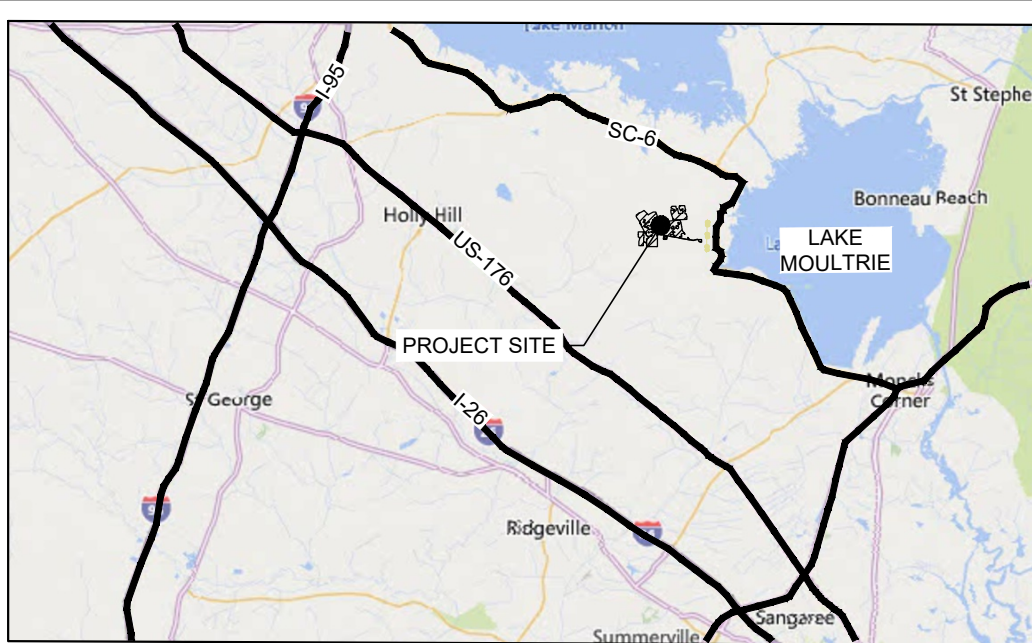
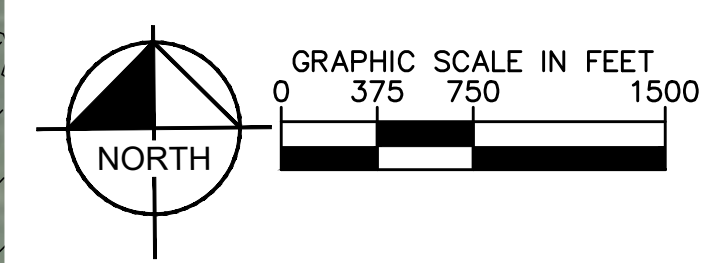
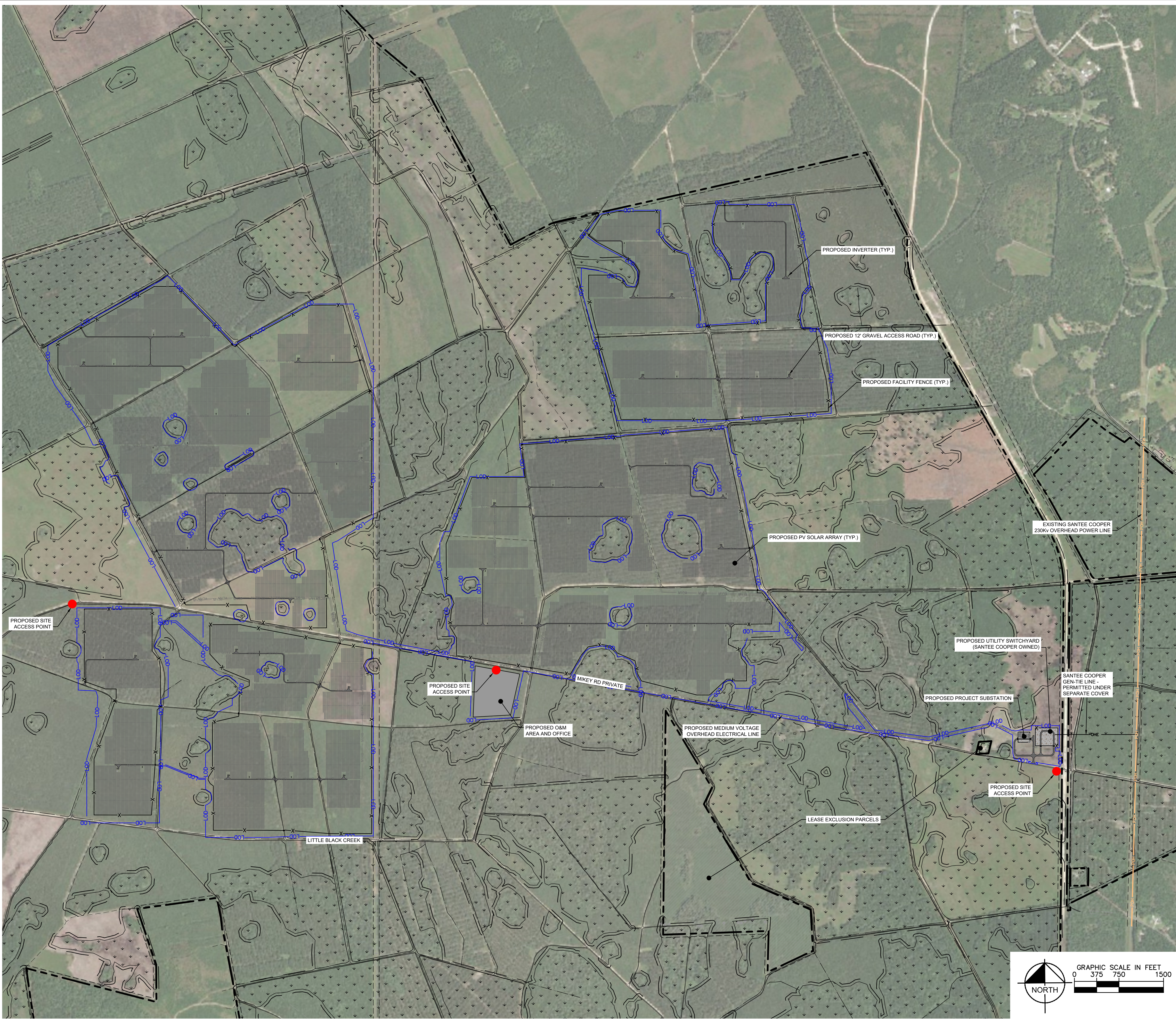


Drawing name: C:\ACCVACCDocs\Kimley-Horn\Sandy_Run_Solar_30p\Project Files\Civil\08_CAD Files\Exhibits\Zoning Site Plan\2026-04-09_SandyRun_ZSP.dwg Layout1 Apr 13, 2026 10:06am by Noah Polynice
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VICINITY MAP

N.T.S

SITE DATA TABLE

PROJECT AREA	1503 +/- ACRES
PARCEL ID #	051-00-00-037, 052-00-00-040, 064-00-00-002
PROPERTY OWNER	TALL CORN FORESTRY, LLC.
ZONING JURISDICTION	BERKELEY COUNTY
CURRENT ZONING	AGRICULTURAL (FLEX1)
CURRENT LAND USE	FOREST / SILVICULTURE
PROPOSED LAND USE	SOLAR ENERGY / OFFICE / AGRICULTURAL
RIPARIAN BUFFERS	MINIMUM 45' FROM ALL JURISDICTIONAL FEATURES

CONCEPT PLAN LEGEND

	PROPERTY LINE
	INTERNAL PROPERTY LINE
	50' PROPERTY SETBACK
	EASEMENT
	EXISTING OVERHEAD POWER LINE
	LIMITS OF DISTURBANCE
	PROPOSED ACCESS ROAD
	JURISDICTIONAL STREAM CENTERLINE
	NON-JURISDICTIONAL DITCH CENTERLINE
	100-YR FEMA FLOODPLAIN ZONE A
	45' WETLAND BUFFER
	JURISDICTIONAL WETLAND

NOTES

- ALL EXISTING TOPOGRAPHICAL AND BOUNDARY INFORMATION BASED ON THE PRELIMINARY ALTA SURVEY PROVIDED BY WESTWOOD DATED 12/20/2024.
- ALL EXISTING DELINEATED STREAMS AND WETLANDS BASED ON FIELD DELINEATION PROVIDED BY TETRA TECH DATED 09/26/2025.
- NO FLOOD ZONES WITHIN THE SITE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 45015C0200E DATED 12/07/2018. PROJECT PROPOSES NO DEVELOPMENT WITHIN THE FLOODPLAIN.
- THE LOCATION OF PROPOSED EQUIPMENT INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, ELECTRICAL EQUIPMENT, AND OVERHEAD POLES & LINE, ETC. SHOWN ARE APPROXIMATE AND MAY BE SUBJECT TO MODIFICATIONS DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, DETAILED DESIGN, EQUIPMENT AND/OR OTHER CONSTRAINTS.
- THIS PLAN IS PRELIMINARY AND WILL NOT BE RELEASED FOR CONSTRUCTION.
- THE POINT OF INTERCONNECTION IS APPROXIMATE AND WILL INCLUDE AN ELECTRICAL SUBSTATION AND UTILITY SWITCHYARD.
- THE PROJECT SITE WILL BE ENCLOSED BY A MINIMUM 6' HIGH SECURITY FENCE COMPLIANT WITH THE NATIONAL ELECTRIC CODE.
- ACCESS POINTS ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON SURVEYED TOPOGRAPHY, UTILITIES, PERMITTING, OR ENVIRONMENTAL FEATURES. ACCESS TO SITE IS PROVIDED THROUGH EXISTING PRIVATE ROADS.
- THIS SITE WILL CONTAIN A DUAL AGRICULTURAL USE. THE ANTICIPATED AGRICULTURAL IS BLUEBERRY FARMING. BLUEBERRY SHRUBS MAY BE LOCATED UNDER ARRAYS OR IN CLUSTERED AREAS OF OPEN SPACE WITHIN THE PROJECT FENCE. FINAL AGRIVOLTAIC PLANS TO BE DEVELOPED AS A PART OF ADDITIONAL DETAILED DESIGN.

CONTACT INFORMATION

ADDRESS	1401 E 6TH ST. SUITE 400, AUSTIN TX, 78702
PHONE	(872) 378-1469
COMPANY	RWE CLEAN ENERGY DEVELOPMENT, LLC.

No.	ISSUANCE AND REVISION DESCRIPTION	DATE	BY

Kimley»Horn
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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601



PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
249789000	04/13/2026	AS SHOWN	NSP	CAY	JCB

CONCEPTUAL
PLAN FOR
MORATORIUM LIFT

SANDY RUN SOLAR
BERKELEY COUNTY

SHEET NUMBER
EX-1