

Project Preliminary Site Plan and Constraints Information and Mapping Instructions

A preliminary site plan and constraints mapping information package is required for each project bid. The purpose of this package is to provide both a quantitative and a geographic analysis of the properties' characteristics and constraints, as well as present a preliminary project layout for evaluation.

Project Preliminary Site Plan and Constraints Mapping Deliverables:

1. A completed Site Constraints Information spreadsheet (provided via email with other supplemental documents - "2025_Site Constraints Information.xlsx")
2. A proposed preliminary site plan and constraints mapping package.

The *Site Constraints Information Spreadsheet* shall provide the following:

- Complete the Developer Name, Project name and date created.
- Include 1 row for each parcel contained in-full or in-part within the project site
 - Raw Land (defined by plat map and by GIS):
 - Acreage for each entire parcel.
 - Acreage of each parcel contained within site.
 - Exclusionary Land Conditions – present acreage for all known categories
 - Leases
 - T&E Impacts
 - Easements / Rights-of-Way
 - Zoning / setbacks per CUP or SEP
 - Phase 1 ESA
 - Cultural Resources including buffer requirements
 - RPA / Buffers / Dominion 50' buffers off streams and wetlands
 - Wetlands & Streams
 - If applicable, create additional categories to show other known restrictions.
 - Categories where data is not available, use "N/A" Please explain with comments in the comments section at the bottom of the sheet.
- Site Considerations Within Developable Acreage
 - Shading Impacts
 - Shading loss more than 5%
 - Shading loss less than 5%
 - North-South Grading Impacts
 - Land having slopes less than 4%
 - Land having slopes between 4% and 10%
 - Land having slopes greater than 10%

The *Preliminary Site Plan and Constraints Mapping package* shall include the following delivered in PDF, kmz, and CAD file formats.

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1. Preliminary Site Plan
2. Existing Site Conditions Map
3. Proposed Demolition Site Plan
4. Topographic Information Map
5. A GIS-based Site Constraints Map

Each page shall, at a minimum, identify or contain:

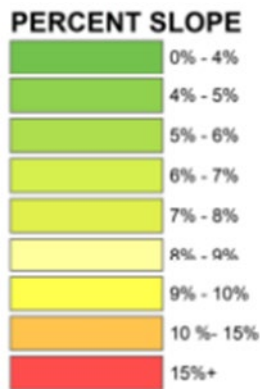
- Project title, developer name, creation date, legend, north arrow and graphic scale no larger than 1 inch = 1000 ft.
- Vicinity and location maps and site address
- County tax parcel identification number, owner names, site and parcel boundaries, and parcel size information

The *Preliminary Site Plan* shall, at a minimum, identify or contain:

- Locations and sizes of all key features,
 - For example, for solar PV facilities: photovoltaic arrays, DC collection system, AC collection system, substation, fencing, access roads, control enclosures, permanent utilities, landscaping and storm water management provisions
- Location, type, and size of all entrances to the site (all entrances and production fields should be labeled). All existing and proposed public and private streets and easements, their names, numbers, width.
- Location of stormwater management facilities
- Recorded easements (conservation, utility, roads rights-of-way, etc.)
- Unique natural/visual features (viewsheds, water features, wetlands, etc.)
- Unique natural/visual features to be preserved (specimen trees, known archaeological sites, etc.)
- List of currently binding proffers or SUP conditions
- Flood zone designation, resource protection areas (RPAs)/Buffers, and Dominion 50' buffers off streams and wetlands
- Zoning setbacks
- Buffers:
 - Landscaping
 - Residential
 - Cultural
 - Wetlands & Streams
- Limits of development / limit of work / limits of disturbance
- Ratio between LOD and fence line length (Acre/Mile)
- 25ft offset for the fence from the edge of disturbance limits

The *Topographic Information Map* – shall be in color and include:

- Project parcel area
- Slope percent



- LOD (e.g. for solar: array area, gen-tie, substation, switchyard)

The *GIS-based Site Constraints Map*, shall be a color map which also includes:

- The items identified in the *Site Constraints Information spreadsheet*, including:
 - Cultural resources and cultural mitigation plan requirements, including cemeteries with 100' buffers;
 - Delineated Streams and stream buffers
 - Delineated Wetlands and wetlands buffers
 - Exclusionary Land Conditions
 - 25ft offset for the fence from the edge of disturbance limits;
 - Easements
 - FEMA Flood zones
 - SUP/Zoning landscape buffers, property setbacks
- Project site control
- Legend containing all exclusionary categories identified on Site Constraints Information Spreadsheet. If no data is available for use on the GIS map, the category will not appear in the legend.
- Within developable area, identify locations where shading loss is greater than 5%. Present this data as a category in the map legend.
- Within the developable area, identify the N-S grading areas according to the breakdown provided in the Site Constraints Spreadsheet. Present this data as categories in the map legend.