

GENERAL NOTES:

Site Notes

- The project scope of work consists of mass grading, installation of temporary sediment traps & temporary installation of construction trailers and gravel staging areas. The proposed infrastructure is intended to support the Bauxite III Data Center Campus. These plans propose no impervious.
- Total area of amended Preliminary Plan PP273774 is +/-1,054.56 Acres. This Improvement Plan falls within the approved preliminary plan area and includes +/-55.1 acres. The site plan is zoned GI has a land use designation of General Industrial per the 2010 Comprehensive Plan, and is in the Adamstown Planning Region.
- The Improvement Plan is comprised of part of Parcel 70, Tax Map 94 recorded in Liber 15038 at folio 393.
- The Improvement Plan is located on Frederick County Tax Map 94 and Frederick County Soils Map 94.
- Boundary information as shown on this Improvement Plan was taken from August 2021 field boundary surveys conducted by Rodgers Consulting, Inc., and other available deed and plat information.
- Topography is shown hereon at 1 foot and 2 foot contour intervals per photogrammetric mapping compiled by McKenzieSnyder, Inc., based on aerial photography and LiDAR data collected in April 2021.
- Survey datum is the Maryland Coordinate System (NAD83(2011), SPCS zone 1900(MD), U.S. Survey Feet), based on static GPS observations post-processed by the National Geodetic Survey's Online Positioning User Service (OPUS). Measured points include RCI control points 9501 and 9504. The average combined (map scale elevation) factor for the site is 0.99997061.
9501 N 609450.579 E 1184241.605
9504 N 60476.704 E 1174468.799
Vertical datum is NAVD88, based on static GPS observations post-processed by the National Geodetic Survey's Online Positioning User Service (OPUS).
Measured points include RCI control points 9501 and 9504.
9501 NAVD88 orthometric height 300.656
9504 NAVD88 orthometric height 377.729
- This project will be served by public water & sewer. The current water & sewer classification is W3 and S3.

Environmental Notes

- The 100 Year Floodplain is a compilation of several sources of data per Section 1-19-9.100 of the Frederick County Zoning Code. The extents of the floodplain includes the greatest extent of the following: FEMA (updated delineation adopted 8/1/23), Frederick County Floodplain Soils, and wetlands adjacent to other floodplain sources. A minimum setback of 25 feet shall be provided from all Floodplain district boundaries, except as otherwise approved through the mitigation process described in § 1-19-9.110(B)(7). All setback areas shall be maintained or planted with natural vegetation.
- The waterbody buffers were delineated based on Section 1-19-9.400(C) of the Frederick County Code (the waterbody buffer ordinance). First, a minimum 100' buffer was delineated on each side of intermittent and perennial streams. Second, 175-foot cross-sections were taken at 50-foot intervals along each stream. The buffer was expanded to 150 feet along these cross sections when 60% of the cross-section contained slopes between 15%-25%. The buffer was expanded to 175 feet along these cross sections when 60% of the cross-section contained slopes 25% and greater. The buffer was adjusted to the top of the crest per the waterbody buffer ordinance when applicable. After the cross-sections were taken the waterbody buffer was expanded to include wetlands and floodplains, including flooding soils, that extend outside of the calculated waterbody buffer area.
- Wetlands were delineated in September of 1996 and reconfirmed in Spring 2021 by RCI staff, in conformance with the 1987 U.S. Corps of Engineers' delineation manual. No wetlands were delineated within the limits of this Improvement Plan. A site visit with USACE and MDE occurred on 2021.12.09. Additional site visits occurred on 2022.07.06 and Spring 2023 which resulted in some revisions to wetland delineations in conjunction with MDE review.
- A Preliminary Forest Conservation Plan was approved under F266567 on 2021.12.15. A Final Forest Conservation Plan will be required before Improvement Plans are approved.
- No buildings, structures, or impervious surfaces, and no activities requiring clearing or grading over 5,000 square feet will be permitted in waterbody buffers, except for stormwater management facilities, structures and appurtenant conveyances; environmental restoration or mitigation projects; utilities; public and private roads; driveways; bikeways; and trails unless otherwise permitted per 1-19-9.400.
- An Appropriation or Use Permit (groundwater) is required for construction if dewatering of groundwater:
The dewatering is greater than 10,000 GPD as an annual average (calculated over the course of 1 year) OR
The dewatering lasts more than 30 days.
Note: Dewatering operations over 30 days, but less than 5,000 GPD (as an annual average) may qualify to file a notice of exemption if they are pumping groundwater COMAR 26.17.06.03A and 26.17.06.03B (3)
- This Improvement plan is governed by the Environmental Management Plan (EMP). All on-site activities must adhere to the procedures and guidelines specified within the EMP.
- Any monitoring wells on site that require abandonment must be decommissioned in compliance with the guidelines established by the Frederick County Health Department and MDE prior to any grading or land disturbance at existing well locations.
- Environmental site design will be provided to the MEP for all improvements. Stormwater Management for this improvement plan is designed based on the total limits of disturbance with temporary impervious and returning the site to woods in good condition. Temporary required quantity controls are provided with these mass grading plans and permanent stormwater management in accordance with MDE SWM act of 2007 and/or FC SWM ordinance 1-15.2 shall be provided with improvement plans PW277361.
- All easements necessary to provide public access/maintenance/etc are referenced on this Improvement Plan.
- Final SWM design shall be approved with future lot development SWM improvement plans.

ENGINEER'S DESIGN CERTIFICATION:

I hereby certify this plan has been designed in accordance with local ordinances, COMAR 26.17.01, and 2011 Maryland Standards and Specification for Soil Erosion and Sediment Control and is contingent upon issuance of all applicable regulatory permits. If applicable, this plan is also designed in accordance with the requirements and contained within USDA, NRCS "Standards and Specifications for Ponds MD-378" and the policies and procedures of the Maryland Department of the Environment Dam Safety program.

Phillip Wagner
ENGINEER'S SIGNATURE

29782
P.E. NO.

PHILLIP WAGNER
PRINT NAME

10/29/2025
DATE

CERTIFICATION OF THE DISTURBED AREA QUANTITY:

I hereby certify that the estimated total amount of area to be disturbed shown on these plans has been computed to 67,563 c.y of excavation, 209,460 c.y of fill and the total area to be disturbed as shown on these plans has been determined to be 3,366,389 square feet, or 77.3 acres.

Phillip Wagner
ENGINEER'S SIGNATURE

29782
P.E. NO.

PHILLIP WAGNER
PRINT NAME

10/29/2025
DATE

OWNER/DEVELOPER'S CERTIFICATION:

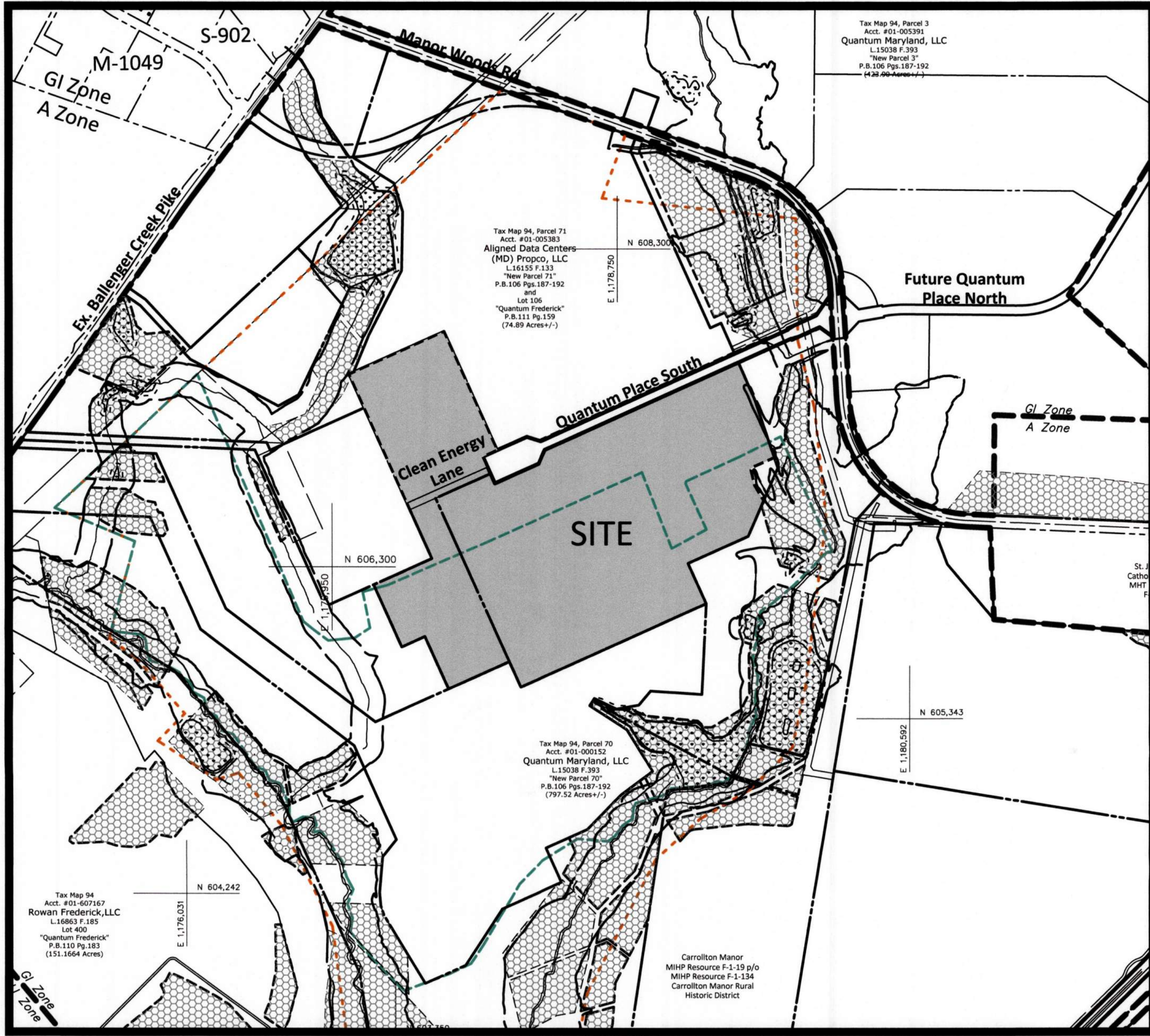
I/We hereby certify that any clearing, grading, construction and/or development will be done pursuant to this plan and that any responsible personnel involved in this construction project will have a Certification of the Attendance at a Maryland Department of the Environment approved training program for the control of sediment and erosion before beginning the project. I/We certify that site will be inspected at the end of each working day, and that any needed maintenance will be completed so as to ensure that all sediment control practices are left in operational condition. I/We authorize the right of entry for periodic onsite evaluation by the Frederick County Soil Conservation District Board or their authorized agents.

SIGNATURE OWNER/DEVELOPER

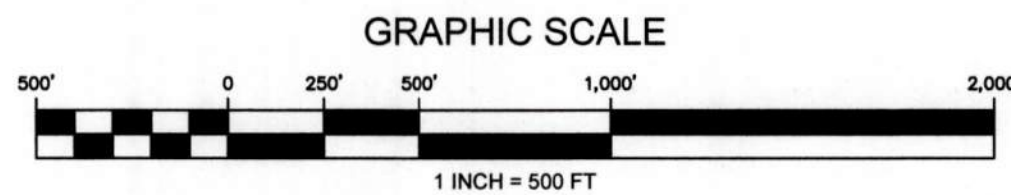
10/29/2025
DATE

DAN MCNARY
PRINT NAME

CHIEF DATA CENTER OFFICER
TITLE



Location Map



Approvals Summary Table				
Permit	Applicable		Tracking No.	Approval Date
	Yes	No		
Soil Conservation District	X		N/A	
MDE Wetlands and Waterways	X		22-NIT-3064/ 20256046	2025.03.26
MDE NOI for Stormwater Associated with Construction Activity	X			
CLOMR/LOMR		X		
Other:				

December 2018

**CALL "MISS UTILITY" AT
1-800-257-7777
72 Hours Before Start Of Construction**

REVISION	DATE	REVISION	DATE	BASE DATA	BY	DATE
				DESIGNED	CADD	
				DRAWN		
				REVIEWED		
RELEASE FOR				BY _____ DATE _____		

OWNER/DEVELOPER:
Rowan Frederick III, LLC.
1700 Westlake Ave. N, Suite 200
Seattle, WA 98109

Contact: Christopher Wu
Phone: (919) 423-1045

COVER SHEET

**RODGERS
CONSULTING**

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

Lots 102, 112C & 112D
Mass Grading SWM Development/Improvement Plan
Bauxite III
PW277329
Liber 15038, Folio 393
Election District No. 1
Frederick County, Maryland

SCALE: AS SHOWN
JOB No. 1364D
DATE: April 2025
INDEX No. C000
SHEET No. 01 OF 16

SHEET INDEX BAUXITE III MASS GRADING

Sheet 1	Cover Sheet	C000.01
Sheet 2	Notes and Details	C002.01
Sheet 3	Notes and Details	C002.02
Sheet 4	Notes and Details	C002.03
Sheet 5	Notes and Details	C002.04

SEDIMENTS & EROSION CONTROL PLANS

Sheet 6	Overall Sediment & Erosion Control for Adjacent Projects	C030.00
Sheet 7	Overall Sediment & Erosion Control Plan -Stage 1	C030.01
Sheet 8	Sediment & Erosion Control Plan -Stage 1	C030.02
Sheet 9	Sediment & Erosion Control Plan -Stage 1	C030.03
Sheet 10	Sediment & Erosion Control Plan -Stage 1	C030.04
Sheet 11	Overall Sediment & Erosion Control Plan -Stage 2	C030.05
Sheet 12	Sediment & Erosion Control Plan -Stage 2	C030.06
Sheet 13	Sediment & Erosion Control Plan -Stage 2	C030.07
Sheet 14	Sediment & Erosion Control Plan -Stage 2	C030.08
Sheet 15	Sediment Trap Insets	C030.09
Sheet 16	Sediment Trap Insets	C030.10

LEGEND

LIMITS OF SITE PLAN	---
WATERBODY BUFFER	---
WETLANDS	---
WETLAND 25' B.R.L.	---
100 YEAR FLOOD PLAIN	---
100 YEAR FLOOD PLAIN B.R.L.	---
SOILS LINES	---
SOIL TEXT TYPE	HcB
30' > DBH TREE	---
EXISTING TREE LINE	---
FOREST CONSERVATION EASEMENT	---
FOREST CONSERVATION	---
STREAMS	---
FIRE HYDRANT MARKER	---
ENVIRONMENTAL COVENANT (EC) AREA	---
SWM EASEMENT	---
POTOMAC EDISON EASEMENT	---
AT&T EASEMENT	---
SOIL MANAGEMENT AREA (SMA)	---
NON-TIDAL WETLAND	---

Frederick County Soil Conservation District
Erosion and Sediment Control Plan Approval
BY *[Signature]*
District Manager or Designee
DATE 4/15/2025
Plan is valid for 2 years from date of approval

SCD approval for sediment and erosion control is in accordance with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control and is contingent upon issuance of all applicable regulatory permits.

THIS PLAN TO BE USED FOR MASS
GRADING & SEDIMENT CONTROL
ONLY.

ALL OTHER INFORMATION SHOWN
FOR REFERENCE PURPOSE ONLY.

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 29782, Expiration Date: 01/16/2027."

INTERNAL USE ONLY
DEVELOPMENT REVIEW

FILE #: SP22-04

A/P #: PW277329



04/04/2025