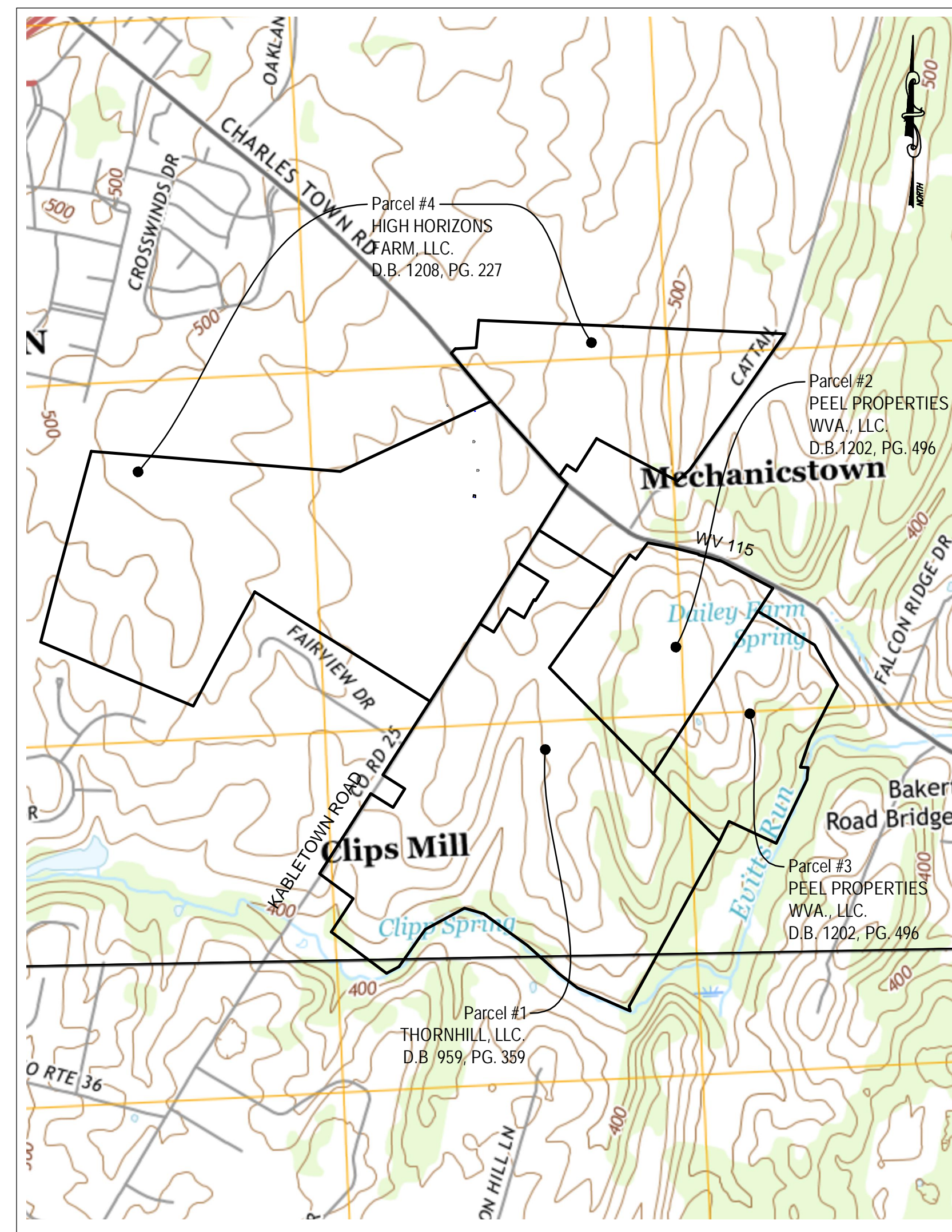


# CONCEPT PLAN

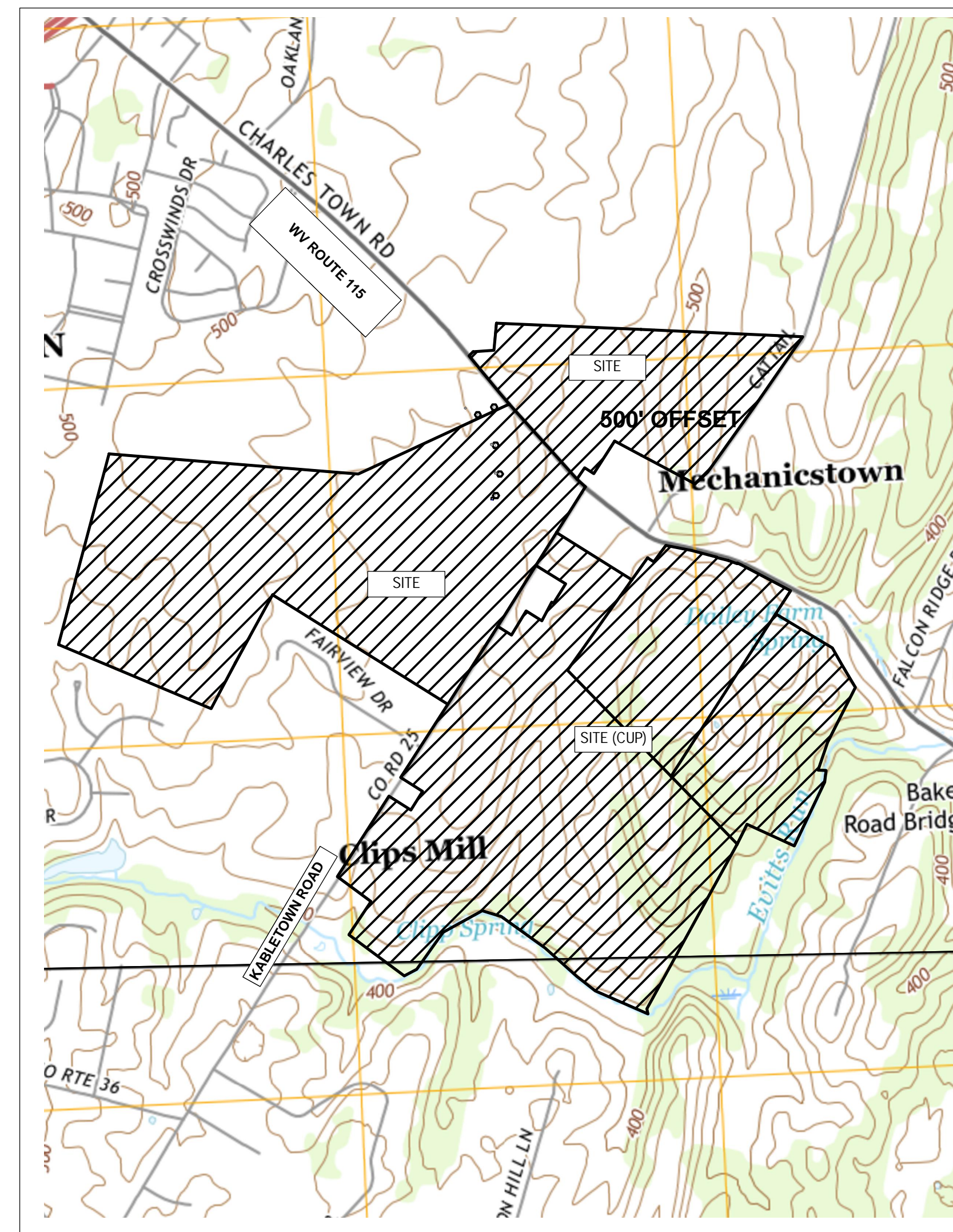
# BLAKE SOLAR PROJECT

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

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 INFORMATION ONLY

SEAL:

REVISIONS	
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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:	

01 OF 8

C:\Users\jphillips\OneDrive\Documents\Blake Solar\2022\22-7-SP\22-7-SP-01.dwg  
 DATE PLOTTED: 06/24/2022 10:05:00 AM  
 PLOTTER: HP DesignJet T1100e  
 PLOTTING METHOD: PLOT

SITE INFORMATION:

- SOLAR PANEL SETBACKS
• FRONT 100' (50' WITH LANDSCAPE BUFFER)
• SIDE 100' (50' WITH LANDSCAPE BUFFER)
• REAR 100' (50' WITH LANDSCAPE BUFFER)

- ACCESSORY COMPONENTS SETBACKS
• FRONT 25'
• SIDE 25'
• REAR 25'

LANDSCAPE BUFFERS
SEE SHEET 7 - LANDSCAPE BUFFERS

PARKING
NO PARKING PROPOSED

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

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

CONCEPT PLAN NOTES:

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

- SOLAR AS A PRINCIPAL PERMITTED USE
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.

- SOLAR AS A CONDITIONAL USE PERMIT
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.
2.1. APPROVAL OF THE CONDITIONAL USE PERMIT BY THE BOARD OF ZONING APPEALS.
2.2. COMPLIANCE WITH ALL CONDITIONS RELATED TO THE CONDITIONAL USE PERMIT APPROVAL
2.3. APPROVAL OF A CONCEPT PLAN (PROCESSING CONCURRENTLY WITH THE PRINCIPAL PERMITTED USE PORTION OF THE PROJECT)
2.4. APPLICANT HAS COMPLIED WITH JEFFERSON COUNTY STORMWATER MANAGEMENT REQUIREMENTS.
2.5. WV DEPARTMENT OF TRANSPORTATION HAS APPROVED ENTRY PERMITS.
2.6. WV DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS APPROVED THE NPDES PERMIT.
2.7. APPLICANT HAS SATISFIED ALL WV STATE REQUIREMENTS AS THEY RELATE TO BONDING AND DECOMMISSIONING.
2.8. JEFFERSON COUNTY HAS ISSUED A BUILDING PERMIT FOR THE PROJECT.

CONSTRUCTION AND DECOMMISSIONING NOTES:

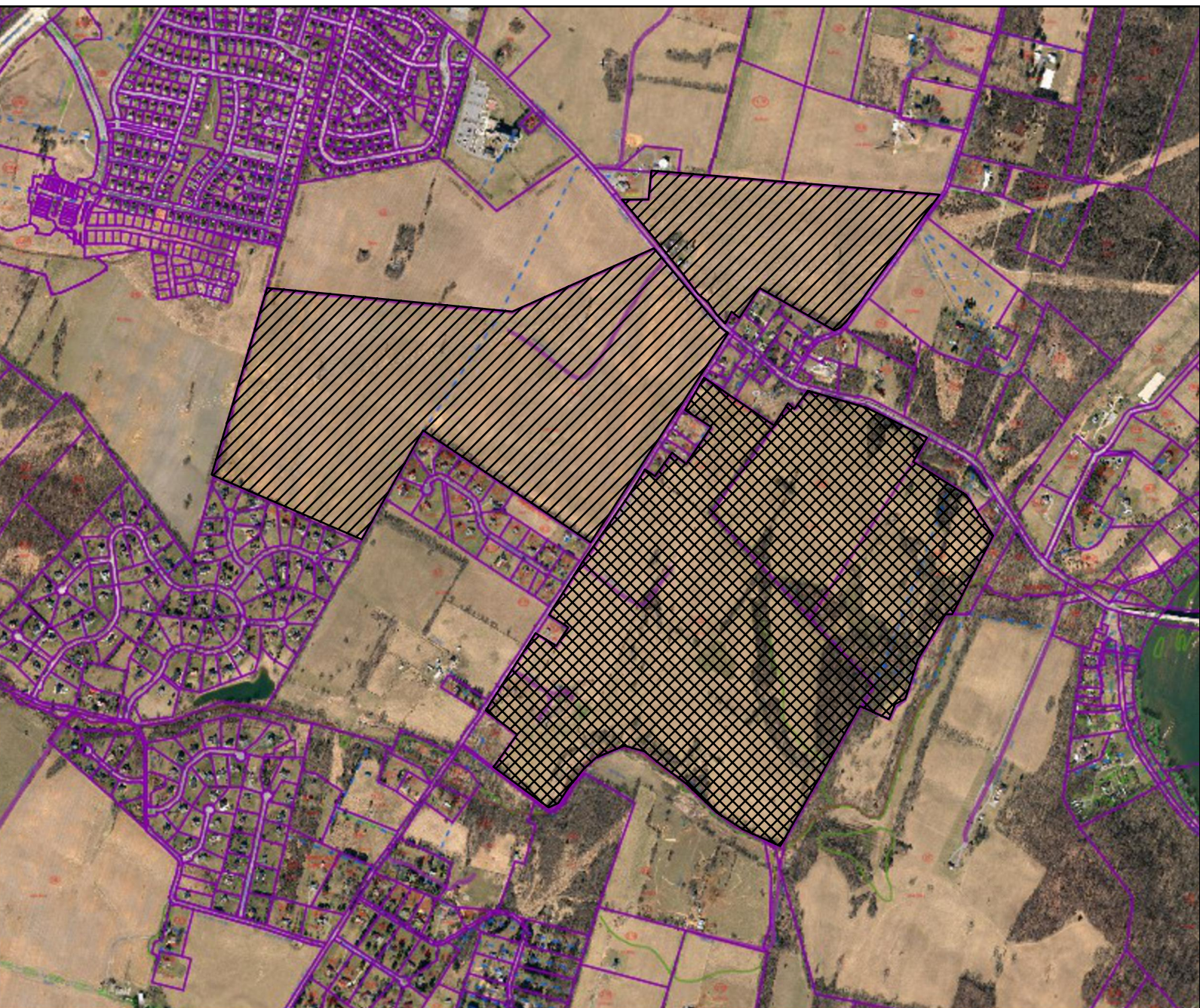
- 1. The solar energy facility will be leased and operated by Horus West Virginia I, a subsidiary of OPDEnergy.
2. Horus West Virginia I is responsible for the construction, operation and management of the facility. Construction of the facility will be started immediately after approval of the Concept 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 3 feet below grade and any disturbed ground will be restored and reseeded with an approved seed mix. Some maintenance aisles may be left in place, to the extent their alignments predated the facility construction or if they provide utility to future land use.
6. Decommissioning and bonding is governed by WV State Code.
6.1. WV STATE CODE - §22-32-4. Bonding required.
6.2. "(2)(A) Submit a 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."

GENERAL REQUIREMENTS

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

- F. General Requirements
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 anti-reflective 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 apriary 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.

JEFFERSON COUNTY TAX MAP



PRINCIPAL PERMITTED USE

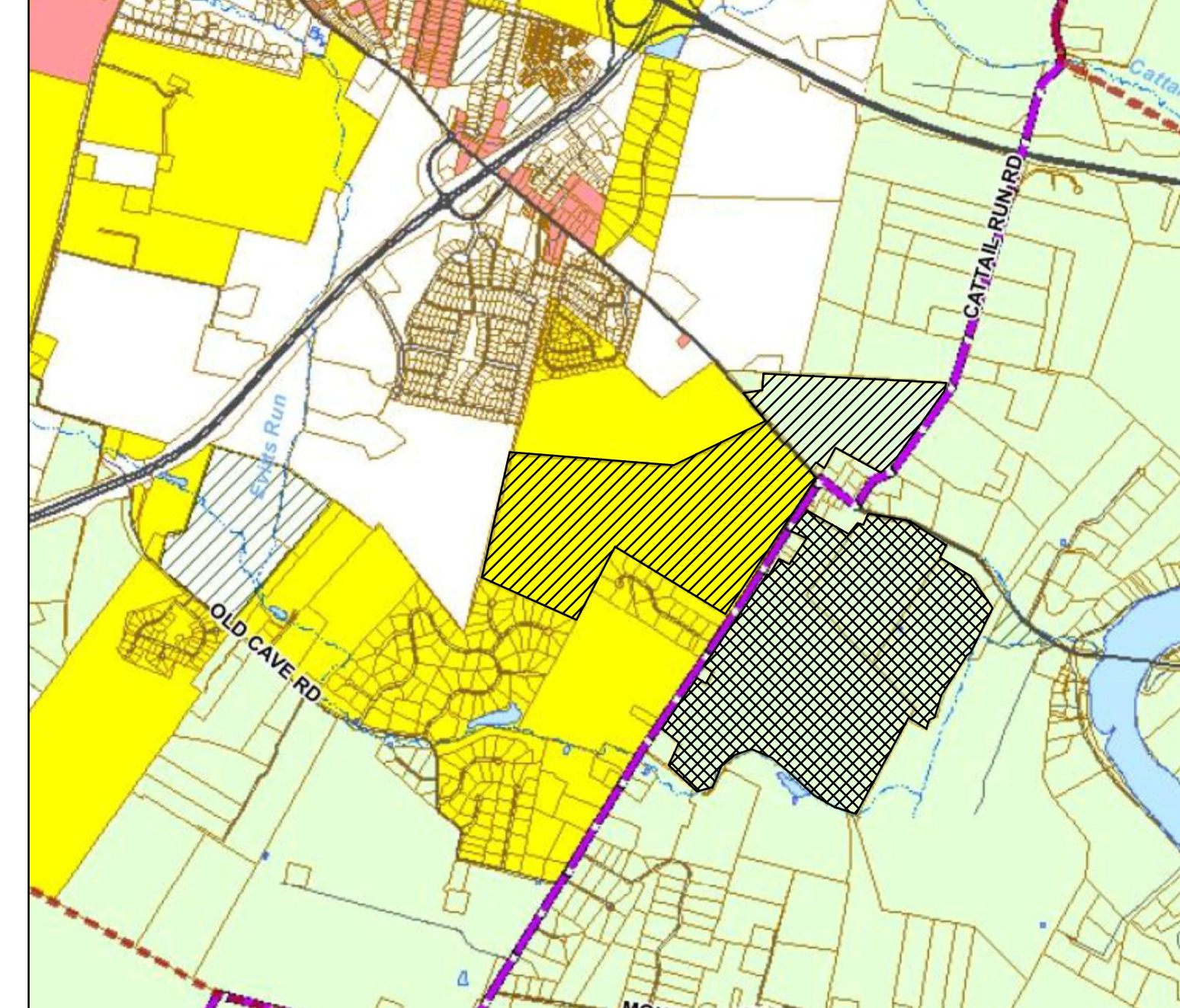
CONDITIONAL USE PERMIT #22-4-CUP APPROVED 07-28-22

Table with columns: ROAD, AVERAGE DAILY TRIPS, NEW TRIP GENERATION, USE, AVERAGE DAILY TRIPS. Includes data for Charles Town Road, Kabletown Road, and Cattail Run Road.

TRANSPORTATION NOTES:

- 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 ONTO 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

JEFFERSON COUNTY ZONING MAP



CHARLES TOWN URBAN GROWTH BOUNDARY

Table with columns: District, Map, Parcel, OWNER, Deed Book, Page. Lists adjacent property information including owners like Kellerman Charles W & Dianna S, Martin John T & Marianne R, etc.

Vertical text on the left margin: FILED IN... OFFICE OF THE COUNTY ENGINEER... JEFFERSON COUNTY, WEST VIRGINIA

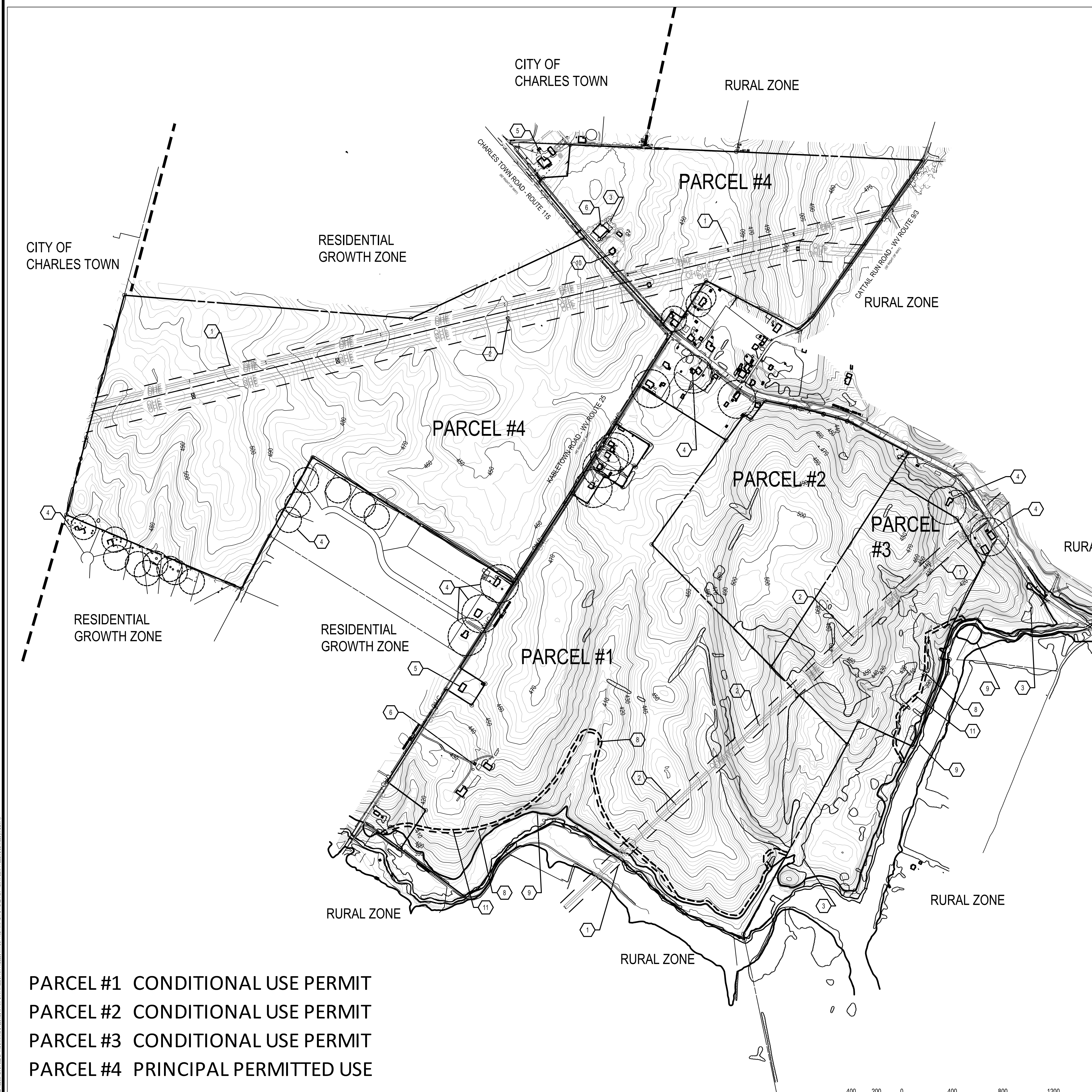
INTEGRITY FEDERAL SERVICES
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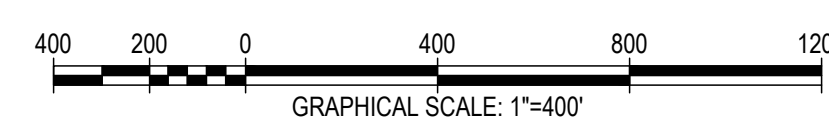
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LEGEND AND NOTES
BLAKE SOLAR PROJECT CONCEPT PLAN
MULTIPLE PARCELS
JEFFERSON COUNTY, WEST VIRGINIA
J.C. FILE #22-7-SP

Table with columns: SCALE, HORIZ., VERT., DATE, JOB, DRAWN, CHECK, CADD, NCS, SHEET. Includes values like 06/24/2022, 3514-0101, DAS, PJC, N/A, 02 OF 8.



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



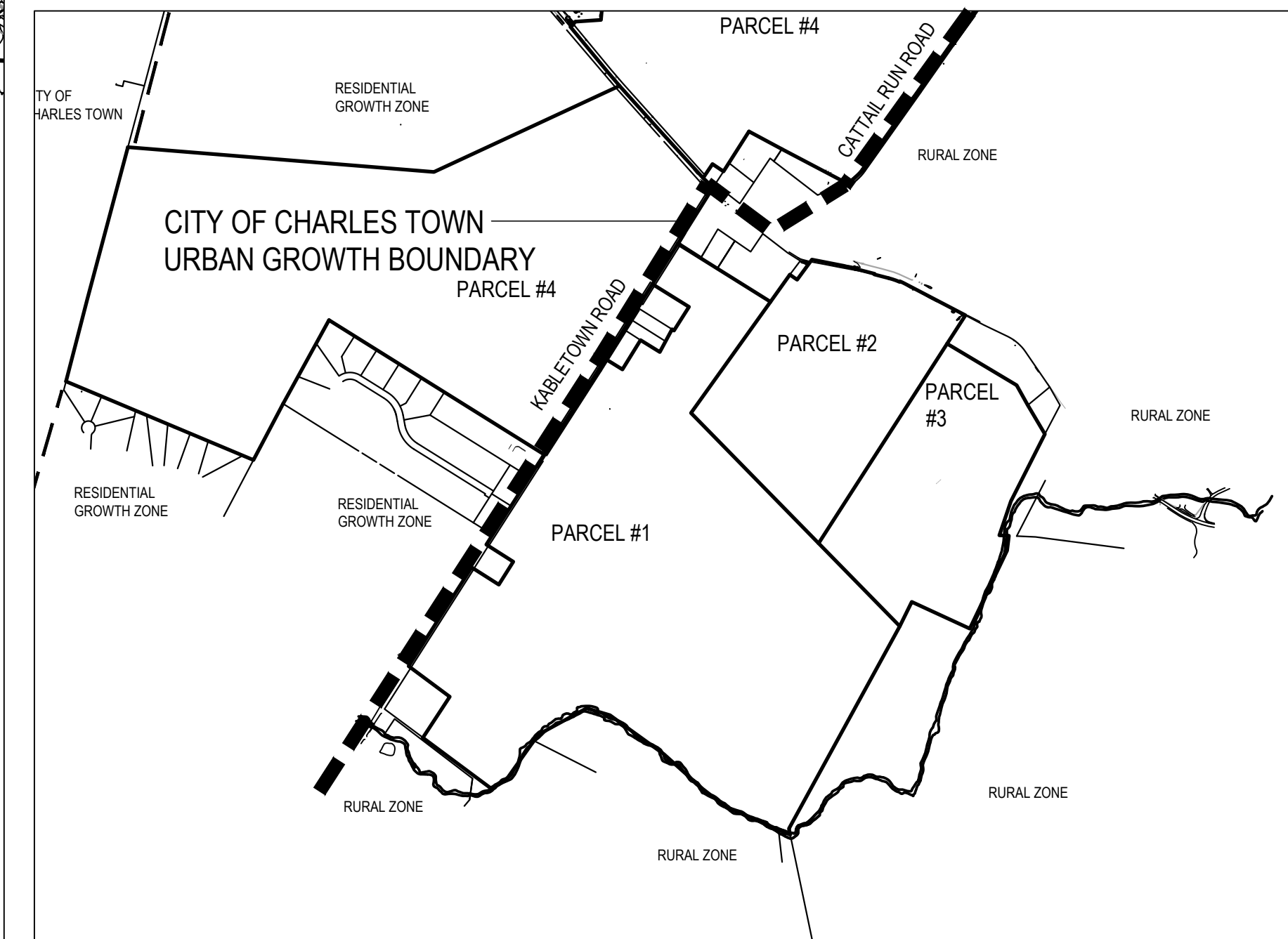
**KEYNOTE LEGEND:**

- | 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                |
| 11. | 25' FLOODPLAIN SETBACK                       |

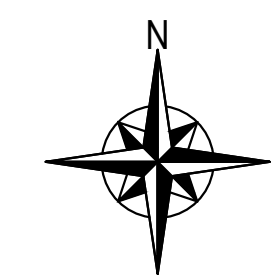
**FLOODPLAIN NOTES**

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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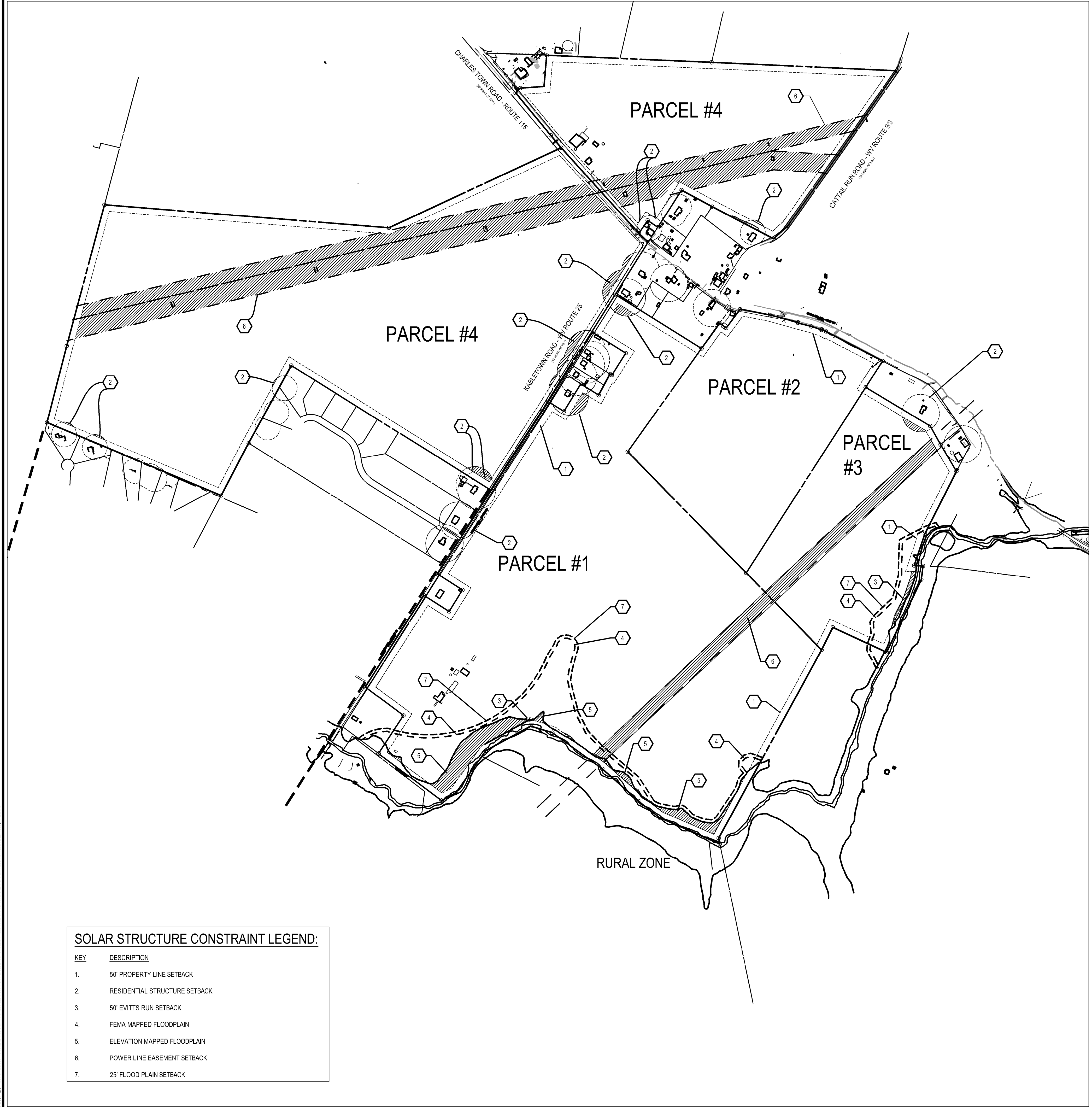
NO.	REVISIONS

EXISTING CONDITIONS

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

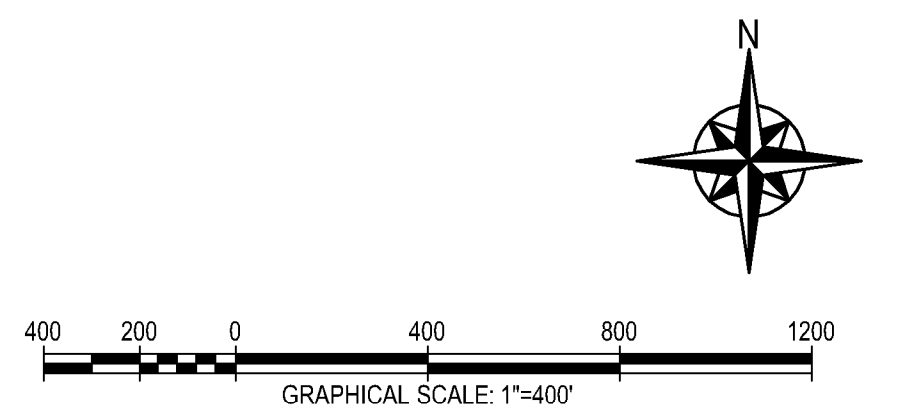
J.C. FILE #XXX-XX

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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SOLAR STRUCTURE LOCATIONS

**BLAKE SOLAR PROJECT**

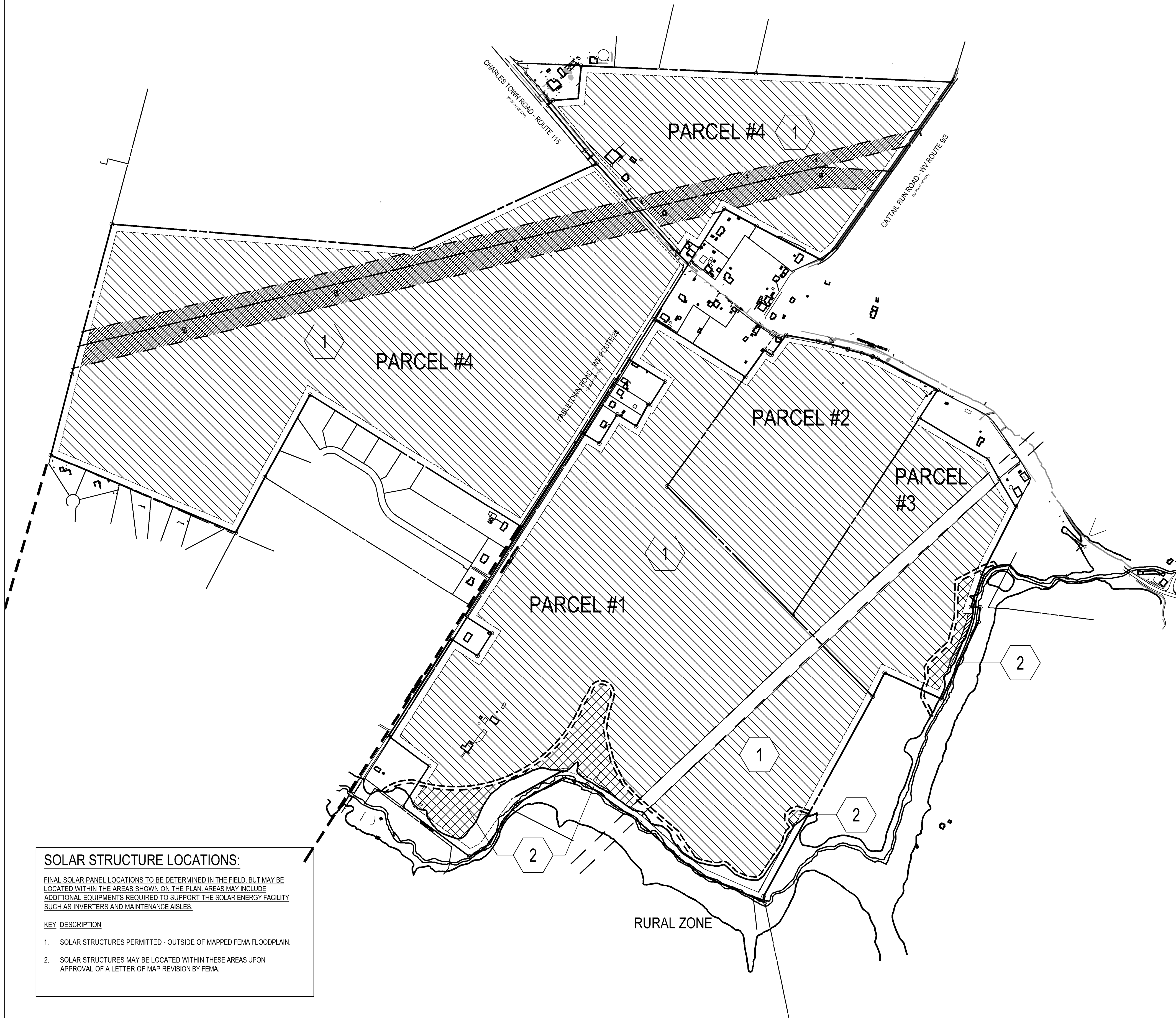
CONCEPT PLAN  
 MULTIPLE PARCELS  
 JEFFERSON COUNTY, WEST VIRGINIA

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:	4 OF 8

# NOTES.

- 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

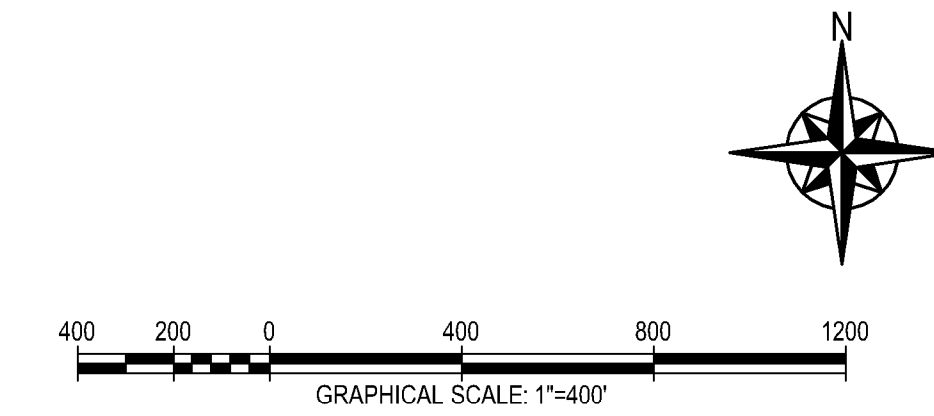
- SOLAR STRUCTURES PERMITTED - OUTSIDE OF MAPPED FEMA FLOODPLAIN.
- SOLAR STRUCTURES MAY BE LOCATED WITHIN THESE AREAS UPON APPROVAL OF A LETTER OF MAP REVISION BY FEMA.

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 SEAL:

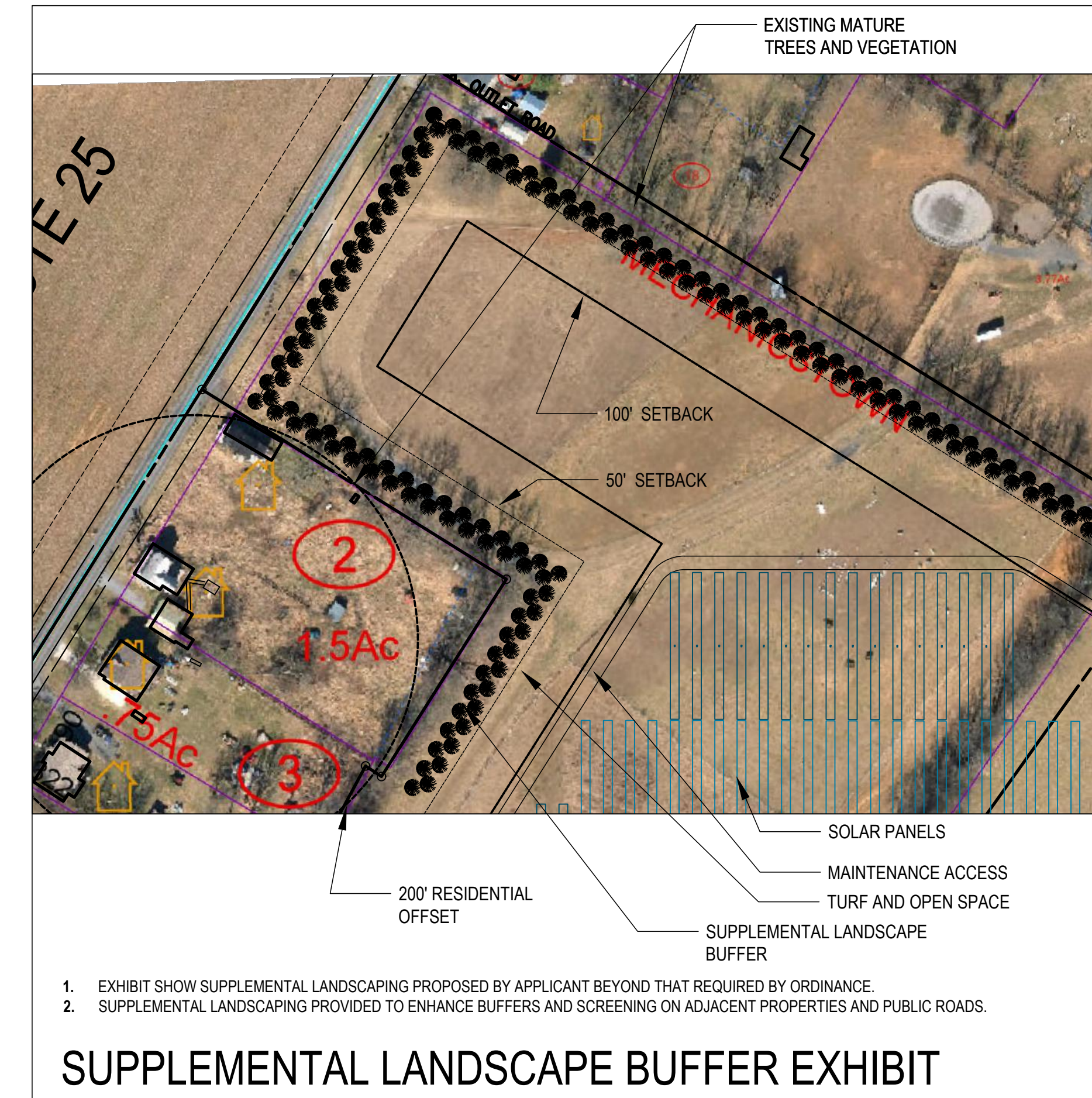
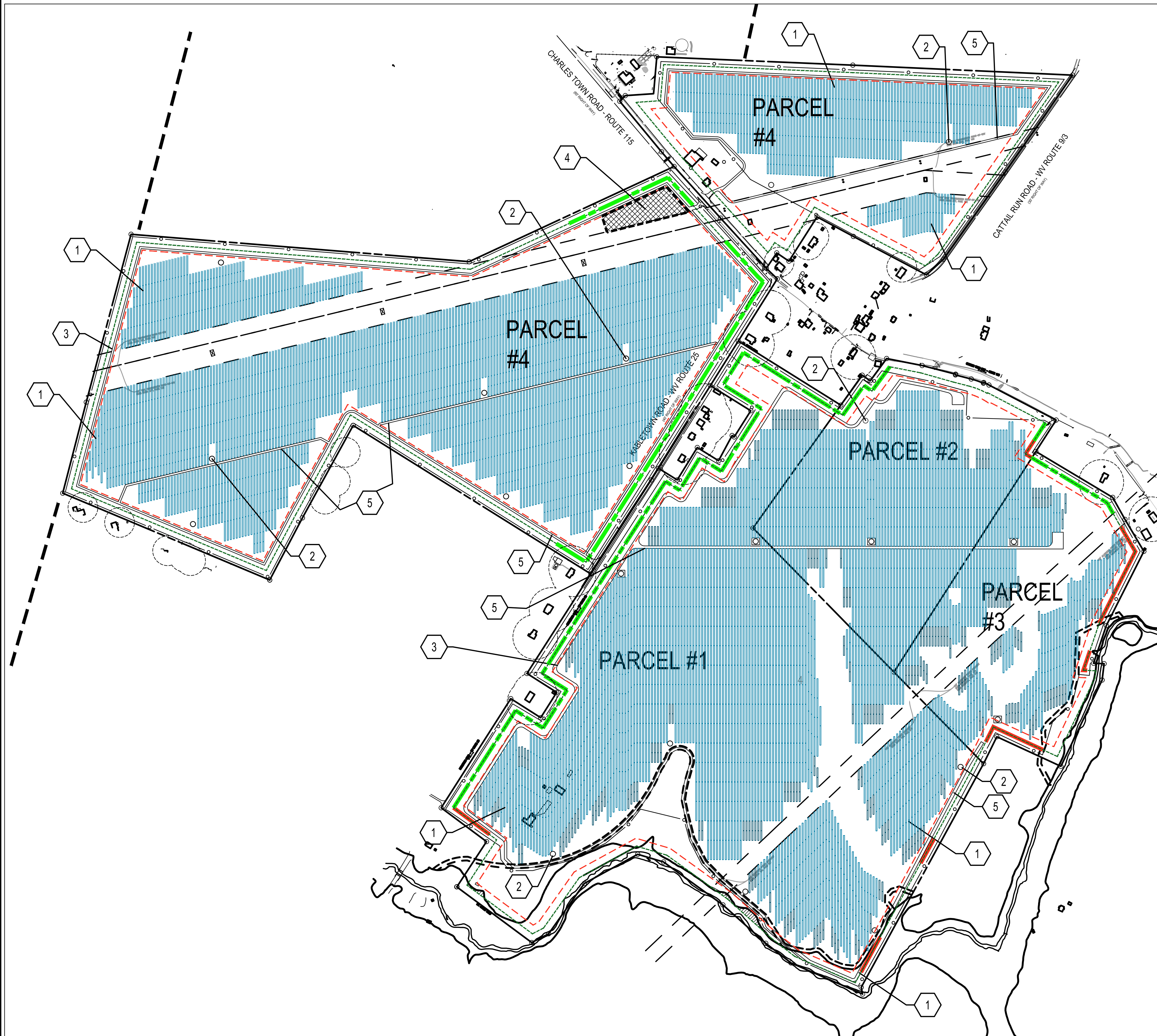
REVISIONS	

SOLAR STRUCTURE LOCATIONS  
**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:	5 OF 8



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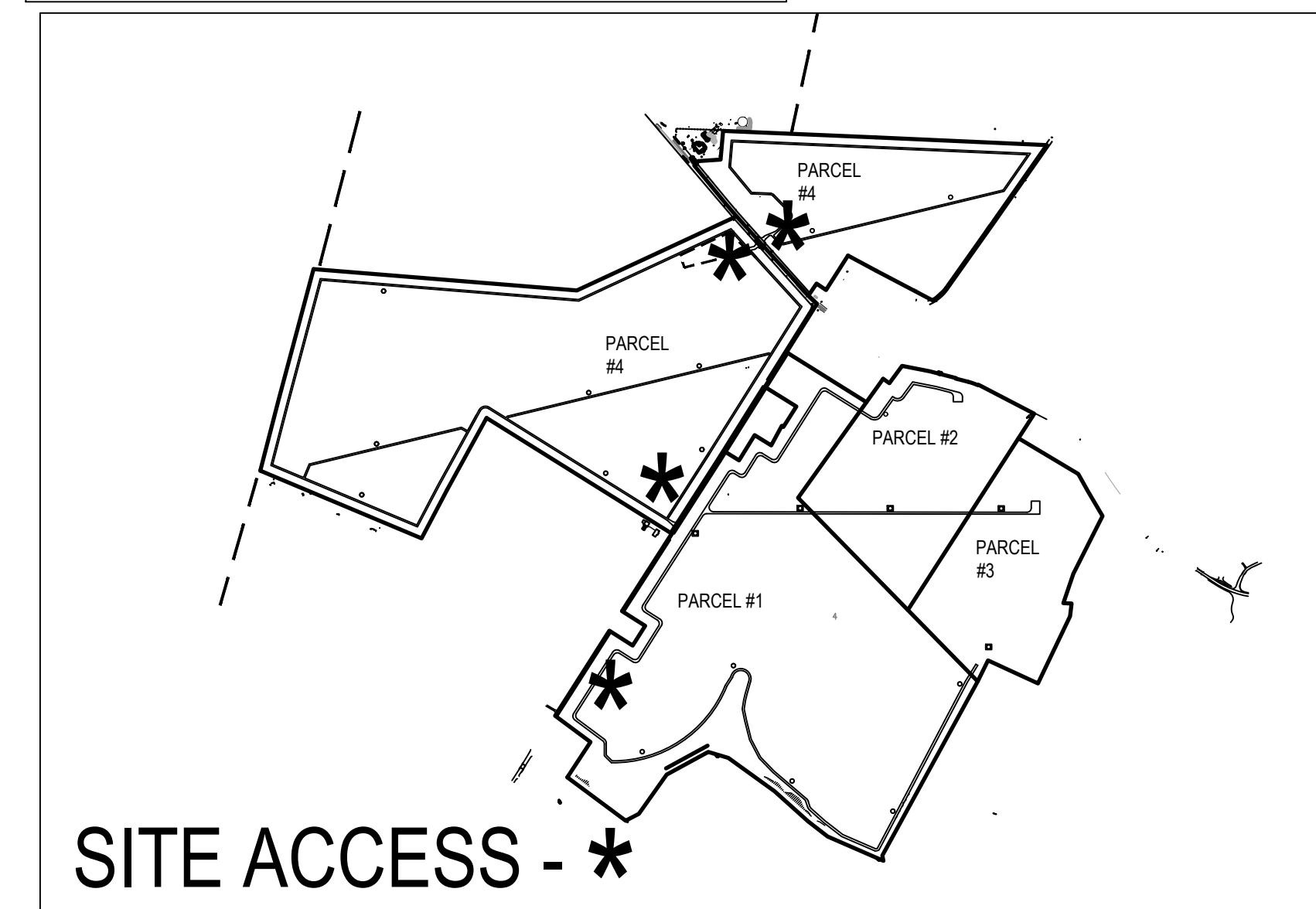


1. EXHIBIT SHOW SUPPLEMENTAL LANDSCAPING PROPOSED BY APPLICANT BEYOND THAT REQUIRED BY ORDINANCE.
2. SUPPLEMENTAL LANDSCAPING PROVIDED TO ENHANCE BUFFERS AND SCREENING ON ADJACENT PROPERTIES AND PUBLIC ROADS.

### SUPPLEMENTAL LANDSCAPE BUFFER EXHIBIT

#### 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



#### CONCEPT PLAN NOTES

1. 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. PANELS MAY BE LOCATED WITHIN THIS AREA BUT WILL REQUIRE A LANDSCAPE BUFFER.
2. 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.
3. MAINTENANCE AISLES TO BE CONSTRUCTED AS NEEDED TO SERVICE SOLAR PANELS.
4. SOLAR PANEL AND EQUIPMENT LOCATIONS MAY BE ADJUSTED WITHIN THE PERMITTED AREA.
5. LANDSCAPE BUFFERS TO BE PROVIDED IN ACCORDANCE THE FOLLOWING:
  - 5.1. MINIMUM REQUIREMENTS FOUND IN JEFFERSON COUNTY REGULATIONS
  - 5.2. SUPPLEMENTAL LANDSCAPE BUFFERS INCLUDED IN THE CONCEPT PLAN AND SHOWN ON SHEET 7.
  - 5.3. LANDSCAPING AS REQUIRED IN THE APPROVED CONDITIONAL USE PERMIT.

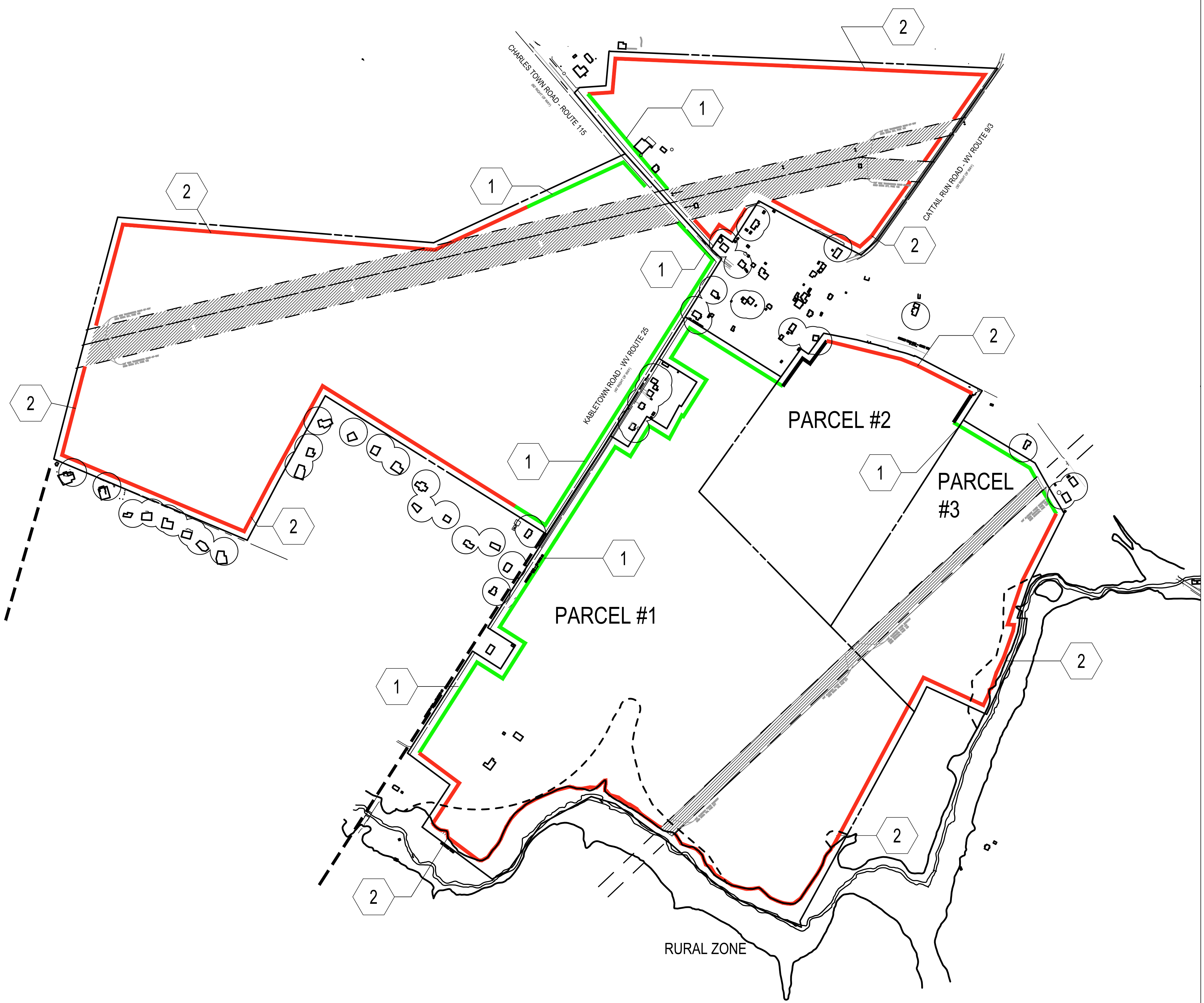
IMPERVIOUS AREA CALCULATIONS			
STRUCTURE	NUMBER	SF PER STRUCTURE	TOTAL AREA (SF)
SOLAR PANEL SUPPORT	26000	1.07	27,794.00
INVERTER PAD	20	400.00	8,000.00
ELECTRIC YARD AND SUBSTATION	1	70,000.00	70,000.00
SITE COVERAGE			
SITE AREA (SF)	IMPERVIOUS AREA	% IMPERVIOUS	
22,317,094.00	105,794.00	0.47%	

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SEAL:

NO.	REVISIONS



### 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 TWO ROWS OF TREES, ROWS WILL BE 10' APART.
2. TREES WILL BE SPACED AT 20' ON CENTER IN EACH ROW WITH STAGGERED SPACING BETWEEN ROWS.
3. A BUFFER OF 1,000 LINEAR FEET WILL HAVE 100 TREES, 1 TREE FOR EVERY 10' OF BUFFER.
4. 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.
5. 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. DOCUMENTATION OF EXISTING VEGETATION MUST BE SUBMITTED TO THE PLANNING COMMISSION FOR REVIEW AND APPROVAL.
  - b. WITHIN POWER LINE EASEMENTS
  - c. ACROSS SITE ACCESS LOCATIONS.
6. 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.

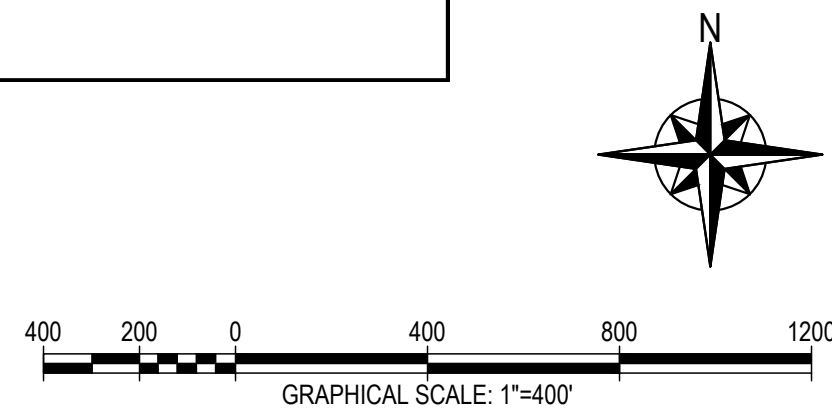
### FENCING NOTES

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:

NO.	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

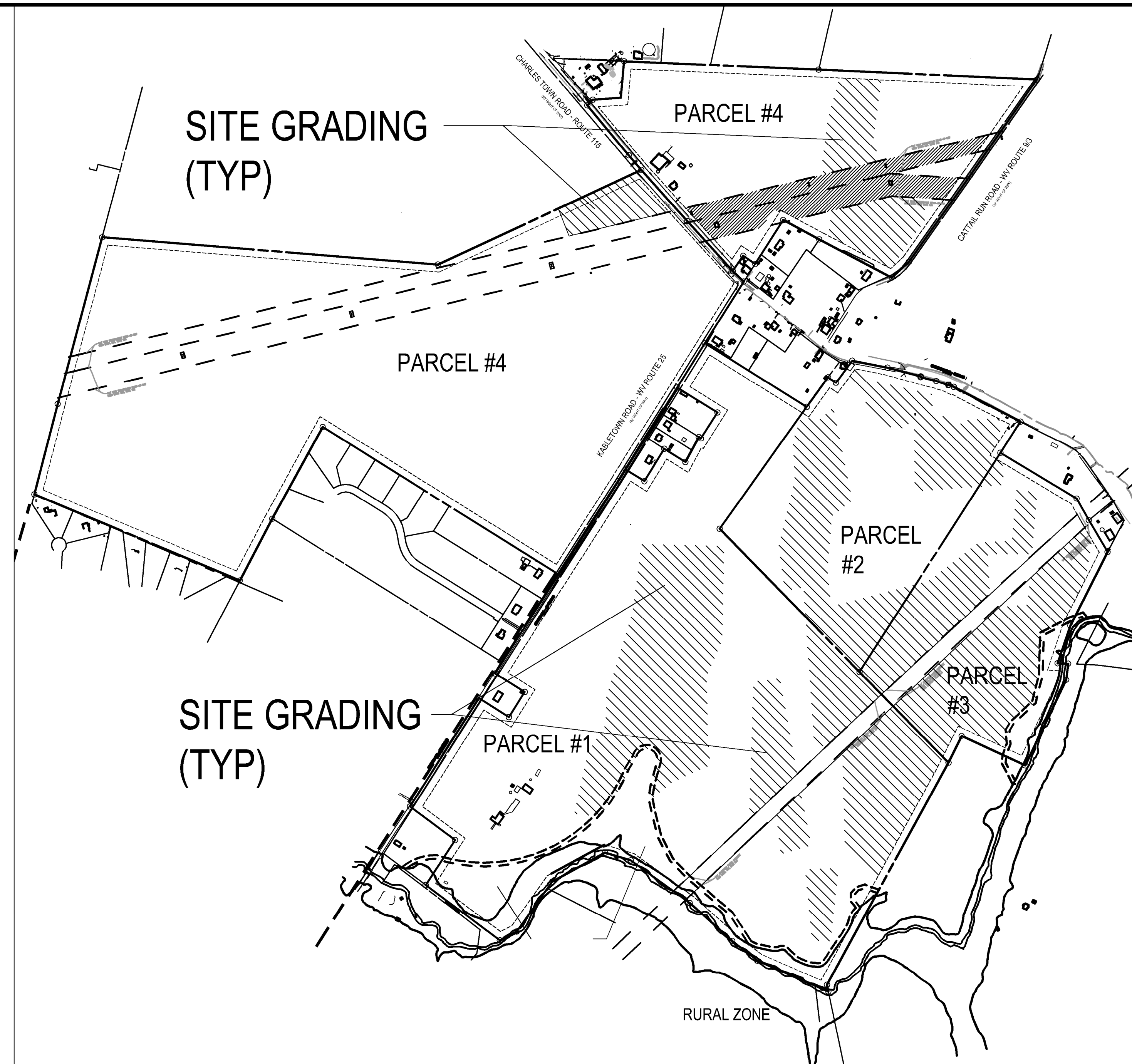
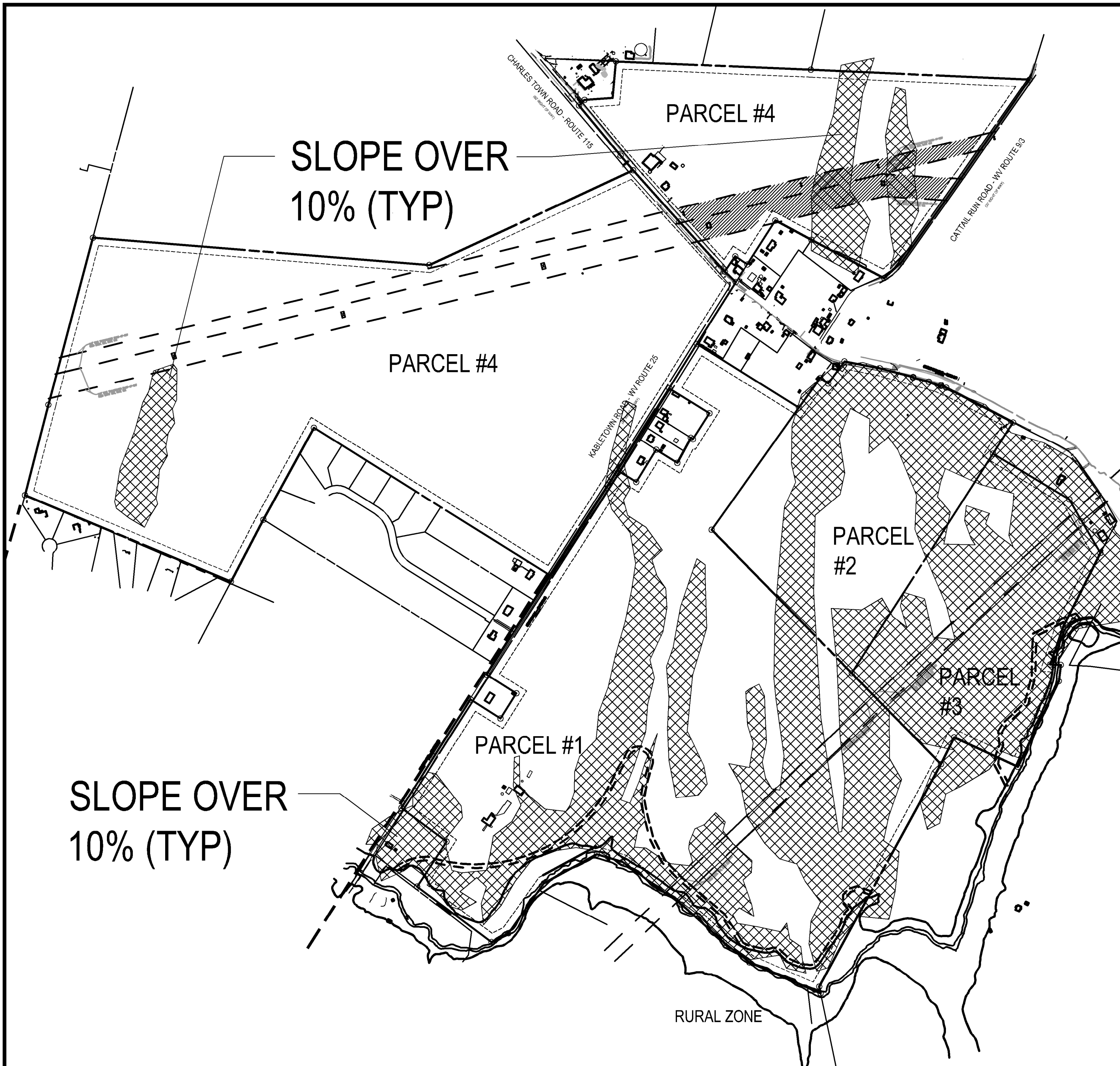
JOB: 3514-0101

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.

**INTEGRITY FEDERAL SERVICES**  
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING  
 148 S. Queen Street, Suite 201 • Phone: 304-725-8456  
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SEAL:

REVISIONS

SWM AND GRADING

**BLAKE SOLAR PROJECT**  
 CONCEPT PLAN  
 MULTIPLE PARCELS  
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