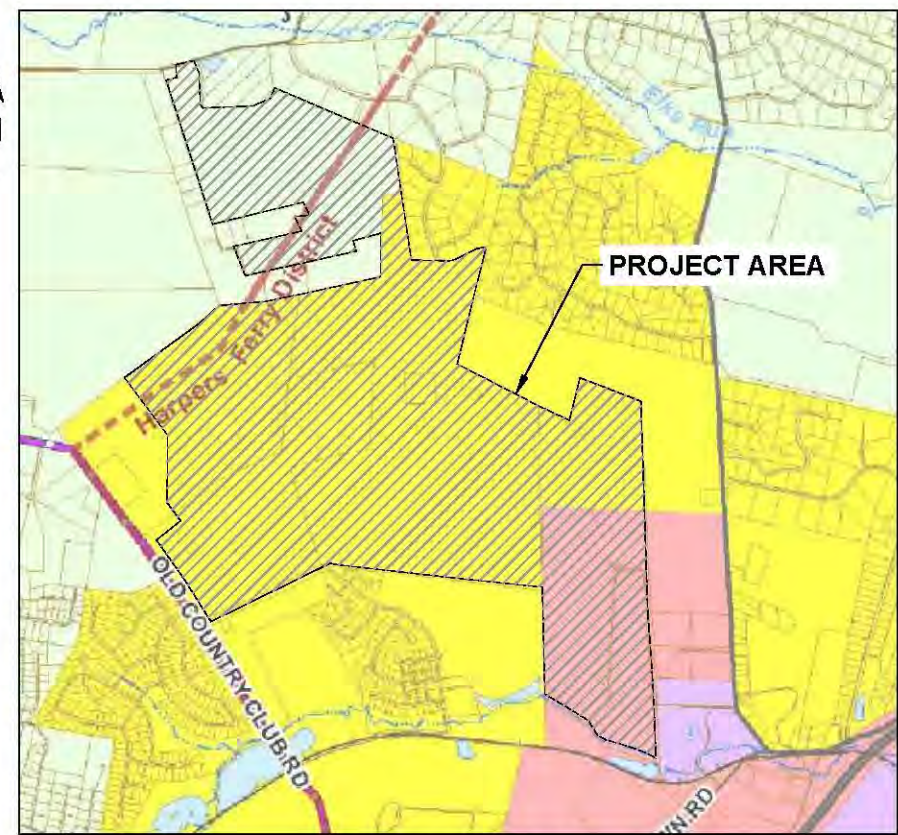


NOTES:
 1. PROPOSED ROADS AND SOLAR LAYOUT ARE CONCEPTUAL AND MAY CHANGE AS THE PROJECT DESIGN PROGRESSES
 2. THE TOTAL NUMBER OF ESTIMATED PV MODULES IS 290,277



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:**
- EXISTING CONTOUR
 - EXISTING PROPERTY LINE
 - LIMIT OF DISTURBANCE
 - PROPOSED FENCE
 - PROPOSED 50FT PROPERTY, 25FT FENCE SETBACK
 - 100FT EXTERNAL PROPERTY LINE 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 VOLUNTARY LANDSCAPE SCREENING BUFFER
 - PARCEL EXCLUDED FROM PROJECT AREA

4/25/23	PRELIMINARY FOR REVIEW				
<small>CONTRACTOR'S LOGO</small>	FLOWING SPRINGS SOLAR PROJECT JEFFERSON COUNTY, WEST VIRGINIA				
	FILE NAME:				
	CLASSIFICATION:	FORMAT: ANSI D	SCALE: 1" = 1000'	PLOT SCALE: 11"x17"	SHEET: 001
Engineering & Construction EGP VALIDATION	UTILIZATION SCOPE: TITLE: CONCEPT PLAN				
VALIDATED BY:	EGP CODE				
VERIFIED BY:	GROUP:	FUNCTION:	TYPE:	ISSUER:	COUNTRY:
COLLABORATORS:	TEC:	PLANT:	SYSTEM:	PROGRESSIVE:	REVISION:
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Vehicle Trip Generation Summary					
Project Phase	Duration	Vehicle Type	Estimated Gross Vehicular Weight	Vehicles Per Day	Maximum and Average Trips Per Vehicle per Day
Construction					
Site Preparation / Clearing & Grubbing	12 Weeks	Passenger Vehicles	2,000-10,000 lbs	6 cars/day	Max-6 / Avg-4
		Equipment Hauling Trucks	20,000-40,000 lbs	5 trucks/day	Max-20 / Avg-16
Solar Facility Installation	25-30 Weeks	Passenger Vehicles	2,000-10,000 lbs	100 cars/day	Max-6 / Avg-4
		Connex and Delivery Trucks	30,000-80,000 lbs	4 trucks/day	Max-2 / Avg-2
		Equipment Hauling Trucks	20,000-40,000 lbs	4 trucks/day	Max-10 / Avg-6
		Fuel Truck	20,000-30,000 lbs	1 truck/day	Max-2 / Avg-2
		Material Delivery Truck	20,000-30,000 lbs	8 trucks/day	Max-2 / Avg-2
		Main Power Transformer Trailer	265,000 lbs	1 truck	1 Delivery (if needed)
O&M Building	80,000-150,000 lbs	1 truck	1 Delivery (if needed)		
Maintenance & Operation					
Daily Operations	Weekdays	Utility Vehicle	2,000-10,000 lbs	5 veh./day	Max-5 / Avg-4
Decommissioning					
Solar Facility Removal	20-25 Weeks	Passenger Vehicles	2,000-10,000 lbs	100 cars/day	Max-6 / Avg-4
		Equipment Hauling Trucks	20,000-40,000 lbs	3 trucks/day	Max-2 / Avg-2
		Connex and Delivery Trucks	30,000-80,000 lbs	3 trucks/day	Max-4 / Avg-2
		Refuse/Recycling Trucks	30,000-80,000 lbs	2 trucks/day	Max-10 / Avg-6

GENERAL NOTES:



- 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.
- 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.
- Generation of electrical power shall be limited to photovoltaic panels, provided that any on-site buildings may utilize integrated photovoltaic building materials.
- Solvents necessary for the cleaning of the Solar Panels shall be biodegradable.
- 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.
- 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.
- Photovoltaic Panels shall use antireflective glass that is designed to absorb rather than reflect light.
- 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.
- Collocation of other agricultural activities such as small market hand-picked crops, grazing, and apiary activities are permitted and encouraged.
- 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.
- Solar Energy Facilities shall comply with Article 8, Section 8.9 of this Ordinance.
- The Solar Energy Facility Use is not considered abandoned until such time it is Decommissioned.
- 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.
- Adjoiner information is located in the supplemental packet information.
- No solar panels are located within 100' of the front, side, or rear external property lines.
- No accessory components are located within 25' of the front, side, or rear external property lines.

Traffic Study Notes:

The following information is located in the indicated sections of the Traffic Impact Assessment Report:

- ADT Figures for the adjoining or accessible State Road: Appendix A.2
- Trip generation figures: Section 1
- Nearest Key Intersection that will serve the proposed project: Key intersection routes are described throughout sections 2 and 3
- "Highway Problem Areas" according to the current Comprehensive Plan that falls within a one-mile radius of the project: None of the routes listed in the Traffic Impact Assessment Report coincide with any locations identified in the Envision Jefferson 2035 Comprehensive Plan (initially adopted by Jefferson County, WV in January 14, 2015) as Highway Problem Areas. However, several areas are within 1 mile of the primary or secondary routes detailed in the report. They are as follows:
 - Highway Problem Area 11 – Luther Jones Road at Wiltshire Road/Old Charlestown Road has a limited stacking area (along the southwest bound approach) due to train tracks. Additionally, future development is expected to take place in this area over coming decades.
 - Highway Problem Area 14 – Daniel Road at Flowing Springs Road, just north of Old Country Club Road has poor intersection angle resulting in limited visibility.
 - Highway Problem Area 15 – Sun Road at State Highway 9 has no dedicated merge/acceleration lane on to State Highway 9.

None of these identified Highway Problem Areas are anticipated to impact the operations associated with either the primary or secondary routes.

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		CLASSIFICATION: ANSI D	FORMAT: ANSI D	SCALE: NOT TO SCALE	PLOT SCALE: 11"x17"
Engineering & Construction EGP VALIDATION		UTILIZATION SCOPE:			
EGP CODE		TITLE: GENERAL NOTES			
VALIDATED BY		GROUP	FUNCTION	TYPE	ISSUER
VERIFIED BY		COUNTRY	TEC.	PLANT	SYSTEM
COLLABORATORS		PROGRESSIVE	REVISION		

STORMWATER NOTES:

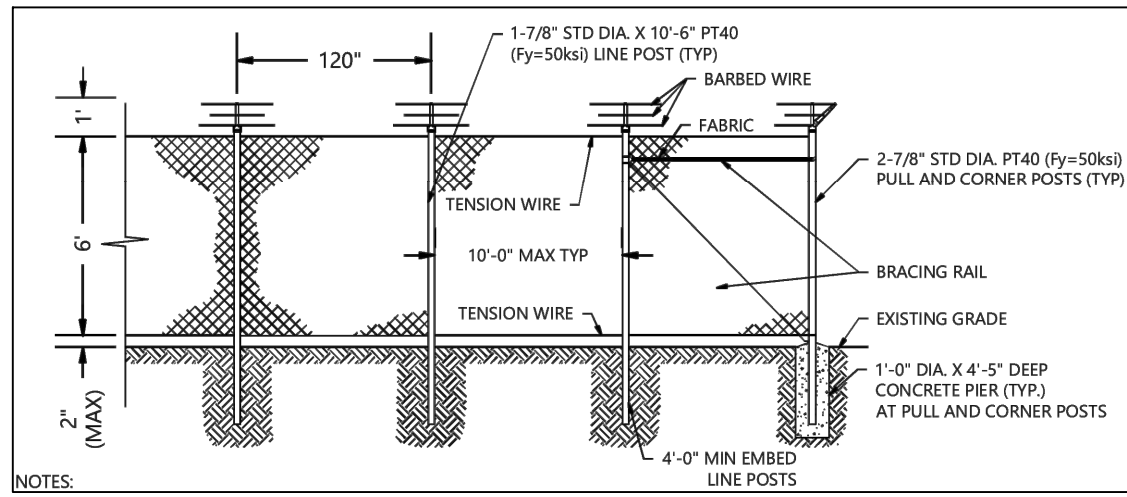
- Stormwater Management for this solar project will follow the amended Jefferson County Stormwater Management Ordinance, effective October 1, 2020. Specifically Article I D.2.h for Solar Energy Facilities.
- The following items at a minimum will be followed:
 - Earth disturbance will be minimized to the greatest extent practicable
 - The plan will propose and establish a 90% or better uniform vegetative cover complying with the ordinance requirements.
 - A minimum of 12' will be maintained between rows of arrays
 - Foundations will generally consist of driven pile and with occupy a maximum of 5% of the total project area.
 - Solar Array will be generally proposed on slope flatter than 10%, in the event steeper slopes are encountered appropriate BMP's will be utilized.
- A stormwater Management report with documentations and drawings will be submitted to Jefferson County for review and approval.
- 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.
- 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%
Agrostis perennans	Autumn Bentgrass	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	1%
Agrostis perennans	Autumn Bentgrass	11%
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%

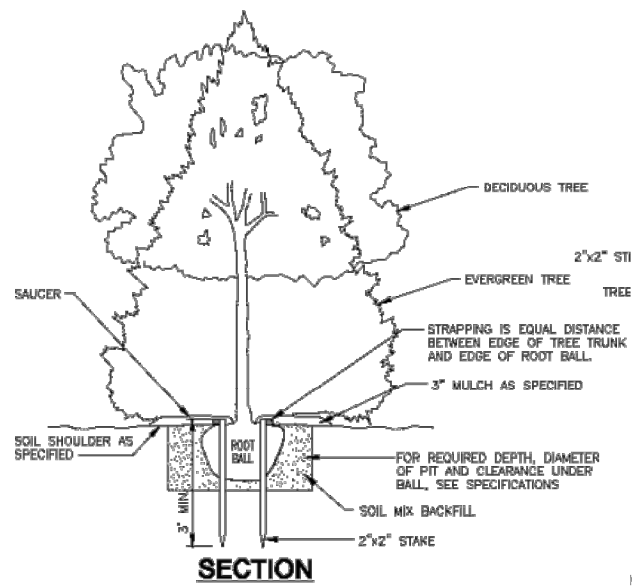
SEED MIX NOTES:

- APPLICATION RATE FOR BUFFER POLLINATOR MIX IS 15 LBS/ACRE. COVER CROP APPLICATION RATE IS 30 LBS/ACRE OF OATS.
- APPLICATION RATE FOR SOLAR FIELD SEED MIX IS 5 LBS/ACRE. COVER CROP APPLICATION RATE IS 30 LBS/ACRE OF OATS.
- 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.

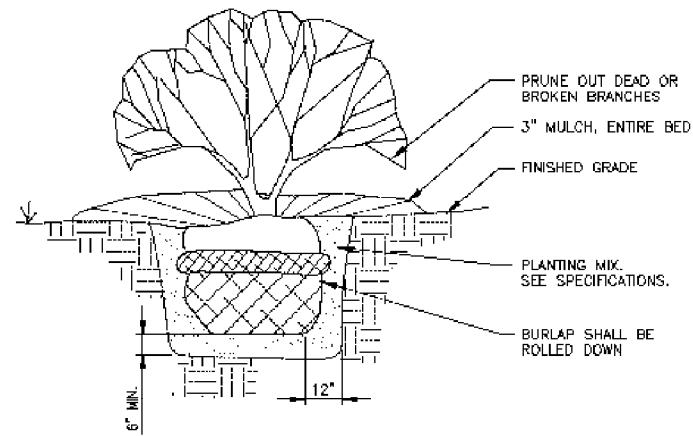
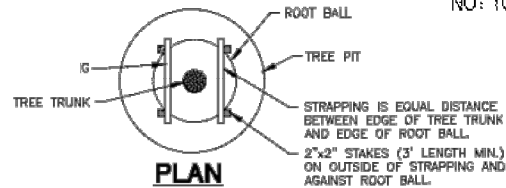


NOTES:
 CONTRACTOR TO VERIFY EXACT FENCE SPECIFICATION AND GATE LOCATION WITH OWNER PRIOR TO INSTALLATION.
CHAINLINK FENCE
 NOT TO SCALE

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Engineering & Construction EGP VALIDATION			ANSI D	NOT TO SCALE	11"x17"
VALIDATED BY:		TITLE: LANDSCAPE DETAILS - 1			
VERIFIED BY:		EGP CODE			
COLLABORATORS:		GROUP	FUNCTION	TYPE	ISSUER
		COUNTRY	TEC.	PLANT	SYSTEM
		PROGRESSIVE	REVISION		
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TREE STAKING DETAIL
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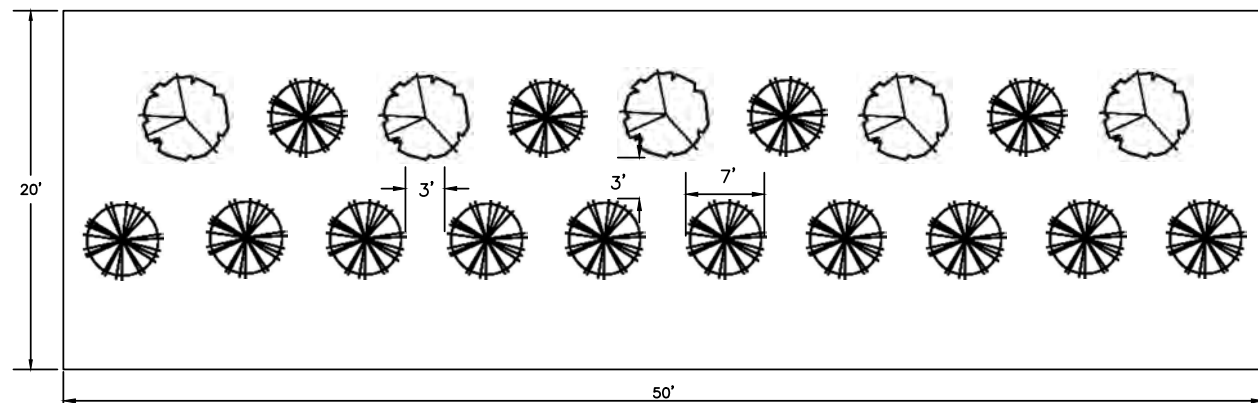
SHRUB PLANTING DETAIL
NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
7. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
8. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
12. REQUIRED LANDSCAPING AND BUFFERS WILL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED MAINTENANCE PLAN.
13. ALL MAINTENANCE WILL BE AS SPECIFIED IN THE LANDSCAPE MAINTENANCE AGREEMENT.
14. IT WILL BE THE RESPONSIBILITY OF THE LANDOWNER TO REPLACE ANY TREES, SHRUBS, OR VEGETATION THAT DIE.

VOLUNTARY LANDSCAPE BUFFER PLANT SCHEDULE

SYMBOL	NATIVE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
— EVERGREEN TREES —						
	✓	IO	ILEX opaca	AMERICAN HOLLY	6-7' Ht., B&B	-
	✓	JV	JUNIPERUS virginiana	EASTERN RED CEDAR	6-7' Ht., B&B	-
— DECIDUOUS UNDERSTORY TREES —						
	✓	AC	AMELANCHIER canadensis	SERVICEBERRY	1" Cal., B&B	-
	✓	CA	CARPINUS caroliniana	AMERICAN HORNBEAM	1" Cal., B&B	-
	✓	CC	CERCIS canadensis	EASTERN REDBUD	1" Cal., B&B	-
	✓	CF	CORNUS florida	DOGWOOD TREE	1" Cal., B&B	-
	✓	MV	MAGNOLIA virginiana	SWEETBAY MAGNOLIA	5'-6' Ht., B&B	-



LANDSCAPE PLANTING PLAN
NOT TO SCALE

NOTE:
FRONT ROW SHALL BE ALL RED CEDAR AND AMERICAN HOLLY TREES, WITH TWO HOLLIES PER 50 FT. BACK ROW SHALL CONSIST OF A MIX OF TREES.

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VALIDATED BY		EGP CODE			
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		PROGRESSIVE	REVISION		