

File: T:\2023\10\1-23-0005-ENEL GREEN POWER NORTH AMERICA\CONCEPT 2 - 2024-5-23\03-0005-SUBSTATION-CONCEPT-2.dwg
Plot Date/Time: Jul 25, 2024 - 11:25am
Plot Size: 36x54 inches
Plot Scale: 1"=112.50'

ADJACENT PROPERTY OWNERS IN QUAIL RUN SUBDIVISION SECTION #1 DISTRICT 6, ZONED: RURAL USE: RESIDENTIAL

- LOT 29 JEFFREY D. & VALERIE D. GALLAHAN DB.724 PG.505 TM 12A PAR 1
LOT 30 JEFFREY B. ALBERT DB.1138 PG.253 TM 12A PAR 30
LOT 31 MICHAEL T. & BARBARA L. MILLESON DB.837 PG.301 TM 12A PAR 31
LOT 32 FRANK E. FERRO DB.1111 PG.727 TM 12A PAR 32
LOT 33 HOWARD R. & JANET C. YOUNGBLOOD DB.1193 PG.313 TM 12A PAR 33

ADJACENT PROPERTY OWNERS IN BOYD SUBDIVISION & BOYD SUBDIVISION SECTION #2 DISTRICT 6, ZONED: RURAL USE: RESIDENTIAL

- LOT 1 BOYD TIMOTHY M. & KELYE H. MCKEE DB.958/PG.509 TM 18 PAR 6.3
BOYD #2 GENE SCHNEIDER DB.1145/PG.17 TM 18 PAR 6.16

ADJACENT PROPERTY OWNERS IN HAY-WOOD ACRES DISTRICT 6, ZONED: RURAL USE: RESIDENTIAL

- LOT 1 TAMMY & BRIAN SOKEL DB.962/PG.743 TM 18 PAR 6.7
LOT 2 CHARLES A. BROWER ET AL DB.923/PG.600 TM 18 PAR 6.4
LOT 3 JARAD G. & CAROLYN L. HAWTHORNE DB.1050/PG.277 TM 18 PAR 6.9
LOT 4 JOSEPH P. & TRACI M. TERANGO DB.962/PG.56 TM 18 PAR 6.10
LOT 8 KENNETH R. & LINDA HAWTHORNE DB.1070/PG.687 TM 18 PAR 6.14
ADJACENT PROPERTY OWNERS IN CHICORIRICH-PERRY SUBDIVISION DISTRICT 2, ZONED: RESIDENTIAL GROWTH USE: RESIDENTIAL
LOT 1 GABRIEL S. & SHANIKA A. MCCLLOUD DB.1183/PG.174 TM 16 PAR 17
LOT 2 GREY & MATTHEW ROBINS DB.1251/PG.409 TM 16 PAR 17.5
LOT 3 ANTHONY LAFLEUR DB.1247/PG.176 TM 16 PAR 17.6

CHARLES D. & CARRIE B. LAMP
1165/549
DISTRICT 6 TM 19 PAR 8.3
ZONED: RURAL
USE: RESIDENTIAL

CODIE R. GUSTINES & JENNIFER A. MORENO
1052/538
DISTRICT 6 TM 12 PAR 2.16
ZONED: RURAL
USE: RESIDENTIAL

JAMES JR. FITZWATER & KELLY PELKEY-FITZWATER
1201/431
DISTRICT 6 TM 12 PAR 2.20
USE: RESIDENTIAL

ALAN W. & LORRAINE E. THATCHER
1170/225
DISTRICT 6 TM 12 PAR 2.2
ZONED: RURAL
USE: RESIDENTIAL

JAMES J. & CARISA A. HELINSKI
863/85
DISTRICT 6 TM 19 PAR 8.2
ZONED: RURAL
USE: RESIDENTIAL

ELIZABETH MANCUSO & JAMES SLUSSER
977/186
DISTRICT 6 TM 19 PAR 8.1
ZONED: RURAL
USE: RESIDENTIAL

JANE A. RUTHERFORD ET AL
933/421
DISTRICT 6 TM 12 PAR 17.5
USE: RESIDENTIAL/FARM

THOMAS W. & JAN L. LOY
955/221
DISTRICT 6 TM 19 PAR 8.5
ZONED: RURAL
USE: RESIDENTIAL/FARM

JAMES COREY LARUE
978/332
DISTRICT 6 TM 19 PAR 8
ZONED: RURAL
USE: RESIDENTIAL/FARM

LANDSCAPE BUFFER SCREENING TO BE ADDED
WITHIN THIS SETBACK SEE DETAILS SHEET 3.

JOHN HENRY YATES ESTATE
198/79
DISTRICT 6 TM 19 PAR 15
ZONED: INDUSTRIAL/COMMERCIAL
USE: RESIDENTIAL

FRANKLINTOWN FARM TRUST,
PAUL MICHAEL CHAPMAN, TRUSTEE
1059/742
DISTRICT 6 TM 19 PAR 13
ZONED: INDUSTRIAL/COMMERCIAL
USE: FARM

NANCY D. STOLIPHER
913/878
DISTRICT 6 TM 19 PAR 18
ZONED: RURAL
USE: RESIDENTIAL/FARM

MARK D. STOLIPHER
120/746
DISTRICT 6 TM 19 PAR 7
ZONED: RURAL
USE: RESIDENTIAL/FARM

MARK D. STOLIPHER
120/746
DISTRICT 6 TM 19 PAR 7
ZONED: RURAL
USE: RESIDENTIAL/FARM

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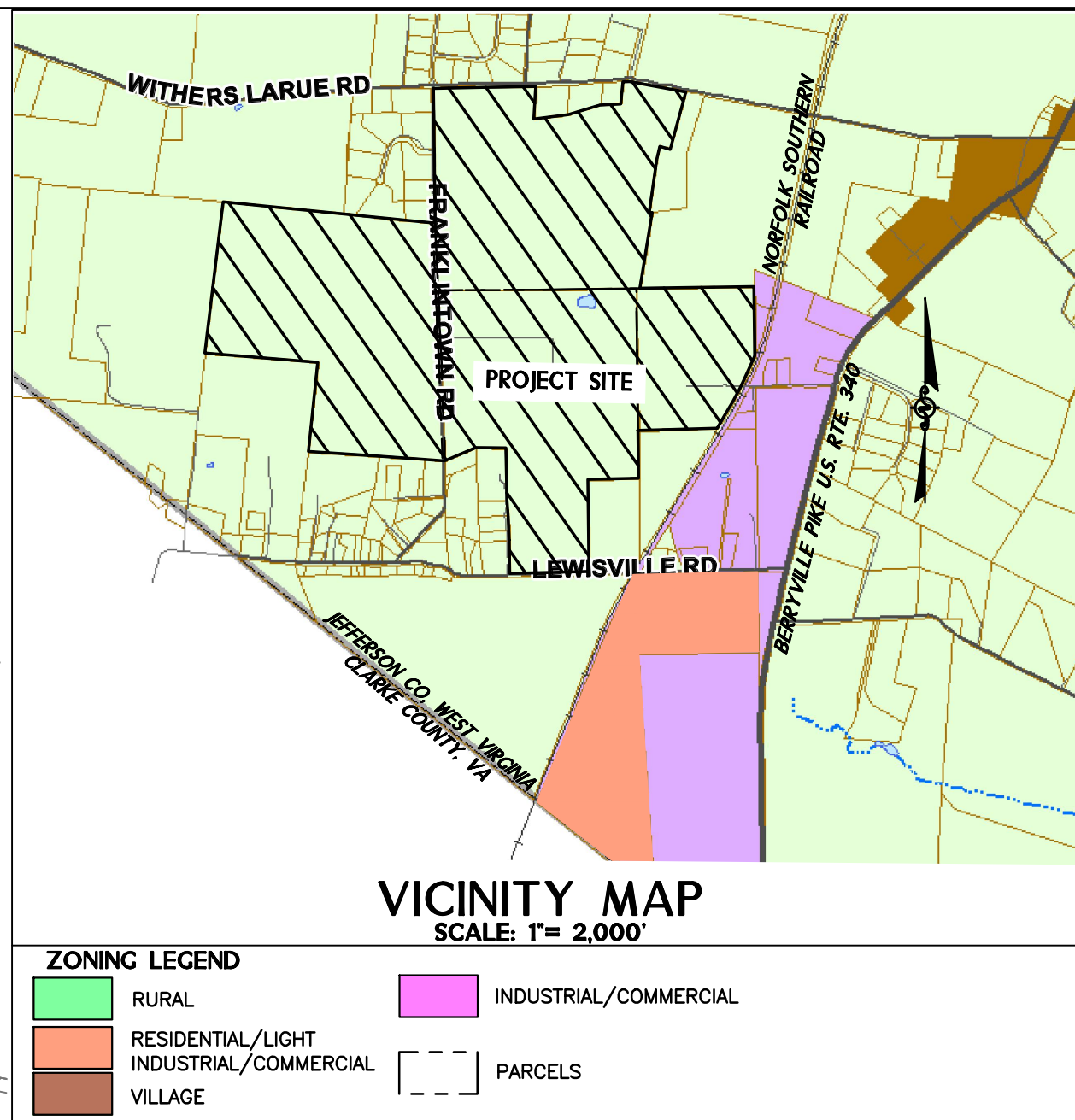
MARK D. STOLIPHER
120/746
DISTRICT 6 TM 19 PAR 7
ZONED: RURAL
USE: RESIDENTIAL/FARM

MARK D. STOLIPHER
120/746
DISTRICT 6 TM 19 PAR 7
ZONED: RURAL
USE: RESIDENTIAL/FARM

MARK D. STOLIPHER
120/746
DISTRICT 6 TM 19 PAR 7
ZONED: RURAL
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MARK D. STOLIPHER
120/746
DISTRICT 6 TM 19 PAR 7
ZONED: RURAL
USE: RESIDENTIAL/FARM

MARK D. STOLIPHER
120/746
DISTRICT 6 TM 19 PAR 7
ZONED: RURAL
USE: RESIDENTIAL/FARM



ZONING LEGEND

RURAL	INDUSTRIAL/COMMERCIAL
RESIDENTIAL/LIGHT	PARCELS
INDUSTRIAL/COMMERCIAL	
VILLAGE	

No.	Date	Eng.	Revision
1	6/5/24	KJK	REVISIONS PER COUNTY AND CLIENT COMMENTS
2	7/25/24	KJK	REVISIONS PER COUNTY COMMENTS (7/9/24)

NOTE: ENTIRE SITE IS WITHIN THE KABLETOWN TAX DISTRICT BOUNDARY

FRANKLINTOWN FARM PROJECT BOUNDARY	WETLAND AREA DELINEATED WITH 50 FT. BUFFER
PROPOSED SOLAR PANEL SETBACK	FORESTED AREAS
PROPOSED 7 FT. FENCE AROUND SOLAR PERIMETER	ROCK OUTCROPS
PROPOSED 6 FT. FENCE WITH 1 FT. BARBED WIRE AROUND SUBSTATION AND SWITCH YARD	20 FT. LANDSCAPING BUFFER
PROPOSED SUBSTATION AND BESS AREA	NON OPERATING AREA
EXISTING 100 FT. R/W OVERHEAD 138kV ELECTRIC LINE	INVERTER
CULTURAL HISTORICAL SITE WITH 75 FT. VOLUNTARY BUFFER	CO-LOCATED INVERTER/BATTERY
OCCUPIED BUILDING WITH 200 FT. BUFFER	

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:
- (1) SOLAR PANELS ARE SETBACK A MINIMUM OF 50' FROM ALL PROPERTY LINES THAT ADJUT A RESIDENTIAL USE AND INCLUDE A 20' PLANTED BUFFER WITHIN THE SETBACK.
 - (2) SOLAR PANELS ARE SETBACK A MINIMUM OF 100' FROM ALL PROPERTY LINES THAT ADJUT AN AGRICULTURAL USE AND DO NOT INCLUDE A PLANTED BUFFER.
 - (3) THE FENCE LINE WILL BE SETBACK 100' FROM THE LOCUST GROVE CEMETERY AND WILL INCLUDE A PLANTED BUFFER. GPR WILL BE PERFORMED PRIOR TO CONSTRUCTION TO CONFIRM ANY UNMARKED GRAVES.
 - (4) 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, WITHOUT A LANDSCAPE BUFFER.
 - (2) LANDSCAPE BUFFER SCREENING ARE PROPOSED WITHIN THE SETBACKS AS SHOWN HEREON.

HIGHWAY PROBLEM AREA:
ONE HIGHWAY PROBLEM AREA IS RECORDED WITHIN 1.0 MILE RADIUS OF THE PROJECT (ENVISSION JEFFERSON 2035 COMPREHENSIVE PLAN, DATED 2015).
PROBLEM AREA ID NO. 28 - MEYERSTOWN ROAD, 0.85 MILES FROM THE PROJECT. REASONING: 90-DEGREE TURN

- 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. (ENVISSION JEFFERSON 2035 COMPREHENSIVE PLAN, DATED 2015)

SITE TRIP GENERATION:
PROJECT SITE (SEE NOTE 4.)

ADT	VPH
3	<1

ADJOINING STATE ROADS

• WITHERS LARUE ROAD (@WITHERS LARUE RD)	694	69
• LEWISVILLE ROAD	200	20
• FRANKLINTOWN ROAD	200	20
• ROUTE 340 (@WITHERS LARUE RD)	15,166	1517

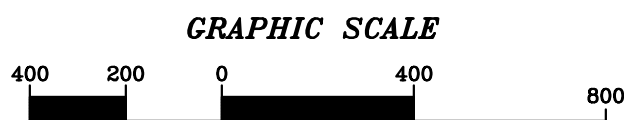
DATA PER THE ONLINE 2017 WEST VIRGINIA DEPARTMENT OF TRANSPORTATION (WVDOT) DATA VIEWER
ADT=AVERAGE DAILY TRAFFIC / VPH=VEHICLES PER HOUR

NOTES

1. 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, 2009 THERE IS A SMALL AREA LOCATED SOUTH EAST OUTSIDE THE PROPOSED BUILDING AREA WHICH IS ZONE A
2. 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.
3. A WETLAND HAS BEEN DELINEATED WITHIN THE SITE BOUNDARIES AND IS SHOWN HEREON.
4. DAILY MAINTENANCE AND OPERATIONS TRAFFIC FOR TYPICAL SOLAR SITE. TRIP GENERATION FIGURES NOT AVAILABLE PER SECTION 24.119(B)5.5 OR INSTITUTE OF TRANSPORTATION ENGINEERS MANUAL (ITE). THEREFORE, USED TRIP GENERATION DATA DEVELOPED FOR A PREVIOUS SOLAR FACILITY PROJECTS.
5. NO SIGNAGE OR ADVERTISING IS PERMITTED ON FACILITY, OTHER THAN ENTRANCE IDENTIFICATIONS.
6. SITE WILL NOT BE SERVED BY PUBLIC OR ONSITE WATER OR SEWER. WATER WILL BE NEEDED DURING CONSTRUCTION AND OPERATION.
7. THIS IS TYPICALLY SOURCES FROM LOCAL PUBLIC ENTITY IF NOT AVAILABLE ON SITE.
8. ALL DISTURBED AREAS WILL BE SEEDED WITH NATIVE OR NATURALIZED VEGETATION.
9. ALL PROPOSED ROADS SHOWN SHALL BE SURFACED WITH GRAVEL.
10. ANY EXISTING OR PROPOSED PLANTINGS OR FENCING USED FOR BUFFERING SHALL BE MAINTAINED OR REPLACED BY THE APPLICANT, AS NEEDED.
11. IT WILL BE THE RESPONSIBILITY OF THE LANDOWNER TO REPLACE ANY TREES, SHRUBS, OR VEGETATION THAT DIE.
12. SOLVENTS NECESSARY FOR CLEANING SOLAR PANELS SHALL BE BIODEGRADABLE.
13. LIGHTING SHALL COMPLY WITH STANDARDS OUTLINED IN THE SUBDIVISION REGULATIONS (APPENDIX B, SECTION 2.6).
14. PROJECT WILL COMPLY WITH SECTION 8.9 OF THE ZONING ORDINANCE.
15. DAMAGED OR UNUSABLE PANELS SHALL BE REMOVED WITHIN 60 DAYS FROM DISCOVER OF DAMAGE; HOWEVER, LONGER PERIODS MAY BE APPROVED BY THE COUNTY ENGINEER DUE TO EXTENUATING CIRCUMSTANCES.
16. PANELS WILL USE ANTIREFLECTIVE GLASS THAT IS DESIGNED TO ABSORB RATHER THAN REFLECT LIGHT.

* ALL PROPERTIES LISTED AS BEING OWNED BY NANCY STOLIPHER HAVE BEEN DEEDED TO MARK STOLIPHER PER TRANSFER ON DEATH DEED DB 1253/PG. 57

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



CONCEPT-2
CAD File No.

CJM
Drawn

KJK
Checked

KJK
Approved

NOTED
Scale:

JUNE 2024
Date:

23-0005
Project No.

POTESTA & ASSOCIATES, INC.
ENGINEERS AND ENVIRONMENTAL CONSULTANTS

15 South Broadway St., Winchester, VA 22601
TEL: (540) 450-0160 FAX: (540) 450-0162
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POTESTA

Client

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

Title

CONCEPT PLAN (FILE # 24-2-SP)
FRANKLINTOWN FARM SOLAR PROJECT
KABLETOWN DISTRICT
JEFFERSON CO., WEST VIRGINIA

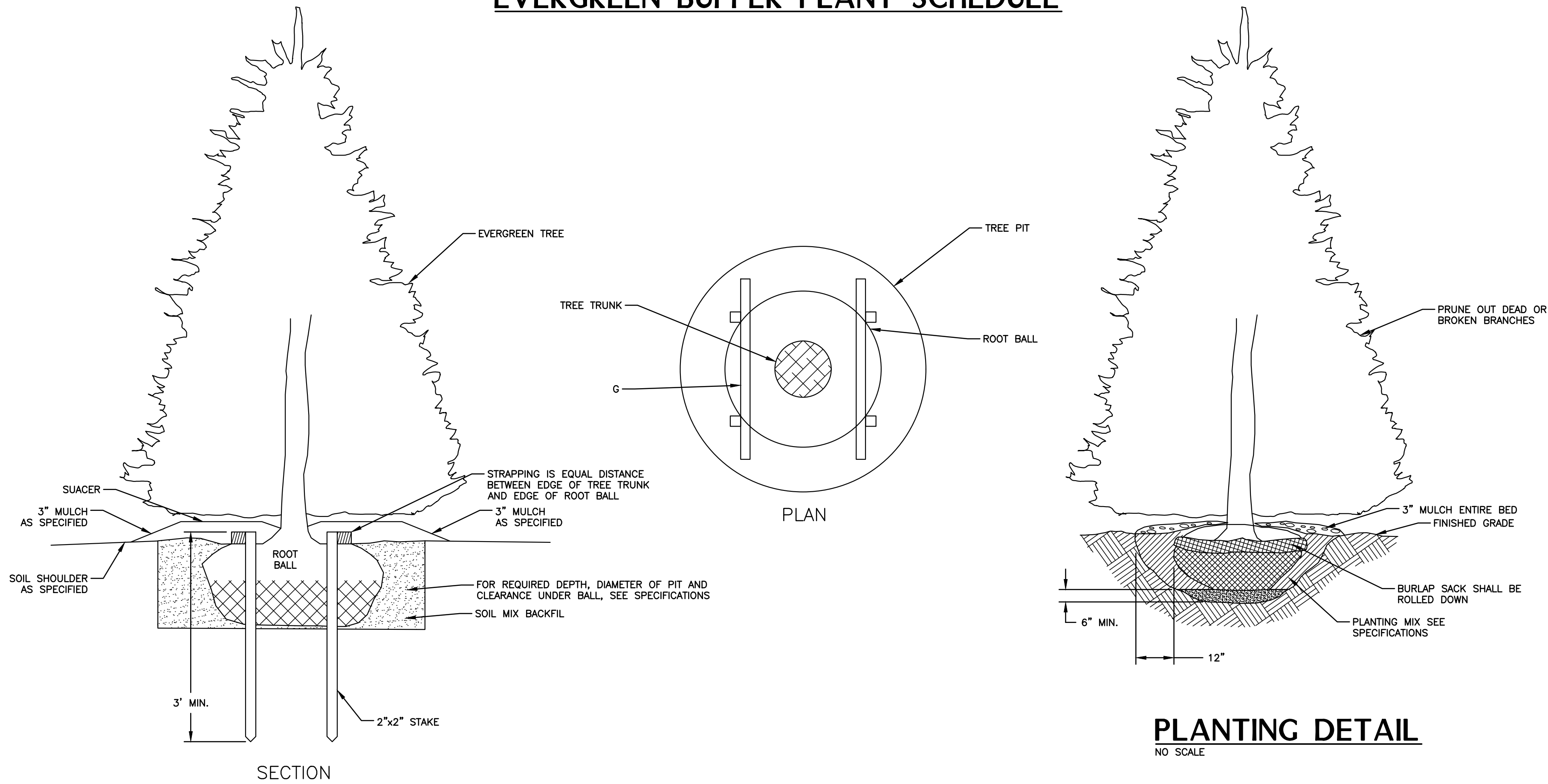
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ISSUE DATE 7/25/2024

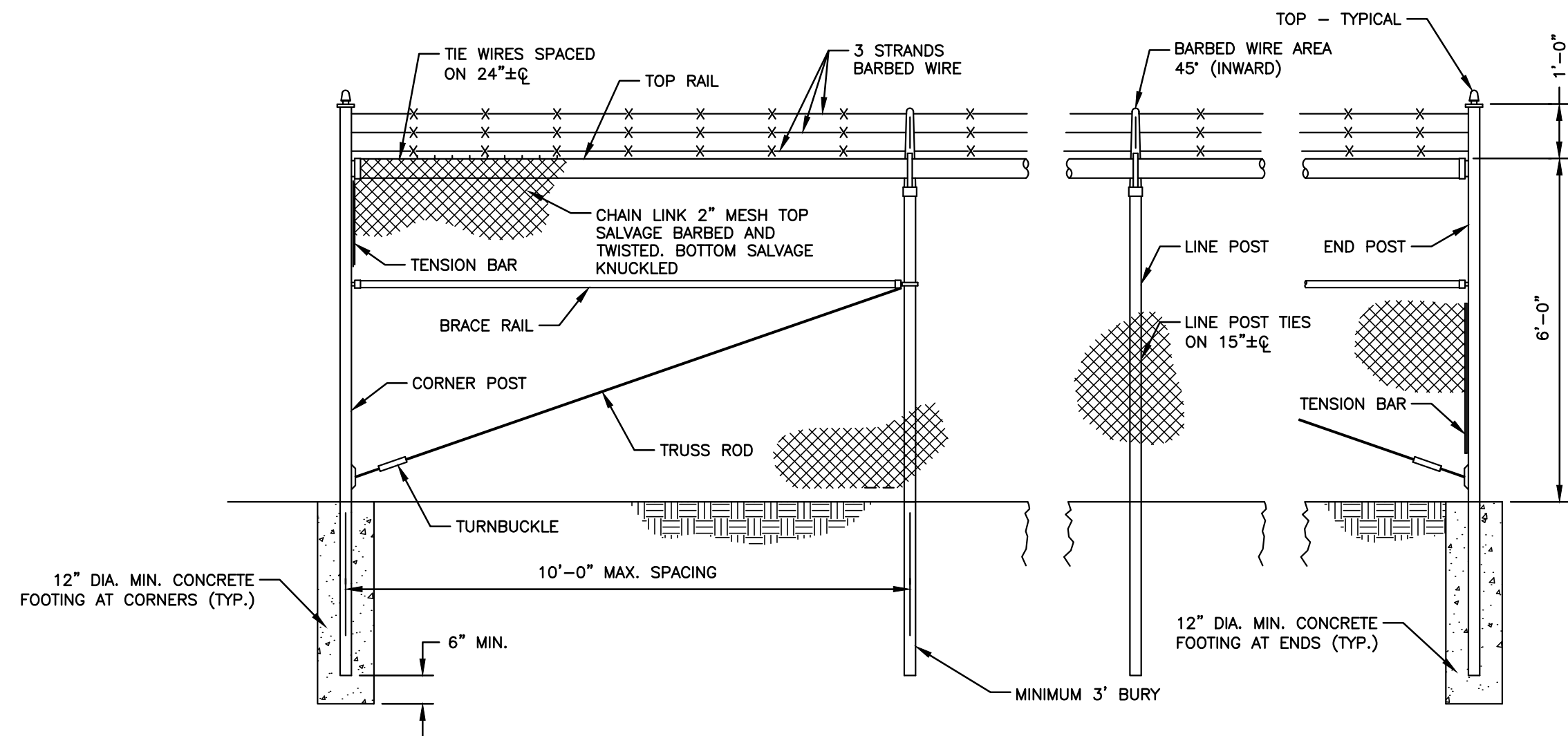
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Plot Date/Time: Jul 20, 2024 - 9:22am
Plotter: HP DesignJet 5000 Series

Botanical Name	Common Name	Height at Planting	Growth Rate (in/year)	Estimated Height and Spread at Maturity	Spacing	Root	Quantity (Approx)
EVERGREEN TREES							
Ilex opaca	American Holly	6'	12-24	30' x 20'	10' O.C.	B&B	1000
Juniperus virginiana	Eastern Red Cedar	6'	12-18	50' x 25'	10' O.C.	B&B	1000
Ilex opaca 'Dan Fenton'	Dan Fenton American Holly	6'	12-24	40' x 25'	10' O.C.	B&B	1000
Cryptomeria japonica 'Sekkai Sugi'	Japanese Cedar	6'	12-14	30' x 25'	10' O.C.	B&B	1000
Thuja x 'Green Giant'	Green Giant Arborvitae	6'	36-60	50' x 20'	10' O.C.	B&B	1000

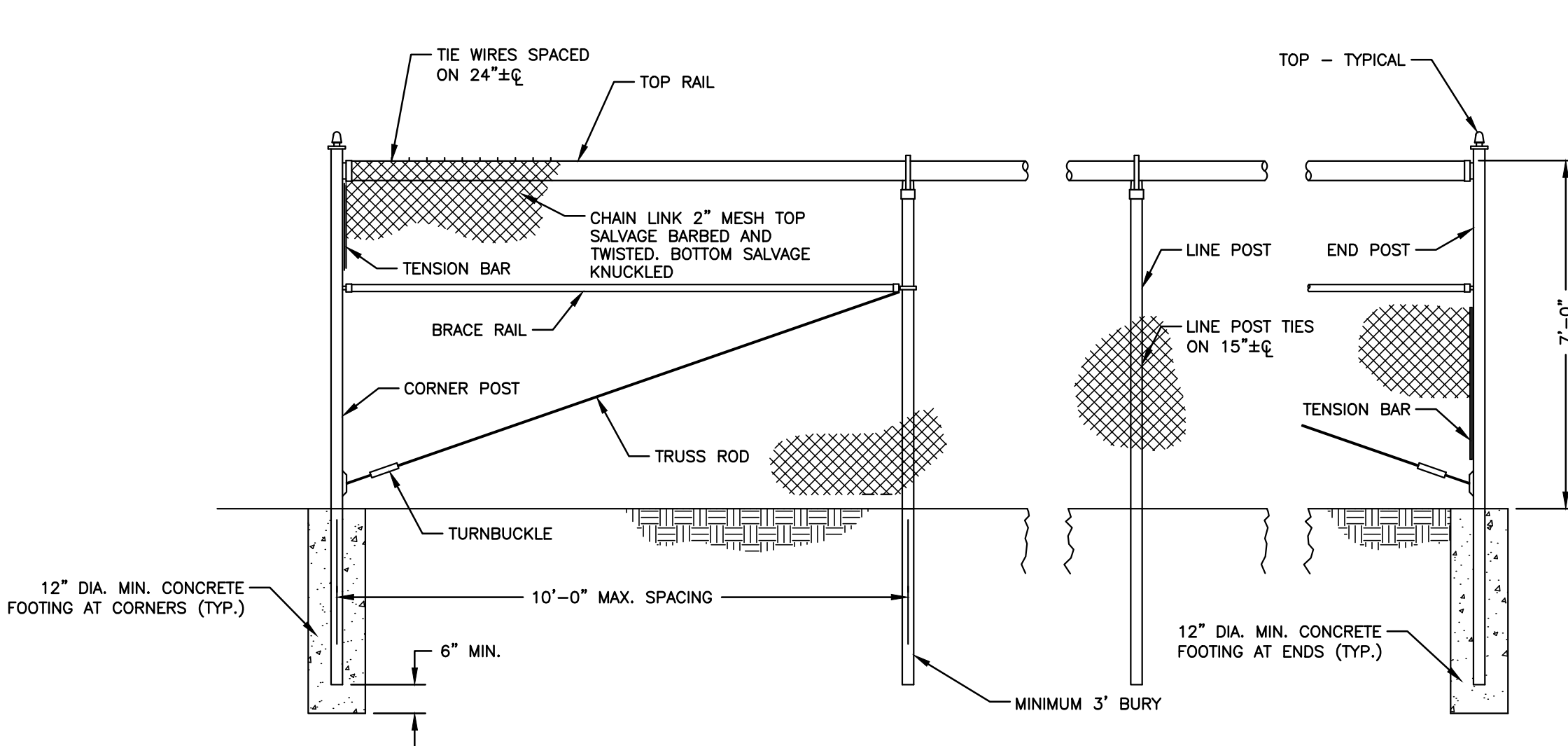
EVERGREEN BUFFER PLANT SCHEDULE



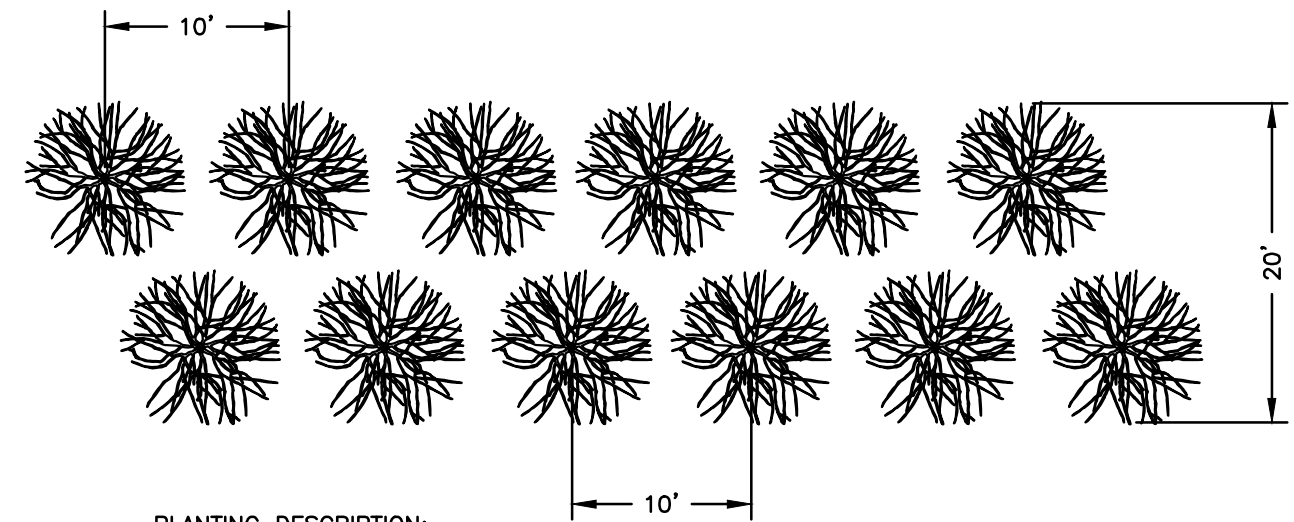
TREE STAKING DETAIL
NO SCALE



TYPICAL SUBSTATION FENCE DETAIL
NO SCALE



TYPICAL FENCE DETAIL
NO SCALE



PROPOSED LANDSCAPE BUFFER LAYOUT

NO SCALE

GENERAL LANDSCAPE NOTES

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE 'CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN 'AMERICAN STANDARDS FOR NURSERY STOCK '.
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF SITE WORK HAS BEEN GIVEN. ALL PLANT MATERIAL WHICH IS DEAD OR DYING WITHIN THE ONE YEAR WARRANTY PERIOD, AS SOLELY DETERMINED BY THE SITE MANAGER, SHALL BE PROMPTLY REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY 'AS BUILT' LOCATION OF ALL UTILITIES.
4. PLANTS SHOULD BE CHOSEN BASED ON AVAILABILITY AND MATERIAL SPECIFICATIONS. COPIES OF PLANT ORDERS SHALL BE SUBMITTED IN WRITING TO THE SITE MANAGER A MINIMUM OF FOUR MONTHS IN ADVANCE OF PLANTING. SUBSTITUTIONS WILL NEED TO BE SUBMITTED TO THE OWNER IN WRITING FOR APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED.
6. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES, FREE OF DISEASE AND MEETING THE SIZE REQUIREMENTS. PLANT MATERIAL NOT MEETING THE REQUIREMENTS, AS SOLELY DETERMINED BY THE OWNERS REPRESENTATIVE, SHALL BE REMOVED FROM THE SITE AND REPLACED AT THE CONTRACTORS EXPENSE.
7. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN. THE SPRING PLANTING WINDOW FOR TREES AND SHRUBS IS BETWEEN MARCH 15th AND MAY 15th, AND THE FALL PLANTING WINDOW IS BETWEEN SEPTEMBER 15th AND DECEMBER 15th.
8. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
12. REQUIRED LANDSCAPING AND BUFFERS WILL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED MAINTENANCE PLAN AND LANDSCAPE MAINTENANCE AGREEMENT.
13. ONE YEAR AFTER INSTALLATION IS COMPLETE, IT WILL BE THE RESPONSIBILITY OF THE LANDOWNER TO REPLACE ANY TREES, SHRUBS, OR VEGETATION THAT DIE."
14. DISTURBED AREAS WILL BE SEEDED WITH COMMERCIALY AVAILABLE, NATIVE OR NATURAL VEGETATION. 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.
15. ALL PROPOSED ROADS SHOWN SHALL BE SURFACED WITH GRAVEL.
16. 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.
17. ACCESSORY COMPONENTS WITHIN 200' OF ANY RESIDENCE, CATEGORY I HISTORIC RESOURCE, INSTITUTION FOR HUMAN CARE, CHURCH, ETC. SHALL COMPLY WITH SEC. 4.11A.
18. EXISTING VEGETATION AND TREES WILL BE RETAINED TO THE GREATEST EXTENT POSSIBLE AT OUTSIDE PROPERTY BOUNDARIES AND BUFFER AREAS TO ASSIST IN NATURAL SCREENING. EXISTING VEGETATION MAY BE UTILIZED, IN LIEU OF A PLANTED BUFFER, AS APPROVED BY THE ZONING ADMINISTRATOR. DOCUMENTATION MUST BE SUBMITTED ILLUSTRATING HOW THE EXISTING VEGETATION SATISFIES THE INTENT OF THE ORDINANCE.

No.	Date	Eng.	Revision
1	6/5/24	KJK	REVISIONS PER COUNTY AND CLIENT COMMENTS

-CONCEPT-2-
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POTESTA

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

Client

CONCEPT PLAN (FILE # 24-2-SF)
DETAILS
FRANKLINTOWN FARM SOLAR PROJECT
KABLETOWN DISTRICT
JEFFERSON CO., WEST VIRGINIA

Issue DATE: 7/25/2024

3 of 3
Drawing No.