

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~~

THIS AGENDA ITEM HAS BEEN POSTPONED UNTIL FURTHER NOTICE

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 2-201(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.

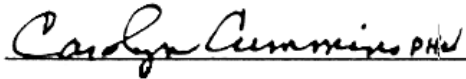
SEC. 7. AMENDMENTS

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

Jerry Barbierri, Chair
Phyllis Wimbrow, Vice Chair
Marlene Ott
Kathy Drew
Mary Knight
Teresa Purnell-Milbourne

Staff

Jennifer Keener, Director, DRP
Betsy Jackson, Zoning Administrator, DRP
Savannah Guy, DRP Specialist, DRP
Robert Mitchell, Director, Environmental Programs
Katherine Munson, Planning Manager, Environmental Programs
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.

WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – August 8, 2026

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

WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – August 8, 2026

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

**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'

SEABREEZE ROAD

GRAND PORT ROAD



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%

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%

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).

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.



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

7-10-2026
DATE

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

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.

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

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

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

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 Sq
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%

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.

Suburban Residential District

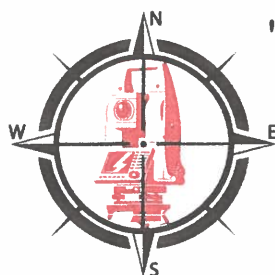
Front Yard : 25 feet

Side Yard : 8 feet

Rear Yard : 50' Buffer from Mean High Water

Buffer Management Zone : B-50

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.



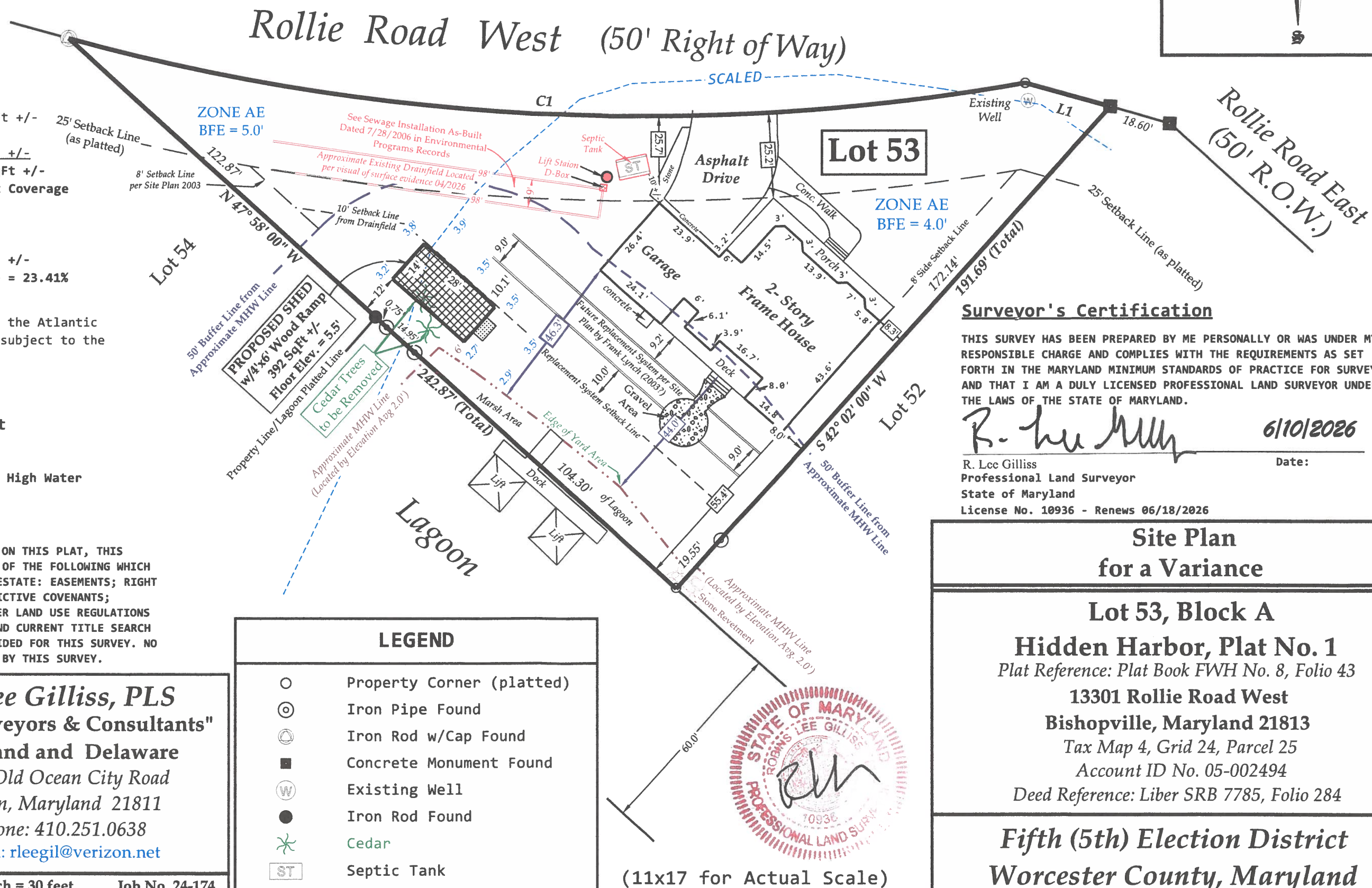
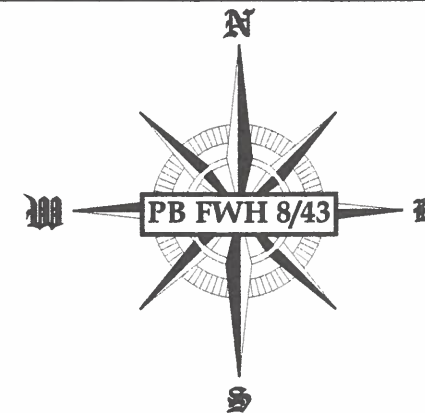
R. Lee Gilliss, PLS
"Land Surveyors & Consultants"
Maryland and Delaware
 8826 Old Ocean City Road
 Berlin, Maryland 21811
 Phone: 410.251.0638
 Email: rleegil@verizon.net

DATE: June 10, 2026

SCALE: 1 inch = 30 feet

Job No. 24-174

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



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.

R. Lee Miller

6/10/2026

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

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

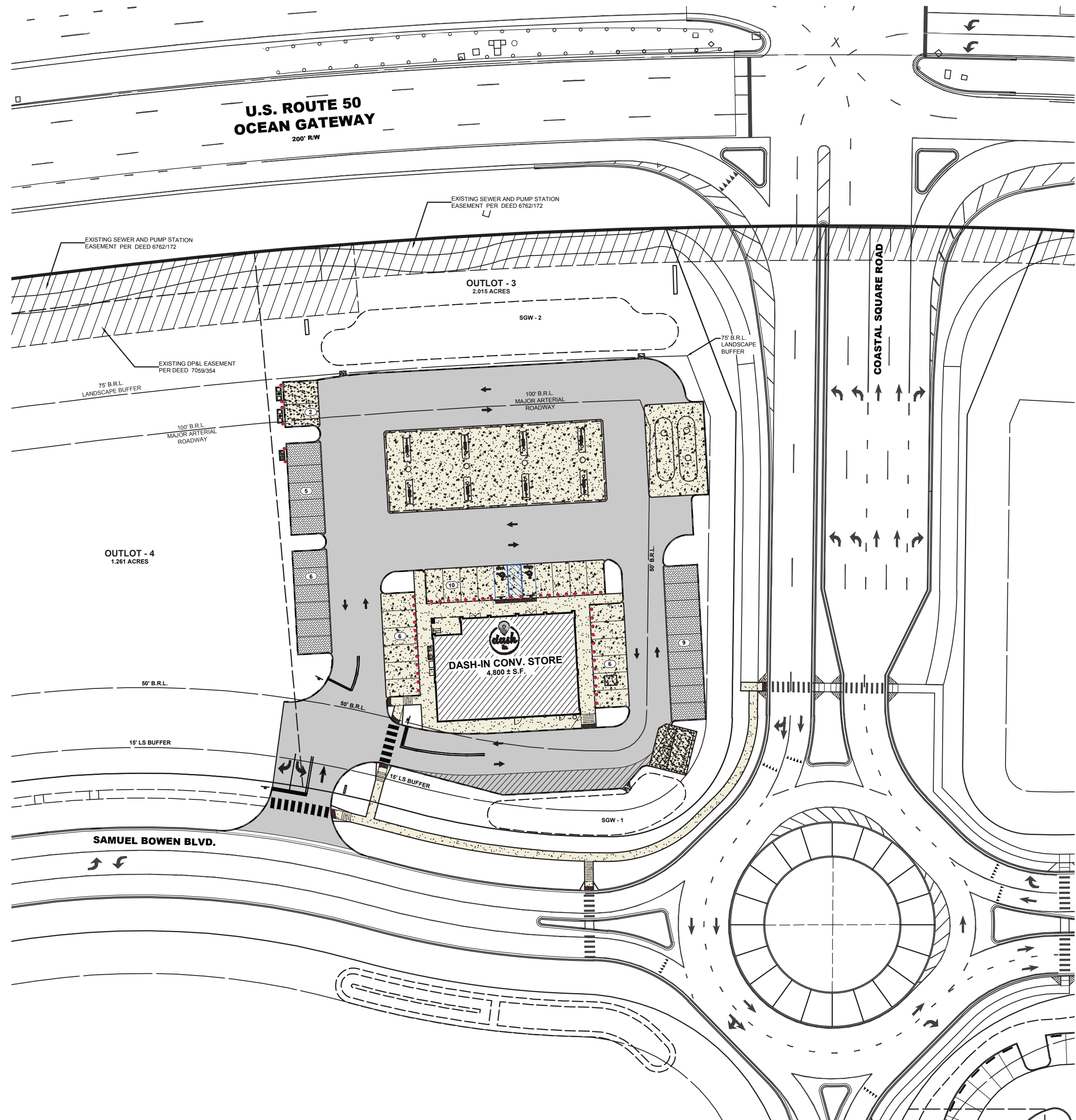
Account ID No. 05-002494

Deed Reference: Liber SRB 7785, Folio 284

*Fifth (5th) Election District
Worcester County, Maryland*

DASH-IN STORE #1110

WORCESTER COUNTY, MD



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

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 AND 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 :

- 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).
- 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.
- 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.
- 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.
- 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.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE MARYLAND STATE FIRE PREVENTION REGULATIONS.
- THE PROPOSED BUILDING WILL NOT BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.
- CONTRACTOR TO REPAIR ANY AND ALL EXISTING SIDEWALK AND/OR CURB DAMAGED DURING CONSTRUCTION TO ITS EXISTING CONDITION.

SOILS LEGEND :

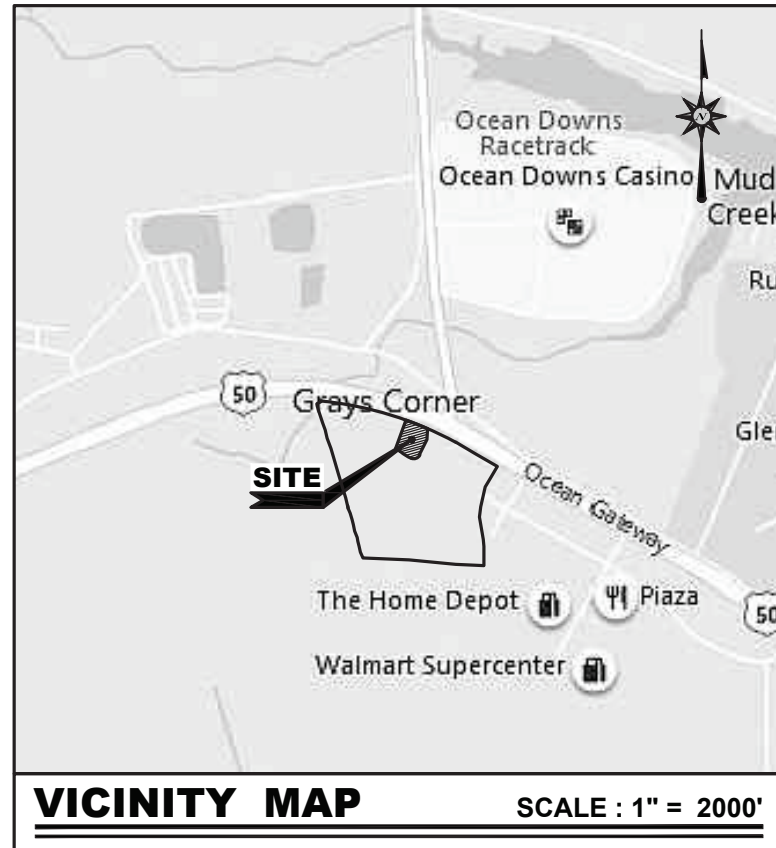
FsdA FALLSINGTON SANDY LOAMS, 0 - 2% SLOPES, NORTHERN TIDEWATER AREA (42% OF SITE)
WddA WOODSTOWN SANDY LOAM, 0 - 2% SLOPES, NORTHERN TIDEWATER AREA (58% OF SITE)

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		
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A
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	25.50 T.C. 25.00 B.C.
BENCH MARK		
PROPERTY OR RIGHT-OF-WAY LINE		N/A
CENTERLINE		
LIGHT POLE		
CONSTRUCTION NOTE	N/A	

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.



SITE DATA

- OWNER OF RECORD: COASTAL SQUARE, LLC
C/O WILLIAM J. KRAPP
105 FOULK ROAD, SUITE 200
WILMINGTON, DE 19803
PHONE: 302.429.8700
EMAIL: BKRAFF@CAPANOINC.COM
- ENGINEER / SURVEYOR: BECKER MORGAN GROUP, INC.
312 WEST MAIN STREET, SUITE 300
SALISBURY, MD 21801
PHONE: 410.546.9100
EMAIL: JHARMAN@BECKERMORGAN.COM
- SITE NAME: COASTAL SQUARE
- SITE ADDRESS: 11238 OCEAN GATEWAY
BERLIN, MD 21811
- TAX MAP: 26
- PARCELS: PARCEL 474 - PART OF LOT 4
- DEED BOOK/PAGE: 7674465
- PLAT BOOK/PAGE: 2577
- SITE AREA: ± 2.015 ACRES
- JURISDICTION: WORCESTER COUNTY
- ZONE: C-3 HIGHWAY COMMERCIAL DISTRICT
- DEVELOPMENT STANDARDS SHALL BE AS FOLLOWS:
MINIMUM LOT AREA: ONE (1) ACRE
INTERIOR LOT WIDTH: SIXTY (60) FEET
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
- LANDSCAPE BUFFER REQUIREMENTS:
US ROUTE 50: SEVENTY FIVE (75) FEET
SAMUEL BOWEN BOULEVARD: FIFTEEN (15) FEET
- 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
- CRITICAL AREAS: THIS PROJECT IS NOT LOCATED IN CRITICAL AREAS
- SOURCE OF WATER: RIDDLE FARM
- SOURCE OF SEWER: RIDDLE FARM SANITARY SERVICE AREA
- SOURCE OF ELECTRIC: DELMARVA POWER
- TRASH COLLECTION SHALL BE PRIVATE
- 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
- 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
- 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. KRAPP, CHIEF DEVELOPMENT OFFICER
OWNER'S NAME: COASTAL SQUARE LLC
ADDRESS: 105 FOULK ROAD, SUITE 200
WILMINGTON, DE 19803
PHONE: 302-429-8700
EMAIL: BKRAFF@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: _____

**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

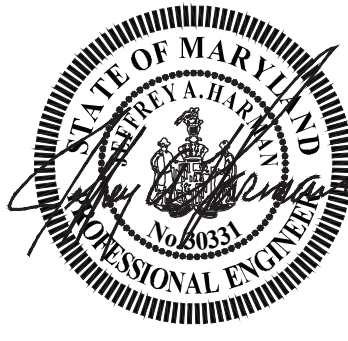
Maryland

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



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: C-001

PROJECT NO.: 2019333.04

DATE: 03/13/2026

SCALE: 1" = 50.0'

DRAWN BY: JDC **PROJ. MGR.:** KWP

SHEET

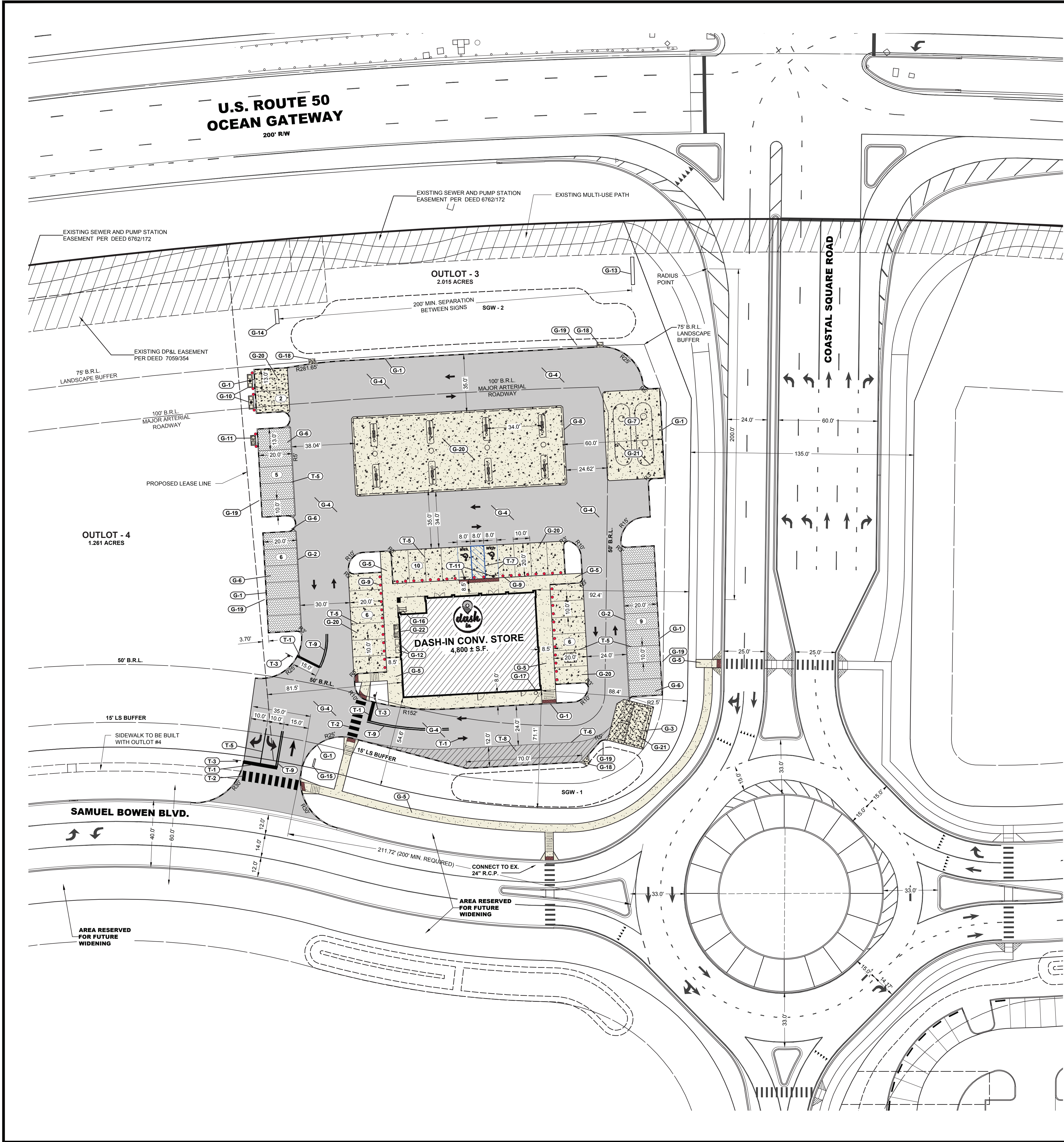
C-001

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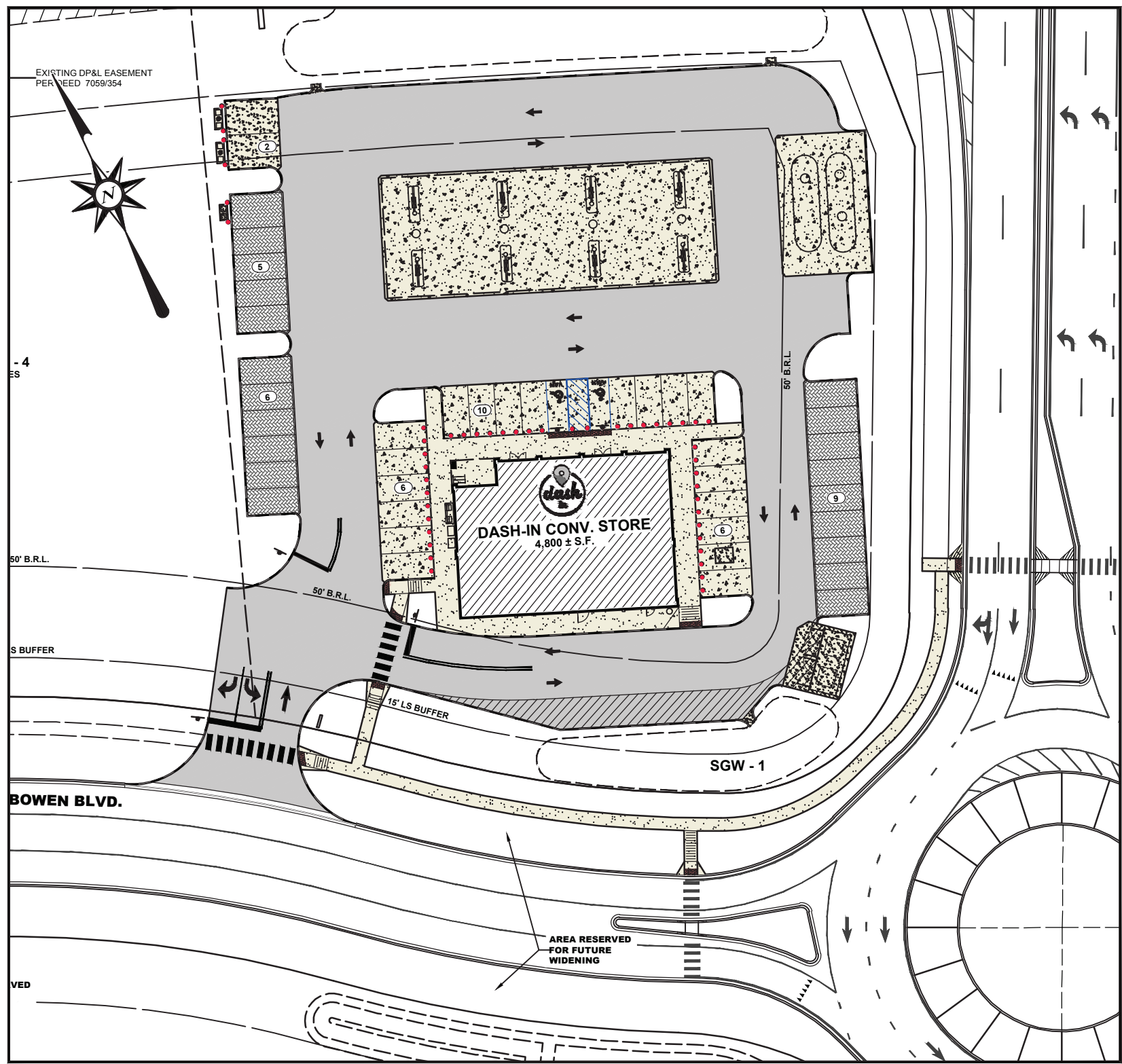
Know what's below.
Call before you dig.

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



- 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 8' 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:

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.



ARCHITECTURE
ENGINEERING

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

Maryland
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Salisbury, MD 21801
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North Carolina
3333 Jaeckle Drive, Suite 120
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910.341.7600

www.beckermorgan.com



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

SITE PLAN

0 15 30 60
SCALE: 1" = 30'

ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER/STATE: C-201

PROJECT NO.: 2019333.04

DATE: 03/13/2026

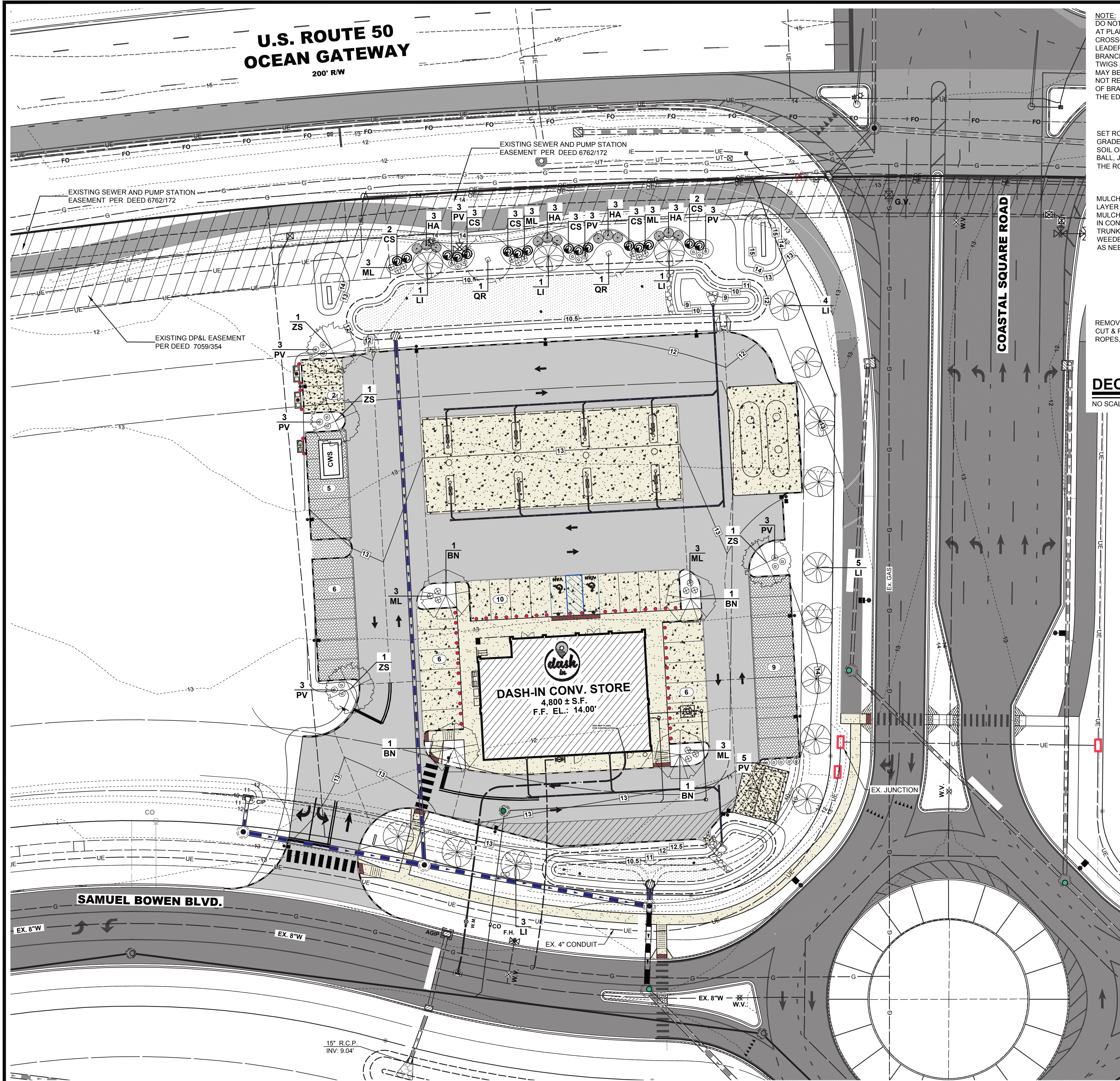
SCALE: 1" = 30.0'

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.

SET ROOT BALL 2" ABOVE
GRADE. REMOVE EXCESS
SOIL ON TOP OF THE
BALL, JUST EXPOSING
THE ROOT FLARE.

MULCH - PLACE 3"
LAYER OF SPECIFIED
MULCH. DO NOT PLACE
IN CONTACT WITH TREE
TRUNK. KEEP MULCH
WEEDS AND REPLACE
AS NEEDED.

REMOVE TOP 1/3 OF BURLAP
CUT & REMOVE ALL STRAPPING,
ROPES, AND WIRE CAGES.

UNDISTURBED SOIL

DECIDUOUS TREE PLANTING DETAIL

NO SCALE

BMG NO. : L-01

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

MULCH - PLACE 3"
LAYER OF SPECIFIED
MULCH. DO NOT PLACE
IN CONTACT WITH
SHRUB TRUNK. KEEP
MULCH WEEDS AND
REPLACE AS NEEDED.

REMOVE TOP 1/3 OF BURLAP
CUT & REMOVE ALL STRAPPING,
ROPES, AND WIRE CAGES. FOR
CONTAINER PLANTS, CUT
ROOTS ON FOUR (4) SIDES AND/
OR SPREAD OUT IN NEW SOIL
MIXTURE.

SHRUB PLANTING DETAIL

NO SCALE

BMG NO. : L-03

GENERAL LANDSCAPE NOTES :

- 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 CALLEDUS 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.
- 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 1/2", 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.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES).
- LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
- AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
- 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.
- NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
- NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
- NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
- ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
- 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.
- TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER, THE LANDSCAPE ARCHITECT AND WORCESTER COUNTY.
- 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:

- 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
- 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.
- 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 SPACES 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

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North Carolina

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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-101

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 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.

PRECISE. RESPONSIVE. SOLUTIONS.

1129 West Governor Road, P.O. Box 797, Hershey, PA 17033-0797

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 timber 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

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



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

IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER ANY DOCUMENT WHICH BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

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

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

T-SP-1.0

TITLE SHEET

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

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

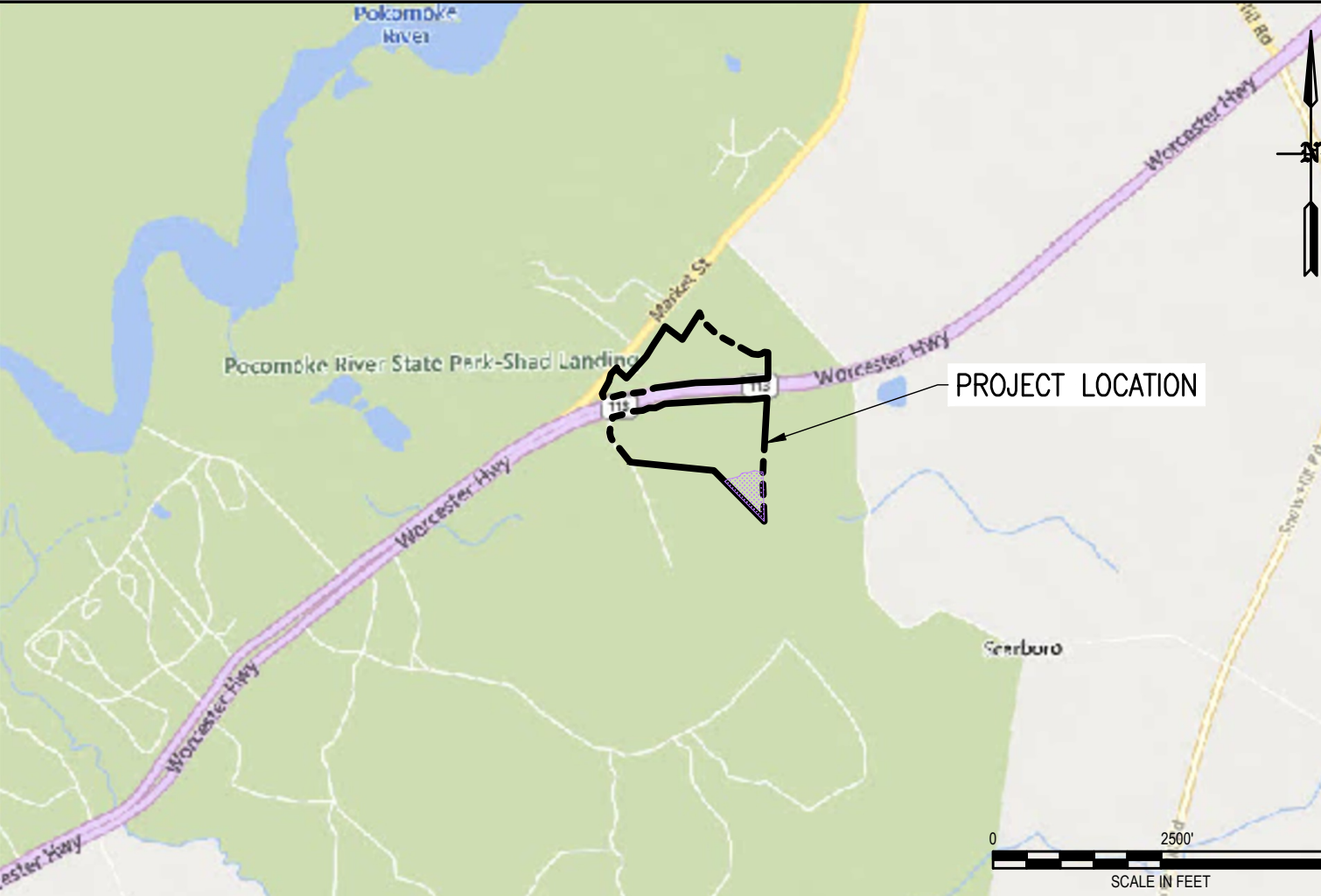
DESIGN ENGINEER

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

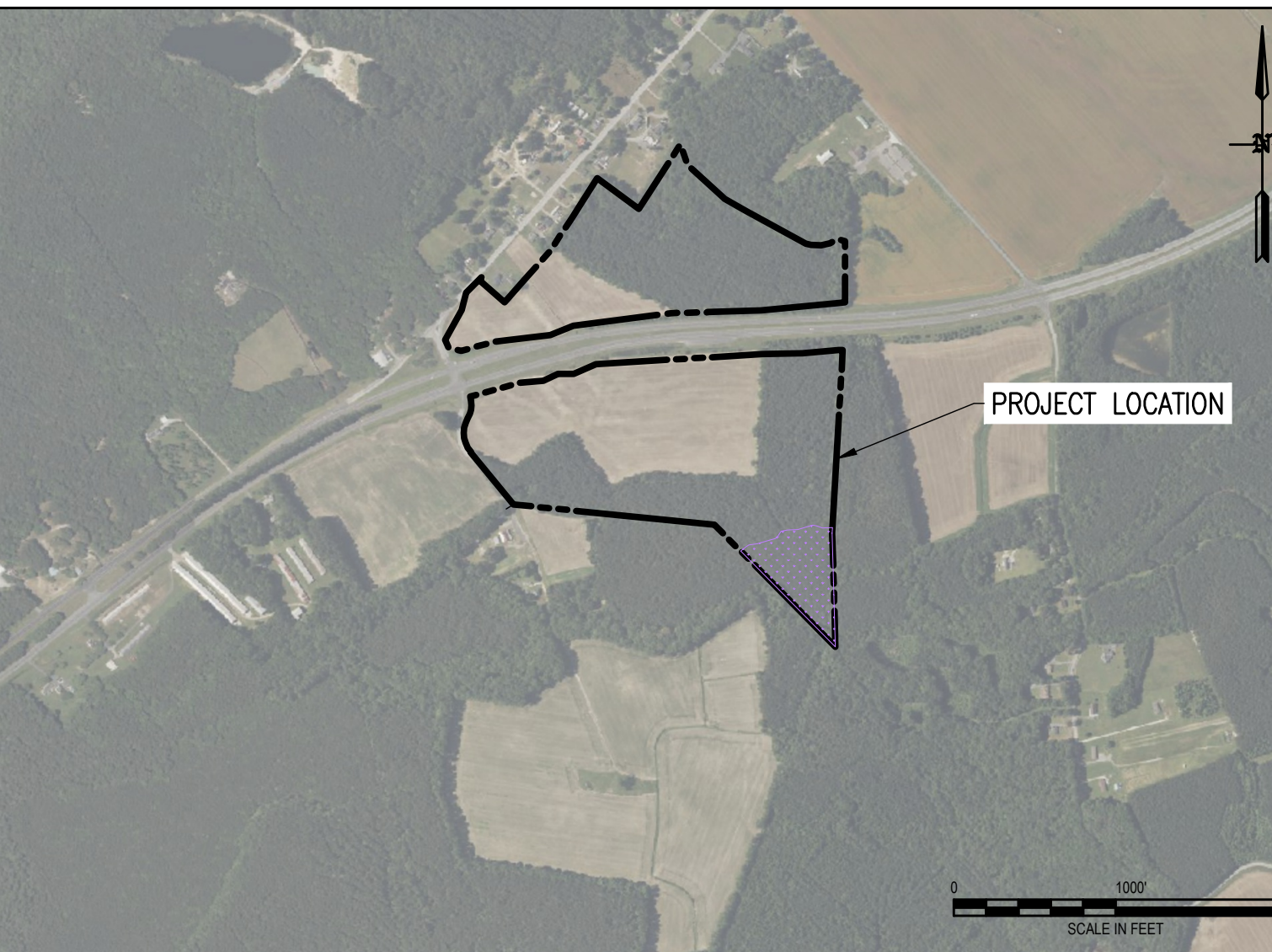
LEGAL COUNSEL

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

LOCATION MAP



AERIAL VIEW



GENERAL ABBREVIATIONS

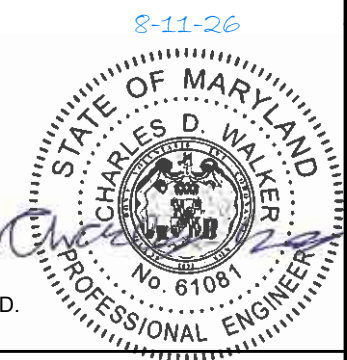
(E) EXISTING	MFR MANUFACTURER
AHJ AUTHORITY HAVING JURISDICTION	MOD SOLAR MODULE
AL ALUMINUM	NS NORTH-SOUTH
APPROX APPROXIMATE	NTS NOT TO SCALE
ARY ARRAY	OAE OR APPROVED EQUAL
BLDG BUILDING	OC ON CENTER
NLE NEW LEAF ENERGY	OD OUTSIDE DIAMETER
CL CENTERLINE	OFCl OWNER FURNISHED CONTRACTOR INSTALLED
DAS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



VICINITY MAP



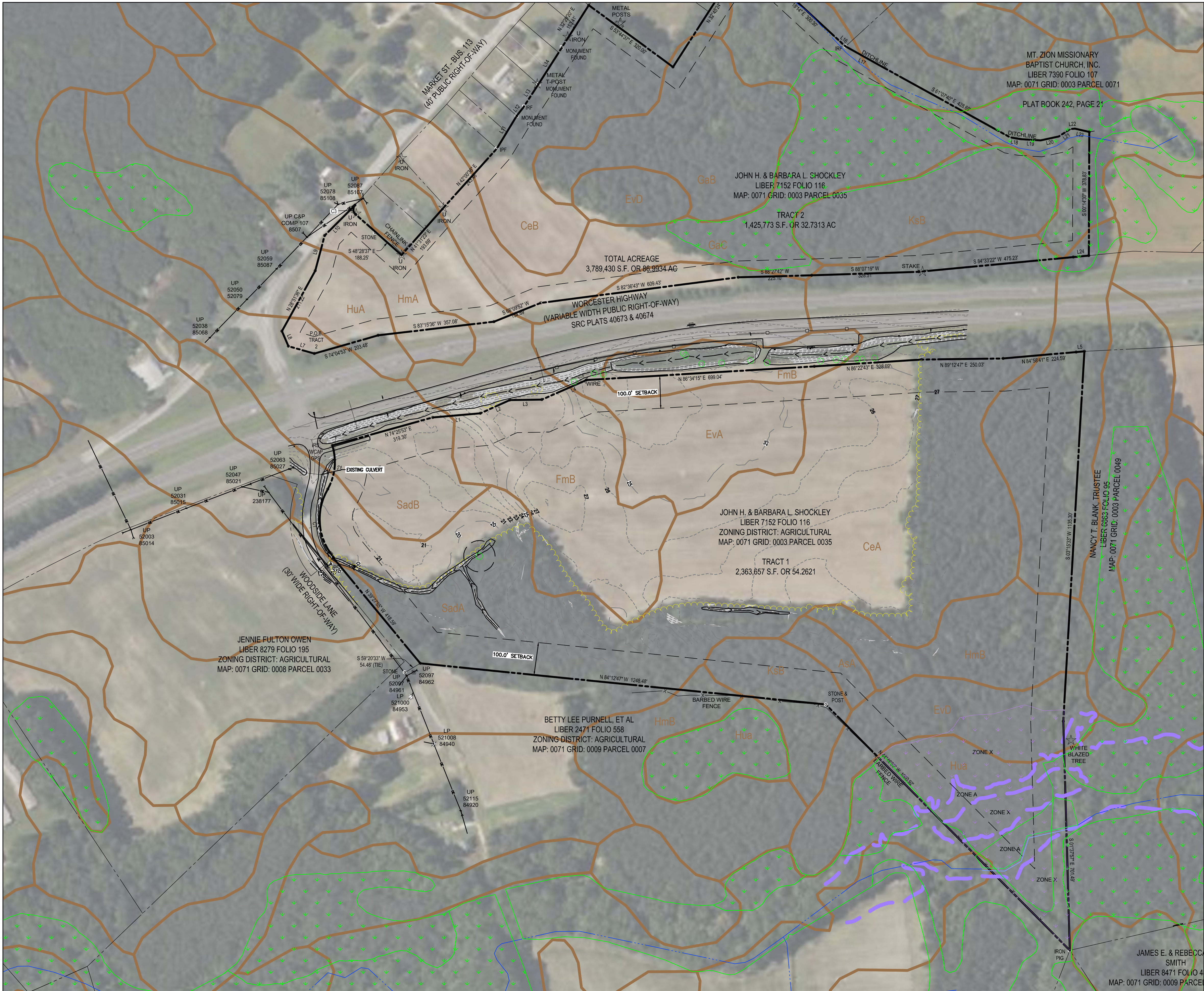
BASIS OF DESIGN

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



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
- EXISTING OVERHEAD ELECTRIC LINE W/ UTILITY POLE
- 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 GUIDELINE
- EXISTING SLOPES >15%

SOILS LEGEND						
SYMBOL	DESCRIPTION (FARMLAND TYPE)	HSG	K FACTOR	AREA OF PARCE L	% OF PARCE L	AREA OF PF WITHIN LOD (AC)
AsA*	ASKECKSY LOAMY SAND, 0 TO 2 PERCENT SLOPES (NOT PRIME FARMLAND)	AD	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
EvA	EVESBORO LOAMY SAND, 0 TO 2 PERCENT SLOPES (NOT PRIME FARMLAND)	A	0.17	4.2	7.8	0.0
EvD	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES (NOT PRIME FARMLAND)	A	0.05	2.9	5.4	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
GaB	GALESTOWN LOAMY SAND, 2 TO 5 PERCENT SLOPES (FARMLAND OF STATEWIDE IMPORTANCE)	A	0.05	3.6	6.6	0.0
HmB	HAMMONTON LOAMY SAND, 0 TO 2 PERCENT SLOPES (ALL AREAS ARE PRIME FARMLAND)	B	0.10	3.7	6.8	0.0
HuA*	HURLOCK LOAMY SAND, 0 TO 2 PERCENT SLOPES (FARMLAND OF STATEWIDE IMPORTANCE)	AD	0.02	4.2	7.8	0.0
KsB	KLEI LOAMY SAND, 2 TO 5 PERCENT SLOPES (FARMLAND OF STATEWIDE IMPORTANCE)	AD	0.15	1.5	2.7	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
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
TOTAL				54.3	100.0	8.3

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

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

GENERAL NOTES:

- THE BASE MAP SHOWN HEREON HAS BEEN CREATED USING AERIAL PHOTOGRAPHY, EXISTING TOPOGRAPHY, AND PROPERTY LINES OBTAINED FROM ALTA/NSPS LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING LTD, DATED MARCH 2025.
- WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC, IN A REPORT DATED NOVEMBER 22, 2023.
- FOREST STAND DELINEATION WAS CONDUCTED BY ARM GROUP LLC ON DECEMBER 20, 2024
- PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS CONDUCTED BY ARM GROUP LLC ON NOVEMBER 6, 2023
- THIS PLAN IS IN THE MARYLAND STATE PLAN, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
- SOIL BOUNDARIES OBTAINED FROM THE NRCS WEB SOIL SURVEY.
- CHESAPEAKE AND ATLANTIC COASTAL BAY CRITICAL AREAS ARE NOT LOCATED WITHIN THE PROPERTY VICINITY
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 24047C0245H, PANEL 245 OF 450, EFFECTIVE JULY 16, 2015, THE PROJECT IS LOCATED ENTIRELY OUTSIDE OF THE 100-YEAR FLOODPLAIN. HOWEVER, THERE IS FLOODPLAIN ON THE PROPERTY.

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

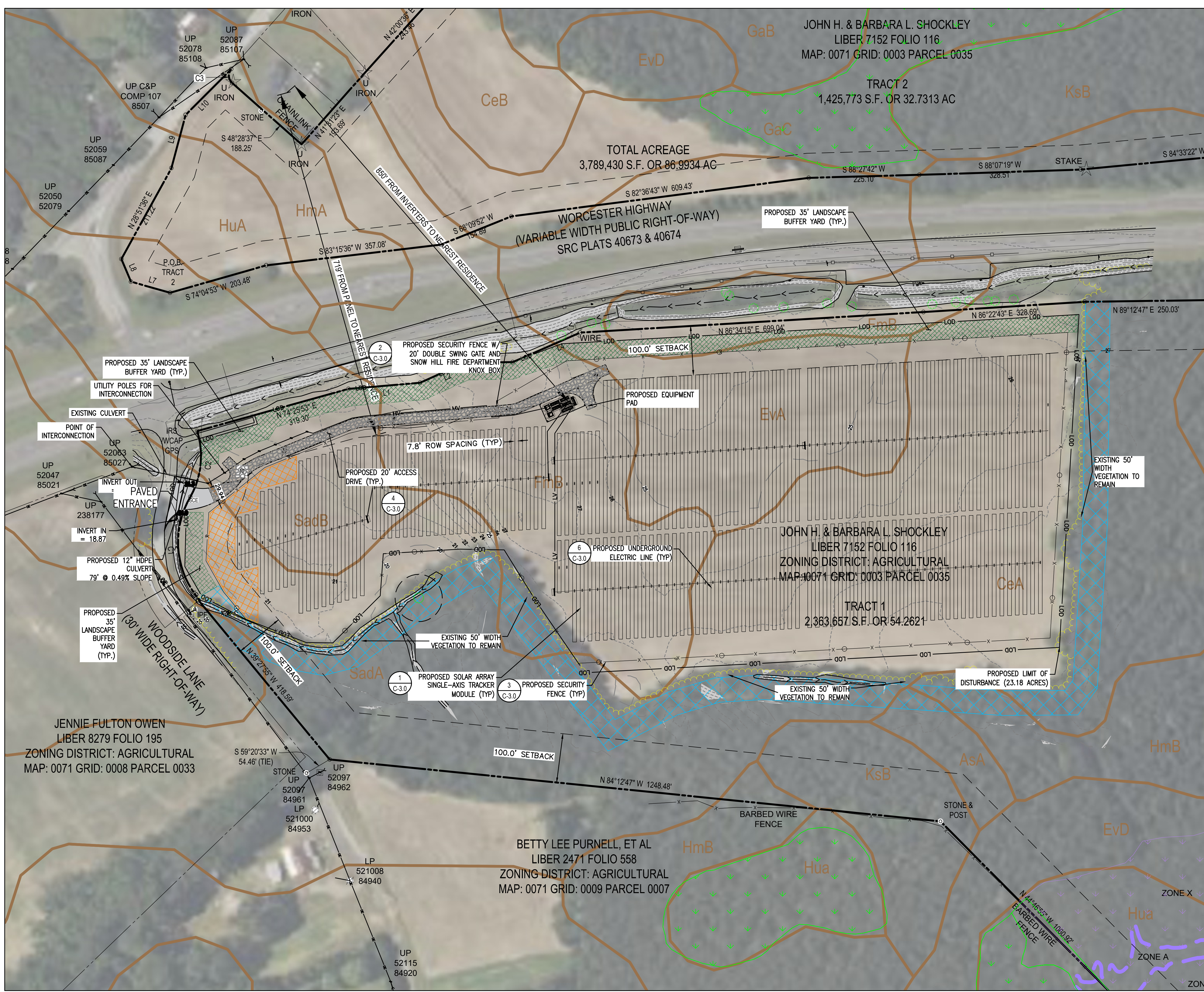
PROJECT NUMBER:
23011299

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

SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
AT 1" = 24" X 36"

C-SP-1.0

EXISTING CONDITIONS PLAN



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

EXISTING OVERHEAD ELECTRIC LINE

W/ UTILITY POLE

EXISTING UNDERGROUND ELECTRIC LINE

EXISTING UNDERGROUND COMMUNICATION LINE

EXISTING STREAM SURFACE

WATER FEATURE

EXISTING VERIFIED STREAM

EXISTING DITCH

EXISTING 100-YR FEMA FLOODPLAIN

WB

WETLAND BUFFER

SB

STREAM BUFFER

HnB

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 GUIDELINE

EXISTING SLOPES >15%

LOD

PROPOSED LIMIT OF DISTURBANCE

PROPOSED ACCESS DRIVE

PROPOSED SOLAR MODULES

PROPOSED FENCE

OHW

PROPOSED OVERHEAD ELECTRIC

LV

PROPOSED LOW VOLTAGE CONDUIT

MV

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.)

PERIMETER SIGNAGE

- GENERAL NOTES:**
- THE BASE MAP SHOWN HEREON HAS BEEN CREATED USING AERIAL PHOTOGRAPHY, EXISTING TOPOGRAPHY, AND PROPERTY LINES OBTAINED FROM ALTAIRSPS LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING LTD, DATED SEPTEMBER 2024.
 - WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC, IN A REPORT DATED NOVEMBER 22, 2023.
 - FOREST STAND DELINEATION WAS CONDUCTED BY ARM GROUP LLC ON DECEMBER 20, 2024.
 - PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS CONDUCTED BY ARM GROUP LLC ON NOVEMBER 6, 2023.
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 - ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FEET, UNLESS OTHERWISE SPECIFIED, AND ARE TO BE CONFIRMED ON-SITE PRIOR TO CONSTRUCTION.
 - EXISTING ZONING: AGRICULTURAL (A-1) DISTRICT.
 - EXISTING USE: AGRICULTURE
 - PROPOSED USE: SOLAR ENERGY SYSTEM (SES)
 - TOTAL SITE AREA: 54.26 AC
 - TOTAL PROPOSED DEVELOPMENT AREA (LIMIT OF DISTURBANCE): 23.18 AC
 - TOTAL PROPOSED TREE CLEARING AREA: 0.00 AC
 - TOTAL PROPOSED SES DEVELOPMENT AREA: 23.18 AC; ASSUMED TO BE THE CONSTRAINED (FENCE) SOLAR, ACCESS ROAD, AND STORMWATER MANAGEMENT AREAS.
 - 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 (0 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.
 - SES IS A PERMITTED IN THE A-1 ZONING DISTRICT ON MINIMUM 50 ACRE LOTS PER WORCESTER COUNTY ZONING ORDINANCE SECTION 1-344.
 - 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.
 - SES IS AN UNMANNED FACILITY AND WILL NOT REQUIRE WATER AND SEWERAGE FACILITIES.
 - NO NEW LIGHTING FIXTURES ARE PROPOSED AS PART OF THIS PLAN.
 - THERE ARE NO EXISTING OR PROPOSED VARIANCES.
 - 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 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
 - NET CUT: 654 CY (APPROXIMATE)
NET FILL: 654 CY (APPROXIMATE)
 - 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**

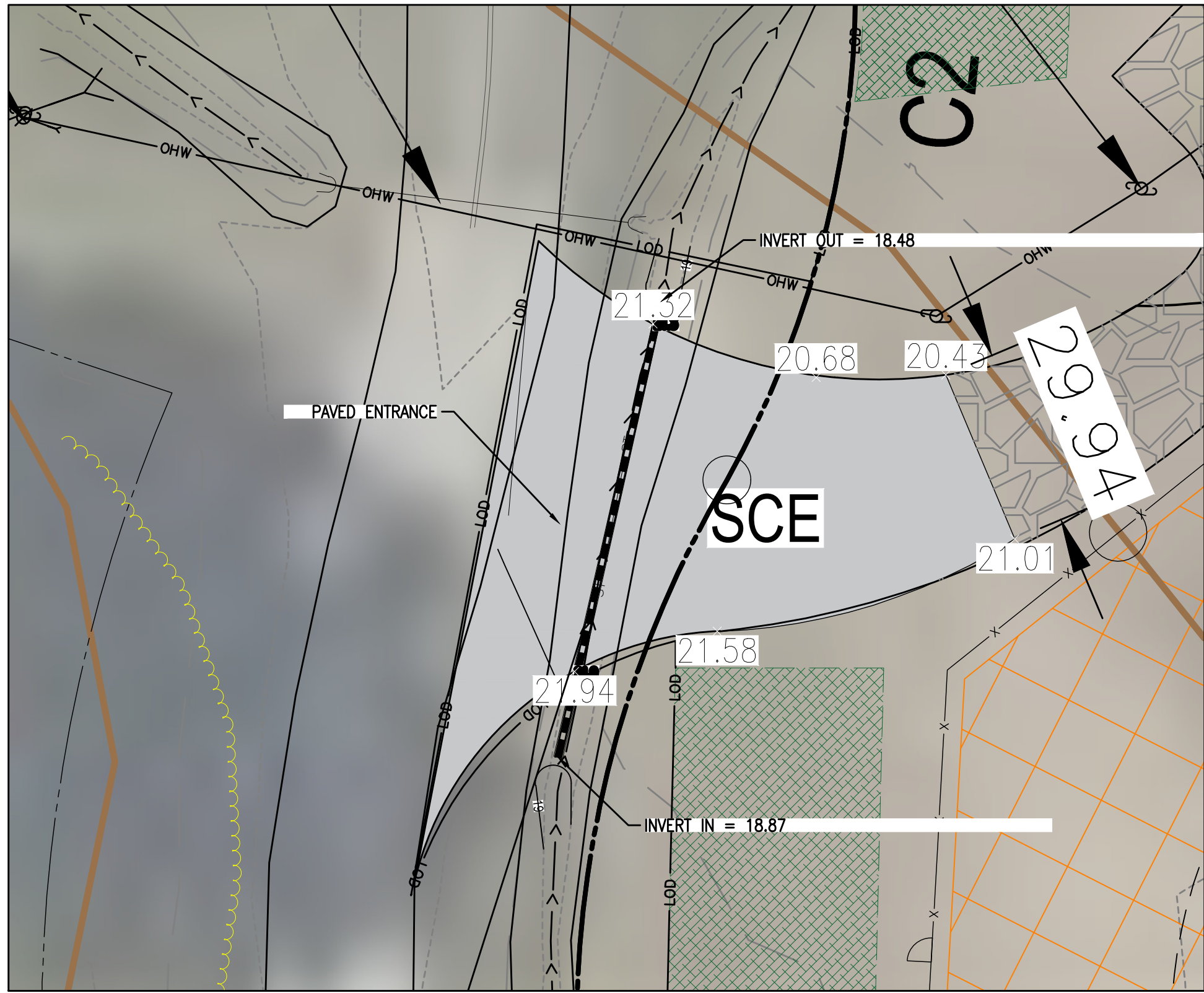
PROJECT NUMBER:
23011299

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

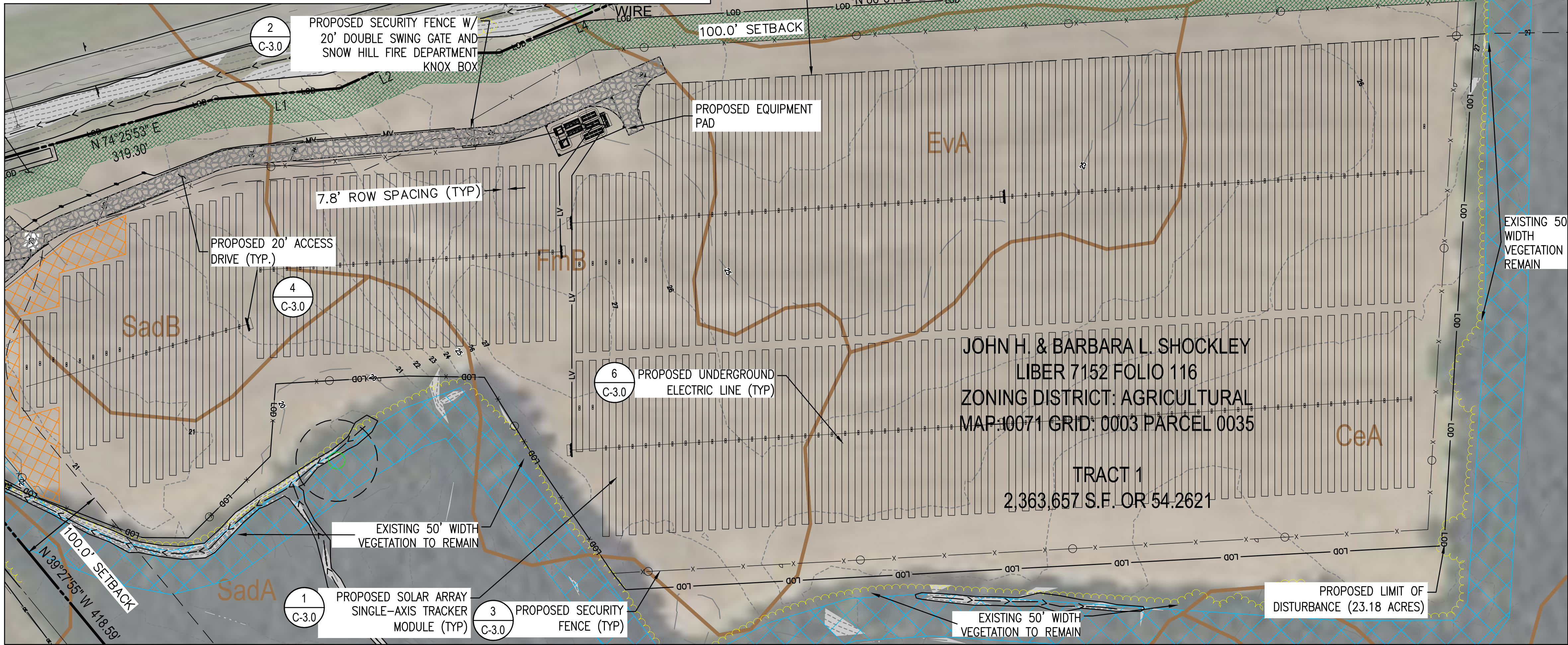
SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ASCH @ 24" X 36"

C-SP-2.0

OVERALL SITE CONDITIONS



SITE ACCESS PLAN
SCALE: 1" = 20'



PROPOSED SITE CONDITIONS
SCALE: 1" = 75'

- 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
 - EXISTING OVERHEAD ELECTRIC LINE W/ UTILITY POLE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING UNDERGROUND COMMUNICATION LINE
 - EXISTING STREAM/ SURFACE WATER FEATURE
 - EXISTING VERIFIED STREAM
 - EXISTING DITCH
 - EXISTING 100-YR FEMA FLOODPLAIN
 - 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%
 - PROPOSED LIMIT OF DISTURBANCE
 - PROPOSED ACCESS DRIVE
 - PROPOSED SOLAR MODULES
 - PROPOSED FENCE
 - PROPOSED OVERHEAD ELECTRIC
 - PROPOSED LOW VOLTAGE CONDUIT
 - PROPOSED MEDIUM VOLTAGE CONDUIT
 - 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
 - EXISTING VEGETATION TO REMAIN

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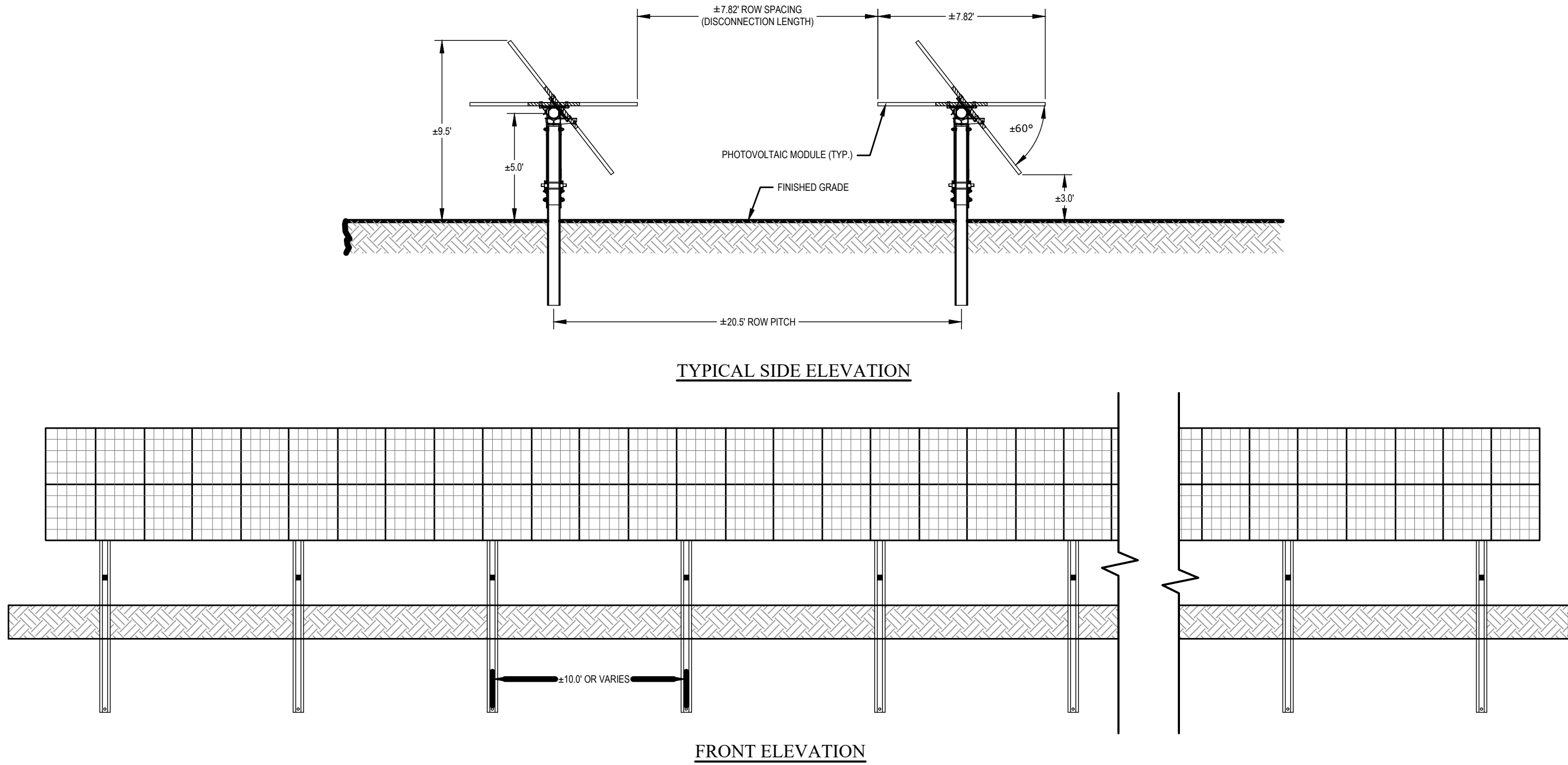
WOODSIDE SOLAR PROJECT
MAJOR SITE PLAN
5589 WOODSIDE LN
SNOW HILL, WORCESTER COUNTY, MD 21863
ELECTION DISTRICT 1

PROJECT NUMBER:
23011299

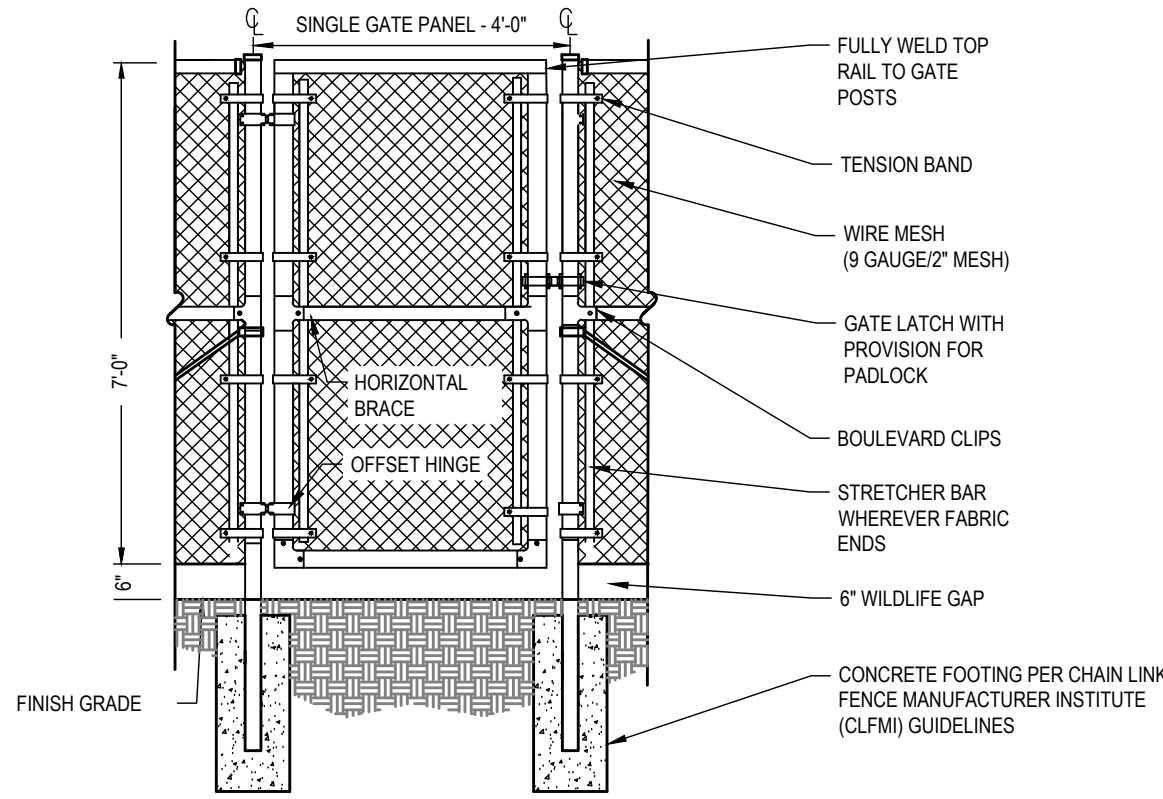
REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
0	04/11/25	TER		SITE USE PERMIT SET
1	02/13/26	TER	DE	WORCESTER COUNTY SUBMISSION

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

C-SP-2.1
PROPOSED SITE
CONDITIONS

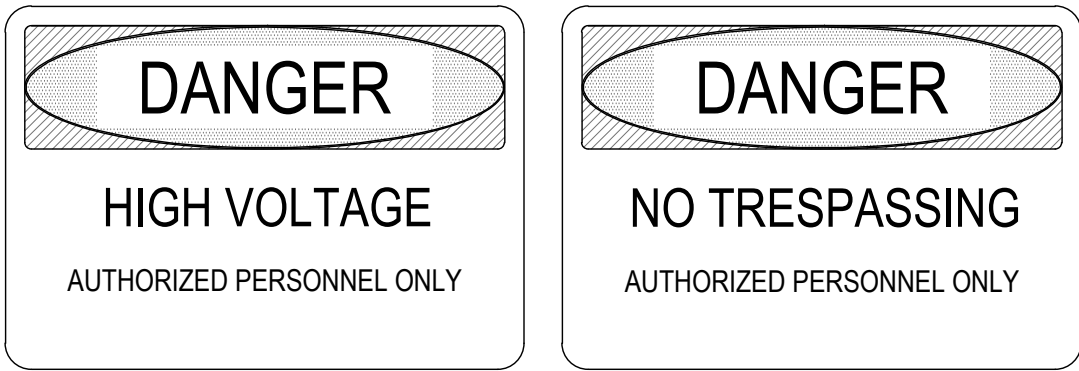


NOTES:
1. THE INFORMATION SHOWN HERE IS FOR GENERAL REFERENCE ONLY. ARRAY CONFIGURATION DIMENSIONS SHOWN HERE MAY VARY.



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

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

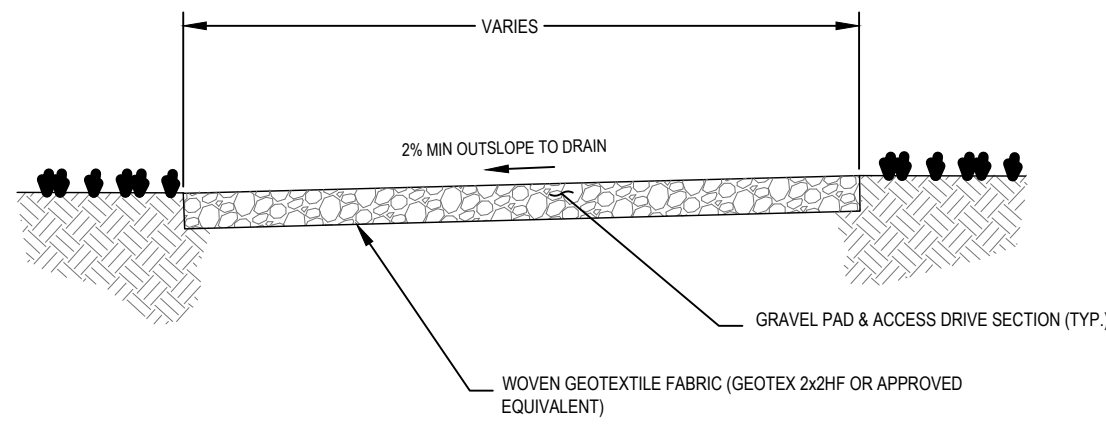


PROPERTY OWNER: WOODSIDE 1 SOLAR, LLC
LEASE HOLDER:
WOODSIDE SOLAR 1, LLC
CONTACT: (888) 898-6273
ADDRESS: 5589 WOODSIDE LANE, SNOW HILL, WORCESTER, MD 21863

NO TRESPASSING
AUTHORIZED PERSONNEL ONLY

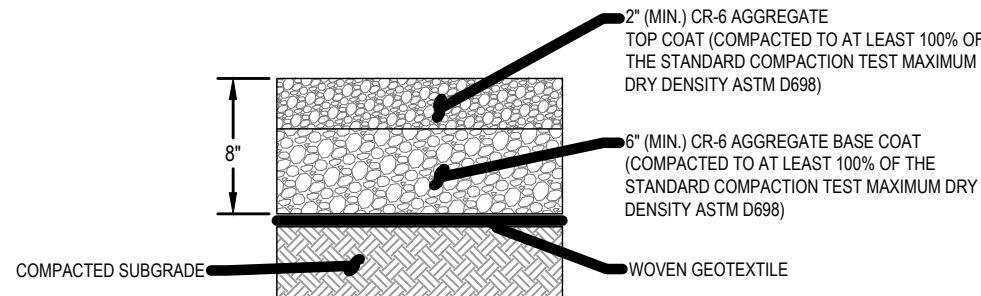
NOTES:
1. SIGNS SHALL BE 24" WIDE BY 18" HIGH, 10 GAUGE ALUMINUM WITH HIGH VISIBILITY REFLECTIVE SHEETING. ANY CHANGES REGARDING SPECIES AND LOCATIONS SHALL BE APPROVED BY WORCESTER COUNTY.
2. LOCATION: ALL ACCESS POINTS TO THE SITE AND EVERY 250' AROUND THE PERIMETER SECURITY FENCING.

8 DETAIL
SIGNAGE (TYP.)
NOT TO SCALE



NOTES:
1. 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. SUBCONTRACTOR TO REFER TO GEOTECHNICAL REPORT PREPARED BY: ARM GROUP, LLC DATED: 3/15/2025 FOR ALL ROADWAY INSTALLATION REQUIREMENTS.

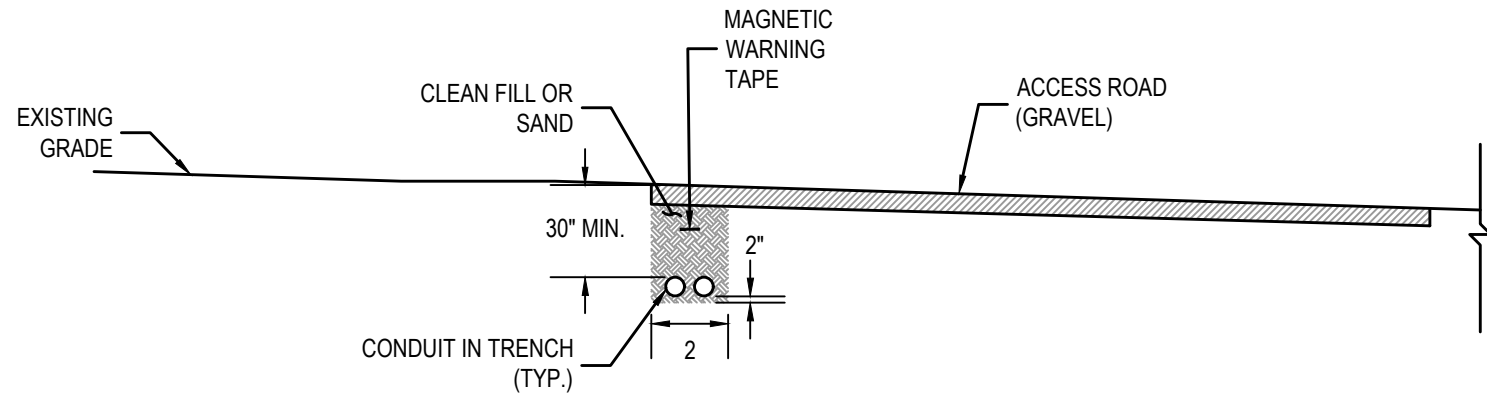
4 DETAIL
GRAVEL ACCESS ROAD (TYP.)
NOT TO SCALE



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

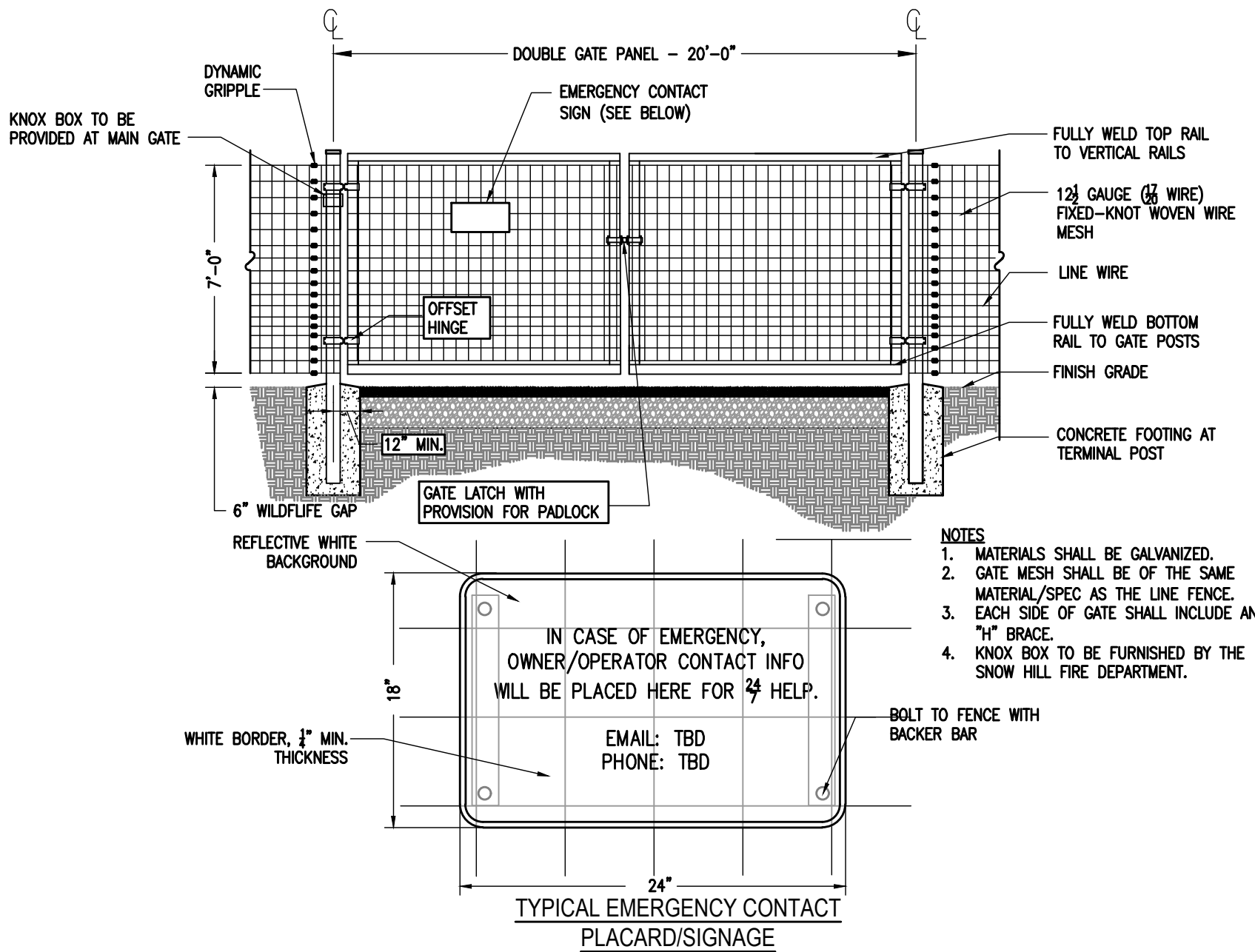
1 PHOTOVOLTAIC (PV) ARRAY (TYP.)

SCALE: NTS

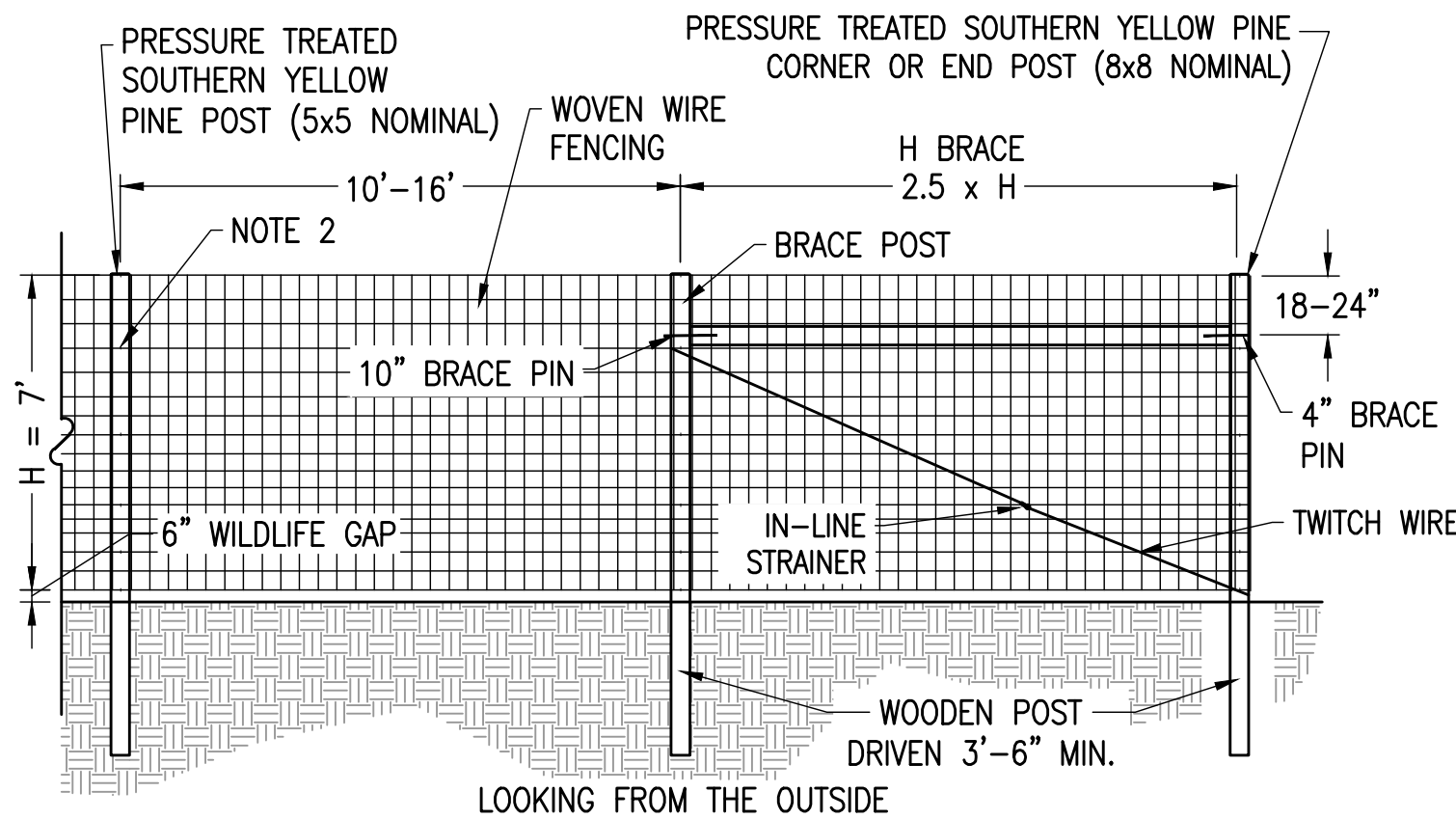


NOTES:
1. CONDUIT LAYOUTS TO BE DETERMINED.

6 DETAIL
CONDUIT TRENCH (TYP.)
NOT TO SCALE



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



NOTES:
1. CORNER BRACING SHALL BE INSTALLED FIRST.
2. FENCE FABRIC SHALL BE BEKAERT SOLIDLOCK PRO, 12 1/2 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 3/8" GALVANIZED PINS.

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

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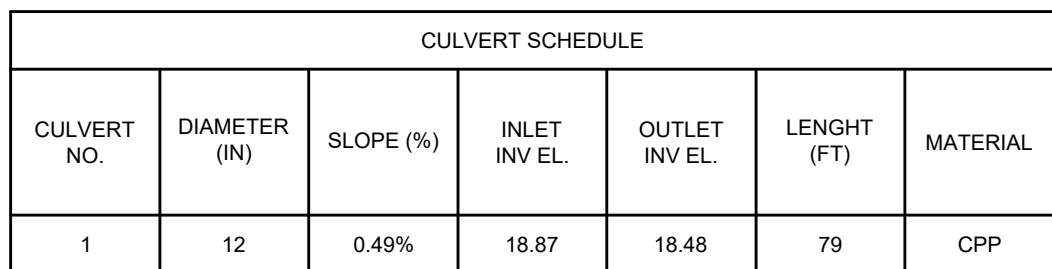
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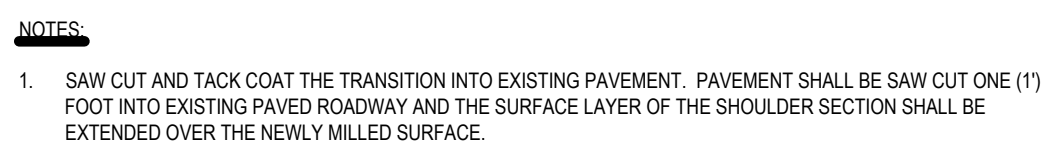
SCALES STATED ON DRAWINGS
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ASCH 0.24" X 36"

C-SP-3.0

SITE DETAILS



- 1 DETAIL
CULVERT (TYP.)
NOT TO SCALE

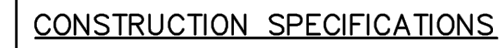


5 DETAIL
PAVEMENT SECTION (TYP.)
NOT TO SCALE



- 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

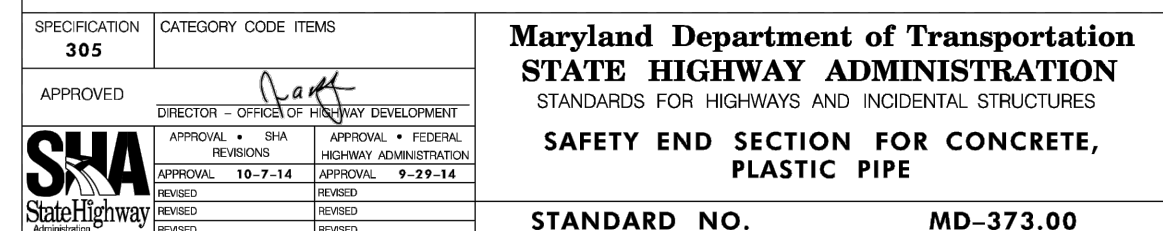


1. RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY 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 FILL (% TO 1/8 INCH STONE FOR 8 INCH GEOTEXTILE AND 3/4 INCH STONE FOR 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 OF 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 HOMOGENEOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILLER 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 EQUAL TO THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
7. CONSTRUCT APRON WITH OR 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

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



6 DETAIL
END SECTION
NOT TO SCALE

STEEL END SECTIONS FOR ROUND PIPE CURVE								
PIPE SIZE DIAMETER (INCHES)	METAL THICK MINIMUM (in./sq. ft.)	DIMENSIONS (IN INCHES)						
		A	H	W	OVERALL DEPTH	C		
						Sloped	Staircase	
18	0.06716	8	6	24	40	32	47	
24	0.06716	8	6	30	46	35	53	
30	0.05972	12	9	36	52	39	59	
36	0.05972	12	9	42	56	102	154	
42	0.05972	16	12	48	60	126	180	
48	0.10972	12	9	54	66	150	224	
60	0.10972	16	12	66	72	174	260	
60	0.10972	16	12	66	99	197	285	
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 CONNECTION.
 - ALL ANCH PIPES EQUIVALENT ROUND DIAMETER AND ROUND PIPES OVER 24" DIAMETER USE TYPE #2 CONNECTION.
 3. TOE PLATE EXTENSIONS ARE TO THE SAME MIN. THICKNESS AS END SECTION. DIMENSIONS SHALL BE OVERALL WIDTH LESS 6" BY 8" MIN.
 4. CORNER BRACINGS AND SAFETY BARS SHALL BE 1" DIA. SCHEDULE 40 ALUMINIZED STEEL PIPE.
 5. SLOTTED HOLES FOR SAFETY BAR ATTACHMENT SHALL BE PROVIDED FOR ALL END SECTIONS.
 6. OPEN ENDS OF PIPES NORMALLY REQUIRE A SITE SPECIFIC DESIGN, AND MAY REQUIRE SPECIAL TREATMENT (SLOPE ENDS, CULVERT EMBANKMENT PROTECTION, PAVED END SLOPES, SAFETY END SECTIONS, OR OTHER SPECIALS).
- SEE SPECIAL DETAILS OR STANDARD DRAWINGS AS CALLED FOR ON PLANS.

SPECIFICATION 305	CATEGORY CODE ITEMS	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
APPROVED	DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT 	
	APPROVAL - SHA REVISIONS APPROVED - 9-19-14 REVISIONS	
	APPROVAL - FEDERAL HIGHWAY ADMINISTRATION APPROVED - 9-27-14 REVISIONS	

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SNOW HILL, WORCESTER COUNTY, MD 21863
ELECTION DISTRICT 1

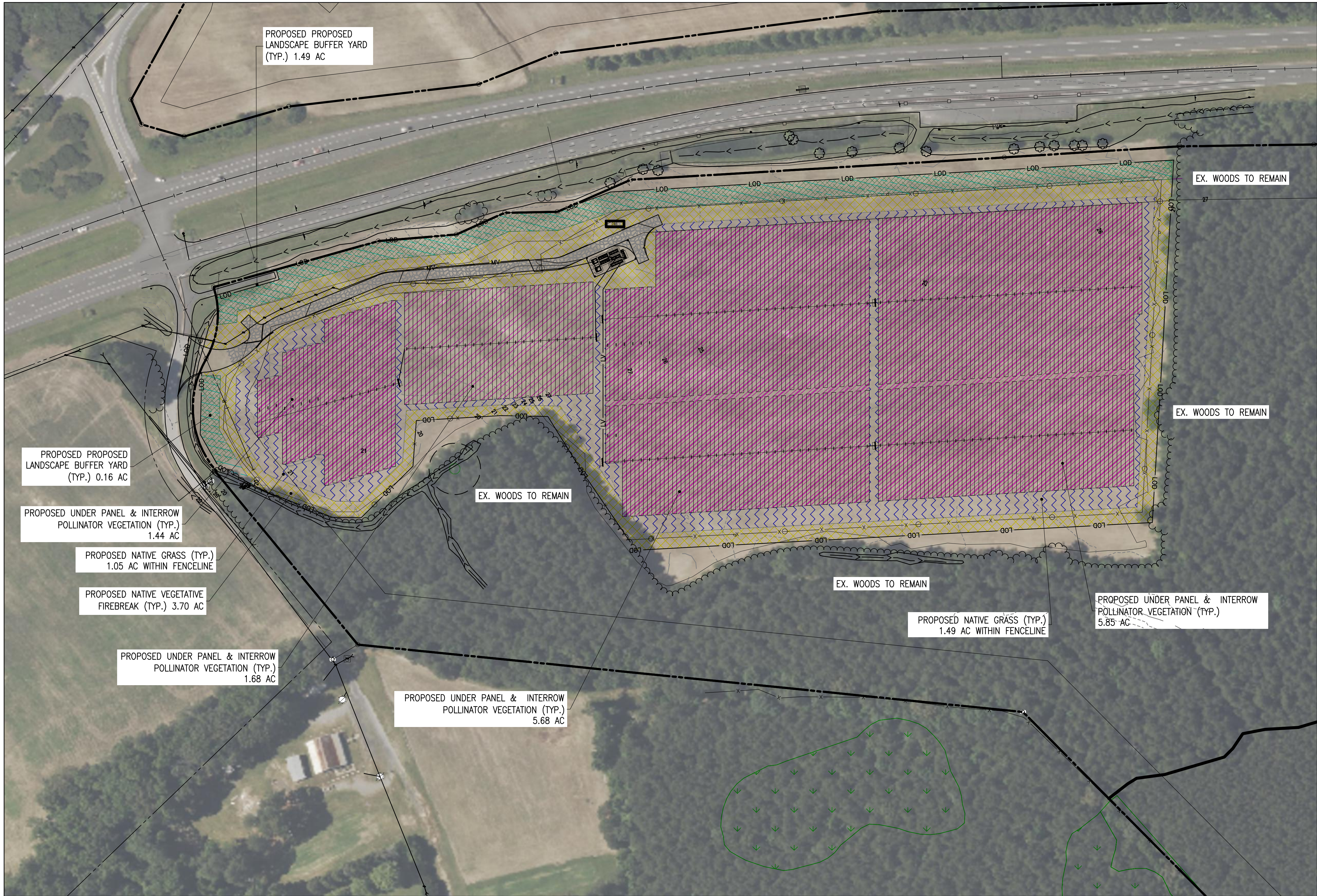
PROJECT NUMBER:
23011299

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

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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:

- NATIVE VEGETATIVE FIREBREAK GRASSES WILL BE INCORPORATED INTO THE 10 FT AND 50 FT VEGETATED BUFFERS.
- FOR CLARITY UNDER PANEL AND INTERROW POLLINATOR VEGETATION IS SHOWN AS HATCHED WITHIN THE SOLAR PANEL TO REPRESENT UNDER PANEL SEEDING.
- 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. 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

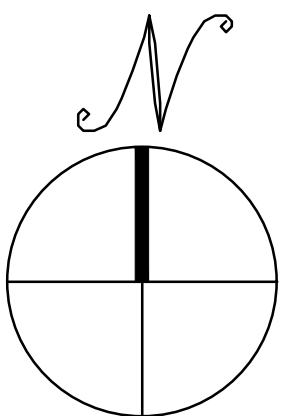
- A. Scope: The Landscape Contractor shall provide all labor, materials, and equipment necessary to complete the work shown on the drawings and described in the specifications. The Landscape Contractor shall verify all quantities of plant material shown on the plan and in the plant list. In the event 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 Mass 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 top-sided habit or any other feature that detracts from its health or appearance, will be rejected.
- E. Dig 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, mud, rock 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:
- 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).
 - 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.).
 - 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.
 - 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:
- 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).
 - 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.).
 - 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 88B) 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.

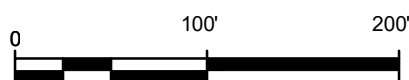
SUMMARY OF CHANGES

- 50' SOLAR PUBLIC ROADWAY VEGETATED BUFFER INCREASED – FROM 1.60 AC TO 1.65 AC
- TOTAL AREA OF NATIVE GRASS REDUCED – FROM 2.93 AC TO 2.54 AC
- TOTAL AREA OF NATIVE VEGETATIVE FIREBREAK REDUCED – FROM 3.78 AC TO 3.70 AC
- TOTAL AREA OF UNDER PANEL & INTERROW POLLINATOR VEGETATION REDUCED – FROM 15,16 AC 14.65 AC
- 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 BayberryTHE 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'



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

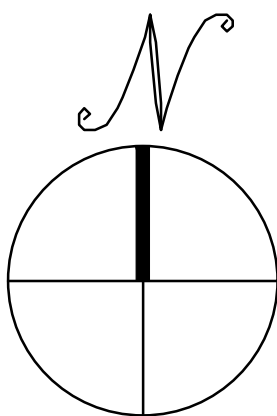
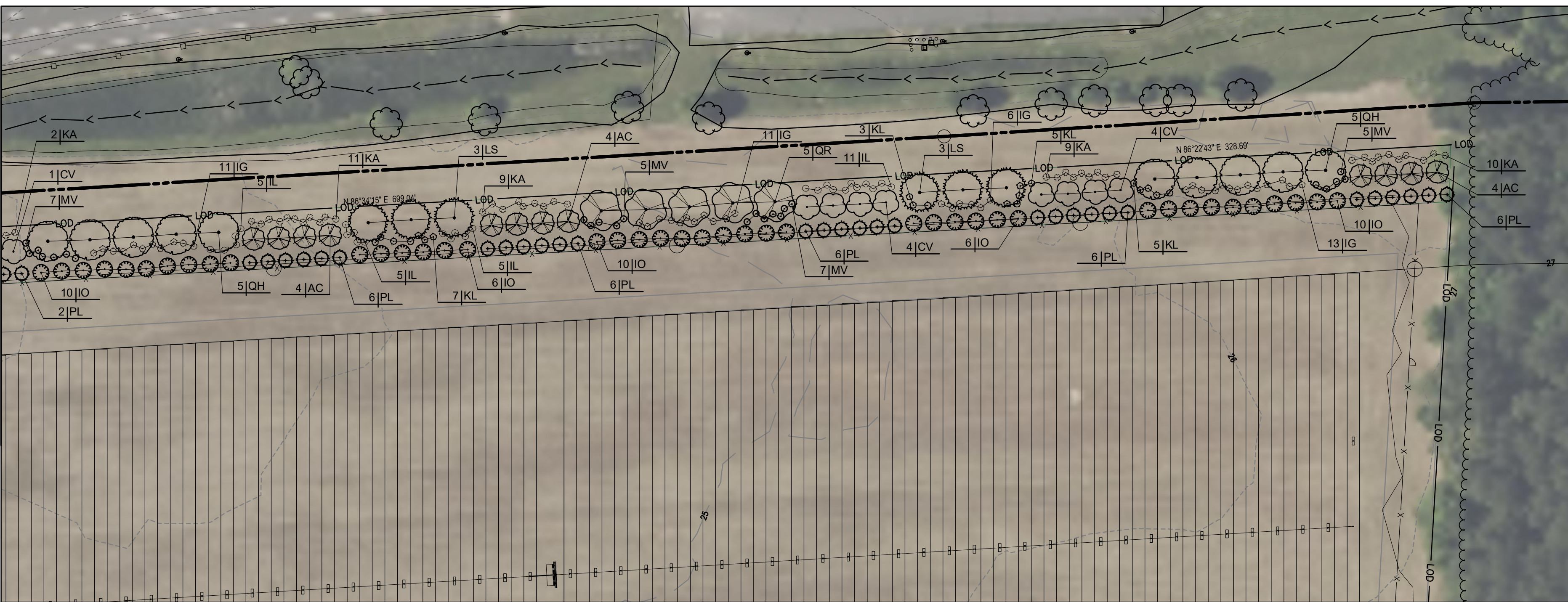
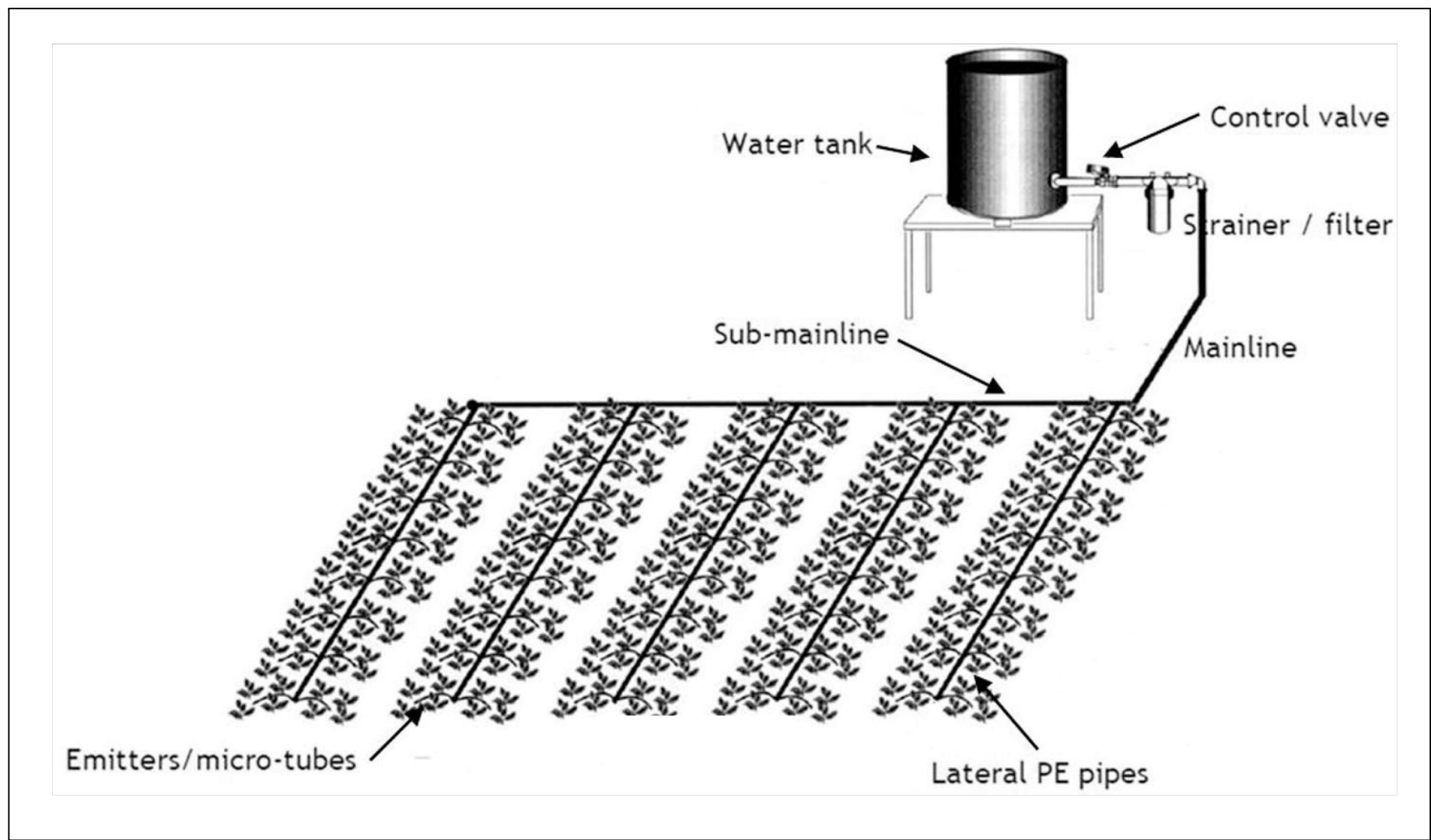
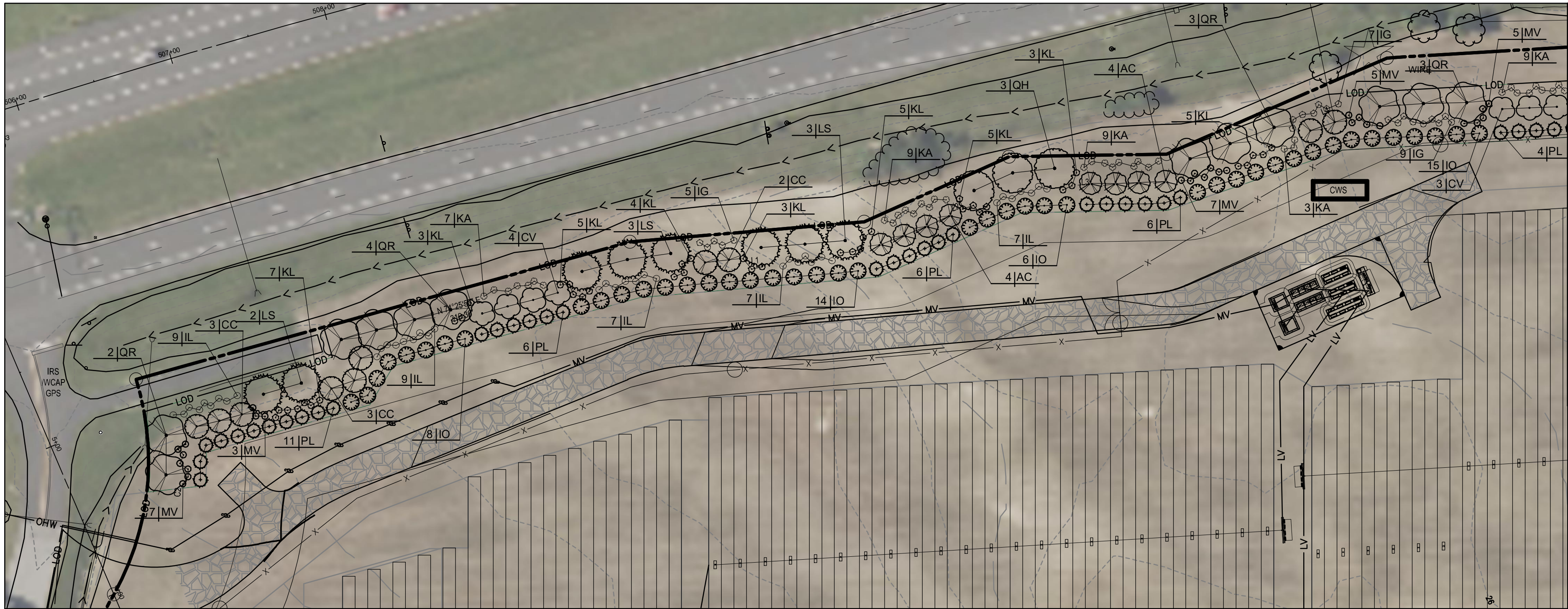
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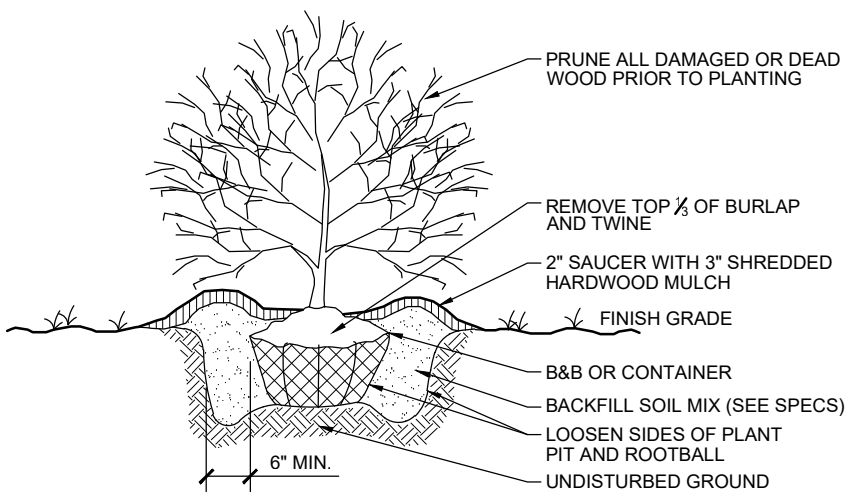
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LANDSCAPE PLAN

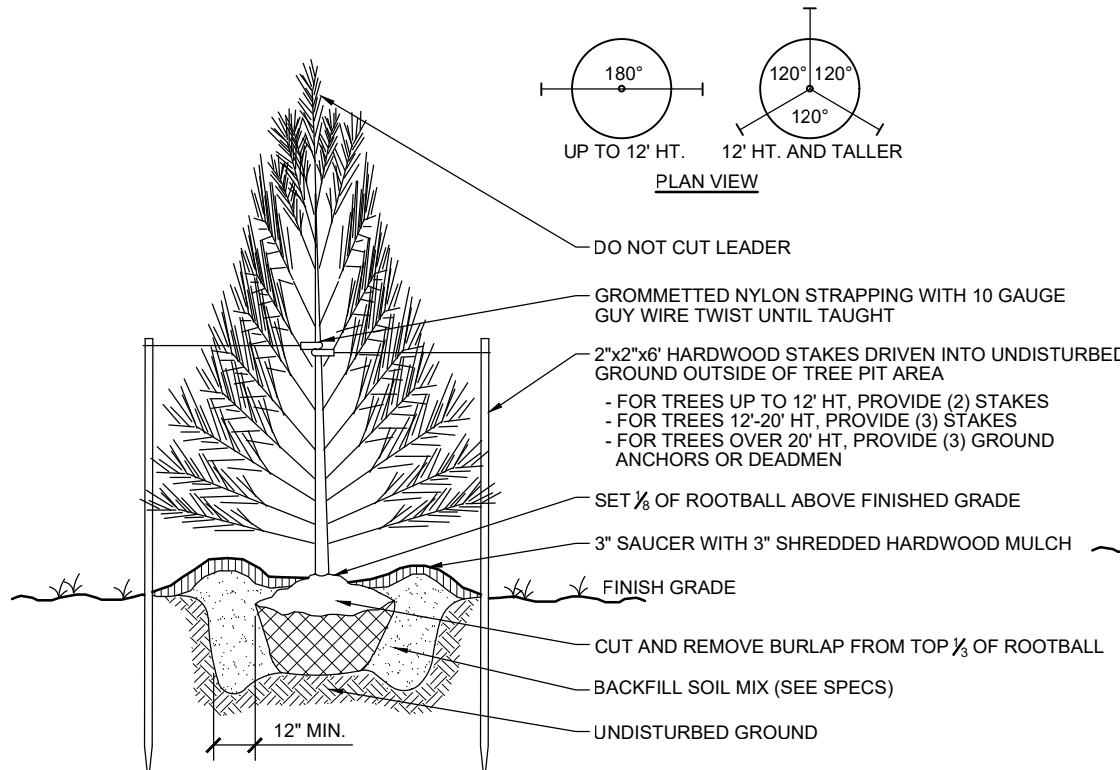


DETAILED LANDSCAPE PLAN

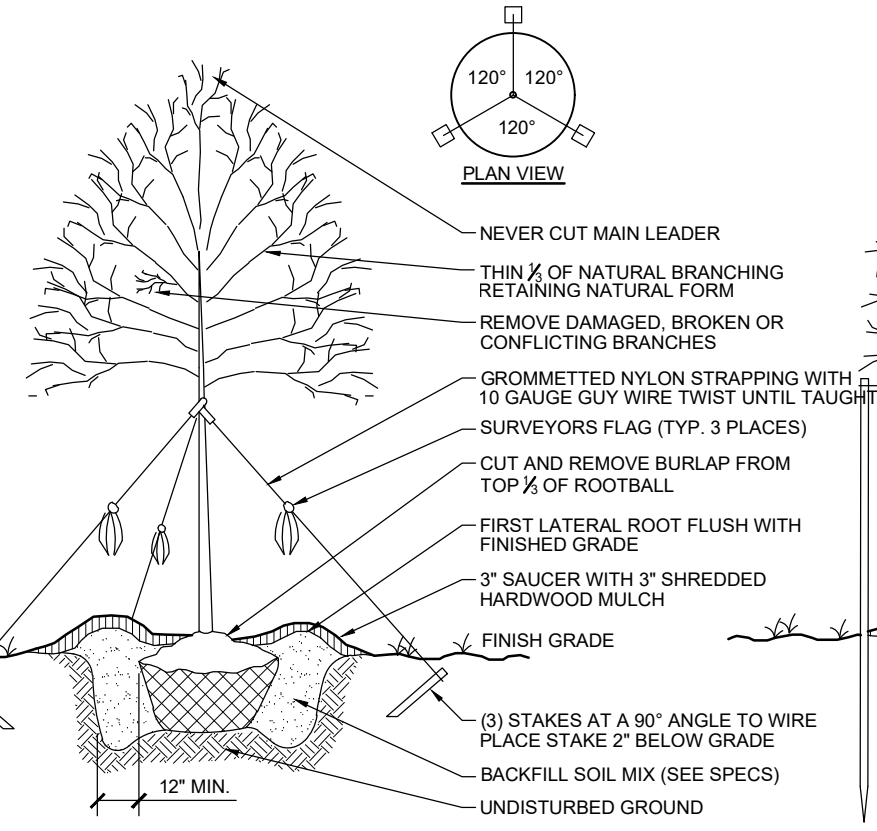
SCALE: 1" = 50'



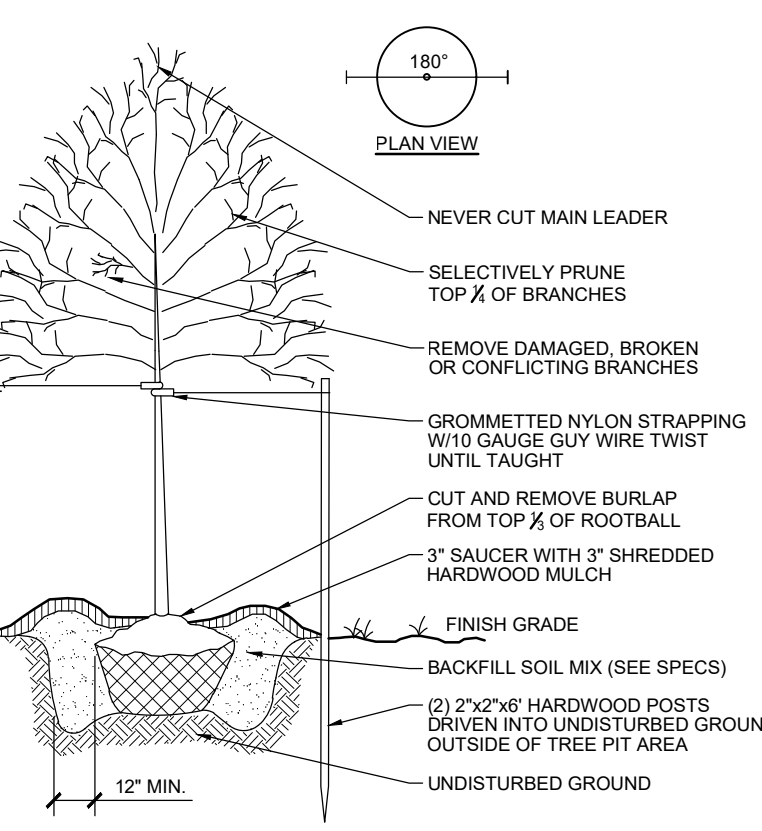
SHRUB PLANTING DETAIL
NTS



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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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	<i>Ornamental Trees</i>	1½ -2 -inch caliper	200 per ea.	10,600
168	Evergreen Trees	6 foot high	250 per ea.	42,000
342	<i>Shrubs</i>	24-36 inch	50 per ea.	17,100
2.54	<i>Native Grass Seed Mix</i>		300 per ac.	762
3.70	<i>Native Vegetative Firebreak Mix</i>		100 per ac.	370
14.65	<i>Pollinator Vegetation Seed Mix</i>		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
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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:

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

² Assumes 2% Inflation each year for 5 years.

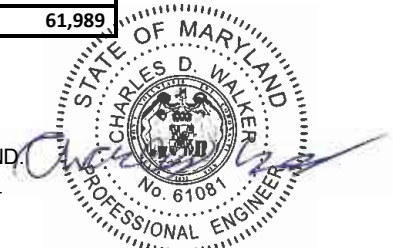
Table 1 - Hauling & Loading Unit Quantities	Quantity	Unit
Hours to Load Trucks (0.5 hr per truck)	42.5	hr
Total Truckloads Required – Gravel	57	ea
Total Truckloads Required – Concrete	2	ea
Total Truckloads Required – Electrical and Fence	4	ea
Total Truckloads Required – Racking	11	ea
Total Truckloads 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.



RE: Woodside and Snow Solar

From David Mathers <dmathers@worcestermd.gov>

Date Tue 8/25/2026 9:39 AM

To Zachary S. White <zswwhite@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



From: Zachary S. White <zswwhite@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@worcestermid.gov; cmshaffer@worcestermid.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



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

You don't often get email from zswwhite@worcestermnd.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: _____
Address: 6217 TIMMONS RD SNOW HILL, MD 21863
Signature: Daniel M. Westerlund Email: _____

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.

PRECISE. RESPONSIVE. SOLUTIONS.

1129 West Governor Road, P.O. Box 797, Hershey, PA 17033-0797

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.

Decommissioning Plan

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 timber 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

A handwritten signature in black ink, appearing to read "Charles D. Walker", is written over a light gray rectangular background.

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



SNOW HILL, WORCESTER COUNTY, MARYLAND

LIST OF SHEETS

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.

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

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 MANAGEMENT REQUIREMENTS HAVE BEEN PRELIMINARILY MET.

THERE ARE NO INFILTRATION OR FILTERING STORMWATER MANAGEMENT PRACTICES PROPOSED WITH THIS PROJECT

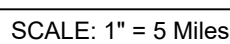
IN ACCORDANCE WITH HOUSE BILL 723, AS OF JULY 1, 2024, SOLAR PHOTOVOLTAIC FACILITIES ARE EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW PROVIDED THERE IS NO CUTTING OR CLEARING OF FOREST, AND PROVIDED THAT ALL FORESTED AREA CUT OR CLEARED IS REPLACED AT A RATIO OF ONE ACRE PLANTED FOR EACH ONE ACRE REMOVED, OR, IS REPLACED AT A RATIO OF ONE HALF ACRE PLANTED FOR EACH 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.

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.

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 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.

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 START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT,
4. PRIOR TO THE REMOVAL OF SEDIMENT CONTROL PRACTICES.

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.



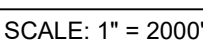
SH MD SOLAR 1, LLC
c/o PARK AVE SOLAR SOLUTIONS LLC
2200 ATLANTIC AVE, FLOOR 6
STAMFORD, CT 06902
(203) 340-8465

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

6413 TIMMONS ROAD, SNOW HILL, MD (38.1963°N, -75.3603°W).

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/PIE: 482 CV
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.



ARM Group LLC
Engineers and Scientists
www.armgroup.net

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

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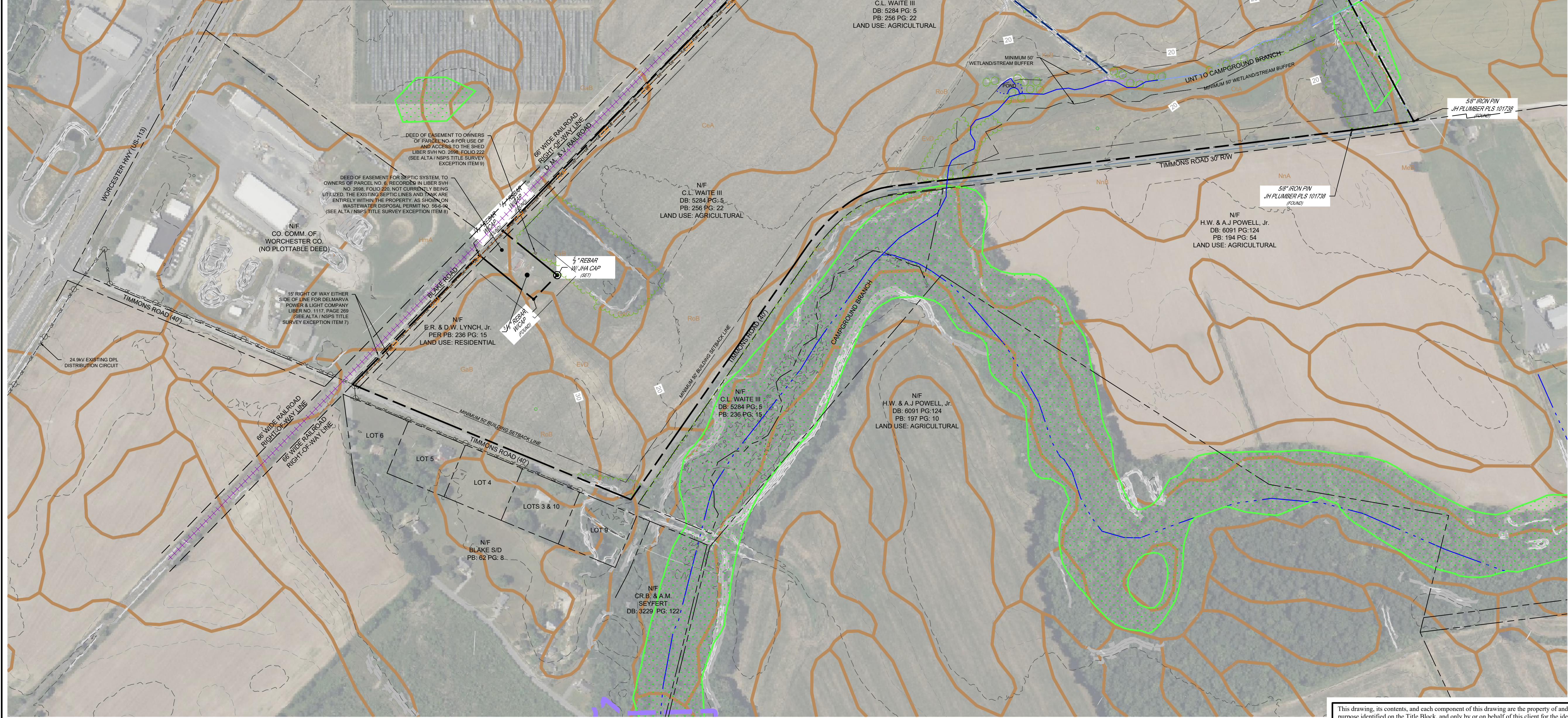
No.	Revision	Date	By

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

SHEET
 AND SEDIMENT AND EROSION
 AL PLAN
 SNOW HILL
 WORCESTER COUNTY, MARYLAND

drawing title	COVER SHEET STORMWATER MANAGEMENT AND CONTROL PLAN
project title	SNOW SOLAR PROJECT SH MD SOLAR 1, LLC

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)	CD		1.1	1.1	0.0	0.0
KsA	KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES (FARMLAND OF STATEWIDE IMPORTANCE)	AD	0.15	0.8	0.9	0.0	0.0
KsB	KLEJ LOAMY SAND, 2 TO 5 PERCENT SLOPES (FARMLAND OF STATEWIDE IMPORTANCE)	AD	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
MoA	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
OIA*	OTHELLO SILT LOAMS, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA (FARMLAND OF STATEWIDE IMPORTANCE)	CD	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
SaB	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)	BD	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:
- 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.
 - WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC ON MAY 10, 2023.
 - FOREST STAND DELINEATION WAS CONDUCTED BY ARM GROUP LLC ON MAY 10, 2023.
 - PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS CONDUCTED BY ARM GROUP LLC ON APRIL 17, 2025.
 - SOIL BOUNDARIES OBTAINED FROM THE NRCS WEB SOIL SURVEY.
 - THIS PLAN IS IN THE MARYLAND STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
 - ALL DIMENSIONS TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FEET, UNLESS OTHERWISE SPECIFIED.
 - UTILITY SCALE SOLAR ENERGY SYSTEMS ARE PERMITTED IN A-1 AGRICULTURAL DISTRICT PER WORCESTER COUNTY ZONING AND SUBDIVISION SUBSECTION ZS 1-344(d)(3).
 - 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).
 - CHESAPEAKE AND ATLANTIC COASTAL BAY CRITICAL AREAS ARE NOT LOCATED WITHIN THE PROPERTY VICINITY.
 - SOLAR ENERGY SYSTEM IS AN UNMANNED FACILITY AND WILL NOT REQUIRE WATER OR SEWERAGE FACILITIES.
 - ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 240470225H, 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.

- 20 EXISTING CONTOURS
- DELINEATED WETLANDS
- NATIONAL WETLAND INVENTORY (NWI) FEATURE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPERTY LINE SETBACK / NATURAL RESOURCE BUFFER
- EXISTING RIGHT-OF-WAY
- EXISTING TREELINE
- EXISTING LANDSCAPING
- LOCAL HISTORIC PROPERTY
- RAILROAD
- EXISTING WATER LINE
- EXISTING COMMUNICATION LINE
- EXISTING OVERHEAD ELECTRIC LINE W/ POLES
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING MAPPED WATERCOURSE / POND
- EXISTING VERIFIED STREAM
- EXISTING 100-YR FEMA FLOODPLAIN
- EXISTING DRAINAGE FEATURE
- EXISTING BUILDING
- EXISTING CULVERT
- EXISTING EDGE OF PAVED ROAD
- EXISTING EDGE OF UNPAVED ROAD
- EXISTING ROAD CENTERLINE
- EXISTING SOIL BOUNDARY AND DESCRIPTOR
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES >25%

ARM Group LLC

Engineers and Scientists

www.armgroup.net

1" = 200'

08/06/26

23010393

0 200 400 600

SCALE IN FEET

EXISTING SITE CONDITIONS PLAN

STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL FINAL PLAN

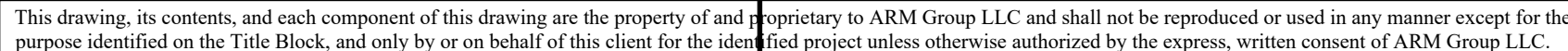
SNOW HILL

WORCESTER COUNTY, MARYLAND

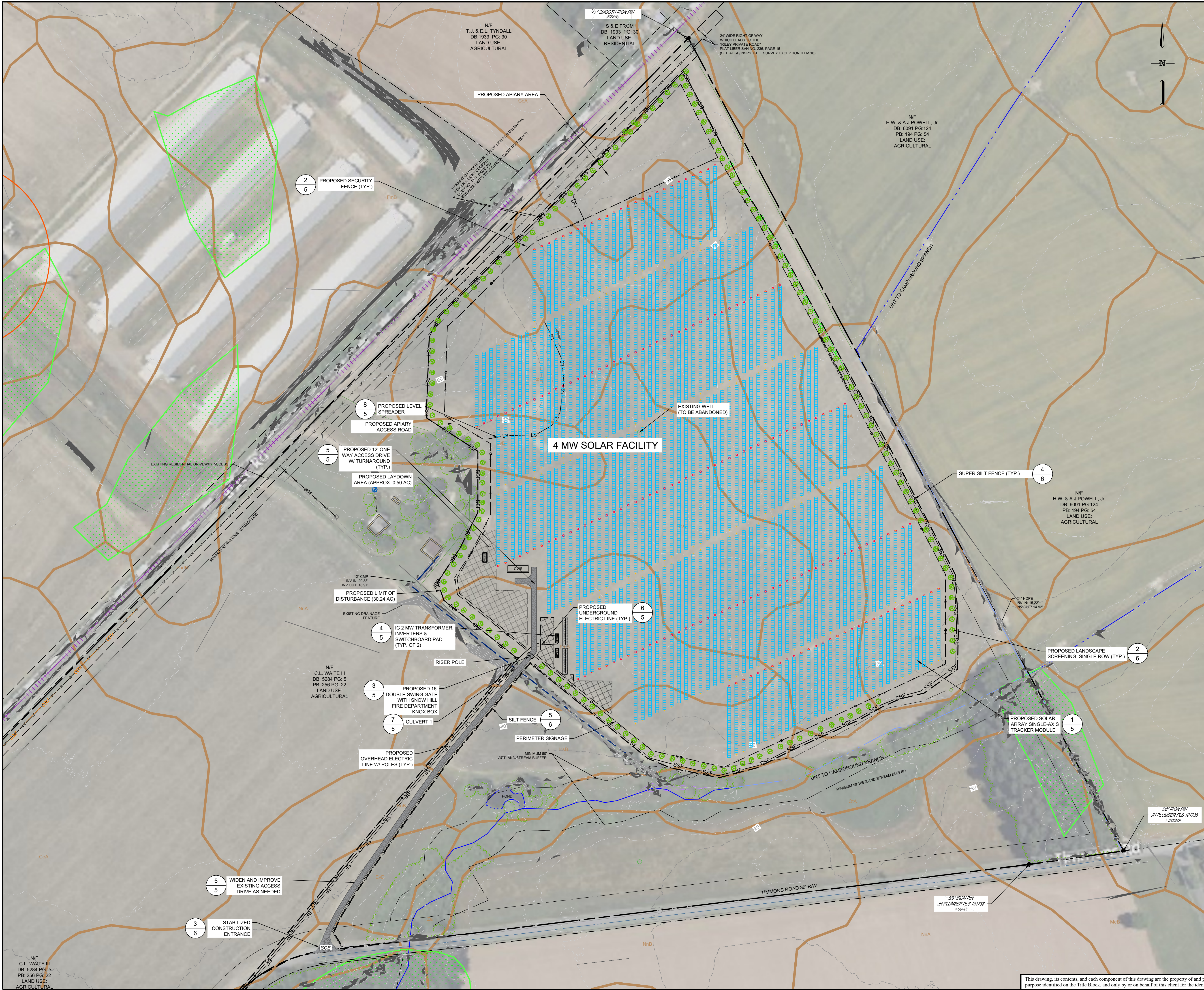
Sheet

2

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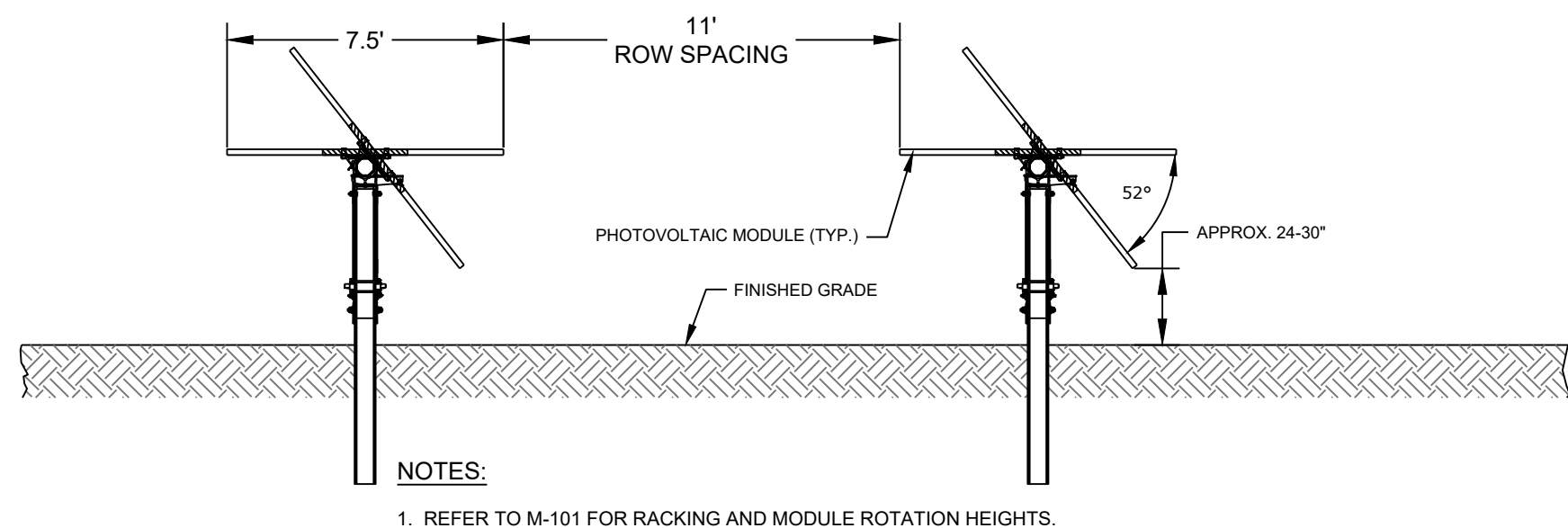
Sheet 3



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
	EXISTING WATER LINE
	EXISTING COMMUNICATION LINE
	EXISTING OVERHEAD ELECTRIC LINE W/ POLES
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING MAPPED WATERCOURSE / POND
	EXISTING VERIFIED STREAM
	EXISTING 100-YR FEMA FLOODPLAIN
	EXISTING DRAINAGE FEATURE
	EXISTING BUILDING
	EXISTING CULVERT
	EXISTING EDGE OF PAVED ROAD
	EXISTING EDGE OF UNPAVED ROAD
	EXISTING ROAD CENTERLINE
	EXISTING SOIL BOUNDARY AND DESCRIPTOR
	PROPOSED CONTOURS
	PROPOSED SECURITY FENCE
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED OVERHEAD ELECTRIC LINE W/ POLE
	PROPOSED ACCESS ROAD / EQUIPMENT PAD
	PROPOSED SOLAR MODULES
	PROPOSED VEGETATED BUFFER
	PROPOSED SUPER SILT FENCE
	PROPOSED SILT FENCE
	PROPOSED LEVEL SPREADERS
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	EXISTING SLOPES 15% - 25%
	EXISTING SLOPES >25%
	CONCRETE WASHOUT
	PERIMETER SIGNAGE

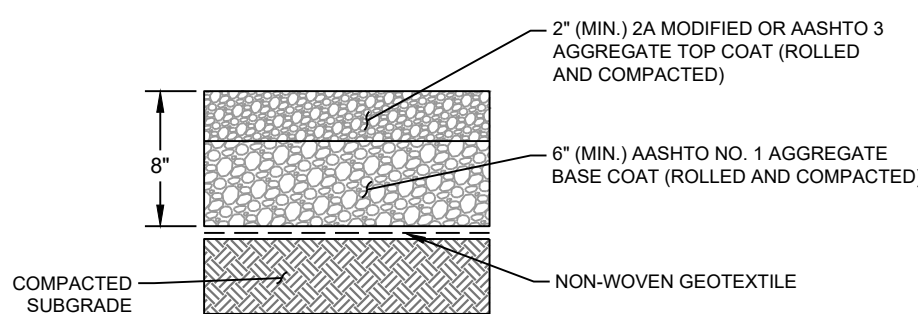


TYPICAL SIDE ELEVATION

1 DETAIL
PHOTOVOLTAIC ARRAY (TYP.)
NOT TO SCALE

-

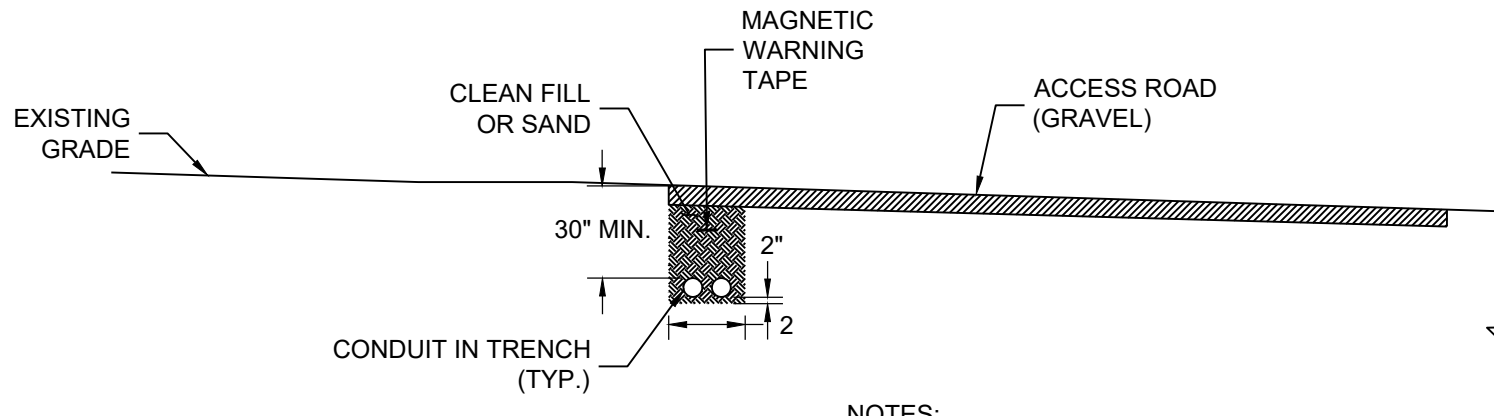
3 DETAIL
DOUBLE SWING GATE (16')
NOT TO SCALE



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

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.

5 DETAIL
GRAVEL ACCESS ROAD
NOT TO SCALE



6 DETAIL
CONDUIT TRENCH (TYP.)
NOT TO SCALE

1. CONDUIT LAYOUTS TO BE DETERMINED

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

DANGER
HIGH VOLTAGE
AUTHORIZED PERSONNEL ONLY



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

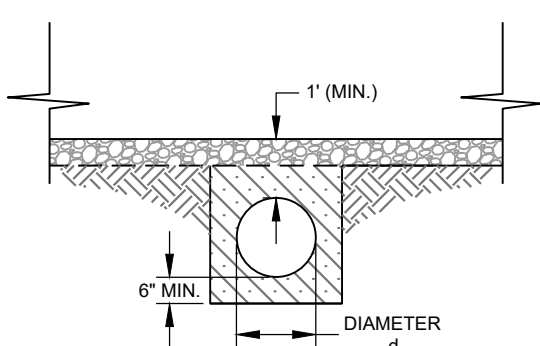
ADDRESS: TIMMONS ROAD
SNOW HILL, MD, 21863

N CASE OF EMERGENCY DIAL 9-1-1
NO TRESPASSING
AUTHORIZED PERSONNEL ONLY

9 DETAIL
SIGNAGE (TYP.)
NOT TO SCALE

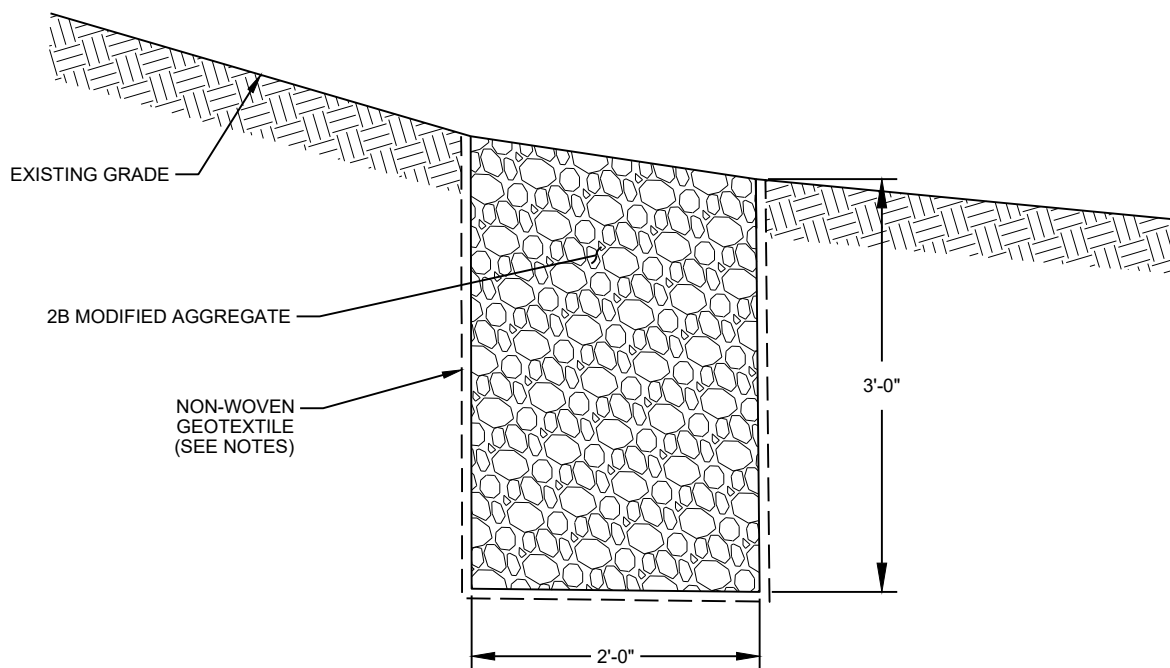
- NOTES:**
1. SIGNS SHALL BE 24" WIDE BY 18" HIGH, 10 GAUGE ALUMINUM WITH HIGH VISIBILITY REFLECTIVE SHEETING.
 2. LOCATION: ALL ACCESS POINTS TO THE SITE AND EVERY 250' AROUND THE PERIMETER SECURITY FENCING.

7 DETAIL
CULVERT (TYP.)
NOT TO SCALE



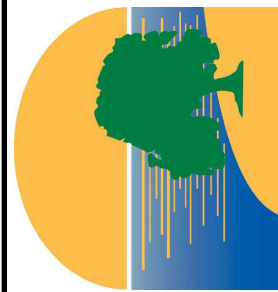
SECTION A-A (SINGLE)

8 DETAIL
LEVEL SPREADER (TYP.)
NOT TO SCALE



NOT TO SCALE

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			

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

SNOW HILL
WORCESTER COUNTY, MARYLAND

SNOW SOLAR PROJECT
SH MD SOLAR 1, LLC

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DATE: 5/29/2025

TO: Chaberton Energy

JOB: Snow Hill

Little Bluestem - <i>Schizachyrium scoparium</i>	33.33%
--	--------

MD Native Pollinator Attract Arumixture	% by WT	lbs./lb.	lbs./acre
Little Bluestem - <i>Scirpus setaceus</i>	33.33%	33.33	5.00
Vicentia Grass - <i>Bouteloua curtipendula</i>	13.33%	2.00	
Sideoats Grass - <i>Elymus virginicus</i>	13.33%	2.00	
Purple Lovegrass - <i>Eragrostis spectabilis</i>	3.33%	0.50	
Partridge Pea - <i>Chamaecrista nictitans</i>	16.67%	2.50	
Blackeyed Susan - <i>Rudbeckia hirta</i>	10.00%	1.50	
Tall White Beardtongue - <i>Penstemon digitalis</i>	5.00%	0.75	
New England Aster - <i>Aster novae-angliae</i>	1.67%	0.25	
Narrowleaf Mountainmint - <i>Pycnanthemum tenuifolium</i>	1.67%	0.25	
Wild Bergamot - <i>Monarda fistulosa</i>	1.67%	0.25	
Mix Price/Lb	\$	37.70	
Total Pounds/acre		15.00	

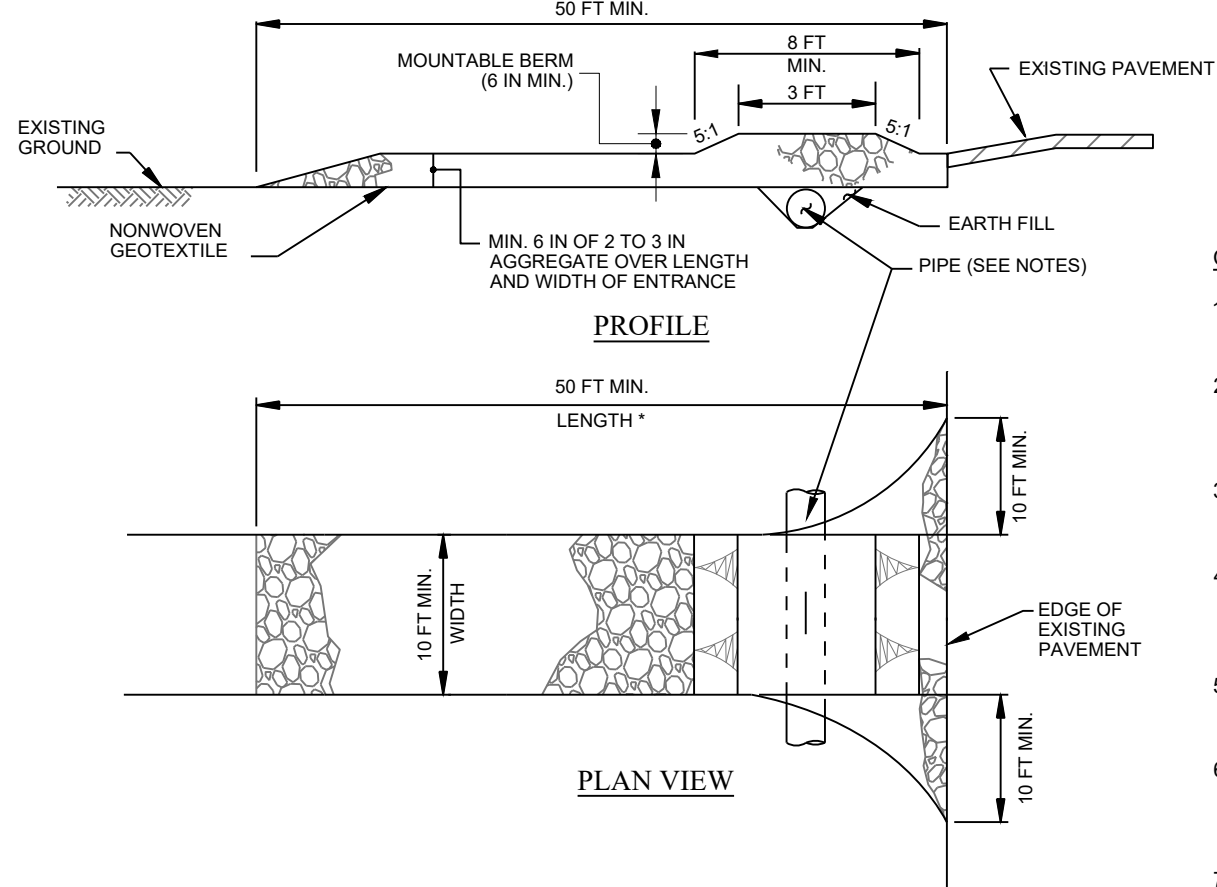
PRICES ARE QUOTED FIRM FOR 30 DAYS AND SUBJECT TO AVAILABILITY AT TIME OF ORDER

Company Official

Gordon Kretser

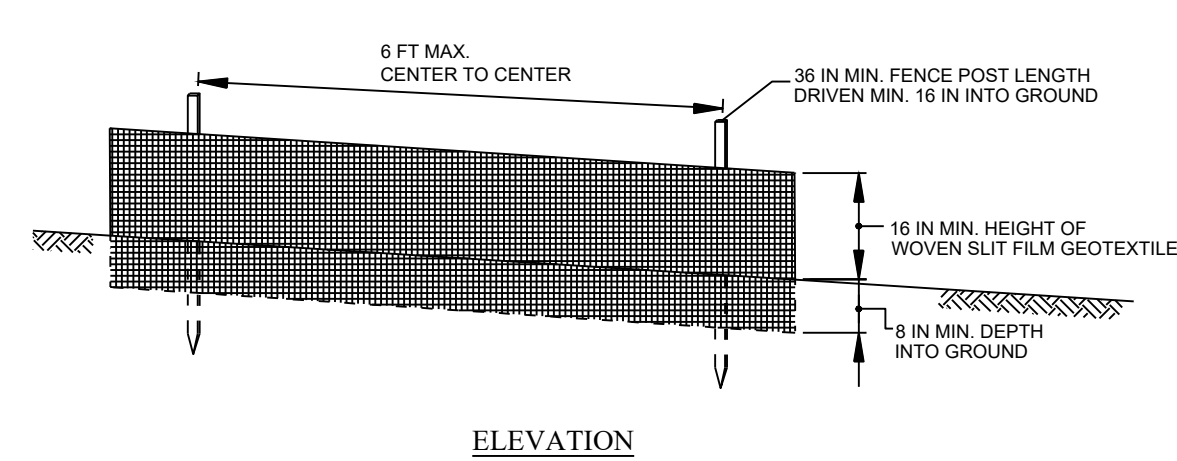
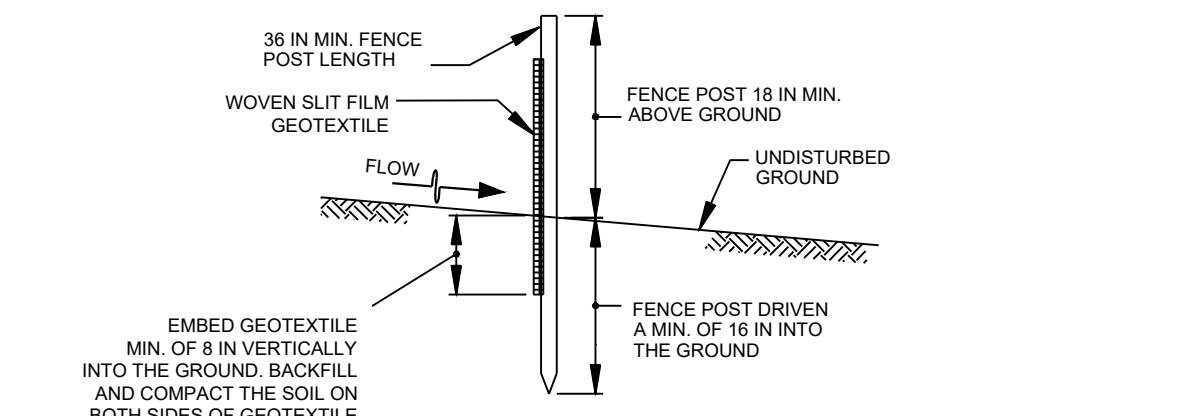
SOLAR ARRAY SEED MIX:

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

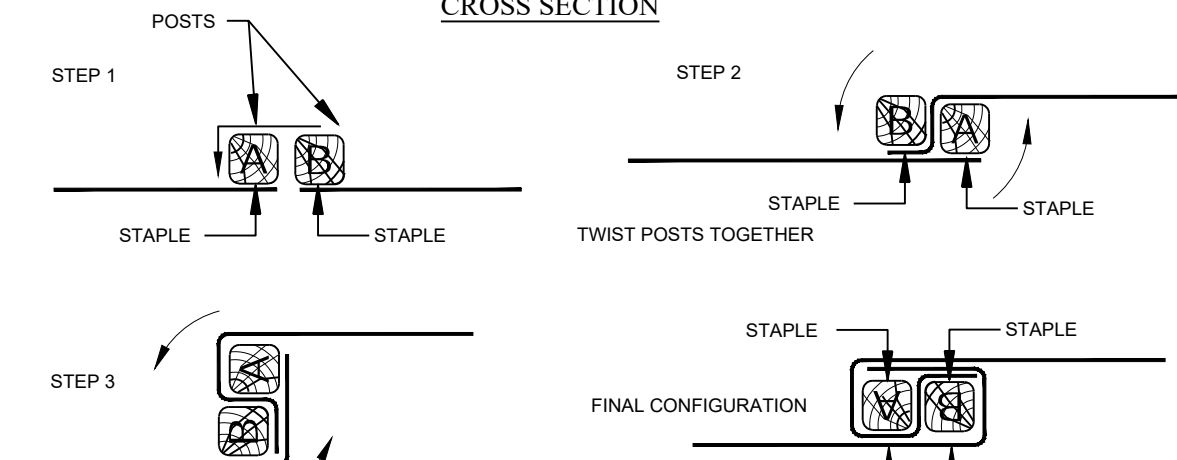


CONSTRUCTION SPECIFICATIONS

1. SUPER SLIT 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 SLIT 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 SLIT 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 FORM, IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

ELEVATION

CROSS SECTION



JOINING TWO ADJACENT SILT FENCE SECTIONS (TOP VIEW)

CONSTRUCTION SPECIFICATIONS

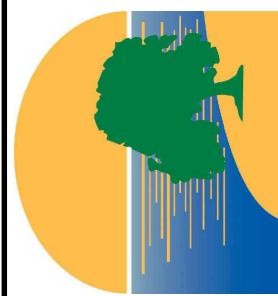
1. SILT FENCE DESIGN AS PER MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL, EROSION AND SEDIMENT CONTROL (DETAIL E-1.1).
2. USE WOODEN POSTS 4" X 1 3/4" 1/16" INCH MINIMUM SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS 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 36 INCH SILT SLM GEOTEXTILE AS SPECIFIED IN SECTION "H" 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 AGENCY THAT THE GEOTEXTILE USES MEETS THE REQUIREMENTS IN SECTION "H" 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.



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



ARM Group LLC
Engineers and Scientists
www.armgroup.net



No.	Revision	Date	By

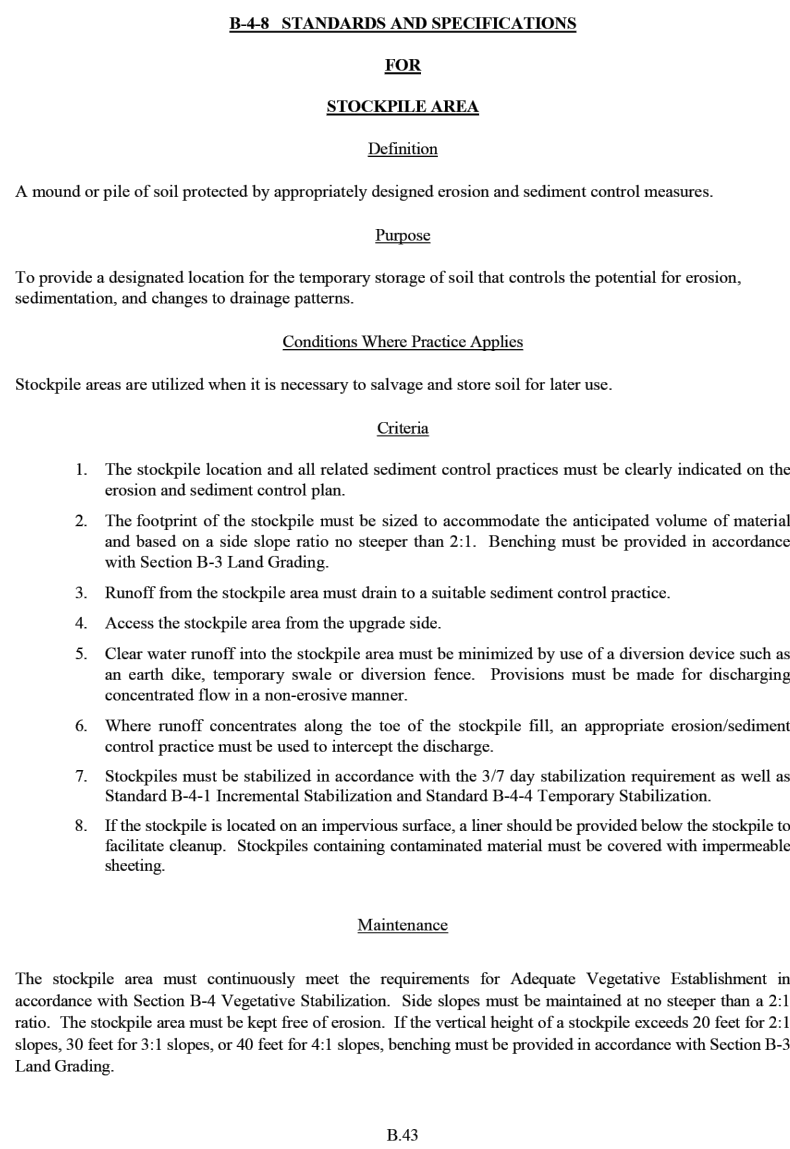
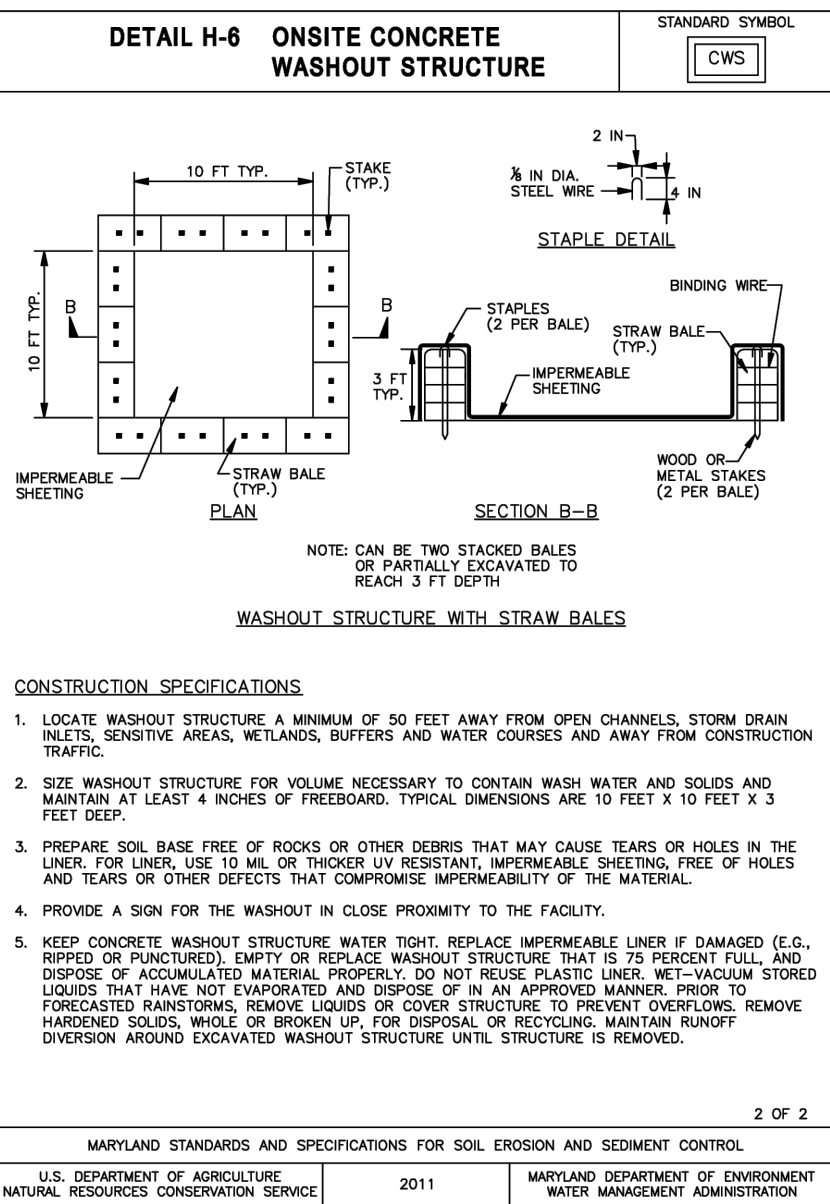
designed	CDW	scale	AS NOTED
checked	CDW	date	08/06/26
drawn	AJP	project no.	23010393
graphic scale			

PROPOSED SITE DETAILS (2 OF 2)	SNOW HILL
STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL FINAL PLAN	WORCESTER COUNTY, MARYLAND
SNOW SOLAR PROJECT	
SII MD SOLAR I, LLC	

Sheet 6

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6 DETAIL
MDE SWM GUIDANCE MEMO



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

- 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-1.3 STANDARDS AND SPECIFICATIONS FBI SEEDING AND MULCHING Definition The application of seed and mulch to establish vegetation cover. Purpose To protect disturbed soils from erosion during and after the construction. Conditions Where Practice Applies To the surface of all perimeter contours, slopes, and any disturbed area not under active grading.		
Criteria A. Seeding - Specifications - All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to retesting by a recognized seed laboratory. All seed used must have been tested within the 12 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 the type and seedling rate. - 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. - 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 use. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective. - Seed 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 phytotoxic materials.	- Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil. - Cultipacking seeders are required to bury the seed in a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after chiseling. - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. - Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer). - If fertilizer is being applied at the time of seeding, the application rates must not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P₂O₅ (phosphorus), 200 pounds per acre; K₂O (potassium), 200 pounds per acre. - Lime: Use only ground agricultural limestone (top 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. - Mix seed and fertilizer on site and seed immediately and without interruption. - When hydroseeding do not incorporate seed into the soil.	- Application - Apply mulch to all seeded areas immediately after seeding. - 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. - Wood cellulose fiber used as mulch must be applied at a dry wet 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. - Anchoring - 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: - 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. - 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. - Synthetic binders such as Acrylic DLR (Agro-Tek), DCA-70, Permet, Tern Tac II, Tern Task AII 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. - Lightweight plastic netting may be applied 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. Mulching - Mulch Materials (in order of preference) - Sew consisting of thoroughly shredded wheat, rye, oat, or barley and reasonably light color. Sew to be free of noxious weed seeds specified on the Maryland Seed Law and not mucky, moldy, clumpy, decayed, or excessively dry. - Use only sterile straw mulch in areas where one species of grass is desired. - Wood Cellulose Fiber Mulch (WC/M) consisting of specially prepared wood cellulose processed into a uniform fibrous physical state. - WC/M 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. - WC/M, including dye, must contain no germination or growth inhibiting factors. - WC/M 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 soil, seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a bottom-like ground cover, on application, leaving moisture absorption and penetration properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings. - WC/M material must not contain elements or compounds at concentration levels that will be phytotoxic. - WC/M must conform to the following physical requirements: fiber length of approximately 1/8 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.		

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

No	Revision	Date	By

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

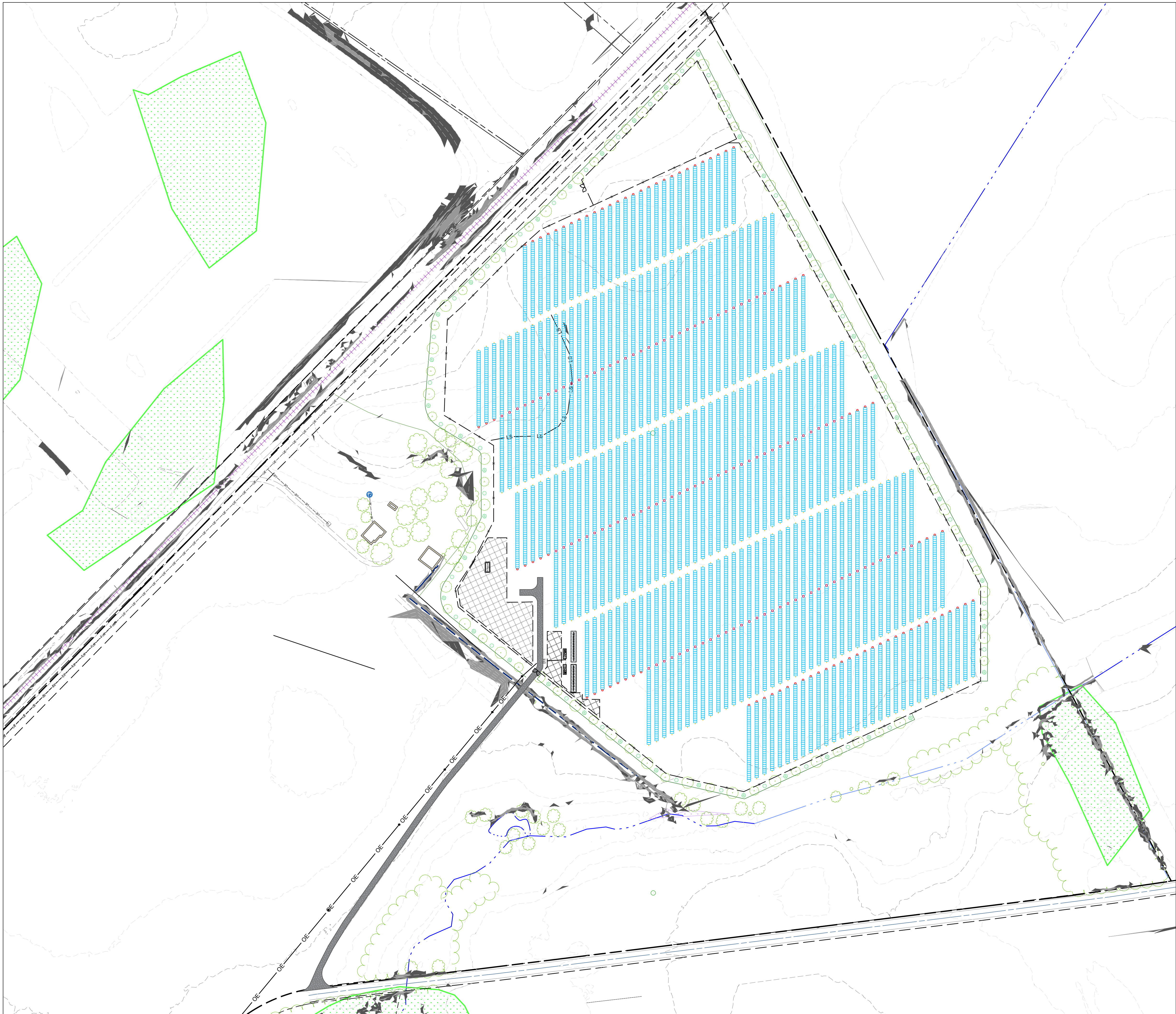
designed	CDW
checked	CDW
drawn	AJP
graphic scale	

DETAILS (3 OF 3) AND SEDIMENT AND EROSION CONTROL PLAN	SNOW HILL WORCESTER COUNTY, MARYLAND
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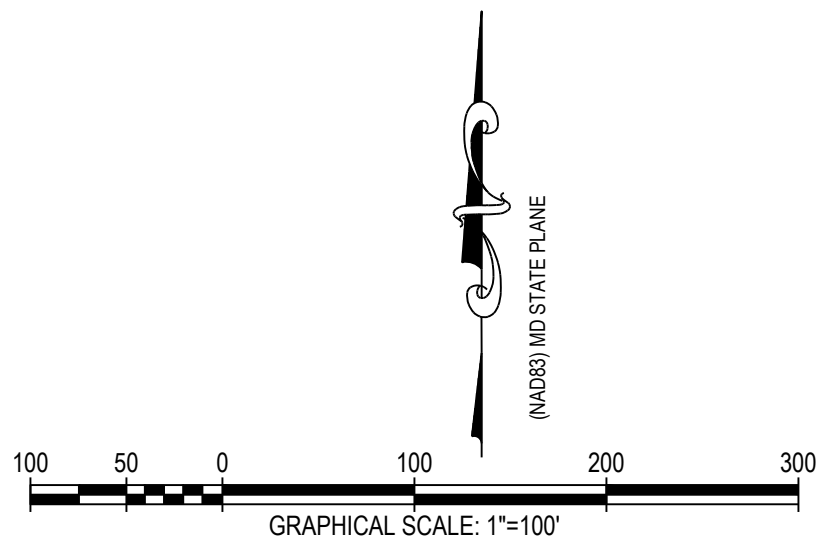
drawing title PROPOSED SITE DRAINAGE STORMWATER MANAGEMENT AND EROSION CONTROL PLAN	project title SNOW SOLAR PROJECT SH MD SOLAR 1, LLC
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THIS PLAN IS PREPARED FOR THE PROJECT AND SITE SHOWN. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE ALL NECESSARY INFORMATION. THE CLIENT'S REPRESENTATIVE HAS REVIEWED THIS PLAN AND HAS NOTED ANY CHANGES. THE CLIENT'S REPRESENTATIVE HAS NOTED ANY CHANGES. THE CLIENT'S REPRESENTATIVE HAS NOTED ANY CHANGES.



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



INTEGRITY
FEDERAL SERVICES

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE •
CONSTRUCTION MANAGEMENT

148 S. Queen Street, Suite 201 • Phone: 304-725-8456
Martinsburg, WV 25401 • www.ifs-ac.com



REVISIONS	

LANDSCAPE PLAN

SNOW SOLAR PROJECT
SH MD SOLAR 1, LLC

SNOW HILL
WORCESTER COUNTY, MARYLAND

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

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.

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 THE PROJECT ENGINEER.
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. THIS SHALL NOT INCLUDE THE USE OF TREES WITH TRUNKS THICKER THAN 4 INCHES.
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 CLIMATIC 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.

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'		

Diagram illustrating the vegetated buffer edge design. The cross-section shows a 15' wide vegetated buffer edge with a 60' high vegetated area. The plan view shows a series of plants: Sweetbay Magnolia, Baby Blue Spruce, Pink Dogwood, American Holly, and Sweetbay Magnolia, with 25' spacing between them. A diagonal line indicates the transition from the cross-section to the plan view.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

The diagram illustrates the correct method for planting a deciduous tree. The main cross-section shows a tree with its root ball placed in a hole. The root ball is surrounded by a 2-inch layer of mulch, which is then covered by a 3-inch layer of shredded hardwood mulch. A 2x2x48 inch hardwood guy stake is driven into the soil at a 45-degree angle, secured with a rubber hose and two strands of galvanized wire. The soil is backfilled with undisturbed soil. A plan view in the top right corner shows the layout of the guying wire, which is attached to the trunk at 120-degree intervals. Labels include: RUBBER HOSE (TYP.), 2 STRANDS OF GALVANIZED WIRE TWISTED FOR SUPPORT., 1/2 DEPTH OF ROOT BALL ABOVE GRADE, 2-3" TEMPORARY SOIL SAUCER, 3" SHREDDED HARDWOOD MULCH, DO NOT PLACE MULCH ADJACENT TO TRUNK, 2"x2"x48" HARDWOOD GUY STAKES, 3 PER TREE 120° APART DRIVEN AT 45°, BACKFILL, SOIL PEDESTAL UNDISTURBED, PLANTING HOLE MIN. 2X WIDTH OF ROOT BALL, SURVEYOR'S FLAGGING (TYP.), REMOVE ALL WIRE, PLASTIC, ROPE, AND BURLAP (NATURAL AND SYNTHETIC) FROM TOP HALF OF ROOT BALL., and PLAN VIEW OF GUYING WIRE LAYOUT.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

RUBBER HOSE (TYP.)

2 STRANDS OF GALVANIZED WIRE TWISTED FOR SUPPORT.

$\frac{1}{2}$ DEPTH OF ROOT BALL ABOVE GRADE

2-3" TEMPORARY SOIL SAUCER

3" SHREDDED HARDWOOD MULCH, DO NOT PLACE MULCH ADJACENT TO TRUNK

2"x2"x48" HARDWOOD GUY STAKES, 3 PER TREE 120° APART DRIVEN AT 45°

BACKFILL

SOIL PEDESTAL UNDISTURBED

PLANTING HOLE MIN. 2X WIDTH OF ROOT BALL

SURVEYOR'S FLAGGING (TYP.)

REMOVE ALL WIRE, PLASTIC, ROPE, AND BURLAP (NATURAL AND SYNTHETIC) FROM TOP HALF OF ROOT BALL.

PLAN VIEW OF GUYING WIRE LAYOUT

NOTES:

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

Diagram illustrating the components and placement for a tree planting site:

- 2"3" TEMPORARY SOIL SAUCER
- 3" OF MULCH, DO NOT PLACE MULCH ADJACENT TO TRUNK.
- SURVEYOR'S FLAGGING (TYP.)
- 2"x2"x18" HARDWOOD GUY STAKES, 3 PER TREE, 120" APART, DRIVEN AT 45 DEG.
- REMOVE ALL WIRE, PLASTIC, ROPE, AND BURLAP (NATURAL AND SYNTHETIC) FROM TOP HALF OF ROOT BALL.
- COMPACTED 6" MOUND
- SOIL PEDESTAL UNDISTURBED
- BLACK RUBBER HOSE
- 12 GAUGE GALVANIZED WIRE: DOUBLE STRAND TWISTED
- PLANTING HOLE MIN. 2X WIDTH OF ROOT BALL

NOTES:

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

NOT TO SCALE

2" DEPTH OF ROOT BALL ABOVE GRADE

2-3" TEMPORARY SOIL SAUCER

3" SHREDDED HARDWOOD MULCH, DO NOT PLACE MULCH ADJACENT TO TRUNK

REMOVE ALL WIRE, PLASTIC, ROPE, AND BURLAP (NATURAL AND SYNTHETIC) FROM TOP HALF OF ROOT BALL.

BACKFILL

SOIL PEDESTAL UNDISTURBED

PLANTING HOLE MIN. 2X WIDTH OF ROOT BALL

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 access gates. 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 Cost²)	\$ 772,325

Notes:

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

² Assumes 2% Inflation each year for 5 years.

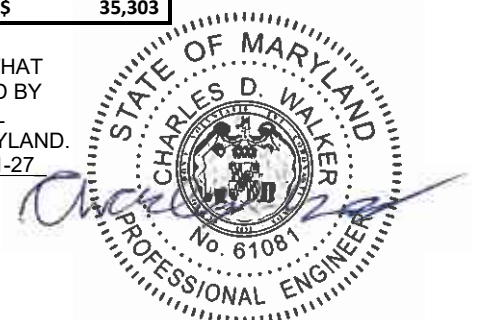
Table 1 - Hauling & Loading Unit Quantities	Quantity	Unit
Hours to Load Trucks (0.5 hr per truck)	36.5	hr
Total Truckloads Required – Gravel	43	ea
Total Truckloads Required – Concrete	1	ea
Total Truckloads Required – Electrical and Fence	2	ea
Total Truckloads Required – Racking	14	ea
Total Truckloads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



RE: Woodside and Snow Solar

From David Mathers <dmathers@worcestermd.gov>

Date Tue 8/25/2026 9:39 AM

To Zachary S. White <zswwhite@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



From: Zachary S. White <zswwhite@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