

MEMORANDUM

TO: Hoa N. Dao, Planner, Planning Department
FROM: J.B. Tate, P.E., Director of Development and Permits
DATE: February 2, 2017
SUBJECT: APPLICATION REVIEW COMMITTEE

PLN-USE-2017-003 **New Energy Ventures Hickory Solar Farm**

TMN 0970000000660 154 acres solar farm

The following comments pertain to the application/plan stamp dated January 6, 2017:

Development Engineering Comments:

1. As discussed with the applicant at the February 1, 2017 ARC meeting, a final site construction plan is required at the conclusion of the public hearing process. The plan shall address site entrances and stormwater drainage as required by the Public Facilities Manual. This Department recommends the following **stipulation:**

Applicant/owner shall construct a City Standard Commercial Entrance, CG-11A to access the site. The entrance shall be depicted on the final site construction plan and is subject to review and approval by the Director of Development and Permits, or designee. This access improvement to be constructed at the intersection of Battlefield Blvd. and Ballentine Rd.

Development Engineering Advisory:

1. In accordance with City Code Sec. 70-95, this development shall be required to dedicate one-half of any right-of-way necessary to make the street comply with the minimum width fixed for the same. This appears to be 15' along parcel frontage that abuts the apparent existing 30' wide right-of-way. Dedication shall occur prior to final site plan approval.
2. NOTE: Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. Final construction plans shall meet all applicable requirements prior to City approval.

Department of Development and Permits
Zoning Administration
306 Cedar Road
P.O. Box 15225
Chesapeake, Virginia 23328
Tel. (757) 382-8454
Fax. (757) 382-8448

MEMORANDUM

TO: Hoa N. Dao, Senior Planner

**FROM: Dale Ware, AICP, CZA
D & P /Zoning**

DATE: February 7, 2017

RE: PLN-USE-2016-003; Hickory Solar Farm

Advisory comments:

A final site plan is required. The final site plan shall delineate buffer areas, fencing and other structures or features required for security, access and employee (required) parking. The entrance and parking area shall be designed to minimize on-site and off-site traffic hazards and conflicts in order to provide safe and convenient access; to reduce or prevent congestion in the public street; and to facilitate the provision of emergency service. A 30' front yard setback is required for the fence from the property line adjacent to the right-of-way, and 20' adjacent to the side property lines.

The property is located in the Northwest River Watershed Protection District, see chapter 26, article XI of the city code for supplemental regulations.

A building/zoning permit is required for the structures/use on the property; a certificate of use /occupancy is required to commence the use after all inspections for the permit have been approved and must be completed within 3 years of City Council approval.

Chesapeake Fire Department
Fire Prevention Division
Office of the Fire Marshal
304 Albemarle Drive
Chesapeake, Virginia 23322
(757)382-6566 phone
(757)382-8313 fax

FIRE PREVENTION DIVISION – PLAN REVIEW

To: Bill McKay, Senior Planner
Cc: Sherry Carawan, Planning Department
From: Harold W. Creason, Fire Protection Plans Examiner *HWC*
Date: January 24, 2017
RE: PLN-USE-2017-003 – Hickory Solar Farm

The Fire Dept. has completed the review of this conditional use permit and preliminary site plan submittal and is providing Fire Dept. approval with the following advisory comments to be completed at the time of final site plan approval and/or fire inspection for certificate of occupancy.

1. Must meet the requirements of the Building and Fire Codes including applicable referenced standards, and the Public Facilities Manual (PFM) in regard to following:

Emergency access - Access via any gated/locked compounds required to be provided with an approved Knox entry system. Access road and interior drive aisles for circulation within the site must be an all-weather surface capable of supporting a minimum of 75,000 lbs. to mitigate potential Fire or EMS type calls. Grid for circulation and access to panels is noted on the preliminary site plan and is sufficient width provided they can support weight of apparatus under all-weather conditions.

Water for firefighting - meeting fire hydrant distance and fire-flow demand to facilities or structures is a standard requirement per the Fire Code, however, since this area is in a no water zone or not within a feasible distance, a water shuttle operation would be utilized for firefighting involving fires other than energized electrical equipment at the site. However, site portable fire extinguishers such as dry chemical or other non-water reactive agents may be required in addition to water shuttling or as alternative fire protection for specific electrical or energized equipment fires.

Fire protection systems - Fixed fire protection systems including detection and/or suppression, may be required for applicable structures per the Building or Fire Codes and referenced standards. Note that Fire Code, Section 605 in particular, Section 605.11 addresses the requirements for Solar photovoltaic power systems referencing the Building Code and NFPA 70 (National Electric Code) for specific requirements for these type systems, as may be applicable.

Fire Code Operational Permit - May be required for hazardous materials which may be stored, used or handled, or other hazardous processes conducted at the site or in potential accessory building(s).

DATE: FEBRUARY 2, 2017
TO: HOA N. DAO, PLANNER
FROM: CARL E. LEE, CPP CPTED SECURITY PLANNER
SUBJECT: PLN-USE-2017-003 HICKORY SOLAR FARM

This department will not require a final construction plan.

There are no regulatory comments pertaining to this conditional use permit to allow a solar energy facility on 154.40 acres.

Advisory Comments:

Recommend providing emergency contact information to the Chesapeake Emergency Operations Center (911). Contact information can be relayed by calling 382-6161.

Recommend before going operational that Police, Fire & EMS first responders be invited to review the site.

Security photos were provided to the applicant which depicted reasonable security applications and are for informational purposes only.

Feel free to contact me pertaining to this application review at 757-382-6614 or clee@cityofchesapeake.net.

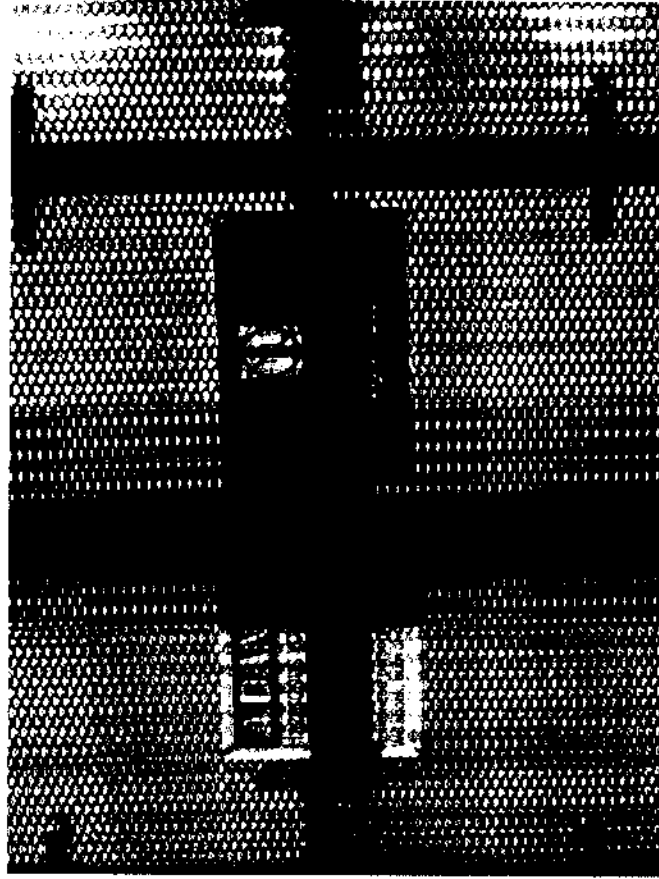
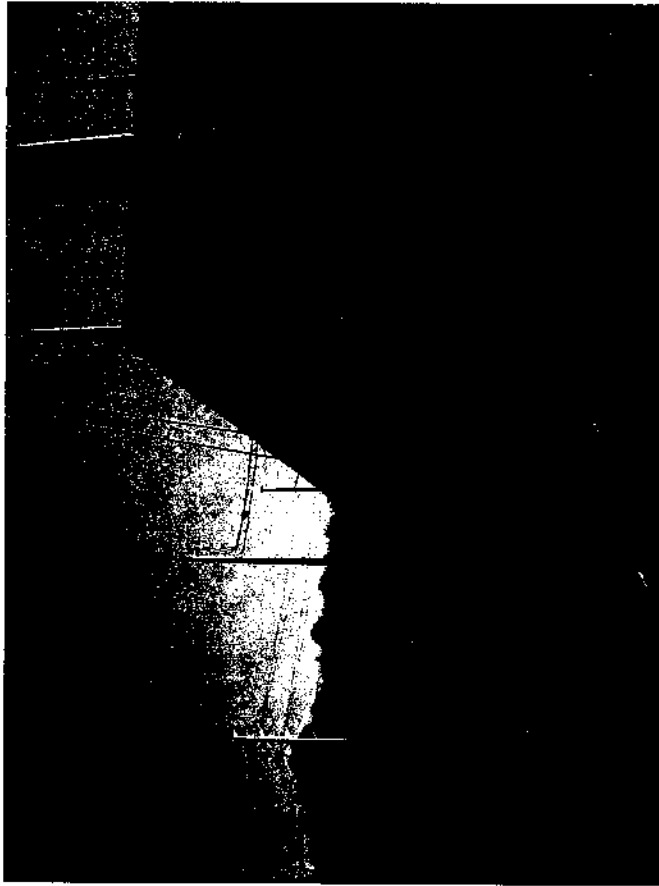
Reviews Conducted

Site Visit - Yes

Crime Mapping - Yes

Pictometry - Yes

Solar Farm-Security Advisory



Solar Farm – Security Advisory

