

**CONCEPT PLAN
SUBMITTAL MATERIALS**

***Franklinton Farm Solar Project
Summit Point, West Virginia***

Prepared for:

Franklinton Farm, LLC

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The logo for Potesta & Associates, Inc. features the word "POTESTA" in a bold, dark blue, sans-serif font. To the left of the text is a stylized graphic element consisting of a dark blue square with a white diagonal line running from the top-left corner to the bottom-right corner, creating a triangular shape. The logo is positioned at the bottom left of the page, with a dark blue horizontal bar extending to the right from the end of the word "POTESTA".

POTESTA

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CONCEPT PLAN SUBMITTAL MATERIALS

Franklinton Solar Project Summit Point, West Virginia

1.0 PROJECT DESCRIPTION

Franklinton Farm, LLC (Franklinton) is proposing to construct an 80-megawatt alternating current solar energy generating facility, known as Franklinton Farm Solar Project (Project), on approximately 502 acres on four contiguous parcels owned by two separate property owners. The Project is located approximately 6.5 miles south of the city of Charles Town situated between U.S. Highway 340 (to the east) and Route 611, Leetown Road, (to the west) and is surrounded by agricultural and residential land uses. The Project will consist of rows of solar modules which are installed in arrays dispersed throughout the Project site. The Project will have a substation connected to the existing 138-kilovolt overhead electrical transmission line passing through the southeast corner of the Project area. This substation and 20MW Battery Energy Storage System (BESS) will be situated on the southern portion of the Project adjacent to Lewisville Road. The Project will include internal access roads, commercial entrance(s), will be surrounded by security fencing and required zoning buffer, and stormwater management.

2.0 PROJECT AND ADJOINING PROPERTIES

Parcels to be Leased (within Solar Project)

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	1249
Page	746	45	678	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 Franklintown 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 Franklinton Rd.
 Summit, WV 25446
 Zoned: Rural
17. TM 18 PAR 6.3
 Owner: Timothy M. & Kelye H. McKee
 Address: Franklinton 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

31. TM 19A PAR 36
Owner: Charles A. Twyman Jr.
Address: 2507 Lewisville Rd.
Summit Point, WV 25446
Zoned: Rural

30. TM 19A PAR 36
Owner: Victoria D. Curry
Address: 93 Woods Ln.
Summit Point, WV 25446
Zoned: Rural

3.0 TRAFFIC IMPACT DATA

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.

Per “Wild Hill Solar Project – Concept Plan Submittal Materials, November 2020”

Maintenance and Operations Traffic Trip Generation

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 AM and PM peak traffic periods. Occasional water delivery trucks (one per week) would be anticipated to the Project but the need would be sporadic, and their delivery times would vary during the day and would generally be outside of the AM and PM peak traffic periods. Typical operation and maintenance procedures for the facility 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 facility occurring on an as-needed basis.
- Conducting ground maintenance of the facility 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.

Due to the minimal trips generated by the maintenance and operations of the facility, 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.

Adjacent roadways to the Project site; Withers Larue Road carries around 694 AADT, and Route 340 carries around 15,166 AADT, per the *2017 WVDOT Data Viewer*. Adjacent roadways Franklinton and Lewisville Roads do not have AADT data listed per WVDOT.

Trip Generation for Franklinton Solar Project:

- Vehicles per Day = 2-3 vpd
- Maximum and Average Trips Per Day = Max-4 vpd / Ave-2 vpd

Highway Problem Area:

NONE within 0.85-mile radius of the Project (Envision Jefferson 2035 Comprehensive Plan, dated 2015).

Nearest Key Intersection:

- (1) Route 641 Lewisville Road with Route 340 Berryville Pike (Primary) from 0.51 mile from proposed entrance.
- (2) Route 19 Withers Larue Road with Route 340 Berryville Pike (Primary) from 1.45 miles from proposed entrance (*from Envision Jefferson 2035 Comprehensive Plan, dated 2015*).

4.0 STORMWATER NARRATIVE

Stormwater Management for this Project will follow the amended Jefferson County Stormwater Management Ordinance, Article I D.2.h for Solar Energy Facilities. A stormwater Management report with documentations and drawings will be submitted to Jefferson County for review and approval.

The Project will also develop the required Erosion and Sediment Control Plan Stormwater Pollution Prevention Plan, and Groundwater Protection Plan to make application to register for the West Virginia Department of Environmental Protection National Pollution Discharge Elimination System (NPDES) permit for this construction.

The solar facility will be constructed on agricultural land, normally planted in row crops, hay/straw and used for grazing. The solar facility will be seeded with pollinator friendly and resistant ground cover such white clover or equivalent and will not be used for grazing.

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. Franklinton Solar SWM Report and documentations will include design aspects to meet the county's SWM ordinance and their updated review process.

Note: Pursuant to the Ordinance, the full Stormwater Management Report will be submitted and approved by staff prior to issuance of a Zoning Certificate.

5.0 LANDSCAPING AND GROUND COVER PLAN

Disturbed areas will be seeded with commercially available, pollinator friendly, resistant ground cover, including white clover (*Trifolium repens*). Therefore, the solar facility's entire Project area, including under each Photo Voltaic (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.

6.0 DECOMMISSIONING PLAN OUTLINE

DECOMMISSIONING

DECOMMISSIONING DURING CONSTRUCTION, ABANDONMENT, OR COMPLETION OF PROJECT

- Completed useful life of the Project (30 years life expected) or if the Project is deenergized for greater than 6 months, decommissioning plan will go into effect.
- Or unlikely event that construction cannot be completed.

DECOMMISSIONING AFTER CEASING OPERATION

- Operational lifespan of 30 or more years. Proper maintenance, component replacement and repowering can extend life.

GENERAL ENVIRONMENTAL PROTECTION DURING DECOMMISSIONING

- General environmental protection and mitigation measures would be implemented. (Similar to construction phase).

PRE-DISMANTLING ACTIVITIES

- De-energized and isolated from all external electrical lines.
- Staging areas would be delineated at appropriate locations.
- Temporary erosion and sedimentation control measures will be implemented.

EQUIPMENT DISMANTLING AND REMOVAL

Solar Panels

- Each panel will be disconnected and unfastened from the mounting rack and removed.

- Fixed racks be disassembled and removed from the site.
- The pilings will be removed.
- The metal racking components may be reused or recycled for future use.

Electrical Equipment and Collector System Inverters

- Electrical Equipment and Collector System Inverters will be removed and shipped off-site for eventual reuse or disposal.
- The piles and associated foundations will be removed from the site.
- Electrical Equipment and Collector System Inverters will be decommissioned up to the point of interconnection.

Substation

- All aboveground structure and electrical equipment will be removed.
- Land to be restored to original grade.
- Concrete foundations removed to at least 3 feet below original grade.
- All granular and geotextile materials would be removed.

Access Roads

- All access roads will be removed.
- All granular and geotextile materials would be removed from the site by dump truck.

Storage Infrastructure and Perimeter Fence

- Storage and operation infrastructure (e.g., temporary construction trailer) will be removed from the site by truck.
- Foundations associated with these facilities would be removed to a depth of at least 3 feet below original grade.
- Perimeter fencing would be removed and recycled or reused unless landowner(s) prefers to retain portions of fence.

SITE REHABILITATION/RESTORATION

Rehabilitation Plan will be developed at the time of decommissioning to include:

- Agricultural areas will be restored.
- Access roads and other compacted areas to be de-compacted.
- Disturbed areas will be immediately returned to agricultural uses.
- Erosion and sediment control left in place until ground cover is fully established.

Water Quality

- Jefferson County to be consulted for any decommissioning work near streams/waterbodies.

Agricultural Lands

- Any agricultural lands that have become compacted would be de-compacted.

Spills

- Strict spill prevention and spill response procedures will be in place

MANAGING EXCESS MATERIALS AND WASTE

Typical waste materials and modes of disposal:

- Concrete foundations - Crush and recycle as granular material.
- Solar Panels - Reuse or recycle.
- Steel and aluminum racks and mounts - Salvage for reuse or recycle for scrap.

- Cabling – Recycle.
- Inverter step-up transformers, inverters, and circuit breakers - Salvage for reuse or recycle for scrap.
- Granular material - Reuse or dispose in landfill.
- Oils/lubricants – Recycle.
- Hazardous materials - Dispose through licensed hauler.
- Geotextile material - Dispose in landfill.
- Miscellaneous non-recyclable materials - Dispose in landfill.

EMERGENCY RESPONSE AND COMMUNICATIONS PLANS

- Environmental Procedures.
- Occupational Health and Safety Procedures.
- Health and Safety Plan considering both public and occupational health and safety issues.

Note: Pursuant to the Ordinance, the full Decommissioning Plan will be submitted and approved by Staff prior to issuance of Building Permit.