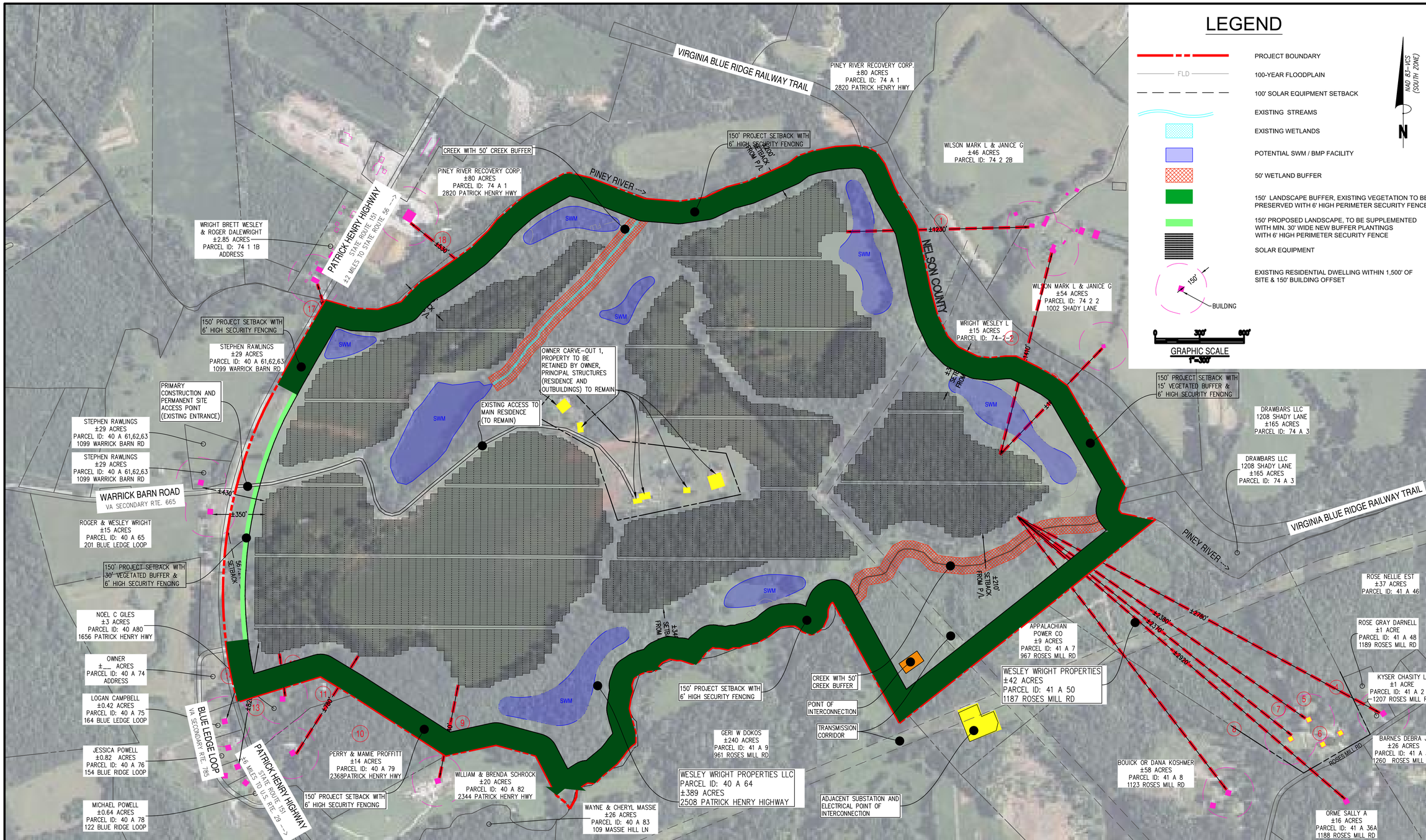

SITE DATA:

1. OWNER:
   WESLEY WRIGHT PROPERTIES, LLC
   233 N COOLWELL RD
   AMHERST, VA 24521

2. DEVELOPER:
   PINEY RIVER SOLAR, LLC
   1201 WILSON BLVD., STE 2200
   ARLINGTON, VA 22209
   PHONE: (240) 979-7640
   CONTACT: SHAWN HERSHBERGER
   EMAIL: shawn.hershberger@energixrenewables.com

3. ENGINEER:
   BOWMAN CONSULTING GROUP
   947 MYERS STREET, SUITE B
   RICHMOND, VA 23230
   PHONE: (804) 616-3240
   CONTACT: CHRIS NEITZEL
   EMAIL: cneitzel@bowman.com

4. PARCEL INFORMATION/PARCEL ID(S):
   40 A 64
   41 A 50

5. ZONING:
   A-1 Agricultural District

6. DEVELOPMENT ACREAGE:
   179.00 Total solar array area
   153.40 residual agricultural/residential
   ±57.00 buffer
   389.40 acres total

7. USES:
   Existing Use: Agriculture and Timber
   Proposed Use: Utility-Scale Solar Generation Facility
   MWac Nominal Capacity: 50MWac
   MWdc Nominal Capacity: ±70MWdc
   DC/AC Ratio: ±1.4

8. UTILITY SCALE DEVELOPMENT STANDARDS:
   a. Glint and Glare Provisions: to comply
   b. National Envir. & Product Safety: to comply
   c. Setbacks: 150' proposed from all adjoining parcels, supplemental vegetation will be added as needed.
   d. Security Fencing: 6' high with barbed wire at top
   e. Vegetative Buffer: Minimum of 30' proposed
   f. Seeding: Pollinator-friendly proposed
   g. Ground Mounted Solar Height: 15' proposed
   h. Lighting: to comply
   i. Airport Proximity:
      i.a. ±24 miles to Falwell Airport
      i.b. ±25 miles to Eagle's Nest Airport
      i.c. ±27 miles to Lynchburg Regional Airport
      i.d. ±38 miles to Shenandoah Valley Regional Airport
      i.e. ±40 miles to Farmville Regional Airport
   j. Special Exception Conditions: to be determined

9. WATERSHED INFORMATION:
   HUC Code: 020802030506
   VA HUC 6 Code: JM26
   Name: Piney River – Naked Creek

10. FLOOD ZONE:
    Portions of this property are located within F.E.M.A. defined flood Zones A, AE and X as shown on FEMA Flood Insurance Map for Amherst County, VA, community panel number 51009C0160B, effective Sept. 19, 2007.

11. SOIL TYPES:
    To be determined

12. BENCHMARK/DATUM:
    Horizontal Datum: This plan is based on the Virginia State Plane Coordinate System, South zone, NAD 1983/1993 (HARN, coordinate values shown are expressed in U.S. survey feet, This plan is based on the North American Vertical Datum 1988 (NAVD 88).

13. HISTORIC RESOURCES:
    Per Amherst County, no historic structures exist in the area covered by these plans.

14. WETLANDS AND WATERS OF THE U.S.:
    Wetlands and waters of the U.S. to be delineated and confirmed by the U.S. Corps of Engineers.

16. EROSION & SEDIMENT CONTROL:
    E&S Control Plan for this project site will comply with E&S requirements per Amherst County and current Virginia DEQ standards.

17. STORMWATER MANAGEMENT:
    Stormwater management for this project site will comply with water quality and water quantity requirements per current Virginia DEQ standards.

18. CHESAPEAKE BAY PRESERVATION ACT:
    Not Applicable

Bowman
947 Myers St | Ste B
Richmond, VA 23230
Phone: (804) 616-3240
Fax: (844) 270-2008
www.bowman.com
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DRAFT

CONCEPTUAL PLAN
PINEY RIVER SOLAR
AMHERST COUNTY, VIRGINIA
ELECTION DISTRICT 1

CONSTRUCTION REVISION SUMMARY

NO.	DATE	DESCRIPTION

JHJ	RH	CN
DESIGN	DRAWN	CHKD

JOB No. V:\030877-29 Pi\
DATE : June 30, 2023
SHEET 1

Path: V:\030877 - Energix\030877-10-001 (ENG) - Piney River Solar Amherst County, VA\Engineering\Exhibits\2023-06-29 Piney River Concept Plan.dwg, Plot Created Jun 30, 2023 - 8:34am by rhelms