

## Wells Township Solar Energy Systems (SES) Checklist

The following checklist is developed using the standards in the SES Ordinance and is to be used in addition to the Wells Township Site Plan and Special Land Use Checklist. It is meant to provide guidance during SES development for a site, as well as assistance in evaluating the completeness of an SES application and site plan. See Solar Energy Systems Ordinance No. 100-02 for finer details.

Applicant Use X or NA		Staff Use X or NA
	<b>Section 4. Requirements for Development and Design Standards</b>	
	1. Site Plan-5 copies	
	2. Location: Agriculture/Forestry/Residential or I-Industrial (circle one)	
	3. Minimum lot size: shall not be constructed on parcels less than twenty (20) acres in size.	
	4. Height Restrictions: All photovoltaic panels shall be restricted to a height of 16 feet.	
	5. Setbacks: All photovoltaic solar panels and support structures shall be a minimum of seventy-five (75) feet from a side or rear property line and a minimum of one hundred (100) feet from any road or highway right-of-way.	
	6. Maximum Lot Coverage: Other than solar panels, other regulated structures are subject to maximum lot coverage restrictions.	
	7. Safety/Access: Security fence- _____ height. Material- _____ Electrical equipment locked. Knox boxes and keys shall be provided at locked entrances for emergency personnel access.	
	8. Sound Pressure Level: Shall not exceed forty (40) dBA L <sub>Amax</sub> as measured at the property line.	
	9. Landscaping: Subject to the following requirements:	
	a. Native or evergreen trees planting minimum of four (4) feet in height and shrubs two (2) feet in height. Evergreen trees spaced not more than fifteen (15) feet apart on center, native trees not more than thirty (30) feet apart on center and shrubs no more than seven (7) feet apart on center.	
	10. Signage: Signage or notifications containing points of contact or any and all other information that may be required by authorities having jurisdiction for electrical operations and the safety and welfare of the public.	
	11. All electrical interconnection and/or distribution lines comply with all applicable codes and standard commercial large-scale utility requirements. Underground lines placed at a depth of four (4) feet or deeper.	
	12. Local, State, and Federal Permits: All permits obtained	
	<b>Section 5. Abandonment and Decommissioning</b>	
	1. Decommissioning plan-5 copies	
	2. Decommissioning plan- Stating how the large photovoltaic solar farm facilities will be decommissioned, estimated cost of decommissioning, financial resources to be used, and the escrow agent.	
	3. Everything above-grade and below-grade removed offsite for disposal. All access roads or driveways shall be removed, cleared, and graded, unless the property owner(s) request, in writing, a desire to maintain any access road or driveways. Ground restored to its original topography or mutually agreed variation of the original topography.	
	4. The decommissioning plan agreement between the applicant and the Township:	
	A. Professional Engineers estimate of decommissioning. A performance guarantee in an amount equal to or greater than one hundred twenty-five percent (125%) of the estimated cost of decommissioning in the form of either a surety bond or cash deposit into an escrow account with an escrow agent acceptable to the Township.	
	B. Township have access to the escrow account funds	
	<b>Section 6: Inspections</b>	
	Provided same-day notice contact information:	

Applicant Use X or NA	Section 7: Maintenance and Repair	Staff Use X or NA
	Evidence of procedure of maintenance log on the solar array(s), which shall be available for the Township's review within 48 hours of such request.	
	Section 8: Roads	
	Submit to the appropriate State or County agency a description of the routes to be used by construction and delivery vehicles; and road improvements that will be necessary to accommodate construction vehicles, equipment or other deliveries.	
	Section 9: Additional Special Land Use Criteria The following topics shall be addressed in a Special Land Use application for such large photovoltaic solar farm facilities in addition to Section 12.19, SES REQUIREMENTS FOR DEVELOPMENT AND DESIGN STANDARDS	
	1. Project description and rationale: Identify the type, size, rated power output, performance, safety and noise characteristics of the system, including the name and address of the manufacturer, and model. Identify time frame, project life, development phases, likely markets for the generated energy and possible future expansions.	
	2. Property Owner Permission: Evidence of an agreement between the property owner and facility's owner or operator	
	3. Analysis of onsite traffic: Estimated construction jobs, estimated permanent jobs associated with the development.	
	4. Visual impacts: Review and demonstrate the visual impact using photos or renditions of the project or similar projects with consideration given to tree plantings and setback requirements.	
	5. Wildlife: Review potential impact on wildlife on the site.	
	6. Environmental analysis: Identify impact analysis on the water quality and water supply in the area, and dust from project activities.	
	7. Waste: Identify solid waste or hazardous waste generated by the project.	
	8. Lighting: Provide lighting plans showing all lighting within the facility. No light may adversely affect adjacent parcels. All lighting must be shielded from adjoining parcels, and light poles are restricted to eighteen (18) feet in height.	
	9. Solar glare: Provide review of reflective angles to ensure unreasonable glare will not impact adjacent properties.	
	10. Transportation plan: Provide access plan during construction and operation phases. Show proposed project service road ingress and egress access onto primary and secondary routes, layout of the plant service road system. Pave and curb driveway and parking lots used for occupied offices that are located on site.	
	11. Public safety: Identify emergency and normal shutdown procedures. Identify potential hazards to adjacent properties, public roadways, and to the community in general that may be created.	
	12. Sound limitations and review: Identify noise levels at the property line of the project boundary when completed.	
	13. Telecommunications interference: Identify electromagnetic fields and communications interference generated by the project.	
	14. Utility company involvement: A copy of the application to the utility company that will be purchasing electricity from the proposed site shall be provided to the Township.	
	Section 10: Insurance	
	Applicant liability insurance in the amount of \$1,000,000. Contractor or subcontractor liability insurance in the amount of \$1,000,000. A copy of the liability insurance is to be provided to the Township before any work begins.	