VI. C. 2.

Agenda Item

County of Hanover

Board Meeting: January 25, 2023

Subject: **Request for Extension: Conditional Use Permit- CUP2021-00005, Springfield Farm Solar, L.L.C.**
Magisterial District: South Anna and Beaverdam

Summary of Agenda Item:

The Board of Supervisors must hold public hearings on requests for zoning action within one year of the date of the application unless the applicant requests an extension beyond one year. The Board's policy is to review each case individually one year after the case was submitted to determine whether a case should be continued for six months or recommended for immediate advertising for public hearing. The above-referenced conditional use permit was initially accepted for review in March 2021. At the January 12, 2022 and August 24, 2022 Board of Supervisors' meetings, the applicant requested extensions to allow the case to be heard by the Board beyond a year. The most recent extension of six (6) months was granted to February 24, 2023. The applicant is requesting an additional extension to allow the case to be heard by the Board beyond this timeframe.

The subject property consists of 778 acres and is located on the north line of Cedar Lane (State Route 623) approximately 1,600 feet east of its intersection with Whisana Lane (private road). The applicant is requesting a Conditional Use Permit to allow a solar power facility.

The applicant is still working to address staff comments. In addition, following the application submittal, an adjacent property owner has expressed interest in adding their parcels to the project; therefore, the applicant is requesting additional time to finalize surveys for those parcels. The applicant has confirmed that the modifications to the application should be complete by February; however, just to be cautious, they are submitting another extension request. In addition, staff is not prepared to provide a recommendation on any solar facility application until such time as the Board provides direction on a comprehensive solar and renewable energy policy. Therefore, staff is recommending a six-month extension of this application.

County Administrator's Recommended Board Motion:

Motion to continue CUP2021-00005, Springfield Farm Solar, L.L.C., for six (6) months to July 25, 2023, unless withdrawn by the applicant.

McHugh, Brendan R.

From: Cody Jannise <cody.jannise@sunenergy1.com>
Sent: Thursday, January 5, 2023 1:13 PM
To: McHugh, Brendan R.
Cc: Biernot, Gretchen W.; Maloney, David P.
Subject: Springfield Farm Solar, LLC Extenstion

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon –

SunEnergy1, LLC and Springfield Farm Solar, LLC, referenced by Conditional Use Permit case number 2021-0005, would like to request one final extension of our CUP application as we work diligently to answer all staff comments and finalize the surveys for an adjacent landowner parcel, who requested to be added to the project after the initial submittal. We would like to submit one complete application versus multiple applications and hold only one hearing.

We anticipate having a complete application and be ready for submittal by the middle of February 2023. But would like to continue with an extension, to be on the safe side.

If you have any additional questions, concerns, or requests – please do not hesitate to contact me, my information is below.

We appreciate you working with us on this project and look forward to meeting again soon.

Thank you,

SUNENERGY1
LEADERS IN COMMERCIAL SOLAR
Cody Jannise | HR/Field Operations
O: (252) 825-1731 x 604 | F: (252) 825-0018 | M: (252) 508-6014
6750 NC Highway 30 E, Bethel, NC 27812
www.sunenergy1.com | cody.jannise@sunenergy1.com

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FAYE O. PRICHARD
ASHLAND DISTRICT

JOHN A. BUDESKY
COUNTY ADMINISTRATOR

HANOVER COUNTY

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PLANNING DEPARTMENT

DAVID P. MALONEY, AICP
DIRECTOR OF PLANNING

MARY B. PENNOCK
DEPUTY DIRECTOR OF PLANNING

GRETCHEN W. BIERNOT
CURRENT PLANNING MANAGER

MEGAN M. DALZELL
PRINCIPAL PLANNER

ANDREW J. POMPEI
PRINCIPAL PLANNER

C. JASON HAZELWOOD
CODE COMPLIANCE SUPERVISOR

KRISTY MORTON
BUSINESS & OPERATIONS MANAGER

P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171
FAX: 804-365-6232

August 31, 2022

Springfield Farm Solar LLC
C/O Kenny Habul and Linda Nwadike
595 Summer Street, 4th Floor
Stamford, CT 06901

RE: Extension Approval of CUP2021-00005, Springfield Farm Solar LLC

Dear Mr. Habul and Ms. Nwadike:

At their meeting of August 24, 2022, the Hanover County Board of Supervisors voted to **GRANT** a six (6) month extension to allow the above referenced Conditional Use Permit case to be advertised and heard beyond the year limit placed on public hearing applications.

Your Conditional Use Permit application is valid until February 24, 2023.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Jessica Crews, Applicant Liaison, or me at (804) 365-6171.

Sincerely,

David P. Maloney, AICP
Director of Planning

JRC/

cc: Susan Dibble
Jason Hazelwood
Kimberlee Daniels
Richard W. Paul
Jessica Crews
Todd W. Swain
Sharon Brumfield

BOARD OF SUPERVISORS

ANGELA KELLY-WIECEK, CHAIR
CHICKAHOMINY DISTRICT

SEAN M. DAVIS
HENRY DISTRICT

SUSAN P. DIBBLE
SOUTH ANNA DISTRICT

F. MICHAEL HERZBERG, IV
COLD HARBOR DISTRICT

W. CANOVA PETERSON, IV
MECHANICSVILLE DISTRICT

FAYE O. PRICHARD
ASHLAND DISTRICT

VACANT
BEAVERDAM DISTRICT

JOHN A. BUDESKY
COUNTY ADMINISTRATOR

HANOVER COUNTY

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ANDREW J. POMPEI
PRINCIPAL PLANNER

C. JASON HAZELWOOD
CODE COMPLIANCE SUPERVISOR

KRISTY MORTON
BUSINESS & OPERATIONS MANAGER

P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171
FAX: 804-365-6232

January 20, 2022

VIA E-mail: linda.nwadike@sunenergy1.com,
project.development@sunenergy1.com
Kenny Habul and Linda Nwadike
192 Raceway Drive
Mooresville, NC 28117

RE: Extension of CUP2021-00005, Springfield Farm Solar, L.L.C.,

Dear Mr. Habul and Ms. Nwadike,

At their meeting of January 12, 2022, the Hanover County Board of Supervisors voted to **GRANT** a six (6) month extension for the above referenced case to be advertised and heard at the August 2022 Planning Commission meeting. The extension has been granted to allow you additional time to perform various studies to confirm if an additional parcel is viable for the project and to allow time for the Board of Supervisors to provide direction on a comprehensive solar and renewable energy policy.

Your Rezoning Extension is valid until September 30, 2022.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Brendan McHugh, Planner, or me at (804) 365-6171.

Sincerely,

David P. Maloney, AICP
Director of Planning

/brm
cc: Sue Dibble
Todd W. Swain
Sharon Brumfield
Richard W. Paul
Jason Hazelwood
Kimberlee Daniels
Valerie Broaddus
Jessica Crews

Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #: CUP2021-00005

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner/Applicant: Springfield Farm Solar, LLC
Contact Name: Kenny Habul
Address: 192 Raceway Drive Mooresville, NC 28117

Telephone No. 704-662-0375
Fax No. _____
Email Address project.development @sunenergy1.com

PARCEL INFORMATION — For multiple parcels, please also complete Page 4 ☐

GPIN(s)(Tax ID #'s) See the attached document

Total Area (acres/square feet) See the attached docum

Magisterial District South Anna & Beaverdam

Location Description (Street Address, if applicable) See the attached document

Total CUP Area (acres/square feet) ~778 acres
Current Zoning A-1
In accordance with Article 3, Division 1 Section 26-20 § 12 of the Ordinance the following use is requested:
Construction of a utility-scale solar facility

SIGNATURE OF OWNER ☐ **POWER OF ATTORNEY** ☐ **CONTRACT PURCHASER** ☑ *(attach contract)*

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives' entry onto the property for purposes of reviewing this request.

Signature _____ Date 2/18/21
Print Name Kenny Habul
Signature _____ Date _____
Print Name _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING:**

Name Kenny Habul & Linda Nwadike
Address: 192 Raceway Drive Mooresville, NC 28117

Telephone No. 704-929-1099
Fax No. _____
Email Address Linda.Nwadike @sunenergy1.com

**It is the respons bility of the contact person to provide copies of all correspondence to other interested parties to the application

RECEIVED
FEB 19 2021
HANOVER COUNTY
PLANNING OFFICE

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:					
GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
7768-38-9853	Print 623, LLC Sign John Pumpa Pres	2736/300	99.414	A-1	N/A
7769-60-1319	Print Springfield Farm, Inc. Sign	0427/711	173.35	A-1	N/A
7769-80-3093	Print Springfield Farm, Inc. Sign	0427/711	134.15	A-1	N/A
7779-10-0505	Print Springfield Farm, Inc. Sign	0427/711	35.68	A-1	N/A
7769-90-8609	Print Springfield Farm, Inc. Sign	0427/711	100	A-1	N/A
7779-02-1568	Print Springfield Farm, Inc. Sign	0427/711	60.5	A-1	N/A
7779-12-8215	Print Springfield Farm, Inc. Sign	0427/711	139.91	A-1	N/A
7768-77-8450	Print Springfield Farm, Inc. Sign	0427/711	35	A-1	N/A
	Print Sign				
	Print Sign				
	Print Sign				
	Print Sign				
	Print Sign				
	Print Sign				
	Print Sign				
	Print Sign				
	Print Sign				

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7768-38-9853	Print 623, LLC Sign	2736/300	99.414	A-1	N/A
7769-60-1319	Print Springfield Farm, Inc. Sign	0427/711	173.35	A-1	N/A
7769-80-3093	Print Springfield Farm, Inc. Sign	0427/711	134.15	A-1	N/A
7779-10-0505	Print Springfield Farm, Inc. Sign	0427/711	35.68	A-1	N/A
7769-90-8609	Print Springfield Farm, Inc. Sign	0427/711	100	A-1	N/A
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7768-77-8450	Print Springfield Farm, Inc. Sign	0427/711	35	A-1	N/A
	Print Sign				
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	Print Sign				
	Print Sign				
	Print Sign				
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	Print Sign				

REQUIREMENTS/ ATTACHMENTS FOR ALL REQUESTS you must submit the following:

- [x] a. **Signature of Property Owner or Contract Purchaser** (Page 3) – If the contract purchaser signs the application, please provide a copy of the signed contract, with all sensitive information redacted.
- [x] b. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- [x] c. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.
- [x] d. **A plat of the subject property,** which accurately reflects the current property boundaries. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9"x12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- [x] e. **Responses to questions on Page 10**
- [x] f. **Historic Impact Information** (Page 11) (This information is available on the County website or please the Planning Staff may be asked to assist.)
- [x] g. **Traffic Impact Analysis Certification Form** (Page 12) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), Conditional Use Permits that meet certain thresholds require Traffic Impact Analyses (TIAs). The process for submitting TIAs is as follows: (1) you must submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal; (2) the Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files; and (3) you must deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- [x] h. **Sketch Plan Checklist (Page 13) and thirteen (13) copies of the sketch plan and architectural elevations**, folded no larger than 9" x 12", and **1 - 8 ½" x 11" reduction**. Individual sheets should be no larger than 24" x 36". For Filling and/or Grading CUP Applications, a plan should be submitted that meets the Public Works Department's requirements for an Erosion and Sedimentation Control (E&S) Plan. However, please note that submittal of this plan will **not** be considered as a submittal of an E&S plan application. For a checklist of items to be included on this plan, please contact Public Works at (804) 365-6181.
- [x] i. For CUP applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.
- [x] j. **Community Meeting Guide** (Please check if you have read and understand Pages 14 & 15.)

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent _____ Date 2/10/21

Print Name Kenny Habul

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

192 Raceway Drive

Mooresville, NC 28117

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☑ Email Project.development@sunenergy1.com ☐ Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Conditional Use Permit	$1500 + $75/acre*
Amendment (after final approval)	$1500

*Fractions of acreage are rounded up to the nearest whole number

Please note: Applicants who request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fees: Base Fee _____

Acreage Fee _____

TOTAL _____

Accepted by: _____

HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: _____

COMMONWEALTH OF VIRGINIA)
) to-wit:
COUNTY OF HANOVER)

The foregoing instrument was acknowledged before me this 18 day of February, 2021, by Kenny Habul (Name of Applicant).

My commission expires: March 16, 2024

_____
Notary Public

JACOB CODY JANNISE NOTARY PUBLIC WASHINGTON COUNTY, NC

Board of Supervisors Representative: Susan P. Dibble and Aubrey M. Stanley

Planning Commission Representative: Edmonia Iverson and Larry Leadbetter

List of Adjacent Property Owners:

GPIN	Name	Address
7769-61-7726	Spingfield Farm Inc.	PO Box 1716 Ashland, VA 23005
7769-62-8541	Sanders, Jeannette & Timothy Sr.	5116 Signal Corps Drive Fredericksburg, VA 22408
7769-72-1278	Jaroneski, Melissa	12134 Melton Place Drive Ashland, VA 23005
7769-61-8056	Hayes Margaret	12189 Melton Place Drive Ashland, VA 23005
7769-71-0268	Ross, Harvey & Patricia	12171 Melton Place Drive Ashland, VA 23005
7768-18-8506	Puryear, John & Jacqueline	12224 Winns Church Rd. Glen Allen, VA 23059
7779-20-4630	SKR Properties LLC	13077 Cedar Lane Ashland, VA 23005
7778-19-9924	Overby, William & Roberta	11445 Puryear Lane Ashland, VA 23005
7779-23-3723	Aquina, Francisco Maldonado [redacted]	12204 Elmont Road Ashland, VA 23005

NOTIFICATION OF ADJOINING PROPERTY OWNERS continued		
List of Adjacent Property Owners:		
GPIN	**Name**	**Address**
7779-23-4564	Edwards, James & Rosser, Suzanne	12190 Elmont Rd Ashland VA 23005
7779-23-4484	Taylor Aubrey	PO Box 20 Ashland VA 23005
7779-23-5308	Carter, Sandra	12176 Elmont Rd Ashland VA 23005
7779-23-5320	Moore Hazel	12172 Elmont Rd Ashland VA 23005
7779-23-5260	Barton Clarence	12320 Short St Ashland VA 23005
7779-23-6006	Roman, Rose Marie	12156 Elmont Rd Ashland VA 23005
7779-22-6888	Stanley, William & Adele	12146 Elmont Rd Ashland VA 23005
7779-22-7688	Tyler, William Brian & Sherry Lynn	12134 Elmont Rd Ashland VA 23005
7779-22-8442, 7779-31-1686	Springfield Farm Inc	PO Box 1716 Ashland, VA 23005
7779-31-0052	Hanneman, Perry Evan & Megan Gage	12056 Elmont Rd Ashland, VA 23005
7779-20-9846	Lloyd, Donald & Lori	12048 Elmont Rd Ashland VA 23005
7778-09-7572	Eddleton, Earnest & Eddleton, Diane	1425 Cambria Street NE Christinsburg VA 24073
7778-19-0618	Lloyd, Brandon & Rachel	11451 Loving Drive Ashland VA 23005
7778-18-1762	Mullen Dale	11463 Elmont Rd Ashland VA 23005
7778-08-0401	Ratliff Steven & Stanley Sandra	11426 Cavell Lane Ashland VA 23005
7778-09-6370	Gregory, Hunter Mathew	11453 Shady Farm Lane Ashland VA 23005
7769-92-0948	Lauterbach Deborah	12170 Iron Horse Lane Ashland VA 23005
7769-82-1148	Carter Duane	PO Box 264 Hanover VA 23069

GPIN	7768-17-5715
OWNER NAME1	MCNAMEE, DENNIS W
OWNER NAME2	
MAIL ADDRESS	11135 LEADBETTER ROAD
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005-0000

GPIN	7768-27-1318
OWNER NAME1	GILMAN, THOMAS S & ESTHER B R/S
OWNER NAME2	
MAIL ADDRESS	PO BOX 669
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005-0000

GPIN	7768-27-6573
OWNER NAME1	JONES, CHRISTOPHER S & MARSHALL-JONES, WANDA S
OWNER NAME2	
MAIL ADDRESS	11404 ROCKY RIDGE ROAD
MAIL CITY	GLEN ALLEN
MAIL STATE	VA
MAIL ZIP	23059

GPIN	7768-27-8348
OWNER NAME1	HAHN, SANDRA DUKE
OWNER NAME2	
MAIL ADDRESS	11390 ROCKY RIDGE ROAD
MAIL CITY	GLEN ALLEN
MAIL STATE	VA
MAIL ZIP	23059

GPIN	7768-27-9297
OWNER NAME1	BAGLEY, NICOLE L & BAGLEY, JEREMY M
OWNER NAME2	
MAIL ADDRESS	12375 CEDAR LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005

GPIN	7768-37-5801
OWNER NAME1	WEST, WILLIAM L & CAROL A R/S
OWNER NAME2	
MAIL ADDRESS	12366 CEDAR LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005

GPIN	7768-38-7001
OWNER NAME1	MERCER, CHERYL K
OWNER NAME2	
MAIL ADDRESS	12354 CEDAR LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005

GPIN	7768-37-8669
OWNER NAME1	WRIGHT, BERRY FRANKLIN
OWNER NAME2	
MAIL ADDRESS	12320 CEDAR LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005-0000

GPIN	7768-47-2900
OWNER NAME1	WRIGHT, BERRY F JR
OWNER NAME2	
MAIL ADDRESS	12320 CEDAR LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005-0000

GPIN	7768-48-4061
OWNER NAME1	WRIGHT, BERRY FRANKLIN JR
OWNER NAME2	
MAIL ADDRESS	12320 CEDAR LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005

GPIN	7768-47-6973
OWNER NAME1	WRIGHT, BERRY FRANKLIN JR
OWNER NAME2	
MAIL ADDRESS	12320 CEDAR LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005

GPIN	7768-47-9803
OWNER NAME1	BRADDOCK, STELLA W & ETALS
OWNER NAME2	
MAIL ADDRESS	12270 CEDAR LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005-0000

GPIN	7768-68-0011
OWNER NAME1	DAVIS, RONALD D JR
OWNER NAME2	
MAIL ADDRESS	15402 NELSON HILL ROAD
MAIL CITY	MILFORD
MAIL STATE	VA
MAIL ZIP	22514

GPIN	7768-58-7480
OWNER NAME1	AUSTIN, CHRISTOPHER W & DAVIS, LORE
OWNER NAME2	
MAIL ADDRESS	12232 CEDAR LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005
GPIN	7768-67-3897
OWNER NAME1	GILL, WESLEY & GILL, ASHLEY E R/S
OWNER NAME2	
MAIL ADDRESS	11389 FARRINGTON FARM LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005

GPIN	7768-68-6275
OWNER NAME1	DAVIS, RONALD D & ZHANG, XIU MEI
OWNER NAME2	
MAIL ADDRESS	11409 FARRINGTON FARM LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005

GPIN	7768-68-8578
OWNER NAME1	BERNIER, L & M LIVING TRUST & DATED 3/25/96
OWNER NAME2	
MAIL ADDRESS	11421 FARRINGTON FARM LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005

GPIN	7768-78-2556
OWNER NAME1	CAMPBELL, GREGORY S & SUSAN B
OWNER NAME2	
MAIL ADDRESS	11428 FARRINGTON FARMS LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005

GPIN	7768-78-5527
OWNER NAME1	TREXLER, GINA
OWNER NAME2	
MAIL ADDRESS	11232 DUDE RANCH ROAD
MAIL CITY	GLEN ALLEN
MAIL STATE	VA
MAIL ZIP	23059
GPIN	7768-77-6342
OWNER NAME1	HENLEY, LEWIS L
OWNER NAME2	
MAIL ADDRESS	12176 CEDAR LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005-0000

GPIN	7768-87-1135
OWNER NAME1	CURLEY, MARY E
OWNER NAME2	
MAIL_ADDRESS	12144 CEDAR LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005-0000

GPIN	7768-75-0885
OWNER NAME1	TANDRA INVESTMENTS LLC
OWNER NAME2	
MAIL_ADDRESS	PO BOX 445
MAIL_CITY	MURRELLS INLET
MAIL_STATE	SC
MAIL_ZIP	29576

GPIN	7768-65-7966
OWNER NAME1	PURYEAR, JAMES M JR & KAREN M
OWNER NAME2	
MAIL_ADDRESS	12175 CEDAR LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005-0000

GPIN	7768-97-0368
OWNER NAME1	CAMERON, GARY L
OWNER NAME2	
MAIL_ADDRESS	12016 WILLOW FARM DRIVE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005
GPIN	7768-97-6904
OWNER NAME1	ANDERSON, KARLIE E
OWNER NAME2	
MAIL_ADDRESS	11433 CAVELL LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005-0000

GPIN	7778-09-9526
OWNER NAME1	AMAN, GERALD AND ANN LIVING TRUST
OWNER NAME2	
MAIL_ADDRESS	11450 SHADY FARM LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7779-20-3238
OWNER NAME1	THOMPSON, ROBERT C & MONICA A
OWNER NAME2	
MAIL_ADDRESS	12011 ELMONT ROAD
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7779-21-7226
OWNER NAME1	NEILSON, M ERIC & ELLEN M
OWNER NAME2	
MAIL_ADDRESS	12039 ELMONT ROAD
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005-0000

GPIN	7779-23-3946
OWNER NAME1	CALVARY PENTECOSTAL TABERNACLE
OWNER NAME2	
MAIL_ADDRESS	11352 HEFLIN LANE
MAIL_CITY	ASHLAND

MAIL STATE	VA
MAIL ZIP	23005-9707

GPIN	7779-04-8707
OWNER NAME1	CPT ASHLAND LLC
OWNER NAME2	
MAIL ADDRESS	11352 HEFLIN LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005

GPIN	7779-03-0641
OWNER NAME1	HARALDSSON, RUNE K & BERIT A
OWNER NAME2	
MAIL ADDRESS	12010 FOX MILL RUN LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005

GPIN	7769-93-5298
OWNER NAME1	ARCHER, WILLIAM B & ARCHER, MARGARET S R/S
OWNER NAME2	
MAIL ADDRESS	12011 FOX MILL RUN LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005

GPIN	7769-93-2271
OWNER NAME1	WILLIAMS, RAYMOND F & JULIE E
OWNER NAME2	
MAIL ADDRESS	12172 IRON HORSE LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005-0000

GPIN	7769-72-7068
OWNER NAME1	SIKES, CHARLES R & SIKES, DONNA Z
OWNER NAME2	
MAIL ADDRESS	12123 MELTON PLACE DRIVE

MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7769-71-2498
OWNER NAME1	PECSOK, NANCY J
OWNER NAME2	
MAIL_ADDRESS	12157 MELTON PLACE DRIVE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7769-52-1910
OWNER NAME1	GILMAN, W RICHARD JR ET AL
OWNER NAME2	
MAIL_ADDRESS	15115 STONE HORSE CREEK ROAD
MAIL_CITY	GLEN ALLEN
MAIL_STATE	VA
MAIL_ZIP	23059-0000

GPIN	7769-30-2164
OWNER NAME1	CAUTHORN, W BRUCE & KEVIN S R/S
OWNER NAME2	
MAIL_ADDRESS	13006 CEDAR LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Springfield Farm Solar, LLC

DATE: 2/18/21

The following application will be submitted for review to the Hanover County Planning Department:

- ☐ Rezoning
- ☒ Conditional Use Permit
- ☒ Special Exception

Applicant: Springfield Farm Solar, LLC

Property Location: At and near 12384 Cedar Lane Ashland, VA 23005

GPIN(s): 7768-38-9853, 7769-60-1319, 7769-80-3093, 7779-10-0505, 7769-908609 7779-02-1568, 7779-12-8215, 7768-77-8450

Requested Zoning District: Agricultural

Requested Use/Exception: The applicant would like to construct a renewable energy solar generating facility.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? Construction of a 80MW solar photovoltaic electric generating facility

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. The property will be used to construct a ground-mounted solar photovoltaic (PV) electric generating facility. The facility will comprise of solar panels, inverters, transformers, racking, posts, wiring, utility poles, communication poles, security cameras and accessories. The solar panels will utilize single axis tracking system, mounted on racking system secured b piles driven into the ground. There will be a 6-foot security fence with a 1-foot barbed wire that will enclose the entire facility. The facility will have 40 feet wide access gates. The solar facility will also have a minimum setback of 125 feet which will be maintained from all roadways. Additionally, vegetative buffers will be planted along residential property boundaries.

3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) The property owners 623, LLC & Springfield Farm, LLC have various properties in the vicinity and have chosen to lease their properties to the applicant, Springfield Farm Solar, LLC for the proposed use. The facility will provide jobs and busin ss opportunities during construction and will power over 20,000 homes. The site was chosen based on meeting various environmental due diligence analysis and utility studies. Solar facility is a very passive system; once constructed the operations and maintenance personnel are estimated to visit the facility four to six times a year, which will have minimum traffic impact. The panels do not require water and do not generate any noise nor emission. Vegetative buffers planted alongside residential boundaries and a minimal setback of 125 feet from all public roadways and residential properties will make the panels less visible to the public. These measures are taken to assure that the solar facility will not have a negative impact on surrounding vicinities

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) There are no deed restrictions on the use of the properties for the built of a solar facility

5. Is the subject property located in a Dam Break Inundation Zone? ☐ Yes ☒ No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known** or **suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

1. Historic Resource/File No. N/A GPIN _____
2. Historic Resource/File No. _____ GPIN _____
3. Historic Resource/File No. _____ GPIN _____

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

a) Is the historic site listed as a National or State Registered Landmark? N/A

b) Is the historic site open to the public? N/A

c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. N/A

d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. N/A

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature: _____ Date: 2/18/21

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 0.01 vehicles per day and a site peak hour trip generation of <0.0006 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 9 edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number N/A and Page Number N/A).

Choose one of the two options below:

☑ I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.

☐ I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

☒ I certify that this proposal DOES NOT MEET any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.

☐ I certify that this proposal MEETS at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.

_____ 2/18/21

(Signature of Applicant/Applicant's Representative) (Date)

_____

(Applicant/Applicant's Representative – Print Name)

For questions regarding VDOT requirements:

Virginia Department of Transportation (VDOT) – Ashland Residency
Robert Butler, Assistant Residency Administrator
523 North Washington Highway
Ashland, VA 23005
Phone (804) 752-5511
Fax (804) 752-6431
Email: robert.butler@vdot.virginia.gov
http://www.virginiadot.org/projects/chapter527/

SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:		Staff:
[X]	1. The proposed title of the project, the name of the developer, and the name of the preparer of the plan.	[ ]
[X]	2. The north point, scale, and date. The required scale of the sketch plan shall be as follows: a) For projects containing more than 200 acres, not more than 1" = 200' b) For projects containing 50 acres to 200 acres, not more than 1" = 100' c) For projects containing 10 acres to 50 acres, not more than 1" = 50' d) For projects containing 10 acres or less, not more than 1" = 30'	[ ]
[X]	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	[ ]
[X]	4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.	[ ]
[X]	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	[ ]
[X]	6. Proposed changes in zoning, if any.	[ ]
[X]	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	[ ]
[X]	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	[ ]
[X]	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.	[ ]
[X]	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	[ ]
[X]	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	[ ]

APPLICATION PLAN

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

CDS COMMERCIAL DUE DILIGENCE SERVICES

1 Boundary Description

Parcel I
ALL that piece or parcel of land lying and being in Hanover County, Virginia, fronting on State Route 620 and State Route 623 and containing 665.5 acres, more or less, with all improvements thereon, as shown on the plat of William Hugh Reed, C.L.S., dated August and September, 1969, a copy of which is attached hereto and recorded herewith, reference being made to said plat for a more particular description of said property.

LESS AND EXCEPT one (1) acre conveyed by Edwin D. Vaughan et als, to Vernon A. Wyndam and Ethel H. Wyndam, his wife, by deed recorded June 29, 1973, in the clerk's Office of the circuit court of Hanover County, Virginia, in Deed Book 353, page 721.

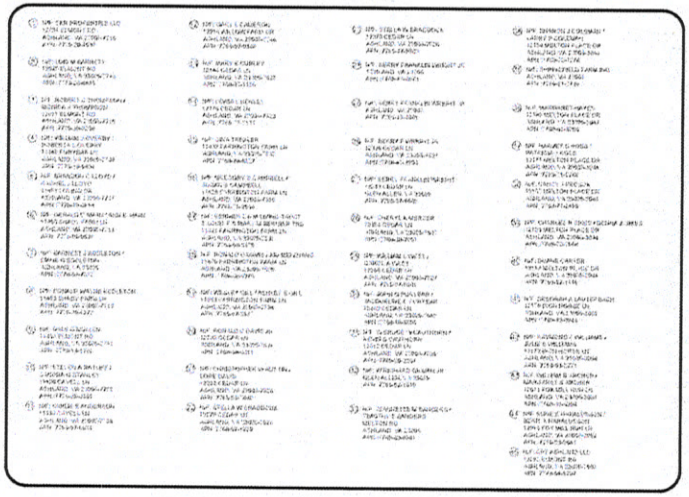
Parcel 2
ALL that piece or parcel of land lying and being in Chickahominy Magisterial District, Hanover County, Virginia, containing 40 acres, more or less, and bounded by State Route 626 on the West, by State Route 663 on the North, by lands of William Morrison and The R.F. & P. Railway Company on the East, and by lands of The R.F. & P. Railway Company on the South.

LESS AND EXCEPT two (2) acres conveyed to Travis and Elizabeth Harris, by deed from Gertrude T. Vaughan, recorded January 14, 1952, in the Clerk's Office of the Circuit Court of Hanover County, Virginia, in Deed Book 188, page 540, and two (2) acres conveyed to Thomas L. and Harriett H. Harris, by deed from Edwin D. Vaughan, et als., dated April 29, 1976, recorded April 29, 1976, in said Clerk's Office in Deed Book 309, page 524.

Parcel 3
ALL that piece or parcel of land lying and being in Ashland District, Hanover County, Virginia, bounded on the West by State Route 626, on the South by State Route 663, and more particularly described as Lot D containing 1.18 acres as a plat of William Hugh Reed, C.L.S., dated October 19, 1967, and recorded in said Clerk's Office in Plat Book 19, page 123.

ALL the property conveyed herein being a part of the property conveyed to Lucius G. Vaughan, Jacqueline V. Rector, and Judson T. Vaughan, Jr., by the will of Judson T. Vaughan, who passed away on January 12, 1971, which will is recorded in said Clerk's Office in Will Book 17, page 238, and devised to Blanche B. Vaughan and Edwin D. Vaughan, Jr., by will of Edwin D. Vaughan, who passed away on December 8, 1973, whose will is recorded in said Clerk's Office in Will Book 16, page 80.

ADJACENT LAND OWNERS



LINE TABLES

623 LLC TRACT

LINE	BEARING	DISTANCE	SEGMENT
L2	S 07°41'19" E	70.16'	(M)
L3	N 82°18'41" E	123.37'	(M)
L4	S 07°55'42" W	80.77'	(M)
L5	S 24°58'23" W	69.93'	(M)
L6	S 29°17'06" W	189.39'	(M)
L7	S 25°28'11" W	63.98'	(M)
L8	N 43°16'03" W	1400.00'	(M)
L9	S 74°43'57" W	40.73'	(M)
L10	N 49°43'08" W	725.44'	(M)
L11	N 49°30'19" W	1783.47'	(M)
L12	S 24°35'28" W	546.76'	(M)
L13	S 24°35'28" W	13.82'	(M)
L14	N 59°24'04" W	29.85'	(M)
L15	N 59°24'43" W	59.75'	(M)
L16	N 54°28'44" W	30.57'	(M)
L17	N 54°28'44" W	83.83'	(M)
L18	N 57°34'28" W	57.46'	(M)
L19	N 60°09'52" W	45.28'	(M)
L20	N 58°03'30" W	72.72'	(M)
L21	N 58°03'18" W	39.70'	(M)
L22	N 58°03'09" W	55.36'	(M)
L23	N 58°09'41" W	53.26'	(M)
L24	N 57°16'22" W	77.44'	(M)
L25	N 56°53'17" W	63.12'	(M)
L26	N 54°50'11" W	43.82'	(M)
L27	N 53°45'58" W	40.47'	(M)
L28	N 52°43'55" W	69.62'	(M)
L29	N 54°23'50" W	55.60'	(M)
L30	N 53°37'07" W	32.05'	(M)
L31	N 54°28'16" W	66.42'	(M)
L32	N 57°17'27" W	59.81'	(M)
L33	N 58°34'31" W	56.99'	(M)
L34	N 60°09'41" W	58.00'	(M)
L35	N 60°33'03" W	29.97'	(M)
L36	N 60°43'43" W	30.41'	(M)
L37	N 60°46'04" W	50.54'	(M)
L38	N 61°43'43" W	56.35'	(M)
L39	N 61°12'25" W	54.46'	(M)
L40	N 62°45'04" W	59.92'	(M)
L41	N 58°40'33" W	49.41'	(M)
L42	N 48°49'23" W	136.69'	(M)
L43	N 57°40'30" E	75.89'	(M)
L44	N 64°53'30" E	417.48'	(M)
L45	S 71°41'00" E	160.25'	(M)
L46	N 01°38'40" E	108.39'	(M)
L47	S 89°10'18" E	31.07'	(M)
L48	S 89°10'18" E	68.60'	(M)

SPRINGFIELD FARM INC TRACT

LINE	BEARING	DISTANCE
L1	S 07°07'23" E	28.41' (M)
L2	S 07°36'22" E	53.19' (M)
L3	S 08°15'06" E	47.40' (M)
L4	S 09°06'04" E	53.76' (M)
L5	S 09°44'03" E	44.20' (M)
L6	S 09°03'26" E	34.10' (M)
L7	S 07°51'21" E	46.55' (M)
L8	S 08°21'39" E	47.59' (M)
L9	S 04°57'11" E	56.01' (M)
L10	S 08°39'00" E	43.98' (M)
L11	S 08°43'20" E	46.60' (M)
L12	S 11°54'54" E	29.31' (M)
L13	S 15°05'32" E	46.46' (M)
L14	S 18°07'56" E	46.87' (M)
L15	S 21°50'40" E	65.98' (M)
L16	S 23°10'31" E	43.63' (M)
L17	S 25°44'51" E	46.19' (M)
L18	S 27°08'38" E	48.88' (M)
L19	S 28°03'30" E	50.33' (M)
L20	S 29°07'03" E	61.65' (M)
L21	S 30°57'02" E	53.14' (M)
L22	S 33°31'17" E	86.10' (M)
L23	S 36°27'06" E	83.89' (M)
L24	S 39°23'41" E	83.23' (M)
L25	S 40°53'45" E	70.17' (M)
L26	S 42°15'18" E	76.50' (M)
L27	S 43°42'31" E	43.27' (M)
L28	S 44°24'48" E	84.36' (M)
L29	S 44°01'48" E	69.42' (M)
L30	S 43°59'10" E	46.87' (M)
L31	S 31°03'22" E	16.13' (M)
L32	S 21°37'54" E	41.80' (M)
L33	S 15°29'18" E	36.11' (M)
L34	S 12°46'26" E	57.06' (M)
L35	S 11°56'10" E	91.99' (M)
L36	S 12°15'53" E	70.92' (M)
L37	S 11°49'50" E	77.56' (M)
L38	S 12°20'11" E	48.09' (M)
L39	S 11°37'11" E	53.95' (M)
L40	S 11°00'04" E	48.62' (M)
L41	S 12°39'05" E	28.7' (M)
L42	S 10°52'49" E	14.82' (M)
L43	S 10°56'06" E	66.14' (M)
L44	S 11°03'29" E	49.44' (M)
L45	S 11°18'11" E	58.04' (M)
L46	S 10°57'26" E	49.57' (M)
L47	S 11°43'44" E	59.66' (M)
L48	S 11°28'48" E	49.60' (M)
L49	S 10°53'26" E	51.76' (M)
L50	S 10°32'05" E	54.29' (M)
L51	S 11°07'41" E	58.66' (M)
L52	S 11°28'10" E	58.78' (M)
L53	S 07°51'46" E	46.73' (M)
L54	S 09°08'21" E	46.08' (M)
L55	S 08°39'49" E	46.79' (M)
L56	S 18°13'37" W	31.50' (M)
L57	S 08°18'21" E	50.11' (M)
L58	S 41°25'46" W	56.03' (M)
L59	N 35°29'08" E	25.37' (M)
L60	N 74°51'29" W	36.89' (M)
L61	N 12°46'17" W	85.05' (M)
L62	N 07°15'15" W	1115.94' (M)
L63	N 32°02'36" E	43.94' (M)
L64	N 40°53'01" E	41.70' (M)
L65	N 07°41'17" E	81.87' (M)
L66	N 05°21'19" W	85.67' (M)
L67	N 12°37'39" W	1107.21' (M)

11 SURVEYOR'S NOTES

1. All statements within the certification and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

2. The boundary of the subject property shown hereon is tentative and subject to change. The surveyor was unable to finalize the boundary without the support of a title search.

3. Documents referenced:
PB 3, Page 673
Book 427, Page 714
Book 370, Page 374

4. Topographical information lying within the Marshland area, designated by dot hatch, is approximate due to variable water conditions.

5. At the time of the survey there were no curb cuts depicting vehicular access to the extent property; however, the property is abutted by Elmont Road, Cedar Lane, and Fox Mill Run Lane, all being dedicated public streets or highways.

13 LAND AREA

29175653 SQ. FT. ±
669.781 ACRES ±

4 SURVEYOR CERTIFICATION

To
COMMERCIAL DUE DILIGENCE SERVICES:

This plat was prepared from the notes of an actual on the ground field survey done by me or under my supervision on January 20, 2020. The information shown hereon is true and correct and meets or exceeds current Virginia minimum standards for boundary surveys.

Date of Plat or Map: 10/28/2020

Jerome D. Bruner
License Number: 4030003039
In the Commonwealth of Virginia
survey@dlewinc.com

COMMONWEALTH OF VIRGINIA
JEROME D. BRUNER
Lic. No. 4030003039
LAND SURVEYOR

5 FLOOD INFORMATION



7 SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA SURVEY.

8 ZONING INFORMATION

ZONING DISTRICT: A-1 AGRICULTURAL

CURRENT USE: FARMLAND

SETBACKS
- MIN. FRONT: TBD-BASED ON CONDITIONAL USE APPROVAL
- MIN. SIDE: TBD-BASED ON CONDITIONAL USE APPROVAL
- MIN. REAR: TBD-BASED ON CONDITIONAL USE APPROVAL

MAX. HEIGHT: TBD-BASED ON CONDITIONAL USE APPROVAL
MIN. LOT AREA: TBD-BASED ON CONDITIONAL USE APPROVAL
MIN. LOT WIDTH: TBD-BASED ON CONDITIONAL USE APPROVAL
MIN. LOT DEPTH: TBD-BASED ON CONDITIONAL USE APPROVAL
MAX. FLOOR AREA RATIO: TBD-BASED ON CONDITIONAL USE APPROVAL
MAX. COVERAGE: TBD-BASED ON CONDITIONAL USE APPROVAL
MIN. PARKING: TBD-BASED ON CONDITIONAL USE APPROVAL

ZONING INFORMATION OBTAINED FROM
FA COMMERCIAL DUE DILIGENCE SERVICES CO. (CDS)
3550 W. ROBINSON STREET, THIRD FLOOR
NORMAN, OK 73072
405-253-2444

JOB #: 19-10-0553
DATED: FEBRUARY 12, 2020

Key to CDS Boundary Survey

1 BOUNDARY DESCRIPTION
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 SIGNIFICANT OBSERVATIONS
8 ZONING INFORMATION
9 LEGEND
11 SURVEYOR'S NOTES
13 LAND AREA
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS

18 Boundary Survey

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcds.com
Toll Free: 866.322.7371

Drawn By: TN	Date: / Revision:
Surveyor Ref.No: 19-7344	Date: / Revision:
Apvd By: JH	Date: / Revision:
Field Date: 1/20/2020	Date: / Revision:
Scale: N/A	

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

12364 CEDAR LN; FOX MILL RUN LN;
ELMONT RD; 12039 ELMONT RD, ASHLAND, VA

Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553

Approved CDS Surveyor

Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@dlewinc.com

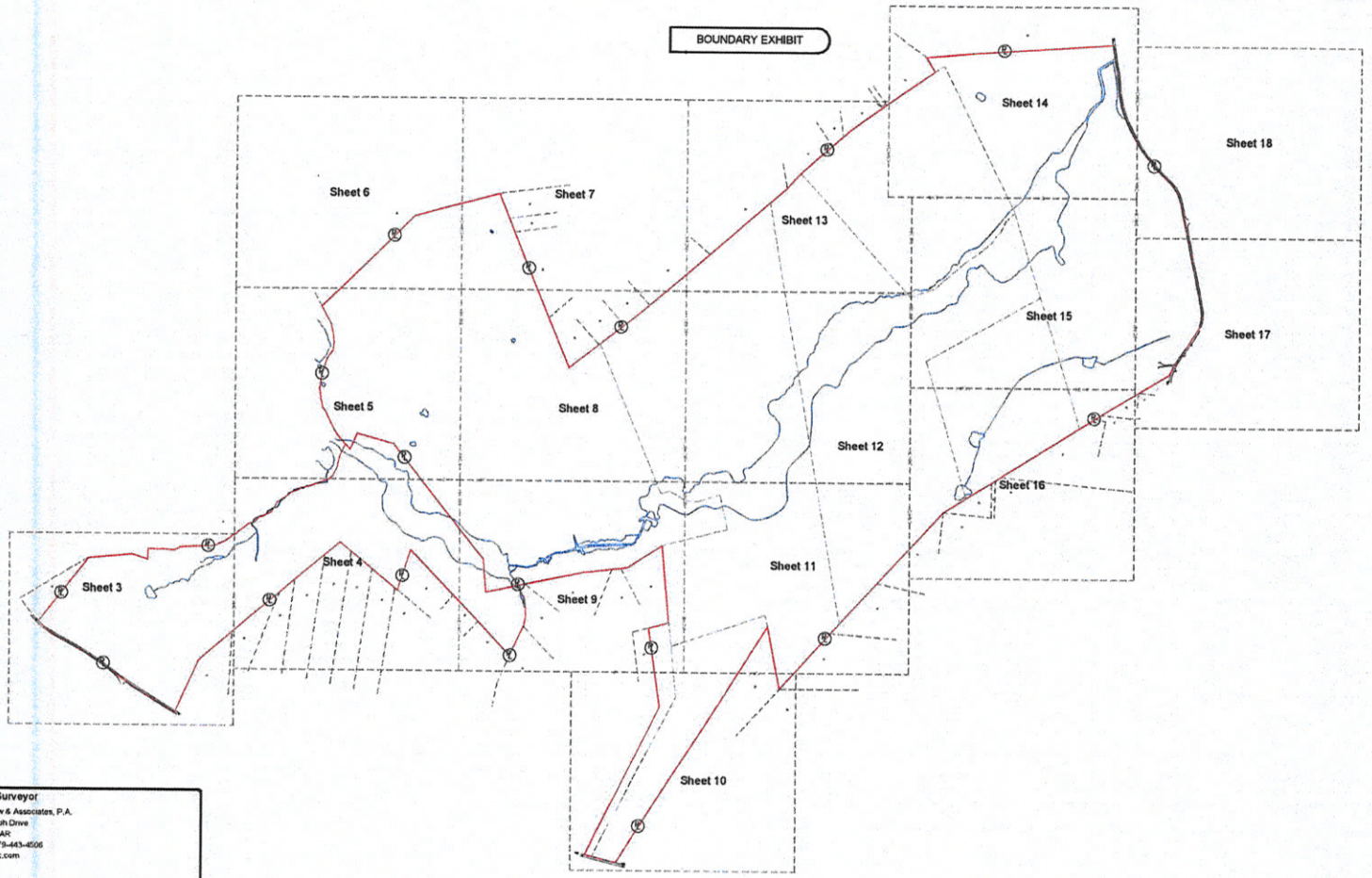
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This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

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CDS
COMMERCIAL
DUE DILIGENCE SERVICES

BOUNDARY EXHIBIT



SCALE : 1" = 500'

17 NORTH ARROW / SCALE

0 500 1000 1500

18 Boundary Survey

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3950 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.fratzmeds.com
Toll Free: 888.322.7371

Drwn By: TN	Date:
Surveyor Ref.No: 19-7344	Revision:
Aprvd By: JH	Date:
Field Date: 1/20/2020	Revision:
Scale: 1" = 500'	Date:
	Revision:

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

12384 CEDAR LN; FOX MILL RUN LN; ELMONT RD; 12039 ELMONT RD, ASHLAND, VA

Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553

Approved CDS Surveyor

Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com

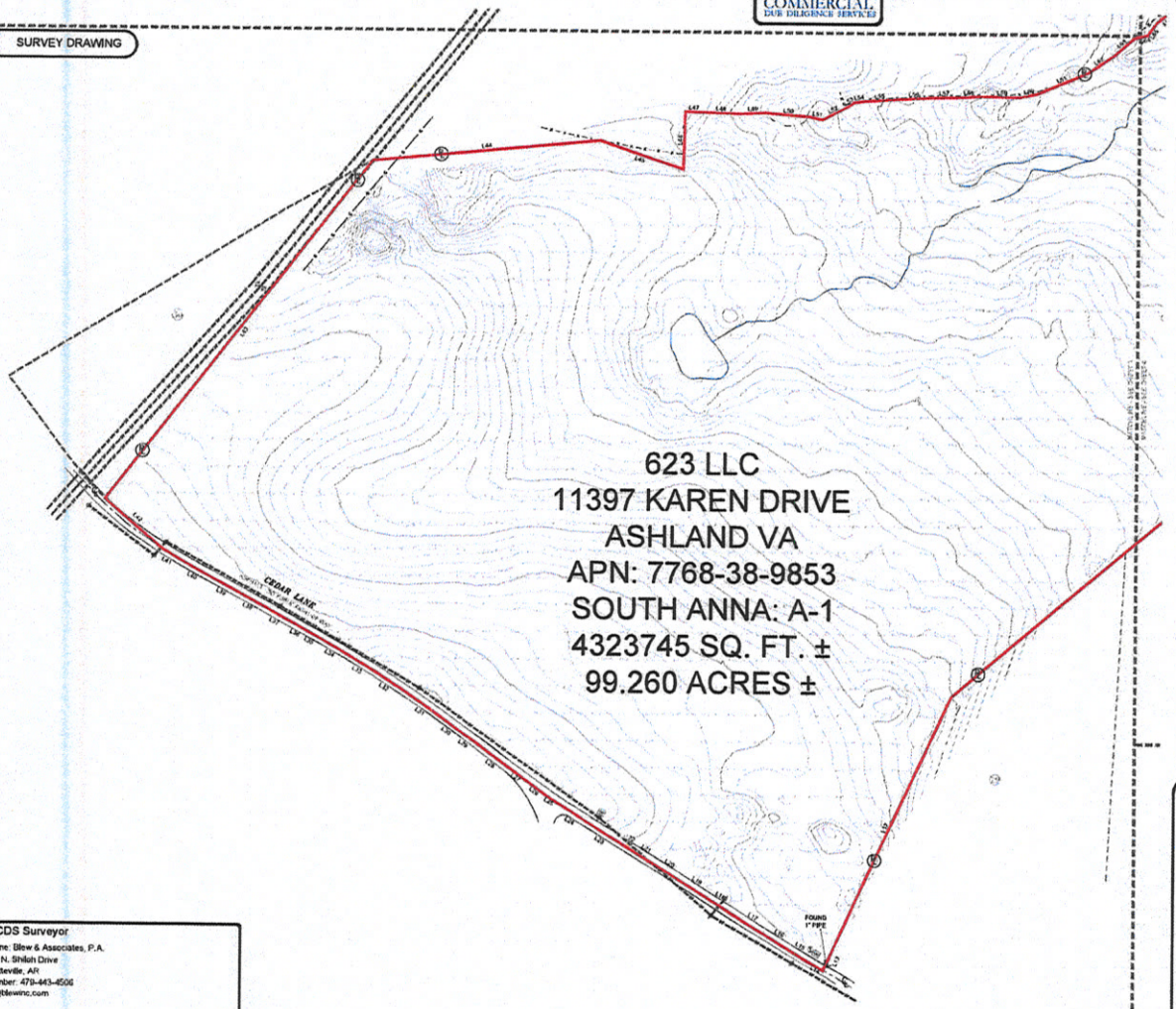
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CDS
COMMERCIAL
DUE DILIGENCE SERVICES

19 SURVEY DRAWING



623 LLC
11397 KAREN DRIVE
ASHLAND VA
APN: 7768-38-9853
SOUTH ANNA: A-1
4323745 SQ. FT. ±
99.260 ACRES ±

SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

	PROPERTY LINE		FLAG POLE
P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
	FENCE		TELEPHONE PEDESTAL
	NOT TO SCALE		UTILITY POLE
℄	CENTERLINE		FIRE HYDRANT
(M)	MEASURED/CALCULATED DIMENSION		UTILITY PULL BOX
(R)	RECORD DIMENSION		GAS METER
B.H.L.	BUILDING HEIGHT LOCATION		ELECTRIC CONTROL CABINET
P.S.	PARKING SPACES		LIGHT POLE
D.P.	DUMPSTER PAD		ELECTRIC BOX
	DRIN		SANITARY SEWER MANHOLE
R/W	RIGHT OF WAY		STORM WATER MANHOLE
EG	EDGE OF GRAVEL		WATER VALVE
NG	NATURAL GROUND		GRATED INLET
	COMPUTED POINT		WATER METER
	FOUND MONUMENT AS NOTED		OVERHEAD ELECTRIC LINES
			EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK

18 Boundary Survey

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3050 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstlancsite.com
Toll Free: 888.322.7371

Drwn By:	TN	Date:	
Surveyor Ref./No:	19-7344	Revision:	
Aprvd By:	JH	Date:	
Field Date:	1/20/2020	Revision:	
Scale:	1" = 100'	Date:	
		Revision:	

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

12384 CEDAR LN, FOX MILL RUN LN: ELMONT RD, 12039 ELMONT RD, ASHLAND, VA

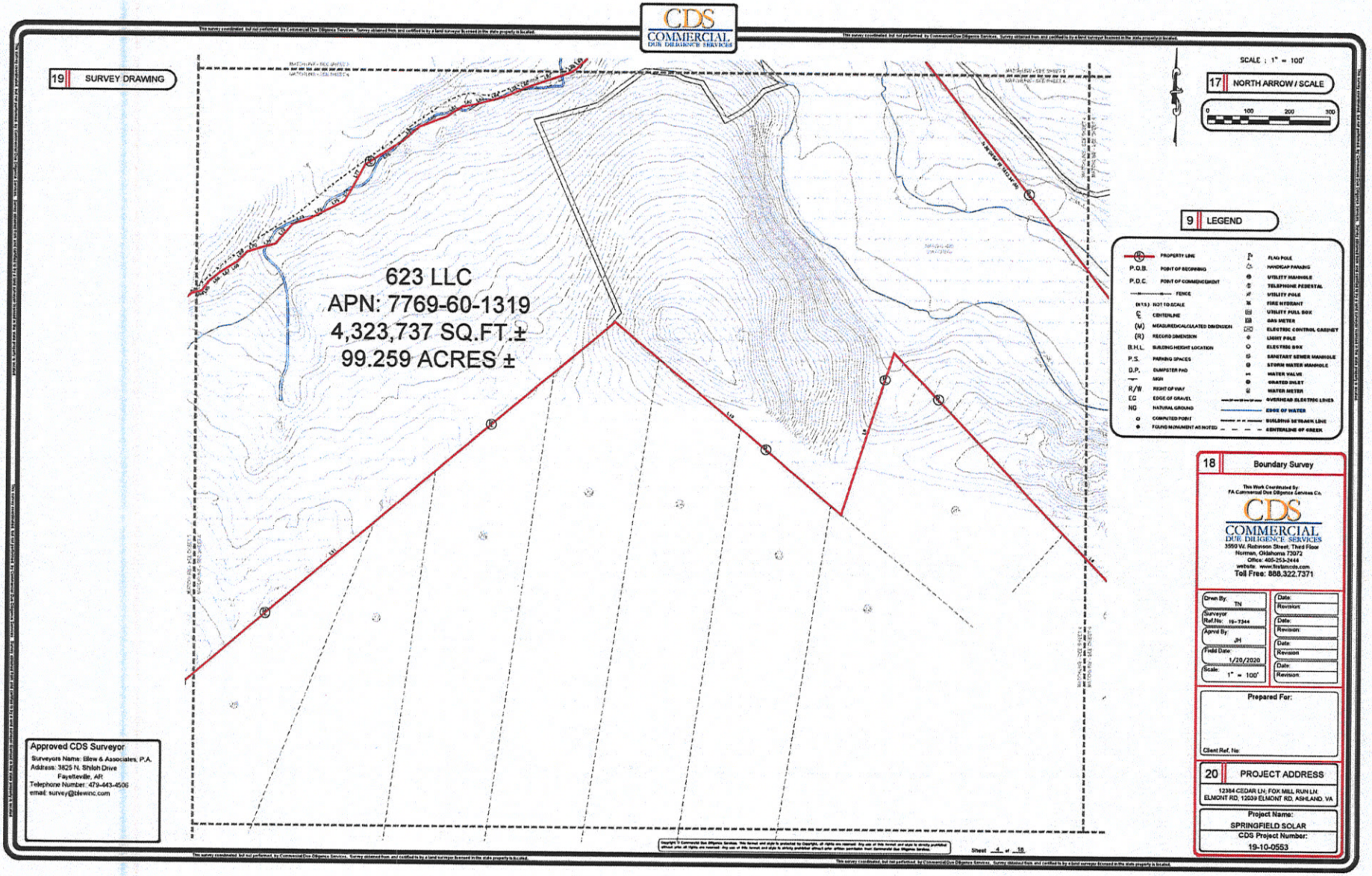
Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553

Approved CDS Surveyor

Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com

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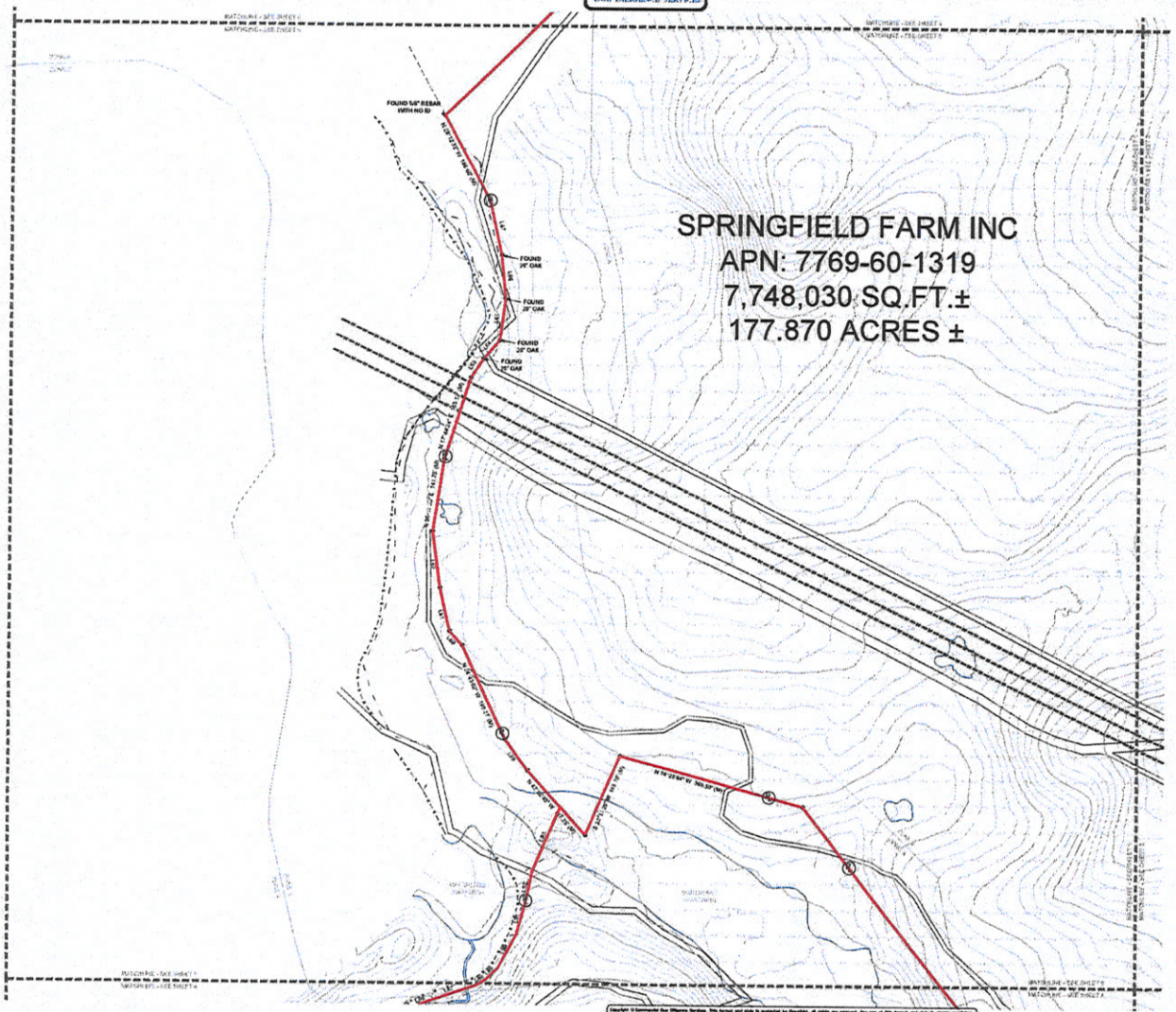
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CDS
COMMERCIAL
DUE DILIGENCE SERVICES
19 SURVEY DRAWING
623 LLC
APN: 7769-60-1319
4,323,737 SQ.FT.±
99.259 ACRES ±
SCALE : 1" = 100'
17 NORTH ARROW / SCALE
0 100 200 300
9 LEGEND
PROPERTY LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
FENCE
(N.T.S.) NOT TO SCALE
℄ CENTERLINE
(M) MEASURED/CALCULATED DIMENSION
(R) RECORD DIMENSION
B.H.L. BUILDING HEIGHT LOCATION
P.S. PARKING SPACES
D.P. DUMPSTER PAD
SIGN
R/W RIGHT OF WAY
EG EDGE OF GRAVEL
NG NATURAL GROUND
COMPUTED POINT
FOUND MONUMENT AS NOTED
FLAG POLE
HANDICAP PARKING
UTILITY MANHOLE
TELEPHONE PEDESTAL
UTILITY POLE
FIRE HYDRANT
UTILITY PULL BOX
GAS METER
ELECTRIC CONTROL CABINET
LIGHT POLE
ELECTRIC BOX
SANITARY SEWER MANHOLE
STORM WATER MANHOLE
WATER VALVE
GRATED INLET
WATER METER
OVERHEAD ELECTRIC LINES
EDGE OF WATER
BUILDING SETBACK LINE
℄ CENTERLINE OF CREEK
18 Boundary Survey
This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.fordiamonds.com
Toll Free: 888.322.7371
Drwn By: TN
Surveyor Ref.No: 19- 7344
Aprvd By: JH
Field Date: 1/20/2020
Scale: 1" = 100'
Date:
Revision:
Prepared For:
Client Ref. No:
20 PROJECT ADDRESS
12384 CEDAR LN, FOX MILL RUN LN, ELMONT RD, 12039 ELMONT RD, ASHLAND, VA
Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553
Approved CDS Surveyor
Surveyors Name: Ellew & Associates, P.A.
Address: 3625 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@ellewinc.com
Sheet 4 of 18

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING



SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

	PROPERTY LINE		FLAG POLE
P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
	FENCE		TELEPHONE PEDESTAL
(NAA)	NOT TO SCALE		UTILITY POLE
	CENTERLINE		FIRE HYDRANT
(M)	MEASURED/CALCULATED DIMENSION		UTILITY PULL BOX
(R)	RECORD DIMENSION		GAS METER
B.H.L.	BUILDING HEIGHT LOCATION		ELECTRIC CONTROL CABINET
P.S.	PARKING SPACES		LIGHT POLE
D.P.	DUMPSTER PAD		ELECTRIC BOX
	SIGN		SANITARY SEWER MANHOLE
R/W	RIGHT OF WAY		STORM WATER MANHOLE
EG	EDGE OF GRAVEL		WATER VALVE
NG	NATURAL GROUND		GRATED INLET
	COMPUTED POINT		WATER METER
	FOUND MONUMENT AS NOTED		OVERHEAD ELECTRIC LINES
			EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK

18 Boundary Survey

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3950 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcds.com
Toll Free: 888.322.7371

Drwn By: TN	Date:
Surveyor Ref.No: 19-7344	Revision:
Aprvd By: JH	Date:
Field Date: 1/20/2020	Revision:
Scale: 1" = 100'	Date:
	Revision:

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

12384 CEDAR LN, FOX MILL RUN LN: ELMONT RD, 12039 ELMONT RD, ASHLAND, VA

Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553

Approved CDS Surveyor
Surveyor Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com

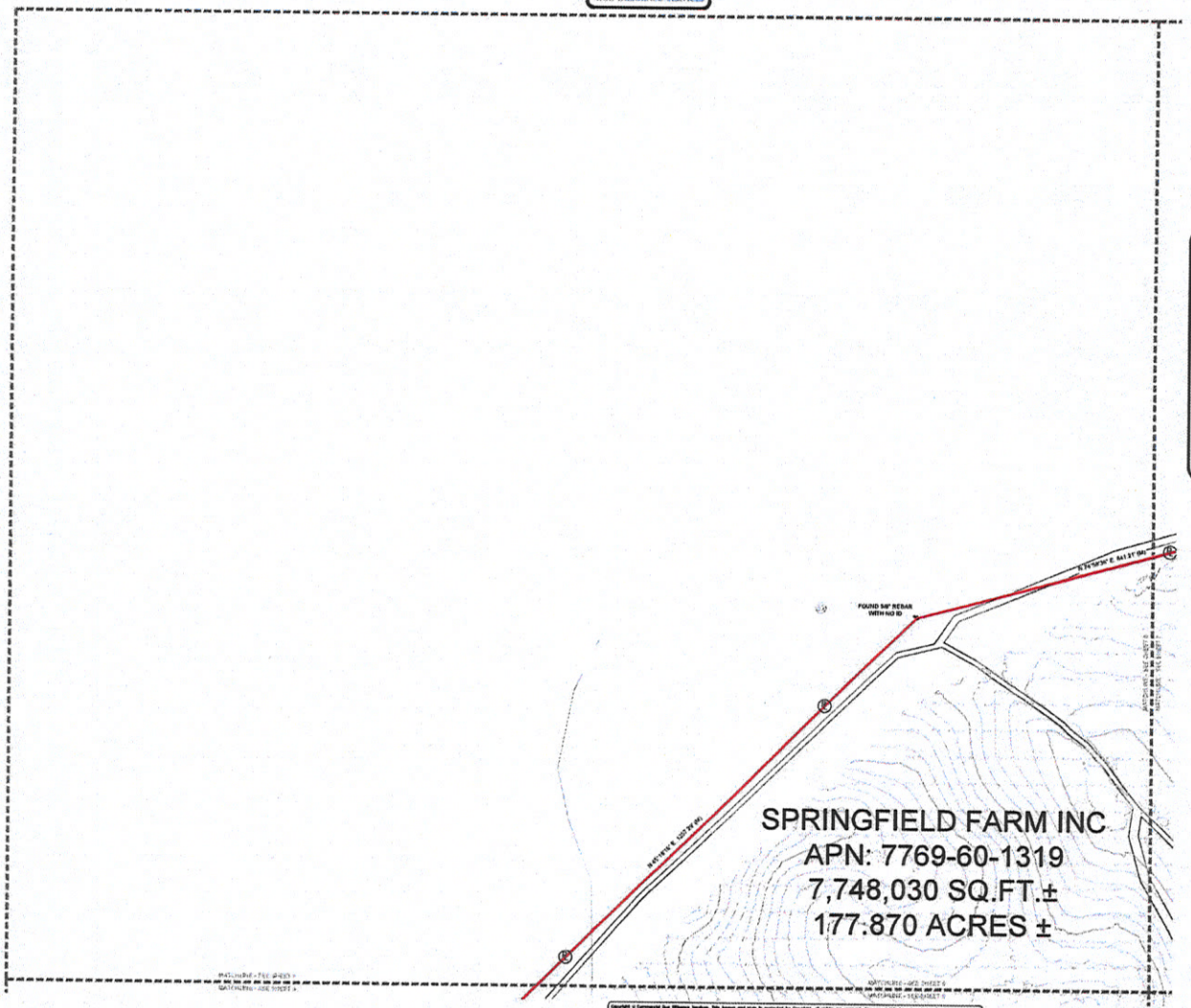
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CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING



SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

	PROPERTY LINE		FLAG POLE
P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
	FENCE		TELEPHONE PEDESTAL
N.T.S.	NOT TO SCALE		UTILITY POLE
℄	CENTERLINE		FIRE HYDRANT
(M)	MEASURED/CALCULATED DIMENSION		UTILITY PULL BOX
(R)	RECORD DIMENSION		GAS METER
B.H.L.	BUILDING HEIGHT LOCATION		ELECTRIC CONTROL CABINET
P.S.	PARKING SPACES		LIGHT POLE
D.P.	DUMPSTER PAD		ELECTRIC BOX
	IRON		SANITARY SEWER MANHOLE
R/W	RIGHT OF WAY		STORM WATER MANHOLE
EG	EDGE OF GRAVEL		WATER VALVE
NG	NATURAL GROUND		GRATED INLET
o	COMPUTED POINT		WATER METER
•	FOUND MONUMENT AS NOTED		OVERHEAD ELECTRIC LINES
			EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK

18 Boundary Survey

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3560 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstmcds.com
Toll Free: 888.322.7371

Drwn By:	TN	Date:	
Surveyor Ref.No:	19-7344	Revision:	
Aprvd By:	JH	Date:	
Field Date:	1/20/2020	Revision:	
Scale:	1" = 100'	Date:	
		Revision:	

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

12384 CEDAR LN; FOX MILL RUN LN; ELMONT RD; 12039 ELMONT RD, ASHLAND, VA

Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553

Approved CDS Surveyor
Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com

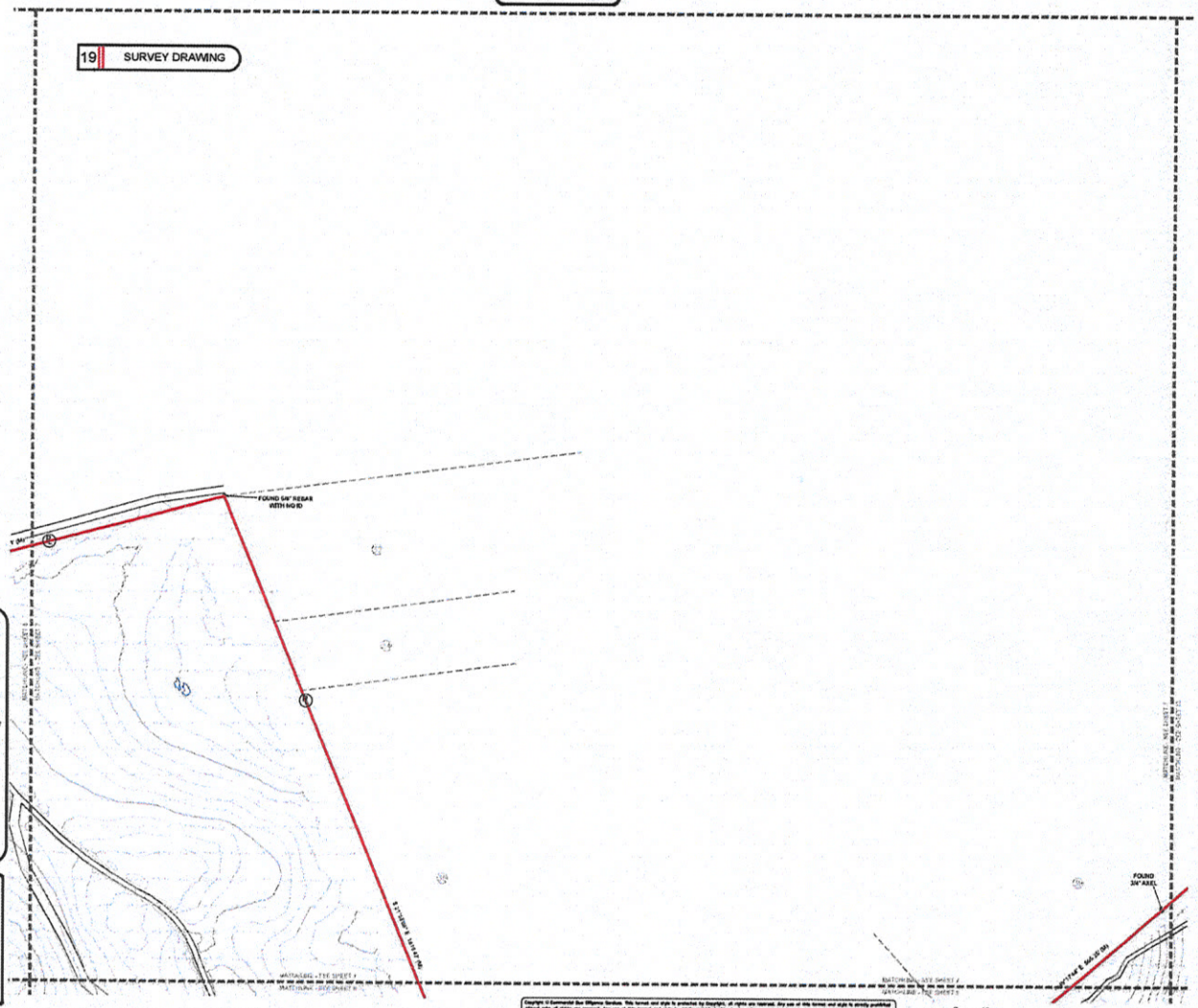
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CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING



SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

	PROPERTY LINE		FLAG POLE
P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
	FENCE		TELEPHONE PEDESTAL
			UTILITY POLE
(N.T.S.)	NOT TO SCALE		FIRE HYDRANT
℄	CENTERLINE		UTILITY PULL BOX
(M)	MEASURED/CALCULATED DIMENSION		GAS METER
(R)	RECORD DIMENSION		ELECTRIC CONTROL CABINET
B.H.L.	BUILDING HEIGHT LOCATION		LIGHT POLE
P.S.	PARKING SPACES		ELECTRIC BOX
D.P.	DUMPSTER PAD		SANITARY SEWER MANHOLE
	SIGN		STORM WATER MANHOLE
R/W	RIGHT OF WAY		WATER VALVE
EG	EDGE OF GRAVEL		GRATED INLET
NG	NATURAL GROUND		WATER METER
	COMPUTED POINT		OVERHEAD ELECTRIC LINES
	FOUND MONUMENT AS NOTED		EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK

Approved CDS Surveyor

Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com

18 Boundary Survey

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.fcdsservices.com
Toll Free: 888.322.7371

Drawn By:	TN	Date:	
		Revision:	
Surveyor Ref.No:	19-7344	Date:	
		Revision:	
Aprvd By:	JH	Date:	
		Revision:	
Field Date:	1/29/2020	Date:	
		Revision:	
Scale:	1" = 100'		

Prepared For:

Client Ref. No:

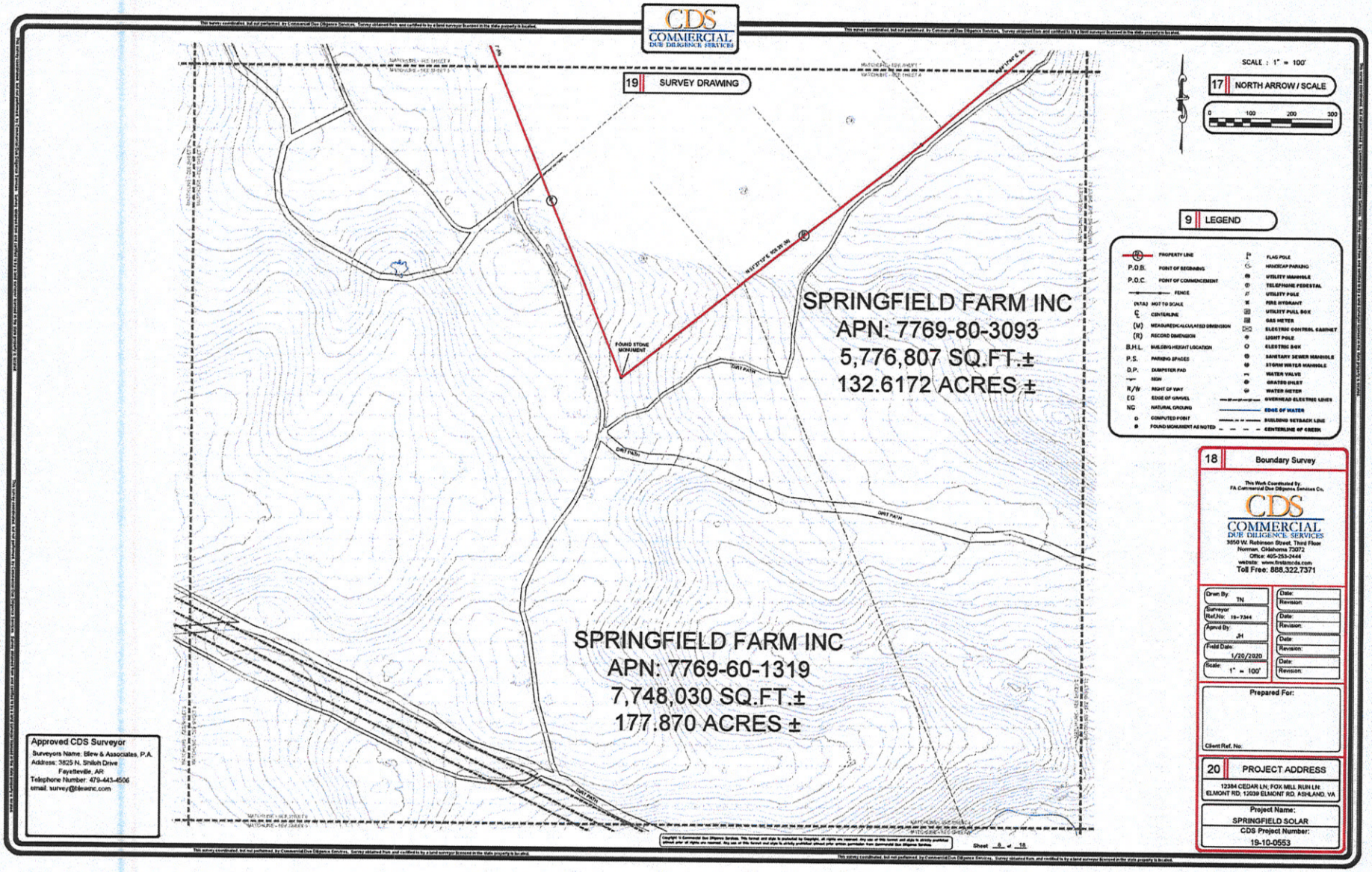
20 PROJECT ADDRESS

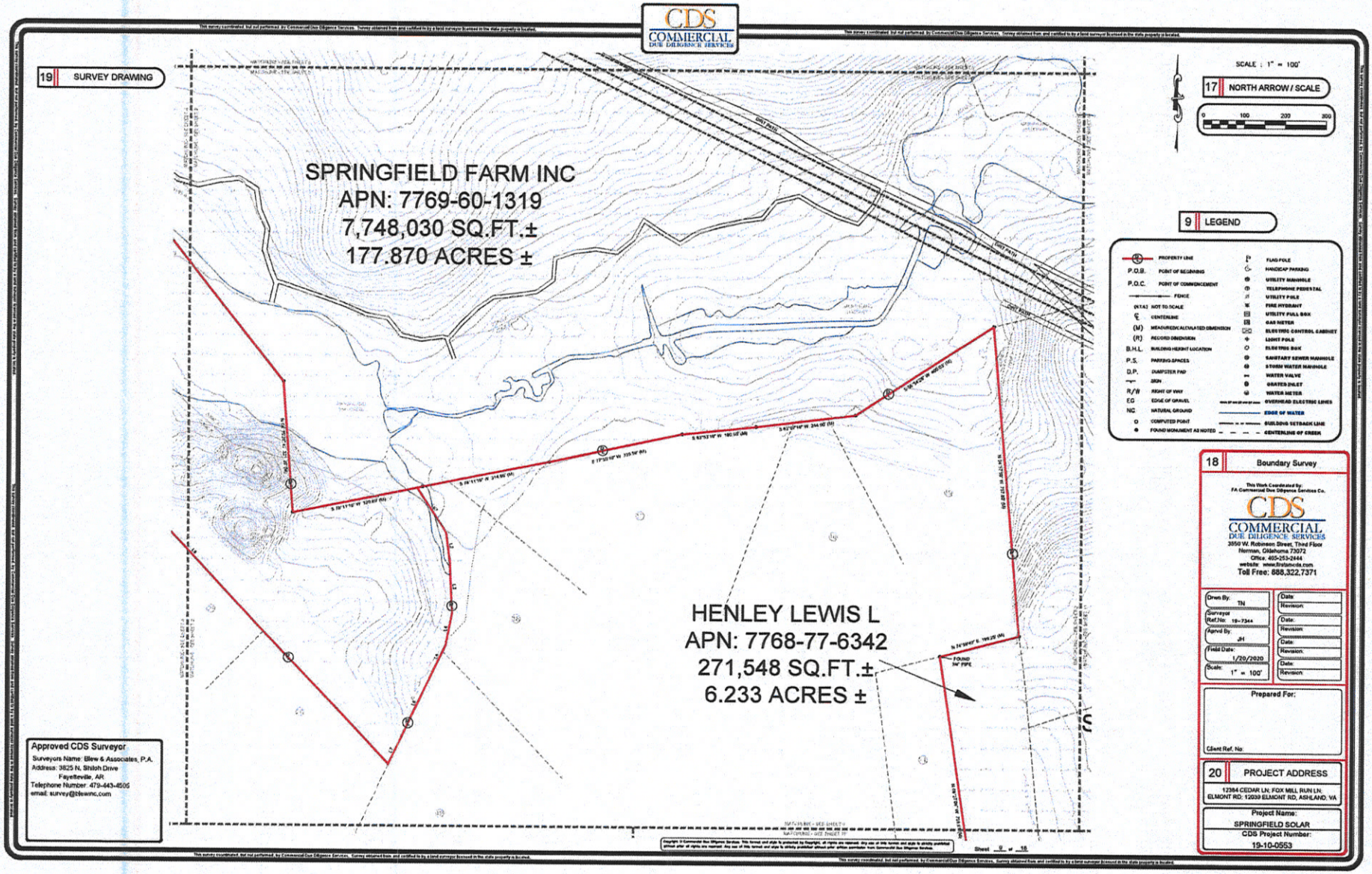
12384 CEDAR LN. FOX MILL RUN LN. ELMONT RD. 12039 ELMONT RD. ASHLAND, VA

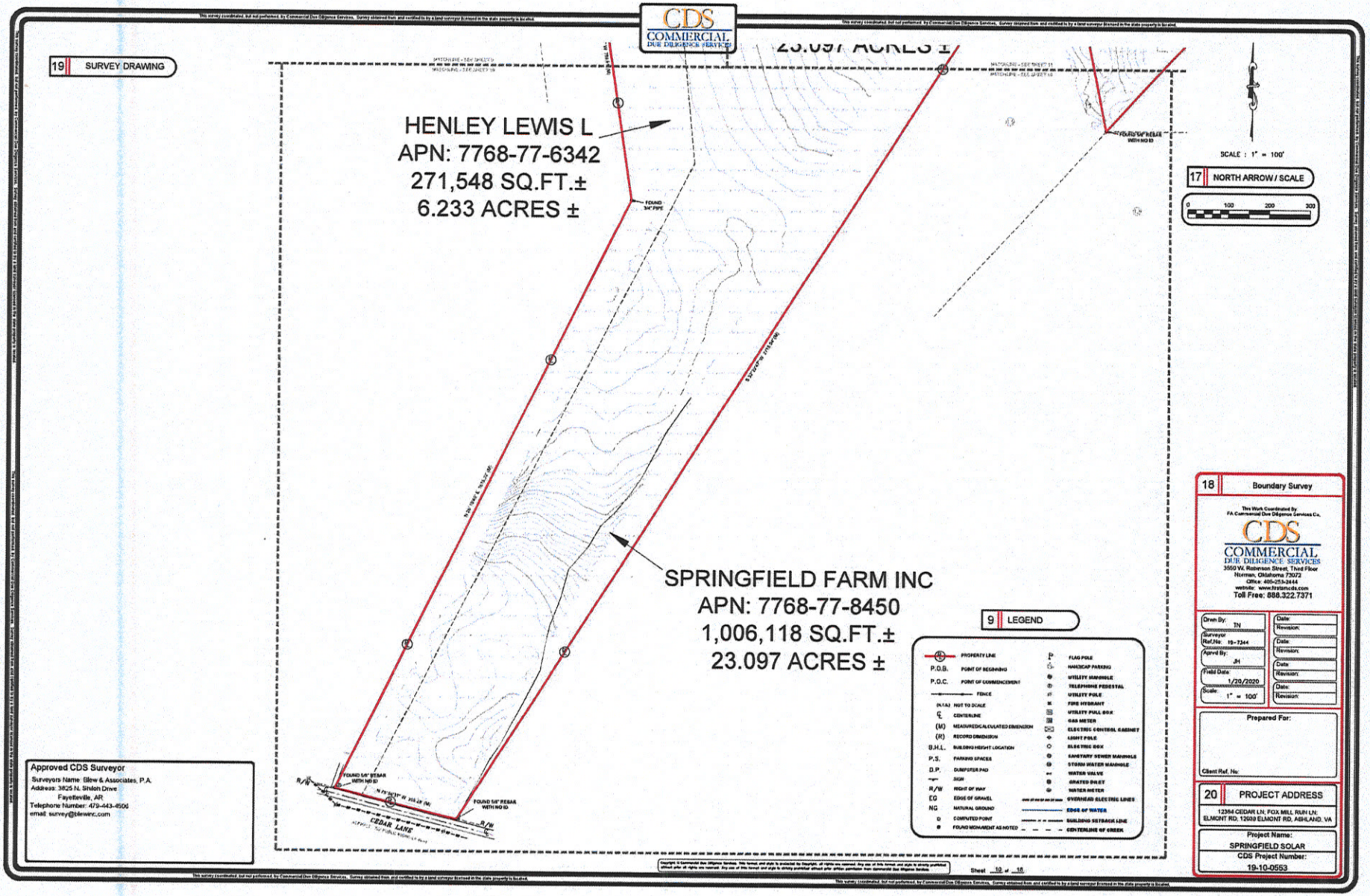
Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553

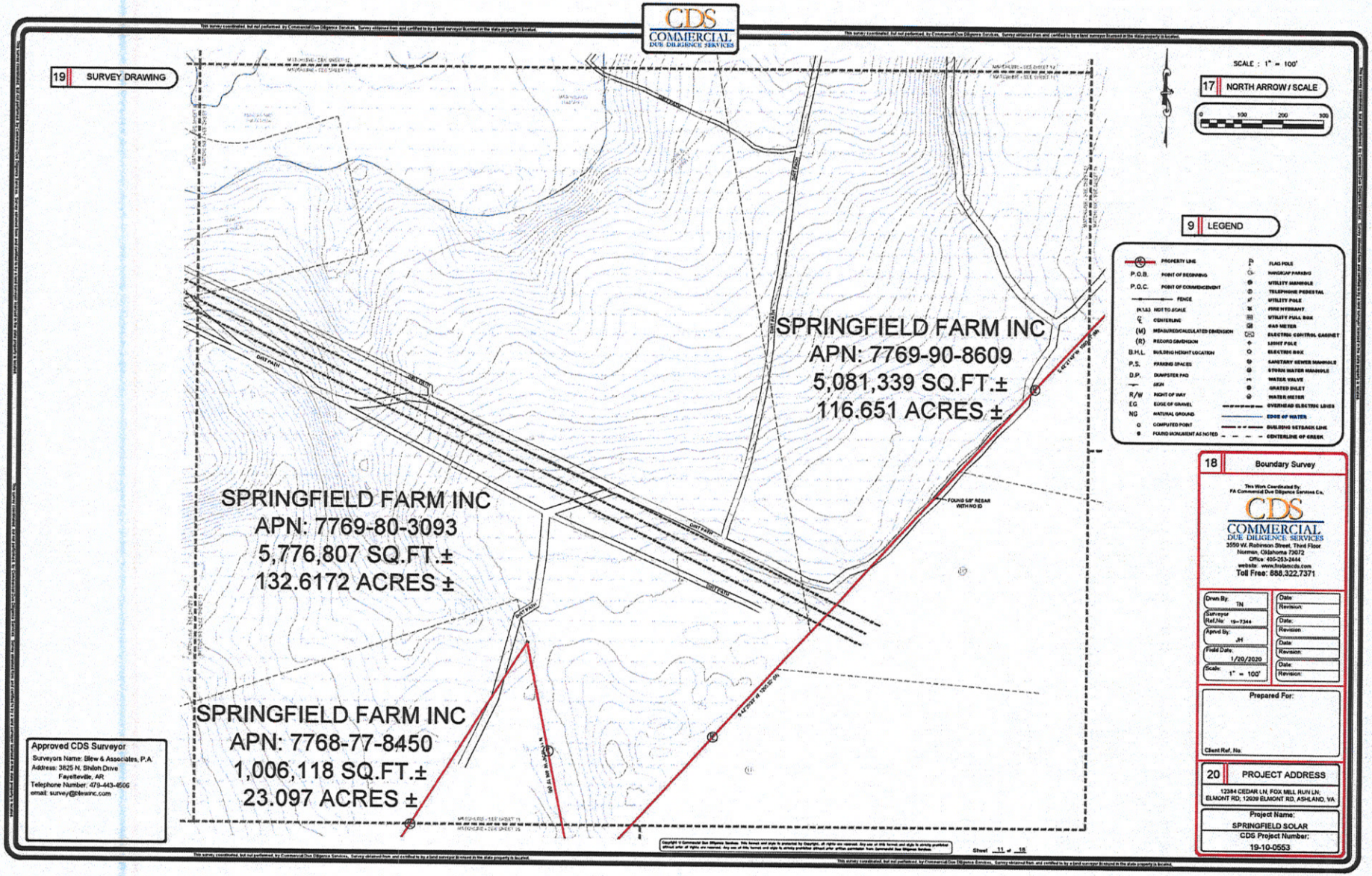
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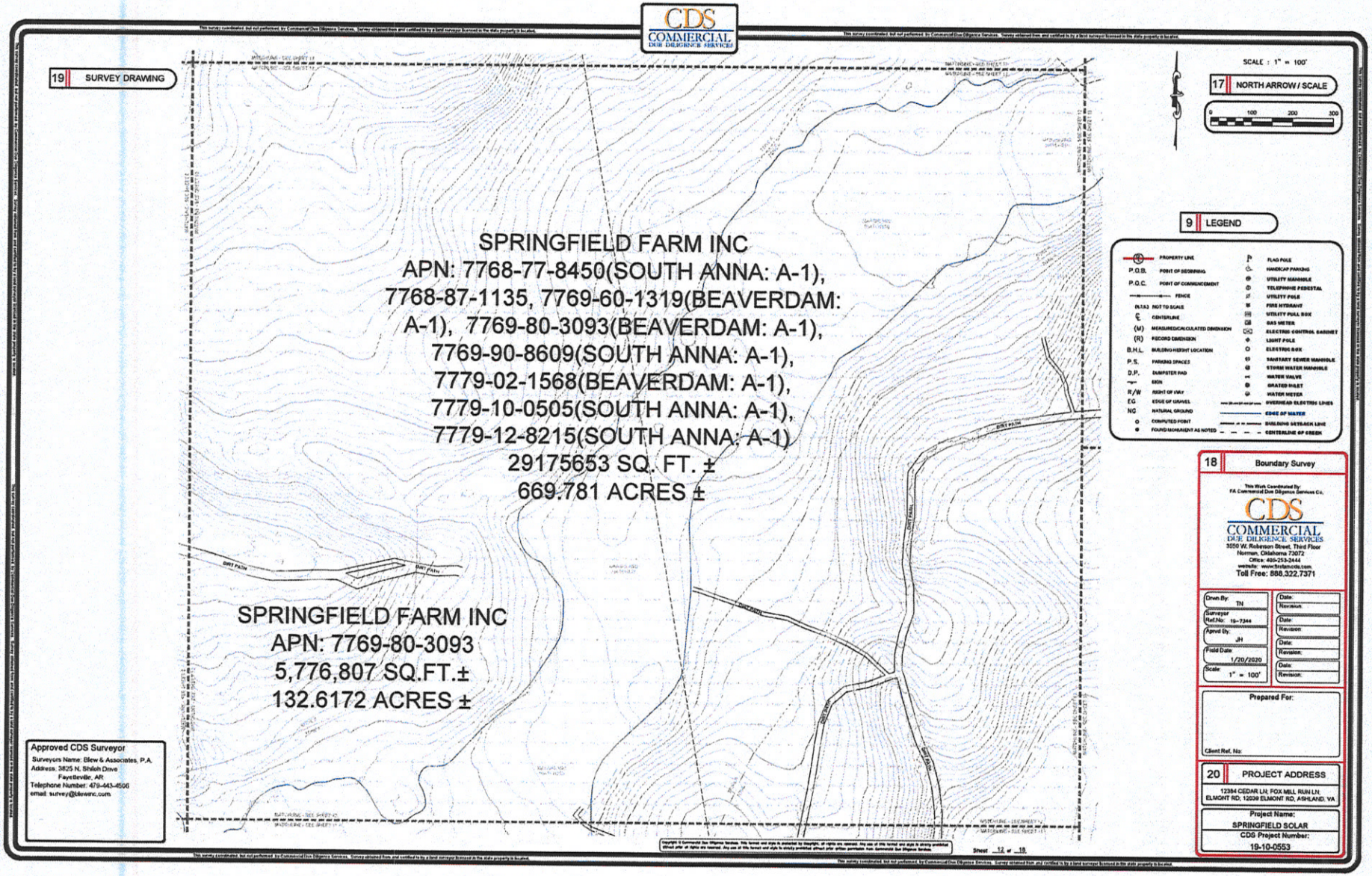
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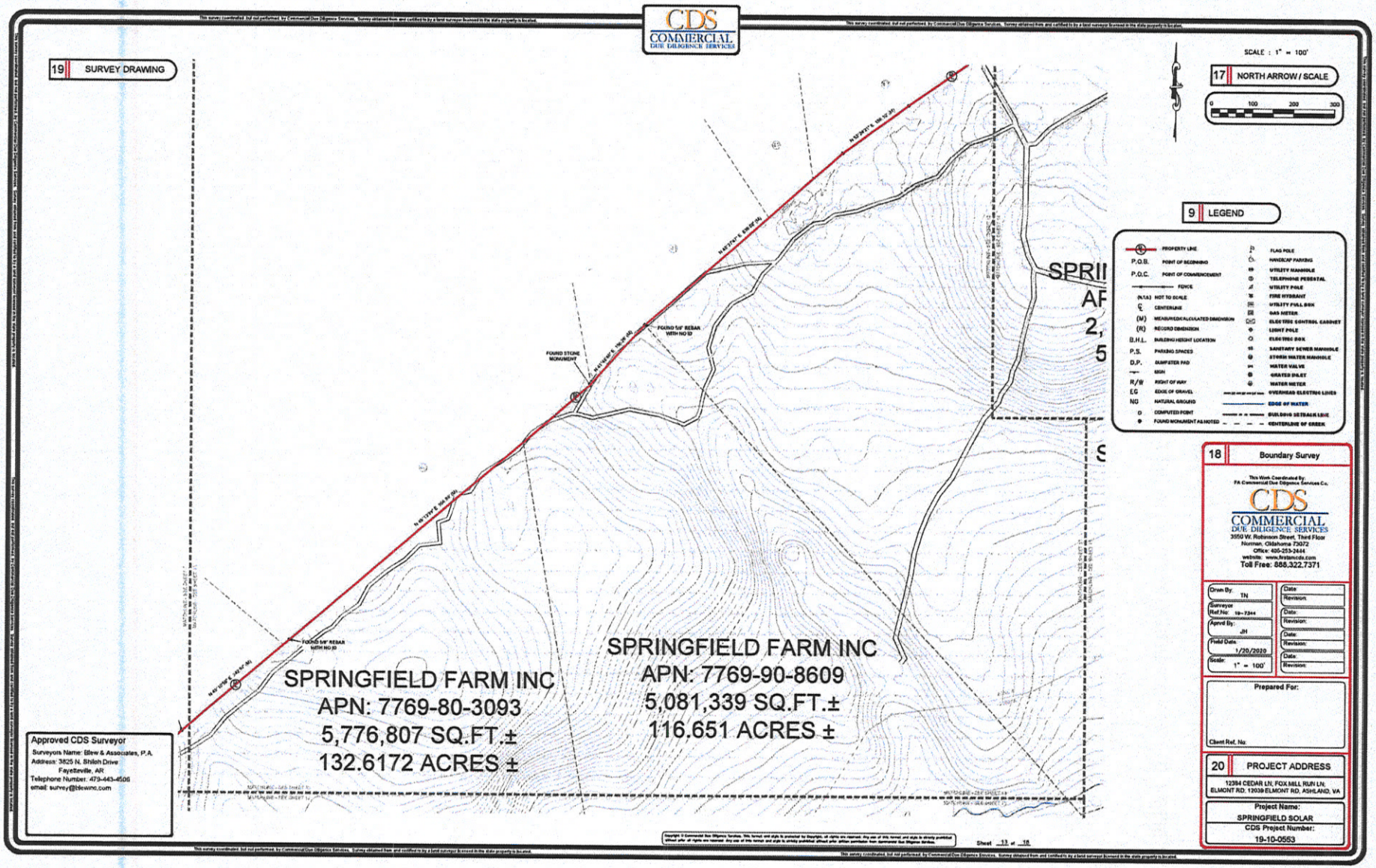

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
19 SURVEY DRAWING
SPRINGFIELD FARM INC
APN: 7769-80-3093
5,776,807 SQ.FT.±
132.6172 ACRES ±
SPRINGFIELD FARM INC
APN: 7769-60-1319
7,748,030 SQ.FT.±
177.870 ACRES ±
FOUND STONE MONUMENT
DIRT PATH
SCALE : 1" = 100'
17 NORTH ARROW / SCALE
0 100 200 300
9 LEGEND
PROPERTY LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
FENCE
(N.T.S.) NOT TO SCALE
℄ CENTERLINE
(M) MEASURED/CALCULATED DIMENSION
(R) RECORD DIMENSION
B.H.L. BUILDING HEIGHT LOCATION
P.S. PARKING SPACES
D.P. DUMPSTER PAD
SIGN
R/W RIGHT OF WAY
EG EDGE OF GRAVEL
NG NATURAL GROUND
COMPUTED POINT
FOUND MONUMENT AS NOTED
FLAG POLE
HANDICAP PARKING
UTILITY MANHOLE
TELEPHONE PEDESTAL
UTILITY POLE
FIRE HYDRANT
UTILITY PULL BOX
GAS METER
ELECTRIC CONTROL CABINET
LIGHT POLE
ELECTRIC BOX
SANITARY SEWER MANHOLE
STORM WATER MANHOLE
WATER VALVE
GRATED INLET
WATER METER
OVERHEAD ELECTRIC LINES
EDGE OF WATER
BUILDING SETBACK LINE
CENTERLINE OF CREEK
18 Boundary Survey
This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3850 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamerda.com
Toll Free: 888.322.7371
Drwn By: TN
Surveyor Ref.No: 19-7344
Aprvd By: JH
Field Date: 1/20/2020
Scale: 1" = 100'
Date:
Revision:
Prepared For:
Client Ref. No:
20 PROJECT ADDRESS
12384 CEDAR LN; FOX MILL RUN LN
ELMONT RD, 12039 ELMONT RD. ASHLAND, VA
Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553
Approved CDS Surveyor
Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com
Sheet 8 of 18

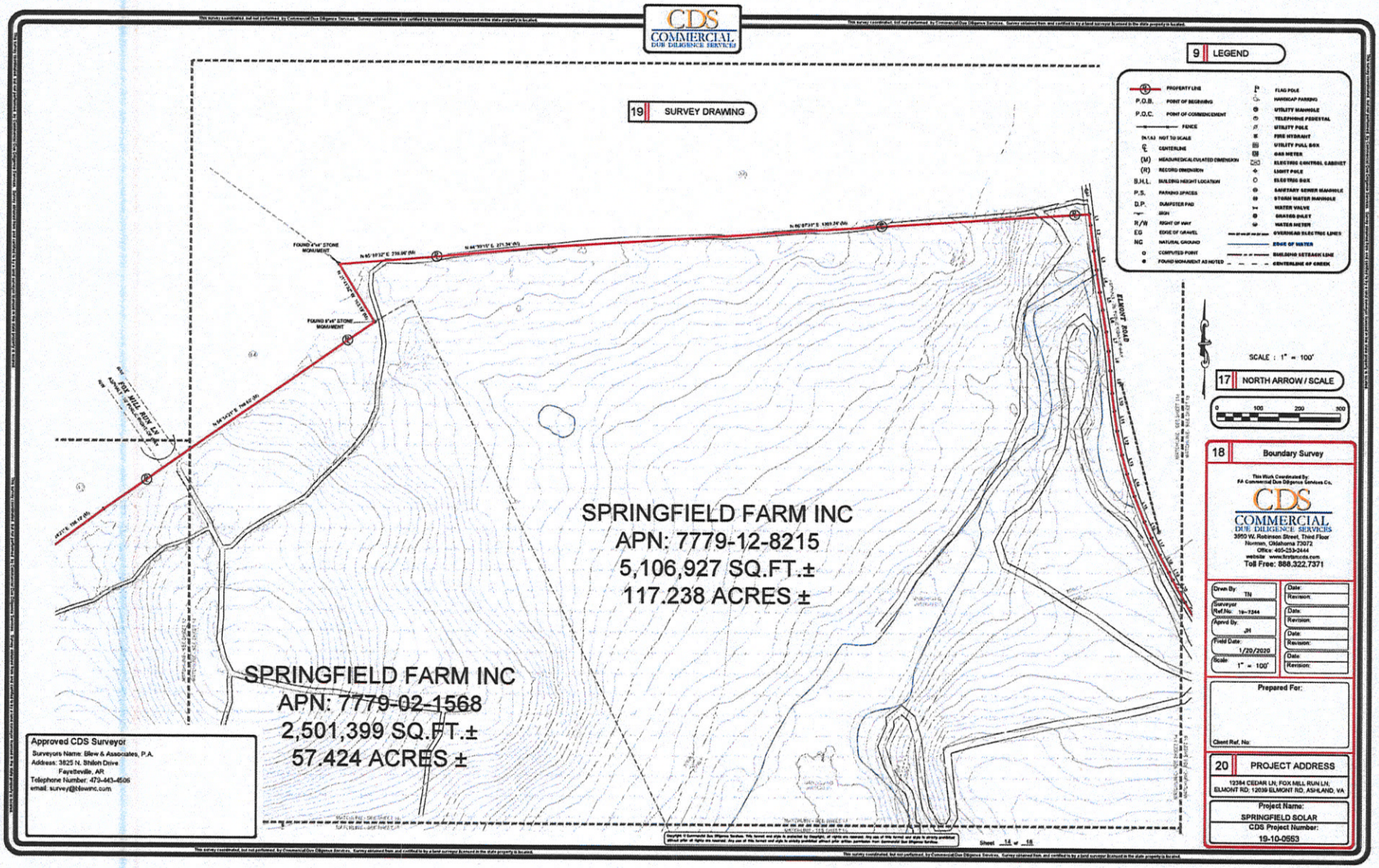

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
19 SURVEY DRAWING
SPRINGFIELD FARM INC
APN: 7769-60-1319
7,748,030 SQ.FT.±
177.870 ACRES ±
HENLEY LEWIS L
APN: 7768-77-6342
271,548 SQ.FT.±
6.233 ACRES ±
SCALE : 1" = 100'
17 NORTH ARROW / SCALE
0 100 200 300
9 LEGEND
PROPERTY LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
FENCE
(N.T.S.) NOT TO SCALE
℄ CENTERLINE
(M) MEASURED/CALCULATED DIMENSION
(R) RECORD DIMENSION
B.H.L. BUILDING HEIGHT LOCATION
P.S. PARKING SPACES
D.P. DUMPSTER PAD
SIGN
R/W RIGHT OF WAY
EG EDGE OF GRAVEL
NG NATURAL GROUND
COMPUTED POINT
FOUND MONUMENT AS NOTED
FLAG POLE
HANDICAP PARKING
UTILITY MANHOLE
TELEPHONE PEDESTAL
UTILITY POLE
FIRE HYDRANT
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STORM WATER MANHOLE
WATER VALVE
GRATED INLET
WATER METER
OVERHEAD ELECTRIC LINES
EDGE OF WATER
BUILDING SETBACK LINE
CENTERLINE OF CREEK
18 Boundary Survey
This Work Coordinated by:
FA Commercial Due Diligence Services Co.
CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3850 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcds.com
Toll Free: 888.322.7371
Drwn By: TN
Surveyor Ref.No: 19-734x
Aprvd By: JH
Field Date: 1/20/2020
Scale: 1" = 100'
Date:
Revision:
Prepared For:
Client Ref. No:
20 PROJECT ADDRESS
12384 CEDAR LN; FOX MILL RUN LN; ELMONT RD; 12030 ELMONT RD, ASHLAND, VA
Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553
Approved CDS Surveyor
Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com


19 SURVEY DRAWING
CDS COMMERCIAL DUE DILIGENCE SERVICES
HENLEY LEWIS L
APN: 7768-77-6342
271,548 SQ.FT.±
6.233 ACRES ±
SPRINGFIELD FARM INC
APN: 7768-77-8450
1,006,118 SQ.FT.±
23.097 ACRES ±
FOUND 1/4" PIPE
FOUND 5/8" REBAR WITH NO ID
CEDAR LANE
R/W
SCALE : 1" = 100'
17 NORTH ARROW / SCALE
0 100 200 300
9 LEGEND
PROPERTY LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
FENCE
N.T.S. NOT TO SCALE
℄ CENTERLINE
(M) MEASURED/CALCULATED DIMENSION
(R) RECORD DIMENSION
B.H.L. BUILDING HEIGHT LOCATION
P.S. PARKING SPACES
D.P. DUMPSTER PAD
SIGN
R/W RIGHT OF WAY
EG EDGE OF GRAVEL
NG NATURAL GROUND
COMPUTED POINT
FOUND MONUMENT AS NOTED
FLAG POLE
HANDICAP PARKING
UTILITY MANHOLE
TELEPHONE PEDESTAL
UTILITY POLE
FIRE HYDRANT
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SANITARY SEWER MANHOLE
STORM WATER MANHOLE
WATER VALVE
GRATED INLET
WATER METER
OVERHEAD ELECTRIC LINES
EDGE OF WATER
BUILDING SETBACK LINE
CENTERLINE OF CREEK
Approved CDS Surveyor
Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Sinlon Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com
18 Boundary Survey
This Work Coordinated By FA Commercial Due Diligence Services Co.
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstclouds.com
Toll Free: 888.322.7371
Drwn By: TN
Surveyor Ref./No: 19-7344
Aprvd By: JH
Field Date: 1/20/2020
Scale: 1" = 100'
Date:
Revision:
Prepared For:
Client Ref. No:
20 PROJECT ADDRESS
12394 CEDAR LN, FOX MILL RUN LN, ELMONT RD, 12039 ELMONT RD, ASHLAND, VA
Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553
Sheet 10 of 16


19 SURVEY DRAWING
CDS COMMERCIAL DUE DILIGENCE SERVICES
SCALE : 1" = 100'
17 NORTH ARROW / SCALE
0 100 200 300
9 LEGEND
PROPERTY LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
FENCE
N.T.S. NOT TO SCALE
CENTERLINE
(M) MEASURED/CALCULATED DIMENSION
(R) RECORD DIMENSION
B.H.L. BUILDING HEIGHT LOCATION
P.S. PARKING SPACES
D.P. DUMPSTER PAD
SIGN
R/W RIGHT OF WAY
EG EDGE OF GRAVEL
NG NATURAL GROUND
COMPUTED POINT
FOUND MONUMENT AS NOTED
FLAG POLE
HANDICAP PARKING
UTILITY MANHOLE
TELEPHONE PEDESTAL
UTILITY POLE
FIRE HYDRANT
UTILITY PULL BOX
GAS METER
ELECTRIC CONTROL CABINET
LIGHT POLE
ELECTRIC BOX
SANITARY SEWER MANHOLE
STORM WATER MANHOLE
WATER VALVE
GRATED INLET
WATER METER
OVERHEAD ELECTRIC LINES
EDGE OF WATER
BUILDING SETBACK LINE
CENTERLINE OF CREEK
SPRINGFIELD FARM INC
APN: 7769-90-8609
5,081,339 SQ.FT.±
116.651 ACRES ±
SPRINGFIELD FARM INC
APN: 7769-80-3093
5,776,807 SQ.FT.±
132.6172 ACRES ±
SPRINGFIELD FARM INC
APN: 7768-77-8450
1,006,118 SQ.FT.±
23.097 ACRES ±
DIRT PATH
FOUND 5/8" REBAR WITH NO ID
S 42°24'49" W 1,305.05'
N 42°24'49" E 1,305.05'
18 Boundary Survey
This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.fnsbancds.com
Toll Free: 888.322.7371
Drwn By: TN
Surveyor Ref.No: 19-7344
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Prepared For:
Client Ref. No.
20 PROJECT ADDRESS
12384 CEDAR LN; FOX MILL RUN LN; ELMONT RD; 12609 ELMONT RD, ASHLAND, VA
Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553
Approved CDS Surveyor
Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com
Sheet 11 of 18


19 SURVEY DRAWING
SPRINGFIELD FARM INC
APN: 7768-77-8450(SOUTH ANNA: A-1),
7768-87-1135, 7769-60-1319(BEAVERDAM:
A-1), 7769-80-3093(BEAVERDAM: A-1),
7769-90-8609(SOUTH ANNA: A-1),
7779-02-1568(BEAVERDAM: A-1),
7779-10-0505(SOUTH ANNA: A-1),
7779-12-8215(SOUTH ANNA: A-1)
29175653 SQ. FT. ±
669.781 ACRES ±
SPRINGFIELD FARM INC
APN: 7769-80-3093
5,776,807 SQ.FT.±
132.6172 ACRES ±
DIRT PATH
SCALE : 1" = 100'
17 NORTH ARROW / SCALE
0 100 200 300
9 LEGEND
PROPERTY LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
FENCE
N.T.S. NOT TO SCALE
℄ CENTERLINE
(M) MEASURED/CALCULATED DIMENSION
(R) RECORD DIMENSION
B.H.L. BUILDING HEIGHT LOCATION
P.S. PARKING SPACES
D.P. DUMPSTER PAD
SIGN
R/W RIGHT OF WAY
EG EDGE OF GRAVEL
NG NATURAL GROUND
COMPUTED POINT
FOUND MONUMENT AS NOTED
FLAG POLE
HANDICAP PARKING
UTILITY MANHOLE
TELEPHONE PEDESTAL
UTILITY POLE
FIRE HYDRANT
UTILITY PULL BOX
GAS METER
ELECTRIC CONTROL CABINET
LIGHT POLE
ELECTRIC BOX
SANITARY SEWER MANHOLE
STORM WATER MANHOLE
WATER VALVE
GRATED INLET
WATER METER
OVERHEAD ELECTRIC LINES
EDGE OF WATER
BUILDING SETBACK LINE
CENTERLINE OF CREEK
18 Boundary Survey
This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3050 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.fordservices.com
Toll Free: 888.322.7371
Drwn By: TN
Surveyor Ref.No: 19-7344
Aprvd By: JH
Field Date: 1/20/2020
Scale: 1" = 100'
Date:
Revision:
Prepared For:
Client Ref. No:
20 PROJECT ADDRESS
12384 CEDAR LN, FOX MILL RUN LN, ELMONT RD, 12039 ELMONT RD, ASHLAND, VA
Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553
Approved CDS Surveyor
Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com
Sheet 12 of 18

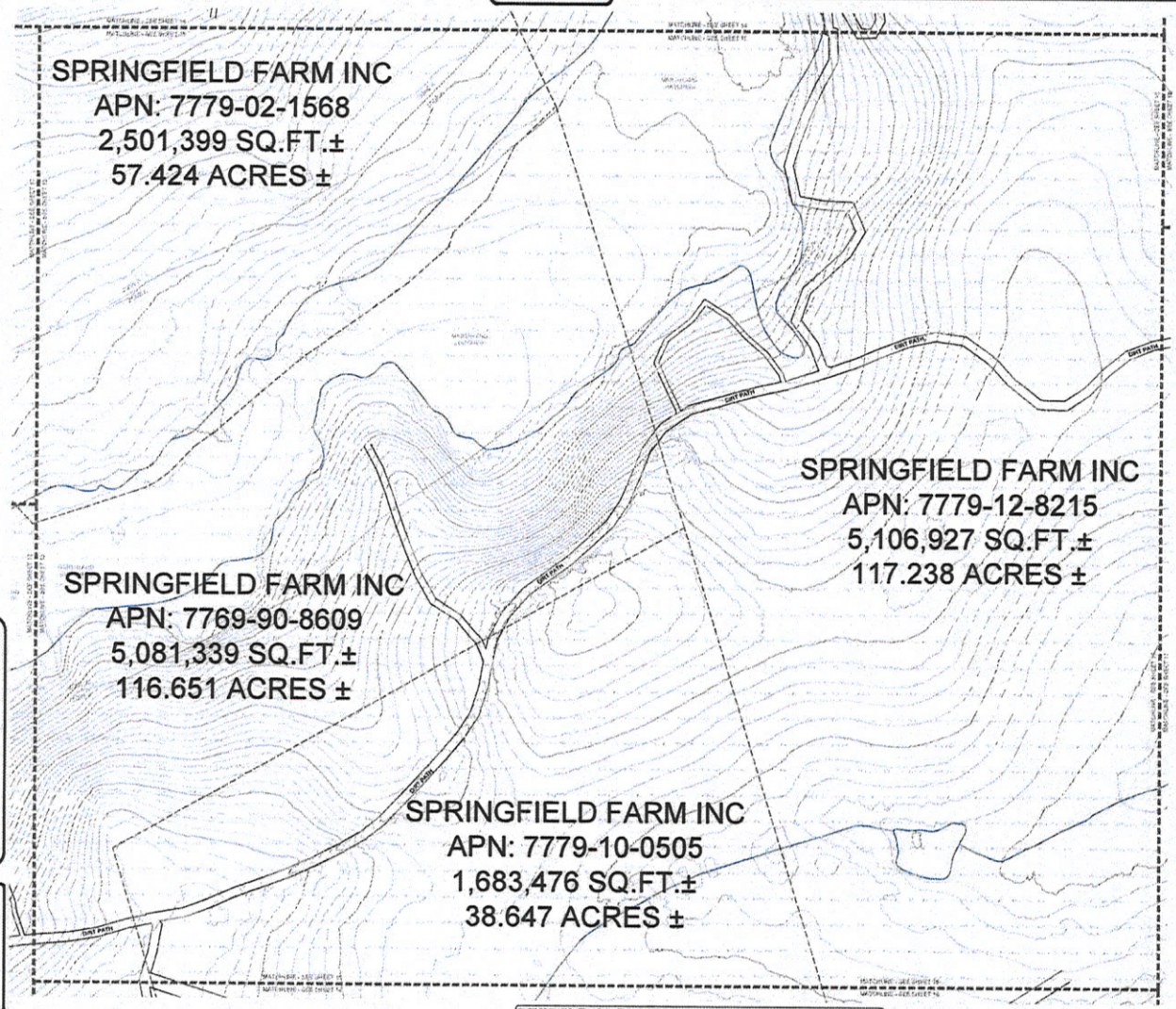

19 SURVEY DRAWING
CDS COMMERCIAL DUE DILIGENCE SERVICES
SCALE : 1" = 100'
17 NORTH ARROW / SCALE
0 100 200 300
9 LEGEND
PROPERTY LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
FENCE
(N.T.S.) NOT TO SCALE
℄ CENTERLINE
(M) MEASURED/CALCULATED DIMENSION
(R) RECORD DIMENSION
B.H.L. BUILDING HEIGHT LOCATION
P.S. PARKING SPACES
D.P. DUMPSTER PAD
SIGN
R/W RIGHT OF WAY
EG EDGE OF GRAVEL
NG NATURAL GROUND
C COMPUTED POINT
FOUND MONUMENT AS NOTED
FLAG POLE
HANDICAP PARKING
UTILITY MANHOLE
TELEPHONE PEDESTAL
UTILITY POLE
FIRE HYDRANT
UTILITY PULL BOX
GAS METER
ELECTRIC CONTROL CABINET
LIGHT POLE
ELECTRIC BOX
SANITARY SEWER MANHOLE
STORM WATER MANHOLE
WATER VALVE
GRATED INLET
WATER METER
OVERHEAD ELECTRIC LINES
EDGE OF WATER
BUILDING SETBACK LINE
CENTERLINE OF CREEK
FOUND STONE MONUMENT
FOUND 5/8" REBAR WITH NO ID
FOUND 5/8" REBAR WITH NO ID
SPRINGFIELD FARM INC
APN: 7769-80-3093
5,776,807 SQ.FT.±
132.6172 ACRES ±
SPRINGFIELD FARM INC
APN: 7769-90-8609
5,081,339 SQ.FT.±
116.651 ACRES ±
18 Boundary Survey
This Work Coordinated By:
PA Commercial Due Diligence Services Co.
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.hristmcds.com
Toll Free: 888.322.7371
Drwn By: TN
Surveyor Ref.No: 19-7344
Aprvd By: JH
Field Date: 1/20/2020
Scale: 1" = 100'
Date:
Revision:
Prepared For:
Client Ref. No:
20 PROJECT ADDRESS
12394 CEDAR LN, FOX MILL RUN LN, ELMONT RD, 12039 ELMONT RD, ASHLAND, VA
Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553
Approved CDS Surveyor
Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com
Sheet 13 of 18


CDS
COMMERCIAL
DUE DILIGENCE SERVICES
19 SURVEY DRAWING
9 LEGEND
PROPERTY LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
FENCE
N.T.S. NOT TO SCALE
℄ CENTERLINE
(M) MEASURED/CALCULATED DIMENSION
(R) RECORD DIMENSION
B.H.L. BUILDING HEIGHT LOCATION
P.S. PARKING SPACES
D.P. DUMPSTER PAD
IRON
R/W RIGHT OF WAY
EG EDGE OF GRAVEL
NG NATURAL GROUND
COMPUTED POINT
FOUND MONUMENT AS NOTED
FLAG POLE
HANDICAP PARKING
UTILITY MANHOLE
TELEPHONE PEDESTAL
UTILITY POLE
FIRE HYDRANT
UTILITY PULL BOX
GAS METER
ELECTRIC CONTROL CABINET
LIGHT POLE
ELEC TRIC BOX
SANITARY SEWER MANHOLE
STORM WATER MANHOLE
WATER VALVE
GRATED INLET
WATER METER
OVERHEAD ELEC TRIC LINES
EDGE OF WATER
BUILDING SETBACK LINE
CENTERLINE OF CREEK
FOUND 4"x4" STONE MONUMENT
FOUND 8"x8" STONE MONUMENT
FOX MILL RUN LN
ELMONT ROAD
SPRINGFIELD FARM INC
APN: 7779-12-8215
5,106,927 SQ.FT.±
117.238 ACRES ±
SPRINGFIELD FARM INC
APN: 7779-02-1568
2,501,399 SQ.FT.±
57.424 ACRES ±
SCALE : 1" = 100'
17 NORTH ARROW / SCALE
0 100 200 300
18 Boundary Survey
This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3950 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstlanda.com
Toll Free: 888.322.7371
Drwn By: TN
Surveyor Ref No.: 19-7344
Apvd By: JH
Field Date: 1/20/2020
Scale: 1" = 100'
Date:
Revision:
Prepared For:
Client Ref. No:
20 PROJECT ADDRESS
12394 CEDAR LN, FOX MILL RUN LN, ELMONT RD, 12039 ELMONT RD, ASHLAND, VA
Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553
Approved CDS Surveyor
Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com
Sheet 14 of 18

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING



SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

	PROPERTY LINE		FLAG POLE
P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
-x-x-x-	FENCE		TELEPHONE PEDESTAL
(N.T.S.)	NOT TO SCALE		UTILITY POLE
℄	CENTERLINE		FIRE HYDRANT
(M)	MEASURED/CALCULATED DIMENSION		UTILITY PULL BOX
(R)	RECORD DIMENSION		GAS METER
			ELECTRIC CONTROL CABINET
B.H.L.	BUILDING HEIGHT LOCATION		LIGHT POLE
P.S.	PARKING SPACES		ELECTRIC BOX
D.P.	DUMPSTER PAD		SANITARY SEWER MANHOLE
			STORM WATER MANHOLE
DIH	DRIVE IN HOOK		WATER VALVE
			GRATED INLET
R/W	RIGHT OF WAY		WATER METER
EG	EDGE OF GRAVEL		OVERHEAD ELECTRIC LINES
NG	NATURAL GROUND		EDGE OF WATER
○	COMPUTED POINT		BUILDING SETBACK LINE
●	FOUND MONUMENT AS NOTED		CENTERLINE OF CREEK

Approved CDS Surveyor

Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com

18 Boundary Survey

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-3444
website: www.firstlancsls.com
Toll Free: 888.322.7371

Drwn By:	TN	Date:	
		Revision:	
Surveyor Ref.No:	19-7344	Date:	
		Revision:	
Aprvd By:	JH	Date:	
		Revision:	
Field Date:	1/20/2020	Date:	
		Revision:	
Scale:	1" = 100'	Date:	
		Revision:	

Prepared For:

Client Ref. No:

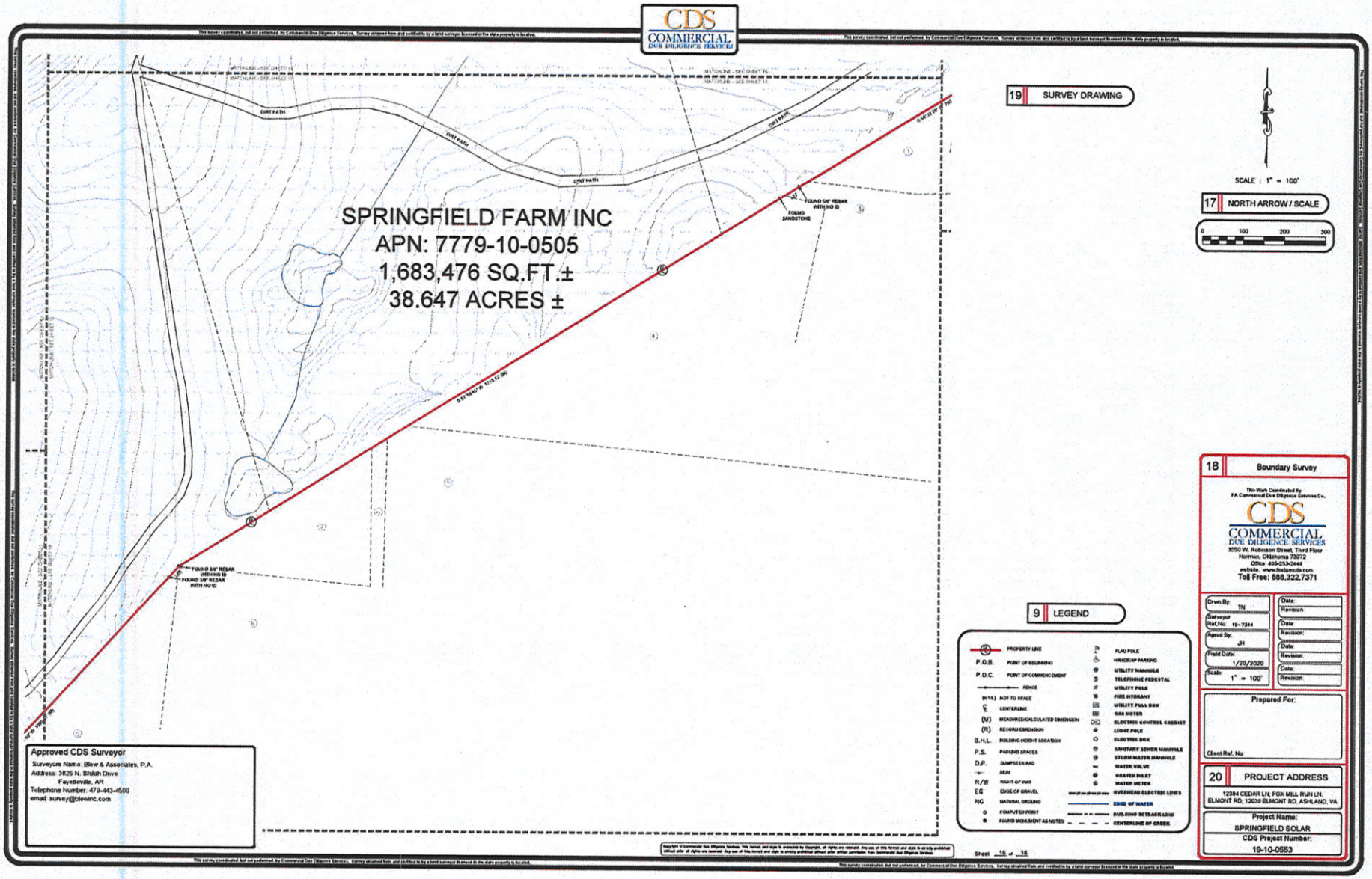
20 PROJECT ADDRESS

12384 CEDAR LN, FOX MILL RUN LN, ELMONT RD, 12039 ELMONT RD, ASHLAND, VA

Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553

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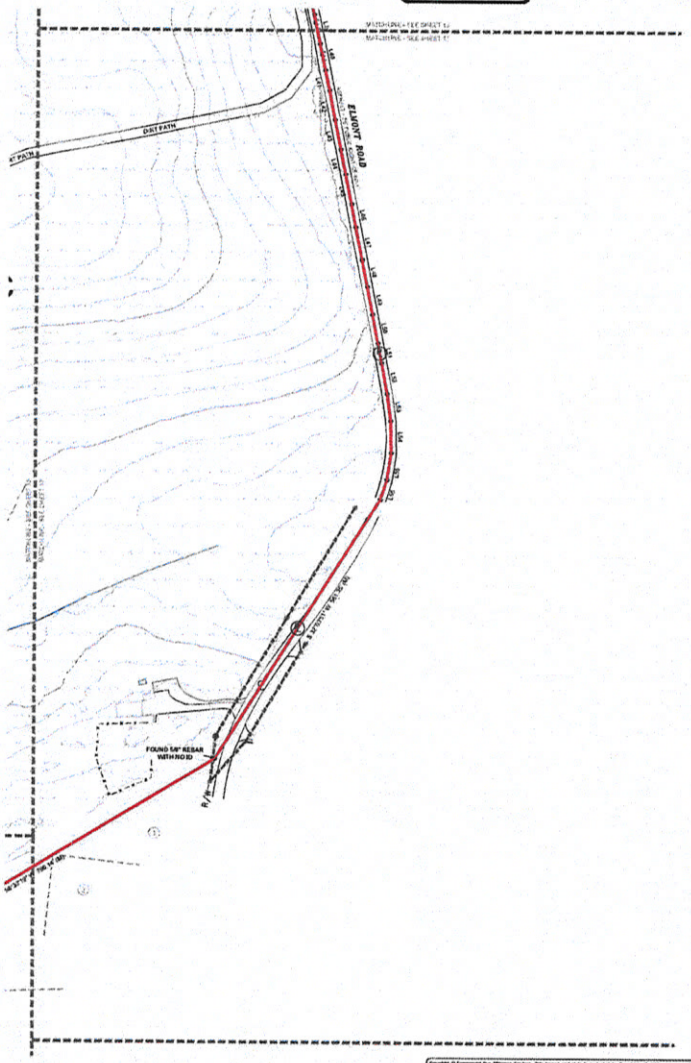
This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.


CDS
COMMERCIAL
DUE DILIGENCE SERVICES
SPRINGFIELD FARM INC
APN: 7779-10-0505
1,683,476 SQ.FT.±
38.647 ACRES ±
DIRT PATH
FOUND 5/8" REBAR WITH NO ID
FOUND SANDSTONE
FOUND 3/8" REBAR WITH NO ID
FOUND 3/8" REBAR WITH NO ID
19 SURVEY DRAWING
SCALE : 1" = 100'
17 NORTH ARROW / SCALE
0 100 200 300
9 LEGEND
PROPERTY LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
FENCE
(N.T.S.) NOT TO SCALE
℄ CENTERLINE
(M) MEASURED/CALCULATED DIMENSION
(R) RECORD DIMENSION
B.H.L. BUILDING HEIGHT LOCATION
P.S. PARKING SPACES
D.P. DUMPSTER PAD
R/W RIGHT OF WAY
EG EDGE OF GRAVEL
NG NATURAL GROUND
COMPUTED POINT
FOUND MONUMENT AS NOTED
FLAG POLE
HANDICAP PARKING
UTILITY MANHOLE
TELEPHONE PEDESTAL
UTILITY POLE
FIRE HYDRANT
UTILITY POLE BOX
GAS METER
ELECTRIC CONTROL CABINET
LIGHT POLE
ELECTRIC BOX
SANITARY SEWER MANHOLE
STORM WATER MANHOLE
WATER VALVE
GRATED INLET
WATER METER
OVERHEAD ELECTRIC LINES
EDGE OF WATER
BUILDING SETBACK LINE
CENTERLINE OF CREEK
Approved CDS Surveyor
Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com
18 Boundary Survey
This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3050 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office 405-253-2444
website: www.fasdmcds.com
Toll Free: 888.322.7371
Drwn By: TN
Surveyor Ref.No: 19-7344
Aprvd By: JH
Field Date: 1/20/2020
Scale: 1" = 100'
Date:
Revision:
Prepared For:
Client Ref. No:
20 PROJECT ADDRESS
12394 CEDAR LN, FOX MILL RUN LN, ELMONT RD, 12609 ELMONT RD, ASHLAND, VA
Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0563
Sheet 16 of 18

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING



SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

	PROPERTY LINE		FLAG POLE
P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
	FENCE		TELEPHONE PEDESTAL
N.T.S.	NOT TO SCALE		UTILITY POLE
	CENTERLINE		FIRE HYDRANT
(M)	MEASURED/CALCULATED DIMENSION		UTILITY PULL BOX
(R)	RECORD DIMENSION		GAS METER
B.H.L.	BUILDING HEIGHT LOCATION		ELECTRIC CONTROL CABINET
P.S.	PARKING SPACES		LIGHT POLE
D.P.	DUMPSTER PAD		ELECTRIC BOX
	SIGN		SANITARY SEWER MANHOLE
R/W	RIGHT OF WAY		STORM WATER MANHOLE
EG	EDGE OF GRAVEL		WATER VALVE
NG	NATURAL GROUND		GRATED INLET
	COMPUTED POINT		WATER METER
	FOUND MONUMENT AS NOTED		OVERHEAD ELECTRIC LINES
			EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK

18 Boundary Survey

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3050 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.fcdsservices.com
Toll Free: 888.322.7371

Drwn By:	TN	Date:	
Surveyor Ref./No:	19- 7344	Revision:	
Aprvd By:	JH	Date:	
Field Date:	1/20/2020	Revision:	
Scale:	1" = 100'	Date:	
		Revision:	

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

12394 CEDAR LN, FOX MILL RUN LN, ELMONT RD, 12039 ELMONT RD, ASHLAND, VA

Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553

Approved CDS Surveyor

Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@tblewinc.com

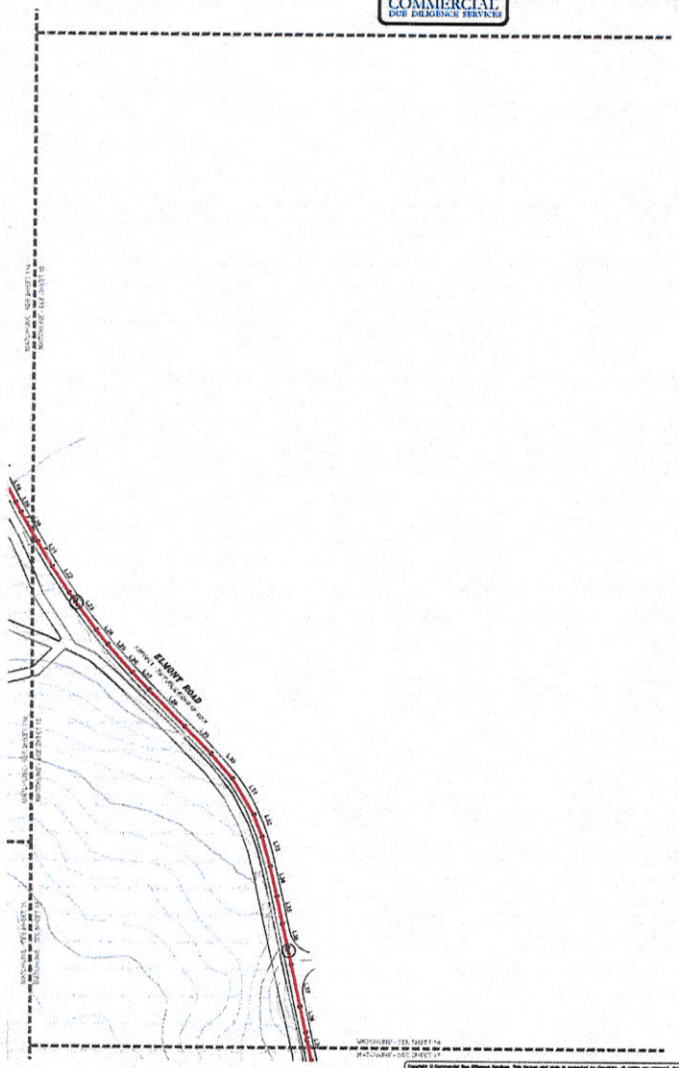
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CDS
COMMERCIAL
DUE DILIGENCE SERVICES

19 SURVEY DRAWING



SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

	PROPERTY LINE		FLAG POLE
P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
	FENCE		TELEPHONE PEDESTAL
(N.T.S.)	NOT TO SCALE		UTILITY POLE
℄	CENTERLINE		FIRE HYDRANT
(M)	MEASURED/CALCULATED DIMENSION		UTILITY PULL BOX
(R)	RECORD DIMENSION		GAS METER
B.H.L.	BUILDING HEIGHT LOCATION		ELECTRIC CONTROL CABINET
P.S.	PARKING SPACES		LIGHT POLE
D.P.	DUMPSTER PAD		ELECTRIC BOX
	SIGN		SANITARY SEWER MANHOLE
R/W	RIGHT OF WAY		STORM WATER MANHOLE
EG	EDGE OF GRAVEL		WATER VALVE
NG	NATURAL GROUND		GRATED INLET
	COMPUTED POINT		WATER METER
	FOUND MONUMENT AS NOTED		OVERHEAD ELECTRIC LINES
			EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK

Approved CDS Surveyor
Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com

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18 Boundary Survey

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-3444
website: www.3rdpartycds.com
Toll Free: 888.322.7371

Drwn By: TN	Date:
Surveyor Ref.No: 19-7344	Revision:
Apmd By: JH	Date:
Field Date: 1/20/2020	Revision:
Scale: 1" = 100'	Date:
	Revision:

Prepared For:

Client Ref. No:

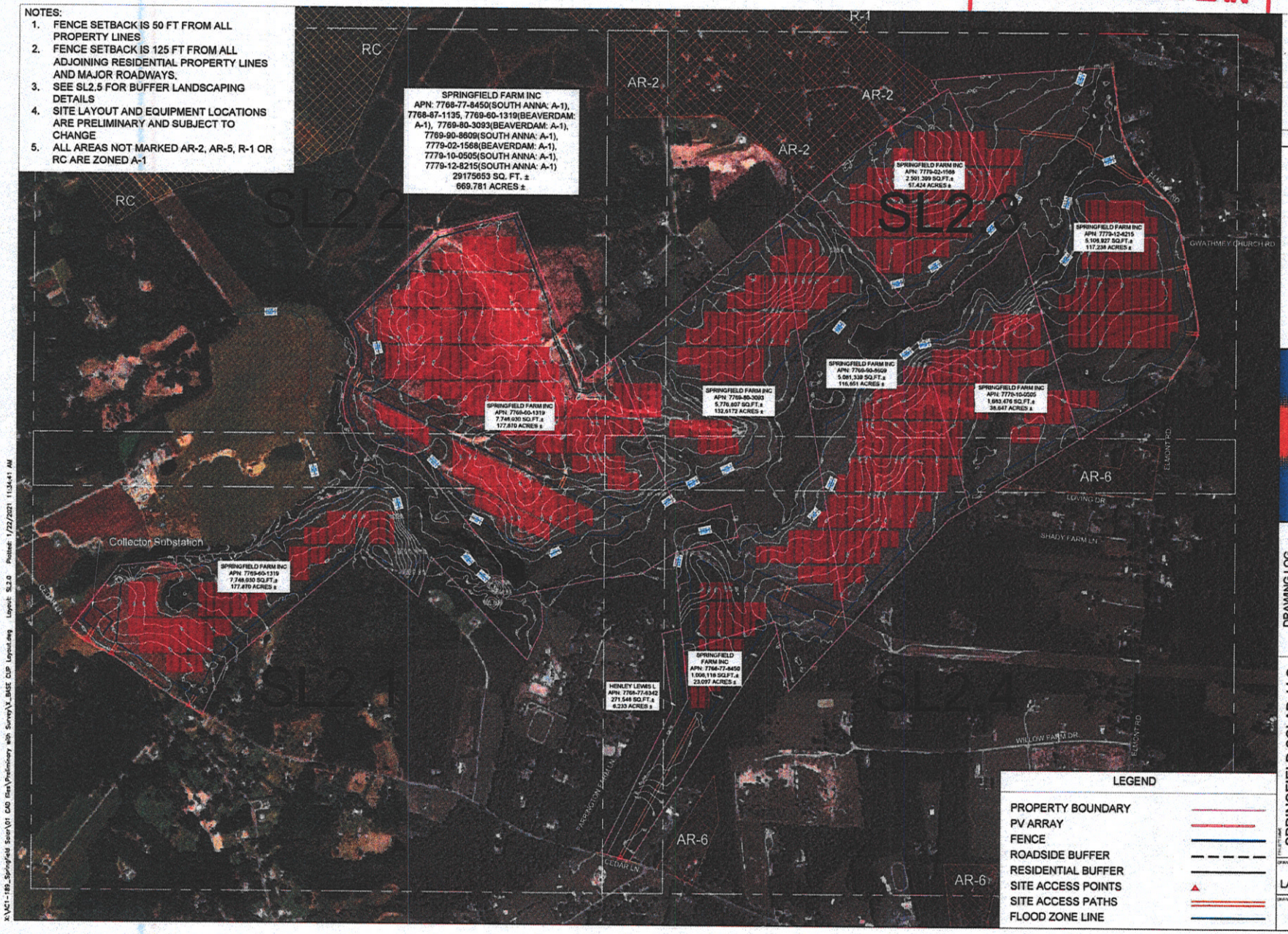
20 PROJECT ADDRESS

12384 CEDAR LN; FOX MILL RUN LN; ELMONT RD, 12099 ELMONT RD. ASHLAND, VA

Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

APPLICATION PLAN



SUNENERGY1
192 Raceway Dr.
Mooresville, NC 28117
(T) 704-662-9375
(F) 704-662-9352

DRAWING LOG

NO.	DATE	DESCRIPTION
1	1/22/2021	SUBMITTAL
2		
3		
4		
5		

SPRINGFIELD SOLAR, LLC
PV POWER PLANT
IN ASHLAND, VA

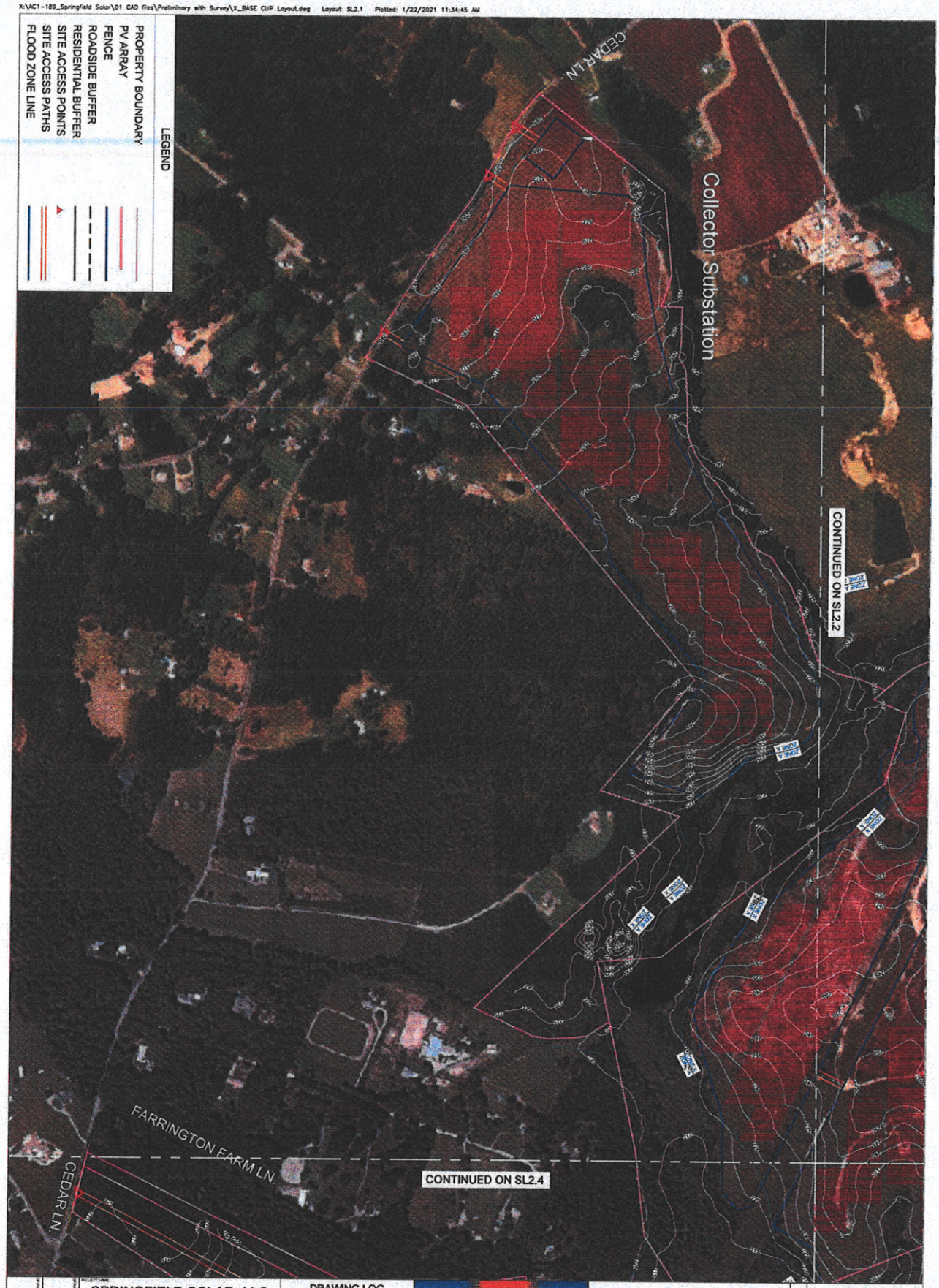
DRAWN BY	CHKD	APPD
LN		CJM

21 JAN 2021

PRELIMINARY LAYOUT OVERVIEW

SL2.0

X:\VC1--183_Springfield Solar\01 CAD files\Preliminary with Survey\A_BASE CUP Layout.dwg Layout: SL2.0 Plotted: 1/22/2021 11:34:41 AM



SL2.1

PRELIMINARY LAYOUT 1

SPRINGFIELD SOLAR, LLC
PV POWER PLANT
IN ASHLAND, VA

CHECKED: LN

21 JAN 2021

DRAWN: CJM

DRAWING LOG

NO.	DATE	DESCRIPTION
3		
2		
1		
0		
4		
5		
6		
7		
8		

SUNENERGY1
192 Raceway Dr.
Mooresville, NC 28117
(T) 704-662-0375
(F) 704-662-0352

KEY PLAN

SCALE: 1" = 200'

X:\AC1-189_Springfield Solar\01 CAD files\Preliminary with Survey\X_BASE CUP Layout.dwg Layout: SL2.2 Plotted: 1/22/2021 11:34:49 AM

SL2.2

PRELIMINARY LAYOUT 2

SPRINGFIELD SOLAR, LLC
PV POWER PLANT
IN ASHLAND, VA

DESIGNED: LN
DRAWN: CJM
21 JAN 2021

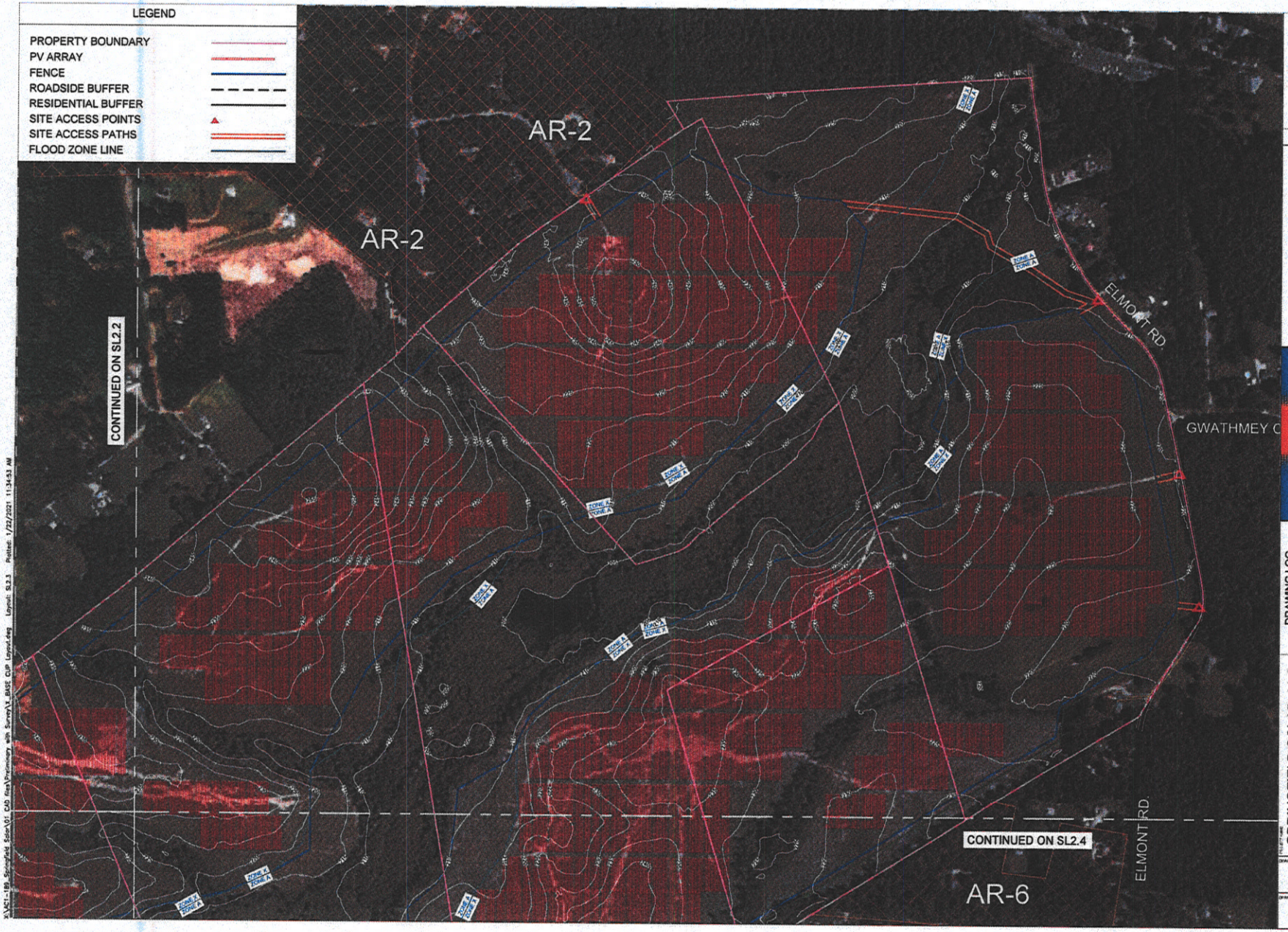
DRAWING LOG

NO.	DATE	DESCRIPTION
0	12/18/20	INITIAL LAYOUT
1	12/29/20	REVISED SITE PLAN
2	01/11/21	REVISED SITE PLAN
3	01/14/21	REVISED SITE PLAN
4	01/15/21	REVISED SITE PLAN ON SURVEY
5	01/21/21	ADDED NEIGHBORING PROPERTY USES
6		
7		
8		

SUNENERGY1
192 Raceway Dr.
Mooresville, NC 28117
(T) 704-662-0375
(F) 704-662-0352

KEY PLAN

0 100' 200' 400'
SCALE: 1" = 200'



0 100' 200' 400'
SCALE: 1" = 200'

KEY PLAN

DRAWING LOG

NO.	DATE	DESCRIPTION
1	12/21/2020	INITIAL PLOT
2	01/04/2021	PRELIMINARY LAYOUT
3	01/21/2021	PRELIMINARY LAYOUT
4	01/22/2021	PRELIMINARY LAYOUT
5		
6		
7		

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SPRINGFIELD SOLAR, LLC
PV POWER PLANT
IN ASHLAND, VA

DESIGNED: LN
DRAWN: CJM
APPROVED:
DATE: 21 JAN 2021

DRAWING TITLE: PRELIMINARY LAYOUT 3

DRAWING NO.: SL2.3

X:\2021-19_Springfield_Solar\01_CAD files\Preliminary_with_Survey\1_BASE_CUP Layout.dwg Layout: SL2.3 Plotted: 1/22/2021 11:34:53 AM

X:\AC1-189_Springfield Solar\01 CAD files\Preliminary with Survey\X_BASE CUP Layout.dwg Layout: SL2.4 Plotted: 1/22/2021 11:34:57 AM

LEGEND

- PROPERTY BOUNDARY
- PV ARRAY
- FENCE
- ROADSIDE BUFFER
- RESIDENTIAL BUFFER
- SITE ACCESS POINTS
- SITE ACCESS PATHS
- FLOOD ZONE LINE

KEY PLAN

SCALE: 1" = 200'

0 100' 200' 400'

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DRAWING LOG

NO.	DATE	DESCRIPTION
5	1/22/21	PRELIMINARY LAYOUT
4	11/17/20	PRELIMINARY SITE PLAN (TL SUP)
3	11/13/20	PRELIMINARY SITE PLAN
2	11/12/20	PRELIMINARY SITE PLAN
1	11/12/20	PRELIMINARY SITE PLAN
0	10/27/20	PRELIMINARY SITE PLAN

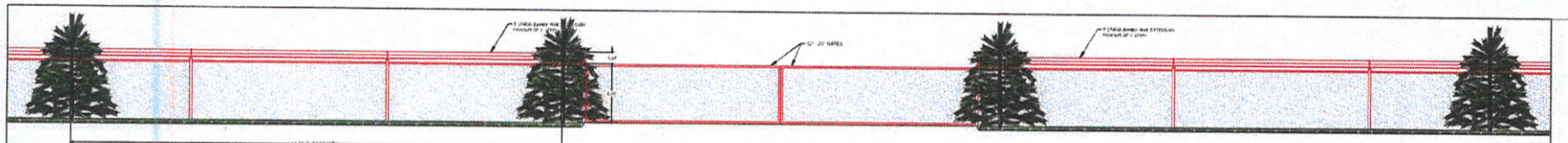
SPRINGFIELD SOLAR, LLC
PV POWER PLANT
IN ASHLAND, VA

CHECKED	DRAWN
LN	CJM

LATEST REVISION: 21 JAN 2021

DRAWING TITLE: PRELIMINARY LAYOUT 4

SHEET NUMBER: SL2.4

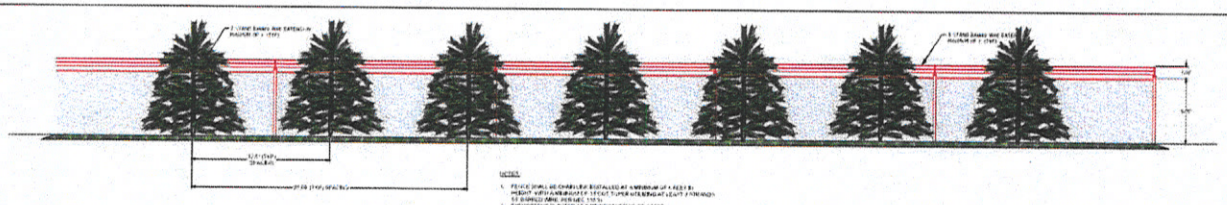


NOTES:

1. FENCE SHALL BE CHAIN LINK INSTALLED AT A MINIMUM OF 6 FEET IN HEIGHT, WITH A MINIMUM OF 1 FOOT TOPPER UTILIZING AT LEAST 3 STRANDS OF BARBED WIRE, PER HCC 110.31
2. EVERGREENS PLANTED AT A MINIMUM HEIGHT OF 6 FEET.
3. HIGHWAY BUFFER TREES SHALL CONSIST OF A SINGLE ROW OF TREES PLANTED AT INTERVALS OF 10 FEET ON CENTER.
4. SETBACK A MINIMUM OF 50 FEET AND 125 FEET ALONG ROADWAYS AND RESIDENTIAL PROPERTY LINES.

SECTION VIEW
SCALE: 1"=10'

ROADSIDE BUFFER DETAIL



NOTES:

1. FENCE SHALL BE CHAIN LINK INSTALLED AT A MINIMUM OF 6 FEET IN HEIGHT, WITH A MINIMUM OF 1 FOOT TOPPER UTILIZING AT LEAST 3 STRANDS OF BARBED WIRE, PER HCC 110.31
2. EVERGREENS PLANTED AT A MINIMUM HEIGHT OF 6 FEET.
3. RESIDENTIAL BUFFER TREES SHALL CONSIST OF A DOUBLE ROW OF STAGGERED TREES PLANTED AT INTERVALS OF 10 FEET ON CENTER.
4. SETBACK A MINIMUM OF 50 FEET AND 125 FEET ALONG ROADWAYS AND RESIDENTIAL PROPERTY LINES.

SECTION VIEW
SCALE: 1"=10'

RESIDENTIAL BUFFER DETAIL

KEY PLAN

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DRAWING LOG

NO.	DATE	DESCRIPTION
1	12/21/2020	INITIAL SUBMITTAL
2	01/04/2021	PLANNING REVIEW
3	01/11/2021	PLANNING REVIEW
4	01/21/2021	PLANNING REVIEW
5		
6		
7		
8		

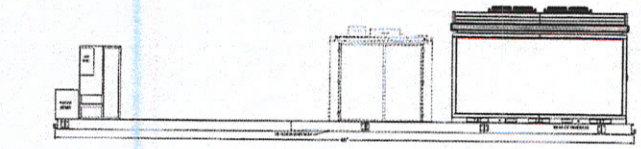
PROJECT: SPRINGFIELD SOLAR, LLC
PV POWER PLANT
IN ASHLAND, VA

DRAWN: LN
CHECKED: CJM
PROJECT NO: 21 JAN 2021

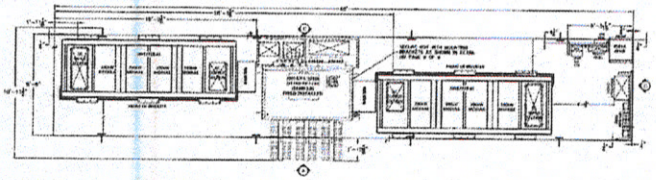
DRAWING TITLE: LANDSCAPE BUFFER DETAIL

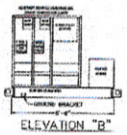
DRAWING NO.: SL2.5

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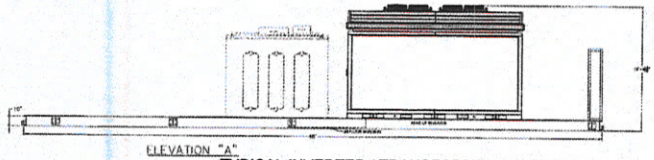


ELEVATION "C"



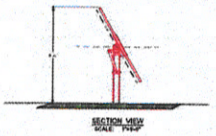


ELEVATION "B"

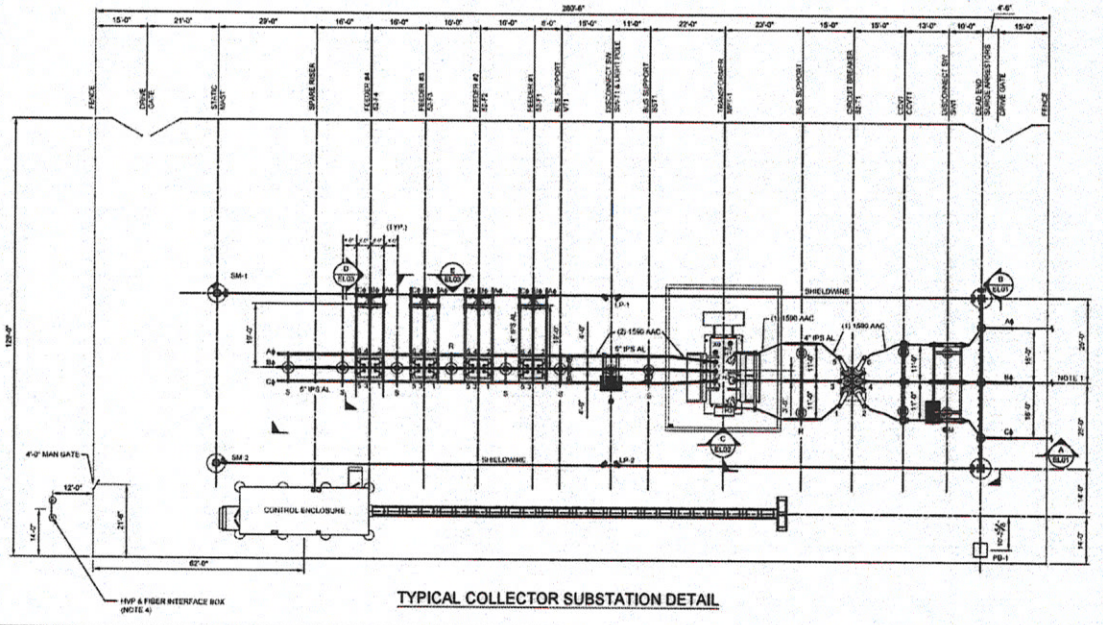


ELEVATION "A"

TYPICAL INVERTER / TRANSFORMER SKID DETAIL



TYPICAL SOLAR ARRAY HEIGHT



TYPICAL COLLECTOR SUBSTATION DETAIL

KEY PLAN

DRAWING LOG

NO.	DESCRIPTION
1	SUBMITTAL
2	SUBMITTAL
3	SUBMITTAL
4	SUBMITTAL
5	SUBMITTAL
6	SUBMITTAL
7	SUBMITTAL
8	SUBMITTAL
9	SUBMITTAL
10	SUBMITTAL
11	SUBMITTAL
12	SUBMITTAL

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SPRINGFIELD SOLAR, LLC
PV POWER PLANT
IN ASHLAND, VA

DESIGNED: LN
DRAWN: CJM
CHECKED:
PROJECT NUMBER: 21 JAN 2021

DRAWING TITLE: DETAILS 2

DRAWING NO.: SL 2.6

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Hanover County, Virginia

Land Use Map

Legend

- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Mech MU Low
- Mech MU High
- Destination Commerce
- Flood Plain

CUP2021-00005

Springfield Farm Solar, L.L.C.

solar facility

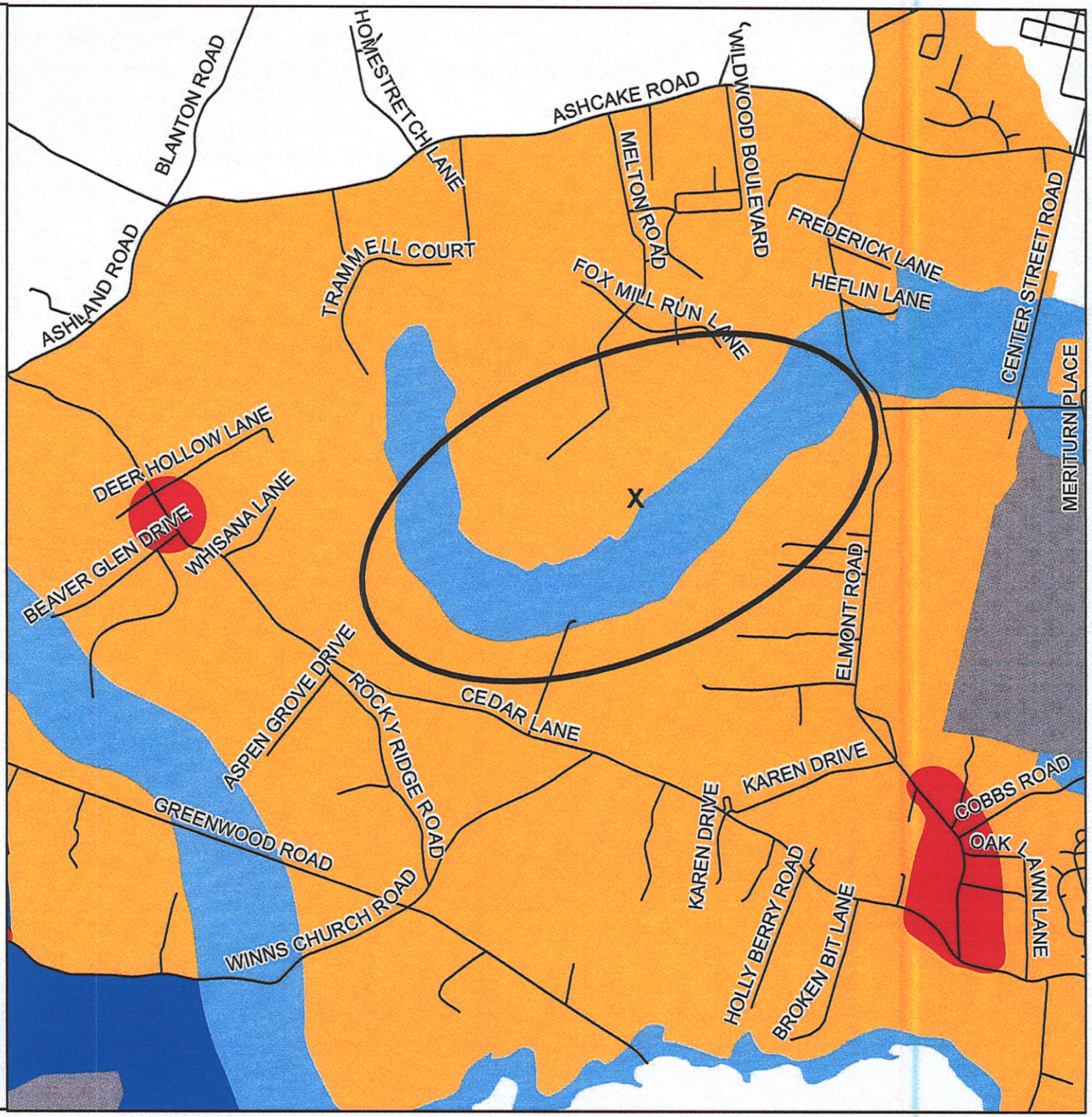
Suburban General Land Use

GPIN: 7768-38-9853, et al.
South Anna & Beaverdam
Magisterial District

N
W E
S

1 inch = 2,500 feet

February 25, 2021



Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees

CUP2021-00005

Springfield Farm Solar, L.L.C.

solar facility

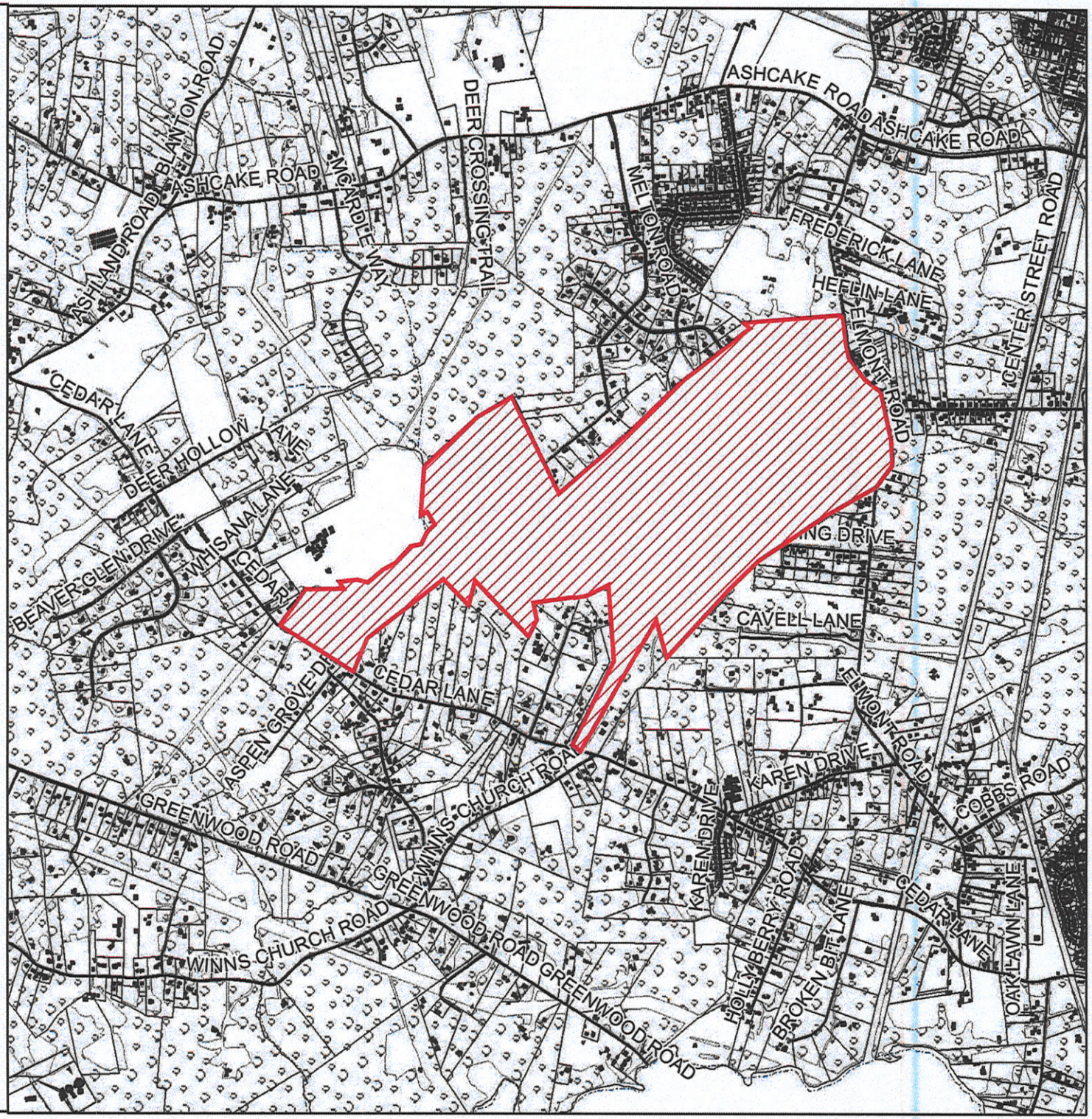
Zoned A-1

GPIN: 7768-38-9853, et al.
South Anna & Beaverdam
Magisterial District

N
W E
S

1 inch = 2,500 feet

February 25, 2021



Hanover County, Virginia

Zoning Map

Legend

Roads	R-1
Water	R-2
Parcels	R-3
CUP	R-4
A-1	R-5
PUD	R-6
RRC	RM
RR-1	MX
RO-1	B-1
PSC	B-2
POB	B-3
PMH	B-4
HE	O-S
AR-1	B-O
AR-2	M-1
AR-6	M-2
RC	M-3
RS	

CUP2021-00005

Springfield Farm Solar, L.L.C.

solar facility

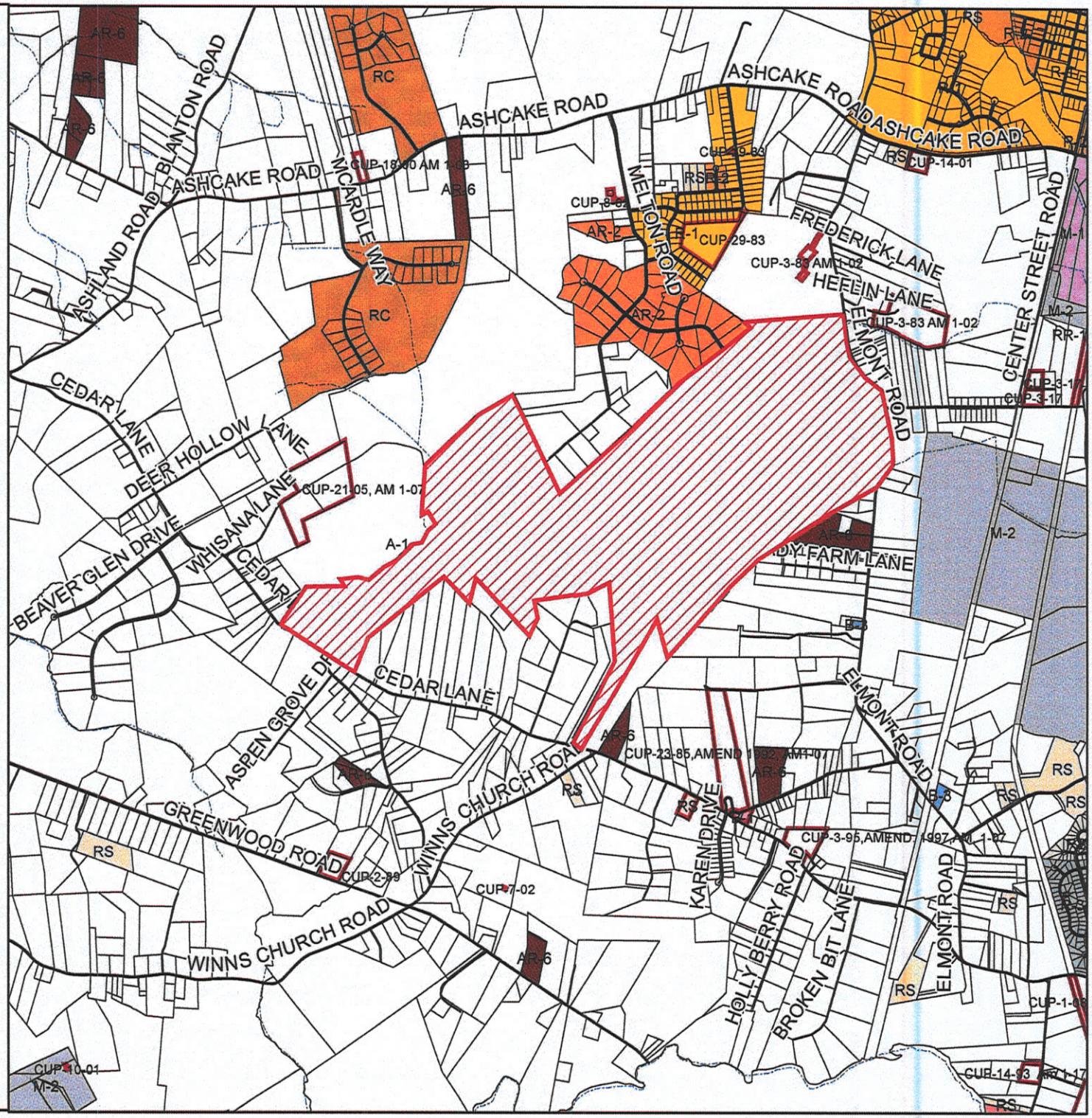
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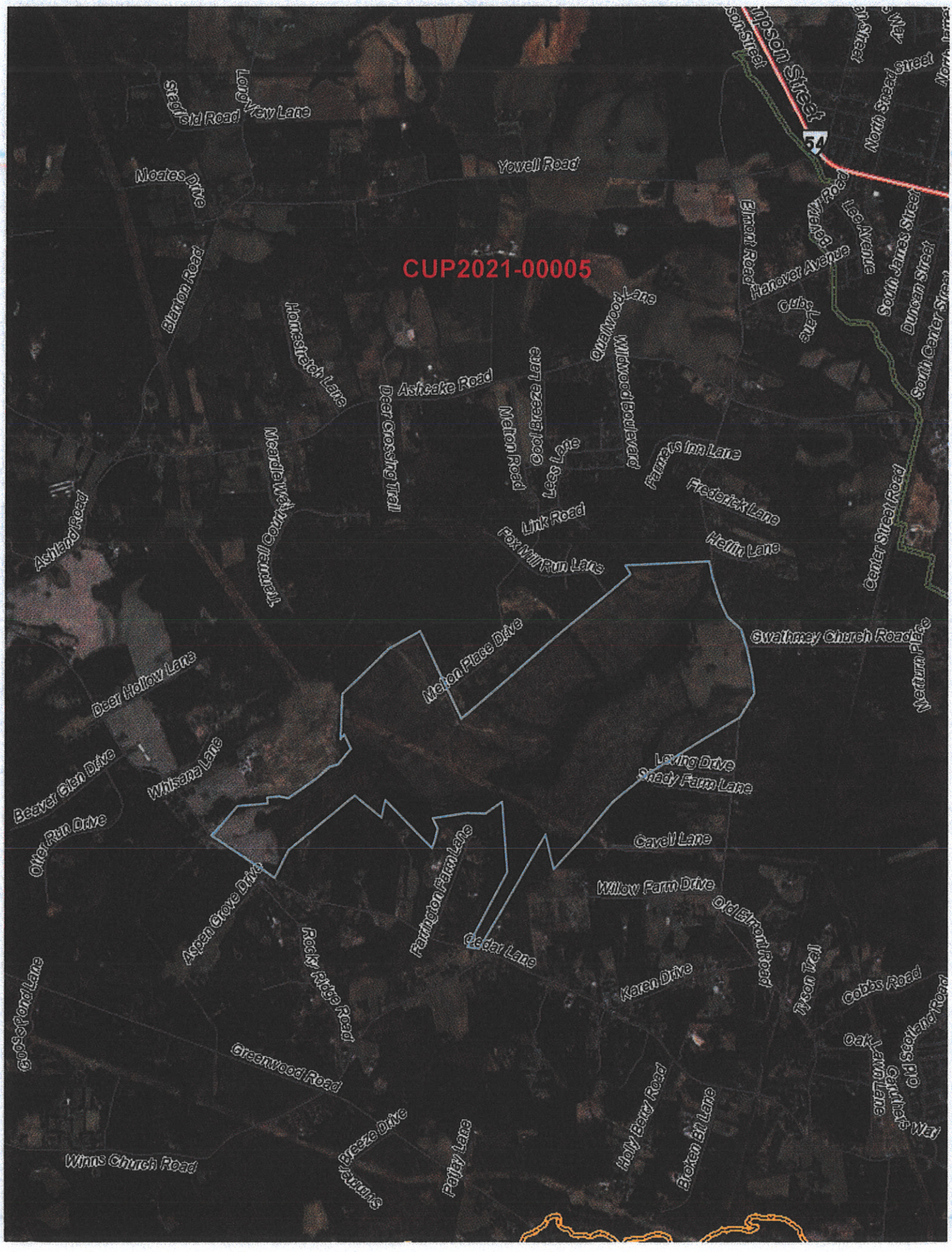
GPIN: 7768-38-9853, et al.
South Anna & Beaverdam
Magisterial District

N
W E
S

1 inch = 2,500 feet

February 25, 2021




CUP2021-00005
Yowell Road
Moates Drive
Blanton Road
Homestretch Lane
Deer Crossing Trail
Ashcake Road
Meandering Way
Ashland Road
Melton Road
Cool Breeze Lane
Lees Lane
Willowood Boulevard
Farmers Inn Lane
Frederick Lane
Link Road
Fox Mill Run Lane
Heflin Lane
Center Street Road
South Center Street
Duncan Street
South James Street
Lee Avenue
Hanover Avenue
Elmont Road
Gabbs Lane
North Street
Thompson Street
Melton Place Drive
Gwathmey Church Road
Medium Place
Deer Hollow Lane
Beaver Glen Drive
Otter Run Drive
Whisaway Lane
Leving Drive
Shady Farm Lane
Cavell Lane
Willow Farm Drive
Old Elmont Road
Tyson Trl
Gabbs Road
Oak Land Lane
Old Stadium Road
Cardinal Way
Aspen Grove Drive
Rocky Ridge Road
Farrington Farm Lane
Cedar Lane
Karen Drive
Goosepond Lane
Greenwood Road
Breeze Drive
Wynnes Church Road
Patsy Lane
Holly Berry Road
Broken Bit Lane