



SITE-25-11

Site Plan Submittal

Status: Active

Submitted On: 6/16/2025

Primary Location

32.331710, -81.360135

Owner

No owner information

Applicant

 Will Jernigan

 404-358-2374

 will@inmansolar.com

 320 N Highland Ave NE
Atlanta, Georgia 30307

Internal Documents

Staff Report



No File Uploaded

Staff Review Letter



No File Uploaded

Board of Commissioners Meeting*

07/15/2025

Map *

345

Parcel*

37

Description of Development*

Solar Farm

Road Name*

Little McCall Road

Sketch Plan Modifications

Recommended Changes for Preliminary Plan

Applicant Information

Applicant / Agent Name*

Will Jernigan

Applicant Phone Number*

4043582374

Applicant Email Address*

will@inmansolar.com

Applicant Address*

320 N Highland Ave NE

Applicant City*

Atlanta

Applicant State*

GA

Applicant Zip Code*

30307

Is Applicant owner of property?*

No

Project Information

Proposed Name of Project*

Effingham Rahn Solar Farm

Map Number*

10

Parcel Number*

03450037

Total Acreage of Property*

87

Number of Proposed Buildings*

0

Current Property Zoning*

AR-1

Water Provider?*

Other

Please explain*

None existing, none required

Sewer Provider?*

Other

Please explain*

None existing, none required

Variance Requested?*

No

The undersigned (applicant)(owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

Applicant*

✓ Will Jernigan
Jun 6, 2025

Owner*

✓ Juanita Rahn
Jun 6, 2025

Owner Information

Owner of Record*

Juanita Rahn

Owner Phone Number*

912-667-2721

Owner Address*

206 E 8th St

Owner City*

Rincon

Owner State*

GA

Owner Zip Code*

31326

Engineer Information

Engineer Company Name*

Inman Solar

Engineer *

Kyle Mulholland

Engineer Phone Number*

404-291-6178

Engineer Address*

320 N Highland Ave NE

Engineer City*

Atlanta

Engineer State*

GA

Engineer Zip Code*

30307

Surveyor Information

Surveyor*

Merritt Paul

Surveyor Phone Number*

(770) 328-7526

Surveyor Address*

23970 GA-100

Surveyor City*

Roopville

Surveyor State*

GA

Surveyor Zip Code*

30170

EFFINGHAM COUNTY

SITE PLAN CHECKLIST

OFFICIAL USE ONLY

Subdivision Name: _____ Project Number: _____
 Date Received: _____ Date Reviewed: _____ Reviewed by: _____

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

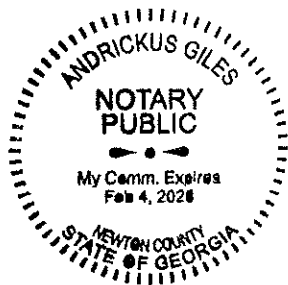
Office Use	Applicant Use
(a) Project Information:	
☒	1. Proposed name of development.
☒	2. Names, addresses and telephone numbers of owner and applicant.
☒	3. Name, address and telephone number of person or firm who prepared the plans.
☒	4. Graphic scale (approximately 1"=100') and north arrow.
☒	5. Location map (approximately 1" = 1000'). SEE CIVIL SET
☒	6. Date of preparation and revision dates.
☐	N/A 7. Acreage to be subdivided.
☒	8. A written description of proposed use of property.
(b) Existing Conditions:	
☒	1. Location of all property lines.
☒	2. Existing easements, covenants, reservations, and right-of-ways. SEE ALTA (NONE)
☒	3. Buildings and structures.
☒	4. Sidewalks, streets, alleys, driveways, parking areas, etc.
☒	5. Existing utilities including water, sewer, electric, wells and septic tanks.
☒	6. Natural or man-made watercourses and bodies of water and wetlands.
☐	N/A 7. Limits of floodplain.
☒	8. Existing topography.
☒	9. Current zoning district classification and land use.
☐	N/A 10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
☒	11. Zoning Classification, owners' name, and existing uses of adjacent property.
(c) Proposed Features:	
☒	1. The building outline and maximum proposed height of all buildings.
☒	2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
☒	3. Proposed zoning and land use.
☐	N/A 4. Existing buildings and structures to remain or be removed.
☐	N/A 5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.

☒	6. Proposed retention/detention facilities and storm-water master plan. SEE CIVIL SET
N/A	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
N/A	8. Water distribution infrastructure master plan.
☒	9. Undisturbed or Vegetated buffers according to Section 3.4 – Buffers of the Effingham County Zoning Ordinance.
☒	10. Conditions from the approved Zoning Map Amendment

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 16th day of June, 2025

Notary



Will Jemign, Tanna Siler
Applicant

Tavrick Rahn
Owner

EFFINGHAM COUNTY
Non-Residential Site Plan Submittal Form

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Project Effingham Rahn Solar Farm

Name of Applicant/Agent Will Jernigan Phone 404-358-2374

Company Name Inman Solar

Address 320 N Highland Ave NE Atlanta, GA 30307

Owner of Record Juanita Rahn Phone 912-667-2721

Address 206 E 8th St Rincon, GA 31326

Engineer Kyle Mulholland Phone 404-291-6178

Address 320 N Highland Ave NE Atlanta, GA 30307

Surveyor Merritt Paul Phone (770) 328-7526

Address 23970 GA-100 Roopville, GA 30170

Proposed water None Proposed sewer None

Total acreage of property 87 Acreage to be divided 59 Number of Lots Proposed _____

Current Zoning AR-1 Proposed Zoning AR-1 Tax map – Block – Parcel No _____

Are any variances requested? _____ If so, please describe: _____

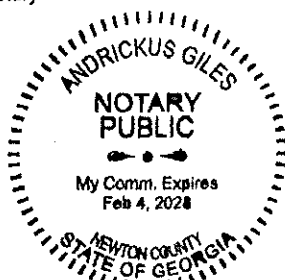
No

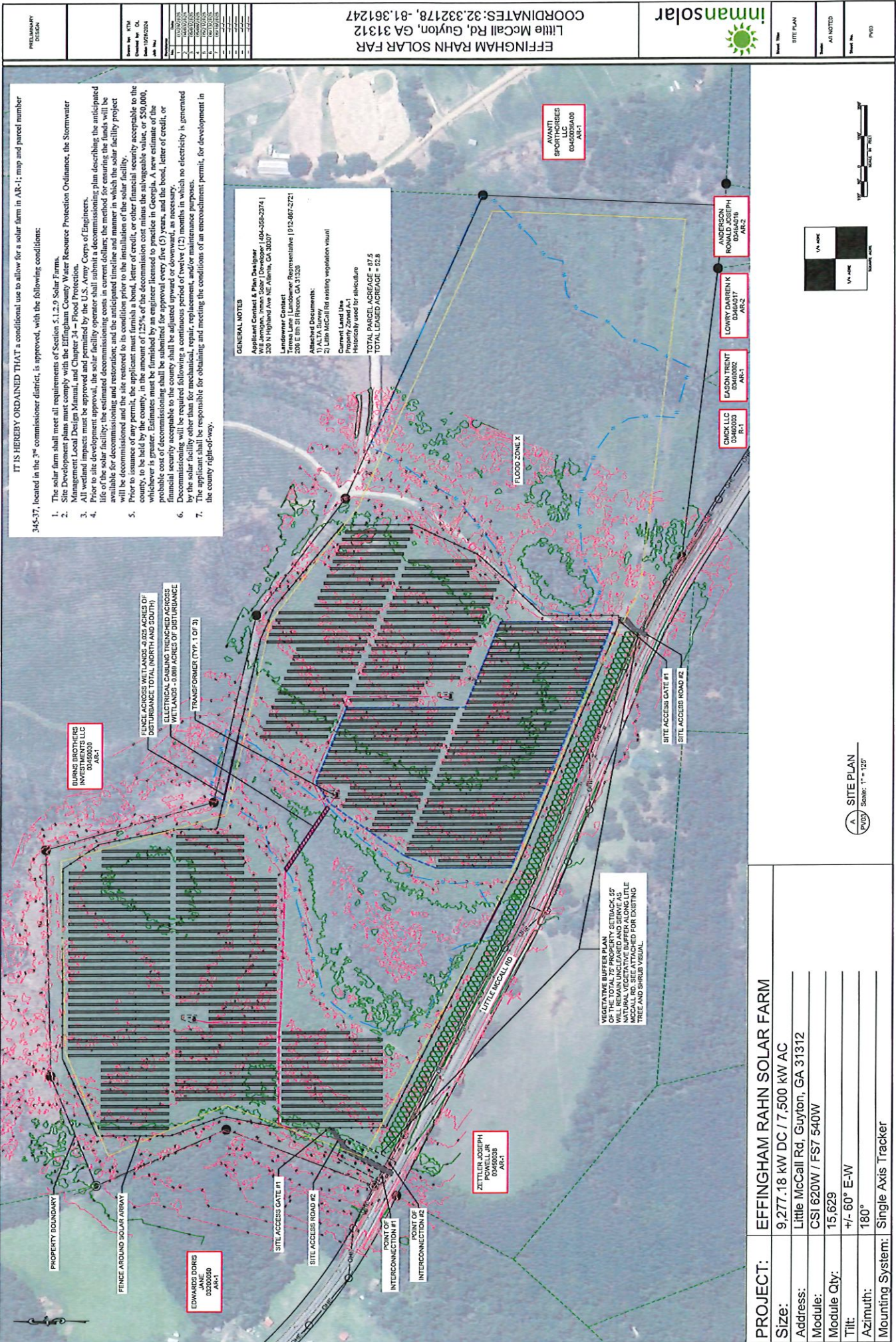
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 16th day of June, 2025

[Signature]
Notary

Will Jernigan, Inman Solar
Applicant
Juanita Rahn
Owner





PROJECT:	EFFINGHAM RAHN SOLAR FARM
Size:	9,277.18 kW DC / 7,500 kW AC
Address:	Little McCall Rd, Guyton, GA 31312
Module:	CSI 620W / FS7 540W
Module Qty:	15,629
Tilt:	+/- 60° E-W
Azimuth:	180°
Mounting System:	Single Axis Tracker

A SITE PLAN
Scale: 1" = 120'



IT IS HEREBY ORDERED THAT a conditional use to allow for a solar farm in AR-1, map and parcel number 345-37, located in the 3rd commissioner district, is approved, with the following conditions:

- The solar farm shall meet all requirements of Section 5.1.2.9 Solar Farms.
- Site Development Plans must comply with the Effingham County Water Resource Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 24 - Flood Protection.
- All wetland impacts must be approved and permitted by the U.S. Army Corps of Engineers.
- Prior to site development approval, the solar facility operator shall submit a decommissioning plan describing the anticipated life of the solar facility; the estimated decommissioning costs in current dollars; the method for ensuring the funds will be available for decommissioning and restoration; and the anticipated timeline and manner in which the solar facility project will be decommissioned and the site restored to its condition prior to the installation of the solar facility.
- Prior to any permit, the applicant must furnish a bond, letter of credit, or other financial security acceptable to the county to ensure the decommissioning cost during the salvageable value, or \$50,000, whichever is greater. The bond shall be submitted by the applicant and shall be held by the county for the duration of the project. The bond shall be adjusted upward or downward, as necessary.
- Financial security acceptable to the county shall be submitted for approval every five (5) years, and the bond, letter of credit, or other financial security shall be required following a continuous period of twelve (12) months in which no electricity is generated by the solar facility other than for mechanical, repair, replacement, and/or maintenance purposes.
- The applicant shall be responsible for obtaining and meeting the conditions of an encroachment permit, for development in the county right-of-way.

GEORGIA
EFFINGHAM COUNTY
WITH C&M DESIGN

SURVEYING CERTIFICATIONS
I, the undersigned, being a duly qualified and licensed Professional Surveyor in the State of Georgia, do hereby certify that I am the author of the foregoing plat and that the same is a true and correct representation of the survey made by me or under my direction and supervision in accordance with the laws of the State of Georgia.

THIS IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF GEORGIA.

DATE: 11/19/2020
SHEET: 1 OF 2

PROJECT: EFFINGHAM - RAIN
SQUARE PARK

OWNER: A PROPERTY SURVIVOR, INC.
INMAN, GEORGIA

DATE: 11/19/2020
SHEET: 1 OF 2

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SQUARE PARK

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INMAN, GEORGIA

DATE: 11/19/2020
SHEET: 1 OF 2

THE RECORD HEREON FOR THE CLINCH OF THE EFFINGHAM COUNTY

NOTES

1. ALL PROPERTY LINES SHOWN WERE OBTAINED FROM THE COURSE OF THE SURVEY. COORDINATES ARE BASED ON THE NAD 83 DATUM. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.
2. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF GEORGIA.
3. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF GEORGIA.
4. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF GEORGIA.
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8. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF GEORGIA.
9. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF GEORGIA.
10. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF GEORGIA.

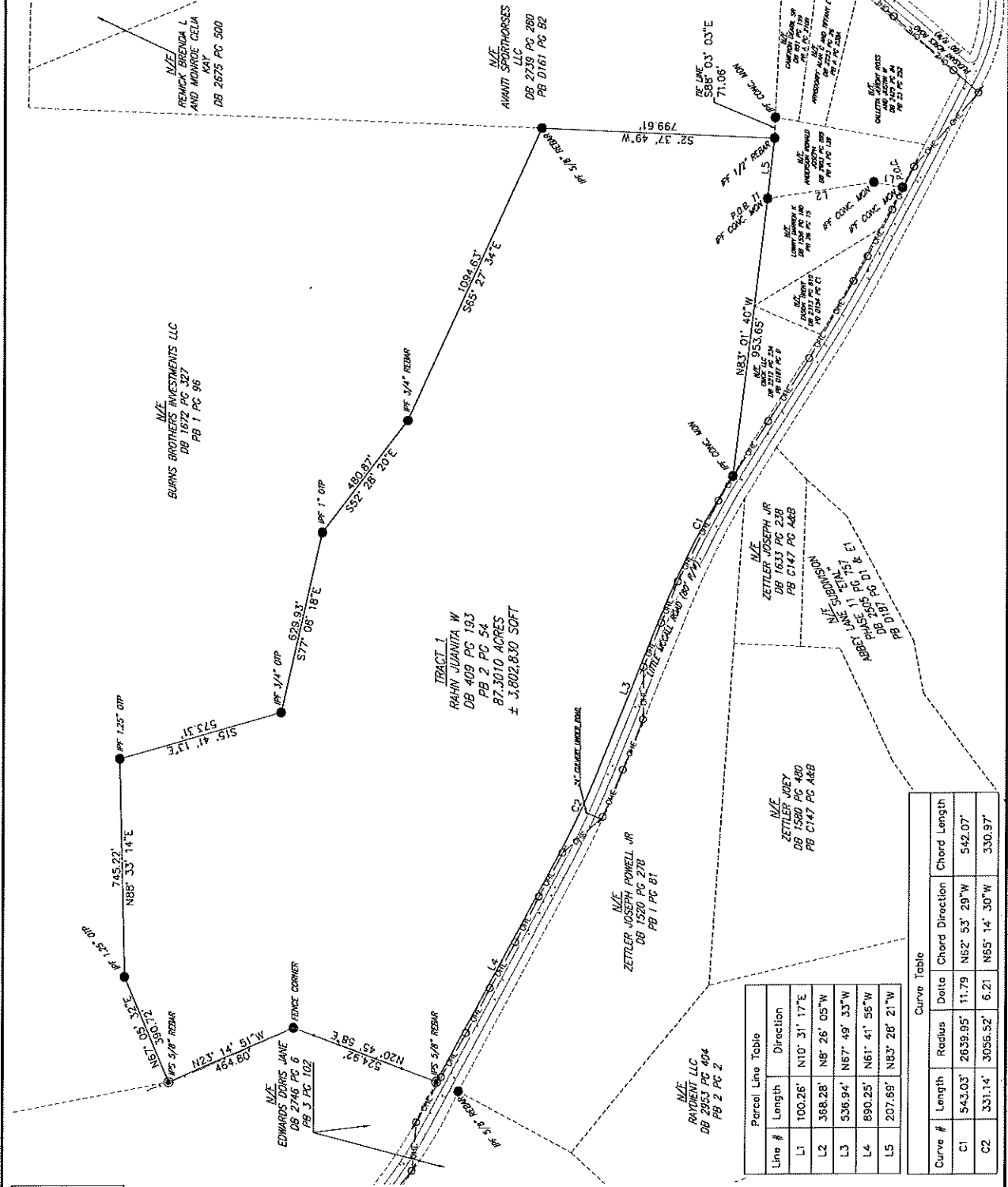
REFERENCES

1. GEORGIA SURVEYING ACT, CHAPTER 13, ARTICLE 1, SECTION 1-1.
2. GEORGIA SURVEYING ACT, CHAPTER 13, ARTICLE 1, SECTION 1-2.
3. GEORGIA SURVEYING ACT, CHAPTER 13, ARTICLE 1, SECTION 1-3.
4. GEORGIA SURVEYING ACT, CHAPTER 13, ARTICLE 1, SECTION 1-4.
5. GEORGIA SURVEYING ACT, CHAPTER 13, ARTICLE 1, SECTION 1-5.
6. GEORGIA SURVEYING ACT, CHAPTER 13, ARTICLE 1, SECTION 1-6.
7. GEORGIA SURVEYING ACT, CHAPTER 13, ARTICLE 1, SECTION 1-7.
8. GEORGIA SURVEYING ACT, CHAPTER 13, ARTICLE 1, SECTION 1-8.
9. GEORGIA SURVEYING ACT, CHAPTER 13, ARTICLE 1, SECTION 1-9.
10. GEORGIA SURVEYING ACT, CHAPTER 13, ARTICLE 1, SECTION 1-10.

Parcel Line Table		
Line #	Length	Direction
L1	100.26'	N10° 31' 17"E
L2	368.28'	N8° 26' 05"W
L3	536.94'	N67° 49' 33"W
L4	890.25'	N61° 41' 56"W
L5	207.89'	N83° 28' 21"W

Curve Table			
Curve #	Length	Radius	Chord Direction
C1	543.03'	2639.95'	N62° 53' 29"W
C2	331.14'	3055.52'	N65° 14' 30"W

- LEGEND**
- 1. Survey Boundary Line
 - 2. Survey Line
 - 3. Survey Line
 - 4. Survey Line
 - 5. Survey Line
 - 6. Survey Line
 - 7. Survey Line
 - 8. Survey Line
 - 9. Survey Line
 - 10. Survey Line





620 Little McCall Rd
Gayles, Georgia

Google Street View

Dec 2024 See more data



Google

LATITUDE 32.330644° LONGITUDE -81.363034°

Map of Guyton, Nebraska, showing the project site. The map includes a scale bar (1 inch = 1,000 feet), a north arrow, and labels for Guyton Community Playground, Guyton Cemetery, and Guyton. The project site is marked with a red outline and an arrow pointing to it. The site is located near the intersection of Highway 116 and Highway 17, and is adjacent to the Guyton Cemetery.

TABLE OF CONTENTS	
EC1.1	COVER
EC1.2	GENERAL NOTES
EC2.1	STANDARD DRAWING LEGEND
EC3.1	EXISTING CONDITIONS
EC4.1	DRAINAGE BASIN MAP
EC7.1	ESPC - PHASE I
EC7.2	DRIVEWAY CALLOUT - PHASE I
EC8.1	ESPC - PHASE II
EC8.2	DRIVEWAY CALLOUT - PHASE II
EC9.1	ESPC - PHASE III
EC9.2	DRIVEWAY CALLOUT - PHASE III
EC11.1	ESPC GENERAL NOTES
EC11.2	ESPC GENERAL NOTES CONT
EC12.1	ENVIRONMENTAL MAP
EC13.1	DETAILS 1
EC13.2	DETAILS 2
EC13.3	GRASSING CHARTS
EC14.1	ESPC - CHECKLIST

TABLE 1. CONSTRUCTION SEQUENCE

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED.

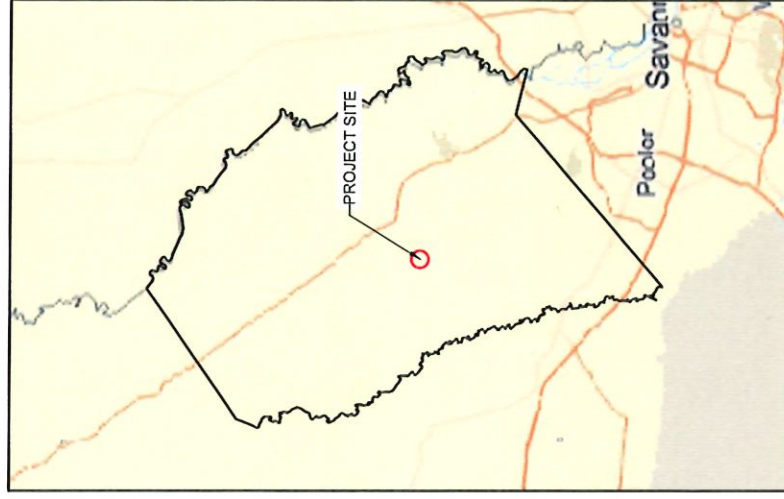
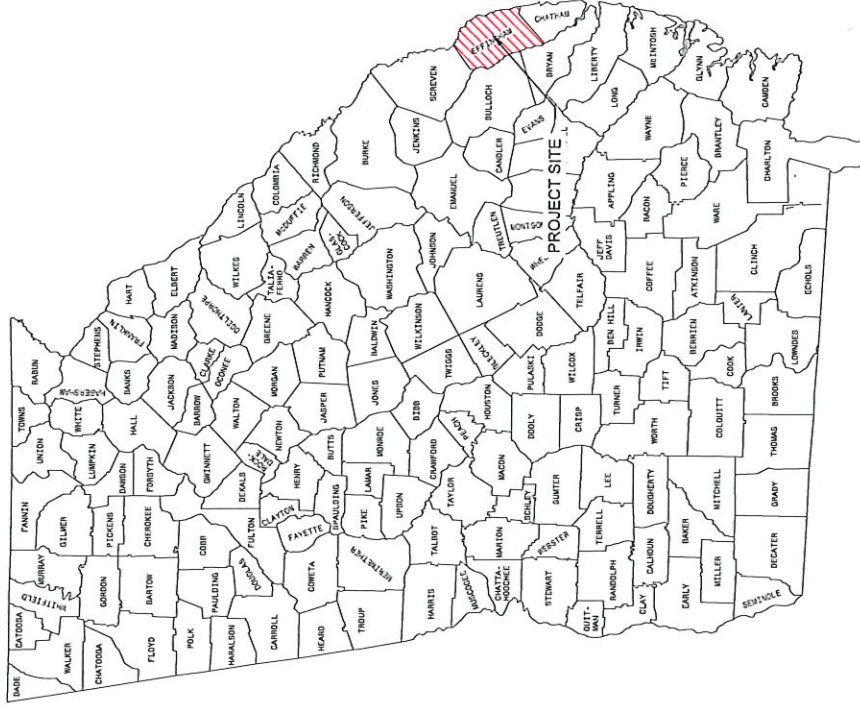
PRE-CONSTRUCTION IMPERVIOUS
AREA = 0 AC
POST-CONSTRUCTION IMPERVIOUS
AREA = 3.56 AC

PROJECT ENGINEER CONTACT
CHAD HOFSTADTER, PE LEED AP
PRINCIPAL
HOFSTADTER AND ASSOCIATES, INC.
4571 ARKWRIGHT RD
MACON GA, 31210
478-757-1169
CHAD@HOFSTADTER.COM

SITE PROJECT INFORMATION
COUNTY: EFFINGHAM
CITY: GUYTON
CURRENT ZONING = AR-2
ADJACENT PROPERTIES ZONING
GRASSED AREA = 19.61 ACRES
AREA OF DISTURBANCE = 23.1
TOTAL PROJECT AREA = 23.1

PROJECT OWNER/PRIMARY PERMITTEE/24-HR CONTACT
EFFINGHAM RAHN 1 SOLAR FARM
NICK STEIN
800-899-5261
320 N HIGHLAND AVE NE
ATLANTA, GA 30307
NICK@INMAN SOLAR.COM

EFFINGHAM COUNTY **LOCATION MAP**

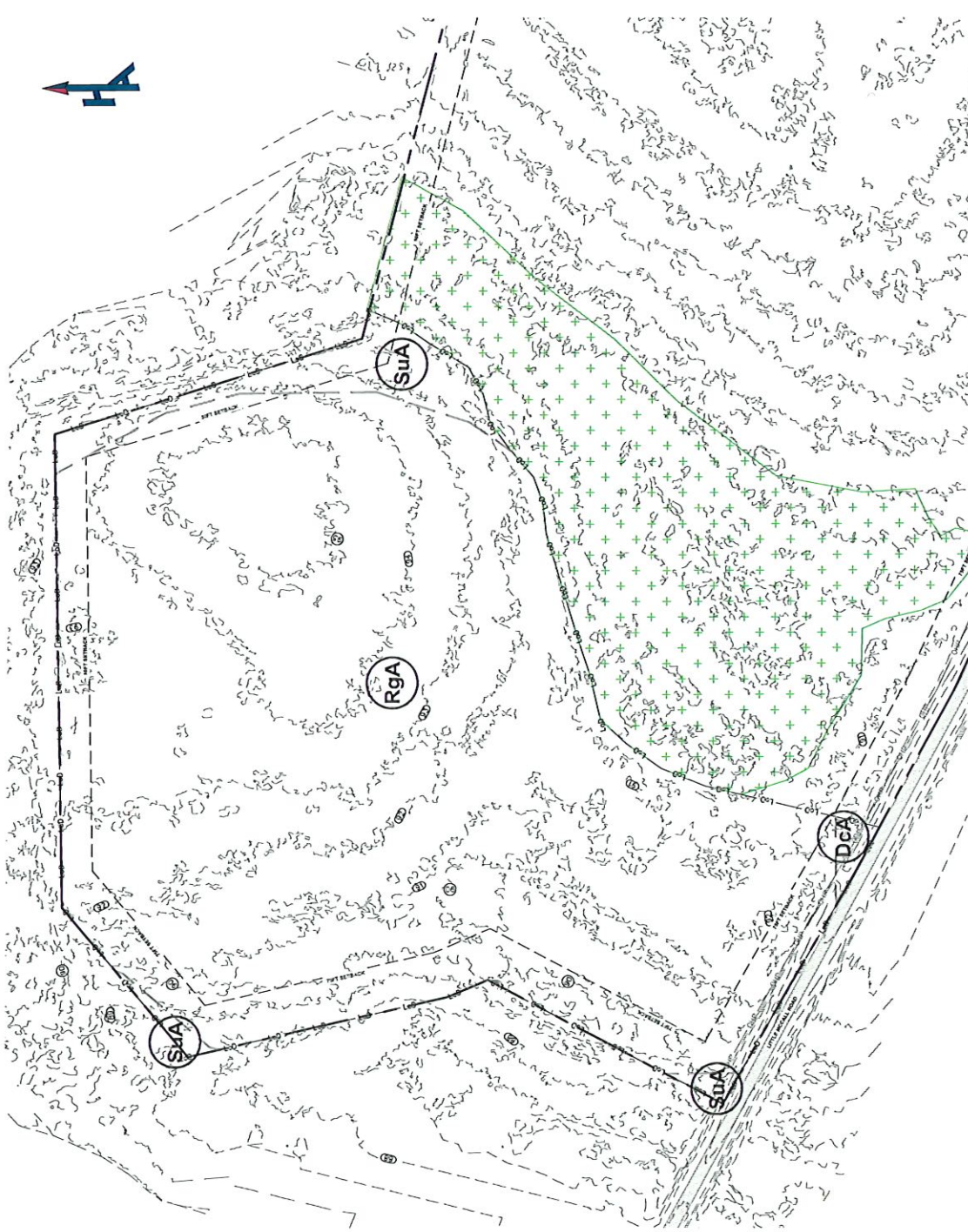


	CAROL E. HOLSINGER, P.E. GEORGIA SOIL AND WATER CONSERVATION COMMISSION LEVEL II CERTIFIED DESIGN PROFESSIONAL GSWCC CERTIFICATION NO. 0000053632 GSWCC CERTIFICATION EXPIRES 09/21/2026	NET WEIGHT 40.0007 SCALE H: 1"=20,000 SCALE V: NA
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INMAN SOLAR
HOFSTADTER & ASSOCIATES
CIVIL/ENVIRONMENTAL/TRANSPORTATION
CONSULTING ENGINEERS/TURNKEYS
www.hofstadter.com

LONG DAVIS 1
SINGLE AXIS TRACKER
LONG COUNTY, GA
- - - -

PROJECT NUMBER: ----	SHEET NUMBER -----
DRAWN BY: MS	SHEET EC2.1
CHECKED BY: CEH	
DATE: 4/30/2025	



LEGEND

- SOIL BOUNDARY
- LIMITS OF DISTURBANCE
- WETLAND
- SETBACK
- POWERLINE
- PROPERTY LINE

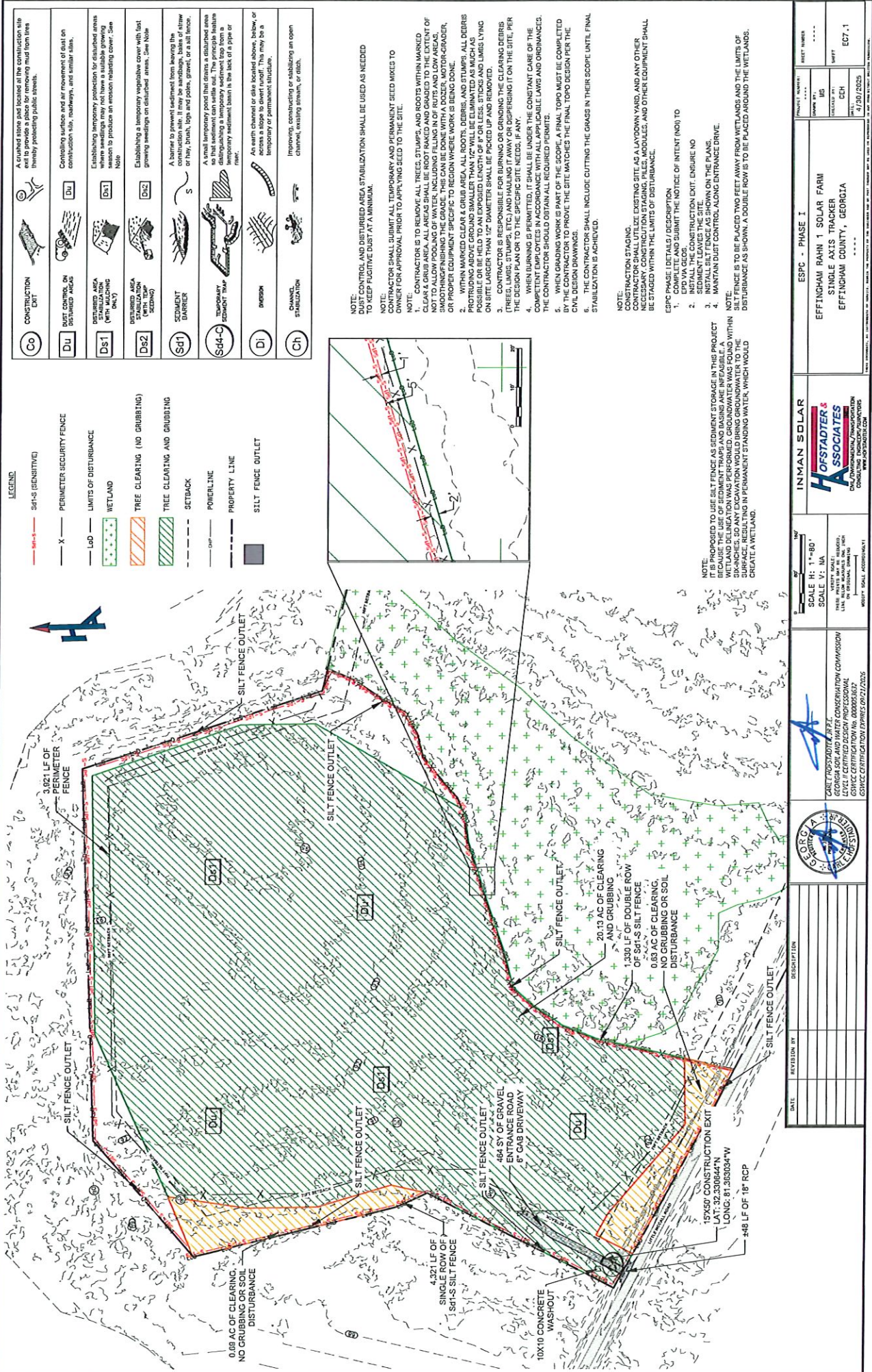
Map Unit Legend

Map Unit Symbol	Map Unit Name	Area in Acre	Percent of Acre
Soil Use A	Soil Use A	0.1	0.1%
Regulation A	Regulation A	21.0	94.4%
Disturbance C	Disturbance C	1.2	5.4%
Wetland	Wetland	20.7	94.4%

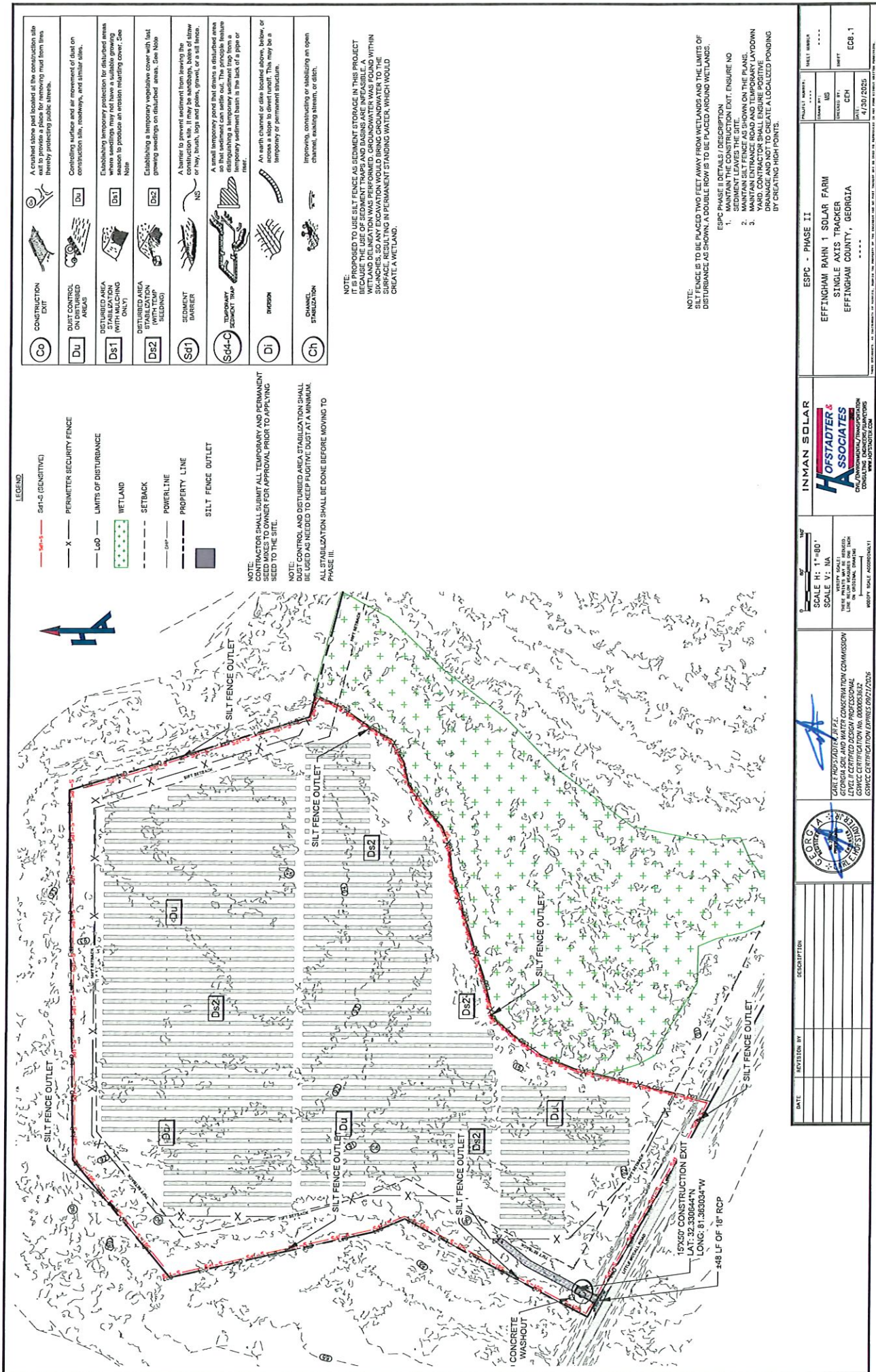
NOTE: DIST. TYPES WITHIN THE PROJECT AREA (SAME AS THE LIMITS OF DISTURBANCE) ARE DCA, RGA, AND SGA.

		INMAN SOLAR OFFSTADTER & ASSOCIATES 10000 INMAN ROAD SUITE 100 ATLANTA, GA 30338 (404) 487-1000 WWW.OFFSTADTER.COM		EXISTING CONDITIONS EFFINGHAM RANCH 1 SOLAR FARM SINGLE AXIS TRACKER EFFINGHAM COUNTY, GEORGIA		PROJECT NUMBER: 0000055032 SHEET NUMBER: 0000055032-01 DRAWN BY: JH CHECKED BY: JH DATE: 4/20/2025 SHEET: EC01.1	
DATE: _____ REVISION BY: _____ DESCRIPTION: _____		SCALE: H: 1"=80' SCALE: V: NA THIS MAP AND ANY PARTS THEREOF SHALL BE VOID WITHOUT THE SIGNATURE OF THE PROFESSIONAL ENGINEER.		ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFIC PURPOSES. GEORGIA SOLID AND WATER CONSERVATION COMMISSION LEVEL II CERTIFIED DESIGN PROFESSIONAL GEWCC CERTIFICATION NO. 0000055032 GEWCC CERTIFICATION EXPIRES 09/27/2026		AUTHORITY: SOLAR / ADOPTED BY: _____	











Ds3 DISTURBED AREA
Hatched pattern with Ds3
(WITH PERMANENT SEEDING)

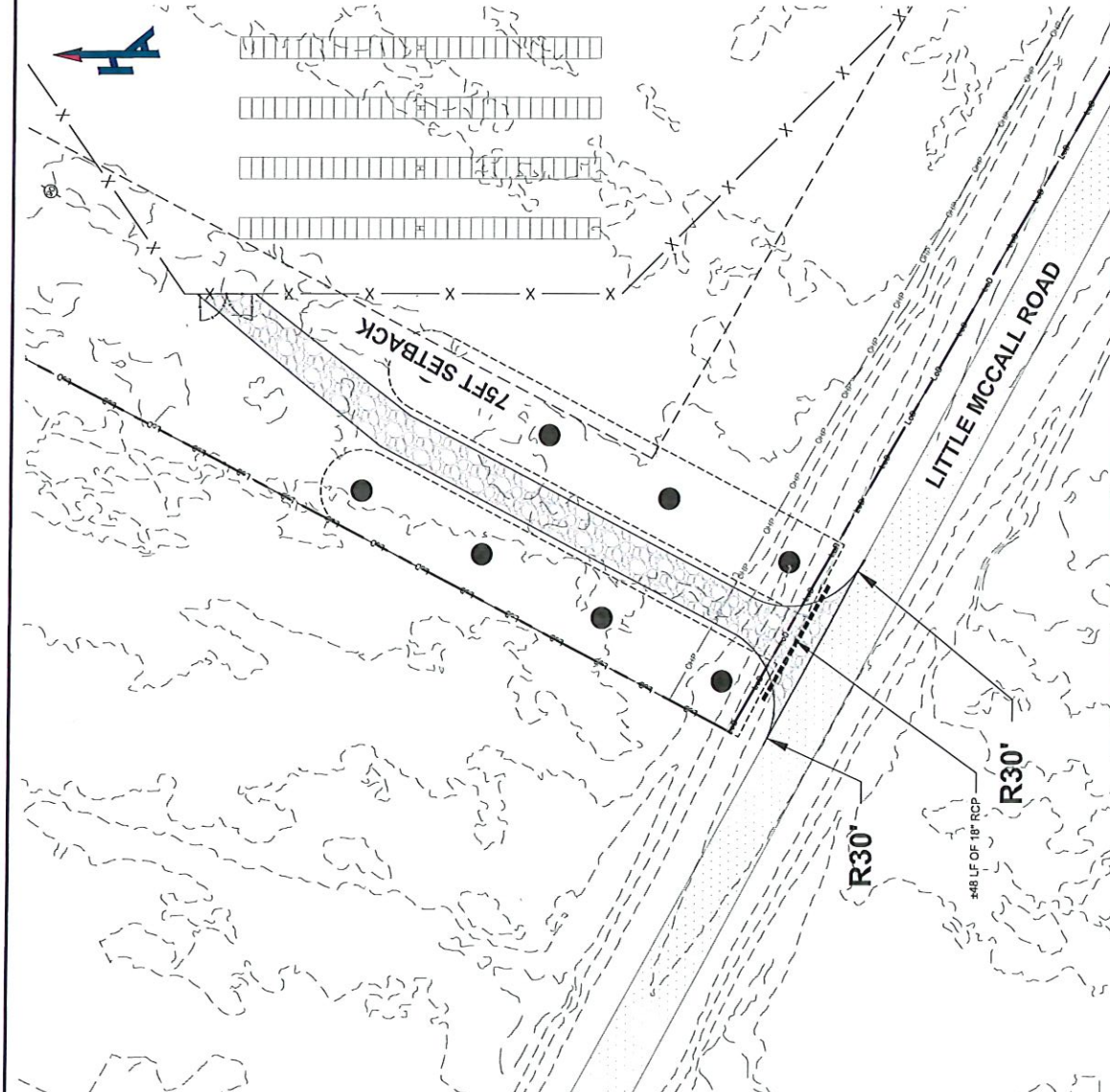
Ds3 Establishing a permanent vegetation cover, such as trees, shrubs, vines, grasses, or legumes on disturbed areas.

LEGEND

- PERIMETER SECURITY FENCE
- LIMITS OF DISTURBANCE
- WETLAND
- SETBACK
- POWELL LINE
- PROPERTY LINE

NOTE:
DIST CONTROL AND DISTURBED AREA STABILIZATION SHALL BE USED AS NEEDED TO HELP FUTURE GROW AT A MINIMUM.

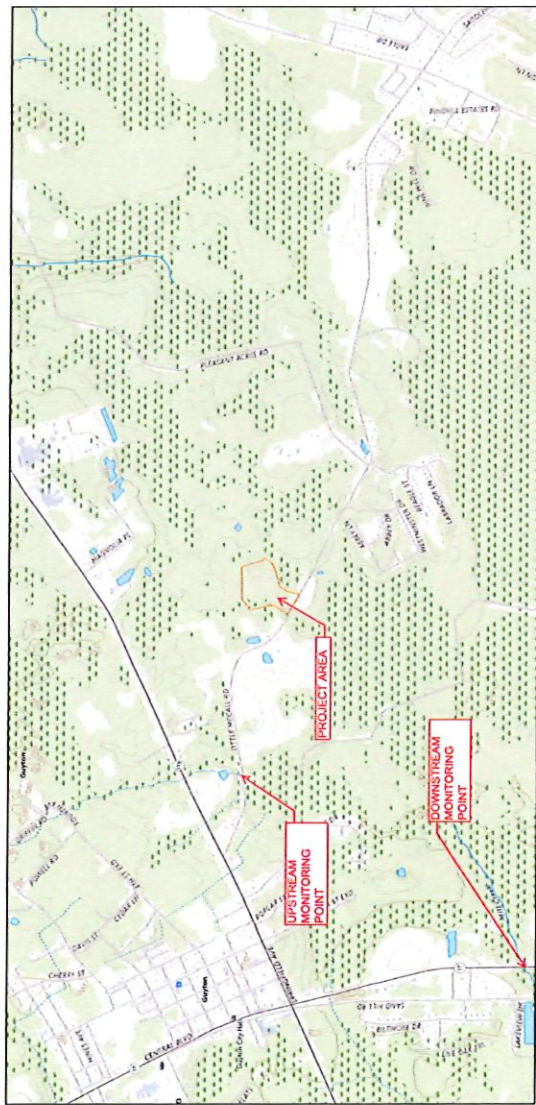
NOTE:
CONTRACTORS SHALL SUBMIT ALL TEMPORARY AND PERMANENT SEED MIXES TO OWNER FOR APPROVAL PRIOR TO APPLYING SEED TO THE SITE.



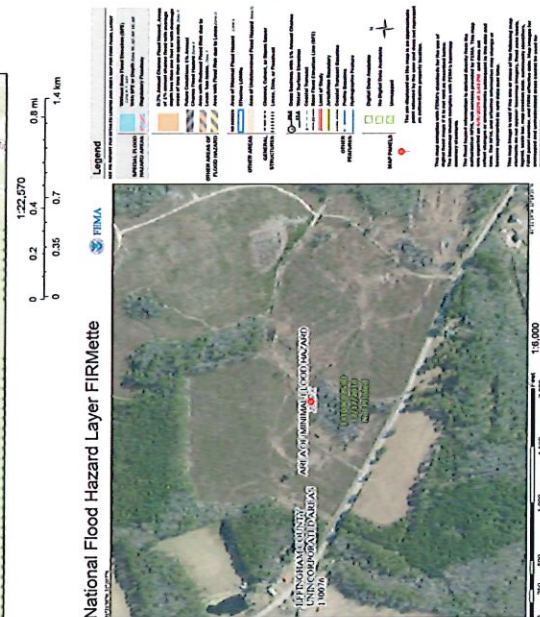
- ESPC PHASE III DETAILS / DESCRIPTION**
1. ENSURE NO SEDIMENT LEAVES THE SITE.
 2. IF APPLICABLE, REMOVE BARRIER FENCE ALONG WITHIN SENSITIVE AREAS SUCH AS WETLANDS OR STREAM BUFFERS.
 3. APPLY PERMANENT SEEDING AND MATING AS ENGINEER DIRECTED TO DISTURBED AREA OR AREAS.
 4. ONCE THE CONSTRUCTION SITE WITHIN THE LIMITS OF DISTURBANCE HAS BEEN FULLY STABILIZED, REMOVE PERMANENT BARRIER FENCE, INCLUDING TEMPORARY BARRIER FENCE, AND BUILT FENCE CHECKS (IF APPLICABLE).
 5. UPON SITE INSPECTION THAT THE SITE IS STABILIZED AND THE BARRIER FENCE IS REMOVED, SUBMIT THE NOTICE OF TERMINATION (NOT) TO EPA VIA CEOS.

INMAN SOLAR OFSTADTER & ASSOCIATES CONSULTING ENGINEERS/ARCHITECTS 1000 W. 10TH STREET, SUITE 100 GAINESVILLE, FL 32601 TEL: 352.381.1111 WWW.OFSTADTER.COM		DRIVEWAY CALLOUT EFFINGHAM RAHN 1 SOLAR FARM SINGLE AXIS TRACKER EFFINGHAM COUNTY, GEORGIA		SHEET NUMBER 000
SCALE H: 1"=20' SCALE V: NA HORIZONTAL SCALE 1"=20' VERTICAL SCALE 1"=20' BOTH SCALE ADJUSTABLE		PROJECT NUMBER 000		SHEET 000
DATE 08/21/2006		REVISION BY DESCRIPTION		ECD 02
PROJECT LOCATION GEORGIA SOLAR AND WATER CONSERVATION COMMISSION LEVEL II CERTIFIED DESIGN PROFESSIONAL GSWCC CERTIFICATION NO. 000003632 GSWCC CERTIFICATION DATED 08/21/2006		PROJECT LOCATION EFFINGHAM RAHN 1 SOLAR FARM SINGLE AXIS TRACKER EFFINGHAM COUNTY, GEORGIA		SHEET 000

[illegible]



Limits of Disturbance



Waters Supporting Warm Water Fisheries

To use these tables, select the size (acres) of the construction site. Then, select the surface water drainage area (square miles). The NTU matrix value arrived at from the above tables is the one to use in Part III.D.4.



MAP LEGEND

MAP INFORMATION

[illegible]

Map Unit Legend

Map Unit Symbol	Map Unit Name	Area in A20	Percent of A20
D2a	Dark-Chocolate siltstone, 0 to 2 percent argon	0.1	0.3%
P2a	Region sand, 0 to 2 percent argon	21.0	64.5%
T2a	Summer matrix sand, 0 to 1 percent argon, frequently massive	1.2	3.5%

GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	HYDRO	DESCRIPTION
C1	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.
C2	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.
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C30	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.

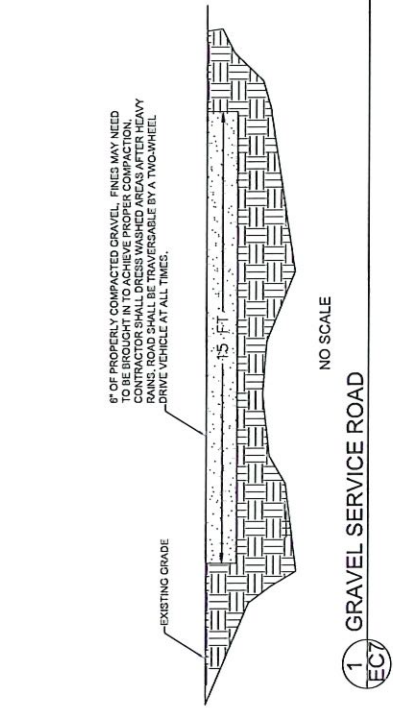
STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	HYDRO	DESCRIPTION
S1	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.
S2	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.
S3	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.
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S13	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.
S14	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.
S15	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.
S16	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.
S17	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.
S18	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.
S19	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.
S20	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.

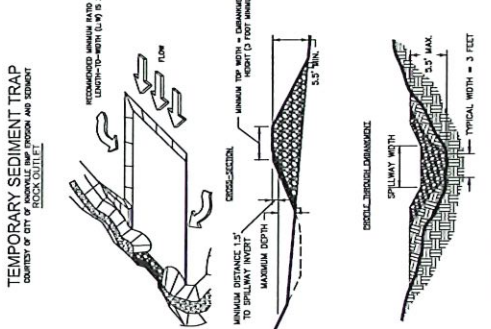
VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	HYDRO	DESCRIPTION
V1	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.
V2	Grass			A seed-bearing plant or plant community that covers the soil surface with a dense layer of roots and stems.
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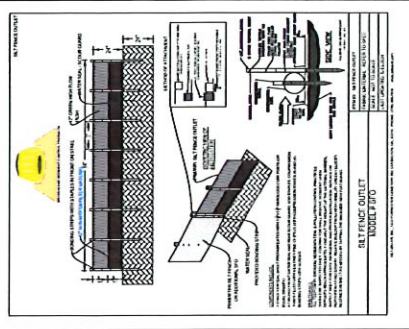
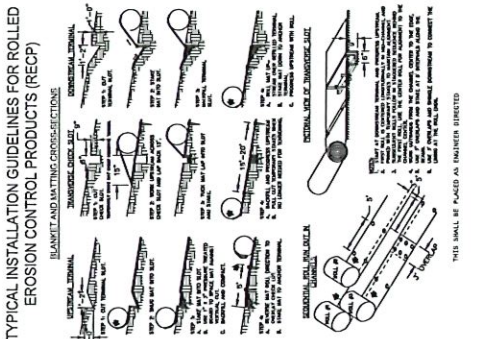
Revised December 2000



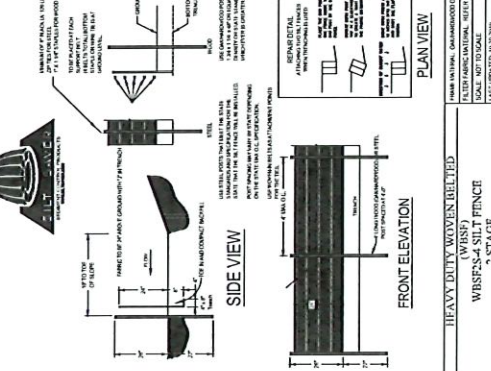
SD4-C



SD4-S



USED AS SD1 - S.



NOTE: NO SITE SPECIFIC INFORMATION IS PROVIDED IN THE DETAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION.



SCALE H: NA
SCALE V: NA
THESE PRACTICES ARE FOR INFORMATION ONLY. THEY ARE NOT TO BE USED AS A SUBSTITUTE FOR THE DESIGN OF A PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION.

INMAN SOLAR
OFFSHORE
HA ASSOCIATES
CONSULTING ENGINEERS/ARCHITECTS
WWW.HAASSOCIATES.COM

DETAILS 2
EFFINGHAM RAIN 1 SOLAR FARM
SINGLE AXIS TRACKER
EFFINGHAM COUNTY, GEORGIA
4/30/2025
EC13.2

EFFINGHAM RAHN | SOLAR FARM DECOMMISSIONING PLAN

Site: Effingham Rahn Solar Farm, Little McCall Rd, Effingham County GA

Planned Installation Completion: March 2026

Expected Decommissioning: March 2056

Responsible Decommissioning Party:

Inman Solar
320 N Highland Ave NE Atlanta, GA 30307
[\(800\) 899-5261](tel:8008995261)
info@inmansolar.com

OR

Long-term investor (*to be determined*)

Estimate Cost to Decommission: \$456,250

Estimate Salvage Value of Equipment: \$344,831

Decommissioning Bond amount as required by O.C.G.A §§ 46-3-67: \$111,419

Project Information:

The Solar Facility is comprised of approximately 9,125 modules on a two individual portions (63-acres total) of an 87-acre tract in Effingham County, GA at lat/long 32.330250577529384, - 81.35964285112587.

The Solar Facility will have a maturity date of 30 years; however, the Solar Facility has an estimated useful lifetime of 40 years or more. This plan assumes that a Solar Facility will be dismantled and the site restored to its pre-construction condition at the 30-year maturity date. The plan also covers the case of the abandonment of a Solar Facility, for any reason; prior to the maturity date. Decommissioning of the Solar Facility will include disconnecting of the Solar Facility from the electrical grid and the removal of all Solar Facility components, including:

- Photovoltaic (PV) modules, panel racking and supports;
- Inverters, transformers and other electrical equipment;
- Access roads, perimeter fence and concrete foundations.

This decommissioning plan is based on current best management practices and procedures. This plan may be subject to revision based on new standards and emergent best management

practices at the time of decommissioning. Permits will be obtained as required and notification will be given to stakeholders prior to decommissioning.

Decommissioning Law: For avoidance of doubt, the plan set forth below shall be pursuant and subordinate to the Official Code of Georgia Annotated (O.C.G.A) Title 46, Ch. 3, Art. 1, Pt. 5: "Solar Power Facility Agreements (§§ 46-3-67 — 46-3-69.1)." Effective July 1, 2024, this code serves to enforce the decommissioning of solar facilities across the state. This facility will by law be adherent to its requirements, as illustrated below.

A. Decommissioning of the Solar Facility

At the time of decommissioning, the installed components will be removed, reused, disposed of, and recycled, where possible. The facility site will be restored to a its pre-construction condition. All removal of equipment will be done in accordance with any applicable regulations and manufacturer recommendations. All applicable permits will be acquired.

B. Conditions Precedent to Decommissioning

The active life of the solar farm is centered around utility-provided Power Purchase Agreement and the landowner-provided Lease/Sale Agreement. Therefore, the termination or end of the term, including renewal periods, of the Lease Agreement (or if earlier, cessation of viable current or future Power Purchase Agreement opportunities) shall govern the timing of the implementation of the decommissioning plan. In practice, this means termination either at the end of its lifetime, by abandonment, or by some other termination-worthy default by either party.

C. Financial Assurance for Decommissioning

At the start of the facility's operation term, the Responsible Decommissioning Party will obtain financial assurance for the implementation of the decommissioning plan at least equal to the estimated amount, if any, by which the cost of removing the Improvements exceeds the salvage value of the Improvements. The financial assurance will be recorded with the clerk of the superior court of Effingham County.

D. Equipment Dismantling and Removal

Decommissioning of this Solar Facility proceeds in the reverse order of the installation:

1. The Solar Facility shall be disconnected from the utility power grid.

2. PV modules shall be disconnected, collected, and disposed of at an approved solar module recycler or reused / resold on the market. Although the PV modules will not be cutting edge technology at the time of decommissioning, they are estimated to still produce 80% of the original electricity output at year 20 and add value for many additional years.
3. All above ground and underground electrical interconnection and distribution cables shall be removed and disposed of off-site by an approved facility for recycling copper and aluminum wire.
4. Galvanized steel tracker system and support posts shall be removed and disposed of off-site by an approved facility.
5. Electrical and electronic devices, including transformers, tracker controllers and inverters shall be removed and disposed of off-site by an approved facility. Transformers can be rebuilt and reused.
6. Concrete foundations shall be removed and disposed of off-site by an approved facility.
7. Fencing shall be removed and will be recycled off-site by an approved facility.

E. Summary of Scrap Materials

Modules	Dismantle modules from Torque Tube using hand-held power tools, load on trucks and deliver to recycling facility.	634 Tonnes
Wiring	Cut open the zip ties using a knife or pliers. Roll the wire bundles, load on truck and deliver to copper recycling facility.	15,449 lbs
Tracker	Dismantle racking system with hand-held power tools (hat channels, torque tubes, bearings). Pull up I-beams from ground with pile driving machine or lull. Load on trucks and deliver to scrap metal facility.	867,296 lbs
Electrical equipment	Remove tracker controllers, inverters and cabinets using hand-held power tools, load on trucks and deliver to recycling facility.	26,565 lbs
Transformer	Lift the unit on a flatbed with a lull or truck-crane. Deliver to Transformer shop. Transformer is hermetic, do not drain on-site.	48,127 lbs (x3)
Underground buried wire	Dig up the buried wire, load on trucks and deliver to a recycling facility.	70,236 lbs
Fence	Remove chain-link, pull up posts, deliver to scrap metal facility.	63,198 lbs

F. Environmental Effects

Decommissioning activities, particularly the removal of project components could result in environmental effects similar to those of the construction phase. For example, there is the potential for disturbance (erosion/sedimentation) and stormwater quality control. Mitigation measures similar to those employed during the construction phase of the Solar Facility will be implemented. These will remain in place until the site is stabilized in order to mitigate erosion and silt/sediment runoff and any impacts on the significant natural features or water bodies located adjacent to the Facility Site. Road traffic will temporarily increase due to the movement of decommissioning crews and equipment. There may be an increase in particulate matter (dust) in adjacent areas during the decommissioning phase if the work takes place during particularly dry season. Decommissioning activities may lead to temporary elevated noise levels from heavy machinery and an increase in trips to the project location. Work will be undertaken during daylight hours and conform to any applicable restrictions.

G. Description of Work

The site is in a stable vegetated condition. Decommissioning does not disturb the soil for more than the area of digging up the trenches, and besides the tracked pile driver/remover and a mini-excavator no heavy machinery should be required. BMP's will be used to limit sediment escape around the removal work.

Heaviest piece of equipment is the transformer, which requires 17,000 lbs lifting capacity. The rest of the solar facility equipment can be dismantled and loaded on trucks by a team of 2 persons using a skidsteer.

First item after turning off all disconnects and disconnecting wires is to remove inverters, DC combiners and monitoring equipment from the racks on the equipment pad and deliver to recycling facility. Dismantle the AC switchboard from the transformer and have them delivered off site to a Transformer reconditioning facility.

After the Transformer and other equipment from the pad has been removed, the concrete slab can be cut to smaller sections and lifted up. Pad is no more than 8" thick, so one single dump truck is enough to transport it to a concrete recycling facility.

Along the tracker tables, disconnect PV module connections and open connectors between first & last module of string and homerun. Cut open the zip ties and remove DC wire from under the modules. The DC wires contain copper, which will be delivered to a recycling facility.



Remove DC wire and open connectors between DC modules.

Open the bolts in the hat channels holding the modules in place. The 4,357 modules can be picked up by two persons and loaded to transport vehicles for delivering to a facility for recycling.



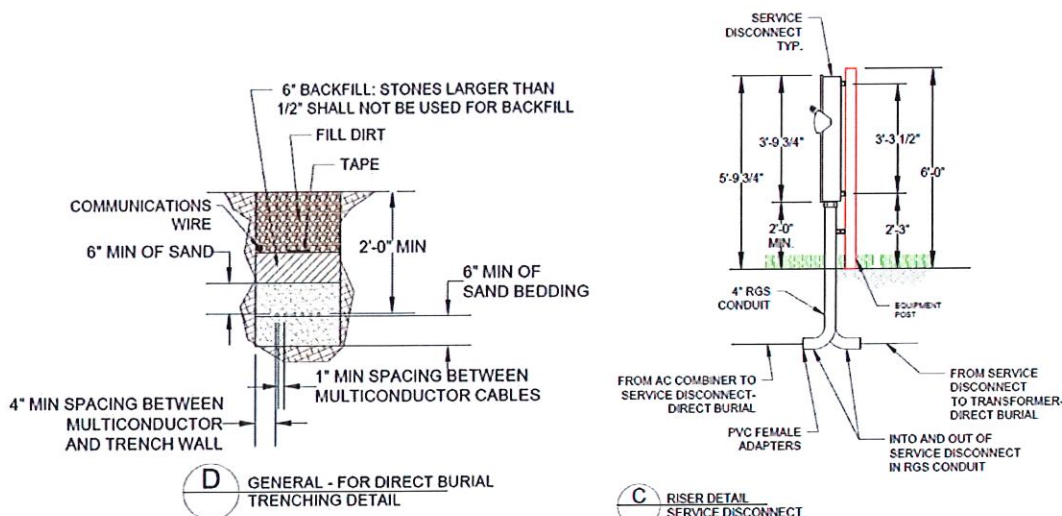
Modules are connected to the tracker by bolts in the hat channel perpendicular to the torque tube.

After the modules are removed, nuts and bolts holding the racking in place can be opened. A small forklift should be used to lift the torque tubes, no other component weighs more than an able person can lift so no cranes or heavy lifting equipment are required for decommissioning the tracker. After the racking structure has been dismantled the 8x3 C-channels can be pulled from the ground with a GRT pile driver. There are holes in the end of the I-beams where a pulling fitting can be screwed. Alternative, a lull with a chain can be used to pull of the I-beams.

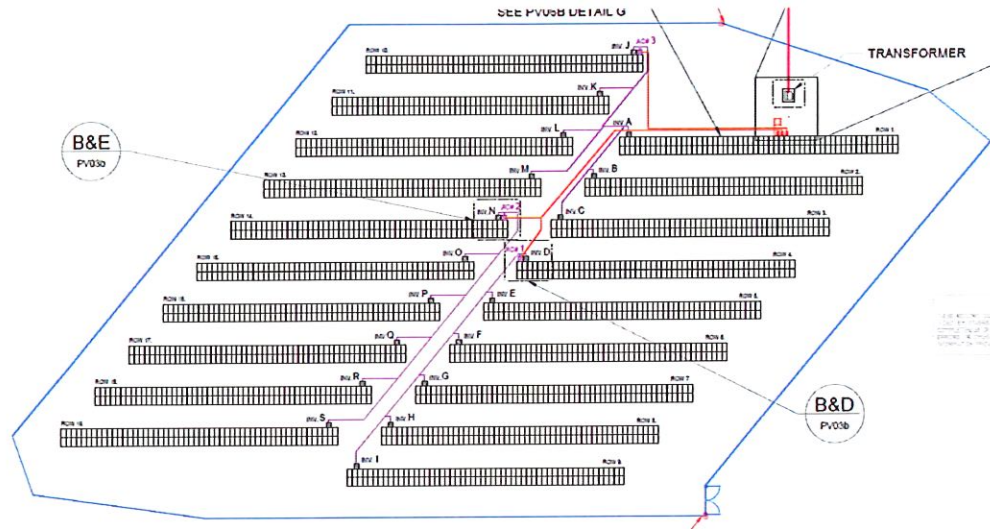


GRT Pile driver

Wire from DC combiners to inverters goes underground in a stub pipe with a 90° bend. Use a mini-excavator to locate the warning tape and then you know you're above the trench. One foot below the warning tape are the DC wires, so if you want to keep the cables intact, dig the last part carefully and pull the wire up the last inch with the soil left in place. Once all the cable is dug up the trench can be re-filled. It is recommended to leave a 6" mound on top of the compacted trench to allow for additional compaction. Grass the disturbed area for stabilization.



Different layers of buried cable at different depths. After the stub pipe and elbow the wire is in direct burial.



Example of drawings showing the location of buried cable along the main corridor between arrays. Refer to attachment for As-built drawings.

Remove the chain-link from the fence posts, roll and lift to a transport. The posts are embedded ~2' in the ground with a concrete collar. To remove them, simply rock the post with a skid-steer or a fork-lift back and forth until the ground around the collar has loosened and then use the skidsteer to pull up the post with the collar intact. Load the posts to a transport and deliver to scrap iron facility.

After the above-ground and underground equipment and wiring has been removed, the crush n' run at the site entrance and around equipment pad can be scraped up and either spread around the site or transported elsewhere. There is a geotextile matting under the driveway, which shall be removed as well.

H. Site Restoration

Through the decommissioning phase, the Facility Site will be restored to a state similar to its pre-construction condition. Holes and cavities created in the ground by any removal will be filled with soil of the same type or a similar type as the predominant soil found on the property.

After project components are removed, rehabilitated lands will be spot seeded to achieve full stabilization. After permanent grass has established, the temporary BMPs can be removed (subject to regulation at the time of decommissioning).

I. Managing Materials and Waste

During the decommissioning phase a variety of excess materials and wastes (listed in Table 1) will be generated. Most of the materials used in a Solar Facility are reusable or recyclable and some equipment may have manufacturer take-back and recycling requirements. Any remaining materials will be removed and disposed of off-site at an appropriate facility. Long-term asset owner will establish policies and procedures to maximize recycling and reuse and will work with manufacturers, local subcontractors, and waste firms to segregate material to be disposed of, recycled, or reused. Owner will be responsible for the logistics of collecting and recycling the PV modules and to minimize the potential for modules to be discarded in the municipal waste stream. Currently, some manufacturers and new companies are looking for ways to recycle and/or reuse solar modules when they have reached the end of their lifespan. Due to a recent increase in the use of solar energy technology, a large number of panels from a variety of projects will be nearing the end of their lifespan in 15 -25 years. It is anticipated there will be more recycling options available for solar modules at that time. The best way of disposing of the solar modules using best management practices at the time of decommissioning will be used.

Table 1: Management of Excess Materials and Waste Material / Waste: Means of Managing Excess Materials and Waste

PV panels.

If there is no possibility for reuse, the panels will either be returned to the manufacturer for appropriate disposal or will be transported to a recycling facility where the glass, metal and semiconductor materials will be separated and recycled.

Metal array mounting racks and steel supports.

These materials will be recycled or disposed of off-site at an approved facility.

Transformers.

The transformer can be transported with the oil inside or oil can be drained according to manufacturer and/or recycling facilities instructions at the time of decommissioning.

Inverters, fans, fixtures.

The metal components of the inverters, fans and fixtures will be disposed of or recycled, where possible. Remaining components will be disposed of in accordance with the standards of the day.

Gravel (or other granular).

It is possible that the municipality may accept uncontaminated material without processing for use on local roads, however, for the purpose of this report it is assumed that the material will be removed from the project location by truck to a location where the aggregate can be processed for salvage. It will then be reused as fill for construction. It is not expected that any such material will be contaminated as no hazardous materials or petrochemicals are used on site.

Geotextile fabric.

It is assumed that during the scraping of the aggregate, a large portion of the geotextile will be "picked up" and separated out of the aggregate at the aggregate reprocessing site. Geotextile fabric that is remaining or large pieces that can be readily removed from the excavated aggregate will be disposed of off-site at an approved disposal facility.

Concrete inverter/transformer foundations.

Concrete foundations will be broken down and transported by certified and licensed contractor to a recycling or approved disposal facility.

Cables and wiring.

The electrical line that connects the substation to the point of common coupling will be disconnected and disposed of at an approved facility.

Associated electronic equipment (isolation switches, fuses, metering).

Will be transported off-site to be sent back to the manufacturer, recycled, reused, or safely disposed of off-site in accordance with current standards and best practices.

Fencing.

Fencing will be removed and recycled at a metal recycling facility.

Debris.

Any remaining debris on the site will be separated into recyclables/residual wastes and will be transported from the site and managed as appropriate.

J. Decommissioning During Construction or Abandonment Before Maturity.

In case of abandonment of the Solar Facility during construction or before its 30-year maturity, the same decommissioning procedures as for decommissioning after ceasing operation will be undertaken and the same decommissioning and restoration program will be honored, in as far as construction proceeded before abandonment. The Solar Facility will be dismantled, materials removed and disposed, the soil that was removed will be graded and the site restored to a state similar to its preconstruction condition.

K. Decommissioning Notification.

Decommissioning activities may require the notification of stakeholders given the nature of the works at the Facility Site. The local municipality in particular will be notified prior to commencement of any decommissioning activities. Six months prior to decommissioning, Inman Solar (or the Long-Term Investor) will update their list of stakeholders and notify appropriate municipalities of decommissioning activities. Federal, county, and local authorities will be notified as needed to discuss the potential approvals required to engage in decommissioning activities.

L. Decommissioning Timeline

On-site decommissioning activities are expected to be completed within 90 days of site mobilization and will commence once requisite permits/approvals have been attained. Work outside of the scope of on-site decommissioning activities may depend on factors beyond the control of the decommissioning party (i.e., recycling activities, local authority coordination, etc.) but will be commenced no later than the end of the 30-year maturity date.

M. Approvals.

Well-planned and well-managed renewable energy facilities are not expected to pose environmental risks at the time of decommissioning. Decommissioning of this Solar Facility will follow standards of the day. Inman Solar (or the Long-Term Investor) will ensure that any required permits are obtained prior to decommissioning. This Decommissioning Report will be updated as necessary in the future to ensure that changes in technology and site restoration methods are taken into consideration.

June 30, 2025

EXHIBIT A

Site Plan

June 30, 2025

EXHIBIT B

O.C.G.A §§ 46-3-67 – 46-3-69.1

VICINITY MAP

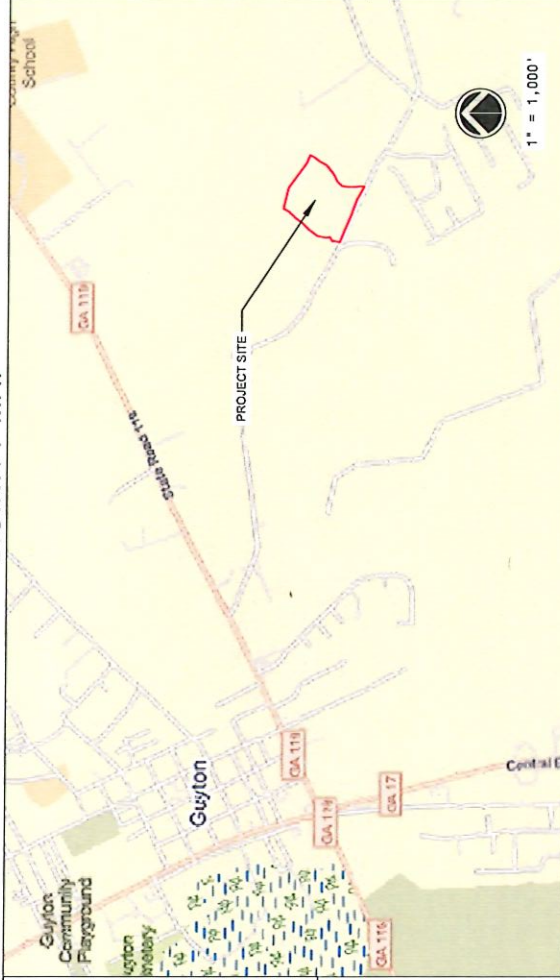


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EC7.1	DRIVEWAY CALLOUT - PHASE I
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EC13.3	GRASSING CHARTS
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THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY INDICATED THEREIN, WHETHER BY DRAWINGS OR NOTES, IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED.

RE-CONSTRUCTION IMPERVIOUS
AREA = 0 AC
POST-CONSTRUCTION IMPERVIOUS
AREA = 4.25 AC

PROJECT ENGINEER CONTACT
CHAD HOFSTADTER, PE LEED AP
PRINCIPAL
HOFSTADTER AND ASSOCIATES, INC.
4571 AIRWRIGHT RD
MACON GA, 31210
478-757-1169
CHAD@HOFSTADTER.COM

SITE PROJECT INFORMATION
COUNTY: EFFINGHAM
CITY: GUYTON
CURRENT ZONING = AR-1
ADJACENT PROPERTIES ZONING = AR-1
GRASSED AREA = 22.97 ACRES
AREA OF DISTURBANCE = 27.22 ACRES
TOTAL PROJECT AREA = 27.22 ACRES

PROJECT CHAIR/PRINCE/PCB/MITTELZ/4-HR CONTACT
 C/PRINGHAM BAIN/2 SOLAR PARK/1
 NICK STEIN
 800-899-5561
 320 N HIGHLAND AVE NE
 ATLANTA, GA 30307
 NICK@NINANSOLAR.COM

FOR STATEMENTS

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL THE EROSION RATE OCCURRING.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

THE DESIGN PROFESSIONAL WHO PREPARED THE ESD-PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

ANY AMENDMENTS/REVISIONS TO THE ESE&C PLAN WHICH HAVE SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.



inmansolar
A COMMERCIAL & UTILITY SCALE PROVIDER

ESPC CERTIFICATION:

⁷ CERTIFY THAT THIS EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH PART IV GAR 100001.

ACCENTS THAT THE PERMITTEE'S SOURCE, CONSERVATION, AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE GOVERNOR'S MANUAL FOR REGION AND SUBREGION CONTROL IN GEORGIA. (MARCH 2002), PUBLISHED BY THE GEORGIA ECHO AND WATER CONSERVATION COMMISSION AS A PART OF THE PARTIAL FUNDING OF THE LAND DRAINAGE ACTIVITY TWO PERMITTEE. PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER IN WHICH THE DISCHARGING OF THE STONY WATER DITCHES AND THAT THE DESIGN OF SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL WQS PERMIT FOR CAR 100002.

* TEMPERATURE OF THE PERMITTEE'S DISCHARGE, CONCENTRATION AND POLLUTION CONTROL PLANT INDICATORS FOR THE MONITORING OF ALL PERMITTEES, INTERMITTENT STREAMS AND OTHER WATER BODIES SHOWN ON THE COAST TOPOGRAPHIC MAP AND ALL OTHER FIELD IDENTIFIED PERMANENT AND INTERMITTENT STREAMS AND OTHER WATER BODIES. (B) WHEN ANY SUCH SPECIFIC IDENTIFIED PERMANENT OR INTERMITTENT STREAM AND OTHER WATER BODY IS NOT REQUIRED TO BE SAMPLED, I HAVE DETERMINED IN MY PROFESSIONAL JUDGMENT, UTILIZING THE FACTS AND INFORMATION IN THE GENERAL WQBS PERMIT NO. CAG 100021, THAT THE INCREASE IN THE TURBIDITY OF EACH SPECIFIC IDENTIFIED SAMPLING RECEIVING WATER WOULD BE REPRESENTATIVE OF THE INCREASE IN THE TURBIDITY OF A SPECIFIC IDENTIFIED UNSAMPLED RECEIVING WATER.*

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT THE QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATION.*"

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT UNDER MY DIRECT SUPERVISION."



**HOFSTADTER &
ASSOCIATES INC.**
CIVIL/ENVIRONMENTAL/TRANSPORTATION
CONSULTING ENGINEERS
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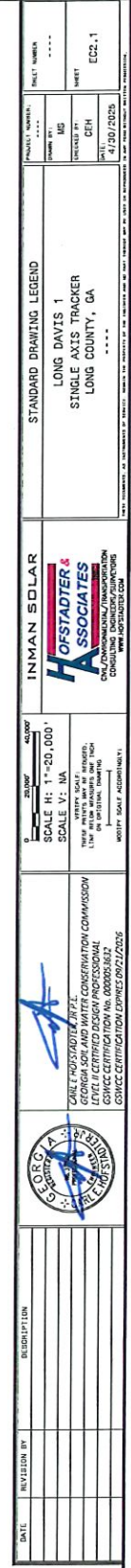
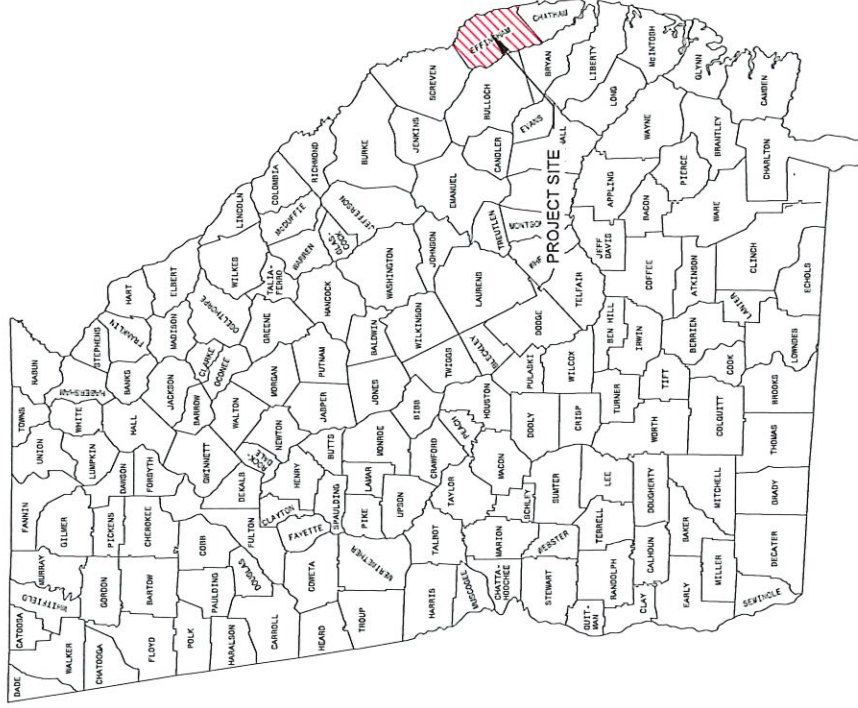
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REVISIONS.

DRAWING NUMBER: EC1.1

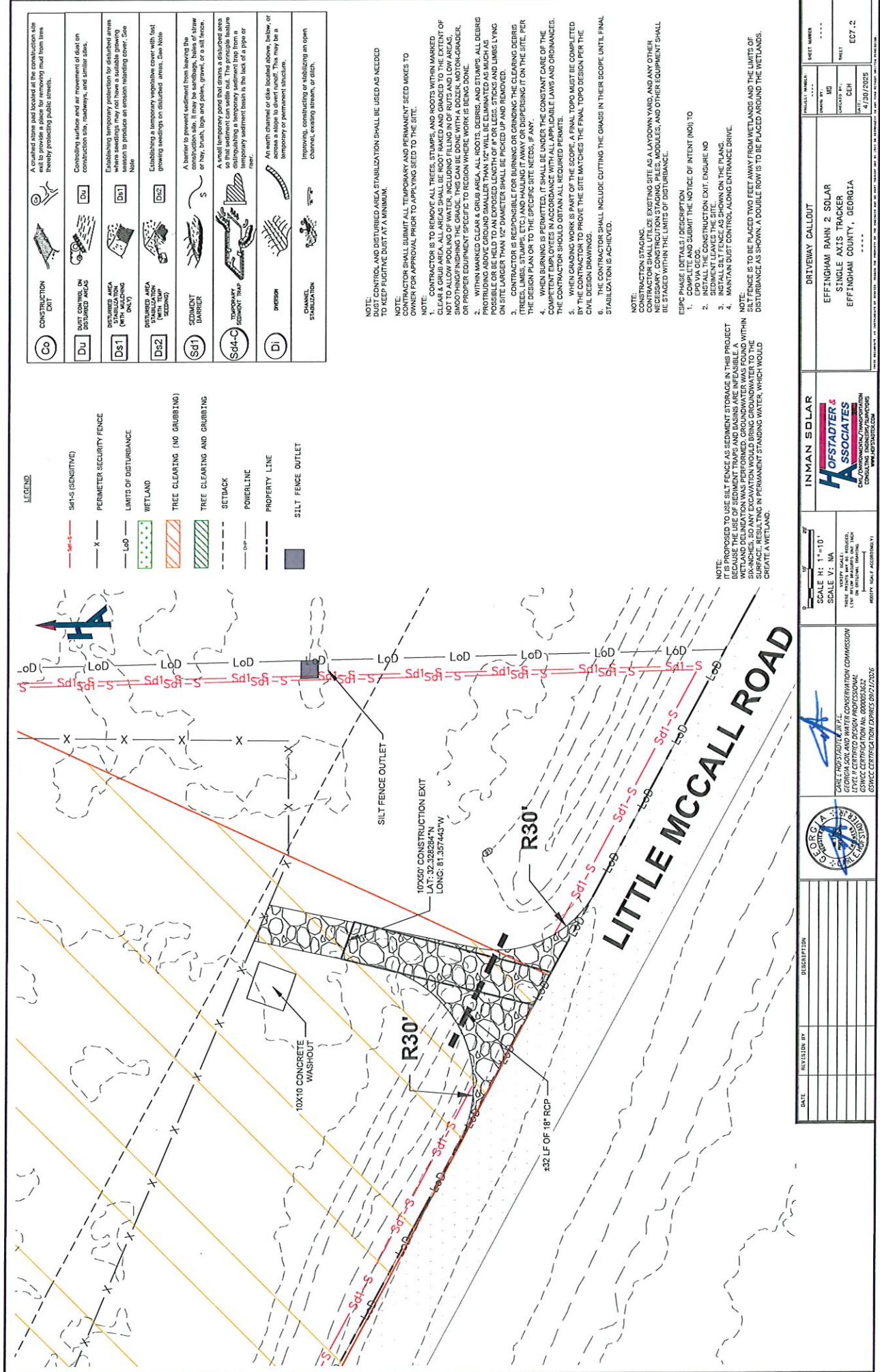
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EFFINGHAM COUNTY LOCATION MAP









Co	CONSTRUCTION EXIT		A crushed stone pad located at the construction site exit to provide a place for removing mud from tires hereby protecting public streets.
Du	DUST CONTROL ON PAVED AREAS		Controlling surface and air movement of dust on construction site, roadways, and similar sites.
Ds1	DISTURBED AREA (WITH MULCHING ONLY)		Establishing temporary protection for disturbed areas where seedlings may not have a sufficient growing medium to produce an erosion retaining cover. See Note.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDINGS)		Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas. See Note.
Sd1	SEDIMENT BARRIER		A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd4-C	TEMPORARY SEDIMENT TRAP		A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature is a temporary sediment trap in the back of a pipe or river.
Di	DITCH		An earth channel or ditches located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Ch	CHANNEL STABILIZATION		Improving, constructing or stabilizing an open channel, existing stream, or ditch.

NOTE:
IT IS PROPOSED TO USE SILT FENCE AS SEDIMENT STORAGE IN THIS PROJECT BECAUSE THE USE OF SEDIMENT TRAPS AND BASINS ARE INFEASIBLE. A SILT FENCE IS A TEMPORARY BARRIER TO PREVENT SEDIMENT FROM LEAVING THE SITE. IT IS A LINE OF INTERLOCKING POLYPROPYLENE Silt Fences ARE SIX INCHES HIGH AND ARE DESIGNED TO BE PLACED WITHIN SIX INCHES OF ANY EXISTING OR PROPOSED DRAINAGE. THE SILT FENCE SURFACE, RESULTING IN PERMANENT STANDING WATER, WHICH WOULD CREATE A WETLAND.

NOTE:
SILT FENCE IS TO BE PLACED TWO FEET AWAY FROM WETLANDS AND THE LIMITS OF DISTURBANCE AS SHOWN. A DOUBLE ROW IS TO BE PLACED ALONG WETLANDS.

ESPC PHASE II DETAILS / DESCRIPTION
1. SILT FENCE SHALL BE PLACED AT THE EXIT. ENSURE NO SEDIMENT LEAVES THE SITE.

1. MAINTAIN SILT FENCE AS SHOWN ON THE PLANS.
2. MAINTAIN SILT FENCE AND TEMPORARY LAYDOWN DRAINAGE AND NOT TO CREATE A LOCALIZED POOLING BY CREATING HIGH POINTS.
3. MAINTAIN SILT FENCE AND TEMPORARY LAYDOWN DRAINAGE AND NOT TO CREATE A LOCALIZED POOLING BY CREATING HIGH POINTS.

LEGEND

Sd1-S (SENSITIVE)

PERIMETER SECURITY FENCE

LIMITS OF DISTURBANCE

WETLAND

SETBACK

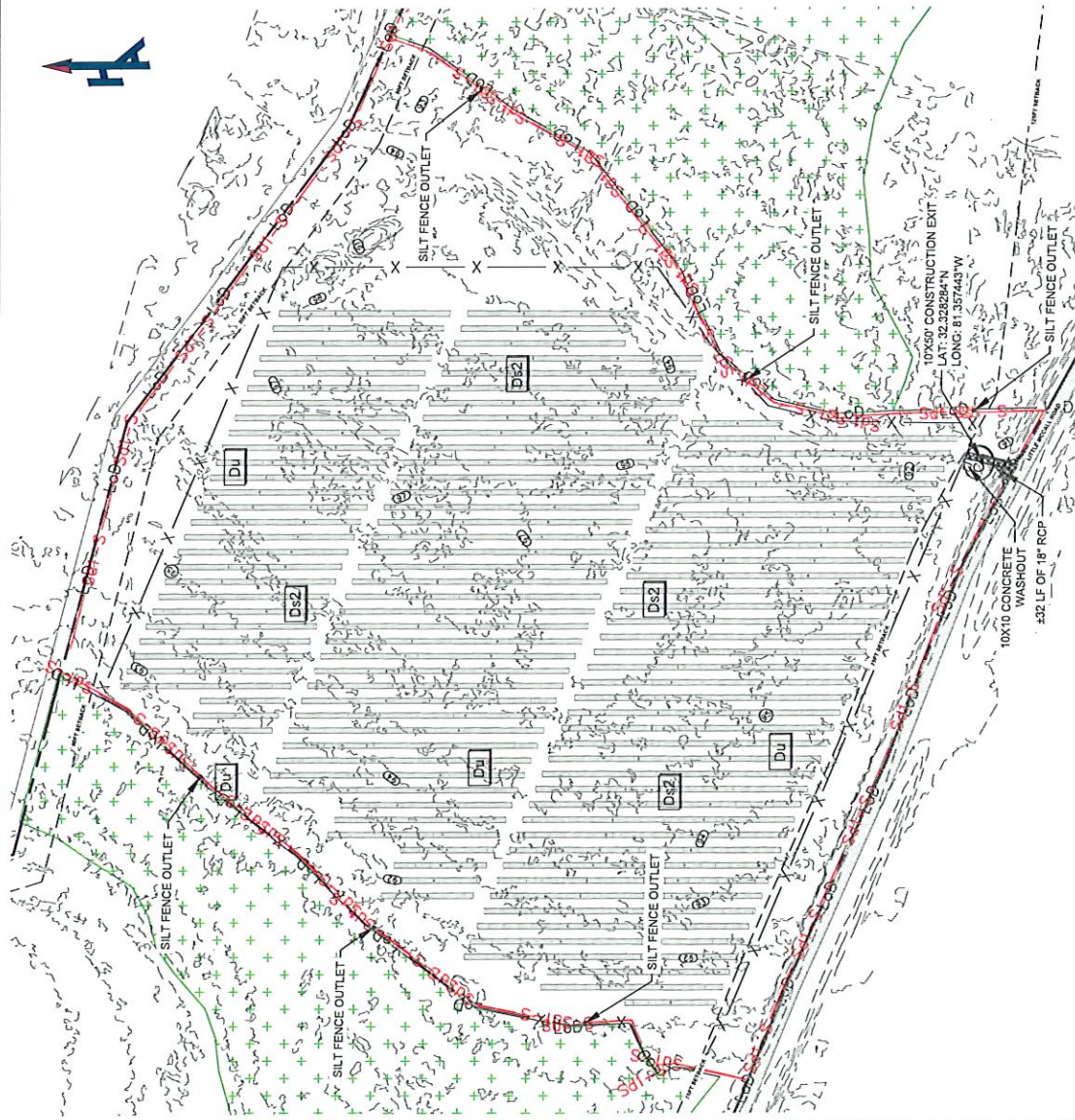
POWERLINE

PROPERTY LINE

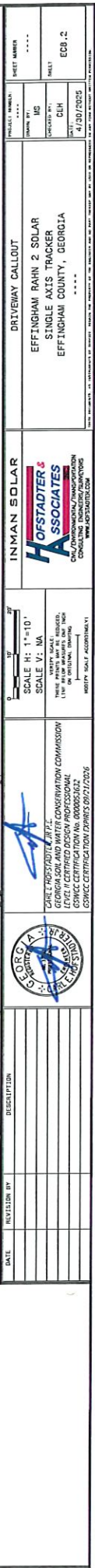
SILT FENCE OUTLET

NOTE:
CONTRACTOR SHALL SUBMIT ALL TEMPORARY AND PERMANENT SEED MIXES TO OWNER FOR APPROVAL PRIOR TO APPLYING SEED TO THE SITE.

NOTE:
DUST CONTROL AND DISTURBED AREA STABILIZATION SHALL BE USED AS NEEDED TO KEEP FUGITIVE DUST AT A MINIMUM. ALL STABILIZATION SHALL BE DONE BEFORE MOVING TO PHASE III.



INMAN SOLAR		ESPC - PHASE II	
HOFSTADTER & ASSOCIATES		EFFINGHAM RAIN 2. SOLAR	
CONSULTING ENGINEERS		SINGLE AXIS TRACKER	
CONSULTING ENGINEERS		EFFINGHAM COUNTY, GEORGIA	
SCALE H: 1"=80'		SHEET NUMBER	
SCALE V: 1"=10'		SHEET	
THESE PLANS MAY BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.		DATE	
PROJECT SCALE: 1"=80'		4/30/2025	
CARL T. HOFSTADTER, P.E.		PROJECT	
GEORGIA SOIL AND WATER CONSERVATION COMMISSION		SHEET	
LEVEL 1 CERTIFIED DESIGN PROFESSIONAL		ECS. 1	
GEWCC CERTIFICATION NO. 0000030622		DATE	
CONTRACT DOCUMENTS 07/22/2025		4/30/2025	



DS3 DISTURBED AREA STABILIZATION (WITH PERM SEEDING)



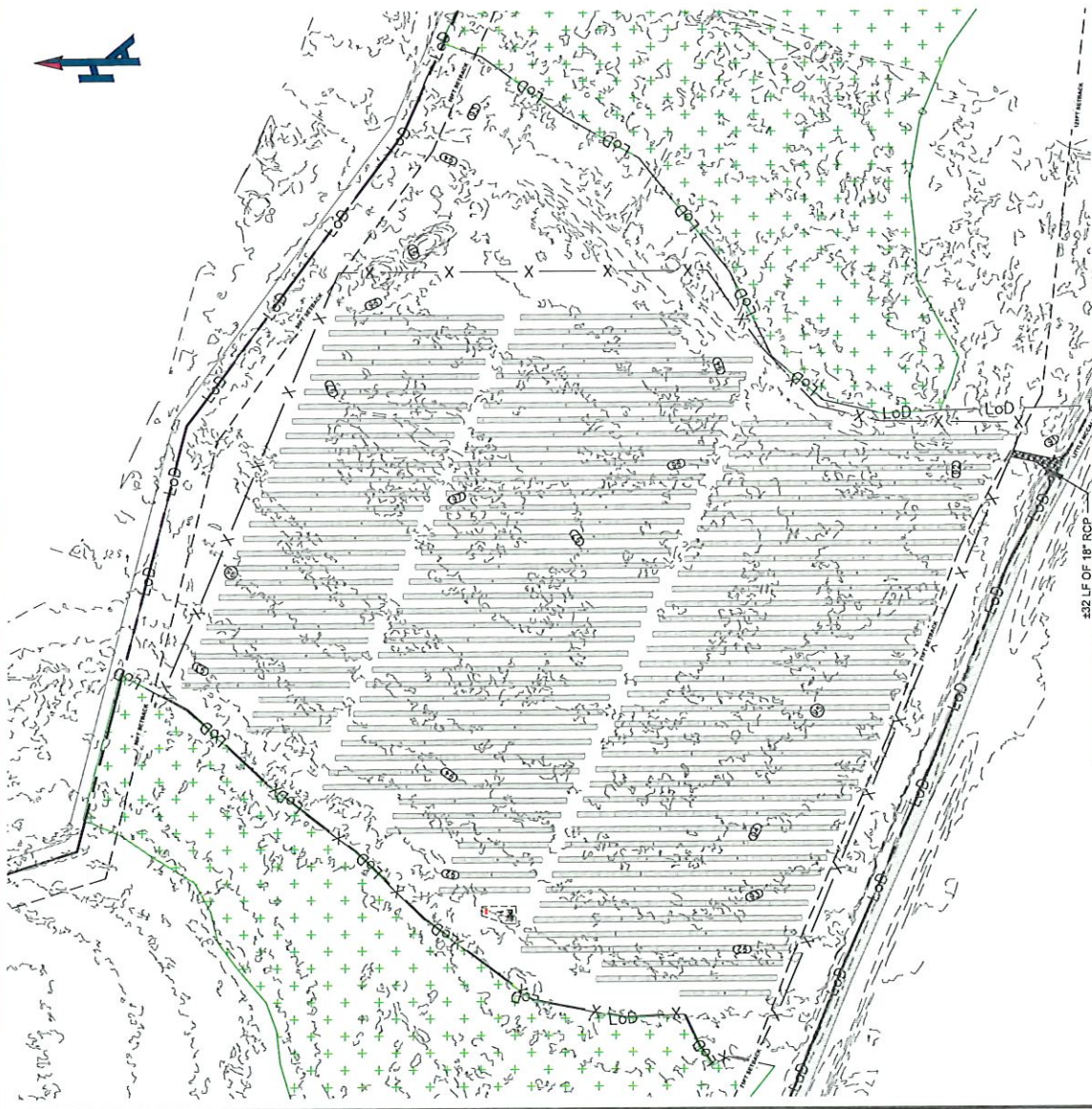
LEGEND

- X — PERIMETER SECURITY FENCE
- LoO — LIMITS OF DISTURBANCE
- WETLAND
- SETBACK
- POWERLINE
- PROPERTY LINE

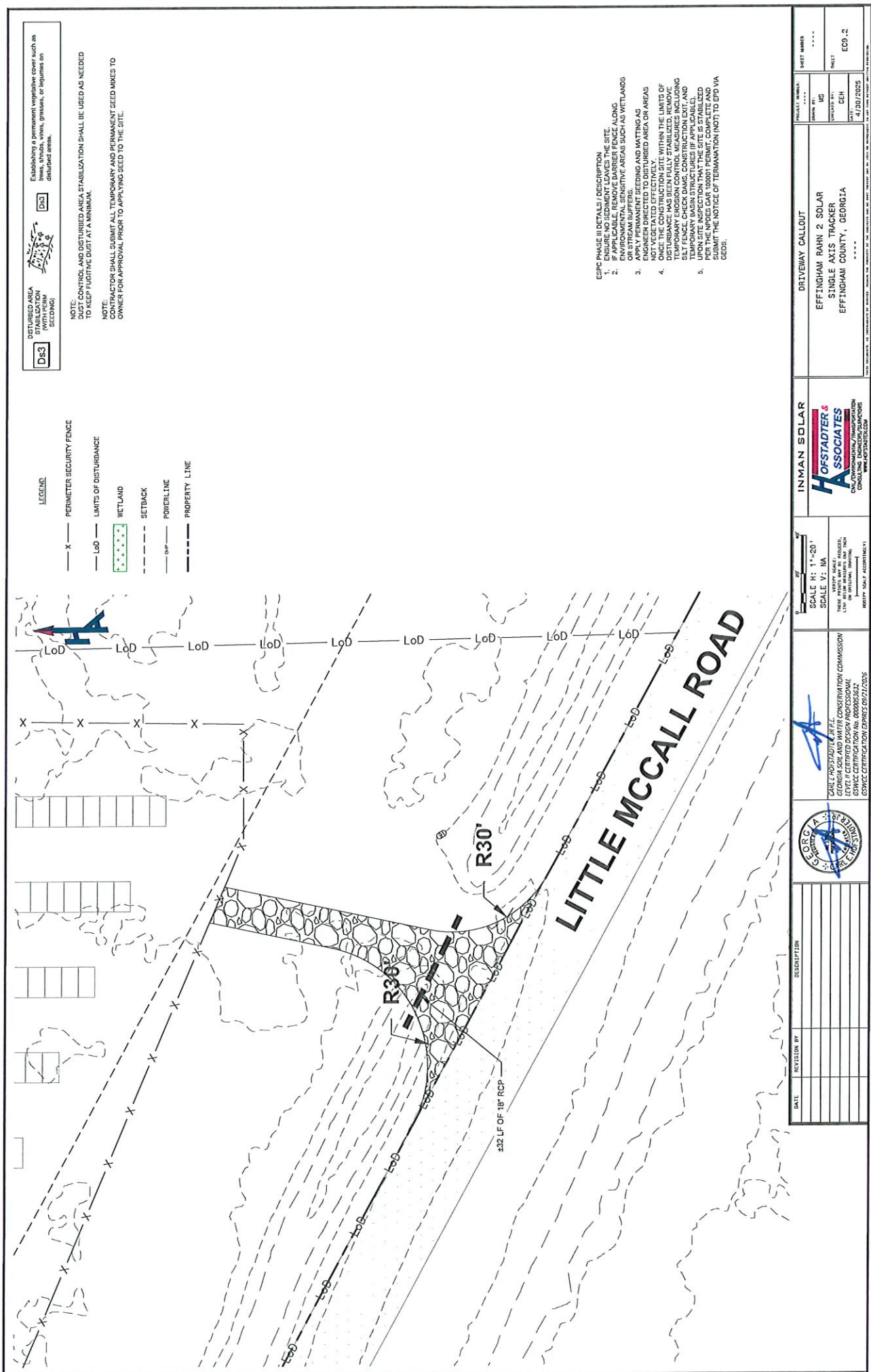
NOTE:
DUST CONTROL AND DISTURBED AREA STABILIZATION SHALL BE USED AS NEEDED TO KEEP FUGITIVE DUST AT A MINIMUM.

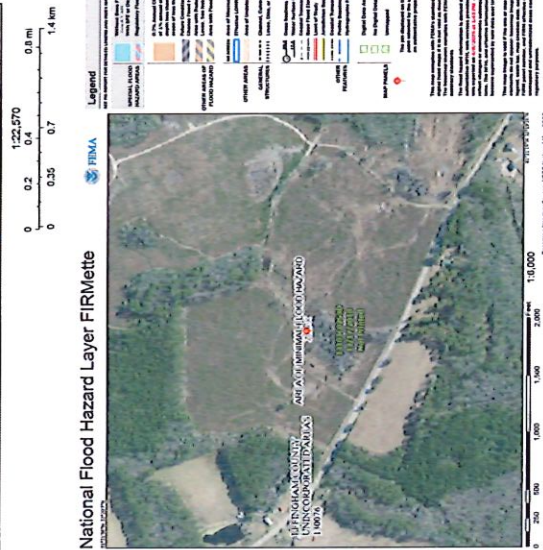
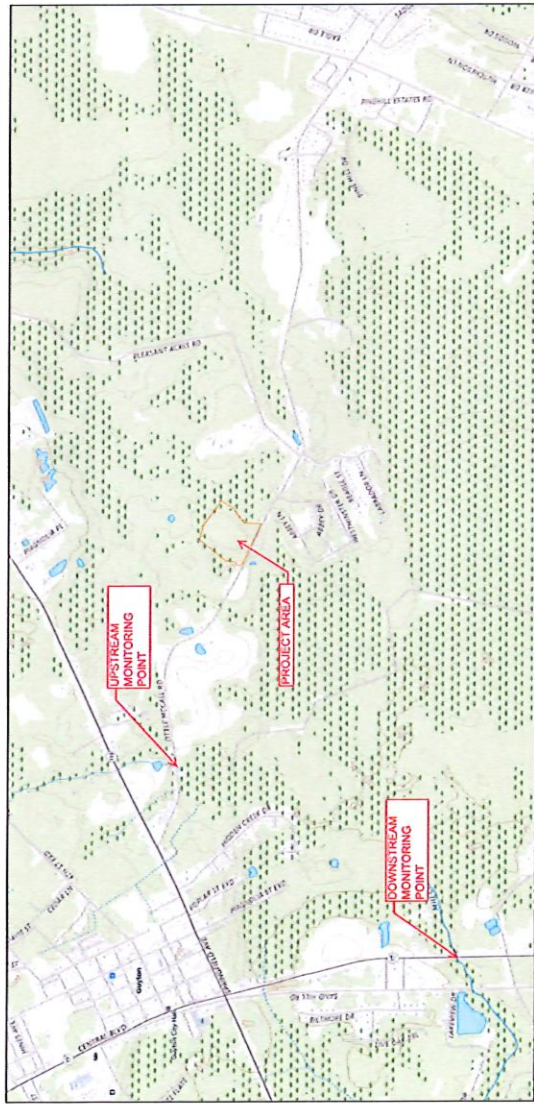
NOTE:
CONTRACTOR SHALL SUBMIT ALL TEMPORARY AND PERMANENT SEED MIXES TO OWNER FOR APPROVAL PRIOR TO APPLYING SEED TO THE SITE.

- ESPC PHASE II DETAILS / DESCRIPTION**
1. PERFORM DISTURBED AREA STABILIZATION WITH PERM SEEDING ALONG PERIMETER OF DISTURBED AREA.
 2. PERFORM DISTURBED AREA STABILIZATION WITH PERM SEEDING ALONG ENVIRONMENTAL SENSITIVE AREAS SUCH AS WETLANDS OR STREAM BUFFER.
 3. PERFORM DISTURBED AREA STABILIZATION WITH PERM SEEDING AS ENGINEER DIRECTED TO DISTURBED AREA OR AREAS NOT VEGETATED EFFECTIVELY.
 4. ONCE THE CONSTRUCTION SITE WITHIN THE LIMITS OF DISTURBANCE IS STABILIZED, THE CONTRACTOR SHALL PERFORM TEMPORARY EROSION CONTROL MEASURES INCLUDING SELF FENCE, CHECK DAMS, CONSTRUCTION EXIT, AND TEMPORARY EROSION CONTROL MEASURES AS DIRECTED BY THE ENGINEER UPON SITE INSPECTION THAT THE SITE IS STABILIZED PER THE NPDES CAR 100001 PERMIT. COMPLETE AND SUBMIT THE NOTICE OF TERMINATION (NOT) TO EPA VIA CECOS.



INMAN SOLAR HOFSTADTER & ASSOCIATES CONSULTING ENGINEERS/SURVEYORS 1000 N. W. 10th Ave., Suite 100 Ft. Lauderdale, FL 33304 (954) 561-1000 www.hofstadter.com		ESPC - PHASE III EFFINGHAM RANCH 2 SOLAR SINGLE AXIS TRACKER EFFINGHAM COUNTY, GEORGIA		PROJECT NUMBER: 1000 SHEET NUMBER: 1000-1
SCALE: H: 1"=100' SCALE: V: 1"=10' THESE PLANS MAY BE REUSED, REVISED, OR MODIFIED WITHOUT NOTICE. REVISION: 10/1/2020		CARL ROSSADY, P.E. GEORGIA SOIL AND WATER CONSERVATION COMMISSION LEVEL 1 CERTIFIED DESIGN PROFESSIONAL CIVIL ENGINEER (NO. 0000000000) CIVIL ENGINEER (NO. 0000000000)		SHEET NUMBER: 1000-1 SHEET: 1000-1
DATE:	REVISION BY:	DESCRIPTION:		



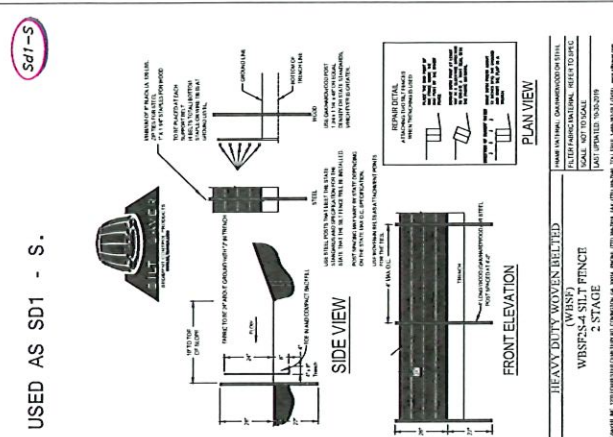
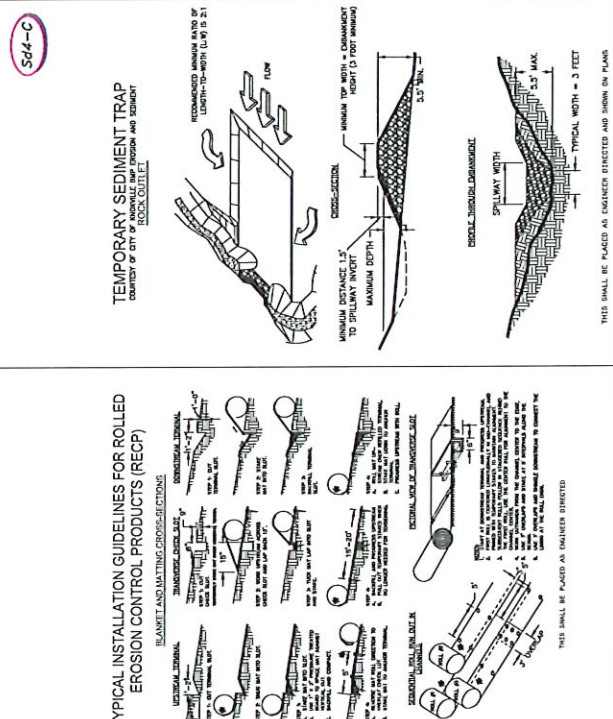
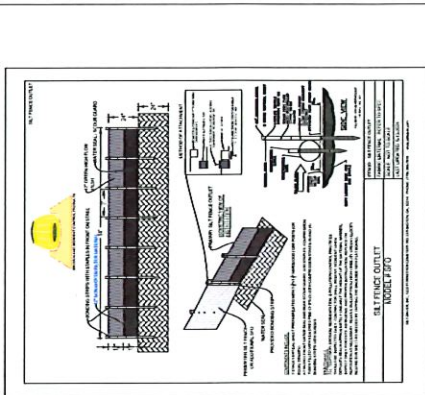
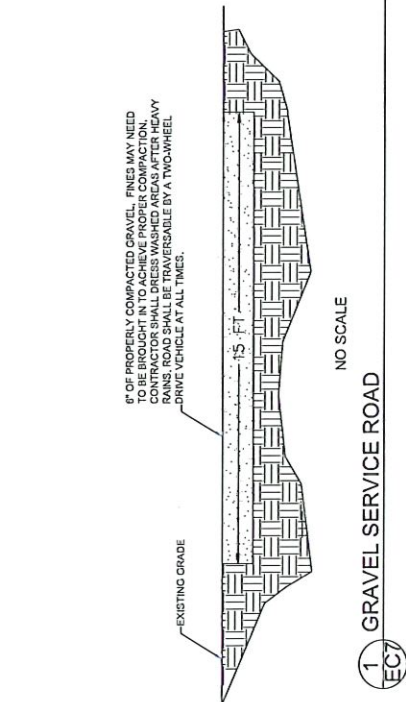


GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES			STRUCTURAL PRACTICES		
CODE	PRACTICE	DETAIL	CODE	PRACTICE	DETAIL
(C1)	CONCRETE		(C2)	TEMPERATURE	
(C3)	CONCRETE REINFORCEMENT		(C4)	TEMPERATURE	
(C5)	CONCRETE REINFORCEMENT		(C6)	TEMPERATURE	
(C7)	CONCRETE REINFORCEMENT		(C8)	TEMPERATURE	
(C9)	CONCRETE REINFORCEMENT		(C10)	TEMPERATURE	
(C11)	CONCRETE REINFORCEMENT		(C12)	TEMPERATURE	
(C13)	CONCRETE REINFORCEMENT		(C14)	TEMPERATURE	
(C15)	CONCRETE REINFORCEMENT		(C16)	TEMPERATURE	
(C17)	CONCRETE REINFORCEMENT		(C18)	TEMPERATURE	
(C19)	CONCRETE REINFORCEMENT		(C20)	TEMPERATURE	
(C21)	CONCRETE REINFORCEMENT		(C22)	TEMPERATURE	
(C23)	CONCRETE REINFORCEMENT		(C24)	TEMPERATURE	
(C25)	CONCRETE REINFORCEMENT		(C26)	TEMPERATURE	
(C27)	CONCRETE REINFORCEMENT		(C28)	TEMPERATURE	
(C29)	CONCRETE REINFORCEMENT		(C30)	TEMPERATURE	
(C31)	CONCRETE REINFORCEMENT		(C32)	TEMPERATURE	
(C33)	CONCRETE REINFORCEMENT		(C34)	TEMPERATURE	
(C35)	CONCRETE REINFORCEMENT		(C36)	TEMPERATURE	
(C37)	CONCRETE REINFORCEMENT		(C38)	TEMPERATURE	
(C39)	CONCRETE REINFORCEMENT		(C40)	TEMPERATURE	
(C41)	CONCRETE REINFORCEMENT		(C42)	TEMPERATURE	
(C43)	CONCRETE REINFORCEMENT		(C44)	TEMPERATURE	
(C45)	CONCRETE REINFORCEMENT		(C46)	TEMPERATURE	
(C47)	CONCRETE REINFORCEMENT		(C48)	TEMPERATURE	
(C49)	CONCRETE REINFORCEMENT		(C50)	TEMPERATURE	
(C51)	CONCRETE REINFORCEMENT		(C52)	TEMPERATURE	
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(C59)	CONCRETE REINFORCEMENT		(C60)	TEMPERATURE	
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(C65)	CONCRETE REINFORCEMENT		(C66)	TEMPERATURE	
(C67)	CONCRETE REINFORCEMENT		(C68)	TEMPERATURE	
(C69)	CONCRETE REINFORCEMENT		(C70)	TEMPERATURE	
(C71)	CONCRETE REINFORCEMENT		(C72)	TEMPERATURE	
(C73)	CONCRETE REINFORCEMENT		(C74)	TEMPERATURE	
(C75)	CONCRETE REINFORCEMENT		(C76)	TEMPERATURE	
(C77)	CONCRETE REINFORCEMENT		(C78)	TEMPERATURE	
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(C201)	CONCRETE REINFORCEMENT		(C202)	TEMPERATURE	
(C203)	CONCRETE REINFORCEMENT		(C204)	TEMPERATURE	

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Accepted for publication 12 November 2003

[illegible]

	SCALE H: NA SCALE V: NA
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	SCALE H: NA SCALE V: NA

INMAN SOLAR

OFSTADTER & ASSOCIATES

CIVIL/ENVIRONMENTAL/TRANSPORTATION
CONSULTING ENGINEERS/SURVEYORS

DETAILS 2	PROJECT NUMBER ****	SHIFT NUMBER *****
EFFINGHAM RAIN 2 SOLAR SINGLE AXIS TRACKER EFFINGHAM COUNTY, GEORGIA	DRAWN BY ING	ECL3.2 PLOT
	CHECKED BY CJH	
	DATE 4/30/2025	

NOTE: ALL TYPES OF DETAILS ARE SHOWN WITHIN THE DETAIL SHEETS OF THIS FRAPC PLAN. THIS IS A CALL ON THE OWNER TO OBTAIN PROPER UNIT PRICE INSTALL COSTS IF RED LINES ARE REQUIRED DURING CONSTRUCTION TO MAINTAIN A COMPLIANT SITE.

PERMANENT GRASSING CHART OPTIONS

RECOMMENDED PERMANENT GRASSING CHART

PLANTING DATES AND SEED RATES		
SPECIES	BROADCAST RATES (LBS/AC.)	PLANTING DATES
BAHIA, PENSACOLA	60	3/1 - 6/1 (OPTIMUM) MAY BE PLANTED YEAR ROUND
BAHIA, WILMINGTON	60	3/1 - 6/1 (OPTIMUM) MAY BE PLANTED YEAR ROUND
BERMUDA, COMMON (HILLED)	10	2/15 - 7/1
BERMUDA, COMMON (UNHILLED)	10	10/1 - 3/1
CENTPEDE	BLOCK SEED ONLY	4/1 - 7/1
CROWNCRACK OR COOL SEASON GRASSES	15	9/1 - 11/1
LESPEDEZA, SERPENA SCARIFIED UNSCARIFIED	60 75	2/15 - 6/15 9/1 - 3/1 (OPTIMUM) MAY BE PLANTED YEAR ROUND
LESPEDEZA, AMURO VIRGATA OPPALOW SCARIFIED UNSCARIFIED	60 75	3/15 - 6/15 9/1 - 3/1 (OPTIMUM) MAY BE PLANTED YEAR ROUND
LOVEGRASS, WEEPING	4	2/1 - 6/15
PANICGRASS, ATLANTIC COASTAL	20	2/1 - 5/1
RED CANARY GRASS	50	8/1 - 11/15
SUNFLOWER, AZTIC MAXIMILLIAN *	10	4/1 - 6/1
SWITCHGRASS	40	3/15 - 6/1

* NOT TO BE USED ON AIRPORTS
MORE SPECIES SHOWN ON D3 DETAIL, THE ABOVE CAN BE USED AT THE CONTRACTOR'S DISCRETION BASED UP OF THE ONSITE SOIL SAMPLES AND TESTING.

FERTILIZER REQUIREMENTS			
TYPE OF SPECIES	YEAR	FERTILIZER TYPE	TOP DRESSING RATE
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1,500 LBS/AC. 1,500 LBS/AC. 30 LBS/AC.
	10-10-10	1,500 LBS/AC.	1,500 LBS/AC.
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1,500 LBS/AC. 800 LBS/AC. 400 LBS/AC.
	10-10-10	400 LBS/AC.	30 LBS/AC.

1/ APPLY IN SPRING FOLLOWING SEEDING
2/ APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED
3/ APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES

CONTRACTOR IS REQUIRED TO GATHER SOIL SAMPLES FROM MULTIPLE AREAS OF THE SITE AND SUBMIT TO USE OF ENGINEER APPROVED LABORATORY TO ANALYZE SOIL COMPOSITION AND FERTILIZER REQUIREMENTS. CONTRACTOR IS REQUIRED TO USE THE RECOMMENDED SEEDING AND FERTILIZER RATES UNLESS ENGINEER OR OWNER DIRECTED.

TEMPORARY GRASSING CHART		
FALL AND WINTER		SPRING AND SUMMER
SPECIES		SPECIES
RYE GRASS @ 40 p/oc		WEeping LOVEGRASS (4)
BIRLEY @ 144 p/oc		LESPEDEZA, ANNUAL (40)
LESPEDEZA, ANNUAL @ 40 p/oc		RYE (165)
OATS @ 128 p/oc		SUDANGRASS (60)
RYE @ 165 p/oc		FERTILIZER (10-10-10)
TRITICALE @ 144 p/oc		* IF NECESSARY (0.3)
WHEAT @ 180 p/oc		WORK DETAILS ON ORDER INCLUDED IN THIS ORDER.
FERTILIZER (10-10-10)		CONTRACTOR MAY SELECT GRASS BASED OFF SOIL SAMPLES AND SUBMIT TO ENGINEER AND OWNER FOR APPROVAL
* IF NECESSARY @ 0.3 p/oc		

NOTE:
• THE TERM "PURE LIME SEED" IS USED TO EXPRESS THE QUALITY OF SEED, EVEN IF IT IS NOT SHOWN ON THE LABEL.
• "PURE LIME SEED" (PLS) IS EXPRESSED AS A PERCENTAGE OF SEEDS THAT ARE PURE AND WILL GERMINATE.

PLANTING DATES AND SEED RATES		
SPECIES	BROADCAST RATES (LBS/AC.)	PLANTING DATES
BERMUDA TRIANGLE BLEND (PENNINGTON CERTIFIED MOHAWK, SULTAN AND STONEY BERMAUGRASSES)	25	BEFORE 9/17
BERMUDA TRIANGLE BLEND (PENNINGTON CERTIFIED MOHAWK, SULTAN AND STONEY BERMAUGRASSES) WITH KENTUCKY 31 FESCUE OR PERENNIAL RYE GRASS	50	BETWEEN 9/17 - 4/17
	25	

FERTILIZER REQUIREMENTS

50 LB. FERTILIZER (14-14-14 WITH 0.61 US. SULFATE OF POTASH PLUS MICROINERT PHOSPHATE) MUST HAVE AT LEAST 60% OF NITROGEN AS SLOWLY AVAILABLE FROM UREA-FORMALDEHYDE, 40% OF NITROGEN FROM DIAMMONIUM PHOSPHATE, 100% OF POTASSIUM AS SULFATE OF POTASH WITH AN ADDED TRACE MICROINERTS PHOSPHATE. THIS BLEND IS ACTIVATED BY MICROBIAL ACTIVITY IN SOIL AND FEEDS MORE AS PLANT NEEDS IT INSTEAD OF ONE DUST ALL AT ONCE. FEEDS FOR UP TO THREE MONTHS TO AFTER PLANTING.

FERTILIZER SCHEDULE

NEWLY SEEDING BERMAUG PLANTS NEED AN INCH 1-1.5" OF WATER FOR WEEK. USED JOB IS TO REMAIN MOIST ON THE TOP 2" OF SOIL FOR THE FIRST MONTH AFTER PLANTING. THIS IS CRUCIAL TO GERMINATION AND ESTABLISHMENT. MORE THAN HALF OF THE GROWTH AT ANY ONE MORNING.

FERTILIZER NEWLY SEEDING OR SPREADING TURF GRASSES ONCE A MONTH WITH A COMPLETE FERTILIZER AT A RATE EQUIVALENT TO ONE POUND OF NITROGEN PER 1,000 SQ. FT. FOLLOWING SOIL TEST RECOMMENDATIONS. BUT IN THE ABSENCE OF THIS INFORMATION, FERTILIZER SHOULD BE APPLIED AT THE RATE OF ONE POUND OF NITROGEN PER 1,000 SQ. FT. FERTILIZER SHOULD BE APPLIED WITH AN ADDITIONAL POUND OF NITROGEN BETWEEN APPLICATIONS OF THE COMPLETE FERTILIZER. WATER AFTER EACH APPLICATION OF FERTILIZER.

WINTER

DURING THE LATE WINTER MONTHS (LATE JANUARY-FEBRUARY) APPLY A PRE-ELEMENT FERTILIZER TO PREVENT GRASSES AND TURF FROM DORMANCY. THIS FERTILIZER SHOULD BE APPLIED AT THE RATE OF ONE POUND OF NITROGEN PER 1,000 SQ. FT. FERTILIZER SHOULD BE APPLIED WITH AN ADDITIONAL POUND OF NITROGEN BETWEEN APPLICATIONS OF THE COMPLETE FERTILIZER. WATER AFTER EACH APPLICATION OF FERTILIZER.

SPRING

IN THE MONTHS OF APRIL AND MAY A POST-ELEMENT FERTILIZER CAN BE INCORPORATED INTO THE FERTILIZING GRASSLAW OR TURF. DO NOT APPLY AGAIN WITHIN 60 DAYS OF INITIAL APPLICATION.

FALL

DURING THE EARLY FALL, APPLY A WINTERIZER FERTILIZER THAT IS HIGH IN PHOSPHORUS TO PROMOTE A DEEP ROOT GROWTH. ALSO, THE PLANTS SHOULD BE WATERED DURING THE FALL. A DEEPER ROOT WILL KEEP THE PLANTS WINTER A MORE HARSH WINTER. SOILS MUST BE MOIST AND NOT DRY AT 11. FILLING OFF THE GRASSING AREAS AND PRECISION RAY DUES FROM COMING UP THROUGHOUT THE WINTER MONTHS.

				INMAN SOLAR HOFSTADTER & ASSOCIATES 1000 N. WILSON AVENUE SUITE 100 ATLANTA, GA 30309 (404) 525-1234 WWW.HOFSTADTER.COM		GRASSING CHART EFFINGHAM RAIN 2 SOLAR SINGLE AXIS TRACKER EFFINGHAM COUNTY, GEORGIA ***** 4/30/2025		SHEET NUMBER SHEET 1 OF 1 SHEET EC13.3	
DATE: _____ REVISION BY: _____ DESCRIPTION: _____		SCALE H: 1/4" SCALE V: 1/4" THESE PLANTS ARE IN HEREST, LINE IN ORIGINAL DRAWING.		ONLY HOFSTADTER & ASSOCIATES, INC. IS AUTHORIZED TO MAKE CHANGES TO THIS CHART. ANY CHANGES MUST BE MADE IN WRITING AND SIGNED BY THE ENGINEER.		GEORGIA PROFESSIONAL ENGINEER CIVIL/MECHANICAL ENGINEERING LICENSE NO. 0000053632 EXPIRATION DATE 09/21/2028		PROJECT NUMBER: 2025-001 SHEET: 1 OF 1 DATE: 4/30/2025	

