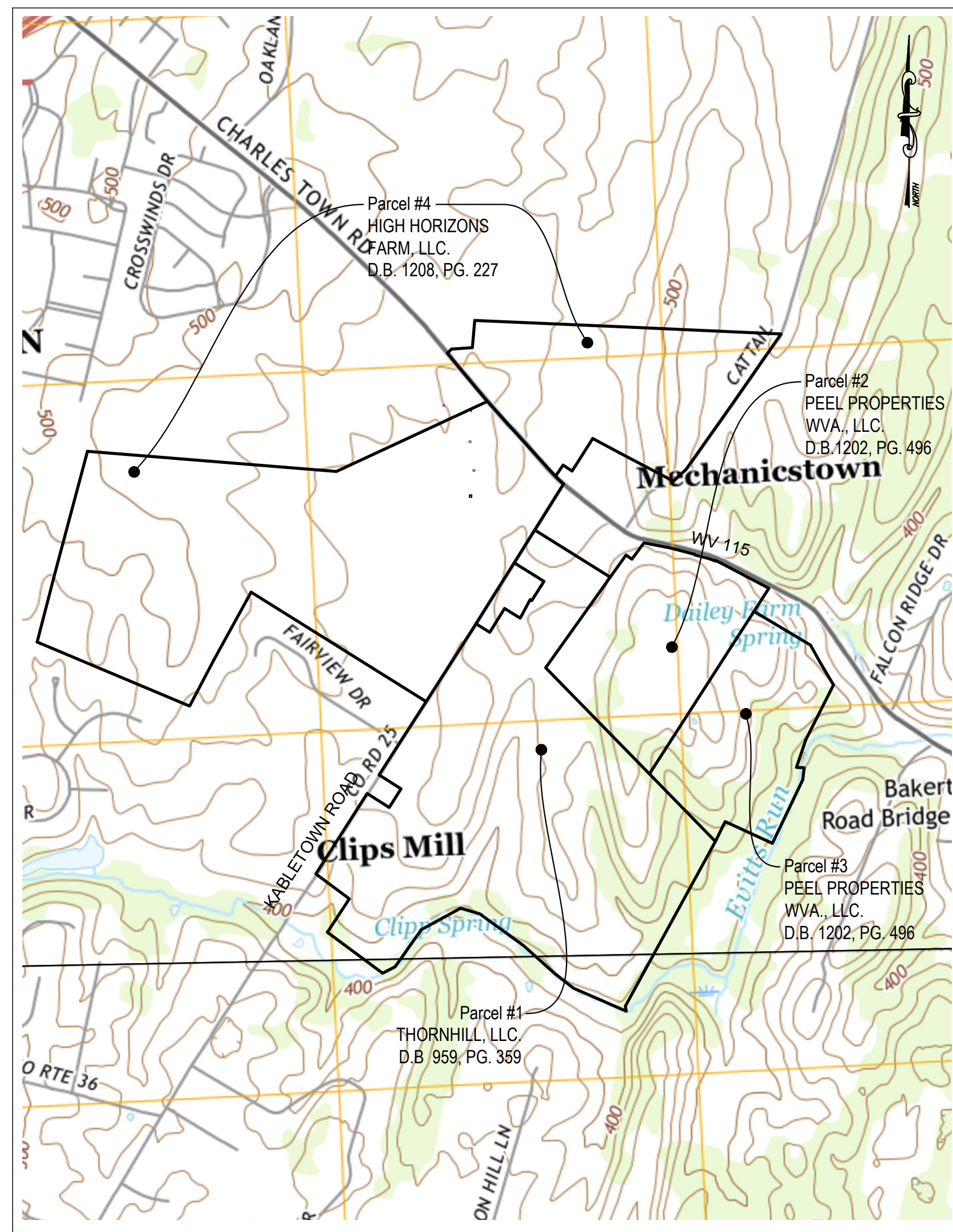


# CONCEPT PLAN

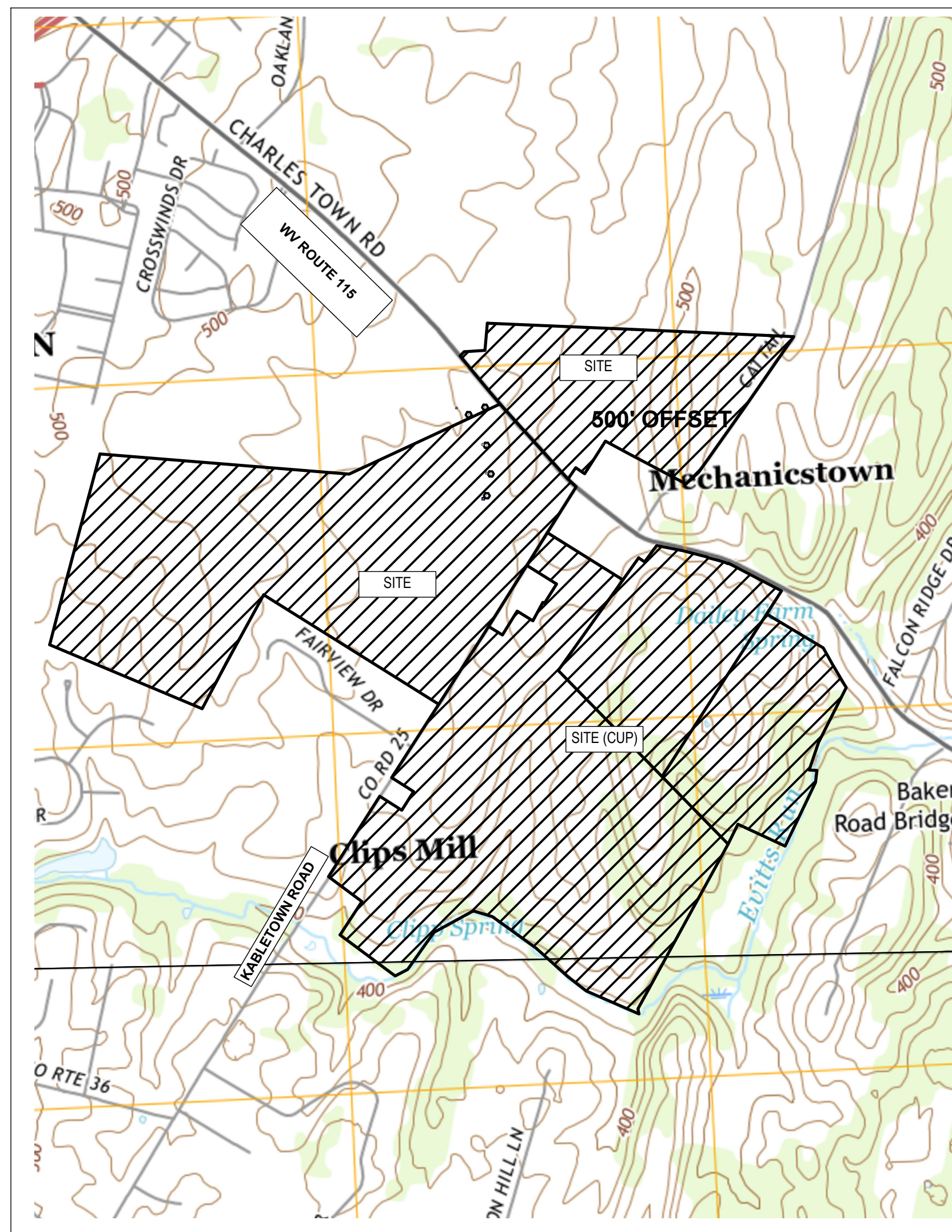
# BLAKE SOLAR PROJECT

JEFFERSON COUNTY, WEST VIRGINIA  
CHARLES TOWN (02) TAX DISTRICT

1. TAX MAP 19, PARCEL 01; D.B. 1208, PG. 227
2. TAX MAP 19, PARCEL 15.3; D.B. 1202, PG. 496
3. TAX MAP 19, PARCEL 15.2; D.B. 1202, PG. 496
4. TAX MAP 19, PARCEL 14; D.B. 959, PG. 359



PARCEL MAP  
SCALE: 1"=1,000'



VICINITY MAP  
SCALE: 1"=1,000'

APPLICANT/DEVELOPER  
HORUS WEST VIRGINIA 1  
110 FRONT ST., SUITE 300  
JUPITER, FL 33477  
CONTACT: BRADEN HOUSTON  
PHONE: (617)-530-0029

JEFFERSON COUNTY PC FILE: #22-7-SP

NOT FOR CONSTRUCTION  
INFORMATION ONLY

SEAL:

REVISIONS									
#	#	#	#	#	#	#	#	#	#

COVER SHEET  
#  
**BLAKE SOLAR PROJECT**  
CONCEPT PLAN  
MULTIPLE PARCELS  
JEFFERSON COUNTY, WEST VIRGINIA  
J.C. FILE #22-7-SP

SCALE:	HORIZ.: AS NOTED VERT.: AS NOTED
DATE:	06/24/2022
JOB:	3514-0101
DRAWN: DAS	CHECK: PJC
CADD:	
NCS: N/A	
SHEET:	



**SOLAR PANEL SETBACKS**

- FRONT 100' (50' WITH LANDSCAPE BUFFER)
- SIDE 100' (50' WITH LANDSCAPE BUFFER)
- REAR 100' (50' WITH LANDSCAPE BUFFER)

- FRONT 25
- SIDE 25
- REAR 25

SEE SHEET 7 - LANDSCAPE BUFFERS

NO PARKING PROPOSED

A 6' CHAIN LINK FENCE WITH SECURED GATES SHALL BE ERECTED AROUND THE OPERATING AREAS OF THE SOLAR ENERGY FACILITY.

ONSITE LIGHTING SHALL BE MINIMUM NECESSARY FOR SECURITY, ONSITE MANAGEMENT AND MAINTENANCE. LIGHTING SHALL COMPLY WITH THE STANDARDS OUTLINED IN THE SUBDIVISION REGULATIONS.

1. THE CONCEPT PLAN INCLUDES SECTIONS OF THE PROJECT WHICH ARE PRINCIPAL PERMITTED USES AND CONDITIONAL USES

1. THE PROPOSED SOLAR ENERGY FACILITY WITHIN THE CHARLES TOWN URBAN GROWTH BOUNDARY IS PERMITTED AS A PRINCIPAL PERMITTED USE AND MUST COMPLY WITH ALL REGULATIONS RELATED SOLAR FACILITIES IN JEFFERSON COUNTY.
2. DEVELOPMENT OF THE SOLAR FACILITY WILL BE PERMITTED ONCE THE FOLLOWING HAVE OCCURRED.
- 2.1. APPROVAL OF A CONCEPT PLAN.
- 2.2. APPLICANT HAS COMPLIED WITH JEFFERSON COUNTY STORMWATER MANAGEMENT REQUIREMENTS.
- 2.3. WV DEPARTMENT OF TRANSPORTATION HAS APPROVED ENTRY PERMITS.
- 2.4. WV DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS APPROVED THE NPDES PERMIT.
- 2.5. APPLICANT HAS SATISFIED ALL WV STATE REQUIREMENTS AS THEY RELATE TO BONDING AND DECOMMISSIONING.
- 2.6. JEFFERSON COUNTY HAS ISSUED A BUILDING PERMIT FOR THE PROJECT.

1. THE PROPOSED SOLAR ENERGY FACILITY OUTSIDE THE CHARLES TOWN URBAN GROWTH BOUNDARY IS PERMITTED AS A CONDITIONAL USE AND MUST COMPLY WITH ALL REGULATIONS RELATED SOLAR FACILITIES IN JEFFERSON COUNTY.
2. DEVELOPMENT OF THE SOLAR FACILITY WILL BE PERMITTED ONCE THE FOLLOWING HAVE OCCURRED.
3. APPROVAL OF THE CONDITIONAL USE PERMIT BY THE BOARD OF ZONING APPEALS.
4. COMPLETION OF ALL CONDITIONS RELATED TO THE CONDITIONAL USE PERMIT APPROVAL.
5. APPROVAL OF A CONCEPT PLAN (PROCESSING CONCURRENTLY WITH THE PRINCIPAL PERMITTED USE PORTION OF THE PROJECT)
6. APPLICANT HAS COMPLIED WITH JEFFERSON COUNTY STORMWATER MANAGEMENT REQUIREMENTS.
7. WV DEPARTMENT OF TRANSPORTATION HAS APPROVED ENTRY PERMITS.
8. WV DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS APPROVED THE NPDES PERMIT.
9. APPLICANT HAS SATISFIED ALL WV STATE REQUIREMENTS AS THEY RELATE TO BONDING AND DECOMMISSIONING.
10. JEFFERSON COUNTY HAS ISSUED A BUILDING PERMIT FOR THE PROJECT.

1. The solar energy facility will be leased and operated by Horus West Virginia I, a subsidiary of OPDENERGY.
2. Horus West Virginia I is responsible for the construction, operation and management of the facility. Construction of the facility will be started immediately after approval of the Concept Plan and receipt of required permits from West Virginia and Jefferson County.
3. Construction of the project will be completed in a single phase.
4. The expected useful life of the Project as initially constructed is 30 years. This can be extended by regular maintenance and replacement of equipment.
5. Upon decommissioning of the facility, the equipment will be removed down to a depth of feet below grades and any disturbed ground will be restored and seeded with an approved seed mix. Some maintenance aisles may be left in place, to the extent their alignments preclude the facility construction or if they provide utility to future land use.
6. Decommissioning and bonding is governed by WV State Code.
7. WV State Code - §22-32-34, Bonding required.
- 6.2. "The owner's plan, certified by a qualified independent licensed professional engineer, for decommissioning the facility to the DEP in compliance with DEP standards and technical specifications including a scope of work to be completed and cost estimates for completion and salvage estimates, taking into account local siting conditions;"
- 6.3. *(g) the owner of a wind generation facility or solar generation facility shall submit to the DEP a bond payable to the State of West Virginia in a form acceptable by the DEP and in the sum determined by the DEP, conditioned on the faithful decommissioning of the wind generation facility or solar generation facility."*

THE PROJECT WILL BE IN CONFORMANCE WITH THE GENERAL REQUIREMENTS FOUND IN SECTION 8.20.F OF THE JEFFERSON COUNTY ZONING ORDINANCE.

1. Design, construction, and installation of the Solar Energy Facility shall conform to applicable industry standards, including those of the American National Standards Institute (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM) or other similar certifying organizations and shall comply with the West Virginia Fire and Building Codes, including compliance with the Jefferson County Building Code.
2. Prior to commencing the transmission of electricity, the Solar Energy Facility shall provide documentation evidencing an interconnection agreement or similar agreement with the applicable public utility or approved entity in accordance with applicable law.
3. Generation of electrical power shall be limited to photovoltaic panels, provided that any on-site buildings may utilize integrated photovoltaic building materials.
4. Solvents necessary for the cleaning of the Solar Panels shall be biodegradable.
5. Internal wiring, excluding that which is on or between the Solar Arrays, connected to substations or between Solar Panels, shall be located underground, except where necessary to mitigate impact to environmental and/or terrain features.
6. Onsite lighting shall be the minimum necessary for security and onsite management and maintenance and shall comply with the standards outlined in the Subdivision Regulations.
7. Photovoltaic Panels shall use antireflective glass that is designed to absorb rather than reflect light.
8. Ground Cover comprised of natural vegetation is required. Ground cover that uses native or naturalized perennial vegetation and that provides foraging habitat that is beneficial for songbirds, gamebirds, and pollinators is encouraged but not required.
9. Collocation of other agricultural activities such as small market hand-picked crops, grazing, and apiculture activities are permitted and encouraged.
10. No signage or advertising is permitted on the Solar Energy Facility other than an identifying sign at the entrance of the Facility that shall be approved by the Zoning Administrator in accordance with Article 10. All other signage must be approved by Special Exception by the Board of Zoning Appeals.
11. Solar Energy Facilities shall comply with Article 8, Section 8.9 of this Ordinance.
12. The Solar Energy Facility Use is not considered abandoned until such time it is Decommissioned.
13. Damaged or unusable panels shall be repaired, replaced, or removed within 60 days from discovery of damage; provided, however, longer periods may be approved by the County Engineer due to extenuating circumstances.



TRAFFIC ASSESSMENT	
ROAD	AVERAGE DAILY TRIPS
CHARLES TOWN ROAD - ROUTE 115	5999
KABLETOWN ROAD - ROUTE 25	1438
CATAL RUN ROAD - ROUTE 9/3	533

NEW TRIP GENERATION	
USE	AVERAGE DAILY TRIPS
SOLAR ENERGY FACILITY	6

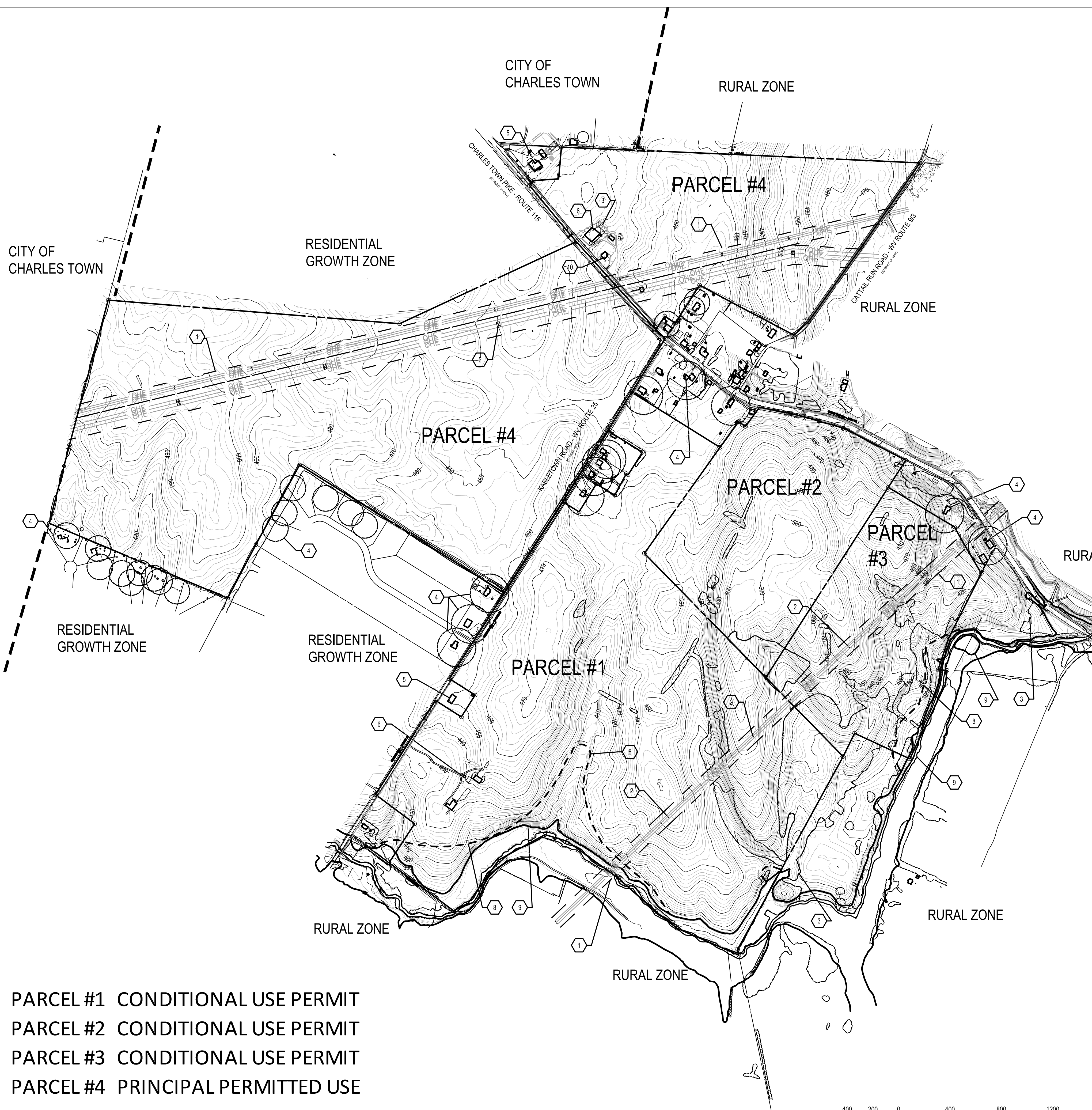
1. THE NEAREST KEY INTERSECTIONS THAT WILL SERVE THE PROJECT ARE:
  - 1.1. ROUTE 115 AND ROUTE 340
  - 1.2. ROUTE 115 AND ROUTE 25
2. HIGHWAY PROBLEM AREAS THAT ARE WITHIN 1 MILE OF THE SUBJECT PROPERTIES:
  - 2.1. #17 CATTAIL RUN ROAD - POOR SIGHT DISTANCE PULLING OUTTO WV 115
  - 2.2. #18 BLOOMERY ROAD - WITHIN 100 YEAR FLOOD PLAIN
  - 2.3. #19 WILT ROAD - WITHIN 100 YEAR FLOOD PLAIN
  - 2.4. #20 JOHN RISSLER ROAD - WITHIN 100 YEAR FLOOD PLAIN



Adjacent Property Information					
District	Map	Parcel	OWNER	Deed Book	Page
2	16	61	KELLERMAN CHARLES W & DIANNA S	961	525
2	16	60	MARTIN JOHN T & MARIANNE R	1094	623
2	16	59	FAUVER JAY H & HELEN R-EST	829	253
2	16	58	CARNAHAN CHARLES L & JOY A	1232	181
2	16	57	RAEDER LEWIS C & LYNN M	1038	73
2	16	56	LANE BRUCE D & AMANDA R	1231	49
2	16	52	REID DAVID M & JULIE R	1192	12
2	16	51	TABUENA PHILOMELA & ERNESTO R H STUART	1137	157
3	12	215	ARCADIA LAND INC.	1173	85
2	17	22	DR ACQUISITIONS LLC	994	667
2	19	1.1	CITY OF CHARLES TOWN	606	111
3	10	218.2	CITY OF CHARLES TOWN	1135	622
3	10	218.1	JAGUAR IV LC	1089	144
2	18	11.1	WIDMYER RONALD L	384	51
2	18	11.9	WIDMYER RONALD L	384	47
2	19	17	EARL JAY ET AL	1176	187
2	19	17.2	WOOD KEITH J	1165	213
2	19	17.4	WOOD KEITH J	1165	213
2	19	17.7	HUGH SCOTT FORTNEY	1218	66
2	19A	2.1	BURKE GEORGE & ANN S ROWE	1121	712
2	19A	2.4	CHAPMAN ALICE	1101	192
2	19A	2	WHITE RICHARD A SR & SHERYL L	634	423
2	19A	1	BROOKS MELODY	1143	737
2	19A	13	WEESE RENTALS LLC	1236	230
2	19A	14	WEESE RENTALS LLC	1131	345
2	19A	15	WEESE RENTALS LLC	1229	466
2	19A	16	ASBURY ARTHUR R JR	693	6
2	19A	18	ASBURY ARTHUR R JR	942	601
2	19A	19	THORNHILL LLC	979	345
2	19A	9	DERFLINGER RANDALL	1186	365
2	19A	7	GRAY JASON E	1214	434
2	19	17.5	BELL ERIC K	1097	207
2	19	17.3	LANCE ROBERTA L & DOUGLAS L	1182	583
2	19	15	STONE FRANCIS	1158	690
2	19	15.1	EVANS MARY L	379	173
2	19	40	STONE JUSTIN & ABIGAIL H	1173	144
2	19	41	HIGHLAND FARM HOLDINGS LLC	1122	71
2	22	2.5	MILTON JOHN P	499	14
2	22	2.9	MILTON RONALD	1142	357
2	19	10	BORDEN JOHN V & PRISCILLA C-TR	1041	338
2	19	14.1	CHAMBLEE JUDITH L	1097	223
2	19	13	FRIES GEORGE E & KERY A	1010	719
2	19	5	WALTERS ELLEN H	807	202
2	19	14.3	DINGES HERBERT P & CATHERINE A	387	751
2	19	5.1	WALTERS ELLEN H ET AL	829	334
2	19	5.4	CARPENTER KEVIN D & LEIGH ANN	928	541
2	19	5.5	EDWARDS MARY L & ROBERT F JR	1196	358
2	19	5.2	MARCUS RONALD E	516	707
2	19	4	CARTER DENISE D	1108	720
2	19	3.1	YATES DAVID L	WB25	343
2	19	3	YATES DAVID LEE & ANGELA D	611	214
2	19	2	SIMONS MARK - TR	1196	70
2	19	5.1	HICKS GEORGE M & KIMBERLY A	1206	372
2	19	5.21	DREW JENNIFER L & MARK S SR	1215	666
2	19	5.2	KOCH GEOFFREY P & LINDSAY A	1180	730
2	19	5.19	ROBINSON JAY S & MARY E	1050	468
2	19	5.18	PRUITT R DWAYNE & MICHELE L	1106	618
2	19	5.17	VIENS PHILIP W	1065	47
2	19	5.16	SOUVANTHONG OTT	1206	590



THIS PLAN IS PREPARED FOR THE CITY OF CHARLES TOWN, WEST VIRGINIA, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REUSE OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS PROHIBITED. THE ENGINEER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE USER ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS.



- PARCEL #1 CONDITIONAL USE PERMIT
- PARCEL #2 CONDITIONAL USE PERMIT
- PARCEL #3 CONDITIONAL USE PERMIT
- PARCEL #4 PRINCIPAL PERMITTED USE

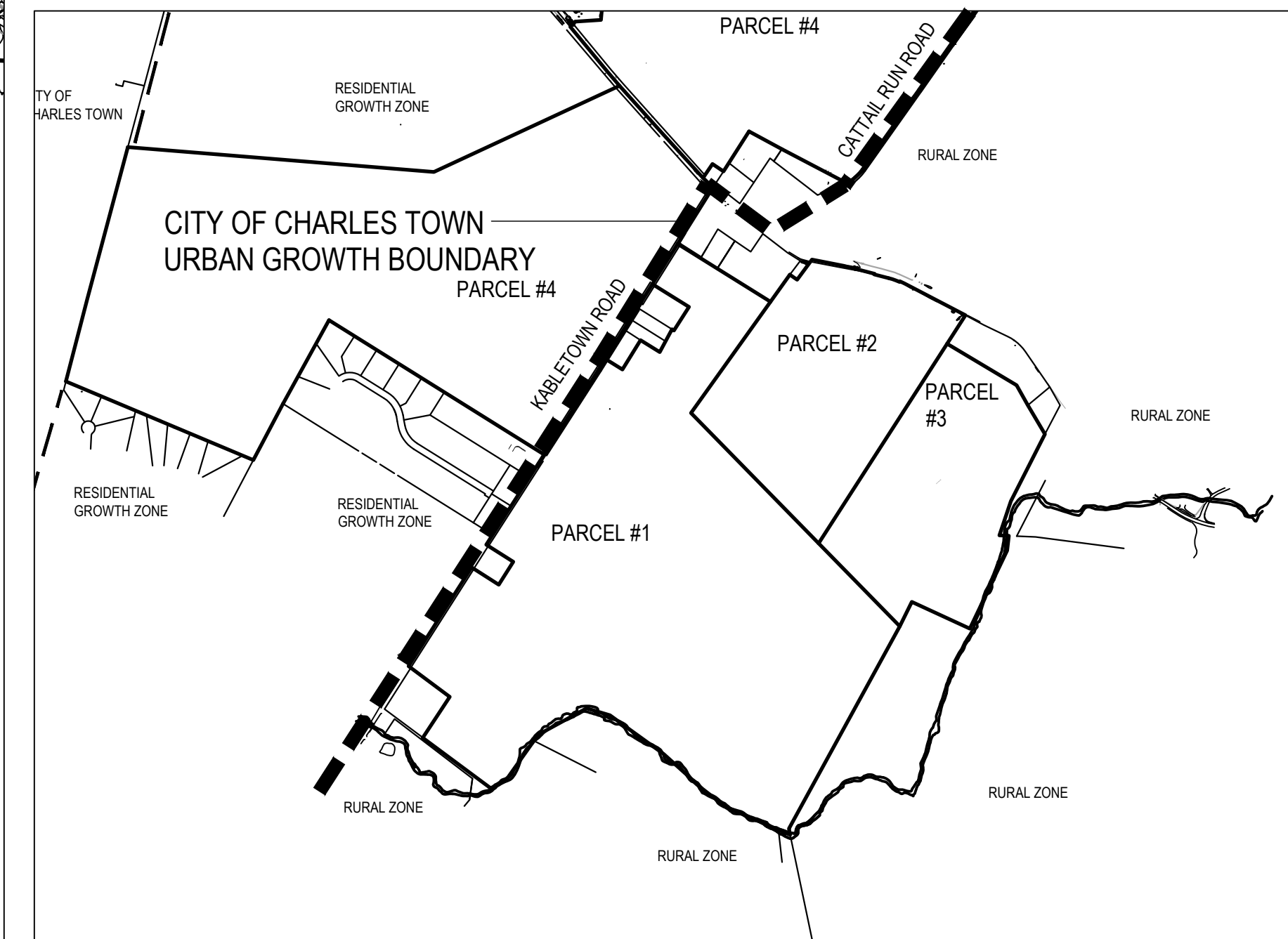
**KEYNOTE LEGEND:**

KEY	DESCRIPTION
1.	HIGH VOLTAGE POWER LINE EASEMENT
2.	POWER LINE PYLON
3.	TREES
4.	RESIDENTIAL STRUCTURE - WITH 150' SETBACK
5.	NON-RESIDENTIAL STRUCTURE - OFFSITE
6.	NON-RESIDENTIAL STRUCTURE - ONSITE
7.	EVITTS RUN
8.	FLOOD PLAIN - FEMA MAPPED
9.	FLOOD PLAIN - ESTABLISHED BY FLOOD ELEVATION
10.	RESIDENTIAL STRUCTURE-ON SITE

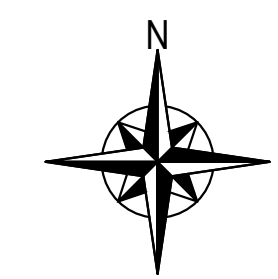
**FLOODPLAIN NOTES**

1. THE EXISTING CONDITIONS SHOW BOTH FEMA MAPPED FLOODPLAIN AND FLOODPLAIN ESTABLISHED BY ELEVATIONS PROVIDED BY FEMA.
2. FEMA MAPPED FLOODPLAIN - IS MAPPED USING HIGH LEVEL USGS TOPOGRAPHICAL MAPS AND DOES NOT PRECISELY LOCATE FLOOD PLAINS ON INDIVIDUAL PROPERTIES.
3. ELEVATION MAPPED FLOODPLAIN - USING FLOOD ELEVATIONS PROVIDED BY FEMA AN APPROXIMATE BOUNDARY OF THE FLOODPLAIN HAS BEEN MAPPED USING HIGH QUALITY TOPOGRAPHICAL MAPPING.
4. UNTIL SUCH TIME AS THE FEMA MAPPED FLOODPLAIN IS ADJUSTED TO REFLECT SITE TOPOGRAPHY AND FEMA FLOOD ELEVATIONS, IT WILL BE THE FLOODPLAIN LIMITS.
5. THE APPLICANT MAY SEEK MODIFICATION OF THE FEMA MAPPED FLOODPLAIN THROUGH A LETTER OF MAP REVISION.

PARCEL #	AREA (ACRES)
PARCEL #1	159.7
PARCEL #2	51.59
PARCEL #3	54.89
PARCEL #4	246.15
	512.33



URBAN GROWTH BOUNDARY



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REVISIONS	

EXISTING CONDITIONS

**BLAKE SOLAR PROJECT**

CONCEPT PLAN

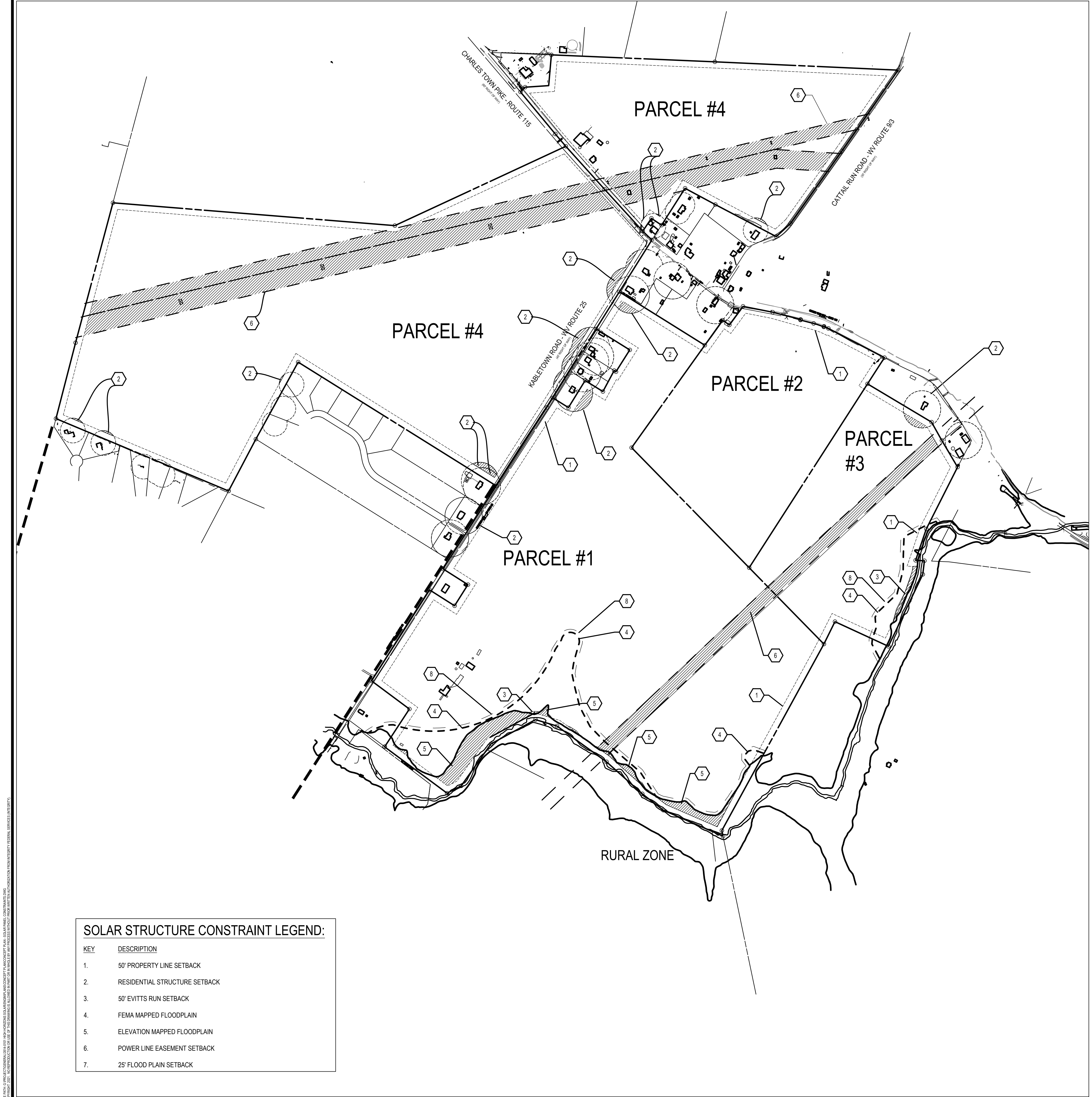
MULTIPLE PARCELS

JEFFERSON COUNTY, WEST VIRGINIA

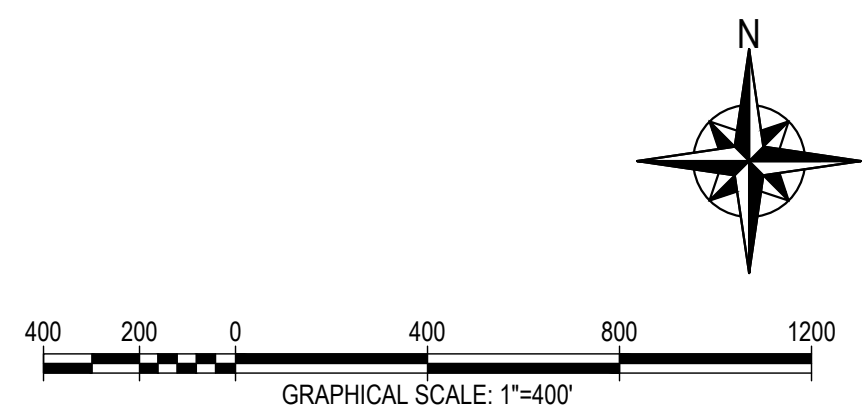
J.C. FILE #XXX-XX

SCALE:	HORIZ.: AS NOTED
	VERT.: AS NOTED
DATE:	JUNE 24, 2022
JOB:	3514-0101
DRAWN:	ACS
CHECK:	PJC
CADD:	
NCS:	N/A
SHEET:	3 OF 8





SOLAR STRUCTURE CONSTRAINT LEGEND:	
KEY	DESCRIPTION
1.	50' PROPERTY LINE SETBACK
2.	RESIDENTIAL STRUCTURE SETBACK
3.	50' EVITTS RUN SETBACK
4.	FEMA MAPPED FLOODPLAIN
5.	ELEVATION MAPPED FLOODPLAIN
6.	POWER LINE EASEMENT SETBACK
7.	25' FLOOD PLAIN SETBACK





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SEAL:

REVISIONS	

SOLAR STRUCTURE LOCATIONS

BLAKE SOLAR PROJECT

CONCEPT PLAN

MULTIPLE PARCELS

JEFFERSON COUNTY, WEST VIRGINIA

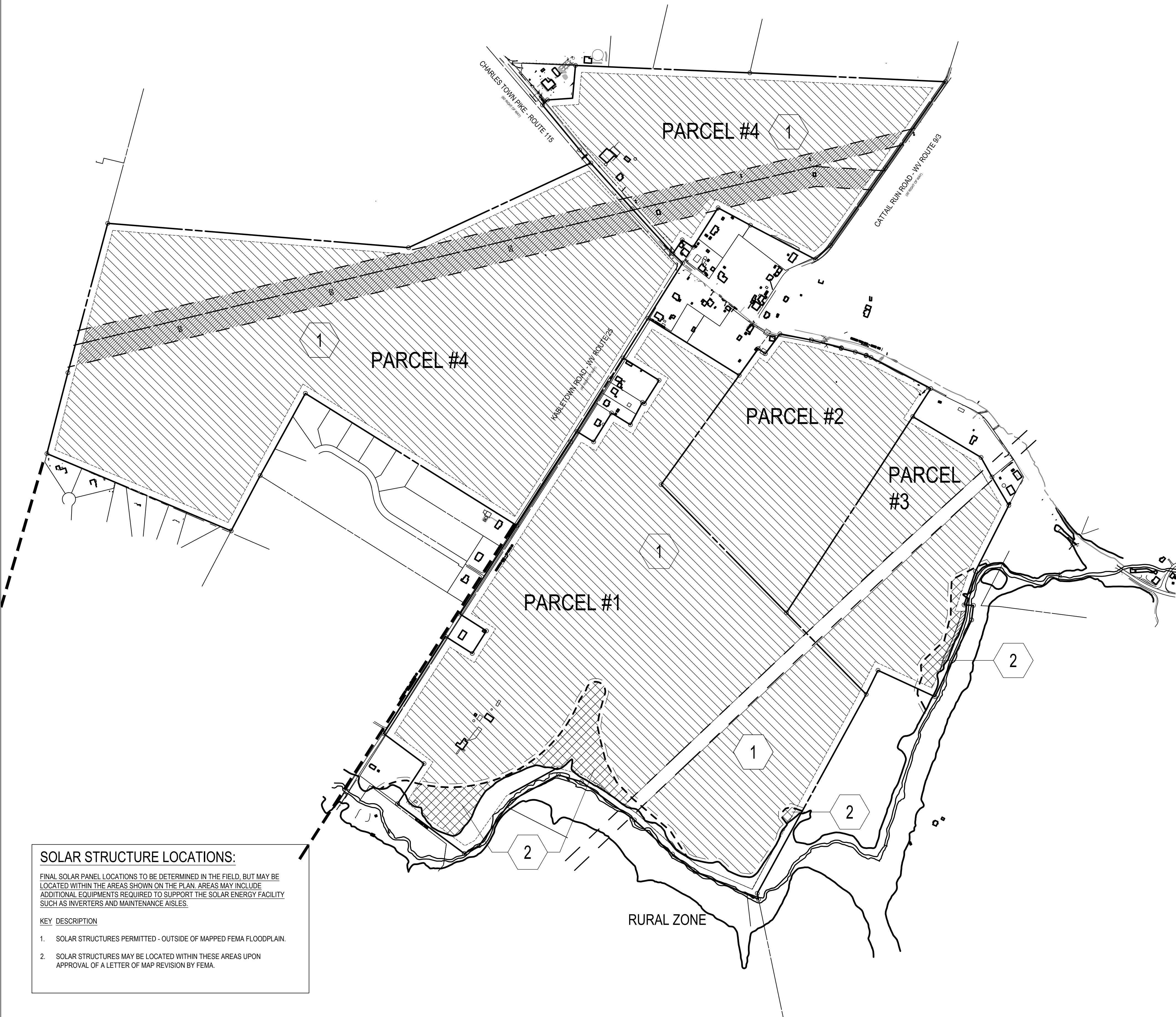
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NCS:	N/A
SHEET:	4 OF 8



NOTES.

1. SOLAR STRUCTURE LOCATIONS AREA REPRESENTS THE LOCATIONS IN WHICH SOLAR STRUCTURES ARE PERMITTED



SOLAR STRUCTURE LOCATIONS:

FINAL SOLAR PANEL LOCATIONS TO BE DETERMINED IN THE FIELD, BUT MAY BE LOCATED WITHIN THE AREAS SHOWN ON THE PLAN. AREAS MAY INCLUDE ADDITIONAL EQUIPMENTS REQUIRED TO SUPPORT THE SOLAR ENERGY FACILITY SUCH AS INVERTERS AND MAINTENANCE AISLES.

KEY DESCRIPTION

1. SOLAR STRUCTURES PERMITTED - OUTSIDE OF MAPPED FEMA FLOODPLAIN.
2. SOLAR STRUCTURES MAY BE LOCATED WITHIN THESE AREAS UPON APPROVAL OF A LETTER OF MAP REVISION BY FEMA.

NOT FOR CONSTRUCTION  
REFERENCE ONLY

SEAL:

REVISIONS	

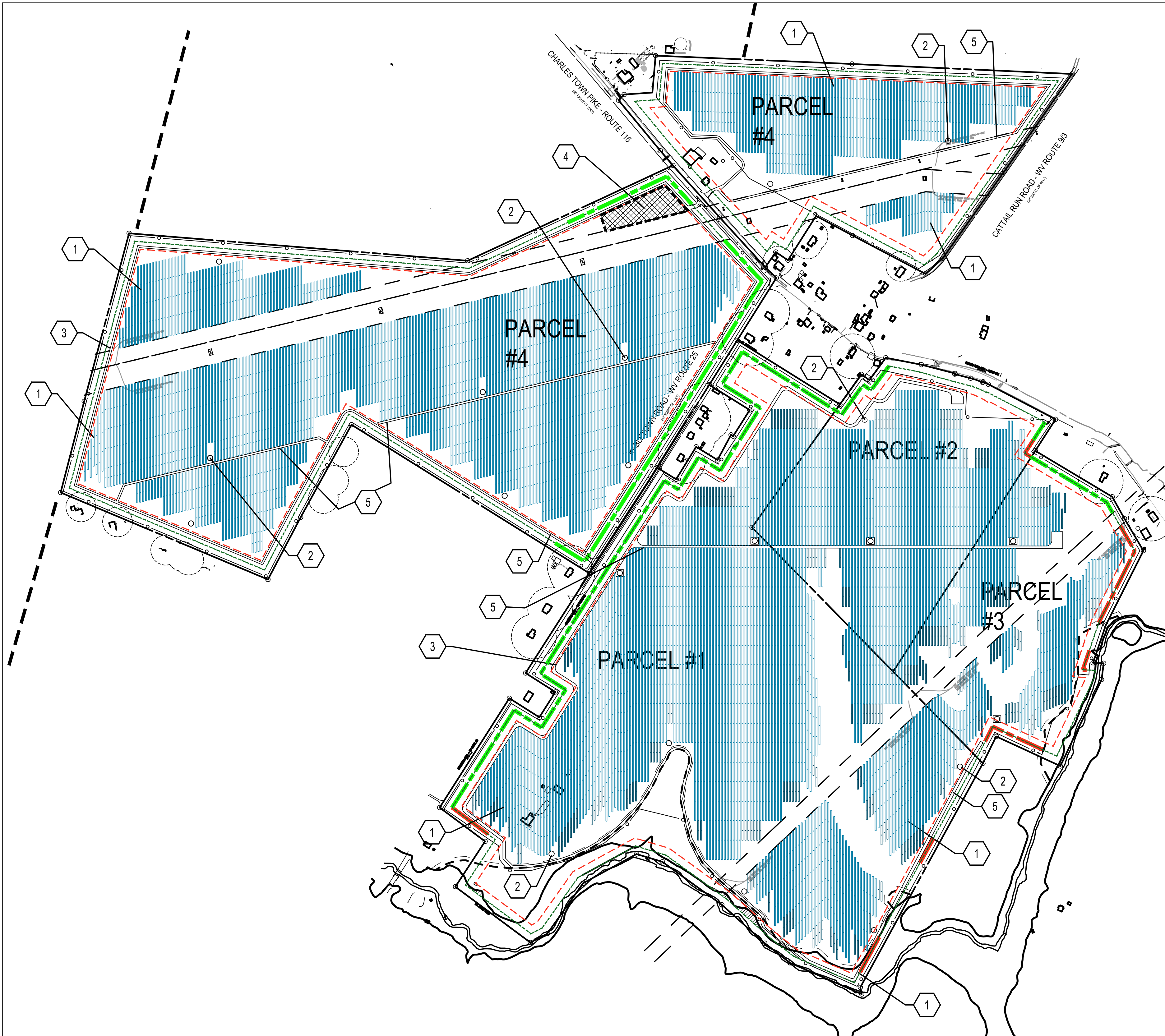
SOLAR STRUCTURE LOCATIONS

BLAKE SOLAR PROJECT  
CONCEPT PLAN  
MULTIPLE PARCELS  
JEFFERSON COUNTY, WEST VIRGINIA

J.C. FILE #XXX-XX

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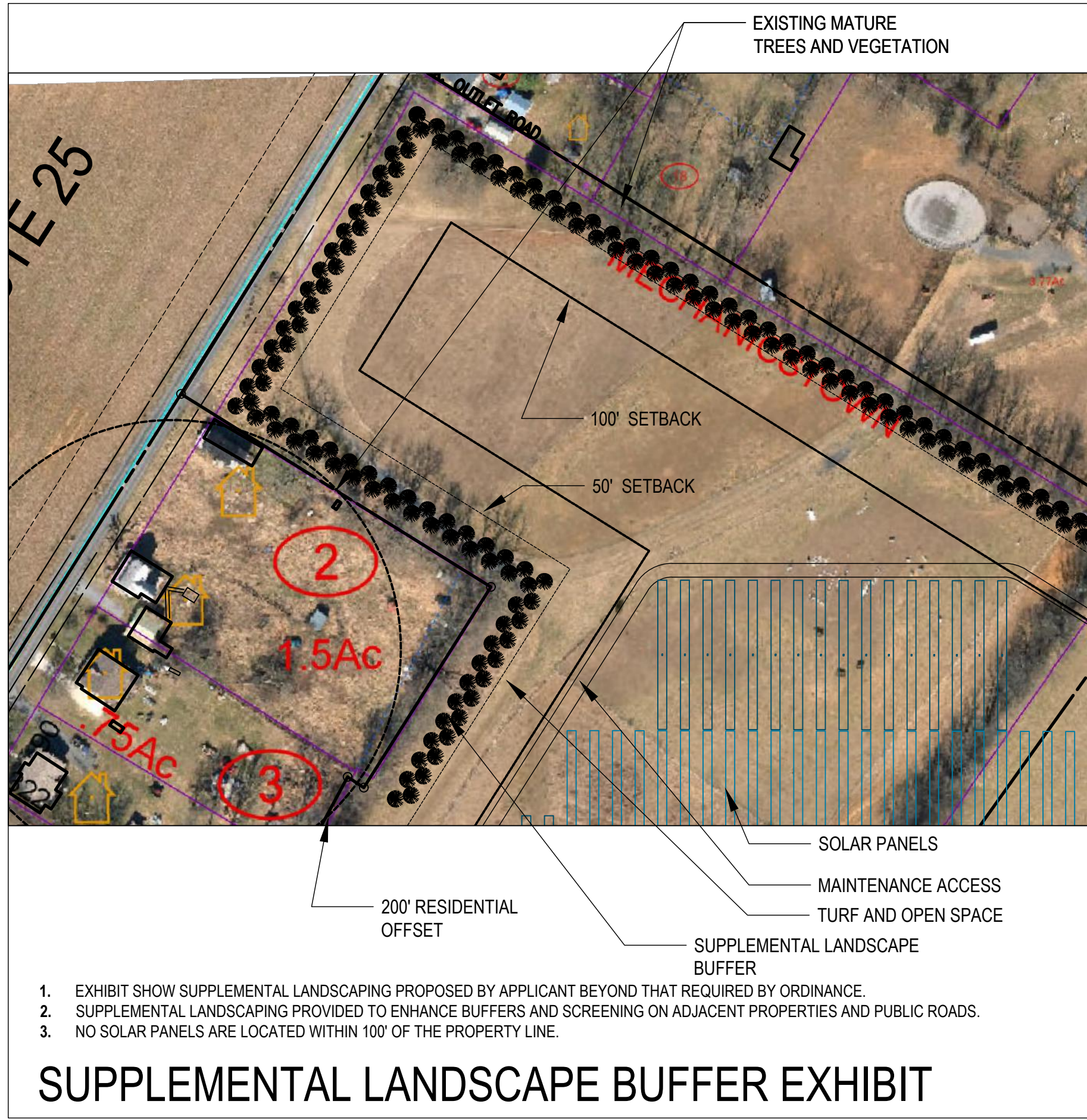




CONCEPT PLAN NOTES

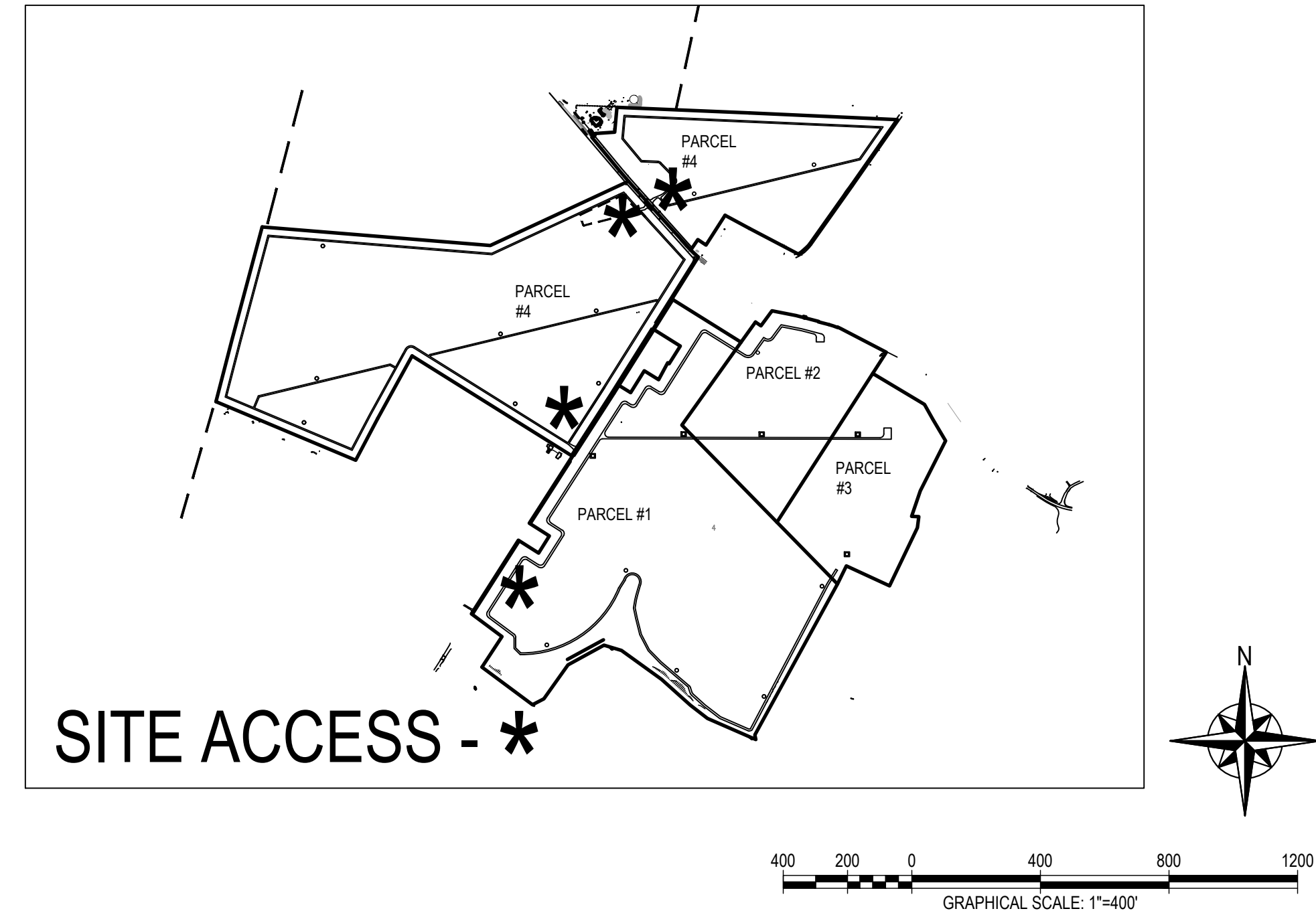
- NO SOLAR PANELS ARE WITHIN 200 FEET OF ANY RESIDENCE, CATEGORY 1 HISTORIC RESOURCE, INSTITUTION FOR HUMAN CARE, CHURCH, OR SIMILAR USE OR STRUCTURE AS DETERMINED BY THE ZONING ADMINISTRATOR.
- THE ELECTRICAL YARD AND SUBSTATION ARE NOT WITHIN 200 FEET OF ANY RESIDENCE, CATEGORY 1 HISTORIC RESOURCE, INSTITUTION FOR HUMAN CARE, CHURCH, OR SIMILAR USE OR STRUCTURE AS DETERMINED BY THE ZONING ADMINISTRATOR.
- MAINTENANCE AISLES TO BE CONSTRUCTED AS NEEDED TO SERVICE SOLAR PANELS.
- SOLAR PANEL AND EQUIPMENT LOCATIONS MAY BE ADJUSTED WITHIN THE PERMITTED AREA.
- LANDSCAPE BUFFERS TO BE PROVIDED IN ACCORDANCE THE FOLLOWING:
  - MINIMUM REQUIREMENTS FOUND IN JEFFERSON COUNTY REGULATIONS
  - SUPPLEMENTAL LANDSCAPE BUFFERS INCLUDED IN THE CONCEPT PLAN AND SHOWN ON SHEET 7.
  - LANDSCAPING AS REQUIRED IN THE APPROVED CONDITIONAL USE PERMIT.

IMPERVIOUS AREA CALCULATIONS			
STRUCTURE	NUMBER	SF PER STRUCTURE	TOTAL AREA (SF)
SOLAR PANEL SUPPORT	26000	1.07	27,794.00
INVERTER PAD	20	400.00	8,000.00
ELECTRIC YARD AND SUBSTATION	1	70,000.00	70,000.00
SITE COVERAGE			
SITE AREA (SF)	IMPERVIOUS AREA	% IMPERVIOUS	
22,317,094.00	105,794.00	0.47%	



**KEYNOTE LEGEND:**

KEY	DESCRIPTION
1.	SOLAR PANEL
2.	INVERTER (TYP)
3.	MAINTENANCE AISLE
4.	ELECTRICAL YARD AND SUBSTATION
5.	MAINTENANCE AISLE
----- SOLAR PANEL SETBACK 100' (NO BUFFER REQUIRED)	
----- SOLAR PANEL SETBACK 50' (BUFFER REQUIRED)	
----- REQUIRED LANDSCAPE BUFFER (PER ORDINANCE, SOLAR PANELS WITHIN 100' OF PROPERTY LINE)	
----- SUPPLEMENTAL LANDSCAPE BUFFER (ADDITIONAL BUFFERING)	
—○—	6" CHAIN LINK FENCE



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SEAL:

REVISIONS	

CONCEPT PLAN

**BLAKE SOLAR PROJECT**

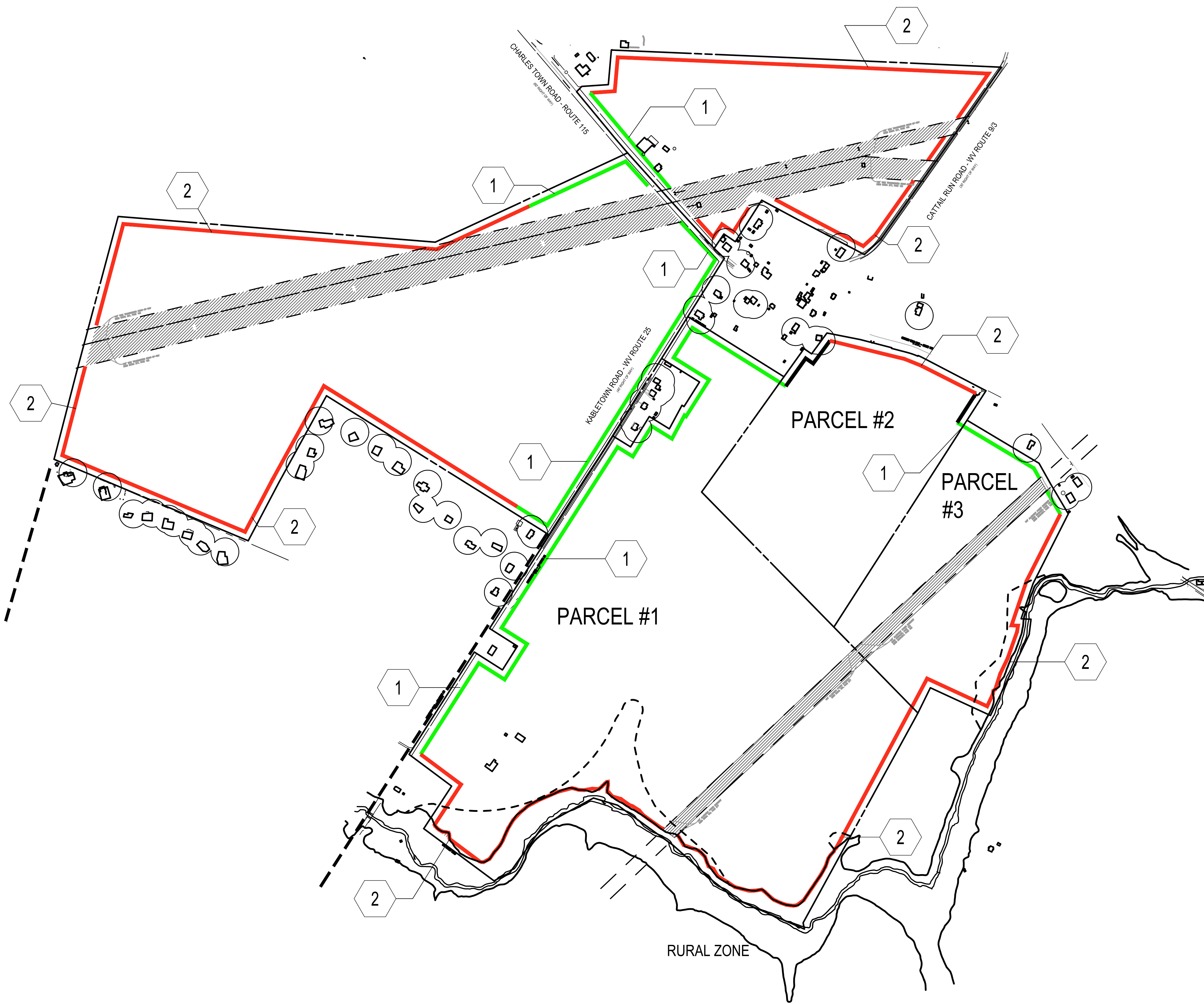
TAX MAP 19  
02 TAX DISTRICT  
JEFFERSON COUNTY, WEST VIRGINIA

J.C. FILE #XXX-XX

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## KEYNOTE LEGEND:

1. SUPPLEMENTAL LANDSCAPE BUFFER PROVIDED. BUFFERS IN THESE AREAS WILL BE PROVIDED EVEN WHEN SOLAR PANELS ARE MORE THAN 100' FROM THE PROPERTY LINE.
2. LANDSCAPE BUFFER PROVIDED WHEN SOLAR PANELS ARE WITHIN 100' OF THE PROPERTY LINE.

### BUFFER AND SCREENING NOTES

The Applicant has proposed two locations for the landscape buffers at the solar facility.

**REQUIRED BUFFER** - solar panels (and accessory structures) within 200' of a residence, category 1 historic resource, institution of human care, church, or similar use or structure as determined by the zoning administrator will require a landscape buffer. This includes solar panels that are more than 100' from the property line. The potential length of this buffer is 23,000' and would potentially require 2,300 trees.

**SUPPLEMENTAL BUFFER** - landscape buffers will be provided in designated areas on the site, irrespective of the location of the solar panels (or accessory structures). These buffers are provided to decrease the visual impact on homes and public roads. The buffers are provided voluntarily by the Applicant and are not required by ordinance. The length of this buffer is 12,000' and will require approximately 1,200 trees.

### LANDSCAPE AND BUFFER NOTES

1. ALL LANDSCAPE BUFFERS WILL INCLUDE A DOUBLE ROW OF TREES. ROWS WILL BE 10' APART AND TREES WILL BE SPACED AT 20' ON CENTER IN EACH ROW.
2. IT WILL BE THE RESPONSIBILITY OF THE SOLAR FACILITY TO REPLACE ANY TREES, SHRUBS OR VEGETATION THAT DIE. REPLACEMENT WILL BE LIMITED TO PLANTS AND VEGETATION INSTALLED AS PART OF THE BUFFERING PLAN.
3. A LANDSCAPE BUFFER WILL NOT BE REQUIRED IN THE FOLLOWING CONDITIONS:
  - a. WHERE EXISTING VEGETATION PROVIDES A DENSE SCREEN AND IS A MINIMUM OF 50' IN WIDTH.
  - b. WITHIN POWER LINE EASEMENTS
  - c. ACROSS SITE ACCESS LOCATIONS.
4. GROUND COVER WILL BE NATURAL VEGETATION COMPRISED OF A BLEND OF GRASS SPECIES SUITABLE FOR JEFFERSON COUNTY. NATIVE SPECIES MAY BE USED BUT ARE NOT REQUIRED.

### FENCING NOTES

1. ALL SOLAR PANELS AND EQUIPMENT WILL BE FENCED FROM ADJACENT PROPERTIES BY A 6' CHAIN LINK FENCE.
2. ACCESS POINTS TO INCLUDE KEY BOX TO ALLOW ACCESS BY POLICE AND EMERGENCY PERSONAL.

LANDSCAPE CALCULATIONS			
BUFFER TYPE	LENGTH	TREES	NOTES
REQUIRED BUFFER	23,000	2,300	TREE COUNT WILL VARY BASED ON PLACEMENT OF SOLAR PANELS
SUPPLEMENTAL BUFFER	12,000	1,200	
	35,000	3,500	

TREE LEGEND			
SPECIES	HEIGHT	WIDTH	QUANTITY
LEYLAND CYPRESS	30-40	15	875
GREEN GIANT ARBORVITAE	30-50	15	875
EASTERN RED CEDAR	40-50	15	584
BLUE SPRUCE	50-75	20	583
EASTERN WHITE PINE	50-80	30	583

1. TREE SPECIES TO BE DETERMINED BY NURSERY AVAILABILITY, MINIMUM OF 5 SPECIES.  
2. FINAL QUANTITY OF TREES WILL BE DETERMINED BY THE LENGTH OF REQUIRED BUFFER.  
3. TREES TO BE MINIMUM OF 6' IN HEIGHT WHEN PLANTED.

NOT FOR CONSTRUCTION  
REFERENCE ONLY

SEAL:

REVISIONS

LANDSCAPE BUFFERS

**BLAKE SOLAR PROJECT**  
CONCEPT PLAN  
MULTIPLE PARCELS  
JEFFERSON COUNTY, WEST VIRGINIA

J.C. FILE #XXX-XX

SCALE: HORIZ.: AS NOTED  
VERT.: AS NOTED

DATE: JUNE 24, 2022

JOB: 3514-0101

DRAWN: ACS CHECK: PJC

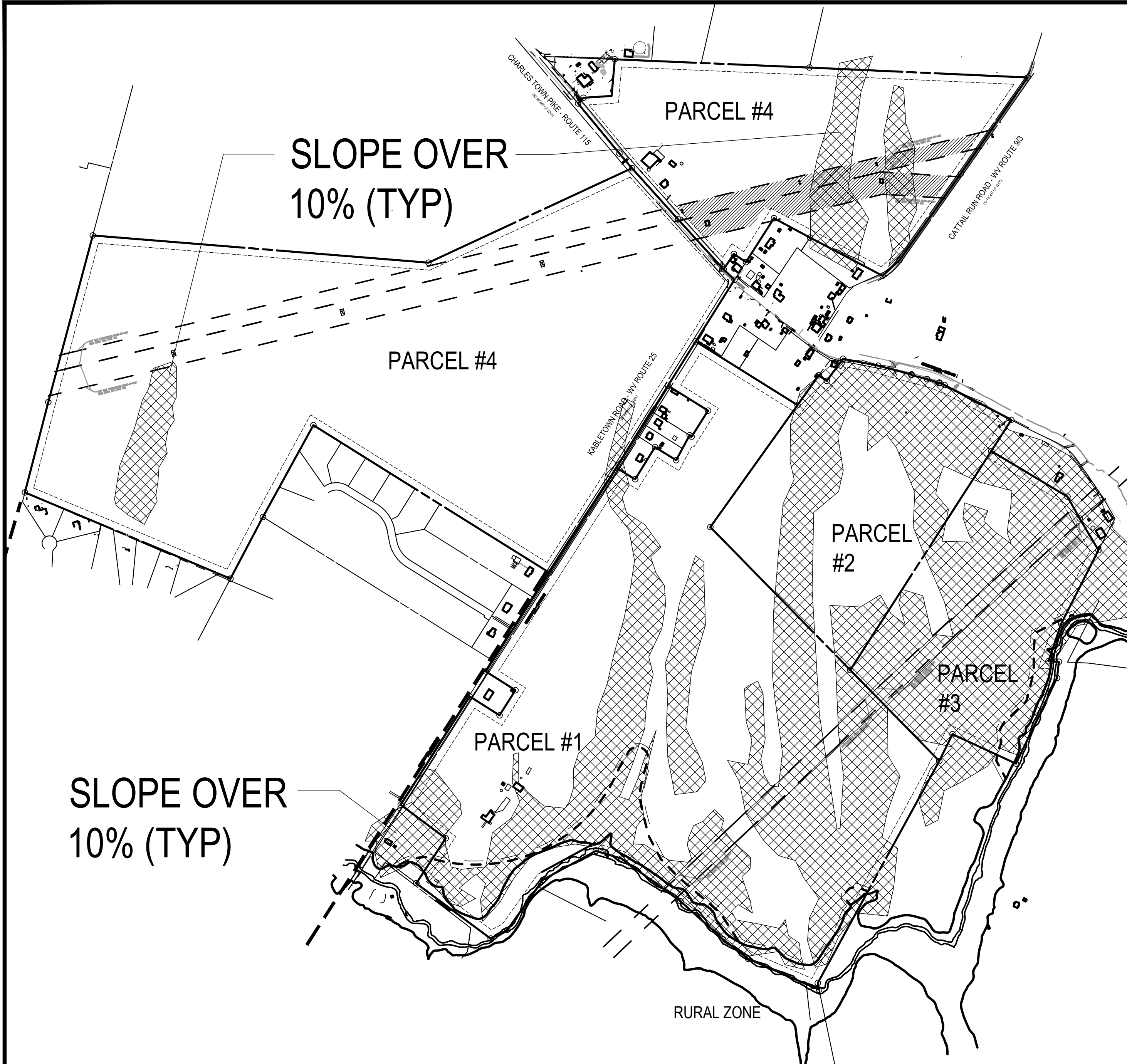
CADD:

NCS: N/A

SHEET:

7 OF 8



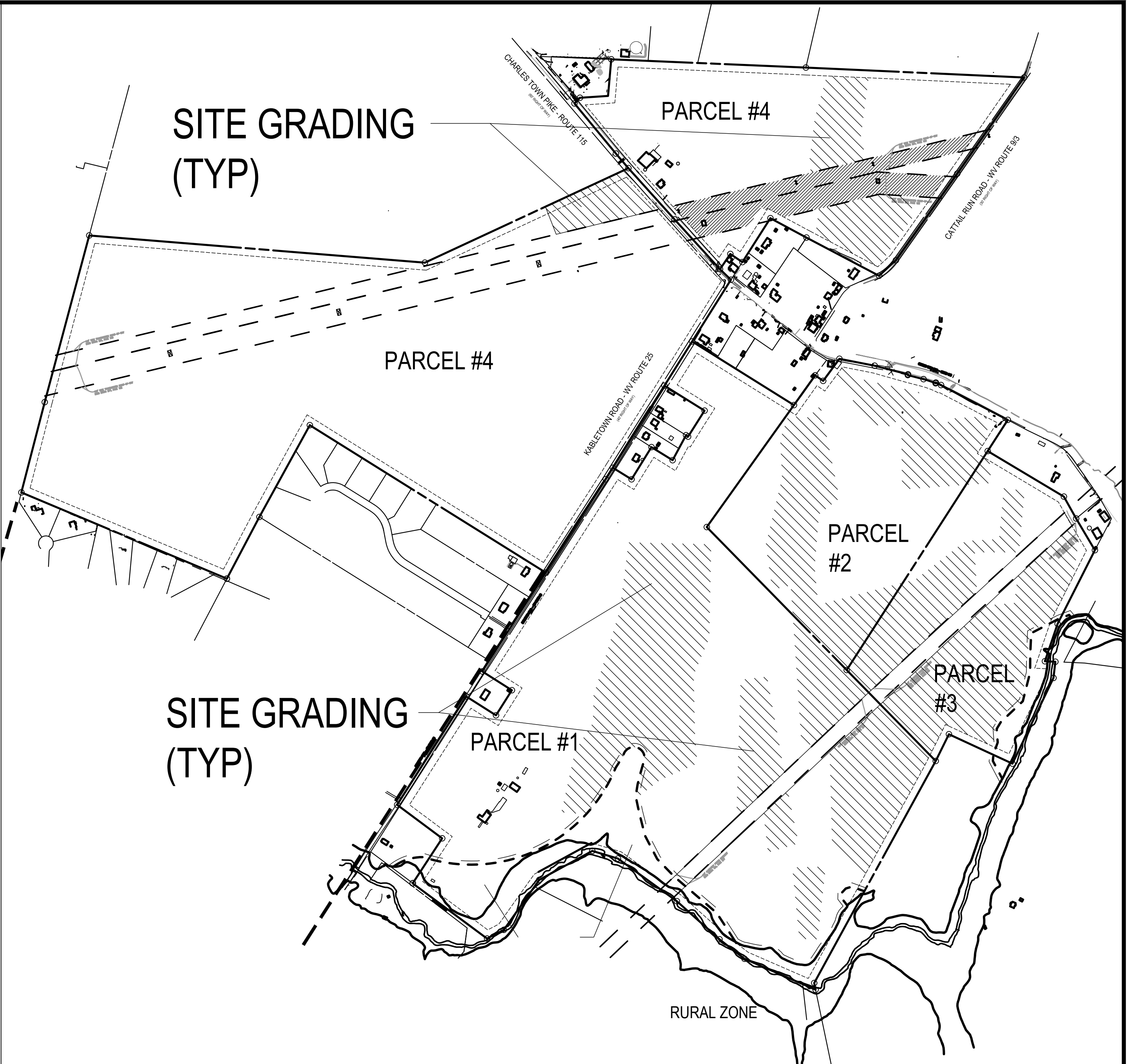


**SLOPE MAP**

THE HATCHED AREAS IN THE MAP GENERALLY REPRESENT THOSE AREAS OF THE SITE IN WHICH THE GRADE EXCEEDS 10%. THESE AREAS WILL REQUIRE THE INSTALLATION OF A TRENCH DRAIN UNDER THE DRIP LINE OF THE SOLAR PANELS.

SMALLER AREAS WITH A SLOPE GREATER THAN 10% ARE LOCATED ON THE PROPERTY. WHILE THESE AREAS MAY NOT BE SHOWN IN THE MAP ABOVE THEY WILL REQUIRE STORM WATER MANAGEMENT MITIGATION AS NOTED ABOVE.

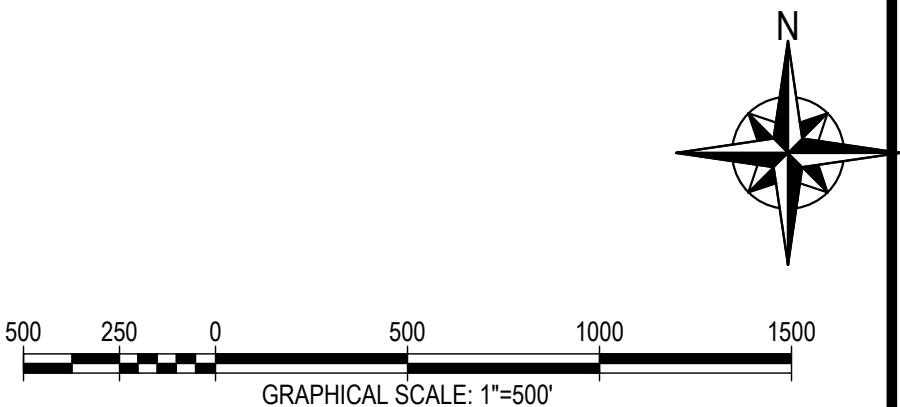
THE APPLICANT WILL BE REQUIRED TO SUBMIT A FULL SWM REPORT FOR THE PROJECT WHICH WILL DETAIL THESE FACILITIES.



**GRADING NOTES**

1. GRADING IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE GRADED AREAS SHOWN IN THE CONCEPT PLAN WILL BE FIELD VERIFIED AND MAY DECREASE OR BE ADJUSTED TO INCLUDE OTHER AREAS.
2. A DETAILED "MICRO" GRADING PLAN WILL BE PROVIDING TO THE ENGINEERING DEPARTMENT DEMONSTRATING THE APPLICANTS SOLUTION THAT MINIMIZES GRADING FOR THE INSTALLATION OF SOLAR PANELS.
3. THE SOLAR PANELS HAVE A TOLERANCE OF 15%, AREAS WHICH EXCEED THIS SLOPE MAY BE GRADED.

THIS PLAN IS PREPARED FOR THE BLAKE SOLAR PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT. ANY REVISIONS TO THIS PLAN SHALL BE MADE BY THE ENGINEER. THE ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.



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SWM AND GRADING

BLAKE SOLAR PROJECT  
CONCEPT PLAN  
MULTIPLE PARCELS  
JEFFERSON COUNTY, WEST VIRGINIA

J.C. FILE #XXX-XX

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DATE:	JUNE 24, 2022
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