

SITE PLAN FOR "MORGAN SOLAR LLC" CLINES TOWNSHIP CATAWBA COUNTY, NORTH CAROLINA

CATAWBA LANDSCAPE NOTES

1. A DENSE VEGETATIVE PLANTING INCORPORATING TREES AND/OR SHRUBS OF A VARIETY THAT MUST BE EQUALLY EFFECTIVE IN WINTER AND SUMMER TO ACHIEVE A SOLID CONTINUOUS VISUAL SCREEN WITHIN 5 YEARS AFTER THE INITIAL INSTALLATION.
2. ALL PLANT MATERIALS MUST BE A CONIFER OR BROADLEAF EVERGREEN TO ACHIEVE A MINIMUM HEIGHT OF 6 FEET WITHIN 5 YEARS.
3. TREES AND/OR SHRUBS MUST BE ADEQUATELY SPACED.
4. ONE ORNAMENTAL TREE OR LARGE CANOPY TREE IS REQUIRED FOR EVERY 150 LINEAR FEET OF BUFFER AREA. IT MAY BE PLANTED IN THE BUFFER AREA OR IN THE IMMEDIATE ADJACENT AREA. IT SHALL MEET THE FOLLOWING MINIMUM STANDARDS:
 1. EACH TREE AT THE TIME OF INSTALLATION, MUST HAVE A CLEAR TRUNK HEIGHT OF AT LEAST 5 FEET AND A MINIMUM CALIBER OF 2 INCHES OR A 5 FOOT DIAMETER AT 4.5 FEET.
 2. MATURE HEIGHT MUST BE AT LEAST 20 FEET UNLESS OVERHEAD UTILITIES ARE IN THE PLANTING AREA.
5. NO ADDITIONAL BUFFERING IS REQUIRED IF:
 1. EXISTING VEGETATION, LOCATED ON THE SUBJECT PROPERTY, MEETS THE DESIGN CRITERIA FOR BUFFERING AND SCREENING, IN TERMS OF HEIGHT, OPEN SPACE, AND SEPARATION EQUIVALENT TO OR EXCEEDING THAT FOUND IN THE ABOVE CRITERIA. OR
 2. EXISTING VEGETATION, LOCATED ON THE ADJOINING PROPERTY, AFFORDS THE DEGREE OF BUFFERING AND SCREENING, IN TERMS OF HEIGHT, OPEN SPACE AND SEPARATION, EQUIVALENT TO OR EXCEEDING THAT FOUND IN THE ABOVE CRITERIA IF THE SUBJECT PROPERTY OWNER ACQUIRES A PRESERVATION EASEMENT FROM THE ADJOINING PROPERTY OWNER. THE PRESERVATION EASEMENT MUST BE RECORDED AT THE COUNTY REGISTER OF DEEDS AND STATE THAT RESTORATION WILL BE MAINTAINED AND NO STRUCTURE WILL BE BUILT IN THE EASEMENT.

ENGINEER'S NOTE

1. DUE TO THE LOW TRAFFIC VOLUME, MINIMAL PARKING WILL BE PROVIDED UPON BUILDOUT OF THIS DEVELOPMENT. TEMPORARY MAINTENANCE CREW SHALL UTILIZE THE GRAVEL ACCESSWAY FOR PARKING.
2. THE ONLY UTILITY PROPOSED FOR THIS SITE SHALL BE DUKE. NO OTHER UTILITIES SHALL BE EMPLOYED OR PROPOSED FOR THIS PROJECT.
3. MINIMAL SIGNAGE SHALL BE PROPOSED AT THIS TIME.
4. NO EXTERIOR LIGHTING IS PROPOSED AT THIS TIME.
5. DURING GRADING AND CONSTRUCTION, DUST CONTROL WILL BE PROVIDED BY WATERING AND CONTROLLED VEHICULAR SPEEDS. AFTER CONSTRUCTION, DUST CONTROL WILL BE IMPLEMENTED BY INSTALLING GRAVEL ROADS AS WELL AS REDUCING THE VEHICULAR SPEEDS THROUGH THE PANELS AND ADJACENT AREAS. PERMITS FOR THE PERMITS FENCING WILL ACT AS A WIND BREAK.
6. WEED AND NOXIOUS PLANTS SHALL BE ROUTINELY REMOVED FROM THE SITE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO REGULARLY PROVIDE THIS SERVICE TO THE SITE.

PARCEL NUMBER

TAX PARCEL #375306392749 AND 375306392239

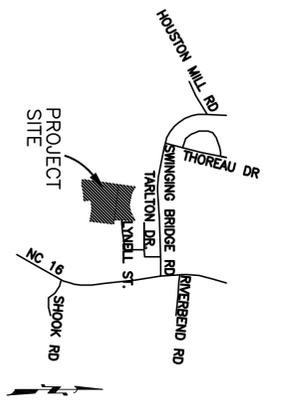
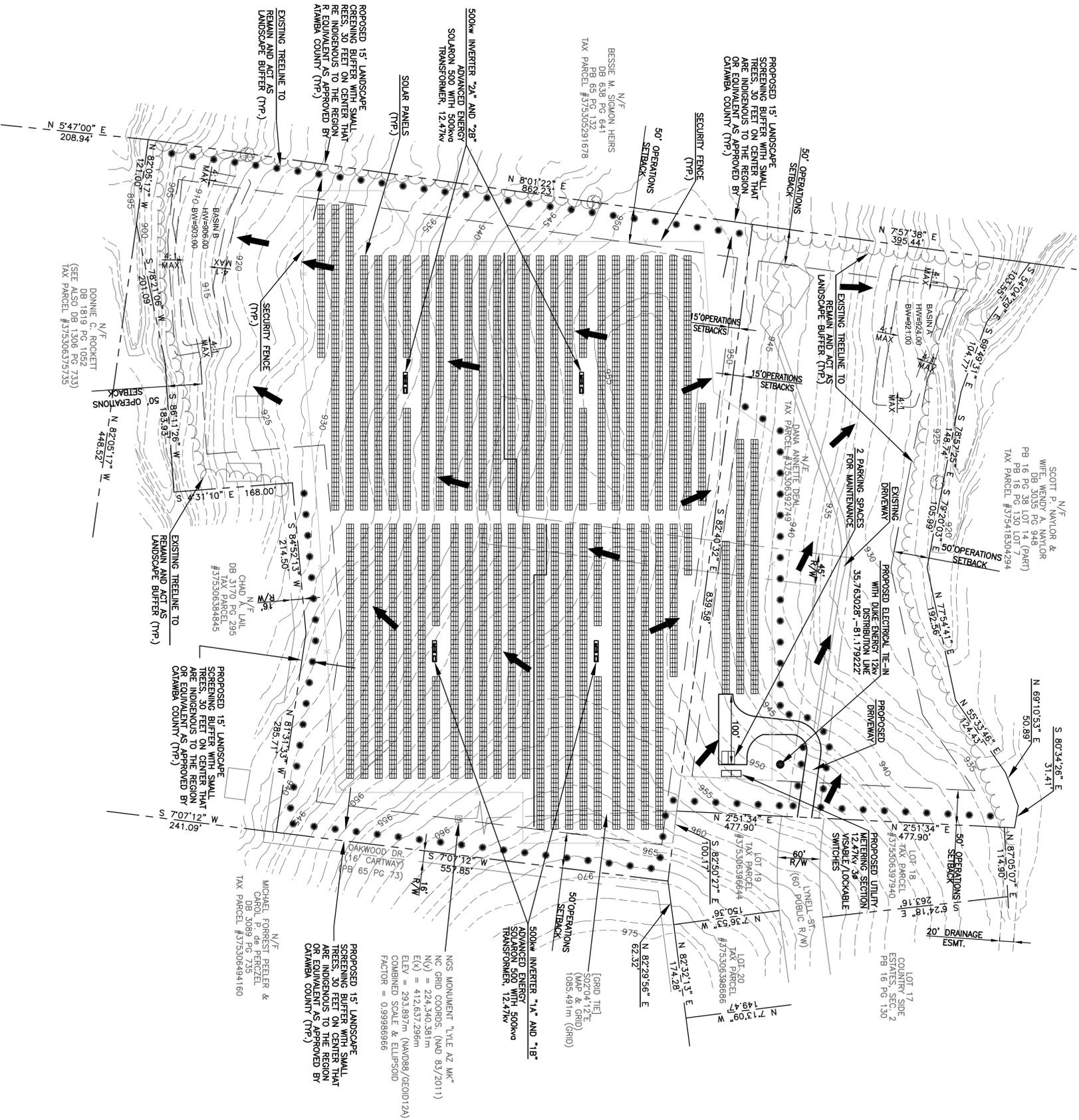
SITE SUMMARY TABLE

GROSS ACREAGE 21:74 ACRE
NET ACREAGE 21:74 ACRE
EXISTING ZONING R-20

FLOOD PLAIN DATA

THIS PROPERTY IS LOCATED ENTIRELY WITHIN FLOOD PLAIN ZONE "X" AS INDICATED ON THE FLOOD INSURANCE RATE MAP PANEL # 37103753000-1, EFFECTIVE 5 SEPTEMBER, 2007.

ZONE "X" IS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.



VICINITY MAP

N.T.S.

DEVELOPER
SUNLIGHT PARTNERS, LLC
4215 E. MCDOWELL ROAD #212
MESA, ARIZONA 85213
PHONE: 801-550-7150
FAX: 877-325-6344
ATTN: KEITH COLSON

OWNER
DANA ANNETTE DEAL &
GRADY E. DEAL
2345 LYNELL STREET & 4454 OAKWOOD DR.
CONOVER, NC 28613

ENGINEER
KINETIX ENGINEERING
& CONSULTATION
4215 E. MCDOWELL ROAD
STE 212
MESA, ARIZONA 85215
PHONE: 480-582-1485
FAX: 480-582-1485
ATTN: DAVID M. BOHN

SURVEYOR
SACKS SURVEYING & MAPPING, P.C.
3308-B EDGEMOND ROAD
GREENSBORO, NC 27409
PHONE: (336) 931-0586
FAX: 931-0558

SHEET INDEX

1.....SITE PLAN

KEY MAP

1"=80'

LEGEND

- BOUNDARY LINE
- SET BACK LINE
- SECURITY FENCE
- TREE
- PROPOSED UTILITY METERING SECTION
- EXISTING TREELINE
- SOLAR PANELS
- INVERTER
- NGS MONUMENT
- R/W LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- DRAINAGE AREA
- DRAINAGE ARROW

KINETIX
ENGINEERING &
CONSULTATION
4215 E. MCDOWELL ROAD
STE 212
MESA, ARIZONA 85215
PHONE: 480-582-1485
FAX: 480-582-1485

REVISIONS:

NO.	DATE	DESCRIPTION

SITE PLAN
"MORGAN SOLAR LLC"
CATAWBA COUNTY, NORTH CAROLINA

PROJECT:

CALL THREE WORKING DAYS BEFORE YOU DIE
1-800-632-4949

DATE: 12/30/13
DRAWN BY: KMX
CHECKED BY: BB
SCALE: AS SHOWN
BY SURVEYOR:

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

JOB NO. 13290

13290SP01

SHEET NO. 1

1 OF 1