



SOLAR FARM APPLICATION CHECKLIST

- 1) See [Section 14 \(Site Development Authorization\)](#) of the Kaufman County Subdivision and Land Development Regulations for more information regarding the permitting process.
- 2) The Owner or Developer must submit to the County Fire Marshal in addition to Development Services and must receive approval from both before the start of construction.
- 3) Solar Farms Reclamation Agreements will be required and Road Agreements may be necessary as determined by the County Commissioner.
- 4) An electronic copy (Adobe PDF) of all required materials shall be submitted. Hard copies are optional. Electronic submittals can be emailed or saved on a CD/DVD or flash drive. Each file shall be labeled on the disc or drive as it appears on the checklist. Discs or drives must be clearly labeled with the project name on the outside of the media.

Item	Applicant	Staff
Completed and Signed Application Form	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee	<input type="checkbox"/>	<input type="checkbox"/>
By checking this box you're acknowledging that the property has been looked up on the Wetlands Mapper prepared by the U.S. Fish and Wildlife Services to confirm if any part of the property is potentially within National Wetlands. If the property does include areas of National Wetlands, then the proper design accommodations have been made and any necessary permits have been secured. (Wetlands Mapper can be accessed at https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper)	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure Development Plans (IDP):		
Site Boundary Survey/Site Plan (may be shown on one plan or separated into separate sheets if needed)		
Title Block on the bottom right corner of the page with:	<input type="checkbox"/>	<input type="checkbox"/>
Name of the proposed development.	<input type="checkbox"/>	<input type="checkbox"/>
Lot and block recording information (if platted).	<input type="checkbox"/>	<input type="checkbox"/>
Survey name and abstract number.	<input type="checkbox"/>	<input type="checkbox"/>
Gross acreage.	<input type="checkbox"/>	<input type="checkbox"/>
Date of preparation.	<input type="checkbox"/>	<input type="checkbox"/>
The name of the property owner.	<input type="checkbox"/>	<input type="checkbox"/>
The name of the surveyor or engineer that prepared the plans.	<input type="checkbox"/>	<input type="checkbox"/>



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Sign and seal of the licensed professional engineer or registered professional land surveyor.	<input type="checkbox"/>	<input type="checkbox"/>
The location of proposed solar farm.	<input type="checkbox"/>	<input type="checkbox"/>
Existing and proposed boundaries with bearings and distances called out	<input type="checkbox"/>	<input type="checkbox"/>
The location and widths of existing and proposed easements.	<input type="checkbox"/>	<input type="checkbox"/>
The names and widths of existing and proposed interior streets (all interior streets shall be private and shall be designated as such).	<input type="checkbox"/>	<input type="checkbox"/>
The location of any existing electrical or natural gas utilities.	<input type="checkbox"/>	<input type="checkbox"/>
Locations for water lines, fire hydrants, and water wells	<input type="checkbox"/>	<input type="checkbox"/>
Fire lane locations and dimensions	<input type="checkbox"/>	<input type="checkbox"/>
Drainage features such as culverts, ponds, inlets, and storm pipes	<input type="checkbox"/>	<input type="checkbox"/>
Dimensions for road frontage and setback lines.	<input type="checkbox"/>	<input type="checkbox"/>
Locations, dimensions, and radii for all roads required for fire protection of facilities per County's Fire Code.	<input type="checkbox"/>	<input type="checkbox"/>
Entrance/Exit locations	<input type="checkbox"/>	<input type="checkbox"/>
Contact information for the Operator	<input type="checkbox"/>	<input type="checkbox"/>
The name, existing right-of-way width, and right-of-way dedications for County roads which access to the development will be taken.	<input type="checkbox"/>	<input type="checkbox"/>
Drainage Plan		
Complies with the standards listed in Section 7 (Stormwater Management) of the Kaufman County Subdivision Regulations.	<input type="checkbox"/>	<input type="checkbox"/>
Drainage features such as culverts, ponds, inlets, and storm pipes	<input type="checkbox"/>	<input type="checkbox"/>
Existing and proposed conditions drainage area maps	<input type="checkbox"/>	<input type="checkbox"/>
100 Year flow is all within a drainage easement	<input type="checkbox"/>	<input type="checkbox"/>
The name of the engineer that prepared the plans.	<input type="checkbox"/>	<input type="checkbox"/>
Sign and seal of the licensed professional engineer	<input type="checkbox"/>	<input type="checkbox"/>
FEMA designated floodways (if applicable).	<input type="checkbox"/>	<input type="checkbox"/>
Placement of any structure within regulatory floodplain is in accordance with the Kaufman County Flood Damage Prevention Order	<input type="checkbox"/>	<input type="checkbox"/>



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Stormwater flow from the property to downstream areas may not be increased due to the development. Detention ponds may be necessary.	<input type="checkbox"/>	<input type="checkbox"/>
Paving Plan		
Complies with Section 5 (Subdivision Design Standards) of the Kaufman County Subdivision Regulations.	<input type="checkbox"/>	<input type="checkbox"/>
Roads comply with Fire Code standards as adopted by Kaufman County	<input type="checkbox"/>	<input type="checkbox"/>
Paving section showing width, thickness, and material to be used for roads complying with minimum standards of County's Fire Code.	<input type="checkbox"/>	<input type="checkbox"/>
Screening		
Complies with the standards listed in Section 12.04 (Screening Standards for TLGC 234 Uses) of the Kaufman County Subdivision Regulations.	<input type="checkbox"/>	<input type="checkbox"/>
Solar farm shall be screened from all sides from view from the Right-of-Way and from adjacent residential property.	<input type="checkbox"/>	<input type="checkbox"/>
Height of screening devices and material	<input type="checkbox"/>	<input type="checkbox"/>
Screening devices placed along all sides and rear property lines of the subject property in which the development is proposed.	<input type="checkbox"/>	<input type="checkbox"/>
Digital file submission (optional):		
All items submitted in Adobe PDF format must be saved on a CD/DVD or Flash Drive	<input type="checkbox"/>	<input type="checkbox"/>

Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have reviewed and met the standards contained in Section 12 (Regulated Land Uses) of the Kaufman County Subdivision and Land Development Regulations.

Applicant's Signature

Date

Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper County staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

Applicant's Engineer's Signature

Date

Firm