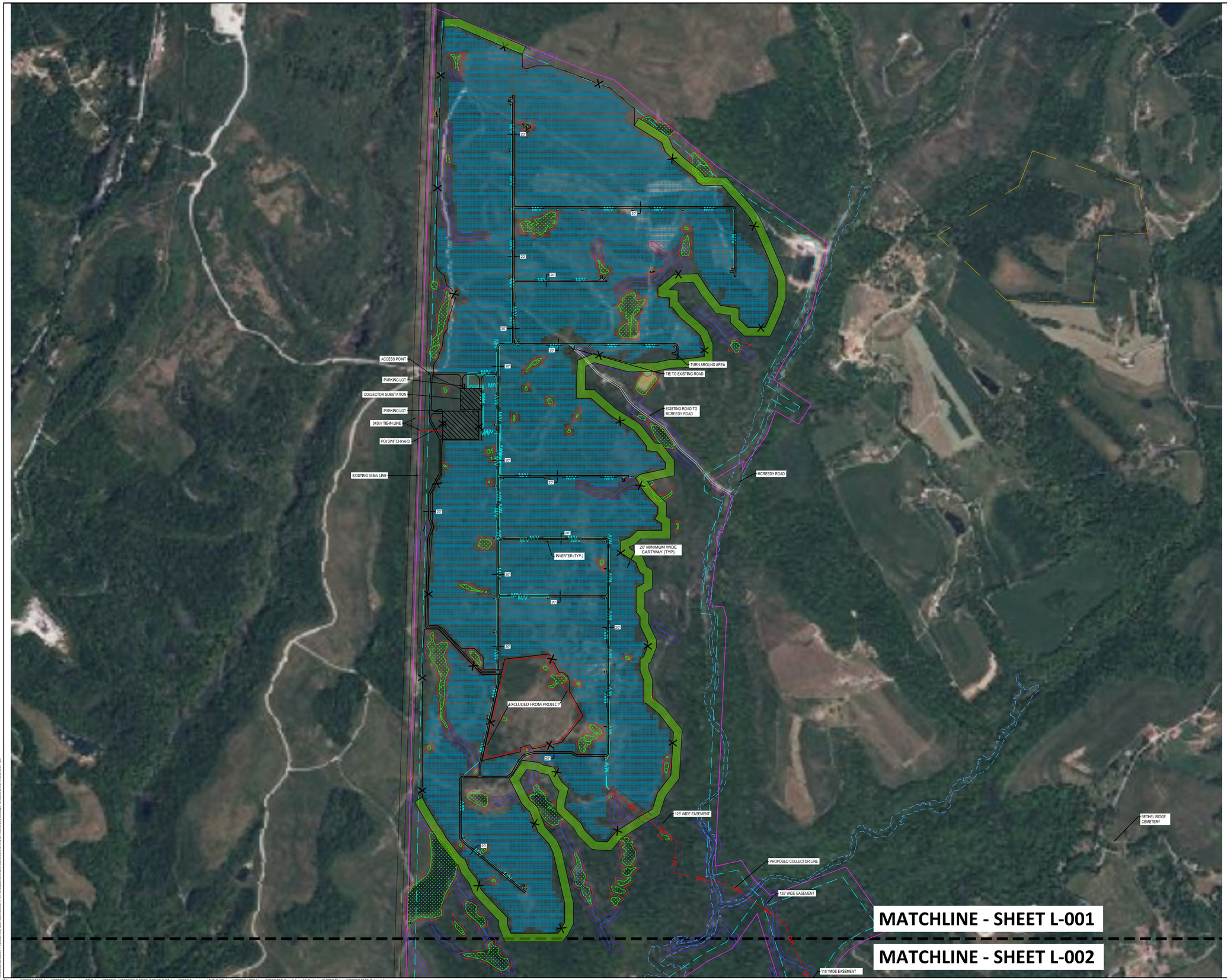


LEGEND

- PROPERTY BOUNDARY
- 100' PROPERTY SETBACK
- 50' STREAM BUFFER
- 25' WETLAND BUFFER
- WETLANDS
- STREAMS
- PROPERTY LINES
- EASEMENT
- EXCLUDED FROM PROJECT
- PROPOSED FENCE
- PROPOSED ACCESS ROAD
- PROPOSED ARRAY
- PROPOSED OVERHEAD ELECTRIC — O/H
- PROPOSED UNDERGROUND ELECTRIC — M/V
- 100' WIDE EXISTING VEGETATIVE BUFFER
- PROPOSED 25' WIDE VEGETATIVE BUFFER / VISUAL MITIGATION (VM)

NOTE:

1. SHEET L-001 DOES NOT INCLUDE PROPOSED VMS
2. ENLARGEMENT SHEETS L-003, L-004, AND L-005 DEPICT PROPOSED VMS
3. SEE SHEETS L-001 AND L-002 FOR 100' EXISTING BUFFER LOCATIONS

N

0 500 1000 1500 2000

SCALE IN FEET

NO.	BY	DATE	REVISION	APP'D.
2	NVS	2/24/26	REVISED PER REVIEW COMMENTS	CML
1	NVS	1/21/26	REVISED PROPOSED EASEMENTS	CML

PROJECT:

CORNERSTONE SOLAR
JEFFERSON TOWNSHIP, WASHINGTON COUNTY, PA

TITLE:

CONCEPTUAL LANDSCAPE PLAN
NORTH

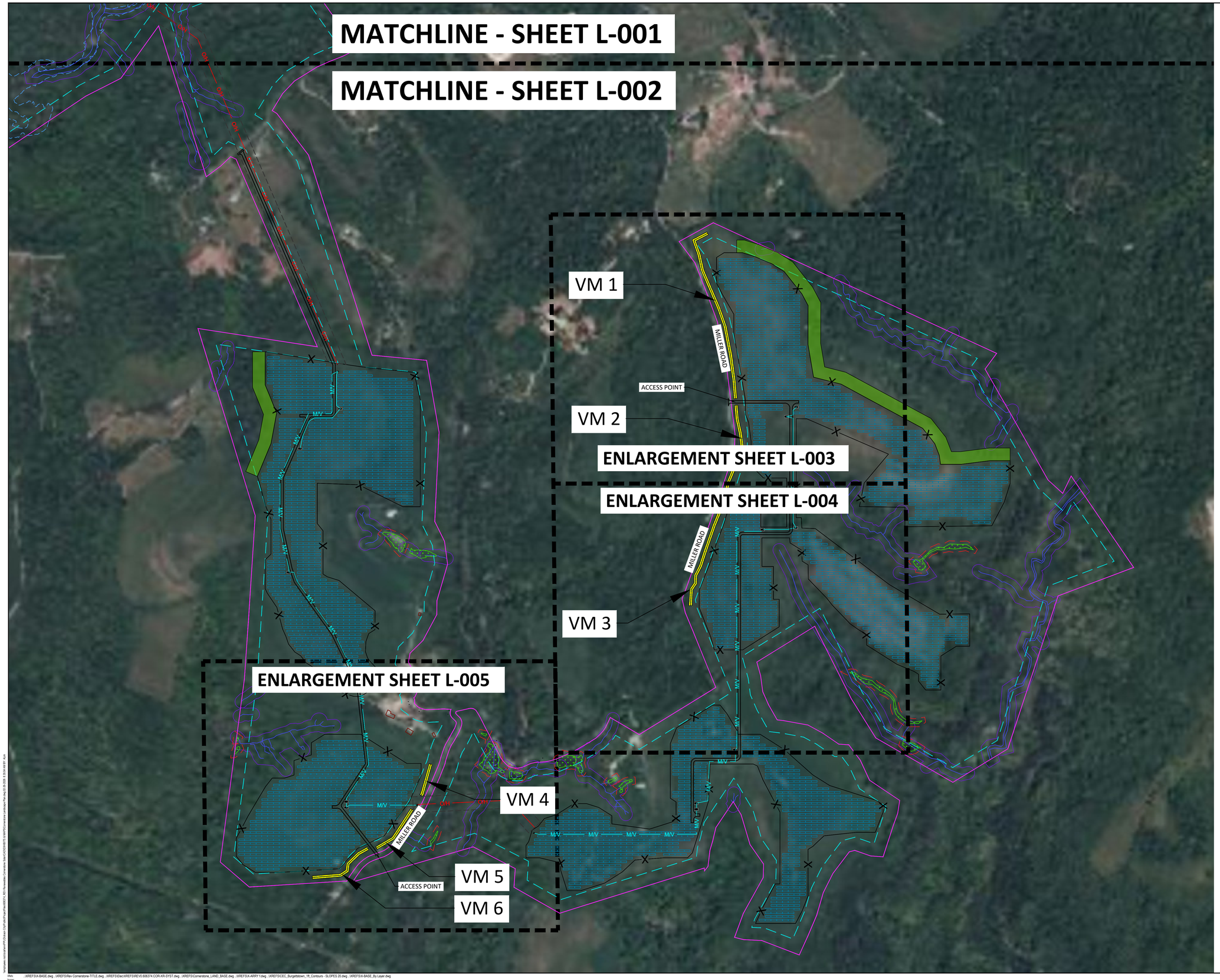
DRAWN BY:	NVS	PROJ. NO.:	610756.0000
CHECKED BY:	JF		
APPROVED BY:	CML		L-001
DATE:	OCTOBER 23, 2025		

TRC
116 North Washington Avenue,
3rd Floor, Suite 312
Scranton, PA 18503
Phone: 570.489.6920
www.trccompanies.com

FILE NO.:

Xrefs: ..\XREF\SX-BASE.dwg ..\XREF\Rev Cornerstone-TITLE.dwg ..\XREF\Elec\XREF\REVD 606374 COR-XR-SYST.dwg ..\XREF\Cornerstone_LAND_BASE.dwg ..\XREF\SX-ARRY 1.dwg ..\XREF\CIC\CEC_Burgettstown_1ft_Contours - SLOPES 20.dwg ..\XREF\SX-BASE_By Layer.dwg

Images:



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N

0 500 1000 1500 2000
SCALE IN FEET

NO.	BY	DATE	REVISION	APP'D.
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1	NVS	1/21/26	REVISED PROPOSED EASEMENTS	CML

PROJECT:
CORNERSTONE SOLAR
JEFFERSON TOWNSHIP, WASHINGTON COUNTY, PA

TITLE:
CONCEPTUAL LANDSCAPE PLAN SOUTH

DRAWN BY:	NVS	PROJ. NO.:	610756.0000
CHECKED BY:	JF		
APPROVED BY:	CML		**L-002**
DATE:	OCTOBER 23, 2025		

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FILE NO.:

Xrefs: ..\XREF\SX-BASE.dwg ..\XREF\Rev Cornerstone-TITLE.dwg ..\XREF\$\$Elec\XREF\$\$REV0.606374.COR-XR-SYST.dwg ..\XREF\$\$Cornerstone_LAND_BASE.dwg ..\XREF\SX-ARRY1.dwg ..\XREF\$\$CEC_Burgettstown_18_Contours - SLOPES 20.dwg ..\XREF\SX-BASE_By Layer.dwg
Images:

LEGEND

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- PROPERTY LINES
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N

0 100 200 300 400
SCALE IN FEET

NO.	BY	DATE	REVISION	APP'D.
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1	NVS	1/21/26	REVISED PROPOSED EASEMENTS	CML

PROJECT:
CORNERSTONE SOLAR
JEFFERSON TOWNSHIP, WASHINGTON COUNTY, PA

TITLE:
CONCEPTUAL LANDSCAPE PLAN
SOUTH ENLARGEMENT 1

DRAWN BY:	NVS	PROJ. NO.:	610756.0000
CHECKED BY:	JF		
APPROVED BY:	CML		L-003
DATE:	OCTOBER 23, 2025		

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FILE NO.:

Users: nvsilcox
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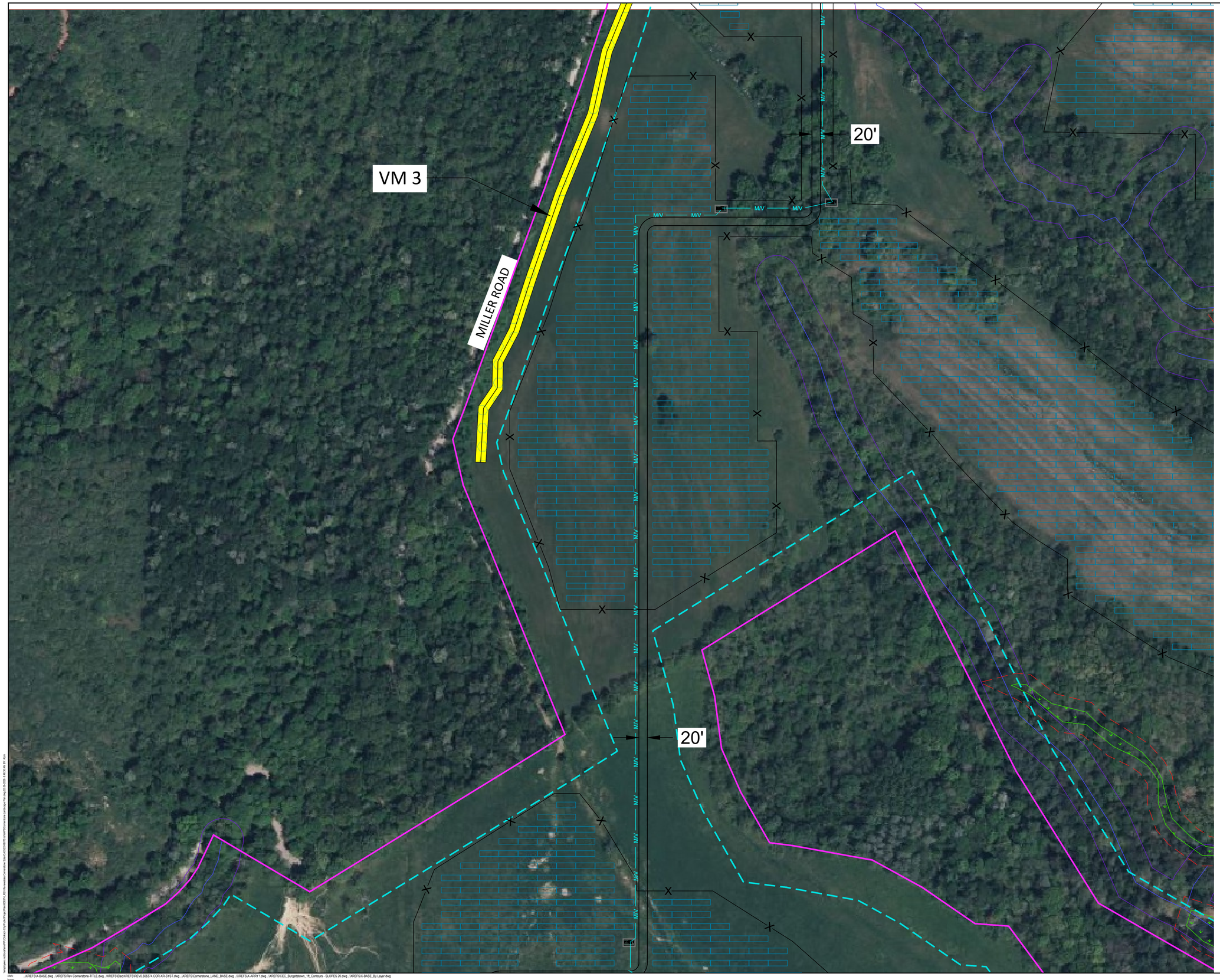
Images:



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SCALE IN FEET

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2	NVS	2/24/26	REVISED PER REVIEW COMMENTS	CML
1	NVS	1/21/26	REVISED PROPOSED EASEMENTS	CML

PROJECT:

CORNERSTONE SOLAR
JEFFERSON TOWNSHIP, WASHINGTON COUNTY, PA

TITLE:

CONCEPTUAL LANDSCAPE PLAN
SOUTH ENLARGEMENT 2

DRAWN BY:	NVS	PROJ. NO.:	610756.0000
CHECKED BY:	JF		
APPROVED BY:	CML		**L-004**
DATE:	OCTOBER 23, 2025		

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FILE NO.:

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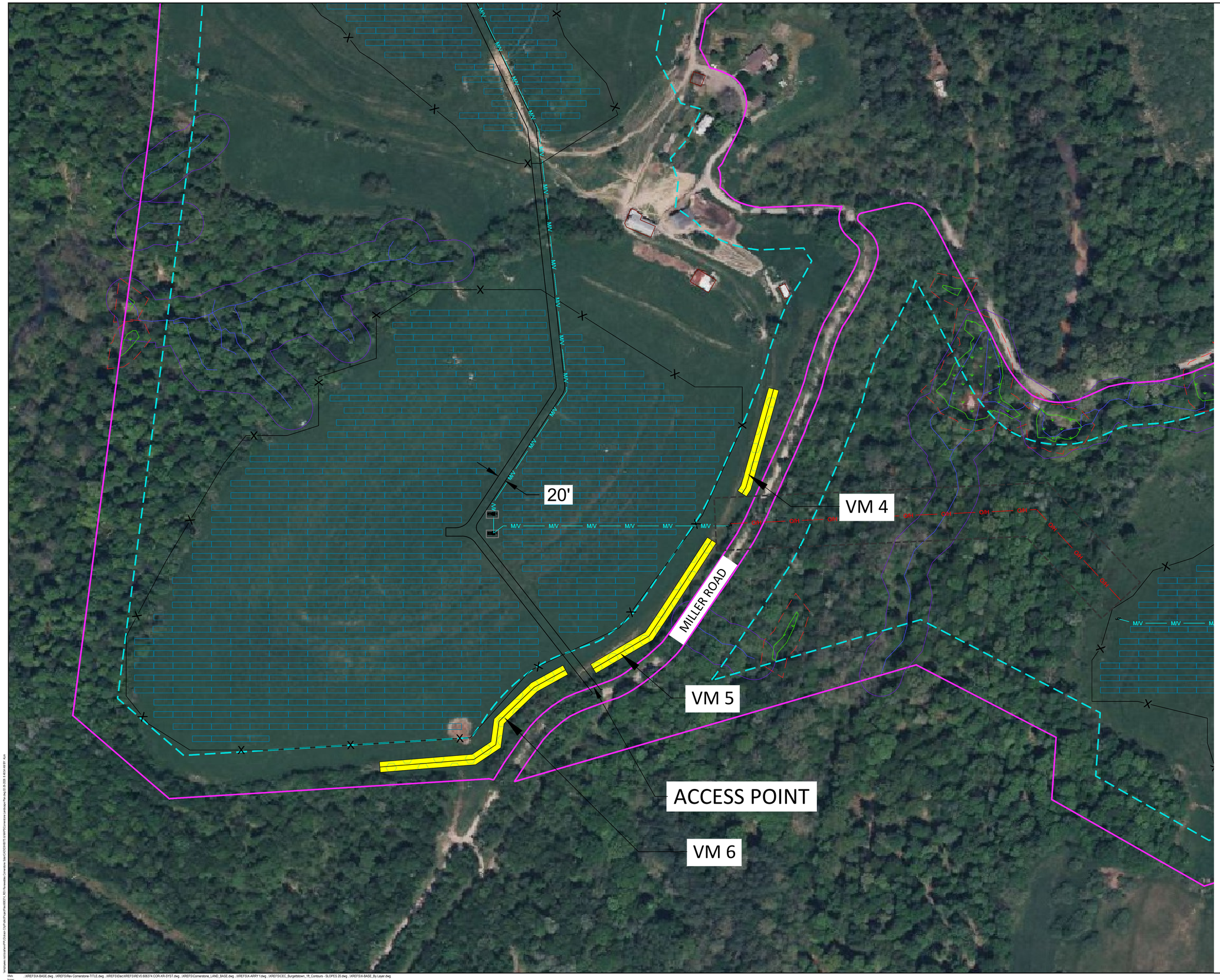

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2	NVS	2/24/26	REVISED PER REVIEW COMMENTS	CML
1	NVS	1/21/26	REVISED PROPOSED EASEMENTS	CML

PROJECT:

CORNERSTONE SOLAR
JEFFERSON TOWNSHIP, WASHINGTON COUNTY, PA

TITLE:

CONCEPTUAL LANDSCAPE PLAN
SOUTH ENLARGEMENT 3

DRAWN BY:	NVS	PROJ. NO.:	610756.0000
CHECKED BY:	JF		
APPROVED BY:	CML		L-005
DATE:	OCTOBER 23, 2025		

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Images:

GENERAL LANDSCAPE AND SEEDING NOTES

1. THE LANDSCAPE PLAN AND DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, GRADING PLAN AND/OR UTILITIES PLAN FOR ALL OTHER INFORMATION.

2. THE CONTRACTOR SHALL MONITOR AND GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE AND MEET ACCEPTANCE CRITERIA ESTABLISHED BY THE OWNER. THE SEF OWNER/ OPERATOR IS REQUIRED TO MAINTAIN (AND IF NECESSARY REPLACE) ALL VEGETATIVE BUFFERING PLANTINGS DURING THE LIFE OF DEVELOPMENT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE INVASIVE SPECIES MONITORING, REMOVAL, AND SUPPLEMENTATION. MONITORING OF THE PROJECT SITE SHALL OCCUR IN THE SPRING AND THE FALL TO DETERMINE THE PRESENCE OF INVASIVE SPECIES. SHOULD ANY INVASIVE SPECIES BE IDENTIFIED WITHIN THE PROJECT SITE, THE INVASIVE SPECIES SHALL BE REMOVED ACCORDING TO METHODS MOST LIKELY TO BE EFFECTIVE IN CONTROLLING THAT SPECIES AND SUPPLEMENTING ITS REPLACEMENT WITH APPROPRIATE VEGETATION AND SEED MIX IDENTIFIED (AND APPROVED) ON THIS PLAN AND/OR AN APPROVED EQUAL. ADDITIONAL MAINTENANCE RESPONSIBILITIES INCLUDE: APPROVED CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING OF TREE STRAP GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE FOR THE DURATION OF SOLAR ARRAY USE BY THE OWNER/OPERATOR AFTER FINAL ACCEPTANCE. WATERING OF THE LANDSCAPE BUFFER AREAS SHALL BE IMPLEMENTED BY THE USE OF A WATERING TRUCK.

3. THE CONTRACTOR SHALL MONITOR THE DESIGNATED EXISTING VEGETATIVE FORESTED BUFFER, AS IDENTIFIED IN THE LANDSCAPING PLAN, AND EVALUATE VEGETATION HEALTH AND SURVIVAL, INCLUDING EVIDENCE OF DISEASE, INVASIVE SPECIES, STORM DAMAGE, DIE-OFF, GAPS IN SCREENING EFFECTIVENESS, AND OVERALL BUFFER INTEGRITY. MONITORING OF THE DESIGNATED BUFFER AREA SHALL OCCUR AT MINIMUM TWICE ANNUALLY, ONCE IN THE SPRING AND ONCE IN THE FALL. IF WIDESPREAD DIE-OFF OR LOSS OF VEGETATION OCCURS WITHIN THE BUFFER SUCH THAT THE EFFECTIVENESS OF VISUAL SCREENING IS MATERIALLY REDUCED, AS DETERMINED BY OBSERVABLE GAPS, THE AFFECTED AREAS SHALL BE REPLANTED DURING THE NEXT APPROPRIATE PLANTING SEASON. REPLACEMENT PLANTINGS SHALL MEET APPLICABLE PLANTING STANDARDS AS DETAILED IN THE LANDSCAPING PLAN FOR THE 25-FT WIDE VEGETATIVE BUFFER PLANTINGS.

4. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, APPROVED SEEDING MIX, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWING(S) AND LISTED IN THE PLANT SCHEDULE(S) AND/OR SEEDING TABLE(S). IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND/OR SEEDING TABLE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF (2) TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT.

5. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, AND SITE FACTORS SUCH AS THE LOCATION OF ROCK OUTCROPS. PRIOR TO PLANTING THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS. THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT SHALL APPROVE THE FIELD LOCATIONS OR ADJUSTMENTS OF THE PLANT MATERIAL.

6. ALL SHRUB MASSING SHALL BE MULCHED TO A DEPTH OF 2" AND SHREDDED HARDWOOD BARK MULCH SHALL BE USED FOR SHRUB MASSING AREAS.

7. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE CONTRACTOR. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED AS PER THE DETAIL. SEE LANDSCAPING PLAN(S) FOR PLANTING DETAILS.

8. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND/OR UTILITY PLANS FOR STORM, SANITARY, GAS, ELECTRIC, TELEPHONE AND WATER LINES. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.

9. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED UNLESS RECOMMENDED OTHERWISE BY SOIL ANALYSIS.

   PLANTING SOIL MIXTURE:
   2 PARTS PEAT MOSS
   5 PARTS TOPSOIL
   MYCORRHIZA INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS. FERTILIZER/LIME APPLY AS RECOMMENDED BY SOIL ANALYSIS

   - TREES, AND SHRUBS: TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCATION OF THE PROJECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY AND WELL-DEVELOPED ROOT SYSTEMS. ALL TREES SHALL HAVE STRAIGHT SINGLE TRUNKS WITH THEIR MAIN LEADER INTACT UNLESS OTHERWISE STATED. THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, LANDSCAPE ARCHITECT SHALL ONLY PERMIT SUBSTITUTIONS UPON WRITTEN APPROVAL. THEIR SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED ON THE DRAWINGS MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL TREES AND SHRUBS SHALL BE MULCHED IN ACCORDANCE WITH THE RESPECTIVE PLANTING DETAIL(S) PROVIDED IN THE LANDSCAPING PLAN.

   - ALL PRUNING SHALL CONFORM TO THE TREE CARE INDUSTRY ASSOCIATION (TCIA) ANSI A300 (PART 1) - 2017 PRUNING STANDARDS. PRUNING STANDARDS SHALL RECOGNIZE BUT, ARE NOT LIMITED TO, THE FOLLOWING PRUNING OBJECTIVES: MANAGE RISK, MANAGE HEALTH, DEVELOP STRUCTURE, PROVIDE CLEARANCE, MANAGE SIZE OR SHAPE, IMPROVE AESTHETICS, MANAGE PRODUCTION OF FRUIT, FLOWERS, OR OTHER PRODUCTS, AND/OR MANAGE WILDLIFE HABITAT. DEVELOPING STRUCTURE SHALL IMPROVE BRANCH AND TRUNK ARCHITECTURE, PROMOTE OR SUBORDINATE CERTAIN LEADERS, STEMS, OR BRANCHES; PROMOTE DESIRABLE BRANCH SPACING; PROMOTE OR DiSCOURAGE GROWTH IN A PARTICULAR DIRECTION (DIRECTIONAL PRUNING); MINIMIZE FUTURE INTERFERENCE WITH TRAFFIC, LINES OF SIGHT, INFRASTRUCTURE, OR OTHER PLANTS; RESTORE PLANTS FOLLOWING DAMAGE; AND/OR REJUVENATE SHRUBS. PROVIDING CLEARANCE SHALL ENSURE SAFE AND RELIABLE UTILITY SERVICES; MINIMIZE CURRENT INTERFERENCE WITH TRAFFIC, LINES OF SITE, INFRASTRUCTURE, OR OTHER PLANTS; RAISE CROWN(S) FOR MOVEMENT OF TRAFFIC OR LIGHT PENETRATION; ENSURE LINES OF SIGHT OR DESIRED VIEWS; PROVIDE ACCESS TO SITES, BUILDINGS, OR OTHER STRUCTURES; AND/OR COMPLY WITH REGULATIONS.

   - TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.

   - NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS/GRASSES AND PLANTINGS FROM ESTABLISHING PROPERLY.

   - IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL APPLICABLE STANDARDS, REQUIREMENTS, AND/OR REGULATIONS.

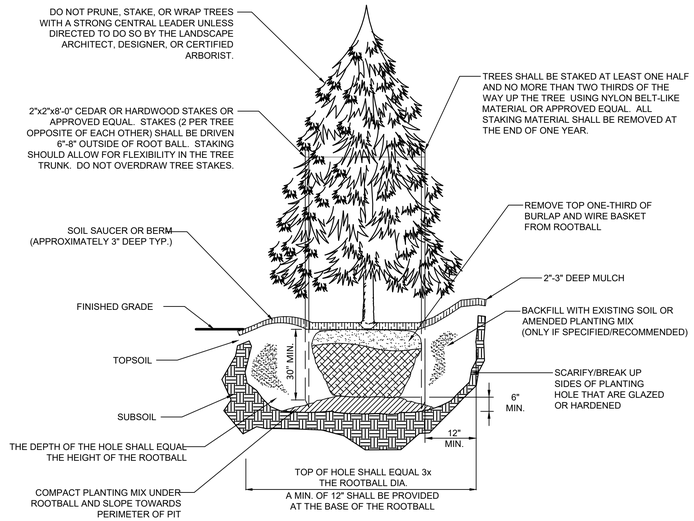
   - ALL SLOPES STEEPER THAN 3:1 RECEIVING A WILDFLOWER, WETLAND, AND/OR GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.

   - ALL WILDFLOWERS AND GRASSES SOWED SHALL BE ALLOWED TO GROW TO THEIR NATURALLY OCCURRING HEIGHTS WHENEVER POSSIBLE. NATIVE WILDFLOWERS AND/OR GRASSES CAN BE MOWED/MAINTAINED (WITHIN ACCEPTABLE AREAS IDENTIFIED AND/OR APPROVED BY APPROPRIATE REGULATORY AGENCIES) AS OFTEN AS NEEDED TO KEEP THE VEGETATION AT A DESIRED AND/OR MANAGEABLE/MANICURED HEIGHT.

9. NON-NATIVE PLANT SPECIES SHALL NOT TOTAL MORE THAN 50% OF ALL PLANTINGS. INVASIVE SPECIES SHALL NOT BE PERMITTED.

10. PLANT MATERIALS SHALL NOT INCLUDE MORE THAN 25% OF ANY SINGLE SPECIES. THE PLANTINGS SHALL INCLUDE A MIX OF EVERGREEN AND DECIDUOUS TREES, UNDERSTORY TREES, SHRUBS, AND FLOWERING HERBACEOUS LAYER.

11. ALL PLANT MATERIAL SHALL CONFORM TO THE PLAN SIZE SPECIFICATIONS AS ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK LATEST EDITION.

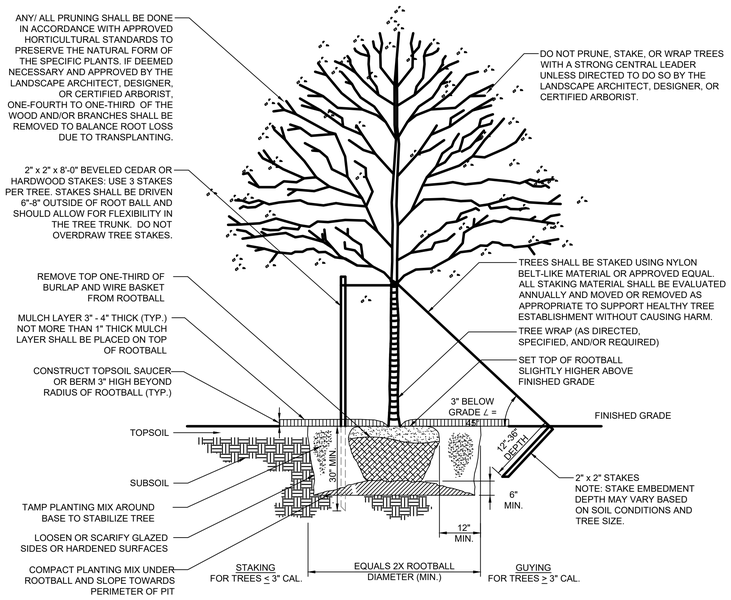


EVERGREEN TREE PLANTING DETAIL

N.T.S.

NOTES:

- TREE PLANTING SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT WAS PRE-DUG IN THE NURSERY.
- NEVER CUT THE PRIMARY LEADER.
- IT IS NOT RECOMMENDED TO AMEND THE EXISTING SOIL BEFORE BACKFILLING THE HOLE UNLESS SOIL CONDITIONS ARE POOR FOR PLANTING.
- WATER THOROUGHLY TO HELP ENSURE THE REMOVAL OF AIR POCKETS AND PROPERLY SET THE TREE.



NATIVE/DECIDUOUS TREE PLANTING DETAIL

N.T.S.

NOTES:

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- NEVER CUT THE PRIMARY LEADER.
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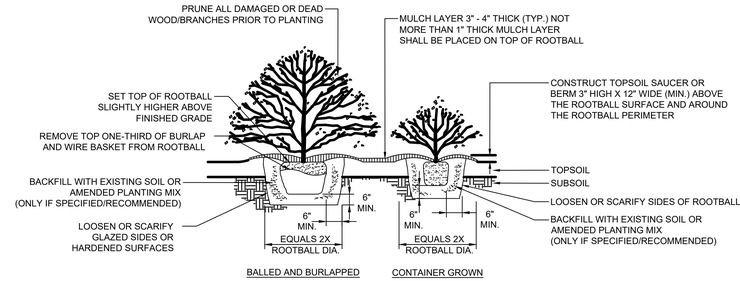

SHRUB PLANTING DETAIL

N.T.S.

NOTE:

- IN AREAS WITH MASS PLANTINGS, CONTINUOUS EXCAVATION AND MULCHING PRACTICES SHALL BE IMPLEMENTED WHENEVER POSSIBLE
- IT IS NOT RECOMMENDED TO AMEND THE EXISTING SOIL BEFORE BACKFILLING THE HOLE UNLESS SOIL CONDITIONS ARE POOR FOR PLANTING.
- WATER THOROUGHLY TO HELP ENSURE THE REMOVAL OF AIR POCKETS.

NATIVE/NATURALIZED SOLAR FARM SEED MIX

MIX CONCENTRATION	BOTANICAL NAME	COMMON NAME	RATE (LBS/ACRE)	RATE (LBS/1000 FT²)
45.5%	FESTUCA RUBRA	CREEPING RED FESCUE	175	4
15.0%	FESTUCA LONGIFOLIA 'STURGEON'	HARD FESCUE 'STURGEON'		
15.0%	FESTUCA LONGIFOLIA 'SWORD II'	HARD FESCUE 'SWORD II'		
10.0%	FESTUCA RUBRA SSP. COMMUTATA	CHEWINGS FESCUE		
5.0%	POA PRATENSIS 'BARON'	KENTUCKY BLUEGRASS 'BARON'		
5.0%	POA PRATENSIS, 'NAVY'	KENTUCKY BLUEGRASS 'NAVY'		
4.5%	TRIFOLIM REPENS, DUTCH	WHITE CLOVER, DUTCH		

NOTE:
GRASS SEED MIXES ARE COMPRISED OF NON-INVASIVE, NATURALIZED GRASSES THAT ARE WELL-ADAPTED TO THE REGION AND FAVORABLE FOR WILDLIFE HABITAT AND SUSTAINABLE GROWTH. THE SOLAR FARM SEED MIX WAS DEVELOPED SPECIFICALLY FOR LOW-MAINTENANCE GRASS PLANTINGS AROUND SOLAR ARRAY FIELDS AND SHALL BE UTILIZED ACCORDINGLY. THIS MIX IS TO BE INSTALLED INSIDE THE PERIMETER FENCING AND UNDERNEATH THE SOLAR ARRAYS. THESE GRASSES WILL MATURE TO A HEIGHT OF APPROXIMATELY 2 TO 2 1/2 FEET. THERE ARE NO WILDFLOWER OR POLLINATOR SEED SPECIES CONTAINED IN THIS MIX.

SOLAR FARM GRASS SEED MIX

NORTHEAST NATIVE WILDFLOWER & GRASS SEED MIX

MIX CONCENTRATION	BOTANICAL NAME	COMMON NAME	RATE (LBS/ACRE)	RATE (LBS/1000 FT²)
37.0%	SCHIZACHYRIUM SCOPARIUM, FORT INDIANTOWN GAP-PA ECOTYPE	LITTLE BLUESTEM, FORT INDIANTOWN GAP-PA ECOTYPE	SEED AT 15 LBS/ ACRE WITH 30 LBS/ ACRE OF A COVER CROP. FOR A COVER CROP USE EITHER GRAIN OATS (1 JAN TO 31 JUL) OR GRAIN RYE (1 AUG TO 31 DEC.)	0.35
36.3%	BOUTELOUA CURTIPENDULA, BUTTE	SIDEOATS GRAMA, BUTTE		
4.0%	CHAMAECRISTA FASCICULATA, PA ECOTYPE	PARTRIDGE PEA, PA ECOTYPE		
4.0%	COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS		
4.0%	ECHINACEA PURPUREA	PURPLE CONEFLOWER		
3.3%	RUDBECKIA HIRTA	BLACKEYED SUSAN		
2.3%	HELIOPSIS HELIANTHOIDES, PA ECOTYPE	OXEYE SUNFLOWER, PA ECOTYPE		
2.0%	ASCLEPIAS INCARNATA, PA ECOTYPE	SWAMP MILKWEED, PA ECOTYPE		
1.6%	PENSTEMON DIGITALIS, PA ECOTYPE	TALL WHITE BEARDTONGUE, PA ECOTYPE		
1.0%	PYCNANTHEMUM TENUIFOLIUM	NARROWLEAF MOUNTAINMINT		
0.8%	ASTER LAEVIS, NY ECOTYPE	SMOOTH BLUE ASTER, NY ECOTYPE		
0.8%	LIATRIS SPICATA	MARSH BLAZING STAR		
0.7%	MONARDA FISTULOSA, FORT INDIANTOWN GAP-PA ECOTYPE	WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE		
0.7%	SENNA HEBECARPA, VA & WV ECOTYPE	WILD SENNA, VA & WV ECOTYPE		
0.6%	ZIZIA AUREA, PA ECOTYPE	GOLDEN ALEXANDERS, PA ECOTYPE		
0.3%	BAPTISIA AUSTRALIS, SOUTHERN WV ECOTYPE	BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE		
0.3%	TRADESCANTIA OHIENSIS, PA ECOTYPE	OHIO SPIDERWORT, PA ECOTYPE		
0.2%	SOLIDAGO NEMORALIS, PA ECOTYPE	GRAY GOLDENROD, PA ECOTYPE		
0.1%	ASTER UMBELLATUS, PA ECOTYPE	FLAT TOPPED WHITE ASTER, PA ECOTYPE		

NOTE:
THIS NATIVE POLLINATOR SEED MIX IS DESIGNED TO PROVIDE HIGH-VALUE HABITAT FOR POLLINATORS AND SONGBIRDS BY OFFERING SEASON-LONG BLOOM, NECTAR, AND SHELTER. THE MIX INCLUDES A BALANCED BLEND OF NATIVE WILDFLOWERS AND GRASSES, MANY OF WHICH ARE SOURCED FROM REGIONAL ECOTYPES (PA, WV, AND NY). THESE SPECIES SUPPORT A WIDE VARIETY OF POLLINATORS AND THEIR LARVAE, INCLUDING BUTTERFLIES, BEES, AND BENEFICIAL INSECTS. THIS MIX IS INTENDED TO BE INSTALLED WITHIN DESIGNATED POLLINATOR POCKET AREAS OUTSIDE THE ARRAY PERIMETER FENCING.

NORTHEAST NATIVE POLLINATOR SEED MIX

NO.	BY	DATE	REVISION	APP'D.
2	NVS	2/24/26	REVISED PER REVIEW COMMENTS	CML
1	NVS	1/21/26	REVISED PROPOSED EASEMENTS	CML

PROJECT:
CORNERSTONE SOLAR
JEFFERSON TOWNSHIP, WASHINGTON COUNTY, PA

TITLE:
LANDSCAPE DETAILS

DRAWN BY:	NVS	PROJ. NO.:	610756.0000
CHECKED BY:	JF		
APPROVED BY:	CML		**L-006**
DATE:	OCTOBER 23, 2025		

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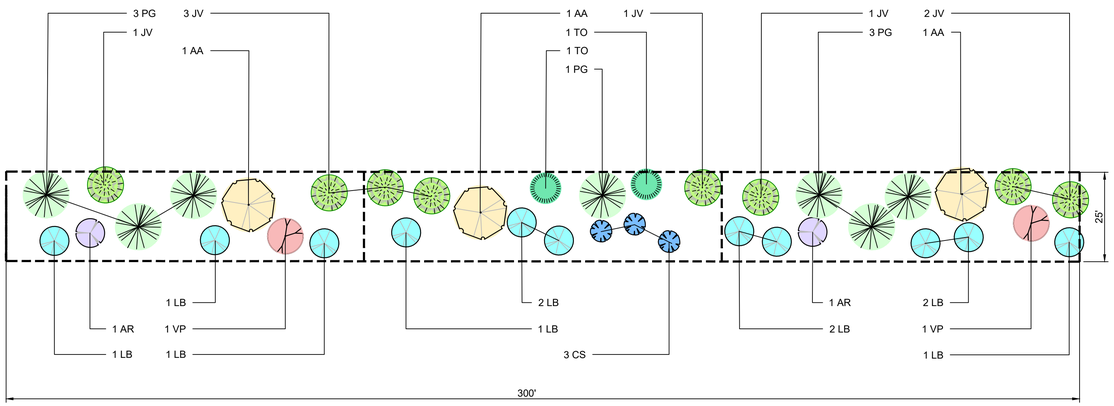
FILE NO.:

Xrefs: ..\XREFS\X-BASE.dwg ..\XREFS\Rev Cornerstone-TITLE.dwg ..\XREFS\Elec\XREFS\REV0.606374.COR\XR-SYST.dwg ..\XREFS\Cornerstone_LAND_BASE.dwg ..\XREFS\X-ARRY 1.dwg ..\XREFS\CEC_Burgettstown_1ft_Contours - SLOPES 20.dwg ..\XREFS\X-BASE_By Layer.dwg
Images:



300' VISUAL MITIGATION PLANTING TEMPLATE

SCALE = 1" = 20'

LEGEND

VISUAL MITIGATION PLANTING TEMPLATE

LANDSCAPE PLANTING SCHEDULE (TYPICAL VISUAL BUFFER/SCREENING EFFORT)

DECIDUOUS AND EVERGREEN TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT	POLLINATOR	PLANT TYPE
AA	AMELANCHIER ARBOREA SERVICEBERRY (DECIDUOUS)	3	1" CAL. MIN.	B&B	15'-25' HT.	Y	SMALL FLOWERING TREE
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	8	5'-6' HT.	B&B	40'-50' HT.	N	SMALL / MEDIUM EVERGREEN
PG	PICEA GLAUCA WHITE SPRUCE	7	4' HT. MIN.	B&B	40'-60' HT.	N	LARGE EVERGREEN
TO	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	2	5'-6' HT.	B&B	15'-50' HT.	N	SMALL / MEDIUM EVERGREEN

SHRUBS

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT	POLLINATOR	PLANT TYPE
AR	ARONIA ARBUTIFOLIA RED CHOKEBERRY (DECIDUOUS)	2	24"-30" HT.	#3/5 CONT.	6'-12' HT.	Y	LARGE SHRUB
CS	CORNUS SERICEA RED TWIG DOGWOOD (DECIDUOUS)	3	24"-30" HT.	#3/5 CONT.	7'-9' HT.	Y	LARGE SHRUB
LB	LINDERA BENZOIN SPICEBUSH (DECIDUOUS)	11	24"-30" HT.	#3/5 CONT.	6'-10' HT.	Y	MEDIUM SHRUB
VP	VIBURNUM PRUNIFOLIUM BLACKHAW VIBURNUM (DECIDUOUS)	2	36" HT. MIN.	3 / 5 GAL. CONT.	10'-12' HT.	Y	LARGE SHRUB / SMALL TREE

NOTES:
- JUNIPERUS VIRGINIANA SAPLINGS AND LINDERA BENZOIN UNDERSTORY SHRUBS WERE FOUND IN THE MIXED FOREST PORTIONS OF THE STUDY AREA OF THE HABITAT ASSESSMENT AND/OR DELINEATION REPORT.
- EXISTING TREES MAY BE INCORPORATED IN THE 25-FT WIDE VEGETATION BUFFER AREAS WHERE APPROPRIATE.

300' VISUAL MITIGATION PLANTING TEMPLATE SCHEDULE

N.T.S.

LEGEND - VM1-VM6

PLANTING TEMPLATE

LANDSCAPE PLANTING SCHEDULE

TOTAL SCREENING LENGTH = 4,278 LF

DECIDUOUS AND EVERGREEN TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT	POLLINATOR
AA	AMELANCHIER ARBOREA SERVICEBERRY	43	1" CAL. MIN.	B&B	15'-25' HT.	Y
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	113	5'-6' HT.	B&B	40'-50' HT.	N
PG	PICEA GLAUCA WHITE SPRUCE	101	4' HT. MIN.	B&B	40'-60' HT.	N
TO	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	28	5'-6' HT.	B&B	20'-50' HT.	N

SHRUBS

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT	POLLINATOR
AR	ARONIA ARBUTIFOLIA RED CHOKEBERRY	29	24"-30" HT.	#3/5 CONT.	7'-10' HT.	Y
CS	CORNUS SERICEA RED TWIG DOGWOOD	42	24"-30" HT.	#3/5 CONT.	7'-9' HT.	Y
LB	LINDERA BENZOIN SPICEBUSH	156	24"-30" HT.	#3/5 CONT.	6'-12' HT.	Y
VP	VIBURNUM PRUNIFOLIUM (S) BLACKHAW VIBURNUM	29	36" HT. MIN.	3 / 5 GAL. CONT.	10'-12' HT.	Y

NOTE: 299 OF 541 OR 55% OF PLANTS ARE POLLINATORS

VM1 - VM6 OVERALL PLANT LEGEND AND QUANTITIES

N.T.S.

NO.	BY	DATE	REVISION	APP'D.
2	NVS	2/24/26	REVISED PER REVIEW COMMENTS	CML
1	NVS	1/21/26	REVISED PROPOSED EASEMENTS	CML

PROJECT:

CORNERSTONE SOLAR
JEFFERSON TOWNSHIP, WASHINGTON COUNTY, PA

TITLE:

LANDSCAPE PLAN DETAILS

DRAWN BY:	NVS	PROJ. NO.:	610756.0000
CHECKED BY:	JF		
APPROVED BY:	CML		**L-007**
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Images: