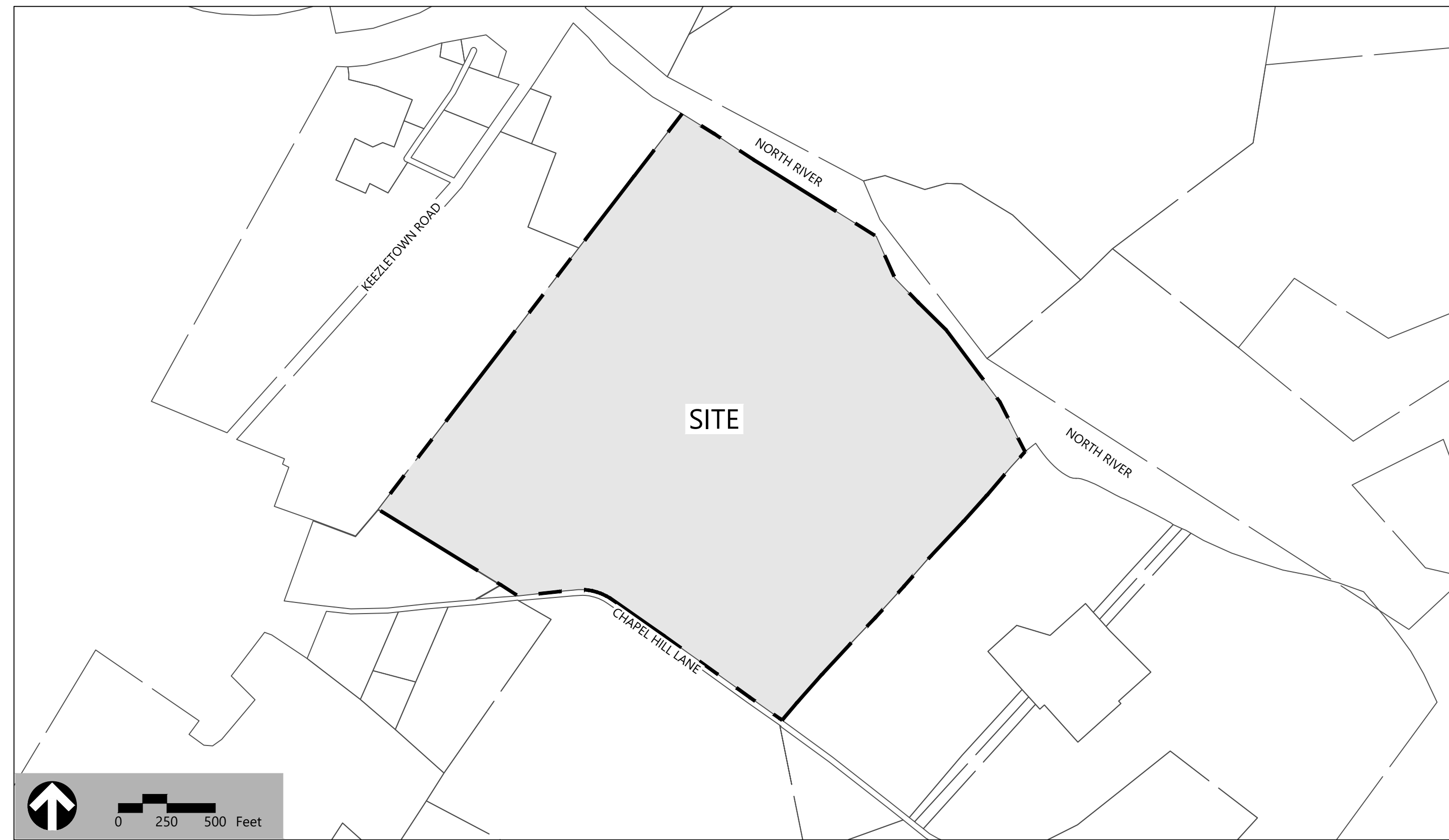


Site Plans

Issued for	Review
Date Issued	April 12, 2024
Latest Issue	July 25, 2024

WEYERS CAVE A SOLAR SPECIAL USE PERMIT APPLICATION #: TBD

194 CHAPEL HILL LANE
WEYERS CAVE, VA 24486



Sheet Index

No.	Drawing Title	Latest Issue
C100	NOTES AND DETAILS	July 25, 2024
C200	EXISTING CONDITIONS	July 25, 2024
C300	SITE PLAN	July 25, 2024
C301	SITE PLAN W/ AERIAL	July 25, 2024

Land Owner:

The Farm at Chapel Hill, LLC
3221 Peoples Drive, Suite 150
Harrisonburg, VA 22801
Tax Map No: 20-24

Applicant / Developer:

Weyers Cave VAA, LLC
100 Summit Lake Drive, Valhalla, NY 10595
Attn: Jeffrey Lord
Jeffrey.Lord@rwe.com
(802) 598-8295



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100



Civil Engineer & Landscape Architect:

VHB
115 South 15th Street, Suite 200
Richmond, VA 23219
Attn: Stephen Quina, PE
(804) 441-7440
squina@vhb.com

Environmental Consultant

VHB
351 McLaws Circle, Suite 3
Williamsburg, VA 23185
Attn: Kimberly Blossom
(757) 279-2828
kblossom@vhb.com

Electrical Engineer

Antares Group Inc.
57 South Main Street, Suite 506
Harrisonburg, VA 22801
Attn: Kevin Comer
(540) 227-8866
kcomer@antaresgroupinc.com



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100



PROJECT NOTES:

- THE APPLICANT REQUESTS THE GRANTING OF A SPECIAL USE PERMIT (SUP) TO ALLOW FOR THE INSTALLATION OF A SMALL SOLAR ENERGY SYSTEM ON THE SUBJECT PROPERTY PER ARTICLE VI.D OF THE AUGUSTA COUNTY ZONING ORDINANCE.
- THE SUBJECT PROPERTY IS IDENTIFIED AS THE FOLLOWING TAX MAP NUMBERS PER THE AUGUSTA COUNTY ASSESSOR: 20-24. THE PARCEL IS 126.62 ACRES PER THE COUNTY TAX RECORDS.
- THE APPLICANT IS WEYERS CAVE VAA, LLC, 100 SUMMIT LAKE DRIVE, VALHALLA, NY 10595.
- THE DEPICTED SUBJECT PROPERTY BOUNDARY, ADDITIONAL ADJOINER LINES AND EXISTING CONDITIONS INFORMATION WAS OBTAINED FROM AUGUSTA COUNTY GIS DATA.
- TOPOGRAPHY, EXISTING BUILDINGS AND DRIVEWAYS ARE DERIVED FROM VGIN GIS DOWNLOADS PREPARED BY VHB. THE CONTOUR INTERVAL IS ONE (1) FOOT.
- WETLANDS INFORMATION OBTAINED FROM A WATERS OF THE U.S. DELINEATION PREPARED BY VHB IN JANUARY 2023 AND REVISITED IN FEBRUARY 2024. CONFIRMATION OF STATE SURFACE WATER DETERMINATION IS PENDING.
- PER FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 51015C0192D, WITH AN EFFECTIVE DATE OF 9/28/2007, THERE ARE SPECIAL FLOOD HAZARD AREAS. THE PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD AND THERE ARE 1% AND 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS WITHIN THE PARCEL.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT THIS APPLICATION CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND THE DEVELOPER THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY. A PHASE I ENVIRONMENTAL SITE ASSESSMENT WAS PERFORMED ON THIS SITE IN JANUARY 2023 BY MERIDIAN ENVIRONMENTAL COMPANY. THE ASSESSMENT DID NOT INDICATE THE PRESENCE OF ANY POTENTIAL OR RECOGNIZED ENVIRONMENTAL CONDITION AND RECOMMENDED NO FURTHER EVALUATION WAS WARRANTED.
- THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE, AND INTENSITY.
- THE SOLAR PANEL LAYOUT PROVIDED ON THIS SPECIAL USE PERMIT PLAN IS APPROXIMATE AND THE FINAL LOCATION OF THE PROPOSED SOLAR PANELS SHALL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.
- PROJECT SIGNAGE SHALL COMPLY WITH ALL APPLICABLE AUGUSTA COUNTY SIGN REGULATIONS. REQUIRED WARNING SIGNAGE SHALL BE PROVIDED AS REQUIRED BY THE ZONING ORDINANCE.
- NOISE LEVELS FROM THE SOLAR ENERGY FACILITY WILL COMPLY WITH ALL APPLICABLE AUGUSTA COUNTY NOISE REGULATIONS.
- EROSION CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.

PROJECT NARRATIVE:

WEYERS CAVE VAA, LLC (APPLICANT) PROPOSES TO CONSTRUCT AND OPERATE THE WEYERS CAVE A SOLAR FACILITY (PROJECT) AT 194 CHAPEL HILL LANE, WEYERS CAVE, VIRGINIA 24486. THE PROJECT IS A SMALL SOLAR ENERGY FACILITY WITH SINGLE-AXIS TRACKING, GROUND-MOUNTED PHOTOVOLTAICS (PV), AND AN ELECTRIC POWER GENERATING CAPACITY OF APPROXIMATELY 3.0 MEGAWATTS (MW) OF ALTERNATING CURRENT (AC) WITHIN A FENCE SECURED AREA OF APPROXIMATELY 24 ACRES. THE FENCED DEVELOPMENT AREA IS LOCATED WITHIN PARCEL TAX MAP NO. 20-24 WITH A PROPOSED GRAVEL ACCESS ROAD THAT RUNS TO CHAPEL HILL LANE THROUGH THE PROJECT PARCEL. THE PROJECT PARCEL (PROPERTY) IS APPROXIMATELY 126.62 ACRES AND IS PRIVATELY OWNED BY THE FARM AT CHAPEL HILL, LLC. THE LOCATION AND ORIENTATION OF THE SOLAR ARRAY WITHIN THE PROPERTY WAS DESIGNED SO TO MINIMIZE VISIBILITY FROM NEARBY RESIDENTS AND PUBLIC ROADWAYS, MINIMIZE EXCAVATION AND GRADING ASSOCIATED WITH PROJECT CONSTRUCTION, AND MAXIMIZE EXPOSURE TO SOLAR RADIATION THROUGHOUT THE YEAR. THE FACILITY SETBACKS FROM THE SURROUNDING RESIDENTIAL PARCELS MEET OR EXCEED COUNTY REQUIREMENTS.

PURPOSE AND NEED:

THE PURPOSE OF THE PROPOSED PROJECT IS TO GENERATE LOCAL, CLEAN, AND RENEWABLE SOLAR POWER WITH THE ELECTRICITY GENERATION TO BE SOLD TO DOMINION ENERGY. PROJECT SITE CONSTRUCTION IS ANTICIPATED TO BEGIN IN LATE 2024 OR IN 2025. LOCAL SOLAR PROJECTS ARE PART OF THE ENERGY MIX, REDUCING THE DEPENDENCE ON ANY SINGLE SOURCE OF ELECTRICITY GENERATION. PROJECTS LIKE THESE ARE BEING PROPOSED IN RESPONSE TO THE VIRGINIA CLEAN ECONOMY ACT OF 2020 (VCEA). AS PART OF THE VCEA, DOMINION ENERGY IS REQUIRED TO IMPLEMENT SIGNIFICANT DEVELOPMENT OF VIRGINIA-BASED ZERO-CARBON RENEWABLE ELECTRICITY GENERATION (SOLAR, ON-SHORE WIND POWER, OFF-SHORE WIND POWER, ETC.) ON A PRESCRIBED SCHEDULE THROUGH THE YEAR 2036. AS PART OF THE LAW'S REQUIREMENTS, 1,100 MW OF DISTRIBUTED ENERGY RESOURCE (DER) SOLAR PROJECTS ARE SCHEDULED FOR CONSTRUCTION BY THE YEAR 2036. THE LAW DEFINES A DER SOLAR PROJECT AS LESS THAN OR EQUAL TO 3 MWAC (THE SIZE OF THE PROPOSED PROJECT). A PORTION OF THOSE PROJECTS (ABOUT 80 PERCENT) WILL BE FOR DER SOLAR PROJECTS THAT SELL POWER DIRECTLY TO DOMINION ENERGY FOR GENERAL ELECTRIC GRID SUPPORT AND LOCAL CUSTOMER ELECTRICITY NEEDS. THESE LOCAL POWER GENERATION PROJECTS ALSO BENEFIT THEIR HOST COMMUNITIES BY IMPROVING THE RESILIENCY OF THE LOCAL ELECTRIC GRID, SUPPLYING POWER LOCALLY AND OFFSETTING POWER SUPPLIES THAT WOULD OTHERWISE BE REQUIRED FROM DISTANT POWER PLANTS.

BASED ON ITS COMMITMENT TO PROVIDING RENEWABLE ENERGY, THE APPLICANT PROPOSES TO DEVELOP THE SITE DESCRIBED BELOW TO MAXIMIZE ITS SOLAR ENERGY POTENTIAL WITHIN THE PROJECT'S SECURED FENCED AREA. TO BEST DETERMINE OPTIMAL LOCATION WITHIN THE SITE, THE FOLLOWING FACTORS HAVE BEEN ANALYZED:

- SIGNIFICANT SOLAR RADIATION (INSOLATION)
- SITE ACCESSIBILITY FOR SERVICE AND CONSTRUCTION VEHICLES
- AVOIDANCE OF ENVIRONMENTALLY SENSITIVE AREAS
- LIMITED TREE AND VEGETATIVE CLEARING
- LIMITED VISIBILITY FROM OFFSITE LOCATIONS
- REQUIRED SETBACKS FROM ADJACENT PROPERTIES AND PUBLIC ROADS

SITE SETTING

THE PROPOSED PROJECT SITE IS LOCATED AT 194 CHAPEL HILL LANE IN WEYERS CAVE, VIRGINIA. THE FENCED PORTION OF THE PROJECT AREA IS APPROXIMATELY 24 ACRES IN SIZE AND WILL BE INSTALLED WITHIN PARCEL TAX MAP NO. 20-24 (APPROXIMATELY 126.62 ACRES). THE PROJECT IS ACCESSED FROM AN EXISTING PRIVATE GRAVEL ROADWAY THAT CONNECTS TO CHAPEL HILL LANE. THE PROPERTY IS PRIVATELY OWNED BY THE FARM AT CHAPEL HILL LANE, LLC. APPROXIMATELY 34.2 ACRES (27% OF THE PROPERTY EXISTS AS FORESTED AREA AND THE BALANCE EXISTS AS PASTURE. THE PORTION OF THE PROPERTY TO BE CONSIDERED FOR THE PROJECT DEVELOPMENT WAS DELINEATED FOR JURISDICTIONAL WETLAND/WATERS. THE WETLAND/WATERS DELINEATION WAS PERFORMED BY VHB IN JANUARY 2023 AND IN FEBRUARY 2024 AND IS PENDING CONFIRMATION OF STATE SURFACE WATER DETERMINATION. THERE ARE WATERS REGULATED UNDER SECTIONS 401/404 OF THE CLEAN WATERS ACT FOUND ON THE PROJECT SITE. PROJECT PROPOSED IMPACTS TO WETLANDS ARE LIMITED TO THE MINIMUM NECESSARY TO ACCOMMODATE THE REQUIRED STORMWATER MANAGEMENT INFRASTRUCTURE. AND THERE ARE MINIMAL PROPOSED IMPACTS TO THESE WETLANDS/WATERS. THE DELINEATED WETLANDS/WATERS ARE DEPICTED ON THIS SUP SITE PLAN.

THE PROPOSED 24-ACRE FENCED PROJECT SITE IS BORDERED AS FOLLOWS:

- BORDERED TO THE NORTHWEST BY A MINIMUM OF 350 FEET WIDE PORTION OF THE HOST PARCEL; THE NEXT ADJACENT PARCEL ARE TWO (2) GENERAL AGRICULTURE (GA) PARCELS (TAX MAP NO. 20-13-E AND 20-22).
- BORDERED TO THE NORTHEAST BY THE NORTH RIVER WITH THREE (3) AGRICULTURE (A2) PARCELS (TAX MAP NO. 150-A-89, 150-A-91 AND 151-A-40) DIRECTLY ACROSS THE RIVER.
- BORDERED TO THE SOUTHEAST BY A MINIMUM OF 53 FEET WIDE PORTION OF THE HOST PARCEL; THE NEXT ADJACENT PARCEL IS ONE (1) GA ZONED PARCEL (TAX MAP NO. 20-25B).
- BORDERED TO THE SOUTHWEST BY A MINIMUM OF 487 FEET WIDE PORTION WHERE THE HOST PARCEL ABUTS CHAPEL HILL LANE; THE NEXT ADJACENT PARCELS ARE THREE (3) GA ZONED PARCELS (TAX MAP NO. 20-41, 20-42 AND 20-13B).

THE SPECIFIC LOCATION OF THE PROPOSED SOLAR ARRAY WITHIN THIS PROPERTY WAS CAREFULLY DESIGNED SO TO MINIMIZE VISIBILITY AND MAXIMIZE SETBACKS FROM NEARBY RESIDENTS. VIEWSHED BUFFERING/SCREENING IS ACCOMPLISHED BY PRESERVING A 25-FOOT OR GREATER WIDTH BUFFER OF EXISTING VEGETATION. WHERE PRESERVED EXISTING VEGETATION IS DEEMED INSUFFICIENT FOR BUFFERING, SUPPLEMENTAL PLANTINGS WILL BE INSTALLED FOR ADHERENCE TO THE ALTERNATIVE 2 BUFFERING COMPLIANCE IN ZONING ORDINANCE ARTICLE VI.D SECTION 25-70.4.C.9. ADDITIONALLY, BY PLACING THE 24-ACRE FENCED AREA INTERNAL TO A LARGER PARCEL, SCREENING IS LARGELY ACCOMPLISHED THROUGH EXISTING TOPOGRAPHY AND LAND COVER WITHIN THE 126.62-ACRE PARCEL.

KEY COMPONENTS

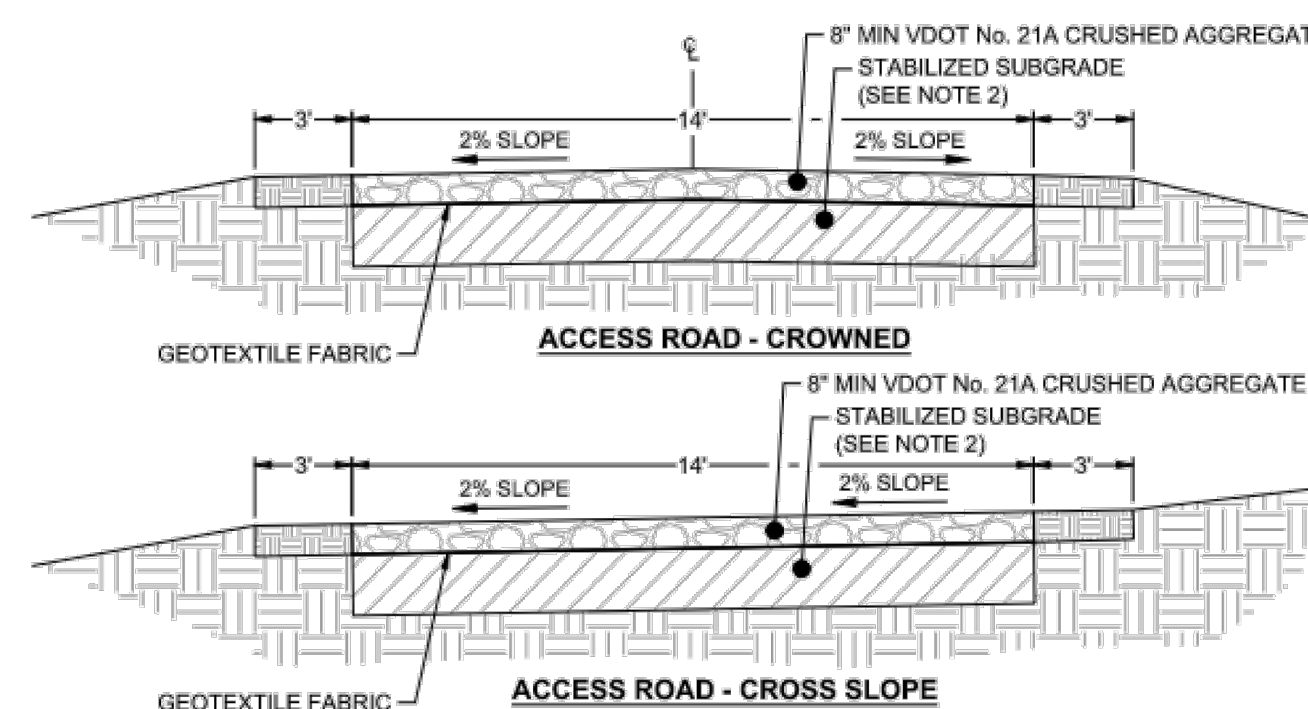
THE PROPOSED PROJECT WILL CONSIST OF THE FOLLOWING KEY COMPONENTS:

- SOLAR MODULES AND RACKING
- UNDERGROUND ELECTRICAL CONDUCTORS
- BALANCE OF SYSTEM EQUIPMENT
- GRAVEL ACCESS ROADS
- SECURITY FENCING

FOR ADDITIONAL INFORMATION, PLEASE REFERENCE THE COMPLETE PROJECT NARRATIVE AND OTHER SUPPORTING DOCUMENTS THAT ACCOMPANY THIS PRELIMINARY SITE PLAN AND SUP APPLICATION.

ZONING TABULATIONS

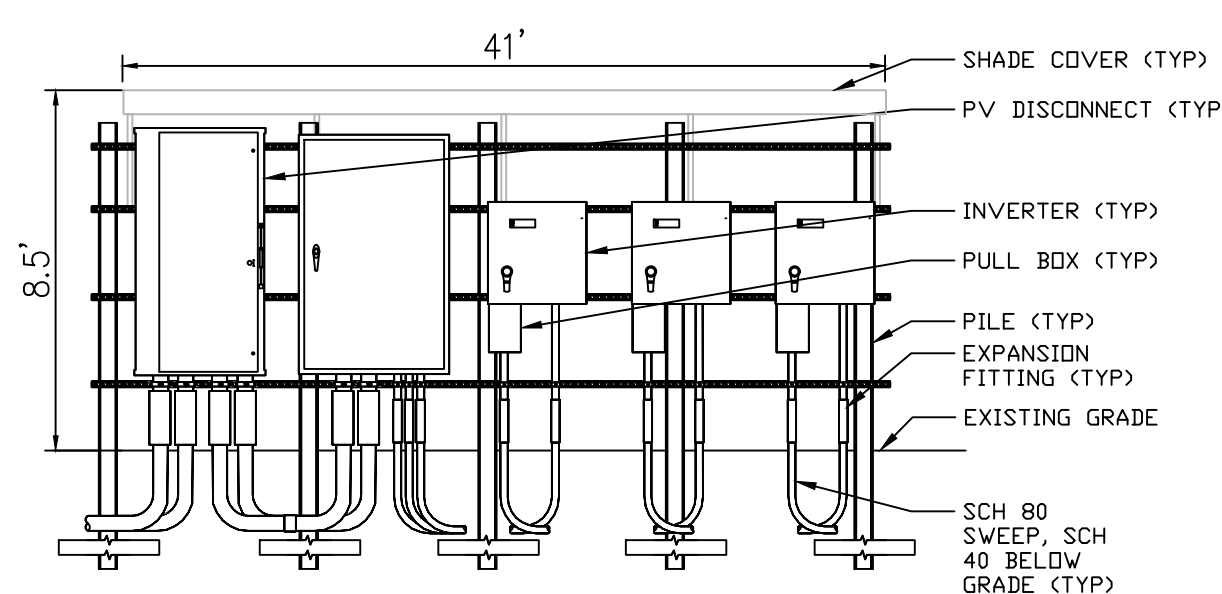
	REQUIREMENT / EXISTING	PROPOSED / PROVIDED
ZONING DISTRICT	GENERAL AGRICULTURE (GA)	NO CHANGE
LAND USE	AGRICULTURE	SMALL SOLAR ENERGY SYSTEM
MINIMUM LOT AREA (CONVENTIONAL)	ONE (1) ACRE	126.62 ACRES
MINIMUM LOT WIDTH (CONVENTIONAL)	150 FEET	NO CHANGE
MINIMUM LOT FRONTAGE	50 FEET	NO CHANGE
MINIMUM SETBACKS (SEE NOTE #2)		
RIGHT-OF-WAY	50 FEET	487 FEET
SIDE / REAR	25 FEET	53 FEET
MAXIMUM HEIGHT	75 FEET	10 FEET
MINIMUM BUFFER	BUFFER ALTERNATIVES 1 & 2 PER SECTION 25-70.4.C.9	BUFFER ALTERNATIVE 2; SEE NOTE #2 BELOW.
NOTES:	1. SETBACKS MAY VARY WITH FINAL PLAN BUT ARE SUBJECT TO THE MINIMUM DISTANCES AS REQUIRED BY ARTICLE VI.D OF THE ZONING ORDINANCE. 2. BUFFERING IS PROPOSED ALONG THE PROJECT PARCEL BOUNDARY PER ALTERNATIVE 2 IN COMPLIANCE WITH ARTICLE VI.D SECTION 25-70.4.C.9.	



- NOTES:
- GEOTEXTILE FABRIC SHALL BE MIRAFI HP370 OR PROJECT ENGINEER APPROVED EQUIVALENT.
 - SUBGRADE MATERIALS SHALL CONFORM TO VDOT "ROAD AND BRIDGE SPECIFICATIONS". SUBGRADE SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. SOIL MOISTURE CONTENT DURING COMPACTION SHALL BE MAINTAINED WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
 - SHOULDERS SHALL BE COMPACTED NATIVE SOIL.
 - ROAD GRAVEL WIDTH MAY BE EXPANDED TO 20 FEET WIDE AT ENTRANCE OR WHERE SPECIFIED ON PLAN.

ACCESS ROAD TYPICAL SECTION

NTS



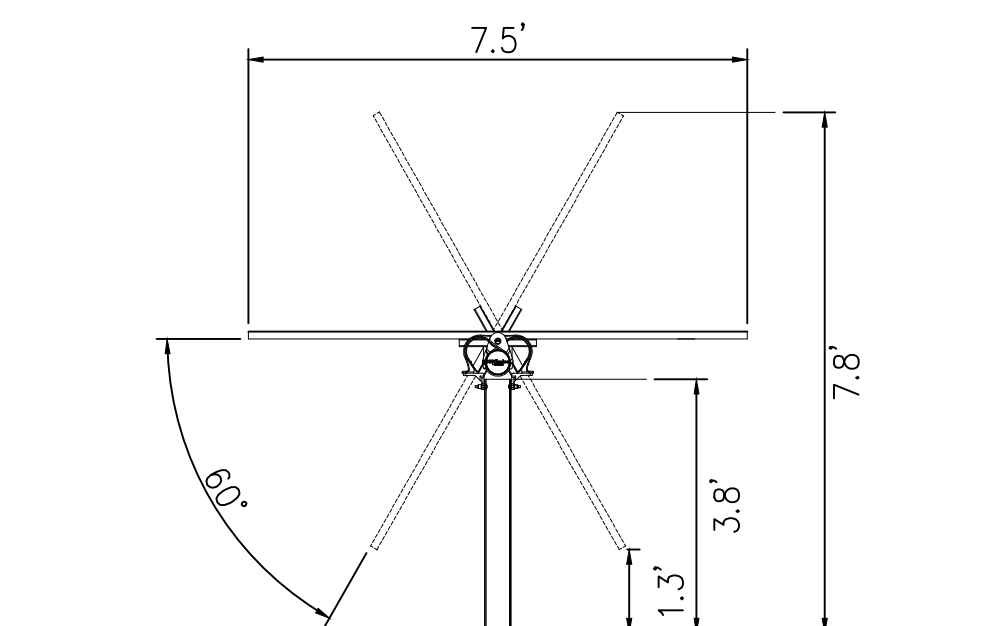
INVERTER - TYPICAL SECTION

NTS

SINGLE-AXIS TRACKER WITH PV MODULE - TYPICAL SECTION

NTS

NOTE: TYPICAL SECTION DETAIL REPRESENTATIVE OF A SINGLE-AXIS TRACKING SYSTEM FOR GROUND MOUNTED PV. THE SELECTED TRACKER SYSTEM WILL BE SPECIFIED WITH THE FINAL SITE PLAN SUBMITTAL TO THE COUNTY.



Weyers Cave A Solar

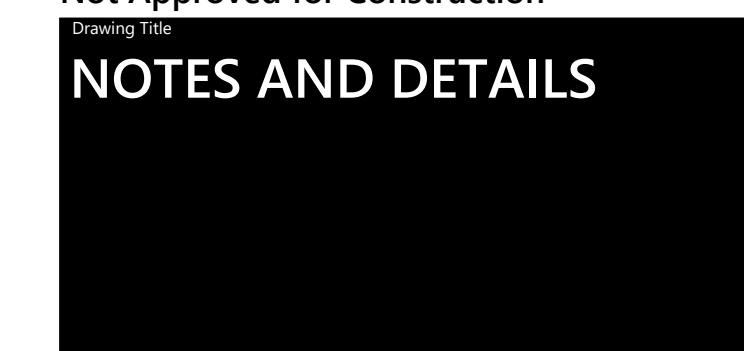
194 Chapel Hill Lane
Weyers Cave, VA 24486

No.	Revision	Date	Apprd.
1	Revised per County comments	7/25/24	SCQ

Designed by	JRN	Checked by	SCQ
Issued for		Date	

Review 4/12/2024

Not Approved for Construction

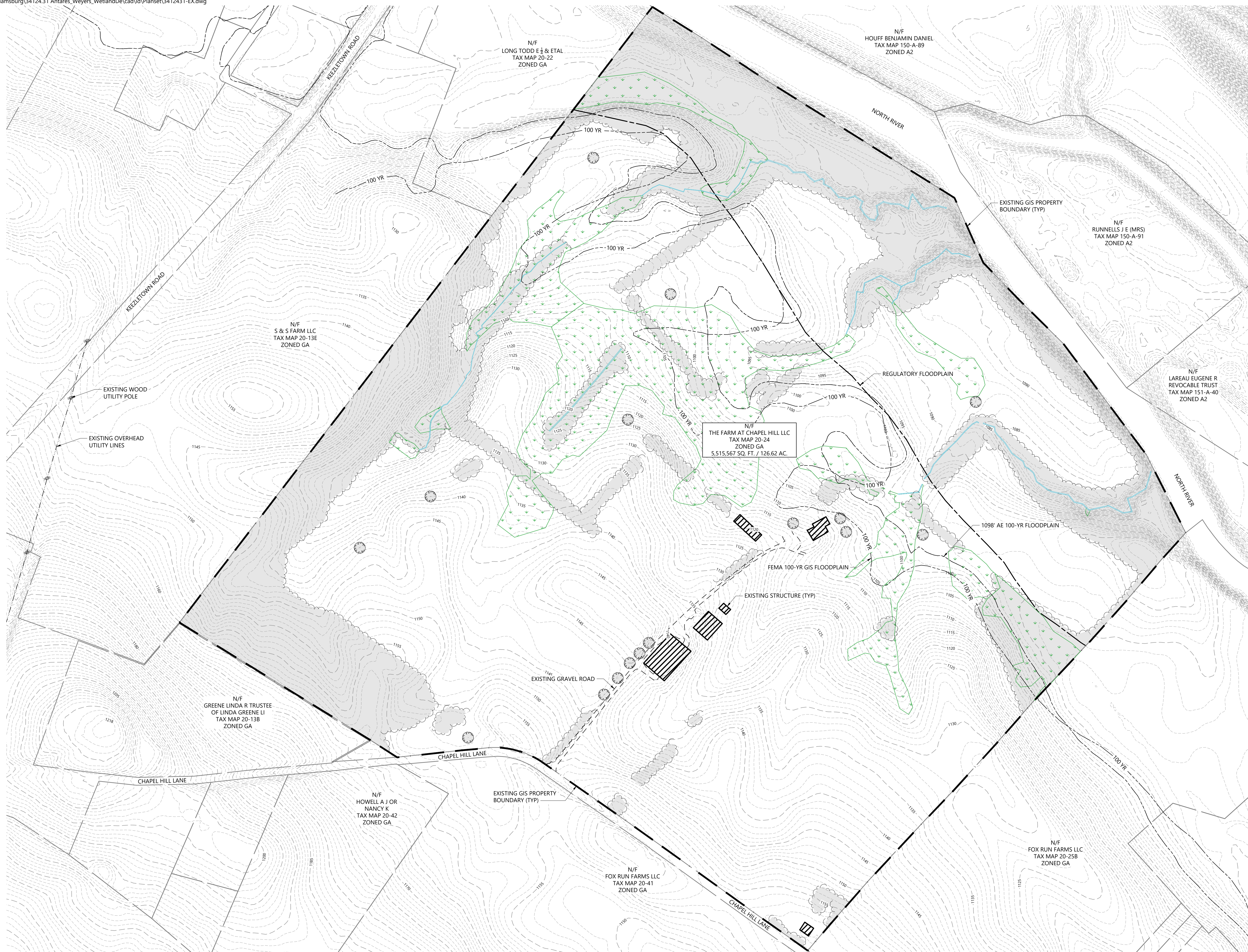


Drawing Number

C100

Sheet 2 of 5

Project Number
34124.31



vhb.com

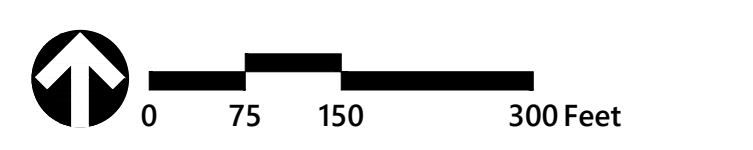


115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

RWE
ANTARES
GROUP INC.

LEGEND

	EXISTING TREELINE
	EXISTING INDIVIDUAL TREE CANOPY
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING ADJOINING PARCELS
	EXISTING OVERHEAD UTILITY LINES
	EXISTING WOOD UTILITY POLE
	PROJECT PARCEL BOUNDARY
	FIELD DELINEATED WETLANDS
	FIELD DELINEATED STREAM
	REGULATORY FLOODPLAIN
	FEMA 100-YR GIS FLOODPLAIN
	1098' AE 100-YR FLOODPLAIN



Weyers Cave A Solar
194 Chapel Hill Lane
Weyers Cave, VA 24486

No.	Revision	Date	Apprd.
1	Revised per County comments	7/25/24	SCQ

Designed by	JRN	Checked by	SCQ
Issued for		Date	4/12/2024

Review

Not Approved for Construction

EXISTING CONDITIONS

Drawing Number

C200

Sheet 3 of 5

Project Number
34124.31



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

RWE ANTARES GROUP INC.

LEGEND

	EXISTING TREELINE
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING ADJOINING PARCELS
	EXISTING OVERHEAD UTILITY LINES
	PROJECT PARCEL BOUNDARY
	PROJECT BOUNDARY SETBACK
	FIELD DELINEATED WETLANDS
	FIELD DELINEATED STREAM
	PROPOSED TREELINE
	PROPOSED SECURITY FENCE
	PROPOSED STORMWATER DITCH
	PROPOSED SOLAR PANEL
	PROPOSED GRAVEL ACCESS ROAD
	EXISTING FORESTED VEGETATION
	ALTERNATIVE #2 VEGETATIVE BUFFER
	STAGING/LAYDOWN AREA
	FEMA 100-YR GIS FLOODPLAIN
	1098' 100-YR AE FLOODPLAIN
	REGULATORY FLOODWAY
	100' ACA BUFFER
	PROPOSED UNDERGROUND INTERCONNECTION LINES
	PROPOSED OVERHEAD UTILITY LINES
	PROPOSED WOOD UTILITY POLE
	PRIME FARMLAND



Weyers Cave A Solar

194 Chapel Hill Lane
Weyers Cave, VA 24486

No.	Revision	Date	Appr'd
1	Revised per County comments	7/25/24	SCQ

Designed by JRN Checked by SCQ

Issued for Date 4/12/2024

Review

Not Approved for Construction

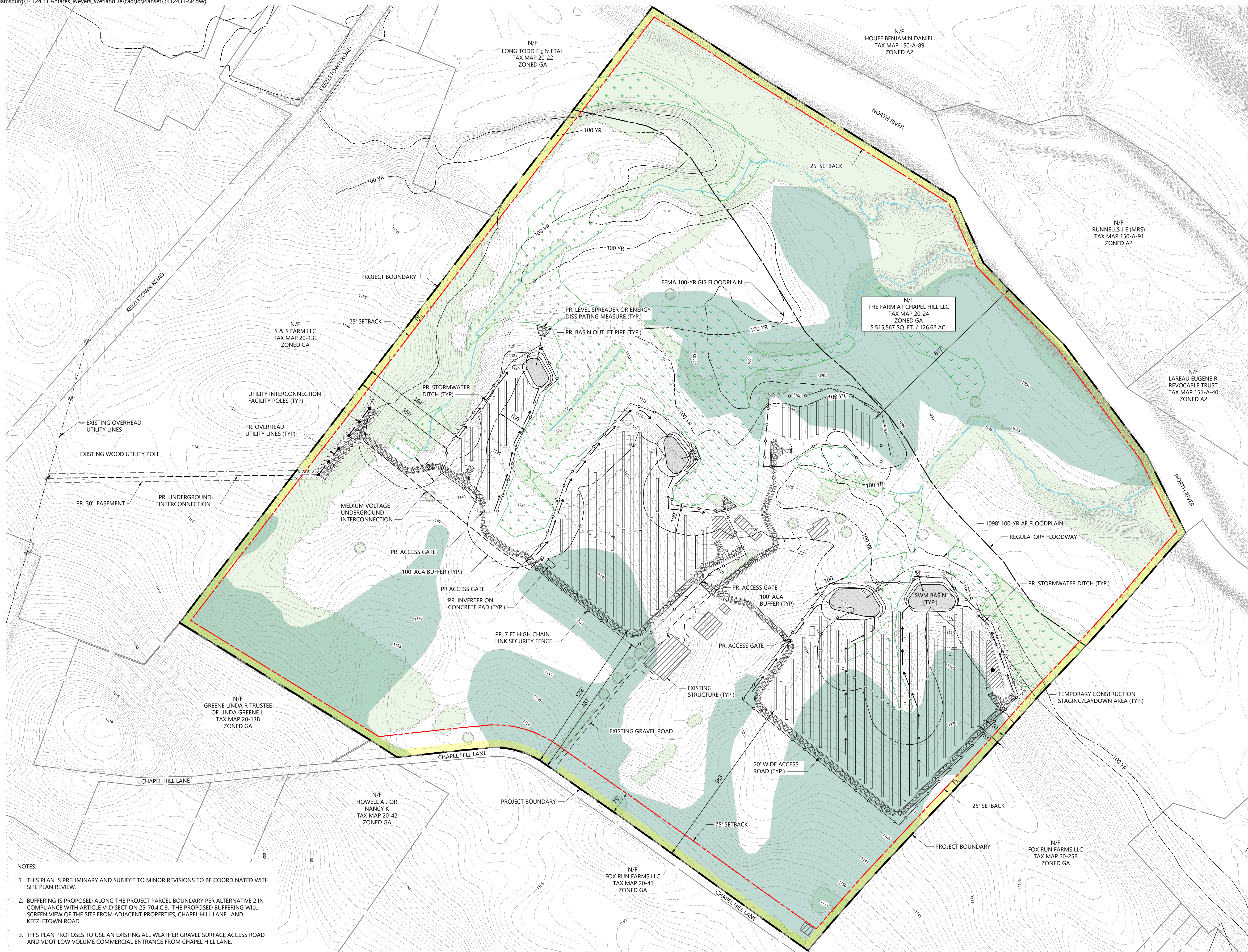
SITE PLAN

Drawing Number

C300

Sheet 4 of 5

Project Number
34124.31



- NOTES:**
1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR REVISIONS TO BE COORDINATED WITH SITE PLAN REVIEW.
 2. BUFFERING IS PROPOSED ALONG THE PROJECT PARCEL BOUNDARY PER ALTERNATIVE 2 IN COMPLIANCE WITH ARTICLE VLD SECTION 25-70.4.C.9. THE PROPOSED BUFFERING WILL SCREEN VIEW OF THE SITE FROM ADJACENT PROPERTIES, CHAPEL HILL LANE, AND KEEZLETOWN ROAD.
 3. THIS PLAN PROPOSES TO USE AN EXISTING ALL WEATHER GRAVEL SURFACE ACCESS ROAD AND VDOT LOW VOLUME COMMERCIAL ENTRANCE FROM CHAPEL HILL LANE.



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

RWE ANTARES GROUP INC.

LEGEND

- EXISTING TREELINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ADJOINING PARCELS
- EXISTING OVERHEAD UTILITY LINES
- EXISTING WOOD UTILITY POLE
- PROJECT PARCEL BOUNDARY
- PROJECT BOUNDARY SETBACK
- FIELD DELINEATED WETLANDS
- FIELD DELINEATED STREAM
- PROPOSED TREELINE
- PROPOSED SECURITY FENCE
- PROPOSED STORMWATER DITCH
- PROPOSED SOLAR PANEL
- PROPOSED GRAVEL ACCESS ROAD
- EXISTING FORESTED VEGETATION
- ALTERNATIVE #2 VEGETATIVE BUFFER
- TEMPORARY CONSTRUCTION STAGING/LAYDOWN AREA
- FEMA 100-YR GIS FLOODPLAIN
- 1098' 100-YR AE FLOODPLAIN
- REGULATORY FLOODWAY
- 100' ACA BUFFER
- PROPOSED UNDERGROUND INTERCONNECTION LINES
- PROPOSED OVERHEAD UTILITY LINES
- PROPOSED WOOD UTILITY POLE



Weyers Cave A Solar

194 Chapel Hill Lane
Weyers Cave, VA 24486

No.	Revision	Date	Apprd.
1	Revised per County comments	7/25/24	SCQ

Designed by JRN Checked by SCQ

Issued for Date 4/12/2024

Review

Not Approved for Construction

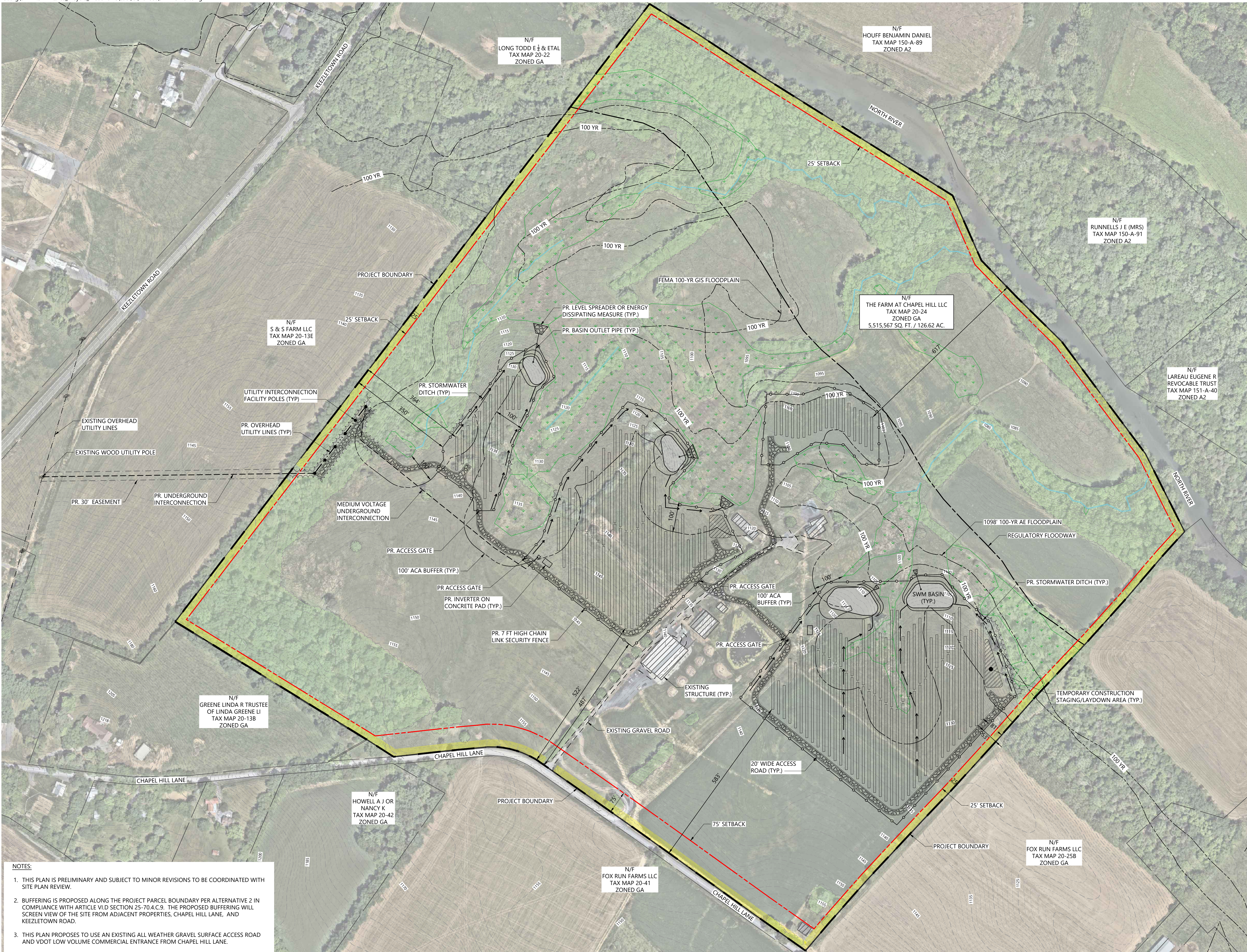
SITE PLAN W/ AERIAL

Drawing Number

C301

Sheet 5 of 5

Project Number
34124.31



- NOTES:**
1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR REVISIONS TO BE COORDINATED WITH SITE PLAN REVIEW.
 2. BUFFERING IS PROPOSED ALONG THE PROJECT PARCEL BOUNDARY PER ALTERNATIVE 2 IN COMPLIANCE WITH ARTICLE VI.D SECTION 25-70.4.C.9. THE PROPOSED BUFFERING WILL SCREEN VIEW OF THE SITE FROM ADJACENT PROPERTIES, CHAPEL HILL LANE, AND KEZZLETOWN ROAD.
 3. THIS PLAN PROPOSES TO USE AN EXISTING ALL WEATHER GRAVEL SURFACE ACCESS ROAD AND VDOT LOW VOLUME COMMERCIAL ENTRANCE FROM CHAPEL HILL LANE.