

PREPARED FOR:

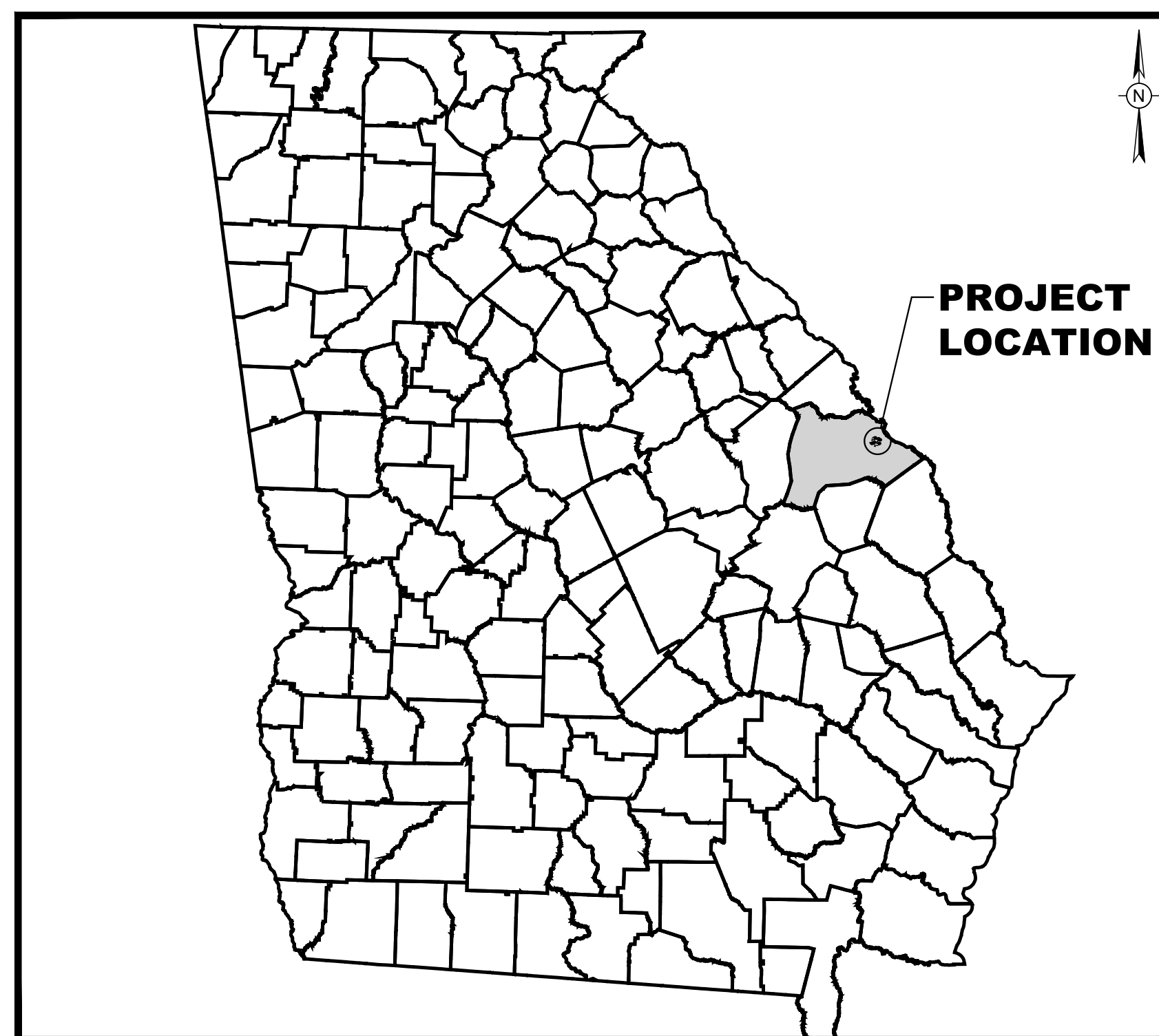


RED BRANCH SOLAR, LLC

BURKE COUNTY, GEORGIA

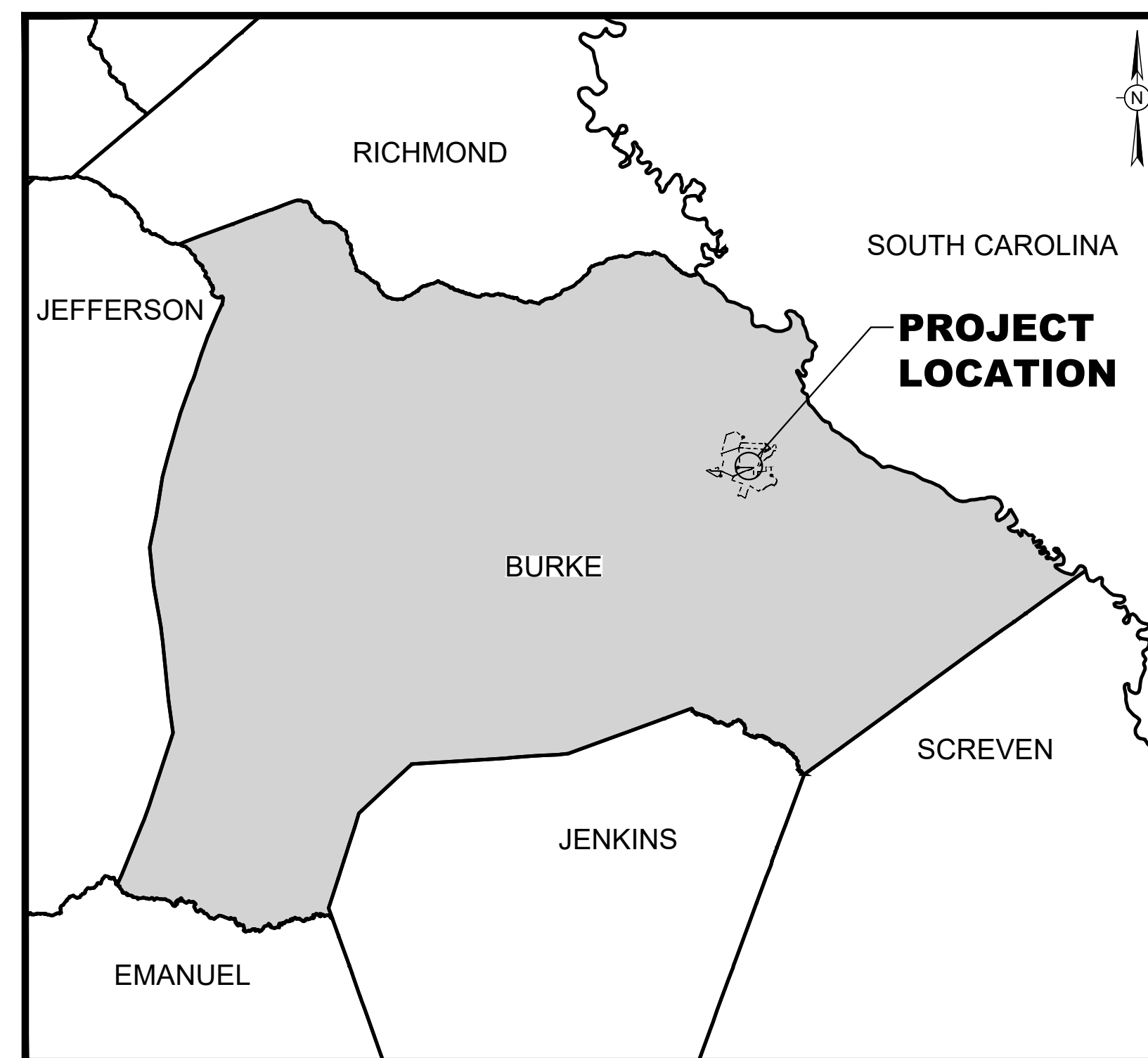
CONCEPTUAL SITE PLAN

FEBRUARY 2025



STATE VICINITY MAP

RED BRANCH SOLAR PROJECT
BURKE COUNTY, GEORGIA



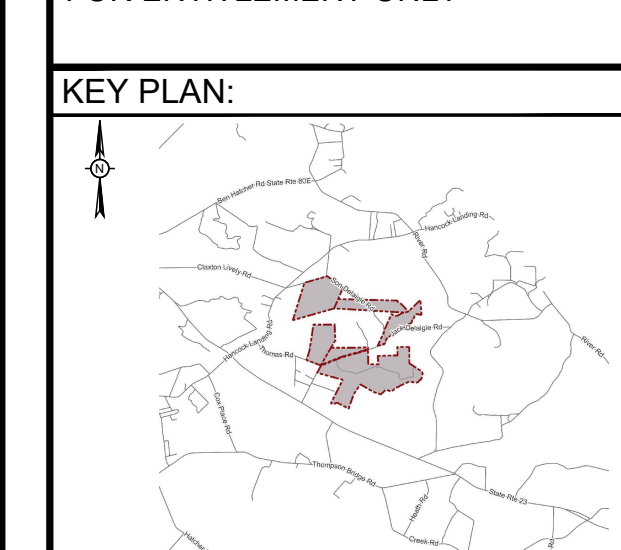
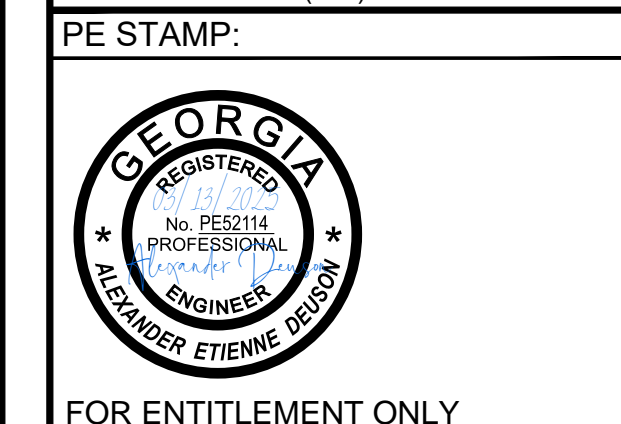
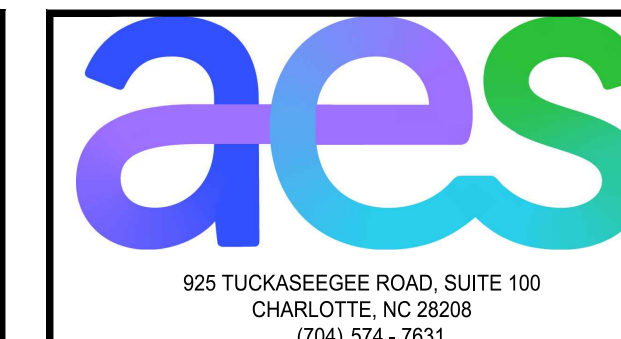
PROJECT COUNTY LOCATION MAP

RED BRANCH SOLAR PROJECT
BURKE COUNTY, GEORGIA

DRAWING INDEX	
FIGURE No.	CONCEPTUAL / ZONING DRAWING TITLE
1.0	GENERAL PROJECT LOCATION / PLAN COVER SHEET
1.1	PROJECT PARCEL EXISTING CONDITIONS & ADJACENT PARCEL PLAN SHEET
1.2	SITE PLAN SHEET
1.3	BUFFER AND FENCING PLAN SHEET

	ITEMS REQUIRED PER BURKE ORDINANCE	FIGURE NO.
1	MINIMUM LOT SIZE	1.1
2	SETBACK REQUIREMENTS	1.2
3	UNDERGROUND TRANSMISSION LINES	1.2
4	REMOTE SUBSTATIONS	1.2
5	IMPERVIOUS RATIO	*SEE NOTE
6	BATTERY STORAGE	N/A
7	BUFFER & FENCING PLAN	1.3
8	AGRICULTURAL ADJACENCY	N/A
9	LEGAL DESCRIPTION OF TRACT TO BE PERMITTED	1.1
10	PLANS DRAWN TO SCALE, SHOWING A NORTH ARROW, LAND LOT AND DISTRICT, THE DIMENSIONS, ACREAGE AND LOCATION OF THE TRACT PREPARED AND SEALED BY AN ARCHITECT, ENGINEER, LANDSCAPE ARCHITECT OR LAND SURVEYOR.	1.1 1.2 1.3
11	EXISTING AND INTERMEDIATE REGIONAL FLOODPLAIN AND STRUCTURES.	1.1

***IMPERVIOUS RATIO NOTE:** AES IS AWARE OF THE 25% IMPERVIOUS RATIO STANDARD FOR THE A-1 ZONING DISTRICT. AS THESE PLANS ARE CONCEPTUAL IN NATURE AES ASSERTS THAT FINAL IMPERVIOUS RATIO CALCULATIONS WILL BE SUBMITTED TO THE COUNTY PRIOR TO ISSUANCE OF A COUNTY BUILDING PERMIT.



REVISIONS:

NO.	DATE	DESCRIPTION
1	3/06/25	DRAFT COMMENTS
2	3/10/25	ADDITIONAL COMMENTS
3	3/12/25	CLIENT SUBMITTAL

PROJECT TITLE:
RED BRANCH SOLAR, LLC

PROJECT LOCATION:
**BURKE COUNTY
GEORGIA**

SHEET TITLE & DESCRIPTION:
**GENERAL PROJECT
LOCATION / PLAN
COVER SHEET**

CONCEPTUAL SITE PLAN

PROJ NUM:	
DES:	
DWN:	J. ZEIGLER
CHK:	N.CLOSE
APV:	J.KRAUS
DATE:	03/10/25
SCALE AT 22" x 34":	

FIGURE NO:	1.0	REV:	3
------------	-----	------	---

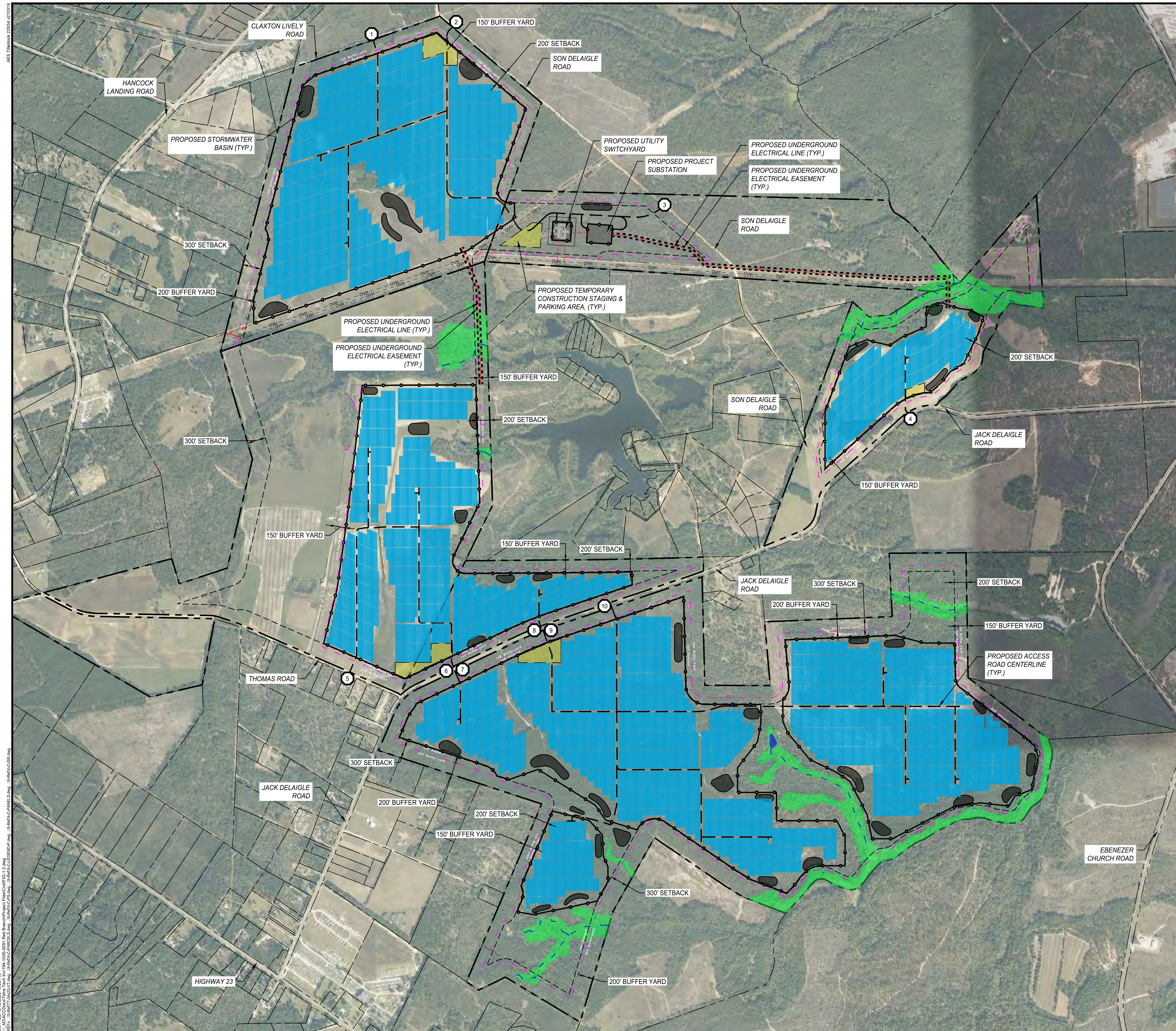
**NOT FOR
CONSTRUCTION**

PREPARED BY:

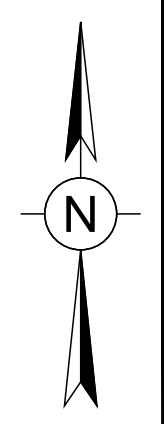



complex world | CLEAR SOLUTIONS™

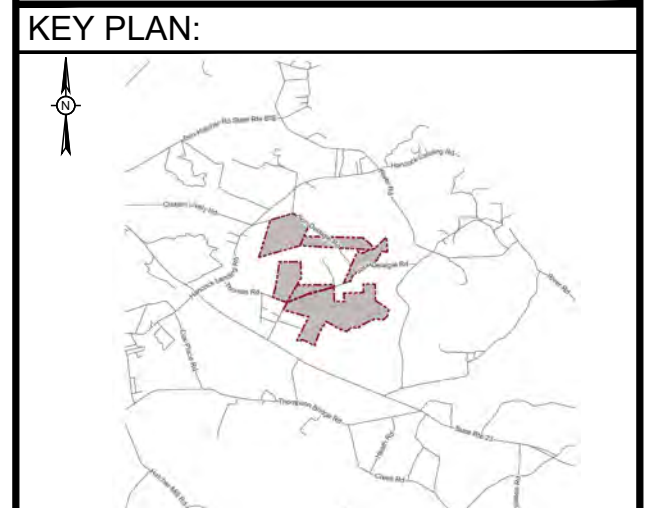
AEI: Imbaba 2/24/24, 01:03:19
PLOTTED: 3/10/25 10:27 AM
C:\Users\jzeigler\OneDrive\Documents\Red Branch\Project Files\Civil\FIG-10.dwg
C:\Users\jzeigler\OneDrive\Documents\Red Branch\Project Files\Civil\FIG-10.dwg



NOT FOR CONSTRUCTION



PE STAMP:

 FOR ENTITLEMENT ONLY



REVISIONS:

NO.	DATE	DESCRIPTION
1	3/06/25	DRAFT COMMENTS
2	3/10/25	ADDITIONAL COMMENTS
3	3/12/25	CLIENT SUBMITTAL

PROJECT TITLE:
RED BRANCH SOLAR, LLC

PROJECT LOCATION:
**BURKE COUNTY
 GEORGIA**

SHEET TITLE & DESCRIPTION:
SITE PLAN SHEET

CONCEPTUAL SITE PLAN

PROJ NUM:
 DES:
 DNW: J. ZEIGLER
 CHK: N.CLOSE
 APV: J.KRAUS
 DATE: 03/10/25

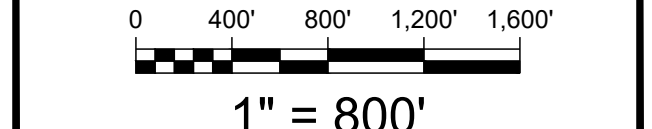
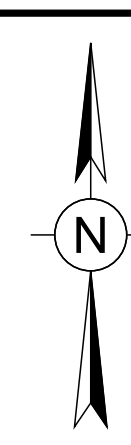
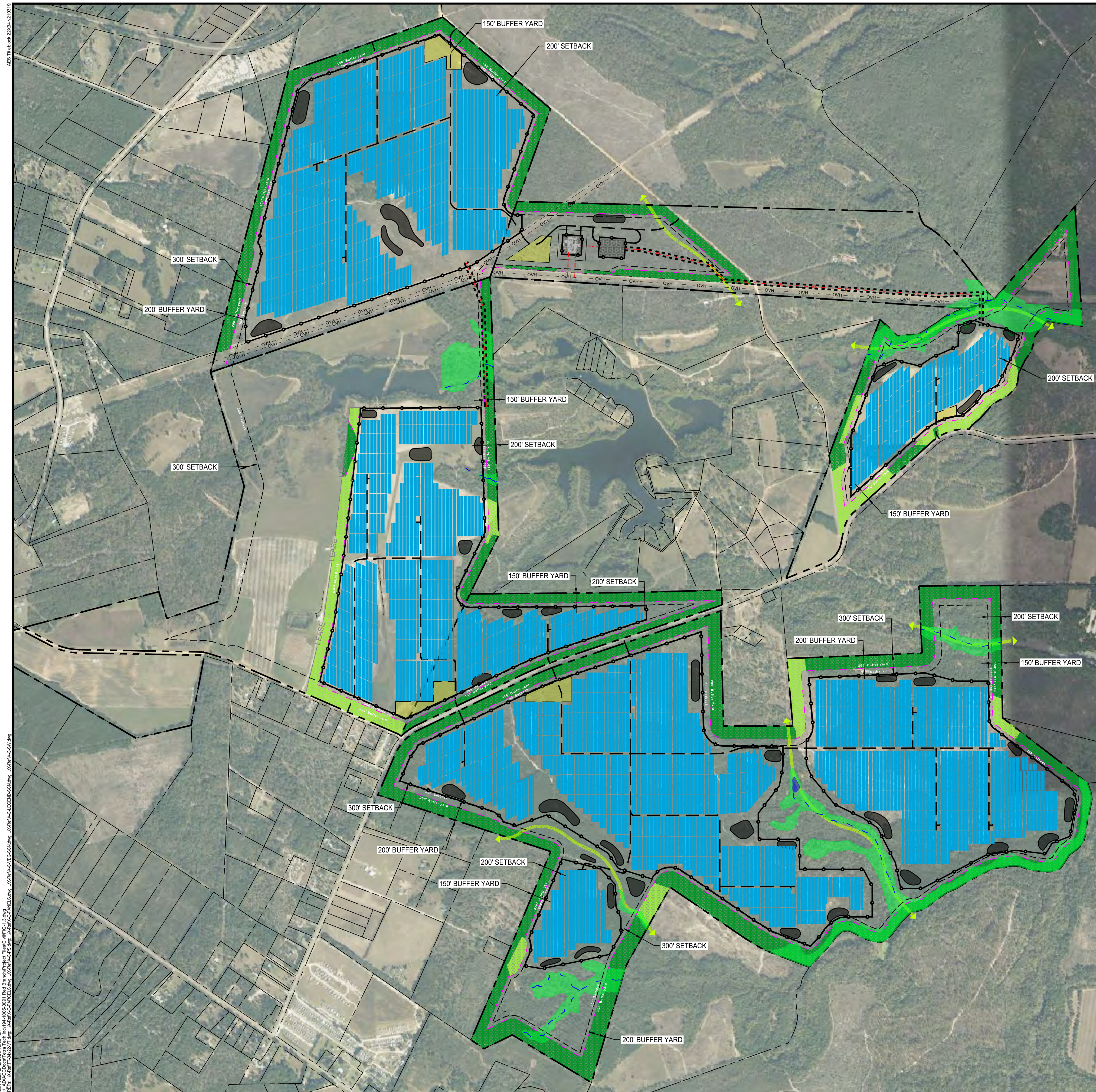


FIGURE NO: **1.2** REV: **3**

- LEGEND:**
- PARTICIPATING PROPERTY LINE
 - NON-PARTICIPATING PROPERTY LINE
 - NON-PARTICIPATING PROPERTY LINE SETBACK
 - PARTICIPATING LEASE BOUNDARY LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING OVERHEAD ELECTRIC EASEMENT
 - DELINEATED POTENTIALLY JURISDICTIONAL STREAM
 - DELINEATED POTENTIALLY JURISDICTIONAL WETLAND
 - DELINEATED POND
 - PROJECT PARCEL SETBACK
 - PROJECT BUFFER YARD
 - PROPOSED ELECTRICAL MV EASEMENT
 - PROPOSED UNDERGROUND ELECTRICAL
 - PROPOSED ELECTRICAL OVERHEAD LINE
 - PROPOSED ACCESS ROAD CENTERLINE
 - PROPOSED FENCELINE
 - PROPOSED CONSTRUCTION STAGING AREA
 - PROPOSED STORMWATER BASIN
 - PROPOSED SWITCHYARD / SUBSTATION
 - PROPOSED SOLAR ARRAYS
 - PROPOSED ACCESS DRIVE NUMBER TAG

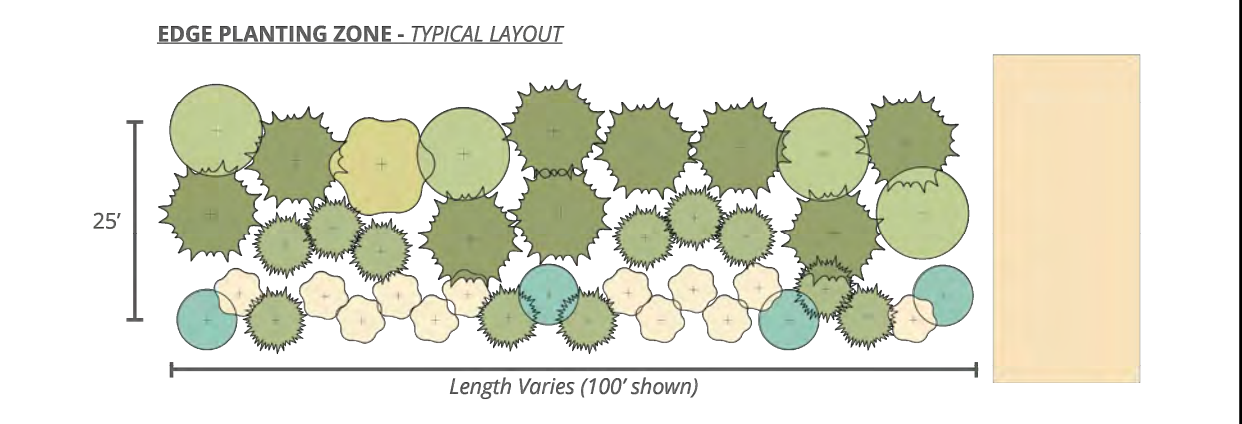
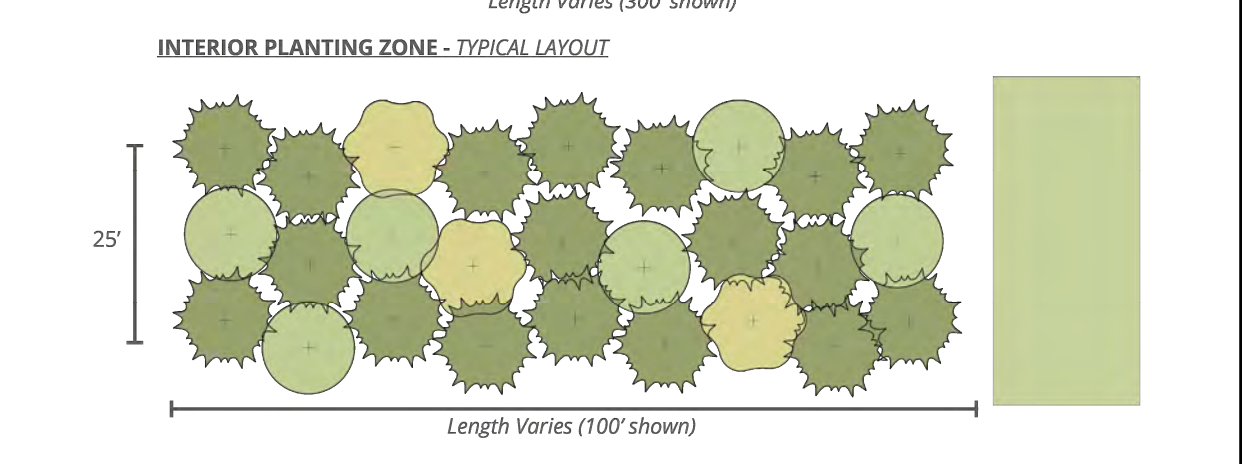
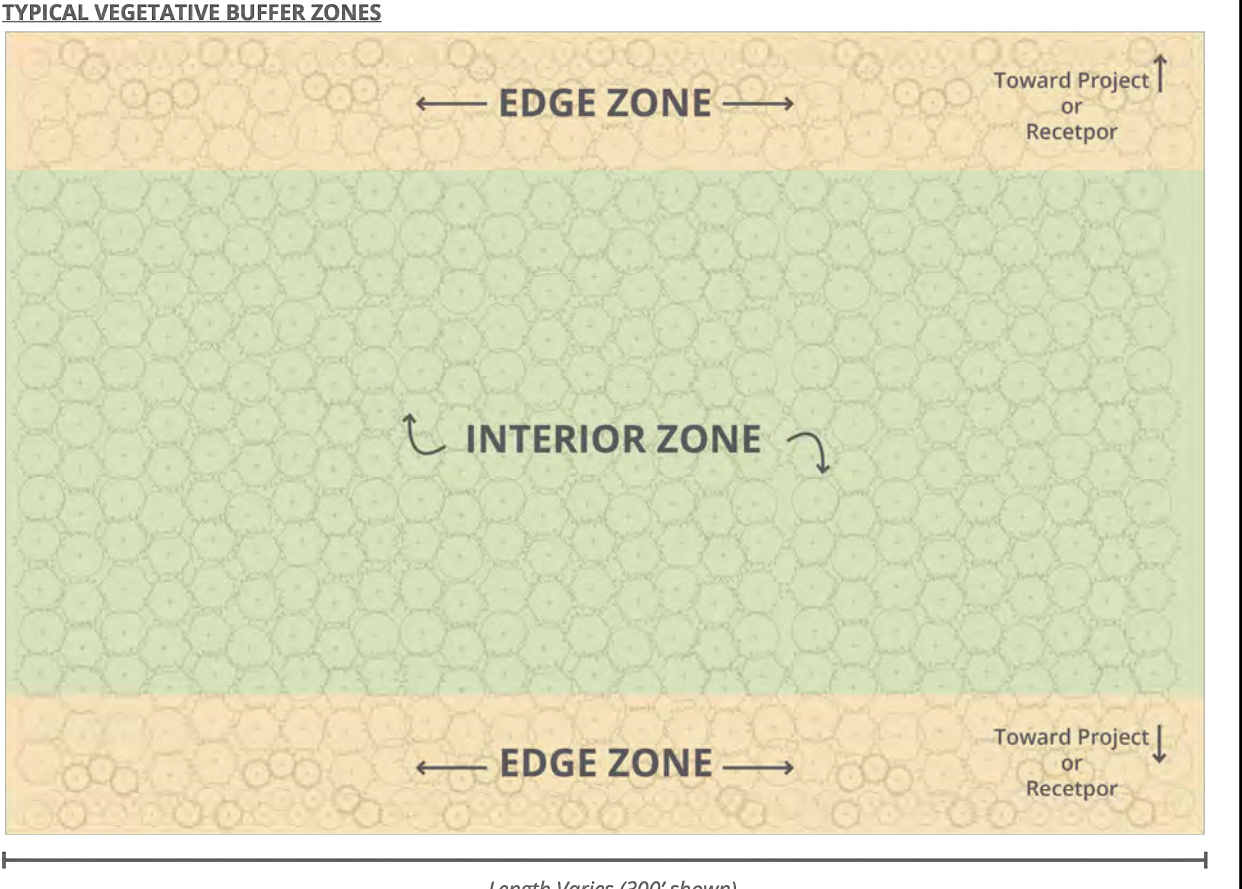
- NOTE:
1. THE GEOREFERENCED IMAGERY USED IN THIS AUTOCAD DRAWING WAS OBTAINED FROM AUTOCAD CIVIL 3D BING IMAGERY AND IS REFERENCED USING NAD83 GEORGIA STATE PLANE, EASE ZONE, US FOOT (GA83-EF).
 2. FIELD DELINEATIONS OF AQUATIC RESOURCES WERE COMPLETED FEBRUARY 25, 2025 BY TETRA TECH.
 3. UTILITY LOCATIONS AND EASEMENTS AS SHOWN PROVIDED BY AES 02/19/2025.
 4. EXISTING PARCELS, AS SHOWN PROVIDED BY AES 02/19/2025.
 5. ALL PROPOSED FEATURES, AS SHOWN PROVIDED BY AES 02/19/2025.
 6. BUFFERS AND SETBACKS, AS SHOWN PROVIDED BY AES 02/19/2025.
 7. PROPOSED SOLAR ARRAY LAYOUT AND SUBSTATION/SWITCHYARD LAYOUT WAS DEVELOPED BY AES.
 8. NO BATTERY STORAGE IS PROPOSED FOR THIS PROJECT.
 9. PROPOSED SEDIMENT BASIN FOOTPRINTS AS SHOWN WAS DESIGNED BY AES.
 10. PLAN IS PURELY CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL DESIGN PRIOR TO BUILDING PERMITTING.

PLOTTED: 3/12/2025 10:28 AM
 C:\Users\jzeigler\OneDrive\Documents\Projects\Red Branch Solar\Red Branch Solar.dwg
 Plot Settings: Red Branch Solar.ctb
 Plot Device: HP DesignJet 5000PS2
 Scale: 1" = 800'
 Sheet: 1.2 of 3



RECOMMENDED SPECIES LIST

Key	Scientific Name	Common Name	Foliage	Typical Height	Typical Spread	Spacing	Install Height	Typical Growth Rate
INTERIOR ZONE SPECIES MIX								
Southern Yellow Pines								
	<i>Pinus echinata</i>	Shortleaf Pine	Evergreen	60-100 Feet	25-35 Feet	10-12 Feet	6 Feet or Less	2 Feet/Year
	<i>Pinus strobus</i>	Slash Pine						
	<i>Pinus taeda</i>	Loblolly Pine						
Native Oak Species								
	<i>Quercus falcata</i>	Southern Red Oak	Deciduous	60-80 Feet	40-60 Feet	10-12 Feet	6 Feet or Less	2 Feet/Year
	<i>Quercus laevis</i>	Turkey Oak						
	<i>Quercus nigra</i>	Water Oak						
	<i>Quercus virginiana</i>	Southern Live Oak						
Other Native Trees								
	<i>Acer rubrum</i>	Red Maple	Deciduous	40-60 Feet	30-50 Feet	10-12 Feet	6 Feet or Less	1.5 Feet/Year
	<i>Liquidambar styraciflua</i>	Sweetgum						
EDGE ZONE SPECIES MIX								
Native Understory Shrubs & Trees								
	<i>Juniperus virginiana</i>	Eastern Red Cedar	Evergreen	30-40 Feet	10-20 Feet	5-7 Feet	2-4 Feet	2 Feet/Year
	<i>Ilex verticillata</i>	Yaupon Holly						
	<i>Prunus caroliniana</i>	Carolina Cherry						
	<i>Cornus florida</i>	Flowering Dogwood	Deciduous	10-20 Feet	8-10 Feet	10-12 Feet	2-4 Feet	1 Feet/Year
	<i>Myrica caroliniana</i>	Southern Wax Myrtle						
RECOMMENDED GROUND COVER SEED MIX OPTIONS FOR EDGE AND INTERIOR ZONES								
Roundstone Native Seed - Mix 126: Long Leaf Pine Understory Mix								
Roundstone Native Seed - Mix 150: Economy - Coastal Plain Deer and Turkey Habitat Economy Mix								



- NOTE:**
1. THE GEOREFERENCED IMAGERY USED IN THIS AUTOCAD DRAWING WAS OBTAINED FROM AUTOCAD CIVIL 3D BING IMAGERY AND IS REFERENCED USING NAD83 GEORGIA STATE PLANE, EASE ZONE, US FOOT (GAS-REF).
 2. FIELD DELINEATIONS OF AQUATIC RESOURCES WERE COMPLETED FEBRUARY 25, 2025 BY TETRA TECH.
 3. UTILITY LOCATIONS AND EASEMENTS AS SHOWN PROVIDED BY AES 02/19/2025.
 4. EXISTING PARCELS, AS SHOWN PROVIDED BY AES 02/19/2025.
 5. ALL PROPOSED FEATURES, AS SHOWN PROVIDED BY AES 02/19/2025.
 6. BUFFERS AND SETBACKS, AS SHOWN PROVIDED BY AES 02/19/2025.
 7. WILDLIFE CORRIDOR AND VEGETATIVE BUFFER, AS SHOWN PROVIDED BY AES 02/19/2025.
 8. PLAN IS PURELY CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL DESIGN PRIOR TO BUILDING PERMITTING.

PLAN NOTES & INTENT:

THIS CONCEPTUAL VEGETATIVE BUFFER PLAN HAS BEEN PREPARED AS A GUIDE FOR VISUAL MITIGATION OF THE RED BRANCH SOLAR PROJECT WITHIN THE 150 AND 200 FOOT BUFFER ZONES REQUIRED BY BURKE COUNTY ORDINANCES.

THE PLAN PROVIDES TYPICAL LAYOUTS AND RECOMMENDED PLANTING SPECIES THAT HAVE BEEN SELECTED TO ESTABLISH AND/OR RE-ESTABLISH A MIXED, NATIVE, AND NATURAL APPEARING VEGETATION BUFFER THAT WILL SCREEN PROJECT VIEWS, WHILE REMAINING VISUALLY CONSISTENT WITH EXISTING SOUTHERN YELLOW PINE AND OAK FORESTS IN THE AREA.

RED BRANCH SOLAR, LLC WILL WORK WITH THE PLANNING DEPARTMENT TO ENSURE THE BEST FINAL SUPPLEMENTAL BUFFER DESIGN PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

TO PROVIDE FOR MAXIMUM VARIATION AND CHANCE OF SUCCESS, PLANTED AREAS SHOULD USE THE FULL MIX OF SPECIES LISTED. HOWEVER, THE VARIETY OF RECOMMENDED SPECIES IN THE LIST PROVIDES FOR A SUITABLE NUMBER OF OPTIONS / ALTERNATIVES IN CASES WHERE CERTAIN SPECIES MAY BE REGIONALLY IN THE SHORT SUPPLY.

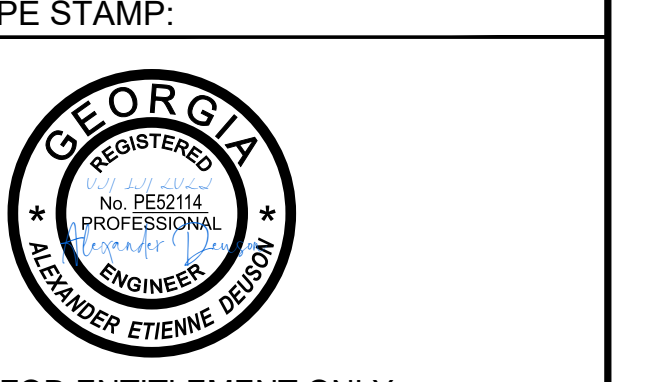
PLANTING AT SIZES GREATER THAN THE LISTED INSTALLATION HEIGHTS IS NOT RECOMMENDED IN ORDER TO PREVENT SHOCK, AND INCREASE GROWTH AND CHANCES OF SUCCESSFUL ESTABLISHMENT.

RED BRANCH SOLAR, LLC WILL SUPPLEMENT PLANTING MATERIALS AS EARLY AS POSSIBLE DURING THE CONSTRUCTION PROCESS IN ORDER TO EXPEDITE THE MATURATION OF PROCESS OF VEGETATIVE BUFFERS. RED BRANCH SOLAR, LLC IS ALSO RESEARCHING THE POSSIBILITY OF PLANTING MODIFIED SPECIES THAT WILL MATURE FASTER THAN THE SPECIES SHOWN ON THIS BUFFER PLAN.

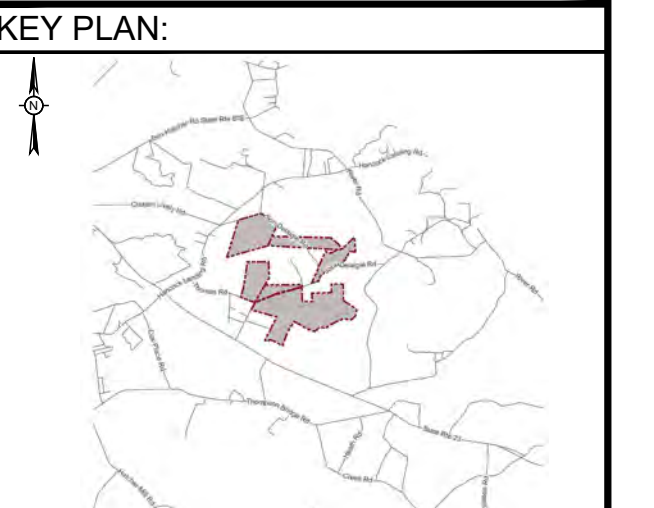
LEGEND:

- PARTICIPATING PROPERTY LINE
- NON-PARTICIPATING PROPERTY LINE
- NON-PARTICIPATING PROPERTY LINE SETBACK
- LEASE
- PARTICIPATING LEASE BOUNDARY LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD ELECTRIC EASEMENT
- DELINEATED POTENTIALLY JURISDICTIONAL STREAM
- DELINEATED POTENTIALLY JURISDICTIONAL WETLAND
- DELINEATED POND
- PROJECT PARCEL SETBACK
- PROJECT BUFFER YARD
- PROPOSED WILDLIFE CORRIDOR
- PROPOSED ELECTRICAL MV EASEMENT
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED PLANTED VEGETATIVE BUFFER
- PRESERVED EXISTING VEGETATION
- PROPOSED SOLAR ARRAYS

NOT FOR CONSTRUCTION



FOR ENTITLEMENT ONLY



REVISIONS:

NO.	DATE	DESCRIPTION
1	3/06/25	DRAFT COMMENTS
2	3/10/25	ADDITIONAL COMMENTS
3	3/12/25	CLIENT SUBMITTAL

PROJECT TITLE:

RED BRANCH SOLAR, LLC

PROJECT LOCATION:

BURKE COUNTY
GEORGIA

SHEET TITLE & DESCRIPTION:

BUFFER AND FENCING
PLAN SHEET

CONCEPTUAL SITE PLAN

PROJ. NUM:

DEN:

CHK: J. ZEIGLER

APV: N.CLOSE

DATE: 03/10/25

SCALE AT 22" x 34":

1" = 800'

FIGURE NO: 1.3

REV: 3