueness and a minimum height of ten feet in five years.
 - Where visibility of the solar farm is increased due to topography, the landscape buffer/screen must be planted on-site in an area that lessens the view of the solar farm. Where visibility of the solar farm is decreased due to topography, the landscape buffer/screen may be reduced. Both shall be determined by the planning director.
 - All solar panels must be constructed to minimize glare or reflection onto adjacent properties and adjacent roadways and must not interfere with traffic or create a safety hazard.
 - The applicant must secure all necessary approvals and/or permits from NCDOT for the access points for project entrances prior to issuance of a zoning authorization permit.
 - All construction parking must be located outside of the rights-of-way.
 - Erosion control measures must be installed at construction entrances in order to minimize off-site soil damage. Existing grass must be maintained in perpetuity sufficient to prevent erosion.
 - The applicant must provide written authorization from the local utility company acknowledging and approving connection to the utility company's grid.
 - A warning sign concerning voltage must be placed at the main gate to include the name of the solar farm operator and a local phone number for the solar farm operator in case of an emergency.
 - Power transmission lines must be located underground to the extent practical.
 - A security fence equipped with a gate and a locking mechanism must be installed at a minimum height of eight feet along all exterior sides of the solar farm.
 - Landscape buffer/screens, ground cover, security fences, gates, and warning signs must be maintained in good condition until the solar farm is dismantled and removed from the site.
 - The zoning authorization permit is subject to revocation if the planning department is not notified when the solar farm company holding the permit sells or otherwise transfers its interest to another entity or individual.
 - Removal of solar farm equipment and site restoration:
 - The applicant must include decommissioning plans that describe the anticipated life of the solar farm, the estimated decommissioning costs in current dollars, the method for ensuring that work will be available for decommissioning and restoration, and the anticipated manner in which the solar farm project will be decommissioned and the site restored.
 - Following a continuous six month period in which no electricity is generated, the permit holder will have six months to complete decommissioning of the solar farm. Decommissioning includes removal of solar panels, buildings, cabling, electrical components, and any other associated facilities below grade as described in the approved decommissioning plan.
 - Prior to the issuance of a zoning compliance certificate, the applicant must provide the county with a performance guarantee as provided in subsection (4) below. The amount of the guarantee shall be one and a quarter times the estimated decommissioning cost minus the salvage value, or \$50,000.00, whichever is greater. Estimates for decommissioning the site and salvage value shall be determined by a North Carolina licensed engineer or a licensed contractor. It is the responsibility of the applicant to provide the county with the certified cost estimate.
 - The following types of performance guarantees are permitted:
 - A surety or performance bond that renews automatically, includes a minimum 60-day notice to the county prior to cancellation, is approved by the planning director, and is from a company on the U.S. Department of Treasury's List of Certified Contractors. A bond certificate must be submitted to the planning department each year verifying the bond has been properly renewed.
 - A certified check deposited with the county finance director, as escrow agent, who will deposit the check in an interest-bearing account of the county, with all interest accruing to the applicant. Funds deposited with the county finance director will be returned when the solar farm is decommissioned and any necessary site restoration is completed.
 - A no-contest irrevocable bank letter of credit from a banking corporation licensed to do business in the State of North Carolina. The terms of the letter must include the absolute right of the county finance director to withdraw funds from the bank upon certification by the county manager that the terms and conditions of the performance guarantee have been breached. The letter of credit must be valid up to 12 months from the date the performance guarantee was approved.
 - The full amount of the bond, certified check, or letter of credit must remain in full force and effect until the solar farm is decommissioned and any necessary site restoration is completed.
 - The land owner or tenant must notify the county when the site is abandoned.
 - The purpose of this site plan is to depict the layout of the solar collector facility, its interconnection to the existing power infrastructure, and to obtain a conditional zoning for the project, review and approval by the zoning administrator of minor modifications to the site plan are requested in regards to the locations and quantity of racking, number and location of inverters, access aisles, driveways, and underground electric interconnection routing upon the completion of final engineering drawings for the facility, however, all such minor modifications to the final site plan shall comply with all applicable sections of the Catawba County zoning ordinance, and verified by the Catawba County zoning administrator prior to issuing a zoning permit for use and construction.
 - Topographic data & existing improvements shown on this plan is per boundary and topo survey by Gray Surveying Company, Inc., 6.4.2014
 - The property shown herein does not contain special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (i.e. 100-yr event) per FEMA firm map no. 3710365900 and 3710375000 effective date 09/05/2000.
 - All rights-of-way are public, unless noted otherwise.
 - Utility lines and services shown hereon are approximate per aerial photography or as reported by various responsible parties. Location of underground utilities are approximate and must be field verified, call one call center before digging at 811.
 - Copies of all permits and approved plans must be kept on-site in a permit box that is conspicuously located and easily accessible during construction.
 - A sedimentation & erosion control permit will be obtained from Catawba County, erosion control measures will be installed at construction entrances in order to minimize off-site soil damage, existing grass will be maintained in perpetuity sufficient to prevent erosion.
 - A driveway permit will be approved by NCDOT prior to beginning construction, final driveway location(s) & requirements are subject to permit review and approval.
 - Project area, including construction staging areas, will be cleared and grubbed as necessary, retaining pre-development drainage patterns (i.e. no mass grading), a portion of project areas may consist of tree clearing only (no grubbing) to alleviate shading of the array, as indicated on the site plan, minor grading will occur around inverter areas to divert surface drainage, construction staging and areas subject to rutting during construction will be temporarily stabilized with logging mats (which will be removed following construction) or gravel which will remain after construction, soil conditions and equipment loads will determine final design.
 - Proposed temporary laydown yard/construction staging area to be used during site construction, a portion of this area (hatched) will be covered with logging mats or other stabilized surfacing (gravel, etc.) to allow delivery of construction materials, prior to construction, this area will be compacted by a smooth drum or sheeps foot roller to reduce/prevent rutting, following construction, the logging mats (or gravel) are removed and the entire area is scarified and re-seeded.
 - Access aisles shown on this plan indicate construction and maintenance access points for ingress/egress, prior to construction, these aisles are compacted by a smooth drum or sheepsfoot roller to reduce/prevent rutting, logging mats or gravel may be placed in high traffic or poorly draining areas during construction activities to improve access, soil access sites will be scarified, graded, and re-seeded after construction, access sites to inverters may require gravel to support delivery equipment loads, soil conditions and final equipment selection will determine if gravel access site will be required to inverter locations.
 - Proposed access gate(s) are 8' tall chain link with 3 strands of barbed wire, gates will be locked with standard keyed or combination lock, emergency personnel (as designated by Catawba County) will be provided a key or combination for 24/7 access.
 - No permanent lighting is proposed for this site, should the need for additional security measures arise, the petitioner reserves the right to install security lighting and closed circuit cameras as needed.
 - Solar components must have a UL listing, or a listing from an alternative testing agency accepted by the local jurisdiction having authority over the project, and must be designed with anti-reflective coating(s).
 - All construction shall be in compliance with the national electric code and North Carolina building code.
 - No structure shall exceed a height greater than twenty-five (25) feet except for existing poles/overhead wiring and required new interconnection poles required by utility company at point of interconnection, this is measured from finished grade at the base of the structure to its highest point, final interconnection location & number of poles to be determined by final design & utility company's requirements.
 - The electrical disconnect switch shall be clearly identified and unobstructed at all times, the owner must file a map with the Catawba County public safety department depicting where the disconnect switch is located, and supply all emergency contact information to emergency personnel to have on file.
 - A jurisdictional determination is in process for final approval from the US Army Corps of Engineers, a copy of the final executed JD from the USACE will be provided to Catawba County planning prior to construction.
 - Shade buffer land clearing shown in jurisdictional areas is not considered a discharge of dredge material as defined in section 232.2 (3)(ii) "activities that involve only the cutting or removing of vegetation above the ground (e.g., mowing, rotary cutting, and chainsawing) where the activity neither substantially disturbs the root system nor involves mechanized pushing, dragging, or other similar activities that redeposit excavated soil material."



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landscape architecture | planning | civil engineering

Ground Mount Solar Array Installation
 Sonne Two Solar, LLC
 Catawba County, NC

Parcel ID# 375017102870

BIRDSEYE
 RENEWABLE ENERGY

Project No: 165.07
 Drawn By: BD
 Designed By: K.Gorman
 Checked By: K.Gorman
 Original Issue Date: 5.13.15

Revisions
 1. Staff Comments 6.3.15

Conditional Use Site Plan

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