

Plotted By: Butler, Dawn - Sheet Set: Downsville Solar - LOD: 1: COVER SHEET - July 22, 2025 - 11:18:21am - K:\BAL-CIVIL\14153-downsville-solar\CAD\plansheets\1 COVER SHEET.dwg
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OVERALL SITE SUMMARY

SURVEY NOTE
 THIS PLAN IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY KARINS AND ASSOCIATES, INC. ENTITLED "TOPOGRAPHIC SURVEY PLAN FOR THE LANDS OF WILLA J VATERS, TRUSTEE, 17137 BLACK STALLION LANE, SITUATED IN: WASHINGTON COUNTY, MARYLAND" DATED MARCH 2021.
 HORIZONTAL DATUM: NAD 83 (2011)
 VERTICAL DATUM: NAVD88

ZONING NOTES
 OVERALL PROPERTY AREA (TM. 0056, P. 1085) = 94.61 AC±
 = 4,121,212 SF±

EXISTING ZONING: AR, AGRICULTURE (RURAL)
EXISTING LAND USES: AGRICULTURE
PROPOSED ZONING: AR, AGRICULTURE (RURAL)
PROPOSED LAND USES: AGRICULTURE;
 SOLAR ENERGY GENERATING SYSTEM: COMMUNITY SCALE
 ** PERMITTED VIA APPROVED SPECIAL EXCEPTION
 #AP2021-020 DATED SEPTEMBER 9, 2022

PLANNING REGION: NONE
COMPREHENSIVE PLAN DESIGNATION: AGRICULTURAL / RURAL
PLAN REVIEW TRACKING NUMBER: SP-23-011
WATER AND SEWER CONTRACT NUMBERS: N/A

BULK REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM LOT AREA	3 AC	94.61 AC
MAX. BUILDING HEIGHT	20 FT	<20 FT
MIN. FRONT YARD	50 FT	>50 FT
MIN. SIDE YARD	50 FT	>50 FT
MIN. REAR YARD	50 FT	>50 FT

PROJECT AREA
 TOTAL PROPERTY AREA (INCLUDING BUFFER AREA) =94.61 AC±
 TOTAL DISTURBED AREA =26.19 AC±
 SOLAR ARRAY/ENERGY STORAGE (AREA WITHIN FENCE) =21.26 AC±
 AREA WITHIN CRITICAL AREA =0.00 AC±
 AREA WITHIN 100-YR FLOODPLAIN =0.00 AC±

EXISTING IMPERVIOUS AREA =0.61 AC±
EXISTING IMPERVIOUS AREA TO BE REMOVED =0.00 AC±
PROPOSED IMPERVIOUS AREA =0.64 AC±
 ROAD ENTRANCES, ACCESS/DRIVES =0.62 AC±
 EQUIPMENT & PADS (INVERTORS/ENERGY STORAGE/TRANSFORMERS) =0.02 AC±
TOTAL IMPERVIOUS AREA =1.25 AC±

FOREST STAND DELINEATION
 APPLICATION NUMBER: FS-24-003
 APPROVAL DATE: MARCH 12, 2024

SURVEY INFORMATION

TOPOGRAPHIC SURVEY:
 KARINS AND ASSOCIATES
 TITLE: TOPOGRAPHIC SURVEY FOR THE LANDS OF WILLA J VATERS, TRUSTEE
 DATED: 03/31/2021

GENERAL NOTES

- ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE DEVELOPER.
- THERE IS A 10' WIDE DRAINAGE AND UTILITIES EASEMENT ALONG ALL FRONT LOT LINES AND AN 8' WIDE DRAINAGE AND UTILITIES EASEMENT ALONG ALL SIDE AND REAR LOT LINES HEREBY RESERVED UNLESS OTHERWISE SHOWN HEREON.
- A PUBLIC WORKS AGREEMENT AND PERFORMANCE SECURITY WILL BE REQUIRED FOR ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY THAT ARE NOT OTHERWISE REGULATED UNDER A UTILITY PERMIT OR ENTRANCE PERMIT.
- A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY.
- A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF ENGINEERING & CONSTRUCTION.
- PLEASE BE ADVISED THAT ANY PROJECT WHICH CREATES A DISTURBANCE OF ONE (1) ACRE OR MORE WILL REQUIRE A NOTICE OF INTENT TO COMPLY WITH THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (NOI). THE NOI IS REQUIRED UNDER THE CLEAN WATER ACT AS STATED IN 40 CFR 122.26 AND CODE OF MARYLAND REGULATIONS COMAR 26.08.04.09A AND IS REGULATED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE). THE NOI IS TO BE SUBMITTED WITH THE APPROPRIATE FEES DIRECTLY TO THE MDE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. NO LAND DISTURBING ACTIVITY THAT REQUIRES A GRADING PERMIT FROM WASHINGTON COUNTY SHOULD PROCEED UNTIL THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (MDR10) HAS BEEN ISSUED BY MDE.
- NO PERMANENT STRUCTURES (FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS, ETC.) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENT EITHER SHOWN OR DESCRIBED ON THE FINAL PLAT OF SUBDIVISION.
- DEVELOPER/CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND THE COUNTY AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION OF THE STORM WATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIME TABLES.
- IN CONFORMANCE WITH THE STORM WATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AND ACCESS AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.
- THIS PROJECT COMPLIES WITH THE SOLAR ENERGY GENERATION SYSTEM REQUIREMENTS OF THE ZONING ORDINANCE.
- DECOMMISSION PLANS AND BONDS ARE DETERMINED BY THE PSC.

CALL 48 HOURS BEFORE YOU DIG

811

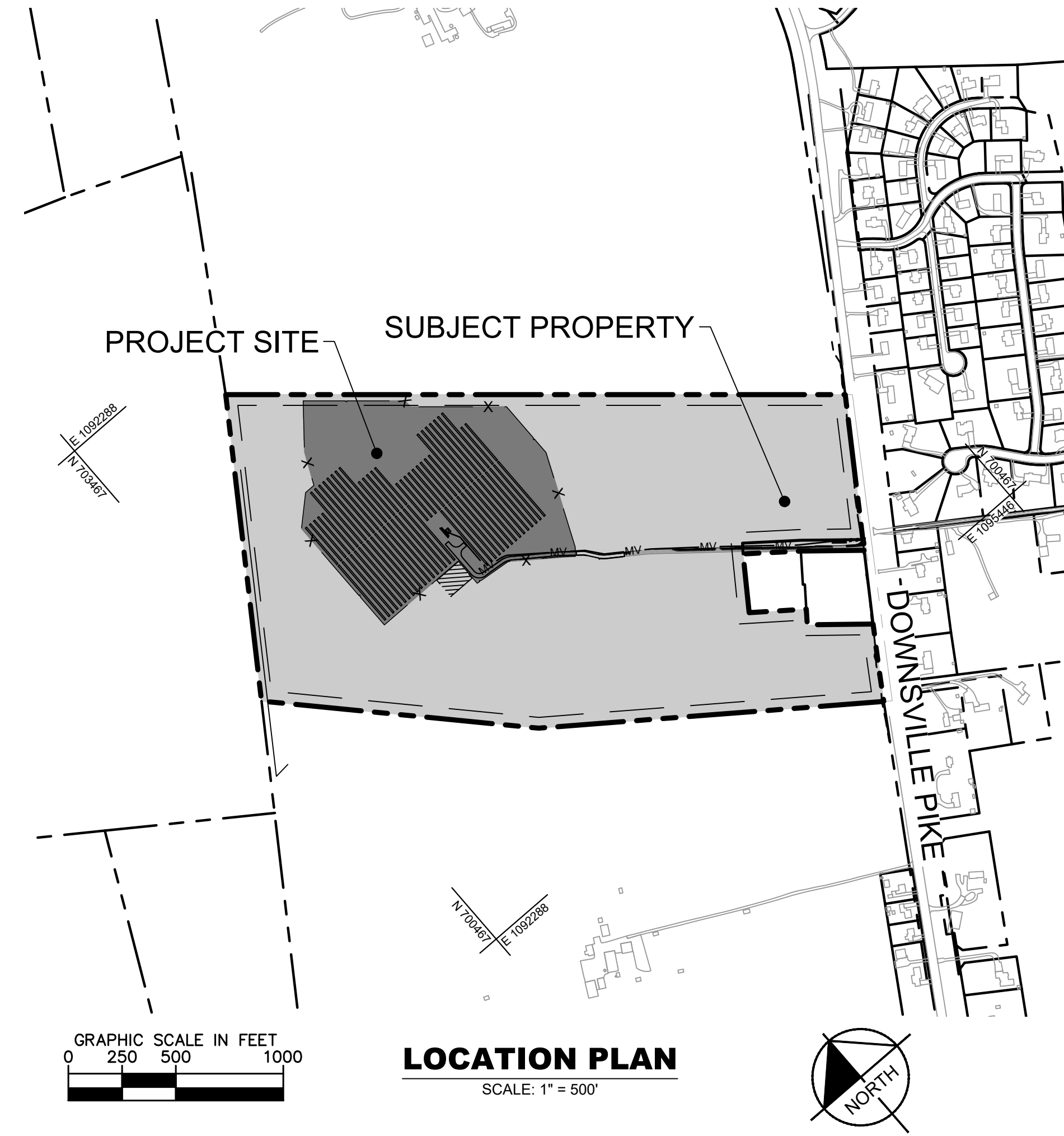
IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

LOD = 26.19 AC

PROJECT #SP-23-011

SITE PLAN FOR DOWNSVILLE SOLAR II SOLAR ENERGY GENERATING SYSTEM COMMUNITY SCALE ON THE LANDS OF MICHAEL D VATERS, SR. 17137 BLACK STALLION LANE, HAGERSTOWN, MD 21740 WASHINGTON COUNTY TAX MAP: 0056, PARCEL: 1085 ELECTION DISTRICT: 02-001



ESD PRACTICES SUMMARY TABLE

CONSTRUCTION TYPE (NEW)						
ESD PRACTICES (CHAPTER 5 - NON-STRUCTURAL & STRUCTURAL)						
TYPE	NO.	DA TO STRUCTURE (AC)	IMPERVIOUS DA TO STRUCTURE (AC)	WQv (AC-FT)	ESDv (AC-FT)	PE ADDRESSED
DISCONNECTION OF ACCESS DRIVES	1	1.23	1.23	0.0974	0.0974	1.0
DISCONNECTION OF EQUIPMENT PAD	2	0.02	0.02	0.0014	0.0014	1.0
INFILTRATION TRENCH (LEVEL SPREADERS) AND DISCONNECT OF SOLAR PANELS	3	24.94	0.002	0.1040	0.1040	1.0

FINAL SITE PLAN APPROVAL

Jul 2 Bala

11/25/2025, 9:01:40 AM
Washington County Planning Commission

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL EXISTING CONDITIONS
3	OVERALL SITE PLAN
4	ENLARGED SITE PLAN
5	ENLARGED ENTRANCE SITE PLAN
6	SITE DETAILS
7	LANDSCAPE DETAILS
8	GRADING AND DRAINAGE PLAN
9	PRE-DEVELOPMENT DRAINAGE AREA MAP
10	POST-DEVELOPMENT DRAINAGE AREA MAP
11	OVERALL STORMWATER MANAGEMENT PLAN
12	STORMWATER MANAGEMENT DETAILS
13	STORMWATER MANAGEMENT DETAILS
14	SOIL EROSION AND SEDIMENT CONTROL PLAN
15	ENLARGED SOIL EROSION AND SEDIMENT CONTROL PLAN
16	SEDIMENT TRAP DETAILS
17	SOIL EROSION AND SEDIMENT CONTROL DETAILS
18	SOIL EROSION AND SEDIMENT CONTROL DETAILS
19	SOIL EROSION AND SEDIMENT CONTROL NOTES
20	SOIL EROSION AND SEDIMENT CONTROL NOTES

PROPERTY OWNER

MICHAEL D VATERS, SR.
 17137 BLACK STALLION LANE
 HAGERSTOWN, MD 21740

APPLICANT/DEVELOPER

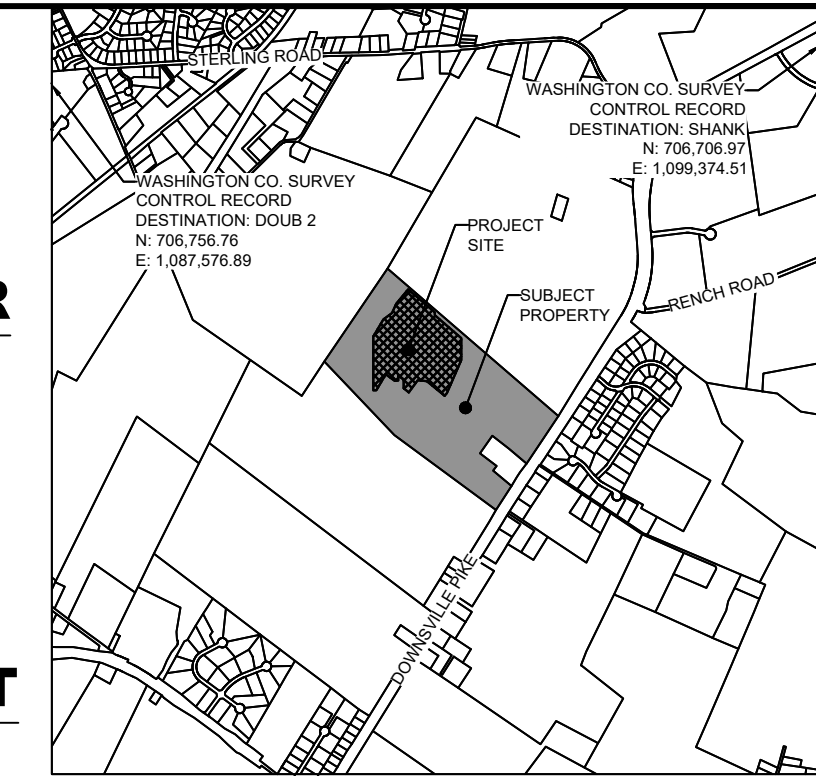
DOWNSVILLE SOLAR II LLC
 ATTN: LUCAS RAPPOPORT
 282 CENTURY PL, SUITE 2000
 LOUISVILLE, CO 80027
 EMAIL: LUKE.RAPPOPORT@AES.COM

CIVIL ENGINEER/ LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC
 ATTN: SEAN MILLER, P.E.
 3904 BOSTON STREET
 SUITE 202
 BALTIMORE, MD 21224
 TEL: (443) 743-3470

SURVEYOR

KARINS AND ASSOCIATES
 ATTN: JOHN METTEE, PLS
 2113 EMMORTON PARK ROAD
 SUITE 100
 EDGEWOOD, MD 21040
 TEL: (410) 612-9900
 EMAIL: JMETTEE@KARINSENGINEERING.COM



VICINITY MAP
SCALE: 1" = 2000'

OWNER/DEVELOPER CERTIFICATION

I/we certify all parties responsible for clearing, grading, construction, and/or development will; be done pursuant to this plan and responsible personnel involved in the construction project will have a Certificate of Training at a Maryland Department of the Environment approved training program for the control of soil erosion and sediment.

5/29/25 Lucas Rappoport *Lucas Rappoport*
 Date Printed Name Signature

ENGINEER/ARCHITECT DESIGN CERTIFICATION

I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinances, COMAR 26.17.01.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control.

05/10/2026 59359 *Sean Miller*
 Date Reg. No. Signature

OWNER/DEVELOPER CERTIFICATION - WASHINGTON COUNTY

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WITHIN THE COUNTY RIGHT OF WAY WILL BE DONE PURSUANT TO THIS PLAN AND IN ACCORDANCE WITH THE STORM WATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY AND THE POLICY ON CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE FOR ACCEPTANCE AND OWNERSHIP BY WASHINGTON COUNTY (S-3).

5/29/25 Lucas Rappoport *Lucas Rappoport*
 DATE PRINTED NAME SIGNATURE

ENGINEER AS-BUILT STORMWATER MANAGEMENT CERTIFICATION

I VERIFY AND AFFIRM THAT THE CONSTRUCTION FOR THE STORM WATER MANAGEMENT FACILITIES AS PERFORMED EITHER MEETS OR EXCEEDS THE REQUIREMENTS AND DESIGN INTENT OF THIS PLAN, INCLUDING ALL SPECIFICATIONS AND REFERENCED STANDARDS, AND HAS BEEN COMPLETED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES. I ALSO VERIFY AND AFFIRM THAT I HAVE REVIEWED THE CONSTRUCTION INSPECTION DOCUMENTATION AND THE AS-BUILT INFORMATION; THAT IT HAS BEEN DONE IN ACCORDANCE WITH WASHINGTON COUNTY REQUIREMENTS AND AT A LEVEL DEEMED NECESSARY TO ASSURE THE VERIFICATION MADE HEREIN; AND ALL DISCREPANCIES BETWEEN THE AS-BUILT INFORMATION AND APPROVED PLANS HAVE BEEN NOTED AND ARE CONSIDERED ACCEPTABLE TO THE CONSULTANT.

DATE PRINTED NAME SIGNATURE

WASHINGTON COUNTY DIVISION OF ENGINEERING

APPROVED BY: *Scott Holts*
 10/29/2025, 9:34:43 AM
 DATE:

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL



BY: _____
 Plan is valid for two years from date stamp below

10/30/2025, 4:22:45 PM
 DATE: **Mark Kendle**
 (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 26.19 ACRES, AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 10073 CUBIC YARDS OF EXCAVATION AND APPROXIMATELY 10426 CUBIC YARDS OF FILL.

Sean Miller 02/15/2023
 ENGINEER SIGNATURE DATE

NO.	REVISIONS	DATE	BY

Kimley-Horn

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 3904 BOSTON ST., SUITE 202, BALTIMORE, MD 21224
 PHONE: 443-743-3470
 WWW.KIMLEY-HORN.COM



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM AN FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 89359
 EXPIRATION DATE 05/31/2028

KHA PROJECT 114153004
 DATE 07/22/2025
 SCALE AS SHOWN
 DESIGNED BY NCS
 DRAWN BY NCS
 CHECKED BY STM

DOWNSVILLE SOLAR II
 PREPARED FOR
DOWNSVILLE SOLAR II LLC

WASHINGTON COUNTY MARYLAND

SHEET NUMBER
1 OF 19