HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR CONDITIONAL USE PERMIT REVIEW
CUP2021-00005, SPRINGFIELD FARM SOLAR LLC
Due Date: 04/21/2023

REQUESTED REVIEWERS:

- Public Works
- Public Utilities
- GIS Department
- Fire Marshal
- VDOT
- Sheriff's Office
- Health Department
- Building Inspections
- Commissioner of Revenue
- Current Planning
- Development Review
- Code Compliance
- Assessor

FROM: Brendan Mchugh

Attached please find copies of the plans for the above-referenced project. Application materials may be found attached to the TRAKiT project. Please post all comments to the TRAKiT project number. If you do not have access to TRAKiT, please complete and return this form to the Planning Department by the due date. You may attach additional sheets, if necessary.

A meeting has been scheduled for Wednesday, April 19, 2023, at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

Recommend approval; No Further Review Necessary
Revisions Required/ Comments Attached
No Comment at this time; please route additional resubmittals
No Comment at this time; do not route resubmittals

DATE:_____ REVIEWED BY:_____

Attachments:
DPW:
DPU:
VDOT:

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

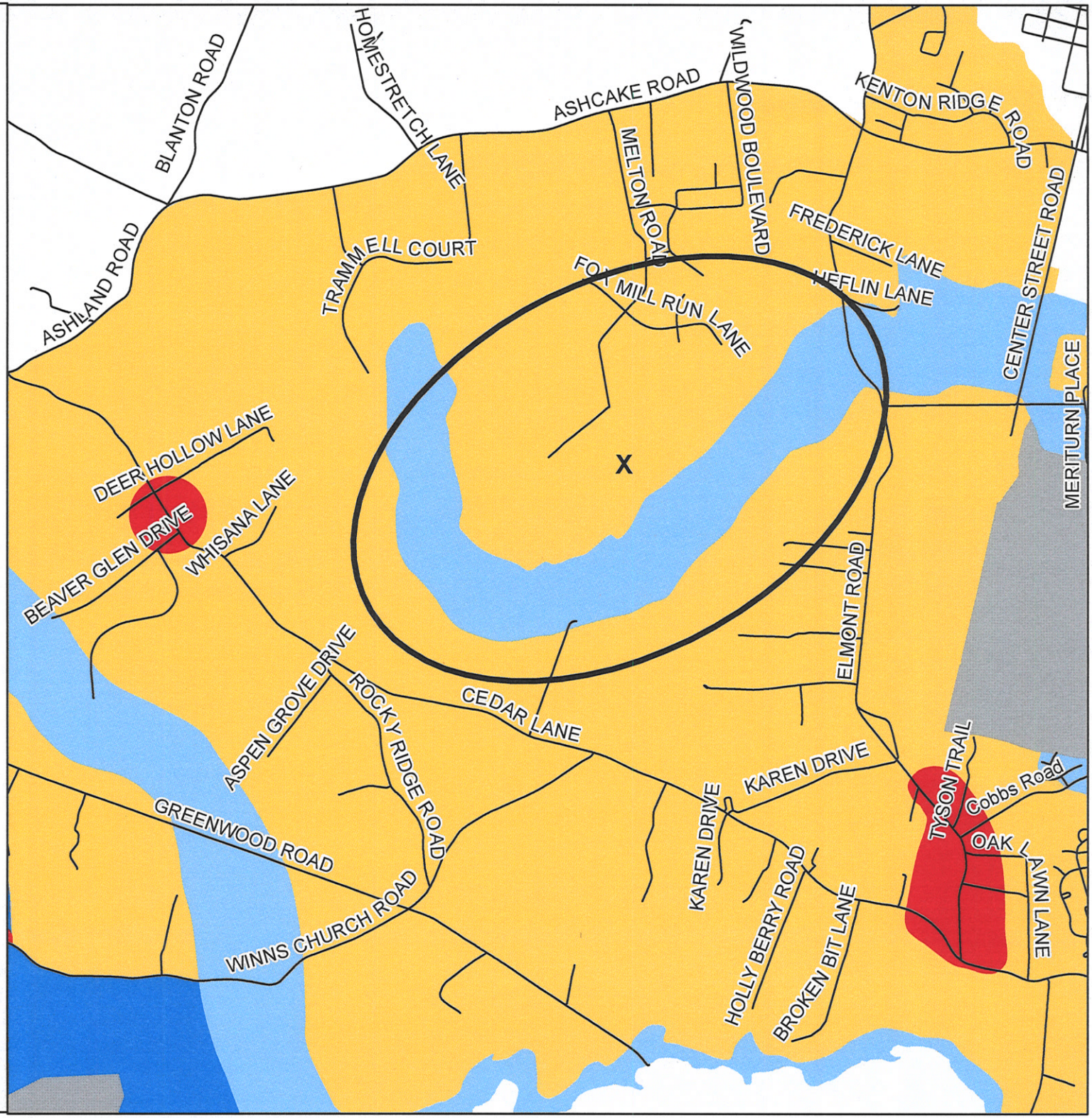
Suburban General Land Use

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

N
W E
S

1 inch = 2,500 feet

April 4, 2023

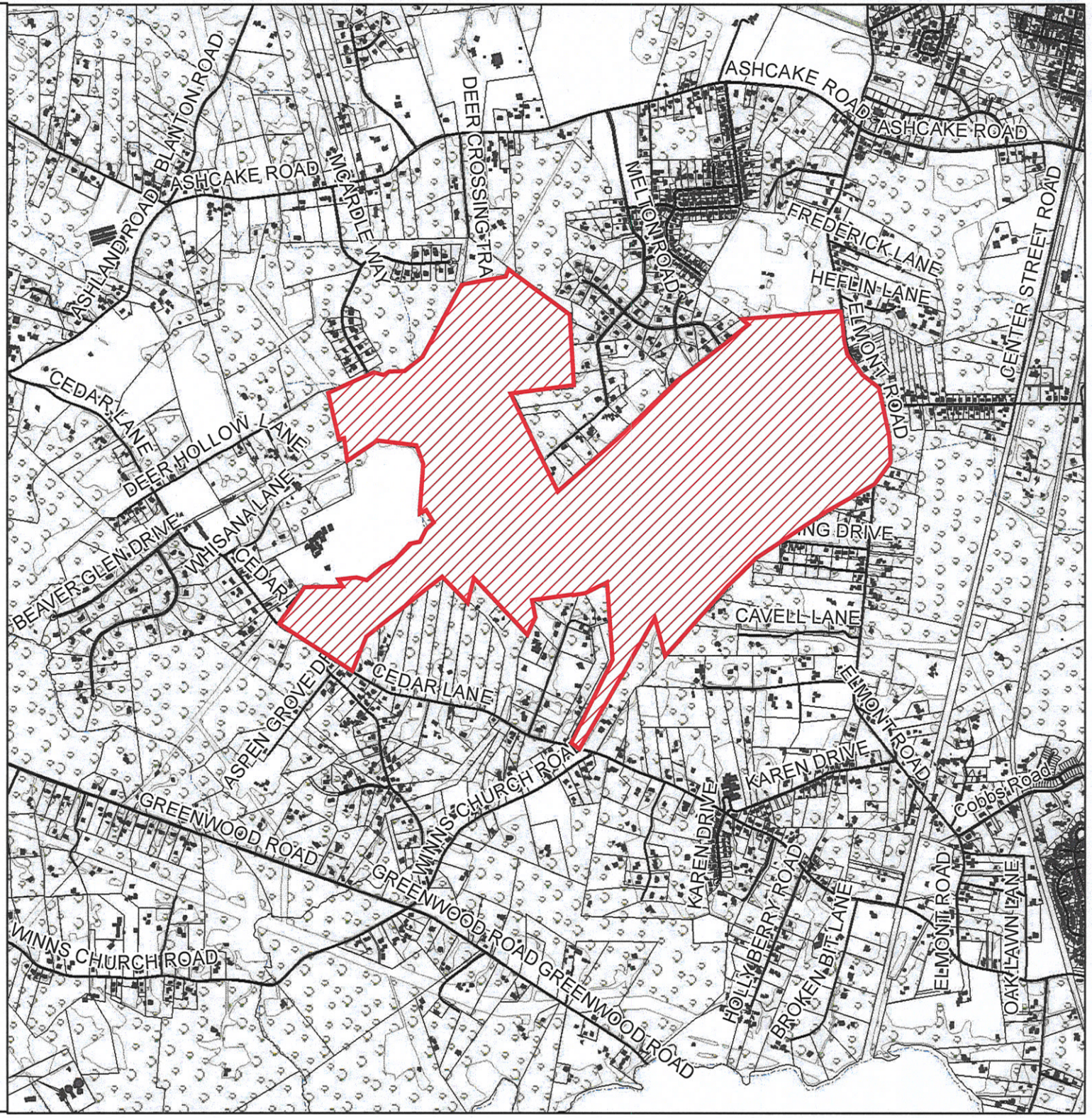


Hanover County, Virginia

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

April 4, 2023

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

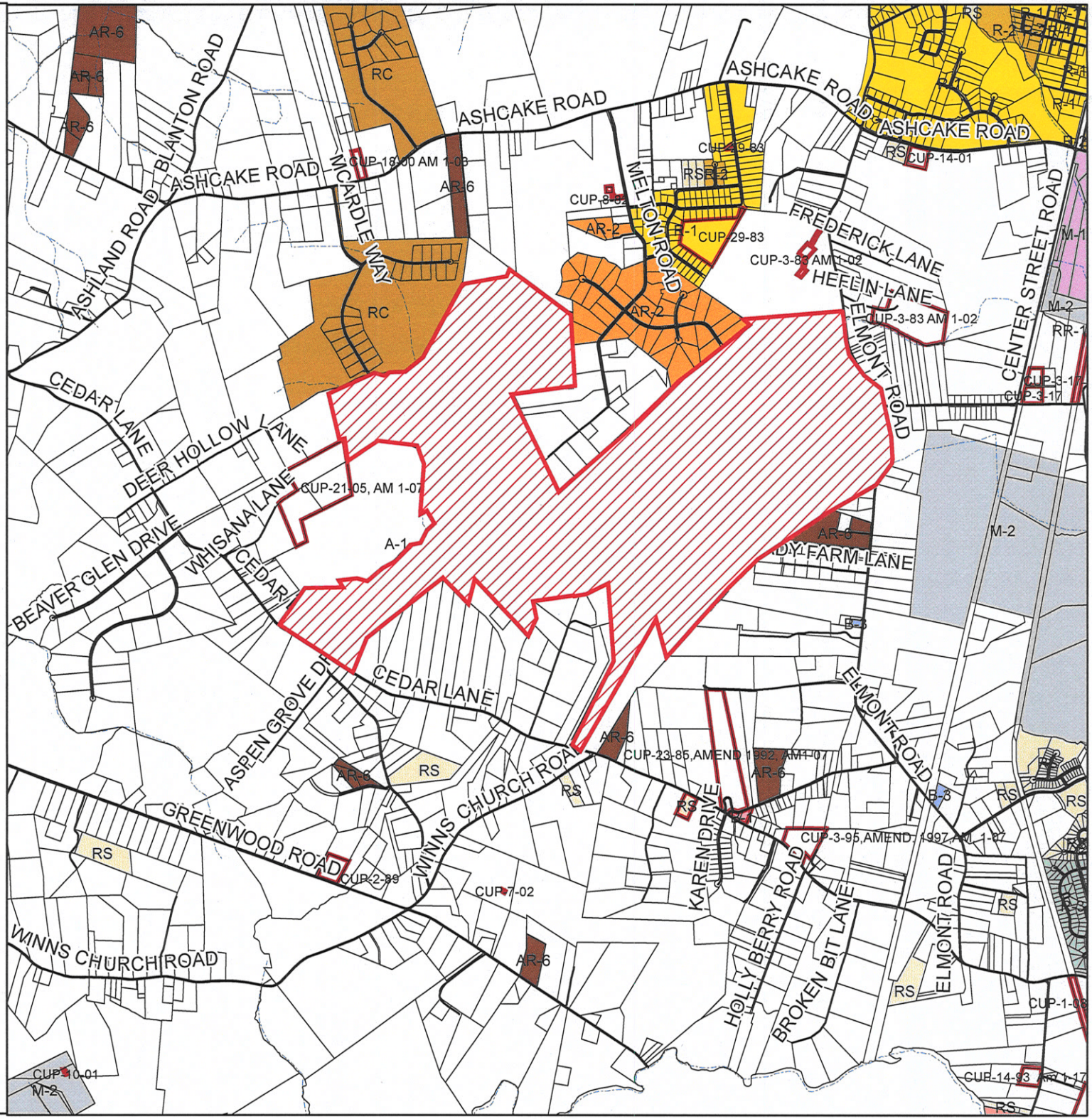
Zoned A-1

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

N
W E
S

1 inch = 2,500 feet

April 4, 2023




REZ2023-00011

CUP2021-0005 - Amendment, Additional Parcel (Gilman)

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 - Cody Jannise
Address: 595 Summer Street, 4th Floor, Stamford, CT 06901

Telephone No. 704-662-0375
Fax No.
Email Address cody.jannise@sunenergy1.com

PARCEL INFORMATION

For multiple parcels, please also complete Page 4 [ ]

GPIN(s)(Tax ID #'s) 7769-52-1910
Total Area (acres/square feet) 177.21
Magisterial District Beaverdam & South Anna
Location Description (Street Address, if applicable) [ ]
Ashcake Road

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

SIGNATURE OF OWNER [ ] POWER OF ATTORNEY [ ] CONTRACT PURCHASER [x] *(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 4-3-23
Print Name Kenny Habul
Signature _____ Date _____
Print Name _____

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

Name Kenny Habul & Cody Jannise
Address: 595 Summer Street, 4th Floor, Stamford, CT 06901

Telephone No. 252-508-6014
Fax No.
Email Address cody.jannise@sunenergy1.com

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

RECEIVED
APR 3 2023
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
7769-52-1910	Print Joel B. Gilman Sign Joel B. Gilman	2898/978	177.21	A-1	N/A
	Print Sign				
	Print Sign				
	Print Sign				
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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 Pierce	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				
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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	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				
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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 may be obtained from the Planning Department.)
- [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 ten (10) 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.
- [ ] 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** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.)**

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 4.3.23

Print Name Kenny Habul

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

595 Summer Street, 4th Floor, Stamford, CT 06901

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

☑ Email cody.jannise@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~~ NC)
) to-wit:
COUNTY OF ~~HANOVER~~ Pitt)

The foregoing instrument was acknowledged before me this 5 day of April, 2023, by Kenny Habul (Name of Applicant).

My commission expires:
March 16, 2024

JACOB CODY JANNISE NOTARY PUBLIC WASHINGTON COUNTY NC

Notary Public

Board of Supervisors Representative: Susan Dibble and J. Robert Monolo

Planning Commission Representative: Larry Leadbetter and Edmonia Iverson

List of Adjacent Property Owners:

GPIN	Name	Address
	Rhyne Residential Development	12507 Trammell Court, Ashland, VA 23005
7769-54-4933	Patricia Ann Ewald	12258 Deer Crossing Trail, Ashland, VA 23005
7769-66-8152	Tracy S. Brown & Thomas E. Stanley	12141 Ashcake Road, Ashland, VA 23005
7769-73-3873	Raymond & Michelle Masoka	12181 Melton Road, Ashland, VA 23005
7769-73-3515	William Mcelory & Cathy Batch	12175 Melton Road, Ashland, VA 23005
7769-73-3146	Ronald Taylor Jr. & Jennifer Digiacomo	12153 Melton Road, Ashland, VA 23005
7769-21-4146	TuckerKipling, LLC	350 Pond View Lane, Manakin-Sabot, VA 23103
7769-21-3951	Jonathan L. Calhorne	350 Pond View Lane, Manakin-Sabot, VA 23103
7769-55-8317	Richard Wade Barnhill & Sylvia S.	6650 Chestnut Church Road, Mechanicsville, VA 23116

NOTIFICATION OF ADJOINING PROPERTY OWNERS continued

List of Adjacent Property Owners:

GPIN	Name	Address
7769-62-8541	Jeannette Sanders & Timothy Sanders	5116 Signal Corps Drive, Fredericksburg, VA 22408

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Springfield Farm Solar, LLC

DATE: 4/3/2023

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, 7769-90-8609, 7779-02-1568, 7779-12-8215, 7768-77-8450, 7769-52-1910

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 by 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 all 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 of 623, LLC, Springfield Farm, LLC, & Richard Gilman JR., 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 business 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 minimal 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: 4.3.23

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.

K Habul — 4.3.23

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

Kenny Habul

(Applicant/Applicant's Representative – Print Name)

CUP2021-0005 - Amendment, Additional Parcel (Gilman)

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:
☑	1. The proposed title of the project, the name of the developer, and the name of the preparer of the plan.	☐
☑	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'	☐
☑	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	☐
☑	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.	☐
☑	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	☐
☑	6. Proposed changes in zoning, if any.	☐
☑	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	☐
☑	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	☐
☑	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.	☐
☑	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	☐
☑	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	☐

April 3, 2023

Via U.S. First Class Mail

RE: Community Awareness Meeting
Springfield Farm Solar, LLC
May 17, 2023 at 6:00pm

Springfield Farm Solar, LLC has scheduled a community awareness meeting where representatives from Springfield Farm Solar, LLC and SunEnergy1, LLC, the developer and construction contractor, will discuss their plans to construct a proposed solar facility located approximately North of Cedar Lane and West of Elmont Road in Ashland, Virginia in South Anna and Beaverdam Districts, Hanover County as shown in Exhibit A.

The community awareness meeting will be held in-person on May 17, 2023 at the Ashland Public Library, 201 S. Railroad Avenue, Ashland Virginia 23005 from 6:00pm to 7:00pm.

Springfield Farm Solar representatives will give an informal presentation on the proposed solar facility. This community awareness meeting will provide an opportunity for the community to learn about the proposed project and will serve to establish a dialogue between representatives of the proposed solar project and nearby property owners. It will also provide Springfield Farm Solar and SunEnergy1 representatives with additional feedback on the project from the community. Our staff will be available to answer any questions from the community following the presentation.

The County of Hanover has requested that Springfield Farm Solar, LLC conduct this community awareness meeting with all adjacent property owners to inform them of the proposed solar facility project. Your attendance is highly encouraged, and we would greatly appreciate your participation.

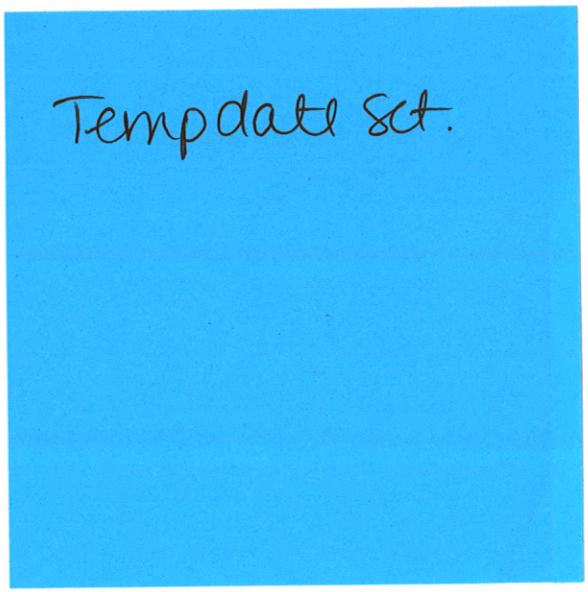
If you have any questions or comments please do not hesitate to contact me at (252) 508-6014

Sincerely,

Springfield Farm Solar, LLC

Cody Jannise

By: Cody Jannise
Field Operations Manager



CONDITIONAL USE PERMIT & SPECIAL EXEMPTION APPLICATION

SPRINGFIELD FARM SOLAR, LLC PROPOSED SOLAR PROJECT

Below is a quick reference of explanation of April 2023 changes from the previously submitted Conditional Use Permit application (CUP2021-0005). The applicant added additional parcel (7769-52-1910) owned by Richard W. Gilman Jr. This addition increases the total project site from approximately 778 acres to approximately 938 acres, per the surveys. The actual approximate fenced project area is now 326 acres.

Updated components of the Application:

- Project overview to include additional parcel
- Application to include additional parcel
- Checklist of requirements for additional parcel
- Acknowledgement of application fee for additional parcel
- Adjoining property owners, Board of Supervisors, and Planning Commissions for additional Parcel
- Notification of Zoning Application Submittal for additional parcel
- Historic Site analysis confirmation for additional parcel
- Compliance with VDOT & County traffic impact analysis requirements confirmation for additional parcel
- Sketch plan checklist and sketch plans for additional parcel
- Community Awareness Meeting letter

CONDITIONAL USE PERMIT & SPECIAL EXEMPTION APPLICATION

SPRINGFIELD FARM SOLAR, LLC PROPOSED SOLAR PROJECT

Project Overview:

Springfield Farm Solar, LLC (the "Applicant") is proposing to build an 80 MW (AC) renewable energy generating facility within the Town of Ashland, Virginia Hanover County. The facility will be constructed on approximately 938 acres of land zoned Agricultural, of which only approximately 326 acres will consist of panels and fenced area. The site is located approximately in and near 12384 Cedar Lane Ashland, VA.

This 80 MW AC project will be a ground-mounted solar photovoltaic facility utilizing single-axis tracking system. There will be a 6-foot security fence with a 1-foot barbed wire which will encompass the entire solar facility. Additionally, there will be 40-foot wide security access gates to allow access to the site. Once the solar farm has been constructed, it is anticipated the crew will visit the site four to six times a year. There will be no additional burden to Hanover County infrastructure including the roadway, water service, sewer service, schools or fire/police.

The panels do not generate any noise nor emissions and are remotely monitored on a 24-hour basis.

Major Facility Components:

The facility is a single-axis tracking, ground-mounted solar photovoltaic system. The facility will be comprised of solar panels, inverters, transformers, racking, posts, wiring, utility poles, communication poles, weather components, security camera, collector station and accessories. Additionally, as discussed above 40 feet entrance gates will be installed, in addition to a 6 feet fence with a 1-foot barbed wire will surround the perimeter of the entire solar facility.

Panel Glare:

The panels used in this project are designed to absorb solar energy from the sun and convert it into electricity. The panels are designed with anti-reflective glass front surfaces to capture and retain as much of the solar spectrum as possible. Therefore, the panels will not generate glare.

Construction Timeframe & Job Creation:

We anticipate construction will take six months to 1 year from issuance of a building permit and intend to hire local vendors and subcontractors whenever possible. We anticipate the creation of 1000 full-time jobs during the construction of the project.

Permits:

The applicant, Springfield Farm Solar, LLC will comply with all local building codes, Virginia Department of Environmental Quality Permit by Rule requirements, storm-water and erosion control standards, Federal Energy Regulatory Commission and Hanover County regulations to ensure a safe and viable development for Hanover County and its residents.

> Condition Use Permit (CUP): Due to various studies/analysis performed by PJM interconnection provider and the utility, Virginia Electric and Power Company, the applicant seeks a CUP with a minimum expiration, no earlier than 36 months after the date of issuance of the Conditional Use Permit. This will support the duration needed for the above-mentioned entity to perform system upgrade and provide the applicant the needed time to receive the various permits needed for the project to start the construction of the facility.

Site Control:

Applicant has entered into an Option to Lease agreement with the property owners 623, LLC, Springfield Farm, Inc., and Richard W. Gilman Jr. The Applicant will own 100% of the generating facility built on the site.

Water Quality Compliance:

The project, when completed, will include open space. The open space will consist of an herbaceous vegetative cover which will not be fertilized once it is established. Nutrient loading will be greatly reduced compared to typical farming methods.

Runoff will also be reduced compared to plowed and/or row crops. The consistent vegetative cover will slow the runoff, increase concentration time, and ultimately reduce the silt and sediment runoff compared to an actively farmed field.

The applicant will acquire all necessary permits including but not limited to erosion control, stormwater, wetland, endangered species prior to construction.

Vegetative Buffer, Setback & Height Limitation:

This project will implement at minimum a setback of 125 feet from all major public roadways and residential property boundary. Additionally, vegetative buffer will also be implemented along the roadway and along all residential boundaries.

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.

RECEIVED
APR 3 2023
HANOVER COUNTY
PLANNING OFFICE

CDS COMMERCIAL DUE DILIGENCE SERVICES

1 TITLE DESCRIPTION

All that tract, piece or parcel of land lying in South Anna District, Hanover County, Virginia, containing 178.21 acres, more or less, bounded on the North by the lands of W. P. Gilman and lands formerly of Kilroe's Estate and Allen's Estate; on the East by lands formerly belonging to Edwards; on the South by lands formerly belonging to Sutton and Tomkins; and on the West by lands formerly belonging to Woodson and lands of W. P. Gilman; together with a right-of-way 20 feet wide leading from the Northwest corner of the land herein described, where it corners with the said W. P. Gilman and Allen's Estate, and running along the line of said Kilroe's and Allen's Estates to the public road leading from Ashland to Goochs, being more particularly described and shown as Lots 5 and 6 on a Plat of Survey by Worthan Pleasants of record in Plat Book 6, page 175, Plats Nos. 4 and 5.

Less and Except 1 acre of land conveyed by Deed of Boundary Adjustment dated November 5, 2007 and recorded November 16, 2007 in Deed Book 2892 at page 979.

Note - The land shown hereon is the same as that described in Chicago Title Insurance Company, Commitment No. 202300023VA, dated January 15, 2023 at 8:00 AM.

2 TITLE INFORMATION

The Title Description and Schedule B items hereon are from Chicago Title Insurance Company, Commitment No. 202300023VA, dated January 15, 2023 at 8:00 AM.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

(3) Terms, provisions, conditions and easements set forth in that certain Deed of Boundary Adjustment by and between Stoney Marshall, Chester Marshall, W. Richard Gilman, Jr., et al., recorded in Deed Book [illegible] at page [illegible]. SHOWN HEREON.

(4) All matters shown on the plat recorded in Plat Book 6, page 175. AFFECTS THE SUBJECT PROPERTY. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDS OF THE SUBJECT PROPERTY.

(5) Terms, provisions, conditions and easements set forth in that certain Deed by and between L.H. Gilman, Willie Gilman [illegible] and Willie P. Gilman, recorded in Deed Book [illegible] at page [illegible]. AFFECTS THE SUBJECT PROPERTY. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDS OF THE SUBJECT PROPERTY.

(6) Terms, provisions, conditions and easements set forth in that certain Deed by and between Melvin Wallinger and S.D. Quarles Lumber Company, Inc., recorded in Deed Book [illegible] at page [illegible]. AFFECTS THE SUBJECT PROPERTY. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDS OF THE SUBJECT PROPERTY.

(7) Terms, provisions, conditions and easements set forth in that certain Resolution between Willie R. Gilman and S.D. Quarles Lumber Company, Inc., recorded in Deed Book [illegible] at page [illegible]. AFFECTS THE SUBJECT PROPERTY. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDS OF THE SUBJECT PROPERTY.

(8) Terms, provisions, conditions and easements set forth in that certain Deed by and between S.D. Quarles Lumber Company, Inc. and Willie R. Gilman, recorded in Deed Book [illegible] at page [illegible]. AFFECTS THE SUBJECT PROPERTY. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDS OF THE SUBJECT PROPERTY.

(9) Terms, provisions, conditions and easements set forth in that certain Deed of Gift by and between Willie R. Gilman, Joel B. Gilman, et al., recorded in Deed Book [illegible] at page [illegible]. AFFECTS THE SUBJECT PROPERTY. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDS OF THE SUBJECT PROPERTY.

(10) Terms, provisions, conditions and easements set forth in that certain Deed of Gift by and between Willie R. Gilman, Joel B. Gilman, et al., recorded in Deed Book [illegible] at page [illegible]. AFFECTS THE SUBJECT PROPERTY. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDS OF THE SUBJECT PROPERTY.

(11) Terms, provisions, conditions and easements set forth in that certain Deed of Gift by and between Willie R. Gilman, Joel B. Gilman, et al., recorded in Deed Book [illegible] at page [illegible]. AFFECTS THE SUBJECT PROPERTY. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDS OF THE SUBJECT PROPERTY.

(12) Terms, provisions, conditions and easements set forth in that certain Deed of Gift by and between Willie R. Gilman, Joel B. Gilman, et al., recorded in Deed Book [illegible] at page [illegible]. AFFECTS THE SUBJECT PROPERTY. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDS OF THE SUBJECT PROPERTY.

(13) Terms, provisions, conditions and easements set forth in that certain Deed of Gift by and between Willie R. Gilman, Joel B. Gilman, et al., recorded in Deed Book [illegible] at page [illegible]. AFFECTS THE SUBJECT PROPERTY. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDS OF THE SUBJECT PROPERTY.

(14) Easement granted to American Telephone and Telegraph Company of Virginia recorded in Deed Book [illegible] at page [illegible]. LOCATION CANNOT BE DETERMINED. NO PLOTTABLE ITEMS.

(15) Easement granted to Plantation Pipe Line Company recorded in Deed Book [illegible] at page [illegible]. AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.

(16) Easement granted to Virginia Electric and Power Company recorded in Deed Book [illegible] at page [illegible]. AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.

(17) Easement granted to Virginia Electric and Power Company recorded in Deed Book [illegible] at page [illegible]. AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.

SURVEYOR CERTIFICATION

To
Commercial Due Diligence Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 19 AND [illegible] of Table A thereof. The fieldwork was completed on December 21, 2022.

Date of Plat or Map: December 27, 2022

George E. Nagel
Professional Land Surveyor 2766

COMMONWEALTH OF VIRGINIA
GEORGE EDWARD NAGEL
Lic. No. 2766
LAND SURVEYOR

Approved CDS Surveyor

Surveyors Name: George Nagel
Address: 981 Mt. Aetna Road
Hagerstown, MD 21740
Telephone Number: 301-733-8503
email: gnagel@foxassociatesinc.com

5 FLOOD INFORMATION

By graphic plotting only, this property is located within Zone A of the Flood Insurance Rate Map, FEMA Panel No. 51085C0250B, which bears an effective date of December 02, 2008 and IS located in a Special Flood Hazard Area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Special Flood Hazard Area, Zone A - Subject to inundation by the 1% annual chance flood, no base flood elevations determined.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

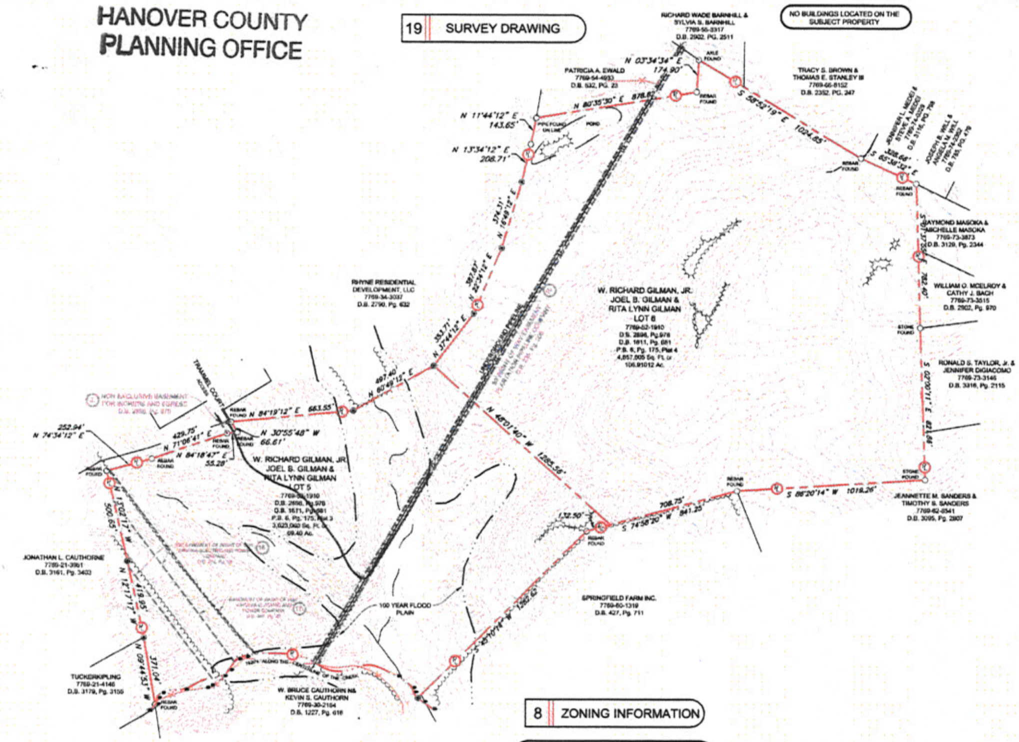
7 POSSIBLE ENCROACHMENTS

NO OBSERVABLE ENCROACHMENTS

8 ZONING INFORMATION

No Zoning Report Furnished

19 SURVEY DRAWING



13 LAND AREA

LOT 5 = 4,857,005 square feet or 108.91 Acres
LOT 6 = 3,023,060 square feet or 69.40 Acres
TOTAL AREA = 7,880,065 square feet or 178.31 acres

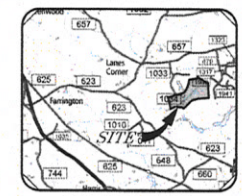
14 BUILDING AREA

NO BUILDINGS LOCATED ON THE SUBJECT PROPERTY

15 BUILDING HEIGHT

NO BUILDINGS LOCATED ON THE SUBJECT PROPERTY

16 VICINITY MAP



SCALE - 1" = 2000'

SCALE : 1" = 300'

17 NORTH ARROW/SCALE

0 150 300 600

12 PARKING INFORMATION

No parking spaces were observed in the process of the survey

10 BASIS OF BEARINGS

The bearings shown hereon are based on a field run survey performed by Fox & Associates, Inc. using conventional and GNSS equipment to determine Grid North based on the Virginia Coordinate System of 1983.

11 SURVEYOR'S NOTES

1. No observable evidence of earth moving work, building construction or building additions within recent months.

2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.

3. Property has physical access to Trammell Court, a Public Right of Way, over a 50' Ingress & Egress easement.

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

5. In regards to ALTA Table A Item 11(a), no underground utility plans and/or reports have been provided by the client at the time this survey was performed.

6. The wetlands shown hereon are taken from the National Wetlands Inventory Map.

5 LEGEND

(symbol)	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(symbol)	CONCRETE
M/L	MORE OR LESS
(symbol)	RAILROAD TRACK
(symbol)	FENCE
(N.T.S.)	NOT TO SCALE
℄	CENTERLINE
(M)	MEASURED CALL
(R)	RECORD CALL
(symbol)	SET MAG NAIL (MNS)
(symbol)	FOUND X-CUT
(symbol)	HANDICAP PARKING
(symbol)	WATER VALVE
(symbol)	MANHOLE
(symbol)	TELEPHONE BOX
(symbol)	UTILITY POLE
(symbol)	FIRE VALVE
(symbol)	ELECTRIC METER
(symbol)	GAS METER
(symbol)	ELECTRIC CONTROL CABINET
(symbol)	LIGHT POLE
(symbol)	ELECTRIC TRANSFORMER
(symbol)	OVERHEAD ELECTRIC LINES
(symbol)	BUILDING SETBACK LINE
(symbol)	EASEMENT LINE

Key to CDS ALTA Survey

1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE 'B' ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 POSSIBLE ENCROACHMENTS
8 ZONING INFORMATION
9 LEGEND
10 BASIS OF BEARING
11 SURVEYOR'S NOTES
12 PARKING INFORMATION
13 LAND AREA
14 BUILDING AREA
15 BUILDING HEIGHT
16 VICINITY MAP
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS

18 CLIENT INFORMATION

ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

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: 888.322.7371

Drwn By:	R.E.N.	Date: 02/22/2023	Revision: Revised to show wetlands
Surveyor Ref.No:	6793	Date:	Revision:
Aprvd By:	G.E.N.	Date:	Revision:
Field Date:	DECEMBER 21, 2022	Date:	Revision:
Scale:	1"=300'	Date:	Revision:

Prepared For:
SPRINGFIELD SOLAR, LLC

Client Ref. No:

20 PROJECT ADDRESS

7769-52-1910
Springfield, VA

Project Name:
Springfield Solar II (Gilman)

CDS Project Number:
22-11-0130

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Sheet 1 of 3

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.

C-06963

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.

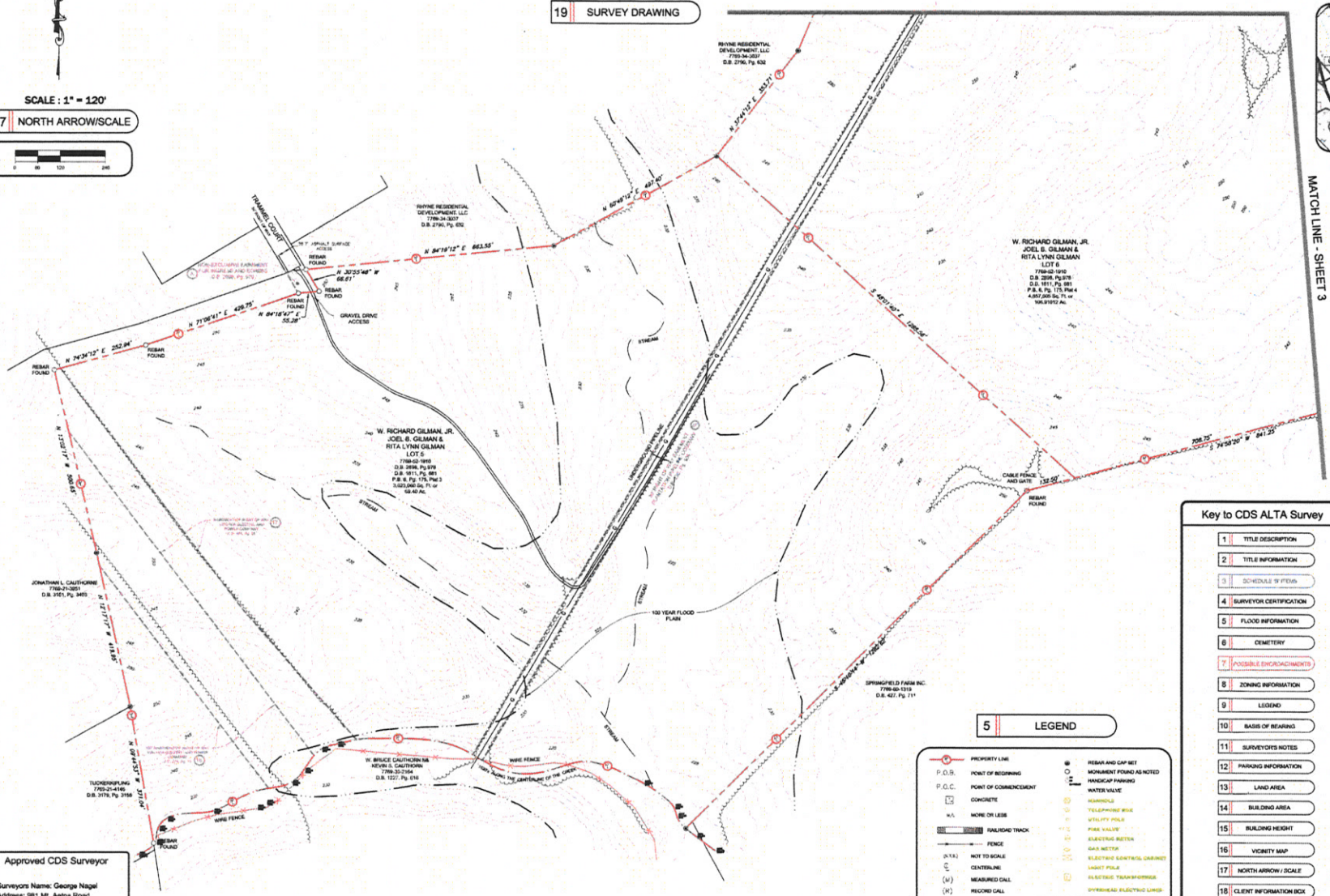
CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING

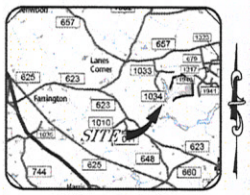
SCALE : 1" = 120'

17 NORTH ARROW/SCALE

0 60 120 240



16 VICINITY MAP



SCALE - 1" = 2000'

11 SURVEYOR'S NOTES

1. No observable evidence of earth moving work, building construction or building additions within recent months.

2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.

3. Property has physical access to Trammel Court, a Public Right of Way, over a 50' Ingress & Egress easement.

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

5. In regards to ALTA Table A Item 11(a), no underground utility plans and/or reports have been provided by the client at the time this survey was performed.

18 CLIENT INFORMATION

5 LEGEND

PROPERTY LINE	REBAR AND CAP SET
P.O.B. POINT OF BEGINNING	MONUMENT FOUND AS NOTED
P.O.C. POINT OF COMMENCEMENT	HANDICAP PARKING
CONCRETE	WATER VALVE
M/L MORE OR LESS	MANHOLE
RAILROAD TRACK	TELEPHONE BOX
FENCE	UTILITY POLE
(N.T.S.) NOT TO SCALE	FIRE VALVE
CENTERLINE	ELECTRIC METER
(M) MEASURED CALL	GAS METER
(R) RECORD CALL	ELECTRIC CONTROL CABINET
	LIGHT POLE
	ELECTRIC TRANSFORMER
	OVERHEAD ELECTRIC LINES
	BUILDING SETBACK LINE
	EASEMENT LINE

Key to CDS ALTA Survey

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5	FLOOD INFORMATION
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7	POSSIBLE ENCROACHMENTS
8	ZONING INFORMATION
9	LEGEND
10	BASIS OF BEARING
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12	PARKING INFORMATION
13	LAND AREA
14	BUILDING AREA
15	BUILDING HEIGHT
16	VICINITY MAP
17	NORTH ARROW / SCALE
18	CLIENT INFORMATION BOX
19	SURVEY DRAWING
20	PROJECT ADDRESS

Approved CDS Surveyor

Surveyors Name: George Nagel
Address: 981 Mt. Aetna Road
Hagerstown, MD 21740
Telephone Number: 301-733-8503
email: gnagel@foxassociatesinc.com

ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" Effective February 23, 2021

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.firstamoda.com
Toll Free: 888.322.7371

Drwn By:	R.E.N.	Date: 02/22/2023	Revision: Revised to show -vistamb
Surveyor Ref.No:	5193	Date:	Revision:
Aprvd By:	G.E.N.	Date:	Revision:
Field Date:	DECEMBER 21, 2022	Date:	Revision:
Scale:	1"=300'	Date:	Revision:

Prepared For:

SPRINGFIELD SOLAR, LLC

Client Ref. No:

20 PROJECT ADDRESS

7789-52-1910
Springfield, VA

Project Name:
Springfield Solar II (Gilman)

CDS Project Number:
22-11-0130

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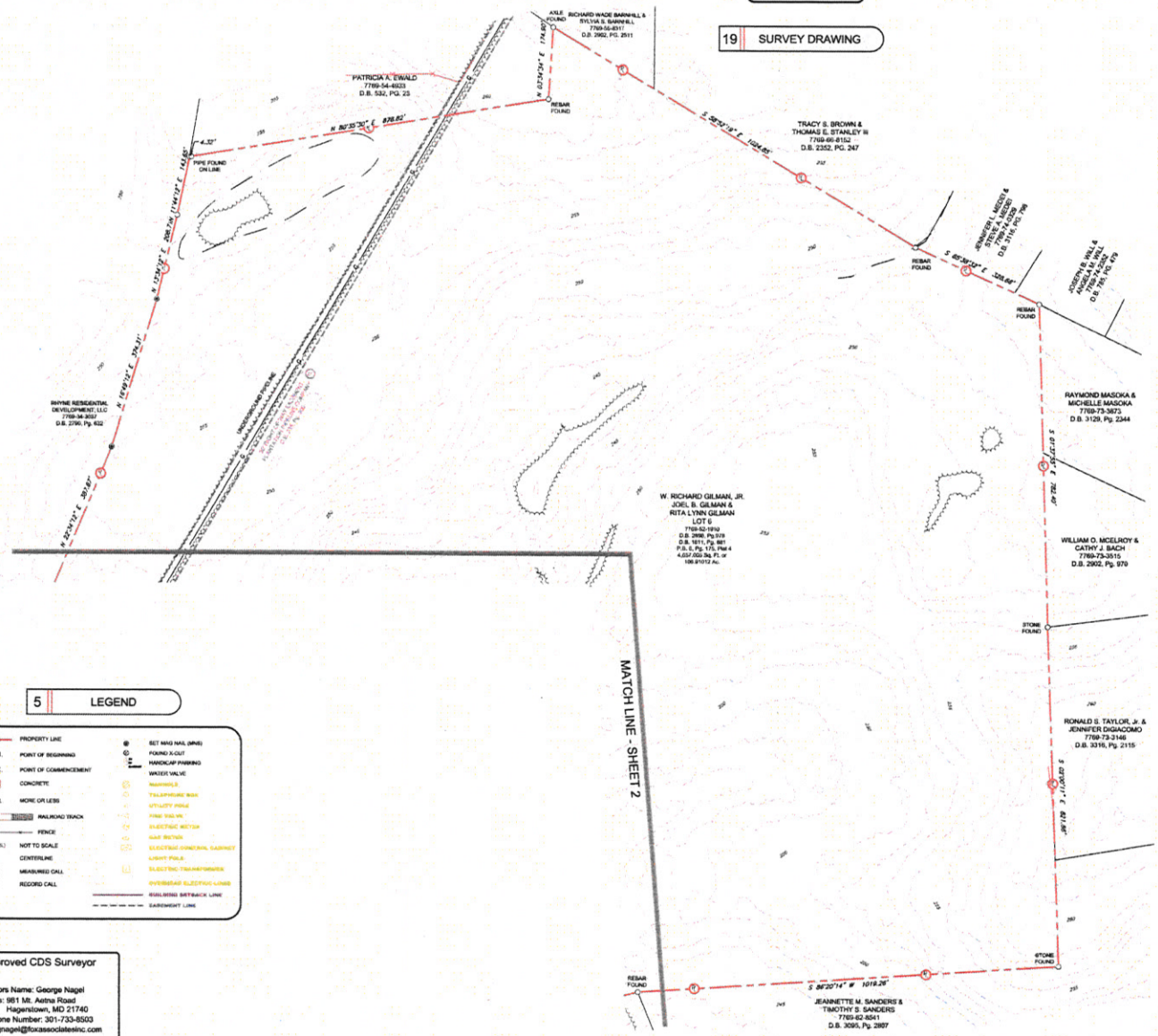
This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

D-06963

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



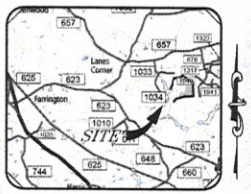
5 LEGEND

	PROPERTY LINE		SET MAG NAIL (MNE)
P.O.B.	POINT OF BEGINNING		FOUND X-CUT
P.O.C.	POINT OF COMMENCEMENT		HANDICAP PARKING
	CONCRETE		WATER VALVE
M/L	MORE OR LESS		MANHOLE
	RAILROAD TRACK		TELEPHONE BOX
	FENCE		UTILITY POLE
(N.T.S.)	NOT TO SCALE		FIRE HYDRANT
	CENTERLINE		ELECTRIC METER
(M)	MEASURED CALL		GAS METER
(R)	RECORD CALL		ELECTRIC CONTROL CABINET
			LIGHT POLE
			ELECTRIC TRANSFORMER
			OVERHEAD ELECTRIC LINES
			BUILDING SETBACK LINE
			EASEMENT LINE

Approved CDS Surveyor

Surveyors Name: George Nagel
Address: 981 Mt. Aetna Road
Hagerstown, MD 21740
Telephone Number: 301-733-8503
email: gnagel@foxassociatesinc.com

16 VICINITY MAP



SCALE - 1" = 2000'

11 SURVEYOR'S NOTES

1. No observable evidence of earth moving work, building construction or building additions within recent months.

2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.

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5. In regards to ALTA Table A item 11(a), no underground utility plans and/or reports have been provided by the client at the time this survey was performed.

SCALE : 1" = 120'

17 NORTH ARROW/SCALE

0 60 120 240

18 CLIENT INFORMATION

Key to CDS ALTA Survey

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20	PROJECT ADDRESS

ALTA/NSPS Land Title Survey

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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: 888.322.7371

Drawn By:	RJE.N.	Date:	02/22/2023
Surveyor Ref.No:	6793	Revision:	Revised to show utilities
Aprvd By:	G.E.N.	Date:	
Field Date:	DECEMBER 21, 2022	Revision:	
Scale:	1"=300'	Date:	
		Revision:	
		Date:	
		Revision:	

Prepared For:

SPRINGFIELD SOLAR, LLC

Client Ref. No:

20 PROJECT ADDRESS

7769-52-1910
Springfield, VA

Project Name:
Springfield Solar II (Gilman)

CDS Project Number:
22-11-0130

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2-06863

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 950.6 acres, more or less, with all improvements thereon, as shown on the plat of William Hugh Redd, C.L.S., dated August and September, 1900, 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.

This description was taken from the deed recorded in Book 427, Page 711.

ADJACENT LAND OWNERS

1. N/F: MILLS STEVEN W & 12384 DOWLGL RD ASHLAND VA 23005 APN: 7799-39-4533
2. N/F: BARRETT LOIS M 12325 ELMONT ROAD ASHLAND VA 23005-0520 APN: 7799-20-4448
3. N/F: THOMPSON ROBERT C & MONICA A 12311 ELMONT ROAD ASHLAND VA 23005 APN: 7799-29-1034
4. N/F: OVERBY WILLIAM J & ROBERTA L 11449 HUNTSVER LANE ASHLAND VA 23005 APN: 7799-19-9824
5. N/F: LLOYD BRANDON C S LLOYD RACHEL J W/F 11461 LOWING DRIVE ASHLAND VA 23005 APN: 7799-19-0518
6. N/F: AMAN GERALD AND ANN LIVING TRUST 11459 SHADY FARM LANE ASHLAND VA 23005 APN: 7799-59-9526
7. N/F: LIBERTY HOMES VA INC 6048 GIBSON COUNTY PKWY MEDINBURG ELLE VA 23114 APN: 7799-09-7973
8. N/F: GREGORY HUNTER MATTHEW 11453 SHADY FARM LANE ASHLAND VA 23005 APN: 7799-59-0570
9. N/F: MULLEN DALE G 11403 ELMONT ROAD ASHLAND VA 23005 APN: 7799-18-7782
10. N/F: RATLIFF STEVEN A & STANLEY SANDRA G 11405 CAVELL LANE ASHLAND VA 23005 APN: 7799-59-0491
11. N/F: CLARK JULIET INGRID & CLARK ADAM CHRISTOPHER 11433 CAVELL LANE ASHLAND VA 23005 APN: 7799-97-8984
12. N/F: CAMERON GARY L 12015 KELLOGG HALL DRIVE ASHLAND VA 23005 APN: 7799-97-0098
13. N/F: GURLEY MARY E 12144 CEDAR LANE ASHLAND VA 23005-0000 APN: 7799-57-1155
14. N/F: HENLEY LEWIS L 12126 CEDAR LANE ASHLAND VA 23005-0000 APN: 7799-77-9101
15. N/F: TREALER GINA 11232 DUDE RANCH ROAD GLEN ALLEN VA 23059 APN: 7799-76-5527
16. N/F: CAMPBELL GREGORY S & SUSAN B 11239 FARRINGTON FARMS LANE ASHLAND VA 23005 APN: 7799-78-2566
17. N/F: HAUSER JR ROY WILLIAM & HAUSER JENNIFER INT 11421 FARRINGTON FARM LN ASHLAND VA 23005 APN: 7799-69-8675
18. N/F: DAVIS RONALD D & ZHANG LEI INT 11429 FARRINGTON FARM LANE ASHLAND VA 23005 APN: 7799-69-6273
19. N/F: GILL WESLEY & GILL ASHLEY E W/E 11395 FARRINGTON FARM LANE ASHLAND VA 23005 APN: 7799-67-3897
20. N/F: DAVIS RONALD D JR 15422 NELSON HILL ROAD MILFORD VA 22514 APN: 7799-69-5011
21. N/F: AUSTIN CHRISTOPHER W & DAVIS LORE 12232 CEDAR LANE ASHLAND VA 23005 APN: 7799-58-7480
22. N/F: STANLEY JACQUELINE W & 19193 NEW LITTLES RIVER LN BEAVERDAM VA 23015 APN: 7799-57-1130
23. N/F: WRIGHT JR BERRY F & 12320 CEDAR LN ASHLAND VA 23005 APN: 7799-77-9673
24. N/F: WRIGHT BERRY FRANKLIN JR 12320 CEDAR LANE ASHLAND VA 23005 APN: 7799-47-4973
25. N/F: WRIGHT BERRY FRANKLIN JR 12320 CEDAR LANE ASHLAND VA 23005 APN: 7799-68-4061
26. N/F: WRIGHT BERRY F JR 12320 CEDAR LANE ASHLAND VA 23005-0000 APN: 7799-47-2900
27. N/F: WRIGHT BERRY FRANKLIN 12320 CEDAR LANE ASHLAND VA 23005-0000 APN: 7799-37-8668
28. N/F: MERCER CHERYL K 12264 CEDAR LANE ASHLAND VA 23005 APN: 7799-38-7051
29. N/F: BUCHANAN SARAH & 12365 CEDAR LANE ASHLAND VA 23005 APN: 7799-37-5491
30. N/F: PURYEAR JOHN G & HOGELIN E 12224 UNNS CHURCH ROAD GLEN ALLEN VA 23059 APN: 7799-19-5926
31. N/F: C NATHORN W BRUCE & EDVIN S R/S 13600 CEDAR LANE ASHLAND VA 23005 APN: 7799-39-2164
32. N/F: GILMAN W RICHARD JR ET AL 15115 STONE HORSE CREEK ROAD GLEN ALLEN VA 23059-0000 APN: 7799-53-1910
33. N/F: SANDERS JEANNETTE M & TIMOTHY S R/S 5116 SIGNAL CORPS DRIVE FREDERICKSBURG VA 22408 APN: 7799-63-9541
34. N/F: JARGINSKI MELISSA N 12154 MELTON PLACE DRIVE ASHLAND VA 23005 APN: 7799-72-1374
35. N/F: SPRINGFIELD FARM INC PO BOX 1716 ASHLAND VA 23005 APN: 7799-61-7729
36. N/F: HAYES MARGARET 12199 MELTON PLACE DRIVE ASHLAND VA 23005-0000 APN: 7799-61-8764
37. N/F: RIGGS HARVEY D & PATRICIA J 12171 MELTON PLACE DRIVE ASHLAND VA 23005-0000 APN: 7799-71-0269
38. N/F: PECORA NANCY J 12167 MELTON PLACE DRIVE ASHLAND VA 23005 APN: 7799-71-3498
39. N/F: SIKES CHARLES R & SIKES DONNA Z 12123 MELTON PLACE DRIVE ASHLAND VA 23005 APN: 7799-73-7068
40. N/F: CARTER DUANE PO BOX 264 HANOVER VA 23069 APN: 7799-83-1148
41. N/F: LAUTERBACH DEBORAH A 12370 IRON HORSE LANE ASHLAND VA 23005-5030 APN: 7798-95-7949
42. N/F: WILLIAMS RAYMOND F S JULIE E 12172 IRON HORSE LANE ASHLAND VA 23005-0000 APN: 7799-93-2271
43. N/F: ARCHER WILLIAM S & ARCHER MARGARET S R/S 12011 FOX MILL RUN LANE ASHLAND VA 23005 APN: 7799-93-5268
44. N/F: HARALDSSON RUNE K & BRITT A 12015 FOX MILL RUN LANE ASHLAND VA 23005 APN: 7799-93-3041
45. N/F: CPT ASHLAND LLC 11352 HEFLIN LANE ASHLAND VA 23005 APN: 7799-04-8707
46. N/F: NELSON, M. ERIC & ELLEN M. 12269 ELMONT ROAD ASHLAND, VA 23005-0000 APN: 7799-21-7224

LINE TABLES

623 LLC TRACT

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L2	S 07°41'19" E	70.16' (M)	L49	N 87°36'33" E	48.83' (M)
L3	S 02°54'59" E	125.37' (M)	L50	S 85°03'40" E	80.06' (M)
L4	S 10°55'42" W	80.77' (M)	L51	S 77°55'40" E	24.22' (M)
L5	S 24°58'23" W	69.93' (M)	L52	N 62°15'39" E	50.98' (M)
L6	S 25°13'08" W	189.39' (M)	L53	N 57°05'03" E	16.08' (M)
L7	S 25°58'13" W	63.96' (M)	L54	N 63°07'17" E	18.54' (M)
L8	N 43°16'03" W	1400.00' (M)	L55	N 85°59'12" E	55.44' (M)
L9	S 17°40'05" W	417.51' (M)	L56	N 86°44'54" E	70.26' (M)
L10	N 49°47'06" W	725.44' (M)	L57	N 88°45'14" E	60.74' (M)
L11	S 49°35'19" W	1783.47' (M)	L58	N 88°00'32" E	49.68' (M)
L12	S 24°35'28" W	541.79' (M)	L59	S 89°37'34" E	71.92' (M)
L13	S 24°35'28" W	13.62' (M)	L60	N 77°00'22" E	30.93' (M)
L14	N 59°41'04" W	29.85' (M)	L61	N 68°48'32" E	99.27' (M)
L15	N 59°24'42" W	59.75' (M)	L62	N 55°31'49" E	58.18' (M)
L16	N 58°28'44" W	30.57' (M)	L63	N 48°31'40" E	49.16' (M)
L17	N 58°17'33" W	83.67' (M)	L64	N 76°49'15" E	24.77' (M)
L18	N 57°54'28" W	57.46' (M)	L65	N 35°41'15" E	28.84' (M)
L19	N 58°09'52" W	45.28' (M)	L66	N 50°57'42" E	35.16' (M)
L20	N 58°01'58" W	72.72' (M)	L67	S 32°56'39" E	130.67' (M)
L21	N 58°12'15" W	29.70' (M)	L68	N 58°16'40" E	22.95' (M)
L22	N 58°03'01" W	35.38' (M)	L69	N 57°40'45" E	28.19' (M)
L23	N 58°00'41" W	53.26' (M)	L70	N 44°26'10" E	32.82' (M)
L24	N 57°16'22" W	77.44' (M)	L71	N 72°07'15" E	32.58' (M)
L25	N 56°52'17" W	23.13' (M)	L72	N 75°36'09" E	38.75' (M)
L26	N 54°00'11" W	43.82' (M)	L73	N 63°04'38" E	64.36' (M)
L27	N 52°45'59" W	40.47' (M)	L74	N 30°47'30" E	41.13' (M)
L28	N 52°43'55" W	69.62' (M)	L75	N 22°48'26" E	62.86' (M)
L29	N 54°00'11" W	55.60' (M)	L76	N 57°20'56" E	108.66' (M)
L30	N 53°31'01" W	22.05' (M)	L77	N 48°41'58" E	53.12' (M)
L31	N 54°26'15" W	98.42' (M)	L78	N 69°01'09" E	69.51' (M)
L32	N 57°17'22" W	59.63' (M)	L79	N 57°21'14" E	47.02' (M)
L33	N 58°34'37" W	58.99' (M)	L80	N 80°23'10" E	29.14' (M)
L34	N 60°01'41" W	58.00' (M)	L81	N 74°39'55" E	31.35' (M)
L35	N 60°33'03" W	29.97' (M)	L82	N 74°39'55" E	45.07' (M)
L36	N 60°45'43" W	30.46' (M)	L83	N 68°54'31" E	52.35' (M)
L37	N 60°46'04" W	55.54' (M)	L84	N 65°52'07" E	7.53' (M)
L38	N 61°16'42" W	56.39' (M)	L85	N 70°10'22" E	109.59' (M)
L39	N 61°12'25" W	54.46' (M)	L86	N 65°52'07" E	52.35' (M)
L40	N 60°45'04" W	59.92' (M)	L87	N 65°52'07" E	7.53' (M)
L41	N 58°40'32" W	49.41' (M)	L88	N 70°10'22" E	109.59' (M)
L42	N 48°48'23" W	138.66' (M)	L89	N 58°40'59" E	18.45' (M)
L43	N 37°49'20" W	793.89' (M)	L90	N 45°35'37" E	32.68' (M)
L44	N 84°35'36" W	417.48' (M)	L91	N 28°14'55" E	73.59' (M)
L45	S 71°14'00" W	160.25' (M)	L92	N 15°34'10" E	58.95' (M)
L46	N 01°16'40" E	106.39' (M)	L93	N 12°11'07" E	66.62' (M)
L47	S 88°10'18" E	31.07' (M)	L94	N 23°42'24" E	133.47' (M)
L48	S 88°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°08'35" E	63.19' (M)
L3	S 08°19'55" E	47.40' (M)
L4	S 08°56'04" E	53.79' (M)
L5	S 09°44'03" E	44.20' (M)
L6	S 09°03'28" E	54.10' (M)
L7	S 07°05'21" E	46.68' (M)
L8	S 05°21'38" E	47.58' (M)
L9	S 04°57'11" E	56.01' (M)
L10	S 06°39'00" E	43.98' (M)
L11	S 08°43'25" E	48.50' (M)
L12	S 11°54'54" E	58.31' (M)
L13	S 15°00'52" E	48.46' (M)
L14	S 19°07'56" E	56.89' (M)
L15	S 21°30'40" E	65.98' (M)
L16	S 23°05'35" E	43.52' (M)
L17	S 25°44'51" E	46.16' (M)
L18	S 27°08'39" E	48.88' (M)
L19	S 27°39'05" E	20.33' (M)
L20	S 29°07'03" E	61.65' (M)
L21	S 30°57'02" E	53.34' (M)
L22	S 33°13'17" E	56.21' (M)
L23	S 36°27'06" E	83.86' (M)
L24	S 39°55'20" E	53.32' (M)
L25	S 40°55'41" E	39.12' (M)
L26	S 42°15'18" E	28.90' (M)
L27	S 43°42'18" E	43.25' (M)
L28	S 44°24'48" E	34.50' (M)
L29	S 44°01'48" E	69.42' (M)
L30	S 40°55'15" E	59.09' (M)
L31	S 31°03'22" E	76.12' (M)
L32	S 21°13'30" E	41.86' (M)
L33	S 15°29'18" E	58.11' (M)
L34	S 12°46'20" E	57.06' (M)
L35	S 11°48'58" E	51.95' (M)
L36	S 12°15'53" E	76.92' (M)
L37	S 11°49'51" E	77.56' (M)
L38	S 12°22'11" E	48.09' (M)
L39	S 11°37'11" E	53.95' (M)
L40	S 11°50'01" E	49.62' (M)
L41	S 11°39'05" E	58.77' (M)
L42	S 10°52'45" E	54.82' (M)
L43	S 11°08'08" E	56.34' (M)
L44	S 11°23'21" E	48.44' (M)
L45	S 11°16'11" E	56.04' (M)
L46	S 10°50'26" E	42.57' (M)
L47	S 11°43'44" E	59.88' (M)
L48	S 11°28'48" E	49.65' (M)
L49	S 10°55'26" E	51.36' (M)
L50	S 10°52'02" E	54.28' (M)
L51	S 11°07'41" E	36.88' (M)
L52	S 10°26'18" E	57.38' (M)
L53	S 07°51'46" E	49.73' (M)
L54	S 01°01'01" E	58.09' (M)
L55	S 08°39'49" W	49.79' (M)
L56	S 18°11'57" W	37.50' (M)
L57	S 58°18'31" W	55.11' (M)
L58	S 41°25'46" W	36.03' (M)
L59	N 35°28'08" W	75.37' (M)
L60	N 42°54'29" W	36.89' (M)
L61	N 12°46'17" W	85.05' (M)
L62	N 07°35'15" W	111.94' (M)
L63	N 32°32'36" E	43.84' (M)
L64	N 40°53'03" E	47.70' (M)
L65	N 07°14'12" E	81.87' (M)
L66	N 05°21'10" W	85.67' (M)
L67	N 12°27'35" W	107.21' (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 significant observations; 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 subject property, however, the property is abutted by Elmont Road, Cedar Lane, and Fox Mill Run Lane, all being dedicated public streets or highways.

6. The boundary shown hereon lying South and West of Parcel 1 was derived from Surveys uncovered during research by the surveyor. It is meant to mirror Tax APN #7798-38-9853. To date, the surveyor hasn't been provided a deeded description for this parcel.

13 LAND AREA

29,130,136 SQ. FT. ±
668.736 ACRES ±

18 Map of 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: 888.322.7371

Drwn By: TJB	Date:
Surveyor Ref.No: 22--11052	Revision:
Aprvd By: CKLS	Date:
11/17/2022	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:
22-11- 0126

Date of Plat or Map: 11/30/2022

JEROME D. BRUNNER
LAND SURVEYOR NO. 0403003039
COMMONWEALTH OF VIRGINIA
C.O.A. # 405002321
survey@blewinc.com

COMMONWEALTH OF VIRGINIA
JEROME D. BRUNNER
Lic. No. 0403003039
LAND SURVEYOR

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zones "X" and "A" of the Flood Insurance Rate Map (FIRM) for Community Panel Nos. 5105502039 and 5105502059, which bear an effective date of 12/5/2008 and is partially located in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "A" - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones

Zone "X" - Commercial flood hazard, usually depicted on FIRMs as above-the-500-year flood level. Zone X may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

7 SIGNIFICANT OBSERVATIONS

A — ASPHALT APPEARS TO EXTEND BEYOND PROPERTY LINE BY AS MUCH AS 12.4'.

B — GRAVEL APPEARS TO EXTEND BEYOND PROPERTY LINE BY AS MUCH AS 32.6'.

C — FENCE APPEARS TO EXTEND BEYOND PROPERTY LINE BY AS MUCH AS 14.7'

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

RECEIVED
APR 3 2023
HANOVER COUNTY
PLANNING OFFICE

1 BOUNDARY DESCRIPTION
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

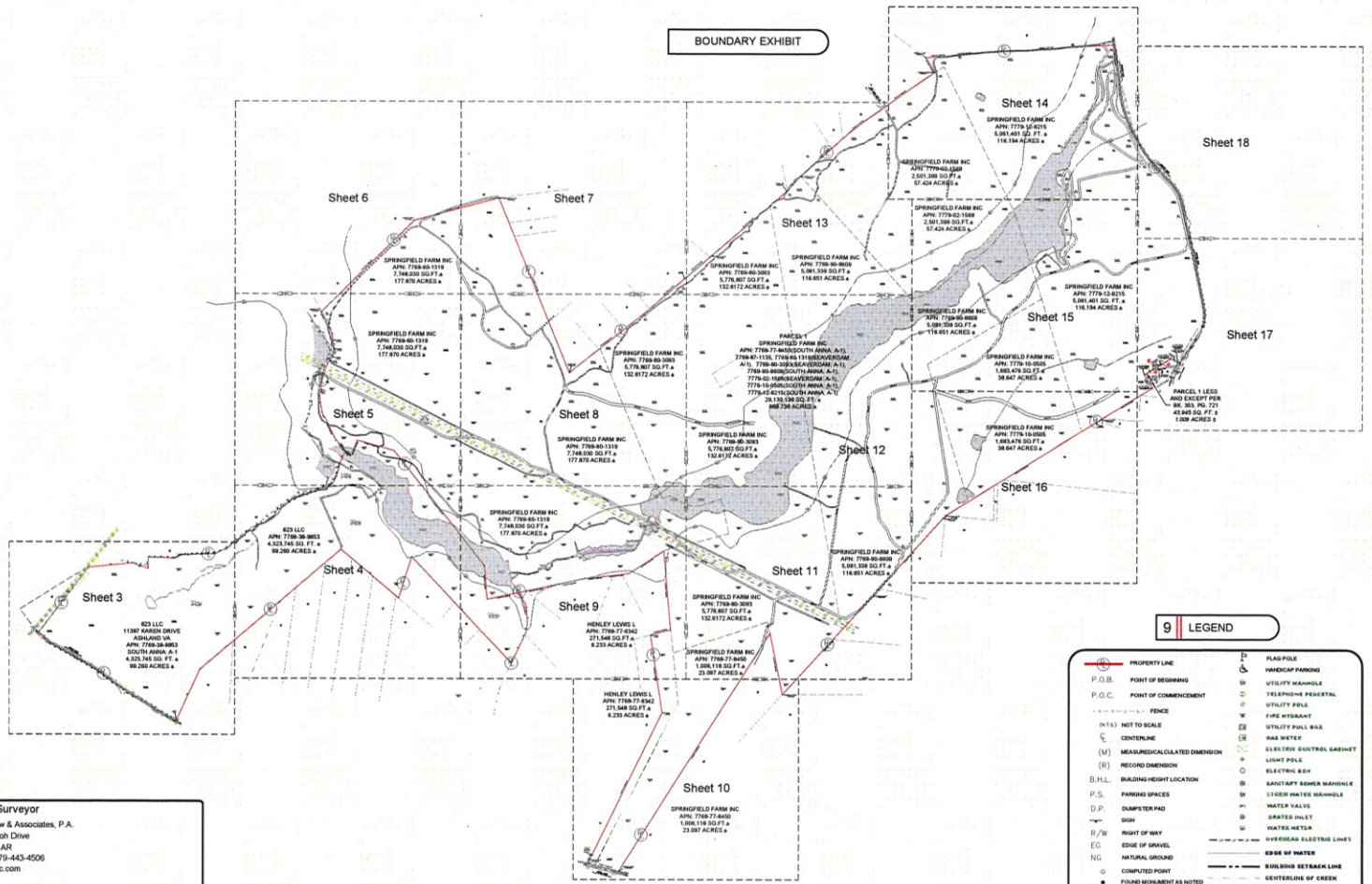
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CDS COMMERCIAL DUE DILIGENCE SERVICES

BOUNDARY EXHIBIT



SCALE : 1" = 500'

17 NORTH ARROW / SCALE

0 500 1000 1500

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
(NTS)	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
	SET MONUMENT AS NOTED		EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK
			INTERIOR PARCEL LINE

18 Map of Boundary Survey

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Drwn By:	TJB	Date:	
Surveyor Ref.No:	22-11052	Revision:	
Aprvd By:	CKLS	Date:	
	11/17/2022	Revision:	
Scale:	1" = 500'	Date:	
		Revision:	

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:
22-11- 0126

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

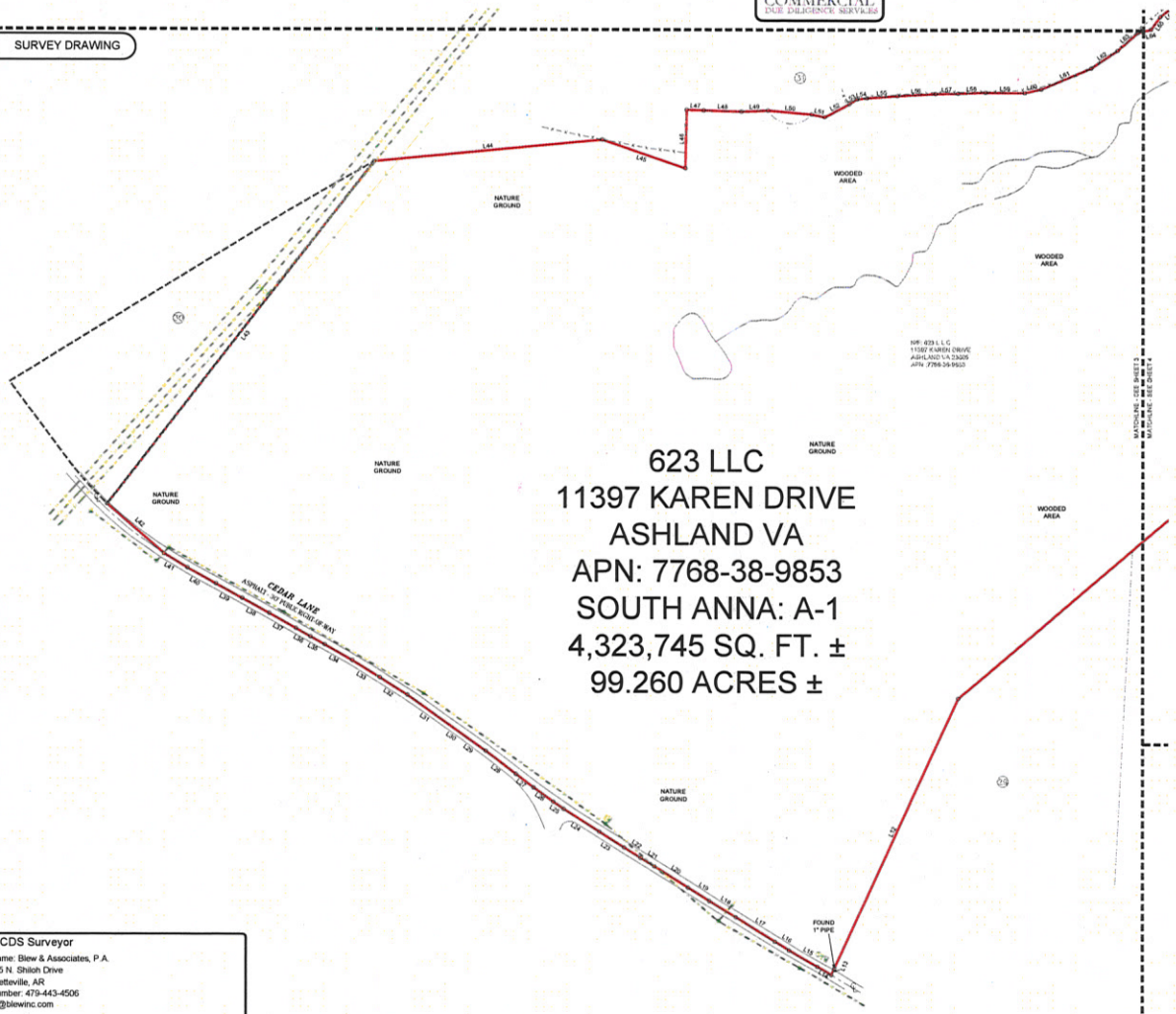
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CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING



623 LLC
11397 KAREN DRIVE
ASHLAND VA
APN: 7768-38-9853
SOUTH ANNA: A-1
4,323,745 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
(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
	SET MONUMENT AS NOTED		EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK
			INTERIOR PARCEL LINE

18 Map of Boundary Survey

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3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcds.com
Toll Free: 888.322.7371

Drwn By:	TJB	Date:	
Surveyor Ref.No:	22-11052	Revision:	
Aprvd By:	CKLS	Date:	
	11/17/2022	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:
22-11- 0126

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

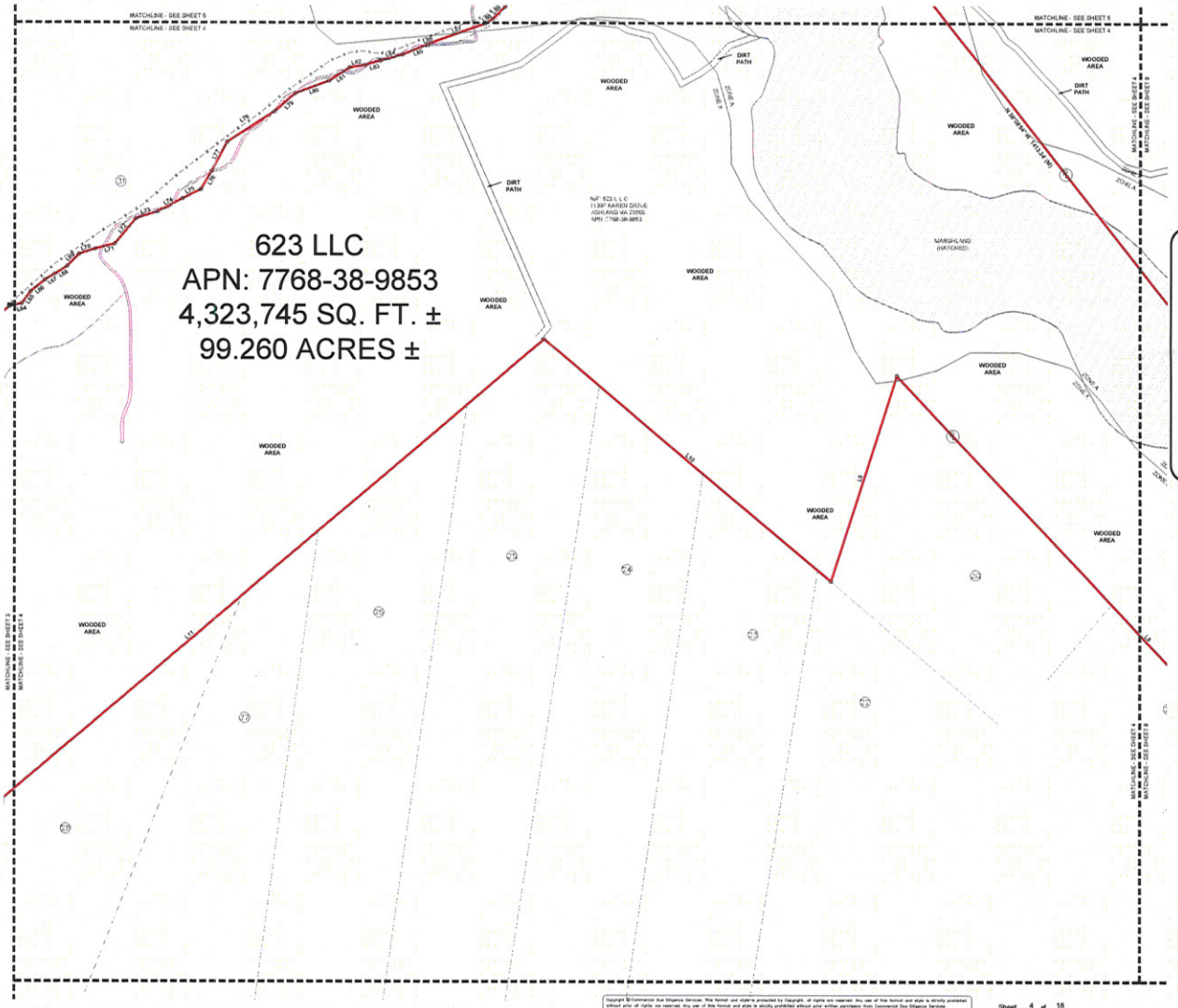
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CDS COMMERCIAL DUE DILIGENCE SERVICES

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
(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
	SET MONUMENT AS NOTED		EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK
			INTERIOR PARCEL LINE

18 Map of 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
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Drwn By:	TJB	Date:	
Surveyor Ref.No:	22-11052	Revision:	
Aprvd By:	OKLS	Date:	
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Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

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

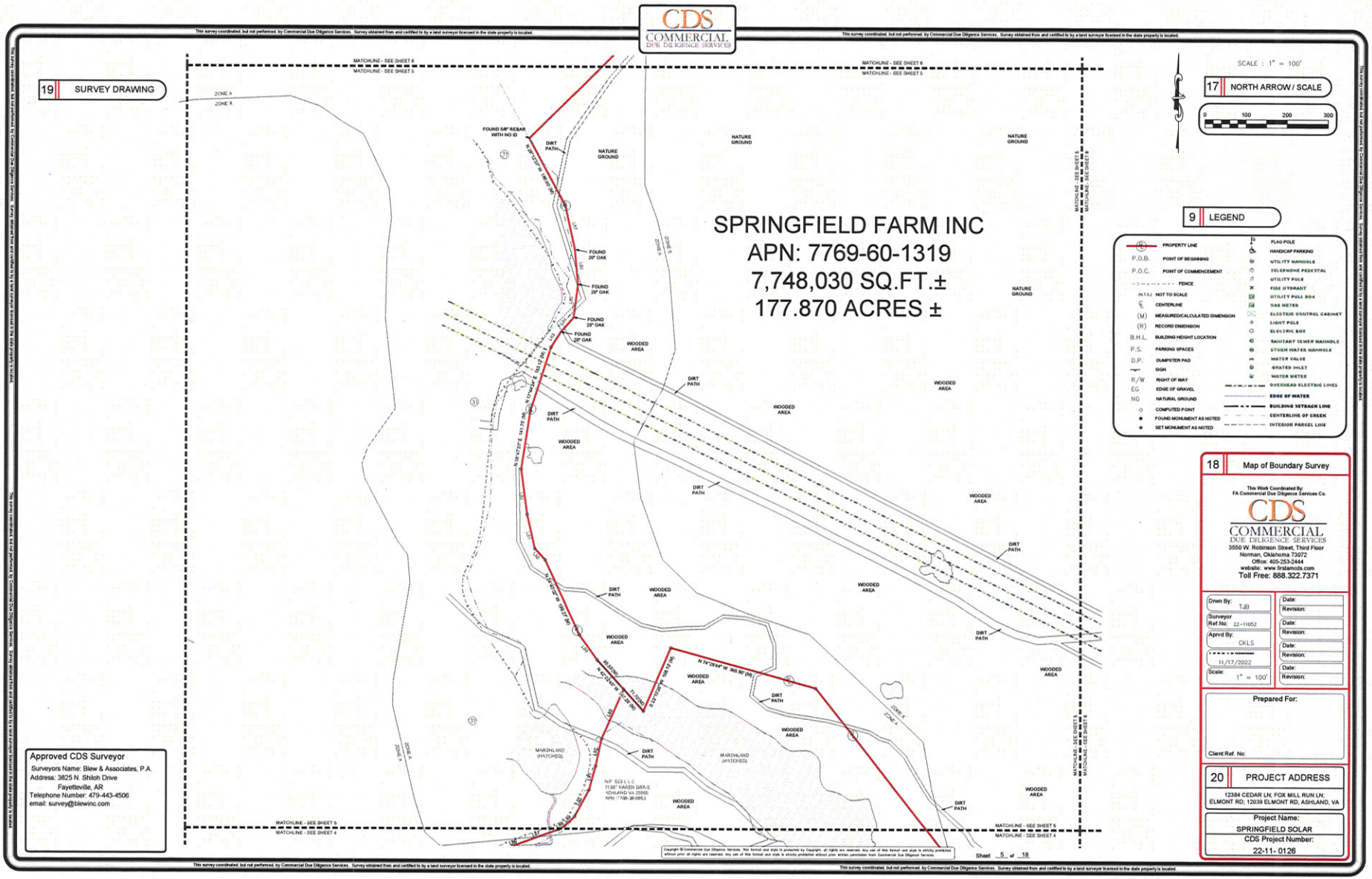
Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
22-11- 0126

Approved CDS Surveyor

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

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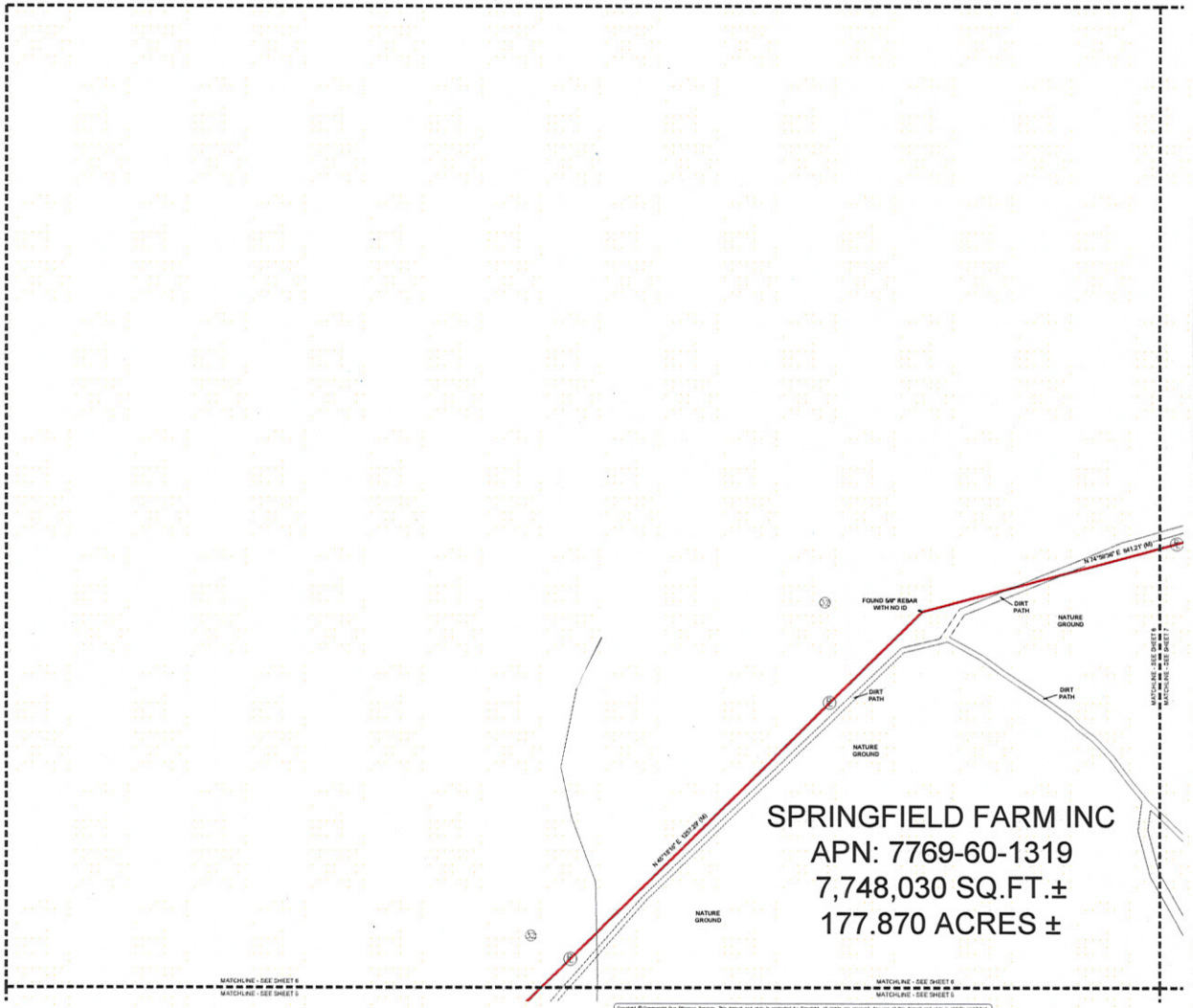
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19 SURVEY DRAWING
SPRINGFIELD FARM INC
APN: 7769-60-1319
7,748,030 SQ.FT.±
177.870 ACRES ±
SCALE : 1" = 100'
17 NORTH ARROW / SCALE
0 100 200 300
9 LEGEND
PROPERTY LINE
POINT OF BEGINNING
POINT OF COMMENCEMENT
FENCE
NOT TO SCALE
CENTERLINE
MEASURED/CALCULATED DIMENSION
RECORD DIMENSION
BUILDING HEIGHT LOCATION
PARKING SPACES
DUMPSTER PAD
SIGN
RIGHT OF WAY
EDGE OF GRAVEL
NATURAL GROUND
COMPUTED POINT
FOUND MONUMENT AS NOTED
SET 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
INTERIOR PARCEL LINE
18 Map of 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.firstamods.com
Toll Free: 888.322.7371
Drwn By: TJB
Surveyor Ref.No: 22-11052
Aprvd By: CKLS
11/17/2022
Scale: 1" = 100'
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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:
22-11- 0126
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
MATCHLINE - SEE SHEET 6
MATCHLINE - SEE SHEET 5
MATCHLINE - SEE SHEET 4
FOUND 5/8" REBAR WITH NO ID
FOUND 28" OAK
NATURE GROUND
WOODED AREA
DIRT PATH
MARSHLAND (HATCHES)
ZONE A
ZONE X
NF 523 L.L.C
11387 KAREN DRIVE
ASHLAND VA 23005
APN: 7769-38-9953
Sheet 5 of 18

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CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING



SPRINGFIELD FARM INC
APN: 7769-60-1319
7,748,030 SQ.FT.±
177.870 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
(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		ELEETRIC 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
	SET MONUMENT AS NOTED		EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK
			INTERIOR PARCEL LINE

18 Map of Boundary Survey

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Prepared For:

Client Ref. No:

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

Project Name:
SPRINGFIELD SOLAR

CDS Project Number:
22-11- 0126

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

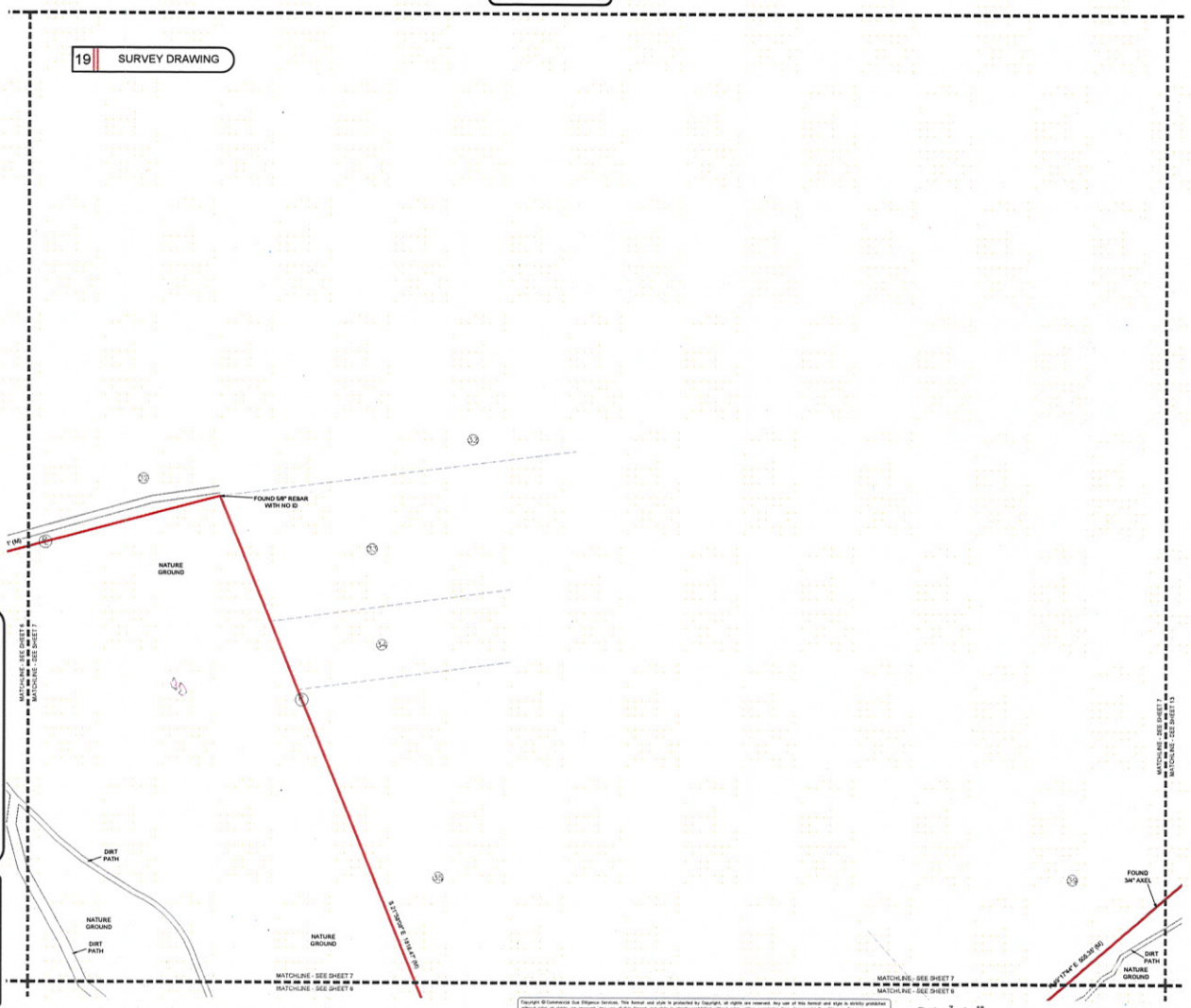
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19 SURVEY DRAWING



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
(NTS)	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
o	COMPUTED POINT		WATER METER
●	FOUND MONUMENT AS NOTED		OVERHEAD ELECTRIC LINE(S)
⊕	SET MONUMENT AS NOTED		EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK
			INTERIOR PARCEL LINE

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 Map of Boundary Survey

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Drwn By:	TJB	Date:	
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Surveyor Ref.No:	22-11052	Date:	
		Revision:	
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		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:
22-11-0126

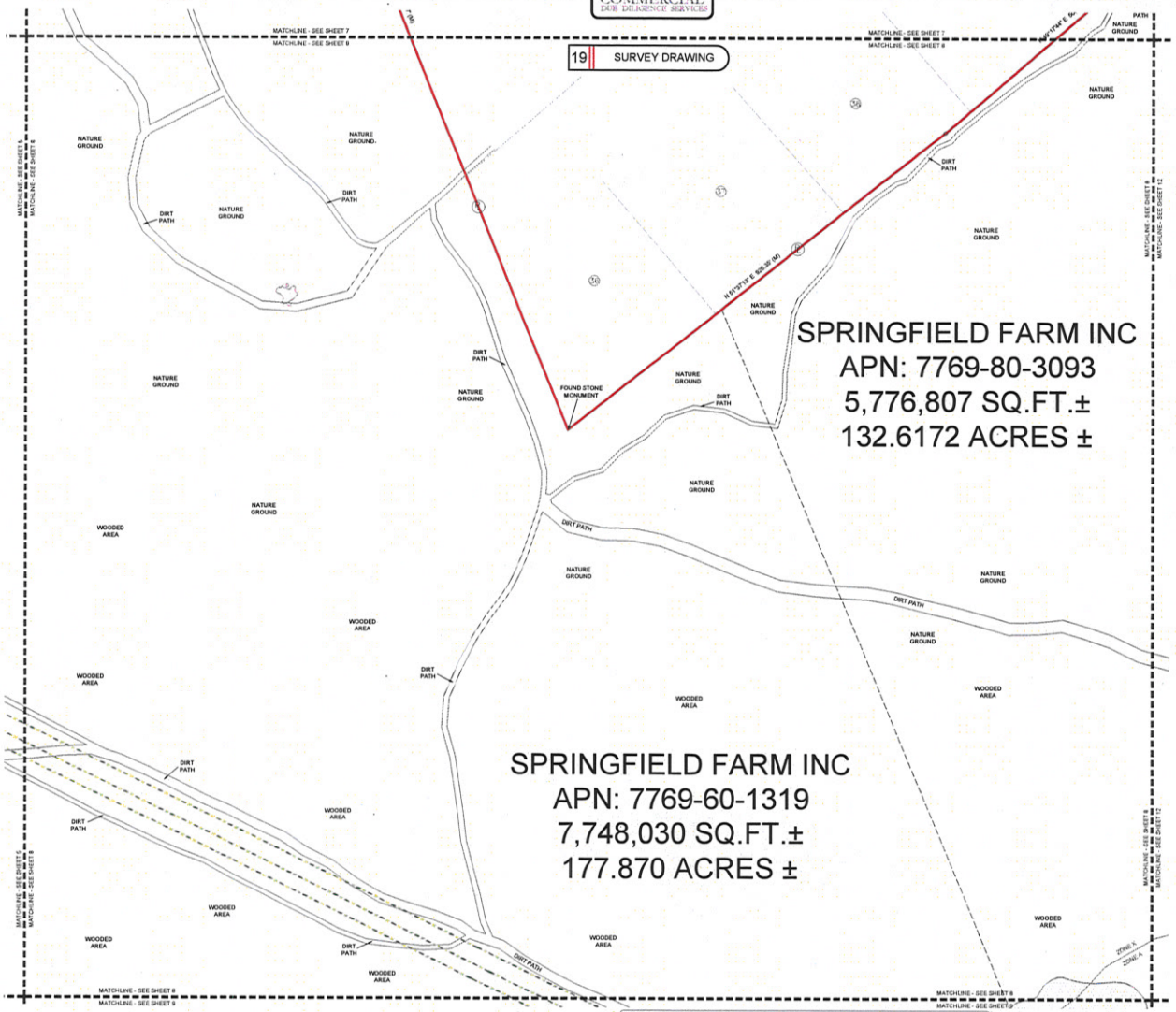
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19 SURVEY DRAWING



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
SET MONUMENT AS NOTED	EDGE OF WATER
	BUILDING SETBACK LINE
	CENTERLINE OF CREEK
	INTERIOR PARCEL LINE

18 Map of Boundary Survey

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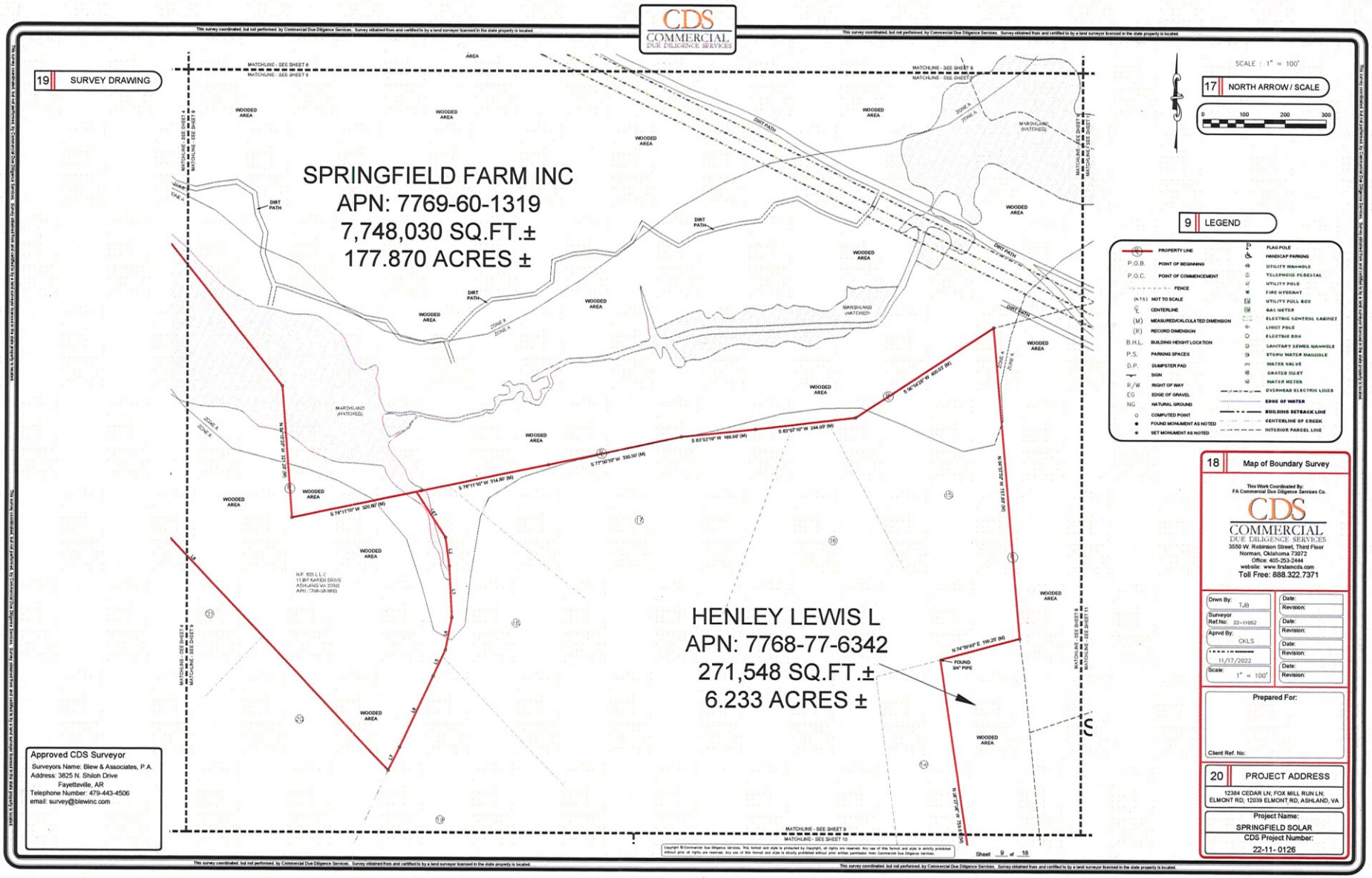
12384 CEDAR LN; FOX MILL RUN LN;
ELMONT RD; 12039 ELMONT RD, ASHLAND, VA

Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
22-11- 0126

Approved CDS Surveyor
Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
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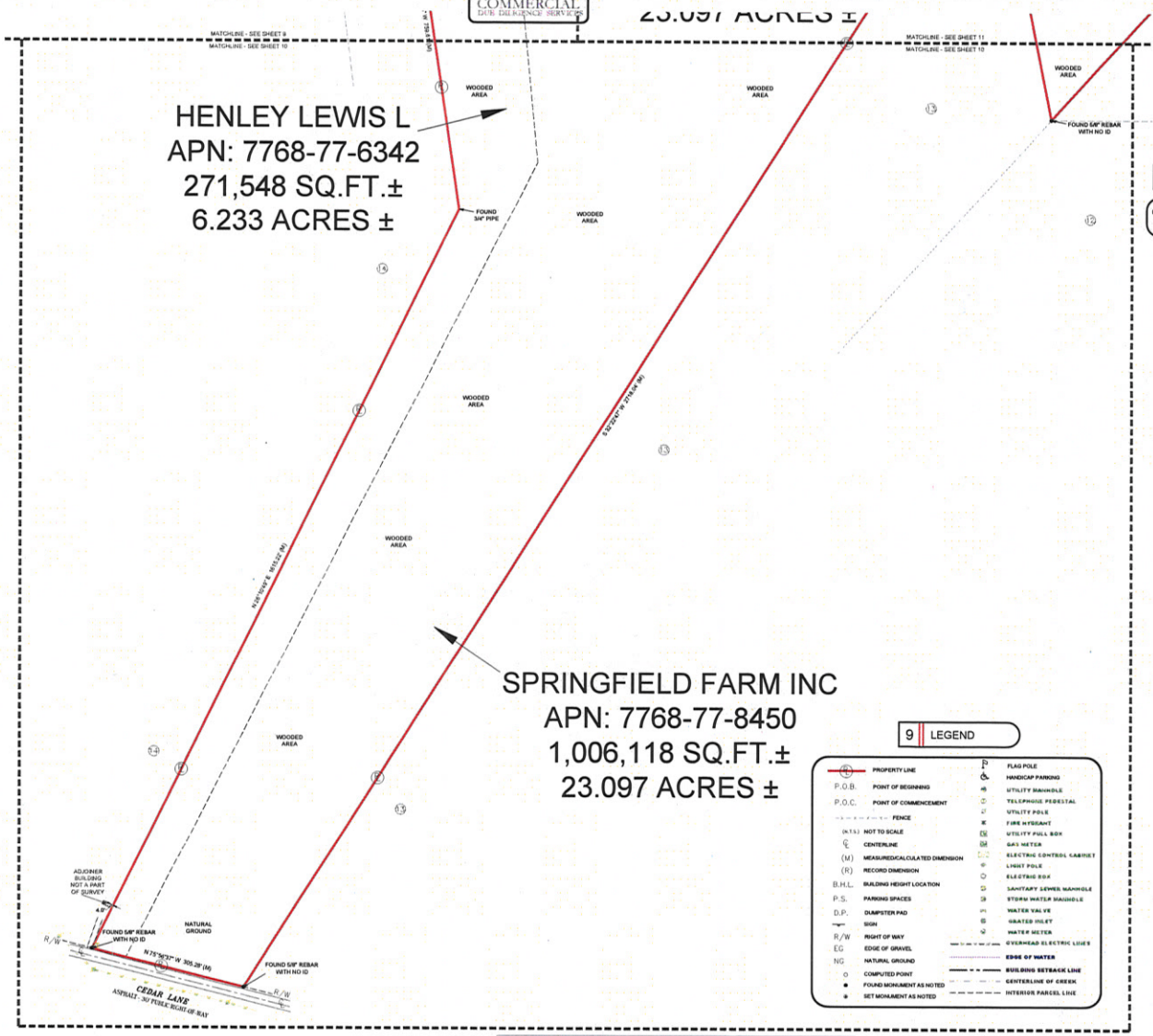
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19 SURVEY DRAWING
SPRINGFIELD FARM INC
APN: 7769-60-1319
7,748,030 SQ.FT.±
177.870 ACRES ±
HENLEY LEWIS L
APN: 7768-77-6342
271,548 SQ.FT.±
6.233 ACRES ±
SCALE : 1" = 100'
17 NORTH ARROW / SCALE
0 100 200 300
9 LEGEND
PROPERTY LINE
POINT OF BEGINNING
POINT OF COMMENCEMENT
FENCE
NOT TO SCALE
CENTERLINE
MEASURED/CALCULATED DIMENSION
RECORD DIMENSION
BUILDING HEIGHT LOCATION
PARKING SPACES
DUMPSTER PAD
SIGN
RIGHT OF WAY
EDGE OF GRAVEL
NATURAL GROUND
COMPUTED POINT
FOUND MONUMENT AS NOTED
SET 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
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EDGE OF WATER
BUILDING SETBACK LINE
CENTERLINE OF CREEK
INTERIOR PARCEL LINE
18 Map of Boundary Survey
This Work Coordinated By:
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12384 CEDAR LN; FOX MILL RUN LN; ELMONT RD; 12039 ELMONT RD, ASHLAND, VA
Project Name:
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CDS Project Number:
22-11-0126
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Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com
MATCHLINE - SEE SHEET 9
MATCHLINE - SEE SHEET 10
WOODED AREA
DIRT PATH
MARSHLAND (WATCHED)
ZONE A
ZONE X
FOUND 3/4" PIPE
Sheet 9 of 18

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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
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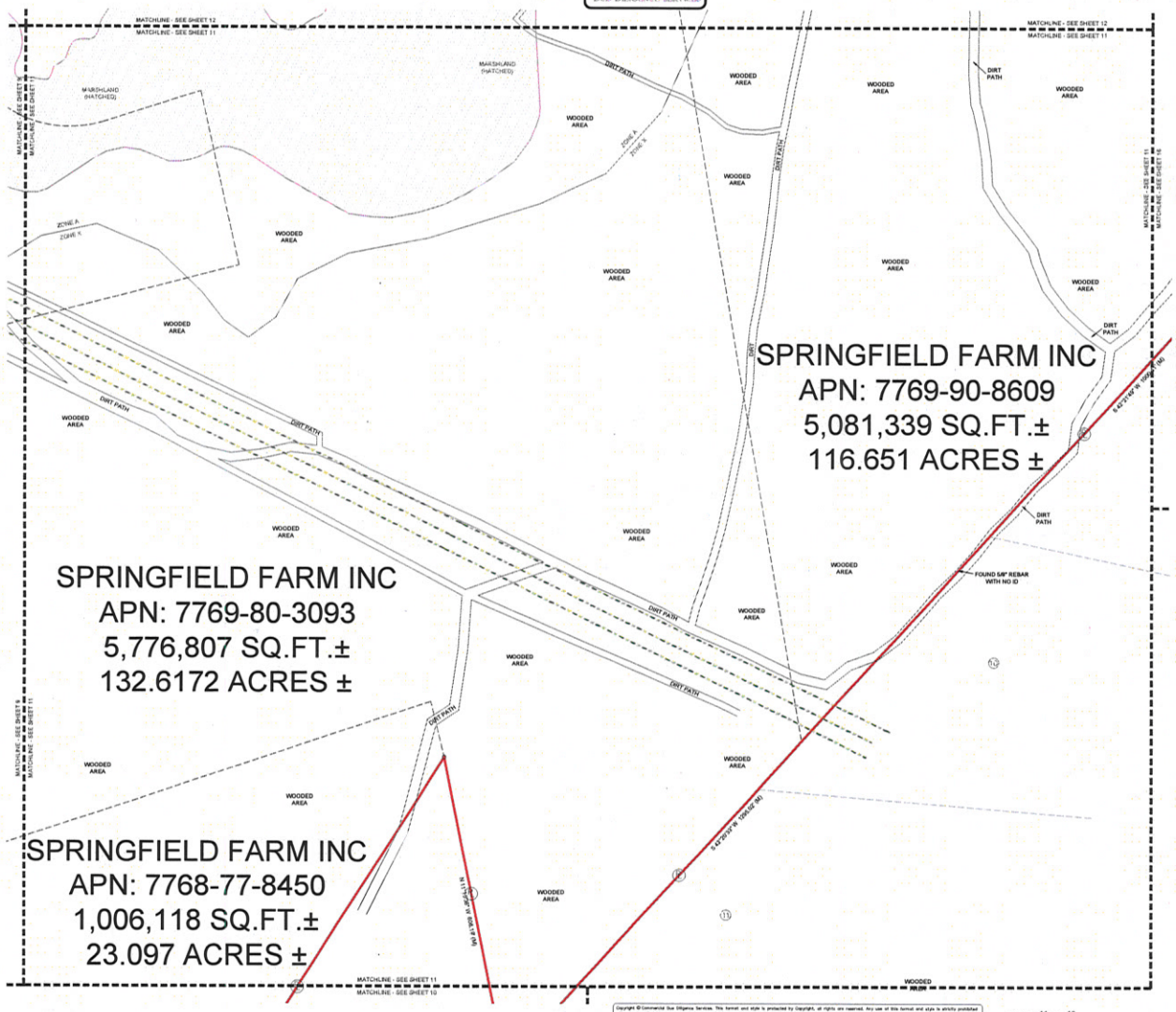
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19 SURVEY DRAWING



SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

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	PROPERTY LINE		FLAG POLE
P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
	FENCE		TELEPHONE PEDESTAL
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	SET MONUMENT AS NOTED		EDGE OF WATER
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			CENTERLINE OF CREEK
			INTERIOR PARCEL LINE

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Project Name:
SPRINGFIELD SOLAR

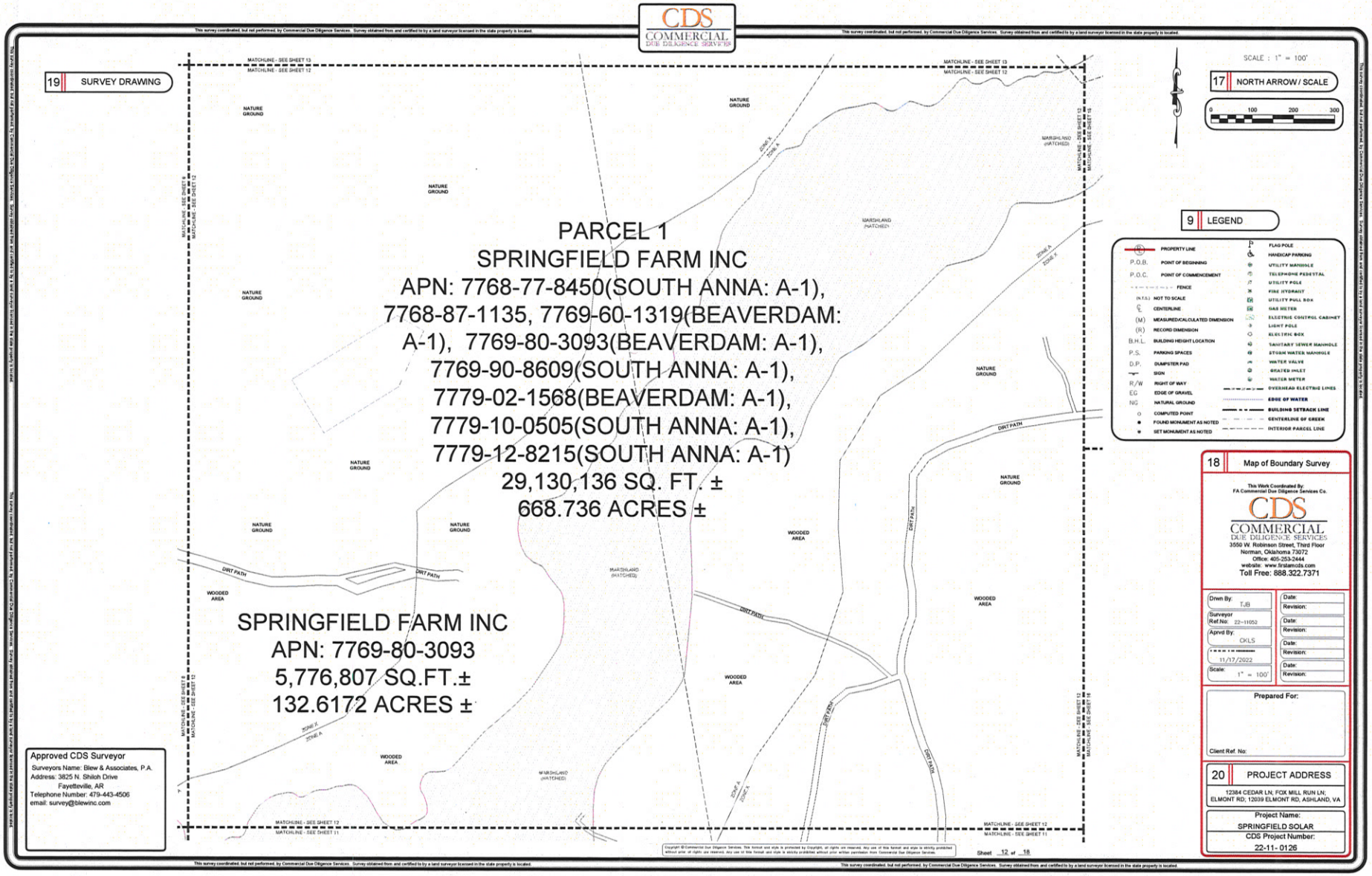
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22-11- 0126

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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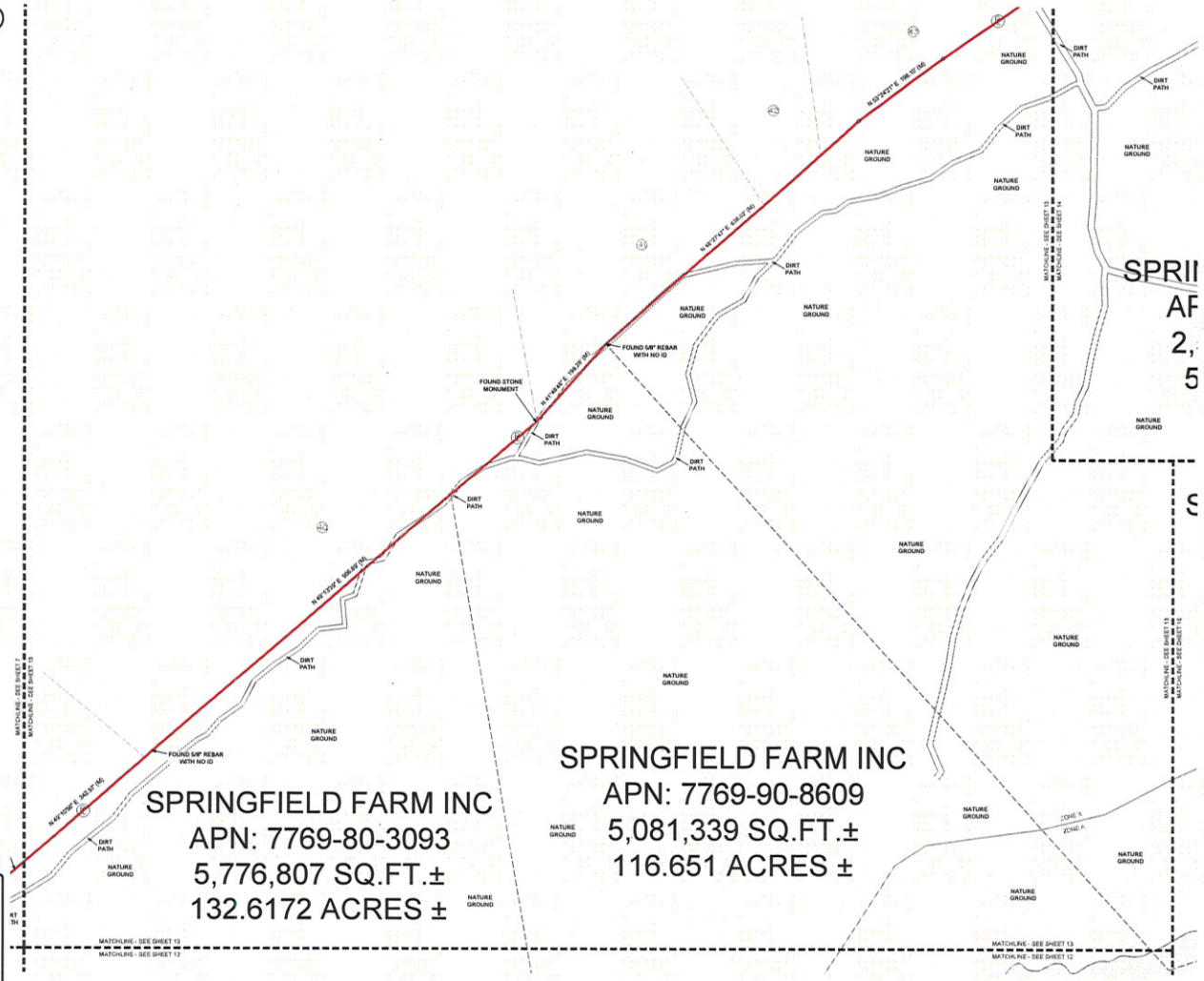
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19 SURVEY DRAWING
PARCEL 1
SPRINGFIELD FARM INC
APN: 7768-77-8450(SOUTH ANNA: A-1),
7768-87-1135, 7769-60-1319(BEAVERDAM:
A-1), 7769-80-3093(BEAVERDAM: A-1),
7769-90-8609(SOUTH ANNA: A-1),
7779-02-1568(BEAVERDAM: A-1),
7779-10-0505(SOUTH ANNA: A-1),
7779-12-8215(SOUTH ANNA: A-1)
29,130,136 SQ. FT. ±
668.736 ACRES ±
SPRINGFIELD FARM INC
APN: 7769-80-3093
5,776,807 SQ.FT.±
132.6172 ACRES ±
MATCHLINE - SEE SHEET 13
MATCHLINE - SEE SHEET 12
MATCHLINE - SEE SHEET 8
MATCHLINE - SEE SHEET 12
MATCHLINE - SEE SHEET 12
MATCHLINE - SEE SHEET 11
NATURE GROUND
WOODED AREA
MARSHLAND (HATCHED)
DIRT PATH
ZONE X
ZONE A
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
SET 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
INTERIOR PARCEL LINE
18 Map of 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: 888.322.7371
Drwn By: TJB
Surveyor Ref.No: 22-11052
Aprvd By: CKLS
11/17/2022
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:
22-11-0126
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

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CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING



17 NORTH ARROW / SCALE

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
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			CENTERLINE OF CREEK
			INTERIOR PARCEL LINE

18 Map of Boundary Survey

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		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:
22-11- 0126

Approved CDS Surveyor

Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
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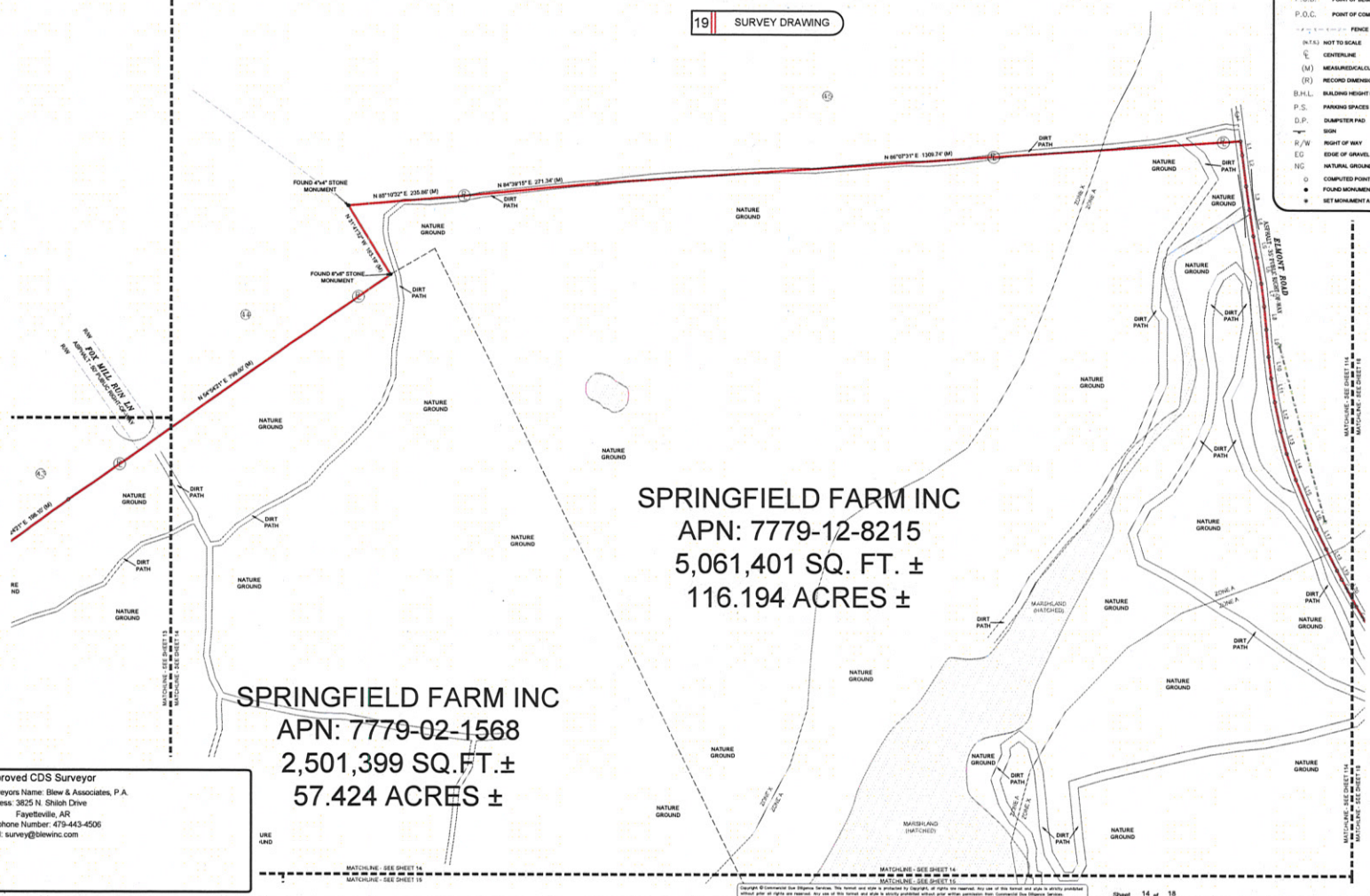
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CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING



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
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	COMPUTED POINT		WATER METER
	FOUND MONUMENT AS NOTED		OVERHEAD ELECTRIC LINES
	SET MONUMENT AS NOTED		EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK
			INTERIOR PARCEL LINE

SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

18 Map of Boundary Survey

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

CDS COMMERCIAL DUE DILIGENCE SERVICES
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20 PROJECT ADDRESS

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

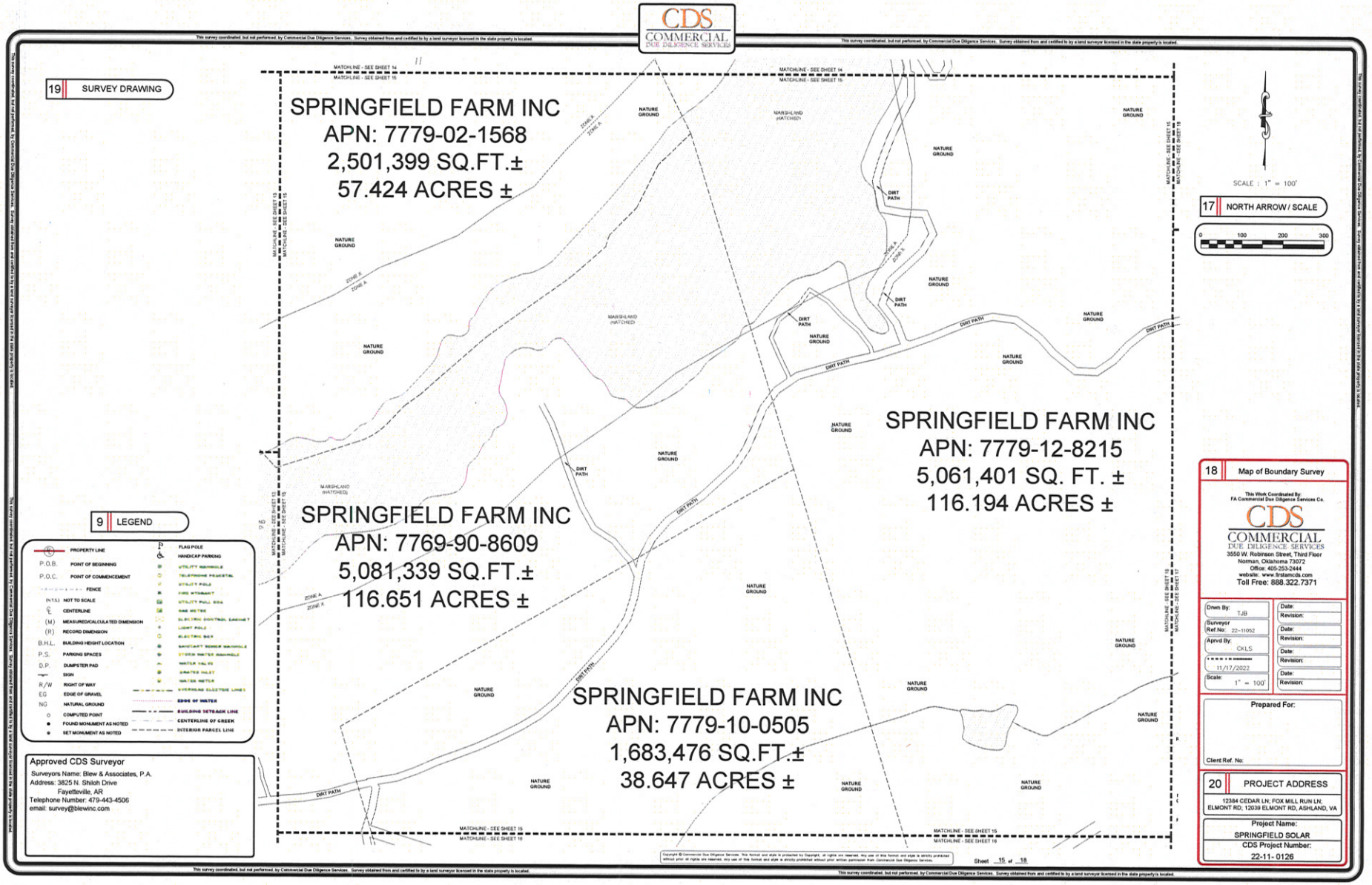
Project Name:
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CDS Project Number:
22-11- 0126

Approved CDS Surveyor

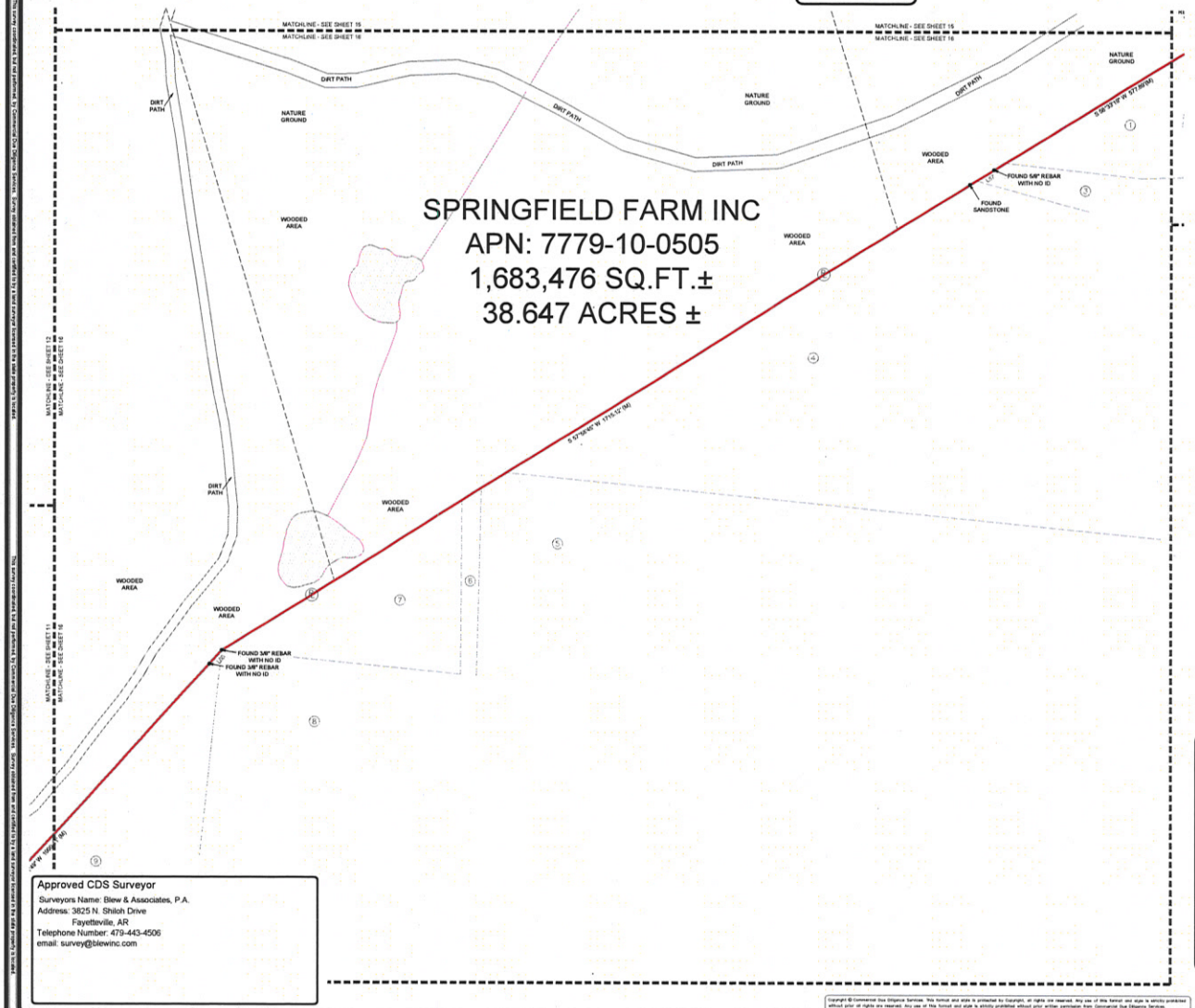
Surveyors Name: Blew & Associates, P.A.
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19 SURVEY DRAWING
SPRINGFIELD FARM INC
APN: 7779-02-1568
2,501,399 SQ.FT.±
57.424 ACRES ±
SPRINGFIELD FARM INC
APN: 7779-12-8215
5,061,401 SQ. FT. ±
116.194 ACRES ±
SPRINGFIELD FARM INC
APN: 7769-90-8609
5,081,339 SQ.FT.±
116.651 ACRES ±
SPRINGFIELD FARM INC
APN: 7779-10-0505
1,683,476 SQ.FT.±
38.647 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
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Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
22-11-0126
Sheet 15 of 18

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19 SURVEY DRAWING

SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

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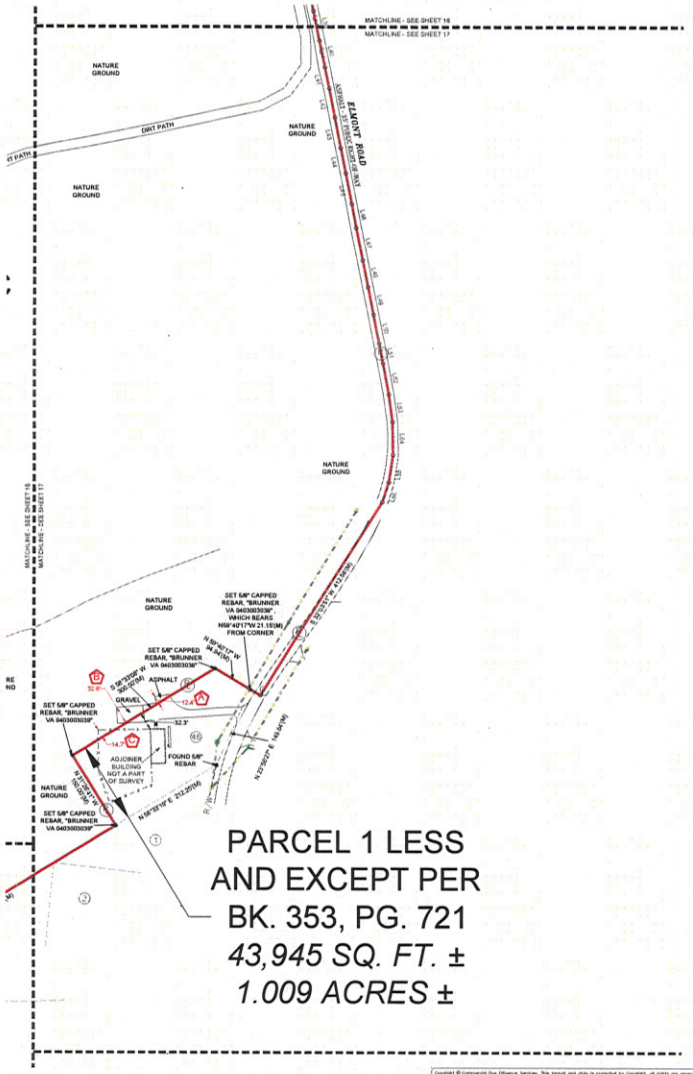
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SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

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			INTERIOR PARCEL LINE

18 Map of Boundary Survey

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Client Ref. No:

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

Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
22-11- 0126

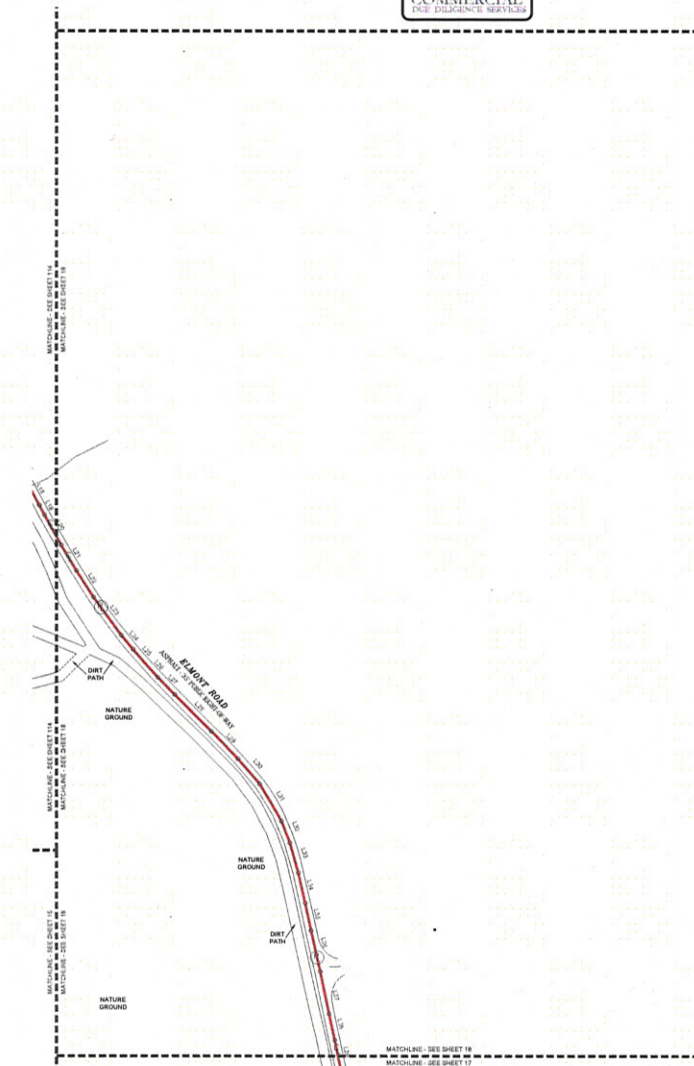
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17 NORTH ARROW / SCALE

SCALE : 1" = 100'

0 100 200 300

9 LEGEND

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P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
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●	SET MONUMENT AS NOTED		EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK
			INTERIOR PARCEL LINE

Sheet 18 of 18

18 Map of Boundary Survey

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20 PROJECT ADDRESS

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

Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
22-11-0126

PROJECT CONTACTS

PROJECT DIRECTOR
DIRK CORN, SUNENERGY1

PROJECT MANAGER
BRADLEY FITE, SUNENERGY1

PROJECT ENGINEERING
KEITH HARDT, PE
PUNGO ENGINEERING

PROJECT DESIGN
DUSTIN SMITH, SUNENERGY1

PROJECT TITLE

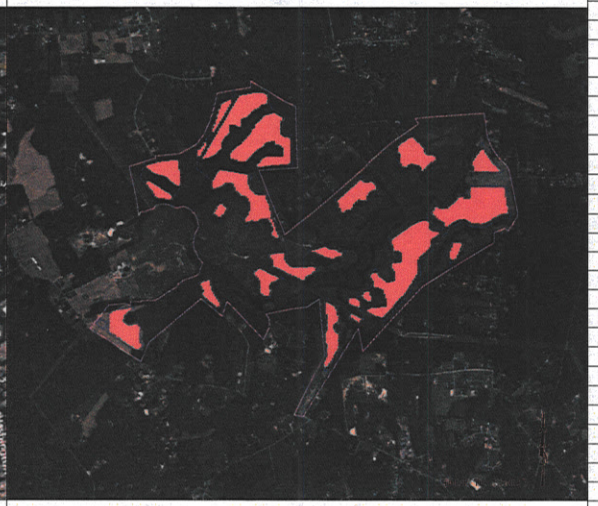
SPRINGFIELD FARM SOLAR, LLC

80 MEGAWATT AC PHOTOVOLTAIC GROUND MOUNTED POWER PLANT IN ASHLAND, VIRGINIA

VICINITY MAP



SITE OVERVIEW



SITE INFORMATION

STATE OF VIRGINIA
HANOVER COUNTY
WIND SPEED = 103 MPH ASCE 7-16 CAT I
SNOW LOAD = 20 PSF

ASHRAE WEATHER STATION: HANOVER COUNTY MUNICIPAL, VA
MINIMUM MEAN EXTREME DRY BULB TEMP = -13.8°C
2% AVERAGE HIGH DRY BULB TEMP = 32.3°C

SITE ADDRESS

LATITUDE / LONGITUDE
37.727792 / -77.515257

RECEIVED
APR 3 2023
HANOVER COUNTY
PLANNING OFFICE

INDEX OF DRAWINGS

GENERAL PLANS	
G1.0	COVER SHEET
SITE LAYOUT	
SL2.0	PRELIMINARY LAYOUT OVERVIEW
SL2.1	PRELIMINARY LAYOUT 1
SL2.2	PRELIMINARY LAYOUT 2
SL2.3	PRELIMINARY LAYOUT 3
SL2.4	PRELIMINARY LAYOUT 4
SL2.5	GENERAL DETAILS
SL2.6	SUBSTATION DETAILS
SL2.7	APPROXIMATE DISTANCES FORM PV ARRAY TO RESIDENCES
SL2.8	SOIL SURVEY MAP

SUNENERGY1
595 Summer St, 4th Floor
Stamford, CT 06901
(203) 983-7875
www.SunEnergy1.com

DRAWING LOG

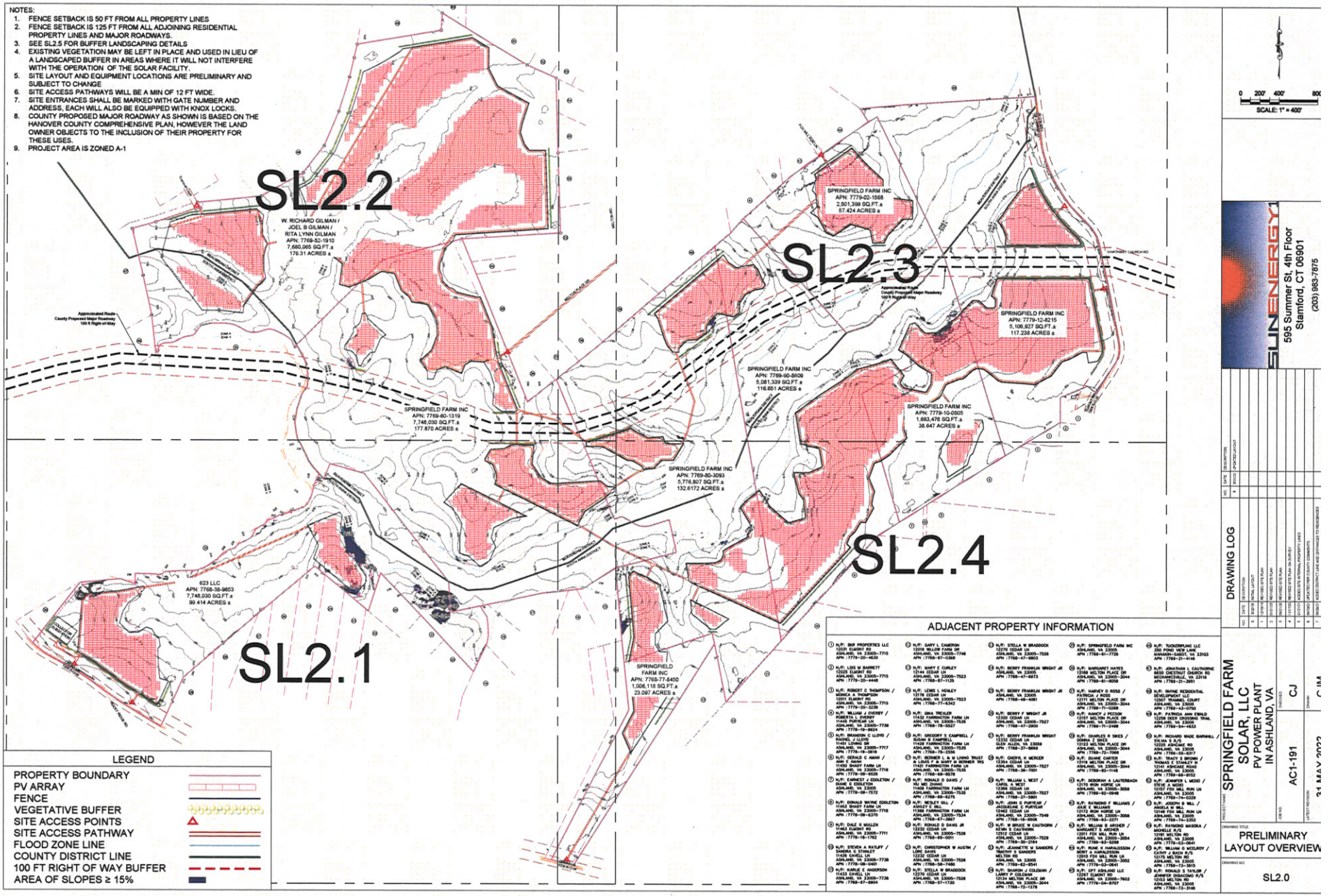
NO	DATE	DESCRIPTION
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2	5/31/22	INITIAL LAYOUT
3	8/31/22	REVISED SITE PLAN
4	9/31/22	REVISED SITE PLAN
5	10/31/22	REVISED SITE PLAN (N. EXPAND)
6	11/31/22	ADDED SITE INTERNAL PROPERTY LINES
7	12/31/22	UPDATED PER COUNTY COMMENTS
8	01/31/22	ADDED DISTRICT LINE AND DISTANCE RES TO RESIDENCE
9	02/31/22	ADJUSTED BUFFER AREA, REMOVED DOWNED WITNESS

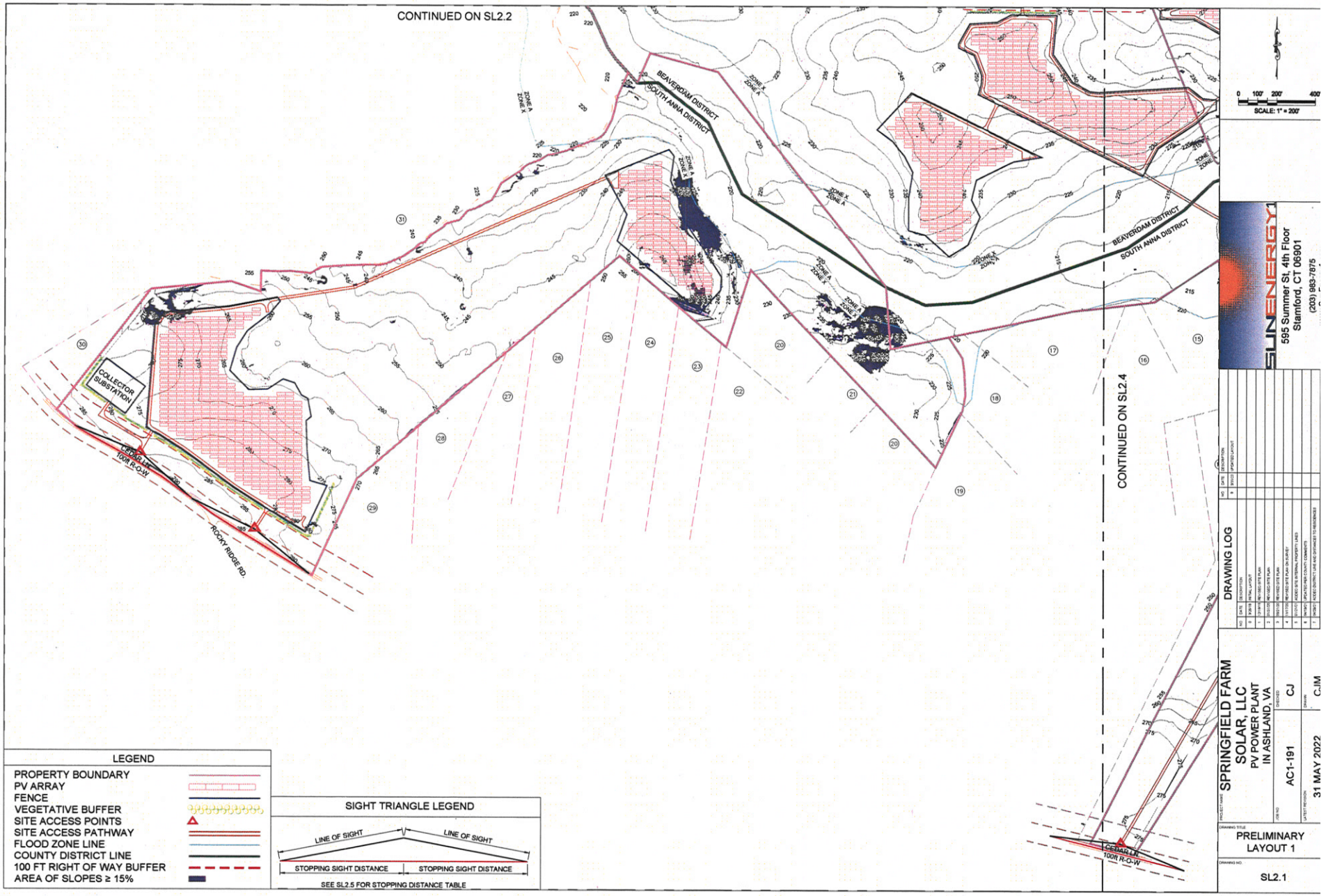
PROJECT NAME: SPRINGFIELD FARM SOLAR, LLC
PV POWER PLANT IN ASHLAND, VA

JOB NO: AC1-191
CHECKED: CJ
LATEST REVISION: 31 MAY 2022
DRAWN: CJM

DRAWING TITLE: COVER SHEET

DRAWING NO: G1.0


NOTES:
1. FENCE SETBACK IS 50 FT FROM ALL PROPERTY LINES
2. FENCE SETBACK IS 125 FT FROM ALL ADJOINING RESIDENTIAL PROPERTY LINES AND MAJOR ROADWAYS.
3. SEE SL2.5 FOR BUFFER LANDSCAPING DETAILS
4. EXISTING VEGETATION MAY BE LEFT IN PLACE AND USED IN LIEU OF A LANDSCAPED BUFFER IN AREAS WHERE IT WILL NOT INTERFERE WITH THE OPERATION OF THE SOLAR FACILITY.
5. SITE LAYOUT AND EQUIPMENT LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE
6. SITE ACCESS PATHWAYS WILL BE A MIN OF 12 FT WIDE.
7. SITE ENTRANCES SHALL BE MARKED WITH GATE NUMBER AND ADDRESS, EACH WILL ALSO BE EQUIPPED WITH KNOX LOCKS.
8. COUNTY PROPOSED MAJOR ROADWAY AS SHOWN IS BASED ON THE HANOVER COUNTY COMPREHENSIVE PLAN, HOWEVER THE LAND OWNER OBJECTS TO THE INCLUSION OF THEIR PROPERTY FOR THESE USES.
9. PROJECT AREA IS ZONED A-1
SL2.2
SL2.3
SL2.4
SL2.1
W. RICHARD GILMAN / JOEL B GILMAN / RITA LYNN GILMAN
APN: 7769-52-1910
7,680,065 SQ.FT.± 176.31 ACRES ±
SPRINGFIELD FARM INC
APN: 7779-02-1568
2,501,399 SQ.FT.± 57.424 ACRES ±
SPRINGFIELD FARM INC
APN: 7769-90-8609
5,081,339 SQ.FT.± 116.651 ACRES ±
SPRINGFIELD FARM INC
APN: 7779-12-8215
5,106,927 SQ.FT.± 117.238 ACRES ±
SPRINGFIELD FARM INC
APN: 7769-60-1319
7,748,030 SQ.FT.± 177.870 ACRES ±
SPRINGFIELD FARM INC
APN: 7779-10-0505
1,682,476 SQ.FT.± 38.647 ACRES ±
SPRINGFIELD FARM INC
APN: 7769-80-3093
5,776,807 SQ.FT.± 132.6172 ACRES ±
623 LLC
APN: 7768-38-9853
7,748,030 SQ.FT.± 99.414 ACRES ±
SPRINGFIELD FARM INC
APN: 7765-77-8450
1,006,118 SQ.FT.± 23.097 ACRES ±
Approximated Route County Proposed Major Roadway 100 ft Right-of-Way
Approximated Right County Proposed Major Roadway 100 ft Right-of-Way
LEGEND
PROPERTY BOUNDARY
PV ARRAY
FENCE
VEGETATIVE BUFFER
SITE ACCESS POINTS
SITE ACCESS PATHWAY
FLOOD ZONE LINE
COUNTY DISTRICT LINE
100 FT RIGHT OF WAY BUFFER
AREA OF SLOPES ≥ 15%
ADJACENT PROPERTY INFORMATION
0 200' 400' 800'
SCALE: 1" = 400'
SUNENERGY1
595 Summer St. 4th Floor
Stamford, CT 06901
(203) 983-7875
DRAWING LOG
PROJECT NAME: SPRINGFIELD FARM SOLAR, LLC
PV POWER PLANT
IN ASHLAND, VA
JOB NO: AC1-191
DESIGNED: CJ
LATEST REVISION: 24 MAY 2022
DRAWING TITLE: PRELIMINARY LAYOUT OVERVIEW
DRAWING NO: SL2.0



LEGEND

- PROPERTY BOUNDARY
- PV ARRAY
- FENCE
- VEGETATIVE BUFFER
- SITE ACCESS POINTS
- SITE ACCESS PATHWAY
- FLOOD ZONE LINE
- COUNTY DISTRICT LINE
- 100 FT RIGHT OF WAY BUFFER
- AREA OF SLOPES ≥ 15%

SIGHT TRIANGLE LEGEND

SEE SL2.5 FOR STOPPING DISTANCE TABLE

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DRAWING LOG

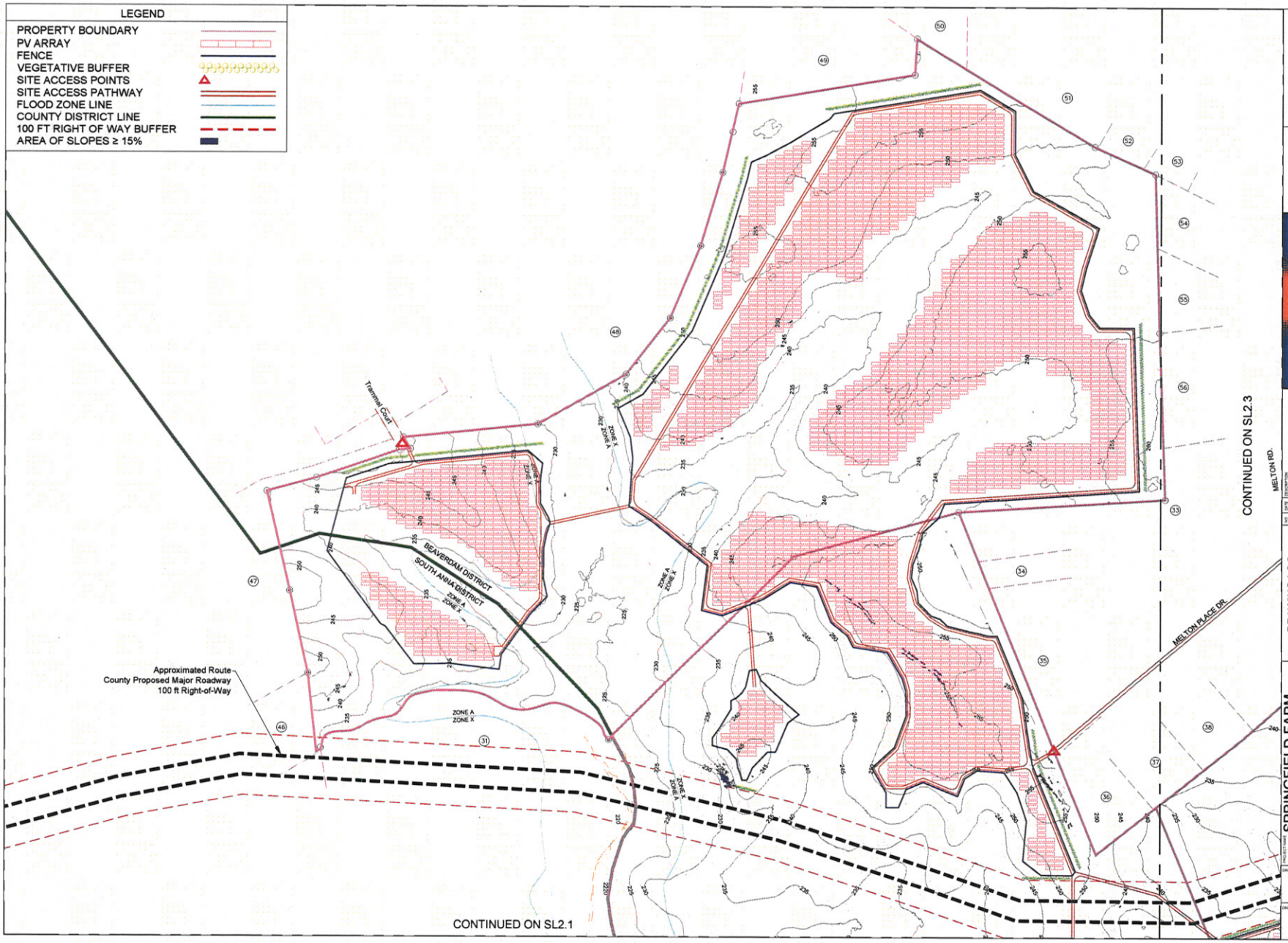
NO.	DATE	DESCRIPTION
1	3/18/22	UPDATED LAYOUT
2	3/31/22	REVISED SITE PLAN
3	4/11/22	REVISED SITE PLAN
4	4/27/22	REVISED SITE PLAN
5	5/11/22	REVISED SITE PLAN
6	5/17/22	REVISED SITE PLAN - CIVIL SURVEY
7	5/17/22	ADDED 50FT EXTERNAL PROPERTY LINES
8	5/26/22	UPDATED PER COUNTY COMMENTS
9	5/26/22	ADDED DISTRICT LINE AND DISTANCES TO RESIDENCES

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

JOB NO.: AC1-191
DESIGNED: CJ
DRAWN: CJM
LATEST REVISION: 31 MAY 2022

DRAWING TITLE: PRELIMINARY LAYOUT 1

DRAWING NO.: SL2.1



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DRAWING LOG

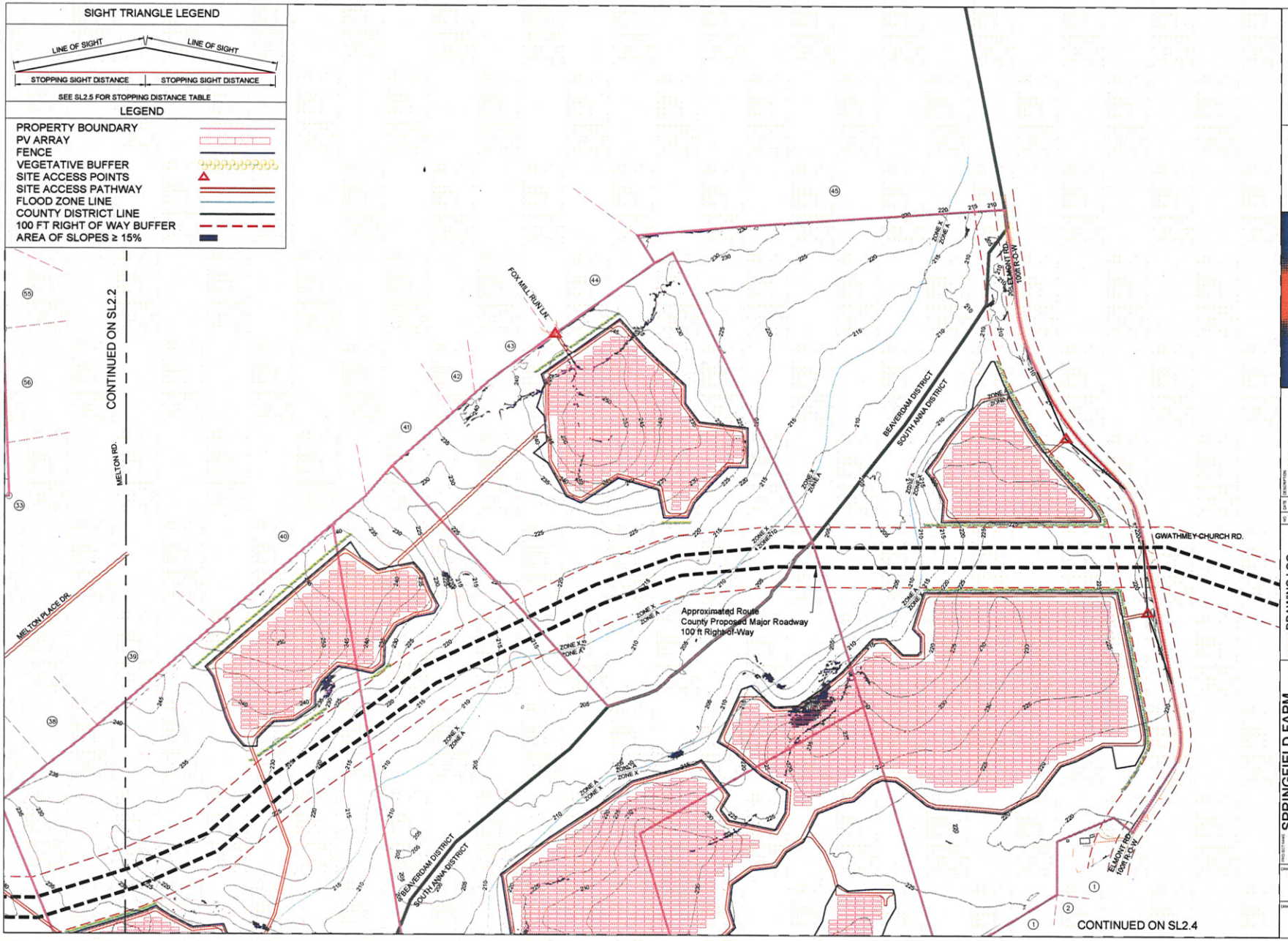
NO	DATE	DESCRIPTION
8	3/2/22	INITIAL LAYOUT
7	3/14/22	REVISED PER KOM
6	3/15/22	REVISED PER KOM
5	3/17/22	REVISED PER KOM
4	3/21/22	REVISED PER KOM
3	3/31/22	ADDED SITE ENTRAL PROPERTY LINES
2	4/1/22	REVISED PER KOM
1	4/5/22	ADDED SITE ENTRAL PROPERTY LINES
0	4/6/22	ADDED PER KOM / COUNTY COMMENTS
7	5/6/22	ADDED DISTRICT LINE AND ENTRANCES TO RESIDENCE

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

JOB NO: AC1-191
DESIGNED: CJ
DRAWN: CJM
LATEST REVISION: 31 MAY 2022

DRAWING TITLE: PRELIMINARY LAYOUT 2

DRAWING NO: SL2.2



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

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DRAWING LOG

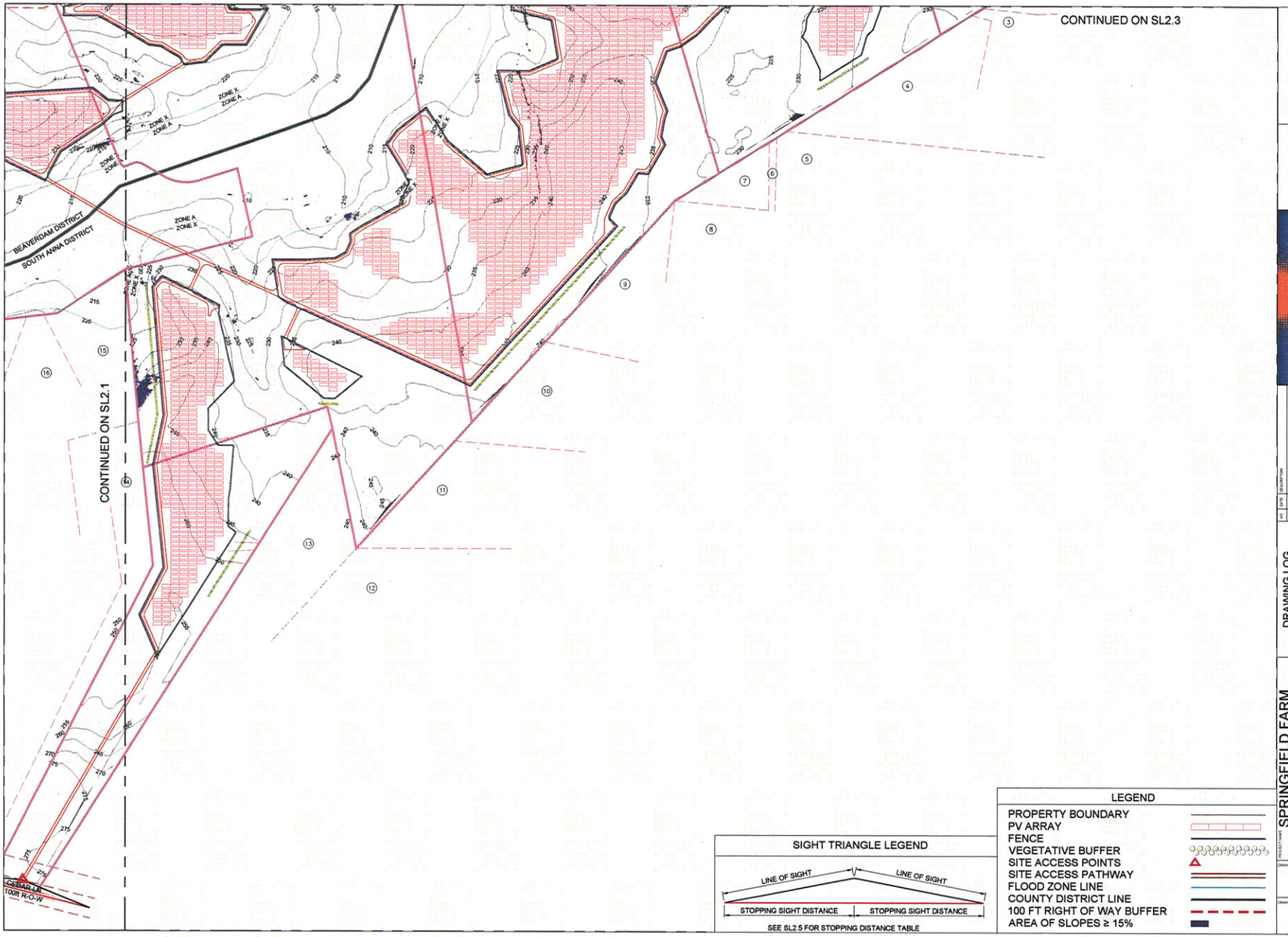
NO.	DATE	DESCRIPTION
8	5/24/22	INITIAL LAYOUT
7	5/31/22	PRELIMINARY LAYOUT
6	6/7/22	PRELIMINARY LAYOUT
5	6/14/22	PRELIMINARY LAYOUT
4	6/21/22	PRELIMINARY LAYOUT
3	6/28/22	PRELIMINARY LAYOUT
2	7/5/22	PRELIMINARY LAYOUT
1	7/12/22	PRELIMINARY LAYOUT
8	7/19/22	ADDED COUNTY COMMENTS
7	7/26/22	ADDED DISTRICT LINE AND ADJUSTED TO RESOURCES

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

JOB NO: AC1-191
DESIGN: CJ
DRAWN: C.M.
LAYOUT REVISION: 31 MAY 2022

DRAWING TITLE: PRELIMINARY LAYOUT 3

DRAWING NO: SL2.3



SIGHT TRIANGLE LEGEND

SEE SL2.5 FOR STOPPING DISTANCE TABLE

LEGEND

- PROPERTY BOUNDARY
- PV ARRAY
- FENCE
- VEGETATIVE BUFFER
- SITE ACCESS POINTS
- SITE ACCESS PATHWAY
- FLOOD ZONE LINE
- COUNTY DISTRICT LINE
- 100 FT RIGHT OF WAY BUFFER
- AREA OF SLOPES ≥ 15%

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

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Stamford, CT 06901
(203) 983-7875

DRAWING LOG

NO	DATE	DESCRIPTION
8	3/24/22	UPDATED LAYOUT
7	2/24/22	REVISED SITE PLAN
6	2/11/22	REVISED SITE PLAN
5	2/4/22	REVISED SITE PLAN
4	1/31/22	REVISED SITE PLAN
3	1/21/22	REVISED SITE PLAN
2	1/14/22	ADDED SITE ENTRANCE, PROPERTY LINES
1	12/17/21	REVISED SITE PLAN

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

JOB NO: AC1-191
DESIGNED: CJ
LAYOUT REVISION: 8
Drawn: C JM
DATE: 31 MAY 2022

DRAWING TITLE: PRELIMINARY LAYOUT 4

DRAWING NO: SL2.4



Ilex Nellie Stevens
(NELLIE Stevens Holly)



Juniperus Virginiana
(Eastern Red Cedar)



Thuja Occidentalis
(Emerald Cedar)



Magnolia Grandiflora
(Little Gem Magnolia)



Ilex Opaca
(American Holly)

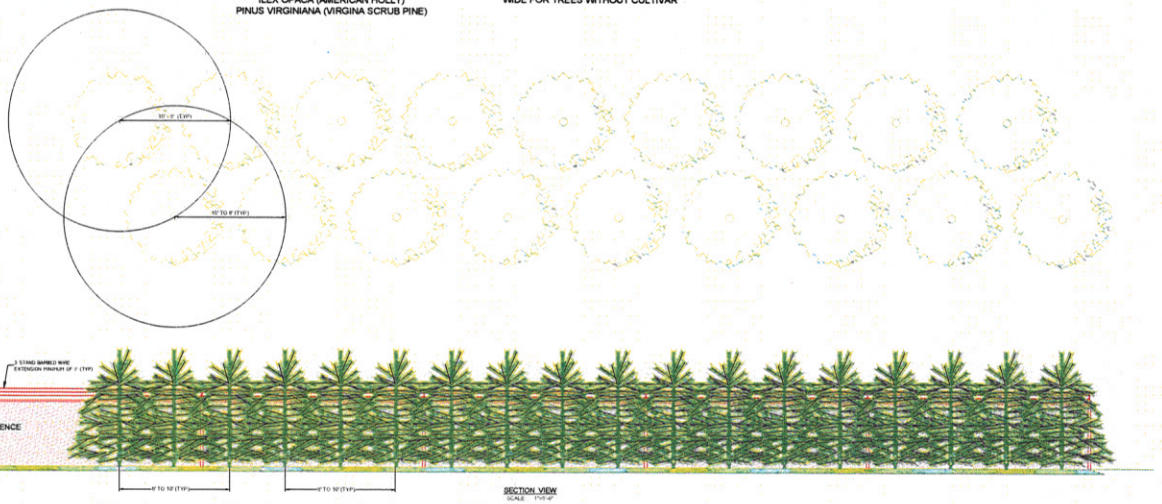


Pinus Virginiana
(Virginia Scrub Pine)

ACCEPTABLE BUFFER TREES

ILLEX NELLIE STEVENS (NELLIE STEVENS HOLLY)
JUNIPERUS VIRGINIANA (EASTERN RED CEDAR)
THUJA OCCIDENTALIS (EMERAL CEDAR)
MAGNOLIA GRANDIFLORA (LITTLE GEM MAGNOLIA)
ILEX OPACA (AMERICAN HOLLY)
PINUS VIRGINIANA (VIRGINA SCRUB PINE)

A MINIMUM OFF FIVE SPECIES SHALL PLANTED TREES SHALL BE INSTALLED IN GROUPS OF THREE TO SEVEN. TREES WILL BE STAGGERED ON CENTER AT 8FT WIDE FOR TREES WITH A CULTIVAR AND 10FT WIDE FOR TREES WITHOUT CULTIVAR



NOTES:

1. FENCE SHALL BE CHAIN LINK INSTALLED AT A MINIMUM OF 6 FEET IN HEIGHT, WITH A MINIMUM OF 1 FOOT TOPER UTILIZING AT LEAST 3 STRANDS OF BARBED WIRE. PER NEC 110.31
2. EVERGREENS PLANTED AT A MINIMUM HEIGHT OF 8 FEET.
3. FENCE SETBACK A MINIMUM OF 50 FEET AND 125 FEET ALONG ROADWAYS AND RESIDENTIAL PROPERTY LINES.

VEGETATIVE BUFFER DETAIL

Table 3-1. Stopping Sight Distance on Level Roadways

Metric					U.S. Customary				
Design Speed (km/h)	Brake Reaction Distance (m)	Braking Distance on Level (m)	Stopping Sight Distance		Design Speed (mph)	Brake Reaction Distance (ft)	Braking Distance on Level (ft)	Stopping Sight Distance	
			Calculated (m)	Design (m)				Calculated (ft)	Design (ft)
20	13.9	4.6	18.5	20	15	55.1	21.6	76.7	80
30	20.9	10.3	31.2	35	20	73.5	38.4	111.9	115
40	27.8	18.4	46.2	50	25	91.9	60.0	151.9	155
50	34.8	28.7	63.5	65	30	110.3	86.4	196.7	200
60	41.7	41.3	83.0	85	35	128.6	117.6	246.2	250
70	48.7	56.2	104.9	105	40	147.0	153.6	300.6	305
80	55.6	73.4	129.0	130	45	165.4	194.4	359.8	360
90	62.6	92.9	155.5	160	50	183.8	240.0	423.6	425
100	69.5	114.7	184.2	185	55	202.1	290.3	492.4	495
110	76.5	138.8	215.3	220	60	220.5	345.5	566.0	570
120	83.4	165.2	248.6	250	65	238.9	405.5	644.4	645
130	90.4	193.8	284.2	285	70	257.3	470.3	727.6	730
					75	275.6	539.9	815.5	820
					80	294.0	614.3	908.3	910

Note: Brake reaction distance predicated on a time of 2.5 s; deceleration rate of 3.4 m/s² [11.7 ft/s²] used to determine calculated sight distance.

Source: AASHTO "Green Book" Table 3-1.

For Cedar Lane and Elmont Road Entrances Stopping Sight Distance for Posted Speed Limit of 45mph is Shown.

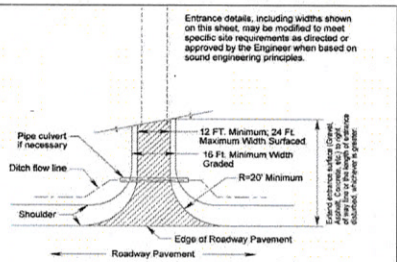
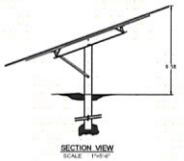


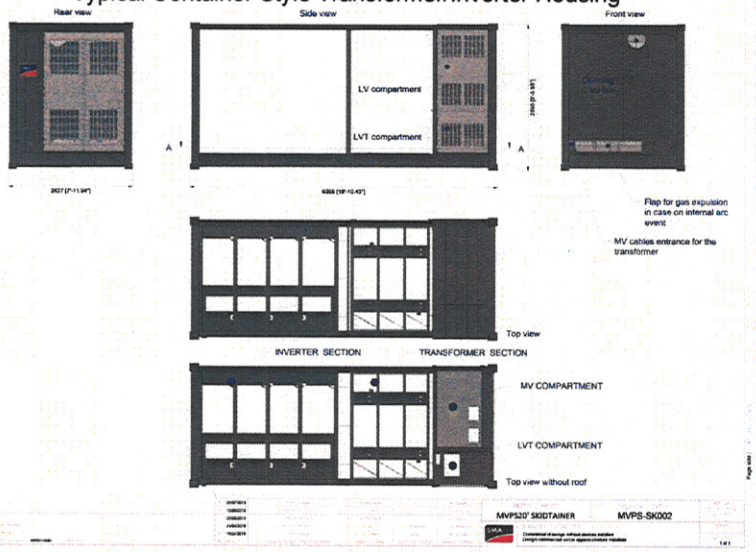
FIGURE 4-1 PRIVATE ENTRANCE AND LOW VOLUME COMMERCIAL ENTRANCE DETAIL

Rev. 7/14



TYPICAL PV RACK ELEVATION

Typical Container Style Transformer/Inverter Housing



SUNENERGY1
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DRAWING LOG

NO	DATE	DESCRIPTION
8	3/30/22	UPDATED LAYOUT
7	2/14/22	ADDED DISTRICT LINE AND EXPANDED SCREENING
6	2/4/22	UPDATED PER COMMENTS
5	1/21/22	ADDED SOLAR PANEL DETAIL
4	12/17/21	ADDED SOLAR PANEL DETAIL
3	12/10/21	REVISED PER CLIENT COMMENTS
2	11/19/21	REVISED PER CLIENT COMMENTS
1	11/10/21	REVISED PER CLIENT COMMENTS

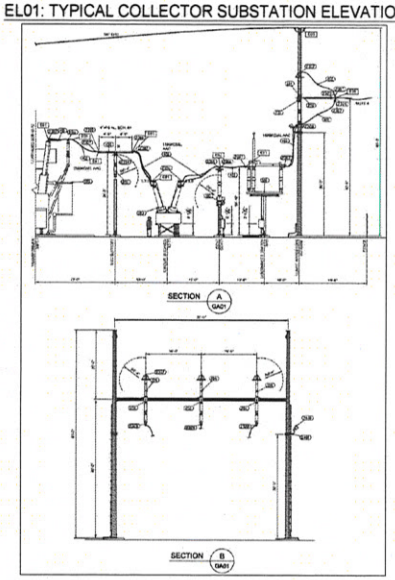
PROJECT NAME: SPRINGFIELD FARM SOLAR, LLC
PV POWER PLANT
IN ASHLAND, VA

JOB NO: AC1-191
DESIGNED: CJ
DRAWN: CJM
LATEST REVISION: 31 MAY 2022

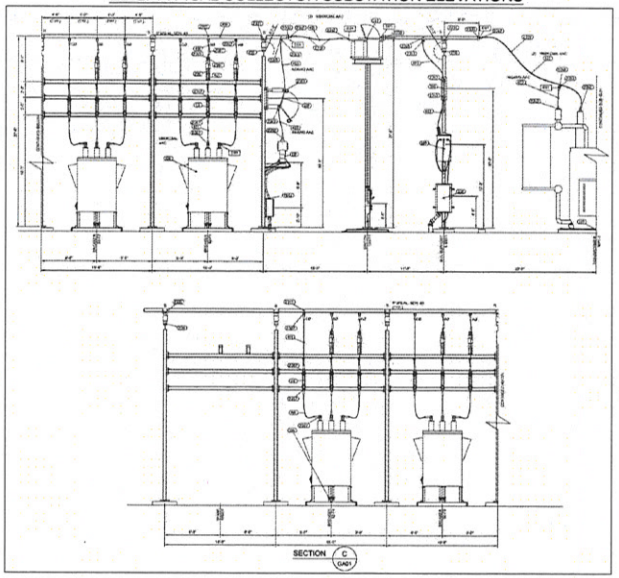
DRAWING TITLE: GENERAL DETAILS

DRAWING NO: SL2.5

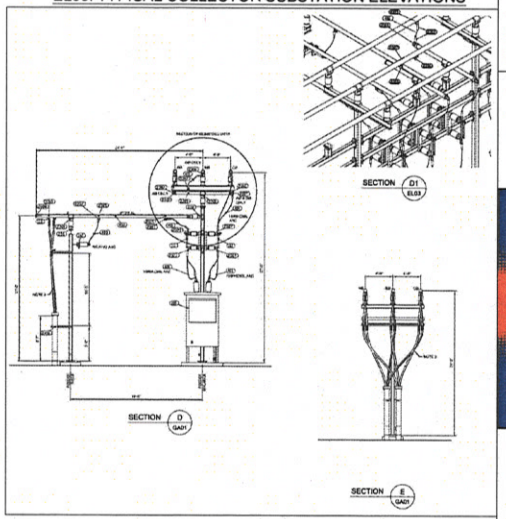
EL01: TYPICAL COLLECTOR SUBSTATION ELEVATIONS

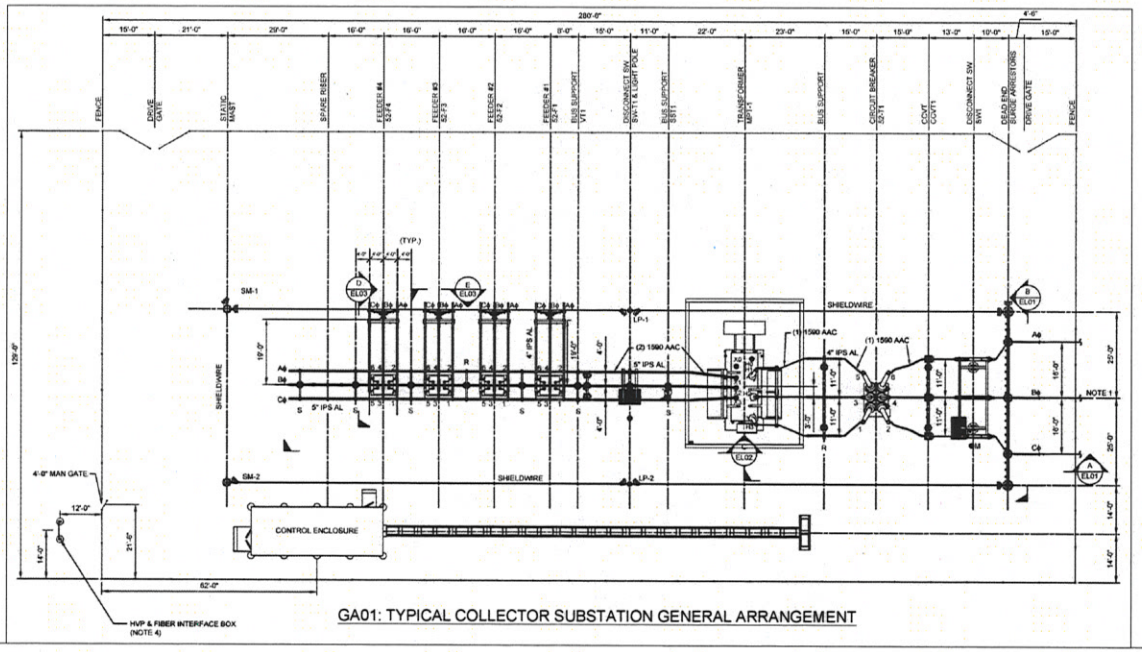


EL02: TYPICAL COLLECTOR SUBSTATION ELEVATIONS



EL03: TYPICAL COLLECTOR SUBSTATION ELEVATIONS





GA01: TYPICAL COLLECTOR SUBSTATION GENERAL ARRANGEMENT

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(209) 883-7875

DRAWING LOG

NO	DATE	DESCRIPTION
1	3/2/23	ADDED LAYOUT
2	3/3/23	DETAIL LAYOUT
3	3/9/23	REVISED SITE PLAN
4	3/10/23	REVISED SITE PLAN
5	3/31/23	REVISED SITE PLAN
6	4/11/23	ADDED SITE & FENCING TO PROPERTY LINES
7	5/4/23	ADDED DISTRICT LINES AND DISTANCES TO RESIDENCES
8	5/8/23	UPDATED PER COUNTY COMMENTS
9	5/31/23	ADDED SEP COUNTY LINES

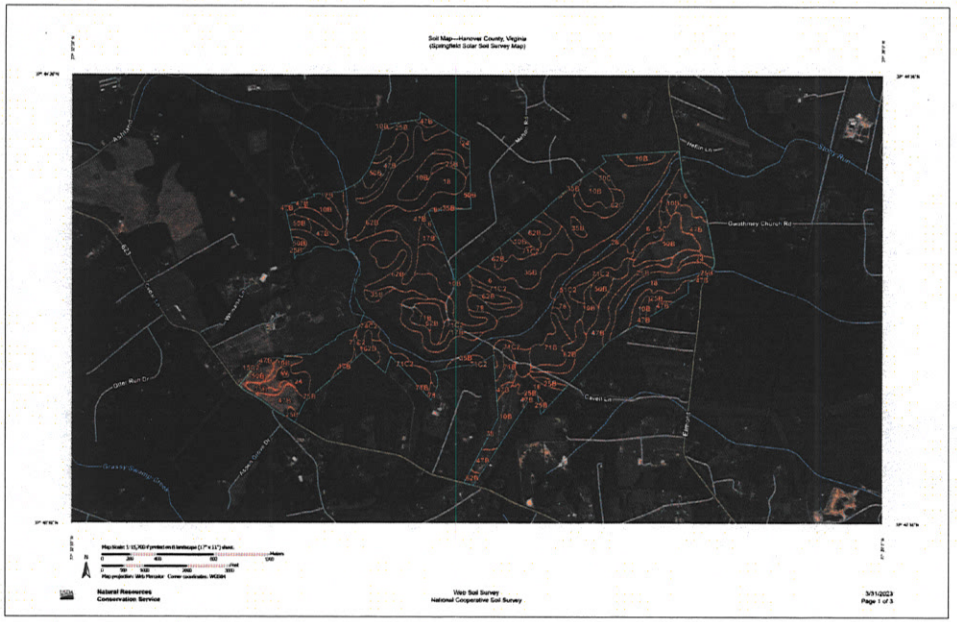
PROJECT NAME: SPRINGFIELD FARM SOLAR, LLC
PV POWER PLANT
IN ASHLAND, VA

JOB NO: AC1-191
DESIGNED: CJ
LATEST REVISION: 31 MAY 2023
DRAWN: C JM

DRAWING TITLE: SUBSTATION DETAILS

DRAWING NO: SL 2.6

LEGEND
PROPERTY BOUNDARY
PV ARRAY
FENCE
VEGETATIVE BUFFER
SITE ACCESS POINTS
APPROXIMATE DISTANCE FROM PV ARRAY TO RESIDENCES
SL2.7
PROJECT NAME
SPRINGFIELD FARM SOLAR, LLC
PV POWER PLANT
IN ASHLAND, VA
JOB NO
AC1-191
CHECKED
CJ
LATEST REVISION
31 MAY 2022
DRAWN
CJM
DRAWING LOG
NO | DATE | DESCRIPTION
0 | 9/26/19 | INITIAL LAYOUT
1 | 12/19/19 | REVISED SITE PLAN
2 | 2/21/20 | REVISED SITE PLAN
3 | 3/27/20 | REVISED SITE PLAN
4 | 11/17/20 | REVISED SITE PLAN ON SURVEY
5 | 01/21/21 | ADDED SITE INTERNAL PROPERTY LINES
6 | 04/19/21 | UPDATED PER COUNTY COMMENTS
7 | 06/24/21 | ADDED DISTRICT LINE AND DISTANCES TO RESIDENCES
8 | 3/31/22 | UPDATED LAYOUT
SUNENERGY1
595 Summer St, 4th Floor
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SCALE: 1" = 400'
0
200'
400'
800'

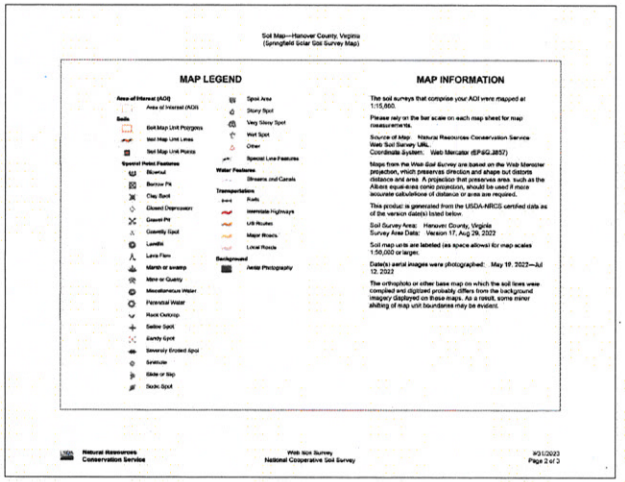


Soil Map—Hanover County, Virginia | Springfield Solar Soil Survey Map

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5C	Appling-Ashlar complex, 5 to 15 percent slopes	8.3	0.9%
6	Myatt loam, 0 to 2 percent slopes, rarely flooded	241.2	25.7%
10B	Rivulet fine sandy loam, 2 to 7 percent slopes	98.4	10.5%
13C2	Cecil-Vance gravelly sandy loams, 7 to 15 percent slopes, eroded	0.1	0.0%
17B	Collin fine sandy loam, 2 to 7 percent slopes	17.5	1.9%
18	Comlite loam	91.4	9.7%
24	Dunbar fine sandy loam	13.4	1.4%
25B	Dublin fine sandy loam, 2 to 7 percent slopes	11.9	0.5%
28	Fluvaquents, nearly level	30.0	3.2%
35B	Helena-Collin complex, 2 to 7 percent slopes	39.5	4.2%
47B	Nodulk fine sandy loam, 2 to 7 percent slopes	105.5	11.3%
50B	Orangeburg-Faceville fine sandy loams, 2 to 7 percent slopes	40.5	4.3%
61C2	Pacolet fine sandy loam, 7 to 15 percent slopes, eroded	19.6	2.1%
63B	Spotsylvania-Bourne fine sandy loams, 2 to 7 percent slopes	70.3	7.5%
63C	Spotsylvania-Bourne fine sandy loams, 7 to 15 percent slopes	8.1	0.9%
70C	Urban-Ochraqts complex, sloping	2.2	0.2%
71B	Vance fine sandy loam, 2 to 7 percent slopes	27.8	3.0%
71C2	Vance fine sandy loam, 7 to 15 percent slopes, eroded	77.5	8.1%
74C2	Wedowee fine sandy loam, 7 to 15 percent slopes, eroded	4.2	0.4%
75	Worsham fine sandy loam	10.8	1.2%
W	Water	0.6	0.1%
Totals for Area of Interest		937.8	100.0%

Natural Resources Conservation Service | Web Soil Survey, National Cooperative Soil Survey | 3/31/2023 Page 3 of 3



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DRAWING LOG

NO	DATE	DESCRIPTION
0	3/30/22	INITIAL LAYOUT
1	5/13/22	REVISED SITE PLAN
2	6/21/22	REVISED SITE PLAN
3	8/5/22	REVISED SITE PLAN
4	8/17/22	REVISED SITE PLAN PER PLAT
5	9/7/22	REVISED SITE PLAN PER COMMENTS
6	9/19/22	UPDATED PER COUNTY COMMENTS
7	3/31/23	ADDED CONTACT LINE AND EXPANDED DESCRIPTION

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

JOB NO: AC1-191 | DESIGNED: CJ | DRAWN: | LATEST REVISION: 31 MAR 2023

DRAWING TITLE: Soil Survey Map

DRAWING NO.: SL 2.8