

Dear Neighbor,

We are sorry we missed you at Tuesday night's Kings Highway Solar community meeting! We understand that schedules can be busy, and we wanted to ensure everyone has access to the important updates shared.

Attached you will find the updated site plan and vegetative buffer visualization. Please feel free to share these documents with others in the community who you think would be interested in the update.

Here are a few of the items we were excited to share last night:

- **Enhanced Vegetative Buffer:** A complete redesign and significant increase in the density of the planted buffer. As the attached visualizations show, this now includes three sections of vegetation within the buffer, to be planted in a "low, medium, high" layout. The layout is made up of a shorter pollinator wildflower mix along the road, followed by the "medium" evergreen/deciduous shrubs and trees (a more traditional planted buffer), and completed by a section of taller loblolly pines in the back.
 - Pollinator Habitat: The portion of the vegetative buffer closest to exterior property lines will consist of a 25ft strip pollinator wildflower mix that both brings a burst of color and is great for the environment. Details on the seed variety can be found on page 2 of the site plan attachment. In addition, the ground cover beneath the panels will be seeded entirely with pollinator-friendly ground cover.
 - Evergreen/Deciduous Trees & Shrubs: behind the pollinator portion of the buffer, will be a 25ft section filled with a dense mix of evergreen trees, deciduous trees and shrubs. These trees will be staggered and vary in size, shape and color to achieve a heterogeneous buffer that shields the project from view.
 - Reforestation Area: The section of the vegetative buffer furthest from the road, is the reforestation area, consisting of a 50ft section of staggered loblolly pine seedlings. We anticipate planting the reforestation area around 2 years before construction commencement to allow the pine trees time to grow and shield the proposed project area.
 - The side setbacks are an identical layout but have a 30ft reforestation area.
 - Setbacks: Inside the vegetative buffer along the road will be an open space setback of 200ft between the buffer and the fence line.
 - The sides will have between 70-120ft of open space setback
- **Redesigned Entrance:** The project entrance has been reshaped into an s-curve so that there is no longer a direct view into the facility from the roadway.
- **Increased Setbacks:** Setbacks along Route 3 have been increased by 100ft and along the "side field" visible as you drive north on Route 3 (away from Montross), setbacks have increased by 85ft.

- **Additional Conditions of Approval:** Kings Highway has volunteered numerous conditions of approval to benefit the county, emergency responders, and surrounding neighbors. The latest to be added include:
 - **Job Fair:** King's Highway Solar shall host a local job fair prior to construction and advertise the event in conjunction with the County economic development team.
 - **Scholarship Fund:** Following the completion of construction, \$5,000 will be donated to the county every year for four years, to be divided as the County decides, amongst students enrolled at Westmoreland High School for any level of higher education.
 - **Landscaping Bond:** we will post a bond for at least three years of operation to ensure the vegetative buffer is successful.

These adjustments reflect our commitment to a thoughtful and community-minded development. This is the first time we have implemented a buffer of this type and we hope that the updated design balances aesthetics, shielding and environmental benefit in a way that you find acceptable.

Please don't hesitate to reach out if you have any questions, or if you'd like to schedule a time to discuss any of these changes further.

Sincerely,

Majed Alshanteer

Associate Project Manager

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