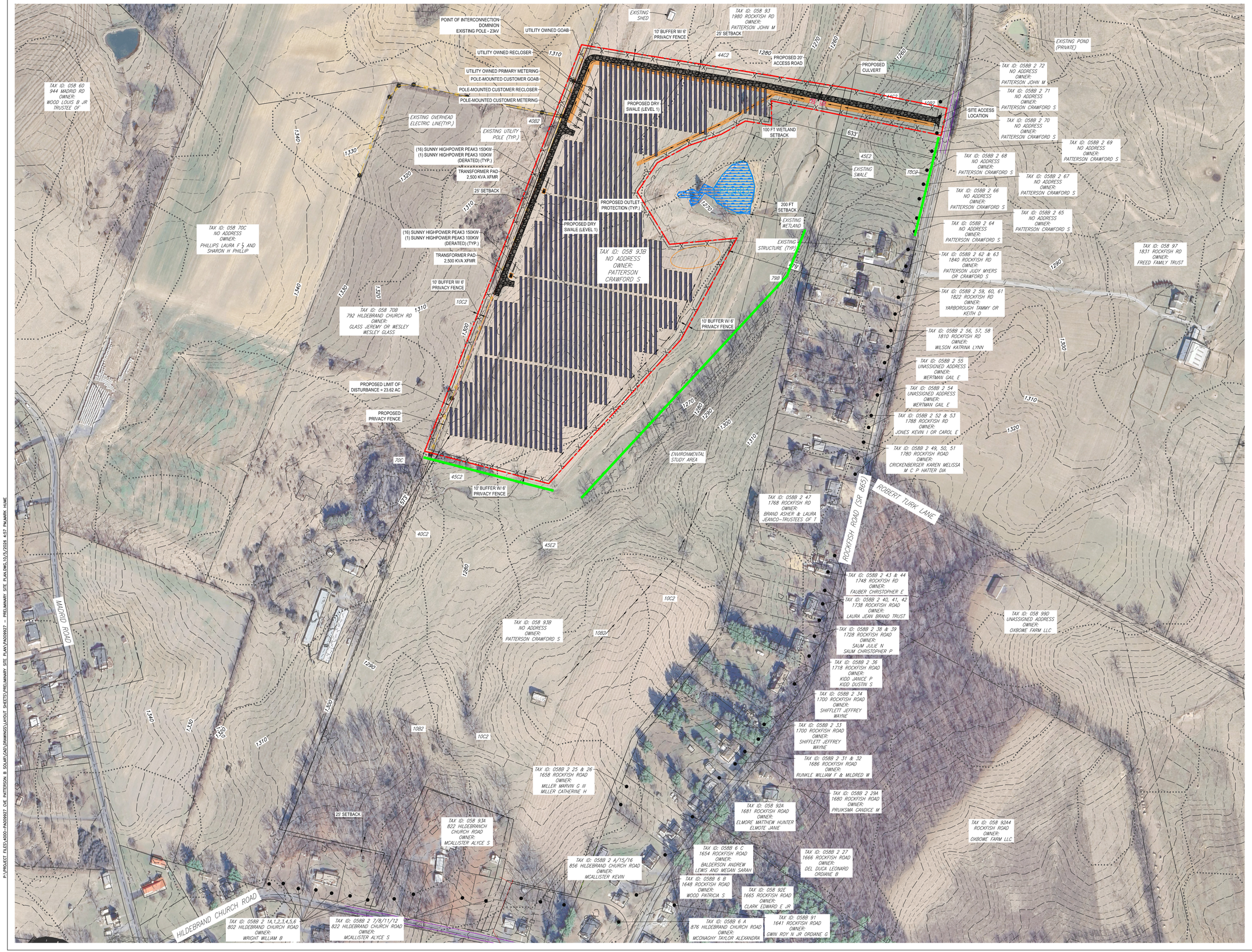


LEGEND

- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. WETLAND
- STUDY AREA
- SOIL BOUNDARY LOCATION
- ADJACENT PROPERTY BOUNDARY
- SUBJECT PROPERTY BOUNDARY
- EX. OVERHEAD LINE
- EX. UTILITY POLE TO REMAIN
- EX. SWALE
- EX. TREELINE
- EX. STRUCTURE
- EX. ROADWAY EXTENTS
- SETBACKS
- LEASE LINE
- PROP. STONE
- PROP. OVERHEAD LINE
- PROP. STRUCTURE
- PROP. UNDERGROUND ELECTRIC LINE
- PROP. FENCE
- CONCEPTUAL STORMWATER MANAGEMENT AREA
- VEGETATIVE SCREENING BUFFER

NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR CALLING VIRGINIA 811 THREE WORKING DAYS PRIOR TO CONSTRUCTION. DESIGN TICKET SN #XXXXXX

REFERENCES:
1. SOIL INFORMATION FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY (ACCESSED MARCH 2025).
2. TOPOGRAPHY FROM PENN E&R, MANSFIELD, PENNSYLVANIA (SEPTEMBER, 2026).
3. BOUNDARY SURVEY WAS PERFORMED AND PROVIDED (IN CAD FORMAT) BY EGS, STAUNTON, VIRGINIA (SEPTEMBER 2026).
4. AERIAL IMAGERY AND PROPERTY INFORMATION PROVIDED BY GOOGLE EARTH, 2025.
5. PARCEL DATA PROVIDED BY AUGUSTA COUNTY GIS (MARCH 2025).
6. WETLAND DELINEATION PERFORMED BY PENN E&R ON 2/26/2025.
7. NATIONAL WETLANDS INVENTORY (NWI) AND NATIONAL HYDROGRAPHY DATASET (NHD) SURFACE WATER FEATURE DATA OBTAINED VIA NWI WETLAND MAPPER DATABASE.

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REVISION	DATE	DESCRIPTION

GRAPHIC SCALE 1"=150'
0 150 300 450

PRELIMINARY SITE PLAN
CRAWFORD–PATTERSON B SOLAR
CVE NORTH AMERICA
WAYNESBORO CITY
AUGUSTA COUNTY, VA

PREPARED FOR
CVE NORTH AMERICA
29 W. 38TH ST, NEW YORK, NY 10018

APPROVED	CFB	10/05/2026
CHECKED	WDH	10/05/2026
DRAWN	CLR	06/16/2025
PROJECT No.	PA009927	

DRAWING NUMBER
SHEET 1

Penn E&R
Environmental & Remediation, Inc.
100 RYAN CT. SUITE 20, PITTSBURGH, PA 15205; 412–722–1222

P:\PROJECT FILES\4000-PA009927 CVE PATTERSON B SOLAR\CAD\DRAWINGS\LAYOUT SHEETS\PRELIMINARY SITE PLAN\PA009927 – PRELIMINARY SITE PLAN.DWG,10/2/2026 4:57 PM,MARK HUME

PLAN NOTES

SMALL ENERGY SYSTEMS NOTES

- CVE US VA WAYNESBORO 426 IS NOT LOCATED WITHIN TWO MILES OF ANOTHER APPROVED OR EXISTING SMALL OR LARGE ENERGY SYSTEM
- SETBACKS ARE SET AT 25 FEET FROM THE SIDE AND REAR PROPERTIES, 50 FEET FROM THE RIGHT OF WAY, AND 200 FEET FROM RESIDENTIAL PROPERTIES
- THE SITE HEIGHT LIMIT IS 15 FEET MAXIMUM
- CVE US VA WAYNESBORO 426 LLC MAINTAINS CONTROL OVER THE LAND FOR SMALL ENERGY SYSTEMS USE. DOCUMENTATION WILL BE PROVIDED
- PROPOSED STRUCTURES AND ELECTRICAL COMPONENTS ARE DESIGNED TO COMPLY WITH THE APPLICABLE SECTIONS OF THE UNIFORM STATEWIDE BUILDING CODE (USBC) (13VAC5-63). DOCUMENTATION WILL BE PROVIDED
- PROPOSED PARCEL HAS FRONTAGE ON A STATE-MAINTAINED ROAD
- THE PROPOSED FACILITY IS NOT LOCATED WITHIN AN URBAN SERVICE OR COMMUNITY DEVELOPMENT AREA

PROJECT DESCRIPTION

CVE US VA WAYNESBORO 426 LLC PROPOSES THE CVE US VA WAYNESBORO 426 PROJECT . THE PROJECT IS LOCATED IN AUGUSTA COUNTY OFF ROCKFISH RD (SR 865). THE LEASED LAND IS OWNED BY CRAWFORD PATTERSON AND COVERS 25 ACRES.

THE FENCED IN AREA WILL COVER APPROXIMATELY 23.62 ACRES AND WILL INCLUDE APPROXIMATELY 9,189 SOLAR ARRAYS, EQUALING 6.05 ACRES OF IMPERVIOUS SPACE, AN ACCESS ROAD EQUALING APPROXIMATELY 1.06 ACRES OF IMPERVIOUS SPACE, STORMWATER MANAGEMENT FACILITIES, AND ASSOCIATED ELECTRICAL EQUIPMENT. THE FACILITY WILL HAVE A CAPACITY OF APPROXIMATELY 5 MW AC. THE FACILITY IS CONNECTED TO THE GRID WITH DOMINION ENERGY INFRASTRUCTURE.

A VEGETATIVE BUFFER IS PROPOSED TO THE WEST AND NORTH OF THE SITE. THE EAST AND SOUTH OF THE SITE WILL UTILIZE EXISTING VEGETATION AS A BUFFER.

NOTES:
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REFERENCES:
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2. TOPOGRAPHY FROM PENN E&R, MANSFIELD, PENNSYLVANIA (SEPTEMBER, 2026).
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