PROJECT INFORMATION:

FENCED AREA: ±33 ACRES

PANEL AREA: ±26 ACRES

AREA UNDER PANEL: ±8 ACRES

LANDSCAPE BUFFER & STORMWATER AREA: ±52 AC

TOTAL DISTURBED AREA: ±47 AC

TOTAL PROJECT AREA: ±85 ACRES

PROJECT WILL REQUIRE GRADING FOR STORMWATER BMPS AND MINOR ALTERATION TO AREAS WITHIN THE FENCED AREA FOR IRREGULAR UNDELATIONS/RILLS AND SIMILIAR DARASTIC CHANGES TO TOPOGRAPHY.

SITE'S PROPOSED IMPROVEMENT WILL GENERALLY MAINTAIN THE PRE-CONSTRUCTION DRAINAGE PATTERNS.

PROPOSED LIVESTOCK GRAZING WITHIN FENCED AREA.

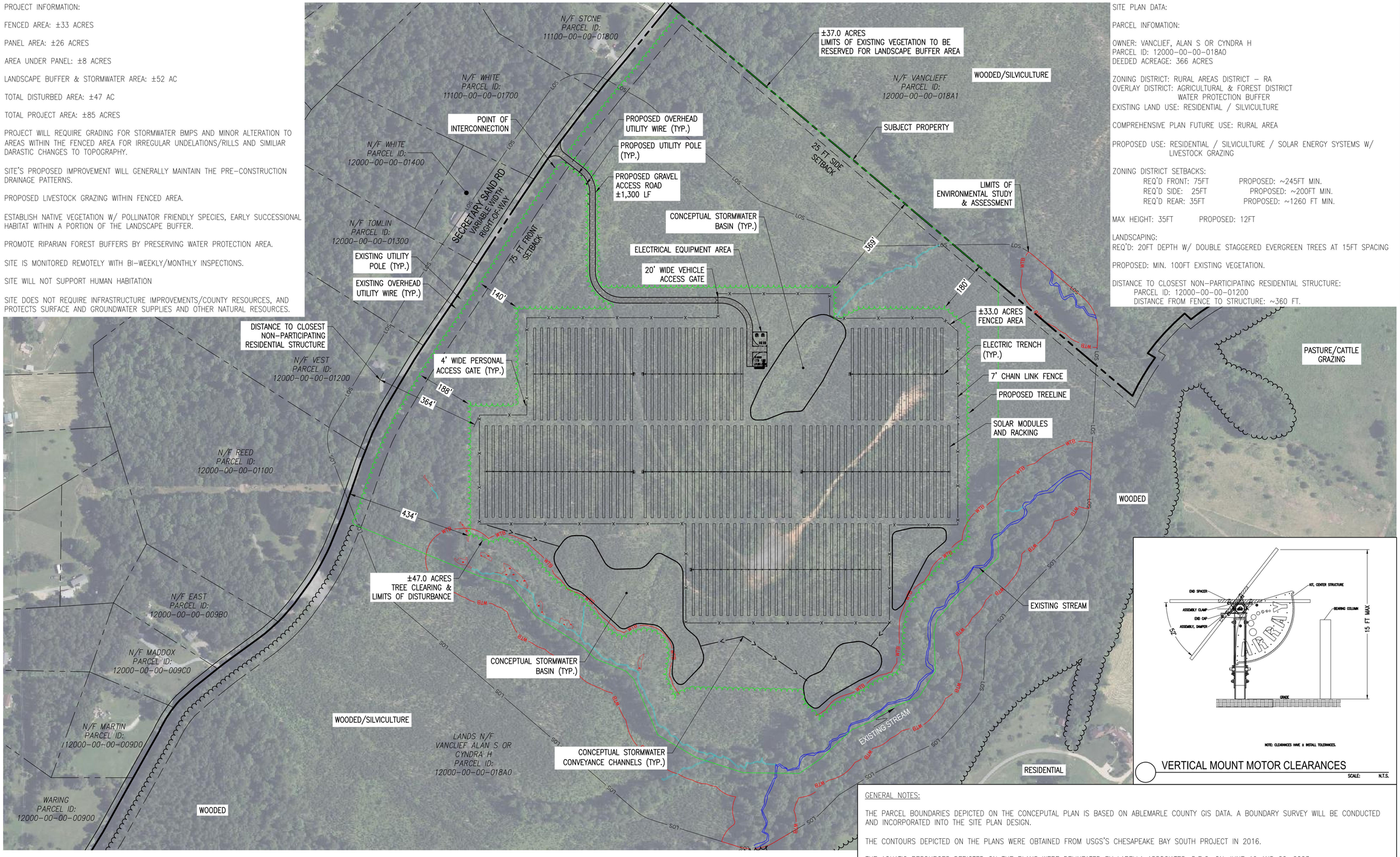
ESTABLISH NATIVE VEGETATION W/ POLLINATOR FRIENDLY SPECIES, EARLY SUCCESSIONAL HABITAT WITHIN A PORTION OF THE LANDSCAPE BUFFER.

PROMOTE RIPARIAN FOREST BUFFERS BY PRESERVING WATER PROTECTION AREA.

SITE IS MONITORED REMOTELY WITH BI-WEEKLY/MONTHLY INSPECTIONS.

SITE WILL NOT SUPPORT HUMAN HABITATION

SITE DOES NOT REQUIRE INFRASTRUCTURE IMPROVEMENTS/COUNTY RESOURCES, AND PROTECTS SURFACE AND GROUNDWATER SUPPLIES AND OTHER NATURAL RESOURCES.



VERTICAL MOUNT MOTOR CLEARANCES

SCALE: N.T.S.

SITE PLAN DATA:

PARCEL INFOMATION:

OWNER: VANCLIEF, ALAN S OR CYNDRA H
PARCEL ID: 12000-00-00-018A0
DEEDED ACREAGE: 366 ACRES

ZONING DISTRICT: RURAL AREAS DISTRICT – RA
OVERLAY DISTRICT: AGRICULTURAL & FOREST DISTRICT
WATER PROTECTION BUFFER
EXISTING LAND USE: RESIDENTIAL / SILVICULTURE

COMPREHENSIVE PLAN FUTURE USE: RURAL AREA

PROPOSED USE: RESIDENTIAL / SILVICULTURE / SOLAR ENERGY SYSTEMS W/ LIVESTOCK GRAZING

ZONING DISTRICT SETBACKS:
REQ'D FRONT: 75FT PROPOSED: ~245FT MIN.
REQ'D SIDE: 25FT PROPOSED: ~200FT MIN.
REQ'D REAR: 35FT PROPOSED: ~1260 FT MIN.

MAX HEIGHT: 35FT PROPOSED: 12FT

LANDSCAPING:
REQ'D: 20FT DEPTH W/ DOUBLE STAGGERED EVERGREEN TREES AT 15FT SPACING

PROPOSED: MIN. 100FT EXISTING VEGETATION.

DISTANCE TO CLOSEST NON-PARTICIPATING RESIDENTIAL STRUCTURE:
PARCEL ID: 12000-00-00-01200
DISTANCE FROM FENCE TO STRUCTURE: ~360 FT.

GENERAL NOTES:

THE PARCEL BOUNDARIES DEPICTED ON THE CONCEPUTAL PLAN IS BASED ON ABLEMARLE COUNTY GIS DATA. A BOUNDARY SURVEY WILL BE CONDUCTED AND INCORPORATED INTO THE SITE PLAN DESIGN.

THE CONTOURS DEPICTED ON THE PLANS WERE OBTAINED FROM USGS'S CHESAPEAKE BAY SOUTH PROJECT IN 2016.

THE AQUATIC RESOURCES DEPICTED ON THE PLANS WERE DELINEATED BY LABELLA ASSOCIATES, D.P.C. ON JUNE 19 AND 20, 2023. NEW LEAF CONDUCTED A FIELD VIEW OF THE SITE IN MAY 2023 IN ACCORDANCE WITH THE METHODS PRESENTED IN 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (ENVIRONMENTAL LABORATORY, 1987) AS SUPPLEMENTED BY THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: EASTERN MOUNTAINS AND PIEDMONT SUPPLEMENT VERSION 2.0 (USACE, 2012).

THE AREIAL IMAGERY WAS OBTAINED FROM MICROSOFT BING DATED 2023.

THE EXISTING FEATURES DEPICTED ON THE PLANS ARE GENERALLY DEPICTED BASED ON A FIELD VIEW CONDUCTED BY NEW LEAF ENERGY ON MAY 2, 2023. A FORMAL PLANIMETRIC SURVEY WILL BE CONDUCTED AND INCORPORATED INTO THE SITE PLAN DESIGN.

IN AREAS WHERE THE PROPOSED TREELINE RUNS ADJACENT TO THE WETLAND BUFFER, THE PROPOSED TREELINE IS SHOWN AS OFFSET ON THE PLANS FOR CLARITY AND EASE OF REVIEW. THE WETLAND BUFFER LIMITS WILL BE THE PROPOSED TREELINE FOR THE BUFFER.

COMPREHENSIVE PLAN COMPLIANCE REVIEW

SCALE: 1" = 150'

0 150' 300'

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0 SECRETARYS SAND ROAD
ESMONT, VA 22937

PROJECT NUMBER:
120-1031

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	10/06/23	ATK	QJW	COMP. PLAN COMPLIANCE REVIEW

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

2232
COMPREHENSIVE PLAN COMPLIANCE REVIEW

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