

KNIGHTDALE BATTERY ENERGY STORAGE FACILITY

PLANNED AREA DEVELOPMENT

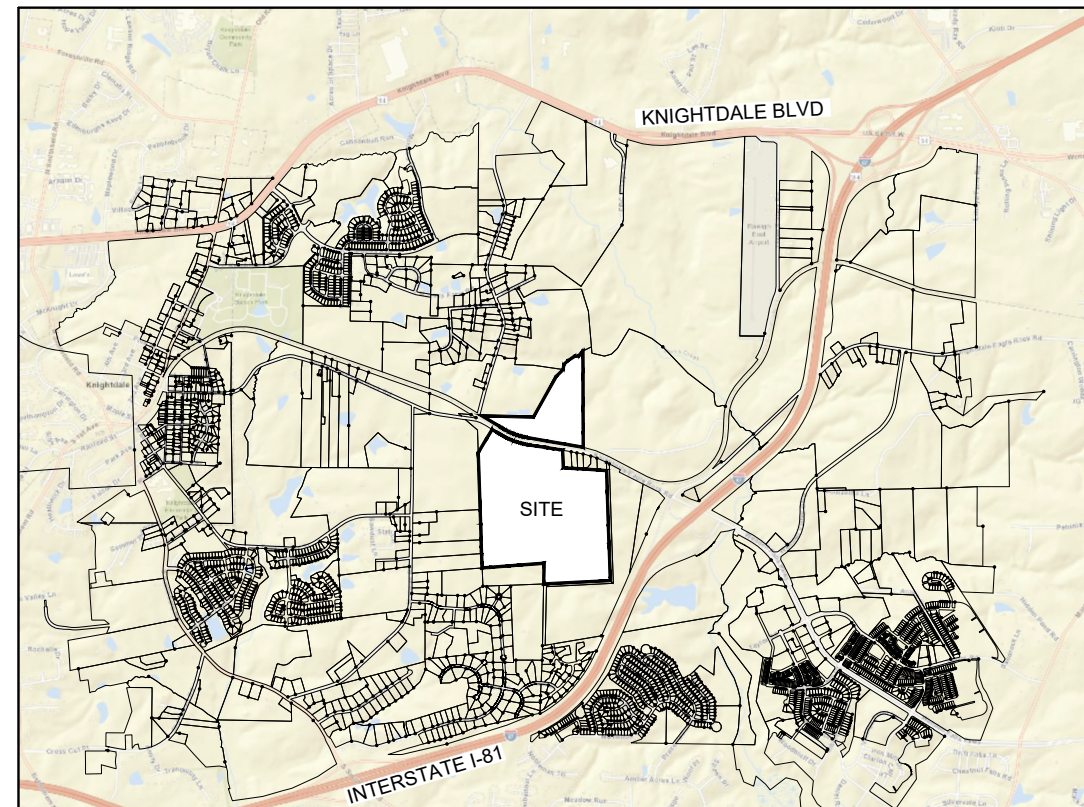
KNIGHTDALE SKETCH PLAN

5201 KNIGHTDALE EAGLE ROCK ROAD

KNIGHTDALE, NORTH CAROLINA

| DRAWING NO. | DESCRIPTION |
|-------------|----------------------------------|
| FIGURE 1 | COVER SHEET |
| FIGURE 2 | ENVIRONMENTAL SURVEY |
| FIGURE 3 | CONCEPT PLAN |
| FIGURE 4 | TYPICAL BESS FACILITY COMPONENTS |
| FIGURE 5 | BUFFER PLAN |

| SITE DATA TABLE | |
|--------------------------|--|
| Total Site Area | 201.3 Acres |
| Knightsdale Zoning | MI |
| Proposed Zoning | MI |
| Existing Land Use | Manufacturing and Industrial |
| Proposed Land Uses | No Variance Requested |
| Watershed Classification | Neuse River |
| Proposed Units | Acres |
| Single Family | 0.0 Acrea |
| Multifamily | 0.0 Acres |
| Commercial/Mixed-Use | Total 201.3 Acres, BESS Facility 9.0 Acres |
| Property Owner 1 | Duke Energy Progress Inc. |
| Site Parking | SUBSTATION YARD OR OUTSIDE THE GATE |



SITE VICINITY MAP

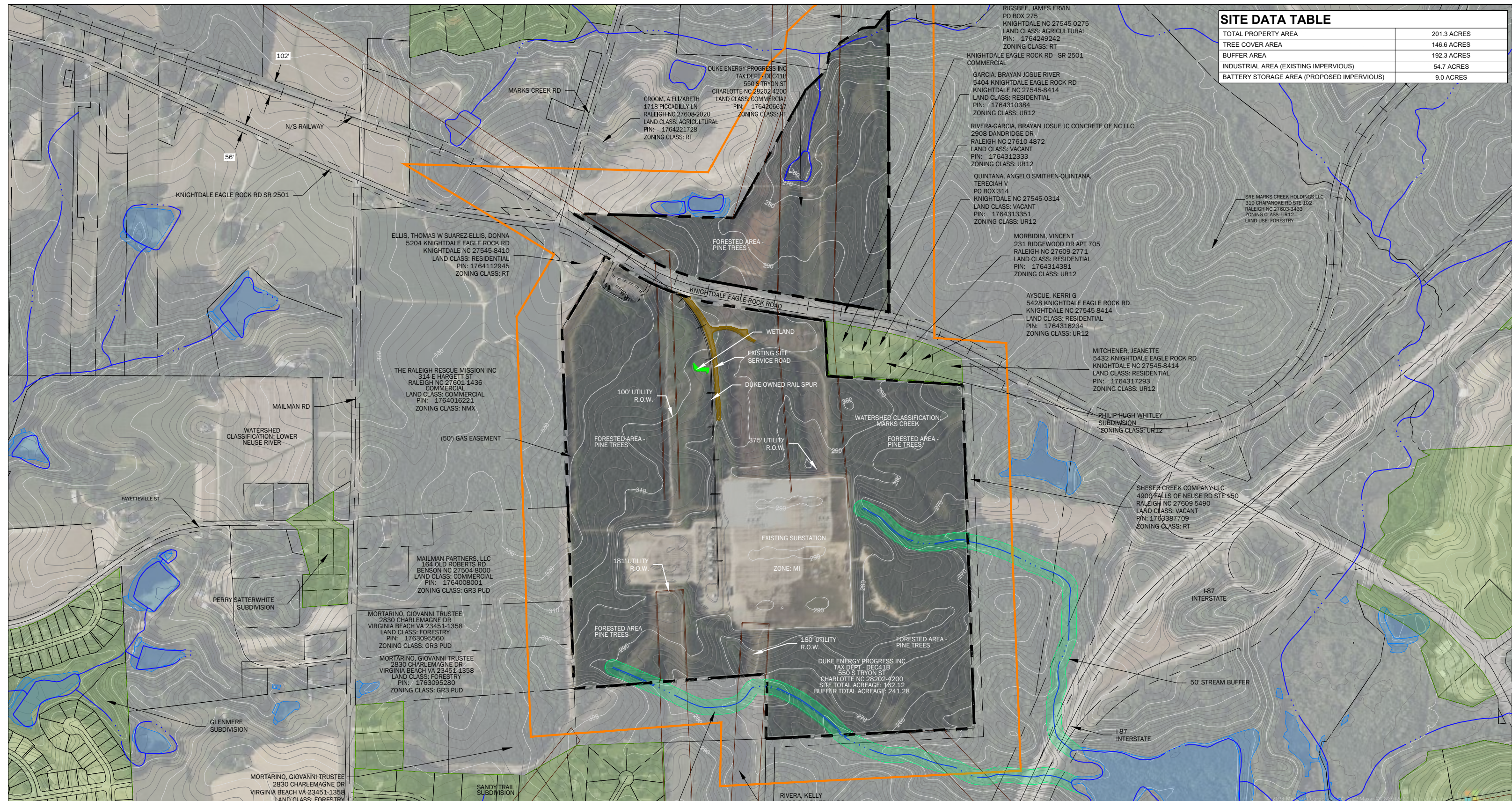
1" = 4000'

| REV | DATE | REVISION | APPR'D | REV BY |
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| | | | | |
|--------------------------|---|----------------------------------|---------------------|-----------------|
| | PREPARED FOR DUKE ENERGY PROGRESS, LLC ERM NC, INC. - LICENSE # F-1223 300 WEST SUMMIT AVENUE, SUITE 330 CHARLOTTE, NORTH CAROLINA 28203 | | | |
| | KNIGHTDALE SKETCH PLAN | | | |
| | DATE: 05/09/2023 DESIGNED BY: ERM CHECKED BY: ERM | DRAWN BY: SAR APPROVED BY: CM | JOB NUMBER: 0683084 | SHEET: 1 OF 5 |
| | KNIGHTDALE PROPOSED BATTERY ENERGY STORAGE FACILITY COVER SHEET 5201 KNIGHTDALE EAGLE ROCK ROAD KNIGHTDALE, NORTH CAROLINA | | | |
| DRAWING NUMBER: FIGURE 1 | | | REV: 0 | DISCIPLINE NO.: |

| SITE DATA TABLE | |
|--|-------------|
| TOTAL PROPERTY AREA | 201.3 ACRES |
| TREE COVER AREA | 146.6 ACRES |
| BUFFER AREA | 192.3 ACRES |
| INDUSTRIAL AREA (EXISTING IMPERVIOUS) | 54.7 ACRES |
| BATTERY STORAGE AREA (PROPOSED IMPERVIOUS) | 9.0 ACRES |



ELLIS, THOMAS W SUAREZ-ELLIS, DONNA
5204 KNIGHTDALE EAGLE ROCK RD
KNIGHTDALE NC 27545-8410
LAND CLASS: RESIDENTIAL
PIN: 1764112945
ZONING CLASS: RT

THE RALEIGH RESCUE MISSION INC
314 E HARGETT ST
RALEIGH NC 27601-1436
COMMERCIAL
LAND CLASS: COMMERCIAL
PIN: 1764016221
ZONING CLASS: NMX

MAILMAN PARTNERS, LLC
164 OLD ROBERTS RD
BENSON NC 27504-8000
LAND CLASS: COMMERCIAL
PIN: 1764008001
ZONING CLASS: GR3 PUD

MORTARINO, GIOVANNI TRUSTEE
2830 CHARLEMAGNE DR
VIRGINIA BEACH VA 23451-1358
LAND CLASS: FORESTRY
PIN: 1763095560
ZONING CLASS: GR3 PUD

MORTARINO, GIOVANNI TRUSTEE
2830 CHARLEMAGNE DR
VIRGINIA BEACH VA 23451-1358
LAND CLASS: FORESTRY
PIN: 1763095280
ZONING CLASS: GR3 PUD

MORTARINO, GIOVANNI TRUSTEE
2830 CHARLEMAGNE DR
VIRGINIA BEACH VA 23451-1358
LAND CLASS: FORESTRY
PIN: 1763088851
ZONING CLASS: GR3 PUD

DUKE ENERGY PROGRESS INC
TAX DEPT - DEC41B
550 S TRYON ST
CHARLOTTE NC 28202-4200
LAND CLASS: COMMERCIAL
PIN: 1763159954
ZONING CLASS: MI

DUKE ENERGY PROGRESS INC
TAX DEPT - DEC41B
550 S TRYON ST
CHARLOTTE NC 28202-4200
LAND CLASS: COMMERCIAL
PIN: 1764206637
ZONING CLASS: RT

RIGSBEE, JAMES ERVIN
PO BOX 275
KNIGHTDALE NC 27545-0275
LAND CLASS: AGRICULTURAL
PIN: 1764249242
ZONING CLASS: RT

KNIGHTDALE EAGLE ROCK RD - SR 2501
COMMERCIAL
GARCIA, BRAYAN JOSUE RIVER
5404 KNIGHTDALE EAGLE ROCK RD
KNIGHTDALE NC 27545-8414
LAND CLASS: RESIDENTIAL
PIN: 1764310384
ZONING CLASS: UR12

RIVERA-GARCIA, BRAYAN JOSUE JC CONCRETE OF NC LLC
2908 DANDRIDGE DR
RALEIGH NC 27610-4872
LAND CLASS: VACANT
PIN: 1764312333
ZONING CLASS: UR12

QUINTANA, ANGELO SMITHEN-QUINTANA,
TERECIAH V
PO BOX 314
KNIGHTDALE NC 27545-0314
LAND CLASS: VACANT
PIN: 1764313351
ZONING CLASS: UR12

MORBIDINI, VINCENT
231 RIDGEWOOD DR APT 705
RALEIGH NC 27609-2771
LAND CLASS: RESIDENTIAL
PIN: 1764314381
ZONING CLASS: UR12

AYSCUE, KERRI G
5428 KNIGHTDALE EAGLE ROCK RD
KNIGHTDALE NC 27545-8414
LAND CLASS: RESIDENTIAL
PIN: 1764316234
ZONING CLASS: UR12

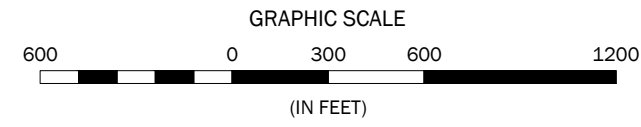
MITCHENER, JEANETTE
5432 KNIGHTDALE EAGLE ROCK RD
KNIGHTDALE NC 27545-8414
LAND CLASS: RESIDENTIAL
PIN: 1764317293
ZONING CLASS: UR12

PHILIP HUGH WHITLEY
SUBDIVISION
ZONING CLASS: UR12

SHESER CREEK COMPANY LLC
4900 FALLS OF NEUSE RD STE 450
RALEIGH NC 27609-5490
LAND CLASS: VACANT
PIN: 1763387709
ZONING CLASS: RT

DUKE ENERGY PROGRESS INC
TAX DEPT - DEC41B
550 S TRYON ST
CHARLOTTE NC 28202-4200
SITE TOTAL ACREAGE: 432.12
BUFFER TOTAL ACREAGE: 241.28

RIVERA, KELLY
5423 SANDY TRAIL DR
KNIGHTDALE NC 27545-9046
LAND CLASS: RESIDENTIAL
PIN: 1763272948
ZONING CLASS: RT



- LEGEND:
- RIVER AND STREAMS
 - PARCELS
 - SUBJECT PROPERTY
 - 300' PROPERTY BUFFER
 - SUBDIVISION
 - 2' TOPO CONTOURS

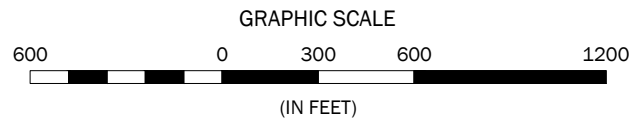
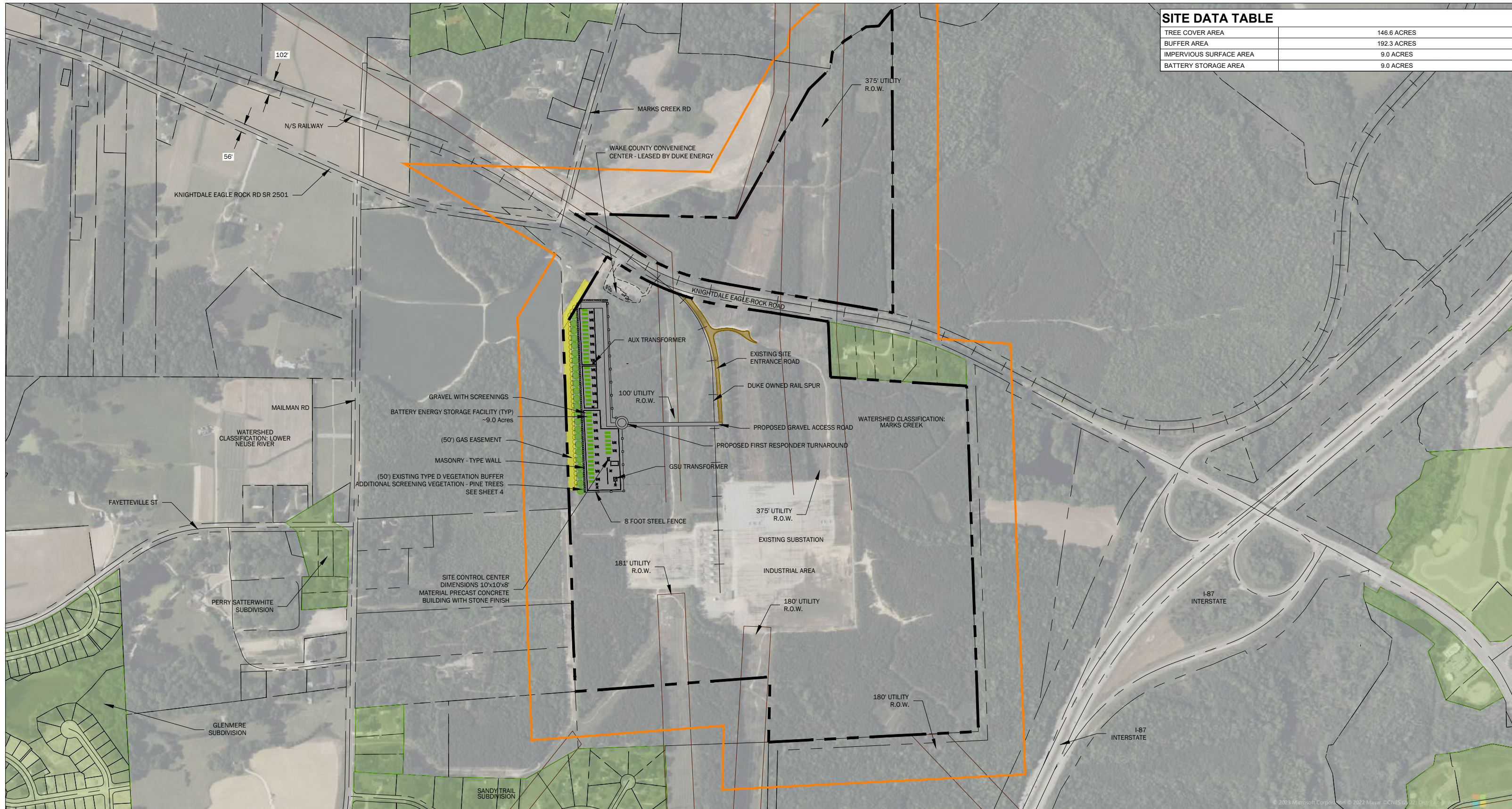
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| ERM NC, INC. - LICENSE # F-1223 300 WEST SUMMIT AVENUE, SUITE 330 CHARLOTTE, NORTH CAROLINA 28203 | |
| KNIGHTDALE SKETCH PLAN | |
| SCALE: 1"=600' | DESIGNED BY: SAR |
| DATE: 05/09/2023 | APPROVED BY: CM |
| JOB NUMBER: 0683084 | SHEET: 2 OF 5 |
| KNIGHTDALE BATTERY ENERGY STORAGE FACILITY ENVIRONMENTAL SURVEY 5201 KNIGHTDALE EAGLE ROCK ROAD KNIGHTDALE, NC 27545 | |
| DRAWING NUMBER: | REV: 0 |
| FIGURE 2 | |

| SITE DATA TABLE | |
|-------------------------|-------------|
| TREE COVER AREA | 146.6 ACRES |
| BUFFER AREA | 192.3 ACRES |
| IMPERVIOUS SURFACE AREA | 9.0 ACRES |
| BATTERY STORAGE AREA | 9.0 ACRES |



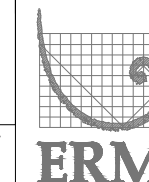
- LEGEND:
- RIVER AND STREAMS
 - PARCELS
 - SUBJECT PROPERTY
 - 300' PROPERTY BUFFER
 - SUBDIVISION

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ERM NC, INC. - LICENSE # F-1223
300 WEST SUMMIT AVENUE, SUITE 330
CHARLOTTE, NORTH CAROLINA 28203



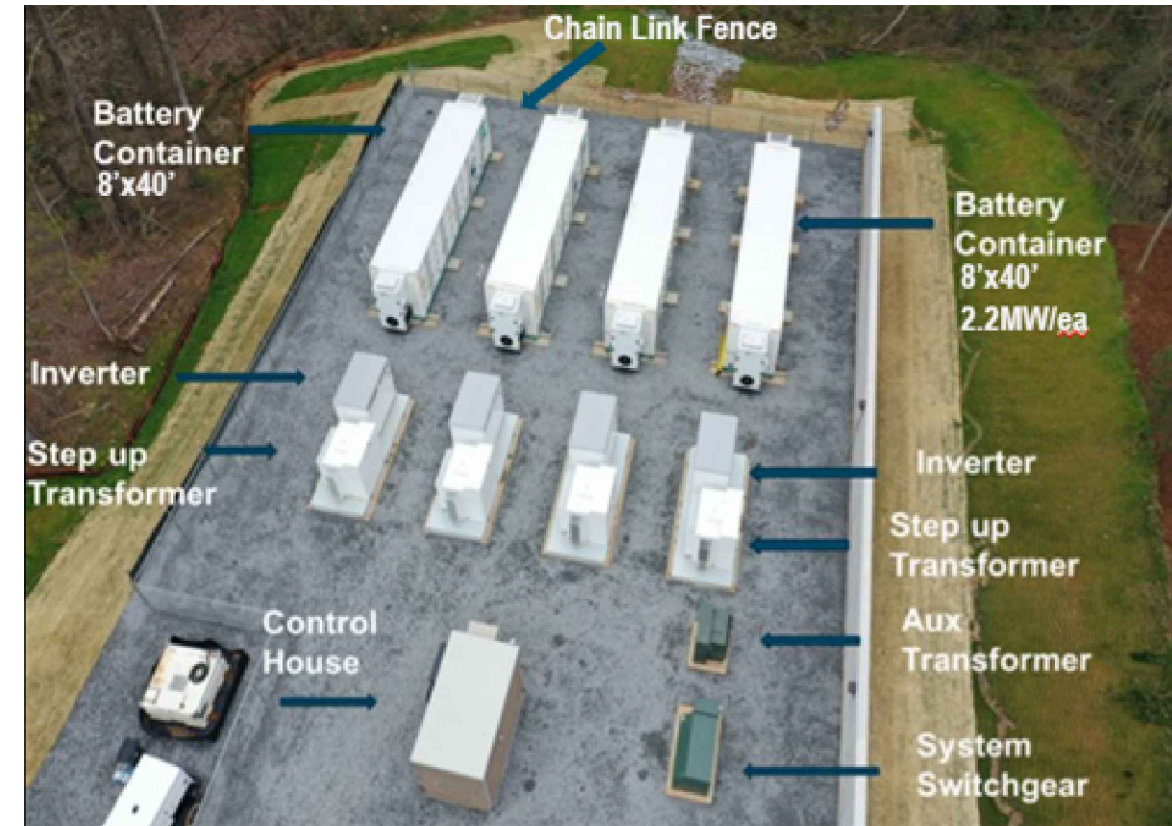
KNIGHTDALE SKETCH PLAN

| | | | | |
|---|--------------------|-------------------|-----------------------|-----------------|
| SCALE 1"=600' | DESIGNED BY SAR | DRAWN BY SAR | JOB NUMBER 0683084 | SHEET 3 OF 5 |
| DATE 05/09/2023 | CHECKED BY CM | APPROVED BY CM | DISCIPLINE NO. | |
| KNIGHTDALE BATTERY ENERGY STORAGE FACILITY CONCEPT PLAN 5201 KNIGHTDALE EAGLE ROCK ROAD KNIGHTDALE, NC 27545 | | | | REV 0 |
| DRAWING NUMBER: | | | FIGURE 3 | |

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TYPICAL SUNGROW ENERGY STORAGE CONTAINERS



TYPICAL BESS FACILITY LAYOUT



TYPICAL WARTSILA ENERGY STORAGE CONTAINERS



TYPICAL MASONRY WALL OPTIONS

NOTE:

- SITE CONTROL CENTER
- DIMENSIONS 10'x10'x8'
- MATERIAL PRECAST PRECAST CONCRETE BUILDING WITH STONE FINISH

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| KNIGHTDALE SKETCH PLAN | | | |
| DATE: N.T.S. 05/09/2023 | DESIGNED BY: SAR CHECKED BY: CM | DRAWN BY: SAR APPROVED BY: CM | JOB NUMBER: 0683084 SHEET: 4 OF 5 |
| | | | DISCIPLINE NO.: 0 |
| DRAWING NUMBER: | | | FIGURE 4 |

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BUFFER DENSITY FROM 50' (VIEW TOWARD NEIGHBORING PARCEL)



VEGETATIVE BUFFER (VIEW FROM NEIGHBORING PARCEL)

NOTE:
UNDERSTORY VEGETATION WILL BE ADDED TO MEET TYPE D BUFFER PERFORMANCE STANDARD

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| | | KNIGHTDALE SKETCH PLAN | | | |
| SCALE: N.T.S. DATE: 05/09/2023 | DESIGNED BY: SAR CHECKED: CM | DRAWN BY: SAR APPROVED: CM | JOB NUMBER: 0683084 | SHEET: 5 OF 5 | DISCIPLINE NO. |
| KNIGHTDALE BATTERY ENERGY STORAGE FACILITY BUFFER PLAN 5201 KNIGHTDALE EAGLE ROCK ROAD KNIGHTDALE, NC 27545 | | | | | |
| DRAWING NUMBER: FIGURE 5 | | | | REV: 0 | NO. |



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