

LOCATION MAP N.T.S.
 IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 20 EAST
 AND IN SECTIONS 3, 4, 9, AND 10 TOWNSHIP 6 SOUTH, RANGE 20 EAST
 UNION COUNTY, FLORIDA

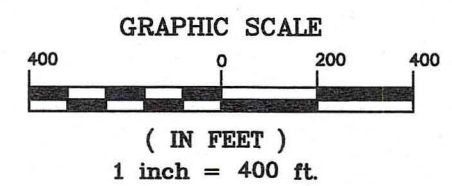
ZONING: A-2
 LAND USE: AGRICULTURE - 2

ZONING: A-3
 LAND USE: AGRICULTURE - 3

ZONING: A-3
 LAND USE: AGRICULTURE - 3

ZONING: A-4
 LAND USE: AGRICULTURE - 4

ZONING: A-4
 LAND USE: AGRICULTURE - 4



FPL UNION SPRINGS SOLAR ENERGY CENTER

OWNER/APPLICANT:
 FLORIDA POWER & LIGHT COMPANY
 ATTN: SCOTT SCOVILL
 700 UNIVERSE BOULEVARD
 JUND BEACH, FL 33408
 MAIL STOP: B2CUB
 PHONE: (561) 691-7240
 SCOTT.SCOVILL@NEXTERENERGY.COM

PLANNER:
 MARK SHELTON, AICP
 KIMLEY HORN
 12740 GRAN BAY PARKWAY WEST
 SUIT 2555
 JACKSONVILLE, FL 32258

ENGINEER:
 JAMES P. TERPENING, JR., P.E.
 CULPEPPER & TERPENING, INC.
 2980 SOUTH 25TH STREET
 FORT PIERCE, FL 34981
 PHONE: (772) 464-3537
 BTERPENING@CT-ENG.COM

SURVEYOR:
 WILLIAM D. DONLEY
 DEWBERRY
 131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: (321) 354-9826

- PROJECT NAME:** FPL UNION SPRINGS SOLAR ENERGY CENTER
- LOCATION:** THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE ROAD SR 100 AND COUNTY ROAD CR 237, UNION COUNTY FLORIDA
- GENERAL STATEMENT:** FPL UNION SPRINGS SOLAR ENERGY CENTER IS A 74.5 MW PHOTOVOLTAIC SOLAR ENERGY FACILITY.
- SECTOWN/RANGE:** SECTION 33 / TOWNSHIP 5S / RANGE 20E
SECTION 3, 4, 9, & 10 / TOWNSHIP 6S / RANGE 20E

- PARCEL ID NUMBER:**
 PARCEL 3: 03-05-20-00-000-0
 PARCEL 4: 04-06-20-00-000-0
 PARCEL 6: 09-05-20-00-000-0
 PARCEL 7: 10-06-20-00-000-0
- SITE AREA:** TOTAL SITE AREA: 814.57 ACRES

- ZONING:**
 EXISTING: AGRICULTURAL - 2
 AGRICULTURAL - 3
 INDUSTRIAL
- LAND USE:**
 EXISTING: AGRICULTURE - 2
 AGRICULTURE - 3
 INDUSTRIAL

- FLOOD ZONE:**
 ZONE X & ZONE A
 PANEL ID: 12125C0145D, 12125C0136D, AND 12125C0235D
 DATED: FEBRUARY 4, 2009
 NOTE: ALL ELECTRICAL EQUIPMENT WILL BE RAISED ABOVE THE 100-YEAR FLOODPLAIN

- SITE DATA:**
- | SETBACKS (FEET): | REQUIRED "A" | REQUIRED "I" |
|---------------------------|--------------|--------------|
| FRONT (NORTH, EAST, WEST) | 40' | 20' |
| REAR (SOUTH) | 25' | 15' |

- BUILDING HEIGHT (FEET):**
 SUBSTATION VAULT: 15 FEET
 OPERATION BUILDING: 15 FEET

- SOLAR ARRAYS:**
 SOLAR PANELS: 8 FEET (APPROXIMATELY)

- UTILITY SERVICES:**
 SUBSTATION & OPERATIONAL BUILDING: WELL
 WATER SERVICE: SEPTIC
 SEWAGE SERVICE: SEPTIC

- PARKING:**
 THE SOLAR ENERGY FACILITY IS AN UNMANNED AND REMOTELY MONITORED RESTRICTED ACCESS FACILITY. FPL EMPLOYEES DO NOT REPORT TO THIS FACILITY ON A DAILY BASIS AND ROUTINE MAINTENANCE CREWS WILL PARK INSIDE THE FENCED AREA. THEREFORE, NO PARKING SPACES WILL BE PROVIDED. IN THE EVENT THAT AN OPERATIONS BUILDING IS CONSTRUCTED, EMPLOYEE PARKING WITH HANDICAP ACCESSIBILITY WILL BE PROVIDED.

- SOLID WASTE:**
 NO SOLID WASTE WILL BE GENERATED BY THE OPERATION OF THIS FACILITY.

- LIGHTING:**
 ONLY THE ON-SITE SOLAR COLLECTION SUBSTATION WILL HAVE EMERGENCY LIGHTING THAT WILL BE SWITCHED ON DEMAND AND ONLY DURING TIMES OF ROUTINE OR UNPLANNED MAINTENANCE.

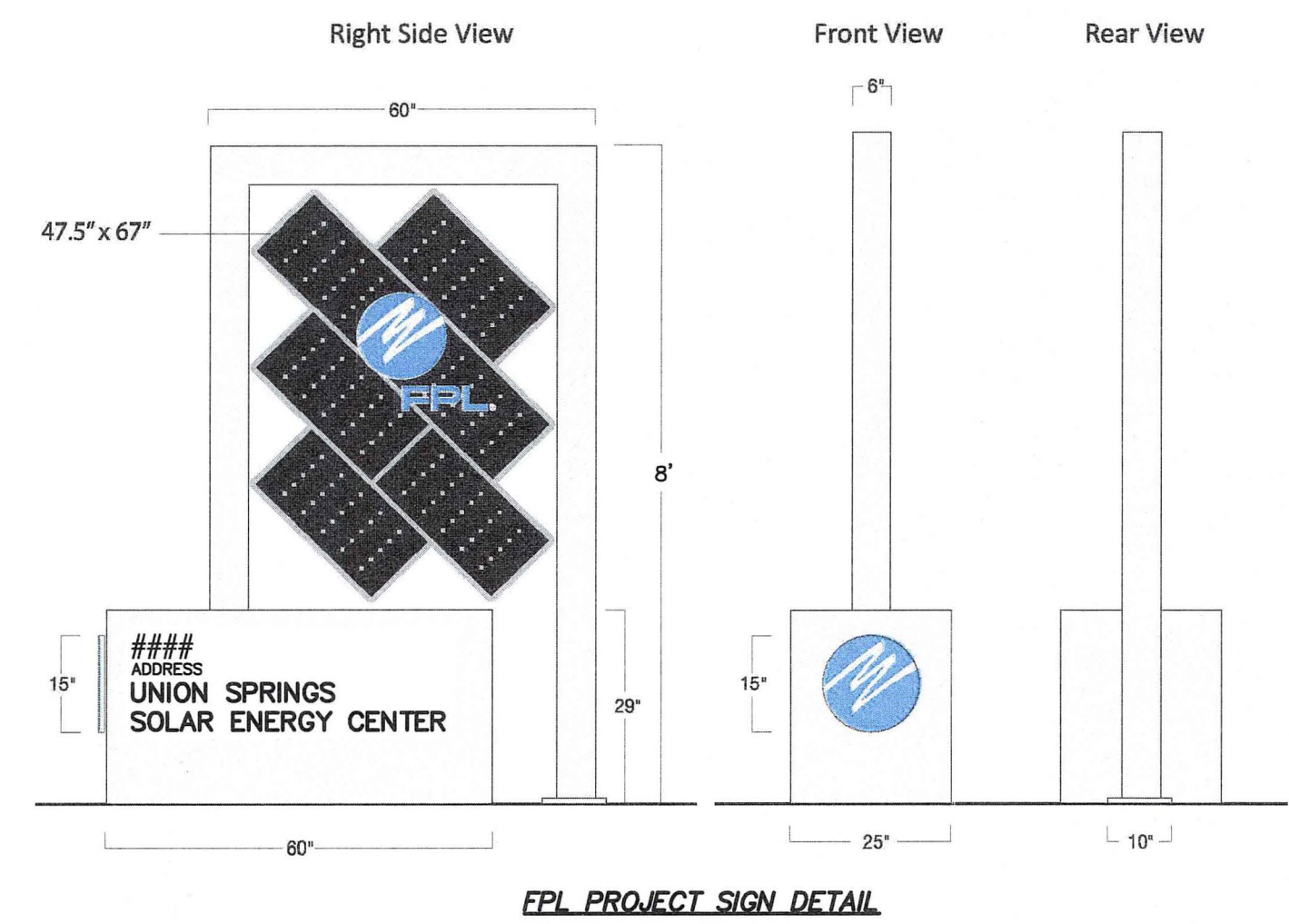
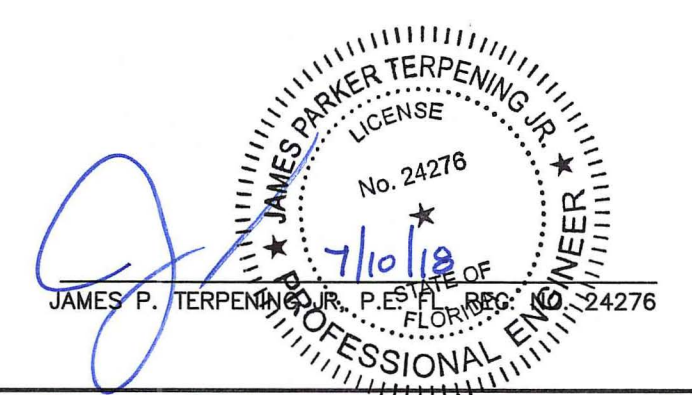
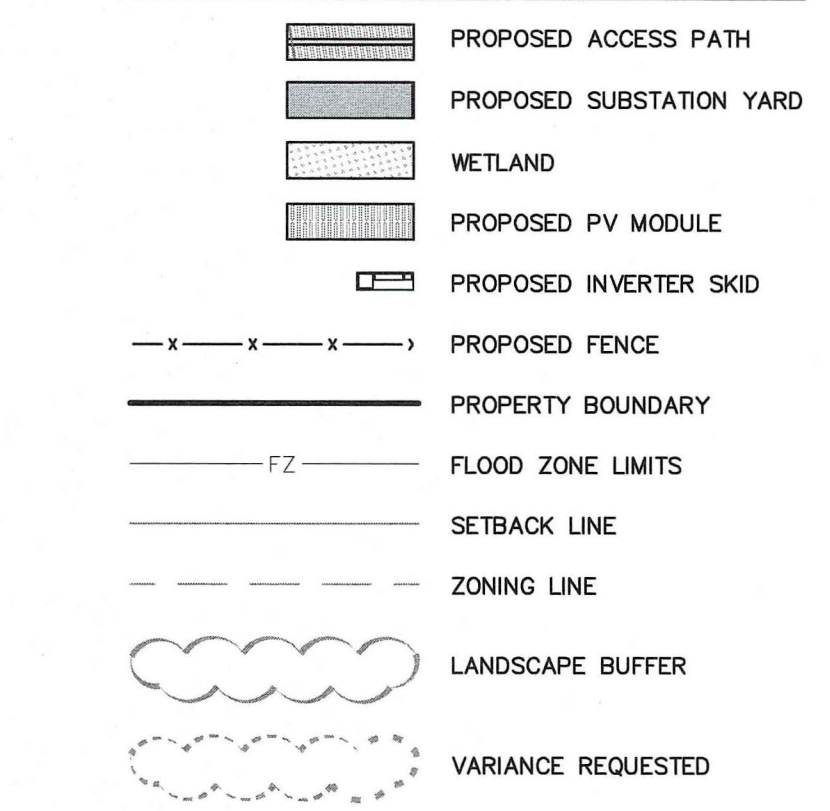
- DRAINAGE STATEMENT:**
 STORMWATER TREATMENT AND ATTENUATION WILL BE PROVIDED ON-SITE IN ACCORDANCE WITH SRWMD AND FDEP REGULATIONS. POSITIVE LEGAL OUTFALL TO THE SITE IS PROVIDED VIA EXISTING CULVERTS TO THE SOUTHEAST WITH ULTIMATE OUTFALL TO THE NEW RIVER SYSTEM.

- TRAFFIC:**
 FPL OPERATES THIS FACILITY REMOTELY. THIS MAINTENANCE CREWS ARE LIMITED AND AVERAGE TWO (2) TRIPS PER MONTH. THE OPERATIONAL BUILDING, IF CONSTRUCTED, WOULD GENERATE AN ADDITIONAL 10 ADT ON AVERAGE. ALL DRIVEWAYS AND "SERVICE PATHS" SHALL BE DESIGNED TO HS20 LOAD CAPACITY, CAPABLE OF SUPPORTING 32 TONS.

- SECURITY FENCING:**
 A) PERIMETER FENCE SHALL BE 6'-0" CHAIN LINK WITH 3 STRANDS OF BARBED WIRE ON EXTENSION ARMS TO MAKE AN OVERALL TOTAL HEIGHT OF 7'-0".
 B) SUBSTATION FENCE SHALL BE 7'-0" CHAIN LINK WITH 3 STRANDS OF BARBED WIRE ON EXTENSION ARMS TO MAKE AN OVERALL TOTAL HEIGHT OF 8'-0".

- OPERATIONS BUILDING:**
 A FUTURE OPERATION BUILDING IS DEPICTED ON THE SPECIAL EXCEPTION USE SITE PLAN. FPL RESERVES THE RIGHT TO CONSTRUCT THIS FACILITY IN THE FUTURE. THE BUILDING, IF CONSTRUCTION IS ESTIMATED TO BE APPROXIMATELY 1,200 SF IN SIZE ALONG WITH 400 SF OF STORAGE FACILITIES DESIGN TO SERVICE THE FACILITY.

LEGEND



FPL PROJECT SIGN DETAIL

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING, INC.
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
 PHONE: 772-464-3537 • FAX: 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -			
REV.	BY	DATE	DESCRIPTION
1	JPT	7-10-18	ADDED FPL PROJECT SIGN DETAIL, REV. SUBSTATION SETBACK

DESIGNED	BY	DATE
JPT	JPT	4/24/18
CALCS.	-	-
DRAWN	RN	4/24/18
DETAILED	RN	4/24/18
CHECKED	JPT	7/10/18
APPROVED	JPT	7/10/18

FPL UNION SPRINGS SOLAR ENERGY CENTER
SPECIAL EXCEPTION USE SITE PLAN

DATE: 7/10/18
HORIZ. SCALE: 1"=400'
VERT. SCALE: N/A
JOB No. 17-165
SHEET 1 of 1

P:\Proj-2017\17-165 FPL - Plum Creek Solar Energy Center\Eng\17-165 Site Plan 24x36.dwg Plotted: 7/10/2018 4:31 PM By: RAUL NUIBO