



JEFFERSON COUNTY, WEST VIRGINIA
Department of Engineering, Planning and Zoning
Office of Planning and Zoning
116 East Washington Street, 2nd Floor
P.O. Box 716
Charles Town, West Virginia 25414

File #: 24-4-CUP
R'cvd Date: 03 / 01 / 24
Mtg. Date: 03 / 28 / 24
Fee Paid: \$ 25,350.00
Staff Int.: jth

Email: zoning@jeffersoncountywv.org

Phone: (304) 728-3228
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Application for a Conditional Use Permit

Project Name

Franklintown Farm Solar Project

Property Owner Information

Name: Multiple Owners (See attached)
Business Name: _____
Mailing Address: _____ Mail ☐ Yes
Phone Number: _____ Email Response: _____ Response: ☐ No

Applicant Information

Name: Sam Judd
Business Name: Franklintown Farm, LLC
Mailing Address: 100 Brickstone Square, Suite 300, Andover, Massachusetts 01810 Mail ☐ Yes
Phone Number: (978) 806-1138 Email Response: sam.judd@enel.com Response: ☐ No

Engineer(s), Surveyor(s), or Consultant(s) Information

Name: Joe Knechtel, P.E.
Business Name: Potesta & Associates, Inc.
Mailing Address: 15 South Braddock Street, Winchester Virginia 22601 Mail ☐ Yes
Phone Number: (540) 450-0180 Email Response: kjknechtel@potesta.com Response: ☐ No

Physical Property Details

Physical Address: Multiple Addresses (See attached)
Tax District: _____ Map No: _____ Parcel No: _____
Parcel Size: _____ Deed Book: _____ Page No: _____

Zoning District (please check one)

Residential Growth (RG) <input type="checkbox"/>	Industrial Commercial (I-C) <input type="checkbox"/>	Rural* (R) <input checked="" type="checkbox"/>	Residential- Light Industrial- Commercial (R-LI-C) <input type="checkbox"/>	Village (V) <input type="checkbox"/>	Neighborhood Commercial (NC) <input type="checkbox"/>
General Commercial (GC) <input type="checkbox"/>	Highway Commercial (HC) <input type="checkbox"/>	Light Industrial (LI) <input type="checkbox"/>	Major Industrial (MI) <input type="checkbox"/>	Planned Neighborhood Development (PND) <input type="checkbox"/>	Office/ Commercial Mixed-Use (OC) <input type="checkbox"/>

* For properties in the Rural Zoning District:
Is property located on a primary or secondary road?

☐ Yes ☒ No

Name of Road and/or Route Number: _____

State the proposed land use as listed in Appendix C and provide a description of the proposed use.

Solar Energy Facility (per Draft Amendment Section 8.2 dated May 17, 2022). Proposed land use will consist of the construction of a Solar Energy Facility on approximately 502 acres of leased land on four parcels in the Kabletown Magisterial district, connecting to the existing 138kV overhead electric transmission line.

Please provide any information or known history regarding this property.

Zoned Rural. The subject properties have been historically used as agricultural land.

Please respond in detail to the following questions to show how the proposed project complies with the criteria located in Section 6.3 of the Zoning Ordinance:

1. How is the proposed use compatible with the goals of the adopted Comprehensive Plan? *Section 6.3A.1*

See Attached

2. How is the proposed use compatible in intensity and scale with the existing and potential land uses on surrounding properties? How will the proposed project mitigate potential threat to public health, safety, and welfare? *Sec. 6.3A.2*

See Attached

3. Describe how the proposed site development will be designed such that the use will not hinder nor discourage the appropriate development and use of adjacent land and buildings. *Section 6.3A.3*

See Attached

4. Neighborhood character and surrounding property values shall be safeguarded by requiring implementation of the landscaping buffer requirements found in Appendix B and Section 4.11 of this Ordinance. *Section 6.3A.4*

☒ I am aware of the landscaping buffer requirements and will adhere to them.

☐ I am aware of the landscaping buffer requirements; however, I may be seeking a variance to modify them.

5. For properties in the Rural zoning district, roadway adequacy shall be assessed by the Comprehensive Plan's Highway Road Classification Map. If a rural parcel is not shown as commercial on the Future Land Use Guide or does not front on a Principal Arterial, Minor Arterial, or Major Collector road (as identified in the Comprehensive Plan), the applicant shall submit trip generation data, including Average Daily and Peak Hour trips, for the Board of Zoning Appeals to review in conjunction with the Highway Problem Areas Map when determining roadway adequacy for the proposed use. *Section 6.3A.6*

☒ Applicable (Trip Generation Data attached)

☐ Not Applicable

The information given is correct to the best of my knowledge. Original Signature Required.



Property Owner

2/28/24

Date

Property Owner

Date

State the proposed land use as listed in Appendix C and provide a description of the proposed use.

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☒ Applicable (Trip Generation Data attached)

☐ Not Applicable

The information given is correct to the best of my knowledge. Original Signature Required.

 2-27-24

Property Owner Date

Property Owner Date

**CONDITIONAL USE PERMIT
SUBMITTAL MATERIALS
Franklinton Farm, LLC
Franklinton Solar Facility
Franklinton Road
Summit Point, West Virginia
February 29, 2024**

Reponses to Application Items

1. Compatibility of the Use with the Goals of the Comprehensive Plan:

- The Franklinton Solar Project (the “Project”) is compatible with the goals of the comprehensive plan and will ensure the preservation and enhancement of the agricultural economy, rural land use, rural neighborhoods, and rural character of Jefferson County. Rather than permanently converting the property to a housing development or some other use, the proposed use is temporary and subject to decommissioning requirements that will ensure its subsequent availability for agricultural use. In this way, the proposed use guarantees a sound current economic use of the property while effectively creating a “bank” of rural land available for future agricultural uses. With a vegetative screen that exceeds the minimum standards required by the zoning ordinance, there is almost no use better suited as a means of increasing economic output and local tax revenue while preserving the land for “rural” and agricultural use. Upon completion, there will be very little traffic generated by the Project. There are no paved areas in and around the solar panel arrays. Furthermore, the Project will not require new sewer service, new water service, nor new public roads, and it will not add any burden to the school system. By mostly using the existing contours, storm water will sheet flow and drain off the property as it has in the past. Native grasses will be planted to minimize erosion and to provide a natural filtration system for stormwater. Because no fuel is being consumed, the Project produces zero air emissions. Solar panels are designed to absorb (not reflect) light from the sun, so there is little to no glare created from the panels, and a glare study will be procured to ensure this is the case. The Project would also not raise ambient noise levels in the way many other developments would. While some residents would prefer that all of the land within the rural district remain in agricultural use to support a certain aesthetic, almost none of those people are farmers who depend on the land as a primary source of income. The simple reality is that if this property is not utilized for the production of solar energy, then it will very likely be sold for conversion to some other use that will likely have greater and permanent adverse impacts to aesthetic values. The Project will be subject to state law requiring security to decommission the solar facility and restore the land after the life of the solar facility ends, in addition to any County requirements for decommissioning security.
- This Project would also have easy access to the grid since it is traversed by an existing overhead transmission line. Therefore, a proposed solar facility having its own access to the grid is more compatible to the goals than a solar facility located further away, which

would require construction of new and extensive infrastructure across rural areas to connect to the grid. By locating the Project adjacent to existing transmission infrastructure, the Project minimizes impacts on surrounding rural and agricultural uses.

2. Compatibility of Use in Intensity and Scale with the Existing and Potential Land Uses on the Enjoining and Confronting Properties and Without Posing Risks to Public Health and Welfare:

- The criteria found in Section 6.3 of the Zoning Ordinance for processing Conditional Use Permits are General Conditions for all Conditional Use Permits. However, the specific criteria for Solar Conditional Use Permits were written into Section 8.20 of the Zoning Ordinance, and these criteria have been discussed. In an opinion from May 2023 affirming a CUP issued for a different solar facility, Circuit Judge Hammer has noted that to the extent any of these criteria overlap or conflict with the language of Section 8.20 (authorizing development of solar energy in the rural zoning district), then the more recent and specific provisions of Section 8.20 control. *See Rockwell v. Jefferson County Board of Zoning Appeals*, No. 2022-C-141 (May 19, 2023) (appeal pending), pp. 14 & 19-22. Regarding the criteria of scale and intensity of the use, this standard was not specifically addressed in Section 8.20 of this Ordinance. Regardless, this point and the following points will address the topic.
- First and foremost, a fully operating agricultural operation is quite intense in scale from the standpoint of runoff, dust, noise, etc. Solar Facilities, once fully operational, do not exceed this level of intensity exhibited yearly by full-scale agricultural operations. Furthermore, this provision discusses the potential of scale and intensity of uses in the area. Many uses, some quite intense, are permitted in the Rural District in Jefferson County either as Principal Permitted Uses, or by Conditional Use Permits. These uses include Hospitals, Airports, Hotels, Convention Centers, Event Centers, and Solar Facilities, among many other uses. Since zoning was adopted in Jefferson County in 1988, the potential for all of these uses have been added over the years by the County Commission. Initially, the Rural District was labeled as the Agricultural District in the Zoning Ordinance when it was first developed. Because of Conditional Uses that were granted for other uses beyond agricultural, the name of the district was changed to Rural so that there were no expectations that the district would remain in farming. This change also recognized that this district would be an ever-changing zone that allowed other uses as found in Appendix C of the Zoning Ordinance. These uses include Solar Facilities, and the neighboring properties can likewise develop their land into the more flexible and/or intense uses found in Appendix C. All of these uses have been determined to be compatible with the Rural District based on the action of the County and County Agencies over the 35 plus years that zoning has been in effect in Jefferson County. The proposed solar project will not adversely affect the ability of owners of adjacent properties to engage in any of the activities permissible in the rural zoning district.
- The areas around the Project will be maintained as farms until they are converted. When the lease is over, the land can easily be returned to agricultural production.

- Upon decommissioning of the Project, this land can be converted back to farmland, unlike other properties and farms that may be converted into housing developments or other more intensive uses. As previously mentioned, financial security will be provided pursuant to State Law to guarantee proper decommissioning is achieved.
- The scale and intensity of the Project will also remain compatible with the surrounding land uses in terms of sound, traffic, dust, and other things typically involved in the farming of the surrounding areas. Upon completion, there will be very little traffic generated by the Project. There are no paved areas in and around the solar panel arrays. Furthermore, the Project will not require new sewer service, new water service, nor new public roads and it will not add any burden to the school system. By mostly using the existing contours, storm water will sheet flow and drain off the property as it has in the past. Native grasses will be planted to minimize erosion and to provide a natural filtration system for stormwater. Because no fuel is being consumed, the Project produces zero air emissions. Solar panels are designed to absorb (not reflect) light from the sun, so there is little to no glare created from the panels, and a glare study will be procured to ensure this is the case. The Project would also not raise ambient noise levels in the way many other developments would. Importantly, this Project will be located immediately adjacent to existing electrical transmission infrastructure and thereby minimizes its impact on surrounding land uses. This is a frequently overlooked fact, and one that addresses concerns that the country will be overrun with solar panels - the economics of most solar projects demands that they be located close to existing transmission facilities. In this way, the location of the Project helps to preserve farmland and open space and to protect ongoing agriculture in areas not already impacted by electrical infrastructure.
- It will be less intrusive than the permitted residential development in the rural district which could develop into one house lot for every 5 acres of a farm. So, all of the surrounding land could develop into 20 houses per 100 acres, which would be more intensive than the development of solar panels that need virtually no services and cause little noise and hardly any traffic.

Furthermore, the solar panels and supportive infrastructure will use industry approved material and will be installed utilizing the Public Service Commission, West Virginia Department of Environmental Protection (WVDEP), Department of Highways, and any Jefferson County newly written standards to minimize risks to public health and welfare. We are aware of complaints that grading and site preparation work at another facility produced excessive amounts of sediment during some rainstorms, but such impacts are not an inevitable consequence of land preparation - it is an execution and enforcement issue. The WVDEP maintains a robust construction stormwater permit template which will be stringently followed, to prevent significant off-site impacts. And, as mentioned above, the Project will mostly use the existing contours, and native grasses will be planted to minimize erosion and to provide a natural filtration system for stormwater.

- Photovoltaic (PV) solar cells are inherently passive in operation. Therefore, air, water, noise, and light pollution will be negligible. Low maintenance requirements will minimize site traffic.

- Solar panels undergo mandatory toxicity tests and are made of non-hazardous materials designed to withstand harsh weather conditions without leaching into the ground or air.
- The Project will consist of rows of solar modules with internal access roads, electrical substation, a Battery Energy Storage System (BESS) (to store power when it is not needed by the grid operator), commercial entrances off of Lewisville Road and Franklinton Road, and will be surrounded by security fencing and required zoning buffer, screening and stormwater management. The site will be seeded with pollinator friendly and resistant ground cover. Existing vegetations and trees will be retained to the extent possible at outside property boundaries and buffer areas to assist in natural screening.

3. Use Will Not Hinder or Discourage the Appropriate Development and Use of Adjacent Land and Buildings:

- The development of the Project will be in compliance with both the Zoning and Concept Plan Standards that were written and approved by Jefferson County. Other permitted uses, existing, proposed, or possible, will still be able to be developed without adverse impacts. This includes potential rural housing developments or the continuation of farming on the adjacent and confronting lands.
- Furthermore, the development of the Project requires suitable vegetative buffers for the neighboring properties based on the various surrounding uses that will be installed and maintained by the Project owner.

Upon decommissioning of the Project, the land can be converted back to farmland, unlike other properties and farms that may be converted into housing developments or other more intensive uses. As previously mentioned, financial security will be provided pursuant to State Law to guarantee proper decommissioning is achieved.

- The Project will consist of rows of solar modules with internal access roads, electrical substation, BESS, commercial entrance(s), and will be surrounded by security fencing and required zoning buffer, screening and stormwater management. The site will be seeded with pollinator friendly and resistant ground cover reducing soil erosion, dust, odor, and noise pollution that is currently generated by farming activities.
- Existing vegetation and trees will be retained to the extent possible at outside property boundaries and buffer areas to assist in natural screening. As mentioned above, the Project is inherently passive in operation. Daily vehicle trips for maintenance will be minimal and will not produce conditions that hinder growth on adjacent properties.

4. Neighborhood Character and Surrounding Property Values will be Safeguarded by the Implementation of the Buffering Requirements:

- This Project will follow the buffering requirements in the ordinance that were tailored just for solar facilities. These buffer requirements were developed with the first set of amendments to the ordinances and were kept in the second adopted set of standards. These standards were developed using public comment and staff and Planning Commission study

of many Solar Facility Ordinances around the country. These standards are greater than many other higher intensity commercial developments.

- Most of the Project is on and adjacent to agricultural lands that are already buffered from housing and roads. Two county requirements will minimize visual impacts. First, the county stormwater management requirements limit the lowest point of the panel to the ground at not more than 10 feet. Second, the Ordinance imposes a general setback of 100 feet from external property lines for all solar panels (absent compliance with additional criteria for a reduced setback) and requires a screening buffer for all panels that are within 200 feet of either a residence or certain other structures. The Project proposes to meet the 100-foot setback requirement along its entire perimeter. Additionally, even though the panels will be located more than 200 feet from any residence (and therefore would not require a screening buffer), the Project proposes to install a landscape screening buffer along the majority of the project's perimeter. To further reduce visual impacts, the maximum highest point of the proposed solar panels will meet the height restrictions set forth in the ordinance. Also, any existing or proposed plantings or fencing used for buffering shall be maintained or replaced by the Project owner.
- The future values will be protected by the fact that the developed areas within the Project can be returned to open land upon decommissioning of the Solar facility. The applicant commissioned an appraisal on whether the Project will have any impact on adjoining property values. The appraisal concluded that since criteria that typically correlate with downward adjustments on property values such as noise, odor, and traffic will not be generated by a solar facility, and therefore a solar facility is a compatible use for rural/residential transition areas and would not appreciably depress land values.
- Applicant representatives met with the Jefferson County Engineering Staff to discuss their internal changes in their review and approval of Storm Water Management (SWM) design for Solar Facilities. The Project's SWM design submittal will include design aspects to meet the county's SWM ordinance and their updated review process.

5. Commercial and Industrial Development Shall be in Conformance with Article 8, Section 8.9:

- This CUP Plan and the Concept Plan process will be approved with this condition. The Applicant recognizes Section 8.9 (establishing standards for noise, odor, smoke, etc., for industrial and commercial uses) and will be in conformance.

6. Traffic

- Due to the limited personnel, the operations and maintenance of the Project will result in minimal vehicular traffic generation. Two to three utility-type maintenance vehicles would be anticipated to support the site operations. These vehicles would be anticipated to generate an average of two trips per day with a maximum of four trips per day. The maintenance and operations work efforts would generally require vehicular trips to the site outside of the a.m. and p.m. peak traffic periods. Typical operation and maintenance procedures for the Project would include inspection of each of the solar panel sites on a

frequency of at least once per week, informal site inspections and corrective maintenance for the Project occurring on an as-needed basis, conducting ground maintenance of the Project during growing season months (a couple times per year if mechanically mowing), or multiple times per week if managing alternate strategies such as sheep grazing.

- **Trip Generation** – “Solar Facility” is not listed on table 24-119.B.5.b, nor is it included in the International Transportation Manual; therefore, trip generation data developed for a previously proposed Solar facility project located in Jefferson County, West Virginia will be presented for this project.

Trip Generation for Franklinton Solar Project

- ☐ Vehicles per Day = 2-3 vpd
- ☐ Maximum and Average Trips Per Day = Max-4 vpd / Ave-2 vpd
- Due to the minimal trips generated by the maintenance and operations of the Project, the existing low volume of traffic along the site access roadways, and the rural nature of the site (not an urbanized congested location), the traffic impacts on the roadway operating level of service will be negligible.

Highway Problem Areas

None within a 0.85-mile radius of the Project’s proposed entrance on Scooter Lane.

7. Historic Compliance

- A cultural resources desktop study has been conducted for the Project, and the findings have been included in the constraints buffer shown on the concept plan. The study determined that there are no Category I or Category II Jefferson County Landmarks within the Project area.
- The proposed buffering requirements per the ordinance amendment are greater for historic structures and areas, and the plan meets those standards. The Historic Landmarks Commission is welcome to comment on the plan.

PHYSICAL PROPERTY DETAILS

Property Owner	Mark D. Stolipher	Mark D. Stolipher	Mark D. Stolipher	Micheal Paul Chapman, Trustees
Physical Address	261 Berry Hill Farm Ln, Summit Point, WV 25446	2998 Withers Larue Rd. Summit Point, WV 25446	322 Scooter Ln. Charles Town, WV 25414	651 & 653 Franklinton Rd. Summit Point, WV 25446
Deed Book	1129	944	913 1253 (jth)	1249
Page	746	45	678 57 (jth)	214
Parcel ID	District 6, TM#19, Parcel 7	District 6, TM#19, Parcel 8.4	District 6, TM#19, Parcel 16	District 6, TM#19, Parcel 6
Zoning District	Rural	Rural	Rural	Rural
Total Parcel Size	150.31 Acres	146.84 Acres	50.0 Acres	154.16 Acres
Project Area	150.31 Acres	146.84 Acres	50.0 Acres	154.16 Acres

ADJOINING PROPERTY INFORMATION

1. Electrical Substation TM 19 PAR 7.1
Owner: Potomac Edison Co.
Address: 10435 Downsville Pike
Hagerstown, MD 21740
Zoned: Rural
2. TM 19 PAR 18.4
Owner: Michael Q. Cogle Sr. & Sharron A. Cogle
Address: 108 Childs Farm Ln.
Kearneysville, WV 25430
Zoned: Rural
3. TM 19 PAR 17.1
Owner: Gregory L. & Barbara P. Jenkins
Address: PO Box 94
Rippon, WV 25441
Zoned: Rural
4. TM 19 PAR 17
Owner: Constance D. & Donald L. Richards
Address: PO Box 136
Rippon, WV 25441
Zoned: Rural
5. TM 19 PAR 13
Owner: Paul Michael Chapman
Address: PO 184
Rippon, WV 25441
Zoned: Rural
6. TM 19 PAR 15
Owner: John Henry Yates Estate
Address: 132 Hidden Hollow Dr.
Kearneysville, WV 25430
Zoned: Rural
7. TM 19 PAR 14
Owner: Harriett Taylor
Address: PO Box 81
Rippon, WV 25441
Zoned: Rural
8. TM 19 PAR 8.5
Owner: Thomas W. & Jan L. Loy
Address: PO Box 43
Rippon, WV 25441
Zoned: Rural
9. TM 19 PAR 8
Owner: James Corey Larue
Address: PO Box 291
Rippon, WV 25441
Zoned: Rural
10. TM 19 PAR 8.1
Owner: Elizabeth & James Slusser Mancuso
Address: 2882 Withers Larue Rd.
Rippon, WV 25441
Zoned: Rural
11. TM 19 PAR 8.2
Owner: James J. & Carisa A. Helinski
Address: PO Box 204
Rippon, WV 25441
Zoned: Rural
12. TM 19 PAR 8.3
Owner: Charles D. and Carrie B. Lamp
Address: PO Box 25
Rippon, WV 25441
Zoned: Rural
13. TM 18 PAR 6.16
Owner: Gene Schneider
Address: 1113 Franklinton Rd.
Summit Point, WV 25446
Zoned: Rural
14. TM 18 PAR 6.14
Owner: Kenneth R. & Linda Hawthorne
Address: 58 Kelcar Dr.
Summit Point, WV 25446
Zoned: Rural

15. TM 18 PAR 6.7
Owner: Tammy & Brian Sokel
Address: 45 Kelcar Dr.
Summit Point, WV 25446
Zoned: Rural
16. TM 18 PAR 6.4
Owner: Charels A. Brewer et al.
Address: 887 Franklintown Rd.
Summit, WV 25446
Zoned: Rural
17. TM 18 PAR 6.3
Owner: Timothy M. & Kelye H. McKee
Address: Franklintown Rd.
Summit Point, WV 25446
Zoned: Rural
18. TM 18 PAR 6.9
Owner: Jarad G. & Carolynn L.
Hawthorne
Address: 199 Kelcar Dr.
Summit Point, WV 25446
Zoned: Rural
19. TM 18 PAR 6.1
Owner: Joseph P. & Traci M. Terango
Address: 198 Kelcar Dr.
Summit Point, WV 25446
Zoned: Rural
20. TM 18 PAR 6.2
Owner: Edna M. Boyd
Address: PO Box 39
Rippon, WV 25441
Zoned: Rural
21. TM 19 PAR 2
Owner: Bradford D. & Leisa W. Luttrell
Address: 585 Boyer Ln.
Summit Point, WV 25446
Zoned: Rural
22. TM 19A PAR 5
Owner: Joshue S. McCarthy & Dorothy Singhas
Address: 235 Singhas Ln.
Summit Point, WV 25446
Zoned: Rural
23. TM 19A PAR 1.1
Owner: Laurice Berry
Address: PO 73
Rippon, WV 25441
Zoned: Rural
24. TM 19A PAR 3
Owner: Martha A. Payton -EST
Address: 64 Payton Way
Summit Point, WV 25446
Zoned: Rural
25. TM 19A PAR 37
Owner: Mark Stolipher
Address: PO Box 190
Rippon, WV 25441
Zoned: Rural
26. TM 19A PAR 31
Owner: Locust Grove Cemetery
Address: N / A
Zoned: Rural
27. TM 19A PAR 33
Owner: Harry E. Yates Jr.
Address: PO Box 103
Rippon, WV 25441
Zoned: Rural
28. TM 19A PAR 35
Owner: Mark D. Stolipher
Address: 1599 Roper North Fork Rd.
Charles Town, WV 25414
Zoned: Rural

29. TM 19A PAR 32

Owner: Mark D. Stolipher

Address: 1599 Roper North Fork Rd.

Charles Town, WV 25414

Zoned: Rural

30. TM 19A PAR 36

Owner: Victoria D. Curry

Address: 93 Woods Ln.

Summit Point, WV 25446

Zoned: Rural

31. TM 19A PAR 36

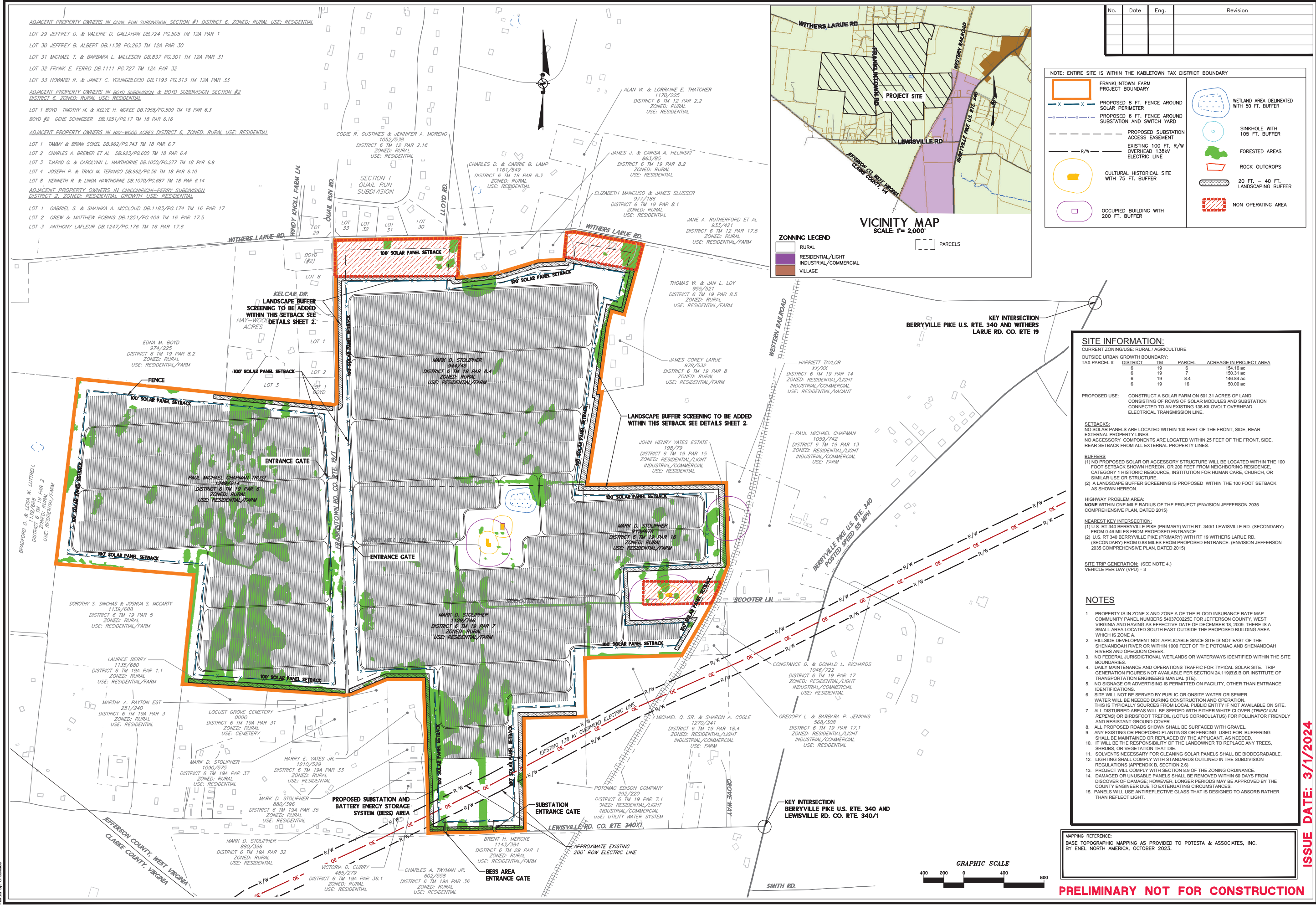
Owner: Charles A. Twyman Jr.

Address: 2507 Lewisville Rd.

Summit Point, WV 25446

Zoned: Rural

File: T:\2023\0101-23-0005 - ENEL GREEN POWER NORTH AMERICA\CONCEPT\3-0005 SUBSTATION-CONCEPT.dwg
Plot Date: 11/13/2024 11:50am
Plot By: [redacted]



No.	Date	Eng.	Revision

NOTE: ENTIRE SITE IS WITHIN THE KABLETOWN TAX DISTRICT BOUNDARY

	FRANKLINTOWN FARM PROJECT BOUNDARY
	PROPOSED 8 FT. FENCE AROUND SOLAR PERIMETER
	PROPOSED 6 FT. FENCE AROUND SUBSTATION AND SWITCH YARD
	PROPOSED SUBSTATION ACCESS EASEMENT
	EXISTING 100 FT. R/W OVERHEAD 138KV ELECTRIC LINE
	CULTURAL HISTORICAL SITE WITH 75 FT. BUFFER
	OCCUPIED BUILDING WITH 200 FT. BUFFER
	WETLAND AREA DELINEATED WITH 50 FT. BUFFER
	SINKHOLE WITH 105 FT. BUFFER
	FORESTED AREAS
	ROCK OUTCROPS
	20 FT. - 40 FT. LANDSCAPING BUFFER
	NON OPERATING AREA

SITE INFORMATION:

CURRENT ZONING/USE: RURAL / AGRICULTURE

OUTSIDE URBAN GROWTH BOUNDARY:

TAX PARCEL #	DISTRICT	TM	PARCEL	ACREAGE IN PROJECT AREA
6	19	6	154.16 ac	
6	19	7	150.31 ac	
6	19	8, 4	146.84 ac	
6	19	16	50.00 ac	

PROPOSED USE: CONSTRUCT A SOLAR FARM ON 501.31 ACRES OF LAND CONSISTING OF ROWS OF SOLAR MODULES AND SUBSTATION CONNECTED TO AN EXISTING 138-KILOVOLT OVERHEAD ELECTRICAL TRANSMISSION LINE.

SETBACKS:
NO SOLAR PANELS ARE LOCATED WITHIN 100 FEET OF THE FRONT, SIDE, REAR EXTERNAL PROPERTY LINES.
NO ACCESSORY COMPONENTS ARE LOCATED WITHIN 25 FEET OF THE FRONT, SIDE, REAR SETBACK FROM ALL EXTERNAL PROPERTY LINES.

BUFFERS:
(1) NO PROPOSED SOLAR OR ACCESSORY STRUCTURE WILL BE LOCATED WITHIN THE 100 FOOT SETBACK SHOWN HEREON, OR 200 FEET FROM NEIGHBORING RESIDENCE, CATEGORY 1 HISTORIC RESOURCE, INSTITUTION FOR HUMAN CARE, CHURCH, OR SIMILAR USE OR STRUCTURE.
(2) A LANDSCAPE BUFFER SCREENING IS PROPOSED WITHIN THE 100 FOOT SETBACK AS SHOWN HEREON.

HIGHWAY PROBLEM AREA:
NONE WITHIN ONE-MILE RADIUS OF THE PROJECT (ENVISION JEFFERSON 2035 COMPREHENSIVE PLAN, DATED 2015)

NEAREST KEY INTERSECTION:
(1) U.S. RT 340 BERRYVILLE PIKE (PRIMARY) WITH RT. 340/1 LEWISVILLE RD. (SECONDARY) FROM 0.46 MILES FROM PROPOSED ENTRANCE
(2) U.S. RT 340 BERRYVILLE PIKE (PRIMARY) WITH RT 19 WITHERS LARUE RD. (SECONDARY) FROM 0.88 MILES FROM PROPOSED ENTRANCE. (ENVISION JEFFERSON 2035 COMPREHENSIVE PLAN, DATED 2015)

SITE TRIP GENERATION: (SEE NOTE 4.)
VEHICLE PER DAY (VPD) = 3

- NOTES**
- PROPERTY IS IN ZONE X AND ZONE A OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 54037C0225E FOR JEFFERSON COUNTY, WEST VIRGINIA AND HAVING AS EFFECTIVE DATE OF DECEMBER 18, 2008, THERE IS A SMALL AREA LOCATED SOUTH EAST OUTSIDE THE PROPOSED BUILDING AREA WHICH IS ZONE A.
 - HILLSIDE DEVELOPMENT NOT APPLICABLE SINCE SITE IS NOT EAST OF THE SHENANDOAH RIVER OR WITHIN 1000 FEET OF THE POTOMAC AND SHENANDOAH RIVERS AND OPEQUON CREEK.
 - NO FEDERAL JURISDICTIONAL WETLANDS OR WATERWAYS IDENTIFIED WITHIN THE SITE BOUNDARIES.
 - DAILY MAINTENANCE AND OPERATIONS TRAFFIC FOR TYPICAL SOLAR SITE. TRIP GENERATION FIGURES NOT AVAILABLE PER SECTION 24.119(B).B OR INSTITUTE OF TRANSPORTATION ENGINEERS MANUAL (ITE).
 - NO SIGNAGE OR ADVERTISING IS PERMITTED ON FACILITY, OTHER THAN ENTRANCE IDENTIFICATIONS.
 - SITE WILL NOT BE SERVED BY PUBLIC OR ON-SITE WATER OR SEWER. WATER WILL BE NEEDED DURING CONSTRUCTION AND OPERATION. THIS IS TYPICALLY SOURCES FROM LOCAL PUBLIC ENTITY IF NOT AVAILABLE ON SITE.
 - ALL DISTURBED AREAS WILL BE SEED WITH EITHER WHITE CLOVER (TRIFOLIUM REPENS) OR BIRD'S FOOT TREFOIL (LOTUS CORNICULATUS) FOR POLLINATOR FRIENDLY AND RESISTANT GROUND COVER.
 - ALL PROPOSED ROADS SHOWN SHALL BE SURFACED WITH GRAVEL.
 - ANY EXISTING OR PROPOSED PLANTINGS OR FENCING USED FOR BUFFERING SHALL BE MAINTAINED OR REPLACED BY THE APPLICANT, AS NEEDED.
 - IT WILL BE THE RESPONSIBILITY OF THE LANDOWNER TO REPLACE ANY TREES, SHRUBS, OR VEGETATION THAT DIE.
 - SOLVENTS NECESSARY FOR CLEANING SOLAR PANELS SHALL BE BIODEGRADABLE.
 - LIGHTING SHALL COMPLY WITH STANDARDS OUTLINED IN THE SUBDIVISION REGULATIONS (APPENDIX B, SECTION 2.6).
 - PROJECT WILL COMPLY WITH SECTION 8.9 OF THE ZONING ORDINANCE.
 - DAMAGED OR UNUSABLE PANELS SHALL BE REMOVED WITHIN 60 DAYS FROM DISCOVERY OF DAMAGE; HOWEVER, LONGER PERIODS MAY BE APPROVED BY THE COUNTY ENGINEER DUE TO EXTENUATING CIRCUMSTANCES.
 - PANELS WILL USE ANTIREFLECTIVE GLASS THAT IS DESIGNED TO ABSORB RATHER THAN REFLECT LIGHT.

MAPPING REFERENCE:
BASE TOPOGRAPHIC MAPPING AS PROVIDED TO POTESTA & ASSOCIATES, INC. BY ENEL NORTH AMERICA, OCTOBER 2023.

PRELIMINARY NOT FOR CONSTRUCTION

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FRANKLINTOWN FARM, LLC
100 BRICKSTONE SQUARE, SUITE 300
ANDOVER, MASSACHUSETTS 01810

Client

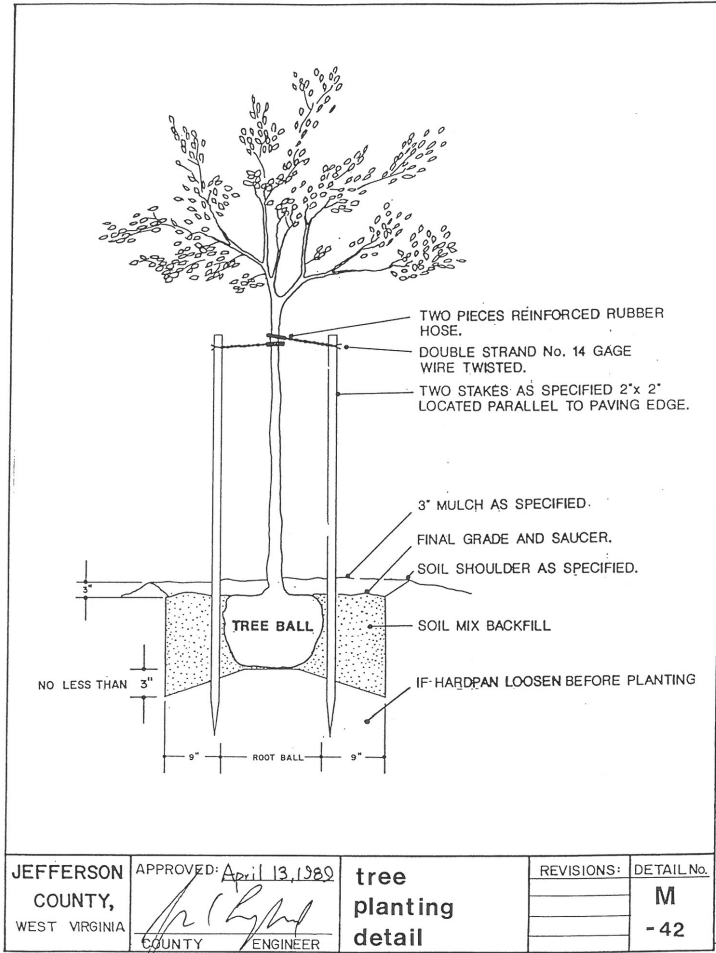
CONCEPT PLAN
FRANKLINTOWN FARM SOLAR PROJECT
KABLETOWN DISTRICT
JEFFERSON CO., WEST VIRGINIA

Issue Date: 3/1/2024

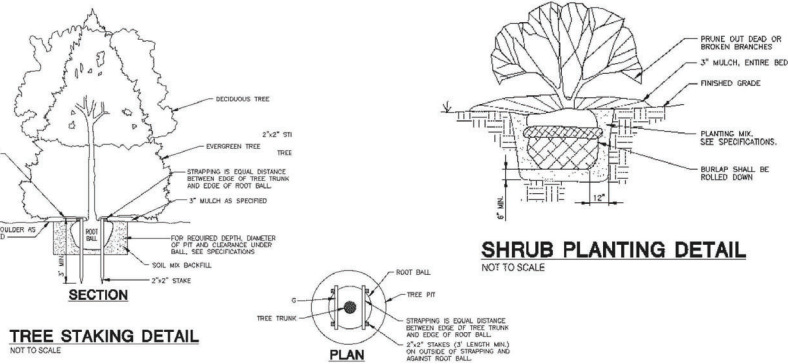
Title

1 of 2

Drawing No.



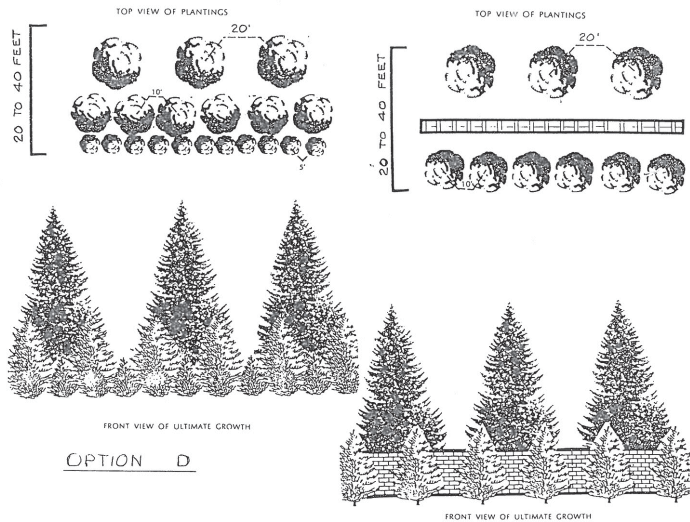
JEFFERSON COUNTY, WEST VIRGINIA	APPROVED: April 13, 2024 COUNTY ENGINEER	tree planting detail	REVISIONS:	DETAIL No. M-42
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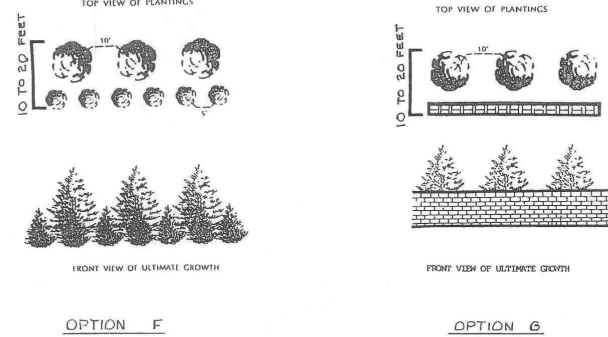
VOLUNTARY LANDSCAPE BUFFER PLANT SCHEDULE					
SYMBOL	NATIVE	KEY	BOTANICAL NAME	COMMON NAME	SIZE
	✓	IO	ILEX opaca	AMERICAN HOLLY	6-7' HT., B&B
	✓	JV	JUNIPERUS virginiana	EASTERN RED CEDAR	6-7' HT., B&B
	✓	AC	AMELANCHIER canadensis	SERVICEBERRY	1" Cal., B&B
	✓	CA	CARPINUS caroliniana	AMERICAN HORNBEAM	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

GENERAL LANDSCAPE NOTES

- 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 NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
- 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.
- 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.
- PLANTS SHOULD BE CHOSEN BASED ON AVAILABILITY AND SUBSTITUTIONS WILL NEED APPROVAL OF THE OWNER.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
- EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
- TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
- THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
- 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.
- REQUIRED LANDSCAPING AND BUFFERS WILL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED MAINTENANCE PLAN.
- ALL MAINTENANCE WILL BE AS SPECIFIED IN THE LANDSCAPE MAINTENANCE AGREEMENT.
- ONE YEAR AFTER INSTALLATION IS COMPLETE, IT WILL BE THE RESPONSIBILITY OF THE LANDOWNER TO REPLACE ANY TREES, SHRUBS, OR VEGETATION THAT DIE.
- IT WILL BE THE RESPONSIBILITY OF THE LANDOWNER TO REPLACE ANY TREES, SHRUBS, OR VEGETATION THAT DIE.
- DISTURBED AREAS WILL BE SEEDED WITH COMMERCIALY AVAILABLE, POLLINATOR FRIENDLY, RESISTANT GROUND COVER, INCLUDING WHITE CLOVER (TRIFOLIUM REPENS). THEREFORE, THE SOLAR FACILITY'S ENTIRE PROJECT AREA, INCLUDING UNDER EACH PHOTO VOLTAIIC (PV) MODULE WILL BE POLLINATOR FRIENDLY AND RESISTANT GROUND COVER. THE PV MODULES WILL BE ARRANGED TO ALLOW THIS GROWTH OF VEGETATION BENEATH AND BETWEEN THE ROWS OF PV MODULES. VEGETAL COVER SHALL HAVE A MINIMUM OF 90 PERCENT OR BETTER UNIFORM COVERAGE AND SHALL NOT BE SUBJECT TO CHEMICAL FERTILIZATION AND HERBICIDES/PESTICIDES. EXISTING VEGETATIONS AND TREES WILL BE RETAINED TO THE EXTENT POSSIBLE AT OUTSIDE PROPERTY BOUNDARIES AND BUFFER AREAS TO ASSIST IN NATURAL SCREENING.
- ALL PROPOSED ROADS SHOWN SHALL BE SURFACED WITH GRAVEL.
- ANY EXISTING OR PROPOSED PLANTINGS OR FENCING USED FOR BUFFERING SHALL BE MAINTAINED OR REPLACED BY THE APPLICANT, AS NEEDED.
- SOLAR PANELS THAT ARE LOCATED WITHIN 200' OF ANY RESIDENCE, CATEGORY I HISTORIC RESOURCE, INSTITUTION FOR HUMAN CARE, CHURCH, ETC. SHALL PROVIDE A 20' WIDE BUFFER ALONG COMMON PROPERTY LINES. EXISTING VEGETATION MAY BE UTILIZED IN LIEU OF A PLANTED BUFFER, IF DOCUMENTATION IS SUBMITTED DOCUMENTING HOW THE EXISTING VEGETATION SATISFIES THE INTENT OF THE ORDINANCE.
- ACCESSORY COMPONENTS WITHIN 200' OF ANY RESIDENCE, CATEGORY I HISTORIC RESOURCE, INSTITUTION FOR HUMAN CARE, CHURCH, ETC. SHALL COMPLY WITH SEC. 4.11A. WITH THE EXCEPTION THAT EXISTING VEGETATION MAY BE UTILIZED IN LIEU OF A PLANTED BUFFER, IF APPROVED BY THE ZONING ADMINISTRATOR.



JEFFERSON COUNTY, WEST VIRGINIA	APPROVED: August 8, 2024 COUNTY ENGINEER	screen planting medium buffer	REVISIONS:	DETAIL No. M-53
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JEFFERSON COUNTY, WEST VIRGINIA	APPROVED: August 8, 2024 COUNTY ENGINEER	screen planting narrow buffer	REVISIONS:	DETAIL No. M-54
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No.	Date	Eng.	Revision

CONCEPT
CAD File No.
CJM
Drawn
KJK
Checked
KJK
Approved
NOTED
Scale:
NOV. 2023
Date:
23-0005
Project No.

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POTESTA

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DETAILS
FRANKLINTOWN FARM SOLAR PROJECT
KABLETOWN DISTRICT
JEFFERSON CO., WEST VIRGINIA

Title

2 of 2

Drawing No.

ISSUE DATE: 3/1/2024

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