



Jefferson County, West Virginia
Department of Engineering, Planning and Zoning
Office of Planning and Zoning
116 E. Washington Street, 2nd Floor, P.O. Box 716
Charles Town, West Virginia 25414

File #: _____
Fees Paid: _____
Staff Int.: _____

Email: planningdepartment@jeffersoncountywv.org
zoning@jeffersoncountywv.org

Phone: (304) 728-3228
Fax: (304) 728-8126

Subdivision or Site Development Application

Application Type

- ☐ Concept Plan ☐ Final Plat (major/minor)
☐ Preliminary Plat ☐ Site Plan

Project Name: _____
Description: _____

Primary Contact Phone Number (must be a direct line number) _____

Property Owner Information

Owner Name: _____
Business Name: _____
Mailing Address: _____
Phone Number: _____ Email: _____

Applicant Information

Same as Owner: ☐

Applicant Name: _____
Business Name: _____
Mailing Address: _____
Phone Number: _____ Email: _____

Registered WV Engineer or Surveyor or Consultant Information

Contact Name: _____
Business Name: _____
Mailing Address: _____
Phone Number: _____ Email: _____

Physical Property Details

Vacant Lot: ☐

Physical Address: _____
Tax District: _____ Map No: _____ Parcel No: _____
Parcel Size: _____ Deed Book: _____ Page No: _____
Zoning District: _____

Additional Parcels (if any)

Physical Property Details

Vacant Lot: ☐

Physical Address: _____
Tax District: _____ Map No: _____ Parcel No: _____
Parcel Size: _____ Deed Book: _____ Page No: _____
Zoning District: _____

Physical Property Details

Vacant Lot: ☐

Physical Address: _____
Tax District: _____ Map No: _____ Parcel No: _____
Parcel Size: _____ Deed Book: _____ Page No: _____
Zoning District: _____

Physical Property Details

Business Name	BULLSKIN LLC				
Property Address	673 OFF OLD SHENNANDALE RD				
Parcel ID	06 11000900000000				
Tax District	06	Map Number	11	Parcel #	09
Deed Book	1084	Deed Page	276		
Property Owner	Rural				
Parcel Size	82.94				

Property Owner	HOUGH CLARENCE E ET AL				
Property Address	Meyerstown Rd.				
Parcel ID	06 10000300010000				
Tax District	06	Map Number	10	Parcel #	03-01
Deed Book	1209	Deed Page	172		
Property Owner	Rural				
Parcel Size	109				

Property Owner	VIEW MOUNTAIN FARM LLC				
Property Address	Kabletown Rd				
Parcel ID	06 21000600000000				
Tax District	06	Map Number	21	Parcel #	06
Deed Book	945	Deed Page	636		
Property Owner	Rural				
Parcel Size	102				

Property Owner	DUNN STANLEY W JR & KATHERINE B				
Property Address	2046 Kabletown Rd				
Parcel ID	06 21000500000000				
Tax District	06	Map Number	21	Parcel #	05
Deed Book	1016	Deed Page	601		
Property Owner	Rural				
Parcel Size	175				

Property Owner	DUNN STANLEY W JR & KATHERINE B				
Property Address	E Dutch Hill Rd				
Parcel ID	06 21000700000000				
Tax District	06	Map Number	21	Parcel #	07
Deed Book	1016	Deed Page	601		
Property Owner	Rural				
Parcel Size	89				

Property Owner	DUNN STANLEY W JR & KATHERINE B				
Property Address	Windy Valley Ln				
Parcel ID	06 22000500010000				
Tax District	06	Map Number	22	Parcel #	05-01
Deed Book	1090	Deed Page	239		
Property Owner	Rural				
Parcel Size	232				

Property Owner	DUNN STANLEY W JR & KATHERINE B				
Property Address	1371 Myerstown Rd				
Parcel ID	06 10000500000000				
Tax District	06	Map Number	10	Parcel #	05
Deed Book	540	Deed Page	249		
Property Owner	Rural				
Parcel Size	366				

Property Owner	STILES FAMILY PARTNERSHIP LLC				
Property Address	OFF ROPER NORTH FORK RD				
Parcel ID	06 11000600010000				
Tax District	06	Map Number	11	Parcel #	06-01
Deed Book	1051	Deed Page	733		
Property Owner	Rural				
Parcel Size	25				

Property Owner	STILES FAMILY PARTNERSHIP LLC				
Property Address	ROPER NORTH FORK RD				
Parcel ID	06 11000600000000				
Tax District	06	Map Number	11	Parcel #	06
Deed Book	1051	Deed Page	733		
Property Owner	Rural				
Parcel Size	116				

Property Owner	ADAMS FRANKLIN W & JUNE O				
Property Address	MYERSTOWN RD				
Parcel ID	06 20000900010000				
Tax District	06	Map Number	20	Parcel #	09-01
Deed Book	1081	Deed Page	195		
Property Owner	Rural				
Parcel Size	57				

Property Owner	ADAMS FRANKLIN W & JUNE O				
Property Address	MYERSTOWN RD				
Parcel ID	06 20000900030000				
Tax District	06	Map Number	20	Parcel #	09-03
Deed Book	1081	Deed Page	195		
Property Owner	Rural				
Parcel Size	17				

Property Owner	ATL FARMS LLC				
Property Address	MEYERSTOWN RD				
Parcel ID	0 06 9000400000000				
Tax District	06	Map Number	09	Parcel #	04
Deed Book	1213	Deed Page	288		
Property Owner	Rural				
Parcel Size	172				

Property Owner	BULLSKIN LLC				
Property Address	654 MEYERSTOWN RD				
Parcel ID	06 10000600000000				
Tax District	06	Map Number	10	Parcel #	06
Deed Book	1084	Deed Page	276		
Property Owner	Rural				
Parcel Size	237				

Property Owner	HOUGH CLARENCE E & DONNA S				
Property Address	OFF OLD SHENNANDALE RD				
Parcel ID	06 11000700010000				
Tax District	06	Map Number	11	Parcel #	07-01
Deed Book	1209	Deed Page	172		
Property Owner	Rural				
Parcel Size	107				

Property Owner	HOUGH CLARENCE E & DONNA S				
Property Address	MEYERSTOWN RD				
Parcel ID	06 21000600010000				
Tax District	06	Map Number	21	Parcel #	06-01
Deed Book	1209	Deed Page	172		
Property Owner	Rural				
Parcel Size	69				

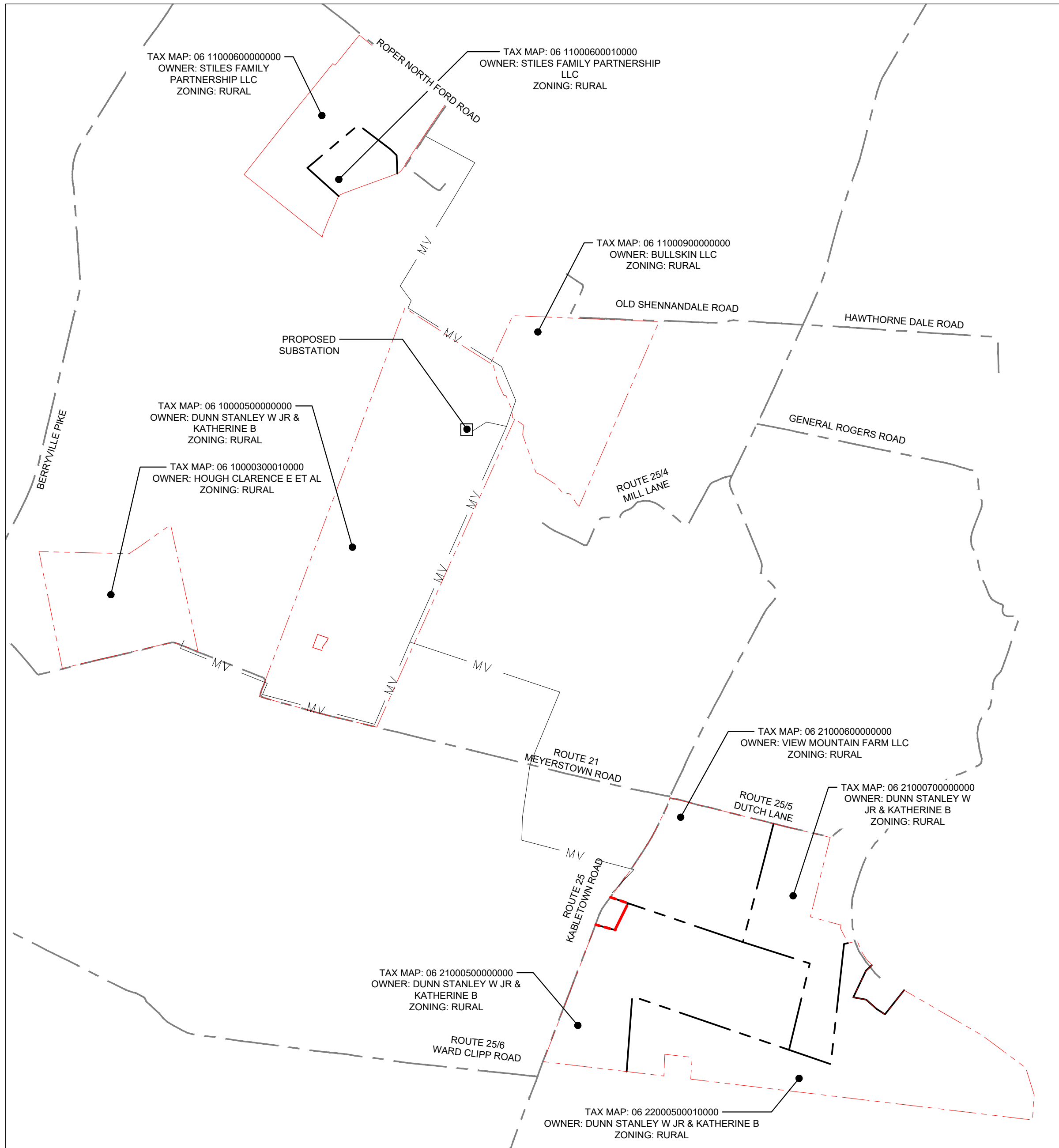
Property Owner	WALSH HEATHER & SEAN				
Property Address	398 APPLEVELDT LN				
Parcel ID	06 10000800040000				
Tax District	06	Map Number	10	Parcel #	08-04
Deed Book	1168	Deed Page	293		
Property Owner	Rural				
Parcel Size	10				

CONCEPT PLAN

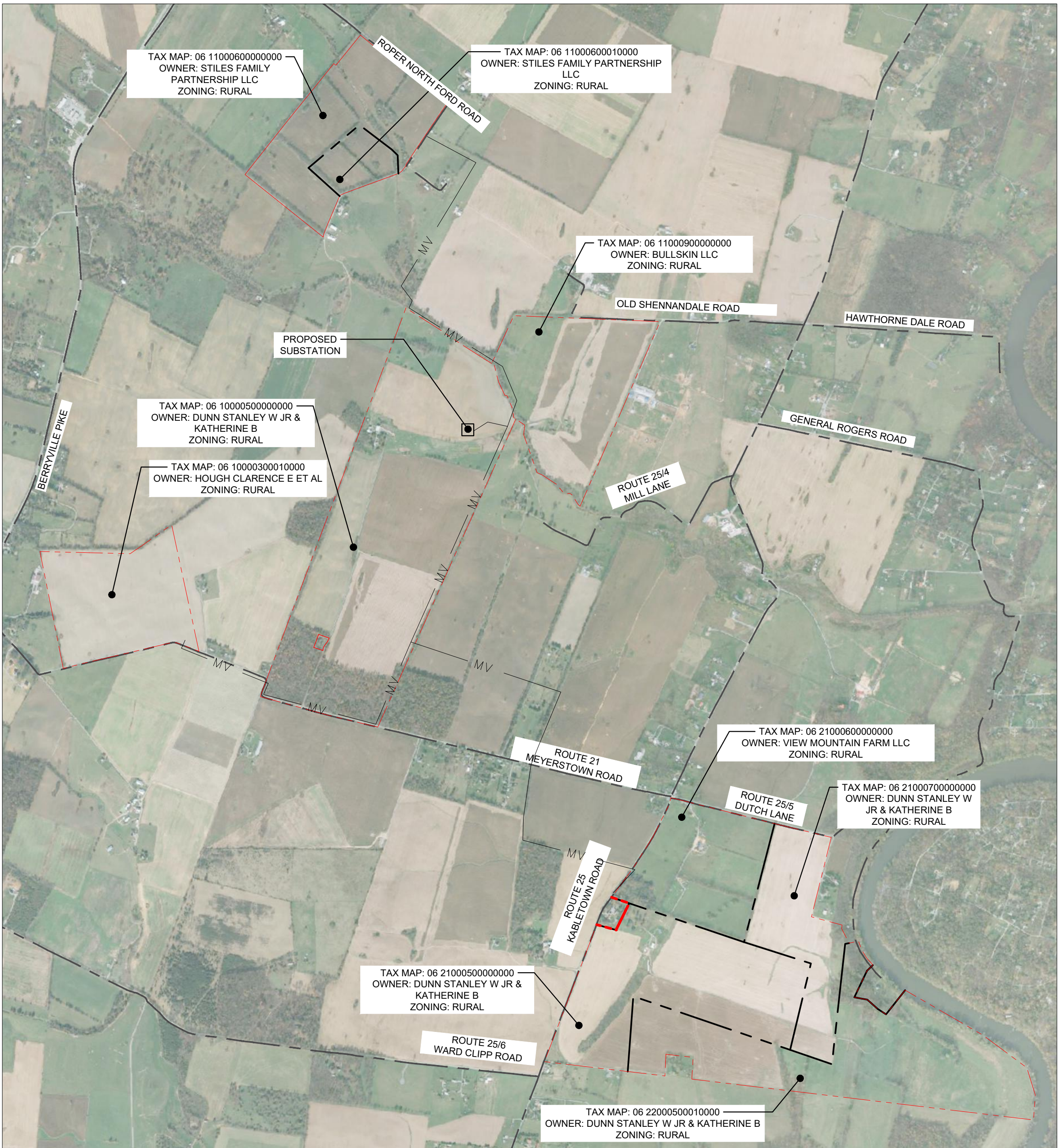
RIPPON ENERGY FACILITY

JEFFERSON COUNTY, WV

KABLETOWN (06) TAX DISTRICT



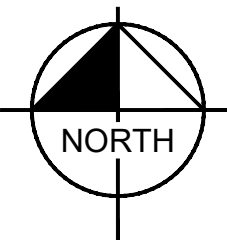
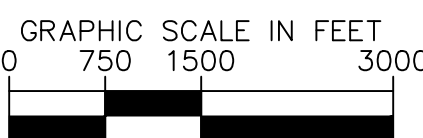
PARCEL MAP
SCALE: 1" = 1500'



VICINITY MAP
SCALE: 1" = 1500'

APPLICANT
RIPPON ENERGY FACILITY, LLC
230 COURT SQUARE, SUITE B102
CHARLOTTEVILLE, VA 22903
PHONE: 804-337-4572
CONTACT: BRIAN KUSIAK
EMAIL: BKUSIAK@TORCHCLEANENERGY.COM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE, SUITE 400
RESTON, VA 20191
PHONE: 703-215-8462
CONTACT: SOPHIA HUANG, P.E.
EMAIL: SOPHIA.HUANG@KIMLEY-HORN.COM



REV	DATE
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KHA PROJECT 110188002	DATE 9/30/2022
SCALE AS SHOWN	DESIGNED BY SAH
DRAWN BY BAH	CHECKED BY SMM
RIPPON ENERGY FACILITY PREPARED FOR TORCH CLEAN ENERGY	
JEFFERSON COUNTY WEST VIRGINIA	
COVER SHEET	
APPROVAL SHEET NUMBER C0.0	

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SITE INFORMATION

SOLAR PANEL SETBACKS

- FRONT 100' (50' WITH LANDSCAPE BUFFER)
- SIDE 100' (50' WITH LANDSCAPE BUFFER)
- REAR 100' (50' WITH LANDSCAPE BUFFER)

ACCESSORY COMPONENTS SETBACKS

- FRONT 25
- SIDE 25
- REAR 25

LANDSCAPE BUFFERS

SEE SHEET C4.0 - LANDSCAPE BUFFERS

FENCING

A 6'-MINIMUM FENCE WITH SECURED GATES SHALL BE ERECTED AROUND THE OPERATING AREAS OF THE SOLAR ENERGY FACILITY.

LIGHTING

ONSITE LIGHTING SHALL BE MINIMUM NECESSARY FOR SECURITY, ONSITE MANAGEMENT AND MAINTENANCE. LIGHTING SHALL COMPLY WITH THE STANDARDS OUTLINED IN THE SUBDIVISION REGULATIONS.

CONCEPT PLAN NOTES

CONCEPT PLAN

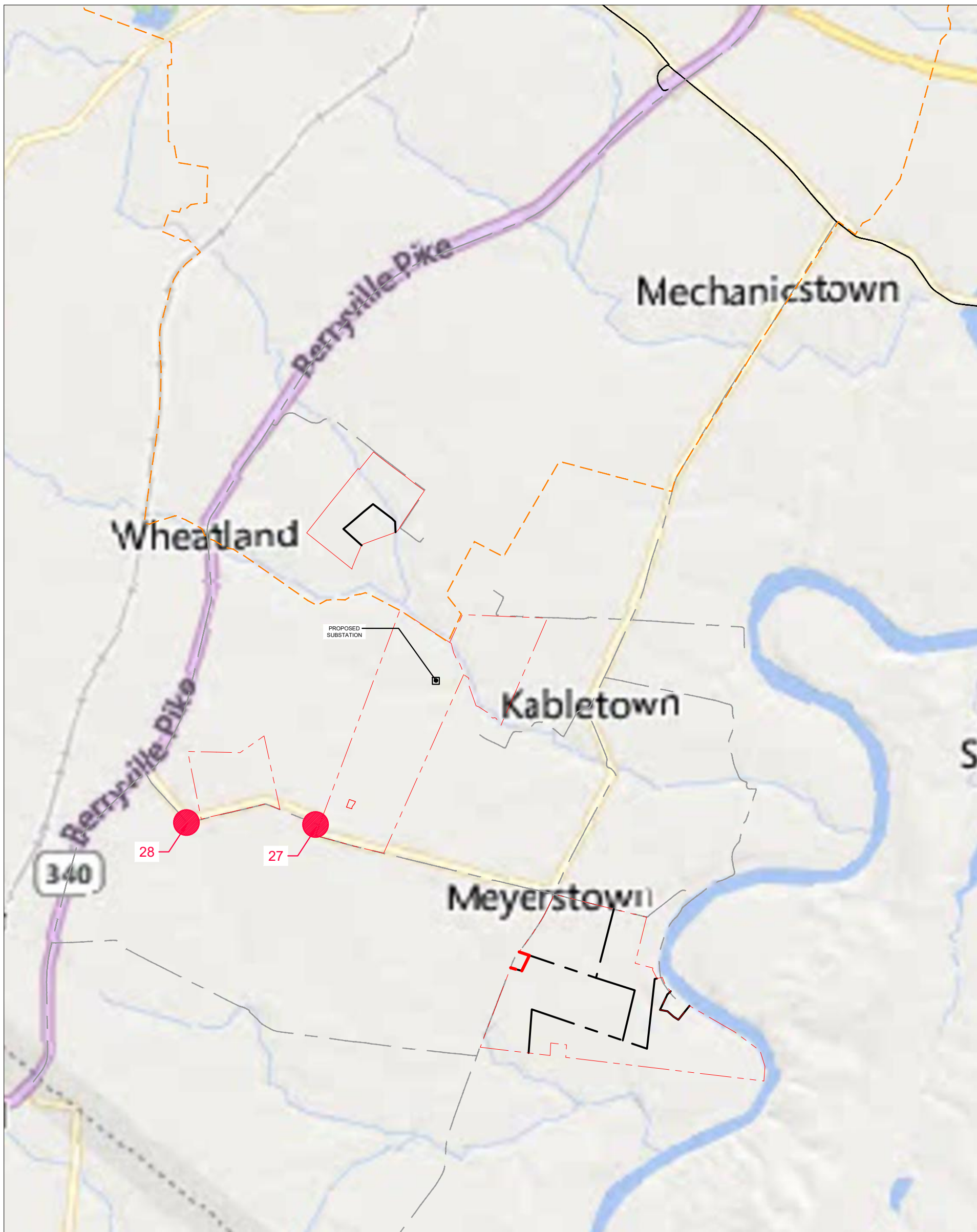
1. THE CONCEPT PLAN INCLUDES SECTIONS OF THE PROJECT THAT ARE PRINCIPAL PERMITTED USES AND CONDITIONAL USES (SEE VICINITY MAP ON THIS SHEET).

SOLAR AS A PRINCIPAL PERMITTED USE

1. THE PROPOSED SOLAR ENERGY FACILITY WITHIN THE CHARLES TOWN URBAN GROWTH BOUNDARY IS PERMITTED AS A PRINCIPAL PERMITTED USE AND MUST COMPLY WITH ALL REGULATIONS RELATED SOLAR FACILITIES IN JEFFERSON COUNTY.
2. DEVELOPMENT OF THE SOLAR FACILITY WILL BE PERMITTED ONCE THE FOLLOWING HAVE OCCURRED.
 - 2.1. APPROVAL OF A CONCEPT PLAN BY THE JEFFERSON COUNTY BOARD OF COMMISSIONERS.
 - 2.2. APPLICANT HAS COMPLIED WITH JEFFERSON COUNTY STORMWATER MANAGEMENT REQUIREMENTS.
 - 2.3. WV DEPARTMENT OF TRANSPORTATION HAS APPROVED ENTRY PERMITS.
 - 2.4. WV DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS APPROVED THE NPDES PERMIT.
 - 2.5. APPLICANT HAS SATISFIED ALL WV STATE REQUIREMENTS AS THEY RELATE TO BONDING AND DECOMMISSIONING.
 - 2.6. JEFFERSON COUNTY HAS ISSUED A BUILDING PERMIT FOR THE PROJECT.

SOLAR AS A CONDITIONAL USE PERMIT

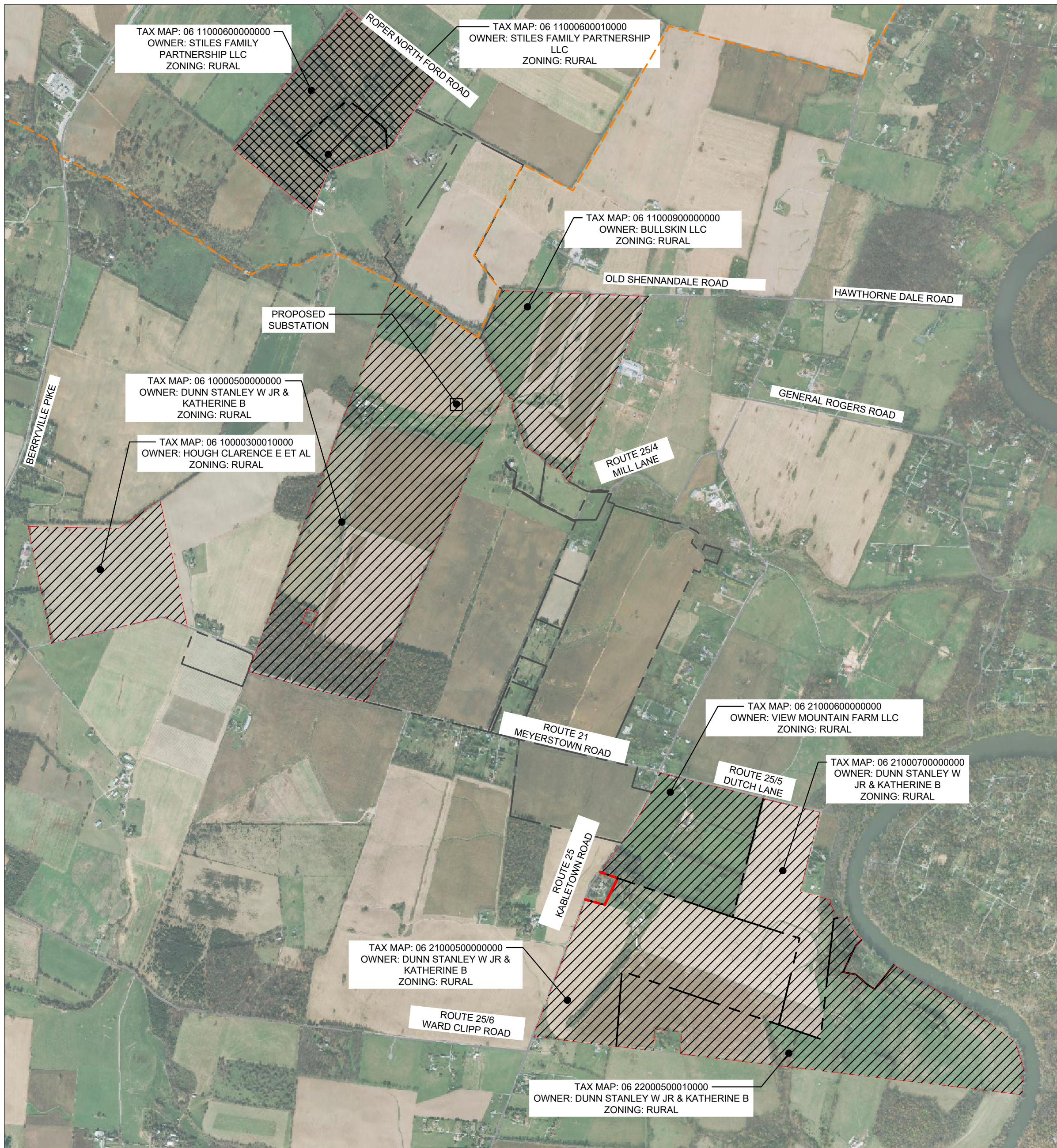
1. THE PROPOSED SOLAR ENERGY FACILITY WITHIN THE CHARLES TOWN URBAN GROWTH BOUNDARY IS PERMITTED AS A PRINCIPAL USE OF THE LAND AND THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING ORDINANCE OF JEFFERSON COUNTY.
2. DEVELOPMENT OF THE SOLAR FACILITY WILL BE PERMITTED UNLESS THE FOLLOWING HAVE OCCURRED.
 - 2.1. APPROVAL OF THE CONDITIONAL USE PERMIT BY THE BOARD OF ZONING APPEALS.
 - 2.2. COMPLIANCE WITH ALL CONDITIONS RELATED TO THE CONDITIONAL USE PERMIT APPROVAL.
 - 2.3. APPROVAL OF AN APPLICATION (PROCESSING CONCURRENTLY WITH THE ZONING PERMIT) FOR THE PROPOSED USE OF THE PROJECT.
 - 2.4. APPLICANT HAS COMPLIED WITH JEFFERSON COUNTY STORMWATER MANAGEMENT REQUIREMENTS.
 - 2.5. WV DEPARTMENT OF TRANSPORTATION HAS APPROVED ENTRY PERMITS.
 - 2.6. WV DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS APPROVED THE NPDES PERMIT.
 - 2.7. APPLICANT HAS SATISFIED ALL OF HIS STATE REQUIREMENTS AS THEY RELATE TO BONDING AND DECOMMISSIONING.
 - 2.8. JEFFERSON COUNTY HAS ISSUED A BUILDING PERMIT FOR THE PROJECT.



VICINITY MAP
HIGHWAY PROBLEM AREAS
REF. ENVISION JEFFERSON 2035 COMPREHENSIVE PLAN
1" = 3000'


HIGHWAY PROBLEM AREAS IN JEFFERSON COUNTY			
NUMBER	ROUTE/ROAD	LOCATION	PROBLEM
27	MEYERSTOWN ROAD	ONE MILE EAST OF US 340	TWO 90 DEGREE TURNS
28	MEYERSTOWN ROAD	1/2 MILE EAST OF US 340	90 DEGREE TURN

JEFFERSON COUNTY HIGHWAY PROBLEM AREAS

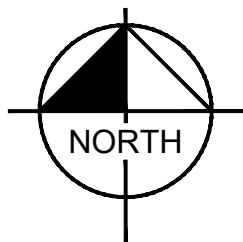


VICINITY MAP
URBAN GROWTH BOUNDARY
1" = 1500'

GRAPHIC SCALE IN FEET



0 750 1500 3000



OWNER	PROPOSED USE	PARCEL ID	PARCEL ADDRESS	DEED BOOK	DEED PAGE
BULLSKIN LLC	PHOTOVOLTAIC ARRAY	06 11000900000000	673 OFF OLD SHENNANDALE RD	1084	276
STILES FAMILY PARTNERSHIP LLC	PHOTOVOLTAIC ARRAY	06 11000600010000	OFF ROPER NORTH FORK RD	1051	733
STILES FAMILY PARTNERSHIP LLC	PHOTOVOLTAIC ARRAY	06 11000600000000	ROPER NORTH FORK RD	1051	733
DUNN STANLEY W JR & KATHERINE B	PHOTOVOLTAIC ARRAY	06 21000500000000	2046 KABLETOWN RD	1016	601
DUNN STANLEY W JR & KATHERINE B	PHOTOVOLTAIC ARRAY	06 21000700000000	E DUTCH HILL RD	1016	601
DUNN STANLEY W JR & KATHERINE B	PHOTOVOLTAIC ARRAY	06 22000500010000	WINDY VALLEY LN	1090	239
HOUGH CLARENCE E ETAL	PHOTOVOLTAIC ARRAY	06 10000300010000	MEYERSTOWN RD	1209	172
VIEW MOUNTAIN FARM LLC	PHOTOVOLTAIC ARRAY	06 21000600000000	KABLETOWN RD	945	636
DUNN STANLEY W JR & KATHERINE B	POI & UNDERGROUND UTILITY EASEMENT	06 10000500000000	1371 MEYERSTOWN RD	540	249
ADAMS FRANKLIN W & JUNE O	UNDERGROUND UTILITY EASEMENT	06 20000900010000	MYERSTOWN RD	1081	195
ADAMS FRANKLIN W & JUNE O	UNDERGROUND UTILITY EASEMENT	06 20000900030000	MYERSTOWN RD	1081	195
ATL FARMS LLC	UNDERGROUND UTILITY EASEMENT	06 90004000000000	MEYERSTOWN RD	1213	288
BULLSKIN LLC	UNDERGROUND UTILITY EASEMENT	06 10000600000000	654 MEYERSTOWN RD	1084	276
HOUGH CLARENCE E & DONNA S	UNDERGROUND UTILITY EASEMENT	06 21000600010000	MEYERSTOWN RD	1209	172
HOUGH CLARENCE E & DONNA S	UNDERGROUND UTILITY EASEMENT	06 11000700010000	OFF OLD SHENNANDALE RD	1209	172
WALSH HEATHER & SEAN	UNDERGROUND UTILITY EASEMENT	06 10000800040000	398 APPELVOLD LN	1168	293

REV	DATE
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RESTON, VA 20191
PHONE: 703-674-1300
WWW.KIMLEY-HORN.COM

KHA PROJECT 110188002	DATE 9/30/2022	SCALE AS SHOWN	DESIGNED BY SAH	DRAWN BY BAH	CHECKED BY SMM
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**RIPPON ENERGY
FACILITY
PREPARED FOR
TORCH CLEAN ENERGY**

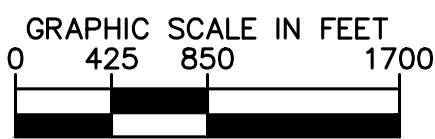
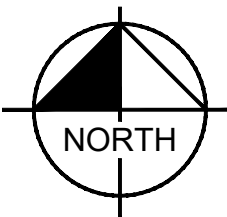
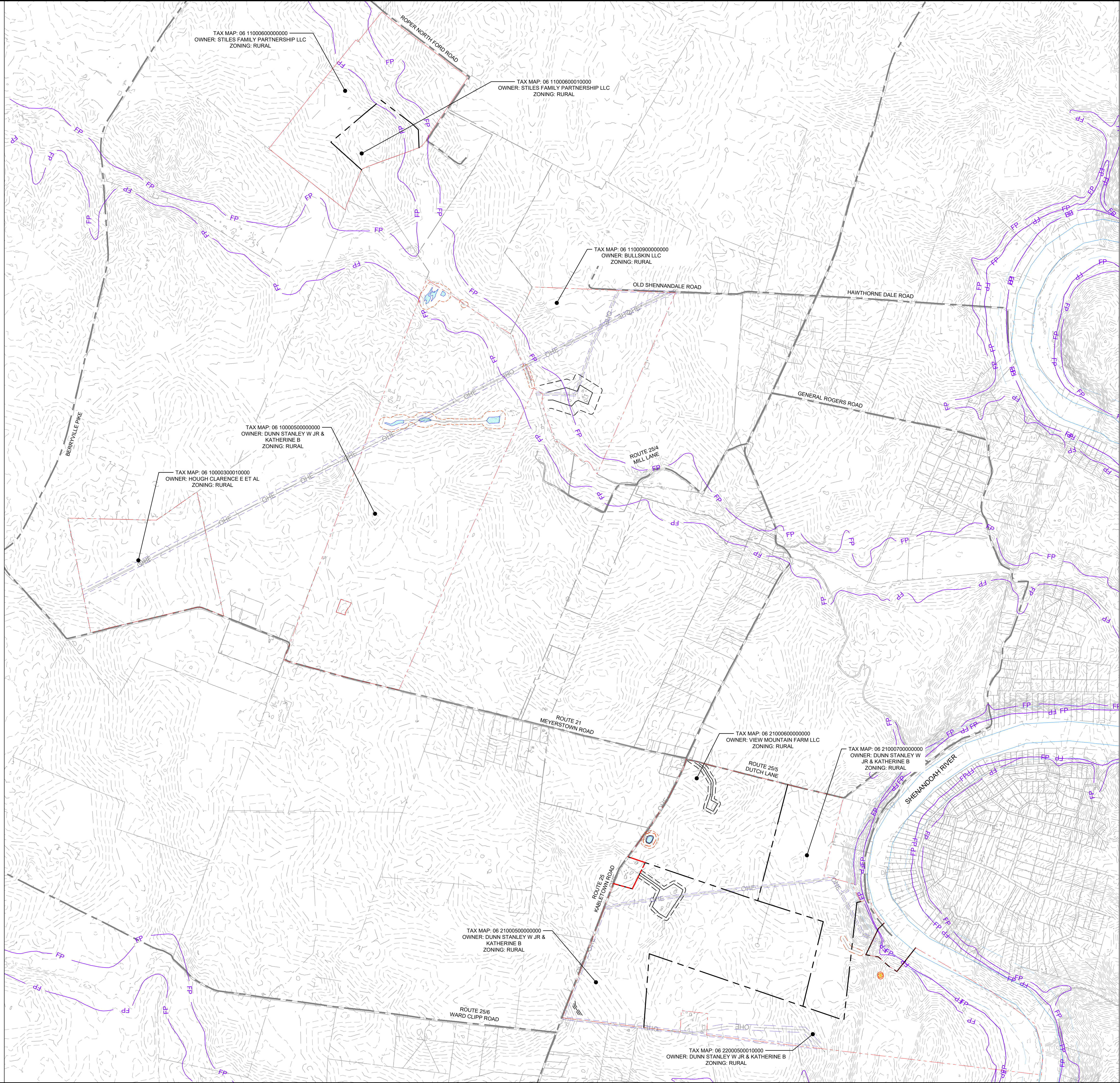
LEGEND AND NOTES

APPROVAL

SHEET NUMBER

C0.1

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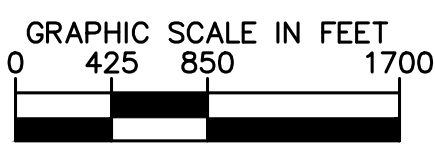
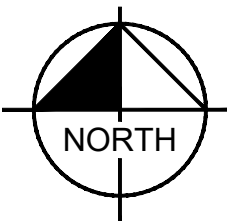
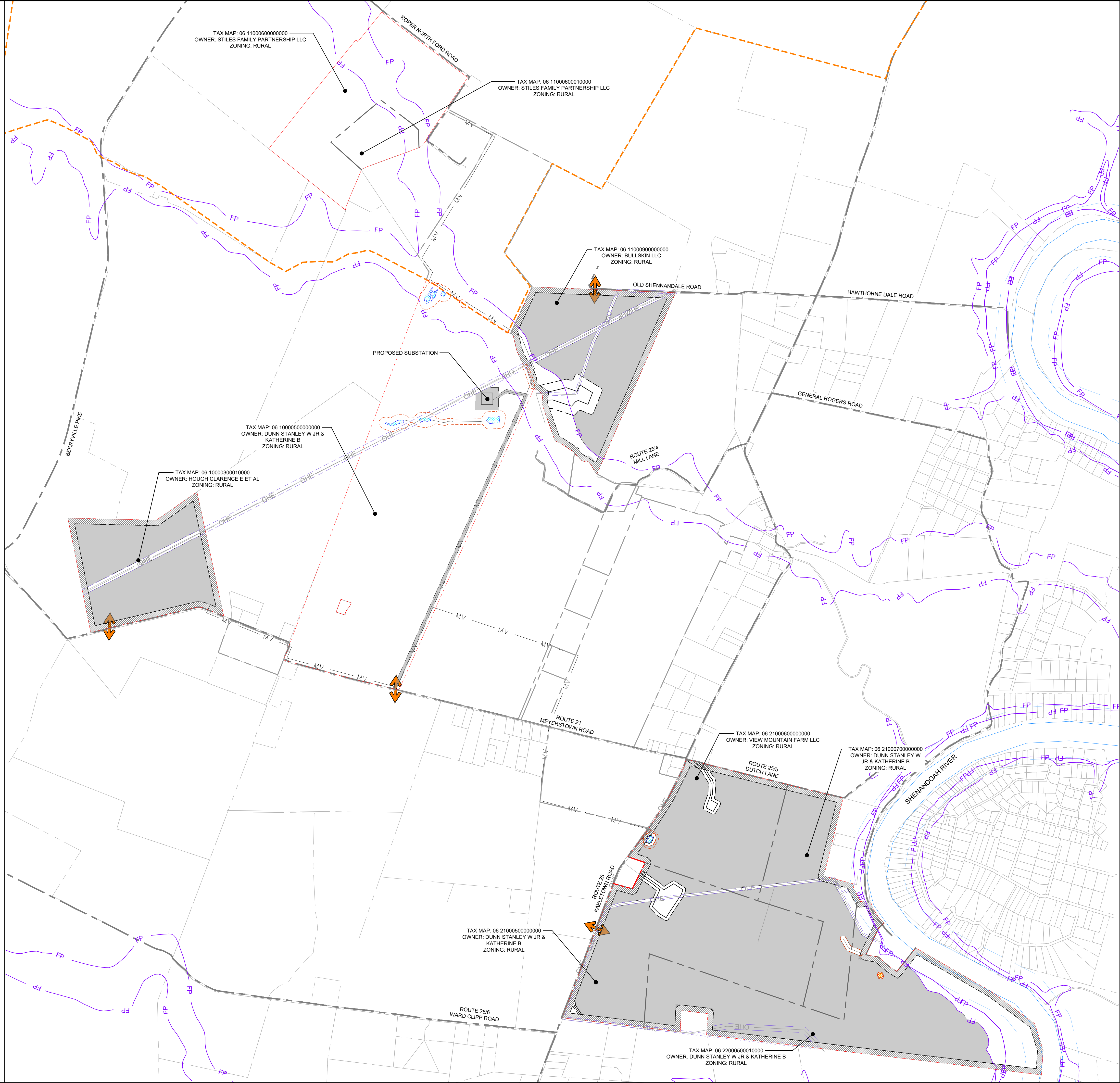


LEGEND:

- OVERALL PROJECT LIMITS (EXTERIOR PARCEL BOUNDARY)
- ADJACENT PARCEL BOUNDARY
- INTERIOR PARCEL BOUNDARY
- DELINEATED WETLANDS
- DELINEATED STREAM
- 100-YEAR FEMA FLOODPLAIN
- SHENANDOAH RIVER APPROXIMATE OUTLINE
- SHENANDOAH RIVER 300' RIPARIAN BUFFER
- KARST FEATURES
- 50' BUFFER FROM HIGH RISK KARST FEATURES
- OVERHEAD ELECTRIC LINES
- APPROXIMATE ELECTRIC EASEMENTS
- EXISTING TOPOGRAPHY CONTOURS (5' INTERVAL)
- EXISTING ROW CENTERLINE

REV	DATE
<small>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DR., SUITE 400 RESTON, VA 20191 PHONE: 703-674-1300 WWW.KIMLEY-HORN.COM</small>	
KHA PROJECT 110188002	DATE 9/30/2022
SCALE AS SHOWN	DESIGNED BY SAH
DRAWN BY BAH	CHECKED BY SMW
RIPPON ENERGY FACILITY PREPARED FOR TORCH CLEAN ENERGY	
JEFFERSON COUNTY WEST VIRGINIA	
EXISTING CONDITIONS	
APPROVAL	
SHEET NUMBER C1.0	

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LEGEND:

- OVERALL PROJECT LIMITS (EXTERIOR PARCEL BOUNDARY)
- ADJACENT PARCEL BOUNDARY
- INTERIOR PARCEL BOUNDARY
- 100' PROPERTY LINE SETBACK
- DELINEATED WETLANDS
- DELINEATED STREAM
- 50' STREAM & WETLAND BUFFER
- FEMA FLOODPLAIN
- SHENANDOAH RIVER APPROXIMATE OUTLINE
- SHENANDOAH RIVER 300' RIPARIAN BUFFER
- KARST FEATURES
- 50' BUFFER FROM HIGH RISK KARST FEATURES
- OVERHEAD ELECTRIC LINES
- APPROXIMATE ELECTRIC EASEMENTS
- 100' PROPERTY LINE SETBACK AREA
- PROJECT BUILDABLE AREA
- EXISTING RIGHT OF WAY CENTERLINE
- JEFFERSON COUNTY URBAN GROWTH BOUNDARY
- PROPOSED MEDIUM VOLTAGE ROUTE
- PROPOSED ACCESS POINTS

NOTES:

- LAYOUT SHOWN WITHIN THESE PLANS IS CONCEPTUAL AND MAY CHANGE DURING FINAL ENGINEERING DESIGN.
- BASED ON WRITTEN INSTRUCTIONS FROM THE COUNTY, OPEN THROAT KARST FEATURES MAY BE REMEDIATED. ONCE REMEDIATED, FEATURES WILL NOT REQUIRE A BUFFER.

PROJECT PARCELS - ACREAGES						
OWNER	LAND USE	PARCEL ID	TOTAL PARCEL AREA (AC)	CUP PROJECT AREA (AC)	100' PROPERTY LINE SETBACK (AC)	IN UGB
DUNN STANLEY W JR & KATHERINE B	POI	06 10000500000000	366.62	12.27	-	No
STILES FAMILY PARTNERSHIP LLC	PV	06 11000600010000	25.14	NOT IN CUP	NOT IN CUP	Yes
STILES FAMILY PARTNERSHIP LLC	PV	06 11000600000000	115.79	NOT IN CUP	NOT IN CUP	Yes
BULLSKIN LLC	PV	06 11000900000000	134.00	83.92	22.60	No
DUNN STANLEY W JR & KATHERINE B	PV	06 21000500000000	175.00	154.47	11.05	No
DUNN STANLEY W JR & KATHERINE B	PV	06 21000700000000	89.00	78.43	7.64	No
DUNN STANLEY W JR & KATHERINE B	PV	06 22000500010000	232.00	137.37	31.78	No
HOUGH CLARENCE E ET AL	PV	06 10000300010000	109.00	79.47	20.37	No
VIEW MOUNTAIN FARM LLC	PV	06 21000600000000	102.00	87.49	9.52	No

REV

DATE

KHA PROJECT

110188002

DATE

9/30/2022

SCALE

AS SHOWN

DESIGNED BY

SAH

DRAWN BY

BAH

CHECKED BY

SMW

RIPPON ENERGY

FACILITY

PREPARED FOR

TORCH CLEAN ENERGY

CUP PROJECT

AREA MAP

APPROVAL

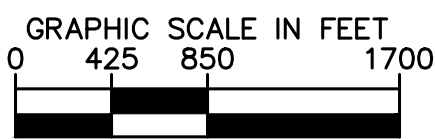
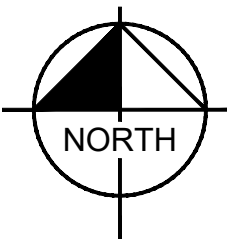
SHEET NUMBER

C2.0

JEFFERSON COUNTY

WEST VIRGINIA

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LEGEND:

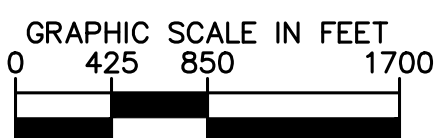
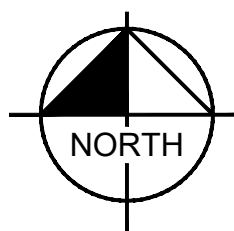
- OVERALL PROJECT LIMITS (EXTERIOR PARCEL BOUNDARY)
- INTERIOR PARCEL BOUNDARY
- 100' PROPERTY LINE SETBACK
- DELINEATED WETLANDS
- DELINEATED STREAM
- 50' STREAM & WETLAND BUFFER
- FEMA FLOODPLAIN
- PROPOSED ACCESS ROADS
- PROPOSED ACCESS POINTS
- PROPOSED CHAIN LINK FENCE
- PROPOSED INVERTERS
- PROPOSED SOLAR EQUIPMENT
- PROPOSED UNDERGROUND MV LINE
- SHENANDOAH RIVER APPROXIMATE OUTLINE
- SHENANDOAH RIVER 300' RIPARIAN BUFFER
- KARST FEATURES
- 50' BUFFER FROM HIGH RISK KARST FEATURES
- OVERHEAD ELECTRIC LINES
- APPROXIMATE ELECTRIC EASEMENTS
- PROPOSED VEGETATIVE BUFFER, SEE SHEET C4.0 FOR MORE DETAIL
- PRESERVED VEGETATIVE BUFFER
- PRESERVED EXISTING TREELINE ADJACENT TO SHENANDOAH RIVER
- EXISTING RIGHT OF WAY CENTERLINE
- JEFFERSON COUNTY URBAN GROWTH BOUNDARY
- JEFFERSON COUNTY HIGHWAY PROBLEM AREAS (SEE SHEET C0.1 FOR MORE DETAIL)

NOTES:

- LAYOUT SHOWN WITHIN THESE PLANS IS CONCEPTUAL AND MAY CHANGE DURING FINAL ENGINEERING DESIGN.
- ACCESS POINTS SHOWN WITHIN THESE PLANS ARE CONCEPTUAL AND MAY CHANGE DURING FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
- BASED ON WRITTEN INSTRUCTIONS FROM THE COUNTY, OPEN THROAT KARST FEATURES MAY BE REMEDIATED. ONCE REMEDIATED, FEATURES WILL NOT REQUIRE A BUFFER.

REV	DATE
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KHA PROJECT 110188002 DATE 9/30/2022 SCALE AS SHOWN DESIGNED BY SAH DRAWN BY BAH CHECKED BY SWM	
RIPPON ENERGY FACILITY PREPARED FOR TORCH CLEAN ENERGY JEFFERSON COUNTY WEST VIRGINIA	
CONCEPT PLAN	
APPROVAL SHEET NUMBER C3.0	

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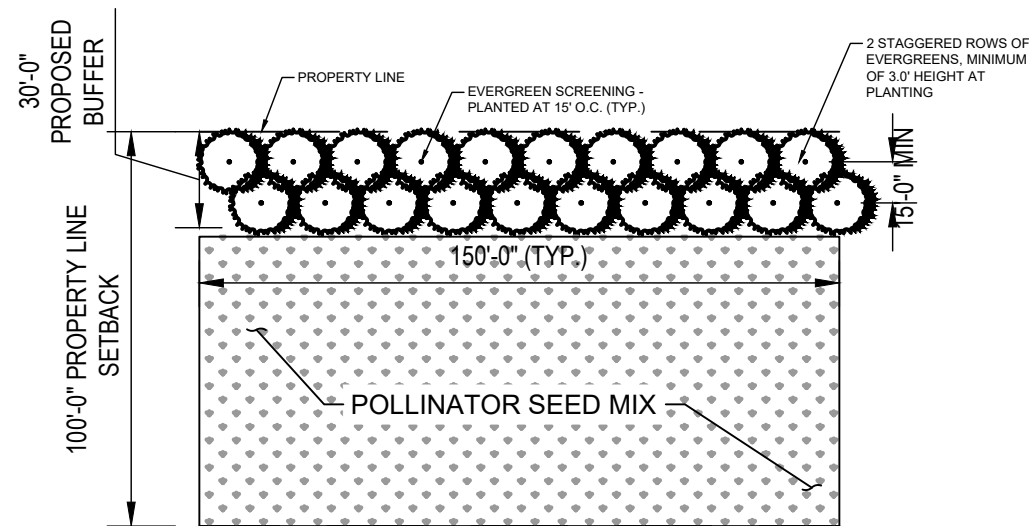


LEGEND:

- OVERALL PROJECT LIMITS (EXTERIOR PARCEL BOUNDARY)
- ADJACENT PARCEL BOUNDARY
- INTERIOR PARCEL BOUNDARY
- 100' PROPERTY LINE SETBACK
- DELINEATED WETLANDS
- DELINEATED STREAM
- 50' STREAM & WETLAND BUFFER
- FEMA FLOODPLAIN
- PUBLIC RIGHT OF WAY CENTERLINE
- SHENANDOAH RIVER APPROXIMATE OUTLINE
- SHENANDOAH RIVER 300' RIPARIAN BUFFER
- OVERHEAD ELECTRIC LINES
- APPROXIMATE ELECTRIC EASEMENTS
- PROPOSED 30' VEGETATIVE BUFFER, SEE PROPOSED PLANTING DETAIL #1 BELOW
- PROPOSED VEGETATIVE BUFFER, SEE PROPOSED PLANTING DETAIL #2 BELOW
- PRESERVED VEGETATIVE BUFFER
- PRESERVED EXISTING TREELINE ADJACENT TO SHENANDOAH RIVER
- JEFFERSON COUNTY URBAN GROWTH BOUNDARY

NOTES:

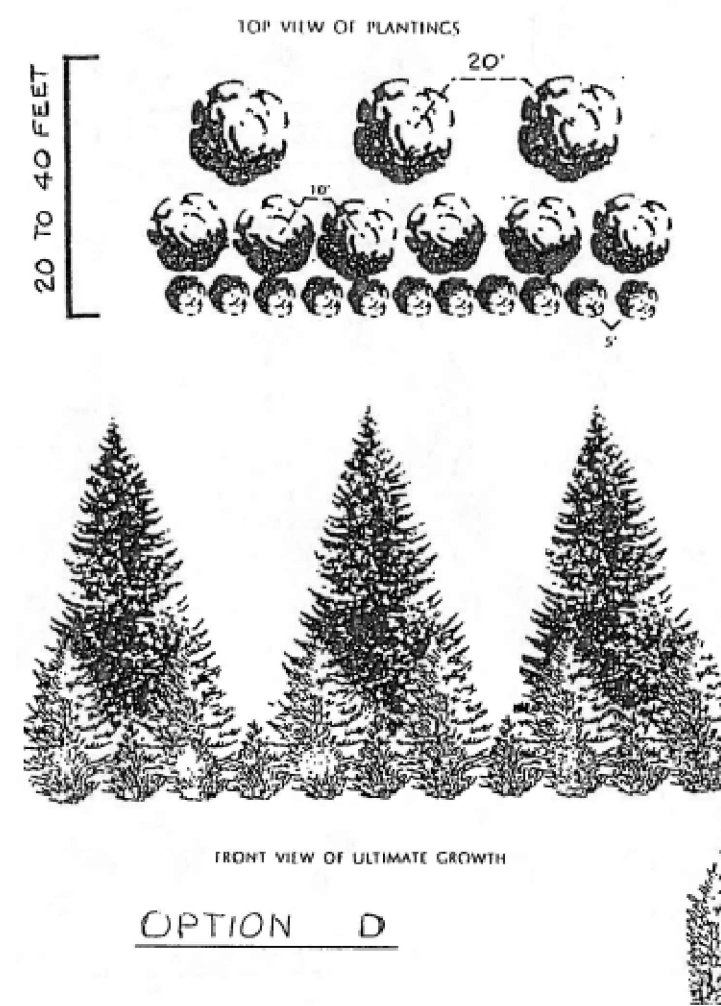
- LAYOUT SHOWN WITHIN THESE PLANS IS CONCEPTUAL AND MAY CHANGE DURING FINAL ENGINEERING DESIGN.
- BASED ON WRITTEN INSTRUCTIONS FROM THE COUNTY, OPEN THROAT KARST FEATURES MAY BE REMEDIATED, ONCE REMEDIATED, FEATURES WILL NOT REQUIRE A BUFFER.
- UNLESS OTHERWISE NOTED, ALL AREAS OF PROPOSED BUFFERING WILL BE PER THE DETAIL BELOW.



1 30' (MIN.) VEGETATIVE BUFFER

GENERAL NOTES:

- LANDSCAPE PLANTINGS WILL BE IN ACCORDANCE WITH THE COUNTY ORDINANCE
- PROPOSED LANDSCAPE BUFFER ALONG BETHANY LANE SHALL BE "OPTION D" AS DEFINED IN THE JEFFERSON COUNTY ZONING ORDINANCE.



2 20' - 40' (MIN.) VEGETATIVE BUFFER

REV	DATE
© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DR., SUITE 400 RESTON, VA 20191 PHONE: 703-674-1300 WWW.KIMLEY-HORN.COM	
KHA PROJECT	110188002
DATE	9/30/2022
SCALE	AS SHOWN
DESIGNED BY	SAH
DRAWN BY	BAH
CHECKED BY	SWM
RIPPON ENERGY FACILITY PREPARED FOR TORCH CLEAN ENERGY	
JEFFERSON COUNTY WEST VIRGINIA	
LANDSCAPE BUFFERS	
APPROVAL	
SHEET NUMBER	
C4.0	