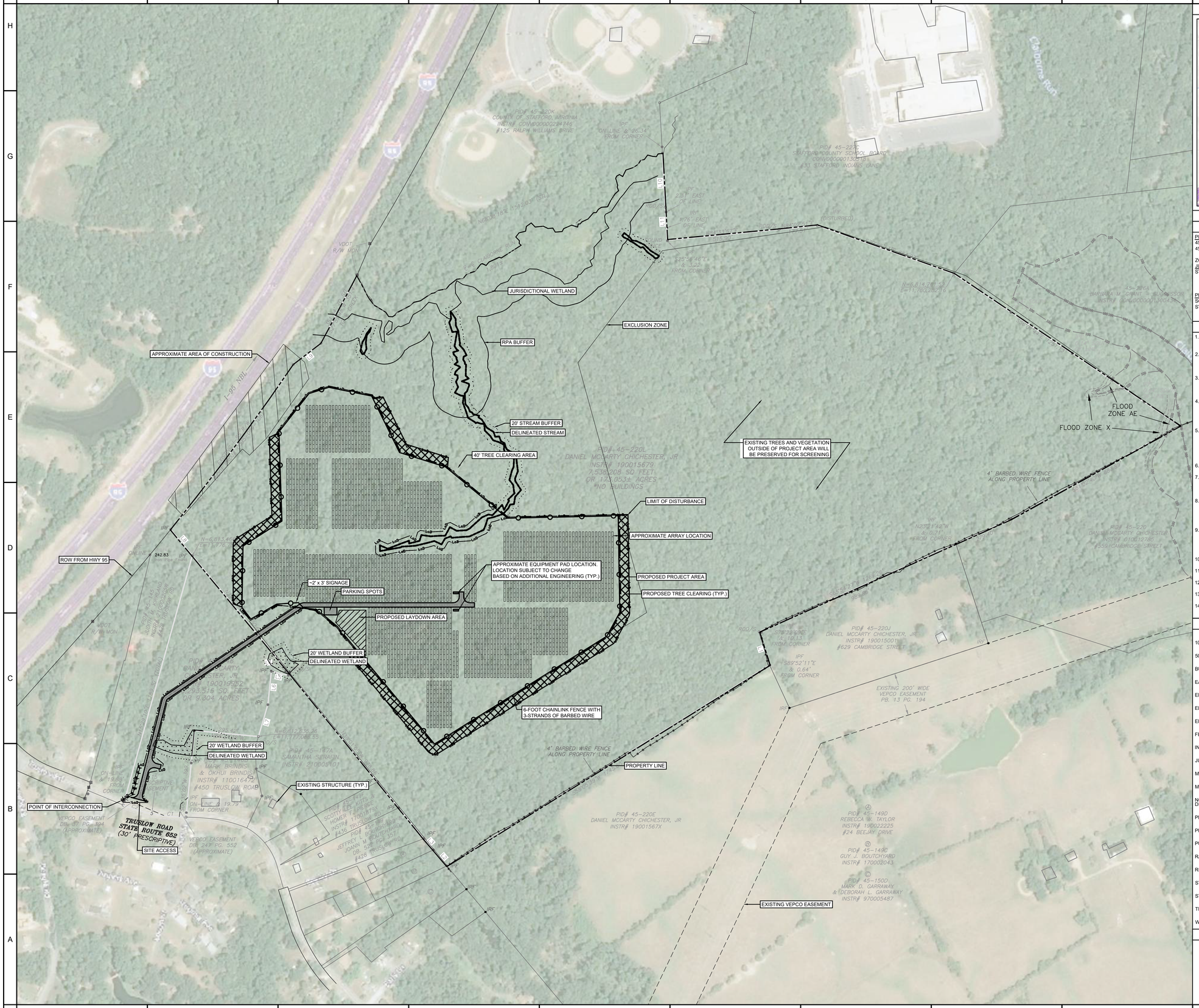
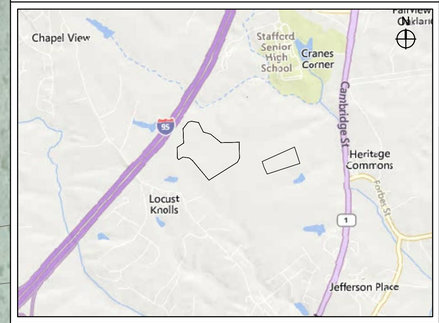


VICINITY MAP



SCALE 1" = 2000'

SITE DATA

PIN #	PROPERTY OWNER	SITE ADDRESS	
45 220L	CHICHESTER DANIEL	TRUSLOW RD	
45-146	MCCARTY JR	FALMOUTH VA 22405	
ZONING			
JURISDICTION	ZONING	CURRENT LAND USE	ACRES
STAFFORD CO	PROJECT: A1	RURAL/ VACANT	PROJECT:173.78AC
	ACCESS: R-1		ACCESS: 9.297 AC
	PRELIMINARY	PRELIMINARY	
PROPOSED USE	DISTURBED AREA	SOLAR AREA	
SOLAR ENERGY SYSTEM	± 39.48 AC	± 35.6 AC	

PRELIMINARY ARE SUBJECT TO CHANGE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS FOR ZONING REVIEW AND APPROVAL BY STAFFORD COUNTY TO CONSTRUCT A SOLAR ENERGY SYSTEM.
2. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING STAFFORD COUTNY AND ON-SITE WETLANDS DELINEATED PER THE TNT ENVIRONMENTAL WETLANDS REPORT DATED 3/17/22.
3. A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 5101540204E, DATED 02/04/2005) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
4. THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO; FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS.
5. PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
6. ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
8. CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDING(S) OR ADJACENT BUILDING(S) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
10. APPLICATION COVERS BOTH PROJECT AND ACCESS PARCELS
11. MAXIMUM STRUCTURE HEIGHT 15'
12. NO TRASH, LIGHTING, OR PEDESTRIAN WALKWAYS ON SITE.
13. NO PERMANENT SIGNAGE ON SITE OTHER THAN THAT REQUIRED BY SAFETY OFFICIALS.
14. NO COMMON SPACE, RECREATIONAL AREAS, OR BUFFER YARDS ON SITE

LEGEND

EXISTING CONDITIONS	PROPOSED CONDITIONS
100 YEAR FLOOD ZONE	EASEMENTS
500 YEAR FLOOD ZONE	EQUIPMENT PAD
BUILDING SETBACK	LIMIT OF DISTURBANCE
EASEMENTS	ELECTRICAL (OVERHEAD)
EDGE OF PAVEMENT	ELECTRICAL (UNDERGROUND)
ELECTRICAL (OVERHEAD)	PROJECT AREA
EPHEMERAL STREAM	SECURITY FENCE
FENCE	SHADE BUFFER
INTERMITTENT STREAM	SITE ACCESS
JURISDICTIONAL DITCH	TREELINE
MAJOR CONTOURS	VEGETATIVE BUFFER
MINOR CONTOURS	
NON-JURISDICTIONAL DITCH	
PERENNIAL STREAM	
PROPERTY LINES	
PUC (ORIGINAL AREA)	
RAILROAD	
RIGHT-OF-WAY	
STREET CENTERLINE	
STRUCTURES	
TREELINE	
WETLAND	

GRAPHIC SCALE

200' 0 200'

1" = 200'

NORTH

N

CYPRESS CREEK RENEWABLES
3402 PICO BOULEVARD ::: STE 215 ::: SANTA MONICA, CA 90405
5310 SOUTH ALSTON AVE. ::: BLDG. 300 ::: DURHAM, NC. 27713

SEAL

PERMIT DRAWING - NOT RELEASED FOR CONSTRUCTION

SEAL

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CONSULTANT

NO.	DESCRIPTION	DATE

REVISIONS

PROJECT

KINGLET SOLAR, LLC
TRUSLOW RD
FALMOUTH VA 22405

DATE:	06-23-22
DRAWN BY:	ANNIE RASSER
CHECKED BY:	-

GENERALIZED DEVELOPMENT PLAN

Z 1.0

ANNIERASSER 6/23/2022 3:36 PM KINGLET_SITEPLAN_2022-06-23.DWG