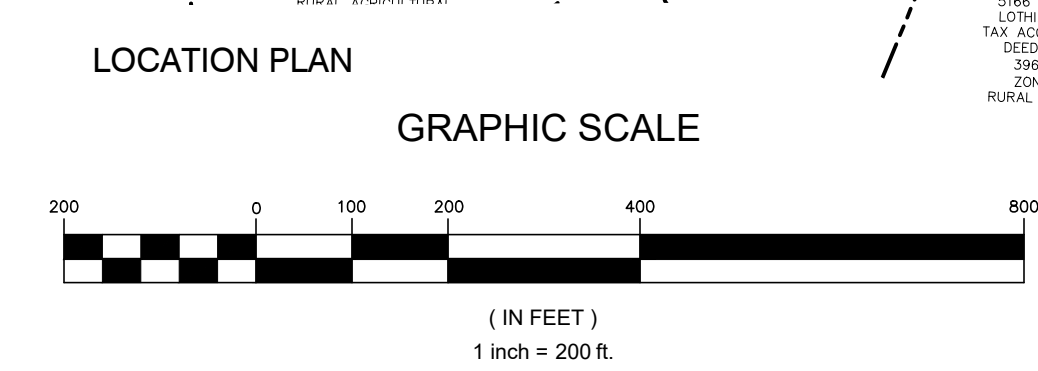
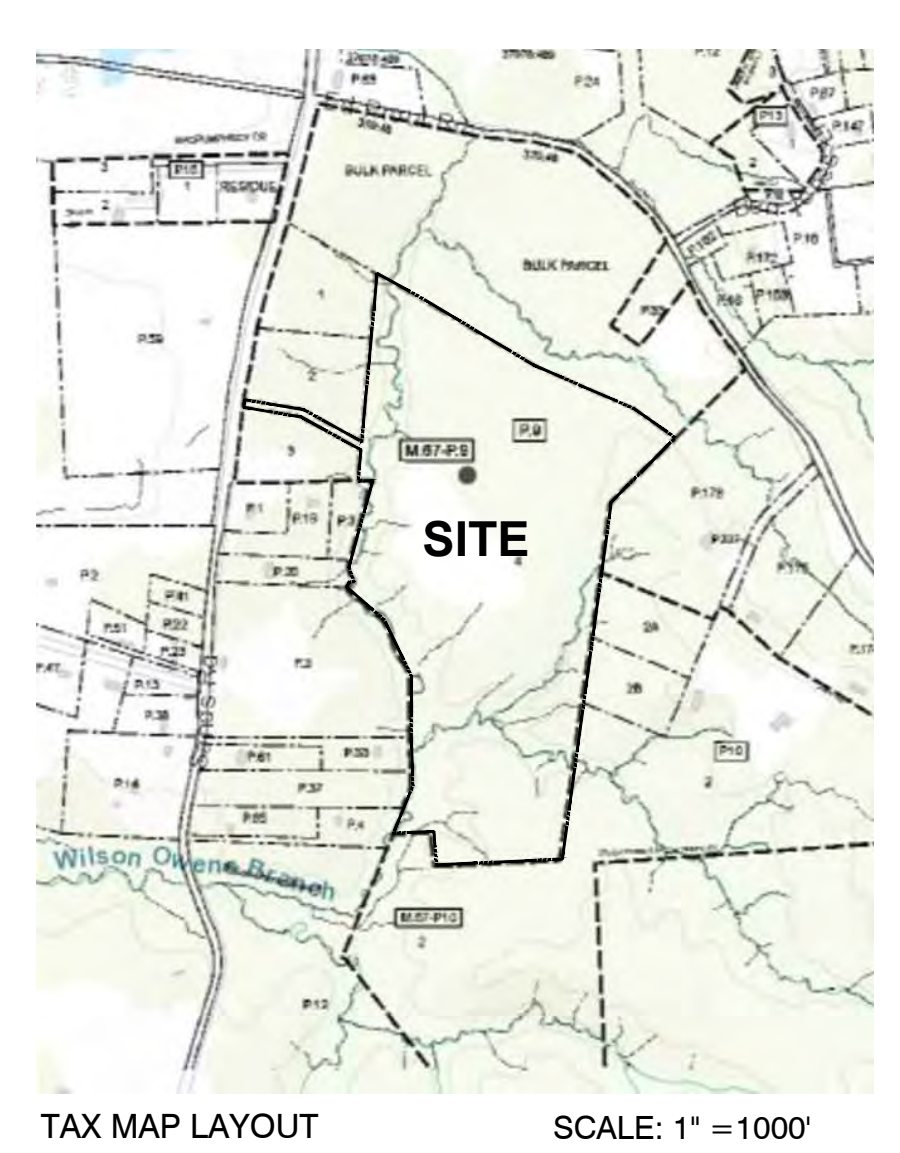
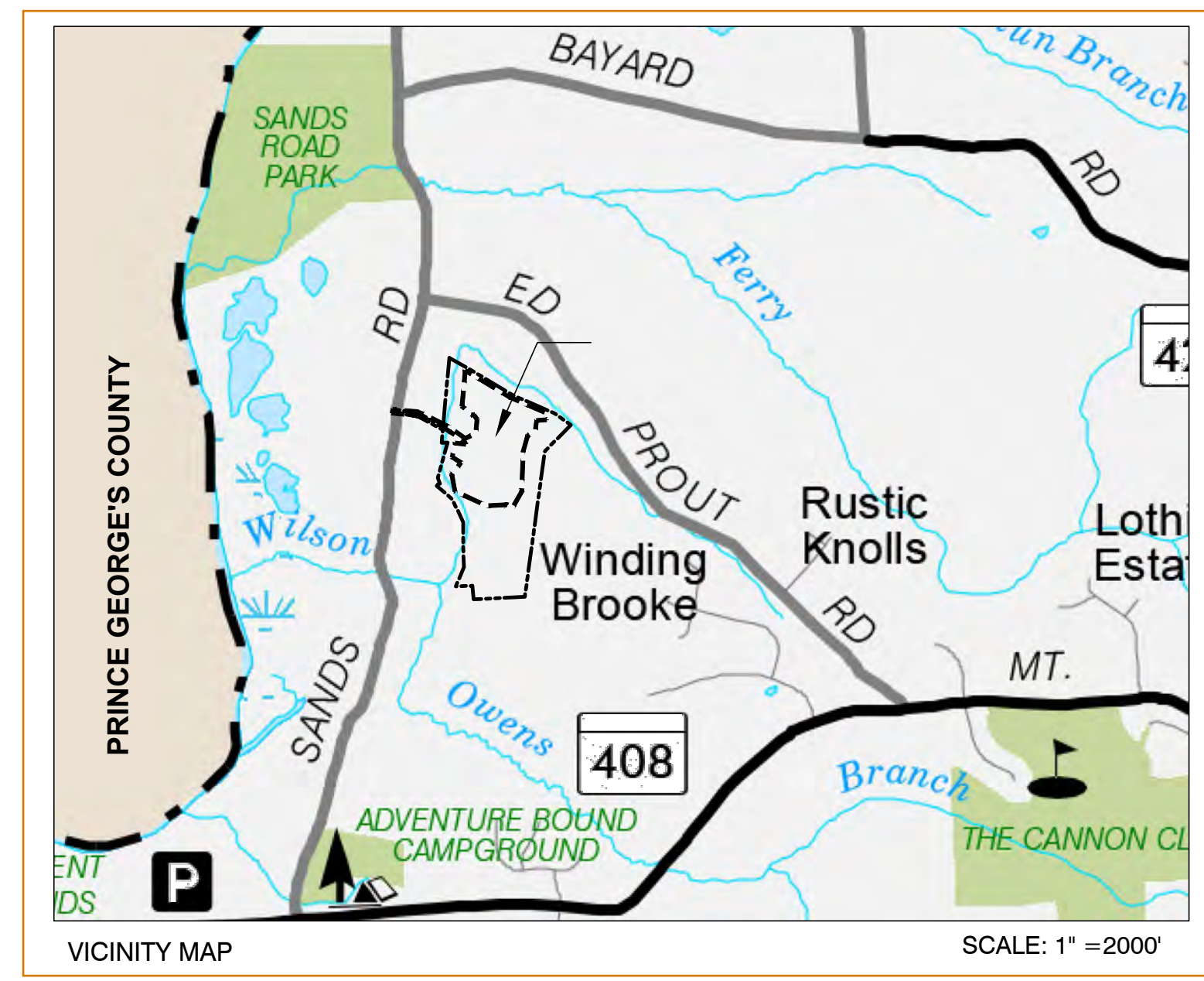
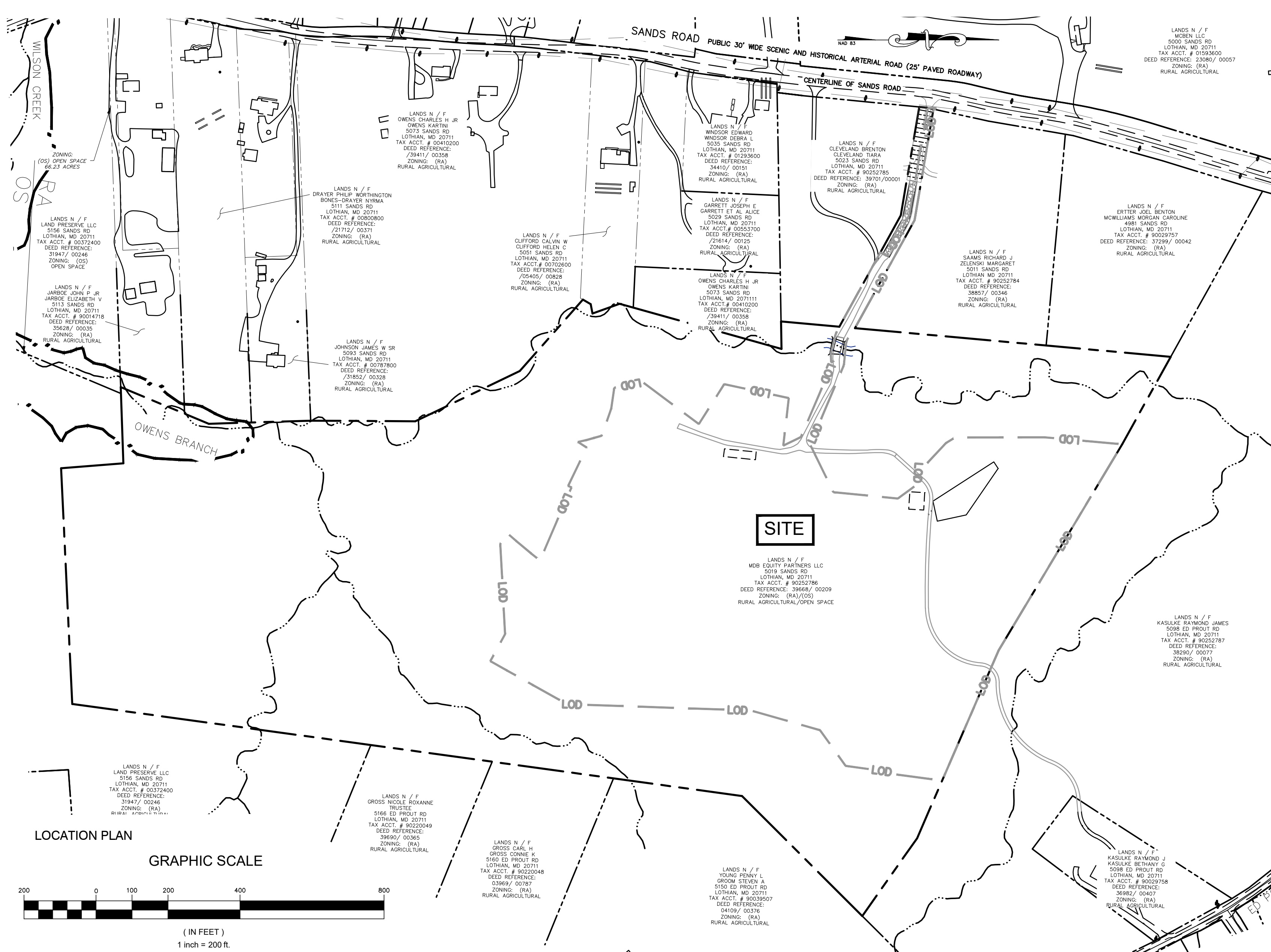


GRADING PERMIT PLAN - HIDDEN MEADOWS SOLAR



GENERAL NOTES:

- TAX MAP 67, BLOCK 13, PARCEL 9
- TAX ID #08-000-90252786
- SITE DEVELOPMENT AREA = 26.99 AC.±
- WATERSHED: PATUXENT RIVER
- THE SITE IS ZONED (RA) RURAL AGRICULTURAL (3,053,774 S.F. / 70.105 ACRES) AND ZONED (OS) OPEN SPACE (44,431 S.F. / 1.02 ACRES) TO THE SOUTHWEST OF THE SITE.
- THE PROPERTY LINES SHOWN HEREON ARE FROM A DRAWING TITLED "ATTACHMENT B - ENVIRONMENTAL WETLAND AND STREAM SURVEY" PREPARED BY RONALD W. JOHNSON ASSOCIATES, INC. AND DATED "OCTOBER, 2023" WITH A "LAST DATE OF FIELD WORK: 09/22/2023." NO PROPERTY LINES SHOWN HEREON ARE FROM A BOUNDARY SURVEY PERFORMED BY TRIAD ENGINEERING, INC.
- THE TOPOGRAPHIC FEATURES SHOWN HEREON WERE PROVIDED BY RONALD W. JOHNSON ASSOCIATES, INC. NO TOPOGRAPHIC SURVEY WAS PERFORMED BY TRIAD ENGINEERING, INC.
- EXISTING USAGE IS AGRICULTURAL FIELD. PROPOSED USAGE IS COMMUNITY SOLAR ENERGY GENERATION SYSTEM (CSEGS).
- MINIMUM BUILDING SETBACKS PER ZONING REQUIREMENTS:

FRONT	SIDE	REAR	MAXIMUM HEIGHT
40'	15'	35'	15'
- SETBACKS FROM ALL ADJACENT PROPERTIES AND RIGHTS OF WAY SHALL CONFORM TO COMAR 20.79.03.01.B(3).
- SETBACKS FROM ALL EXISTING AND PROPOSED STRUCTURES SHALL CONFORM TO COMAR 20.79.03.01.B(5).
- PROPOSED PANEL HEIGHT= 15 FT. MAX.
- NO FREE STANDING SIGNS ARE PROPOSED ON SITE.
- THERE IS NO WATER OR SEWER PROPOSED FOR THIS SITE.
- THERE ARE WETLANDS AS SHOWN.
- THERE ARE NO BUILDINGS EXISTING OR PROPOSED ON SITE.
- THERE ARE NO PARKING SPACES EXISTING OR PROPOSED ON SITE.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO AGRICULTURAL PRESERVATION EASEMENTS, RURAL LEGACY EASEMENTS OR ENVIRONMENTAL PROTECTION EASEMENT WITHIN THE SITE DEVELOPMENT AREA.
- PER THE ANNE ARUNDEL COUNTY FIRE MARSHAL, A 5' SETBACK IS SHOWN FROM ACCESS ROADS WHERE NO STRUCTURES ARE PERMITTED WITHIN THE SOLAR ARRAY.
- PER WRITTEN CORRESPONDENCE BETWEEN LT. ROBERT FLYNN (FIRE MARSHALL DIVISION) TO RACHEL BOOTS (CPG), DATED JULY 14, 2025, WATER SUPPLY IF NEEDED WOULD BE BROUGHT BY RESPONDING UNITS. COORDINATION AND TRAINING OF FIRE CREWS AND ONSITE REPRESENTATIVES WOULD BE HANDLED BY THE STATION COMMANDER OF THE LOCAL FIRE STATION.

PROJECT CONTACTS:

OWNER: MDB EQUITY PARTNERS LLC
5636 CONNECTICUT AVE. #42729
WASHINGTON, DC 20015

APPLICANT: MILLER BROS.
CONTACT: JOE MARRONE
PHONE: 610.832.1000
EMAIL: JOE@MILLERBROS.US

PROJECT NOTES:

- THIS PROJECT WAS ASSIGNED AS MARYLAND PUBLIC SERVICE COMMISSION (PSC) CASE NUMBER 9685 AND RECEIVED CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (CPCN) ORDER NUMBER 91427 ON NOVEMBER 26, 2024.
- MODIFICATION REQUEST PER ARTICLE 17-11-101 WAS APPROVED BY ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING (MODIFICATION #171818) AND NOTIFIED APPLICANT BY LETTER DATED 4/30/2025.
- THE PROJECT PRELIMINARY PLAN NUMBER IS C2025-0003-00-PP WITH APPROVAL DATE OF 8/27/2025.

SHEET INDEX

1. COVER SHEET	C.1.0
2. EXISTING CONDITIONS	C.2.0
3. PRE AND POST DRAINAGE AREA MAP	C.3.0
4. POI - DOWNSTREAM ANALYSIS	C.3.1
5. POI DRAINAGE AREA MAP	C.3.2
6. SITE DEVELOPMENT PLAN	C.4.0
7. STORM WATER MANAGEMENT PLAN	C.5.0
8. BGE LAYOUT	C.6.0
9. SITE DETAILS AND NOTES	C.7.0
10. SITE DETAILS AND NOTES	C.7.1
11. EROSION AND SEDIMENT CONTROL PLAN	C.8.0
12. EROSION AND SEDIMENT CONTROL PLAN	C.8.1
13. EROSION AND SEDIMENT CONTROL PLAN	C.8.2

IMPERVIOUS AREA SUMMARY TABLE

PRE-DEVELOPMENT	AREA (SF)	QUANTITY	TOTAL AREA (SF)
CONCRETE PAD	1,926	1	1,926
BARN RUINS	2,020	1	2,020
FARM ROAD	25,675	1	21,319
TOTAL PRE-DEVELOPMENT			25,265 SF
POST-DEVELOPMENT	AREA (SF)	QUANTITY	TOTAL AREA (SF)
CONCRETE EQUIPMENT PADS, STRING INVERTERS & POSTS	VARIES		3,052
PAVED & AGGREGATE ROADS	89,533		89,533
TOTAL POST DEVELOPMENT			92,585

PROJECT DATA

PARCEL AREA	71.125 ACRES
FENCED AREA	24.22 ACRES
PROPOSED MODULE	CS7N-700TB-AG OR SIMILAR
MODULE POWER	700W
INVERTER	(40) CPS SCH2125KTL-DO/US-600 125 KW OR SIMILAR
DC/AC RATIO	7.15 MW / 5 MW
RACKING SYSTEM	SINGLE AXIS TRACKER

MODIFICATION SUMMARY TABLE

MODIFICATION REQUEST TYPE	ARTICLE #	MODIFICATION #	APPROVAL BY:	APPROVAL DATE
ELIMINATION OF THE PLANTING REQUIRED WITHIN THE CLASS A SITE PERIMETER BUFFER REQUIRED ALONG THE NORTHERN PROPERTY LINE	17-6-201	17819	OFFICE OF PLANNING AND ZONING	JUNE 11, 2025
DISTURBANCE WITHIN 100' STREAM BUFFER	17-6-403	17820	OFFICE OF PLANNING AND ZONING	JULY 16, 2025
DISTURBANCE OF NON-TIDAL WETLANDS AND WETLAND BUFFER	17-6-402	17821	OFFICE OF PLANNING AND ZONING	JULY 16, 2025

DISCHARGE POINTS (10-YR STORM)

DISCHARGE POINT	TOTAL DRAINAGE AREA (AC.)	OFFSITE DRAINAGE AREA	PRE-DEV CN	PRE-DEV Tc (hr.)	PRE-DEV Q (cfs)	POST-DEV CN	POST-DEV Tc (hr.)	POST-DEV Q (cfs)
A	9.10	0	78	0.280	28.83	71	0.280	22.24
B	7.45	0	78	0.575	16.04	71	0.575	12.19
C	8.97	0	75	0.565	17.49	66	0.565	11.67
D	6.59	0	80	0.315	21.16	71	0.315	15.27
E	0.42	0	73	0.100	1.45	81	0.100	1.90

SITE OUTFALLS

DESCRIPTION	SO1
TOTAL DRAINAGE AREA (AC.)	684.8
OFF-SITE UPSTREAM DRAINAGE AREA (ACRES)	649.9
PRE-DEV. IMP. OF SITE (AC.)	0.58
POST-DEV. IMP. OF SITE (AC.)	2.12
LEVEL OF SWM CONTROL	ESD
RCN	-
Q _{10-PRE} (CFS)	261
Q _{10-POST} (CFS)	240.51

SOIL TYPES ON SITE

MAP UNIT SYMBOL	MAP UNIT NAME	FARMLAND CLASS	K FACTOR, WHOLE SOIL	HYDRIC RATING	HYDROLOGIC GROUP
CSF	Collington, Wist, and Westphalia soils, 25 to 40 percent slopes	Not prime farmland	0.17	10	A
DxC	Downer-Phalanx complex, 5 to 10 percent slopes	Farmland of statewide importance	0.10	0	A
EVC	Evesboro and Galestown soils, 5 to 10 percent slopes	Not prime farmland	0.05	0	A
GaB	Galestown loamy sand, 0 to 5 percent slopes	Prime farmland if irrigated	0.10	0	A
MaD	Marr-Dodon complex, 10 to 15 percent slopes	Not prime farmland	0.20	0	B
MDE	Marr and Dodon soils, 15 to 25 percent slopes	Not prime farmland	0.20	0	C
MtaA	Mattapex silt loam, 0 to 2 percent slopes, northern coastal plain	All areas are prime farmland	0.49	5	C
MtaB	Mattapex silt loam, 2 to 5 percent slopes, northern coastal plain	All areas are prime farmland	0.49	5	C
SaB	Sassafras fine sandy loam, 2 to 5 percent slopes	All areas are prime farmland	0.15	0	B
SaD	Sassafras fine sandy loam, 10 to 15 percent slopes	Not prime farmland	0.15	0	B
SMF	Sassafras and Croom soils, 25 to 40 percent slopes	Not prime farmland	0.15	5	B
TsC	Tinton loamy sand, 5 to 10 percent slopes	Farmland of statewide importance	0.10	0	A
WBA	Widewater and Issue soils, 0 to 2 percent slopes, frequently flooded	Not prime farmland	0.37	61	C/D

POINT OF INTEREST SWM RUNOFF

POINT OF INTEREST	TOTAL DRAINAGE AREA (AC.)	EX. IMP. AREA (AC.)	PRE-DEV CN	PRE-DEV Tc (hr.)	PRE-DEV Q ₁ (cfs)	PRE-DEV Q ₂ (cfs)	PRE-DEV Q ₃ (cfs)	PRE-DEV Q ₁₀₀ (cfs)	POST-IMP. AREA (AC.)	POST-DEV CN	POST-DEV Tc (hr.)	POST-DEV Q ₁ (cfs)	POST-DEV Q ₂ (cfs)	POST-DEV Q ₃ (cfs)	POST-DEV Q ₁₀₀ (cfs)
A	10.85	0	77	0.295	10.00	14.90	32.47	71.87	0.49	71	0.295	6.12	10.22	25.86	63.57
B	7.73	0.12	78	0.583	5.13	7.61	16.51	36.40	0.51	71	0.583	2.82	4.80	12.53	31.31
C	9.18	0.15	74	0.567	4.52	7.21	17.18	40.58	0.51	66	0.567	1.90	3.77	11.92	33.28
D	6.72	0.13	80	0.319	7.29	10.45	21.45	45.35	0.35	71	0.319	3.63	6.08	15.47	38.03
E	0.42	0.18	73	0.100	0.38	0.60	1.45	3.42	0.26	81	0.100	0.67	0.95	1.90	3.95

Anne Arundel Soil Conservation District
Sediment and Erosion Control Approval

ASASD # _____
GPN # _____
Pond # _____

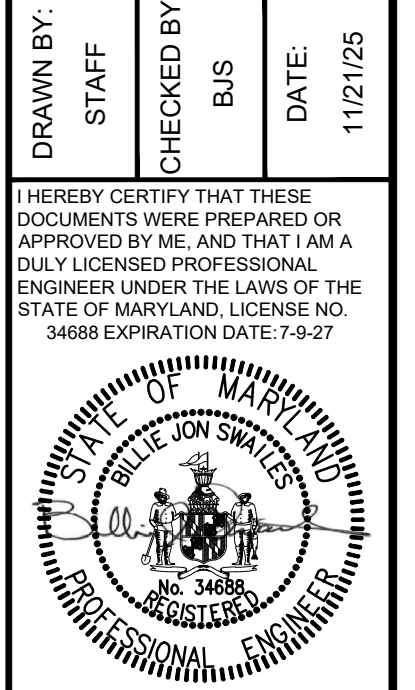
OWNER: MDB EQUITY PARTNERS LLC
5636 CONNECTICUT AVE #42729
WASHINGTON, DC 20015

SITE DEV. PLAN # FD-2025-0007

TRIAD ENGINEERING, INC.
1075-D SHERMAN AVENUE
HAGERSTOWN, MD 21740
PH: 301.797.8400 FAX: 301.797.2424

OFFICE LOCATIONS
MARYLAND • OHIO • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

REV #	DATE	DESCRIPTION
11/21/25	11/21/25	REVISIONS PER COUNTY COMMENTS



GRADING PERMIT PLAN
HIDDEN MEADOWS SOLAR PROJECT
5019 SANDS ROAD
LOTHIAN, ANNE ARUNDEL COUNTY, MD 20711

COVER SHEET

ZONING: RA WATERSHED CODE: 02131102 PATUXENT RIVER MIDDLE
TAX MAP: 0087 GRID: 0013 PARCEL: 0009 ELEC. DIST.: 05

SCALE: AS SHOWN

TRIAD ENGINEERING, INC.
www.triadeng.com

SHEET NUMBER: 1 OF 13
C.1.0
JOB NO.: 03-23-0064

Y:\EAST_HG_032023\0_03-23-0064 HIDDEN MEADOWS CESP\CADD\03-23-0064\PRODUCTION DRAWINGS\03_GRADING PERMIT PLAN\03230064-C-1-0.DWG