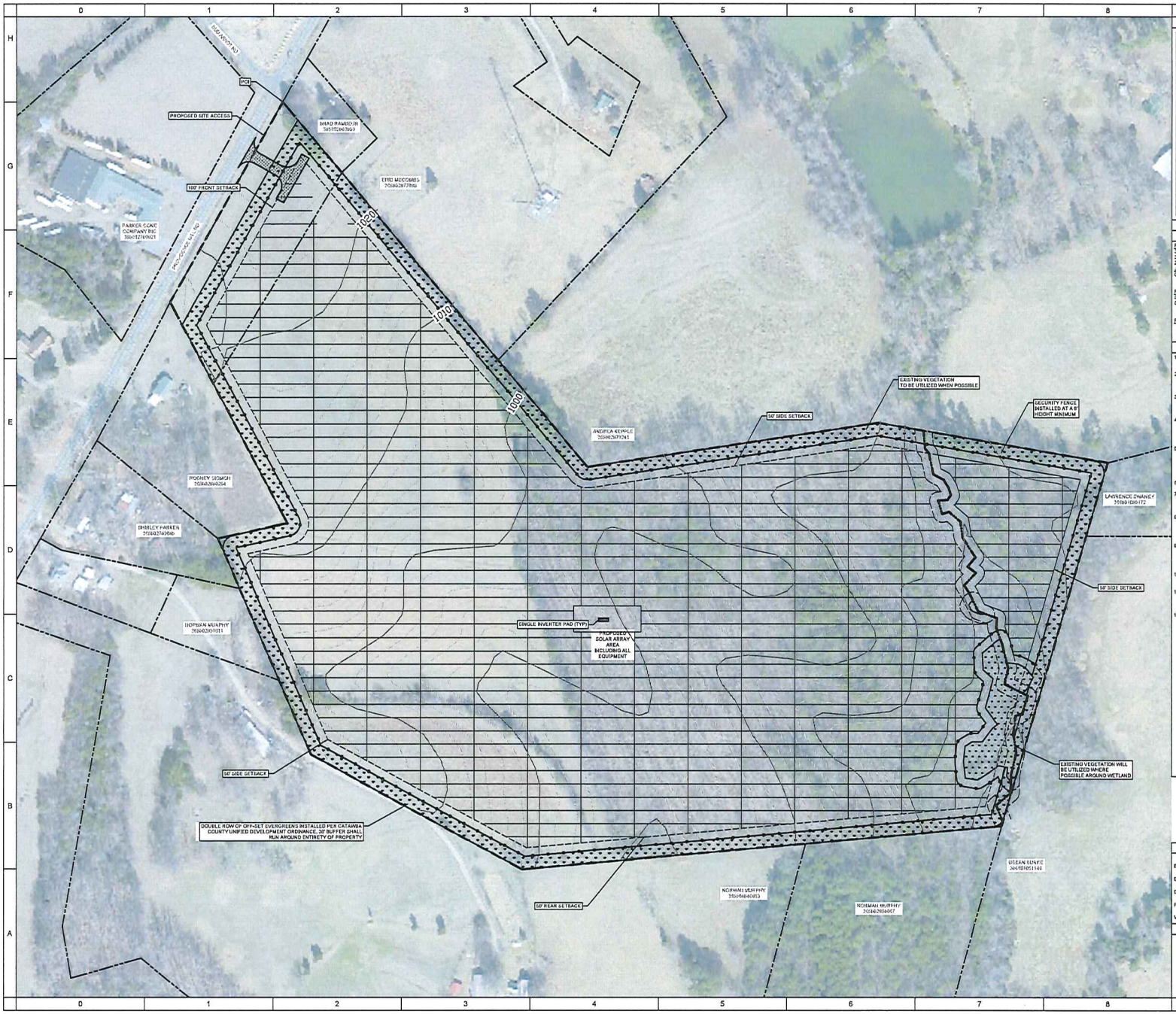

VICINITY MAP

SCALE 1" = 5000'

SITE DATA

PARCEL ID #	PROPERTY OWNER	SITE ADDRESS
3698026827	SHIRLEY C PARKER	OPPOSITE 2725 PROVIDENCE MILL RD
3698026827		MAIDEN, NC 28650

ZONING JURISDICTION	ZONING	PROPOSED ZONING	CURRENT LAND USE	ACRES
CATAWBA COUNTY	R-40	R-40 CD	AG	±47.3 AC

PROPOSED USE	PRELIMINARY DISTURBED AREA	PRELIMINARY SOLAR AREA
SOLAR ENERGY SYSTEM	± 4.5 AC	± 37.2 AC

PRELIMINARY ARE SUBJECT TO CHANGE

PARCEL LINE SETBACKS	REQUIRED
MIN. FRONT YARD	100 FT
MIN. SIDE YARD	50 FT
MIN. REAR YARD	50 FT

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS FOR ZONING APPROVAL FOR REVIEW AND APPROVAL BY CATAWBA COUNTY NC TO CONSTRUCT A SOLAR ENERGY SYSTEM.
2. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING CATAWBA COUNTY GIS, GOOGLE EARTH, BING IMAGERY, AND ON SITE WETLANDS WERE DELINEATED PER THE PILOT ENVIRONMENTAL NC WETLAND REPORT DATED 06-09-16.
3. A PORTION OF THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 3710356100J AND 3710356600J, DATED 09-05-2007) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
4. THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS.
5. PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY. RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
6. ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
7. CONTRACTOR WILL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR WILL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
8. CONTRACTOR WILL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDING(S) OR ADJACENT BUILDING(S) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION WILL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR WILL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES WILL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
10. A SECURITY FENCE EQUIPPED WITH A GATE AND A LOCKING MECHANISM WILL BE INSTALLED AT A MINIMUM HEIGHT OF 8' FEET ALONG ALL EXTERIOR SIDES OF THE SOLAR FARM.
11. LANDSCAPE BUFFER WILL BE INSTALLED AS 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.
12. IN ADDITION TO THE STIPULATIONS LISTED ABOVE, LONGNECK SOLAR CONFIRMS COMPLIANCE WITH THE FOLLOWING REGULATIONS PER THE CATAWBA COUNTY CODE OF ORDINANCES SEC. 44-433 SOLAR FARM (UTILITY-SCALE SOLAR APPLICATION): (A) ALL STRUCTURES AND SECURITY FENCING WILL MEET A 100-FOOT FRONT SETBACK MEASURED FROM THE EDGE OF THE RIGHT-OF-WAY AND 50-FOOT SIDE AND REAR SETBACKS, (B) A LANDSCAPE BUFFER/SCREEN ALONG ALL EXTERIOR SIDES OF THE SECURITY FENCE WILL CONSIST OF: A DOUBLE ROW OF OFF-SET EVERGREENS ABSENT MATURE VEGETATION, INSTALLED AT A HEIGHT OF 5 FEET ACHIEVING OPAQUENESS AND MINIMUM HEIGHT OF 10 FEET IN 5 YEARS; OR (C) WHERE VISIBILITY OF THE SOLAR FARM IS INCREASED DUE TO TOPOGRAPHY, THE LANDSCAPE BUFFER/SCREEN WILL 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 WILL BE REDUCED. BOTH WILL BE DETERMINED BY THE PLANNING DIRECTOR. (D) THE APPLICANT WILL SECURE ALL NECESSARY APPROVALS AND/OR PERMITS FROM NCDOT FOR THE ACCESS POINTS FOR PROJECT ENTRANCES PRIOR TO ISSUANCE OF A ZONING AUTHORIZATION PERMIT. (F) ALL CONSTRUCTION PARKING WILL BE LOCATED OUTSIDE OF THE RIGHTS-OF-WAY. (G) EROSION CONTROL MEASURES WILL BE INSTALLED AT CONSTRUCTION ENTRANCES IN ORDER TO MINIMIZE OFF-SITE SOIL DAMAGE. EXISTING GRADS WILL BE MAINTAINED IN PERPETUITY SUFFICIENT TO PREVENT EROSION. (H) THE APPLICANT MUST PROVIDE WRITTEN AUTHORIZATION FROM THE LOCAL UTILITY COMPANY ACKNOWLEDGING AND APPROVING CONNECTION TO THE UTILITY COMPANY'S GRID. (I) A WARNING SIGN CONCERNING VOLTAGE WILL BE PLACED AT THE MAIN GATE TO INCLUDE THE NAME OF THE SOLAR FARM OPERATOR AND LOCAL PHONE NUMBER FOR THE SOLAR FARM OPERATOR IN CASE OF EMERGENCY. (J) POWER TRANSMISSION LINES WILL BE LOCATED UNDERGROUND TO THE EXTENT PRACTICAL. (L) LANDSCAPE BUFFER/SCREENS, GROUND COVER, SECURITY FENCES, GATES, AND WARNING SIGNS WILL BE MAINTAINED IN GOOD CONDITION UNTIL THE SOLAR FARM IS DISMANTLED AND REMOVED FROM THE SITE. (M) THE ZONING AUTHORIZATION PERMIT IS SUBJECT TO REVOCATION IF THE PLANNING DEPARTMENT IS NOT NOTIFIED WHEN THE SOLAR FARM COMPANY HOLDING THE PERMITS SELLS OR OTHERWISE TRANSFER ITS INTEREST TO ANOTHER ENTITY OR INDIVIDUAL. (N.B) THE LAND OWNER OR TENANT WILL NOTIFY THE COUNTY WHEN THE SITE IS ABANDONED.

LEGEND

EXISTING CONDITIONS	PROPOSED CONDITIONS
BUILDING SETBACK	SECURITY FENCE
EASEMENTS	SITE ACCESS
ELECTRICAL (OVERHEAD)	TREELINE
PROPERTY LINES	VEGETATIVE BUFFER
WETLAND	

GRAPHIC SCALE

1" = 100'

NORTH

N

CYPRESS CREEK RENEWABLES
601-A WEST MAIN STREET
3250 OCEAN PARK BLVD. - SUITE 355 - SANTA MONICA, CA 90405

SEAL

PERMIT DRAWING - NOT RELEASED FOR CONSTRUCTION

SEAL

CONTRACTOR

REVISIONS			
NO	DATE	DESCRIPTION	

LONGNECK SOLAR, LLC
OPPOSITE 2725 PROVIDENCE MILL RD
MAIDEN, NC 28650

DATE	11-09-16
DRAWN BY	JLS
CHECKED BY	XXX

ZONING SITE PLAN

Z 1.0