

AUGUSTA COUNTY

BOARD OF ZONING APPEALS APPLICATION FOR SPECIAL USE PERMIT

DISTRICT: _____ PERMIT NUMBER: _____

DATE: _____ RECEIPT NUMBER: _____

FEE PAID: _____

TO THE AUGUSTA COUNTY BOARD OF ZONING APPEALS:

Application is hereby made for a Special Use Permit, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all the County and State laws, ordinances, rules and regulations now in force effecting thereto; and which are hereby agreed to by the undersigned applicant and which shall be deemed a condition entering into the exercise of the permit.

1. Land Owner's Name: _____

2. Land Owner's Address: _____

3. Occupant or User's Name: _____

4. Occupant or User's Address: _____

5. Location of Property: _____

6. Real Estate Map & Parcel #: _____ 7. Zoning: _____ 8. Acreage: Site Area - 35

9. Subdivision: _____ 10. Present Use: AGRICULTURAL/FARMING/SMALL SOLAR ENERGY SYSTEM

11. Section(s) of the Zoning Ordinance that permit is being applied for: _____

12. Describe request: _____

I hereby authorize appropriate County Officials to enter upon the above described property during normal business hours to conduct required inspections. I hereby certify, under the penalties of perjury, that the above information is true and correct.

SEND CORRESPONDENCE TO:



(Signature of Applicant or Agent)

(Phone Number)

ACTION BY BOARD OF ZONING APPEALS

Approved: _____

Disapproved: _____

Stipulations: _____

Date of Final Action: _____

Signed: _____
Secretary, Board of Zoning Appeals

(PLEASE READ BACK OF APPLICATION)

NOTICE

PRE-CONDITIONS - The Board of Zoning Appeals may make your Special Use Permit subject to certain “pre-conditions” which must be satisfied before your permit is issued.

OPERATING CONDITIONS - The Board of Zoning Appeals may make your Special Use Permit subject to certain “operating conditions” with which you must comply so long as you operate your special use. If you fail to comply with one (1) or more of the operating conditions, your permit may be revoked by the Board of Zoning Appeals after a public hearing and advance written notice to you as required by law.

ABANDONMENT - If you should cease the use authorized by your Special Use Permit for two (2) years or more, the Zoning Administrator shall seek revocation of the permit by the Board of Zoning Appeals.

The Augusta County Zoning Ordinance establishes the following requirements of all Special Use Permits:

“Section 25-584. Requirements of Special Use Permits.

- A. A Special Use Permit shall not be issued until all **pre-conditions**, if any, imposed by the Board of Zoning Appeals have been met. Commencement of a Special Use Permit prior to the issuance of the Permit shall be a violation of this chapter. Whenever the Board of Zoning Appeals has required pre-conditions, the pre-conditions shall be established, constructed or diligently pursued within a reasonable time as determined by the Board of Zoning Appeals. If in the opinion of the Zoning Administrator, compliance with the pre-conditions is not diligently pursued within one year or other time as specified by the Board of Zoning Appeals, the approval of the Special Use Permit shall automatically expire without notice and the Special Use Permit will not be issued.
- B. Any BZA review plan submitted to and approved by the Board of Zoning Appeals shall be followed.
- C. Unless otherwise provided by the Board of Zoning Appeals, the Special Use Permit shall be issued to the applicant and shall be non-transferable
- D. All Special Use Permits are subject to and conditioned upon compliance with any applicable federal, state or local licensing or regulatory requirements, and may be revoked upon failure to so comply.”

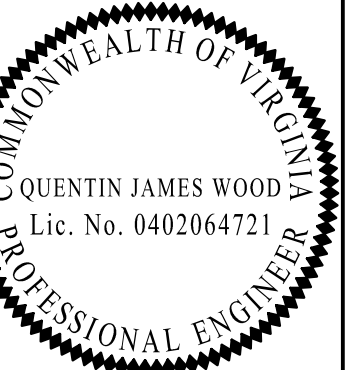
SPECIAL USE PERMIT SET

147 WAYNE AVE, STUARTS DRAFT, VA 24477
3.00 MWAC RATED SOLAR ELECTRIC SYSTEM

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55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (978) 908-4273
FAX: (978) 943-6778
WWW.NEWEAFENERGY.COM



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WAYNE AVE VA (WEST)
147 WAYNE AVE
STUARTS DRAFT, VA 24477

PROJECT NUMBER:
111-4613

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL

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

T-1
TITLE PAGE

GENERAL NOTES

- THE SPECIAL USE PLAN DEPICTS THE PROPOSED SOLAR FACILITY LOCATION, PROPOSED IMPROVEMENTS WITHIN THE PROPERTY, IDENTIFY AND DEPICT ANY ENVIRONMENTAL RESOURCES THAT ARE AFFECTED OR ADJACENT TO THE FACILITY, AND DEPICT THE DIMENSIONAL REQUIREMENTS/SETBACKS/STANDARDS APPLICABLE TO THE ZONING DISTRICT IN RELATION TO THE PROPOSED IMPROVEMENTS. UPON RECEIVING THE CONDITIONAL USE APPROVAL A FORMAL DESIGN OF THE PROJECT WILL BE PREPARED AND SUBMITTED TO COMPLY WITH THE APPLICABLE REQUIREMENTS AND ANY CONDITIONS IMPOSED BY THE COUNTY AS PART OF THE SPECIAL USE PERMIT.
- THE EXISTING FEATURES, TOPOGRAPHY, PROPERTY LINES OR BOUNDARIES IS FOR INFORMATIONAL PURPOSES, UNLESS INDICATED OTHERWISE.
- THE EXISTING FEATURES SHOWN ON THIS PLAN ARE BASED AERIAL PHOTOGRAPHY OBTAINED FROM VIRGINIA GEOGRAPHIC INFORMATION NETWORK (VGIN) AND SUPPLEMENTED BY FIELD SURVEYS PERFORMED BY AES CONSULTING ENGINEERS, MARCH 2023.
- THE PROPERTY LINES FOR THE SUBJECT PARCEL SURROUNDING THE PROJECT IS BASED ON A BOUNDARY SURVEY. ALL OTHER BOUNDARY LINES DEPICTED WERE OBTAINED FROM AUGUSTA COUNTY'S TAX PARCEL INFORMATION.
- THE CONTOURS ARE SHOWN AT 2 FOOT INTERVALS AND WERE GENERATED FROM PUBLICLY AVAILABLE LIDAR DATA TO PREPARE A CONCEPTUAL SITE PLAN. THE INFORMATION SHOWN ARE FOR INFORMATIONAL PURPOSES AND WILL NOT BE USED FOR THE DESIGN, MODIFICATION OR CONSTRUCTION OF IMPROVEMENTS TO REAL PROPERTY.
- A WETLAND AND STREAM INVESTIGATION WAS PERFORMED BY ECS MID-ATLANTIC, LLC SEPTEMBER 2020. A SUPPLEMENTARY WETLAND AND STREAM INVESTIGATION WAS PERFORMED BY LABELLA ASSOCIATES, D.P.C. MARCH 2023. WETLANDS, NO WETLANDS OR STREAMS WERE IDENTIFIED WITHIN THE PROJECT SITE. STREAM AND THEIR ASSOCIATED BUFFERS SHOWN BEYOND THE PROPERTY IS BASED ON GIS DATA OBTAINED FROM VIRGINIA GEOGRAPHIC INFORMATION NETWORK, WHICH INCORPORATE NATIONAL WETLAND INVENTORY AND FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DATA.
- THE HORIZONTAL AND VERTICAL DATUMS ARE AS FOLLOWS:
HORIZONTAL: VIRGINIA STATE PLAN NAD 83 SOUTH ZONE US SURVEY FOOT
VERTICAL: NAD83
- UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.
- ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS.
- TO THE EXTENT THAT TRESS AND OTHER FEATURES AFFECT THE SYSTEM'S PRODUCTION, SUCH PRODUCTION MODELING IS BASED ON THE EXISTING APPROXIMATE HEIGHTS AND LOCATIONS RELATIVE TO THE SYSTEM AND MAY BE IMPACTED AS TREES GROW AND OTHER FEATURES CHANGE.
- THE PROJECT WILL MEET ALL DESIGN STANDARDS AND CRITERIA WITHIN THE AUGUSTA COUNTY CODE - CHAPTER 25. ZONING - DIVISION B. -AGRICULTURE DISTRICTS - ARTICLE VII. - GENERAL AGRICULTURE (GA) DISTRICTS. AND THE AUGUSTA COUNTY COMPREHENSIVE PLAN - O. UTILITIES (AMENDED JULY 28, 2021) AS OF APRIL 2023 .
- EXISTING TREES/PROPOSED LANDSCAPING MAY BE FELLED/TRIMMED TO PREVENT SHADING ON THE PANELS. TREES/VEGETATION FELLED DURING OPERATION OF THE PROJECT WILL BE REPLACED IN KIND AT A 3:1 RATIO, OR IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN.

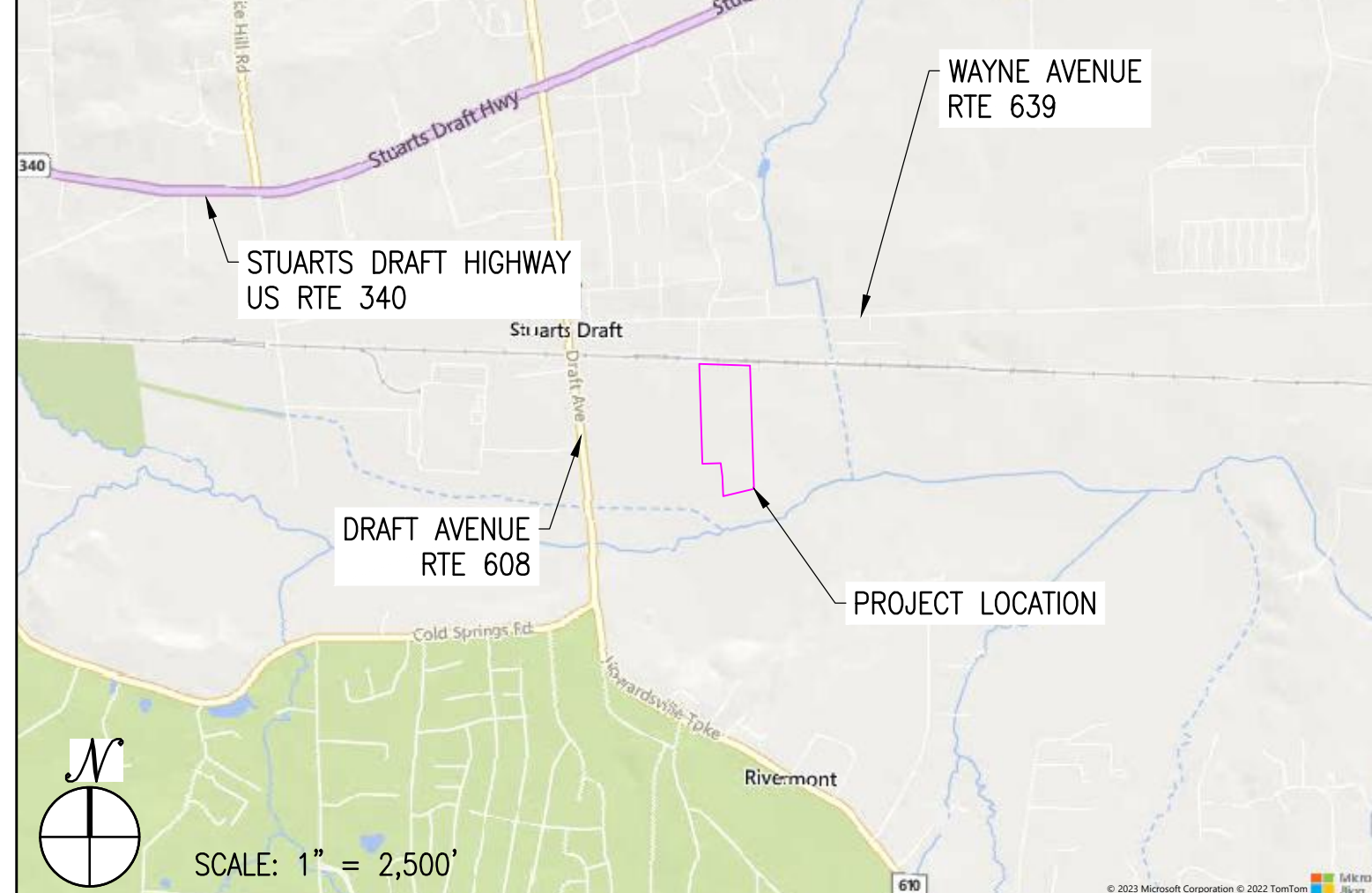
PROJECT SCOPE

THIS PROJECT CONSISTS OF THE INSTALLATION OF SOLAR MODULES PER THE SYSTEM DESCRIPTION, BELOW. THE MODULES WILL BE INSTALLED ON A ATI MOUNTED RACKING SYSTEM. THE MODULES WILL BE WIRED IN SERIES STRINGS AND CONNECTED IN PARALLEL TO THE INVERTER(S), WHICH CONVERT THE PHOTOVOLTAIC OUTPUT POWER FROM DC TO AC. THE SOLAR ELECTRIC SYSTEM WILL BE INTERCONNECTED WITH THE EXISTING SITE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE APPLICABLE ELECTRICAL CODE AND DOMINION REQUIREMENTS.

SYSTEM DESCRIPTION

SYSTEM SIZE (DC STC)	4,517.66 kWDC	SYSTEM SIZE (AC)	3,000 kWAC
MODULES	BFM	INVERTERS(S)	(1) SC4000-UP-US (FACTORY LIMITED TO 3000KW)
STC RATING (W)	610 WDC	PITCH	7.10
MODULES PER STRING	23	AZIMUTH	180
# OF STRINGS	322	TILT ANGLE	±52
RACKING	[79] 4 STRING [2] 3 STRING - ATI DURATRACK HX V3.0	ESTIMATED FOUNDATIONS	~2200

LOCATION MAP



AERIAL VIEW



APPLICABLE CODES AND STANDARDS

2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL BUILDING CODE
2018 VIRGINIA CONSTRUCTION CODE
UL-1703 - SOLAR MODULES
UL-1741 - INVERTERS, COMBINER BOXES
UL-2703 - RACKING MOUNTING SYSTEMS AND CLAMPING DEVICES FOR PV MODULES

PROJECT DIRECTORY

PROPERTY OWNER
FITZGERALD, DAVID W AND ELLEN B
147 WAYNE AVE
STUARTS DRAFT, VA 24477

PROPERTY ADDRESS
147 WAYNE AVE
STUARTS DRAFT, VA 24477

SYSTEM / PROJECT OWNER
WAYNE AVE SOLAR 2, LLC.
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851

AUTHORITY HAVING JURISDICTION
AUGUSTA COUNTY
18 GOVERNMENT CENTER LANE
VERONA, VA 24482

UTILITY DOMINION

CIVIL ENGINEER
FIRM: NEW LEAF ENERGY, INC dba
NEW LEAF ENERGY DEVELOPMENT, INC.
CONTACT: QUENTIN WOOD, PE
PHONE: 978-513-2608

DESIGN ENGINEER
FIRM: NEW LEAF ENERGY, INC dba
NEW LEAF ENERGY DEVELOPMENT, INC.
CONTACT: BRUCE SOLOYNA
PHONE: 978-953-2056

GENERAL ABBREVIATIONS

(E) EXISTING	NS NORTH-SOUTH
AHJ AUTHORITY HAVING JURISDICTION	NTS NOT TO SCALE
AL ALUMINUM	OAE OR APPROVED EQUAL
APPROX APPROXIMATE	OC ON CENTER
ARY ARRAY	OD OUTSIDE DIAMETER
BLDG BUILDING	OFCI OWNER FURNISHED CONTRACTOR INSTALLED
BSS BORREGO SOLAR SYSTEM	PV PHOTOVOLTAIC
CL CENTERLINE	PVC POLY VINYL CHLORIDE
DAS DATA ACQUISITION SYSTEM	SCH SCHEDULE
DIA DIAMETER	SS STAINLESS STEEL
DO DITTO	SSS SOLAR SUPPORT STRUCTURE
EW EAST-WEST	STC STANDARD TEST CONDITIONS
FBO FURNISHED BY OTHERS	TBD TO BE DETERMINED
FF FORWARD FACING	TP TAMPER PROOF
GALV GALVANIZED	TYP TYPICAL
HDC HOT DIP GALVANIZED	UON UNLESS OTHERWISE NOTED
HVAC HEATING VENTILATION AND AIR CONDITIONING	VIF VERIFY IN FIELD
ID INSIDE DIAMETER	WP WEATHER PROOF
MFR MANUFACTURER	
MOD SOLAR MODULE	

REV 1.0

Sheet List Table

Sheet Number	Sheet Title
T-1	TITLE PAGE
CIVIL	
C-1.0	EXISTING CONDITIONS PLAN
C-2.0	LAYOUT AND MATERIALS PLAN
C-3.0	CIVIL DETAILS
C-4.0	DECOMMISSION PLAN

BOUNDARY & TOPOGRAPHIC SURVEY:
AES CONSULTING ENGINEERS
JUNE 2021

SEISMIC CRITERIA
SITE CLASS: D
S_s: 0.153
S_i: 0.055
S_{ds}: 0.133
S_{d1}: 0.055

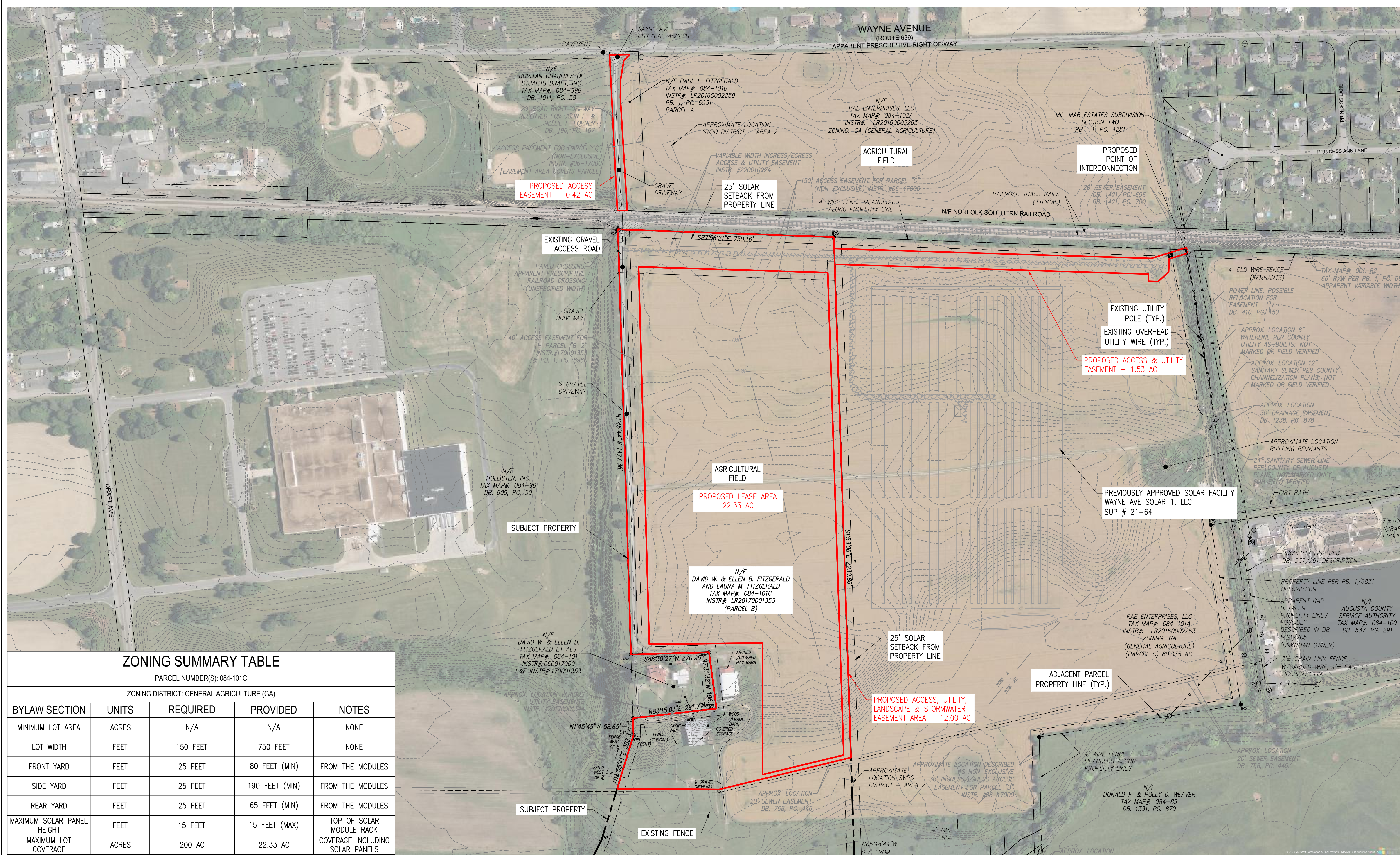
WETLAND STREAM AND DELINEATION REPORT:
ECS MID-ATLANTIC, LLC
SEPT 2020
LABELLA ASSOCIATES, D.P.C.
MARCH 2023

APPLICABLE BUILDING CODE:
2015 VIRGINIA CONSTRUCTION CODE

WIND CRITERIA:
EXPOSURE CATEGORY: C
WIND SPEED (V): 115 MPH
TOPGRAPHIC FACTORY (K_z): 1.0

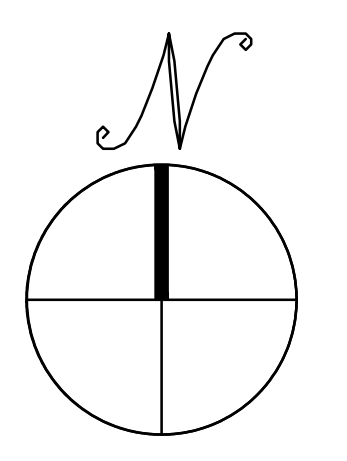
SNOW CRITERIA:
GROUND SNOW (P_g): 43 PSF
EXPOSURE FACTOR: (C_e): 1.0
LEADING EDGE HEIGHT 26"

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL



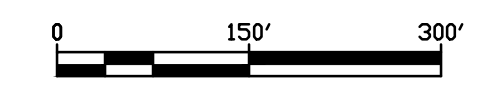
ZONING SUMMARY TABLE

PARCEL NUMBER(S): 084-101C				
ZONING DISTRICT: GENERAL AGRICULTURE (GA)				
BYLAW SECTION	UNITS	REQUIRED	PROVIDED	NOTES
MINIMUM LOT AREA	ACRES	N/A	N/A	NONE
LOT WIDTH	FEET	150 FEET	750 FEET	NONE
FRONT YARD	FEET	25 FEET	80 FEET (MIN)	FROM THE MODULES
SIDE YARD	FEET	25 FEET	190 FEET (MIN)	FROM THE MODULES
REAR YARD	FEET	25 FEET	65 FEET (MIN)	FROM THE MODULES
MAXIMUM SOLAR PANEL HEIGHT	FEET	15 FEET	15 FEET (MAX)	TOP OF SOLAR MODULE RACK
MAXIMUM LOT COVERAGE	ACRES	200 AC	22.33 AC	COVERAGE INCLUDING SOLAR PANELS

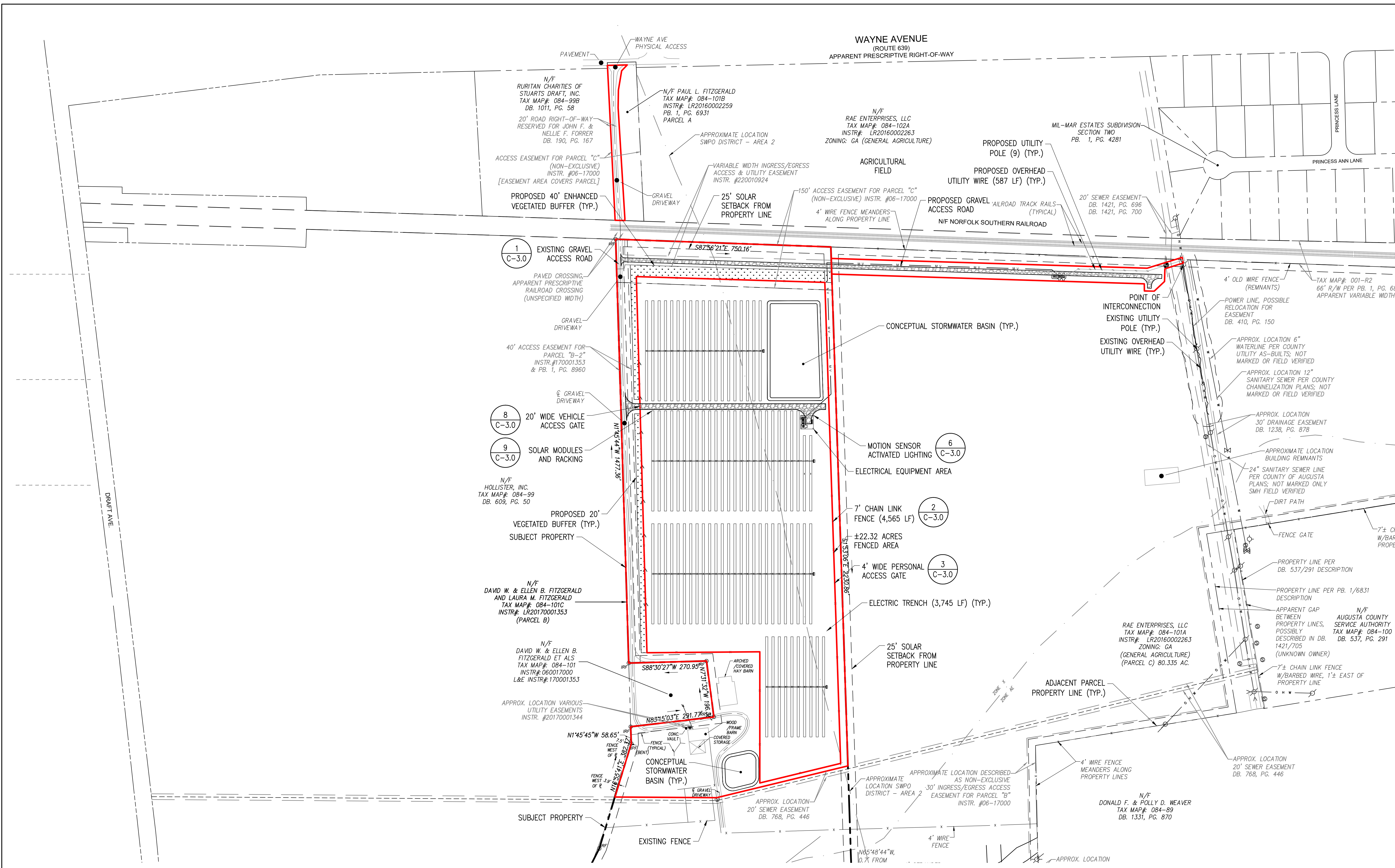


EXISTING CONDITIONS PLAN

SCALE: 1" = 150'



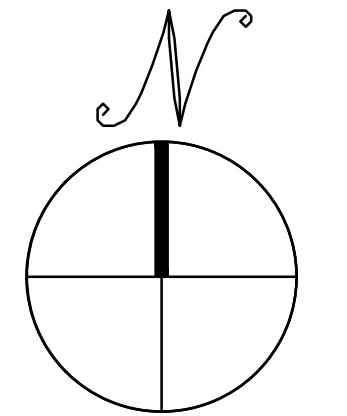
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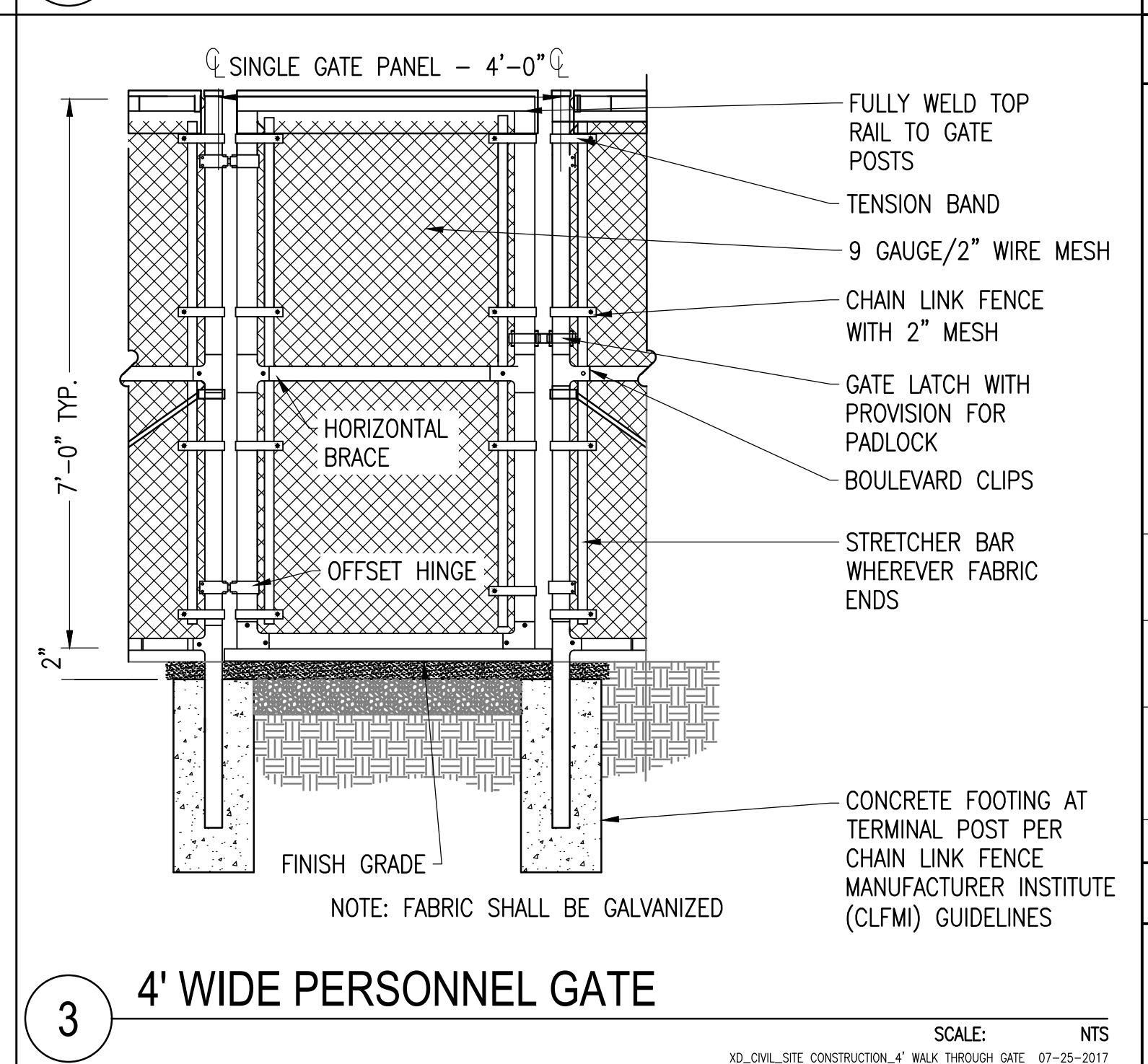
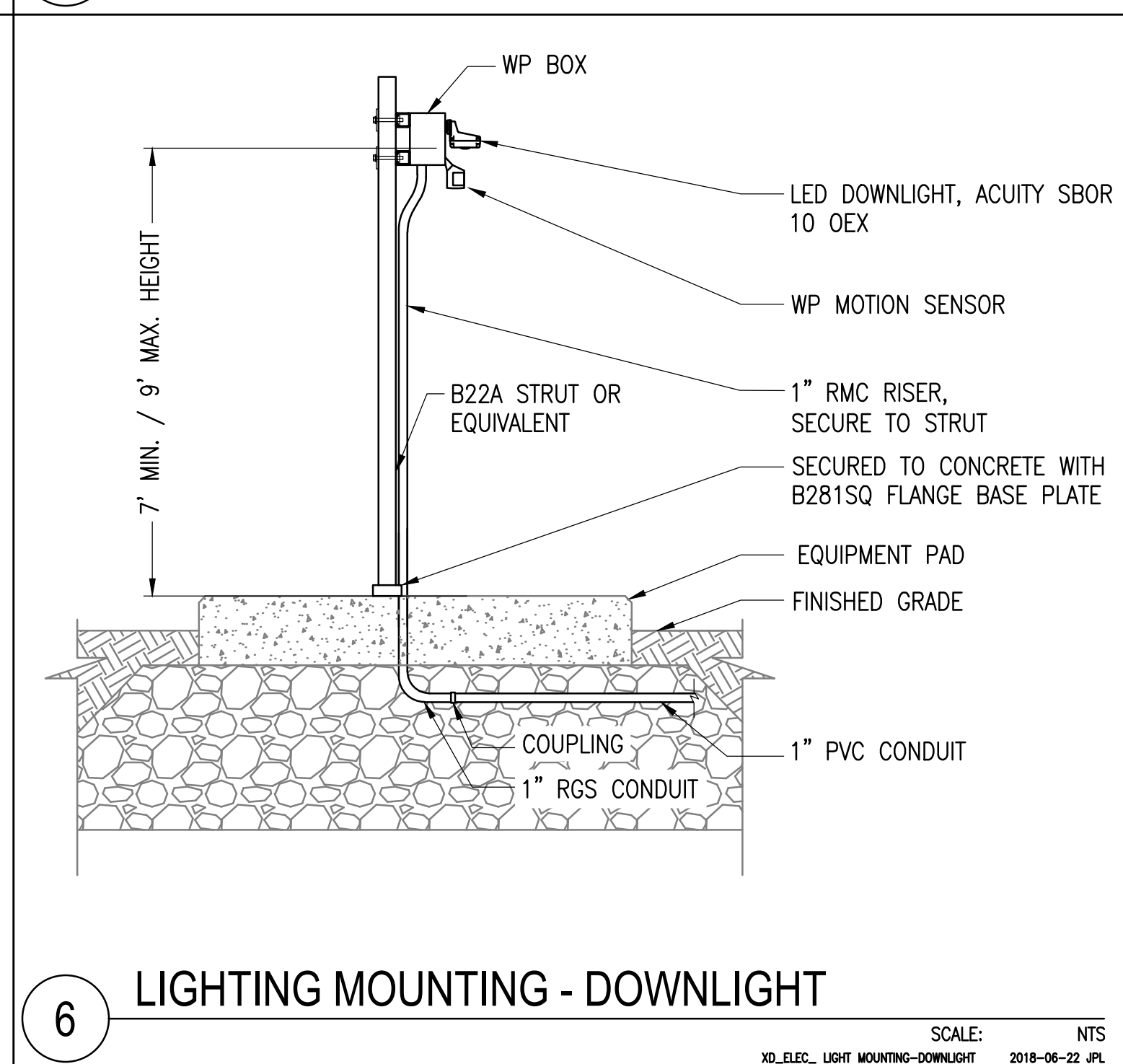
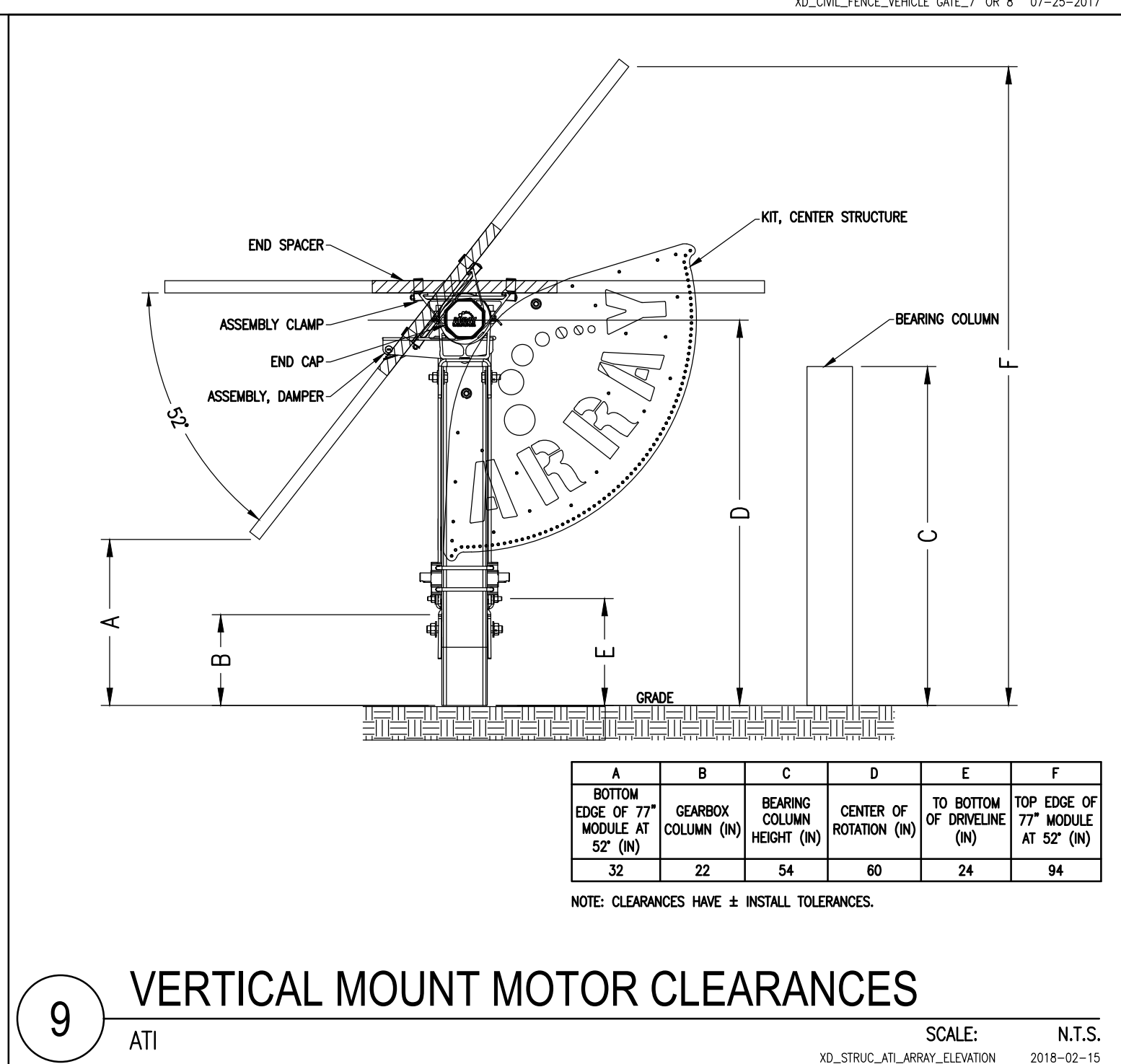
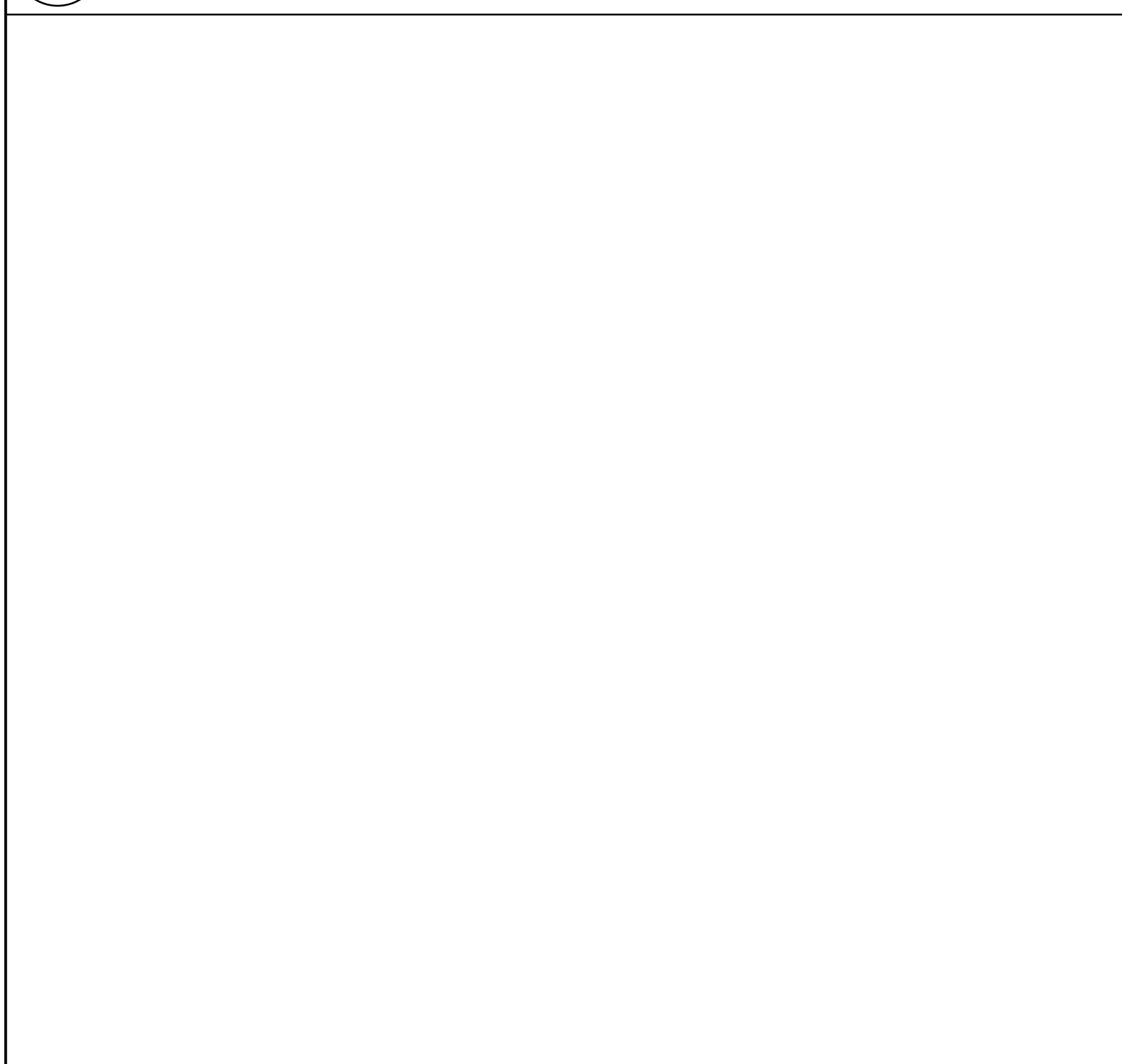
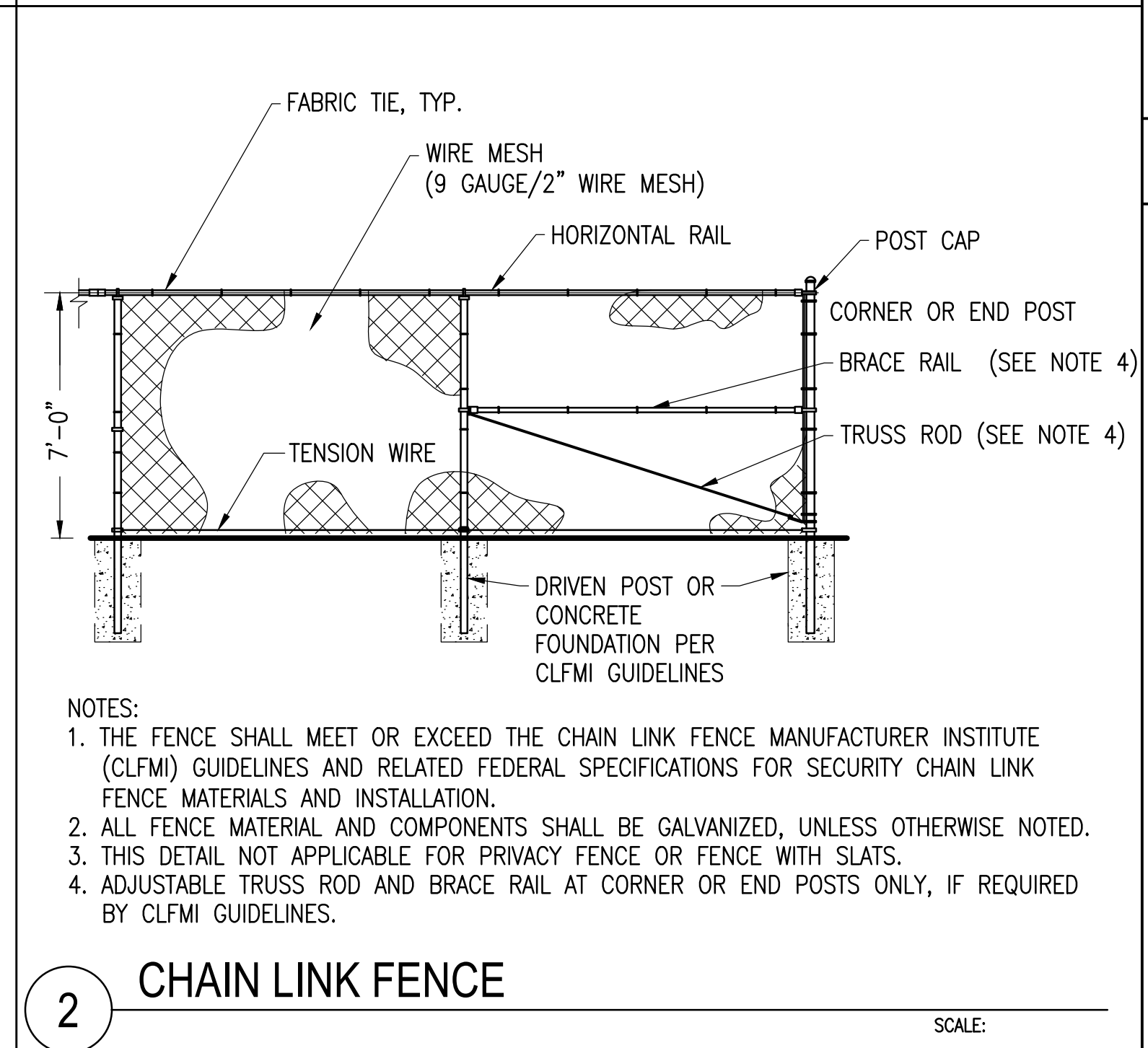
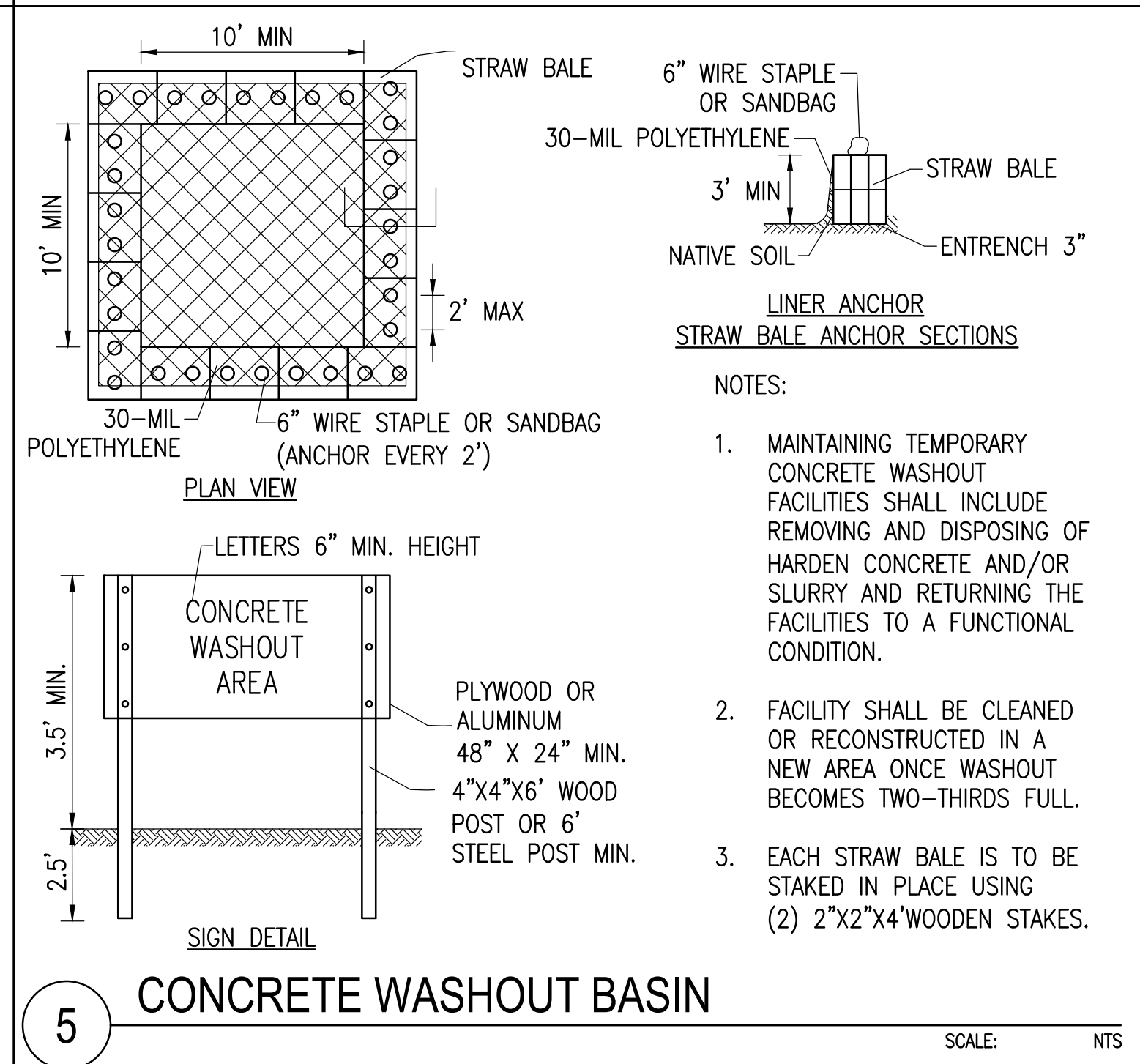
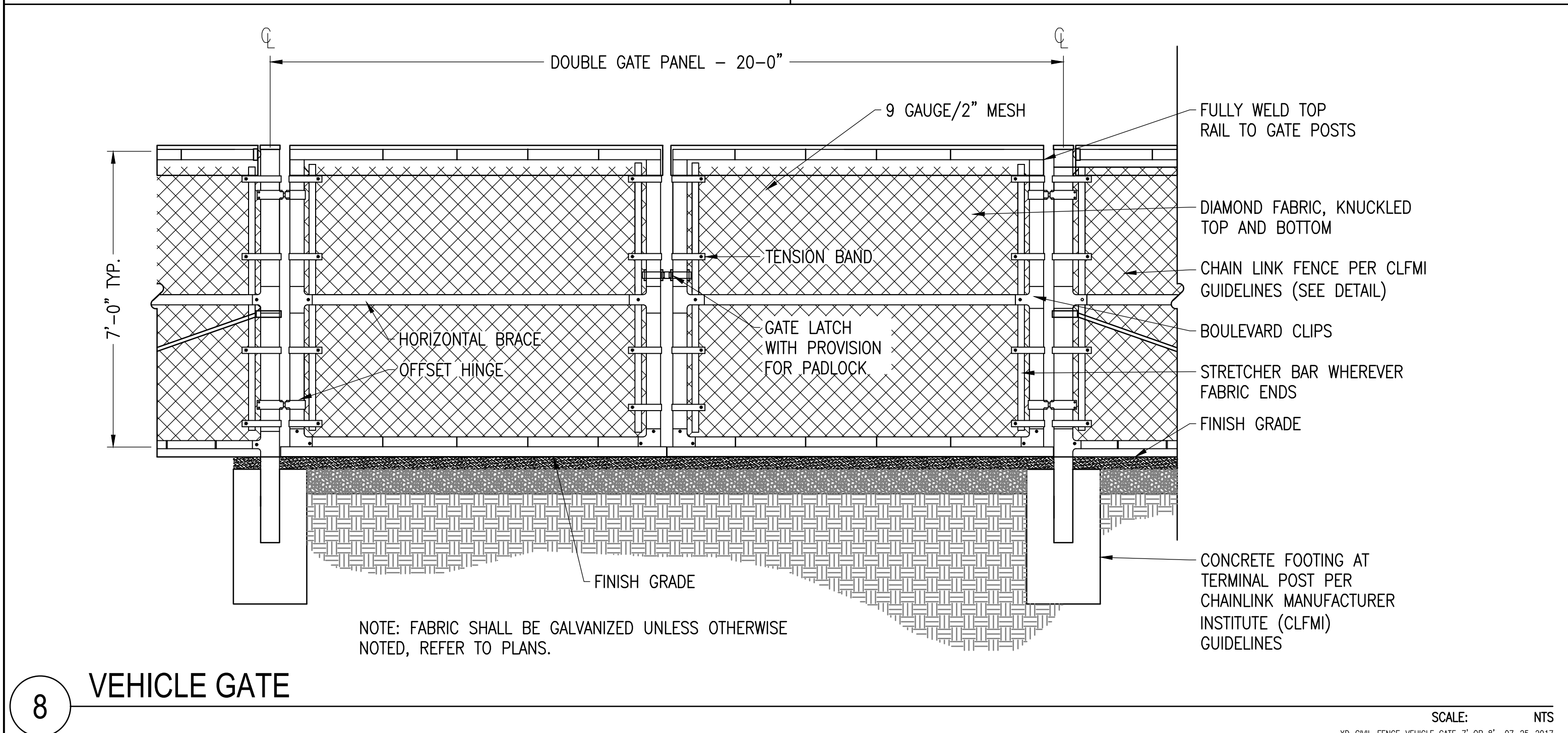
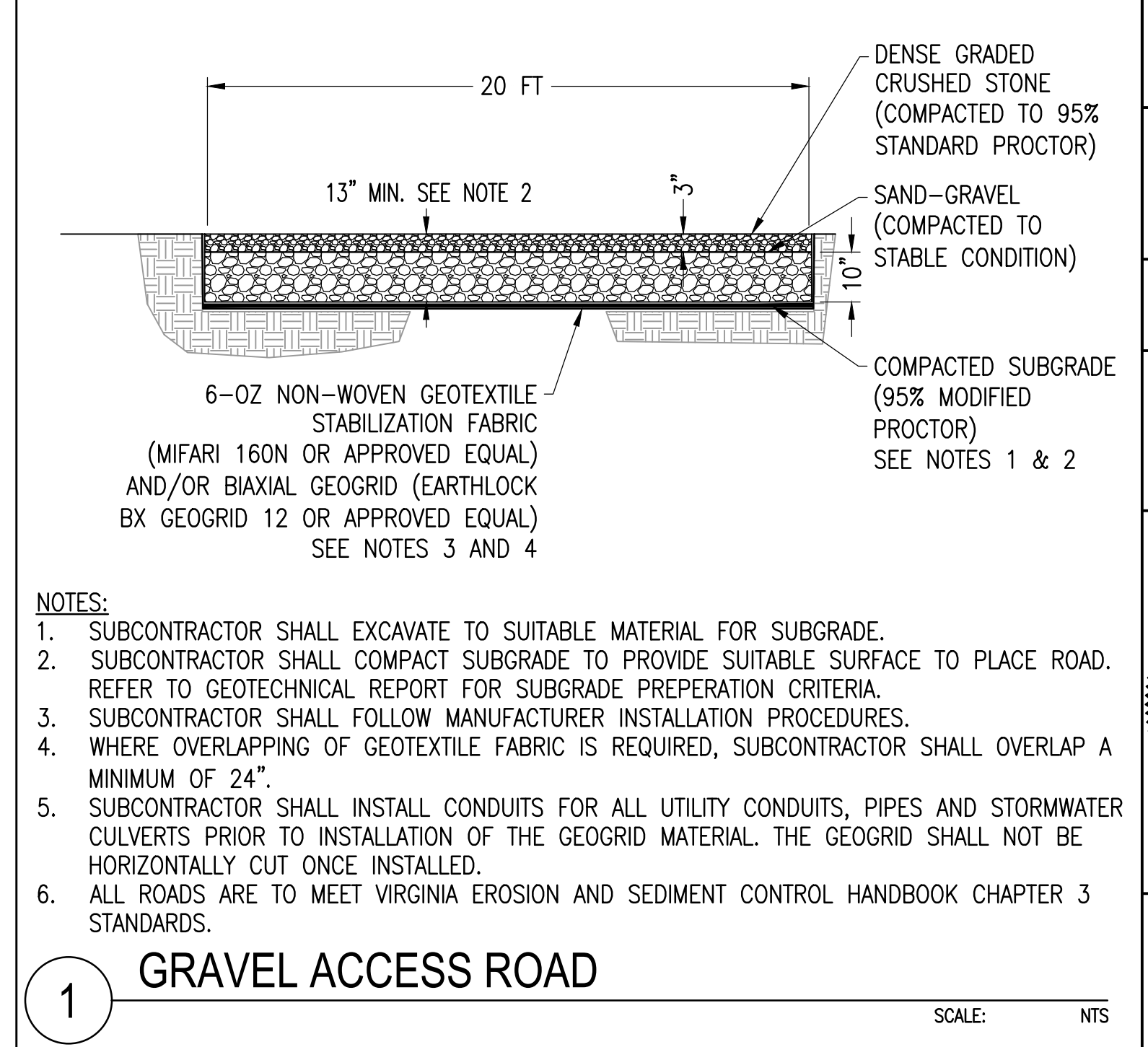
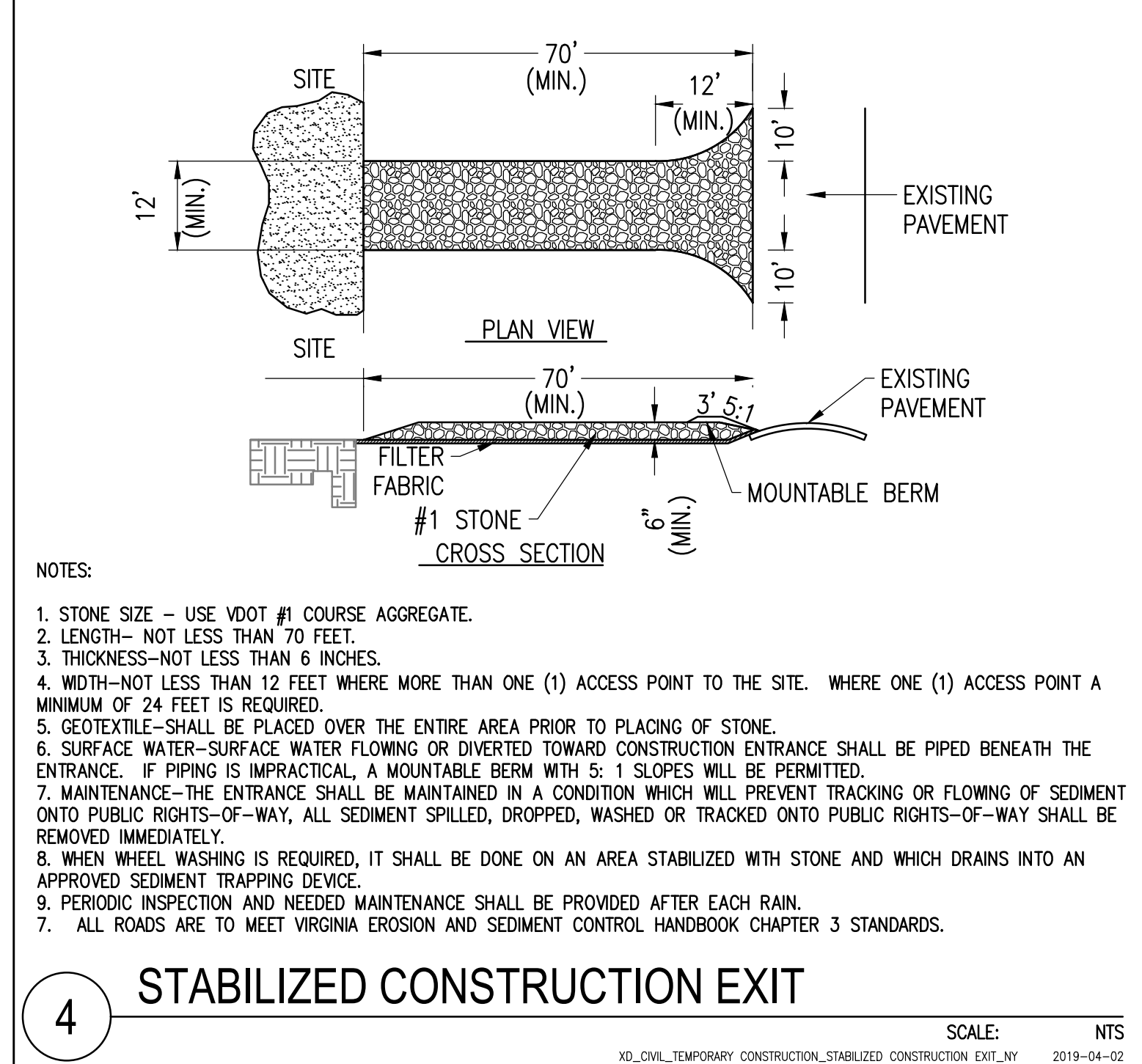
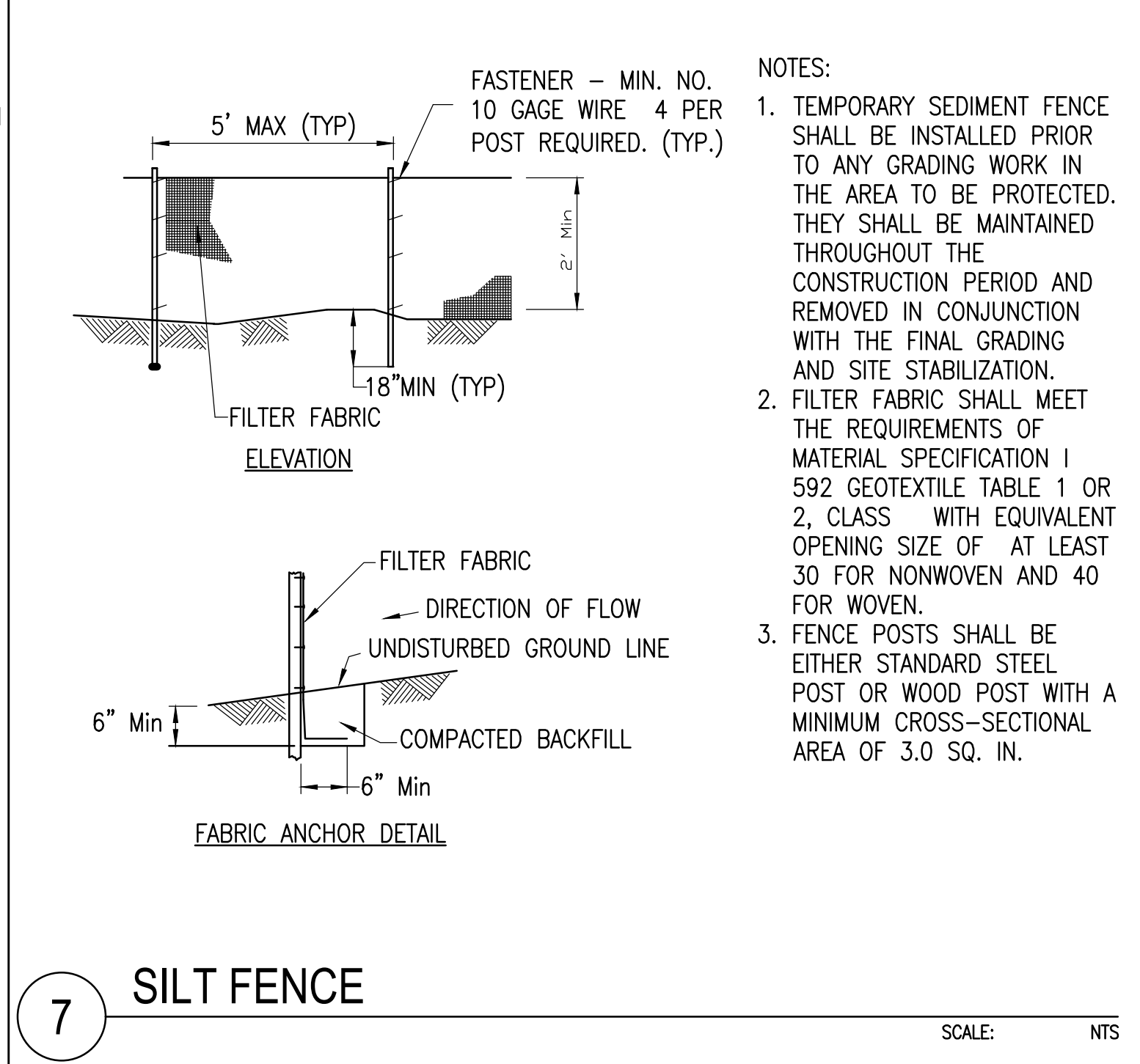
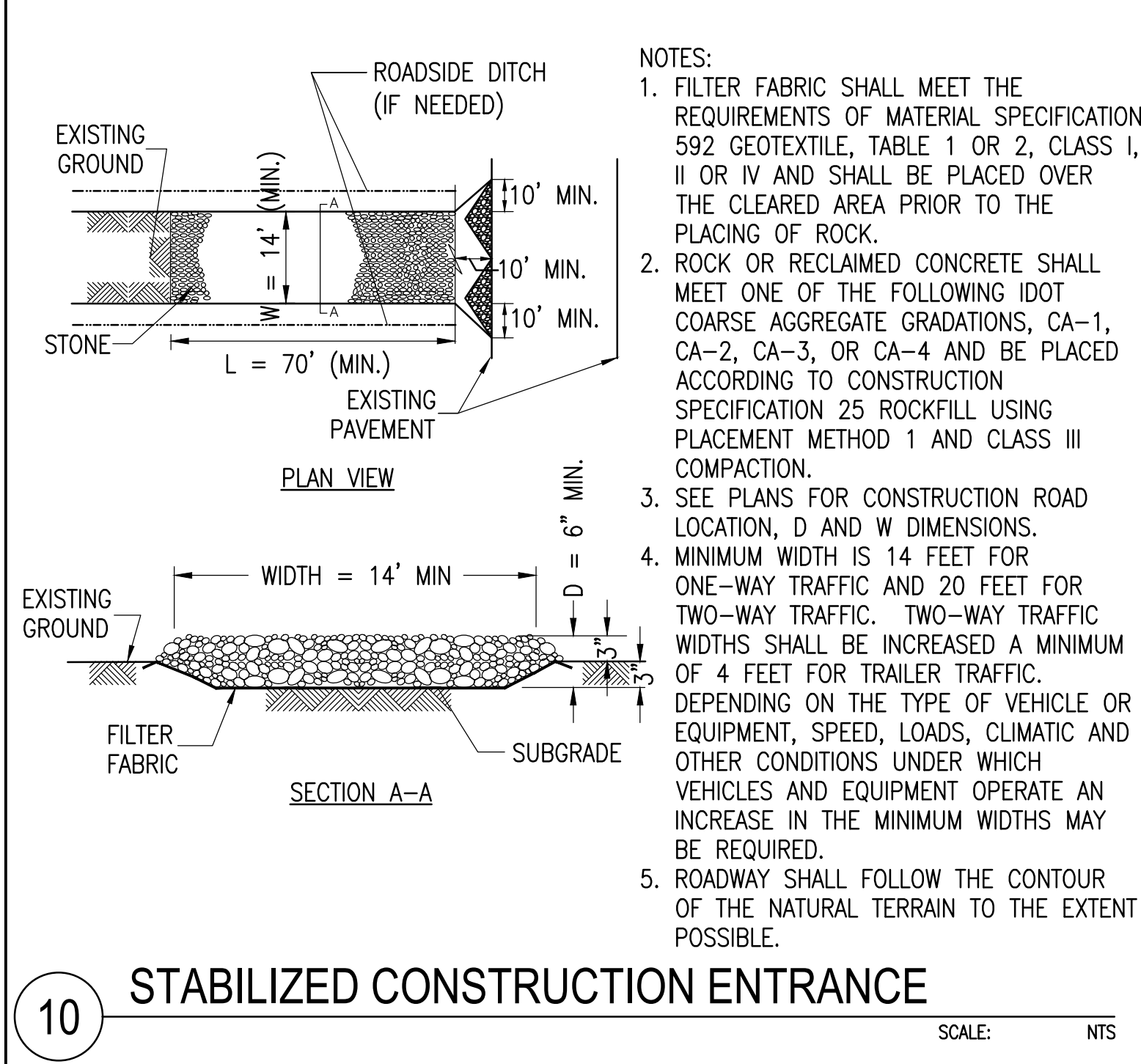


LAYOUT AND MATERIALS PLAN

SCALE: 1" = 150'

0 150' 300'





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WWW.NEWLEAFENERGY.COM

QUENTIN JAMES WOOD
Lic. No. 0402064721
PROFESSIONAL ENGINEER

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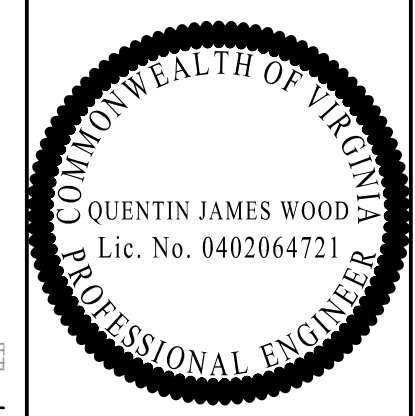
WAYNE AVE VA (WEST)
147 WAYNE AVE
STUARTS DRAFT, VA 24477

PROJECT NUMBER:
111-4613

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL

SCALE: 1" = 24" X 36"

C-3.0
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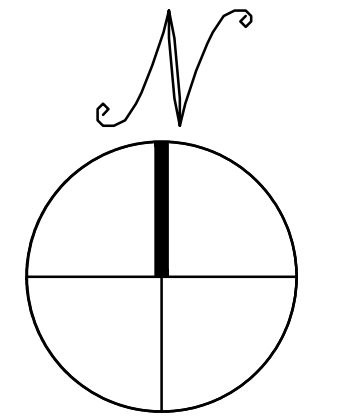
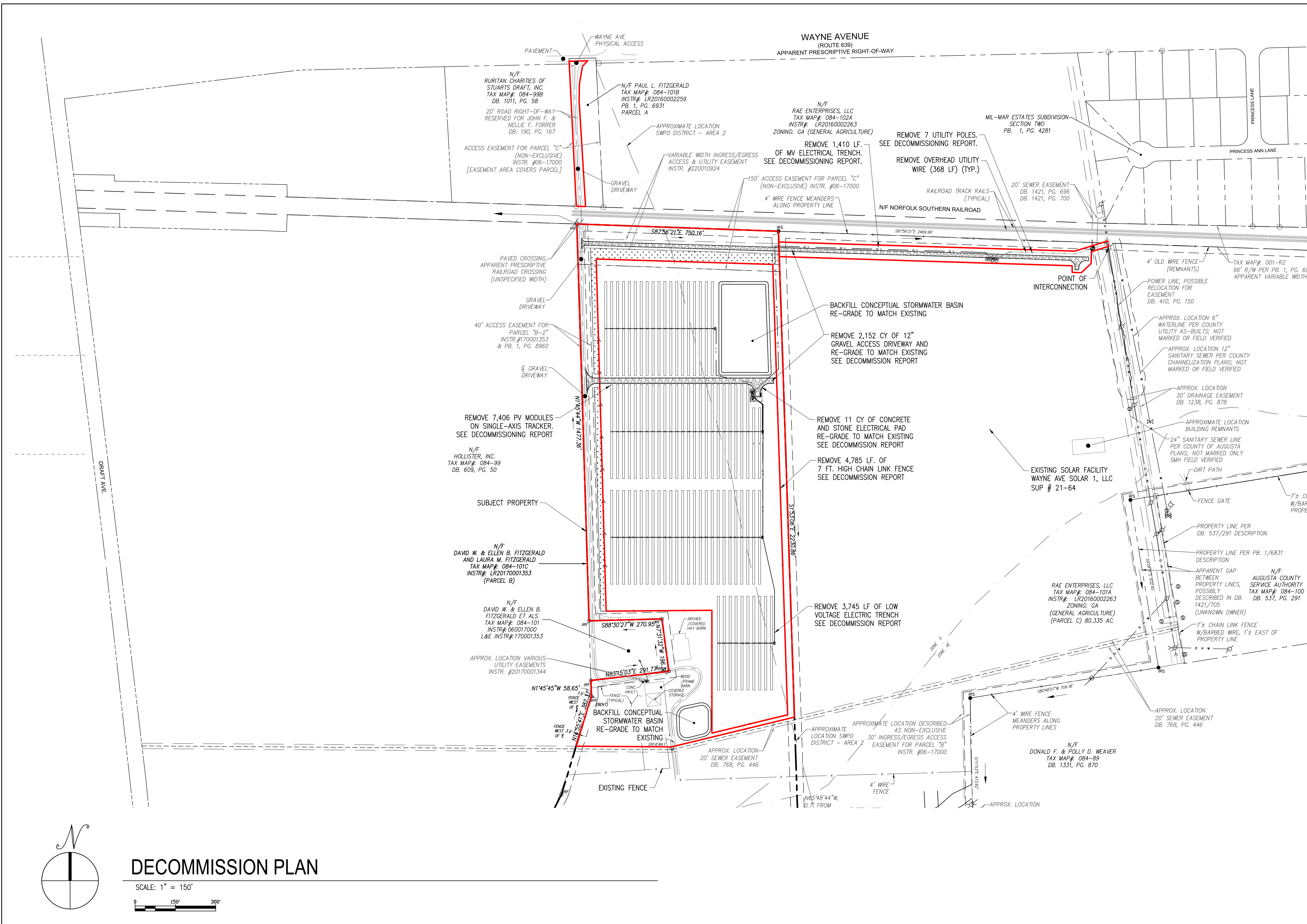
**WAYNE AVE VA (WEST)
 147 WAYNE AVE
 STUARTS DRAFT, VA 24477**

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C-4.0
 DECOMMISSION PLAN



DECOMMISSION PLAN

SCALE: 1" = 150'

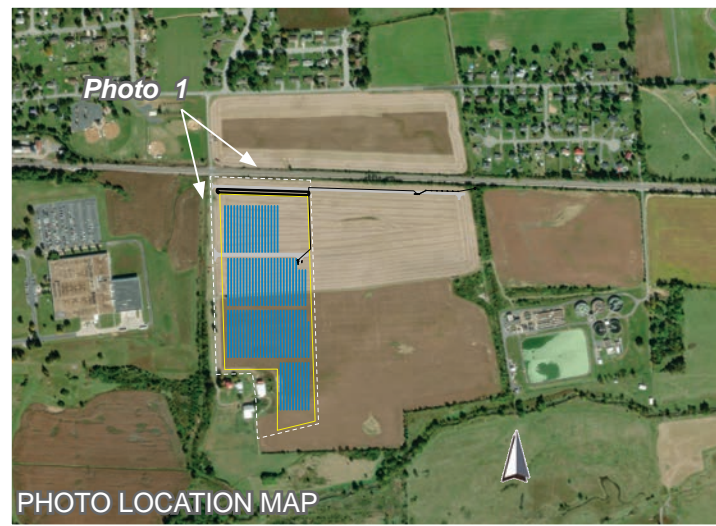


Photo 1 - Schneider Park - Phase 2
EXISTING CONDITION

Photograph Information

Date: May 31 2023
 Time: 11:30 AM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 29.4907" N,
 79° 01' 38.4215" W
 Distance to Fence: 690 feet

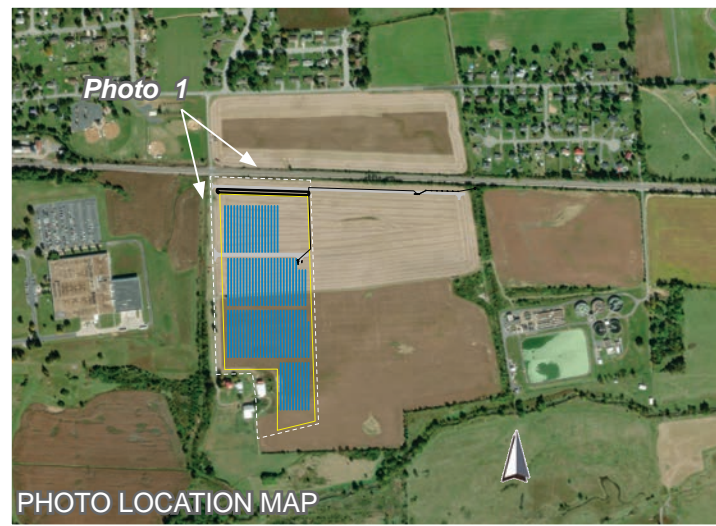


Photo 1 - Schneider Park - Phase 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 1 GROWTH (TIME OF PLANTING)

Photograph Information

Date: May 31 2023
 Time: 11:30 AM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 29.4907" N,
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 Distance to Fence: 690 feet

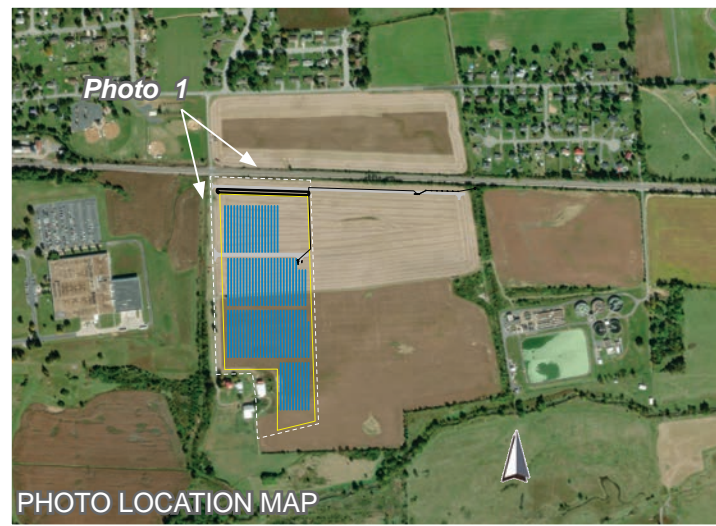


Photo 1 - Schneider Park - Phase 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 5 GROWTH

Photograph Information

Date: May 31 2023
 Time: 11:30 AM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 29.4907" N,
 79° 01' 38.4215" W
 Distance to Fence: 690 feet

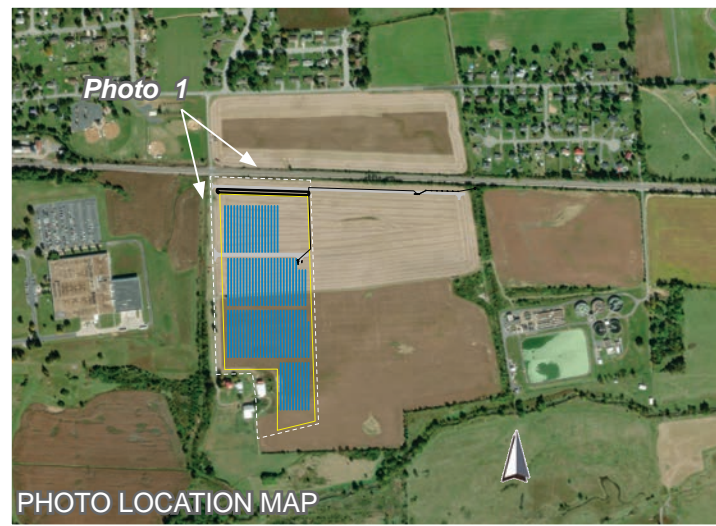


Photo 1 - Schneider Park - Phase 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 10 GROWTH

Photograph Information

Date: May 31 2023
 Time: 11:30 AM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 29.4907" N,
 79° 01' 38.4215" W
 Distance to Fence: 690 feet



Photo 1 - Schneider Park - Phases 1 and 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 1 GROWTH (TIME OF PLANTING)

Photograph Information

Date: May 31 2023
 Time: 11:30 AM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 29.4907" N,
 79° 01' 38.4215" W
 Distance to Fence: 690 feet



Photo 1 - Schneider Park - Phases 1 and 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 5 GROWTH

Photograph Information

Date: May 31 2023
 Time: 11:30 AM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 29.4907" N,
 79° 01' 38.4215" W
 Distance to Fence: 690 feet



Photo 1 - Schneider Park - Phases 1 and 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 10 GROWTH

Photograph Information

Date: May 31 2023
 Time: 11:30 AM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 29.4907" N,
 79° 01' 38.4215" W
 Distance to Fence: 690 feet

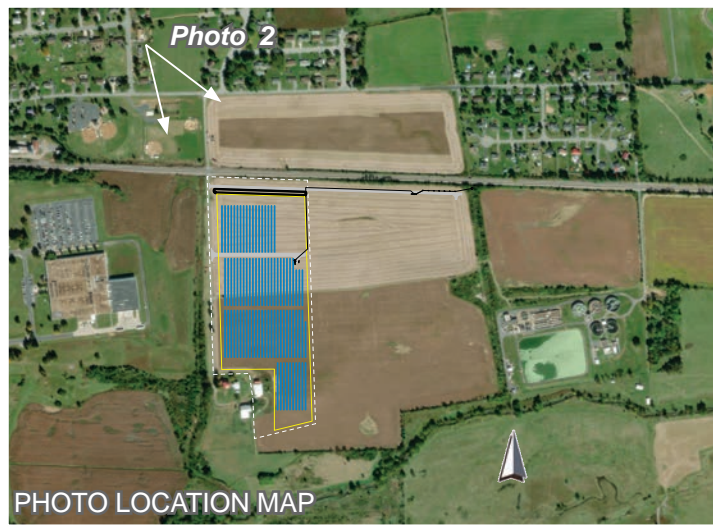


Photo 2- 33 Crestview Drive - Phase 2
EXISTING CONDITION

Photograph Information

Date: May 31 2023
 Time: 11:30 AM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 34.5484" N,
 79° 01' 41.7647" W
 Distance to Fence: 1270 feet

SARATOGA
ASSOCIATES



Figure 1
PHOTO SIMULATIONS
 147 WAYNE AVENUE
 STUART'S DRAFT, VA

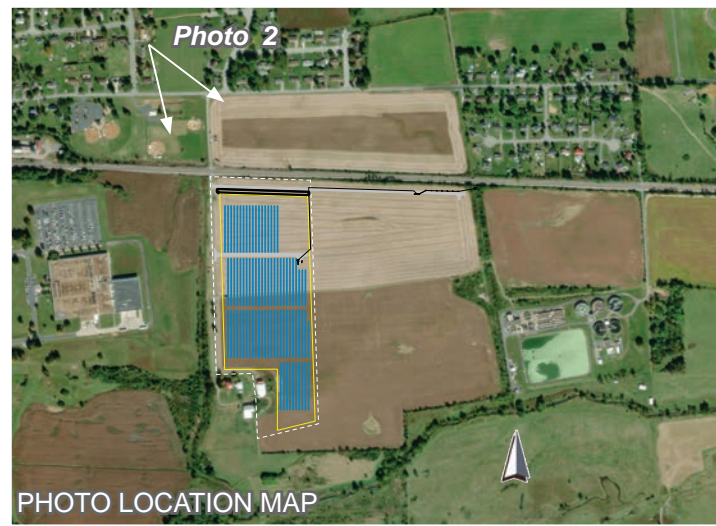


Photo 2- 33 Crestview Drive - Phase 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 1 GROWTH

Photograph Information

Date: May 31 2023
 Time: 11:30 AM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

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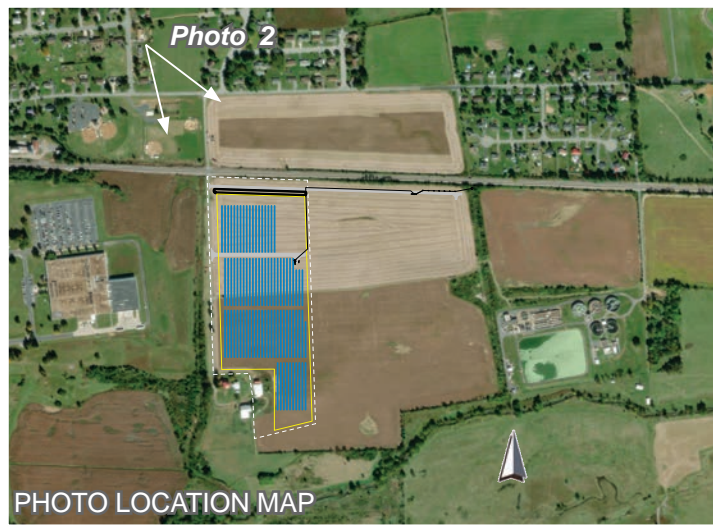


Photo 2- 33 Crestview Drive - Phase 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 5 GROWTH

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 Distance to Fence: 1270 feet

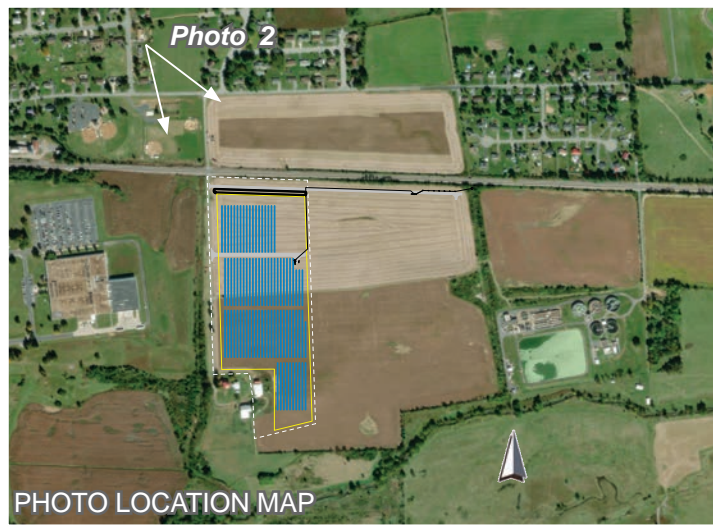


Photo 2- 33 Crestview Drive - Phase 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 10 GROWTH

SARATOGA
 ASSOCIATES

Photograph Information

Date: May 31 2023
 Time: 11:30 AM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 34.5484" N,
 79° 01' 41.7647" W
 Distance to Fence: 1270 feet



Figure 1
 PHOTO SIMULATIONS
 147 WAYNE AVENUE
 STUART'S DRAFT, VA



Photo 2- 33 Crestview Drive - Phases 1 and 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 1 GROWTH

SARATOGA
 ASSOCIATES

Photograph Information

Date: May 31 2023
 Time: 11:30 AM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 34.5484" N,
 79° 01' 41.7647" W
 Distance to Fence: 1270 feet



Figure 1
 PHOTO SIMULATIONS

147 WAYNE AVENUE
 STUART'S DRAFT, VA



Photo 2- 33 Crestview Drive - Phases 1 and 2
SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 5 GROWTH

SARATOGA
ASSOCIATES

Photograph Information

Date: May 31 2023
Time: 11:30 AM
Focal Length: 50 mm
Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 34.5484" N,
79° 01' 41.7647" W
Distance to Fence: 1270 feet



Figure 1
PHOTO SIMULATIONS

147 WAYNE AVENUE
STUART'S DRAFT, VA

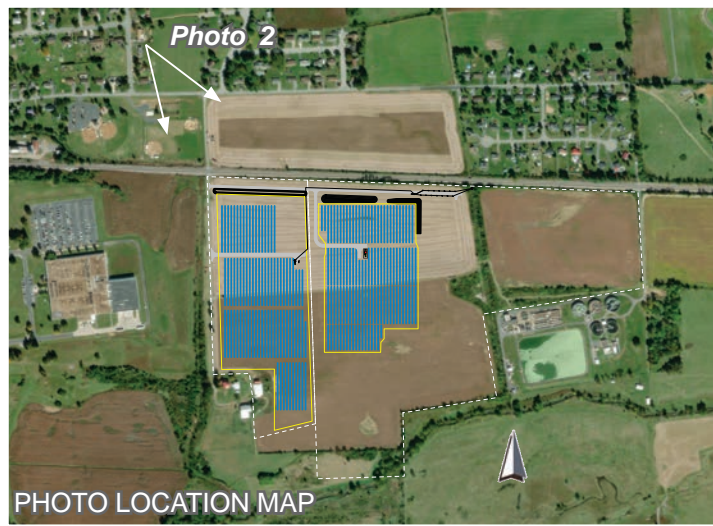


Photo 2- 33 Crestview Drive - Phases 1 and 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 10 GROWTH

Photograph Information

Date: May 31 2023
 Time: 11:30 AM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 34.5484" N,
 79° 01' 41.7647" W
 Distance to Fence: 1270 feet



Photo 3 - 170 Wayne Avenue - Phase 2
EXISTING CONDITION

SARATOGA
ASSOCIATES

Photograph Information

Date: May 31 2023
Time: 12:00 PM
Focal Length: 50 mm
Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 30.6557" N,
79° 01' 32.6266" W
Distance to Fence: 750 feet



Figure 8
PHOTO SIMULATIONS
147 WAYNE AVENUE
STUART'S DRAFT, VA



Photo 3 - 170 Wayne Avenue - Phase 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 1 GROWTH (TIME OF PLANTING)

Photograph Information

Date: May 31 2023
 Time: 12:00 PM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 30.6557" N,
 79° 01' 32.6266" W
 Distance to Fence: 750 feet



Photo 3 - 170 Wayne Avenue - Phase 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 5 GROWTH

Photograph Information

Date: May 31 2023
 Time: 12:00 PM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 30.6557" N,
 79° 01' 32.6266" W
 Distance to Fence: 750 feet



Photo 3 - 170 Wayne Avenue - Phase 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 10 GROWTH

Photograph Information

Date: May 31 2023
 Time: 12:00 PM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 30.6557" N,
 79° 01' 32.6266" W
 Distance to Fence: 750 feet

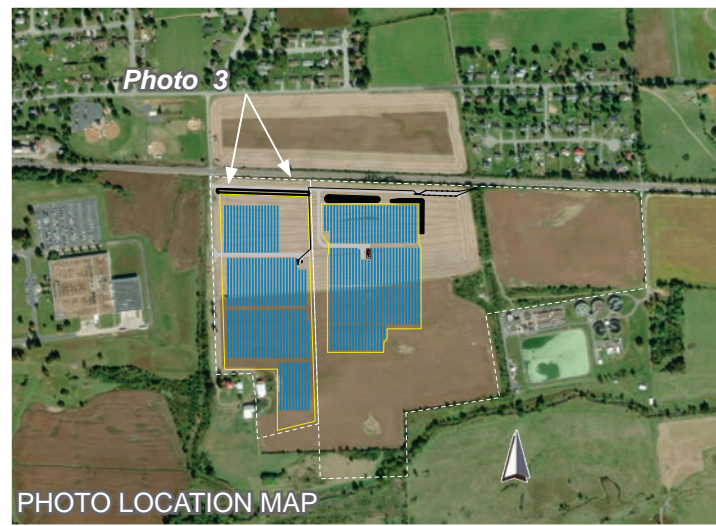


Photo 3 - 170 Wayne Avenue - Phases 1 and 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 1 GROWTH (TIME OF PLANTING)

Photograph Information

Date: May 31 2023
 Time: 12:00 PM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 30.6557" N,
 79° 01' 32.6266" W
 Distance to Fence: 750 feet



Photo 3 - 170 Wayne Avenue - Phases 1 and 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 5 GROWTH

Photograph Information

Date: May 31 2023
 Time: 12:00 PM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 30.6557" N,
 79° 01' 32.6266" W
 Distance to Fence: 750 feet

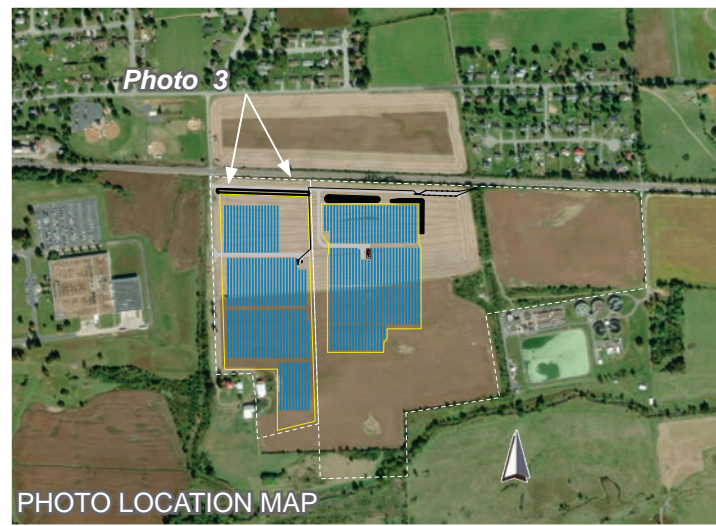


Photo 3 - 170 Wayne Avenue - Phases 1 and 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 10 GROWTH

Photograph Information

Date: May 31 2023
 Time: 12:00 PM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 30.6557" N,
 79° 01' 32.6266" W
 Distance to Fence: 750 feet



Photo 4 - 179 Sylvan Drive - Phase 2
EXISTING CONDITION

SARATOGA
ASSOCIATES

Photograph Information

Date: May 31 2023
Time: 12:00 PM
Focal Length: 50 mm
Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 32.3397" N,
79° 01' 34.6687" W
Distance to Fence: 930 feet



Figure 8
PHOTO SIMULATIONS
147 WAYNE AVENUE
STUART'S DRAFT, VA



Photo 4 - 179 Sylvan Drive - Phase 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 1 GROWTH (TIME OF PLANTING)

Photograph Information

Date: May 31 2023
 Time: 12:00 PM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 32.3397" N,
 79° 01' 34.6687" W
 Distance to Fence: 930 feet

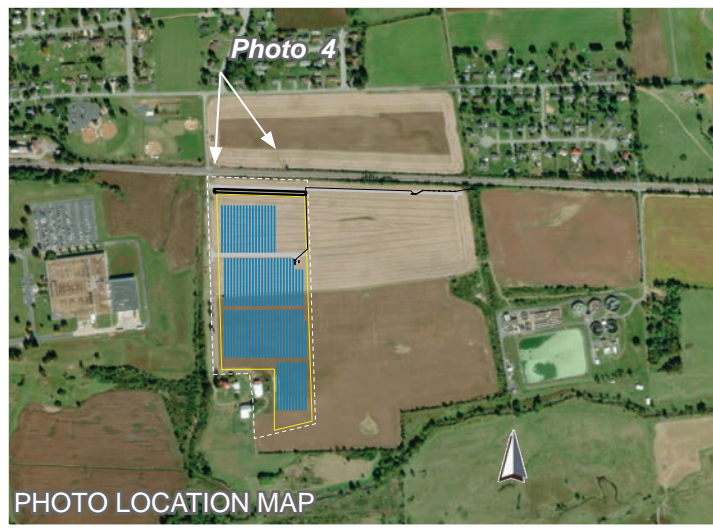


Photo 4 - 179 Sylvan Drive - Phase 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 5 GROWTH

Photograph Information

Date: May 31 2023
 Time: 12:00 PM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 32.3397" N,
 79° 01' 34.6687" W
 Distance to Fence: 930 feet

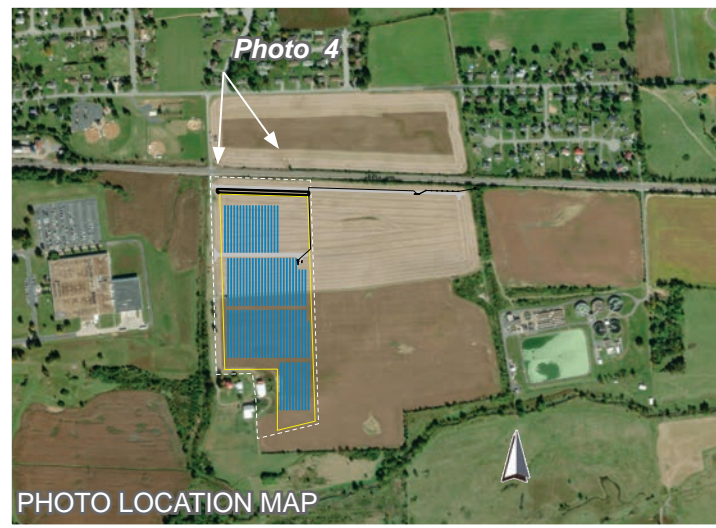


Photo 4 - 179 Sylvan Drive - Phase 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 10 GROWTH

Photograph Information

Date: May 31 2023
 Time: 12:00 PM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 32.3397" N,
 79° 01' 34.6687" W
 Distance to Fence: 930 feet



Photo 4 - 179 Sylvan Drive - Phases 1 and 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 1 GROWTH (TIME OF PLANTING)

Photograph Information

Date: May 31 2023
 Time: 12:00 PM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 32.3397" N,
 79° 01' 34.6687" W
 Distance to Fence: 930 feet



Photo 4 - 179 Sylvan Drive - Phases 1 and 2
SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 5 GROWTH

Photograph Information

Date: May 31 2023
Time: 12:00 PM
Focal Length: 50 mm
Camera: Canon EOS Rebel T7

Photo Location: 38° 01' 32.3397" N,
79° 01' 34.6687" W
Distance to Fence: 930 feet

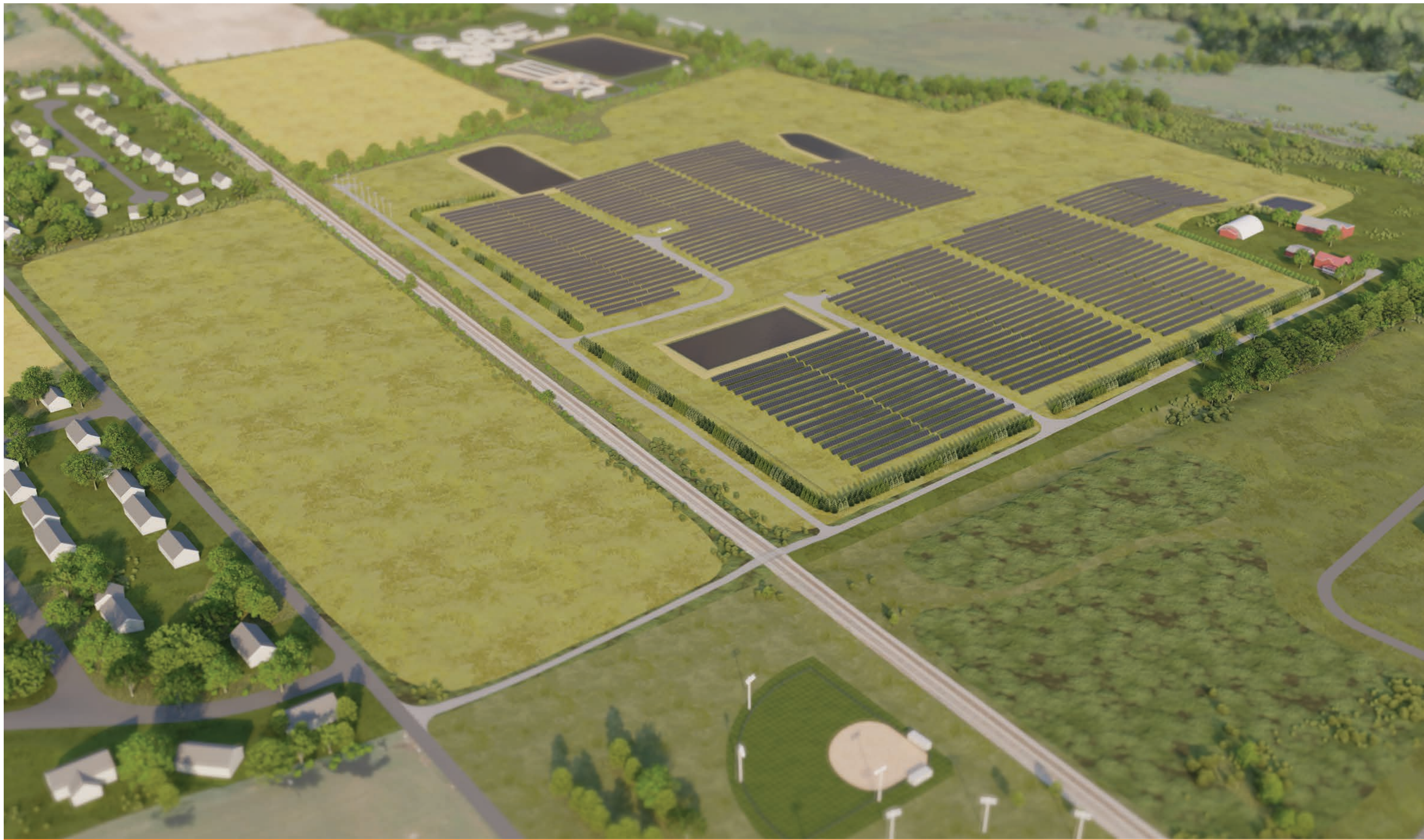


Photo 4 - 179 Sylvan Drive - Phases 1 and 2
 SIMULATED CONDITION - LANDSCAPE MITIGATION: YEAR 10 GROWTH

Photograph Information

Date: May 31 2023
 Time: 12:00 PM
 Focal Length: 50 mm
 Camera: Canon EOS Rebel T7

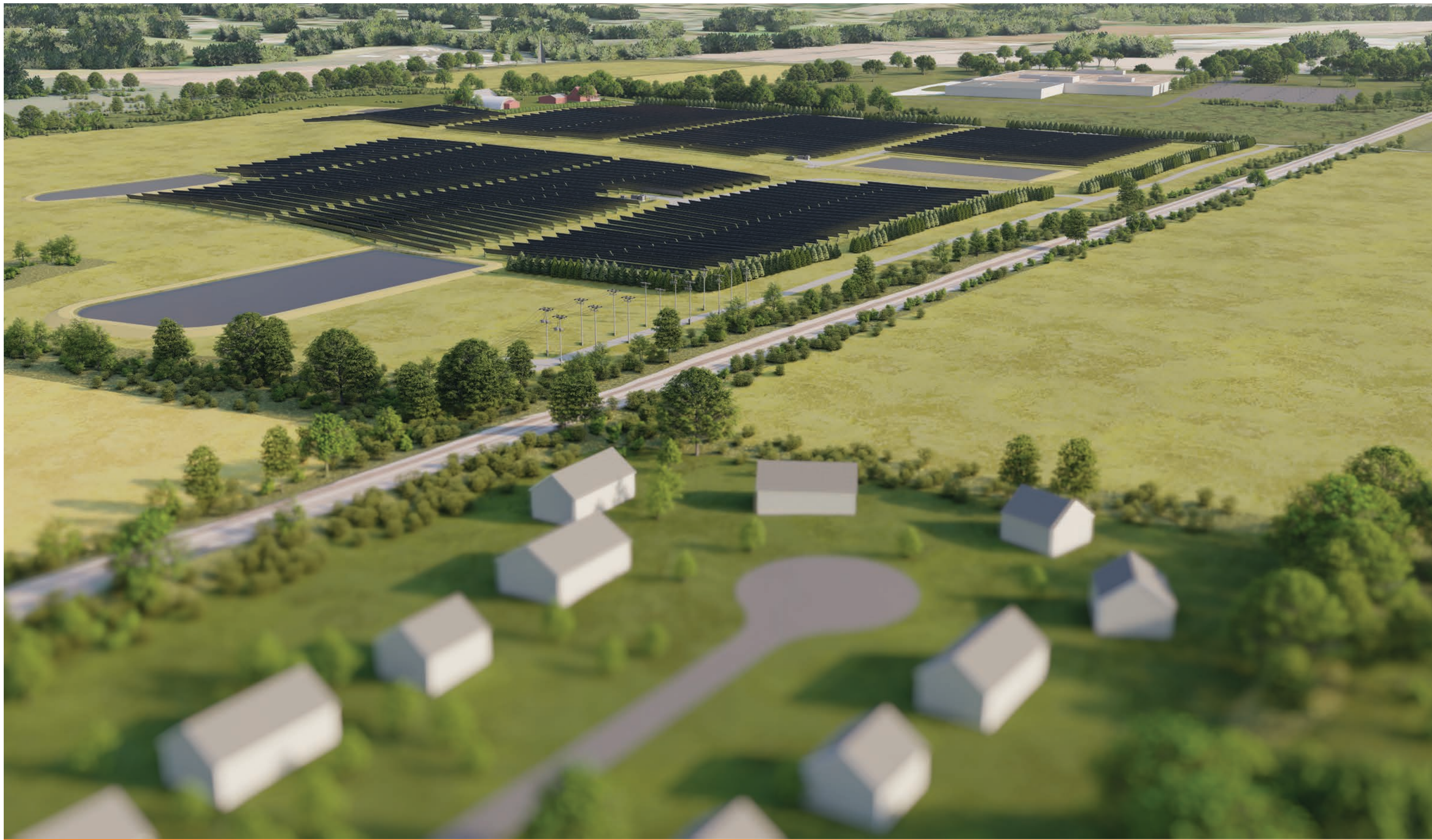
Photo Location: 38° 01' 32.3397" N,
 79° 01' 34.6687" W
 Distance to Fence: 930 feet



Simulated Aerial View



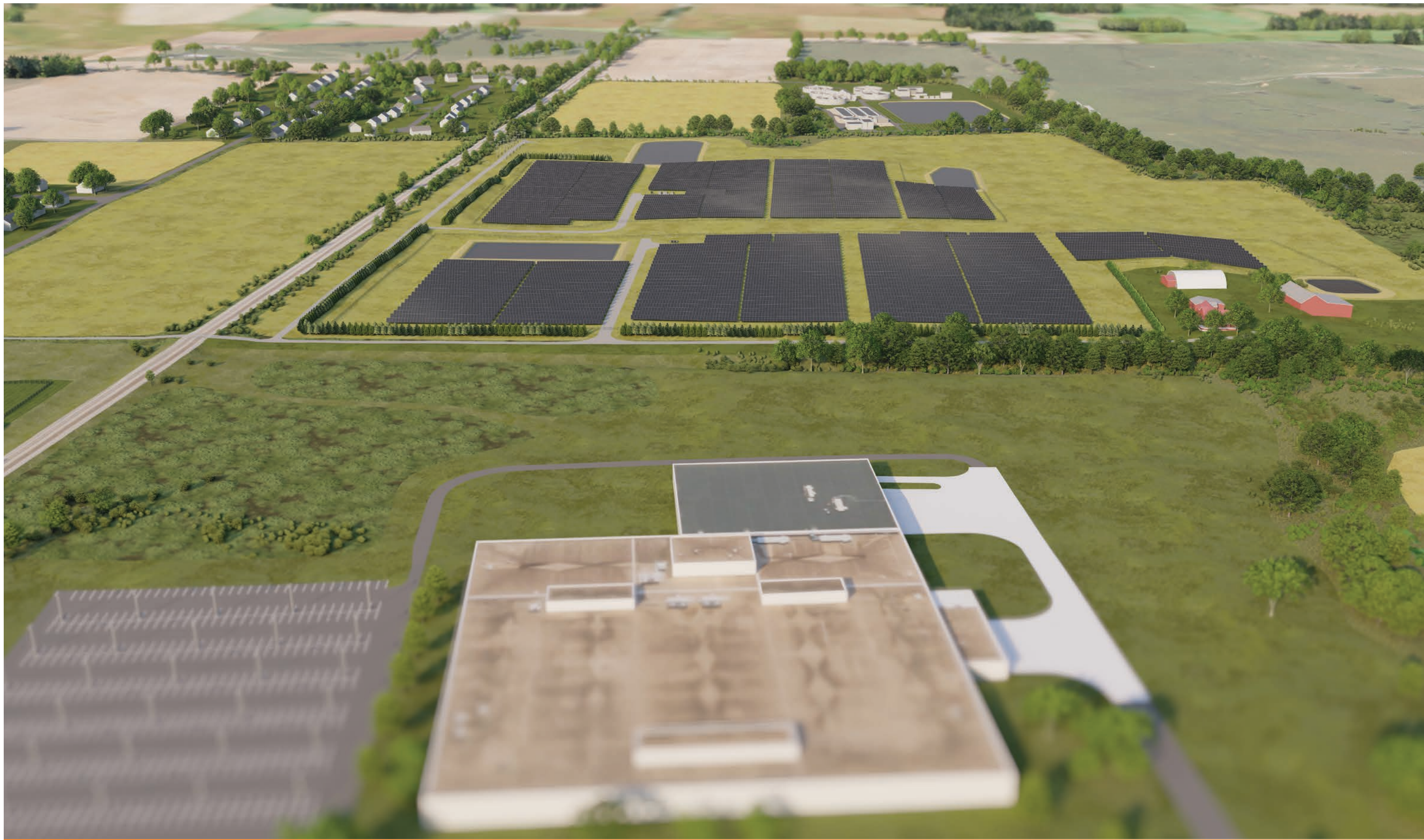
Simulated Aerial View



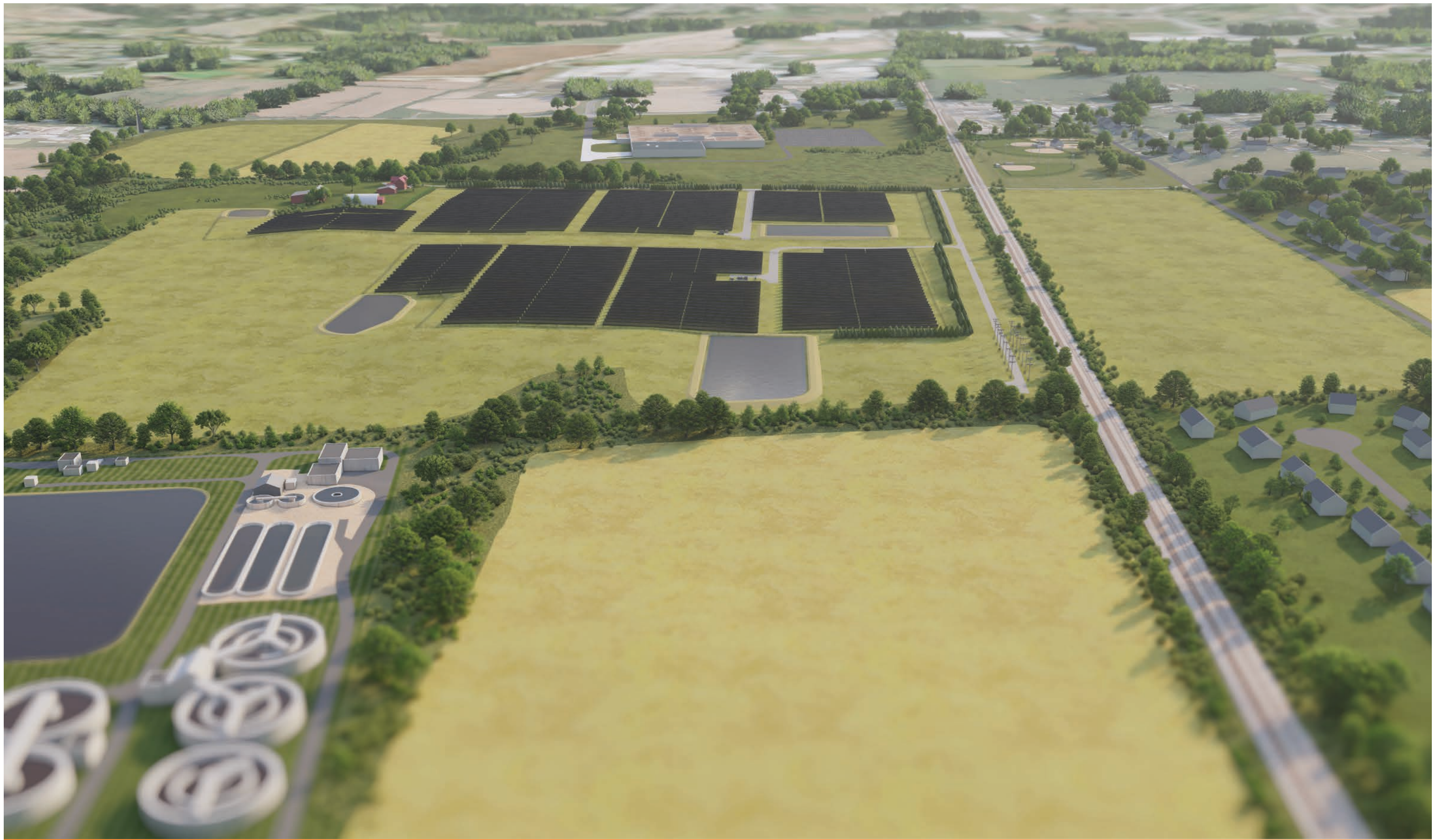
Simulated Aerial View



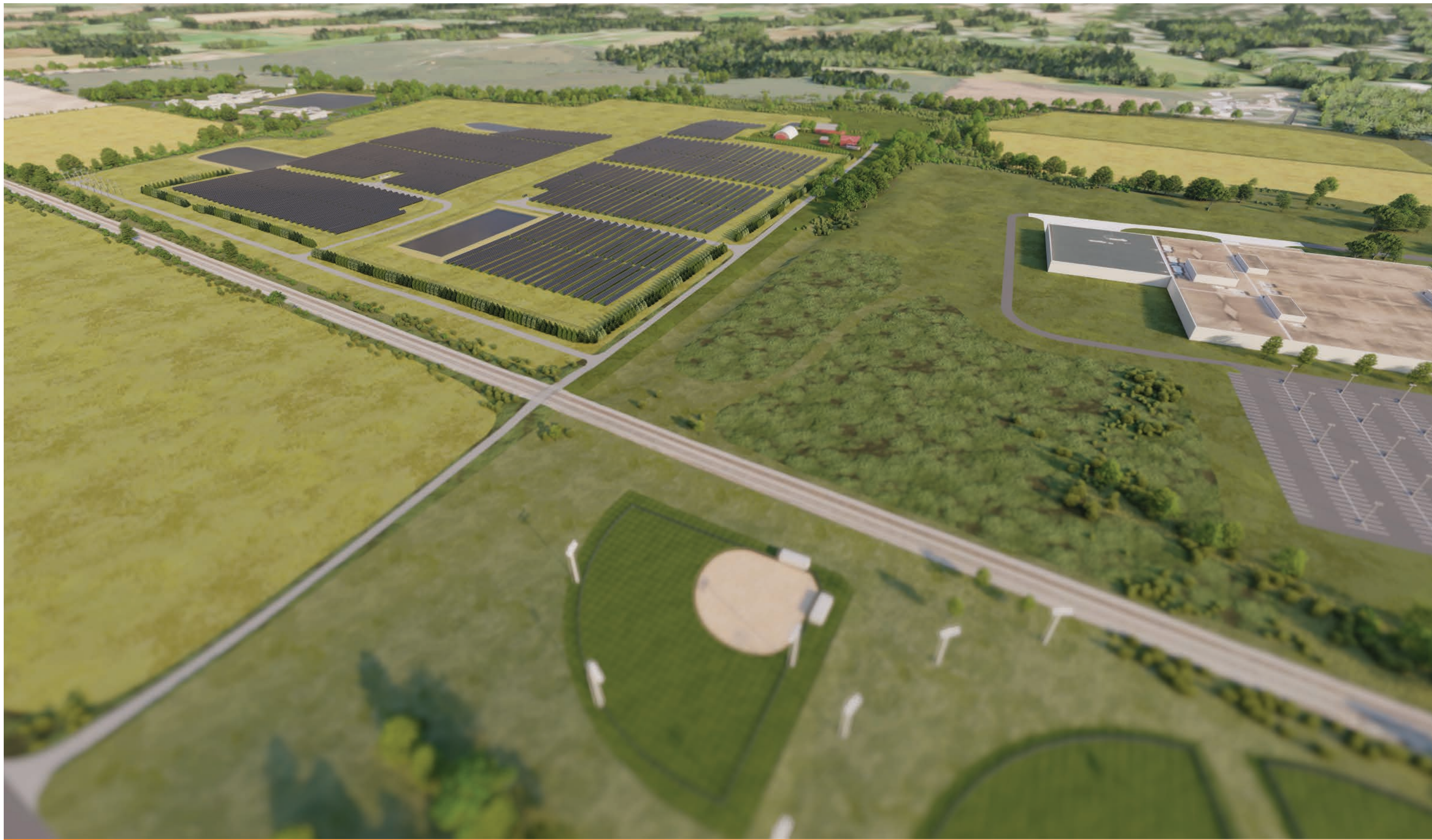
Simulated Aerial View



Simulated Aerial View



Simulated Aerial View



Simulated Aerial View