

4. THERE ARE NO KNOWN SINKHOLES ON THE SUBJECT PROPERTY. A KARST INVESTIGATION HAS NOT BEEN CONDUCTED ON THE PROPERTY.

25. THIS SITE PLAN SHALL BECOME VOID EIGHTEEN MONTHS AFTER THE DATE OF APPROVAL IF NO BUILDING PERMIT OR ZONING CERTIFICATE HAS BEEN ISSUED FOR THIS PROJECT, UNLESS AN EXTENSION OF THIS TIME LIMIT IS ISSUED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING.

200 0 200 400

SCALE: 1" = 200'

Engineer/Date

____ Signed/Dated _____

BY _____ DATE _____

CARROLL COUNTY FILE NO. S-25-0010

Facility Type	DA #	Drainage Area Treated (Ft2)	Impervious Area Treated (Ft2)	Required PE (In)	Proportion of Target ESDv	Proportion of Target ESDv (Ft3)	ESDv Provided (Ft3)	Design PE (In)	Effective RCN
N-2 - Disconnection of Non-Rooftop Runoff	1	335,362	4,099	1.0	39%	1,705	1,705	1.0	63
N-2 - Disconnection of Non-Rooftop Runoff	2	324,241	31	1.0	31%	1,353	1,353	1.0	63
N-2 - Disconnection of Non-Rooftop Runoff	3	55,314	14,410	1.0	30%	1,311	1,311	1.0	63
Totals:		714,918	18,540	1.0	100%	4,369	4,369	1.0	63

Impervious Area Description	Length (FT)	Width (FT)	Area (SF)	Quantity	Total Area (SF)	Comments
Inverter/Equipment Pads (Concrete / Gravel)	20	8	160	2	320	Inverter Pad Site
Solar Panels	Varies	7.5	140,325		140,325	Not included in total
Solar Panel Posts (W6x25)			0.05	1,224	62	Conceptual / Approximate
Entrance & Array Field Access Ways (Gravel)	Varies	18	13,708	1	13,708	Excludes Grass Access Ways
Driveway (Asphalt)	Varies	Varies	4,450	1	4,450	To be maintained / resurfaced & widened
Total Impervious Area					18,540	SF
					0.43	Acres

CALL "MISS UTILITY" AT 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 5 DAYS PRIOR TO BEGINNING CONSTRUCTION.

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. 42,429, EXPIRATION DATE: 06-06-2026



920 N. EAST STREET FREDERICK, MD 21701
P: 301.696.9040 WWW.DMW.COM

ESD DRAINAGE AREA MAP

CONCEPT SITE DEVELOPMENT PLANS
for
PLEASANT VALLEY ROAD SOLAR
CARROLL COUNTY MD

OWNER
JAMES O. ADAMSON
330 PLEASANT VALLEY ROAD
WESTMINSTER, MD 21158
301-717-6272
DEVELOPER
PLEASANT VALLEY, LLC
c/o PIVOT ENERGY - JOHN SHIELDS
6865 DEERPATH ROAD
ELK RIDGE, MD 21075
410-709-4987

DATE	BY	REVISIONS

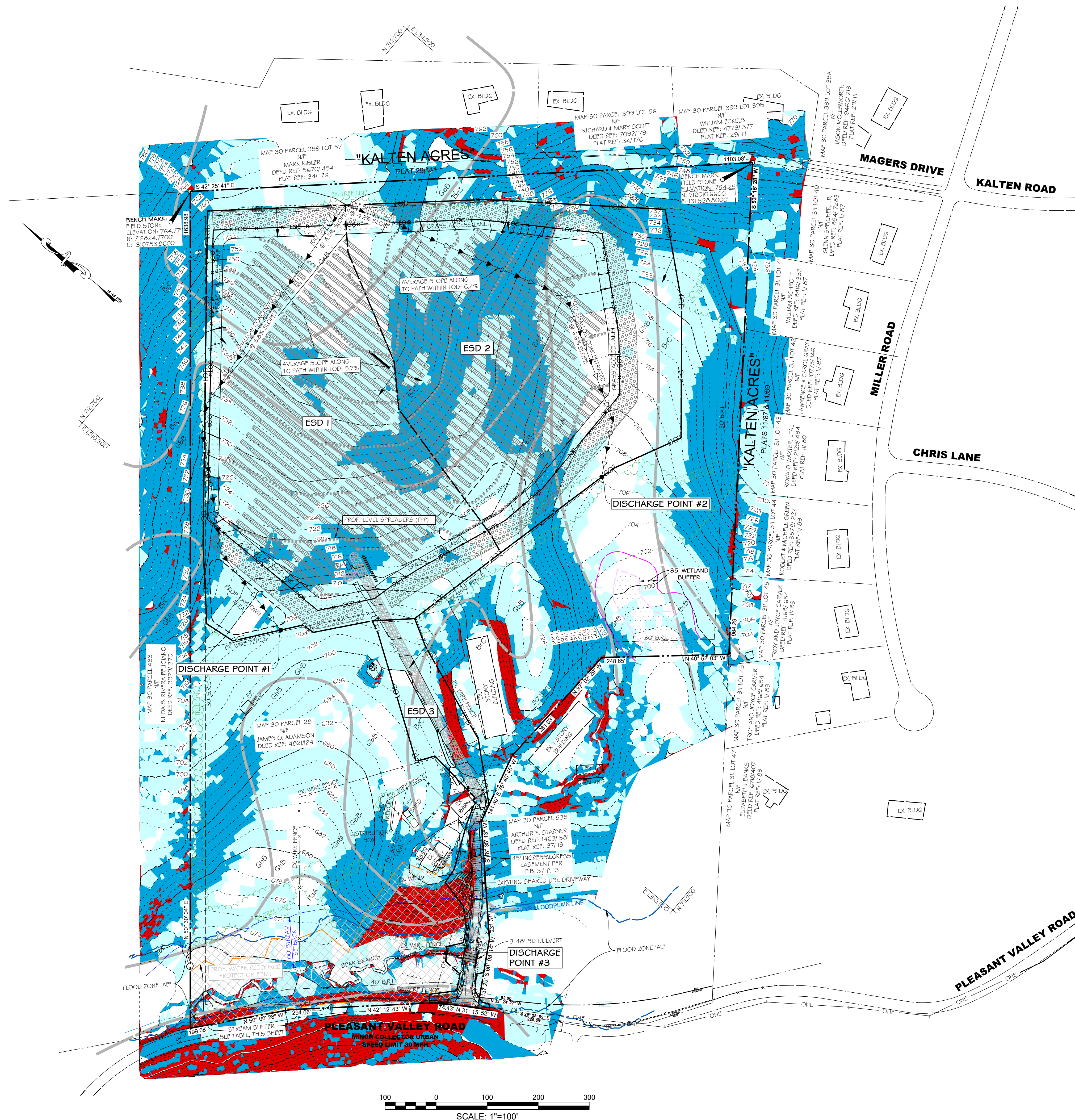
SEAL	INITIAL SUB: 10/24/2025
 10/24/2025	SCALE: 1" = 100'
	DRAWN: JNS
	DESIGNED: JHV
	CHECKED BY: DSM
	PROJECT NO.: 23712
	DRAWING: 3 of 11

CARROLL COUNTY FILE NO. S-25-0016



LEGEND:	
	LIMITS OF DISTURBANCE
	PROPERTY LINE
	FLOODPLAIN
	STREAM
	VARIABLE WIDTH STREAM BUFFER
	100' TOP OF STREAM BANK OFFSET
	EX. TREELINE
	PROP. DRAINAGE AREA
	EX. # PROP. TC PATHS
	WETLAND & BUFFER
	GRASS/MEADOW WITHIN LOD
	PROP. IMPERVIOUS AREA WITHIN LOD
	PROP. LANDSCAPE BUFFER
	PROPOSED WATER RESOURCE PROTECTION EASEMENT
	LEVEL SPREADER

V:\23712 PLEASANT VALLEY RD SOLAR\PROJECT FILES\23712 DWG CONCEPT DWG 10/20/2025 4:42 PM jhv



LEGEND:

———— LOD —————

———— PROP. DRAINAGE AREA

———— EX. # PROP. TC PATHS

———— 5%-10% SLOPES

———— 10%-25% SLOPES

———— >25% SLOPES

———— PROPOSED WATER RESOURCE PROTECTION EASEMENT

———— LEVEL SPREADER

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OR APPROVED BY ME, AND THAT I AM A DULY LICENSED
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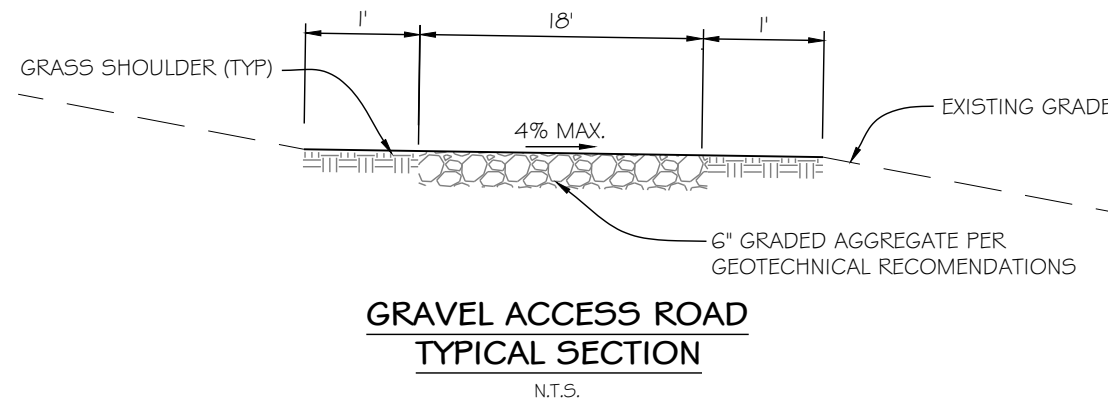
920 N. EAST STREET FREDERICK, MD 21701
P: 301 696 9040 WWW.DMW.COM

**CONCEPT SITE
DEVELOPMENT PLANS**
for
PLEASANT VALLEY ROAD SOLAR
CARROLL COUNTY MD

DEVELOPER
PLEASANT VALLEY, LLC
c/o PIVOT ENERGY - JOHN SHIELDS
6865 DEERPATH ROAD
ELKRIDGE, MD 21075
410-709-4987

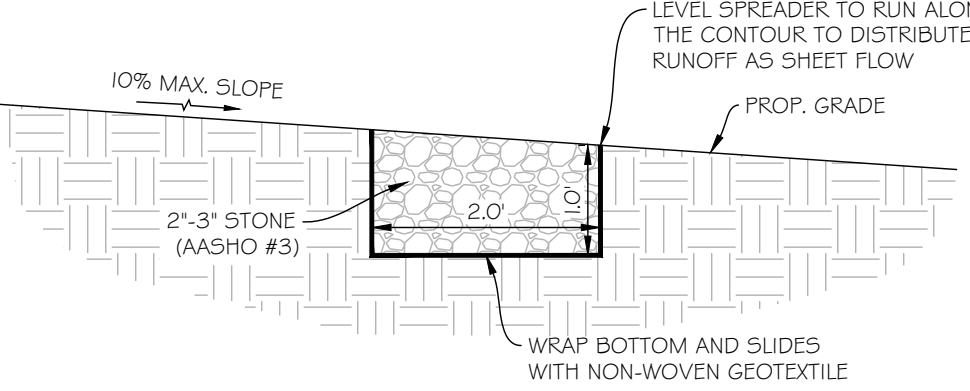
SEAL	INITIAL SUB: 10/24/2025
------	-------------------------

SCALE:	1" = 100'
DRAWN:	JNS
DESIGNED:	JHV
CHECKED BY:	DSM
PROJECT NO.:	23712
DRAWING:	4 of 11



CONSTRUCTION SPECIFICATIONS FOR LEVEL SPREADER

1. CONSTRUCT THE LEVEL SPREADER OF STONE AS SHOWN.
2. CONSTRUCT THE UP OF THE LEVEL SPREADER IN UNDISTURBED SOIL (NOT FILL) AT A ZERO PERCENT GRADE ON THE CONTOUR.
3. OUTFALL THE LEVEL SPREADER TO AN EXISTING UNDISTURBED STABILIZED AREA.
4. THE MINIMUM WIDTH WILL BE 2 FEET AND THE DEPTH WILL BE 1 FOOT MINIMUM MEASURED FROM THE UP OF THE SPREADER.
5. THE RUNOFF TO THE SPREADER MUST BE SEDIMENT FREE.
6. THE RUNOFF FROM THE SPREADER CAN NOT CONCENTRATE AFTER RELEASE UNTIL IT REACHES AN OUTLET DESIGNED FOR CONCENTRATED FLOW.
7. AS-BUILTS OF LEVEL SPREADERS SHALL BE REQUIRED BY CARROLL COUNTY PRIOR TO THE RELEASE OF SWM BONDS.



LEVEL SPREADER DETAIL

CALL "MISS UTILITY" AT 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 5 DAYS PRIOR TO BEGINNING CONSTRUCTION.

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920 N. EAST STREET FREDERICK, MD 21701
P. 301.696.9040 WWW.DMW.COM

SITE, GRADING, LANDSCAPE, & SEC PLAN

CONCEPT SITE DEVELOPMENT PLANS

for
PLEASANT VALLEY ROAD SOLAR
CARROLL COUNTY MD

OWNER
JAMES O. ADAMSON
330 PLEASANT VALLEY ROAD
WESTMINSTER, MD 21158
301-717-6272

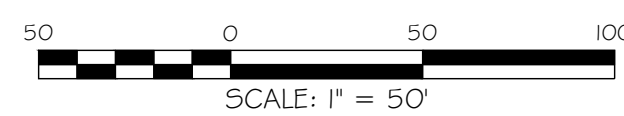
DEVELOPER
PLEASANT VALLEY, LLC
c/o PIVOT ENERGY - JOHN SHIELDS
6865 DEERPATH ROAD
ELKRIDGE, MD 21075
410-709-4987

DATE	BY	REVISIONS

SEAL	INITIAL SUB: 10/24/2025
SCALE: 1" = 50'	
DRAWN: JNS	
DESIGNED: JHV	
CHECKED BY: DSM	
PROJECT NO.: 23712	
DRAWING: 5 of 11	

CARROLL COUNTY FILE NO. 5-25-0016

MATCH LINE SHEET 6



V:\3712 - PLEASANT VALLEY RD SOLAR\ENGR\CAD\PLANS\23712 SITE.DWG 10/23/2025 4:43 PM jns

MAP 30 PARCEL 483
NILDA S. RIVERA TELGIANO
DEED REF: 9979/370

MAP 30 PARCEL 28
NIT
JAMES O. ADAMSON
DEED REF: 4821/124

MAP 30 PARCEL 539
NIT
ARTHUR E. STARNER
DEED REF: 1463/581
PLAT REF: 371/13

MAP 30 PARCEL 311 LOT 45
TROY AND JOYCE CURVER
DEED REF: 4164/63-4
PLAT REF: 11/89

MAP 30 PARCEL 311 LOT 47
NIT
ELIZABETH J. BANKS
DEED REF: 6784/407
PLAT REF: 11/89

EX. BLDG.

PROPOSED 18' ACCESS DRIVE

OVERHEAD WIRE

POLE (TYP.)

EX. 1 STORY BUILDING

EX. 1 STORY DWELLING

RELOCATE FENCE

45' INGRESS/EGRESS EASEMENT PER P.B. 37 P. 13

EXISTING SHARED USE DRIVEWAY TO BE MAINTAINED

100 YR FLOODPLAIN LINE

PROP. 18'-WIDE ASPHALT PAVEMENT

EX. 3-48" CULVERTS TO BE REPLACED & HEADWALLS ADDED

RIGHT-OF-WAY LINE

BEAR BRANCH

STREAM BUFFER

PROP. WATER RESOURCE PROTECTION EGMT

FLOOD ZONE "AE"

HATCHED AREA DENOTES VEGETATION TO BE REMOVED BETWEEN THE CENTERLINE OF DRIVEWAY AND A DISTANCE OF APPROXIMATELY 235 FEET SOUTHEAST OF DRIVEWAY ALONG PLEASANT VALLEY ROAD CONTAINED WITHIN PARCEL "A" AS A CONDITION OF THE SIGHT DISTANCE WAIVER APPROVAL GRANTED ON 11/30/2022.

PLEASANT VALLEY ROAD
MINOR COLLECTOR URBAN
SPEED LIMIT 30 MPH

CARROLL COUNTY FILE NO. S-25-0016



- CALL "MISS UTILITY" AT 1-800-257-7777
FOR UTILITY LOCATIONS AT LEAST 5 DAYS
PRIOR TO BEGINNING CONSTRUCTION.



DMW
DAFT MCCUNE WALKER INC

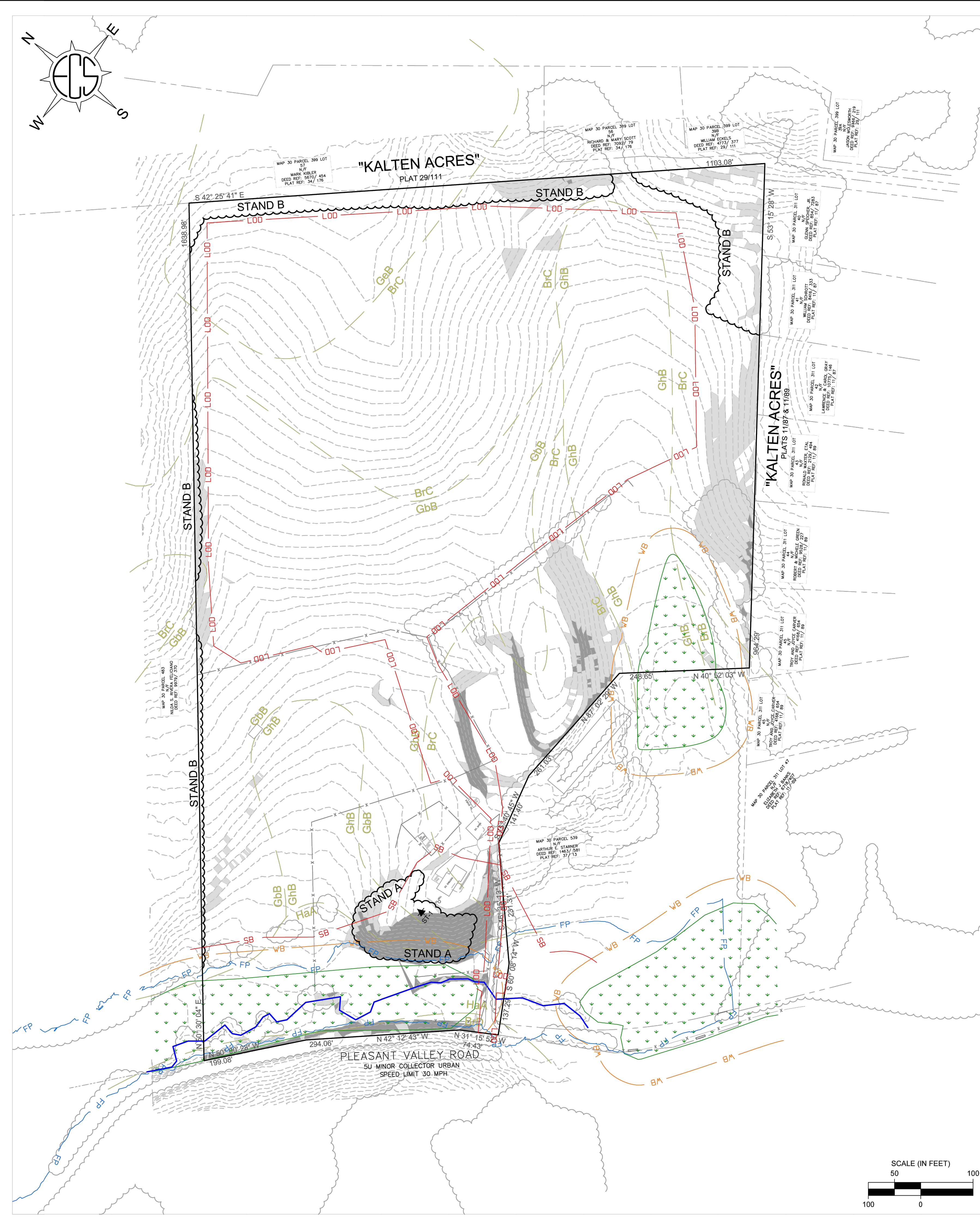
920 N. EAST STREET FREDERICK, MD 21701
P: 301 696 9040 WWW.DMW.COM

**CONCEPT SITE
DEVELOPMENT PLANS**
for
PLEASANT VALLEY ROAD SOLAR
CARROLL COUNTY MD

[illegible]

CARROLL COUNTY FILE NO. S-25-0016





VICINITY MAP
1" = 2,000'

LEGEND

- ST-# SPECIMEN TREE LOCATION
- FOREST STAND
- TREE LINE
- EXISTING 2-FT ELEVATION CONTOURS
- STEEP SLOPES (15-25%)
- STEEP SLOPES (>25%)
- SOIL UNITS (AbcD, AbcD)
- APPROXIMATE PERENNIAL STREAM CHANNEL (R3)
- APPROXIMATE PALUSTRINE EMERGENT (PEM) WETLAND (MARYLAND DNR)
- PRELIMINARY STREAM BUFFER (VARIABLE WIDTH)
- PRELIMINARY 25' WETLAND BUFFER
- PROPOSED LIMITS OF DISTURBANCE (LOD)
- SUBJECT PROPERTY
- ADJOINING PROPERTY

- Site-Specific Notes
- Two forest stands are present within the subject property:
 - Forest Stand A is located within the southern portion of the subject property between the onsite dwelling and stream. This stand consists of white mulberry (*Morus alba*) and black walnut (*Juglans nigra*) with an understory of apple (*Malus* sp.) and black cherry (*Prunus serotina*). The herbaceous stratum of this stand contains Morrow's honeysuckle (*Lonicera morrowii*), pokeweed (*Phytolacca americana*), goldenrod (*Solidago* sp.), aster species (*Asteraceae* sp.), Virginia creeper (*Parthenocissus quinquefolia*), and poison ivy (*Toxicodendron radicans*). Additionally, multiflora rose (*Rosa multiflora*) and tree of heaven (*Ailanthus altissima*) were observed east and adjacent to this forest stand. This stand is of a young to medium successional stage.
 - Forest Stand B is located along the northeastern and northwestern boundaries of the subject property and continues offsite. This stand invasively consists of *J. nigra*. The herbaceous stratum of this stand contains various invasive species including Japanese stilt grass (*Microstegium vimineum*), mile-a-minute (*Persicaria perfoliata*), garlic mustard (*Alliaria petiolata*), and *R. multiflora*. Native plants within the herbaceous stratum of this stand include Allegheny blackberry (*Rubus allegheniensis*) and *P. americana*. This stand is of a young successional stage.
 - Watershed Eco, LLC delineated the study area on April 11, 2022. The investigation identified a perennial stream (Bear Branch) in the southwestern portion of the subject property. ECS has not been provided with geospatial data from this investigation.
 - Environmental features depicted herein were field verified by the MDE on November 21, 2023.
 - Soil mapping units GbB – Glenville silt loam, 3 to 8 percent slopes and HaA – Hatboro silt loam, 0 to 3 percent slopes have a K-value greater than 0.35. Steep slopes are located throughout the subject property.
 - SGC Power submitted an Environmental Review request to the Maryland DNR for any information on critical habitat or threatened and endangered species onsite. On November 23, 2021, Ms. Lori Byrne of the DNR responded that no official records for State or Federal listed, candidate, proposed, or rare plant or animal species are located within the project area.
 - According to FEMA, a 100-year floodplain extends into the southern portion of the subject property.
 - According to MERLIN, the subject property is not identified on the Maryland Inventory of Historic Places.
 - Various residential structures are present to the southeast of the subject property. A mixture of residential structures and wooded land are present to the northeast and southwest of the subject property. Unimproved wooded land is present to the northwest of the subject property. An apparent residential structure is present south and adjacent to the subject property.
 - Construction stockpile/laydown areas and phasing plans will be prepared during the local site plan and construction document preparation process.
 - Engineering and Permitting: TBD
 - Start of construction: TBD
 - Start of Commercial Operation: TBD



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor
Jeannie Haddaway-Piccio, Secretary
Allan Fisher, Deputy Secretary

November 23, 2021

Mr. Abe Bennett
SGC Power
6865 Deerpath Road
Suite 330
Elkridge, MD 21075

RE: Environmental Review for Community Solar Development - SGC Power MDL122-330 Pleasant Valley Road - Adamson Property, Carroll County, Maryland

Dear Mr. Bennett:

The Wildlife and Heritage Service has determined that there are no official State or Federal records for listed plant or animal species within the delineated area shown on the map provided. As a result, we have no specific concerns regarding potential impacts or recommendations for protection measures at this time. Please let us know however if the limits of proposed disturbance or overall site boundaries change and we will provide you with an updated evaluation.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at lori.byrne@maryland.gov or (410) 260-8573.

Sincerely,

Lori A. Byrne

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2021.1492.d
Cc: F. Kelley, DNR

Tawes State Office Building – 580 Taylor Avenue – Annapolis, Maryland 21401
410-260-8DNR or toll free in Maryland 877-620-8DNR – dnr.maryland.gov – TTY Users Call via the Maryland Relay

This Forest Stand Delineation has been prepared in accordance with all State and local ordinances which were in effect as of the date shown below. The undersigned is a qualified professional in accordance with COMAR 08.19.06.01.

Michael Bacon
Michael Bacon

Forest Stand Table					
Forest Stand ID	Square Feet (SF)	Acres (AC)	Dominant Species	Successional Stage	
A	26,725	0.61	<i>Morus alba</i> , <i>Juglans nigra</i>	Young to Medium	
B	73,516	1.69	<i>Juglans nigra</i>	Young	

Specimen Trees					
Tag No.	Common Name	Scientific Name	DBH (in.)	Condition	Comments
1	White mulberry	<i>Morus alba</i>	31.5	Good	3 trunks, some dead limbs

Soils Table					
Map Unit Symbol	Map Unit Name	Hydric Rating	Natural Drainage Class	Hydrologic soil group	K-Value
BrB	Brinklow channery loam, 3 to 8 percent slopes	No	Well drained	C	0.20
BrC	Brinklow channery loam, 8 to 15 percent slopes	No	Well drained	C	0.20
BrD	Brinklow channery loam, 15 to 25 percent slopes	No	Well drained	C	0.20
GbB	Galla channery loam, 3 to 8 percent slopes	No	Well drained	B	0.32
GeB	Glenelg channery loam, 3 to 8 percent slopes	No	Well drained	B	0.20
GhA	Glenville silt loam, 3 to 8 percent slopes	Yes	Moderately well drained	C/D	0.37
HaA	Hatboro silt loam, 0 to 3 percent slopes	Yes	Poorly drained	B/D	0.43

ECS

CELEBRATING
OVER 30 YEARS
OF EXCELLENCE

ECS - MID-ATLANTIC, LLC
1340 CHARWOOD ROAD
SUITE B
HANOVER, MD 21076
1-800-822-3489
410-859-4300
(FAX) 703-534-5527

"SETTING THE STANDARD FOR SERVICE"

MDL122

330 PLEASANT VALLEY ROAD

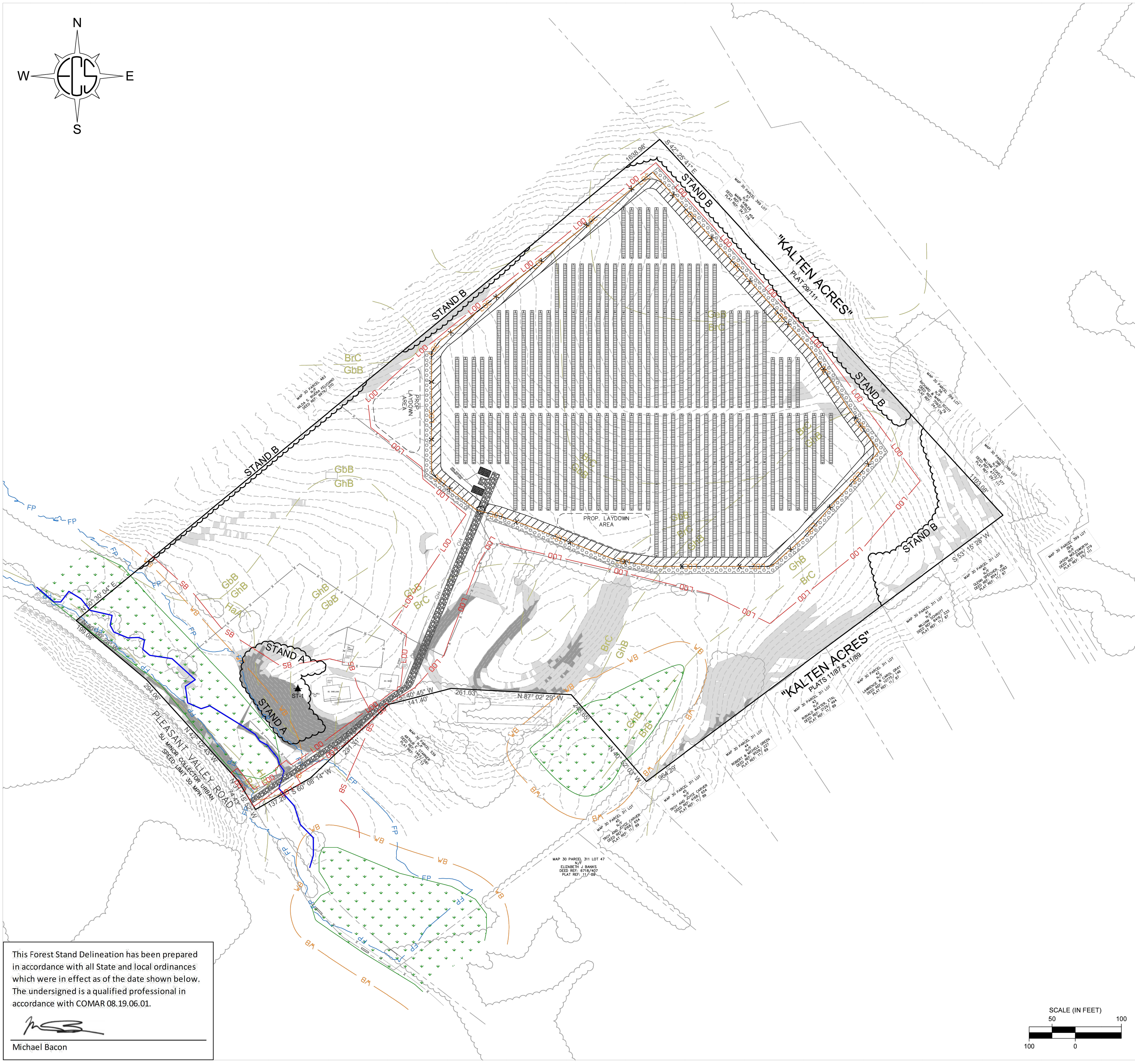
CARROLL COUNTY, MARYLAND

SIMPLIFIED FOREST STAND
DELINEATION MAP

ELK DEVELOPMENT, LLC

ECS REVISIONS

ENGINEER GBW	DRAFTING TJW
SCALE	1" = 100'
PROJECT NO.	47:17049
SHEET	10 OF 11
DATE	30 JAN 2024




Michael Bacon



LEGEND 1" = 2,000'

	SPECIMEN TREE LOCATION
	FOREST STAND
	TREE LINE
	EXISTING 2-FT ELEVATION CONTOURS
	STEEP SLOPES (15-25%)
	STEEP SLOPES (>25%)
	SOIL UNITS
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	APPROXIMATE PALUSTRINE EMERGENT (PEM) WETLAND (MARYLAND DNR)
	PRELIMINARY STREAM BUFFER (VARIABLE WIDTH)
	PRELIMINARY 25' WETLAND BUFFER
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED LANDSCAPE BUFFER
	PROPOSED GRASS ACCESS ROAD
	SUBJECT PROPERTY
	ADJOINING PROPERTY

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- The Project schedule includes the following approximate milestones:
 - Engineering and Permitting: TBD
 - Start of construction: TBD
 - Start of Commercial Operation: TBD

Forest Conservation Worksheet 2.2							
Net Tract Area							
A	Total Tract Area						A = 33.11
B	Deductions						B = 1.81
C	Net Tract Area						C = 31.30
Land Use Category							
Input the number "1" under the appropriate land use zoning, and limit to only one entry							
	ARA	MOR	IDA	HDR	MPD	CIA	
	1	0	0	0	0	0	
D	Afforestation Threshold (Net Tract Area x 20%)						D = 6.26
E	Conservation Threshold (Net Tract Area x 50%)						E = 15.65
Existing Forest Cover							
F	Existing Forest Cover within the Net Tract Area						F = 2.28
G	Area of Forest Above Conservation Threshold						G = 0.00
Break Even Point							
H	Break Even Point						H = 2.28
I	Forest Clearing Permitted Without Mitigation						I = 0.00
Proposed Forest Clearing							
J	Total Area of Forest to be Cleared						J = 0.00
K	Total Area of Forest to be Retained						K = 2.28
Planting Requirements							
L	Requirement for Clearing Above the Conservation Threshold						L = 0.00
M	Requirement for Clearing Below the Conservation Threshold						M = 0.00
N	Credit for Retention above the Conservation Threshold						N = 0.00
O	Total Reforestation Required						O = 0.00
P	Total Afforestation Required						P = 3.98
Q	Total Reforestation Requirement						Q = 3.98

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HaA	Hatboro silt loam, 0 to 3 percent slopes	Yes	Poorly drained	B/D	0.43