

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, July 8, 2026 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863**

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

I. Call to Order

II. Site Plan Review (§ ZS 1-325)

A. Woodside Solar – Major Site Plan Review

Proposed utility-scale solar project. Located on Worcester Highway, Snow Hill, MD 21863. Tax Map 71, Parcel 35, Tax District 2, A-1 Agricultural District. Shockley Family Trust, owner / ARM Group, LLC, applicant & engineer.

B. Snow Solar – Major Site Plan Review

Proposed utility-scale solar project. Located at 6217 Timmons Road, Snow Hill, MD 21863. Tax Map 56, Parcel 10, Tax District 2, A-1 Agricultural District. Dan Westerlund, owner / ARM Group, LLC, applicant & engineer.

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: July 8, 2026

PROJECT: Woodside Solar – Major Site Plan Review

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

_____ Jackson, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Beauchamp, W & WW, DPW
_____ Knight, Planning Commission Rep.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200 / FAX: 410.632.3008
<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION
BUILDING DIVISION
BOARD OF LICENSE
COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

July 8, 2026

Woodside Solar – Major Site Plan Review

Proposed utility-scale solar project. Located on Worcester Highway, Snow Hill, MD 21863. Tax Map 71, Parcel 35, Tax District 2, A-1 Agricultural District. Shockley Family Trust, owner / ARM Group, LLC, applicant & engineer.

Prepared by: Zoning Division Staff

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

The Planning Commission is the approving authority for this site plan. For a Major Site Plan, please address all comments provided by the Technical Review Committee (TRC) and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted by the County until all comments provided to the applicant have been addressed on the site plan and any associated documents.

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete building permit application along with the initial fee of \$350 made payable to “Worcester County.”
 - b. Four (4) sets of sealed plans in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.

In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

§ZS1-201	A-1 Agricultural District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-344	Alternative Energy Facilities

*This project is subject to Solar Energy System Siting Standards outlined in Public Utilities Article § 7-218(f).

General

1. Please show the signage that is shown on typical detail #7 on Sheet C-SP-3.0.
2. Sheet C-SP-2.0: Please clarify if Emergency Services has been notified. Public Utilities Article §7–218(f)(2)(vii).
3. Sheet C-SP-2.0: Please clarify that no topsoil shall be removed from the parcel, although it can be moved or temporarily stockpiled for grading. Public Utilities Article §7–218(f)(5)(i)-(v).

Landscaping

1. Please label ‘to be retained’ on the existing forested areas that will be used to satisfy the landscaping requirements.
2. Sheet C-SP-3.0: Please add that any changes regarding species and locations shall be approved by Worcester County.
3. Sheet C4.0: Please provide the landscaping height and caliper of all proposed landscape material at the time of planting and maturity. §ZS1-322(d)(5).
4. Sheet C4.0: Within General Notes, Note C, please also add that substitutions shall not be made without Worcester County approval.
5. Sheet C4.0: Please specify the landscaping maintenance system or watering plan. Per County code: “Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation system with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material.” §ZS1-322(b)(7).
6. Worcester County shall hold a landscaping bond equal to 100% of the total landscaping cost for the first five years. After five years, 50% of the bond may be released if, on inspection, the vegetative protections meet a 90% survival threshold. The remaining 50% shall be held for an additional two years. If upon further inspection and confirmation that the vegetative protections continue to meet 90% survival threshold, it shall be released.
7. A landscape inspection and maintenance agreement shall be recorded in the Land Records prior to the issuance of the building permit. A \$60 check made payable to “Worcester County Clerk of Court” must also be provided with the agreement.

Decommissioning Plan

1. Section 5: Please add that the operator or property owner must provide the Department with written notice whenever the solar energy system is out of active production for more than six months. At any point in time that the Department suspects that a solar energy system is no longer in active production, the operator and property owner grant the Department the right to conduct an on-site inspection. Any facility that ceases to produce electricity for twelve months shall be considered abandoned. §ZS1-344(d)(7)(A.)(2.).

2. Section 5: Please add that a decommissioned site shall be restored to its original predevelopment condition within twelve months of the proposed date of discontinued operation or abandonment. 344(d)(7)(A.)(4.).
3. Section 5: Please add that a geotechnical report shall be submitted to the County during decommissioning. The report shall identify actions taken to restore the site to predevelopment conditions, including an assessment of soil conditions, and any monitoring activities that may be required. §ZS1-344(d)(7)(A.)(4.)(viii.).
4. A wet-sealed copy of the final approved Plan must be submitted to the County prior to signature site plan approval.

Decommissioning Bond

1. A decommissioning bond to be held by Worcester County will be required prior to the issuance of a building permit. The bond amount shall be \$739,796 (125% of \$591,837). The bond value shall be reevaluated every five (5) years, when the property or lease transfers, and just prior to decommissioning. §ZS1-344(d)(7)(C).
2. A decommissioning agreement shall be recorded in the Land Records prior to the issuance of the building permit. A \$60 check made payable to “Worcester County Clerk of Court” must also be provided with the agreement.

Other Agency Approvals:

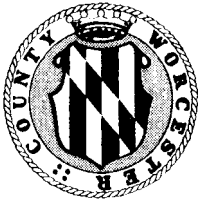
1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area, Forestry, and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

***Please provide a detailed listing of all site plan changes along with any resubmission.**

NEXT STEPS: For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and any associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for ‘final signature approval’ before building/zoning permits will be issued.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.



WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting
Worcester County Government Center
1 W. Market St., Room 1201
Snow Hill, Maryland 21863
410-632-1200, Ext. 1151
pmiller@worcestermd.gov

Project: Woodside Solar

Date: 7/8/2026

Tax Map: 71 Parcel: 35 Section: ___ Lot: ___ Block: ___

COMMENTS

1. Current Codes: 2021 International Building Code
2020 National Electric Code
2. Wind Design (assumed): 111 MPH Risk Category I; Exposure Category "C";
Ground Snow Load – 20 PSF
3. Soils report required at time of permit application.
4. Engineered sealed plans (Maryland) required for all systems and components.
Soils evaluation for pile foundation for embedment.
5. Special inspector (**third party engineer**) will be required for all piles, systems and components during construction. Final certification and report of project prior to final inspection by building inspector.
6. Submit the total number and size of solar panels to be installed.
7. Provide total wattage amount at time of application.
8. Please provide your design professional with a copy of these comments.
9. If tracking panel system is installed, a commissioning report will be required.

Additional information may be requested at time of plan review.

Permit fee is by ft² of panels x .1131. There is also a fee for fire marshal.



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **Woodside Solar**

TRC #: **20260302**

LOCATION: **Tax Map 71, Parcel 35, Tax District 2**

CONTACT: **ARM Group LLC**

MEETING DATE: **July 8, 2026**

COMMENTS BY: **Robert Korb, Jr.**

Chief Deputy Fire Marshal

As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted TRC plans only, and does not cover unsatisfactory conditions resulting from errors, omissions, or failure to clearly indicate conditions. A full plan review by this office is required prior to the issuance of a building permit. The following comments are noted from a fire protection and life safety standpoint.

Scope of Project:

Proposed utility scale solar array project.

Specific Comments:

1. Provide a Knox Box furnished by the Snow Hill Fire Department at the entrance to the site on the access gate.
2. Upon completion of the project, provide awareness training to the Snow Hill Fire Department on site specific safety details.



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner IV 

Subject: Forest Conservation & Stormwater Management Review

Date: June 26, 2026

Date of Meeting: July 8, 2026

Project: Woodside Solar

Location: Worcester Hwy, Snow Hill MD, Tax Map: 71, Parcel: 35

Owner/Developer: Shockley Family Trust

Engineer/Surveyor: ARM Group, LLC

This project is exempt from the Worcester County Forest Conservation Law. In accordance with House Bill 723, as of July 1, 2024, solar photovoltaic facilities are exempt from the County's Forest Conservation Law provided there is no cutting or clearing of forest, and provided that all forested area cut or cleared is replaced at a ratio of one acre planted for each one acre removed, or, is replaced at a ratio of one half acre planted for each one acre removed in a priority funding area. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

The Forest Conservation statement above shall be included in the plans for this project.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan approval. This project will need Stormwater Site Development Plan approval prior to proceeding to Planning Commission.

All projects over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination

Citizens and Government Working Together

System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAMS
STORMWATER MANAGEMENT
SEDIMENT AND EROSION CONTROL
SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS
FOREST CONSERVATION
COMMUNITY HYGIENE

MEMORANDUM

DATE: January 1, 2024
TO: Applicant
FROM: David M. Bradford, Deputy Director
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

Please note, if a Stormwater plan is approved by this office and does not include phasing, the corresponding permit can only receive Stormwater Final approval once all improvements are completed and the entire site is stabilized. This includes properties which have multiple Building or Zoning permits associated with the Stormwater plans. If a Stormwater Bond is required per the permit, the bond will only be released once a Stormwater Final approval takes place.

Additionally, if pervious pavement (i.e. asphalt, concrete) is proposed as a Stormwater Best Management Practice (BMP), an engineer will be required to ensure that this BMP is installed per the approved plan and the correct sequence is detailed on approved plans. Furthermore, all site disturbance must be stabilized prior to beginning the BMP installation process to avoid any contamination or performance issues. If components of the BMP become contaminated, excavation may be required. A detail/schematic must be site specific and reflect how associated sub drains are connected to piping and also illustrate all material being used in subgrade when using this BMP.

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

New Address Assignment: Woodside Lane....ODD
Woodside Lane Solar Project
Account ID No. 24-02-011638
Tax Map 71, Parcel 35

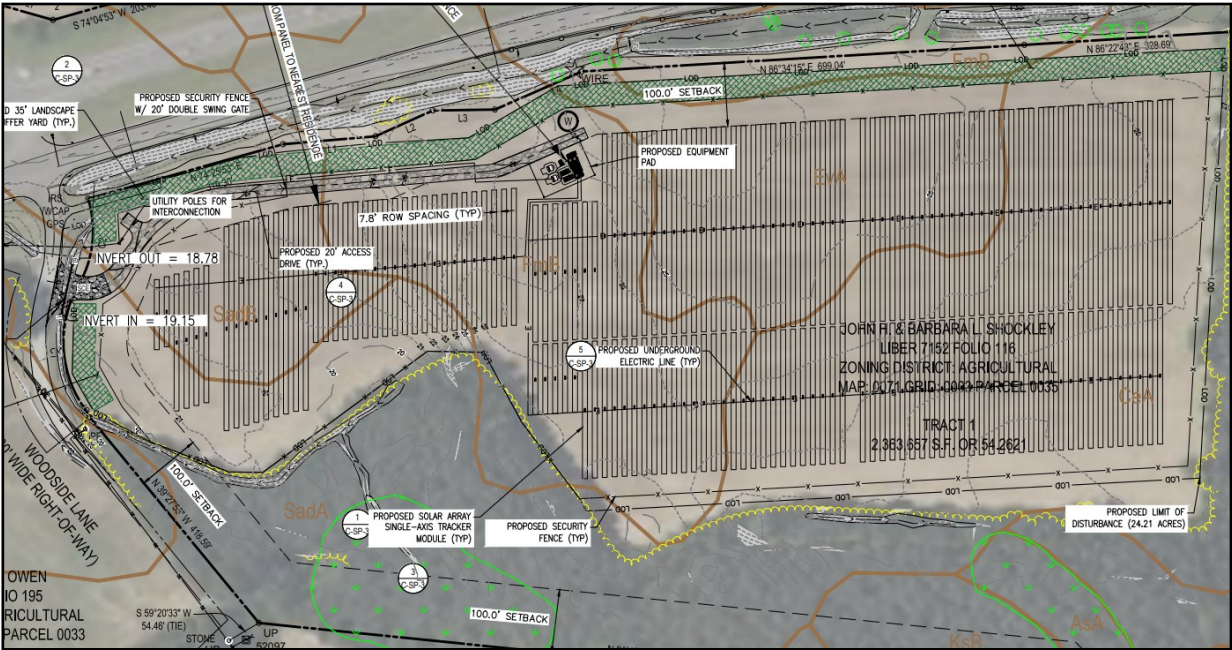
Zip Code Snow Hill 21863

The beginning of the street range (ODD) for Woodside Lane at Worcester Highway is 5581-5713. The centerline of the proposed driveway to the solar array is approximately 196 (200) feet from that intersection. Based on this distance I recommend the following address assignment for the solar project on Parcel 35: 5589 Woodside Lane

DRP/TSD:KHenry06152026

Please post the street number near the driveway entrance at the public road and near the main entrance gate to the solar project to be visible by emergency personnel.

Woodside Lane....ODD	
Distance	Address
0	5581
50	5583
100	5585
150	5587
200	5589
New Address	



RE: 7/8/26 TRC - Draft Agenda

From Jeffrey Fritts <JFritts@mdot.maryland.gov>
Date Wed 6/17/2026 10:11 AM
To Benjamin M. Zito <bmzito@worcestermd.gov>

Ben,

Snow Solar project will have no negative impact to the state roadway. Woodside Solar, SHA will require a plan review for the access points in the state ROW. It appears that SHA ROW is approximately 400' down Woodside Lane. I will not be able to attend the 7/8/26 TRC meeting. Feel free to contact me directly with any questions.

Thanks,



From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Monday, June 15, 2026 7:54 AM
To: Benjamin M. Zito <bmzito@worcestermd.gov>
Subject: 7/8/26 TRC - Draft Agenda

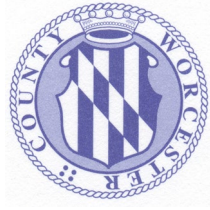
Caution: CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward suspicious emails directly to Email Abuse ([abuse@mdot.maryland.gov](\"mailto:abuse@mdot.maryland.gov\")) or call the MDOT Service Desk at 410-768-7181 for assistance.

All,

See the attached draft agenda and materials for the 7/8/26 TRC meeting. The files can be found here:  [7-8-26 TRC](#)

Please let me know by 6/18/26 if the projects can remain on the agenda.

Thank you,



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a July 8, 2026 Meeting

From: Environmental Programs Staff

Subject: **Major Site Plan Review: Woodside Solar Project – development of a STC rated solar energy system.**
Tax Map: 71, Parcel: 35

Date: July 2, 2026

Environmental Programs comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect water and/or sewage for this site.

1. Environmental Programs requires a \$150 fee for any Technical Review Committee projects submitted that are not served by public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. The property is within the County's designated Priority Preservation Area, an area containing productive agricultural and forestry resource land that would support agricultural land production and timber production for the present and future.

Citizens and Government Working Together

WOODSIDE LANE SOLAR PROJECT

MAJOR SITE PLAN

0 WOODSIDE LANE, SNOW HILL, MD 21863

STC RATED SOLAR ELECTRIC SYSTEM

JUNE 8, 2026

THIS DOCUMENT IS PROVIDED BY NEW LEAF ENERGY, INC. TO FACILITATE THE SALE OF THE RENEWABLE ENERGY PROJECT REPRESENTED HEREIN. REPRODUCTION, RELEASE OR UTILIZATION FOR ANY OTHER PURPOSE, WITHOUT PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.



55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (978) 678-8249
FAX: (978) 678-8991
WWW.NEWLEAFENERGY.COM

GENERAL NOTES

PROJECT SITE ADDRESS:
0 WOODSIDE LANE, SNOW HILL, WORCESTER, MD 21863

ZONING: AGRICULTURAL (A-1) DISTRICT
MAP: 0071
GRID: 0003
PARCEL #: 0035
TAX ID: 02011638
LIBER/FOLIO: 09095/00449
SITE AREA: 54.26 ACRES
LOD: 24.21 ACRES
PROP IMPERVIOUS: 0.58 ACRES
TAX DISTRICT: 2 (SNOW HILL)
TYPE OF DEVELOPMENT: NEW DEVELOPMENT
PROPOSED USE: SOLAR ENERGY SYSTEM, MAJOR
SWM CONCEPT APPROVAL: 3/5/26

- AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM/PROJECT OWNER.
- WHEN THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS.
- THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION LEVEL DESIGN AND ASSOCIATED DRAWINGS AND DETAILS.
- COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS.
- UNLESS OTHERWISE NOTED, THE DESIGN REPRESENTED ON THESE PLANS IS BASED ON THE INFORMATION AND CRITERIA LISTED IN THE "BASIS OF DESIGN" SECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SUCH INFORMATION IN PREPARATION OF THE CONSTRUCTION DESIGN.
- THE EXISTING CONDITIONS REPRESENTED ON THESE PLANS ARE BASED ON PUBLICLY AVAILABLE INFORMATION AND THE SITE DISCOVERY SUMMARIZED IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF SUCH INFORMATION AND SUPPLEMENT WITH ANY ADDITIONAL REQUIRED INFORMATION.
- UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.
- ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS.
- TO THE EXTENT THAT TREES AND OTHER FEATURES AFFECT THE SYSTEM'S PRODUCTION, SUCH PRODUCTION MODELING IS BASED ON THE EXISTING APPROXIMATE HEIGHTS AND LOCATIONS RELATIVE TO THE SYSTEM AND MAY BE IMPACTED AS TREES GROW AND OTHER FEATURES CHANGE.

PROJECT SCOPE

THIS PROJECT CONSISTS OF THE INSTALLATION OF SOLAR MODULES PER THE SYSTEM DESCRIPTION, BELOW. THE MODULES WILL BE INSTALLED ON A SAT MOUNTED RACKING SYSTEM. THE MODULES WILL BE WIRED IN SERIES STRINGS AND CONNECTED IN PARALLEL TO THE INVERTER(S), WHICH CONVERT THE PHOTOVOLTAIC OUTPUT POWER FROM DC TO AC. THE SOLAR ELECTRIC SYSTEM WILL BE INTERCONNECTED WITH THE EXISTING SITE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE APPLICABLE ELECTRICAL CODE AND DELMARVA POWER REQUIREMENTS.

SYSTEM DESCRIPTION

SYSTEM SIZE (KWDC)	6629.70 KWDC	SYSTEM SIZE (KWAC)	5,000 KWAC
STC RATING (W)	615 WDC	INVERTER(S)	(20) SOLECTRIA XGI-1500-250W
RACKING	ATI DURATRACK HZ V3	CEC EFFICIENCY	98.5 %
AZIMUTH	0	TILT ANGLE	+/- 52

SPECIAL INSPECTIONS

GENERAL CONSTRUCTION SPECIAL INSPECTIONS	CODE/SECTION
1. FIRE RESISTANT PENETRATIONS AND JOINTS	BC 1704.27
2. ENERGY CODE COMPLIANCE INSPECTIONS	BC 110.3.5
FINAL	

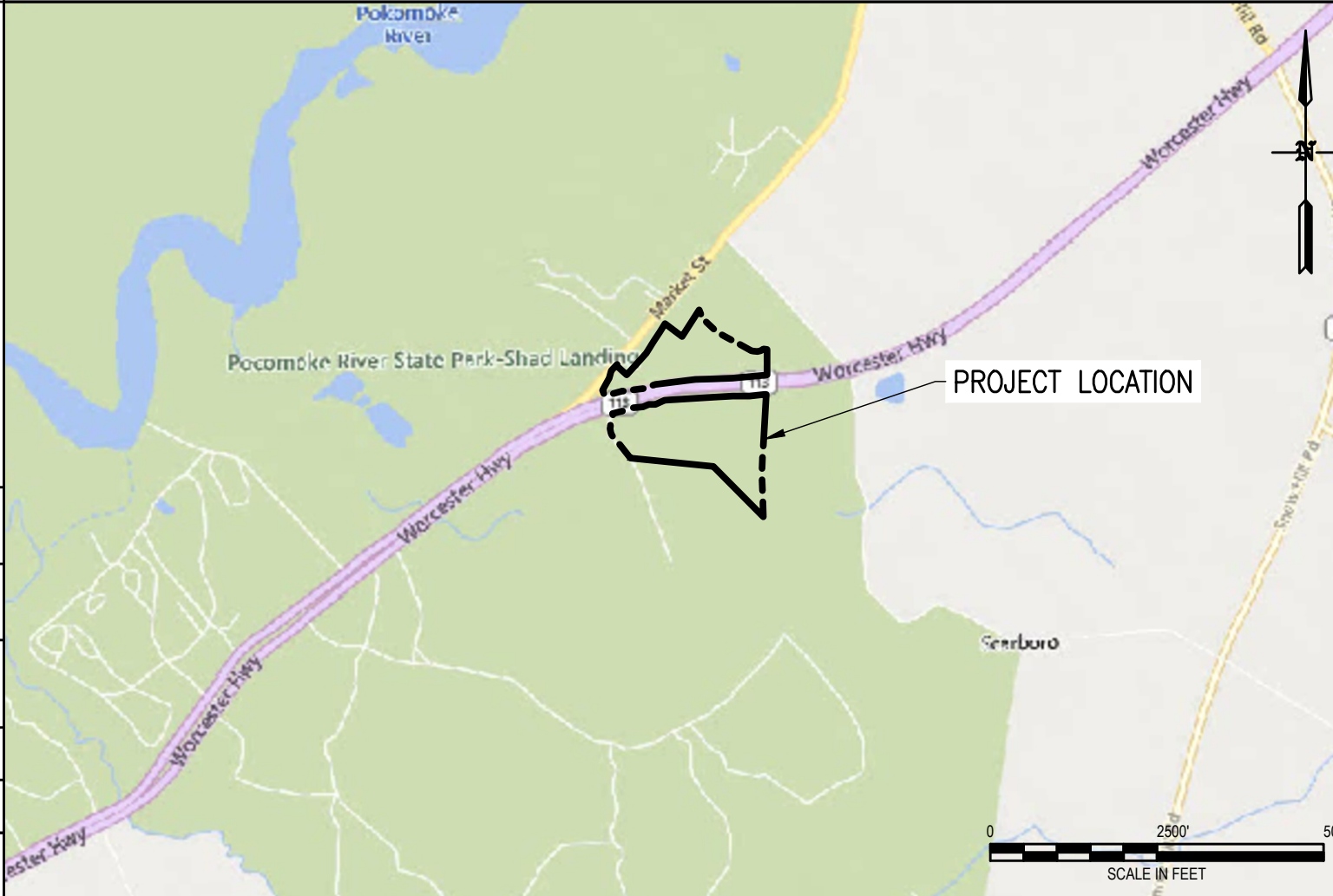
COUNTY APPROVALS CONDITIONS

APPROVAL AGENCY	APPROVAL CONDITION(S)
COUNTY COMMISSIONERS	
PLANNING COMMISSION	
TECHNICAL REVIEW COMMITTEE	
BOARD OF ZONING APPEALS	

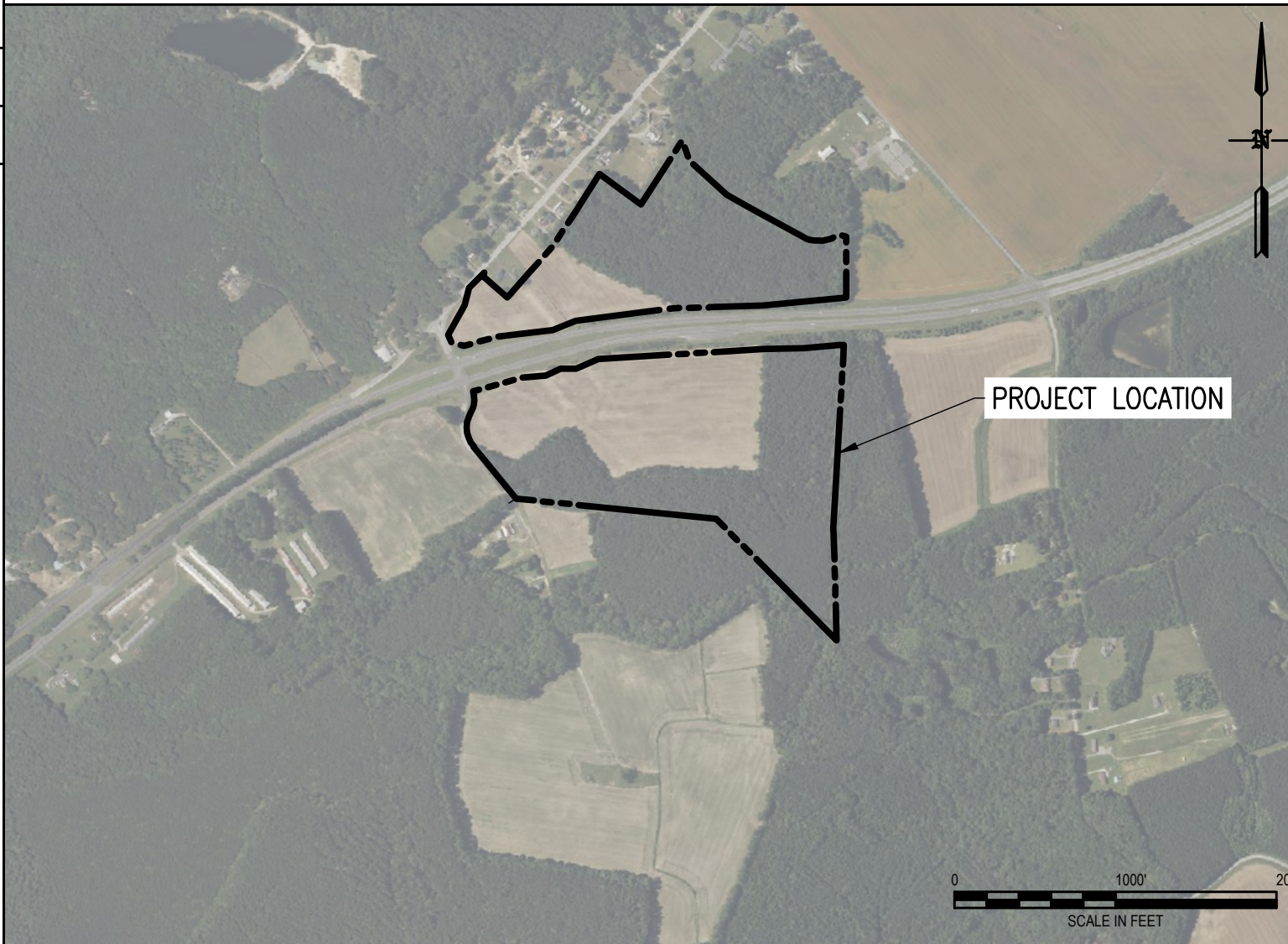
MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

LOCATION MAP



AERIAL VIEW



GENERAL ABBREVIATIONS

(E)	EXISTING	MFR	MANUFACTURER
AHJ	AUTHORITY HAVING JURISDICTION	MOD	SOLAR MODULE
AL	ALUMINUM	NS	NORTH-SOUTH
APPROX	APPROXIMATE	NTS	NOT TO SCALE
ARY	ARRAY	OAE	OR APPROVED EQUAL
BLDG	BUILDING	OC	ON CENTER
NLE	NEW LEAF ENERGY	OD	OUTSIDE DIAMETER
CL	CENTERLINE	OFCl	OWNER FURNISHED CONTRACTOR
DAS	DATA ACQUISITION SYSTEM		INSTALLED
DIA	DIAMETER	PCS	POWER CONVERSION SYSTEM
DO	DITTO	PV	PHOTOVOLTAIC
EW	EAST-WEST	PVC	POLY VINYL CHLORIDE
ESS	ENERGY STORAGE SYSTEM	SCH	SCHEDULE
ESU	ENERGY STORAGE UNIT	SS	STAINLESS STEEL
FBO	FURNISHED BY OTHERS	SSS	SOLAR SUPPORT STRUCTURE
FF	FORWARD FACING	STC	STANDARD TEST CONDITIONS
GALV	GALVANIZED	TBD	TO BE DETERMINED
HDG	HOT DIP GALVANIZED	TP	TAMPER PROOF
HVAC	HEATING VENTILATION AND AIR CONDITIONING	TYP	TYPICAL
ID	INSIDE DIAMETER	UON	UNLESS OTHERWISE NOTED
		VIF	VERIFY IN FIELD
		WP	WEATHER PROOF

REV 1.0

DRAWING LIST

SHEET NUMBER	SHEET TITLE
T-SP-1.0	TITLE SHEET
	CIVIL
C-SP-1.0	EXISTING CONDITIONS PLAN
C-SP-2.0	OVERALL SITE CONDITIONS
C-SP-2.1	PROPOSED SITE CONDITIONS
C-SP-3.0	SITE DETAILS

VICINITY MAP



BASIS OF DESIGN

BOUNDARY & TOPOGRAPHIC SURVEY:
BOWMAN CONSULTING
MARCH 14, 2025

WETLAND STREAM AND DELINEATION REPORT:
ARM GROUP INC.
NOVEMBER 23, 2023

APPLICABLE CODES AND STANDARDS

2020 NATIONAL ELECTRICAL CODE WITH MARYLAND AMMENDMENTS
2021 INTERNATIONAL BUILDING CODE WITH MARYLAND AMMENDMENTS
UL-1703 - SOLAR MODULES
UL-1741 - INVERTERS, COMBINER BOXES
UL-2703 - RACKING MOUNTING SYSTEMS AND CLAMPING DEVICES FOR PV MODULES
UL-3703 - STANDARD FOR SOLAR TRACKERS

WOODSIDE SOLAR PROJECT

MAJOR SITE PLAN

0 WOODSIDE LN

SNOW HILL, WORCESTER COUNTY, MD 21863

ELECTION DISTRICT 1

PROJECT NUMBER:
23011299

REV DATE DRAWN CHECKED RELEASE LEVEL SITE USE PERMIT SET

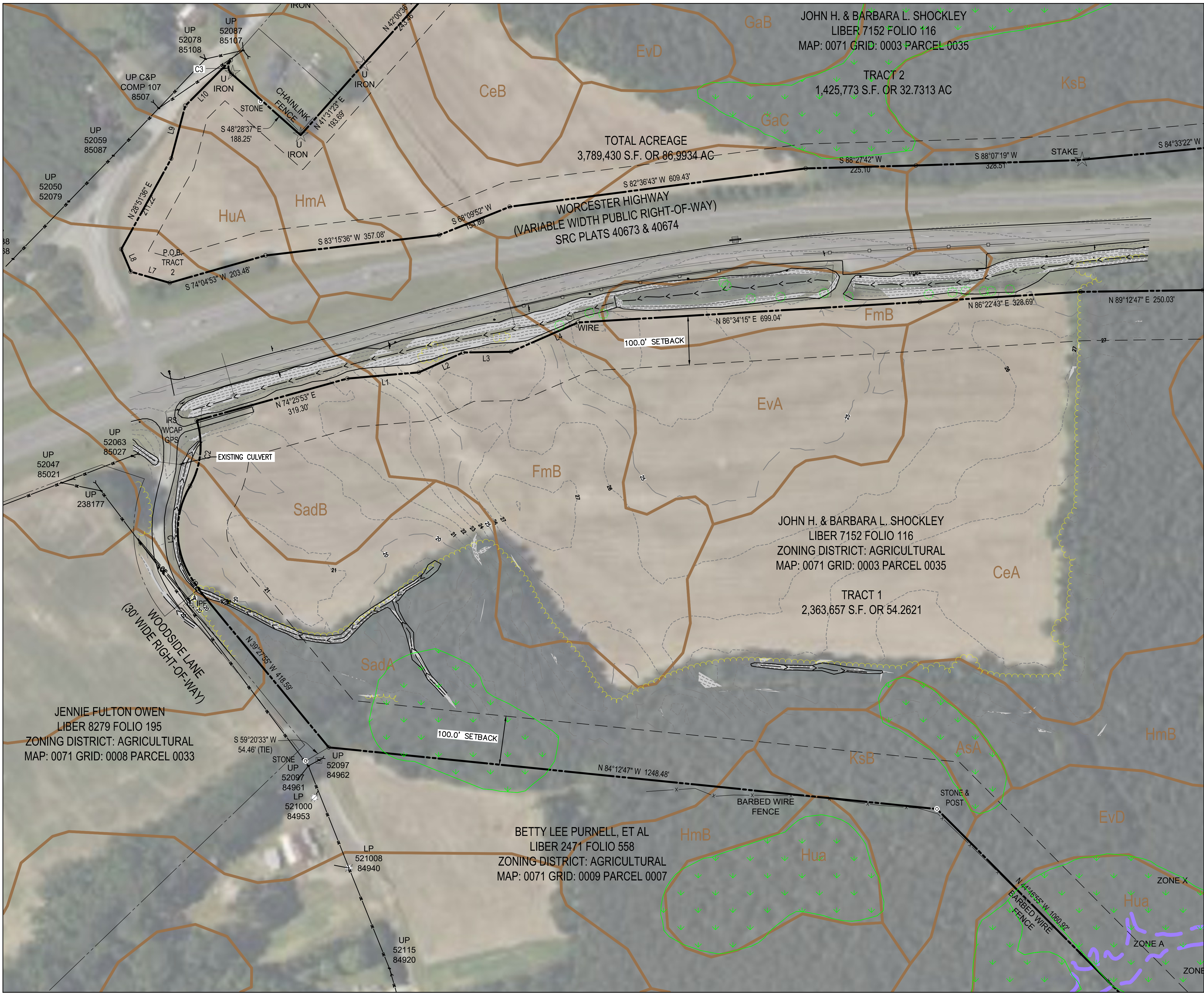
0 04/11/25 TER DE WORCESTER COUNTY SUBMISSION

1 02/13/26 TER

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ASH 12 24" X 36"

T-SP-1.0

TITLE SHEET



LEGEND

NOTE: LEGEND IS TYPICAL, NOT ALL OBJECTS IN LEGEND APPEAR IN PLAN.

EXISTING CONTOURS

DELINEATED WETLANDS (NON-TIDAL)

SOILS LEGEND							
SYMBOL	DESCRIPTION (FARMLAND TYPE)	HSG	K FACTOR	AREA OF PARCE L	% OF PARCE L	AREA OF PF WITHIN LOD (AC)	% OF LOD
AsA*	ASKECKSY LOAMY SAND, 0 TO 2 PERCENT SLOPES (NOT PRIME FARMLAND)	A/D		0.7	1.3	0.0	0.0
CeA	CEDARTOWN-ROSEDALE COMPLEX, 0 TO 2 PERCENT SLOPES (FARMLAND OF STATEWIDE IMPORTANCE)	A	0.05	23.9	44.1	0.0	0.0
Eva	EVESBORO LOAMY SAND, 0 TO 2 PERCENT SLOPES, (NOT PRIME FARMLAND)	A	0.17	4.2	7.8	0.0	0.0
EvD	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES, (NOT PRIME FARMLAND)	A	0.05	2.9	5.4	0.0	0.0
FmB	FORT MOTT LOAMY SAND, 2 TO 5 PERCENT SLOPES, (PRIME FARMLAND IF IRRIGATED)	A	0.20	6.9	12.8	6.4	14.9
GaB	GALESTOWN LOAMY SAND, 2 TO 5 PERCENT SLOPES, (FARMLAND OF STATEWIDE IMPORTANCE)	A	0.05	3.6	6.6	0.0	0.0
HmB	HAMMONTON LOAMY SAND, 2 TO 5 PERCENT SLOPES, (ALL AREAS ARE PRIME FARMLAND)	B	0.10	3.7	6.8	2.9	6.8
HuA*	HURLOCK LOAMY SAND, 0 TO 2 PERCENT SLOPES (FARMLAND OF STATEWIDE IMPORTANCE)	A/D	0.02	4.2	7.8	0.0	0.0
KaB	KLEI LOAMY SAND, 2 TO 5 PERCENT SLOPES (FARMLAND OF STATEWIDE IMPORTANCE)	A/D	0.15	1.5	2.7	0.0	0.0
SadA	SASSAFRAS SANDY LOAM, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA (ALL AREAS ARE PRIME FARMLAND)	B	0.20	0.1	0.2	0.0	0.0
SadB	SASSAFRAS SANDY LOAM, 2 TO 5 PERCENT SLOPES, NORTHERN TIDEWATER AREA (ALL AREAS ARE PRIME FARMLAND)	B	0.20	2.5	4.7	2.5	6.0
TOTAL				54.3	100.0	11.8	27.7

NOTES:
1. SOILS ON SLOPES GREATER THAN 15% OR HAVING A K FACTOR OF 0.35 OR GREATER ON SLOPES FIVE PERCENT (15%) OR GREATER ARE CONSIDERED ERODIBLE SOILS. NO SLOPES GREATER THAN 15% OCCUR WITHIN THE PROJECT AREA.

GENERAL NOTES:

- THE BASE MAP SHOWN HEREON HAS BEEN CREATED USING AERIAL PHOTOGRAPHY, EXISTING TOPOGRAPHY, AND PROPERTY LINES OBTAINED FROM ALTA/NSPS LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING LTD, DATED MARCH 2025.
- WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC, OCTOBER 17 AND 18 2023.
- FOREST STAND DELINEATION WAS CONDUCTED BY ARM GROUP LLC ON DECEMBER 20, 2024
- PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS CONDUCTED BY ARM GROUP LLC ON NOVEMBER 6, 2023
- THIS PLAN IS IN THE MARYLAND STATE PLAN, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
- SOIL BOUNDARIES OBTAINED FROM THE NRCS WEB SOIL SURVEY.
- CHESAPEAKE AND ATLANTIC COASTAL BAY CRITICAL AREAS ARE NOT LOCATED WITHIN THE PROPERTY VICINITY
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 24047C0245H, PANEL 245 OF 450, EFFECTIVE JULY 16, 2015, THE PROJECT IS LOCATED ENTIRELY OUTSIDE OF THE 100-YEAR FLOODPLAIN. HOWEVER, THERE IS FLOODPLAIN ON THE PROPERTY.

EXISTING CONDITIONS PLAN

SCALE: 1" = 100'

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WOODSIDE SOLAR PROJECT
MAJOR SITE PLAN
0 WOODSIDE LN
SNOW HILL, WORCESTER COUNTY, MD 21863
ELECTION DISTRICT 1

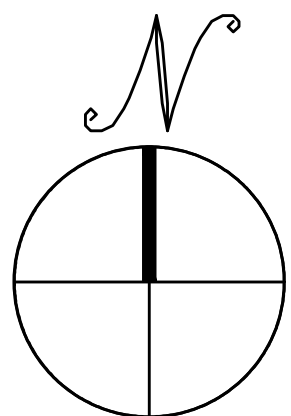
PROJECT NUMBER:
23011299

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
0	04/11/25	TER		SITE USE PERMIT SET
1	02/13/26	TER	DE	WORCESTER COUNTY SUBMISSION

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ASCH @ 24" X 36"

C-SP-1.0

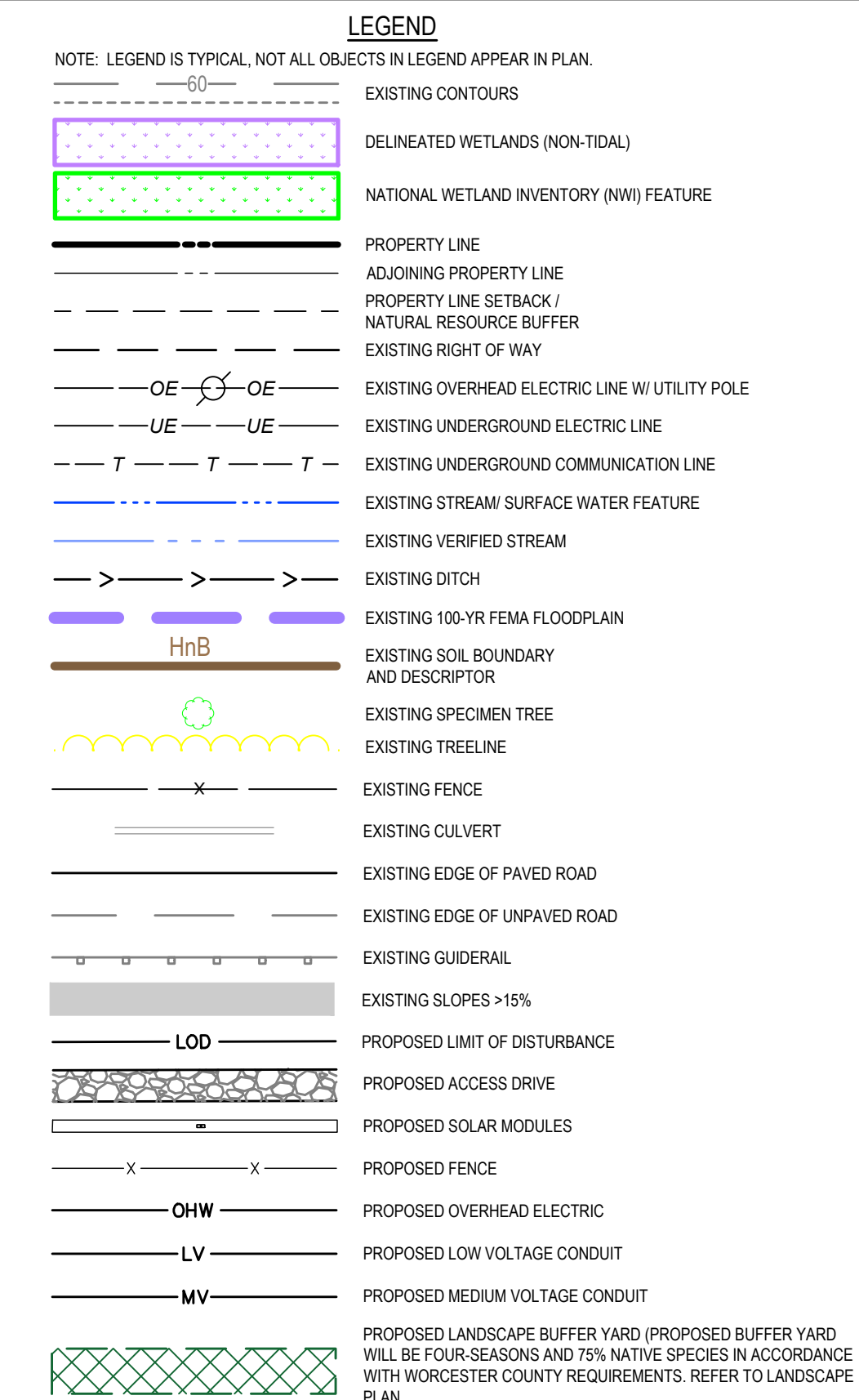
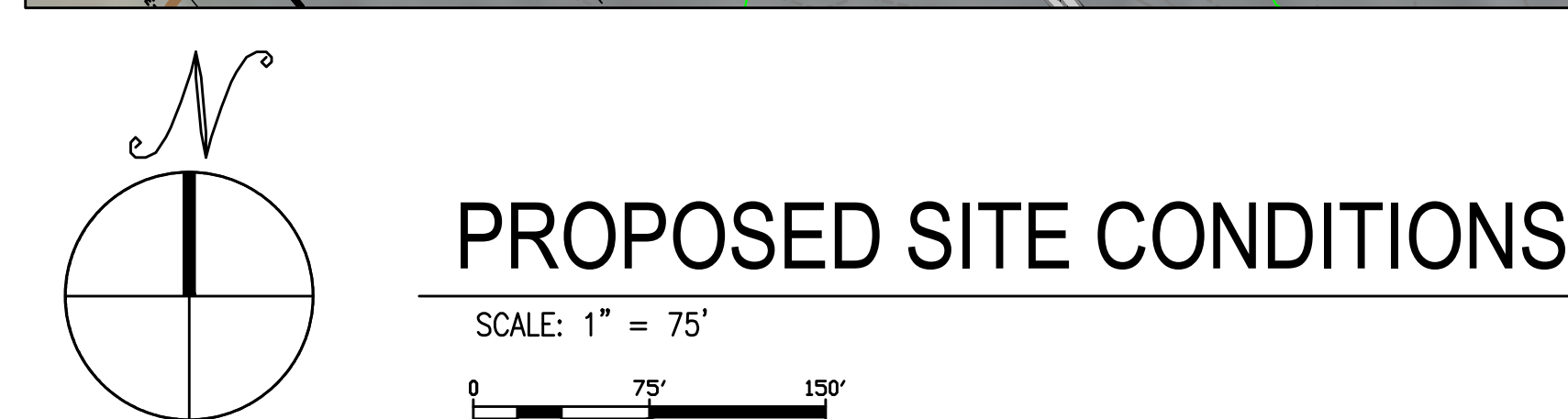
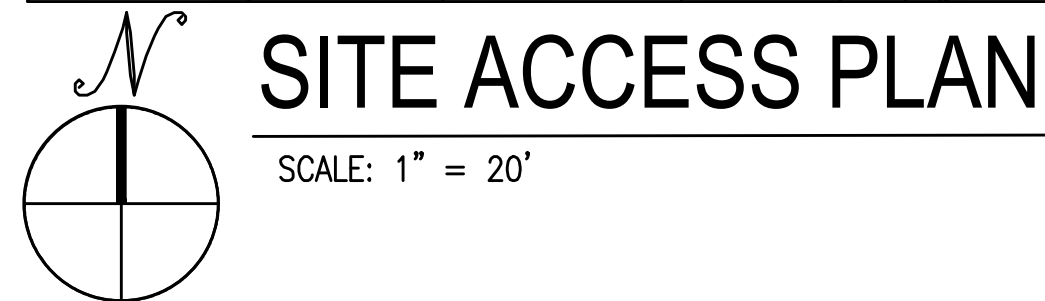
C-SP-1.0 EXISTING COND



SCALE: 1" = 100'

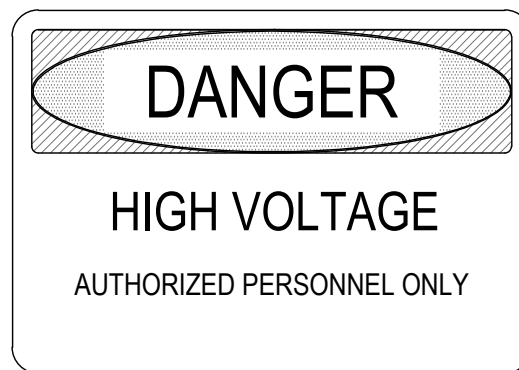
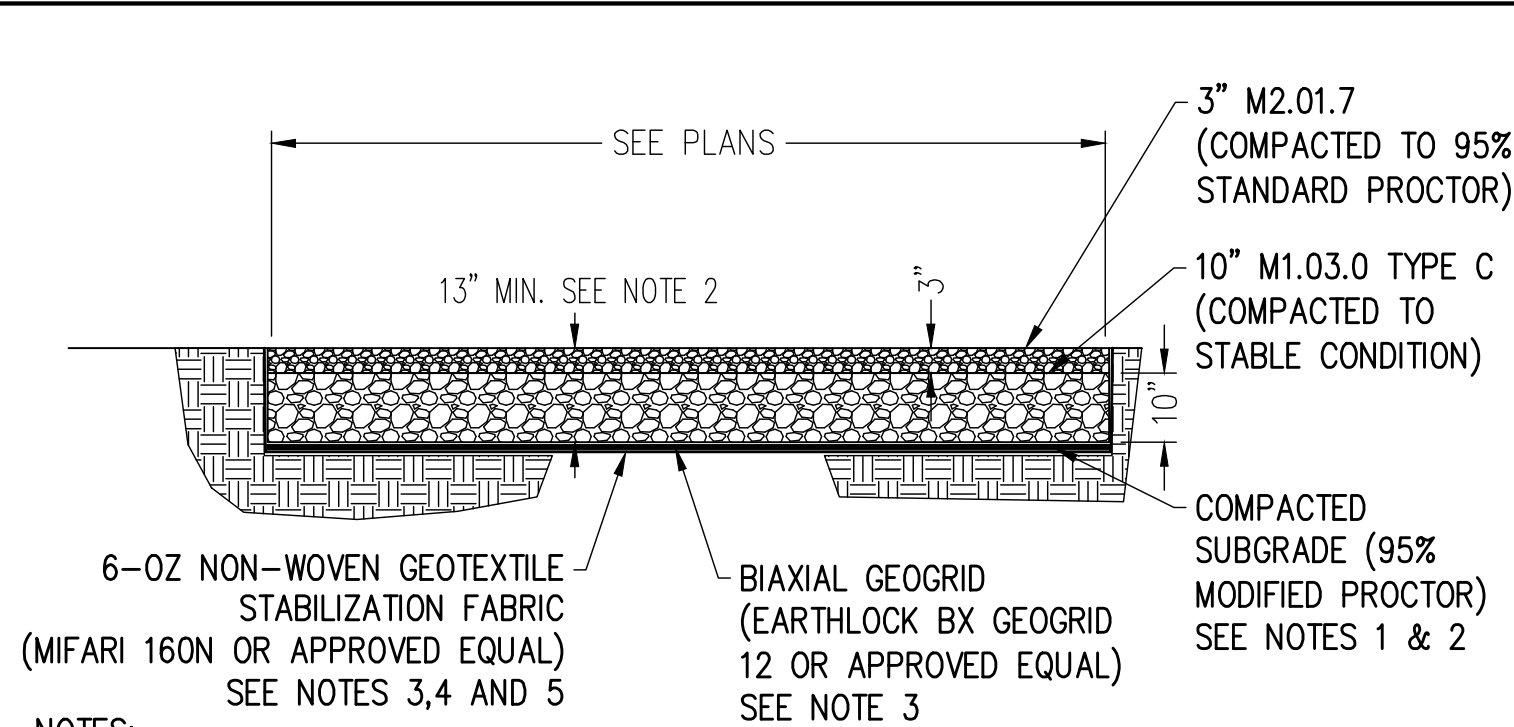
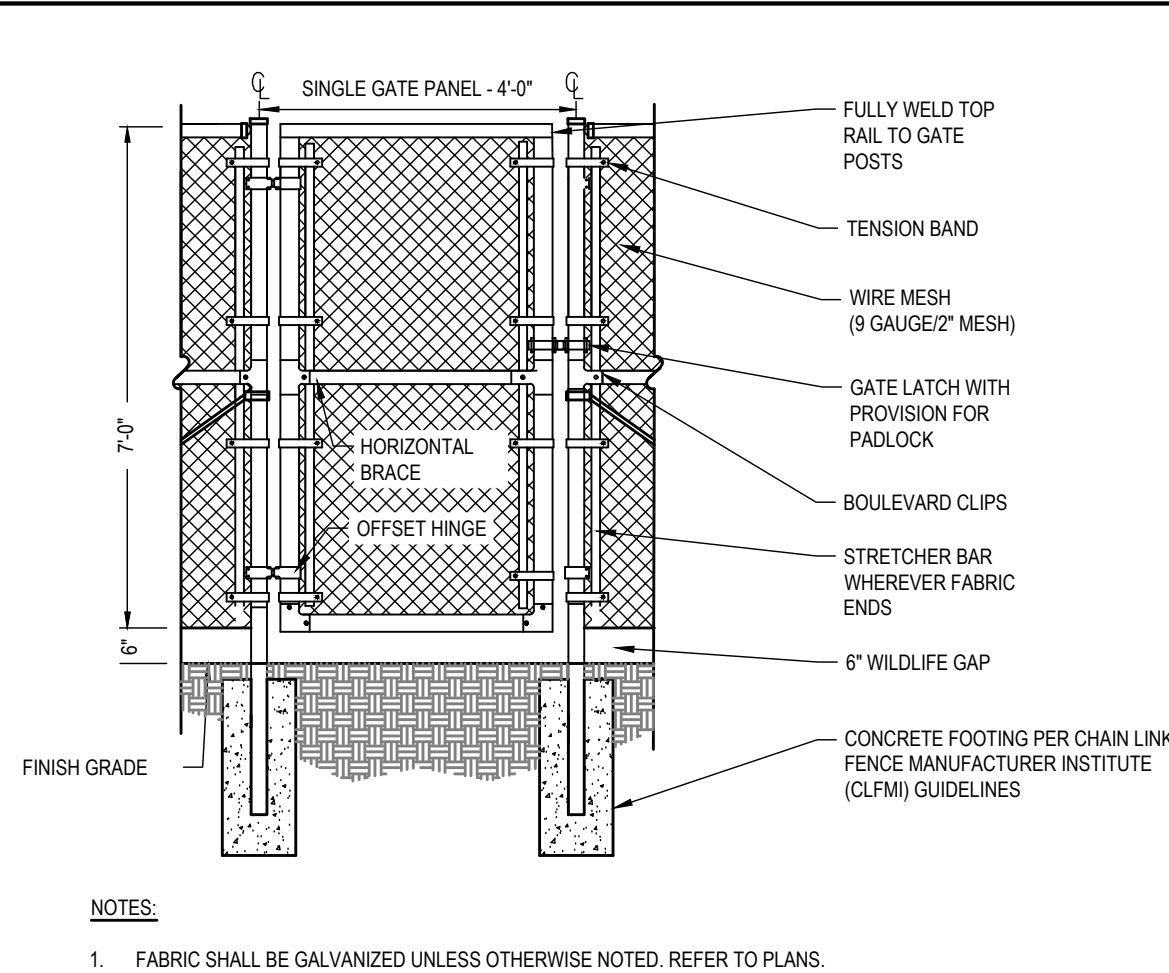
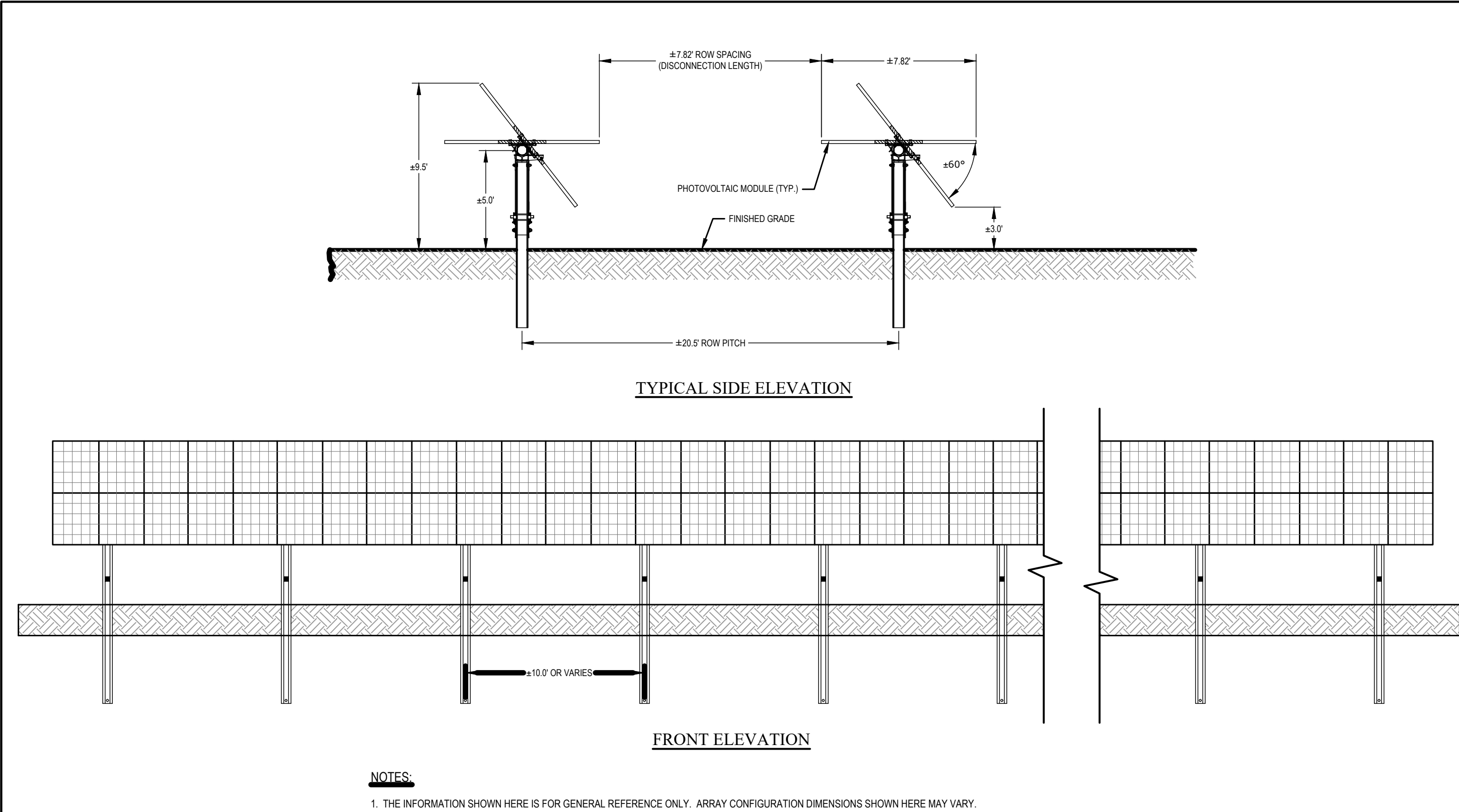
A horizontal scale bar with three segments. The first segment is white and labeled '0' at its left end. The second segment is black and labeled '75'' at its right end. The third segment is white and labeled '150'' at its right end.

- OVERALL SITE CONDITIONS



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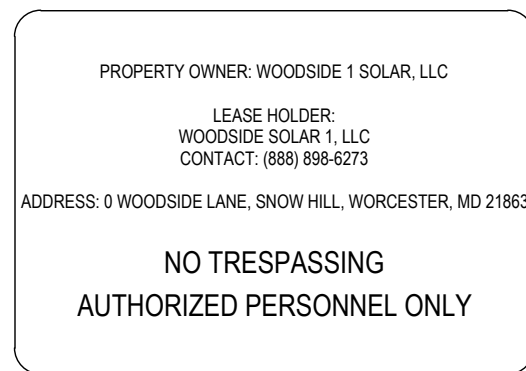
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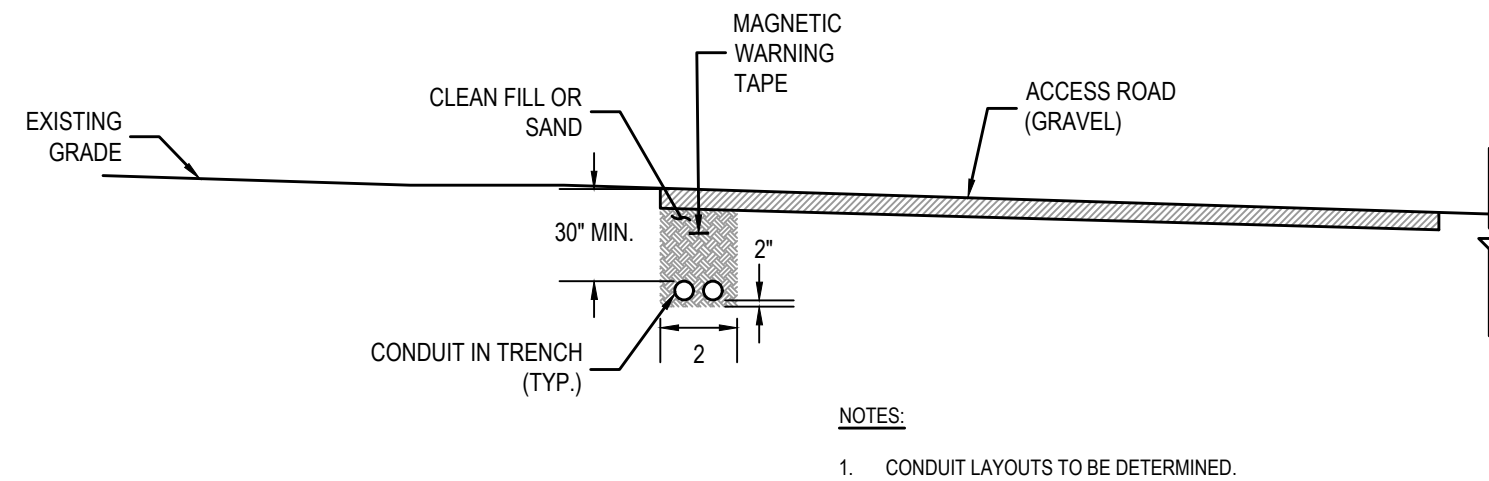
PHOTOVOLTAIC (PV) ARRAY (TYP.)

SCALE: NTS

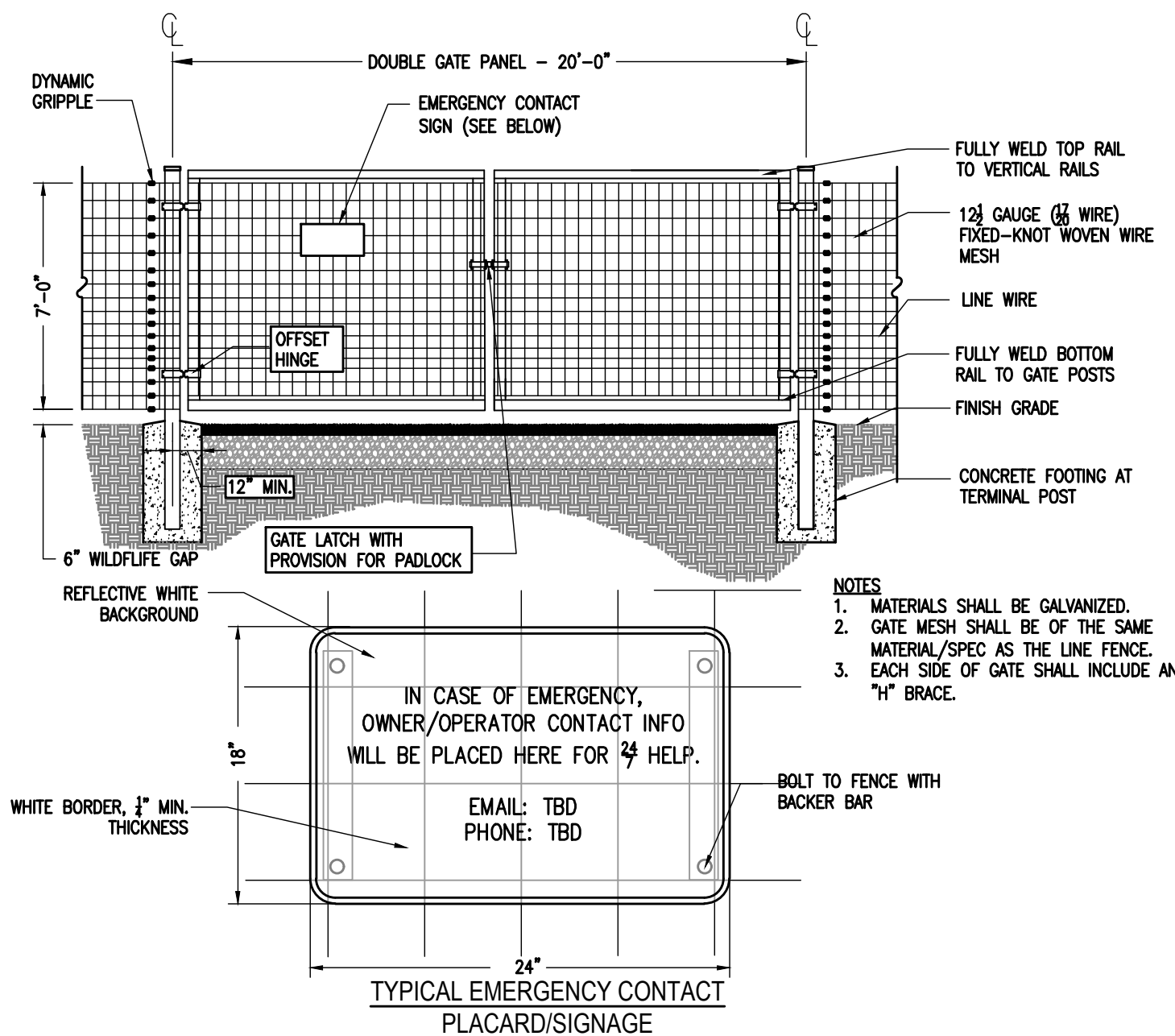


- NOTES:
- SIGNS SHALL BE 24" WIDE BY 18" HIGH, 10 GAUGE ALUMINUM WITH HIGH VISIBILITY REFLECTIVE SHEETING.
 - LOCATION: ALL ACCESS POINTS TO THE SITE AND EVERY 250' AROUND THE PERIMETER SECURITY FENCING.

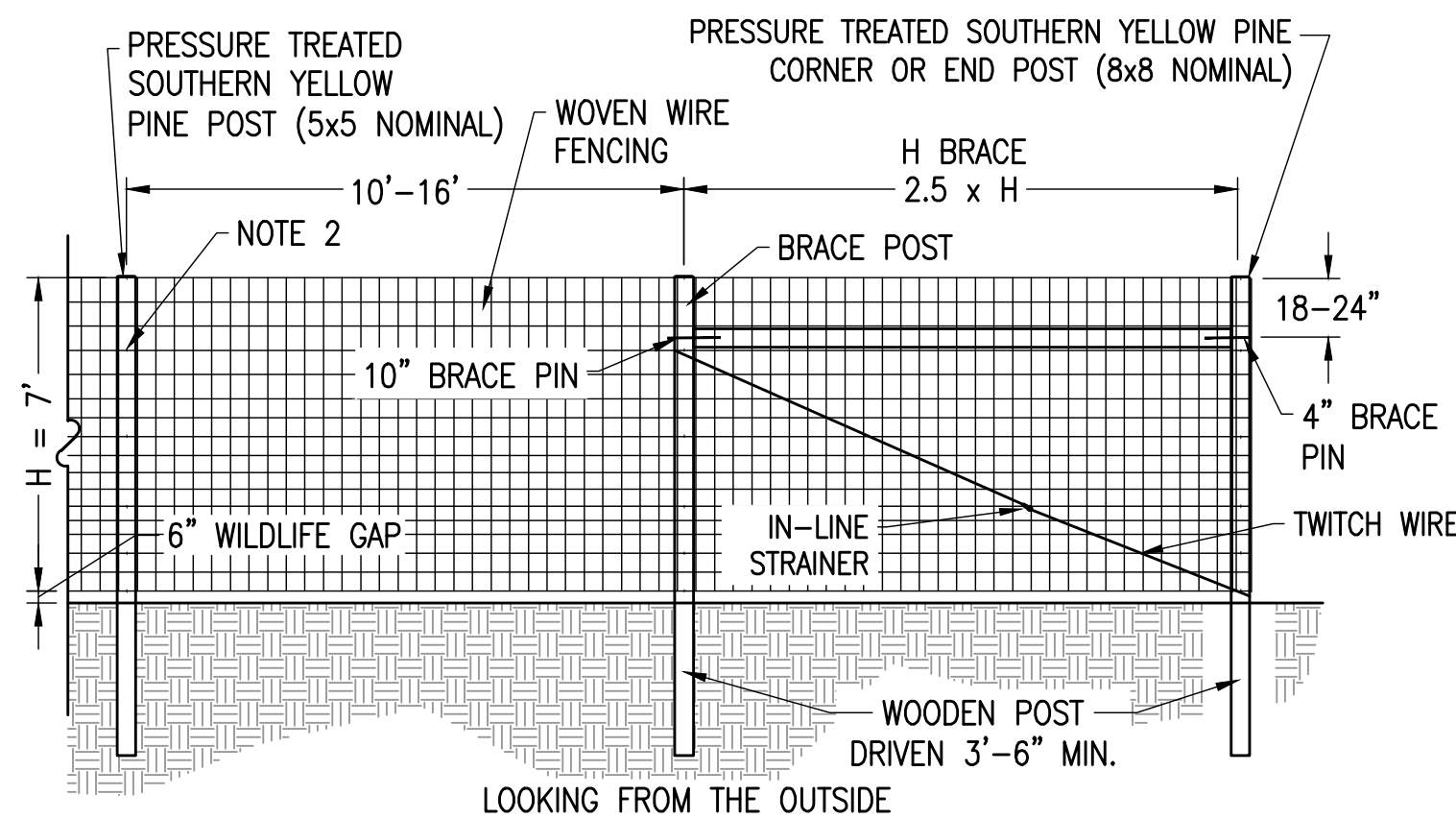
7 DETAIL SIGNAGE (TYP.) NOT TO SCALE



5 DETAIL CONDUIT TRENCH (TYP.) NOT TO SCALE

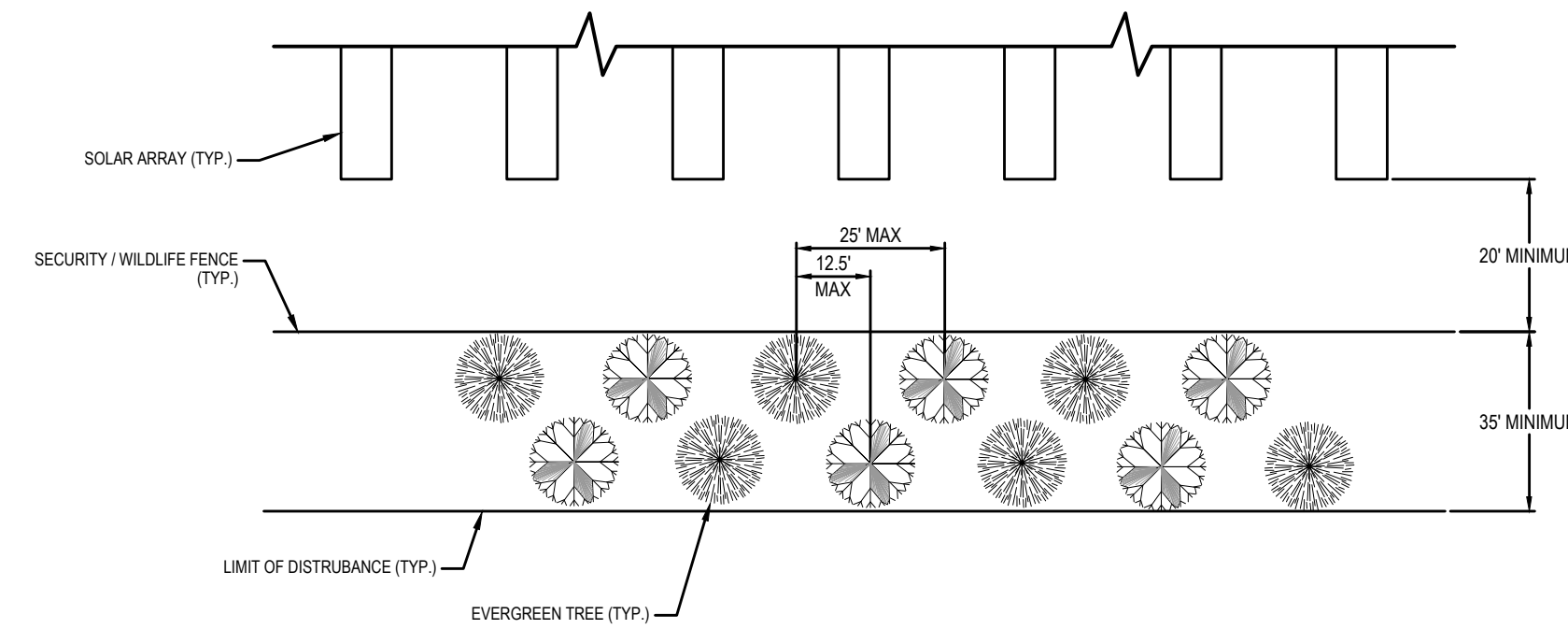


2 DETAIL 7' WOVEN WIRE VEHICLE GATE & PLACARD (TYP.) NOT TO SCALE



- NOTES:
- CORNER BRACING SHALL BE INSTALLED FIRST.
 - FENCE FABRIC SHALL BE BEKAERT SOLIDLOCK PRO, 12 1/2 GAUGE HIGH-TENSILE FIXED KNOT WOVEN WIRE FENCE OR APPROVED EQUAL.
 - FENCE SHALL BE ATTACHED TO WOOD POSTS USING CLASS 3 BARB STAPLES AND ATTACHMENT LOCATIONS (SPACING) SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
 - THIS DETAIL NOT APPLICABLE FOR PRIVACY FENCE OR FENCE WITH SLATS.
 - MINIMUM # OF HORIZONTAL WIRES SHALL BE 17 WITH 6" MAX. SPACING BETWEEN WIRES.
 - BRACE PINS SHALL BE 3/8" GALVANIZED PINS.

3 DETAIL FIXED-KNOT WOVEN WIRE SECURITY FENCE (TYP.) NOT TO SCALE



TYPICAL SCREENING BUFFER SPACING DIAGRAM

- NOTES:
- LANDSCAPING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE WORCESTER COUNTY, ZONING CODE SUBSECTIONS ZS-1-325 AND 1-344(1)(2). LANDSCAPING IS CONCEPTUAL AT THIS TIME. FINAL LANDSCAPING WILL BE COORDINATED WITH AND APPROVED BY WORCESTER COUNTY. THE LANDSCAPING BUFFER WILL COMPLY WITH ALL APPLICABLE WORCESTER COUNTY REQUIREMENTS AND WILL INCLUDE FOUR-SEASON TREE PLANTING AND 75% NATIVE SPECIES TREES.
 - THE SCREENING DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE PLAN, GRADING PLAN AND/OR UTILITIES PLAN FOR ALL OTHER INFORMATION.
 - THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, AND SITE FACTORS SUCH AS THE LOCATION OF ROCK OUTCROPS. PRIOR TO PLANTING, THE LANDSCAPE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND FIELD LOCATIONS OR ADJUSTMENTS OF THE TREES HAVE BEEN APPROVED BY THE OWNER.
 - ALL SCREENING TREES SHALL BE ARRANGED IN A WAY THAT DIAMETER OF TREE SHALL OVERLAP WHEN VIEWED AT A PERPENDICULAR ANGLE TO EFFECTIVELY ACHIEVE AN OPAQUE VISUAL BARRIER.
 - COORDINATE PLANTING LOCATIONS WITH SITE UTILITIES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT THEIR OWN EXPENSE.
 - FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN OUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
 - THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 - SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
 - INVASIVE SPECIES AND OTHER WEEDS WILL BE REMOVED AND CONTROLLED THROUGHOUT THE PROJECT AREA DURING OPERATION OF THE PROJECT. EMPHASIS WILL BE PLACED ON REMOVAL OF INVASIVE AND NOXIOUS WEED SPECIES FROM BUFFER AREAS TO MAINTAIN BUFFER HEALTH AND SCREENING PROPERTIES.
 - THE USE OF CHEMICALS WILL BE LIMITED TO THAT NECESSARY AND AVOIDED TO THE MAXIMUM EXTENT PRACTICABLE. ALL CHEMICAL CONTROL TREATMENTS WILL BE PERFORMED BY, OR PERFORMED UNDER THE DIRECT SUPERVISION OF, A MARYLAND CERTIFIED PESTICIDE APPLICATOR OR TECHNICIAN.
 - ALL PLANTING MATERIALS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT LIFE IN ORDER TO ENSURE EFFECTIVE SCREENING AND SHALL BE REPLACED WHEN NECESSARY.
 - ANY TREE WRAP OR ROPE WILL BE REMOVED AND PROPERLY DISPOSED OF FOLLOWING INSTALLATION.
 - EVERGREEN TREES SHALL BE AT LEAST 5' IN HEIGHT AT TIME OF PLANTING.

8 DETAIL SCREENING AND LANDSCAPE TREE PLANTING DETAIL (TYP.) NOT TO SCALE

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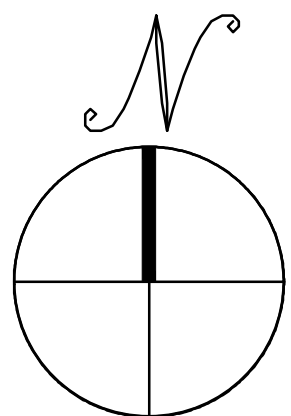
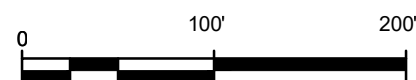
SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ASCH 0.24" X 36"

C-SP-3.0

SITE DETAILS

LANDSCAPE PLAN

SCALE: 1" = 100'



LEGEND



50' SOLAR PUBLIC ROADWAY
VEGETATED BUFFER - 1.60 AC

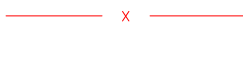


NATIVE GRASS – 2.93 AC

NATIVE VEGETATIVE FIREBREAK –
3.78 AC



UNDER PANEL & INTERROW
POLLINATOR VEGETATION - 15.16 AC



COUNTY SPECIFIED AGRICULTURAL
STYLE FENCE - 1,060 LF

GENERAL NOTE:

1. NATIVE VEGETATIVE FIREBREAK GRASSES WILL BE INCORPORATED INTO THE 10 FT AND 50 FT VEGETATED BUFFERS.
2. FOR CLARITY UNDER PANEL AND INTERROW POLLINATOR VEGETATION IS SHOWN AS HATCHED WITHIN THE SOLAR PANEL TO REPRESENT UNDER PANEL SEEDING.
3. THE ACREAGE LISTED IN THE LEGEND IS BASED ON THE AREAS SHOWN AND THE FINAL ACREAGE WILL BE DETERMINED DURING THE SITE PLAN APPROVAL PROCESS.

PLANTING SPECIFICATIONS

I. GENERAL

- A. **Scope:** The Landscape Contractor shall provide all labor, materials, and equipment necessary to complete the work shown on the drawings and described in the specifications. The Landscape Contractor shall verify all quantities of plant material shown on the plan in the plant list. In the event of a discrepancy between the quantities of plants in the plant list and the plan, the plan shall govern. It is the responsibility of the Landscape Architect and/or any discrepancy before delivering or installing any plant material.
- B. **Utilities:** The Landscape Contractor shall notify Mass Utility (1-800-257-7777) to verify the location of all main utilities and shall ask the General Contractor to locate any other and/or on-site utilities in the field before proceeding with the installation of any planting. If conditions arise in the field which necessitate the shifting of a plant location more than 15', the Landscape Architect is to be consulted.
- C. **Substitutions:** Any change in the type, size and quantity of plant material must be approved by the Landscape Architect prior to installation.
- D. **Quality Standards:** All plant material must be nursery grown and meet all of the qualitative criteria established by the current issue of the American Standard for Nursery Stock specifications published by the American Nursery & Landscape Association.
- Furthermore, all plant material must exhibit a full, symmetrical habit of growth that is characteristic of quality grown nursery stock. Plant material exhibiting a spindly or top-killed habit or any other feature that detracts from its health or appearance, will be rejected.
- E. **Dug Material:** All dug plant material shall have been dug before bud break or after peak maturation. Any plant material exhibiting dormant new growth within two (2) weeks of being planted will be rejected and must be removed from the job.
- Balled and burlapped plants shall be dug with firm natural burls of earth.
- Anti-desiccants shall be applied on all material dug while in foliage.
- F. **Poor Drainage:** No plants shall be planted in situations that show obvious poor drainage. Such situations shall immediately be brought to the attention of the Landscape Architect and Owner, and if they deem necessary, the plants shall be relocated or the contract shall be adjusted to allow for drainage correction at a negotiated cost.
- G. **Site Preparation:** It shall be the General Contractor's responsibility to present "Clean" soil conditions to the Landscape Contractor prior to any landscape installation. "Clean" soil may include on-site soil but must be free of pavement materials, mud, root systems, petroleum or other chemical substances, blue stone, construction debris and other materials larger than 6" in diameter. The "Clean" soil shall extend to the following minimum depths: 18" where trees are proposed, 12" where shrubs are proposed and 6" where ground cover is proposed. If the Landscape Architect encounters any areas that are deficient regarding these "Clean" soil specifications, he or she shall report this information to the Landscape Architect and Owner prior to planting in those areas.
- H. **Workmanship:** During planting, all areas shall be kept neat and clean, and all reasonable precautions shall be taken to avoid damage to existing plants, turf and structures. Upon completion, all debris and waste material resulting from planting operations shall be removed from the project and the area cleaned up. Any damaged areas shall be restored to their original condition.
- I. **Water:** If available on-site, the Owner shall supply water at no cost. It will be the Landscape Contractor's responsibility to supply water if there is none on the site.
- J. **Guarantee:** All plant material shall be guaranteed for a period of one (1) year. It is the Landscape Contractor's responsibility to assure that all plant material be maintained in good condition.
- The Landscape Contractor shall replace within 30 days of notice any and all plant material that declines after less than 75% of its original planned condition due to cultural reasons. The Landscape Contractor shall not be responsible for replacing plants for cultural reasons after the first original planting. If decline for cultural reasons occurs a second time, the Landscape Architect shall be notified and an alternative planting remedy will be negotiated at an extra cost to the owner.
- The Landscape Contractor shall not be held responsible for any plant losses due to mechanical injury, theft or vandalism after the job is accepted by the owner.

II. PLANTING PROCEDURES

- A. Planting Beds:** With the exception of those trees shown on the plans as individuals, all plants are to be planted into prepared planting beds which are designed on the plan with dashed outlines. The outline of each bed shall be spaced dug to be a smooth, continuous sharp-edged circle. The entire area within the outline of the bed shall be thoroughly loosened to a depth of 6-8" by picking or other means and all materials unsuitable for plant growth and all rocks and debris greater than 4" diameter are to be removed. Topsoil (that meets the qualitative description of the Maryland State Highway Administration's Materials Specification 520.022 Natural Topsoil) shall be applied over the loosened subsoil to a minimum depth of 8", creating a slightly raised planting bed in relation to the surrounding area.
- B. Tree Planting:**
1. **Preparing Tree pit:** The walls of the tree pit shall be dug so that they are vertical and scarified. The diameter of the pit shall be a total of 24" wider than the ball diameter. Care should be taken not to excavate the tree pit below a depth that allows 2" of the ball to be above finished grade. If the pit is too deep, then the bottom of the pit must be firmly tampered (to prevent settlement).
 2. **Placing Tree in Pit:** Place the tree in the pit either by lifting and carrying the tree by its ball (never lift by branches or trunk) and then lowering it into the pit. Set the tree straight and in the center of the pit with the most desirable side of the tree facing toward the prominent view (sidewalk, building, street, etc.).
 3. **Backfilling Tree Pit:** Backfill the tree pit with a mixture of 2/3 original excavated material amended with 1/3 topsoil (as specified in I.A. above)(This step will have been partially completed if the tree is planted into a prepared bed as described above.)
- Backfill sides of each pit with soil mixture and tamp before adding more backfill. Cut rope or wire on ball of tree and pull burlap back to the edge of the tree ball. Remove all plastic wraps and burlap.
- Finish backfilling sides of tree pit and tamp firmly. Never cover top of root ball with soil.
- From a saucer above existing grade and around the outer rim of the tree pit. Mulch top of root ball and saucer within 48 hours to a depth of 2" to 3".
- Water thoroughly on the interior of the tree saucer until it is filled, even if it is raining. A second watering may be necessary to insure saturation of the root ball. Prune out any dead or broken branches.
- C. Tree Tracing:** All trees less than 2" cal. can be traced with two (2) # handwood stakes 180 degrees apart. All trees 2" cal. or larger and to be grafted with three (3) day wires and ground stakes spaced evenly apart (120 degrees) in a circle (see details on plan for additional information). Staking and wire to be completed within 48 hours of planting tree.
- D. Shrub Planting:**
1. **Preparing Shrub Pit:** The walls of the shrub pit shall be dug so that they are vertical and scarified. The diameter of the pit shall be a total of 12" wider than the ball diameter. The depth of the pit shall be at an elevation that allows 2" of the ball to be above finished grade, after the bottom of the pit has been firmly tampered (to prevent settlement).
 2. **Placing Shrub in Pit:** Container grown material shall have the container removed and the outside of the root ball examined for the presence of encircling roots. Present, these roots should be severed with a sharp knife and loosened from the earth ball by means of pulling them out slightly by hand prior to planting. Place the shrub in the pit either by lifting or carrying the shrub by its root ball (never lift by branches) and then lowering it into the pit.
- Set the shrub straight and in the center of the pit with the most desirable side of the shrub facing toward the prominent view (sidewalk, building, street, etc.).
3. **Backfilling Shrub Pit:** Backfill the shrub pit hallway with soil mixture and tamp before adding more backfill. Cut rope or wire on ball of shrub and pull burlap (if #18B) back to the edge of the root ball. Remove all plastic wraps and burlap.
- Finish backfilling sides of pit and tamp firmly. Never cover top of root ball with soil. From a saucer above existing grade and around the outer rim of the shrub pit. Mulch top of root ball, saucer, and the entire planting bed within 48 hours to a depth of 2" to 3".
- Water thoroughly on the interior of the shrub saucer until it is filled, even if it is raining. A second watering may be necessary to insure saturation of root ball. Prune out any dead or broken branches.
- D. Seeding & Sodding**
- All disturbed areas not covered by buildings, pavements and planting areas are to be established in a lawn of turf-type Tall Fescue either by seed or sod, or combination, depending on the time of year, availability of materials and Owner's preference.

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MAJOR SITE PLAN
0 WOODSIDE LN
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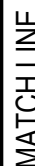
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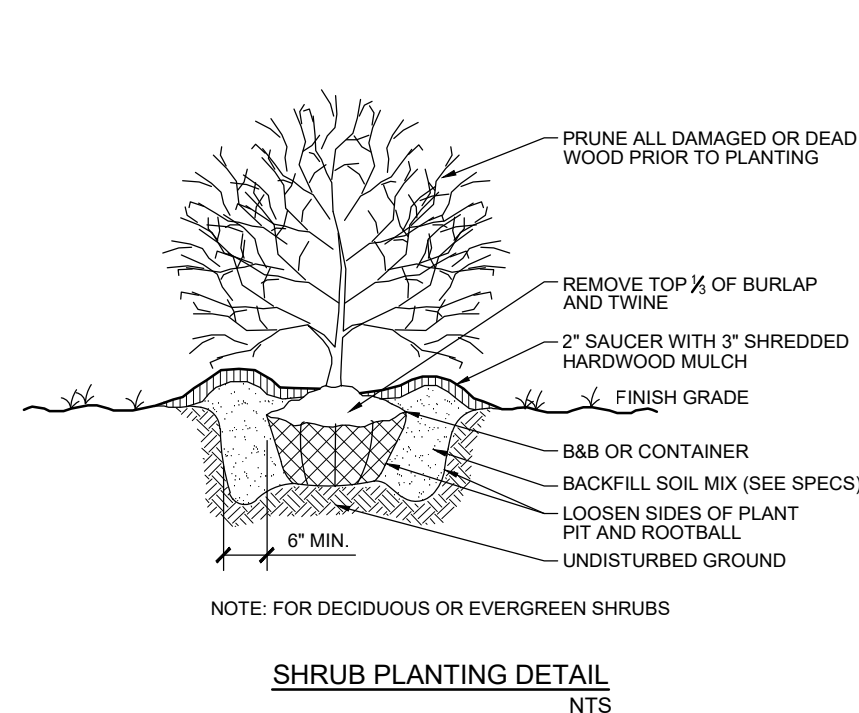
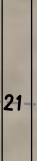
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LANDSCAPE PLAN

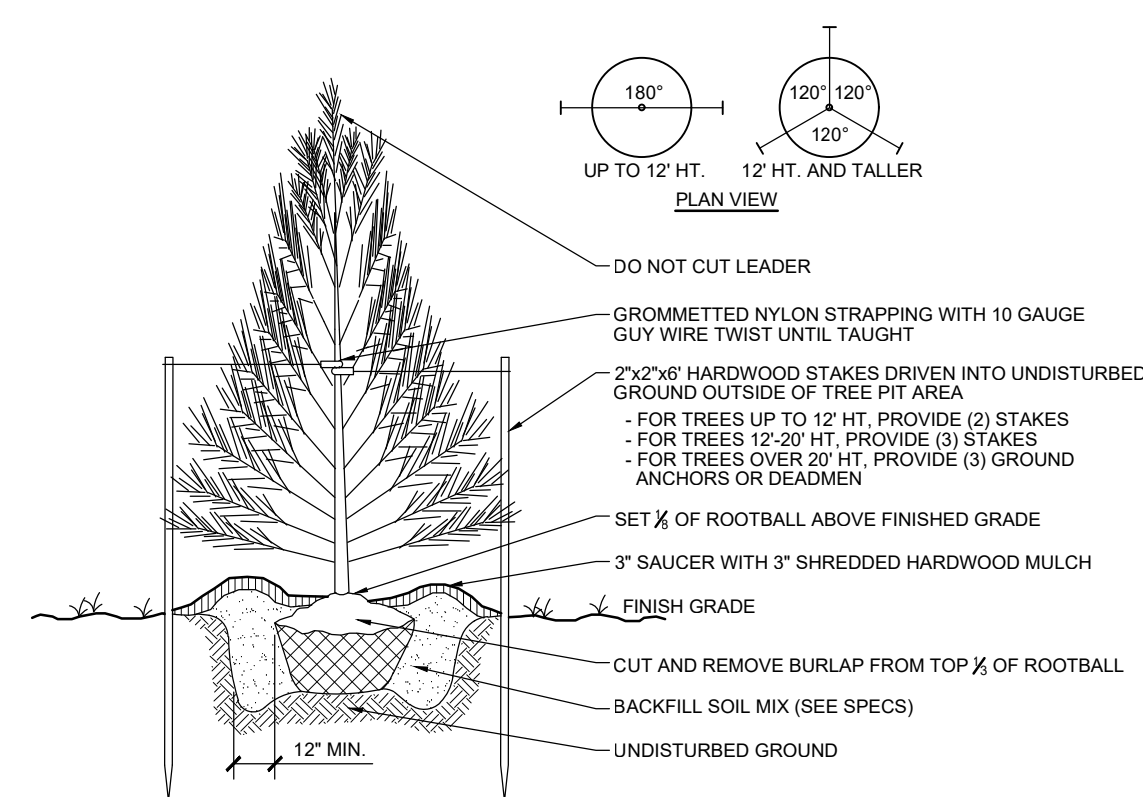


PLANT SCHEDULE

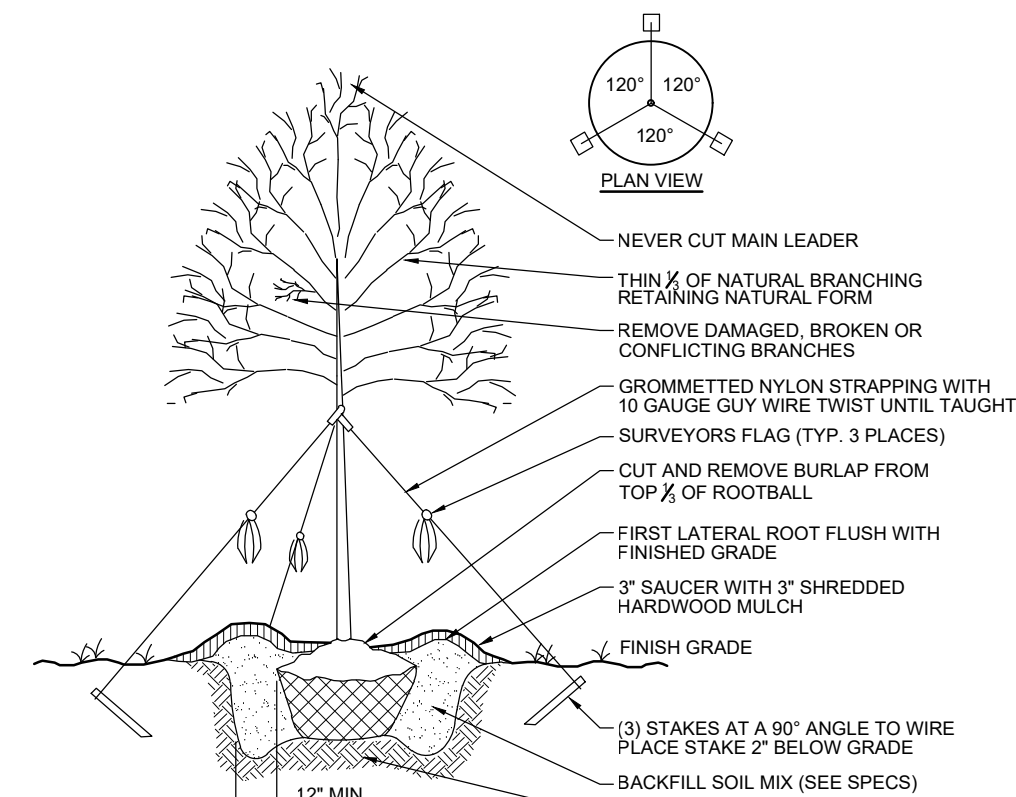
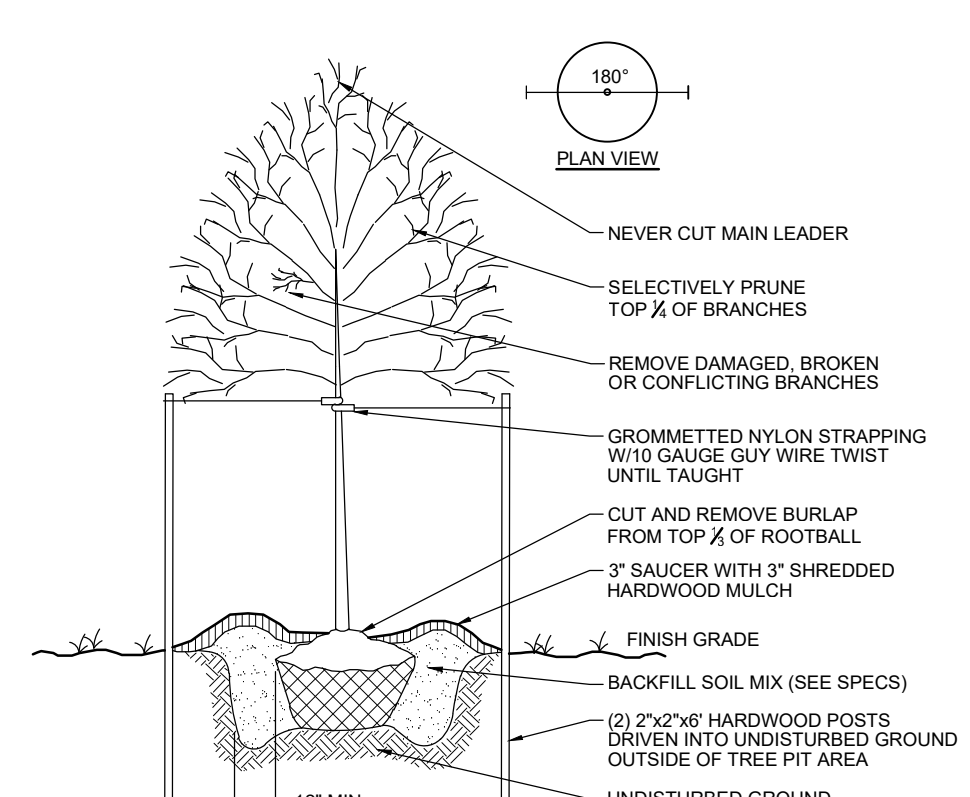
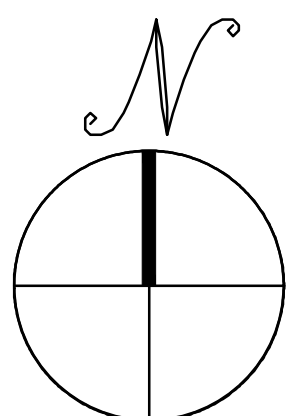
<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>ROOT</u>	<u>NATIVE</u>
SHADE TREES						
AR	12	Acer rubrum 'Red Sunset' / Red Sunset Maple	2 1/2 - 3" Cal.	As Shown	B&B	NATIVE
PB	18	Platanus x acerifolia 'Bloodgood' / London Plane Tree	2 1/2 - 3" Cal.	As Shown	B&B	NATIVE
QH	17	Quercus phellos / Willow Oak	2 1/2 - 3" Cal.	As Shown	B&B	NATIVE
EVERGREEN TREES						
PL	83	Pinus taeda / Loblolly Pine	6 - 8' Ht.	As Shown	B&B	NATIVE
TE	85	Thuja occidentalis 'Emerald' / Emerald Arborvitae	6 - 8' Ht.	As Shown	B&B	NATIVE
ORNAMENTAL TREES						
AC	20	Amelanchier canadensis / Shadblow Serviceberry	1 1/2 - 2" Cal.	As Shown	B&B/Cont.	NATIVE
CC	16	Cercis canadensis / Eastern Redbud	1 1/2 - 2" Cal.	As Shown	B&B/Cont.	NATIVE
CV	16	Chionanthus virginicus / White Fringetree	1 1/2 - 2" Cal.	As Shown	B&B/Cont.	NATIVE
<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>ROOT</u>	<u>NATIVE</u>
SHRUBS						
CH	66	Clethra alnifolia 'Hummingbird' / Summersweet	30" - 36" Ht.	4' O.C.	Cont.	NATIVE
IG	74	Ilex glabra 'Shamrock' / Inkberry	18 - 24" Ht.	4' O.C.	Cont.	NATIVE
IL	64	Itea virginica 'Little Henry' TM / Virginia Sweetspire	18 - 24" Ht.	4' O.C.	Cont.	NATIVE
KL	62	Kalmia latifolia / Mountain Laurel	18 - 24" Ht.	4' O.C.	Cont.	NATIVE
MP	65	Myrica pensylvanica / Northern Bayberry	18 - 24" Ht.	4' O.C.	Cont.	NATIVE



SHRUB PLANTING DETAIL

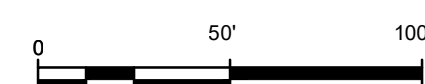


EVERGREEN TREE PLANTING DETAIL

DECIDUOUS TREE PLANTING DETAIL
2 1/2" CALIBER OR GREATER NTSDECIDUOUS TREE PLANTING DETAIL
LESS THAN 2 1/2" CALIPER NTS

DETAILED LANDSCAPE PLAN

SCALE: 1" = 50'



THIS DOCUMENT IS PROVIDED BY NEW LEAF ENERGY, INC. TO FACILITATE THE SALE OF THE RENEWABLE ENERGY PROJECT REPRESENTED HEREIN. REPRODUCTION, RELEASE OR UTILIZATION FOR ANY OTHER PURPOSE, WITHOUT PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.



5 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (800) 818-5249
FAX: (888) 678-8991
WWW.NEWLEAFENERGY.COM



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A LICENSED PROFESSIONAL ENGINEER.

WOODESIDE SOLAR PROJECT
MAJOR SITE PLAN
0 WOODESIDE LN
SNOW HILL, WORCESTER COUNTY, MD 21863
ELECTION DISTRICT 1

PROJECT NUMBER:
23011299

[illegible]

SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ARCH D 24" X 36"

C-4.1

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: July 8, 2026

PROJECT: Snow Solar – Major Site Plan Review

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

_____ Jackson, Zoning Administrator
_____ Zito, DRP Specialist III
_____ Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Soper, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Korb, Deputy Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Beauchamp, W & WW, DPW
_____ Knight, Planning Commission Rep.



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200 / FAX: 410.632.3008
<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION
BUILDING DIVISION
BOARD OF LICENSE
COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

July 8, 2026

Snow Solar – Major Site Plan Review

Proposed utility-scale solar project. Located at 6217 Timmons Road, Snow Hill, MD 21863. Tax Map 56, Parcel 10, Tax District 2, A-1 Agricultural District. Dan Westerlund, owner / ARM Group, LLC, applicant & engineer.

Prepared by: Zoning Division Staff

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

The Planning Commission is the approving authority for this site plan. For a Major Site Plan, please address all comments provided by the Technical Review Committee (TRC) and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted by the County until all comments provided to the applicant have been addressed on the site plan and any associated documents.

General Requirements:

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
 - a. A complete building permit application along with the initial fee of \$350 made payable to “Worcester County.”
 - b. Four (4) sets of sealed plans in accordance with the applicable International Building Code, Energy Code, and ADA Code.
 - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.

In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Builts (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

§ZS1-201	A-1 Agricultural District
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways
§ZS1-344	Alternative Energy Facilities

*Step I of the site plan was reviewed by the Worcester County Commissioners on November 7, 2023 and was approved by the Public Service Commission on October 30, 2024, under PSC Case No. 9714. Therefore, it is not subject to the Renewable Energy Certainty Act (RECA) standards for setbacks and separation distances.

General

1. Sheets 3 & 4: Please clarify if the proposed 12' wide access drive will be for one-way traffic. If it is for two-way traffic, then it will need to be widened to 20.'
2. Sheets 3 & 4: Please show the signage that is shown on typical detail #9 on sheet 5.

Landscaping

1. The site plan and landscaping plan state that existing natural screening is to be utilized for the landscape buffer near the poultry houses on Tax Map 56, Parcel 9. The plans and aerials, however, appear to show the landscaping is located on the adjacent parcel, and not the subject parcel. Please confirm the location of the existing vegetation. If it is located on the adjacent parcel, additional vegetation will be required on the subject parcel.
2. Sheet L2.0: Please add that any changes and substitutions to the landscaping plan shall be approved by Worcester County.
3. Sheet L2.0: Please provide the landscaping height and caliper of all proposed landscape material at the time of planting and maturity. §ZS1-322(d)(5).
4. Sheet L2.0: Please provide a native species percentage calculation, as 75% of the species must be native to Worcester County. §ZS1-322(b)(7).
5. Sheet L2.0: Within Note #4 in the Installation Notes, please also add that changes in planting locations must also be approved by Worcester County.
6. Sheet L2.0: Please provide a typical detail for the landscape buffer row.
7. Sheet L2.0: Please specify the landscaping maintenance system or watering plan. Per County code: "Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation system with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material." §ZS1-322(b)(7).
8. Worcester County shall hold a landscaping bond equal to 100% of the total landscaping cost for the first five years. After five years, 50% of the bond may be released if, on inspection, the vegetative protections meet a 90% survival threshold. The remaining 50% shall be held for an additional two years. If upon further inspection and confirmation that the vegetative protections continue to meet 90% survival threshold, it shall be released.
9. A landscape inspection and maintenance agreement shall be recorded in the Land Records prior to the issuance of the building permit. A \$60 check made payable to "Worcester County Clerk of Court" must also be provided with the agreement.

Decommissioning Plan

1. Page 5, Section 5: Please revise the Zoning Standard code section from §ZS1-344(d)(H) to §ZS1-344(d)(1)(H.).

2. Page 5, Section 5: Please add that the operator or property owner must provide the Department with written notice whenever the solar energy system is out of active production for more than six months. At any point in time that the Department suspects that a solar energy system is no longer in active production, the operator and property owner grant the Department the right to conduct an on-site inspection. Any facility that ceases to produce electricity for twelve months shall be considered abandoned. §ZS1-344(d)(7)(A.)(2.).
3. Please add that a decommissioned site shall be restored to its original predevelopment condition within twelve months of the proposed date of discontinued operation or abandonment. 344(d)(7)(A.)(4.).
4. Please add that a geotechnical report shall be submitted to the County during decommissioning. The report shall identify actions taken to restore the site to predevelopment conditions, including an assessment of soil conditions, and any monitoring activities that may be required. §ZS1-344(d)(7)(A)(4)(viii).
5. A wet-sealed copy of the final approved Plan must be submitted to the County prior to signature site plan approval.

Decommissioning Bond

1. A decommissioning bond to be held by Worcester County will be required prior to the issuance of a building permit. The bond value shall be 125% of the cost estimate, and the cost estimate shall be prepared by an independent certified Professional Engineer approved by the County. The bond value shall not include salvage value. The bond value shall be reevaluated every five (5) years, when the property or lease transfers, and just prior to decommissioning. §ZS1-344(d)(7)(C).
2. The proposed decommissioning amount provided cost estimates from 12/11/2023. Please provide cost estimates from 2026.
3. A decommissioning agreement shall be recorded in the Land Records prior to the issuance of the building permit. A \$60 check made payable to “Worcester County Clerk of Court” must also be provided with the agreement.

Other Agency Approvals:

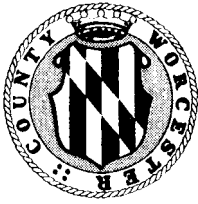
1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area, Forestry, and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

***Please provide a detailed listing of all site plan changes along with any resubmission.**

NEXT STEPS: For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and any associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for ‘final signature approval’ before building/zoning permits will be issued.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.



WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting
Worcester County Government Center
1 W. Market St., Room 1201
Snow Hill, Maryland 21863
410-632-1200, Ext. 1151
pmiller@worcestermd.gov

Project: 6217 Timmons Road, Solar

Date: 7/8/2026

Tax Map: 56 Parcel: 10 Section:__ Lot:__ Block:_____

COMMENTS

1. Current Codes: 2021 International Building Code
2020 National Electric Code
2. Wind Design (assumed): 112 MPH Risk Category I; Exposure Category "C";
Ground Snow Load – 20 PSF
3. Soils report required at time of permit application.
4. Engineered sealed plans (Maryland) required for all systems and components.
Soils evaluation for pile foundation for embedment.
5. Special inspector (**third party engineer**) will be required for all piles, systems and components during construction. Final certification and report of project prior to final inspection by building inspector.
6. Submit the total number and size of solar panels to be installed.
7. Provide total wattage amount at time of application.
8. Please provide your design professional with a copy of these comments.
9. If tracking panel system is installed, a commissioning report will be required.

Additional information may be requested at time of plan review.

Permit fee is by ft² of panels x .1131. There is also a fee for fire marshal.



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **Snow Solar**

TRC #: **20260301**

LOCATION: **6217 Timmons Road – Snow Hill, Maryland 21811**

CONTACT: **ARM Group LLC**

MEETING DATE: **July 8, 2026**

COMMENTS BY: **Robert Korb, Jr.**

Chief Deputy Fire Marshal

As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted TRC plans only, and does not cover unsatisfactory conditions resulting from errors, omissions, or failure to clearly indicate conditions. A full plan review by this office is required prior to the issuance of a building permit. The following comments are noted from a fire protection and life safety standpoint.

Scope of Project:

Proposed utility scale solar array project.

Specific Comments:

1. Provide a Knox Box furnished by the Snow Hill Fire Department at the entrance to the site on the access gate.
2. Upon completion of the project, provide awareness training to the Snow Hill Fire Department on site specific safety details.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner IV 

Subject: Forest Conservation & Stormwater Management Review

Date: June 26, 2026

Date of Meeting: July 8, 2026

Project: Snow Solar

Location: 6217 Timmons Road, Snow Hill MD, Tax Map: 56, Parcel: 10

Owner/Developer: Dan Westerlund

Engineer/Surveyor: ARM Group, LLC

This project is exempt from the Worcester County Forest Conservation Law. In accordance with House Bill 723, as of July 1, 2024, solar photovoltaic facilities are exempt from the County's Forest Conservation Law provided there is no cutting or clearing of forest, and provided that all forested area cut or cleared is replaced at a ratio of one acre planted for each one acre removed, or, is replaced at a ratio of one half acre planted for each one acre removed in a priority funding area. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

The Forest Conservation statement above shall be included in the plans for this project.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan approval. This project will need Stormwater Site Development Plan approval prior to proceeding to Planning Commission.

All projects over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination

Citizens and Government Working Together

System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

Citizens and Government Working Together

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863
TEL: 410-632-1220 FAX: 410-632-2012



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAMS
STORMWATER MANAGEMENT
SEDIMENT AND EROSION CONTROL
SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS
FOREST CONSERVATION
COMMUNITY HYGIENE

MEMORANDUM

DATE: January 1, 2024
TO: Applicant
FROM: David M. Bradford, Deputy Director
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

Please note, if a Stormwater plan is approved by this office and does not include phasing, the corresponding permit can only receive Stormwater Final approval once all improvements are completed and the entire site is stabilized. This includes properties which have multiple Building or Zoning permits associated with the Stormwater plans. If a Stormwater Bond is required per the permit, the bond will only be released once a Stormwater Final approval takes place.

Additionally, if pervious pavement (i.e. asphalt, concrete) is proposed as a Stormwater Best Management Practice (BMP), an engineer will be required to ensure that this BMP is installed per the approved plan and the correct sequence is detailed on approved plans. Furthermore, all site disturbance must be stabilized prior to beginning the BMP installation process to avoid any contamination or performance issues. If components of the BMP become contaminated, excavation may be required. A detail/schematic must be site specific and reflect how associated sub drains are connected to piping and also illustrate all material being used in subgrade when using this BMP.

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

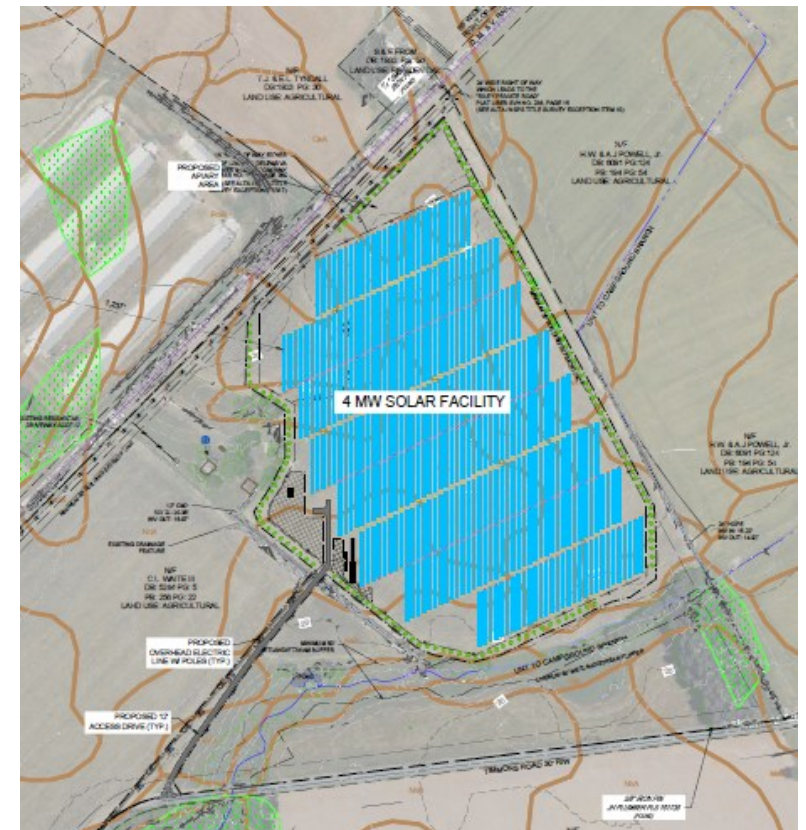
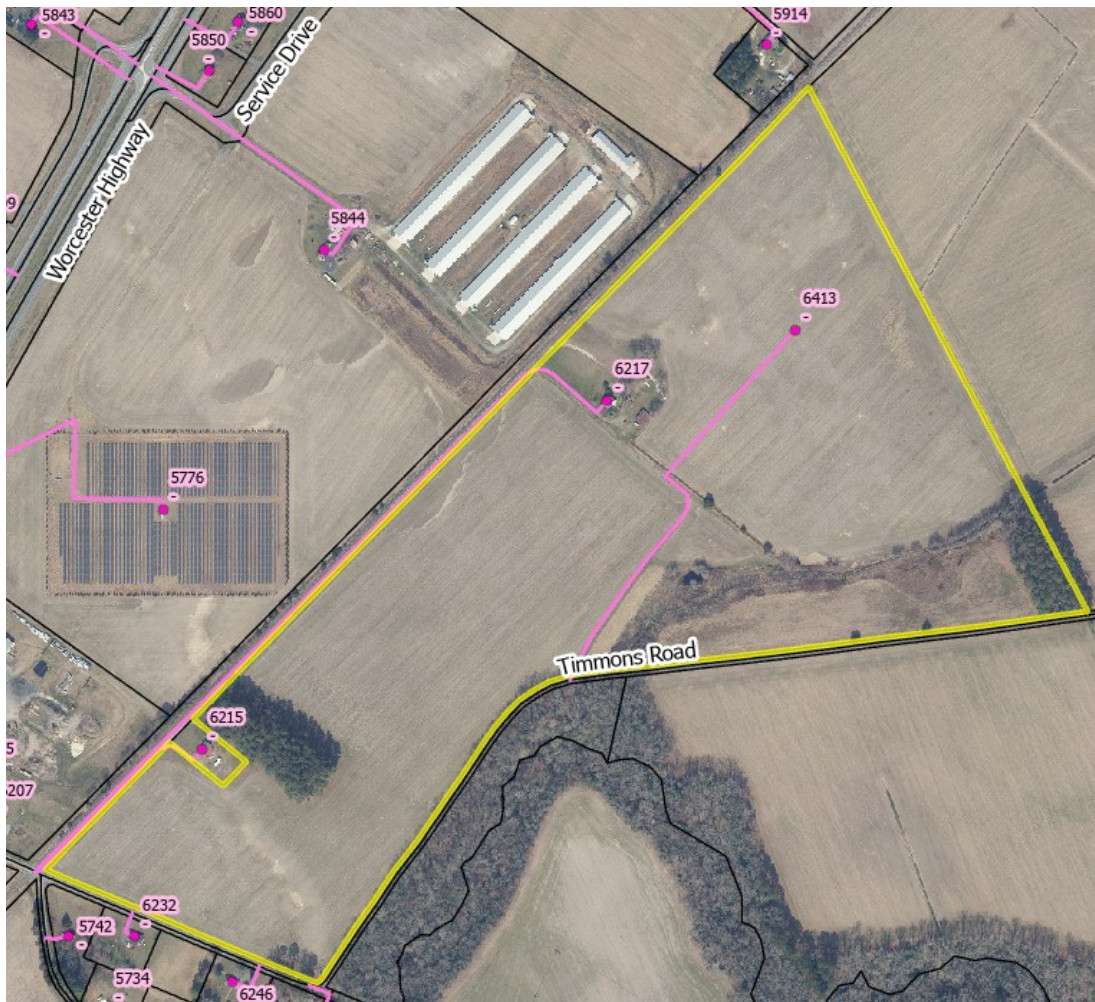
New Address Assignment: Timmons Road....ODD—Snow Solar Project

SDAT Account ID No. 24-02-006626—Tax Map 56, Parcel 10—**Zip Code Snow Hill 21863**

The lane serving the dwelling 6217 Timmons Road) is approximately 2570 feet from the driveway to serve access to the solar project as shown on the site plan. The centerline line of the existing farm lane to serve the solar project is approximately 1482 feet and 2020 feet from the centerlines of the driveway serving 6300 and 6604 Timmons Road, respectively. I recommend the following address for the solar project on **Parcel 10: 6413 Timmons Road.**

DRP/TSD:KHenry06152026

Please post the street number near the driveway entrance at the public road and near the main entrance gate to the solar project to be visible by emergency personnel.



Timmons Road....ODD										
Distance	Address	Distance	Address	Distance	Distance	Address	Distance	Distance	Address	Distance
0	6300/1	1000	6341	2500	2000	6435	1500	3000	6529	500
50	6303	50	6343	2450	50	6537	1450	50	6531	450
100	6305	100	6345	2400	100	6539	1400	100	6533	400
150	6307	150	6401	2350	150	6541	1350	150	6535	350
200	6309	200	6403	2300	200	6543	1300	200	6537	300
250	6311	250	6405	2250	250	6545	1250	250	6539	250
300	6313	300	6407	2200	300	6501	1200	300	6541	200
350	6315	350	6409	2150	350	6503	1150	350	6543	150
400	6317	400	6411	2100	400	6505	1100	400	6601	100
450	6319	450	6413	2050	450	6507	1050	450	6603	50
500	6321	500	6415	2000	500	6509	1000	500	6604/5	0
550	6323	550	6417	1950	550	6511	950			
600	6325	600	6419	1900	600	6513	900	Existing Address		
650	6327	650	6421	1850	650	6515	850	New Address		
700	6329	700	6423	1800	700	6517	800			
750	6331	750	6425	1750	750	6519	750			
800	6333	800	6427	1700	800	6521	700			
850	6335	850	6429	1650	850	6423	650			
900	6337	900	6431	1600	900	6525	600			
950	6339	950	6433	1550	950	6527	550			

RE: 7/8/26 TRC - Draft Agenda

From Jeffrey Fritts <JFritts@mdot.maryland.gov>
Date Wed 6/17/2026 10:11 AM
To Benjamin M. Zito <bmzito@worcesstermd.gov>

Ben,

Snow Solar project will have no negative impact to the state roadway. Woodside Solar, SHA will require a plan review for the access points in the state ROW. It appears that SHA ROW is approximately 400' down Woodside Lane. I will not be able to attend the 7/8/26 TRC meeting. Feel free to contact me directly with any questions.

Thanks,



From: Benjamin M. Zito <bmzito@worcesstermd.gov>
Sent: Monday, June 15, 2026 7:54 AM
To: Benjamin M. Zito <bmzito@worcesstermd.gov>
Subject: 7/8/26 TRC - Draft Agenda

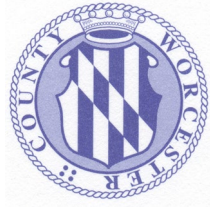
Caution: CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward suspicious emails directly to Email Abuse (abuse@mdot.maryland.gov) or call the MDOT Service Desk at 410-768-7181 for assistance.

All,

See the attached draft agenda and materials for the 7/8/26 TRC meeting. The files can be found here:  [7-8-26 TRC](#)

Please let me know by 6/18/26 if the projects can remain on the agenda.

Thank you,



Worcester County
Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a July 8, 2026 Meeting

From: Environmental Programs Staff

Subject: **Major Site Plan Review: Snow Solar Project – develop a 4.0 MW AC utility scale solar energy system.**
Tax Map: 56, Parcel: 10

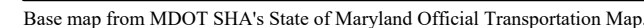
Date: July 2, 2026

Environmental Programs comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect water and/or sewage for this site.

1. Environmental Programs requires a \$150 fee for any Technical Review Committee projects submitted that are not served by public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. The property is within the County's designated Priority Preservation Area, an area containing productive agricultural and forestry resource land that would support agricultural land production and timber production for the present and future.

Citizens and Government Working Together

ARM Group LLC
Engineers and Scientists
www.armgroup.net



JUNE 2026

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING SITE CONDITIONS PLAN
3	OVERALL PROPOSED SITE CONDITIONS PLAN
4	PROPOSED SITE CONDITIONS PLAN
5	SITE DETAILS

STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:
THERE ARE NO INFILTRATION OR FILTERING STORMWATER MANAGEMENT PRACTICES PROPOSED WITH THIS PROJECT

Base map from the following USGS 7½ minute quadrangle: Public Landing, MD dated 2019

PREPARED BY:



ARM Group LLC
Engineers and Scientists
www.armgroup.net

HEADQUARTERS:

1129 West Governor Road • Hershey, PA 17033-0797
Ph: (717) 533-8600 Fax: (717) 533-8605

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THIS DRAWING, ITS CONTENTS, AND EACH COMPONENT OF THIS DRAWING ARE THE PROPERTY OF AND PROPRIETARY TO ARM GROUP INC. AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER EXCEPT FOR THE PURPOSE IDENTIFIED ON THE TITLE BLOCK, AND ONLY BY OR ON BEHALF OF THIS CLIENT FOR THE IDENTIFIED PROJECT UNLESS OTHERWISE AUTHORIZED BY THE EXPRESS, WRITTEN CONSENT OF ARM GROUP INC.

SITE ADDRESS:
6217 TIMMONS ROAD, SNOW HILL, MD (38.1963°N, -75.3603°W).
PROJECT SITE:

1. EXISTING ZONING: A-1 AGRICULTURAL DISTRICT
2. EXISTING USE: AGRICULTURAL
3. PROPOSED USE: SOLAR ENERGY SYSTEM, MAJOR
4. TYPE OF DEVELOPMENT: NEW DEVELOPMENT
5. TOTAL SITE AREA: 97.71 AC
6. TOTAL PROPOSED DEVELOPMENT AREA (LIMIT OF DISTURBANCE): 1,317,171 SF (30.24 AC)
7. PROPOSED IMPERVIOUS AREA: 16,209 SF (0.37 AC)
8. TAX MAP: 0056, GRID: 0014, PARCEL NUMBER: 0010
9. TAX DISTRICT: 2 (SNOW HILL)
10. SYSTEM SIZE: 6,472.80 kW DC / 4,000.00 kW AC (DC/AC RATIO: 1.618)
11. SWM CONCEPT APPROVAL: 7/17/2025
12. NO PERMANENT LIGHTING IS PROPOSED FOR THIS PROJECT, THEREFORE NO LIGHTING PLAN IS REQUIRED.

CPCN FILE #9714, 4 MW AC SOLAR PROJECT, FINAL ORDER
NO. 91393 RECEIVED ON OCTOBER 15, 2024.

COVER SHEET
MAJOR SITE PLAN

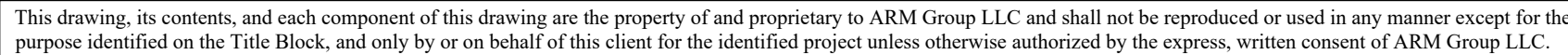
SNOW HILL
WORCESTER COUNTY, MARYLAND

SNOW SOLAR PROJECT
SH MD SOLAR 1, LLC

Sheet 1

[illegible]

This drawing, its contents, and each component of this drawing are the property of and proprietary to ARM Group LLC and shall not be reproduced or used in any manner except for the purpose identified on the Title Block, and only by or on behalf of this client for the identified project unless otherwise authorized by the express, written consent of ARM Group LLC.



Sheet

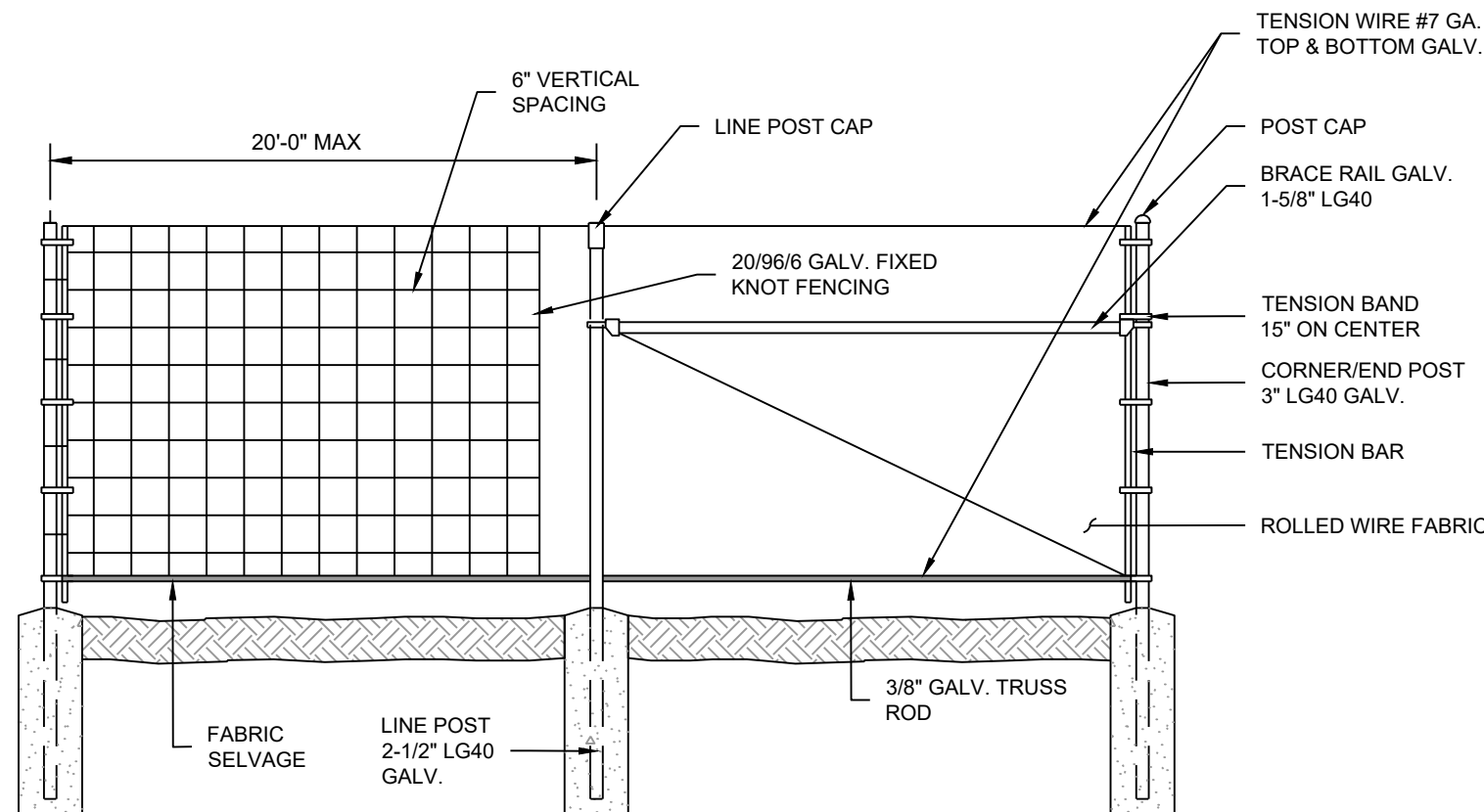
FRONT ELEVATION

TYPICAL SIDE ELEVATION

NOTES:

1. THE INFORMATION SHOWN HERE IS FOR GENERAL REFERENCE ONLY. ARRAY CONFIGURATION DIMENSIONS SHOWN HERE MAY VARY

1 DETAIL
PHOTOVOLTAIC ARRAY (TYP.)
NOT TO SCALE

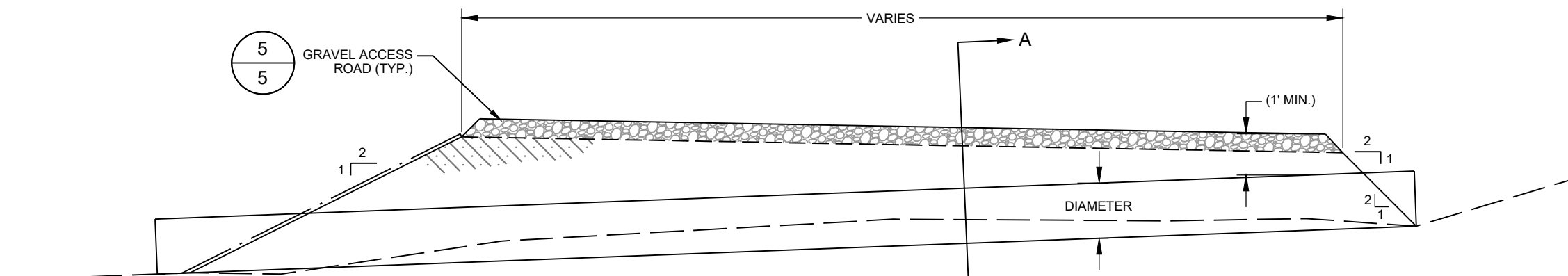


NOTES:

1. FENCE SHALL BE PLACED ALONG ENTIRE PROPOSED PROJECT PERIMETER.
2. POSTS SHALL BE SPACED EQUAL DISTANCES APART. MAXIMUM SPACING SHALL BE 20 FEET UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
3. POST TOPS SHALL BE SECURELY FASTENED TO POST.
4. BRACE RAILS AND TRUSS RODS SHALL BE SECURELY FASTENED TO POST WITH BRACE BANDS WITH THREADED TAKE-UP ADAPTOR FOR TRUSS RODS.
5. GROUND WIRE SHALL BE ATTACHED TO FENCE FABRIC BY MEANS OF A SPLIT BOLT.
6. FABRIC SHALL BE STRETCHED TO A SMOOTH UNIFORM BY MEANS OF A SPLIT BOLT.
7. DETAILS SHOWN INDICATE GENERAL DESIGN OF WILDLIFE FENCE WITH GALVANIZED MESH AND POSTS; APPROVED EQUIVALENT WILDLIFE FENCE WITH TIMBER POSTS, CEDAR OR TREATED PINE, AND GALVANIZED MESH MAY BE UTILIZED. DIMENSIONS MAY VARY AMONG MANUFACTURERS.
8. LINE POST SHALL BE SET IN CONCRETE AT CORNERS AND GATES ONLY.
9. REFER TO ELECTRICAL PLANS FOR FENCE GROUNDING REQUIREMENTS AND DETAILS.

FABRIC	HEIGHT	MESH	GAGE	SELVAGE	FINISH
	7'-0"	F.K.	N/A	N/A	GALV.
FRAMEWORK	O.D.	NALL	WT. PER FT.	LENGTH	
END/CORNER POST	3"	0.16	4.64	11'-0"	
LINE POST	2'-12"	0.13	3.12	11'-0"	
RAILS	1'-5/8"	0.11	1.84	20'-0" MAX	
GATE FRAME	1'-5/8"	0.11	1.84	VARIES	
GATE POST	6"	0.16	6.56	11'-0"	

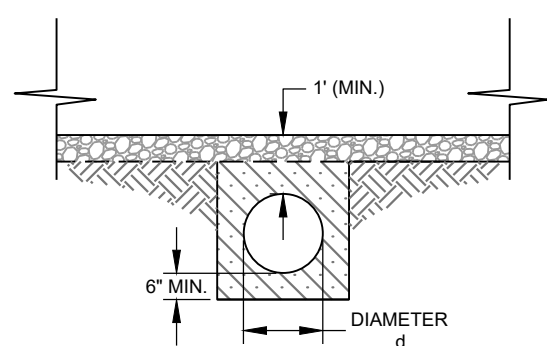
2 DETAIL
SECURITY / WILDLIFE FENCE (TYP.)
NOT TO SCALE



CULVERT SCHEDULE						
CULVERT NO.	DIAMETER (IN)	SLOPE (%)	INLET INV EL.	OUTLET INV EL.	LENGTH (FT)	MATERIAL
1	24	3.00	16.90	18.00	30	CHDPE

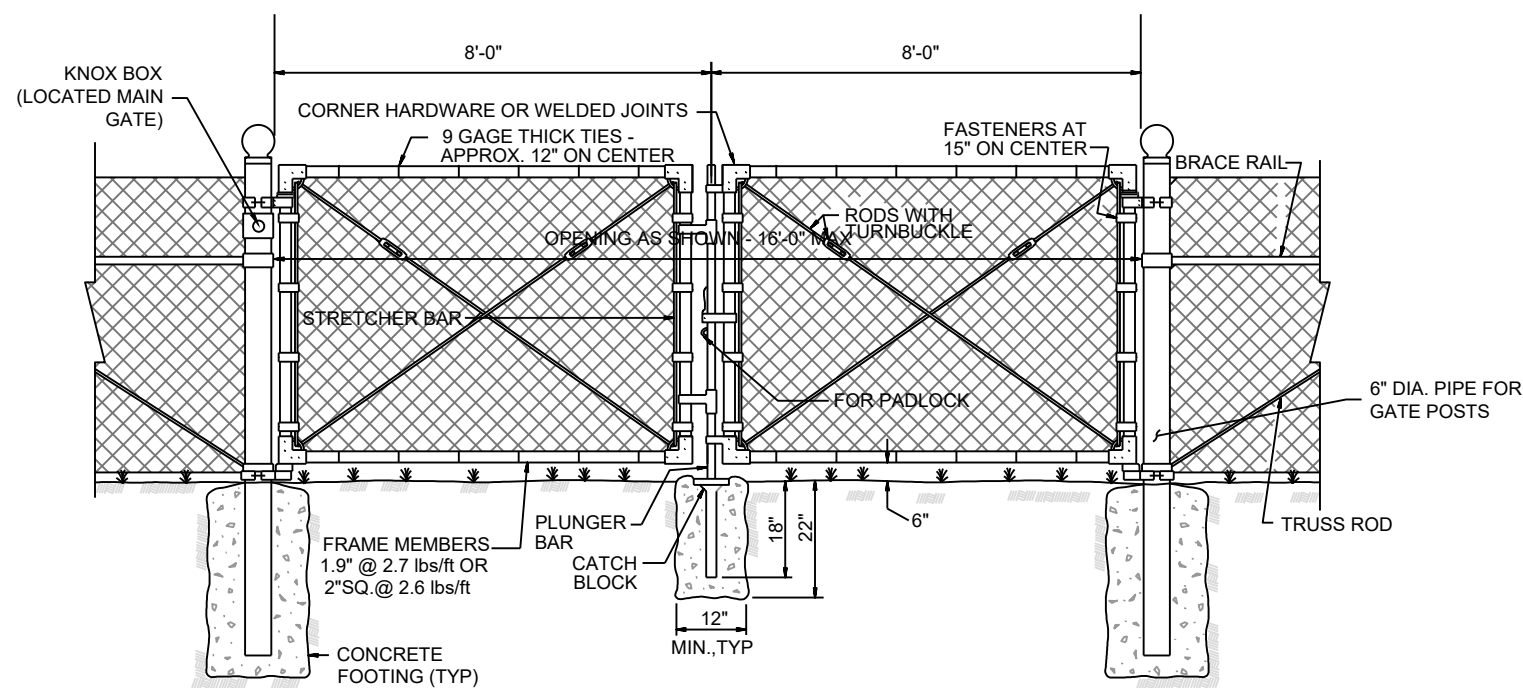
NOTES:

1. CULVERTS SHALL BE PLACED TO SLOPE SHOWN. CULVERTS SHALL DAYLIGHT AND EXTEND BEYOND THE FILL SLOPE.
2. STABILIZE IMMEDIATELY AFTER CONSTRUCTION.

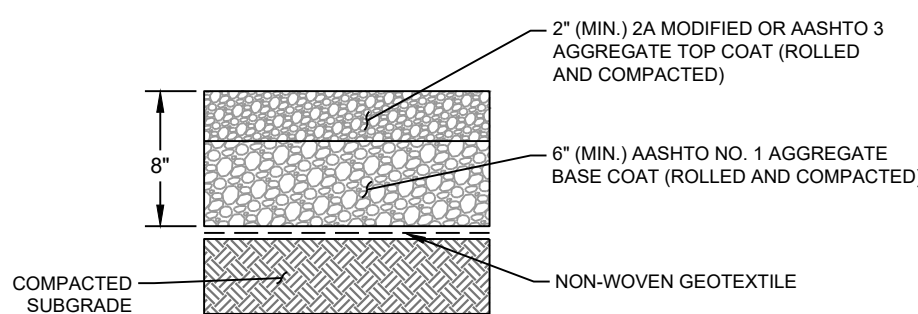


SECTION A-A (SINGLE)

7 DETAIL
CULVERT (TYP.)
NOT TO SCALE



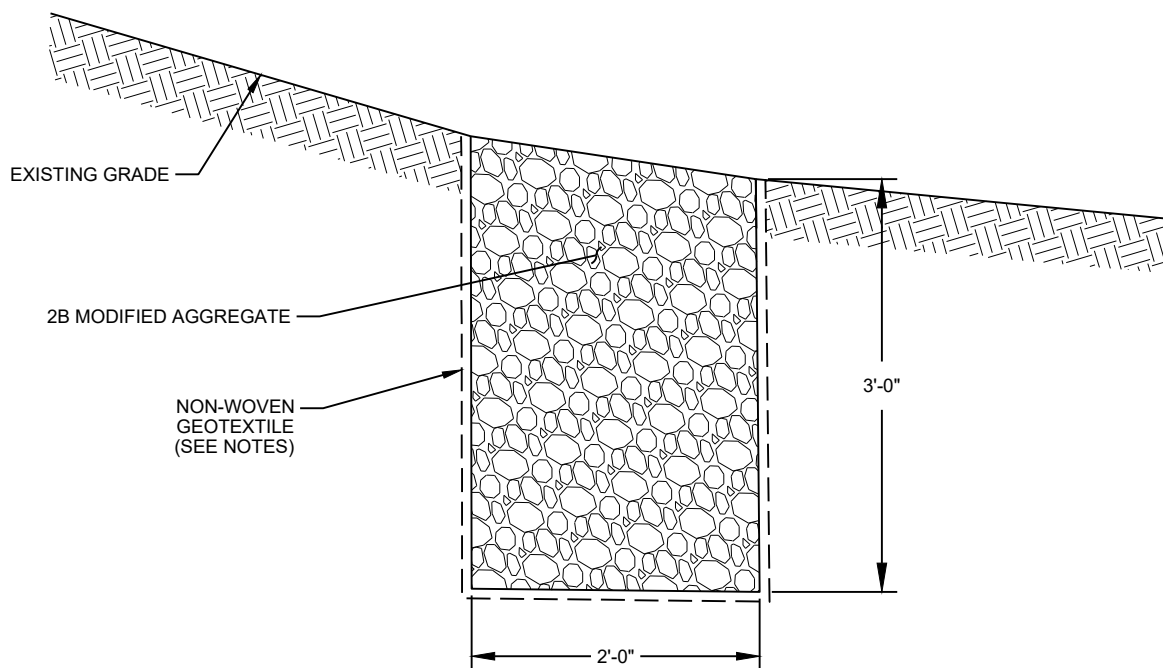
3 DETAIL
DOUBLE SWING GATE (16')
NOT TO SCALE



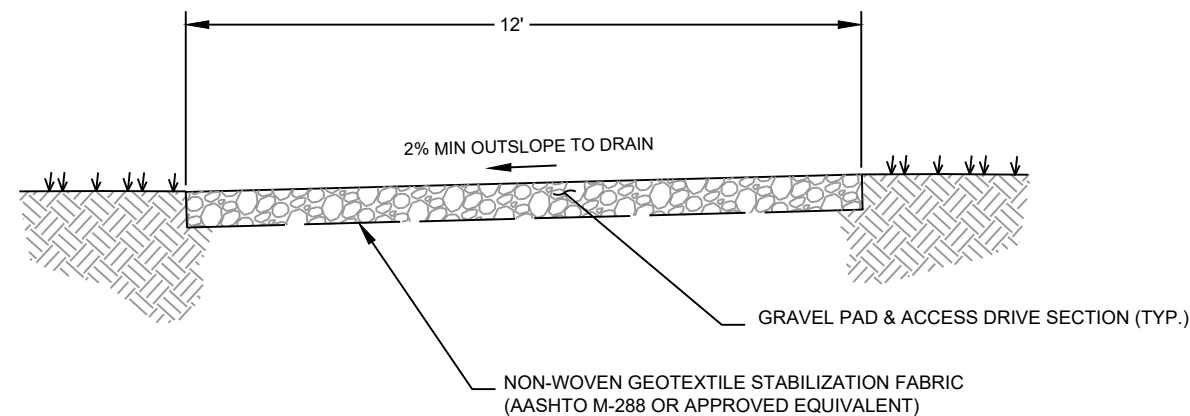
4 DETAIL
GRAVEL EQUIPMENT PAD & ACCESS DRIVE SECTION (TYP.)
NOT TO SCALE

NOTES:

1. LEVEL SPREADER DESIGN AS PER MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
2. ESTABLISH PREPARED SUBGRADE AND STABILIZE SIDES OF LEVEL SPREADER TRENCH PRIOR TO INSTALLATION OF GEOTEXTILE FABRIC AND BACKFILLING WITH STONE.
3. GEOTEXTILE TO BE INSTALLED ON ALL SIDE FACES AND BOTTOM SURFACE OF TRENCH. GEOTEXTILE TO BE NON-WOVEN, 8 OZ/SY MINIMUM, OR APPROVED EQUAL.

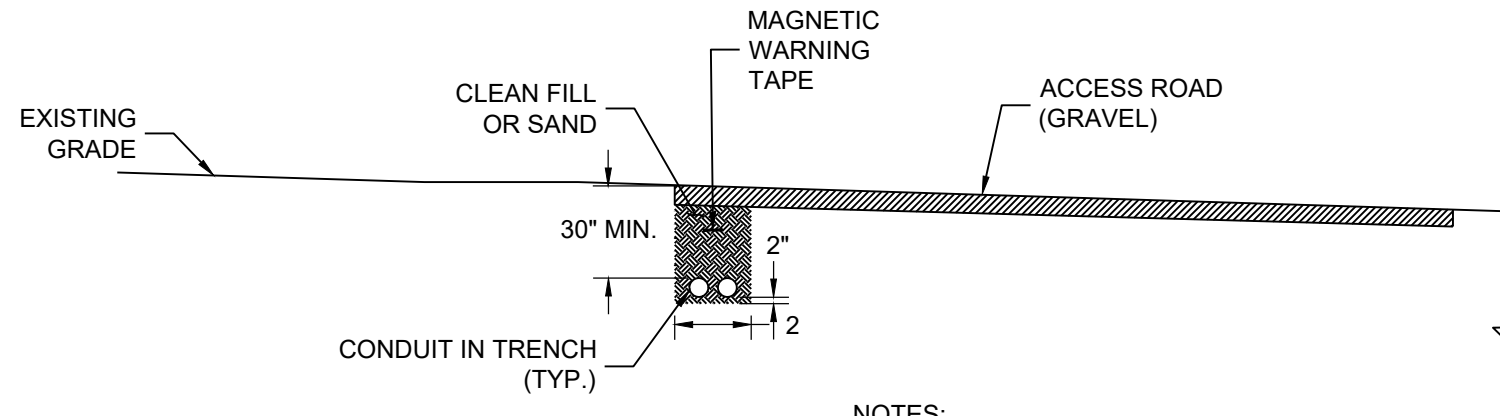


8 DETAIL
LEVEL SPREADER (TYP.)
NOT TO SCALE



5 DETAIL
GRAVEL ACCESS ROAD
NOT TO SCALE

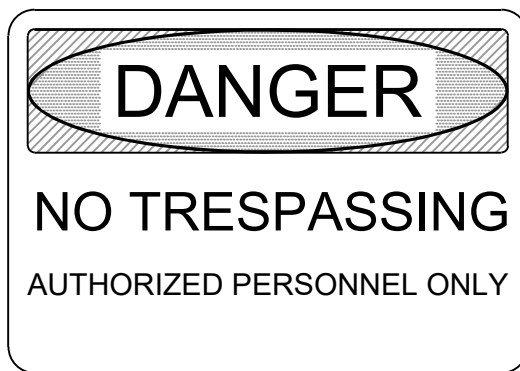
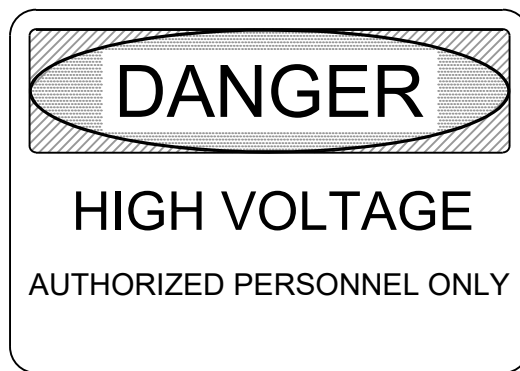
- NOTES:**
1. EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE AND COMPACT TO PROVIDE SUITABLE SURFACE TO PLACE ROAD.
 2. GEOTEXTILE FABRIC SHALL MEET FOLLOWING REQUIREMENTS AND FOLLOW GEOTEXTILE MANUFACTURER INSTALLATION PROCEDURES.
 - TENSILE STRENGTH: 150 LB MIN.
 - ELONGATION: 50%
 - CBR PUNCTURE: 400 LB MIN.
 - MINIMUM FLOW RATE: 120 GPM / FT²
 3. WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, SUBCONTRACTOR SHALL OVERLAP A MINIMUM OF 24".
 4. REMOVE TEMPORARY CONSTRUCTION ACCESS ROADS AND RESTORE TO PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER AND THE GOVERNING AGENCIES.



NOTES

1. CONDUIT LAYOUTS TO BE DETERMINED

6 DETAIL
CONDUIT TRENCH (TYP.)
NOT TO SCALE



PROPERTY OWNER: DAN WESTERLUND
LEASE HOLDER:
SH MD SOLAR 1, LLC
CONTACT: (203) 340-8465

ADDRESS: 6217 TIMMONS ROAD
SNOW HILL, MD, 21863

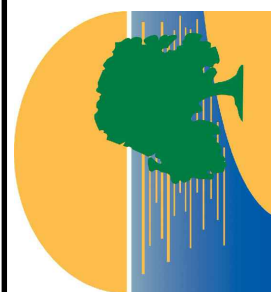
IN CASE OF EMERGENCY DIAL 9-1-1

NO TRESPASSING
AUTHORIZED PERSONNEL ONLY

NOTES:

1. SIGNS SHALL BE 24" WIDE BY 18" HIGH, 10 GAUGE ALUMINUM WITH HIGH VISIBILITY REFLECTIVE SHEETING.
2. LOCATION: ALL ACCESS POINTS TO THE SITE AND EVERY 250' AROUND THE PERIMETER SECURITY FENCING.

9 DETAIL
SIGNAGE (TYP.)
NOT TO SCALE

[illegible]

graphical scale				
drawn	AJP		project no.	23010393
checked	CDW		date	06/09/2026
designed	CDW		scale	AS NOTED

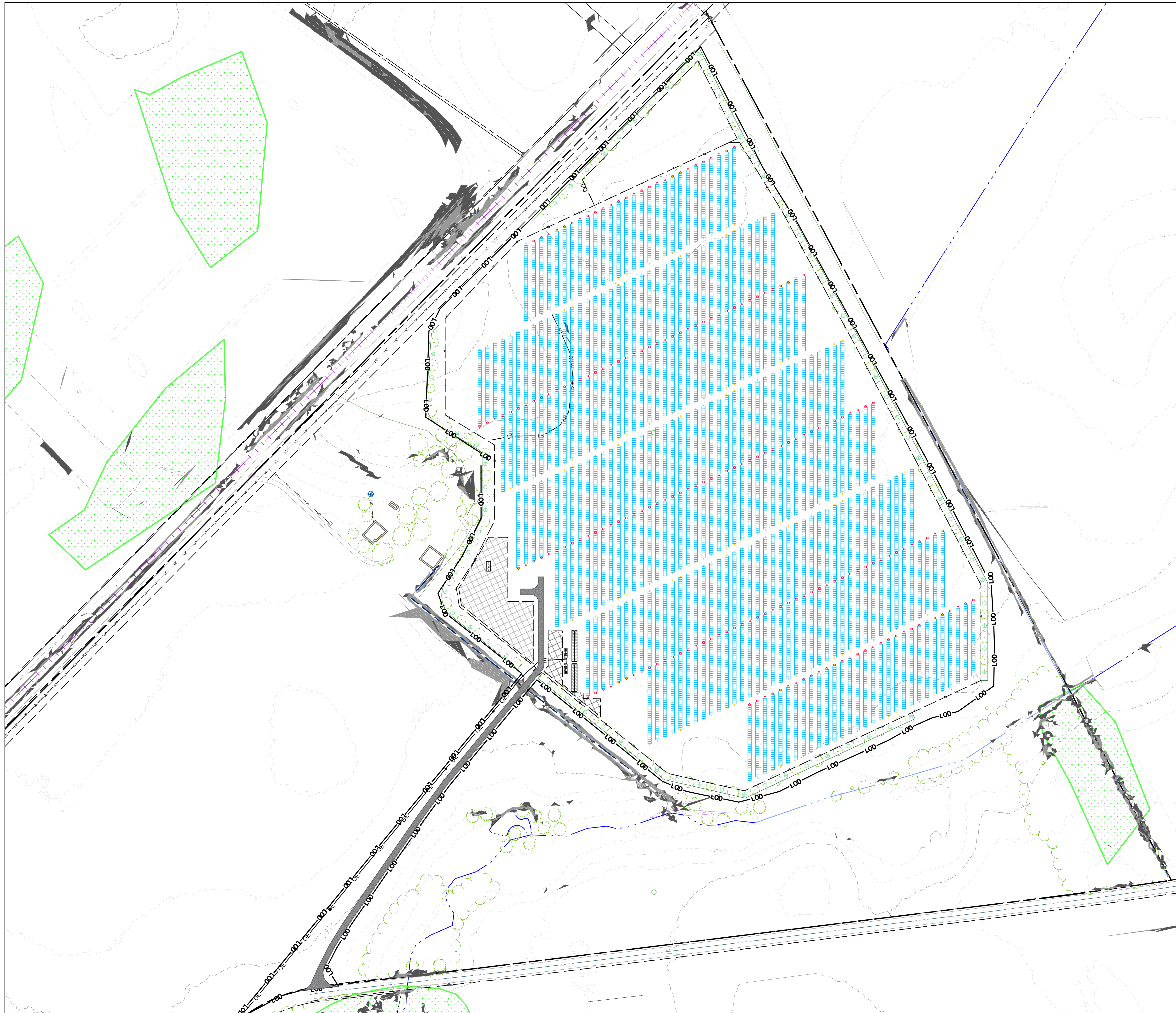
PROPOSED SITE DETAILS

MAJOR SITE PLAN

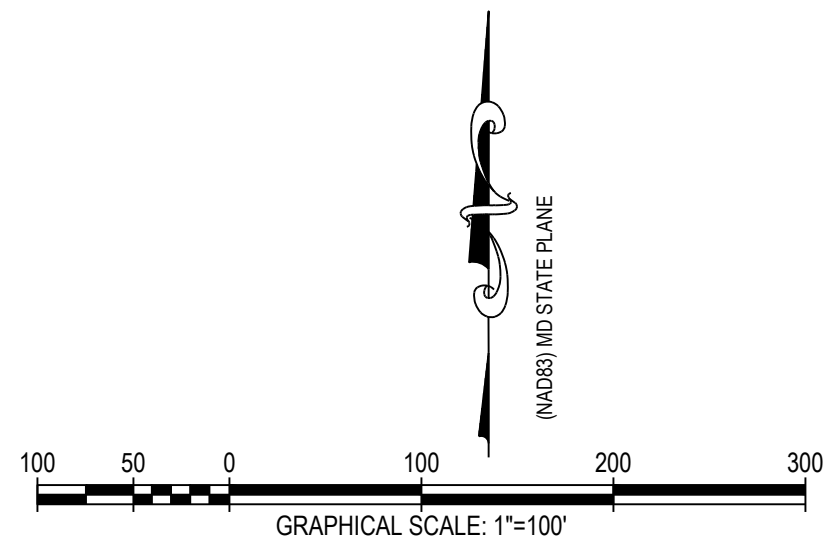
SNOW HILL
WORCESTER COUNTY, MARYLAND

SNOW SOLAR PROJECT
SH MD SOLAR 1, LLC

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- NOTE: LEGEND IS TYPICAL, NOT ALL OBJECTS IN LEGEND APPEAR IN PLAN.
- 20
- EXISTING CONTOURS
- DELINEATED WETLANDS
- NATIONAL WETLAND INVENTORY (NWI) FEATURE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPERTY LINE SETBACK / NATURAL RESOURCE BUFFER
- EXISTING RIGHT-OF-WAY
- EXISTING TREELINE
- EXISTING LANDSCAPING
- LOCAL HISTORIC PROPERTY
- RAILROAD
- EXISTING WATER LINE
- EXISTING COMMUNICATION LINE
- EXISTING OVERHEAD ELECTRIC LINE W/ POLES
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING MAPPED WATERCOURSE / POND
- EXISTING VERIFIED STREAM
- EXISTING 100-YR FEMA FLOODPLAIN
- EXISTING DRAINAGE FEATURE
- EXISTING BUILDING
- EXISTING CULVERT
- EXISTING EDGE OF PAVED ROAD
- EXISTING EDGE OF UNPAVED ROAD
- EXISTING ROAD CENTERLINE
- EXISTING SOIL BOUNDARY AND DESCRIPTOR
- 20
- PROPOSED CONTOURS
- PROPOSED SECURITY FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE W/ POLE
- PROPOSED ACCESS ROAD / EQUIPMENT PAD
- PROPOSED SOLAR MODULES
- PROPOSED VEGETATED BUFFER
- PROPOSED SUPER SILT FENCE
- PROPOSED SILT FENCE
- PROPOSED LEVEL SPREADERS



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Martinsburg, WV 25401 • www.ifs-ac.com



REVISIONS	

LANDSCAPE PLAN

SNOW SOLAR PROJECT

SH MD SOLAR 1, LLC

SNOW HILL
WORCESTER COUNTY, MARYLAND

SCALE:	HORIZ.: 1" = 100'
DATE:	MAY 2026
DRAWN: JAJ	CHECK: JAJ
IFS JOB #: 5143-0101	
ARM GROUP JOB #: 23010393	
CADD:	
SHEET:	L-1.0

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LANDSCAPE NOTES:

GENERAL

- LANDSCAPING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE WORCESTER COUNTY ZONING CODE.
- A LANDSCAPING PLAN PREPARED BY A QUALIFIED PROFESSIONAL LANDSCAPE ARCHITECT MUST BE INCLUDED WITH THE SITE DEVELOPMENT PLAN.
- LANDSCAPE SCREENING SHALL BE LOCATED WHERE THE VISUAL SCREENING OF THE ENERGY GENERATING STATION FROM ADJOINING PROPERTIES AND PUBLIC VIEW IS MAXIMIZED. LANDSCAPE SCREENING SHALL BE LOCATED;
 - ALONG ALL PROPERTY LINES, OR;
 - AROUND THE EXTERIOR BOUNDARY OF THE SOLAR FACILITY, OR;
 - AN ALTERNATIVE LOCATION WITHIN THE BOUNDARY OF THE SOLAR ENERGY GENERATING STATION IF THE OWNER DEMONSTRATES THAT THE ALTERNATIVE LOCATION WOULD MAXIMIZE THE VISUAL SCREENING.
- LANDSCAPE SCREENING MUST BE DESIGNED TO PROVIDE SCREENING OR BUFFERING WITHIN 5 YEARS OF PLANTING.
- ANY FOREST OR HEDGEROW THAT EXISTS AT A LOCATION WHERE VISUAL SCREENING OR LANDSCAPE BUFFERING IS REQUIRED MUST BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE AND SUPPLEMENTED WITH NEW PLANTINGS WHERE NECESSARY. EXISTING WOODY VEGETATION MAY BE USED TO MEET THE SCREENING REQUIREMENT IF THE WIDTH, SPECIES, AND HEIGHT REQUIREMENTS FOR LANDSCAPE SCREENING ARE MET.
- LANDSCAPE BUFFER SHALL BE 15 FEET WIDE.
- ALL LANDSCAPING MUST BE MAINTAINED IN A LIVING CONDITION.

PLANTING MATERIALS

- SPECIES LISTED ARE PRELIMINARY AND MAY CHANGE WITH AVAILABILITY.
- TREES MUST BE MORE THAN 4 FEET IN HEIGHT AT TIME OF PLANTING.
- SPACING OF PLANTS SHALL NOT EXCEED 25 FEET ON-CENTER.
- ALL LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1). PLANT MATERIALS SHALL BE OF STANDARD QUALITY OR BETTER, TRUE TO NAME AND TYPE OF THEIR SPECIES OR VARIETY.
- ALL PLANT MATERIAL TO BE INSPECTED BY OWNER OR OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. PLANTS THAT ARE DAMAGED OR DO NOT CONFORM TO THE REQUIRED SPECIFICATION SHALL BE REJECTED.

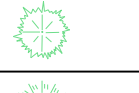
INSTALLATION

- LANDSCAPING SCREENING MUST BE INSTALLED AS EARLY IN THE CONSTRUCTION PROCESS AS PRACTICABLE AND BEFORE THE ACTIVATION OF THE PROPOSED SOLAR ENERGY GENERATING STATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING MISS UTILITY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND IS RESPONSIBLE FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES.
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO CONSTRUCTION AND TO NOTIFY ARM GROUP, LLC IF THE FIELD CONDITIONS ARE NOT IN CONFORMANCE WITH THE APPROVED PLANS.
- THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, AND SITE FACTORS SUCH AS THE LOCATION OF ROCK OUTCROPS. PRIOR TO PLANTING, THE LANDSCAPE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND FIELD LOCATIONS OR ADJUSTMENTS OF THE TREES HAVE BEEN APPROVED BY THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH THE LANDSCAPE SPECIFICATIONS GUIDELINES - 5TH EDITION ADOPTED BY THE LANDSCAPE CONTRACTORS ASSOCIATION FOR PLANTING BED PREPARATION AND SOIL MIX GUIDELINES AND PROCEDURES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR EVALUATING INDIVIDUAL TREES FOR STABILITY AT THE TIME OF PLANTING. BASED ON THIS EVALUATION, TREES SHALL BE STAKED AND GUYED, AS NECESSARY, TO ENSURE THAT THEY REMAIN IN AN UPRIGHT POSITION. STAKES ARE TO BE REMOVED BY OWNER AFTER ONE GROWING SEASON.

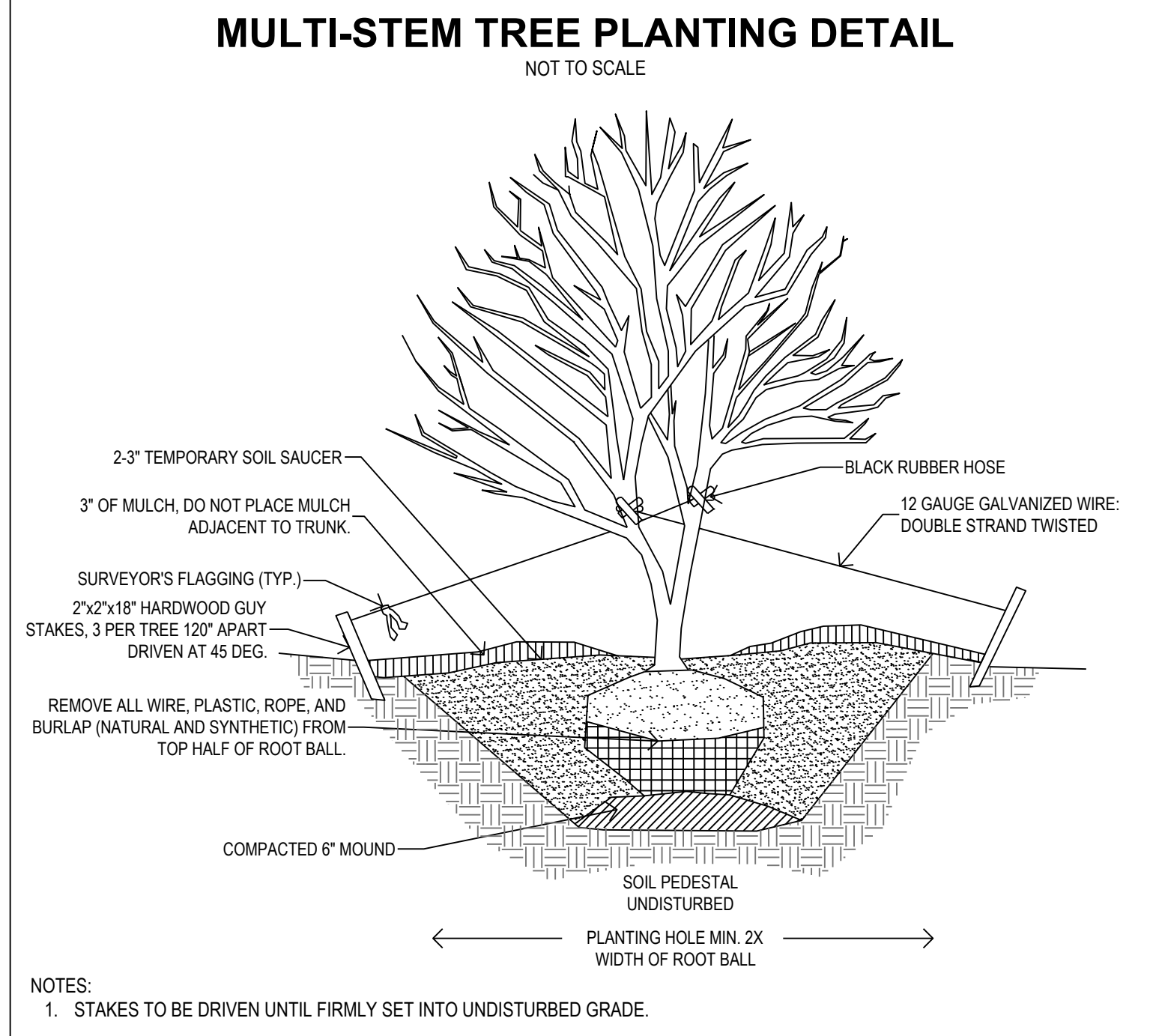
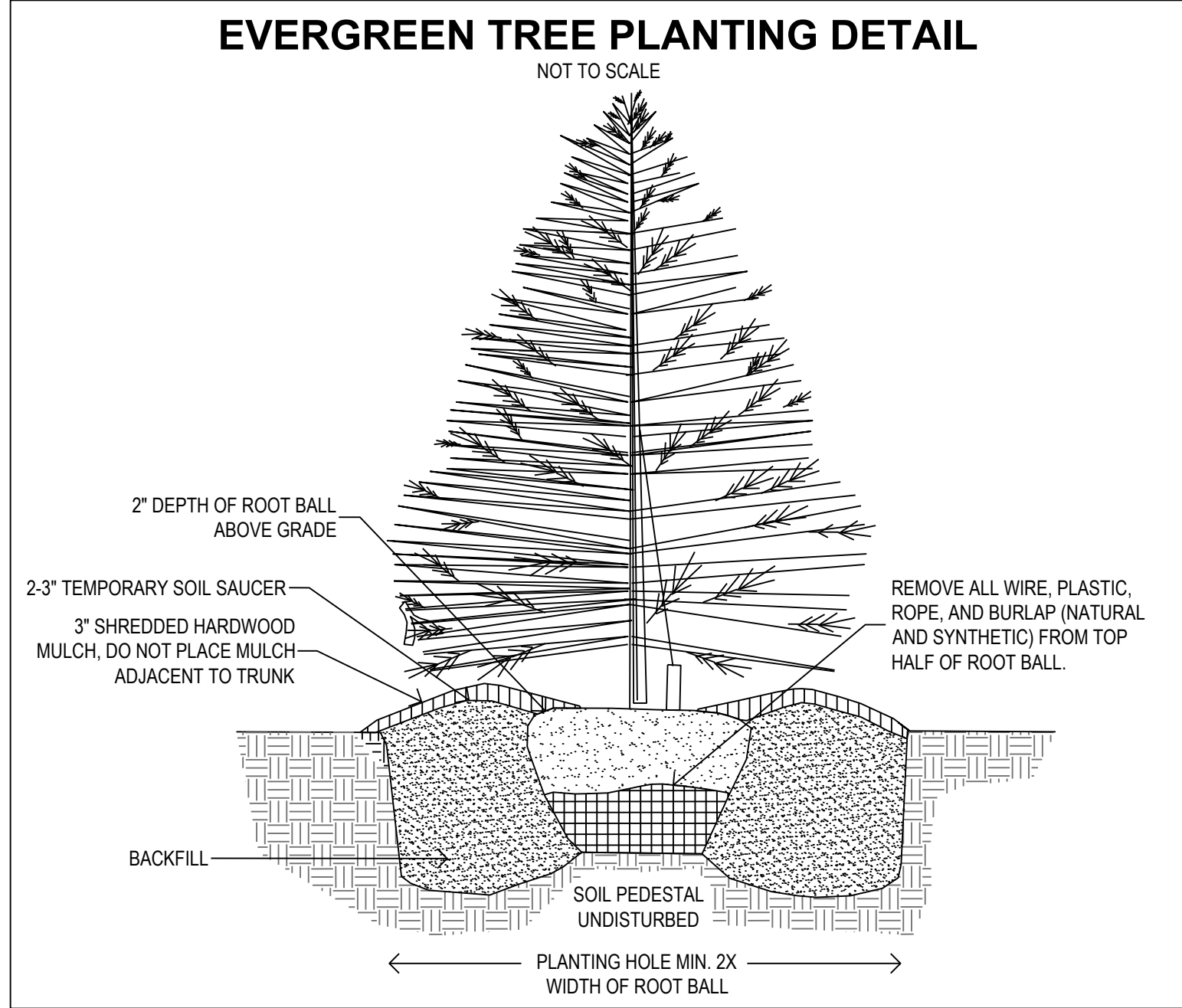
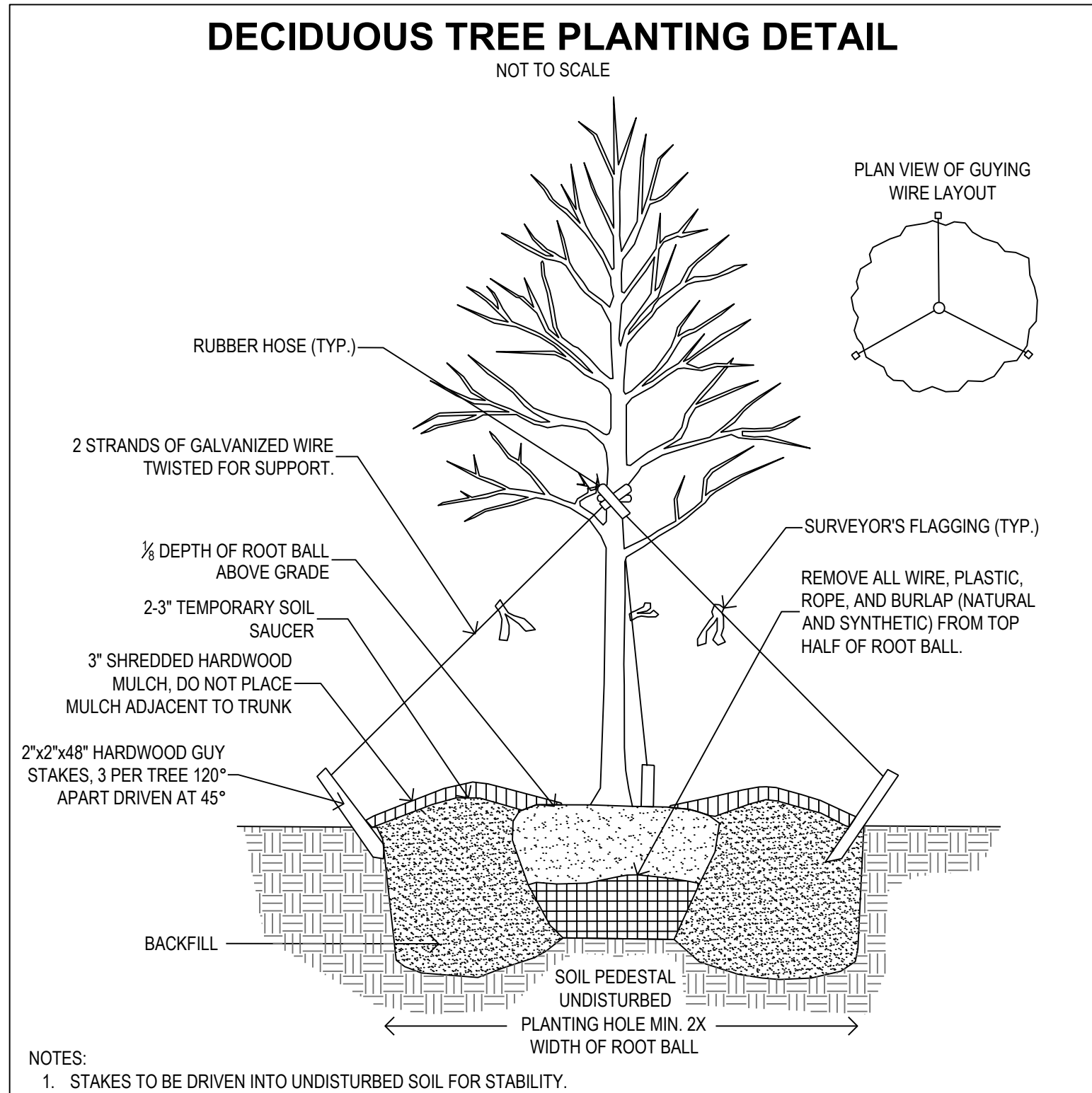
MAINTENANCE

- TREES AND SHRUBS MAY NOT BE TRIMMED TO STUNT UPWARD OR OUTWARD GROWTH OR TO OTHERWISE LIMIT THE EFFECTIVENESS OF THE VISUAL SCREEN.
- INVASIVE SPECIES AND OTHER WEEDS WILL BE REMOVED AND CONTROLLED THROUGHOUT THE PROJECT AREA DURING OPERATION OF THE PROJECT. EMPHASIS WILL BE PLACED ON REMOVAL OF INVASIVE AND NOXIOUS WEED SPECIES FROM BUFFER AREAS TO MAINTAIN BUFFER HEALTH AND SCREENING PROPERTIES.
- LANDSCAPE SCREENING MUST BE MAINTAINED WITH A 90% SURVIVAL THRESHOLD FOR THE LIFE OF THE SOLAR ENERGY GENERATING STATION THROUGH A MAINTENANCE AGREEMENT THAT INCLUDES A WATERING PLAN.
- TO MAINTAIN SOIL INTEGRITY, THE APPLICANT SHALL PLANT NATIVE OR NONINVASIVE NATURALIZED GROUNDCOVER VEGETATION AND OTHER APPROPRIATE VEGETATIVE PROTECTIONS THAT HAVE A 90% SURVIVAL THRESHOLD FOR THE LIFE OF THE SOLAR ENERGY GENERATING STATION.
- SHALL LIMIT MOWING AND OTHER UNNECESSARY LANDSCAPING.
- HERBICIDES MAY NOT BE USED EXCEPT TO CONTROL INVASIVE AND NOXIOUS SPECIES IN COMPLIANCE WITH THE DEPARTMENT OF AGRICULTURE'S WEED CONTROL PROGRAM.

PLANTING SCHEDULE

DECIDUOUS TREES				
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
	39	CORNUS FLORIDA 'CHEROKEE BRAVE'	PINK DOGWOOD	6' HEIGHT
	38	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	6' HEIGHT
EVERGREEN TREES				
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
	39	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6' HEIGHT
	38	THUJA OCCIDENTALIS	ARBORVITAE	6' HEIGHT

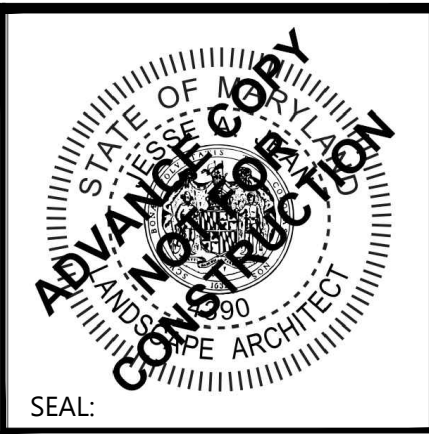
PLANTING DETAILS



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REVISIONS	

LANDSCAPE NOTES & DETAILS

SNOW SOLAR PROJECT

SH MD SOLAR 1, LLC

SNOW HILL
WORCESTER COUNTY, MARYLAND

SCALE:	HORIZ.: VERT.:
DATE:	MAY 2026
DRAWN: JAJ	CHECK: JAJ
IFS JOB #:	5143-0101
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SHEET:	L-2.0