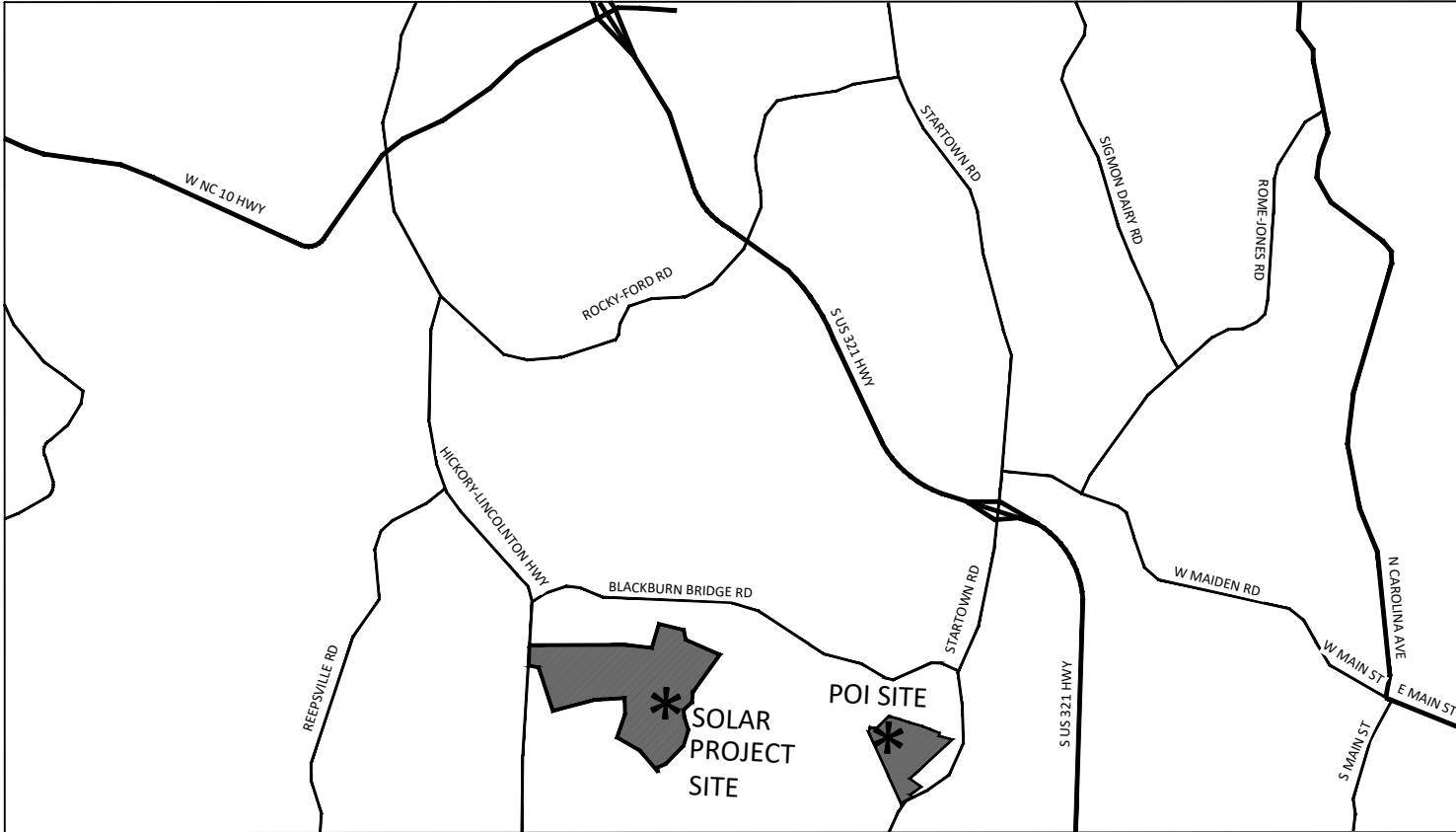


SITE DATA

SITE ADDRESS: 5256 HICKORY-LINCOLN HWY (SR 1008) CATAWBA COUNTY MINIMUM SETBACK REQUIREMENTS:
LINCOLN, NC 28092 100' FRONT
TOWNSHIP: LINCOLN, NC 50' SIDE/REAR
COUNTY: CATAWBA COUNTY
PIN: 361704739646, 361704615203, 361601499954, 361602782925
WATERSHED: WATERSHED UNIT 030501020403 / TOWN OF STARTOWN- SOUTH FORK CATAWBA RIVER (WS-II)
ZONING: CURRENT - R-40
PROPOSED - R-80 (CD)

VICINITY MAP



PROJECT NOTES

NOTES PER CATAWBA COUNTY CODE SECTION 44-633 - SOLAR FARM

- 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.
 - NOTWITHSTANDING THE ABOVE, IN BUFFERS AND WILDLIFE CORRIDORS AS IDENTIFIED ON THE SITE PLAN, APPLICANT RESERVES THE RIGHT TO IMPLEMENT ALTERNATIVE LANDSCAPE BUFFERS PROVIDED SAID BUFFER PROVIDES SCREENING THAT WOULD EQUAL OR EXCEED ORDINANCE REQUIREMENTS AS DETERMINED BY THE PLANNING DIRECTOR.

- 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 APPLICATION 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 FUNDS 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 (e) BELOW. THE AMOUNT OF THE GUARANTEE SHALL BE ONE AND A QUARTER TIMES THE ESTIMATED DECOMMISSIONING COST MINUS 50% OF THE SALVAGEABLE VALUE, OR \$75,000.00, WHICHEVER IS GREATER. ESTIMATES FOR DECOMMISSIONING THE SITE AND THE 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.
- AN UPDATED DECOMMISSIONING PLAN PROVIDING DECOMMISSIONING COSTS AND SALVAGEABLE VALUES IS REQUIRED AT THE TEN-YEAR MARK AND EVERY FIVE YEARS THEREAFTER. A NEW PERFORMANCE GUARANTEE IN THE AMOUNT OF 1.25 TIMES THE UPDATED DECOMMISSIONING COST MINUS 50 PERCENT OF THE SALVAGEABLE VALUE, OR \$75,000.00, WHICHEVER IS GREATER IS REQUIRED.

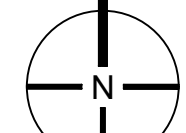
LEGEND

	30' STREAM BUFFER		SITE SETBACK 120' FRONT, 100' SIDE/REAR
	100 YEAR FLOOD ZONE		PROPOSED 8' HT. SECURITY FENCE AND INTERNAL SETBACK
	WATERWAYS/WETLANDS		PROPOSED CATAWBA LANDS CONSERVANCY DEDICATION
	TYPE 1 30' PROPOSED BUFFER		EXISTING CATAWBA LANDS CONSERVANCY AREA
	TYPE 2A 30' WILDLIFE CORRIDOR		SOLAR ARRAY ENVELOPE (PANELS TO BE 10' MAX HT.)
	TYPE 2B 40' WILDLIFE CORRIDOR		PROPOSED REZONING BOUNDARY
	TYPE 3 PROPOSED SHRUB BUFFER (EXISTING + NEW VEGETATION)		
	LAND DEDICATED TO CATAWBA LANDS CONSERVANCY FOR POTENTIAL FUTURE PARKING AREA		

- 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 LISTING OF CERTIFIED COMPANIES. 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.

GENERAL NOTES PER OWNER'S REQUEST

- THE SITE PLAN DEPICTS THE GENERAL LAYOUT OF THE SOLAR FARM FACILITY FOR PURPOSES OF OBTAINING COUNTY APPROVAL. APPLICANT RESERVES THE RIGHT TO MAKE NON-MATERIAL MODIFICATIONS TO THE SITE PLAN IN REGARDS TO THE LOCATIONS AND QUANTITY OF RACKING, NUMBER AND LOCATION OF INVERTERS, ACCESS AISLES, DRIVEWAYS, FENCING, AND UNDERGROUND ELECTRIC INTERCONNECTION ROUTING UPON THE COMPLETION OF FINAL ENGINEERING DRAWINGS FOR THE SOLAR FARM FACILITY. HOWEVER, ANY SUCH MODIFICATIONS TO THE FINAL SITE PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CATAWBA COUNTY UDO AS VERIFIED BY THE CATAWBA COUNTY ZONING ADMINISTRATOR PRIOR TO ISSUING A ZONING PERMIT FOR USE AND CONSTRUCTION.
- 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 NC 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.
- 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.
- ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE AND NORTH CAROLINA BUILDING CODE. ANY STRUCTURES WILL BE PERMITTED THROUGH CATAWBA COUNTY BUILDING DEPARTMENT AS REQUIRED.
- 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 COPY OF THE FINAL EXECUTED JURISDICTIONAL DETERMINATION FROM THE USACE WILL BE PROVIDED TO CATAWBA COUNTY PLANNING PRIOR TO CONSTRUCTION.
- SECURITY FENCE WILL BE 8' HIGH (7' PLUS A 1' BARR TOP).
- SURVEY DATA INCLUDING EXISTING TOPOGRAPHY WAS PERFORMED BY DUDEK SERVICES IN NOVEMBER 2021. HORIZONTAL CONTROL IS BASED ON NAD83 NORTH CAROLINA STATE PLANE. VERTICAL CONTROL IS BASED ON NAVD88.
- CONCEPTUAL ARRAY LAYOUT IS AN INITIAL CONCEPT ONLY, SUBJECT TO CHANGE, AND NOT A DETAILED DESIGN. ADDITIONAL CONSIDERATION WILL NEED TO BE GIVEN FOR SPECIFIC MODULE AND RACKING SPECIFICATION, INVERTER LOCATIONS AND CAPACITY, ACCESS ROADS, PERIMETER FENCES, AND LOCAL JURISDICTIONAL REQUIREMENTS.
- IN ACCORDANCE WITH SECTION 44-328(d), LOCATION AND NUMBER OF SIGNS WILL BE PROVIDED IN REZONING APPLICATION NARRATIVE.
- A DRIVEWAY PERMIT WILL BE APPROVED BY NCDOT PRIOR TO BEGINNING CONSTRUCTION. FINAL DRIVEWAY LOCATION(S) AND REQUIREMENTS ARE SUBJECT TO PERMIT REVIEW AND APPROVAL.
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THIS SITE IMPOSED UNDER THESE NOTES AND THE SITE PLAN, WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF APPLICANT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS, THROUGHOUT THESE DEVELOPMENT CONDITIONS, THE TERMS APPLICANT AND OWNER(S) SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



SCALE: 1"=300'



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OVERALL CONCEPT PLAN

landscape architecture | planning | civil engineering

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NC.FIRM#: P-1007_C-390

BLACKBURN SOLAR

CATAWBA COUNTY, NC | DATE: 02.10.22 | PROJECT NO.: 00875.00