

CONCEPT SITE DEVELOPMENT PLAN FOR

CHABERTON SOLAR

TOWN HILL LLC

WESTMINSTER, CARROLL COUNTY

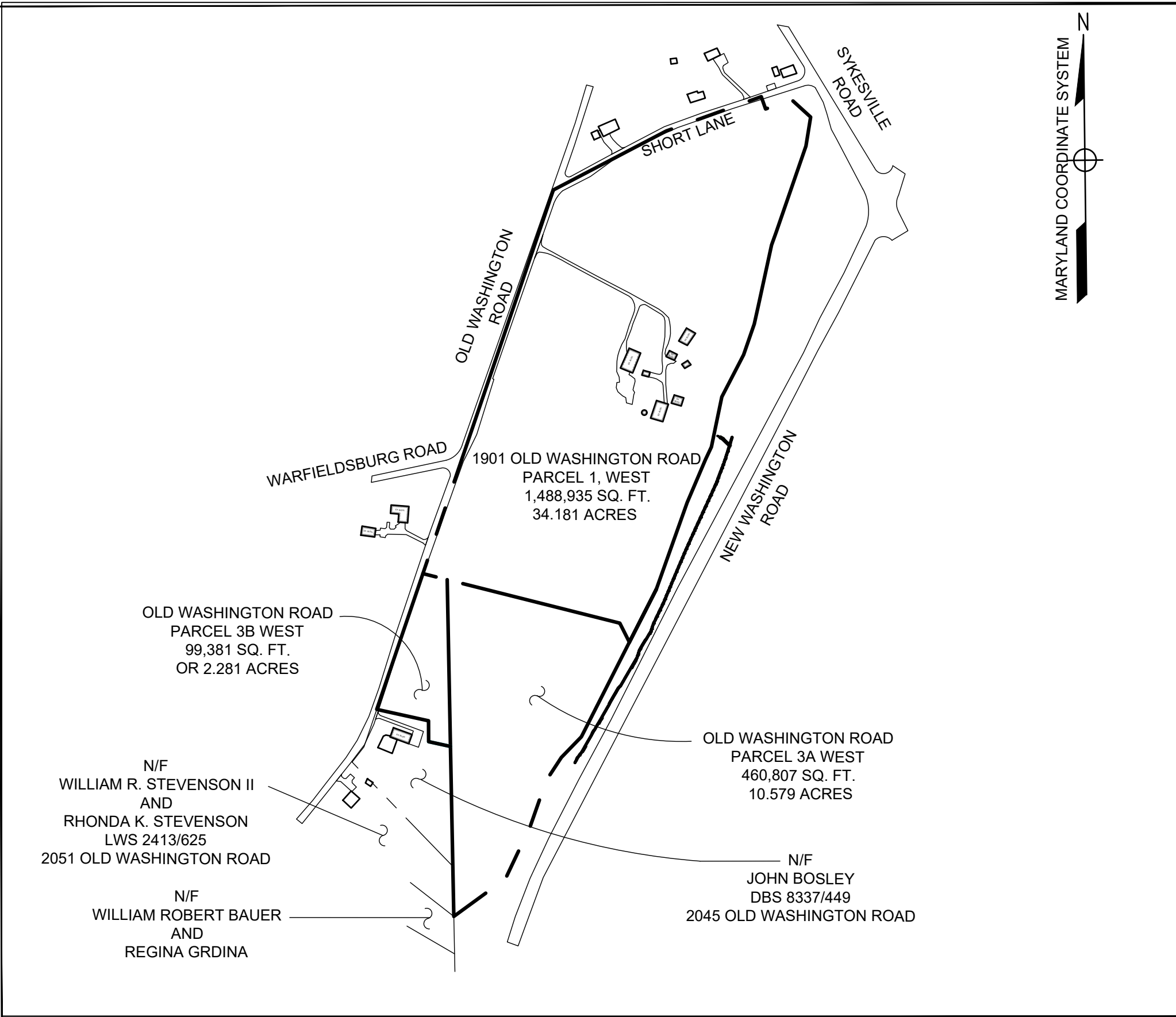
GENERAL NOTES

1. PROPERTY OWNER INFORMATION:
DALE WILLIAM LAUTERBACH
1901 OLD WASHINGTON ROAD,
WESTMINSTER, MARYLAND 21157
2. DEVELOPER INFORMATION:
CHABERTON SOLAR TOWN HILL LLC
1700 ROCKVILLE PIKE, SUITE 305
ROCKVILLE, MARYLAND 20852
(240) 620 6168

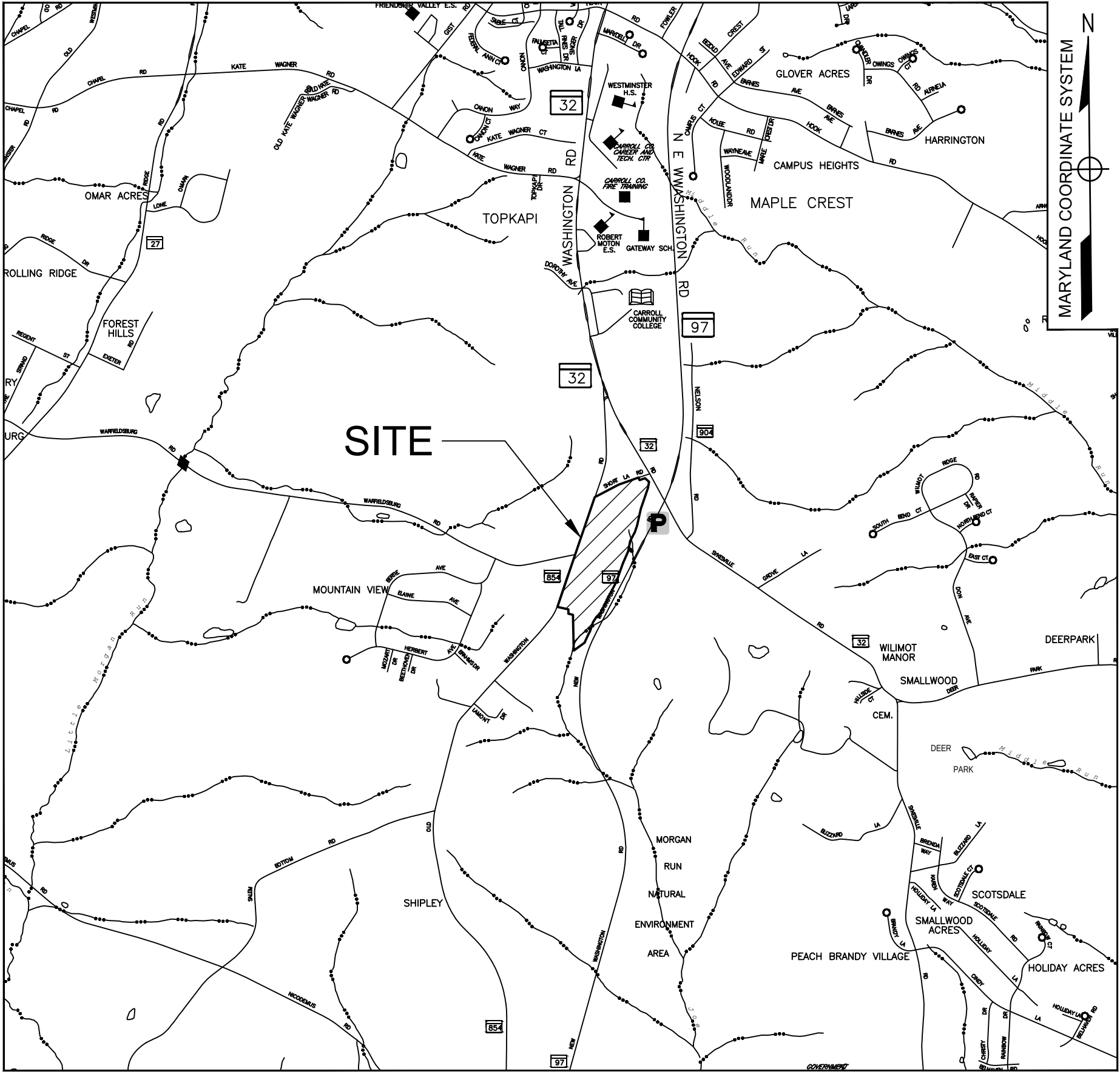
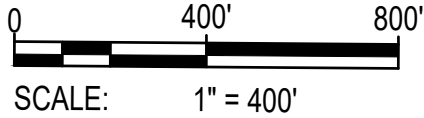
SITE INFORMATION:

3. SITE ADDRESS: 1901 OLD WASHINGTON ROAD, WESTMINSTER, MARYLAND.
4. OVERALL PROPERTY AREA: 47.04 ACRES.
5. LIMIT OF DISTURBANCE: 682,315 SF/15.66 Ac.
6. ZONING: AGRICULTURAL.
7. TAX MAP 0052 GRID 0019 PARCEL 0026.
8. DEED REFERENCE: L8010/ F442.
9. CURRENT USE: AGRICULTURAL OPEN /FORESTED LAND
PROPOSED USE: COMMUNITY SOLAR ENERGY GENERATING SYSTEM
10. SOLAR PANELS WILL NOT REQUIRE WATER AND SEWER.
11. THERE WILL BE NO USE, TRANSFER, OR STORAGE OF HAZARDOUS OR REGULATED SUBSTANCES ON SITE.
12. THE PROJECT SITE IS LOCATED IN A TIER II WATERSHED (JOE BRANCH 1), WITH NO ASSIMILATIVE CAPACITY REMAINING.
13. SOLAR SYSTEM INFORMATION:

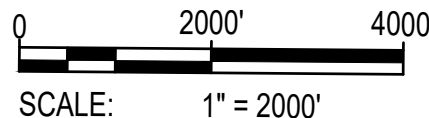
13.1. SOLAR PANEL AREA: 182,566 S.F.



LOCATION MAP
SCALE: 1" = 400'



VICINITY MAP
SCALE: 1" = 2000'



SHEET INDEX			
SHEET NO.	PDOX FILE NAME	DRAWING NO.	SHEET TITLE
1	0100-TTL-S-26-0081	C-001	COVER SHEET
2	0400-STE-S-26-0081	C-002	COMPOSITE SITE PLAN
3	0200-EXT-S-26-0081	C-100	EXISTING CONDITIONS PLAN
4	0201-EXT-S-26-0081	C-101	EXISTING CONDITIONS PLAN
5	0401-STE-S-26-0081	C-102	SITE / UTILITY PLAN
6	0402-STE-S-26-0081	C-103	SITE / UTILITY PLAN
7	0800-GRA-S-26-0081	C-104	GRADING PLAN
8	0801-GRA-S-26-0081	C-105	GRADING PLAN
9	0600-SCP-S-26-0081	C-106	EROSION & SEDIMENT CONTROL PLAN
10	0601-SCP-S-26-0081	C-107	EROSION & SEDIMENT CONTROL PLAN
11	0500-DET-S-26-0081	C-501	SITE DETAILS
12	0700-SCD-S-26-0081	C-502	EROSION & SEDIMENT CONTROL DETAILS
13	0701-SCD-S-26-0081	C-503	EROSION & SEDIMENT CONTROL NOTES
14	1000-SWD-S-26-0081	C-504	STORMWATER MANAGEMENT DETAILS
15	1300-LSC-S-26-0081	C-505	LANDSCAPE DETAILS
16	0501-DET-S-26-0081	C-506	VIEWSHED ANALYSIS 1
17	0502-DET-S-26-0081	C-507	VIEWSHED ANALYSIS 2
18	0503-DET-S-26-0081	C-508	VIEWSHED ANALYSIS 3

NOTE:
REFER TO STORMWATER
MANAGEMENT REPORT FOR
DRAINAGE AREA MAPS.

SOIL CONSERVATION DISTRICT

The Development Plan is approved for Soil Erosion and Sediment Control by the Soil Conservation District.

Approved _____ Carroll S.C.D./Date

OWNER/DEVELOPER

I certify that this plan of Soil Erosion & Sediment Control will be implemented to the fullest extent, and all structures will be installed to 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 _____

ENGINEER

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.

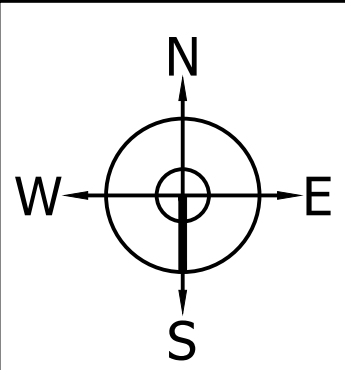
Engineer/Date

COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD'83/2011) AND BASED ON THE FOLLOWING REFERENCE STATIONS VIA GPS OBSERVATIONS:

POINT	NORTHING	EASTING	ELEV.
SUSAN	675230.55	1315056.39	838.11

0100-TTL-S-26-0081

S-26-0081



**NOT FOR
CONSTRUCTION**

CONCEPT SUBMISSION

08/24/2026

APPROVED BY:
AUO
CHECKED BY:
MHC
DESIGNED BY:
LSK

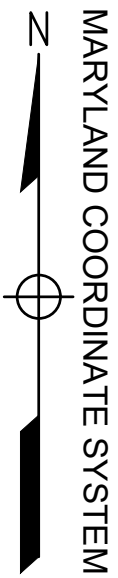
DRAWING TITLE
COVER SHEET
CONCEPT SITE DEVELOPMENT PLAN
REVISION
DRAWING NO.
C-001

PROJECT
CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°N, -76.9944°W

<<CONSULTANT>>
WRA
Whitman, Requardt & Associates, LLP
801 South Caroline Street, Baltimore, Maryland 21231

DEVELOPER
chaberton
ENERGY
1700 Rockville Pike, Suite 305
Rockville, MD 20852

REV.	DESCRIPTION	DATE

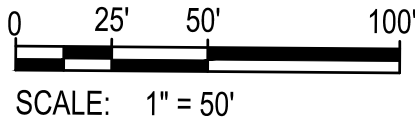


GENERAL SHEET NOTES

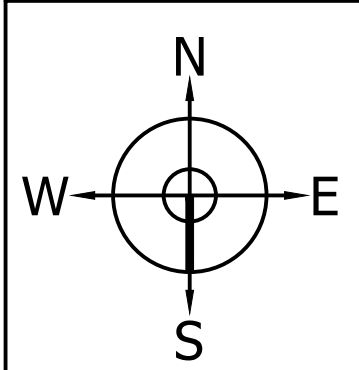
1. REFER TO SHEET C-002 FOR COMPOSITE SITE PLAN.
2. UNLESS OTHERWISE NOTED, ALL REMOVED MATERIAL MUST BECOME THE PROPERTY OF THE CONTRACTOR AND MUST BE LEGALLY DISPOSED OF AT AN APPROVED OFFSITE LOCATION.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING TREE LINE
- EXISTING TREE
- EXISTING CONTOURS
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING DRIVEWAY
- SOIL BOUNDARY
- STREAM BUFFER
- WETLAND BUFFER
- WETLANDS
- STREAM



0200-EXT-S-26-0081 S-26-0081



NOT FOR CONSTRUCTION	
CONCEPT SUBMISSION 08/24/2026	
DRAWING TITLE	
EXISTING CONDITIONS PLAN CONCEPT SITE DEVELOPMENT PLAN	
REVISION	DRAWING NO.
	C-100

APPROVED BY:	AUO
CHECKED BY:	MHC
DESIGNED BY:	LSK

REV.	DESCRIPTION	DATE

DEVELOPER

1700 Rockville Pike, Suite 305
Rockville, MD 20852

<<CONSULTANT>>

Whitman, Requardt & Associates, LLP
801 South Caroline Street, Baltimore, Maryland 21231

PROJECT

CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°N, -76.9944°W

MARYLAND COORDINATE SYSTEM

GENERAL SHEET NOTES

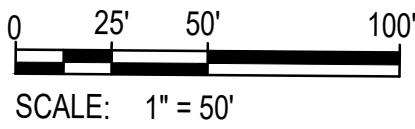
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- WETLAND BUFFER
- WETLANDS
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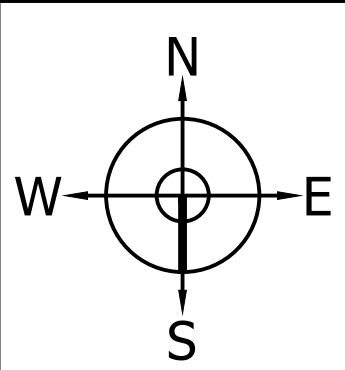


MATCH LINE SEE SHEET C-100



0201-EXT-S-26-0081

S-26-0081



**NOT FOR
CONSTRUCTION**

CONCEPT SUBMISSION

08/24/2026

DRAWING TITLE
EXISTING CONDITIONS PLAN
CONCEPT SITE DEVELOPMENT PLAN

REVISION

DRAWING NO.

C-101

APPROVED BY:

AUO

CHECKED BY:

MHC

DESIGNED BY:

LSK

PROJECT

CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°N, -76.9944°W

<<CONSULTANT>>



DEVELOPER



1700 Rockville Pike, Suite 305
Rockville, MD 20852

REV.

DESCRIPTION

DATE

MARYLAND COORDINATE SYSTEM

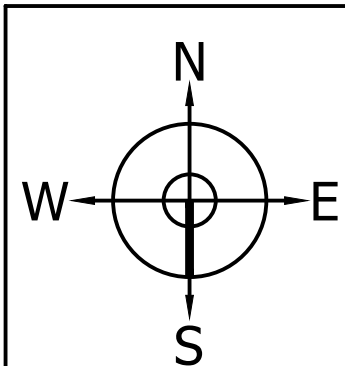


LEGEND

- PROPERTY LINE
- SETBACK LINE
- GRASS PAVERS
- LANDSCAPE BUFFER
- STORM WATER MANAGEMENT FACILITY
- AGRICULTURAL FENCE

0 50' 100' 200'
SCALE: 1" = 100'

0400-STE-S-26-0081 S-26-0081



**NOT FOR
CONSTRUCTION**

CONCEPT SUBMISSION 08/24/2026

DRAWING TITLE
COMPOSITE SITE PLAN
CONCEPT SITE DEVELOPMENT PLAN

REVISION

DRAWING NO.

C-002

APPROVED BY:

AUO

CHECKED BY:

MHC

DESIGNED BY:

LSK

DATE

DESCRIPTION

REV.

DEVELOPER



1700 Rockville Pike, Suite 305
Rockville, MD 20852

<<CONSULTANT>>



CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°N, -76.9944°W



GENERAL SHEET NOTES

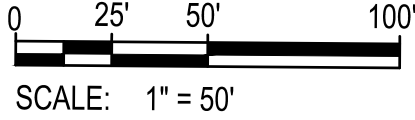
1. REFER TO SHEET C-002 FOR COMPOSITE SITE PLAN.
2. REFER TO SHEET C-501 FOR SITE DETAILS.
3. REFER TO SHEET C-504 FOR STORMWATER MANAGEMENT DETAILS.

SHEET KEYNOTES

1. VARIABLE WIDTH GRASS PAVERS. SEE DETAIL A/C-504.
2. 7' HIGH AGRICULTURAL FENCE . SEE DETAIL B/C-501.
3. CHAIN LINK SWING GATE, 20' WIDE. SEE DETAIL D/C-501.
4. OVERHEAD ELECTRIC LINE.
5. SOLAR PANELS. SEE DETAIL A/C-501.
6. PROJECT RISER & DISCONNECT POLE.
7. PROJECT RISER RECLOSER & METER POLE.
8. UNDERGROUND ELECTRIC CONDUIT.
9. PAD MOUNTED PROJECT MV SWITCH GEAR. SEE DETAIL C/C-501.
10. UTILITY PAD MOUNTED RECLOSER.
11. UTILITY DISTRIBUTION CIRCUIT CONNECTION.
12. STORMWATER MANAGEMENT, MICRO-BIORETENTION FACILITY. SEE DETAIL B/C-504.
13. STORMWATER MANAGEMENT, SUBMERGED GRAVEL WETLAND. SEE DETAIL C/C-504.
14. SUBMERGED GRAVEL WETLANDS OVERDRAIN OUTFALL LOCATION.
15. MICRO-BIORETENTION UNDERDRAIN OUTFALL LOCATION.

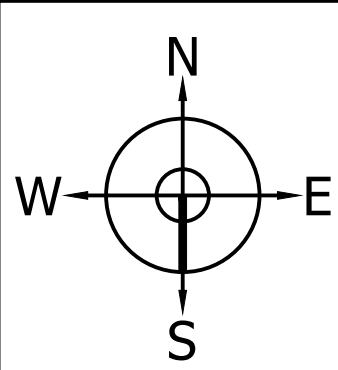
LEGEND

- PROPERTY LINE
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- EXISTING OVERHEAD ELECTRIC
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- WETLAND BUFFER
- WETLANDS
- STREAM
- GRASS PAVERS
- LANDSCAPE BUFFER
- STORM WATER MANAGEMENT FACILITY
- AGRICULTURAL FENCE
- LIMIT OF DISTURBANCE



0401-STE-S-26-0081

S-26-0081



**NOT FOR
CONSTRUCTION**

CONCEPT SUBMISSION

08/24/2026

DRAWING TITLE

SITE / UTILITY PLAN
CONCEPT SITE DEVELOPMENT PLAN

REVISION

DRAWING NO.

C-102

APPROVED BY:

AUO

CHECKED BY:

MHC

DESIGNED BY:

LSK

REV.

DESCRIPTION

DATE

PROJECT

CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°N, -76.9944°W

<<CONSULTANT>>



Whitman, Requardt & Associates, LLP
801 South Caroline Street, Baltimore, Maryland 21231

DEVELOPER



1700 Rockville Pike, Suite 305
Rockville, MD 20852

S(SUBSET 17)



GENERAL SHEET NOTES

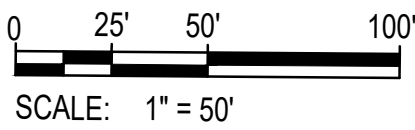
- 1. REFER TO SHEET C-002 FOR COMPOSITE SITE PLAN.
- 2. REFER TO SHEET C-501 FOR SITE DETAILS.
- 3. REFER TO SHEET C-504 FOR STORMWATER MANAGEMENT DETAILS.

SHEET KEYNOTES

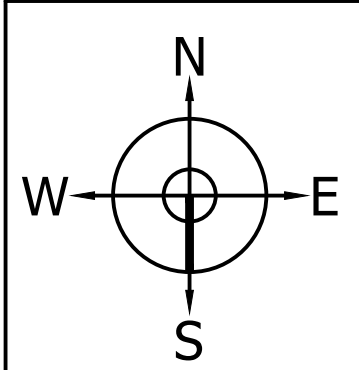
- 1. 7' HIGH AGRICULTURAL FENCE . SEE DETAIL B/C-501.
- 2. SOLAR PANELS. SEE DETAIL A/C-501.
- 3. PAD MOUNTED ELECTRIC EQUIPMENT. SEE DETAIL C/C-501.
- 4. STORAGE SHED.
- 5. STORMWATER MANAGEMENT, SUBMERGED GRAVEL WETLAND. SEE DETAIL C/C-504.
- 6. VARIABLE WIDTH GRASS PAVERS. SEE DETAIL A/C-504.
- 7. SUBMERGED GRAVEL WETLANDS OVERDRAIN OUTFALL LOCATION.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING TREE LINE
- EXISTING TREE
- EXISTING CONTOURS
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- EXISTING FENCE
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- EXISTING DRIVEWAY
- SOIL BOUNDARY
- STREAM BUFFER
- WETLAND BUFFER
- WETLANDS
- STREAM
- GRASS PAVERS
- LANDSCAPE BUFFER
- STORM WATER MANAGEMENT FACILITY
- AGRICULTURAL FENCE
- LIMIT OF DISTURBANCE



0402-STE-S-26-0081 S-26-0081



NOT FOR CONSTRUCTION

CONCEPT SUBMISSION 08/24/2026

DRAWING TITLE
SITE / UTILITY PLAN
CONCEPT SITE DEVELOPMENT PLAN

REVISION DRAWING NO.

C-103

APPROVED BY: AUO
CHECKED BY: MHC
DESIGNED BY: LSK

REV.	DESCRIPTION	DATE

DEVELOPER

chaberton ENERGY

1700 Rockville Pike, Suite 305
Rockville, MD 20852

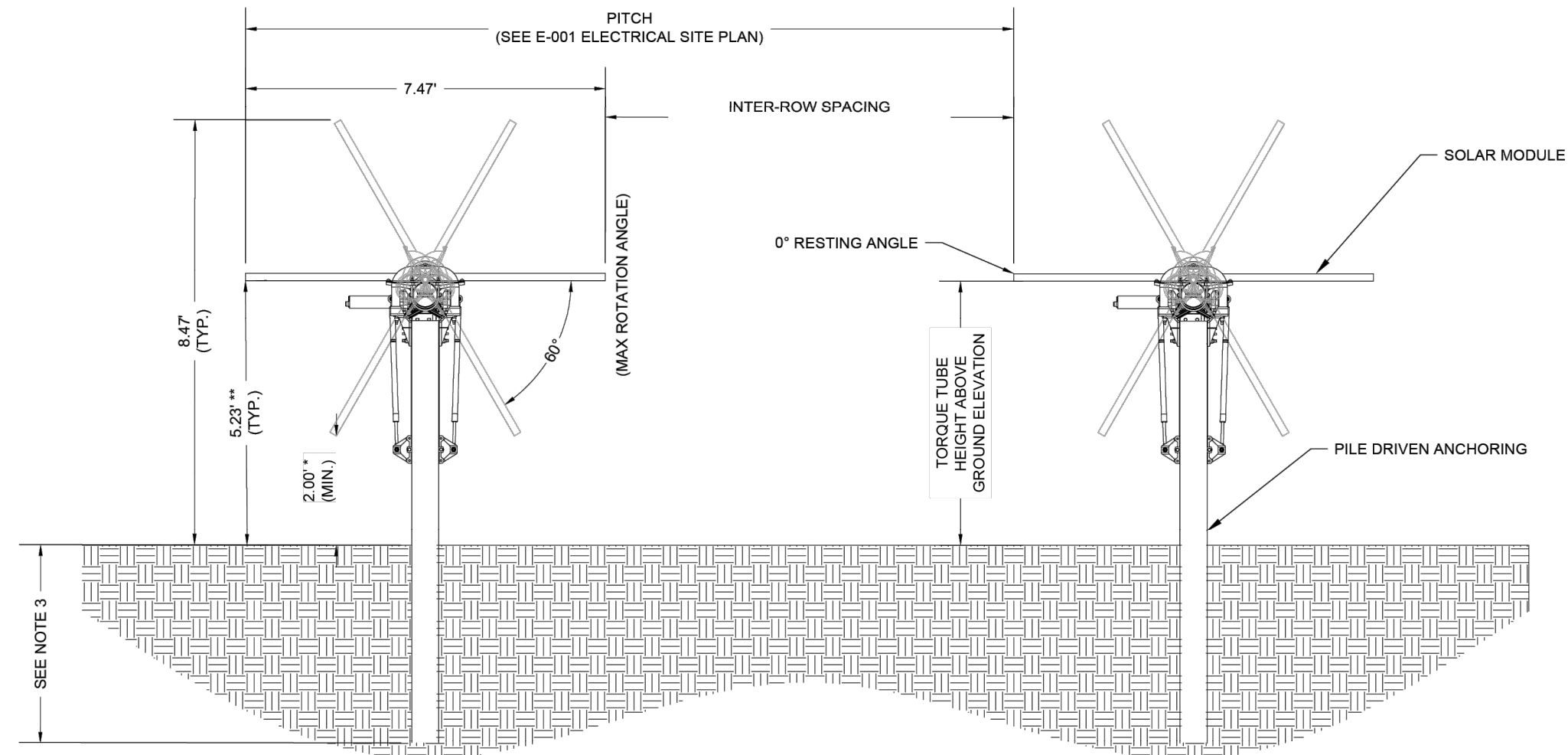
<<CONSULTANT>>

WRA

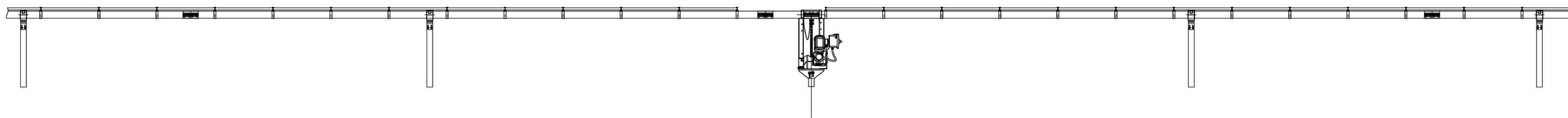
Whitman, Requardt & Associates, LLP
801 South Caroline Street, Baltimore, Maryland 21231

PROJECT

CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°N, -76.9944°W

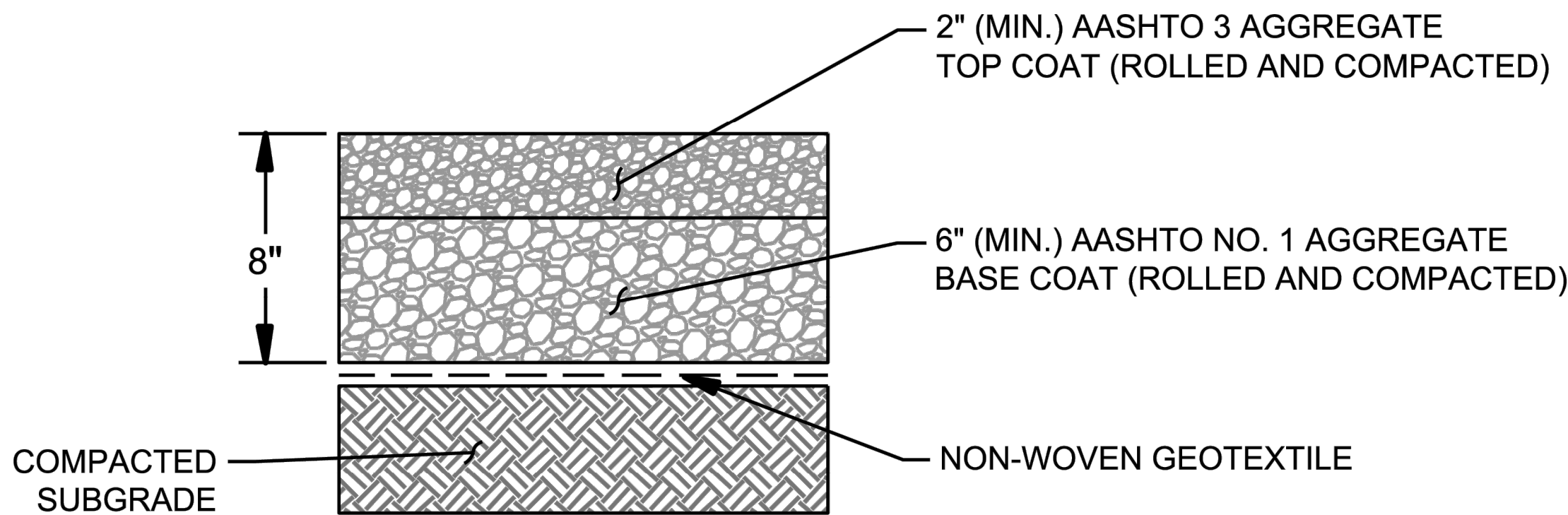


TYP. SIDE VIEW AT MAX 60° TILT
NOT TO SCALE

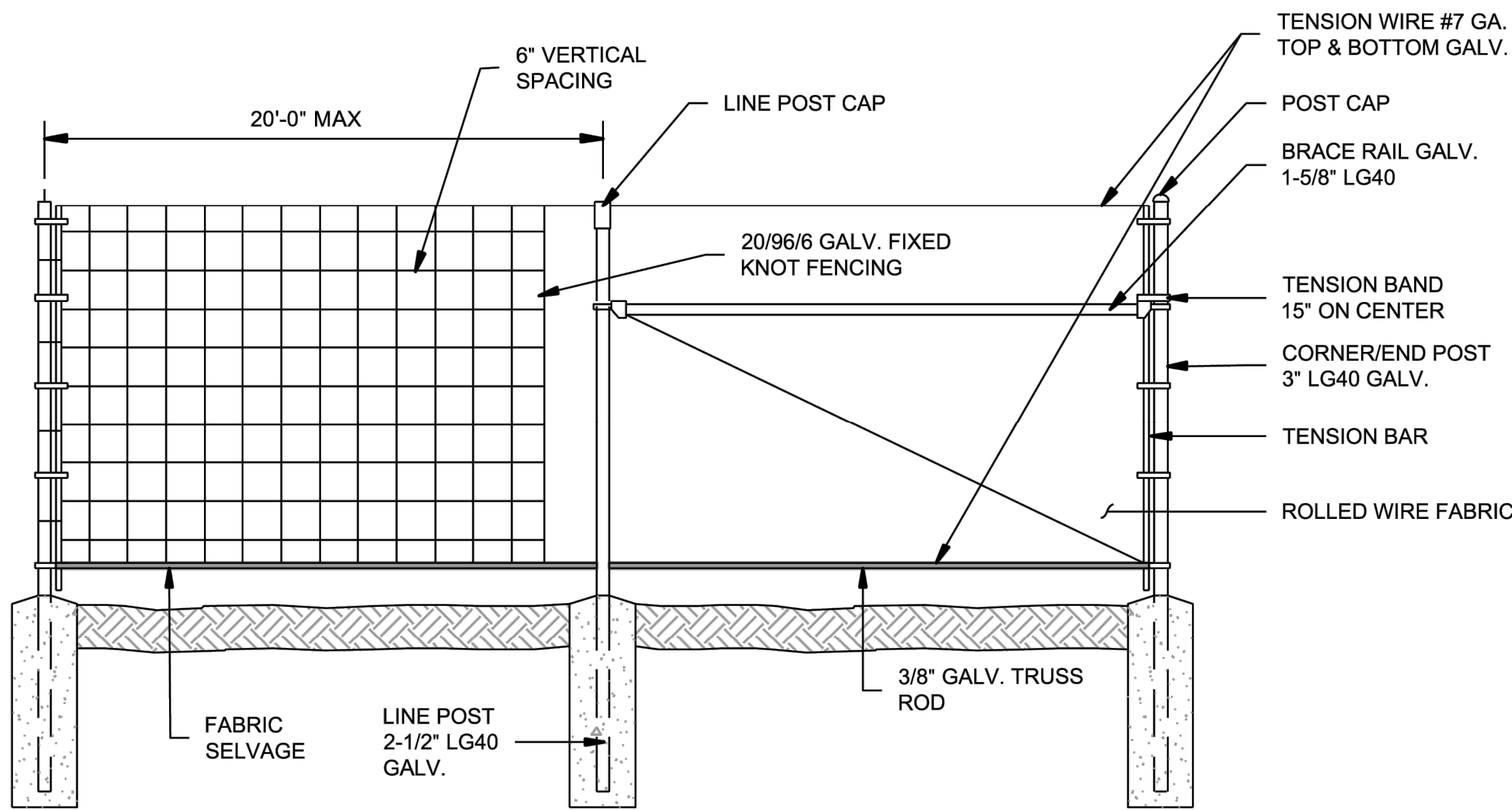


TYP. MODULE INTERIOR ROW
NOT TO SCALE

A PHOTOVOLTAIC ARRAY
NO SCALE



C GRAVEL EQUIPMENT PAD
NO SCALE

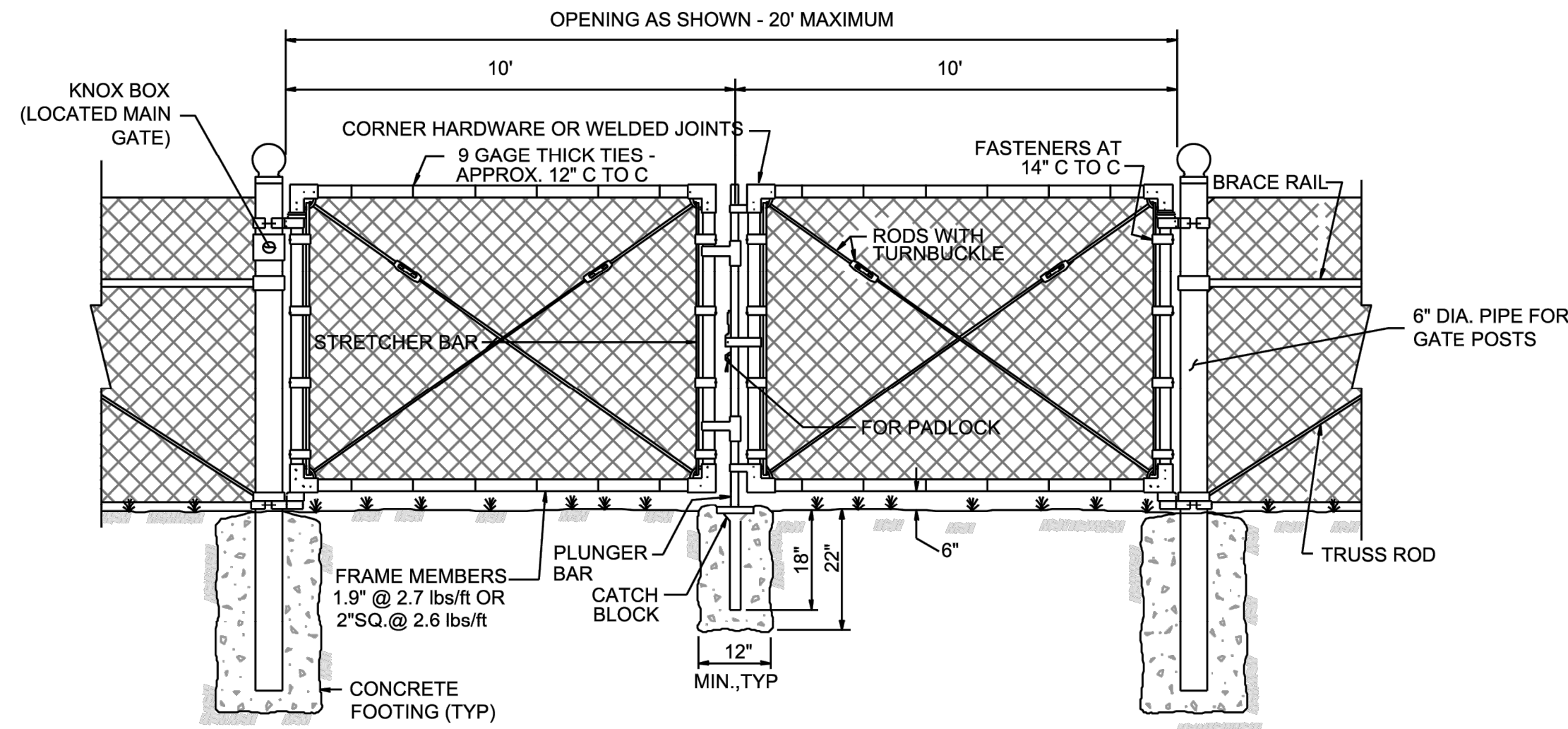


NOTES:

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

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

B AGRICULTURAL FENCE
NO SCALE



D DOUBLE SWING GATE (20')
NO SCALE

0500-DET-S-26-0081

S-26-0081

N
W
E
S

APPROVED BY:
AUO
CHECKED BY:
MHC
DESIGNED BY:
LSK

NOT FOR CONSTRUCTION

CONCEPT SUBMISSION08/24/2026

DRAWING TITLE

SITE DETAILS
CONCEPT SITE DEVELOPMENT PLAN

REVISION

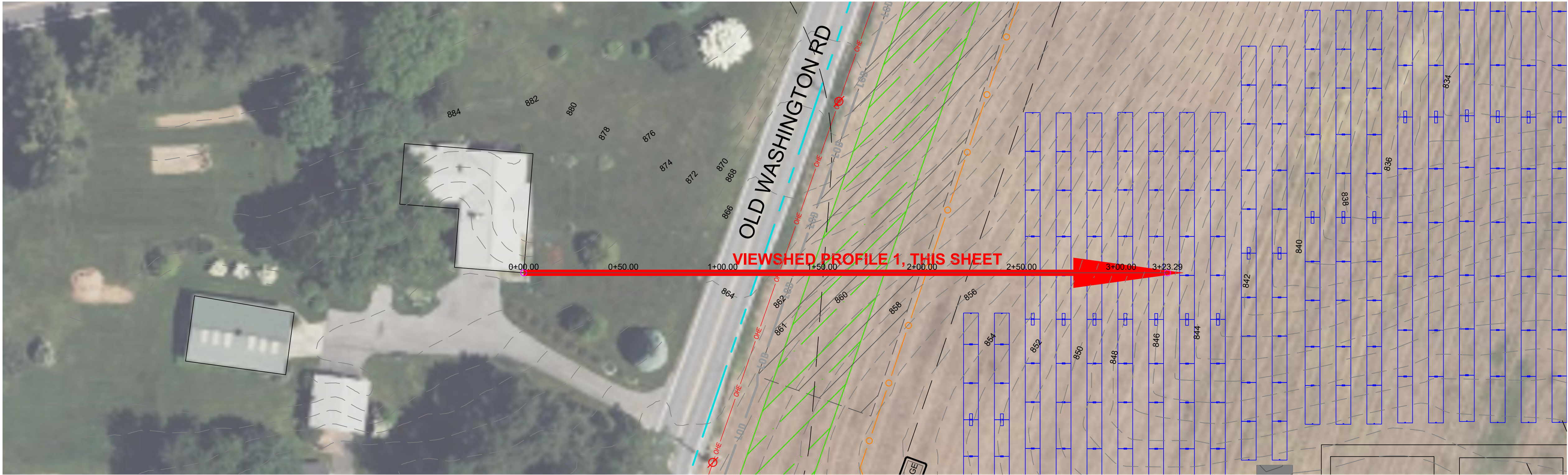
DRAWING NO.
C-501

PROJECT
CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
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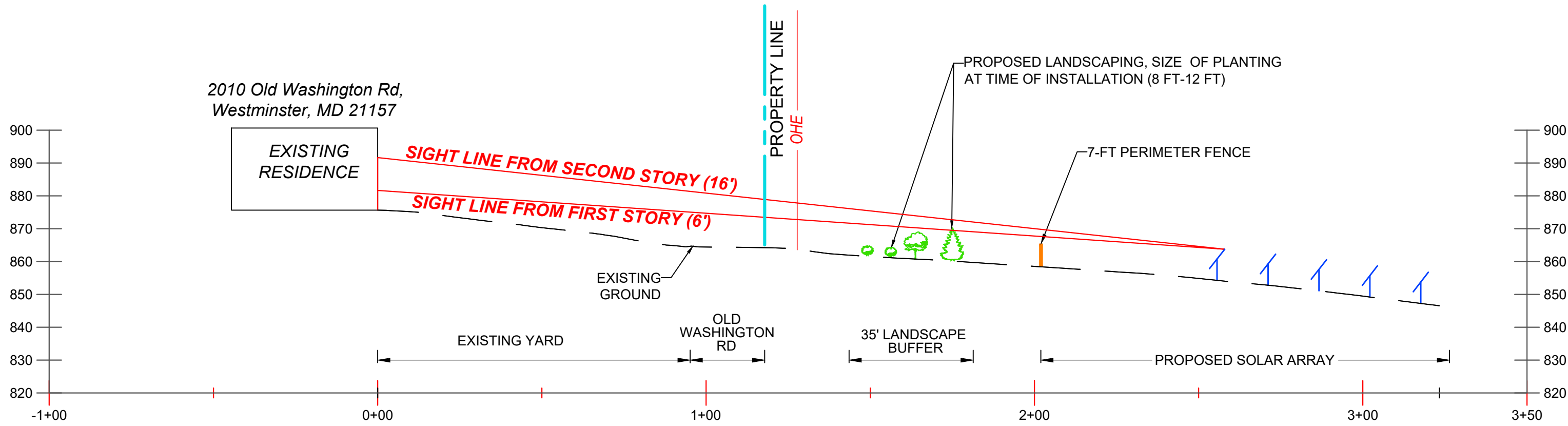
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1700 Rockville Pike, Suite 305
Rockville, MD 20852

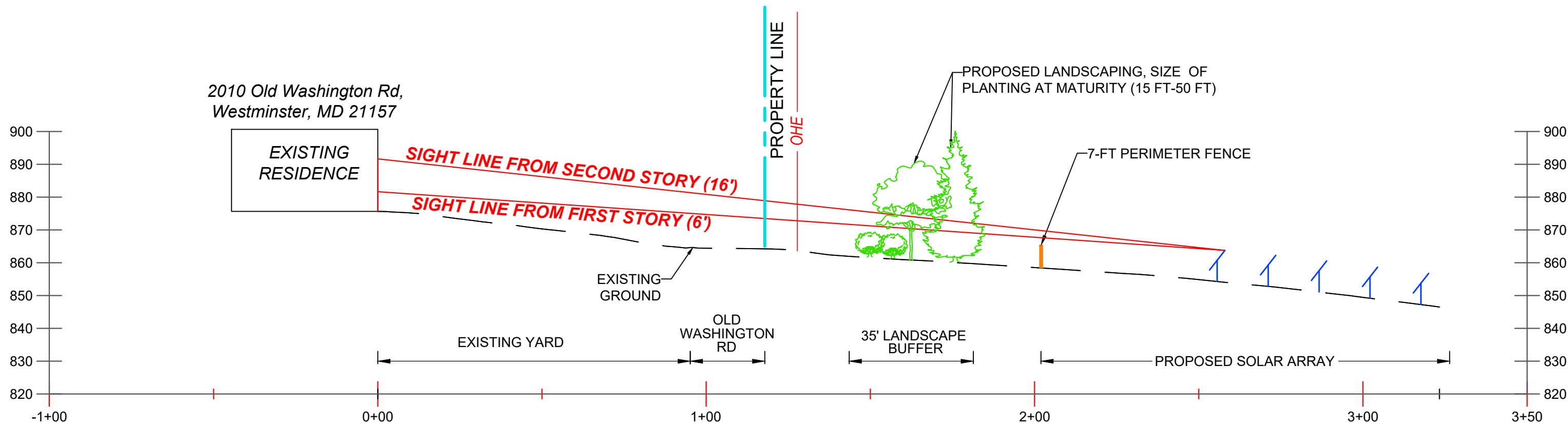
REV.	DESCRIPTION	DATE



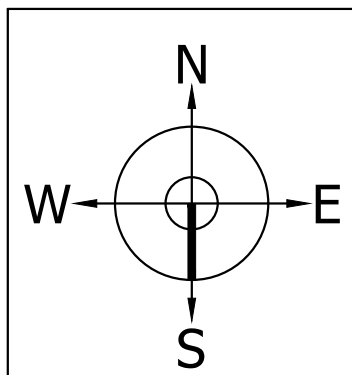
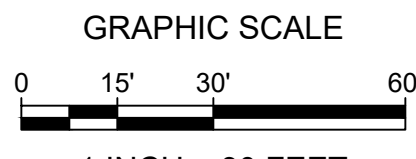
PLAN VIEW
SCALE: 1"=30'



VIEWSHED PROFILE AT TIME OF INSTALLATION
HORIZONTAL & VERTICAL SCALE: 1"=30'



VIEWSHED PROFILE AT BUFFER MATURITY
HORIZONTAL & VERTICAL SCALE: 1"=30'



0501-DET-S-26-0081 S-26-0081

**NOT FOR
CONSTRUCTION**

CONCEPT SUBMISSION 08/24/2026

DRAWING TITLE
**VIEWSHED
ANALYSIS 1**

REVISION

DRAWING NO.
C-506

APPROVED BY:
PMG
CHECKED BY:
JLA
DESIGNED BY:
ACA

REV.	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-

DEVELOPER

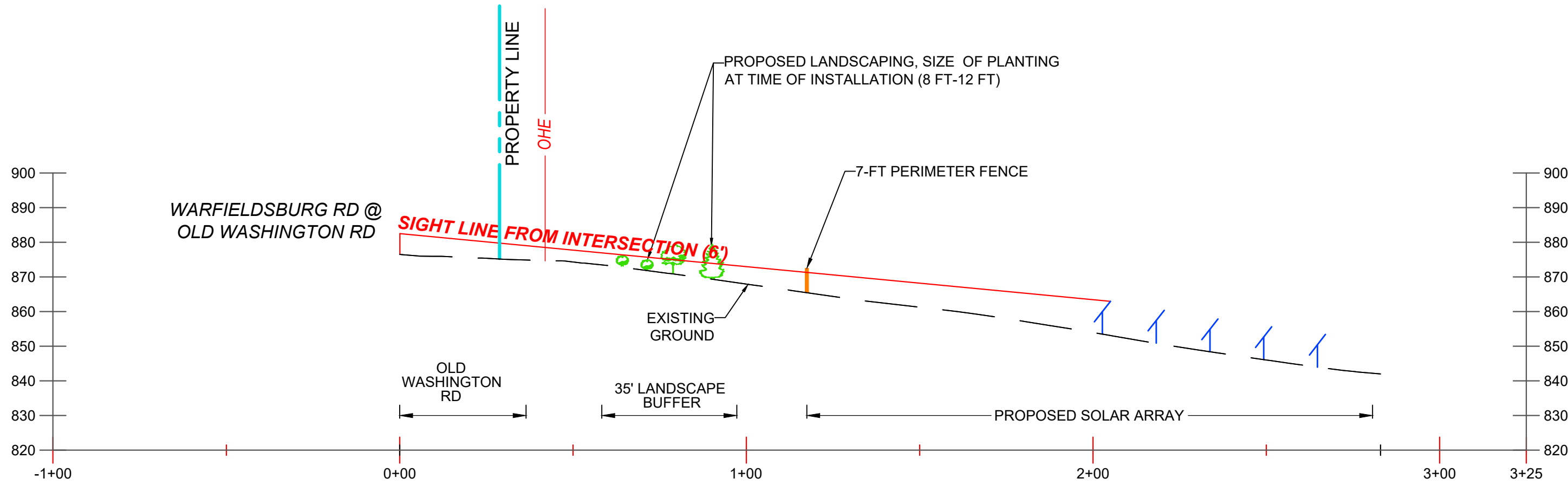
CHABERTON ENERGY
1700 ROCKVILLE PIKE, SUITE 305
ROCKVILLE, MD 20852

PROJECT

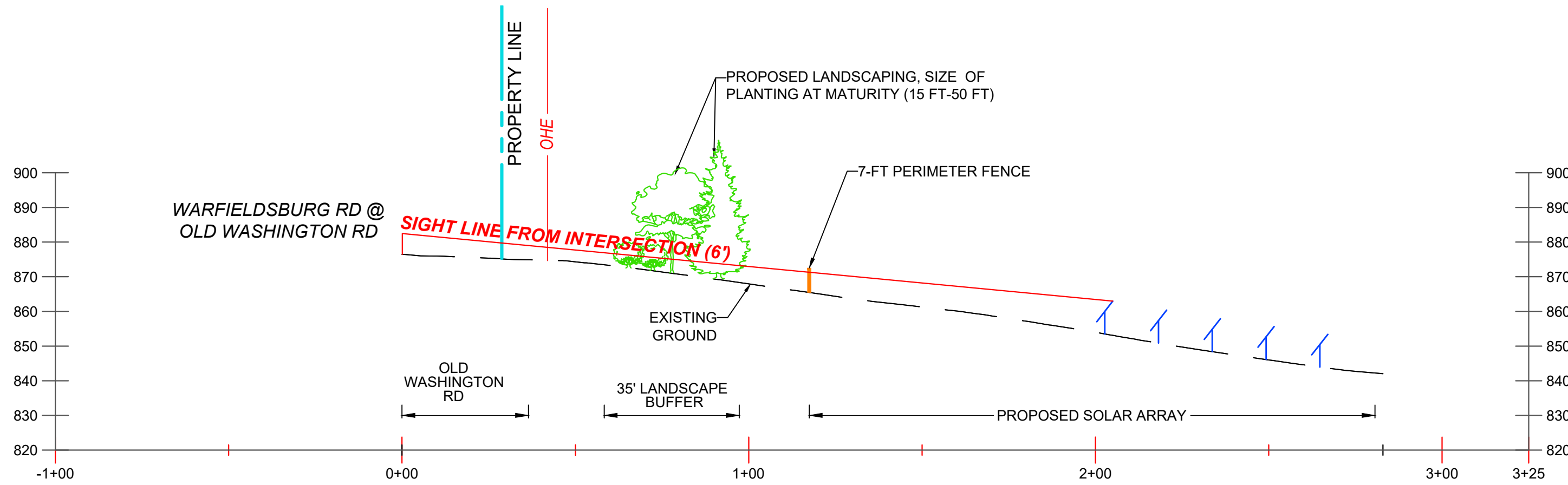
CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°, -76.9944°



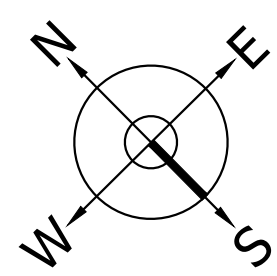
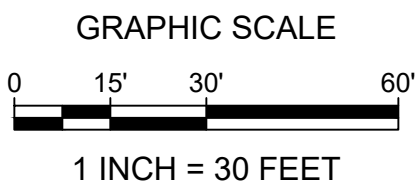
PLAN VIEW
SCALE: 1"=30'



VIEWSHED PROFILE AT TIME OF INSTALLATION
HORIZONTAL & VERTICAL SCALE: 1"=30'



VIEWSHED PROFILE AT BUFFER MATURITY
HORIZONTAL & VERTICAL SCALE: 1"=30'



NOTE: PROPOSED PANEL
MAXIMUM HEIGHT NOT TO
EXCEED 15 FT ABOVE FINAL
GRADE ELEVATION

0502-DET-S-26-0081 S-26-0081

**NOT FOR
CONSTRUCTION**

CONCEPT SUBMISSION 08/24/2026

DRAWING TITLE
**VIEWSHED
ANALYSIS 2**

REVISION

DRAWING NO.

C-507

APPROVED BY:

PMG

CHECKED BY:

JLA

DESIGNED BY:

ACA

PROJECT

CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°, -76.9944°

DEVELOPER

CHABERTON ENERGY
1700 ROCKVILLE PIKE, SUITE 305
ROCKVILLE, MD 20852



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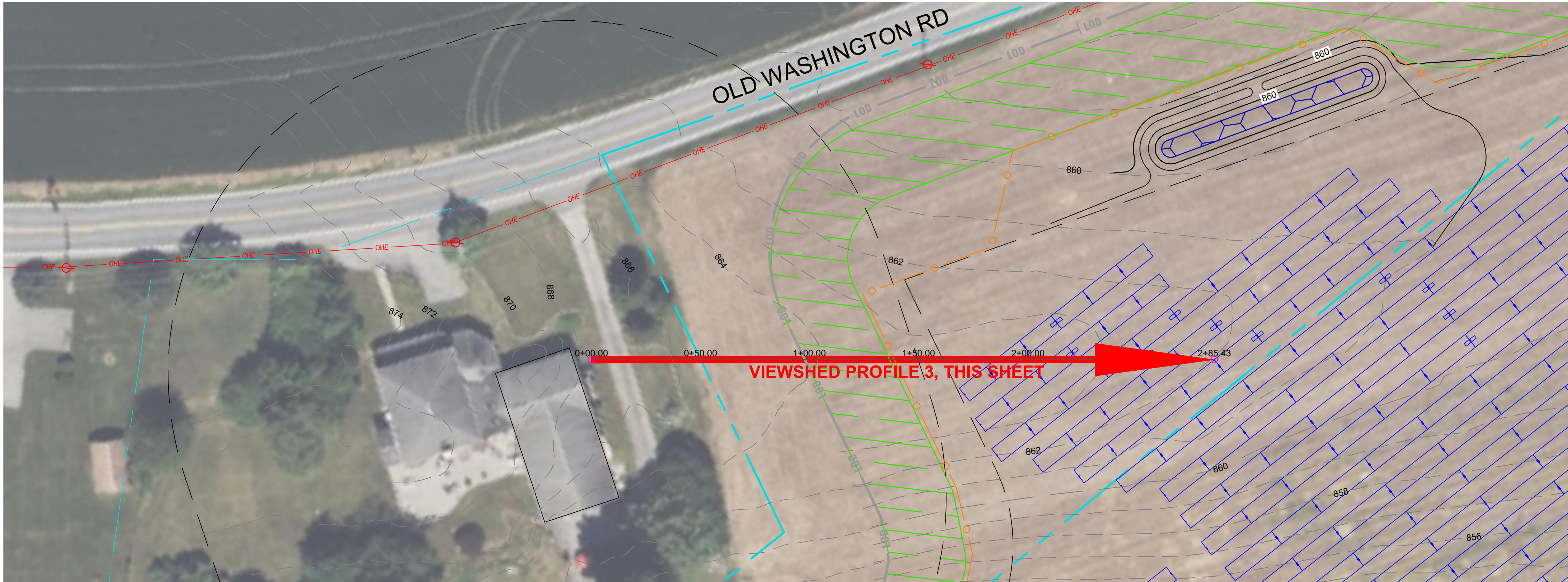
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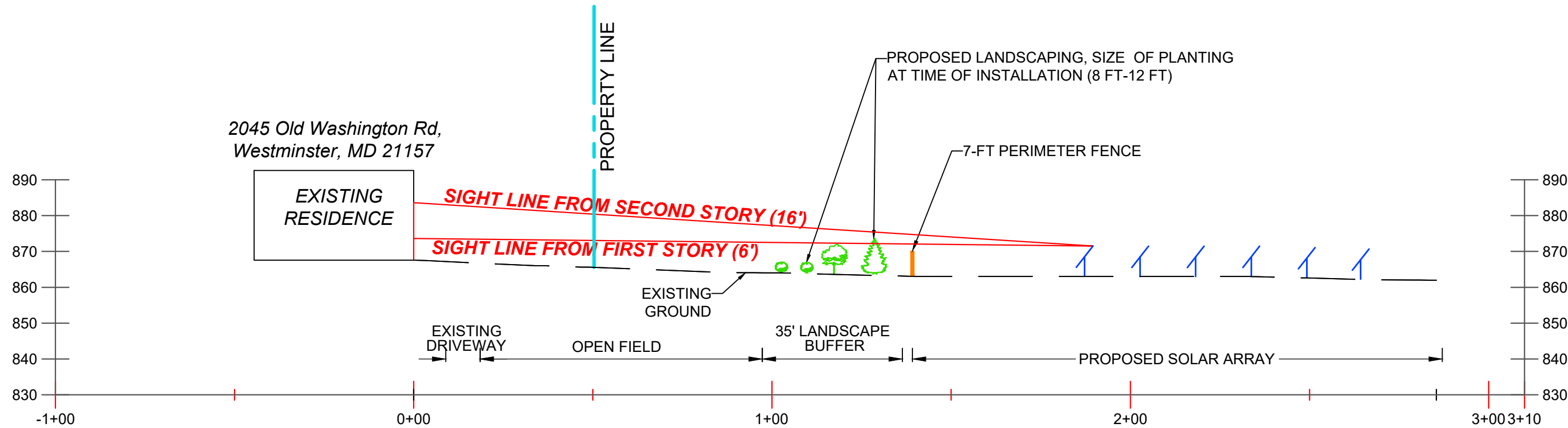
REV.

DESCRIPTION

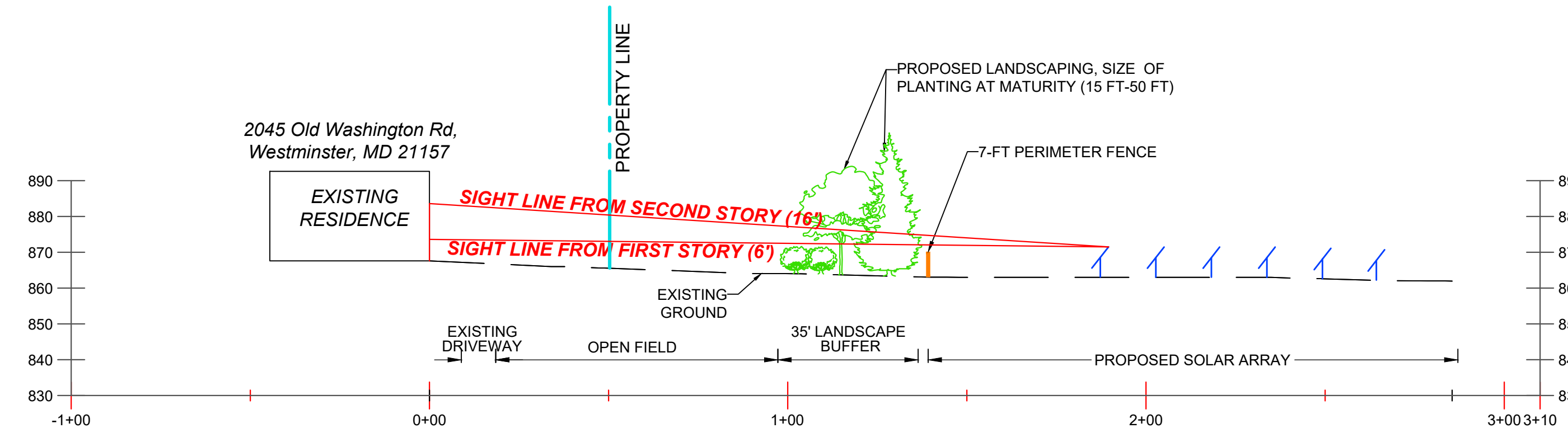
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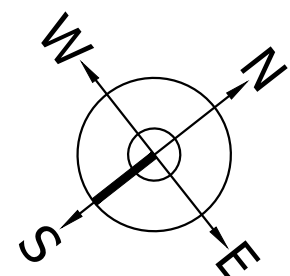
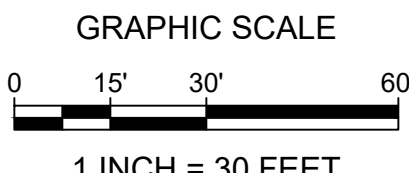
PLAN VIEW
SCALE: 1"=30'



VIEWSHED PROFILE AT TIME OF INSTALLATION
HORIZONTAL & VERTICAL SCALE: 1"=30'



VIEWSHED PROFILE AT BUFFER MATURITY
HORIZONTAL & VERTICAL SCALE: 1"=30'



NOTE: PROPOSED PANEL
MAXIMUM HEIGHT NOT TO
EXCEED 15 FT ABOVE FINAL
GRADE ELEVATION

0503-DET-S-26-0081 S-26-0081

NOT FOR
CONSTRUCTION

CONCEPT SUBMISSION 08/24/2026

DRAWING TITLE
VIEWSHED
ANALYSIS 3

REVISION
DRAWING NO.
C-508

APPROVED BY:
PMG
CHECKED BY:
JLA
DESIGNED BY:
ACA

REV.	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-

DEVELOPER

CHABERTON ENERGY
1700 ROCKVILLE PIKE, SUITE 305
ROCKVILLE, MD 20852

PROJECT

CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°, -76.9944°

GENERAL SHEET NOTES

1. LIMIT OF DISTURBANCE IS SHOWN OFFSET FOR PRESENTATION PURPOSES. ACTUAL LIMIT OF DISTURBANCE SHALL BE AT THE LIMIT OF GRADING OR PERIMETER SEDIMENT CONTROLS.
2. REFER TO SHEET C-002 FOR COMPOSITE SITE PLAN.
3. REFER TO SHEET C-501 FOR SITE DETAILS.
4. REFER TO SHEET C-504 FOR STORMWATER MANAGEMENT DETAILS.
5. REFER TO SHEET C-502 FOR EROSION AND SEDIMENT CONTROL DETAILS.
6. REFER TO SHEET C-503 FOR SEQUENCE OF CONSTRUCTION.

SHEET KEYNOTES

1. SUPER SILT FENCE. SEE DETAIL A/C-502.
2. LIMIT OF DISTURBANCE.
3. STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL B/C-502.
4. SILT FENCE. SEE DETAIL C/C-502.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING TREE LINE
- EXISTING TREE
- EXISTING CONTOURS
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING DRIVEWAY
- SOIL BOUNDARY
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STREAM BUFFER
- WETLAND BUFFER
- WETLANDS
- STREAM
- GRASS PAVERS
- LANDSCAPE BUFFER
- STORM WATER MANAGEMENT FACILITY
- AGRICULTURAL FENCE

0 25' 50' 100'
SCALE: 1" = 50'

0600-SCP-S-26-0081

S-26-0081

**NOT FOR
CONSTRUCTION**

CONCEPT SUBMISSION

08/24/2026

DRAWING TITLE

EROSION & SEDIMENT CONTROL PLAN
CONCEPT SITE DEVELOPMENT PLAN

REVISION

DRAWING NO.

C-106

APPROVED BY:

AUO

CHECKED BY:

MHC

DESIGNED BY:

LSK

LIMIT OF DISTURBANCE 682,315 SF/ 15.66 Ac.

PROJECT

CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°N, -76.9944°W

<<CONSULTANT>>



Whitman, Requardt & Associates, LLP
801 South Caroline Street, Baltimore, Maryland 21231

DEVELOPER

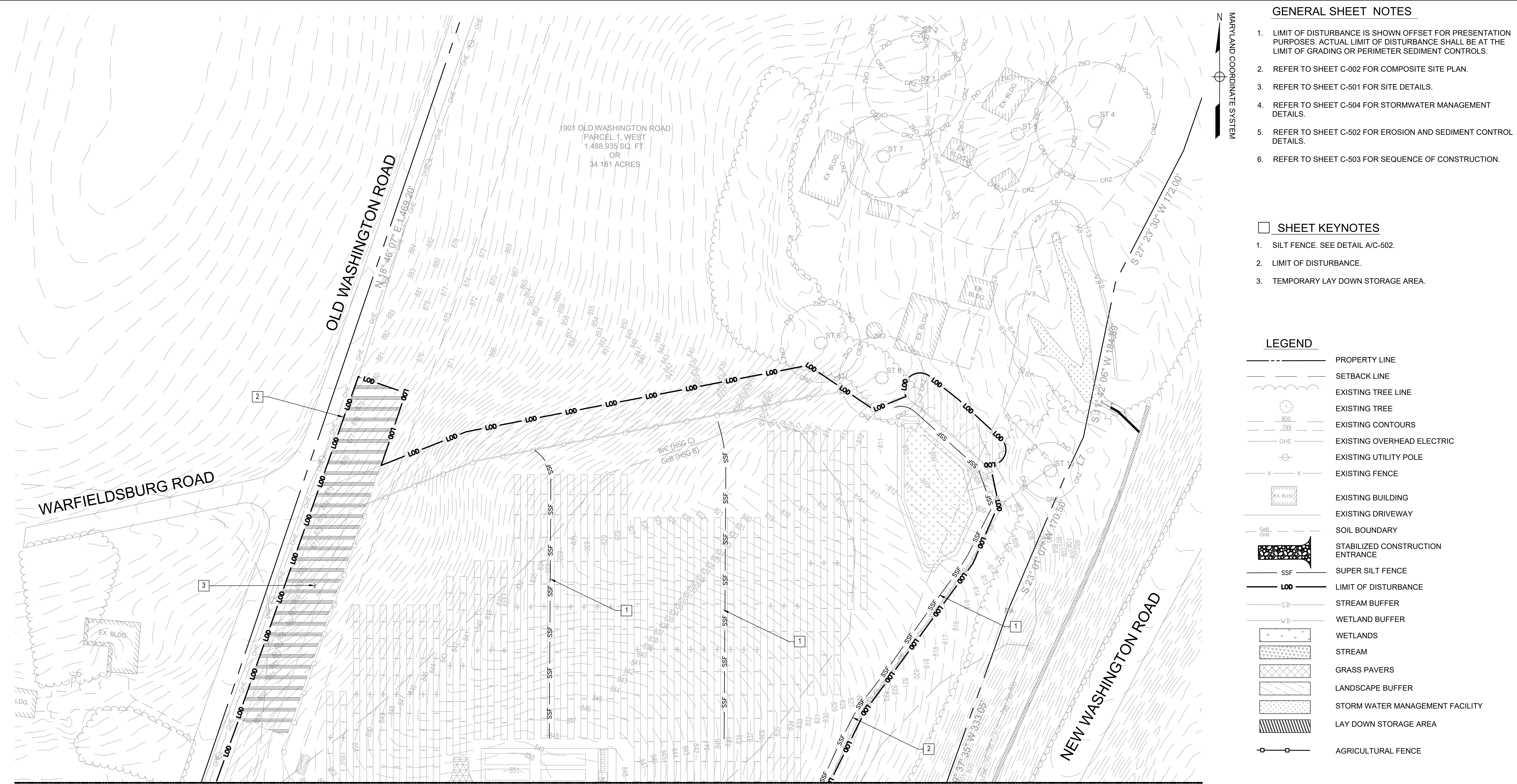


1700 Rockville Pike, Suite 305
Rockville, MD 20852

REV.

DESCRIPTION

DATE



GENERAL SHEET NOTES

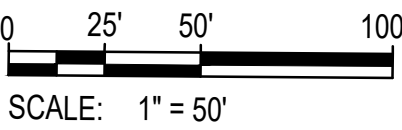
1. LIMIT OF DISTURBANCE IS SHOWN OFFSET FOR PRESENTATION PURPOSES. ACTUAL LIMIT OF DISTURBANCE SHALL BE AT THE LIMIT OF GRADING OR PERIMETER SEDIMENT CONTROLS.
2. REFER TO SHEET C-002 FOR COMPOSITE SITE PLAN.
3. REFER TO SHEET C-501 FOR SITE DETAILS.
4. REFER TO SHEET C-504 FOR STORMWATER MANAGEMENT DETAILS.
5. REFER TO SHEET C-502 FOR EROSION AND SEDIMENT CONTROL DETAILS.
6. REFER TO SHEET C-503 FOR SEQUENCE OF CONSTRUCTION.

SHEET KEYNOTES

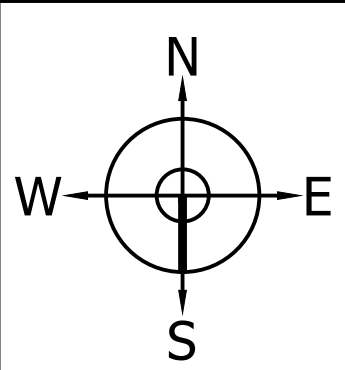
1. SILT FENCE. SEE DETAIL A/C-502.
2. LIMIT OF DISTURBANCE.
3. TEMPORARY LAY DOWN STORAGE AREA.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING TREE LINE
- EXISTING TREE
- EXISTING CONTOURS
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING DRIVEWAY
- SOIL BOUNDARY
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STREAM BUFFER
- WETLAND BUFFER
- WETLANDS
- STREAM
- GRASS PAVERS
- LANDSCAPE BUFFER
- STORM WATER MANAGEMENT FACILITY
- LAY DOWN STORAGE AREA
- AGRICULTURAL FENCE



0601-SCP-S-26-0081 S-26-0081



NOT FOR CONSTRUCTION

CONCEPT SUBMISSION 08/24/2026

DRAWING TITLE
EROSION & SEDIMENT CONTROL PLAN
CONCEPT SITE DEVELOPMENT PLAN

REVISION
DRAWING NO.
C-107

PROJECT
CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°N, -76.9944°W

<<CONSULTANT>>

WRA
Whitman, Requardt & Associates, LLP
801 South Caroline Street, Baltimore, Maryland 21231

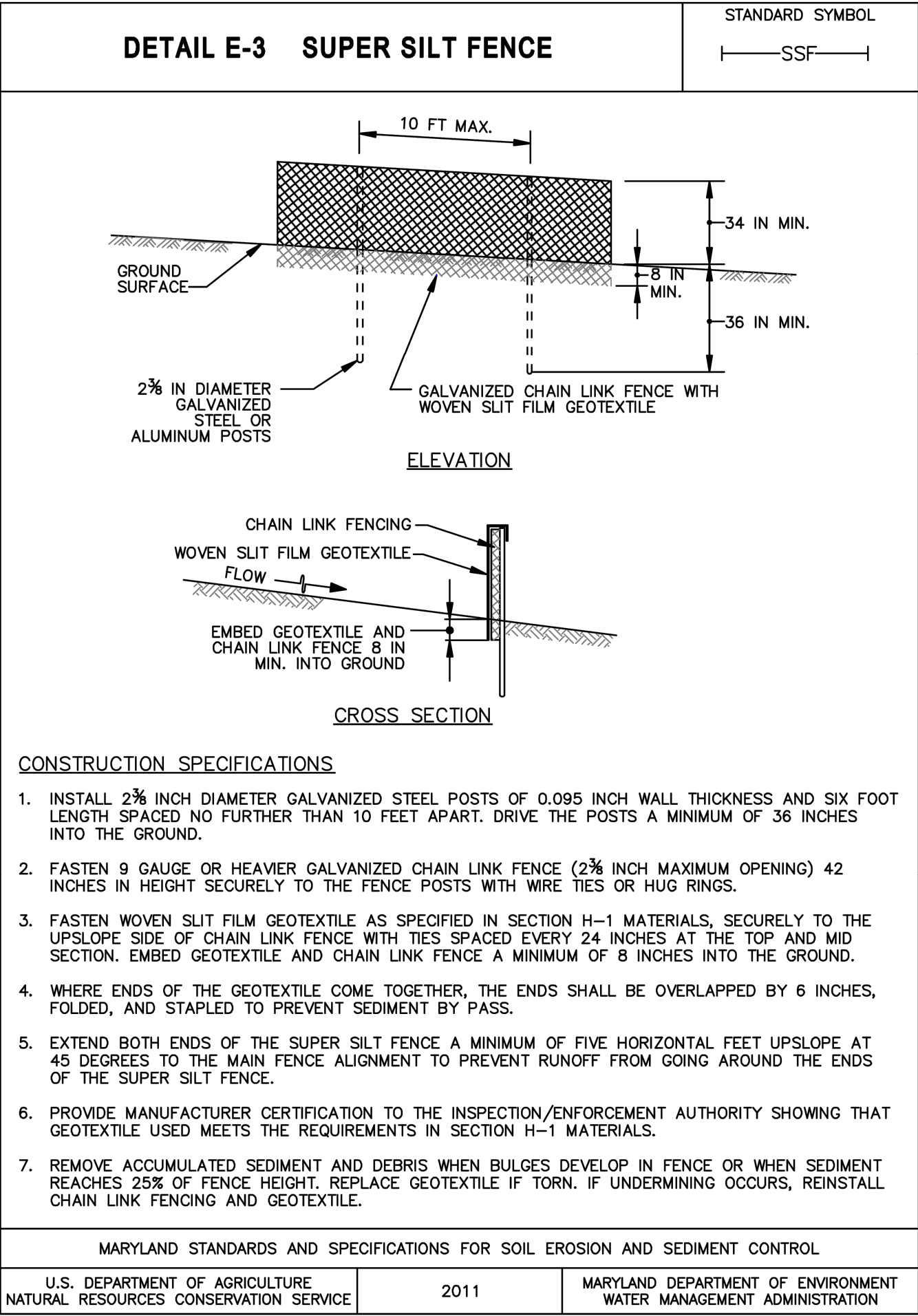
DEVELOPER

chaberton ENERGY
1700 Rockville Pike, Suite 305
Rockville, MD 20852

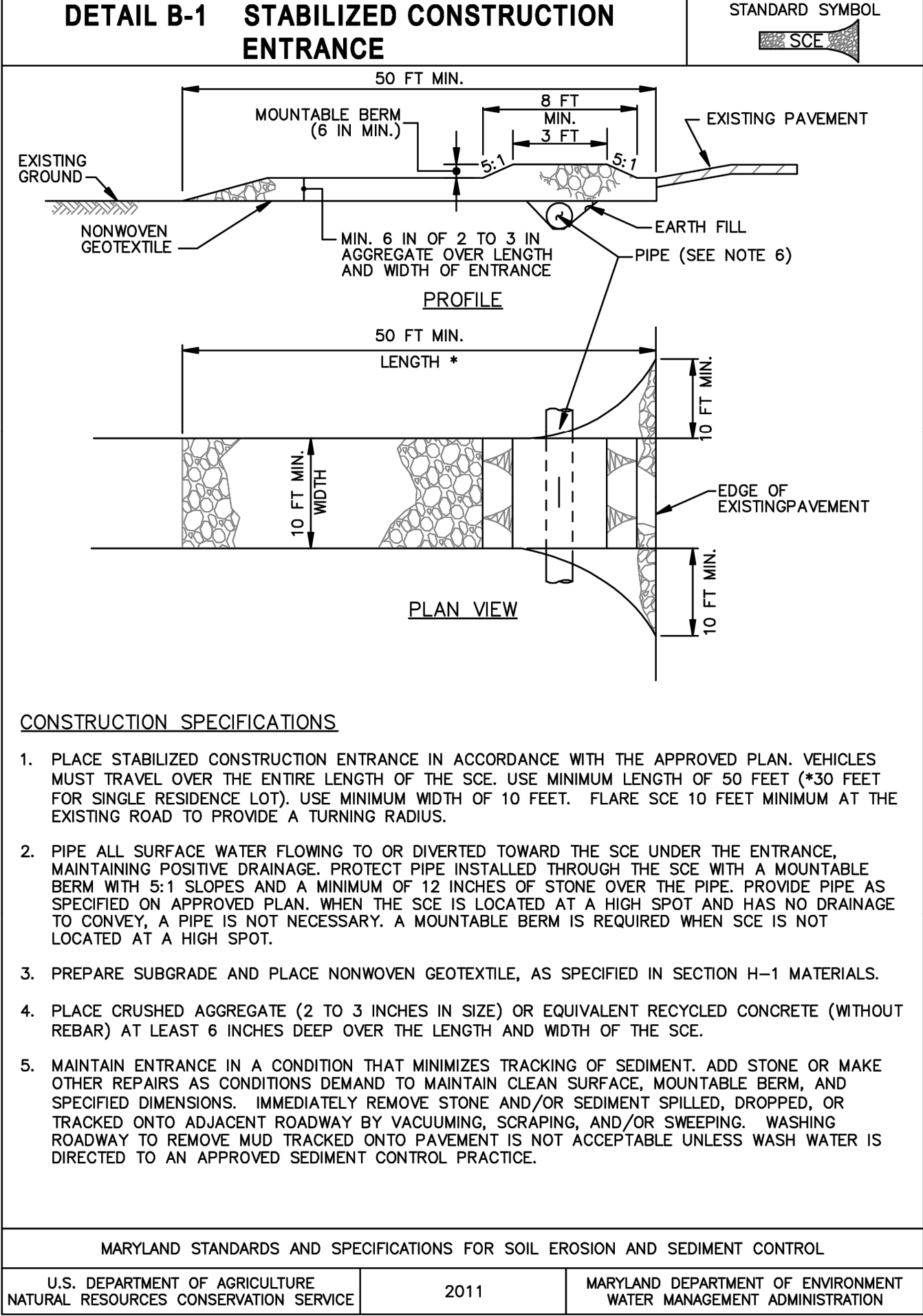
REV.	DESCRIPTION	DATE

APPROVED BY:	LSK
CHECKED BY:	MHC
DESIGNED BY:	LSK

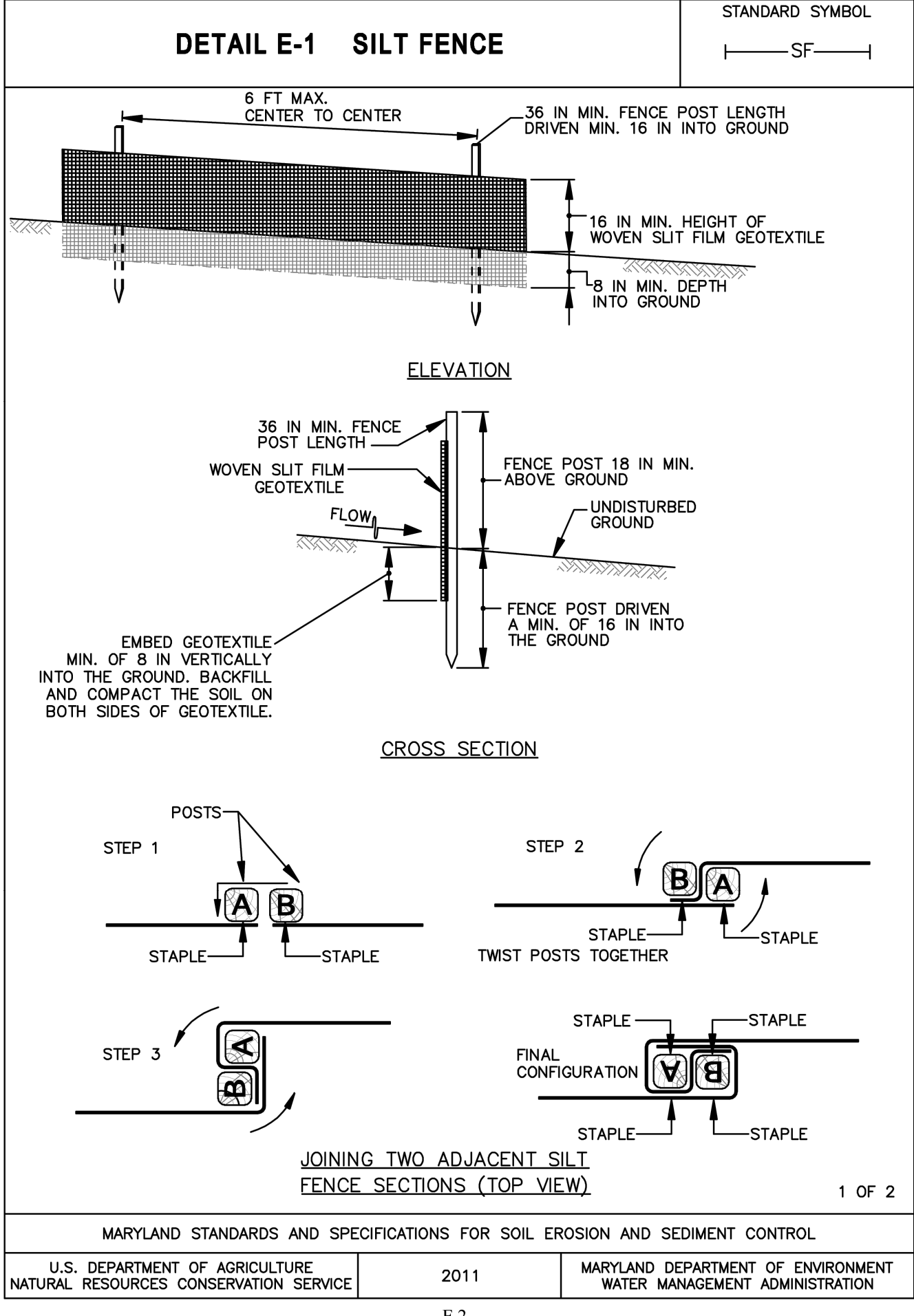
APPROVED BY:	AUO
CHECKED BY:	MHC
DESIGNED BY:	LSK



A **SUPER SILT FENCE**
NO SCALE

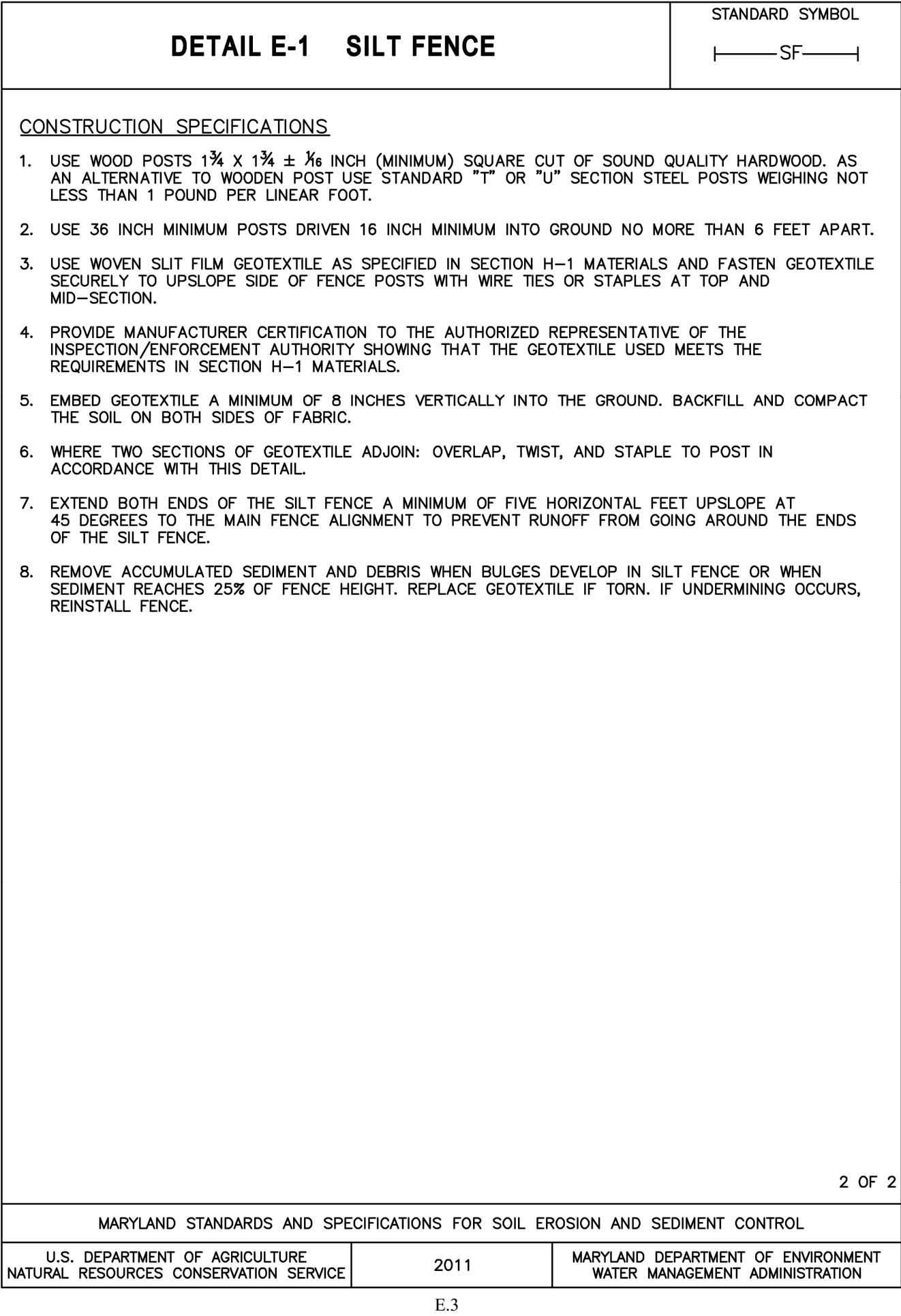


B **STABILIZED CONSTRUCTION ENTRANCE**
NO SCALE



E.2

C **SILT FENCE**
NO SCALE



E.3

PROJECT

CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°N, -76.9944°W

<<CONSULTANT>>



DEVELOPER



1700 Rockville Pike, Suite 305
Rockville, MD 20852

REV.

DESCRIPTION

DATE

APPROVED BY:

AUO

CHECKED BY:

MHC

DESIGNED BY:

DJL

DRAWING TITLE

EROSION & SEDIMENT CONTROL DETAILS
CONCEPT SITE DEVELOPMENT PLAN

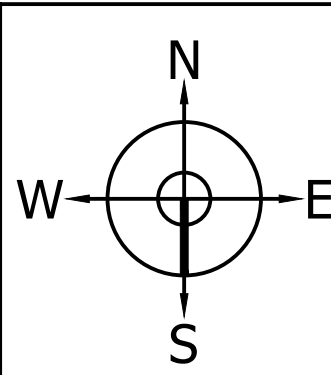
REVISION

DRAWING NO.

C-502

0700-SCD-S-26-0081

S-26-0081



**NOT FOR
CONSTRUCTION**

CONCEPT SUBMISSION

08/24/2026

SEDIMENT & EROSION CONTROL NOTES

1.

ALL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION IN ASSOCIATION WITH THE NATURAL RESOURCES CONSERVATION SERVICE AND THE MARYLAND ASSOCIATION OF SOIL CONSERVATION DISTRICTS (REFERENCED AS 2011 STANDARDS AND SPECS).
2.

AREAS THAT HAVE BEEN CLEARED AND/OR GRADED, BUT WILL NOT BE CONSTRUCTED ON OR PERMANENTLY VEGETATED FOR MORE THAN 7 DAYS (3 DAYS FOR SEDIMENT CONTROL MEASURES AND FOR STEEP SLOPES) MUST BE STABILIZED WITH MULCH OR TEMPORARY STABILIZATION. ANY AREAS THAT ARE IN TEMPORARY VEGETATION FOR OVER 6 MONTHS WILL NEED TO BE PERMANENTLY VEGETATED.
3.

FOR SPECIFICATIONS ON PERMANENT OR TEMPORARY STABILIZATION, SEE B-4-4 AND B-4-5.
4.

MULCHING ONLY IS RESTRICTED TO USE ON DISTURBED AREAS AS A TEMPORARY COVER WHERE VEGETATION IS NOT FEASIBLE OR WHERE SEEDING GERMINATION CANNOT BE COMPLETED BECAUSE OF WEATHER CONDITIONS. FOR SPECIFICATIONS SEE B-4-3, A.1.B
5.

FOR SPECIFICATIONS ON THE STABILIZATION OF CUT AND FILL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL, SEE INCREMENTAL STABILIZATION B-4-1
6.

THE EXISTING TOPSOIL FROM ON OR OFF SITE THAT IS USED MUST MEET THE MINIMUM SPECIFICATION IN B-4-2
7.

THE REQUIRED SEQUENCE OF CONSTRUCTION MUST BE FOLLOWED DURING SITE DEVELOPMENT. ANY CHANGES IN THE SEQUENCE OF CONSTRUCTION MUST BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
8.

ANY REVISIONS TO THE SEDIMENT CONTROL PLAN, NOT COVERED UNDER THE LIST OF PLAN MODIFICATIONS THAT CAN BE APPROVED BY THE SEDIMENT CONTROL INSPECTOR, NEED TO BE SUBMITTED TO THE SOIL CONSERVATION DISTRICT FOR APPROVAL.
9.

NO PROPOSED SLOPE THAT IS REQUIRED TO BE SEEDED AND/OR MULCHED SHALL BE STEEPER THAN 2:1. SLOPES STEEPER THEN 2:1 SHALL REQUIRE A ENGINEERED DESIGN FOR STABILIZATION
10.

ALL SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED ONCE A WEEK AND AFTER EACH RAINFALL AND WILL BE REPAIRED, AS NEEDED, SO THAT THE STRUCTURE MEETS THE MINIMUM SPECIFICATIONS AS SHOWN IN THE 2011 STANDARDS AND SPECS.
11.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SEDIMENT AND EROSION CONTROL MEASURES UNTIL THE DISTURBED AREAS ARE PERMANENTLY STABILIZED.
12.

THE DISTRICT APPROVAL FOR THIS SEDIMENT CONTROL PLAN IS GOOD FOR 2 YEARS. AT THE END OF 2 YEARS, IF CONSTRUCTION OF THE PLAN HAS NOT STARTED, THE PLAN WILL NEED TO BE RESUBMITTED TO THE SOIL CONSERVATION DISTRICT FOR REVIEW AND RE-APPROVAL. ANY PLANS THAT ARE CURRENTLY UNDER CONSTRUCTION AFTER 2 YEARS MAY BE REQUIRED TO BE RESUBMITTED TO THE SOIL CONSERVATION DISTRICT BY THE SEDIMENT CONTROL INSPECTOR.
- ANY PROJECT THAT HAS A STATE ISSUED NOI (PERMIT), DOCUMENT EACH INSPECTION AND MAINTAIN AN INSPECTION LOG (PLEASE SEE NOI FOR DETAILS.).

SEQUENCE OF CONSTRUCTION

1.

CONTACT THE CARROLL COUNTY SEDIMENT CONTROL INSPECTOR (1-410-385-2210) 24 HOURS PRIOR TO DOING ANYTHING ON THE SITE TO SET UP A PRE-CONSTRUCTION MEETING AND MAKE SURE ALL LOCAL ORDINANCE ITEMS HAVE BEEN SATISFIED.
2.

WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, INSTALL SEDIMENT CONTROL MEASURES, INCLUDING STABILIZED CONSTRUCTION ENTRANCE, SUPER SILT FENCE.
3.

ONCE SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED, NOTIFY THE SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER. NOTE THAT THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE CONDITION OF ALL SEDIMENT CONTROL MEASURES AFTER EACH RAIN EVENT AND REPAIRING OR PROVIDING THE NECESSARY MAINTENANCE.
4.

DEMARCATATE THE LAYDOWN AREA.
5.

PERFORM GRADING AS SHOWN ON THE GRADING PLAN. DO NOT CONSTRUCT STORMWATER MANAGEMENT FACILITIES AT THIS TIME.
6.

INSTALL PERIMETER FENCE AND GATES.
7.

INSTALL EQUIPMENT PAD IN PREPARATION FOR ELECTRICAL EQUIPMENT INSTALLATION.
8.

INSTALL SOLAR ARRAY RACKING SYSTEM AND PANELS.
9.

INSTALL ACCESS ROAD.
10.

PERMANENTLY STABILIZE ALL DISTURBED AREAS.
11.

ONCE ALL CONTRIBUTING AREAS ARE STABILIZED WITH ESTABLISHED VEGETATION, CONSTRUCT THE MICRO-BIORETENTION AND SUBMERGED GRAVEL WETLAND FACILITIES.
13.

RECLAIM LAYDOWN AREA AND IMMEDIATELY HAVE TOPSOIL RESTORED, REPLACED, OR AMENDED,SEEDED, MULCHED, OR OTHERWISE PERMANENTLY STABILIZED AND PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION. NON-GRAVEL AREAS SHALL BE RECLAIMED TO MEADOW CONDITIONS OR BETTER AND WILL BE SEEDED AND MULCHED TO HELP STABILIZE THE DISTURBED AREAS.
14.

UPON ESTABLISHMENT OF UNIFORM PERENNIAL VEGETATIVE COVER OVER DISTURBED AREAS, THE CONTRACTOR SHALL CONTACT THE SEDIMENT CONTROL INSPECTOR. WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL MEASURES.
15.

PERMANENTLY STABILIZE AREAS DISTURBED BY REMOVAL OF SEDIMENT CONTROL MEASURES.

TEMPORARY CONTROLS

1.

UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OF ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
2.

FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED TEMPORARILY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED WITH ONE OF THE FOLLOWING:
- 2.1.

A MINIMUM UNIFORM COVERAGE OF MULCH AND SEED, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION.
- 2.2.

AN ACCEPTABLE BMP WHICH TEMPORARILY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.
3.

BEFORE SEEDING, APPLY SOIL AMENDMENTS AND/OR FERTILIZER WITH TOPSOIL AS REQUIRED.
4.

THOROUGHLY LOOSEN THE AREAS TO BE SEEDED BY AN APPROVED METHOD UNTIL THE TILLAGE IS ACCEPTED. IRREGULARITIES IN THE SURFACE, RESULTING FROM TILLAGE OR FROM OTHER OPERATIONS, SHALL BE SMOOTHED BEFORE SEEDING OPERATIONS BEGIN TO PREVENT THE FORMATION OF WATER-COLLECTING POCKETS.
5.

ALL SEEDS SHALL BE FURNISHED TO THE PROJECT SITE IN MIX PREPARED BY THE SEED PROCESSOR. THE MIX SHALL HAVE A CERTIFICATION TAG WHICH SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE. THE MIXTURE SHALL BE AS FOLLOWS:
- 5.1.

TEMPORARY MIXTURE: THIS MIX SHALL BE USED ON ALL AREAS TO BE SEEDED AFTER DISTURBANCE, BUT PRIOR TO IMPLEMENTATION OF PERMANENT CONTROL MEASURES.
- MIX

% MIX

PURITY

GERMINATION
- ANNUAL RYEGRASS

100%

95%

90%
6.

THE PREPARED AREAS SHALL THEN BE SEEDED WITH THE SPECIFIED SEED BY MEANS OF A MECHANICAL HOPPER TYPE SEEDER AT THE RATE OF 40 LBS/ACRE.
7.

THE SEED SHALL BE SOWN EVENLY IN TWO DIRECTIONS, WITH ONE-HALF (1/2) OF THE SEED BEING SOWN IN A DIRECTION AT RIGHT ANGLES TO THE OTHER HALF. SEEDING SHALL BE DONE ON A DAY WHEN THERE IS NO WIND.
8.

AFTER SOWING THE SEED, THE AREA SHALL BE LIGHTLY RAKED TO COVER SEED TO AN AVERAGE DEPTH OF ONE-FOURTH INCH (1/4") AND ROLLED WITH A 200-POUND ROLLER. THE COMPLETED AREAS SHALL PRESENT A SMOOTH AND FINISHED APPEARANCE. THE SEEDING AND COMPACTING OF THE LARGE AREAS MAY BE ACCOMPLISHED BY USE OF A "GILL SEEDER" OR OTHER MECHANICAL SEEDER.
9.

MEASURES PRESENTED HEREIN SHALL BE SUPPLEMENTED OR MODIFIED BY CONTRACTOR DURING THE WORK BASED ON ACTUAL SEQUENCE, TIMING, AND METHODS OF CONSTRUCTION AS NECESSARY TO COMPLY WITH MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
10.

MULCH SHALL BE PLACED OVER DISTURBED AREAS IMMEDIATELY AFTER RAKING AND SEEDING OR PLANTING HAS BEEN PERFORMED. SALT HAY OR OTHER SALINE MARSH GRASSES ARE NOT ACCEPTABLE. THE MATERIAL SHALL BE APPLIED AT AN AVERAGE MINIMUM DEPTH OF TWO INCHES (2") LOOSE MEASUREMENT. CARE SHALL BE TAKEN WHEN PLACING THE MULCH SO AS NOT TO DISTURB THE SEEDED SURFACES. THE MULCH SHALL BE SECURED BY THE FOLLOWING METHOD, OR OTHER METHOD PRESENTED BY THE CONTRACTOR AND ACCEPTABLE TO THE OWNER'S REPRESENTATIVE:
- 10.1.

CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY MDE. APPLY AT A RATE OF THREE (3) TONS PER ACRE (ONE-HUNDRED TWENTY-FIVE (125) POUNDS PER ONE-HUNDRED (100) SQUARE YARDS). PRECAUTIONS SHALL BE TAKEN TO STABILIZE THE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED. MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT WINDBLOWN TRANSPORT.
- 10.2.

FLEXTERRA HIGH PERFORMANCE - FLEXIBLE GROWTH MEDIUM (HP-FGM) MAY BE USED.

PERMANENT CONTROLS

1.

NATIVE POLLINATOR SEED MIXES ARE INTENDED TO PROVIDE AN EXCELLENT WILDLIFE FOOD AND SHELTER THAT WILL ATTRACT A VARIETY OF POLLINATORS AND SONGBIRDS. THE NATIVE WILDFLOWERS AND GRASSES IN THIS MIX PROVIDE AN ATTRACTIVE DISPLAY OF COLOR FROM SPRING TO FALL. POLLINATOR SEED MIXES ARE INTENDED TO PROVIDE NECTAR AND FOOD SOURCES FOR A VARIETY OF POLLINATORS AND LARVA. THESE MIXES ARE COMPRISED OF A FAIRLY EVEN MIX OF NATIVE AND/OR INDIGENOUS WILDFLOWERS AND GRASSES. THE POLLINATOR SEED MIX IS INTENDED TO BE SOWN IN DESIGNATED AREAS OF THE SOLAR ARRAY FIELD.
2.

UPON FINAL COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL IMMEDIATELY HAVE TOPSOIL RESTORED, REPLACED, OR AMENDED, SEEDED, MULCHED, OR OTHERWISE PERMANENTLY STABILIZED AND PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION.
3.

E&S BMPS SHALL BE IMPLEMENTED AND MAINTAINED UNTIL THE PERMANENT STABILIZATION IS COMPLETED. ONCE PERMANENT STABILIZATION HAS BEEN ESTABLISHED, THE TEMPORARY E&S BMPS SHALL BE REMOVED. ANY AREAS DISTURBED IN THE ACT OF REMOVING TEMPORARY E&S BMPS SHALL BE PERMANENTLY STABILIZED UPON COMPLETION OF THE TEMPORARY E&S BMP REMOVAL ACTIVITY.
4.

FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBANCE AREAS SHALL BE COVERED WITH ONE OF THE FOLLOWING:
- 4.1.

A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION.
- 4.2.

AN ACCEPTABLE BMP WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.
5.

PERMANENT SEEDING AND MULCHING WILL BE INCORPORATED INTO THE OPERATIONS DURING THE APPROVED PLANTING SEASONS. SEED APPLICATION WILL BE WITH CYCLONE SEEDER, DRILL, OR CULTI-PACKER SEEDER. MULCH WILL BE SPREAD AND ANCHORED MECHANICALLY OR UNIFORMLY BY HAND.
6.

ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE STABILIZED BY APPLYING A SEED MIXTURE TO ESTABLISH AN EROSION-RESISTANT STAND OF VEGETATION IN THE LEAST AMOUNT OF TIME.
- 6.1.

ALL SEEDS SHALL BE FURNISHED TO THE PROJECT SITE IN MIX PREPARED BY THE SEED PROCESSOR. THE MIX SHALL HAVE A CERTIFICATION TAG WHICH SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE. THE MIXTURE SHALL BE AS FOLLOWS:
- 6.1.1.

NATIVE UPLAND VEGETATION: SEE SOLAR ARRAY SEED MIX SPECIFICATIONS ON THIS SHEET, OR ENGINEER APPROVED EQUIVALENT. THIS IS TO BE USED ON ALL DISTURBED AREAS, INCLUDING IN AND AROUND THE SOLAR ARRAYS AND LAYDOWN AREAS.
- 6.1.2.

MANUFACTURER NOTE: THE FUZZ & BUZZ MIX-STANDARD WAS DEVELOPED TO ADDRESS THE UNIQUE NUTRITIONAL NEEDS OF SHEEP, WHILE PROVIDING A LOW-GROWING, EASILY MAINTAINED AND SUSTAINABLE VEGETATION SOLUTION FOR SOLAR INSTALLATIONS. THE PLANT SPECIES WERE CHOSEN WITH GUIDANCE FROM THE AMERICAN SOLAR GRAZING ASSOCIATION (ASGA). THE WILDFLOWERS IN THIS MIX SUPPORT POLLINATORS. MIX FORMULATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE DEPENDING ON THE AVAILABILITY OF EXISTING AND NEW PRODUCTS. WHILE THE FORMULA MAY CHANGE, THE GUIDING PHILOSOPHY AND FUNCTION OF THE MIX WILL NOT.
- 6.2.

BEFORE SEEDING, APPLY SOIL AMENDMENTS AND/OR FERTILIZER WITH TOPSOIL AS REQUIRED.
- 6.3.

THE PREPARED AREAS SHALL THEN BE SEEDED WITH THE SPECIFIED SEED BY MEANS OF A MECHANICAL HOPPER TYPE SEEDER AT THE RATE AS SPECIFIED IN THE NATIVE SEEDING SCHEDULE.
- 6.4.

THE SEED SHALL BE SOWN EVENLY IN TWO DIRECTIONS, WITH 1/2 OF THE SEED BEING SOWN IN A DIRECTION AT RIGHT ANGLES TO THE OTHER HALF. SEEDING SHALL BE DONE ON A DAY WHEN THERE IS NO WIND.
- 6.5.

AFTER SOWING THE SEED, THE AREA SHALL BE LIGHTLY RAKED TO COVER SEED TO AN AVERAGE DEPTH OF ONE-FOURTH INCH (1/4") AND ROLLED WITH A 200-POUND ROLLER. THE COMPLETED AREAS SHALL PRESENT A SMOOTH AND FINISHED APPEARANCE. THE SEEDING AND COMPACTING OF THE LARGE AREAS MAY BE ACCOMPLISHED BY USE OF A "GILL SEEDER" OR OTHER MECHANICAL SEEDER.
7.

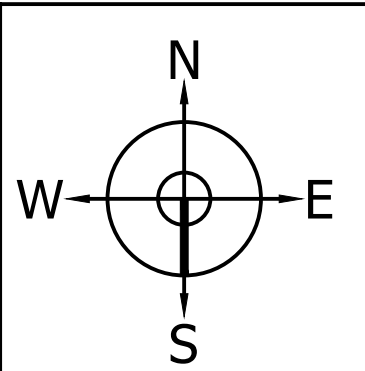
MEASURES PRESENTED HEREIN SHALL BE SUPPLEMENTED OR MODIFIED BY CONTRACTOR DURING THE WORK BASED ON ACTUAL SEQUENCE, TIMING, AND METHODS OF CONSTRUCTION AS NECESSARY TO COMPLY WITH MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
8.

MULCH SHALL BE PLACED OVER DISTURBED AREAS IMMEDIATELY AFTER RAKING AND SEEDING OR PLANTING HAS BEEN PERFORMED. SALT HAY OR OTHER SALINE MARSH GRASSES ARE NOT ACCEPTABLE. THE MATERIAL SHALL BE APPLIED AT AN AVERAGE MINIMUM DEPTH OF TWO INCHES (2") LOOSE MEASUREMENT. CARE SHALL BE TAKEN WHEN PLACING THE MULCH SO AS NOT TO DISTURB THE SEEDED SURFACES. THE MULCH SHALL BE ANCHORED BY THE FOLLOWING METHOD, OR OTHER METHOD PRESENTED BY THE CONTRACTOR AND ACCEPTABLE TO THE OWNER'S REPRESENTATIVE:
- 8.1.

CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM VIABLE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY MDE. APPLY AT A RATE OF THREE (3) TONS PER ACRE (ONE-HUNDRED TWENTY-FIVE (125) POUNDS PER ONE-HUNDRED (100) SQUARE YARDS). PRECAUTIONS SHALL BE TAKEN TO STABILIZE THE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED. MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT WINDBLOWN TRANSPORT.
- 8.2.

FLEXTERRA HIGH PERFORMANCE - FLEXIBLE GROWTH MEDIUM (HP-FGM) MAY BE USED.

0701-SCD-S-26-0081S-26-0081

	NOT FOR CONSTRUCTION	
	CONCEPT SUBMISSION08/24/2026	
	DRAWING TITLE	
APPROVED BY: AUO	EROSION & SEDIMENT CONTROL NOTES CONCEPT SITE DEVELOPMENT PLAN	
CHECKED BY: MHC	REVISION	DRAWING NO.
DESIGNED BY: DJL		C-503

PROJECT	<<CONSULTANT>>	DEVELOPER					
CHABERTON SOLAR TOWN HILL LLC 3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER WITH 16 MWh BESS CAPACITY AT 1901 OLD WASHINGTON ROAD WESTMINSTER, CARROLL COUNTY, MD 21157 39.5188°N, -76.9944°W	 Whitman, Requardt & Associates, LLP 801 South Caroline Street, Baltimore, Maryland 21231	 1700 Rockville Pike, Suite 305 Rockville, MD 20852	REV.	DESCRIPTION	DATE		



GENERAL SHEET NOTES

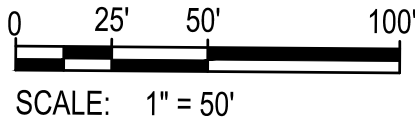
1. REFER TO SHEET C-002 FOR COMPOSITE SITE PLAN.
2. REFER TO SHEET C-501 FOR SITE DETAILS.
3. REFER TO SHEET C-504 FOR STORMWATER MANAGEMENT DETAILS.

SHEET KEYNOTES

1. VARIABLE WIDTH GRASS PAVERS.
2. SOLAR PANELS.
3. STORMWATER MANAGEMENT, MICRO-BIORETENTION FACILITY.
4. STORMWATER MANAGEMENT, SUBMERGED GRAVEL WETLAND.
5. OVERFLOW WEIR, 5' WIDE, ELEV. 825.00.
6. OVERFLOW WEIR, 5' WIDE, ELEV. 837.00.
7. OVERFLOW WEIR, 5' WIDE, ELEV. 860.00.

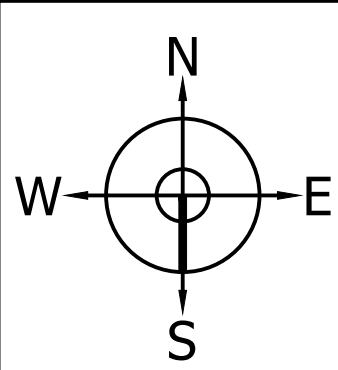
LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING TREE LINE
- EXISTING TREE
- EXISTING CONTOURS
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING DRIVEWAY
- SOIL BOUNDARY
- STREAM BUFFER
- WETLAND BUFFER
- WETLANDS
- STREAM
- GRASS PAVERS
- LANDSCAPE BUFFER
- STORM WATER MANAGEMENT FACILITY
- AGRICULTURAL FENCE
- CONTOUR
- LIMIT OF DISTURBANCE



0800-GRA-S-26-0081

S-26-0081



**NOT FOR
CONSTRUCTION**

CONCEPT SUBMISSION

08/24/2026

DRAWING TITLE

GRADING PLAN
CONCEPT SITE DEVELOPMENT PLAN

REVISION

DRAWING NO.

C-104

APPROVED BY:

AUO

CHECKED BY:

MHC

DESIGNED BY:

LSK

REV.

DESCRIPTION

DATE

PROJECT

CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°N, -76.9944°W

<<CONSULTANT>>



Whitman, Requardt & Associates, LLP
801 South Caroline Street, Baltimore, Maryland 21231

DEVELOPER



1700 Rockville Pike, Suite 305
Rockville, MD 20852

SUBSET (7)

- GENERAL SHEET NOTES
1.

REFER TO SHEET C-002 FOR COMPOSITE SITE PLAN.
2.

REFER TO SHEET C-501 FOR SITE DETAILS.
3.

REFER TO SHEET C-504 FOR STORMWATER MANAGEMENT DETAILS.
- SHEET KEYNOTES

1.

18' WIDE GRASS PAVERS.

2.

SOLAR PANELS.

3.

STORMWATER MANAGEMENT, SUBMERGED GRAVEL WETLAND.

4.

OVERFLOW WEIR, 4' WIDE, ELEV. 809.00.

5.

STORAGE SHED.

6.

PAD MOUNTED ELECTRIC EQUIPMENT.

- LEGEND
- PROPERTY LINE

SETBACK LINE

EXISTING TREE LINE

EXISTING TREE

EXISTING CONTOURS

EXISTING OVERHEAD ELECTRIC

EXISTING UTILITY POLE

EXISTING FENCE

EXISTING BUILDING

EXISTING DRIVEWAY

SOIL BOUNDARY

STREAM BUFFER

WETLAND BUFFER

WETLANDS

STREAM

GRASS PAVERS

LANDSCAPE BUFFER

STORM WATER MANAGEMENT FACILITY

AGRICULTURAL FENCE

CONTOUR

LIMIT OF DISTURBANCE

0 25' 50' 100'
SCALE: 1" = 50'

0801-GRA-S-26-0081 S-26-0081

N W E S	NOT FOR CONSTRUCTION	
	CONCEPT SUBMISSION	08/24/2026
	DRAWING TITLE	
APPROVED BY:	GRADING PLAN	
CHECKED BY:	CONCEPT SITE DEVELOPMENT PLAN	
DESIGNED BY:	REVISION	DRAWING NO.
LSK		C-105

PROJECT

CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°N, -76.9944°W

<<CONSULTANT>>

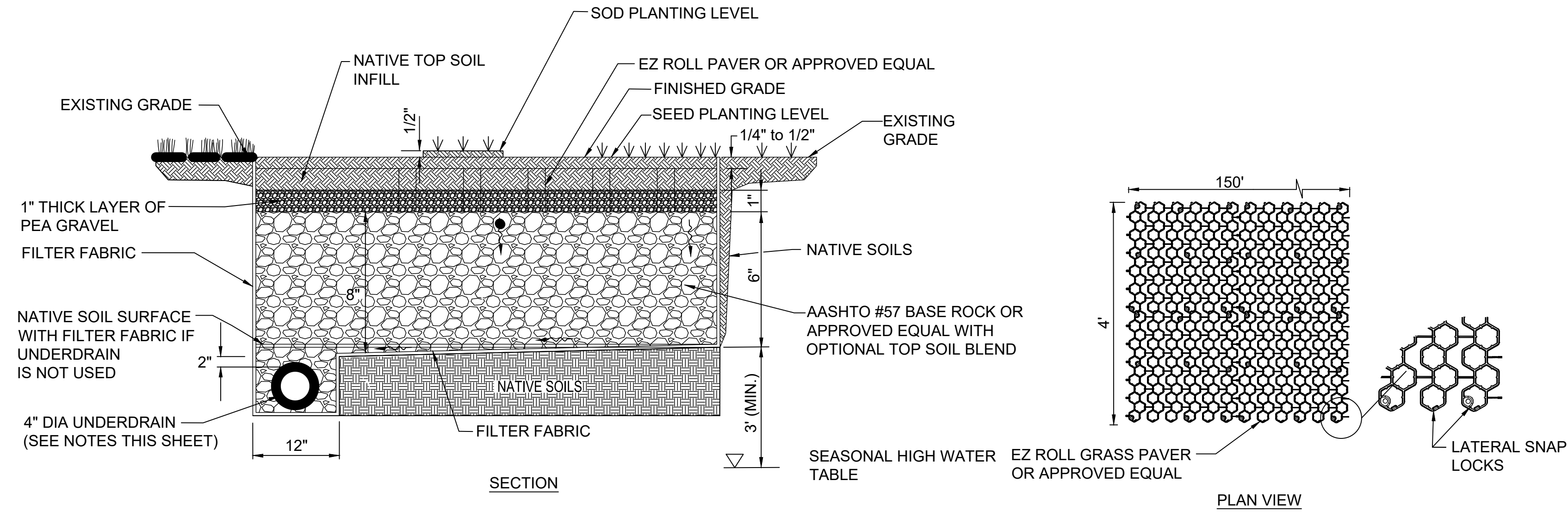
WRA
Whitman, Requardt & Associates, LLP
801 South Caroline Street, Baltimore, Maryland 21231

DEVELOPER

chaberton
ENERGY
1700 Rockville Pike, Suite 305
Rockville, MD 20852

REV.	DESCRIPTION	DATE

APPROVED BY:	
AUO	
CHECKED BY:	
MHC	
DESIGNED BY:	
LSK	



NOTES:

ENGINEERING PROPERTIES:

1. COMPRESSIVE STRENGTH OF EZ ROLL:
EMPTY PAVERS: ULTIMATE LOAD = 53,683 LBS / 373 PSI
FILLED PAVERS: ULTIMATE LOAD = 400,000 LBS

TOP SOIL FILL:

2. RECOMMENDS NATIVE TOP SOIL FOR BACKFILL INSIDE THE PAVERS.
3. EXTEND TOP SOIL INSIDE PAVER AN ADDITIONAL ¼ TO ½ INCH ABOVE PAVER SURFACE AND MATCH SURROUNDING GRADE. PROPOSED FINISHED GRADE SLOPE PER PROJECT GRADING PLAN. PROTECT PAVER AREA UNTIL GRASS IS SUFFICIENTLY ESTABLISHED TO HANDLE TRAFFIC. PROVIDE 1" (MIN.) CLEARANCE BETWEEN ANY CONCRETE EDGE AND PAVER.
4. GRASS PAVERS ARE TO BE USED FOR AREAS OF PEDESTRIAN USE, EROSION CONTROL, AND OCCASIONAL VEHICULAR TRAFFIC USE (E.G., OVERFLOW PARKING AND EMERGENCY/FIRE LANES).

AASHTO #57 BASE ROCK:

5. GRADATION OF AASHTO #57 COARSE BASE ROCK: 100% PASSING 1 ½" SCREEN, 95-100% PASSING 1", 25-60% PASSING ¾", AND 0-10% PASSING #8 SCREEN.
OPTIONAL: ADD PULVERIZED NATIVE TOP SOIL EQUAL TO 15% OF TOTAL VOLUME. BLEND TO OBTAIN HOMOGENEOUS MIXTURE PRIOR TO PLACEMENT.
6. THICKNESS OF AGGREGATE LAYER IS AS FOLLOWS: NO BASE REQUIRED FOR EROSION CONTROL AND PEDESTRIAN-ONLY LOADS (COMPACTION OF NATIVE SOIL RECOMMENDED FOR SLOPES UP TO 3%); 4 INCHES FOR LIGHT LOADS (GOLF CARTS); 6 INCHES FOR MEDIUM LOADS (CARS AND PICKUP TRUCKS); 8 INCHES FOR HEAVY LOADS (FIRE TRUCKS).
7. COMPACT WITH ONE TO THREE PASSES OF 5-TON STEEL WHEEL ROLLER. SINCE IT IS DIFFICULT TO MEASURE DENSITY OF COARSE AGGREGATE, APPROACH OF REQUIRING A FIXED DENSITY IS NOT APPLICABLE.

FILTER FABRIC (OPTIONAL):

8. FILTER FABRIC MAY BE USED TO PREVENT MIGRATION OF FINES FROM SURROUNDING NATIVE SOILS INTO COARSE AGGREGATE LAYER. THE FABRIC PREVENTS CLOGGING OF AGGREGATE LAYER AND EXTENDS

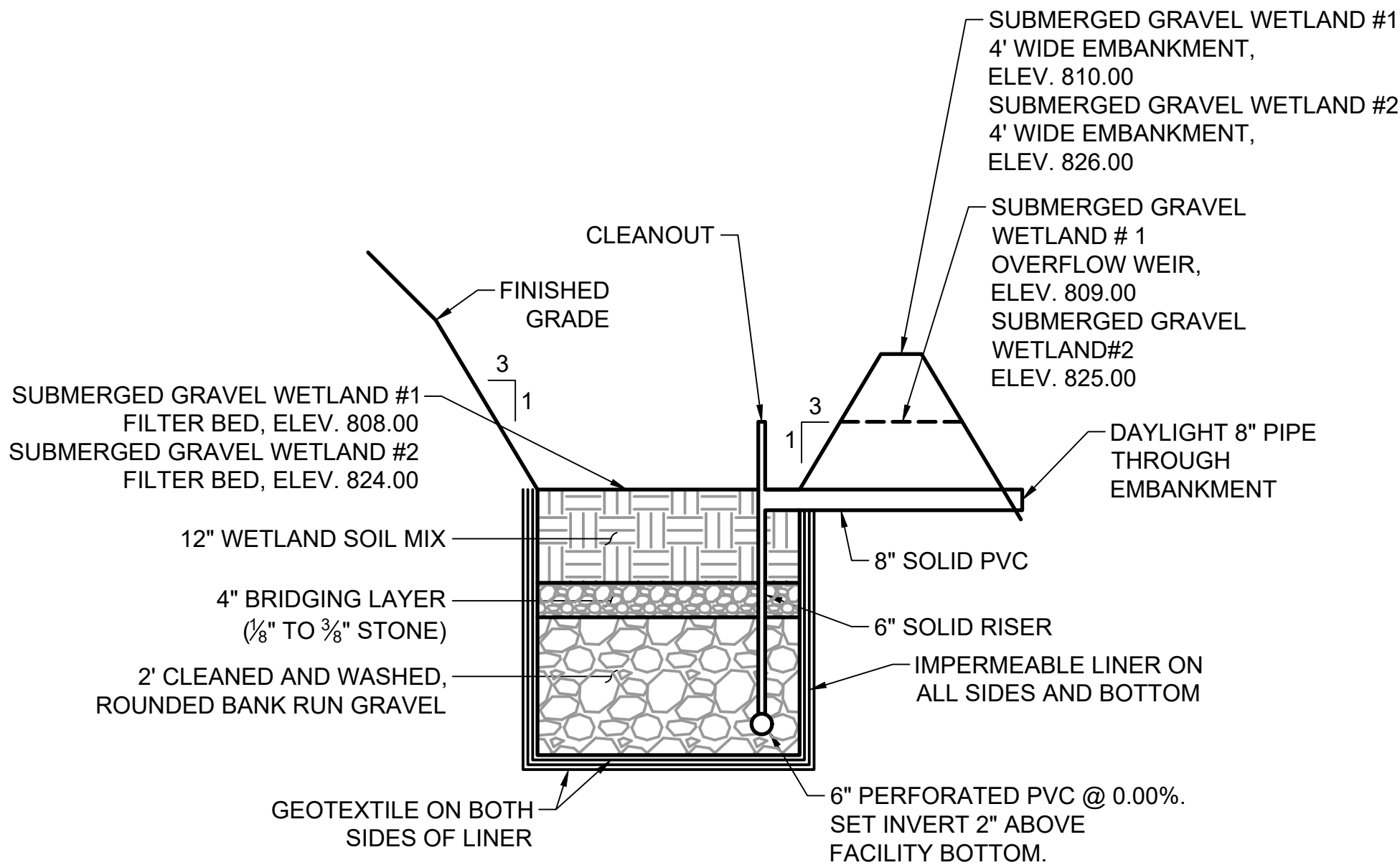
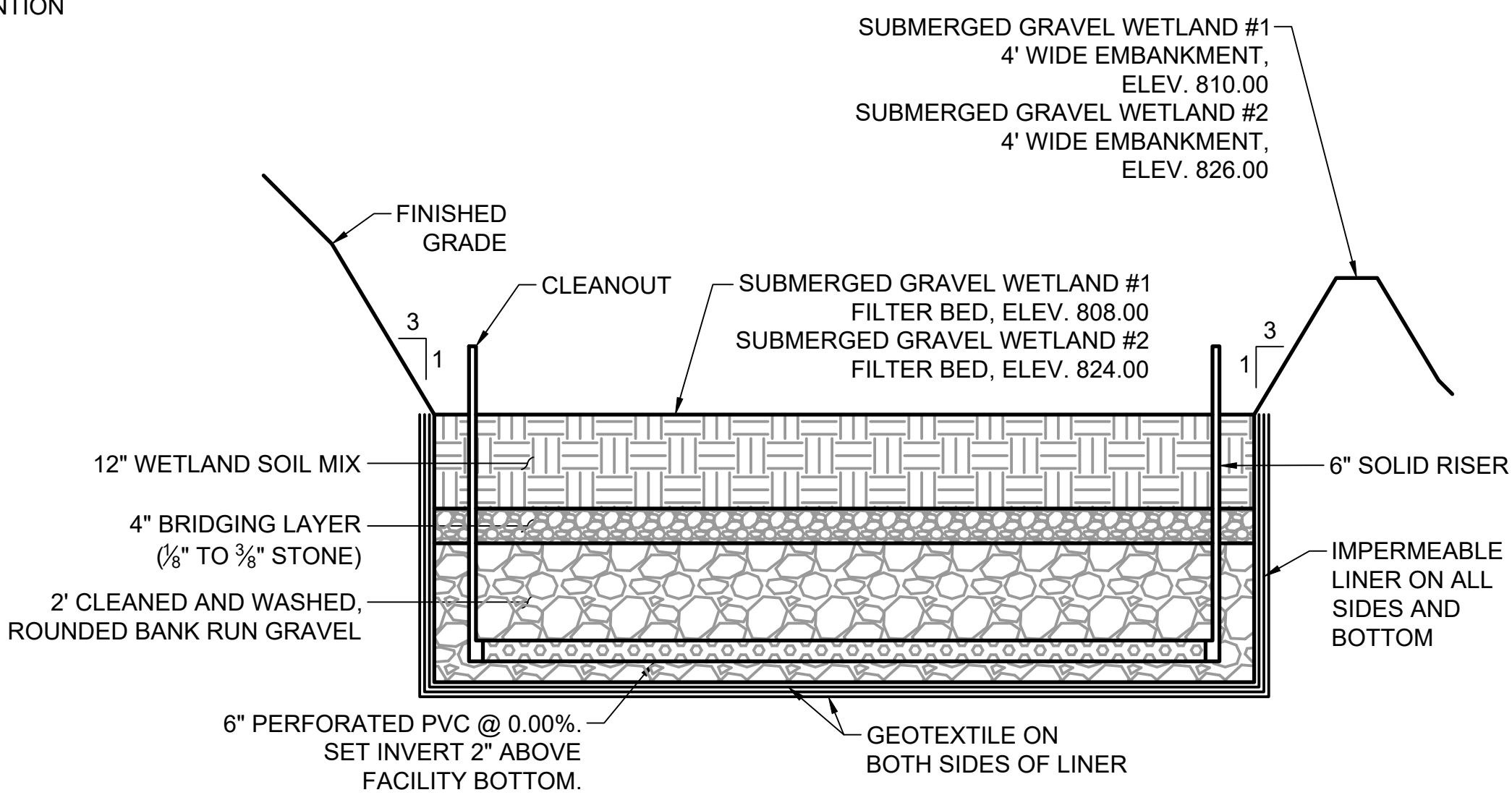
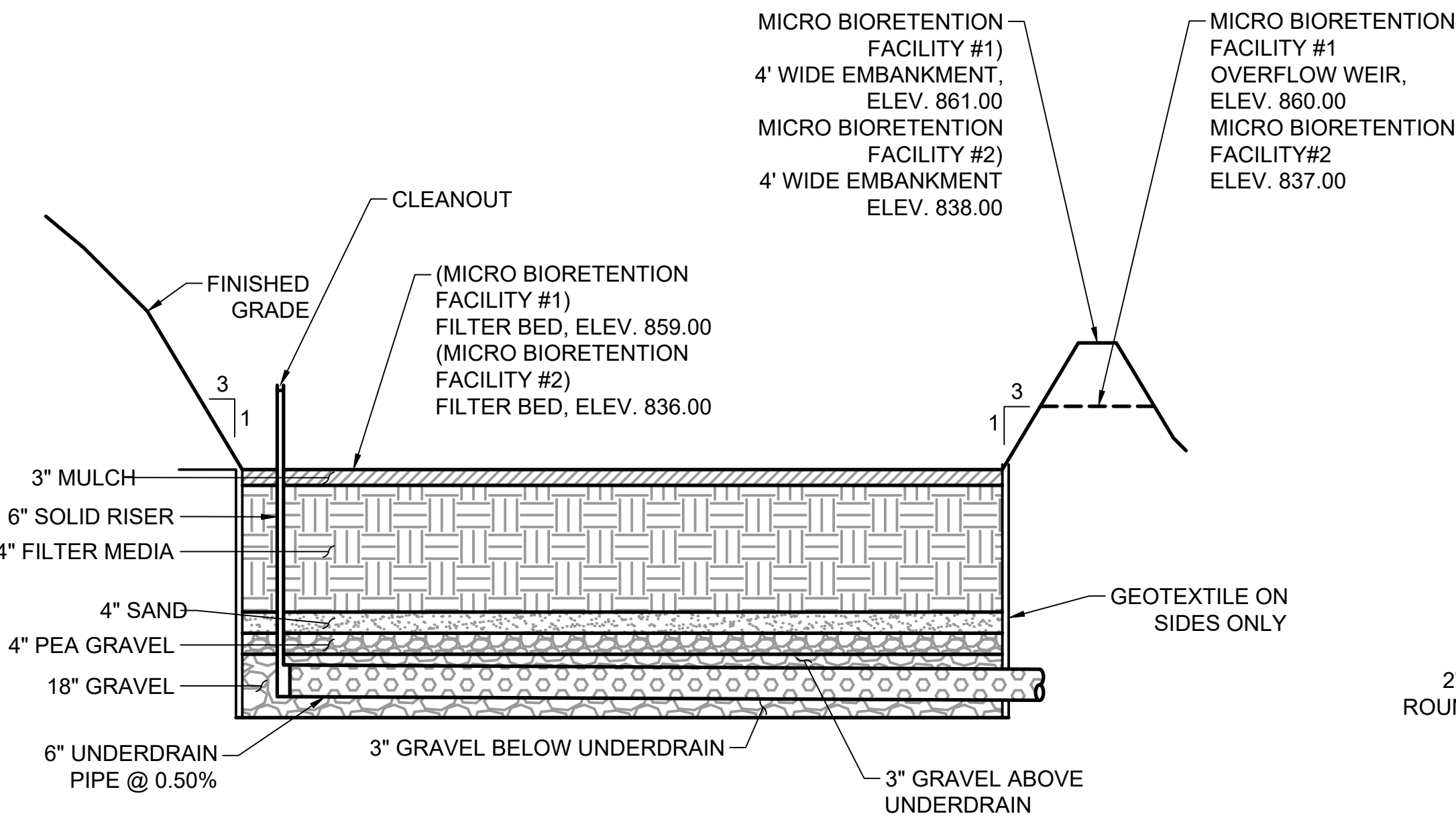
ITS USEFUL LIFE. USE OF FILTER FABRIC IS STRONGLY RECOMMENDED AROUND EDGE DRAIN.
NDS RECOMMENDS NON-WOVEN NEEDLE-PUNCHED GEOTEXTILE. WOVEN GEOTEXTILES SHOULD NOT BE USED.
10. USE FILTER FABRIC WITH AOS <0.60 MM FOR NATIVE SOILS WITH 50% OR LESS PARTICLES BY WEIGHT PASSING NO.200 SIEVE. USE FILTER FABRIC WITH AOS <0.30MM FOR NATIVE SOILS WITH 50% OR GREATER PARTICLES BY WEIGHT PASSING THE NO.200 SIEVE.

UNDERDRAIN:

11. NDS RECOMMENDS UNDERDRAIN TO COLLECT PERCOLATED WATER AND CONVEY TO PROJECT STORMWATER FACILITY FOR NATIVE SOIL THAT IS NRCS HYDROLOGIC SOIL GROUP C OR D (LOW PERCOLATION RATE). UNDERDRAIN IS OPTIONAL FOR SOIL GROUP B (MODERATE INFILTRATION) AND CAN BE ELIMINATED FOR SOIL GROUP A (GOOD INFILTRATION).
12. USE MINIMUM 4-INCH DIA PERFORATED PVC OR POLYETHYLENE PIPE AT 250-FT CENTERS; MINIMUM ONE PIPE. PIPE TO BE INSTALLED AT MINIMUM 0.5% SLOPE. RECOMMENDED 2 SQ. INCHES OF OPENING / LINEAR FOOT.
13. UNDERDRAIN TO DAYLIGHT INTO PROJECT STORMWATER FACILITY (CATCH BASIN / OPEN CHANNEL / BASIN).
14. INVERT OF PIPE RECOMMENDED TO BE ABOVE PROJECT HIGH WATER LEVEL TO PREVENT BACKING-UP OF WATER INTO PAVER SYSTEM.
15. UNDERDRAIN TO BE SURROUNDED BY 4" OF AASHTO #57 COARSE AGGREGATE, WITH MIN. 2" BEDDING.

SUBGRADE NATIVE SOIL:

16. COMPACT SUBGRADE NATIVE SOILS TO 95% STANDARD PROCTOR DENSITY PER ASTM D696 FOR SOILS WITH CALIFORNIA BEARING RATIO >20%, R VALUE >30, AASHTO A-1, A-2, AND A-3 SOILS.
17. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSIDER HIGHER LEVEL OF COMPACTION FOR CBR 5 TO 20%, R-VALUE 10 TO 30, AASHTO A-4 SOILS FOR HEAVY LOADS WHERE INFILTRATION INTO NATIVE SOILS IS NOT A REQUIREMENT.
18. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSULT WITH PROJECT GEOTECHNICAL ENGINEER FOR POTENTIAL SOIL MODIFICATION (E.G., LIME TREATMENT) AND COMPACTION LEVEL FOR CBR <5% AND R-VALUE <10, AASHTO A-5, A-6, AND A-7 SOILS.



1000-SWD-S-26-0081 S-26-0081

		NOT FOR CONSTRUCTION CONCEPT SUBMISSION08/24/2026	
APPROVED BY: AUO		DRAWING TITLE	
CHECKED BY: MHC		STORMWATER MANAGEMENT DETAILS CONCEPT SITE DEVELOPMENT PLAN	
DESIGNED BY: LSK		REVISION	DRAWING NO. C-504

PROJECT
CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°N, -76.9944°W

<<CONSULTANT>>

WRA

Whitman, Requardt & Associates, LLP

801 South Caroline Street, Baltimore, Maryland 21231

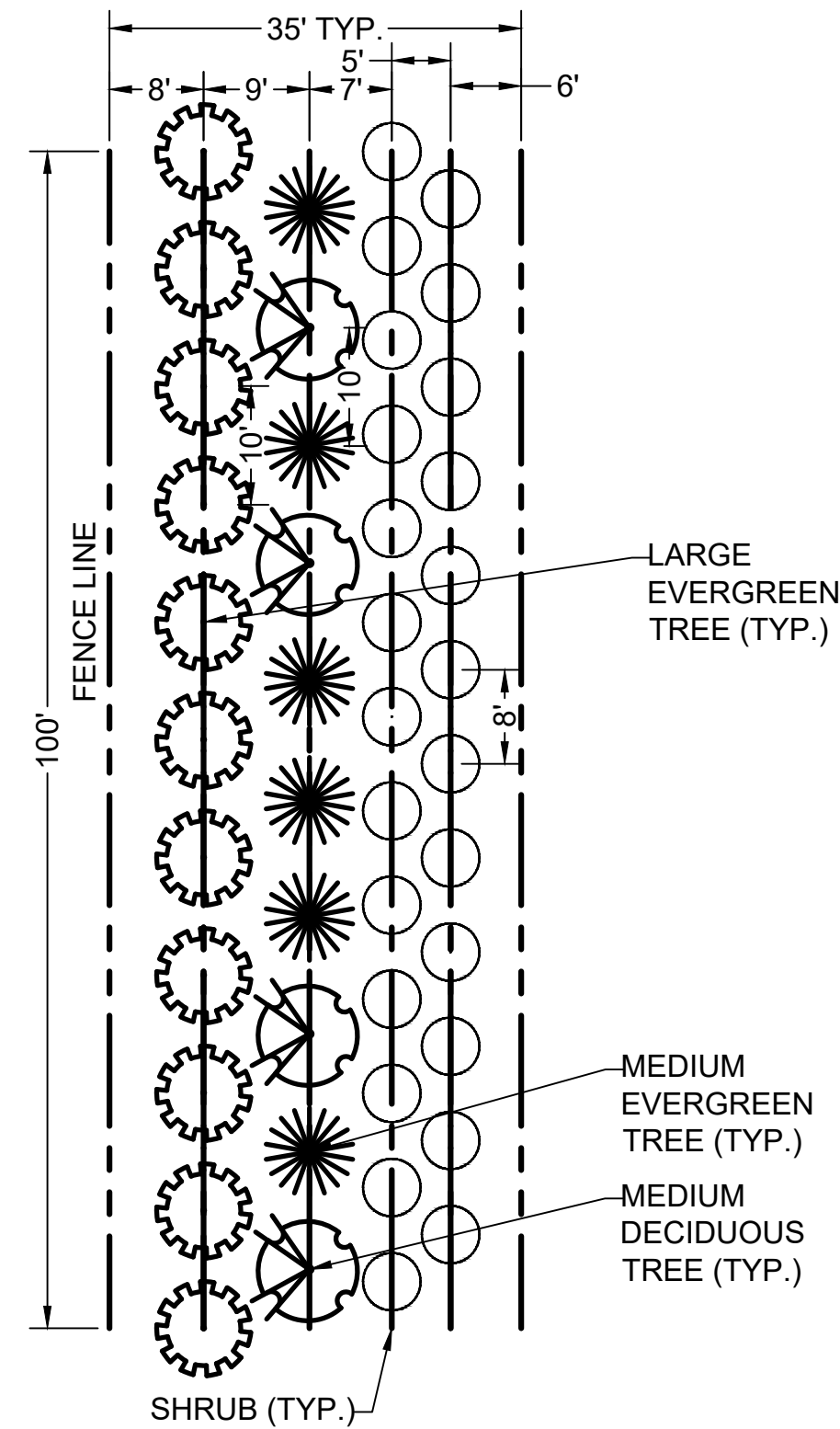
DEVELOPER

chaberton

ENERGY

1700 Rockville Pike, Suite 305
Rockville, MD 20852

REV.	DESCRIPTION	DATE	



LANDSCAPE BUFFER DETAIL

CONCEPT PLANT TABLE					
TREE TYPE	QUANTITY	SIZE	SPACING	SIZE AT MATURITY	
				HEIGHT	WIDTH
EVERGREEN TREES (LARGE)	200	12' HT	10' O.C.	40-50'	15-30'
EVERGREEN TREES (MEDIUM)	120	10' HT	10' O.C.	20-35'	10-20'
DECIDUOUS TREES (MEDIUM)	80	8' HT	10' O.C.	20-30'	15-20'
SHRUBS (LARGE)	480	6' HT	10' O.C.	8'-10'	8'-10'

PLANT SPECIES NOTES

THE FOLLOWING SCREENING / SHADE TREE SPECIES SHALL BE USED, OR APPROVED EQUIVALENT SPECIES:

- EVERGREEN TREES (LARGE):
- ARBORVITAE (THUJA X PLICATA 'GREEN GIANT') (APPROX. 50' HEIGHT AND 20' SPREAD AT MATURITY)
 - JUNIPERUS VIRGINIANA (EASTERN RED CEDAR) (APPROX 40' HEIGHT AND 15' SPREAD AT MATURITY)

- EVERGREEN TREES (MEDIUM):
- ARBORVITAE (THUJA OCCIDENTALIS 'TECHNY') (APPROX. 20' TALL AND 10' SPREAD AT MATURITY)
 - AMERICAN HOLLY (ILEX OPACA) (APPROX 25' TALL AND 15' SPREAD)

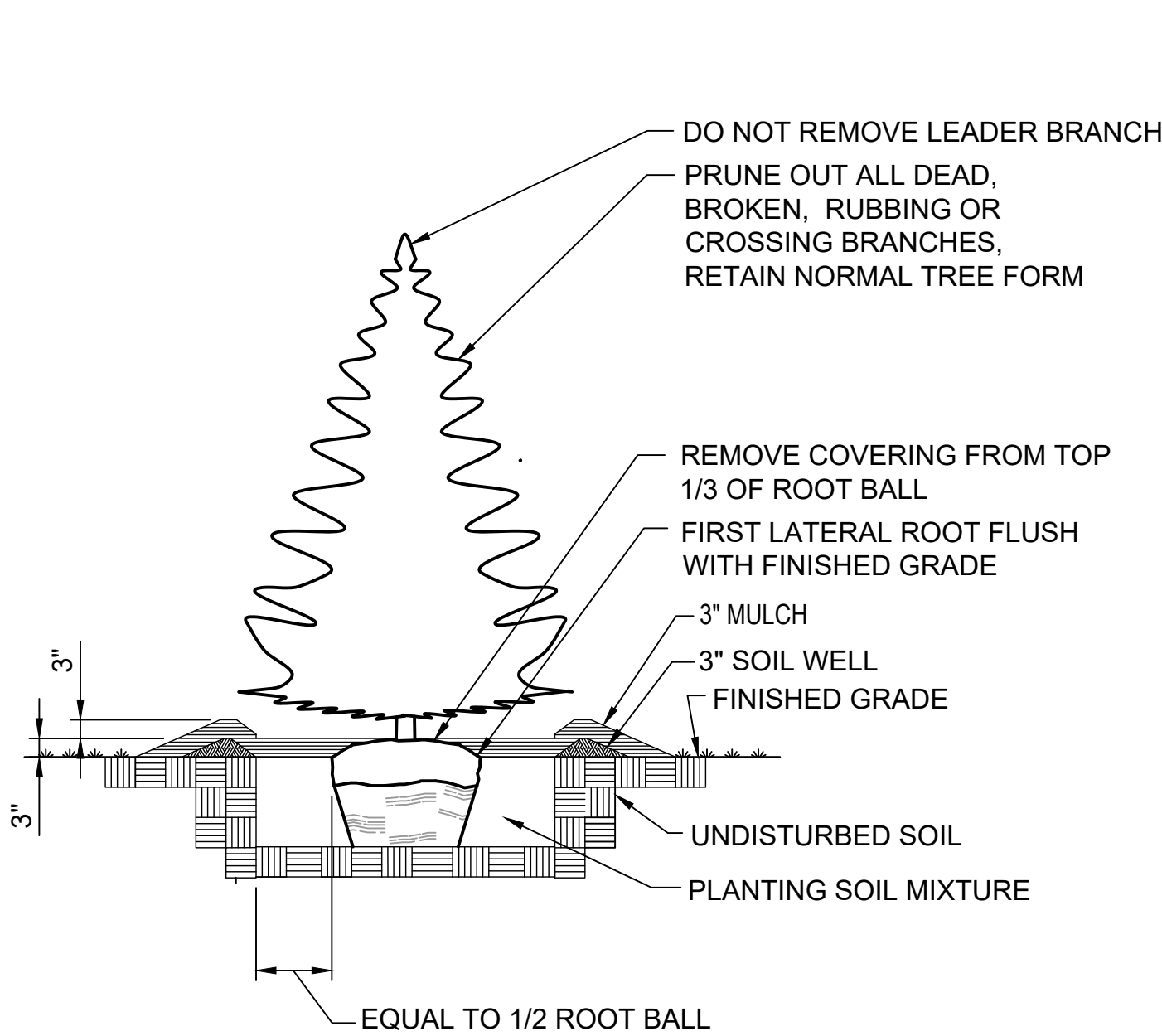
- DECIDUOUS TREES:
- SERVICEBERRY (AMELANCHIER CANADENSIS) (APPROX. 20' HEIGHT AND 15' SPREAD AT MATURITY)
 - EASTERN REDBUD (CERCIS CANADENSIS) (APPROX. 20' HEIGHT AND 25' SPREAD AT MATURITY)

- SHRUBS (LARGE)
- BLUE HOLLY (ILEX x MESERVEAE 'BLUE PRINCESS/PRINCE') (APPROX. 10' TALL AND 8' SPREAD AT MATURITY)
 - RED CHOKEBERRY (ARONIA ARBUTIFOLIA) (APPROX 10' TALL AND 8' SPREAD AT MATURITY)

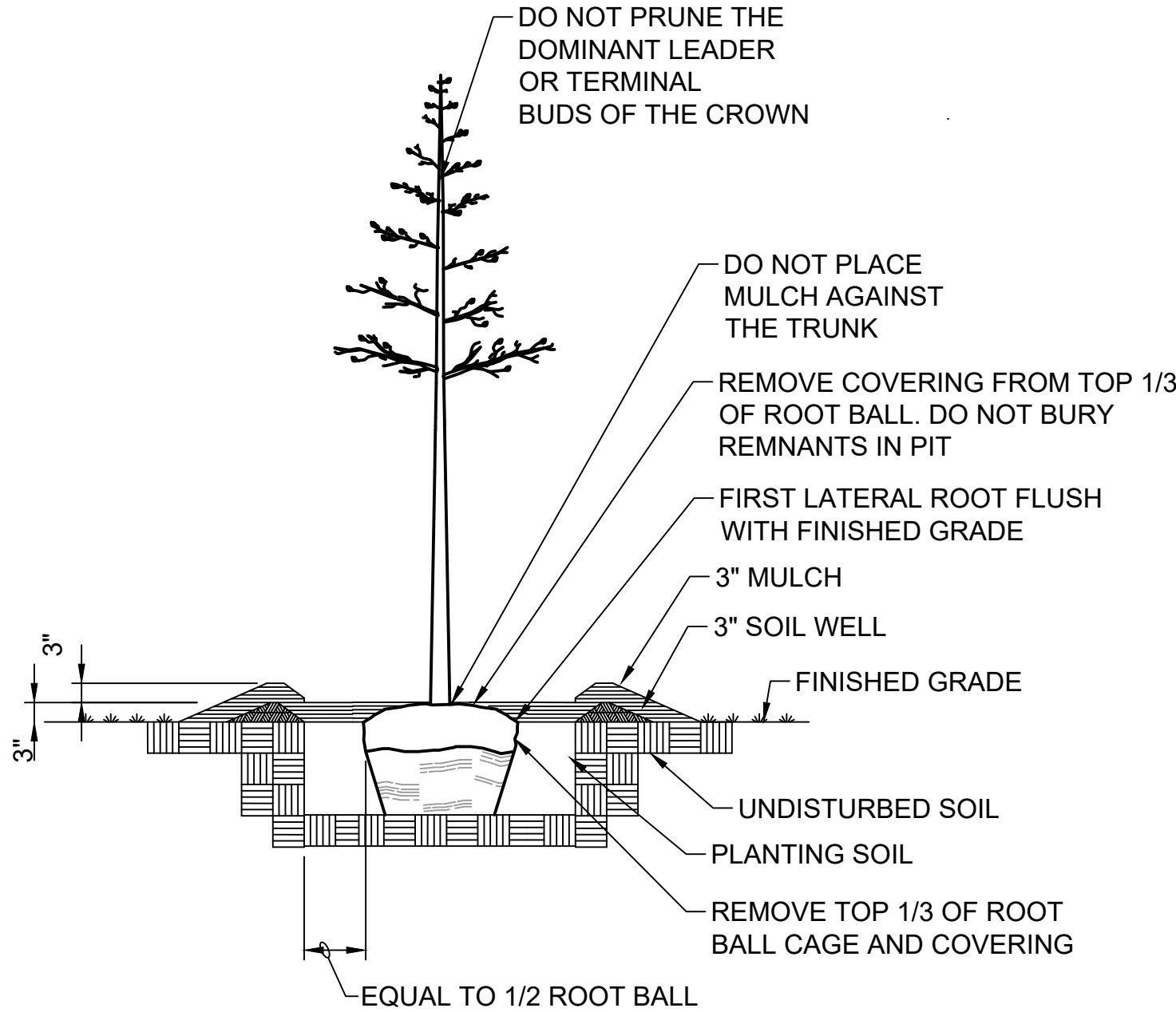
- SHRUBS
- INKBERRY HOLLY (ILEX GLABRA) (APPROX 6' TALL AND 5' SPREAD AT MATURITY)
 - CLETHRA ALNIFOLIA (SUMMERSWEET) (APPROX 6' TALL AND 4' SPREAD AT MATURITY)

LANDSCAPE NOTES

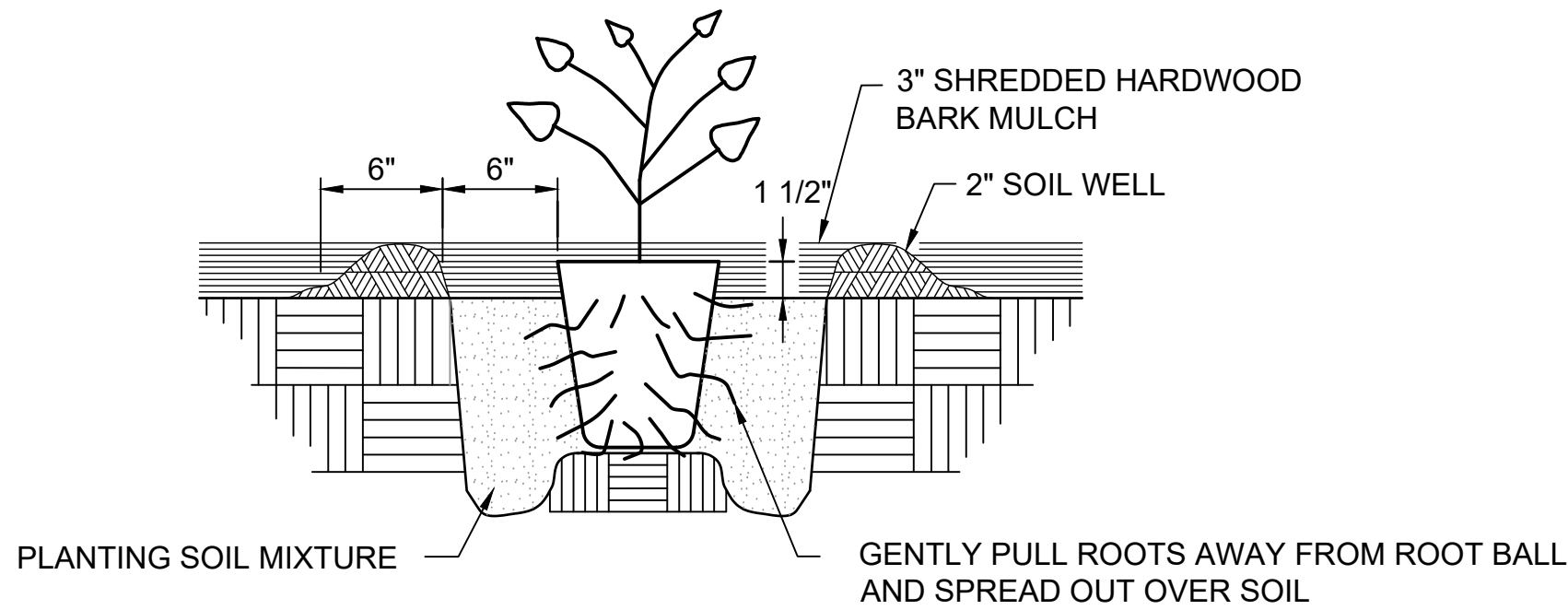
1. LANDSCAPING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH CARROLL COUNTY, MD, ZONING ORDINANCE 158.153(E)(1)(I)
2. THE SCREENING DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE PLAN, GRADING PLAN AND/OR UTILITIES PLAN FOR ALL OTHER INFORMATION.
3. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, AND SITE FACTORS SUCH AS THE LOCATION OF ROCK OUTCROPS. PRIOR TO PLANTING, THE LANDSCAPE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND FIELD LOCATIONS OR ADJUSTMENTS OF THE TREES HAVE BEEN APPROVED BY THE OWNER.
4. ALL SCREENING TREES SHALL BE ARRANGED IN A WAY THAT DIAMETER OF TREE SHALL OVERLAP WHEN VIEWED AT A PERPENDICULAR ANGLE TO EFFECTIVELY ACHIEVE AN OPAQUE VISUAL BARRIER.
5. COORDINATE PLANTING LOCATIONS WITH SITE UTILITIES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT THEIR OWN EXPENSE.
6. PLANT MATERIAL ONLY DURING THE SPRING SEASON (APRIL 1 - MAY 15) OR FALL SEASON (SEPTEMBER 1 - NOVEMBER 15)
7. ALL PLANTING MATERIALS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT LIFE IN ORDER TO ENSURE EFFECTIVE SCREENING AND SHALL BE REPLACED WHEN NECESSARY.
8. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
9. ANY TREE WRAP OR ROPE WILL BE REMOVED AND PROPERLY DISPOSED OF FOLLOWING INSTALLATION.
10. INVASIVE SPECIES AND OTHER WEEDS WILL BE REMOVED AND CONTROLLED THROUGHOUT THE PROJECT AREA DURING OPERATION OF THE PROJECT. EMPHASIS WILL BE PLACED ON REMOVAL OF INVASIVE AND NOXIOUS WEED SPECIES FROM BUFFER AREAS TO MAINTAIN BUFFER HEALTH AND SCREENING PROPERTIES.
11. ALL PLANTS SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE 'AMERICAN STANDARD FOR NURSERY STOCK', LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH, AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.



EVERGREEN TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



CONTAINER PLANTING DETAIL

1300-LSC-S-26-0081

S-26-0081

	NOT FOR CONSTRUCTION	
	CONCEPT SUBMISSION	08/24/2026
	DRAWING TITLE	
	LANDSCAPE DETAILS CONCEPT SITE DEVELOPMENT PLAN	
APPROVED BY: AUO	REVISION	DRAWING NO.
CHECKED BY: MHC		C-505
DESIGNED BY: LSK		

PROJECT	CHABERTON SOLAR TOWN HILL LLC 3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER WITH 16 MWh BESS CAPACITY AT 1901 OLD WASHINGTON ROAD WESTMINSTER, CARROLL COUNTY, MD 21157 39.5188°N, -76.9944°W
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<<CONSULTANT>>	 Whitman, Requardt & Associates, LLP 801 South Caroline Street, Baltimore, Maryland 21231
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DEVELOPER	 1700 Rockville Pike, Suite 305 Rockville, MD 20852
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REV.	DESCRIPTION
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DATE



Forest Stand Table				
Forest Stand ID	Square feet	Acres	Dominant Species	Successional Stage
A	49,859	1.145	Red maple (<i>Acer rubrum</i>), Northern red oak (<i>Quercus rubra</i>), black walnut (<i>Juglans nigra</i>), and black locust (<i>Robinia pseudoacacia</i>)	Early to Mid-successional, farmstead/headwater stream mesic forest
B	258,917	5.944	Tulip poplar (<i>Liriodendron tulipifera</i>), Northern red oak, white oak (<i>Quercus alba</i>), red maple, black gum (<i>Nyssa sylvanica</i>), and sweet cherry (<i>Prunus avium</i>)	Medium to Mature



GENERAL NOTES:

- FOREST STAND A IS AN EARLY TO MID-SUCCESSIONAL STAND LOCATED ALONG THE NORTHEASTERN BOUNDARY OF THE SUBJECT PROPERTY. THE DOMINANT SPECIES OF THIS FOREST STAND CONSIST OF RED MAPLE, NORTHERN RED OAK, BLACK WALNUT, AND BLACK LOCUST. THIS STAND'S UNDERSTORY GENERALLY CONSISTS OF SILKY DOGWOOD (CORNUS AMOMUM), RED MAPLE, BLACK WALNUT, BLACK CHERRY, MULTIFLORA ROSE (ROSA MULTIFLORA), AND BUSH HONEYSUCKLE (LONICERA TARTARICA) WITH AN HERBACEOUS STRATUM CONTAINING MULTIFLORA ROSE, WINEBERRY (RUBUS PHENICOLASIVUS), JAPANESE STILTGRASS (MICROSTEGIUM VIMINEUM), JAPANESE HONEYSUCKLE (LONICERA JAPONICA), AND ASIATIC BITTERSWEET (CELASTRUS ORBICULATUS). THIS FOREST IS IN GOOD CONDITION WITH FEW TREES IN POOR CONDITION AND MODERATE INVASIVE SPECIES. FOREST STAND A IS LOCATED ADJACENT TO JOE BRANCH, A PERENNIAL STREAM AND THIS FOREST STAND IS A PRIORTY FOREST WITHIN WHERE THE FOREST COINCIDES WITH THE STREAM BUFFER. FOREST STAND B IS A MID-SUCCESSIONAL STAND LOCATED ALONG THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY. THE DOMINANT SPECIES OF THIS FOREST STAND CONSIST OF TULIP POPLAR, NORTHERN RED OAK, WHITE OAK, RED MAPLE, BLACK GUM, AND SWEET CHERRY. THIS STAND'S UNDERSTORY GENERALLY CONSISTS OF SPICEBUSH (LINDERA BENZOIN), AMERICAN ELM (ULMUS AMERICANA), MULTIFLORA ROSE, TULIP POPLAR, RED MAPLE, AND BUSH HONEYSUCKLE WITH AN HERBACEOUS STRATUM CONTAINING MULTIFLORA ROSE, GOLDMOUND SPIREA (SPIREA JAPONICA), JAPANESE HONEYSUCKLE, AND WINEBERRY. THIS FOREST IS IN GOOD CONDITION WITH FEW TREES IN POOR CONDITION AND MODERATE INVASIVE SPECIES. FOREST STAND A IS LOCATED ADJACENT TO JOE BRANCH, A PERENNIAL STREAM AND THIS FOREST STAND IS A PRIORTY FOREST WITHIN WHERE THE FOREST COINCIDES WITH THE STREAM BUFFER. TWENTY THREE SPECIMEN TREES WERE IDENTIFIED WITHIN THE SUBJECT PROPERTIES. THE CLIENT HAS INDICATED THAT IMPACTS TO THIS FOREST ARE NOT ANTICIPATED.
- TWO PERENNIAL STREAMS AND THREE PALUSTRINE EMERGENENT (PEM) WETLAND FEATURES WERE IDENTIFIED AND MAPPED BY ECS MID-ATLANTIC, LLC DURING THEIR NOVEMBER 4 AND DECEMBER 24, 2025 SITE REVIEW AND DELINEATION. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) CONFIRMED THE FINDINGS OF THE STREAM AND WETLAND DELINEATION DURING A SITE VISIT ON MARCH 5, 2026. JOE BRANCH AND THE UNNAMED TRIBUTARY OF JOE BRANCH ARE BOTH PERENNIAL STREAM IDENTIFIED AS USE CLASS III-P (NONTIDAL COLD WATER AND PUBLIC WATER SUPPLY) WATERWAYS. THE PARCEL IS LOCATED IN MDE HUC 02130907: LIBERTY RESERVOIR. JOE BRANCH IS LOCATED WITHIN A MD TIER II WATERSHED WITH NO ASSIMILATIVE CAPACITY REMAINING.
- STEEP SLOPES ARE PRESENT IN THE NORTHERN, EASTERN, AND SOUTHERN PORTIONS OF THE SUBJECT PROPERTY. THE BAILE SILT LOAM, 3 TO 8 PERCENT SLOPES (BAB) SOIL MAP UNIT IS A MAPPED HYDRIC SOIL AND EXHIBITS A K-VALUE GREATER THAN 0.35. THESE AREAS HAVE BEEN IDENTIFIED BY SHADING.
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- ACCORDING TO FEMA AND MERLIN, THERE IS NO 100-YEAR FLOODPLAIN PRESENT. THE SUBJECT PARCELS ARE FOUND ON FEMA FLOOD INSURANCE RATE MAY PANEL NO. 24013C0215D, DATED OCTOBER 2, 2015.
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- RESIDENTIAL DEVELOPMENT IS LOCATED TO THE NORTH AND SOUTH OF THE SUBJECT PROPERTY. FORESTED LAND IS PRESENT TO THE EAST AND SOUTH OF THE SUBJECT PROPERTY. AGRICULTURAL LAND IS LOCATED TO THE WEST, NORTH, AND EAST OF THE SUBJECT PROPERTY.
- CONSTRUCTION STOCKPILE/LAYDOWN AREAS AND PHASING PLANS WILL BE PREPARED DURING THE LOCAL SITE PLAN AND CONSTRUCTION DOCUMENT PREPARATION PROCESS. THESE AREAS WILL BE LOCATED WITHIN THE LOD AND NO FORESTS/TREES WILL BE DISTURBED AS A RESULT OF THESE ACTIONS OR THE OVERALL DEVELOPMENT ACTION.

Soils Table					
Map Unit Symbol	Map Unit Name	Hydric Rating	Natural Drainage Class	Hydrologic soil group	K-Value
BaB	Baile silt loam, 3 to 8 percent slopes	Yes	Poorly drained	C/D	0.37
BrC	Brinklow channery loam, 8 to 15 percent slopes	No	Well drained	C	0.2
BrD	Brinklow channery loam, 15 to 25 percent slopes	No	Well drained	C	0.2
BrE	Brinklow channery loam, 25 to 45 percent slopes	No	Well drained	C	0.2
GdB	Glenelg loam, 3 to 8 percent slopes	No	Well drained	B	0.24
GeB	Glenelg channery loam, 3 to 8 percent slopes	No	Well drained	B	0.2

Specimen Trees					
Tree Number	Common Name	Scientific Name	DBH (in.)	Condition	Comments
1	White pine	Pinus strobus	39	Good	
2	Red maple	Acer rubrum	36.4	Good	
3	Norway maple	Acer platanoides	36.9	Good	
4	Weeping willow	Salix babylonica	46.1	Poor	Multiple leaders, two broken leaders showing signs of rot, trunk rot
5	Red maple	Acer rubrum	44.3	Fair	Multiple leaders, two broken leaders, and vines
6	Northern red oak	Quercus rubra	30.6	Poor	Rot, fungus, and broken leaders
7	Norway maple	Acer platanoides	32	Fair	Large broken leader
8	White pine	Pinus strobus	32.6	Good	
10	Black locust	Robinia pseudoacacia	33.1	Poor	Rotted trunk, cavities, broken leaders, and heavy vine growth
11	Tulip poplar	Liriodendron tulipifera	30	Good	
12	White oak	Quercus alba	32.1	Good	
13	Northern red oak	Quercus rubra	31.5	Good	
14	White oak	Quercus alba	32.1	Good	
15	Tulip poplar	Liriodendron tulipifera	32.5	Good	
16	Tulip poplar	Liriodendron tulipifera	31.6	Good	
17	Tulip poplar	Liriodendron tulipifera	41	Fair	Codominant leader dead, trunk rot
18	White oak	Quercus alba	36.9	Good	
19	White oak	Quercus alba	36	Fair	Broken leader
20	Tulip poplar	Liriodendron tulipifera	31.5	Good	
21	Tulip poplar	Liriodendron tulipifera	31.1	Good	
22	Tulip poplar	Liriodendron tulipifera	31	Good	
23	White oak	Quercus alba	31.4	Good	
24	White oak	Quercus alba	31.8	Good	

LEGEND

- LOD LIMIT OF DISTURBANCE
- PROPERTY BOUNDARY
- CONTOURS
- WETLANDS
- WB WETLAND BUFFER
- STREAM
- SB STREAM BUFFER
- HEDGEROW
- TREE LINE
- FS1 FOREST STAND
- 1-1 SPECIMEN TREE WITH CRITICAL ROOT ZONE
- GH1 SOIL BOUNDARY
- GeB
- STEEP SLOPES (15-25%)
- STEEP SLOPES (>25%)
- K SOILS ON SLOPES OF > 15% WITH K FACTOR > 0.35
- MARYLAND INVENTORY OF HISTORIC PROPERTIES LISTING

1400-FSP-S-26-0081 S-26-0081

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W
E
S

NOT FOR CONSTRUCTION

CONCEPT SUBMISSION

8/24/2026

DRAWING TITLE

FOREST STAND DELINEATION

REVISION

DRAWING NO.

FSD-01

APPROVED BY:

BFL

CHECKED BY:

BFL

DESIGNED BY:

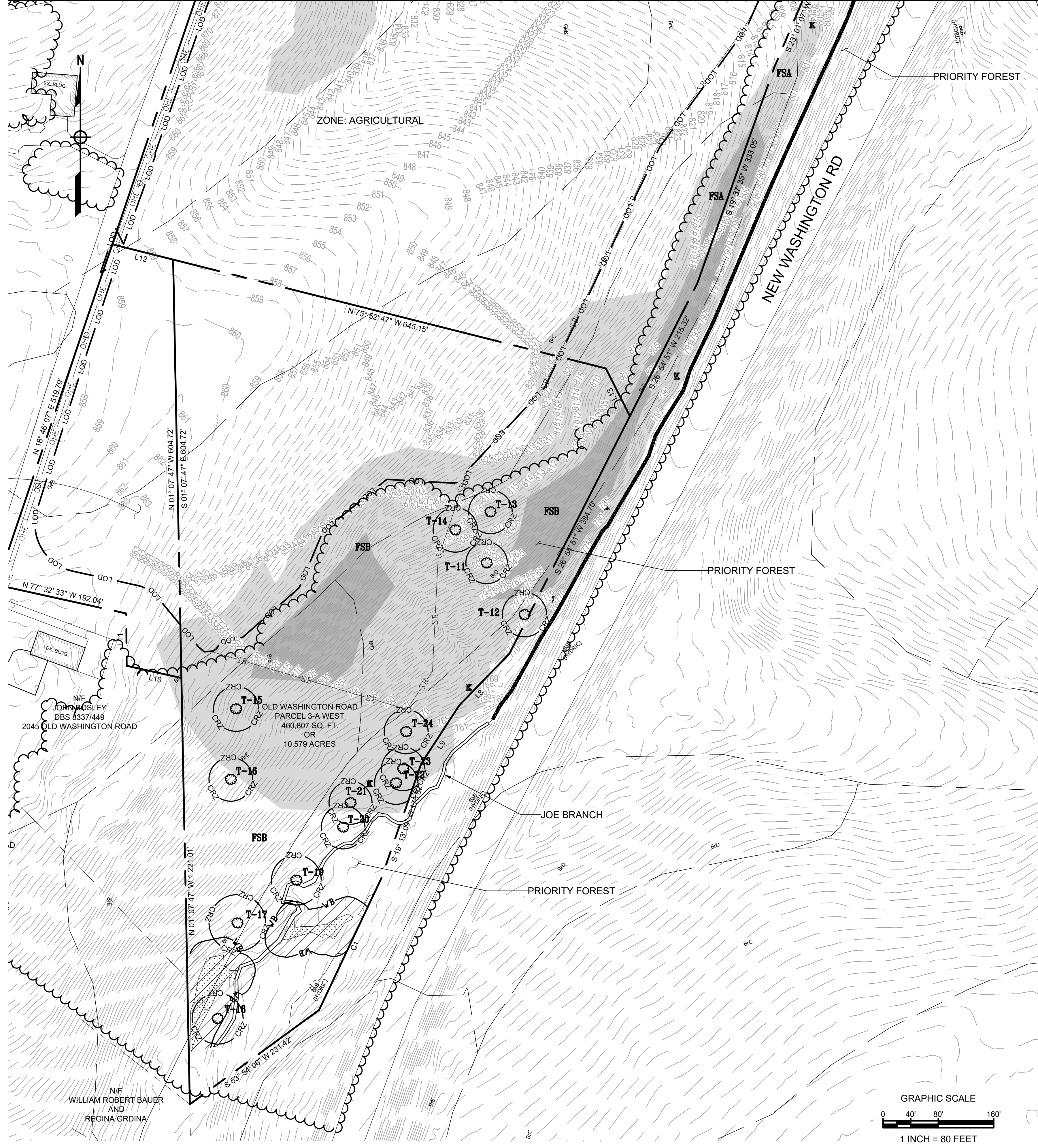
BFL

PROJECT
CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°N, -76.9944°W

DEVELOPER
CHABERTON ENERGY
1700 ROCKVILLE PIKE, SUITE 305
ROCKVILLE, MD 20852



-	-	
-	-	-
-	-	-
REV.	DESCRIPTION	DATE



Forest Stand Table			
Forest Stand ID	Square feet	Acres	Dominant Species
A	49,859	1.145	Red maple (<i>Acer rubrum</i>), Northern red oak (<i>Quercus rubra</i>), black walnut (<i>Juglans nigra</i>), and black locust (<i>Robinia pseudoacacia</i>)
B	258,917	5.944	Tulip poplar (<i>Liriodendron tulipifera</i>), Northern red oak, white oak (<i>Quercus alba</i>), red maple, black gum (<i>Nyssa sylvanica</i>), and sweet cherry (<i>Prunus avium</i>)

Soils Table					
Map Unit Symbol	Map Unit Name	Hydric Rating	Natural Drainage Class	Hydrologic soil group	K-Value
BrC	Brinklow channery loam, 8 to 15 percent slopes	No	Well drained	C	0.2
BrD	Brinklow channery loam, 15 to 25 percent slopes	No	Well drained	C	0.2
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VICINITY MAP

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GENERAL NOTES:

- FOREST STAND A IS AN EARLY TO MID-SUCCESSIONAL STAND LOCATED ALONG THE NORTHEASTERN BOUNDARY OF THE SUBJECT PROPERTY. THE DOMINANT SPECIES OF THIS FOREST STAND CONSIST OF RED MAPLE, NORTHERN RED OAK, BLACK WALNUT, AND BLACK LOCUST. THIS STAND'S UNDERSTORY GENERALLY CONSISTS OF SILKY DOGWOOD (CORNUS AMOMUM), RED MAPLE, BLACK WALNUT, BLACK CHERRY, MULTIFLORA ROSE (ROSA MULTIFLORA), AND BUSH HONEYSUCKLE (LONICERA TARTARICA) WITH AN HERBACEOUS STRATUM CONTAINING MULTIFLORA ROSE, WINEBERRY (RUBUS PHOENICOLASIUS), JAPANESE STILTGRASS (MICROSTEGIUM VIMINEUM), JAPANESE HONEYSUCKLE (LONICERA JAPONICA), AND ASIATIC BITTERSWEET (CELASTRUS ORBICULATUS). THIS FOREST IS IN GOOD CONDITION WITH FEW TREES IN POOR CONDITION AND MODERATE INVASIVE SPECIES. FOREST STAND A IS LOCATED ADJACENT TO JOE BRANCH, A PERENNIAL STREAM AND THIS FOREST STAND IS A PRIORITY FOREST WITHIN WHERE THE FOREST COINCIDES WITH THE STREAM BUFFER. FOREST STAND B IS A MID-SUCCESSIONAL STAND LOCATED ALONG THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY. THE DOMINANT SPECIES OF THIS FOREST STAND CONSIST OF TULIP POPLAR, NORTHERN RED OAK, WHITE OAK, RED MAPLE, BLACK GUM, AND SWEET CHERRY. THIS STAND'S UNDERSTORY GENERALLY CONSISTS OF SPICEBUSH (LINDERA BENZOIN), AMERICAN ELM (ULMUS AMERICANA), MULTIFLORA ROSE, TULIP POPLAR, RED MAPLE, AND BUSH HONEYSUCKLE WITH AN HERBACEOUS STRATUM CONTAINING MULTIFLORA ROSE, GOLDMOUND SPIREA (SPIREA JAPONICA), JAPANESE HONEYSUCKLE, AND WINEBERRY. THIS FOREST IS IN GOOD CONDITION WITH FEW TREES IN POOR CONDITION AND MODERATE INVASIVE SPECIES. FOREST STAND A IS LOCATED ADJACENT TO JOE BRANCH, A PERENNIAL STREAM AND THIS FOREST STAND IS A PRIORITY FOREST WITHIN WHERE THE FOREST COINCIDES WITH THE STREAM BUFFER. TWENTY THREE SPECIMEN TREES WERE IDENTIFIED WITHIN THE SUBJECT PROPERTIES. THE CLIENT HAS INDICATED THAT IMPACTS TO THIS FOREST ARE NOT ANTICIPATED.
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LEGEND

- LOD — LIMIT OF DISTURBANCE
- - - - - PROPERTY BOUNDARY
- CONTOURS
- [Pattern] WETLANDS
- WB WETLAND BUFFER
- [Pattern] STREAM
- SB STREAM BUFFER
- [Pattern] PRIORITY FOREST AREA
- [Pattern] HEDGEROW
- [Pattern] TREE LINE
- FS1 FOREST STAND
- [Symbol] SPECIMEN TREE WITH CRITICAL ROOT ZONE
- [Pattern] SOIL BOUNDARY
- [Pattern] STEEP SLOPES (15–25%)
- [Pattern] STEEP SLOPES (>25%)
- [Pattern] SOILS ON SLOPES OF > 15% WITH K FACTOR > 0.35
- [Symbol] MARYLAND INVENTORY OF HISTORIC PROPERTIES LISTING

1401-FSP-S-26-0081 S-26-0081

NOT FOR CONSTRUCTION

CONCEPT SUBMISSION 8/24/2026

DRAWING TITLE
FOREST STAND DELINEATION

REVISION

DRAWING NO.
FSD-02

PROJECT

CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°N, -76.9944°W

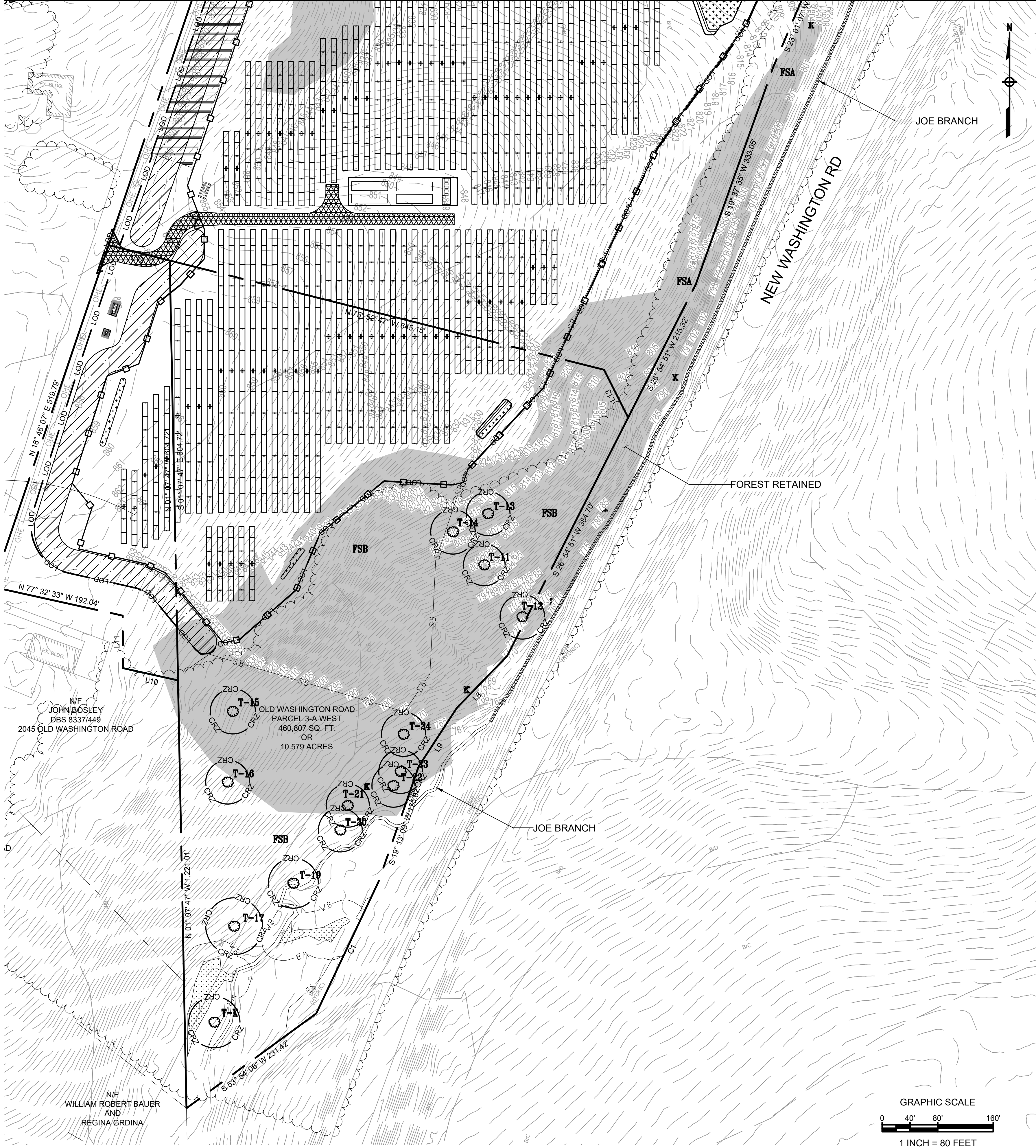
DEVELOPER

CHABERTON ENERGY
1700 ROCKVILLE PIKE, SUITE 305
ROCKVILLE, MD 20852

-	-	
-	-	-
-	-	-
REV.	DESCRIPTION	DATE

APPROVED BY:
BFL
CHECKED BY:
BFL
DESIGNED BY:
BFL

MATCHLINE SEE SHEET FCP-01



GENERAL NOTES:

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- NO FOREST REMOVAL IS PROPOSED. NO IMPACTS TO PRIORITY FORESTS ARE PROPOSED.
- IN ACCORDANCE WITH HOUSE BILL 723 (2023), SOLAR PHOTOVOLTAIC FACILITIES ARE EXEMPT FROM THE AFFORESTATION REQUIREMENTS OF THE MARYLAND FOREST CONSERVATION ACT.
- TWO PERENNIAL STREAMS AND THREE PALUSTRINE EMERGENCE (PEM) WETLAND FEATURES WERE IDENTIFIED AND MAPPED BY ECS MID-ATLANTIC, LLC DURING THEIR NOVEMBER 4 AND DECEMBER 24, 2025 SITE REVIEW AND DELINEATION. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) CONFIRMED THE FINDINGS OF THE STREAM AND WETLAND DELINEATION DURING A SITE VISIT ON MARCH 5, 2026. JOE BRANCH AND THE UNNAMED TRIBUTARY OF JOE BRANCH ARE BOTH PERENNIAL STREAM IDENTIFIED AS USE CLASS III-P (NONTIDAL COLD WATER AND PUBLIC WATER SUPPLY) WATERWAYS. THE PARCEL IS LOCATED IN MDE HUC 02130907, LIBERTY RESERVOIR. JOE BRANCH IS LOCATED WITHIN A MD TIER II WATERSHED WITH NO ASSIMILATIVE CAPACITY REMAINING.
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- THE PROJECT SCHEDULE INCLUDES THE FOLLOWING APPROXIMATE MILESTONES:
 - ENGINEERING AND PERMITTING: TBD
 - START OF CONSTRUCTION:
 - START OF COMMERCIAL OPERATION:

Specimen Trees					
Tree Number	Common Name	Scientific Name	DBH (in.)	Condition	Comments
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15	Tulip poplar	Liriodendron tulipifera	32.5	Good	
16	Tulip poplar	Liriodendron tulipifera	31.6	Good	
17	Tulip poplar	Liriodendron tulipifera	41	Fair	Codominant leader dead, trunk rot
18	White oak	Quercus alba	36.9	Good	
19	White oak	Quercus alba	36	Fair	Broken leader
20	Tulip poplar	Liriodendron tulipifera	31.5	Good	
21	Tulip poplar	Liriodendron tulipifera	31.1	Good	
22	Tulip poplar	Liriodendron tulipifera	31	Good	
23	White oak	Quercus alba	31.4	Good	
24	White oak	Quercus alba	31.8	Good	



Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kuntz, Secretary
David Goshorn, Deputy Secretary

November 12, 2025

Ms. Jennifer Anderson
Chaberton Energy
1700 Rockville Pike
Suite 305
Rockville, MD 20852

RE: Environmental Review for Chaberton Solar Town Hill LLC - 1901 Old Washington Rd, Westminster - Tax Map 52, Parcels 26, 648 & 647, Carroll County, Maryland.

Dear Ms. Anderson:

The Wildlife and Heritage Service has no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area shown on the map provided. As a result, we have no specific concerns regarding potential impacts to such species or recommendations for protection measures at this time. If the project changes in the future such that the limits of proposed disturbance or overall site boundaries are modified, please provide us with revised project maps 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.byme@maryland.gov or at (410) 260-8573.

Sincerely,

Lori A. Byrne

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

ER# 2025.1646.cl
Cc: F. Kelley, DNR

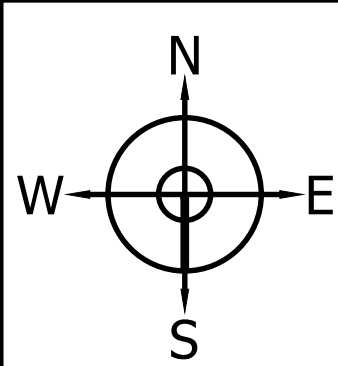
Tawes State Office Building - 580 Taylor Avenue - Annapolis, Maryland 21401
410-260-8DNR or toll free in Maryland 877-620-8DNR - dnr.maryland.gov - TTY Users Call via the Maryland Relay

LEGEND

- LOD LIMIT OF DISTURBANCE
- PROPERTY BOUNDARY
- CONTOURS
- WETLANDS
- WB WETLAND BUFFER
- SB STREAM BUFFER
- STREAM
- STREAM BUFFER
- PRIORITY FOREST AREA
- HEDGEROW
- TREE LINE
- FS1 FOREST STAND
- CRZ SPECIMEN TREE WITH CRITICAL ROOT ZONE
- GhB SOIL BOUNDARY
- GsB
- STEEP SLOPES (15-25%)
- STEEP SLOPES (>25%)
- K SOILS ON SLOPES OF > 15% WITH K FACTOR > 0.35

1403-FSP-S-26-0081

S-26-0081



**NOT FOR
CONSTRUCTION**

CONCEPT SUBMISSION

08/24/2026

APPROVED BY:

XXX

CHECKED BY:

XXX

DESIGNED BY:

BFL

DRAWING TITLE

**SIMPLIFIED FOREST
CONSERVATION PLAN**

REVISION

DRAWING NO.

FCP-02

8/24/2026

AMANDA ATWELL
MARYLAND DNR QUALIFIED PROFESSIONAL

DATE

-	-	
-	-	-
-	-	-
REV.	DESCRIPTION	DATE



CHABERTON ENERGY
1700 ROCKVILLE PIKE, SUITE 305
ROCKVILLE, MD 20852

CHABERTON SOLAR TOWN HILL LLC
3.54 MWdc / 2.00 MWac SINGLE AXIS TRACKER
WITH 16 MWh BESS CAPACITY AT
1901 OLD WASHINGTON ROAD
WESTMINSTER, CARROLL COUNTY, MD 21157
39.5188°N, -76.9944°W

DEVELOPER

PROJECT

SEQUENCE 271