HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR CONDITIONAL USE PERMIT REVIEW
CUP2021-00005, SPRINGFIELD FARM SOLAR LLC
Due Date: 03/19/2021

REQUESTED REVIEWERS:

- Public Works
- Public Utilities
- GIS Department
- Fire Marshal
- VDOT
- Sheriff's Office
- Health Department
- Building Inspections
- Commissioner of Revenue
- Current Planning
- Development Review
- Code Compliance
- Assessor

FROM: Brendan McHugh

Attached please find copies of the plans for the above-referenced project. Application materials may be found attached to the TRAKiT project. Please post all comments to the TRAKiT project number. If you do not have access to TRAKiT, please complete and return this form to the Planning Department by the due date. You may attach additional sheets, if necessary.

A meeting has been scheduled for Wednesday, March 17, 2021 at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

Recommend approval; No Further Review Necessary
Revisions Required/ Comments Attached
No Comment at this time; please route additional resubmittals
No Comment at this time; do not route resubmittals

DATE:_____ REVIEWED BY:_____

Attachments:
DPW:
DPU:
VDOT:

Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #: CUP2021-00005

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner/Applicant: Springfield Farm Solar, LLC
Contact Name: Kenny Habul
Address: 192 Raceway Drive Mooresville, NC 28117

Telephone No. 704-662-0375
Fax No. ____
Email Address project.development@sunenergy1.com

PARCEL INFORMATION — For multiple parcels, please also complete Page 4 ☐

GPIN(s)(Tax ID #'s) See the attached document

Total Area (acres/square feet) See the attached docum

Magisterial District South Anna & Beaverdam

Location Description (Street Address, if applicable) See the attached document

Total CUP Area (acres/square feet) ~778 acres

Current Zoning A-1

In accordance with Article 3, Division 1 Section 26-20 § 12 of the Ordinance the following use is requested:

Construction of a utility-scale solar facility

SIGNATURE OF OWNER ☐ **POWER OF ATTORNEY** ☐ **CONTRACT PURCHASER** ☑ *(attach contract)*

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives' entry onto the property for purposes of reviewing this request.

Signature _____ Date 2/18/21

Print Name Kenny Habul

Signature _____ Date _____

Print Name _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING:**

Name Kenny Habul & Linda Nwadike
Address: 192 Raceway Drive Mooresville, NC 28117

Telephone No. 704-929-1099
Fax No. ____
Email Address Linda.Nwadike@sunenergy1.com

**It is the respons bility of the contact person to provide copies of all correspondence to other interested parties to the application

RECEIVED
FEB 19 2021
HANOVER COUNTY
PLANNING OFFICE

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:					
GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
7768-38-9853	Print 623, LLC Sign	2736/300	99.414	A-1	N/A
7769-60-1319	Print Springfield Farm, Inc. Sign	0427/711	173.35	A-1	N/A
7769-80-3093	Print Springfield Farm, Inc. Sign	0427/711	134.15	A-1	N/A
7779-10-0505	Print Springfield Farm, Inc. Sign	0427/711	35.68	A-1	N/A
7769-90-8609	Print Springfield Farm, Inc. Sign	0427/711	100	A-1	N/A
7779-02-1568	Print Springfield Farm, Inc. Sign	0427/711	60.5	A-1	N/A
7779-12-8215	Print Springfield Farm, Inc. Sign	0427/711	139.91	A-1	N/A
7768-77-8450	Print Springfield Farm, Inc. Sign	0427/711	35	A-1	N/A
	Print Sign				
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FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:					
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7769-80-3093	Print Springfield Farm, Inc. Sign	0427/711	134.15	A-1	N/A
7779-10-0505	Print Springfield Farm, Inc. Sign	0427/711	35.68	A-1	N/A
7769-90-8609	Print Springfield Farm, Inc. Sign	0427/711	100	A-1	N/A
7779-02-1568	Print Springfield Farm, Inc. Sign	0427/711	60.5	A-1	N/A
7779-12-8215	Print Springfield Farm, Inc. Sign	0427/711	139.91	A-1	N/A
7768-77-8450	Print Springfield Farm, Inc. Sign	0427/711	35	A-1	N/A
	Print Sign				
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	Print Sign				
	Print Sign				
	Print Sign				

REQUIREMENTS/ ATTACHMENTS FOR ALL REQUESTS you must submit the following:

- ☑ a. **Signature of Property Owner or Contract Purchaser** (Page 3) – If the contract purchaser signs the application, please provide a copy of the signed contract, with all sensitive information redacted.
- ☑ b. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- ☑ c. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.
- ☑ d. **A plat of the subject property,** which accurately reflects the current property boundaries. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9"x12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- ☑ e. **Responses to questions on Page 10**
- ☑ f. **Historic Impact Information** (Page 11) (This information is available on the County website or please the Planning Staff may be asked to assist.)
- ☑ g. **Traffic Impact Analysis Certification Form** (Page 12) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), Conditional Use Permits that meet certain thresholds require Traffic Impact Analyses (TIAs). The process for submitting TIAs is as follows: (1) you must submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal; (2) the Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files; and (3) you must deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- ☑ h. **Sketch Plan Checklist (Page 13) and thirteen (13) copies of the sketch plan and architectural elevations**, folded no larger than 9" x 12", and **1 - 8 ½" x 11" reduction**. Individual sheets should be no larger than 24" x 36". For Filling and/or Grading CUP Applications, a plan should be submitted that meets the Public Works Department's requirements for an Erosion and Sedimentation Control (E&S) Plan. However, please note that submittal of this plan will **not** be considered as a submittal of an E&S plan application. For a checklist of items to be included on this plan, please contact Public Works at (804) 365-6181.
- ☑ i. For CUP applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.
- ☑ j. **Community Meeting Guide** (Please check if you have read and understand Pages 14 & 15.)

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent _____ Date 2/10/21

Print Name Kenny Habul

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

192 Raceway Drive

Mooresville, NC 28117

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☑ Email Project.development@sunenergy1.com ☐ Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Conditional Use Permit	$1500 + $75/acre*
Amendment (after final approval)	$1500

*Fractions of acreage are rounded up to the nearest whole number

Please note: Applicants who request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fees: Base Fee _____

Acreage Fee _____

TOTAL _____

Accepted by: _____

HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: _____

COMMONWEALTH OF VIRGINIA)
) to-wit:
COUNTY OF HANOVER)

The foregoing instrument was acknowledged before me this 18 day of February, 2021, by Kenny Habul (Name of Applicant).

My commission expires: March 16, 2024

_____
Notary Public

JACOB CODY JANNISE NOTARY PUBLIC WASHINGTON COUNTY, NC

Board of Supervisors Representative: Susan P. Dibble and Aubrey M. Stanley

Planning Commission Representative: Edmonia Iverson and Larry Leadbetter

List of Adjacent Property Owners:

GPIN	Name	Address
7769-61-7726	Spingfield Farm Inc.	PO Box 1716 Ashland, VA 23005
7769-62-8541	Sanders, Jeannette & Timothy Sr.	5116 Signal Corps Drive Fredericksburg, VA 22408
7769-72-1278	Jaroneski, Melissa	12134 Melton Place Drive Ashland, VA 23005
7769-61-8056	Hayes Margaret	12189 Melton Place Drive Ashland, VA 23005
7769-71-0268	Ross, Harvey & Patricia	12171 Melton Place Drive Ashland, VA 23005
7768-18-8506	Puryear, John & Jacqueline	12224 Winns Church Rd. Glen Allen, VA 23059
7779-20-4630	SKR Properties LLC	13077 Cedar Lane Ashland, VA 23005
7778-19-9924	Overby, William & Roberta	11445 Puryear Lane Ashland, VA 23005
7779-23-3723	Aquina, Francisco Maldonado [redacted]	12204 Elmont Road Ashland, VA 23005

NOTIFICATION OF ADJOINING PROPERTY OWNERS continued		
List of Adjacent Property Owners:		
GPIN	**Name**	**Address**
7779-23-4564	Edwards, James & Rosser, Suzanne	12190 Elmont Rd Ashland VA 23005
7779-23-4484	Taylor Aubrey	PO Box 20 Ashland VA 23005
7779-23-5308	Carter, Sandra	12176 Elmont Rd Ashland VA 23005
7779-23-5320	Moore Hazel	12172 Elmont Rd Ashland VA 23005
7779-23-5260	Barton Clarence	12320 Short St Ashland VA 23005
7779-23-6006	Roman, Rose Marie	12156 Elmont Rd Ashland VA 23005
7779-22-6888	Stanley, William & Adele	12146 Elmont Rd Ashland VA 23005
7779-22-7688	Tyler, William Brian & Sherry Lynn	12134 Elmont Rd Ashland VA 23005
7779-22-8442, 7779-31-1686	Springfield Farm Inc	PO Box 1716 Ashland, VA 23005
7779-31-0052	Hanneman, Perry Evan & Megan Gage	12056 Elmont Rd Ashland, VA 23005
7779-20-9846	Lloyd, Donald & Lori	12048 Elmont Rd Ashland VA 23005
7778-09-7572	Eddleton, Earnest & Eddleton, Diane	1425 Cambria Street NE Christinsburg VA 24073
7778-19-0618	Lloyd, Brandon & Rachel	11451 Loving Drive Ashland VA 23005
7778-18-1762	Mullen Dale	11463 Elmont Rd Ashland VA 23005
7778-08-0401	Ratliff Steven & Stanley Sandra	11426 Cavell Lane Ashland VA 23005
7778-09-6370	Gregory, Hunter Mathew	11453 Shady Farm Lane Ashland VA 23005
7769-92-0948	Lauterbach Deborah	12170 Iron Horse Lane Ashland VA 23005
7769-82-1148	Carter Duane	PO Box 264 Hanover VA 23069

GPIN	7768-17-5715
OWNER NAME1	MCNAMEE, DENNIS W
OWNER NAME2	
MAIL_ADDRESS	11135 LEADBETTER ROAD
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005-0000

GPIN	7768-27-1318
OWNER NAME1	GILMAN, THOMAS S & ESTHER B R/S
OWNER NAME2	
MAIL_ADDRESS	PO BOX 669
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005-0000

GPIN	7768-27-6573
OWNER NAME1	JONES, CHRISTOPHER S & MARSHALL-JONES, WANDA S
OWNER NAME2	
MAIL_ADDRESS	11404 ROCKY RIDGE ROAD
MAIL_CITY	GLEN ALLEN
MAIL_STATE	VA
MAIL_ZIP	23059

GPIN	7768-27-8348
OWNER NAME1	HAHN, SANDRA DUKE
OWNER NAME2	
MAIL_ADDRESS	11390 ROCKY RIDGE ROAD
MAIL_CITY	GLEN ALLEN
MAIL_STATE	VA
MAIL_ZIP	23059

GPIN	7768-27-9297
OWNER NAME1	BAGLEY, NICOLE L & BAGLEY, JEREMY M
OWNER NAME2	
MAIL_ADDRESS	12375 CEDAR LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7768-37-5801
OWNER NAME1	WEST, WILLIAM L & CAROL A R/S
OWNER NAME2	
MAIL_ADDRESS	12366 CEDAR LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7768-38-7001
OWNER NAME1	MERCER, CHERYL K
OWNER NAME2	
MAIL_ADDRESS	12354 CEDAR LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7768-37-8669
OWNER NAME1	WRIGHT, BERRY FRANKLIN
OWNER NAME2	
MAIL_ADDRESS	12320 CEDAR LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005-0000

GPIN	7768-47-2900
OWNER NAME1	WRIGHT, BERRY F JR
OWNER NAME2	
MAIL_ADDRESS	12320 CEDAR LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005-0000

GPIN	7768-48-4061
OWNER NAME1	WRIGHT, BERRY FRANKLIN JR
OWNER NAME2	
MAIL_ADDRESS	12320 CEDAR LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7768-47-6973
OWNER NAME1	WRIGHT, BERRY FRANKLIN JR
OWNER NAME2	
MAIL_ADDRESS	12320 CEDAR LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7768-47-9803
OWNER NAME1	BRADDOCK, STELLA W & ETALS
OWNER NAME2	
MAIL_ADDRESS	12270 CEDAR LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005-0000

GPIN	7768-68-0011
OWNER NAME1	DAVIS, RONALD D JR
OWNER NAME2	
MAIL_ADDRESS	15402 NELSON HILL ROAD
MAIL_CITY	MILFORD
MAIL_STATE	VA
MAIL_ZIP	22514

GPIN	7768-58-7480
OWNER NAME1	AUSTIN, CHRISTOPHER W & DAVIS, LORE
OWNER NAME2	
MAIL_ADDRESS	12232 CEDAR LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005
GPIN	7768-67-3897
OWNER NAME1	GILL, WESLEY & GILL, ASHLEY E R/S
OWNER NAME2	
MAIL_ADDRESS	11389 FARRINGTON FARM LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7768-68-6275
OWNER NAME1	DAVIS, RONALD D & ZHANG, XIU MEI
OWNER NAME2	
MAIL ADDRESS	11409 FARRINGTON FARM LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005

GPIN	7768-68-8578
OWNER NAME1	BERNIER, L & M LIVING TRUST & DATED 3/25/96
OWNER NAME2	
MAIL ADDRESS	11421 FARRINGTON FARM LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005

GPIN	7768-78-2556
OWNER NAME1	CAMPBELL, GREGORY S & SUSAN B
OWNER NAME2	
MAIL ADDRESS	11428 FARRINGTON FARMS LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005

GPIN	7768-78-5527
OWNER NAME1	TREXLER, GINA
OWNER NAME2	
MAIL ADDRESS	11232 DUDE RANCH ROAD
MAIL CITY	GLEN ALLEN
MAIL STATE	VA
MAIL ZIP	23059
GPIN	7768-77-6342
OWNER NAME1	HENLEY, LEWIS L
OWNER NAME2	
MAIL ADDRESS	12176 CEDAR LANE
MAIL CITY	ASHLAND
MAIL STATE	VA
MAIL ZIP	23005-0000

GPIN	7768-87-1135
OWNER NAME1	CURLEY, MARY E
OWNER NAME2	
MAIL_ADDRESS	12144 CEDAR LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005-0000

GPIN	7768-75-0885
OWNER NAME1	TANDRA INVESTMENTS LLC
OWNER NAME2	
MAIL_ADDRESS	PO BOX 445
MAIL_CITY	MURRELLS INLET
MAIL_STATE	SC
MAIL_ZIP	29576

GPIN	7768-65-7966
OWNER NAME1	PURYEAR, JAMES M JR & KAREN M
OWNER NAME2	
MAIL_ADDRESS	12175 CEDAR LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005-0000

GPIN	7768-97-0368
OWNER NAME1	CAMERON, GARY L
OWNER NAME2	
MAIL_ADDRESS	12016 WILLOW FARM DRIVE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005
GPIN	7768-97-6904
OWNER NAME1	ANDERSON, KARLIE E
OWNER NAME2	
MAIL_ADDRESS	11433 CAVELL LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005-0000

GPIN	7778-09-9526
OWNER NAME1	AMAN, GERALD AND ANN LIVING TRUST
OWNER NAME2	
MAIL_ADDRESS	11450 SHADY FARM LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7779-20-3238
OWNER NAME1	THOMPSON, ROBERT C & MONICA A
OWNER NAME2	
MAIL_ADDRESS	12011 ELMONT ROAD
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7779-21-7226
OWNER NAME1	NEILSON, M ERIC & ELLEN M
OWNER NAME2	
MAIL_ADDRESS	12039 ELMONT ROAD
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005-0000

GPIN	7779-23-3946
OWNER NAME1	CALVARY PENTECOSTAL TABERNACLE
OWNER NAME2	
MAIL_ADDRESS	11352 HEFLIN LANE
MAIL_CITY	ASHLAND

MAIL_STATE	VA
MAIL_ZIP	23005-9707

GPIN	7779-04-8707
OWNER NAME1	CPT ASHLAND LLC
OWNER NAME2	
MAIL_ADDRESS	11352 HEFLIN LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7779-03-0641
OWNER NAME1	HARALDSSON, RUNE K & BERIT A
OWNER NAME2	
MAIL_ADDRESS	12010 FOX MILL RUN LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7769-93-5298
OWNER NAME1	ARCHER, WILLIAM B & ARCHER, MARGARET S R/S
OWNER NAME2	
MAIL_ADDRESS	12011 FOX MILL RUN LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7769-93-2271
OWNER NAME1	WILLIAMS, RAYMOND F & JULIE E
OWNER NAME2	
MAIL_ADDRESS	12172 IRON HORSE LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005-0000

GPIN	7769-72-7068
OWNER NAME1	SIKES, CHARLES R & SIKES, DONNA Z
OWNER NAME2	
MAIL_ADDRESS	12123 MELTON PLACE DRIVE

MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7769-71-2498
OWNER NAME1	PECSOK, NANCY J
OWNER NAME2	
MAIL_ADDRESS	12157 MELTON PLACE DRIVE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

GPIN	7769-52-1910
OWNER NAME1	GILMAN, W RICHARD JR ET AL
OWNER NAME2	
MAIL_ADDRESS	15115 STONE HORSE CREEK ROAD
MAIL_CITY	GLEN ALLEN
MAIL_STATE	VA
MAIL_ZIP	23059-0000

GPIN	7769-30-2164
OWNER NAME1	CAUTHORN, W BRUCE & KEVIN S R/S
OWNER NAME2	
MAIL_ADDRESS	13006 CEDAR LANE
MAIL_CITY	ASHLAND
MAIL_STATE	VA
MAIL_ZIP	23005

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Springfield Farm Solar, LLC

DATE: 2/18/21

The following application will be submitted for review to the Hanover County Planning Department:

☐ Rezoning
☒ Conditional Use Permit
☒ Special Exception

Applicant: Springfield Farm Solar, LLC
Property Location: At and near 12384 Cedar Lane Ashland, VA 23005

GPIN(s): 7768-38-9853, 7769-60-1319, 7769-80-3093, 7779-10-0505, 7769-908609 7779-02-1568, 7779-12-8215, 7768-77-8450
Requested Zoning District: Agricultural
Requested Use/Exception: The applicant would like to construct a renewable energy solar generating facility.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? Construction of a 80MW solar photovoltaic electric generating facility

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. The property will be used to construct a ground-mounted solar photovoltaic (PV) electric generating facility. The facility will comprise of solar panels, inverters, transformers, racking, posts, wiring, utility poles, communication poles, security cameras and accessories. The solar panels will utilize single axis tracking system, mounted on racking system secured b piles driven into the ground. There will be a 6-foot security fence with a 1-foot barbed wire that will enclose the entire facility. The facility will have 40 feet wide access gates. The solar facility will also have a minimum setback of 125 feet which will be maintained from all roadways. Additionally, vegetative buffers will be planted along residential property boundaries.

3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) The property owners 623, LLC & Springfield Farm, LLC have various properties in the vicinity and have chosen to lease their properties to the applicant, Springfield Farm Solar, LLC for the proposed use. The facility will provide jobs and busin ss opportunities during construction and will power over 20,000 homes. The site was chosen based on meeting various environmental due diligence analysis and utility studies. Solar facility is a very passive system; once constructed the operations and maintenance personnel are estimated to visit the facility four to six times a year, which will have minimum traffic impact. The panels do not require water and do not generate any noise nor emission. Vegetative buffers planted alongside residential boundaries and a minimal setback of 125 feet from all public roadways and residential properties will make the panels less visible to the public. These measures are taken to assure that the solar facility will not have a negative impact on surrounding vicinities

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) There are no deed restrictions on the use of the properties for the built of a solar facility

5. Is the subject property located in a Dam Break Inundation Zone? ☐ Yes ☒ No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known** or **suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

1. Historic Resource/File No. N/A GPIN _____
2. Historic Resource/File No. _____ GPIN _____
3. Historic Resource/File No. _____ GPIN _____

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

a) Is the historic site listed as a National or State Registered Landmark? N/A

b) Is the historic site open to the public? N/A

c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. N/A

d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. N/A

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature: _____ Date: 2/18/21

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 0.01 vehicles per day and a site peak hour trip generation of <0.0006 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 9 edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number N/A and Page Number N/A).

Choose one of the two options below:

☑ I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.

☐ I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

☒ I certify that this proposal DOES NOT MEET any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.

☐ I certify that this proposal MEETS at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.

_____ 2/18/21

(Signature of Applicant/Applicant's Representative) (Date)

_____

(Applicant/Applicant's Representative – Print Name)

For questions regarding VDOT requirements:
Virginia Department of Transportation (VDOT) – Ashland Residency
Robert Butler, Assistant Residency Administrator
523 North Washington Highway
Ashland, VA 23005
Phone (804) 752-5511
Fax (804) 752-6431
Email: robert.butler@vdot.virginia.gov
http://www.virginiadot.org/projects/chapter527/

SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:		Staff:
[X]	1. The proposed title of the project, the name of the developer, and the name of the preparer of the plan.	[ ]
[X]	2. The north point, scale, and date. The required scale of the sketch plan shall be as follows: a) For projects containing more than 200 acres, not more than 1" = 200' b) For projects containing 50 acres to 200 acres, not more than 1" = 100' c) For projects containing 10 acres to 50 acres, not more than 1" = 50' d) For projects containing 10 acres or less, not more than 1" = 30'	[ ]
[X]	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	[ ]
[X]	4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.	[ ]
[X]	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	[ ]
[X]	6. Proposed changes in zoning, if any.	[ ]
[X]	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	[ ]
[X]	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	[ ]
[X]	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.	[ ]
[X]	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	[ ]
[X]	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	[ ]

APPLICATION PLAN

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

CDS COMMERCIAL DUE DILIGENCE SERVICES

1 Boundary Description

Parcel I
ALL that piece or parcel of land lying and being in Hanover County, Virginia, fronting on State Route 620 and State Route 623 and containing 668.6 acres, more or less, with all improvements thereon, as shown on the plat of William Hugh Redd, C.L.S., dated August and September, 1960, a copy of which is attached hereto and recorded herewith; reference being made to said plat for a more particular description of said property.

LESS AND EXCEPT one (1) acre conveyed by Edwin D. Vaughan et als. to Vernon A. Wyndam and Ethel H. Wyndam, his wife, by deed recorded June 29, 1973, in the clerk's Office of the circuit court of Hanover County, Virginia, in Deed Book 353, page 721,

Parcel 2
ALL that piece or parcel of land lying and being in Chickahominy Magisterial District, Hanover County, Virginia, containing 40 acres, more or less, and bounded by State Route 626 on the West, by State Route 663 on the North, by lands of William Morrison and The R.F. & P. Railway Company on the East, and by lands of The R.F. & P. Railway Company on the South,

LESS AND EXCEPT two (2) acres conveyed to Travis and Elizabeth Harris, by deed from Gertrude T. Vaughan, recorded January 14, 1959, in the Clerk's Office of the Circuit Court of Hanover County, Virginia, in Deed Book 188, page 540, and two (2) acres conveyed to Thomas L. and Harriett H. Harris, by deed from Edwin D. Vaughan, et als., dated April 26, 1976, recorded April 29, 1976, in said Clerk's Office in Deed Book 300, page 524,

Parcel 3
ALL that piece or parcel of land lying and being in Ashland District, Hanover County, Virginia, bounded on the West by State Route 626, on the South by State Route 663, and more particularly described as Lot D containing 1.18 acres on a plat of William Hugh Redd, C.L.S., dated October 10, 1947, and recorded in said Clerk's Office in Plat Book 16, page 123,

ALL the property conveyed herein being a part of the property conveyed to Louise G. Vaughan, Jacqueline V. Rector, and Judson T. Vaughan, Jr., by the will of Judson T. Vaughan, who passed away on January 12, 1971, which will is recorded in said Clerk's Office in Will Book 13, page 238, and devised to Blanche B. Vaughan and Edwin D. Vaughan, Jr., by will of Edwin D. Vaughan, who passed away on December 8, 1973, whose will is recorded in said Clerk's Office in Will Book 16, page 80.

ADJACENT LAND OWNERS

1. RPI: CRR PROPERTIES LLC — 12381 ELMHURST RD, ASHLAND, VA 23005-7215, APN: 7735-59-4551
2. RPI: EDGAR M BARNETT — 12581 ELLIOTT RD, ASHLAND, VA 23005-7731, APN: 7736-03-4435
3. RPI: ROBERT C SNODGRASS — 12378 ELMHURST RD, ASHLAND, VA 23005-7215, APN: 7735-59-0539
4. RPI: WILLIAM F COVERLY — ROBERTA L COVERLY, 11346 FAIRVIEW LN, ASHLAND, VA 23005-7737, APN: 7736-59-9814
5. N/F: BRENDAN C LLOYD — RACHEL LLOYD, 11471 LOBELIA CIR, ASHLAND, VA 23005-7717, APN: 7735-19-3814
6. RPI: GERALD F MAST TRUST — 11362 ENON CHURCH LN, ASHLAND, VA 23005-7713, APN: 7735-09-9581
7. N/F: BARNETT J EDGERTON — ISAAC G EDGERTON, ASHLAND, VA 23005, APN: 7736-04-4712
8. RPI: DONALD WAYNE ROBERTSON — 11483 SHADY FARM LN, ASHLAND, VA 23005-7715, APN: 7735-09-6327
9. RPI: GAIL GASKILL — 11351 ELLIOTT RD, ASHLAND, VA 23005-7711, APN: 7735-18-9372
10. RPI: STEVEN A BARLEY — VIRGINIA G STANLEY, 11426 CAHILL LN, ASHLAND, VA 23005-7725, APN: 7735-08-4581
11. RPI: KARLIE B ANDERSON — 11331 CAHILL LN, ASHLAND, VA 23005-7736, APN: 7735-08-5804
12. RPI: CAROL L CAMERON — 12396 WILLIAM FARM DR, ASHLAND, VA 23005-7746, APN: 7735-09-7350
13. N/F: MARY E STANLEY — 12442 CEDAR LN, ASHLAND, VA 23005-7625, APN: 7736-03-1176
14. RPI: LEWIS L HENLEY — 12376 CEDAR LN, ASHLAND, VA 23005-7625, APN: 7735-19-7151
15. N/F: LISA TREADLER — 11439 FARMINGTON FARMS LN, ASHLAND, VA 23005-7737, APN: 7736-79-4807
16. RPI: GREGORY C CAMPBELL — SUSAN E CAMPBELL, 11458 FARMINGTON FARM LN, ASHLAND, VA 23005-7705, APN: 7735-19-3546
17. RPI: BERNIER LAMILDING TRUST — E LOISE F SWAN, M BERNIER TRU, 11321 FARMINGTON FARMS LN, ASHLAND, VA 23005-7532, APN: 7736-69-5575
18. N/F: RONALD D DAVIS JR — DIETA FARRINGTON FARM LN, ASHLAND, VA 23005-7706, APN: 7736-09-0974
19. N/F: WESLEY GILL — ASHLEY E GILL, 11353 FARRINGTON FARM LN, ASHLAND, VA 23005-7734, APN: 7735-19-1337
20. N/F: REGINALD D DAVIS JR — 12330 CEDAR LN, ASHLAND, VA 23005-7626, APN: 7736-09-0221
21. RPI: CHRISTOPHER W AUSTIN — DANE DAVIS, 12322 CEDAR LN, ASHLAND, VA 23005-7626, APN: 7735-09-1480
22. N/F: STELLA W BRADDOCK — 12270 CEDAR LN, ASHLAND, VA 23005-7624, APN: 7736-03-1705
23. RPI: STELLA W BRADDOCK — 12270 CEDAR LN, ASHLAND, VA 23005-7726, APN: 7735-19-8903
24. N/F: BERRY FRANKLIN WRIGHT JR — 12306 CEDAR LN, ASHLAND, VA 23005, APN: 7736-04-4801
25. N/F: BERRY FRANKLIN WRIGHT JR — ASHLAND, VA 23005, APN: 7735-19-5981
26. N/F: BERRY F WRIGHT JR — 12306 CEDAR LN, ASHLAND, VA 23005-7627, APN: 7736-04-1950
27. RPI: HEIRS OF CHARLES WRIGHT — HEIR I CEDAR LN, GLEN ALLEN, VA 23059, APN: 7735-19-9458
28. N/F: CHERYL N MERCER — 12361 CEDAR LN, ASHLAND, VA 23005-7627, APN: 7736-09-7051
29. RPI: MIRIAM E SWEET — DANIEL A SWEET, 12361 CEDAR LN, ASHLAND, VA 23060-7627, APN: 7735-19-8201
30. N/F: JOHN S PRATHER JR — 12400 RENE LYN PKWY, ASHLAND, VA 23005-7640, APN: 7736-19-6506
31. N/F: BRUCE VEAUDIORME — KEVEN S CAUTHORN, 12312 CEDAR LN, ASHLAND, VA 23005-7626, APN: 7736-09-2134
32. RPI: WYRESHARD GILMAN JR — GLEN ALLEN, VA 23059, APN: 7735-19-7316
33. N/F: JENNIFER M SANDERS — TIMOTHY S SANDERS, 12270 CEDAR RD, ASHLAND, VA 23005, APN: 7736-03-2451
34. RPI: SHARON J COLEMAN — LARRY P COLEMAN, 12154 MELTON PLACE DR, ASHLAND, VA 23005-5344, APN: 7736-20-7746
35. RPI: SPRINGFIELD FARM INC — 12140 MELTON PLACE DR, ASHLAND, VA 23060, APN: 7736-21-7761
36. N/F: MARGARET HAYES — 12140 MELTON PLACE DR, ASHLAND, VA 23005-5961, APN: 7736-30-2765
37. RPI: HARVEY D ROSE — PATRICIA L ROSE, 12177 MELTON PLACE DR, ASHLAND, VA 23005-5034, APN: 7736-31-0256
38. N/F: DIANE CARTER — 12216 MELTON PLACE DR, ASHLAND, VA 23005-5064, APN: 7736-42-1191
39. N/F: DEBORAH A LAUTERBACH — 12176 BIRCH BRIDGE LN, ASHLAND, VA 23005-5935, APN: 7736-43-0964
40. RPI: RAYMOND F WILLIAMS JR — JANE E WILLIAMS, 12127 BIRCH BRIDGE LN, ASHLAND, VA 23005-5964, APN: 7736-53-2271
41. N/F: MELINDA B ARCHERY — MARGARET B ARCHERY, 12011 FOX MILL RUN LN, ASHLAND, VA 23005-5341, APN: 7736-65-0256
42. RPI: DAVID P HAGAN JR — BERRY S HAGAN, 12016 FOX MILL RUN LN, ASHLAND, VA 23005-5342, APN: 7736-75-9461
43. N/F: CPT ASHLAND LLC — 11301 ELM ST, ASHLAND, VA 23005-7601, APN: 7736-64-8707

LINE TABLES

623 LLC TRACT

LINE	BEARING	DISTANCE	LINE BEARING	DISTANCE
L1	S 07°41'19" E	70.16' (M)	L49 N 87°36'33" E	48.83' (M)
L2	S 02°54'59" E	125.37' (M)	L50 S 85°03'40" E	80.06' (M)
L3	S 10°55'42" W	80.77' (M)	L51 S 77°55'40" E	24.27' (M)
L4	S 24°58'23" W	69.93' (M)	L52 N 62°53'39" E	50.98' (M)
L5	S 25°13'08" W	189.39' (M)	L53 N 57°05'03" E	16.08' (M)
L6	S 25°58'13" W	63.96' (M)	L54 N 83°07'17" E	18.54' (M)
L7	N 43°16'03" W	1400.00' (M)	L55 N 85°58'12" E	55.44' (M)
L8	S 17°40'05" W	417.51' (M)	L56 N 86°44'24" E	70.26' (M)
L9	N 49°47'06" W	725.44' (M)	L57 N 88°45'14" E	40.74' (M)
L10	S 49°35'19" W	1783.47' (M)	L58 N 89°00'32" E	49.88' (M)
L11	S 24°35'28" W	541.79' (M)	L59 S 89°37'34" E	71.92' (M)
L12	S 24°35'28" W	13.62' (M)	L60 N 77°00'22" E	30.93' (M)
L13	N 59°41'24" W	29.85' (M)	L61 N 66°48'32" E	99.27' (M)
L14	N 59°24'42" W	59.75' (M)	L62 N 55°37'47" E	58.18' (M)
L15	N 58°28'44" W	30.57' (M)	L63 N 48°31'40" E	49.16' (M)
L16	N 58°17'33" W	83.67' (M)	L64 N 76°49'15" E	24.77' (M)
L17	N 57°54'28" W	57.46' (M)	L65 N 35°41'15" E	28.84' (M)
L18	N 58°09'52" W	45.28' (M)	L66 N 50°57'42" E	35.16' (M)
L19	N 58°01'58" W	72.72' (M)	L67 S 32°56'39" E	130.67' (M)
L20	N 58°12'15" W	29.70' (M)	L68 N 58°16'40" E	22.95' (M)
L21	N 58°03'01" W	35.38' (M)	L69 N 57°40'45" E	28.19' (M)
L22	N 58°00'41" W	53.26' (M)	L70 N 44°26'10" E	32.82' (M)
L23	N 58°16'22" W	77.44' (M)	L71 N 72°07'15" E	32.58' (M)
L24	N 58°21'47" W	23.13' (M)	L72 N 75°36'09" E	38.75' (M)
L25	N 54°01'11" W	43.82' (M)	L73 N 40°02'18" E	64.36' (M)
L26	N 52°45'59" W	40.47' (M)	L74 N 71°51'52" E	43.50' (M)
L27	N 52°43'55" W	69.62' (M)	L75 N 62°20'47" E	53.96' (M)
L28	N 54°22'50" W	55.60' (M)	L76 N 63°04'38" E	40.04' (M)
L29	N 53°31'07" W	22.05' (M)	L77 N 76°36'39" E	41.13' (M)
L30	N 54°26'16" W	98.42' (M)	L78 N 32°47'39" E	62.86' (M)
L31	N 57°17'27" W	59.65' (M)	L79 N 57°20'56" E	108.66' (M)
L32	N 58°34'37" W	58.99' (M)	L80 N 48°41'58" E	53.12' (M)
L33	N 58°34'37" W	58.99' (M)	L81 N 69°01'09" E	69.51' (M)
L34	N 60°01'41" W	58.00' (M)	L82 N 57°21'14" E	41.02' (M)
L35	N 60°33'03" W	29.97' (M)	L83 N 80°23'10" E	29.14' (M)
L36	N 60°45'43" W	30.46' (M)	L84 N 74°39'55" E	31.35' (M)
L37	N 60°46'04" W	55.54' (M)	L85 N 74°39'55" E	45.07' (M)
L38	N 61°42'25" W	56.39' (M)	L86 N 74°39'55" E	45.07' (M)
L39	N 61°12'25" W	54.46' (M)	L87 N 66°54'31" E	52.35' (M)
L40	N 60°45'04" W	59.92' (M)	L88 N 65°52'07" E	7.53' (M)
L41	N 58°40'32" W	49.41' (M)	L89 N 70°10'22" E	109.59' (M)
L42	N 48°48'23" W	138.66' (M)	L90 N 58°40'59" E	18.45' (M)
L43	N 37°49'20" E	763.89' (M)	L91 N 45°55'37" E	32.68' (M)
L44	N 84°35'36" E	417.48' (M)	L92 N 28°14'55" E	73.59' (M)
L45	S 71°14'00" E	160.25' (M)	L93 N 15°34'10" E	58.95' (M)
L46	N 01°18'40" E	106.39' (M)	L94 N 12°11'07" E	66.62' (M)
L47	S 88°10'18" E	31.07' (M)	L95 N 23°42'24" E	133.47' (M)
L48	S 88°10'18" E	68.60' (M)		

SPRINGFIELD FARM INC TRACT

LINE	BEARING	DISTANCE
L1	S 07°07'23" E	28.41' (M)
L2	S 07°26'32" E	63.19' (M)
L3	S 08°19'55" E	47.40' (M)
L4	S 08°56'04" E	53.79' (M)
L5	S 09°44'03" E	44.20' (M)
L6	S 09°03'26" E	54.10' (M)
L7	S 07°15'21" E	46.68' (M)
L8	S 05°21'36" E	47.58' (M)
L9	S 04°57'11" E	56.01' (M)
L10	S 06°39'00" E	43.98' (M)
L11	S 08°43'25" E	48.60' (M)
L12	S 11°54'54" E	59.31' (M)
L13	S 15°20'32" E	46.46' (M)
L14	S 19°07'56" E	56.89' (M)
L15	S 21°50'40" E	65.98' (M)
L16	S 23°15'35" E	43.52' (M)
L17	S 25°44'51" E	46.16' (M)
L18	S 27°08'39" E	48.88' (M)
L19	S 27°39'05" E	20.33' (M)
L20	S 29°07'05" E	83.65' (M)
L21	S 30°57'02" E	53.34' (M)
L22	S 33°31'7" E	56.10' (M)
L23	S 36°27'06" E	83.88' (M)
L24	S 39°25'20" E	33.32' (M)
L25	S 40°55'41" E	39.17' (M)
L26	S 42°51'48" E	28.80' (M)
L27	S 43°42'18" E	43.25' (M)
L28	S 44°24'48" E	94.36' (M)
L29	S 44°01'48" E	65.42' (M)
L30	S 40°55'15" E	59.09' (M)
L31	S 31°03'22" E	76.13' (M)
L32	S 21°13'50" E	43.85' (M)
L33	S 15°29'18" E	56.11' (M)
L34	S 12°48'20" E	57.08' (M)
L35	S 11°48'58" E	51.95' (M)
L36	S 12°15'53" E	76.92' (M)
L37	S 11°45'51" E	77.56' (M)
L38	S 12°22'11" E	48.09' (M)
L39	S 11°37'11" E	53.95' (M)
L40	S 11°50'07" E	49.62' (M)
L41	S 11°39'05" E	38.77' (M)
L42	S 10°52'45" E	54.82' (M)
L43	S 11°06'08" E	56.34' (M)
L44	S 11°23'21" E	46.44' (M)
L45	S 11°16'11" E	58.04' (M)
L46	S 10°50'26" E	42.57' (M)
L47	S 11°43'44" E	59.66' (M)
L48	S 11°28'48" E	49.65' (M)
L49	S 10°55'26" E	51.35' (M)
L50	S 10°52'02" E	54.28' (M)
L51	S 11°07'41" E	36.88' (M)
L52	S 10°26'18" E	57.36' (M)
L53	S 07°51'46" E	49.73' (M)
L54	S 01°01'01" E	58.09' (M)
L55	S 08°39'49" W	49.79' (M)
L56	S 18°11'57" W	37.50' (M)
L57	S 58°18'31" W	55.11' (M)
L58	S 41°25'46" W	36.03' (M)
L59	N 35°28'08" W	75.37' (M)
L60	N 42°54'29" W	36.89' (M)
L61	N 12°46'17" W	85.05' (M)
L62	N 07°35'15" W	111.94' (M)
L63	N 32°32'36" E	43.84' (M)
L64	N 40°53'03" E	47.70' (M)
L65	N 07°14'12" E	81.87' (M)
L66	N 05°21'10" W	85.67' (M)
L67	N 12°27'35" W	107.21' (M)

8 ZONING INFORMATION

ZONING DISTRICT: A-1, AGRICULTURAL

CURRENT USE: FARMLAND

SETBACKS
- MIN. FRONT: TBD-BASED ON CONDITIONAL USE APPROVAL
- MIN. SIDE: TBD-BASED ON CONDITIONAL USE APPROVAL
- MIN. REAR: TBD-BASED ON CONDITIONAL USE APPROVAL

MAX. HEIGHT: TBD-BASED ON CONDITIONAL USE APPROVAL
MIN. LOT AREA: TBD-BASED ON CONDITIONAL USE APPROVAL
MIN. LOT WIDTH: TBD-BASED ON CONDITIONAL USE APPROVAL
MIN. LOT DEPTH: TBD-BASED ON CONDITIONAL USE APPROVAL
MAX. FLOOR AREA RATIO: TBD-BASED ON CONDITIONAL USE APPROVAL
MAX. COVERAGE: TBD-BASED ON CONDITIONAL USE APPROVAL
MIN. PARKING: TBD-BASED ON CONDITIONAL USE APPROVAL

ZONING INFORMATION OBTAINED FROM:
FA COMMERCIAL DUE DILIGENCE SERVICES CO. (CDS)
3550 W. ROBINSON STREET, THIRD FLOOR
NORMAN, OK 73072
405-253-2444

JOB # 19-10-0553
DATED: FEBRUARY 12, 2020

11 SURVEYOR'S NOTES

1. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

2. The boundary of the subject property shown hereon is tentative and subject to change. The surveyor was unable to finalize the boundary without the support of a title search.

3. Documents referenced:
PB 3, Page 673
Book 427, Page 714
Book 370, Page 374

4. Topographical information lying within the Marshland area, designated by dot hatch, is approximate due to variable water conditions.

5. At the time of the survey there were no curb cuts depicting vehicular access to the subject property, however, the property is abutted by Elmont Road, Cedar Lane, and Fox Mill Run Lane, all being dedicated public streets or highways.

13 LAND AREA

29175653 SQ. FT. ±
669.781 ACRES ±

4 SURVEYOR CERTIFICATION

To
COMMERCIAL DUE DILIGENCE SERVICES

This plat was prepared from the notes of an actual on the ground field survey done by me or under my supervision on January 20, 2020. The information shown hereon is true and correct and meets or exceeds current Virginia minimum standards for boundary surveys.

Date of Plat or Map: 10/28/2020

Jerome D. Brunner
License Number: 403003039
In the Commonwealth of Virginia
survey@blewinc.com

COMMONWEALTH OF VIRGINIA — JEROME D. BRUNNER — Lic. No. 403003039 — LAND SURVEYOR

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" and "A" on the Flood Insurance Rate Map, Community/Panel Nos. 5104950200B and 5104950201B which bear an effective date of 12/02/2009 and is partially located in a special flood hazard area. No field survey was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.

Zone "A" - Area of 100-year flood hazard usually depicted on FIRMs as above the 100-year floodline. Zone A may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone A is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

7 SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA SURVEY.

Key to CDS Boundary Survey

1 BOUNDARY DESCRIPTION
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 SIGNIFICANT OBSERVATIONS
8 ZONING INFORMATION
9 LEGEND
11 SURVEYOR'S NOTES
13 LAND AREA
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS

18 Boundary Survey

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcds.com
Toll Free: 888.322.7371

Drwn By: TN	Date: / Revision:
Surveyor Ref.No: 19-7344	Date: / Revision:
Aprvd By: JH	Date: / Revision:
Field Date: 1/20/2020	Date: / Revision:
Scale: N/A	Date: / Revision:

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

12384 CEDAR LN, FOX MILL RUN LN, ELMONT RD, 12039 ELMONT RD, ASHLAND, VA

Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553

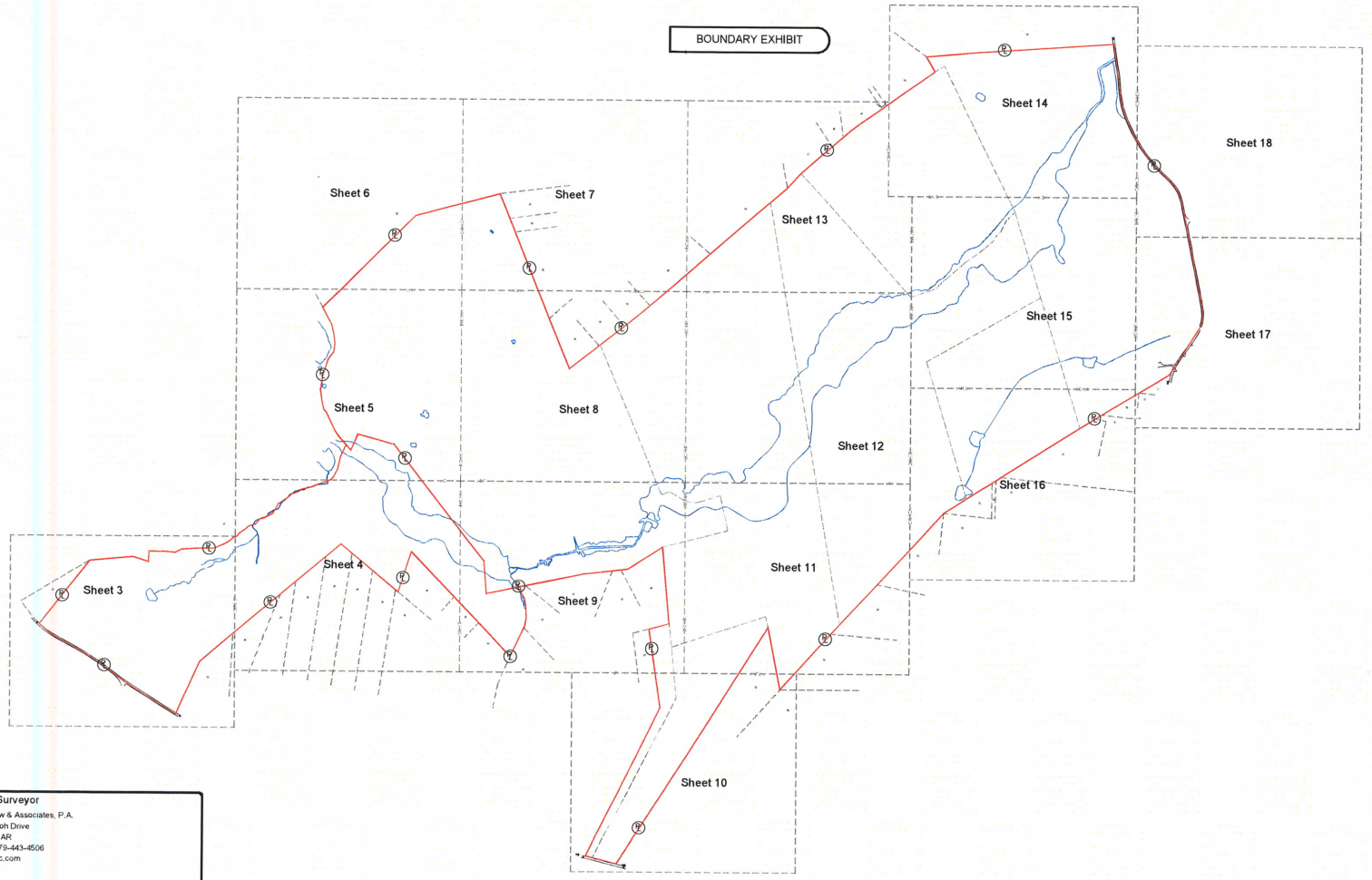
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BOUNDARY EXHIBIT



SCALE : 1" = 500'

17 NORTH ARROW / SCALE

0 500 1000 1500

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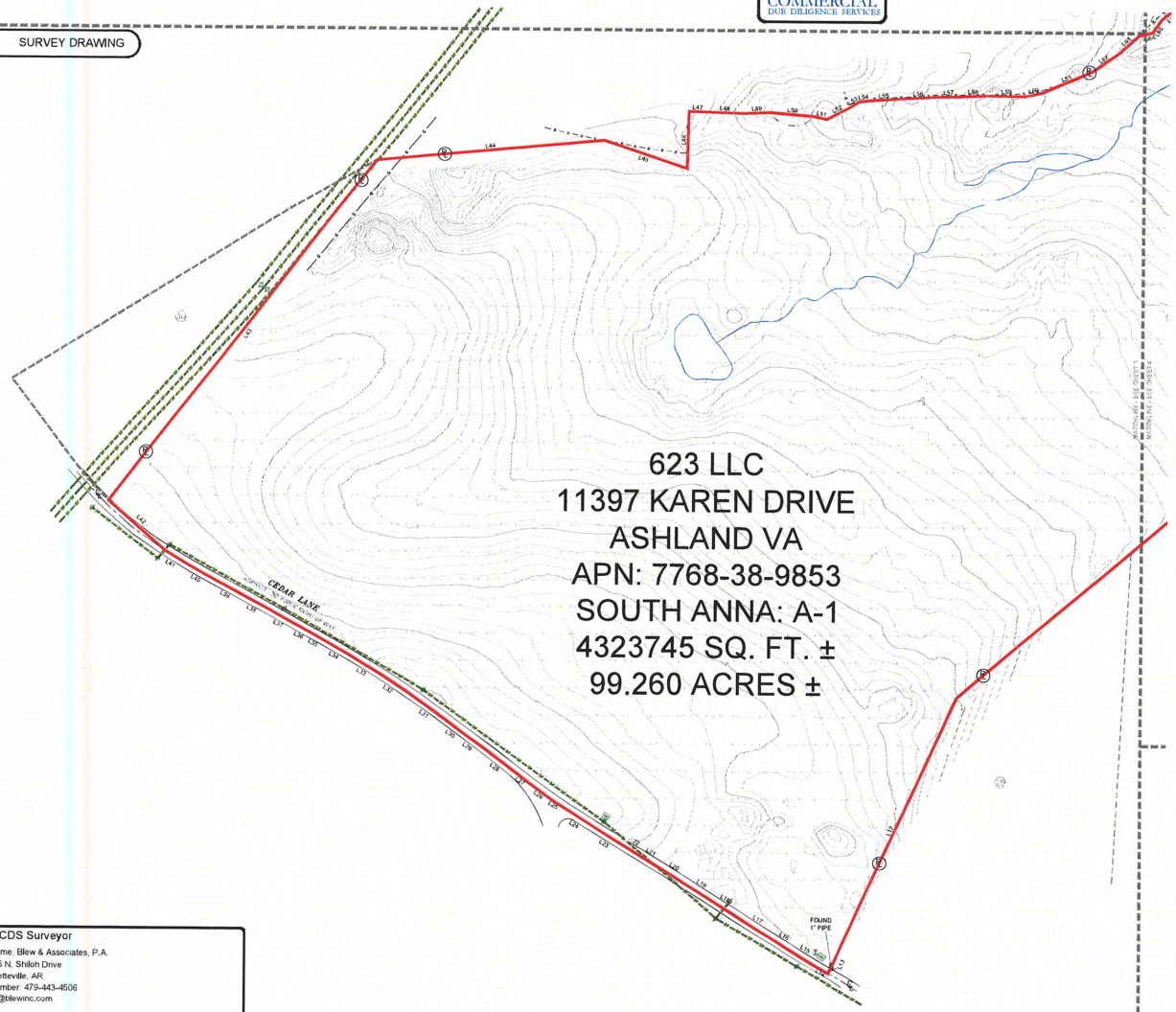
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19 SURVEY DRAWING



SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

PROPERTY LINE		FLAG POLE	
P.O.B.	POINT OF BEGINNING	HANDICAP PARKING	
P.O.C.	POINT OF COMMENCEMENT	UTILITY MANHOLE	
FENCE		TELEPHONE PEDESTAL	
(N.T.S.)	NOT TO SCALE	UTILITY POLE	
℄	CENTERLINE	FIRE HYDRANT	
(M)	MEASURED/CALCULATED DIMENSION	UTILITY PULL BOX	
(R)	RECORD DIMENSION	GAS METER	
B.H.L.	BUILDING HEIGHT LOCATION	ELECTRIC CONTROL CABINET	
P.S.	PARKING SPACES	LIGHT POLE	
D.P.	DUMPSTER PAD	ELECTRIC BOX	
	SIGN	SANITARY SEWER MANHOLE	
R/W	RIGHT OF WAY	STORM WATER MANHOLE	
EG	EDGE OF GRAVEL	WATER VALVE	
NG	NATURAL GROUND	GRATED INLET	
	COMPUTED POINT	WATER METER	
	FOUND MONUMENT AS NOTED	OVERHEAD ELECTRIC LINES	
		EDGE OF WATER	
		BUILDING SETBACK LINE	
		CENTERLINE OF CREEK	

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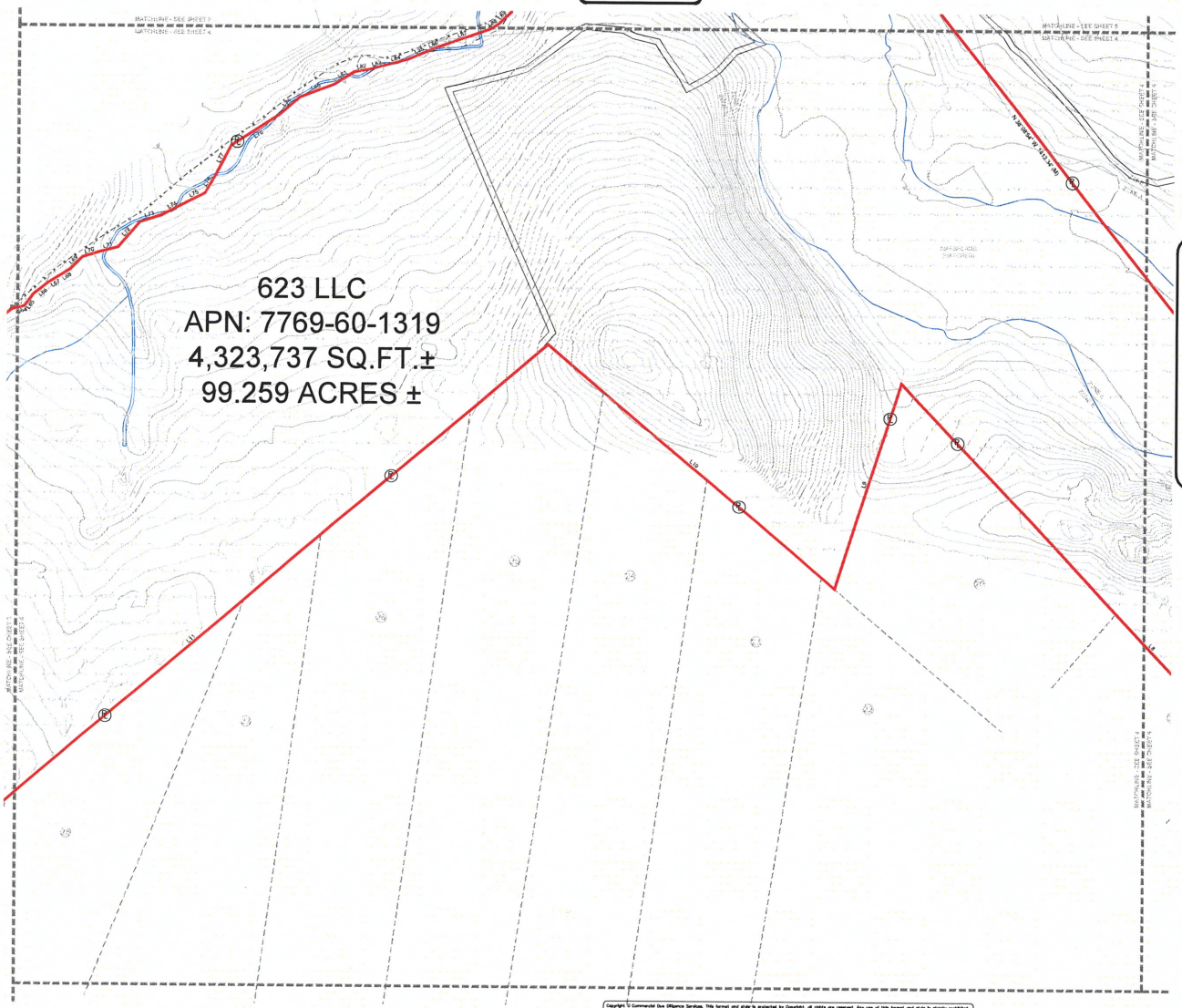
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19 SURVEY DRAWING



SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

	PROPERTY LINE		FLAG POLE
P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
	FENCE		TELEPHONE PEDESTAL
(N.T.S.)	NOT TO SCALE		UTILITY POLE
℄	CENTERLINE		FIRE HYDRANT
(M)	MEASURED/CALCULATED DIMENSION		UTILITY PULL BOX
(R)	RECORD DIMENSION		GAS METER
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D.P.	DUMPSTER PAD		ELECTRIC BOX
	SIGN		SANITARY SEWER MANHOLE
R/W	RIGHT OF WAY		STORM WATER MANHOLE
EG	EDGE OF GRAVEL		WATER VALVE
NG	NATURAL GROUND		GRATED INLET
	COMPUTED POINT		WATER METER
	FOUND MONUMENT AS NOTED		OVERHEAD ELECTRIC LINES
			EDGE OF WATER
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Project Name:
SPRINGFIELD SOLAR

CDS Project Number:
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Approved CDS Surveyor

Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
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Telephone Number: 479-443-4506
email: survey@blewinc.com

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19 SURVEY DRAWING

SPRINGFIELD FARM INC
APN: 7769-60-1319
7,748,030 SQ.FT.±
177.870 ACRES ±

SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

	PROPERTY LINE		FLAG POLE
P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
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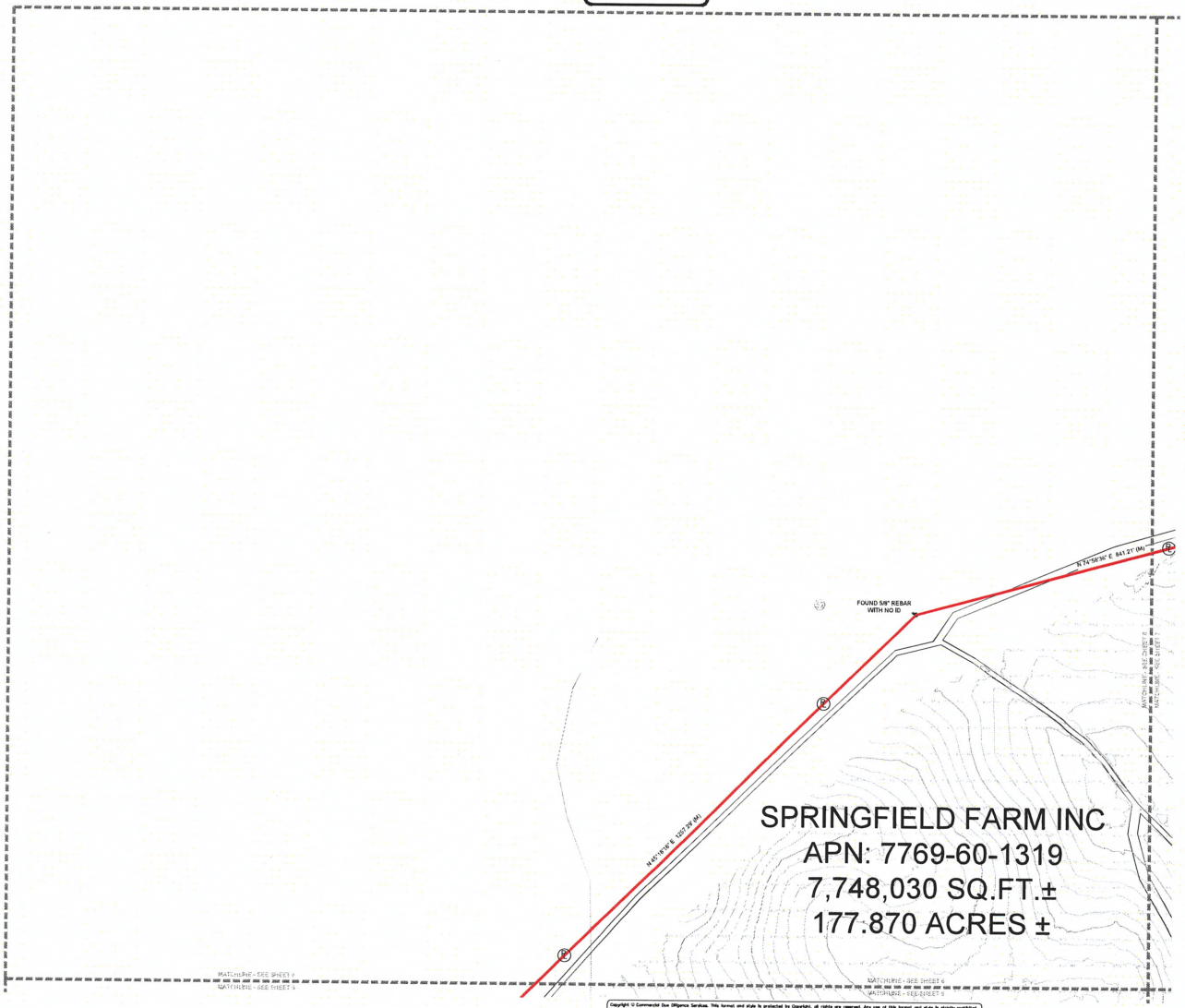
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●	FOUND MONUMENT AS NOTED		OVERHEAD ELECTRIC LINES
			EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK

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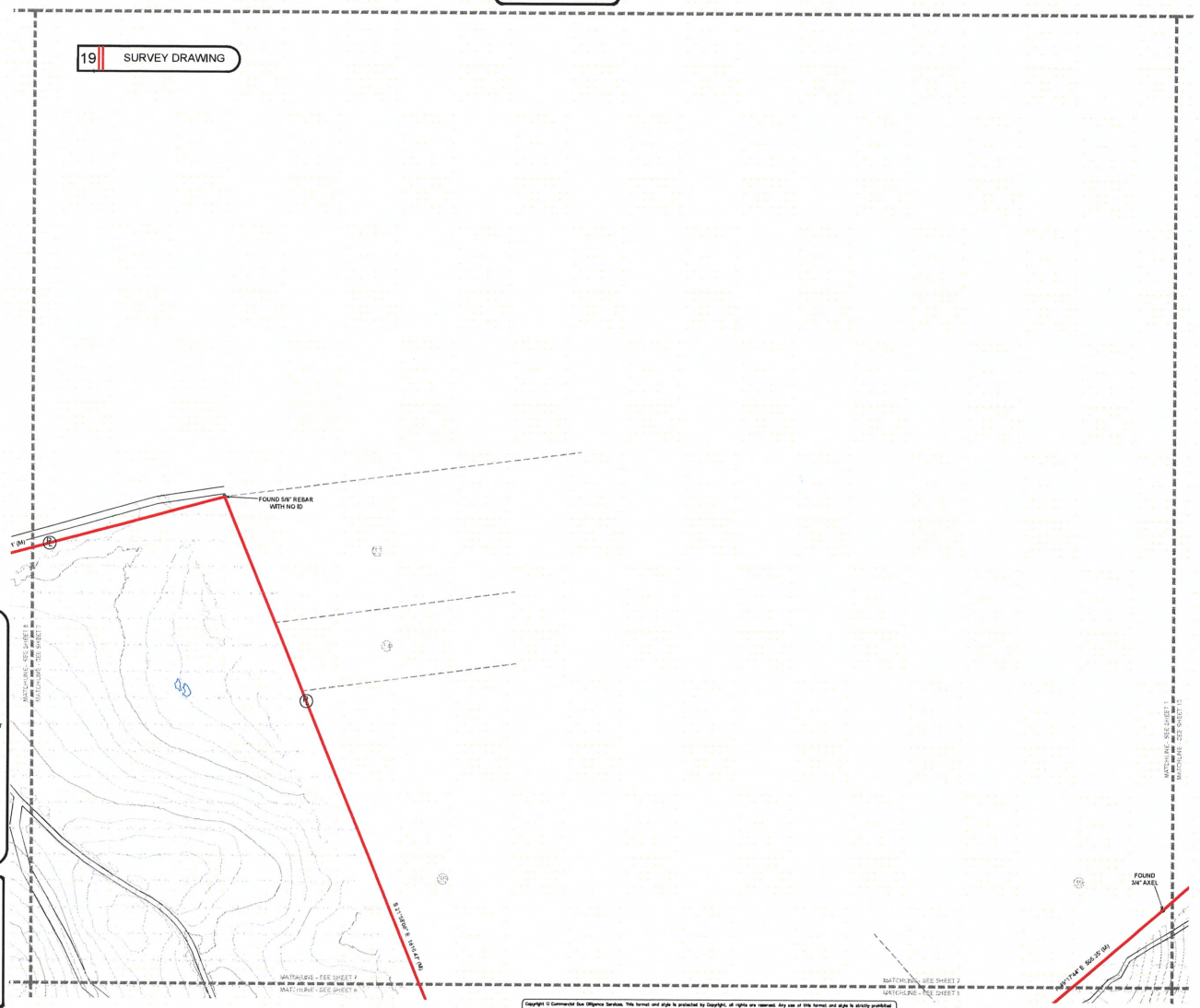
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19 SURVEY DRAWING



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17 NORTH ARROW / SCALE

0 100 200 300

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P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
-x-x-	FENCE		TELEPHONE PEDESTAL
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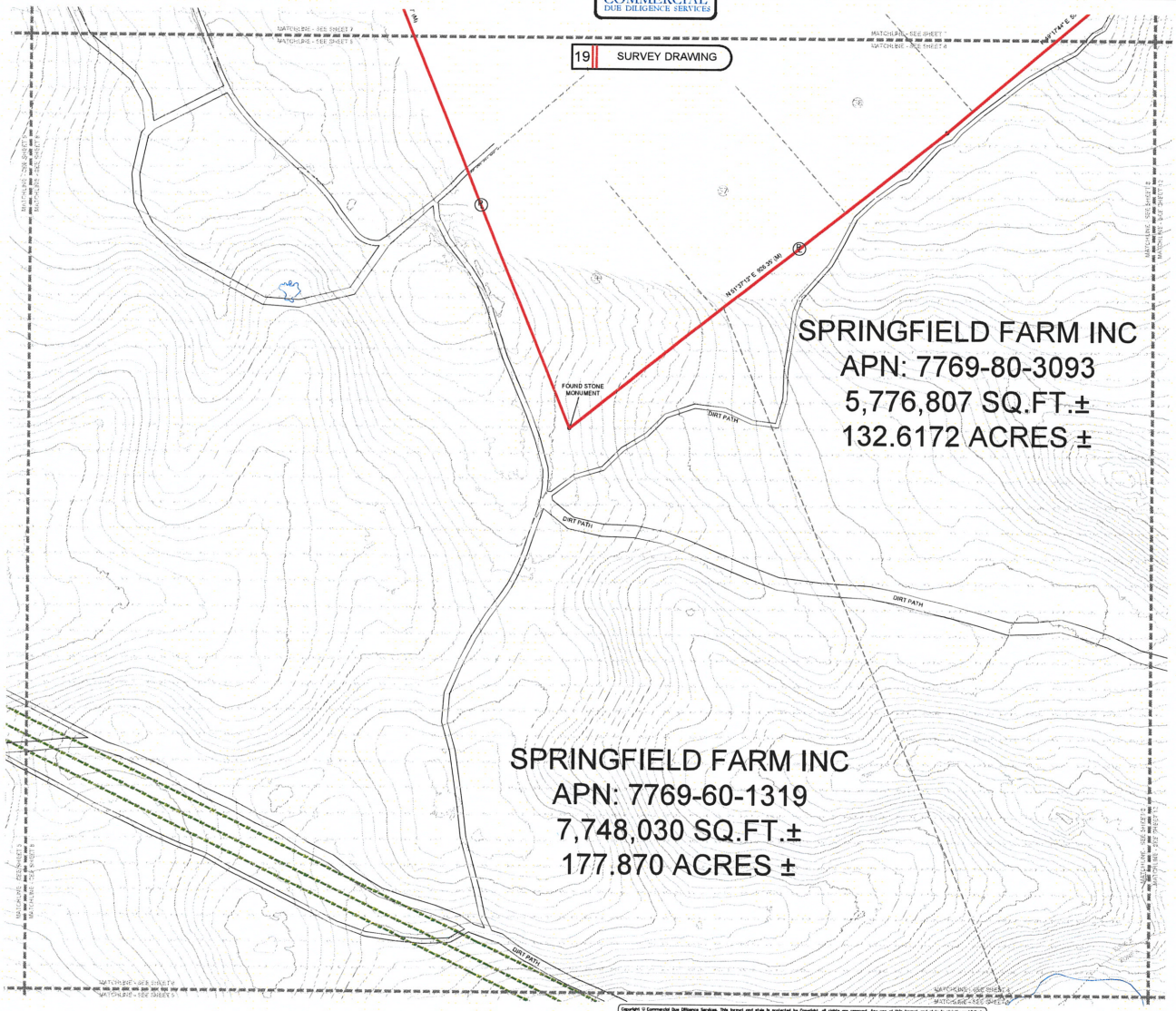
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0 100 200 300

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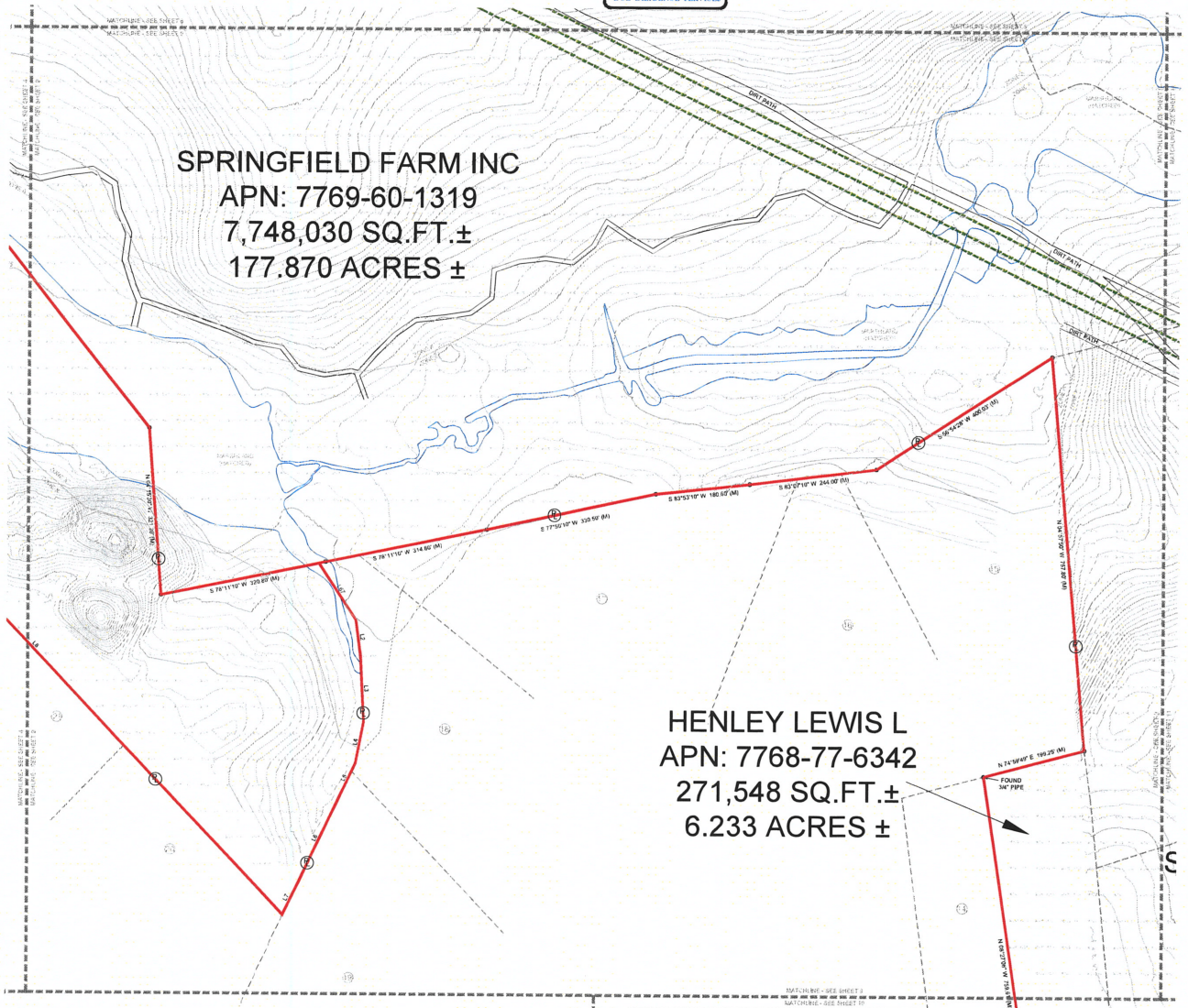
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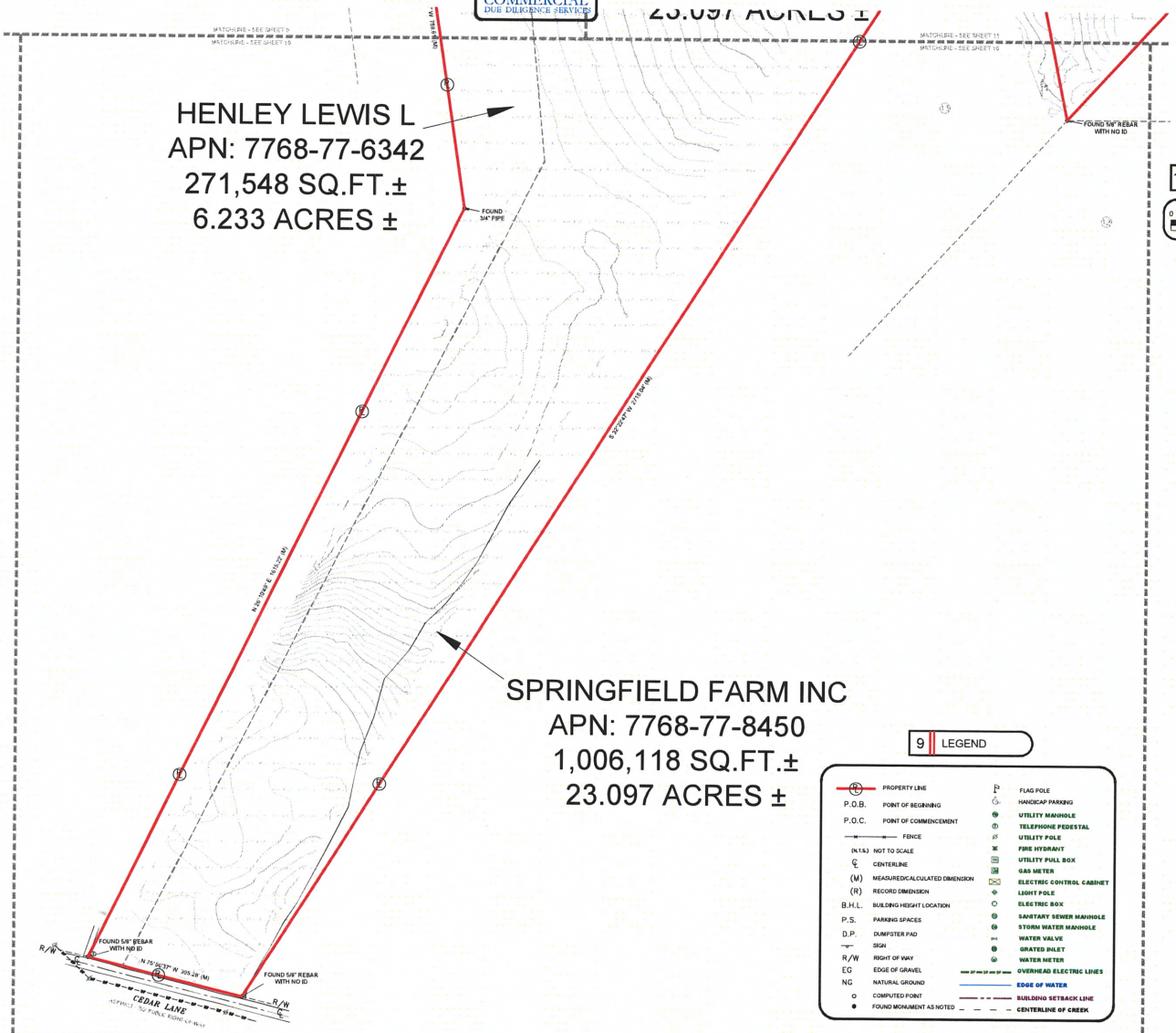
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CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING



SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

P.L.	PROPERTY LINE		FLAG POLE
P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
	FENCE		TELEPHONE PEDESTAL
(N.T.S.)	NOT TO SCALE		UTILITY POLE
℄	CENTERLINE		FIRE HYDRANT
(M)	MEASURED/CALCULATED DIMENSION		UTILITY PULL BOX
(R)	RECORD DIMENSION		GAS METER
B.H.L.	BUILDING HEIGHT LOCATION		ELECTRIC CONTROL CABINET
P.S.	PARKING SPACES		LIGHT POLE
D.P.	DUMPSTER PAD		ELECTRIC BOX
	SIGN		SANITARY SEWER MANHOLE
R/W	RIGHT OF WAY		STORM WATER MANHOLE
EG	EDGE OF GRAVEL		WATER VALVE
NG	NATURAL GROUND		GRATED INLET
	COMPUTED POINT		WATER METER
	FOUND MONUMENT AS NOTED		OVERHEAD ELECTRIC LINES
			EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK

18 Boundary Survey

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcds.com
Toll Free: 888.322.7371

Drwn By: TN	Date: / Revision:
Surveyor Ref.No: 19-7344	Date: / Revision:
Aprvd By: JH	Date: / Revision:
Field Date: 1/20/2020	Date: / Revision:
Scale: 1" = 100'	Date: / Revision:

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

12384 CEDAR LN, FOX MILL RUN LN, ELMONT RD, 12039 ELMONT RD, ASHLAND, VA

Project Name: SPRINGFIELD SOLAR

CDS Project Number: 19-10-0553

Approved CDS Surveyor

Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com

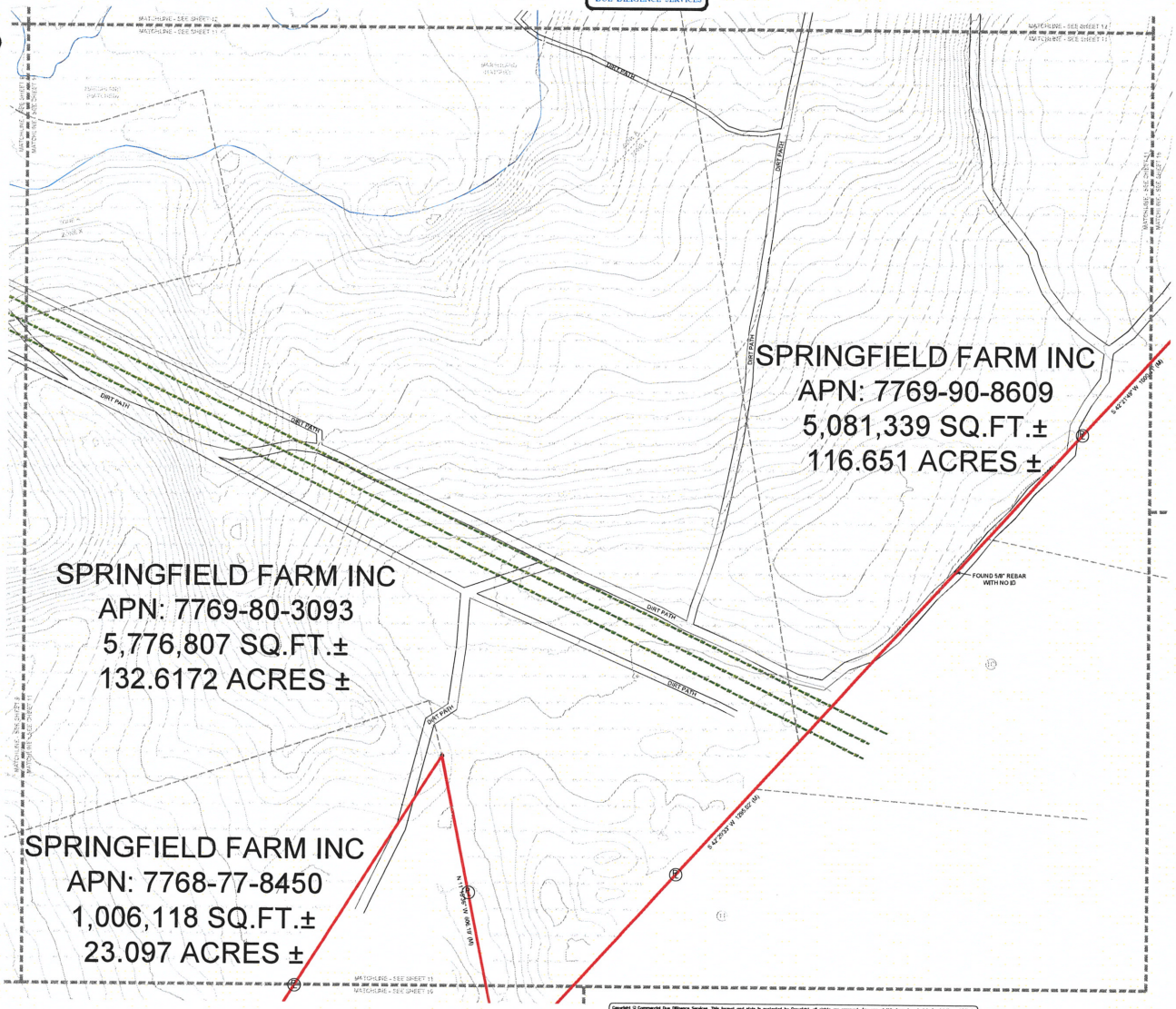
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19 SURVEY DRAWING



SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

PROPERTY LINE		FLAG POLE	
P.O.B.	POINT OF BEGINNING	HANDICAP PARKING	
P.O.C.	POINT OF COMMENCEMENT	UTILITY MANHOLE	
FENCE		TELEPHONE PEDESTAL	
(N.T.S.)	NOT TO SCALE	UTILITY POLE	
℄	CENTERLINE	FIRE HYDRANT	
(M)	MEASURED/CALCULATED DIMENSION	UTILITY PULL BOX	
(R)	RECORD DIMENSION	GAS METER	
B.H.L.	BUILDING HEIGHT LOCATION	ELECTRIC CONTROL CABINET	
P.S.	PARKING SPACES	LIGHT POLE	
D.P.	DUMPSTER PAD	ELECTRIC BOX	
SIGN		SANITARY SEWER MANHOLE	
R/W	RIGHT OF WAY	STORM WATER MANHOLE	
EG	EDGE OF GRAVEL	WATER VALVE	
NG	NATURAL GROUND	GRATED INLET	
COMPUTED POINT		WATER METER	
FOUND MONUMENT AS NOTED		OVERHEAD ELECTRIC LINES	
		EDGE OF WATER	
		BUILDING SETBACK LINE	
		CENTERLINE OF CREEK	

18 Boundary Survey

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20 PROJECT ADDRESS

12384 CEDAR LN, FOX MILL RUN LN, ELMONT RD, 12039 ELMONT RD, ASHLAND, VA

Project Name:
SPRINGFIELD SOLAR

CDS Project Number:
19-10-0553

Approved CDS Surveyor

Surveyors Name: Blew & Associates, P.A.
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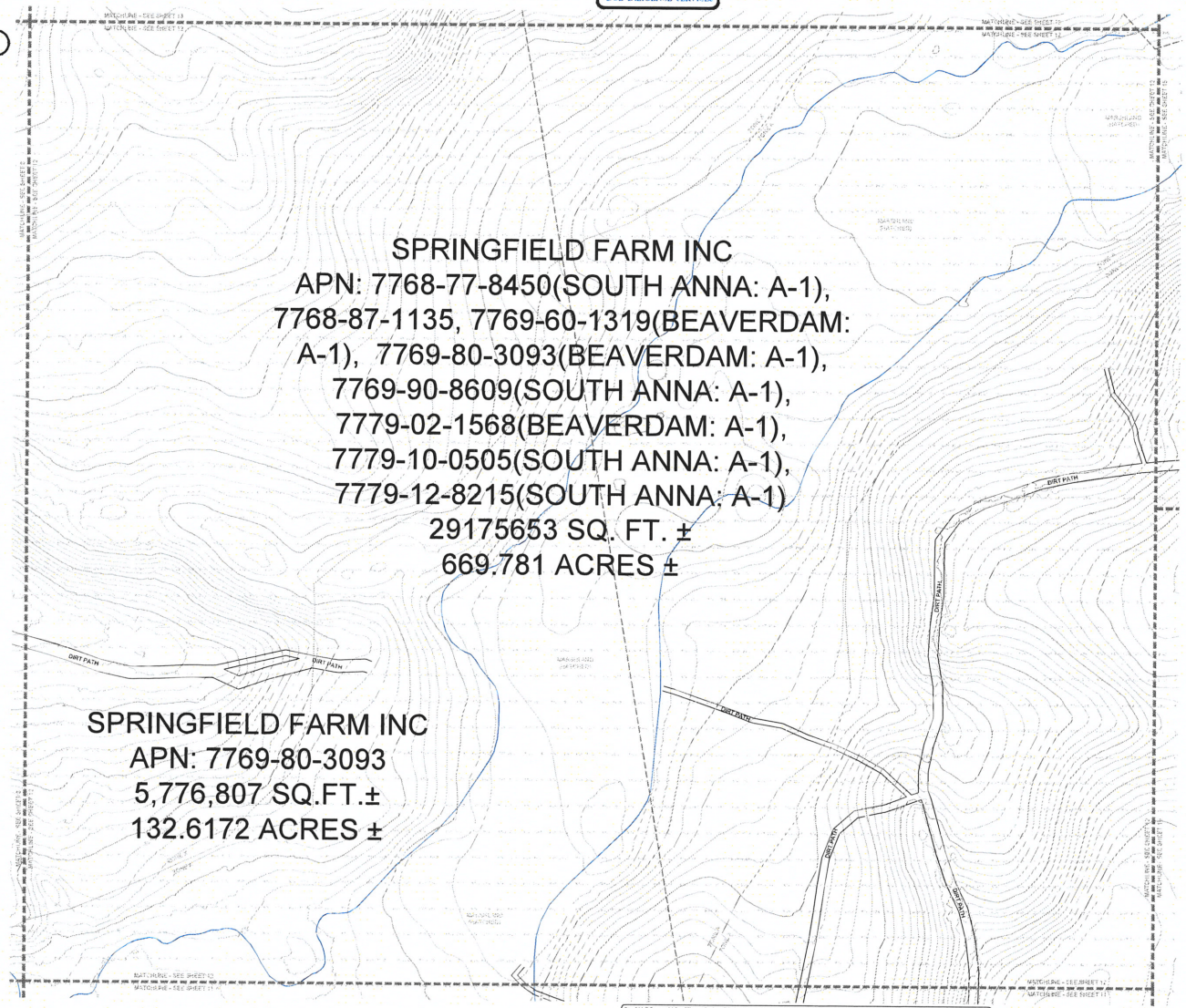
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CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING



SPRINGFIELD FARM INC
APN: 7768-77-8450(SOUTH ANNA: A-1),
7768-87-1135, 7769-60-1319(BEAVERDAM:
A-1), 7769-80-3093(BEAVERDAM: A-1),
7769-90-8609(SOUTH ANNA: A-1),
7779-02-1568(BEAVERDAM: A-1),
7779-10-0505(SOUTH ANNA: A-1),
7779-12-8215(SOUTH ANNA: A-1)
29175653 SQ. FT. ±
669.781 ACRES ±

SPRINGFIELD FARM INC
APN: 7769-80-3093
5,776,807 SQ.FT.±
132.6172 ACRES ±

SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

	PROPERTY LINE		FLAG POLE
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P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
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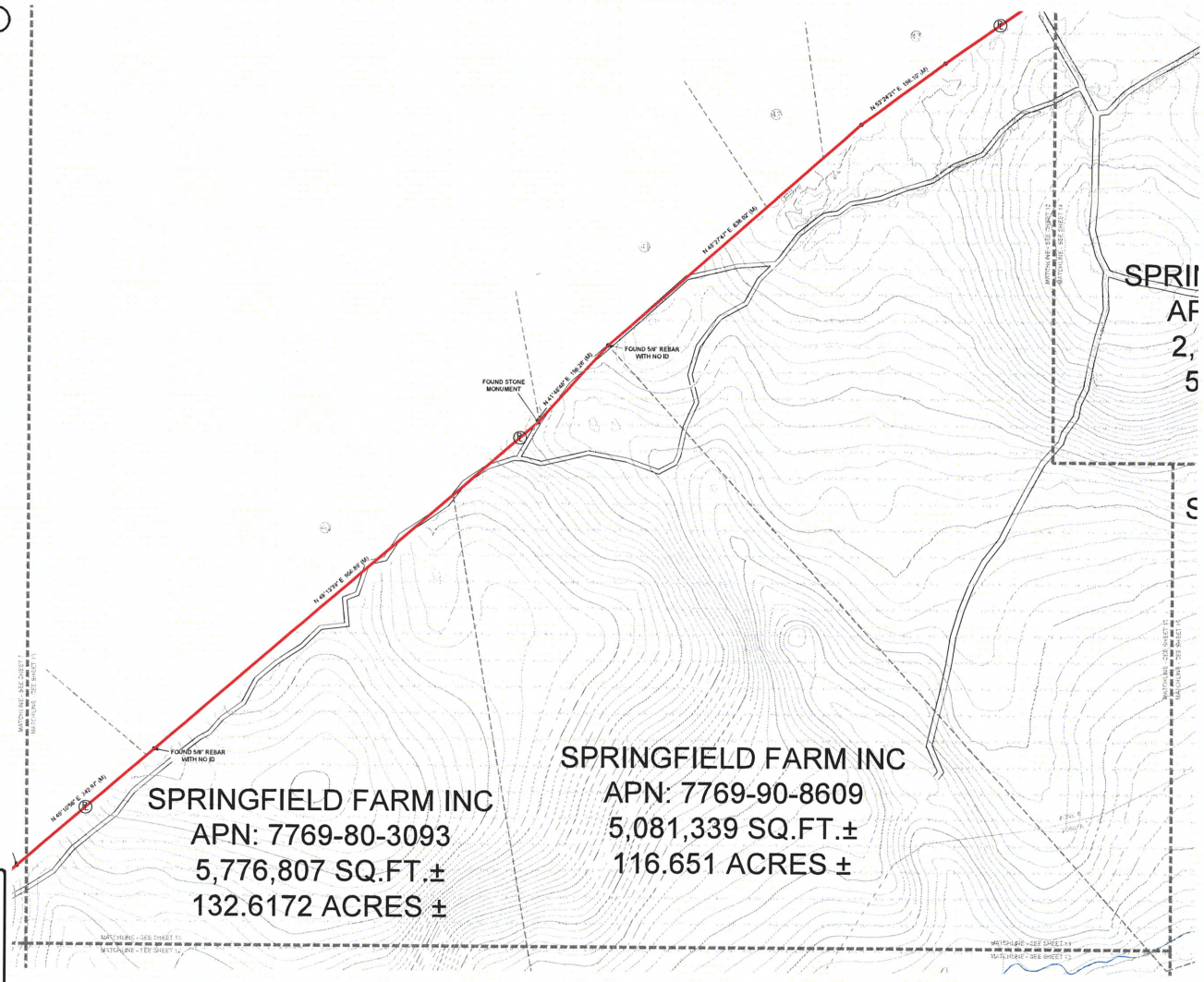
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SPRINGFIELD FARM INC
APN: 7769-80-3093
5,776,807 SQ.FT.±
132.6172 ACRES ±

SPRINGFIELD FARM INC
APN: 7769-90-8609
5,081,339 SQ.FT.±
116.651 ACRES ±

SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

	PROPERTY LINE		FLAG POLE
P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
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●	FOUND MONUMENT AS NOTED		OVERHEAD ELECTRIC LINES
			EDGE OF WATER
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			CENTERLINE OF CREEK

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Project Name:
SPRINGFIELD SOLAR

CDS Project Number:
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Approved CDS Surveyor

Surveyors Name: Blew & Associates, P.A.
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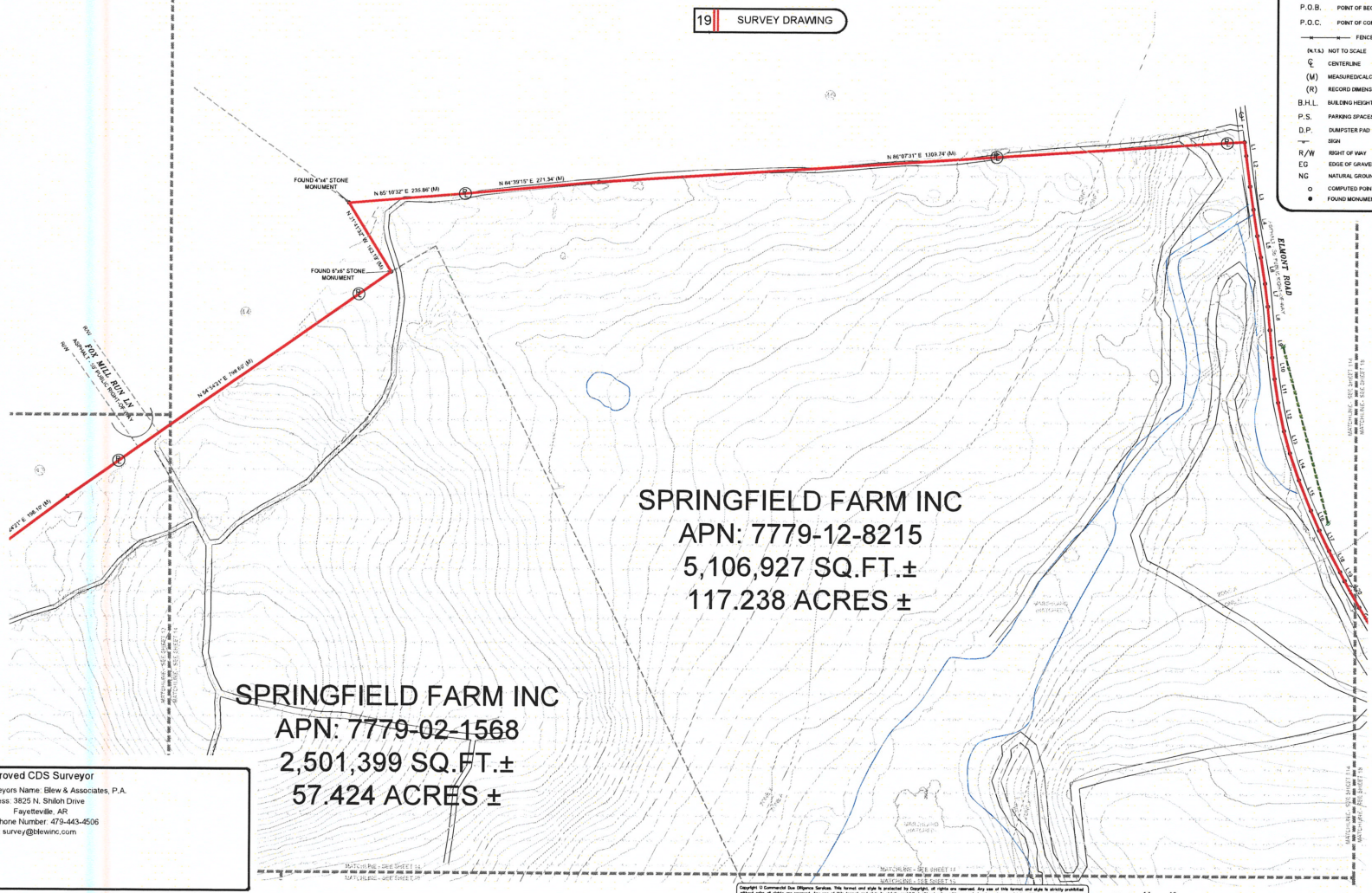
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19 SURVEY DRAWING



9 LEGEND

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R/W	RIGHT OF WAY		STORM WATER MANHOLE
EG	EDGE OF GRAVEL		WATER VALVE
NG	NATURAL GROUND		GRATED INLET
	COMPUTED POINT		WATER METER
	FOUND MONUMENT AS NOTED		OVERHEAD ELECTRIC LINES
			EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK

SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

18 Boundary Survey

This Work Coordinated By:
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Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

12384 CEDAR LN, FOX MILL RUN LN, ELMONT RD, 12039 ELMONT RD, ASHLAND, VA

Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553

Approved CDS Surveyor

Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
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Telephone Number: 479-443-4506
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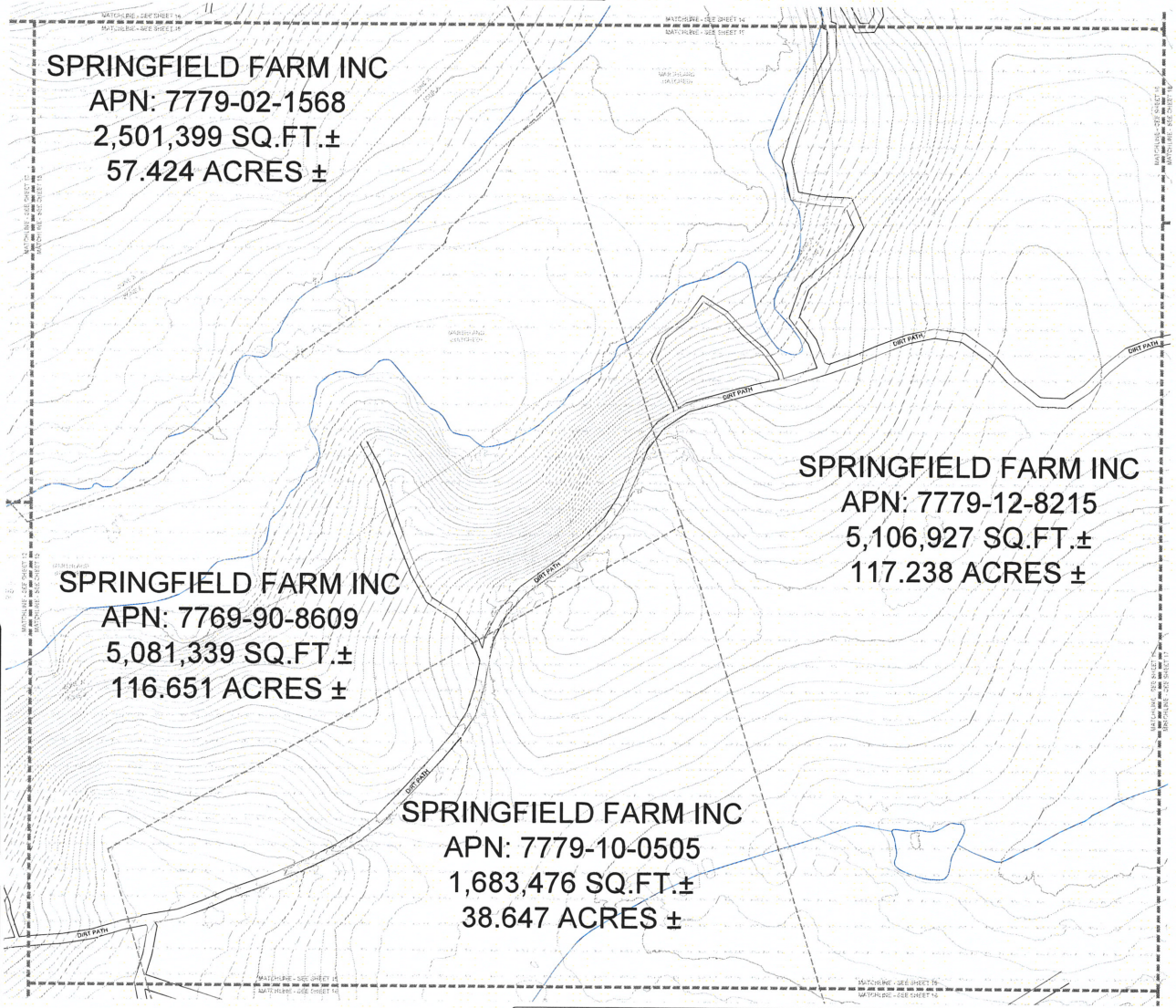
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19 SURVEY DRAWING



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17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

	PROPERTY LINE		FLAG POLE
P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
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R/W	RIGHT OF WAY		STORM WATER MANHOLE
EG	EDGE OF GRAVEL		WATER VALVE
NG	NATURAL GROUND		GRATED INLET
	COMPUTED POINT		WATER METER
	FOUND MONUMENT AS NOTED		OVERHEAD ELECTRIC LINES
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12384 CEDAR LN, FOX MILL RUN LN, ELMONT RD, 12039 ELMONT RD, ASHLAND, VA

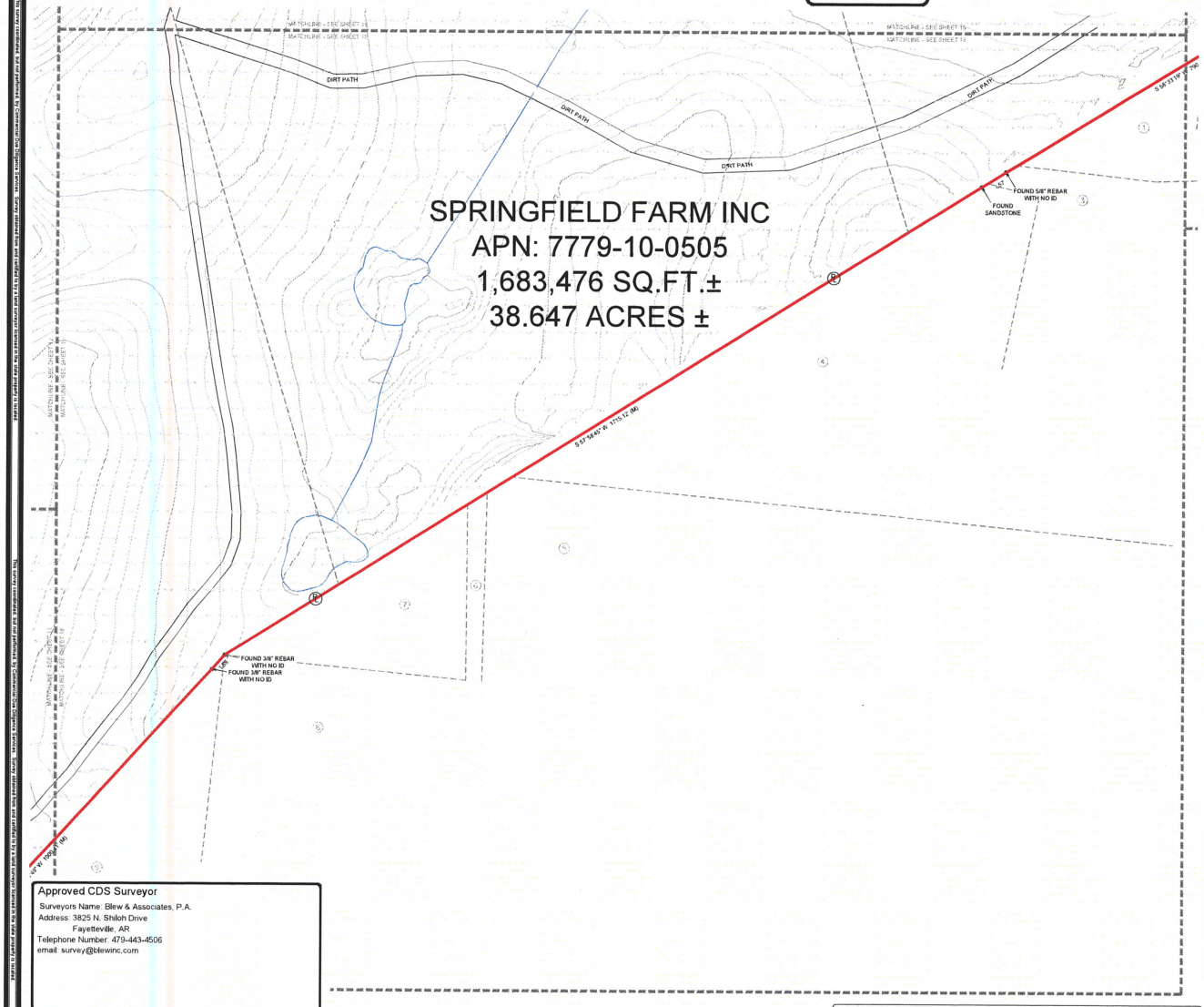
Project Name:
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19-10-0553

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SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

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P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
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x x	FENCE		TELEPHONE PEDESTAL
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12384 CEDAR LN; FOX MILL RUN LN; ELMONT RD; 12039 ELMONT RD; ASHLAND, VA

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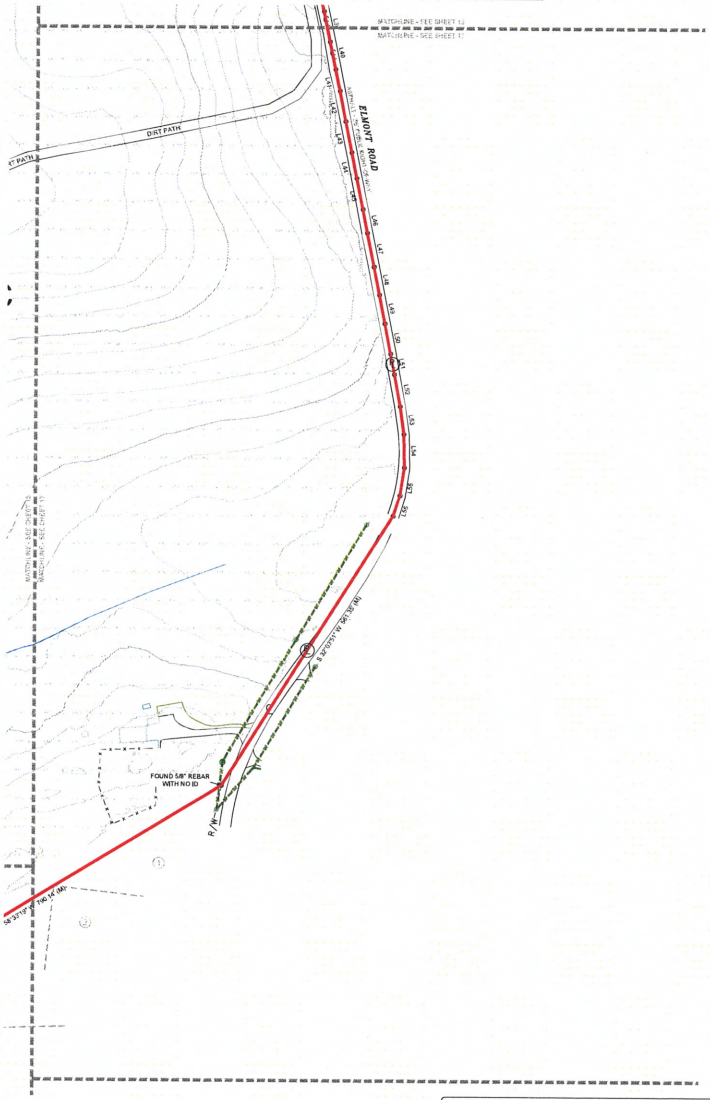
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SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

	PROPERTY LINE		FLAG POLE
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20 PROJECT ADDRESS

12384 CEDAR LN; FOX MILL RUN LN; ELMONT RD, 12039 ELMONT RD, ASHLAND, VA

Project Name:
SPRINGFIELD SOLAR
CDS Project Number:
19-10-0553

Approved CDS Surveyor

Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@tblewinc.com

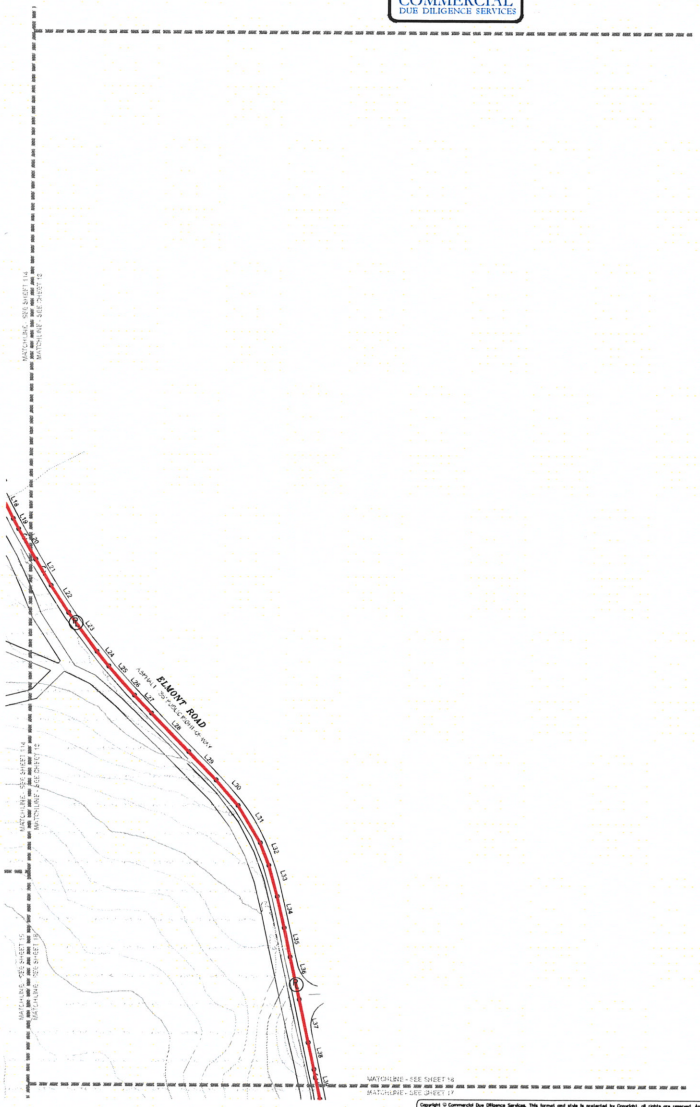
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CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING



SCALE : 1" = 100'

17 NORTH ARROW / SCALE

0 100 200 300

9 LEGEND

	PROPERTY LINE		FLAG POLE
P.O.B.	POINT OF BEGINNING		HANDICAP PARKING
P.O.C.	POINT OF COMMENCEMENT		UTILITY MANHOLE
	FENCE		TELEPHONE PEDESTAL
(N.T.S.)	NOT TO SCALE		UTILITY POLE
℄	CENTERLINE		FIRE HYDRANT
(M)	MEASURED/CALCULATED DIMENSION		UTILITY PULL BOX
(R)	RECORD DIMENSION		GAS METER
B.H.L.	BUILDING HEIGHT LOCATION		ELECTRIC CONTROL CABINET
P.S.	PARKING SPACES		LIGHT POLE
D.P.	DUMPSTER PAD		ELECTRIC BOX
	SIGN		SANITARY SEWER MANHOLE
R/W	RIGHT OF WAY		STORM WATER MANHOLE
EG	EDGE OF GRAVEL		WATER VALVE
NG	NATURAL GROUND		GRATED INLET
O	COMPUTED POINT		WATER METER
●	FOUND MONUMENT AS NOTED		OVERHEAD ELECTRIC LINES
			EDGE OF WATER
			BUILDING SETBACK LINE
			CENTERLINE OF CREEK

18 Boundary Survey

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcds.com
Toll Free: 888.322.7371

Drwn By:	TN	Date:	
		Revision:	
Surveyor Ref.No:	19-7344	Date:	
		Revision:	
Aprvd By:	JH	Date:	
		Revision:	
Field Date:	1/20/2020	Date:	
		Revision:	
Scale:	1" = 100'	Date:	
		Revision:	

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

12384 CEDAR LN; FOX MILL RUN LN; ELMONT RD; 12039 ELMONT RD, ASHLAND, VA

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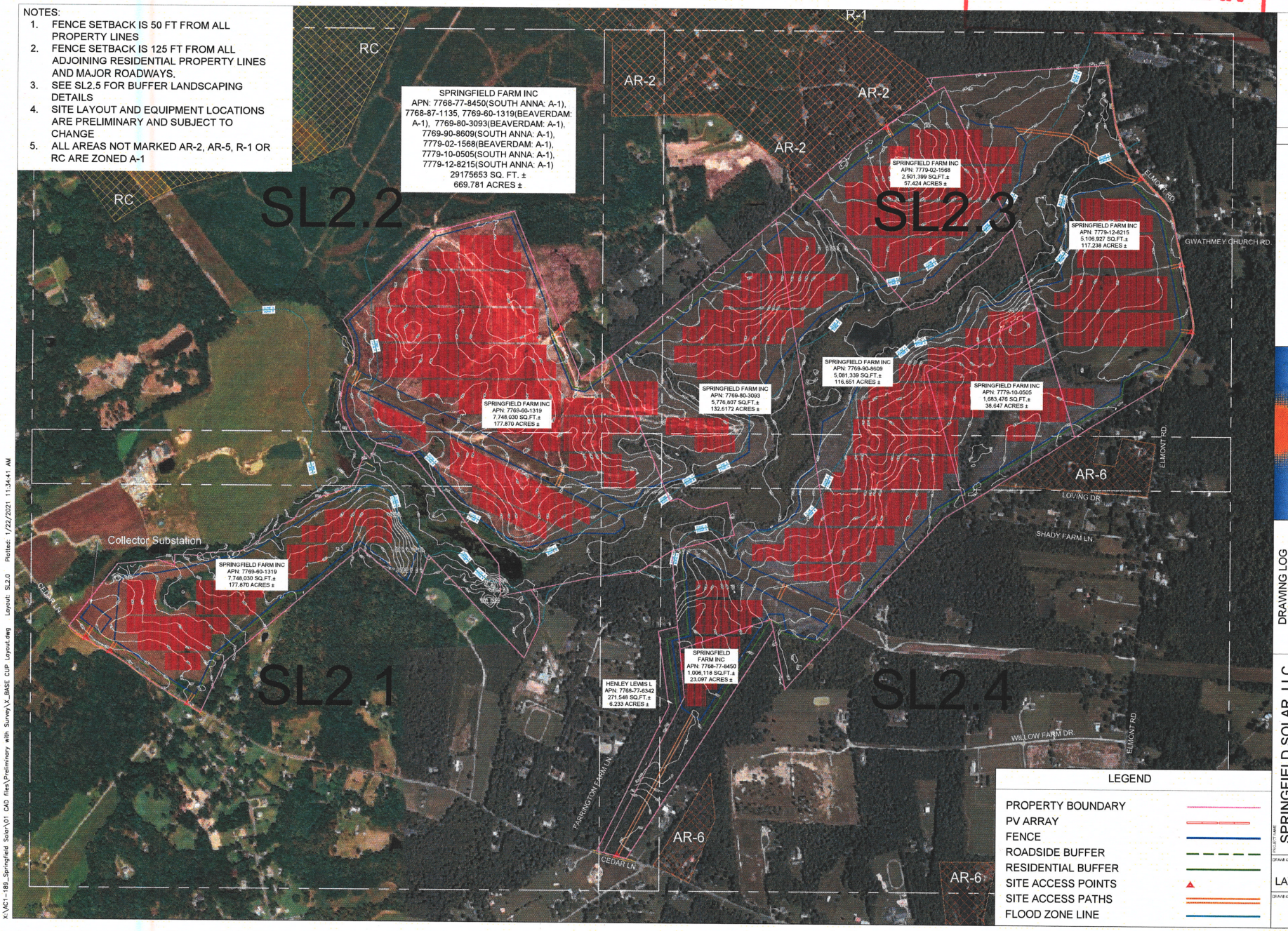
Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com

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APPLICATION PLAN

NOTES:
1. FENCE SETBACK IS 50 FT FROM ALL PROPERTY LINES
2. FENCE SETBACK IS 125 FT FROM ALL ADJOINING RESIDENTIAL PROPERTY LINES AND MAJOR ROADWAYS.
3. SEE SL2.5 FOR BUFFER LANDSCAPING DETAILS
4. SITE LAYOUT AND EQUIPMENT LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE
5. ALL AREAS NOT MARKED AR-2, AR-5, R-1 OR RC ARE ZONED A-1



0 200' 400' 800'
SCALE: 1" = 400'

KEY PLAN

LEGEND
- PROPERTY BOUNDARY
- PV ARRAY
- FENCE
- ROADSIDE BUFFER
- RESIDENTIAL BUFFER
- SITE ACCESS POINTS
- SITE ACCESS PATHS
- FLOOD ZONE LINE

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192 Raceway Dr.
Mooresville, NC 28117
(T) 704-662-0375
(F) 704-662-0352

DRAWING LOG

NO.	DATE	DESCRIPTION
1.	04/21	FINAL PACKET
2.	05/21	REVISED SITE PLAN
3.	06/21	REVISED SITE PLAN
4.	10/21	REVISED SITE PLAN PER SUP
5.	11/21	ADDED RFA EXTERNAL PROPERTY LABEL
6.		
7.		
8.		

PROJECT NAME: SPRINGFIELD SOLAR, LLC
PV POWER PLANT
IN ASHLAND, VA

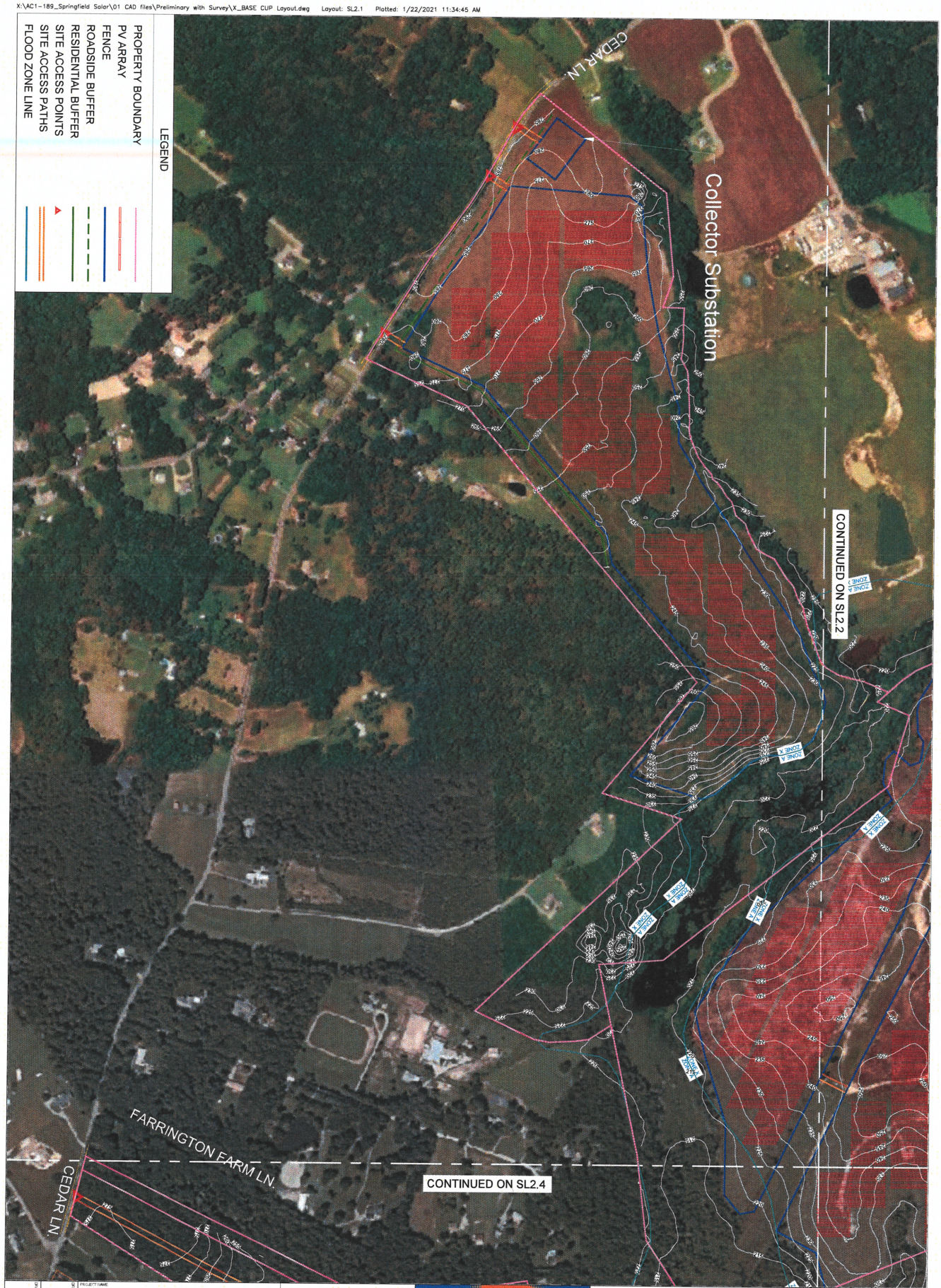
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CHECKED: LN
LATEST REVISION: 21 JAN 2021
DRAWN: CJM

DRAWING TITLE: PRELIMINARY LAYOUT OVERVIEW

DRAWING NO.: SL2.0

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DRAWING NO.	SL2.1
DRAWING TITLE	PRELIMINARY LAYOUT 1
PROJECT NAME	SPRINGFIELD SOLAR, LLC PV POWER PLANT IN ASHLAND, VA
JOB NO.	
CHECKED	LN
LATEST REVISION	21 JAN 2021
DRAWN	CJM

DRAWING LOG

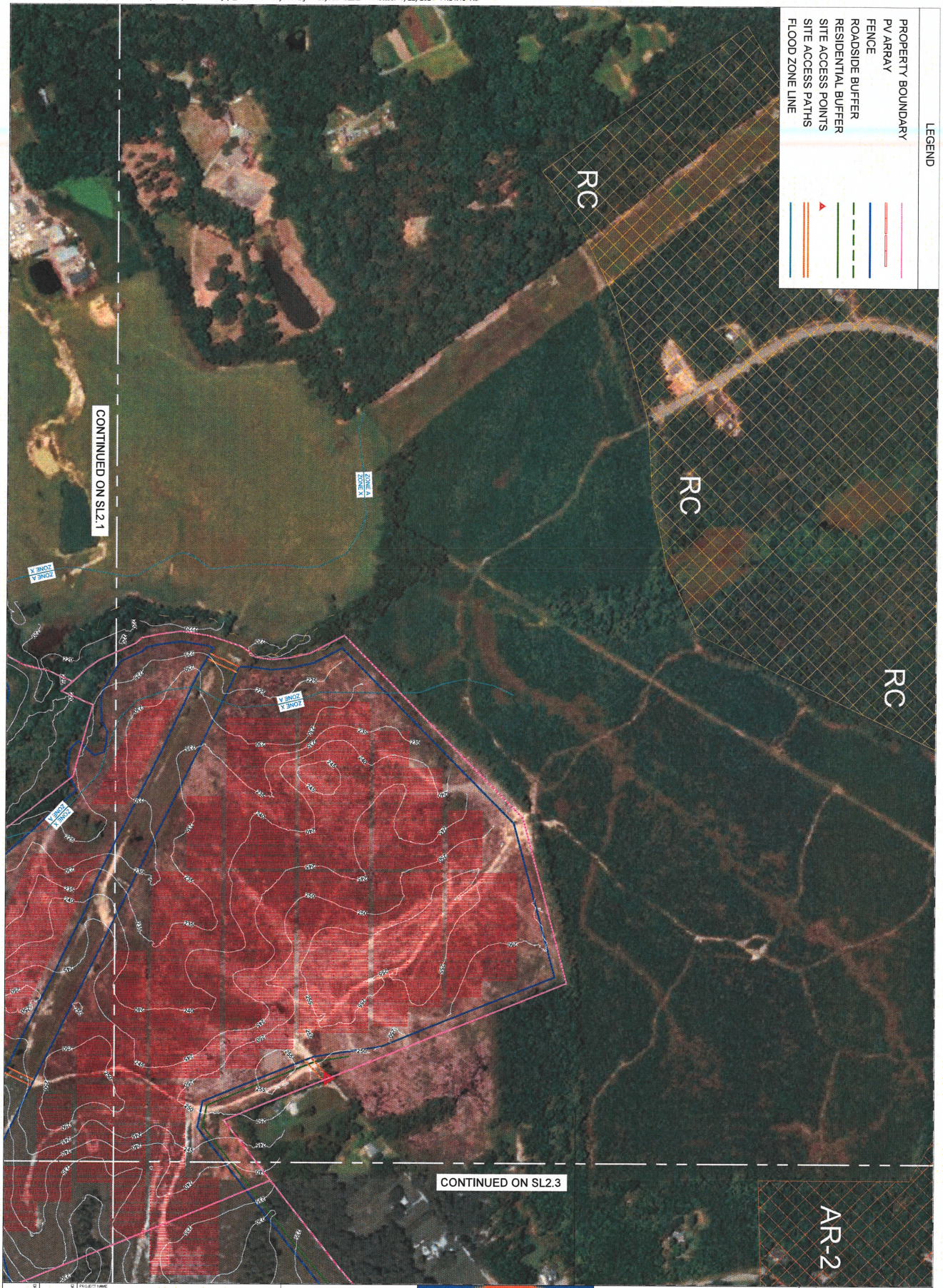
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2	2/19/20	REVISED SITE PLAN
3	6/4/20	REVISED SITE PLAN
4	10/7/20	REVISED SITE PLAN ON SURVEY
5	01/21/21	ADDED "SITE & INTERNAL PROPERTY LINES"
6		
7		
8		

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KEY PLAN

SCALE: 1" = 200'
0 100' 200' 400'

X:\AC1-189_Springfield Solar\01 CAD files\Preliminary with Survey\X_BASE CUP Layout.dwg Layout: SL2.2 Plotted: 1/22/2021 11:34:49 AM



SHEET NO.: SL2.2

SHEET TITLE: PRELIMINARY LAYOUT 2

PROJECT NAME: SPRINGFIELD SOLAR, LLC
PV POWER PLANT
IN ASHLAND, VA

JOB NO.:

CHECKED: LN

LATEST REVISION: 21 JAN 2021

DRAWN: CJM

DRAWING LOG

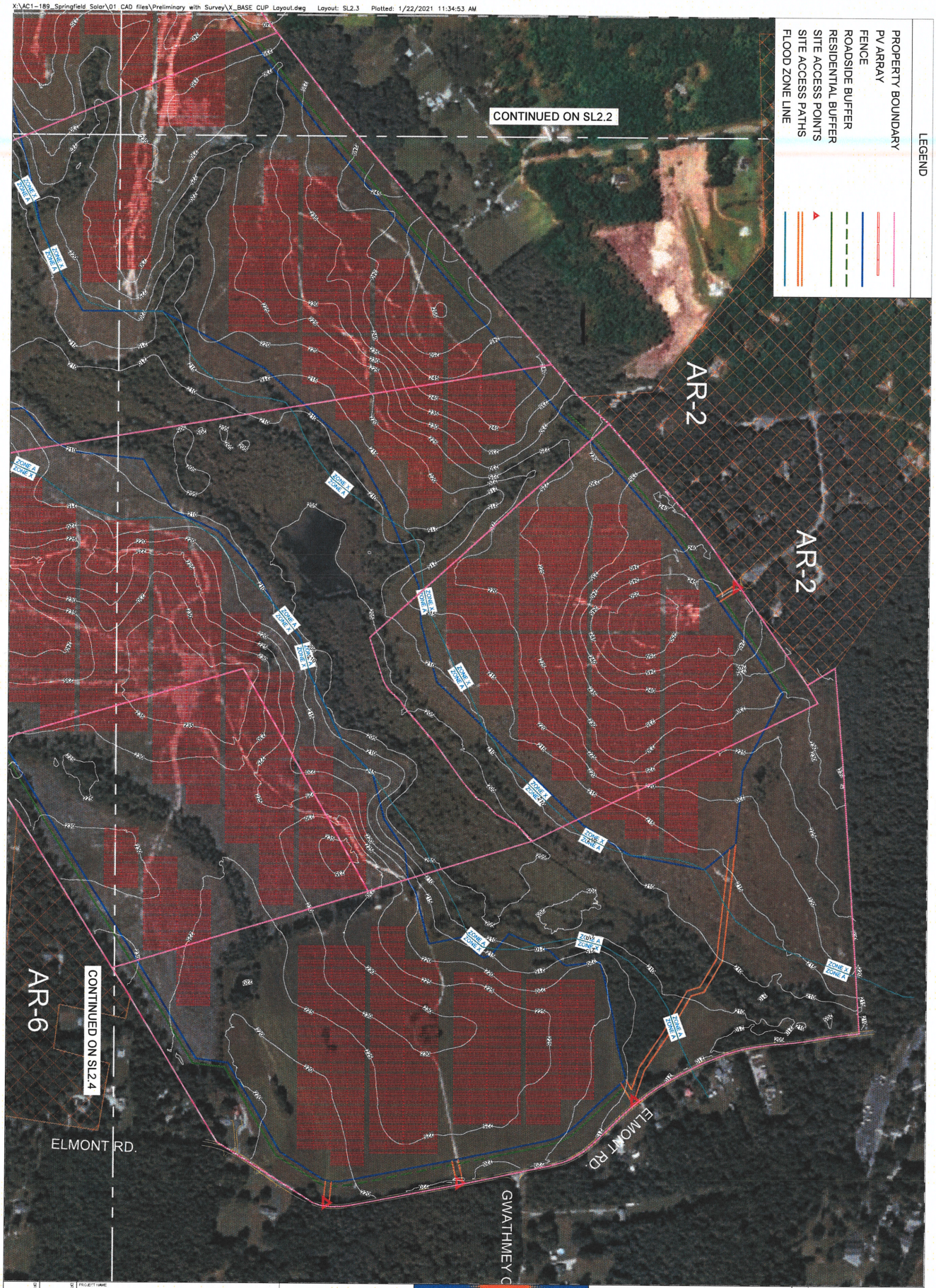
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2	01/21/20	REVISED SITE PLAN
3	04/21/20	REVISED SITE PLAN
4	11/17/20	REVISED SITE PLAN ON SURVEY
5	01/21/21	ADDED INTERNAL PROPERTY LINES
6		
7		
8		

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KEY PLAN

0 100' 200' 400'
SCALE: 1" = 200'

X:\AC1-189_Springfield Solar\01 CAD files\Preliminary with Survey\X_BASE CUP Layout.dwg Layout: SL2.3 Plotted: 1/22/2021 11:34:53 AM



DRAWING NO.: SL2.3

DRAWING TITLE: PRELIMINARY LAYOUT 3

PROJECT NAME
SPRINGFIELD SOLAR, LLC
PV POWER PLANT
IN ASHLAND, VA

JOB NO.:

CHECKED: LN

LATEST REVISION: 21 JAN 2021

DRAWN: CJM

DRAWING LOG

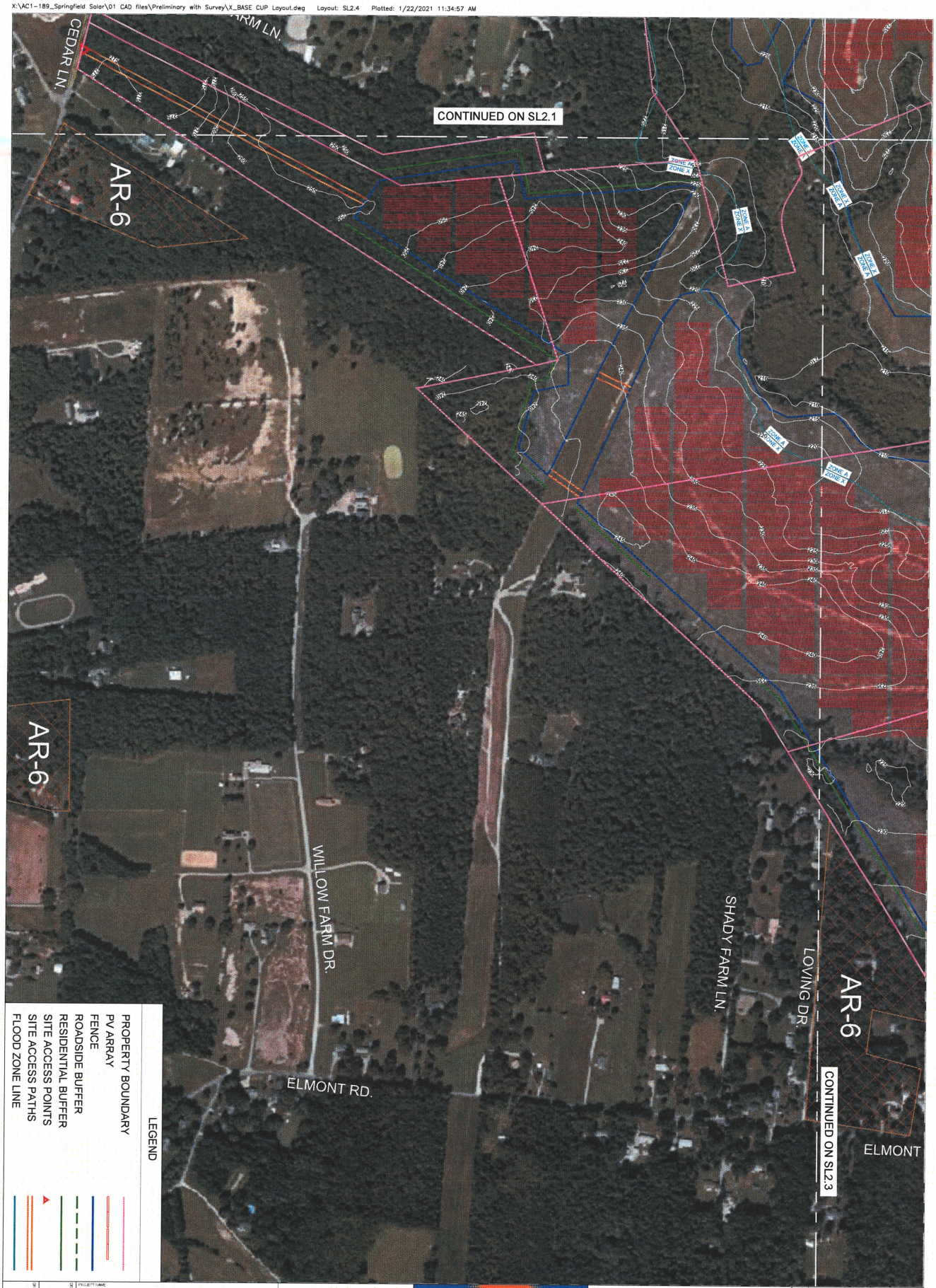
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2	01/31/20	REVISED SITE PLAN
3	06/26/20	REVISED SITE PLAN
4	11/17/20	REVISED SITE PLAN ON SURVEY
5	01/21/21	ADDED SITE INTERNAL PROPERTY LINES
6		
7		
8		

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KEY PLAN

SCALE: 1" = 200'
0 100' 200' 400'

X:\AC1-189_Springfield Solar\01 CAD files\Preliminary with Survey\X_BASE CUP Layout.dwg Layout: SL2.4 Plotted: 1/22/2021 11:34:57 AM



DRAWING NO.	SL2.4
DRAWING TITLE	PRELIMINARY LAYOUT 4
PROJECT NAME	SPRINGFIELD SOLAR, LLC PV POWER PLANT IN ASHLAND, VA
JOB NO.	
CHECKED	LN
LATEST REVISION	21 JAN 2021
DRAWN	CJM

DRAWING LOG

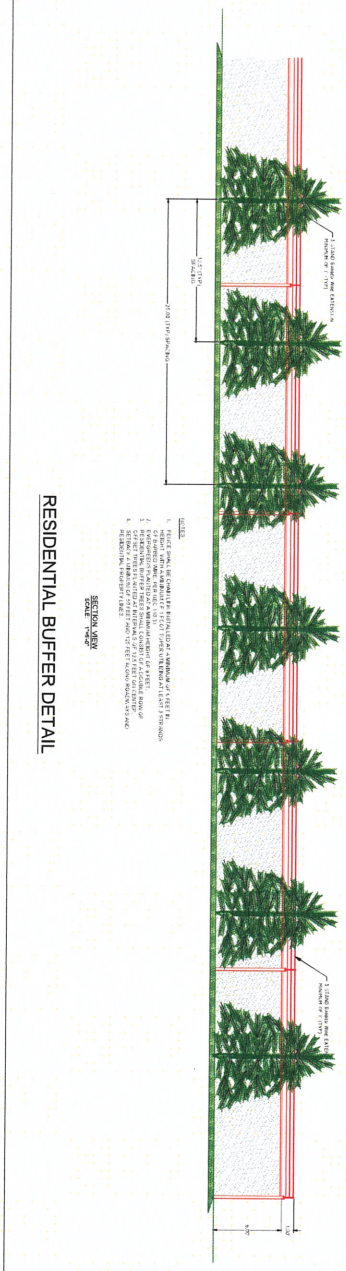
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2	01/31/20	REVISED SITE PLAN
3	04/21/20	REVISED SITE PLAN
4	10/17/20	REVISED SITE PLAN ON SURVEY
5	01/21/21	ADDED SITE INTERNAL PROPERTY LINES
6		
7		
8		

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KEY PLAN

SCALE: 1" = 200'
0 100' 200' 400'

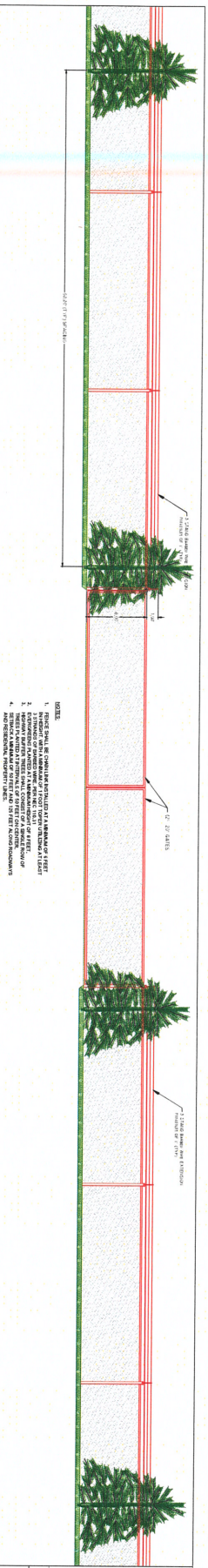
RESIDENTIAL BUFFER DETAIL



NOTES:
1. FENCE SHALL BE CHAIN LINK INSTALLED AT A MINIMUM OF 6 FEET IN HEIGHT WITH A MINIMUM OF 11 GAUGE WIRE WITH MESH OPENINGS OF NO GREATER THAN 2 INCHES.
2. EVERGREEN PLANTS AT A MINIMUM HEIGHT OF 6 FEET.
3. DECIDUOUS TREES WITH CALIPER MEASURED AT 4.5 FEET ABOVE GROUND AT PLANTING OF 2 INCHES.
4. RESIDENTIAL PROPERTY LINES - AND 25 FEET ALONG ROADWAYS AND RESIDENTIAL PROPERTY LINES.

SECTION VIEW
SCALE: 1"=4'

ROADSIDE BUFFER DETAIL



NOTES:
1. FENCE SHALL BE CHAIN LINK INSTALLED AT A MINIMUM OF 6 FEET IN HEIGHT WITH A MINIMUM OF 11 GAUGE WIRE WITH MESH OPENINGS OF NO GREATER THAN 2 INCHES.
2. 3 STRANDED OF BARBED WIRE ABOVE FENCE HYDRILDING AT LEAST 45 DEGREES AWAY FROM THE FENCE.
3. ROADWAY BUFFER TREES SHALL CONSIST OF A SINGLE ROW OF EVERGREEN PLANTS AT A MINIMUM HEIGHT OF 6 FEET.
4. SETBACK A MINIMUM OF 50 FEET AND 100 FEET ACROSS ROADWAYS AND RESIDENTIAL PROPERTY LINES.

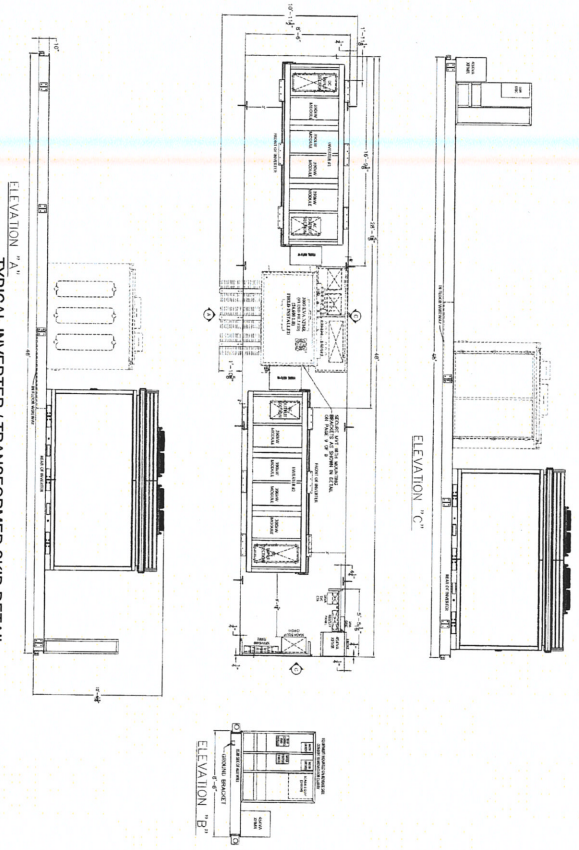
SECTION VIEW
SCALE: 1"=4'

DRAWING: SL2.5	DRAWING NAME: LANDSCAPE BUFFER DETAIL	PROJECT NAME: SPRINGFIELD SOLAR, LLC PV POWER PLANT IN ASHLAND, VA	DRAWING LOG NO. DATE DESCRIPTION 0 3/24/19 INITIAL LAYOUT 1 12/19/19 REVISED SITE PLAN 2 03/31/20 REVISED SITE PLAN 3 04/27/20 REVISED SITE PLAN 4 11/17/20 REVISED SITE PLAN ON SURVEY 5 01/21/21 ADDED TREE INTERNAL PROPERTY LINES 6 7 8
		JOB NO.: CHECKED: LN LATEST REVISION: 21 JAN 2021 DRAWN: CJM	

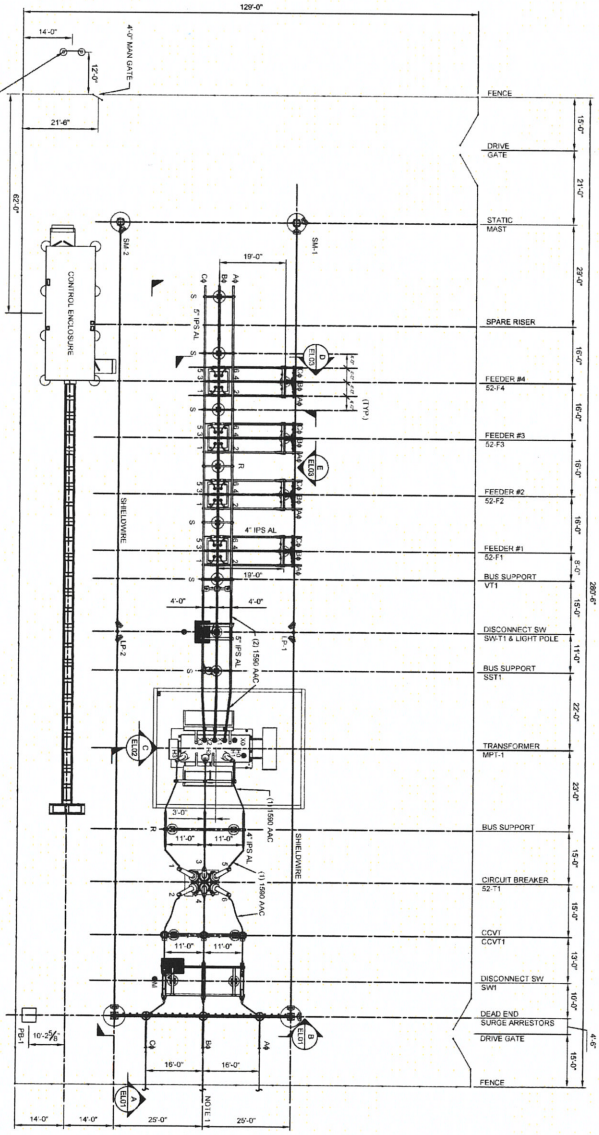
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KEY PLAN

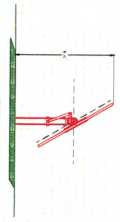
TYPICAL INVERTER / TRANSFORMER SKID DETAIL



TYPICAL COLLECTOR SUBSTATION DETAIL



TYPICAL SOLAR ARRAY HEIGHT



PROJECT NAME	SPRINGFIELD SOLAR, LLC PV POWER PLANT IN ASHLAND, VA
JOB NO.	
CHECKED	LN
LATEST REVISION	21 JAN 2021
DRAWN	CJM
DRAWING TITLE	DETAILS 2
DRAWING NO.	SL 2.6

DRAWING LOG

NO.	DATE	DESCRIPTION
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2	09/01/20	REVISED SITE PLAN
3	09/23/20	REVISED SITE PLAN
4	10/7/20	REVISED SITE PLAN ON SURVEY
5	01/21/21	ADDED NITE INTERNAL PROPERTY LINES
6		
7		
8		

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KEY PLAN

Hanover County, Virginia

Land Use Map

Legend

- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Mech MU Low
- Mech MU High
- Destination Commerce
- Flood Plain

CUP2021-00005

Springfield Farm Solar, L.L.C.

solar facility

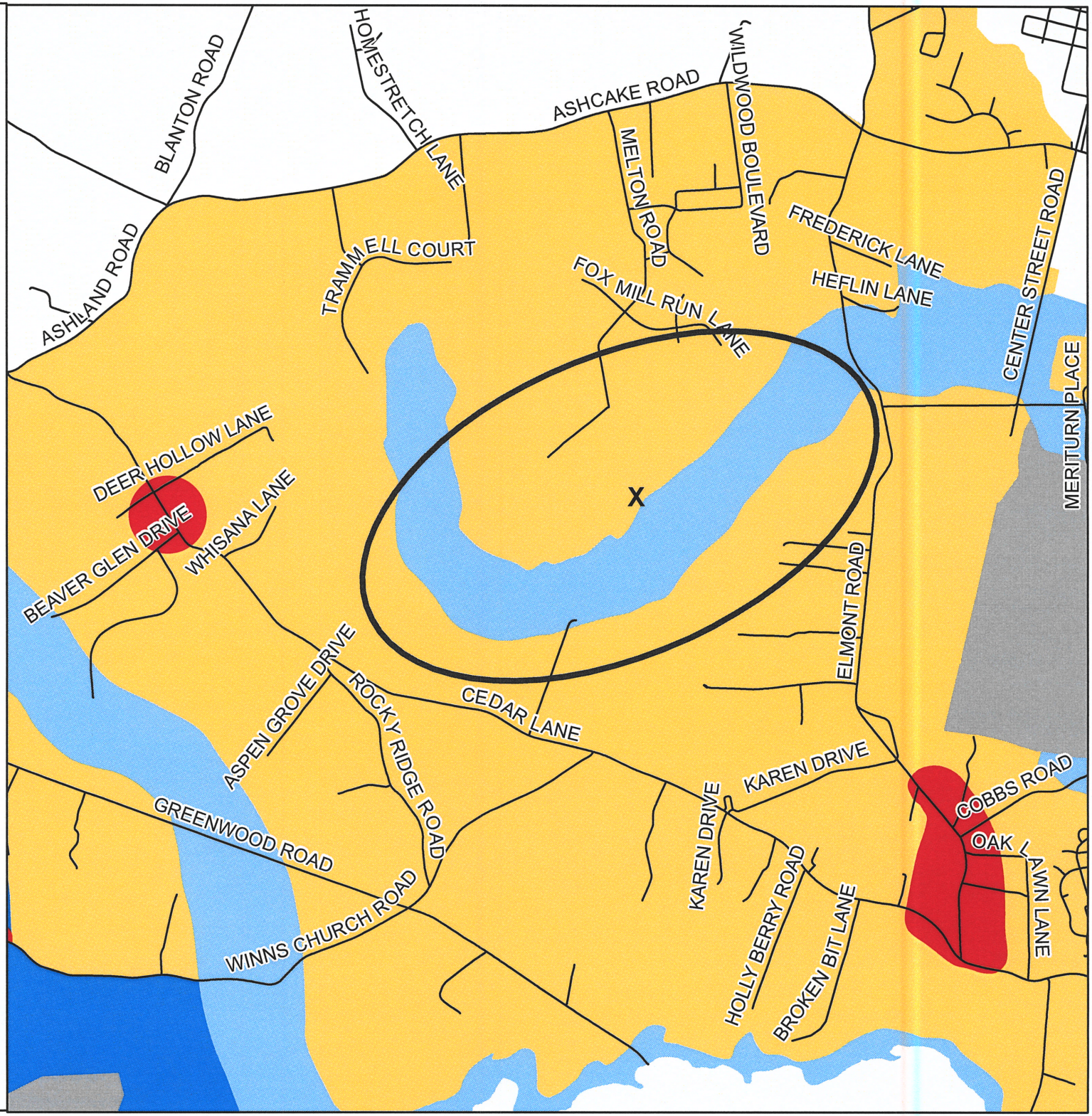
Suburban General Land Use

GPIN: 7768-38-9853, et al.
South Anna & Beaverdam
Magisterial District

N
W E
S

1 inch = 2,500 feet

February 25, 2021



Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees

CUP2021-00005

Springfield Farm Solar, L.L.C.

solar facility

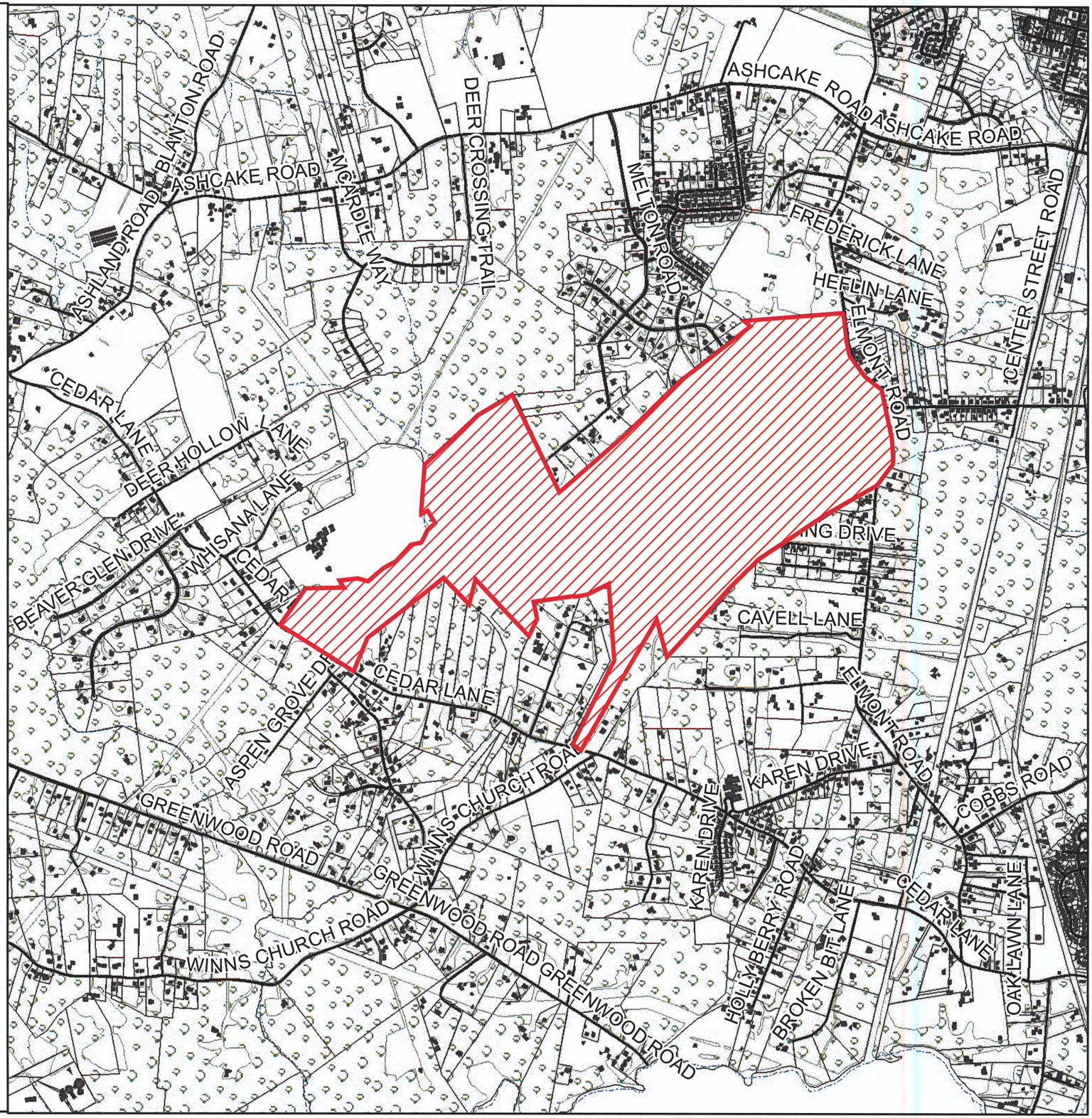
Zoned A-1

GPIN: 7768-38-9853, et al.
South Anna & Beaverdam
Magisterial District

N
W E
S

1 inch = 2,500 feet

February 25, 2021



Hanover County, Virginia

Zoning Map

Legend

Roads	R-1
Water	R-2
Parcels	R-3
CUP	R-4
A-1	R-5
PUD	R-6
RRC	RM
RR-1	MX
RO-1	B-1
PSC	B-2
POB	B-3
PMH	B-4
HE	O-S
AR-1	B-O
AR-2	M-1
AR-6	M-2
RC	M-3
RS	

CUP2021-00005

Springfield Farm Solar, L.L.C.

solar facility

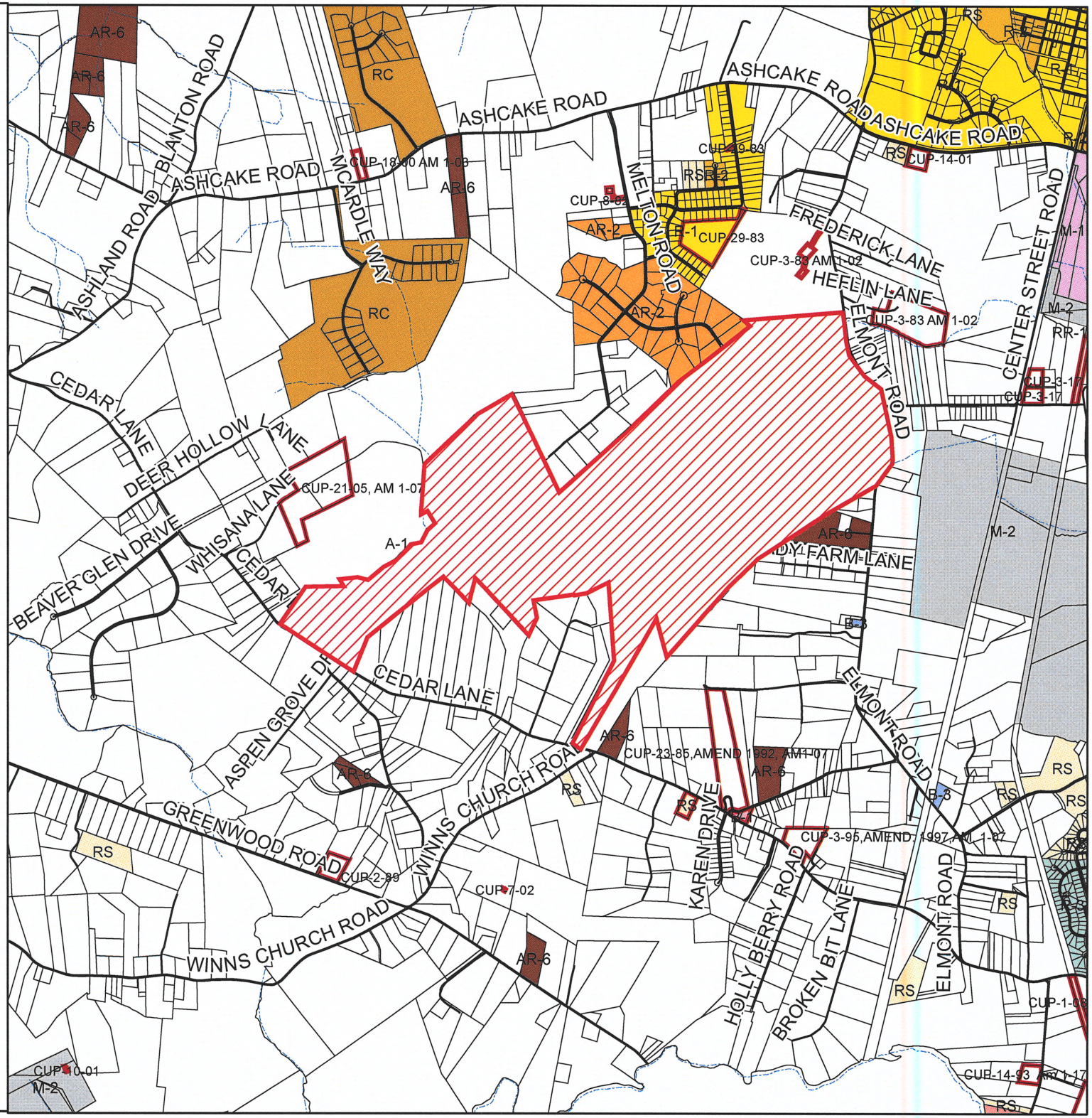
Zoned A-1

GPIN: 7768-38-9853, et al.
South Anna & Beaverdam
Magisterial District

N W E S

1 inch = 2,500 feet

February 25, 2021




CUP2021-00005
Thompson Street
54
Yowell Road
Moates Drive
Blanton Road
Homestead Lane
Ashcake Road
Deer Crossing Trail
Melton Road
Cool Breeze Lane
Lees Lane
Wildwood Boulevard
Elmont Road
Hanover Avenue
Lee Avenue
South James Street
Dunean Street
South Center Street
Center Street Road
Fairgrounds Inn Lane
Frederick Lane
Heflin Lane
Link Road
Fox Mill Run Lane
Meandle Way
Ashland Road
Melton Place Drive
Swathmey Church Road
Deer Hollow Lane
Beaver Glen Drive
Otter Run Drive
Whisana Lane
Shady Farm Lane
Cavell Lane
Willow Farm Drive
Old Elmont Road
Farrington Farm Lane
Cedar Lane
Aspen Grove Drive
Rocky Ridge Road
Karen Drive
Tyson Trail
Cobbs Road
Oak Lawn Lane
Scotland Road
Greenwood Road
Breeze Drive
Patty Lane
Holly Berry Road
Broken Bit Lane
Winns Church Road