

Cornerstone Solar

Jefferson Township – Planning Commission Presentation – February 2026

Cornerstone Solar, LLC

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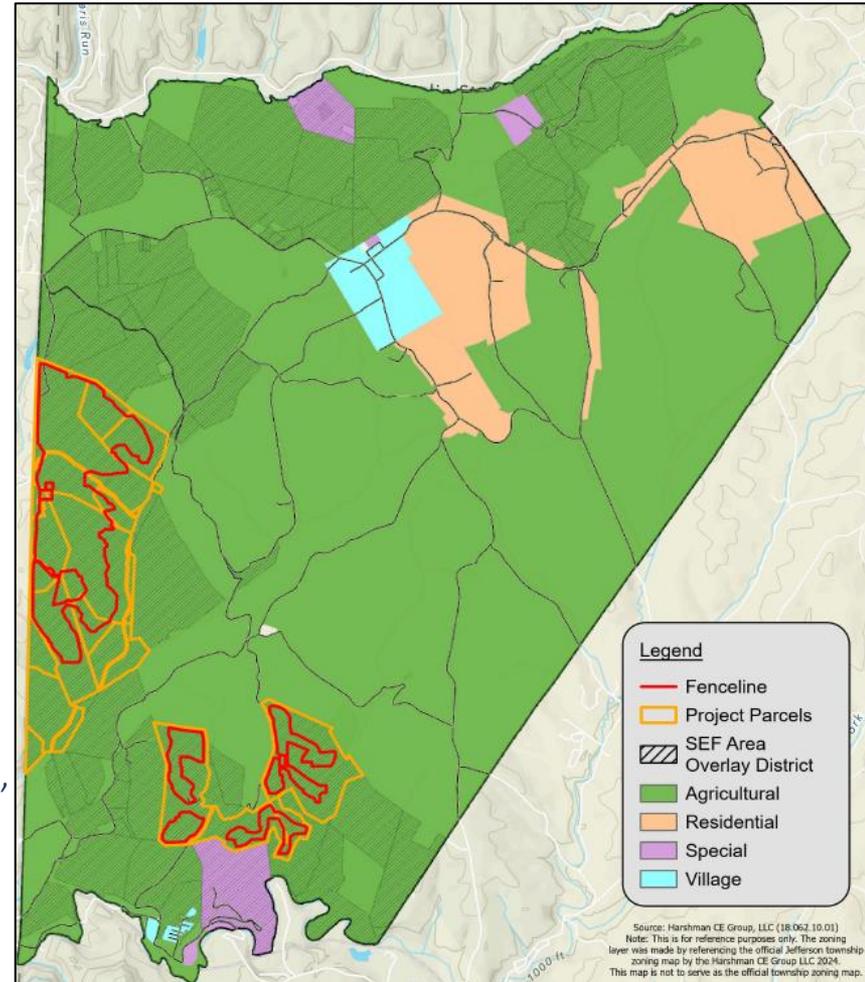


Agenda (Criteria and Standards for Solar Energy Development – Solar Energy Facility (SEF))

- Project Narrative – 212.1.A.1.a
- SEF, Collector Line, and Substation Drawings – 212.1.A.1.b
- Landowner Affidavits - 212.1.A.1.c
- Adjacent Property Identification – 212.1.A.d
- Site Plan – 212.1.A.1.e
- Contractor Documentation - 212.1.A.1.f
- Relevant Studies/Reports/Certifications/Permits/Approvals - 212.1.A.1.g
 - Avian Protection Plan - 212.1.A.1.g.i
 - National Pollution Discharge Elimination System (NPDES) – 212.1.A.1.g.ii
- Permit Status – 212.1.A.1.h
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- Certificates of Design Compliance - 212.1.A.1.p
- Construction Transportation Plan - 212.1.A.1.q
- Utility Confirmation - 212.1.A.1.r
- Emergency Response Plan - 212.1.A.1.s
- Non-Adjacent Landowner Notification – 212.1.A.1.t
- Conditional Use Application Distribution – 212.1.A.1.u
- Decommissioning – 212.3.A.22

Project Narrative – 212.1.A.1.a

- Cornerstone Solar, LLC has applied for consolidated conditional use permit in accordance with Sections 210 and 212 of the Jefferson Township Zoning Ordinance.
- Cornerstone Solar, LLC proposes to develop the Cornerstone Solar project, an approximately 200 MW AC solar energy facility on approximately 730 acres in Jefferson Township.
- The Project Area extends to the PA/WV state line on its western boundary and is bisected by Bethel Ridge Road and Miller Road. The Project is proposed within the Solar Energy Facility Overlay District.
- The Project will consist of the installation of photovoltaic solar modules along with associated electrical infrastructure (overhead and underground electrical lines, and substations), access roads, fencing, and operations facilities designed for utility-scale renewable power generation. **The Project does NOT include battery storage.**



Solar Energy Facility Drawings – 212.1.A.1.b

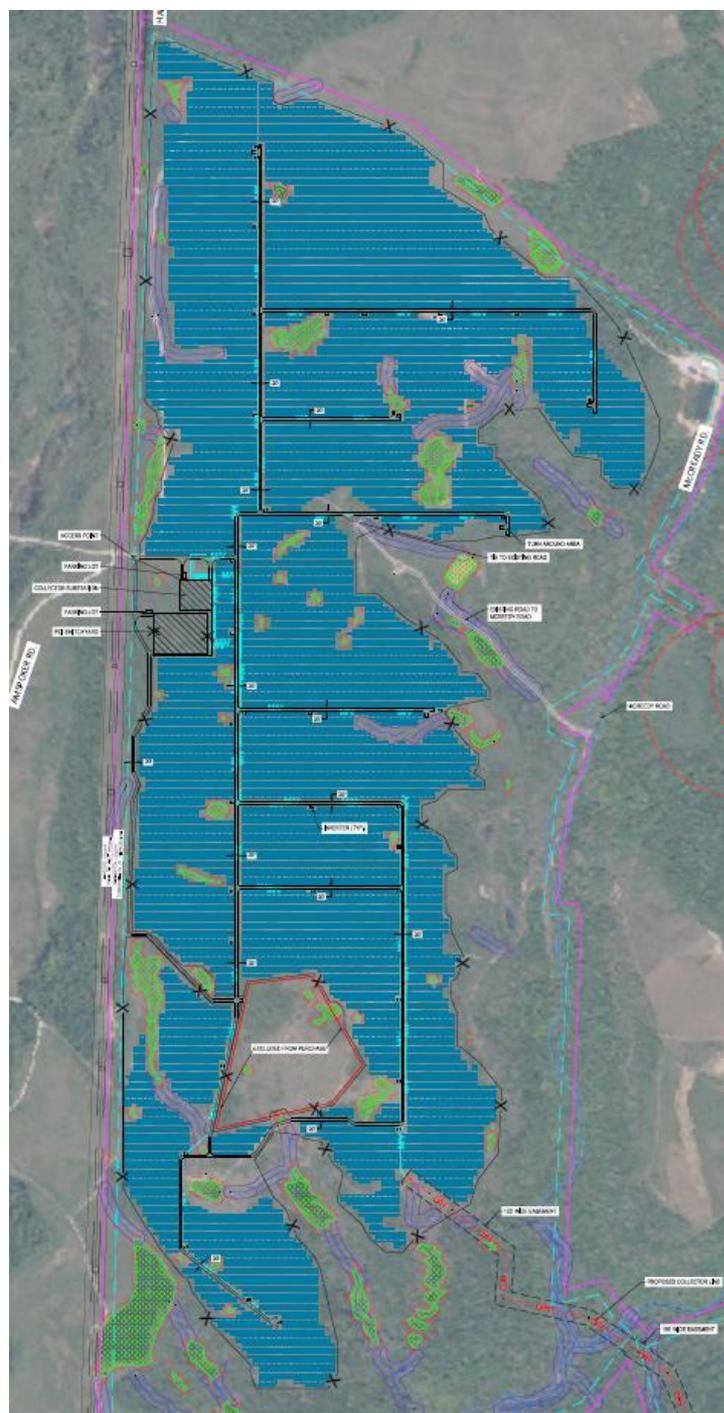
- In accordance with the Solar Ordinance Section 212.3.A.2 the Project and its components have been designed and sited to avoid restricted areas and are not located in:
 - FEMA Flood Insurance Rate Map (FIRM) areas.
 - Regulated natural and man-made drainage corridors, extending twenty-five (25) feet from the centerline of any such drainage feature, unless approved by the Pennsylvania Department of Environmental Protection (PA DEP)
 - Cemeteries
 - Property listed on or eligible for the National Register of Historic Places or historic and cultural resources as defined in the Comprehensive Plan, except that those listed property owners, if in the Solar Energy Facility Overlay District, may choose to permit SEF on non-historical areas of their property.
 - Public rights-of-way
 - Private rights-of-way (unless permission is received)

Solar Energy Facility Drawings – 212.1.A.1.b - (Continued)

- Ground-Mounted SEF, Substation, and Transmission Line Setbacks:
 - 100 feet from property lines
 - 700 feet from any non-participating owner's existing occupied residential structure
 - Inverters setback 700 feet from adjacent nonparticipating owner's residential structures
 - Setbacks for substations are a minimum of 100 feet from property lines.
 - The support poles for the overhead electric line (34.5 kV) are 100 feet from non-participating property boundaries, and the centerline of the proposed right of way is greater than 50 feet from residential structures and 300 feet from residential and special use zones. In addition, the right-of-way for the overhead electric line is 110% of the supporting structures heights.
 - The 345kV tie-in line to the POI substation is greater than 300 feet from residential structures.
- The site design follows the applicable industry standards and complies with the PA Uniform Construction Code.

Solar Energy Facility Drawings – 212.1.A.1.b - (SEF)

Overhead view of the northern portion of the solar project.



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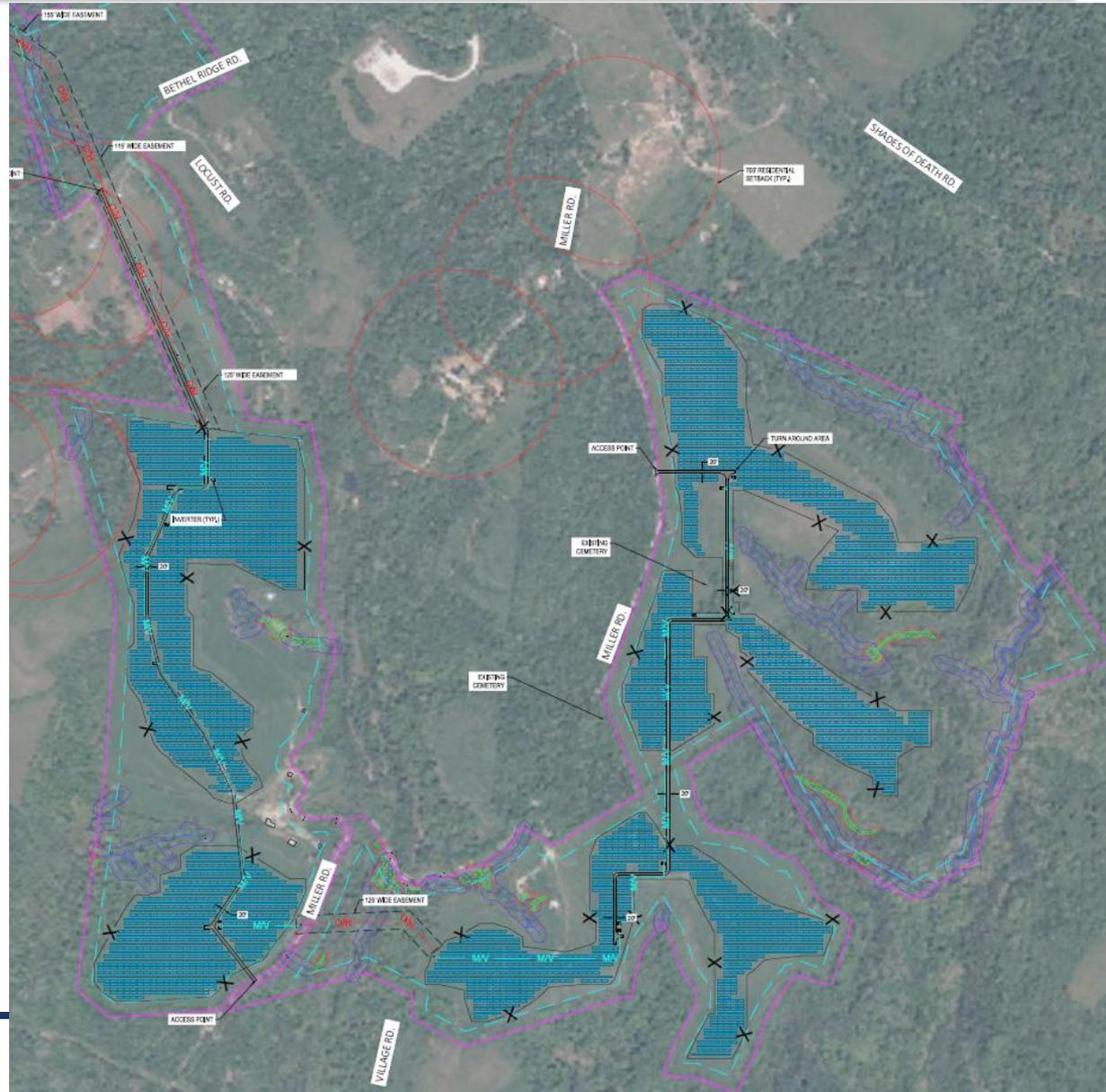
PROPERTY BOUNDARY	
100' PROPERTY SETBACK	
50' STREAM BUFFER	
25' WETLAND BUFFER	
WETLANDS	
STREAMS	
100 YEAR FEMA FLOODPLAIN	
700' RESIDENTIAL SETBACK	
PROPERTY LINES	
EASEMENT	
EXCLUDED FROM PURCHASE	
PROPOSED FENCE	
PROPOSED ACCESS ROAD	
PROPOSED ARRAY	
PROPOSED OVERHEAD ELECTRIC	
PROPOSED UNDERGROUND ELECTRIC	

Solar Energy Facility Drawings – 212.1.A.1.b - (SEF)

Overhead view of the southern portion of the solar project.

LEGEND

- PROPERTY BOUNDARY —
- 100' PROPERTY SETBACK - - -
- 50' STREAM BUFFER - - -
- 25' WETLAND BUFFER - - -
- WETLANDS —
- STREAMS —
- 100 YEAR FEMA FLOODPLAIN - - -
- 700' RESIDENTIAL SETBACK —
- PROPERTY LINES - - -
- EASEMENT - - -
- EXCLUDED FROM PURCHASE
- PROPOSED FENCE - - - X - - -
- PROPOSED ACCESS ROAD
- PROPOSED ARRAY
- PROPOSED OVERHEAD ELECTRIC — O/H — O/H —
- PROPOSED UNDERGROUND ELECTRIC — M/V — M/V —



Solar Energy Facility Drawings – 212.1.A.1.b & 210.13 - (Switchyard / Substation)

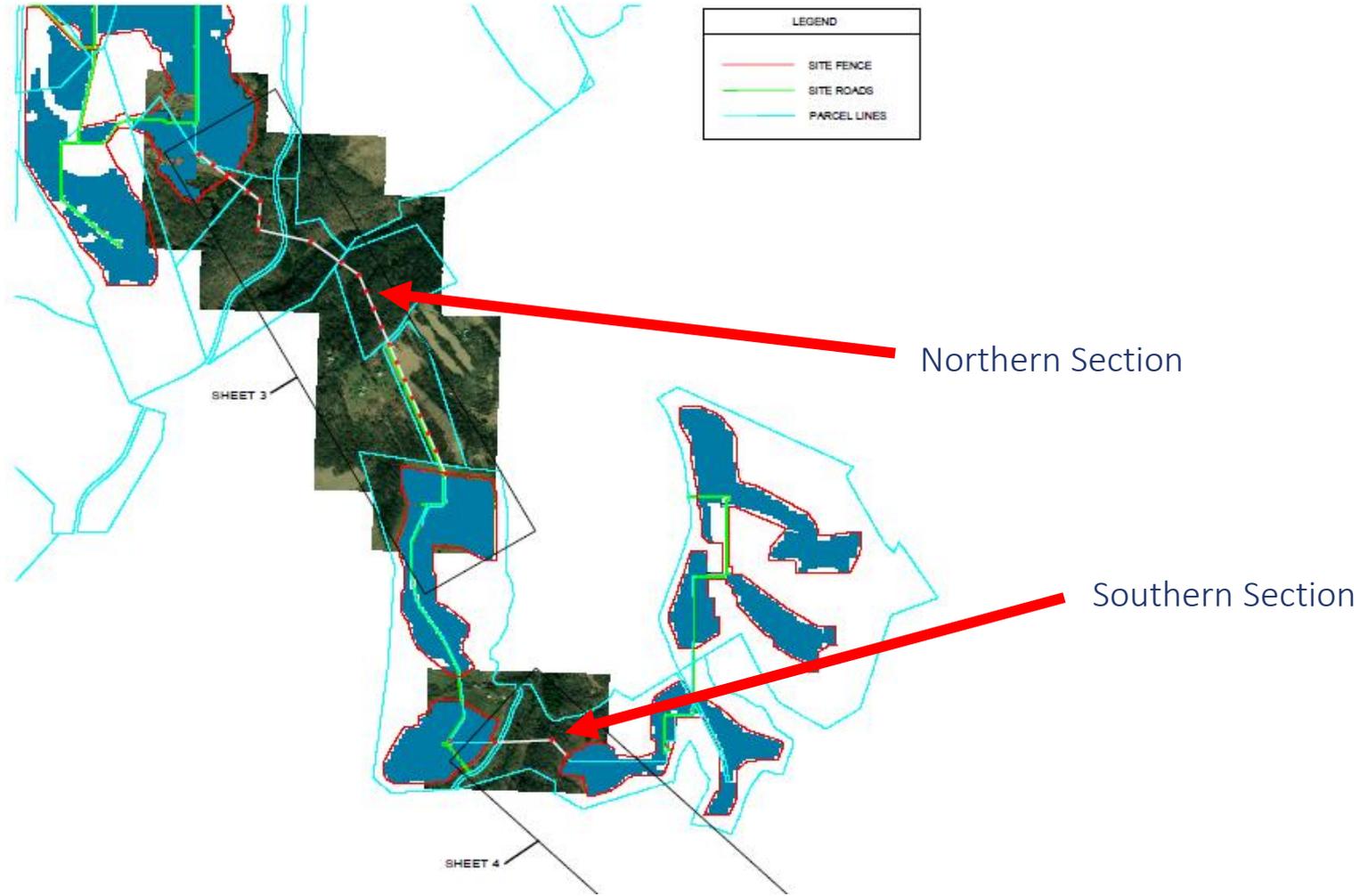
- Two substations: Collector Substation and POI Switchyard
 - Both are located near the PA/WV border, nearest residence is approximately 4,500-ft
 - Access via WV, Tent Church Rd - Amspoker Road, all-weather driveway with appropriate access permit
 - Collector Substation will be on property owned by Applicant
 - POI Switchyard will be on property owned by interconnection utility
 - Setbacks from property lines are 100-ft
 - On-Site parking provided
 - Security fencing will meet requirements of interconnection utility
 - Applicant will provide final regulatory approval and evidence of compliance with all state and federal regulations applicable for the substations prior to the commencement of construction

Solar Energy Facility Drawings – 212.1.A.1.b & 210.12 - (Collector Line Overhead)

- 34.5kV collector line will connect north and south portions of the Project
 - Cross Bethel Ridge Road and Miller Road
 - 24 support structures
 - 13 = 52-ft tall (115-ft ROW)
 - 9 = 56.5-ft tall (125-ft ROW)
 - 1 = 40-ft tall (115-ft ROW)
 - 1 = 70-ft tall (155-ft ROW)
- 34.5kV collect lines within SEF will be underground
- 345kV Transmission Line – Tie-In
 - The existing 345kV line will be split and tie-in to POI Switchyard
 - Transmission Utility will perform this work
- Final regulatory approval and evidence of compliance with all state and federal regulations applicable for the collector line will be provided prior to the commencement of construction.

Solar Energy Facility Drawings – 212.1.A.1.b & 210.12 - (Collector Line Overhead)

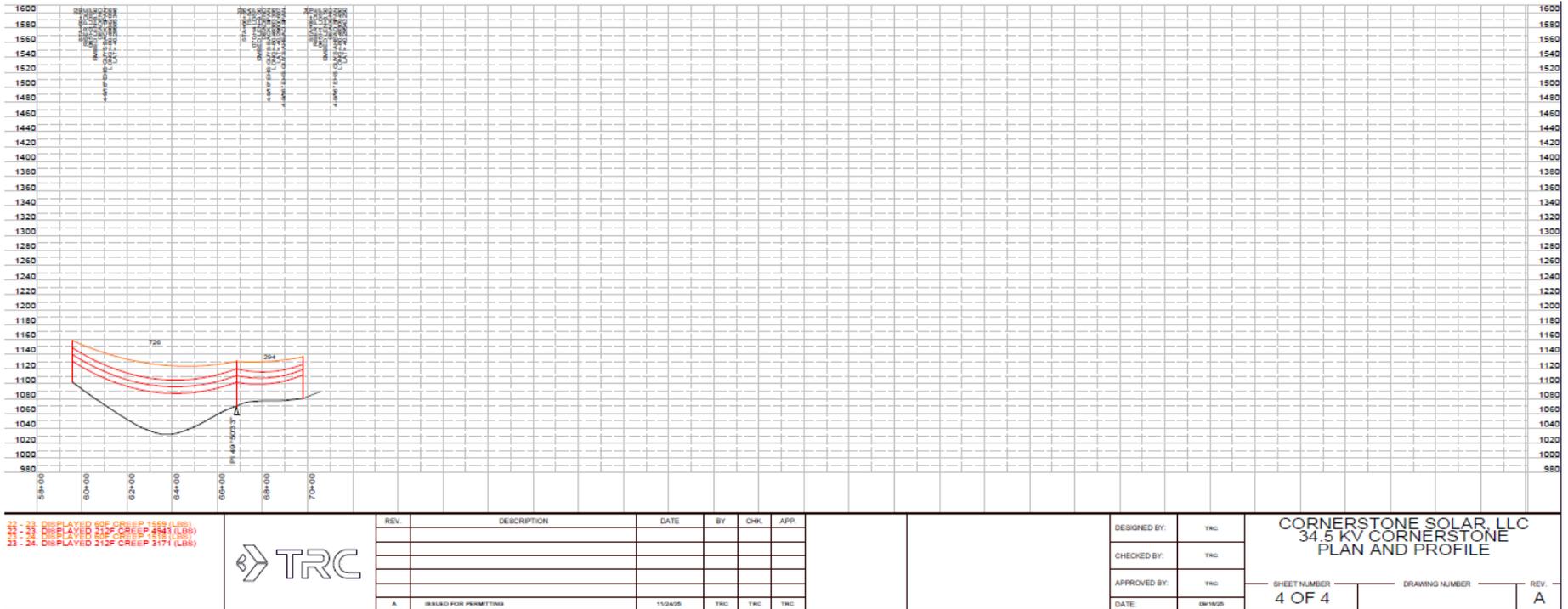
Overhead view of the collector line:
(Will adhere to all setback and right-of-way width requirements)



Solar Energy Facility Drawings – 212.1.A.1.b & 210.12- (Collector Line Profile)

Profile view of the collector line:
(Will adhere to all setback and right-of-way width requirements)

Southern Section

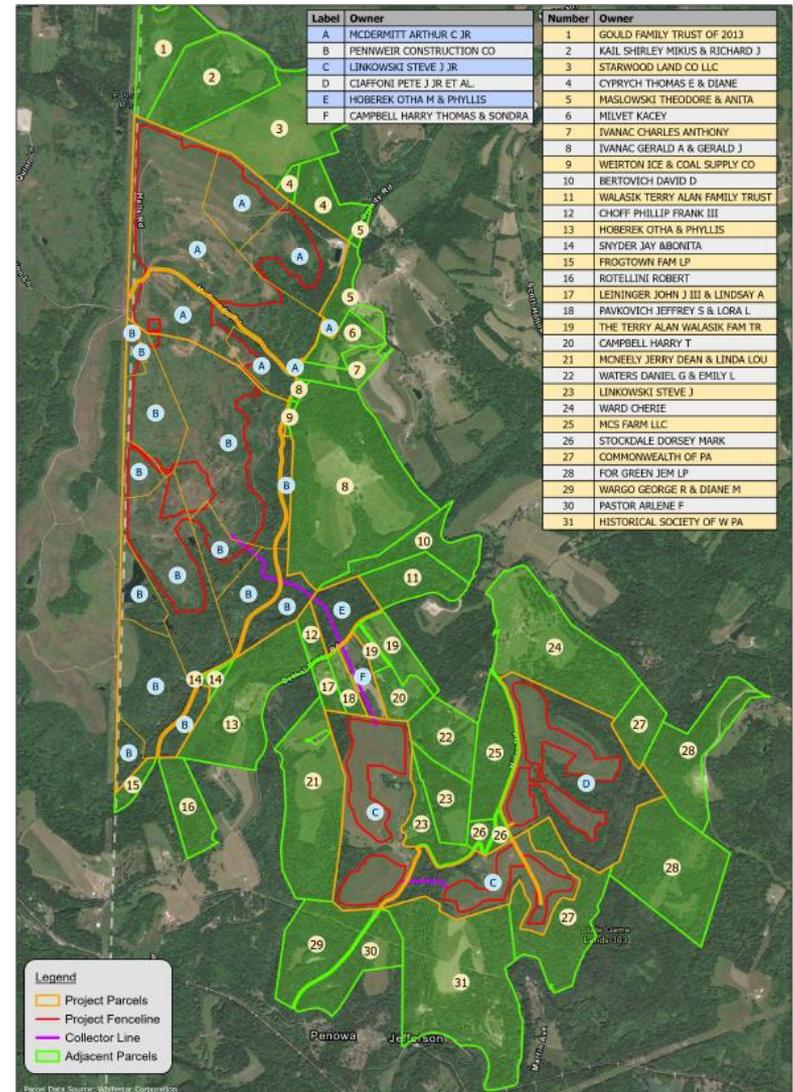


Participating Landowner Affidavits – 212.1.A.1.c

- Per Section 212.1.A.1.c, copies of affidavits between participating landowners of the real property on which the Project is to be located and the Applicant are Included in Appendix C.
- The affidavits demonstrate that the Applicant has permission of the six (6) participating landowners to apply for necessary permits or approvals for construction and operation of the SEF ("Participating Landowner Agreement").

SEF Properties and Adjacent Properties - 212.1.A.1.d

- The SEF properties and adjacent properties have been identified, and the property owner information has been tabulated and included in Table 1 in Appendix B.
- The Project will span across 21 different parcels owned by a total of six (6) individuals or entities and is adjacent to another 48 parcels.
- Identification of the properties or portions thereof on which the proposed SEF will be located, and the properties adjacent to where the SEF will be located are detailed in Table 1 included in Appendix B.



Site Plan – 212.1.A.1.e

- Per Section 212.1.A.1.e (and as noted in 212.1.A.1.b), a concept site plan showing the planned location of the SEF, property lines, setback lines, access roads (including the width of the roads, turnaround areas, and turnout locations), substation(s), electrical cabling from the SEF to the substation(s), ancillary equipment, buildings and structures, including associated distribution and/or transmission lines, and layout of all structures within the geographical boundaries of any applicable setback is included in Figure 3, Appendix A.
- In accordance with the Zoning Ordinance, the layout of the Project is in compliance with applicable industry standards (Section 3.A.4), fire and life safety requirements (Section 3.A.5), substation and collector line meets IEEE and NERC standards (Sections 4.E.1 and 4.E.2).

Contractor Documentation - 212.1.A.1.f

- In accordance with Zoning Ordinance, the SEF installers must certify that they are listed as a certified installer on the PADEP approved solar installer list or that they meet the criteria to be a PADEP approved installer by meeting or exceeding one (1) of the following requirements:
 - Is certified by the North American Board of Certified Energy Practitioners (NABCEP).
 - Has completed an Interstate Renewable Energy Council (IREC) Institute for Sustainable Power Quality (ISPQ) accredited PV training program or a PV manufacturer's training
- At the time of this application, the Applicant has not selected contractors to complete the Project installation and maintenance. Contractors will be selected after land development approval and prior to issuing the building permit. The Applicant will provide contractor certification information to the Township when they have been selected to fulfill this requirement. The Applicant will accept this as a condition of CUP approval.

Other Relevant Studies, Certifications, Permits, and Approvals – 212.1.A.1.g

- The Applicant, as part of the due diligence process during Project siting and design, completed several studies and approvals to identify, delineate, and document existing environmental resources and site conditions. The collected data was implemented into all aspects of the Project designs to avoid and minimize impacts to resources and to comply with federal, state and county regulations.
- A matrix outlining the studies and approvals that were completed at the time of this Application are detailed in Table 2 in Appendix B. As the Project involves the planned construction of overhead electrical power lines, an Avian Protection Plan (APP) has been developed to ensure compliance with the USFWS guidance and Migratory Bird Act requirements.

Other Relevant Studies, Certifications, Permits, and Approvals – 212.1.A.1.g (Completed Studies, Table 2)

- Completed Studies:
 - Cultural Resources – Historic & Archaeological
 - Rare, Threatened, Endangered Species Review
 - Habitat Assessment
 - Wetland and Waterbody Delineation
 - Noise Analysis
 - Phase I Environmental Site Assessment
 - Construction Transportation Plan
 - Emergency Response Plan
 - Viewshed Analysis
 - Permit Matrix Review
 - Decommissioning Plan
 - Glare Analysis
 - Avian Protection Plan
 - Landscaping and Vegetation Management Plan

Avian Protection Plan – 212.1.A.1.g.i

- The Project includes overhead power line construction. The Applicant has developed an APP following the guidelines by APLIC (Avian Power Line Interaction Committee) and USFWS. The APP is designed to ensure compliance with the Migratory Bird Act and is included in Appendix P.
- Potential mitigation measures include, but are not limited to:
 - Proper phase-to-phase spacing ($\geq 60''$)
 - Electrical insulation in key areas near poles / structures including insulated boots and caps for bushings, terminals, or connectors.
 - Collision risk diverters / markers that help prevent avian collisions spaced 15 – 20 meters apart.
 - Anti-perching devices to discourage avian activity near electrical components.

National Pollutant Discharge Elimination System (NPDES) Permit – 212.1.A.1.g.ii

- The Project will require a NPDES construction storm water permit, as described in the Project permit matrix (Table 2, Appendix B). The Applicant will provide necessary permit approvals to the Township prior to issuance of the Building Permit.
- Given the history of the site and ongoing investigations, the PA DEP will likely be involved with reviewing the NPDES storm water permit.
- The project will not move forward unless the appropriate federal and state agencies determine it can be built and operated safely.

Permit Status– 212.1.A.1.h

- Additional studies, reports, certifications, permits, and approvals required by federal, state and county regulations to construct, operate and maintain the SEF may be required after the Applicant applies for the CUP. Per Section 212.1.A.1.h, studies and approvals that are ongoing or are anticipated to be required prior to construction have been identified and are included in Table 3 in Appendix B.
- The Applicant will accept a condition to provide the Township all third party permits as a condition of approval prior to seeking a Building Permit.

Other Relevant Studies, Certifications, Permits, and Approvals – 212.1.A.1.g (Permit Matrix)

Table 3: Other Relevant Studies, Certifications, Permits, and Approvals – To be completed

Study/ Approval	Regulating Agency	Purpose	Anticipated Completion
National Pollutant Discharge Elimination System (NPDES) permit	County Conservation District	The National Pollutant Discharge Elimination System (NPDES) permit required for the project, including the Erosion & Sedimentation plan.	Completed prior to construction
Stormwater Management	Town Code Section 4. B.5.b	Where Solar Panels are mounted above the ground surface allowing for vegetation below the panels, the horizontal area of the panel may be considered a Disconnected Impervious Area (DIA), and therefore, will have no increase from the pre-development to post-development runoff coefficient (pervious surface).	For land development
Soil testing	Town Code Section 4. A.21	Soil testing must be performed in accordance with local, county, state, and federal requirements prior to construction and at the end of decommissioning.	Before and after construction activities
Driveway / roadway access	DOT, County and/or Town	Stabilized access drives/roads, twenty (20) foot wide cart-way shall be provided on the inside of the perimeter fencing between the fence and the Solar Array.	Concurrent with land development
Public Utility – interconnection agreement	FERC PA PUC Utility Companies	Formally establishes the terms and conditions under which the Project will connect to the utility's electrical grid including responsibilities for design, construction, operation, maintenance, and safety, as well as financial and legal obligations.	At time of building permit
Contractor Documentation	Town Code Section 212.1.A.1.f	Documentation of the contractors who will perform the construction and ongoing maintenance, their qualifications and expertise.	At time of building permit
Geotechnical	Jefferson Township Board of Supervisors Pennsylvania Department of Environmental Protection	Evaluates the physical and engineering properties of the soil rock, and subsurface conditions at the Project to inform safe and stable design and to identify any potential geotechnical hazards.	For land development
Infiltration Testing	Jefferson Township Board of Supervisors Pennsylvania Department of Environmental Protection Washington County Conservation District	Measures how quickly water soaks into the soil at the Project, which helps determine the suitability and design of stormwater management systems and ensures compliance with local, state, or federal stormwater regulations.	For land development

Study/ Approval	Regulating Agency	Purpose	Anticipated Completion
The Pittsburgh & Ohio Central Railroad: Utility Occupancy License and Right of Entry Permit	The Pittsburgh & Ohio Central Railroad Company	It is recommended that a Right of Entry application be submitted concurrently with the application for Utility Occupancy License.	Before Construction
First Energy Encroachment/Crossing Request (Form ENC 001 – Real Estate/ROW Request Form)	First Energy Corporation	A West Penn Power distribution line runs along Bethel Ridge Rd. The applicant will need to cross the distribution line with the collector line and new driveway for the access road.	Before Construction

Manufacturer Specifications– 212.1.A.1.i

- Per Section 212.1.A.1.i, the manufacturer specifications for anticipated key components of the SEF, including composition, toxicological information and the physical and chemical properties of all panels are included in Appendix E.
 - Main Transformer
 - Silfab Solar Panels
 - Inverters

Safety Data Sheets – 212.1.A.1.j

- A Safety Data Sheet (SDS) is a detailed document that provides comprehensive information about a hazardous chemical's properties, hazards, and safety precautions for handling, storing, and transporting it as required by OSHA or other third-party regulatory agencies. They include guidance on first aid, protective equipment, and spill response, with information typically provided by the manufacturer or supplier.
 - Silfab Solar Panel
 - Transformer
- To meet the ordinance requirement of Section 212.1.A.1.j, SDSs for anticipated hazardous materials used or installed on the development site, are included in Appendix F.
- To comply with OSHA regulations, SDSs will be available on-site and updated accordingly.

Acoustical Study – 212.1.A.1.k

Study Conclusion

- Based on the predictive modeling, offsite sound levels due to facility operation will be below ambient levels and will therefore not exceed the threshold set by Jefferson Township during any time of day.
- **The maximum modeled increase in total sound level at a monitoring point at the Project's property boundary was 0.3 dBA, which is considered imperceptible to the human ear.**
 - “During operation of the SEF, ambient sound, as measured at the property line, shall not exceed the baseline ambient sound plus 10 dBA during daylight hours...shall not exceed baseline ambient sound at night” (Section 212.3.A.18.b)
- **The very minor sound level increases attributable to the Project at its boundary are not expected to create any adverse impacts to nearby receptors.**
- Construction will be limited to the construction hours set by the Jefferson Township Zoning Ordinance. 7 AM – 7 PM Mon – Friday, 7AM – 5PM – Saturday, No construction on Sundays.

Viewshed Analysis – Section 212.1.A.1.I

- Viewshed studies and analysis have been performed for the Project. A Visual Technical Memorandum was completed by TRC and is included in Appendix H. Viewshed Analysis overview mapping is included in Appendix H1 and H2.
- Photo simulations depicting viewshed imagery from key observation points surrounding the site are included in Appendix H3.
 - Includes leaf-on and leaf-off conditions at eight (8) key observation points
- The summarized study results indicate that the quality of the existing landscape, the visual resources identified within the viewshed analysis, and a substantial amount of the public will not be adversely impacted by the Project.

Viewshed Analysis – Section 212.1.A.1.1

- Appendix H – Overview Map
 - Results of viewshed analysis and locations of 17 Key Observation Point (KOP)
 - Photo simulations completed for 8 KOPs

LEGEND

- ▲ SIMULATION VIEWPOINT
- ▲ PHOTO VIEWPOINT
- 2-MILE STUDY AREA WITHIN JEFFERSON TOWNSHIP
- ▨ PROPOSED SUBSTATION/SWITCHYARD
- x - PROPOSED ARRAY FENCING
- ▩ PROPOSED ARRAY LOCATION
- PROPOSED LANDSCAPING
- ▭ MUNICIPAL BOUNDARY
- POTENTIAL VISIBILITY OF NORTHERN PROJECT (PANELS, INVERTERS, FENCE)
- POTENTIAL VISIBILITY OF SOUTHERN PROJECT (PANELS, INVERTERS, FENCE)

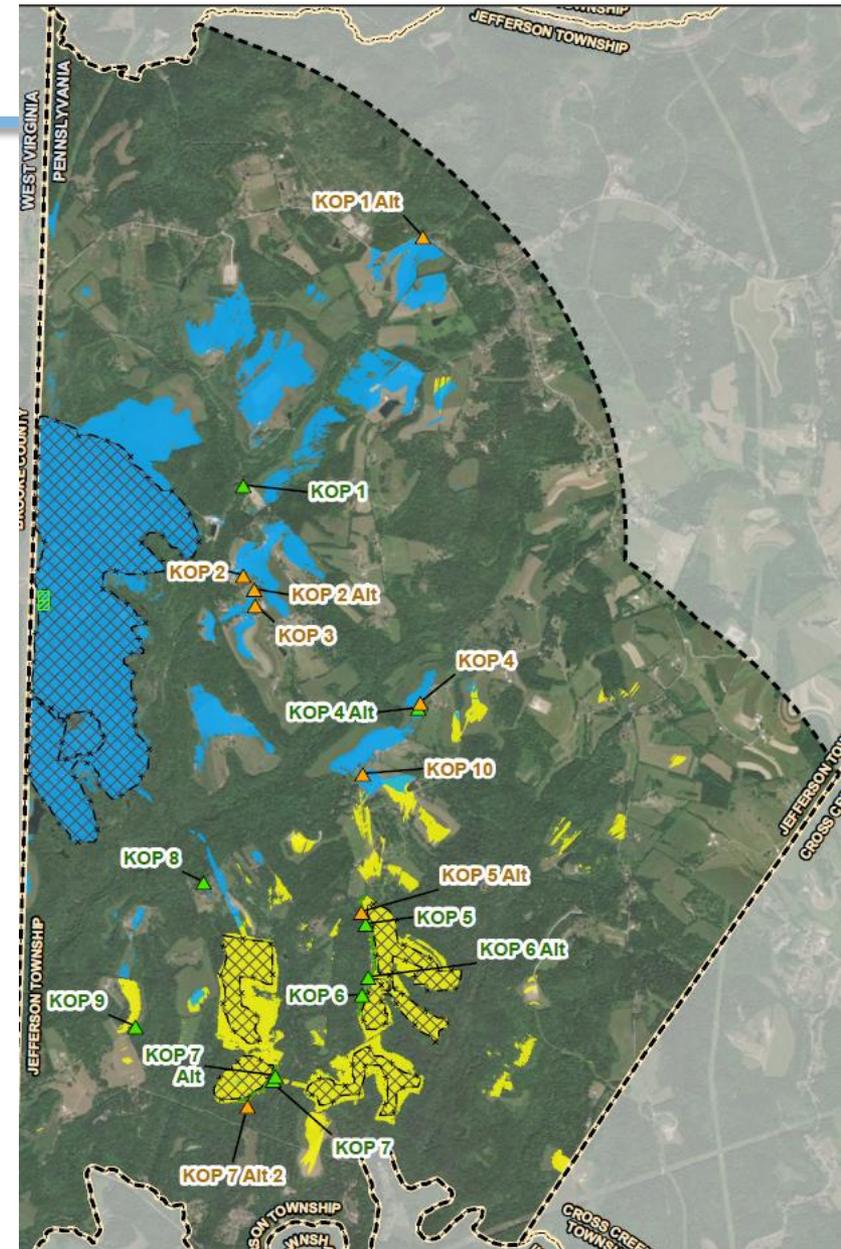


Photo Simulation (Before) – Taken from Eldersville Road looking Southwest



KOP 1 - Leaf-On

Existing Conditions

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October 2025

Photo Simulation (After) – Taken from Eldersville Road looking Southwest



KOP 1 - Leaf-On

Representative Simulation

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October 2025

Photo Simulation (Before) – Taken from Stateline Road looking WNW



KOP 3 - Leaf-Off

Existing Conditions

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Photo Simulation (After) – Taken from Stateline Road looking WNW



KOP 3 - Leaf-Off

Representative Simulation

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October 2025

Photo Simulation (Before) – Taken from Stateline Road looking WNW



KOP 3 - Leaf-On

Existing Conditions

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October 2025

Photo Simulation (After) – Taken from Stateline Road looking WNW



KOP 3 - Leaf-On

Representative Simulation

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Photo Simulation (Before) – Taken from Bethel Ridge Road looking WSW



KOP 4 - Leaf-Off

Existing Conditions

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Photo Simulation (After) – Taken from Bethel Ridge Road looking WSW



KOP 4 - Leaf-Off

Representative Simulation

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October 2025

Photo Simulation (Before) – Taken From Bethel Ridge Road looking West



KOP 10 - Leaf-Off

Existing Conditions

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Photo Simulation (After) – Taken From Bethel Ridge Road looking West



KOP 10 - Leaf-Off

Representative Simulation

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Photo Simulation (Before) – Taken from Miller Road looking East



KOP 5 Alt - Leaf-On

Existing Conditions

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Photo Simulation (After) – Taken from Miller Road looking East



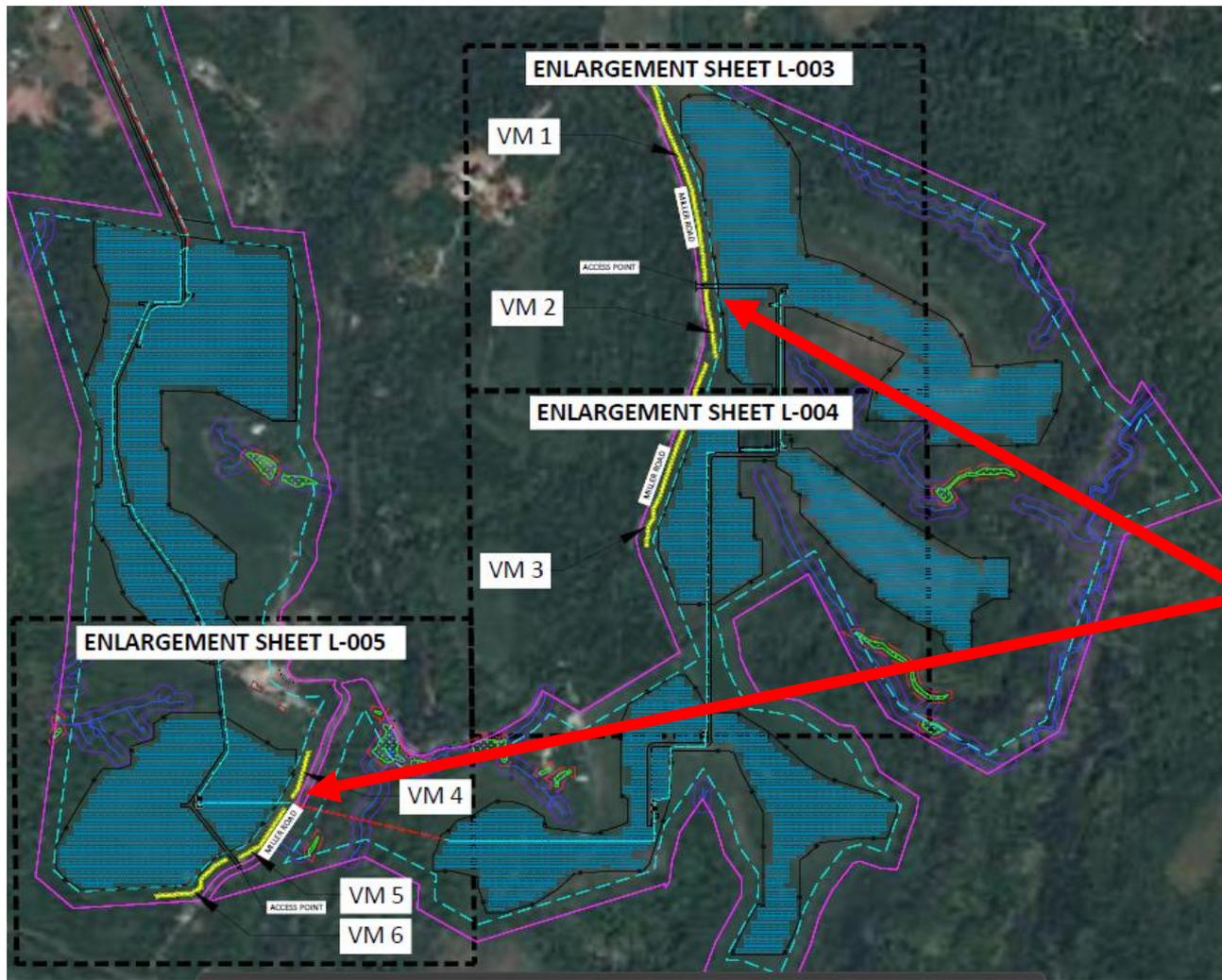
KOP 5 Alt - Leaf-On

Representative Simulation with Landscaping at 5-Years, Post-Construction

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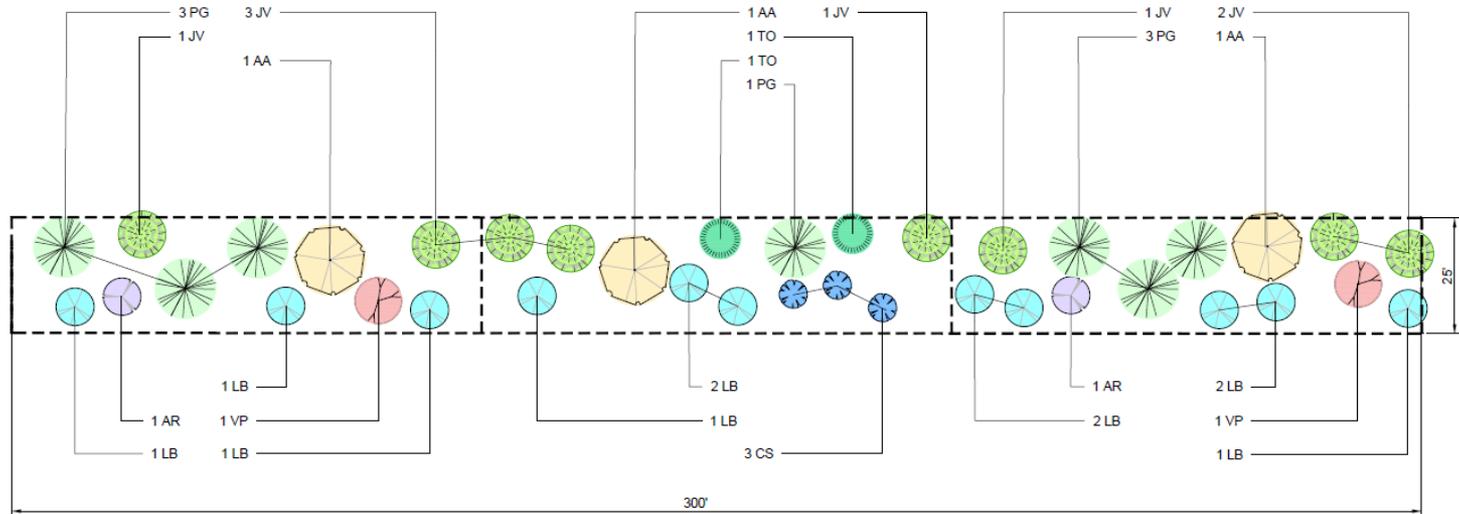
Landscaping Plan – Section 212.1.A.1.m



Vegetative buffering will be installed around the SEF in specific areas to prevent the SEF from being seen from roadways adjacent to the SEF and/or non-participating owner's residential structures on adjacent properties.

Adding landscaping along portions of Miller Road where existing vegetation does not sufficiently reduce visual impacts of the SEF from Miller road. (marked in yellow)

Landscaping Plan – Section 212.1.A.1.m



LEGEND - VM1-VM6

LANDSCAPE PLANTING SCHEDULE

PLANTING TEMPLATE

TOTAL SCREENING LENGTH = 4,334 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	116	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	29	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	43	24"-30" HT.	#3/5 CONT.	7'-9' HT.	Y
LB	LINDERA BENZOIN SPICEBUSH	159	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: 303 OF 549 OR 55% OF PLANTS ARE POLLINATORS

Vegetation Management Plan – 212.1.A.1.n

- Vegetation Management Plan including maintenance requirements has been developed for the Project and is included in Appendix J. Once ground cover is established, the Site will be mowed and trimmed regularly to ensure that vegetation does not shade the photovoltaic modules, allows unobstructed access to the array and its components, and presents a well-groomed site appearance.
- Mowing is typically performed three (3) to four (4) times per growing season until fully established, but this may be amended depending on rainfall and other observed growing conditions.
- Vegetated areas will not be subject to chemical fertilization or herbicide/ pesticide application, except for those applications necessary to establish the vegetative cover or to prevent invasive species and in accordance with an approved erosion and sedimentation control plan.
- In accordance with Section 212.3.A.2.h., the Applicant will comply with applicable local and state law related to removal of trees and vegetation in wooded areas within the context of the applicable NPDES General Permit requirements for proposed earth disturbances and construction stormwater runoff. Per the results of the PNDI review, tree cutting restricted to October 31st through March 31st, will be adhered to as a conservation measure as required by the USFWS.

Glare - 212.1.A.1.o

- The Applicant has completed a Glint and Glare Study (Appendix K) using Sandia’s Solar Glare Hazard Analysis Tool (SGHAT) tool. The results demonstrate that **the SEF will not have significant adverse impact** on neighboring or adjacent uses either through siting or through mitigation.
- The estimated glare will **not** have a significant adverse impact on neighboring uses as the estimated impacts are either minor or will be generally short in duration.
- In addition, glare created by the SEF **does not** fall into the “red category” per the Jefferson Township zoning ordinance requirements. Per the requirements, adjacent roads, and non-participating property owners’ residences within 1,000-ft were included in the study.
- Testing Criteria:
 - Modeled in 1-minute increments from when the sun rises and falls below the horizon each day of the year.
 - Site was grouped into 9 modeling areas based on proximity to receptors identified by Group A through Group I.
 - Modeled at 24 different Observation Points (OP) equating to 17 unique buildings identified within 2,000-ft of the proposed SEF:
 - Glare was modeled at heights of 6-ft for single story buildings and 16-ft for two story buildings.
 - Modeled glare along roadways to model potential glare while driving:
 - Glare modeled at heights of 4.5-ft for passenger cars and 9-ft for commercial vehicles.

Certificates of Design Compliance – 212.1.A.1.p

- As required in Section 212.1.A.1.p, a Certificate of Design Compliance (CDC) will be provided. The CDC is a document that certifies a product or building design meets specific legal, safety, and building code standards.
- A solar energy facility certificate of design compliance requires submitting detailed plans that demonstrate adherence to building, electrical, and fire codes, including the National Electric Code (NEC) and International Building Code (IBC). Key requirements include detailed site and electrical diagrams, structural assessments, fire safety plans (including setbacks), and ensuring all components have the necessary listings and certifications.
- **The CDCs for the Project will be provided to the Township prior to issuance of the Building Permit.** Certificates of design compliance will be obtained by the equipment manufacturers from Underwriters Laboratories (UL), Institute of Electrical and Electronics Engineers (IEEE), Solar Rating and Certification Corporation (SRCC), Electrical Testing Laboratories (ETL), Florida Solar Energy Center (FSEC) or other equivalent certifying organizations as the Project designs are finalized and the specific equipment to be installed, is known.

Construction Transportation Plan – 212.1.A.1.q

- In compliance with Section 212.1.A.1.q, the Applicant developed a Construction Transportation Plan. The Plan shows all roadways that will be utilized to access the SEF, access points include direct access from T-335 (Miller Road), Village Road, and from County Road No. 7. Haul routes will be utilized for delivery of equipment/materials and access to the work areas. Roadway repairs will be completed to address any failure areas along the planned haul routes precipitated by construction traffic. A field meeting and determination will be made by the Applicant Representative, Jefferson Township, PennDOT, and County Representative for the level of repairs, as appropriate.
- The Applicant conducted a meeting with the Burgettstown School District to review the Project, anticipated construction traffic, and to gather information on specific transportation concerns and requirements. It was discussed that both Bus 4 and Jake Schneider’s Bus Contracting Service using vans run the routes closest to the Project site. The Applicant and their contractor will coordinate with Burgettstown Area Schol District to avoid construction traffic during school drop-off and pick-up times.
- Temporary traffic control measures and devices to protect work zones shall be implemented in accordance with PennDOT Publication 213, Temporary Traffic Control Guidelines and WVDOH, Manual on Temporary Traffic Control for Streets and Highways, based on location and duration of the work.

Public Utility Acknowledgement – 212.1.A.1.r

- The Project is currently part of the PJM Transition Cycle 2 Interconnection (queue number AH1-545), and PJM has been advised of the intent to install a grid-connected system, with an Interconnection Agreement anticipated by December 2026 / January 2027.
- To comply with Section 212.1.A.1.r, the applicant will supply a copy of the interconnection agreement prior to issuance of the Building Permit.
- To further satisfy this requirement applicant has provided a copy of the interconnection application.

Emergency Response Plan (ERP) – 212.1.A.1.s

- The Applicant has collaborated with local emergency service professionals servicing the location of the SEF. These emergency service professionals included:
 - Jefferson Township Volunteer Fire Department,
 - Township Zoning Officer, and
 - Washington County Department of Public Safety

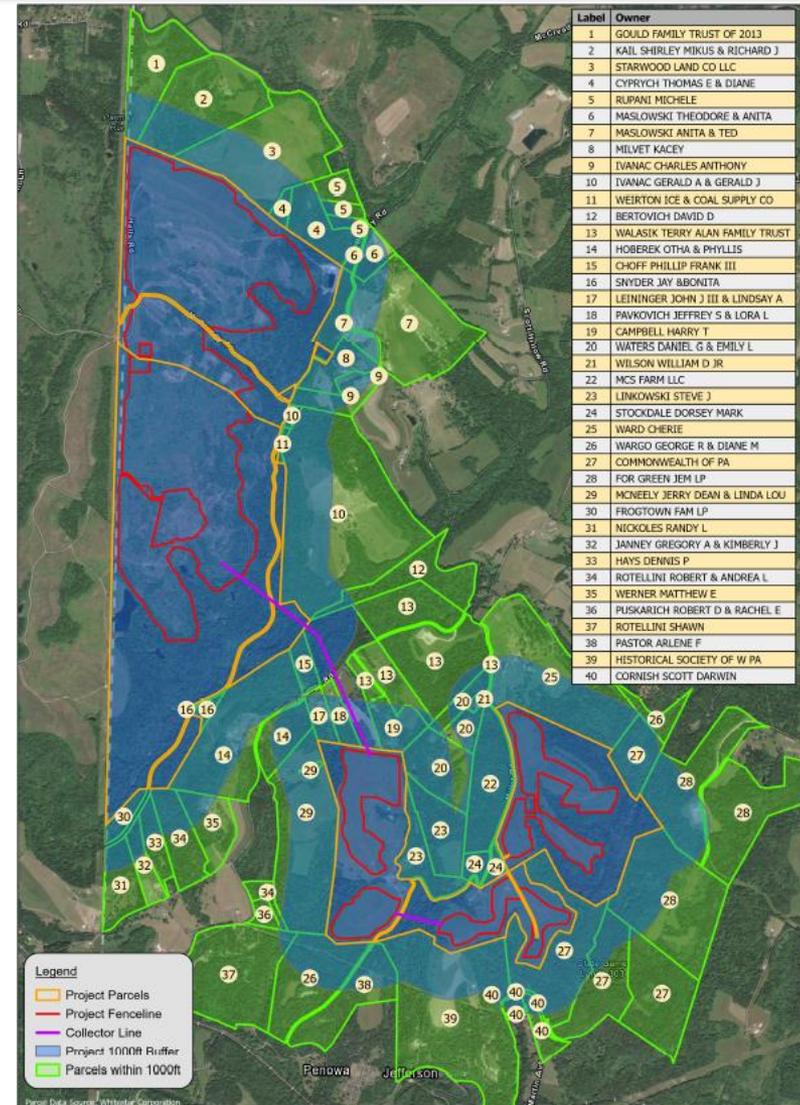
- The Emergency Response Plan includes site orientation, location, and review of SDS documentation, review of emergency vehicle access, location of significant structures including the Emergency Shut-off Devices (ESD) and what is rendered safe by activating these devices, and other matters, as necessary. The Applicants Emergency Response Plan is included in Appendix M.

- Training and equipment costs associated with implementation of the ERP will be paid by Applicant.

- The SEF Owner/Operator will provide training to emergency service professionals regarding how to implement the plan at the SEF. In addition, following construction of the Project, Applicant will provide on-site training for emergency responders.

Non-Participating Landowner Notification – 212.1.A.1.t

- The Applicant has notified, in writing, via certified mail, all non-participating property owners within 1,000 feet of the proposed development about the Project and the submission of the CUP to the Township for review. A map showing the non-participating landowners within 1,000 feet of SEF is included in Figure 5 of Appendix A, and a table of the landowners and address is included in Table 4, Appendix B.
- A copy of the Non-Participating Landowner Notification letter is included in Appendix N.
- Copies of the certified mail receipts are available for review upon request.
- Public Hearing notices were mailed on 2/7/26, as required by Section 210.12 and 210.13



Conditional Use Application Distribution – 212.1.A.1.u

- As requested by the Township, the Applicant has provided six (6) physical copies and one (1) electronic copy (.pdf format) of this CUP Application. The Applicant understands that one (1) copy will be kept at the Township Building for inspection by residents who are located within 1,000 feet of the proposed development. Landowners will be informed of the CUP submission in their letter included in Appendix N.
- In addition, an electronic copy of the CUP Application is available on the Jefferson Township Website at the following URL <https://www.jeffersontwpwashpa.org/conditional-use-permit-docs>

The screenshot shows the Jefferson Township website navigation menu with the following items: Home, Community, Government, Documents, Permits, Certifications & Records, Meetings and Agendas. The 'Documents' menu item is highlighted with a red arrow pointing to the text '1.) Documents'. The 'Permits, Certifications & Records' menu item is highlighted with a red arrow pointing to the text '2.) Permits, Certifications & Records'. The 'Conditional Use Permit Application' link in the Government menu is highlighted with a red arrow pointing to the text '3.) Conditional Use Permit Application'. Below the navigation menu, there is a search bar with the text 'Cornerstone Solar Conditional Use Permit Application'. Below the search bar, there is a search result for 'Conditional Use Permit Application Documents' with the following details: Section 212.1.A.1.r PJM QueuePoint Final Applications AH1-545 2-17-25 Redacted, View or Download File, Consolidated Conditional Use Permit Application Narrative 20251205 (1), View or Download File.

<https://www.jeffersontwpwashpa.org/conditional-use-permit-docs>

Decommissioning – 212.3.A.22

- The Applicant has developed an SEF Decommissioning Plan in compliance with Section 212.3.A.22. A solar energy facility decommissioning plan is a comprehensive roadmap for dismantling a solar energy system at the end of its operational life, involving equipment removal, responsible recycling and disposal, and land restoration to approximate its original state. Key components include regulatory compliance, detailed cost analysis, financial assurance, and a site-specific strategy for removing components like panels, racking, inverters, and foundations.
- The Facility will be decommissioned by completing the following major steps:
 - 1. Removal of modules, racking, and foundation piles;
 - 2. Removal of cabling, trays, and electrical equipment;
 - 3. Removal of concrete pads, foundations, and debris;
 - 4. Removal of the gravel access road and turnaround (if required by the landowner);
 - 5. Site stabilization by placing soil and reseeding; and
 - 6. Removal and disposal or recycling of certain materials.
- **Financial security will be provided to the Township prior to issuance of the Building Permit.**



Thank you

Jefferson Township – Planning Commission Presentation – February 2026

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