

SITE PLAN IS COMPLIANT WITH
SECTION 9-8.10 (B)(1) OF ORDINANCE

LEGEND

APPROX. LEASE BOUNDARY	---
ELECTRICAL (OVERHEAD)	OHE
PARCEL LINES (GIS)	---
PARCEL LINE - LEASED PARCEL	---
PROPOSED DISTURBED AREA	---

NOTES

- PROJECT AC CAPACITY: 80 MW
- PROJECT BOUNDARY SHOWN IS BASED ON GIS PARCEL INFORMATION AND APPROXIMATE LEASE LINES.
- THE LOCATION OF PROPOSED EQUIPMENT INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, ELECTRICAL EQUIPMENT, OVERHEAD POLES AND LINE, ETC. SHOWN ARE APPROXIMATE AND MAY BE SUBJECT TO MODIFICATIONS DUE TO SITE CONDITIONS. ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT AND/OR OTHER CONSTRAINTS. NOT FOR CONSTRUCTION.
- ALL ARRAYS WILL BE ENCLOSED WITH A MINIMUM 6-FT HIGH SECURITY FENCE.
- PANEL HEIGHT NOT TO EXCEED 15-FT (SEE TYPICAL DETAIL BOTTOM LEFT)

REV.	DESCRIPTION	DATE
1	ISSUED	10/21/2022

PROJECT NAME:

MORVEN SOLAR, LLC

PROJECT LOCATION:

LAWSON MILL POND RD
MORVEN, GA
BROOKS COUNTY
30.961292°N, -83.467517°W

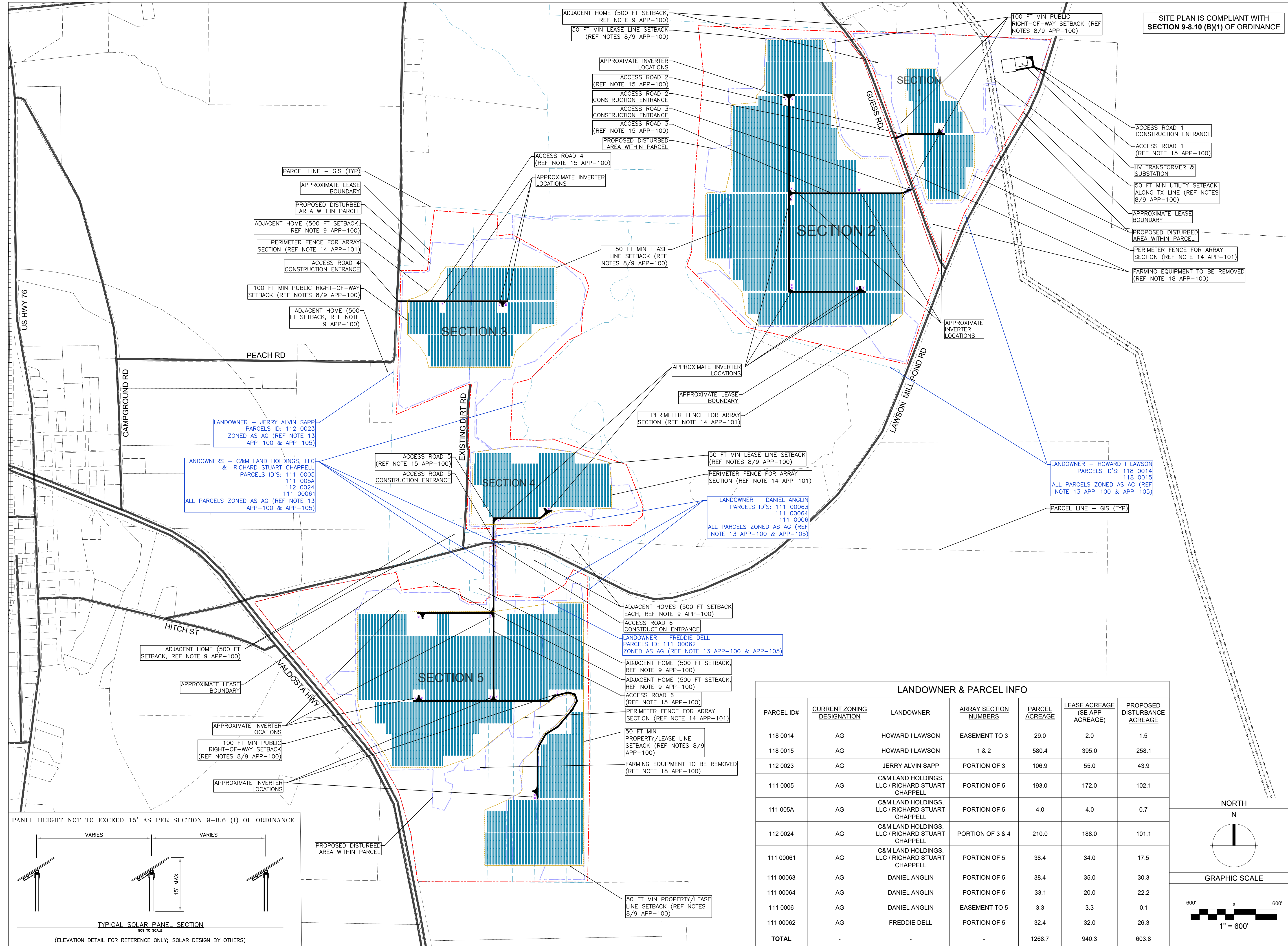
SHEET NAME:

SITE LAYOUT & PARCEL
DETAIL

DRAWN BY:
LUKE RHOADES

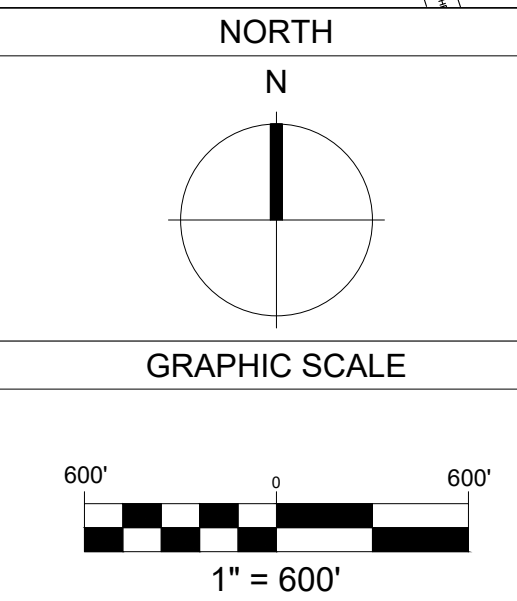
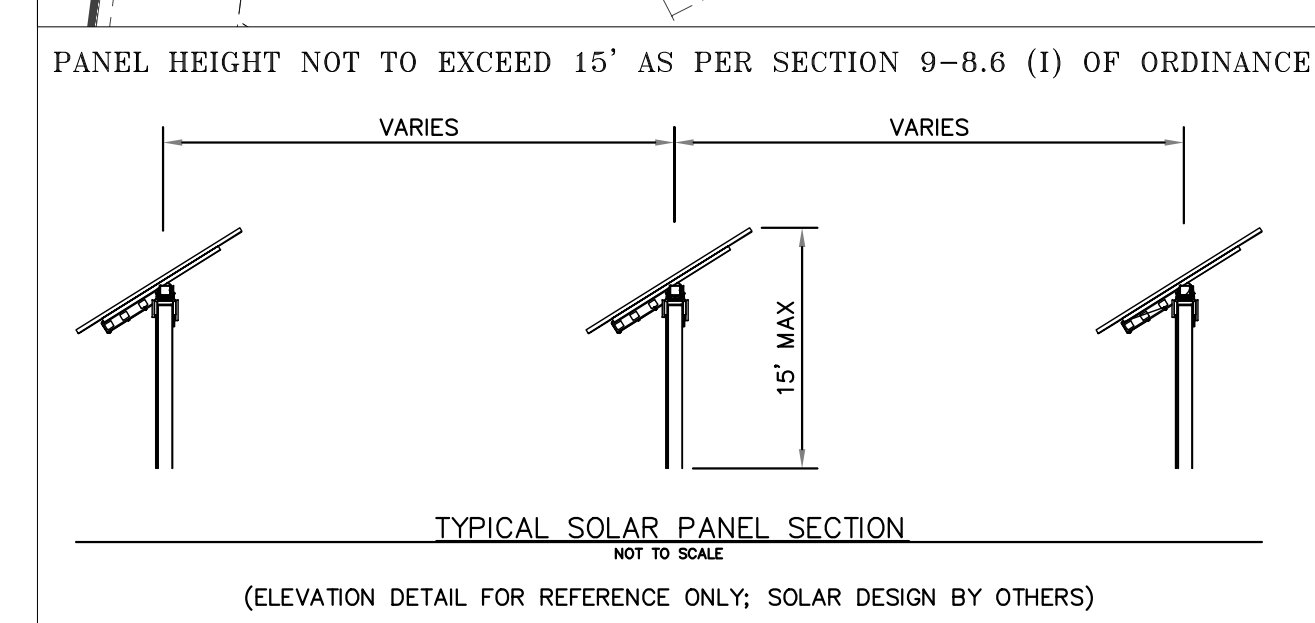
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APPROVED

SHEET NUMBER:
ZPP-101

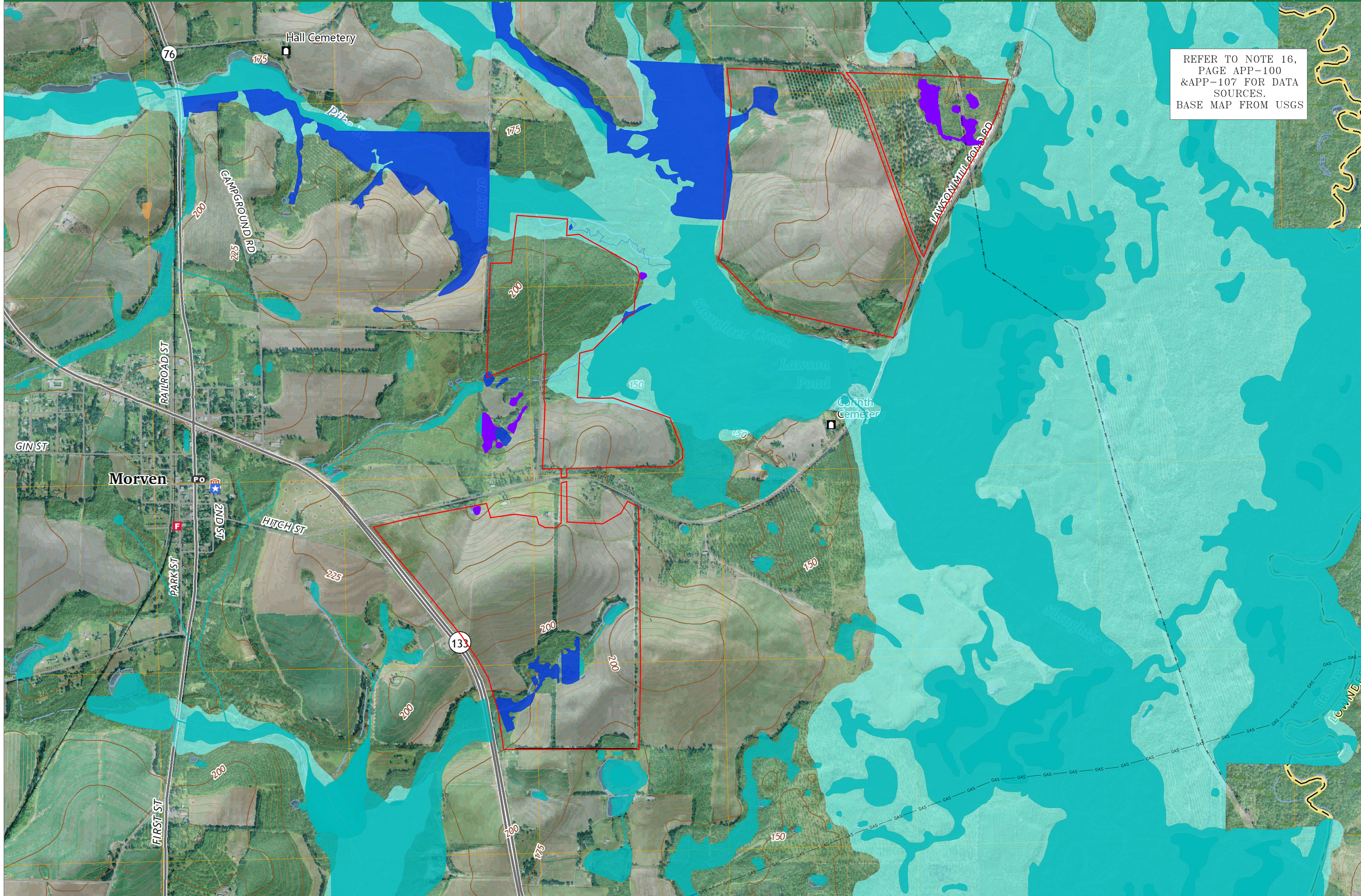


LANDOWNER & PARCEL INFO

PARCEL ID#	CURRENT ZONING DESIGNATION	LANDOWNER	ARRAY SECTION NUMBERS	PARCEL ACREAGE	LEASE ACREAGE (SE APP ACREAGE)	PROPOSED DISTURBANCE ACREAGE
118 0014	AG	HOWARD I LAWSON	EASEMENT TO 3	29.0	2.0	1.5
118 0015	AG	HOWARD I LAWSON	1 & 2	580.4	395.0	258.1
112 0023	AG	JERRY ALVIN SAPP	PORTION OF 3	106.9	55.0	43.9
111 0005	AG	C&M LAND HOLDINGS, LLC / RICHARD STUART CHAPPELL	PORTION OF 5	193.0	172.0	102.1
111 005A	AG	C&M LAND HOLDINGS, LLC / RICHARD STUART CHAPPELL	PORTION OF 5	4.0	4.0	0.7
112 0024	AG	C&M LAND HOLDINGS, LLC / RICHARD STUART CHAPPELL	PORTION OF 3 & 4	210.0	188.0	101.1
111 00061	AG	C&M LAND HOLDINGS, LLC / RICHARD STUART CHAPPELL	PORTION OF 5	38.4	34.0	17.5
111 00063	AG	DANIEL ANGLIN	PORTION OF 5	38.4	35.0	30.3
111 00064	AG	DANIEL ANGLIN	PORTION OF 5	33.1	20.0	22.2
111 0006	AG	DANIEL ANGLIN	EASEMENT TO 5	3.3	3.3	0.1
111 00062	AG	FREDDIE DELL	PORTION OF 5	32.4	32.0	26.3
TOTAL	-	-	-	1268.7	940.3	603.8



THE ENCLOSED CONTENTS ARE INTENDED SOLELY FOR THE ADDRESSEE(S) AND THE INFORMATION THEREIN IS CONSIDERED CONFIDENTIAL. RECIPIENT SHALL NOT COPY, DISCLOSE, OR PERMIT ANY OF ITS EMPLOYEES, AGENTS, OR INDEPENDENT CONTRACTORS TO DISCLOSE THE CONFIDENTIAL INFORMATION TO ANY THIRD PARTIES WITHOUT PINE GATE RENEWABLES, LLC'S PRIOR WRITTEN CONSENT.



LEGEND

PROJECT BOUNDARY	
ELECTRICAL (OVERHEAD)	OHE
100 YEAR FLOOD ZONE	
NW WETLANDS	
FIELD DELINEATED WETLANDS	
DELINEATED NON-JD WETLANDS	

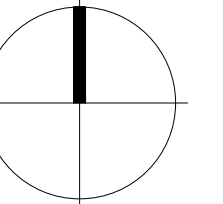
SITE PLAN IS COMPLIANT WITH
SECTION 9-8.10 (B)(3) OF ORDINANCE

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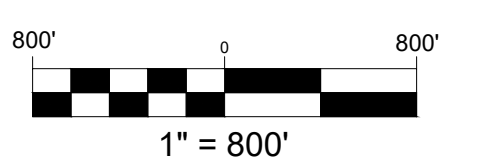
EXISTING
ENVIRONMENTAL

NORTH

N



GRAPHIC SCALE

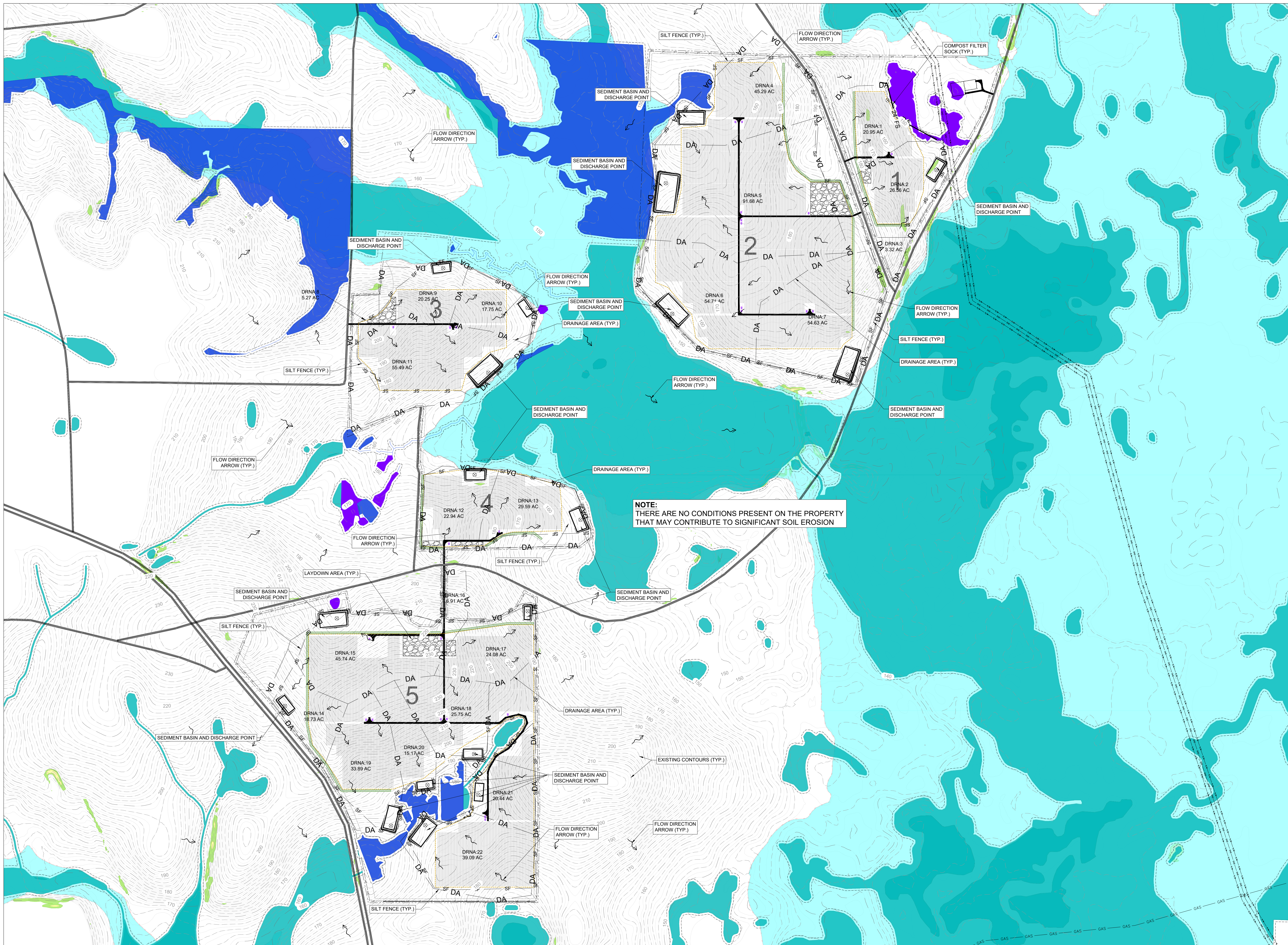


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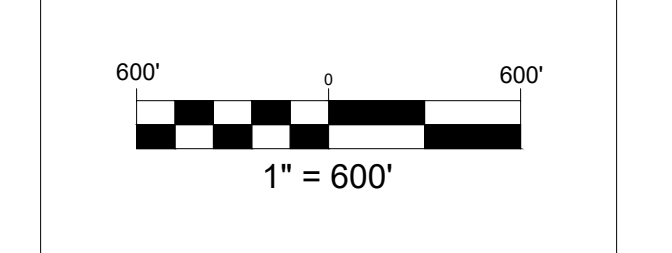
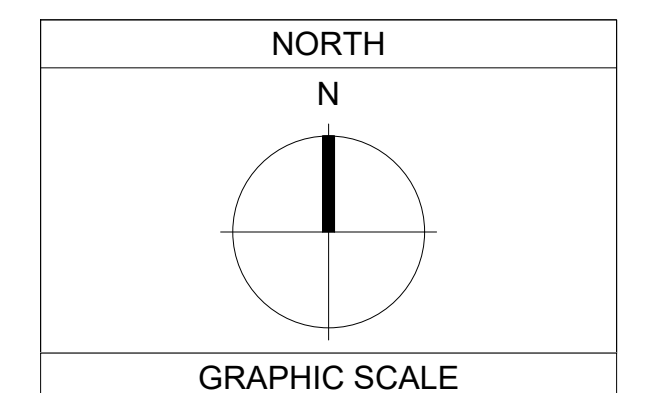
ZPP-102

LEGEND

PROJECT BOUNDARY	---
GIS PARCEL LINES	---
ELECTRICAL (OVERHEAD)	OHE
DRAINAGE AREA BOUNDARY	DA
SILT FENCE	SF
COMPOST FILTER SOCK	24" FS
6 FT WILDLIFE-PERMEABLE FENCING	---
DRAINAGE FLOW DIRECTION ARROW	→
NW WETLANDS	Light Blue
DELIMITED WETLANDS	Dark Blue
ESTIMATED NJ WETLANDS	Orange
DELIMITED NJ WETLANDS	Purple



SHEET NAME:
EROSION CONTROL PLAN



SHEET NUMBER:
ZPP-103

THE ENCLOSED CONTENTS ARE INTENDED SOLELY FOR THE ADDRESSEE(S) AND THE INFORMATION THEREIN IS CONSIDERED CONFIDENTIAL. RECIPIENT SHALL NOT COPY, DISCLOSE, OR PERMIT ANY OF ITS EMPLOYEES, AGENTS, OR INDEPENDENT CONTRACTORS TO DISCLOSE THE CONFIDENTIAL INFORMATION TO ANY THIRD PARTIES WITHOUT PINE GATE RENEWABLES, LLC'S PRIOR WRITTEN CONSENT.

GENERAL NOTES

1. THE PROJECT HAS CREATED A PLAN FOR THE PREVENTION AND MITIGATION OF STORM WATER RUNOFF AND SOIL EROSION, WITH PAGE ZPP-103 CONTAINING A TOPOGRAPHIC DRAWING OF THE PROPERTY THAT INDICATES HOW STORM WATER CURRENTLY FROM THE PROPERTY, IDENTIFIES THE LOCATION OF DISCHARGE POINTS OR AREAS, AND CONFIRMS THERE ARE NO CONDITIONS PRESENT ON THE PROPERTY THAT MAY CONTRIBUTE TO SIGNIFICANT SOIL EROSION, AS PER **SECTION 9-8.10 (B)(4) AND 9-8.10 (C)(1)**.
2. THE PROJECT'S EROSION CONTROL AND STORMWATER POLLUTION PREVENTION PLAN SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL STORM WATER MANAGEMENT, EROSION, AND SEDIMENT CONTROL PROVISIONS AND IMPERVIOUS SURFACE COVERAGE REQUIREMENTS AS PER **SECTION 9-8.6 (C)** OF ORDINANCE. HOWEVER, AS MORVEN COUNTY IS NOT A LOCAL ISSUING AUTHORITY FOR LAND DISTURBANCE PERMITS, ACCORDING TO GEORGIA STATE LAW, ALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION PLANS (ECSP PLANS) MUST BE REVIEWED AND APPROVED BY THE ENVIRONMENTAL PROTECTION DIVISION (EPD) OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES (GDNR) WHEN THE LAND DISTURBANCE PERMIT IS APPLIED FOR. RECEIPT OF A SPECIAL EXCEPTION IS A PREREQUISITE FOR APPLYING FOR THE LAND DISTURBANCE PERMIT. AS SUCH, THE ATTACHED PLANS ARE SUBJECT TO CHANGE AS REQUESTED BY THE EDP WHO HAS JURISDICTION OVER ESCP PLANS.
3. PROJECT WILL COMPLY WITH THE FOLLOWING AS PER **SECTION 18-45** OF THE UNDERLYING BROOKS COUNTY CODE:

Sediment Control in Georgia published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, as well as the following:

- (1) Stripping of vegetation, regarding and other development activities shall be conducted in a manner so as to minimize erosion;
- (2) Cut-fill operations must be kept to a minimum;
- (3) Development plans must conform to topography and soil type so as to create the lowest practical erosion potential;
- (4) Whenever feasible, natural vegetation shall be retained, protected and supplemented;
- (5) The disturbed area and the duration of exposure to erosive elements shall be kept to a practicable minimum;
- (6) Disturbed soil shall be stabilized as quickly as practicable;
- (7) Temporary vegetation or mulching shall be employed to protect exposed critical areas during development;
- (8) Permanent vegetation and structural erosion control practices shall be installed as soon as practicable;
- (9) To the extent necessary, sediment in runoff water must be trapped by the use of debris basins, sediment basins, silt traps, or similar measures until the disturbed area is stabilized. As used in this subsection, a disturbed area is stabilized when it is brought to a condition of continuous compliance with the requirements of O.C.G.A. § 12-7-1 et seq.;
- (10) Adequate provision must be provided to minimize damage from surface water to cut face of excavations or the sloping of fills;
- (11) Cuts and fills may not endanger adjoining property;
- (12) Fills may not encroach upon natural watercourses or constructed channels in a manner so as to adversely affect other property owners;
- (13) Grading equipment must cross flowing streams by means of bridges or culverts except when such methods are not feasible, provided, in any case, that such crossings are kept to a minimum;
- (14) Land-disturbing activity plans for erosion and sedimentation control shall include provisions for treatment or control of any source of sediments and adequate sedimentation control facilities to retain sediments on-site or preclude sedimentation of adjacent waters beyond the levels specified in this section;
- (15) Except as provided in subsection (16) of this section, there is established a 25 foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, except where the director determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the director pursuant to O.C.G.A. § 12-2-8, or where a drainage structure or a roadway drainage structure must be constructed, provided that adequate erosion control measures are incorporated in the project plans and specifications, and are implemented; provided, however, the buffers of at least 25 feet established pursuant to part 6 of Article 5, Chapter 5 of Title 12 (O.C.G.A. § 12-5-440 et seq.), the "Georgia Water Quality Control Act", shall remain in force unless a variance is granted by the director as provided in this subsection. The following requirements shall apply to any such buffer: No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and
- (16) There is established a 50 foot buffer as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, along the banks of any state waters classified as "trout streams" pursuant to Article 2 of Chapter 5 of Title 12 (O.C.G.A. § 12-5-20 et seq.), the "Georgia Water Quality Control Act", except where a roadway drainage structure must be constructed; provided, however, that small springs and streams classified as trout streams which discharge an average annual flow of 25 gallons per minute or less shall have a 25 foot buffer or they may be piped, at the discretion of the landowner, pursuant to the terms of a rule providing for a general variance promulgated by the board, so long as any such pipe stops short of the downstream landowner's property and the landowner complies with the buffer requirement for any adjacent trout streams. The director may grant a variance from such buffer to allow land-disturbing activity, provided that adequate erosion control measures are incorporated in the project plans and specifications and are implemented. The following requirements shall apply to such buffer: No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed

NPDES REQUIREMENTS

- 1) CONSTRUCTION ON OFF-SITE OR ON-SITE IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE COUNTY STORM DRAIN SYSTEMS.
- 2) ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND
- 3) STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- 4) FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- 5) EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- 6) TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND. IF A COVERED RECEPTACLE IS NOT AVAILABLE, CONTRACTOR SHALL IMPLEMENT TEMPORARY CONTAINER COVER METHODS SO LONG AS THEY ARE IN COMPLIANCE INSPECTED AND MAINTAINED REGULARLY PRIOR TO WASTE DISPOSAL OFF-SITE.
- 7) SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- 8) ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- 9) CLEAN UP SPILLS USING DRY METHODS.
- 10) CALL 911 IN CASE OF A HAZARDOUS SPILL
- 11) UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.

EROSION CONTROL NOTES

1. ANY FILL DIRT OR WASTE DIRT MUST BE FROM OR TO A PERMITTED SITE.
2. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROSEEDING, IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
3. THE CONTRACTOR SHALL PROVIDE GROUND COVER ON PERIMETER SWALES, DIKES, AND SLOPES GREATER THAN 3:1 WITHIN 14 DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING. CONTRACTOR SHALL PROVIDE GROUND COVER ON ALL OTHER AREAS WITHIN 24 HOURS IF WORK IS TO CEASE FOR 7 DAYS. PERMANENT GROUND COVER FOR ALL DISTURBED AREAS SHALL BE PROVIDED WITHIN 7 WORKING DAYS FOLLOWING COMPLETION OF CONSTRUCTION, EXCEPT AS STATED BELOW:
 - A. WHERE STABILIZATION BY THE 7TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
 - B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 7 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
5. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY CALENDAR WEEK AND AFTER EVERY RAIN EVENT PRODUCING A DISCHARGE. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, USED THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
6. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
7. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
8. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
9. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
10. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. ADDITIONAL EROSION CONTROL MEASURES EQUIVALENT OF A 50-FOOT BUFFER ARE TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT NATURAL BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE ADDITIONAL EROSION CONTROL AND ALL WOS.
11. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
12. A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
13. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 14 CALENDAR DAYS.
14. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING. WHEEL WASH WATER, AND OTHER WASH WATERS, WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
16. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).
17. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
 - A. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL.
 - B. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS.
 - C. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
 - D. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND AFTER EVERY RAIN EVENT THAT PRODUCES DISCHARGE. INSPECTIONS MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR GEORGIA'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
19. SPOIL OR BORROW SITES SHOULD BE REVIEWED AND APPROVED BY GEORGIA DEQ OR DISPOSED OF AT A PERMITTED LCID LANDFILL.
20. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PREVENT SOIL FROM GETTING OFF SITE OR INTO EXISTING DRAINAGE STRUCTURES. SOIL PILES AND CONTRACTOR STAGING AND MATERIALS LAY DOWN AREAS SHOULD BE A MINIMUM OF 50' AWAY FROM ANY STORM DRAIN OR WATERCOURSE.
21. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED FOR ADDITIONAL CONTRACTOR LAYDOWN AREA. CONTRACTOR TO COORDINATE WITH ENGINEER DURING CONSTRUCTION. THE LIMITS OF DISTURBANCE SHOULD CONTAIN ANY ADDITIONAL LAYDOWN AREAS. IF ADDITIONAL LAYDOWN AREA IS NEEDED OUTSIDE THE LIMITS OF DISTURBANCE, A REVISED EROSION CONTROL PLAN SHOULD BE REVIEWED AND PERMITTED.
22. NO PARKING SHALL BE LOCATED OUTSIDE THE LIMITS OF DISTURBANCE. SPECIFICALLY, PARKING ON THE SIDE OF THE ROAD IS NOT ALLOWED. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PARKING WITHIN THE LIMITS OF DISTURBANCE DELINEATED ON THE PROVIDED PLANS.
23. NO DOT AND INTERIOR ROADWAYS SHALL BE BLOCKED DURING THE DURATION OF THE PROJECT.
24. NO CONSTRUCTION LAYDOWN OR STAGING SHALL BE LOCATED OUTSIDE THE LIMITS OF DISTURBANCE
25. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.



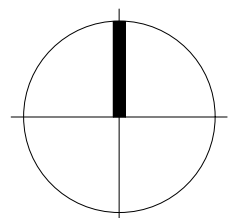
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ASHEVILLE, NC 28801

SHEET NAME:

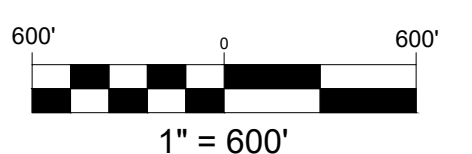
EROSION CONTROL
NOTES

NORTH

N

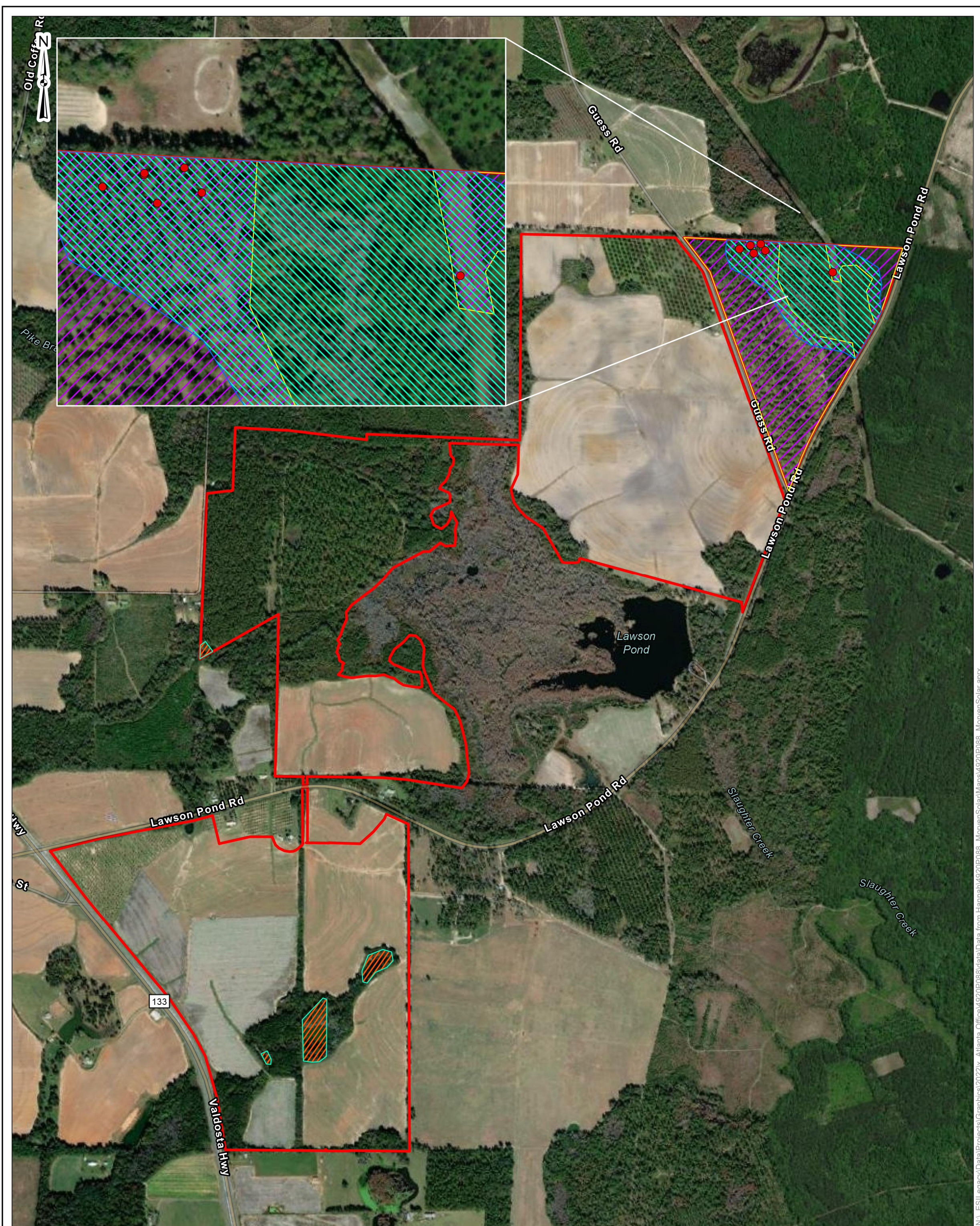


GRAPHIC SCALE



SHEET NUMBER:

ZPP-103A



0 500 1,000 2,000 Feet
Scale: 1:15,000

DATA SOURCES:
ESRI WMS - World Aerial Imagery, OpenStreetMap

Potential Habitat for GADNR Protected Species:

- * Frosted Flatwoods Salamander - 7.98 ac +/-
- * Eastern Indigo Snake - 44.61 ac +/-
- Gopher Tortoise - 75.12 ac +/-

Species Observations:

- Gopher Tortoise Burrow

* Potential habitat present, but no occurrences observed during field investigations.

Project No.: 4920P088
Date: Nov 2022
Drawn By: MDP
Reviewed By: JWB

terracon
2105 Newpoint Pl, Ste 600
Lawrenceville, GA
PH. 770-623-0755 terracon.com

GADNR T&E Species Map	Exhibit
Morven Solar Site East of Robinson Road Morven, Brooks County, Georgia	2

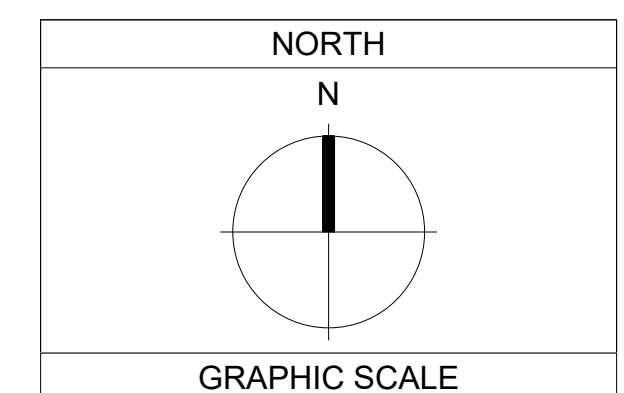


130 ROBERTS STREET
ASHEVILLE, NC 28801

LEGEND

- PROJECT BOUNDARY
- GIS PARCEL LINES
- ELECTRICAL (OVERHEAD)
- VEGETATIVE/VISUAL BUFFER
- T&E SPECIES HABITAT
- 8 FT WILDLIFE-PERMEABLE FENCING
- PARCEL LINE - LEASED PARCEL

SHEET NAME:
**GA DNR SPECIES
MAP**

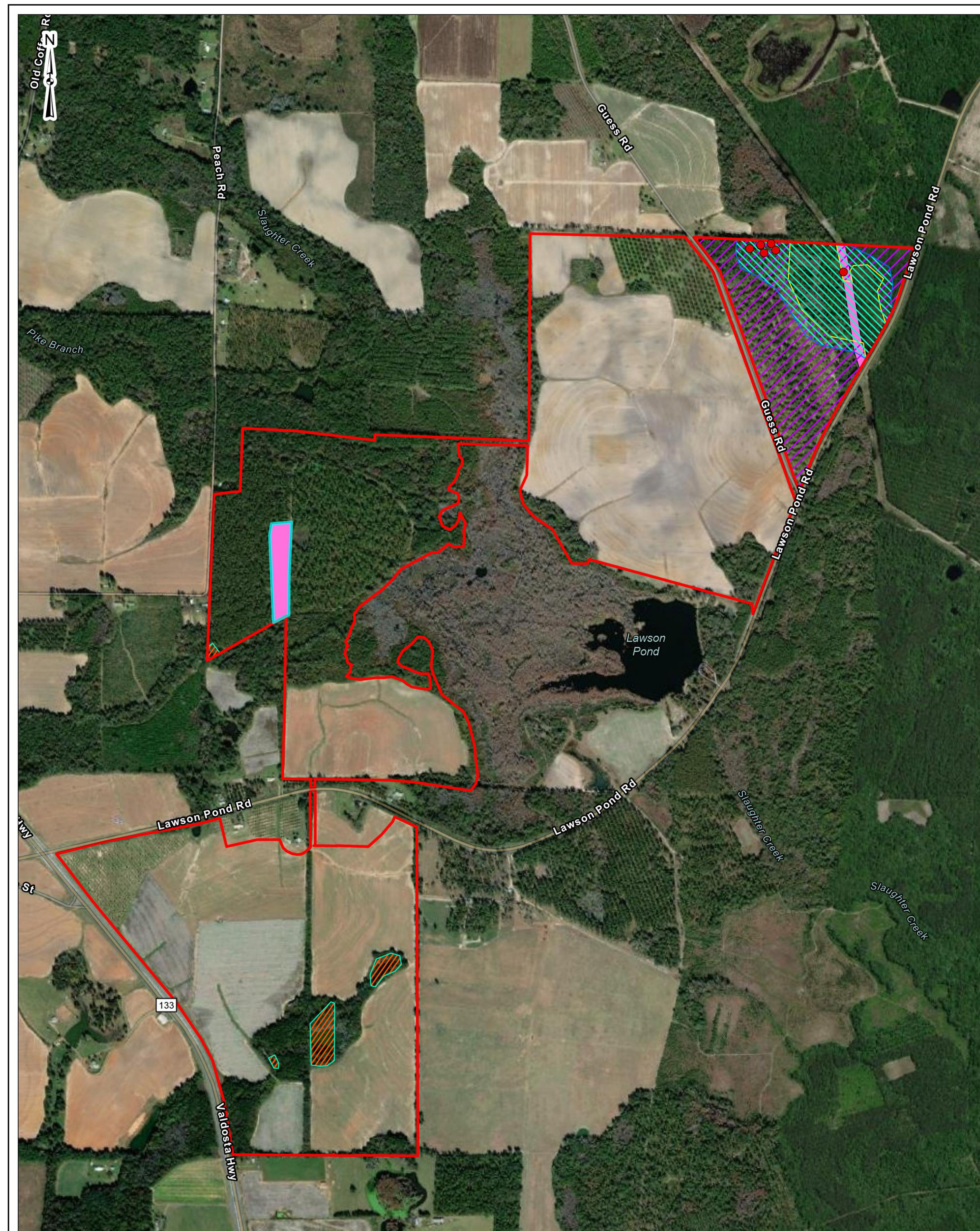


600' 0 600'
1" = 600'

SHEET NUMBER:
ZPP-104

MAP IS IN COMPLIANCE WITH
SECTION 9.8-10 (5) OF ORDINANCE

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0 500 1,000 2,000 Feet
Scale: 1:15,000

DATA SOURCES:
ESRI WMS - World Aerial Imagery, OpenStreetMap

Potential Habitat for USFWS T&E/Candidate Species


- Project Site
- * Frosted Flatwoods Salamander - 7.98 ac +/-
- * Eastern Indigo Snake - 44.61 ac +/-
- ** Gopher Tortoise - 75.12 ac +/-
- * Monarch Butterfly - 10.81 ac +/-

T&E/Candidate Species Observations:

- *** Gopher Tortoise Burrow

* Potential habitat present, but no occurrences observed during field investigations.
** The gopher tortoise are a federal candidate species under the ESA, but should be delisted by end of 2022.
*** Client will employ a minimum of 25' protected buffer around all gopher tortoise burrows.

Project No.: 4920P088
Date: Nov 2022
Drawn By: MDP
Reviewed By: JWB



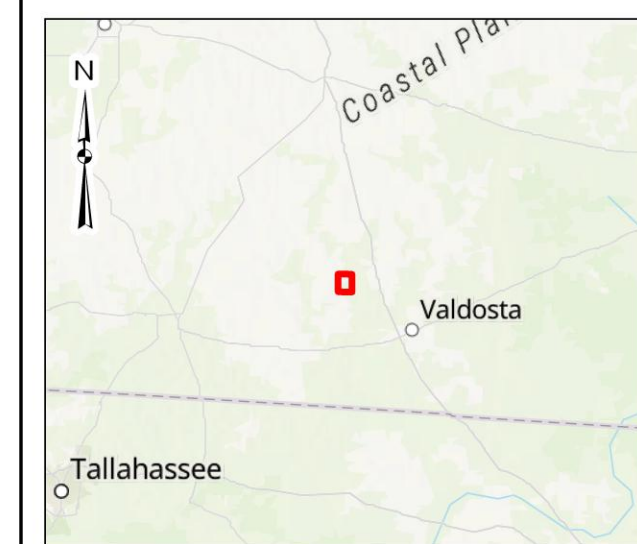
2105 Newpoint Pl, Ste 600
Lawrenceville, GA
PH. 770-623-0755 terracon.com

USFWS T&E/Candidate Species Map

Morven Solar Site
East of Robinson Road
Morven, Brooks County, Georgia

Exhibit

1

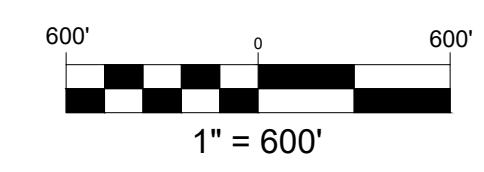
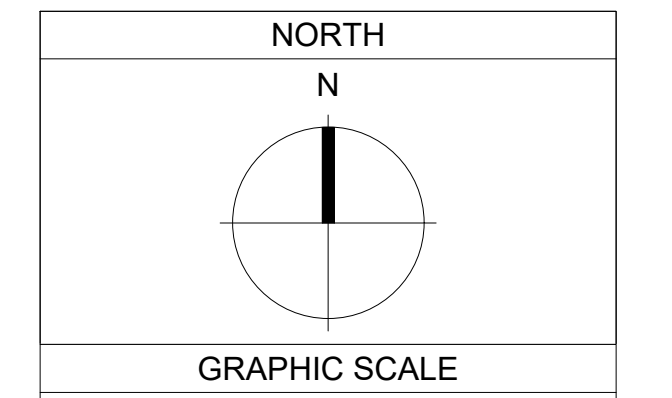


130 ROBERTS STREET
ASHEVILLE, NC 28801

LEGEND

- PROJECT BOUNDARY
- GIS PARCEL LINES
- ELECTRICAL (OVERHEAD) OHE
- VEGETATIVE/VISUAL BUFFER
- T&E SPECIES HABITAT
- 8 FT WILDLIFE-PERMEABLE FENCING

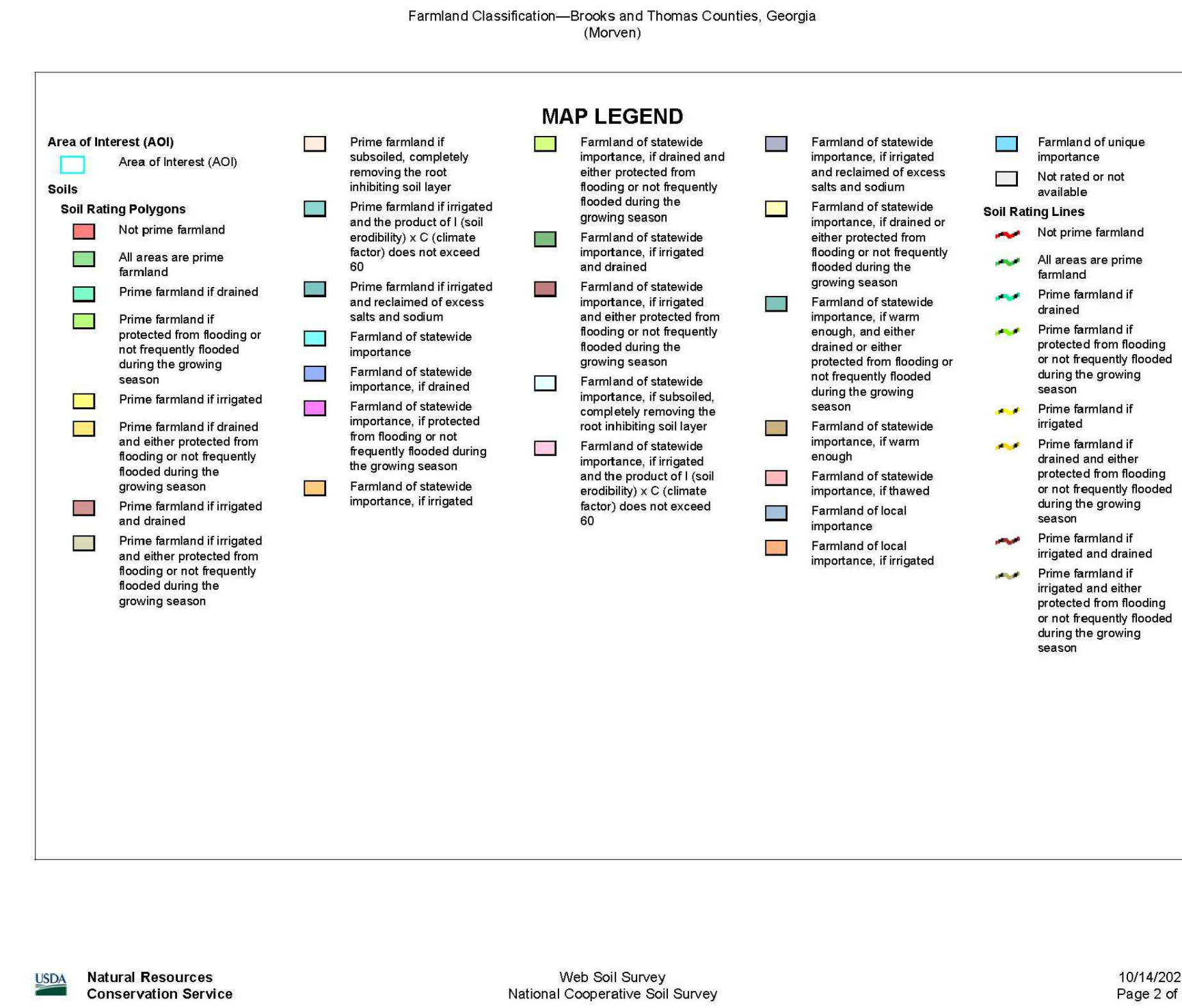
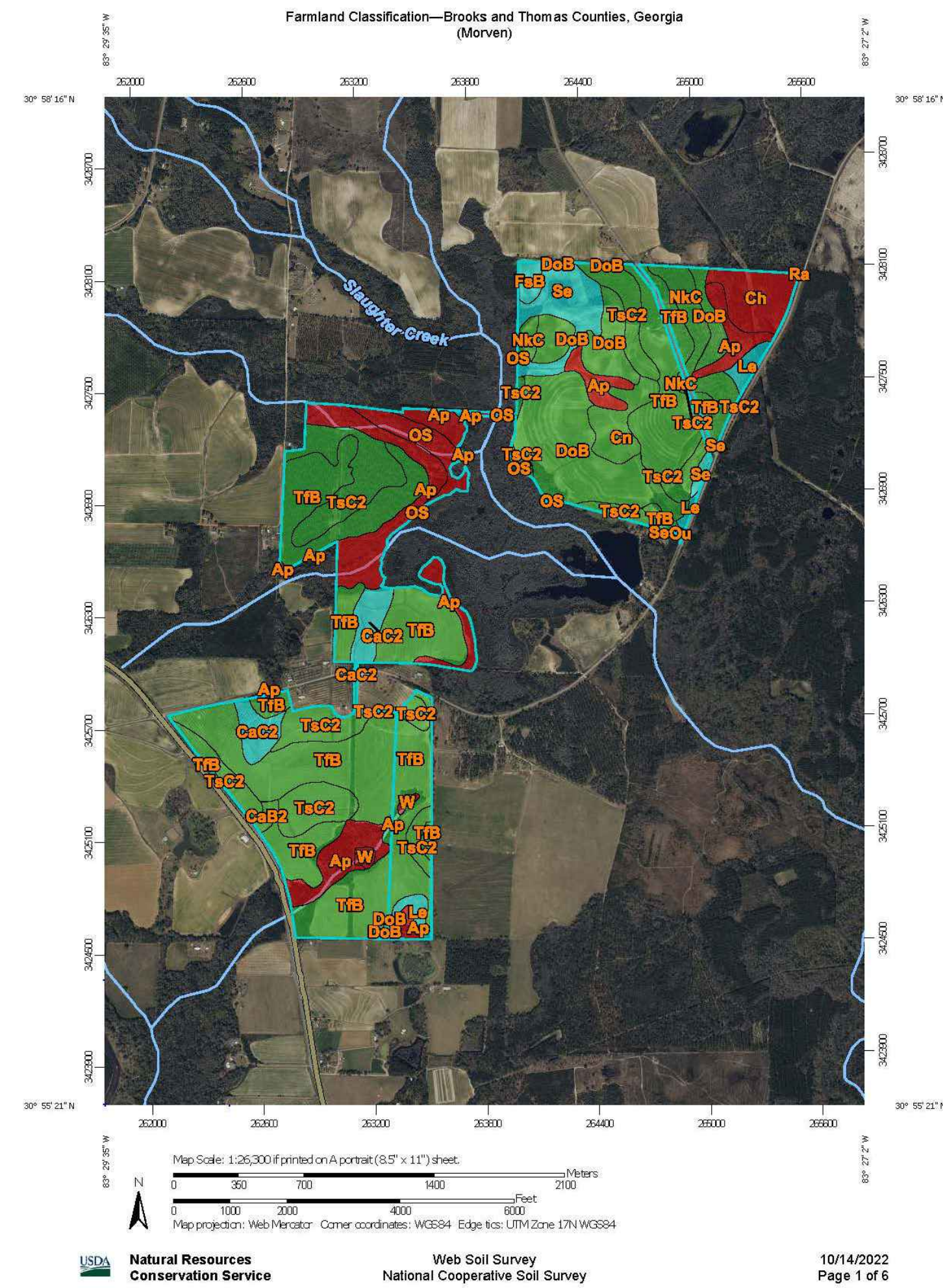
SHEET NAME:
**USFWS SPECIES
MAP**



SHEET NUMBER:
ZPP-105

MAP IS IN COMPLIANCE WITH
SECTION 9.8-10 (6) OF ORDINANCE

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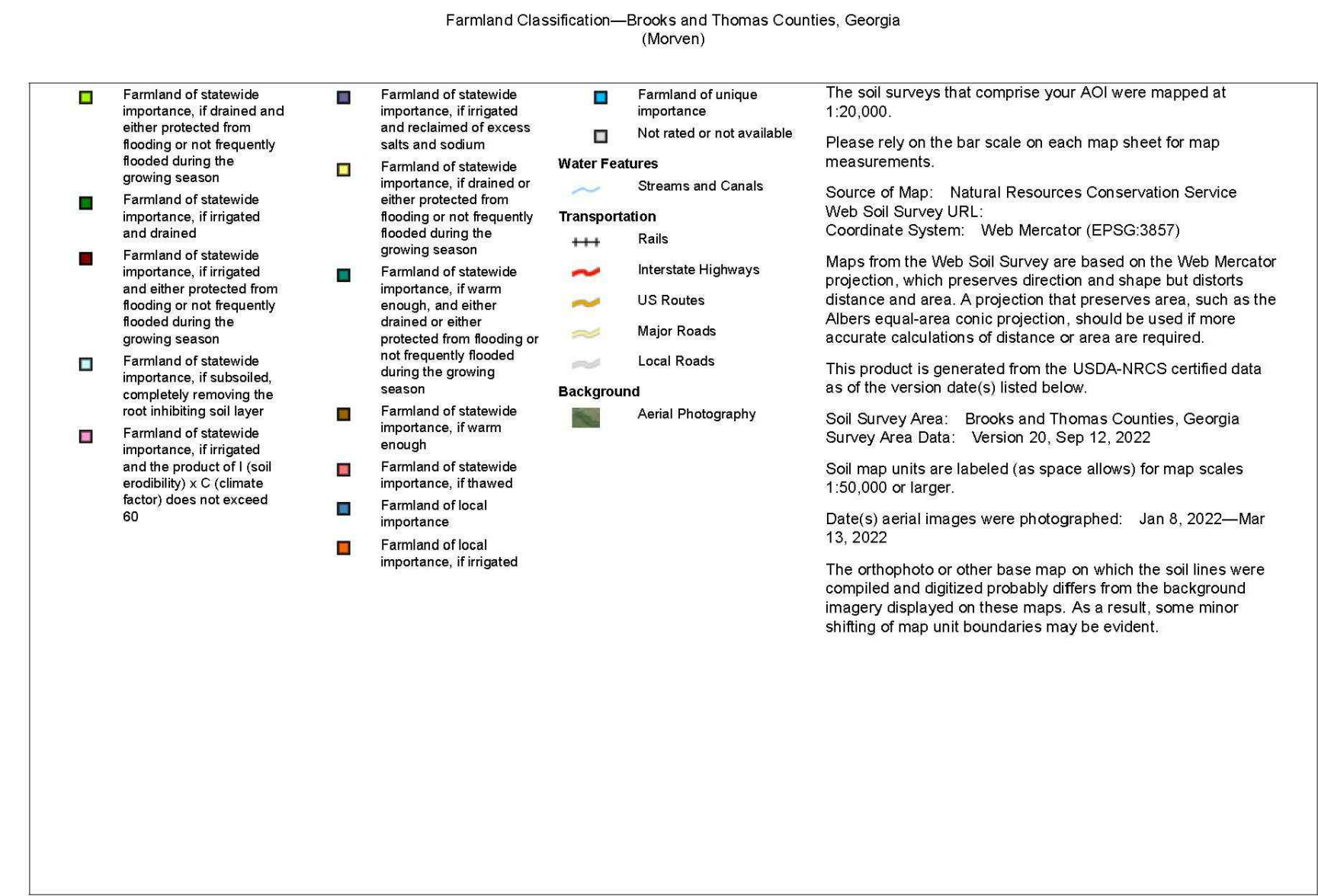
PINEGATE RENEWABLES

130 ROBERTS STREET
ASHEVILLE, NC 28801

LEGEND
N/A

Farmland Classification—Brooks and Thomas Counties, Georgia Morven

Farmland Classification—Brooks and Thomas Counties, Georgia Morven



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ap	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	Not prime farmland	117.2	12.3%
CaB2	Carnegie sandy loam, 2 to 5 percent slopes, moderately eroded	All areas are prime farmland	3.7	0.4%
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	Farmland of statewide importance	28.5	3.0%
Ch	Chipleys sand	Not prime farmland	28.8	3.0%
Cn	Clarendon loamy sand	All areas are prime farmland	21.9	2.3%
DoB	Dothan loamy sand, 2 to 5 percent slopes	All areas are prime farmland	127.8	13.4%
FsB	Fuquay loamy sand, 0 to 5 percent slopes	Farmland of statewide importance	6.5	0.7%
Le	Leefield loamy sand, 0 to 2 percent slopes	Farmland of statewide importance	14.9	1.6%
NKC	Nankin sandy loam, 5 to 8 percent slopes	All areas are prime farmland	23.2	2.4%
OS	Osier-Pelham complex, 0 to 2 percent slopes, frequently flooded	Not prime farmland	20.2	2.1%
Ou	Ousley fine sand	Farmland of statewide importance	0.5	0.1%
Ra	Rains loamy sand	Not prime farmland	0.0	0.0%
Se	Siltson loamy sand, 0 to 2 percent slopes	Farmland of statewide importance	37.0	3.9%
TfB	Tifton loamy sand, 2 to 5 percent slopes	All areas are prime farmland	361.7	38.0%
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	All areas are prime farmland	156.0	16.4%
W	Water	Not prime farmland	4.2	0.4%
Totals for Area of Interest			952.0	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary
Tie-break Rule: Lower

US DOA NRCS SOIL MAPS – FARMLAND CLASSIFICATIONS WITHIN AREA OF INTEREST

NOTE:
IN COMPLIANCE WITH SECTION 9.8–10 (B)(7) AND 9.8–10(C)(2) OF CODE, THE FOLLOWING MITIGATION PLAN WILL BE FOLLOWED WHEN THE PROJECTED HAS REACHED END OF LIFE TO MITIGATE SOIL QUALITY AND RESTORE PRIME FARMLAND. THIS PLAN CAN ALSO BE FOUND IN THE DECOMMISSIONING PLAN ON PAGE 10.

1. THE RESTORATION OF SOILS WILL CONSIST OF DE-COMPACTION OF THE TOPSOIL BY DISKING OR TILLING AND RE-VEGETATION OF THE PROPERTY.
2. EROSION AND SEDIMENT CONTROL, RE-SEEDING, SOIL STABILIZATION, WEED CONTROL AND FERTILIZATION WILL BE PROVIDED BY THE DEVELOPER AS NEEDED UNTIL THE SITE IS STABILIZED TO ITS ORIGINAL CONDITION AND WILL BE APPROVED TO BE COMPLETED BY THE COUNTY.
3. DECOMMISSIONING ESTIMATE IS INCLUSIVE OF THE FOLLOWING COSTS:
 - a. TILLING 6" TOPSOIL/SCARIFYING ACCESS ROAD AND ROUGH GRADING EXISTING SOIL
 - b. CONTAMINATED SOILS TESTING; WILL MITIGATE ANY CONTAMINATED SOILS TO ITS ORIGINAL CONDITION

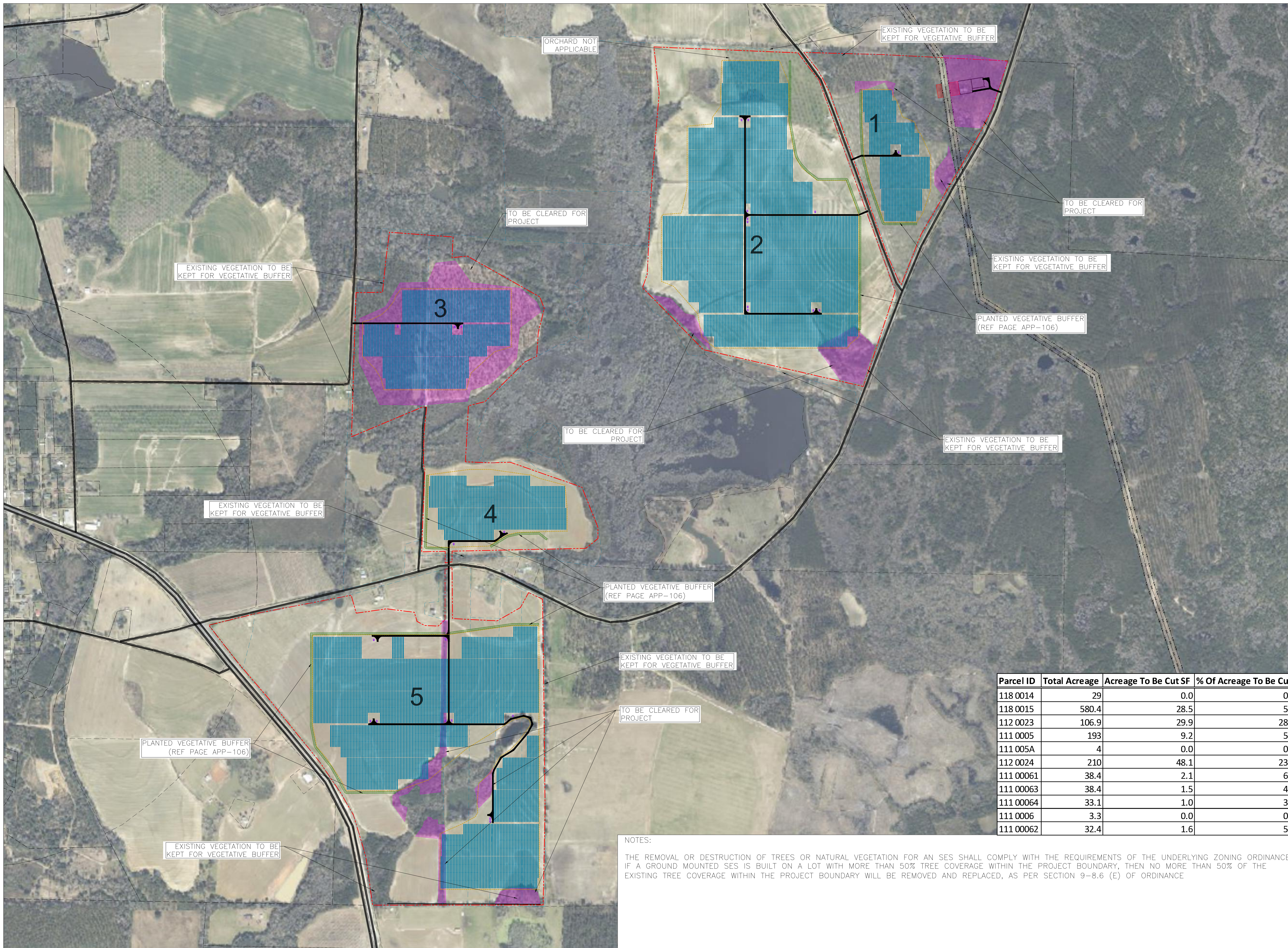
SHEET NAME:
US DOA NRCS MAPS

SHEET NUMBER:
ZPP-106

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LEGEND

PROJECT BOUNDARY	
GIS PARCEL LINES	
ELECTRICAL (OVERHEAD)	
TREE CLEARED AREAS	
8 FT WILDLIFE-PERMEABLE FENCING	

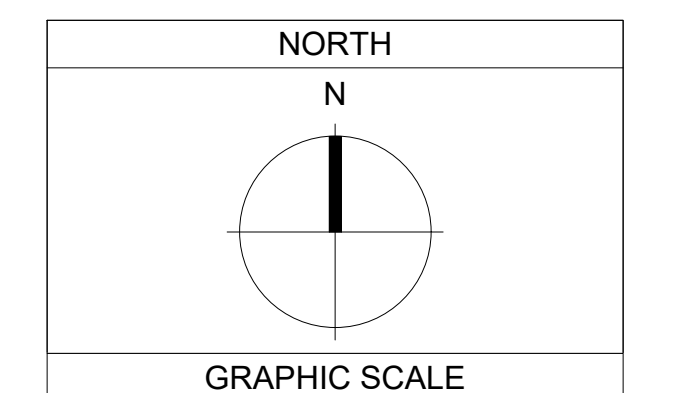


Parcel ID	Total Acreage	Acreage To Be Cut SF	% Of Acreage To Be Cut
118 0014	29	0.0	0%
118 0015	580.4	28.5	5%
112 0023	106.9	29.9	28%
111 0005	193	9.2	5%
111 005A	4	0.0	0%
112 0024	210	48.1	23%
111 00061	38.4	2.1	6%
111 00063	38.4	1.5	4%
111 00064	33.1	1.0	3%
111 0006	3.3	0.0	0%
111 00062	32.4	1.6	5%

NOTES:

THE REMOVAL OR DESTRUCTION OF TREES OR NATURAL VEGETATION FOR AN SES SHALL COMPLY WITH THE REQUIREMENTS OF THE UNDERLYING ZONING ORDINANCE. IF A GROUND MOUNTED SES IS BUILT ON A LOT WITH MORE THAN 50% TREE COVERAGE WITHIN THE PROJECT BOUNDARY, THEN NO MORE THAN 50% OF THE EXISTING TREE COVERAGE WITHIN THE PROJECT BOUNDARY WILL BE REMOVED AND REPLACED, AS PER SECTION 9-8.6 (E) OF ORDINANCE

SHEET NAME:
TREE SURVEY



GRAPHIC SCALE
600' 0 600'
1" = 600'

SHEET NUMBER:
ZPP-107

Tree Assessment Report

Morven Solar
Brooks County, Georgia
December 2022



Prepared for:
PINEGATE RENEWABLES

Prepared by:
Kimley-Horn

Kimley-Horn

Tree Assessment Report
Morven Solar
Brooks County, Georgia

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4.0 - ZONE ANALYSIS 8
5.0 - CONCLUSION 9

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Appendix A - Plot Summary Tables
Appendix B - Arbolist Report

Kimley-Horn

Tree Assessment Report
Morven Solar
Brooks County, Georgia

1.0 - INTRODUCTION

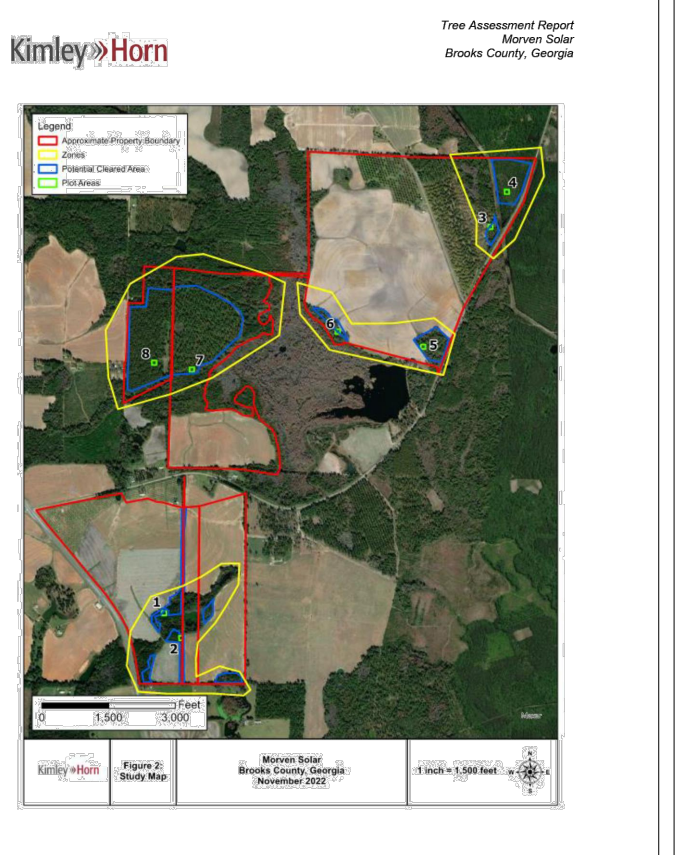
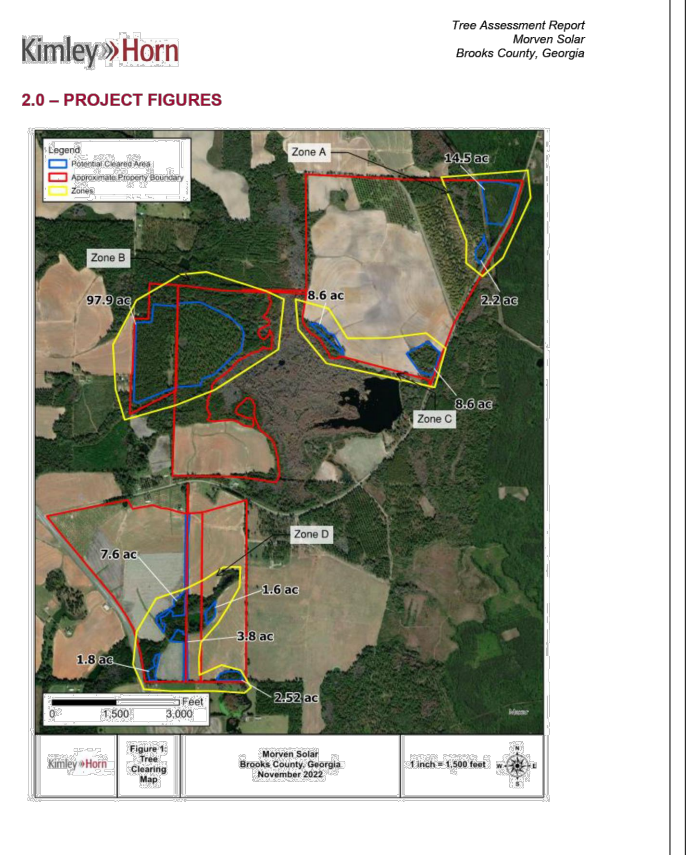
On behalf of Pine Gate Renewables, please find the following Tree Assessment Report prepared in accordance with Section 9-8.10 (B)(8) of the Ordinance of Brooks County, Georgia. This report is prepared to provide information to the Morven Solar Project. This assessment will be used to inform a site restoration plan, which will be reviewed as part of the final environmental impact statement.

The Morven Solar project will be developed primarily on existing agricultural. There will however be two special-use agricultural areas of the site. The largest portion is located on approximately 400 acres of land and located by Section 168 Farm Road, to the east of the town of Morven, Georgia.

The survey will comply with the standards of ANSI Z39.1-2012 and ANSI Z39.2-2012, which is a United States Assessment Standard, and assessments as part of the Brooks County requirements for the Morven Solar Project. The tree assessment is conducted in a series of two visits to the site. The first visit is to conduct a visual inspection of the site and to identify trees that are to be removed. The second visit is to conduct a detailed assessment of the trees that are to be removed. The assessment will be conducted in a series of two visits to the site. The first visit is to conduct a visual inspection of the site and to identify trees that are to be removed. The second visit is to conduct a detailed assessment of the trees that are to be removed.

The Brooks County 90-acre proposed solar farm site is comprised of 3 major areas:

1. Currently planted fields (i.e., no existing trees)
2. Wetland areas that will remain undisturbed
3. Forested areas that will be removed. This area is approximately 182 acres total and includes all areas outlined in blue (Figure 1).



Kimley-Horn

Tree Assessment Report
Morven Solar
Brooks County, Georgia

3.0 - PLOT ANALYSIS

The following are summaries of each tree assessment plot:

Plot #1 Analysis

- Total quantity of Good & Fair Trees = 103 Trees
- Total quantity of Good & Fair Trees (at DBH > 100 inches) = 103 Trees
- Average DBH = 11.8 inches
- 97% Pine
- 3% Hardwood Trees
- 90% Trees are in Good Condition
- 10% Trees are in Fair Condition

Plot #2 Analysis

- Total quantity of Good & Fair Trees = 11 Trees
- Total quantity of Good & Fair Trees (at DBH > 100 inches) = 11 Trees
- Average DBH = 10.9 inches
- 91% Pine
- 9% Hardwood Trees
- 91% Trees are in Good Condition
- 9% Trees are in Fair Condition

Plot #3 Analysis

- Total quantity of Good & Fair Trees = 8 Trees
- Total quantity of Good & Fair Trees (at DBH > 111 inches) = 8 Trees
- Average DBH = 11.1 inches
- 94% Pine
- 6% Hardwood Trees
- 94% Trees are in Good Condition
- 6% Trees are in Fair Condition
- (1) Fair Condition Tree removed from consideration (Appendix B)

Plot #4 Analysis

- Total quantity of Good & Fair Trees = 24 Trees
- Total quantity of Good & Fair Trees (at DBH > 100 inches) = 24 Trees
- Average DBH = 10.0 inches
- 95% Pine
- 5% Hardwood Trees
- 95% Trees are in Good Condition
- 5% Trees are in Fair Condition
- (1) Fair Condition Tree removed from consideration (Appendix B)

Plot #5 Analysis

- Total quantity of Good & Fair Trees = 23 Trees
- Total quantity of Good & Fair Trees (at DBH > 100 inches) = 23 Trees
- Average DBH = 10.0 inches
- 95% Pine
- 5% Hardwood Trees
- 95% Trees are in Good Condition
- 5% Trees are in Fair Condition
- (1) Fair Condition Tree removed from consideration (Appendix B)

Kimley-Horn

Tree Assessment Report
Morven Solar
Brooks County, Georgia

Plot #6 Analysis

- Total quantity of Good & Fair Trees = 24 Trees
- Total quantity of Good & Fair Trees (at DBH > 100 inches) = 24 Trees
- Average DBH = 11.5 inches
- 95% Pine
- 5% Hardwood Trees
- 95% Trees are in Good Condition
- 5% Trees are in Fair Condition
- (2) Fair Condition Trees removed from consideration (Appendix B)

Plot #7 Analysis

- Total quantity of Good & Fair Trees = 12 Trees
- Total quantity of Good & Fair Trees (at DBH > 100 inches) = 12 Trees
- Average DBH = 11.1 inches
- 95% Pine
- 5% Hardwood Trees
- 95% Trees are in Good Condition
- 5% Trees are in Fair Condition
- (2) Fair Condition Trees removed from consideration (Appendix B)

Plot #8 Analysis

- Total quantity of Good & Fair Trees = 8 Trees
- Total quantity of Good & Fair Trees (at DBH > 100 inches) = 8 Trees
- Average DBH = 11.1 inches
- 95% Pine
- 5% Hardwood Trees
- 95% Trees are in Good Condition
- 5% Trees are in Fair Condition
- (2) Fair Condition Trees removed from consideration (Appendix B)

PINEGATE RENEWABLES

130 ROBERTS STREET
ASHEVILLE, NC 28801

Kimley-Horn

Tree Assessment Report
Morven Solar
Brooks County, Georgia

4.0 - ZONE ANALYSIS

Each zone was established with tree goals. The table below provides total removal of trees to be removed within the tree goals, and then is multiplied by the total acres of the removal zone for the zone. The table also provides a replacement of native per acre and the percentage of pine and hardwoods to be replaced.

Zone	Total Acres	Total Native	Total Pine	Total Hardwood
Zone A	342	17,100	17,100	0
Zone B	342	17,100	17,100	0
Zone C	112	5,600	5,600	0
Zone D	637	31,850	31,850	0

Kimley-Horn

Tree Assessment Report
Morven Solar
Brooks County, Georgia

5.0 - CONCLUSION

This Tree Assessment Report evaluated the density and species of each proposed cleared area through evaluations of tree observations plots for each zone at the site. These density calculations will allow growers to replace trees observed areas with a similar composition as preconstruction conditions.

- In Zone A, 932 inches to be replanted per acre, 71% Pine and 29% Hardwood
- In Zone B, 932 inches to be replanted per acre, 71% Pine and 29% Hardwood
- In Zone C, 1,122 inches to be replanted per acre, 90% Pine and 10% Hardwood
- In Zone D, 1,122 inches to be replanted per acre, 90% Pine and 10% Hardwood

Kimley-Horn

Tree Assessment Report
Morven Solar
Brooks County, Georgia

Appendix A - Plot Tables

Tree Number	Species	DBH	Rating	Comments
1	Pine	10	Good	
2	Pine	10	Good	
3	Pine	10	Good	
4	Pine	10	Good	
5	Pine	10	Good	
6	Pine	10	Good	
7	Pine	10	Good	
8	Pine	10	Good	
9	Pine	10	Good	
10	Pine	10	Good	
11	Pine	10	Good	
12	Pine	10	Good	
13	Pine	10	Good	
14	Pine	10	Good	
15	Pine	10	Good	
16	Pine	10	Good	
17	Pine	10	Good	
18	Pine	10	Good	
19	Pine	10	Good	
20	Pine	10	Good	
21	Pine	10	Good	
22	Pine	10	Good	
23	Pine	10	Good	
24	Pine	10	Good	
25	Pine	10	Good	
26	Pine	10	Good	
27	Pine	10	Good	
28	Pine	10	Good	
29	Pine	10	Good	
30	Pine	10	Good	
31	Pine	10	Good	
32	Pine	10	Good	
33	Pine	10	Good	
34	Pine	10	Good	
35	Pine	10	Good	
36	Pine	10	Good	
37	Pine	10	Good	

Kimley-Horn

Tree Assessment Report
Morven Solar
Brooks County, Georgia

Table 1 - Plot 1

Tree Number	Species	DBH	Rating	Comments
1	Pine	10	Good	
2	Pine	10	Good	
3	Pine	10	Good	
4	Pine	10	Good	
5	Pine	10	Good	
6	Pine	10	Good	
7	Pine	10	Good	
8	Pine	10	Good	
9	Pine	10	Good	
10	Pine	10	Good	
11	Pine	10	Good	
12	Pine	10	Good	
13	Pine	10	Good	
14	Pine	10	Good	
15	Pine	10	Good	
16	Pine	10	Good	
17	Pine	10	Good	
18	Pine	10	Good	
19	Pine	10	Good	
20	Pine	10	Good	
21	Pine	10	Good	
22	Pine	10	Good	
23	Pine	10	Good	
24	Pine	10	Good	
25	Pine	10	Good	
26	Pine	10	Good	
27	Pine	10	Good	
28	Pine	10	Good	
29	Pine	10	Good	
30	Pine	10	Good	
31	Pine	10	Good	
32	Pine	10	Good	
33	Pine	10	Good	
34	Pine	10	Good	
35	Pine	10	Good	
36	Pine	10	Good	
37	Pine	10	Good	

Kimley-Horn

Tree Assessment Report
Morven Solar
Brooks County, Georgia

Table 2 - Plot 2

Tree Number	Species	DBH	Rating	Comments
1	Pine	10	Good	
2	Pine	10	Good	
3	Pine	10	Good	
4	Pine	10	Good	
5	Pine	10	Good	
6	Pine	10	Good	
7	Pine	10	Good	
8	Pine	10	Good	
9	Pine	10	Good	
10	Pine	10	Good	
11	Pine	10	Good	
12	Pine	10	Good	
13	Pine	10	Good	
14	Pine	10	Good	
15	Pine	10	Good	
16	Pine	10	Good	
17	Pine	10	Good	
18	Pine	10	Good	
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21	Pine	10	Good	
22	Pine	10	Good	
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26	Pine	10	Good	
27	Pine	10	Good	
28	Pine	10	Good	
29	Pine	10	Good	
30	Pine	10	Good	
31	Pine	10	Good	
32	Pine	10	Good	
33	Pine	10	Good	
34	Pine	10	Good	
35	Pine	10	Good	
36	Pine	10	Good	
37	Pine	10	Good	

Kimley-Horn

Tree Assessment Report
Morven Solar
Brooks County, Georgia

Table 3 - Plot 3

Tree Number	Species	DBH	Rating	Comments
1	Pine	10	Good	
2	Pine	10	Good	
3	Pine	10	Good	
4	Pine	10	Good	
5	Pine	10	Good	
6	Pine	10	Good	
7	Pine	10	Good	
8	Pine	10	Good	
9	Pine	10	Good	
10	Pine	10	Good	
11	Pine	10	Good	
12	Pine	10	Good	
13	Pine	10	Good	
14	Pine	10	Good	
15	Pine	10	Good	
16	Pine	10	Good	
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25	Pine	10	Good	
26	Pine	10	Good	
27	Pine	10	Good	
28	Pine	10	Good	
29	Pine	10	Good	
30	Pine	10	Good	
31	Pine	10	Good	
32	Pine	10	Good	
33	Pine	10	Good	
34	Pine	10	Good	
35	Pine	10	Good	
36	Pine	10	Good	
37	Pine	10	Good	

Kimley-Horn

Tree Assessment Report
Morven Solar
Brooks County, Georgia

Table 4 - Plot 4

Tree Number	Species	DBH	Rating	Comments
1	Pine	10	Good	
2	Pine	10	Good	
3	Pine	10	Good	
4	Pine	10	Good	
5	Pine	10	Good	
6	Pine	10	Good	
7	Pine	10	Good	
8	Pine	10	Good	
9	Pine	10	Good	
10	Pine	10	Good	
11	Pine	10	Good	
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21	Pine	10	Good	
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29	Pine	10	Good	
30	Pine	10	Good	
31	Pine	10	Good	
32	Pine	10	Good	
33	Pine	10	Good	
34	Pine	10	Good	
35	Pine	10	Good	
36	Pine	10	Good	
37	Pine	10	Good	

Kimley-Horn

Tree Assessment Report
Morven Solar
Brooks County, Georgia

Table 5 - Plot 5

Tree Number	Species	DBH	Rating	Comments
1	Pine	10	Good	
2	Pine	10	Good	
3	Pine	10	Good	
4	Pine	10	Good	
5	Pine	10	Good	
6	Pine	10	Good	
7	Pine	10	Good	
8	Pine	10	Good	
9	Pine	10	Good	
10	Pine	10	Good	
11	Pine	10	Good	
12	Pine	10	Good	
13	Pine	10	Good	
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32	Pine	10	Good	
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35	Pine	10	Good	
36	Pine	10	Good	
37	Pine	10	Good	

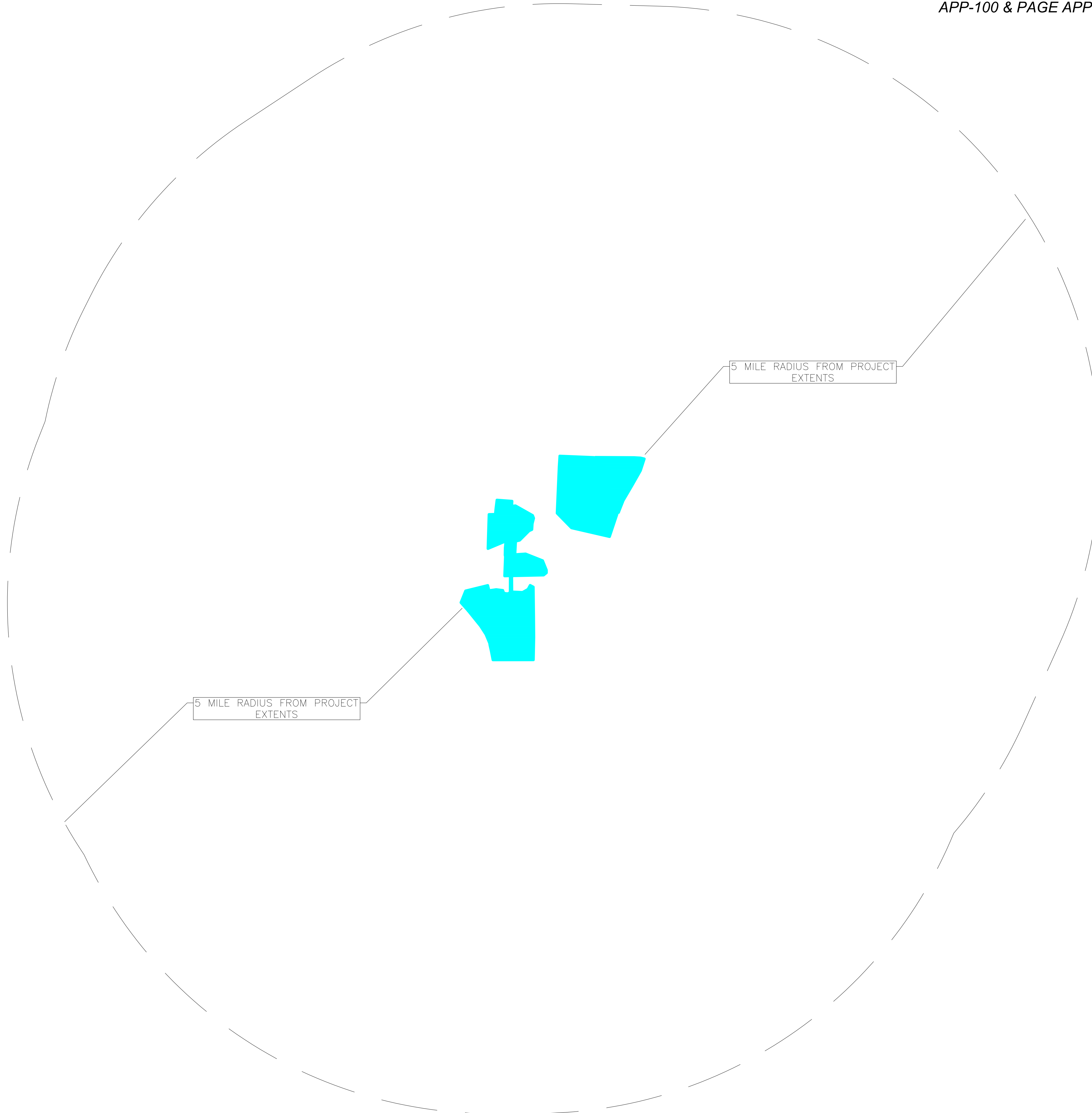
Kimley-Horn

Tree Assessment Report
Morven Solar
Brooks County, Georgia

Table 6 - Plot 6

Tree Number	Species	DBH	Rating	Comments
1	Pine	10	Good	
2	Pine	10	Good	
3	Pine	10	Good	
4	Pine	10	Good	
5	Pine	10	Good	
6	Pine	10	Good	
7	Pine	10	Good	
8	Pine	10	Good	
9	Pine	10	Good	
10	Pine	10		

ON 11/15/2022, PGR RECEIVED UPDATED CONFIRMATIONS FROM THE FAA THAT THE PROJECT WOULD NOT CAUSE AN IMPACT ON THE NAVIGATION AND SIGNAL RECEPTION, AS COMPLAINT WITH SECTION 9.8-10 (C)(4) OF ORDINANCE (SEE NOTE 17 ON PAGE APP-100 & PAGE APP-107)



130 ROBERTS STREET
ASHEVILLE, NC 28801

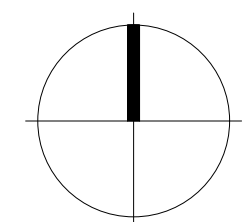
LEGEND

PROJECT BOUNDARY	
PROPERTY AREA	
5 MILE RADIUS FROM PROJECT	

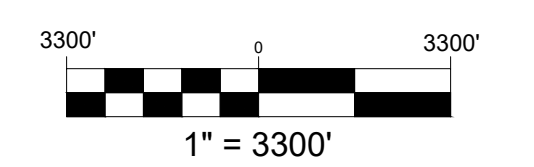
SHEET NAME:

IMPACTS MAP

NORTH
N



GRAPHIC SCALE



SHEET NUMBER:

ZPP-108

THE ENCLOSED CONTENTS ARE INTENDED SOLELY FOR THE ADDRESSEE(S) AND THE INFORMATION THEREIN IS CONSIDERED CONFIDENTIAL. RECIPIENT SHALL NOT COPY, DISCLOSE, OR PERMIT ANY OF ITS EMPLOYEES, AGENTS, OR INDEPENDENT CONTRACTORS TO DISCLOSE THE CONFIDENTIAL INFORMATION TO ANY THIRD PARTIES WITHOUT PINE GATE RENEWABLES, LLC'S PRIOR WRITTEN CONSENT.

NOTES:

1. ALL NOTES REFERRING TO "SECTION (#) OF ORDINANCE" ARE IN REFERENCE TO THE ZONING ORDINANCE OF BROOKS COUNTY AS AMENDED ON 1/1/2021 TO INCLUDE SOLAR
2. ALL ITEMS IN PLAN SUBJECT TO MINOR MODIFICATIONS (TO BE APPROVED BY COUNTY) AS A RESULT OF FEEDBACK FROM REGULATORY AGENCIES
3. NO LIGHTING ON SITE. COMPLIES WITH SECTION 9-8.6 (D) OF ORDINANCE
4. A GROUND-MOUNTED SES SHALL BE MAINTAINED IN GOOD WORKING ORDER AS PER SECTION 9-8.6 (F) OF ORDINANCE
5. AS PER SECTION 9-8.6 (H) OF ORDINANCE, GROUND-MOUNTED COMPONENTS ON CORNER LOTS SHALL NOT BE LOCATED CLOSER TO THE SIDE PROPERTY LINE ALONG A PUBLIC STREET THAN THE PERMITTED DISTANCE FOR THE PRINCIPAL BUILDING ON THE LOT
6. AS PER SECTION 9-8.9 (D) OF ORDINANCE, (a) THE LARGE SCALE SES SHALL BE DESIGNED BY A LICENSED ENGINEER, (b) A LICENSED AND CERTIFIED ELECTRICIAN SHALL INSTALL AND CONSTRUCT A LARGE SCALE SES AND A THIRD PARTY LICENSED AND CERTIFIED ELECTRICIAN SHALL INSPECT THE ELECTRICAL CONNECTIONS PRIOR TO OPERATION, AND (c) THE THE APPROPRIATE PUBLIC UTILITY SHALL INSPECT ANY OPERATING CONNECTION TO THE GRID
7. AS PER SECTION 9-8.10 (D) OF ORDINANCE, CONSTRUCTION AND OPERATION OF THE SES WILL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING THE REQUIREMENTS OF THE UNDERLYING ZONING ORDINANCE, UNLESS OTHERWISE EXPRESSLY STATED IN THIS ORDINANCE. BEFORE OPERATION, A FIRE SAFETY AND EVACUATION PLAN WILL BE FILED WITH THE APPROPRIATE FIRE CODE AND EMERGENCY MANAGEMENT OFFICIALS, AND WILL BE AVAILABLE IN WORKPLACE FOR REFERENCE AND REVIEW BY EMPLOYEES WORKING ON THE PREMISES. GENERAL LIABILITY INSURANCE WILL BE MAINTAINED THROUGHOUT THE LIFE OF THE SES PROJECT. IF THE UNDERLYING ZONING ORDINANCE DOES NOT SPECIFY THE COVERAGE, SUCH GENERAL LIABILITY INSURANCE WILL INCLUDE, BUT NOT BE LIMITED TO, COMMERCIAL FORM, PREMISES-OPERATIONS, PRODUCTS/COMPLETED OPERATIONS HAZARD, CONTRACTUAL INSURANCE, BROAD FORM PROPERTY DAMAGE, AND PERSONAL INJURY.
8. GROUND MOUNTED COMPONENTS SHALL NOT BE LOCATED IN THE REQUIRED SETBACKS OF THE UNDERLYING ZONING DISTRICT, AS PER SECTION 9-8.6 (A) OF ORDINANCE
9. THE LARGE SCALE SES SHALL BE LOCATED NO CLOSER THAN THE LESSER OF (a) 50 FT FROM ANY PROPERTY LINE OR INGRESS/EGRESS EASEMENT, OR (b) THE SETBACK STANDARDS FOR THE UNDERLYING ZONING DISTRICT, IF ANY. THE LARGE SCALE SES SHALL BE LOCATED NO CLOSER THAN THE LESSER OF (a) 100 FT FROM ANY PUBLIC RIGHT OF WAY, OR (b) THE SETBACK STANDARDS FOR THE UNDERLYING ZONING DISTRICT, IF ANY. THE LARGE SCALE SES SHALL BE LOCATED NO CLOSER THAN 500 FT FROM ANY RESIDENTIAL DWELLING UNIT TO COMPLY WITH SECTION 9-8.9 (B) OF ORDINANCE
10. DECOMMISSIONING (SEE PAGES APP-101, APP-102)
11. WARNING SIGNAGE (SEE BELOW DETAIL)
12. SLD (SEE PAGES APP-103, APP-104)
13. COUNTY ZONING (SEE PAGE APP-105)
14. PERIMETER FENCE (SEE BELOW DETAIL)
15. ACCESS ROADS (SEE BELOW DETAIL)
16. WETLANDS AND FLOODPLAIN DATA SOURCE (SEE PAGE APP-107)
17. FAA DOCUMENTS (SEE PAGE APP-108)
18. DEMOLITION AND REMOVAL OF ANY BUILDING OR STRUCTURE SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.



130 ROBERTS STREET
ASHEVILLE, NC 28801

SITE PLAN IS COMPLIANT WITH
SECTION 9-8.10 (D) OF ORDINANCE

WARNING

ARC FLASH AND SHOCK HAZARD PRESENT
APPROPRIATE PPE REQUIRED

PROJECT OWNER: PINE GATE RENEWABLES, LLC

EMERGENCY CONTACT INFO

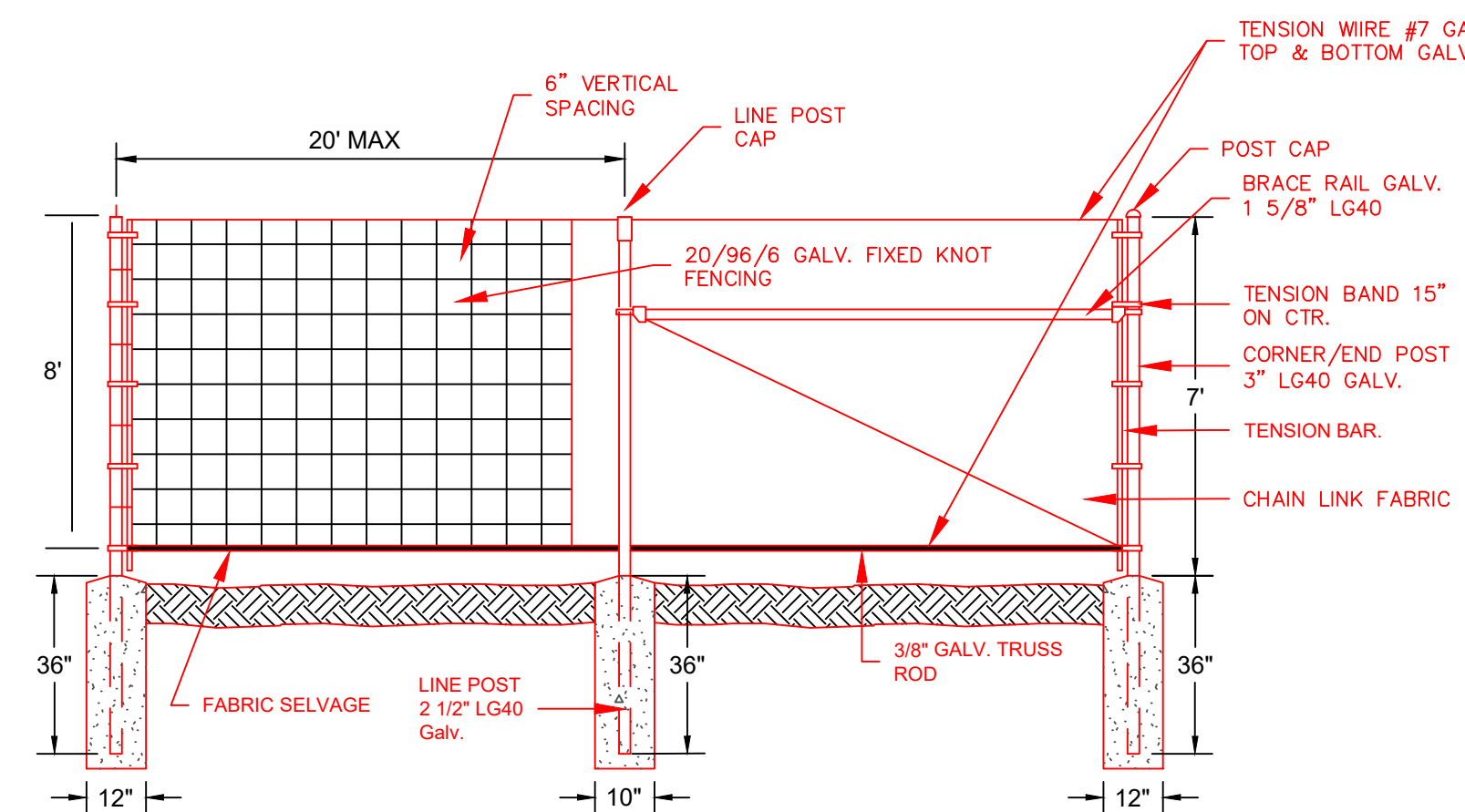
PROJECT MANAGER: MIKALA NEWSOM

PHONE: 828-232-6471

NOTE 11 DETAIL

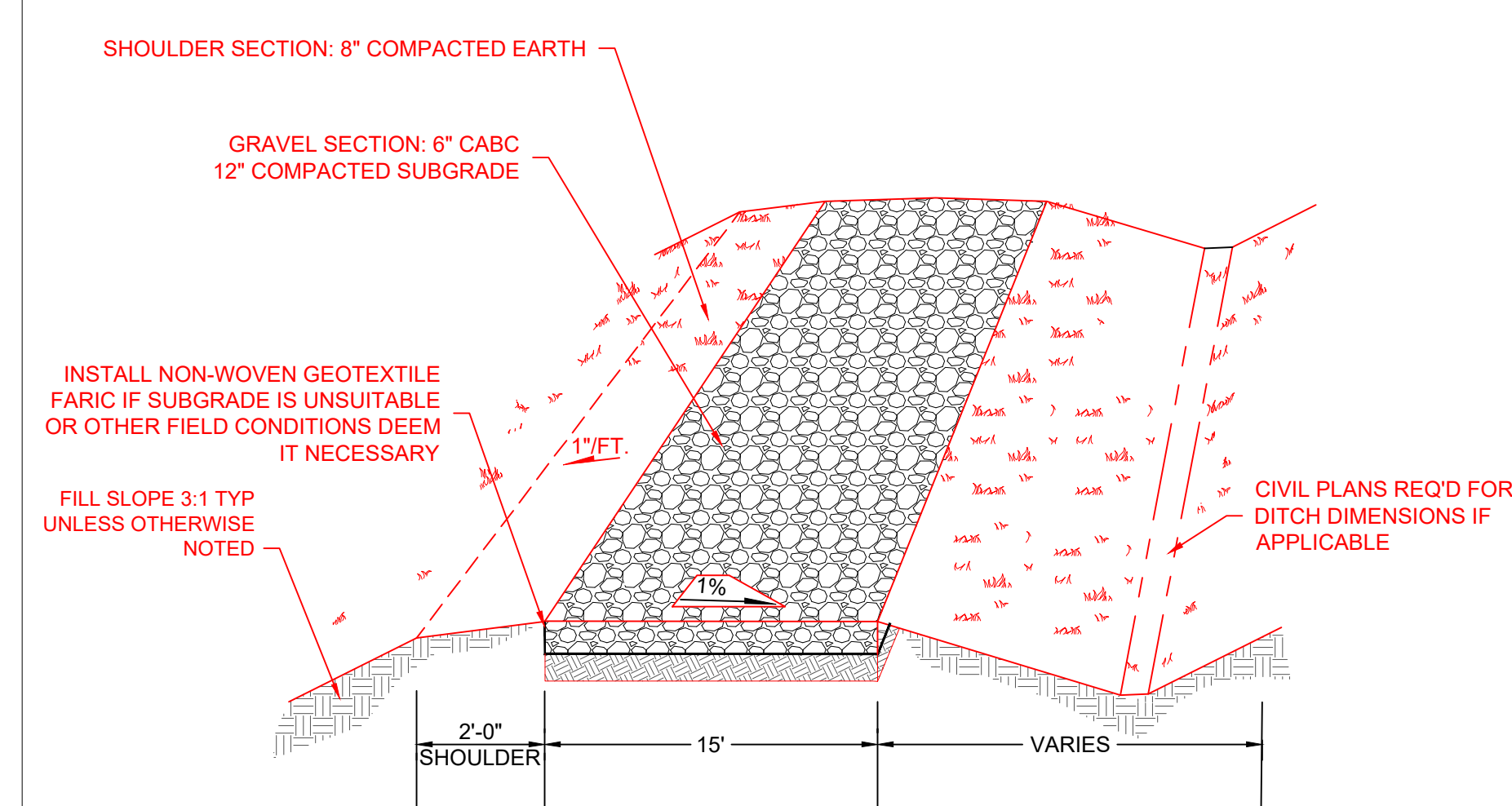
TO COMPLY WITH SECTION 9-8.9 (C) OF ORDINANCE, THE PROJECT:

- 1) SHALL HAVE WARNING SIGNS (a) DISPLAYING THE DANGERS ASSOCIATED WITH A LARGE SCALE SES, (b) IDENTIFYING THE OWNER OR OPERATOR OF THE LARGE SCALE SES, AND (c) PROVIDE A 24-HOUR EMERGENCY CONTACT PHONE NUMBER ABOUT THE LARGE SCALE SES
- 2) MAY HAVE SIGNS THAT CONTAIN EDUCATIONAL INFORMATION ABOUT THE LARGE SCALE SES
- 3) SHALL NOT HAVE SIGNS USED FOR DISPLAYING ANY ADVERTISEMENT EXCEPT FOR REASONABLE IDENTIFICATION OF THE MANUFACTURER OR OPERATOR OF THE LARGE SCALE SES



NOTE 14 DETAIL

AN 8 FT WILDLIFE-FRIENDLY SECURITY FENCE WITH A GATE AND LOCKING MECHANISM WILL ENCLOSE THE PERIMETER OF THE SOLAR ARRAY SECTION TO DENY ACCESS TO ANY INDIVIDUALS NOT AUTHORIZED TO BE ON THE PROPERTY AND FOR PUBLIC SAFETY, AS PER SECTION 9-8.6 (J) OF ORDINANCE



NOTE 15 DETAIL

ALL ACCESS ROADS SHALL COMPLY WITH STANDARD DESIGN PRACTICES AS SHOWN ABOVE. FINAL DESIGN OF ROADWAYS AND ACCESS POINTS ARE SUBJECT TO APPROVAL FROM DOT AND REVIEW FROM BROOKS COUNTY.

SHEET NAME:
APPENDIX - GENERAL NOTES

SHEET NUMBER:
APP-100

THE ENCLOSED CONTENTS ARE INTENDED SOLELY FOR THE ADDRESSEE(S) AND THE INFORMATION THEREIN IS CONSIDERED CONFIDENTIAL. RECIPIENT SHALL NOT COPY, DISCLOSE, OR PERMIT ANY OF ITS EMPLOYEES, AGENTS, OR INDEPENDENT CONTRACTORS TO DISCLOSE THE CONFIDENTIAL INFORMATION TO ANY THIRD PARTIES WITHOUT PINE GATE RENEWABLES, LLC'S PRIOR WRITTEN CONSENT.

MORVEN SOLAR DECOMMISSIONING PLAN August 2022

Purpose The decommissioning plan is provided by Pine Gate Renewables (the "Project Company") and will detail the proposed decommissioning demands associated with the proposed project.

The purpose of this decommissioning plan is to provide procedures and an opinion of probable decommissioning cost to permit or full closure of the solar facility. The governing jurisdiction requires a decommissioning plan and performance guarantees to supplement plans submitted as part of a Conditional Use Permit package. The decommissioning plan details general provisions for facility decommissioning and site restoration to satisfy the specific guidelines set forth in the approved Project's Conditional Use Permit. The decommissioning plan shall take effect upon facility abandonment, deconstruction or operation, or expiration of the use permit as defined by the A.U.

Site Location Pine Gate Renewables proposes to build a photovoltaic (PV) solar facility ("Solar Facility") with a nameplate capacity of approximately 80 MWac ("Project"), in Broome County, GA. The Facility is located west of Ash Highway, along Lawson Mill Pond Road and within tax parcel identification numbers 111000, 111001, 111002, 112002, 112004, 118014, and 118015 ("Property").

Anticipated Service Life and Decommissioning Responsibilities At the end of its project life, the facility shall be decommissioned in accordance with the Decommissioning Plan ("Plan"), retaining the site as close to its agreed-upon post-decommissioned state as practical possible upon expiration or termination of the Power Purchase Agreement. The Solar Facility carries an expected useful lifetime of 45 years, including potential replacement or upgrades to equipment during that time.

Decommissioning responsibilities include the removal of perimeter fences, any concrete or steel foundations, all metal structures (mounting racks and trackers), all photovoltaic (PV) modules, aboveground and underground cables, transformers, inverters, fans, switch boxes, substation and other equipment, including the premises to its original condition or mutually agreed upon state. Other Plan activities include the management of materials and waste, associated erosion & sedimentation control, project costs, and a decommissioning fund agreement overview.

1770 Mills Lane, Oak Ridge, TN 37830

Decommissioning Risk Over the Lifecycle of a Project

The probability of an event that would lead to abandonment or long-term interruption is extremely low during the first 20 to 30 years of the Project life. Accordingly, the risk of decommissioning the Project is extremely low during this time frame. The reasons why the risk to decommission the Project is extremely low in the early phases of the Project include, but are not limited to:

- Project owners have sophisticated financing structures that allow the lender or tax equity partner to step in and rectify the event that may lead to abandonment.
Most critical solar components have original equipment manufacturer (OEM) warranties with terms exceeding five years that include labor and parts. A warranty is an agreement or guarantee issued by a manufacturer to a customer that defines performance requirements for a product or service. Warranties give customers a form of insurance the purchaser product or service does not adhere to quality standards. These warranties assure the Project owner, financing parties, and other stakeholders, that equipment will perform as expected which minimizes the risk of a decommissioning event. Average warranty lengths for critical solar components range from 5 to 15 years, with production warranties on solar panels extending to 25 years.
Solar projects consist of many related components designed to convert solar radiation into electrical energy. The failure of any single component will not result in a substantial reduction of energy generation that could lead to a decommissioning event.
Solar projects are required to maintain replacement value property damage insurance coverage and business interruption insurance coverage. Business interruption insurance covers the loss of income that a business suffers after a disaster or equipment failure. Typical solar business interruption insurance covers income loss for twelve months from the date of the event triggering the loss.
The replacement costs of solar components will typically decline over time, and accordingly, costs to replace failed or damaged equipment after a disaster or equipment failure will not create large financial hurdles for the Project.
In the early stages of the Project, the resale value of the equipment is significantly higher than the decommissioning costs, resulting in a net positive (revenue).

Considering the reasons stated above, a decommissioning bond early in the life of a solar project is not required to assure the coverage facility removal and site restoration costs.

Solar power is an increasingly popular form of renewable energy around the world and is an alternative to the burning of fossil fuels, solar raves alongside wind and hydropower as essential energy options for the future of the planet. Solar also offers the additional benefit of being easier to build, operate, and decommission with minimal disruption risks. Recent news in popularity and use can be linked to lower installation and operation costs and is expected that this pattern will continue, further reducing the risk of a decommissioning event.

Decommissioning Risks Over Time

As previously noted, the probability of a decommissioning event that would lead to abandonment or long-term (prolonged) interruption is extremely low during the first 20 to 30 years of the Project life and accordingly, the financial risk to decommission the Project is also extremely low. A risk analysis approach is presented here for informational purposes only and has not been considered in the decommissioning cost estimates presented in this Plan.

It is important to note that there are two aspects to consider when evaluating the risk for decommissioning the Project:

- The risk of the need to decommission the Project as a whole (Project termination risk), and
The risk of failing to recuperate the cost of the decommissioning activities (decommissioning funding).

The most important concern for AUs is often the ability to recuperate the cost of decommissioning and restoration of the land to pre-project conditions. The presence of a Power Purchase Agreement (PPA) over 40 years of the Project makes the likelihood of decommissioning very low during that time.

Risk over the expected life of the project include, but are not limited to, the following factors:

- Years 1-5 - Minimal Project termination or financial risk due to presence of PPA with guarantee to purchase power, resale value of components, component warranties, value of facility.
Years 5-10 - Similar consideration of previous period, except minimal increased financial risk due to the decrease in resale value of used components and rise in technological responsiveness of new equipment in market.
Years 10-20 - Similar consideration of previous period, with slightly increased risk as warranties start to expire. Value of equipment is still substantial but decreasing.
Years 20-30 - Similar consideration of previous period, warranties continue to expire, value of equipment diminishes with age and technological improvements in market.
Years 30-45 - PPA expires, Project termination and funding risks increase, value of equipment diminishes, and technological improvements in market. A risk in salvage value of removed equipment due to diminishing natural resources and improvements in the efficiency of decommissioning technologies will offset the cost of decommissioning.

Commencement of Decommissioning

The Plan assumes that the Facility will be decommissioned under any of the following conditions:

- The land lease (including the expiration of any extension options) ends and will not be renewed or a new lease will not be entered into for the Project.
The system does not produce power for sale for a consecutive 12-month period, except in the instance of a force majeure event in which the Project is being repaired and/or restored.

Removal of Non-utility Owned Equipment

To decommission the Solar Facility, the Project will include at a minimum:

- Disconnection from the utility power grid
Removal of all facility components: panels, inverters, wire, combiner boxes, transformers, racks, fuses, tracker motors, substation, control system apparatus, etc.
Removal of all non-utility owned equipment (at point of interconnection), conduits, structures, fencing, and foundations to a depth of at least three feet below grade.
Restoration of property to a condition reasonably similar to its condition prior to Facility installation, or as initially agreed upon.
Plant vegetation and/or ground cover suitable for the location, native to the region, and which mimics surrounding vegetation.

The owner of the leased property may request writing for certain items to remain, e.g., access roads.

The decommissioning plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and emergent best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to necessary stakeholders prior to decommissioning.

The decommissioning process will minimize the recycling, reuse and salvage of applicable facility components, which are outlined in the opinion of probable construction costs. Based on the extent of decommissioning, prior to beginning construction activities, the developer will submit appropriate demolition and construction plans and permit applications which will outline the schedule and extent of demolition. Decommissioning activities will not begin prior to issuance of approved permits by local regulatory agencies with appropriate jurisdiction.

Restoration of Property

At the time of decommissioning, the Project Company will restore the Solar to its condition prior to the installation of the Solar Facility. All waste and excess materials will be disposed of in accordance with municipal, provincial and federal regulations. Waste that can be recycled under municipal programs will be recycled accordingly. However, the Project Company shall not be required to replace any trees that were removed by Landowners before Construction Start, any structures that were removed during Construction, or event grading completed.

The restoration will consist of deconstruction of the track(s) by digging or lifting and re-vegetation of the property. At the end of the project the site will be restored to match the prior tree cover with similar types and numbers, and all other areas will be seeded and mulched with native vegetation in order to return the site to its condition prior to the installation of the Solar Facility. Landscaping and entrance will remain following site restoration. The future use of the land will be determined at the time of decommissioning. Checkered factors will be influenced by County land use and comprehensive plans and regulations at such time in the future.

Party Responsible for Decommissioning

The Project Company is responsible for the decommissioning, provided however that the Project Company may contract with a third party to perform the decommissioning on its behalf. Nothing in this plan releases any obligation that the real estate property owner may have to remove the Facility as outlined in the Conditional Use Permit in the event the operator of the Facility does not fulfill this obligation.

Upon completion of the site restoration, a final report of activities will be submitted to the County documenting the process and results.

Time Period to Complete Decommissioning The Project Company will have twelve (12) months from the date decommissioning commences to complete decommissioning. Provided however, the Project Company shall be able to request an extension of an additional time at six (6) month intervals if it is in good faith diligently decommissioning and is delayed due to weather conditions or other time related factors.

Decommissioning Cost Estimate and Bonding

An engineer's opinion of probable construction cost and analysis of material salvage value were prepared as part of the decommissioning plan. Exhibit A summarizes the probable costs and salvage values associated with decommissioning. Exhibit B summarizes probable costs associated with decommissioning exclusive of salvage values. Exhibit C summarizes probable costs associated with tracking permits to approved recycling facilities.

Brooks County Code requires Morven Solar, LLC to provide a faithful performance bond as a financial guarantee for proper decommissioning. This bond is separate from, and in addition to, performance bonding submitted for operating. Furthermore, Morven Solar, LLC will be required to submit detailed engineering plans at the time of decommissioning, and obtain construction permits as required by appropriate authorities.

Expenses associated with decommissioning the Project will be dependent on labor costs at the time of decommissioning. For the purposes of this report, current BLSMeans data was used to estimate labor, material, and equipment expenses. Inflation of the labor costs were factored into the estimates.

Total probable cost of decommissioning before accounting for the salvage value of equipment is estimated to be \$3,749,825.

Resale/Salvage Value Estimate

There is a robust secondary market for resale of solar PV panels worldwide and a network of facilities available for recycling panels. Solar PV panels are estimated to degrade less than 0.5% per year, meaning they're expected to operate at 80% of capacity after 20 years. These manufacturers will guarantee the performance for both individual modules and complete modules over the terms of warranty. Panels can therefore be sold for a price higher than their long-run value.

In general, the highest component value would be expected at the time of abandonment with declining value over the life of the Project. Over most of the Project's life, components such as the solar panels could be sold in the wholesale market for resale of solar PV panels worldwide and a network of facilities available for recycling panels. Solar PV panels are estimated to degrade less than 0.5% per year, meaning they're expected to operate at 80% of capacity after 20 years. These manufacturers will guarantee the performance for both individual modules and complete modules over the terms of warranty. Panels can therefore be sold for a price higher than their long-run value.

A current sampling of reused solar panels indicates a wide range of pricing depending on age and condition (80 to 10 to 30 per watt). Future pricing of solar panels is difficult to predict currently, due to the relatively young age of the market, changes to solar panel technology, and the ever-increasing product demand. Using a range of assumptions, a conservative estimation of the value of solar panels in Year 20 at \$0.05 per watt would yield approximately \$3,058,544. Increased costs of removal for resale versus salvage, would be expected to preserve the integrity of the panels, however, the net revenue would still be substantially higher than the estimated salvage value.

The resale value of components such as transformers, inverters and cables, may decline more quickly, however, the salvage value of the steel that makes up a larger portion of the tracker is expected to stay flat or above the value used in this report.

The price used to value the steel in this report is \$160 per ton (\$0.08 per lb). The price used to value copper in this report is \$2.70 per lb.

Total probable salvage value of decommissioning is estimated to be \$4,849,800.

Responsible Party Contact Information

Contact: Pine Gate Renewables, Attn: Operations and Maintenance Manager
Address: 130 Roberts Street, Asheville, NC 28801
Phone Number: 855-569-3300
Email: utility@grenewables.com



130 ROBERTS STREET ASHEVILLE, NC 28801

EXHIBIT A

Table with 10 columns: Item, Quantity, Unit, Unit Price, Total Price, and Total Price. Lists various materials and equipment for the decommissioning project.

Table with 10 columns: Item, Quantity, Unit, Unit Price, Total Price, and Total Price. Lists various materials and equipment for the decommissioning project.

EXHIBIT B

Table with 10 columns: Item, Quantity, Unit, Unit Price, Total Price, and Total Price. Lists various materials and equipment for the decommissioning project.

EXHIBIT C

Table with 2 columns: Item and Cost. Lists various materials and equipment for the decommissioning project.

COMPLIES WITH SECTIONS 9-8.6 (G) & (K), SECTION 9-8.10 (E), AND SECTION 9-8.10 (C)(3) OF ORDINANCE

SHEET NAME:

APPENDIX - DECOMMISSIONING PLAN

SHEET NUMBER:

APP-101

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7/28/2022

Brooks County
Development Services Attn. Zoning Department
1625 Johnson Short Rd
Quitman, Georgia 31643

RE: Morven Solar - Decommissioning Cost Estimate
Kimley-Horn #013632040

Dear Members of the Building & Zoning Department:

The purpose of this letter is to provide a brief summary of Kimley-Horn's experience with solar energy facilities, the preparation of decommissioning costs associated with these facilities, and an overview of our estimating methodology.

Kimley-Horn has experience providing consultation on more than 55 GW of solar energy development across the country, ranging in size from <1 MW to over 1 GW. Many of these solar facilities are in the southeast region of the United States.

There is little current data available regarding the actual costs to decommission a solar facility because there have been few (if any) decommissioned since the average expected life span of a solar facility is approximately 35 years. However, we have combined our extensive experience in estimating sitework construction costs with the experience of our solar energy clients in the construction of all aspects of these facilities to develop quantifiable and defensible unit costs.

Quantities for the racking system, solar modules, inverters, and transformers were provided to us by Pine Gate Renewables for this decommissioning cost estimate. Quantities for site-related items listed were estimated using the preliminary site plan for Morven Solar. Salvage values of the various metal components were estimated using current scrap metal prices for steel, copper, and aluminum obtained from iScrap App.

This estimate was performed assuming decommissioning in Year 20. As you will see, the attached decommissioning cost estimate for Year 20 results in a positive net surplus. The benefit of the salvage value resulting in a positive net surplus is that the decommissioning of the solar farm will likely result in a "buy job." The owner of the solar farm will issue RFPs (Request for Proposals) to Recycling/Restoration companies to provide their bid to restore the site to its original conditions and sell the items of value to recyclers and dispose of items with no value in a landfill. The cost estimate shows that the net surplus is a positive value, (Salvage Value (\$4,891,794.15) - Decommissioning Cost (\$2,816,803.11) = Net Surplus

kimley-horn.com | 11720 Amber Park Drive, Suite 600, Alpharetta, GA 30009 | 770.619.6200

(\$2,074,991.04) which would make the bid amounts positive. Additionally, with assumed inflation of 1.5% per year over the next 20 years, the net surplus would increase (Net Surplus with Inflation valued at \$719,721.03). This means the companies will be "buying" the right to perform the work and will be able to make a profit based off the salvage value of the recyclable items from the site. Please see the attached Decommissioning Cost and Salvage Value estimates.

Please contact me at (984) 900-2008 or Luke.Lukas@Kimley-Horn.com should you have any questions or concerns.

Sincerely,
KIMLEY-HORN

[Signature]

Luke Lukas, Project Manager



Logan Clark, P.E.

Table with 10 columns: Item, Quantity, Unit, Unit Price, Total Salvage, Total Price (incl. Inflation), Total Price. Includes items like Mobilization, Supervision, Temporary Facilities, Safety, Legal Expenses, General Liability Insurance, etc.

Notes:
1. A list of unit prices was used to estimate quantities for items and material items listed from average unit, quantities were estimated by comparing...
2. Salvage values were estimated based on the current market prices for scrap metal...
3. Salvage values were estimated based on the current market prices for scrap metal...
4. Salvage values were estimated based on the current market prices for scrap metal...
5. Salvage values were estimated based on the current market prices for scrap metal...
6. Salvage values were estimated based on the current market prices for scrap metal...
7. Salvage values were estimated based on the current market prices for scrap metal...
8. Salvage values were estimated based on the current market prices for scrap metal...
9. Salvage values were estimated based on the current market prices for scrap metal...
10. Salvage values were estimated based on the current market prices for scrap metal...

Table 1: Material Salvage Values. Columns: Line Item, Quantity, Unit, Unit Price, Total Price. Includes items like Copper Wire, Steel, Fence.

Table 2: Equipment Salvage Values. Columns: Line Item, Quantity, Unit, Unit Price, Total Price. Includes items like Inverters.

Reference: iScrap.com for current steel and copper values.
Pine Gate Renewables Construction Cost Data, 2021 Edition.

DECOMMISSIONING ESTIMATE (4 PAGES)

amynta surety solutions
November 16, 2022
Re: Morven Solar, LLC - Decommissioning Plan
To Whom It May Concern:
Morven Solar, LLC is a highly regarded and valued surety account of United States Fire Insurance Company.
United States Fire Insurance Company is listed in the U.S. Department of the Treasury acceptance report with a Treasury Listing of \$169,690,000.
Please note that the decision to issue said bond is a matter between Morven Solar, LLC and the Surety, and will be subject to review and approval of the contract terms and conditions, the bond form, confirmation of adequate project financing, and the application of such other underwriting criteria as may be pertinent at the time such bond is requested.
This letter is not an assumption of liability. It is issued as a bonding reference requested from us by Morven Solar, LLC.
Sincerely,
United States Fire Insurance Company
Brenda Wong, Attorney-In-Fact
(Seal)

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY
KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:
Brenda Wong; Tenzor Cunningham; Martha Gonzalez; Joaquin Perez; Michelle Larkin; Kathy R. Mair; My Hua each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company as its principal office, in amounts or penalties: One Hundred Twenty Five Million Eight Hundred Thousand Dollars (\$125,800,000)
This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.
This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above and expires on January 31, 2023.
This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:
Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.
Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.
IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal herunto affixed this 28th day of September, 2021.
UNITED STATES FIRE INSURANCE COMPANY
Matthew E. Labin, President
State of New Jersey
County of Morris
On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.
MELISSA H. D'ALESSIO
NOTARY PUBLIC OF NEW JERSEY
Commission # 00120023
My Commission Expires 07/2025
Melissa H. D'Alessio
Melissa H. D'Alessio (Notary Public)
I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.
IN WITNESS WHEREOF, I have hereto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 17th day of November 2022.
UNITED STATES FIRE INSURANCE COMPANY
Michael C. Fay, Senior Vice President
*For verification of the authenticity of the Power of Attorney, please contact Pat Taber at 860-956-3424 or email: SuretyInquiries@amynagroup.com

DECOMMISSIONING BOND COMMITMENT LETTER (2 PAGES)

COMPLIES WITH SECTIONS 9-8.6 (G) & (K), SECTION 9-8.10 (E), AND SECTION 9-8.10 (C)(3) OF ORDINANCE

PINEGATE RENEWABLES
130 ROBERTS STREET
ASHEVILLE, NC 28801

SHEET NAME:
APPENDIX -
DECOMMISSIONING
ESTIMATE AND BOND
COMMITMENT LETTER

SHEET NUMBER:
APP-102

THE ENCLOSED CONTENTS ARE INTENDED SOLELY FOR THE ADDRESSEE(S) AND THE INFORMATION THEREIN IS CONSIDERED CONFIDENTIAL. RECIPIENT SHALL NOT COPY, DISCLOSE, OR PERMIT ANY OF ITS EMPLOYEES, AGENTS, OR INDEPENDENT CONTRACTORS TO DISCLOSE THE CONFIDENTIAL INFORMATION TO ANY THIRD PARTIES WITHOUT PINE GATE RENEWABLES, LLC'S PRIOR WRITTEN CONSENT.

Mike Clements
2022.02.25 13:59:57 -05'00'

NOT FOR CONSTRUCTION

02/25/2022

ENC. DATE

12/17/2022

12/17/2022

12/17/2022

12/17/2022

12/17/2022

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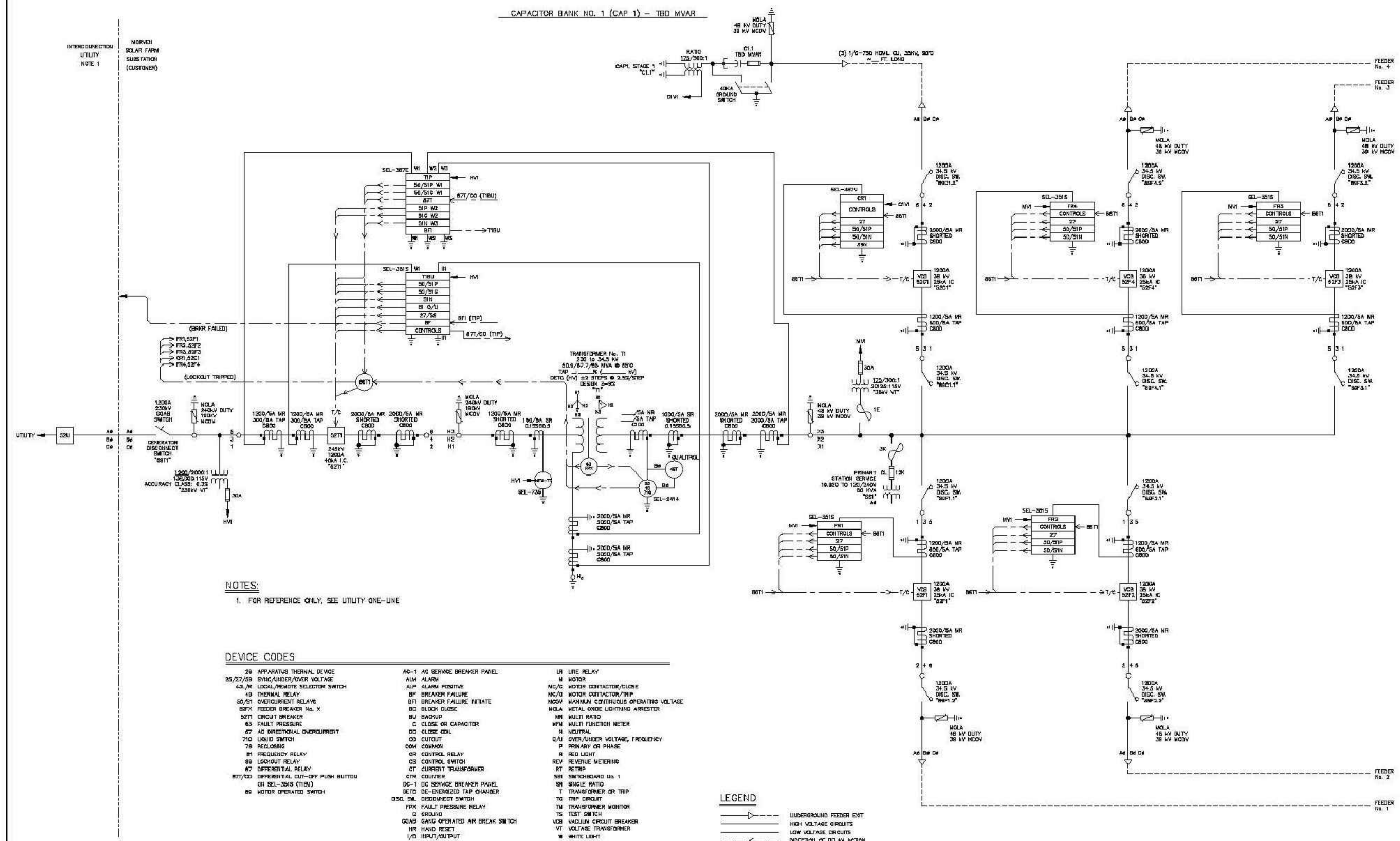
12/17/2022

12/17/2022

12/17/2022

12/17/2022

12/17/2022



NOTES:
1. FOR REFERENCE ONLY, SEE UTILITY ONE-LINE

DEVICE CODES

2B APPARATUS THERMAL DEVICE	AC-1 AC SERVICE BREAKER PANEL	LR LINE RELAY
25/27/50 SYNC/UNDER/OVER VOLTAGE	ALM ALARM	M MOTOR
43L/R LOCAL/REMOTE SELECTOR SWITCH	ALP ALARM POSITIVE	MC/D MOTOR CONTACTOR/CLOSE
43B THERMAL RELAY	BF BREAKER FAILURE	MC/D MOTOR CONTACTOR/TRIP
50/51 OVERCURRENT RELAY	BFI BREAKER FAILURE INTRATE	MCOV MAXIMUM CONTINUOUS OPERATING VOLTAGE
50FX FEEDER BREAKER NO. X	BC BLOCK CLOSE	MOLA METAL OXIDE LIGHTNING ARRESTER
50T1 CIRCUIT BREAKER	BU BACKUP	MR MULTI RATIO
63 FAULT PRESSURE	C CLOSE OR CAPACITOR	MFM MULTI FUNCTION METER
67 AC DIRECTIONAL OVERCURRENT	CC CLOSE COIL	N NEUTRAL
710 LIQUID SWITCH	OD OUTCUT	O/U OVER/UNDER VOLTAGE, FREQUENCY
7B RECLOSE	ODM COMMON	P PRIMARY OR PHASE
81 FREQUENCY RELAY	OR CONTROL RELAY	R RED LIGHT
86 LOCKOUT RELAY	CS CONTROL SWITCH	REV REVENUE METERING
87 DIFFERENTIAL RELAY	CT CURRENT TRANSFORMER	RT RETRO
87T/CD DIFFERENTIAL OUT-OF-PHASE	CTR CONTROLLER	SRN SINGLERATIO No. 1
87 SEL-351S (T1BU)	DC-1 DC SERVICE BREAKER PANEL	ST SINGLE TRIP
89 MOTOR OPERATED SWITCH	DETC DE-ENERGIZED TAP CHANGER	T TRANSFORMER OR TRIP
	DISC SW. DISCONNECT SWITCH	TC TRIP CIRCUIT
	FPM FAULT PRESSURE RELAY	TM TRANSFORMER MONITOR
	G GROUND	TS TEST SWITCH
	GOAD GATE OPERATED AIR BREAK SWITCH	VBR VACUUM CIRCUIT BREAKER
	HR HAND RESET	VT VOLTAGE TRANSFORMER
	I/O INPUT/OUTPUT	W WHITE LIGHT

LEGEND

SLD (E-501)
 NOTE: SLD/ ELECTRICAL DESIGN IN COMPLIANCE WITH SECTION 9-8.10 (B)(2) OF ORDINANCE

PROJECT NAME: **MORVEN SOLAR, LLC 230 TO 34.5 KV SUBSTATION**
 DRAWING TITLE: **ONE LINE DIAGRAM**
 DRAWN BY: DJW
 CHECKED BY: DEK
 APPROVED BY: MLC
 DATE: 02/18/2022
 SCALE: NONE
 FILE NUMBER: 888XXE-501
 SHEET: **E-501**

SHEET NAME:
APPENDIX - SLD 1

SHEET NUMBER:
APP-103

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Michael Clements
2022.08.12 15:57:20 -04:00'

NOT FOR CONSTRUCTION
© 02/2022

NO.	DATE	BY	REVISIONS
1	08/12/2022	MJC	ISSUED FOR INTERCONNECTION
2			
3			
4			
5			

PROJECT NAME:
**MORVEN SOLAR, LLC
SOLAR ELECTRIC POWER PLANT**

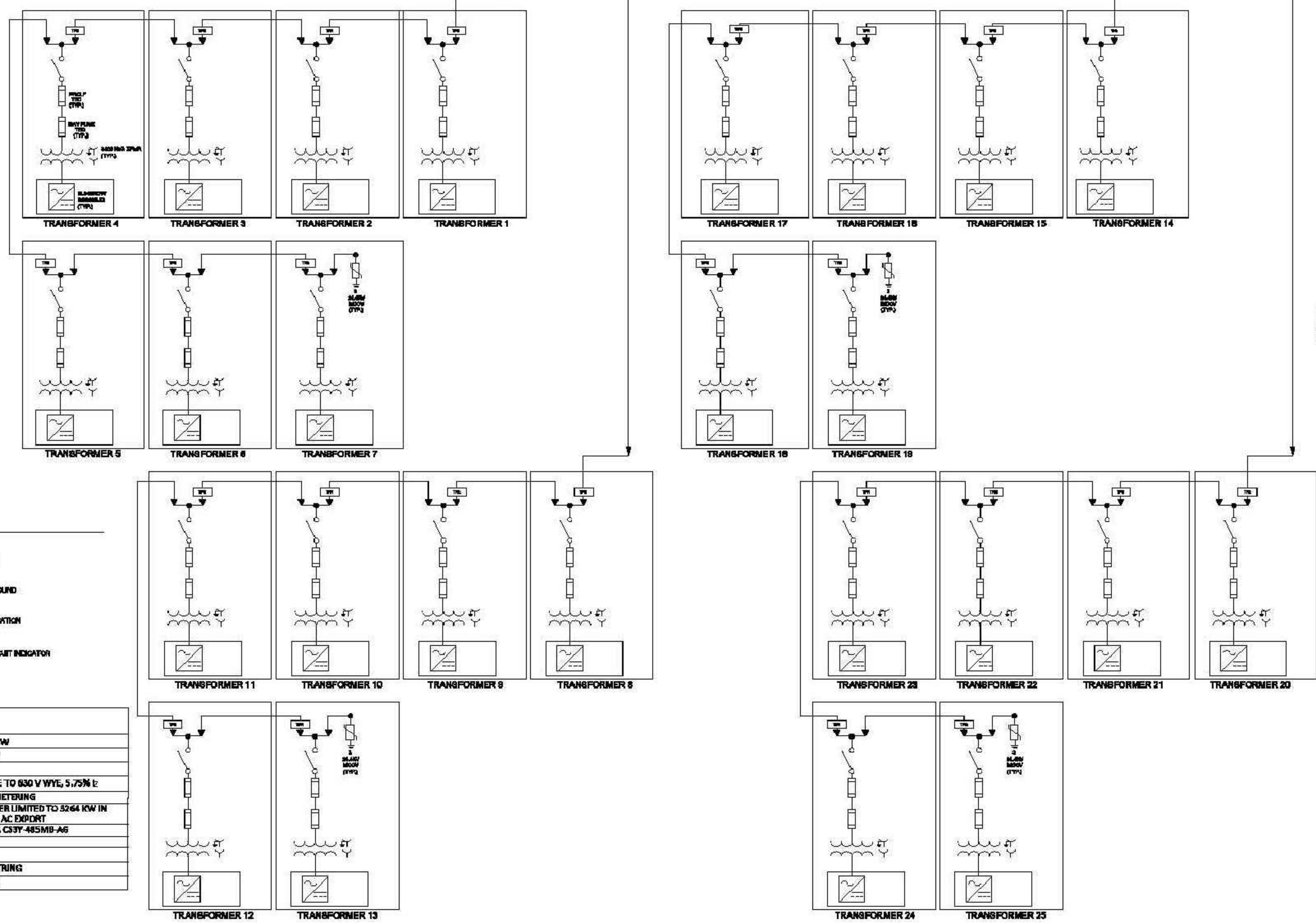
DRAWING TITLE:
AC SINGLE LINE DIAGRAM

DRAWN BY: DJW
CHECKED BY: CBR
APPROVED BY: MJC
DATE: 02/12/2022
SCALE: NTS
FILE NUMBER: 000005-100
SHEET:

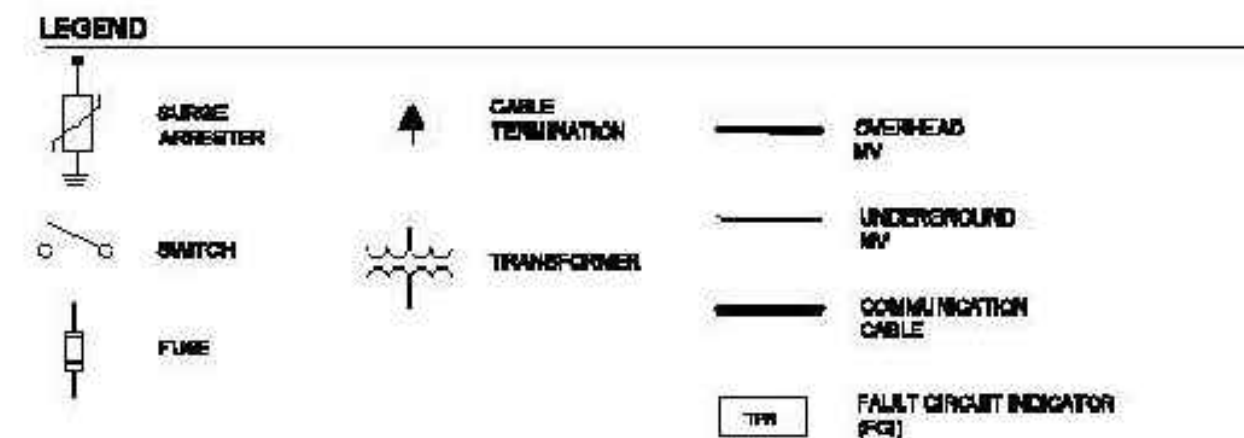
E-100

TO MORVEN SUBSTATION

FEEDER 1 FEEDER 2 FEEDER 3 FEEDER 4



- NOTES:**
- SEE TABLE ON GENERAL NOTES FOR EQUIPMENT NUMBERING CONVENTIONS.
 - THE AC SLD IS TYPICAL.
 - THE DC SYSTEM IS FUNCTIONALLY GROUNDING.
 - THE SUBMISSION OF THIS DRAWING ACKNOWLEDGES THIS IS THE FINAL DESIGN AND ANY CHANGE TO THIS DIAGRAM COULD RESULT IN A MATERIAL MODIFICATION AS DEFINED BY THE STATE INTERCONNECTION BY ORDER. ANY CHANGES TO THIS DIAGRAM MUST BE SUBMITTED FOR APPROVAL TO THE INTERCONNECTION UTILITY.
 - MAXIMUM PHYSICAL AC EXPORT CAPABILITY = 30,000 KW (AC) BASED ON PLANT CONTROLLER.
 - DEL TTR FAULT CIRCUIT INDICATOR TO BE PROCURED AND INSTALLED BY CONTRACTOR.



SYSTEM SUMMARY	
DC CAPACITY (KW)	112,090.25 KW
AC CAPACITY (KW)	80,000 KW
POWER RATIO DC/AC	140%
TRANSFORMER	(25) 3600 KVA AT 34.5 KV GND WYE TO 630 V WYE, 5.75% L
MONITORING	REVENUE-GRADE METERING
INVERTER(S)	(25) SUNGROW SG3600LTD. MW POWER LIMITED TO 3264 KW IN ORDER TO MEET MAX AC EXPORT
MODULE	(231,114) CANADIAN SOLAR CS3Y-485M9-A6
MODULE STC RATING	485 W
STRING QUANTITY	8,889
STRING SIZE	26 MODULES/STRING
LOCATION	GEORGIA

SLD (E-100)

NOTE: SLD/ ELECTRICAL DESIGN IN COMPLIANCE WITH SECTION 9-8.10 (B)(2) OF ORDINANCE

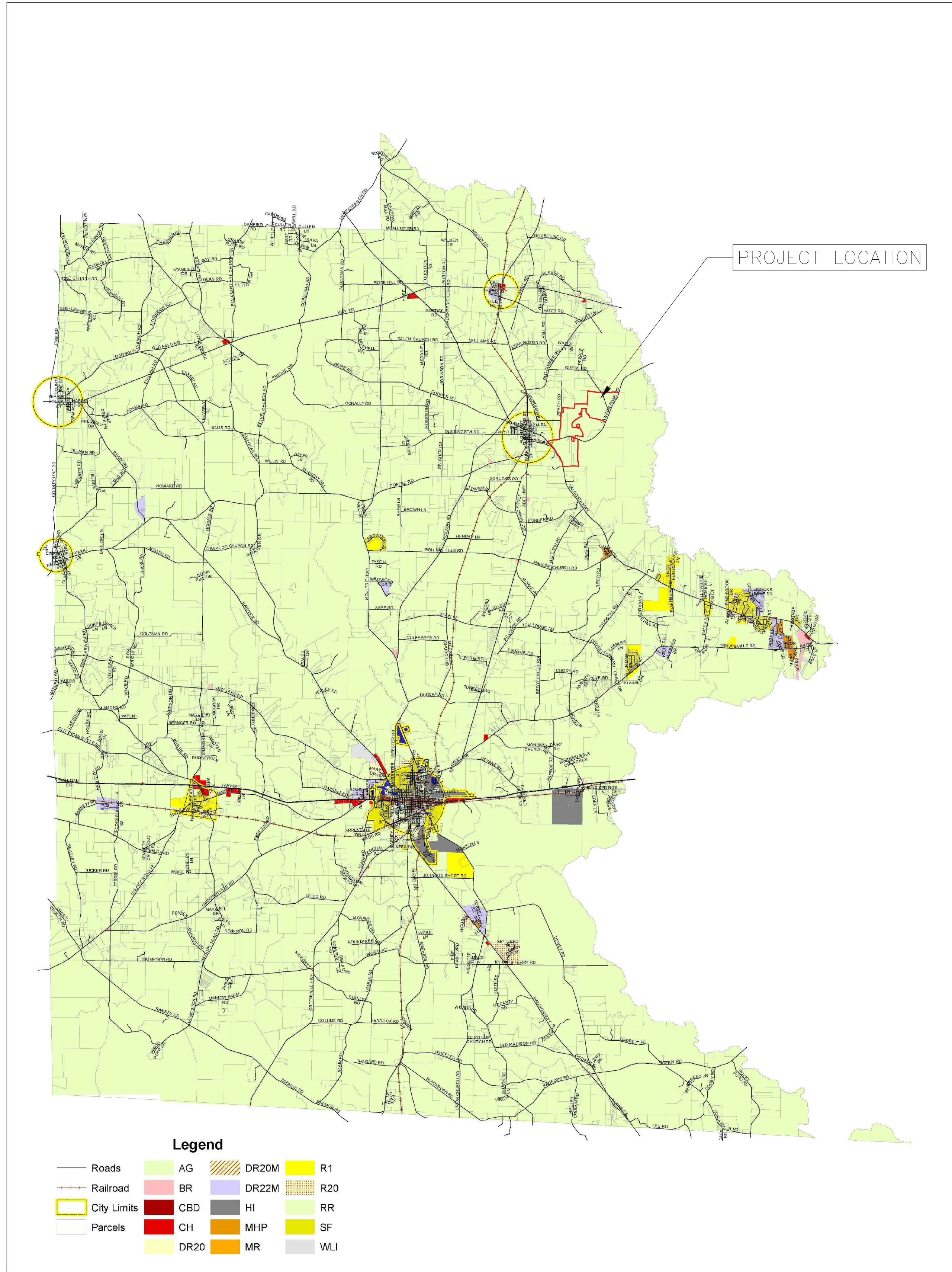
SHEET NAME:

APPENDIX - SLD 2

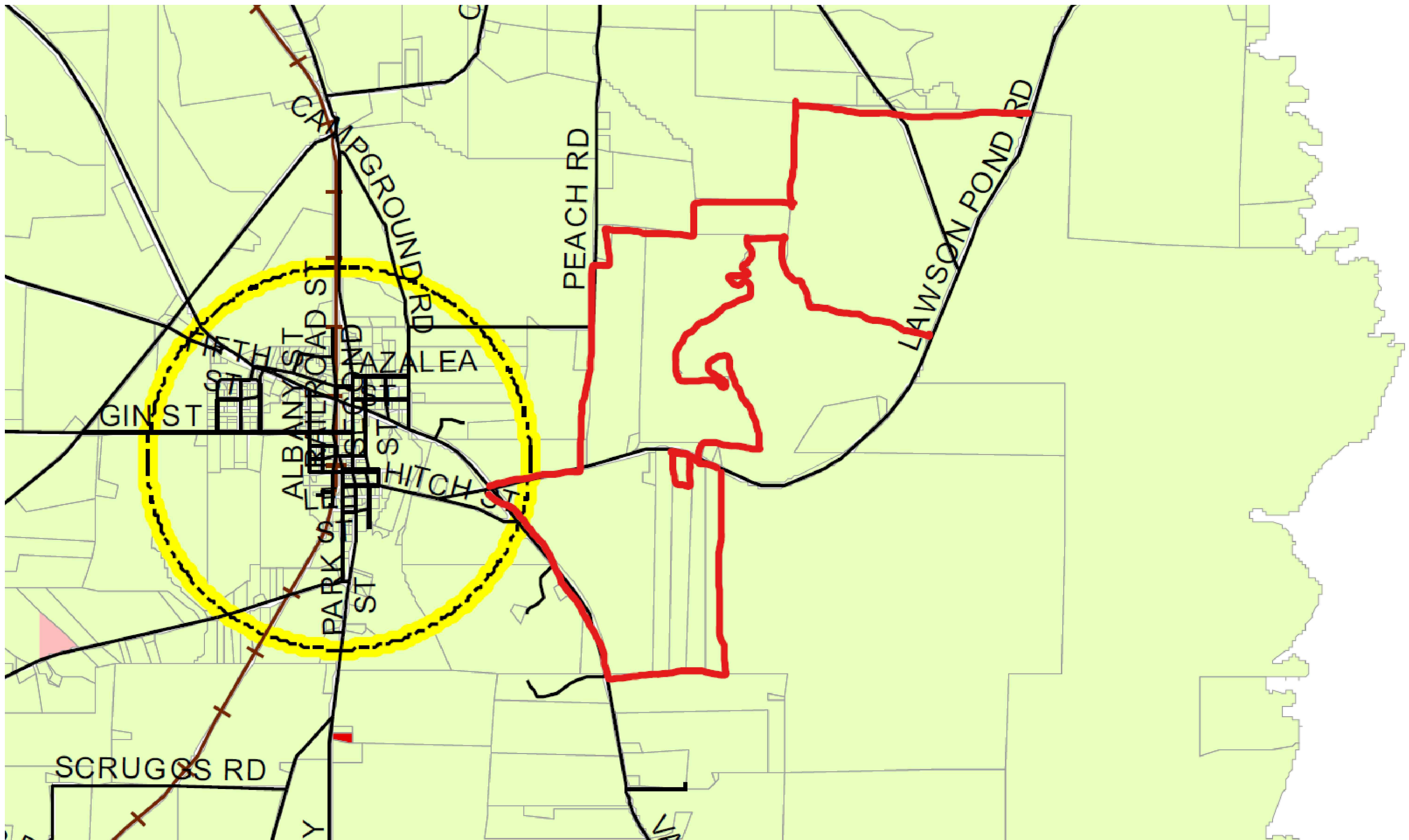
SHEET NUMBER:

APP-104

Brooks County Zoning Map



PROJECT LOCATION



BROOKS COUNTY ZONING MAP & PROJECT AREA (RED)

NOTE: PER SECTION 9-8.3 AND SECTION 9-8.9 (A) OF ORDINANCE, PROJECT IS ZONED AS AG AND NOT IN A HISTORICAL DISTRICT, SO PROJECT IS PERMITTED TO SUBMIT A SPECIAL EXCEPTION APPLICATION REQUESTING FOR LARGE SCALE SES TO BE AN ACCEPTED USE UNDER ITS CURRENT AG ZONING DESIGNATION



130 ROBERTS STREET
ASHEVILLE, NC 28801

SHEET NAME:
APPENDIX - COUNTY ZONING

SHEET NUMBER:
APP-105

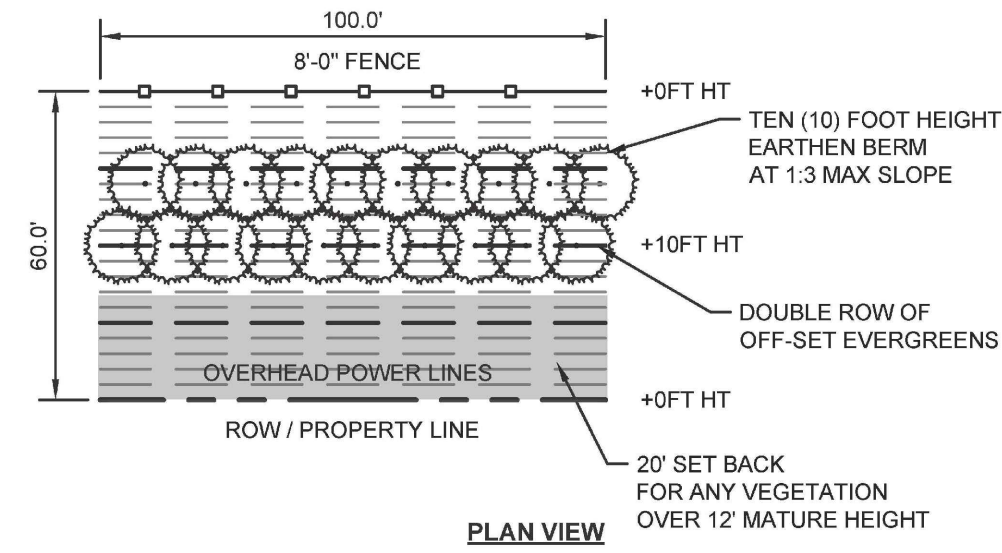
THE ENCLOSED CONTENTS ARE INTENDED SOLELY FOR THE ADDRESSEE(S) AND THE INFORMATION THEREIN IS CONSIDERED CONFIDENTIAL. RECIPIENT SHALL NOT COPY, DISCLOSE, OR PERMIT ANY OF ITS EMPLOYEES, AGENTS, OR INDEPENDENT CONTRACTORS TO DISCLOSE THE CONFIDENTIAL INFORMATION TO ANY THIRD PARTIES WITHOUT PINE GATE RENEWABLES, LLC'S PRIOR WRITTEN CONSENT.



SHOWN AT PLANTING, PANELS 100% SCREENED



SHOWN AT 5-YEARS GROWTH, PANELS 100% SCREENED



LANDSCAPE BUFFER PLANT LIST

BOTANICAL NAME	COMMON NAME	HEIGHT
MYRICA CERTIFERA	WAX MYRTLE	5 FT MIN
ILEX OPACA	AMERICAN HOLLY	5 FT MIN

Ground Cover to consist of perennial grasses mix applied via hydroseeding.

BOTANICAL NAME	COMMON NAME	PERCENT
FESTUCA RUBRA	CREeping RED FESCUE	38%
CHAMAECRISTA NICTITANS	SENSITIVE PARTRIDGE PEA	28%
FESTUCA OVINA	SHEEP'S FESCUE	34%

- Notes:**
1. Evergreen species to be planted in random pattern of groups of 3-7 of the same species to give a naturalistic impression.
 2. Landscape shall be located and maintained so as not to interfere with overhead utilities, street lighting, traffic control devices, or sight triangles.
 3. Ground cover shall be planted in all areas of the landscape buffer that is not mulched.
 4. Proposed plant material may be substituted based on availability during the time of installation. All substituted plant material shall have similar characteristics to the originally specified materials and size.
 5. At installation of planting, all evergreen trees and/or shrubs used to fulfill buffer area requirements shall be no less than five (5) feet in height when installed, and achieve a minimum height of ten (10) feet in five (5) years.
 6. Evergreen plant material shall be planted in at least two rows and in an alternating fashion to form a continuous opaque screen of plant material.

Morven Solar - Brooks County, GA

August 2022

PROPOSED VEGETATIVE BUFFER

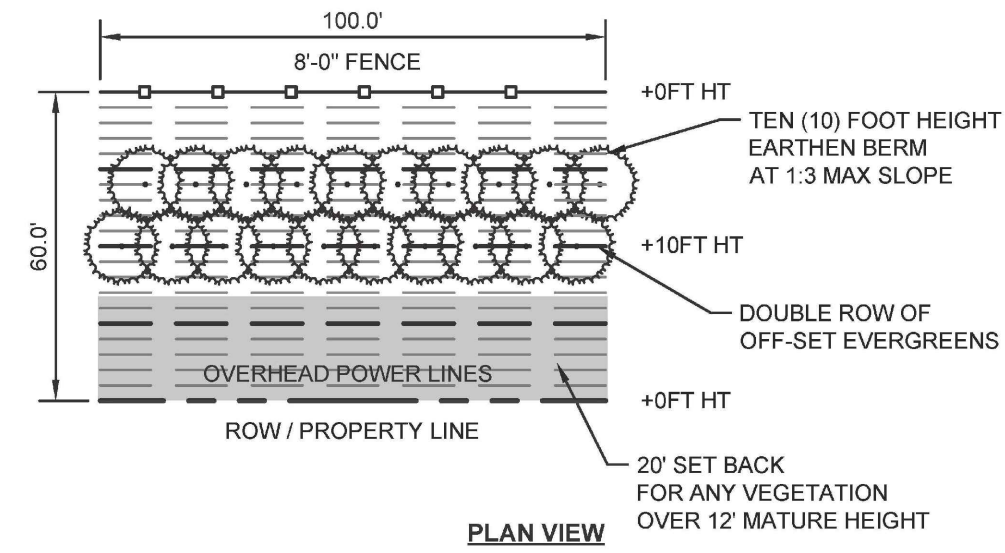
Location 1: Valosta Highway



SHOWN AT PLANTING, PANELS 100% SCREENED



SHOWN AT 5-YEARS GROWTH, PANELS 100% SCREENED



LANDSCAPE BUFFER PLANT LIST

BOTANICAL NAME	COMMON NAME	HEIGHT
MYRICA CERTIFERA	WAX MYRTLE	5 FT MIN
ILEX OPACA	AMERICAN HOLLY	5 FT MIN

Ground Cover to consist of perennial grasses mix applied via hydroseeding.

BOTANICAL NAME	COMMON NAME	PERCENT
FESTUCA RUBRA	CREeping RED FESCUE	38%
CHAMAECRISTA NICTITANS	SENSITIVE PARTRIDGE PEA	28%
FESTUCA OVINA	SHEEP'S FESCUE	34%

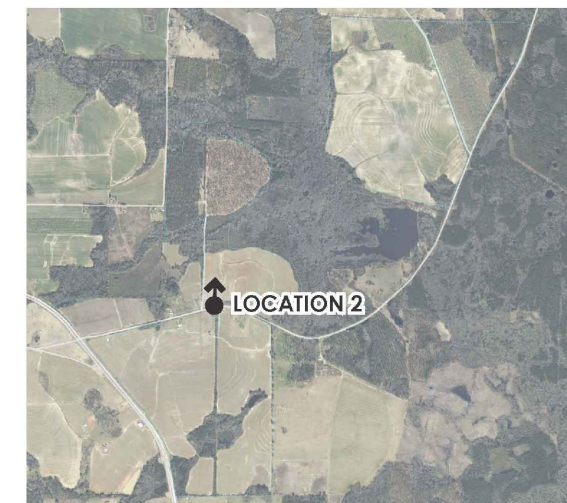
- Notes:**
1. Evergreen species to be planted in random pattern of groups of 3-7 of the same species to give a naturalistic impression.
 2. Landscape shall be located and maintained so as not to interfere with overhead utilities, street lighting, traffic control devices, or sight triangles.
 3. Ground cover shall be planted in all areas of the landscape buffer that is not mulched.
 4. Proposed plant material may be substituted based on availability during the time of installation. All substituted plant material shall have similar characteristics to the originally specified materials and size.
 5. At installation of planting, all evergreen trees and/or shrubs used to fulfill buffer area requirements shall be no less than five (5) feet in height when installed, and achieve a minimum height of ten (10) feet in five (5) years.
 6. Evergreen plant material shall be planted in at least two rows and in an alternating fashion to form a continuous opaque screen of plant material.

Morven Solar - Brooks County, GA

August 2022

PROPOSED VEGETATIVE BUFFER

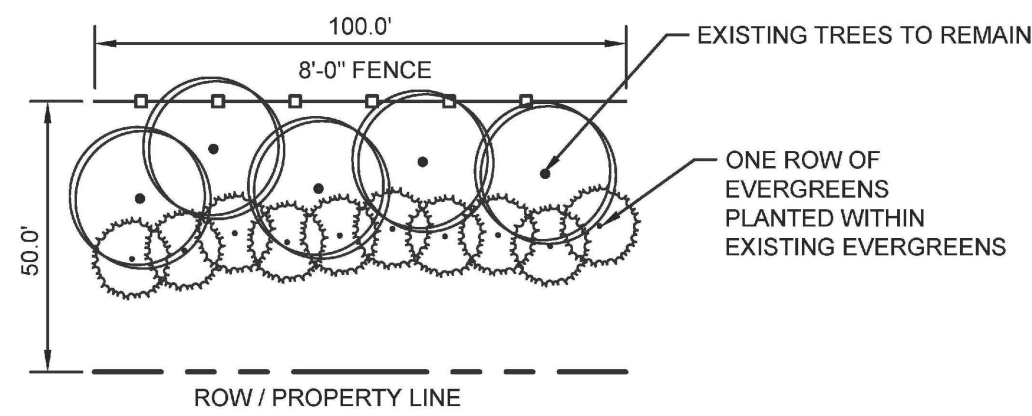
Location 3: Guess Road



SHOWN AT PLANTING, PANELS 100% SCREENED



SHOWN AT 5-YEARS GROWTH, PANELS 100% SCREENED



LANDSCAPE BUFFER PLANT LIST

BOTANICAL NAME	COMMON NAME	HEIGHT
MYRICA CERTIFERA	WAX MYRTLE	5 FT MIN
ILEX OPACA	AMERICAN HOLLY	5 FT MIN

Ground Cover to consist of perennial grasses mix applied via hydroseeding.

BOTANICAL NAME	COMMON NAME	PERCENT
FESTUCA RUBRA	CREeping RED FESCUE	38%
CHAMAECRISTA NICTITANS	SENSITIVE PARTRIDGE PEA	28%
FESTUCA OVINA	SHEEP'S FESCUE	34%

- Notes:**
1. Evergreen species to be planted in random pattern of groups of 3-7 of the same species to give a naturalistic impression.
 2. Landscape shall be located and maintained so as not to interfere with overhead utilities, street lighting, traffic control devices, or sight triangles.
 3. Ground cover shall be planted in all areas of the landscape buffer that is not mulched.
 4. Proposed plant material may be substituted based on availability during the time of installation. All substituted plant material shall have similar characteristics to the originally specified materials and size.
 5. At installation of planting, all evergreen trees and/or shrubs used to fulfill buffer area requirements shall be no less than five (5) feet in height when installed, and achieve a minimum height of ten (10) feet in five (5) years.
 6. Evergreen plant material shall be planted in one row to supplement existing vegetation.

Morven Solar - Brooks County, GA

August 2022

PROPOSED VEGETATIVE BUFFER

Location 2: Lawson Mill Pond Road



VISUAL RENDERING OF VEGETATIVE BUFFER & BERM

NOTE: DESIGN IS IN COMPLIANCE WITH SECTION 9-8.6 (B) OF ORDINANCE, OPTING FOR 1.a. A DOUBLE ROW OF OFFSET EVERGREENS ABSENT MATURE VEGETATION, INSTALLED AT A HEIGHT OF FIVE (5) FEET ACHIEVING OPAQUENESS AND A MINIMUM HEIGHT OF 10 FEET IN FIVE (5) YEARS AND 1.d. A TEN (10) FOOT EARTHEN BERM

RENDERING WORK PERFORMED BY KIMLEY HORN

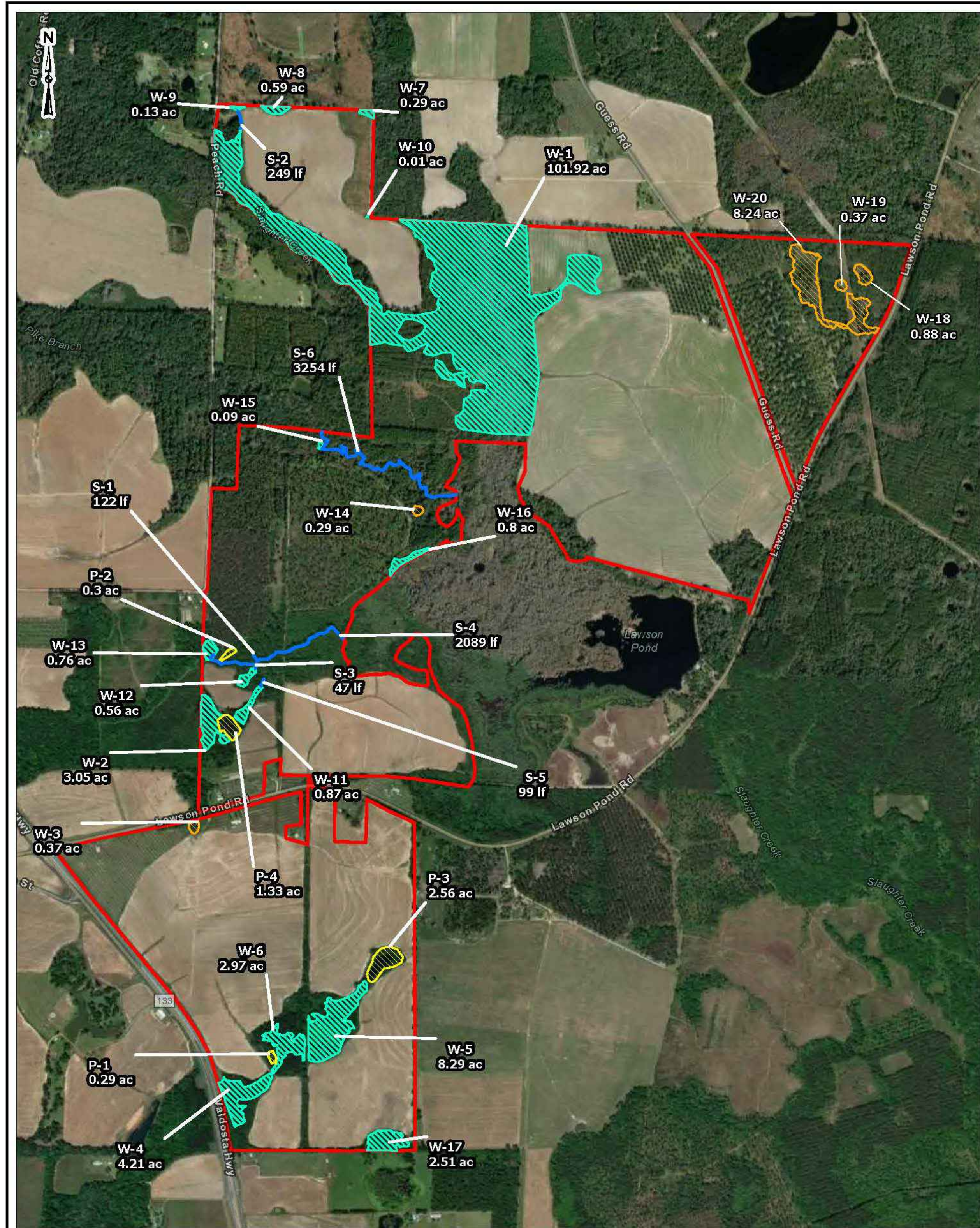


130 ROBERTS STREET
ASHEVILLE, NC 28801

SHEET NAME:
**APPENDIX -
VEGETATIVE BUFFER /
BERM**

SHEET NUMBER:
APP-106

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Scale: 1:15,000

DATA SOURCES:
ESRI WMS - World Aerial Imagery, OpenStreetMap

Legend:

- Project Site
- Jurisdictional
 - Wetlands (Jurisdictional) - 127.05 ac +/-
 - Wetlands (Non-Jurisdictional) - 10.15 ac +/-
 - Streams (Jurisdictional) - 5,860 lf +/-
 - Ponds (Jurisdictional) - 4.48 ac +/-

Project No.: 49227296
Date: May 2022
Drawn By: MDP
Reviewed By: JWB

Terracon
2105 Newpoint Place, Suite 600 Lawrenceville, GA 30043
PH. (770) 623-0755 terracon.com

Wetland Delineation Map	Exhibit
Morven Solar Site East of Robinson Road Morven, Brooks County, Georgia	6

WETLAND DELINEATION MAP

NOTE: DATA FOR DELINEATED WETLANDS ACQUIRED FROM WETLAND DELINEATION MAP (LEFT). DATA FOR FLOOD PLANES COMES FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). NON-DELINEATED WETLAND DATA ACQUIRED FROM US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY (NWI).

WETLAND DELINEATION MAP PROVIDED BY TERRACON

SHEET NAME:
APPENDIX - WETLAND DELINEATION MAP AND SOURCE NOTE

SHEET NUMBER:
APP-107

Federal Aviation Administration

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc.) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

Latitude: 30 Deg 56 M 53 S [N] [W]

Longitude: 83 Deg 29 M 0 W [E] [W]

Horizontal Datum: NAD83 [N] [W]

Site Elevation (ft): 0 [nearest foot]

Structure Height: 175 [nearest foot]

Traverseway: No Traverseway [N] [W]

Additional height is added to certain structures under 77.9(c). User can increase the default height adjustment for Traverseway, Private Roadway and Waterway.

Is structure on airport: No Yes

Results

You do not exceed Notice Criteria.



Federal Aviation Administration

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

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- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc.) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

Latitude: 30 Deg 52 M 46 S [N] [W]

Longitude: 83 Deg 28 M 12 W [E] [W]

Horizontal Datum: NAD83 [N] [W]

Site Elevation (ft): 0 [nearest foot]

Structure Height: 175 [nearest foot]

Traverseway: No Traverseway [N] [W]

Additional height is added to certain structures under 77.9(c). User can increase the default height adjustment for Traverseway, Private Roadway and Waterway.

Is structure on airport: No Yes

Results

You do not exceed Notice Criteria.

Does Not Exceed Notice was received for North Corner of project on 11/15/2022

Federal Aviation Administration

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc.) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

Latitude: 30 Deg 56 M 59 S [N] [W]

Longitude: 83 Deg 27 M 58 W [E] [W]

Horizontal Datum: NAD83 [N] [W]

Site Elevation (ft): 0 [nearest foot]

Structure Height: 147 [nearest foot]

Traverseway: No Traverseway [N] [W]

Additional height is added to certain structures under 77.9(c). User can increase the default height adjustment for Traverseway, Private Roadway and Waterway.

Is structure on airport: No Yes

Results

You do not exceed Notice Criteria.



Does Not Exceed Notice was received for South Corner of project on 11/15/2022

Federal Aviation Administration

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc.) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

Latitude: 30 Deg 57 M 41 S [N] [W]

Longitude: 83 Deg 27 M 21 W [E] [W]

Horizontal Datum: NAD83 [N] [W]

Site Elevation (ft): 0 [nearest foot]

Structure Height: 153 [nearest foot]

Traverseway: No Traverseway [N] [W]

Additional height is added to certain structures under 77.9(c). User can increase the default height adjustment for Traverseway, Private Roadway and Waterway.

Is structure on airport: No Yes

Results

You do not exceed Notice Criteria.



Does Not Exceed Notice was received for East Corner of project on 11/15/2022

Federal Aviation Administration

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc.) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

Latitude: 30 Deg 56 M 53 S [N] [W]

Longitude: 83 Deg 29 M 0 W [E] [W]

Horizontal Datum: NAD83 [N] [W]

Site Elevation (ft): 0 [nearest foot]

Structure Height: 175 [nearest foot]

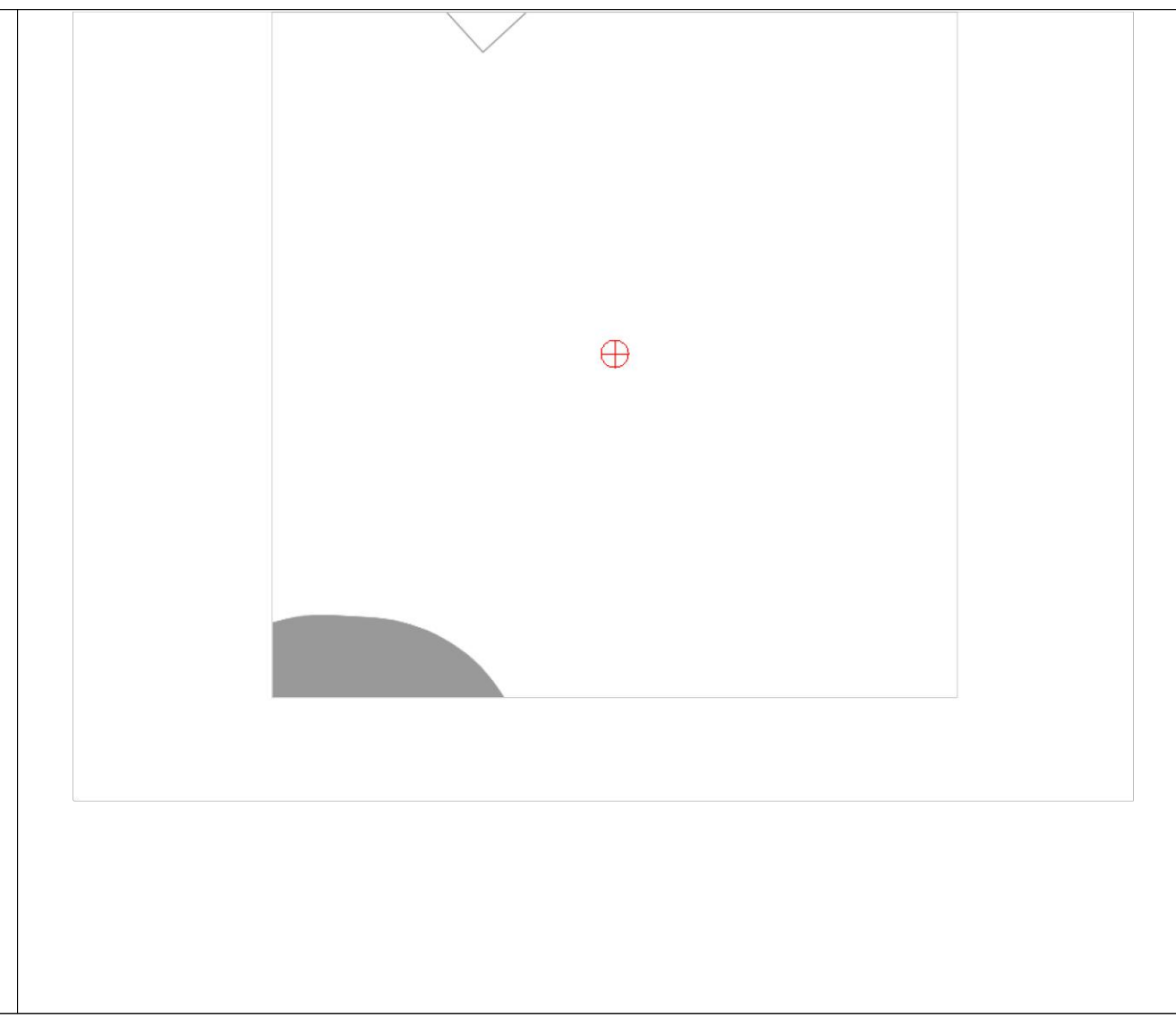
Traverseway: No Traverseway [N] [W]

Additional height is added to certain structures under 77.9(c). User can increase the default height adjustment for Traverseway, Private Roadway and Waterway.

Is structure on airport: No Yes

Results

You do not exceed Notice Criteria.



Does Not Exceed Notice was received for West Corner of project on 11/15/2022

Federal Aviation Administration

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc.) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

Latitude: 30 Deg 56 M 49 S [N] [W]

Longitude: 83 Deg 28 M 29 W [E] [W]

Horizontal Datum: NAD83 [N] [W]

Site Elevation (ft): 0 [nearest foot]

Structure Height: 175 [nearest foot]

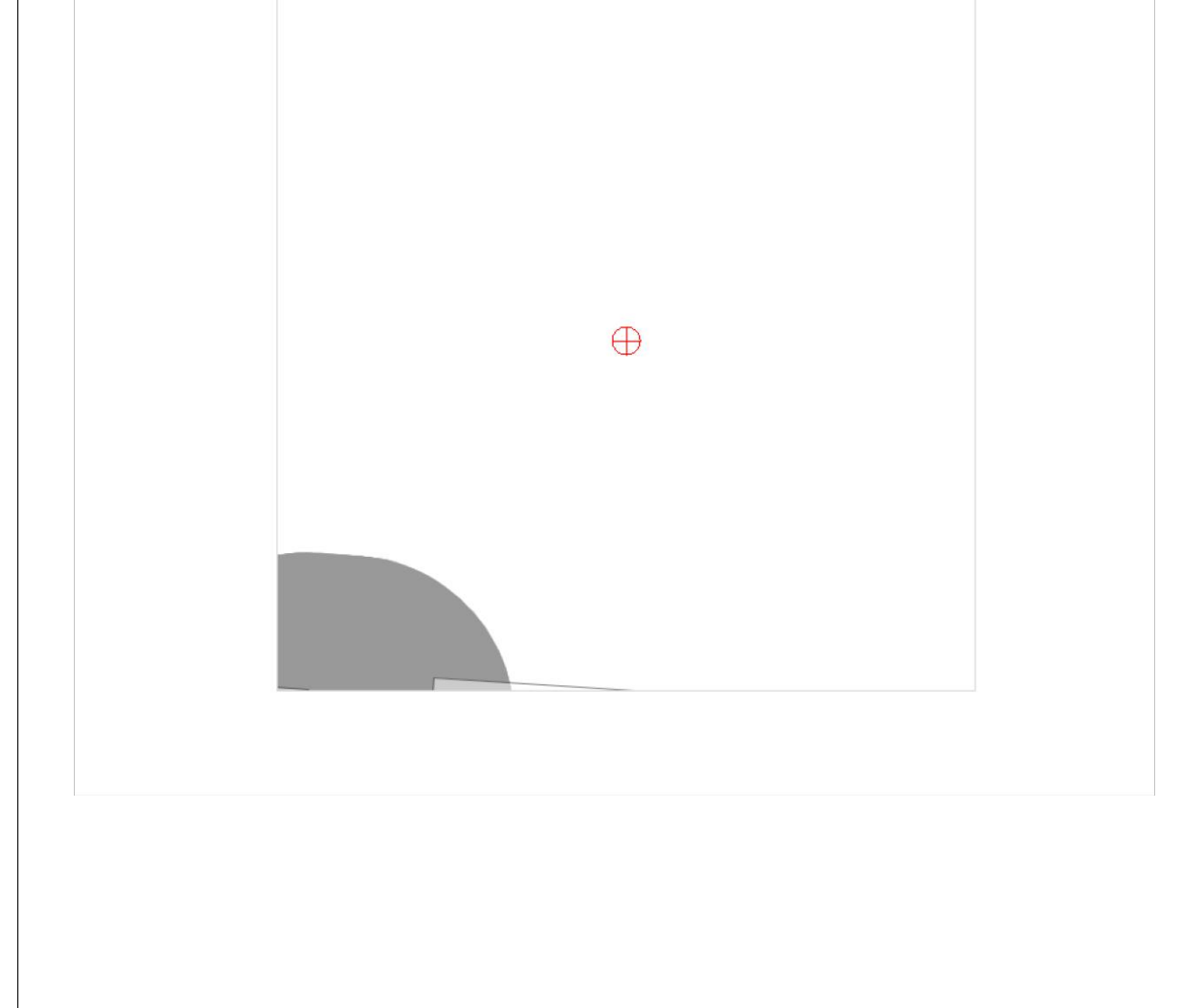
Traverseway: No Traverseway [N] [W]

Additional height is added to certain structures under 77.9(c). User can increase the default height adjustment for Traverseway, Private Roadway and Waterway.

Is structure on airport: No Yes

Results

You do not exceed Notice Criteria.



Does Not Exceed Notice was received for South Corner of project on 11/15/2022

Federal Aviation Administration

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc.) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

Latitude: 30 Deg 57 M 41 S [N] [W]

Longitude: 83 Deg 27 M 21 W [E] [W]

Horizontal Datum: NAD83 [N] [W]

Site Elevation (ft): 0 [nearest foot]

Structure Height: 153 [nearest foot]

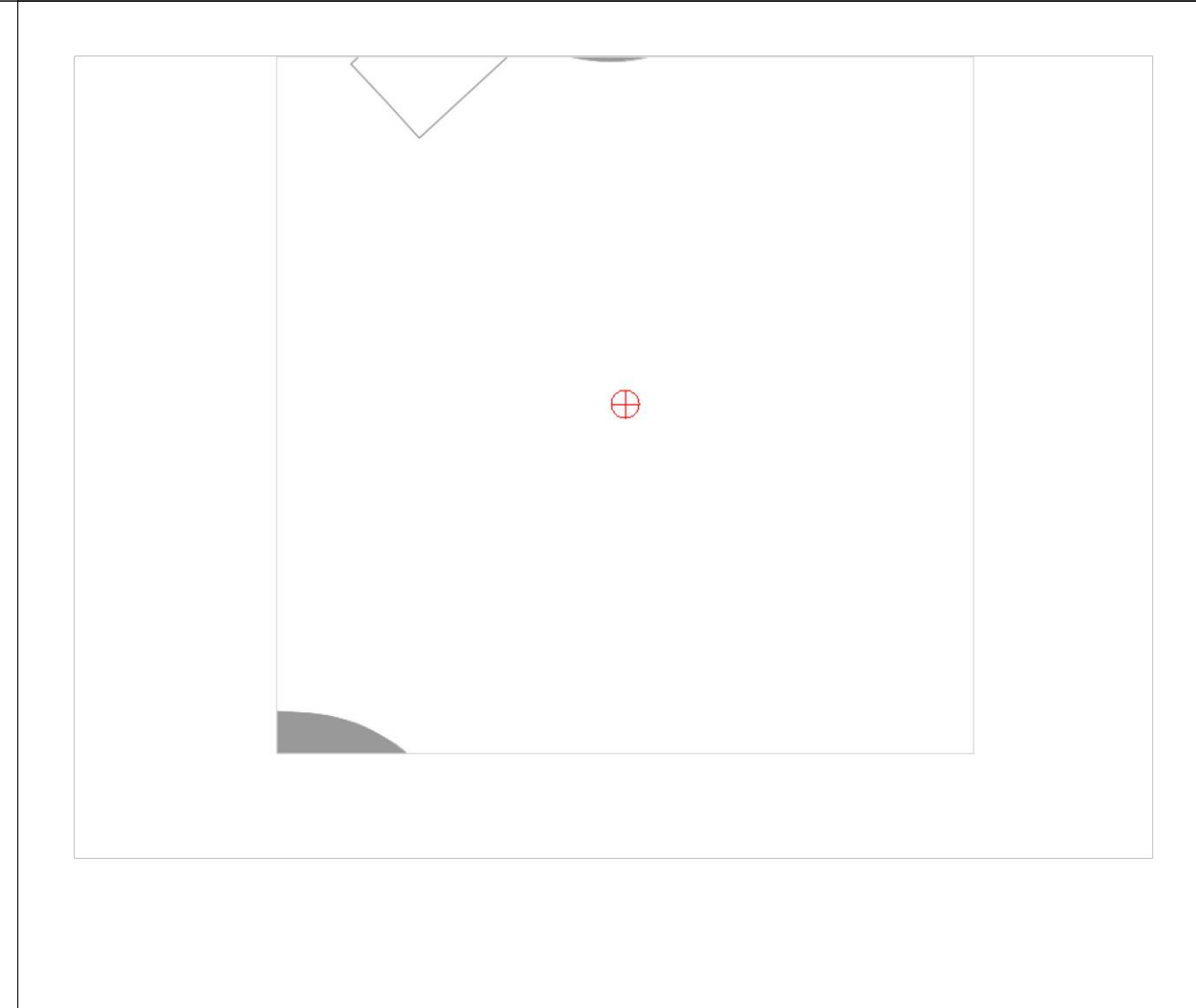
Traverseway: No Traverseway [N] [W]

Additional height is added to certain structures under 77.9(c). User can increase the default height adjustment for Traverseway, Private Roadway and Waterway.

Is structure on airport: No Yes

Results

You do not exceed Notice Criteria.



Does Not Exceed Notice was received for East Corner of project on 11/15/2022

Does Not Exceed Notice was received for Substation Location of project on 11/15/2022

PINEGATE RENEWABLES

130 ROBERTS STREET
ASHEVILLE, NC 28801

SHEET NAME:
APPENDIX - FAA DOCUMENTS

SHEET NUMBER:
APP-108

FAA CASE FOR MORVEN SOLAR

When completing FAA Clearance, standard practice for solar farms is to submit the Substation Location and the North, East, South, & West corners' coordinates into the FAA Notice Criteria Tool that can be found within FAA's official website at <https://oaaa.faa.gov>. If the Notice Criteria Tool states "You do not Exceed Notice Criteria", then the point is considered to have FAA clearance. This is what was received for the Substation Location and each corner of the project. Therefore, since the Substation and all corners of the project have received FAA clearance, the entire project site is considered to have FAA clearance.

THE ENCLOSED CONTENTS ARE INTENDED SOLELY FOR THE ADDRESSEE(S) AND THE INFORMATION THEREIN IS CONSIDERED CONFIDENTIAL. RECIPIENT SHALL NOT COPY, DISCLOSE, OR PERMIT ANY OF ITS EMPLOYEES, AGENTS, OR INDEPENDENT CONTRACTORS TO DISCLOSE THE CONFIDENTIAL INFORMATION TO ANY THIRD PARTIES WITHOUT PINE GATE RENEWABLES, LLC'S PRIOR WRITTEN CONSENT.