Attachment A

SITE: SATELLITE VIEW

CHABERTON SOLAR RAMIERE LLC

CHABERTON SOLAR RAMIERE

3,898.56 kWdc / 3,000.00 kWac SOLAR GROUND MOUNT AT
17600 WHITES FERRY RD., POOLESVILLE, MD 20837
40.8247°, -80.4012°

10% DESIGN SET

SITE: MAP VIEW

SHEET INDEX

SHEET NUMBER	SHEET TITLE	REVISION
G-001	COVER SHEET & INDEX	C
G-010	GENERAL SYMBOLS & NOTES	B
E-001	ELECTRICAL SITE PLAN	C
E-100	ELECTRICAL SINGLE LINE DIAGRAM	C
E-200	EQUIPMENT PAD DETAILS	B
E-500	EQUIPMENT DATASHEETS	B
M-001	RACKING DETAILS	B
M-101	PLANAR STUDY	B
M-102	SLOPE ANALYSIS	-
1	PRELIMINARY/FINAL FOREST CONSERVATION PLAN	0
2	PRELIMINARY/FINAL FOREST CONSERVATION PLAN	0
1	COVER SHEET CONCEPT SITE DEVELOPMENT PLAN	0
2	EXISTING SITE CONDITIONS PLAN	0
3	PROPOSED SITE CONDITIONS PLAN	0
4	PROPOSED SITE CONDITIONS PLAN	0
5	PROPOSED SITE DETAILS	0
6	PROPOSED SITE DETAILS	0
7	PRE-DEVELOPMENT DRAINAGE AREA MAP	0
8	POST DEVELOPMENT DRAINAGE AREA MAP	0
1	COVER SHEET FIRE DEPARTMENT ACCESS PLAN	A
2	PROPOSED SITE CONDITIONS (OVERALL)	A
3	PROPOSED SITE CONDITIONS	A
4	PROPOSED SITE DETAILS (1 OF 2)	A
5	PROPOSED SITE DETAILS (2 OF 2)	A

SYSTEM SUMMARY

DC SYSTEM SIZE	3,898.56 kWdc
AC SYSTEM SIZE	3,000.00 kWac
DC/AC RATIO	1.300
MODULES	Q.TRON XL-G2 620 (620Wp)
MODULE QUANTITY	6,288
INVERTERS	CHINT CPS SCH125KTL-DO/US-600 (125kW, 600V)
INVERTER QUANTITY	24
AZIMUTH/TILT	180° / 20°
PITCH	23.19 FT
INTERROW SPACE	8.00 FT

NOT FOR CONSTRUCTION

10% DESIGN SET 01/23/2024

PROJECT

CHABERTON SOLAR RAMIERE
3.90 MWdc / 3.00 MWac GROUND MOUNT AT
17600 WHITES FERRY RD., POOLESVILLE, MD 20837
40.8247°, -80.4012°

DEVELOPER

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

chaberton

REV.	DESCRIPTION	DATE
C	CIVIL UPDATE	01/31/2025
B	SWM UPDATE	12/23/2024
A	SWM & MODULE UPDATE	08/09/2024

APPROVED BY: JSG
CHECKED BY: EJA
DESIGNED BY: MDB

DRAWING TITLE
COVER SHEET & INDEX

REVISION C

DRAWING NO. G-001

ABBREVIATIONS

A	AMPERES
AC	ALTERNATING CURRENT
AF	AMPERE FRAME
AHJ	AUTHORITY HAVING JURISDICTION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
AT	AMPERE TRIP
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BESS	BATTERY ENERGY STORAGE SYSTEM
BKR	BREAKER
CAT	CATEGORY
CEH	CHABERTON ENERGY HOLDINGS
CKT	CIRCUIT
CT	CURRENT TRANSFORMER
DAS	DATA ACQUISITION SYSTEM
DC	DIRECT CURRENT
EGC	EQUIPMENT GROUNDING CONDUCTOR
EMT	ELECTRIC METALLIC TUBING
EPC	ENGINEERING, PROCUREMENT, & CONSTRUCTION COMPANY
EST	ESTIMATED
EXIST	EXISTING
GEC	GROUND ELECTRODE CONDUCTOR
GFCI	GROUND FAULT CURRENT INTERRUPTER
GND	GROUND
IC	INTERCONNECTION CUSTOMER
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
IFC	ISSUED FOR CONSTRUCTION
Imp	CURRENT MAXIMUM POWER
Isc	CURRENT SHORT CIRCUIT
IX	INTERCONNECTION
LV	LOW VOLTAGE
MCOV	MAXIMUM CONTINUOUS OPERATING VOLTAGE
MFR	MULTI-FUNCTION RELAY
MPPT	MAXIMUM POWER POINT TRACKING
MV	MEDIUM VOLTAGE
NEC	NATIONAL ELECTRICAL CODE
NO	NUMBER / NORMALLY OPEN
NTS	NOT TO SCALE
PLS	PURE LIVE SEED
PRI	PRIMARY
PSF	POUNDS PER SQUARE FOOT
PT	POTENTIAL TRANSFORMER
PV	PHOTOVOLTAIC
QTY	QUANTITY
SEC	SECONDARY
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TBD	TO BE DETERMINED
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
UOM	UNIT OF MATERIAL
V	VOLTS
VA	VOLT-AMPERE
Vmp	VOLTAGE MAXIMUM POWER
Voc	VOLTAGE OPEN CIRCUIT
W	WATT
WP	WEATHERPROOF
XFMR	TRANSFORMER

STANDARD SYMBOLS

	BREAKER
52R	BREAKER WITH RECLOSER
X	CONDUCTOR IDENTIFIER
	CURRENT TRANSFORMER
	DISCONNECT SWITCH
	ELECTRIC POLE
X	EQUIPMENT IDENTIFIER
	FUSE
	INVERTER
	OUTLET
	POTENTIAL TRANSFORMER
	SURGE ARRESTER
	TRANSFORMER

ANSI STANDARD DEVICE NUMBERS

27	UNDERVOLTAGE RELAY
50	INSTANTANEOUS OVERCURRENT RELAY
51	TIMED OVERCURRENT RELAY
52	CIRCUIT BREAKER
59	OVERVOLTAGE RELAY
81	FREQUENCY RELAY

EXAMPLE WILDFLOWER SEEDING MIX LIST

DESCRIPTION	BULK QTY	PLS QTY	UOM
ROUNDSEED PANICGRASS	0.377	0.350	LB PLS
PATH RUSH, PA ECOTYPE	0.066	0.060	LB PLS
PURPLE LOVEHRASS, FORT INDIANTOWN GAP, PA ECOTYPE	0.023	0.020	LB PLS
SENSITIVE PEA, NC ECOTYPE	0.082	0.080	LB PLS
BLACKEYED SUSAN	0.123	0.120	LB PLS
LANCELEAF COREOPSIS	0.113	0.100	LB PLS
MISTFLOWER, VA ECOTYPE	0.008	0.005	LB PLS
BUTTERFLY MILKWEED	0.020	0.015	LB PLS
AROMATIC ASTER, PA ECOTYPE	0.019	0.010	LB PLS
NARROWLEAF MOUNTAINMINT	0.024	0.020	LB PLS
GOLDEN ALEXANDERS, PA ECOTYPE	0.023	0.020	LB PLS
NARROWLEAF BLUE EYED GRASS	0.032	0.030	LB PLS
EASTERN GRAY BEARDTONGUE	0.005	0.005	LB PLS
HAIRY BEARDTONGUE	0.006	0.005	LB PLS
CALICO ASTER	0.013	0.010	LB PLS
AUTUMN BENTGRASS, ALBANY PINE BUSH, NY ECOTYPE	0.157	0.150	LB PLS

POLLINATOR NOTES:

1. SUGGESTED SEED RATE IS 3 PLS POUNDS PER ACRE, ALONG WITH 30 POUNDS OF COVER CROP (GRAIN OATS OR GRAIN RYE).
2. POLLINATOR SEEDING MIX SUBJECT TO CHANGE AFTER FINAL APPROVAL.
3. ALL AREAS WITHIN PROJECT FENCE TO RECEIVE POLLINATOR WILDFLOWER SEEDING MIX.

PROJECT NOTES:

1. PROJECT CONSISTS OF A SINGLE 3.00 MWAC INTERCONNECTION TO SERVE PEPCO COMMUNITY SOLAR PROGRAM.
2. PROJECT IS CURRENTLY DESIGNED WITH Q.TRON XL-G2 620 (620WP) MODULES TO BE PROVIDED BY PROJECT OWNER OR EPC.

GENERAL NOTES:

1. THIS DESIGN PACKAGE INDICATED THE INTENT OF THE DESIGN AND SHALL BE CONSIDERED DIAGRAMMATIC ONLY OF REQUIRED EQUIPMENT FOR ACCURATE BID PRICING. FULL ENGINEERING DESIGN TO BE SUBMITTED BY EPC AND APPROVED BY CEH. EPC SHALL ENGINEER THE SYSTEM FOR A SAFE AND COMPLIANT SYSTEM AT MAXIMUM ENERGY PRODUCTION AT OPTIMAL COST.
2. ALL SUBMITTED EPC DESIGNS INCLUDING ANY DEVIATIONS FROM THE DESIGN SET FORTH IN THIS DESIGN PACKAGE MUST BE APPROVED IN WRITING.
3. 60/90/IFC DRAWINGS TO BE SUBMITTED TO CEH BY EPC. WRITTEN APPROVAL REQUIRED BEFORE EPC MAY PROCEED.
4. AT SUBSTANTIAL COMPLETION OF CONSTRUCTION AS-BUILT DRAWINGS TO BE SUBMITTED BY THE EPC FOR CEH.
5. ANY DEVIATIONS FROM APPROVED DESIGN DRAWINGS MUST BE APPROVED BY CEH IN WRITING.
6. INSTALLATION SHALL COMPLY WITH LATEST STATE ADOPTED NEC, BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS AND REGULATIONS IMPOSED BY THE AHJ AND/OR ELECTRIC UTILITY.
7. RELAY PROTECTION SETTINGS PROVIDED ARE PRELIMINARY AND SUBJECT TO COORDINATION WITH LOCAL UTILITY.
8. ALL EQUIPMENT REQUIRED FOR A FULLY FUNCTIONING SYSTEM NOT MENTIONED IN THIS OR FUTURE DRAWINGS SHALL BE FURNISHED AND INSTALLED BY THE EPC AT NO ADDITIONAL COST.
10. ALL EQUIPMENT AND SERVICES NOT NOTED AS "TO BE PROVIDED BY OTHERS" OR "TO BE PROVIDED BY CEH" SHALL BE PROVIDED BY THE PROJECT OWNER OR EPC.
11. PERMISSION TO OPERATE IS NOT AUTHORIZED UNTIL COMPLETION OF COMMISSIONING/TESTING, CEH APPROVAL, APPROVAL OF AHJ, AND APPROVAL OF ELECTRIC UTILITY.
12. ALL ELECTRICAL EQUIPMENT SHALL CONFORM TO REQUIREMENTS OF THE NEC. WHERE UNDERWRITERS' LABORATORIES HAVE SET STANDARDS, LISTED PRODUCTS AND ISSUED LABELS, PRODUCTS USED SHALL BE LISTED AND LABELED TO THOSE STANDARDS BY UL OR ANOTHER AGENCY ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF THE EQUIPMENT.
13. CONTRACTOR SHALL PROVIDE ALL REQUIRED SIGNAGE AS PER ARTICLES 690 & 705 OF THE NEC.
14. ELECTRICAL GROUNDING SHALL COMPLY WITH ALL REQUIREMENTS SPECIFIED ABOVE AND AT A MINIMUM INCLUDE DETAILS SHOWN IN E-200.
15. ALL WIRING IN PANELS SHALL BE NEATLY TIE-WRAPPED AND LIE WITHIN GUTTER SPACES.
16. ALL ALUMINUM TERMINATIONS NEED ANTI-OXIDATION COMPOUND APPLIED.

ELECTRICAL TESTING:

1. EPC SHALL PERFORM AT MINIMUM WITNESSED ELECTRICAL TESTING FOR CEH AND UTILITY FOR PERMISSION TO OPERATE.
2. FOR LAB CERTIFIED OR FIELD APPROVED EQUIPMENT, VERIFICATION (EITHER BY AN ON-SITE OBSERVATION OR REVIEW OF DOCUMENTS) BY THE UTILITY THAT THE INTERCONNECTION INSTALLATION EVALUATION REQUIRED BY IEEE STANDARD 1547 SECTION 5.3 AND THE COMMISSIONING TEST REQUIRED BY IEEE STANDARD 1547 SECTION 5.4 HAVE BEEN ADEQUATELY PERFORMED.
3. FOR INTERCONNECTION EQUIPMENT THAT HAS NOT BEEN LAB CERTIFIED OR FIELD APPROVED, THE WITNESS TEST SHALL ALSO INCLUDE THE VERIFICATION BY THE UTILITY OF THE ON-SITE DESIGN TESTS AS REQUIRED BY IEEE STANDARD 1547 SECTION 5.1 AND VERIFICATION BY THE UTILITY OF PRODUCTION TESTS REQUIRED BY IEEE STANDARD 1547 SECTION 5.2.
4. ALL TESTS VERIFIED BY THE UTILITY ARE TO BE PERFORMED IN ACCORDANCE WITH THE TEST PROCEDURES SPECIFIED BY IEEE STANDARD 1547.1.
5. ANY ADDITIONAL TESTING REQUIRED BY THE ELECTRIC UTILITY, AHJ, OR PROJECT OWNER SHALL BE PERFORMED BY THE EPC.

SYSTEM SUMMARY

DC SYSTEM SIZE	3,898.56 kWdc
AC SYSTEM SIZE	3,000.00 kWac
DC/AC RATIO	1.300
MODULES	Q.TRON XL-G2 620 (620Wp)
MODULE QUANTITY	6,288
INVERTERS	CHINT CPS SCH125KTL-DO/US-600 (125kW, 600V)
INVERTER QUANTITY	24
AZIMUTH/TILT	180° / 20°
PITCH	23.19 FT
INTERROW SPACE	8.00 FT

NOT FOR CONSTRUCTION

10% DESIGN SET 01/23/2024

PROJECT

CHABERTON SOLAR RAMIERE
3.90 MWdc / 3.00 MWac GROUND MOUNT AT
17600 WHITES FERRY RD., POOLESVILLE, MD 20837
40.8247°, -80.4012°

DEVELOPER

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

chaberton

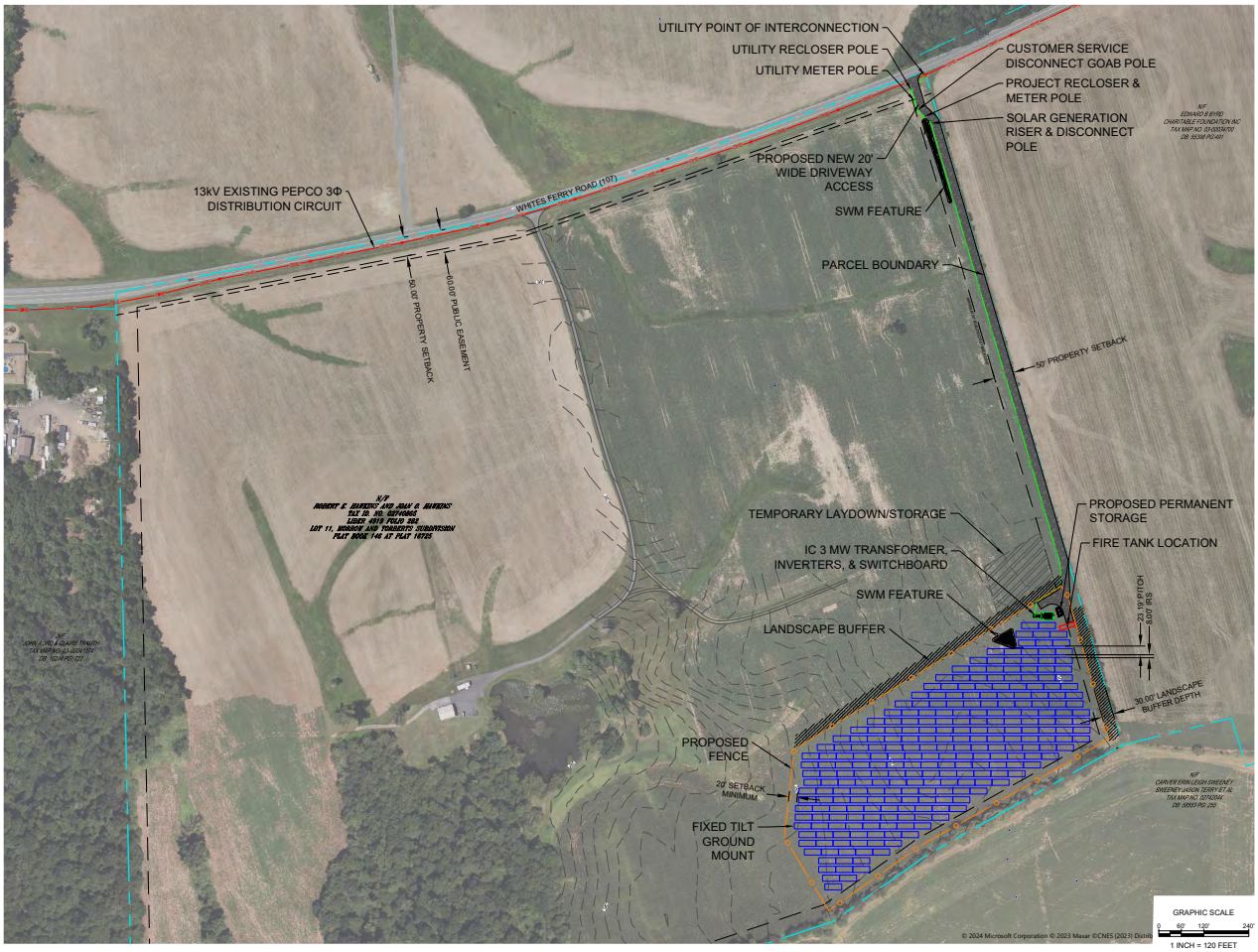
REV.	DESCRIPTION	DATE
-	-	-
B	SWM UPDATE	12/23/2024
A	SWM & MODULE UPDATE	08/09/2024

APPROVED BY: JSG
CHECKED BY: EJA
DESIGNED BY: MDB

DRAWING TITLE
GENERAL SYMBOLS & NOTES

REVISION B

DRAWING NO. G-010



SYSTEM SUMMARY

DC SYSTEM SIZE	3,898.56 kWdc
AC SYSTEM SIZE	3,000.00 kWac
DC/AC RATIO	1.300
MODULES	Q.TRON XL-G2 620 (620Wp)
MODULE QUANTITY	6,288
INVERTERS	CHINT CPS SCH125KTL-DO/US-600 (125kW, 600V)
INVERTER QUANTITY	24
AZIMUTH/TILT	180° / 20°
PITCH	23.19 FT
INTERROW SPACE	8.00 FT

LAYER LEGEND

PROP. UNDERGROUND ELECTRIC			
PROP. OVERHEAD ELECTRIC			
EX. UNDERGROUND ELECTRIC			
EX. OVERHEAD ELECTRIC			
PROP. FENCE			
PROPERTY LINE			
SOLAR PV MODULES		LANDSCAPE BUFFER	
ROAD		WETLANDS	
CONCRETE		FLOODPLAINS	
LAYDOWN AREA		WATER	

NOTES:

1. DRAWING FOR INTERCONNECTION APPROVAL AND EPC BID ONLY. NOT FOR CONSTRUCTION.
2. ALL EQUIPMENT SHALL BE UL LISTED FOR USE IN SYSTEM CONFIGURATION.
3. INSTALLATION SHALL COMPLY WITH THE LATEST STATE ADOPTED NEC.
4. EQUIPMENT LOCATIONS FOR PRELIMINARY DESIGN ONLY. EQUIPMENT LOCATION MAY BE SUBSTITUTED BY THE EPC AS APPROVED BY CEH.
5. SEE CIVIL ENGINEERING DRAWINGS FOR CIVIL SITE DETAILS.
6. PROPOSED INTERCONNECTION PATH AND POINT MAY BE SUBSTITUTED BY THE EPC AS APPROVED BY CEH.
7. MODULE AND FENCE LAYOUT ON E-001 SUPERSEDES THOSE SHOWN ON CIVIL DRAWINGS.
8. CONTRACTOR TO LOCATE TRANSFORMER PAD ON CREST OF HILL AND TO ENSURE PROPER DRAINAGE AWAY FROM PAD.

N / W E / S

NOT FOR CONSTRUCTION

10% DESIGN SET 01/23/2024

PROJECT

CHABERTON SOLAR RAMIERE
3.90 MWdc / 3.00 MWac GROUND MOUNT AT
17600 WHITES FERRY RD., POOLESVILLE, MD 20837
40.8247°, -80.4012°

DEVELOPER

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

chaberton

REV.	DESCRIPTION	DATE
C	CIVIL UPDATE	01/31/2025
B	SWM UPDATE	12/23/2024
A	SWM & MODULE UPDATE	08/09/2024

APPROVED BY: JSG
CHECKED BY: EJA
DESIGNED BY: MDB

DRAWING TITLE
ELECTRICAL SITE PLAN

REVISION C
DRAWING NO. E-001

ELECTRICAL NOTES:

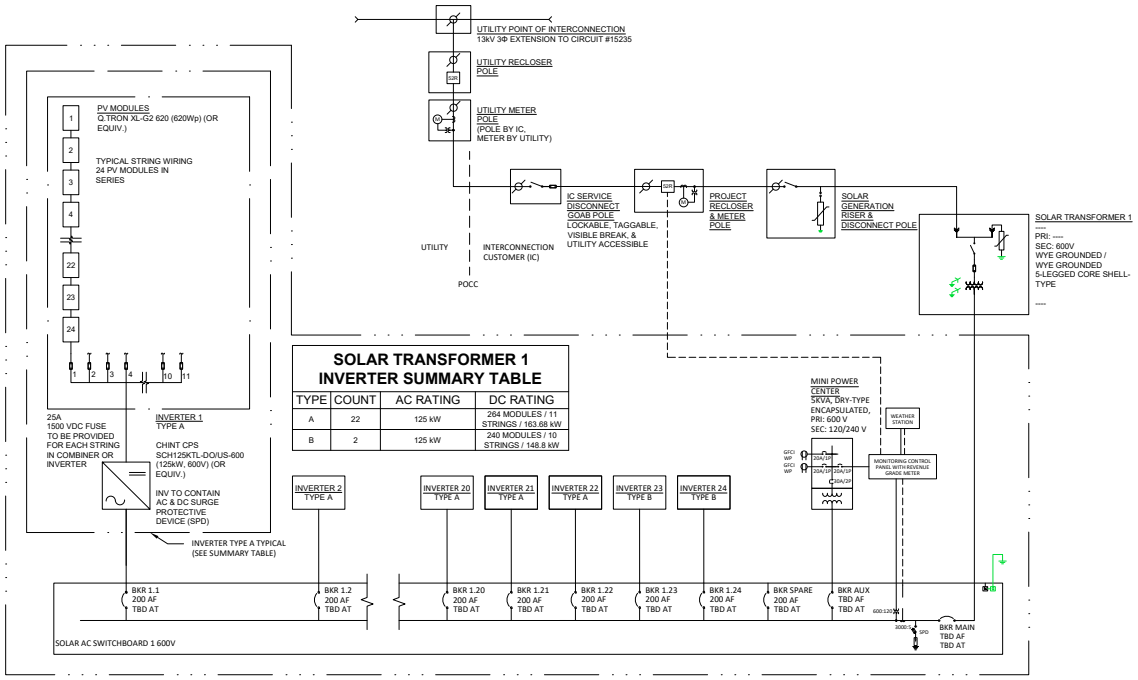
1. DRAWINGS FOR INTERCONNECTION APPROVAL ONLY - NOT FOR CONSTRUCTION.
2. ALL EQUIPMENT SHALL BE UL LISTED FOR USE IN SYSTEM CONFIGURATION.
3. INSTALLATION SHALL COMPLY WITH LATEST ADOPTED NEC.
4. RELAY PROTECTION SETTINGS PROVIDED ARE PRELIMINARY AND SUBJECT TO COORDINATION WITH LOCAL UTILITY.
5. MAXIMUM FACILITY OUTPUT (MFO) IS 3.00 MWac. GRID CONTROLLER AND PROTECTION SETTINGS SHALL NOT ALLOW MORE THAN MFO RATING. GRID CONTROLLER SHALL ALSO LIMIT POWER THROUGH EACH TRANSFORMER TO MAXIMUM RATING OF TRANSFORMER.
6. UPDATED INVERTER AT DERATED AC OUTPUT OR EQUIVALENT INVERTER SHALL BE PROVIDED IN FINAL DESIGN. DESIGN AC OUTPUT NOT TO EXCEED TRANSFORMER CAPACITY OR COMMUNITY SOLAR PROGRAM LIMITS.
7. SYSTEM SHALL BE CONFIGURED TO SHUTDOWN VIA ALL OF THE FOLLOWING MEANS:
   -RECEPTION OF A REMOTE SIGNAL
   -UPON LOSS OF UTILITY POWER
   -LOCAL EMERGENCY POWER-OFF (EPO) INITIATING
   -DEVICE-OPERATION OF DISCONNECTING MEANS

INVERTER TRIP SETTINGS

FUNCTION	SETTING VOLTAGE (P.U. OF NOMINAL VOLTAGE) / FREQUENCY (Hz)	CLEARING TIME (s)
UNDERVOLTAGE UV1	0.88	2
UNDERVOLTAGE UV2	0.5	1.1
OVERVOLTAGE OV1	1.1	2
OVERVOLTAGE OV2	1.2	0.16
UNDERFREQUENCY UF1	58.5	300
UNDERFREQUENCY UF2	56.8	0.16
OVERFREQUENCY OF1	61.2	300
OVERFREQUENCY OF2	62	0.16
OVERCURRENT SETTINGS TO BE DETERMINED		

SYSTEM SUMMARY

DC SYSTEM SIZE	3,898.56 kWdc
AC SYSTEM SIZE	3,000.00 kWac
DC/AC RATIO	1.300
MODULES	Q.TRON XL-G2 620 (620Wp)
MODULE QUANTITY	6,288
INVERTERS	CHINT CPS SCH125KTL-DO/US-600 (125kW, 600V)
INVERTER QUANTITY	24
AZIMUTH/TILT	180° / 20°
PITCH	23.19 FT
INTERROW SPACE	8.00 FT



SOLAR TRANSFORMER 1
INVERTER SUMMARY TABLE

TYPE	COUNT	AC RATING	DC RATING
A	22	125 kW	264 MODULES / 11 STRINGS / 163.68 kW
B	2	125 kW	240 MODULES / 10 STRINGS / 148.8 kW

NOT FOR CONSTRUCTION

10% DESIGN SET 01/23/2024

PROJECT

CHABERTON SOLAR RAMIERE
3.90 MWdc / 3.00 MWac GROUND MOUNT AT
17600 WHITES FERRY RD., POOLESVILLE, MD 20837
40.8247°, -80.4012°

DEVELOPER

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

chaberton

REV.	DESCRIPTION	DATE
C	SWM UPDATE	12/23/2024
B	SWM & MODULE UPDATE	08/09/2024
A	UTILITY COMMENTS APPLIED	06/27/2024

APPROVED BY: JSG
CHECKED BY: EJA
DESIGNED BY: MDB

DRAWING TITLE
ELECTRICAL SINGLE LINE DIAGRAM

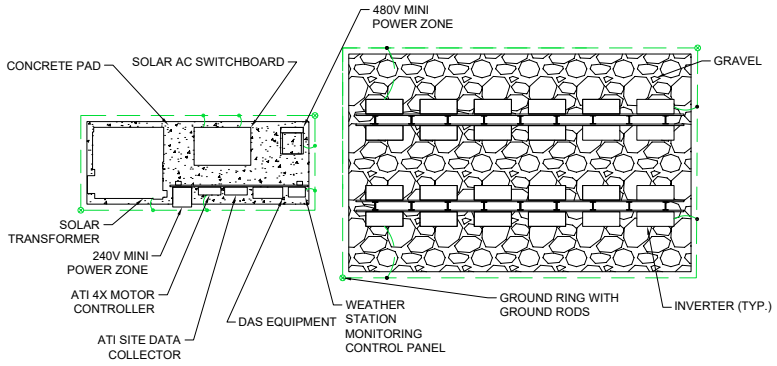
REVISION C

DRAWING NO. E-100

SYSTEM SUMMARY	
DC SYSTEM SIZE	3,898.56 kWdc
AC SYSTEM SIZE	3,000.00 kWac
DC/AC RATIO	1.300
MODULES	Q.TRON XL-G2 620 (620Wp)
MODULE QUANTITY	6,288
INVERTERS	CHINT CPS SCH125KTL-DO/US-600 (125kW, 600V)
INVERTER QUANTITY	24
AZIMUTH/TILT	180° / 20°
PITCH	23.19 FT
INTERROW SPACE	8.00 FT

GENERAL NOTES:

1. DRAWING FOR INTERCONNECTION APPROVAL AND EPC BID ONLY - NOT FOR CONSTRUCTION.
2. INSTALLATION SHALL COMPLY WITH THE LATEST STATE ADOPTED NEC.
3. PV EQUIPMENT SHOWN FOR PRELIMINARY DESIGN ONLY. EQUIPMENT MAY BE SUBSTITUTED BY THE EPC AS APPROVED BY CEH.
4. PV EQUIPMENT PAD LAYOUT TYPICAL ONLY. EPC MAY SUBMIT PREFERRED LAYOUT FOR CEH APPROVAL.
5. EQUIPMENT TO MEET ALL UTILITY INTERCONNECTION REQUIREMENTS.
6. EQUIPMENT MUST MEET ALL WORKING CLEARANCE REQUIREMENTS PER NEC 110.26 AND EQUIPMENT INSTALLATION MANUALS.



NOT FOR CONSTRUCTION

10% DESIGN SET 01/23/2024

PROJECT

CHABERTON SOLAR RAMIERE
3.90 MWdc / 3.00 MWac GROUND MOUNT AT
17600 WHITES FERRY RD., POOLESVILLE, MD 20837
40.8247°, -80.4012°

DEVELOPER

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

chaberton

REV.	DESCRIPTION	DATE
-	-	-
B	SWM UPDATE	12/23/2024
A	SWM & MODULE UPDATE	08/08/2024

APPROVED BY: JSG
CHECKED BY: EJA
DESIGNED BY: MDB

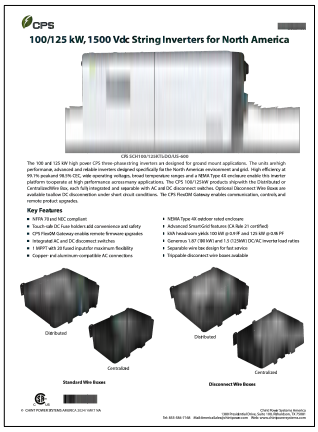
DRAWING TITLE
EQUIPMENT PAD DETAILS

REVISION B

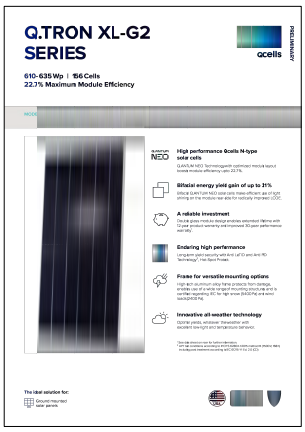
DRAWING NO. E-200

SYSTEM SUMMARY

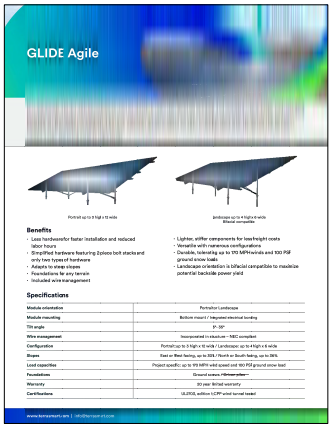
DC SYSTEM SIZE	3,888.56 kWdc
AC SYSTEM SIZE	3,000.00 kWac
DC/AC RATIO	1.300
MODULES	Q.TRON XL-G2 620 (620Wp)
MODULE QUANTITY	6,288
INVERTERS	CHINT CPS SCH125KTL-DO/US-600 (125kW, 600V)
INVERTER QUANTITY	24
AZIMUTH/TILT	180° / 20°
PITCH	23.19 FT
INTERROW SPACE	8.00 FT



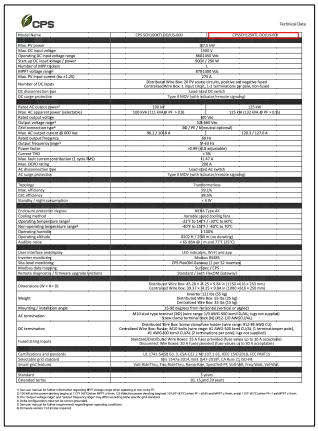
PV INVERTER DATA SHEET

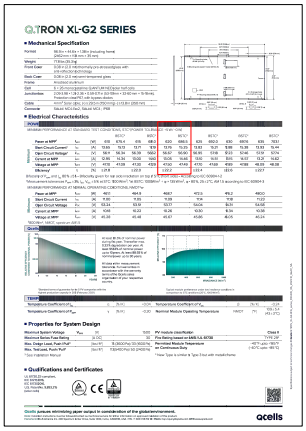


PV MODULE DATA SHEET



PV FIXED TILT DATA SHEET





NOT FOR CONSTRUCTION

10% DESIGN SET 01/23/2024

PROJECT	DEVELOPER
CHABERTON SOLAR RAMIERE 3.90 MWdc / 3.00 MWac GROUND MOUNT AT 17600 WHITES FERRY RD., POOLESVILLE, MD 20837 40.8247°, -80.4012°	CHABERTON ENERGY 1700 Rockville Pike, Suite 305 Rockville, MD 20852

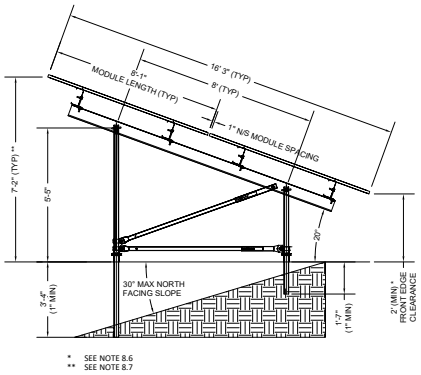
REV.	DESCRIPTION	DATE
-	-	-
B	SWM UPDATE	12/23/2024
A	SWM & MODULE UPDATE	08/09/2024

APPROVED BY: JSG
CHECKED BY: EJA
DESIGNED BY: MDB

DRAWING TITLE: EQUIPMENT DATASHEETS

REVISION: B

DRAWING NO.: E-500



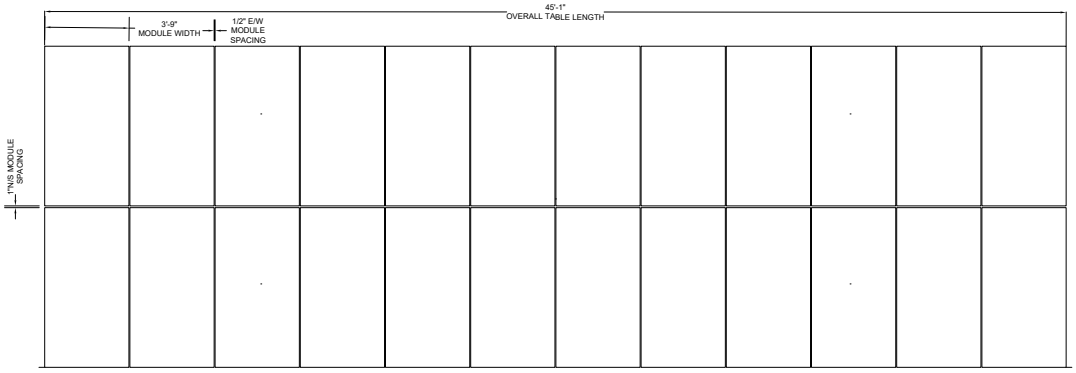
TYP. SIDE VIEW AT 20° TILT

NOT TO SCALE

SYSTEM SUMMARY	
DC SYSTEM SIZE	3,898.56 kWdc
AC SYSTEM SIZE	3,000.00 kWac
DC/AC RATIO	1.300
MODULES	Q.TRON XL-G2 620 (620Wp)
MODULE QUANTITY	6,288
INVERTERS	CHINT CPS SCH125KTL-DO/US-600 (125kW, 600V)
INVERTER QUANTITY	24
AZIMUTH/TILT	180° / 20°
PITCH	23.19 FT
INTERROW SPACE	8.00 FT

FIXED TILT RACKING NOTES:

1. DRAWING IS DIAGRAMMATIC AS SHOWN AND INTENDED TO COMMUNICATE INTENT.
2. PILE SURVEYING SHALL BE PERFORMED BY A LICENSED SURVEYOR USING THE APPLICABLE STATE-PLANE COORDINATE SYSTEM.
3. EPC TO DETERMINE PILE EMBEDMENT AND FOUNDATIONS PER STRUCTURAL CALCULATIONS FOR EACH SUPPORT POST HEIGHT AND BASE.
4. FOUNDATION AND RACKING SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION MANUAL AND WITHIN STATED TOLERANCES.
5. ALL GRADING AND DRAINAGE SHALL BE PER CIVIL CONSTRUCTION DRAWINGS.
6. EPC TO DETERMINE RACKING SPACING.
7. ALL STRUCTURAL AND MECHANICAL DESIGNS TO BE PERFORMED BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER.
8. DESIGN CRITERIA:
   - 8.1 105 MPH WIND SPEED, ASCE 7-10, CAT I OR COUNTY MINIMUM REQUIREMENTS; WHICHEVER IS HIGHER.
   - 8.2 25 PSF GROUND SNOW EXPOSURE OR COUNTY MINIMUM REQUIREMENTS; WHICHEVER IS HIGHER.
   - 8.3 ANCHORING IS PILE DRIVEN UNLESS OTHERWISE REQUIRED BY SITE CONDITIONS.
   - 8.4 PANELS AZIMUTH TO BE 180°.
   - 8.5 FINAL DESIGN MAY BE ADJUSTED PRIOR TO CONSTRUCTION. MAXIMUM HEIGHT NOT TO BE INCREASED WITHOUT APPROVAL FROM THE ENGINEER AND AHJ.
   - 8.6 <20% OF LEADING EDGES TO BE WITHIN 2'-0" OF GROUND FOR PURPOSES OF POLLINATOR GROWTH.
   - 8.7 <5% OF LONGITUDINAL CENTER OF TABLE TO BE >8' ABOVE GROUND ELEVATION.
   - 8.8 RACKING TO BE DOUBLE PORTRAIT ORIENTATION.
9. MAXIMUM RACKING TOLERANCE ASSUMED AT 15%.



NOT FOR CONSTRUCTION

10% DESIGN SET 01/23/2024

PROJECT

CHABERTON SOLAR RAMIERE
3.90 MWdc / 3.00 MWac ---- AT
17600 WHITES FERRY RD., POOLESVILLE, MD 20837
40.8247°, -80.4012°

DEVELOPER

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

chaberton

REV.	DESCRIPTION	DATE
-	-	-
B	SWM UPDATE	12/23/2024
A	SWM & MODULE UPDATE	08/09/2024

APPROVED BY: JSG
CHECKED BY: EJA
DESIGNED BY: MDB

DRAWING TITLE

RACKING DETAILS

REVISION B

DRAWING NO. M-001

SYSTEM SUMMARY

DC SYSTEM SIZE	3,898.56 kWdc
AC SYSTEM SIZE	3,000.00 kWac
DC/AC RATIO	1.300
MODULES	Q.TRON XL-G2 620 (620Wp)
MODULE QUANTITY	6,288
INVERTERS	CHINT CPS SCH125KTL-DO/US-600 (125kW, 600V)
INVERTER QUANTITY	24
AZIMUTH/TILT	180° / 20°
PITCH	23.19 FT
INTERROW SPACE	8.00 FT

LAYER LEGEND

PROP. UNDERGROUND ELECTRIC			
PROP. OVERHEAD ELECTRIC			
EX. UNDERGROUND ELECTRIC			
EX. OVERHEAD ELECTRIC			
PROP. FENCE			
PROPERTY LINE			
SOLAR PV MODULES		LANDSCAPE BUFFER	
ROAD		WETLANDS	
CONCRETE		FLOODPLAINS	
LAYDOWN AREA		WATER	

ELEVATION TABLE

COLOR	MIN HEIGHT	MAX HEIGHT	AREA (sf)	PERCENT AREA
	5.096	5.500	16,994	9.59%
	5.500	6.000	155,468	87.59%
	6.000	6.500	4,516	2.55%
	6.500	6.709	203	0.11%

NOTE: NO EARTHWORK IS PROPOSED UNDERNEATH THE SOLAR ARRAY. ANY EARTHWORK OR GRADING FOR THE ACCESS ROAD OR AUXILIARY FEATURES ARE TO BE BALANCED TO ENSURE EARTHWORK IS NOT IN DEFICIENT OR SURPLUS.

N
W E
S

NOT FOR CONSTRUCTION

10% DESIGN SET 01/23/2024

PROJECT

CHABERTON SOLAR RAMIERE
3.90 MWdc / 3.00 MWac GROUND MOUNT AT
17600 WHITES FERRY RD., POOLESVILLE, MD 20837
40.8247°, -80.4012°

DEVELOPER

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

chaberton

REV.	DESCRIPTION	DATE
-	-	-
B	SWM UPDATE	12/23/2024
A	SWM & MODULE UPDATE	08/09/2024

APPROVED BY: JSG
CHECKED BY: EJA
DESIGNED BY: MDB

DRAWING TITLE

PLANAR STUDY

REVISION B

DRAWING NO. M-101

SYSTEM SUMMARY

DC SYSTEM SIZE	3,898.56 kWdc
AC SYSTEM SIZE	3,000.00 kWac
DC/AC RATIO	1.300
MODULES	Q.TRON XL-G2 620 (620Wp)
MODULE QUANTITY	6,288
INVERTERS	CHINT CPS SCH125KTL-DO/US-600 (125kW, 600V)
INVERTER QUANTITY	24
AZIMUTH/TILT	180° / 20°
PITCH	23.19 FT
INTERROW SPACE	8.00 FT

LAYER LEGEND

PROP. UNDERGROUND ELECTRIC			
PROP. OVERHEAD ELECTRIC			
EX. UNDERGROUND ELECTRIC			
EX. OVERHEAD ELECTRIC			
PROP. FENCE			
PROPERTY LINE			
SOLAR PV MODULES		LANDSCAPE BUFFER	
ROAD		WETLANDS	
CONCRETE		FLOODPLAINS	
LAYDOWN AREA		WATER	

SLOPES TABLE

Color	Minimum Slope	Maximum Slope
	0.00%	0.50%
	0.50%	1.00%
	1.00%	2.00%
	2.00%	3.00%
	3.00%	5.00%
	5.00%	7.50%
	7.50%	10.00%

N
W E
S

NOT FOR CONSTRUCTION

10% DESIGN SET 01/23/2024

PROJECT

CHABERTON SOLAR RAMIERE
3.90 MWdc / 3.00 MWac GROUND MOUNT AT
17600 WHITES FERRY RD., POOLESVILLE, MD 20837
40.8247°, -80.4012°

DEVELOPER

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

chaberton

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

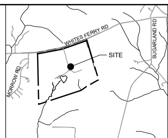
APPROVED BY: JSG
CHECKED BY: EJA
DESIGNED BY: MDB

DRAWING TITLE

SLOPE ANALYSIS

REVISION ----

DRAWING NO. M-102



VICINITY MAP
SCALE: 1"=2000'

SOILS LEGEND				
SYMBOL	DESCRIPTION (FARMLAND TYPE)	HSG	AREA OF PARCEL	% OF PARCEL
19B	BUCKS SILT LOAM, 3 TO 8 PERCENT SLOPES (ALL AREAS ARE PRIME FARMLAND)	B	30.9	26.4
20B	BRENTSVILLE SANDY LOAM, 3 TO 8 PERCENT SLOPES (ALL AREAS ARE PRIME FARMLAND)	C	5.6	4.8
21B	PENN SILT LOAM, 3 TO 8 PERCENT SLOPES (ALL AREAS ARE PRIME FARMLAND)	B	36.6	31.2
21C	PENN SILT LOAM, 8 TO 15 PERCENT SLOPES (FARMLAND OF STATEWIDE IMPORTANCE)	B	19.8	16.9
22A	READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES (NOT PRIME FARMLAND)	C	14.5	12.4
22B	READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES, (FARMLAND OF STATEWIDE IMPORTANCE)	C	9.7	8.3
		TOTAL	117.1	100.0

NOTES:

HYDRIC SOIL TYPE-NOT PRESENT IN PROJECT AREA (10.6 AC)

HSG: HYDROLOGIC SOIL GROUP

1. SOIL BOUNDARIES AND INFORMATION OBTAINED FROM NRCS WEB SOIL SURVEY.
2. NO HIGHLY ERODIBLE SOILS EXIST ON SITE

PLAN PREPARER CERTIFICATE

JOSEPH ATZERT — Joseph Atzert — 1/20/2025
ARM GROUP LLC — SIGNATURE — DATE
QUALIFIED PROFESSIONAL

LEGEND

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

- 20 — EXISTING CONTOURS
- WL — NATIONAL WETLAND INVENTORY (NWI) FEATURE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPERTY LINE SETBACK
- WB — 25' WETLAND BUFFER
- EXISTING RIGHT-OF-WAY
- EXISTING TREELINE/FOREST BOUNDARY
- OE — EXISTING OVERHEAD ELECTRIC LINE W/ POLES
- EXISTING MAPPED WATERCOURSE / POND
- TOP OF STREAM BANK
- 100' STREAM BUFFER
- EXISTING ROCK WALL
- EXISTING CULVERT
- EXISTING BUILDING
- EXISTING EDGE OF PAVED ROAD
- EXISTING EDGE OF UNPAVED ROAD
- SL NnA — EXISTING SOIL BOUNDARY AND SOIL TYPE
- LOD — PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SECURITY FENCE
- PROPOSED PAVED ACCESS ROAD
- EXISTING SLOPES >25%
- CONSERVATION EASEMENT
- SIGNIFICANT TREES (24"-30")
- SPECIMEN TREES (>30") WITH CRITICAL ROOT ZONE

GENERAL NOTES:

1. THE BASE MAP HAS BEEN CREATED USING AERIAL PHOTOGRAPHY, EXISTING TOPOGRAPHY, AND ADJACENT PROPERTY LINES OBTAINED FROM MONTGOMERY COUNTY, MARYLAND, GIS MAPS AND RECORDS. THE SUBJECT PROPERTY BOUNDARY WAS SURVEYED BY JHA COMPANIES IN JULY 2023.
2. THIS PLAN IS IN THE MARYLAND STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.

RESOURCE DATA TABLE	
RESOURCE	SIZE
TOTAL TRACT AREA	117.07 AC
FOREST	17.43 AC
WETLANDS	1.35 AC
FORESTED WETLANDS	0.00 AC
FLOODPLAIN	0.00 AC
FORESTED FLOODPLAIN	0.00 AC
STREAM BUFFER	9.45 AC
FORESTED STREAM BUFFER	6.88 AC

PREPARED FOR DEVELOPER:
CHABERTON SOLAR RAMIERE LLC
1700 ROCKVILLE PIKE, SUITE 305
ROCKVILLE, MD 20852
(804) 929-8418

PROPERTY OWNER:
ROBERT HAWKINS
9919 WATKINS ROAD
GAITHERSBURG, MD 20882
(301) 651-7146

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

ARM Group LLC
Engineers and Scientists
www.armgroup.net

No.	Revision	Date	By
0	ISSUED FOR COUNTY REVIEW	01/20/2025	ARM

designed	JA
checked	JA
drawn	CDW
scale	1" = 100'
date	1/20/2025
project no.	23010891
graphic scale	0 100 200 300 SCALE IN FEET

drawing title
PRELIMINARY/FINAL FOREST CONSERVATION PLAN

ELECTION DISTRICT: 7 WSSC: 222NW17 TM: DS13

project title
RAMIERE SOLAR PROJECT
#F20250480
POOLESVILLE,
MONTGOMERY COUNTY, MARYLAND

Sheet
1

FOREST CONSERVATION WORKSHEET
Ramiere Solar Project

NET TRACT AREA:

A. Total tract area ...	117.07
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.00
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00
E. Area to remain in commercial agricultural production/use ...	92.51
F. Other deductions (specify)	0.00
G. Net Tract Area ....=	24.56

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)
Input the number "1" under the appropriate land use,
limit to only one entry.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
0	0	0	0	0	0	1

G. Afforestation Threshold ...	15%	x G =	3.68
H. Conservation Threshold ...	15%	x G =	3.68

EXISTING FOREST COVER:

I. Existing forest cover ....=	17.43
J. Area of forest above afforestation threshold ....=	13.75
K. Area of forest above conservation threshold ....=	13.75

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ...=	6.43
M. Clearing permitted without mitigation ....=	11.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ....=	0.00
O. Total area of forest to be retained ....=	17.43

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ...=	0.00
Q. Reforestation for clearing below conservation threshold ...=	0.00
R. Credit for retention above conservation threshold ....=	13.75
S. Total reforestation required ....=	0.00
T. Total afforestation required ....=	0.00
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S") .....=	0.00
V. Total reforestation and afforestation required ....=	0.00
worksheet date	4/3/2023

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20250480 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: CHABERTON SOLAR RAMIERE LLC
Printed *Company Name*

Contact Person or Owner: MICHAEL DONIGER
Printed *Name*

Address: 1700 ROCKVILLE PIKE, SUITE 305 ROCKVILLE, MD 20852

Phone and Email: (804) 929-8418 MIKE.DONIGER@CHABERTON.COM

Signature: ______________________

Tree	Species (Scientific Name)	Species (Common Name)	Diameter at Breast Height (dbh)	Health
T-1	*Acer rubrum*	Red Maple	29"	Good
T-2	*Platanus occidentalis*	American Sycamore	28.4"	Poor
T-3	***Platanus occidentalis***	**American Sycamore**	**44.2"**	**Good**
T-4	***Platanus occidentalis***	**American Sycamore**	**36.4"**	**Good**
T-5	***Quercus palustris***	**Pin Oak**	**33.8"**	**Good**
T-6	***Acer rubrum***	**Red Maple**	**36"**	**Fair**
T-7	*Acer rubrum*	Red Maple	24.5"	Fair
T-8	*Acer rubrum*	Red Maple	24.9"	Good
T-9	*Acer rubrum*	Red Maple	25.8"	Good
T-10	***Platanus occidentalis***	**American Sycamore**	**30"**	**Good**
T-11	***Acer rubrum***	**Red Maple**	**34.5"**	**Good**
T-12	*Acer rubrum*	Red Maple	28.5"	Good
T-13	*Platanus occidentalis*	American Sycamore	29.9"	Good
T-14	*Acer rubrum*	Red Maple	24.7"	Good
T-15	***Acer rubrum***	**Red Maple**	**36.7"**	**Good**
T-16	*Acer rubrum*	Red Maple	27"	Good
T-17	*Acer rubrum*	Red Maple	24.9"	Poor
T-18	*Acer rubrum*	Red Maple	26.8"	Good
T-19	*Acer rubrum*	Red Maple	28"	Good
T-20	***Platanus occidentalis***	**American Sycamore**	**40"**	**Good**
T-21	*Acer rubrum*	Red Maple	26"	Good
T-22	*Acer rubrum*	Red Maple	25"	Good
T-23	*Acer rubrum*	Red Maple	24.6"	Good
T-24	*Acer rubrum*	Red Maple	25"	Good
T-25	*Quercus alba*	White Oak	25.6"	Poor
T-26	*Prunus serotina*	Black Cherry	29.5"	Good
T-26A	*Quercus palustris*	Pin Oak	28"	Good
T-27	***Platanus occidentalis***	**American Sycamore**	**30"**	**Good**
T-28	***Platanus occidentalis***	**American Sycamore**	**40"**	**Poor**
T-29	*Acer rubrum*	Red Maple	27"	Good
T-30	*Acer rubrum*	Red Maple	25.1"	Good
T-31	*Acer rubrum*	Red Maple	26.1"	Good
T-32	*Acer rubrum*	Red Maple	29"	Good
T-33	*Acer rubrum*	Red Maple	25.2"	Good
T-34	*Platanus occidentalis*	American Sycamore	28.8"	Good
T-35	***Acer rubrum***	**Red Maple**	**32"**	**Good**
T-36	***Acer rubrum***	**Red Maple**	**30"**	**Good**
T-37	***Acer rubrum***	**Red Maple**	**32.1"**	**Good**
T-38	*Liriodendron tulipifera*	Tulip Tree	27.5"	Good
T-39	*Liriodendron tulipifera*	Tulip Tree	24.1"	Good
T-40	*Acer rubrum*	Red Maple	24"	Good
T-41	***Liriodendron tulipifera***	**Tulip Tree**	**34.3"**	**Good**
T-42	***Quercus palustris***	**Pin Oak**	**48.1"**	**Poor**
T-43	*Liriodendron tulipifera*	Tulip Tree	24.8"	Good
T-44	*Acer rubrum*	Red Maple	27.2"	Good
T-45	***Liriodendron tulipifera***	**Tulip Tree**	**30.5"**	**Good**
T-46	*Acer rubrum*	Red Maple	24.1"	Good
T-47	*Acer rubrum*	Red Maple	28.1"	Good
T-48	***Acer rubrum***	**Red Maple**	**32"**	**Poor**
T-49	*Acer rubrum*	Red Maple	29.1"	Good
T-50	*Acer rubrum*	Red Maple	24"	Good
T-51	*Celtis occidentalis*	Hackberry	28.8"	Good
T-52	***Celtis occidentalis***	**Hackberry**	**34.1"**	**Good**
T-53	*Prunus serotina*	Black Cherry	28.2"	Poor
T-54	*Sassafras albidum*	Sassafras	24"	Good
T-55	***Celtis occidentalis***	**Hackberry**	**30.2"**	**Good**
T-56	***Morus alba***	**White Mulberry**	**31"**	**Good**
T-101	*Prunus serotina*	Black Cherry	24"	Good
T-103	*Prunus serotina*	Black Cherry	28"	Good
T-104	*Prunus serotina*	Black Cherry	24"	Good
T-107	*Celtis occidentalis*	Hackberry	28"	Good

Note: **Bold text** denotes specimen trees.

NATURAL RESOURCE INVENTORY INFORMATION :

1. GROSS TRACT AREA (PROPERTY): 5,099,930 SF (117.07 AC)
2. NET TRACT AREA: 24.56 AC
3. EXISTING AREA TO REMAIN IN AGRICULTURE: 92.51 AC. EXISTING FOREST TO BE REMOVED: 0.0 AC.
4. AREA OF FOREST CONSERVATION REQUIRED: 0.00 AC
5. AREA OF PROPOSED NEW FOREST CONSERVATION (ON-SITE / OFF-SITE): 0.00 AC
6. PLANTING REQUIREMENT: NO FOREST IS BEING REMOVED, THEREFORE NO REFORESTATION IS REQUIRED. IN ACCORDANCE WITH MARYLAND NATURAL RESOURCES ARTICLE SECTION 5-1606(A)(6) (SEE MARYLAND SENATE BILL 526, 2023 AND HOUSE BILL 1511, 2024), AFFORESTATION PLANTING REQUIREMENTS ARE NOT APPLICABLE.
7. EXISTING LAND USE: AGRICULTURAL
8. ZONING: AGRICULTURAL RESERVE
9. INTENDED LAND USE: AGRICULTURE AND COMMUNITY SOLAR ENERGY GENERATING SYSTEM
10. PROJECT LOCATION:
 10.1. ADDRESS: 17600 WHITES FERRY ROAD, POOLESVILLE, MD 20837
 10.2. TAX MAP DS13, GRID 0000, PARCEL N830
 10.3. TAX ID NUMBER: 2740865
 10.4. LATITUDE 39.1215°N AND LONGITUDE -77.3556°W (NORTH AMERICAN DATUM NAD83)
11. CRITICAL AREA: NOT APPLICABLE, CHESAPEAKE AND ATLANTIC COASTAL BAY CRITICAL AREAS ARE NOT LOCATED WITHIN THE PROPERTY VICINITY.
12. THIS PROJECT IS NOT WITHIN ANY SPECIAL PROTECTION AREAS OR PRIMARY MANAGEMENT AREAS.
13. SLOPES GREATER THAN 15% ARE NOT PRESENT WITHIN THE PROJECT AREA.
14. FOREST STAND A IS APPROXIMATELY 10.23 AC.
15. FOREST STAND B IS APPROXIMATELY 2.76 AC.
16. FOREST STAND C IS APPROXIMATELY 1.85 AC.
17. FOREST STAND D IS APPROXIMATELY 2.58 AC.

ENVIRONMENTAL NOTES:

1. THE FOREST STAND DELINEATION WAS CONDUCTED ON SEPTEMBER 21, 2023, BY MICHELLE S. COHEN, QUALIFIED PROFESSIONAL, AND DETERMINED THAT THERE WERE NO FOREST STANDS PRESENT WITHIN THE PROJECT AREA (APPROXIMATELY 10.6 AC). ADDITIONAL SPECIMEN AND SIGNIFICANT TREES WERE LOCATED ON THE REMAINDER OF THE PROPERTY ON SEPTEMBER 4, 2024 BY JOSEPH ATZERT, QUALIFIED PROFESSIONAL. A DIAMETER TAPE WAS USED TO MEASURE THE DIAMETER OF THE TREES. NRI #420250180 WAS APPROVED ON 1/14/2025.
2. FOREST CONSERVATION PLAN WAS PREPARED BY JOSEPH ATZERT, QUALIFIED PROFESSIONAL.
3. WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC ON JULY 13, 2023 FOR THE PROJECT AREA (APPROXIMATELY 10.6 AC). THE REMAINDER OF THE SUBJECT PROPERTY WAS INVESTIGATED AND SURFACE WATERS DELINEATED ON OCTOBER 16, 2024 BY ARM GROUP LLC.
4. SIGNIFICANT (>24") AND SPECIMEN TREES ARE PRESENT IN THE WOODLOT TO THE WEST OF THE PROJECT AREA. HOWEVER, ANY CRITICAL ROOT ZONE LIMITS ARE AVOIDED.
5. THE PURPOSE OF THIS PROJECT IS FOR THE INSTALLATION OF A COMMUNITY SOLAR ENERGY SYSTEM WITHIN AN AGRICULTURAL RESERVE AREA. APPROXIMATELY 92.51 ACRES WILL REMAIN IN AGRICULTURAL LAND USE.
6. NO MAPPED STREAMS WERE IDENTIFIED WITHIN THE SOLAR PROJECT AREA (APPROXIMATELY 10.6 AC) BASED UPON REVIEW OF USGS MAPPING. HOWEVER, AN UNNAMED TRIBUTARY WITHIN THE PROPERTY FLOWS FROM A POND TO DRY SENECA CREEK. THE PROJECT IS WITHIN THE SENECA CREEK WATERSHED (HUC 02140208), WHICH FLOWS TO THE CHESAPEAKE BAY VIA THE POTOMAC RIVER. ACCORDING TO CODE OF MARYLAND REGULATIONS (COMAR) 26.08.02.08, SENECA CREEK (AND DRY SENECA CREEK TRIBUTARIY) HAS A USE OF CLASS I-P - WATER CONTACT RECREATION, PROTECTION OF AQUATIC LIFE, AND PUBLIC WATER SUPPLY. SENECA CREEK HAS NOT BEEN DESIGNATED AS A TIER II STREAM OR CATCHMENT BASIN.
7. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 24031C0305D, EFFECTIVE ON 09/29/2006, FEMA 100-YEAR FLOODPLAIN IS NOT PRESENT WITHIN THE PROJECT AREA.
8. A LETTER WAS SUBMITTED ON AUGUST 22, 2023 TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (MDNR) WILDLIFE AND HERITAGE DIVISION REQUESTING INFORMATION ON ANY SPECIES OF CONCERN KNOWN TO OCCUR WITHIN THE PROJECT AREA. A LETTER RESPONSE, DATED OCTOBER 10, 2023, WAS RECEIVED FROM MDNR, WHICH INIDICATED THERE ARE NO OFFICIAL RECORDS FOR STATE OR FEDERAL LISTED CANDIDATE, PROPOSED OR RARE PLANT OR ANIMALS SPECIES KNOWN TO THE AREA.
9. THE UNITED STATES FISH AND WILDLIFE SERVICE (USFWS) INFORMATION FOR PLANNING AND CONSULTATION GENERATED ON JANUARY 29, 2024 REVEALING THERE ARE NO FEDERAL RECORDS FOR THREATENED OR ENDANGERED SPECIES AT THE PROJECT SITE AND THERE ARE NO SPECIFIC REQUIREMENTS PERTAINING TO PROTECTIVE MEASURES. CRITICAL HABITAT IS NOT PRESENT. HOWEVER, THE MONARCH BUTTERFLY, A CANDIDATE SPECIES, WAS IDENTIFIED AND MEASURES FOR CONSERVATION OF SPECIES SHOULD BE CONSIDERED.
10. A LETTER WAS SUBMITTED ON AUGUST 22, 2023 TO THE MARYLAND HISTORICAL TRUST (MHT) REQUESTING INFORMATION ON ANY KNOWN HISTORICAL RESOURCES WITHIN THE PROJECT AREA. A LETTER RESPONSE, DATED SEPTEMBER 19, 2023, WAS RECEIVED FROM MHT, DETERMINING THAT THERE ARE NO HISTORIC PROPERTIES AFFECTED BY THE PROPOSED PROJECT.
11. THE FOREST (APPROXIMATELY 17.43 AC) IS CURRENTLY IN A CONSERVATION EASEMENT. THE FORESTED AREAS REMAIN INTACT AS ILLUSTRATED. OVERALL, THE FORESTED AREA IS DECIDUOUS WITHIN THE PARCEL AND REPRESENTS PRIORITY AREA 1 FOREST. OVERALL, TYPICAL INVASIVE SPECIES INCLUDE: POISON IVY (*TOXICODENDRON RADICANS*), JAPANESE STILTGRASS, JAPANESE HONEYSUCKLE, JAPANESE BARBERRY, AUTUMN OLIVE, AND MULTIFLORA ROSE (*ROSA MULTIFLORA*). OVERALL, THE FOREST ASSOCIATED WITH THE POND PROVIDES THE LARGER INTACT FOREST IN THE PARCEL THAT IS CONNECTED OFF SITE TO THE SOUTH TO OTHER FORESTS VIA THE RIPARIAN CORRIDOR (LIMITED IN WIDTH). THE UNDERSTORY IS OPEN TO MODERATE IN DENSITY. SNAGS ARE PRESENT. FOREST IS USED FOR DEER HUNTING.
12. THE FORESTED AREA (STAND A) ASSOCIATED WITH THE UNNAMED TRIBUTARY DRY SENECA CREEK IS A RED MAPLE- OAK FOREST COMPRISED OF TULIP POPLAR (*LIRIODENDRON TULIPIFERA*), RED MAPLE (*ACER RUBRUM*), AND OAK (*QUERCUS SP.*) SPECIES AND SPICEBUSH (*LINDERA BENZOIN*) IS NOTED IN THE UNDERSTORY. VINES INCLUDED VIRGINIA CREEPER (*PARTHENOCISSUS QUINQUEFOLIA*), AND JAPANESE HONEYSUCKLE (*LONICERA JAPONICA*). INVASIVE SPECIES INCLUDING THE JAPANESE HONEYSUCKLE AS WELL AS JAPANESE BARBERRY (*BERBERIS THUNBERGIA*), AND JAPANESE STILTGRASS (*MICROSTEGIUM VIMINEUM*) WERE PRESENT. TREES GREATER THAN 24 INCHES DIAMETER AT BREAST HEIGHT (DBH) WERE PRESENT IN THE FORESTED AREAS IN COSERVATION EASEMENT.
13. THE FOREST TO THE SOUTHWEST (STAND B) OF THE STORAGE SHED / BUILDING CONTAINS SURFACE DRAINAGE FEATURES TO THE UNNAMED TRIBUTARY AND IS COMPRISED OF A SYCAMORE AND RIVER BIRCH (*BETULA NIGRA*) POLE-STAGE FOREST. RED CEDAR (*JUNIPERUS VIRGINIANA*) WAS PRESENT IN THE UNDERSTORY TO A LIMITED DEGREE.
14. RED MAPLE, BLACK CHERRY (*PRUNUS SEROTINA*) AND SYCAMORE (*PLATANUS OCCIDENTALIS*) ARE PRESENT IN STAND C TO THE WEST AND JAPANESE STILTGRASS, KUDZU (*PUERARIA MONTANA VAR. LOBATA*), BITTERWEET (*CELASTRUS SP.*), GREENBRIAR (*SMILAX ROTUNDIFOLIA*), AND AUTUM OLIVE (*ELAEAGNUS UMBELLATA*) WERE NOTED IN THE UNDERSTORY.
15. STAND D IS LOCATED ALONG THE WESTERN EXTENT OF THE AOI. THE FOREST AT THIS LOCATION HAD 60 PERCENT CANOPY CLOSURE SO THE FOREST HAD A SHRUBBY UNDERGROWTH. A MAJORITY OF THE TREES ARE UNDER 18-INCH DIAMETER AT BREAST HEIGHT (DBH). TREES OBSERVED INCLUDED SYCAMORE AND AMERICAN ELM (ULMUS AMERICANA) AND OAK SPECIES. THE UNDERSTORY WAS DOMINATED BY AUTUMN OLIVE AND JAPANESE STILTGRASS.
16. SYCAMORE AND PIN OAK (*QUERCUS PALUSTRIS*) WERE NOTED AROUND THE POND AREA.
17. THE TREE ROW ALONG THE SOUTHEASTERN PROPERTY EXTENT IS COMPRISED OF BLACK CHERRY, BLACK WALNUT (*JUGLANS NIGRA*), RED MAPLE, HACKBERRY (*CELTIS OCCIDENTALIS*), WHITE MULBERRY (*MORUS ALBA*), AND SASSAFRASS (*SASSAFRAS ALBIDUM*), AND TREE-OF-HEAVEN (*AILANTHUS ALTISSIMA*). THE FENCE ROW CONTAINED TREES GREATER THAN 24-INCH DBH. CRITICAL ROOT ZONES ARE AVOIDED

ARM Group LLC
Engineers and Scientists
www.armgroup.net

No.	Revision	Date	By
0	ISSUED FOR COUNTY REVIEW	01/20/2025	ARM

designed JA
checked JA
drawn CDW
scale N/A
date 1/20/2025
project no. 23010891

drawing title
PRELIMINARY/FINAL FOREST CONSERVATION PLAN

ELECTION DISTRICT: 7 WSSC: 222NW17 TM: DS13
POOLESVILLE,
MONTGOMERY COUNTY, MARYLAND

project title
RAMIERE SOLAR PROJECT
#F20250480

Sheet
2

P:\Chaberton\Projects\23010891 Ramiere\Dwg\Production\FCP\23010891-SK05_FCP.dwg Plotted: January 20, 2025

DRAWINGS FOR CONCEPT SITE DEVELOPMENT PLAN

RAMIERE 3.0 MW AC SOLAR PROJECT

POOLESVILLE, MONTGOMERY COUNTY, MARYLAND

DECEMBER 2024

LIST OF SHEETS

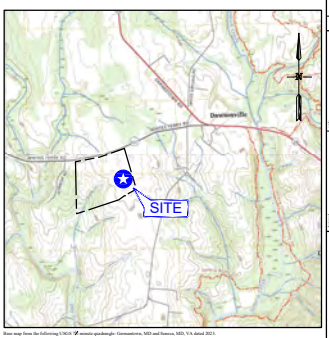
SHEET NO.	DESCRIPTION	EPLANS SHEET NAME
1	COVER SHEET	SMSC001
2	EXISTING SITE CONDITIONS PLAN	SMSC002
3	PROPOSED SITE CONDITIONS PLAN (OVERALL)	SMSC003
4	PROPOSED SITE CONDITIONS PLAN	SMSC004
5	PROPOSED SITE DETAILS	SMSC005
6	PROPOSED SITE DETAILS	SMSC006
7	PRE-DEVELOPMENT DRAINAGE AREA MAP	SMSC007
8	POST DEVELOPMENT DRAINAGE AREA MAP	SMSC008

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

VICINITY MAP

SCALE: 1" = 6 Miles

SWM Concept Summary Table:	
Contact Information for Design Engineer (for technical issues): Charles Walker ARM Group LLC 9175 Guilford Road Suite 310 Columbia, MD 21046 Phone: 887-240-2533	
General Property Information:	
SWM: 294143	
Type of Concept: SWM Concept	
MNCPPC Process/No: Mandatory Referral	
Property Address: 17600 Whites Ferry Road Poolesville, MD 20837	
Property Legal Description: Parcel N830	
Property Size (ac/sq. ft.): 117.08 ac/ 5,099,930 sq. ft.	
Total Concept Area (ac./sq. ft.): 10.2 ac. / 445,725 sq. ft.	
Zoning: AR (Agricultural Reserve)	
Watershed(s) and Stream Class: Seneca Creek Watershed/ Class I-P	
Special Protection Area: n/a	
100 YR Floodplain: NONE (PER FEMA 24031C0305D)	
Ex. % impervious / Redevelopment or New Development: 1% impervious / New Development	
SWM Summary:	
Target PE/Proposed PE : 1.0" / 1.11"	
Target ESDv/Provided ESDv: 4,457 cf / 4,930 cf	
ESD Measures: Non-rooftop Disconnect, Micro-bioretention	
Structural Storage Required/Provided: n/a	
Structural Measures: n/a	
Waiver Request/DA/ON/Both: No	
Provided ESDv + Structural Storage Provided + Requested to be Waived = 4,930 cf	
Other Information:	



Base map from the following USGS 7.5' seamless quadrangle: Germantown, MD and Seneca, MD, VA dated 2021.

LOCATION MAP

SCALE: 1" = 2000'

PREPARED FOR DEVELOPER:
CHABERTON SOLAR RAMIERE LLC
1700 ROCKVILLE PIKE, SUITE 305
ROCKVILLE, MD 20852
(804) 929-8418

PROPERTY OWNER:
ROBERT HAWKINS
9919 WATKINS ROAD
GAITHERSBURG, MD 20882
(301) 651-7146

SITE ADDRESS:
17600 WHITES FERRY ROAD, POOLESVILLE, MD 20837 (39.1215°N, -77.3556°W)

PROJECT SITE:

1. EXISTING ZONING: AGRICULTURAL RESERVE (AR) ZONE
2. EXISTING USE: AGRICULTURAL
3. PROPOSED USE: COMMUNITY SOLAR ENERGY GENERATING SYSTEM (CSEGS)
4. TOTAL SITE AREA: 117.08 AC
5. TOTAL PROPOSED DEVELOPMENT AREA (LIMIT OF DISTURBANCE): 445,725 SF (10.2 AC)
6. TAX ID. NO. 02749965, LIBER 49115, FOLIO 282, LOT 11 IN THE MORROW AND TORBERTS SUBDIVISION, RECORDED IN PLAT BOOK 146 AT PLAT 16725.
7. SYSTEM SIZE: 3.38 MW DC / 3.00 MW AC

PREPARED BY:

ARM Group LLC
Engineers and Scientists
www.armgroup.net

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

MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

ARM Group LLC
Engineers and Scientists
www.armgroup.net

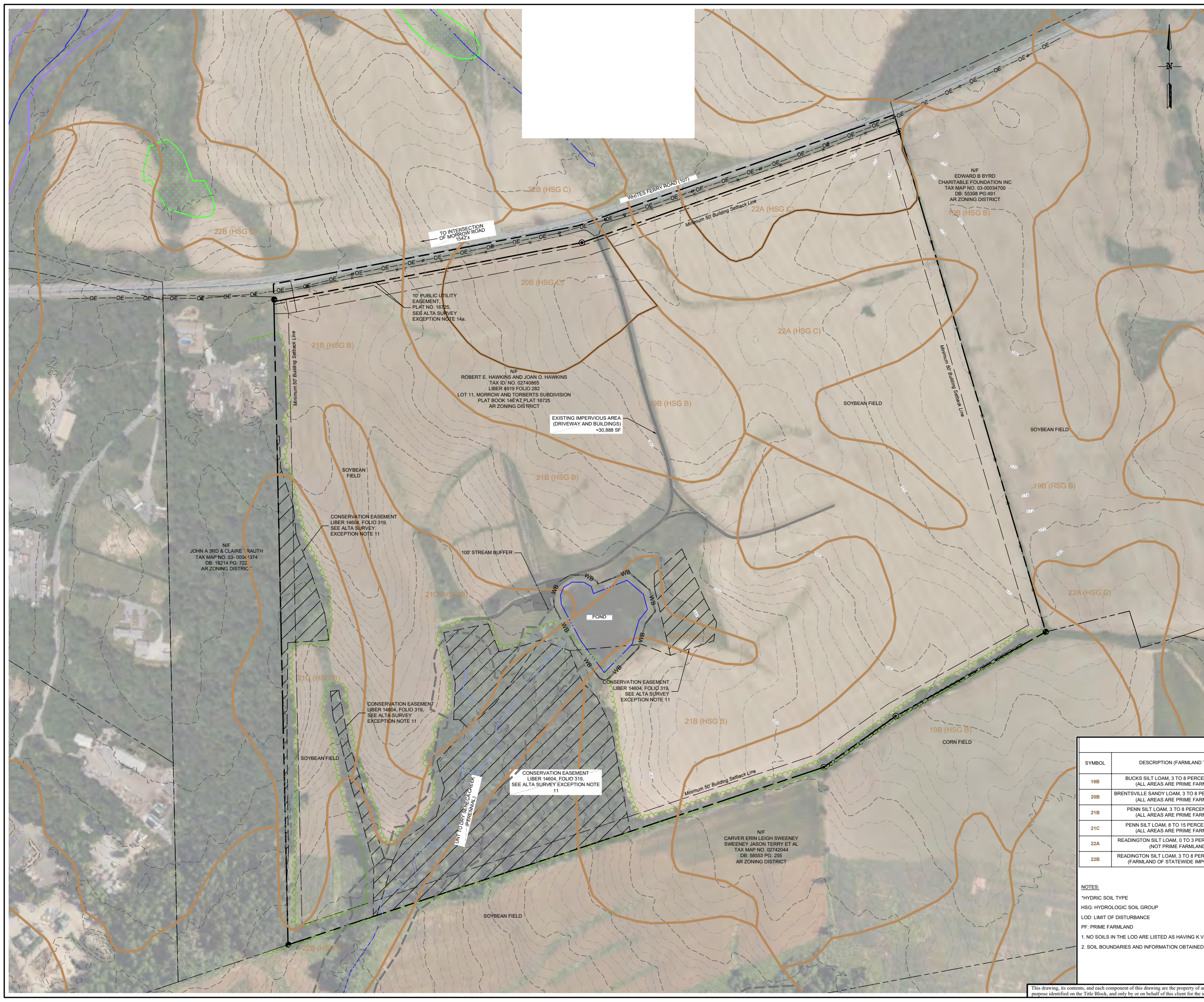
No.	Date	By
1	12/2/2024	AKM

1500 EDITOR COUNTY ROAD/R

designed	CDW	AS NOTED
drawn	KM	12/13/2024
checked	CDW	23010801

COVER SHEET
CONCEPT SITE DEVELOPMENT PLAN
RAMIERE SOLAR PROJECT
CHABERTON SOLAR RAMIERE LLC
POOLESVILLE
MONTGOMERY COUNTY, MARYLAND

Sheet 1



NOTES:

1. THE BASE MAP HAS BEEN CREATED USING AERIAL PHOTOGRAPHY, EXISTING TOPOGRAPHY, AND PROPERTY LINES OBTAINED FROM A LIMITED TOPOGRAPHIC AND BOUNDARY SURVEY AND ALTA / NSPS LAND TITLE SURVEY PREPARED BY JHA COMPANIES, DATED JULY 10, 2023.
2. WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC ON JULY 13, 2023.
3. PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS CONDUCTED BY ARM GROUP LLC ON JULY 12, 2023.
4. SOIL BOUNDARIES OBTAINED FROM THE NRCS WEB SOIL SURVEY.
5. ALL LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE IN FUTURE ITERATIONS OF THE SITE LAYOUT.
6. THIS PLAN IS IN THE MARYLAND STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
7. ALL DIMENSIONS TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FEET, UNLESS OTHERWISE SPECIFIED.

LEGEND

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

350	EXISTING CONTOURS
	DELINEATED WETLANDS
	NATIONAL WETLAND INVENTORY (NWI) FEATURE
▨	CONSERVATION EASEMENT
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	PROPERTY LINE SETBACK
WB	25' WETLAND BUFFER
OE ⌀ OE	EXISTING OVERHEAD ELECTRIC LINE W/ UTILITY POLE
	EXISTING STREAM/ POND
	EXISTING VERIFIED STREAM
	EXISTING 100-YR FEMA FLOODPLAIN
	EXISTING DRAINAGE FEATURE
19B	EXISTING SOIL BOUNDARY AND DESCRIPTOR
	EXISTING TREELINE
x	EXISTING FENCE
	EXISTING CULVERT
	EXISTING EDGE OF PAVED ROAD
	EXISTING EDGE OF UNPAVED ROAD
	EXISTING ROAD CENTERLINE
	EXISTING EASEMENT
	EXISTING ROCK WALL

SOILS LEGEND

SYMBOL	DESCRIPTION (FARMLAND TYPE)	HSG	AREA OF PARCEL (AC)	% OF PARCEL	AREA OF PF WITHIN LOD (AC)	% OF LOD
19B	BUCKS SILT LOAM, 3 TO 8 PERCENT SLOPES (ALL AREAS ARE PRIME FARMLAND)	B	31.3	26.8	7.02	69.5
20B	BRENTSVILLE SANDY LOAM, 3 TO 8 PERCENT SLOPES (ALL AREAS ARE PRIME FARMLAND)	C	5.4	4.6	0.00	0.0
21B	PENN SILT LOAM, 3 TO 8 PERCENT SLOPES (ALL AREAS ARE PRIME FARMLAND)	B	36.9	31.5	2.68	26.5
21C	PENN SILT LOAM, 8 TO 15 PERCENT SLOPES (ALL AREAS ARE PRIME FARMLAND)	B	19.6	16.8	0.00	0.0
22A	READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES (NOT PRIME FARMLAND)	C	14.2	12.1	0.00	0.0
22B	READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES, (FARMLAND OF STATEWIDE IMPORTANCE)	C	9.7	8.3	0.00	0.0
		TOTAL	117.1	100	9.70	96.0

NOTES:

*HYDRIC SOIL TYPE

HSG: HYDROLOGIC SOIL GROUP

LOD: LIMIT OF DISTURBANCE

PF: PRIME FARMLAND

1. NO SOILS IN THE LOD ARE LISTED AS HAVING K VALUES OF 0.35 OR GREATER (HIGHLY ERODIBLE).
2. SOIL BOUNDARIES AND INFORMATION OBTAINED FROM NRCS WEB SOIL SURVEY.

NOT FOR CONSTRUCTION

ARM Group LLC
Engineers and Scientists
www.armgroup.net

No.	Revision	Date	By
0	ISSUED FOR COUNTY REVIEW	12/2/2024	ARM

designed	CDW
checked	KJM
drawn	CDW
scale	1" = 150'
date	12/13/2024
project no.	23010891

graphic scale: 0 150 300 450 SCALE IN FEET

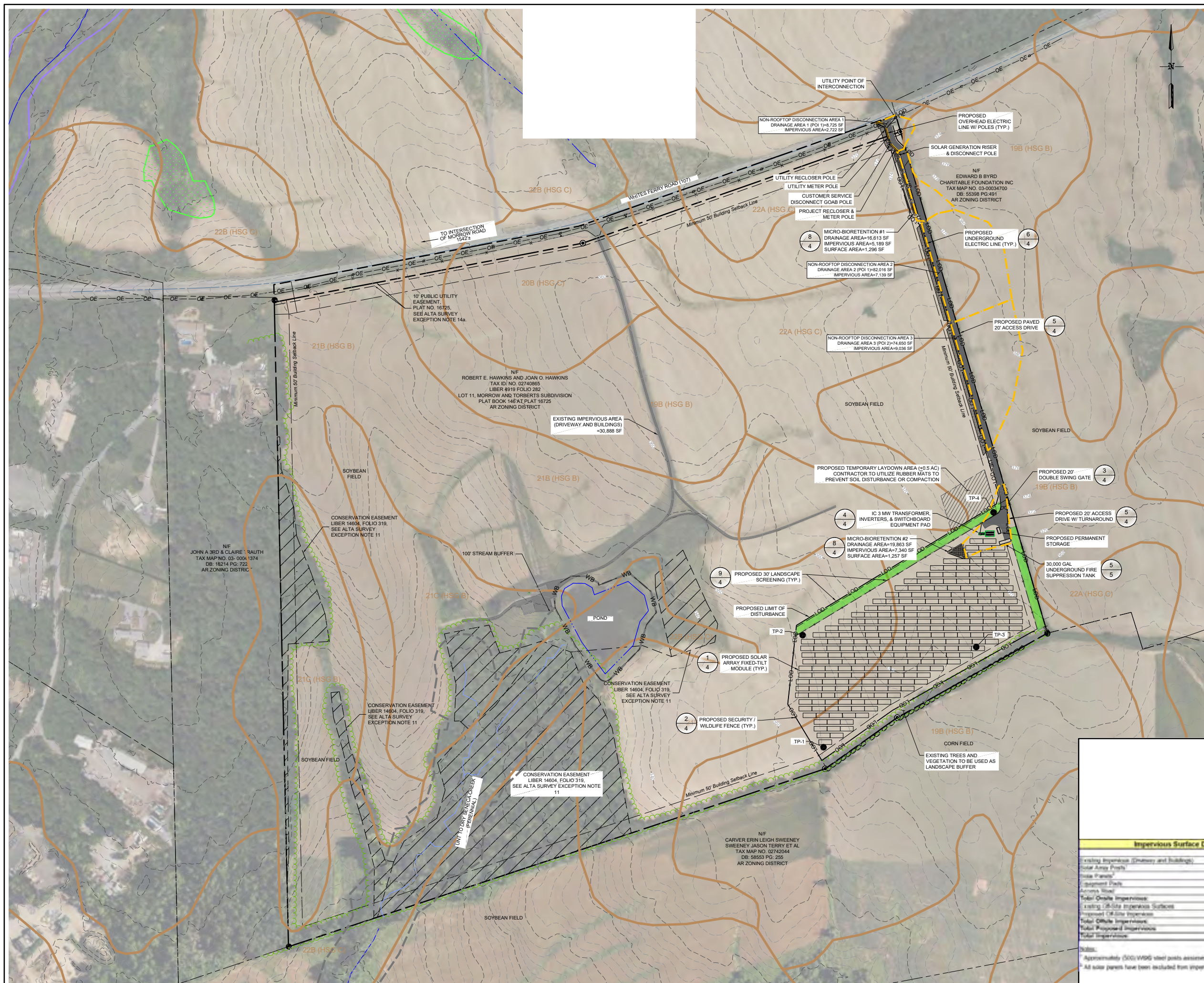
drawing title: EXISTING SITE CONDITIONS PLAN
CONCEPT SITE DEVELOPMENT PLAN

project title: RAMIERE SOLAR PROJECT
CHABERTON SOLAR RAMIERE LLC

POOLESVILLE
MONTGOMERY COUNTY, MARYLAND

Sheet 2

P:\Chaberton\Projects\23010891 Ramiere\Dwg\Production\Concept Plan\23010891-SB02_Existing Site Conditions Plan.dwg Plotted: December 13, 2024



NOTES:

1. THE BASE MAP HAS BEEN CREATED USING AERIAL PHOTOGRAPHY, EXISTING TOPOGRAPHY, AND PROPERTY LINES OBTAINED FROM A LIMITED TOPOGRAPHIC AND BOUNDARY SURVEY AND ALTA / NSPS LAND TITLE SURVEY PREPARED BY JHA COMPANIES, DATED JULY 10, 2023.
2. WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC ON JULY 13, 2023.
3. PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS CONDUCTED BY ARM GROUP LLC ON JULY 12, 2023.
4. SOIL BOUNDARIES OBTAINED FROM THE NRCS WEB SOIL SURVEY.
5. ALL LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE IN FUTURE ITERATIONS OF THE SITE LAYOUT.
6. THIS PLAN IS IN THE MARYLAND STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
7. ALL DIMENSIONS TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FEET, UNLESS OTHERWISE SPECIFIED.
8. COMMUNITY SOLAR ENERGY GENERATING SYSTEMS (CSEGS) ARE PERMITTED IN AGRICULTURAL RESERVE (AR) ZONE PER MONTGOMERY COUNTY ZONING ORDINANCE SUBSECTION 3.7.2, FOR SOLAR COLLECTION SYSTEMS LESS THAN 2 MW AC. THEREFORE, THE PROPOSED CSEGS ANTICIPATES CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (CPCN) APPROVAL BY THE MARYLAND PUBLIC SERVICE COMMISSION (PSC).
9. SETBACKS AND LANDSCAPING SHALL BE PROVIDED PER MONTGOMERY COUNTY ZONING ORDINANCE SUBSECTION 3.7.2.B, USE STANDARDS.
10. SOLAR ARRAY IS AN UNMANNED FACILITY AND WILL NOT REQUIRE WATER OR SEWERAGE FACILITIES.

LEGEND

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

— — 350 — —	EXISTING CONTOURS
	DELINEATED WETLANDS
	NATIONAL WETLAND INVENTORY (NWI) FEATURE
▨	CONSERVATION EASEMENT
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	PROPERTY LINE SETBACK
—— WB ——	25' WETLAND BUFFER
—OE —OE—	EXISTING OVERHEAD ELECTRIC LINE W/ UTILITY POLE
	EXISTING STREAM/ POND
	EXISTING VERIFIED STREAM
	EXISTING 100-YR FEMA FLOODPLAIN
	EXISTING DRAINAGE FEATURE
19B	EXISTING SOIL BOUNDARY AND DESCRIPTOR
	EXISTING TREELINE
—×—	EXISTING FENCE
	EXISTING CULVERT
	EXISTING EDGE OF PAVED ROAD
	EXISTING EDGE OF UNPAVED ROAD
	EXISTING ROAD CENTERLINE
	EXISTING EASEMENT
	EXISTING ROCK WALL
—— 350 ——	PROPOSED CONTOURS
—×—	PROPOSED SECURITY FENCE
—LOD— —LOD—	PROPOSED LIMIT OF DISTURBANCE
—UE— —UE—	PROPOSED UNDERGROUND ELECTRIC LINE
—OE— —OE—	PROPOSED OVERHEAD ELECTRIC LINE W/ POLE
	PROPOSED DRAINAGE AREA
	PROPOSED NON-ROOFTOP DISCONNECT FOOTPRINT
	PROPOSED ACCESS ROAD
🟩	PROPOSED LANDSCAPE SCREENING
	PROPOSED MICRO-BIORETENTION
	PROPOSED SOLAR MODULES

Impervious Surface Data:		
	Area (sf)	Area (ac)
Existing Impervious (Driveway and Buildings)	30,888	0.71
Solar Array Posts[1]	10	0.00
Solar Panels[2]	176,659	4.06
Equipment Pads	1,528	0.04
Access Road	32,779	0.75
Total Onsite Impervious	**65,205**	**1.50**
Existing Off-Site Impervious Surfaces	0	0.00
Proposed Off-Site Impervious	0	0.00
Total Offsite Impervious	**0**	**0.00**
Total Proposed Impervious	**34,317**	**0.79**
Total Impervious	**65,205**	**1.50**

Notes:

[1] Approximately (500) W6X6 steel posts assumed to be used for the solar array racking system (area = 2.6ft m^2/each)

[2] All solar panels have been excluded from impervious calculations, based on 2012 MD House Bill 1117

NOT FOR CONSTRUCTION

ARM Group LLC
Engineers and Scientists
www.armgroup.net

No.	Revision	Date	By
0	ISSUED FOR COUNTY REVIEW	12/2/2024	ARM

designed CDW
checked KJM
drawn CDW
scale 1" = 150'
date 12/13/2024
project no. 23010891
graphic scale 0 150 300 450 SCALE IN FEET

drawing title
PROPOSED SITE CONDITIONS PLAN (OVERALL) CONCEPT SITE DEVELOPMENT PLAN

project title
RAMIERE SOLAR PROJECT
CHABERTON SOLAR RAMIERE LLC

POOLESVILLE
MONTGOMERY COUNTY, MARYLAND

Sheet 3

P:\Chaberton\Projects\23010891 Ramiere\Dwg\Production\Concept Plan\23010891-S003_Proposed Site Conditions Plan.dwg Plotted: December 13, 2024

NOTES:

1. THE BASE MAP HAS BEEN CREATED USING AERIAL PHOTOGRAPHY, EXISTING TOPOGRAPHY, AND PROPERTY LINES OBTAINED FROM A LIMITED TOPOGRAPHIC AND BOUNDARY SURVEY AND ALTA / NSPS LAND TITLE SURVEY PREPARED BY JAA COMPANIES, DATED JULY 10, 2023.
2. WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC ON JULY 10, 2023.
3. PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS CONDUCTED BY ARM GROUP LLC ON JULY 12, 2023.
4. SOIL BOUNDARIES OBTAINED FROM THE NRCS WEB SOIL SURVEY.
5. ALL LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE IN FUTURE ITERATIONS OF THE SITE LAYOUT.
6. THIS PLAN IS IN THE MARYLAND STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
7. ALL DIMENSIONS TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FEET, UNLESS OTHERWISE SPECIFIED.
8. COMMUNITY SOLAR ENERGY GENERATING SYSTEMS (CSEGS) ARE PERMITTED IN AGRICULTURAL RESERVE (AR) ZONE PER MONTGOMERY COUNTY ZONING ORDINANCE SUBSECTION 3.7.2. FOR SOLAR COLLECTION SYSTEMS LESS THAN 2 MW AC. THEREFORE, THE PROPOSED CSEGS ANTICIPATES CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (CPCN) APPROVAL BY THE MARYLAND PUBLIC SERVICE COMMISSION (PSC).
9. SETBACKS AND LANDSCAPING SHALL BE PROVIDED PER MONTGOMERY COUNTY ZONING ORDINANCE SUBSECTION 3.7.2.B. USE STANDARDS.
10. SOLAR ARRAY IS AN UNMANNED FACILITY AND WILL NOT REQUIRE WATER OR SEWERAGE FACILITIES.

LEGEND

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

- EXISTING CONTOURS
- DELINEATED WETLANDS
- NATIONAL WETLAND INVENTORY (NWI) FEATURE
- CONSERVATION EASEMENT
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPERTY LINE SETBACK
- WB — 25' WETLAND BUFFER
- OE — OE — EXISTING OVERHEAD ELECTRIC LINE W/ UTILITY POLE
- EXISTING STREAM/ POND
- EXISTING VERIFIED STREAM
- EXISTING 100-YR FEMA FLOODPLAIN
- EXISTING DRAINAGE FEATURE
- 198 — EXISTING SOIL BOUNDARY AND DESCRIPTOR
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING CULVERT
- EXISTING EDGE OF PAVED ROAD
- EXISTING EDGE OF UNPAVED ROAD
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING ROCK WALL
- 350 — PROPOSED CONTOURS
- PROPOSED SECURITY FENCE
- LOD — LOD — PROPOSED LIMIT OF DISTURBANCE
- UE — UE — PROPOSED UNDERGROUND ELECTRIC LINE
- OE — OE — PROPOSED OVERHEAD ELECTRIC LINE W/ POLE
- PROPOSED DRAINAGE AREA
- PROPOSED NON-ROOFTOP DISCONNECT FOOTPRINT
- PROPOSED ACCESS ROAD
- PROPOSED LANDSCAPE SCREENING
- PROPOSED MICRO-BIORETENTION
- PROPOSED SOLAR MODULES

NOT FOR CONSTRUCTION

ARM Group LLC
Engineers and Scientists
www.armgroup.com

No.	Description	Date	By
1	ISSUED FOR COUNTY REVIEW	12/2/2024	AM M

drawn	CDW
designed	KM
project mgr	CDW
scale	1" = 60'
date	12/13/2024
project no.	23010801

GRAPHIC SCALE: 0 30 60 120

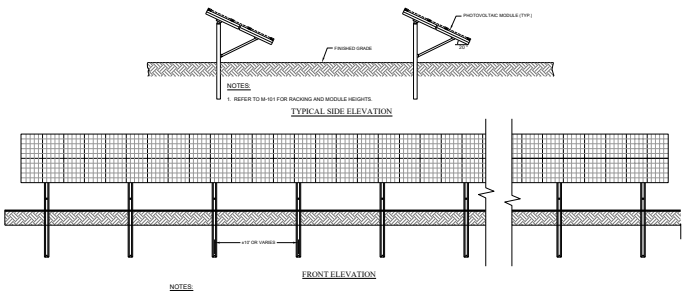
PROPOSED SITE CONDITIONS PLAN
CONCEPT SITE DEVELOPMENT PLAN

RAMIERE SOLAR PROJECT
CHARETON SOLAR RAMIERE LLC

POOLESVILLE
MONTGOMERY COUNTY, MARYLAND

Sheet 4

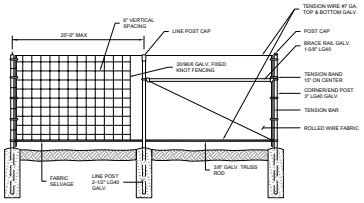
P:\Active Projects\23010801 Ramiere Proj Request\Final Plans\23010801 Plan Proposal - Site Concept Layout.dwg, Plotted: December 13, 2024



NOTES:

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

1 DETAIL
PHOTOVOLTAIC ARRAY (TYP.)
NOT TO SCALE

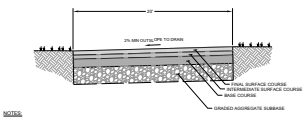


NOTES:

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

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		4"	0.16	6.56	11'-0"

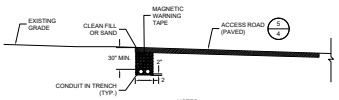
2 DETAIL
SECURITY / WILDLIFE FENCE (TYP.)
NOT TO SCALE



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.

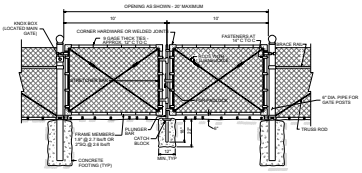
5 DETAIL
PAVED ACCESS ROAD
NOT TO SCALE



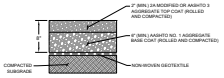
NOTES:

1. CONDUIT LAYOUTS TO BE DETERMINED.

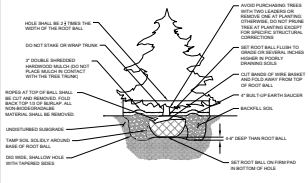
6 DETAIL
CONDUIT TRENCH (TYP.)
NOT TO SCALE



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



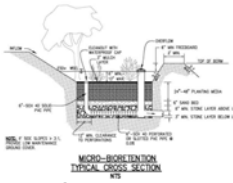
4 DETAIL
GRAVEL EQUIPMENT PAD (TYP.)
NOT TO SCALE



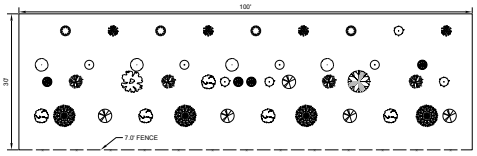
NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. 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.
3. SOIL AMENDMENTS:
   - 3.1. MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 33% BY VOLUME) OR GYPSUM.
   - 3.2. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 33% OF THE TOTAL MIX.
4. ALL SCREENING TREES SHALL BE FIELD SPACED, AS SHOWN ON THE PLANS, AT TIME OF PLANTING TO ENSURE THAT TREES WILL BE OF SUFFICIENT HEIGHT, DENSITY, AND MATURITY IN ORDER TO PROVIDE A VEGETATED BUFFER AND YEAR-ROUND SCREENING OF THE SOLAR FACILITY FROM THE TIME OF INSTALLATION.
   - 4.1. PLANT 20' ON CENTER MAXIMUM SPACING BETWEEN TREES, ROWS SHALL BE STAGGERED AND SPACED APART 15' ON CENTER MAXIMUM.
5. 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.

7 DETAIL
TREE PLANTING (TYP.)
NOT TO SCALE



8 DETAIL
MICRO-BIORETENTION (TYP.)
NOT TO SCALE



PLANT SCHEDULE (PER 100' OF LANDSCAPE BUFFER)

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	CONTAINER	REMARKS
	GI	1	GINKGO BILOBA "PRINCETON SENTRY"	GINKGO	10'-12'	2-1/2" - 3"	B & B	MALE SPECIES ONLY
	AR	1	ACER RUBRUM	RED MAPLE	10'-12'	2-1/2" - 3"	B & B	NATIVE
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		CONTAINER	REMARKS
	TO	4	THUJA OCCIDENTALIS	ARBORVITAE	6'-8'		B & B	
LARGE SHRUBS (MATURE HT. OF 8' OR MORE)	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	
	HM	5	HAMAMELIS VIRGINIANA	WITCH HAZEL	18"-24"	5 GAL.		NATIVE, FOOD SOURCE FOR BIRDS AND SMALL MAMMALS
	IV	5	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	18"-24"	5 GAL.		NATIVE, NESTING HABITAT FOR BIRDS, SUPPORTS POLLINATORS
	CS	4	CORNUS SERICEA "BAILEYI"	RED TWIG DOGWOOD	18"-24"	5 GAL.		NATIVE
MEDIUM SHRUBS (MATURE HT. OF 4' OR MORE)	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	
	VA	4	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	18"-24"	5 GAL.		NATIVE, FOOD SOURCE FOR BIRDS
	AM	4	ARONIA MELANOCARPA	BLACK CHOKEBERRY	18"-24"	5 GAL.		NATIVE, SUPPORTS NATIVE BEES
	CO	4	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	18"-24"	5 GAL.		NATIVE, SUPPORTS POLLINATORS
SMALL SHRUBS (MATURE HT. OF 2' OR MORE)	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	
	IVR	4	ILEX VERTICILLATA "RED SPRITE"	WINTERBERRY	18"-24"	5 GAL.		NATIVE, ADD 1 MALE POLLINATOR FOR EVERY 5 FEMALE SHRUBS
	IGS	4	ILEX GLABRA "SHAMROCK"	INKBERRY	18"-24"	5 GAL.		NATIVE
	VP	4	VACCINIUM PALLIDUM	HILLSIDE BLUEBERRY	18"-24"	5 GAL.		NATIVE, FOOD SOURCE FOR WILDLIFE AND POLLINATORS

9 DETAIL
LANDSCAPE SCREENING (TYP.)
NOT TO SCALE

LANDSCAPE COMPLIANCE CHART:

LANDSCAPE SCREENING
PER SECTION 59-3.7.2.B.1.b.i.a.3 OF THE MONTGOMERY COUNTY ZONING ORDINANCE, AND PER SECTION 59-6.5.3.C.2 (OPTION A) ON THE SIDES OF THE FACILITY VISIBLE FROM THE RESIDENTIAL USE OR ROAD IS REQUIRED
(NORTH, EAST & SOUTH SIDES OF THE FACILITY)

REQUIRED (PER 100')
- 30' WIDE LANDSCAPE BUFFER
- 2 CANOPY TREES
- 4 UNDERSTORY OR EVERGREEN TREES
- 14 LARGE SHRUBS
- 12 MEDIUM SHRUBS
- 12 SMALL SHRUBS
- 6' TALL FENCE OR WALL

PROVIDED (PER 100') - NORTH SIDE
- 30' WIDE LANDSCAPE BUFFER
- 2 CANOPY TREES
- 4 EVERGREEN TREES
- 14 LARGE SHRUBS
- 12 MEDIUM SHRUBS
- 12 SMALL SHRUBS
- 7' TALL FENCE

PROVIDED (PER 100') - EAST SIDE
- 30' WIDE LANDSCAPE BUFFER
- 2 CANOPY TREES
- 4 EVERGREEN TREES
- 14 LARGE SHRUBS
- 12 MEDIUM SHRUBS
- 12 SMALL SHRUBS
- 7' TALL FENCE

PROVIDED - SOUTH SIDE
- 23' - 37' OF EX. VEGETATION (SPECIES VARY)
- 6 EX. SPECIMEN TREES (SPECIES VARY)
- 7' TALL FENCE

ARM Group LLC
Engineers and Scientists
www.armgroup.com

No.	Description	Date	By
1	1ST SUBMITTAL FOR COUNTY REVIEW	12/2/2024	ARM

DESIGNED	CDW
DRAWN	KJM
CHECKED	CDW
SCALE	AS NOTED
DATE	12/13/2024
PROJECT	23010801

PROPOSED SITE DETAILS
CONCEPT SITE DEVELOPMENT PLAN
POOLESVILLE
MONTGOMERY COUNTY, MARYLAND

RAMBERG SOLAR PROJECT
CHARRETON SOLAR RAMJEE LLC

Sheet 5

P:\Active Projects\23010801 Ramberg Poolesville\Design\Plans\23010801 Site Layout.dwg, Plot at 1:1, 12/13/2024

NOTES:

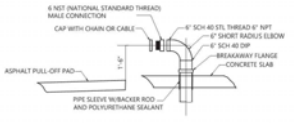
1. A VERIFICATION OF SITE STAKING AND LAYOUT SHALL BE CONDUCTED PRIOR TO EXCAVATION.
2. ALL EXCAVATION, BACKFILL, AND COVER SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. DIMENSIONS AND DETAILS SHOWN ARE FOR REFERENCE AND SHALL NOT SUPERSEDE MANUFACTURER'S REQUIREMENTS. EXCAVATION DEPTH SHALL BE DETERMINED BY SITE CONDITIONS AND MANUFACTURER'S GUIDELINES. DIMENSIONS SHOWN IN TABLE 1 AND ELEVATIONS IN TABLE 2 REPRESENT THE MAXIMUM ALLOWABLE CONDITION FOR PROPER TANK OPERATION AND SHALL NOT BE EXCEEDED.
3. ALL WORK SHALL BE COMPLETED IN A TIMELY AND WORKMANLIKE MANNER. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND STANDARDS.
4. EXCAVATION AND SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE AND CURRENT OSHA AND MOSHA REGULATIONS.
5. PRESSURE TEST PROCEDURES SHALL BE PERFORMED BY THE INSTALLER PRIOR TO AND AFTER INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. AN OPERATIONAL TEST SHALL BE CONDUCTED AFTER INSTALLATION PER THE SPECIFICATIONS.
7. ALL STEEL PIPING BELOW GRADE SHALL BE WRAPPED AND COATED WITH A CORROSION RESISTANT COATING AND WRAPPING.
8. ALL STEEL AND PVC PIPE AND FITTINGS ABOVE GRADE SHALL BE PAINTED WITH EXTERIOR ENAMEL. UNLESS OTHERWISE SPECIFIED, COLOR YELLOW.
9. INSTALLER SHALL RETURN SITE TO ORIGINAL CONDITION AFTER FINAL TESTING, INCLUDING BUT NOT LIMITED TO FINE GRADING, SEEDING, MULCHING AND GENERAL CLEANUP.
10. DISTANCE FROM THE CENTERLINE OF THE DRAFT FITTING SHALL BE 7' OR LESS TO ANY ADJACENT ROADWAY OR PULLOFF. THIS DIMENSION SHALL APPLY TO BOTH -1 AND -2 CONFIGURATIONS.
11. WATER LEVEL INDICATOR ON THE VENT ASSEMBLY SHALL BE ORIENTED TOWARD THE ACCESS AREA OR PULLOFF FOR VISIBILITY.
12. INSTALL POST AND DOT R7 STYLE NO PARKING SIGN. TOP OF POST SHALL BE 7' ABOVE GRADE.
13. UNLESS OTHERWISE SPECIFIED, 4" DIA. CONCRETE FILLED PIPE BOLLARDS SHALL BE PLACED AS SHOWN TO PROTECT FITTINGS NEAR ROADWAY. PLACE BOLLARDS 3' ON CENTER AND 12" FROM EDGE OF SLAB. PLACE BOLLARDS 12" FROM EDGES OF CONCRETE SLAB AND NO DEEPER THAN 1/2 DEPTH OF FILL OVER TANK.
14. VARIATION IN FITTING LOCATIONS OF UP TO 10" FROM DIMENSIONS SHOWN ARE ALLOWABLE IN TANKS FROM DIFFERENT VENDORS. SECTION NUMBERS USED WILL BE THE SAME, THE BASIC CONFIGURATION AND CRITICAL DIMENSIONS SHALL BE MAINTAINED. OTHER VARIATIONS OR SPECIAL FEATURES SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER PRIOR TO INSTALLATION.
15. THE MANHOLE FRAME AND ACCESS COVER SHALL NOT PLACE THE TOP OF BOLT COVER WITHIN AND NO LOWER THAN THE BOTTOM OF THE MANHOLE FRAME.

TABLE 1 - FITTING SCHEDULE

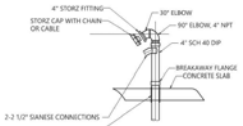
FITTING	SPECIFICATION	-1 CENTER DRAFT		-2 END DRAFT	
		SECTION	OFFSET	SECTION	OFFSET
DRAFT	6" NST FULL COUPLING	16	20' - 7 ⅝"	1	0'-0"
FILL	4" NST HALF COUPLING	6	6' - 10 ⅝"	6	6' - 10 ⅝"
VENT	10" CLASS 150 FLANGE	10	12' - 4 ⅜"	10	12' - 4 ⅜"
MANWAY	32" MANWAY, EXTENSION, 4" NPT COUPLING AND PLUG	12/13	15' - 9 ⅞"	12/13	15' - 9 ⅞"

TABLE 2 - ELEVATIONS

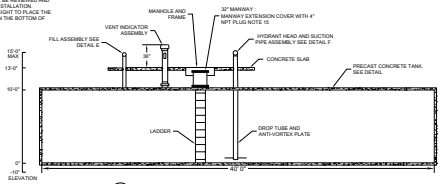
ELEVATION	DESCRIPTION
15' - 0" MAX	DRAFT PIPE CENTERLINE
13' - 0"	TOP OF SLAB
0	BOTTOM OF TANK
-10"	BOTTOM OF EXCAVATION



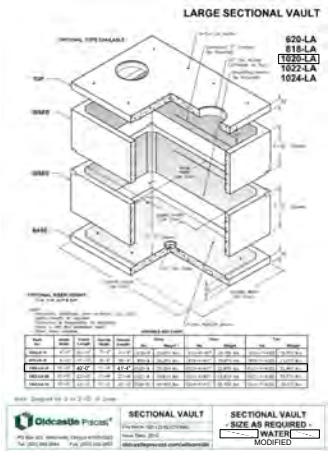
DETAIL E
FILL PIPE ASSEMBLY



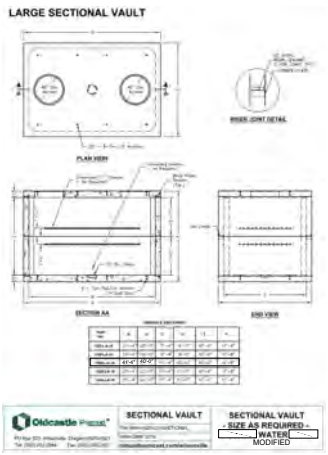
DETAIL F
HYDRANT HEAD ASSEMBLY



5 FIRE SUPPRESSION WATER STORAGE TANK DETAIL (30,000 GAL)
NOT TO SCALE



6 DETAIL
FIRE SUPPRESSION TANK DETAIL
NOT TO SCALE



7 DETAIL
FIRE SUPPRESSION TANK SECTION
NOT TO SCALE

ARM Group LLC
Engineers and Scientists
www.armgroup.com

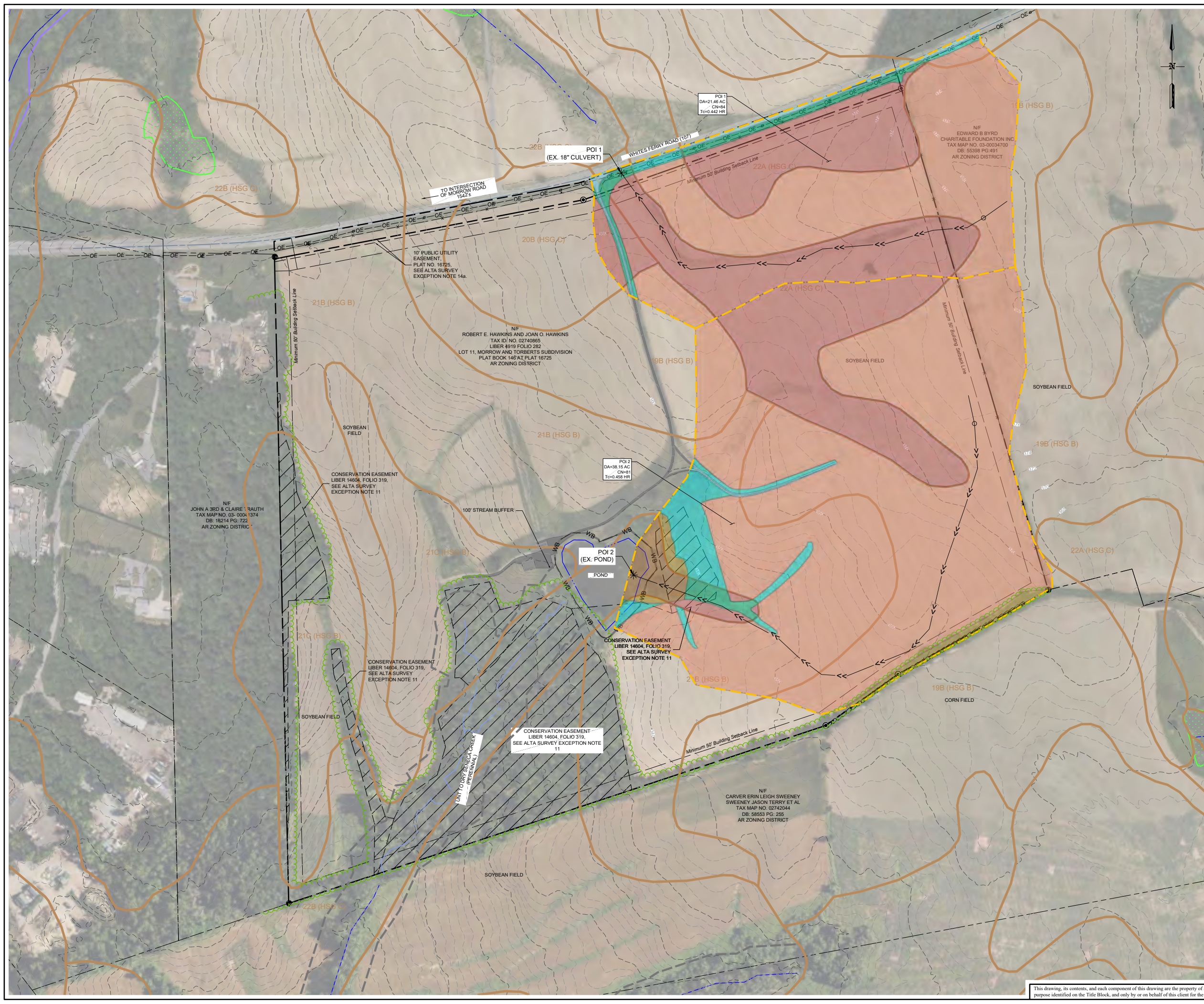
1	1500 EDITOR COUNTY REVIEW	12/2/2024	ARM
No.	Description	Date	By

Project	CDW	Date	AS NOTED
Project Mgr	KJM	Date	12/13/2024
Drawn	CDW	Project No.	23010801

PROPOSED SITE DETAILS
CONCEPT SITE DEVELOPMENT PLAN
POOLESVILLE
MONTGOMERY COUNTY, MARYLAND

RAMIREZ SOLAR PROJECT
CHARETON SOLAR RAMIREZ LLC

Sheet 6



NOTES:

1. THE BASE MAP HAS BEEN CREATED USING AERIAL PHOTOGRAPHY, EXISTING TOPOGRAPHY, AND PROPERTY LINES OBTAINED FROM A LIMITED TOPOGRAPHIC AND BOUNDARY SURVEY AND ALTA / NSPS LAND TITLE SURVEY PREPARED BY JHA COMPANIES, DATED JULY 10, 2023.
2. WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC ON JULY 13, 2023.
3. PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS CONDUCTED BY ARM GROUP LLC ON JULY 12, 2023.
4. SOIL BOUNDARIES OBTAINED FROM THE NRCS WEB SOIL SURVEY.
5. ALL LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE IN FUTURE ITERATIONS OF THE SITE LAYOUT.
6. THIS PLAN IS IN THE MARYLAND STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
7. ALL DIMENSIONS TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FEET, UNLESS OTHERWISE SPECIFIED.

LEGEND

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

- 350 — EXISTING CONTOURS
- DELINEATED WETLANDS
- NATIONAL WETLAND INVENTORY (NWI) FEATURE
- CONSERVATION EASEMENT
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPERTY LINE SETBACK
- OE — EXISTING OVERHEAD ELECTRIC LINE W/ UTILITY POLE
- EXISTING STREAM/ POND
- EXISTING VERIFIED STREAM
- EXISTING 100-YR FEMA FLOODPLAIN
- EXISTING DRAINAGE FEATURE
- 19B — EXISTING SOIL BOUNDARY AND DESCRIPTOR
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING CULVERT
- EXISTING EDGE OF PAVED ROAD
- EXISTING EDGE OF UNPAVED ROAD
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING ROCK WALL
- PRE DEVELOPMENT DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH
- FLOW TRANSITION POINT
- POINT OF INVESTIGATION (POI)
- B SOILS - GRASS
- C SOILS - GRASS
- B SOILS - MEADOW
- C SOILS - MEADOW
- B SOILS - ROW CROPS
- C SOILS - ROW CROPS
- B SOILS - WOODS
- C SOILS - WOODS
- IMPERVIOUS/SURFACE WATER

NOT FOR CONSTRUCTION

ARM Group LLC
Engineers and Scientists
www.armgroup.net

No.	Revision	Date	By
0	ISSUED FOR COUNTY REVIEW	12/2/2024	ARM

designed	CDW	scale	1" = 150'
checked	KJM	date	12/13/2024
drawn	CDW	project no.	23010891

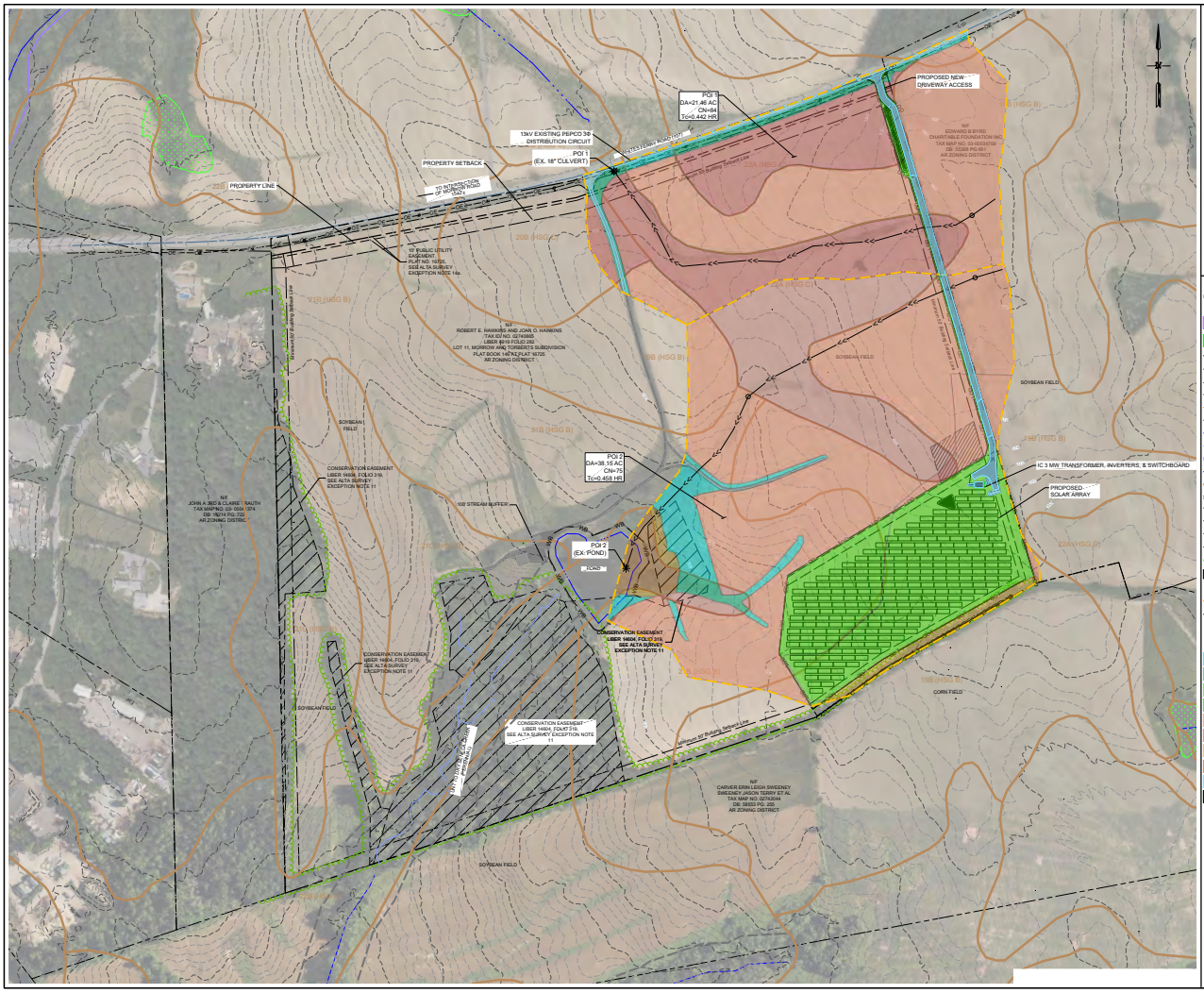
graphic scale: 0 150 300 450 SCALE IN FEET

drawing title: PRE DEVELOPMENT DRAINAGE AREA MAP CONCEPT SITE DEVELOPMENT PLAN

project title: RAMIERE SOLAR PROJECT
CHABERTON SOLAR RAMIERE LLC
POOLESVILLE
MONTGOMERY COUNTY, MARYLAND

Sheet 7

P:\Chaberton\Projects\23010891 Ramiere\Dwg\Production\DA Maps\23010891-Pre DAM.dwg Plotted: December 13, 2024



NOTES:

1. THE BASE MAP HAS BEEN CREATED USING AERIAL PHOTOGRAPHY, EXISTING TOPOGRAPHY, AND PROPERTY LINES OBTAINED FROM HARFORD COUNTY, MARYLAND GIS MAPS AND RECORDS. THIS BASE MAP DOES NOT REPRESENT AN ACTUAL FIELD SURVEY AND PROPERTY LINES ARE TO BE FIELD VERIFIED BY OTHERS.
2. WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC ON MAY 12, 2023.
3. FOREST STAND DELINEATION WAS CONDUCTED BY ARM GROUP LLC ON MAY 12, 2023.
4. PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS CONDUCTED BY ARM GROUP LLC ON APRIL 27, 2023.
5. SOIL BOUNDARIES OBTAINED FROM THE NRCS WEB SOIL SURVEY.
6. ALL LOCATIONS ARE CONCEPTUAL, AND SUBJECT TO CHANGE IN FUTURE ITERATIONS OF THE SITE LAYOUT.
7. THIS PLAN IS IN THE MARYLAND STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
8. ALL DIMENSIONS TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION.
9. ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FEET, UNLESS OTHERWISE SPECIFIED.
10. COMMUNITY SOLAR ENERGY GENERATING SYSTEM (CSEGS) PER HARFORD COUNTY ZONING CODE SUBSECTION 267-68.I.(4).
11. SETBACKS SHALL BE A MINIMUM 150 FEET FROM ALL PROPERTY LINES PER HARFORD COUNTY ZONING CODE SUBSECTION 267-68.I.(4)(a).
12. SOLAR ENERGY SYSTEM IS AN UNMANNED FACILITY AND WILL NOT REQUIRE WATER OR SEWERAGE FACILITIES.
13. PER THE HARFORD COUNTY HISTORIC PRESERVATION DESIGN GUIDELINES, THE SOLAR ENERGY SYSTEM IS NOT WITHIN VIEWSHED OF THE HISTORIC STRUCTURE LOCATED ON THE PROPERTY.

LEGEND

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

- EXISTING CONTOURS
- DELINEATED WETLANDS
- NATIONAL WETLAND INVENTORY (NWI) FEATURE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE SETBACK
- LOCAL HISTORIC PROPERTY
- OE — OE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING MAPPED WATERCOURSE
- EXISTING VERIFIED STREAM
- EXISTING 100-YR FEMA FLOODPLAIN
- EXISTING DRAINAGE FEATURE
- EXISTING SOIL BOUNDARY AND DESCRIPTOR
- 800 — PROPOSED CONTOURS
- PROPOSED SECURITY FENCE
- LOD — LOD — PROPOSED LIMIT OF DISTURBANCE
- UE — UE — PROPOSED UNDERGROUND ELECTRIC LINE
- OE — OE — PROPOSED OVERHEAD ELECTRIC LINE W/ POLE
- PROPOSED INFILTRATION BERM
- PROPOSED ACCESS ROAD/ EQUIPMENT PAD
- PROPOSED SOLAR MODULES
- POST DEVELOPMENT DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH
- FLOW TRANSITION POINT
- POINT OF INVESTIGATION (POI)
- B SOILS - GRASS
- C SOILS - GRASS
- B SOILS - MEADOW
- C SOILS - MEADOW
- B SOILS - ROW CROPS
- C SOILS - ROW CROPS
- B SOILS - WOODS
- C SOILS - WOODS
- IMPERVIOUS/SURFACE WATER
- PANELS (SLOPES <15%, FULL DISCONNECT)

NOT FOR CONSTRUCTION

ARM Group LLC
Engineers and Scientists
www.armgroup.net

No.	Description	Date	By
1	1ST SUBMITTAL FOR COUNTY REVIEW	12/2/2024	ARM

drawn	CDW	1" = 150'
checked	KJM	12/13/2024
project no.	23010801	
approved	CDW	

POST DEVELOPMENT DRAINAGE AREA MAP
CONCEPT SITE DEVELOPMENT PLAN

POOLESVILLE
MONTGOMERY COUNTY, MARYLAND

RAMEREE SOLAR PROJECT
CHABERTON SOLAR RAMEREE LLC

Sheet 8

DRAWINGS FOR FIRE DEPARTMENT ACCESS

RAMIERE 3.0 MW AC SOLAR PROJECT

POOLESVILLE, MONTGOMERY COUNTY, MARYLAND

JANUARY 2025

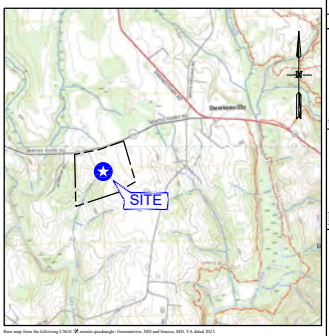
LIST OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PROPOSED SITE CONDITIONS PLAN (OVERALL)
3	PROPOSED SITE CONDITIONS PLAN
4	PROPOSED SITE DETAILS (SHEET 1 OF 2)
5	PROPOSED SITE DETAILS (SHEET 2 OF 2)

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

VICINITY MAP

SCALE: 1" = 6 Miles



Base map from the following USGS 7.5 minute quadrangle: Germantown, MD and Seneca, MD, VA dated 2021.

LOCATION MAP

SCALE: 1" = 2000'

PREPARED FOR DEVELOPER:
CHABERTON SOLAR RAMIERE LLC
1700 ROCKVILLE PIKE, SUITE 305
ROCKVILLE, MD 20852
(804) 929-8418

PROPERTY OWNER:
ROBERT HAWKINS
9919 WATKINS ROAD
GAITHERSBURG, MD 20882
(301) 651-7146

SITE ADDRESS:
17600 WHITES FERRY ROAD, POOLESVILLE, MD 20837 (39.1215°N, -77.3556°W)

PROJECT SITE:

1. EXISTING ZONING: AGRICULTURAL RESERVE (AR) ZONE
2. EXISTING USE: AGRICULTURAL
3. PROPOSED USE: COMMUNITY SOLAR ENERGY GENERATING SYSTEM (CSEGS)
4. TOTAL SITE AREA: 117.08 AC
5. TOTAL PROPOSED DEVELOPMENT AREA (LIMIT OF DISTURBANCE): 445,725 SF (10.2 AC)
6. TAX ID. NO. 02749965, LIBER 49/19, FOLIO 282, LOT 11 IN THE MORROW AND TORBERTS SUBDIVISION, RECORDED IN PLAT BOOK 146 AT PLAT 16725.
7. SYSTEM SIZE: 3.38 MW DC / 3.00 MW AC

PREPARED BY:

ARM Group LLC
Engineers and Scientists
www.armgroup.net

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

MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 41661 EXPIRATION DATE: 06/13/25.

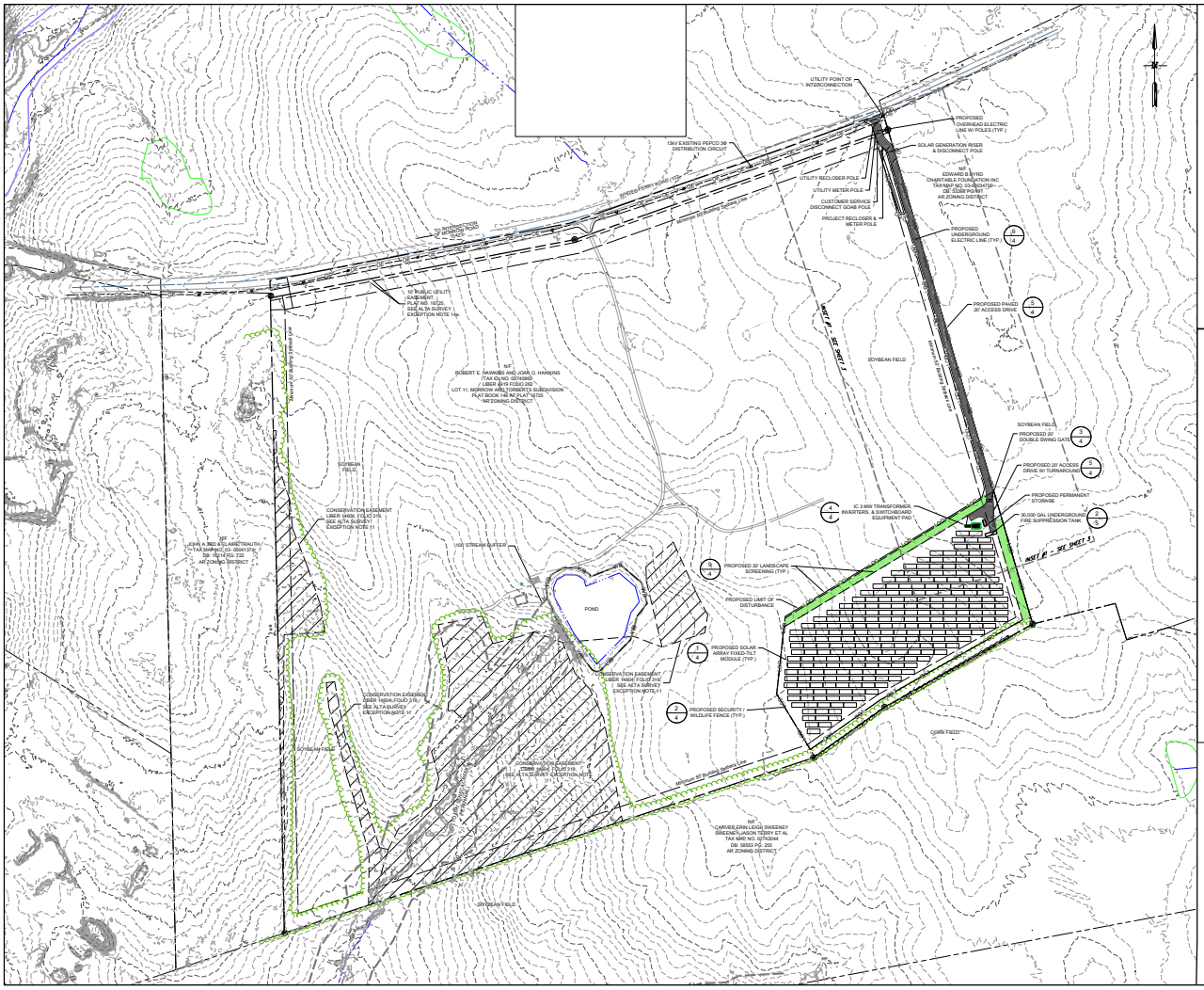
ARM Group LLC
Engineers and Scientists
www.armgroup.net

1	FOR REVIEW AGENCY STATUS	01/10/2025	CDW	
No.	Description	Date	By	

designed	CDW	scale	AS NOTED
drawn	KJM	date	01/10/2025
checked	CDW	project no.	23010003

COVER SHEET
FIRE DEPARTMENT ACCESS PLAN
RAMIERE SOLAR PROJECT
CHABERTON SOLAR RAMIERE LLC
POOLESVILLE
MONTGOMERY COUNTY, MARYLAND

Sheet 1



NOTES:

1. THE BASE MAP HAS BEEN CREATED USING AERIAL PHOTOGRAPHY, EXISTING TOPOGRAPHY AND PROPERTY LINES OBTAINED FROM A LIMITED TOPOGRAPHIC AND BOUNDARY SURVEY AND ALTA / NSPS LAND TITLE SURVEY PREPARED BY JHA COMPANIES, DATED JULY 10, 2023.
2. WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC ON JULY 13, 2023.
3. PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS CONDUCTED BY ARM GROUP LLC ON JULY 12, 2023.
4. SOIL BOUNDARIES OBTAINED FROM THE NRCS WEB SOIL SURVEY.
5. ALL LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE IN FUTURE ITERATIONS OF THE SITE LAYOUT.
6. THIS PLAN IS IN THE MARYLAND STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
7. ALL DIMENSIONS TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FEET, UNLESS OTHERWISE SPECIFIED.
8. COMMUNITY SOLAR ENERGY GENERATING SYSTEMS (CSEGS) ARE PERMITTED IN AGRICULTURAL RESERVE (AR) ZONE PER MONTGOMERY COUNTY ZONING ORDINANCE SUBSECTION 3.7.2. FOR SOLAR COLLECTION SYSTEMS LESS THAN 2 MW AC. THEREFORE, THE PROPOSED CSEGS ANTICIPATES CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (CPCN) APPROVAL BY THE MARYLAND PUBLIC SERVICE COMMISSION (PSC).
9. SETBACKS AND LANDSCAPING SHALL BE PROVIDED PER MONTGOMERY COUNTY ZONING ORDINANCE SUBSECTION 3.7.2.B, USE STANDARDS.
10. SOLAR ARRAY IS AN UNMANNED FACILITY AND WILL NOT REQUIRE WATER OR SEWERAGE FACILITIES.

LEGEND

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

- EXISTING CONTOURS
- EXISTING VERIFIED WETLANDS
- NATIONAL WETLAND INVENTORY (NWI) FEATURE
- CONSERVATION EASEMENT
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPERTY LINE SETBACK
- WB — 25' WETLAND BUFFER
- OE — OE — EXISTING OVERHEAD ELECTRIC LINE W/ UTILITY POLE
- EXISTING STREAM/ POND
- EXISTING VERIFIED STREAM
- EXISTING 100-YR FEMA FLOODPLAIN
- EXISTING DRAINAGE FEATURE
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING CULVERT
- EXISTING EDGE OF PAVED ROAD
- EXISTING EDGE OF UNPAVED ROAD
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING ROCK WALL
- 1490 — PROPOSED CONTOURS
- PROPOSED SECURITY FENCE
- LOD — LOD — PROPOSED LIMIT OF DISTURBANCE
- UE — UE — PROPOSED UNDERGROUND ELECTRIC LINE
- OE — OE — PROPOSED OVERHEAD ELECTRIC LINE W/ POLE
- PROPOSED SOLAR MODULES
- PROPOSED ACCESS ROAD
- PROPOSED LANDSCAPE SCREENING

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 41681, EXPIRATION DATE: 05-11-25

STATE OF MARYLAND — CHRISTOPHER D. OLSEN — 41681 — PROFESSIONAL ENGINEER

ARM Group LLC
Engineers and Scientists
www.armgroup.com

#	DESCRIPTION	DATE	BY
1	PER PLANNING COMMENTS	2/1/2025	JMH
2			

DESIGNED	CDW
DRAWN	KJM
CHECKED	CDW
SCALE	1" = 150'
DATE	01/10/2025
PROJECT NO.	2301080

0 75 150 300 450 600 — GRAPHIC SCALE: 1 INCH = 150 FEET

PROPOSED SITE CONDITIONS (OVERALL) FIRE DEPARTMENT ACCESS PLAN

RAMIERE SOLAR PROJECT
CHARRETON SOLAR RAMIERE LLC

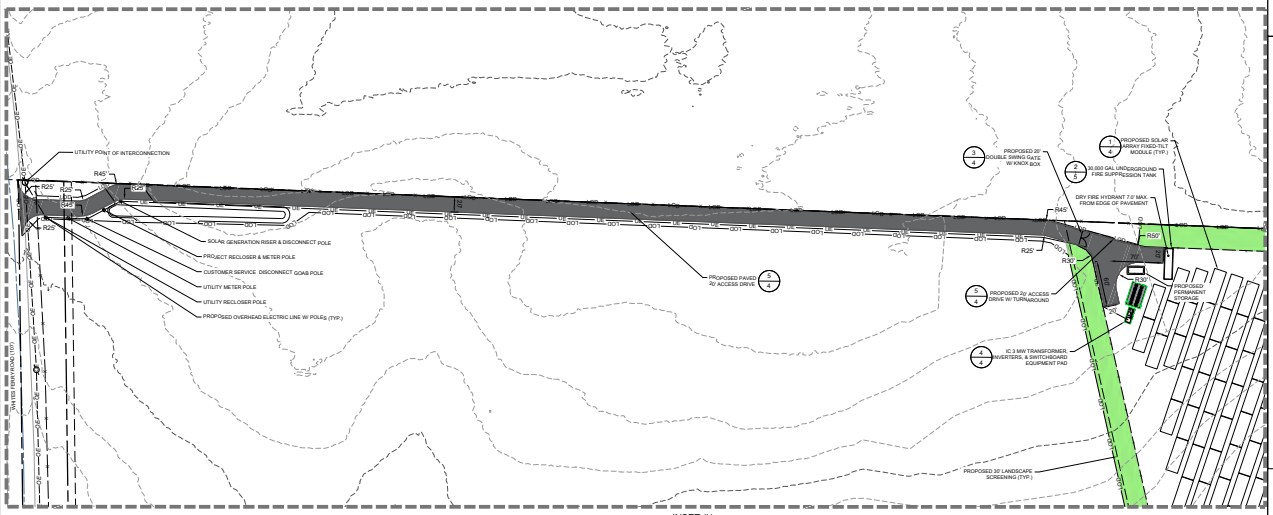
POOLESVILLE
MONTGOMERY COUNTY, MARYLAND

Sheet 2

P:\Solomon Racine\2301080 Ramiere Rep Reduced\Fire Department Access Plan\Ramiere Fire Department Access Plan.dwg, Plotted: Wed, Feb 05, 2025 - 11:36:37 AM

NOTES:

1. THE BASE MAP HAS BEEN CREATED USING AERIAL PHOTOGRAPHY, EXISTING TOPOGRAPHY AND PROPERTY LINES OBTAINED FROM A LIMITED TOPOGRAPHIC AND BOUNDARY SURVEY AND ALTA / NSPS LAND TITLE SURVEY PREPARED BY JHA COMPANIES, DATED JULY 10, 2023.
2. WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC ON JULY 13, 2023.
3. PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS CONDUCTED BY ARM GROUP LLC ON JULY 12, 2023.
4. SOIL BOUNDARIES OBTAINED FROM THE NRCS WEB SOIL SURVEY.
5. ALL LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE IN FUTURE ITERATIONS OF THE SITE LAYOUT.
6. THIS PLAN IS IN THE MARYLAND STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
7. ALL DIMENSIONS TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FEET, UNLESS OTHERWISE SPECIFIED.
8. COMMUNITY SOLAR ENERGY GENERATING SYSTEMS (CSEGS) ARE PERMITTED IN AGRICULTURAL RESERVE (AR) ZONE PER MONTGOMERY COUNTY ZONING ORDINANCE SUBSECTION 3.7.2, FOR SOLAR COLLECTION SYSTEMS LESS THAN 2 MW AC. THEREFORE, THE PROPOSED CSEGS ANTICIPATES CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (CPCN) APPROVAL BY THE MARYLAND PUBLIC SERVICE COMMISSION (PSC).
9. SETBACKS AND LANDSCAPING SHALL BE PROVIDED PER MONTGOMERY COUNTY ZONING ORDINANCE SUBSECTION 3.7.2.B, USE STANDARDS.
10. SOLAR ARRAY IS AN UNMANNED FACILITY AND WILL NOT REQUIRE WATER OR SEWERAGE FACILITIES.



INSET #1

LEGEND

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

- EXISTING CONTOURS
- EXISTING VERIFIED WETLANDS
- NATIONAL WETLAND INVENTORY (NWI) FEATURE
- CONSERVATION EASEMENT
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPERTY LINE SETBACK
- WB — 25' WETLAND BUFFER
- OE — OE — EXISTING OVERHEAD ELECTRIC LINE W/ UTILITY POLE
- EXISTING STREAM/ POND
- EXISTING VERIFIED STREAM
- EXISTING 100-YR FEMA FLOODPLAIN
- EXISTING DRAINAGE FEATURE
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING CULVERT
- EXISTING EDGE OF PAVED ROAD
- EXISTING EDGE OF UNPAVED ROAD
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING ROCK WALL
- 1490 — PROPOSED CONTOURS
- PROPOSED SECURITY FENCE
- LOD — LOD — PROPOSED LIMIT OF DISTURBANCE
- UE — UE — PROPOSED UNDERGROUND ELECTRIC LINE
- OE — OE — PROPOSED OVERHEAD ELECTRIC LINE W/ POLE
- PROPOSED SOLAR MODULES
- PROPOSED ACCESS ROAD
- PROPOSED LANDSCAPE SCREENING

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO.: 54961 EXPIRATION DATE: 06-13-25

ARM Group LLC
Engineers and Scientists
www.armgroup.com

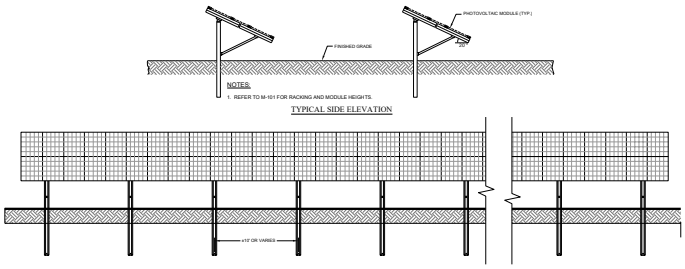
drawn	CDW	
checked	KM	
date	01/10/2025	
project no.	23010801	
graphic scale	1" = 60'	

PROPOSED SITE CONDITIONS
FIRE DEPARTMENT ACCESS PLAN

RAMBERE SOLAR PROJECT
CHARBERTON SOLAR RAMJBE LLC

POOLESVILLE
MONTGOMERY COUNTY, MARYLAND

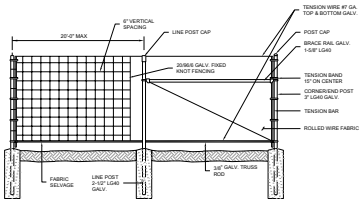
Sheet 3



NOTES:

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

1 DETAIL
PHOTOVOLTAIC ARRAY (TYP.)
NOT TO SCALE

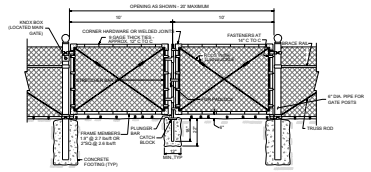


NOTES:

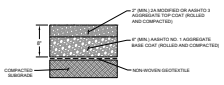
1. FENCE SHALL BE PLACED ALONG ENTIRE PROPOSED PROJECT PERIMETER.
2. POSTS SHALL BE SPACED EQUAL DISTANCES APART. MAXIMUM SPACING SHALL BE 20 FEET UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
3. POST TOPS SHALL BE SECURELY FASTENED TO POST.
4. BRACE RAILS AND TRUSS RODS SHALL BE SECURELY FASTENED TO POST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

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

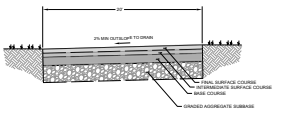
2 DETAIL
SECURITY / WILDLIFE FENCE (TYP.)
NOT TO SCALE



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



4 DETAIL
GRAVEL EQUIPMENT PAD (TYP.)
NOT TO SCALE



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.
3. SURFACE AND SUBGRADE TO MEET MINIMUM MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) TERTIARY ROAD LOAD BEARING CAPACITY.

5 DETAIL
PAVED ACCESS ROAD
NOT TO SCALE

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO.: 41661 EXPIRATION DATE: 06-13-26.

ARM Group LLC
Engineers and Scientists
www.armgroup.com

1	01/10/2025	CDW	Per MCDOT Comments
A	12/13/2023	CDW	Per MCDOT Comments
No.	Date	By	Description

FOR PERMITTING & CONSTRUCTION

Designed	CDW
Drawn	KJM
Reviewed	CDW
Approved	
Scale	AS NOTED
Date	01/10/2025
Project No.	23010001

PROPOSED SITE DETAILS (1 OF 2)
FIRE DEPARTMENT ACCESS PLAN

POOLESVILLE
MONTGOMERY COUNTY, MARYLAND

RAMIERE SOLAR PROJECT
CHARBERTON SOLAR RAMIERE LLC

Sheet 4

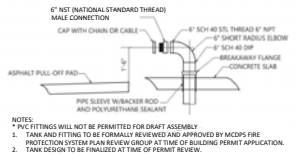
NOTES:
1. A VERIFICATION OF SITE STAKING AND LAYOUT SHALL BE CONDUCTED PRIOR TO EXCAVATION.
2. ALL EXCAVATION, BACKFILL, AND COVER SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. DIMENSIONS AND DETAILS SHOWN ARE FOR REFERENCE AND SHALL NOT SUPERSEDE MANUFACTURER'S REQUIREMENTS. EXCAVATION DEPTH SHALL BE DETERMINED BY SITE CONDITIONS AND MANUFACTURER'S SPECIFICATIONS. SHORE AS NECESSARY. ELEVATIONS SHOWN IN TABLE 2 REPRESENT THE MAXIMUM ALLOWABLE CONDITION FOR PROPER TANK OPERATION AND SHALL NOT BE EXCEEDED.
3. ALL WORK SHALL BE COMPLETED IN A TIMELY AND WORKMANLIKE MANNER. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND STANDARDS.
4. EXCAVATION AND SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE AND CURRENT OSHA AND MOSHA REGULATIONS.
5. PRESSURE TEST PROCEDURES SHALL BE PERFORMED BY THE INSTALLER PRIOR TO AND AFTER INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. AN OPERATIONAL TEST SHALL BE CONDUCTED AFTER INSTALLATION AND PRIOR TO BACKFILL.
7. ALL STEEL PIPING BELOW GRADE SHALL BE WRAPPED AND COATED WITH AN APPROVED MATERIAL TO PREVENT CORROSION.
8. ALL STEEL AND PVC PIPE AND FITTINGS ABOVE GRADE SHALL BE PAINTED WITH EXTERIOR ENAMEL, UNLESS OTHERWISE SPECIFIED, COLOR YELLOW.
9. INSTALLER SHALL RETURN SITE TO ORIGINAL CONDITION AFTER FINAL TESTING, INCLUDING BUT NOT LIMITED TO FINE GRADING, SEEDING, MULCHING AND GENERAL CLEANUP.
10. DISTANCE FROM THE CENTERLINE OF THE DRAFT FITTING SHALL BE 7' 0" OR LESS TO THE EDGE OF THE ROADWAY OR PULLOFF. THIS DIMENSION SHALL APPLY TO BOTH -1 AND -2 CONFIGURATIONS.
11. WATER LEVEL INDICATOR ON THE VENT ASSEMBLY SHALL BE ORIENTED TOWARD THE ACCESS AREA OR PULLOFF FOR VISIBILITY.
12. INSTALL POST AND DOT R7 STYLE NO PARKING SIGN. TOP OF POST SHALL BE 7' ABOVE GRADE.
13. UNLESS OTHERWISE SPECIFIED, 4" DIA. CONCRETE FILLED PIPE BOLLARDS SHALL BE PLACED AS SHOWN TO PROTECT FITTINGS NEAR TRAFFIC AREAS. BOLLARDS SHALL BE PAINTED FOR HIGH VISIBILITY. PLACE BOLLARDS 12" FROM EDGES OF CONCRETE SLAB AND NO DEEPER THAN 1/2 DEPTH OF FILL OVER TANK. BOLLARDS SHALL BE PLACE NO CLOSE THAN 3' TO ANY OF THE FITTINGS.
14. VARIATIONS IN FITTING LOCATIONS OF UP TO 10" FROM DIMENSIONS SHOWN ARE ALLOWED WHEN USING DIFFERENT TANK VENDORS. SECTION NUMBERS USED WILL BE THE SAME. THE BASIC CONFIGURATION AND CRITICAL DIMENSIONS SHALL BE MAINTAINED. OTHER VARIATIONS OR SPECIAL FEATURES SHALL BE REVISWED AND APPROVED BY THE DESIGN ACTIVITY PRIOR TO INSTALLATION.
15. MANWAY EXTENSION SHALL BE ADJUSTED FOR HEIGHT TO PLACE THE TOP OF BOLT COVER WITHIN AND NO LOWER THAN THE BOTTOM OF THE MANHOLE FRAME.

TABLE 1 - FITTING SCHEDULE

FITTING	SPECIFICATION	-1 CENTER DRAFT		-2 END DRAFT	
		SECTION	OFFSET	SECTION	OFFSET
DRAFT	6" NST FULL COUPLING	16	20' - 7 ⅞"	1	0'-0"
FILL	4" STORZ FILL	6	6' - 10 ⅜"	6	6' - 10 ⅜"
VENT	10" CLASS 150 FLANGE	10	12' - 4 ⅜"	10	12' - 4 ⅜"
MANWAY	32" MANWAY_EXTENSION_4" NPT COUPLING AND PLUG	12/13	15' - 9 ⅜"	12/13	15' - 9 ⅜"

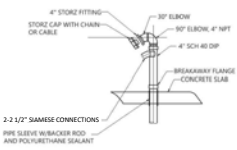
TABLE 2 - ELEVATIONS

ELEVATION	DESCRIPTION
15' - 0" MAX	DRAFT PIPE CENTERLINE
13' - 0"	TOP OF SLAB
0	BOTTOM OF TANK
-10"	BOTTOM OF EXCAVATION

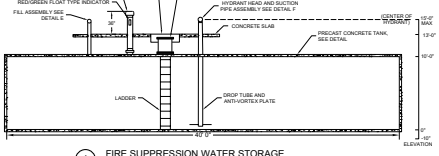


NOTES:
* PVC FITTINGS WILL NOT BE PERMITTED FOR DRAFT ASSEMBLY
1. TANK AND FITTING TO BE FORMALLY REVIEWED AND APPROVED BY MCDPS FIRE PROTECTION SYSTEM PLAN REVIEW GROUP AT TIME OF BUILDING PERMIT APPLICATION.
2. TANK DESIGN TO BE FINALIZED AT TIME OF PERMIT REVIEW.

DETAIL E
HYDRANT HEAD ASSEMBLY



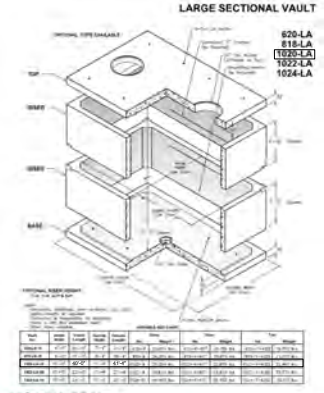
DETAIL F
FILL PIPE ASSEMBLY



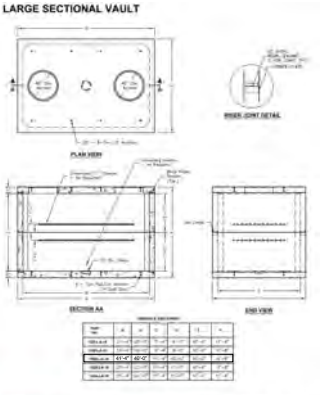
1 FIRE SUPPRESSION WATER STORAGE TANK DETAIL (30,000 GAL)
NOT TO SCALE

LARGE SECTIONAL VAULT

620-LA
810-LA
1020-LA
1022-LA
1024-LA



LARGE SECTIONAL VAULT



2 DETAIL
FIRE SUPPRESSION TANK DETAIL
NOT TO SCALE

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 43661 EXPIRATION DATE: 06-13-26

ARM Group LLC
Engineers and Scientists
www.armgroup.com

1	08/13/2025	DRH	Per
0	01/10/2025	DRH	Per

Designed	CDW
Drawn	KM
Reviewed	CDW
Date	AS NOTED
Scale	01/10/2025
Project No.	2301080

PROPOSED SITE DETAILS (2 OF 2)
FIRE DEPARTMENT ACCESS PLAN

RAMIERE SOLAR PROJECT
CHARRETON SOLAR RAMIERE LLC

POOLESVILLE
MONTGOMERY COUNTY, MARYLAND

Sheet 5

C:\Solomon Projects\2301080 Ramiere Prop Charrett\Plan Sets\Site\2301080 Details.dwg, Plotted: January 13, 2026

Attachment B

PRELIMINARY/FINAL FOREST CONSERVATION PLAN

RAMIERE 3.0 MW AC SOLAR PROJECT

POOLESVILLE, MONTGOMERY COUNTY, MARYLAND

FEBRUARY 2025

LIST OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FUTURE APPROVALS
3	FOREST CONSERVATION PLAN

NATURAL RESOURCE INVENTORY INFORMATION :

1. GROSS TRACT AREA (PROPERTY): 5,099,930 SF (117.07 AC)
2. NET TRACT AREA: 24.56 AC
3. EXISTING AREA TO REMAIN IN AGRICULTURE: 92.51 AC. EXISTING FOREST TO BE REMOVED: 0.0 AC.
4. AREA OF FOREST CONSERVATION REQUIRED: 0.00 AC
5. AREA OF PROPOSED NEW FOREST CONSERVATION (ON-SITE / OFF-SITE): 0.00 AC
6. PLANTING REQUIREMENT: NO FOREST IS BEING REMOVED, THEREFORE NO REFORESTATION IS REQUIRED. IN ACCORDANCE WITH MARYLAND NATURAL RESOURCES ARTICLE SECTION 5-1606(A)(6) (SEE MARYLAND SENATE BILL 526, 2023 AND HOUSE BILL 1511, 2024), AFFORESTATION PLANTING REQUIREMENTS ARE NOT APPLICABLE.
7. EXISTING LAND USE: AGRICULTURAL
8. ZONING: AGRICULTURAL RESERVE
9. INTENDED LAND USE: AGRICULTURE AND COMMUNITY SOLAR ENERGY GENERATING SYSTEM
10. PROJECT LOCATION:
    - 10.1. OWNER: ROBERT HAWKINS
    - 10.2. ADDRESS: 17600 WHITES FERRY ROAD, POOLESVILLE, MD 20837
    - 10.3. TAX MAP 0513, GRID 0000, PARCEL N830
    - 10.4. TAX ID NUMBER: 2740865
    - 10.5. LATITUDE 39.12157°N AND LONGITUDE -77.3556°W (NORTH AMERICAN DATUM NAD83)
11. CRITICAL AREA: NOT APPLICABLE, CHESAPEAKE AND ATLANTIC COASTAL BAY CRITICAL AREAS ARE NOT LOCATED WITHIN THE PROPERTY VICINITY.
12. THIS PROJECT IS NOT WITHIN ANY SPECIAL PROTECTION AREAS OR PRIMARY MANAGEMENT AREAS.
13. SLOPES GREATER THAN 15% ARE NOT PRESENT WITHIN THE PROJECT AREA.
14. FOREST STAND A IS APPROXIMATELY 10.23 AC.
15. FOREST STAND B IS APPROXIMATELY 2.76 AC.
16. FOREST STAND C IS APPROXIMATELY 1.85 AC.
17. FOREST STAND D IS APPROXIMATELY 2.58 AC.

ENVIRONMENTAL NOTES:

1. THE FOREST STAND DELINEATION WAS CONDUCTED ON SEPTEMBER 21, 2023, BY MICHELLE S. COHEN, QUALIFIED PROFESSIONAL, AND DETERMINED THAT THERE WERE NO FOREST STANDS PRESENT WITHIN THE PROJECT AREA (APPROXIMATELY 10.6 AC). ADDITIONAL SPECIMEN AND SIGNIFICANT TREES WERE LOCATED ON THE REMAINDER OF THE PROPERTY ON SEPTEMBER 4, 2024 BY JOSEPH ATZERT, QUALIFIED PROFESSIONAL. A DIAMETER TAPE WAS USED TO MEASURE THE DIAMETER OF THE TREES. NRI #420250180 WAS APPROVED ON 1/14/2025.
2. FOREST CONSERVATION PLAN WAS PREPARED BY JOSEPH ATZERT, QUALIFIED PROFESSIONAL.
3. WETLANDS AND OTHER SURFACE WATERS WERE DELINEATED BY ARM GROUP LLC ON JULY 13, 2023 FOR THE PROJECT AREA (APPROXIMATELY 10.6 AC). THE REMAINDER OF THE SUBJECT PROPERTY WAS INVESTIGATED AND SURFACE WATERS DELINEATED ON OCTOBER 16, 2024 BY ARM GROUP LLC.
4. SIGNIFICANT (>24") AND SPECIMEN TREES ARE PRESENT IN THE WOODLOT TO THE WEST OF THE PROJECT AREA. HOWEVER, ANY CRITICAL ROOT ZONE LIMITS ARE AVOIDED.
5. THE PURPOSE OF THIS PROJECT IS FOR THE INSTALLATION OF A COMMUNITY SOLAR ENERGY SYSTEM WITHIN AN AGRICULTURAL RESERVE AREA. APPROXIMATELY 92.51 ACRES WILL REMAIN IN AGRICULTURAL LAND USE.
6. NO MAPPED STREAMS WERE IDENTIFIED WITHIN THE SOLAR PROJECT AREA (APPROXIMATELY 10.6 AC) BASED UPON REVIEW OF USGS MAPPING. HOWEVER, AN UNNAMED TRIBUTARY WITHIN THE PROPERTY FLOWS FROM A POND TO DRY SENECA CREEK. THE PROJECT IS WITHIN THE SENECA CREEK WATERSHED (HUC 02140208), WHICH FLOWS TO THE CHESAPEAKE BAY VIA THE POTOMAC RIVER. ACCORDING TO CODE OF MARYLAND REGULATIONS (COMAR) 26.08.02.08, SENECA CREEK (AND DRY SENECA CREEK TRIBUTARY) HAS A USE OF CLASS I-P - WATER CONTACT RECREATION, PROTECTION OF AQUATIC LIFE, AND PUBLIC WATER SUPPLY. SENECA CREEK HAS NOT BEEN DESIGNATED AS A TIER II STREAM OR CATCHMENT BASIN.
7. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 24031C0305D, EFFECTIVE ON 09/29/2006, FEMA 100-YEAR FLOODPLAIN IS NOT PRESENT WITHIN THE PROJECT AREA.
8. A LETTER WAS SUBMITTED ON AUGUST 22, 2023 TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (MDNR) WILDLIFE AND HERITAGE DIVISION REQUESTING INFORMATION ON ANY SPECIES OF CONCERN KNOWN TO OCCUR WITHIN THE PROJECT AREA. A LETTER RESPONSE, DATED OCTOBER 10, 2023, WAS RECEIVED FROM MDNR, WHICH INDICATED THERE ARE NO OFFICIAL RECORDS FOR STATE OR FEDERAL LISTED CANDIDATE, PROPOSED OR RARE PLANT OR ANIMALS SPECIES KNOWN TO THE AREA.
9. THE UNITED STATES FISH AND WILDLIFE SERVICE (USFWS) INFORMATION FOR PLANNING AND CONSULTATION GENERATED ON JANUARY 29, 2024 REVEALING THERE ARE NO FEDERAL RECORDS FOR THREATENED OR ENDANGERED SPECIES AT THE PROJECT SITE AND THERE ARE NO SPECIFIC REQUIREMENTS PERTAINING TO PROTECTIVE MEASURES. CRITICAL HABITAT IS NOT PRESENT, HOWEVER, THE MONARCH BUTTERFLY, A CANDIDATE SPECIES, WAS IDENTIFIED AND MEASURES FOR CONSERVATION OF SPECIES SHOULD BE CONSIDERED.
10. A LETTER WAS SUBMITTED ON AUGUST 22, 2023 TO THE MARYLAND HISTORICAL TRUST (MHT) REQUESTING INFORMATION ON ANY KNOWN HISTORICAL RESOURCES WITHIN THE PROJECT AREA. A LETTER RESPONSE, DATED SEPTEMBER 19, 2023, WAS RECEIVED FROM MHT, DETERMINING THAT THERE ARE NO HISTORIC PROPERTIES AFFECTED BY THE PROPOSED PROJECT.
11. THE FOREST (APPROXIMATELY 17.43 AC) IS CURRENTLY IN A CONSERVATION EASEMENT. THE FORESTED AREAS REMAIN INTACT AS ILLUSTRATED. OVERALL, THE FORESTED AREA IS DECIDUOUS WITHIN THE PARCEL AND REPRESENTS PRIORITY AREA 1 FOREST. OVERALL, TYPICAL INVASIVE SPECIES INCLUDE: POISON IVY (*TOXICODENDRON RADICANS*), JAPANESE STILTGRASS, JAPANESE HONEYSUCKLE, JAPANESE BARBERRY, AUTUMN OLIVE, AND MULTIFLORA ROSE (*ROSA MULTIFLORA*). OVERALL, THE FOREST ASSOCIATED WITH THE POND PROVIDES THE LARGER INTACT FOREST IN THE PARCEL THAT IS CONNECTED OFF SITE TO THE SOUTH TO OTHER FORESTS VIA THE RIPARIAN CORRIDOR (LIMITED IN WIDTH). THE UNDERSTORY IS OPEN TO MODERATE IN DENSITY. SNAGS ARE PRESENT. FOREST IS USED FOR DEER HUNTING.
12. THE FORESTED AREA (STAND A) ASSOCIATED WITH THE UNNAMED TRIBUTARY DRY SENECA CREEK IS A RED MAPLE-OAK FOREST COMPRISED OF TULIP POPLAR (*LIRIODENDRON TULIPIFERA*), RED MAPLE (*ACER RUBRUM*), AND OAK (*QUERCUS SP.*) SPECIES AND SPICEBUSH (*LINDERA BENZOIN*) IS NOTED IN THE UNDERSTORY. VINES INCLUDED VIRGINIA CREEPER (*PARTHENOCISSUS QUINQUEFOLIA*), AND JAPANESE HONEYSUCKLE (*LONICERA JAPONICA*). INVASIVE SPECIES INCLUDING THE JAPANESE HONEYSUCKLE AS WELL AS JAPANESE BARBERRY (*BERBERIS THUNBERGIA*), AND JAPANESE STILTGRASS (*MICROSTEGIUM VIMINEUM*) WERE PRESENT. TREES GREATER THAN 24 INCHES DIAMETER AT BREAST HEIGHT (DBH) WERE PRESENT IN THE FORESTED AREAS IN CONSERVATION EASEMENT.
13. THE FOREST TO THE SOUTHWEST (STAND B) OF THE STORAGE SHED / BUILDING CONTAINS SURFACE DRAINAGE FEATURES TO THE UNNAMED TRIBUTARY AND IS COMPRISED OF A SYCAMORE AND RIVER BIRCH (*BETULA NIGRA*) POLE-STAGE FOREST. RED CEDAR (*JUNIPERUS VIRGINIANA*) WAS PRESENT IN THE UNDERSTORY TO A LIMITED DEGREE.
14. RED MAPLE, BLACK CHERRY (*PRUNUS SEROTINA*) AND SYCAMORE (*PLATANUS OCCIDENTALIS*) ARE PRESENT IN STAND C TO THE WEST AND JAPANESE STILTGRASS, KUDZU (*PUERARIA MONTANA VAR. LOBATA*), BITTERWEET (*CELASTRUS SP.*), GREENBRIAR (*SMILAX ROTUNDIFOLIA*), AND AUTUM OLIVE (*ELAEAGNUS UMBELLATA*) WERE NOTED IN THE UNDERSTORY.
15. STAND D IS LOCATED ALONG THE WESTERN EXTENT OF THE AOI. THE FOREST AT THIS LOCATION HAD 60 PERCENT CANOPY CLOSURE SO THE FOREST HAD A SHRUBBY UNDERGROWTH. A MAJORITY OF THE TREES ARE UNDER 18-INCH DIAMETER AT BREAST HEIGHT (DBH). TREES OBSERVED INCLUDED SYCAMORE AND AMERICAN ELM (ULMUS AMERICANA) AND OAK SPECIES. THE UNDERSTORY WAS DOMINATED BY AUTUMN OLIVE AND JAPANESE STILTGRASS.
16. SYCAMORE AND PIN OAK (*QUERCUS PALUSTRIS*) WERE NOTED AROUND THE POND AREA.
17. THE TREE ROW ALONG THE SOUTHEASTERN PROPERTY EXTENT IS COMPRISED OF BLACK CHERRY, BLACK WALNUT (*JUGLANS NIGRA*), RED MAPLE, HACKBERRY (*CELTIS OCCIDENTALIS*), WHITE MULBERRY (*MORUS ALBA*), AND SASSAFRAS (*SASSAFRAS ALBIDUM*), AND TREE-OF-HEAVEN (*AILANTHUS ALTISSIMA*). THE FENCE ROW CONTAINED TREES GREATER THAN 24-INCH DBH. CRITICAL ROOT ZONES ARE AVOIDED

FOREST CONSERVATION WORKSHEET
Ramiere Solar Project

NET TRACT AREA:

A. Total tract area ...	117.07
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.00
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00
E. Area to remain in commercial agricultural production/use ...	92.51
F. Other deductions (specify)	0.00
G. Net Tract Area .....=	24.56

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
0	0	0	0	0	0	1

G. Afforestation Threshold ...	15%	x G =	3.68
H. Conservation Threshold ...	15%	x G =	3.68

EXISTING FOREST COVER:

I. Existing forest cover .....=	0.00
J. Area of forest above afforestation threshold .....=	0.00
K. Area of forest above conservation threshold .....=	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ....=	0.00
M. Clearing permitted without mitigation .....=	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared .....=	0.00
O. Total area of forest to be retained .....=	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ....=	0.00
Q. Reforestation for clearing below conservation threshold ....=	0.00
R. Credit for retention above conservation threshold .....=	0.00
S. Total reforestation required .....=	0.00
T. Total afforestation required .....=	3.68
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S") .....=	0.00
V. Total reforestation and afforestation required .....=	3.68

worksheet date 4/3/2023

IN ACCORDANCE WITH MARYLAND NATURAL RESOURCES ARTICLE SECTION 5-1606(A)(6) (SEE MARYLAND SENATE BILL 526, 2023 AND HOUSE BILL 1511, 2024), AFFORESTATION PLANTING REQUIREMENTS ARE NOT APPLICABLE.

Tree	Species (Scientific Name)	Species (Common Name)	Diameter at Breast Height (dbh)	Health
T-1	*Acer rubrum*	Red Maple	29"	Good
T-2	*Platanus occidentalis*	American Sycamore	28.4"	Poor
T-3	***Platanus occidentalis***	**American Sycamore**	**44.2"**	**Good**
T-4	***Platanus occidentalis***	**American Sycamore**	**36.4"**	**Good**
T-5	***Quercus palustris***	**Pin Oak**	**33.8"**	**Good**
T-6	***Acer rubrum***	**Red Maple**	**36"**	**Fair**
T-7	*Acer rubrum*	Red Maple	24.5"	Fair
T-8	*Acer rubrum*	Red Maple	24.9"	Good
T-9	*Acer rubrum*	Red Maple	25.8"	Good
T-10	***Platanus occidentalis***	**American Sycamore**	**30"**	**Good**
T-11	***Acer rubrum***	**Red Maple**	**34.5"**	**Good**
T-12	*Acer rubrum*	Red Maple	28.5"	Good
T-13	*Platanus occidentalis*	American Sycamore	29.9"	Good
T-14	*Acer rubrum*	Red Maple	24.2"	Good
T-15	***Acer rubrum***	**Red Maple**	**36.7"**	**Good**
T-16	*Acer rubrum*	Red Maple	25"	Good
T-17	*Acer rubrum*	Red Maple	24.5"	Poor
T-18	*Acer rubrum*	Red Maple	26.3"	Good
T-19	*Acer rubrum*	Red Maple	28"	Good
T-20	***Platanus occidentalis***	**American Sycamore**	**40"**	**Good**
T-21	*Acer rubrum*	Red Maple	26"	Good
T-22	*Acer rubrum*	Red Maple	25"	Good
T-23	*Acer rubrum*	Red Maple	24.6"	Good
T-24	*Acer rubrum*	Red Maple	25"	Good
T-25	*Quercus alba*	White Oak	28.6"	Poor
T-26	*Prunus serotina*	Black Cherry	29.5"	Good
T-26A	*Quercus palustris*	Pin Oak	28"	Good
T-27	***Platanus occidentalis***	**American Sycamore**	**30"**	**Good**
T-28	***Platanus occidentalis***	**American Sycamore**	**48"**	**Poor**
T-29	*Acer rubrum*	Red Maple	27"	Good
T-30	*Acer rubrum*	Red Maple	25.1"	Good
T-31	*Acer rubrum*	Red Maple	26.1"	Good
T-32	*Acer rubrum*	Red Maple	29"	Good
T-33	*Acer rubrum*	Red Maple	25.2"	Good
T-34	*Platanus occidentalis*	American Sycamore	28.8"	Good
T-35	***Acer rubrum***	**Red Maple**	**32"**	**Good**
T-36	***Acer rubrum***	**Red Maple**	**30"**	**Good**
T-37	***Acer rubrum***	**Red Maple**	**32.1"**	**Good**
T-38	*Liriodendron tulipifera*	Tulip Tree	27.5"	Good
T-39	*Liriodendron tulipifera*	Tulip Tree	24.1"	Good
T-40	*Acer rubrum*	Red Maple	24"	Good
T-41	***Liriodendron tulipifera***	**Tulip Tree**	**34.3"**	**Good**
T-42	***Quercus palustris***	**Pin Oak**	**48.1"**	**Poor**
T-43	*Liriodendron tulipifera*	Tulip Tree	24.8"	Good
T-44	*Acer rubrum*	Red Maple	27.2"	Good
T-45	***Liriodendron tulipifera***	**Tulip Tree**	**30.5"**	**Good**
T-46	*Acer rubrum*	Red Maple	24.1"	Good
T-47	*Acer rubrum*	Red Maple	28.1"	Good
T-48	***Acer rubrum***	**Red Maple**	**32"**	**Poor**
T-49	*Acer rubrum*	Red Maple	29.1"	Good
T-50	*Acer rubrum*	Red Maple	24"	Good
T-51	*Celtis occidentalis*	Hackberry	26.4"	Good
T-52	***Celtis occidentalis***	**Hackberry**	**34.1"**	**Good**
T-53	*Prunus serotina*	Black Cherry	28.2"	Poor
T-54	*Sassafras albidum*	Sassafras	24"	Good
T-55	***Celtis occidentalis***	**Hackberry**	**30.2"**	**Good**
T-56	***Morus alba***	**White Mulberry**	**31"**	**Good**
T-101	*Prunus serotina*	Black Cherry	24"	Good
T-103	*Prunus serotina*	Black Cherry	28"	Good
T-104	*Prunus serotina*	Black Cherry	24"	Good
T-105	*Celtis occidentalis*	Hackberry	24"	Good

Note: **Bold text** denotes specimen trees

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20250480 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: CHABERTON SOLAR RAMIERE LLC
Printed *Company Name*

Contact Person or Owner: MICHAEL DONIGER
Printed *Name*

Address: 1700 ROCKVILLE PIKE, SUITE 305 ROCKVILLE, MD 20852

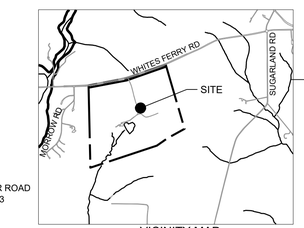
Phone and Email: (804) 929-8418 MIKE.DONIGER@CHABERTON.COM

Signature: _____

PREPARED FOR DEVELOPER:
CHABERTON SOLAR RAMIERE LLC
1700 ROCKVILLE PIKE, SUITE 305
ROCKVILLE, MD 20852
(804) 929-8418

PROPERTY OWNER:
ROBERT HAWKINS
9919 WATKINS ROAD
GAITHERSBURG, MD 20882
(301) 651-7146

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



VICINITY MAP
SCALE: 1"=2000'

ARM Group LLC
Engineers and Scientists
www.armgroup.net

No.	Revision	Date	By
0	ISSUED FOR COUNTY REVIEW	01/29/2025	ARM

scale: N/A
date: 2/21/2025
project no.: 23010891
designed: JA
checked: JA
drawn: CDW

drawing title: COVER SHEET
PRELIMINARY/FINAL FOREST CONSERVATION PLAN
ELECTION DISTRICT: 7 WSSC: 222NW17 TM: DS13
POOLESVILLE,
MONTGOMERY COUNTY, MARYLAND

project title: RAMIERE SOLAR PROJECT
#F20250480

Sheet 1

P:\Active\Projects\23010891 Ramiere Drop\Production\CVP\23010891_CVP.dwg, Pentek Edmeyr 23, 2021

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20250480 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: CHABERTON SOLAR RAMIERE LLC
Printed *Company Name*

Contact Person or Owner: MICHAEL DONIGER
Printed *Name*

Address: 1700 ROCKVILLE PIKE, SUITE 305 ROCKVILLE, MD 20852

Phone and Email: (804) 929-8418 MIKE.DONIGER@CHABERTON.COM

Signature:

ARM Group LLC
Engineers and Scientists
www.armgroup.net

No.	Revision	Date	By
0	ISSUED FOR COUNTY REVIEW	01/29/2025	ARM

Designed	JA
Checked	JA
Drawn	CDW
scale	N/A
date	2/21/2025
project no.	23010891

drawing title: FUTURE APPROVALS
PRELIMINARY/FINAL FOREST CONSERVATION PLAN

project title: RAMIERE SOLAR PROJECT
#F20250480

ELECTION DISTRICT: 7 WSSC: 222NW17 TM: DS13
POOLESVILLE,
MONTGOMERY COUNTY, MARYLAND

Sheet 2

RESOURCE DATA TABLE	
RESOURCE	SIZE
TOTAL TRACT AREA	117.07 AC
FOREST	17.43 AC
WETLANDS	1.35 AC
FORESTED WETLANDS	0.00 AC
FLOODPLAIN	0.00 AC
FORESTED FLOODPLAIN	0.00 AC
STREAM BUFFER	9.45 AC
FORESTED STREAM BUFFER	6.88 AC

SOILS LEGEND

SYMBOL	DESCRIPTION (FARMLAND TYPE)	HSG	AREA OF PARCEL	% OF PARCEL
19B	BUCKS SILT LOAM, 3 TO 8 PERCENT SLOPES (ALL AREAS ARE PRIME FARMLAND)	B	30.9	26.4
20B	BRENTSVILLE SANDY LOAM, 3 TO 8 PERCENT SLOPES (ALL AREAS ARE PRIME FARMLAND)	C	5.6	4.8
21B	PENN SILT LOAM, 3 TO 8 PERCENT SLOPES (ALL AREAS ARE PRIME FARMLAND)	B	36.6	31.2
21C	PENN SILT LOAM, 8 TO 15 PERCENT SLOPES (FARMLAND OF STATEWIDE IMPORTANCE)	B	19.8	16.9
22A	READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES (NOT PRIME FARMLAND)	C	14.5	12.4
22B	READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES, (FARMLAND OF STATEWIDE IMPORTANCE)	C	9.7	8.3
		TOTAL	117.1	100.0

NOTES:

HYDRIC SOIL TYPE-NOT PRESENT IN PROJECT AREA (10.6 AC)

HSG: HYDROLOGIC SOIL GROUP

1. SOIL BOUNDARIES AND INFORMATION OBTAINED FROM NRCS WEB SOIL SURVEY.

2. NO HIGHLY ERODIBLE SOILS EXIST ON SITE

PLAN PREPARER CERTIFICATE

JOSEPH ATZERT — Joseph Atzert — 3/12/2025

JOSEPH ATZERT
ARM GROUP LLC
QUALIFIED PROFESSIONAL

SIGNATURE

DATE

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20250480 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: CHABERTON SOLAR RAMIERE LLC
Printed *Company Name*

Contact Person or Owner: MICHAEL DONIGER
Printed *Name*

Address: 1700 ROCKVILLE PIKE, SUITE 305 ROCKVILLE, MD 20852

Phone and Email: (804) 929-8418 MIKE.DONIGER@CHABERTON.COM

Signature:

GENERAL NOTES:

1. THE BASE MAP HAS BEEN CREATED USING AERIAL PHOTOGRAPHY, EXISTING TOPOGRAPHY, AND ADJACENT PROPERTY LINES OBTAINED FROM MONTGOMERY COUNTY, MARYLAND, GIS MAPS AND RECORDS. THE SUBJECT PROPERTY BOUNDARY WAS SURVEYED BY JHA COMPANIES IN JULY 2023.
2. THIS PLAN IS IN THE MARYLAND STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.

LEGEND

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

- EXISTING CONTOURS
- NATIONAL WETLAND INVENTORY (NWI) FEATURE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPERTY LINE SETBACK
- 25' WETLAND BUFFER
- EXISTING RIGHT-OF-WAY
- EXISTING TREELINE/ FOREST BOUNDARY
- EXISTING OVERHEAD ELECTRIC LINE W/ POLES
- EXISTING MAPPED WATERCOURSE / POND
- TOP OF STREAM BANK
- 100' STREAM BUFFER
- EXISTING ROCK WALL
- EXISTING CULVERT
- EXISTING BUILDING
- EXISTING EDGE OF PAVED ROAD
- EXISTING EDGE OF UNPAVED ROAD
- EXISTING SOIL BOUNDARY AND SOIL TYPE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SECURITY FENCE
- PROPOSED PAVED ACCESS ROAD
- EXISTING SLOPES >25%
- CONSERVATION EASEMENT
- CONSTRUCTION STAGING AREA
- SIGNIFICANT TREES (24"-30")
- SPECIMEN TREES (>30") WITH CRITICAL ROOT ZONE

GENERAL NOTES:

1. THE BASE MAP HAS BEEN CREATED USING AERIAL PHOTOGRAPHY, EXISTING TOPOGRAPHY, AND ADJACENT PROPERTY LINES OBTAINED FROM MONTGOMERY COUNTY, MARYLAND, GIS MAPS AND RECORDS. THE SUBJECT PROPERTY BOUNDARY WAS SURVEYED BY JHA COMPANIES IN JULY 2023.
2. THIS PLAN IS IN THE MARYLAND STATE PLANE, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.

ARM Group LLC
Engineers and Scientists
www.armgroup.net

no.	revision	date	by
0	ISSUED FOR COUNTY REVIEW	01/29/2025	ARM

scale	1" = 100'
date	3/11/2025
project no.	23010891
designed	JA
checked	JA
drawn	CDW
graphic scale	0 100 200 SCALE IN FEET

drawing title: FOREST CONSERVATION PLAN
PRELIMINARY/FINAL FOREST CONSERVATION PLAN

project title: RAMIERE SOLAR PROJECT
#F20250480

ELECTION DISTRICT: 7 WSSC: 222NW17 TM: DS13
POOLESVILLE,
MONTGOMERY COUNTY, MARYLAND

Sheet 3