

## ***SUPPLEMENT REGARDING SHARED SOLAR SUBSCRIPTION***

### **Oikos Staunton Utility Solar Project and Oikos Staunton Community Solar Project *Special Use Permit Application***

Staunton PV-UT, LLC and Staunton PV-CS, LLC (collectively, the “Applicant”), which are affiliates of Oikos Solar Systems, Inc., submitted an application for a special use permit for a Utility Solar Facility comprising a 15.75 MW utility-scale project and a 5 MW community solar project on January 13, 2023.

The community solar project<sup>1</sup> is enabled by the Virginia Shared Solar Program adopted with the 2020 Clean Economy Act. Currently, the program is approved for 150 MW in the Dominion Energy territory. Solar developers have registered for 123 MW of the available capacity; it is widely anticipated that the General Assembly will expand the program. At least 30% of the Shared Solar subscribers must be low-income residents, as defined by the enabling statutes.<sup>2</sup>

The City has requested information about how Staunton residents will be able to take advantage of the community solar project’s energy production. General information about the program and subscribing can be found at this link ([scc.virginia.gov/pages/Shared-Solar](https://scc.virginia.gov/pages/Shared-Solar)) on the State Corporation Commission’s website and on the Dominion Energy website here: [www.dominionenergy.com/virginia/renewable-energy-programs/community-solar](https://www.dominionenergy.com/virginia/renewable-energy-programs/community-solar), but this narrative explains the Applicant’s plan specifically prepared for the City of Staunton.

The Applicant has engaged Arcadia, which is a third-party servicing company, to manage subscriptions. The Applicant has arranged for an unusually long exclusivity period for Staunton residents. However, because of the relatively small population of the City, Arcadia expects that not all subscribers for the project will be Staunton residents. Also, the percentage of City residents that would fit the low median income range also lowers the likely percentage of project subscribers who will meet the low-income definition. The Applicant will establish a 12-month period during which *only* Staunton residents may be enrolled in the program. Arcadia will conduct a marketing campaign to promote and advertise the program to City residents. Any Staunton resident may enroll, regardless of income, during that initial 12-month period. After the initial 12 months, if not fully subscribed, Arcadia will open subscriptions to remaining Dominion territory in Virginia, but limited to 100% low-income customers. The Applicant desires to serve as many low-income customers as possible--ideally, at least 50%--but, again, will not limit subscriptions *within the City* to low-income customers.

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<sup>1</sup> Virginia statutes use the term “shared solar,” but this program is frequently referred to as “community solar” in Virginia and elsewhere, and Dominion uses the term “community solar” for its program. The terms are interchangeable.

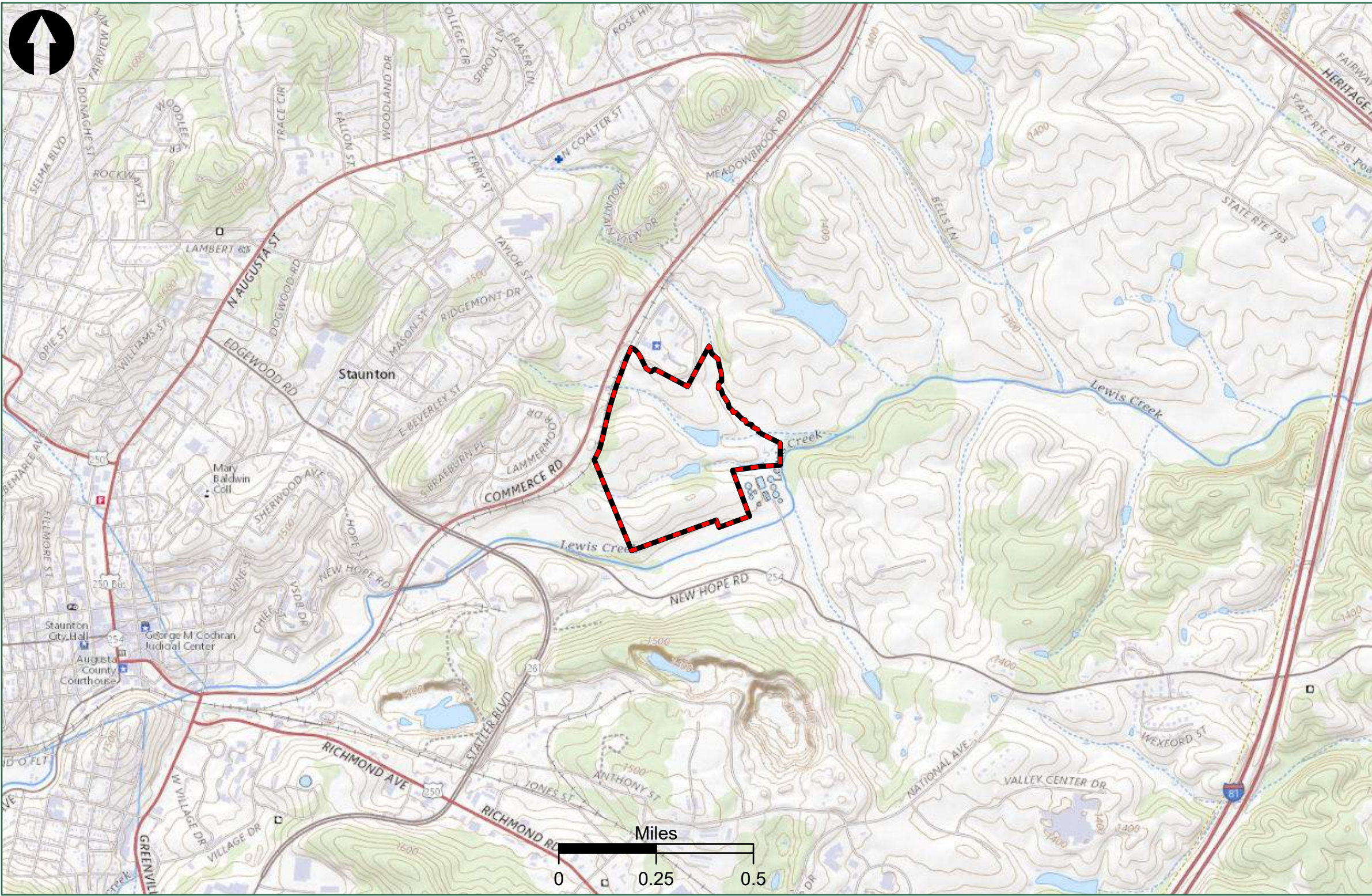
<sup>2</sup> “Low-income customer” means any person or household whose income is no more than 80% of the median income of the locality in which the customer resides. The median income of the locality is determined by the U.S. Department of Housing and Urban Development. 20VAC5-340-20.



# OIKOS STAUNTON UTILITY SOLAR PROJECT & OIKOS STAUNTON COMMUNITY SOLAR PROJECT

15.75 MWAC UTILITY SCALE SOLAR AND BATTERY STORAGE ELECTRIC POWER GENERATION FACILITY & 5 MWAC COMMNUITY SOLAR ELECTRIC POWER GENERATION FACILITY

## SPECIAL USE PERMIT STAUNTON, VIRGINIA



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**STAUNTON PV-UT, LLC  
STAUNTON PV-CS, LLC**

DEVELOPER

Oikos Solar System, Inc.  
11011 Richardson Rd.  
Ashland, VA 23005-3418

**TIMMONS GROUP**

ENGINEER

1001 Boulders Parkway, Suite 300  
Richmond, VA 23225  
TEL 804.200.6538

PROPERTY OWNER

Flying Rock Property, LLC  
13407 Westwell Drive  
Midlothian, Virginia 23113

PRELIMINARY CONCEPT PLANS PREPARED BY TIMMONS GROUP

JANUARY 6, 2023



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8435 GLAZEBROOK AVENUE  
RICHMOND, VA 23228

**STAUNTON SOLAR PROJECT**  
STAUNTON, VIRGINIA

|                        |                        |
|------------------------|------------------------|
| DATE                   | 01/06/2023             |
| PROJECT NUMBER         | 49034.004              |
| PROJECT NAME           | STAUNTON SOLAR PROJECT |
| DESIGNED BY / DRAWN BY | W. HART                |



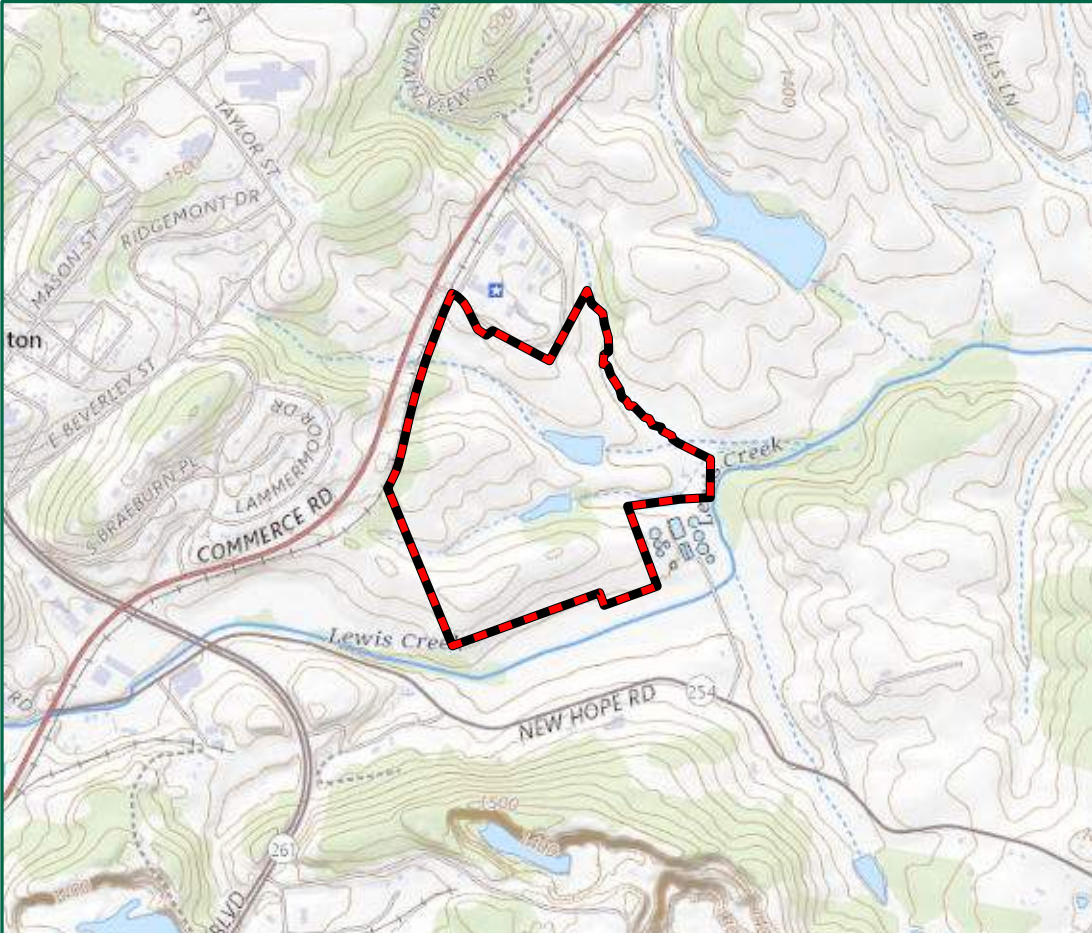
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| REVISIONS |                                      |
|-----------|--------------------------------------|
| #         | DESCRIPTION                          |
| 1         | 03/24/2023 Revised per City comments |
|           |                                      |
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DRAWING DESCRIPTION  
COVER SHEET

|                                       |              |
|---------------------------------------|--------------|
| PLANS PRINTED AS 11X17 ARE HALF SCALE |              |
| SCALE                                 | SHEET NUMBER |
|                                       | C1.0         |

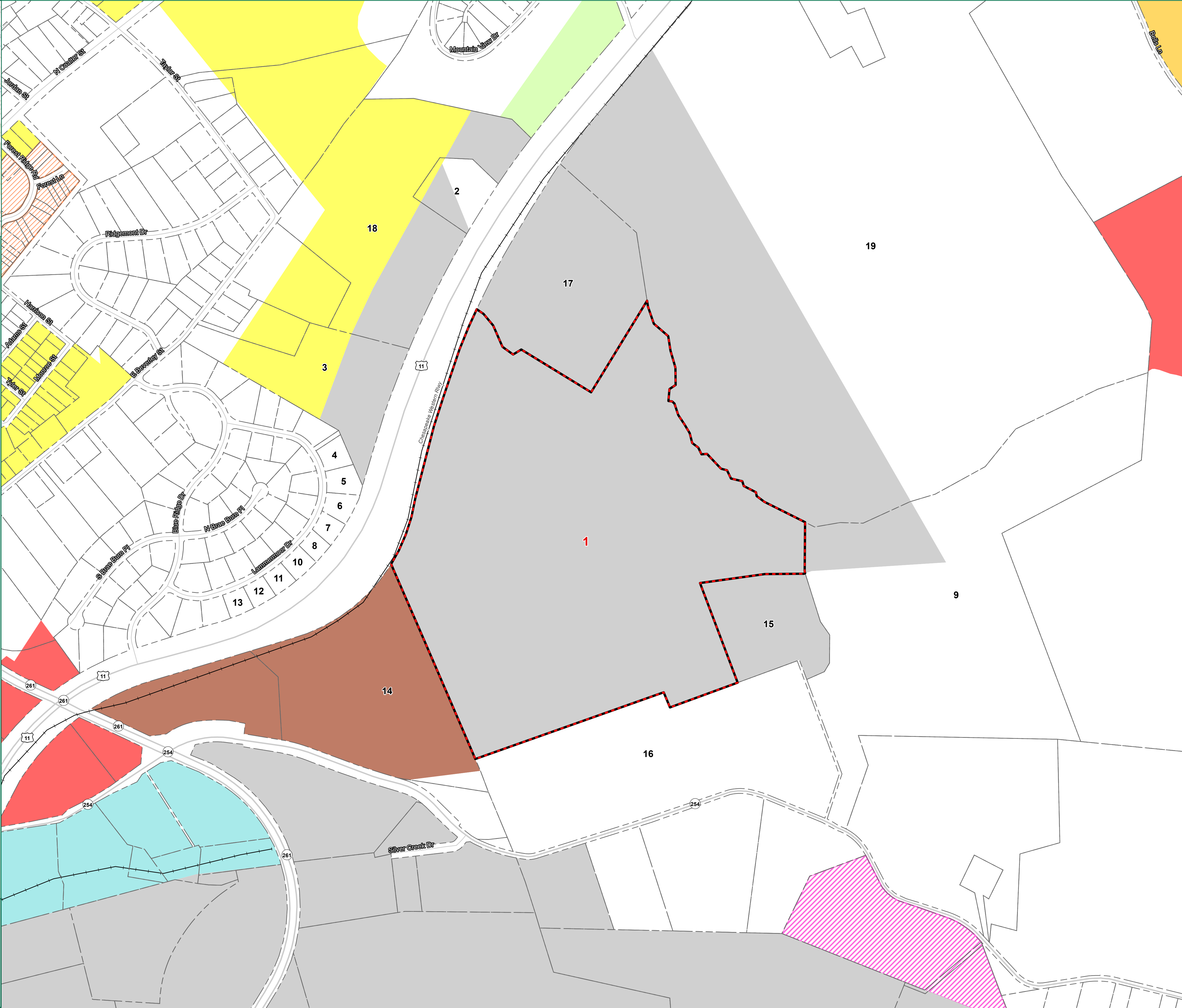




- Legend**
- Project Study Limits - 95.1 Acres
- City of Staunton Tax Parcels
- Parcel Zoning Code
- B-1
  - B-1(conditional)
  - B-2
  - B-3
  - B-5 outline
  - HE-1
  - I-1
  - I-2
  - P-1
  - R-1
  - R-2
  - R-3
  - R-3(conditional)
  - R-4

| Staunton Solar Project Parcels  |                   |
|---------------------------------|-------------------|
| Map Identifier                  | Parcel Identifier |
| 1                               | 10413             |
| Staunton Solar Adjacent Parcels |                   |
| Map Indentifier                 | Parcel Identifier |
| 2                               | 11356             |
| 3                               | 6460              |
| 4                               | 5154              |
| 5                               | 1532              |
| 6                               | 8435              |
| 7                               | 5455              |
| 8                               | 6197              |
| 9                               | 10410             |
| 10                              | 1533              |
| 11                              | 6198              |
| 12                              | 1534              |
| 13                              | 6199              |
| 14                              | 10420             |
| 15                              | 10456             |
| 16                              | 10377             |
| 17                              | 10180             |
| 18                              | 6461              |
| 19                              | 10146             |

NOTES:  
Project Limits have been previously surveyed.  
Site layout is for design purposes only.  
Not for construction.  
Zoning Map from City of Staunton GIS.  
Parcel limits from City of Staunton GIS.





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8435 GLAZEBROOK AVENUE  
RICHMOND, VA 23228

PROJECT NAME & LOCATION

**STAUNTON SOLAR PROJECT**  
STAUNTON, VIRGINIA

DATE: 01/06/2023

PROJECT NUMBER: 49034.004

PROJECT NAME: STAUNTON SOLAR PROJECT

DESIGNED BY / DRAWN BY: W. HART

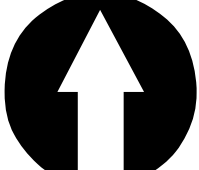
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DRAWING DESCRIPTION

**PARCEL & ZONING MAP**



SCALE (FEET)

0 300 600

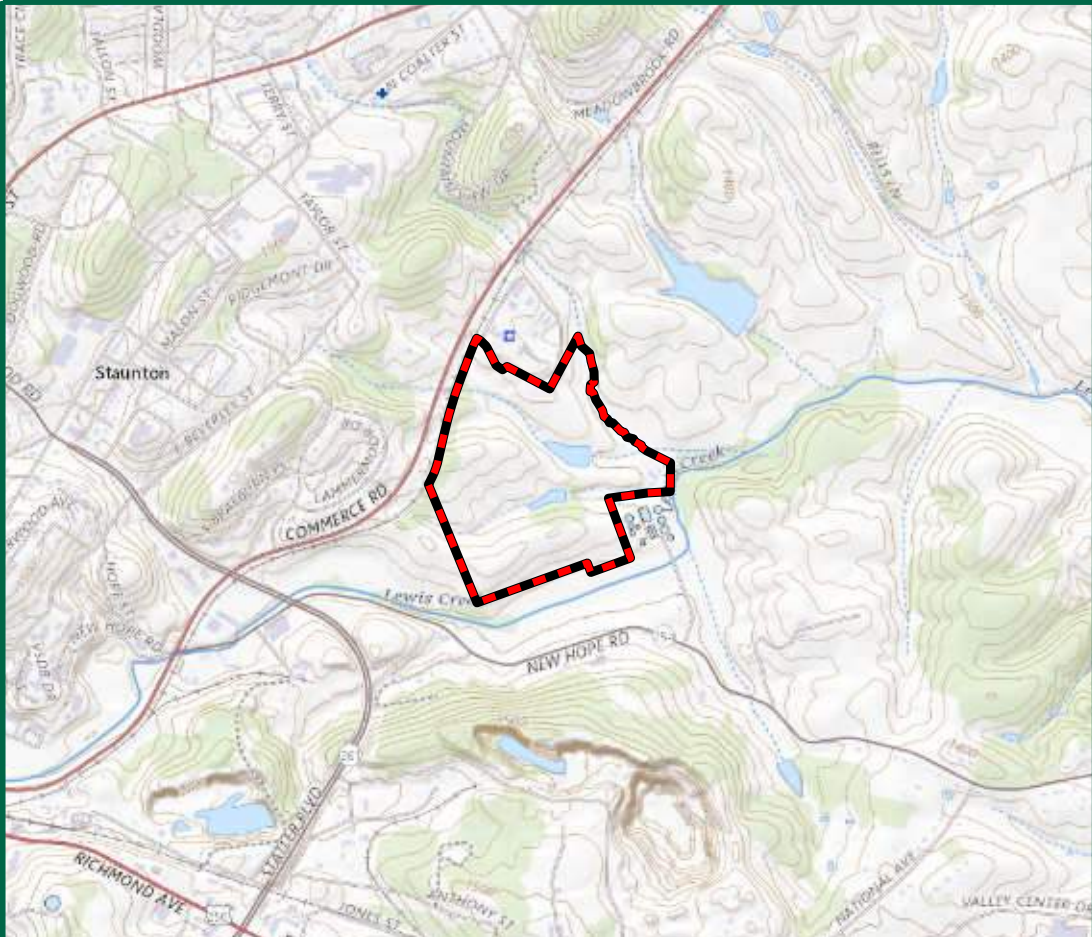
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE SHEET NUMBER

H: 1" = 300'

C2.0





**Legend**

Project Study Limits - 95.1 Acres

Property Setbacks 15' / 25' / 30' / 50'

Project Entrance

Point of Interconnection

Inverters

Stormwater Diversion Ditch

10' Additional Vegetative Screening

10' Required Vegetative Screening

National Hydrography Dataset - Streams

Fence - 60.4 Acres

Solar Arrays

Collector Substation

Battery Energy Storage System

Stormwater Basins

Riparian Buffer

National Wetlands Inventory

National Hydrography Dataset - Waterbodies

FEMA Flood Zone

**Operating Sections**

Utility Scale Solar Array Area - 15.75 MWac - 59.4 Acres

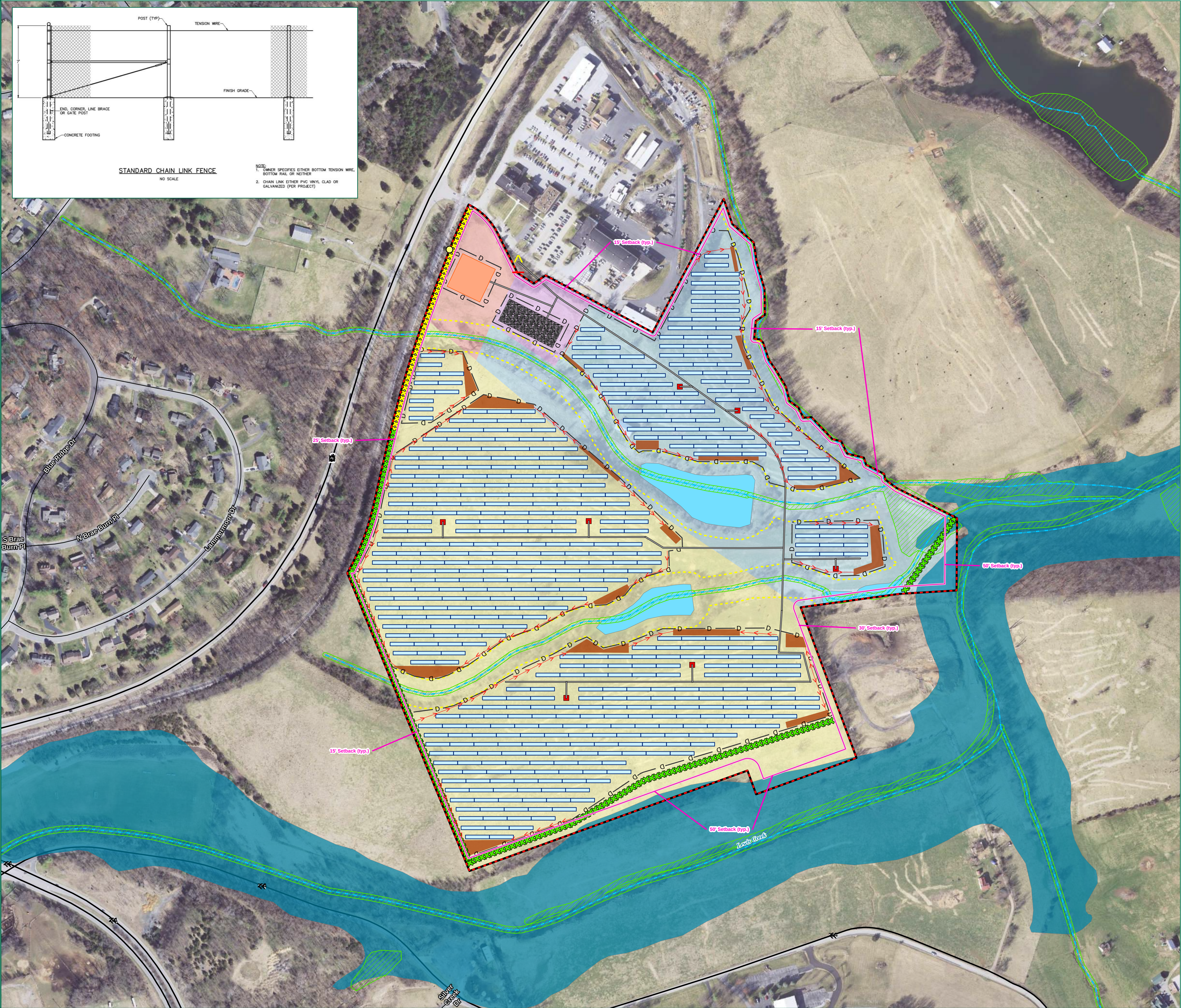
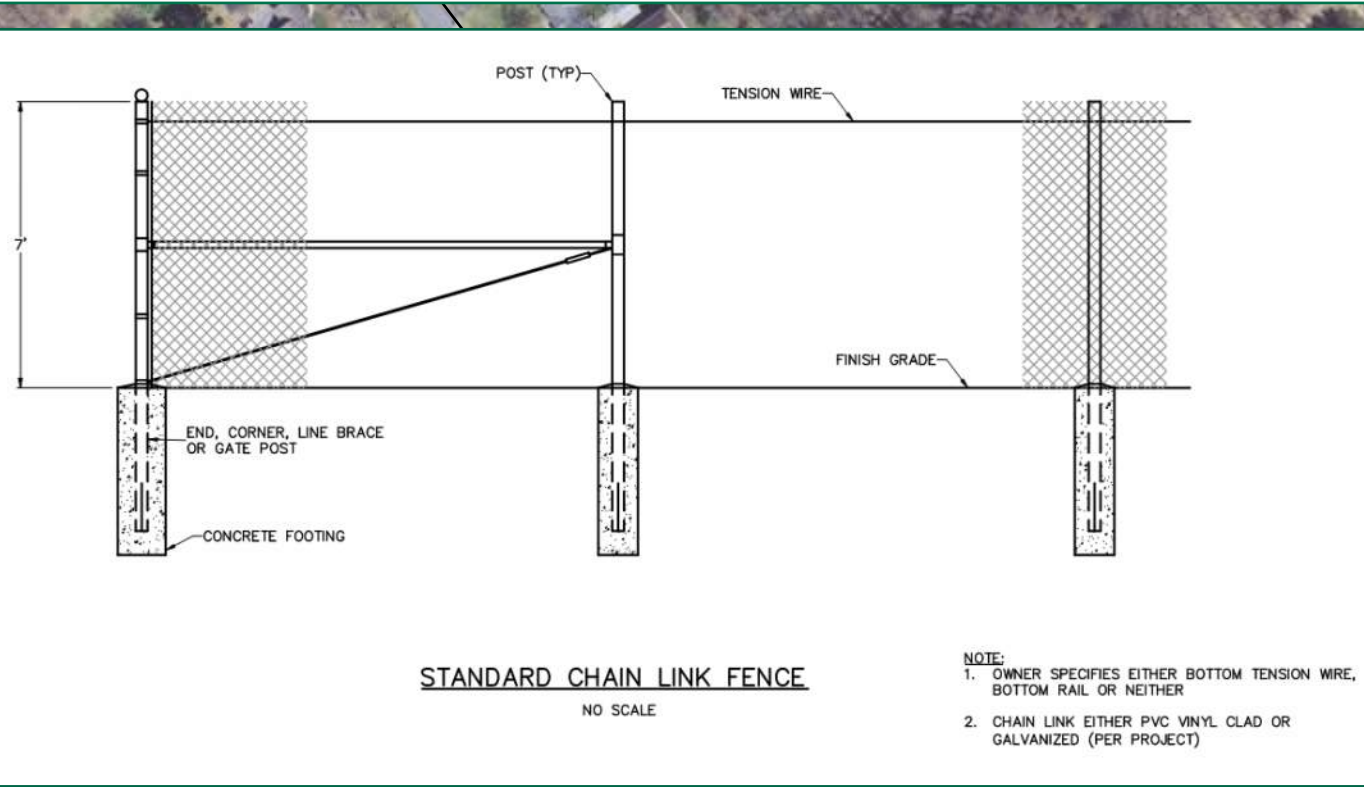
Community Scale Solar Array Area - 5.5MWac - 30.5 Acres

Collector Substation Area - 3.1 Acres

Utility Scale Battery Energy Storage System Area - 2.1 Acres

NOTES

1. PROJECT LIMITS HAVE BEEN SURVEYED.
2. CONCEPT PLAN IS FOR DESIGN PURPOSES ONLY. NOT FOR CONSTRUCTION.
3. PROPERTY SETBACKS ARE AS FOLLOWS: 15 LF SETBACK FROM ALL SIDES, 25 LF SETBACK FROM STREET / FRONT YARD, 30 LF SETBACK FROM REAR AND 50 LF SETBACK FROM ALL ADJACENT RESIDENTIAL ZONED PARCELS
4. STREAMS AND WATERBODIES FROM NATIONAL HYDROGRAPHY DATASET.
5. FLOOD ZONE FROM FEMA NATIONAL FLOOD ZONE LAYER.
6. WETLANDS FROM NATIONAL WETLANDS INVENTORY.
7. AERIAL IMAGERY FROM VGIN.



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8435 GLAZEBROOK AVENUE  
RICHMOND, VA 23228

**PROJECT NAME & LOCATION**

**STAUNTON SOLAR PROJECT**  
**STAUNTON, VIRGINIA**

DATE: 01/05/2023

PROJECT NUMBER: 49034.004

PROJECT NAME: STAUNTON SOLAR PROJECT

DESIGNED BY / DRAWN BY: W. HART

NOTES  
Project Limits have been surveyed.  
Concept plan is for design purposes only.  
Not for construction.  
15' setback from all sides. 25' setback from street / front yard. 30' setback from rear. 50' setback from all adjacent residential zoned parcels  
Streams and waterbodies from National Hydrography Dataset.  
Flood Zone from FEMA National Flood Zone Layer.  
Wetlands from National Wetlands Inventory.  
Aerial Imagery from VGIN.

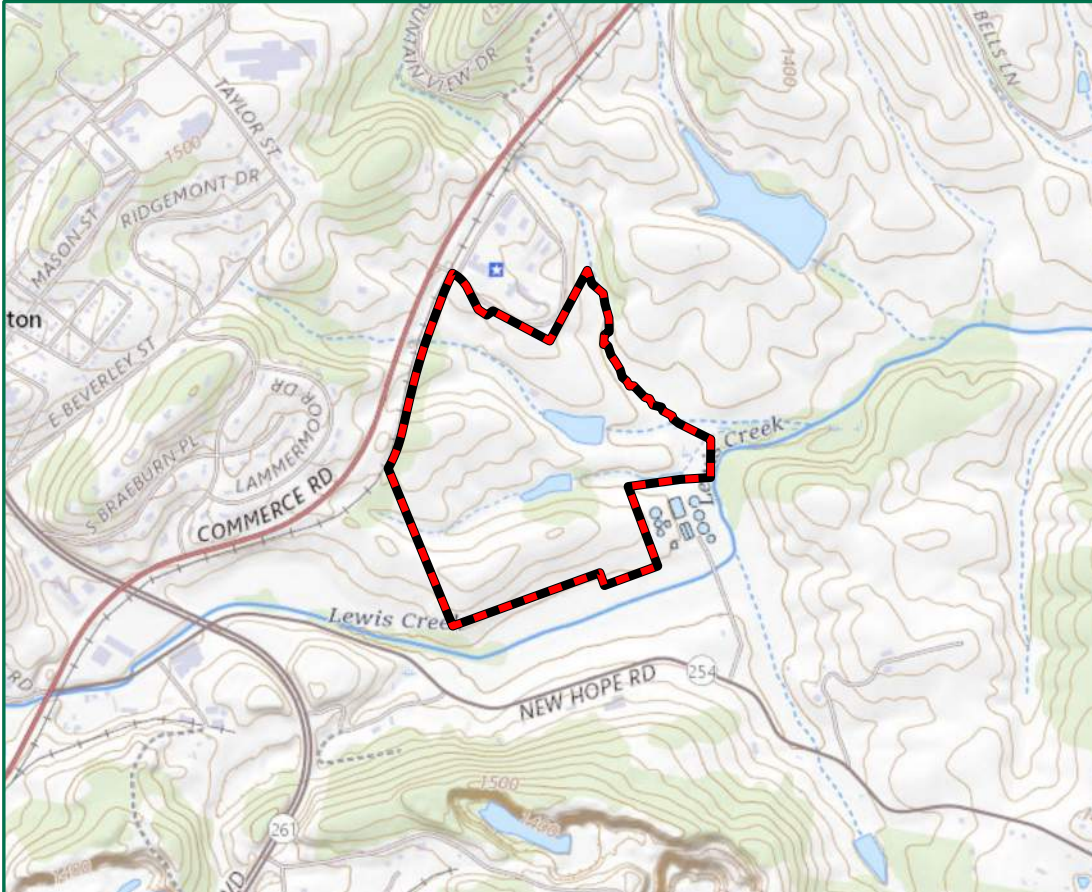
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DRAWING DESCRIPTION  
CONCEPT PLAN

**SCALE (FEET)**  
0 200 400  
PLANS PRINTED AS 11X17 ARE HALF SCALE  
SCALE SHEET NUMBER  
H: 1" = 200' C3.0





- Legend**
- Project Study Limits - 95.1 Acres
  - Limits of Disturbance - 61.2 Acres
  - Conceptual Stormwater Basins
  - Conceptual Stormwater Diversion Ditch
  - 10' Topographic Contours (Existing)
    - Major
    - - - Minor

**NOTES**

1. THE LIMITS OF DISTURBANCE IS CONCEPTUAL AND WILL BE FINALIZED DURING THE SITE PLAN STAGE. STORMWATER FACILITIES WILL ALSO BE FINALIZED AT THE SITE PLAN STAGE.

2. STORMWATER BASINS AND DIVERSION DITCHES SHOWN ARE CONCEPTUAL AND WILL BE ENGINEERED AT THE SITE PLAN STAGE.

3. SPECIFIC LOCATION OF TOPSOIL TO BE REMOVED AND PRESERVED WILL BE IDENTIFIED ON THE FINAL CONSTRUCTION EROSION AND SEDIMENT CONTROL/STORMWATER MANAGEMENT PLANS THAT WILL BE REQUIRED FOR THIS PROJECT. TOPSOIL STRIPPED DURING GRADING SHALL BE STOCKPILED, STABILIZED, AND REPLACED DURING FINAL GRADING AND PRIOR TO THE INSTALLATION OF PANELS. SOIL STOCKPILES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH 9VAC25-840-40.

4. PERMANANT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS.

5. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMENANT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.



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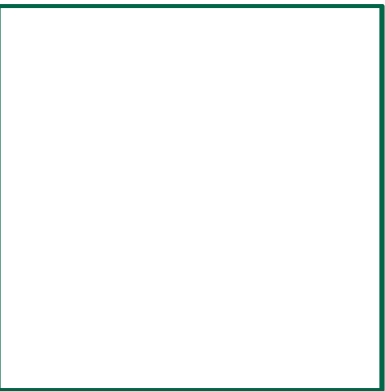
**OKOS SOLAR SYSTEM, LLC**  
8495 GLAZEBROOK AVENUE  
RICHMOND, VA 23228

PROJECT NAME & LOCATION

**STAUNTON SOLAR PROJECT**

STAUNTON, VIRGINIA

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| DATE                   | 01/06/2023             |
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| # | MM/DD/YYYY | DESCRIPTION               |
|---|------------|---------------------------|
| 1 | 03/24/2023 | Revised per City comments |
|   |            |                           |
|   |            |                           |
|   |            |                           |
|   |            |                           |
|   |            |                           |
|   |            |                           |

DRAWING DESCRIPTION

**AERIAL TOPOGRAPHY MAP**

  
**SCALE (FEET)**

0 150 300

PLANS PRINTED AS 1"X17" ARE HALF SCALE

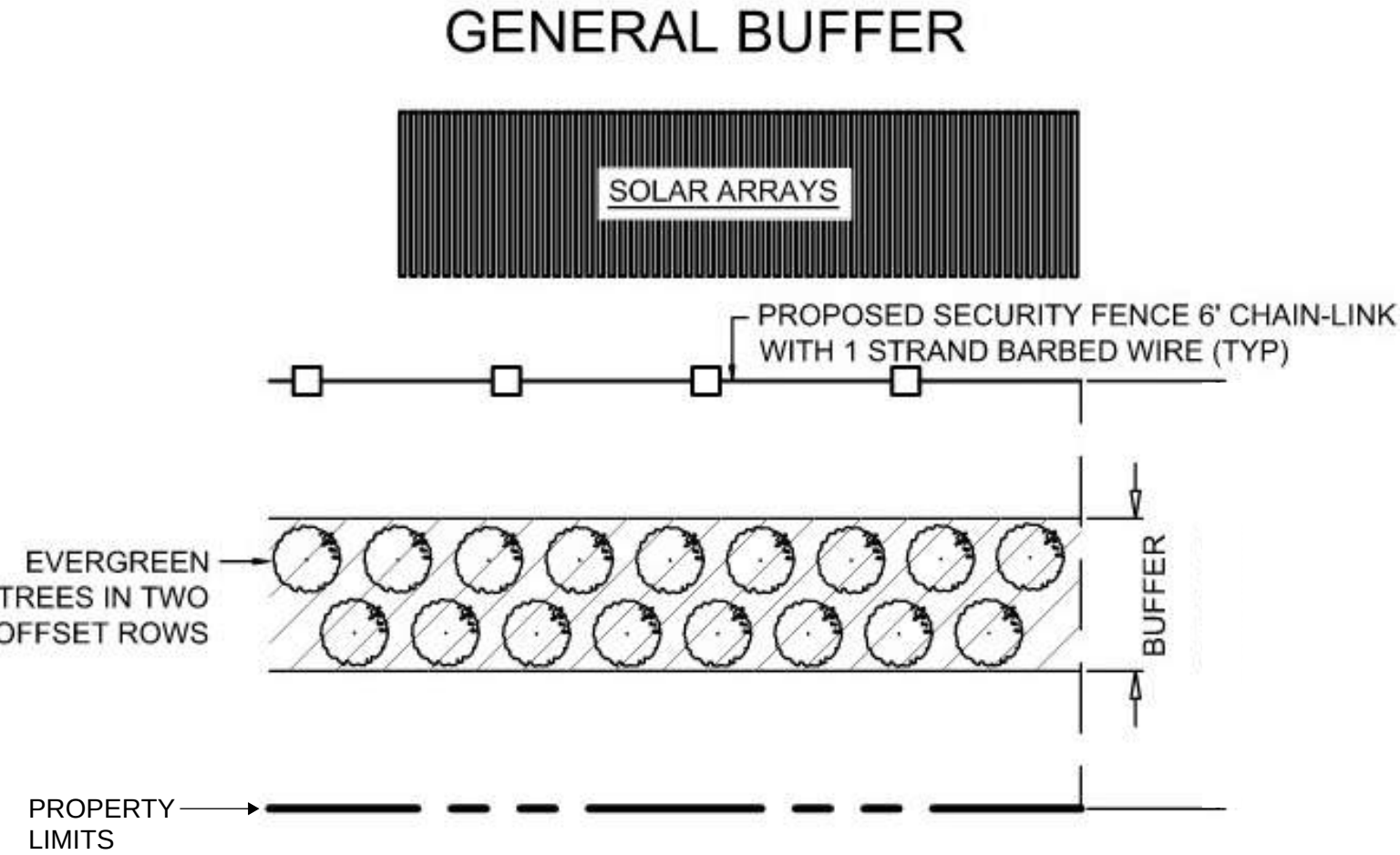
|              |              |
|--------------|--------------|
| SCALE        | SHEET NUMBER |
| H: 1" = 150' | C4.0         |



VEGETATIVE BUFFER NOTES

- SCREENING SHALL CONSIST OF A PLANTING STRIP, EXISTING VEGETATION, A SLIGHTLY OPAQUE WALL OR FENCE, OR COMBINATION THEREOF.
- WHERE ONLY VEGETATIVE SCREENING IS PROVIDED, SUCH SCREENING STRIP SHALL NOT BE LESS THAN FIVE (5) FEET WIDE IN THE BUSINESS AND PROFESSIONAL DISTRICTS AND 10 FEET WIDE IN THE INDUSTRIAL DISTRICTS.
- VEGETATIVE SCREENING MAY CONSIST OF A DOUBLE STAGGERED ROW OF EVERGREEN TREES PLANTED 15 FEET ON CENTER, OR DOUBLE STAGGERED ROW OF EVERGREEN SHRUBS PLANTED 10 FEET ON CENTER.
- WHERE A FENCE OR A WALL IS PROVIDED, IT SHALL BE A MINIMUM OF SIX FEET IN HEIGHT.
- PLANTINGS SHALL BE REQUIRED AT INTERVALS ALONG SUCH A FENCE OR WALL.

VEGETATIVE BUFFER PLANTING TEMPLATE



RECOMMENDED BUFFER PLANT LIST

SUPPLEMENTAL PLANTING: EVERGREEN TREES

- BOTANICAL NAME / COMMON NAME
- KALMIA LATIFOLIA / MOUNTAIN LAUREL
- PHYSOCARPUS OPULIFOLIUS / NINEBARK
- SAMBUCUS CANADENSIS / COMMON ELDERBERRY
- VIBURNUM DENTATUM / SOUTHERN ARROW-WOOD VIBURNUM

GROUNDCOVER PLANTING NOTES

- FOLLOWING INITIAL IMPLEMENTATION OF NOXIOUS WEED AND INVASIVE SPECIES MANAGEMENT PLAN, PREPARE SITE SOIL CONDITIONS FOR SEEDING.
- SEED DISTURBED AREAS WITHIN THE PROJECT AREA, DISTURBED AREAS WITHIN THE SETBACK, AND INSTALLED VEGETATIVE BUFFERS WITH APPROPRIATE POLLINATOR-FRIENDLY NATIVE PLANTS, SHRUBS, GRASSES, FORBES, AND WILDFLOWERS.
- FOLLOWING COMPLETION OF CONSTRUCTION, THE POLLINATOR-SMART DESIGNATED AREA OF THE PROJECT AREA SHALL RECEIVE PROMPT SEEDING WITH APPROPRIATE POLLINATOR-FRIENDLY NATIVE PLANTS, SHRUBS, TREES, GRASSES, AND WILDFLOWERS AND IN SUCH A MANNER AS TO REDUCE INVASIVE WEED GROWTH AND TRAP SEDIMENT WITHIN THE PROJECT AREA. AT THE BEGINNING OF THE NEXT PLANTING SEASON OVERSEED THE PROJECT AREA, SETBACKS AND BUFFERS WITH APPROPRIATE POLLINATOR-FRIENDLY NATIVE PLANTS, SHRUBS, TREES, GRASSES, FORBS AND WILDFLOWERS, FOLLOWING VIRGINIA POLLINATOR-SMART PROGRAM BEST PRACTICES OR ANY SUCH OTHER PROGRAM AS APPROVED BY COUNTY STAFF IN CONSULTATION WITH THE DEPARTMENT OF ENVIRONMENTAL QUALITY NATIVE PLANT FINDER SYSTEM.
- SEED DISTURBED AREAS WITH A TEMPORARY MIXTURE AS NEEDED TO MEET STATE REGULATIONS FOR EROSION AND SEDIMENT CONTROL.
- DURING THE NEXT SUITABLE SEEDING PERIOD (SPRING OR FALL), SOW GROUNDCOVER TO ESTABLISH PERMANENT VEGETATIVE COVER. OPTIMAL SEED GERMINATION OCCURS AFTER OCTOBER 15 AND BEFORE APRIL 15. IF SEEDING IS CONDUCTED OUTSIDE OF OPTIMAL SEED GERMINATION PERIODS, PAIR A SEASONALLY-APPROPRIATE COVER CROP WITH PERMANENT SEED MIXTURE TO SUPPORT SOIL STABILIZATION AND EROSION AND SEDIMENT CONTROL DURING SEED ESTABLISHMENT PERIOD.
- USE RECOMMENDED SEEDING RATES (SPECIFIC TO MIXTURE) AND PROPER SEED PACKING FOR OPTIMAL GERMINATION AND SEED ESTABLISHMENT.
- ONCE ESTABLISHED, MOWING OF THE POLLINATOR HABITATS SHALL OCCUR AFTER THE END OF EVERY MIGRATORY SEASON IN ORDER TO RESEED THESE AREAS. THE INTENT OF THIS PROVISION IS TO ENSURE AT LEAST TEN PERCENT OF THE TOTAL ACREAGE OF THE FACILITY IS CULTIVATED IN SUCH A MANNER TO ENCOURAGE POLLINATOR HABITATS IN ORDER TO HELP MAINTAIN THE RURAL, AGRICULTURAL NATURE OF THE COUNTY.

NOXIOUS WEED AND INVASIVE PLANT SPECIES MANAGEMENT PLAN

GENERAL NOTES

- ONGOING MONITORING IS REQUIRED TO MANAGE WEEDS AND INVASIVE SPECIES.
- USE PROPER EQUIPMENT FOR ALL CONTROL MEASURES:
  - TRACTOR MOUNTED BRUSH HOG FOR HEAVY MOWING (MINIMUM PLANT HEIGHT ≥3'-4") AND HIGH MOWING (MINIMUM PLANT HEIGHT ≥6"-8")
  - TRACTOR-MOUNTED, TRUCK-MOUNTED, OR ATV- MOUNTED SPRAYER FOR BROADCAST APPLICATIONS
  - BACKPACK STYLE SPRAYER OR OTHER DEVICE FOR SPOT SPRAYING APPROPRIATE TO THE CLASS OF PESTICIDE
  - AREAS UNDER AND DIRECTLY ADJACENT TO SOLAR ARRAYS MAY REQUIRE USE OF HAND-HELD EQUIPMENT
  - GRAZING BY RUMINANTS (USUALLY GOATS OR SHEEP) WHERE PRACTICAL AND APPROPRIATE TO PLANT SPECIES PRESENT
- REMOVE SHRUBS AND WOODY VINES BY THEIR ROOT SYSTEMS. ALTERNATIVELY, PRUNE THESE PLANTS AT GROUND LEVEL.
- REMOVE PROBLEMATIC PLANTS WITH FLOWERS OR SEEDS MANUALLY, PLACE HEAD FIRST IN HEAVY PLASTIC BAG, AND TRANSPORT TO A DESIGNATED DISPOSAL SITE. DO NOT DISPOSE OF AT LOCAL TRANSFER STATION, UNLESS THERE IS A DESIGNATED AREA FOR INVASIVE PLANT SPECIES DISPOSAL.
- PERFORM ALL CHEMICAL CONTROL TREATMENTS UNDER THE DIRECT SUPERVISION OF A VIRGINIA CERTIFIED PESTICIDE APPLICATOR OR REGISTERED TECHNICIAN.
- DO NOT APPLY HERBICIDE WHEN RAINFALL IS EXPECTED WITHIN 48 HOURS OR WIND SPEEDS EXCEED 10 MPH.

IDENTIFICATION AND CONTROL MEASURES PRE-CONSTRUCTION AND DURING CONSTRUCTION

- COMPLETE SITE INVENTORY OF NOXIOUS WEED SPECIES AND INVASIVE SPECIES.
- DEVELOP A MANAGEMENT PLAN THAT PRIORITIZES CONTROL OBJECTIVES.
- IMPLEMENT REMOVAL AND CONTROL MEASURES ACCORDING TO MANAGEMENT PLAN.
- REMOVAL AND CONTROL STRATEGIES SHOULD BE IMPLEMENTED TO BEGIN MANAGEMENT PRIOR TO SEEDING.

ESTABLISHMENT AND ONGOING MAINTENANCE SCHEDULE

- WINTER
  - REVIEW AND REVISE MANAGEMENT PLANS FOR THE UPCOMING YEAR BASED ON OBSERVATIONS FROM THE PRIOR YEAR.
  - PRUNE AS NECESSARY AND SEASONALLY APPROPRIATE.
  - DURING THE ESTABLISHMENT PERIOD, YEARS 1, 2, AND 3: DURING LATE WINTER OR EARLY SPRING, MOW SEEDED AREAS WHEN VEGETATION GROWS TO 18 INCHES BENEATH THE PANELS OR 2 TO 2.5 FEET ELSEWHERE. MOW TO A HEIGHT OF 12 INCHES. AFTER THE ESTABLISHMENT PERIOD, THIS SHOULD BECOME THE ONCE-A-YEAR MOWING OR AN AS NEEDED MOWING.
- SPRING
  - WEED MANUALLY OR SPOT SPRAY TO TREAT WEEDS, IDEALLY ONCE PER MONTH.
  - DURING THE ESTABLISHMENT PERIOD, YEARS 1, 2, AND 3: IF NOT DONE IN WINTER, MOW SEEDED AREAS WHEN VEGETATION GROWS TO 18 INCHES BENEATH THE PANELS OR 2 TO 2.5 FEET ELSEWHERE. MOW TO A HEIGHT OF 12 INCHES.
  - WATER AS NEEDED, ESPECIALLY DURING PERIODS OF DROUGHT.
  - REMOVE AND DISPOSE OF DISEASED AND DAMAGED PLANT MATERIAL, PARTICULARLY THOSE THAT CONTAIN OR COULD CONTAIN PESTS.
- SUMMER
  - WEED MANUALLY OR SPOT SPRAY TO TREAT WEEDS, IDEALLY ONCE PER MONTH.
  - WATER AS NEEDED, ESPECIALLY DURING PERIODS OF DROUGHT.
  - REMOVE AND DISPOSE OF DISEASED AND DAMAGED PLANT MATERIAL, PARTICULARLY THOSE THAT CONTAIN OR COULD CONTAIN PESTS.
- FALL
  - DURING THE ESTABLISHMENT PERIOD, YEARS 1 AND 3: IF NOT DONE IN WINTER, MOW SEEDED AREAS WHEN VEGETATION GROWS TO 18 INCHES BENEATH THE PANELS OR 2 TO 2.5 FEET ELSEWHERE. MOW TO A HEIGHT OF 12 INCHES. THE SECOND OR LAST MOWING SHOULD BE IN OCTOBER.
  - REMOVE AND DISPOSE OF DISEASED AND DAMAGE PLANT MATERIAL, PARTICULARLY THAT WHICH CONTAINS OR COULD CONTAIN PESTS.
  - LEAVE GROUNDCOVER ALONE FOR THE PURPOSE OF CREATING SEASONAL INTEREST IN THE LANDSCAPE AND WINTER HABITAT AND FOOD SOURCES FOR WILDLIFE. DO NOT DEADHEAD OR CUT DOWN STANDING VEGETATION, INCLUDING GRASSES AND FORBS. AN EXCEPTION IS ANY SPECIES THAT SEEDS AGGRESSIVELY; IN THAT CASE, DEADHEAD TO PREVENT THESE PLANTS FROM SELF-SOWING. IF A DECISION IS MADE TO CUT DOWN ANY VEGETATION, LAY THE CLIPPINGS ON THE GROUND TO SERVE AS MULCH (EXCEPT FOR AGGRESSIVE, NOXIOUS, OR INVASIVE PLANTS, WHICH SHOULD BE PROPERLY REMOVED FROM THE SITE).
  - IDENTIFY PROBLEM AREAS AND CHALLENGES FROM THE PRIOR GROWING SEASON TO INCORPORATE INTO MAINTENANCE AND MANAGEMENT PLANS FOR THE UPCOMING SEASON. PLAN OUT AND SCHEDULE SPECIFIC MAINTENANCE TASKS.

RECOMMENDED COVER CROPS (TEMPORARY SEEDING)

| BOTANICAL NAME  | COMMON NAME   | SEEDS RATE: POUNDS PER ACRE |
|-----------------|---------------|-----------------------------|
| AVENA SATIVA    | GRAIN OATS    | 50-100                      |
| SETARIA ITALICA | GERMAN MILLET | 50                          |
| SECALE CEREALE  | GRAIN RYE     | 50-100                      |

RECOMMENDED GROUNDCOVER SEED MIXES

SOLAR FARM SEED MIX

FOR USE IN PANEL ZONE

ERNST SOLAR FARM SEED MIX - ERNMX 186



**Ernst Conservation Seeds**  
8884 Mercer Pike  
Meadville, PA 16335  
(800) 873-3321 Fax (814) 336-5191  
[www.ernstseed.com](http://www.ernstseed.com)

| Ernst Solar Farm Seed Mix - ERNMX-186 |                                                                |                                |  |  |  |
|---------------------------------------|----------------------------------------------------------------|--------------------------------|--|--|--|
| Botanical Name                        |                                                                | Common Name                    |  |  |  |
| 45.50 %                               | <i>Festuca rubra</i>                                           | Creeping Red Fescue            |  |  |  |
| 15.00 %                               | <i>Festuca ovina</i> var. <i>duriuscula</i> , 'Jetty'          | Hard Fescue, 'Jetty'           |  |  |  |
| 15.00 %                               | <i>Festuca ovina</i> var. <i>duriuscula</i> , <i>Gladiator</i> | Hard Fescue, <i>Gladiator</i>  |  |  |  |
| 10.00 %                               | <i>Festuca rubra</i> ssp. <i>commutata</i>                     | Chewings Fescue                |  |  |  |
| 5.00 %                                | <i>Poa pratensis</i> , 'Kelly'                                 | Kentucky Bluegrass, 'Kelly'    |  |  |  |
| 5.00 %                                | <i>Poa pratensis</i> , 'Maverick'                              | Kentucky Bluegrass, 'Maverick' |  |  |  |
| 4.50 %                                | <i>Trifolium repens</i> , <i>Dutch</i>                         | White Clover, <i>Dutch</i>     |  |  |  |

SHORT NATIVE GRASS SEED MIX

FOR USE IN OPEN AREAS WITHIN THE PROPERTY SETBACK

CUSTOM MIX BY ERNST



**Ernst Conservation Seeds Inc**  
8884 Mercer Pike  
Meadville, PA 16335-9275  
Phone (814) 336-2404; (800) 873-3321; Fax (814) 336-5191  
[www.ernstseed.com](http://www.ernstseed.com); [sales@ernstseed.com](mailto:sales@ernstseed.com)

**QUOTE**  
Quote Number Q247897  
Quote Date 7/30/2021  
Page Number 1 of 1

**BILL TO:**  
Timmons Group  
1001 Boulder's Parkway  
Suite 300  
Richmond, VA 23225  
**Phone** 804-200-6500  
**Fax** 804-560-1648  
**Email** [ben.sagara@timmons.com](mailto:ben.sagara@timmons.com)

**SHIP TO:**  
Timmons Group  
1001 Boulder's Parkway  
Suite 300  
Richmond, VA 23225  
Phone: 804-200-6500

| Customer PO# | Customer ID | Shipping Method | UPS Shipper #   | Terms                     | Salesperson ID |                                                                |
|--------------|-------------|-----------------|-----------------|---------------------------|----------------|----------------------------------------------------------------|
| EM 073021 KK | TIMM002     | UPS GROUND      |                 | Credit Card               |                |                                                                |
| Bulk Qty     | PLS Qty     | UOM             | Item Number     | Description               | Unit Price     | Ext. Price                                                     |
| 0.000        |             | EACH            | NATIVE SEED MIX |                           | \$0.00000      | \$0.00                                                         |
| 2.343        | 2.178       | LB PLS          | PANSPH01        | Roundseed Panicgrass      | \$32.00000     | \$69.70                                                        |
| 1.493        | 1.227       | LB PLS          | 80UCUR02        | Sideoats Grama, Butte     | \$14.00000     | \$17.18                                                        |
| 5.259        | 4.356       | LB PLS          | SCHSC001        | Little Bluestem, 'Camper' | \$16.00000     | \$69.70                                                        |
| 0.000        |             | EA              | TOTAL           | MIX NOTES                 | \$0.00000      | \$0.00                                                         |
|              |             |                 |                 |                           |                | <b>\$21.18 per PLS lb with a 5% custom mixing fee included</b> |
|              |             |                 |                 |                           |                | <b>7.761 lb total</b>                                          |

**Price quotes guaranteed for 30 days.**  
**All prices are FOB Meadville, PA.**  
**Please check our web site at [www.ernstseed.com](http://www.ernstseed.com) for current pricing when placing orders.**

DETENTION BASIN SEED MIX

FOR USE IN STORMWATER BASINS

VA SOUTHERN PIEDMONT DETENTION BASIN MIX - ERNMX-864

**VA Southern Piedmont Detention Basin Mix - ERNMX-864**

| Botanical Name |                                                                | Common Name                                          |  |
|----------------|----------------------------------------------------------------|------------------------------------------------------|--|
| 30.00 %        | <i>Panicum virgatum</i> , <i>NJ Ecotype</i>                    | Switchgrass, <i>NJ Ecotype</i>                       |  |
| 20.00 %        | <i>Elymus virginicus</i> , <i>PA Ecotype</i>                   | Virginia Wildrye, <i>PA Ecotype</i>                  |  |
| 17.00 %        | <i>Panicum clandestinum</i> , <i>Tioga</i>                     | Deertongue, <i>Tioga</i>                             |  |
| 15.50 %        | <i>Panicum rigidulum</i> , <i>PA Ecotype</i>                   | Redtop Panicgrass, <i>PA Ecotype</i>                 |  |
| 5.00 %         | <i>Carex vulpinoidea</i> , <i>PA Ecotype</i>                   | Fox Sedge, <i>PA Ecotype</i>                         |  |
| 5.00 %         | <i>Chenopodium latifolium</i> , <i>WV Ecotype</i>              | River Oats, <i>WV Ecotype</i>                        |  |
| 2.00 %         | <i>Agrostis perennans</i> , <i>Albany Pine Bush-NY Ecotype</i> | Autumn Bentgrass, <i>Albany Pine Bush-NY Ecotype</i> |  |
| 2.00 %         | <i>Juncus effusus</i>                                          | Soft Rush                                            |  |
| 2.00 %         | <i>Juncus tenuis</i> , <i>NC Ecotype</i>                       | Path Rush, <i>NC Ecotype</i>                         |  |
| 0.40 %         | <i>Helenium autumnale</i> , <i>Northern VA Ecotype</i>         | Common Sneezeweed, <i>Northern VA Ecotype</i>        |  |
| 0.40 %         | <i>Helenium flexuosum</i> , <i>VA Ecotype</i>                  | Purplehead Sneezeweed, <i>VA Ecotype</i>             |  |
| 0.40 %         | <i>Vernonia noveboracensis</i> , <i>PA Ecotype</i>             | New York Ironweed, <i>PA Ecotype</i>                 |  |
| 0.30 %         | <i>Scirpus cyperinus</i> , <i>PA Ecotype</i>                   | Woolgrass, <i>PA Ecotype</i>                         |  |

VIRGINIA POLLINATOR BUFFER SEED MIX

FOR USE AS SUPPLEMENTAL PLANTING IN PROPERTY SETBACK

VA SOLAR POLLINATOR BUFFER MIX - ERNMX-620

|                                |                                                                                                   |
|--------------------------------|---------------------------------------------------------------------------------------------------|
| VA Solar Pollinator Buffer Mix |                                                                                                   |
| Mix Composition                |                                                                                                   |
| 36.4%                          | Schizachyrium scoparium, 'Camper' (Little Bluestem, 'Camper')                                     |
| 36.3%                          | Rousselia curtispendula, Butte (Sideoats Grama, Butte)                                            |
| 4.0%                           | Chamaecrista fasciculata, PA Ecotype (Partridge Pea, PA Ecotype)                                  |
| 4.0%                           | Coreopsis lanceolata (Lanceleaf Coreopsis)                                                        |
| 4.0%                           | Echinacea purpurea (Purple Coneflower)                                                            |
| 3.3%                           | Rudbeckia hirta (Black-eyed Susan)                                                                |
| 2.3%                           | Helopsis helianthoides, PA Ecotype (Oceye Sunflower, PA Ecotype)                                  |
| 2.0%                           | Asclepias tuberosa (Butterfly Milkweed)                                                           |
| 1.1%                           | Penstemon digitalis, PA Ecotype (Tall White Beardtongue, PA Ecotype)                              |
| 1.0%                           | Liatris spicata (Marsh Blazing Star)                                                              |
| 0.7%                           | Senna hebecarpa, VA & WV Ecotype (Wild Senna, VA & WV Ecotype)                                    |
| 0.5%                           | Aster laevis, NY Ecotype (Smooth Blue Aster, NY Ecotype)                                          |
| 0.5%                           | Aster novae-angliae, PA Ecotype (New England Aster, PA Ecotype)                                   |
| 0.5%                           | Eupatorium coelestinum, VA Ecotype (Mistflower, VA Ecotype)                                       |
| 0.5%                           | Geum canadense, PA Ecotype (White Avens, PA Ecotype)                                              |
| 0.5%                           | Lespedeza capitata, RI Ecotype (Roundhead Lespedeza, RI Ecotype)                                  |
| 0.5%                           | Monarda fistulosa, Fort Indiantown Gap-PA Ecotype (Wild Bergamot, Fort Indiantown Gap-PA Ecotype) |
| 0.5%                           | Zizia aurea (Golden Alexanders)                                                                   |
| 0.3%                           | Baptisia australis, Southern WV Ecotype (Blue False Indigo, Southern WV Ecotype)                  |
| 0.3%                           | Tradescantia virginiana, PA Ecotype (Ohio Spiderwort, PA Ecotype)                                 |
| 0.2%                           | Penstemon hirsutus (Hairy Beardtongue)                                                            |
| 0.2%                           | Pycnanthemum tenuifolium (Narrowleaf Mountainmint)                                                |
| 0.1%                           | Oenothera fruticosa var. fruticosa (Gumdrop)                                                      |
| 0.1%                           | Rudbeckia fulgida var. fulgida, Northern VA Ecotype (Orange Coneflower, Northern VA Ecotype)      |
| 0.1%                           | Solidago juncea, PA Ecotype (Early Goldenrod, PA Ecotype)                                         |
| 0.1%                           | Veronicastrum virginicum, PA Ecotype (Culver's Root, PA Ecotype)                                  |



**TIMMONS GROUP**  
YOUR VISION ACHIEVED THROUGH OURS.  
1001 Boulder's Parkway, Suite 300  
Richmond, VA 23225  
TEL 804-200-6500  
[www.timmons.com](http://www.timmons.com)

**OKOS SOLAR SYSTEM, INC.**  
8435 CLAZEBROOK AVENUE  
RICHMOND, VA 23228

PROJECT NAME & LOCATION

**STAUNTON SOLAR PROJECT**  
STAUNTON, VIRGINIA

DATE 01/06/2023

PROJECT NUMBER 49034.004

PROJECT NAME STAUNTON SOLAR

DESIGNED BY / DRAWN BY W. HART

NOTES

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| REVISIONS |             |
|-----------|-------------|
| #         | DESCRIPTION |
|           |             |
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|           |             |

DRAWING DESCRIPTION

**LANDSCAPING DETAILS**

PLANS PRINTED AS 11X17 ARE HALF SCALE

SHEET NUMBER C4.0





#### **SUBSTATION NOTES**

1. MAJOR COMPONENTS ARE SIMILAR TO OTHER EXISTING SUBSTATION IN THE REGION AND INCLUDE:

- MAIN POWER TRANSFORMER
- COLLECTION LINE FEEDERS AND BREAKERS
- UNDERGROUND TRANSMISSION LINE RISER
- HIGH VOLTAGE BREAKER
- METERING/RELAYING TRANSFORMERS
- DISCONNECT SWITCHES
- EQUIPMENT ENCLOSURE
- LIGHTNING MAST (TALLEST STRUCTURE AT ~50-65 FEET)

2. ESTIMATED BUILDING COMPONENT HEIGHTS RANGE FROM 10-15' HEIGHTS PER TYPICAL SUB-STATION DESIGN, WITH THE EXCEPTION OF THE PROPOSED LIGHTNING PROTECTION MAST AT 50-60'

3. THE PROJECT SUBSTATION/COLLECTION YARD WILL BE NO MORE THAN 350 LF BY 350 LF.



OIKOS  
SOLAR SYSTEM, INC



**Staunton Solar**  
(View from Commerce Road)

**VP1**

AT PLANTING

01/12/2023

STAUNTON, VA

Visualization by Timmons



OIKOS  
SOLAR SYSTEM, INC



**Staunton Solar**  
(View from Commerce Road)

**VP1**

AT MATURITY

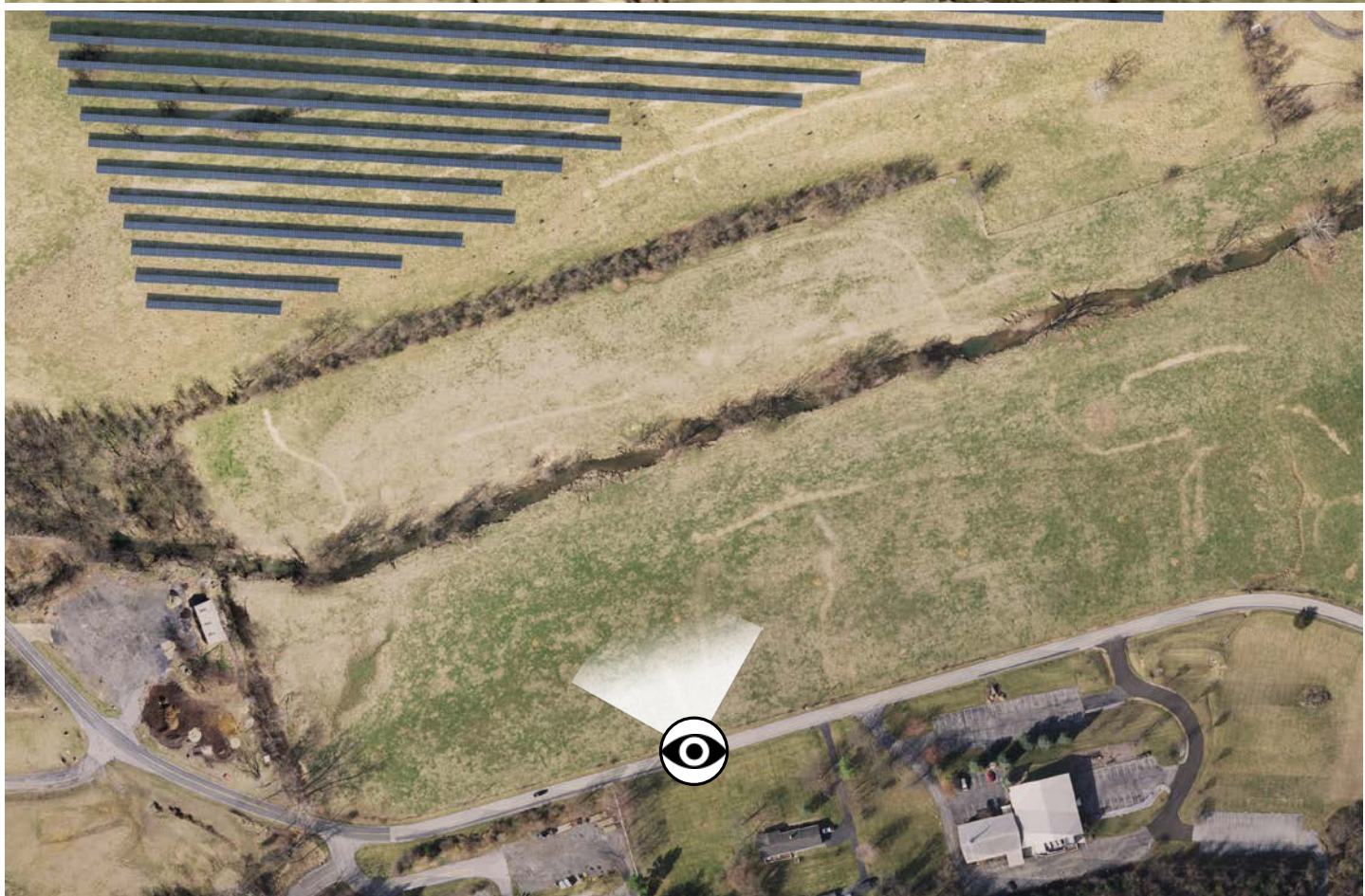
01/12/2023

STAUNTON, VA

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**Staunton Solar**  
(View from New Hope Road)

**VP2**

AT PLANTING

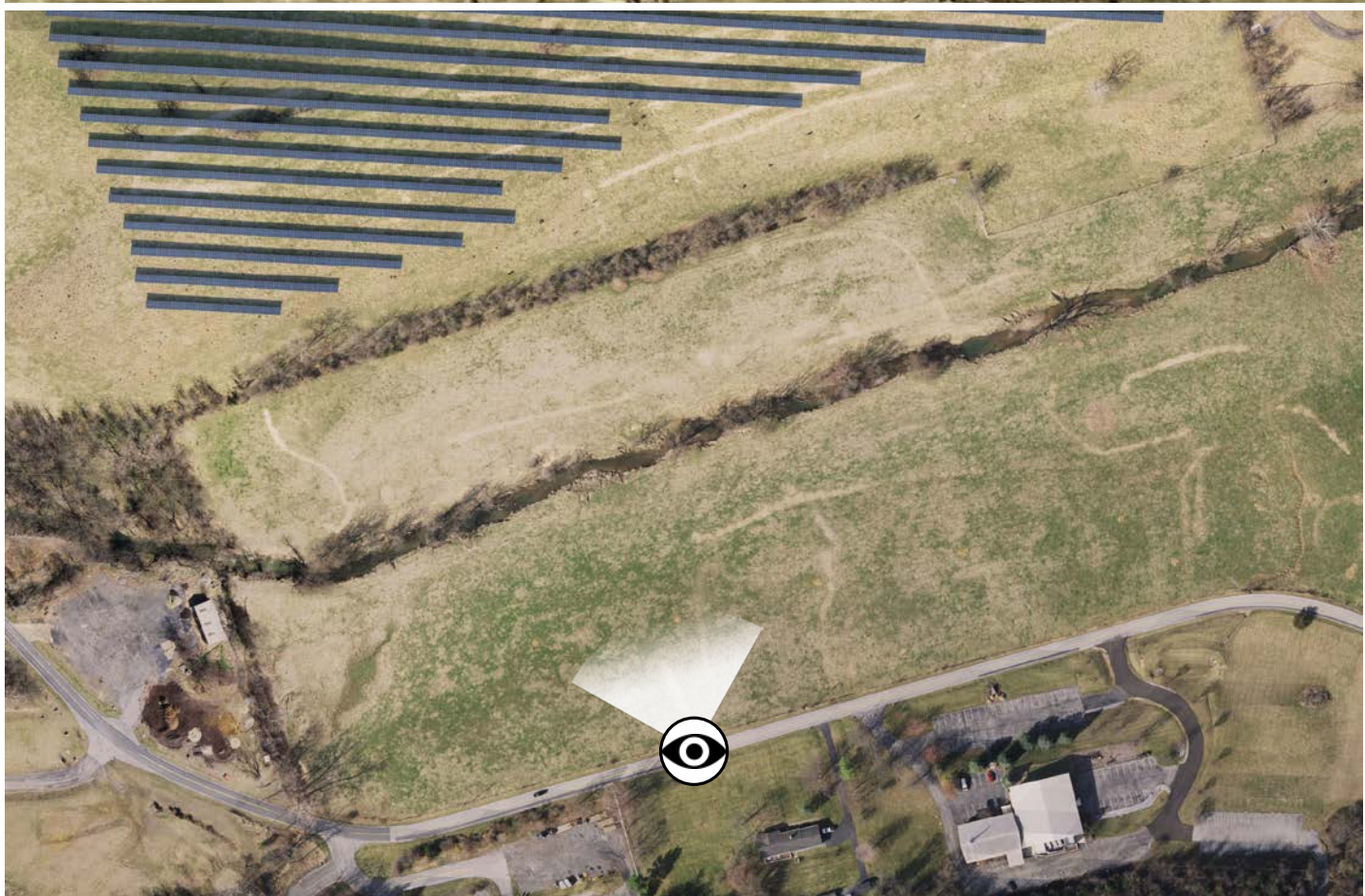
01/12/2023

STAUNTON, VA

Visualization by Timmons



OIKOS  
SOLAR SYSTEM, INC



**Staunton Solar**  
(View from New Hope Road)

**VP2**

AT MATURITY

01/12/2023

STAUNTON, VA

Visualization by Timmons



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**Staunton Solar**  
(View from Staunton Alliance Church)

**VP3**

AT PLANTING

03/28/2023

STAUNTON, VA

Visualization by Timmons



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|                                                               |            |
|---------------------------------------------------------------|------------|
| <b>Staunton Solar</b><br>(View from Staunton Alliance Church) | <b>VP3</b> |
| AT MATURITY                                                   |            |
| 03/28/2023                                                    |            |
| STAUNTON, VA                                                  |            |

Visualization by Timmons



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PHOTOS AT PEDESTRIAN LEVEL



**Staunton Solar**  
(Aerial View from Lammermoor Dr.)

**VP4**

AT MATURITY

03/28/2023

STAUNTON, VA

Visualization by Timmons







