



TOWN OF RANLO

1624 Spencer Mtn. Rd. • Gastonia, NC 28054

Phone: 704-824-3461 • Fax: 704-824-3423

Email: ranlonc@bellsouth.net

Website: www.ranlo.org



Permit No.	Scan Date	DIN
3603-MSWLF-	October 21, 2014	22066

October 10, 2014

R. Susanne Todd
Johnston, Allison & Hord
1065 East Morehead Street
Charlotte, NC 28204

RECEIVED

October 16, 2014

Solid Waste Section
Asheville Regional Office

Re: Auten Road Farms, LLC Condition Use Permit

Susanne,

Please find enclosed my letter to your client acknowledging approval of their conditional use permit application by the Town of Ranlo Board of Commissioners. I have also enclosed a copy of the conditional use permit certification I plan to have recorded in the Gaston County Register of Deeds Office. Your client may proceed with development of the site. I will request that I be provided with a copy of all materials submitted to Gaston County planning and code enforcement staff for approval in connection with that development so that I may review them on behalf of the Town of Ranlo.

If you have any questions or need anything further please give me a call.

Sincerely,

Charles L. Graham, Jr.
Town Coordinator

REC'D OCT 15 2014



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October 10, 2014

Auten Road Farm, LLC
14 Wing Stem Ct.
O'Fallon, MO 63368

Re: Conditional Use Permit Application # 14.01, PID #134963, 134964, 134965, Conditional Use Permit Request for a Level 3 Solar Energy System

Dear Mr. Bunge:

The Ranlo Board of Commissioners reconsidered your request for the above referenced conditional use permit on September 11, 2014. The request was granted with the conditions set forth below.

Conditions for Auten Road Farms LLC Conditional Use Permit Number 14-01

1. Approval limit of this conditional use permit is for the following use: A Level 3 Solar Energy System.
2. Applicant shall complete the development strictly in accordance with the plans submitted with this application and approved by the Board of Commissioners as attached.
3. If any of the conditions affixed hereto or any part thereof is held invalid or void, then this permit shall be void and of no effect.
4. Unless the Board of Commissioners issues a Conditional Use Permit which is either specifically exempt from any time constraints or has some other specified time period for implementation, the applicant must secure a valid building permit within a twenty-four (24) month period from the date of issuance of this Conditional Use Permit.
5. The completed development shall meet all applicable local, state and federal laws and regulations pertaining to such solar energy systems.
6. All solar panels must be constructed and positioned to minimize glare onto adjacent properties and adjacent roadways and must not interfere with traffic or create a safety hazard.
7. Warning signs concerning voltage must be placed at the main gate to include the name of the solar farm operator and a local phone number of the solar farm operator in case of emergency.
8. Landscape buffer/screening, ground cover, security fences, gates and warning signs must be maintained in good condition until the solar farm is decommissioned as set forth in the decommissioning plan. There is an existing wooded buffer of approximately 700ft on the property, therefore, the applicant may use that existing buffer to satisfy the requirement to



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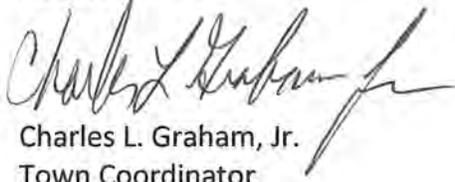


install new buffer/screening. Provided, however, that should that existing wooded buffer be removed for any reason, new buffer/screening that meets the requirements of Chapter 4 Article C of the Town of Ranlo Code of Ordinances regarding screening along the boundary of the solar energy system site where the subject property adjoins any other property used for residential purposes must be installed. Gaston County as owner of the subject property has agreed to preserve the existing natural buffer around the perimeter of the property in which the leased area for the solar energy facility will be located to a level that will meet or exceed the Type A Buffer Yard as described in the Gaston County UDO. The continued preservation of the existing natural buffer by Gaston County shall satisfy this condition in its entirety.

9. The applicant has included a decommissioning plan that describes 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 will be decommissioned and the site restored. That plan indicates the salvage value of the components will off-set the expense of decommissioning the site. In addition, applicant has presented evidence that applicant's lease with Gaston County, the property owner, includes provisions requiring applicant to return the site to its original condition. Therefore, the requirement to post a decommissioning bond is waived.
10. Following a continuous 6 month period in which no electricity is generated, the applicant will have 6 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 decommissioning plan.
11. The land owner or tenant must notify the Town when the site is abandoned. This Conditional Use Permit is subject to revocation if the zoning administrator is not notified when the applicant holding the permit sells or otherwise transfers its interest to another entity or individual.

Should you have any questions please contact me at 704-824-3461.

Sincerely,



Charles L. Graham, Jr.
Town Coordinator



A Company of the KVA Energy Group

Gehrtlicher Solar America Corp.

10000 N. W. 20th St.
 Spring Hill, FL 32061
 Phone Main: +1 508 219 4379
 Toll Free: +1 877 844 9174
 Fax: +1 508 219 4375
 Homepage: www.gehrtlicher.us

Professional Engineer:

FE Seal:

DRAWING ISSUE
 Preliminary Issue
 Construction
 Customer Approval
 As-Built
 Permitting
 Other

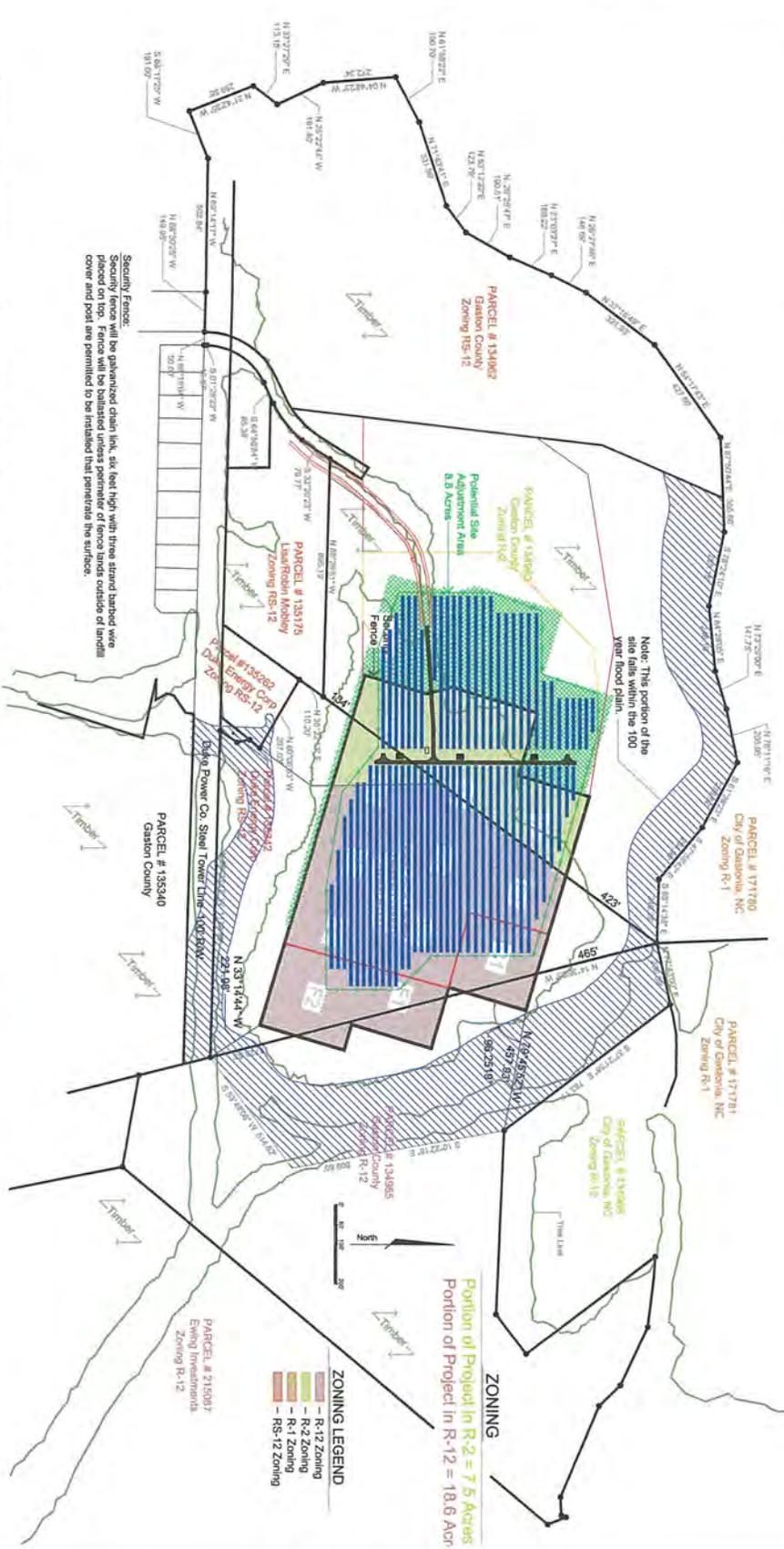
REV	DATE	DESCRIPTION
1	08/20/2018	Issue for Review
2	08/20/2018	Issue for Review
3	08/20/2018	Issue for Review
4	08/20/2018	Issue for Review
5	08/20/2018	Issue for Review
6	08/20/2018	Issue for Review
7	08/20/2018	Issue for Review
8	08/20/2018	Issue for Review
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96	08/20/2018	Issue for Review
97	08/20/2018	Issue for Review
98	08/20/2018	Issue for Review
99	08/20/2018	Issue for Review
100	08/20/2018	Issue for Review

*The natural tree buffer around the project site shall serve as an approved substitute for screening requirements required in the Gaston County UDO.

PARCEL MAP / SITE PLAN

AUTEN ROAD 6.25MW DC SOLAR FARM

GASTONIA, NORTH CAROLINA



ZONING
 Portion of Project in R-2 = 7.5 Acres
 Portion of Project in R-12 = 18.6 Acre

ZONING LEGEND

[Blue Box]	R-12 Zoning
[Green Box]	R-2 Zoning
[Yellow Box]	R-1 Zoning
[Red Box]	RS-12 Zoning

Security Fence:
 Security fence will be galvanized chain link, six feet high with three strand barbed wire placed on top. Fence will be ballasted unless perimeter of fence lands outside of landfill cover and post are permitted to be installed that penetrate the surface.

* Auten Road Farms LLC requests the flexibility to alter its site plan by up to 8.8 acres. This option shall only be exercised in the event that it becomes necessary to move the array to the West due to excessive inclines on the eastern portion of the project site.

SYSTEM SUMMARY

MODULE MFG:	TRINA
MODULE MODEL:	TSW-305-FD14
MODULE AREA:	1.62 m ²
MODULE OUTPUT:	300W
SYSTEM OUTPUT:	6,606.3 kW DC / 4,950 kW AC
RACKING SYSTEM:	20' FIXED TILT GROUND MOUNT
ARRAY AZIMUTH:	180°

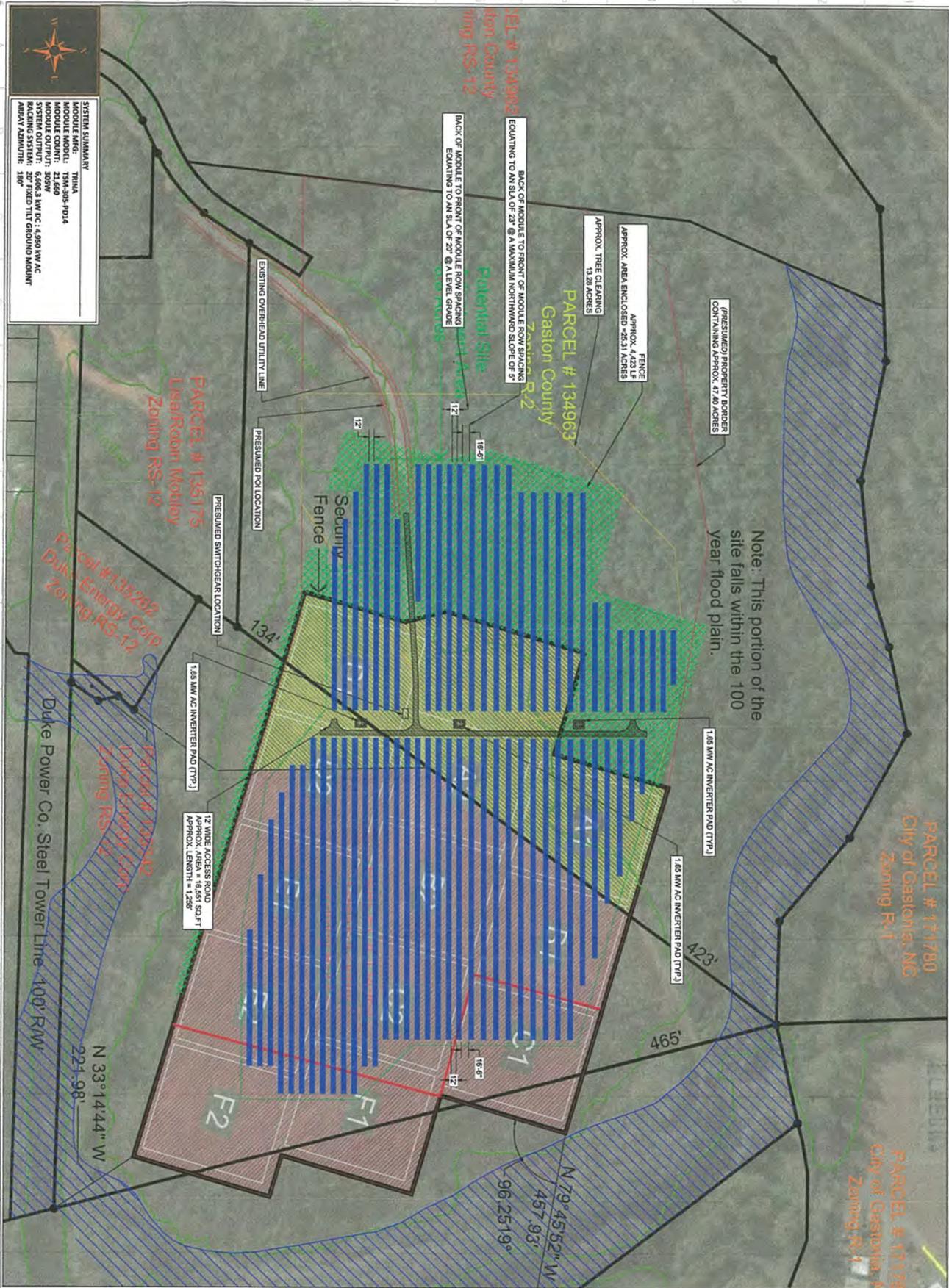
Project Name: CCR - AUTEN

Site Address: MONTEREY PARK DRIVE, GASTONIA, NC 28054

Sheet Name: SITE LAYOUT

Scale: 1" = 200' Project ID: TBD

TOWN REVIEW



SYSTEM SUMMARY

SYSTEM NAME: THINA
 MODULE MAKE: 3M
 MODULE MODEL: 75W-360-P014
 MODULE AREA: 1500 SQ FT
 SYSTEM OUTPUT: 3000W
 RACKING SYSTEM: 6.606.3 AW DC : 4.980 KW AC
 MOUNT SYSTEM: 20° FIXED TILT GROUND MOUNT
 MOUNT MATERIAL: 180°

PARCEL #134963
 Zoning: RS-12
 Lisa/Rodin Mobley

PARCEL #135262
 Zoning: RS-12
 Duke Energy Corp

PARCEL #134902
 Zoning: RS-12
 Allen County

PARCEL #171780
 Zoning: R-1
 City of Gastonia, NC

PARCEL #11724
 Zoning: R-1
 City of Gastonia, NC

SECURITY FENCE

1.68 MW AC INVERTER PAD (TTP)

12' LINE ACCESS ROAD
 APPROX. AREA = 240 SQ FT
 APPROX. LENGTH = 125'

EXISTING OVERHEAD UTILITY LINE

PRESUMED POI LOCATION

PRESUMED SWITCHGEAR LOCATION

PRESUMED PROPERTY BORDER
 CONTAINING APPROX. 47.40 ACRES

FENCE
 APPROX. 4,423 LF
 APPROX. AREA ENCLOSED = 23.31 ACRES

APPROX. TREE CLEARING
 13.28 ACRES

BACK OF MODULE TO FRONT OF MODULE ROW SPACING
 EQUATING TO AN SLA OF 23' @ A MAXIMUM NORTHWARD SLOPE OF 5'

BACK OF MODULE TO FRONT OF MODULE ROW SPACING
 EQUATING TO AN SLA OF 20' @ A LEVEL GRADE

POTENTIAL SITE

134'

16'-6"

16'-6"

12'

12'

12'

12'

12'

12'

12'

12'

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12'

12'

PROJECT NAME:
 CCR - AUTEN

SITE ADDRESS:
 MONTEREY PARK DRIVE,
 GASTONIA, NC 28054

Scale: 1" = 100'
 Project ID: 180

TOWN REVIEW

DRAWING ISSUE

Preliminary Construction
 Customer Approval As-built
 Permitting Other

REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/2011	ISSUED FOR PERMITTING
2	08/11/2011	ISSUED FOR PERMITTING
3	08/11/2011	ISSUED FOR PERMITTING
4	08/11/2011	ISSUED FOR PERMITTING
5	08/11/2011	ISSUED FOR PERMITTING
6	08/11/2011	ISSUED FOR PERMITTING
7	08/11/2011	ISSUED FOR PERMITTING
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17	08/11/2011	ISSUED FOR PERMITTING
18	08/11/2011	ISSUED FOR PERMITTING
19	08/11/2011	ISSUED FOR PERMITTING
20	08/11/2011	ISSUED FOR PERMITTING

Professional Engineer:

Gehlicher Solar America Corp.
 21 ADAM ROAD
 SUITE 200
 GASTONIA, NC 28054
 Phone Main: +1 808 239 4379
 Toll Free: +1 877 844 9174
 Fax: +1 808 239 4375
 Homepage: www.gehlicherus.com

**Conditional Use Permit
Conditional Use Permit Certification**

Date of Certification: 10-10-2014

Permit Number: CUP: 14-01 Property Tax Parcel Number(s) 134963, 134964, 134965

Property Owner(s): Gaston County

Physical Address of Property: 2960 Monterrey Park Drive, Gastonia, NC

Zoning at time of approval: R-12

Granted Use(s):
Level 3 Solar Energy System

Required Conditions on property: **See attached conditions**

The Town of Ranlo Board of Commissioners approved the permit during a meeting on September 11, 2014 with approval and conditions, if applicable, in effect on the property until such time changes are made in separate action set forth in the appropriate Board minutes and ordinance. This permit shall become null and void should provisions of the approval not be followed or if new uses not listed in this permit are introduced on the property.

Conditions for Auten Road Farms LLC Conditional Use Permit Number 14-01

1. Approval limit of this conditional use permit is for the following use: A Level 3 Solar Energy System.
2. Applicant shall complete the development strictly in accordance with the plans submitted with this application and approved by the Board of Commissioners as attached.
3. If any of the conditions affixed hereto or any part thereof is held invalid or void, then this permit shall be void and of no effect.
4. Unless the Board of Commissioners issues a Conditional Use Permit which is either specifically exempt from any time constraints or has some other specified time period for implementation, the applicant must secure a valid building permit within a twenty-four (24) month period from the date of issuance of this Conditional Use Permit.
5. The completed development shall meet all applicable local, state and federal laws and regulations pertaining to such solar energy systems.
6. All solar panels must be constructed and positioned to minimize glare onto adjacent properties and adjacent roadways and must not interfere with traffic or create a safety hazard.
7. Warning signs concerning voltage must be placed at the main gate to include the name of the solar farm operator and a local phone number of the solar farm operator in case of emergency.
8. Landscape buffer/screening, ground cover, security fences, gates and warning signs must be maintained in good condition until the solar farm is decommissioned as set forth in the decommissioning plan. There is an existing wooded buffer of approximately 700ft on the property, therefore, the applicant may use that existing buffer to satisfy the requirement to install new buffer/screening. Provided, however, that should that existing wooded buffer be removed for any reason, new buffer/screening that meets the requirements of Chapter 4 Article C of the Town of Ranlo Code of Ordinances regarding screening along the boundary of the solar energy system site where the subject property adjoins any other property used for residential purposes must be installed. Gaston County as owner of the subject property has agreed to preserve the existing natural buffer around the perimeter of the property in which the leased area for the solar energy facility will be located to a level that will meet or exceed the Type A Buffer Yard as described in the Gaston County UDO. The continued preservation of the existing natural buffer by Gaston County shall satisfy this condition in its entirety.
9. The applicant has included a decommissioning plan that describes 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 will be decommissioned and the site restored. That plan indicates the salvage value of the components will off-set the expense of decommissioning the site. In addition, applicant has presented evidence that applicant's lease with Gaston County, the property owner, includes provisions requiring applicant to return the site to its original condition. Therefore, the requirement to post a decommissioning bond is waived.
10. Following a continuous 6 month period in which no electricity is generated, the applicant will have 6 months to complete decommissioning of the solar farm. Decommissioning includes removal of solar panels, buildings, cablings, electrical components, and any other associated facilities below grade as described in the decommissioning plan.
11. The land owner or tenant must notify the Town when the site is abandoned. This Conditional Use Permit is subject to revocation if the zoning administrator is not notified when the applicant holding the permit sells or otherwise transfers its interest to another entity or individual.

Certification

I, Tesha Palmer, Clerk to the Town of Ranlo Board of Commissioners, do hereby certify that the above is a true and accurate action adopted by the Board on September 11, 2014.

Town of Ranlo

By: Tesha Palmer
Tesha Palmer, Town Clerk

North Carolina
Gaston County

I, Elizabeth W. Price, a Notary Public for Gaston County, North Carolina, do hereby certify that Tesha Palmer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 10th day of October, 2014.

Elizabeth W. Price
Notary Public
My Commission expires: 01-02-2018



GASTON COUNTY

Department of Planning
and Development Services

Mailing Address: P. O. Box 1578, Gastonia, NC 28053-1578
Street Address: 128 West Main Avenue, Gastonia, NC 28052
E-mail Address: laura.hamilton@gastongov.com

Fax Number: (704) 866-3966
Office Number: (704) 866-3075

August 25, 2014

**Auten Road Farm, LLC
14 Wing Stem Ct.
O'Fallon, MO 63368**

Re: Conditional Use Permit Application # CU14-02
BMP # 10-3-2 & 3
PID # 134964 & 134963
Conditional Use Permit Request for an Essential Services Class 3 (Solar Farm)

Dear Mr. Bunge:

The Gaston County Board of Adjustment heard your request for a Conditional Use Permit on the above stated property parcel during their meeting on August 21, 2014. This request was **granted with conditions**. See below:

1. Approval limits of the subject conditional use is for the following use: Essential Services, Class 3 – Generation Facility (Solar Energy System).
2. The applicant shall complete the development strictly in accordance with the plans submitted to and approved (and/or modified) by the Board of Adjustment and all attached requirement including all other applicable requirements in the Gaston County UDO, a copy of which is filed in the Planning Office.
3. If any of the conditions affixed hereto of any part thereof is held invalid or void, then this permit shall be void and no effect.
4. The County agrees to preserve the existing natural buffer between the leased area of the solar energy facility (essential services class 3) and the property boundary to a level that will meet or exceed the Type A buffer yard as described in the Gaston County UDO.
5. The County agrees to combine the subject parcels within the development site to meet UDO setback requirements.
6. Unless the Board of Adjustment issues a Conditional Use Permit which either is specifically exempt from any time constrains or has some other specified time period for implementation, the applicant must secure a valid building permit within a twenty-four (24) month period from the date of issuance of the Conditional Use Permit.
7. Development shall meet all local, state and federal requirements.
8. All solar panels will be constructed and positioned to minimize glare onto adjacent properties and adjacent roadways and will not interfere with traffic or create a safety hazard.
9. Warning signs concerning voltage will be placed at the main gate to include the name of the solar farm operator and a local phone number of the solar farm operator in case of emergency.
10. Landscape buffer / screens, ground cover, security fences, gated and warning signs will be maintained in good condition until the solar farm is decommissioned as set forth in the Decommissioning Plan.
11. We – Auten Road Farm, LLC understand that the Conditional Use Permit issued by the Gaston County Zoning Board of Adjustments is subject to revocation if the Zoning Administrator is not notified when the solar farm company holding the permits sells or otherwise transfers its interest to another entity or individual.
12. We – Auten Road Farm, LLC have included a decommissioning plan that describes the anticipated life of the solar farm, the estimated decommissioning costs in current dollars, the method for

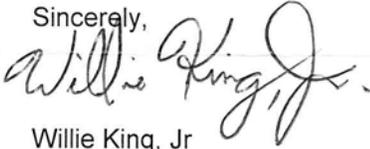
ensuring that funds will be available for decommissioning and restoration, and the anticipated manner in which the solar farm will be decommissioned and the site restored.

13. Following a continuous 6 month period in which no electricity is generated, we will decommission the solar farm within 6 months. Decommissioning includes removal of solar panels, buildings, cablings, electrical components, and any other associated facilities below grade as described in the approved decommissioning plan.
14. The land owner or tenant will notify the County when the site is abandoned.

Please be advised that anyone may appeal the decision of the Board of Adjustment within thirty (30) days after the decision was made. If you proceed with permitting during the appeal period you will be doing so at your own risk.

Should you have any questions regarding the next step in the process, please contact the Land Use Section at 704-866-3075.

Sincerely,

A handwritten signature in black ink that reads "Willie King, Jr." with a stylized flourish at the end.

Willie King, Jr
Development Services Manager

cc: file
Gaston County Public Works

REVISIONS

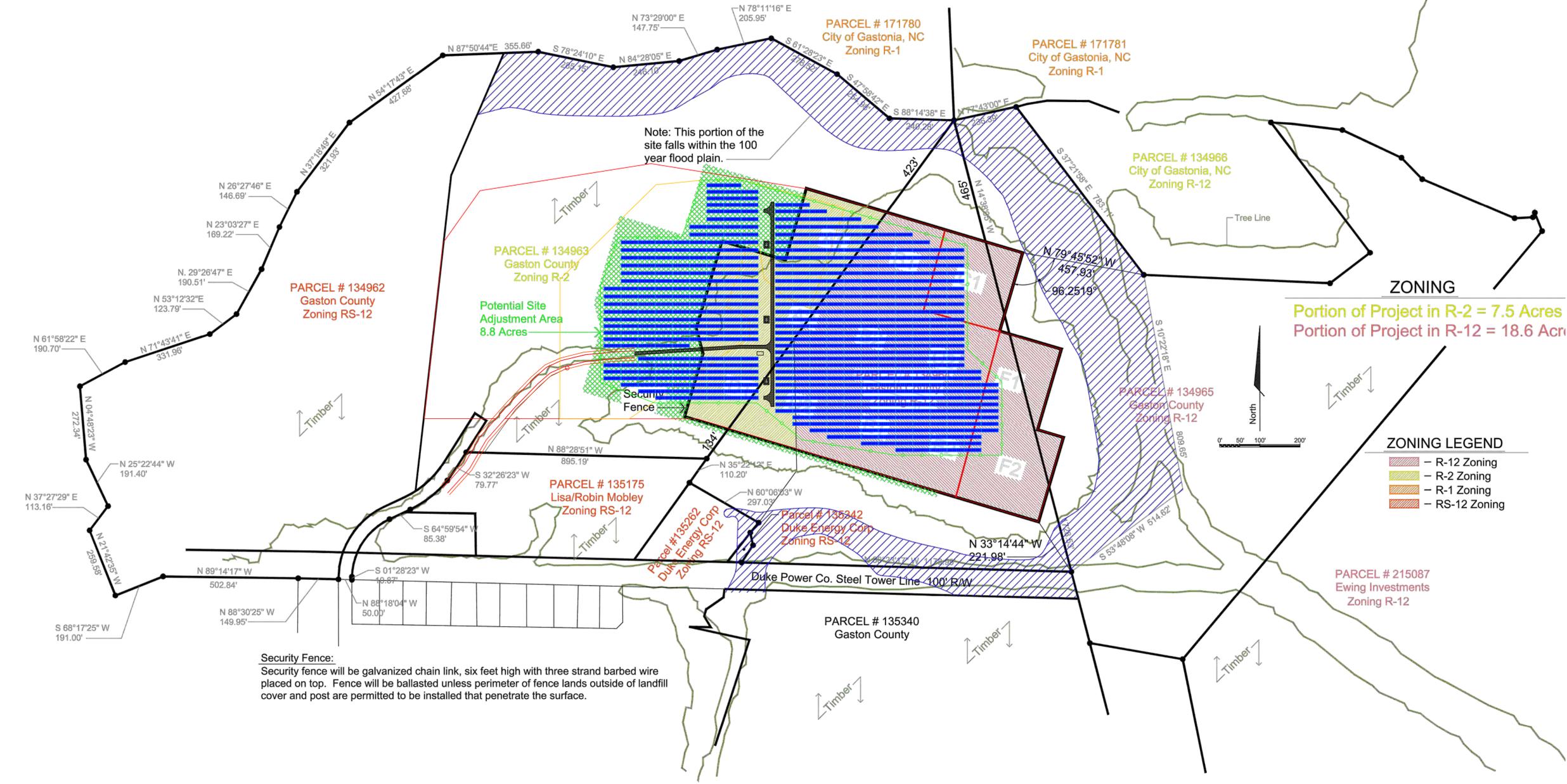
Rev	By	App	Description	Date
0	GR	LG	Preliminary drawing	08/27/2014
1	GR	LG	Underlay Dataram info	09/05/2014
1	GR	LG	Revised Prelim drawing	09/11/2014
2	GR	LG	Revised Prelim drawing	09/23/2014

PARCEL MAP / SITE PLAN

AUTEN ROAD 6.25MW DC SOLAR FARM

GASTONIA, NORTH CAROLINA

*The natural tree buffer around the project site shall serve as an approved substitute for screening requirements required in the Gaston County UDO.



Security Fence:
 Security fence will be galvanized chain link, six feet high with three strand barbed wire placed on top. Fence will be ballasted unless perimeter of fence lands outside of landfill cover and post are permitted to be installed that penetrate the surface.

* Auten Road Farms LLC requests the flexibility to alter its site plan by up to 8.8 acres. This option shall only be exercised in the event that it becomes necessary to move the array to the West due to excessive inclines on the eastern portion of the project site.

SYSTEM SUMMARY

MODULE MFG:	TRINA
MODULE MODEL:	TSM-305-PD14
MODULE COUNT:	21,660
MODULE OUTPUT:	305W
SYSTEM OUTPUT:	6,606.3 kW DC : 4,950 kW AC
RACKING SYSTEM:	20° FIXED TILT GROUND MOUNT
ARRAY AZIMUTH:	180°



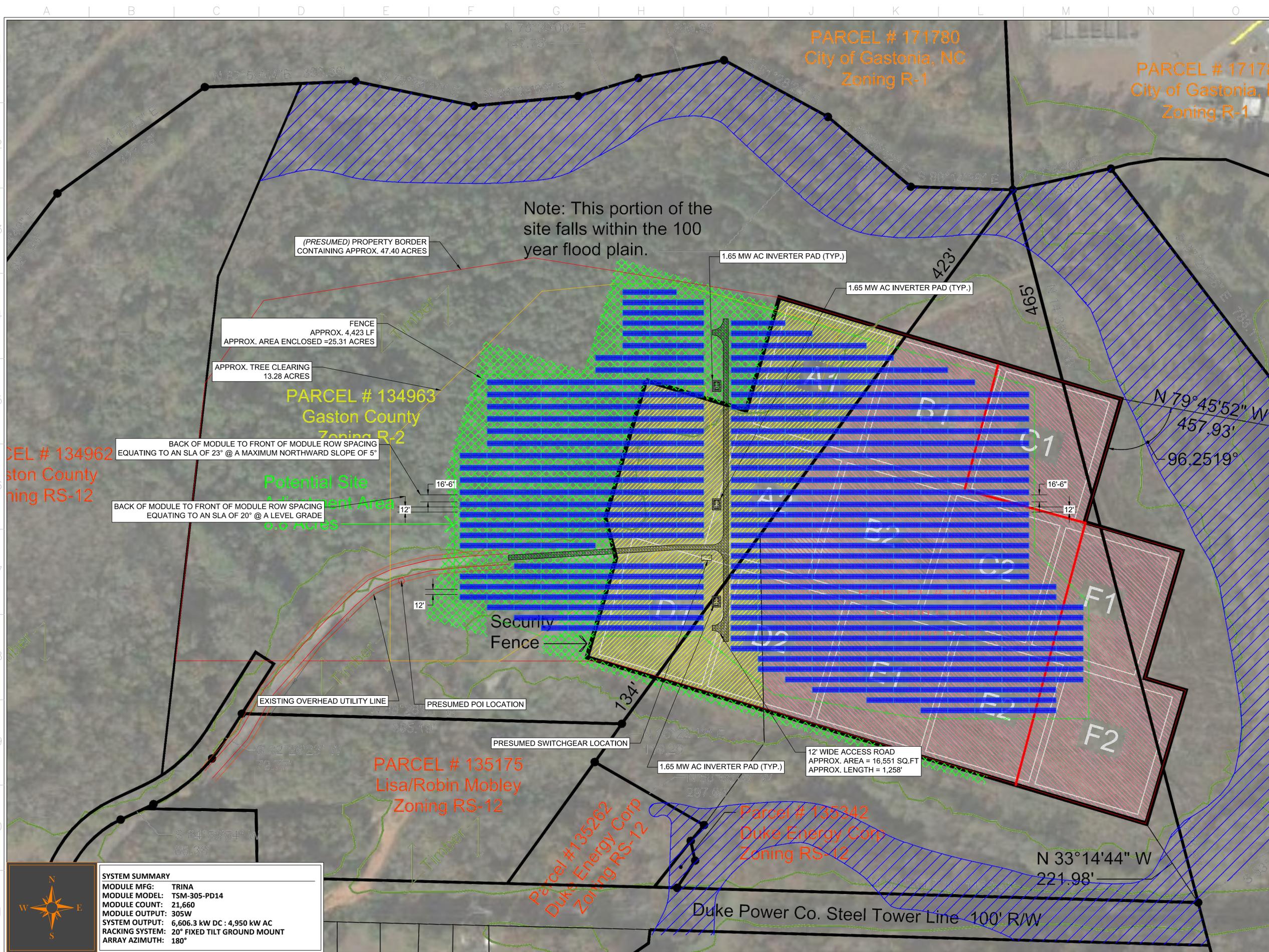
Project Name:
 CCR - AUTEN

Site Address:
 MONTEREY PARK DRIVE,
 GASTONIA, NC 28054

Sheet Name:
 SITE LAYOUT

Scale: 1" = 200' | Project ID: TBD

Sheet No:
 TOWN.REVIEW



A Company of the M+W Group

Gehrlicher Solar America Corp.
 21 FADEM ROAD
 SPRINGFIELD, NJ 07081
 Phone Main: +1 908 219 4379
 Toll Free: +1 877 844 9174
 Fax: +1 908 219 4375
 Homepage: www.gehrlicher.us

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Professional Engineer:
 PE Seal:

DRAWING ISSUE

<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Construction
<input type="checkbox"/> Customer Approval	<input type="checkbox"/> As-built
<input type="checkbox"/> Permitting	<input type="checkbox"/> Other

REVISIONS

Rev	By	App	Description	Date
0	GR	LG	Preliminary drawing	08/27/2014
1	GR	LG	Underlay Datroom info	09/05/2014
2	GR	LG	Revised Preliminary drawing	09/11/2014
3	GR	LG	Revised Preliminary drawing	09/23/2014

Project Name:
 CCR - AUTEN

Site Address:
 MONTEREY PARK DRIVE,
 GASTONIA, NC 28054

Sheet Name:
 SITE LAYOUT

Scale: 1" = 100' | Project ID: TBD

Sheet No:
 TOWN.REVIEW

SYSTEM SUMMARY

MODULE MFG:	TRINA
MODULE MODEL:	TSM-305-PD14
MODULE COUNT:	21,660
MODULE OUTPUT:	305W
SYSTEM OUTPUT:	6,606.3 kW DC : 4,950 kW AC
RACKING SYSTEM:	20° FIXED TILT GROUND MOUNT
ARRAY AZIMUTH:	180°

