

SECTION 6. LAND MANAGEMENT PLAN

Tall Pines Solar ('Tall Pines' or the 'Project') intends to install an approximately 218 MW_{AC} solar photovoltaic ('solar PV') facility on approximately 1,775 acres in Charlotte County, Virginia. In accordance with the Charlotte County Zoning Ordinance 10-23-16, Tall Pines submits this draft land management plan to the County for their review as a part of the Conditional Use Permit Application.

6.1. Vegetated Buffer and Supplemental Plantings

The property used for Tall Pines is indicated in Figure 1 below. The entire perimeter of the Project includes a continuous vegetative buffer of at least twenty-five feet (25'). The buffer will consist of undisturbed forested areas that currently exist, native pollinator plants, evergreen trees, and shrubs sized and selected in consultation with Charlotte County and Virginia Department of Environmental Quality ('VA DEQ'). The vegetative buffers will have no planned tree cutting or clearing of surface level vegetation nor will roads, fences or other project improvements be made in these areas.

Where gaps are present in the existing vegetation or when the screening is disturbed, approved supplemental planting will be completed to facilitate effective screening of the Project. When determined by the Zoning Administrator, the supplemental planting of trees and shrubs will consist of six-foot (6') in height and 2.5-inch caliber of trees staggered in double rows with ten-foot (10') centers in the existing twenty-five-foot (25') buffers.

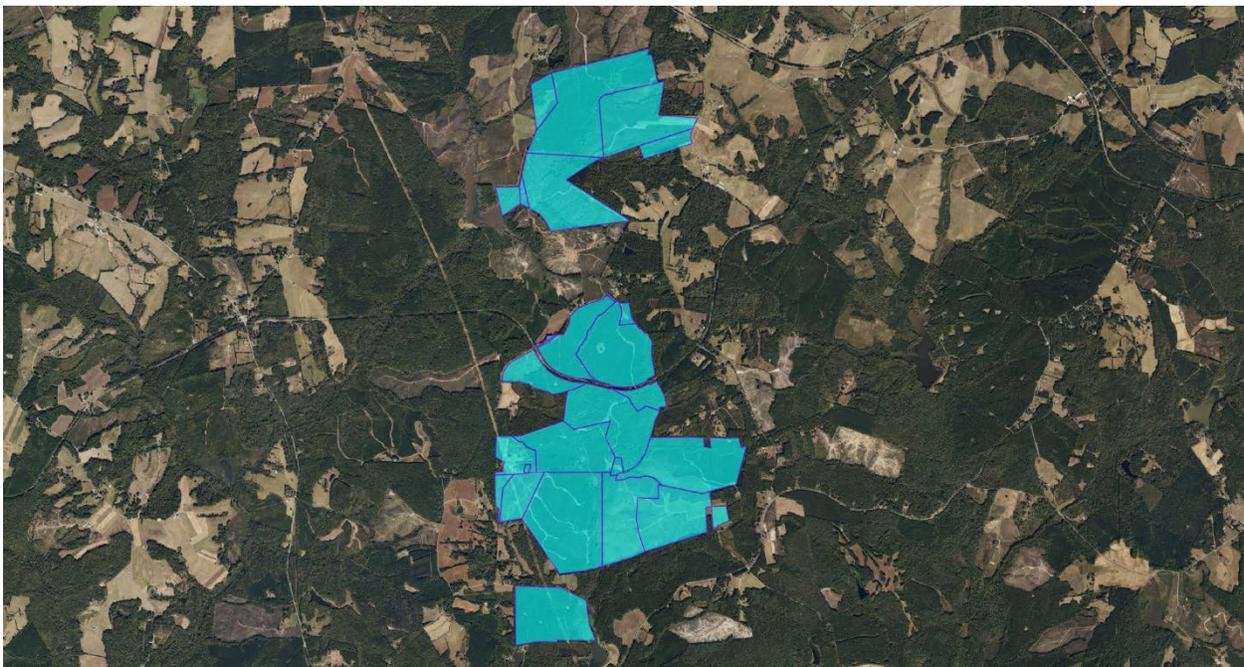


Figure 1: Tall Pines Solar Footprint

Ground cover throughout the property will be native vegetation compatible with the site conditions. All ground cover will be approved by the Zoning Administrator and by consulting with the Virginia Department of Conservation and Recreation ('VA DEC'). Typical and routine landscaping maintenance will be performed throughout the site.

6.2. Routine Maintenance of Landscaping

Routine maintenance of landscaping of the solar PV property will be accomplished by employees or contractors of Tall Pines with mowing, trimming, and spraying of excessive weed growth, driveways, gates, fence lines, and around the inverter skids as needed. Tall Pines will only use United States Environmental Protection Agency ('EPA') approved herbicides for vegetative and weed control. No herbicides will be used within 150 feet of any approved ground water wells. The type of herbicides will be submitted to the County with a description of frequency of application. In addition, Tall Pines will identify approved groundwater, wells, wetlands, streams, and distances from areas that herbicides are being applied to these and any other bodies of water on the Site. Tall Pines will notify the County when the licensed applicator is applying the herbicides. The County reserves the right to request soil and water testing.

The amount of mowing will vary during the seasons, with increased frequency in the growing season. The area will also be regularly monitored for invasive species of grasses and plants.

6.3. Additional Site Maintenance

The facility will be operated in accordance with VA DEQ stormwater management regulations, which may require additional Best Management Practices. This includes a riparian buffer and the installation of a sediment basin to control runoff. If deemed a necessary component of the facility, these will be included in the routine landscaping maintenance.

Throughout the life of the Project any damaged panels or debris will be collected by Tall Pines and removed from the site or stored in a location protected from weather, wildlife, and from any contact with the ground or water.

Additionally, all wildlife corridors throughout the Project will remain untouched.

6.4. Access to Cemeteries and Gravesites Located on the Site

Tall Pines will meet all VA Code §57-27.1 access requirements for access to cemeteries and gravesites located on private property. Tall Pines will allow monitored access to cemeteries to (i) family members or descendants of deceased persons buried there, (ii) any cemetery plot owner, and (iii) any person engaging in genealogy research, who has given reasonable notice to the owner of record, Tall Pines, or both. Cemeteries which are located within the fence line of the Tall Pines Project will have gated access. Tall Pines personnel will escort visitors to the relevant cemetery and will keep a log of all visitations. Visitations will need to be scheduled with Tall Pines and Tall Pines reserves the right to designate the frequency, hours, and duration of the access. Tall Pines and the landowner(s), in the absence of gross negligence or willful misconduct, shall be immune from liability in any civil suit claim, action or cause of action arising out of the access granted for the purposes of cemetery or grave visitation. Visitors will not be allowed to operate motor vehicles on the property. Any person entering onto the project site to access a gravesite or cemetery shall be responsible for conducting themselves in a manner that does not damage the private lands, cemeteries or gravesites, or equipment and does not put themselves at the risk of harm. Visitors will need to sign a waiver indicating such and will be provided personal protective equipment by Tall Pines staff. Any person denied reasonable access may bring an action in the Charlotte County circuit court to enjoin the owner of the property and/or Tall Pines from denying the person reasonable ingress and egress to the cemetery or gravesite. In granting such a relief, the court may (i) set the frequency of access, hours and duration of the access, and (ii) award reasonable attorney fees and costs to the person denied such access.