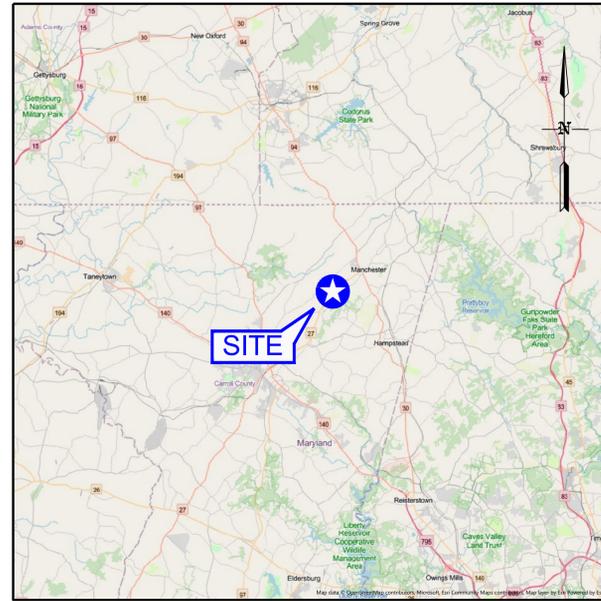


# DRAWINGS FOR CONCEPT SITE DEVELOPMENT PLAN CARROLL GREEN SOLAR PROJECT WESTMINSTER, CARROLL COUNTY, MARYLAND

FEBRUARY 2026



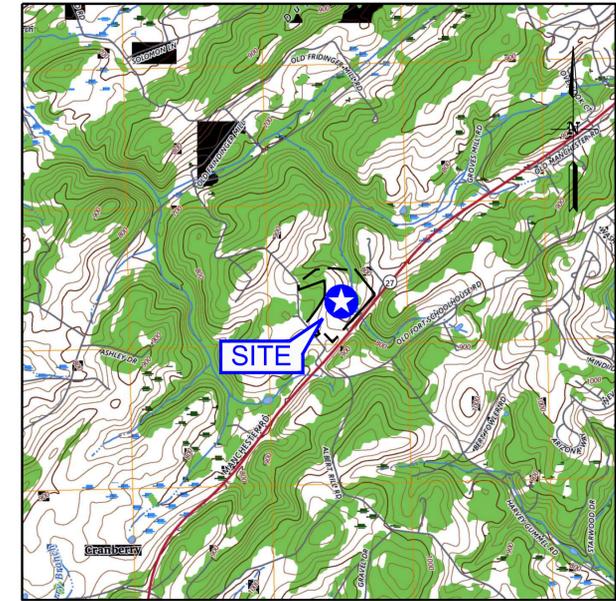
VICINITY MAP

SCALE: 1" = 5 Miles

### LIST OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING SITE CONDITIONS PLAN
3	PROPOSED SITE CONDITIONS & SWM PLAN (1 OF 2)
4	PROPOSED SITE CONDITIONS & SWM PLAN (2 OF 2)
5	SITE DETAILS (1 OF 2)
6	SITE DETAILS (2 OF 2)
7	SIGHT DISTANCE PLAN
8	ENTRANCE PLAN
9	CONCEPTUAL SEDIMENT CONTROL PLAN (1 OF 2)
10	CONCEPTUAL SEDIMENT CONTROL PLAN (2 OF 2)
11	EROSION & SEDIMENT CONTROL DETAILS
12	EROSION & SEDIMENT CONTROL NOTES

- EXISTING ZONING / USE: AGRICULTURAL (AG)
- PROPOSED USE: COMMUNITY SOLAR ENERGY GENERATING SYSTEM (CSEGS)
- TOTAL SITE AREA: 39.99 AC.
- TOTAL PROPOSED DEVELOPMENT AREA (LIMIT OF DISTURBANCE): 769,692 SF (17.67 AC)
- TOTAL REMAINING PROPERTY AREA: 22.32 AC.
- COMMISSIONER DISTRICT: 2, ELECTION DISTRICT: 06-002, COUNTY: CARROLL, STATE: MARYLAND
- TAX MAP: 0023, GRID: 0020, PARCEL NUMBER: 0039
- 8 DIGIT WATERSHED: 02140304 (DOUBLE PIPE CREEK)
  - 12 DIGIT WATERSHED: 021403040286
- SYSTEM SIZE: 3,001.5 kW DC (2,000 kW AC)
- NO HAZARDOUS OR REGULATED SUBSTANCES WILL BE USED, TRANSFERRED, OR STORED ON SITE.
- NO LIGHTING IS PROPOSED FOR THIS PROJECT, THEREFORE NO LIGHTING PLAN IS REQUIRED.
- NEAREST WATER SUPPLY IS LOCATED AT: ACROSS MANCHESTER ROAD FROM WESTSIDE MEMORIAL PARK AND BETWEEN WESTMINSTER STREET AT APPROXIMATELY LATITUDE 39.660861, LONGITUDE -76.891569.



LOCATION MAP

SCALE: 1" = 2000'

PREPARED FOR:  
CARROLL GREEN SOLAR, LLC  
11000 PROSPERITY FARMS ROAD, SUITE 205  
PALM BEACH GARDENS FL 33410  
(561) 589-9755

PROPERTY OWNER INFORMATION:  
MICHAEL DENNIS GREEN II AND LORI ANN BLAKE  
2320 MANCHESTER RD  
WESTMINSTER, MD 21157  
(301) 471-0963

SITE ADDRESS:  
2320 MANCHESTER ROAD, WESTMINSTER, MD 21157  
(39.645373, -76.919109)

MISS UTILITY  
CALL "MISS UTILITY" AT 1-800-257-7777, 72 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.



PROFESSIONAL CERTIFICATION: I 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 57205; EXPIRATION DATE 02-19-2027  
SIGNED DATE: 02-20-2026

<b>SOIL CONSERVATION DISTRICT</b>	
The Development Plan is approved for Soil Erosion and Sediment Control by the Soil Conservation District.	
Approved _____	Carroll S.C.D./Date _____
<b>OWNER/DEVELOPER</b>	
I certify that this plan of Soil Erosion & Sediment Control will be implemented to the fullest extent, and all structures will be installed in the design and specifications as spelled out in this plan and that any responsible personnel involved in construction of this project will have a certification of attendance at a Department of the Environment approved training program for the control of soil erosion and sediment before beginning the project. I also authorize periodic on-site evaluation by the Carroll Soil Conservation District personnel and cooperating agencies.	
Developer _____	Date _____
Printed Name of Developer _____	
Developer Company Name _____	
Developer Phone Number _____	
<b>ENGINEER</b>	
I certify that this plan of Sediment Control is designed with my personal knowledge of the site condition and has been designed to the Standards and Specifications adopted by the Carroll Soil Conservation District.	
_____ Engineer/Date	_____

PREPARED BY:



**ARM Group LLC**  
Engineers and Scientists  
www.armgroup.net

**HEADQUARTERS:**  
1129 West Governor Road, P.O. Box 797 • Hershey, PA 17033-0797  
Ph: (717) 533-8600 Fax: (717) 533-8605

**DRAFT**

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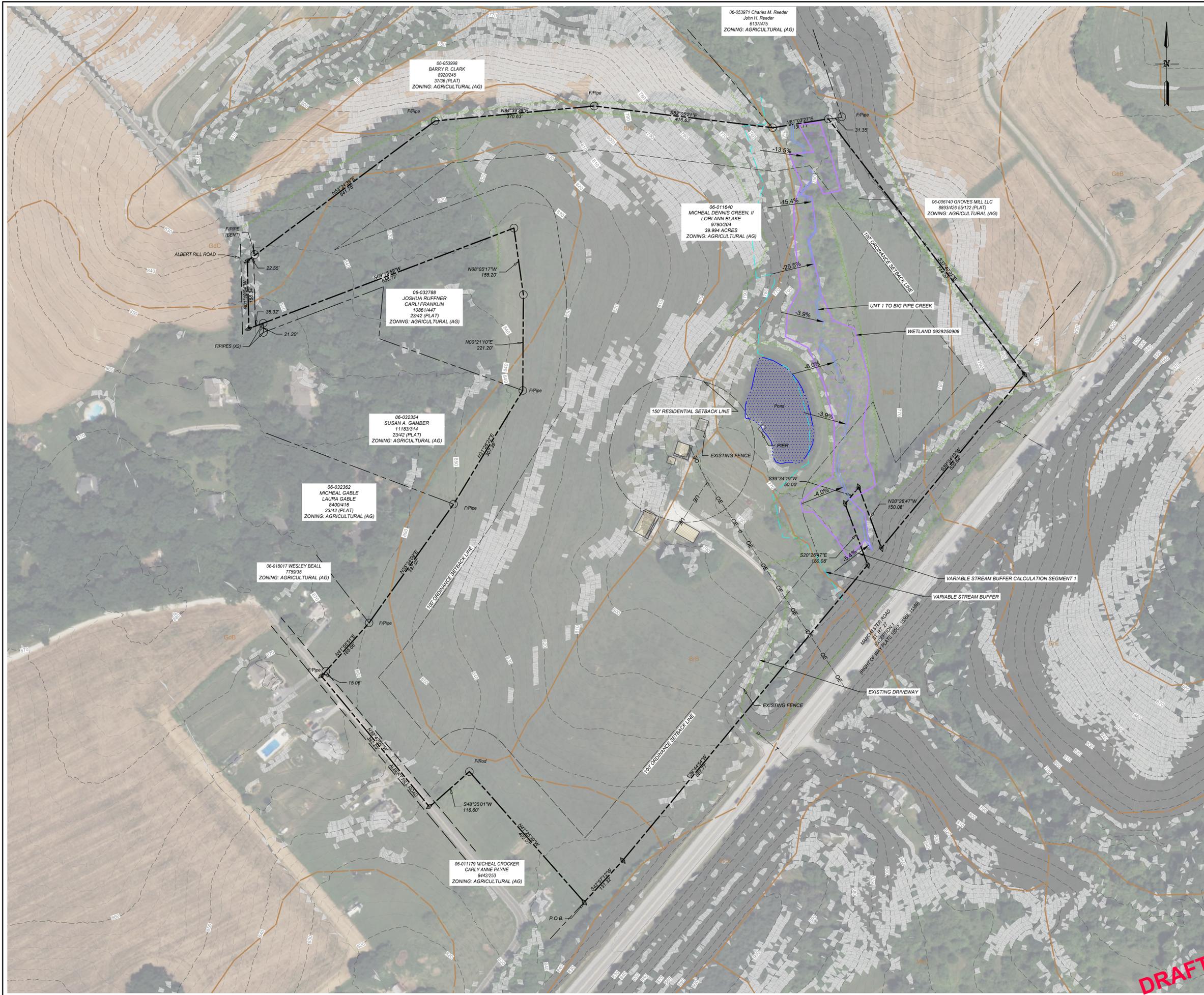


Revised	By	Date

ARM	AS NOTED
SFA	02/19/2026
ABC	25011639

COVER SHEET  
2320 MANCHESTER RD, WESTMINSTER, MD 21157  
CARROLL GREEN SOLAR PROJECT  
CARROLL COUNTY, MD

For ARM Group LLC Project 25011639, Carroll County, MD, 02/20/2026, 1129 West Governor Road, P.O. Box 797, Hershey, PA 17033-0797, Ph: (717) 533-8600, Fax: (717) 533-8605



**NOTES:**

1. THE BASE MAP HAS BEEN CREATED USING BING AERIAL IMAGERY.
2. AN ALTA SURVEY WAS COMPLETED BY ARM GROUP LLC ON DECEMBER 17, 2025.
3. AN AQUATICS RESOURCES INVESTIGATION WAS COMPLETED BY ARM GROUP LLC ON NOVEMBER 24, 2025.
4. THIS PLAN IS IN THE MARYLAND STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
5. SOIL BOUNDARIES OBTAINED FROM THE NRCS WEB SOIL SURVEY.
6. ALL DIMENSIONS TO BE CONFIRMED ON-SITE PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FT. UNLESS OTHERWISE SPECIFIED.

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

- 600 --- EXISTING CONTOURS
- - - - - PROPERTY BOUNDARY
- - - - - ADJOINING PROPERTY LINE
- - - - - EXISTING RIGHT OF WAY
- - - - - EXISTING SETBACK
- - - - - EXISTING SOIL BOUNDARY & DESCRIPTOR
- ○ ○ ○ ○ EXISTING MONUMENTS
- (with wavy lines) --- EXISTING VERIFIED WETLANDS
- (with dashed lines) --- EXISTING VARIABLE STREAM BUFFER
- (with solid lines) --- EXISTING VERIFIED WATERCOURSE
- (with wavy lines) --- EXISTING TREELINE
- (with blue hatched) --- EXISTING POND
- ○ ○ ○ ○ EXISTING UTILITY POLE
- - - - - OE - - - - - OE EXISTING OVERHEAD ELECTRIC
- - - - - T - - - - T EXISTING TELECOMMUNICATION LINE
- - - - - X - - - - X EXISTING FENCE
- ===== EXISTING PAVED ROAD
- ===== EXISTING ACCESS ROAD
- ===== EXISTING STRUCTURE
- ===== EXISTING GUIDERAIL
- ===== 15-25% SLOPES
- ===== >25% SLOPES

**VARIABLE STREAM BUFFER SUMMARY**

SEGMENT	AVERAGE SLOPE OVER 100' PERPENDICULAR TO STREAM	MIN. STREAM BUFFER
1	5.4	60.80
2	4.0	58.00
3	3.9	57.80
4	6.0	62.00
5	3.9	57.80
6	25.5	100
7	15.4	80.80
8	13.5	77.00

SEGMENT 1 IS AT THE SOUTHERNMOST END OF THE UNNAMED TRIBUTARY TO BIG PIPE CREEK. SEGMENTS TRAVEL NORTH ON AN INTERVAL OF 152'

**ENVIRONMENTAL FEATURES NOTES:**

1. THE PROJECT DOES NOT DISCHARGE TO TIER II WATERS AND IS NOT LOCATED WITHIN A TIER II CATCHMENT AREA.
2. THE UNNAMED TRIBUTARY TO BIG PIPE CREEK HAS A USE CLASS OF NONTIDAL COLD WATER AND PUBLIC WATER SUPPLY (II-P).



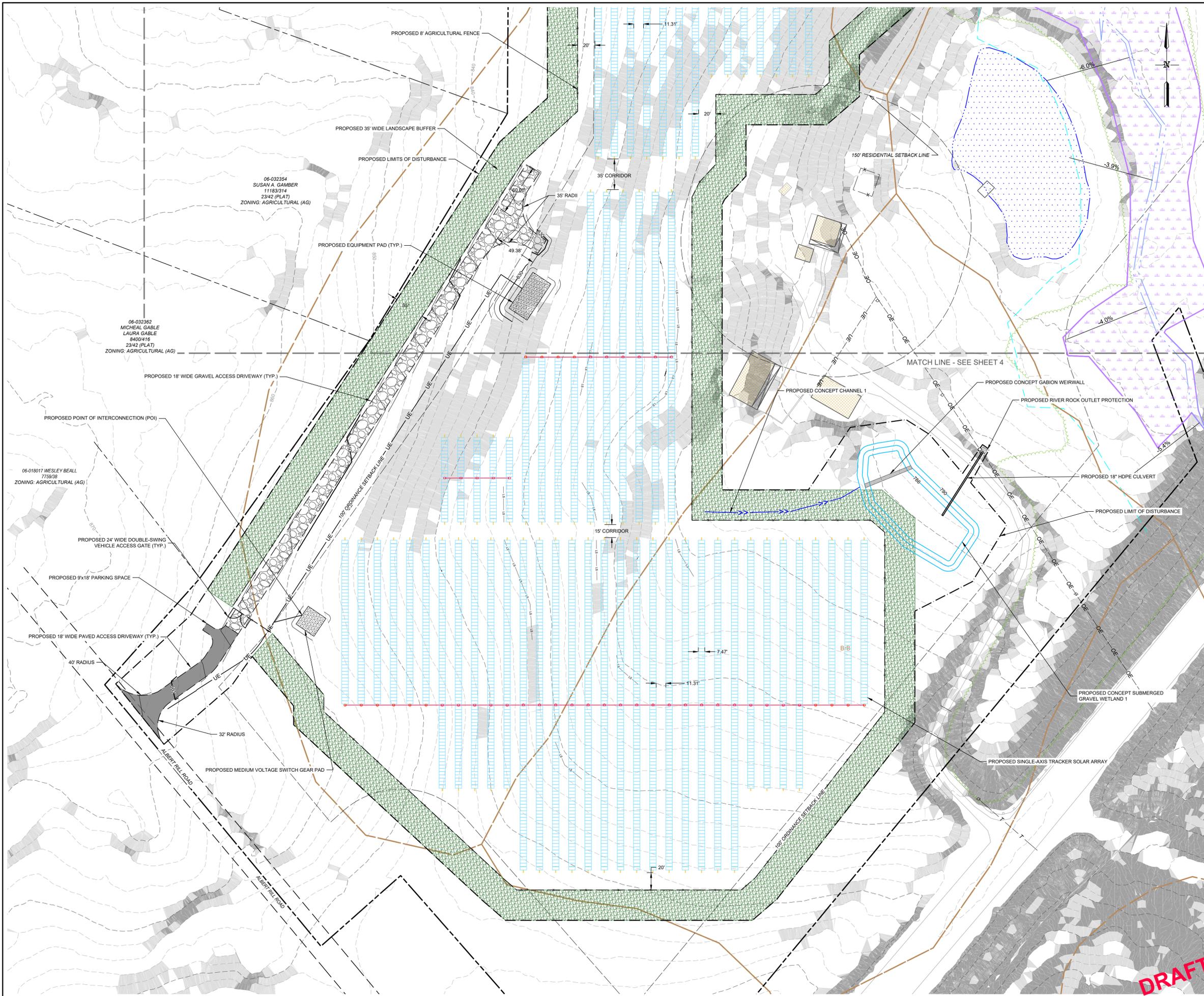
PROJECT NO.	25011639
DATE	02/19/2026
SCALE	1" = 100'
BY	
CHECKED	
APPROVED	

PROJECT NO.	25011639
DATE	02/19/2026
SCALE	1" = 100'
BY	
CHECKED	
APPROVED	

**EXISTING SITE CONDITIONS PLAN**  
2320 MANCHESTER RD, WESTMINSTER, MD 21157  
CARROLL GREEN SOLAR PROJECT  
CARROLL GREEN SOLAR, LLC  
CARROLL COUNTY, MD

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**LEGEND**

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  - --- EXISTING STRUCTURE
  - --- EXISTING GUIDERAIL
  - --- 15-25% SLOPES
  - --- >25% SLOPES
  - ◇ --- PROPOSED UTILITY POLE
  - --- PROPOSED SINGLE-AXIS TRACKER SOLAR ARRAY
  - --- PROPOSED GRAVEL ACCESS DRIVEWAY
  - --- PROPOSED PAVED ACCESS DRIVEWAY
  - --- PROPOSED EQUIPMENT PAD
  - --- PROPOSED FENCE
  - --- PROPOSED LANDSCAPE BUFFER
  - LS --- LS --- PROPOSED APPROXIMATE LEVEL SPREADER
  - --- PROPOSED APPROXIMATE STORMWATER BMP
  - --- PROPOSED APPROXIMATE CHANNEL
  - --- PROPOSED DRIVE LINE
  - --- PROPOSED RIVER ROCK PAD
  - --- PROPOSED CULVERT
  - --- PROPOSED LIMIT OF DISTURBANCE

**ENVIRONMENTAL FEATURES NOTES:**

1. THE PROJECT DOES NOT DISCHARGE TO TIER II WATERS AND IS NOT LOCATED WITHIN A TIER II CATCHMENT AREA.
2. THE UNNAMED TRIBUTARY TO BIG PIPE CREEK HAS A USE CLASS OF NONTIDAL COLD WATER AND PUBLIC WATER SUPPLY (III-F).

**ARM Group LLC**  
Engineers and Scientists  
www.armgroup.net

No.	Date	By

Revised	Date	By

Project No.	Date	Scale
25011639	02/19/2026	1" = 50'

Project Name	Project No.
ARM SFA ABC	25011639

Project Title	Project No.
PROPOSED SITE CONDITIONS PLAN & SWM PLAN (1 OF 2)	25011639

Project Location	Project No.
2320 MANCHESTER RD, WESTMINSTER, MD 21157	25011639

Project Client	Project No.
CARROLL GREEN SOLAR PROJECT	25011639

Project Location	Project No.
CARROLL COUNTY, MD	25011639

Project Title	Project No.
CARROLL GREEN SOLAR, LLC	25011639

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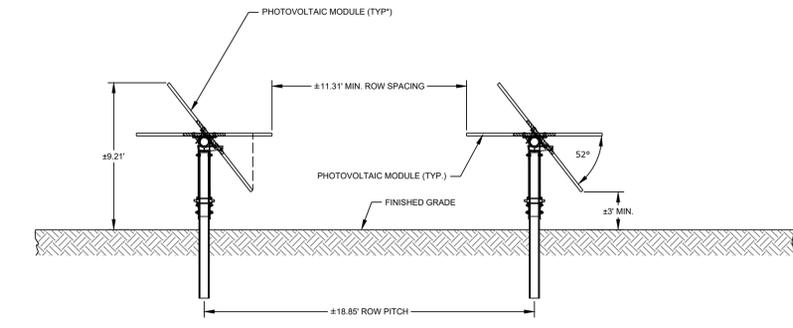
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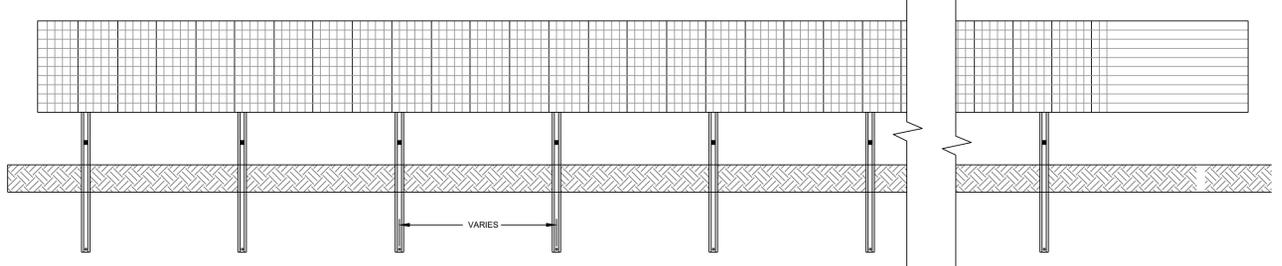
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TYPICAL SIDE ELEVATION

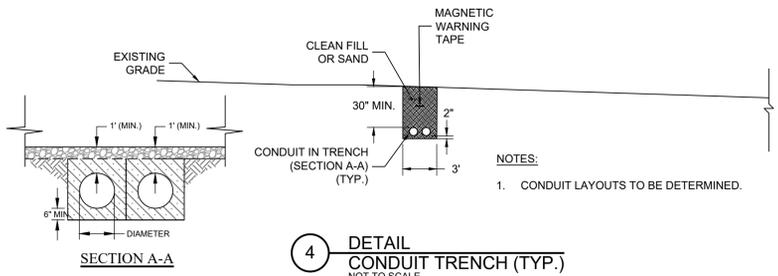


FRONT ELEVATION

NOTES:

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

1 DETAIL SOLAR ARRAY - SINGLE AXIS TRACKER (TYP.) NOT TO SCALE



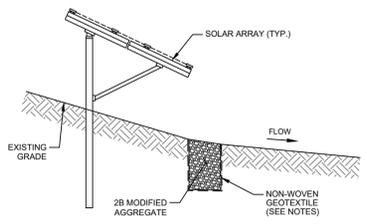
4 DETAIL CONDUIT TRENCH (TYP.) NOT TO SCALE



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.

5 DETAIL SIGNAGE (TYP.) NOT TO SCALE



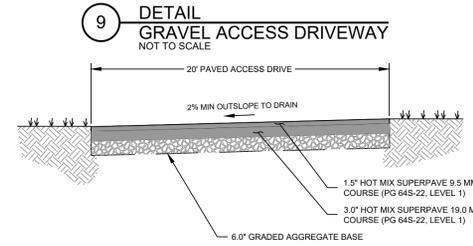
8 DETAIL LEVEL SPREADER (TYP.) NOT TO SCALE

NOTES:

1. LEVEL SPREADER SHALL BE MINIMUM 2'-0" WIDE AND 3'-0" DEEP.
2. LEVEL SPREADERS ARE TO BE INSTALLED IN EACH SOLAR ARRAY DEVELOPMENT AREA AS SHOWN, INSTALL PARALLEL TO EXISTING GRADE CONTOURS.
3. ESTABLISH PREPARED SUBGRADE AND STABILIZE SIDES OF LEVEL SPREADER TRENCH PRIOR TO INSTALLATION OF GEOTEXTILE FABRIC AND BACKFILLING WITH STONE.
4. GEOTEXTILE TO BE INSTALLED ON ALL SIDE FACES AND BOTTOM SURFACE OF TRENCH. GEOTEXTILE TO BE NON-WOVEN, 8 OZ/SY MINIMUM, OR APPROVED EQUIVALENT.
5. LEVEL SPREADER DESIGN AS PER PER CARROLL COUNTY SOLAR PANEL GUIDANCE, DATED MARCH 6, 2023.

NOTES:

1. EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE AND COMPACT TO PROVIDE SUITABLE SURFACE TO PLACE ROAD.
2. GEOTEXTILE FABRIC SHALL MEET FOLLOWING REQUIREMENTS AND FOLLOW GEOTEXTILE MANUFACTURER INSTALLATION PROCEDURES.
  - TENSILE STRENGTH: 150 LB MIN.
  - ELONGATION: 50%
  - CBR PUNCTURE: 400 LB MIN.
  - MINIMUM FLOW RATE: 120 GPM / FT<sup>2</sup>
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.

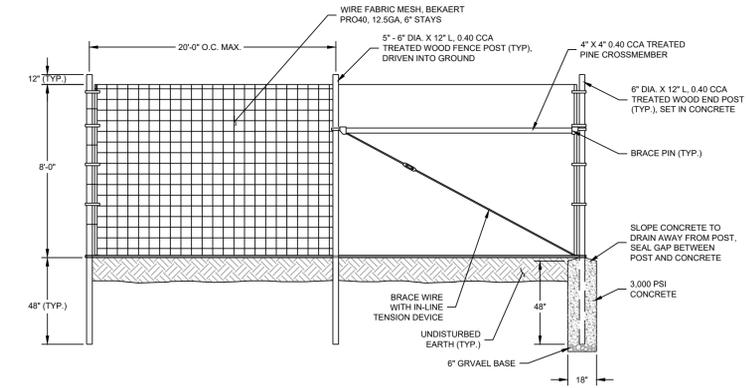


NOTES:

1. EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE AND COMPACT TO PROVIDE SUITABLE SURFACE TO PLACE ROAD.
2. GEOTECHNICAL ENGINEER TO SPECIFY PAVING SECTION BASED ON SITE INVESTIGATION

9 DETAIL GRAVEL ACCESS DRIVEWAY NOT TO SCALE

9.A DETAIL PAVED ACCESS DRIVE NOT TO SCALE

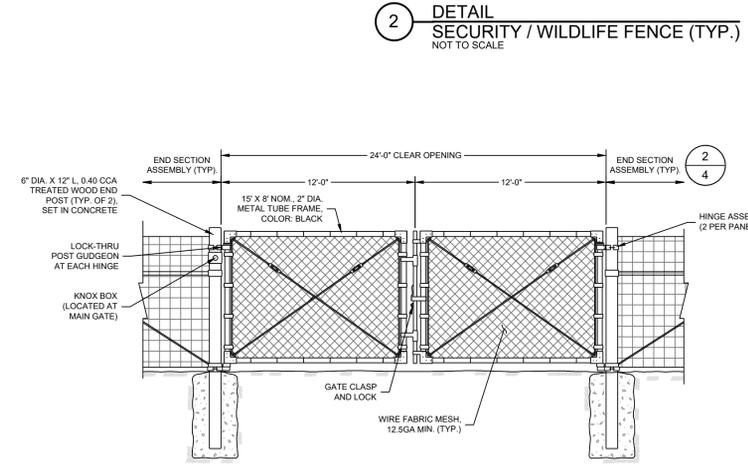
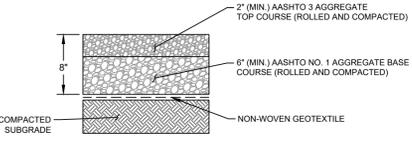


2 DETAIL SECURITY / WILDLIFE FENCE (TYP.) NOT TO SCALE

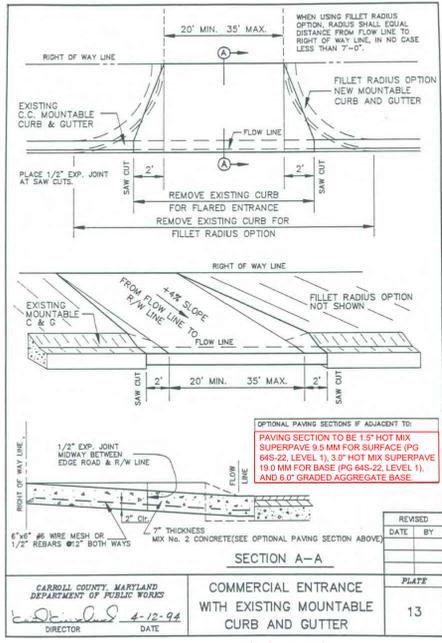
NOTES:

1. FENCE SHALL BE PLACED ALONG ENTIRE PERIMETER AS SHOWN ON THE PLANS.
2. FENCE SHALL BE INSTALLED FLUSH TO FINISHED GRADE.
3. POSTS SHALL BE SPACED EQUAL DISTANCES APART. MAXIMUM SPACING SHALL BE 20'-0" ON CENTER UNLESS DIRECTED OTHERWISE ON THE PLANS.
4. CROSSMEMBER BRACES AND BRACE WIRE SHALL BE SECURELY FASTENED TO POSTS WITH BRACE PINS, INCLUDING THREADED, IN-LINE TENSION DEVICE FOR BRACE WIRE.
5. GROUND WIRE SHALL BE ATTACHED TO FENCE FABRIC BY MEANS OF A SPLIT BOLT.
6. WIRE FABRIC MESH SHALL BE STRETCHED TO A SMOOTH AND UNIFORM FINISH BY MEANS OF A SPLIT BOLT AND PLACED ON THE EXTERIOR SIDE OF POST.
7. DETAILS SHOWN INDICATE GENERAL DESIGN AND DIMENSIONS MAY VARY AMONG MANUFACTURERS.
8. GATE AND CORNER POSTS SHALL BE SET IN CONCRETE UNLESS SHOWN OTHERWISE ON THE PLANS.

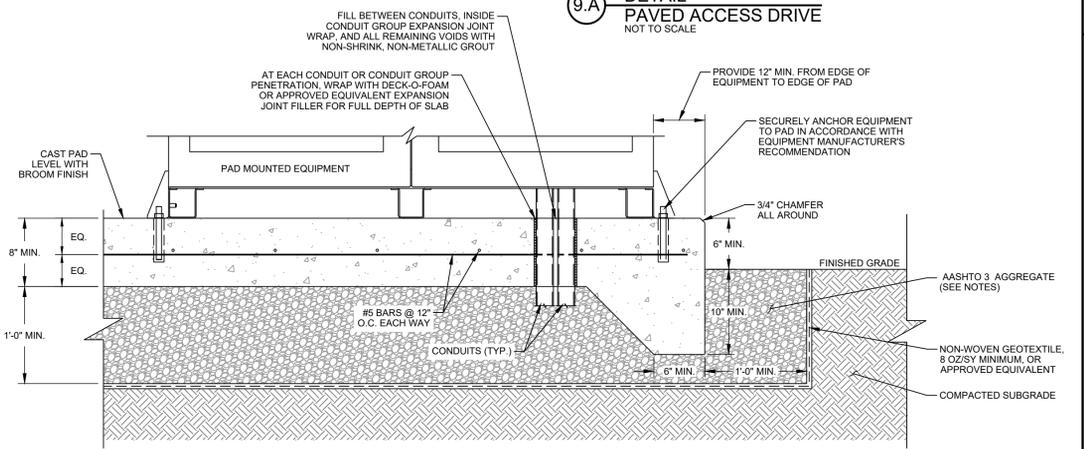
6 DETAIL GRAVEL ACCESS DRIVEWAY SECTION (TYP.) NOT TO SCALE



3 DETAIL DOUBLE SWING GATE (24') (TYP.) NOT TO SCALE



7 DETAIL CARROLL COUNTY COMMERCIAL ENTRANCE NOT TO SCALE



NOTES:

1. REMOVE TOP SOIL AND ORGANIC MATERIAL FULL DEPTH WITHIN PAD BEARING AREA.
2. GRAVEL SUBGRADE SHALL BE WELL GRADED GRAVEL SUITABLE FOR BEARING AND SHALL BE COMPACTED WITH A HEAVY VIBRATORY COMPACTOR (INSTALLED IN 8" MAX. LIFTS FOR ANY NEW GRAVEL FILL).
3. EQUIPMENT PAD SHALL BE FLAT, LEVEL SURFACE: LEVELED TO WITHIN 1/8" PER ANY SQUARE YARD. REFER TO ELECTRICAL DRAWINGS FOR PAD DIMENSIONS.

10 SECTION CONCRETE EQUIPMENT PAD (TYP.) NOT TO SCALE

DRAFT

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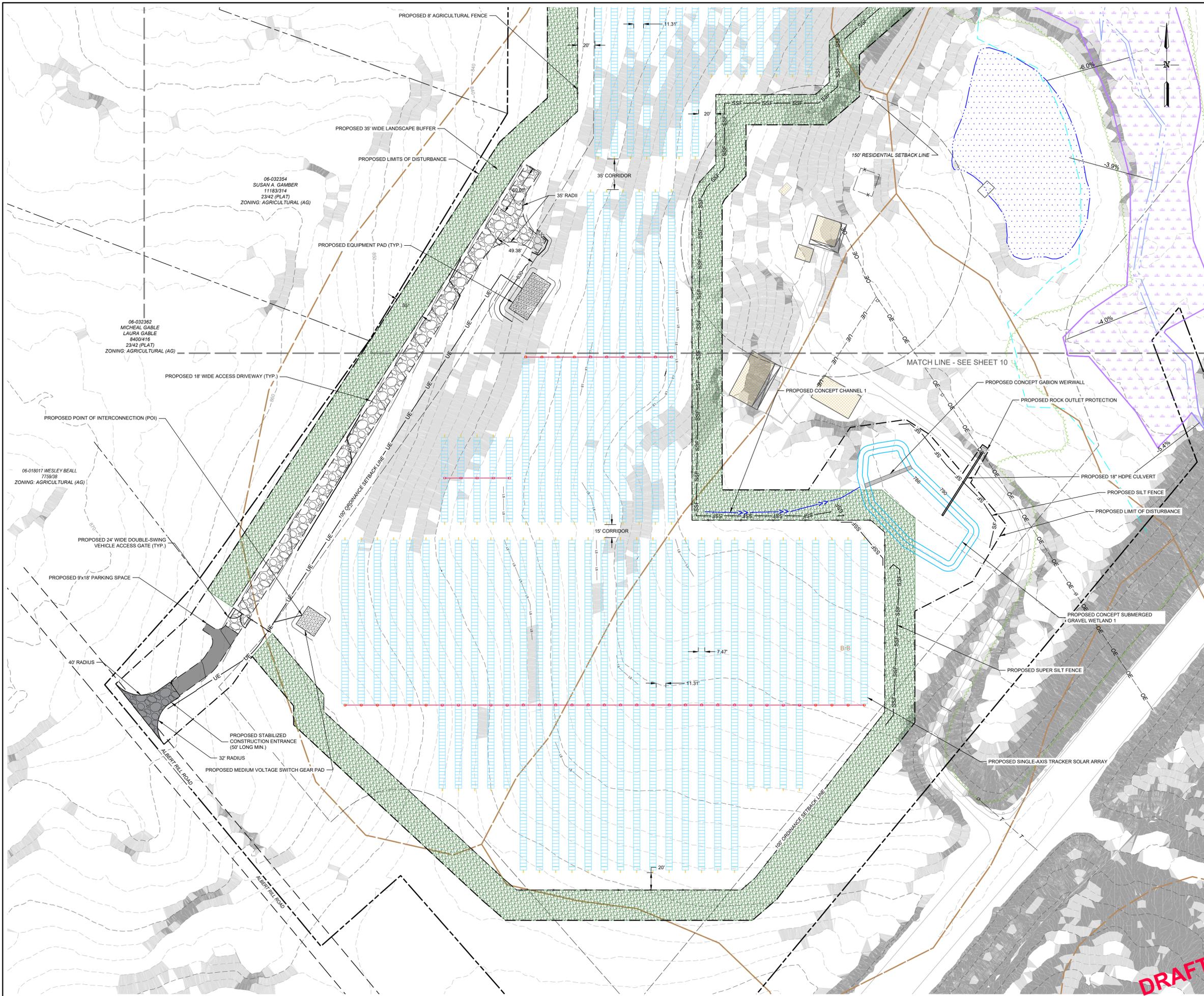


By	
Date	
Revision	
No.	

AS NOTED	
ARM	ARM
SFA	SFA
ABC	ABC
25011639	

SITE DETAILS (1 OF 2)  
2320 MANCHESTER RD, WESTMINSTER, MD 21157  
CARROLL GREEN SOLAR PROJECT  
CARROLL GREEN SOLAR, LLC  
CARROLL COUNTY, MD





- NOTES:**
1. THE BASE MAP HAS BEEN CREATED USING BING AERIAL IMAGERY.
  2. AN ALTA SURVEY WAS COMPLETED BY ARM GROUP LLC ON DECEMBER 17, 2025.
  3. AN AQUATICS RESOURCES INVESTIGATION WAS COMPLETED BY ARM GROUP LLC ON NOVEMBER 24, 2023H
  4. THIS PLAN IS IN THE MARYLAND STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
  5. SOIL BOUNDARIES OBTAINED FROM THE NRCS WEB SOIL SURVEY.
  6. ALL DIMENSIONS TO BE CONFIRMED ON-SITE PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FT. UNLESS OTHERWISE SPECIFIED.

**LEGEND**

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

---	EXISTING CONTOURS
---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING SETBACK
---	EXISTING SOIL BOUNDARY & DESCRIPTOR
---	EXISTING MONUMENTS
---	EXISTING VERIFIED WETLANDS
---	EXISTING VARIABLE STREAM BUFFER
---	EXISTING VERIFIED WATERCOURSE
---	EXISTING TREELINE
---	EXISTING POND
---	EXISTING UTILITY POLE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING TELECOMMUNICATION LINE
---	EXISTING FENCE
---	EXISTING PAVED ROAD
---	EXISTING ACCESS ROAD
---	EXISTING STRUCTURE
---	EXISTING GUIDERAIL
---	15-25% SLOPES
---	>25% SLOPES
---	PROPOSED UTILITY POLE
---	PROPOSED SINGLE-AXIS TRACKER SOLAR ARRAY
---	PROPOSED GRAVEL ACCESS DRIVEWAY
---	PROPOSED PAVED ACCESS DRIVEWAY
---	PROPOSED EQUIPMENT PAD
---	PROPOSED FENCE
---	PROPOSED LANDSCAPE BUFFER
---	PROPOSED APPROXIMATE LEVEL SPREADER
---	PROPOSED APPROXIMATE STORMWATER BMP
---	PROPOSED APPROXIMATE CHANNEL
---	PROPOSED DRIVE LINE
---	PROPOSED RIVER ROCK PAD
---	PROPOSED CULVERT
---	PROPOSED SILT FENCE
---	PROPOSED SUPER SILT FENCE
---	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
---	PROPOSED LIMIT OF DISTURBANCE

**STANDARD STABILIZATION NOTE**

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

- THREE (3) CALENDAR DAYS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, AND
- SEVEN (7) CALENDAR DAYS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

**NOTE: TOP SOIL MAY BE GRADED AND STOCKPILED IF NEEDED, BUT NO TOP SOIL MAY LEAVE THE SITE**

- ENVIRONMENTAL FEATURES NOTES:**
1. THE PROJECT DOES NOT DISCHARGE TO TIER II WATERS AND IS NOT LOCATED WITHIN A TIER II CATCHMENT AREA.
  2. THE UNNAMED TRIBUTARY TO BIG PIPE CREEK HAS A USE CLASS OF NONTILDAL COLD WATER AND PUBLIC WATER SUPPLY (III-P).

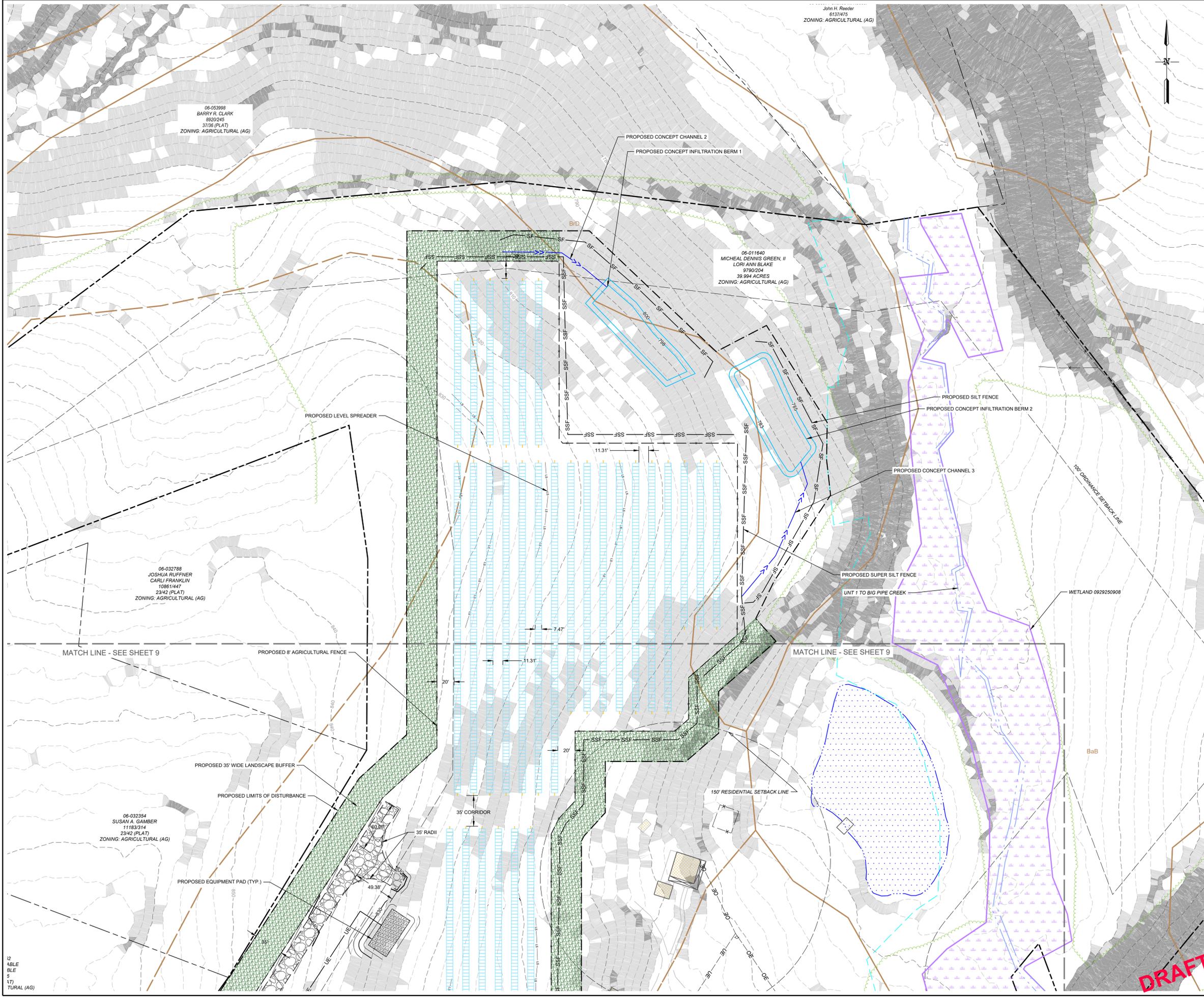
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**ARM Group LLC**  
Engineers and Scientists  
www.armgroup.net

Project No.	25011639
Client	CARROLL GREEN SOLAR PROJECT
Location	2320 MANCHESTER RD, WESTMINSTER, MD 21157
County	CARROLL COUNTY, MD
Scale	1" = 50'
Date	02/19/2026
Author	ABC
Checker	ABC
Reviewer	
By	
Date	

Sheet 9 OF 12

**DRAFT**



John H. Reeder  
6137475  
ZONING: AGRICULTURAL (AG)

06-083990  
BARRY R. CLARK  
8920245  
37/36 (PLAT)  
ZONING: AGRICULTURAL (AG)

06-011640  
MICHAEL DENNIS GREEN, II  
LORI ANN BLAKE  
9790204  
39.904 ACRES  
ZONING: AGRICULTURAL (AG)

06-032788  
JOSHUA RUFFNER  
CARLI FRANKLIN  
10861447  
23/42 (PLAT)  
ZONING: AGRICULTURAL (AG)

06-032354  
SUSAN A. GAMBER  
111833114  
23/42 (PLAT)  
ZONING: AGRICULTURAL (AG)

**NOTES:**

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2. AN ALTA SURVEY WAS COMPLETED BY ARM GROUP LLC ON DECEMBER 17, 2025.
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	EXISTING CONTOURS
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	EXISTING FENCE
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	EXISTING ACCESS ROAD
	EXISTING STRUCTURE
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**ENVIRONMENTAL FEATURES NOTES:**

1. THE PROJECT DOES NOT DISCHARGE TO TIER II WATERS AND IS NOT LOCATED WITHIN A TIER II CATCHMENT AREA.
2. THE UNNAMED TRIBUTARY TO BIG PIPE CREEK HAS A USE CLASS OF NONTIDAL COLD WATER AND PUBLIC WATER SUPPLY (III-P).

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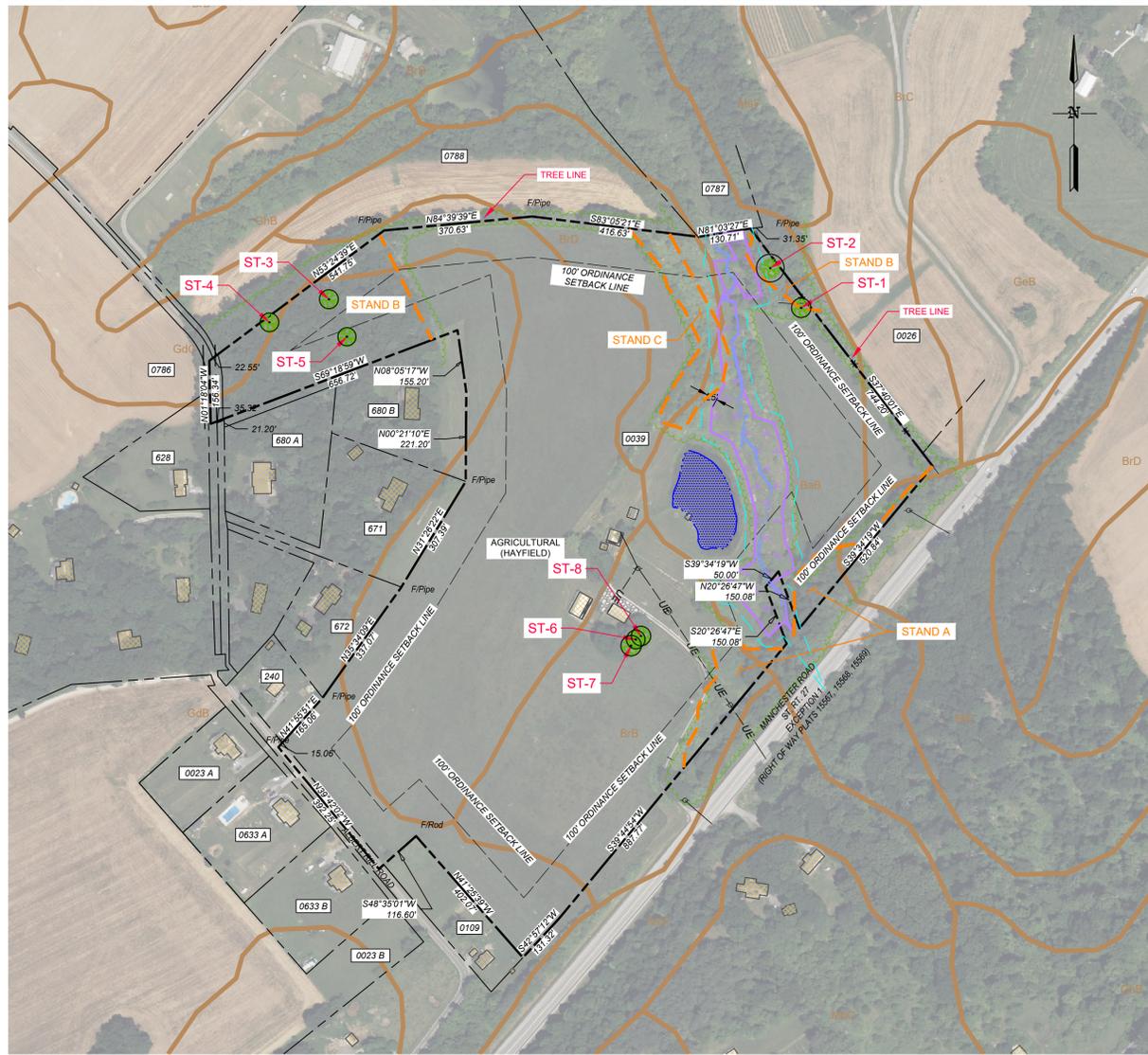
1" = 50'	02/19/2026	25011639	150				
ARM	SFA	ABC					
CONCEPTUAL SEDIMENT CONTROL PLAN (2 OF 2)	2320 MANCHESTER RD, WESTMINSTER, MD 21157		CARROLL COUNTY, MD				
Sheet	CARROLL GREEN SOLAR PROJECT		CARROLL GREEN SOLAR, LLC				
10 OF 12							

12  
4BL  
5  
17)  
TURAL (AG)

DRAFT







ENVIRONMENTAL NOTES:

- THE SIMPLIFIED FOREST STAND DELINEATION WAS CONDUCTED ON JULY 22, 2025, BY JOSEPH G. ATZERT, A QUALIFIED PROFESSIONAL. WITHIN THE PROJECT'S COMBINED GROSS TRACT AREA (+/- 38.8 ACRES). A DIAMETER TAPE WAS USED TO MEASURE THE DIAMETER OF THE TREES.
- WETLANDS AND OTHER SURFACE WATER FEATURES WERE DELINEATED BY ARM GROUP LLC ON JULY 22, 2025, WITHIN THE PROJECT AREA (+/- 38.8 ACRES). TWO WETLANDS AND TWO STREAMS WERE IDENTIFIED WITHIN THE PROJECT AREA. ONE MAN-MADE RECREATIONAL POND IS PRESENT. NO MARYLAND SPECIAL STATE CONCERN WETLANDS ARE MAPPED WITHIN THE PROJECT AREA.
- SEVERAL SPECIMEN TREES WERE PRESENT ON THE PROPERTY. CRITICAL ROOT ZONES WILL BE AVOIDED FOR ALL TREES.
- THE PURPOSE OF THIS PROJECT IS FOR THE INSTALLATION OF A COMMUNITY SOLAR ENERGY SYSTEM WITHIN THE TWO AGRICULTURAL FIELDS. FORESTLAND IS PRESENT ONSITE WITH SEVERAL TREE LINES PRESENT ALONG THE PROPERTY BOUNDARIES.
- THE AOI DRAINS NORTH INTO AN UNNAMED TRIBUTARY TO BIG PIPE CREEK. THE AOI IS WITHIN THE MONOCACY BASIN (HYDROLOGIC UNIT CODE: HUC 0207000). UNITED STATES ENVIRONMENTAL PROTECTION AGENCY) AND THE MARYLAND-DIGIT WATERSHED DOUBLE PIPE CREEK (02140304). THE DESIGNATED USE OF THE UNNAMED TRIBUTARY TO BIG PIPE CREEK IS CLASS: III-P (NONTIDAL COLD WATER AND PUBLIC WATER SUPPLY). THE AOI IS NOT WITHIN A TIER II CATCHMENT. NO INSTREAM WORK IS PERMITTED BETWEEN OCTOBER 1 THROUGH APRIL 30 FOR CLASS III STREAMS.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 24013C0095D, EFFECTIVE 10/2/2015, NO MAPPED FEMA 100-YEAR FLOODPLAINS WERE WITHIN THE PROJECT AREA.
- A LETTER WAS SUBMITTED ON DECEMBER 3, 2025, TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (MDNR) WILDLIFE AND HERITAGE DIVISION REQUESTING INFORMATION ON ANY KNOWN STATE-LISTED, RARE, THREATENED OR ENDANGERED SPECIES KNOWN TO OCCUR WITHIN THE PROJECT AREA.
- THE UNITED STATES FISH AND WILDLIFE SERVICE (USFWS) INFORMATION FOR PLANNING AND CONSULTATION GENERATED ON AUGUST 11, 2025, REVEALED THE INDIANA BAT (MYOTIS SODALIS), AN ENDANGERED SPECIES, THE TRICOLORLED BAT (PERIMYOTIS SUBFLAVUS), A PROPOSED ENDANGERED SPECIES, THE BOG TURTLE (GYPTEMY'S MÜHLENBERGII), A THREATENED SPECIES, AND THE MONARCH BUTTERFLY (DANANUS PLEXIPUS). A PROPOSED THREATENED SPECIES. NO CONSULTATION IS NEEDED FOR PROPOSED SPECIES.
- A LETTER SUBMITTED WAS SUBMITTED ON DECEMBER 1, 2025, TO THE MARYLAND HISTORICAL TRUST (MHT) REQUESTING INFORMATION ON ANY KNOWN HISTORICAL RESOURCES SURROUNDING THE PROJECT AREA. NO HISTORIC RESOURCES WERE LOCATED WITHIN THE PROJECT AREA BASED ON AN ONLINE REVIEW OF MARYLAND'S CULTURAL RESOURCE INFORMATION SYSTEM (MEDUSA).
- OVERALL, STAND A IS A MIXED MESIC HARDWOOD FOREST WITH A PRIMARILY MODERATELY OPEN CANOPY COMPOSED OF BLACK LOCUST (ROBINIA PSEUDOACACIA) AND COMMON MULBERRY (MORUS ALBA) WITH AN UNDERSTORY OF MORROW HONEYSUCKLE (LONICERA MORROWII) AND RUSSIAN OLIVE (ELAEAGNUS ANGUSTIFOLIA). HERBACEOUS GROUND COVER WAS LIMITED IN THE MAJORITY OF THE STAND AND WAS DOMINATED BY JAPANESE HONEYSUCKLE (ALLIARIA PETIOLATA), JAPANESE HONEYSUCKLE (LONICERA JAPONICA), MILE-A-MINUTE (PERISCARIA PERFOLIATA), ORIENTAL BITTERSWEET (CELASTRUS ORBICULATUS), AND RUSSIAN OLIVE. STAND A WOULD BE CONSIDERED A PRIORITY 3 AREA DUE TO LACK OF ANY RETENTION PARAMETERS AND RELATIVELY SMALL SIZE. THE STAND WAS LOCATED ALONG THE ROAD EMBANKMENT ALONG THE PROPERTY BOUNDARY.
- OVERALL, STAND B IS A MATURE MIXED MESIC UPLAND OAK DECIDUOUS FOREST WITH A PRIMARILY CLOSED CANOPY COMPOSED OF MATURE NORTHERN RED OAK (QUERCUS RUBRA), WHITE OAK (QUERCUS ALBA), AND MOCKERNUT HICKORY (CARYA TOMENTOSA) WITH MINOR AMOUNTS OF BLACK OAK (QUERCUS ALBA) WITHIN THE UNDERSTORY AND LOCATED WITHIN THE TOPOGRAPHIC HIGH AREAS OF THE PROPERTY. HERBACEOUS GROUND COVER WAS LIMITED IN THE MAJORITY OF THE STAND AND WAS DOMINATED BY JAPANESE HONEYSUCKLE AND JAPANESE STILTGRASS (MICROSTEGIUM VIMINUM) ALONG THE EDGE WITH STAND C AND THE AGRICULTURAL FIELD. INVASIVE SPECIES COVER WAS LIMITED WITHIN THE STAND. HOWEVER, JAPANESE STILTGRASS, GARLIC MUSTARD, AND JAPANESE HONEYSUCKLE WERE PRESENT ALONG THE STAND EDGES. DEAD DOWN WOODY DEBRIS WAS LIMITED WITHIN THE STAND. STAND A WOULD BE CONSIDERED A PRIORITY 2 AREA DUE TO THE RELATIVELY GOOD FOREST STRUCTURE AND HEALTH.
- OVERALL, STAND C IS A YOUNG OPEN CANOPY MIXED MESIC DECIDUOUS FOREST COMPOSED MAINLY OF YOUNG BLACK WALNUT, BLACK LOCUST, AND BRADFORD PEAR (PYRUS CALLERYANA) WITH A PRIMARILY OPEN UNDERSTORY DOMINATED BY MORROW'S HONEYSUCKLE. HERBACEOUS GROUND COVER WAS DENSE AND COMPRISED PRIMARILY OF INVASIVE SPECIES INCLUDING GARLIC MUSTARD, JAPANESE STILTGRASS, JAPANESE HONEYSUCKLE, ORIENTAL BITTERSWEET, AND JAPANESE BARBERRY (BERBERIS THUNBERGII). A MODERATE AMOUNT OF DEAD DOWN WOODY DEBRIS IS PRESENT. THE STAND SHOWED EVIDENCE OF TIMBER CLEARING AND MANY OF THE TREES PRESENT WERE POLE STAGE. STAND C WOULD BE CONSIDERED A PRIORITY 4 AREA DUE TO THE RELATIVELY RECENT CLEARING AND HEAVY PRESENCE OF INVASIVE SPECIES.
- OVERALL, THE TREE LINES ALONG THE PROPERTY BOUNDARIES BY BLACK WALNUT, BLACK CHERRY (PRUNUS SEROTINA), COMMON SASSAFRAS (SASSAFRAS ALBIDUM) AND COMMON MULBERRY WITH MINOR AMOUNTS OF RUSSIAN OLIVE. THE UNDERSTORY WAS DOMINATED BY INVASIVE SPECIES SUCH AS JAPANESE HONEYSUCKLE, ORIENTAL BITTERSWEET, MORROW'S HONEYSUCKLE, AND MULTIFLORA ROSE (ROSA MULTIFLORA).
- THE INVASIVE SPECIES OF CONCERN MULTIFLORA ROSE, JAPANESE HONEYSUCKLE, WINEBERRY (RUBUS PHOENICOLAUS), AND ORIENTAL BITTERSWEET ARE DOMINANT ALONG THE FOREST EDGE WITH THE AGRICULTURAL FIELD AND THE TREE LINES ALONG THE PROPERTY BOUNDARIES.
- OVERALL, THE FOREST ON THE PROPERTY IS RELATIVELY HEALTHY WITH STAND B PROVIDING GOOD HABITAT FOR FOREST DWELLING SPECIES.

NOTES:

- THE BASE MAP HAS BEEN CREATED USING SURVEY DATA PROVIDED BY BARRY ISETT & ASSOCIATES INC ON JUNE 06, 2025.
- THIS PLAN IS IN THE MARYLAND STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
- WETLAND, SURFACE WATERS, AND DRAINAGE FEATURES WITHIN THE PROPOSED PROJECT AREA WERE DELINEATED BY ARM GROUP LLC ON JUNE 16, 2025.
- THE PROPERTY DOES NOT CONTAIN ANY CONSERVATION OR OPEN SPACE EASEMENTS.
- THE PROPERTY IS LOCATED WITHIN A-1 = AGRICULTURAL.
- NO NONCONFORMITIES EXISTING AND NO NONCONFORMITIES ARE BEING CREATED.
- ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FT. UNLESS OTHERWISE SPECIFIED.

LEGEND

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

	EXISTING CONTOURS
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING SETBACK
	EXISTING ENVIRONMENTAL FEATURES BUFFER
	EXISTING SOIL BOUNDARY & DESCRIPTOR
	EXISTING WATERCOURSE
	EXISTING POND
	SPECIMEN TREE / CRITICAL ROOT ZONE
	EXISTING TREELINE
	EXISTING UTILITY POLE
	EXISTING TELECOMMUNICATION LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING FENCE
	EXISTING STRUCTURE
	EXISTING PAVED ROAD
	EXISTING GRAVEL
	EXISTING GUIDERAIL
	EXISTING CONCRETE
	EXISTING WALL
	10-15% SLOPES
	>15% SLOPES
	WB WETLAND BUFFER (75')
	SB STREAM BUFFER (75')
	STAND BOUNDARY



DATE	12/19/2025
PROJECT NO.	25011658
SCALE	1" = 200'

DATE	12/19/2025
PROJECT NO.	25011658
SCALE	1" = 200'

PARCEL INFORMATION				
PARCEL NUMBER	OWNER	ADDRESS	DEED/PAGE NUMBER	ACRES
39	GREEN MICHAEL DENNIS II BLAKE LORI ANN	2320 MANCHESTER RD	09790/00204	39.4
23 A	FARISS JAMES B FARISS ANN P	2542 ALBERT RILL RD	04951/00125	1.1
633 A	HOLLAND BRIAN WESLEY HOLLAND RACHEL LYNNE	2540 ALBERT RILL RD	08628/00400	1.5
633 B	REED CARL M REED MARIE E	2538 ALBERT RILL RD	04565/00502	1.5
23 B	HULL BEATRICE C INC	2210 MANCHESTER RD	03813/00260	66.3
109	CROCKER MICHAEL PAYNE CARLY ANNE	2525 ALBERT RILL RD	08442/00253	1.2
26	GROVES MILL LLC	2940 GROVES MILL RD	08893/00426	150.2
787	REEDER CHARLES M REEDER JOHN H	ALBERT RILL RD	06137/00475	40.3
788	CLARK BARRY R	2625 ALBERT RILL RD	08920/00245	16.0
786	REEDER CHARLES M REEDER JOHN H	ALBERT RILL RD	06137/00482	63.4
628	LEONARD SAMANTHA BRITTANY LEONARD TAYLOR ANTHONY	2610 ALBERT RILL RD	09881/00443	1.7
680 A	BOJMAN ALLISON	2613 ALBERT RILL RD	11578/00435	1.8
680 B	RUFFNER JOSHUA FRANKLIN CARLI	2611 ALBERT RILL RD	10861/00447	2.1
671	GAMBER SUSAN A	2609 ALBERT RILL RD	11183/00314	2.1
672	GABLE MICHAEL GABLE LAURA	2607 ALBERT RILL RD	08400/00416	1.4
240	BEALL WESLEY	2559 ALBERT RILL RD	07759/00038	0.7

Specimen Tree	Species	Scientific Name	Diameter at Breast Height (dbh)	Health	Critical Root Zone
ST-1	White Oak	<i>Quercus alba</i>	32"	Fair	48'
ST-2	White Oak	<i>Quercus alba</i>	46"	Fair	69'
ST-3	Northern Red Oak	<i>Quercus rubra</i>	31.5"	Good	47.3'
ST-4	Northern Red Oak	<i>Quercus rubra</i>	31"	Good	46.5'
ST-5	Northern Red Oak	<i>Quercus rubra</i>	30"	Good	45'
ST-6	Norway Maple	<i>Acer platanoides</i>	31"	Good	46.5'
ST-7	Norway Maple	<i>Acer platanoides</i>	33.9"	Good	50.9'
ST-8	Norway Maple	<i>Acer platanoides</i>	32.1"	Poor	48.2'

SOILS WITHIN AOI				
*HYDROLOGIC SOIL GROUP CLASSIFICATION				
SYMBOL	DESCRIPTION	HSG*	ACRES IN AOI	PERCENT OF AOI
BaB	BAILE SILT LOAM, 3 TO 8 PERCENT SLOPES	C/D	8.5	22.0%
B/B	BRINKLOW CHANNERY LOAM, 3 TO 8 PERCENT SLOPES	C	7.3	18.8%
B/C	BRINKLOW CHANNERY LOAM, 8 TO 15 PERCENT SLOPES	C	0.8	2.0%
B/D	BRINKLOW CHANNERY LOAM, 15 TO 25 PERCENT SLOPES	C	2.8	7.2%
B/E	BRINKLOW CHANNERY LOAM, 25 TO 45 PERCENT SLOPES	C	0.5	1.4%
GdB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	5.5	14.1%
GdC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	13.4	34.5%
TOTAL FOR AREA OF INTEREST			38.8	100.0%

PLAN PREPARER CERTIFICATE

JOSEPH G. ATZERT  
ARM GROUP LLC  
QUALIFIED PROFESSIONAL

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED FOR DEVELOPER:  
CARROLL GREEN SOLAR, LLC  
2320 MANCHESTER ROAD  
WESTMINSTER MD 21157

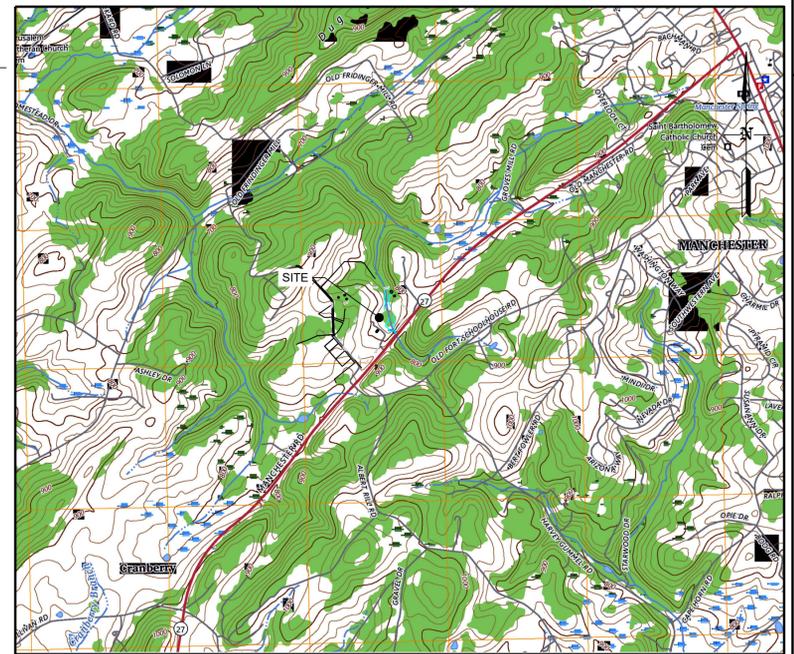
PROPERTY OWNER:  
GREEN MICHAEL DENNIS II  
BLAKE LORI ANN  
2320 MANCHESTER ROAD  
WESTMINSTER MD 21157-3432

PREPARER:  
JOSEPH G. ATZERT  
ARM GROUP LLC  
1129 W GOVERNOR ROAD  
HERSHEY, PA 17033  
(717)508-0528

RESOURCE DATA TABLE	
RESOURCE	SIZE
TOTAL TRACT AREA	38.8 - AC
TOTAL FORESTED AREA	5.1 - AC
WETLANDS	1.8 - AC
STAND A	1.2 AC
STAND B	3.1 AC
STAND C	0.9 AC

NATURAL RESOURCE INVENTORY INFORMATION:

- TOTAL GROSS TRACT AREA: 1,688,296 SF (38.8 AC)
- EXISTING FOREST AREA: 222,156 SF (5.1 AC)
- EXISTING LAND USE: AGRICULTURE
- INTENDED LAND USE: COMMUNITY SOLAR ENERGY GENERATING SYSTEM
- PROJECT LOCATION:  
ADDRESS: 2320 MANCHESTER RD WESTMINSTER 21157
- TAX MAP: 0023, GRID 0020, PARCEL ID: 0039
- LATITUDE 39°38'48.66"N AND LONGITUDE 76°55'02.04"W
- (NORTH AMERICAN DATUM NAD83)
- ZONING: A = AGRICULTURAL
- CRITICAL AREA: NOT APPLICABLE, CHESAPEAKE AND ATLANTIC COASTAL BAY CRITICAL AREAS ARE NOT LOCATED WITHIN THE PROPERTY VICINITY



VICINITY MAP

SCALE: 1" = 2000'

**DRAFT**

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FOREST STAND DELINEATION PLAN

MANCHESTER  
CARROLL GREEN SOLAR, PROJECT  
CARROLL GREEN SOLAR, LLC

MANCHESTER  
CARROLL COUNTY, MARYLAND



