

Springfield Farm Solar Comments and Resolutions

Planning Staff's comments

1. Please remove the aerial layer on the sketch plan.
2. Please provide a more detailed landscape plan. I have attached an example for reference.
3. Please provide elevations for the proposed substation.
4. Please identify any existing vegetation that will remain on the plan. Additionally, please note comments from the Historical Commission.
5. There is a site access point located along Melton Place Drive. This is a private road. You will need to include the entire road in your Conditional Use Permit boundary if you plan to use that road for access.
6. Cedar Lane and Elmont Road are 100-foot ultimate-right-of-ways. Please identify the ultimate-right-of-way lines on the sketch plan. Please note that the fence will need to be setback 100 feet from the edge of the ultimate-right-of-way.
7. Please add screening on the western side of the substation.
8. Please add interior access roads. The minimum of width of these roads will need to be 12 feet.
9. Please identify the stopping site distances for the entrances on the plan.
10. GPIN 7768-77-6342 is identified on the sketch plan and plat that was submitted. This GPIN is not listed on the application, nor is it listed in the total acreage in the box in the left hand corner of page SL2.0 of the sketch plan. Further, a contract for this property was not submitted. Please address.

Resolution

removed see the site plan  
see drawing SL2.5 for the landscape plan  
see drawing SL2.6  
identifying the existing vegetation is premature as one does not know how the vegetation will be prior to construction

see drawing SL2.2 and 2.3

revised

revised  
revised

see drawing SL2.5 for table  
this property is not part of the project and have been removed

Linda Nwadike  
April 5, 2021  
Page 2

11. On the sketch plan, please identify the proposed thoroughfare road that runs through the property as identified in the Comprehensive Plan.
12. Please note Public Utilities comments.
13. Attached are the community meeting guidelines; when planning the meeting, please coordinate the meeting with your district representatives and staff to determine a mutually acceptable date for the meeting. Please schedule this meeting ahead of the resubmittal deadline.
14. Staff may have additional comments depending on the outcome of the community meeting.

identified on sketch plan however landowner objects to placing a roadway on his property

noted  
community meeting is planned for April 29

understood

Mike Rice

1. Access to the sites 12-foot wide roads throughout sites.
2. Knox locks on access points.
3. Location naming/addressing for sites.

added  
added  
E911 addresses will be provided by the county at a later date

|                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| 4. Emergency shut off for the sites and training.                                                                                                                                                                                                                                                                                                                                                                                                       | training will be conducted as was previously done with the Mechanicsville solar site when construction is finished        |
| Robert Butler - VDOT                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                           |
| 1. stopping site distances                                                                                                                                                                                                                                                                                                                                                                                                                              | added see drawing SL 2.5                                                                                                  |
| Department of public utilities comments                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                           |
| 1. This project is within the Suburban Services Area (SSA).                                                                                                                                                                                                                                                                                                                                                                                             | understood                                                                                                                |
| 2. It is Public Utilities’ (DPU) understanding that public water and sanitary sewer service is not required for this project.                                                                                                                                                                                                                                                                                                                           | that is correct                                                                                                           |
| 3. Stony Run passes through this site. DPU will require easements to be dedicated as part of the project so that a sewer interceptor can be extended along Stony Run through the site to serve properties upstream of the project. These easements will need to be 50’ wide. Additional easements from Stony Run to neighboring properties will be required to provide sewer service to neighboring properties that would naturally drain to Stony Run. | this will be discussed more in depth during the site plan review and erosion control and stormwater analysis is conducted |
| 4. DPU will require that easements be dedicated as part of the project along the entire frontages of Elmont Road and Cedar Lane for future waterlines.                                                                                                                                                                                                                                                                                                  | see above                                                                                                                 |
| Department of public works                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                           |
| 1) Additional development subject to runoff reduction and channel protection.                                                                                                                                                                                                                                                                                                                                                                           | understood                                                                                                                |
| 2) Residential Runoff Factors will be used post development.                                                                                                                                                                                                                                                                                                                                                                                            | understood will review during site plan review when E&S is completed                                                      |
| 3) Evaluation of permissible velocity in natural channels will be required.                                                                                                                                                                                                                                                                                                                                                                             | understood                                                                                                                |
| 4) Identify wetlands and RPA, provide WQIA certification of these features. No construction is allowed in these areas without appropriate approvals. Obtain wetlands approval as needed for any impacts.                                                                                                                                                                                                                                                | These activities are completed at a later date but before site plan approvals                                             |
| 5) Floodplain on site will have to be computed/established.                                                                                                                                                                                                                                                                                                                                                                                             | understood                                                                                                                |
| 6) Topo may require due consideration of E&S controls.                                                                                                                                                                                                                                                                                                                                                                                                  | understood                                                                                                                |
| historical commission comments                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                           |
| 1. vegetative buffers                                                                                                                                                                                                                                                                                                                                                                                                                                   | see diagram 2.5 for buffers                                                                                               |