

# COMMUNITY RENEWABLE ENERGY FACILITY AT OXON RUN

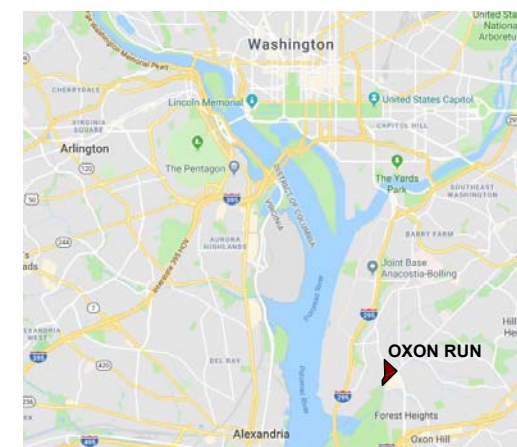
Prepared for the District of Columbia  
by GRID Alternatives Mid-Atlantic

## ZONING DATA

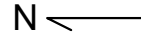
1. THE PROPERTY IS ZONED RA-1
2. THE USE IS NOT SUBJECT TO THE MAXIMUM FLOOR AREA LIMITATIONS OF THE ZONE, AS SOLAR PANEL AND INVERTERS COMPRISE THE USE.
3. THE PANELS ARE APPROXIMATELY SIX FEET TALL, SO THEY ARE WITHIN THE RA-1 HEIGHT LIMIT OF 40'.
4. BASED ON THE DEFINITION OF LOT OCCUPANCY AND BUILDING AREA, THE PROPOSED SOLAR ARRAYS WOULD NOT COUNT IN LOT OCCUPANCY. HOWEVER, IF THE STRUCTURES DID COUNT IN LOT OCCUPANCY, YOU WOULD BE AT 25%, WHICH IS BELOW THE 40% PERMITTED IN THE RA-1 DISTRICT.
5. THE SOLAR PANELS ARE SETBACK A MINIMUM OF 20' FEET FROM ALL PROPERTY LINES FOR THE RECORD LOT, WHICH MEETS BOTH THE MINIMUM REAR YARD REQUIREMENT OF 20' AND MINIMUM SIDE YARD REQUIREMENT OF 8'.
6. AS THE PROPOSED FACILITY IS COMPRISED OF NON-OCCUPIABLE STRUCTURES AND NOT BUILDINGS, THE PROPOSED USE IS NOT SUBJECT TO THE GREEN AREA RATIO REQUIREMENTS.
7. THERE IS NO FLOOR AREA ASSOCIATED WITH THE PROPOSED FACILITY, THEREFORE NO VEHICLE PARKING, LOADING OR BICYCLE PARKING IS REQUIRED.

## DRAWING INDEX

SHEET #	SHEET NAME
PV 00	Cover Sheet
PV 01	Site Layout
PV 02	Solar Layout
PV 03	Lot Occupancy
PV 04	Aerial View
PV 05	Site Isometric
PV 06	Array Images

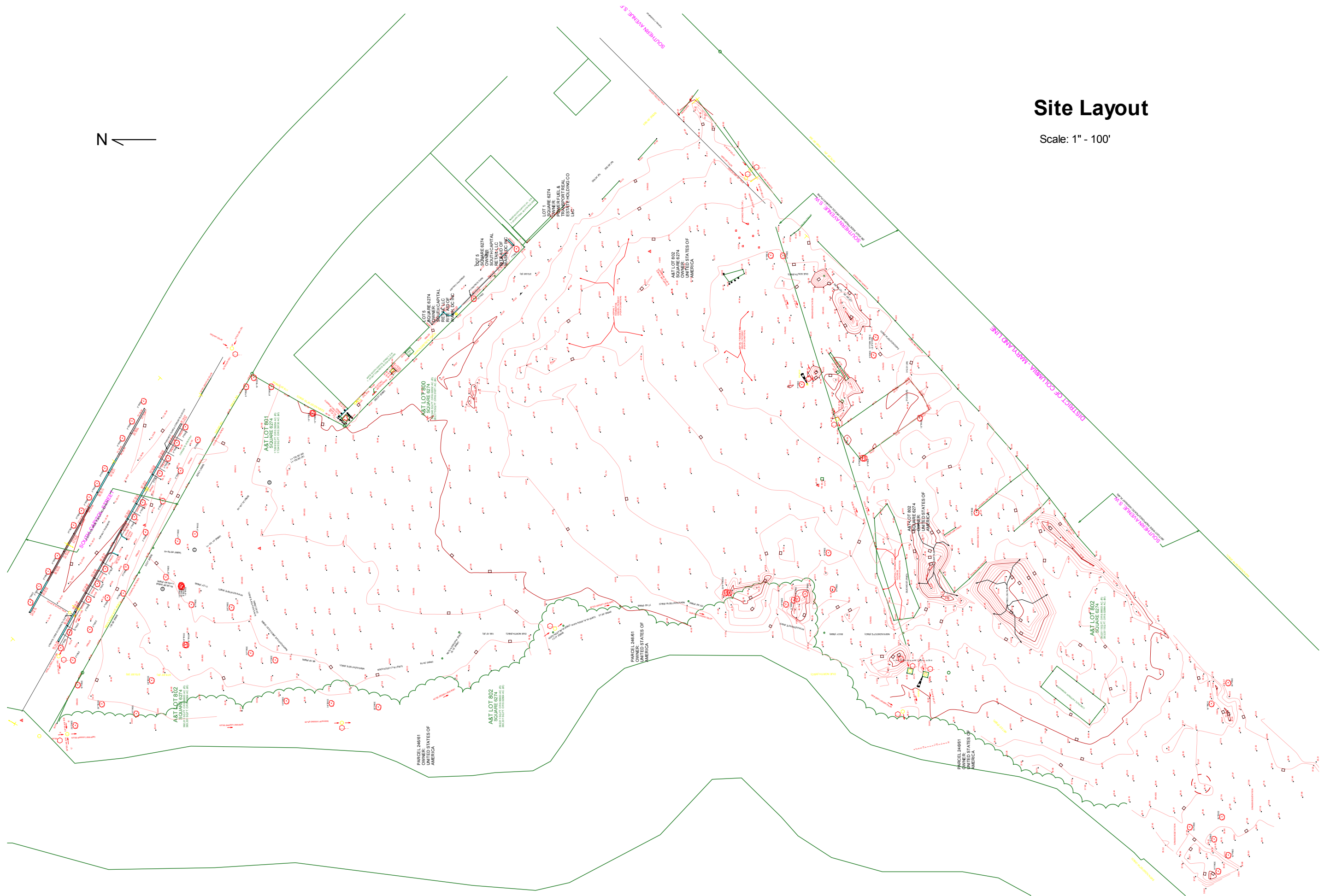


Vicinity Map



# Site Layout

Scale: 1" = 100'



SHEET NO:  
**PV 01**

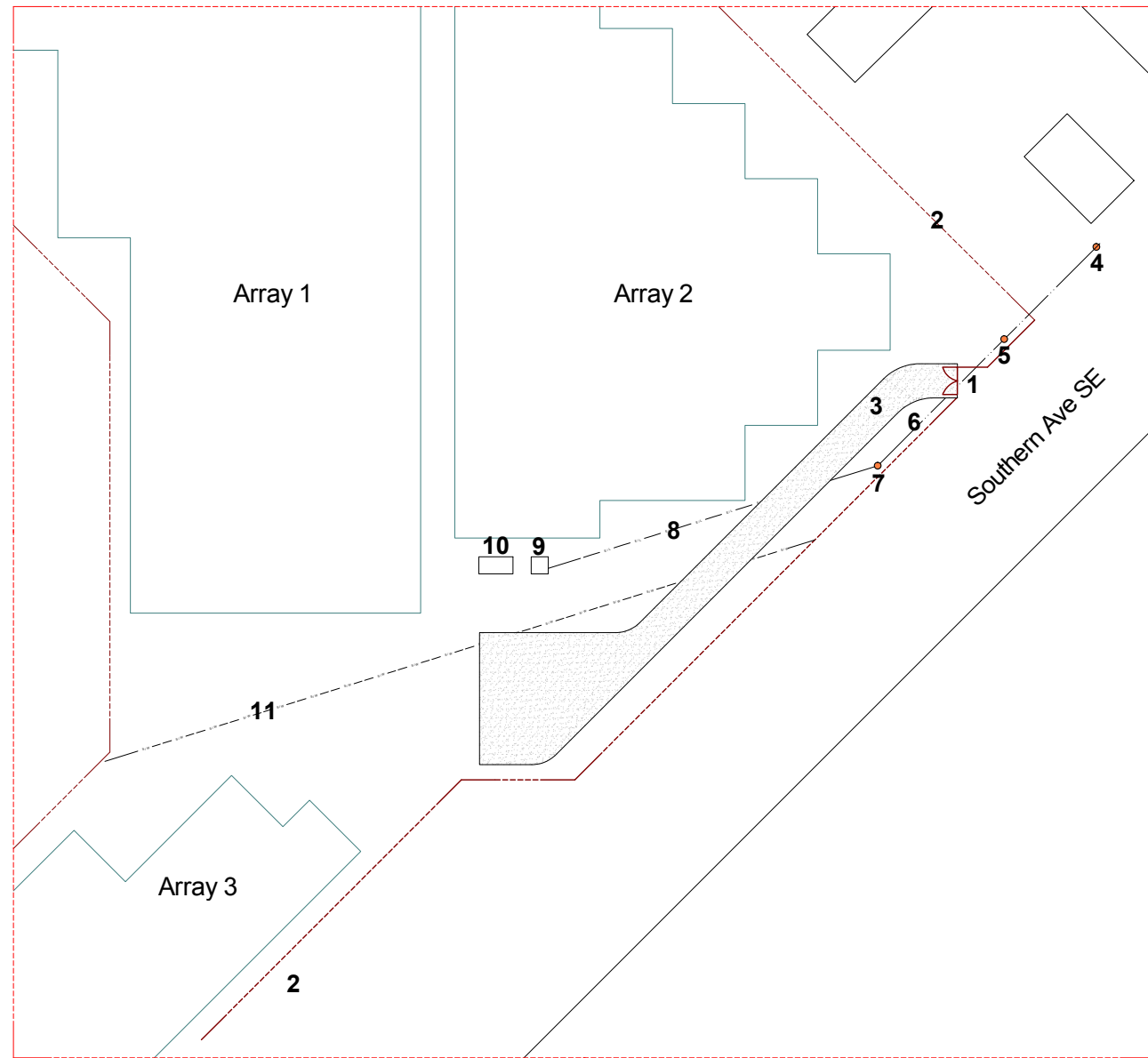
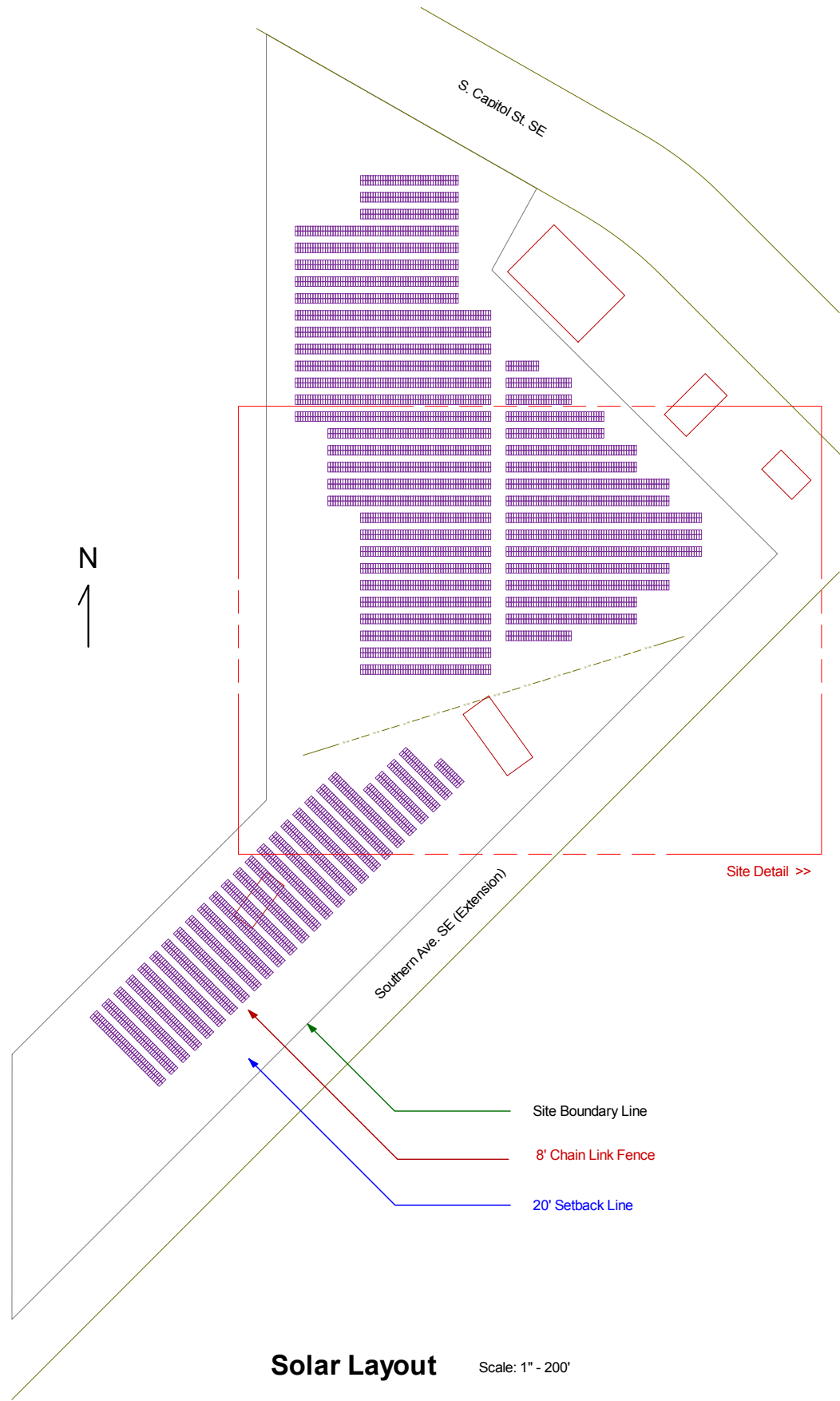
SHEET:  
SCALE: 1" = 100'  
DATE: 12/07/2018  
DESIGN: H. Neuman

PROJECT:  
**OXON RUN COMMUNITY SOLAR - DC**  
4635 S Capitol St SW  
Washington, DC 20032

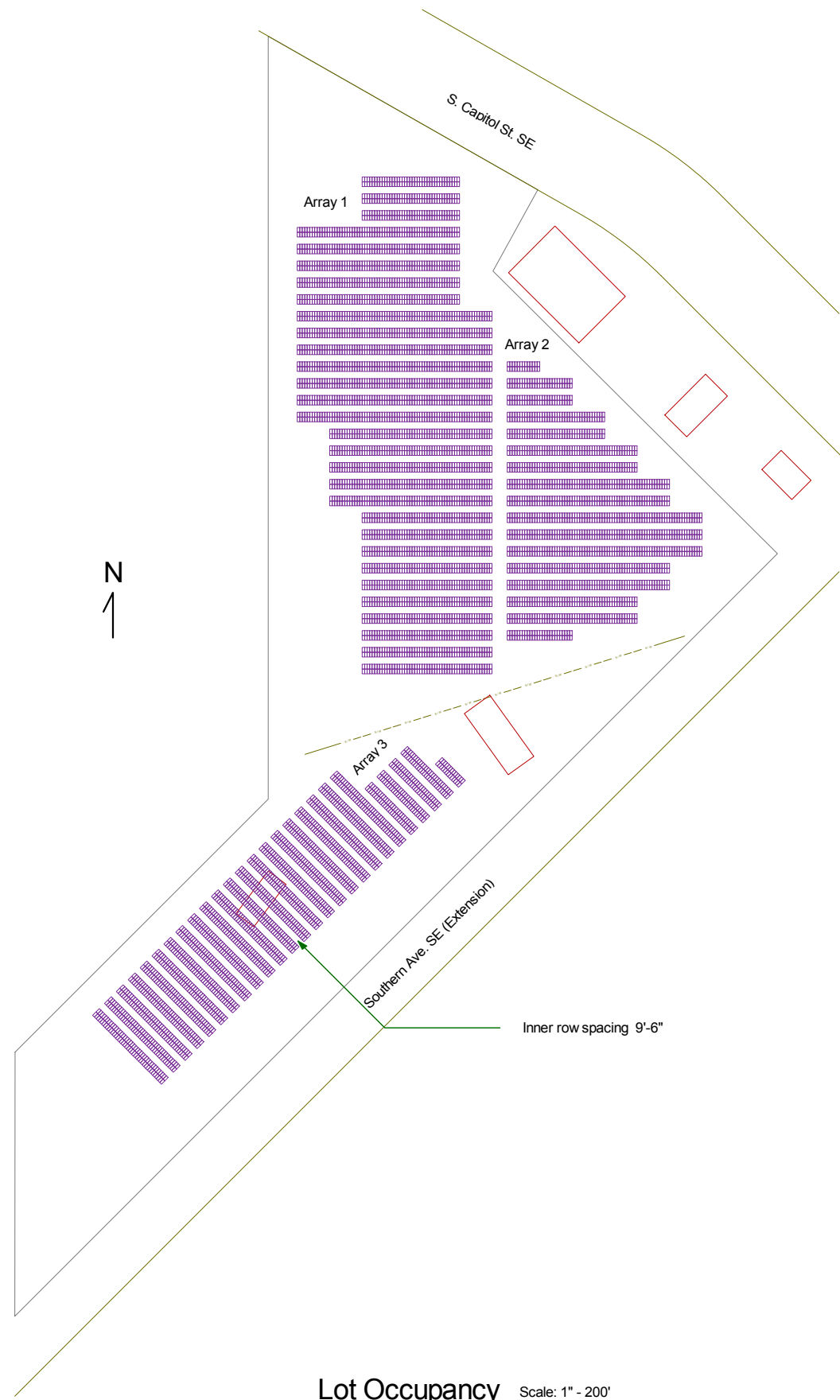


**GRID ALTERNATIVES Mid-Atlantic**  
1629 Benning Road, NE  
Washington DC 20002

www.neo-hc.com  
1411 H Street, NE  
Washington DC 20002



1. Site Entrance Gate
2. Proposed 8' Chain Link Fence
3. Gravel road
4. Existing Utility Pole
5. Proposed ACR Pole
6. Proposed Overhead Primary
7. Proposed Meter Pole
8. Proposed Underground Secondary
9. Transformer Pad 10'x10'
10. Switchgear Pad 10'x20'
11. Existing Sewer Line - 20' easement each side



Lot Occupancy Scale: 1" = 200'

## Lot Occupancy Calculations

LOT AREA (EXCLUDES AREA RESERVED FOR FUTURE SOUTHERN AVE R-O-W)

Square 6274	Recorded (SF)	Measured (SF)
Lot 800	262,245	262,175
Lot 801	17,099	17,045
Lot 802	392,011	393,331
<b>Total</b>	<b>671,355</b>	<b>672,551</b>
Total (AC)	15.41	15.44

Solar Array	Area (SF)
Array 1	83,400
Array 2	39,630
Array 3	42,590
<b>Total</b>	<b>165,620</b>
Total (AC)	3.80

**Lot Occupancy Ratio: 25%**

### Oxon Run Community Solar - DC

- System Size: 2.65 MW DC, 2.0 MW AC
- Modules: 7,280 Jinko 365 W
- Inverters: 16 Sungrow 125 KW



Site Aerial View

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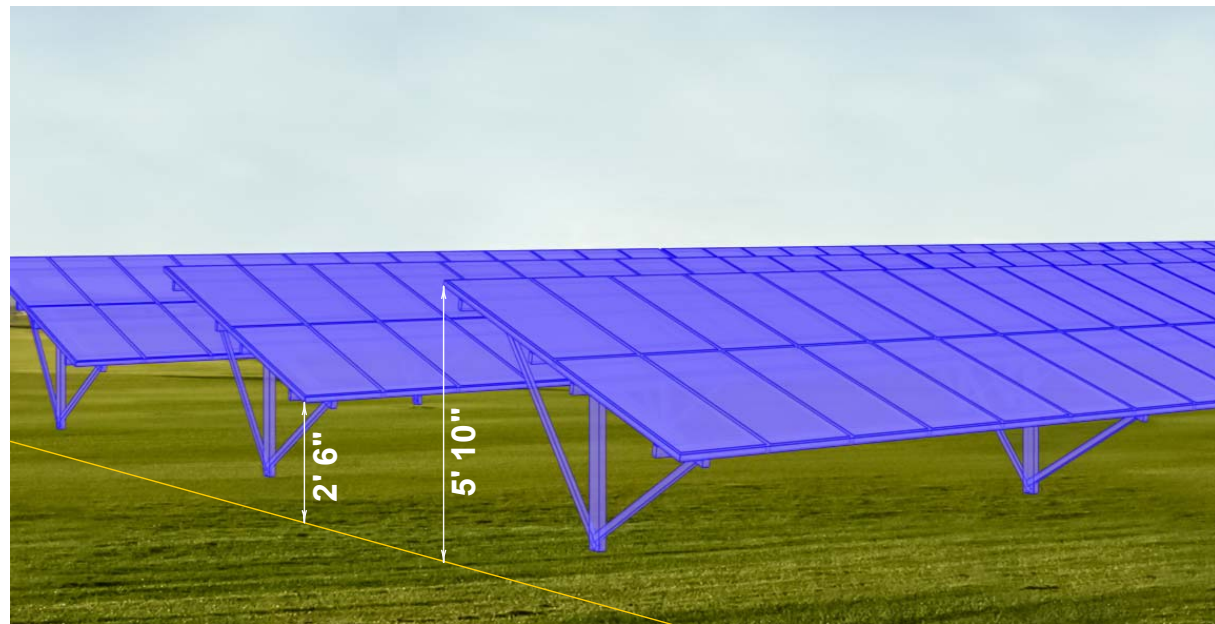
8' Chain Link Fence

Electrical Gear

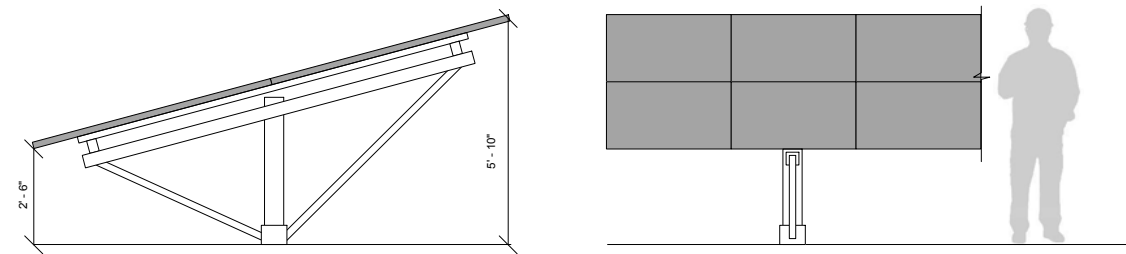
Interconnection Point



Site Isometric



Solar Array



Solar Array Elevation