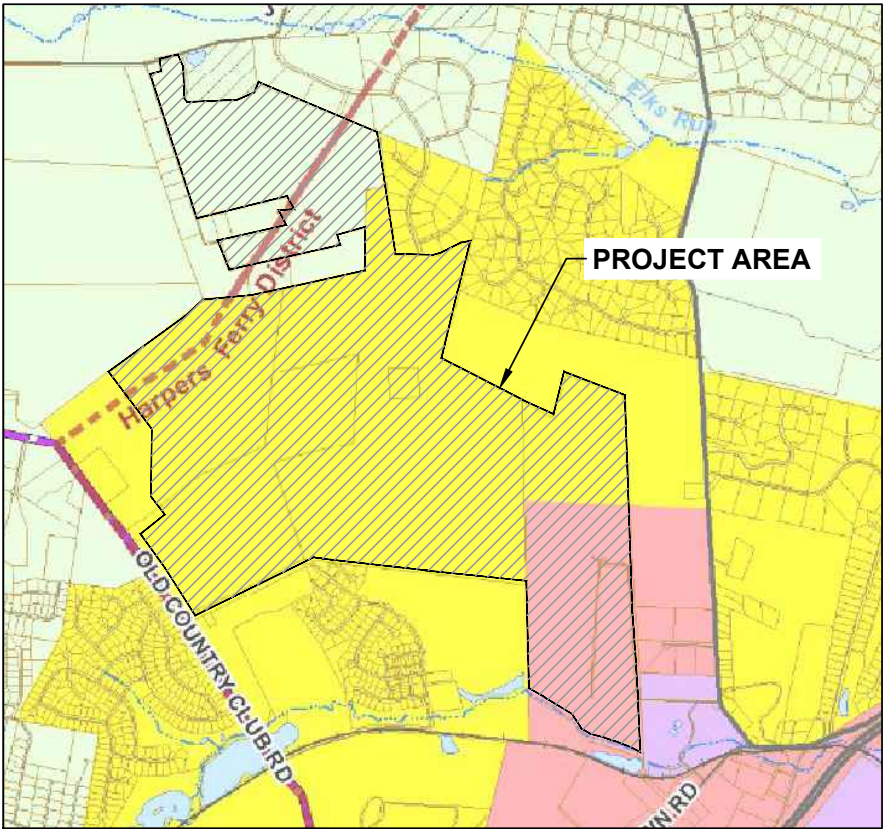


NOTE: PROPOSED ROADS AND SOLAR LAYOUT ARE CONCEPTUAL AND MAY CHANGE AS THE PROJECT DESIGN PROGRESSES



ZONING MAP
SCALE: 1"=7500'

- LEGEND:
- Residential/Light Industrial/Commercial
 - Residential Growth
 - Planned Neighborhood Development
 - Rural
 - Village
 - Incorporated Town
 - Industrial/Commercial
 - Flowing Springs Project Area

PARCEL INFORMATION				
PARCEL OWNER	PARCEL ID	ZONE	PARCEL ACRES	ACREAGE IN PROJECT
BC PARTNERS INC	02 3001300000000	RURAL	104.7	104.7
BUTLER FAMILY LIMITED PARTNERSHIP	04 10000100000000	RESIDENTIAL GROWTH	133.9	93.8
BC PARTNERS INC	04 10000200000000	RESIDENTIAL GROWTH	99.5	99.5
BC PARTNERS INC	04 10000300000000	RESIDENTIAL GROWTH	233.5	233.5
POTOMAC EDISON COMPANY	04 10000300050000	RESIDENTIAL GROWTH	3.67	3.67
BC PARTNERS INC	04 10001000000000	RESIDENTIAL GROWTH & RESIDENTIAL/LIGHT INDUSTRIAL/COMMERCIAL	141.1	141.1

- LEGEND:
- 2200 EXISTING CONTOUR
 - EXISTING PROPERTY LINE
 - LIMIT OF DISTURBANCE
 - X PROPOSED FENCE
 - PROPOSED 25FT FENCE SETBACK
 - 200FT OCCUPIED BUILDING SETBACK
 - 100FT EXISTING ROAD SETBACK
 - 100FT EXISTING ELECTRIC TRANSMISSION LINE SETBACK
 - FLOOD ZONE
 - NATIONAL WETLANDS INVENTORY WITH PROPOSED 50-FOOT SETBACK
 - PROPOSED PHOTOVOLTAIC PANEL
 - PROPOSED ROAD
 - 20FT LANDSCAPE SCREENING BUFFER

REV.	DATE	DESCRIPTION	PREPARED	CHECKED	APPROVED
	3/13/23	PRELIMINARY FOR REVIEW			
CONTRACTOR'S LOGO		PROJECT: FLOWING SPRINGS SOLAR PROJECT JEFFERSON COUNTY, WEST VIRGINIA			
enel Green Power		FILE NAME:			
Engineering & Construction		CLASSIFICATION:	FORMAT: ANSI D	SCALE: 1" = 1000'	PLOT SCALE: 11"x17"
EGP VALIDATION		SHEET: 001			
VALIDATED BY:		TITLE: CONCEPT PLAN			
VERIFIED BY:		EGP CODE			
COLLABORATORS:		GROUP	FUNCTION	TYPE	ISSUER
		COUNTRY	TEC.	PLANT	SYSTEM
		PROGRESSIVE	REVISION		

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STORMWATER NOTES:

1. Stormwater Management for this solar project will follow the amended Jefferson County Stormwater Management Ordinance, effective October 1, 2020. Specifically Article I D.2.h for Solar Energy Facilities.
2. The following items at a minimum will be followed:

a.Earth disturbance will be minimized to the greatest extent practicable

b.The plan will propose and establish a 90% or better uniform vegetative cover complying with the ordinance requirements.

c.A minimum of 12’ will be maintained between rows of arrays

dFOUNDATIONS will generally consist of driven pile and with occupy a maximum of 5% of the total project area.

e.Solar Array will be generally proposed on slope flatter than 10%, in the event steeper slopes are encountered appropriate BMP’s will be utilized.
3. A stormwater Management report with documentations and drawings will be submitted to Jefferson County for review and approval.
4. The solar project will also develop the required Erosion and Sediment Control Plan Stormwater Pollution Prevention Plan, and Groundwater Protection Plan to make application to register for the West Virginia Department of Environmental Protection National Pollution Discharge Elimination System (NPDES) permit for this construction.
5. The solar facility will be constructed on agricultural land, normally planted in row crops, hay/straw and used for grazing. The solar facility will be seeded with pollinator friendly and resistant ground cover such white clover or equivalent and will not be used for grazing.

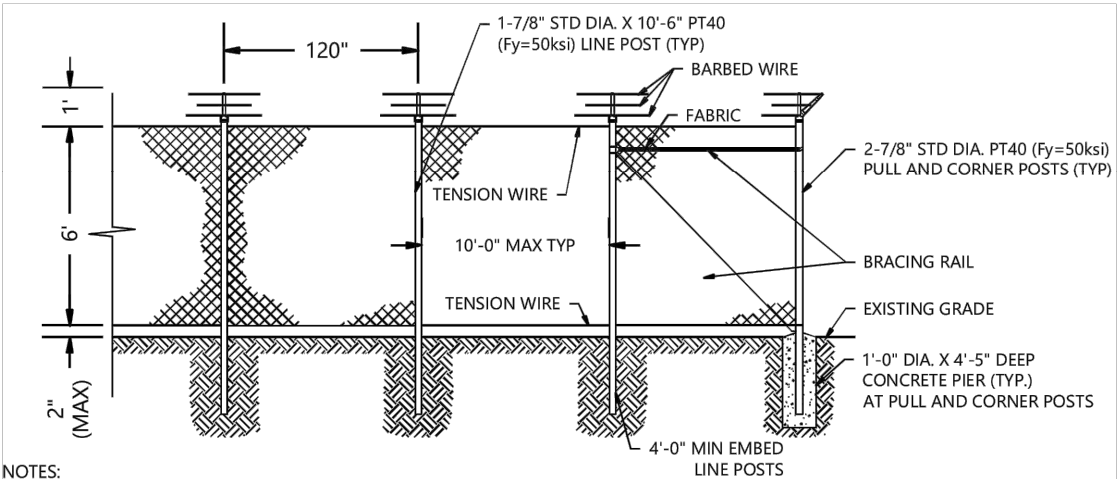
Buffer Pollinator Mix		
Scientific Name	Common Name	Percentage of Mix
Avena satvia	Oats	Cover Crop
Schizachyrium scoparium, 'Camper'	Little Bluestem	37.2%
Bouteloua curtipendula, Butte*	Sideoats Grama*	36.0%
Chamaecrista fasciculata, PA Ecotype	Partridge Pea	7.5%
Coreopsis lanceolata	Lanceleaf Coreopsis	4.0%
Echinacea purpurea	Purple Coneflower	4.0%
Rudbeckia hirta	Blackeyed Susan	3.3%
Heliopsis helianthoides, PA Ecotype	Oxeye Sunflower	2.5%
Penstemon digitalis	Tall White Beardtongue	0.4%
Liatis spicata	Marsh Blazing Star	0.2%
Senna hebecarpa, VA & WV Ecotype	Wild Senna	1.2%
Zizia aurea	Golden Alexanders	0.7%
Geum canadense, PA ecotype	White Avens	0.4%
Monarda fistulosa, PA Ecotype	Wild Bergamot	0.5%
Pycnanthemum tenuifolium	Narrowleaf Mountainmint	0.3%
Aster laevis, NY Ecotype	Smooth Blue Aster	0.3%
Aster novae-angliae, PA Ecotype	New England Aster	0.3%
Baptisia australis, Southern WV Ecotype	Blue False Indigo	0.5%
Sisyrinchium angustifolium	Narrowleaf Blue Eyed Grass	0.3%
Oenothera fruticosa var. fruticosa	Sundrops	0.1%
Solidago nemoralis, PA Ecotype	Gray Goldenrod	0.2%
Aster prenanthoides, PA Ecotype	Zigzag Aster	0.1%
		100.0%

Solar Field Seed Mix		
Scientific Name	Common Name	Percentage of Mix
Eragrostis spectabilis, RI Ecotype	Purple Lovegrass	2%
Bouteloua curtipendula, Butte*	Sideoats Grama*	10%
Elymus canadensis	Canada Wild Rye	20%
Fescue ovina	Sheep Fescue	38%
Chamaecrista fasciculata, PA Ecotype	Sensitive Pea	8%
Zizia aurea	Golden Alexanders	1.0%
Trifolium repens, Ladino	White Clover	6.0%
Trifolium pratense	Red Clover	15%
		100.0%

SEED MIX NOTES:

1. APPLICATION RATE FOR BUFFER POLLINATOR MIX IS 15 LBS/ACRE. COVER CROP APPLICATION RATE IS 30 LBS/ACRE OF OATS.
2. APPLICATION RATE FOR SOLAR FIELD SEED MIX IS 5 LBS/ACRE. COVER CROP APPLICATION RATE IS 30 LBS/ACRE OF OATS.
3. THE PROPOSED SEED MIXES MAY BE FURTHER REVISED TO ADJUST SPECIES COMPOSITION AND/OR PERCENTAGES OF SEED MIX AND APPLICATION RATES BASED ON THE COMMERCIAL AVAILABILITY OF THE SEED MATERIAL.

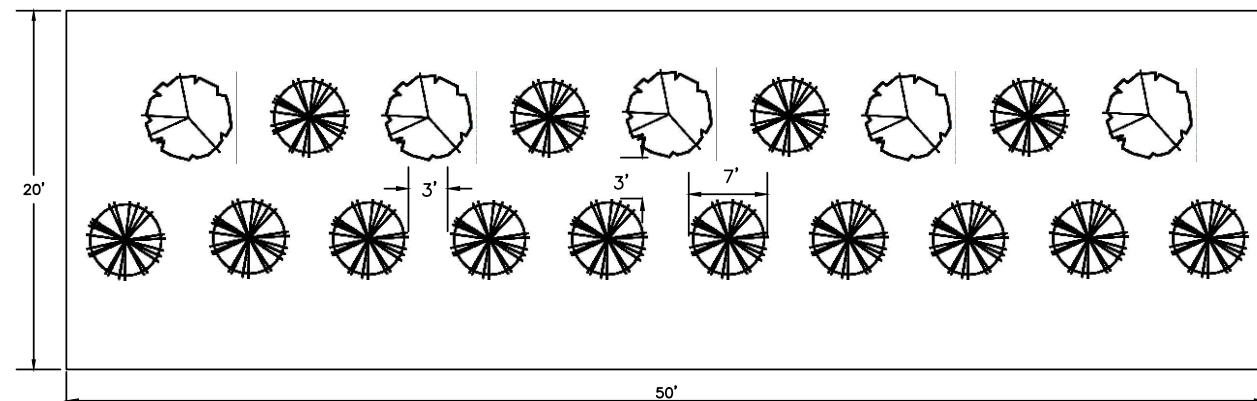
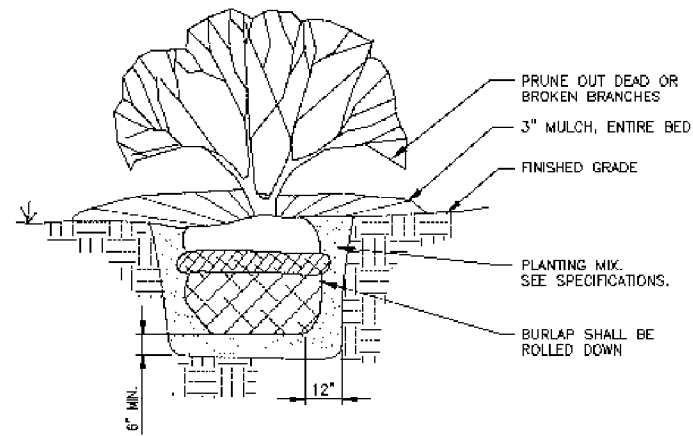
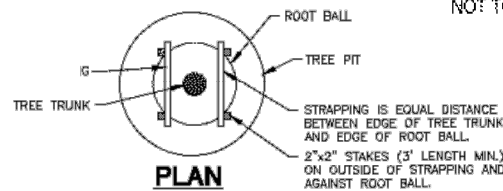
* SPECIES SUBJECT TO CHANGE.



NOTES:
CONTRACTOR TO VERIFY EXACT FENCE SPECIFICATION AND GATE LOCATION WITH OWNER PRIOR TO INSTALLATION.

CHAINLINK FENCE
NOT TO SCALE

	3/13/23	PRELIMINARY FOR REVIEW			
REV.	DATE	DESCRIPTION	PREPARED	CHECKED	APPROVED
CONTRACTOR'S LOGO		PROJECT: FLOWING SPRINGS SOLAR PROJECT JEFFERSON COUNTY, WEST VIRGINIA			
wsp		FILE NAME:			
enel Green Power		CLASSIFICATION:	FORMAT: ANSI D	SCALE: NOT TO SCALE	PLOT SCALE: 11"x17"
Engineering & Construction		UTILIZATION SCOPE:	TITLE: LANDSCAPE DETAILS - 1		
EGP VALIDATION		EGP CODE			
VALIDATED BY		GROUP	FUNCTION	TYPE	ISSUER
VERIFIED BY		COUNTRY	TEC.	PLANT	SYSTEM
COLLABORATORS		PROGRESSIVE	REVISION		
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