SPECIAL USE PERMIT

CONCEPT PLAN

SP2024-00022

LIVING EARTH SANCTUARY

TMP 101-19, 101-20, & 101-20C
project ID: 24.057

SUBMITTED 19 AUGUST 2024
REVISED 18 NOVEMBER 2024
REVISED 27 FEBRUARY 2025

Context Map

Sheet 1 of 6

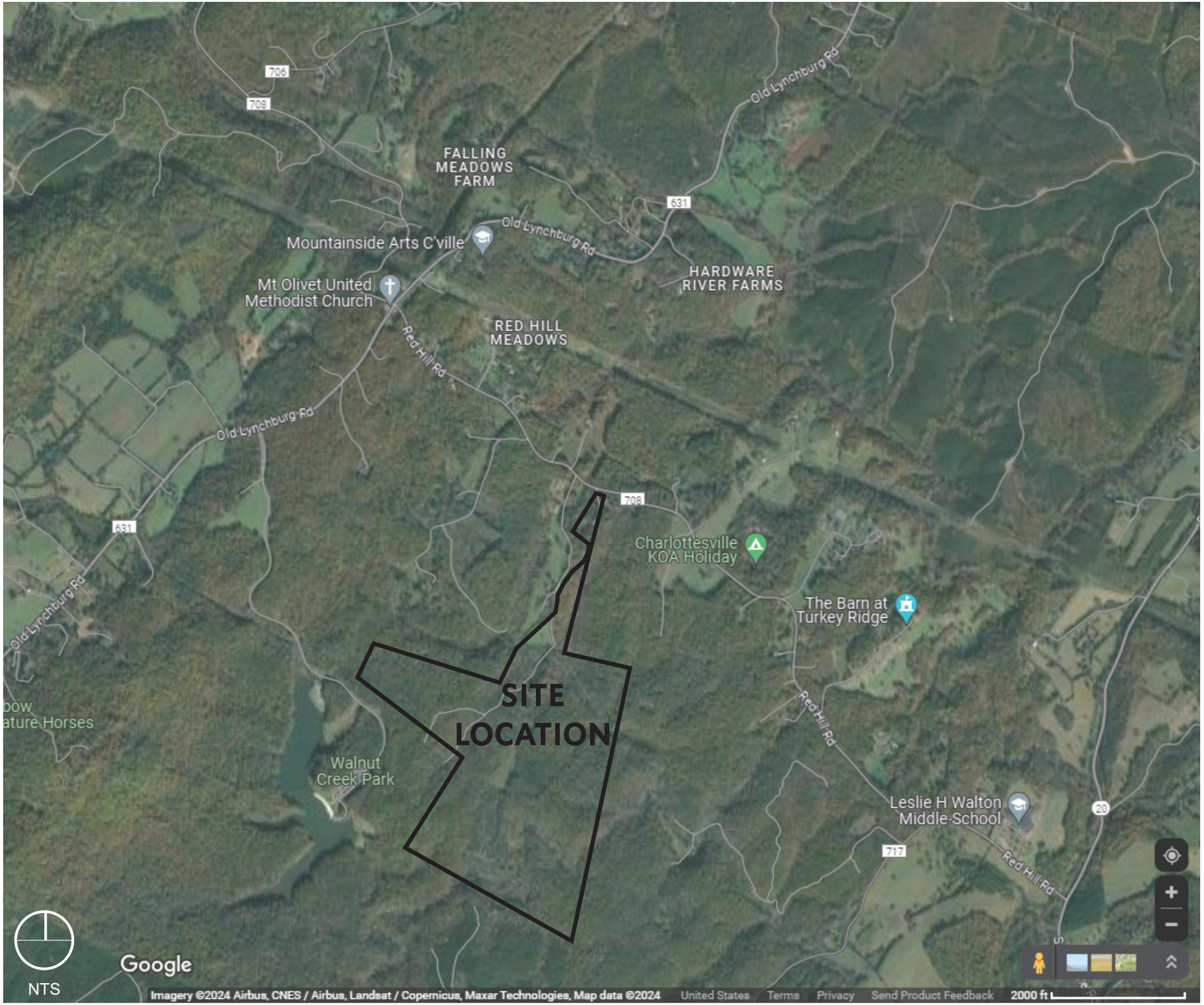


Image provided by Google Maps

INDEX OF SHEETS

1 - Cover & Context Map
2 - Concept Plan
3 - Concept Plan Descriptions
4 - Entrance Exhibit
5 - Road Cross Section
6 - Vegetation Managment Plan

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NOTE:
See Sheet 3 for notes applicable to each Activity Area.

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CONCEPT PLAN

50' MIN SETBACK

PRIMITIVE CAMP AREA 3

STAFF RESIDENCE AREA 2

CRITICAL SLOPES

FLOODPLAIN

STREAM BUFFER

PAVILION

MAIN CAMP AREA

PRIMITIVE CAMP AREA 1

PRIMITIVE CAMP AREA 2

WELCOME AREA

WHITE OAK CREEK

STAFF RESIDENCE 1

RED HIILL RD. (SR 708)

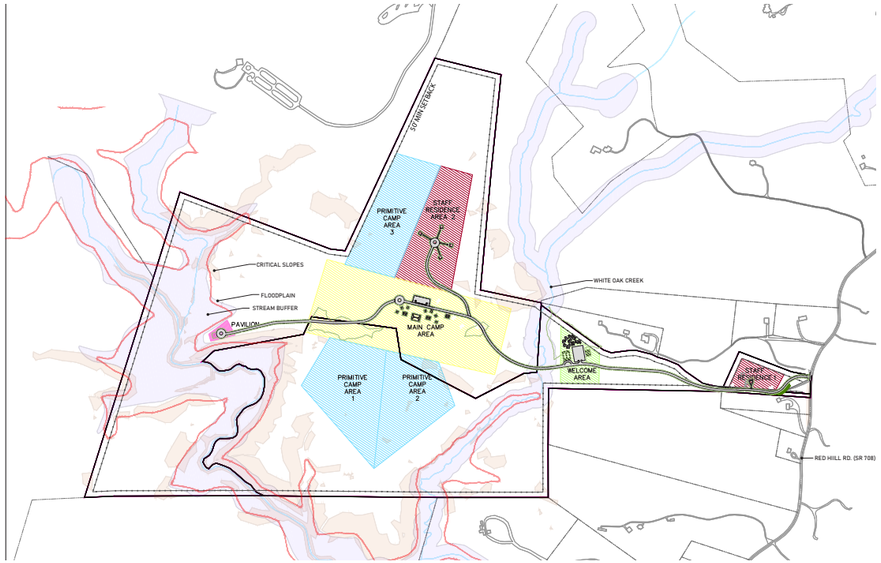
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Graphic Scale: 1"=500'

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NOTES:
1. Improvement Characteristics generally describe site improvements permitted through the site plan or building permit process that are proposed within designated Activity Areas.
2. Layout shown is conceptual in nature. Improvment Characteristics establish building footprint maximums for building improvements within designated Activity Area.
2. Greenhouses and storage sheds shall not count towards the maximum total building footprint for non-residential camp structures.
3. Internal travelways to be constructed to fire access road standards where required by Fire Rescue.

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CONCEPT PLAN DESCRIPTIONS

TABLE A. ACTIVITY AREAS AND IMPROVEMENT CHARACTERISTICS

LEGEND	ACTIVITY AREA	IMPROVEMENT CHARACTERISTICS
	Staff Residence Areas 1 and 2	Buildings and accessory structures and improvements, drainfields, wells, driveways, travelways, stormwater management facilities, and similar site improvements Maximum number of dwellings permitted in Staff Residence Areas 1 and 2: Six (6) Maximum building footprint per dwelling: 2,500 SF
	Welcome Area*	Buildings and accessory structures and improvements, drainfields, wells, driveways, travelways, parking areas, stormwater management facilities, and similar site improvements Maximum total building footprint for non-residential camp structures: 16,000 SF
	Main Camp Area*	Buildings and accessory structures and improvments, drainfields, wells, driveways, travelways, parking areas, stormwater management facilities, and similar site improvements Maximum building footprint per cabin: 1,500 SF Maximum total building footprint for non-residential camp structures: 25,000 SF
	Primitive Camping Areas	Short term overnight tent camping, privies that function as disposal facilities in accordance with Virginia Administrative Code 12VAC5-610-980.
	Pavilion Area	Pole barn: maximum square footage of 5,000 SF, privies that function as disposal facilities in accordance with Virginia Administrative Code 12VAC5-610-980.
*Primary Event Space Locations		

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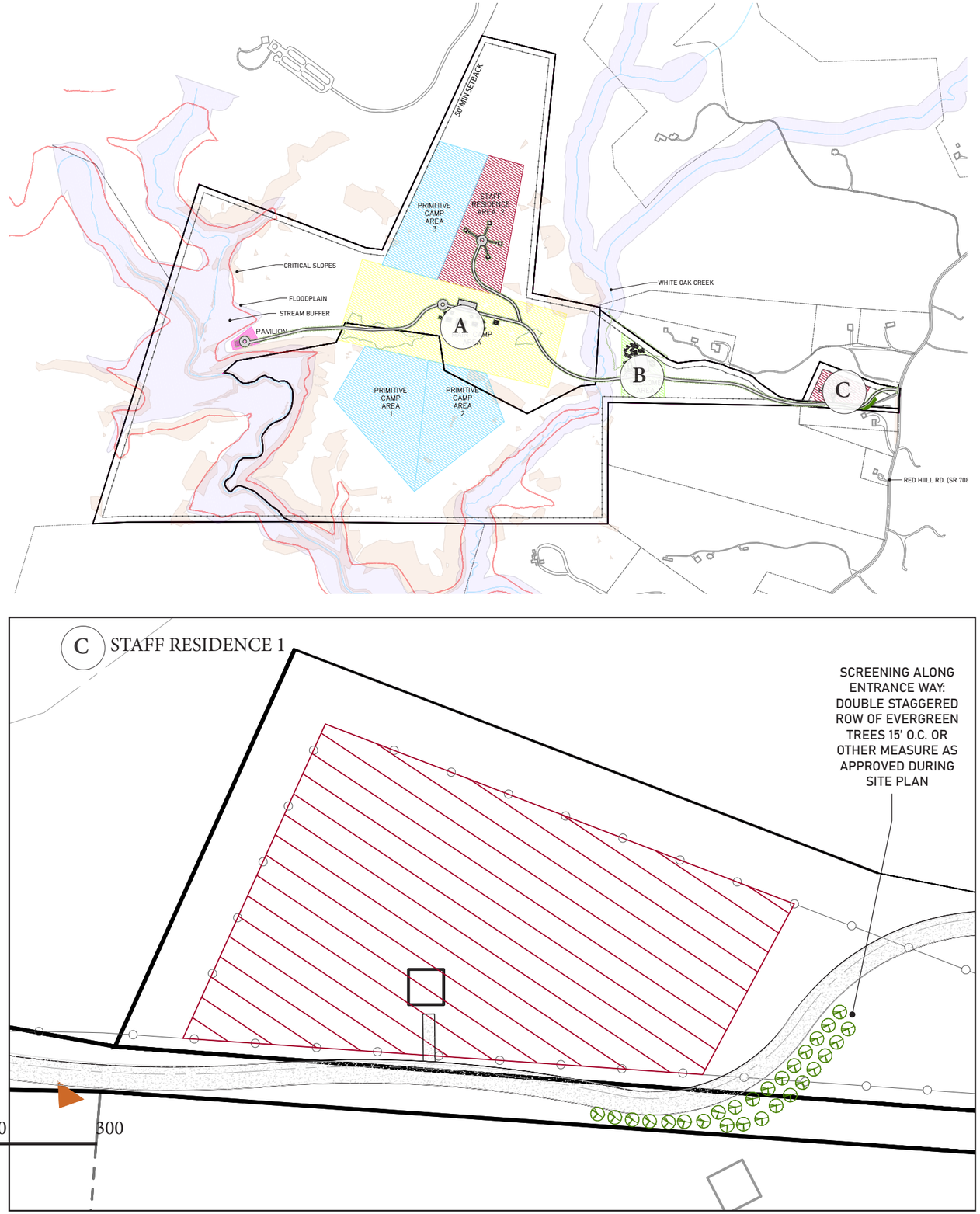
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NOTE: The layouts shown are conceptual in nature. Maximum building footprints per activity area may occur anywhere within the designated hatched zones in accordance with Table A.

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ENTRANCE EXHIBIT

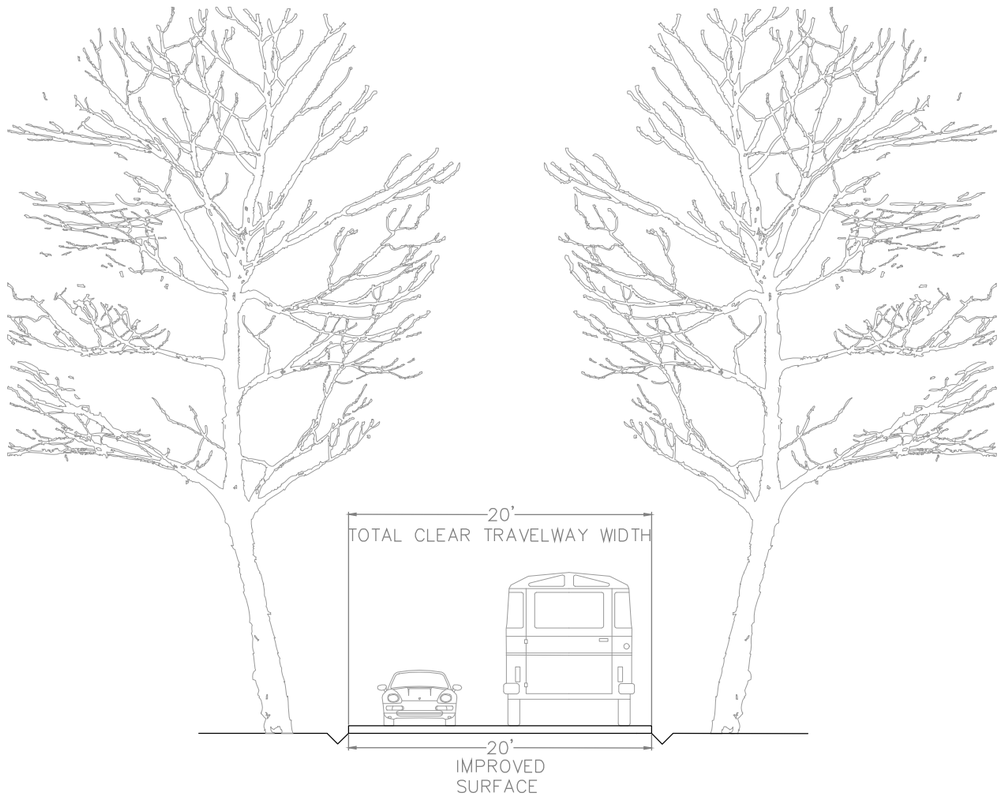


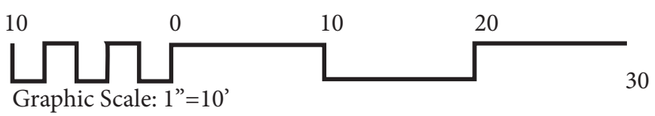
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ROAD CROSS SECTION

TYPICAL INTERIOR ACCESS ROAD CROSS SECTION:





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VEGETATION MANAGEMENT PLAN

Sheet 6 of 6

ZONE 1: 10.05 acres "Open Grove" - Least Dense Vegetation

Definition: Human structures are most prevalent in this zone. Existing vegetation remains scattered throughout, and cleared areas around structures are replanted with native or adaptive species. This zone includes areas where active vegetation management is most necessary for operational, aesthetic, ecological health, and safety purposes and includes the removal of non-native species. It covers the most densely developed portions of the property, including lodging, recreation areas, and primary pathways.

Management Practices Include:

- Routine mowing, trimming, and landscaping for usability and appearance.
- Selective removal of trees and shrubs for infrastructure, fire safety, sightlines, and promotion of native vegetation, wildlife, and plant diversity.
- Replanting with native or adaptive species.

ZONE 2: Lightly Wooded (37.32 acres)

Definition: In this zone, there are several buildings integrated into the landscape, but they are spread out and existing vegetation is prevalent. Constructed features include paviliion, residential structures, roadways, and affiliated improvements while integrating natural landscape features. It provides a transition from main camp areas to more densely forested zones.

Management Practices Include:

- Selective clearing for building sites while preserving mature trees and native vegetation where feasible.
- Selective removal of trees and shrubs for infrastructure, fire safety, sightlines, and promotion of native vegetation, wildlife, and plant diversity.
- Planting of native vegetation to maintain ecological integrity and support wildlife.
- Limited mechanical disturbance allowed for development, with erosion control measures in place
- Removal of vegetation, as needed, to accommodate installation of well and septic facilities to serve the main camp area.

ZONE 3: Thickly Wooded (36.27 acres)

Definition: This zone is forested with a solid collection of trees. Human structures, such as small paths or camping platforms, may be found occasionally, but vegetation dominates the area. Preservation of existing tree canopy is a priority and minimal vegetation removal is permitted to allow primitive camping and gradual integration of human activity into the landscape.

Management Practices Include:

- Preservation of tree canopy except for invasive, dead, diseased, or decaying vegetation; understory removal permitted for trails and tent camping.
- Limited clearing as strictly necessary for short term overnight tent camping, privies that function as disposal facilities in accordance with Virginia Administrative Code 12VAC5-610-980, and well and septic facilities provided that no alternative within residential or main camp area can be identified.
- Erosion control and reforestation efforts as needed.

ZONE 4: "Woodland Protection Zone" - Most Densely Vegetated (203.49 acres)

Definition: A balanced healthy forest with diversity of tree species, structural integrity that naturally regenerates - this area has very limited human structures including primitive hiking trails or small stream crossings.

Management Practices Include:

- Preservation of tree canopy except for invasive, dead, diseased, or decaying vegetation; understory removal permitted for trails.
- Trails will be designed to minimize impact to existing vegetation.
- Erosion control and reforestation efforts as needed.

*NOTE: Specific management practices to be developed in conjunction with Virginia Department of Forestry (VDOF). VDOF is preparing an overall forestry management plan for the whole property, to include removal of nonnative species and fire suppression/prevention measures.

ZONE 3
ZONE 2
ZONE 1
ZONE 3
ZONE 4
ZONE 1
ZONE 2
RED HIILL RD. (SR 708)

500 0 500 1,000 1,500
Graphic Scale: 1"=500'

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