

CONCEPT PLAN

RIPPON ENERGY FACILITY

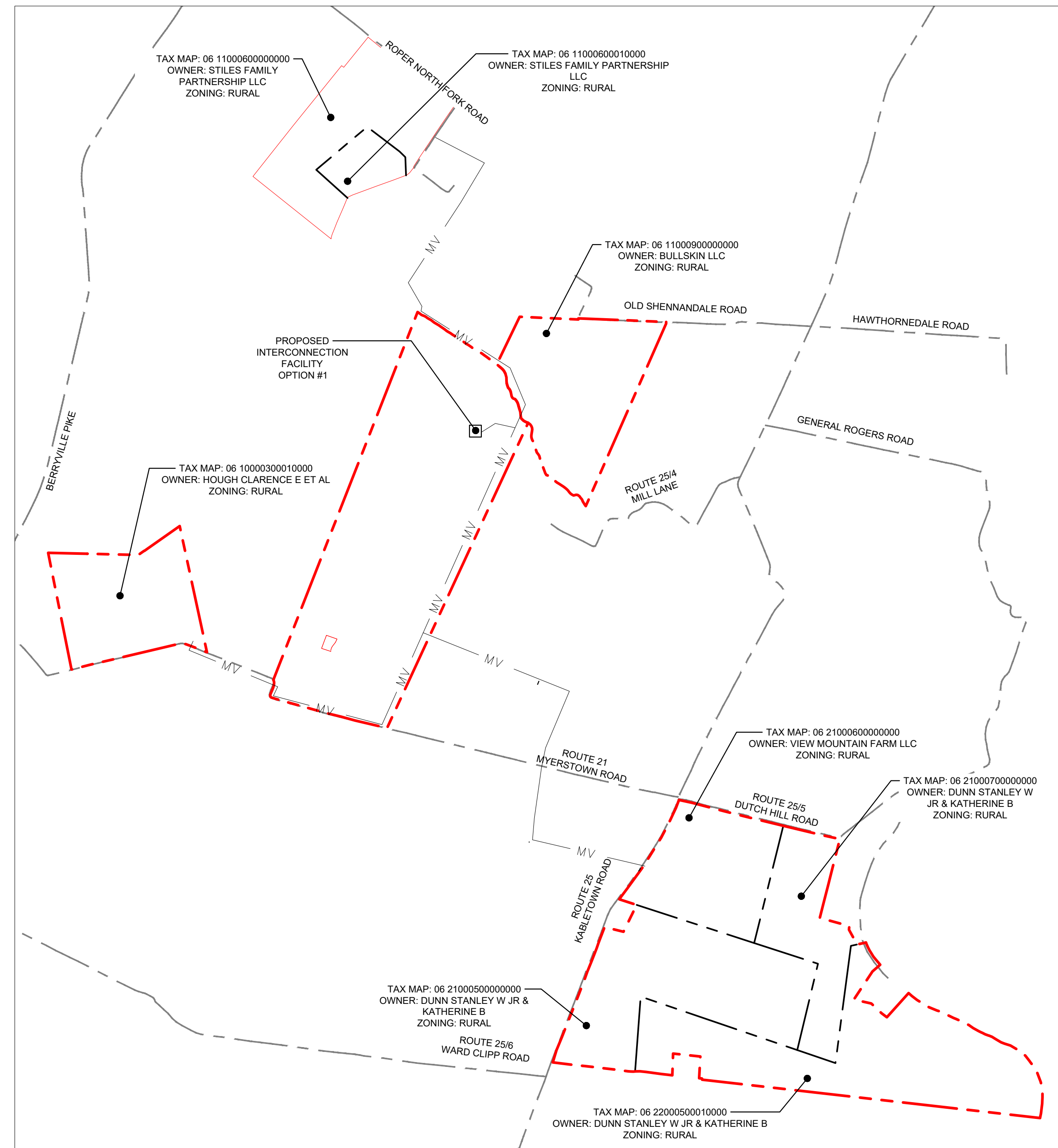
JEFFERSON COUNTY, WV

KABLETOWN (06) TAX DISTRICT

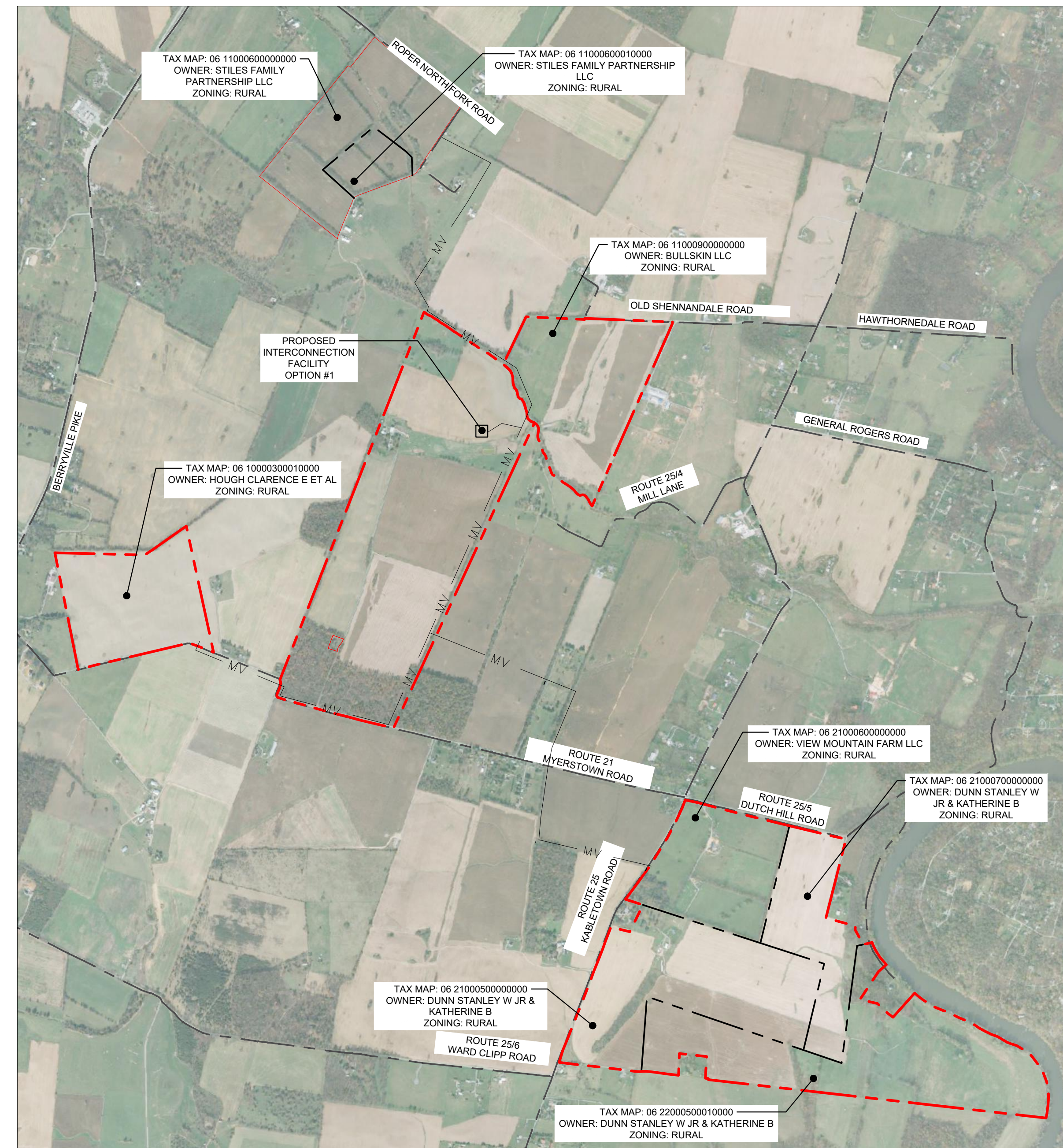
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| 1 | 10/28/2022 |
| 2 | 12/22/2022 |
| 3 | 01/05/2023 |



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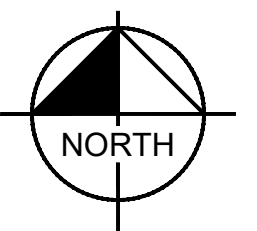
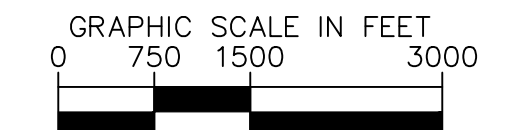
PARCEL MAP
 SCALE: 1" = 1500'



VICINITY MAP
 SCALE: 1" = 1500'

APPLICANT
 RIPPON ENERGY FACILITY, LLC
 230 COURT SQUARE, SUITE 5102
 CHARLOTTEVILLE, VA 22903
 PHONE: 804-337-4572
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| KHA PROJECT | DATE | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY |
|-------------|-----------|----------|-------------|----------|------------|
| 110188002 | 9/30/2022 | AS SHOWN | SAH | BAH | SMW |

RIPPON ENERGY FACILITY
 PREPARED FOR
TORCH CLEAN ENERGY
 JEFFERSON COUNTY WEST VIRGINIA

COVER SHEET

APPROVAL
 SHEET NUMBER
C0.0

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SITE INFORMATION

ZONING INFORMATION

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

THE ABOVE REFERENCED SETBACK MAY BE DECREASED TO 50 FEET PROVIDED IT INCLUDES A SIX FOOT HIGH OPAQUE BUFFER WITHIN THE SETBACK AREA COMPRISED OF TWO ROWS OF EVERGREEN TREES THAT ARE SIX FEET TALL AT THE TIME OF PLANTING OR A SOLID FENCE. ALTERNATIVELY, A 50 FOOT STRIP OF EXISTING, MATURE WOODLANDS MAY BE ALLOWED IN LIEU OF A PLANTED BUFFER OR FENCE IF DOCUMENTATION IS SUBMITTED DOCUMENTING HOW THE EXISTING MATURE WOODLANDS COMPLIES WITH THE REQUIRED BUFFER STANDARD.

ACCESSORY COMPONENTS SETBACKS

- FRONT 25'
- SIDE 25'
- REAR 25'

LANDSCAPE BUFFERS
SEE SHEET C4.0 - LANDSCAPE BUFFERS

SOLAR PANELS THAT ARE LOCATED 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, SHALL PROVIDE A 20 FOOT WIDE BUFFER ALONG COMMON PROPERTY LINES. THE BUFFER SHALL BE PROVIDED ANYWHERE WITHIN THE 200 FOOT RADIUS FROM THE STRUCTURES/USES HEREIN AND IS NOT REQUIRED TO BE PROVIDED ALONG THE ENTIRE LENGTH OF THE COMMON PROPERTY LINE.

PARKING
NO PARKING PROPOSED

TRAFFIC

- TRIP GENERATION FIGURES ARE NOT AVAILABLE PER SECTION 24.119(B)5.B OR INSTITUTE OF TRANSPORTATION ENGINEERS MANUAL (ITE).
- SITE TRIP GENERATION FIGURE BELOW IS BASED ON MAINTENANCE AND OPERATIONS TRAFFIC FOR A TYPICAL SOLAR SITE.

SITE TRIP GENERATION:
AVERAGE VEHICLES PER DAY: 3 (MINIMUM OF 2, MAXIMUM OF 4)

ANNUAL AVERAGE DAILY TRAFFIC

| ROAD | AAAT | SEGMENT AAAT (VEHICLE TRIPS/DAY) |
|---------------------|------|----------------------------------|
| KABLETOWN RD | 273 | 100-499 |
| MYERSTOWN RD | 181 | 100-499 |
| OLD SHENNANDALE RD | 45 | LESS THAN 99 |
| ROPER NORTH FORK RD | 46 | LESS THAN 99 |

KEY INTERSECTIONS

- KABLETOWN RD (PRIMARY) & MYERSTOWN RD (PRIMARY) - 3,507 FT FROM PROPOSED ENTRANCE ON KABLETOWN RD, 11,190 FT FROM PROPOSED ENTRANCE ON MYERSTOWN RD, 5,392 FT FROM PROPOSED ENTRANCE ON MYERSTOWN RD
- KABLETOWN RD & OLD SHENNANDALE RD - 4,008 FT FROM PROPOSED ENTRANCE ON OLD SHENNANDALE RD
- BERRYVILLE PIKE (PRIMARY) & ROPER NORTH FORK RD - 3,928 FT FROM PROPOSED ENTRANCE ON ROPER NORTH FORK RD

FENCING
A FENCE WITH A MINIMUM HEIGHT OF 6' AND SECURED GATES SHALL BE ERECTED AROUND THE OPERATING AREAS OF THE SOLAR ENERGY FACILITY.

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

STORMWATER MANAGEMENT
STORMWATER MANAGEMENT SHALL BE REQUIRED IN ACCORDANCE WITH THE JEFFERSON COUNTY STORMWATER MANAGEMENT ORDINANCE. SOLAR ENERGY FACILITIES MAY BE EXEMPT FROM PROVIDING STORMWATER MANAGEMENT IF THE CONDITIONS FOR GRANTING EXEMPTION UNDER ARTICLE 1.D.2.H OF THE STORMWATER MANAGEMENT ORDINANCE ARE SATISFIED.

PROJECT DESCRIPTION
THE RIPPON ENERGY FACILITY (THE "PROJECT") IS PROPOSED ON NINE PARCELS IN JEFFERSON COUNTY SITED IN THE KABLETOWN DISTRICT. TWO OF THE PROJECT PARCELS ARE LOCATED INSIDE OF THE URBAN GROWTH BOUNDARY ("UGB") WITH THE REMAINING SEVEN PARCELS LOCATED OUTSIDE OF THE UGB. THE TOTAL PROJECT AREA IS APPROXIMATELY 878 ACRES, AND IT WILL CONSIST OF SOLAR ARRAYS AND ACCESSORY COMPONENTS, INTERCONNECTION FACILITIES, PROPERTY LINE SETBACKS, VEGETATIVE BUFFERS, AND EROSION AND SEDIMENT CONTROL FEATURES.

CONCEPT PLAN NOTES

CONCEPT PLAN
1. THE CONCEPT PLAN INCLUDES SECTIONS OF THE PROJECT THAT ARE PRINCIPAL PERMITTED USES AND CONDITIONAL USES (SEE VICINITY MAP ON THIS SHEET).

SOLAR AS A PRINCIPAL PERMITTED USE

- 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 TO SOLAR FACILITIES IN JEFFERSON COUNTY.
- DEVELOPMENT OF THE SOLAR FACILITY WILL BE PERMITTED ONCE THE FOLLOWING HAVE OCCURRED:
 - APPROVAL OF A CONCEPT PLAN
 - APPLICANT HAS COMPLIED WITH JEFFERSON COUNTY STORMWATER MANAGEMENT REQUIREMENTS.
 - WV DEPARTMENT OF TRANSPORTATION HAS APPROVED ENTRY PERMITS.
 - WV DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS APPROVED THE NPDES PERMIT.
 - APPLICANT HAS SATISFIED ALL WV STATE REQUIREMENTS AS THEY RELATE TO BONDING AND DECOMMISSIONING.
 - JEFFERSON COUNTY HAS ISSUED A BUILDING PERMIT FOR THE PROJECT.

SOLAR AS A CONDITIONAL USE PERMIT

- 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 TO SOLAR FACILITIES IN JEFFERSON COUNTY.
- THE BOARD OF ZONING APPEALS APPROVED ON 10/27/2022 THE CONDITIONAL USE PERMIT FOR THE 736.38 ACRES OF THE PROJECT OUTSIDE OF THE URBAN GROWTH BOUNDARY.
- DEVELOPMENT OF THE SOLAR FACILITY WILL BE PERMITTED ONCE THE FOLLOWING HAVE OCCURRED:
 - APPROVAL OF THE CONDITIONAL USE PERMIT BY THE BOARD OF ZONING APPEALS.
 - COMPLIANCE WITH ALL CONDITIONS RELATED TO THE CONDITIONAL USE PERMIT APPROVAL.
 - APPROVAL OF A CONCEPT PLAN (PROCESSING CONCURRENTLY WITH THE PRINCIPAL PERMITTED USE PORTION OF THE PROJECT).
 - APPLICANT HAS COMPLIED WITH JEFFERSON COUNTY STORMWATER MANAGEMENT REQUIREMENTS.
 - WV DEPARTMENT OF TRANSPORTATION HAS APPROVED ENTRY PERMITS.
 - WV DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS APPROVED THE NPDES PERMIT.
 - APPLICANT HAS SATISFIED ALL WV STATE REQUIREMENTS AS THEY RELATE TO BONDING AND DECOMMISSIONING.
 - JEFFERSON COUNTY HAS ISSUED A BUILDING PERMIT FOR THE PROJECT.

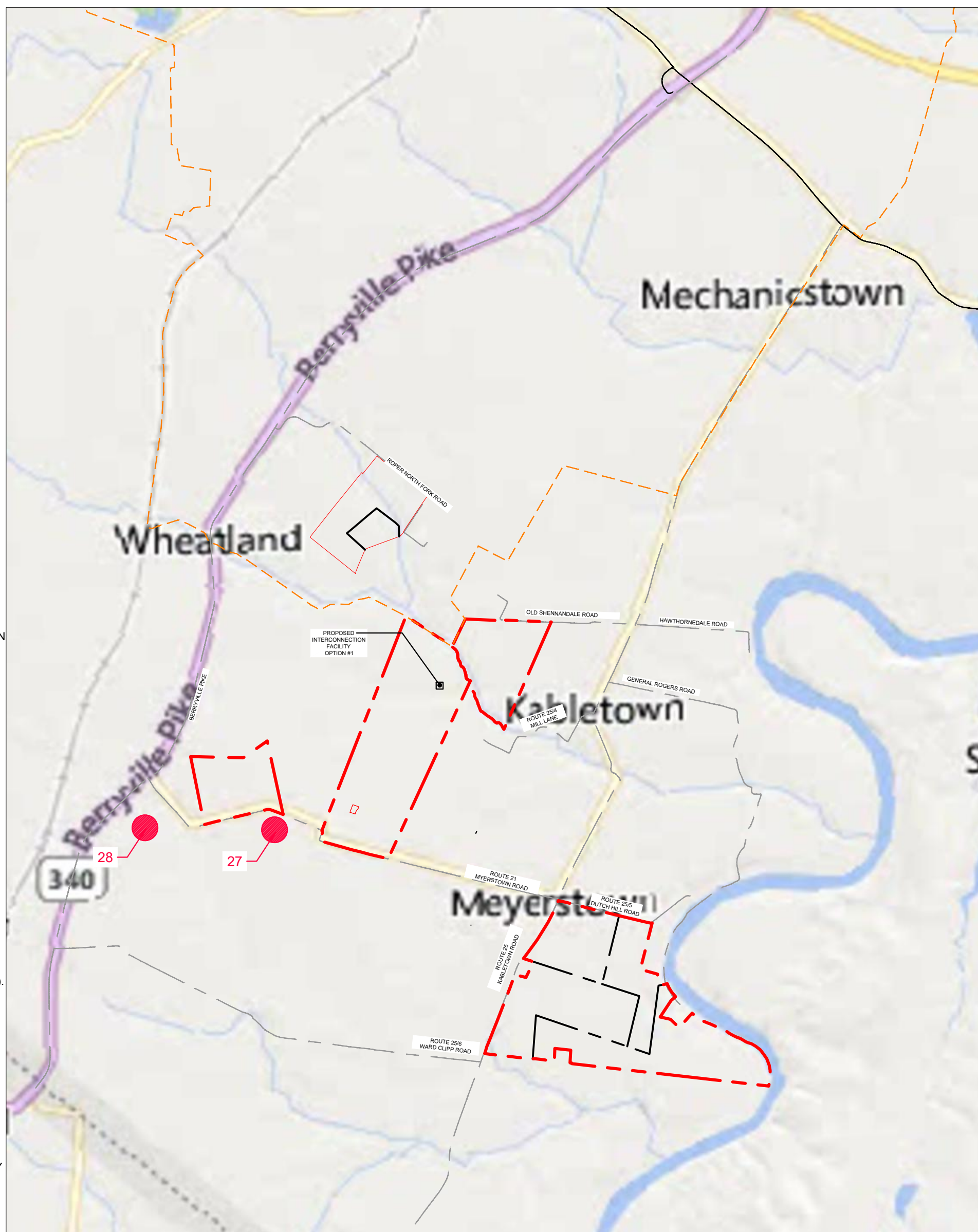
CONSTRUCTION AND OPERATIONS

- THE SOLAR ENERGY FACILITY WILL BE OWNED BY RIPPON ENERGY FACILITY, LLC.
- RIPPON ENERGY FACILITY, LLC IS RESPONSIBLE FOR THE CONSTRUCTION, OPERATION, AND MANAGEMENT OF THE FACILITY. CONSTRUCTION OF THE FACILITY WILL BEGIN AFTER APPROVAL OF THE CONCEPT PLAN AND RECEIPT OF REQUIRED PERMITS FROM WEST VIRGINIA AND JEFFERSON COUNTY.
- CONSTRUCTION OF THE PROJECT WILL BE COMPLETED IN A SINGLE PHASE.
- THE PROJECT IS EXPECTED TO OPERATE FOR A MINIMUM OF 30 YEARS, BASED ON THE USEFUL LIFE OF THE EQUIPMENT AND THE WARRANTIES THAT GUARANTEE THAT EQUIPMENT.

DECOMMISSIONING

- THE WEST VIRGINIA WIND AND SOLAR ENERGY FACILITY RECLAMATION ACT ESTABLISHED THE DECOMMISSIONING RESPONSIBILITIES OF THE OWNERS OF SOLAR AND WIND GENERATION FACILITIES IN WEST VIRGINIA IN ARTICLE 32 OF CHAPTER 22 (§22-32) OF THE CODE OF WEST VIRGINIA. THIS STATUTE REQUIRES THE OWNER OF A SOLAR GENERATION FACILITY TO DEVELOP AND SUBMIT A DECOMMISSIONING PLAN TO THE RELEVANT PUBLIC AGENCIES AS WELL AS TO POST BONDING SUFFICIENT TO COVER THE COSTS OF DECOMMISSIONING AND RECLAMATION OF LAND.
- RIPPON ENERGY FACILITY, LLC WILL BE THE OWNER OF THIS PROPOSED SOLAR GENERATION FACILITY AND WILL ADHERE TO ALL REQUIREMENTS ESTABLISHED BY THE ABOVE STATUTE.
- WHEN THE PROJECT REACHES THE END OF ITS OPERATIONAL LIFE, REUSABLE AND RECYCLABLE PARTS WILL BE DISMANTLED, REMOVED FROM THE SITE, AND TRANSPORTED TO REUSE OR RECYCLING FACILITIES. THE EQUIPMENT WILL INCLUDE:
 - ABOVE-GROUND: SOLAR PANEL ARRAYS, RACKING, TRANSFORMERS, SUBSTATION, FENCING (IF DESIRED BY LANDOWNER)
 - BELOW-GROUND: UNDERGROUND CABLES, ELECTRICAL LINES, AND STEEL PILE FOUNDATIONS
- MANY OF THE PROJECT'S COMPONENTS ARE LARGELY COMPOSED OF RECYCLABLE MATERIALS, INCLUDING GLASS SEMICONDUCTOR MATERIAL, STEEL, AND WIRING, BUT ANY WASTE RESULTING FROM THE DECOMMISSIONING OF THE FACILITY WILL BE TRANSPORTED BY A CERTIFIED AND LICENSED CONTRACTOR AND TAKEN TO AN APPROPRIATE LANDFILL FACILITY.
- SITE RESTORATION WILL INCLUDE THE FOLLOWING:
 - REDISTRIBUTION OF TOPSOIL, IF NECESSARY, TO PROVIDE SIMILAR GROUND COVER AS WAS PRESENT PRIOR TO THE SITE DISTURBANCE.
 - DE-COMPACTING OF ACCESS ROADS AND OTHER AREAS WHERE SOILS HAVE BEEN COMPACTED, WHERE DESIRED BY THE LANDOWNER.
 - WHERE PROJECT INFRASTRUCTURE HAS BEEN REMOVED, DISTURBED AREAS WILL BE SEEDED WITH QUICK GERMINATING NATIVE SPECIES TO PREVENT TOPSOIL EROSION. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED AT DITCHES AND WILL BE LEFT IN PLACE UNTIL GROUND COVER IS FULLY ESTABLISHED.
- THIS DECOMMISSIONING OUTLINE IS BASED ON CURRENT BEST INDUSTRY PRACTICES AND PROCEDURES. THESE PRACTICES MAY BE SUBJECT TO REVISION BASED ON THE DEVELOPMENT OF NEW AND IMPROVED DECOMMISSIONING PRACTICES IN THE FUTURE THAT SATISFY LEGAL REQUIREMENTS.

ADJACENT PROPERTY INFORMATION
A TABLE OF ALL ADJACENT PROPERTY OWNERS CAN BE FOUND ON SHEET C2.0 PROJECT AREA MAP.



VICINITY MAP
HIGHWAY PROBLEM AREAS
REF. ENVISION JEFFERSON 2035 COMPREHENSIVE PLAN
1" = 3000'

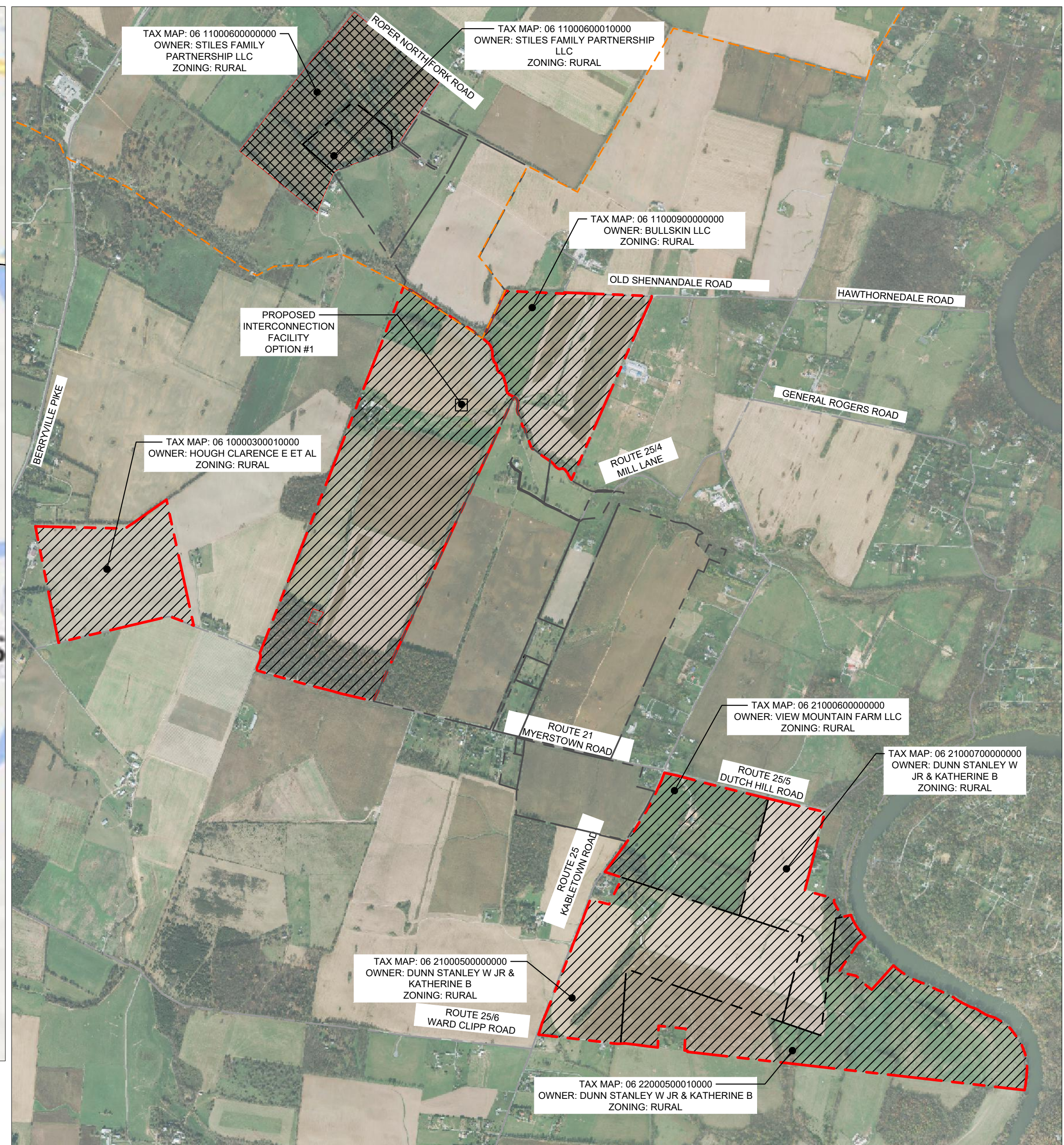
| HIGHWAY PROBLEM AREAS IN JEFFERSON COUNTY | | | |
|---|-----------------|-------------------------|---------------------|
| NUMBER | ROUTEROAD | LOCATION | PROBLEM |
| 27 | MEYERSTOWN ROAD | ONE MILE EAST OF US 340 | TWO 90 DEGREE TURNS |
| 28 | MEYERSTOWN ROAD | 1/2 MILE EAST OF US 340 | 90 DEGREE TURN |

JEFFERSON COUNTY HIGHWAY PROBLEM AREAS

| Sheet Number | Sheet Title |
|--------------|---------------------|
| C0.0 | COVER SHEET |
| C0.1 | LEGEND AND NOTES |
| C1.0 | EXISTING CONDITIONS |
| C2.0 | PROJECT AREA MAP |
| C3.0 | CONCEPT PLAN |
| C4.0 | LANDSCAPE BUFFERS |

JEFFERSON COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE
GENERAL REQUIREMENTS FOR SOLAR ENERGY FACILITIES

- 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.
- ON-SITE 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, GAMBELIERS, 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.



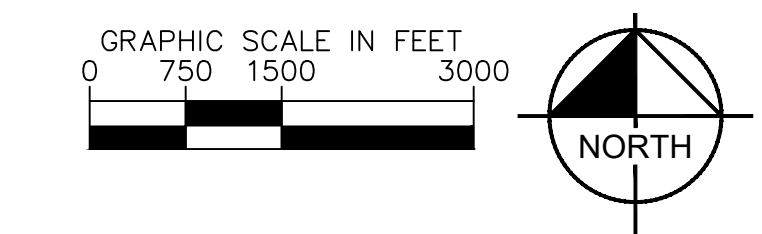
CONDITIONAL USE PERMIT PARCELS (diagonal hatching)

PRINCIPAL PERMITTED USE PARCELS (cross-hatching)

OVERALL PROJECT BOUNDARIES (EXTERIOR PARCEL LIMITS) (dashed line)

INTERIOR PARCEL LINES (dotted line)

VICINITY MAP
URBAN GROWTH BOUNDARY
1" = 1500'



| OWNER | PROPOSED USE | PARCEL ID | PARCEL ADDRESS | DEED BOOK | DEED PAGE |
|---------------------------------|------------------------------------|-------------------|----------------------------|-----------|-----------|
| BULLSKIN LLC | PHOTOVOLTAIC ARRAY | 06 11000900000000 | 673 OFF OLD SHENNANDALE RD | 1084 | 276 |
| STILES FAMILY PARTNERSHIP LLC | PHOTOVOLTAIC ARRAY | 06 11000600010000 | OFF ROPER NORTH FORK RD | 1051 | 733 |
| STILES FAMILY PARTNERSHIP LLC | PHOTOVOLTAIC ARRAY | 06 11000600000000 | ROPER NORTH FORK RD | 1051 | 733 |
| DUNN STANLEY W JR & KATHERINE B | PHOTOVOLTAIC ARRAY | 06 21000500000000 | 2046 KABLETOWN RD | 1016 | 601 |
| DUNN STANLEY W JR & KATHERINE B | PHOTOVOLTAIC ARRAY | 06 21000700000000 | E DUTCH HILL RD | 1016 | 601 |
| DUNN STANLEY W JR & KATHERINE B | PHOTOVOLTAIC ARRAY | 06 22000500010000 | WINDY VALLEY LN | 1090 | 239 |
| HOUGH CLARENCE E ET AL | PHOTOVOLTAIC ARRAY | 06 10000300010000 | MEYERSTOWN RD | 1209 | 172 |
| VIEW MOUNTAIN FARM LLC | PHOTOVOLTAIC ARRAY | 06 21000600000000 | KABLETOWN RD | 945 | 636 |
| DUNN STANLEY W JR & KATHERINE B | POI & UNDERGROUND UTILITY EASEMENT | 06 10000500000000 | 1371 MEYERSTOWN RD | 540 | 249 |
| ADAMS FRANKLIN W & JUNE O | UNDERGROUND UTILITY EASEMENT | 06 20000900010000 | MYERSTOWN RD | 1081 | 195 |
| ADAMS FRANKLIN W & JUNE O | UNDERGROUND UTILITY EASEMENT | 06 20000900030000 | MYERSTOWN RD | 1081 | 195 |
| ATL FARMS LLC | UNDERGROUND UTILITY EASEMENT | 06 90004000000000 | MEYERSTOWN RD | 1213 | 288 |
| BULLSKIN LLC | UNDERGROUND UTILITY EASEMENT | 06 10000600000000 | 654 MEYERSTOWN RD | 1084 | 276 |
| HOUGH CLARENCE E & DONNA S | UNDERGROUND UTILITY EASEMENT | 06 21000600010000 | MEYERSTOWN RD | 1209 | 172 |
| HOUGH CLARENCE E & DONNA S | UNDERGROUND UTILITY EASEMENT | 06 11000700010000 | OFF OLD SHENNANDALE RD | 1209 | 172 |
| WALSH HEATHER & SEAN | UNDERGROUND UTILITY EASEMENT | 06 10000800040000 | 398 APPLEVLEDT LN | 1168 | 293 |

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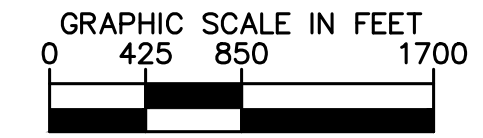
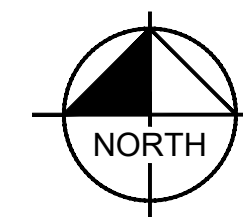
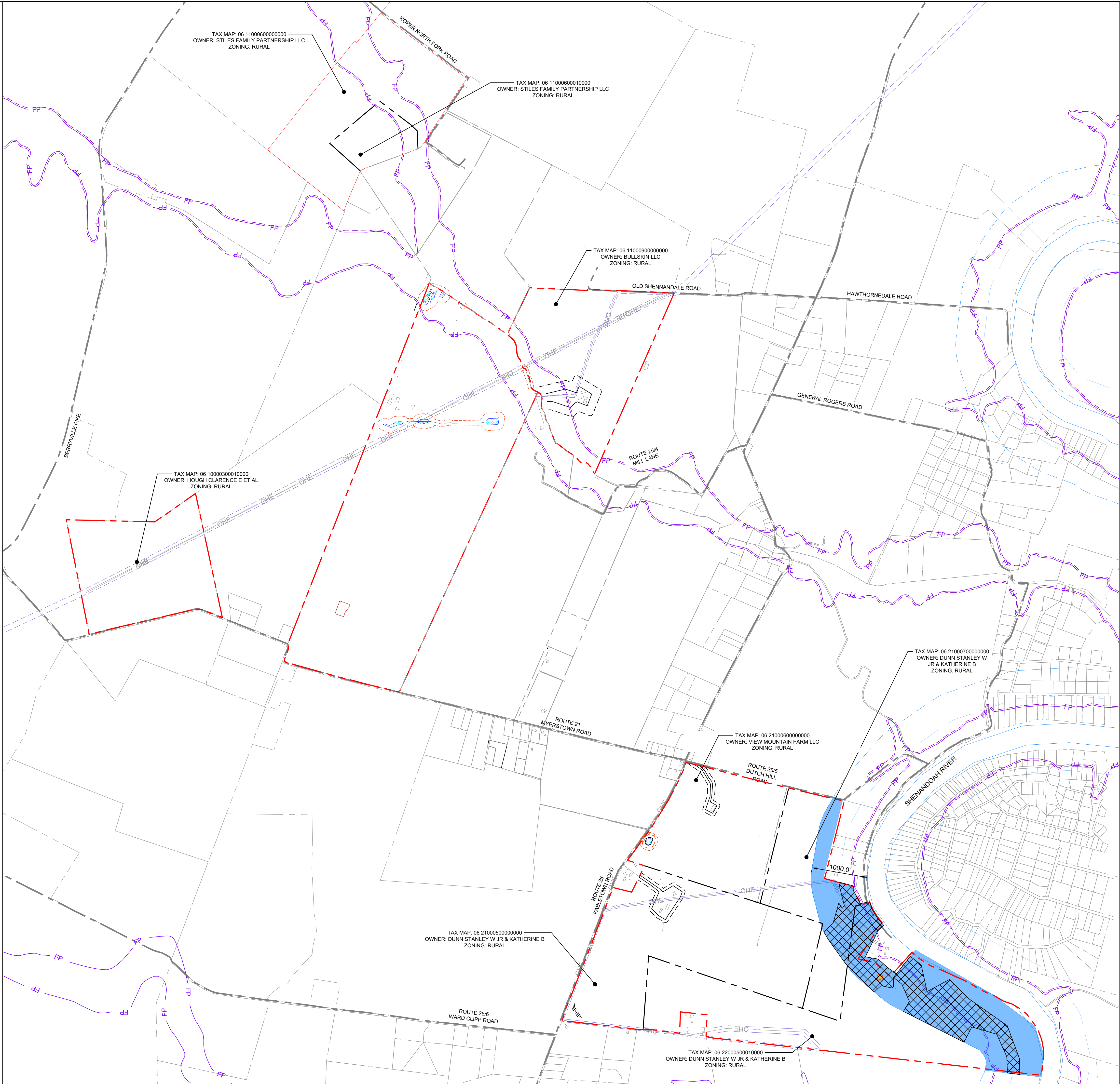
| KHA PROJECT | DATE | SCALE | DESIGNED BY | SAH | BAH | SWM |
|-------------|-----------|----------|-------------|-----|-----|-----|
| 110188002 | 9/30/2022 | AS SHOWN | SAH | | | |

RIPPON ENERGY FACILITY PREPARED FOR TORCH CLEAN ENERGY
JEFFERSON COUNTY WEST VIRGINIA

LEGEND AND NOTES

APPROVAL SHEET NUMBER
C0.1

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LEGEND:

- OVERALL PROJECT LIMITS (EXTERIOR PARCEL BOUNDARY)
- ADJACENT PARCEL BOUNDARY
- INTERIOR PARCEL BOUNDARY
- DELINEATED WETLANDS
- DELINEATED STREAM
- 100-YEAR FEMA FLOODPLAIN
- FEMA FLOODPLAIN 25' SETBACK
- SHENANDOAH RIVER APPROXIMATE OUTLINE
- SHENANDOAH RIVER 500' RIPARIAN BUFFER
- o KARST FEATURES
- 50' BUFFER FROM HIGH RISK KARST FEATURES
- OVERHEAD ELECTRIC LINES
- APPROXIMATE ELECTRIC EASEMENTS
- EXISTING TOPOGRAPHY CONTOURS (5' INTERVAL)
- EXISTING ROW CENTERLINE
- EXISTING SLOPE OVER 10%
- PROPERTY WITHIN 1000 FT OF SHENANDOAH RIVER

NOTES:

1. SLOPES WILL BE VERIFIED DURING THE FINAL SITE PLAN PROCESS ONCE DETAILED TOPOGRAPHIC SURVEY IS OBTAINED.
2. HILLSIDE DEVELOPMENT RESTRICTIONS APPLICABLE WITHIN 1,000 FT OF SHENANDOAH RIVER. THE HATCHED AREAS BELOW REPRESENT EXISTING SLOPES OVER 10% WITHIN THAT AREA. ANY PROJECT DESIGN IN THESE AREAS SHALL CONFORM TO HILLSIDE DEVELOPMENT REQUIREMENTS ESTABLISHED IN SECTION 22.504, PROTECTION OF RESOURCES, OF SUBDIVISION ORDINANCE.

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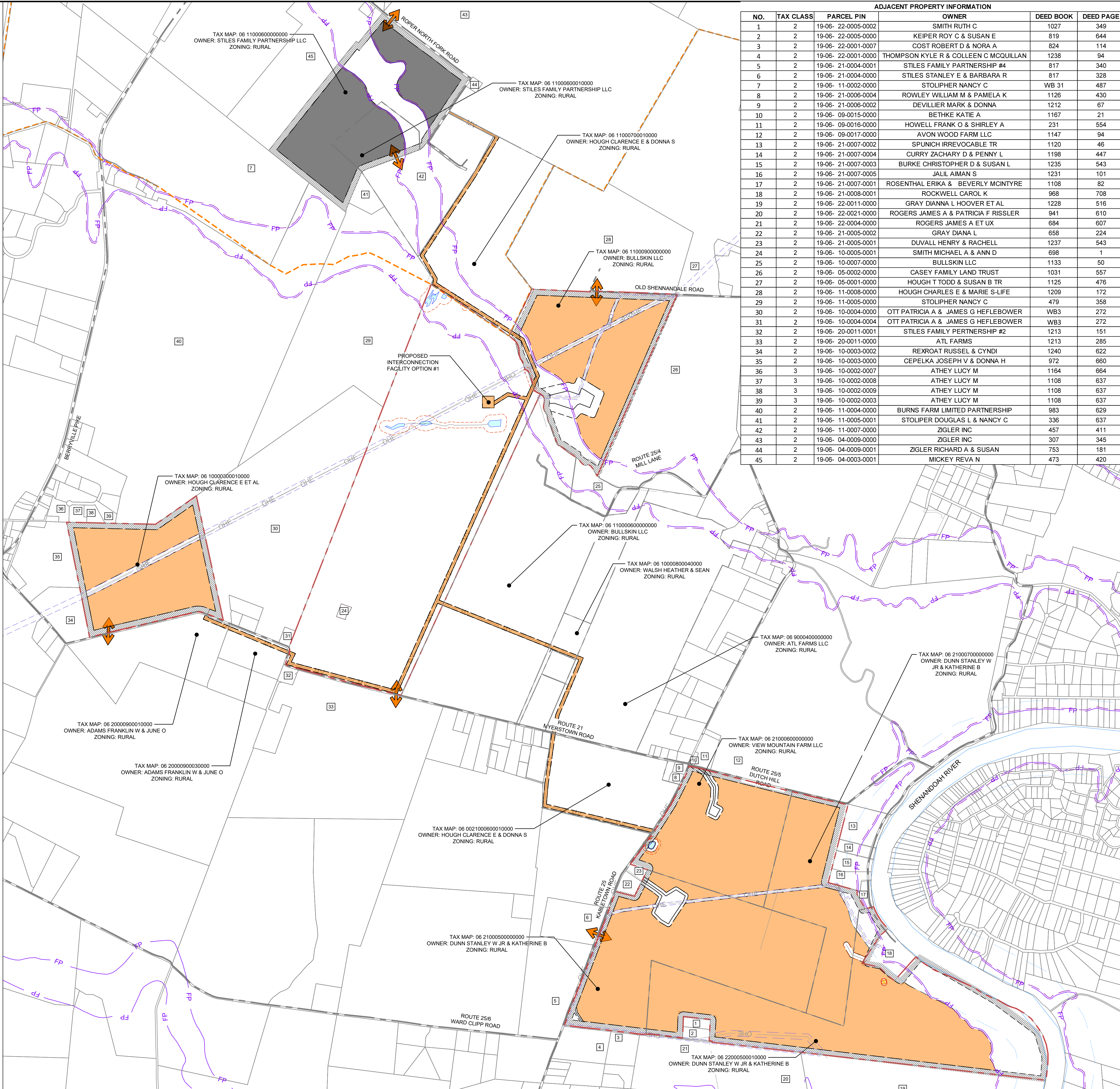
| KHA PROJECT | DATE | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY |
|-------------|-----------|----------|-------------|----------|------------|
| 110188002 | 9/30/2022 | AS SHOWN | SAH | BAH | SAW |

| | |
|---|-----------------------------------|
| RIPON ENERGY FACILITY PREPARED FOR TORCH CLEAN ENERGY | WEST VIRGINIA JEFFERSON COUNTY |
|---|-----------------------------------|

EXISTING CONDITIONS

| | |
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| APPROVAL SHEET NUMBER C1.0 | |
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| NO. | TAX CLASS | PARCEL PIN | OWNER | DEED BOOK | DEED PAGE |
|-----|-----------|--------------------|---------------------------------------|-----------|-----------|
| 1 | 2 | 19-06-22-0005-0002 | SMITH RUTH C | 1027 | 349 |
| 2 | 2 | 19-06-22-0005-0000 | KEIPER ROY C & SUSAN E | 819 | 644 |
| 3 | 2 | 19-06-22-0001-0007 | COST ROBERT D & NORA A | 824 | 114 |
| 4 | 2 | 19-06-22-0001-0000 | THOMPSON KYLE R & COLLEEN C MCQUILLAN | 1238 | 94 |
| 5 | 2 | 19-06-21-0004-0001 | STILES FAMILY PARTNERSHIP #4 | 817 | 340 |
| 6 | 2 | 19-06-21-0004-0000 | STILES STANLEY E & BARBARA R | 817 | 328 |
| 7 | 2 | 19-06-11-0002-0000 | STOLIPHER NANCY C | WB 31 | 487 |
| 8 | 2 | 19-06-21-0006-0004 | ROWLEY WILLIAM M & PAMELA K | 1126 | 430 |
| 9 | 2 | 19-06-21-0006-0002 | DEVILLIER MARK & DONNA | 1212 | 67 |
| 10 | 2 | 19-06-09-0015-0000 | BETHKE KATIE A | 1167 | 21 |
| 11 | 2 | 19-06-09-0016-0000 | HOWELL FRANK O & SHIRLEY A | 231 | 554 |
| 12 | 2 | 19-06-09-0017-0000 | AVON WOOD FARM LLC | 1147 | 94 |
| 13 | 2 | 19-06-21-0007-0002 | SPUNICH IRREVOCABLE TR | 1120 | 46 |
| 14 | 2 | 19-06-21-0007-0004 | CURRY ZACHARY D & PENNY L | 1198 | 447 |
| 15 | 2 | 19-06-21-0007-0003 | BURKE CHRISTOPHER D & SUSAN L | 1235 | 543 |
| 16 | 2 | 19-06-21-0007-0005 | JALIL AIMAN S | 1231 | 101 |
| 17 | 2 | 19-06-21-0007-0001 | ROSENTHAL ERIKA & BEVERLY MCINTYRE | 1108 | 82 |
| 18 | 2 | 19-06-21-0008-0001 | ROCKWELL CAROL K | 968 | 708 |
| 19 | 2 | 19-06-22-0011-0000 | GRAY DIANNA L HOOVER ET AL | 1228 | 516 |
| 20 | 2 | 19-06-22-0021-0000 | ROGERS JAMES A & PATRICIA F RISSLER | 941 | 610 |
| 21 | 2 | 19-06-22-0004-0000 | ROGERS JAMES A ET UX | 684 | 607 |
| 22 | 2 | 19-06-21-0005-0002 | GRAY DIANA L | 658 | 224 |
| 23 | 2 | 19-06-21-0005-0001 | DUVALL HENRY & RACHELL | 1237 | 543 |
| 24 | 2 | 19-06-10-0005-0001 | SMITH MICHAEL A & ANN D | 698 | 1 |
| 25 | 2 | 19-06-10-0007-0000 | BULLSKIN LLC | 1133 | 50 |
| 26 | 2 | 19-06-05-0002-0000 | CASEY FAMILY LAND TRUST | 1031 | 557 |
| 27 | 2 | 19-06-05-0001-0000 | HOUGH T TODD & SUSAN B TR | 1125 | 476 |
| 28 | 2 | 19-06-11-0008-0000 | HOUGH CHARLES E & MARIE S-LIFE | 1209 | 172 |
| 29 | 2 | 19-06-11-0005-0000 | STOLIPHER NANCY C | 479 | 358 |
| 30 | 2 | 19-06-10-0004-0000 | OTT PATRICIA A & JAMES G HEFLEBOWER | WB3 | 272 |
| 31 | 2 | 19-06-10-0004-0004 | OTT PATRICIA A & JAMES G HEFLEBOWER | WB3 | 272 |
| 32 | 2 | 19-06-20-0011-0001 | STILES FAMILY PARTNERSHIP #2 | 1213 | 151 |
| 33 | 2 | 19-06-20-0011-0000 | ATL FARMS | 1213 | 285 |
| 34 | 2 | 19-06-10-0003-0002 | REXROAT RUSSEL & CYNDI | 1240 | 622 |
| 35 | 2 | 19-06-10-0003-0000 | CEPELKA JOSEPH V & DONNA H | 972 | 660 |
| 36 | 3 | 19-06-10-0002-0007 | ATHEY LUCY M | 1164 | 664 |
| 37 | 3 | 19-06-10-0002-0008 | ATHEY LUCY M | 1108 | 637 |
| 38 | 3 | 19-06-10-0002-0009 | ATHEY LUCY M | 1108 | 637 |
| 39 | 3 | 19-06-10-0002-0003 | ATHEY LUCY M | 1108 | 637 |
| 40 | 2 | 19-06-11-0004-0000 | BURNS FARM LIMITED PARTNERSHIP | 983 | 629 |
| 41 | 2 | 19-06-11-0005-0001 | STOLIPER DOUGLAS L & NANCY C | 336 | 637 |
| 42 | 2 | 19-06-11-0007-0000 | ZIGLER INC | 457 | 411 |
| 43 | 2 | 19-06-04-0009-0000 | ZIGLER INC | 307 | 345 |
| 44 | 2 | 19-06-04-0009-0001 | ZIGLER RICHARD A & SUSAN | 753 | 181 |
| 45 | 2 | 19-06-04-0003-0001 | MICKEY REVA N | 473 | 420 |

NORTH

GRAPHIC SCALE IN FEET

LEGEND:

- OVERALL PROJECT LIMITS (EXTERIOR PARCEL BOUNDARY)
- ADJACENT PARCEL BOUNDARY
- INTERIOR PARCEL BOUNDARY
- 100' PROPERTY LINE SETBACK
- DELINEATED WETLANDS
- DELINEATED STREAM
- 50' STREAM & WETLAND BUFFER
- FEMA FLOODPLAIN
- FEMA FLOODPLAIN 25' SETBACK
- SHENANDOAH RIVER APPROXIMATE OUTLINE
- SHENANDOAH RIVER 500' RIPARIAN BUFFER
- KARST FEATURES
- 50' BUFFER FROM HIGH RISK KARST FEATURES
- OHE
- APPROXIMATE ELECTRIC EASEMENTS
- 100' PROPERTY LINE SETBACK AREA
- PROJECT BUILDABLE AREA (PRINCIPAL PERMITTED USE)
- PROJECT BUILDABLE AREA (CONDITIONAL USE PERMIT)
- EXISTING RIGHT OF WAY CENTERLINE
- JEFFERSON COUNTY URBAN GROWTH BOUNDARY
- MV
- PROPOSED MEDIUM VOLTAGE ROUTE
- PROPOSED ACCESS POINTS

NOTES:

- LAYOUT SHOWN WITHIN THESE PLANS IS CONCEPTUAL AND MAY CHANGE DURING FINAL ENGINEERING DESIGN.
- BASED ON WRITTEN INSTRUCTIONS FROM THE COUNTY. OPEN THROAT KARST FEATURES MAY BE REMEDIATED. ONCE REMEDIATED, FEATURES WILL NOT REQUIRE A BUFFER.

| CUP PROJECT PARCELS - ACREAGES | | | | | | |
|---------------------------------|----------|-------------------|------------------------|-----------------------|---------------------------------|--------|
| OWNER | LAND USE | PARCEL ID | TOTAL PARCEL AREA (AC) | CUP PROJECT AREA (AC) | 100' PROPERTY LINE SETBACK (AC) | IN UGB |
| DUNN STANLEY W JR & KATHERINE B | POI | 06 10000500000000 | 366.62 | 12.27 | - | No |
| BULLSKIN LLC | PV | 06 11000900000000 | 133.75 | 82.72 | 22.60 | No |
| DUNN STANLEY W JR & KATHERINE B | PV | 06 21000500000000 | 174.64 | 154.47 | 11.05 | No |
| DUNN STANLEY W JR & KATHERINE B | PV | 06 21000700000000 | 89.39 | 78.05 | 7.64 | No |
| DUNN STANLEY W JR & KATHERINE B | PV | 06 22000500000000 | 232.03 | 134.50 | 31.78 | No |
| HOUGH CLARENCE E ET AL | PV | 06 10000300000000 | 108.66 | 79.47 | 20.37 | No |
| VIEW MOUNTAIN FARM LLC | PV | 06 21000600000000 | 101.61 | 87.49 | 9.52 | No |

| PPU PROJECT PARCELS - ACREAGES | | | | | | |
|--------------------------------|----------|-------------------|------------------------|-----------------------|---------------------------------|--------|
| OWNER | LAND USE | PARCEL ID | TOTAL PARCEL AREA (AC) | PPU PROJECT AREA (AC) | 100' PROPERTY LINE SETBACK (AC) | IN UGB |
| STILES FAMILY PARTNERSHIP LLC | PV | 06 11000600000000 | 25.14 | 19.38 | 2.57 | Yes |
| STILES FAMILY PARTNERSHIP LLC | PV | 06 11000600000000 | 115.79 | 72.29 | 20.33 | Yes |

| PROJECT PARCELS - MV EASEMENT | | | |
|-------------------------------|-------------------|------------------------|-----------------------|
| OWNER | PARCEL ID | TOTAL PARCEL AREA (AC) | CUP PROJECT AREA (AC) |
| HOUGH CLARENCE E & DONNA S | 06 21000600000000 | 69.18 | 4.53 |
| ATL FARMS LLC | 06 90004000000000 | 171.50 | 2.06 |
| WALSH HEATHER & SEAN | 06 10000800000000 | 10.01 | 0.72 |
| ADAMS FRANKLIN W & JUNE O | 06 20000900000000 | 17.35 | 1.58 |
| ADAMS FRANKLIN W & JUNE O | 06 20000900000000 | 57.02 | 0.68 |
| HOUGH CLARENCE E & DONNA S | 06 11000700000000 | 107.16 | 7.37 |
| BULLSKIN LLC | 06 10000600000000 | 225.10 | 2.83 |

| | |
|-----|------------|
| REV | DATE |
| 1 | 10/28/2022 |
| 2 | 12/22/2022 |
| 3 | 01/05/2023 |

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11400 COMMERCE PARK DR., SUITE 400
RESTON, VA 20191
PHONE: 703-674-1300
WWW.KIMLEY-HORN.COM

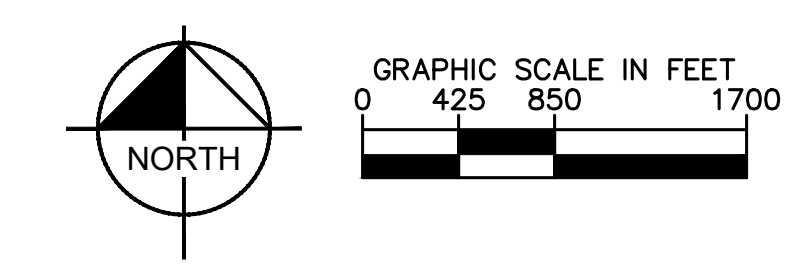
| | | | | | | |
|-------------|-----------|----------|-------------|-----|-----|-----|
| KHA PROJECT | DATE | SCALE | DESIGNED BY | SAH | BAH | SWM |
| 110188002 | 9/30/2022 | AS SHOWN | SAH | BAH | SWM | |

RIPON ENERGY FACILITY PREPARED FOR TORCH CLEAN ENERGY

JEFFERSON COUNTY WEST VIRGINIA

PROJECT AREA MAP

| |
|--------------|
| APPROVAL |
| SHEET NUMBER |
| C2.0 |



LEGEND:

| | |
|--|--|
| | OVERALL PROJECT LIMITS (EXTERIOR PARCEL BOUNDARY) |
| | INTERIOR PARCEL BOUNDARY |
| | 100' PROPERTY LINE SETBACK |
| | DELINEATED WETLANDS |
| | DELINEATED STREAM |
| | 50' STREAM & WETLAND BUFFER |
| | FEMA FLOODPLAIN |
| | FEMA FLOODPLAIN 25' SETBACK |
| | PROPOSED ACCESS ROADS |
| | PROPOSED ACCESS POINTS |
| | PROPOSED CHAIN LINK FENCE |
| | PROPOSED INVERTERS |
| | PROPOSED SOLAR EQUIPMENT |
| | PROPOSED MV LINE |
| | SHENANDOAH RIVER APPROXIMATE OUTLINE |
| | SHENANDOAH RIVER 500' RIPARIAN BUFFER |
| | KARST FEATURES |
| | 50' BUFFER FROM HIGH RISK KARST FEATURES |
| | OVERHEAD ELECTRIC LINES |
| | APPROXIMATE ELECTRIC EASEMENTS |
| | VOLUNTARY/PROFFERED PROPOSED VEGETATIVE BUFFER, SEE SHEET C4.0 FOR MORE DETAIL |
| | VOLUNTARY/PROFFERED PROPOSED PRESERVED VEGETATIVE BUFFER |
| | PRESERVED EXISTING TREELINE ADJACENT TO SHENANDOAH RIVER |
| | EXISTING RIGHT OF WAY CENTERLINE |
| | PANEL SETBACKS FROM NEAREST RESIDENTIAL STRUCTURES (PER SECTION 8.20C.3.A) |

- NOTES:
- LAYOUT SHOWN WITHIN THESE PLANS IS CONCEPTUAL AND MAY CHANGE DURING FINAL ENGINEERING DESIGN.
 - ACCESS POINTS SHOWN WITHIN THESE PLANS ARE CONCEPTUAL AND MAY CHANGE DURING FINAL ENGINEERING DESIGN AND WVDH APPROVAL.
 - BASED ON WRITTEN INSTRUCTIONS FROM THE COUNTY, OPEN THROAT KARST FEATURES MAY BE REMEDIATED. ONCE REMEDIATED, FEATURES WILL NOT REQUIRE A BUFFER.
 - FINAL DESIGN CONSISTS OF ONE SUBSTATION.
 - THE PROJECT SUBSTATION WILL REQUIRE UP TO APPROXIMATELY 1.5 ACRES AND THE ADJACENT UTILITY-OWNED SWITCHYARD WILL REQUIRE UP TO APPROXIMATELY 1.5 ACRES. THE LAND FOR THE SWITCHYARD WILL BE SUBDIVIDED AND DEEDED TO THE UTILITY, AEP, FOR THEIR CONSTRUCTION AND OPERATION OF SAID SWITCHYARD.
 - AN ACCESS ROAD WILL BE CONSTRUCTED TO BOTH INTERCONNECTION FACILITIES. IF PROPOSED SUBSTATION LOCATION #1 IS SELECTED IN FINAL DESIGN, ITS ACCESS WILL BE ON MYERSTOWN ROAD, AND THE ROAD WILL REQUIRE APPROXIMATELY 9 ACRES OF LAND.
 - NO PANELS ARE PROPOSED WITHIN 200' OF ANY RESIDENCE OR HISTORIC STRUCTURE. DISTANCES BETWEEN LOCATION OF PROPOSED PANELS AND NEAREST RESIDENTIAL STRUCTURES ARE DELINEATED ON THIS SHEET.

| PROJECT PARCELS - MV EASEMENT | | | |
|-------------------------------|-------------------|------------------------|-----------------------|
| OWNER | PARCEL ID | TOTAL PARCEL AREA (AC) | CUP PROJECT AREA (AC) |
| HOUGH CLARENCE E & DONNA S | 06 21000600010000 | 69.18 | 4.53 |
| ATL FARMS LLC | 06 90004000000000 | 171.50 | 2.06 |
| WALSH HEATHER & SEAN | 06 10000800040000 | 10.01 | 0.72 |
| ADAMS FRANKLIN W & JUNE O | 06 20000900030000 | 17.35 | 1.58 |
| ADAMS FRANKLIN W & JUNE O | 06 20000900010000 | 57.02 | 0.68 |
| HOUGH CLARENCE E & DONNA S | 06 11000700010000 | 107.16 | 7.37 |
| BULLSKIN LLC | 06 10000600000000 | 225.10 | 2.83 |

| REV | DATE |
|-----|------------|
| 1 | 10/28/2022 |
| 2 | 12/22/2022 |
| 3 | 01/05/2023 |



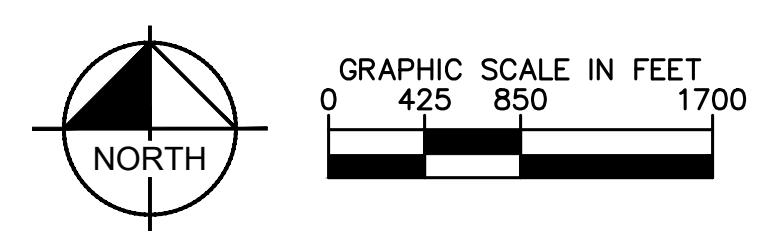
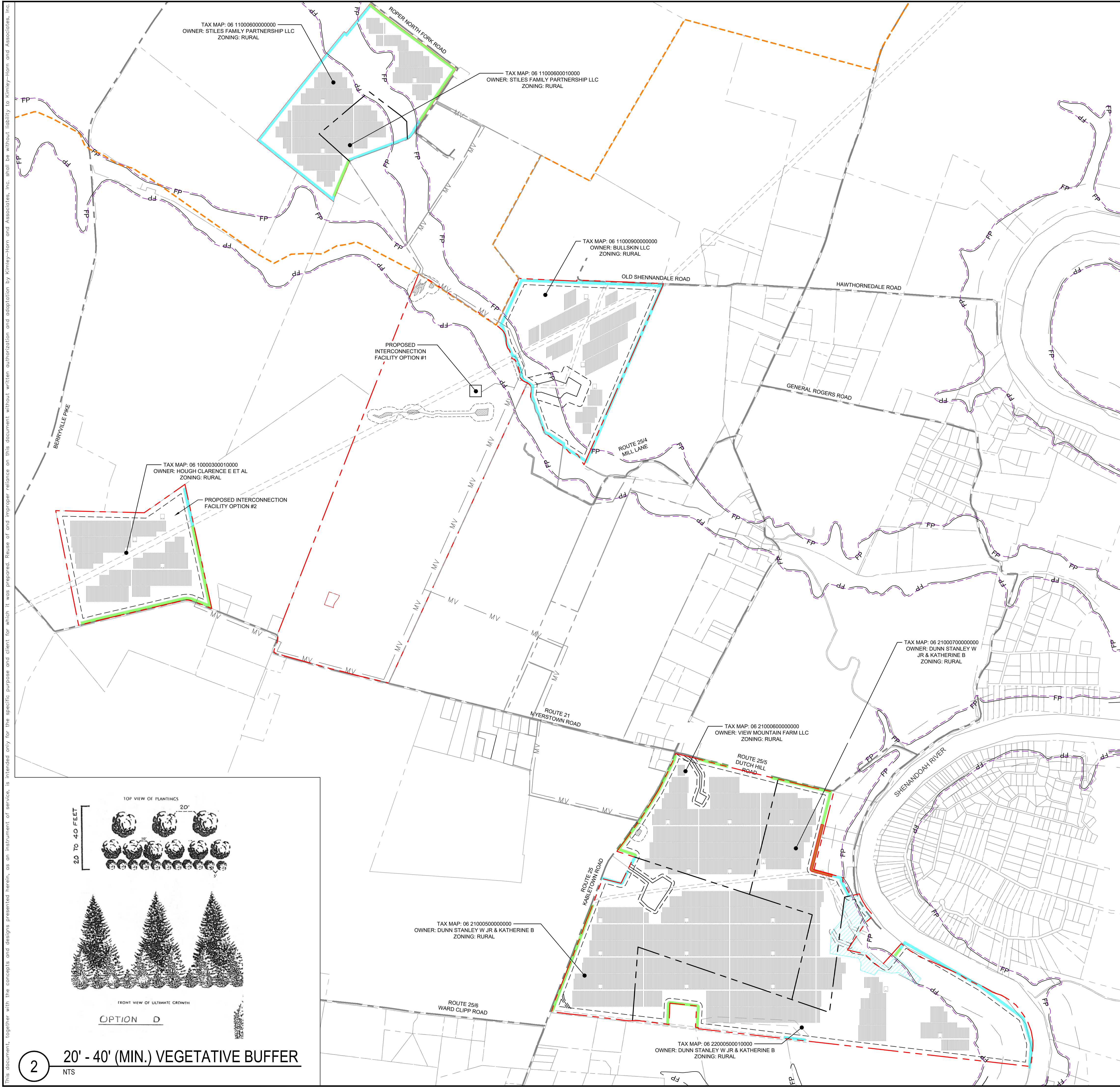
| | |
|-------------|-----------|
| KHA PROJECT | 110188002 |
| DATE | 9/30/2022 |
| SCALE | AS SHOWN |
| DESIGNED BY | SAH |
| DRAWN BY | BAH |
| CHECKED BY | SMW |

RIPON ENERGY
FACILITY
PREPARED FOR
TORCH CLEAN ENERGY
JEFFERSON COUNTY
WEST VIRGINIA

CONCEPT PLAN

APPROVAL
SHEET NUMBER
C3.0

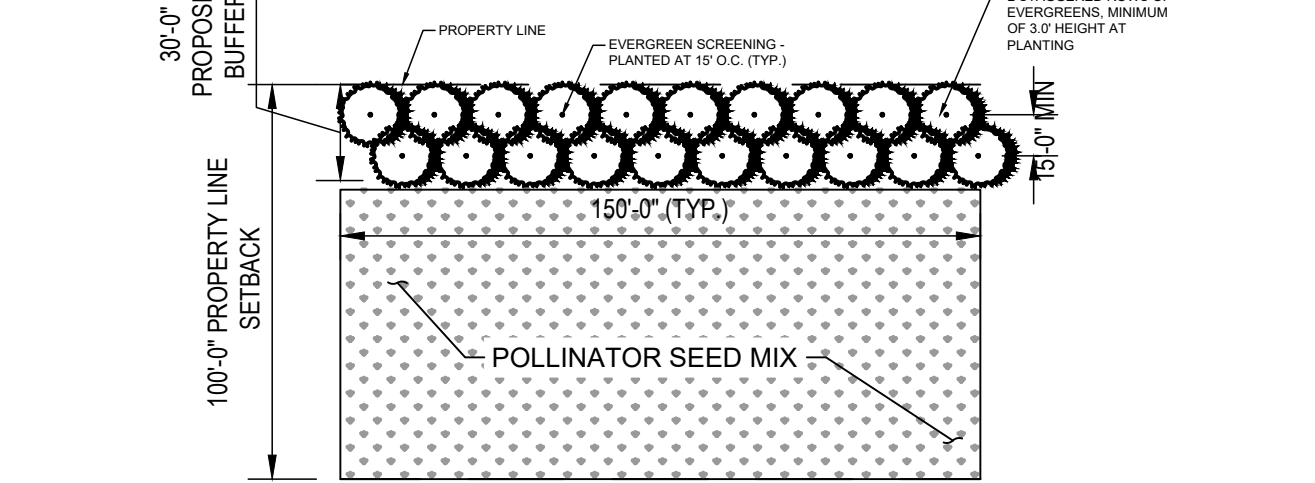
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LEGEND:

| | |
|--|---|
| | OVERALL PROJECT LIMITS (EXTERIOR PARCEL BOUNDARY) |
| | ADJACENT PARCEL BOUNDARY |
| | INTERIOR PARCEL BOUNDARY |
| | 100' PROPERTY LINE SETBACK |
| | DELINEATED WETLANDS |
| | DELINEATED STREAM |
| | 50' STREAM & WETLAND BUFFER |
| | FEMA FLOODPLAIN |
| | PUBLIC RIGHT OF WAY CENTERLINE |
| | SHENANDOAH RIVER APPROXIMATE OUTLINE |
| | SHENANDOAH RIVER 500' RIPARIAN BUFFER |
| | OVERHEAD ELECTRIC LINES |
| | APPROXIMATE ELECTRIC EASEMENTS |
| | VOLUNTARY/PROFFERED PROPOSED 20' VEGETATIVE BUFFER, SEE PROPOSED PLANTING DETAIL #1 BELOW |
| | VOLUNTARY/PROFFERED PROPOSED VEGETATIVE BUFFER, SEE PROPOSED PLANTING DETAIL #2 BELOW |
| | VOLUNTARY/PROFFERED PROPOSED PRESERVED VEGETATIVE BUFFER |
| | PRESERVED EXISTING TREELINE ADJACENT TO SHENANDOAH RIVER |
| | JEFFERSON COUNTY URBAN GROWTH BOUNDARY |

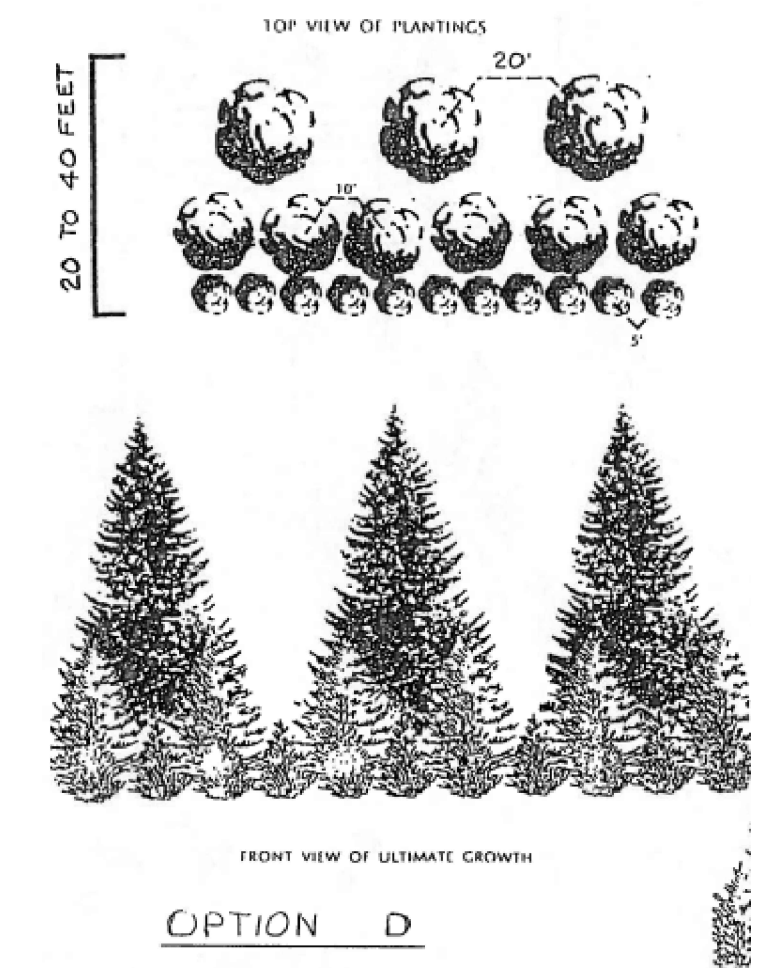
- NOTES:**
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 - BASED ON WRITTEN INSTRUCTIONS FROM THE COUNTY, OPEN THROAT KARST FEATURES MAY BE REMEDIATED. ONCE REMEDIATED, FEATURES WILL NOT REQUIRE A BUFFER.
 - NO PANELS ARE PROPOSED WITHIN 200' OF ANY RESIDENCE OR HISTORIC STRUCTURE. DISTANCES BETWEEN LOCATIONS OF PROPOSED PANELS AND NEAREST RESIDENTIAL STRUCTURES ARE DELINEATED ON SHEET C3.0.
 - UNLESS OTHERWISE NOTED, ALL AREAS OF PROPOSED BUFFERING WILL BE PER THE DETAIL BELOW:



1 30' (MIN.) VEGETATIVE BUFFER
NTS

- GENERAL NOTES:**
LANDSCAPE PLANTINGS WILL BE IN ACCORDANCE WITH THE COUNTY ORDINANCE
- PROPOSED LANDSCAPE BUFFER ALONG BETHANY LANE SHALL BE "OPTION D" OF DETAIL M-53 AS DEFINED IN THE JEFFERSON COUNTY STANDARD DETAILS.
 - AS DISCUSSED AND AGREED IN PLANNING COMMISSION WORKSHOP (NOV. 15, 2022), SECTIONS OF BUFFER PLANTINGS MAY BE REDUCED FROM PROPOSAL AT REQUEST OF CORRESPONDING LANDOWNER. SETBACKS WILL NOT BE REDUCED AND PROJECT WILL REMAIN IN COMPLIANCE WITH COUNTY ORDINANCE IF PLANTING ARE SO REDUCED. PROJECT WILL PROVIDE TO COUNTY STAFF PROOF OF NEIGHBOR CONSENT AND UPDATED LANDSCAPING EXHIBITS REFLECTING CHANGES.

- LANDSCAPING AND GROUND COVER PLAN:**
- THE PERMANENT SOLAR FACILITY'S LIMITS OF DISTURBANCE, INCLUDING UNDER EACH PHOTOVOLTAIC (PV) MODULE, WILL BE SEEDED WITH A NATIVE LOW-GRASS MIX THAT IS POLLINATOR-FRIENDLY AND WILL PRODUCE A RESILIENT GROUND COVER. THE GROUND CLEARANCE OF THE PV MODULES AND THEIR ROTATING CONFIGURATION ALLOWS FOR DAILY SUN EXPOSURE AND WATER TO SUPPORT THE GROWTH OF THESE SPECIES.
 - THIS NATIVE LOW-GRASS MIX WILL BE COMPRISED OF TO-BE-DETERMINED PROPORTIONS OF THE FOLLOWING SPECIES: CREEPING RED FESCUE (FESTUCA RUBRA), SIDEOATS GRAMA (BOULETELOUA CURTIPENDULA), PRAIRIE JUNGGRASS (KOELERIA MACRANTHA), VIRGINIA WILDRIE (ELMYRUS VIRGINICUS), UPLAND BENTGRASS (ARGOSTIS PERENNAS), LADINO CLOVER (TRIFOLIUM REPENS), PARTRIDGE PEA (CHAMAECRISTA FASCICULATE).
 - VEGETAL COVER SHALL HAVE A MINIMUM OF 90 PERCENT OR BETTER UNIFORM COVERAGE AND BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO CONTROL OR MANAGE ANY INVASIVE PLANT SPECIES AS DEFINED BY THE WEST VIRGINIA DEPARTMENT OF AGRICULTURE.
 - EXISTING VEGETATION AND TREES WILL BE RETAINED TO THE EXTENT POSSIBLE AT OUTSIDE PROPERTY BOUNDARIES AND TREES WILL BE PLANTED IN CERTAIN BUFFER AREAS TO PROVIDE ADDITIONAL SCREENING.



2 20' - 40' (MIN.) VEGETATIVE BUFFER
NTS

| REV | DATE |
|-----|------------|
| 1 | 10/28/2022 |
| 2 | 12/22/2022 |
| 3 | 01/05/2023 |



| | |
|-------------|-----------|
| KHA PROJECT | 110188002 |
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| SCALE | AS SHOWN |
| DESIGNED BY | SAH |
| DRAWN BY | BAH |
| CHECKED BY | SAW |

RIPON ENERGY FACILITY PREPARED FOR TORCH CLEAN ENERGY
 WEST VIRGINIA
 JEFFERSON COUNTY

LANDSCAPE BUFFERS

| | |
|--------------|------|
| APPROVAL | |
| SHEET NUMBER | C4.0 |

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