WORCESTER COUNTY PLANNING COMMISSION AGENDA
Thursday, September 3, 2026

Worcester County Government Center
One West Market St., Room 1102
Snow Hill, Maryland 21863

The public is invited to view this meeting live: https://worcestercountymd.swagit.com/live

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** (1:00 p.m.)

II. **Administrative Matters**

A. Planning Commission – Amending Rules of Procedure
B. Planning Commission Meeting Minutes – August 6, 2026
C. Board of Zoning Appeals Agenda – September 10, 2026
D. Technical Review Committee Agenda – September 9, 2026

III. **Major Site Plan Review - Woodside Solar Project – 5589 Woodside Lane**

Proposed 5 MW AC utility solar energy system on approximately 23.18 acres of a 54 acre parcel. Located at 5589 Woodside Lane, Tax Map 71, Parcel 35, Tax District 02, A-1 Agricultural District, John and Barbara Shockley, owners / ARM Group, LLC., applicant/engineer.

IV. **Major Site Plan Review – Snow Solar Project – 6413 Timmons Road**

Proposed 4 MW AC utility solar energy system on approximately 30.24 acres of a 97 acre parcel. Located at 6413 Timmons Road, Tax Map 56, Parcel 10, A-1 Agricultural District, Daniel M. Westerlund, owner / ARM Group, LLC., applicant/engineer.

V. **Text Amendment**

Amend § ZS 1-303(c) - Amending the Commercial Airport District to add international telecommunications cables and a power feeding equipment building as permitted uses

VI. **Adjournment**

WORCESTER COUNTY

DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING
GOVERNMENT CENTER ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL:410.632.1200
http://www.co.worcester.md.us/departments/drp

MEMORANDUM

To: Worcester County Planning Commission

From: Zack S. White, DRP Specialist

Date: August 27, 2026

Re: Amendment to Rules of Procedure – removal of officer term limits

****

At the previous Planning Commission meeting, the commission recommended an amendment to its Rules of Procedure to remove the current four-year term limit for Commission officers. Staff drafted the proposed amendment (Attachment 1) to reflect that officers will be elected annually with no limit on the number of consecutive or total terms a commissioner may serve as an officer.

The strikethrough text is the language proposed to be removed.

The bold text is the language proposed to be added.

RULES OF PROCEDURE

OF THE

WORCESTER COUNTY PLANNING COMMISSION

SEC. 1. DEFINITIONS

1.1 The word "Commission" shall refer to the Worcester County Planning Commission.

SEC. 2. OFFICERS AND COMMITTEES

2.1 The Commission shall organize annually in the month of July and elect a chair, vice-chair and secretary, constituting the executive committee.

2.2 The chair, or in his/her absence, the vice-chair or secretary, shall preside at all meetings and hearings of the Commission

2.3 ~~No officer may serve more than four consecutive terms in any one office.~~

2.3 Officers shall be elected by the appointing body on an annual basis to serve a one year term. Officers may be re-elected to successive one year terms and shall not be subject to consecutive term limits.

2.4 A designated member of the County Commissioners may be an ex-officio member of the Commission, having all the rights and privileges of the regularly appointed members except that such member shall have no right to vote.

2.5 Special committees may be appointed by the chair for special purposes or study.

2.6 Representation on the "Technical Review Committee" - One member of the Planning Commission, with the consent of said member, shall be appointed by the Chair to serve on the Technical Review Committee for such term as is designated by the Chair. An alternate member shall also be appointed in the same manner.

SEC. 3. MEETINGS

3.1 Regular meetings shall be held on the 1st Thursday of each month. If additional time is needed, the following Thursday shall also be set aside as a regular meeting date. The staff shall give each member 48 hours or more notice of change of date of the meeting by mail or telephone.

3.2 Special meetings may be called by the chair or, in his/her absence, the vice-chair. Notice of such meeting shall be

given each member by mail or phone 48 hours or more before said meeting. This does not apply to meetings requiring advertisement or other notice.

3.3 Attendance- It shall be the duty of each member to attend all meetings. Should any member be absent from one-half or more of all meetings during the calendar year, the Commission may recommend to the County Commissioners that the member's resignation be requested.

3.4 All meetings shall be conducted according to the most current Robert's Rules of Order available at the meeting.

SEC. 4. VOTING

4.1 A quorum shall consist of 50% of the existing regular membership (exclusive of ex-officio members).

4.2 Questions put to a vote are decided by a majority of the members present and voting, assuming a quorum is present. No decision shall be made in the absence of a quorum.

4.3 A tie vote by the commission shall be interpreted as a defeat of the motion upon which the vote was taken.

4.4 No member shall vote on a matter in which he/she has personal involvement. Members are encouraged to consult the commission's counsel as to the propriety of their voting on any matter which may involve a conflict of interest.

4.5 The votes of members shall be recorded on each motion.

SEC. 5. CONDUCT OF COMMISSION MEMBERS

5.1 Speaking for the Commission- A member will not appear to speak for the Commission except as authorized by the Commission. In any public or private statement concerning Commission affairs, members will carefully indicate whether they are speaking for the Commission or for themselves.

5.2 Conflict of Interest- All members shall observe the approved Code of Ethics with regard to conflict of interest.

5.3 Privileged Information- Members shall not engage in any business transaction in regard to which they have an advantage because of information gained through membership on the Commission.

5.4 Conduct at Meetings- Members shall conduct themselves at Commission meetings in a fair, understanding and gracious manner. They shall seek to be considerate of all individuals, attitudes and

differences of opinion involved in official Commission business.

SEC. 6. CONDUCT OF MEETINGS

6.1 Regular meetings shall be public; however, the Commission may hold Executive Session which shall be closed to the public.

6.2 The order of presentation for a case before the Planning Commission shall be as follows:

A. Introduction of the case by the planning staff including a report of investigation.

B. Presentation of petitioner's case (may be done by agent or attorney).

C. Questioning by Commission of the petitioner.

D. Deliberation by the Commission and staff only.

6.3 Commission shall review all agenda items in as timely a manner as possible. Commission may postpone or continue a case at its discretion.

6.4 The commission may require any additional material or evidence at its discretion.

6.5 Procedure on Application for Exemption Pursuant to Section 2-201(b)(4):

A. The applicant shall make application upon forms as prescribed by the Planning Commission. The application shall be accompanied by such diagrams, maps, zoning maps or other drawings so as to clearly depict the nature and intent of the requested exemption.

B. Application shall be heard at regular or special Planning Commission meetings using the same general procedures as set forth in Section 6.2.

C. Planning Commission shall make its decision based upon Section 2-20l(b)(4) and Section 2-101 of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland, as well as other applicable sections of Article 66B and the Worcester County Zoning and Subdivision Control Article.

D. The Planning Commission will make specific findings of fact with regard to the criteria set forth in Section 2-101. The Planning Commission may, at its discretion, impose conditions upon any exemption granted which said conditions may require affirmative acts by the applicant, and the grant of any exemption may be specifically conditioned upon compliance with any such conditions.

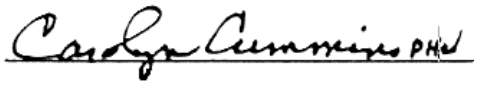
SEC. 7. AMENDMENTS

7.1 These rules may be amended by amendment introduced at any meeting of the Commission and passed at the next subsequent regular meeting by at least a two-thirds majority affirmative vote of the entire membership.

SEC. 8.

8.1 Any infraction of Robert's Rules of Order will not cause the negating of the action taken by the Commissions.

Adopted: December 12, 1974
Amended: September 9, 1976 (Sec. 6.3)
Amended: May 12, 1977 (Sec. 2.3)
Amended: November 9, 1978 (Sec. 3.1)
Amended: November 4, 1982 (Sec. 6.5)
Amended: June 4, 1992 (Secs. 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 3.2, 3.3, 3.4, 4.5, 5.2, 6.2.C, 6.2.D, 7.1, and 8.1)
Amended: June 7, 2007 (Sec. 2.3)



Carolyn Cummins, Chair

June 4, 1992

WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – August 8, 2026

Meeting Date: August 8, 2026
Time: 1:00 P.M.
Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission	**Staff**
Jerry Barbierri, Chair	Jennifer Keener, Director, DRP
Phyllis Wimbrow, Vice Chair	Betsy Jackson, Zoning Administrator, DRP
Marlene Ott	Savannah Guy, DRP Specialist, DRP
Kathy Drew	Robert Mitchell, Director, Environmental Programs
Mary Knight	Katherine Munson, Planning Manager, Environmental Programs
Teresa Purnell-Milbourne	Roscoe Leslie, County Attorney, Administration

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, July 2, 2026.

As the first item of business, the Planning Commission reviewed the minutes of the July 2, 2026, meeting.

Following a review, a motion was made by Mrs. Ott to approve the minutes. Mrs. Knight seconded the motion, **and the motion passed with no opposition.**

B. Review and approval of minutes, July 9, 2026.

As the next item of business, the Planning Commission review the minutes of the July 9, 2026 Work Session meeting.

Following a review, a motion was made by Mrs. Knight to approve the minutes. Mrs. Ott seconded the motion, **and the motion passed with no opposition.**

C. Board of Appeals Agenda, August 13, 2026.

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for August 13, 2026. Staff was present for the review to answer questions and address concerns of the Planning Commission.

No formal comments were forwarded to the Board.

D. Technical Review Committee Agenda, August 12, 2026.

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for August 12, 2026. Staff was present for the review to answer questions and address concerns of the Planning Commission.

No formal comments were forwarded to the Committee.

DRAFT

III. FY27/28 MALPF Easement Applications Review

The Planning Commission met with Katherine Munson, Planning Manager, Worcester County Environmental Programs, to review the following eleven (11) applications to sell an easement to the Maryland Agricultural Land Preservation Foundation (MALPF) in the FY27/28 application cycle:

1) Beauchamp, Map 99, Parcel 6, 2007 New Bridge Road, 55 acres
2) Beauchamp, Map 99, Parcel 85, Stockton Road, 75 acres
3) Carmean, TM 54, Parcel 18, 6083 Snow Hill Road, 144.5 acres
4) Deuberry, TM 48, Parcel 51, Porters Crossing Road, 82.42 acres
5) Glad Mar Farms, Inc., Map 69, Parcel 15 and Map 77, Parcel 6A (3 acres withheld), Whitesburg Road, 129.71 acres
6) Gravenor, Map 63, Parcel 84, 4915 Pennewell Road, 20.306 acres
7) Maddux, Map 91, Parcel 59, New Bridge Road, 144.92 acres (re-application)
8) Sterling, Map 100, Parcel 30, Payne/Johnson Roads; 73.52 acres
9) Wallace/Hargis, Map 72, Parcel 50, 4308 Paw Paw Creek Road, 205.8 acres
10) Watson Powell Land Holdings, Map 56, Parcel 18, Blake Road, 275.74 acres
11) Watson Powell Land Holdings, Map 56, Parcel 83, Blake Road, 163.02 acres

Ms. Munson explained as background that the MALPF program is a state program that purchases permanent agricultural easements on farmland across the state. The county works with the program by managing applications, monitoring easements and providing matching funds (general fund). Funding is mainly generated by the real estate transfer tax and the agricultural transfer tax. Certified counties retain more of the agricultural transfer tax to use for easement purchases. She noted that funding is limited due to the state's diversion of $25 million from Program Open Space annually through 2029 to address other state budget shortfalls. She provided the Planning Commission with a recent newsletter that is sent to participating and interested landowners.
Maps were provided to the Planning Commission showing the location of the applicant properties in relation to protected lands, zoning and the draft growth areas. Individual aerial maps of each property were provided. In response to a question, Ms. Munson stated that funding is likely available for purchase of one or possibly two easements on the applicant properties.

Mrs. Wimbrow made the motion to endorse all eleven (11) applications presented, as the applications meet all program requirements and are consistent with the comprehensive plan, and recommend approval of all applications to the Worcester County Commissioners. Mrs. Knight seconded the motion, and the motion carried unanimously (6-0).

III. Comprehensive Plan – Review of Public Comment

Mrs. Keener was present to answer questions during the review of public comment on the Comprehensive Plan. Mr. Barbierri questioned whether they should wait to make a recommendation for the Comprehensive Plan until after the moratorium on data centers is lifted, so that the plan would be able to address data centers as well. Mrs. Keener stated that the Comprehensive Plan could address this type of industry more generally and that the

Comprehensive Plan guides legislation. Mrs Drew stated that a moratorium is more legislative and that the Commission should move forward with the recommendation of the Comprehensive Plan.

Mr. Barbierri asked if there was any additional discussion regarding removing Showell from the growth areas. Mrs. Keener noted that this was part of the original discussion of the growth areas and that the growth capacity in the plan is based on Showell.

Following the discussion, a motion was made by Mrs. Knight to provide a favorable recommendation of the plan without any additions or amendments to the County Commissioners. Mrs. Ott seconded the motion, and the motion carried unanimously (6 to 0).

IV. Election of Officers

Mrs. Wimbrow made a motion to amend the rules and procedures to remove officer term limits. Mrs. Knight seconded the motion, and the motion carried unanimously (6 to 0). Staff will bring a draft of the amended rules and procedures to the September meeting.

Contingent upon the passing of the amended rules of procedure, officers were elected.

Mrs. Wimbrow made a motion to elect Mr. Barbierri as Chair. Mrs. Knight seconded the motion and the motion carried (6 to 0).

Mr. Barbierri made a motion to elect Mrs. Wimbrow as Vice-Chair and Mrs. Knight as the Secretary. Mrs. Knight seconded the motion and the motion carried (6 to 0).

Mrs. Knight agreed to remain the Planning Commission representative to the Technical Review Committee.

V. Adjourn

On a motion made by Mrs. Knight and seconded by Mrs. Ott, the Planning Commission adjourned.

_____
Mary Knight, Secretary

_____
Betsy Jackson, Zoning Administrator

DRAFT

NOTICE OF PUBLIC HEARING
WORCESTER COUNTY
BOARD OF ZONING APPEALS
AGENDA

Thursday, September 10, 2026

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held in-person before the Board of Zoning Appeals for Worcester County, in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland. Audio and video recording will take place during this public hearing.

The public is invited to view this meeting live online at - https://worcestercountymd.swagit.com/live

6:30 p.m.

Case No. 26-60, on the lands of Dennis & Patricia Drazin, requesting a variance to the front yard setback from 25'to 14.5' (encroachment of 10.5 feet) for a proposed 12'x 20' detached garage in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located at 42 Grand Port Rd, Tax Map 16, Parcel 38, Section 1, Lot 466, Tax District 3, Worcester County, Maryland.

6:35 p.m.

Case No. 26-51, on the lands of Edward & Karen Varmon, requesting a variance to the Atlantic Coastal Bays Critical Area Buffer from 100 feet to 6 feet (an encroachment of 94 feet) for the placement of a 14' x 18' shed in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-206(b)(2) and ZS 1-305 and Natural Resources Code §§ NR 3-104(d)(4) and NR 3-111 located at 13301 Rollie Road West Rd, Tax Map 4, Parcel 25, Block A, Lot 53, Tax District 5 of Worcester County, Maryland.

6:40 p.m.

Readvertisement of Case No. 26-52, on the lands of RJM LLC, on the application of Robert Mason Jr., requesting a special exception for a private noncommercial building for the storage of personal property in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(34) and ZS 1-305, located on Old Stage Road approximately 1,700 feet south of Hammond Road, Tax Map 9, Parcel 126, Tax District 5, Worcester County, Maryland.

6:45 p.m.

Case No. 26-61, on the application of Mark Spencer Cropper, on the lands of Coastal Square, LLC, requesting a special exception to allow an 8 foot high enclosure around a dumpster in a front yard setback in the C-3 Highway Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-305(k)(3) and ZS 1-325 located South of US Route 50 (Ocean Gateway), Tax Map 26, Parcel 474, Lot 4, Tax District 3, Worcester County, Maryland

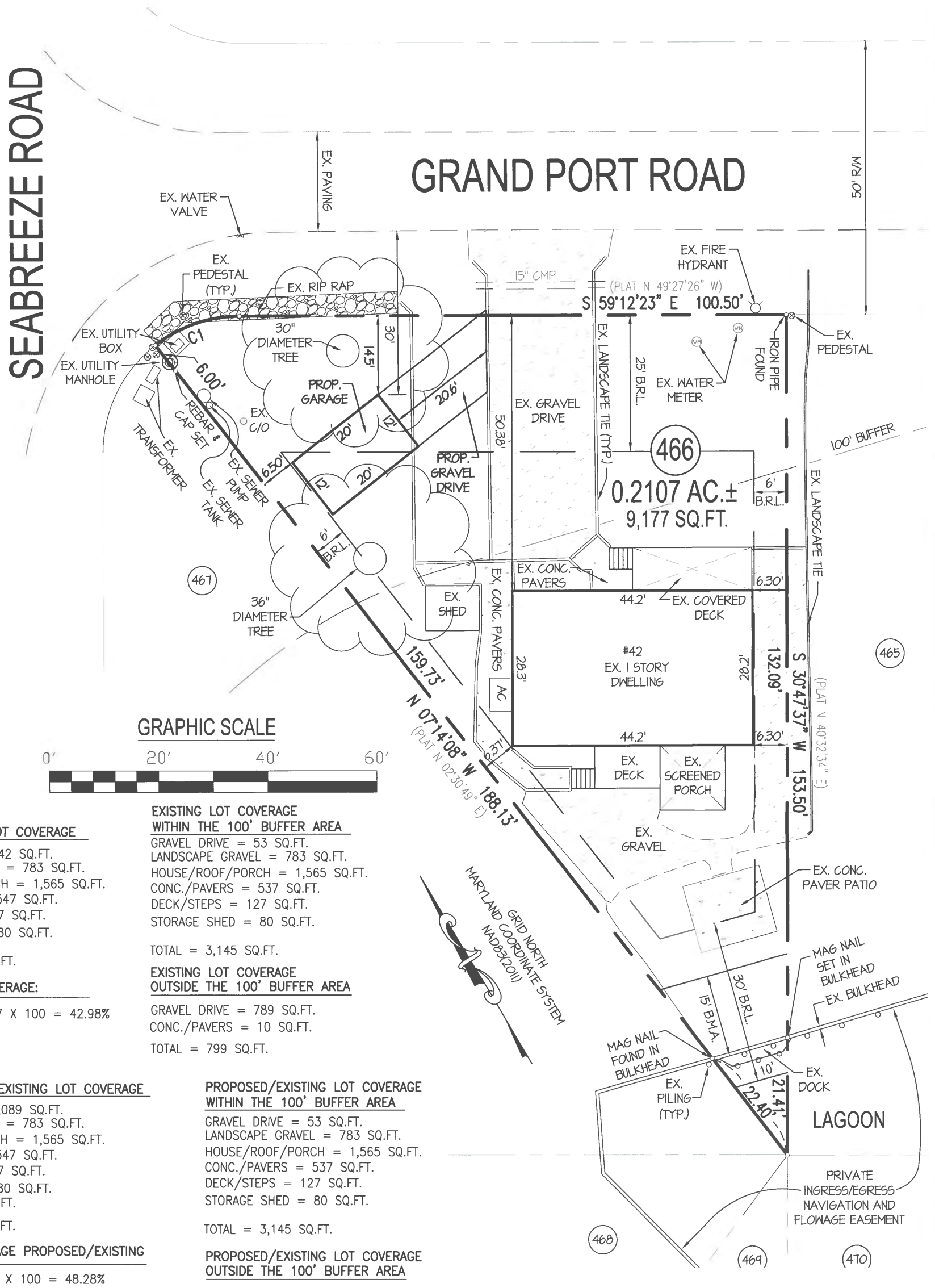
Administrative Matters

IMPORTANT NOTICE

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CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	16.59'	16.29'	S 78°13'18" E	38°01'49"	8.62'



GRAPHIC SCALE

0' 20' 40' 60'

TOTAL EXISTING LOT COVERAGE

GRAVEL DRIVE = 842 SQ.FT.
LANDSCAPE GRAVEL = 783 SQ.FT.
HOUSE/ROOF/PORCH = 1,565 SQ.FT.
CONC./PAVERS = 547 SQ.FT.
DECK/STEPS = 127 SQ.FT.
STORAGE SHED = 80 SQ.FT.

TOTAL = 3,944 SQ.FT.

EXISTING LOT COVERAGE:

3,944 SQ.FT./9,177 X 100 = 42.98%

EXISTING LOT COVERAGE WITHIN THE 100' BUFFER AREA

GRAVEL DRIVE = 53 SQ.FT.
LANDSCAPE GRAVEL = 783 SQ.FT.
HOUSE/ROOF/PORCH = 1,565 SQ.FT.
CONC./PAVERS = 537 SQ.FT.
DECK/STEPS = 127 SQ.FT.
STORAGE SHED = 80 SQ.FT.

TOTAL = 3,145 SQ.FT.

EXISTING LOT COVERAGE OUTSIDE THE 100' BUFFER AREA

GRAVEL DRIVE = 789 SQ.FT.
CONC./PAVERS = 10 SQ.FT.

TOTAL = 799 SQ.FT.

TOTAL PROPOSED/EXISTING LOT COVERAGE

GRAVEL DRIVE = 1,089 SQ.FT.
LANDSCAPE GRAVEL = 783 SQ.FT.
HOUSE/ROOF/PORCH = 1,565 SQ.FT.
CONC./PAVERS = 547 SQ.FT.
DECK/STEPS = 127 SQ.FT.
STORAGE SHED = 80 SQ.FT.
GARAGE = 240 SQ.FT.

TOTAL = 4,431 SQ.FT.

TOTAL LOT COVERAGE PROPOSED/EXISTING

4,431 SQ.FT./9,177 X 100 = 48.28%

PROPOSED/EXISTING LOT COVERAGE WITHIN THE 100' BUFFER AREA

GRAVEL DRIVE = 53 SQ.FT.
LANDSCAPE GRAVEL = 783 SQ.FT.
HOUSE/ROOF/PORCH = 1,565 SQ.FT.
CONC./PAVERS = 537 SQ.FT.
DECK/STEPS = 127 SQ.FT.
STORAGE SHED = 80 SQ.FT.

TOTAL = 3,145 SQ.FT.

PROPOSED/EXISTING LOT COVERAGE OUTSIDE THE 100' BUFFER AREA

GRAVEL DRIVE = 1,036 SQ.FT.
CONC./PAVERS = 10 SQ.FT.
GARAGE = 240 SQ.FT.

TOTAL = 1,286 SQ.FT.

THIS PLAN REPRESENTS A 487 SQ.FT. INCREASE IN LOT COVERAGE

PROPERTY IS LOCATED IN THE ATLANTIC COASTAL BAYS CRITICAL AREA IDA (INTENSELY DEVELOPED AREA).

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND/OR ABSTRACT.

DEED REF: R.H.O. 2558/578
PLAT REF: F.W.H. 8-20 ET SEQ.

I HEREBY CERTIFY, TO MY BEST KNOWLEDGE AND BELIEF, THAT THIS PLAT AND THE SURVEY IN WHICH IT IS BASED WAS MADE UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH CHAPTER 06, "MINIMUM STANDARDS OF PRACTICE", COMAR TITLE 09, MARYLAND DEPARTMENT OF LABOR LICENSING AND REGULATION FOR PROFESSIONAL LAND SURVEYORS.

STATE OF MARYLAND · SAMUEL T. HUTCHINS · No. 21682 · PROFESSIONAL LAND SURVEYOR

7-10-2026
SAMUEL T. HUTCHINS DATE
PROFESSIONAL LAND SURVEYOR #21682
EXPIRES 12-13-2026

R-3 ZONING SETBACKS
FRONT = 25'
SIDEYARD = 6'
REAR YARD = 30'

OWNER

DENNIS N. DRAZIN
PATRICIA L. DRAZIN
42 GRAND PORT ROAD
OCEAN PINES, MD 21811

SITE PLAN TO ACCOMPANY A BUILDING PERMIT
LOT 466

OCEAN PINES

SECTION ONE

ELEC. DIST. NO. 3 WORCESTER COUNTY, MD.

STH LAND SERVICES, LLC
LAND SURVEYING & ENGINEERING
EASTERN DIVISION
41 COASTAL DRIVE
BERLIN, MD 21811
443-513-8736

SCALE: 1"=20'	DATE: 7-10-2026	DRAWN: MJN	JOB NO.:E-26-010

Floodplain Information:

Zone AE Base Flood Elevations 4.0' & 5.0'
as shown hereon. BFE Line Scaled
Community Panel No. 240083-0055 H
Effective Date: July 16, 2015

Lot Area:

Area: 21,126 SqFt +/- = 0.485 Ac. +/-

Lot Coverage:Existing

House and Garage = 2,450 SqFt +/-
Porch = 335 SqFt +/-
Concrete Areas = 265 SqFt +/-
Asphalt Drive = 900 SqFt +/-
Stone Portion Drive = 70 SqFt +/-
Deck Area = 170 qFt +/-
Gravel Area in Rear Yard = 230 SqFt +/-
Steps = 50 SqFt +/-
Dock Portion on Property = 60 SqFt +/-
TOTAL EXISTING COVERAGE = 4,530 SqFt +/-
4,530 SF / 21,126 SF = 21.44 % Lot Coverage
Proposed Coverage:
Frame Shed = 392 SqFt +/-
Wood Ramp = 24 SqFt +/-
Total Proposed Coverage = 416 SqFt +/-
Total Proposed & Existing Coverage = 23.41%

Critical Area Information:

This property lies entirely within the Atlantic Coastal Bays Critical Area and is subject to the laws of the Critical Area Program.
This property is classified LDA.

Property Zoning is R-2

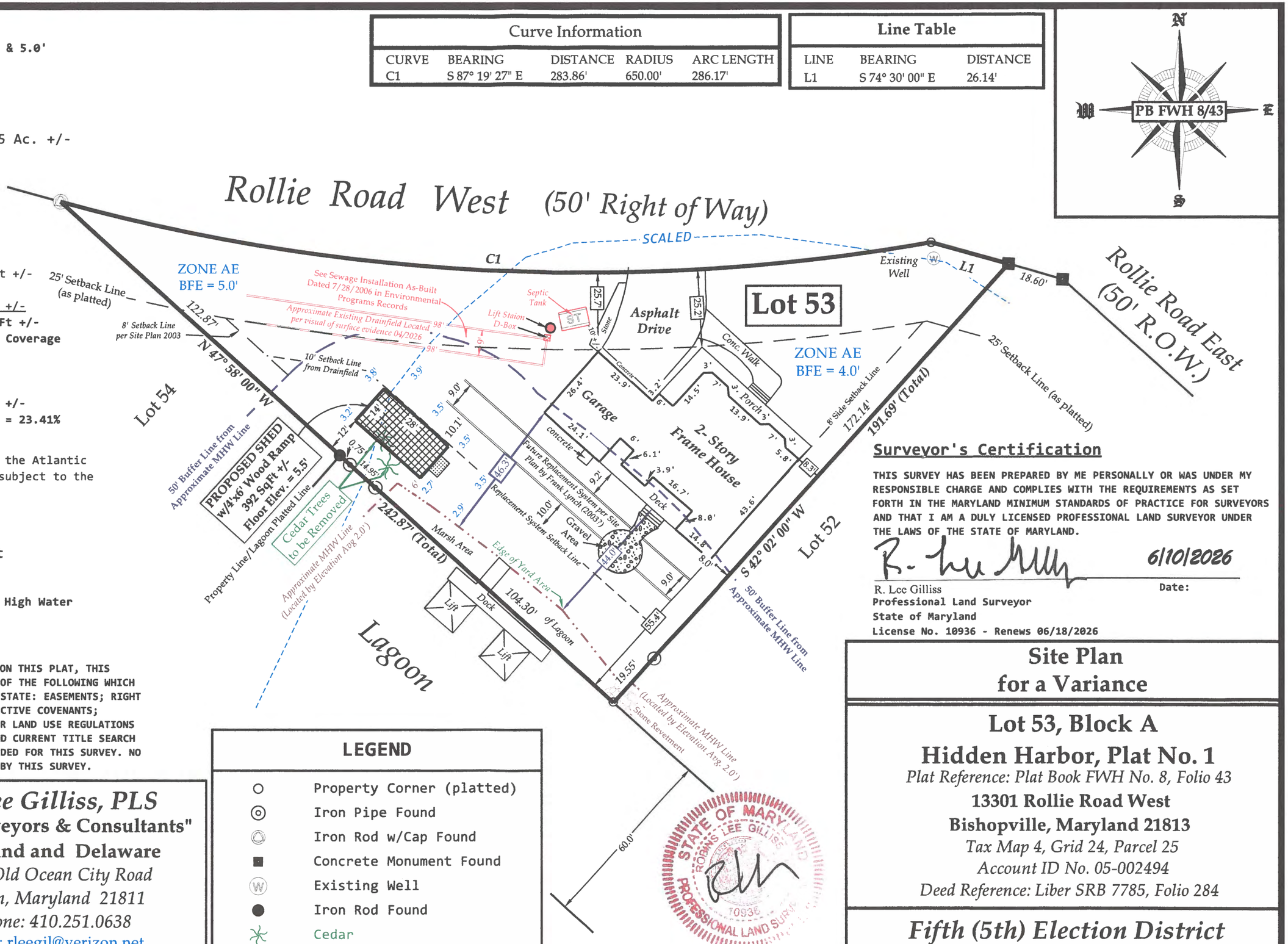
Suburban Residential District
Front Yard : 25 feet
Side Yard : 8 feet
Rear Yard : **50' Buffer from Mean High Water**
Buffer Management Zone : B-50

Surveyor's Note:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; RIGHT OF WAYS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTION; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. NO TITLE SEARCH WAS PROVIDED FOR THIS SURVEY. NO TITLE GUARANTEE IS INTENDED OR IMPLIED BY THIS SURVEY.

Curve Information				
CURVE	BEARING	DISTANCE	RADIUS	ARC LENGTH
C1	S 87° 19' 27" E	283.86'	650.00'	286.17'

Line Table		
LINE	BEARING	DISTANCE
L1	S 74° 30' 00" E	26.14'



LEGEND

○	Property Corner (platted)
◎	Iron Pipe Found
◯	Iron Rod w/Cap Found
■	Concrete Monument Found
(W)	Existing Well
●	Iron Rod Found
✳	Cedar
ST	Septic Tank

(11x17 for Actual Scale)

Surveyor's Certification

THIS SURVEY HAS BEEN PREPARED BY ME PERSONALLY OR WAS UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

6/10/2026
Date:

R. Lee Gilliss
Professional Land Surveyor
State of Maryland
License No. 10936 - Renews 06/18/2026

R. Lee Gilliss, PLS
"Land Surveyors & Consultants"
Maryland and Delaware
8826 Old Ocean City Road
Berlin, Maryland 21811
Phone: 410.251.0638
Email: rleegil@verizon.net

DATE: June 10, 2026 **SCALE: 1 inch = 30 feet** **Job No. 24-174**

Site Plan for a Variance

Lot 53, Block A
Hidden Harbor, Plat No. 1

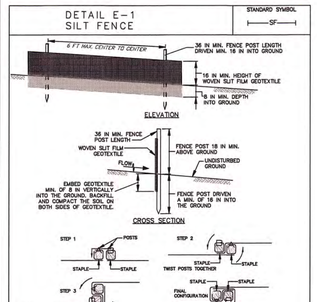
Plat Reference: Plat Book FWH No. 8, Folio 43
13301 Rollie Road West
Bishopville, Maryland 21813
Tax Map 4, Grid 24, Parcel 25
Account ID No. 05-002494
Deed Reference: Liber SRB 7785, Folio 284

Fifth (5th) Election District
Worcester County, Maryland

THE INFORMATION CONTAINED ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT AND/OR WORK PRODUCT PRIVILEGE. ANY AMENDMENTS, COPYING OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, COPYING OR DISTRIBUTION IS STRICTLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY FRANK G. LYNCH JR. AND ASSSOCIATES, INC.

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF



CONSTRUCTION SPECIFICATIONS

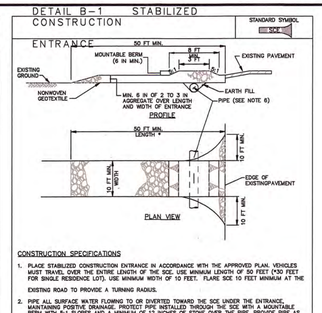
1. USE WOOD POSTS 1" x 1" (1.5 inch nominal) SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "L" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 8 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS OF SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND, BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN, OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE SEDIMENT DEPOSITS WHEN DEPOSITS REACH 1/2 THE HEIGHT OF THE SILT FENCE. REMOVE WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNACCEPTABLE SILTATION OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE

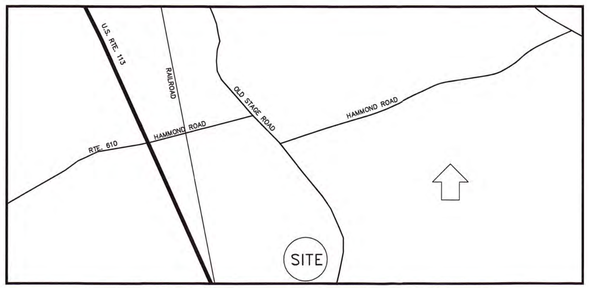


CONSTRUCTION SPECIFICATIONS

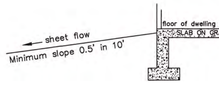
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET EXCEPT FOR SINGLE RESIDENCE LOT), USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 IN MINIMUM IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY WASHING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



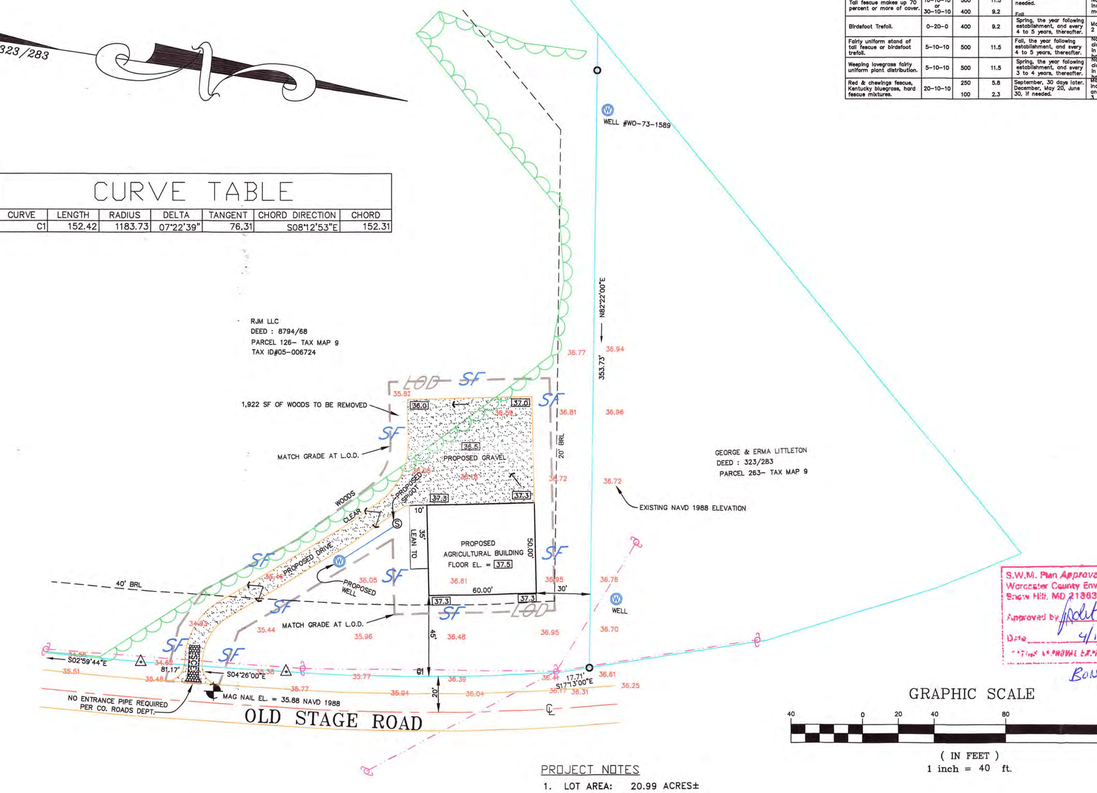




GRADING DETAIL

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	152.42	1183.73	07°22'39"	76.31	S08°12'53"E	152.31



LEGEND

- SF — DENOTES SILT FENCE
- LOD — DENOTES LIMITS OF DISTURBANCE
- 37.5 — DENOTES PROPOSED ELEVATION NAVD 1988
- 35.98 — DENOTES EXISTING SPOT ELEVATION NAVD 1988
- DENOTES DISTURBED AREA 16,320 S.F.± OR 0.3746 ACRES
- DENOTES IRON PIPE FOUND
- DENOTES POST CONSTRUCTION FLOW PATTERN

PROJECT NOTES

1. LOT AREA: 20.99 ACRES±
2. TAX ID#05-006724
3. EX. ZONING: A-1
   ZONING SETBACKS: FRONT: 60' FM CL ROAD
   REAR = 50' SIDES = 20'
4. FLOOD ZONE: X PER
   FIRM NO. 24047C0040H
   DATED 7-16-2015.
5. DISTURBED AREA = 16,320 S.F.± OR 0.3746 ACRES ±
6. PROPOSED FILL = 150 C.Y.±
7. DEED REF.: 8794/68
8. SITE SOILS ARE: RUNCLINT LOAMY SAND (RuA) – CLASS A
9. SITE IS CURRENTLY VACANT, WOODS, AND MEADOW GRASSED.
10. STORMWATER IS DIRECTED TO GRASS AND WOODED DISCONNECTS.
11. PARCEL 126 – TAX MAP 9
12. THERE ARE REPORTEDLY NO WETLANDS WITHIN THE LIMITS OF DISTURBANCE.
13. THIS SITE IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA.
14. THIS SITE IS WITHIN WORCESTER COUNTY SUBWATERSHED #2130103– ISLE OF WIGHT BAY DRAINAGE.
15. STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:
    THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THAT PROVIDE INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.

Sediment Control Plan Approval
Worcester Soil Conservation District
Snow Hill, MD 21863
Approved by
Date 3/30/2026

CONSTRUCTION SCHEDULE FOR SEDIMENT CONTROL MEASURES

1. NOTIFY WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS AT 410-632-1220 – TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO CONTACT WORCESTER COUNTY MAY RESULT IN AN IMMEDIATE STOP WORK ORDER.
2. CLEAR AND GRUB AS NECESSARY TO INSTALL PERIMETER CONTROLS. INSTALL STABILIZED CONSTRUCTION ENTRANCE and SILT FENCE. WORCESTER COUNTY ROADS DEPT. TO INSTALL ENTRANCE FEATURE UPGRADES IF REQUIRED.
3. CLEAR, FILL, AND GRADE SITE. REMOVE TRACKING FROM PUBLIC ROADWAY ON A DAILY BASIS.
4. CONSTRUCT AGRICULTURAL ACCESSORY BUILDING.
5. PERMANENTLY SEED PROPOSED GRASS AREAS.
6. REMOVE SEDIMENT CONTROLS MEASURES WHEN ALL DISTURBED AREAS HAVE BECOME STABILIZED WITH GRASS OR OTHER APPROPRIATE MEASURE, WITH APPROVAL TO DO SO FROM WORCESTER COUNTY.

THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL FACILITIES SHOWN HEREON, AND THEY SHALL BE APPROVED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT OR THEIR AUTHORIZED AGENTS PRIOR TO THE START OF ANY GRADING OPERATIONS OF CONSTRUCTION.
FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY SITE STABILIZATION SHALL BE COMPLETED WITHIN THREE (3) CALENDAR DAYS ON ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPE, AND SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND WITHIN SEVEN (7) DAYS ON ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
ALL STONE CHECK DAMS SHALL BE CHECKED AND CLEANED OF SILT AND MAINTAINED PERIODICALLY TO PREVENT THE STORM RUNOFF BREAKING THROUGH.
IF DURING ANY PERIOD OF CONSTRUCTION, AN EROSION PROBLEM ARISES, THE PROPER AND NECESSARY MEASURES WILL BE TAKEN TO CORRECT THE PROBLEM BY THE OWNERS AND/OR THE CONTRACTOR(S).
ALL DISTURBED AREAS NOT PAVED OR SURFACED SHALL BE REVEGETATED AND STABILIZED FOLLOWING THE RECOMENDATIONS SHOWN ON THE DETAIL SHEET FOR TEMPORARY AND PERMANENT SEEDING.

OWNER/DEVELOPER CERTIFICATION

I CERTIFY THAT:

ALL DEVELOPMENT,CONSTRUCTION, AND MAINTENANCE WILL BE DONE IN ACCORDANCE WITH THE SEDIMENT AND EROSION CONTROL PLAN, AND THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND FURTHER, AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY WORCESTER COUNTY SOIL CONSERVATION DISTRICT BOARD OF SUPERVISORS, M.D.E., OR THEIR AUTHORIZED AGENTS.
ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT OF ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND THAT RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OF TRAINING AT THE DEPARTMENT APPROVED TRAINING PROGRAM (GREEN CARD CERTIFICATION) FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THIS PROJECT.
THE DEVELOPER WILL PROVIDE ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.
ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN AND CONSTRUCTION WILL ADHERE TO CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT AND THE STORMWATER MANAGEMENT PLAN FOR THE SITE.
ALL INFORMATION SET FORTH IN THIS PLAN ACCURATELY CONVEYS THIS SITE'S CONDITIONS TO THE BEST OF MY KNOWLEDGE.
ALL STRUCTURAL DEVICES FOR STORMWATER MANAGEMENT WILL BE PROTECTED BY PROPER SOIL EROSION AND SEDIMENT CONTROL DEVICES UNTIL ALL CONTRIBUTING AREAS HAVE PASSED FINAL STABILIZATION INSPECTION.
UPON COMPLETION OF THE PROJECT, AN AS-CONSTRUCTED SURVEY, NOTICE OF CONSTRUCTION COMPLETION (NOCC), AND LETTER OF CERTIFICATION MUST BE SUBMITTED TO THE DEPARTMENT, EXCEPT INDIVIDUAL SINGLE FAMILY DWELLINGS. ONCE REVIEW IS COMPLETE AND APPROVED, A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

Robert Flynn 3/27/26
SIGNATURE(S) OF OWNER/DEVELOPER DATE

RJM LLC
14588 MEL LO LN
SEAFORD, DEL. 19973
PHONE – 302-462-6713

CERTIFICATION

"THE DEVELOPER'S PLAN TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTAIN THE SILT AND EROSION ON THE PROPERTY COVERED BY THE PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE WORCESTER COUNTY SOIL CONSERVATION DISTRICT PLAN SUBMITTAL GUIDELINE AND THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER."

3-25-26
SIGNATURE(S) DATE
FRANK G. LYNCH JR. AND ASSOC., INC.
10535 RACETRACK ROAD
BERLIN, MD. 21811
(410)641-5773

MIN. ACCURACY = ±0.1'

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL MATERIALS AND APPURTENANCE NECESSARY FOR COMPLETE PROJECT CONSTRUCTION AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT MISS UTILITY FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. (1-800-257-7777)
3. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE SITE ANY DAMAGE TO EXISTING UTILITIES, ETC. CAUSED BY THE CONTRACTOR'S NEGLECT SHALL BE REPAIRED BY THE CONTRACTOR'S NEGLECT SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR CONSTRUCTION PERMITS AND FEES.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH WORCESTER COUNTY. (410) 632-1200
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ONGOING INSPECTION AND ACCEPTANCE BY WORCESTER COUNTY ROADS, WORCESTER COUNTY HEALTH DEPARTMENT AND, WORCESTER COUNTY SANITARY DISTRICT.
7. PARKING LOT AREAS SHALL, AT A MINIMUM, BE SURFACED WITH GRAVEL.

SEDIMENT AND EROSION CONTROL NOTES

A. FOLLOWING INITIAL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN THREE (3) CALENDAR DAYS ON ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPE, AND SLOPES GREATER THAN 3:1 AND SEVEN (7) DAYS ON ALL OTHER DISTURBED OR GRADED AREAS ON THE SITE.
B. CERTIFICATION BY OWNER OR DEVELOPER THAT 1. ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND 2. THAT RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OF TRAINING AT THE DEPARTMENT APPROVED TRAINING PROGRAM (GREEN CARD CERTIFICATION FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. (CERTIFICATION MAY BE WAIVED BY THE APPROVAL AUTHORITY ON ANY PROJECT INVOLVING FOUR OR FEWER RESIDENTIAL UNITS) AND AS APPLICABLE PER COUNTY 3. THE DEVELOPER WILL ONE COPY OF A RED LINE AS BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.
C. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
D. APPROVED PLANS REMAIN VALID FOR 2 YEARS FROM THE DATE OF APPROVAL EXCEPT SURFACE MINES AND LANDFILL PLANS WHICH REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.
E. SEDIMENT AND EROSION CONTROL DEVICES MUST BE INSPECTED AND MAINTAINED REGULARLY TO TO INSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED.
F. ALL DISTURBED AREAS WHICH ARE NOT PAVED OR GRADED WILL BE SEEDED OR SODDED PER THE ATTACHED SEEDING TABLES.IF GRADING IS COMPLETED OUTSIDE OF THE SEEDING SEASON, MULCH ALONE SHALL BE APPLIED. STRAW MULCH SHALL BE SPREAD OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS/ACRE AND APPLIED TO A UNIFORM LOOSE DEPTH OF BETWEEN 1" TO 2". ALL MULCH SHALL BE INSTALLED IN ACCORDANCE WITH THE 2011 OR CURRENT VERSION OF THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
G. WHERE SEEDING IS REQUIRED, SELECT RECOMMENDED MIX FROM TABLE B.3. ALL SLOPES OF 3:1 AND ALL AREAS IF DESIGNATED ON THE PLAN SHALL BE SEEDED.
H. ALL DISTURBED AREAS ARE TO BE PROTECTED DURING ALL PHASES OF DEVELOPMENT.
I. ALL SPOIL WILL BE REMOVED TO AN APPROVED SITE, AN APPROVED SITE BEING ONE WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN. SPOIL FROM EXCAVATION WILL BE REMOVED DAILY. CLEAN RUNOFF WATER WILL BE DIVERTED AROUND ANY TEMPORARY STOCKPILE AREAS.
J. THE APPROVAL OF THIS PLAN FOR SEDIMENT AND EROSION CONTROL DOES NOT RELIEVE THE DEVELOPER/CONSULTANT FROM COMPLYING WITH ANY FEDERAL/ STATE/COUNTY/TOWN REQUIREMENTS APPERTAINING TO ENVIRONMENTAL ISSUES.
K. ANYTIME A SOIL EROSION OR SEDIMENT CONTROL PROBLEM OCCURS, PROMPT AND NECESSARY MEASURES WILL BE TAKEN BY THE OWNER AND/OR CONTRACTOR TO CORRECT THE PROBLEM.
L. A MARYLAND DEPARTMENT OF THE ENVIRONMENT NOTICE OF INTENT (NOI) GENERAL PERMIT FOR CONSTRUCTION ACTIVITY IS REQUIRED FOR ALL CONSTRUCTION ACTIVITY IN MARYLAND WITH A PLANNED TOTAL DISTURBANCE OF 1 ACRE OR MORE.
N. AS MANDATED BY THE NOTICE OF INTENT (NOI) GENERAL PERMIT ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, AN INSPECTION MUST BE PERFORMED ONSITE OF ALL SEDIMENT CONTROLS ON A WEEKLY BASIS AND AFTER EVERY RAINFALL EVENT. ALL SELF INSPECTIONS MUST BE MAINTAINED ALONG WITH ALL APPLICABLE GOVERNING AGENCY INSPECTION REPORTS IN A LOG BOOK, TO BE KEPT ONSITE AT ALL TIMES.

CONSTRUCTION SCHEDULE FOR REGULATORY INSPECTIONS

THE OWNER/DEVELOPER OR REPRESENTATIVE IS REQUIRED TO CONTACT THE APPROPRIATE ENFORCEMENT AUTHORITY OR ITS AGENT AT THE FOLLOWING STAGES OF THIS PROJECT AS FOLLOWS :

1. PRIOR TO THE START OF EARTH DISTURBANCE.
2. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING
3. PRIOR TO THE REMOVAL OF SEDIMENT CONTROL PRACTICES.

FOREST CONSERVATION LAW STATEMENT

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-402(B)(9) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE ACTIVITY DOES NOT RESULT IN THE CUTTING, CLEARING, OR GRADING OF MORE THAT 20,000 SQUARE FEET OF FOREST; AND IS SUBJECT OF A DECLARATION OF INTENT FILED WITH THE COUNTY.

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT OF WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

Table B.1: Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate 1/ lb/ac	lb/1000 sf	Seeding Depth (Inches)	Recommended Seeding Dates by Plant Hardiness Zone 3/ 6b and 6c	7a	7b and 7b
Cool-Season Grasses						
Annual Ryegrass (Lolium perenne ssp. multiflorum)	40	1.0	0.5	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct	Feb 15 to Apr 30; Aug 15 to Nov 30
Barley (Hordeum vulgare)	96	2.2	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Oats (Avena sativa)	72	1.7	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Wheat (Triticum aestivum)	120	2.8	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Cereal Rye (Secale cereale)	112	2.6	1.0	Mar 15 to May 31; Aug 1 to Oct 31	Mar 1 to May 15; Aug 1 to Nov 15	Feb 15 to Apr 30; Aug 15 to Dec 15
Warm-Season Grasses						
Foxtail Millet (Setaria italica)	30	0.7	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14
Pearl Millet (Pennisetum glaucum)	20	0.5	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14

Table B.1 Notes:
1/ Seeding rates for the warm-season grasses are in pounds of Pure Live Seed (PLS). Actual planting rates shall be adjusted to reflect percent seed germination and purity, as tested. Adjustments are usually not needed for the cool-season grasses.

Seeding rates listed above are for temporary seedings, when planted alone. When planted as a nurse crop with permanent seed mixes, use 1/3 of the seeding rate listed above for barley, oats, and wheat. For annual ryegrass (annual ryegrass, pearl millet, foxtail millet), do not exceed more than 5% (by weight) of the overall permanent seeding mix. Cereal rye generally should not be used as a nurse crop, unless planting will occur in very late fall beyond the seeding dates for other temporary seedings. Cereal rye has allelopathic properties that inhibit the germination and growth of other plants. If it must be used on a nurse crop, seed at 1/3 of the rate listed above.

Oats are the recommended nurse crop for warm-season grasses.

2/ For sandy soils, plant seeds at twice the depth listed above.

3/ The planting dates listed are averages for each Zone and may require adjustment to reflect local conditions, especially near the boundaries of the zone.

Table B.6: Maintenance Fertilization for Permanent Seeding

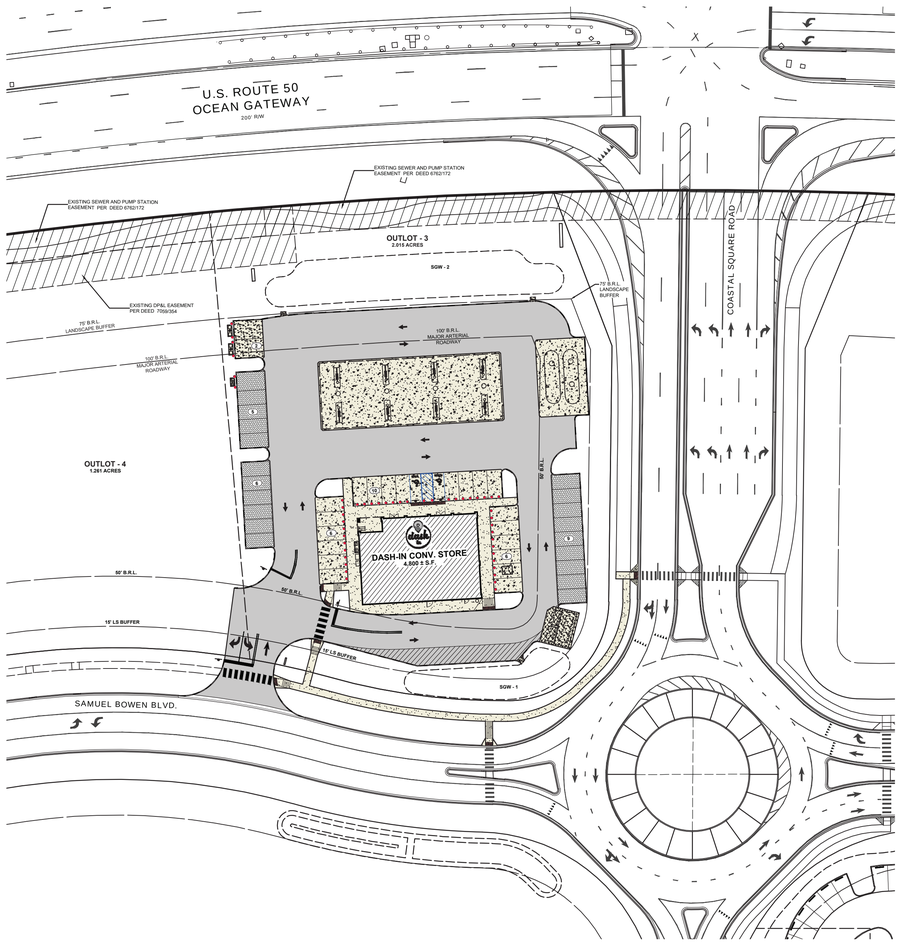
Seeding Mixture	Type	lb/ac	lb/1000 sf	Time	Mowing
Tall fescue makes up 70 percent or more of cover.	10–10–10 or 30–10–10	500 400	11.5 9.2	Yearly or as needed. Fall	Not closer than 3 inches, if occasional mowing is desired.
Birdsfoot Trefoil.	0–20–0	400	9.2	Spring, the year following establishment, and every 4 to 5 years, thereafter.	Mow no closer than 2 inches.
Fairly uniform stand of tall fescue or birdsfoot trefoil.	5–10–10	500	11.5	Fall, the year following establishment, and every 4 to 5 years, thereafter.	Not required, no closer than 4 inches in the fall after seed establishment.
Mixtures of tall fescue, birdsfoot trefoil, and fescue mixtures.	5–10–10	500	11.5	Spring, the year following establishment, and every 3 to 4 years, thereafter.	Not required, no closer than 4 inches in the fall after seed establishment.
Red & shrelings fescue, Kentucky bluegrass, hard fescue mixtures.	20–10–10	250 100	5.8 2.3	September, 30 days later, December, May 30, June 30, if needed.	Mow no closer than 2 inches for red fescue and Kentucky bluegrass, 4 inches for fescue.

Table B.3: Selected List of Permanent Herbaceous Seeding Mixtures

Mix	Recommended Cultivar	Seeding Rate 1/ lb/ac	lb/1000 sf	Soil Drainage Class 2/	Min. Height (inch)	Mohr's Level 3/	Remarks
WARM-SEASON/COOL-SEASON GRASS MIXES							
1. SELECT ONE WARM-SEASON GRASS:							
Switch Grass (Panicum virgatum)	Blackwell, Carthage, Cave-in-Rock, or Shelter	10	0.23				All species are native to Maryland.
OR							Plant this mix with a regular grass drill.
Coastal Panic Grass (Panicum amarum var. amarulum)	Atlantic	10	0.23				Coastal panicgrass is best adapted to Zones 7a and 7b.
AND ADD:							
Creeping Red Fescue (Festuca rubra var. rubra)	Dawson, Pennlawn, Flyer, Fortress, Ruby, or Salem	15	0.34	E – P	4 – 7	C – D	Creeping red fescue is a cool-season grass that will provide erosion protection while the warm-season grass establishes. Creeping red fescue is becoming established.
PLUS ONE OF THE FOLLOWING LEGUMES:							Switchgrass, coastal panicgrass, the "Dawson" variety of creeping red fescue, and Kentucky bluegrass are salt tolerant. Do not use bush clover or wild indigo on wet sites.
Partridge Pea (Chamaecrista fasciculata)	Common	4	0.09				
Bush Clover (Lespedeza capitata)	Common	2	0.05				
Wild Indigo (Baptisia tinctoria)	Common	2	0.05				
2. Big Bluestem (Andropogon gerardi)	Niagara or Rountree	8	0.14				All species are native to Maryland.
Indiangrass (Sorghastrum nutans)	Rumsey	8	0.14				The Indiangrass and bluestems have fluffy seeds. Plant with a specialized native seed drill.
Little Bluestem (Schizachyrium scoparium)	Aldous or Blaze	4	0.09				
Creeping Red Fescue (Festuca rubra var. rubra)	Dawson, Pennlawn, Flyer, Fortress, Ruby, or Salem	15	0.34	E – MW	6 – 8	C – D	Creeping red fescue is a cool-season grass that will provide erosion protection while the warm-season grasses are becoming established.
PLUS ONE OF THE FOLLOWING LEGUMES:							
Partridge Pea (Chamaecrista fasciculata)	Common	4	0.09				
Bush Clover (Lespedeza capitata)	Common 2, 0.05	2	0.05				
Wild Indigo (Baptisia tinctoria)	Common	2	0.05				
Showy Tick-Trefoil (Desmodium canadense)	Common 1, 0.02	1	0.02				
3. SELECT THREE GRASSES:							Excellent for excessively droughty, low pH (acidic) soils.
Deertongue (Dichanthelium clandestinum)	Tioga	20	0.46				
Sheep Fescue (Festuca ovina)	Common or Bighorn	20	0.46				Sheep fescue, Canada wild rye, and deertongue are cool-season grasses that will provide erosion protection while the warm-season grass (Eastern gamagrass) is becoming established.
OR							
Canada Wild Rye (Elymus canadensis)	Common	3	0.07	E – MW	4 – 6	C – D	
Redtop (Agrostis gigantean)	Streaker	1	0.02				
PLUS ONE OF THE FOLLOWING LEGUMES:							
Common Lespedeza (Lespedeza striata)	Kobe	10	0.23				Common lespedeza ("Kobe" variety) is more tolerant of low acidity and high aluminum concentrations than Korean lespedeza. Korean lespedeza suppresses any reseeding annuals.
Korean Lespedeza (Lespedeza stipulacea)	Climax or Rowan	10	0.23				
4. Deertongue (Dichanthelium clandestinum)	Tioga	15	0.34				
Creeping Red Fescue (Festuca rubra var. rubra)	Dawson, Pennlawn, Flyer, Fortress, Ruby, or Salem	20	0.46				
Virginia Wild Rye (Elymus virginicus)	Common	5	0.11	W – P	2 – 3	C – D	Use Virginia wild rye on moist, shady sites.
OR							
Canada Wild Rye (Elymus canadensis)	Common	5	0.11				Use Canada wild rye on droughty sites.
COOL-SEASON GRASS MIXES							
5. SELECT TWO GRASSES:	

DASH-IN STORE #1110

WORCESTER COUNTY, MD





SHEET INDEX

C-001	COVER SHEET & OVERALL LAYOUT
C-101	EXISTING CONDITIONS & DEMOLITION PLAN
C-201	SITE PLAN
C-301	UTILITY PLAN
C-302	SANITARY PLAN AND PROFILE
C-303	DOMESTIC WATER PLAN AND PROFILE
C-304	BUILDING AND FUEL CANOPY ROOF DRAIN PLAN
C-305	SUBMERGED GRAVEL WETLAND #1 PLAN AND PROFILES
C-306	SUBMERGED GRAVEL WETLAND #2 PLAN DNA PROFILES
C-307	SUBMERGED GRAVEL WETLAND MATERIALS AND NOTES
C-401	GRADING PLAN
C-501	EROSION & SEDIMENT CONTROL PLAN
C-502	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C-503	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C-901-905	CONSTRUCTION DETAILS
L-101-102	LANDSCAPE PLAN

GENERAL NOTES :

1. BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, SALISBURY, MD., JANUARY OF 2026. VERTICAL DATUM IS BASED ON NAVD 88. HORIZONTAL DATUM IS BASED ON MARYLAND STATE PLANE NAD 83 (2011).
2. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
4. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
5. THIS SITE IS LOCATED WITHIN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL RAINFALL CHANCE FLOODPLAIN, BASED ON FEMA FIRM COMMUNITY PANEL 24045C0251E, DATED JULY 15, 2015.
6. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE MARYLAND STATE FIRE PREVENTION REGULATIONS.
7. THE PROPOSED BUILDING WILL NOT BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.
8. CONTRACTOR TO REPAIR ANY AND ALL EXISTING SIDEWALK AND/OR CURB DAMAGED DURING CONSTRUCTION TO ITS EXISTING CONDITION.

SOILS LEGEND :

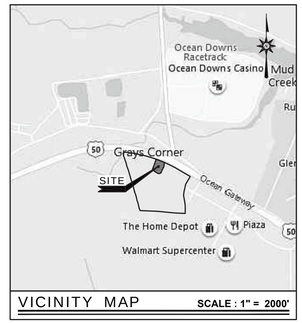
FadA FALLSINGTON SANDY LOAMS, 0 - 2% SLOPES, NORTHERN TIDEWATER AREA (42% OF SITE)

WddA WOODSTOWN SANDY LOAM, 0 - 2% SLOPES, NORTHERN TIDEWATER AREA (58% OF SITE)

SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE, NATIONAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.

LEGEND

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	EX. 10"S	10" S
SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	EX. 10" F.M.	12" F.M.
SANITARY SEWER MANHOLE (S.M.H.)		
SANITARY SEWER CLEANOUT		
WATER MAIN & SIZE	EX. 10" W	12" W
FIRE HYDRANT	F.H.	F.H.
WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (S.D.M.H.)		
STORM DRAIN LINE (CMP OR RCP)		
CATCH BASIN		
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)		
UNDERGROUND ELECTRIC	U.E.	U.E.
UNDERGROUND TELEPHONE	U.T.	U.T.
UNDERGROUND GAS MAIN	EX. 2" G	2" G
PAVEMENT TO BE REMOVED	N/A	
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT		N/A
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	
WIRE FENCE		
CHAINLINK FENCE		
STOCKADE FENCE		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		
DRAINAGE DITCH OR SWALE		
EMBANKMENT SIDESLOPES (DOWN)		
CONTOUR	49	55
ELEVATION SPOT SHOT	43.55	25.15
BENCH MARK		25.50 T.C. 25.00 B.C.
PROPERTY OR RIGHT-OF-WAY LINE		N/A
CENTERLINE		
LIGHT POLE	N/A	
CONSTRUCTION NOTE		



VICINITY MAP SCALE : 1" = 2000'

SITE DATA

1. OWNER OF RECORD: COASTAL SQUARE, LLC
   C/O WILLIAM J. KRAPF
   105 FOULK ROAD, SUITE 200
   WILMINGTON, DE 19803
   PHONE: 302.429.8700
   EMAIL: BKRAPF@CAPANOINC.COM
2. ENGINEER / SURVEYOR: BECKER MORGAN GROUP, INC.
   312 WEST MAIN STREET, SUITE 300
   SALISBURY, MD 21801
   PHONE: 410.546.9100
   EMAIL: JHARMAN@BECKERMORGAN.COM
3. SITE NAME: COASTAL SQUARE
4. SITE ADDRESS: 11238 OCEAN GATEWAY
   BERLIN, MD 21811
5. TAX MAP: 26
6. PARCELS: PARCEL 474 - PART OF LOT 4
7. DEED BOOK/PAGE: 7674/465
8. PLAT BOOK/PAGE: 257/7
9. SITE AREA: ± 2.015 ACRES
10. JURISDICTION: WORCESTER COUNTY
11. ZONE: C-3 HIGHWAY COMMERCIAL DISTRICT
    DEVELOPMENT STANDARDS SHALL BE AS FOLLOWS:
    MINIMUM LOT AREA: ONE (1) ACRE
    INTERIOR LOT WIDTH: SIXTY (60) FEET;
12. MINIMUM YARD AND SETBACK REQUIREMENTS SHALL BE AS FOLLOWS:
    FRONT: ONE HUNDRED (100) FEET FRONTING A MAJOR ARTERIAL HIGHWAY
    FRONT: FIFTY (50) FEET FRONTING A COLLECTOR ROADWAY
    FRONT: TWENTY FIVE (25) FEET
    REAR: TWENTY (20) FEET
    SIDE: SIX (6) FEET
    HEIGHT LIMITATIONS: FORTY FIVE (45) FEET
13. LANDSCAPE BUFFER REQUIREMENTS:
    US ROUTE 50: SEVENTY FIVE (75) FEET
    SAMUEL BOWEN BOULEVARD: FIFTEEN (15) FEET
14. FLOOD ZONE DETERMINATION:
    (BASED ON FLOOD INSURANCE RATE MAPS PROVIDED BY FEMA)
    FIRM MAP: 24047C0160H
    EFFECTIVE DATE: JULY 16, 2015
    FIRM ZONE: "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
15. CRITICAL AREAS: THIS PROJECT IS NOT LOCATED IN CRITICAL AREAS
16. SOURCE OF WATER: RIDDLE FARM
17. SOURCE OF SEWER: RIDDLE FARM SANITARY SERVICE AREA
18. SOURCE OF ELECTRIC: DELMARVA POWER
19. TRASH COLLECTION SHALL BE PRIVATE
20. PARKING CALCULATIONS:
    DASH-IN (4,800 S.F. GFA):
    MINIMUM PARKING: 1 PER 200 SQUARE FEET OF GROSS FLOOR AREA
    MINIMUM PARKING SPACES REQUIRED: 4,800 S.F. / 200 = 24 SPACES
    MAXIMUM PARKING: 1 PER 100 SQUARE FEET OF GROSS FLOOR AREA
    MAXIMUM PARKING SPACES PERMITTED: 4,800 S.F. / 100 = 48 SPACES
    STANDARD SPACES PROVIDED = 43 SPACES
    HANDICAP SPACES PROVIDED = 2 SPACES
    TOTAL SPACES PROVIDED = 45 SPACE
    ALL SPACES OVER MIN MUST BE PERVIOUS: 45 - 24 = 21 PERVIOUS SPACES
    BICYCLE RACK: 1 REQUIRED, 1 PROVIDED
21. ESTIMATED WATER AND SEWER USAGE:
    CONVENIENCE STORE WITH GAS
    (0.18 GPD/SF FOR SERVICE STATION + 0.05 GPD/SF GAS = 0.23 GPD/SF
    4,800 SF X 0.23 GPD/SF = 1,104 GPD = 4 EDU
22. AREA DISTURBED: ± 2.015 ACRES

OWNERS CERTIFICATION

WE, COASTAL SQUARE LLC, HEREBY CERTIFY THAT THIS IMPROVEMENTS CONSTRUCTION PLAN IS SUBMITTED WITH MY/OUR FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY/OUR DESIRES AS OWNER/OWNERS.

OWNER/REPRESENTATIVE _____ DATE _____

REPRESENTATIVE NAME: WILLIAM J. KRAPF, CHIEF DEVELOPMENT OFFICER
OWNER'S NAME: COASTAL SQUARE LLC
ADDRESS: 105 FOULK ROAD, SUITE 200
WILMINGTON, DE 19803
PHONE: 302-429-8700
EMAIL : BKRAPF@CAPANOINC.COM

WATER AND WASTEWATER CERTIFICATION

THE WATER AND SEWER FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS ARE APPROVED BY WORCESTER COUNTY WATER AND WASTEWATER DIVISION.

WORCESTER COUNTY, WATER AND WASTEWATER DIVISION _____ DATE _____

PUBLIC WORKS CERTIFICATION

THE WATER AND SEWER FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS ARE APPROVED BY WORCESTER COUNTY DEPARTMENT OF PUBLIC WORKS.

WORCESTER COUNTY, DIRECTOR OF PUBLIC WORKS _____ DATE _____

STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:

THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THAT PROVIDE INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.

WETLANDS STATEMENT

NO WETLANDS WERE OBSERVED WITHIN THIS PROJECTS LIMIT OF DISTURBANCE. NO WETLANDS ARE MAPPED IN THIS PROJECTS LIMIT OF DISTURBANCE PER MERLIN (MARYLAND'S ENVIRONMENTAL RESOURCE & LAND MANAGEMENT NETWORK)

FOREST CONSERVATION NOTE

THIS SITE IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SITE IS SUBJECT TO FOREST CONSERVATION PLAN NO. 21-34. THIS SITE HAS MET COMPLIANCE WITH THE WORCESTER COUNTY FOREST CONSERVATION LAW, BY OBTAINING A CREDIT FROM AN OFF-SITE FOREST CONSERVATION MITIGATION AREA. A PLAT DEPICTING THE OFF-SITE FOREST CONSERVATION MITIGATION AREA AND A PERPETUAL PROTECTIVE AGREEMENT WERE PREVIOUSLY RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND. A CERTIFICATE OF UTILIZATION HAS BEEN EXECUTED AND RECORDED IN THE LAND RECORDS BETWEEN THE GRANTOR OF THE MITIGATION AREA AND USER WHO IS SEEKING A CREDIT FROM THE MITIGATION AREA IN ORDER TO OBTAIN COMPLIANCE WITH THE FOREST CONSERVATION LAW.

811 Know what's below. Call before you dig.

MISS UTILITY PHONE 1-800-282-8555
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

STATE OF MARYLAND — JOSEPH A. ITALIANO — No. 30331 — PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 30331
EXPIRATION DATE: 09/23/26

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

COVER SHEET & OVERALL LAYOUT

0 25 50 100
SCALE: 1" = 50'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

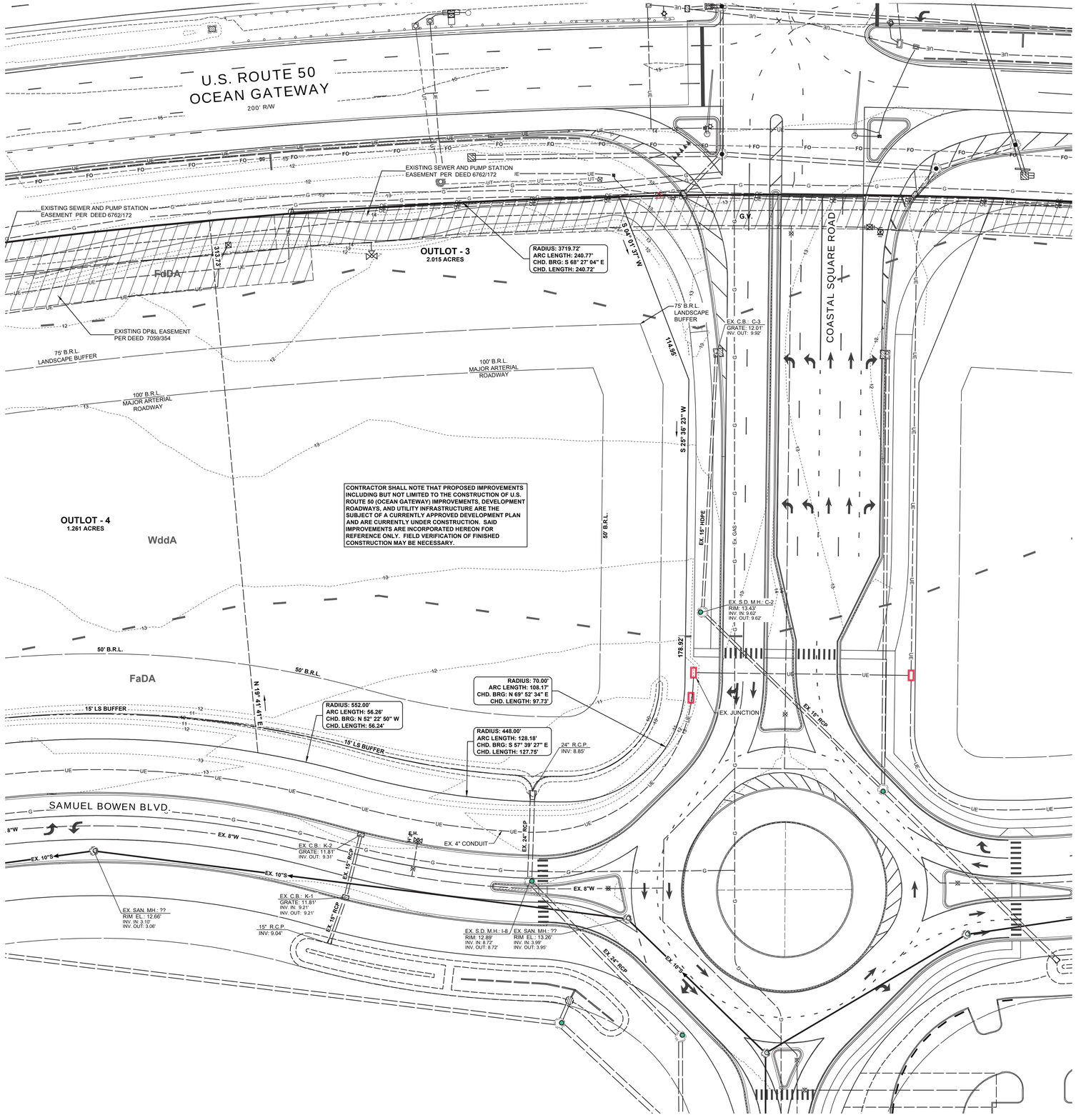
LAYER STATE: C3D1

PROJECT NO.: 2019333.04
DATE: 03/13/2026
SCALE: 1" = 50.0'
DRAWN BY: JDC | PROJ. MGR.: KWP

SHEET
C-001

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F:\Projects\2019\2019333004\10_Civil\DWG\20193330 4-SITE-C3D21-MD.dwg, Jul 17, 2026 - 11:07am





DEMOLITION CONSTRUCTION NOTES

R-1 XX
R-2 XX
R-3 XX
XX

SOILS LEGEND :

FadA	FALLSINGTON SANDY LOAMS, 0 - 2% SLOPES, NORTHERN TIDEWATER AREA (42% OF SITE)
WddA	WOODSTOWN SANDY LOAM, 0 - 2% SLOPES, NORTHERN TIDEWATER AREA (58% OF SITE)

SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE, NATIONAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.

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North Carolina
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Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

STATE OF MARYLAND
KIMBERLY A. ITALIANO
No. 30331
PROFESSIONAL ENGINEER

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LICENSE NUMBER: 30331
EXPIRATION DATE: 09/23/26

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

0 15 30 60
SCALE: 1" = 30'

ISSUE BLOCK

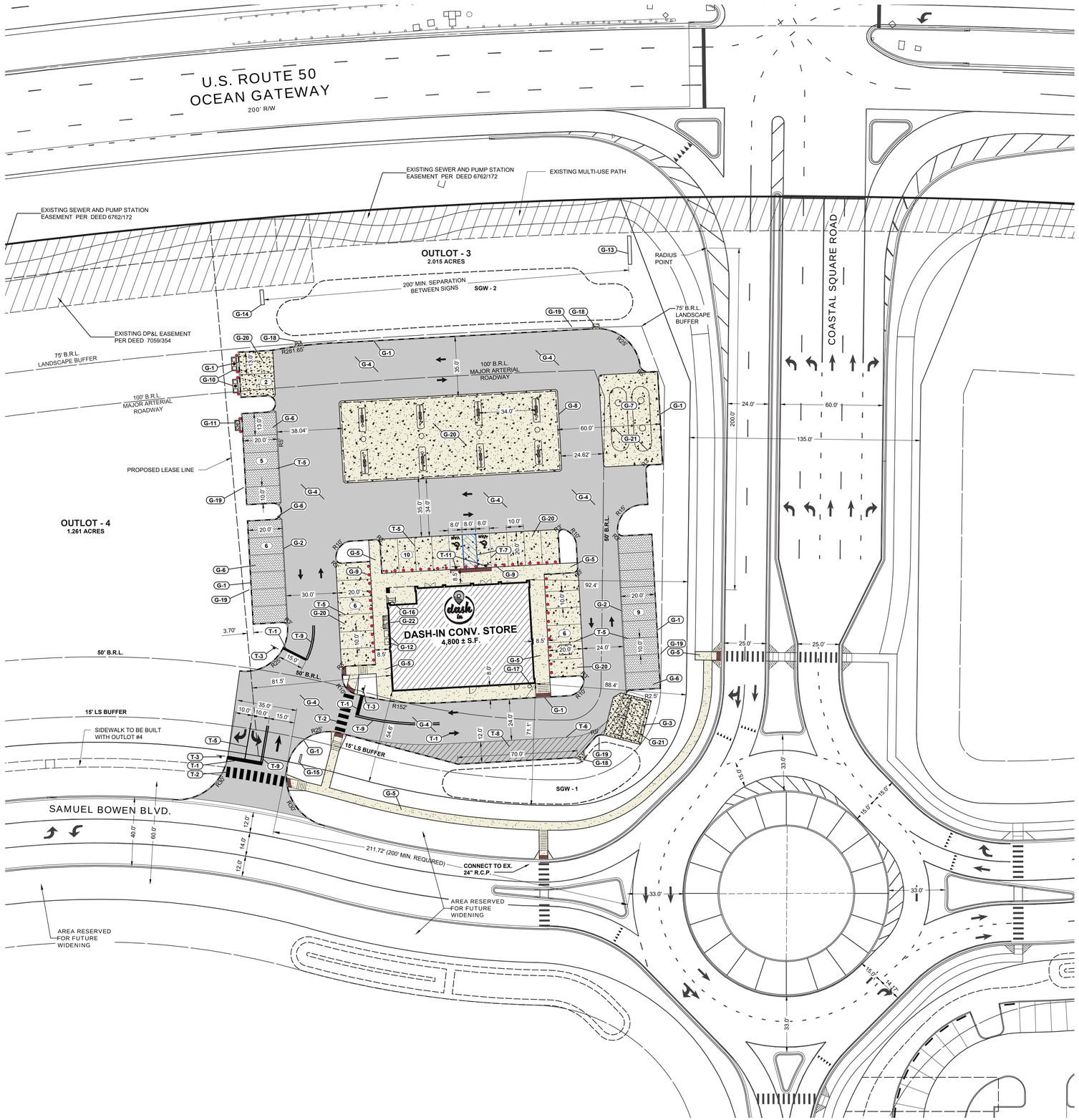
MARK	DATE	DESCRIPTION

LAYER STATE: C-101

PROJECT NO.:	**2019333.04**
DATE:	**03/13/2026**
SCALE:	**1" = 30.0'**
DRAWN BY: **JDC**	PROJ. MGR.: **KWP**

SHEET
C-101

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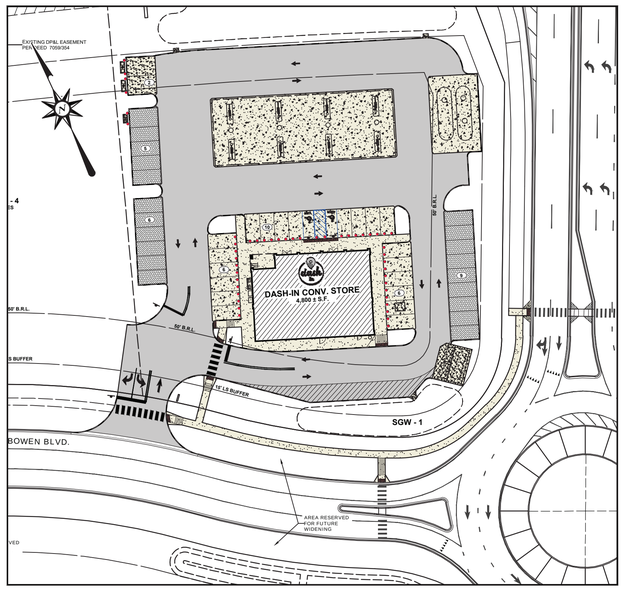


GENERAL CONSTRUCTION NOTES

G-1	INSTALL 6" CONCRETE CURB (TYP.) SEE SHEET C-901 FOR DETAILS.
G-2	INSTALL 6" FLUSH CONCRETE CURB (TYP.) SEE SHEET C-901 FOR DETAILS.
G-3	PROPOSED DUMPSTER ENCLOSURE. SEE SHEET C-901 FOR DETAILS.
G-4	INSTALL HEAVY DUTY FLEXIBLE PAVEMENT. SEE PAVEMENT SECTION DETAIL ON SHEET C-903.
G-5	INSTALL PROPOSED CLASS 1 CONCRETE SIDEWALK/PAVING (TYP.). SEE SHEET C-901 FOR DETAILS.
G-6	INSTALL PERMEABLE BRICK PAVER. SEE SHEET C-901 FOR DETAILS.
G-7	PROPOSED UNDERGROUND FUEL STORAGE TANKS.
G-8	PROPOSED FUELING STATION UNDER CANOPY.
G-9	INSTALL CONCRETE BOLLARD TO BE SPACED AT 5' O.C.
G-10	INSTALL COMBINATION AIR PUMP AND VACUUM EQUIPMENT AND 13' X 20' SPACE.
G-11	INSTALL AIR PUMP EQUIPMENT AND A 13' X 20' SPACE.
G-12	INSTALL PROPANE EXCHANGE CAGE (2).
G-13	COASTAL SQUARE COMMERCIAL SHOPPING CENTER MONUMENT SIGN.
G-14	PROPOSED FUEL PRICING SITE SIGN.
G-15	DIRECTIONAL ENTRANCE SIGN.
G-16	INSTALL BIKE RACK.
G-17	INSTALL CO2 CANISTER.
G-18	INSTALL CURB OPENING. SEE DETAIL ON SHEET C-901.
G-19	PROPOSED SITE LIGHTING (SEE LIGHTING PLAN ASSOCIATED WITH THIS PROJECT FOR DETAILED LIGHTING LAYOUT + DETAILS).
G-20	INSTALL STANDARD DUTY RIGID CONCRETE PAVEMENT. 5" THICK OVER 4" GABC. SEE SECTION DETAIL ON SHEET C-901.
G-21	INSTALL HEAVY DUTY RIGID CONCRETE PAVEMENT. 8" THICK OVER 4" GABC. SEE SECTION DETAIL ON SHEET C-901.
G-22	INSTALL ICE BAG COOLER

STRIPING & SIGNAGE CONSTRUCTION NOTES

T-1	PROPOSED 24" WIDE PAINTED STOP BAR PER MUTCD.
T-2	PROPOSED PAINTED "PIANO KEY" PEDESTRIAN CROSSWALK - 24" WIDE SOLID WHITE LINES WITH 24" SPACING.
T-3	INSTALL "STOP" SIGN PER MUTCD.
T-4	PAINTED WHITE TRAFFIC DIRECTIONAL ARROWS (TYP.) PER MUTCD.
T-5	PROPOSED PAINTED STRIPING - 4" SOLID WHITE LINE PER, MUTCD.
T-6	PROPOSED PAINTED STRIPING - 4" WIDE SOLID YELLOW LINE PER MUTCD.
T-7	PROPOSED PAINTED ACCESSIBLE SYMBOL. PAINTED ACCESSIBLE BLUE (TYP.). SEE SHEET C-901 FOR DETAILS.
T-8	PROPOSED 6" WIDE SOLID WHITE LINES AT 45 DEGREE ANGLE, 45" ON CENTER PER MUTCD.
T-9	PROPOSED PAINTED STRIPING - 4" WIDE DOUBLE YELLOW LINES PER MUTCD.
T-10	INSTALL "DO NOT ENTER" SIGN PER MUTCD.
T-11	INSTALL VAN ACCESSIBLE PARKING SIGN (2 TOTAL).



WB-50 TRUCK PATH

SCALE: 1" = 50'

STORMWATER MANAGEMENT SUPERVISION AND CERTIFICATION NOTE:

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STATE OF MARYLAND — KIMBERLY WILLIAMS PORTER — No. 30331 — PROFESSIONAL ENGINEER

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LICENSE NUMBER: 30331
EXPIRATION DATE: 09/23/26

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

SITE PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-301

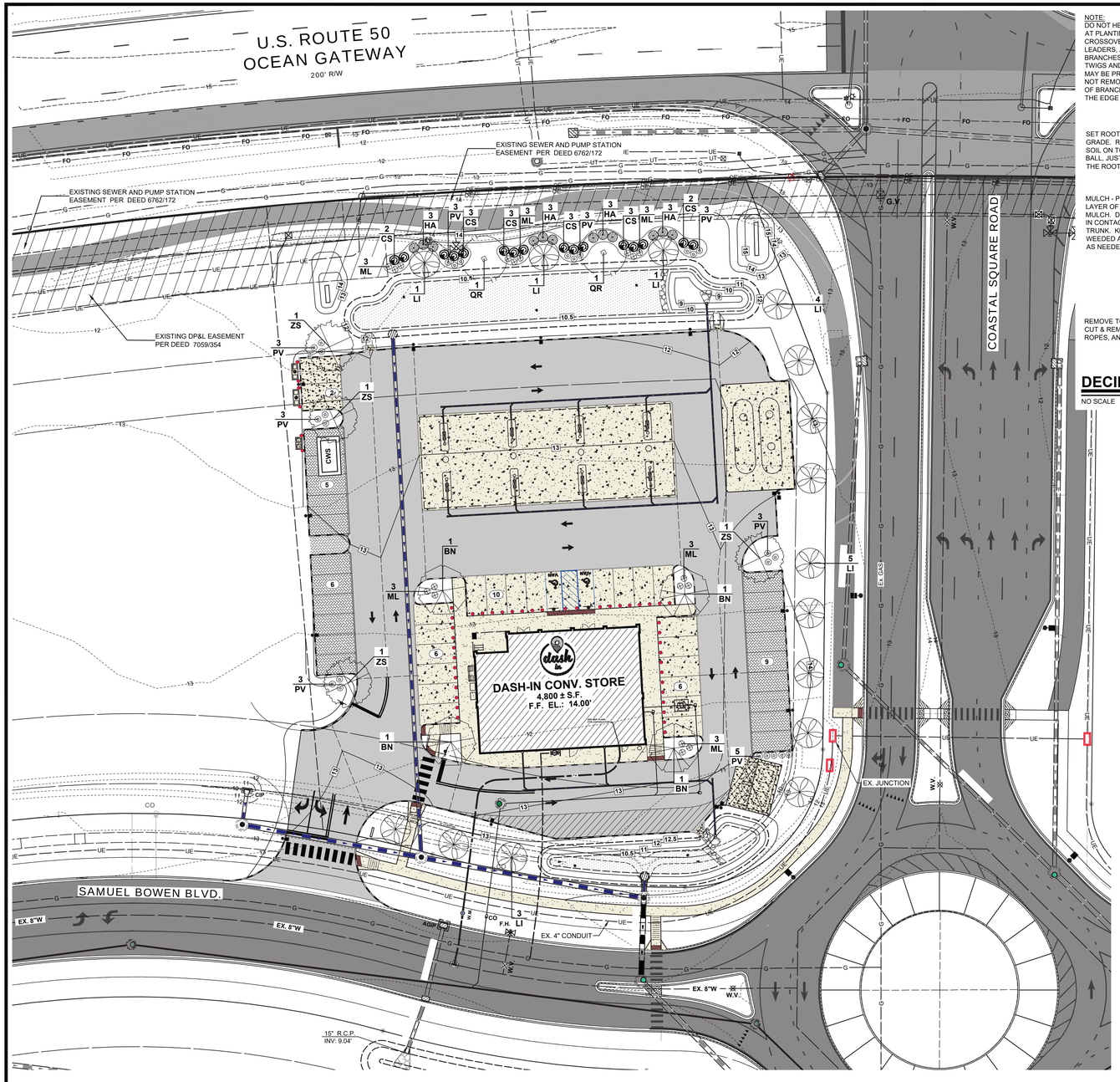
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DATE:	**03/13/2026**
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DRAWN BY: **JDC**	PROJ. MGR.: **KWP**

SHEET

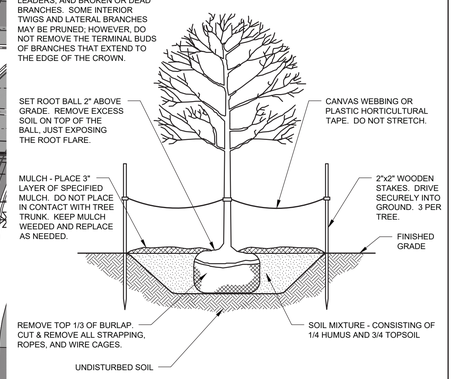
C-201

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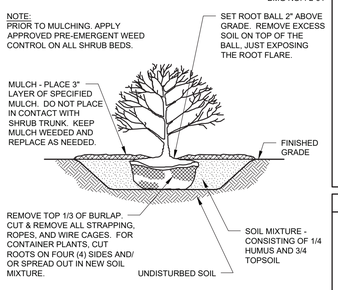
NOTE:
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



DECIDUOUS TREE PLANTING DETAIL

NO SCALE BMG NO. : L-01

NOTE:
PRIOR TO MULCHING, APPLY APPROVED PRE-EMERGENT WEED CONTROL ON ALL SHRUB BEDS.



SHRUB PLANTING DETAIL

NO SCALE BMG NO. : L-03

GENERAL LANDSCAPE NOTES :

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK."

   EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.

   ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.

   PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.

   UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLUSED WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.
2. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.

   MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF ½", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.
3. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)
4. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
5. AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
7. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
8. NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
9. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
10. ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
12. TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
13. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
14. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER, THE LANDSCAPE ARCHITECT AND WORCESTER COUNTY.
15. ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

LANDSCAPE REQUIREMENTS:

1. HIGHWAY FRONTAGE (SECTION ZS 1-322-E-3):
   A 75' LANDSCAPE FRONTAGE SHALL BE REQUIRED ALONG U.S. ROUTE 50
   CANOPY TREES, UNDERSTORY TREES, AND SHRUBS SHALL BE REQUIRED AS PER THE APPROVED PLANT LIST IN THE OVERALL DEVELOPMENT AND 75% OF THE PLANTINGS SHALL BE NATIVE
   PROVIDED: 2 CANOPY TREES, 3 UNDERSTORY TREES, 46 SHRUBS, STORMWATER MANAGEMENT PLANTINGS
2. INTERNAL ROAD FRONTAGE (SECTION ZS 1-322-E-3):
   A 15' LANDSCAPE FRONTAGE SHALL BE REQUIRED ALONG ALL INTERNAL ROADS.
   PLANTINGS SHALL BE FROM THE APPROVED PLANT LIST IN THE OVERALL DEVELOPMENT AND 75% OF THE PLANTINGS SHALL BE NATIVE.
   PROVIDED: UNDERSTORY TREES PROVIDED EVERY 30' O.C.
3. PARKING LOT LANDSCAPING (SECTION ZS 1-322-F):
   LANDSCAPING INTERNAL TO PARKING AREAS SHALL CONSIST OF ONE TREE PLANTED FOR EACH SIX PARKING SPACES AND SHALL INCLUDE SHRUBS. TREES SHALL BE LOCATED IN ISLANDS WITHIN THE PARKING LOT AT INTERVALS OF TEN CONTIGUOUS PARKING SPACES OR LESS.
   PLANTING AREAS SHALL BE PLACED AT EACH END OF A PARKING ROW.
   INTERNAL PARKING SPACED PROVIDED: 22 SPACES
   INTERNAL LANDSCAPING REQUIRED: 22 SPACES PROVIDED / 6 SPACES = 3.66 = 4 TREES REQUIRED
   EXTERNAL PARKING SPACES: 23 SPACES
   EXTERNAL LANDSCAPING REQUIRED: 23 SPACES PROVIDED / 6 SPACES = 3.83 = 4 TREES REQUIRED
   TOTAL PROVIDED: 8 TREES PROVIDED WITH 26 SHRUBS

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CANOPY TREES						
BN	4	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2 1/2" CAL	B&B	FHV
QR	2	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" CAL	B&B	FHV
ZS	4	ZELKOVA SERRATA 'VILLAGE GREEN'	HERITAGE RIVER BIRCH	2 1/2" CAL	B&B	FHV
UNDERSTORY TREES						
LI	15	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	1 1/2" CAL	B&B	FHV
SHRUBS						
CS	16	CORNUS SERICEA	REDOSIER DOGWOOD	#5	CONT.	
HA	12	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	#3	CONT.	
ML	18	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	#5	CONT.	
PV	26	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#3	CONT.	

TOTAL: 10 CANOPY TREES, 15 UNDERSTORY TREES, 72 SHRUBS

MARYLAND LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF MARYLAND, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA 3725 DATE

BECKER MORGAN GROUP
ARCHITECTURE
ENGINEERING
Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700
Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100
North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600
www.beckermorgan.com

PROJECT TITLE

DASH-IN STORE #1110

WORCESTER COUNTY, MD
THIRD ELECTION DISTRICT

SHEET TITLE

LANDSCAPE PLAN

0 15 30 60
SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER/STATE: L-01

PROJECT NO.: 2019333.04
DATE: 03/10/2026
SCALE: 1" = 30'
DRAWN BY: **A.J.D.** PROJ. MGR.: **K.W.P.**

SHEET
L-101

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WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA

Wednesday, September 9, 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. **Berlin Lions Club – Minor Site Plan Review**
Proposed development for Berlin Lions Club. Development includes new clubhouse and parking spaces. Located at 9039 Worcester Highway Tax Map 32, Parcel 7, Tax District 3, R-2 Suburban Residential, The Lions Den Inc. owner / Russell T. Hammond Surveying LLC., surveyor.

B. **Starbucks – Minor Site Plan Review**
Proposed Starbucks on Outlot No. 2 of the Coastal Square Commercial project. Located at 11238 Ocean Gateway, Berlin, MD 21811. Tax Map 26, Parcel 474, Tax District 3, C-3 Highway Commercial District. Coastal Square, LLC, owner / Becker Morgan Group, Inc., engineer.

C. **Shepherds Nook & Angel's Attic Addition – Minor Site Plan Review**
Proposed 3,816 sq ft addition to the Sheperd's Nook Community Church. Located at 11227 Racetrack Road, Berlin, MD 21811. Tax Map 15, Parcel 239, Tax District 3, A-1 Agricultural District. Community Church at Ocean Pines, owner / STH Land Services., surveyor.

D. **Old Virginia Road Solar Project – Major Site Plan Review**
Proposed 4.95 MW Solar Energy Utility project covering 24.72 acres of a 54 acre parcel. Located at 1521 Old Virginia Road, Pocomoke City, MD 21851. Tax Map 92, Parcel 74, I-1 Light Industrial. Freddie R Fair Jr., owner / Atwell, LLC., surveyor.

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: September 3, 2026

PURPOSE: Major Site Plan Review

DEVELOPMENT: Woodside Solar

PROJECT: Proposed construction of a Utility Solar Energy System.

LOCATION: Located on the south side of Worcester Highway near the intersection with Market St, Woodside Ln, and Rt 113, Snow Hill, MD 21811. Tax Map 71, Parcel 35.

ZONING DESIGNATION: A-1 Agricultural District

BACKGROUND: The project is proposing a 5 MW AC utility solar energy system. Approximately 23.18 acres of the 54 acre site will be comprised of solar arrays, as well as a 50' wide landscape buffer along Worcester Highway and westernmost edge of the development. Due to the date of the initial submission, this project is required to adhere to the standards outlined by the Renewable Energy Certainty Act (RECA) that was adopted by the state. A decommissioning plan and bond have been submitted in accordance with the County code and will need to be approved prior to signature site plan approval.

SIGNS: Signage details and locations are included in the plan. Any signage shall be reviewed at permitting stage for compliance.

PARKING: No parking spaces are required or provided, as the site is not intended for the public.

TRAFFIC CIRCULATION: Access to the site is proposed from RT 113 (Worcester Highway) and will need approval from the Maryland State Highway Administration prior to signature site plan approval.

LANDSCAPING: A 50' wide landscaped buffer is proposed along Worcester Highway, and the west side of the development, while the existing vegetation on the remaining two sides is to stay. Landscaped areas are proposed to be 100% native species and to be watered via a drip irrigation system on the property.

FOREST CONSERVATION LAW: The project is exempt from the Worcester County Forest Conservation Law. There is no forest clearing proposed with this project.

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: This project has obtained Stormwater Site Development Plan approval.

CRITICAL AREA LAW: This property is located outside of the Atlantic Coastal Bays Critical Area (ACBCA) program boundary.

WATER SUPPLY AND WASTEWATER SERVICES: This project will not require water and sewerage facilities

OTHER: Staff have reached out to the engineer regarding the amount and size of the panels themselves. The information is provided in the comment response letter included in this packet; however, staff have requested the information be included in the plans prior to signature.

PROPERTY OWNER: John and Barbara Shockley

APPLICANT/ENGINEER: ARM Group LLC

PREPARED BY: Zack White, DRP Specialist

Worcester County, Maryland
One West Market Street
Room 1201, Government Center
Snow Hill, MD 21863-1070
(410) 632-1200

OFFICE USE ONLY:

Date Filed: _____
Meeting Date: _____

APPLICATION TO THE DEPARTMENT – DRP, TECHNICAL REVIEW COMMITTEE, AND/OR PLANNING COMMISSION

APPLICATION BEING MADE FOR:

_____	Administrative Waiver	_____	Sketch Plan
_____	Minor Site Plan/ Subdivision	_____	Preliminary Plat
✓	Major Site Plan	_____	Construction Plans
_____	Site Plan Revision	_____	Final Plat

TO THE DEPARTMENT – DRP, TECHNICAL REVIEW COMMITTEE, AND/OR PLANNING COMMISSION:

A request is hereby made for: Major Site Plan review of the Woodside Solar Project, a 5 MWac solar project in Snow Hill, MD. Currently going through the state CPCN process under Case No. 9825.

LOCATION OF PROPERTY:

Tax Map: 0071 Parcel: 0035 Section: _____ Lot: _____ Block: _____
Physical Address: 0 Woodside Lane Snow Hill, MD 21863

PROPERTY OWNER INFORMATION:

Owner's Name: John & Barbara Shockley Telephone: _____
Address: 0 Woodside Lane Snow Hill, MD 21863
Signature: Barbara J. Shockley Email: _____

APPLICANT INFORMATION:

Applicant's Name: Woodside Solar 1, LLC (Attn Drew Funk) Telephone: 800-818-5249
Address: 55 Technology Drive, Suite 102 Lowell, MA 01801
Email: dfunk@newleafenergy.com

ENGINEER, SURVEYOR, OR LAND PLANNER INFORMATION:

Company Name: ARM Group LLC Telephone: 667-240-2533
Address: 55 Technology Drive, Suite 102 Lowell, MA 01801
Contact Person & Email: Charles D. Walker, P.E. (cwalker@armgroup.net)
Signature: _____

Company Name: _____ Telephone: _____
Address: _____
Contact Person & Email: _____
Signature: _____

ARM Group LLC
Engineers and Scientists

August 12, 2026

Zoning Division Staff
Worcester County Department of Development Review and Permitting
One West Market Street, Room 1201
Snow Hill, MD 21863

Re: Woodside Solar Comment Package Response Letter
Woodside Solar Project
5589 Worcester Hwy,
Snow Hill, MD 21863

Dear Zoning Division Staff:

On behalf of Woodside Solar 1, LLC (the Applicant), ARM Group LLC (ARM) is hereby submitting this letter in response to the comments received on the Woodside Solar Project Major Site Plan, in advance of the TRC meeting on July 08, 2026.

The paragraphs below outline the review comments, in **bold**, followed by ARM responses in standard text.

Worcester County Technical Review Committee

Comment 1: Current codes: 2021 International Building Code
2020 National Electric Code

Response: Noted, thank you.

Comment 2: Wind Design (assumed): 111 MPH Risk Category I; Exposure Category "C"; Ground Snow Load – 20 PSF

Response: Noted, thank you.

Comment 3: Soils report required at time of permit application.

Response: Noted, thank you.

Comment 4: Engineered sealed plans (Maryland) required for all systems and components. Soils evaluation for pile foundation for embedment.

Response: Noted, thank you.

Comment 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.

Response: Noted, thank you.

Comment 6: Submit the total number and size of solar panels to be installed.

Response: The current design calls for 10,665 solar panels which are 1134 x 2382 mm.

Comment 7: Provide total wattage amount at time of application.

Response: The total wattage in kilowatts direct current (KWDC) and kilowatts alternating current (KWAC) is listed on the Cover Sheet.

Comment 8: Please provide your design professional with a copy of these comments.

Response: All design professionals have received and addressed comments.

Comment 9: If tracking panel system is installed, a commissioning report will be required.

Response: Noted, thank you.

Chief Deputy Fire Marshal

Comment 1: Provide a Knox Box furnished by the Snow Hill Fire Department at the entrance to the site on the access gate.

Response: This note has been added to the plan and access gate detail.

Comment 2: Upon completion of the project, provide awareness training to the Snow Hill Fire Department on site specific safety details.

Response: Noted, thank you.

County Roads Division

Comment 1: I recommend the following address for the solar project on Parcel 35: 5589 Woodside Lane. 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.

Response: The street number will be posted at the main access gate.

Zoning Division Staff comments

General

Comment 1: Please show the signage that is shown on typical detail #7 on sheet C-SP-3.0.

Response: This signage has been added to the proposed conditions sheet, spaced at 250’ as detailed on sheet C-SP-3.0.

Comment 2: Sheet C-SP-2.0: Please clarify if Emergency Services has been notified. Public Utilities Article 7-218(f)(2)(vii).

Response: The Department of Emergency Services was notified of the project via email on July 30, 2026. The printed email has been included in this resubmittal.

Comment 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).

Response: Note 25 has been added to sheet C-SP-2.0 that clarifies this.

Landscaping

Comment 1: Please label 'to be retained' on the existing forested areas that will be used to satisfy the landscaping requirements.

Response: Existing forested areas that will remain to satisfy the landscaping requirements have been shown and labeled.

Comment 2: Sheet C-SP-3.0: Please add that any changes regarding species and locations shall be approved by Worcester County.

Response: The landscape detail from C-SP-3.0 has been removed for clarity, since all landscaping information is located on the Landscape Plan. This language is incorporated into the Planting Specification, General Note C on Sheet C-4.0.

Comment 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).

Response: This information has been added to Sheet C-4.1.

Comment 4: Sheet C4.0: Within General Notes, Note C, please also add that substitutions shall not be made without Worcester County approval.

Response: This note has been added to Sheet C-4.0.

Comment 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).

Response: This information has been added to Sheet C-4.0 as General Note 4.

Comment 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.

Response: Understood, thank you.

Comment 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.

Response: Understood, thank you.

Decommissioning Plan

Comment 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.).

Response: This information has been added to the Decommissioning Plan.

Comment 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.).

Response: This information has been added to the Decommissioning Plan.

Comment 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.).

Response: This information has been added to the Decommissioning Plan.

Comment 4: A wet-sealed copy of the final approved Plan must be submitted to the County prior to signature site plan approval.

Response: Understood, thank you.

Decommissioning Bond

Comment 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).

Response: Understood, thank you.

Comment 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.

Response: Understood, thank you.

Other Agency Approvals

Comment 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.

Response: The Dept of Environmental Programs reviewed the plans and sent comments. No water or sewer is proposed for this site.

Comment 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.

Response: Understood, thank you.

Comment 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.

Response: Understood, thank you. A copy of the latest plans has been sent to SHA for their review of the entrance and culvert.

Department of Environmental Programs

Comment 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.

Response: Noted, thank you.

Comment 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 timer production for the present and future.

Response: Noted, thank you.

If you have any questions or comments, or require any additional information to support, clarify, or simplify your review, please feel free to contact the undersigned at cwalker@armgroup.net.

Sincerely,

ARM Group LLC



Charles D. Walker, P.E.
Senior Project Manager

WOODSIDE LANE SOLAR PROJECT

MAJOR SITE PLAN

5589 WOODSIDE LANE, SNOW HILL, MD 21863

STC RATED SOLAR ELECTRIC SYSTEM

AUGUST 2026

GENERAL NOTES

PROJECT SITE ADDRESS:
5589 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:	23.18 ACRES
PROP IMPERVIOUS:	0.63 ACRES
TAX DISTRICT:	2 (SNOW HILL)
TYPE OF DEVELOPMENT:	NEW DEVELOPMENT
PROPOSED USE:	SOLAR ENERGY SYSTEM, MAJOR
SWM CONCEPT APPROVAL:	3/5/26
SWM SITE DEVELOPMENT APPROVAL:	7/23/26

1. AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM/PROJECT OWNER.
2. WHEN THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
3. 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.
4. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION LEVEL DESIGN AND ASSOCIATED DRAWINGS AND DETAILS.
5. COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS.
6. 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.
7. 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.
8. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.
9. ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS.
10. TO THE EXTENT THAT TRESS 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.
11. AN AQUATIC RESOURCES INVESTIGATION WAS COMPLETED BY ARM GROUP LLC (DATED NOVEMBER 22, 2023), WHICH INCLUDED WETLANDS IDENTIFICATION AND DELINEATION OF WETLANDS AND OTHER SURFACE WATERS ON THE PROPERTY. THE INVESTIGATION FOUND ONE (1) WETLAND AREA AND ONE (1) STREAM IN THE VICINITY OF THE PROJECT AREA. THE SOLAR ENERGY SYSTEM DESIGN HAS AVOIDED THESE AREAS AND APPROPRIATE SETBACKS AND BUFFERS HAVE BEEN LOCATED ON THE PLANS. THESE FEATURES WILL BE AVOIDED AND NOT DISTURBED, AND DELINEATED WETLANDS WERE BUFFERED A MINIMUM OF 25'.
12. SPECIAL INSPECTOR (THIRD PARTY ENGINEER) WILL BE REQUIRED FOR ALL PILES, SYSTEMS AND COMPONENTS DURING CONSTRUCTION. FINAL CERTIFICATION AND REPORT OF PROJECT IS REQUIRED PRIOR TO FINAL INSPECTION BY BUILDING INSPECTOR.

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.

PROJECT DIRECTORY

SYSTEM / PROJECT OWNER
CONTACT: DREW FUNK
PHONE: (814) 574-0502
WOODSIDE 1 SOLAR, LLC
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01801

LAND OWNER / HOST
JOHN L. SHOCKLEY
0 WOODSIDE LANE
SNOW HILL, MD 21863

AUTHORITY HAVING JURISDICTION
WORCESTER COUNTY
SNOW HILL, MD 21863

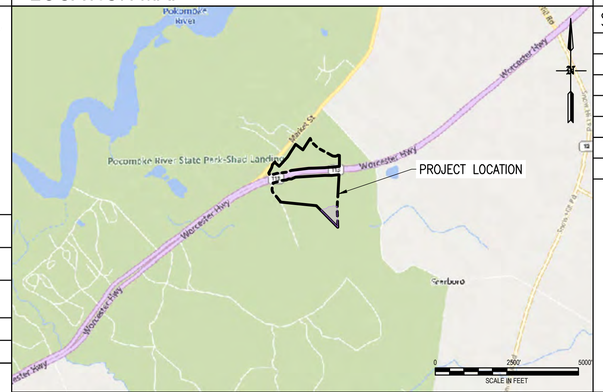
UTILITY
DELMARVA POWER

CIVIL ENGINEER
FIRM: ARM GROUP
CONTACT: CHARLES WALKER, PE
PHONE: (667) 240-2533
ADDRESS: 9175 GUILFORD ROAD, SUITE 310
COLUMBIA, MD 21046

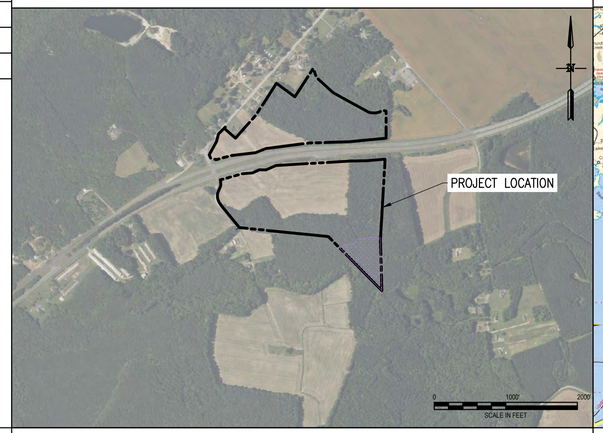
DESIGN ENGINEER
FIRM: NEW LEAF ENERGY, INC.
CONTACT: CARLY NEELD
PHONE: (800) 818-5249

LEGAL COUNSEL
FIRM: GORDON FEINBLATT LLC
CONTACT: COLLEEN O. COLLINS
PHONE: (800) 818-5249

LOCATION MAP



AERIAL VIEW



GENERAL ABBREVIATIONS

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

REV 1.0

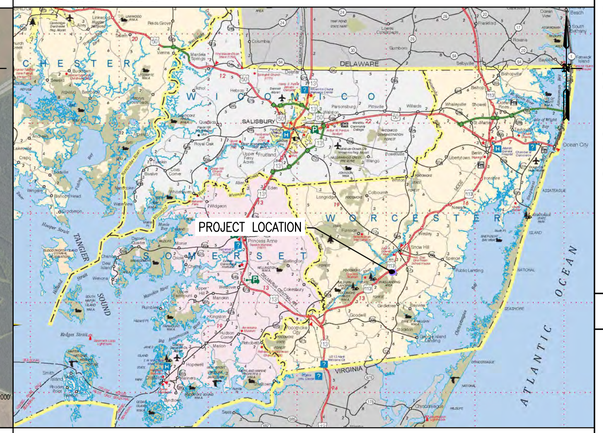
DRAWING LIST

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
C-SP-4.0	ENTRANCE PLAN

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 61081, EXPIRATION DATE: 05-11-27

8-11-26
STATE OF MARYLAND
CHARLES D. WALKER
NO. 61081
PROFESSIONAL ENGINEER

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

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new leaf energy
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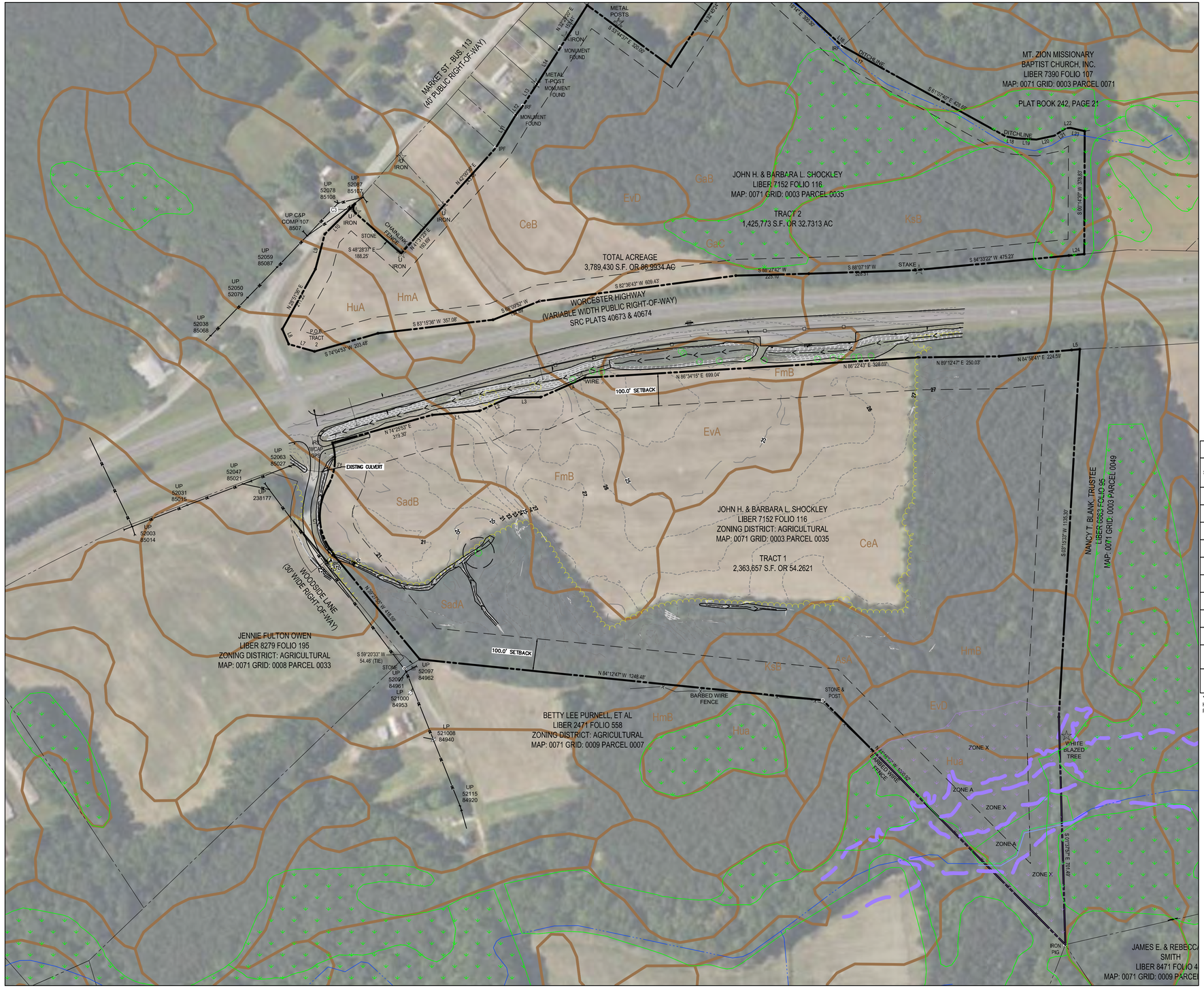
WOODSIDE SOLAR PROJECT
MAJOR SITE PLAN
5589 WOODSIDE LN
SNOW HILL, WORCESTER COUNTY, MD 21863
ELECTION DISTRICT 1

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 ARCH D 24" X 36"

T-SP-1.0
TITLE SHEET



EXISTING CONDITIONS PLAN

SCALE: 1" = 150'

0 150' 300'

LEGEND

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

- EXISTING CONTOURS
- DELINEATED WETLANDS (NON-TIDAL)
- NATIONAL WETLAND INVENTORY (NWI) FEATURE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPERTY LINE SETBACK / NATURAL RESOURCE BUFFER
- EXISTING RIGHT OF WAY
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- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING STREAM/ SURFACE WATER FEATURE
- EXISTING VERIFIED STREAM
- EXISTING DITCH
- EXISTING 100-YR FEMA FLOODPLAIN
- EXISTING DRAINAGE DITCH
- WETLAND BUFFER
- STREAM BUFFER
- EXISTING SOIL BOUNDARY AND DESCRIPTOR
- EXISTING SPECIMEN TREE
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING CULVERT
- EXISTING EDGE OF PAVED ROAD
- EXISTING EDGE OF UNPAVED ROAD
- EXISTING GUIDERAIL
- EXISTING SLOPES >15%

SOILS LEGEND

SYMBOL	DESCRIPTION (FARMLAND TYPE)	HSG	K FACTOR	AREA OF PARCEL	% OF PARCEL	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	5.9	25.6
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	0.0	0.0
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
KsB	KLEJ 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	2.4	10.6
			TOTAL	54.3	100.0	8.3	36.2

*HYDRIC SOIL TYPE
HSG: HYDROLOGIC SOIL GROUP
PF: PRIME FARMLAND

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:

1. 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.
2. WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC, IN A REPORT DATED NOVEMBER 22, 2023.
3. FOREST STAND DELINEATION WAS CONDUCTED BY ARM GROUP LLC ON DECEMBER 20, 2024
4. PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS CONDUCTED BY ARM GROUP LLC ON NOVEMBER 6, 2023
5. THIS PLAN IS IN THE MARYLAND STATE PLAN, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
6. SOIL BOUNDARIES OBTAINED FROM THE NRCS WEB SOIL SURVEY.
7. CHESAPEAKE AND ATLANTIC COASTAL BAY CRITICAL AREAS ARE NOT LOCATED WITHIN THE PROPERTY VICINITY
8. 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.

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WOODSIDE SOLAR PROJECT
MAJOR SITE PLAN
5589 WOODSIDE LN
SNOW HILL, WORCESTER COUNTY, MD 21863
ELECTION DISTRICT 1

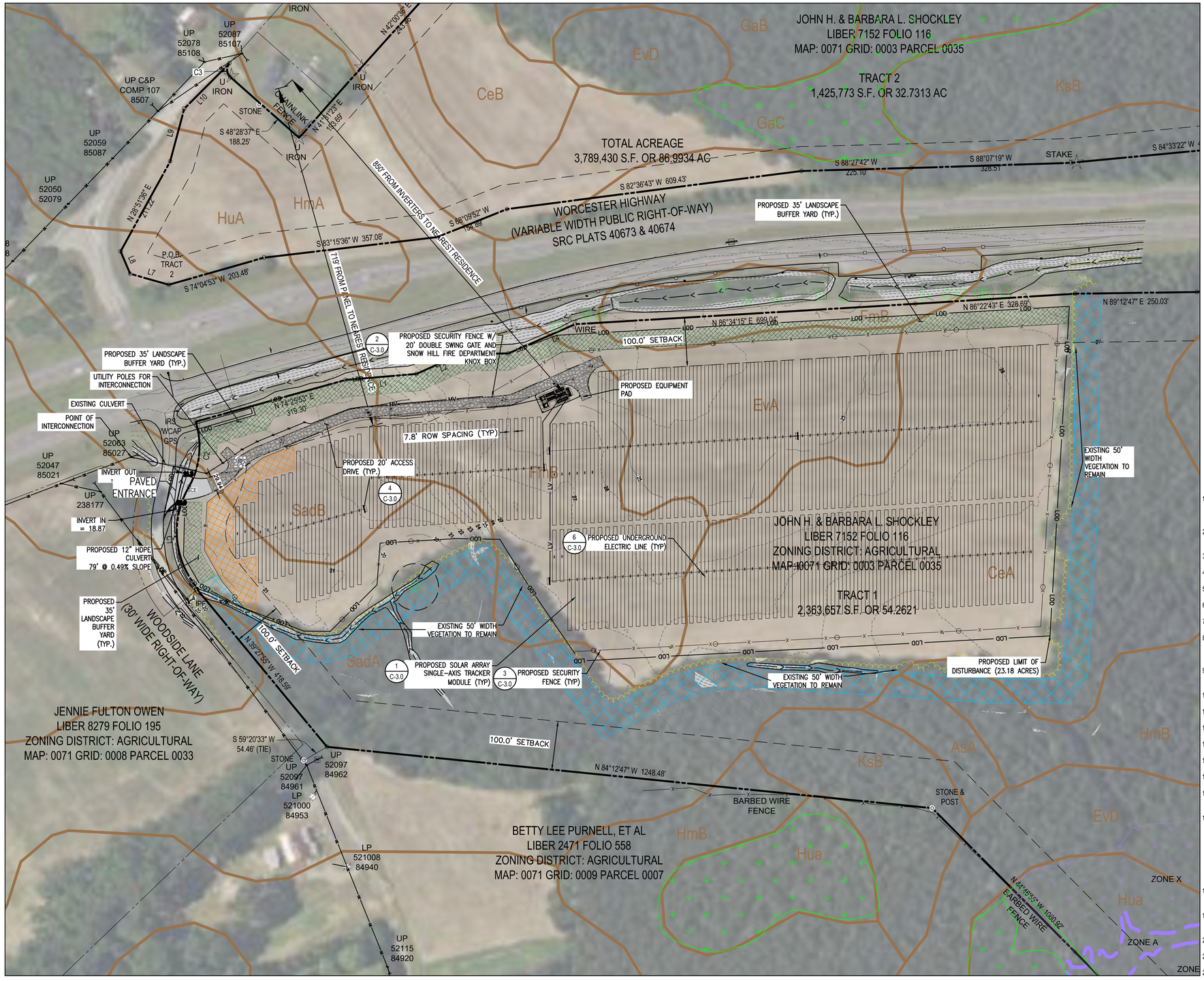
PROJECT NUMBER: 23011299

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

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

C-SP-1.0

EXISTING CONDITIONS PLAN



OVERALL SITE CONDITIONS

SCALE: 1" = 100'

0 75' 150'

LEGEND

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

- EXISTING CONTOURS
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- EXISTING TREELINE
- EXISTING FENCE
- EXISTING CULVERT
- EXISTING EDGE OF PAVED ROAD
- EXISTING EDGE OF UNPAVED ROAD
- EXISTING GUIDERAIL
- EXISTING SLOPES >15%
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED ACCESS DRIVE
- PROPOSED SOLAR MODULES
- PROPOSED FENCE
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED LOW VOLTAGE CONDUIT
- PROPOSED MEDIUM VOLTAGE CONDUIT
- EXISTING VEGETATION TO REMAIN
- PROPOSED LANDSCAPE BUFFER YARD (PROPOSED BUFFER YARD WILL BE FOUR-SEASONS AND 75% NATIVE SPECIES IN ACCORDANCE WITH WORCESTER COUNTY REQUIREMENTS. REFER TO LANDSCAPE PLAN.
- PROPOSED LAYDOWN AREA
- PERIMETER SIGNAGE

GENERAL NOTES:

1. 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 SEPTEMBER 2024.
2. WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC, IN A REPORT DATED NOVEMBER 22, 2023.
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8. 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.
9. ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FEET, UNLESS OTHERWISE SPECIFIED, AND ARE TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION.
10. EXISTING ZONING: AGRICULTURAL (A-1) DISTRICT.
11. EXISTING USE: AGRICULTURE
12. PROPOSED USE: SOLAR ENERGY SYSTEM (SES)
13. TOTAL SITE AREA: 54.26 AC
14. TOTAL PROPOSED DEVELOPMENT AREA (LIMIT OF DISTURBANCE): 23.18 AC
15. TOTAL PROPOSED TREE CLEARING AREA: 0.00 AC
16. TOTAL PROPOSED SES DEVELOPMENT AREA: 23.18 AC; ASSUMED TO BE THE CONSTRAINED (FENCE) SOLAR, ACCESS ROAD, AND STORMWATER MANAGEMENT AREAS.
17. TOTAL PROPOSED IMPERVIOUS AREA: 0.63 ACRES (26,496 S.F.)
    - 17.1. GRAVEL ACCESS DRIVEWAY: 0.55 ACRES (34,067 S.F.)
    - 17.2. EQUIPMENT PAD: 0.08 ACRES (3,413 S.F.)
    - 17.3. SOLAR MODULES > 10%: 0.00 ACRES (0 S.F.)
    - 17.4. SOLAR TRACKING POSTS: 0.00 ACRES (10 S.F.)
    - 17.5. ANY SOLAR PANELS LOCATED IN AREAS WITH SLOPES LESS THAN 10 PERCENT (%) AND WITH ROW SPACING (+/- 7.8') GREATER THAN THE WIDTH OF EACH SOLAR MODULE (+/- 7.8') MEET THE NON-ROOFTOP DISCONNECTION CRITERIA AND ARE NOT INCLUDE IN THE TOTAL IMPERVIOUS AREA.
18. SES IS A PERMITTED IN THE A-1 ZONING DISTRICT ON MINIMUM 50 ACRE LOTS PER WORCESTER COUNTY ZONING ORDINANCE SECTION 1-344.
19. SETBACKS SHALL BE PROVIDED PER WORCESTER COUNTY ZONING ORDINANCE SECTION 1-344. A 100 FOOT FRONT, 100 FOOT SIDE, AND 100 FOOT REAR SETBACK WILL BE USED.
20. SES IS AN UNMANNED FACILITY AND WILL NOT REQUIRE WATER AND SEWERAGE FACILITIES.
21. NO NEW LIGHTING FIXTURES ARE PROPOSED AS PART OF THIS PLAN.
22. THERE ARE NO EXISTING OR PROPOSED VARIANCES.
23. NO FOREST CLEARING IS PROPOSED WITH THIS PROJECT. 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 ON 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
24. NET CUT: 654 CY (APPROXIMATE)
    NET FILL: 654 CY (APPROXIMATE)
25. NO TOPSOIL SHALL BE REMOVED FROM THE PARCEL, ALTHOUGH IT CAN BE MOVED OR TEMPORARILY STOCKPILED FOR GRADING.

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WOODSIDE SOLAR PROJECT
MAJOR SITE PLAN
5589 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

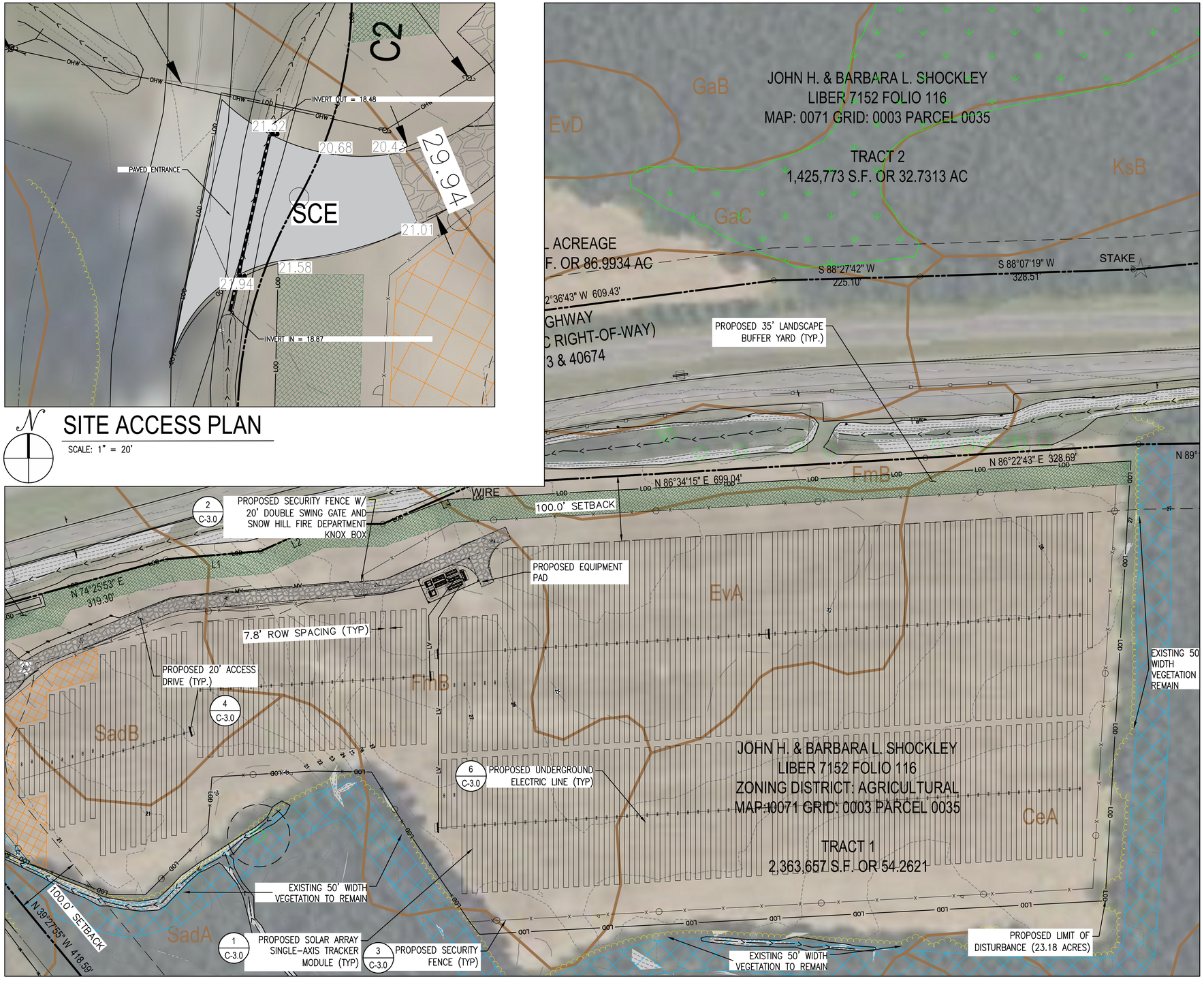
SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-SP-2.0

OVERALL SITE CONDITIONS

SITE ACCESS PLAN

SCALE: 1" = 20'



PROPOSED SITE CONDITIONS

SCALE: 1" = 75'

0 75' 150'

LEGEND

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

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- PROPOSED LAYDOWN AREA
- PERIMETER SIGNAGE
- EXISTING VEGETATION TO REMAIN

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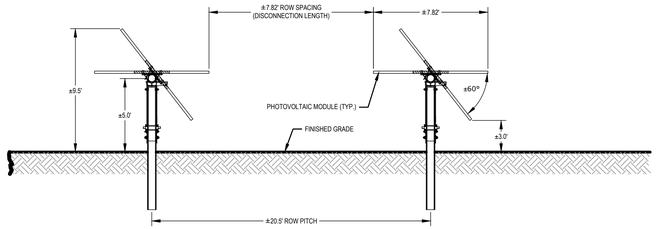
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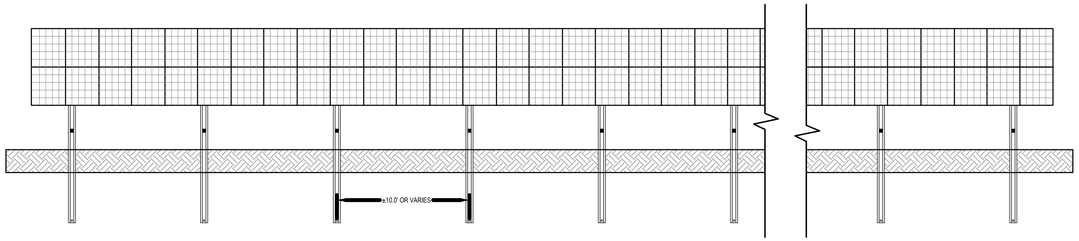
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1	02/13/26	TER	DE	WORCESTER COUNTY SUBMISSION

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C-SP-2.1
PROPOSED SITE CONDITIONS



TYPICAL SIDE ELEVATION



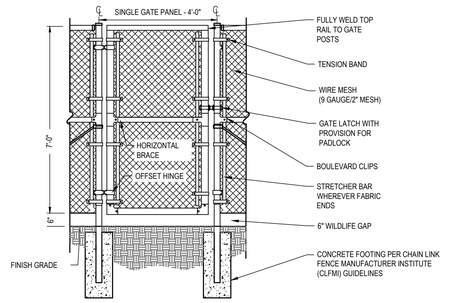
FRONT ELEVATION

NOTES:

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

1 PHOTOVOLTAIC (PV) ARRAY (TYP.)

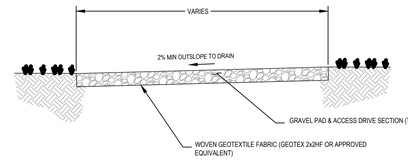
SCALE: NTS



NOTES:

1. FABRIC SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. REFER TO PLANS.

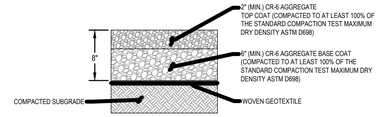
7 DETAIL
PERSONNEL ACCESS GATE (4') (TYP.)
NOT TO SCALE



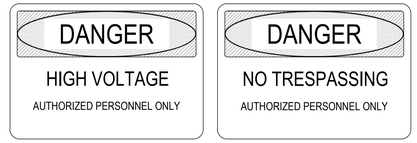
NOTES:

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/FT^2
3. WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, SUBCONTRACTOR SHALL OVERLAP A MINIMUM OF 24".
4. REMOVE TEMPORARY CONSTRUCTION ACCESS ROAD AND RESTORE TO PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER AND THE GOVERNING AGENCIES.
5. SUBCONTRACTOR TO REFER TO GEOTECHNICAL REPORT PREPARED BY: ARM GROUP, LLC DATED: 3/15/2025 FOR ALL ROADWAY INSTALLATION REQUIREMENTS.

4 DETAIL
GRAVEL ACCESS ROAD (TYP.)
NOT TO SCALE



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



PROPERTY OWNER: WOODSIDE 1 SOLAR, LLC

LEASE HOLDER:
WOODSIDE SOLAR 1, LLC
CONTACT: (888) 898-6273

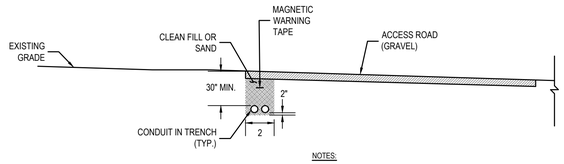
ADDRESS: 5589 WOODSIDE LANE, SNOW HILL, WORCESTER, MD 21863

NO TRESPASSING
AUTHORIZED PERSONNEL ONLY

NOTES:

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

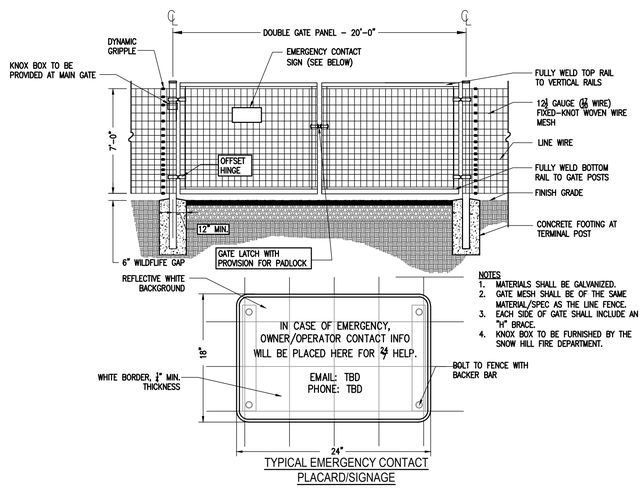
8 DETAIL
SIGNAGE (TYP.)
NOT TO SCALE



NOTES:

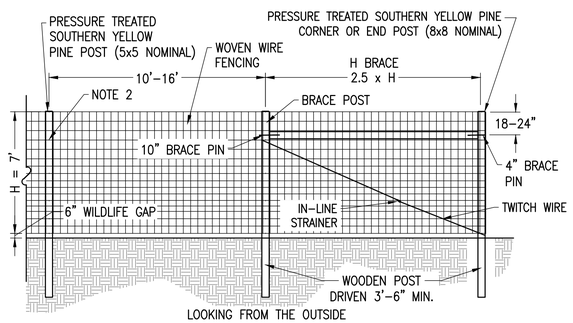
1. CONDUIT LAYOUTS TO BE DETERMINED.

6 DETAIL
CONDUIT TRENCH (TYP.)
NOT TO SCALE



TYPICAL EMERGENCY CONTACT PLACARD/SIGNAGE

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



LOOKING FROM THE OUTSIDE

NOTES:

1. CORNER BRACING SHALL BE INSTALLED FIRST.
2. FENCE FABRIC SHALL BE BEKAERT SOLIDLOCK PRO, 12 ½ GAUGE HIGH-TENSILE FIXED KNOT WOVEN WIRE FENCE OR APPROVED EQUAL.
3. FENCE SHALL BE ATTACHED TO WOOD POSTS USING CLASS 3 BARB STAPLES AND ATTACHMENT LOCATIONS (SPACING) SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
4. THIS DETAIL NOT APPLICABLE FOR PRIVACY FENCE OR FENCE WITH SLATS.
5. MINIMUM # OF HORIZONTAL WIRES SHALL BE 17 WITH 6" MAX. SPACING BETWEEN WIRES.
6. BRACE PINS SHALL BE ⅜" GALVANIZED PINS.

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

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

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WOODSIDE SOLAR PROJECT
MAJOR SITE PLAN
5589 WOODSIDE LN
SNOW HILL, WORCESTER COUNTY, MD
ELECTION DISTRICT 1

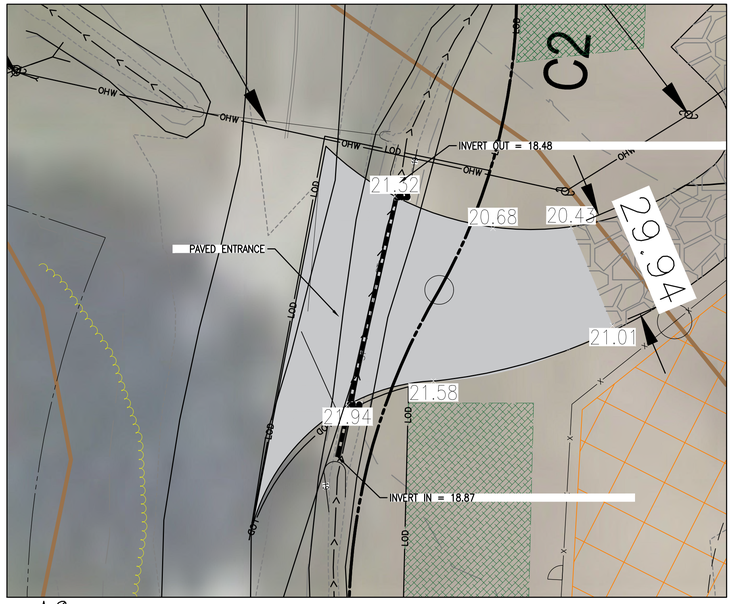
PROJECT NUMBER: 23011299

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 ARCH D 24" X 36"

C-SP-3.0

SITE DETAILS



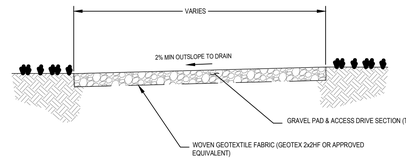
SITE ACCESS PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

0 10' 20' 40'

1 INCH = 20 FEET

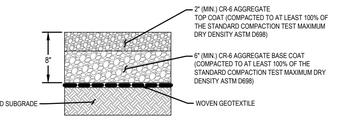


NOTES:

1. EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE AND COMPACT TO PROVIDE SUITABLE SURFACE TO PLACE ROAD. PROVIDE COMPACTION TESTING PER CLIENT NOTES SHEET REQ. TO CONFIRM SUBGRADE COMPACTION IS SUFFICIENT.
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.
3. WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, SUBCONTRACTOR SHALL OVERLAP A MINIMUM OF 24".
4. REMOVE TEMPORARY CONSTRUCTION ACCESS ROAD AND RESTORE TO PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER AND THE GOVERNING AGENCIES.
5. SUBCONTRACTOR SHALL INSTALL CONDUITS FOR ALL ELECTRICAL CONDUIT CROSSINGS PRIOR TO INSTALLATION OF THE GEOTEXTILE FABRIC. GEOTEXTILE FABRIC MAY NOT BE CUT HORIZONTALLY ONCE INSTALLED
6. SUBCONTRACTOR TO REFER TO GEOTECHNICAL REPORT PREPARED BY: ARM GROUP, LLC DATED: 3/18/2025 FOR ALL ROADWAY INSTALLATION REQUIREMENTS.
7. CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC FOLLOWED BY THE INITIAL 6-INCH LAYER OF GRAVEL TO ESTABLISH CONSTRUCTION ACCESS. UPON COMPLETION OF CONSTRUCTION AND FULL DEMOBILIZATION, THE CIVIL CONTRACTOR SHALL REPAIR ANY RUTTING OR VOIDS CAUSED BY CONSTRUCTION TRAFFIC. AFTER RESTORING THE SURFACE TO A UNIFORM GRADE, THE FINAL LAYER OF TOP COURSE GRAVEL SHALL BE PLACED TO ACHIEVE THE FINISHED CONDITION

3 DETAIL
GRAVEL ACCESS ROAD (TYP.)
NOT TO SCALE

END SECTION SCHEDULE		
END SECTION	MATERIAL	SHA STANDARD
ES-1	CPP	MD 373.00 AND MD 373.01
ES-2	CPP	MD 373.00 AND MD 373.01

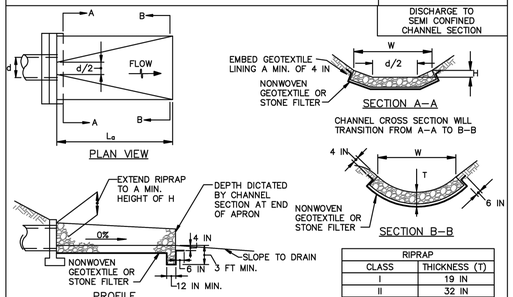


4 DETAIL
GRAVEL EQUIPMENT PAD & ACCESS DRIVE SECTION (TYP.)
NOT TO SCALE

DETAIL D-4-1-A ROCK OUTLET PROTECTION I

STANDARD SYMBOL: ROP1

DISCHARGE TO SEMI CONFINED CHANNEL SECTION



RIPRAP	
CLASS	THICKNESS (T)
I	19 IN
II	32 IN
III	46 IN

CONSTRUCTION SPECIFICATIONS

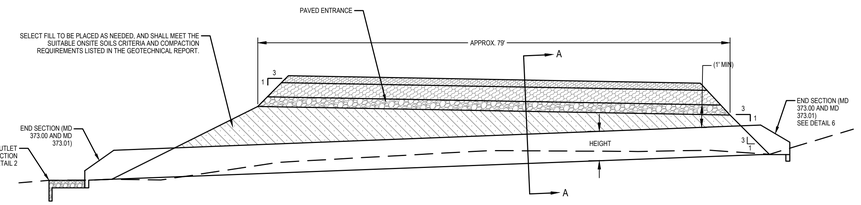
1. RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (⅜ TO 1½ INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
4. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF THE RIPRAP.
5. CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
6. WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
7. CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.
8. MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND DISLODGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

D.20

2 DETAIL
ROCK OUTLET PROTECTION
NOT TO SCALE

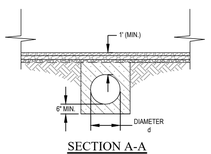
ROCK OUTLET SCHEDULE					
CULVERT NO.	DIAMETER (IN)	CLASS	WIDTH (FT)	LENGTH (FT)	THICKNESS (IN)
1	12	I	6.2	13	19



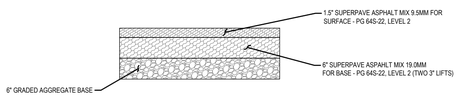
CULVERT SCHEDULE						
CULVERT NO.	DIAMETER (IN)	SLOPE (%)	INLET INV EL.	OUTLET INV EL.	LENGHT (FT)	MATERIAL
1	12	0.49%	18.87	18.48	79	CPP

NOTES:

1. CULVERTS SHALL BE PLACED TO SLOPE SHOWN. CULVERTS SHALL DAYLIGHT AND EXTEND BEYOND THE FILL SLOPE.
2. STABILIZE IMMEDIATELY AFTER CONSTRUCTION.
3. CULVERT AND RIPRAP SIZED FOR 10-YR STORM.
4. CULVERT TO BE 12 INCH ROUND CPP AND MEET M-294 SPECIFICATIONS.
5. BEDDING AND BACKFILL SHALL MEET SECTION 303.03 OF THE MDOT SHA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.



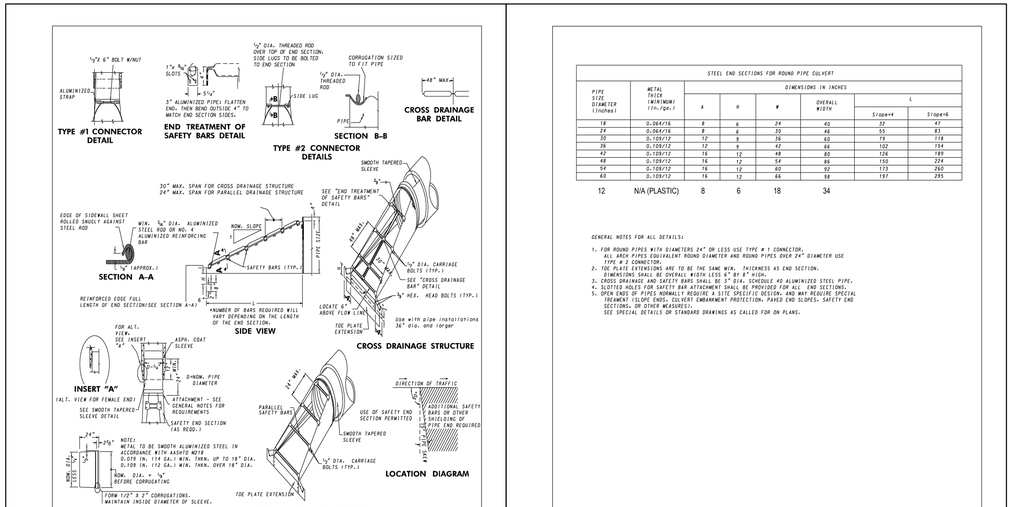
1 DETAIL
CULVERT (TYP.)
NOT TO SCALE



NOTES:

1. SAW CUT AND TACK COAT THE TRANSITION INTO EXISTING PAVEMENT. PAVEMENT SHALL BE SAW CUT ONE (1') FOOT INTO EXISTING PAVED ROADWAY AND THE SURFACE LAYER OF THE SHOULDER SECTION SHALL BE EXTENDED OVER THE NEWLY MILLED SURFACE.

5 DETAIL
PAVEMENT SECTION (TYP.)
NOT TO SCALE



SPECIFICATION 305	CATEGORY CODE ITEMS
APPROVED	DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

SAFETY END SECTION FOR CONCRETE, PLASTIC PIPE

STANDARD NO. MD-373.00

STEEL END SECTIONS FOR ROUND PIPE CULVERT							
PIPE SIZE DIAMETER (inches)	METAL THICK (WINDOW) ffn/qu.f	DIMENSIONS IN INCHES A	H	W	OVERALL WIDTH	L Slope=4	L Slope=6
18	0.064/16	8	6	24	40	32	47
24	0.064/16	8	6	30	46	55	83
30	0.109/12	12	9	36	60	79	118
36	0.109/12	12	9	42	66	102	154
42	0.109/12	16	12	48	80	126	189
48	0.109/12	16	12	54	86	150	224
54	0.109/12	16	12	60	92	173	260
60	0.109/12	16	12	66	98	197	295
12	N/A (PLASTIC)	8	6	18	34		

GENERAL NOTES FOR ALL DETAILS:

1. FOR ROUND PIPES WITH DIAMETERS 24" OR LESS USE TYPE # 1 CONNECTOR. ALL ARCH PIPES EQUIVALENT ROUND DIAMETER AND ROUND PIPES OVER 24" DIAMETER USE TYPE # 2 CONNECTOR
2. THE DIMENSIONS AND EXTENSIONS ARE TO BE THE SAME WITH. THICKNESS AS END SECTION. THE DIMENSIONS AS OVERALL WIDTH (SEE N.T. OF 9" HIGH).
3. CROSS DRAINAGE AND SAFETY BARS SHALL BE 5" DIA. SCHEDULE 40 ALUMINIZED STEEL PIPE.
4. SLOTTED HOLES FOR SAFETY BAR ATTACHMENT SHALL BE PROVIDED FOR ALL. END SECTIONS.
5. OPEN ENDS OF PIPES NORMALLY REQUIRE A SITE SPECIFIC DESIGN. AND MAY REQUIRE SPECIAL TREAMENT (SLOPE ENDS, CULVERT EMBANKMENT PROTECTION, PAVED END SLOPES. SAFETY END SECTIONS. OR OTHER MEASURES).
   SEE SPECIAL DETAILS OR STANDARD DRAWINGS AS CALLED FOR ON PLANS.

SPECIFICATION 305	CATEGORY CODE ITEMS
APPROVED	DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

SAFETY END SECTION FOR CONCRETE, PLASTIC PIPE

STANDARD NO. MD-373.01

6 DETAIL
END SECTION
NOT TO SCALE

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WOODSIDE SOLAR PROJECT
MAJOR SITE PLAN
5589 WOODSIDE LN
SNOW HILL, WORCESTER COUNTY, MD
ELECTION DISTRICT 1

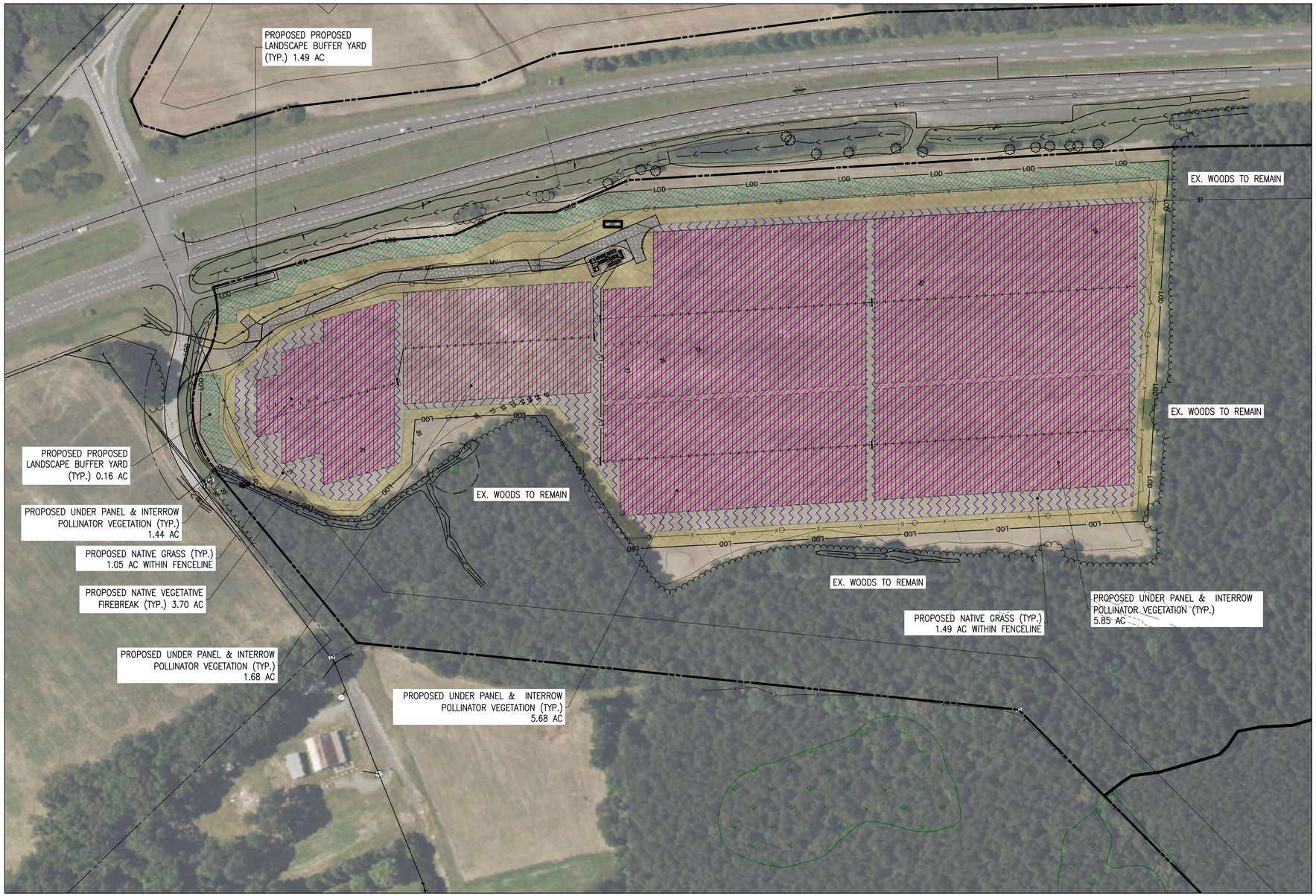
PROJECT NUMBER: 23011299

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

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

C-SP-4.0

ENTRANCE PLAN



LEGEND

- 50' SOLAR PUBLIC ROADWAY VEGETATED BUFFER – 1.65 AC
- NATIVE GRASS – 2.54 AC
- NATIVE VEGETATIVE FIREBREAK – 3.70 AC
- UNDER PANEL & INTERROW POLLINATOR VEGETATION – 14.65 AC
- COUNTY SPECIFIED AGRICULTURAL STYLE FENCE – 4.609 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.
4. LANDSCAPING SHALL BE WATERED PER LOCAL COUNTY CODE. ALL LANDSCAPED AREAS SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSORS OR APPROVED ALTERNATE SYSTEM. IF POSSIBLE, LANDSCAPED AREAS WILL BE WATERED VIA MEANS OF DROP IRRIGATION WITH EITHER FROM ON-SITE WATER SOURCE.

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 and in the plant list. In the event of a discrepancy between the quantities shown on the plan and in the plant list, the plan shall govern. Immediately inform the Landscape Architect of any such discrepancy before delivering or installing any plant material.

B. Utilities: The Landscape Contractor shall notify Miss Utility (1-800-257-7777) to verify the location of all main utilities and shall ask the General Contractor to locate lighting and other 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. Substitutions shall not be made without Worcester County approval.

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. Any plant material exhibiting a spindly or lop-sided 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 leaf maturation. Any plant material exhibiting drooping 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 balls 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, muck, root systems, petroleum or other chemical substances, blue stone, construction debris and other materials larger than 4" in diameter. The "clean" soil shall extend to the following minimum depths: 18" where trees are proposed, 12" where shrubs are proposed and 4" where lawn is proposed. If the Landscape Contractor encounters any areas to be deficient regarding these "clean" soil specifications, he shall report this condition 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 a healthy condition during this period.

The Landscape Contractor shall replace within 30 days of notice any and all plant material that declines to less than 75% of its original planted condition due to cultural reasons. The Landscape Contractor shall not be responsible for replacing plants for cultural reasons after the first instance of decline. 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 plan as individuals, all plants are to be planted into prepared planting beds which are designated on the plan with dashed outlines. The outline of each bed shall be spade dug to be a smooth, continuous sharp-cut edge. 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 920.02 Natural Topsoil) shall be applied over the loosened subsoil to a minimum depth of 6", 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 dug too deep, then the bottom of the pit must be firmly tamped (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 II.A. above)(This step will have been partially completed if the tree is planted into a prepared bed as described above.)

   Backfill sides of tree pit halfway 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 twine.

   Finish backfilling sides of tree pit and tamp firmly. Never cover top of root ball with soil.

   Form 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.
4. Tree bracing: All trees less than 2" cal. are to be braced with two (2) 6' hardwood stakes 180 degrees apart. All trees 2" cal. or larger are to be braced with three (3) guy wires and ground stakes spaced evenly apart (120 degrees) in a circle (see details on plan for additional information). Staking and guying shall be completed within 48 hours of planting the tree.

C. 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 tamped (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. If 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 halfway with soil mixture and tamp before adding more backfill. Cut rope or wire on ball of shrub and pull burlap (if B&B) back to the edge of the root ball. Remove all plastic wraps and twine.

   Finish backfilling sides of pit and tamp firmly. Never cover top of root ball with soil. Form 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 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.

SUMMARY OF CHANGES

1. 50' SOLAR PUBLIC ROADWAY VEGETATED BUFFER INCREASED – FROM 1.60 AC TO 1.65 AC
2. TOTAL AREA OF NATIVE GRASS REDUCED – FROM 2.93 AC TO 2.54 AC
3. TOTAL AREA OF NATIVE VEGETATIVE FIREBREAK REDUCED – FROM 3.78 AC TO 3.70 AC
4. TOTAL AREA OF UNDER PANEL & INTERROW POLLINATOR VEGETATION REDUCED – FROM 15,16 AC 14.65 AC
5. THE FOLLOWING PLANTING MATERIALS HAVE BEEN REMOVED:
   - Acer rubrum 'Red Sunset' / Red Sunset Maple
   - Platanus x acerifolia 'Bloodgood' / London Plane Tree
   - Thuja occidentalis 'Emerald' / Emerald Arborvitae
   - Clethra alnifolia 'Hummingbird' / Summersweet
   - Myrica pensylvanica / Northern Bayberry

   THE REPLACED PLANTING MATERIALS ARE LISTED AS BELOW:
   - Quercus rubra / Red Oak
   - Liquidambar rotundiloba / Sweet Gum
   - Ilex opaca / American Holly
   - Kalmia angustifolia / Sheep Laurel
   - Viburnum acerifolium / Mapleleaf Viburnum

LANDSCAPE PLAN

SCALE: 1" = 100'

0 100' 200'

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STATE OF MARYLAND
SHAUN ZENG
3506
LANDSCAPE ARCHITECT
04/30/2026

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WOODSIDE SOLAR PROJECT
MAJOR SITE PLAN
5589 WOODSIDE LN
SNOW HILL, WORCESTER COUNTY, MD 21863
ELECTION DISTRICT 1

PROJECT NUMBER: 23011299

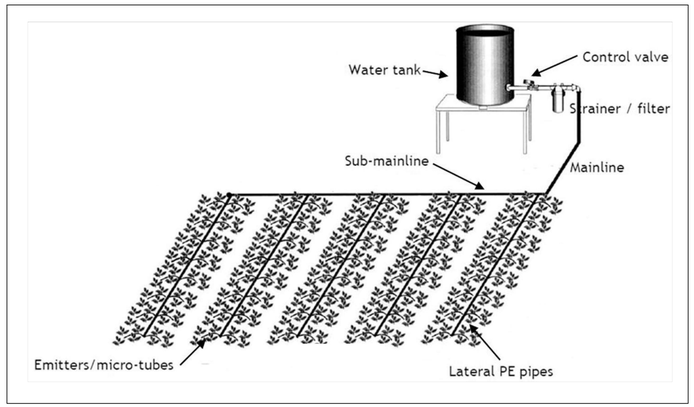
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0	04/11/25	TER	DE	SITE USE PERMIT SET
1	02/13/26	TER		WORCESTER COUNTY SUBMISSION

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

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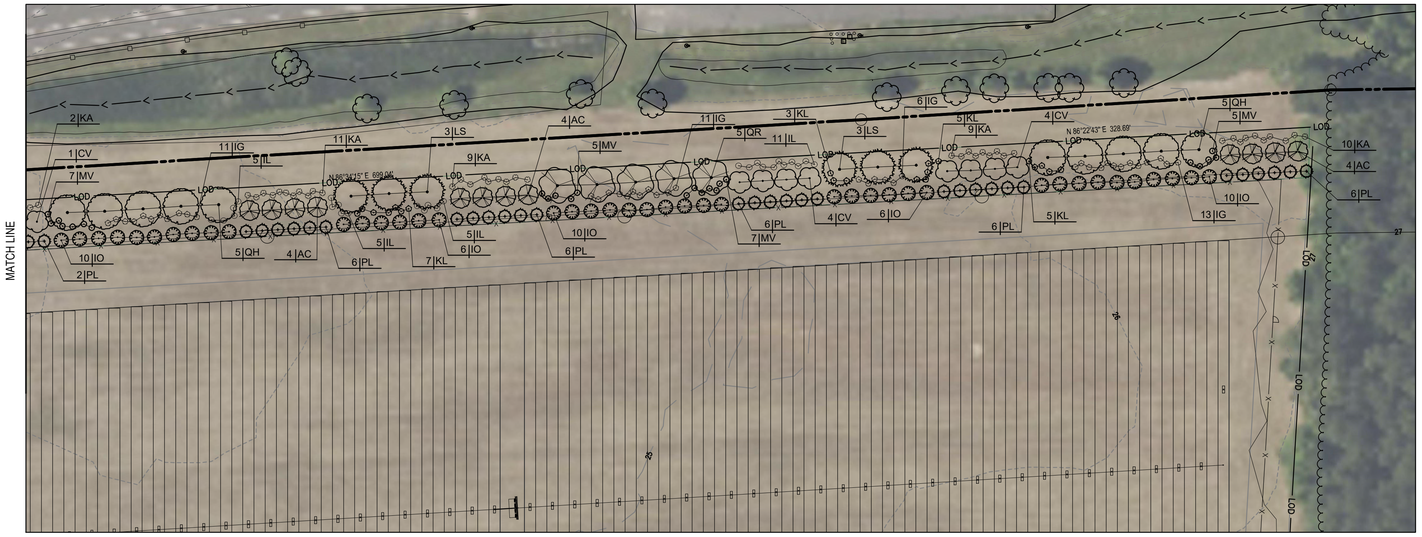
LANDSCAPE PLAN





DRIP IRRIGATION SYSTEM DETAIL
NTS

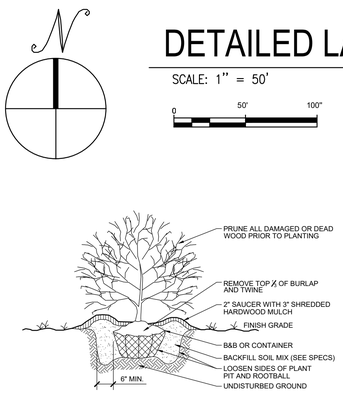




DETAILED LANDSCAPE PLAN

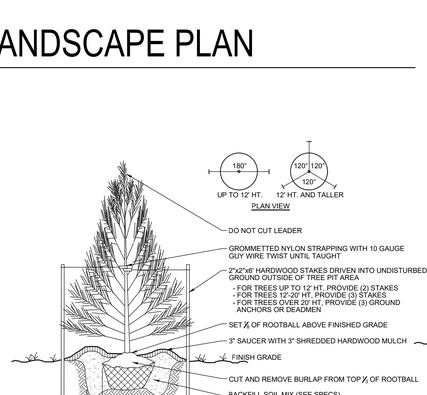
SCALE: 1'' = 50'

0 50' 100'

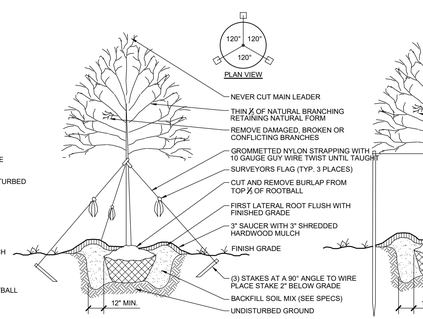


NOTE: FOR DECIDUOUS OR EVERGREEN SHRUBS

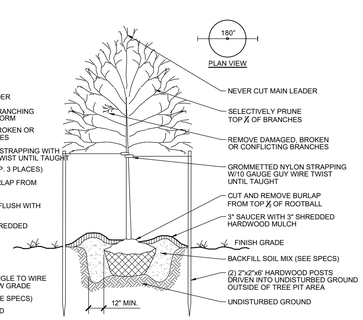
SHRUB PLANTING DETAIL
NTS



EVERGREEN TREE PLANTING DETAIL
NTS



DECIDUOUS TREE PLANTING DETAIL
2 1/2" CALIPER OR GREATER NTS



DECIDUOUS TREE PLANTING DETAIL
LESS THAN 2 1/2" CALIPER NTS

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT	NATIVE	REMARKS
SHADE TREES							
LS	14	Liquidambar rotundiloba / Sweet Gum	2 1/2 - 3" Cal.	As Shown	B&B	NATIVE	Planting Height 12-14' / Mature Height 40-65'
QH	17	Quercus phellos / Willow Oak	2 1/2 - 3" Cal.	As Shown	B&B	NATIVE	Planting Height 12-14' / Mature Height 40-65'
QR	17	Quercus rubra / Red Oak	2 1/2 - 3" Cal.	As Shown	B&B	NATIVE	Planting Height 12-14' / Mature Height 40-65'
EVERGREEN TREES							
IO	85	Ilex opaca / American Holly	6 - 8` Ht.	As Shown	B&B	NATIVE	Mature Height 15-30'
PL	83	Pinus taeda / Loblolly Pine	6 - 8` Ht.	As Shown	B&B	NATIVE	Mature Height 60-90'
ORNAMENTAL TREES							
AC	20	Amelanchier canadensis / Shadblow Serviceberry	1 1/2 - 2" Cal.	As Shown	B&B/Cont.	NATIVE	Planting HeighT 8-12' / Mature Height 15-25'
CC	17	Cercis canadensis / Eastern Redbud	1 1/2 - 2" Cal.	As Shown	B&B/Cont.	NATIVE	Planting HeighT 8-12' / Mature Height 15-25'
CV	16	Chionanthus virginicus / White Fringetree	1 1/2 - 2" Cal.	As Shown	B&B/Cont.	NATIVE	Planting HeighT 6-10' / Mature Height 12-20'
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT	NATIVE	REMARKS
SHRUBS							
IG	74	Ilex glabra `Shamrock` / Inkberry	18 - 24" Ht.	4` O.C.	Cont.	NATIVE	Mature Height 3-6'
IL	79	Itea virginica `Little Henry` TM / Virginia Sweetspire	18 - 24" Ht.	4` O.C.	Cont.	NATIVE	Mature Height 3-4'
KA	78	Kalmia angustifolia / Sheep Laurel	18 - 24" Ht.	4` O.C.	Cont.	NATIVE	Mature Height 1.5-3'
KL	60	Kalmia latifolia / Mountain Laurel	18 - 24" Ht.	4` O.C.	Cont.	NATIVE	Mature Height 3-6'
MV	51	Viburnum acerifolium / Mapleleaf Viburnum	18 - 24" Ht.	4` O.C.	Cont.	NATIVE	Mature Height 3-6'

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5589 WOODSIDE LN
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ELECTION DISTRICT 1

PROJECT NUMBER:
23011299

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
0	04/11/25	TER	DE	SITE USE PERMIT SET
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SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

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LANDSCAPE PLAN

5589 WOODSIDE LANE

LANDSCAPE COST ESTIMATE

QT'Y	TREE TYPE	MIN. SIZE	$ UNIT	$ TOTAL
48	Shade Trees	2-2 ½ -inch caliper	400 per ea.	19,200
53	*Ornamental Trees*	1½ -2 -inch caliper	200 per ea.	10,600
168	Evergreen Trees	6 foot high	250 per ea.	42,000
342	*Shrubs*	24-36 inch	50 per ea.	17,100
2.54	*Native Grass Seed Mix*		300 per ac.	762
3.70	*Native Vegetative Firebreak Mix*		100 per ac.	370
14.65	*Pollinator Vegetation Seed Mix*		400 per ac.	5,860

TOTAL LANDSCAPE ESTIMATE: $ 95,892

DECOMMISSIONING PLAN

WOODSIDE LANE SOLAR PROJECT

ARM Project No. 23011299

Snow Hill, Worcester County, Maryland

Prepared for:

Worcester County
Maryland Public Service Commission

Prepared on Behalf of:

Woodside Solar 1, LLC
55 Technology Drive, Suite 102
Lowell, Massachusetts 01851

Prepared by:

ARM Group LLC
Engineers and Scientists

9175 Guilford Road • Suite 310 • Columbia, MD 21046

July 2026

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APPENDICES

A. DECOMMISSIONING COST ANALYSIS ..... Following Text

1.0 INTRODUCTION

On behalf of Woodside Solar 1, LLC, ARM Group LLC has prepared this decommissioning plan for a proposed solar energy system in Worcester County, Maryland. The following decommissioning plan is submitted in accordance with the approval process required by the Maryland Public Service Commission and local jurisdictional authorities for Worcester County.

The following jurisdictional entities, at a minimum, should be notified at the time of decommissioning:

- Worcester County
- Maryland Public Service Commission
- Property Owner
- Maryland Department of the Environment
- The Delmarva Power & Light Company
- Local Fire Department

2.0 PROJECT DESCRIPTION

The Woodside Solar Project intends to construct a 5 MW AC ground-mounted, single-axis solar energy generation system. This will include the photovoltaic ("PV") array, interconnection to local utility, perimeter security fencing, mechanical and electrical equipment, and equipment pad to suit the proposed system.

The project site is located at 0 Worcester Hwy Snow Hill, Maryland 21863. The proposed project consists of solar modules, racking, electrical equipment, access drives, and interconnection poles located on a single tax address (Tax Map 0071, Grid 0003, Parcel 0035). Final interconnection will be connected to the system through overhead lines and poles spanning Woodside Lane, with the ultimate point of interconnection to the west of Woodside Lane. The project area will be approximately 24 acres of the 54.3-acre property.

A site-specific decommissioning process has been provided in Section 5.0 to provide a means for installation and removal of the PV array that minimizes adverse impacts to the surrounding areas and allows the area to be restored to existing conditions.

3.0 EXISTING SITE CONDITIONS

The solar facility (ground mount) is located within the Agricultural Zoning District (A-1) of the Worcester County zoning ordinance. The overall topography of the site is less than fifteen (15%) percent, primarily used as agricultural fields.

4.0 PROPOSED CONSTRUCTION ACTIVITIES

All earth disturbance activities will proceed in accordance with the construction sequence provided on the approved plans. Deviation from the plan must be approved in writing by the Engineer. Earth disturbance activities will involve coordination with the Worcester County Soil Conservation District, and/or the MDE for different phases of construction. The approved Erosion and Sediment Control (E&S) Plan and Site Plan must always be at the site of activity and available for inspection by a representative of the Worcester County Soil Conservation District.

4.1 Earthwork & Sitework

Trenching Operations: Trenching will be required for the installation of all underground electrical cables/conduit. All trenches should be a minimum of three (3) feet deep and one to four (1-4) feet wide, depending on the width of material to be set in the trench. The conduit/cables should be surrounded fully with suitable base material to ensure proper functionality of the lines and damage prevention. All topsoil removed for trenching should be temporarily set aside for replacement at the end of operations each day. All trenching areas will be re-seeded as required by Worcester County Soil Conservation District, and/or the MDE.

Concrete Pads: Concrete pads for transformers will be a minimum of 8 inches deep.

Racking System: Racking posts and inverters will be driven a minimum of 6 feet deep and installed with a post driving machine.

Access Drive: The access drive will extend into the project site as part of the proposed work for the purposes of operation and maintenance on the array and associated equipment. The access drive will be constructed utilizing an approved gravel base.

Fencing/Gates: Fence posts will be installed per the approved plans and encompass the entire project site (excluding proposed landscaping). Fence posts will be installed with post driving machines and/or will include a concrete base, as shown in the approved plans.

Landscaping: All trees are to be a minimum of 5 feet at the time of planting and maintained throughout the entire project lifespan by the lessee.

4.2 System Overview

PV solar modules absorb sunlight and use silicone cells to generate electrical current. The PV Modules are mounted on a ground-mounted single-axis racking system. Components of the system include the following:

Combiner Boxes: Combiner boxes allow for the paralleling of multiple conductors/feeder inputs and allow for fewer outputs.

Inverters: Inverters are power conversion devices which transform direct current (DC) to alternating current (AC). There are 20 inverters planned.

Transformers, Recloser, Disconnect Switch: Transformers are an apparatus for reducing or increasing the voltage of an alternating current. There are 2 medium voltage step-up transformers. The Recloser and Disconnect Switch are medium voltage, pole-mounted protection devices near the point of interconnection that allow the Owner or Delmarva Power & Light isolate the project from the wider distribution system.

Underground Cables and Conduits: Underground power (AC and DC) cables, communication and grounding cables will be either directly buried or placed in conduit. The cables will be rated in accordance with their application. The cables will be located in a conduit as per code when transitioning from below grade to above grade.

Access and Internal Roads: The project will be constructing a new access entrance and leading to the transformer equipment pads, and maintenance access to the modules and inverters.

Security Fencing: To ensure security of the facility, the property will be fenced with seven - foot-high fencing. Access to the site will be controlled via locked access gates.

SCADA and Communications Equipment Enclosure: Supervisory Control and Data Acquisition (SCADA) refers to the entire communication and control components. The SCADA equipment for the projects will be mounted inside of an enclosure in the vicinity of the transformers. The enclosure is affixed to a foundation or mounted on piles, depending on soil conditions. The SCADA system includes an internet router, server(s), a firewall, battery backup, and other hardware to monitor the solar farm.

Project Life: The facility has an estimated useful life of at least 30 years with an opportunity for extension depending on equipment replacements or refurbishments.

5.0 DECOMISSIONING ITEMS

Decommissioning will consist of the removal and disposal/recycling of all surface and subsurface components, management of any excess or waste material, and the restoration of the ground surface to existing conditions at a minimum. In the event commercial operations cease for one year, the project may be considered abandoned, and the Project area is to be restored in a manner consistent with its condition prior to facility construction. Decommissioning activities are estimated to take approximately 6-12 months for projects of this size. Removal of equipment will be done in accordance with applicable regulations of the time, as well as any conditions outlined in the approved plans and permits. Prior to the initiation of decommissioning, demolition and grading permits must be obtained from Worcester County, as well as any other necessary permits. In addition, a geotechnical report shall be submitted to Worcester County which identifies actions taken to restore the site to predevelopment conditions, including an assessment of soil conditions, and any monitoring activities that may be required. In the scenario that the lessee/operator cannot accomplish decommissioning in the agreed upon timeline, Worcester County may commence decommissioning through the established bonding process, in addition to other remedies available to the County.

Proper soil erosion and sediment controls will be implemented and maintained prior to and during the removal of equipment at the time of decommissioning as determined to be necessary by Worcester County Soil Conservation District, and/or the Maryland Department of the Environment (MDE). All disturbed areas will be restored and properly stabilized immediately following any earthmoving activities.

The decommissioning sequence for the solar project involves a structured, three-phase process. Initially, the facility will be disconnected from the point of interconnection (POI) and prepared for equipment removal, which includes ensuring all electrical systems are safely de-energized and conducting necessary safety inspections. In the second phase, all equipment will be systematically removed, including the PV array, cables, inverters, POI equipment, and any supporting foundations, concrete pads, access drive materials, and fencing. The third phase focuses on site restoration, where the area will be restored to its existing use or as per approved plans, with temporary and permanent seeding applied to stabilize the site and promote vegetation recovery. The decommissioned site shall be restored to its original predevelopment condition within twelve months of the proposed date of discontinued operation or abandonment.

5.1 Removal of Equipment

Generally, equipment removal is conducted in the reverse order of the construction sequence. The facility shall be disconnected from the existing point of interconnection (POI) at this time and begin for removal of electrical and mechanical equipment.

Photovoltaic (PV) Array: All wiring and cables should be disconnected from the modules. Modules should be safely removed from the racking and piles support structures should be extracted.

Cables/Conduit: All surface and subsurface cables/conduit will be removed via trenching

operations. All trenching conducted should adhere to the requirements found in Section 4.0.

Equipment Foundations/Concrete Pads: All pile-driven support structures for the racking will require removal. Concrete pads for transformers and all other subsurface concrete will be removed as well. All areas will be backfilled with native soil per the approved plans and permits.

Fence/Gates/Signage: All fence, gates, and signage will be removed from the site.

Access Drive: All stone aggregate or base material from the access drive and equipment pads will be excavated and restored to existing conditions.

POI Equipment: Disconnect and safely remove all POI equipment, including junction boxes and transformers. Dismantle and remove any supporting foundations and backfill with native soil. Restore the site to its original condition, regrading and reseeding disturbed areas.

Inverters: Disconnect and remove all inverter equipment and associated mounting hardware. Remove support structures and backfill any voids with native soil. Clean up debris and restore the site by regrading and reseeding disturbed areas.

5.2 Site Restoration

After all equipment and foundations are removed, minor grading will be completed to level any unnatural conditions (ruts, trenches, dirt piles etc). The earthwork machinery and plasticity of the soil will naturally compact and fill any holes remaining from driven piles. No additional soil is expected to be imported for re-grading. The portion of the site used for the PV array will be returned to the existing use or per the approved plans and permit, unless the property owner does not plan to resume use of the property as it currently stands. Since the project site has an existing agricultural use, the area will be returned to agricultural use unless otherwise instructed by Worcester County or the property owner. Temporary seeding will be used during decommissioning operations and permanent seeding will be applied following completion of operations for final stabilization. All seeding applied to the site shall be in accordance with the approved plans.

5.3 Excess Material Disposal

Various types of excess material and waste will be generated during the decommissioning process and disposed of and/or recycled by the lessee to the maximum extent feasible. The lessee will be responsible for coordinating with other entities (contractors, manufacturers, waste management firms, etc.) to maximize reuse and recycling of materials. No excess material or waste shall remain on site after decommissioning operations.

All materials deemed reusable/recyclable will be transported offsite to an approved facility and received in accordance with applicable federal, state, and local waste management regulations. All residual waste (non-recyclable material) will be

transported to an approved landfill by a licensed contractor. While every effort should be taken to recycle all possible materials, the cost analysis assumes all materials will be transported to the Worcester County Central Landfill and take no salvage or recycling value, as this is the most conservative option. To ensure no costs are borne by the State or county, the cost analysis takes a cautious approach to all cost estimations.

The decommissioned materials generated from the project site include, but are not limited to the following:

Fence/Gates/Signage: All fencing, gates, and signage will be recycled at an approved facility to the maximum extent possible.

Racking System: All steel racking will be transported to an approved recycling facility.

Photovoltaic (PV) Modules: The lessee will be responsible for the coordination of the PV module collection and distribution in order to prevent premature disposal of modules with remaining lifespan. If the PV module has no potential for reuse, they will be recycled at an approved recycling facility. While there are no recycling facilities in the immediate region today, over the lifetime of the project, it is believed that additional recycling facilities will be constructed. At this time, the estimate reflects a standard industry recycling rate of $15 per module and assumes all modules will be recycled. The estimate includes hauling costs to a current recycling facility, Ontility, in Sparta, TN. The project may use a closer recycling facility if another option becomes available. Any federal, state, or local best management practice for PV module disposal should be applied at the time of decommissioning.

Cables/Wiring/Conduit: Copper and aluminum wiring, along with any associated electronic equipment, will be recycled to the fullest extent possible. Materials that cannot be recycled will be transported offsite and disposed of at an approved landfill.

Inverters/Transformers/POI Equipment: All metal components of the inverters and POI will be recycled at an approved facility to the maximum extent possible. Transformers will be transported off- site for reuse or disposed of at an approved facility if not available for reuse.

Gravel/Aggregates: Any gravel or aggregates will be tested for contaminants prior to offsite transport. All uncontaminated materials will be transported offsite for processing and then reused for construction fill. In the unlikely event that the gravel or aggregates are found to contain contaminants, these will be disposed of at an approved facility.

Concrete: All concrete, including pads, foundations, and footers, will be broken down and transported to an approved recycling facility.

Utility Poles: All utility poles will be dismantled, and the materials will be transported to an approved recycling facility to the maximum extent possible.

Miscellaneous Debris/Residual Waste: All remaining debris not classified by the above

items will be collected, sorted, and disposed of at an appropriate facility to the maximum extent possible.

5.4 Abandonment

The operator or property owner must provide the Worcester County Department of Development Review and Permitting with written notice whenever the solar energy system is out of 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.

If the proposed solar energy facility does not produce energy for a period exceeding 1 year, the site will be considered abandoned. In the event of abandonment of the solar facility during construction and/or before the estimated decommissioning date, the same decommissioning process that is proposed for after facility operations cease will be implemented, including all required site restoration activities.

5.5 Decommissioning Bond

A Decommissioning Cost Analysis is included in Appendix A of this plan. This bonding amount must be in place in a form acceptable to Worcester County prior to the Applicant receiving a building permit from Worcester County. The bond or letter of credit shall contain a liquidated damages provision making the bond or letter of credit payable to the State or Worcester County in the event the Project is abandoned without the State or the County having to first undertake decommissioning. In the event of an ownership change of Woodside Solar 1, LLC, the financial instrument shall be replaced by the new owner with no gap in coverage. Salvage value is not included in the bonding amount. The decommissioning bond includes 2% inflation for the first 5 years. The Project Owner shall update this Decommissioning Plan, cost estimate, and corresponding approved financial instrument every five (5) years after the PSC's approval of the first Decommissioning Plan to adjust for inflation and any other necessary changes. Each proposed updated Decommissioning Plan and cost estimate shall be sent to PSC Staff and Worcester County for review 60 days prior to filing in the Docket. After addressing comments from PSC Staff and Worcester County, Project Owner shall file a request for approval of the proposed updated Decommissioning Plan in the Docket, on each five (5) year anniversary of the date of the final Order granting the CPCN. The matter of each proposed updated Decommissioning Plan may be heard by the Commission, and Project Owner shall file revised updated Decommissioning Plans as necessary. Within three (3) business days of Commission approval of an updated Decommissioning Plan, Project Owner shall update and file the financial instrument as necessary, and file copies in the Docket.



APPENDIX A

Decommissioning Cost Analysis



ARM Group LLC
Engineers and Scientists

DECOMMISSIONING COST ANALYSIS

WOODSIDE SOLAR 1, LLC

5589 Worcester Hwy Snow Hill, MD 21863

System Size: 5.00 MWac 6.56 MWdc

Description of Item	Quantity	Unit	Unit Cost	Total Cost
Disassembly and Demolition				
PV Modules Disassembly	10,665	EA	$ 8.16	$ 87,026
PV Modules Recycle Cost	10,665	EA	$ 15.00	$ 159,975
Inverters	20	EA	$ 122.50	$ 2,450
Transformers	2	EA	$ 735.00	$ 1,470
Racking	41,240	LF	$ 1.02	$ 42,065
Racking Posts (Foundations)	2,133	EA	$ 42.00	$ 89,586
LV Wiring	3,159	LF	$ 1.05	$ 3,317
MV Wiring	911	LF	$ 1.35	$ 1,230
Ag Fence	4,609	LF	$ 4.10	$ 18,897
Concrete	17	CY	$ 104.00	$ 1,768
Gravel (Access road and Inverter Pads)	508	CY	$ 62.00	$ 31,496
Removal of utility poles	7	EA	$ 1,575.00	$ 11,025
			Subtotal	$ 450,305
Site Restoration				
Erosion and Sediment Control Plan and Grading Permit Fee	1	LS	$ 12,650.00	$ 12,650
Hazmat Access Road Spoil Testing	1	EA	$ 5,000.00	$ 5,000
Re-seeding (includes seed, labor and any soil amendments required)	11.59	AC	$ 2,500.00	$ 28,975
Re-grading (Minimum of $5000 for mobilization)	58	CY	$ 26.00	$ 5,000
			Subtotal	$ 51,625
Hauling and Loading Costs (See Tables 1-3 for details)				$ 61,989
		Total Decommissioning Cost		$ 563,919
		Year 5 Cost[2]		$ 622,612
		Bond Amount (125% of Year 5 Cost)		**$ 778,265**

Notes:

[1]Based on latest 60% design package dated August 7, 2026

[2] Assumes 2% Inflation each year for 5 years.

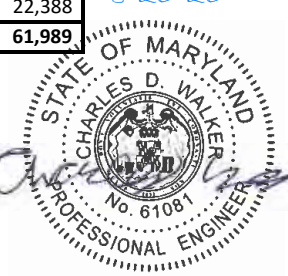
Table 1 - Hauling & Loading Unit Quantities	Quantity	Unit
Hours to Load Trucks (0.5 hr per truck)	42.5	hr
Total Truckloads Required – Gravel	57	ea
Total Truckloads Required – Concrete	2	ea
Total Truckloads Required – Electrical and Fence	4	ea
Total Truckloads Required – Racking	11	ea
Total Truckloads Required – Modules	11	ea
Round-Trip Dist. to Landfill	19	miles
Round-Trip Dist. to Landfill	0.5	hr
Round-Trip Dist. to Recycling Facility (Ontility in Sparta, TN)	1,482	miles
Round-Trip Dist. to Recycling Facility (Ontility in Sparta, TN)	22.5	hr

Table 2 - Hauling & Loading Unit Costs	Quantity	Unit
Mileage / Fuel Cost	0.75	$/mile
Construction & Demolition Wastes (Tipping Fee)	80.00	$/ton
Recyclable Materials (Tipping Fee)	80.00	$/ton
Driver Hourly Rate	75.00	$/hr

Table 3 - Loading, Hauling & Disposal Costs	Quantity	Unit	Total Cost
Racking Tipping Fee	217	$80/ton	$ 17,360
C&D Wastes (Poles, Concrete, Wire, Electrical Equipment, etc.) Tipping Fee	112	$80/ton	$ 8,960
Mileage / Gas	17,708	$0.75/mile	$ 13,281
Labor (Loading & Hauling)	298.50	$75/hr	$ 22,388
		Subtotal	**$ 61,989**

8-26-26

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. __61081_____, EXPIRATION DATE: _05-11-27_



Charles Walker

From: Bobby Shockley <rshockley@worcestermd.gov>
Sent: Thursday, July 23, 2026 8:53 AM
To: David M. Bradford; David Mathers; Brian M. Soper; Brandy Whitlock; Joy Birch; Robert Mitchell; Stuart White
Cc: Charles Walker
Subject: Woodside Lane Solar TM 71 P 35

This has Site Dev. Plan Approval from us.

WORCESTER SOIL CONSERVATION DISTRICT
304 COMMERCE STREET • SNOW HILL, MD 21863 • PHONE 410-632-5439 (EXTENSION 3)

Letter of Acknowledgment: SEC Plan Submittal, Received

Date: 07/16/2026

Re: Woodside 1 Solar, LLC

Site Location: 0 Woodside Lane, Snow Hill, MD 21863

Applicant Name: New Leaf Energy, Inc.

Developer Name: New Leaf Energy, Inc. c/o Drew Funk

Developer/Applicant Address: 55 Technology Dr Suite #102, Lowell, MA 01851

Dear Applicant,

The Worcester Soil Conservation District has received the submittal package requesting Sediment and Erosion Control Review of the Woodside Solar Project in Snow Hill, Maryland. The package submitted also included an associated fee and the required forms. This plan proposal is currently under review for technical adequacy of erosion and sediment control measures as defined by current Maryland Standards and Specifications.

If there are any questions or if we may be of further assistance, please contact our office.

Chelsea Tyson, District Manager

SEC Plan Reviewer - Worcester SCD

cc: Charles Walker, ARM Group, Inc.

Outlook

RE: Woodside and Snow Solar

From David Mathers <dmathers@worcestermd.gov>
Date Tue 8/25/2026 9:39 AM
To Zachary S. White <zswhite@worcestermd.gov>

Zack,

Both projects have SWM Site Development Plan approval, so they are good to go to Planning Commission.

David Mathers
Natural Resources Planner IV
Worcester County Dept. of Environmental Programs
1 West Market Street Room 1306
Snow Hill, MD 21863
Phone: (410) 632-1220 Ext. 1146
Email: dmathers@worcestermd.gov

MARYLAND'S Coast WORCESTER COUNTY

From: Zachary S. White <zswhite@worcestermd.gov>
Sent: Monday, August 24, 2026 3:08 PM
To: David Mathers <dmathers@worcestermd.gov>
Subject: Woodside and Snow Solar

Hey David,

Not sure if you are the right person for this question, but anyway.

The two projects that are on the PC agenda for next week (Snow Solar and Woodside Solar), are they good to proceed to PC from a stormwater / erosion control perspective?

I see a note that they are required to have an approved stormwater site development plan before PC. I assume since I didn't hear anything back regarding the agenda items that they are all good but just wanted to make sure.

Thank you!

Zack White
DRP Specialist II
Dept. of Review & Permitting

Charles Walker

From: pfitzgerald@newleafenergy.com
Sent: Thursday, July 30, 2026 10:07 AM
To: jhamilton@worcestermd.gov; cmshaffer@worcestermd.gov
Cc: Charles Walker; Kendra Knopp; 'Drew Funk'
Subject: Worcester County Emergency Services Inquiry_0 Woodside Ln Solar development
Attachments: Woodside Site Plan.pdf

Good morning,

We are reaching out to notify you of our proposed development at 0 Woodside Ln Snow Hill, MD, 21863 (see attached plan). This development is for a solar energy field which is currently going through the permitting process.

Please let us know if you have any questions.

Respectfully,
--

Patrick Fitzgerald, PE*
Project Engineer
pfitzgerald@newleafenergy.com
Cell: (949) 774-2482
*Licensed in NY and MD

Outlook

RE: Planning Commission Items for Final Review

From Jeffrey Fritts <JFritts@mdot.maryland.gov>
Date Thu 8/20/2026 10:15 AM
To Zachary S. White <zswhite@worcestermd.gov>

Zack,

District 1 will require a plan review and permit for the Woodside Solar project. Snow Solar project will have no negative impact to the state roadway and will not require a plan review or permit.

Feel free to contact me directly with any questions

Thanks,

mdot.maryland.gov

Jeff Fritts
Access Management
Regional Engineer
410.677.4039 **office**
443.397.5063 **mobile**
Jfritts@mdot.maryland.gov
Maryland Department of Transportation
660 West Road, Salisbury, MD 21801

From: Zachary S. White <zswhite@worcestermd.gov>
Sent: Wednesday, August 19, 2026 10:17 AM
To: Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Daniel Wilson <DWilson12@mdot.maryland.gov>; Jana B. Potvin <jbpotvin@worcestermd.gov>; Jennifer Keener <jkkeener@worcestermd.gov>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Joy Birch <jbirch@worcestermd.gov>; Kelly Henry <khenry@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Laurie Bew <lbew@worcestermd.gov>; Lee R. Beauchamp <lrbeauchamp@worcestermd.gov>; Lisa Lawrence <llawrence@worcestermd.gov>; Matt Owens <mowens@worcestermd.gov>; Paul Miller <pmiller@worcestermd.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>; Robert Mitchell <bmitchell@worcestermd.gov>; Savannah Guy <sguy@worcestermd.gov>; Shane L. Odegaard <sodegaard@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>; Paul F. Reins <pfreins@worcestermd.gov>
Subject: Planning Commission Items for Final Review

You don't often get email from zswhite@worcestermd.gov. Learn why this is important

Caution: CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward

WORCESTER COUNTY PLANNING COMMISSION

MEETING DATE: September 3, 2026

PURPOSE: Major Site Plan Review

DEVELOPMENT: Snow Solar Project

PROJECT: Proposed construction of a Utility Solar Energy System.

LOCATION: Located south of Worcester Highway abutting Timmons Road and the railway along Blake Rd in Snow Hill, MD 21811. Tax Map 56, Parcel 10.

ZONING DESIGNATION: A-1 Agricultural District

BACKGROUND: The project is proposing a 4 MW AC utility solar energy system on approximately 30 acres of a 97-acre site and will include a security fence and vegetated buffer. Based upon its submittal date to the PSC, it is not required to adhere to the siting standards outlined by the Renewable Energy Certainty Act (RECA) that was adopted by the state. A decommissioning plan and bond have been submitted in accordance with the County code and will need to be approved prior to signature site plan approval.

SIGNS: Signage details and locations are included in the plan**.** Any signage shall be reviewed at permitting stage for compliance.

PARKING: No parking spaces are required or provided, as the site is not intended for the public.

TRAFFIC CIRCULATION: The site is proposing to be accessed from a one-way access driveway from Timmons Road.

LANDSCAPING: A landscaping plan has been provided and proposes a 15ft-vegetated buffer around the perimeter of the site. Plantings are proposed to meet the 75% native species calculation per information in the comment response letter. Staff has asked for this information to be included in the plans before signature. The County requires landscaped areas to be readily accessible to a water supply. While an irrigation system has not been chosen yet, the engineer notes that one will be included. Staff would like to see the details of said irrigation system when available. Staff have advised the engineer to request a waiver regarding irrigation system, while the details of the system are worked out.

FOREST CONSERVATION LAW: The project is exempt from the Worcester County Forest

Conservation Law. There is no forest clearing proposed with this project.

STORMWATER MANAGEMENT/ SEDIMENT EROSION CONTROL: This project has obtained Stormwater Site Development Plan approval.

CRITICAL AREA LAW: This property is located outside of the Atlantic Coastal Bays Critical Area (ACBCA) program boundary.

WATER SUPPLY AND WASTEWATER SERVICES: This project will not require water and sewerage facilities

PROPERTY OWNER: Charles Waite III (Daniel M. Westerlund as General Power of Attorney)

APPLICANT/ENGINEER: ARM Group LLC

PREPARED BY: Zack White, DRP Specialist

PLANNING COMMISSION CONSIDERATIONS – SITE PLAN WAIVERS

The applicant is requesting waivers to the following code requirement:

1) §ZS1-322(b)(7): All landscaped areas are required to be readily accessible to a water supply and provided with an automatic irrigation system with rain sensors.

The applicants suggest there will be an irrigation system, however there are no details available on the plan for it.

Worcester County, Maryland
One West Market Street
Room 1201, Government Center
Snow Hill, MD 21863-1070
(410) 632-1200

OFFICE USE ONLY:

Date Filed: _____
Meeting Date: _____

APPLICATION TO THE DEPARTMENT – DRP, TECHNICAL REVIEW COMMITTEE, AND/OR PLANNING COMMISSION

APPLICATION BEING MADE FOR:

____	Administrative Waiver	____	Sketch Plan
____	Minor Site Plan/ Subdivision	____	Preliminary Plat
✓	Major Site Plan	____	Construction Plans
____	Site Plan Revision	____	Final Plat

TO THE DEPARTMENT – DRP, TECHNICAL REVIEW COMMITTEE, AND/OR PLANNING COMMISSION:

A request is hereby made for: Major Site Plan review of the Snow Solar Project a 5 MWac solar project in Snow Hilo,MD. This project has already gone through the state CPCN process under Case No. 9714 and received it's Final Order on 10/15/24

LOCATION OF PROPERTY:

Tax Map: 0056 Parcel: 0010 Section: _____ Lot: _____ Block: _____
Physical Address: 6217 Timmons Road, Snow Hill, MD 21863

PROPERTY OWNER INFORMATION:

Owner's Name: DANIEL M. WESTERLUND Telephone: [redacted]
Address: 6217 TIMMONS RD SNOW HILL, MD 21863
Signature: Daniel M. Westerlund Email: [redacted]

APPLICANT INFORMATION:

Applicant's Name: SH MD Solar 1, LLC (Attn: Cormac Seyfried) Telephone: 203-340-8465
Address: 2200 Atlantic St, Floor 6, Stamford, CT 06902
Email: cormac.seyfried@altuspower.com

ENGINEER, SURVEYOR, OR LAND PLANNER INFORMATION:

Company Name: ARM Group LLC Telephone: 667-240-2533
Address: 9175 Guilford Road, Suite 310, Columbia, MD 21046
Contact Person & Email: Charles D. Walker, P.E. (cwalker@armgroup.net)
Signature: _____

Company Name: _____ Telephone: _____
Address: _____
Contact Person & Email: _____
Signature: _____

ARM Group LLC
Engineers and Scientists

August 12, 2026

Zoning Division Staff
Worcester County Department of Development Review and Permitting
One West Market Street, Room 1201
Snow Hill, MD 21863

Re: Comment Report Response Letter
Snow Solar Project
6217 Timmons Road,
Snow Hill, MD 21863

Dear Zoning Division Staff:

On behalf of Snow Hill Road Solar 1 (the Applicant), ARM Group LLC (ARM) is hereby submitting this letter in response to the comments received on the Snow Hill Solar Project Major Site Plan Review, in advance of the TRC meeting on July 08, 2026.

The paragraphs below outline the review comments, in **bold**, followed by ARM responses in standard text.

Worcester County Technical Review Committee

Comment 1: Current codes: 2021 International Building Code
2020 National Electric Code

Response: Solar panel structural and electrical design to be done by others, but these code references have been added to the array detail on Sheet 5.

Comment 2: Wind Design (assumed): 112 MPH Risk Category I; Exposure Category "C"; Ground Snow Load – 20 PSF

Response: Solar panel structural design to be done by others, but this design criteria has been added to the array detail on Sheet 5.

Comment 3: Soils report required at time of permit application.

Response: A geotechnical report has been completed and will be submitted with the permit application.

Comment 4: Engineered sealed plans (Maryland) required for all systems and components. Soils evaluation for pile foundation for embedment.

Response: Plans will be sealed by a Maryland Professional Engineer for all systems and components and submitted with the permit application.

Comment 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.

Response: A note to this effect has been added to the array detail on Sheet 5.

Comment 6: Submit the total number and size of solar panels to be installed.

Response: The number and size of solar panels has been included as Project Site Note 8.1 on the Cover Sheet.

Comment 7: Provide total wattage amount at time of application.

Response: The total wattage amount will be provided with the permit application.

Comment 8: Please provide your design professional with a copy of these comments.

Response: All design professionals have reviewed and addressed these comments.

Comment 9: If tracking panel system is installed, a commissioning report will be required.

Response: A tracking panel system is proposed. After installation, a commissioning report can be provided.

Chief Deputy Fire Marshal

Comment 1: Provide a Knox Box furnished by the Snow Hill Fire Department at the entrance to the site on the access gate.

Response: A Knox Box has been proposed on the access gate to be provided by the Snow Hill Fire Department.

Comment 2: Upon completion of the project, provide awareness training to the Snow Hill Fire Department on site specific safety details.

Response: Awareness training will be provided upon completion of the project.

County Roads Division

Comment 1: I recommend the following address for the solar project on Parcel 10: 6413 Timmons Road. 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.

Response: The street number will be posted at the main access gate, a sign has been added to the gate detail on Sheet 5.

Staff Report
General

Comment 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.'

Response: The access drive is for one-way traffic.

Comment 2: Sheets 3 & 4: Please show the signage that is shown on typical detail #9 on sheet 5.

Response: The locations of this signage have been added to the plans.

Landscaping

Comment 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.

Response: The existing vegetation is on the adjacent parcel, therefore additional landscaping has been proposed to adequately screen the project.

Comment 2: Sheet L2.0: Please add that any changes and substitutions to the landscaping plan shall be approved by Worcester County.

Response: This language has been added to Plant Material Note #1

Comment 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).

Response: Proposed landscaping height and caliper has been added in the Planting Schedule.

Comment 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).

Response: 3 of the 4 proposed landscape species are native to Worcester County, calculated to be 75.6% of the total trees planted.

Comment 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.

Response: This note has been revised to Note #7 and includes "field locations have been approved by the appropriate regulatory agencies.

Comment 6: Sheet L2.0: Please provide a typical detail for the landscape buffer row.

Response: A typical detail has been added.

Comment 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).

Response: A specific irrigation system has not been identified yet, but a note has been added stating that an irrigation system will be chosen.

Comment 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.

Response: Understood, a landscape bond will be executed prior to applying for permits.

Comment 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.

Response: Understood, an agreement will be prepared and recorded prior to applying for permits.

<u>Decommissioning Plan</u>
Comment 1: Page 5, Section 5: Please revise the Zoning Standard code section from §ZS1-344(d)(H) to §ZS1-344(d)(1)(H.).

Response: The decommissioning plan has been updated as noted.

Comment 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.).

Response: The decommissioning plan has been updated as noted.

Comment 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.).

Response: The decommissioning plan has been updated as noted.

Comment 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).

Response: The decommissioning plan has been updated as noted.

Comment 5: A wet-sealed copy of the final approved Plan must be submitted to the County prior to signature site plan approval.

Response: Understood, a wet sealed copy of the plans will be provided.

Decommissioning Bond

Comment 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).

Response: A decommissioning bond will submitted prior to applying for permits.

Comment 2: The proposed decommissioning amount provided cost estimates from 12/11/2023. Please provide cost estimates from 2026.

Response: An updated cost estimate has been provided with 2026 pricing and the latest site plan quantities.

Comment 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.

Response: Understood, an agreement will be prepared and recorded prior to applying for permits.

Other Agency Approvals

Comment 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.

Response: Understood, thank you.

Comment 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.

Response: Understood, thank you.

Comment 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.

Response: Understood, thank you.

Department of Environmental Programs

Comment 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.

Response: Noted, thank you.

Comment 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 timer production for the present and future.

Response: Noted, thank you.

If you have any questions or comments, or require any additional information to support, clarify, or simplify your review, please feel free to contact the undersigned at cwalker@armgroup.net.

Sincerely,

ARM Group LLC



Charles D. Walker, P.E.
Senior Project Manager

DRAWINGS FOR STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL FINAL PLAN

SNOW 4.0 MW AC SOLAR PROJECT

SNOW HILL, WORCESTER COUNTY, MARYLAND

AUGUST 2026

PROPERTY DESCRIPTION:
COPIED FROM TITLE COMMITMENT NO. 2300198, DATED APRIL 24, 2023, REVISED FEBRUARY 10, 2025, VESTED IN:
CHARLES L. WAITE, III BY VIRTUE OF DEED DATED JUNE 8, 2009 BY AND BETWEEN NAOMI T. WAITE AND CHARLES L. WAITE, III, AS ATTORNEY-IN-FACT FOR NAOMI T. WAITE AND NAOMI T. WAITE, RESERVING A LIFE ESTATE AND CHARLES L. WAITE, III, RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND IN LIBER SVH NO. 5284, FOLIO 5. THE SAID NAOMI T. WAITE HAVING PASSED FROM THIS LIFE ON OR ABOUT JULY 12, 2009, ESTATE NO. 13650.

SEE ALSO GENERAL POWER OF ATTORNEY DATED MAY 21, 2007 BY NAOMI T. WAITE TO CHARLES L. WAITE, III, RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND IN LIBER SVH NO. 5284, FOLIO 001.

COPIED FROM EXHIBIT "A" OF TITLE DOCUMENT:
BEING KNOWN AND DESIGNATED AS ALL THAT PROPERTY SHOWN ON THAT PLAT ENTITLED "PROPERTY SURVEY OF CHARLES L. WAITE, III," AS RECORDED AMONG THE LAND RECORDS OF WORCESTER, MARYLAND IN PLAT LIBER SVH NO.



Base map from MDOT SHA's State of Maryland Official Transportation Map.

VICINITY MAP
SCALE: 1" = 5 Miles

PREPARED FOR DEVELOPER:
SH MD SOLAR 1, LLC
c/o PARK AVE SOLAR SOLUTIONS LLC
2200 ATLANTIC AVE, FLOOR 6
STAMFORD, CT 06902
(203) 340-8465

PROPERTY OWNER:
DAN WESTERLUND
6217 TIMMONS ROAD
SNOW HILL, MD 21863
(207) 251-0769

SITE ADDRESS:
6413 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: UTILITY SCALE SOLAR ENERGY SYSTEM
4. TOTAL SITE AREA: 97.71 AC
5. TOTAL PROPOSED DEVELOPMENT AREA (LIMIT OF DISTURBANCE): 1,317,171 SF (30.24 AC)
6. PROPOSED IMPERVIOUS AREA: 16,209 SF (0.37 AC)
7. TAX MAP: 0056, GRID: 0014, PARCEL NUMBER: 0010
8. SYSTEM SIZE: 6,472.80 kW DC / 4,000.00 kW AC (DC/AC RATIO: 1.618)
   8.1. 12,160 SOLAR PANELS ARE PROPOSED, EACH PANEL IS 530 WATTS
9. ESTIMATED CUT/FILL: 482 CY
10. 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.

LIST OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING SITE CONDITIONS PLAN
3	OVERALL PROPOSED SITE CONDITIONS PLAN
4	PROPOSED SITE CONDITIONS & STORMWATER MANAGEMENT (SWM) PLAN
5	PROPOSED SITE DETAILS (1 OF 3)
6	PROPOSED SITE DETAILS (2 OF 3)
7	PROPOSED SITE DETAILS (3 OF 3)
8	PROPOSED SEDIMENT CONTROL NOTES

STORMWATER MANAGEMENT NARRATIVE:
PER MDE TECHNICAL MEMO #8 (DATED MARCH 30, 2018) AND MARYLAND HOUSE BILL 1117 (PASSED MAY 22, 2012) THE IMPERVIOUS SURFACE FOR SOLAR PANELS INCLUDES ONLY THE FOUNDATION OR BASE SUPPORTING THE SOLAR PANEL. PRELIMINARY CALCULATIONS FOR THIS PROJECT FOUND THAT THE IMPERVIOUS AREA (INCLUDES ACCESS DRIVES, EQUIPMENT PADS AND POSTS) CAN BE TREATED WITH NON-ROOFTOP DISCONNECTION IN ORDER TO MEET ESD TO THE MEP. IN ADDITION, THE CONVERSION OF FARMLAND (ROW CROPS) TO A MEADOW CONDITION RESULTS IN A SIGNIFICANT REDUCTION IN RUNOFF FROM THE SITE. ALL WORCESTER COUNTY AND MDE STORMWATER MANAGMENT REQUIREMENTS HAVE BEEN PRELIMINARILY MET.

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

FOREST CONSERVATION NOTE:
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.

NATURAL RESOURCES NOTES
ALL WETLANDS, STREAMS, FORESTS, STEEP SLOPES, ERODIBLE SOILS, AND ASSOCIATED BUFFERS ARE INCLUDED ON THE PLANS. NO WETLANDS, STREAMS, 100-YEAR FLOODPLAINS, CRITICAL AREAS, TIER II WATERS, OR STEEP SLOPES ARE PRESENT ON THE PROJECT AREA.

MAINTENANCE AND PERMITTING NOTES

1. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
2. APPROVED PLANS REMAIN VALID FOR 3 YEARS FROM THE DATE OF APPROVAL, UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.
3. A MARYLAND DEPARTMENT OF THE ENVIRONMENT NOTICE OF INTENT (NOI) GENERAL PERMIT FOR CONSTRUCTION ACTIVITY IS REQUIRED FOR ALL CONSTRUCTION ACTIVITY IN MARYLAND WITH A PLANNED TOTAL DISTURBANCE OF 1 ACRE OR MORE.
4. AS MANDANTED BY THE NOTICE OF INTENT (NOI) GENERAL PERMIT ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, AN INSPECTION MUST BE PERFORMED ONSITE OF ALL SEDIMENT CONTROLS ON A WEEKLY BASIS AND AFTER EVERY RAINFALL EVENT. ALL SELF INSPECTIONS MUST BE MAINTAINED ALONG WITH ALL APPLICABLE GOVERNING AGENCY INSPECTION REPORTS IN A LOG BOOK, TO BE KEPT ONSITE AT ALL TIMES.

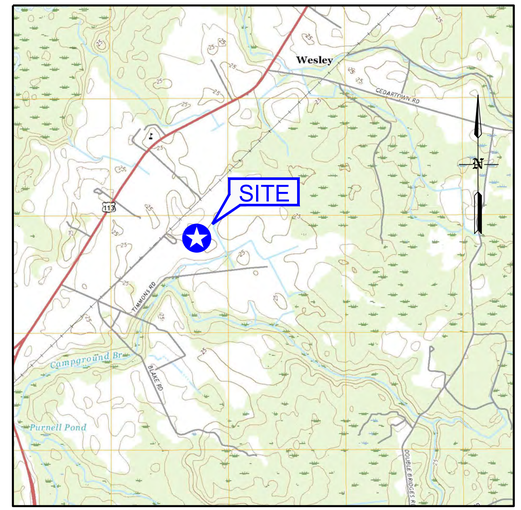
NOTES FOR OWNER/DEVELOPER:
THE OWNER/DEVELOPER OR REPRESENTATIVE WILL CONTACT THE APPROPRIATE ENFORCEMENT AUTHORITY OR ITS AGENT AT THE FOLLOWING STAGES OF THE PROJECT:

1. PRIOT TO THE START OF EARTH DISTURBANCE;
2. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING,
3. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT,
4. PRIOR TO THE REMOVAL OF SEDIMENT CONTROL PRACTICES.

STORMWATER NOTES:

1. ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN AND CONSTRUCTION WILL ADHERE TO CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT AND THE STORMWATER MANAGEMENT PLAN FOR THIS SITE.
2. ALL INFORMATION SET FORTH IN THIS PLAN ACCURATELY CONVEYS THIS SITE'S CONDITIONS TO THE BEST OF MY KNOWLEDGE.
3. ALL STRUCTURAL STRUCTURAL DEVICES FOR STORMWATER MANAGEMENT WILL BE PROTECTED BY PROPER SOIL EROSION AND SEDIMENT CONTROL DEVICES UNTIL ALL CONTRIBUTING AREAS HAVE PASSED FINAL STABILIZATION INSPECTION.
4. UPON COMPLETION OF THE PROJECT, AN AS-CONSTRUCTED SURVEY, NOTICE OF CONSTRUCTION COMPLETION (NOCC), AND LETTER OF CERTIFICATION MUST BE SUBMITTED TO THE DEPARTMENT, EXCEPT INDIVIDUAL SINGLE FAMILY DWELLINGS. ONCE REVIEW IS COMPLETE AND APPROVED, A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

APPLICANT SIGNATURE DATE



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

LOCATION MAP
SCALE: 1" = 2000'

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 61081, EXPIRATION DATE: 05-11-27

8-11-26
STATE OF MARYLAND
CHARLES D. WALKER
No. 61081
PROFESSIONAL ENGINEER

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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ARM Group LLC
Engineers and Scientists
www.armgroup.net

No.	Revision	Date	By

scale: AS NOTED
date: 08/06/26
project no.: 23010393
designed: CDW
checked: CDW
drawn: AJP
graphic scale:

drawing title:
COVER SHEET
STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL FINAL PLAN

project title:
SNOW SOLAR PROJECT
SH MD SOLAR 1, LLC

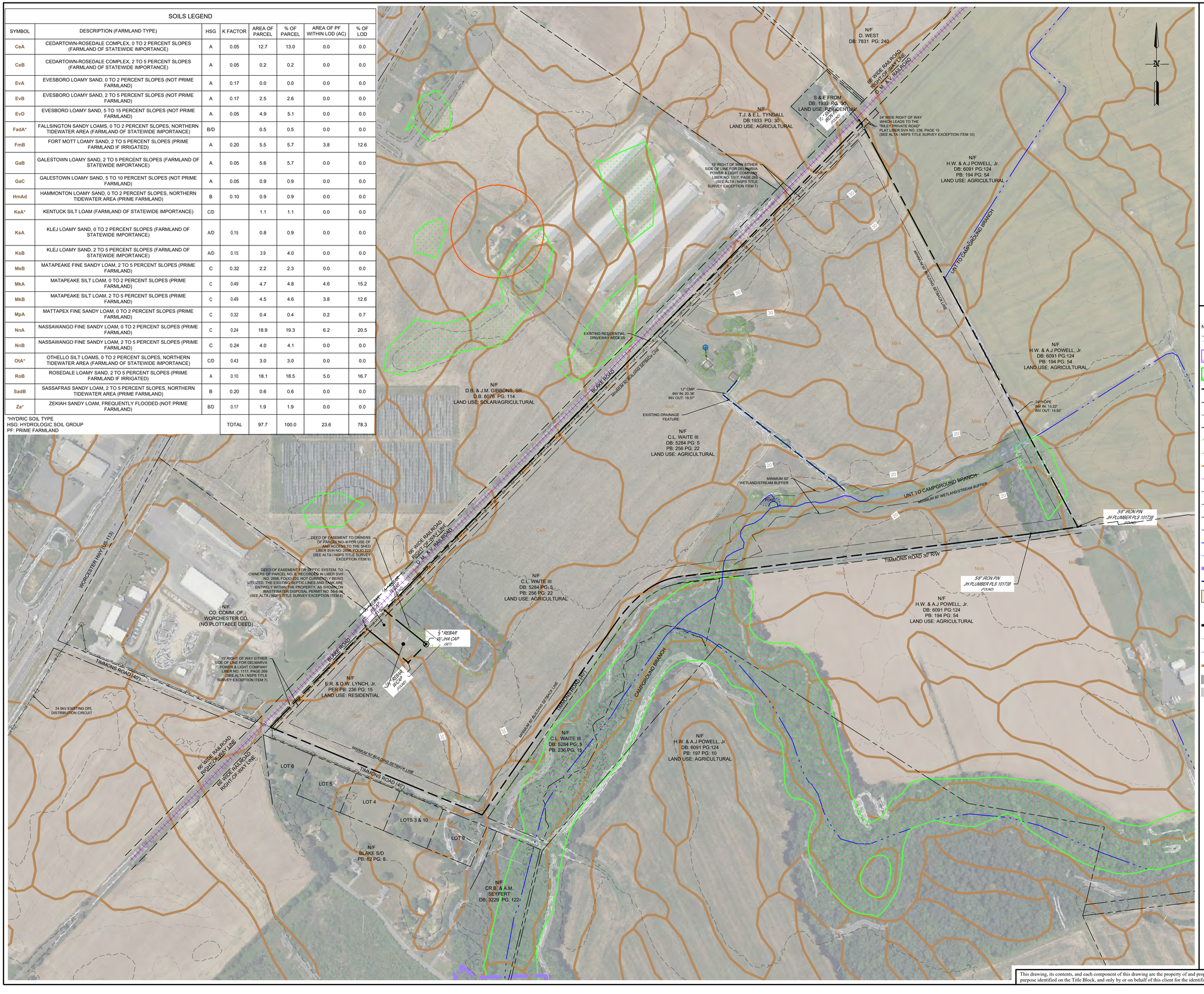
SNOW HILL
WORCESTER COUNTY, MARYLAND

Sheet 1

E:\Active Projects\2023\SH Snow Hill Solar Project\Site Development\SH MD SOLAR 1 Cover Sheet.dwg, Printed: August 11, 2026

SOILS LEGEND

SYMBOL	DESCRIPTION (FARMLAND TYPE)	HSG	K FACTOR	AREA OF PARCEL	% OF PARCEL	AREA OF PF WITHIN LOD (AC)	% OF LOD
CeA	CEDARTOWN-ROSEDALE COMPLEX, 0 TO 2 PERCENT SLOPES (FARMLAND OF STATEWIDE IMPORTANCE)	A	0.05	12.7	13.0	0.0	0.0
CeB	CEDARTOWN-ROSEDALE COMPLEX, 2 TO 5 PERCENT SLOPES (FARMLAND OF STATEWIDE IMPORTANCE)	A	0.05	0.2	0.2	0.0	0.0
EvA	EVESBORO LOAMY SAND, 0 TO 2 PERCENT SLOPES (NOT PRIME FARMLAND)	A	0.17	0.0	0.0	0.0	0.0
EvB	EVESBORO LOAMY SAND, 2 TO 5 PERCENT SLOPES (NOT PRIME FARMLAND)	A	0.17	2.5	2.6	0.0	0.0
EvD	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES (NOT PRIME FARMLAND)	A	0.05	4.9	5.1	0.0	0.0
FadA*	FALLSINGTON SANDY LOAMS, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA (FARMLAND OF STATEWIDE IMPORTANCE)	B/D		0.5	0.5	0.0	0.0
FmB	FORT MOTT LOAMY SAND, 2 TO 5 PERCENT SLOPES (PRIME FARMLAND IF IRRIGATED)	A	0.20	5.5	5.7	3.8	12.6
GaB	GALESTOWN LOAMY SAND, 2 TO 5 PERCENT SLOPES (FARMLAND OF STATEWIDE IMPORTANCE)	A	0.05	5.6	5.7	0.0	0.0
GaC	GALESTOWN LOAMY SAND, 5 TO 10 PERCENT SLOPES (NOT PRIME FARMLAND)	A	0.05	0.9	0.9	0.0	0.0
HmAd	HAMMONTON LOAMY SAND, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA (PRIME FARMLAND)	B	0.10	0.9	0.9	0.0	0.0
KeA*	KENTUCK SILT LOAM (FARMLAND OF STATEWIDE IMPORTANCE)	C/D		1.1	1.1	0.0	0.0
KsA	KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES (FARMLAND OF STATEWIDE IMPORTANCE)	A/D	0.15	0.8	0.9	0.0	0.0
KsB	KLEJ LOAMY SAND, 2 TO 5 PERCENT SLOPES (FARMLAND OF STATEWIDE IMPORTANCE)	A/D	0.15	3.9	4.0	0.0	0.0
MeB	MATAPEAKE FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES (PRIME FARMLAND)	C	0.32	2.2	2.3	0.0	0.0
MkA	MATAPEAKE SILT LOAM, 0 TO 2 PERCENT SLOPES (PRIME FARMLAND)	C	0.49	4.7	4.8	4.6	15.2
MkB	MATAPEAKE SILT LOAM, 2 TO 5 PERCENT SLOPES (PRIME FARMLAND)	C	0.49	4.5	4.6	3.8	12.6
MpA	MATTAPEX FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES (PRIME FARMLAND)	C	0.32	0.4	0.4	0.2	0.7
NnA	NASSAWANGO FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES (PRIME FARMLAND)	C	0.24	18.9	19.3	6.2	20.5
NnB	NASSAWANGO FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES (PRIME FARMLAND)	C	0.24	4.0	4.1	0.0	0.0
OtA*	OTHELLO SILT LOAMS, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA (FARMLAND OF STATEWIDE IMPORTANCE)	C/D	0.43	3.0	3.0	0.0	0.0
RoB	ROSEDALE LOAMY SAND, 2 TO 5 PERCENT SLOPES (PRIME FARMLAND IF IRRIGATED)	A	0.10	18.1	18.5	5.0	16.7
SadB	SASSAFRAS SANDY LOAM, 2 TO 5 PERCENT SLOPES, NORTHERN TIDEWATER AREA (PRIME FARMLAND)	B	0.20	0.6	0.6	0.0	0.0
Za*	ZEKIAH SANDY LOAM, FREQUENTLY FLOODED (NOT PRIME FARMLAND)	B/D	0.17	1.9	1.9	0.0	0.0
*HYDRIC SOIL TYPE HSG: HYDROLOGIC SOIL GROUP PF: PRIME FARMLAND			TOTAL	97.7	100.0	23.6	78.3



NOTES:

1. THE BASE MAP HAS BEEN CREATED USING AERIAL PHOTOGRAPHY, EXISTING TOPOGRAPHY AND SITE FEATURES, AND PROPERTY LINES OBTAINED FROM A TOPOGRAPHIC AND BOUNDARY SURVEY AND ALTA / NSPS LAND TITLE SURVEY PREPARED BY JHA COMPANIES, DATED DECEMBER 18, 2024.
2. WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC ON MAY 10, 2023.
3. FOREST STAND DELINEATION WAS CONDUCTED BY ARM GROUP LLC ON MAY 10, 2023.
4. PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS CONDUCTED BY ARM GROUP LLC ON APRIL 17, 2025.
5. SOIL BOUNDARIES OBTAINED FROM THE NRCS WEB SOIL SURVEY.
6. THIS PLAN IS IN THE MARYLAND STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
7. ALL DIMENSIONS TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION.
8. ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FEET, UNLESS OTHERWISE SPECIFIED.
9. UTILITY SCALE SOLAR ENERGY SYSTEMS ARE PERMITTED IN A-1 AGRICULTURAL DISTRICT PER WORCESTER COUNTY ZONING AND SUBDIVISION SUBSECTION ZS 1-344(d)(3).
10. SETBACKS SHALL BE A MINIMUM 50 FEET FROM ALL PROPERTY LINES AND VEGETATED BUFFER SHALL BE PROVIDED PER WORCESTER COUNTY ZONING AND SUBDIVISION SUBSECTION ZS 1-344(d)(2).
11. CHESAPEAKE AND ATLANTIC COASTAL BAY CRITICAL AREAS ARE NOT LOCATED WITHIN THE PROPERTY VICINITY.
12. SOLAR ENERGY SYSTEM IS AN UNMANNED FACILITY AND WILL NOT REQUIRE WATER OR SEWERAGE FACILITIES.
13. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 24047C0255H, EFFECTIVE ON 07/16/2015, THE PROJECT IS LOCATED ENTIRELY OUT OF THE 100-YEAR FLOODPLAIN OF CAMPGROUND BRANCH.

LEGEND

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

- EXISTING CONTOURS
- DELINEATED WETLANDS
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- EXISTING CULVERT
- EXISTING EDGE OF PAVED ROAD
- EXISTING EDGE OF UNPAVED ROAD
- EXISTING ROAD CENTERLINE
- NnA — EXISTING SOIL BOUNDARY AND DESCRIPTOR
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES >25%

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No.	Revision	Dsc	By

designed	CDW
checked	CDW
drawn	AJP
graphic scale	
scale	1" = 200'
date	08/06/26
project no.	23010393

SCALE IN FEET: 0, 200, 400, 600

EXISTING SITE CONDITIONS PLAN
STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL FINAL PLAN

SNOW HILL
WORCESTER COUNTY, MARYLAND

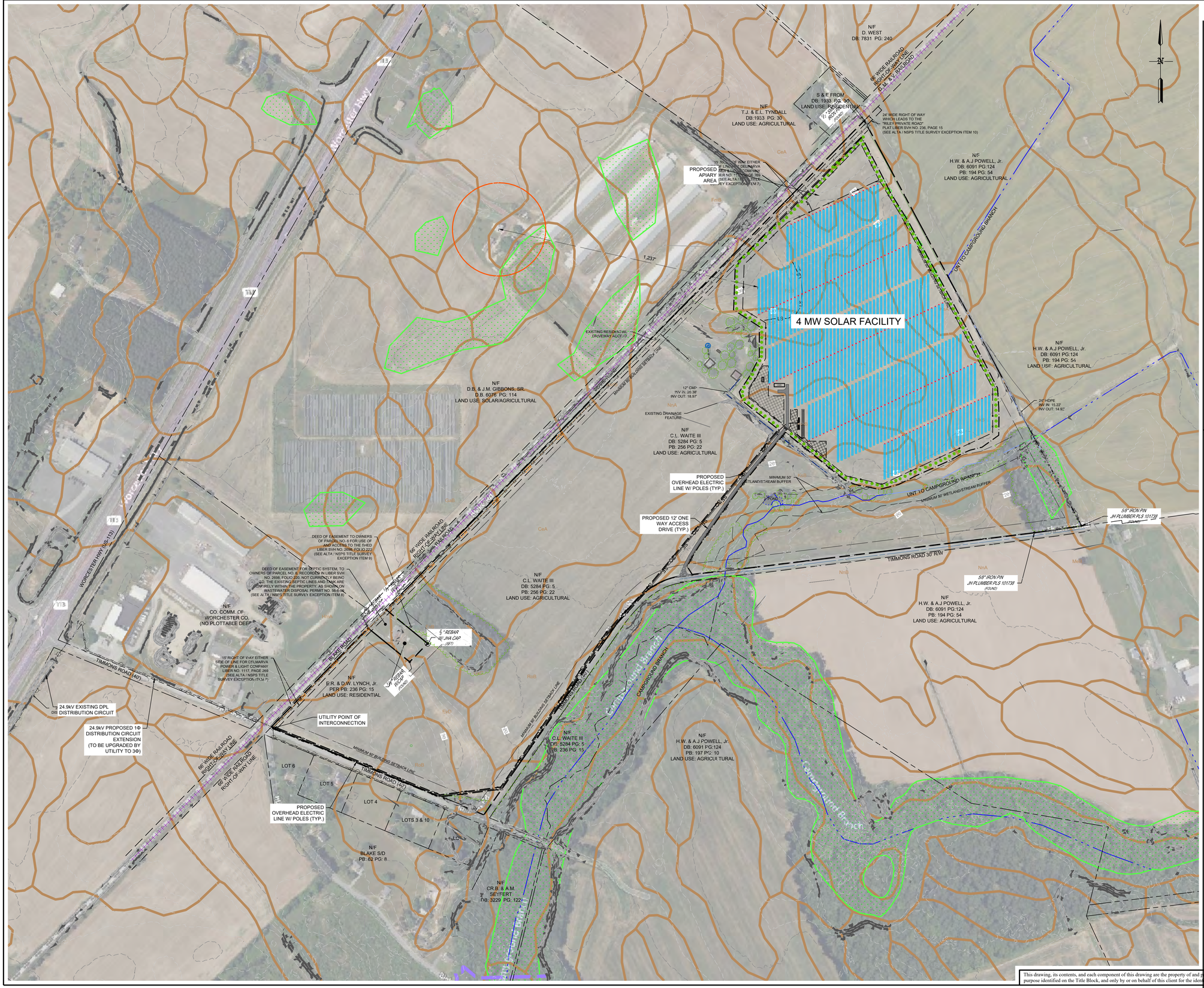
drawing title:

project title:
SNOW SOLAR PROJECT
SH MD SOLAR 1, LLC

Sheet 2

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P:\Active Projects\23SH1\MS Xtnsn\Dwg\Preliminary\Site Development\23010393-SHO_Existing Site Conditions Plan.dwg, Plotted: August 11, 2026



NOTES:

1. THE BASE MAP HAS BEEN CREATED USING AERIAL PHOTOGRAPHY, EXISTING TOPOGRAPHY AND SITE FEATURES, AND PROPERTY LINES OBTAINED FROM A TOPOGRAPHIC AND BOUNDARY SURVEY AND ALTA / NSPS LAND TITLE SURVEY PREPARED BY JHA COMPANIES, DATED DECEMBER 18, 2024.
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12. SOLAR ENERGY SYSTEM IS AN UNMANNED FACILITY AND WILL NOT REQUIRE WATER OR SEWERAGE FACILITIES.
13. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 24047C0250H, EFFECTIVE ON 07/16/2015, THE PROJECT IS LOCATED ENTIRELY OUT OF THE 100-YEAR FLOODPLAIN OF CAMPGROUND BRANCH.
14. NO FOREST CLEARING IS PROPOSED WITH THIS PROJECT. 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 A 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.

15.	EXISTING ZONING:	AGRICULTURAL
16.	EXISTING USE:	AGRICULTURAL
17.	PROPOSED USE:	UTILITY SCALE SOLAR ENERGY SYSTEM
18.	TOTAL SITE AREA:	97.71 ACRES
19.	LIMIT OF DISTURBANCE:	1,317,171 SF (30.24 AC)
20.	PROPOSED TREE CLEARING:	0.00 ACRES
21.	TOTAL PROPOSED IMPERVIOUS:	16,209 SF (.37 AC)
22.	ESTIMATED CUT/FILL:	482 CY

LEGEND

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- 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
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES >25%
- 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 LEVEL SPREADERS
- PERIMETER SIGNAGE

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No.	Revision	Date	By

scale:	1" = 200'
date:	08/06/26
project no.	23010393
designed	CDW
checked	CDW
drawn	AJP
grafex scale	0 200 400 800 SCALE IN FEET

OVERALL PROPOSED SITE CONDITIONS PLAN
STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL FINAL PLAN

SNOW HILL
WORCESTER COUNTY, MARYLAND

project title: SNOW SOLAR PROJECT
SH MD SOLAR 1, LLC

Sheet 3

N/F
T.J. & E.L. TYNDALL
DB:1933 PG: 30
LAND USE:
AGRICULTURAL

½" SMOOTH IRON PIN (FOUND)

S & E FROM
DB: 1933 PG: 30
LAND USE:
RESIDENTIAL

24' WIDE RIGHT OF WAY WHICH LEADS TO THE "RILEY PRIVATE ROAD" PLAT LIBER SVH NO. 236, PAGE 15 (SEE ALTA / NSPS TITLE SURVEY EXCEPTION ITEM 10)

PROPOSED APIARY AREA

15' RIGHT OF WAY EITHER SIDE OF LINE OF DELMARVA POWER & LIGHT COMPANY (SEE ALTA / NSPS TITLE SURVEY EXCEPTION ITEM 7)

2/5 PROPOSED SECURITY FENCE (TYP.)

N/F
H.W. & A.J POWELL, Jr.
DB: 6091 PG:124
PB: 194 PG: 54
LAND USE:
AGRICULTURAL

UNT TO CAMPGROUND BRANCH

8/5 PROPOSED LEVEL SPREADER

PROPOSED APIARY ACCESS ROAD

EXISTING WELL (TO BE ABANDONED)

4 MW SOLAR FACILITY

5/5 PROPOSED 12' ONE WAY ACCESS DRIVE W/ TURNAROUND (TYP.)

EXISTING RESIDENTIAL DRIVEWAY ACCESS

PROPOSED LAYDOWN AREA (APPROX. 0.50 AC)

MINIMUM BUILDING SETBACK LINE

SUPER SILT FENCE (TYP.) 4/6

N/F
H.W. & A.J POWELL, Jr.
DB: 6091 PG:124
PB: 194 PG: 54
LAND USE:
AGRICULTURAL

12" CMP
INV IN: 20.38'
INV OUT: 18.97'

PROPOSED LIMIT OF DISTURBANCE (30.24 AC)

EXISTING DRAINAGE FEATURE

4/5 IC 2 MW TRANSFORMER, INVERTERS & SWITCHBOARD PAD (TYP. OF 2)

PROPOSED UNDERGROUND ELECTRIC LINE (TYP.) 6/5

RISER POLE

N/F
C.L. WAITE III
DB: 5284 PG: 5
PB: 256 PG: 22
LAND USE:
AGRICULTURAL

3/5 PROPOSED 16' DOUBLE SWING GATE WITH SNOW HILL FIRE DEPARTMENT KNOX BOX

7/5 CULVERT 1

SILT FENCE 5/6

PERIMETER SIGNAGE

PROPOSED OVERHEAD ELECTRIC LINE W/ POLES (TYP.)

MINIMUM 50' WETLAND/STREAM BUFFER

POND

UNT TO CAMPGROUND BRANCH

MINIMUM 50' WETLAND/STREAM BUFFER

12" HDPE
INV IN: 15.22'
INV OUT: 14.92'

PROPOSED LANDSCAPE SCREENING, SINGLE ROW (TYP.) 2/6

PROPOSED SOLAR ARRAY SINGLE-AXIS TRACKER MODULE 1/5

5/8" IRON PIN
JH PLUMBER PLS 101738
(FOUND)

5/8" IRON PIN
JH PLUMBER PLS 101738
(FOUND)

TIMMONS ROAD 30' R/W

5/5 WIDEN AND IMPROVE EXISTING ACCESS DRIVE AS NEEDED

3/6 STABILIZED CONSTRUCTION ENTRANCE

SCE

N/F
C.L. WAITE III
DB: 5284 PG: 5
PB: 256 PG: 22
LAND USE:
AGRICULTURAL

LEGEND

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- PROPOSED SOLAR MODULES
- PROPOSED VEGETATED BUFFER
- PROPOSED SUPER SILT FENCE
- PROPOSED SILT FENCE
- PROPOSED LEVEL SPREADERS
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES >25%
- CONCRETE WASHOUT
- PERIMETER SIGNAGE

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No.	Revision	Date	By

scale: 1" = 100'
date: 08/06/26
project no.: 23010393

designed: CDW
checked: CDW
drawn: AJP
graphic scale: 0 100 200 SCALE IN FEET

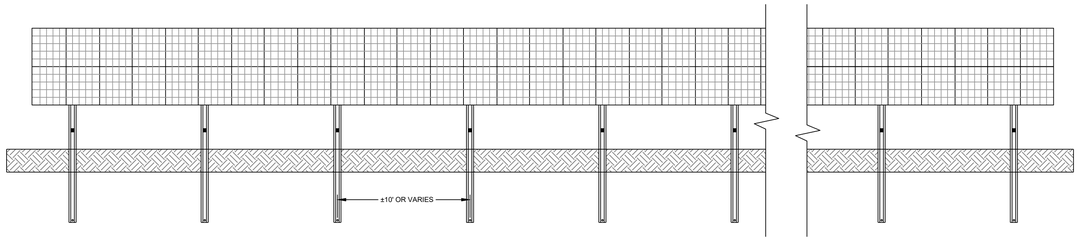
drawing title: PROPOSED SITE CONDITIONS & STORMWATER MANAGEMENT PLAN STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL FINAL PLAN

project title: SNOW SOLAR PROJECT
SH MD SOLAR I, LLC

SNOW HILL
WORCESTER COUNTY, MARYLAND

Sheet 4

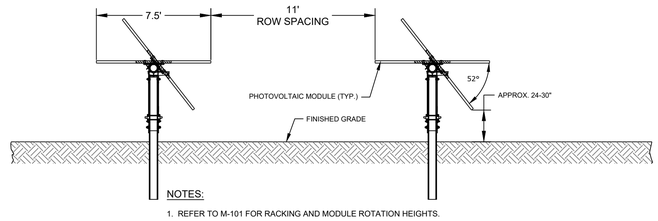
Z:\Active Projects\23010393 Snow Hill\Design\Permit\Site Plan\Proposed Site Conditions Plan\Rev 2\Layout Plan Rev 2.dwg Plotted: August 11, 2026



FRONT ELEVATION

NOTES:

1. THE INFORMATION SHOWN HERE IS FOR GENERAL REFERENCE ONLY. ARRAY CONFIGURATION DIMENSIONS SHOWN HERE MAY VARY.
2. SOLAR PANEL STRUCTURAL AND ELECTRICAL DESIGN TO BE DONE BY OTHERS, AND WILL CONFORM TO THE 2021 INTERNATIONAL BUILDING CODE, 2020 NATIONAL ELECTRIC CODE, AND ASSUME A WIND DESIGN OF 112 MPH RISK CATEGOR I, EXPOSURE CATEGORY "C" AND GROUND SNOW LOAD OF 20 PSF.
3. SPECIAL INSPECTOR (THIRD PARTY ENGINEER) WILL BE REQUIRED FOR ALL PILES, SYSTEMS AND COMPONENTS DURING CONSTRUCTION. FINAL CERTIFICATION AND REPORT OF PROJECT IS REQUIRED PRIOR TO FINAL INSPECTION BY BUILDING INSPECTOR.

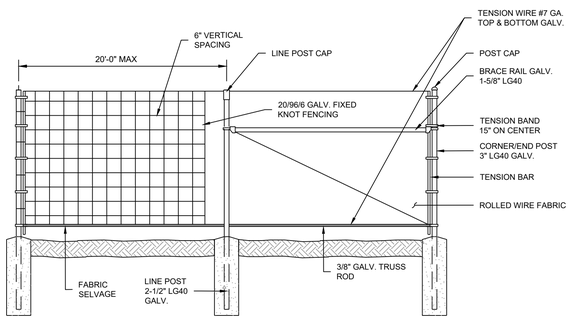


NOTES:

1. REFER TO M-101 FOR RACKING AND MODULE ROTATION HEIGHTS.

TYPICAL SIDE ELEVATION

1 DETAIL
PHOTOVOLTAIC ARRAY (TYP.)
NOT TO SCALE

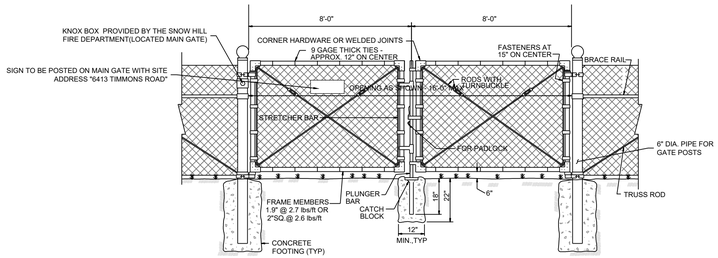


NOTES:

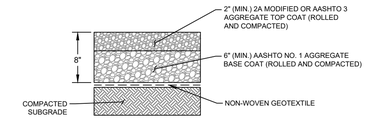
1. FENCE SHALL BE PLACED ALONG ENTIRE PROPOSED PROJECT PERIMETER.
2. POSTS SHALL BE SPACED EQUAL DISTANCES APART. MAXIMUM SPACING SHALL BE 20 FEET UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
3. POST TOPS SHALL BE SECURELY FASTENED TO POST.
4. BRACE RAILS AND TRUSS RODS SHALL BE SECURELY FASTENED TO POST 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.	WALL	WT. PER FT.	LENGTH
END/CORNER POST		3"	0.16	4.64	11'-0"
LINE POST		2-1/2"	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"

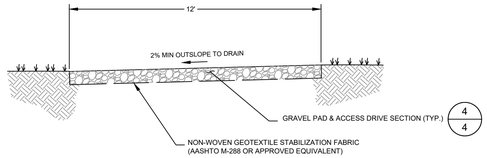
2 DETAIL
SECURITY / WILDLIFE FENCE (TYP.)
NOT TO SCALE



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



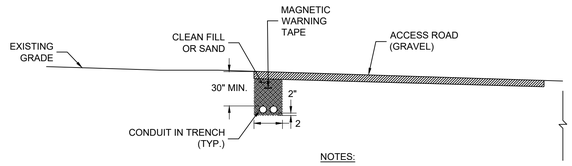
4 DETAIL
GRAVEL EQUIPMENT PAD & ACESS DRIVE SECTION (TYP.)
NOT TO SCALE



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 ROAD AND RESTORE TO PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER AND THE GOVERNING AGENCIES.

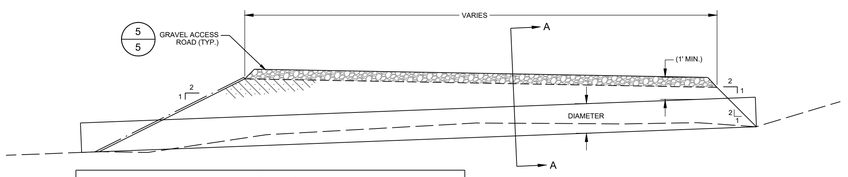
5 DETAIL
GRAVEL ACCESS ROAD
NOT TO SCALE



NOTES:

1. CONDUIT LAYOUTS TO BE DETERMINED.

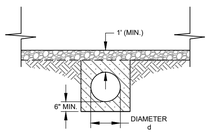
6 DETAIL
CONDUIT TRENCH (TYP.)
NOT TO SCALE



CULVERT SCHEDULE						
CULVERT NO.	DIAMETER (IN)	SLOPE (%)	INLET INV EL.	OUTLET INV EL.	LENGTH (FT)	MATERIAL
1	24	3.00	18.90	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.

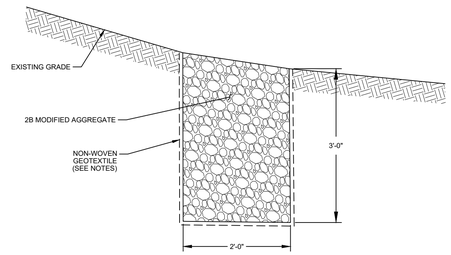


SECTION A-A (SINGLE)

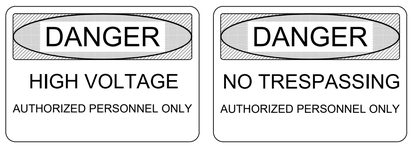
7 DETAIL
CULVERT (TYP.)
NOT TO SCALE

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



PROPERTY OWNER: DAN WESTERLUND
LEASE HOLDER:
SH MD SOLAR 1, LLC
c/o PARK AVE SOLAR SOLUTIONS LLC
CONTACT: (443) 914-4100

ADDRESS: 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

ARM Group LLC
Engineers and Scientists
www.armgroup.net

No.	Revision	Date	By

scale: AS NOTED
date: 08/06/26
project no.: 23010393

designed: CDW
checked: CDW
drawn: AJP
graphic scale:

drawing title:
PROPOSED SITE DETAILS (1 OF 2)
STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL FINAL PLAN

project title:
SNOW SOLAR PROJECT
SH MD SOLAR 1, LLC

SNOW HILL
WORCESTER COUNTY, MARYLAND

Sheet 5

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.

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CHESAPEAKE VALLEY SEED
A WJS CONNELLY COMPANY

Chesapeake Valley Seed, Inc.
8869 Greenwood Place
Suite C
Savage, MD 20763
301-725-7333

CUSTOM MIX QUOTATION

DATE: 5/29/2025

TO: Chaberton Energy

JOB: Snow Hill

MD Native Pollinator Solar Array Mixture	% BY WT.	lbs/Acre
Little Bluestem - Schizachyrium scoparium	33.33%	5.00
Sideoats Gr ama - Bouteloua curtipendula	13.33%	2.00
Virginia Wildrye - Elymus virginicus	13.33%	2.00
Purple Lovegrass - Eragrostis spectabilis	3.33%	0.50
Partridge Pea - Chamaecrista fasciculata	16.67%	2.50
Blackeyed Susan - Rudbeckia hirta	10.00%	1.50
Tall White Beardtongue - Penstemon digitalis	5.00%	0.75
New England Aster - Aster novae-angliae	1.67%	0.25
Narrowleaf Mountainmint - Pycnanthemum tenuifolium	1.67%	0.25
Wild Bergamot - Monarda fistulosa	1.67%	0.25
Mix Price/Lb	5	37.70
Total Pounds/acre	15.00	

PRICES ARE QUOTED FIRM FOR 30 DAYS AND SUBJECT TO AVAILABILITY AT TIME OF ORDER

Company Official

Gordon Kretser

NOTES:

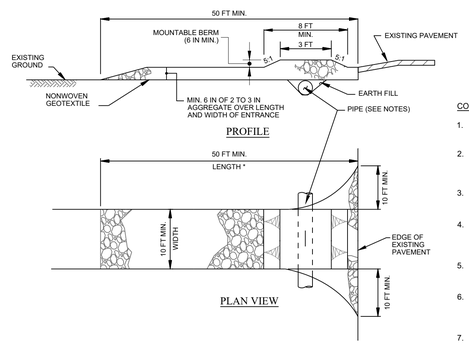
1. SEED MIX TO BE APPLIED AT 15 LBS/ACRE WITHIN THE FENCELINE OF THE SOLAR ARRAY (25.1 AC).
2. CHESAPEAKE VALLEY SEED MIX (OR APPROVED EQUAL) AND ADDITIONAL SITE COMPONENTS SHALL MEET THE MARYLAND DEPARTMENT OF AGRICULTURE'S POLLINATOR-FRIENDLY STANDARDS FOR THE SOLAR SITE POLLINATOR HABITAT SCORECARD

SEED MIX COST ESTIMATE

SOLAR ARRAY SEED MIX:

CHESAPEAKE VALLEY SEED MIX @ 15 LBS PER ACRE (TOTAL: 25.1 AC)
$37.70/LBS X 15.0 LBS/ACRE X 25.1 ACRE = $14,194.05

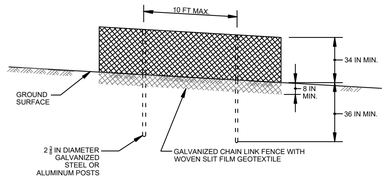
1 DETAIL
SEEDING MIX
NOT TO SCALE



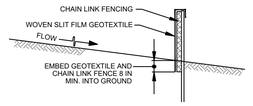
NOTES:

1. STABILIZED CONSTRUCTION ENTRANCE DESIGN AS PER MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (DETAIL B-1).
2. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
4. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
5. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
6. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

3 DETAIL
STABILIZED CONSTRUCTION ENTRANCE (TYP.)
NOT TO SCALE



ELEVATION

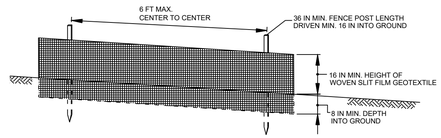


CROSS SECTION

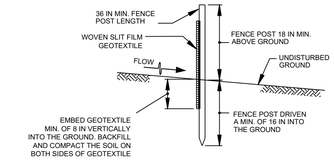
CONSTRUCTION SPECIFICATIONS:

1. SUPER SILT FENCE DESIGN AS PER MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL, EROSION AND SEDIMENT CONTROL (DETAIL E-3).
2. INSTALL 2 3/8 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
3. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 3/8 INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
4. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
5. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
6. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
7. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

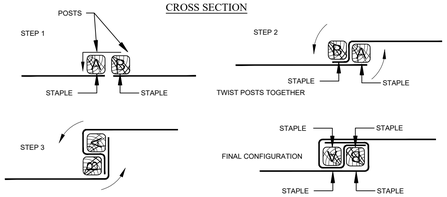
4 DETAIL
SUPER SILT FENCE
NOT TO SCALE



ELEVATION



CROSS SECTION



JOINING TWO ADJACENT SILT FENCE SECTIONS (TOP VIEW)

CONSTRUCTION SPECIFICATIONS:

1. SILT FENCE DESIGN AS PER MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL, EROSION AND SEDIMENT CONTROL (DETAIL E-1).
2. USE WOOD POSTS 1 3/4 X 1 3/4 +1/16 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
3. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
4. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
5. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
6. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
7. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
8. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
9. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

5 DETAIL
SILT FENCE
NOT TO SCALE

MDE **Maryland Department of the Environment**

Stormwater Design Guidance – Solar Panel Installations

Revisions to Maryland's stormwater management regulations in 2010 require that environmental site design (ESD) be used to the maximum extent practicable (MEP) to mimic natural hydrology, reduce runoff to reflect forested wooded conditions, and minimize the impact of land development on water resources. This applies to any residential, commercial, industrial, or institutional development where more than 5,000 square feet of land area is disturbed. Consequently, stormwater management must be addressed even when permeable features like solar panel installations exceed 5,000 square feet of land disturbance.

Depending on local soil conditions and proposed imperviousness, the amount of rainfall that stormwater requirements are based on varies from 1.0 to 2.6 inches. However, addressing stormwater management does not mean that structural or micro-scale practices must be constructed to capture and treat large volumes of runoff. Using nonstructural techniques like disconnecting impervious cover reduces runoff by promoting overland filtering and infiltration. Commonly used with smaller or narrower impervious areas like driveways or open roads, the Disconnection of Non-Rooftop Runoff technique (see pp. 5.61 to 5.65 of the **2000 Maryland Stormwater Design Manual**[1]) is a low cost alternative for treating runoff in situations like rows of solar panels.

When non-rooftop disconnection is used to treat runoff, the following factors should be considered:

- The vegetated area receiving runoff must be equal to or greater in length than the disconnected surface (e.g., width of the row of solar panels)
- Runoff must sheet flow onto and across vegetated areas to maintain the disconnection
- Disconnections should be located on gradual slopes (≤ 5%) to maintain sheetflow. Level spreaders, terraces, or berms may be used to maintain sheetflow conditions if the average slope is steeper than 5%. However, installations on slopes greater than 10% will require an engineered plan that ensures adequate treatment and the safe and non-erosive conveyance of runoff to the property line or downstream stormwater management practice.
- Disconnecting impervious surfaces works best in undisturbed soils. To minimize disturbance and compaction, construction vehicles and equipment should avoid areas used for disconnection during installation of the solar panels.
- Groundcover vegetation must be maintained in good condition in those areas receiving disconnected runoff. Typically this maintenance is no different than other lawn or landscaped areas. However, areas receiving runoff should be protected (e.g., planting shrubs or trees along the perimeter) from future compaction.

Depending on the layout and number of panels installed, the disconnection of non-rooftop runoff technique may address some or all of the stormwater management requirements for an individual project. Where the imperviousness is high or there is other infrastructure (e.g., access roads, transformers), additional runoff may need to be treated. In these situations, other ESD techniques or micro-scale practices may be needed to provide stormwater management for these features.

Example 1 – Using Non-Rooftop Disconnection Where the Average Slope ≤ 5%

Several rows of solar panels will be installed in an existing meadow. The soils within the meadow are hydrologic soil group (HSG) B and the average slope does not exceed 5%. Each row of panels is 10 feet wide and the distance between rows is 20 feet. The rows of solar panels will be installed according to Figure 1 below. In this scenario, the disconnection length is the same as the distance between rows (20 feet) and is greater than the width of each row (10 feet). Therefore, each row of panels is adequately disconnected and the runoff from 1.0 inch of rainfall is treated.

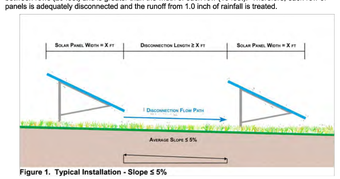


Figure 1. Typical Installation - Slope ≤ 5%

Example 2 – Using Non-Rooftop Disconnection Where the Average Slope ≥ 5% but ≤ 10%

Several rows of solar panels will be installed in an existing meadow. The soils within the meadow are hydrologic soil group (HSG) B and the average slope is greater than 5% but less than 10%. Each row of panels is 10 feet wide and the distance between rows is 20 feet. The rows of solar panels will be installed as shown in Figure 2 below. The disconnection length is the same as the distance between rows (20 feet) and is greater than the width of each row (10 feet). However, in this example, a level spreader (typically 1 to 2-foot wide and 1 foot deep) has been located at the drip edge of each row of panels to dissipate energy and maintain sheetflow.

Discussion

To meet State and local stormwater management requirements, ESD must be used to the MEP to reduce runoff to reflect forested conditions. While all reasonable options for implementing ESD must be investigated, minimally, the runoff from 1 inch of rainfall must be treated. In each of the examples above, there may be additional opportunities to implement ESD techniques or practices and reduce runoff that should be explored. However, simply disconnecting the runoff from the solar panel arrays captures and treats the runoff from 1.0 inch of rainfall. Where imperviousness is low and soil conditions less optimal (e.g., HSG C or D), this may be sufficient to completely address stormwater management requirements. In more dense applications or in sandy soils, additional stormwater management may be required.

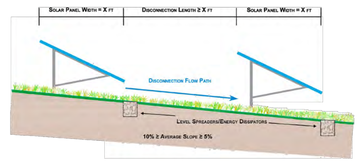


Figure 2. Typical Installation – Slope ≥ 5% but ≤ 10%

Conclusion

The primary purpose of Maryland's stormwater management program is to mimic natural hydrologic runoff characteristics and minimize the impact of land development on water resources. Any land development project that exceeds 5,000 square feet of disturbance, including solar panel projects, must address stormwater management. However, for solar panels, stormwater management may be provided in a cost-effective manner by disconnecting each row of panels and directing runoff over the vegetated areas between the individual rows.

Resources

[1] 2000 Maryland Stormwater Design Manual, Volumes I and II, MDE, October 2000 (http://www.mde.state.md.us/programs/Water/StormwaterManagementProgram/MarylandStormwaterDesignManual/Pages/Programs/WaterPrograms/SedimentandStormwater/stormwater_design/index.aspx)

6 DETAIL
MDE SWM GUIDANCE MEMO

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ARM Group LLC
Engineers and Scientists
www.armgroup.net

No.	Revision	Date	By

designed CDW | scale AS NOTED
checked CDW | date 08/06/26
drawn AJP | project no. 23010393
graphic scale

drawing title: PROPOSED SITE DETAILS (2 OF 2)
STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL FINAL PLAN

project title: SNOW SOLAR PROJECT
SH MD SOLAR 1, LLC

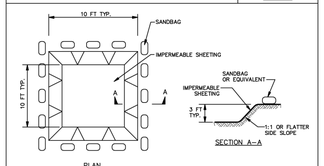
SNOW HILL
WORCESTER COUNTY, MARYLAND

Sheet 6

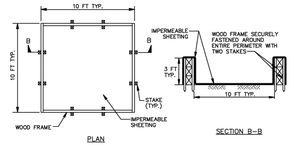
Z:\Other Projects\23010393 Snow Drop Production Site Development\23010393.SM4 Details.dwg Plotted: August 13, 2026

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL: CWS



EXCAVATED WASHOUT STRUCTURE



WASHOUT STRUCTURE WITH WOOD PLANKS

1 OF 2

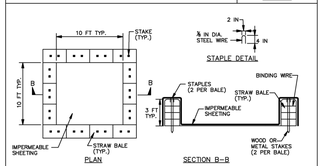
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

H.24

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL: CWS



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., DISPOSE OF PUNCTURED, TORN, OR LEAKING LINER). REMOVE CONCRETE WHEN CONCRETE IS DRY AND HARDENED. REMOVE WATER AND DISPOSE OF PLASTIC LINER UNDER NEATH ON STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

2 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

H.25

1 DETAIL
CONCRETE WASHOUT DETAIL (TYP.)
NOT TO SCALE

Standard Stabilization Note

Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:

a.) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, Perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and

b.) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

B-4-8 STANDARDS AND SPECIFICATIONS

FOR

STOCKPILE AREA

Definition

A mound or pile of soil protected by appropriately designed erosion and sediment control measures.

Purpose

To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Conditions Where Practice Applies

Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

Criteria

1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.
3. Runoff from the stockpile area must drain to a suitable sediment control practice.
4. Access the stockpile area from the upgrade side.
5. Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.
6. Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
7. Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.
8. If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable sheeting.

Maintenance

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

B.43

2 DETAIL
STOCKPILE AREA DETAIL (TYP.)
NOT TO SCALE

B-4-3 STANDARDS AND SPECIFICATIONS

FOR

SEEDING AND MULCHING

Definition

The application of seed and mulch to establish vegetative cover.

Purpose

To protect disturbed soils from erosion during and at the end of construction.

Conditions Where Practice Applies

To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

Criteria

A. Seeding

1. Specifications
   a. All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.
   b. Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
   c. Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective.
   d. Sod or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

2. Application
   a. Dry Seeding: This includes use of conventional drop or broadcast spreaders.
      i. Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.
      ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with a weighted roller to provide good seed to soil contact.

B.15

   b. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
      i. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting.
      ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.
   c. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).
      i. If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P_2O_5 (phosphorous), 200 pounds per acre; K_2O (potassium), 200 pounds per acre.
      ii. Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
      iii. Mix seed and fertilizer on site and seed immediately and without interruption.
      iv. When hydroseeding do not incorporate seed into the soil.

B. Mulching

1. Mulch Materials (in order of preference)
   a. Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty. **Note: Use only sterile straw mulch in areas where one species of grass is desired.**
   b. Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into a uniform fibrous physical state.
      i. WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
      ii. WCFM, including dye, must contain no germination or growth inhibiting factors.
      iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
      iv. WCFM material must not contain elements or compounds at concentration levels that will be phyto-toxic.
      v. WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum.

B.16

2. Application
   a. Apply mulch to all seeded areas immediately after seeding.
   b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre.
   c. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
3. Anchoring
   a. Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard:
      i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour.
      ii. Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. Mix the wood cellulose fiber with water at a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
      iii. Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. **Use of asphalt binders is strictly prohibited.**
      iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to 3,000 feet long.

B.17

3 DETAIL
SEEDING AND MULCHING DETAIL (TYP.)
NOT TO SCALE

ARM Group LLC
Engineers and Scientists
www.armgroup.net

No.	Revision	Date	By

scale: AS NOTED
date: 08/06/26
project no.: 23010393

designed: CDW
checked: CDW
drawn: AJP
graphic scale:

PROPOSED SITE DETAILS (3 OF 3)
STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL FINAL PLAN

SNOW HILL
WORCESTER COUNTY, MARYLAND

project title: SNOW SOLAR PROJECT
SH MD SOLAR 1, LLC

drawing title

Sheet 7

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CONSTRUCTION & PHASING NOTES

1. THE PROJECT SCHEDULE INCLUDES THE FOLLOWING APPROXIMATE IMPLEMENTATION DATES:

   Q2 2026: DESIGN, PERMITTING, OBTAINING ALL NECESSARY APPROVALS, UTILITY COORDINATION, AND PROCUREMENT OF EQUIPMENT.

   Q3 2026: CONSTRUCTION OF THE SOLAR ARRAY.

   Q1 2027: COMMERCIAL OPERATION OF THE SOLAR ARRAY.

2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL PERMITTING AUTHORITIES.

3. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.

4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND OSHA STANDARDS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

5. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION; ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FEET, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

6. CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ADJACENT TO PAVEMENT, STRUCTURES, ETC. THAT ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

7. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED, TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.

8. ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.

9. DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/ RELOCATED DURING SITE ACTIVITY.

10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.

11. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, ETC., ARE TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED ON THE PLANS. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.

12. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.

13. EARTH DISTURBANCE SHALL BE MINIMIZED TO THE EXTENT PRACTICABLE. WORK SHALL ONLY BE CONDUCTED DURING SUITABLE WEATHER AND SOIL CONDITIONS AND UTILIZING VEHICLES AND MACHINERY THAT WILL NOT CAUSE ANY RUTTING, TRACKING, GOUGING, OR ANY OTHER EARTH DISTURBANCE.

14. THIS PLAN IS FOR APPROVAL PURPOSES ONLY; EXACT PANEL, ARRAY, INVERTER AND ELECTRICAL INTERCONNECT CONFIGURATION AND DIMENSIONS MAY CHANGE BASED ON ACTUAL EQUIPMENT AND MANUFACTURER SELECTION. HOWEVER, THE LEASE AREA MUST REMAIN WITHIN THE MAXIMUM EXTENTS AS SPECIFIED ON THE APPROVED SITE PLAN. CONTRACTOR TO USE FINAL CONSTRUCTION DRAWINGS FOR INSTALLATION PURPOSES.

STANDARD E&S PLAN NOTES

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION AND IN ACCORDANCE WITH THE APPROVED E&S CONTROL AND LANDSCAPE PLAN DRAWINGS. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.

2. AT LEAST THREE (3) DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, MISS UTILITY OF MARYLAND SHALL BE NOTIFIED FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

3. ALL EARTHMOVING ACTIVITIES MUST INCORPORATE MEASURES TO MINIMIZE ACCELERATED EROSION. THE APPROVED DRAWINGS MUST BE AT THE SITE OF ACTIVITY AT ALL TIMES AND AVAILABLE FOR INSPECTION BY A REPRESENTATIVE OF THE COUNTY.

4. EXISTING TOPSOIL MAY BE STOCKPILED, AS REQUIRED, IN THE DESIGNATED AREA ONSITE AND WILL NOT BE REMOVED FROM THE SITE.

5. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.

6. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT ADDITIONAL (AS NEEDED) AND APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE COUNTY AND/OR MDE.

7. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGARDING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

8. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

9. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

10. ALL SEDIMENT REMOVED FROM BMPS SHALL BE USED FOR ONSITE EARTHWORK ACTIVITIES, OR TRANSPORTED OFFSITE TO AN APPROVED LOCATION WITH AN ACTIVE EROSION AND SEDIMENT CONTROL PLAN.

11. DURING CONSTRUCTION, DUST MAY BE PRODUCED FROM NON-POINT SOURCES SUCH AS EARTHWORK AND CONSTRUCTION TRAFFIC ON UNPAVED ROADS. DUST IS EXPECTED TO BE LESS THAN NORMAL CONSTRUCTION CONDITIONS SINCE THIS PROJECT REQUIRES LITTLE TO NO EARTHWORK ACTIVITIES, HOWEVER, SOME WATER MAY BE NECESSARY FOR DUST CONTROL DURING CONSTRUCTION AND THE CONTRACTOR SHALL PROVIDE BULK WATER SERVICES AS NEEDED.

12. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN ONE (1) YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN ONE (1) YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.

13. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED AND THE DEVELOPER SHALL NOTIFY THE COUNTY AND/OR MDE FOR INSPECTION PRIOR TO THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES

14. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.

15. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY MDE.

16. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE ENGINEER AND COUNTY TO SCHEDULE A FINAL INSPECTION.

PERMANENT SEEDING SUMMARY

HARDINESS ZONE: 7B SEED MIXTURE: MD NATIVE SOLAR ARRAY MIXTURE (CHESAPEAKE VALLEY SEED)					FERTILIZER RATE (10-20-20)			LIME RATE
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS (IN.)	N	P2O5	K2O	
	LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM)	5.00			45 POUNDS PER ACRE (1.0 LB/1000 SF)	90 POUNDS PER ACRE (2 LB/1000 SF)	90 POUNDS PER ACRE (2 LB/ 1000 SF)	2 TONS/AC (90 LB/1000 SF)
	SIDEOATS GRAMA (BOUTELOUA CURTIPENDULA)	2.00						
	VIRGINIA WILDRYE (ELYMUS VIRGINICUS)	2.00						
	PURPLE LOVEGRASS (ERAGROSTIS SPECTABILIS)	0.50						
	PARTRIDGE PEA (CHAMAECRISTA FASCICULATA)	2.50						
	BLACKEYED SUSAN (RUDBECKIA HIRTA)	1.50						
	TALL WHITE BEARDTONGUE (PENSTEMON DIGITALIS)	0.75						
	NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE)	0.25						
	NARROWLEAF MOUNTAINMINT (PYCNANTHEMUM TENUIFOLIUM)	0.25						
	WILD BERGAMOT (MONARDA FISTULOSA)	0.25						

SEQUENCE OF CONSTRUCTION

1. CONTACT WORCHESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS AT 410-632-1220 TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. **FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK ORDER".**

2. CONTACT MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) AT 301-689-1480 AT LEAST TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. AN ONSITE PRE-CONSTRUCTION MEETING WILL TAKE PLACE BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES. THE OWNER OR OPERATOR WILL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, LANDOWNER, ENGINEER, COUNTY, AND MDE.

3. IDENTIFY AND DELINEATE THE LIMITS OF DISTURBANCE (LOD) AND/OR LEASE AREA, ALONG WITH THE LOCATIONS OF THE E&S CONTROLS AND OTHER PERTINENT CONSTRUCTION FEATURES PRIOR TO SITE CONSTRUCTION. THE DEVELOPER IS RESPONSIBLE TO ENSURE THAT DISTURBANCE DOES NOT OCCUR OUTSIDE OF THE DEMARCATED LOD.

4. INSTALL THE PERIMETER CONTROLS IN ALL LOCATIONS ON THE E&S CONTROL PLANS.

5. INSTALL THE PROPOSED STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE DRAWINGS. SOME GRADING WILL BE ASSOCIATED WITH THE CONSTRUCTION OF THE STABILIZED CONSTRUCTION ENTRANCE TO PROVIDE ADEQUATE GRADES FROM THE EXISTING ROAD ELEVATION DOWN TO THE PROPOSED DRIVE AND PAD AREA IN THE EXISTING FIELD.

6. DEMARCATE THE LAYDOWN AREA.

7. PERFORM MINIMAL SITE GRADING FOR THE CONSTRUCTION OF THE ACCESS DRIVE AND EQUIPMENT PAD AND STABILIZE DAILY.

8. INSTALL SUBBASE MATERIAL FOR THE ACCESS DRIVE AND EQUIPMENT PAD IN ACCORDANCE WITH THE SPECIFICATION PROVIDED ON THE PLANS.

9. PLACE FINISHED STONE AND COMPACT ACCESS DRIVE TO REDUCE THE POTENTIAL FOR WASHOUT DURING RAIN EVENTS.

10. INSTALL EQUIPMENT PADS IN PREPARATION FOR ELECTRICAL EQUIPMENT INSTALLATION.

11. INSTALL PERMANENT SECURITY PERIMETER FENCING.

12. INSTALL SOLAR ARRAY RACKING SYSTEM.

13. INSTALL SOLAR PANEL MODULES, INVERTERS, ELECTRICAL STRINGS, TRANSFORMER, AND THE REMAINDER OF THE ELECTRICAL SYSTEMS ASSOCIATED WITH THE PHOTOVOLTAIC ARRAY.

14. INSTALLATION OF THE PROPOSED SECURITY FENCING, RACKING MODULES, AND ALL NON-PERMANENT EQUIPMENT ASSOCIATED WITH THE PV ARRAY SHALL BE COMPLETED USING TRACKED EQUIPMENT AND DURING DRY WEATHER EVENTS TO ENSURE NO ADDITIONAL SOIL DISTURBANCES OCCUR OUTSIDE OF THE DEMARCATED LOD.

15. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT INSTALLATION ONLY OCCURS WHEN SITE SOILS ARE DRY TO REDUCE THE LIKELIHOOD OF RUTTING OR DISTURBANCE OF SOIL SUBSTRATE TO THE GREATEST EXTEND POSSIBLE. IF RUTTING OR EROSION OCCURS DURING CONSTRUCTION ON NON-PERMANENT FEATURES, WORK SHALL CEASE IMMEDIATELY, AND IMPACTED AREAS SHALL BE IMMEDIATELY STABILIZED IN ACCORDANCE WITH THE TEMPORARY AND PERMANENT SEEDING SPECIFICATIONS PROVIDE ON THE EROSION AND SEDIMENT CONTROL PLANS.

16. ALL EROSION AND SEDIMENT CONTROL BMPS SHALL BE LEFT IN PLACE UNTIL STABILIZATION OF 95% OF VEGETATIVE COVER IS ACHIEVED.

17. COMPLETE SITE STABILIZATION IN ACCORDANCE WITH THE SPECIFICATIONS PROVIDED ON THIS SHEET.

18. RECLAIM LAYDOWN AREAS AND IMMEDIATELY HAVE TOPSOIL RESTORED, REPLACED, OR AMENDED, SEEDED, MULCHED, OR OTHERWISE PERMANENTLY STABILIZED AND PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION. NON-GRAVEL AREAS WILL BE RECLAIMED TO MEADOW CONDITIONS, OR BETTER, AND WILL BE SEEDED AND MULCHED TO HELP STABILIZE THE DISTURBED AREAS.

19. UPON ESTABLISHMENT OF UNIFORM PERENNIAL VEGETATIVE COVER OVER DISTURBED AREAS AND WITHIN THE SOLAR ARRAY FENCE, THE DEVELOPER SHALL NOTIFY THE COUNTY AND/OR MDE FOR INSPECTION PRIOR TO THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

20. THE SEQUENCE OF CONSTRUCTION LISTED ABOVE IS FOR USE BY THE CONTRACTOR AS A GENERAL GUIDELINE FOR CONSTRUCTION ACTIVITIES AND MAY BE ADJUSTED, AS NEEDED, UPON APPROVAL IN WRITING BY THE ENGINEER AND COUNTY.

21. CONTRACTOR STORAGE, PARKING, AND STAGING WILL BE CONFINED WITHIN THE DEMARCATED LOD AND IN THE AREAS DESIGNATED ON THE PLANS AS STAGING AREA; NO STORAGE, PARKING, OR STAGING SHALL OCCUR OUTSIDE THE STAGING AREA.

MAINTENANCE PROGRAM

THE OWNER WILL RETAIN RESPONSIBILITY FOR INSPECTION, MAINTENANCE, AND UPKEEP OF THE PERMANENT STORMWATER BMPS DESCRIBED WITHIN THIS PLAN UNTIL SUCH TIME AS THE PROPERTY IS SOLD OR RESPONSIBILITY IS LEGALLY ASSUMED BY ANOTHER PARTY. BMPS WILL BE MAINTAINED ACCORDING TO THE APPLICABLE MDE REQUIREMENTS. IN GENERAL, MAINTENANCE WILL INCLUDE INSPECTIONS ON A QUARTERLY BASIS AND PERIODIC REPAIRS AND RE-VEGETATION AS NECESSARY. DETAILS REGARDING MAINTENANCE OF BMPS ARE PRESENTED BELOW AND ON THE PLAN DRAWINGS. ALL INSPECTIONS SHALL BE DOCUMENTED.

THE FOLLOWING MAINTENANCE PROGRAM WILL BE FOLLOWED UNTIL THE SITE IS COMPLETELY STABILIZED AFTER CONSTRUCTION. DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF ALL E&S FEATURES.

1. ALL TEMPORARY E&S CONTROL MEASURES WILL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ALL DEFECTIVE EROSION CONTROL MEASURES WILL BE REPAIRED IMMEDIATELY.

   1.1. SILT FENCE: REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

   1.2. ROCK CONSTRUCTION ENTRANCE: CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAYS, THE LENGTH OF THE ROCK CONSTRUCTION ENTRANCE WILL BE EXTENDED IN INCREMENTS OF 50 FEET UNTIL CONDITIONS ARE ALLEVIATED, ALTERNATIVELY A MOUNTABLE BERM MAY BE INSTALLED.

2. ALL PERMANENT E&S CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL THE SITE IS RECLAIMED IN ITS ENTIRETY. ALL DEFECTIVE EROSION CONTROL MEASURES WILL BE REPAIRED IMMEDIATELY. FOLLOWING COMPLETE SITE STABILIZATION AND ESTABLISHMENT OF 70% VEGETATIVE COVER, THE ENTIRETY OF THE SITE WITHIN THE PROJECT AREA SHALL BE INSPECTED ON A QUARTERLY BASIS FOR BARE SPOTS OR SIGNS OF EROSION. ANY BARE SPOTS ARE TO BE RE-SEEDED AND ANY ERODED AREAS ARE TO BE RESTORED AND STABILIZED IMMEDIATELY.

   2.1. PERMANENT SEEDING: SEEDING WILL BE APPLIED IN THE LOCATIONS AND RATES SPECIFIED ON THE DRAWINGS. INSPECT SEEDED AREAS IMMEDIATELY AFTER STABILIZATION, PRIOR TO LEAVING SITE, AND AT SIX MONTH INTERVALS FOR ONE YEAR, THEN YEARLY FOR EACH SUBSEQUENT YEAR. VEGETATION COVER AND SIGNS OF EROSION WILL ALSO BE CHECKED AND IMMEDIATELY REPAIRED, RE-SEEDED, AND FERTILIZED, AS NECESSARY. NATIVE MAINTENANCE SCHEDULE AS RECOMMENDED BY CHESAPEAKE VALLEY SEED, OR APPROVED EQUIVALENT. ADHERE TO SUPPLIER'S MAINTENANCE DIRECTIONS FOR EACH SEED MIX.

   2.2. UPLAND NATIVE RE-VEGETATION: UPLAND NATIVE MAINTENANCE SCHEDULE AS RECOMMENDED BY CHESAPEAKE VALLEY SEED. ADHERE TO SUPPLIER'S MAINTENANCE DIRECTIONS FOR EACH SEED MIX.

      2.2.1. FIRST YEAR MAINTENANCE: OBSERVATION OF THE GROWTH OF DESIRED SPECIES AND WEED COMPETITION IS ESSENTIAL TO MAKING MAINTENANCE DECISIONS. WHEN VEGETATION REACHES 12 - 18 INCHES TALL, MOW TO NO LESS THAN 6 INCHES HIGH (WITH A BRUSH MOWER OR WEED EATER) TO PREVENT THE WEEDS FROM GOING TO SEED. MOST NATIVE PLANTS WILL GROW DEEPER ROOT SYSTEMS THAN TOPS IN THE FIRST YEAR AND MOWING TO 6 - 8 INCHES HIGH WILL NOT HURT THEM. THIS ALLOWS SUNLIGHT TO REACH THE DESIRED SPECIES. DO NOT MOW WITH A LAWNMOWER. MOWING TOO CLOSE ENCOURAGES WEEDY SPECIES.

      2.2.2. SECOND YEAR MAINTENANCE: MOW ONCE, AS CLOSE TO THE GROUND AS POSSIBLE, IN EARLY SPRING. THIS ALLOWS THE SOIL TO WARM MORE QUICKLY AND YOUNG NATIVE PLANTS TO EMERGE.

   2.3. ACCESS ROAD: INSPECT GRAVEL AND/OR GRASS ACCESS ROAD FOR POTHOLES AND RUTTING; FILL, REGRADE, AND ADD ADDITIONAL GRAVEL AND/OR TOPSOIL AS NECESSARY; REVEGETATE THE GRASS LINED ROADS.

   2.4. LEVEL SPREADERS: THE AREA BELOW A LEVEL SPREADER SHALL BE INSPECTED FOR CLOGGING, DENSITY OF VEGETATION, DAMAGE BY FOOT AND VEHICULAR TRAFFIC, EXCESSIVE ACCUMULATION AND CHANNELIZATION. INSPECTIONS SHOULD BE MADE AND SEDIMENT AND DEBRIS REMOVAL SHOULD BE CONDUCTED ON A QUARTERLY BASIS FOR THE FIRST TWO (2) YEARS FOLLOWING INSTALLATION, AND THEN ON A SEMI-ANNUAL BASIS THEREAFTER. REGRADING, REPAIRS, AND/OR RESEEDING MAY BE NECESSARY IF STANDING WATER IS PRESENT ALONG THE SLOPE. SEEDING AND INSPECTION SHALL FOLLOW THE SEEDING MAINTENANCE AS SPECIFIED HEREIN.

   2.5. DISCONNECTION AREAS:

      2.5.1. SITE DISTURBANCE: CONSTRUCTION VEHICLES AND EQUIPMENT SHOULD AVOID AREAS RECEIVING DISCONNECTED RUNOFF TO MINIMIZE DISTURBANCE AND COMPACTION. SHOULD AREAS RECEIVING DISCONNECTED RUNOFF BECOME COMPACTED, SCARIFYING THE SURFACE OR ROTOTILLING THE SOIL TO A DEPTH OF FOUR TO SIX INCHES SHALL BE PERFORMED TO ENSURE PERMEABILITY.

      2.5.2. PERPETUAL MAINTENANCE: MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION. FUTURE DEVELOPMENT IN DISCONNECTION AREAS IS PROHIBITED.

      2.5.3. INSPECTIONS:
      2.5.3.1. MONTHLY: INSPECT FOR TRASH OR DEBRIS ON THE SURFACE, IN CONVEYANCE SYSTEM, AND SURROUNDING AREA. REMOVE ALL TRASH AN DEBRIS AND DISPOSE OF IN AN ACCEPTABLE MANNER.
      2.5.3.2. SEASONALLY AND AFTER RAIN EVENTS: CHECK FOR PONDING WATER AND EROSION AND REPAIR AS NECESSARY.
      2.5.3.3. ANNUALLY: INSPECT FOR EROSION AND REPAIR AND RESEED ALL BARE SPOTS AS NECESSARY.

   2.6. RECOMMENDED REMEDIAL MEASURES: RESEED ANY AREAS WHERE THE VEGETATION HAS CEASED GROWING WITH THE APPROPRIATE SEED MIXTURE. SODDING WITHIN THE LAWN AREAS WILL BE THE MOST EFFECTIVE MEANS IN PROVIDING IMMEDIATE STABILITY. ANY SEEDING WILL REQUIRE A BLANKET OF MULCH OR FABRIC TO PROTECT THE SEEDS UNTIL THEY TAKE ROOT. REGRADE TO REPLACE ANY MATERIAL LOST DURING AN EXTREME STORM EVENT. PERIODIC REMOVAL OF SEDIMENT AND OTHER DEBRIS MAY BE REQUIRED. ONGOING MOWING OF VEGETATION AREAS IN ORDER TO CONTROL THE GROWTH OF INVASIVE SPECIES.

3. MAINTENANCE FOR BOTH THE TEMPORARY AND PERMANENT BMPS WILL INCLUDE PROPER REMOVAL AND DISPOSAL OF MATERIALS IN THE PROJECT AREA. EXCESS CLEAN SOIL, ACCUMULATED SEDIMENT, AND ROCK MATERIAL WILL EITHER BE DISPOSED OF AT AN APPROVED OFFSITE FACILITY OR STOCKPILED AND STABILIZED WITH VEGETATION IN AN APPROVED MANNER. CONSTRUCTION WASTES, SUCH AS BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC., SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH MDE AND/OR THE COUNTY'S SOLID WASTE & RECYCLING DIVISION REGULATIONS. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE. THESE MATERIALS SHOULD BE RECYCLED WHERE FEASIBLE AND IS PREFERRED VERSUS DISPOSAL. WASTE MATERIALS COULD ADVERSELY IMPACT THE WATER QUALITY OF THE STREAMS, LAKES, PONDS, AND WETLANDS. IF THESE MATERIALS CANNOT BE RECYCLED, THEY MUST BE TRANSFERRED TO AN OFFSITE FACILITY, AND DISPOSED OF IN ACCORDANCE WITH MDE REGULATIONS.

TEMPORARY CONTROLS

1. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OF ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.

2. FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED TEMPORARILY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED WITH ONE OF THE FOLLOWING:

   2.1. A MINIMUM UNIFORM COVERAGE OF MULCH AND SEED, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION.

   2.2. AN ACCEPTABLE BMP WHICH TEMPORARILY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.

3. BEFORE SEEDING, APPLY SOIL AMENDMENTS AND/OR FERTILIZER WITH TOPSOIL AS REQUIRED.

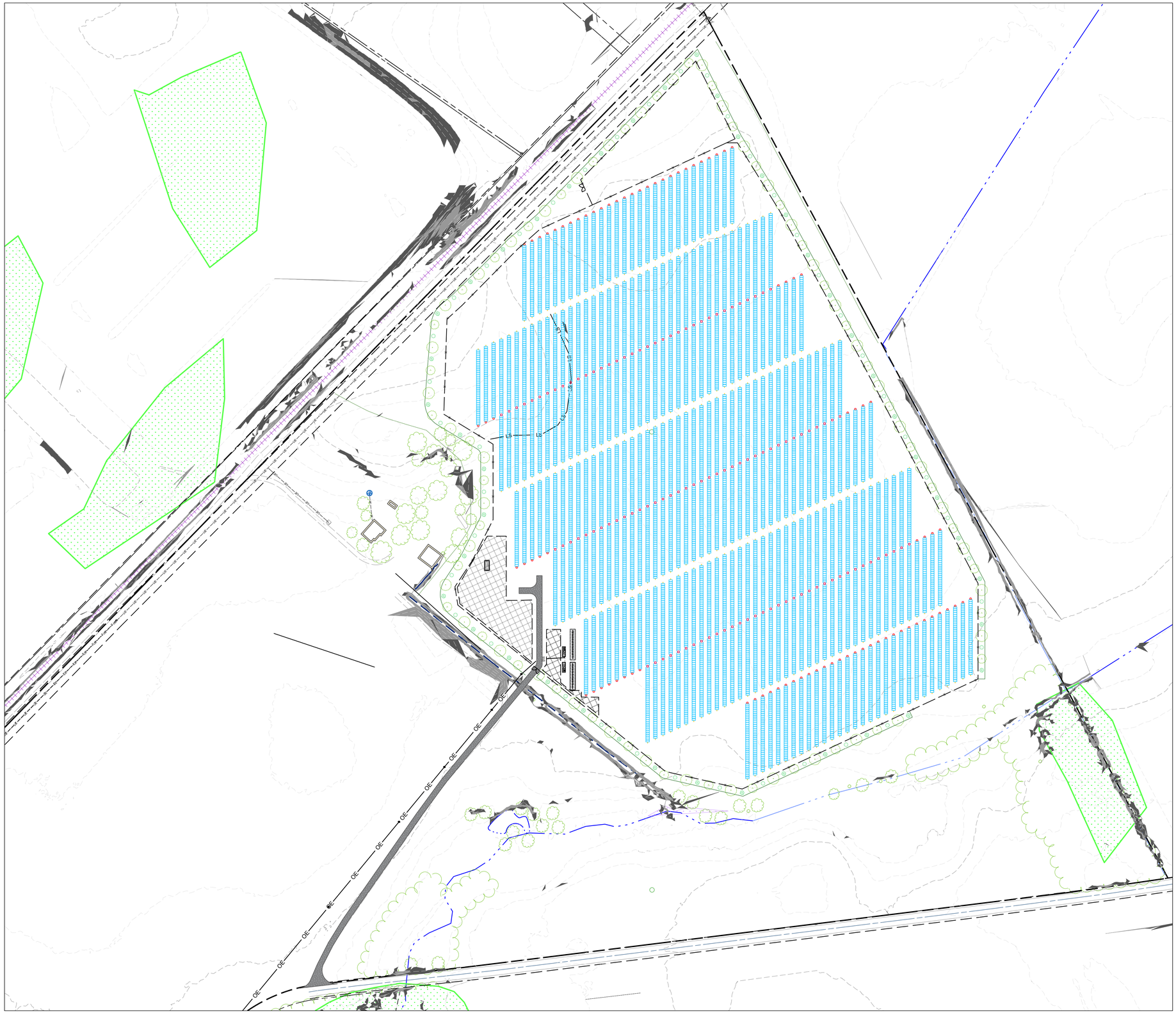
4. THOROUGHLY LOOSEN THE AREAS TO BE SEEDED BY AN APPROVED METHOD UNTIL THE TILLAGE IS ACCEPTED. IRREGULARITIES IN THE SURFACE, RESULTING FROM TILLAGE OR FROM OTHER OPERATIONS, SHALL BE SMOOTHED BEFORE SEEDING OPERATIONS BEGIN TO PREVENT THE FORMATION OF WATER-COLLECTING POCKETS.

5. ALL SEEDS SHALL BE FURNISHED TO THE PROJECT SITE IN MIX PREPARED BY THE SEED PROCESSOR. THE MIX SHALL HAVE A CERTIFICATION TAG WHICH SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE. THE MIXTURE SHALL BE AS NOTED IN THE TEMPORARY SEEDING SUMMARY TABLE.

6. THE PREPARED AREAS SHALL THEN BE SEEDED WITH THE SPECIFIED SEED BY MEANS OF A MECHANICAL HOPPER TYPE SEEDER AT THE RATE SPECIFIED IN THE TEMPORARY SEEDING SUMMARY TABLE.

7. THE SEED SHALL BE SOWN EVENLY IN TWO DIRECTIONS, WITH ONE-HALF (1/2) OF THE SEED BEING SOWN IN A DIRECTION AT RIGHT ANGLES TO THE OTHER HALF. SEEDING SHALL BE DONE ON A DAY WHEN THERE IS NO WIND.

8. AFTER SOWING THE SEED, THE AREA



LEGEND

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
- W — EXISTING WATER LINE
- T — EXISTING COMMUNICATION LINE
- OE — EXISTING OVERHEAD ELECTRIC LINE W/ POLES
- UE — 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
- NnA — EXISTING SOIL BOUNDARY AND DESCRIPTOR
- 20 — PROPOSED CONTOURS
- X — PROPOSED SECURITY FENCE
- PROPOSED LIMIT OF DISTURBANCE
- UE — PROPOSED UNDERGROUND ELECTRIC LINE
- OE — PROPOSED OVERHEAD ELECTRIC LINE W/ POLE
- PROPOSED ACCESS ROAD / EQUIPMENT PAD
- PROPOSED SOLAR MODULES
- PROPOSED VEGETATED BUFFER
- SSF — PROPOSED SUPER SILT FENCE
- SF — PROPOSED SILT FENCE
- LS — PROPOSED LEVEL SPREADERS
- CORNUS FLORIDA 'CHEROKEE BRAVE'
- MAGNOLIA VIRGINIANA
- ILEX OPACA
- PICEA PUNGENS 'BABY BLUE'

(NAD83) MD STATE PLANE

100 50 0 100 200 300

GRAPHICAL SCALE: 1"=100'

INTEGRITY FEDERAL SERVICES

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • CONSTRUCTION MANAGEMENT

148 S. Queen Street, Suite 201 • Phone: 304-725-8456 • www.ifs-se.com

Martinsburg, WV 25401

SEAL:

ADVANCE COPY NOT FOR CONSTRUCTION

STATE OF MARYLAND — LANDSCAPE ARCHITECT

REVISIONS

LANDSCAPE PLAN

SNOW SOLAR PROJECT
SH MD SOLAR 1, LLC

SNOW HILL
WORCESTER COUNTY, MARYLAND

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

FILEPATH: G:\PROJECTS\5000s\5143-0101 (SNOW COUNTY)\MD\CAD\5143-0101.DWG
CONSULTANT AND THE CONTRACTOR SHALL USE OF THIS DRAWING IN ALL RESPECTS AS INSTRUMENTS OF SERVICE THROUGHOUT THE WORLD. THE CONSULTANT AND THE CONTRACTOR SHALL NOT BE DEEMED TO BE GIVEN ANY RIGHTS OF PUBLICATION OR USE EXCEPT BY AGREEMENT IN WRITING. THE CONSULTANT AND THE CONTRACTOR SHALL NOT BE LIABLE FOR UNAUTHORIZED USE OF THIS DRAWING BY ANY THIRD PARTY. (C) INTEGRITY FEDERAL SERVICES 2026

LANDSCAPE NOTES

GENERAL

1. LANDSCAPING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE WORCESTER COUNTY ZONING CODE.
2. A LANDSCAPING PLAN PREPARED BY A QUALIFIED PROFESSIONAL LANDSCAPE ARCHITECT MUST BE INCLUDED WITH THE SITE DEVELOPMENT PLAN.
3. 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.
4. LANDSCAPE SCREENING MUST BE DESIGNED TO PROVIDE SCREENING OR BUFFERING WITHIN 5 YEARS OF PLANTING.
5. 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.
6. LANDSCAPE BUFFER SHALL BE 15 FEET WIDE.
7. ALL LANDSCAPING MUST BE MAINTAINED IN A LIVING CONDITION.

PLANT MATERIAL

1. SPECIES LISTED ARE PRELIMINARY AND MAY BE CHANGED OR SUBSTITUTED DUE TO AVAILABILITY WITH APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. ALL SPECIES CHANGES OR SUBSTITUTIONS SHALL BE COORDINATED WITH WORCESTER COUNTY.
2. 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.
3. ALL LANDSCAPE PLANT MATERIAL SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER BUT SHALL NOT INCREASE THE CONTRACT PRICE.
4. ALL LANDSCAPE PLANT MATERIAL SHALL HAVE HEALTHY AND WELL-DEVELOPED ROOT SYSTEMS.
5. ALL LANDSCAPE PLANT MATERIAL SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS, OR LARVAE.
6. TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED AND HARDY UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCATION OF THE PROJECT.
7. TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES OF SPECIES OR VARIETY, WITH NORMAL HABIT OF GROWTH.
8. TREES AND SHRUBS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
9. ALL TREES SHALL HAVE STRAIGHT, SINGLE TRUNKS WITH THEIR MAIN LEADER INTACT, UNLESS OTHERWISE NOTED.
10. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, SEED MIXES, MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWING(S), LISTED IN THE PLANT SCHEDULE(S), AND SEED TABLE(S).
11. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT SCHEDULE(S) OR SEEDING TABLE(S) AND THE DRAWING(S), THE LARGER QUANTITY SHALL APPLY.

PLANT INSTALLATION

1. THE LANDSCAPE CONTRACTOR SHALL INSTALL THE LANDSCAPE BUFFER AS EARLY AS POSSIBLE IN THE CONSTRUCTION PROCESS. SEQUENCE OF CONSTRUCTION NOTES THE BUFFER SHALL BE INSTALLED IMMEDIATELY AFTER PERMANENT SECURITY FENCING IS INSTALLED, WHICH WILL PROTECT PROPOSED LANDSCAPING DURING REMAINDER OF CONSTRUCTION.
2. THE EXISTING UNDERGROUND UTILITIES SHOWN HERON ARE BASED UPON AVAILABLE INFORMATION. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING MISS UTILITY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH OCCUR BY FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES.
4. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO CONSTRUCTION AND TO NOTIFY THE LANDSCAPE ARCHITECT IF THE FIELD CONDITIONS ARE NOT IN CONFORMANCE WITH THE APPROVED PLANS.
5. ALL PLANT MATERIALS SHALL BE INSPECTED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANTS THAT AREA DAMAGED, DYING, OR DO NOT CONFORM TO THE REQUIRED SPECIFICATION SHALL BE REJECTED.
6. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH THE LANDSCAPE SPECIFICATIONS GUIDELINES ADOPTED BY THE LANDSCAPE CONTRACTORS ASSOCIATION FOR PLANTING BED PREPARATION AND SOIL MIX GUIDELINES AND PROCEDURES.
7. THE LANDSCAPE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATION FOR ALL PLANTS. NO PLANTS SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND FIELD LOCATIONS HAVE BEEN APPROVED BY THE APPROPRIATE REGULATORY AGENCIES.
8. ALL TREES SHALL BE STAKED AND GUYED BY THE LANDSCAPE CONTRACTOR TO ENSURE THAT THEY REMAIN IN AN UPRIGHT POSITION. THE STAKES AND GUYS ARE TO BE REMOVED BY THE OWNER/OPERATOR AFTER ONE GROWING SEASON.
6. THE OWNER/DEVELOPER SHALL PLANT NATIVE OR NONINVASIVE NATURALIZED GROUNDCOVER VEGETATION AND OTHER APPROPRIATE VEGETATIVE PROTECTIONS TO MAINTAIN SOIL INTEGRITY THAT HAVE A 90% SURVIVAL THRESHOLD FOR THE LIFE OF THE SOLAR ENERGY GENERATING STATION.

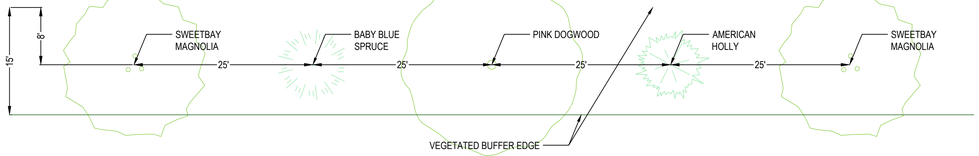
PLANT MAINTENANCE

1. 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.
2. THE METHOD OF WATERING INCLUDED IN THE MAINTENANCE PLAN SHALL BE DETERMINED BY THE OWNER/OPERATOR AND THE CONTRACTOR PROVIDING THE WATERING SERVICE.
3. THE WATERING PLAN SHALL USE UNIVERSITY OF MARYLAND EXTENSION'S WATERING TREE AND SHRUBS GUIDANCE FOR FREQUENCY OF WATERING AND AMOUNT OF WATER TO BE USED.
   - HTTPS://EXTENSION.UMD.EDU/RESOURCE/WATERING-TREES-AND-SHRUBS/
4. TREES AND SHRUBS MAY BE TRIMMED OR PRUNED PER BEST MANAGEMENT PRACTICES TO MAINTAIN VEGETATIVE HEALTH AND ENHANCE SAFETY.
5. NO TRIMMING OR PRUNING SHALL BE DONE THAT WOULD STUNT UPWARD OR OUTWARD GROWTH OR TO OTHERWISE LIMIT THE EFFECTIVENESS OF THE VISUAL SCREEN.
6. 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.
7. HERBICIDES MAY NOT BE USED EXCEPT TO CONTROL INVASIVE AND NOXIOUS SPECIES IN COMPLIANCE WITH THE DEPARTMENT OF AGRICULTURE'S WEED CONTROL PROGRAM.
8. THE OWNER/OPERATOR SHALL LIMIT MOWING AND OTHER UNNECESSARY LANDSCAPING.

PLANTING SCHEDULE

DECIDUOUS TREES									
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	CONDITION	FORM	SPACING	MATURE SIZE	NATIVE
	42	*CORNUS FLORIDA ' CHEROKEE BRAVE'*	PINK DOGWOOD	6' HEIGHT, 1.5" CALIPER	BALL & BURLAP/ CONTAINER	SINGLE TRUNK	AS SHOWN	HEIGHT: 20' SPREAD: 15 - 20'	NATIVE
	42	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	6' HEIGHT, 1.5" CALIPER	BALL & BURLAP/ CONTAINER	MULTI-STEMMED TRUNK	AS SHOWN	HEIGHT: 20 - 30' SPREAD: 12 - 30'	NATIVE
EVERGREEN TREES									
SYMBOL	**QUANTITY**	**BOTANICAL NAME**	**COMMON NAME**	**INSTALL SIZE**	**CONDITION**	**FORM**	**SPACING**	**MATURE SIZE**	**NATIVE**
	43	ILEX OPACA	AMERICAN HOLLY	6' HEIGHT	BALL & BURLAP/ CONTAINER		AS SHOWN	HEIGHT: 15 - 30' SPREAD: 10 - 20'	NATIVE
	41	PICEA PUNGENS ' BABY BLUE'	BABY BLUE SPRUCE	6' HEIGHT	BALL & BURLAP/ CONTAINER		AS SHOWN	HEIGHT: 15 - 25' SPREAD: 15'	

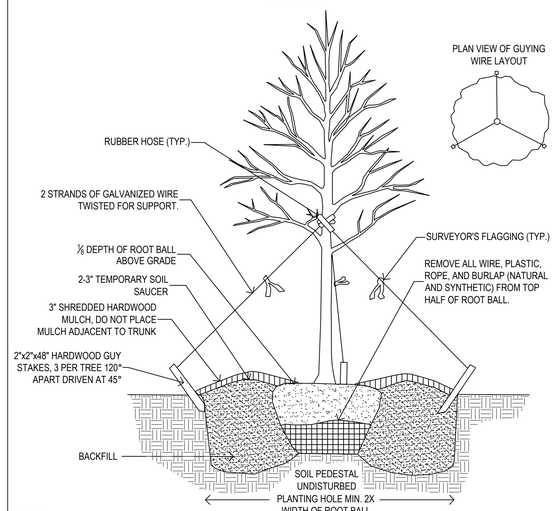
LANDSCAPE SCREENING LAYOUT (TYP.)



PLANTING DETAILS

DECIDUOUS TREE PLANTING DETAIL

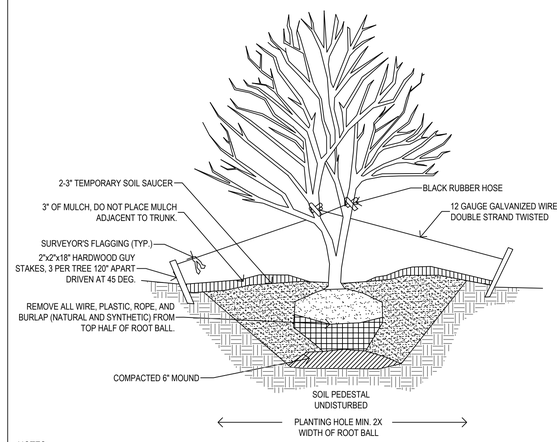
NOT TO SCALE



NOTES:
1. STAKES TO BE DRIVEN INTO UNDISTURBED SOIL FOR STABILITY.

MULTI-STEM TREE PLANTING DETAIL

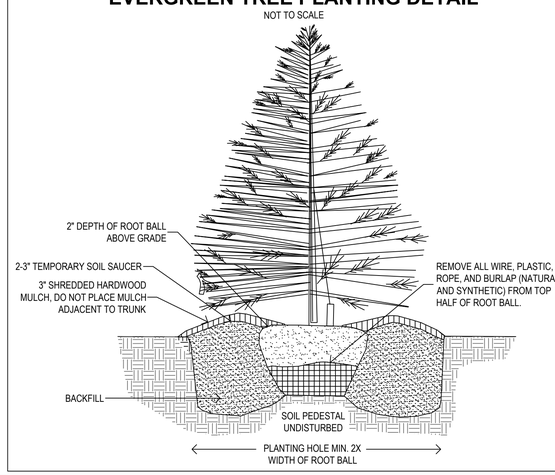
NOT TO SCALE



NOTES:
1. STAKES TO BE DRIVEN UNTIL FIRMLY SET INTO UNDISTURBED GRADE.

EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



INTEGRITY FEDERAL SERVICES
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • CONSTRUCTION MANAGEMENT
148 S. Queen Street, Suite 201 • Phone: 304-725-8456 • www.ifs-se.com
Martinsburg, WV 25401

STATE OF MARYLAND — JAMES A. JOHNSON — 30 — LANDSCAPE ARCHITECT

ADVANCE COPY NOT FOR CONSTRUCTION

SEAL:

REVISIONS

LANDSCAPE NOTES & DETAILS

SNOW SOLAR PROJECT
SH MD SOLAR 1, LLC
SNOW HILL
WORCESTER COUNTY, MARYLAND

SCALE:	HORIZ.: VERT.:
DATE:	AUGUST 2026
DRAWN: JAJ	CHECK: JAJ
IFS JOB #:	5143-0101
ARM GROUP JOB #:	23010393
CADD:	
SHEET:	L-2.0

FILE PATH: C:\DRIVE\CLIENTS\ARM\SH MD SOLAR\SHEETS\SHEET L-2.0.DWG
COPYRIGHT 2026 INTEGRITY FEDERAL SERVICES, LLC. ALL RIGHTS RESERVED. ALL DRAWINGS, PLANS AND SPECIFICATIONS PREPARED BY INTEGRITY FEDERAL SERVICES, LLC ARE THE PROPERTY OF INTEGRITY FEDERAL SERVICES, LLC AND SHALL NOT BE USED IN WHOLE OR IN PART, OR IN SHOULD BE ALTERED IN ANY WAY WITHOUT THE WRITTEN PERMISSION FROM INTEGRITY FEDERAL SERVICES, LLC.

Snow Solar Project
Decommissioning Plan

Prepared By:
ARM Group LLC

Prepared for:
Worcester County, Maryland
Maryland PSC

Date:
August, 2026

Property:
Map Number: 0056
Grid: 0014
Parcel: 0010

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Section 1: Introduction

SH MD Solar 1, LLC (the "Applicant" formerly known as Chaberton Solar Snow LLC) will construct, own, and operate a project, approximately 4 megawatts alternating current (MWac) of total photovoltaic ("PV") capacity in the City of Snow Hill, Maryland. The Project is located on Tax Map Number 0056, Grid 0014, Parcel 0010 and consists of approximately 30 acres on a 97.71 acre parcel. The project will lease the property from the current owner for 20 years with an option to extend the lease for four (4) additional five (5) year periods, for a maximum operation term of forty (40) years.

The Applicant provides this Decommissioning Plan as part of the Major Site Plan submittal for the project.

Section 2: Project Background

The project is located approximately 2,900 ft east of the intersection of Timmons Road and Blake Road in the city of Snow Hill, Maryland. The project will consist of approximately 12,160 solar modules, associated solar module racking system and foundations, 38 DC to AC electrical inverters, 2 medium voltage step-up transformers and associated electrical equipment and materials necessary to connect to the local power distribution system. Medium voltage distribution lines are proposed to run to the South and West of the project to interconnect with the Delmarva power grid along Timmons Road.

Section 3: Existing Site Conditions

The project is zoned as Agriculture – A-1. The topography of the site is generally flat and contains a stream dissecting the southern eastern portion of the parcel. Adjacent land uses include residential homes, farmlands, and rail tracks dissecting Timmons Road running adjacent to Worcester Highway.

Section 4: Description of Work to Construct Utility Scale Solar Facility

4.1 Major Activities

Cable Trenching: Trenching requirements for the electrical cables and telecommunication lines would consist of a trench up to approximately three feet deep and one to four feet wide. The trenches would be filled with base material above and below the conductors and communications lines to ensure adequate thermal conductivity and electrical insulating characteristics. The topsoil from trench excavation would be set aside before the trench is backfilled and would ultimately comprise the uppermost layer of the trench. Any excess material from the foundation and trench excavations is incorporated onsite and will not be exported.

Foundations: The solar modules will be installed on steel racking structures. The posts for the racking structures and DC to AC inverters will be driven approximately 6-8 feet into the ground using a post-driving machine. The medium voltage step-up transformers will be set on concrete pads which are typically 12-18 inches deep.

Modules Racking System: Galvanized beams and other structural members will be bolted to the foundation posts of the racking system. The solar modules are then mounted on these structural members.

Medium Voltage Step-Up Transformers: The medium voltage step-up transformers will be offloaded from delivery trucks and placed on concrete foundations. This equipment will be bolted to concrete foundations. The underground electrical and communication cables will be routed and connected to this equipment.

4.2 System Overview and Components

PV solar modules absorb sunlight and use silicone cells to generate electrical current. The PV Modules are mounted on a single axis tracker racking system which allows the modules to track the sun throughout the day. Components of the system include the following:

4.2.1. **Combiner Boxes**: Combiner boxes allow for the paralleling of multiple conductors/feeder inputs and allow for fewer outputs.

4.2.2. **Inverters**: Inverters are power conversion devices which transform direct current (DC) to alternating current (AC). There are 38 inverters planned. These are mounted on the same racking that supports the solar modules.

4.2.3. **Transformers, Recloser, Disconnect Switch**: Transformers are an apparatus for reducing or increasing the voltage of an alternating current. There are 2 medium voltage step-up transformers. The Recloser and Disconnect Switch are protection devices that allow the Project or Delmarva to isolate the projects from the wider distribution system.

4.2.4. **Underground Cables and Conduits**: Underground power (AC and DC) cables, communication and grounding cables will be either directly buried or placed in conduit. The cables will be rated in accordance with their application. The cables will be located in a conduit as per code when transitioning from below grade to above grade.

4.2.5. **Access and Internal Roads**: The project will be utilizing the existing access road running adjacent to the train tracks leading to the transformer equipment pads. Internal to the fence, a grass open area will be maintained for infrequent maintenance access to the modules and inverters.

4.2.6. **Buildings and Enclosures**: The Project will not contain any permanent occupied building structures once construction is complete and the plant is operating. The site may have storage containers used for storing spare parts and materials, but these will not be affixed to a foundation. Except for periodic maintenance, the site is unstaffed.

4.2.7. **Security Fencing**: To ensure security of the facility, the property will be fenced with seven-foot-high ag fencing. Access to the site will be controlled via locked access gates.

4.2.8. **Project Life**: The facility has an estimated useful life of at least 30 years with an opportunity for extension depending on equipment replacements or refurbishments

4.2.9. **SCADA and Communications Equipment Enclosure**: Supervisory Control and Data Acquisition (SCADA) refers to the entire communication and control components. The SCADA equipment for the projects will be mounted inside of an enclosure in the vicinity of the

transformers. The enclosure is affixed to a foundation or mounted on piles, depending on soil conditions. The SCADA system includes an internet router, server(s), a firewall, battery backup, and other hardware to monitor the solar farm.

Section 5: Decommissioning Process

Decommissioning consists of the removal of above- and below-ground facility components, management of excess wastes and materials, and the restoration of ground surface irregularities and herbaceous vegetation. Decommissioning activities are expected to take between 6 to 8 months. 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.). The project area is to be restored to its original predevelopment condition within twelve months of the proposed date of discontinued operation or abandonment. 344(d)(7)(A.)(4.). 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). A wet sealed copy of the final approved plan must be submitted to the county prior to signature site plan approval. Removal of all equipment will be done in accordance with applicable regulations of the time.

5.1 Equipment Removal

After the facility has been disconnected and isolated from the utility power grid and all electrical components have been disconnected within the facility, equipment will be dismantled and removed. Decommissioning will be undertaken by licensed subcontractors using similar techniques and equipment to those used in the construction of the Project.

The following describes the methods for dismantling and removal of various Project Components:

PV arrays and associated equipment

- Disconnect all wiring, cables, and electrical interconnections.
- Remove PV arrays from racks.
- Dismantle and remove all racks and extract all pile-drive support structures (see Equipment foundations).

Generation Tie-Line cables

- All aboveground and underground cables will be removed and transported off-site to an approved recycling facility or landfill.

Equipment foundations

- The pile-drive support structures for the solar arrays will have foundations that require removal. Other underground infrastructure that requires removal may include concrete protective electrical structures. Any foundation structures and below ground concrete will be fully removed from the ground and the affected area will be backfilled as necessary with native soil.

Access roads

- All aggregate and other underlying materials from the access driveway / road will be excavated.
- As necessary, all compacted areas will be disc-ed or tilled to restore soil densities consistent with the surrounding area.
- The access road area will be restored in a manner consistent with its condition prior to facility construction.

Other components

- Fences, gates, and guards will be removed.

5.2 Site Restoration

The portion of the site currently in use as agriculture will be returned to that use or stabilized with grasses common to the area if the future owner does not plan to return the site to agricultural crops.

5.3 Managing Excess Materials and Waste

A variety of excess materials and wastes will be generated during decommissioning. To the extent practicable, the Applicant will coordinate with manufacturers, contractors, waste firms, and other entities to maximize the reuse and/or recycling of materials. Those materials deemed reusable/recyclable will be transported offsite and managed at approved receiving facilities following all applicable federal, state, and county waste management regulations of the time.

All residual waste will be removed by a licensed contractor and transported to an approved landfill. No waste materials will remain on the site.

Decommissioned materials will include:

5.3.1 **PV Panels**

The Project will coordinate the collection and dispensation of the PV modules to minimize the potential for modules to be discarded prematurely. If there is no possibility for reuse, PV panels will either be returned to the manufacturer for appropriate recycling/disposal or will be transported to a recycling facility where the glass, metal and semiconductor will be recycled. Best management practices at the time of decommissioning shall be utilized.

5.3.2 **Racking and Supports**

All steel racks and pile-driven supports will be transported offsite and recycled at an approved recycling facility.

5.3.3 **Inverters and Transformers**

All metal components of the DC to AC inverters will be recycled at an approved recycling facility to the extent practical. Transformers will be transported off-site for reuse. If no reuse option is available, transformers will be recycled or disposed at an approved facility.

5.3.4 **Gravel and Aggregates**

Any used gravel or aggregates will be tested for contamination prior to removal. All uncontaminated materials will be transported offsite for salvage processing and then reused for construction fill. In the unlikely event that the used gravel or aggregates are found to be contaminated, these will be disposed at an approved facility.

5.3.5 **Concrete**

All concrete, including all foundations, will be broken down and transported to an approved landfill or recycling facility.

5.3.6 **Cables and Wiring**

All copper and/or aluminum wiring and associated electronic equipment (e.g., isolation switches, fuses, metering) will be recycled to the extent practical. Any materials not deemed recyclable will be disposed of at an approved landfill.

5.3.7 **Fencing**

All fencing materials will be recycled at a metal recycling facility to the extent practical.

5.3.8 **Debris and Residual Waste**

Any remaining debris or residual waste will be collected, and all recyclable materials will be sorted. All sorted materials will be removed and sent to either an approved recycling or disposal facility.

5.4 Security for Removal of Solar Energy System

Prior to issuance of a building permit, the project will provide a decommissioning bond, letter of credit, or other financial assurance in a form acceptable to Worcester County's Department of Development Review and Permitting to secure payment of the anticipated cost of removal of all associated site improvements and restoration of the site to its predevelopment condition. The security provided will be enough to perform the necessary decommissioning obligations for the entire project site. If the county deems necessary, the county shall review the amount of the security every 10 years and may adjust the amount of the security if it determines that the posted security no longer equals the anticipated decommissioning costs.

5.5 Abandonment

If the Community Energy Generating Facility does not produce energy for a continuous period of one year or more, it will be presumed to have been abandoned. A Good Cause Exemption from Worcester County Planning Department may be requested, and may not be unreasonably withheld so long as all Real Estate and Personal Property Taxes are in good standing. If the facility is abandoned without obtaining a Good Cause Exemption in writing, it must be decommissioned and removed within 90 days of abandonment.

5.6 Responsibility for Decommissioning

The Applicant is responsible for decommissioning the Community Energy Generating Facility at the end of its useful life under normal business operations. If the facility is deemed to be abandoned by Worcester County and such designation is not disputed by SH MD Solar 1, LLC or its affiliates within 60 days of official notification in writing, the security shall be in place to defray the cost of decommissioning by Worcester County.

5.7 Summary of Decommissioning Cost Analysis

The decommissioning cost analysis, which has been prepared and stamped by ARM Group LLC, is provided in Attachment A.

Attachment A

ARM Group LLC
Engineers and Scientists

DECOMMISSIONING COST ANALYSIS

Snow Solar Project

6413 Timmons Road Snow Hill, MD 21863

System Size: 4.00 MWac 6.44 MWdc

Description of Item	Quantity	Unit	Unit Cost	Total Cost
Disassembly and Demolition				
PV Modules Disassembly	12,160	EA	$ 8.16	$ 99,226
Inverters	38	EA	$ 122.50	$ 4,655
Transformers	2	EA	$ 735.00	$ 1,470
Racking	51,680	LF	$ 1.02	$ 52,714
Racking Posts (Foundations)	5,862	EA	$ 42.00	$ 246,204
LV Wiring	151,413	LF	$ 1.05	$ 158,983
MV Wiring	1,065	LF	$ 1.35	$ 1,438
Ag Fence	1,088	LF	$ 4.10	$ 4,461
Concrete	8	CY	$ 104.00	$ 832
Gravel (Access road and Inverter Pads)	382	CY	$ 62.00	$ 23,684
Removal of utility poles	6	EA	$ 1,575.00	$ 9,450
			Subtotal	$ 603,116
Site Restoration				
Erosion and Sediment Control Plan and Grading Permit Fee	1	LS	$ 13,300.00	$ 13,300
Hazmat Access Road Spoil Testing	1	EA	$ 5,000.00	$ 5,000
Re-seeding (includes seed, labor and any soil amendments required)	15.12	AC	$ 2,500.00	$ 37,800
Re-grading (Minimum of $5000 for mobilization)	76	CY	$ 26.00	$ 5,000
			Subtotal	$ 61,100
Hauling and Loading Costs (See Tables 1-3 for details)				$ 35,303
		Total Decommissioning Cost		$ 699,519
		Bond Amount(Year 5 Cost[2])		**$ 772,325**

Notes:

[1]Based on latest 90% design package dated August 7, 2026

[2] Assumes 2% Inflation each year for 5 years.

Table 1 - Hauling & Loading Unit Quantities	Quantity	Unit
Hours to Load Trucks (0.5 hr per truck)	36.5	hr
Total Truckloads Required – Gravel	43	ea
Total Truckloads Required – Concrete	1	ea
Total Truckloads Required – Electrical and Fence	2	ea
Total Truckloads Required – Racking	14	ea
Total Truckloads Required – Modules	13	ea
Round-Trip Dist. to Landfill	19	miles
Round-Trip Dist. to Landfill	0.5	hr

Table 2 - Hauling & Loading Unit Costs	Quantity	Unit
Mileage / Fuel Cost	0.75	$/mile
Construction & Demolition Wastes (Tipping Fee)	80.00	$/ton
Recyclable Materials (Tipping Fee)	80.00	$/ton
Driver Hourly Rate	75.00	$/hr

Table 3 - Loading, Hauling & Disposal Costs	Quantity	Unit	Total Cost
Racking Tipping Fee	271	$80/ton	$ 21,680
C&D Wastes (Poles, Concrete, Wire, Electrical Equipment, etc.) Tipping Fee	109	$80/ton	$ 8,720
Mileage / Gas	1,387	$0.75/mile	$ 1,040
Labor (Loading & Hauling)	51.50	$75/hr	$ 3,863
		Subtotal	**$ 35,303**

8-26-26

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. __61081_____, EXPIRATION DATE: _05-11-27_



Charles Walker

From: Bobby Shockley <rshockley@worcestermd.gov>
Sent: Wednesday, July 15, 2026 8:45 AM
To: Brian M. Soper; Brandy Whitlock; David M. Bradford; David Mathers; Stuart White; Joy Birch; Robert Mitchell
Cc: Charles Walker
Subject: Snow 4.0 MW AC Solar Project

This has Site DEV. Approval from us.

WORCESTER SOIL CONSERVATION DISTRICT
304 COMMERCE STREET • SNOW HILL, MD 21863 • PHONE 410-632-5439 (EXTENSION 3)

Letter of Acknowledgment: SEC Plan Submittal, Received

Date: 07/16/2026

Re: SH MD Solar 1, LLC (previously Chaberton Solar Snow LLC)

Site Location: 6217 Timmons Road, Snow Hill, MD 21863

Applicant Name: SH MD Solar 1, LLC

Developer Name: SH MD Solar 1, LLC c/o Cormac Seyfried

Developer/Applicant Address: 2200 Atlantic Ave, Floor 6, Stamford, CT 06902

Dear Applicant,

The Worcester Soil Conservation District has received the submittal package requesting Sediment and Erosion Control Review of the SH MD Solar 1, LLC project in Snow Hill, Maryland. The package submitted also included an associated fee and the required forms. This plan proposal is currently under review for technical adequacy of erosion and sediment control measures as defined by current Maryland Standards and Specifications.

If there are any questions or if we may be of further assistance, please contact our office.

Chelsea Tyson, District Manager

SEC Plan Reviewer - Worcester SCD

cc: Charles Walker, ARM Group, Inc.

Outlook

RE: Woodside and Snow Solar

From David Mathers <dmathers@worcestermd.gov>
Date Tue 8/25/2026 9:39 AM
To Zachary S. White <zswhite@worcestermd.gov>

Zack,

Both projects have SWM Site Development Plan approval, so they are good to go to Planning Commission.

David Mathers
Natural Resources Planner IV
Worcester County Dept. of Environmental Programs
1 West Market Street Room 1306
Snow Hill, MD 21863
Phone: (410) 632-1220 Ext. 1146
Email: dmathers@worcestermd.gov

MARYLAND'S Coast WORCESTER COUNTY

From: Zachary S. White <zswhite@worcestermd.gov>
Sent: Monday, August 24, 2026 3:08 PM
To: David Mathers <dmathers@worcestermd.gov>
Subject: Woodside and Snow Solar

Hey David,

Not sure if you are the right person for this question, but anyway.

The two projects that are on the PC agenda for next week (Snow Solar and Woodside Solar), are they good to proceed to PC from a stormwater / erosion control perspective?

I see a note that they are required to have an approved stormwater site development plan before PC. I assume since I didn't hear anything back regarding the agenda items that they are all good but just wanted to make sure.

Thank you!

Zack White
DRP Specialist II
Dept. of Review & Permitting

WORCESTER COUNTY

DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING
GOVERNMENT CENTER ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL:410.632.1200
http://www.co.worcester.md.us/departments/drp

MEMORANDUM

To: Worcester County Planning Commission
From: Jennifer Keener, AICP, Director
Date: August 21, 2026
Re: Text Amendment– Amend § ZS 1-303(c) - Amending the Commercial Airport District to add international telecommunications cables and a power feeding equipment building as permitted uses

****

Venable, LLP, on behalf of Amazon Web Services (AMCS, LLC), has submitted a text amendment application to permit a Power Feeding Equipment (PFE) building on the Ocean City Airport property. This structure is not a data center, cable landing station or other public utility structure. The intent is to provide electrical power to the subsea cable line such that the information can be sent further inland to a data center in another jurisdiction without requiring a cable landing station or data center in Worcester County. A copy of the draft bill language is attached.

This bill will only affect the CA Commercial Airport District floating zone at the Ocean City Airport, with limits on one PFE building and maximum square footage for the use areas.

The Planning Commission shall review the bill and make a recommendation to the Worcester County Commissioners (favorable or unfavorable) and can make recommendations for changes to the proposed language. If at least one County Commissioner introduces the amendment as a bill, then a public hearing date will be set for the Commissioners to obtain public input prior to acting on the request.

As always, I will be available at your upcoming meeting to discuss any questions or concerns that you have regarding the proposed amendment.

Worcester County Commissioners
Worcester County Government Center
One W. Market Street, Room 1103
Snow Hill, Maryland 21863

PETITION FOR AMENDMENT TO THE OFFICAL TEXT OF THE ZONING AND SUBDIVISION CONTROL ARTICLE

(For Office Use Only – Please Do Not Write in this Space)

Date Received by Office of the County Commissioners _____

Date Received by Development Review and Permitting August 21, 2026

Date Reviewed by the Planning Commission September 3, 2026

I. Application: Proposals for amendments to the text of the Zoning and Subdivision Control Article may be made by any interested person who is a resident of Worcester County, a taxpayer therein, or by any governmental agency of the County. Check applicable status below:

a. Resident of Worcester County: _____

b. Taxpayer of Worcester County: ✔

c. Governmental Agency: _____ _____ (Name of Agency)

II. Proposed Change to Text of the Zoning and Subdivision Control Article

a. Section Number: ZS 1-103(b); ZS 1-303(c)

b. Page Number: _____

c. Proposed revised text, addition or deletion:
See attachment.

III. Reasons for Requesting Text Change:

a. Please list reasons or other information as to why the proposed text change is necessary and therefore requested:

The text amendment will allow the development of a Power Feed Equipment (PFE) Building on CA (Commercial Airport District) zoned land. A PFE Building is not a cable landing station or a data center. Rather, it is a single-story telecommunications facility, not exceeding 1,200 square feet in gross floor area or 3,500 square feet in fenced area, with a maximum power connection of 350 kilowatts, that connects to and provides electrical power to a submarine International Telecommunications Cable and amplifies optical signals for relay to land-based telecommunications networks.

This text amendment will allow the County to continue to support innovation and technology by allowing a facility with minimal to no impact on the land or residents and without impacting the moratorium on data centers and cable landing stations.

IV. Signature of Applicants

Signature(s): DocuSigned by: David Selby 27A844D02DA64E4...

Printed Name(s): David Selby, Authorized Signatory of AMCS LLC

Mailing Address: C/O Venable LLP; see below contact information.

Phone Number: _____

Email: _____

Date: August 21, 2026

V. Signature of Attorney

Signature: _____

Printed Name: Zachary G. Williams

Mailing Address: 600 Massachusetts Ave. NW, Washington, DC 20001

Phone Number: _____

Email: [redacted]

Date: August 21, 2026

VI. General Information Relating to the Text Change Process

a. Applications for text amendments shall be addressed to and filed with the Office of the County Commissioners. The required filing fee must accompany the application.

b. Procedure for Text Amendments: Text amendments shall be passed by the County Commissioners of Worcester County as Public Local Laws according to legally required procedures, with the following additional requirements. Any proposed amendment shall first be referred to the Planning Commission for recommendation. The Planning Commission shall make a recommendation within a reasonable time after receipt of the proposed amendment. After receipt of the recommendation of the Planning Commission, the County Commissioners shall hold at least one public hearing in relation to the proposed amendment, at which parties and interested citizens shall have an opportunity to be heard. At least fifteen (15) days notice of the time and place of such hearing and the nature of the proposed amendment shall be published in an official paper or a paper of general circulation in Worcester County. In the event no County Commissioner is willing to introduce the proposed amendment as a bill, it will not be considered.

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

BILL 26-___

BY:
INTRODUCED:

A BILL ENTITLED

AN ACT Concerning

Zoning – Power Feed Equipment Building

For the purpose of amending the Zoning and Subdivision Control Article to establish regulations pertaining to power feed equipment associated with international telecommunications cables.

Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-103(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the addition of a definition of the term "international telecommunications cable" to read as follows:

> INTERNATIONAL TELECOMMUNICATIONS CABLE - A fiber optic telecommunications cable installed underground or undersea for the purpose of transmitting data, voice, or other communications between countries or between a country and international waters.

Section 2. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-103(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the addition of a definition of the term "power feed equipment building" to read as follows:

> POWER FEED EQUIPMENT BUILDING - A single-story telecommunications facility with a maximum power connection of 350 kilowatts, that provides electrical power to an international telecommunications cable and amplifies optical signals for relay to land-based telecommunications networks. A power feed equipment building may contain or have externally housed ancillary support equipment necessary for operations of the facility, including but not limited to backup batteries and generators. A power feed equipment building shall not contain submarine line terminal equipment, data storage equipment, data management systems, or data computation equipment, and shall not require connection to public water or sewer systems. A power feed equipment building is not a transformer station, electrical substation, power distribution facility, public utility structure, data center, or cable landing station.

Section 3. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-303(c)(9) of the Zoning and

Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

(9) International telecommunications cables.

Section 4. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-303(c)(10) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

(10) A power feed equipment building, a maximum of one story in height, not exceeding one thousand two hundred square feet in gross floor area, with a fenced area not exceeding three thousand five hundred square feet, with the condition that only one power feed equipment building may be permitted at any given time within the CA Commercial Airport District.

Section 5. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill shall take effect forty-five (45) days from the date of its passage.

PASSED this _____ day of _____, 2026.