Kimley»Horn

Transmittal

Date: 01/31/2022 Job Number: 110606010

Project Name: Apple Grove Solar

To: Louisa County – Community Development Department

Attn: Tom Egeland, Jr.

1 Woolfolk Avenue, Suite 201

Louisa, VA 23093

Phone: (540) 967-3430

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We are sending these by

☐ U.S. Mail ☒ FedEx ☐ Hand Deliver

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We are sending you

☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop Drawings ☒ Prints/Plans ☐ Samples ☐ Specifications ☐ Change Orders

No.	*Date*	*Copies*	*Description*
1	01/31/2022	7	Civil Plans (Full Site Plans)
2	01/31/2022	1	ESC Checklist
3	01/31/2022	1	ESC Calculations Report
4	01/31/2022	1	Approved Preliminary Jurisdictional Determination Letter
5	1/31/2022	1	Major Site Plan Checklist

*Please note that Site Plan Review Fee check will be submitted separately. For any questions & concerns, please contact (703)-215-8462.

These are transmitted as checked below:

☐ For your use ☐ Approved as submitted ☐ Resubmit ☐ Copies for approval

☐ As requested ☐ Approved as noted ☐ Submit ☐ Copies for distribution

☒ For review and comment ☐ Returned for corrections ☐ Return ☐ Corrected prints

Copy to: Dorothy Amoah-Darko Signed Sophia Huang

Major Site Plan Checklist

(Proposals to construct a new building or site improvements or the expansion of an existing building or site improvements, and the total land disturbance equals or exceeds 43,560 square feet or involves 30 or more new improved parking spaces, requires approval of a major site plan.)
Version 3/15/2019

I. Project and Review Information

Project Name: Apple Grove Solar

Project Address: Intersection of Apple Grove Road & Jefferson Highway

Current Zoning: Agricultural Tax Map Number: 83-1, 83-4

Name and Address of Owner: Energix EPC US, LLC
2311 Wilson Blvd, Suite 640 Arlington, VA 22201

Name and Address of Developer (if different): _____

Reviewed by: _____

Plan Date: _____

This checklist must be completed, signed and submitted with an application including a $750 + $50/acre processing fee. <u>A pre-application meeting is highly recommended prior to any application for a major site plan..</u>

II. Tentative approvals obtained if applicable (copies attached)

___ Thomas Jefferson Soil and Water Conservation District (if applicable)
___ Louisa County Water Authority (if applicable)
___ Virginia Department of Health (if applicable)
___ Virginia Department of Transportation
___ Louisa County Building Official
___ Louisa County Department of Emergency Services

III. Drawings [sec.86-414 (b)]

X Appropriate submittal includes a fee, an application, and legible, scalable plan drawing sets. Submit seven (7) clearly legible and scalable, blue or black line, folded copies and one PDF copy of the site plan drawings.

N/A Waiver requests with the plan drawings clearly stating each request and justification.

IV. Procedures for processing [sec.86-414 (2)(d)]

(1) Within ten (10) working days the zoning administrator or designee shall determine if the submittal is a complete application for conducting a major site plan review. If it is complete the plan, as appropriate, shall be forward for review and comment as applicable to the Thomas Jefferson Soil and Water Conservation District, the Virginia Health Department, the Virginia Department of Transportation, the Louisa County Water Authority, and county building and emergency services officials.

(2) The zoning administrator shall review and either accept or reject site plan applications within 30 working days of the complete site plan application date, or within 35 days after receipt of approvals from applicable state agencies, whichever is later. Rejected and subsequently revised site plans shall undergo another review and accepted or rejected within 45 days, or within 35 days after receipt of state agency approvals, whichever is later.

(3) The zoning administrator or designee shall examine major site plans and review such plans for traffic patterns both internal and external, and their relation to roads, utilities, parking, landscaping, drainage, and existing and proposed community facilities. Similar examinations will include surrounding existing and proposed development, tree preservation, historic sites, open space, with the objective of insuring a durable, harmonious, and appropriate use of the land in accord with the objectives of the comprehensive plan.

(4) Surety shall be filed with the county in a sum sufficient to ensure completion of requirements as may be imposed by the zoning administrator or designee for infrastructure and improvements. Such surety may be in the form of a surety bond, letter of credit or cash escrow.

(5) Nothing in this section shall be interpreted to permit a grant of a variance or exception to the regulations of this article or to abridge the procedures or requirements of the laws and ordinances governing the subdivision of land.

(6) Staff may require additional information shown on the plan as deemed necessary in order to provide sufficient information for the staff and/or commission to review a plan.

V. Read and Sign

I hereby state that, to the best of my knowledge, the attached plat contains all information required by this checklist.

Signature of person completing checklist **Date**

January 31, 2022

Printed Name

Sophia Huang, P.E.

Daytime Phone number

703-215-8462

EMAIL Sophia.Huang@kimley-horn.com