SITE PLAN
FOR
"AUSTIN SOLAR LLC"
CALDWELL TOWNSHIP
CATAWBA COUNTY, NORTH CAROLINA

PARCEL NUMBER
PARCEL # 3668-0265-3283

SITE SUMMARY TABLE

GROSS ACREAGE	:19.57 ACRE
NET ACREAGE	:18.71 ACRE
EXISTING ZONING	:R-40

FLOOD PLAIN DATA
THIS PROPERTY IS LOCATED WITHIN FLOOD PLAIN ZONE "X" AS INDICATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE RATE MAP, CATAWBA COUNTY, NORTH CAROLINA, # 3710366800-J, EFFECTIVE 05 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.

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. THE SOLAR PANELS WILL ACT AS WIND BREAKS, THE PERIMETER 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.

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.

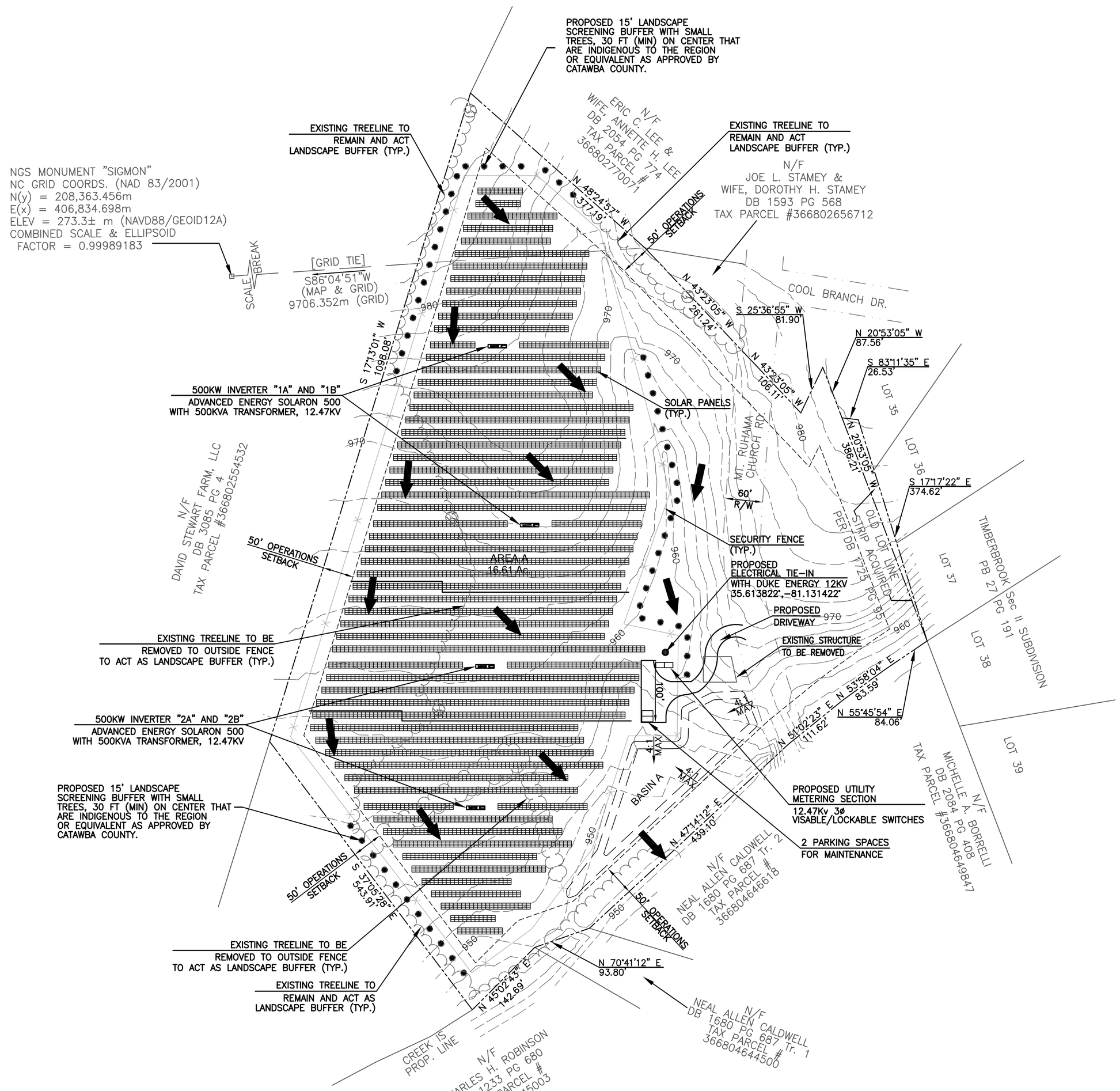
3. TREES AND/OR SHRUBS MUST BE ADEQUATELY SPACED.

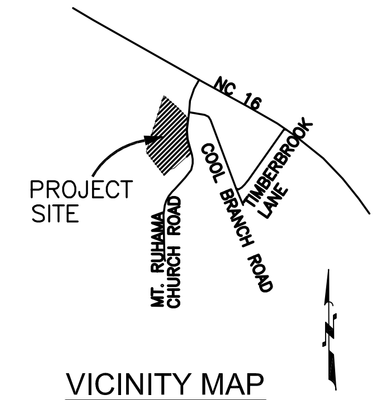
4. ONE ORNAMENTAL TREE OR LARGE CANOPY TREE IS REQUIRED FOR EVERY 150 LINEAR FEET OF BUFFER AREA. IT MAY BE PLANTED IN THE BUFFER AREA OR IN THE IMMEDIATE ADJACENT AREA. IT SHALL MEET THE FOLLOWING MINIMUM STANDARDS:

   1. EACH TREE, AT THE TIME OF INSTALLATION, MUST HAVE A CLEAR TRUCK HEIGHT OF AT LEAST 5 FEET AND A MINIMUM CALIPER DBH OF 2 INCHES OR A 15 GALLON CONTAINER SIZE OR BALLED AND BURLAPPED AT TIME OF PLANTING.
   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, AFFORDS THE DEGREE OF BUFFERING AND SCREENING, IN TERMS OF HEIGHT, OPACITY 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 OPACITY 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 VEGETATION WILL BE MAINTAINED AND NO STRUCTURE WILL BE BUILT IN THE EASEMENT.





VICINITY MAP
N.T.S

DEVELOPER
SUNLIGHT PARTNERS, LLC
4215 E. McDOWELL ROAD #212
MESA. ARIZONA 85213
PHONE: 801-550-7150
FAX: 877-325-5544
ATTN: KEITH COLSON

OWNER
JAMES R. & SYLVIA S. ABERNETHY
2897 MT. RUHAMA CHURCH RD.
MAIDEN, NC 28650

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 AND MAPPING, P.C.
3308-B EDGEFIELD ROAD
GREENSBORO, NC 27409
PHONE: (336) 931-0566
FAX: 931-0558

SHEET INDEX

1.....SITE PLAN

KEY MAP
1"=100'

LEGEND

	BOUNDARY LINE
	SET BACK LINE
	SECURITY FENCE
	PROPOSED UTILITY METERING SECTION
	EXISTING TREELINE
	SOLAR PANELS
	INVERTER
	R/W LINE
960	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING TREE
TD	TEMPORARY DIVERSION
	BASIN
	EXISTING BUILDING
	DRAINAGE AREA

KINETIX
ENGINEERING & CONSULTATION
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MESA, ARIZONA 85215
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FAX: 480-582-1485

REVISIONS:

SITE PLAN
"AUSTIN SOLAR LLC"
CATAWBA COUNTY, NORTH CAROLINA
PROJECT:

Job No.:	13320
Drawn By:	KNX
Checked:	DB
1st Submittal:	
2nd Submittal:	
3rd Submittal:	

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

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

JOB NO.
13320

13320SP01

SHEET NO.
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1 OF 1

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