



PLANNING BOARD
Z 08-21 Exhibits
September 27, 2021

EXHIBIT 4 Site Plan Notes

1. THIS SITE SPECIFIC VESTING PLAN IS PART OF A REZONING APPLICATION TO REZONE THE SITE SHOWN ON THIS SITE PLAN FROM RA (RURAL AGRICULTURAL) and IND (INDUSTRIAL) TO RA (CD) (RURAL AGRICULTURAL -CONDITIONAL DISTRICT) FOR DEVELOPMENT AS A UTILITY SCALE SOLAR ENERGY SYSTEM AND RELATED ACCESSORY USES (COLLECTIVELY, "SOLAR FARM"). ADMINISTRATIVE REVIEW AND APPROVAL BY THE ZONING ADMINISTRATOR OF MODIFICATIONS TO THE SITE PLAN IS REQUESTED IN REGARDS TO THE LOCATIONS AND QUANTITY OF RACKING, NUMBER AND LOCATION OF INVERTERS, ACCESS AISLES, DRIVEWAYS, SUBSTATIONS, 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 ROWAN COUNTY ZONING ORDINANCE AS VERIFIED BY THE ZONING ADMINISTRATOR PRIOR TO ISSUING A ZONING PERMIT FOR THE USE.
2. USE OF THE SITE SHALL BE LIMITED TO A 69 MW UTILITY SCALE SOLAR ENERGY SYSTEM AND RELATED ACCESSORY USES.
3. TOPOGRAPHIC DATA & EXISTING IMPROVEMENTS SHOWN ON THIS PLAN IS PER PUBLICLY AVAILABLE DATA SOURCES.
4. THE PROPERTY SHOWN HEREON 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. 3710660400J, PANEL 6604 EFFECTIVE DATE 11/05/2008.
5. ALL RIGHT-OF-WAYS ARE PUBLIC, UNLESS NOTED OTHERWISE.
6. 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.
7. A SEDIMENTATION & EROSION CONTROL PERMIT WILL BE OBTAINED FROM ROWAN COUNTY.
8. DRIVEWAY PERMITS FOR US HIGHWAY 52 AND OLD BEATTY FORD ROAD IN LOCATIONS AS SHOWN ON THE SITE PLAN HAVE BEEN APPROVED BY NCDOT PRIOR TO BEGINNING CONSTRUCTION. FINAL DRIVEWAY LOCATION(S) & REQUIREMENTS MAY BE SUBJECT TO FURTHER NCDOT PERMIT REVIEW AND APPROVAL.
9. ALL RACKING, INVERTERS, SUBSTATIONS, TRAILERS AND FENCING SHALL BE LOCATED WITHIN THE PERIMETER FENCE LINE. ACCESS DRIVES & SOME INTERCONNECTION EQUIPMENT MAY BE LOCATED OUTSIDE OF THIS LINE. RACKING SYSTEMS WILL BE FIXED TILT AND PANELS WILL HAVE ANTI-REFLECTIVE COATING. APRON AND DRIVEWAYS UP TO THE SYSTEM AREA WILL BE PAVED.
10. PROPOSED ACCESS GATE(S) AND FENCING ARE 6' TALL DEERBUSTER / WILDLIFE FRIENDLY DESIGN MESH OR SIMILAR WITH OPTIONAL 3 STRANDS OF BARBED WIRE.

11. THE ELECTRICAL DISCONNECT SWITCH SHALL BE CLEARLY IDENTIFIED AND UNOBSTRUCTED AT ALL TIMES. THE FACILITY OWNER MUST FILE A MAP WITH ROWAN COUNTY PUBLIC SAFETY DEPARTMENT (OR OTHER APPROPRIATE DEPT.) DEPICTING WHERE THE DISCONNECT SWITCH IS LOCATED, AND SUPPLY ALL EMERGENCY CONTACT & ACCESS INFORMATION TO EMERGENCY PERSONNEL TO HAVE ON FILE.
12. SHADE BUFFER LAND CLEARING SHOWN IN JURISDICTIONAL AREAS IS NOT CONSIDERED A DISCHARGE OF DREDGE MATERIAL AS DEFINED IN SECTION 40 CFR (CODE OF FEDERAL REGULATIONS) 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."
13. A PERMANENT MODULAR TRAILER WILL BE LOCATED ON THE SITE AND SHALL BE PERMITTED THROUGH ROWAN COUNTY BUILDING DEPARTMENT. SAID TRAILER WILL BE USED TO STORE EQUIPMENT USED FOR MAINTENANCE AND FOR OPERATION OF THE SITE.
14. PURSUANT TO SECTIONS 21-217 & 21- 218 OF THE ROWAN COUNTY ZONING ORDINANCE APPLICANT PROPOSES AN ALTERNATIVE BUFFER CONSISTING OF EXISTING VEGETATION AND/OR MANAGED REGROWTH AS SHOWN ON THE SITE PLAN.
15. AREA OF MANAGED REGROWTH- THESE AREAS WILL BE LEFT TO NATURALIZE ON THEIR OWN WITH NATURAL SUCCESSION REGROWTH. THIS AREA WILL HAVE THE REGROWTH MANAGED TO PREVENT SHADE IMPACTS TO ARRAY. THIS WILL BE DONE IN SUCH A MANNER AS TO PERPETUALLY ENCOURAGE SUCCESSIONAL REGROWTH WITHIN THIS AREA OF DESIRED SPECIES.
16. APPROVAL OF THIS REZONING SECURES A TWO YEAR VESTED RIGHT TO DEVELOP THE SITE IN ACCORDANCE WITH THE APPROVED SITE PLAN.
17. AS PART OF THIS REZONING, APPLICANT HAS REQUESTED 4 YEARS VESTED RIGHTS. IF THIS LONGER DURATION IS APPROVED, APPLICANT AND ITS SUCCESSOR(S) IN INTEREST, SHALL HAVE MINIMUM OF 4 YEARS WITHIN WHICH TO DEVELOP THE SITE IN ACCORDANCE WITH THE APPROVED SITE PLAN.
18. PRIOR TO CONSTRUCTION OF THE PROJECT, APPLICANT SHALL PROVIDE PLANNING STAFF WITH UPDATED DECOMMISSIONING COST ESTIMATES BASED ON FINAL PROJECT DESIGN.
19. ALTERNATE BUFFER COMPLIANCE - IN LOCATIONS WHERE THERE IS SOME MATURE VEGETATION AND APPLICANT IS REQUIRED TO MEET THE SCREENING, BUFFERING AND FENCING STANDARDS OF SECTION 21-64(A)(3) AND SECTIONS 21-215(2)(B)(1) AND (2), OR IS OTHERWISE REQUIRED TO PROVIDE SCREENING AGAINST ADJACENT LAND USES IN ACCORDANCE WITH SECTION 21-215 AND TABLE 21-216, APPLICANT PROPOSES THE USE OF ALTERNATE BUFFER AND SCREENING TO CONSIST OF EITHER (A) AN 80 FOOT WIDE UNDISTURBED BUFFER OF EXISTING VEGETATION, OR (B) AN 80 FOOT WIDE BUFFER CONSISTING OF A MINIMUM 50 FEET OF UNDISTURBED EXISTING VEGETATION AND THE BALANCE CONSISTING OF MANAGED REGROWTH AREA WHICH WILL EITHER BE ALLOWED TO CONTINUE TO GROW AND MATURE,

OR RE-PLANTED WITH SELECT NATIVE TREE AND SHRUB SPECIES AND GRASSES. THE MANAGED REGROWTH BUFFER AREA MAY BE MANAGED OVER TIME TO FOR SHADE CONTROL AS NEEDED.

20. APPLICANT RESERVES THE RIGHT NOT TO CONSTRUCT ALL IMPROVEMENTS SHOWN ON THE SITE PLAN.
21. PRIOR TO COMMENCEMENT OF ANY GRADING ON THE SITE, BUFFER AREAS WILL BE STAKED AND MADE AVAILABLE FOR REVIEW BY THE PLANNING DEPARTMENT STAFF.