

PLANNING COMMISSION PACKET

August 3, 2023

Hello All,

Enclosed please find your packet for the meeting of August 7, 2023.

For consideration we have:

- 1 resurvey (lot line adjustment)
- 1 solar array

If you receive any citizen inquiries regarding these cases the plans may be viewed by going to:

www.mtnbrook.org

- Calendar (upper right corner)
- Planning Commission (August 7, 2023)
- Meeting Information (for agenda) and Supporting Documents (*to view proposed plans select link associated with the case number*)

If you have any questions about these cases please don't hesitate to give me a call at 802-3816 or send me an email at hazend@mtnbrook.org.

Looking forward to seeing you on Monday!

Dana

MEETING AGENDA
CITY OF MOUNTAIN BROOK
PLANNING COMMISSION
AUGUST 7, 2023
PRE-MEETING: (ROOM A106) 5:15 P.M.
REGULAR MEETING: (ROOM A108) 5:30 P.M.
CITY HALL, 56 CHURCH STREET
MOUNTAIN BROOK, AL 35213

FOR APPLICANTS AND PERSONS WHO WISH TO SPEAK, THE MEETING IS TO BE HELD IN-PERSON AT CITY HALL.

ZOOM VIDEO CONFERENCING IS PROVIDED MERELY AS A CONVENIENCE FOR MEMBERS OF THE PUBLIC WHO WISH TO FOLLOW ALONG (BUT WILL NOT BE AFFORDED AN OPPORTUNITY TO SPEAK).

ZOOM ACCESS INSTRUCTIONS MAY BE FOUND ON CITY WEBPAGE AT: MTNBROOK.ORG - CALENDAR (UPPER RIGHT CORNER) - PLANNING COMMISSION – AUGUST 7, 2023

1. Call To Order
2. Approval of Agenda
3. Approval of Minutes: June 5, 2023
4. **Case P-23-12:** Wiatrak's Resurvey, being a resurvey of Lot 15 Cherokee Bend South Sector First Addition, as recorded in Map Book 175, Page 1, and Lot 10 Blk 5-A Duncan & Gilliam Add to Cherokee Bend 3rd Sector 2nd Phase, as recorded in Map Book 154, Page 36, in the Office of the Judge of Probate Jefferson County, Alabama; situated in the NE ¼ of Section 36, Twp-17S, R-2W, Jefferson County, Alabama. **4931 Cold Harbor Drive & 3800 Rock Creek Trail**
5. **Case P-23-13:** Request approval for the installation of an alternative solar energy system consisting of roof mount arrays. **4 Office Park Circle**
6. Next Meeting: **September 5, 2023**
7. Adjournment



Planning Commission Application PART I

Project Data

Address of Subject Property 4931 Cold Harbor Drive

Zoning Classification Residence A

Name of Property Owner(s) Deborah Wenger Wiatrak

Phone Number _____ Email _____

Name of Representative Agent (if applicable)

Ray Weygand

Phone Number 205-942-0087 Email _____

Name of Engineer or Surveyor Weygand Surveyors

Phone Number 205-942-0086 Email Ray@weygandsurveyor.com

Property owner or representative agent must be present at hearing

Plans

See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

Zoning



P-23-12

Resurvey in existing Residence A zoning

- ✓ Resurvey of interior lot line between two existing lots (Lot 10 and Lot 15). Both lots are under the same ownership; Lot 10 contains a single family dwelling, and Lot 15 is undeveloped.

The purpose of this plat is to add more land to lot 10 (from Lot 15) in order to obtain Health Department approval for new field lines for Lot 10. Spire is the beneficiary of the easement noted to be removed by plat (along the common lot line between the two lots). Attached is a letter from Spire relinquishing all interests in the easement.

- May be approved as a final plat.**

- ✓ Meets the Zoning Regulations for the Res-A district.

- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.

- ✓ No floodplain present.

- ✓ No relevant history or prior cases.

- **Project Data:**

NAME: Wiatrak's Resurvey

CURRENT ZONING: Residence A

OWNER: Deborah Wenger Wiatrak

LOCATION: 4931 Cold Harbor Drive & 3800 Rock Creek Trail

WIATRAK'S RESURVEY

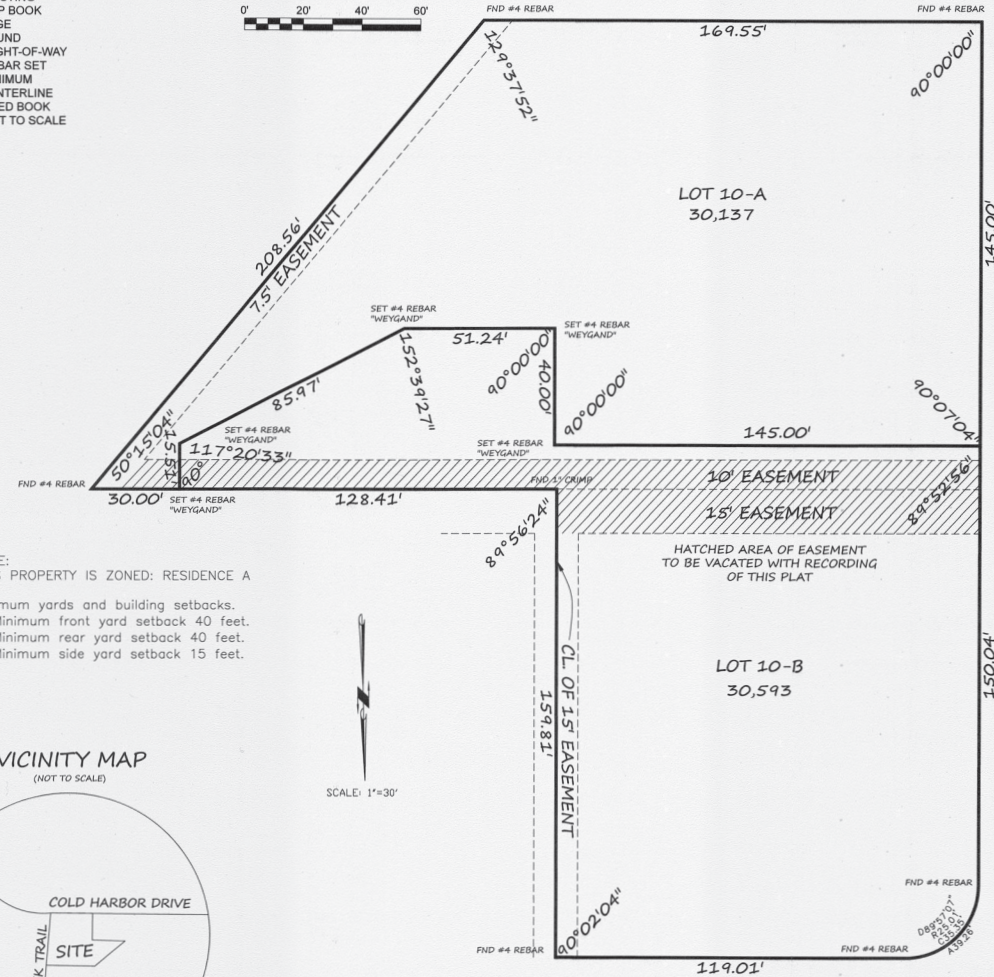
BEING A RESURVEY OF LOT 15 CHEROKEE BEND SOUTH SECTOR FIRST ADD, AS RECORDED IN MAP BOOK 175 PAGE 1, AND LOT 10 BLK 5-A DUNCAN & GILLIAM ADD TO CHEROKEE BEND 3RD SECTOR 2ND PHASE, AS RECORDED IN MAP BOOK 154, PAGE 36, IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA SITUATED IN THE NE ¼ OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

DATE: JUNE 2023

SCALE: 1"=20'



- LEGEND**
- SQ. FT. SQUARE FEET
 - AC ACRES
 - +/- MORE OR LESS
 - Δ DELTA ANGLE
 - d DEFLECTION ANGLE
 - T TANGENT
 - R RADIUS
 - CH CHORD
 - L LENGTH
 - ESMT EASEMENT
 - EX EXISTING
 - M.B. MAP BOOK
 - PG PAGE
 - FND FOUND
 - ROW RIGHT-OF-WAY
 - O REBAR SET
 - MIN MINIMUM
 - C CENTERLINE
 - D.B. DEED BOOK
 - ↖ NOT TO SCALE

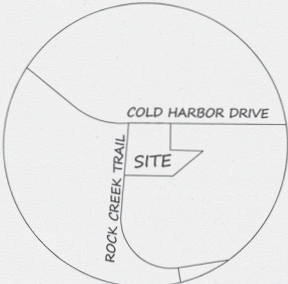


NOTE:
THIS PROPERTY IS ZONED: RESIDENCE A

- Minimum yards and building setbacks.
- (1) Minimum front yard setback 40 feet.
 - (2) Minimum rear yard setback 40 feet.
 - (3) Minimum side yard setback 15 feet.



VICINITY MAP (NOT TO SCALE)



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0414H, DATED SEPTEMBER 24, 2021.



ROCK CREEK TRAIL
(50' ROW)

State of Alabama) Jefferson County)
 The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and, Deborah Wenger Wiatrak, Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as WIATRAK'S RESURVEY, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the maps of CHEROKEE BEND SOUTH SECTOR FIRST ADD, AS RECORDED IN MAP BOOK 175 PAGE 1, AND LOT 10 BLK 5-A DUNCAN & GILLIAM ADD TO CHEROKEE BEND 3RD SECTOR 2ND PHASE, AS RECORDED IN MAP BOOK 154, PAGE 36, and to the government survey of Section 36, Township 17 South, Range 2 West, and that iron pins have been isolated at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, Roy Weygand, state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Said owners also certify that they are the owners of said land.

In Witness Whereof, the said Roy Weygand has set his name and seal, and Deborah Wenger Wiatrak, as Owners, have caused these presents to be executed on their behalf, this _____ day of _____, 2023.

By: Roy Weygand, Reg. L.S. #24973
By: Deborah Wenger Wiatrak - Owner

State of Alabama) Jefferson County)
 I, _____, as Notary Public in and for said County and State, do hereby certify that Roy Weygand, whose name is on said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this _____ day of _____, 2023.

By: _____ Notary Public - Commission Exp.:



State of Alabama) Jefferson County)
 I, _____, as Notary Public in and for said County and State, do hereby certify that Deborah Wenger Wiatrak, whose name is on said certificate as Member Found Properties LLC, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this _____ day of _____, 2023.

By: _____ Notary Public - Commission Expires:



Final plat approved by resolution of the Mountain Brook Planning Commission on _____, 2023.
APPROVED FOR RECORDING

Chairman _____
Secretary _____

JEFFERSON COUNTY HEALTH DEPARTMENT APPROVED IN FORMAT ONLY _____ Date _____

- NOTES:
 ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.
 BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR ALL SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS NOT RESPONSIBLE FOR EITHER.
 BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT
 THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
 THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATION
 ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.
 NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEERS APPROVAL.
 NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.
 WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.
 NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

WEYGAND SURVEYORS
 Roy Weygand, Reg. L.S. #24973
 173 Oxmoor Road, Homewood, AL 35209
 Phone: (205) 942-0086

RELEASE OF PLATTED EASEMENT

THIS INSTRUMENT, made this 7th day of March, 2023,

WITNESSETH THAT:

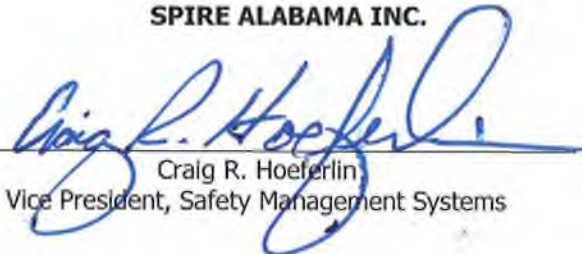
WHEREAS, there has heretofore been granted to SPIRE ALABAMA INC., an Alabama corporation, ("**GRANTOR**"), a platted easement ("Easement") in certain land located upon Lot 15 of Cherokee Bend South Sector First Add recorded in Map Book 175 at Page 1 and Lot 10, BLK 5-A Duncan & Gilliam Add to Cherokee Bend 3rd Sector 2nd Phase recorded in Map Book 154 at Page 36 in the Office of the Judge of Probate of Jefferson County, Alabama Records wherein the nature and extent of the Easement and the lands affected are described; and

WHEREAS the present owner, DEBORAH WIATRAK ("**GRANTEE**") of the lands so affected, has requested that **GRANTOR** release the Easement and **GRANTOR** is willing to do so to the extent hereinafter described.

NOW THEREFORE, in consideration of One Dollar (\$1.00) in hand paid to **GRANTOR** by said **GRANTEE**, the receipt of which is hereby acknowledged, **GRANTOR** hereby RELEASES AND QUITCLAIMS to said **GRANTEE** all of **GRANTOR'S** right, title and interest in and to that Easement as depicted and shown hachured on the attached plat designated as "Exhibit A" and titled 'WIATRAK'S RESURVEY'.

IN WITNESS WHEREOF, **GRANTOR** has caused this instrument to be signed by its Chief Engineer the day and year first above written.

SPIRE ALABAMA INC.


Craig R. Hoeflerlin
Vice President, Safety Management Systems

Legal Dept. Approval to Form: MJA
111A

Engineering Dept. Approval: RJ
RJ

System Planning Approval: ZH
ZH

Right of Way Dept. Approval: Ag
25

STATE OF Missouri)
City OF St. Louis) ss.

On the 3 day of April, 2023,

before me, (Insert Notary's name) John Lair,

a notary public in and for said state, appeared Craig R. Hoeflerlin, to me personally known, who being by me duly sworn, did say that he is the Vice President, Operation Services and Safety Management Systems of SPIRE ALABAMA INC., and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Craig R. Hoeflerlin acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires: 1/29/2026

[Signature]
Notary Public
John Lair
Printed Name

JOHN LAIR
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Jan. 29, 2026
Commission #18103602

LEGEND

SQ FT	SQUARE FEET
AC	ACRES
+/-	MORE OR LESS
Δ	DELTA ANGLE
∠	DEFLECTION ANGLE
T	TANGENT
R	RADIUS
CH	CHORD
L	LENGTH
ESMT	EASEMENT
EX	EXISTING
M/B	MAP BOOK
PG	PAGE
FND	FOUND
ROW	RIGHT-OF-WAY
O	REBAR SET
MIN	MINIMUM
S	CENTERLINE
D/B	DEED BOOK
+	NOT TO SCALE

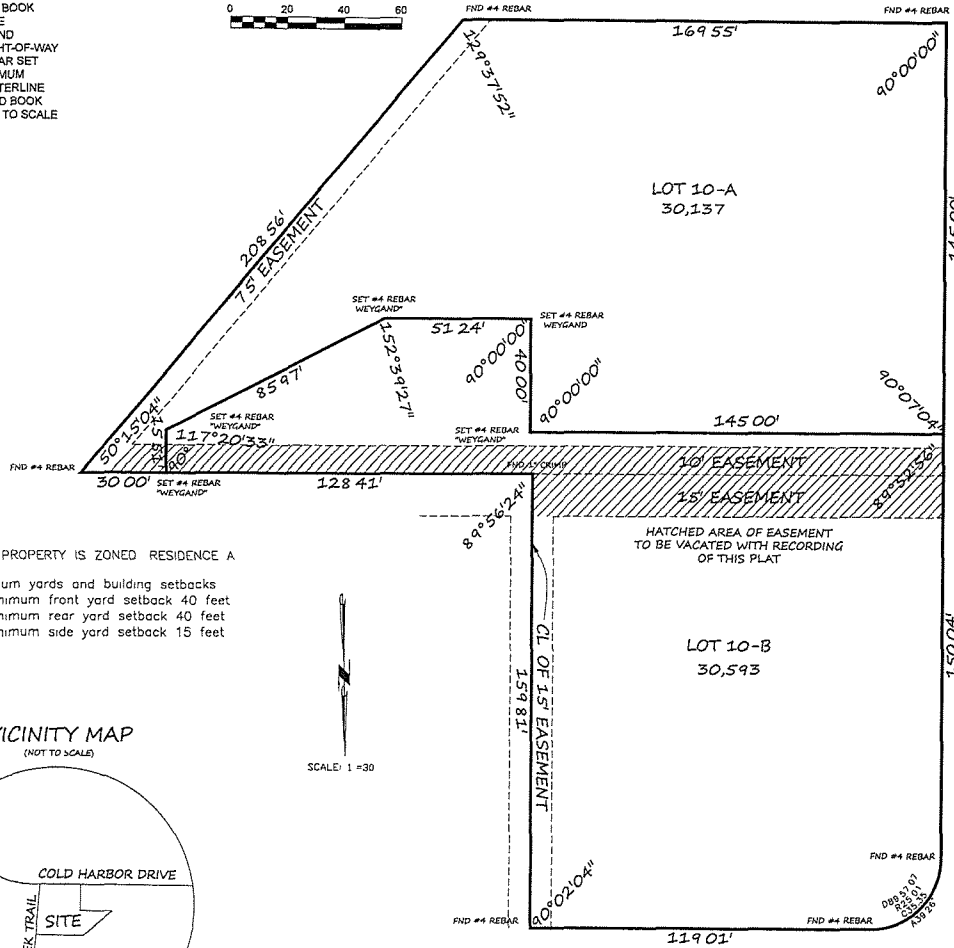
WIATRAK'S RESURVEY

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SCALE 1"=20'



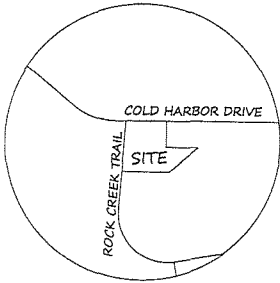
DATE JANUARY 2023



NOTE
THIS PROPERTY IS ZONED RESIDENCE A

Minimum yards and building setbacks
(1) Minimum front yard setback 40 feet
(2) Minimum rear yard setback 40 feet
(3) Minimum side yard setback 15 feet

VICINITY MAP
(NOT TO SCALE)



COLD HARBOR DRIVE
(50' ROW)

ROCK CREEK TRAIL
(50' ROW)

State of Alabama
Jefferson County)

The undersigned Roy Weygand Registered Land Surveyor State of Alabama and Deborah Weyger Wiatrak Owner hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that this plat or map was made at the instance of said owner that this plat or map is a true and correct plat or map of land shown therein and known or to be known as WIATRAK'S RESURVEY showing the subdivisions into which it is proposed to divide said lands giving the length and bearings of the boundaries of each lot and its number showing the streets, ways and public grounds giving the widths, lengths and names of each street, as well as the number of each lot and block and showing the relation of the lands to the maps of CHEROKEE BEND SOUTH SECTOR FIRST ADD AS RECORDED IN MAP BOOK 175 PAGE 1 AND LOT 10 BLK S-A DUNCAN & GILLIAM ADD TO CHEROKEE BEND 3RD SECTOR 2ND PHASE AS RECORDED IN MAP BOOK 154 PAGE 36 and to the government survey of Section 36 of Township 17 South Range 2 West, and that iron pins have been rattaced at all lot corners and curve points as shown and described by the plat or map and that Roy Weygand state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge information and belief. Said owners also certify that they are the owners of said land.

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By: Roy Weygand
Reg. L.S. #24973

By: Deborah Weyger Wiatrak - Owner



State of Alabama
Jefferson County)

I, _____ as Notary Public in and for said County and State do hereby certify that Roy Weygand whose name is signed to the foregoing certificate as Land Surveyor who is known to me acknowledged before me on this date that being informed of the contents of said certificate he executed same voluntarily and with full authority therefor.

Given under my hand and seal this _____ day of _____, 2023.

By: _____
Notary Public - Commission Exp.



State of Alabama
Jefferson County)

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Given under my hand and seal this _____ day of _____, 2023.

By: _____
Notary Public - Commission Expires



Final plat approved by resolution of the Mountain Brook Planning Commission on _____, 2023.

APPROVED FOR RECORDING

Chairman

Secretary

JEFFERSON COUNTY HEALTH DEPARTMENT
APPROVED IN FORMAT ONLY

Date

NOTES
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NOTE

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0414H, DATED SEPTEMBER 24, 2021.

WEYGAND
SURVEYORS

Roy Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone (205) 942-0066

"EXHIBIT A"

Aerial





Planning Commission Application PART I

Project Data

Address of Subject Property 4 Office Park Circle, Mountain Brook, AL 35223

Zoning Classification commercial

Name of Property Owner(s) MTB Office Park , LLC

Phone Number 205-868-4684 Email Ladd@laddmgt.com

Name of Representative Agent (if applicable)

Paul Freeman, Eagle Solar and Light, LLC

Phone Number 205-202-2208, 205-706-7681 Email pfreeman@eaglesolarandlight.com

Name of Engineer or Surveyor _____

Phone Number _____ Email _____

Property owner or representative agent must be present at hearing

Plans

See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

July 10, 2023

City of Mountain Brook
Mountain Brook Planning Commission
56 Church Street
Mountain Brook, AL 35213

Request Review of Solar Energy Systems Municipal Code 129-292
Mountain Brook Planning Commission Meeting – August 7, 2023

Enclosed is a request for the City of Mountain Brook Planning Commission to review and approve the installation of Solar Panels as part of a Solar Energy System at the following addresses:

Physical Address : **4 Office Park Circle, Mountain Brook, AL 35223**
Owner: **MTB Office Park, LLC**
Property Mailing address: 6 Office Park Circle STE 111, Birmingham, AL 35223

Scope of Project

Four hundred twenty-four (424) Solar panels will be installed on the flat roof of the existing commercial building at 4 Office Park Circle to generate energy to be consumed on site. Maximum AC output is 200 kW. The building has two wings (4 Office Park Circle and 6 Office Park Circle), but only one address for parcel ID and Alabama Power metering.

The solar panels and racking will be installed at a 5% tilt on the flat roof and will not extend more than 12 inches from the surface of the roof. The height of the building relative to adjacent land will shield the solar panels from public view.

A 4' setback will be mandated from each roof edge.

No part of the roof-mounted Solar Energy System will extend beyond the edge of the roof.

The panels and system are designed to blend into the architecture of the building.

No portion of the Solar Energy System will be visible from any public street or public ROW. Photos attached illustrating that the top of building, where solar will be installed, is not visible.

Any external electrical lines and conduit will be painted or blended to match the color of the adjacent roofing and walls.

The roof-mounted Solar Energy System will not increase the height of the building.

Attached:

Certified copy of Jefferson Co Tax Assessor record of adjoining property owners.

Solar panel specification sheet.

Jefferson Co tax map of property and adjoining parcels

Aerial map/ satellite image of property

Aerial view of solar array design on roof top.

Photographs of existing building as viewed from the Office Park Circle.

Paul Freeman, Eagle Solar and Light
(205) 202-2208, pfreeman@eaglesolarandlight.com

Zoning



P-23-13

Petition Summary

Request approval for the installation of an alternative solar energy system consisting of a roof mount array.

Background (general)

Section 129-292 (Use Exemptions) of the Zoning Code specifies that the installation of equipment and minor structures and improvements that are incidental to the provision of and distribution of gas, electricity, water and telecommunications including, but not limited to, gas regulators, fogging stations, electric transformer stations without major rotating equipment, *solar panel systems*, poles, cables and towers for the transmission of electricity, water pressure regulator stations, water pumping stations, telephone exchanges, cables, poles, antennas and masts for antennas as may be permitted in any zoning district, subject to Planning Commission approval. In conjunction with any such approval, the Planning Commission may impose conditions which promote the purposes of the zoning ordinance.

On April 4, 2016, the Planning Commission approved “Guidelines for Planning Commission Review of Solar Energy Systems.” These guidelines are not regulatory but intended for use by the Planning Commission in the review process for alternative solar energy systems. The applicant in the subject case has included these guidelines in his application and has indicated compliance with each item within said document (see “scope of work” in Applicant Request).

Background (Office Park)

On September 5, 2017, the planning commission approved a similar roof mount array at 115 Office Park Drive (Case P-17-11).

On April 6, 2020, the planning commission approved a similar roof mount array at 400/402 Office Park Circle (Case P-20-06).

On October 5, 2020, the planning commission approved a similar roof mount array at 200 Office Park Drive (Case P-20-27).

Analysis

The subject solar panel array is a rooftop array atop an office building in Office Park. The proposed equipment is in keeping with the guidelines established by the Planning Commission. See attached specifications for the proposed system.

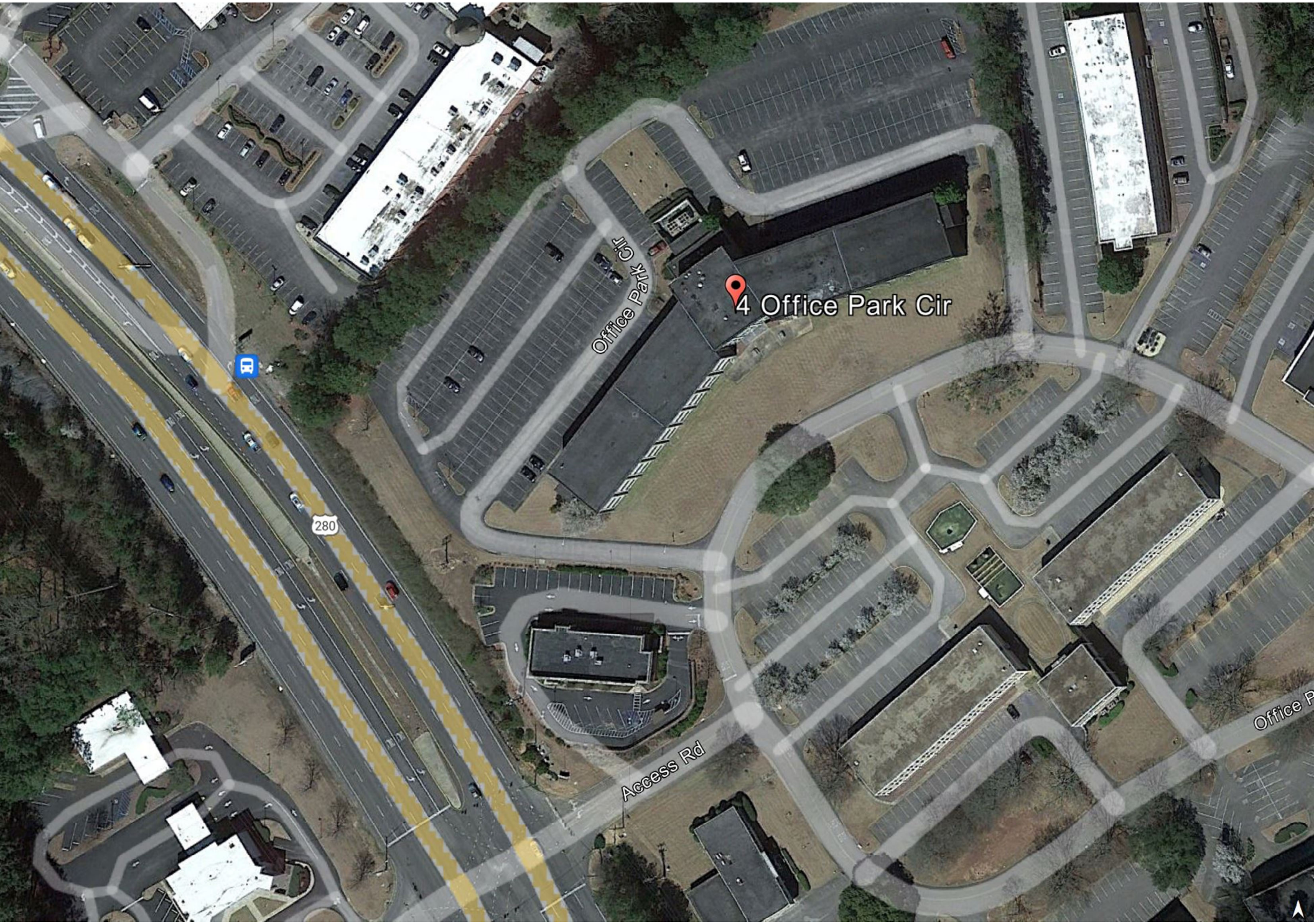
Appends

LOCATION: 4 Office Park Circle

ZONING DISTRICT: Office Park District

OWNER: MTB Office Park, LLC

AGENT: Paul Freeman, Eagle Solar & Light, LLC



4 Office Park Cir

Office Park Cir

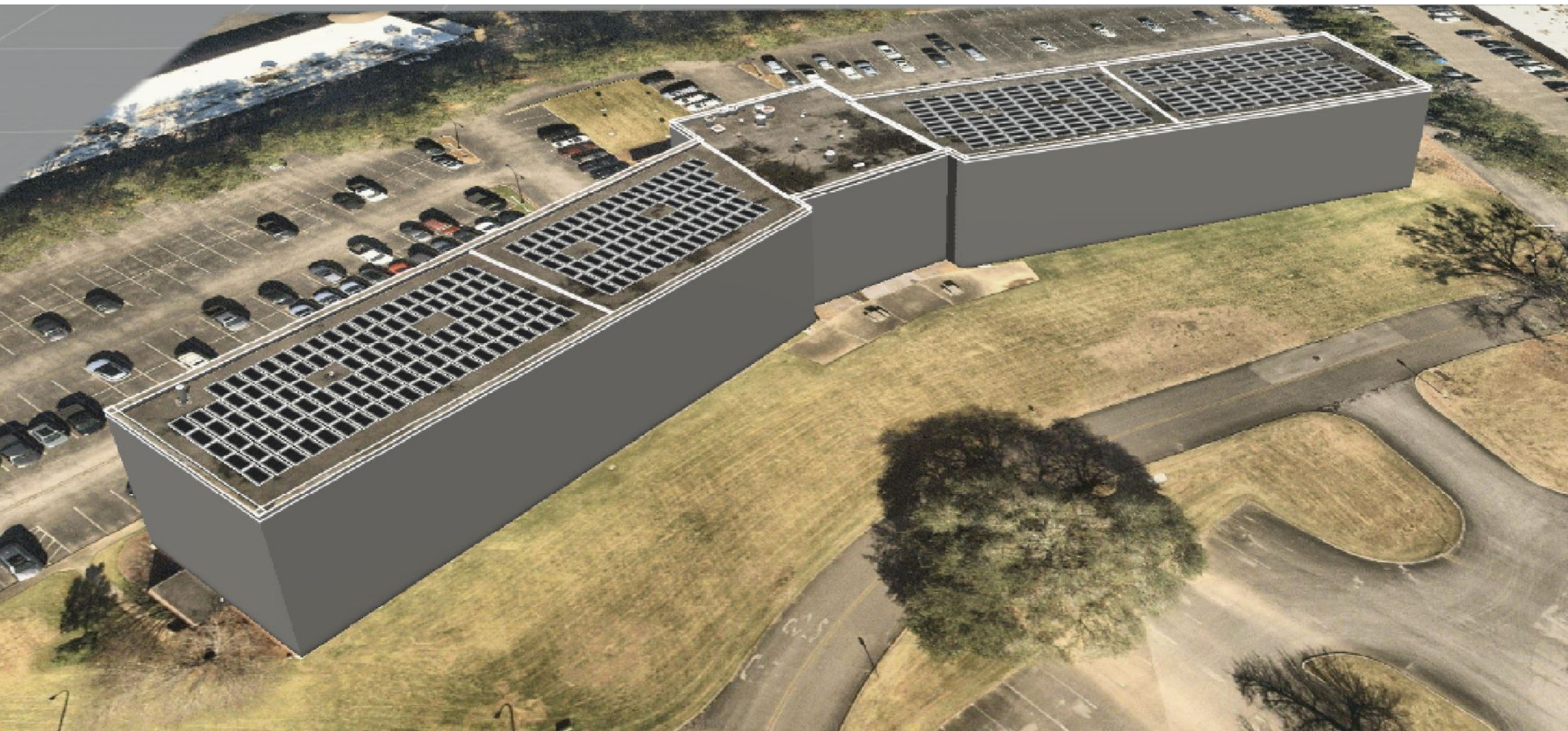
Access Rd

Office P

280

E







4
OFFICE PARK
CIRCLE

ZXM7-SHLDD144 Series ZNSHINESOLAR

Znshinesolar 10BB HALF-CELL Bifacial Light-Weight
Double Glass Monocrystalline PERC PV Module

525W | 530W | 535W | 540W | 545W | 550W



Excellent cells efficiency

MBB technology decreases the distance between busbar and finger grid line which is benefit to power increase.



Better Weak Illumination Response

More power output in weak light condition, such as haze, cloudy, and early morning.



Anti PID

Ensured PID resistance through the quality control of cell manufacturing process and raw materials.



Adapt To Harsh Outdoor Environment

Resistant to harsh environments such as salt, ammonia, sand, high temperature and high humidity environment.



TIER 1

Global, Tier 1 bankable brand, with independently certified state-of-the-art automated manufacturing.



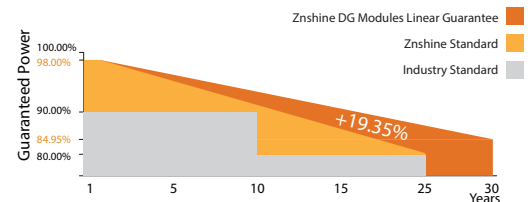
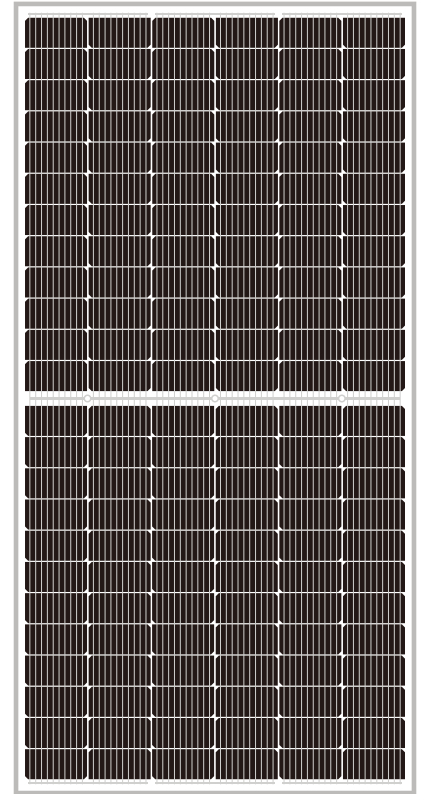
Excellent Quality Management System

Warranted reliability and stringent quality assurances well beyond certified requirements.



Bifacial Technology

Up to 25% additional power gain from back side depending on albedo.



12 years product guarantee
30 years output guarantee



0.45% annual degradation
over 30 years



IEC61215/IEC61730/IEC61701/IEC62716/UL61730

ISO 9001: Quality Management System

ISO 14001: Environmental Management System

ISO45001: Occupational Health and Safety Management System

Founded in 1988, ZNShine solar is a world's leading high-tech PV module manufacturer. With the state-of-the-art production lines, the company boasts module capacity of 6GW. Bloomberg has listed ZNShine as a global Tier 1 PV module maker. Today Znshine has distributed its sales to more than 60 countries around the globe.

www.znshinesolar.com

ELECTRICAL CHARACTERISTICS | STC*

Nominal Power Watt Pmax(W)*	525	530	535	540	545	550
Power Output Tolerance Pmax(%)	0~+3	0~+3	0~+3	0~+3	0~+3	0~+3
Maximum Power Voltage Vmp(V)	40.90	41.10	41.30	41.50	41.70	41.90
Maximum Power Current Imp(A)	12.85	12.91	12.96	13.02	13.07	13.13
Open Circuit Voltage Voc(V)	49.20	49.40	49.60	49.80	50.00	50.20
Short Circuit Current Isc(A)	13.59	13.65	13.71	13.77	13.83	13.89
Module Efficiency (%)	20.32	20.52	20.71	20.90	21.10	21.29

*STC (Standard Test Condition): Irradiance 1000W/m², Module Temperature 25°C, AM 1.5
*Measuring tolerance: ±3%

ELECTRICAL CHARACTERISTICS | NMOT*

Maximum Power Pmax(Wp)	392.70	396.40	399.90	403.60	406.80	410.80
Maximum Power Voltage Vmp(V)	38.00	38.20	38.40	38.50	38.80	38.90
Maximum Power Current Imp(A)	10.33	10.38	10.42	10.47	10.49	10.56
Open Circuit Voltage Voc(V)	46.00	46.20	46.30	46.50	46.70	46.90
Short Circuit Current Isc(A)	10.98	11.02	11.07	11.12	11.17	11.22

*NMOT(Nominal module operating temperature):Irradiance 800W/m², Ambient Temperature 20°C,AM 1.5,Wind Speed 1m/s

ELECTRICAL CHARACTERISTICS WITH 25% REAR SIDE POWER GAIN

Front power Pmax/W	525	530	535	540	545	550
Total power Pmax/W	656	663	669	675	681	688
Vmp/V(Total)	41.00	41.20	41.40	41.60	41.80	42.00
Imp/A(Total)	16.01	16.08	16.15	16.23	16.30	16.37
Voc/V(Total)	49.30	49.50	49.70	49.90	50.10	50.30
Isc/A(Total)	16.95	17.02	17.10	17.17	17.25	17.32

MECHANICAL DATA

Solar cells	Mono PERC
Cells orientation	144 (6×24)
Module dimension	2278×1134×30 mm(With Frame)
Weight	33.5 kg
Glass	2.0 mm+2.0mm, High Transmission, AR Coated Heat Strengthened Glass
Junction box	IP 68, 3 diodes
Cables	4 mm ² ,350 mm
Connectors	MC4-compatible

TEMPERATURE RATINGS

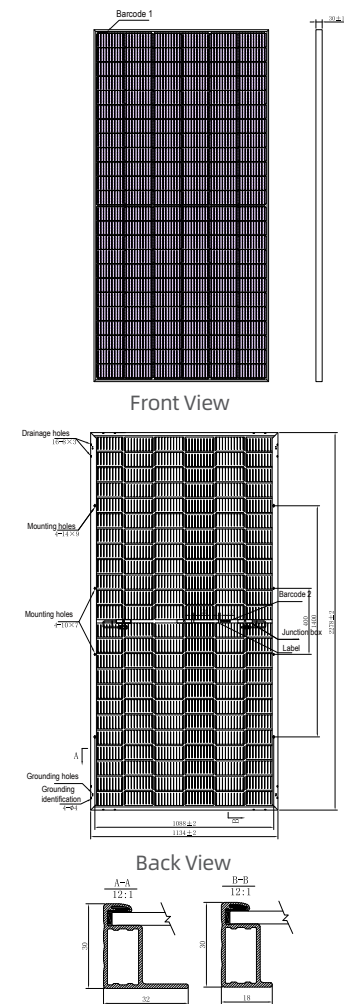
NMOT	44°C ±2°C	Maximum system voltage	1500 V DC
Temperature coefficient of Pmax	-0.35%/°C	Operating temperature	-40°C~+85°C
Temperature coefficient of Voc	-0.29%/°C	Maximum series fuse	30 A
Temperature coefficient of Isc	0.05%/°C	Maximum load(snow/wind)	5400 Pa / 2400 Pa
Refer.Bifacial Factor	70±5%		

*Do not connect Fuse in Combiner Box with two or more strings in parallel connection
*Remark:Electrical data in this catalog do not refer to a single module and they are not part of the offer.They only serve for comparison among different module types.

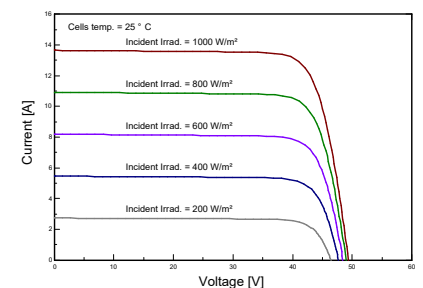
PACKAGING CONFIGURATION

Piece/Box	36	
Piece/Container(40'HQ)	720	*Please be kindly advised that PV modules should be handled and installed by qualified people who have professional skills and please carefully read the safety and installation instructions before using our PV modules.
Piece/Container(with additional small package)	/	

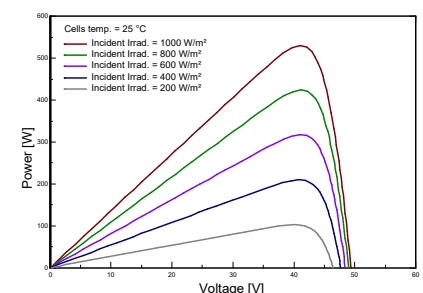
DIMENSIONS(MM)



I-V CURVES OF PV MODULE(530W)



P-V CURVES OF PV MODULE(530W)



City of Mountain Brook

Guidelines for Planning Commission Review of Solar Energy Systems

Whereas Section 129-292 of the Municipal Code allows the installation in or upon a parcel located within any zoning district, such equipment and minor structures and improvements incidental to the provision and distribution of gas, electricity, water and similar services as may be approved by the planning commission; which approval shall be subject to such conditions, if any, which the planning commission may require to promote the purposes of Chapter 129 of the Municipal Code; and

Whereas the planning commission has determined that it is desirable for the City to permit and regulate the use of solar energy in the City of Mountain Brook; and

Whereas the planning commission has determined that the use and regulation of solar energy systems in the City will reduce the need for additional electrical generation and distribution and tend to reduce atmospheric pollution that are considered harmful to the environment; and

Whereas the planning commission recognizes that the purpose of regulating solar energy systems is to provide for appropriate locations for solar energy systems, to ensure compatibility with surrounding uses, and to promote safe and effective use of solar energy to increase opportunities for generation of renewable energy.

Therefore the following are guidelines to be used by the Planning Commission when approval of an application for a solar energy system has been requested:

Definitions:

Solar Energy System (SES). An energy system which converts solar energy to usable thermal, mechanical, chemical or electrical energy to meet all or a portion of the energy requirements of a principal building or an associated accessory structure.

Solar Energy Equipment (SEE). Items including but not limited to solar panels, lines, pumps, batteries, mounting brackets, framing and/or foundation used for or intended to be used for the collection of solar energy in connection with a building on residential, municipal or commercial properties. Solar energy equipment and its use are accessory to the principal use of the property.

Solar Energy Systems, generally.

- 1) SES shall not be commercial operations and are prohibited as a principal use. The main purpose of the SES may not be to generate energy for sale back to the energy grid rather than being consumed on site.
- 2) Abandoned or inactive SES, within twelve (12) months of the cessation of operations, shall be removed by the property owner.

Roof Mounted Solar Energy Systems

- 1) The placement of SES on roofs of principal buildings is preferred and encouraged.
- 2) For pitched, hipped or gambrel roofs, roof mounted SES shall not be more than twelve (12) inches from the surface of the roof at any point, and may not extend above the ridgeline of the roof. The twelve (12) is measured from the upper side of the solar panel.
- 3) For flat roofs or the horizontal portion of mansard roofs, roof mounted SES may extend up to five (5) feet above the highest point of the roof.
- 4) In no instance shall any part of a roof mounted SES extend beyond the edge of the roof.
- 5) Roof mounted SES shall be designed to blend into the architecture of the building.
- 6) No portion of the SES shall be visible from any public street.
- 7) All exterior plumbing and electrical lines must be painted and/or coated to match the color of adjacent roofing material and walls.
- 8) Roof Mounted SES shall be located so as not to increase the total height of the structure above the maximum allowable height of the structure on which it is located, in accordance with the applicable zoning regulations, and may not exceed the height of the ridge of the roof on which it is located.

Ground Mounted Solar Energy Systems

- 1) Ground mounted SES and SEE shall be considered accessory structures and shall be governed in accordance with Section 129-314 of the Municipal Code of the City of Mountain Brook.
- 2) Ground mounted SES shall be of permanent installation and shall not be portable in nature.
- 3) To the extent possible, without compromising the solar SES's access to sunlight, ground mounted SES shall be screened from view at-grade from all adjacent properties.
- 4) No portion of the SES shall be visible from any public street.