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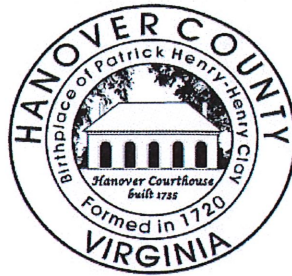
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P. O. Box 470
HANOVER, VIRGINIA 23069

PHONE 804-365-6171
FAX: 804-365-6232

May 24, 2021

VIA E-mail: linda.nwadike@sunenergy1.com, project.development@sunenergy1.com
Kenny Habul and Linda Nwadike
192 Raceway Drive
Mooresville, NC 28117

RE: CUP2021-00005, Springfield Farm Solar, L.L.C., Comment Letter #2

Dear Mr. Habul and Ms. Nwadike,

Planning staff has conducted a review of your resubmission of materials and provides the comments listed below. Attached, you will also find comments from other reviewing agencies. Please respond to the comments below by June 18, 2021, which is the submittal deadline for the July 15, 2021 Planning Commission meeting. However, please note that this case has not yet been scheduled for the Planning Commission meeting. Please email me the requested materials before submitting hard copies. The deadline for hard copy submittals is July 1, 2021. Please be aware that we will need 13 copies of the hard copy sketch plan resubmittal that are no larger than 24 x 36 and folded no larger than 9x12.

The following are Planning staff's comments regarding your request:

1. On the sketch plan, please add the following items:
 - a. Areas of slopes that are 15% or greater
 - b. Areas of mass grading
 - c. Staff does not recommend the Leyland Cypress for one of the plantings to be used for screening.

The following trees are recommended as alternatives:

 - i. American Holly (*Ilex opaca*)
 - ii. Little Gem Magnolia (*Magnolia grandiflora* "Little Gem")
 - iii. Sweet Bay Magnolia (*Magnolia virginiana*)
 - iv. "Emerald Sentinel" and "Hetzii Columnaris"
 - v. Southern Bayberry (*Myrica cerifera*)
 - vi. *Pinus virginiana* (Virginia Scrub Pine)
 - d. Staff recommends that at least five different species of trees be used and planted in groups of three to seven. The trees should be staggered on center at 8' wide for trees with a cultivar and 10' wide for trees without cultivar.

- e. Please add the adjacent property information on the sketch plan.
 - f. Please add distances to nearest houses on the plan.
 - g. Please show a 100' buffer along the future thoroughfare that runs through the property.
 - h. Please show a 100' buffer along Cedar Lane and Elmont Road measured from the edge of the ultimate right-of-way.
 - i. Please identify the access points that will remain and those that will be removed.
 - j. Please add soil surveys to the plan.
 - k. Please remove the wastewater treatment from the plan.
 - l. Please identify existing vegetation that will remain on the plan.
2. Please provide a post development stabilization plan and a vegetation maintenance plan.
 3. Melton Road is a private road. Please provide documentation which confirms that the owner of the subject property has deeded access across this road.
 4. Please identify what steps will be taken to prevent damage to Melton Road and to reduce dust from construction vehicles.
 5. Please define what types of vehicles will be accessing the property during the construction phase.
 6. Please identify hours of operation during the construction phase.
 7. Please submit a decommissioning plan to include procedures, cost estimates, and schedule for updating the plan.
 8. Please submit the interconnection study that was discussed in the Community Meeting.
 9. Please submit renderings showing the proposed solar panels and screening on the property as viewed from Cedar Lane and Elmont Road.
 10. GPIN 7768-77-6342 is not part of this project. Please remove that property from the boundary survey and adjust the metes and bounds to reflect this change. In addition, if you plan to use Melton Road for access to the property, the road will need to be added to your Conditional Use Permit boundary. Therefore, the metes and bounds of the road will also need to be added to the boundary survey. We will only need an 8.5 x 11 copy of this amended boundary survey.

If you have any questions, please contact me at (804) 365-6374.

Sincerely,



Brendan McHugh
Planner

ZONING STAFF MEETING

Department of Public Utilities Comments

CASE NAME: SPRINGFIELD FARM SOLAR LLC

PROJECT #: CUP2021-00005

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment:

Comments Below: ☒

DATE: 4/29/21

REVIEWED BY: J. Weiler

The Hanover County Department of Public Utilities (DPU) has reviewed the above referenced request and has the following comment:

1. The 50' easement for the sanitary sewer is not shown in the correct location. It will need to follow Stony Run and the adjacent drainage draws. Typically, easements for DPU are not shown on CUP drawings because the easement locations are not finalized until the site plan stage. If you want to show DPU easements on the CUP drawings, the sanitary sewer easement should be corrected and you should show the easements along Elmont Road and Cedar Lane for future waterlines. If not, remove the sewer easement from the CUP drawing and the location of the required easements will be finalized during site plan review.

Please feel free to contact me if you have any questions or concerns.



HANOVER COUNTY

Office of the Fire Marshal



Office (804) 365-6195
Fax (804) 537-5488

13326 Hanover Courthouse Road
P.O. Box 470 Hanover, VA 23069

fmo@hanovercounty.gov
Dispatch (804) 365-6140

Plans Review

JURISDICTION:	Hanover
FMO FILE #	21-027
TO:	Brendan McHugh
FROM:	Matt Rice, Plan Examiner Office 804-365-4847 Email: mbrice@hanovercounty.gov
SUBJECT:	Springfield Farm Solar, LLC – CUP2021-00005
DATE:	May 3, 2021
TYPE OF REVIEW	2nd. CUP
COMMENTS:	1. Plans are approved as submitted.
TrackIt:	May 3, 2021

McHugh, Brendan R.

From: Winn, John <john1.winn@vdot.virginia.gov>
Sent: Thursday, April 29, 2021 7:58 AM
To: McHugh, Brendan R.; Rice, Matt B.
Cc: Robert Butler
Subject: Fwd: FW: CUP2021-00005, Springfield Farm Solar Resubmittal
Attachments: CUP2021-00005, Resubmittal 1 Sketch Plan April 2021.pdf; CUP2021-00005, Responses to Comment Letter.pdf

Brendan, In response to the resubmittal the sight lines are good but lengths will be needed to show that the sight distance meets the requirements and easements are to be in place before we recommend approval. The easements should be at least 1' behind the sight line where needed.

----- Forwarded message -----

From: Butler, Robert <robert.butler@vdot.virginia.gov>
Date: Thu, Apr 29, 2021 at 6:50 AM
Subject: Fwd: FW: CUP2021-00005, Springfield Farm Solar Resubmittal
To: Winn, John <john1.winn@vdot.virginia.gov>

----- Forwarded message -----

From: McHugh, Brendan R. <BRMchugh@hanovercounty.gov>
Date: Wed, Apr 28, 2021 at 4:03 PM
Subject: FW: CUP2021-00005, Springfield Farm Solar Resubmittal
To: Rice, Matt B. <mbrice@hanovercounty.gov>, Butler, Robert <robert.butler@vdot.virginia.gov>

Hi Matt and Robert,

Did you have any further comments on the attached resubmittal? If you could email me back, it would be greatly appreciated.

Thanks!

Brendan McHugh

Planner

brmchugh@hanovercounty.gov