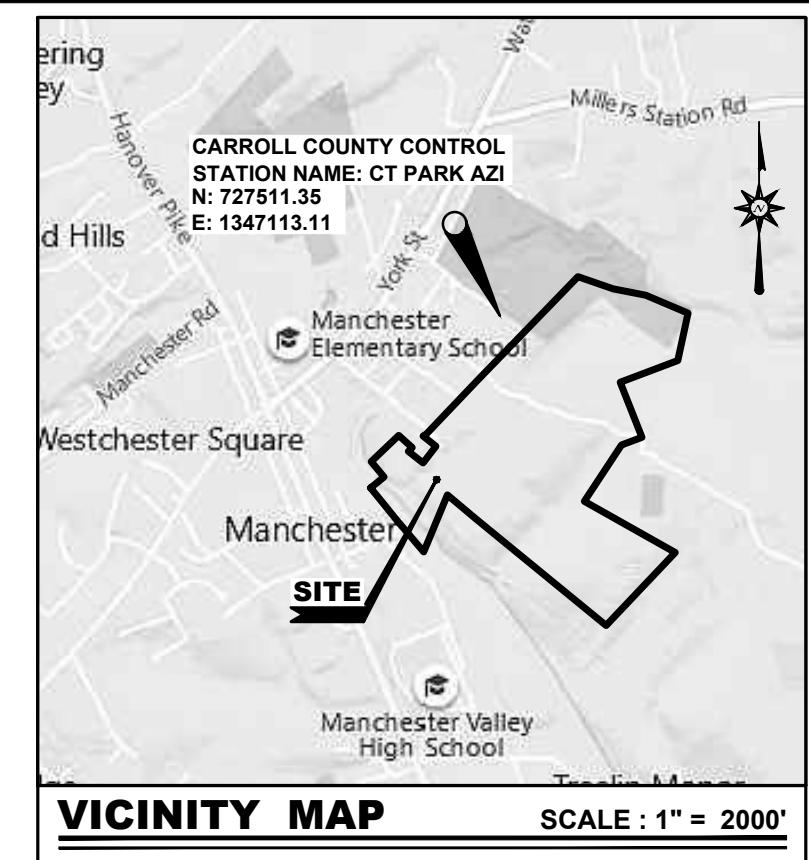


MAVERICK ONE SOLAR PROJECT

TOWN OF MANCHESTER, CARROLL COUNTY, MARYLAND

CARROLL COUNTY PROJECT NO. S-21-0025



ARCHITECTURE
ENGINEERING

Dover, DE

309 S. Governors Ave.
Dover, DE 19904
Ph. 302.734.7950
Fax 302.734.7965

Salisbury, MD

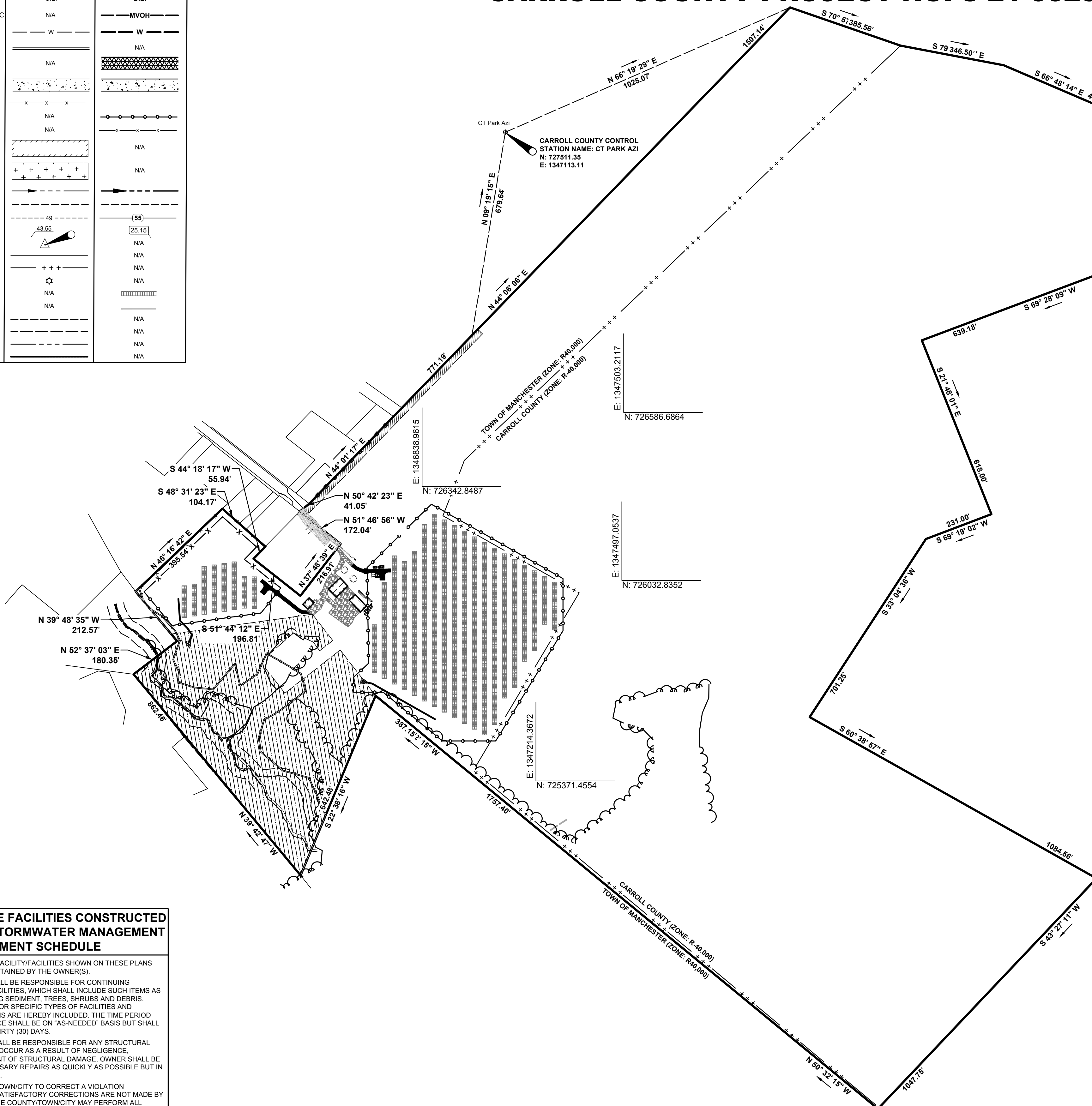
312 West Main St. Suite 300
Salisbury, MD 21801
Ph. 410.546.9100
Fax 410.546.5824

Wilmington, NC

3333 Jaecle Drive, Suite 120
Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com

LEGEND		
ITEM	EXISTING	PROPOSED
GRAVEL HATCH		N/A
TREE LINE		N/A
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)		N/A
UNDERGROUND ELECTRIC		N/A
OVERHEAD ELECTRIC		N/A
MEDIUM VOLTAGE OVERHEAD ELECTRIC	N/A	
WATER MAIN		N/A
CONCRETE CURB & GUTTER	N/A	
REINFORCED TURF	N/A	
CONCRETE PAD / SURFACE		N/A
FENCE - MISCELLANEOUS		N/A
AGRICULTURAL FENCE	N/A	
BLACK VINYL CHAIN LINK FENCE	N/A	
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		N/A
STEEP SLOPES		N/A
DRAINAGE DITCH OR SWALE		N/A
TOP OF DITCH OR SWALE		N/A
CONTOUR		N/A
ELEVATION SPOT SHOT		N/A
BENCH MARK		N/A
PROPERTY OR RIGHT-OF-WAY LINE		N/A
CORPORATE LIMITS LINE		N/A
LIGHT POLE		N/A
SOLAR TRACKING MODULE		N/A
LEVEL SPREADER		N/A
WETLAND		N/A
WETLAND BUFFER		N/A
STREAM		N/A
STREAM BUFFER		N/A



STORMWATER MANAGEMENT ESD PRACTICES

TYPE	NORTHING	EASTING
LEVEL SPREADER	N: 726093.8668	E: 1347070.3065
LEVEL SPREADER	N: 726077.7611	E: 1346946.7753
LEVEL SPREADER	N: 725851.2162	E: 1346891.0602
LEVEL SPREADER	N: 725839.0366	E: 1346794.0637
LEVEL SPREADER	N: 725917.4595	E: 1346684.0216
LEVEL SPREADER	N: 726023.6930	E: 1346220.9793
LEVEL SPREADER	N: 725954.6430	E: 1346167.1586
REINFORCED TURF	N: 726065.5467	E: 1346641.4696
REINFORCED TURF	N: 725957.8127	E: 1346403.1967

- #### INSPECTION SEQUENCE NOTES
- CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674, AT LEAST ONE DAY PRIOR TO BEGINNING ANY WORK.
 - SITE COMPLIANCE INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES DURING CONSTRUCTION:
 - PROPOSED STRUCTURES STAKED OUT IN PROPER LOCATIONS AS SHOWN ON THESE APPROVED PLANS.
 - PROPOSED FOUNDATIONS INSTALLED FOR ALL BUILDINGS SHOWN ON THESE APPROVED PLANS.
 - SUB-GRADES ESTABLISHED FOR ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
 - COMPLETION OF ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
 - COMPLETION OF ALL WORK SHOWN ON PLANS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674 UPON COMPLETION OF EACH PHASE OF CONSTRUCTION.

CONTRACTOR SHALL NOTIFY CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-386-2210 PRIOR TO BEGINNING ANY WORK. ALL FOREST CONSERVATION PLAN DEVICES MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION.

FINAL LANDSCAPING INSPECTION SHALL BE ARRANGED THROUGH BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-386-2210 BY THE CONTRACTOR/DEVELOPER OR AGENT.

WRITTEN APPROVAL FROM THE LANDSCAPE REVIEW SPECIALIST, BUREAU OF RESOURCE MANAGEMENT, MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE LANDSCAPING OR FOREST CONSERVATION PLANS OR MODIFICATIONS IN THE PLANT MATERIAL.

THE CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE OF CONSTRUCTION UNTIL GIVEN APPROVAL OF PRIOR PHASES.

- #### GENERAL NOTES
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.
 - THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
 - LANDSCAPING TO BE IN ACCORDANCE WITH THE TOWN OF MANCHESTER LANDSCAPING REQUIREMENTS FOR COMMUNITY SOLAR ENERGY GENERATING SYSTEM (CSEGS).
 - THERE WILL BE NO USE, TRANSFER, OR STORAGE OF HAZARDOUS/REGULATED SUBSTANCES ON SITE.
 - THIS SITE IS LOCATED IN A SURFACE WATER PROTECTION AREA.
 - THIS SITE IS LOCATED IN AN AQUIFER PROTECTION AREA.
 - THIS SITE IS NOT LOCATED IN A TIER II WATERSHED.
 - A NEW ACCESS EASEMENT FOR SITE ACCESS WILL BE GRANTED ACROSS THE EARL & BELVA LAMOTTE PROPERTY.
 - CONDITIONAL USE APPROVAL, BZA-297, WAS GRANTED ON 5/25/2021 BY THE TOWN OF MANCHESTER FOR A CONDITIONAL USE IN THE R40,000 RESIDENCE DISTRICT FOR COMMUNITY SOLAR SYSTEM (CSEGS) AND SECTION 250-B SET FORTH THE REGULATIONS AND CONDITIONS PERTAINING TO A CSEGS CONDITIONAL USE.
 - THE PROPOSED 20' WIDE UTILITY EASEMENT SHOWN WILL BE RECORDED BY DEED AS PART OF THIS PROJECT'S PUBLIC WORKS AGREEMENT PROCESS.
 - A "STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT" IS TO BE GRANTED TO THE TOWN OF MANCHESTER AS AN EASEMENT OF ACCESS TO THE TOWN OF MANCHESTER OR AUTHORIZED REPRESENTATIVES BY A DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.

SHEET INDEX

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DEVELOPER/LANDOWNER'S CERTIFICATION

I HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWINGS WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I ALSO UNDERSTAND THAT IT IS MY RESPONSIBILITY TO HAVE THE CONSTRUCTION SUPERVISED AND CERTIFIED, INCLUDING THE SUBMITTAL OF "AS-BUILT" PLANS CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR, AS APPROPRIATE, WITHIN THIRTY (30) DAYS OF COMPLETION OF WORK ON THE STORMWATER MANAGEMENT FACILITY/FACILITIES. I ALSO CERTIFY THAT THIS/THOSE STORMWATER MANAGEMENT FACILITY/FACILITIES WILL BE INSPECTED DURING CONSTRUCTION BY A REGISTERED PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR, AS APPROPRIATE, IN ACCORDANCE WITH SECTIONS § 151.095 AND § 151.096 OF THE CODE OF PUBLIC LOCAL LAWS AND ORDINANCES OF CARROLL COUNTY.

APPROVED _____ DATE _____

SIGNATURE _____ DATE _____

SITE INFORMATION

- SITE NAME: MAVERICK ONE SOLAR PROJECT
- SITE ADDRESS: 3297 GRAFTON STREET, MANCHESTER, MD 21102
- DEVELOPER: MAVERICK ONE, LLC, 8865 DEERPATH ROAD, SUITE 330, ELK RIDGE, MD 21075
- SITE OWNER: THREE RUSSELLS, LLC, 480 S. HEATHWOOD DRIVE, MARCO ISLAND, FL 34145
- GEOGRAPHIC COORDINATES:
 - LATITUDE: 39°39'34.74" N
 - LONGITUDE: 76°52'39.37" W
- TAX MAP: 24013C009D2
- PARCELS: 779
- DEED BOOK/PAGE: 8263/396
- PARCEL AREA: 127.56 ACRES ±
- LEASE AREA: 11.03 ACRES ±
- LIMITS OF DISTURBANCE: 12.18 ACRES ±
- JURISDICTION: TOWN OF MANCHESTER
- ZONE: R-40,000 RESIDENTIAL DISTRICT
- MINIMUM YARD AND SETBACK REQUIREMENTS SHALL BE AS FOLLOWS PER ORDINANCE 244:
 - FRONT: 80 FEET
 - REAR: 100 FEET
 - SIDE: 40 FEET
- FLOOD ZONE DETERMINATION: (BASED ON FLOOD INSURANCE RATE MAPS PROVIDED BY FEMA)
 - FIRM MAP: 24013C009D2
 - EFFECTIVE DATE: OCTOBER 2, 2015
 - FIRM ZONE: "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL

ENGINEERS "AS-BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITY/FACILITIES SHOWN ON THIS/THOSE PLAN(S) WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS. I ALSO CERTIFY THAT THESE FACILITIES WERE INSPECTED IN ACCORDANCE WITH SECTIONS § 151.095 AND § 151.096 OF THE CODE OF PUBLIC LOCAL LAWS AND ORDINANCES OF CARROLL COUNTY AND I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR, AS APPROPRIATE, UNDER THE LAWS OF THE STATE OF MARYLAND.

JEFFREY A. HARMAN, P.E. MD LIC. # 30331 EXP. 09/23/2023 DATE _____

CARROLL SOIL CONSERVATION DISTRICT

THE DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE CARROLL SOIL CONSERVATION DISTRICT.

APPROVED _____ CARROLL S.C.D./DATE _____

OWNER/DEVELOPER

I/WE CERTIFY THAT THIS PLAN OF SOIL EROSION & SEDIMENT CONTROL WILL BE IMPLEMENTED TO THE FULLEST EXTENT, AND ALL STRUCTURES WILL BE INSTALLED TO THE DESIGN AND SPECIFICATIONS AS SPELLED OUT IN THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN CONSTRUCTION OF THIS PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I/WE ALSO AUTHORIZE PERIODIC ON-SITE EVALUATION BY THE CARROLL SOIL CONSERVATION DISTRICT PERSONNEL AND COOPERATING AGENCIES.

DEVELOPER _____ DATE _____

PRINTED NAME OF DEVELOPER _____

DEVELOPER COMPANY NAME _____

DEVELOPER PHONE NUMBER _____

OWNER'S CERTIFICATION

I/WE CERTIFY THAT THIS PLAN OF SOIL EROSION & SEDIMENT CONTROL WILL BE IMPLEMENTED TO THE FULLEST EXTENT, AND ALL STRUCTURES WILL BE INSTALLED TO THE DESIGN AND SPECIFICATIONS AS SPELLED OUT IN THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN CONSTRUCTION OF THIS PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I/WE ALSO AUTHORIZE PERIODIC ON-SITE EVALUATION BY THE CARROLL SOIL CONSERVATION DISTRICT PERSONNEL AND COOPERATING AGENCIES.

NAME(S) PRINTED _____ DATE _____

SIGNED/DATE _____

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

APPROVED _____ DATE _____

CARROLL COUNTY HEALTH DEPARTMENT

BY _____ DATE _____

MANCHESTER PRIVATE FACILITIES CONSTRUCTED BY THE DEVELOPER STORMWATER MANAGEMENT MAINTENANCE AGREEMENT SCHEDULE

- THE STORMWATER MANAGEMENT FACILITY/FACILITIES SHOWN ON THESE PLANS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER(S).
- OWNER/HIS HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR CONTINUING MAINTENANCE OF THE FACILITY/FACILITIES, WHICH SHALL INCLUDE SUCH ITEMS AS MOWING, CLEANING, AND REMOVING SEDIMENT, TREES, SHRUBS AND DEBRIS. REQUIREMENTS AND SCHEDULES FOR SPECIFIC TYPES OF FACILITIES AND PRACTICES AS LISTED ON THE PLANS ARE HEREBY INCLUDED. THE TIME PERIOD FOR THIS CONTINUING MAINTENANCE SHALL BE ON "AS-NEEDED" BASIS BUT SHALL NOT BE DELAYED LONGER THAN THIRTY (30) DAYS.
- OWNER, HIS HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR ANY STRUCTURAL DAMAGES OR FAILURE WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE, ACCIDENT OR MISUSE. IN THE EVENT OF STRUCTURAL DAMAGE, OWNER SHALL BE RESPONSIBLE TO MAKE THE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE BUT IN ANY CASE WITHIN THIRTY (30) DAYS.
- IF AFTER NOTICE BY THE COUNTY/TOWNSHIP TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE BY THE OWNER(S) WITHIN (30) DAYS THE COUNTY/TOWNSHIP MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE OWNERS OF THE FACILITY SHALL BE ASSESSED THE COST OF THE WORK AND ANY PENALTIES. THESE MONIES SHALL BE COLLECTED FROM A BOND, WHICH THE DEVELOPER IS REQUIRED TO POST WITH THE COUNTY/TOWNSHIP TO COVER SUCH EXPENSES UNTIL "COMPLETION OF THE FACILITY". "COMPLETION OF THE FACILITY" IS CONSTRUED TO MEAN THAT ALL CONTRIBUTORY DRAINAGE AREAS ARE PAVED OR SUPPORTING A 2' STAND OF DENSE GRASS AND THAT THE CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT HAS INSPECTED CONSTRUCTION AND A REGISTERED PROFESSIONAL ENGINEER HAS CERTIFIED THAT THE "AS-BUILT" PLANS MEET THE PLANS AND SPECIFICATIONS FOR CONSTRUCTION. AFTER COMPLETION OF THE FACILITY, THE MONIES MAY BE COLLECTED BY PLACING AN LIEN ON THE PROPERTY, OR BY INCLUDING THE COSTS AND PENALTIES ON THE PROPERTY TAX BILL AND COLLECTING THEM AS ORDINARY TAXES BY THE COUNTY/TOWNSHIP.
- OWNER(S) SHALL GRANT RIGHT OF ENTRY TO AUTHORIZED COUNTY/TOWNSHIP PERSONNEL FOR PURPOSES OF INSPECTION MONITORING AND/OR REPAIR. SITE VISITS FOR INSPECTION AND/OR MONITORING SHALL BE CONDUCTED ONLY DURING NORMAL COUNTY WORKING HOURS (8:00 A.M. TO 5:00 P.M. MONDAY - FRIDAY).
- THIS AGREEMENT INCLUDING RIGHT-OF ENTRY FOR INSPECTION/MAINTENANCE AND REPAIR SHALL BE RECORDED IN THE LAND RECORDS OF THE COUNTY.

ENGINEERS CERTIFICATION (SEDIMENT CONTROL)

I CERTIFY THAT THIS PLAN OF SEDIMENT CONTROL IS DESIGNED WITH MY PERSONAL KNOWLEDGE OF THE SITE CONDITION AND HAS BEEN DESIGNED TO THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE CARROLL SOIL CONSERVATION DISTRICT.

JEFFREY A. HARMAN, P.E. MD LIC. # 30331 DATE _____

ENGINEERS CERTIFICATION (SWM)

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN DESIGNED ACCORDING TO CHAPTER 151 OF THE CODE OF PUBLIC LOCAL LAWS AND ORDINANCES OF CARROLL COUNTY AND I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR, AS APPROPRIATE, UNDER THE LAWS OF THE STATE OF MARYLAND.

JEFFREY A. HARMAN, P.E. MD LIC. # 30331 DATE _____

MAVERICK ONE SOLAR PROJECT

3297 GRAFTON STREET
TOWN OF MANCHESTER
CARROLL COUNTY, MD
FIRST ELECTION DISTRICT

COVER SHEET

0 100 200 400
SCALE: 1" = 200'

ISSUE BLOCK	DATE	DESCRIPTION
	02/17/25	BULLETIN - 006 REVISED EQUIPMENT PADS
	01/16/25	BULLETIN - 005 PROPOSED GRADING UPDATE
	01/10/25	BULLETIN - 004 FENCE DETAIL & GATE UPDATE
	01/10/25	BULLETIN - 003 BASE TOPOGRAPHY UPDATE GRADING UPDATE LEVEL SPREADER UPDATE
	12/13/24	BULLETIN - 002 GRADING ADJUSTMENT
	12/03/24	BULLETIN - 001 GRADING ADJUSTMENT

MARK DATE DESCRIPTION

PROJECT NO.: 2021117.00
DATE: 6/23/2023
SCALE: 1" = 200'
DRAWN BY: E.H.H. / PROJ. MGR.: E.H.H.
SHEET
1 OF 15
CARROLL COUNTY FILE NO. S-21-0025 COPYRIGHT 2024