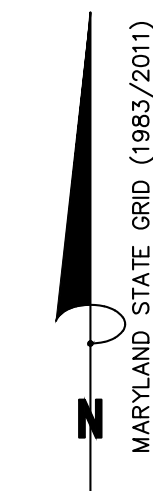


ent A CONDITIONAL USE PERMIT PLAN MOUNTAIN VALE COMMUNITY SOLAR

M-NCPPC APPROVAL STAMP

1.	TAX ACCOUNT NUMBER:	00920793
2.	TAX MAP:	CV62
3.	TAX PARCEL:	P020
4.	OWNER:	JAISAI PROPERTIES, LLC
5.	ADDRESS:	17700 BARNESVILLE RD BARNESVILLE, MD 20838
6.	NET TRACT/CONDITIONAL USE AREA:	11.23 AC.
7.	CURRENT ZONING:	AGRICULTURAL RESERVE (AR)
8.	WATERSHED: USE CLASS:	LITTLE MONOCACY RIVER (#021402020853) USE I-P
9.	BOUNDARY, TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN HEREIN HAVE BEEN OBTAINED FROM A COMBINATION OF MONTGOMERY COUNTY GIS DATA AND FIELD SURVEY CONDUCTED BY BOWMAN CONSULTING GROUP, LTD. (BCG) ON MARCH 1ST, 2024 AND JUNE 5TH, 2024.	
10.	SOIL MAP UNIT BOUNDARIES AND DESCRIPTIONS HAVE BEEN OBTAINED FROM THE MONTGOMERY COUNTY ATLAS (HTTP://WWW.MCATLAS.ORG) AND THE USDA MONTGOMERY COUNTY, MARYLAND SOILS SURVEY.	
11.	NRI/FSD FIELD INVESTIGATION WAS CONDUCTED BY GREGG D. EBERLY (MARYLAND PLA #3609, ISA #4616A) OF BCG ON MARCH 12, 2024 AND MAY 28, 2024.	
12.	BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA).	
13.	BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THE PROPERTY IS LOCATED WITHIN THE PATUXENT RIVER PRIMARY MANAGEMENT AREA (PMA).	
14.	THE WATERS AND WETLANDS WITHIN THE PROJECT WERE DELINEATED BY BOWMAN ON MARCH 12, 13, AND 15, AND JUNE 5, 2024. BASED ON THE REQUIREMENTS OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: EASTERN MOUNTAINS AND PIEDMONT REGION (VERSION 2.0, 2012), AND REPRESENT THOSE AREAS THAT MAY BE WITHIN THE REGULATORY PURVIEW OF THE U.S. ARMY CORPS OF ENGINEERS (USACE), STATE OF MARYLAND AND/OR MONTGOMERY COUNTY. THE LOCATION OF OFFSITE WATERS AND WETLANDS HAS BEEN APPROXIMATED USING AVAILABLE TOPOGRAPHIC INFORMATION MAPPING AERIAL PHOTOGRAPHY, AND FIELD CONDITIONS OBSERVED DURING THE MARCH AND JUNE 2024 FIELD VISITS.	
15.	STREAM BUFFER AND NONTIDAL WETLAND BUFFER WIDTHS HAVE BEEN SHOWN IN ACCORDANCE WITH SECTION III, TABLES 1 & 2 OF THE LATEST VERSION OF THE MONTGOMERY COUNTY, MARYLAND ENVIRONMENTAL GUIDELINES.	
16.	BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THERE IS NO 100-YEAR FLOODPLAIN OR ASSOCIATED BUILDING RESTRICTION LINES ON THE PROPERTY. FEMA MAP NUMBER 24031C015D, EFFECTIVE 9/29/2006.	
17.	BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), A PORTION OF THE PROPERTY IS LOCATED WITHIN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES.	
18.	BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A CRITICAL AREA.	
19.	AN ENVIRONMENTAL REVIEW REQUEST HAS BEEN SENT TO MARYLAND DNR FOR THE PRESENCE OF RARE, THREATENED OR ENDANGERED PLANT OR ANIMAL SPECIES ON THE PROPERTY, THE REQUEST LETTER HAS BEEN PROVIDED ON THE NRI/FSD PLANS.	
20.	BASED ON FIELD INVESTIGATIONS CONDUCTED BY BOWMAN CONSULTING GROUP. LTD. (BCG) ON MARCH 12 AND THE MINIMUM SIZE REQUIREMENT FOR SIGNIFICANT TREE AND A SPECIMEN TREE AS SPECIFIED BY THE M-NCPCC TREE TECHNICAL MANUAL THERE ARE 4 SPECIMEN TREES AND 6 SIGNIFICANT TREES WITHIN THE DETAILED STUDY AREA. THERE ARE NO KNOWN COUNTY AND/OR STATE CHAMPION TREES WITHIN THE DETAILED STUDY AREA. THERE ARE NO TREES HAVING A DIAMETER OF 75% OR MORE OF THE CURRENT STATE CHAMPION FOR THE SPECIES WITHIN THE DETAILED STUDY AREA. SEE TREE TABLE ON NRI/FSD PLANS.	
21.	TREE DIAMETERS WERE MEASURED USING A FORESTRY DIAMETER TAPE.	
22.	BARNESVILLE ROAD IS CLASSIFIED AS A RUSTIC ROAD.	
23.	THIS CONDITIONAL USE PERMIT PLAN IS SUBJECT TO NRI/FSD #420242090, APPROVED 09/13/24.	
24.	CONCEPT STORMWATER MANAGEMENT PLAN #295856 FOR THE PROJECT HAS BEEN SUBMITTED UNDER A SEPARATE APPLICATION.	



$$1'' = 1,000'$$

SOURCE: MONTGOMERY COUNTY GIS DATA

JAISAI PROPERTIES, LLC
4007 BROADSTONE STREET
FREDERICK, MD 21704
PHONE: 240-423-3615
ATTN: DR. PRAVEEN BOLARUM

DAVIS HILL DEVELOPMENT, LLC
1616 16TH AVENUE SOUTH
MUSIC ROW
NASHVILLE, TN 37212
ATTN: JESSE CONNOR

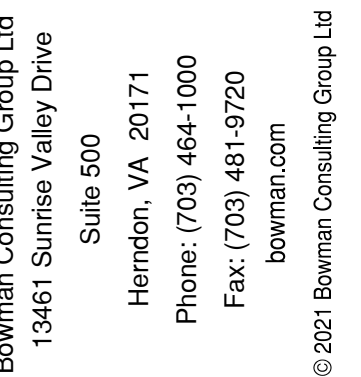
BREGMAN, BERBERT, SCHWARTZ & GILDAY, LLC
7315 WISCONSIN AVENUE, SUITE 800 WEST
BETHESDA, MD 20814
PHONE: 301-656-2707
ATTN: SOO LEE-CHO

BOWMAN CONSULTING
13461 SUNRISE VALLEY DRIVE
HERNDON, VIRGINIA 20171
PHONE: 703-464-1007
ATTN: GREGG D. EBERLY

BOWMAN CONSULTING
13461 SUNRISE VALLEY DRIVE
HERNDON, VIRGINIA 20171
PHONE: 703-464-1007
ATTN: ETHAN PACIFICO

- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 CONDITIONAL USE SITE PLAN
- 4 SITE DETAILS
- 5 SITE SECTION & ELEVATION
- 6 FIRE HYDRANT & EMERGENCY ACCESS PLAN
- 7 EMERGENCY ACCESS DETAILS
- 8 SITE LANDSCAPE PLAN
- 9 DETAILED SITE LANDSCAPE PLAN
- 10 LANDSCAPE NOTES & DETAILS (1 OF 2)
- 11 LANDSCAPE NOTES & DETAILS (2 OF 2)
- 12 DRAINAGE DIVIDE MAP
- 13 PRESENT RUNOFF CURVE NUMBER & RUNOFF
- 14 DEVELOPED RUNOFF CURVE NUMBER & RUNOFF
- 15 CORRESPONDENCE
- 16 CORRESPONDENCE
- 17 CORRESPONDENCE
- 18 CORRESPONDENCE
- 19 CORRESPONDENCE

<u>SITE TABULATIONS</u>	
EXISTING ZONING:	AGRICULTURAL RESERVE (AR)
LIMITS OF DISTURBANCE:	6.45 AC.
NET TRACT/CONDITIONAL USE AREA:	11.23 AC.
PROPOSED FENCED AREA:	6.26 AC. (SOLAR COLLECTION SYSTEM)
 <u>LOT & DENSITY</u>	
MINIMUM SITE AREA:	25 AC.
MINIMUM LOT AREA:	40,000 S.F.
MAXIMUM LOT COVERAGE:	10% (ALL ROOFED BUILDINGS & STRUCTURES)
PROPOSED LOT COVERAGE:	1.0% +/-36,000 SF.
 <u>SETBACKS & HEIGHT</u>	
FRONT SETBACK REQUIRED:	50'
FRONT SETBACK PROPOSED:	50' MIN.
 SIDE STREET SETBACK REQUIRED:	50'
SIDE STREET SETBACK PROPOSED:	50' MIN.
 SIDE SETBACK REQUIRED:	20'
SIDE SETBACK PROPOSED :	20' MIN.
 REAR SETBACK REQUIRED:	35'
REAR SETBACK PROPOSED:	35' MIN.
 MAXIMUM HEIGHT:	50'
MAXIMUM HEIGHT PROPOSED:	10' MAX. (SOLAR COLLECTION SYSTEM)

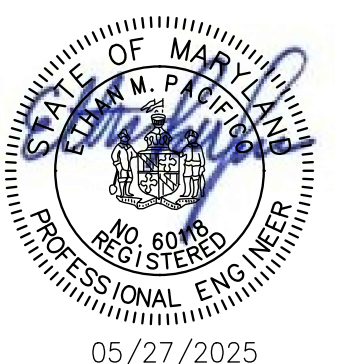


MOUNTAIN VALE COMMUNITY SOLAR
17700 BARNESVILLE ROAD, BARNESVILLE MD

WSSC GRID #230NW17, 230NW18, 231NW17 & 230NW18
TAX MAP: CV62, GRID: 0000, PARCEL: P020

MONTGOMERY COUNTY, MARYLAND

ELECTION DISTRICT 11



5/27/2025

AN STATUS

/27/25	CONDITIONAL USE SITE PLAN
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--	--

DATE	DESCRIPTION
------	-------------

EP	EG	EP
----	----	----

EF	EG	EF
REGION	BRAIN	CLUST

DESIGN	DRAWN	CHKD
H: AS SHOWN		

SCALE H: AS SHOWN
V: N/A

JOB No. 140362-01-001

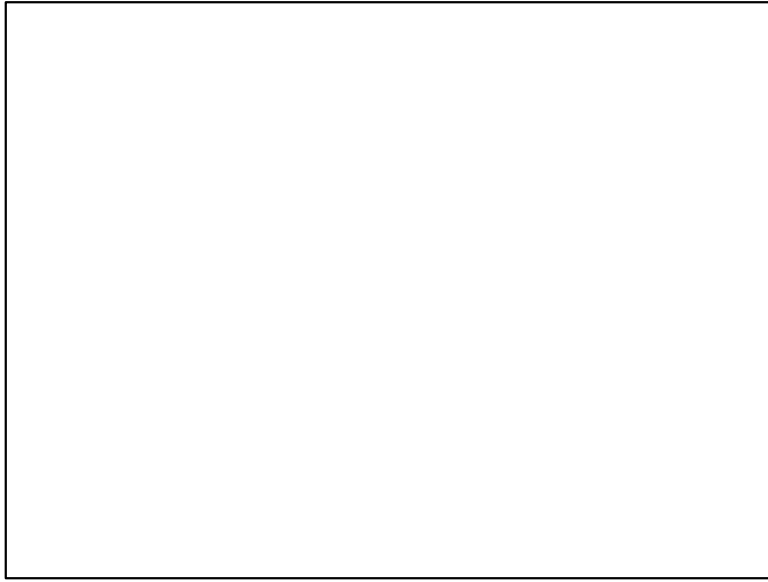
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DATE : MAY, 2025

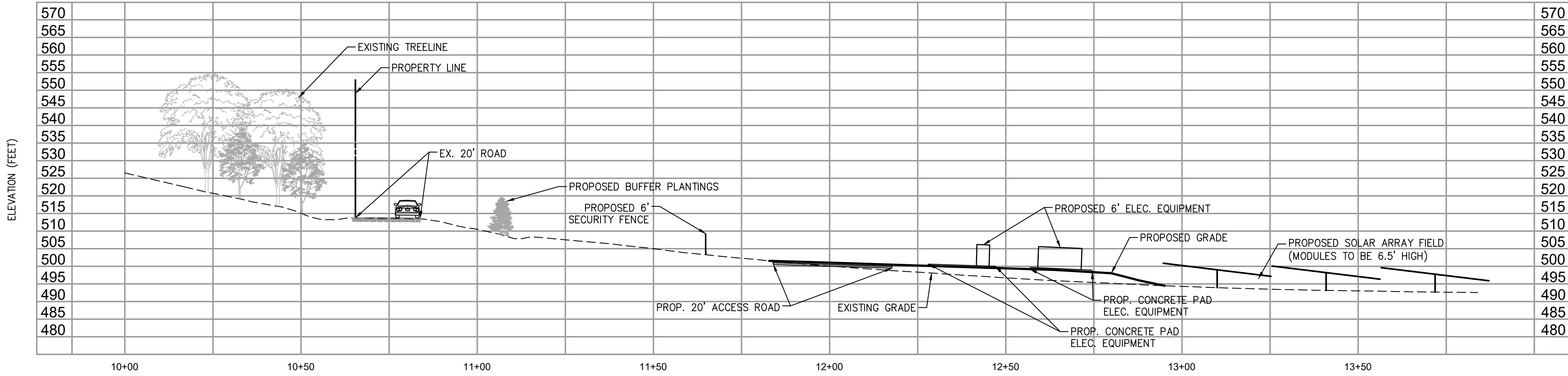
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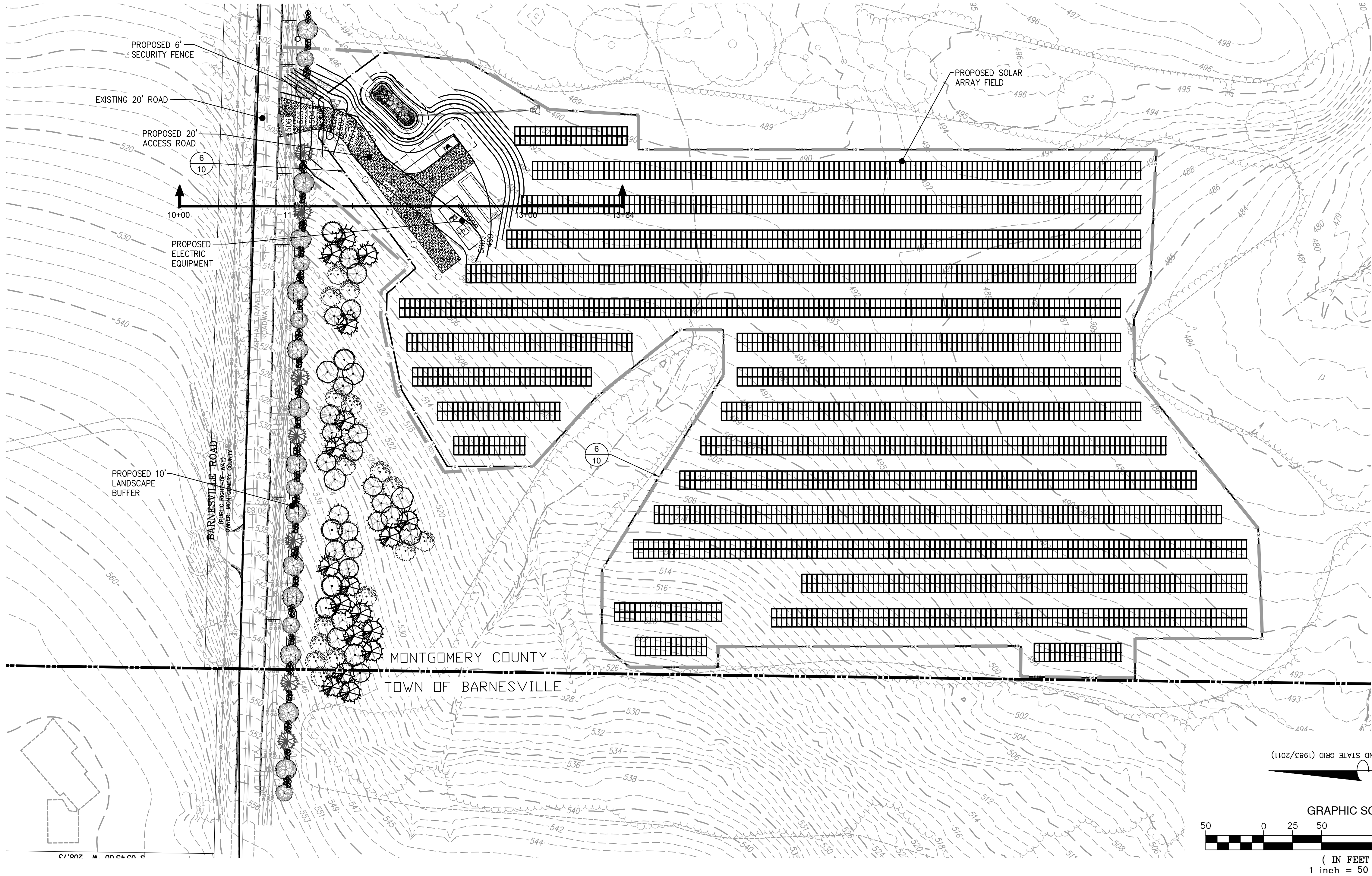
SHEET 1 OF 19



M-NOPPC APPROVAL STAMP



NORTH-SOUTH SECTION PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'



Bowman

Bowman Consulting Group Ltd
13461 Sunrise Valley Drive
Suite 500
Henderson, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
bowman.com

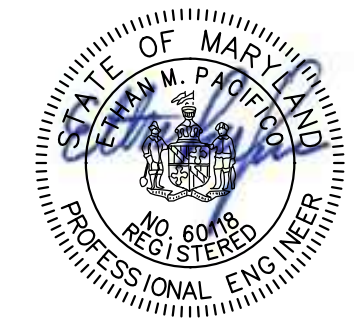
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SITE SECTION & ELEVATION
MOUNTAIN VALE COMMUNITY SOLAR

17700 BARNESVILLE ROAD, BARNESVILLE MD
WSSC GRID #230NW17, 230NW18, 231NW17 & 230NW18
TAX MAP: CV62, GRID: 0000, PARCEL: P020

MONTGOMERY COUNTY, MARYLAND ELECTION DISTRICT 11

PLAN #295856



05/27/2025

PLAN STATUS

05/27/25 CONDITIONAL USE SITE PLAN

DATE DESCRIPTION

EP EG EP
DESIGN DRAWN CHKD

SCALE H: 1"=50'
V: N/A

JOB No. 140362-01-001

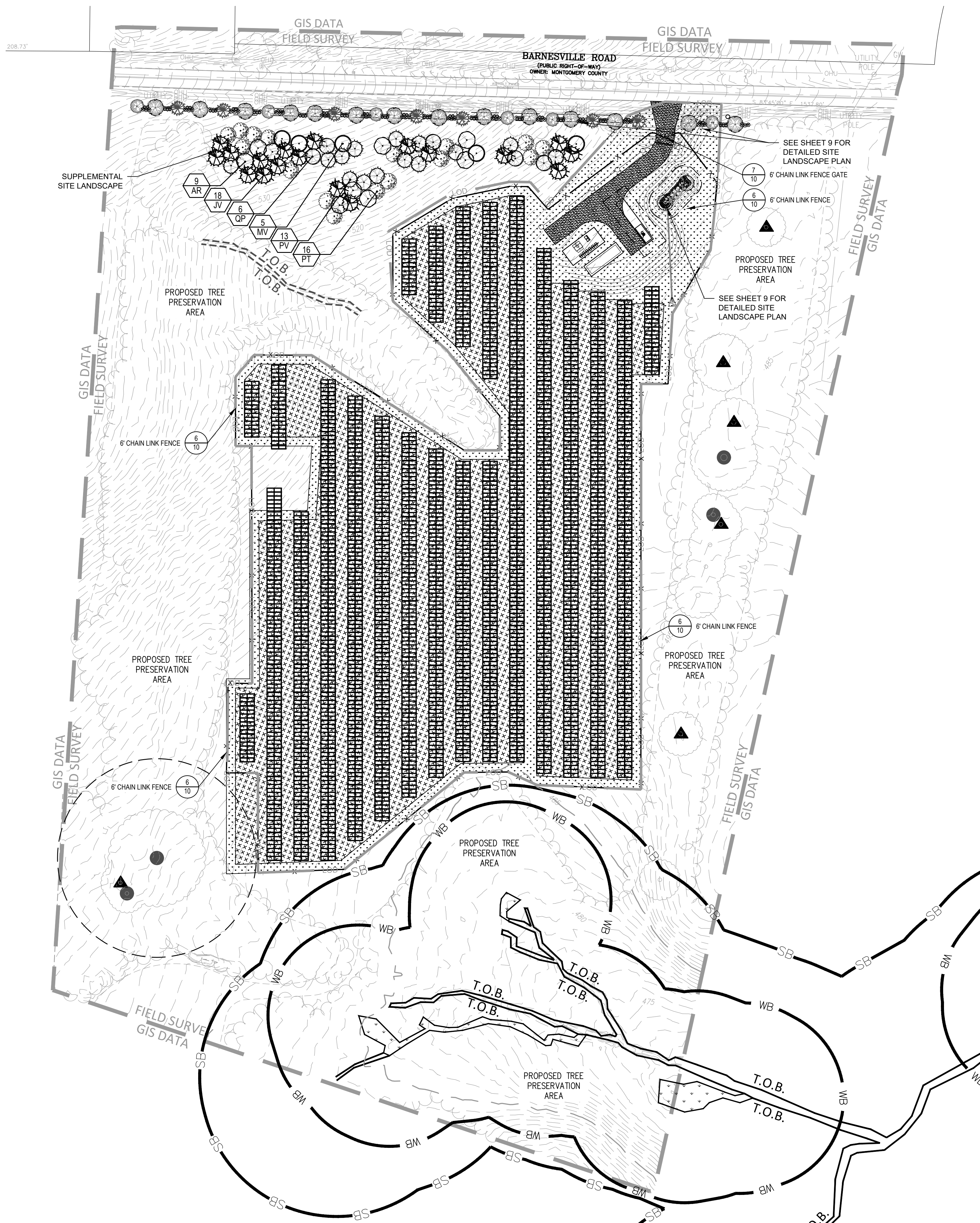
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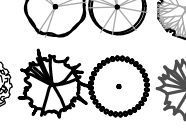
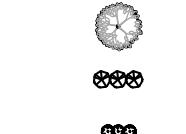
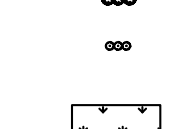
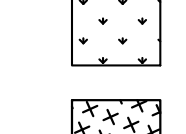
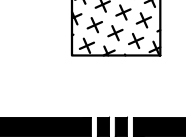
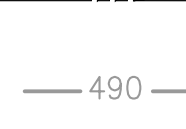

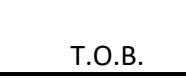

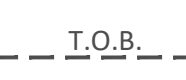
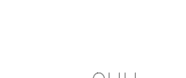




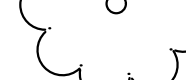





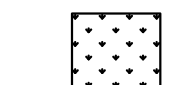
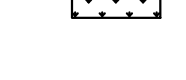
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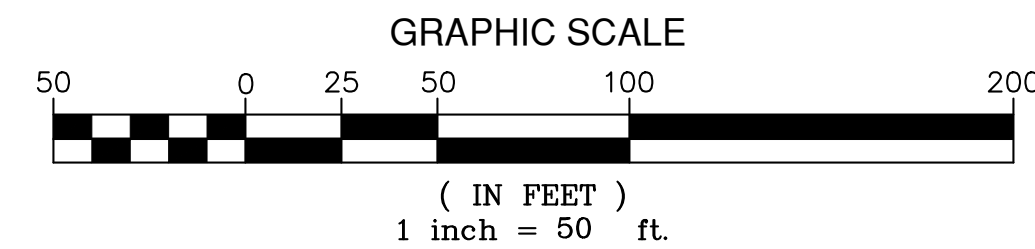
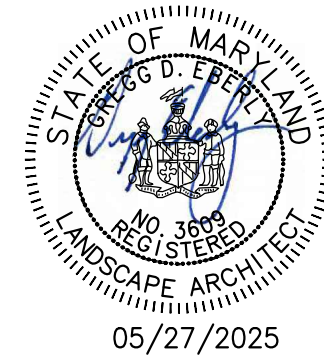
SHEET 5 OF 19



The map shows a section of land with several roads. Barnesville Rd runs horizontally across the top. Old Baltimore Rd runs diagonally from the top right towards the center. A third road, also labeled Barnesville Rd, runs diagonally from the center towards the bottom right. A shaded rectangular area is located in the upper left, bounded by Barnesville Rd to the north and a dashed line to the south. The map is oriented with North at the top.



- | | |
|---|--|
|  | PROPOSED CANOPY TREE |
|  | PROPOSED UNDERSTORY TREE |
|  | PROPOSED LARGE SHRUB |
|  | PROPOSED MEDIUM SHRUB |
|  | PROPOSED SMALL SHRUB |
|  | PROPOSED TURF GRASS
(58,773 S.F. OR 1.35 AC.) |
|  | PROPOSED POLLINATOR SEED MIX
(211,915 S.F. OR 4.86 AC.) |
|  | EXISTING PROPERTY BOUNDARY
(109.51 AC.) |
|  | EXISTING INDEX CONTOURS |
|  | EXISTING INDEX CONTOURS |
|  | EXISTING STREAM CENTER LINE |
|  | EXISTING PERENNIAL OR
INTERMITTENT STREAM
(BUFFER SHOWN) |
|  | EXISTING EPHEMERAL STREAM
(NO BUFFER REQUIRED) |
|  | EXISTING OVERHEAD UTILITY |
|  | EXISTING STREAM BUFFER |
|  | EXISTING WETLAND BUFFER |
|  | EXISTING TREE OTHER
(18-24" CALIPER DBH) |
|  | EXISTING SIGNIFICANT
(24-29" CALIPER DBH) |
|  | EXISTING SPECIMEN TREE
(30+ CALIPER DBH) |
|  | EXISTING TREE/FOREST LINE |
|  | EXISTING NONTIDAL PALUSTRINE
EMERGENT WETLAND |
|  | PROPOSED LIMITS OF DISTURBANCE |
|  | PROPOSED 6' HEIGHT CHAIN LINK FENCE |



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13461 Sunrise Valley Drive
Suite 500
Hemdon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
bowman.com

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SITE LANDSCAPE PLAN

MOUNTAIN VALE COMMUNITY SOLAR

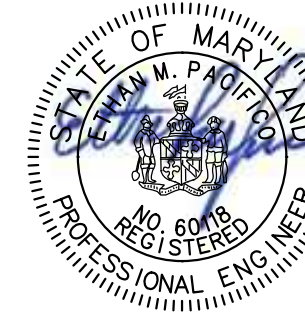
17700 BARNESVILLE ROAD, BARNESVILLE MD
WSSC GRID #230NW17, 230NW18, 231NW17 & 230NW18
TAX MAP: CV62, GRID: 0000, PARCEL: P020

TAX MAP: CV62, GRID: 0000, PARCEL: P020

MONTGOMERY COUNTY MARYLAND

ELECTION DISTRICT 11

PLAN #295856



05/27/2025

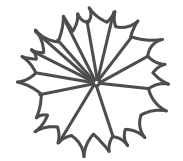
PLAN STATUS

05/27/25	CONDITIONAL USE SITE PLAN
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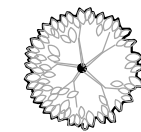
DATE	DESCRIPTION	
EP DESIGN	EG DRAWN	EP CHKD
SCALE	H: 1' = 50" V: N/A	
JOB No. 140362-01-001		
DATE : MAY, 2025		
FILE No. 140362-D-CP-001-LSP		



PROPOSED CANOPY TREE



PROPOSED UNDERSTORY
EVERGREEN TREE



PROPOSED UNDERSTORY TREE



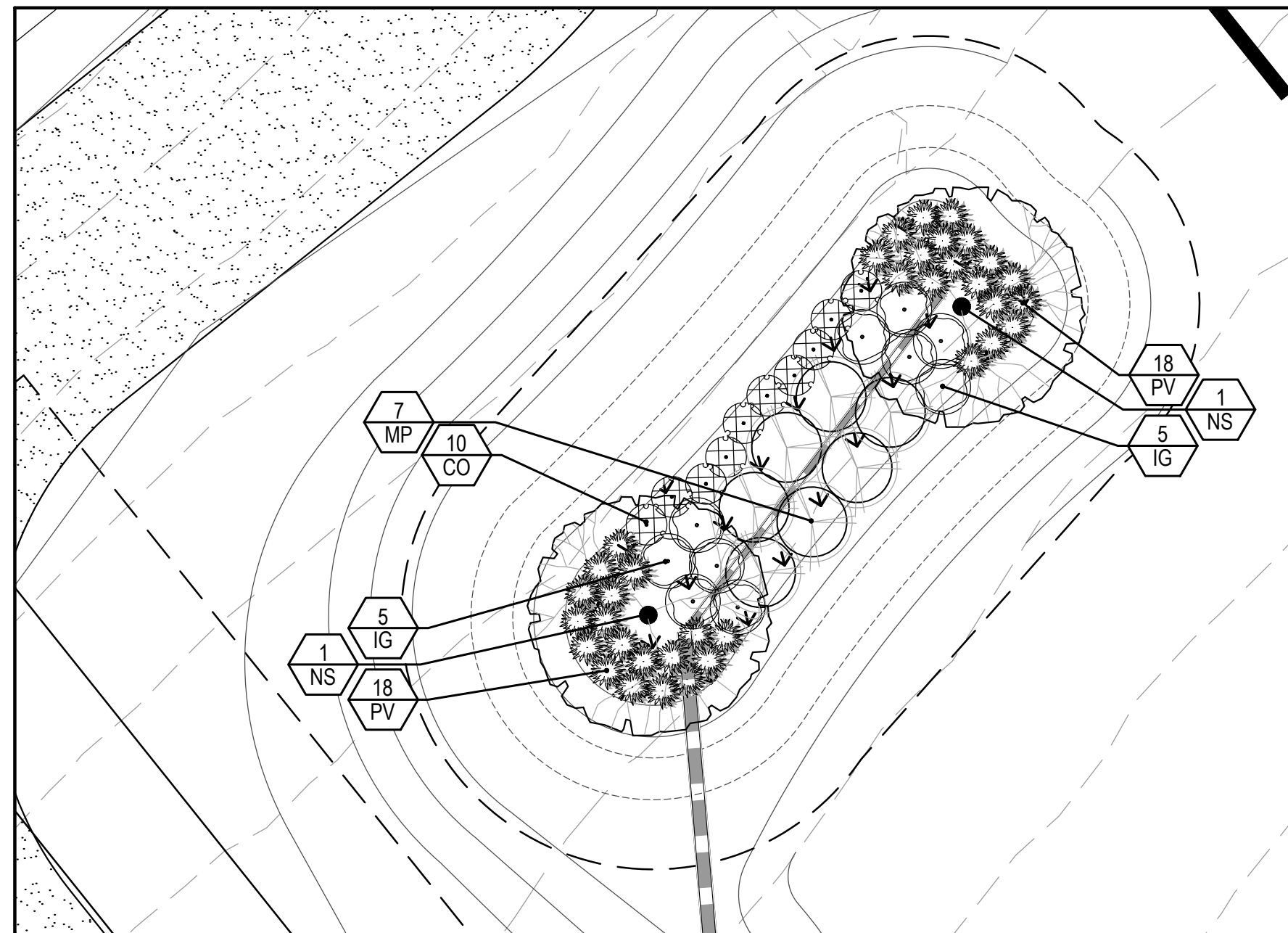
PROPOSED LARGE SHRUB



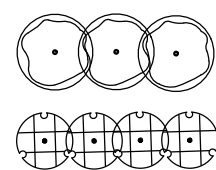
PROPOSED MEDIUM SHRUB



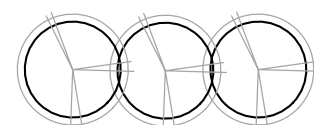
PROPOSED SMALL SHRUB



PROPOSED CANOPY TREE



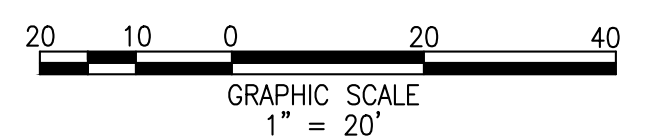
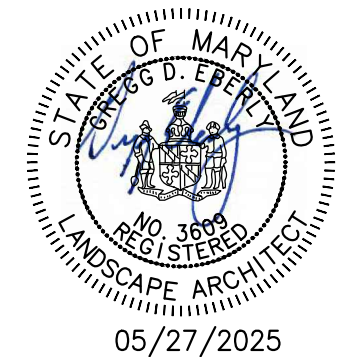
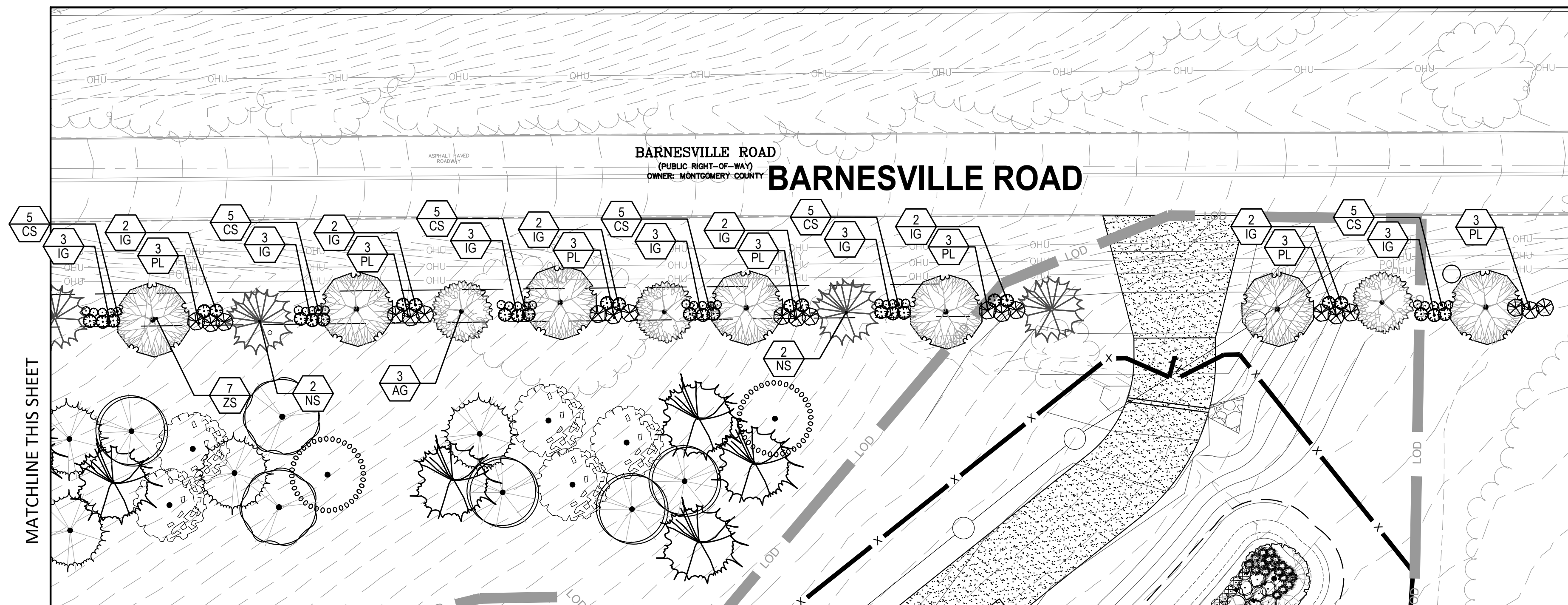
PROPOSED MEDIUM SHRUB



PROPOSED LARGE SHRUB



PROPOSED GRASSES



MATCHLINE THIS SHEET



MARYLAND STATE GRID (1983/2011)

Bowman

Bowman Consulting Group Ltd
13461 Sunrise Valley Drive

Suite 500

Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9730

1 800 461-3720
bowman.com

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DETAILED SITE LANDSCAPE PLAN

MOUNTAIN VALE COMMUNITY SOLAR

17700 BABNESVILLE ROAD, BABNESVILLE, MD

17700 BARNESVILLE ROAD, BARNESVILLE MD
WSSC GBID #230NW17, 230NW18, 231NW17 & 230NW18

TAX MAP: CV62, GRID: 0000, PARCEL: P020

NTY, MARYLAND

MONTGOMERY COUNTY, MARYLAND

DETAILED SITE LANDSCAPE PLAN

PLAN #295856



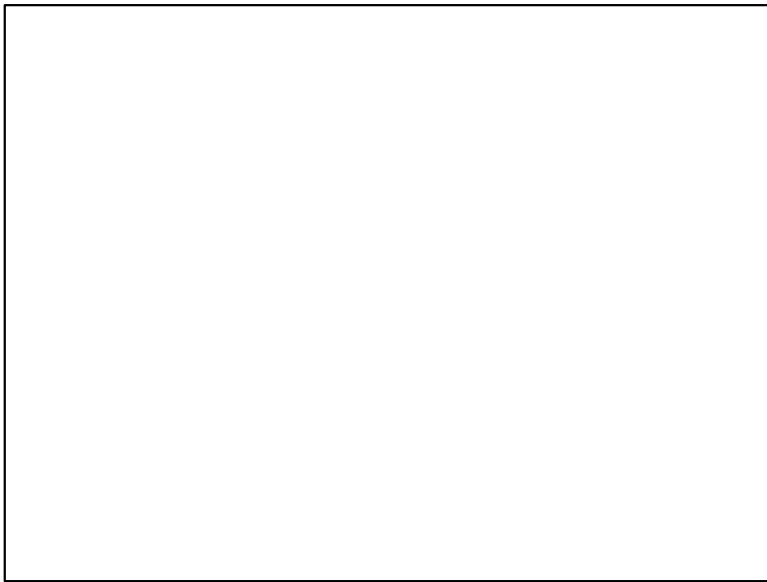
05/27/2025

PLAN STATUS

05/27/25	CONDITIONAL USE SITE PLAN
----------	---------------------------

DATE	DESCRIPTION	
EP DESIGN	EG DRAWN	EP CHKD
SCALE	H: 1" = 20' V: N/A	
JOB No. 140362-01-001		
DATE : MAY, 2025		
FILE No. 140362-D-CP-001-LSP		

SHEET 9 OF 19



M-NOPPC APPROVAL STAMP

DESIGN CERTIFICATION

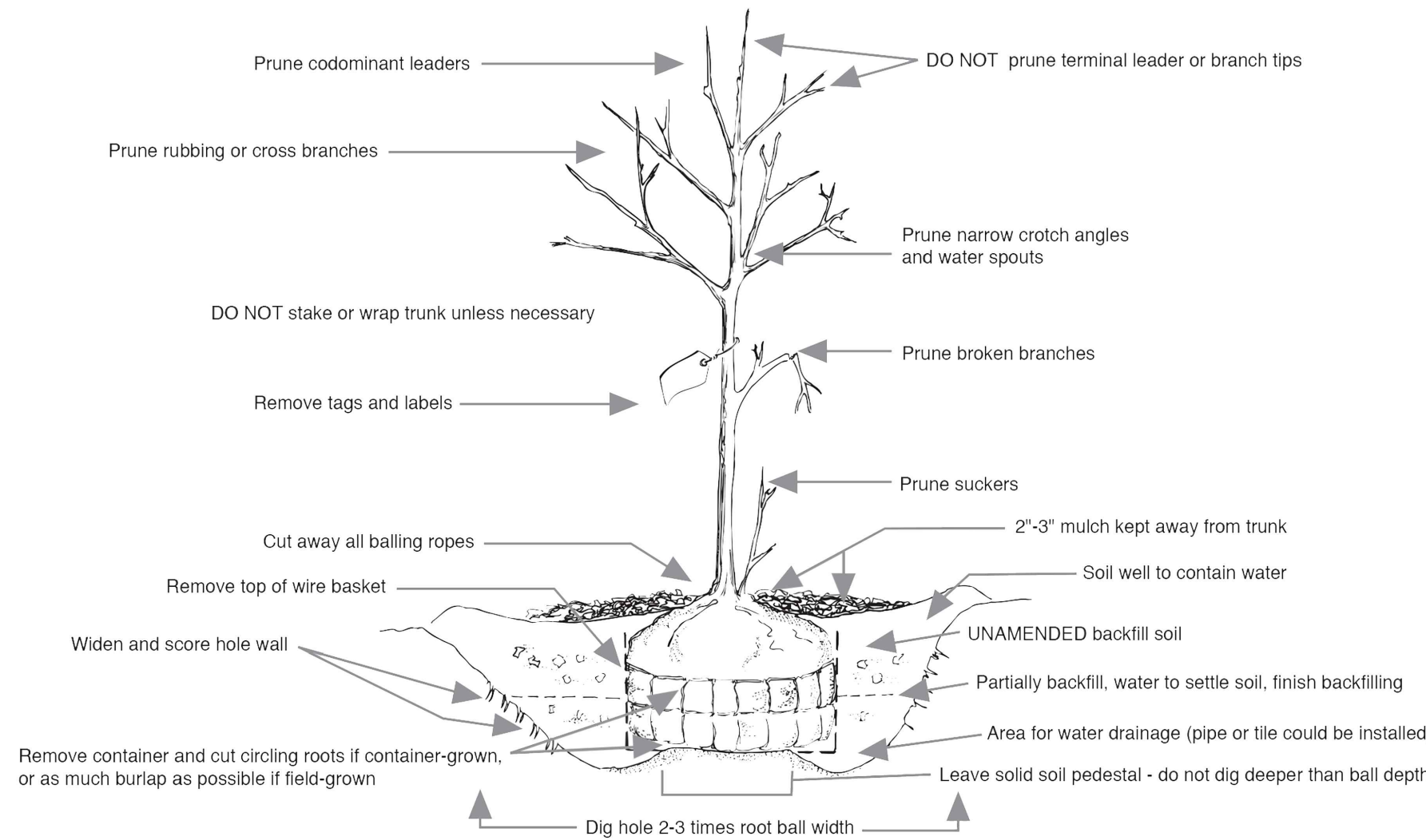
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL", MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES EXECUTIVE REGULATION 5-90, 7-02AM AND 36-90, AND MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION "STORM DRAIN DESIGN CRITERIA" DATED AUGUST 1988.

Ethan Pacifico
DESIGN ENGINEER SIGNATURE

12/13/2024
DATE

ETHAN PACIFICO, P.E.
PRINTED NAME

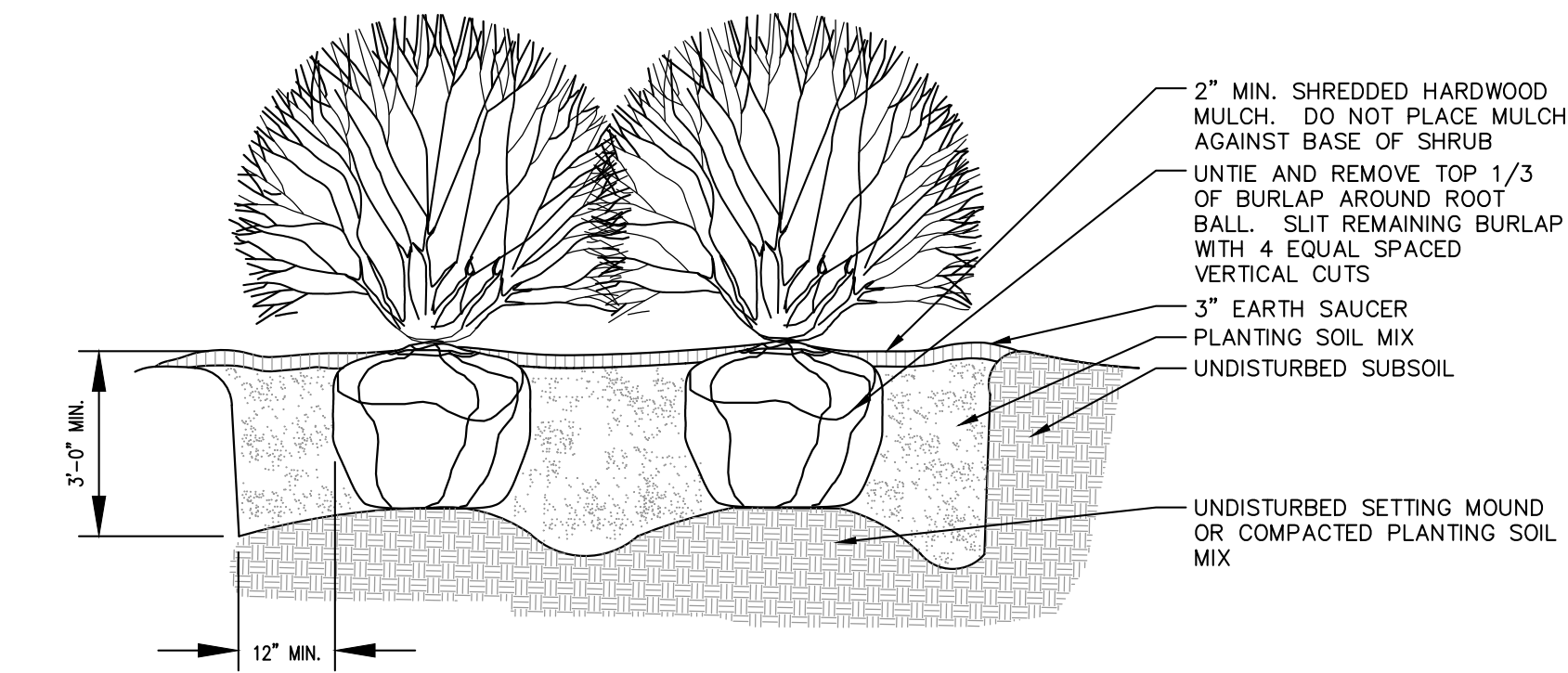
60118
REGISTRATION NUMBER



1 DECIDUOUS TREE PLANTING DETAIL

SECTION

Scale: NO SCALE



2 SHRUB PLANTING DETAIL

SECTION

Scale: NO SCALE



Ernst Conservation Seeds

8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

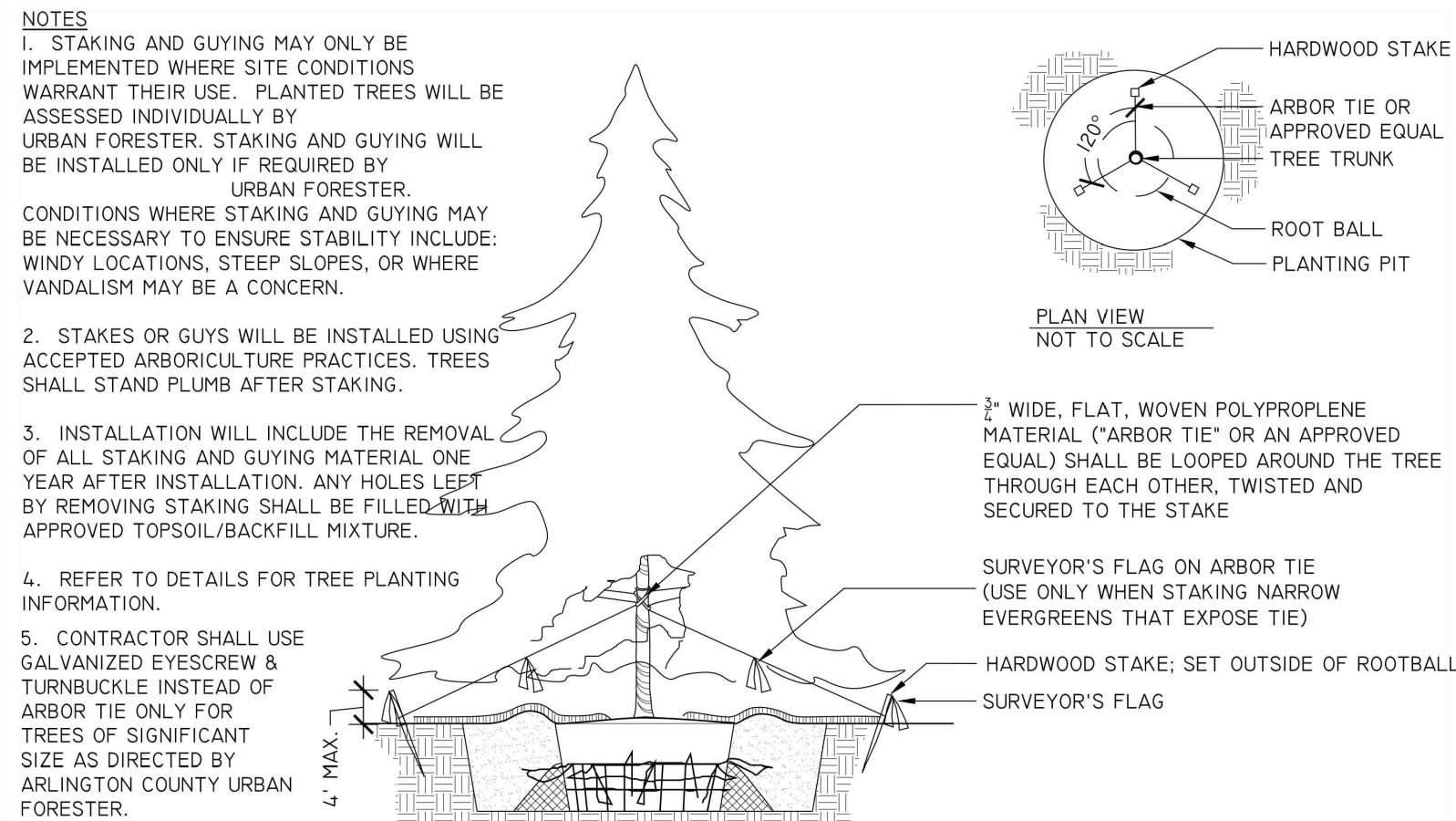
Date: June 26, 2022

VA Solar Pollinator 3' Mix - ERNMX-622

Botanical Name	Common Name	Price/Lb
91.00 % <i>Bouteloua gracilis</i> , Bad River	Blue Grama, Bad River	36.76
4.00 % <i>Asclepias tuberosa</i>	Butterfly Milkweed	312.00
2.00 % <i>Chamaecrista fasciculata</i> , PA Ecotype	Partridge Pea, PA Ecotype	7.20
2.00 % <i>Chamaecrista nictitans</i> , NC Ecotype	Sensitive Pea, NC Ecotype	57.60
0.50 % <i>Oenothera fruticosa</i> var. <i>fruticosa</i>	Sundrops	360.00
0.50 % <i>Penstemon hirsutus</i>	Hairy Beardtongue	480.00

100.00 % Mix Price/Lb Bulk: \$51.43

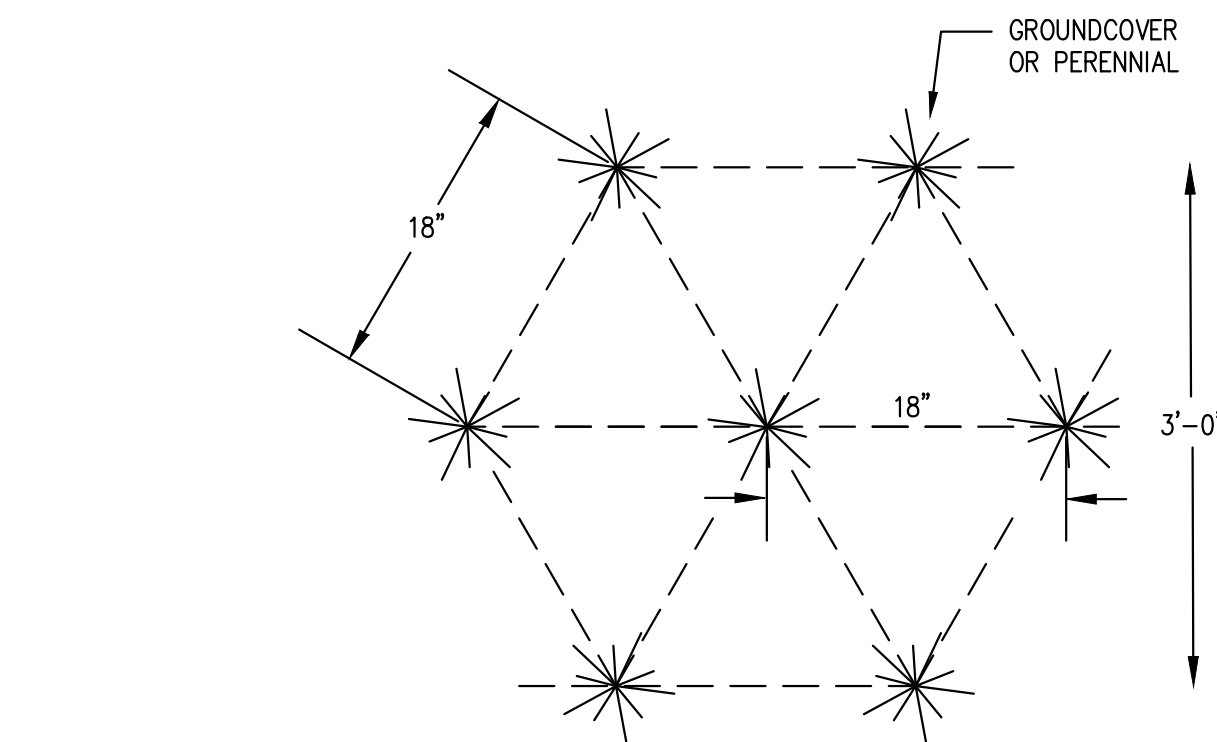
Seeding Rate: Seed at 8 lbs/acre with 30 lbs/acre of a cover crop. For a cover crop use either grain oats (1 Jan to 31 Jul), brown top millet (10 lbs/acre; 1 May to 31 Aug) or grain rye (1 Aug to 31 Dec).



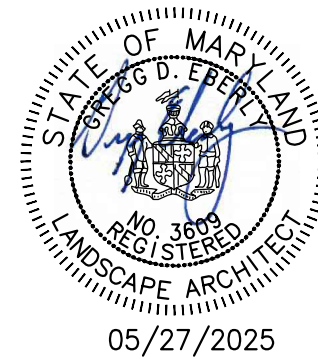
EVERGREEN TREE STAKING

ELEVATION

NOT TO SCALE



NOTES:
1. PLANTS TO BE ARRANGED IN A TRIANGULAR PATTERN FOR MAXIMUM COVERAGE.
2. BLACK EYE SUSAN AND PURPLE CONEFLOWER TO BE PLANTED IN A RANDOM DISTRIBUTION TO MAXIMIZE VARIETY THROUGHOUT THE PERENNIAL PLANTING BED.



3 POLLINATOR SEED MIX

(OR APPROVED DETAIL)

Scale: NO SCALE

4 EVERGREEN TREE PLANTING DETAIL

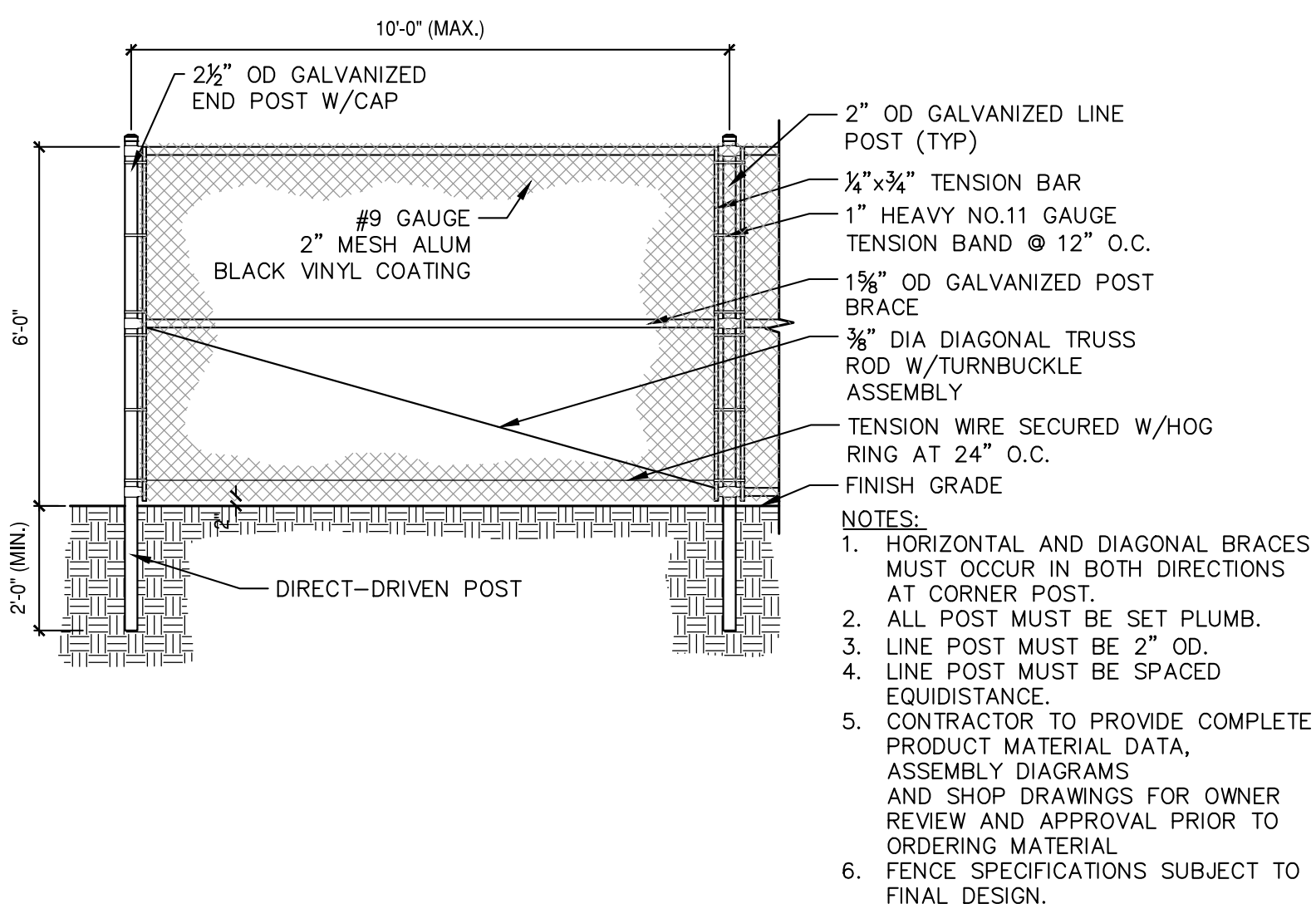
SECTION

Scale: NO SCALE

5 TYPICAL PERENNIAL SPACING

PLAN

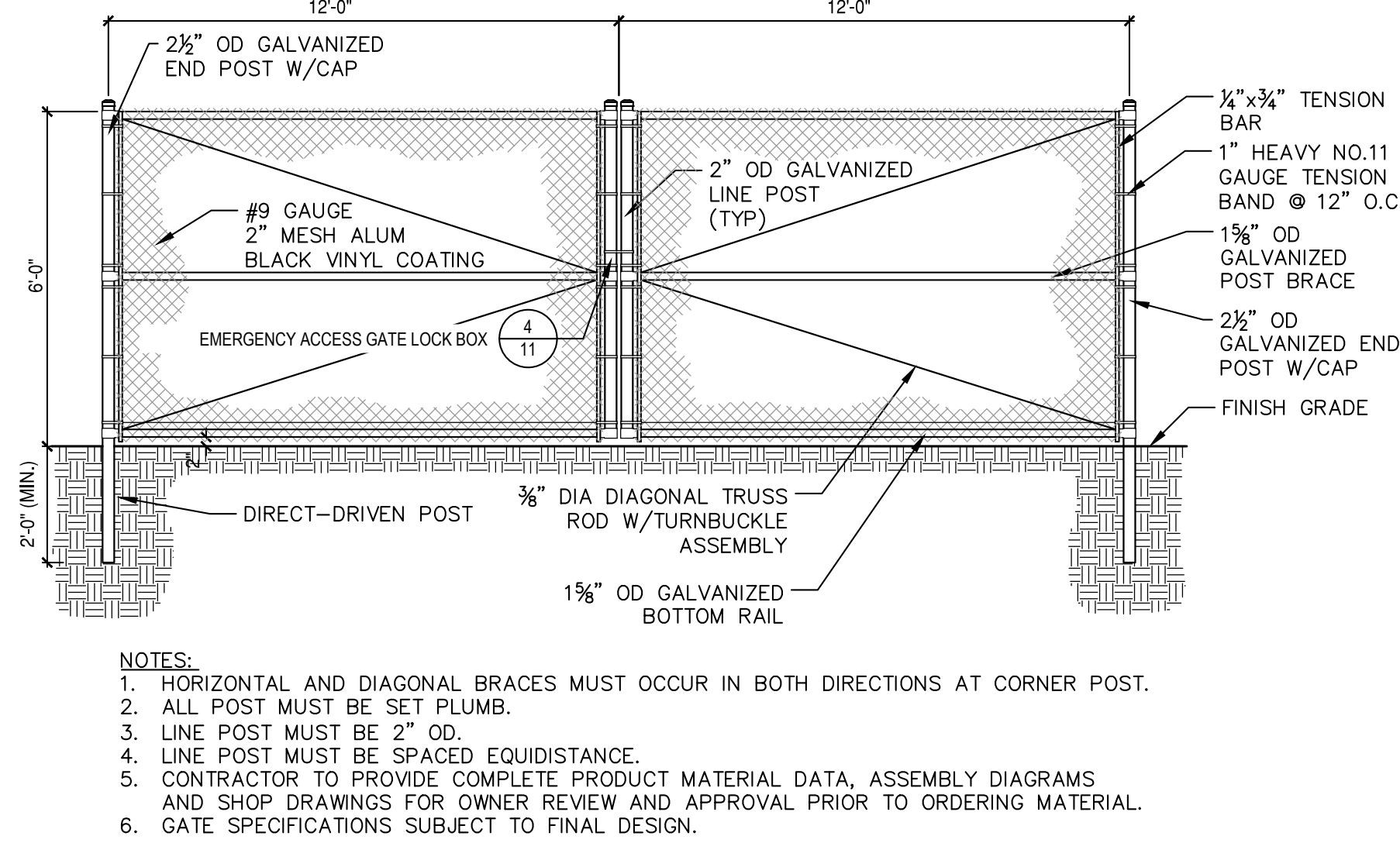
Scale: NO SCALE



6 6' CHAIN LINK FENCE

SECTION

Scale: NO SCALE



7 6' CHAIN LINK FENCE GATE

SECTION

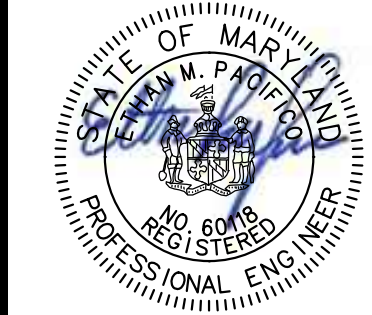
Scale: NO SCALE

Bowman

Bowman Consulting Group Ltd
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 461-9720
bowman.com
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LANDSCAPE NOTES & DETAILS (1 OF 2)
MOUNTAIN VALE COMMUNITY SOLAR
17700 BARNESVILLE ROAD, BARNESVILLE MD
WSSC GRID #230NW17, 230NW18, 231NW17 & 230NW18
TAX MAP: CV62, GRID: 0000, PARCEL: P020
ELECTION DISTRICT 11
MONTGOMERY COUNTY, MARYLAND

PLAN #295856



05/27/2025
PLAN STATUS
05/27/25 CONDITIONAL USE SITE PLAN

DATE	DESCRIPTION
EP	EG EP
DESIGN	DRAWN CHKD
SCALE	H: N/A V: N/A
JOB No.	140362-01-001
DATE	MAY, 2025
FILE No.	140362-D-CP-001-LSD

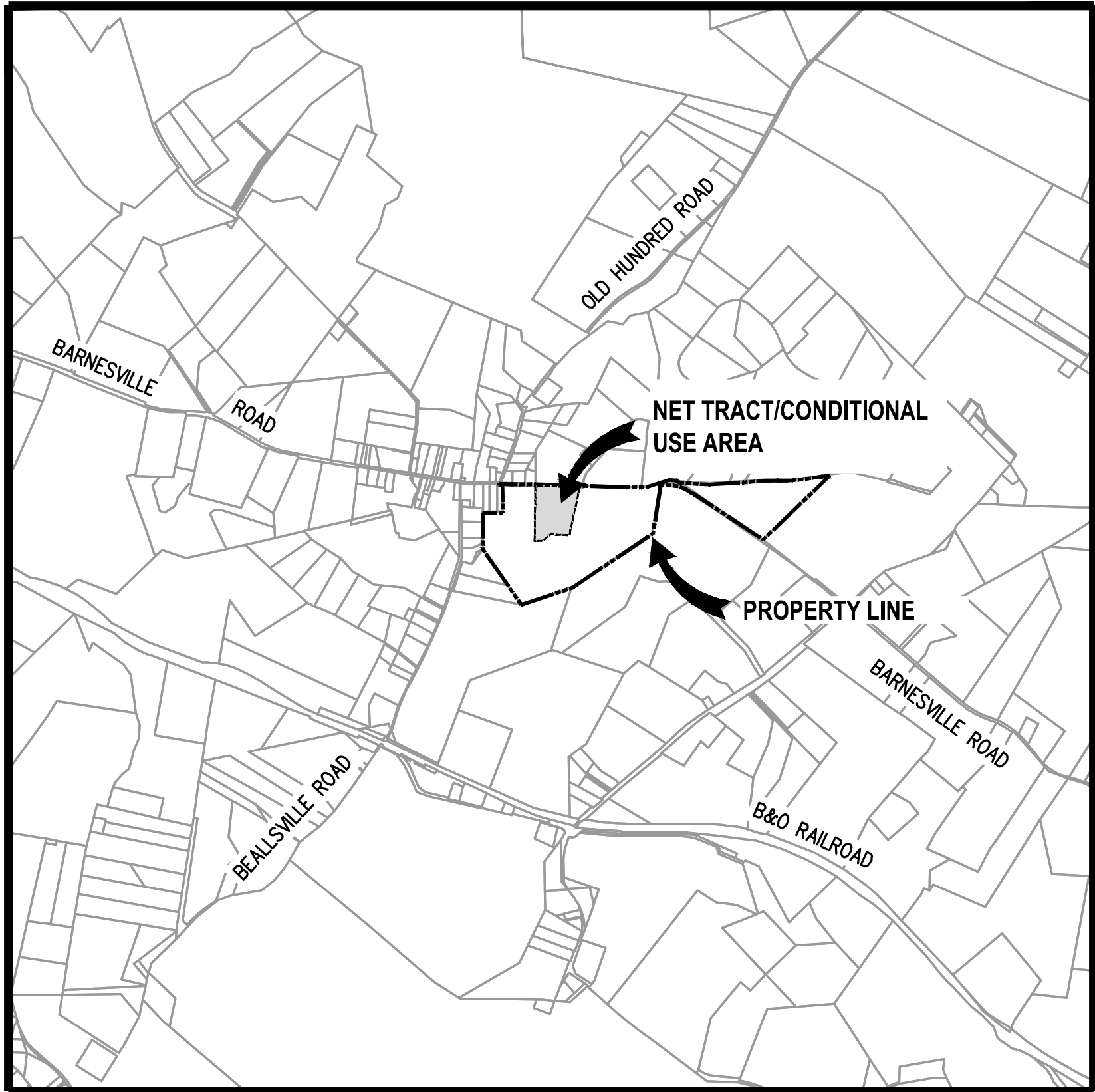
SHEET 10 OF 19

FINAL FOREST CONSERVATION PLAN (F20250530)
MOUNTAIN VALE COMMUNITY SOLAR
17700 BARNESVILLE ROAD
BARNESVILLE, MARYLAND 20838
APRIL 30, 2025

M-NCPPC APPROVAL STAMP

NOTES

- TAX ACCOUNT NUMBER: 00920793
- TAX MAP: CV62
- TAX PARCEL: P020
- OWNER: JAISAI PROPERTIES, LLC
- ADDRESS: 17700 BARNESVILLE ROAD
BARNESVILLE, MD 20838
- NET TRACT/CONDITIONAL USE AREA: 11.23 AC.
- CURRENT ZONING: AGRICULTURAL RESERVE (AR) – MONTGOMERY COUNTY
- WATERSHED: LITTLE MONOCACY RIVER (#021402020853)
USE CLASS: USE I-P
- BOUNDARY, TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN HEREIN HAVE BEEN OBTAINED FROM A COMBINATION OF MONTGOMERY COUNTY GIS DATA AND FIELD SURVEY CONDUCTED BY BOWMAN CONSULTING GROUP, LTD. (BCG).
- SOIL MAP UNIT BOUNDARIES AND DESCRIPTIONS HAVE BEEN OBTAINED FROM THE MONTGOMERY COUNTY ATLAS (HTTP://WWW.MCATLAS.ORG) AND THE USDA MONTGOMERY COUNTY, MARYLAND SOILS SURVEY. SEE SOILS TABLE ON THIS SHEET.
- NRI/FSD FIELD INVESTIGATION WAS CONDUCTED BY GREGG D. EBERLY (MARYLAND PLA #3609, ISA #4616A) OF BCG ON MARCH 12, 2024 AND MAY 28, 2024.
- BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA).
- BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THE PROPERTY IS LOCATED WITHIN THE PATUXENT RIVER PRIMARY MANAGEMENT AREA (PMA).
- THE WATERS AND WETLANDS WITHIN THE PROJECT WERE DELINEATED BY BOWMAN ON MARCH 12, 13, AND 15, AND JUNE 5, 2024, BASED ON THE REQUIREMENTS OF THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: EASTERN MOUNTAINS AND PIEDMONT REGION (VERSION 2.0, 2012), AND REPRESENT THOSE AREAS THAT MAY BE WITHIN THE REGULATORY PURVIEW OF THE U.S. ARMY CORPS OF ENGINEERS (USACE), STATE OF MARYLAND AND/OR MONTGOMERY COUNTY. THE LOCATION OF OFFSITE WATERS AND WETLANDS HAS BEEN APPROXIMATED USING AVAILABLE TOPOGRAPHIC INFORMATION MAPPING, AERIAL PHOTOGRAPHY, AND FIELD CONDITIONS OBSERVED DURING THE MARCH AND JUNE 2024 FIELD VISITS.
- STREAM BUFFER AND NONTIDAL WETLAND BUFFER WIDTHS HAVE BEEN SHOWN IN ACCORDANCE WITH SECTION III, TABLES 1 & 2 OF THE LATEST VERSION OF THE MONTGOMERY COUNTY, MARYLAND ENVIRONMENTAL GUIDELINES.
- BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THERE IS NO 100-YEAR FLOODPLAIN OR ASSOCIATED BUILDING RESTRICTION LINES ON THE PROPERTY. FEMA MAP NUMBER 24031C0151D, EFFECTIVE 9/29/2006.
- BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), A PORTION OF THE PROPERTY IS LOCATED WITHIN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES.
- BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A CRITICAL AREA.
- AN ENVIRONMENTAL REVIEW WAS CONDUCTED BY MARYLAND DNR FOR THE PRESENCE OF RARE, THREATENED OR ENDANGERED PLANT OR ANIMAL SPECIES ON THE PROPERTY. THE WILDLIFE AND HERITAGE SERVICE HAS NO OFFICIAL RECORDS FOR STATE OR FEDERAL LISTED, CANDIDATE, PROPOSED, OR RARE PLANT OR ANIMAL SPECIES WITHIN THE PROJECT AREA.
- BASED ON FIELD INVESTIGATIONS CONDUCTED BY BOWMAN CONSULTING GROUP, LTD. (BCG) ON MARCH 12 AND THE MINIMUM SIZE REQUIREMENT FOR A SIGNIFICANT TREE AND A SPECIMEN TREE AS SPECIFIED BY THE M-NCPPC TREE TECHNICAL MANUAL, THERE ARE 4 SPECIMEN TREES AND 6 SIGNIFICANT TREES WITHIN THE DETAILED STUDY AREA. THERE ARE NO KNOWN COUNTY AND/OR STATE CHAMPION TREES WITHIN THE DETAILED STUDY AREA. THERE ARE NO TREES HAVING A DIAMETER OF 75% OR MORE OF THE CURRENT STATE CHAMPION FOR THE SPECIES WITHIN THE DETAILED STUDY AREA. SEE TREE TABLE ON SHEET 6.
- THIS FINAL FOREST CONSERVATION PLAN WAS PREPARED IN ACCORDANCE WITH CHAPTER 22-A OF THE MONTGOMERY COUNTY CODE AND THE LATEST EDITION OF THE MONTGOMERY COUNTY TREES APPROVED TECHNICAL MANUAL.
- TREE DIAMETERS WERE MEASURED USING A FORESTRY DIAMETER TAPE.
- BARNESVILLE ROAD IS CLASSIFIED AS A RUSTIC ROAD.
- THIS FINAL FOREST CONSERVATION PLAN IS SUBJECT TO NRI/FSD #40242090, APPROVED 09/13/2024.



VICINITY MAP

1" : 2,000'

SOURCE: MONTGOMERY COUNTY GIS DATA

OWNER:

JAISAI PROPERTIES, LLC
4007 BROADSTONE STREET
FREDERICK, MD 21704
PHONE: 240-423-3615
ATTN: DR. PRAVEEN BOLARUM

LANDSCAPE ARCHITECT:

BOWMAN CONSULTING
13461 SUNRISE VALLEY DRIVE, SUITE 500
HERNDON, VIRGINIA 20171
PHONE: 703-464-1000
ATTN: GREGG D. EBERLY

APPLICANT:

DAVIS HILL DEVELOPMENT, LLC
1616 16TH AVENUE SOUTH
MUSIC ROW
NASHVILLE, TN 37212
ATTN: TORY HANNA

LAND USE COUNSEL:

BERGMAN, BERBERT, SCHWARTZ & GILDAY, LLC
7315 WISCONSIN AVENUE, SUITE 800 WEST
BETHESDA, MARYLAND 20814
PHONE: 301-656-2707
ATTN: SOO LEE-CHO

SHEET INDEX

- 1 - COVER SHEET
- 2 - APPROVALS
- 3 - OVERALL VICINITY MAP
- 4 - OVERALL FINAL FOREST CONSERVATION PLAN
- 5 - DETAILED FINAL FOREST CONSERVATION PLAN
- 6 - FOREST CONSERVATION NOTES & DETAILS (1 OF 2)
- 7 - FOREST CONSERVATION NOTES & DETAILS (2 OF 2)

DEVELOPMENT STANDARDS

SITE TABULATIONS	
EXISTING ZONING:	AGRICULTURAL RESERVE (AR)
LIMITS OF DISTURBANCE:	6.45 AC.
NET TRACT/CONDITIONAL USE AREA:	11.23 AC.
PROPOSED FENCED AREA:	6.26 AC. (SOLAR COLLECTION SYSTEM)
LOT & DENSITY	
MINIMUM SITE AREA:	25 AC.
MINIMUM LOT AREA:	40,000 S.F.
MAXIMUM LOT COVERAGE:	10% (ALL ROOFED BUILDINGS & STRUCTURES)
PROPOSED LOT COVERAGE:	1.0% SF (±36,000 S.F.)
SETBACKS & HEIGHT	
FRONT SETBACK REQUIRED:	50'
FRONT SETBACK PROPOSED:	50' MIN.
SIDE STREET SETBACK REQUIRED:	50'
SIDE STREET SETBACK PROPOSED:	50' MIN.
SIDE SETBACK REQUIRED:	20'
SIDE SETBACK PROPOSED :	20' MIN.
REAR SETBACK REQUIRED:	35'
REAR SETBACK PROPOSED:	35' MIN.
MAXIMUM HEIGHT:	50'
MAXIMUM HEIGHT PROPOSED:	10' MAX. (SOLAR COLLECTION SYSTEM)

SOILS TABLE

SOIL SERIES	SLOPE CATEGORY	EROSION HAZARD	K FACTOR	HYDRIC SOILS	HYDRIC INCLUSIONS	PRIME AGRICULTURAL	SERPENTINITE
5A	0-3%	SLIGHT	0.37	NO	BAILE	NO	NO
5B	3-8%	SLIGHT	0.37	NO	BAILE	NO	NO
6A	0-3%	SLIGHT	0.37	YES	N/A	NO	NO
9B	3-8%	SLIGHT	0.24	NO	BAILE	NO	NO
16B	3-8%	SLIGHT	0.20	NO	BAILE	NO	NO
16C	8-15%	SLIGHT	0.20	NO	BAILE	NO	NO
16D	15-25%	MODERATE	0.24	NO	BAILE	NO	NO
17B	3-8%	SLIGHT	0.37	NO	BAILE	NO	NO
17C	8-15%	SLIGHT	0.37	NO	BAILE	NO	NO
54A	0-3%	SLIGHT	0.49	YES	N/A	NO	NO
109D	15-25%	MODERATE	0.24	NO	BAILE	NO	NO
116E	25-45%	SEVERE	0.28	NO	BAILE	NO	NO

NOTES:

- 1) SOILS INFORMATION PROVIDED IN TABLE WAS OBTAINED FROM A COMBINATION OF THE USDA WEB SOIL SURVEY AND APPENDIX E OF THE MONTGOMERY COUNTY TREES TECHNICAL MANUAL.

DEVELOPER'S CERTIFICATE

The undersigned agrees to exonerate all the features of Approved Final Forest Conservation Plan No. F20250530, including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: DAVIS HILL DEVELOPMENT
Printed Company Name
Contact Person or Owner: TORY HANNA
Printed Name
Address: 1616 16TH AVENUE SOUTH, MUSIC ROW
NASHVILLE, TN 37212
Phone and Email: 413-522-7460
TORY.HANNA@DHDSOLAR.COM
Signature: _____

Bowman

Bowman Consulting Group Ltd
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
bowman.com

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COVER SHEET
MOUNTAIN VALE COMMUNITY SOLAR
17700 BARNESVILLE ROAD

WSSC GRID #230NW17, 230NW18, 231NW17 & 230NW18
TAX MAP: CV62, GRID: 0000, PARCEL: P020

MNCPPC PLAN #: F20250530

MONTGOMERY COUNTY, MARYLAND

ELECTION DISTRICT 11

PLAN #F20250530



04/30/2025

PLAN STATUS
2/10/25 1ST SUBMISSION
4/30/25 2ND SUBMISSION

DATE	DESCRIPTION
	GDE GDE
DESIGN	DRAWN CHKD
SCALE	H: AS NOTED V: N/A
JOB No.	140362-01-001
DATE :	APRIL, 2025
FILE No.	

SHEET 1 OF 7



SHEET 2 OF 7

MONTGOMERY COUNTY MARYLAND

TE	DESCRIPTION
----	-------------

	GDE	GDE
--	-----	-----

SIGN	DRAWN	CHKD
------	-------	------

Y: N/A

3 No. 140362-01-001

TE : APRIL, 2025

E No.

2 OF 7

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MONTGOMERY COUNTY MARYLAND ELECTION DISTRICT 11

PLAN #F20250530

TE	DESCRIPTION
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	GDE	GDE
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SIGN	DRAWN	CHKD
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Y: N/A

3 No. 140362-01-001

TE : APRIL, 2025

E No.

2 OF 7

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MONTGOMERY COUNTY MARYLAND ELECTION DISTRICT 11

PLAN #F20250530

TE	DESCRIPTION
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	GDE	GDE
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SIGN	DRAWN	CHKD
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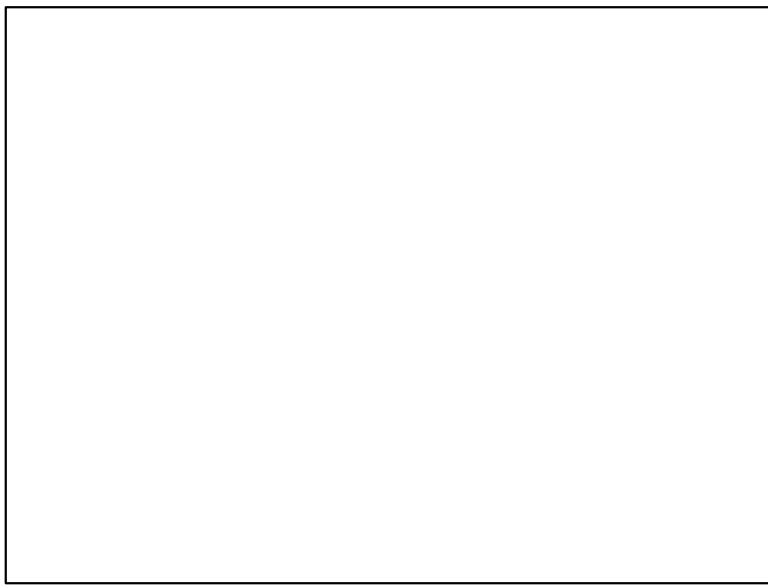
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3 No. 140362-01-001

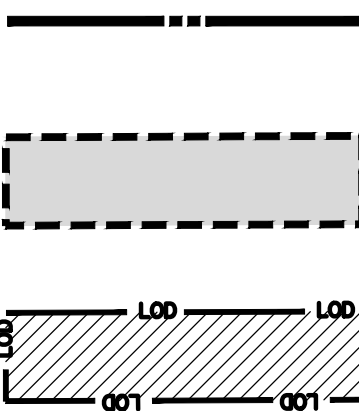
TE : APRIL, 2025

E No.

2 OF 7



LEGEND

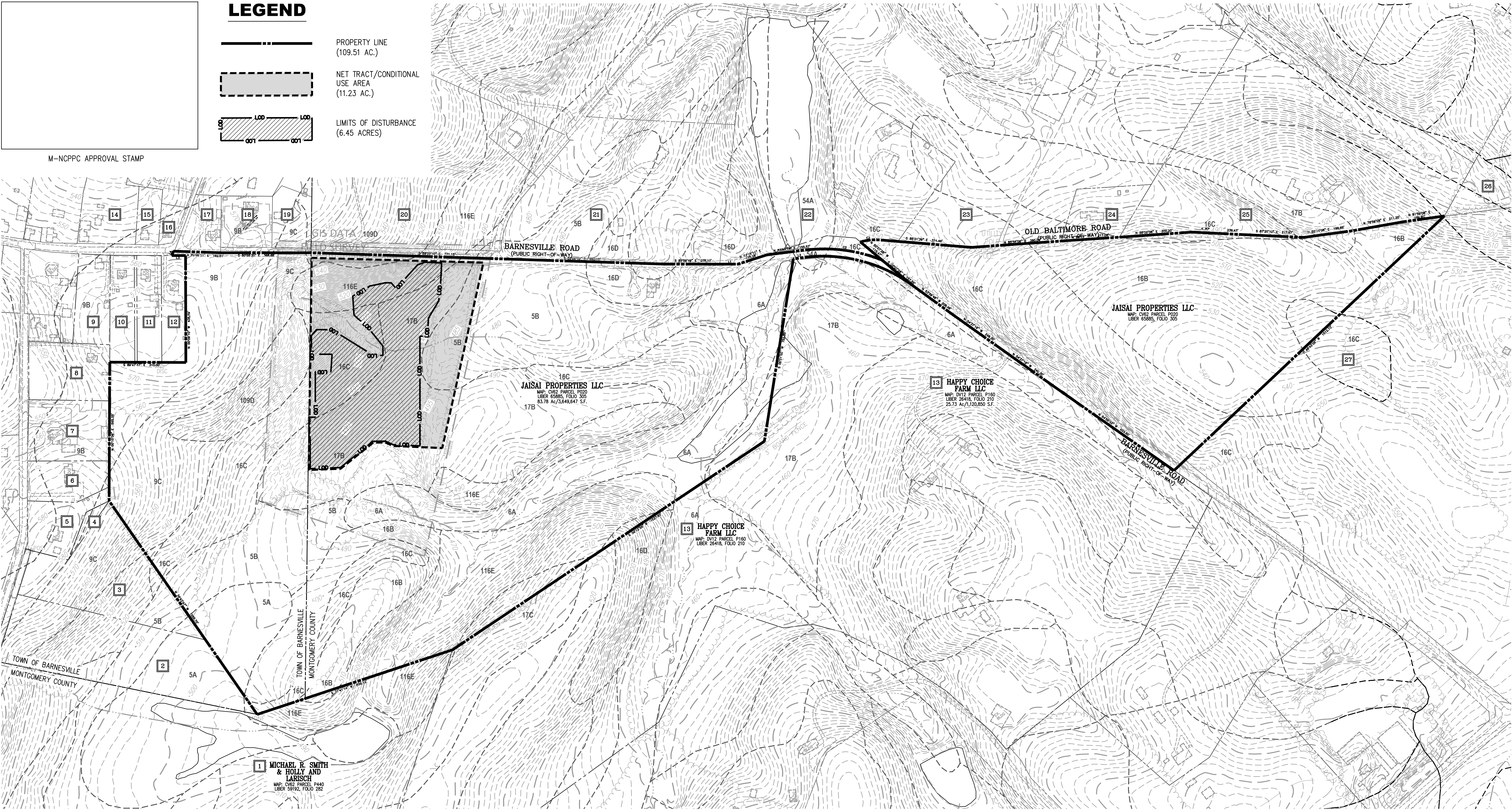


PROPERTY LINE
(109.51 AC.)

NET TRACT/CONDITIONAL
USE AREA
(11.23 AC.)

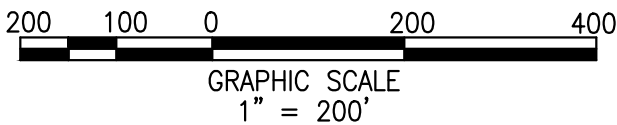
LIMITS OF DISTURBANCE
(6.45 ACRES)

M-NOPPC APPROVAL STAMP



OWNERSHIP TABLE					
#	PARCEL ID	OWNER NAME	ADDRESS	LIBER/FOLIO	PHASE/SECTION/LOT
1	CV62 P440	MICHAEL R. SMITH & HOLLY ANN LARISCH	21715 BEALLSVILLE ROAD	59192/282	---
2	CV62 N224	THAI CHRISTIAN CHURCH WASHINGTON DC	22005 BEALLSVILLE ROAD	55562/402	LOT 1
3	CV62 N116	KENNETH RAY HORNSBY JR. & PATRICIA L. HORNSBY	22009 BEALLSVILLE ROAD	58580/62	LOT 2
4	CV62 N115	WILLIAM D. HILTON & LISA A. HILTON, TRUSTEES OF THE HILTON FAMILY REVOCABLE TRUST	BEALLSVILLE ROAD	55585/203	OUTLOT A
5	CV62 P103	WILLIAM D. HILTON & LISA A. HILTON, TRUSTEES OF THE HILTON FAMILY REVOCABLE TRUST	22021 BEALLSVILLE ROAD	19032/557	---
6	CV62 P061	WILLIAM C. HILTON & SHIRLEY D. HILTON, TRUSTEES OF THE WILLIAM C. & SHIRLEY D. HILTON REVOCABLE TRUST	22101 BEALLSVILLE ROAD	15826/186	---
7	CV62 P007	WILLIAM D. HILTON & LISA A. HILTON, TRUSTEES OF THE HILTON FAMILY REVOCABLE TRUST	22111 BEALLSVILLE ROAD	19032/561	---
8	CV63 P925	KARL R. SCHICKLER & GAIL ANDERSON	22201 BEALLSVILLE ROAD	52281/34	---
9	CV63 P857	MARNIE JACQUES BERNARD	18030 BARNESVILLE ROAD	67150/371	---
10	CV63 P856	STEVEN E. WEAVER & SILVIA V. BANALES	18020 BARNESVILLE ROAD	14983/28	---
11	CV63 P874	CAROLYN RAST	18010 BARNESVILLE ROAD	50281/342	---
12	CV63 P875	SANDRA K. ODEN & MARY ANN LUHN	18000 BARNESVILLE ROAD	65961/102	---
13	DV12 P160	HAPPY CHOICE FARM, LLC	17410 BARNESVILLE ROAD	26418/210	---

OWNERSHIP TABLE					
#	PARCEL ID	OWNER NAME	ADDRESS	LIBER/FOLIO	PHASE/SECTION/LOT
14	CV63 P764	CHARLES SMALLWOOD III & MARY WILHELMINA LOK	18031 BEALLSVILLE ROAD	56459/0012	---
15	CV63 N766	ALAN B. & C.G. PERLMETER	18011 BEALLSVILLE ROAD	05059/314	---
16	CV63 N800	COMMISSIONERS OF BARNESVILLE	18001 BEALLSVILLE ROAD	31343/414	---
17	CV63 N799	ZACHARY W. & ELIZABETH V. BOREN	17925 BEALLSVILLE ROAD	62280/415	---
18	CV63 P798	BARNESVILLE BAPT CH TRUST	17917 BEALLSVILLE ROAD	02227/379	---
19	CV63 P796	RALPH E. COOLEY JR ET AL TR	17911 BEALLSVILLE ROAD	18731/489	---
20	CV63 P737	JENNIFER & DARIUS MIRSAIDI	17901 BEALLSVILLE ROAD	62803/475	---
21	DV13 P757	DAVID M. & JULIE A. EVANS JT PROP REV	17610 CONVOY ROAD	63217/153	---
22	DV13 P709	STEPHEN M. SEEGER & BETH A. DALY	17501 BARNESVILLE ROAD	53696/297	---
23	CV13 P636	SUGARLOAF EQUESTRIAN	17401 W OLD BALTIMORE ROAD	05821/0198	---
24	DV13 P774	RICHARD S. & G.M. BRUNN	17301 W OLD BALTIMORE ROAD	07927/0114	---
25	DV13 P727	TIMOTHY ERIC & ALISON BROWN GANNON	17201 W OLD BALTIMORE ROAD	61128/0149	---
26	DV23 P605	DAVID JARAY	17101 W OLD BALTIMORE ROAD	43645/0001	---
27	DV23 P905	ANNE H & JAMES A LANEY	22000 PEACH TREE ROAD	37073/0365	---



DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of Approved Final Forest Conservation Plan No. **F20250530**, including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: **DAVIS HILL DEVELOPMENT**
Printed Company Name

Contact Person or Owner: **TORY HANNA**
Printed Name

Address: **1616 16TH AVENUE SOUTH, MUSIC ROW NASHVILLE, TN 37212**

Phone and Email: **413-522-7460**
TORY.HANNA@DHDSOLAR.COM

Signature: *Tory Hanna*

Bowman

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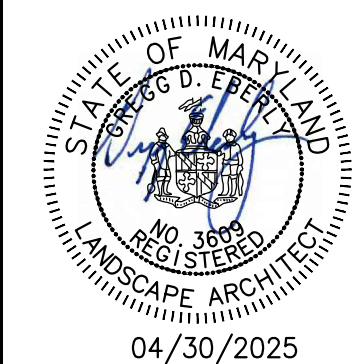
OVERALL VICINITY MAP
MOUNTAIN VALE COMMUNITY SOLAR
17700 BARNESVILLE ROAD
WSSC GRID #230NW17, 230NW18, 231NW17 & 230NW18
TAX MAP: CV62, GRID: 0000, PARCEL: P020

ELECTION DISTRICT 11

MNCPPC PLAN #: F20250530

MONTGOMERY COUNTY, MARYLAND

PLAN #F20250530

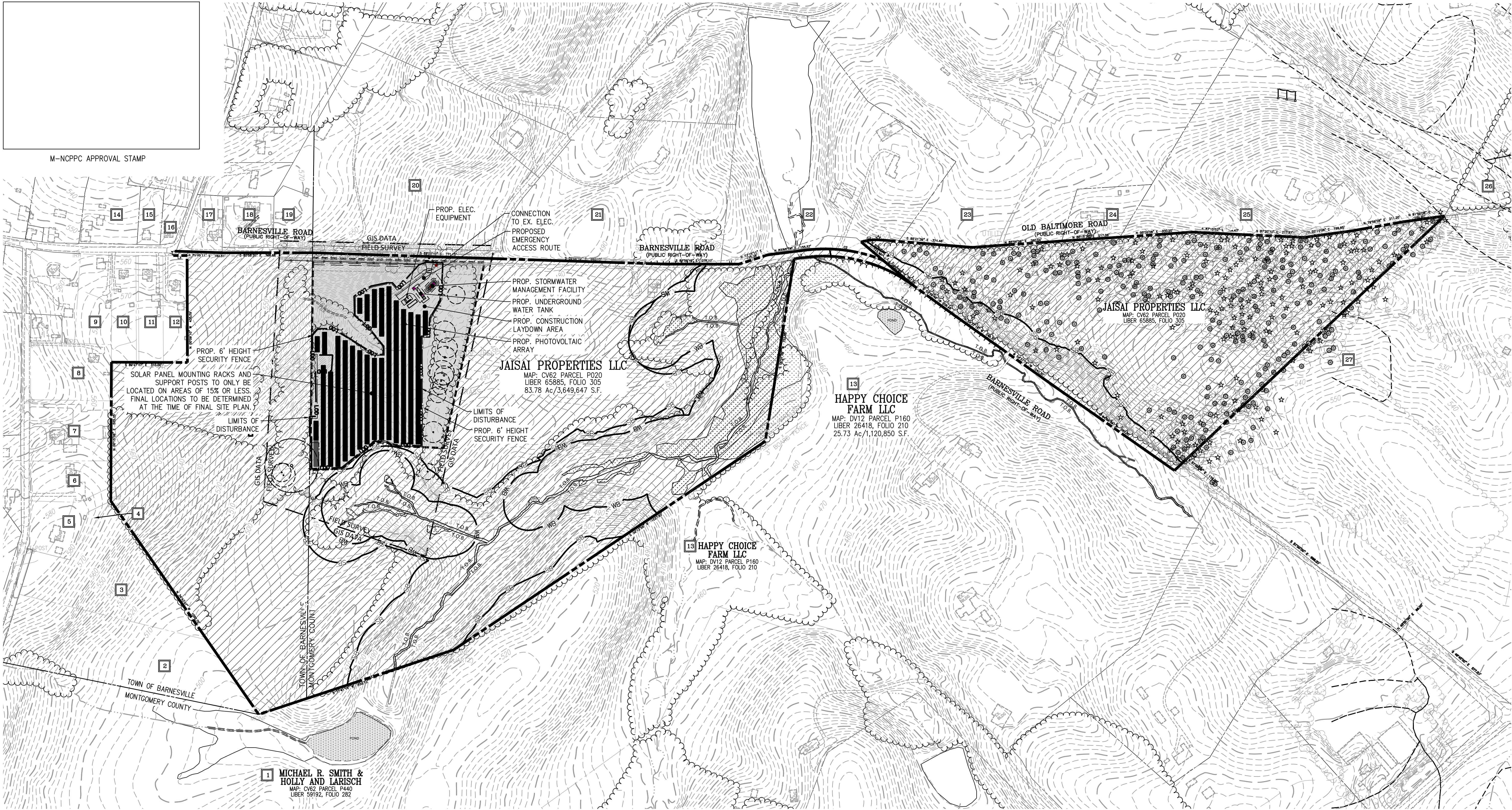


PLAN STATUS
2/10/25 1ST SUBMISSION
4/30/25 2ND SUBMISSION

DATE	DESCRIPTION
	GDE
	CHKD
DESIGN	DRAWN
SCALE	H: 1"=200' V: N/A
JOB No.	140362-01-001
DATE	: APRIL, 2025
FILE No.	



M-NOPPC APPROVAL STAMP



LEGEND

- 490 —
— 488 —
T.O.B.
— — — — —
SB — SB
WB

INDEX CONTOURS

EXISTING PERENNIAL OR
INTERMITTENT STREAM
(BUFFER SHOWN)

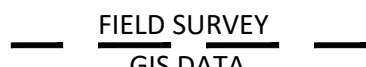
APPROXIMATE INTERMITTENT STREAM
(OFF-SITE)

EXISTING STREAM BUFFER (150')

EXISTING WETLAND BUFFER (100')



NONTIDAL PALUSTRINE WETLAND



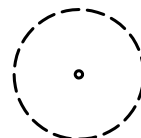
LIMITS OF DETAILED STUDY
AREA (±21.00 AC.)



EXISTING TREELINE - FORESTED



SEE SHEET 3 FOR PROPERTY
OWNER INFORMATION



CRITICAL ROOT ZONE
(1"=1.5' RADIUS)



PROPERTY BOUNDARY
(109.51 AC.)



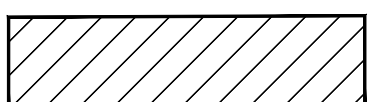
LIMITS OF DISTURBANCE



PROPOSED FENCE



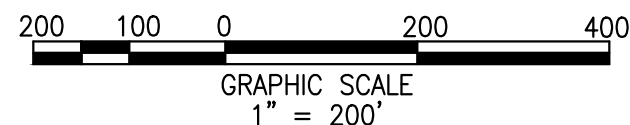
NET TRACT/CONDITIONAL
USE AREA (11.23 AC.)



AREA TO REMAIN IN ACTIVE
COMMERCIAL AGRICULTURAL USE
(98.28 ACRES)

NOTES

- PER THE FOREST CONSERVATION PLAN AND WORKSHEET ON SHEET 6, THE NET TRACT/CONDITIONAL USE AREA FOR THE PROJECT IS 11.23 ACRES AND IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS.
- THE REMAINING 98.28 ACRE PORTION OF THE 109.51 ACRE OVERALL PARCEL IS TO REMAIN IN ACTIVE COMMERCIAL AGRICULTURAL USE, IS THEREFORE EXEMPT FROM FOREST CONSERVATION REQUIREMENTS AND IS NOT SUBJECT TO EITHER CATEGORY I OR II EASEMENTS. IN ADDITION, THE 109.51 ACRE OVERALL PARCEL IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA).



DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of Approved Final Forest Conservation Plan No. **F20250530**, including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: **DAVIS HILL DEVELOPMENT**
Printed Company Name
Contact Person or Owner: **TORY HANNA**
Printed Name
Address: **1616 16TH AVENUE SOUTH, MUSIC ROW NASHVILLE, TN 37212**
Phone and Email: **413-522-7460 TORY.HANNA@DHSOLAR.COM**
Signature: *Tory Hanna*

OVERALL FINAL FOREST CONSERVATION PLAN MOUNTAIN VALE COMMUNITY SOLAR

17700 BARNESVILLE ROAD
WSSC GRID #230NW17, 230NW18, 231NW17 & 230NW18
TAX MAP: CV62, GRID: 0000, PARCEL: P020
MNCPPC PLAN #: F20250530

MONTGOMERY COUNTY, MARYLAND

ELECTION DISTRICT 11

PLAN #F20250530



04/30/2025

PLAN STATUS

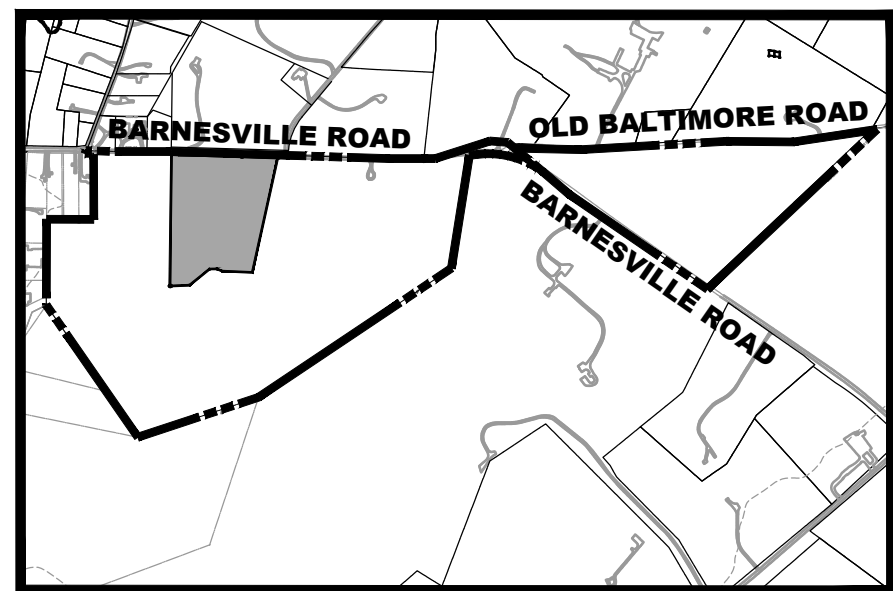
2/10/25 1ST SUBMISSION
4/30/25 2ND SUBMISSION

DATE	DESCRIPTION
	GDE GDE
DESIGN	DRAWN CHKD
SCALE	H: 1"=200' V: N/A
JOB No.	140362-01-001
DATE	APRIL, 2025
FILE No.	

Bowman

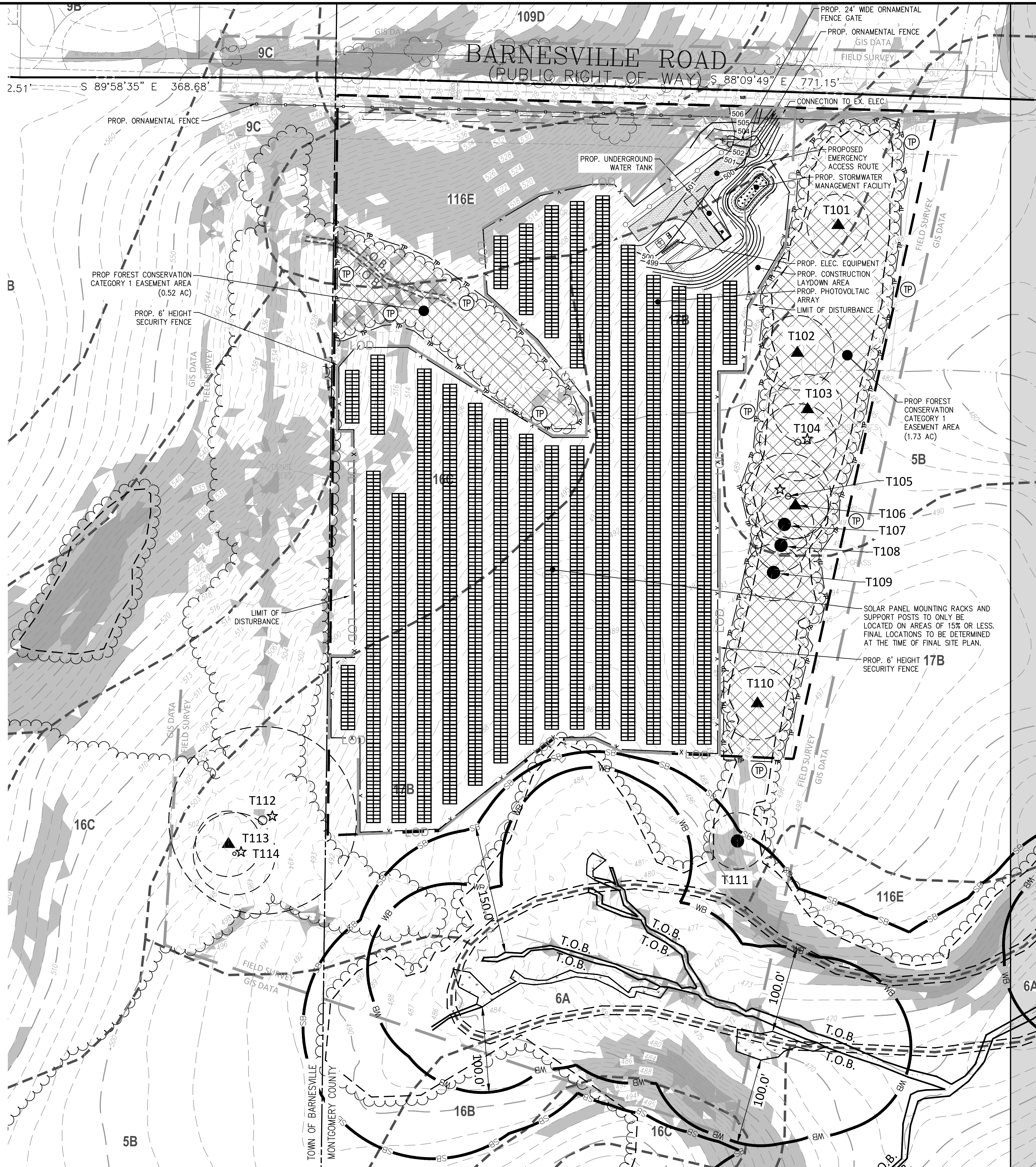
Bowman Consulting Group Ltd
13461 Sunrise Valley Drive
Suite 500
Henderson, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
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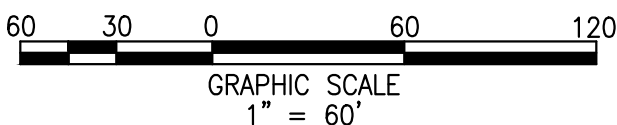


PROPOSED TEMPORARY TREE PROTECTION FENCE AND SILT FENCE LOCATIONS ARE TO BE LOCATED IN DIRECT ALIGNMENT WITH PROPOSED LIMITS OF DISTURBANCE (LOD). SLIGHT TEMPORARY TREE PROTECTION FENCE AND SILT FENCE OFFSETS FROM THE LOD SHOWN ON THE PLAN ARE FOR GRAPHIC PURPOSES ONLY.

AFTER THE REMOVAL OF TEMPORARY TREE PROTECTION FENCE, SILT FENCE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED ON THE CIVIL PLANS, THE PROPOSED 6' HEIGHT CHAIN LINK FENCE IS TO BE LOCATED IN DIRECT ALIGNMENT WITH THE PROPOSED LOD, EXCEPT FOR A SMALL AREA OF FENCE IN THE NORTHERN PORTION OF THE SITE ADJACENT TO THE ELECTRICAL EQUIPMENT AND ENTRANCE. SLIGHT 6' HEIGHT CHAIN LINK FENCE OFFSETS FROM THE LOD SHOWN ON THE PLAN ARE FOR GRAPHIC PURPOSES ONLY.



	INDEX CONTOURS
	PROPOSED CONTOURS
	EXISTING SOIL TYPES BOUNDARY
	EXISTING PERENNIAL OR INTERMITTENT STREAM (BUFFER SHOWN)
	EXISTING EPHEMERAL STREAM (NO BUFFER REQUIRED)
	EXISTING OVERHEAD UTILITY
	EXISTING STREAM BUFFER (150')
	EXISTING WETLAND BUFFER (100')
	EXISTING FENCE
	PROPERTY BOUNDARY (109.51 AC.)
	LIMITS OF DETAILED STUDY AREA (±21.00 AC.)
	FIELD SURVEY GIS DATA
	EXISTING TREE (18–24" CALIPER DBH)
	EXISTING SIGNIFICANT (24–29" CALIPER DBH)
	EXISTING SPECIMEN TREE (30"+ CALIPER DBH)
	CRITICAL ROOT ZONE (1" = 1.5" RADIUS)
	EXISTING TREELINE – FORESTED
	SLOPE 15% – 25%
	SLOPE 25% – 100%
	NONTIDAL PALUSTRINE WETLAND
	EXISTING FOREST STAND
	PROPOSED LIMITS OF DISTURBANCE (6.45 AC.)
	NET TRACT/CONDITIONAL USE AREA (11.23 AC.)
	PROPOSED PERMANENT FOREST CONSERVATION EASEMENT FENCE & SIGNAGE
	PROPOSED 6' HEIGHT CHAIN LINK FENCE
	PROPOSED 4.5' HEIGHT ORNAMENTAL FENCE
	PROPOSED FOREST CONSERVATION CATEGORY 1 EASEMENT AREA (2.25 AC)



The undersigned agrees to execute all the features of Approved Final Forest Conservation Plan No. F20250530, including financial bonding forest planting, maintenance, and all other applicable agreements.

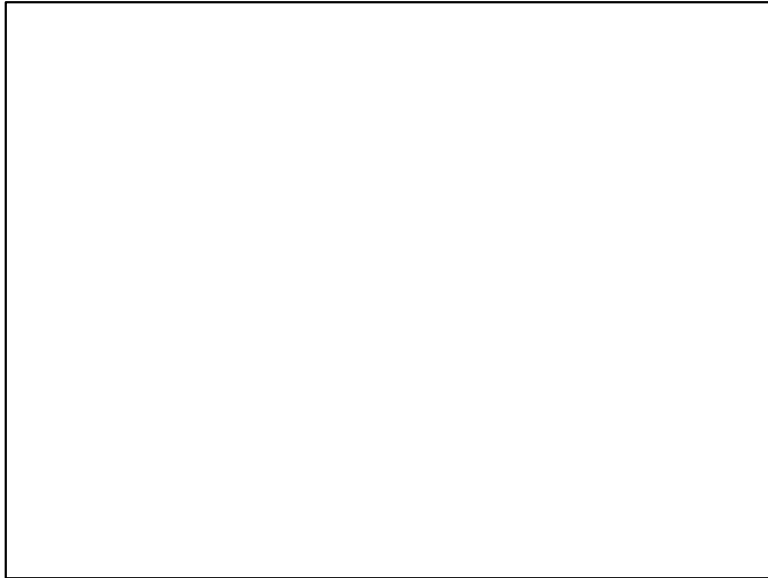
Developer's Name: DAVIS HILL DEVELOPMENT
Printed Company Name

Contact Person or Owner: TORY HANNA
Printed Name
1616 16TH AVENUE SOUTH, MUSIC ROW
NASHVILLE, TN 37212

Address: _____

Phone and Email: 413-522-7460
TORY.HANNA@DHSOLAR.COM

Signature: 



M-NCPPC APPROVAL STAMP

Forest Conservation Data Table

	Number of Acres
Tract	11.23
Remaining in Agricultural Use	98.28
Road & Utility ROWs ¹	-
Total Existing Forest	2.25
Forest Retention	2.25
Forest Cleared	-

Land Use & Thresholds²

Land Use Category	ARA	ARA, MDR, IDA, HDR, MDP, or CIA.
Conservation Threshold	20%	percent
Afforestation Threshold	55%	percent

	Total Channel Length (ft.)	Average Buffer Width (ft.) ³
Stream(s)	-	-

Acres of Forest in	Retained	Cleared	Planted
Wetlands	-	-	-
100-Year Floodplain	-	-	-
Stream Buffers	-	-	-
Priority Areas	-	-	-

¹ Only Road or Utility ROWs not to be improved as part of development application.
² Information from FC Land Use Categories & Thresholds document.
³ Measured from stream edge to buffer edge.

Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
- The property owner must arrange for the meeting and following people ~~should~~ must participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
 - Typical tree protection devices include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - Typical stress reduction measures may include, but are not limited to:
 - Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
 - Crown Reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration systemsMeasures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.
- A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including

- g. Clean up of retention areas, including trash removal

10. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

11. Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

TREE TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (in)	CONDITION	(CRZ) CRITICAL ROOT ZONE	CRZ IMPACT %	PRESERVE/ REMOVE
101*	Prunus serotina	Black Cherry	24	GOOD	36	0%	Preserve
102*	Prunus serotina	Black Cherry	29	FAIR	44	0%	Preserve
103*	Prunus serotina	Black Cherry	27	FAIR	41	0%	Preserve
104*	Prunus serotina	Black Cherry	30	POOR	45	0%	Preserve
105*	Ulmus americana	American Elm	33.5	POOR	50	0%	Preserve
106*	Prunus serotina	Black Cherry	26	FAIR	39	0%	Preserve
107	Prunus serotina	Black Cherry	22.5	FAIR	34	0%	Preserve
108	Prunus serotina	Black Cherry	20	DEAD	30	0%	Preserve
109	Prunus serotina	Black Cherry	22	FAIR	33	0%	Preserve
110*	Prunus serotina	Black Cherry	28.5	GOOD	43	0%	Preserve
111	Ulmus americana	American Elm	22	FAIR	33	0%	Preserve
112**	Ulmus americana	American Elm	73	POOR	110	0%	Preserve
113*	Juglans nigra	Black Walnut	25.5	FAIR	38	0%	Preserve
114*	Ulmus americana	American Elm	32	POOR	48	0%	Preserve

NOTES:
1) * DENOTES A SIGNIFICANT TREE (24-29" DBH), 6 TREES WITHIN DETAILED STUDY AREA
2) ** DENOTES A SPECIMEN TREE, 4 TREES WITHIN DETAILED STUDY AREA

FOREST CONSERVATION WORKSHEET
#F20250530 MOUNTAIN VALE COMMUNITY SOLAR

NET TRACT AREA:					
A. Total tract area ...					109.51
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 ...					98.28
F. Other deductions (specify)					0.00
G. Net Tract Area					11.23

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
1	0	0	0	0	0	0

G. Afforestation Threshold ...	20%	x G =	2.25
H. Conservation Threshold ...	55%	x G =	6.18

EXISTING FOREST COVER:			
I. Existing forest cover	=		2.25
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	=		2.25

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	=		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

photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

- Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.
- Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
 - Parking or driving of equipment, machinery or vehicles of any type.
 - Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
 - Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
 - Felling of trees into a protected area.
 - Trenching or grading for utilities, irrigation, drainage, etc.
- Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

- Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
- The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

- After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - Removal, and possible replacement, of dead, dying, or hazardous trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair

INSPECTIONS

All field inspections must be requested by the applicant.

Field Inspections must be conducted as follows:

Plans without Planting Requirements

- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
- After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin and before release of the building permit.
- After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

Additional Requirements for Plans with Planting Requirements

- Before the start of any required reforestation and afforestation planting.
- After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
- 2 years after reforestation and afforestation have been completed, to determine survival and assess necessary maintenance activities for the remaining duration of the maintenance and management period.
- At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

DEVELOPER'S CERTIFICATE

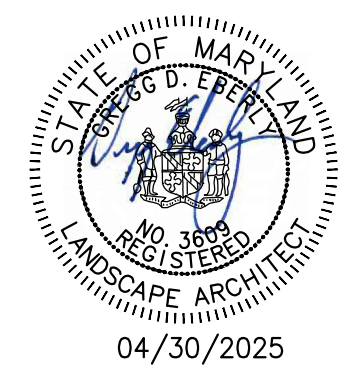
The undersigned agrees to execute all the features of Approved Final Forest Conservation Plan No. F20250530, including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: DAVIS HILL DEVELOPMENT
Printed Company Name
Contact Person or Owner: TORY HANNA
Printed Name
Address: 1616 16TH AVENUE SOUTH, MUSIC ROW NASHVILLE, TN 37212
Phone and Email: 413-522-7460 TORY.HANNA@DHSOLAR.COM
Signature: Tory Hanna

Bowman Consulting Group Ltd
13461 Sunrise Valley Drive
Suite 500
Hendons, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
bowman.com

FOREST CONSERVATION NOTES & DETAILS (1 OF 2)
MOUNTAIN VALE COMMUNITY SOLAR
17700 BARNESVILLE ROAD
WSSC GRID #230NWN17, 230NWN18, 231NWN17 & 230NWN18
TAX MAP: CV62, GRID: 0000, PARCEL: P020
MNCPPC PLAN #: F20250530
MONTGOMERY COUNTY, MARYLAND

PLAN #F20250530



PLAN STATUS	
2/10/25	1ST SUBMISSION
4/30/25	2ND SUBMISSION

DATE	DESCRIPTION	
	GDE	GDE
DESIGN	DRAWN	CHKD
SCALE	H: N/A	V: N/A
JOB No.	140362-01-001	
DATE :	APRIL, 2025	
FILE No.		



Type text here



Signature: _____

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MONTGOMERY COUNTY MARYLAND

04/30/2025

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FILE No.

SHEET 7 OF 7

Attachment C



THE OFFICE OF AGRICULTURE

Marc Elrich
County Executive

Mike Scheffel
Director

DATE: June 5, 2025

TO: Mark Beall, Senior Planner, Upcounty Division, Montgomery County Planning Department

FROM: Mike Scheffel, Director, Office of Agriculture *Mike Scheffel*

SUBJECT: Mountain Vale Community Solar Project, CU #202507

When ZTA 20-01 was adopted by the County Council on February 23, 2021, it contained specific language for applicants proposing to construct solar collection facilities generating up to 2 MW in the Agricultural Reserve (AR) Zone. Lines 155–156 of ZTA 20-01 state, “The applicant must provide evidence the application was submitted to the Office of Agriculture.”

With respect to the Office of Agriculture’s role in a solar collection facility generating up to 2 MW in the AR Zone, lines 171–172 of ZTA 20-01 state, “The Hearing Examiner’s decision must consider the recommendations of the Office of Agriculture.”

After reviewing the documents related to the Conditional Use application #202507, the Office of Agriculture has the following comments:

- The applicant proposes to install a photovoltaic collection system on 11.23 acres of land with soils with a USDA capability class of 3 or higher and slopes less than 15%, outside of any wetlands and stream buffers, without stripping topsoil, and minimizing grading on-site.
- The applicant proposes to meet the farming or agricultural activity requirement by planting the area underneath the solar panels in a pollinator habitat with an appropriate seed mix during the correct planting season using best practices.

Based on the review of the community solar project documents for CU #202507, the Office of Agriculture supports the Mountain Vale Community Solar Project as proposed.



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

May 20, 2025

Mr. Mark Beall, Zoning Planner
Zoning, Public Projects & Ag Initiatives Section
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Dr.
Wheaton, MD 20902

RE: Conditional Use No. CU202507
11700 Barnesville Road
Mountain Vale Solar

Dear Mr. Beall:

We have completed our review of the Conditional Use Plan uploaded to DAIC on March 10, 2025. The Development Review Committee had this before them as a discussion item on April 22, 2025. This plan will be going to the Planning Board on June 26, 2025. The applicant seeks to operate a less than 2-megawatt photovoltaic solar collection system on an 11.23-acre portion of the property. We have the following comments:

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans, or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.
2. Prior to the Department of Permitting Services approving the driveway location, submit a completed, executed, and sealed MCDOT Sight Distances Evaluation certification form for the proposed driveway for their review and approval.
3. Barnesville Road is classified as a "Rustic Road" under Section 49-78 of the Montgomery County Code. As such, every effort must be made to preserve the significant features within the right-of-way of that roadway. Minimum right-of-way for a rustic road is 70 feet. Necessary dedication is required to achieve the 70 feet. Dedication may be permitted by deed of

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

dedication, since this development will not be going through the preliminary plan process.

4. Barnesville Road is a rustic road with a minimum right-of-way of 70 feet. The applicant should dedicate half of the right-of-way.

Thank you for the opportunity to review this Preliminary Plan Amendment. If you have any questions or comments regarding this letter, please contact me for this project at rebecca.torma-kim@montgomerycountymd.gov or (240) 777-7170.

Sincerely,

Rebecca Torma

Rebecca Torma,
Development Review Manager
Development Review Team
Office of Transportation Policy

SharePoint\Transportation\Director's Office\Development Review\Rebecca\developments\cu202507 mountain vale solar.docx

cc-e: Correspondence folder FY 2025



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

May 13, 2025

Mr. Ethan Pacifico, P.E.
Bowman Consulting Group Ltd
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
17700 Barnesville Rd Solar Farm
MNCPPC Process #: Conditional Use –
CU202507
SM File #: 295856
Tract Size/Zone: 109.52 Ac/4770691 Sq Ft
Total Concept Area: 6.45 Ac/280793 Sq Ft
Parcel(s): P020
Watershed: Little Monocacy/Class I
Redevelopment (Yes/No): NO

Dear Mr. Pacifico:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of Micro-Bioretenention.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Further geotechnical evaluation of soils to support feasibility of Stormwater Management and infiltration must be provided at final design stage.
https://www.montgomerycountymd.gov/DPS/Resources/Files/Land_Development/SoilTesting2022.pdf
5. Existing erosive conditions within the project area must be addressed during the final design stage through vegetative stabilization, such as Turf Reinforcement.
6. Confirm with MCDOT that downstream public storm drain across Barnesville Rd is adequate.



2425 Reedy Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permitting-services

Ethan Pacifico, P.E.
5/13/2025
Page 2 of 2

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Alex Weintraub at 240-777-6356.

Sincerely,



Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc: Neil Braunstein
SM File # 295856

ESD: Required/Provided 700 cf / 817 cf
PE: Target/Achieved: 1"/1.17"
STRUCTURAL: N/A cf
WAIVED: N/A cf.



**Department of Permitting Services
Fire Department Access and Water Supply Comments**

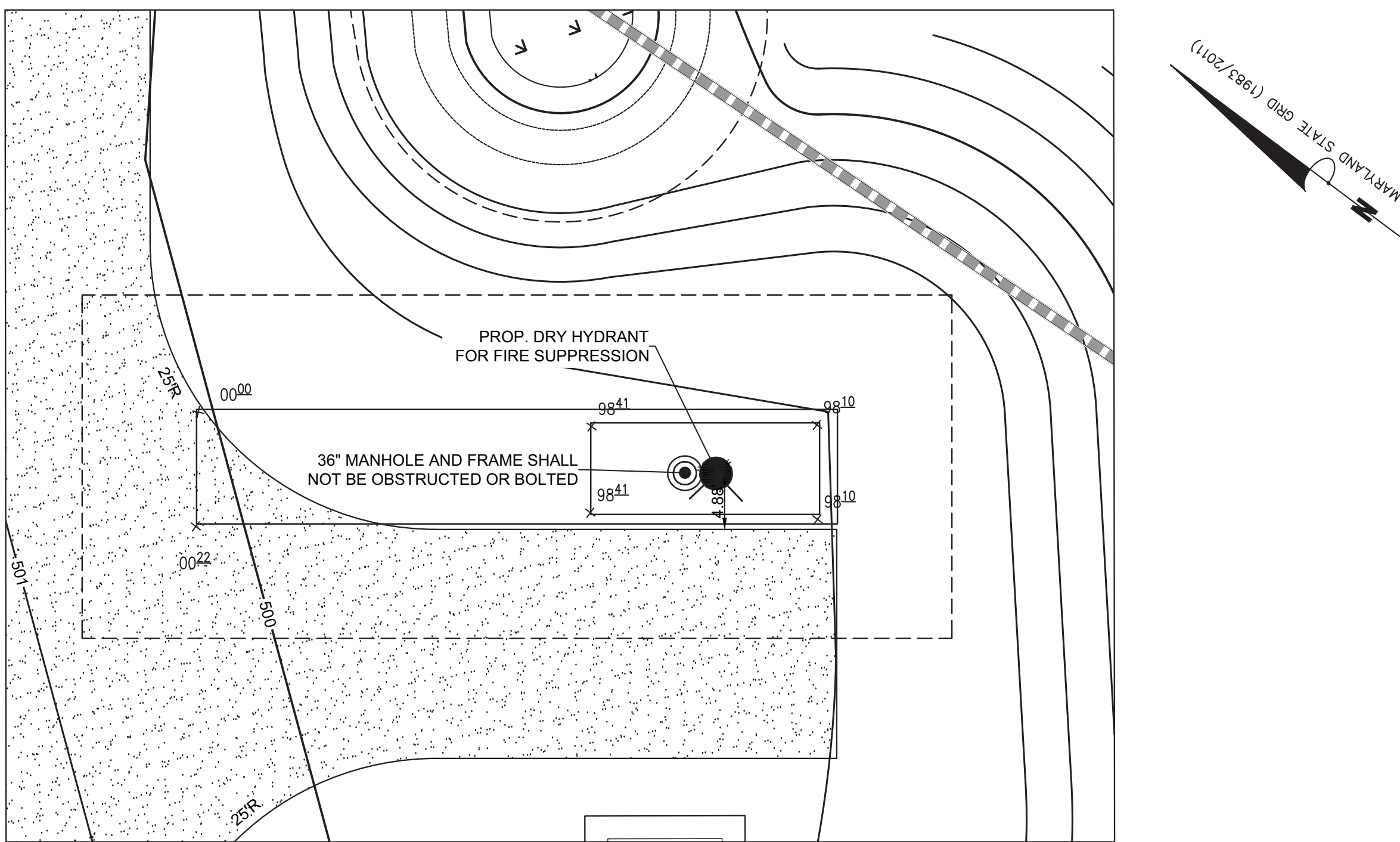
DATE: 13-Dec-24
TO: Ethan Pacifico - epacifico@bowman.com
Bowman
FROM: Marie LaBaw
RE: Barnesville Solar (Mountain Vale Community Solar)
CU202507

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **13-Dec-24**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** Cistern installation required *****


***** 6/5/2025 CU202507 - Fire department access plan is sheets 6-7 of 19 sheet CU202507 plan set. This approval does not review and is not relevant to pages 1-5 or 8-19. *****



NOTES:

1. AREA OF PROPERTY = <305,425> SF (<7.0116> AC)
2. EXISTING ZONING - AR
3. NUMBER OF LOTS PERMITTED - 1
4. NUMBER OF LOTS SHOWN - 1
5. AREA TO BE DEDICATED TO STREETS - N/A
6. SITE TO BE SERVED BY PRIVATE ON-SITE WELL AND SEPTIC SYSTEM.
7. EXISTING SEWER & WATER SERVICE CATEGORIES - N/A
8. LOCATED IN LOWER HAWLINGS RIVER WATERSHED.
9. UTILITIES TO BE PROVIDED BY: WASHINGTON GAS, VERIZON, PEPCO.

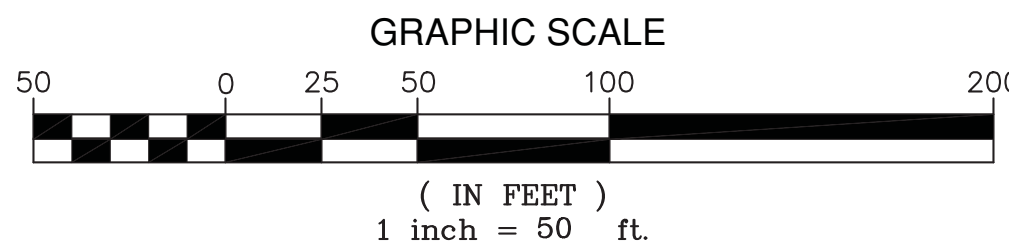
HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL", MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES EXECUTIVE REGULATION 5-90, 7-02AM AND 36-90, AND MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION "STORM DRAIN DESIGN CRITERIA" DATED AUGUST 1988.


 DESIGN ENGINEER SIGNATURE

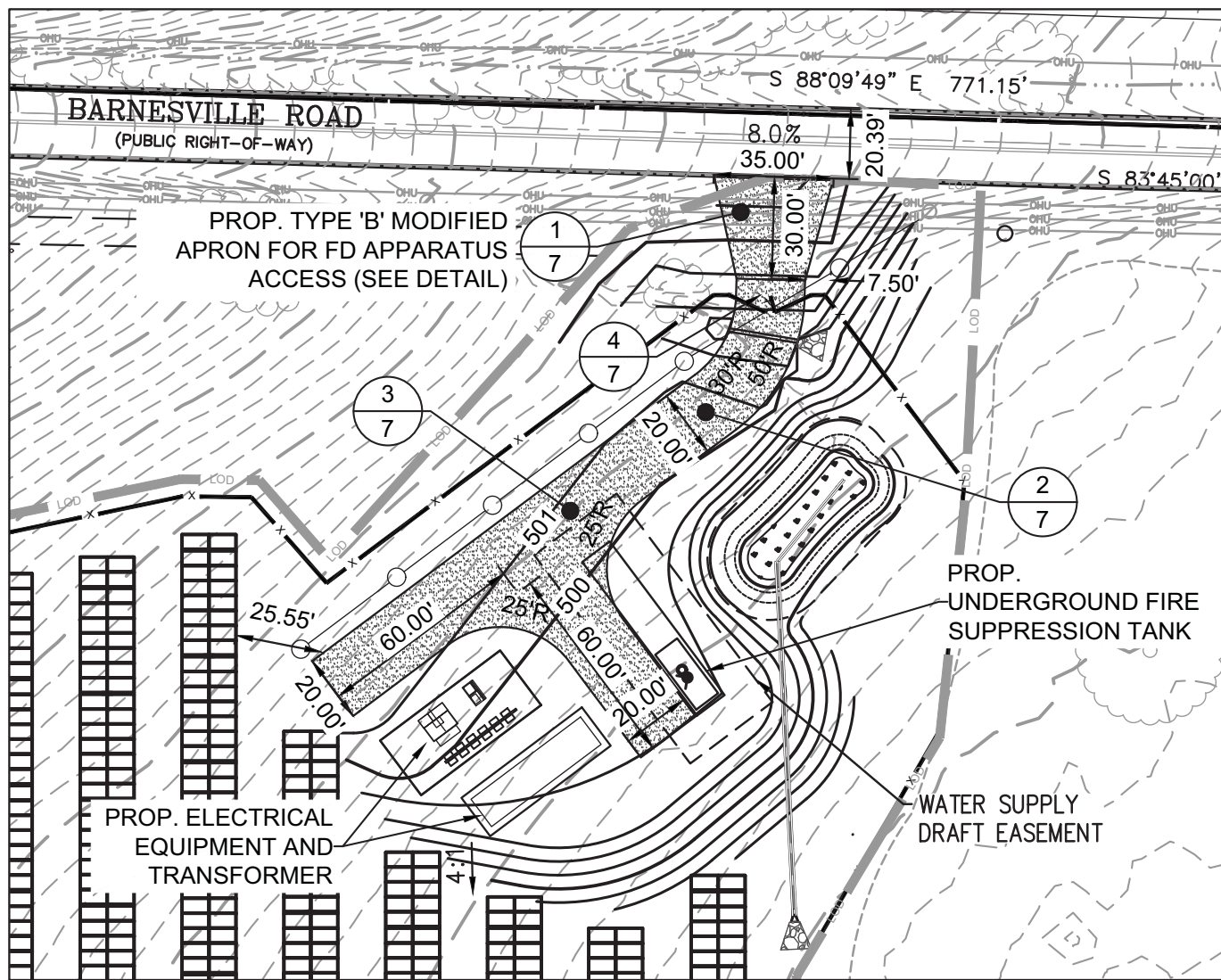
05/27/2025
 DATE

ETHAN PACIFICO, P.E.
 PRINTED NAME

60118
 REGISTRATION NUMBER



SCALE 1" = 50'



1. THE PURPOSE OF THIS PLAN IS TO ADDRESS REQUIREMENTS OF EXECUTIVE REGULATION 14-24 (FIRE DEPARTMENT APPARATUS ACCESS AND WATER SUPPLY) AS APPROPRIATE FOR THE PROPOSED SUBDIVISION.
2. THE PROPERTY IS ACCESSED BY A NEW PRIVATE DRIVEWAY, PROVIDING ACCESS TO THE SUBJECT SITE ONLY, FROM BARNESVILLE ROAD WHICH IS IDENTIFIED AS A MAJOR COLLECTOR ROAD.
3. BARNESVILLE ROAD IS AN EXISTING PUBLIC ROAD WHICH HAS A MEASURED WIDTH OF 20' ALONG THE FRONT OF THE SUBJECT PROPERTY.
4. THE POSTED SPEED LIMIT ALONG BARNESVILLE ROAD IS 40MPH.
5. THERE ARE NO SHARED DRIVEWAYS PROPOSED FOR THIS PROJECT.
6. THE SUBJECT PROPERTY IS LOCATED IN A RURAL AREA WHERE PUBLIC WATER SUPPLY FACILITIES DO NOT EXIST. THE PROPERTY IS MORE THAN 2,200 FT FROM THE NEAREST FIRE HYDRANT.
7. A PUBLIC SAFETY WATER SUPPLY EASEMENT SHALL BE PROVIDED AS A SEPARATE DOCUMENT IT IS SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES.
8. THE DRIVEWAY IS IMPERVIOUS AND MEETS MCOD TERTIARY ROAD SUBGRADE AND SURFACE LOAD BEARING MINIMUMS.
9. ON-SITE WATER SUPPLY SHALL BE REVIEWED, APPROVED, INSPECTED, AND INSTALLED UNDER A DPS FIRE PROTECTION SYSTEMS PERMIT PRIOR TO FINALIZING BUILDING PERMITS.

TANK ELEVATION TABLE	
ELEVATION	DESCRIPTION
499.50	EXISTING GRADE AT PROPOSED TANK SITE
498.10	PROPOSED CONCRETE SLAB ELEVATION LOW POINT
498.41	PROPOSED CONCRETE SLAB ELEVATION HIGH POINT
499.91	PROPOSED DRAFT PIPE CENTERLINE ELEVATION (HYDRANT OUTLET)
495.60	PROPOSED TOP OF TANK ELEVATION
485.60	PROPOSED BOTTOM OF TANK ELEVATION
484.85	PROPOSED BOTTOM OF EXCAVATION

NOTES:

1. THE CENTER OF THE DRY HYDRANT OUTLET IS TAKEN AT 1.5' ABOVE THE CONCRETE SLAB. THIS MUST BE AT LEAST 18" ABOVE GRADE.
2. TOP OF TANK MUST BE AT OR BELOW FROST LINE (30") TO PREVENT FREEZING.
3. TOP OF TANK IS 30" BELOW LOW POINT (498.10') OF GRADE ABOVE TANK.
4. TANK SHALL HAVE A MINIMUM VOLUME OF 30,000 GALLONS.

FRICTION LOSS CALCULATIONS:

1. STATIC HEAD (HYDRANT ELEV. = 499.91) - (DROP TUBE INVERT ELEV. = 486.10) = 13.81'
2. FRICTION HEAD:
 DROP TUBE & SUCTION PIPE LENGTH: 13.81'
 90' ELL: 1 X 18.92' = 18.92'
 TOTAL EQUIVALENT PIPE LENGTH = 13.81' + 18.92' = 32.73'
 32.73 l.f. of 6" GALVANIZED PIPE (1.14) X 0.0312 l.f. = 1.16'
3. TOTAL HEAD = 14.97'

FIRE CODE ENFORCEMENT

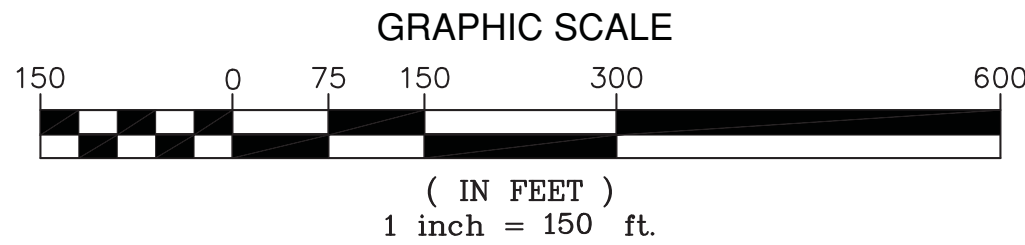
Fire Department Access Review

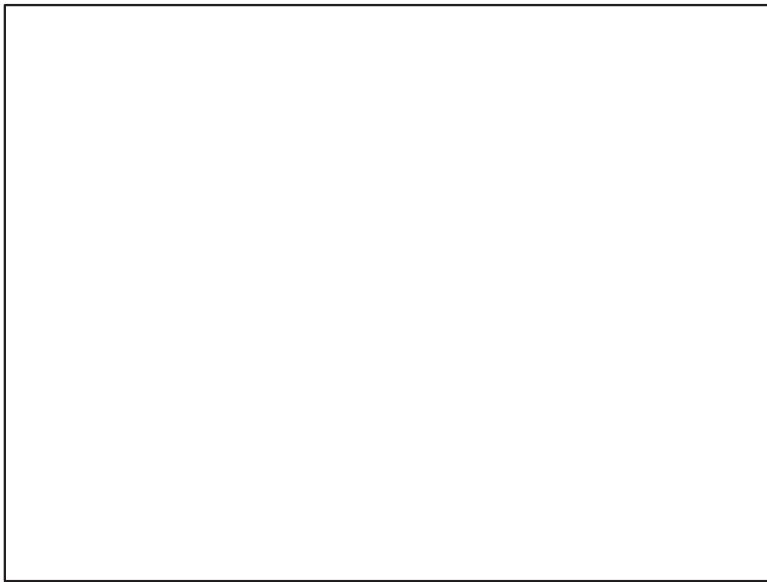
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SAC FM: DPS DATE: 6/5/2025

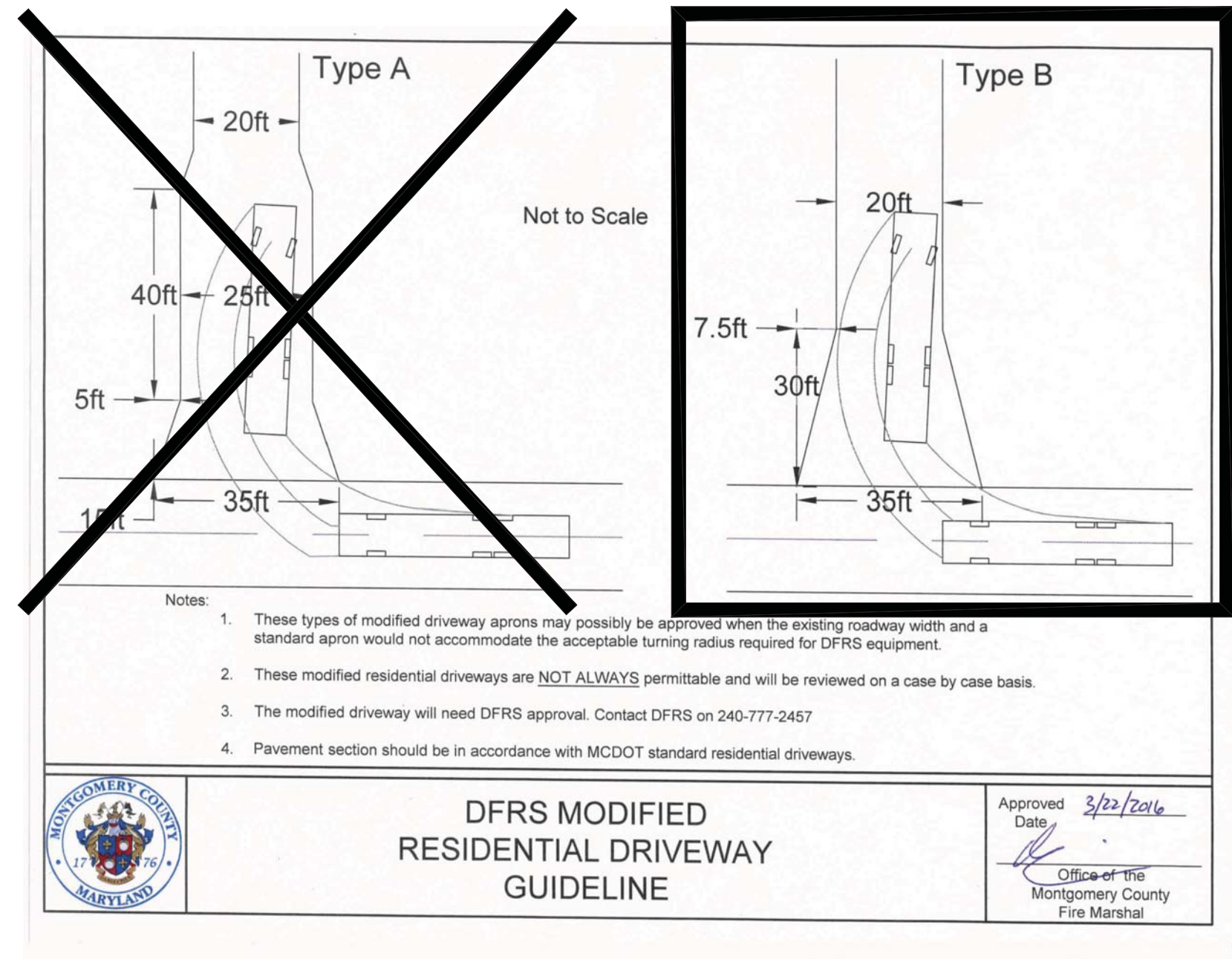
FRICTION LOSS REFERENCES:

1. FRICTION LOSS INFORMATION IS FOUND IN THE NFPA
2. THE CONVERSION FACTOR FOR AVERAGE NEW STEEL IS 1.14. TABLE 1.1(d)
3. THE STRAIGHT PIPE EQUIVALENT FOR A 6" 90 DEGREE ELBOW IS 18.92. TABLE 1.1(c)
4. FRICTION LOSS PER FT FOR 6" PIPE AT 1000GPM IS 0.0312. TABLE 1.1(e).
5. DROP TUBE INVERT ELEV IS 6" ABOVE BOTTOM OF TANK.



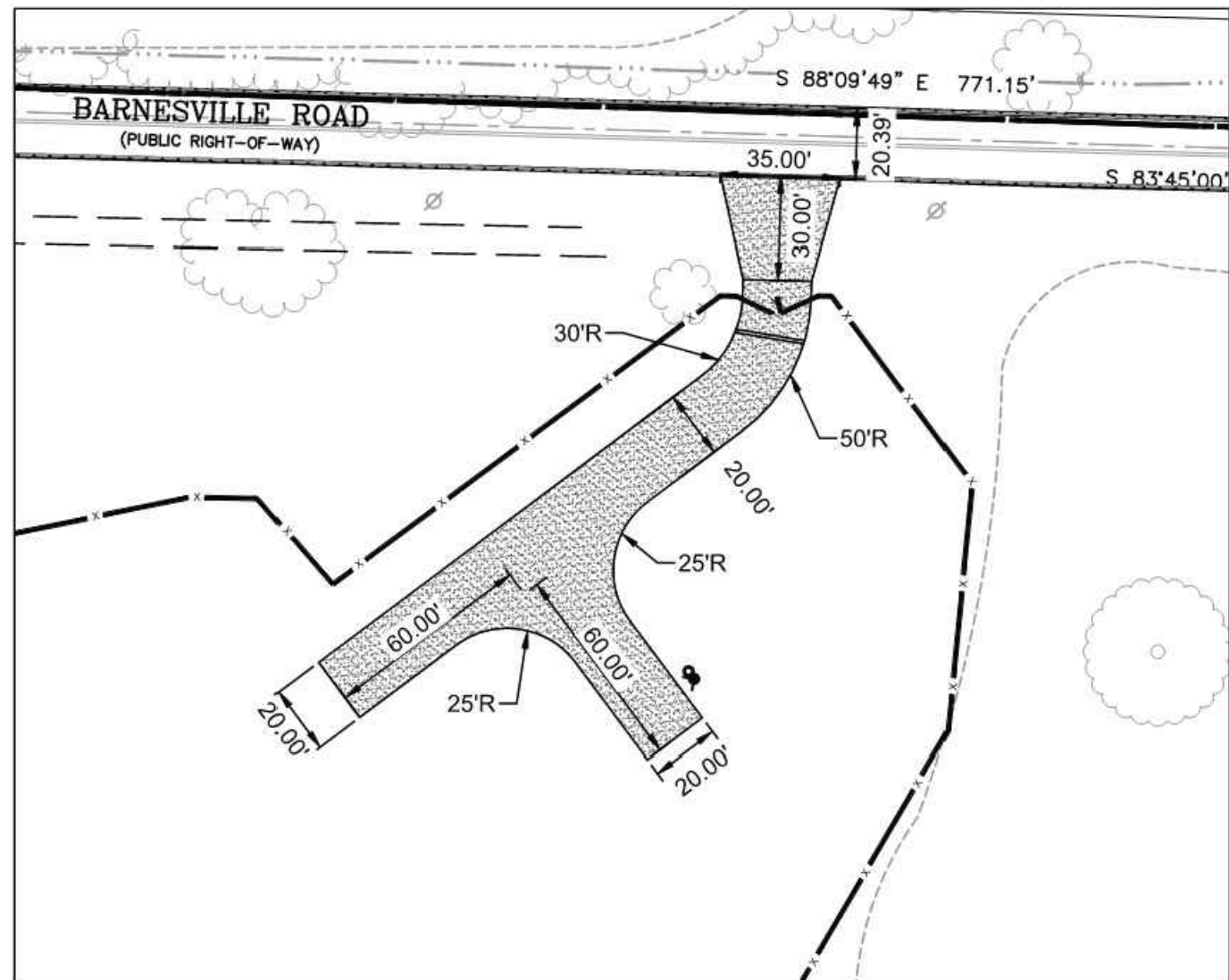


M-NCPPC APPROVAL STAMP



1 EMERGENCY ACCESS DRIVEWAY (TYPE B)

PLAN Scale: NO SCALE



3 EMERGENCY ACCESS TURNAROUND

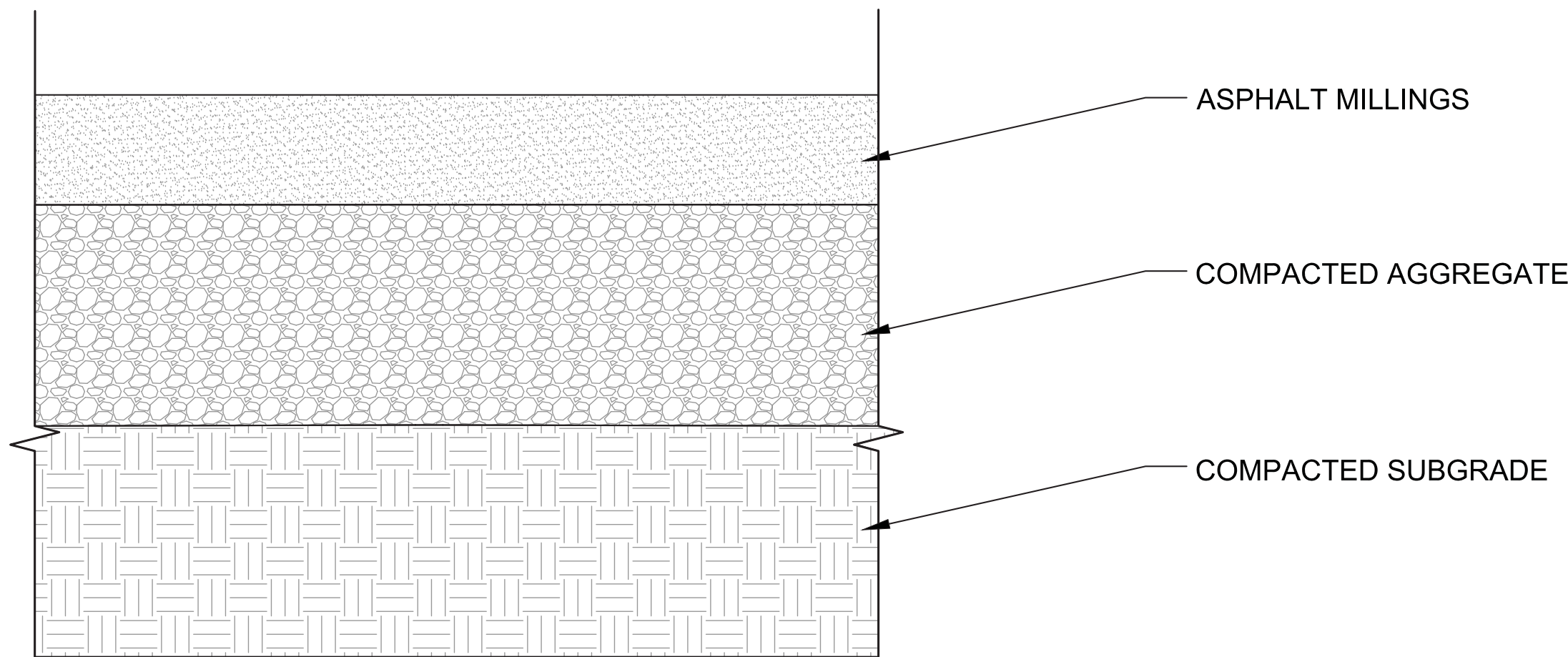
PLAN Scale: 1"=50'

DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL", MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES EXECUTIVE REGULATION 5-90, 7-02AM AND 36-90, AND MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION "STORM DRAIN DESIGN CRITERIA" DATED AUGUST 1988.

DESIGN ENGINEER SIGNATURE
ETHAN PACIFICO P.E.
PRINTED NAME

05/27/2025
DATE
60118
REGISTRATION NUMBER



NOTES:

- PROPOSED PAVEMENT SECTION INCLUDING COMPACTED SUBGRADE, AGGREGATE & ASPHALT MILLINGS LAYER THICKNESS, MATERIALS, COMPACTION DENSITIES, ETC. TO BE CERTIFIED BY A GEOTECHNICAL ENGINEER.
- SURFACE AND SUBGRADE SHALL BE CERTIFIED TO MEET MINIMUM MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION TERTIARY ROAD LOAD BEARING CAPACITY.

2 EMERGENCY ACCESS ROAD

SECTION Scale: NO SCALE



KNOXBOX® 3200

The KnoxBox 3200 is the number one high-security key lock box trusted by first responders and property owners. Store up to 10 keys to quickly gain rapid access to commercial properties.



Available in 3 colors:
Black Aluminum Dark Bronze

FEATURES

- Stores maximum 10 keys. Access cards and small entry items may also fit in interior compartment but will reduce max key quantity.
- Built Knox-Rugged and secure. UL 1037, UL 1610, UL 1332, UL 437
- Finished with Knox-Coat® to protect four times better than standard powder coat
- Weather-resistant door gasket
- Hinged door

BENEFITS

- Allows rapid property access
- Reduces property damage
- Prevents forced entry into buildings
- Minimizes first responder injury
- Compliant to National Fire Code (NFPA, IFC, IBC)

OPTIONS

- Knox Tamper Alert connects to building's alarm system for extra security
- Mount types: Recessed and Surface
- 3 color options: Black, Aluminum, Dark Bronze

ACCESSORIES

- Multi-Purpose Switch for use on electrical doors, gates and other electrical equipment
- Recess Mounting Kit for new concrete or masonry construction
- Public Safety Labels
- Tag-Out Tamper Seals
- Key Tags
- Key Rings

ORDERING SPECIFICATIONS

To insure procurement and delivery of the KnoxBox 3200, it is suggested that following specification paragraph is used:

KnoxBox surface/recessed mount with hinged door, with/without UL Listed Knox Tamper Alert; 1/4" plate steel housing, 1/2" thick steel door with interior gasket seal and stainless steel door hinge Bar and lock UL Listed. Lock has 1/8" thick stainless steel dust cover with tamper seal mounting capability.

Exterior Dimensions: Surface Mount Body - 4"H x 5"W x 3-7/8"D Recessed Mount Flange - 7"H x 7"W

Lock: UL Listed. Double-action rotating tumblers and hardened steel pins accessed by a biased out key.

Finish: Knox-Coat proprietary finishing process

Color: Black, Dark Bronze or Aluminum

P/N: KnoxBox 3200 (mfr's cat. ID)

Mfr's Name: KNOX COMPANY



1601 W. DEER VALLEY RD. PHOENIX, AZ 85027 | T: 800-552-5669 | F: 623-697-2290 | INFO@KNOXBOX.COM | KNOXBOX.COM
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NOTE: EMERGENCY ACCESS GATE LOCK BOX MODEL, LOCATION, METHOD OF INSTALLATION (SUCH AS CONCRETE PEDESTAL OR POST MOUNTED, ETC.), SHALL BE DETERMINED/APPROVED BY THE INSPECTOR AND/OR FIRE DEPARTMENT AT TIME OF CONSTRUCTION. ACCESS TO THE SITE IS GRANTED THROUGH A PADLOCK, THEREFORE A PADLOCK KEY WILL BE WITHIN THE KNOX BOX.

4 EMERGENCY ACCESS GATE LOCK BOX (OR APPROVED EQUAL)

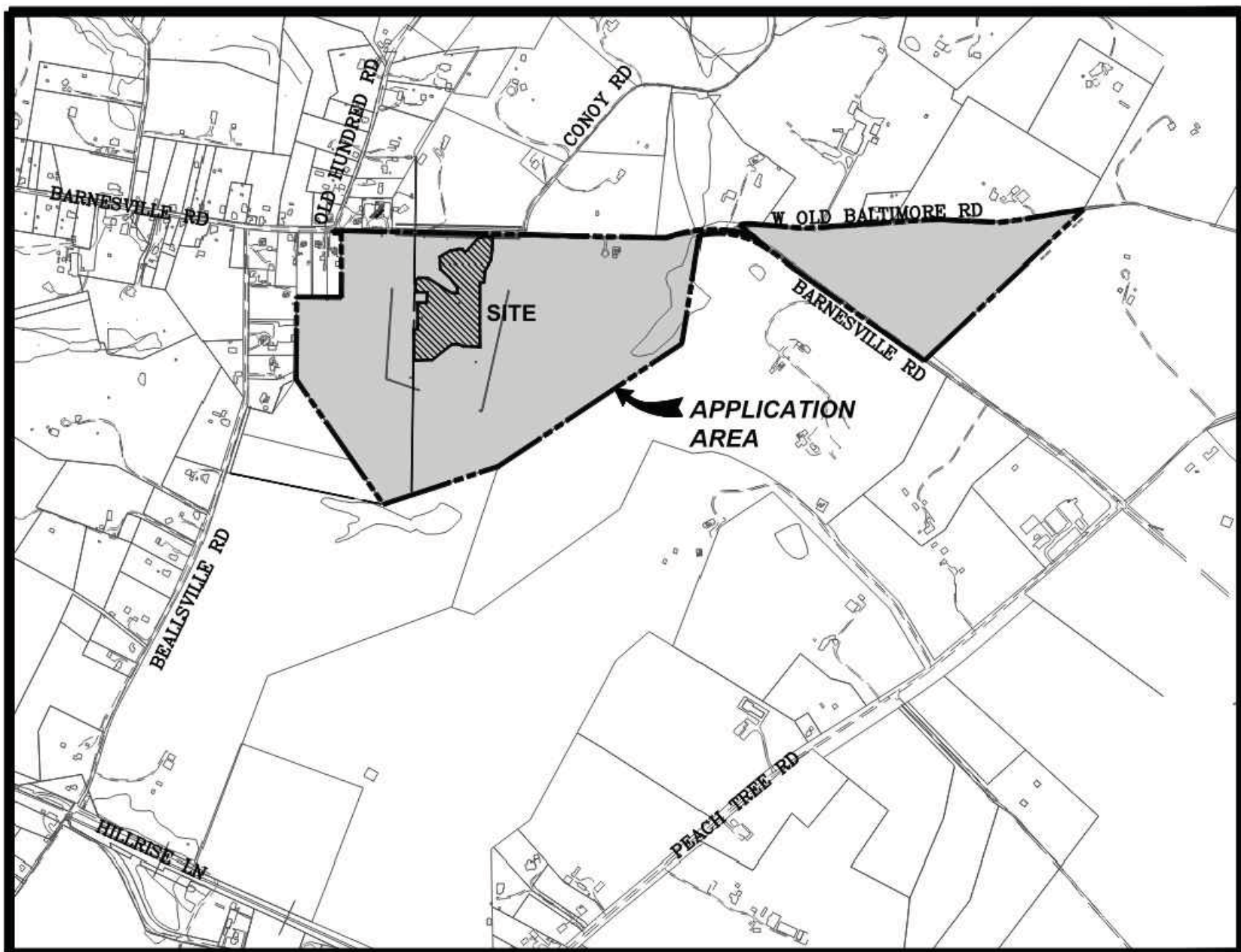
PLAN/ELEVATION Scale: NO SCALE

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: S.M.C. PM: DPS DATE: 6/5/2025



VICINITY MAP

1" = 1,000'

SOURCE: MONTGOMERY COUNTY GIS DATA

Bowman

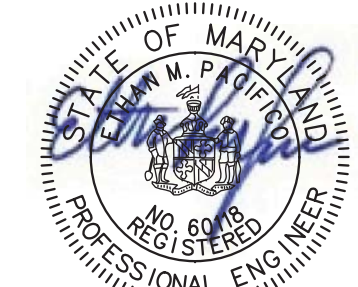
Bowman Consulting Group Ltd
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 461-9720
bowman.com

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EMERGENCY ACCESS DETAILS
MOUNTAIN VALE COMMUNITY SOLAR
17700 BARNESVILLE ROAD, BARNESVILLE MD
WSSC GRID #230NW17, 230NW18, 231NW17 & 230NW18
TAX MAP: CV62, GRID: 0000, PARCEL: P020
MONTGOMERY COUNTY, MARYLAND

ELECTION DISTRICT 11

PLAN #295856



05/27/2025
PLAN STATUS
05/27/25 CONDITIONAL USE SITE PLAN

DATE	DESCRIPTION
EP	EG
DESIGN	DRAWN
SCALE	H: AS SHOWN V: N/A

JOB No. 140362-01-001

DATE : MAY, 2025

FILE No. 140362-D-CP-001-EAD

SHEET 7 OF 19

Interconnection - Preliminary Approval

Name: Skyview Anacostia LLC

Facility Address: 1770 Barnesville Road Barnesville, MD 20838

Application Number: GEN-CS-9064

This transmittal serves as:

- A Notification that the Company has received your application for the above account and system
- B Notification that the Company has not found any deficiencies with your application
- C Notification that your application has been conditionally approved for interconnection – **see attached conditions**

The subject interconnection application for the subject generating system has been conditionally approved for interconnection. Approval of your application is for operational purposes only. It is your responsibility to ensure compliance with any local, state or federal ordinances, statutes, regulations or other legal requirements. Any substantive changes to the proposed application must be approved by FirstEnergy prior to parallel operation.

Prior to interconnecting the generator with the company's electrical system, a completed Interconnection Agreement and Certificate of Completion, must be received and approved by FirstEnergy. Final approval to interconnect is contingent upon the Terms and Conditions of this Agreement, the return of a duly executed Certificate of Completion, verification of electrical inspection and successful witness test or EDC waiver thereof.

The requested information is complete and interconnection of the Customer-Generator Facility is approved contingent upon the Terms and Conditions of the Interconnection Agreement, the return of a duly executed Certificate of Completion, verification of electrical inspection and successful witness test or EDC waiver thereof.

The installation of the bidirectional meter, if applicable, will take place after the installation is complete & we have received the completed Interconnection Agreement, a completed Certificate of Completion, including evidence of having passed an electrical inspection for conformance with the provisions of the NEC and a completed Application for Service under the Net Energy Metering Rider where applicable. **Please remember the AC disconnect switch needs to be within 10 ft. of the meter within line of sight and accessible 24/7 to Potomac Edison.**

If you have any questions feel free to contact a member of our staff using the information provided below.

This Preliminary Approval is valid for (12) months from issuance. At that time, approval will be rescinded unless the applicant contacts the Company and demonstrates significant process toward completion of the project, as determined by the Company.

Thank you.
Potomac Edison Company

10802 Bower Avenue
Williamsport, MD 21795-3016
Attn: Interconnection Coordinator
Email: PE-MD_Interconnection@firstenergycorp.com

Web site: <https://www.firstenergycorp.com/feconnect/potomacedison/retail-md>.

From: Troxell, Conner <ctroxell@firstenergycorp.com>
Sent: Thursday, January 9, 2025 10:47 AM
To: Tory Hanna
Cc: Alihussein, Mohammed; PE-MD_Interconnection; Rollman, Sean P; Jesse Connor; Maria Morales; Chad Southerland; Matt Coleman; Curtis; Tyler Popick; Will Thurman; Soo Lee-Cho
Subject: RE: [EXTERNAL] 177000 Barnesville Road (Jaisai) - GEN-CS-9064 Skyview Anacostia LLC
Attachments: GEN-CS-9064 Conditonal Approval Letter Updated.docx

Attached.



Conner Troxell

Distribution Technician Planning & Protection I

ctroxell@firstenergycorp.com

10802 Bower Ave., Williamsport, MD 21795 | mailstop: WV-WPSC / Williamsport Service Center

From: Tory Hanna <tory.hanna@dhd solar.com>
Sent: Thursday, January 9, 2025 9:57 AM
To: Troxell, Conner <ctroxell@firstenergycorp.com>
Cc: Alihussein, Mohammed <malihussein@firstenergycorp.com>; PE-MD_Interconnection <pe-md_interconnection@firstenergycorp.com>; Rollman, Sean P <srollman@firstenergycorp.com>; Jesse Connor <jesse.connor@dhd solar.com>; Maria Morales <maria.morales@dhd solar.com>; Chad Southerland <chad@dhd solar.com>; Matt Coleman <matt.coleman@skyviewventures.com>; Curtis <curtis@arcdesignllc.net>; Tyler Popick <tyler.popick@skyviewventures.com>; Will Thurman <will.thurman@dhd solar.com>; Soo Lee-Cho <sleecho@bregmanlaw.com>
Subject: Re: [EXTERNAL] 177000 Barnesville Road (Jaisai) - GEN-CS-9064 Skyview Anacostia LLC

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Conner -

Thank you so much, that's totally fine, email correspondence will help us to back up the Conditional Approval.

One note, the conditional approval needs to be updated since it lasts for 12 months, **can you resend so it's up to date?**

Thanks!

TORY

On Thu, Jan 9, 2025 at 8:40 AM Troxell, Conner <ctroxell@firstenergycorp.com> wrote:

Hello Tory,

Conditional approval was sent out on 10/4/2023. We do not provide any kind of signed letterhead or additional approval documents. The email marks official approval on our end.



Conner Troxell

Distribution Technician Planning & Protection I

ctroxell@firstenergycorp.com

10802 Bower Ave., Williamsport, MD 21795 | mailstop: WV-WPSC / Williamsport Service Center

From: Alihussein, Mohammed <malihussein@firstenergycorp.com>

Sent: Tuesday, January 7, 2025 3:40 PM

To: Tory Hanna <tory.hanna@dhsolar.com>; PE-MD_Interconnection <pe-md_interconnection@firstenergycorp.com>; Rollman, Sean P <srollman@firstenergycorp.com>; Troxell, Conner <ctroxell@firstenergycorp.com>

Cc: Jesse Connor <jesse.connor@dhsolar.com>; Maria Morales <maria.morales@dhsolar.com>; Chad Southerland <chad@dhsolar.com>; Matt Coleman <matt.coleman@skyviewventures.com>; Curtis <curtis@arcdesignllc.net>; Tyler Popick <tyler.popick@skyviewventures.com>; Will Thurman <will.thurman@dhsolar.com>; Soo Lee-Cho <sleecho@bregmanlaw.com>

Subject: RE: [EXTERNAL] 177000 Barnesville Road (Jaisai) - GEN-CS-9064 Skyview Anacostia LLC

The design process varies based on several factors mostly right of way and equipment availability, but I would say up to six months.

The 10% down payment is calculated based on the initial study which calls for \$1.285M. so, 10% of that would be \$128,500. The remaining will need to be paid once we have a design estimate.

I would refer to Conner for the documents you are asking for.

Wil Vo doesn't work for Potomac Edison anymore, I copied Conner on this email.

From: Tory Hanna <tory.hanna@dhsolar.com>

Sent: Tuesday, January 7, 2025 3:28 PM

To: Alihussein, Mohammed <malihussein@firstenergycorp.com>; Vo, William A <wvo@firstenergycorp.com>; PE-MD_Interconnection <pe-md_interconnection@firstenergycorp.com>; Rollman, Sean P <srollman@firstenergycorp.com>

Cc: Jesse Connor <jesse.connor@dhsolar.com>; Maria Morales <maria.morales@dhsolar.com>; Chad Southerland

<chad@dhsolar.com>; Matt Coleman <matt.coleman@skyviewventures.com>; Curtis <curtis@arcdesignllc.net>; Tyler Popick <tyler.popick@skyviewventures.com>; Will Thurman <will.thurman@dhsolar.com>; Soo Lee-Cho <sleecho@bregmanlaw.com>

Subject: [EXTERNAL] 177000 Barnesville Road (Jaisai) - GEN-CS-9064 Skyview Anacostia LLC

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Hey Mohammed -

Just to keep you updated, we're about to press submit on our Land Use permit for this project to Montgomery County Planning and Zoning for GEN-CS-9064.

For our Land Use submittal, can we get an **updated Preliminary Approval Letter, and if possible, get it on letterhead & signed** if possible?

Also, in your last note you mentioned an 'Agreement' that will require us to pay 10% of the System upgrade costs. Is that something you can provide a draft of as well? We're not quite ready to execute that, as we would prefer to have our Land Use Approvals in hand.

Also, how long does the Design process take typically? You mentioned once Design is done, the 90% balance is due.

Thanks all,

TORY

On Mon, Nov 18, 2024 at 12:16 PM Alihussein, Mohammed <malihussein@firstenergycorp.com> wrote:

I do urge you to submit for a work order specially if you are feeling optimistic about permitting.

Our process is that you signed an agreement with us then you have to pay 10% up front. The design process takes place after the agreement and the 10% is completed. Once the design is completed you will have to pay total

cost up front. Once the project is completed you will receive a true up invoice if you have to pay additional costs or if you have to receive a return.

Hope this helps.

From: Tory Hanna <tory.hanna@dhsolar.com>
Sent: Monday, November 18, 2024 10:36 AM
To: Alihussein, Mohammed <malihussein@firstenergycorp.com>
Cc: Jesse Connor <jesse.connor@dhsolar.com>; Maria Morales <maria.morales@dhsolar.com>; Rollman, Sean P <scrollman@firstenergycorp.com>; Chad Southerland <chad@dhsolar.com>; Matt Coleman <matt.coleman@skyviewventures.com>; Ethan Pacifico <epacifico@bowman.com>; Curtis <curtis@arcdesignllc.net>; Tyler Popick <tyler.popick@skyviewventures.com>
Subject: Re: [EXTERNAL] Re: Level 2 - 4 Application Acknowledgement for GEN-CS-9064 Skyview Anacostia LLC

External Sender, use caution with links/attachments. Click 'Report Message' in Outlook if suspicious.

Mohammed -

Thanks for the quick response. Glad to hear the design seems okay from your standpoint.

Regarding timing, we had a couple questions:

- We've received our Conditional Approval and have system upgrade estimates. **When can we expect to be invoiced for this work?** Is it a 25% payment, or is the entire 100% of system upgrades due?
- We expect to have our Land Use permits with Montgomery County approx 6-8 months from now, can we/should we apply for our Work Order now, or better to wait until that approval has been granted?

Any insight would be greatly appreciated.

Thanks,

TORY