

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2410 Spencerville Rd., Spencerville	Meeting Date:	4/22/2020
Resource:	Individually Listed Master Plan Site <i>Spencer-Carr House</i>	Report Date:	4/15/2020
Applicant:	Cedar Ridge Community Church (Bryan Peterson, Agent)	Public Notice:	4/8/2020
Review:	Preliminary Consultation	Staff:	Dan Bruechert
PROPOSAL:	Solar array		

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based on the HPC's recommendations and return for a Historic Area Work Permit.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site (*Spencer-Carr House - #15/55*)
STYLE: Spencerville Style/Folk Victorian
DATE: c.1855 and c.1871

From *Places from the Past*:

A distinctive three-story, three bay house, the Spencer-Carr House was built c.1855 with a rear addition dating from the 1870s. An illusion of added height is achieved through the incremental decrease in spacing between windows from the bottom level to the top together with decrease of window size. The center passage house is constructed of brick and covered with weatherboard siding. Reputedly building by William Spencer, founder of Spencerville, the house has a strong historical association with the early development of the community and is a significant example of rural antebellum building traditions in the county.



Figure 1: The designated parcel for the Spencer-Carr House. The star marks the location of the historic house.

BACKGROUND

In late 2018, the HPC evaluated a preliminary consultation and HAWP for the partial demolition of the rear addition of the Spencer-Carr House.¹ The addition had degraded due to substantially deferred maintenance and could not be saved. One of the concerns raised at the hearings for the proposed demolition was: what is being done to ensure there are sufficient revenue streams to ensure the rest of the historic building does not suffer the same fate? The proposal under consideration in this preliminary consultation is one of the ways the property owner will be able to maintain the historic resources on the property.

PROPOSAL

The applicant proposes to install a commercial-scale solar array at the north end of the site.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (*Chapter 24A*) and the *Secretary of the Interior's Standards for Rehabilitation*. Rehabilitation is defined as the act or process of making possible a compatible use for a property through

¹ The Preliminary Consultation for the partial demolition was considered at the October 18, 2018 HPC meeting. The Staff Report for that meeting is here: <https://montgomeryplanning.org/wp-content/uploads/2018/10/II.A-2420-Spencerville-Road-Spencerville.pdf> with the recording of the meeting here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=af96f600-d92e-11e8-9302-0050569183fa. The HAWP was approved on December 5, 2018. The HAWP Staff Report can be found here: <https://montgomeryplanning.org/wp-content/uploads/2018/11/I.K-2420-Spencerville-Rd.-Demo-Staff-Report.pdf>. The audio recording of that hearing can be found here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=c26b7271-f98c-11e8-9afa-0050569183fa.

repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship.

Secretary of Interior's Standards for Rehabilitation

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The Spencer-Carr House (c.1855) was the home to the founder of Spencerville, William Spencer. It consists of the original, side-gable, three-bay wide massing of the house. The site also contains a historic wood accessory structure, tile silo, 20th-century barn building, and a contemporary church. There is an open field between Spencerville Rd. and the buildings. To the north of the church building, there is an open meadow.

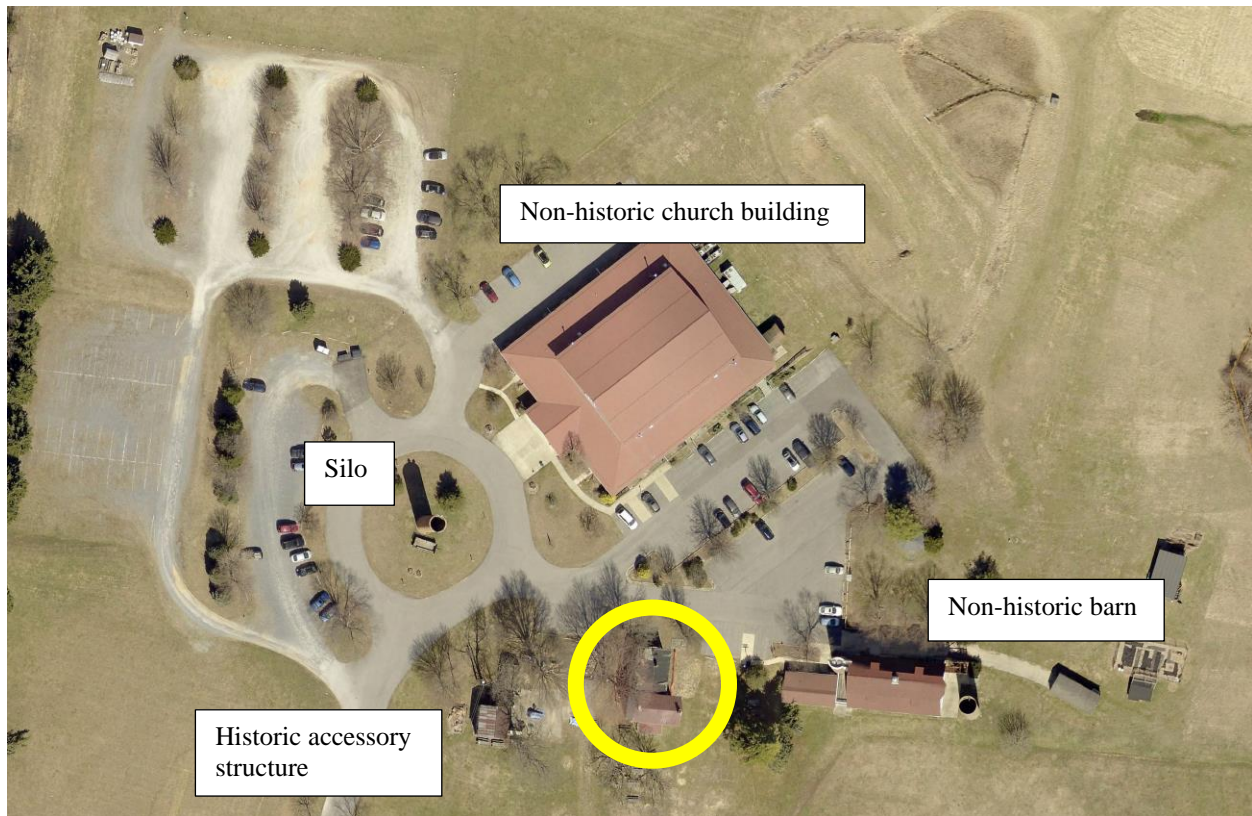


Figure 2: Detail aerial of the Spencer-Carr House site (historic house circled in yellow).

The applicant proposes installing an 8.62-acre commercial solar array to the north of the contemporary church and nearly 400' (four hundred feet) to the north of the historic Spencer-Carr House. Aside from the solar panels themselves, there will be two above-ground features to the northeast of the church building: the 'switchgear' and 'electrical equipment pad.' This location was selected because the church building blocks the view of these features from the Spencer-Carr house. All other conduit will be buried and will not have a visual impact on the site.

The solar panels will be installed in south-facing rows. The panels will be installed on metal posts at a fixed angle to maximize collection. Each panel will be approximately 3' × 6'. Because of the dimensions of the support posts, the orientation of the panel, and the angle of the panel installation, Staff is unsure of the overall dimensions of the collectors. Drawings with the dimensions of a solar collector need to be included with the HAWP.

Surrounding the solar collector, the applicant proposes to construct a 6' (six-foot) tall chain-link fence. Staff finds that a fence in this location should be as transparent as possible or should maintain an agricultural character. Because of the desired height for the fence for safety, Staff finds that chain link is an appropriate material.

Outside of the fence, the applicant proposes installing a 20' (twenty-foot) vegetative screen. The screen will be made up of a variety of shrubs, evergreen trees, and canopy trees. Landscape plans are attached. While the HPC is supposed to exclude vegetation when evaluating a HAWP, this space will limit views of the solar collector from within the site.

Staff request HPC feedback regarding:

- The appropriateness of installing a commercial-scale solar collector on the historic site;
- Concerns regarding material specifications.
- Any other comments regarding the proposal.

Additional information is required for a complete HAWP application including:

- An accounting of the total number of solar panels;
- Annotated elevation drawings of one solar array (one from the south and an east/west view);
- Dimensions and other details of above-ground features;
- Total number of tree removals proposed (a HAWP is required for any tree removal in excess 6" d.b.h.);
- Any additional request from the HPC.

STAFF RECOMMENDATION

Staff recommends the applicant make revisions based on the guidance and feedback provided by the HPC and return for a second preliminary consultation or HAWP as recommend.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: fyuhas@tpoint-e.com Contact Person: Franny Yuhas
 Tax Account No.: 38-4108909 Daytime Phone No.: (410) 375-9420
 Name of Property Owner: Cedar Ridge Community Church Daytime Phone No.: (301) 241-5949
 Address: 2410, Spencerville, Spencerville Road 20868
Street Number City Street Zip Code
 Contractor: N/A - TBD Phone No.: N/A
 Contractor Registration No.: N/AW
 Agent for Owner: Mark Stires Daytime Phone No.: (703) 850-9982

LOCATION OF BUILDING/PREMISE

House Number: 2410 Street: Spencerville Road
 Town/City: Spencerville Nearest Cross Street: Peach Orchard Road
 Lot: 20756 Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: N202

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☒ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☒ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ TBD

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☒ Septic 03 ☐ Other: _____
 2B. Type of water supply: 01 ☐ WSSC 02 ☒ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☒ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Mark S. Stires

04-03-2020

Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

ATTACHED

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

ATTACHED

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address CEDAR RIDGE COMMUNITY CHURCH ATTN: BRYAN PETERSON 2410 SPENCERVILLE ROAD SPENCERVILLE, MD 20868	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
DELMIS R. & LUIS R. RODRIGUEZ 2312 SPENCERVILLE ROAD SPENCERVILLE, MD 20868	CHARLES S. STEPHENS, JR. 2214 SPENCERVILLE ROAD SPENCERVILLE, MD 20868
DENIS S. & C. E. IBBOTT 16505 BATSON ROAD SPENCERVILLE, MD 20868	MARYLAND NATIONAL CAPITAL AND PLANNING COMMISSION 6611 KENILWORTH AVE RIVERDALE, MD 20737
CHESAPEAKE CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS PARCEL B SPENCER FARM 6600 MARTIN ROAD COLUMBIA, MD 20868	

Existing Property Condition Photographs (duplicate as needed)

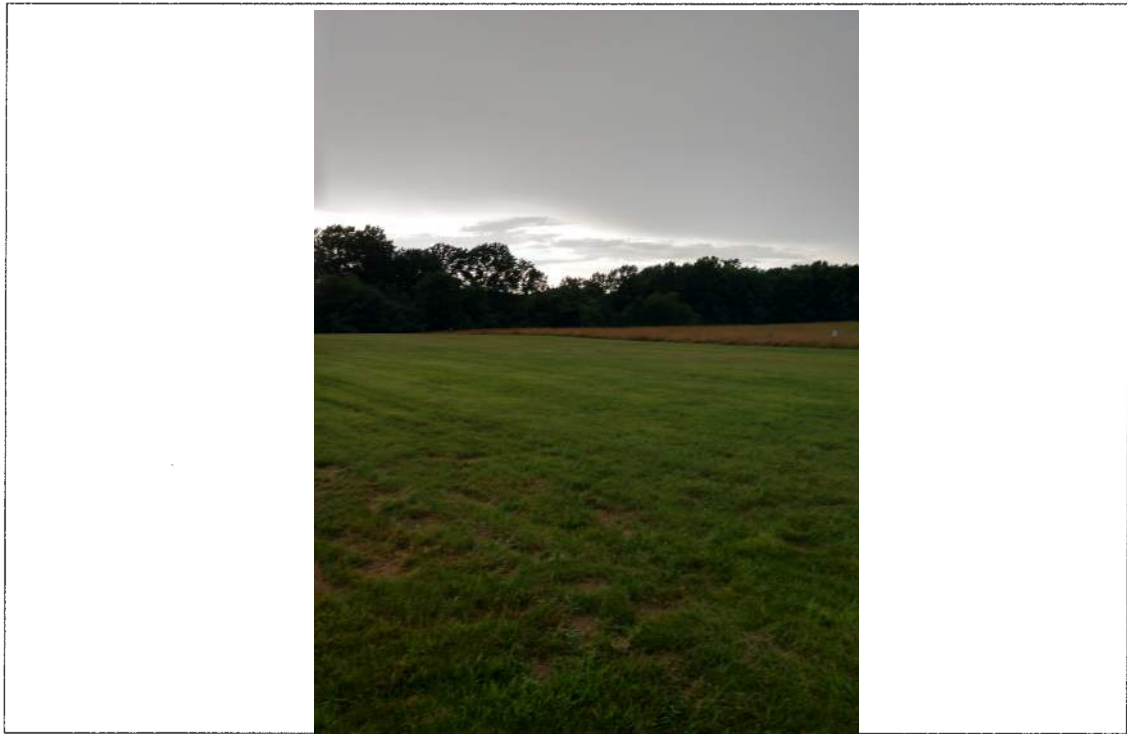


Detail: AERIAL SHOT OF 2410 SPENCERVILLE ROAD (GOOGLE EARTH)



Detail: AERIAL SHOT OF PROPOSED SOLAR ARRAY LOCATION (GOOGLE EARTH)

Existing Property Condition Photographs (duplicate as needed)



Detail: PROPOSED SOLAR ARRAY LOCATION (FACING NORTH-WEST)



Detail: PROPOSED SOLAR ARRAY LOCATION (FACING NORTH)

Existing Property Condition Photographs (duplicate as needed)



Detail: PROPOSED SOLAR ARRAY LOCATION (FACING NORTH-EAST)



Detail: PROPOSED SOLAR ARRAY LOCATION (FACING EAST)

Existing Property Condition Photographs (duplicate as needed)



Detail: PROPOSED AREA FOR SOLAR ARRAYS (BEHIND CHURCH)



Detail: STREET-VIEW OF CEDAR RIDGE COMMUNITY CHURCH (TAKEN FROM SPENCERVILLE ROAD)

Applicant: _____

Existing Property Condition Photographs (duplicate as needed)

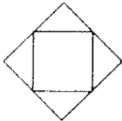


Detail: EXISTING PLAYGROUND OFF GRAVEL DRIVEWAY ON WEST
SIDE OF PROPOSED SOLAR ARRAYS



Detail: EXISTING BUILDING LOCATED IN FRONT OF COMMUNITY CHURCH

Site Plan



Shade portion to indicate North

Applicant:_____

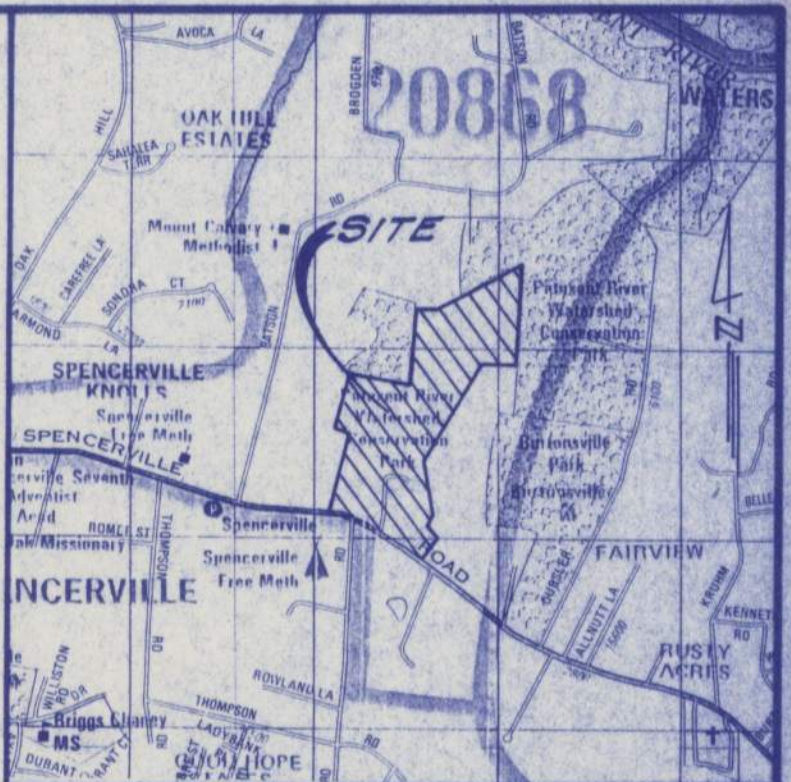
a. Description of Existing Structure Environmental Setting and Historical Features at:

2410 Spencerville Road, Spencerville 20868

The Spencer-Carr Farmhouse was originally constructed circa 1855 on the north side of Spencerville Road (MD 198) in Spencerville, Montgomery County. The farmhouse resides in the Spencerville Historic District containing late nineteenth and early twentieth century properties. The property was deemed eligible for the National Register of Historic Places under meeting the criteria for embodying distinctive characteristics associated with the mid-nineteenth century vernacular farmhouse representing the "Spencerville style." The Spencer-Carr property was purchased by the Cedar Ridge Community Church in 1999 and has been updated with a non-contributing building, gravel roads, and parking lots for the Community Church.

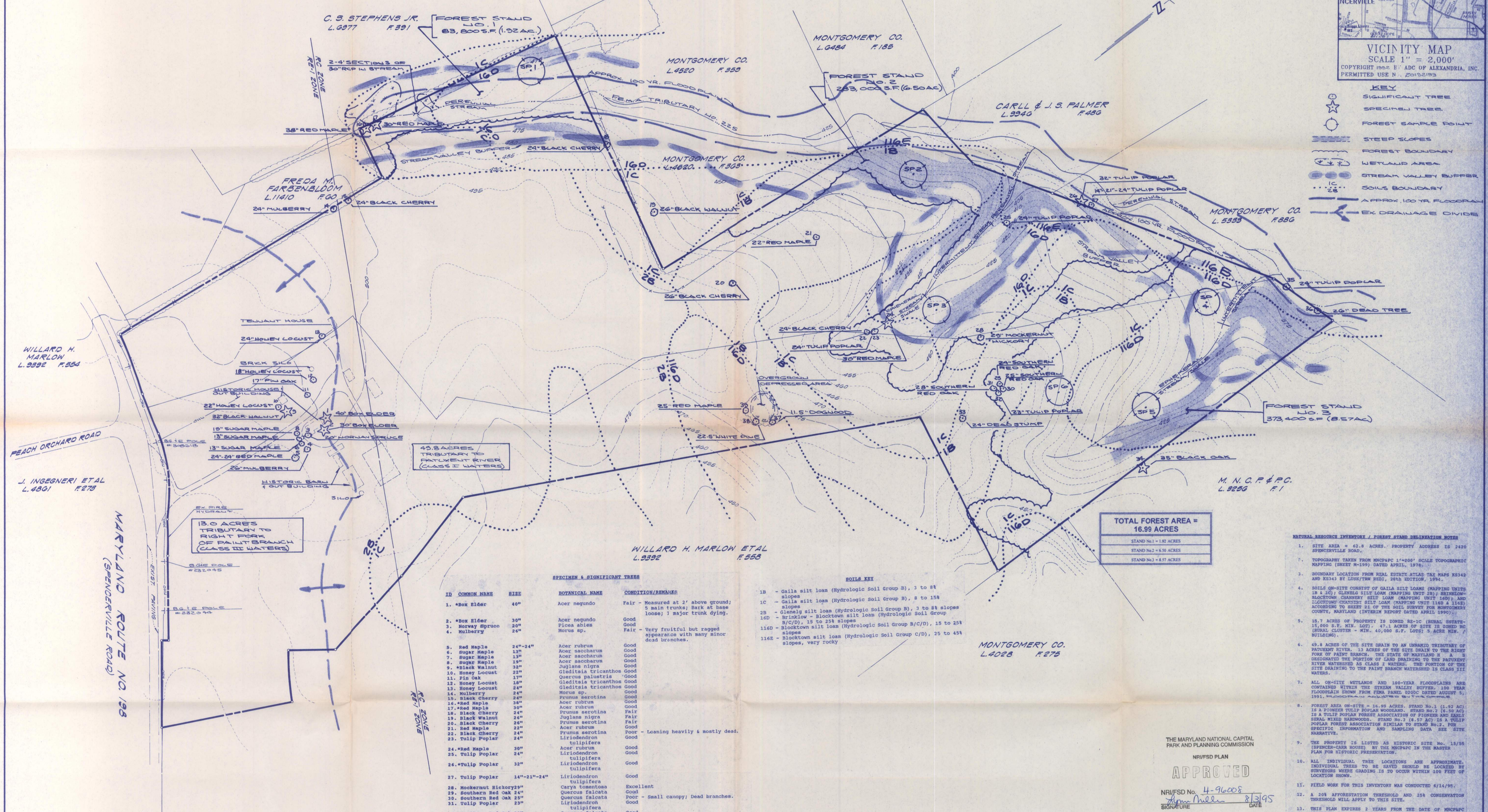
b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.

The intended project, owned by Turning Point Energy (TPE MD MO32,LLC) ,includes the addition of solar arrays in an undeveloped area located to the rear of the existing church. The solar arrays will be constructed along with land developments behind the Cedar Ridge Community Church. The solar arrays will not impact the buildings on the Spencer-Carr property and will have minimal impact to the property and its surroundings. The Project is for solar generation and will be able to operation without any interruptions to the Community Church.



VICINITY MAP
SCALE 1" = 2,000'
COPYRIGHT 1992 BY ADC OF ALEXANDRIA, INC.
PERMITTED USE N. 2012193

- KEY
- SIGNIFICANT TREE
 - SPECIES TREE
 - FOREST SAMPLE POINT
 - STEEP SLOPES
 - FOREST BOUNDARY
 - WETLAND AREA
 - STREAM VALLEY BUFFER
 - SOILS BOUNDARY
 - APPROX. 100 YR. FLOODPLAIN
 - EX DRAINAGE DIVIDE



TOTAL FOREST AREA =
16.99 ACRES

STAND No. 1 = 1.92 ACRES
STAND No. 2 = 5.80 ACRES
STAND No. 3 = 8.57 ACRES

SPECIES & SIGNIFICANT TREES

ID	COMMON NAME	SIZE	BOTANICAL NAME	CONDITION/REMARKS
1.	Box Elder	40"	Acer negundo	Fair - Measured at 2' above ground; 5 main trunks; bark at base loose; 1 major trunk dying.
2.	Box Elder	30"	Acer negundo	Good
3.	Norway Spruce	20"	Picea abies	Good
4.	Mulberry	26"	Morus sp.	Fair - Very fruitful but ragged appearance with many minor dead branches.
5.	Red Maple	24"-24"	Acer rubrum	Good
6.	Sugar Maple	13"	Acer saccharum	Good
7.	Sugar Maple	13"	Acer saccharum	Good
8.	Sugar Maple	13"	Acer saccharum	Good
9.	Black Walnut	32"	Juglans nigra	Good
10.	Honey Locust	22"	Gleditsia triacanthos	Good
11.	Pin Oak	17"	Quercus palustris	Good
12.	Honey Locust	18"	Gleditsia triacanthos	Good
13.	Honey Locust	24"	Gleditsia triacanthos	Good
14.	Mulberry	24"	Morus sp.	Good
15.	Black Cherry	24"	Prunus serotina	Good
16.	Red Maple	30"	Acer rubrum	Good
17.	Red Maple	30"	Acer rubrum	Good
18.	Black Cherry	24"	Prunus serotina	Fair
19.	Black Walnut	26"	Juglans nigra	Fair
20.	Black Cherry	26"	Prunus serotina	Fair
21.	Red Maple	22"	Acer rubrum	Good
22.	Black Cherry	24"	Prunus serotina	Poor - Leaning heavily & mostly dead.
23.	Tulip Poplar	24"	Liriodendron tulipifera	Good
24.	Red Maple	30"	Acer rubrum	Good
25.	Tulip Poplar	24"	Liriodendron tulipifera	Good
26.	Tulip Poplar	32"	Liriodendron tulipifera	Good
27.	Tulip Poplar	14"-21"-24"	Liriodendron tulipifera	Good
28.	Mockernut Hickory	29"	Carya tomentosa	Excellent
29.	Southern Red Oak	24"	Quercus falcata	Good
30.	Southern Red Oak	25"	Quercus falcata	Poor - Small canopy; Dead branches.
31.	Tulip Poplar	23"	Liriodendron tulipifera	Good
32.	Southern Red Oak	28"	Quercus falcata	Good
33.	Dead Tree	24"	Unknown	Dead - 6' height.
34.	Black Oak	35"	Quercus velutina	Good
35.	Tulip Poplar	24"	Liriodendron tulipifera	Good
36.	Dead Tree	26"	Unknown	Dead - 50' height.
37.	Dogwood	11.5"	Cornus florida	Fair - Scarred base.
38.	White Pine	22.5"	Pinus alba	Fair - Roots exposed & bound; lopsided canopy.
39.	Red Maple	25"	Acer rubrum	Good

Notes: Diameters are given for each trunk of multiple trunked trees when truncation occurs below 4.5 feet. If major truncation occurs above 4.5 feet only the trunk diameter at 4.5 feet is given. * indicates specimen trees. Tree ID numbers correspond to those assigned on Natural Resource Inventory/Forest Stand Delineation Map.

APPLICANT
MR. STEVE CARSTENS
3032 CASTLE LEIGH ROAD
SILVER SPRING, MD 20904
(301) 453-4024

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION CERTIFICATION
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

DATE
JUNE 20, 1995

J.D. Livers
JOHN DOUGLAS STEVENS
RECOGNIZED AS QUALIFIED PROFESSIONAL
BY MD DEPT. OF NATURAL RESOURCES

THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
NR/USD PLAN
APPROVED
NR/USD No. 4-96008
Signature: [Signature]
Date: 8/3/95

TAX MAP KS 342 & KS 343 W.S.S.C. 3 NE 221 & 3 NE 222
NATURAL RESOURCE INVENTORY/FOREST
STAND DELINEATION PLAN
SPENCER FARM
MHG
JUN 21 1995
PARCEL 143 & PARCEL 305
5TH ELECTION DISTRICT
MONTGOMERY COUNTY MARYLAND
Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Surveyors
Suite 120
9220 Wightman Road
Gaithersburg, Maryland
20879
(301) 670-0840
Designed
JOS
Date
6/10/95
Scale
1"=100'
Job No.
95-928
Sheet
2 of 2

SITE PLAN
MNCPPC # 820200040

LOCATION OF SITE

The map shows the Spencerville, Maryland area. Major roads include Route 198 (running north-south) and Route 650 (running east-west). Other roads shown are Avenue, Hardin, La., Hope, Rainbow, Briggs, Channey, Hopefield, Peach, and Thompson Road. Key locations marked include Spencerville Local Park, Upper Paint Branch Park, and the Patient River Watershed Conservation Park. The proposed site for the new Washington State Fair is indicated by a hatched area near the intersection of Route 198 and the Patient River.

SCALE: 1" = 2000

Developer's Certificate 820200040

The Undersigned agrees to execute all the features of the Site Plan Approval No. _____ including Approval Conditions, Development Program, and Certified Site Plan.

Developer: TPE MD MD 32, LLC JAMES MARSHALL
Company Contact Person

Address: 999 18th STREET Suite 3000 DENVER CO
80202

Phone: 949 289 0601

Signature: [Signature]

 **TurningPoint Energy**

CONSTRUCTION MANAGER
TURNING POINT ENERGY
999 18th Street, Suite 3000
Denver CO 80202
P.
turningpoint-energy.com

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
185 Admiral Cochrane Drive, Suite 215
Annapolis, Maryland 21401

© Bowman Consulting Group, Ltd.
Phone: 410.224.7590
www.bowmanconsulting.com

COVER SHEET

**CEDAR RIDGE COMMUNITY SOLAR
PARCEL A SPENCER FARM SOLAR - MO 32**

MAP KS32 PARCEL N202 - ACCT. NO. 05-03233387

THE ELECTION DISTRICT

MONTGOMERY COUNTY



PLAN STATUS		
DATE	DESCRIPTION	
MC DESIGN	JNC DRAWN	MSS CHKD
SCALE	H: V:	AS SHOWN
JOB No.	130078-01-001	
DATE :	FEBRUARY 2020	
FILE No.	130078-D-CP-001	
SHEET 1 OF 9		

I, MARK S. STIRES, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME., AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18987, EXPIRATION DATE: 01/13/21.

CONTACT INFORMATION

REFERENCES

- * ALTA/ACSM LAND TITLE SURVEY
BOWMAN CONSULTING, INC.
TITLED: PARCEL-A SPENCER FARM SOLAR-MO 32
PROJECT NO.: 130078-01-001
DATED: JULY 2019
- * NRI/FSD APPROVAL #_____
- BOWMAN CONSULTING, INC.
TITLED: NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION
"PARCEL-A SPENCER FARM SOLAR-MO 32"
2420 SPENCERVILLE ROAD, SPENCERVILLE,
MONTGOMERY COUNTY, MARYLAND 20868
PROJECT NO.: 130078-01-001
DATED:
APPROVED:
- * STORMWATER MANAGEMENT CONCEPT APPROVAL #284912
BOWMAN CONSULTING, INC.
TITLED: STORMWATER MANAGEMENT CONCEPT PLAN
"PARCEL-A SPENCER FARM SOLAR-MO 32"
2420 SPENCERVILLE ROAD, SPENCERVILLE,
MONTGOMERY COUNTY, MARYLAND 20868
PROJECT NO.: 130078-01-001
DATED: SEPTEMBER 4, 2019
APPROVED: SEPTEMBER 4, 2019

OWNER

CEDAR RIDGE COMMUNITY CHURCH INC.
ATTN: BRYAN PETERSON
ADDRESS: 2410 SPENCERVILLE ROAD
SPENCERVILLE, MARYLAND 20868
EMAIL: BRYANP@CRCC.ORG
PHONE: (301) 421-5949 EXT. 220

DEVELOPER/APPLICANT

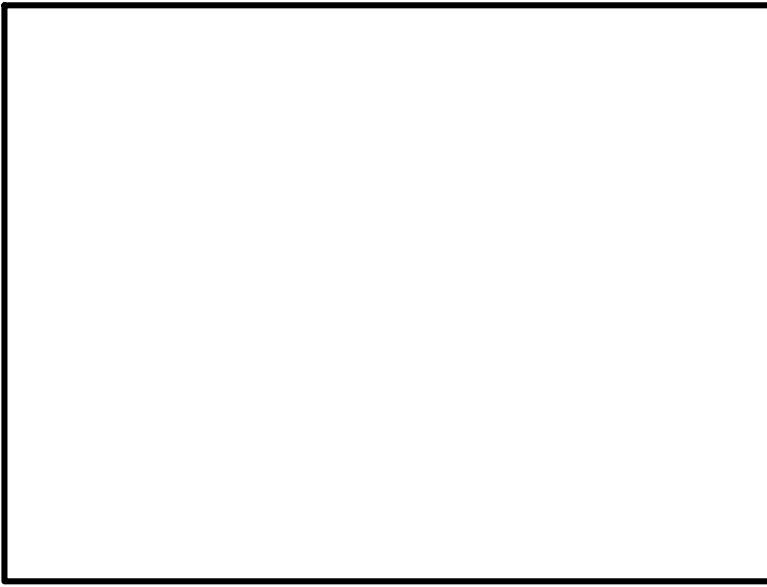
TPE MD M032, LLC
ATTN: FRANNY YUHAS
ADDRESS: 999 18TH STREET, SUITE 3000
DENVER, CO 80202
EMAIL: FYUHAS@TPOINT-E.COM
PHONE: 410-375-9420

CIVIL ENGINEER

BOWMAN CONSULTING GROUP
ADDRESS: 185 ADMIRAL COCHRANE DRIVE, SUITE 215
ANNAPOLIS, MARYLAND 21401
PHONE: 401.224.7590

NOTES:

1. M-NCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.
2. UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES, AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.



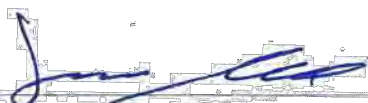
Developer's Certificate 820200040

The Undersigned agrees to execute all the features of the Site Plan Approval No. _____ including Approval Conditions, Development Program, and Certified Site Plan.

Developer: TPE MD NO 32, LLC JAMES MARSHALL
Company Contact Person

Address: 999 18th STREET SUITE 3000 DENVER CO
80202

Phone: 949 289 0601

Signature: 

PROFESSIONAL CERTIFICATION

I, MARK S. STIRES, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME., AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18997, EXPIRATION DATE: 01/13/21.

PLAN STATUS		
DATE	DESCRIPTION	
MC DESIGN	JNC DRAWN	MSS CHKD
SCALE	H: V:	NONE
JOB No.	130078-01-001	
DATE :	FEBRUARY 2020	
FILE No.	130078-D-CP-001	
SHEET	2 OF 9	



APPROVALS AND ABBREVIATIONS

CEDAR RIDGE COMMUNITY SOLAR

PARCEL A SPENCER FARM SOLAR - MO 32

IMAP KS32 PARCEL N202 - ACCT. NO. 05-032333387

TH ELECTION DISTRICT

MONTGOMERY COUNTY, M

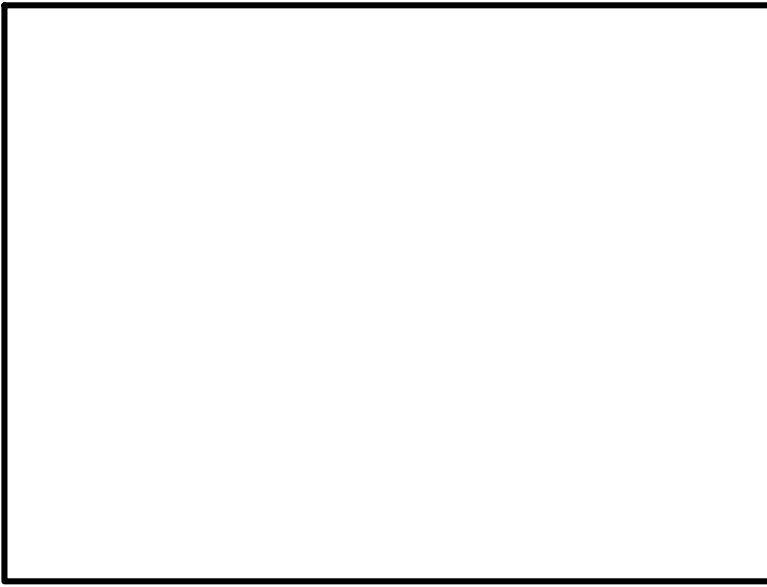
Bowman
CONSULTING

Bowman Consulting Group, Ltd.
185 Admiral Cochrane Drive, Suite 215
Annapolis, Maryland 21401

Phone: 410.224.7590
www.bowmanconsulting.com

 **TurningPoint Energy**

CONSTRUCTION MANAGER
TURNING POINT ENERGY
999 18th Street, Suite 3000
Denver CO 80202
p. turningpoint-energy.com



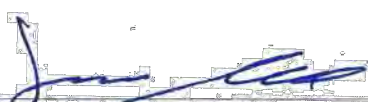
Developer's Certificate 820200040

The Undersigned agrees to execute all the features of the Site Plan Approval No. _____ including Approval Conditions, Development Program, and Certified Site Plan.

Developer: TPE MD NO 32, LLC JAMES MARSHALL
Company Contact Person

Address: 999 18TH STREET SUITE 3000 DENVER CO
80202

Phone: 949 289 0601

Signature: 

PROFESSIONAL CERTIFICATION

I, MARK S. STIRES, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME., AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18997, EXPIRATION DATE: 01/13/21.

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DATE	DESCRIPTION	
MC DESIGN	JNC DRAWN	MSS CHKD
SCALE	H: V:	NONE
JOB No.	130078-01-001	
DATE	FEBRUARY 2020	
FILE No.	130078-D-CP-001	
SHEET	3 OF 9	



APPROVALS AND ABBREVIATIONS

CEDAR RIDGE COMMUNITY SOLAR

PARCEL A SPENCER FARM SOLAR - MO 32

IMAP KS32 PARCEL N202 - ACCT. NO. 05-032333387

TH ELECTION DISTRICT

MONTGOMERY COUNTY, M

Bowman
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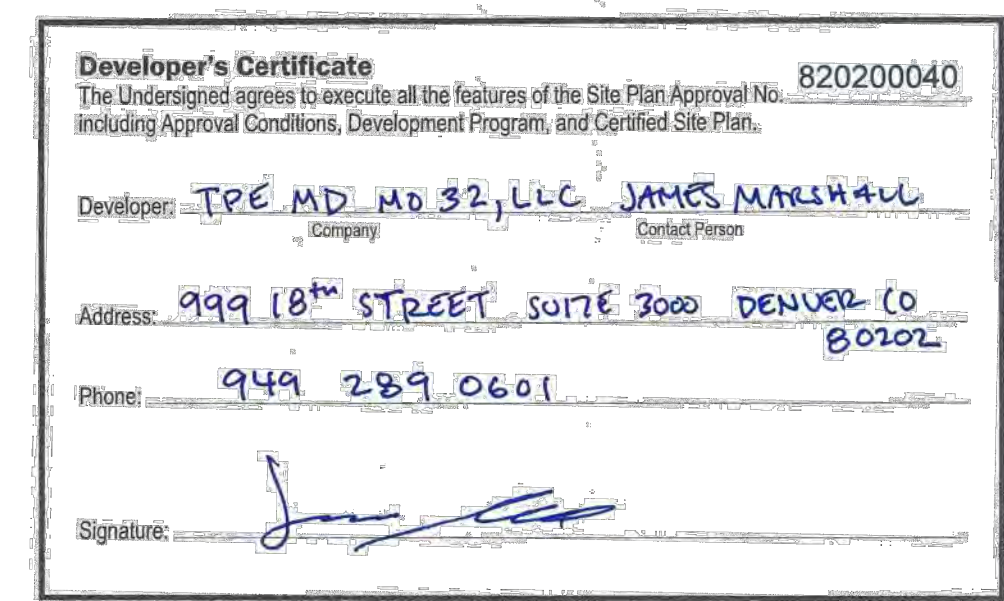
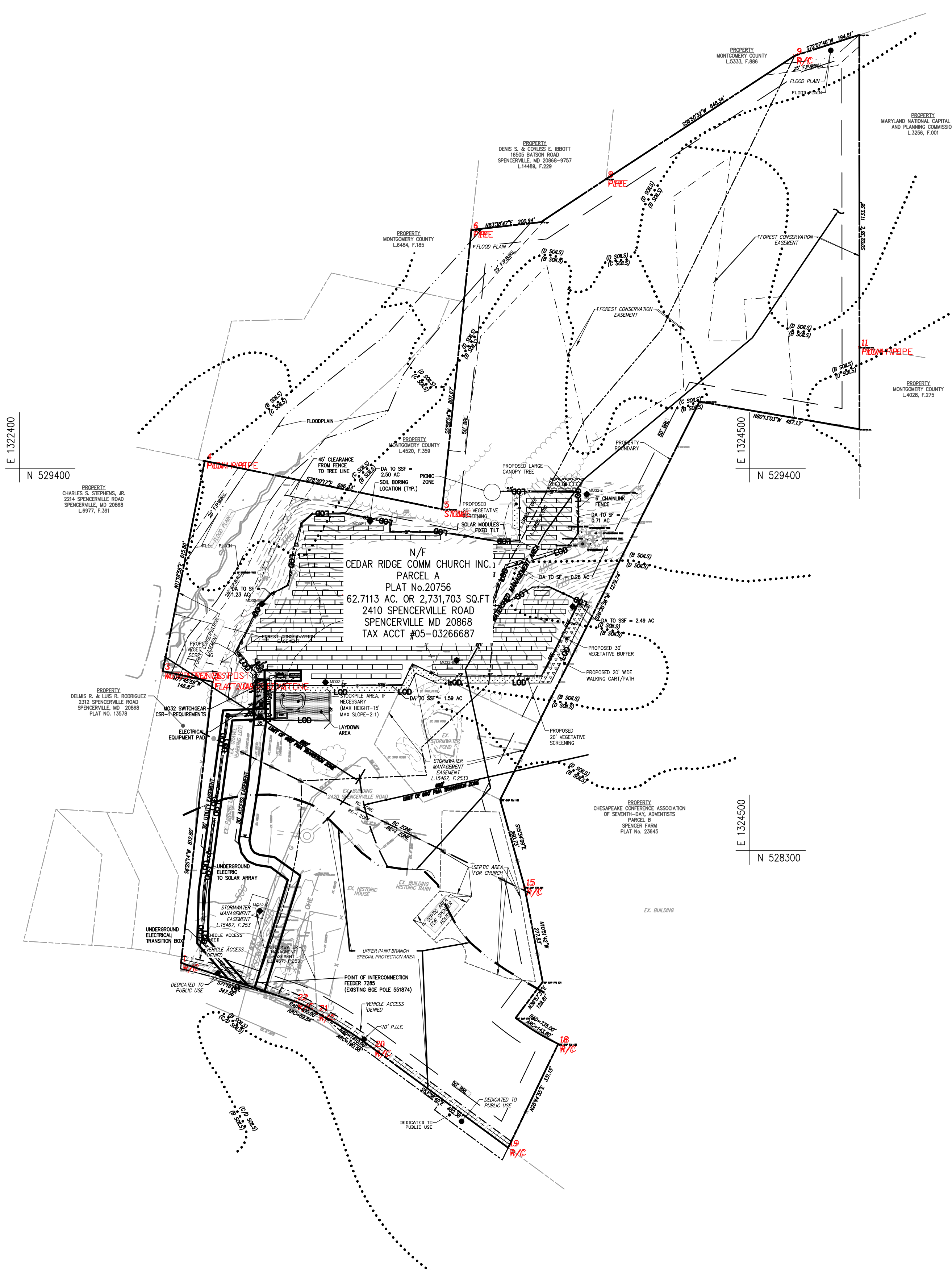
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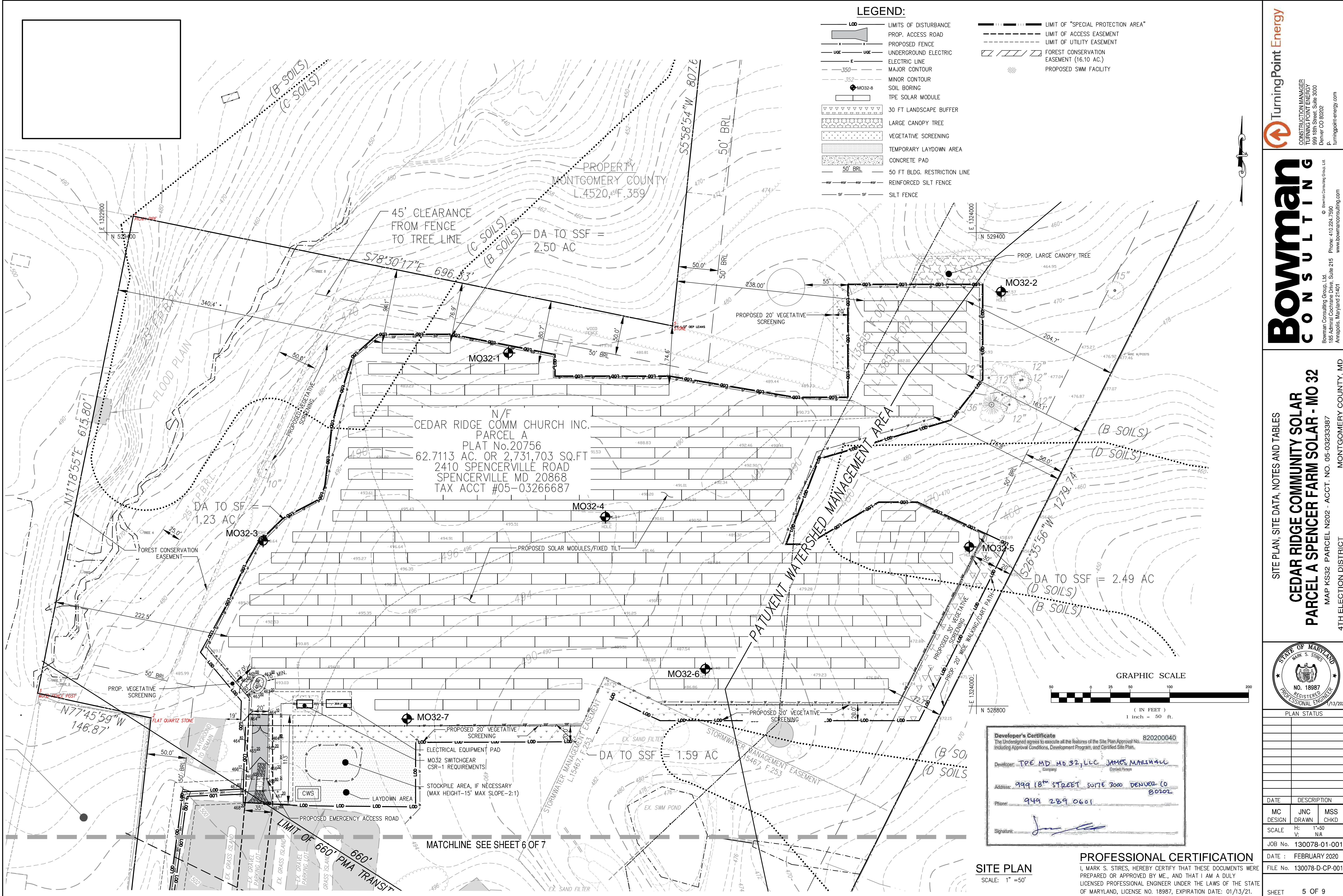
 **TurningPoint Energy**

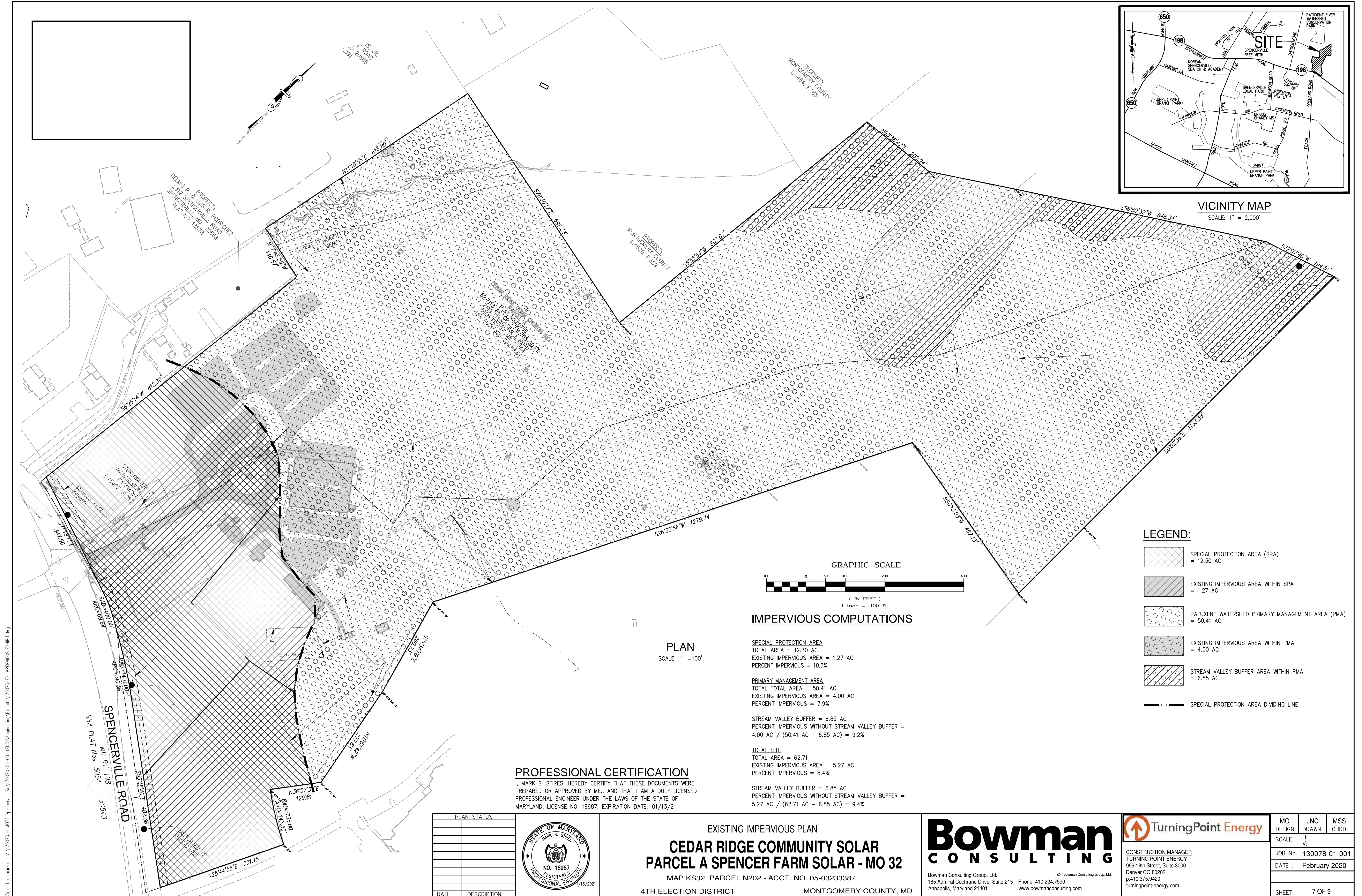
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999 18th Street, Suite 3000
Denver CO 80202
p. turningpoint-energy.com

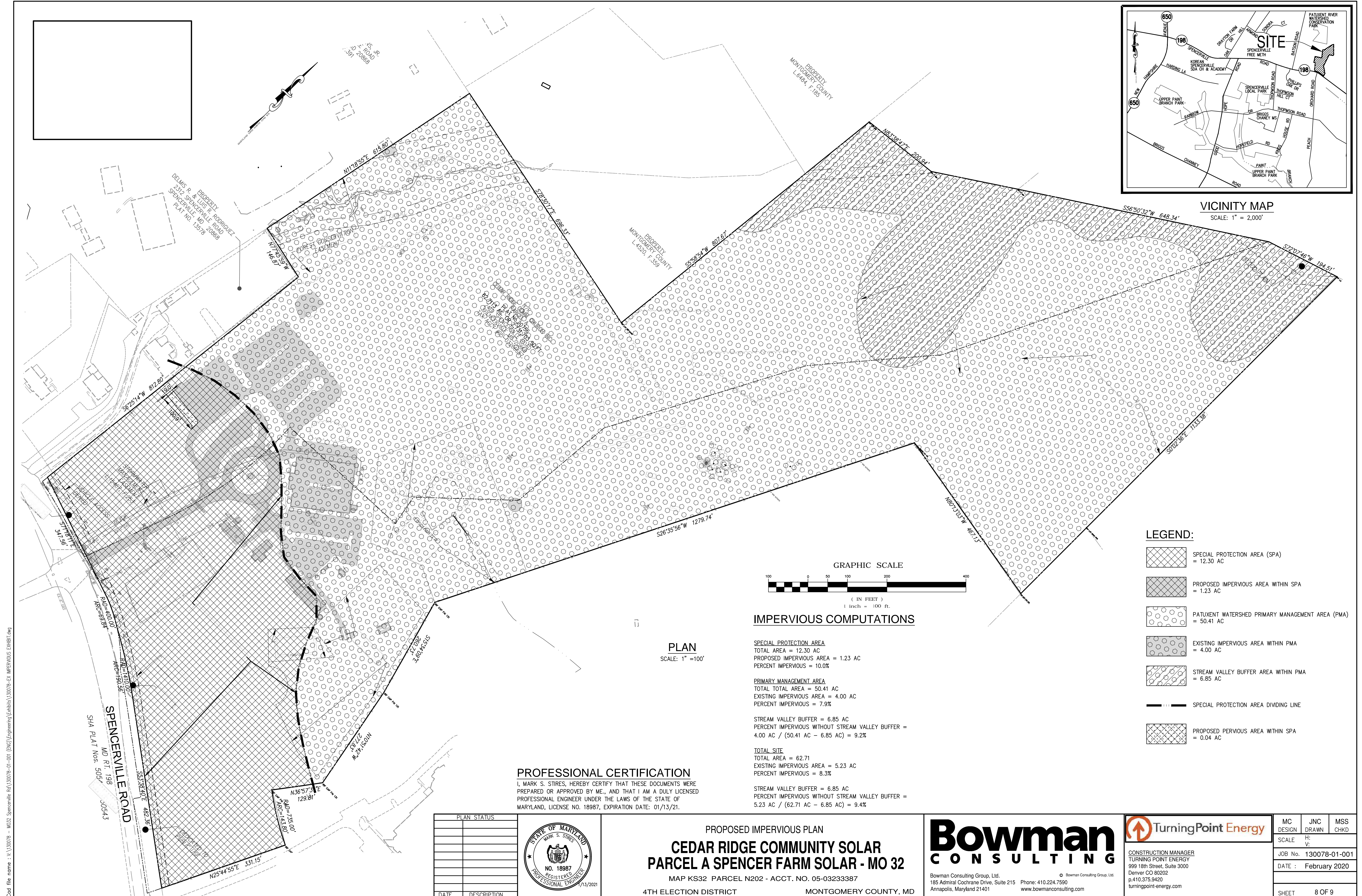


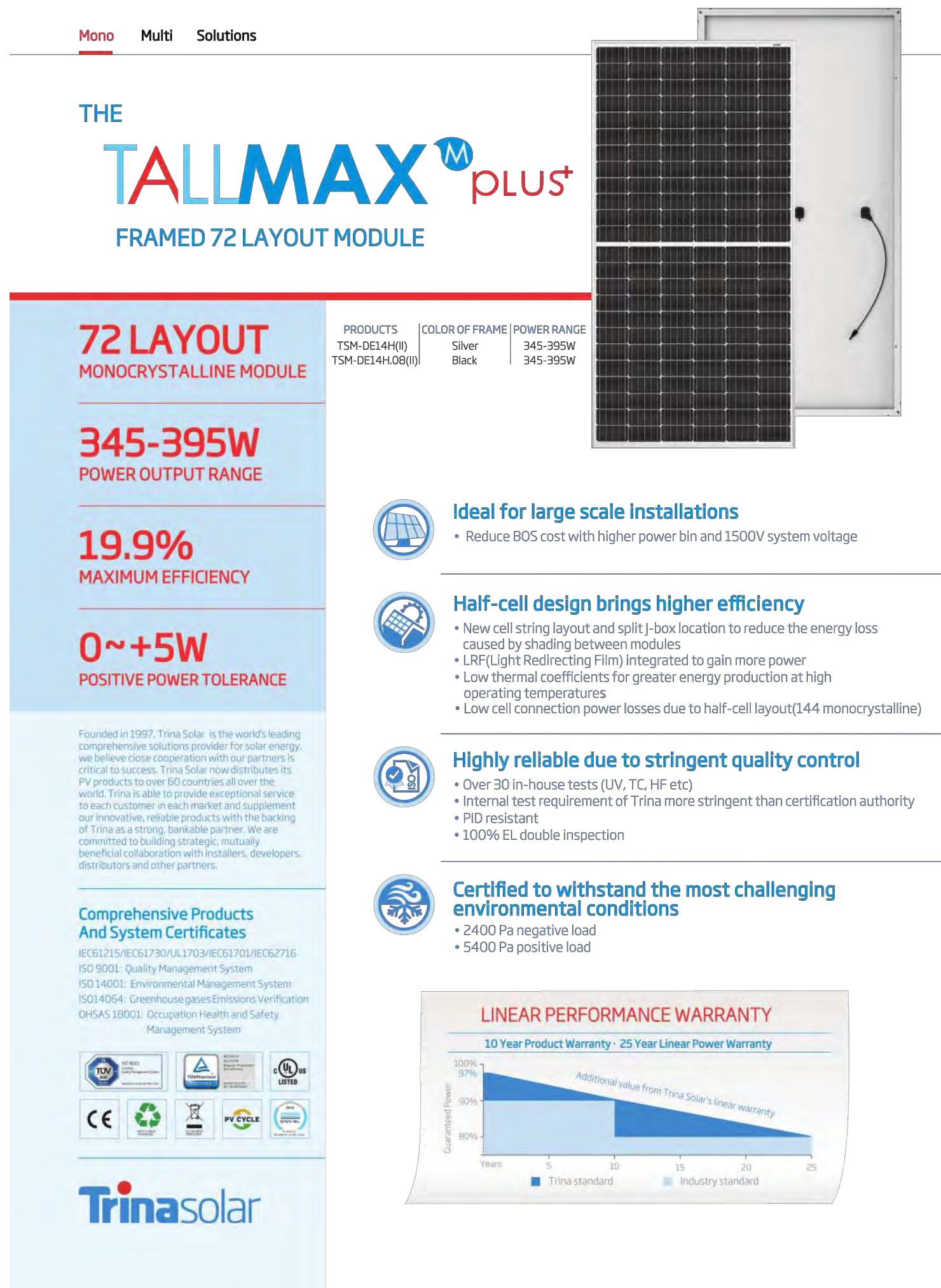
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[illegible]

Foundation	Strip Width		Lateral Resistance Width	
I-Beam (W6x7 and W6x9)	13.82"	100%	3.94"	100%
PlusPile™	15.6"	113%	4"	102%
MonsterPile™	19"	137%	6"	152%

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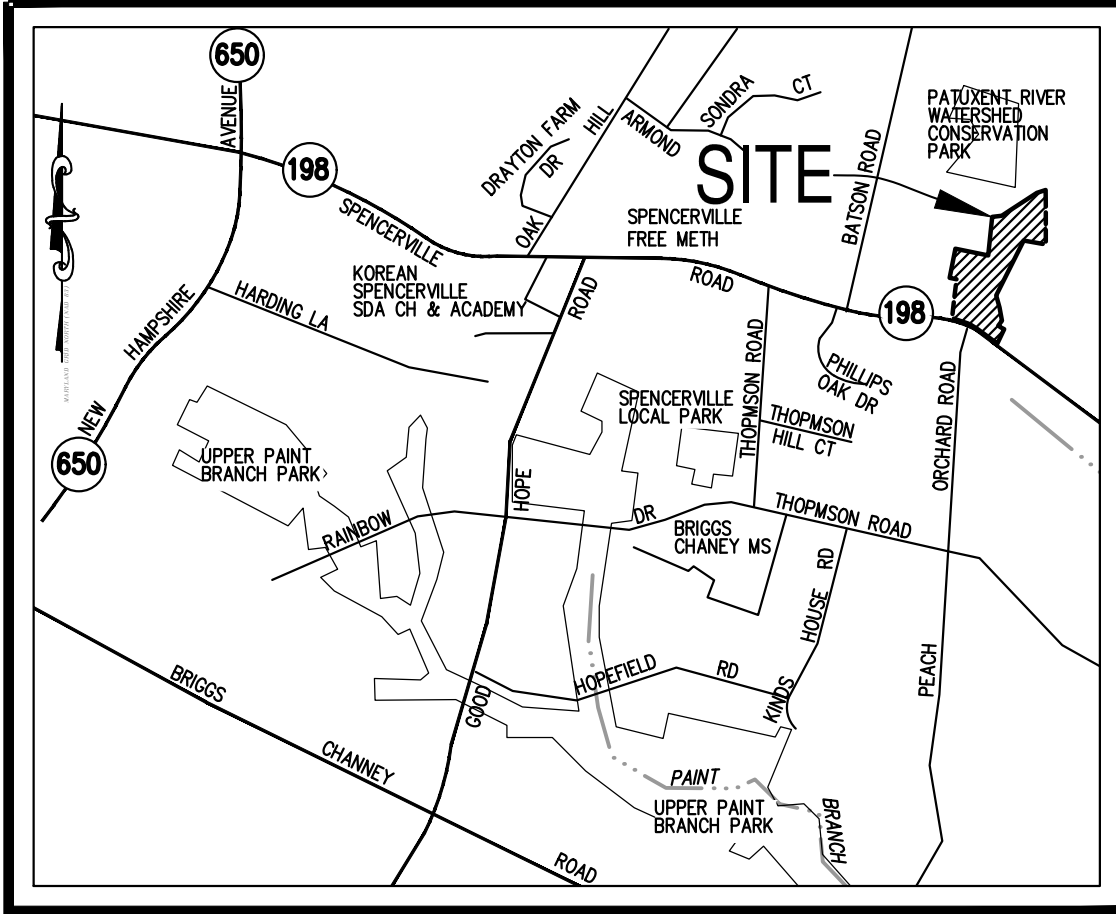
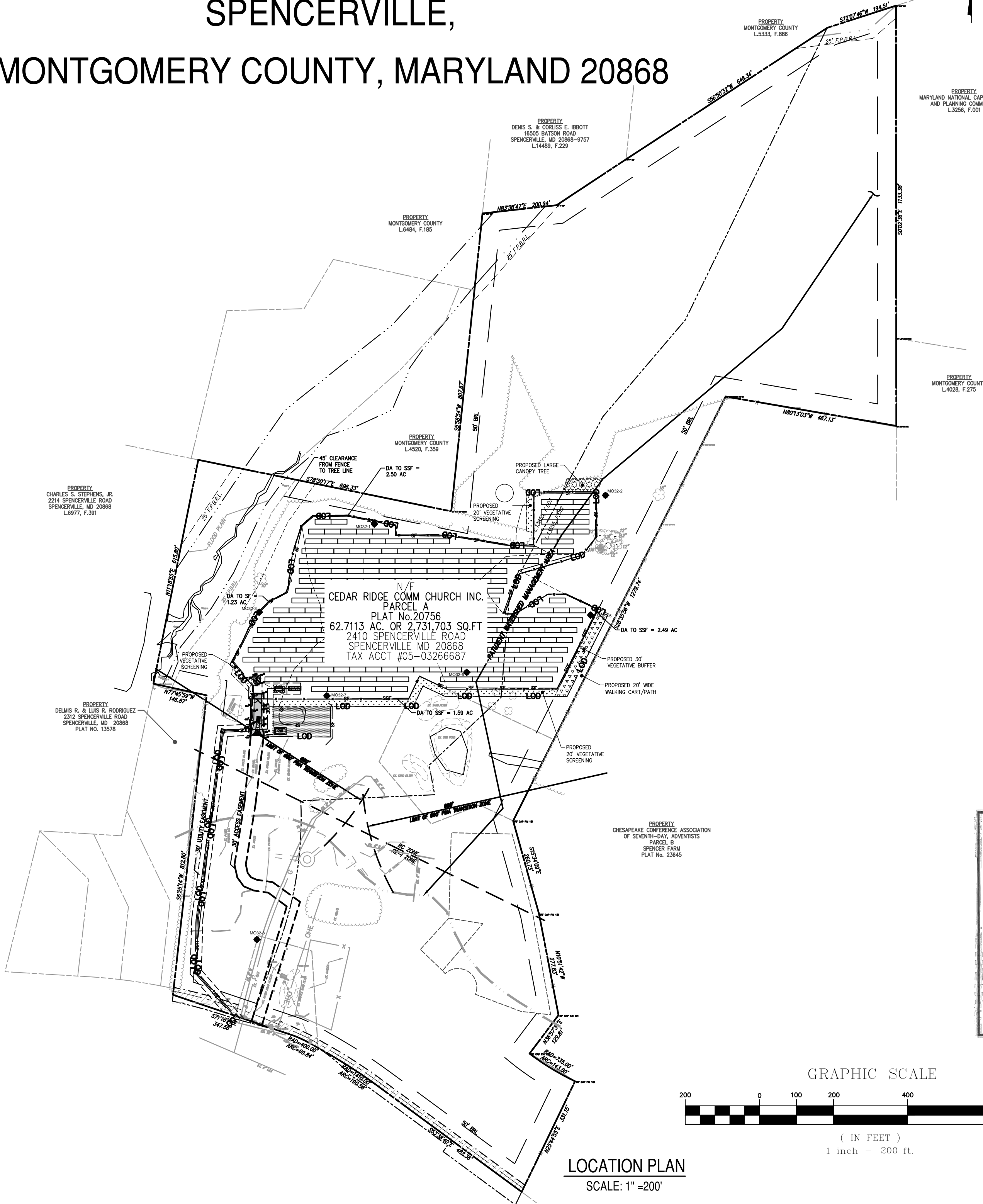
Cad file name : V:\30078 - M032 Spencerville Rd\30078-01-001 (ENG)\Engineering Plans\CDs\Site Plan\07 SITE - 820200040-005.dwg

M-NCPPC
APPROVAL STAMP
PLACEHOLDER

CEDAR RIDGE COMMUNITY SOLAR PARCEL-A
SPENCER FARM
SOLAR - MO 32
LANDSCAPE PLAN
IMPROVEMENT PLAN
MNCPPC # 820200040

LOCATION OF SITE

2410 SPENCERVILLE ROAD
SPENCERVILLE,
MONTGOMERY COUNTY, MARYLAND 20868



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	OVERALL LANDSCAPE PLAN (1 OF 2)
3	OVERALL LANDSCAPE PLAN (2 OF 2)
4	LANDSCAPE PLAN ENLARGEMENTS
5	LANDSCAPE SCHEDULES & DETAILS
6	LANDSCAPE NOTES



Bowman
CONSULTING

COVER SHEET

**CEDAR RIDGE COMMUNITY SOLAR
PARCEL A SPENCER FARM SOLAR - MO 32**

MAR 05 2023 PARCEL N000 ACCT NO 05 00000000



04/01/2020		
PLAN STATUS		
04/01/2020	SUB. TO HPC	
DATE	DESCRIPTION	
MC DESIGN	JNC DRAWN	MSS CHKD
SCALE	H: V: AS SHOWN	
JOB No. 130078-01-001		
DATE : FEBRUARY, 2020		
FILE No. 130078-D-CP-001		
SHEET	1.00 OF 6	

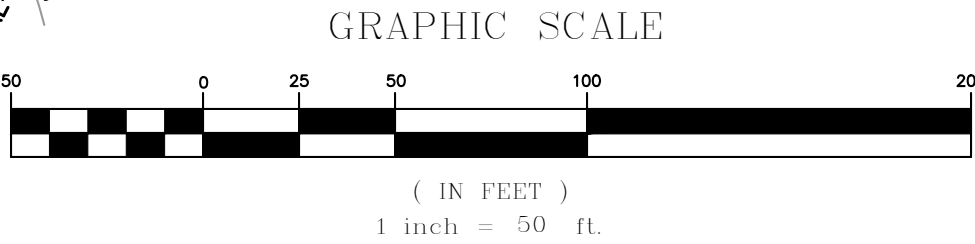
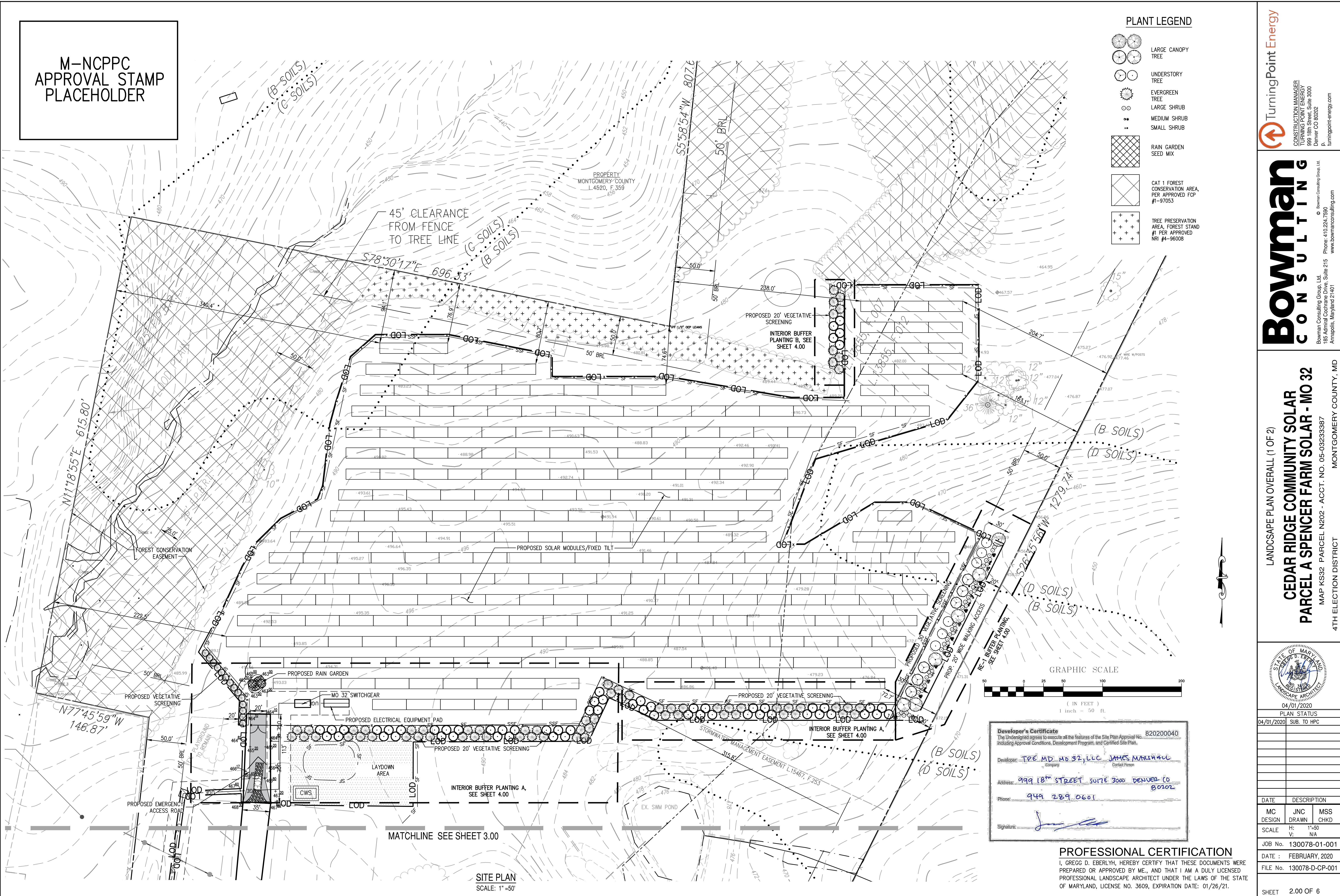
PROFESSIONAL CERTIFICATION

I, GREGG D. EBERLYH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME., AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3609, EXPIRATION DATE: 01/26/21.

M-NCPPC
APPROVAL STAMP
PLACEHOLDER

PLANT LEGEND

- LARGE CANOPY TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- LARGE SHRUB
- MEDIUM SHRUB
- SMALL SHRUB
- RAIN GARDEN SEED MIX
- CAT 1 FOREST CONSERVATION AREA, PER APPROVED FCP #1-97053
- TREE PRESERVATION AREA, FOREST STAND #1 PER APPROVED NRI #4-96008



Developer's Certificate
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820200040 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: TPE MD MO 32, LLC JAMES MARSHALL
Company Contact Person

Address: 999 18th STREET SUITE 3000 DENVER CO 80202

Phone: 949 289 0601

Signature: [Signature]

PROFESSIONAL CERTIFICATION
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TurningPoint Energy

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LANDSCAPE PLAN OVERALL (1 OF 2)

**CEDAR RIDGE COMMUNITY SOLAR
PARCEL A SPENCER FARM SOLAR - MO 32**

MAP K532 PARCEL N202 - ACCT. NO. 05-03233387

4TH ELECTION DISTRICT MONTGOMERY COUNTY, MD

STATE OF MARYLAND
LANDSCAPE ARCHITECT

04/01/2020
PLAN STATUS
04/01/2020 SUB. TO HPC

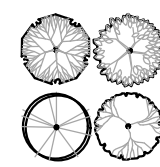
DATE	DESCRIPTION
MC DESIGN	JNC DRAWN
MSS CHKD	
SCALE	H: 1"=50 V: N/A
JOB No.	130078-01-001
DATE	FEBRUARY, 2020
FILE No.	130078-D-CP-001
SHEET	2.00 OF 6

Cad file name : X:\130078 - MO32 Spencerfarm Rd\130078-01-001-152.dwg

97

M-NCPPC
APPROVAL STAMP
PLACEHOLDER

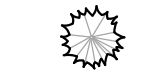
PLANT LEGEND



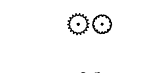
LARGE CANOPY
TREE



UNDERSTOR



EVERGREEN



MEDIUM SHE



SMALL SHRUBS

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft



CONSTRUCTION MANAGER
TURNING POINT ENERGY
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Denver CO 80202
2.
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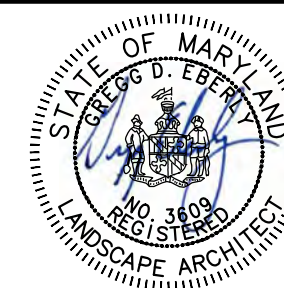
LANDSCAPE PLAN (2 OF 2)

**CEDAR RIDGE COMMUNITY SOLAR
PARCEL A SPENCER FARM SOLAR - MO 32**

MAP KS32 PARCEL N202 - ACCT. NO. 05-03233387

4TH ELECTION DISTRICT

MONTGOMERY COUNTY MD



04/01/2020

PLAN STATUS	
04/01/2020	SUB. TO HPO

DATE		DESCRIPTION	
MC DESIGN	JNC DRAWN	MSS CHKD	
SCALE	H: V:	1"=50 N/A	
JOB No.	130078-01-00		
DATE :	FEBRUARY, 2020		
FILE No.	130078-D-CP-00		
SHEET	3.00 OF 6		

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	Cad file name : V:\30078 - M032 Spencerville Rd\30078-01-001 (ENG)\Engineering Plans\CADs\landscape and lighting Plan\30078-01-001-I SC.dwg
--	---

28

Developer's Certificate

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820200040,
including Approval Conditions, Development Program, and Certified Site Plan.

Developer: TPE MD NO 32, LLC JAMES MARSHALL
(Company) Certified Person

Address: 999 18TH STREET SOME 3000 DENVER CO
80102

Phone: 944 289 0601

Signature: _____

INTERIOR BUFFER PLANTING A (MODIFICATION OF BUFFER
 REQUIREMENT: ZONING CODE- CHAPTER
 59 6-31(8) PER AGREEMENT WITH
 LAND LEASE)
PLANTING & SCREENING- PROVIDED: 826 L.F.
 TREES:
 UNDERSTORY/ EVERGREEN: 111

INTERIOR BUFFER PLANTING B (MODIFICATION OF BUFFER REQUIREMENT:
ZONING CODE- CHAPTER 59 6-31(8) PER
AGREEMENT WITH LAND LEASE)
PLANTING & SCREENING- PROVIDED: 100 L.F.
TREES:
UNDERSTORY/ EVERGREEN: 14

RE-1 BUFFER PLANTING (SEE PROPOSED LANDSCAPE BUFFER - OPTION 'A' BELOW)

TREES
CANOPY: 6/6
UNDERSTORY/ EVERGREEN: 12/12

SHRUBS	
LARGE:	42/40
MEDIUM:	36/39
SMALL:	36/36

TREE CANOPY COVERAGE (CH. 55: TREE CANOPY)

LIMITS OF DISTURBANCE AREA:	424,700 S.F.
TOTAL TREES REQUIRED:	15 PER 40,000 S.F. OR 159 TREES
TOTAL TREES PROVIDED:	159 TREES

RAIN GARDEN PLANT SCHEDULE						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/ SPREAD	CONDITION
ORNAMENTAL TREES						
MV	2	Magnolia virginiana	Sweetbay Magnolia	2-2.5" CAL	-	B&B
SEED						
ERNMCX-180			Rain Garden Mix	268 S.F.		

PROPOSED LANDSCAPE BUFFER - OPTION "A"	
DIMENSIONS (MIN.)	"A"
DEPTH FOR ALL ZONES EXCEPT IH ZONE	30'
DEPTH FOR IH ZONE	50'
PLANTING AND SCREENING REQUIREMENTS	
TREES (MINIMUM PER 100')	
CANOPY	2
UNDERSTORY OR EVERGREEN	4
SHRUBS (MINIMUM PER 100')	
LARGE	14
MEDIUM	12
SMALL	12
WALL, FENCE OR BERM (MIN.)	6' FENCE OR WALL



NOT TO SCALE

1. PLANTS SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA), PARTICULARLY WITH REGARDS TO SITE, AND SIZE, OF BALL AND DENSITY OF BRANCH STRUCTURE. CONTRACTOR TO INSURE CONFORMANCE TO NATIONAL AND LOCAL BUILDINGS CODES AND ORDINANCES.
2. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED HERETO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE OWNERS REPRESENTATIVE.
3. ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE OWNERS REPRESENTATIVE IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL REMOVE ALL REJECTED MATERIALS FROM THE SITE.
4. THE CONTRACTOR SHALL FURNISH ALL PLANTS IN QUANTITIES AND SIZES TO COMPLETE THE WORK AS SPECIFIED THE PLANT SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES ON THE PLANS PRIOR TO COMMENCEMENT OF WORK. QUANTITIES IN THE PLANT SCHEDULE ARE FOR THE CONTRACTORS CONVENIENCE ONLY AND DO NOT CONSTITUTE A FINAL COUNT.
5. SUBSTITUTIONS IN PLANT SPECIES OR SIZE SHALL NOT BE PERMITTED EXCEPT WITH THE WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE. SEE TABLE FOR PERMITTED AND EXCLUDED SPECIES.
6. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND BY SCALING OR AS DESIGNATED IN THE FIELD BY THE OWNERS REPRESENTATIVE. ALL LOCATIONS ARE TO BE APPROVED BY THE OWNERS REPRESENTATIVE BEFORE EXCAVATION.
7. THE CONTRACTOR SHALL LOCATE AND MARK ALL UNDERGROUND UTILITY LINES AND IRRIGATION SYSTEMS PRIOR TO EXCAVATING PLANT BEDS. OR, IF AN UTILITY ELEMENT AREAS SHOWN IN PLANTING SHALL TAKE PLACE SHALL BE MARKED ON THE SITE PRIOR TO LOCATING AND DIGGING THE TREE PITS. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF THE TREE PITS, OTHER LOCATIONS FOR THE TREE SHALL BE SELECTED BY THE OWNERS REPRESENTATIVE. SUCH CHANGES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT THE APPROVAL OF THE OWNERS REPRESENTATIVE.
8. ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
9. DURING PLANTING OPERATIONS, EXCESS AND WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THE SITE.
10. ALL PLANT SHRUB BEDS ARE TO BE DUG TO A MINIMUM OF 24" DEEP AND ALL EXISTING SOIL, CONSTRUCTION DEBRIS, ROOTS AND OTHER FOREIGN MATERIAL ARE TO BE REMOVED AND DISCARDED OFF SITE. ALL PLANT AND SHRUB BEDS ARE TO BE EXCAVATED TO THE UNDISTURBED SUBSOIL.
11. ALL TREE PITS ARE TO BE EXCAVATED TO A MINIMUM DEPTH TO ALLOW THE TREE ROOT BALL TO BE A MINIMUM OF 4" HIGHER THAN FINISH GRADE. THE TREE ROOT BALL IS TO REST ON UNDISTURBED SOIL, OR A COMPACTED BED MUST BE PREPARED FOR THE TREE ROOT BALL TO REST ON AND WHICH WILL NOT SUBSIDE CAUSING THE TREE TO SINK BELOW FINISH GRADE. ALL TREE PITS ARE TO BE A MINIMUM OF 12" LARGER ON EVERY SIDE OF THE TREES ROOT BALL.
12. THE PLANTER BEDS ARE TO BE ENTIRELY CLEANED OUT TO THE UNDISTURBED SOIL LEVEL. ALL EXISTING SOIL, CONSTRUCTION DEBRIS, ROOTS AND OTHER FOREIGN MATERIAL ARE TO BE REMOVED AND DISCARDED OFF SITE.
13. THE TOPSOIL TO BE USED TO FILL THE TREE PITS, SHRUB BEDS AND PLANTERS IS TO BE PLANT SPECIFIC. THE TOPSOIL FOR THE TREES, SHRUBS AND PLANTER SHALL CONSIST OF A MAXIMUM 2/3 EXISTING TOPSOIL FROM THE SITE, WHICH IS CLEANED AND FREE OF CLAY, A MINIMUM 1/3 OF PEAT MOSS, OR OTHER APPROVED ORGANIC MATERIAL OR IMPORTED NEW LOAMY TOPSOIL AND 10% COW MANURE. ALL OF THESE MATERIALS ARE TO BE MIXED PRIOR TO PLACING IN THE PLANTER OR BACKFILLING WHEN PLANTING.
14. THE EXISTING TOPSOIL IS RESPONSIBLE TO ENSURE THAT ALL TREE PITS, SHRUB BEDS AND PLANTERS ARE WELL DRAINED. THE LANDSCAPE CONTRACTOR WITHOUT COST TO THE OWNER WILL REPLACE ALL PLANT MATERIAL WHICH IS AFFECTED BY POOR DRAINAGE.
15. ALL LAWN AREAS ARE TO BE SEEDED WITH GRASS SEED APPROPRIATE FOR EACH OF THE SUNLIGHT CONDITIONS, WHICH EXIST ON THE SITE.
16. ALL LAWN AREAS ARE TO BE TILLED TO A DEPTH OF 6" AND ALL FOREIGN MATERIAL REMOVED WHICH WILL INHIBIT THE HEALTHY GROWTH OF THE LAWN. ALL OLD GRASS ROOTS ARE TO BE REMOVED FROM THE SITE. NEW TOPSOIL OF A MINIMUM DEPTH OF 4" IS TO BE PLACED OVER THE AREAS TO BE SOODED. THE GRASS AREAS ARE TO BE FINE GRADED TO ENSURE THAT NO UNDUATIONS OCCUR IN THE LAWN. THE LAWNS ARE TO BE GRADED IN SUCH A WAY AS TO APPEAR PERFECTLY WELL TAILORED AND EVEN. THE LAWN TOPSOIL IS TO BE ROLLED AND LIGHTLY IRRIGATED PRIOR TO PLACING OF THE SEED. THE SEED IS NOT TO BE LAID ON FROZEN OR SOAKED SOIL.
17. THE EXISTING TREES ARE TO BE PROTECTED DURING THE PREPARATION OF THE LAWN AREAS. THE ROOTS OF THE TREES ARE TO BE UNDISTURBED DURING THE CLEANING OF THE TOPSOIL.
18. THE TREES AND SHRUBS ARE TO BE HANDLED WITH THE BEST CARE AND ATTENTION TO ENSURE THAT THE PLANTS ARE NOT BRUISED, BROKEN, TORN, DAMAGED IN ANY WAY WHICH WILL AFFECT THE PLANTS GENERAL APPEARANCE AND WELL BEING.
19. THE TREES AND SHRUBS ARE TO BE PLANTED WITH THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE PLANTS ARE TO BE PROPERLY WATERED AND BACKFILLED DURING THE PLANTING. ALL CARE MUST BE TAKEN TO ENSURE THAT PLANTS ARE UPRIGHT. A PLANTS BEST SIDE IS EXPOSED TO THE POINT OF THE PLANTS GREATEST VISIBILITY.
20. THE TREES MUST BE STAKED IN ACCORDANCE WITH ACCEPTABLE NURSERY PRACTICE TO ENSURE THAT THEY ARE SECURE IN THE GROUND AND WILL GROW STRAIGHT AND UNIFORM. THE TREES ARE TO BE WRAPPED IF THE CONTRACTOR DEEMS IT NECESSARY TO PROTECT THEM DURING THE GROWING OR SEASON.
21. THE LANDSCAPE CONTRACTOR IS TO PROVIDE A 1-YEAR GUARANTEE FOR ALL PLANT MATERIAL AND OTHER WORK DON ON SITE.
22. LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN THE DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL NOT MAINTAIN 1 FOOT DISTANCE BETWEEN UNIT AND PLANT.
23. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
24. TREES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM WALLS AND WALKS.
25. THE CONTRACTOR SHALL SHOW THE USER PLAN SHALL GOVERN OVER PLANT LIST QUANTITIES. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON THE PLAN.
26. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
27. TREES SHALL BE LOCATED A MINIMUM OF 10' FROM ANY WATER AND SEWER LINE OR CONNECTION.



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

I, GREGG D. EBERLYH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME., AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3609, EXPIRATION DATE: 01/26/21.

LANDSCAPE SCHEDULES & DETAILS

**CEDAR RIDGE COMMUNITY SOLAR
PARCEL A SPENCER FARM SOLAR - MO 32**

MAP KS32 PARCEL N202 - ACCT. NO. 05-03233387

4TH ELECTION DISTRICT

[illegible]

M-NCPPC
APPROVAL STAMP
PLACEHOLDER

GENERAL LANDSCAPING NOTES:

1. THIS PLAN IS INTENDED FOR LANDSCAPE USE ONLY. SEE OTHER PLAN SHEETS FOR MORE INFORMATION ON GRADING, SEDIMENT CONTROL, UTILITIES, LAYOUT, ETC.
2. PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.
3. CONTRACTOR SHALL CONTRACT "MISS UTILITY" AND SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. THE PROJECT PRIOR TO THE INSTALLATION OF PLANT MATERIALS.
4. IF NECESSARY, THE CONTRACTOR MAY SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS.
5. LANDSCAPE CONTRACTOR SHALL MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON SITE DURING LANDSCAPE INSTALLATION PROCEDURES.
6. A PRE-INSTALLATION CONFERENCE TO BE HELD ON SITE PRIOR TO ANY INSTALLATION ACTIVITIES. CONTRACTOR, LANDSCAPE CONTRACTOR, AND ENGINEER TO ATTEND.
7. PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED AND HAVE A WOODED ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, MATURE PLANTS FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUNSCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BOXERS, INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. PLANTS SHALL BE FRESHLY DUG; NO HEELED-IN PLANTS OR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
8. UNLESS OTHERWISE SPECIFIED, GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS", (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, LATEST EDITION, INCLUDING ADDENDA.
9. PLANTS SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA), PARTICULARLY WITH REGARDS TO SITE, AND SIZE OF BALL AND DENSITY OF BRANCH STRUCTURE. CONTRACTOR TO INSURE CONFORMANCE TO NATIONAL AND LOCAL BUILDINGS CODES AND ORDINANCES.
10. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED HEREIN BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE OWNERS REPRESENTATIVE.
11. ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE OWNERS REPRESENTATIVE IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL REMOVE ALL REJECTED MATERIALS FROM THE SITE.
12. THE CONTRACTOR SHALL FURNISH ALL PLANTS IN QUANTITIES AND SIZES TO COMPLETE THE WORK AS SPECIFIED IN THE PLANT SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES ON THE PLANS PRIOR TO COMMENCEMENT OF WORK. QUANTITIES IN THE PLANT SCHEDULE ARE FOR THE CONTRACTORS CONVENIENCE ONLY AND DO NOT CONSTITUTE A FINAL COUNT.
13. SUBSTITUTIONS IN PLANT SPECIES OR SIZE SHALL NOT BE PERMITTED EXCEPT WITH THE WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE. PLANTS DEEMED INVASIVE BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES ARE UNACCEPTABLE.
14. PLANTS SHALL BE LOCATED IN ACCORDANCE WITH THE DRAWINGS AND BY SCALING OR AS DESIGNATED IN THE FIELD BY THE OWNERS REPRESENTATIVE. ALL LOCATIONS ARE TO BE APPROVED BY THE OWNERS REPRESENTATIVE BEFORE EXCAVATION.
15. CONTRACTOR SHALL LOCATE AND MARK ALL UNDERGROUND UTILITY LINES AND IRRIGATION SYSTEMS PRIOR TO EXCAVATING PLANT BEDS OR PITS. ALL UTILITY EASEMENT AREAS WHERE NO PLANTING SHALL TAKE PLACE SHALL ALSO BE MARKED ON THE SITE PRIOR TO LOCATING AND DIGGING THE TREE PITS. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF THE TREE PITS, OTHER LOCATIONS FOR THE TREE SHALL BE SELECTED BY THE OWNERS REPRESENTATIVE. SUCH CHANGES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT THE APPROVAL OF THE OWNERS REPRESENTATIVE.
16. ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
17. DURING PLANTING OPERATIONS, EXCESS AND WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THE SITE.
18. ALL PLANT SHRUB BEDS ARE TO BE DUG TO A MINIMUM OF 24" DEEP AND ALL EXISTING SOIL, CONSTRUCTION DEBRIS, ROOTS AND OTHER FOREIGN MATERIAL ARE TO BE REMOVED AND DISCARDED OFF SITE. ALL PLANT AND SHRUB BEDS ARE TO BE EXCAVATED TO THE WIDTH SHOWN ON THE PLANS.
19. ALL TREE PITS ARE TO BE EXCAVATED TO A MINIMUM DEPTH TO ALLOW THE TREE ROOT BALL TO BE A MINIMUM OF 4" HIGHER THAN FINISH GRADE. THE TREE ROOT BALL IS TO REST ON UNDISTURBED SOIL, OR COMPACTED BED MUST BE PREPARED FOR THE TREE ROOT BALL TO REST ON AND WHICH WILL NOT SUBSIDE CAUSING THE TREE TO SINK BELOW FINISH GRADE. ALL TREE PITS ARE TO BE A MINIMUM OF 12" LARGER ON EVERY SIDE OF THE TREES ROOT BALL.
20. THE PLANTER BEDS ARE TO BE ENTIRELY CLEANED OUT TO THE UNDISTURBED SOIL LEVEL. ALL EXISTING SOIL, CONSTRUCTION DEBRIS, ROOTS AND OTHER FOREIGN MATERIAL ARE TO BE REMOVED AND DISCARDED OFF SITE.
21. THE TOPSOIL TO BE USED TO FILL THE TREE PITS, SHRUB BEDS AND PLANTERS IS TO BE PLANT SPECIFIC. THE TOPSOIL FOR THE TREES, SHRUBS AND PLANTER SHALL CONSIST OF A MAXIMUM 2/3 EXISTING TOPSOIL FROM THE SITE, WHICH IS CLEANED AND FREE OF CLAY, A MINIMUM 1/3 PEAT MOSS, OR OTHER APPROVED ORGANIC MATERIAL OR IMPORTED NEW LOAMY TOPSOIL AND 10% COMPOSTED MANURE. ALL OF THESE MATERIALS ARE TO BE MIXED PRIOR TO PLACING IN THE PLANTER OR BACKFILLING WHEN PLANTING.
22. TOPSOIL TO BE DEPOSITED AND SPREAD USING METHODS THAT WILL PREVENT EXCESSIVE COMPACTION OF TOPSOIL.
23. PROVIDE A SMOOTH FINISH GRADE BY BLADING, DRAGGING OR OTHER METHODS ACCEPTABLE TO THE ENGINEER. REMOVE HIGH SPOTS AND FILL DEPRESSIONS. PLACE GRADES, SLOPES AND MOUNDS TO DRAIN AS SHOWN ON THE CONTRACT DRAWINGS.
 - A. FINELY FINISH SURFACES BY RAKING SMOOTHLY AND EVENLY, REMOVING ALL EXPOSED, EXTRANEOUS MATTER ONE INCH OR LARGER IN SIZE TO FACILITATE NATURAL RUNOFF. DRAG AREAS FOR SLOPE GRADING.
 - B. SLOPE FINISH GRADES TO DRAIN WITHOUT WATER POCKETS OR IRREGULARITIES (BUMPS OR HOLLOWES). FINISH GRADES SHALL MEET ALL EXISTING CONTROLS AND SHALL BE 3 INCHES BELOW ADJACENT TOP OF PAVING, CURBS OR SIDEWALKS TO ALLOW FOR TOP DRESSING MULCH OR 5 INCHES BELOW TOP OF PAVING, CURBS OR SIDEWALKS TO ALLOW FOR ROCK MULCH. GRADES SHALL BE OF UNIFORM SLOPE BETWEEN POINTS OF FIXED ELEVATION. ESTABLISH VERTICAL CURVES OR ROUNDINGS AT ABRUPT CHANGES IN SLOPE.
 - C. LANDSCAPE ARCHITECT / ENGINEER TO APPROVE FINAL GRADES PRIOR TO PLANTING OPERATIONS.
24. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREE PITS, SHRUB BEDS AND PLANTERS ARE WELL DRAINED. THE LANDSCAPE CONTRACTOR WITHOUT COST TO THE OWNER WILL REPLACE ALL PLANT MATERIAL THAT IS DROWNED OR KILLED BY POOR DRAINAGE.
25. ALL LAWN AREAS ARE TO BE SOODED WITH SO2 APPROPRIATE FOR EACH OF THE SUNLIGHT CONDITIONS WHICH EXIST ON THE SITE.
26. ALL LAWN AREAS ARE TO BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
27. THE EXISTING TREES ARE TO BE PROTECTED DURING THE PREPARATION OF THE LAWN AREAS. THE ROOTS OF THE EXISTING TREES ARE TO BE UNDISTURBED DURING THE CLEANING OF THE TOPSOIL.

GENERAL LANDSCAPING NOTES (CONTINUED):

27. THE TREES AND SHRUBS ARE TO BE HANDLED WITH THE BEST CARE AND ATTENTION TO ENSURE THAT THE PLANTS ARE NOT BRUISED, BROKEN, TORN, DAMAGED IN ANY WAY WHICH WILL AFFECT THE PLANTS GENERAL APPEARANCE AND WELL BEING.
28. THE TREES AND SHRUBS ARE TO BE PLANTED WITH THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE PLANTS ARE TO BE PROPERLY WATERED AND BACKFILLED DURING THE PLANTING. ALL CARE MUST BE TAKEN TO ENSURE THAT PLANTS ARE UPRIGHT. A PLANTS BEST SIDE IS TO BE ADJUST TO THE POINT OF THE PLANTS GREATEST VISIBILITY.
29. THE TREES MUST BE STAKED IN ACCORDANCE WITH ACCEPTABLE NURSERY PRACTICE TO ENSURE THAT THEY ARE SECURE IN THE GROUND AND WILL GROW STRAIGHT AND UNIFORM. THE TREES ARE TO BE WRAPPED IF THE CONTRACTOR DEEMS IT NECESSARY TO PROTECT THE TREES FROM SUN SCALD OR INSECT ATTACK.
30. THE LANDSCAPE CONTRACTOR IS TO PROVIDE A 1-YEAR GUARANTEE FOR ALL PLANT MATERIAL AND OTHER WORK DONE ON SITE.
31. LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN THE DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1 FOOT DISTANCE BETWEEN UNIT AND PLANT.
32. THE CONTRACTOR IS TO LOCATE AND ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES, AND UTILITIES. FINISHED PLANTING BEDS SHALL GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
33. TREES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM WALLS AND WALKS.
34. TREES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY WATER AND SEWER LINE OR CONNECTION.
35. AT MATURE GROWTH SHRUBS ARE TO BE LOCATED A MINIMUM OF 18" FROM BUILDING WALLS.
36. QUANTITIES AS SHOWN ON THE PLAN SHALL GOVERN OVER PLANT LIST QUANTITIES. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON THE PLAN.
37. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED TO THE LEFT OF THE MULCH BEDS SHALL SHARE SAME MULCH BED.
38. MULCH TO BE ORGANIC SHREDDED HARDWOOD MULCH, MULCH TO BE FREE OF DELETERIOUS MATERIAL AND SUITABLE AS A TOP DRESSING OF PLANTING BEDS AND TREE PITS.
39. PLANT MATERIAL SHALL BE MAINTAINED SUCH AS TO NOT INTERFERE WITH SIGHT DISTANCE.
40. WATER FOR LANDSCAPE OPERATIONS TO BE PROVIDED BY CONTRACTOR. CONTRACTOR SHALL VERIFY WATER IS SUITABLE FOR IRRIGATION AND FREE FROM INGREDIENTS HARMFUL TO VEGETATION.

PLANT GUARANTEE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) FULL YEAR AFTER THE DATE OF INSTALLATION IN EACH SECTION OR PHASE OF PROJECT AGAINST DEFECTS, UNSATISFACTORY GROWTH, DISEASE OR DEATH. UNSATISFACTORY, UNHEALTHY, DYING OR DEAD PLANT MATERIAL (IN THE OPINION OF THE LANDSCAPE ARCHITECT) SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES. IN NO INSTANCE SHALL THE GUARANTEE PERIOD BE LESS THAN 1 YEAR AFTER LANDSCAPE INSTALLATION.
2. DURING WARRANTY PERIOD PLANTS ARE TO BE MAINTAINED PER THE MAINTENANCE SPECIFICATIONS.
3. DEAD PLANTS ARE TO BE REMOVED IMMEDIATELY AND REPLACED UNLESS THE PERIOD FOR THE REPLACEMENT PLANT HAS PASSED. IN SUCH A CASE, REPLACEMENT PLANT IS TO BE INSTALLED DURING THE SUCCEEDING PLANTING SEASON.
4. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPED AREAS, WHICH SHALL INCLUDE WATERING, CLEARING OF WEEDS AND DEBRIS, PRUNING, AND TRIMMING, REPLACEMENT OF DEAD OR DISEASED PLANTINGS, AND FERTILIZING TO MAINTAIN HEALTHY GROWTH FOR THE GUARANTEE PERIOD.
5. AT THE END OF THE WARRANTY PERIOD PLANTS ARE TO BE INSPECTED BY THE LANDSCAPE CONTRACTOR AND ANY PLANTS THAT ARE MORE THEN 25% DEAD OR ARE IN AN UNHEALTHY CONDITION ARE TO BE REPLACED.

PLANT MATERIAL

1. ALL PLANT MATERIAL AND ROOT BALLS SHALL CONFORM TO THE STANDARDS OF NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS, FIBROUS ROOT SYSTEMS.
3. TREES AND SHRUBS SHALL BE FRESHLY DUG AND NURSERY GROWN. THEY SHALL HAVE BEEN GROWN UNDER THE CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT OR GROWN UNDER ACCUMULATED CONDITIONS OF THE LOCALITY OF THE PROJECT.
4. TREES AND SHRUBS SHALL BE FREE FROM DEFECTS AND INJURIES AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE OF DISEASE AND INSECT INFESTATIONS.
5. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
6. 48 HOURS PRIOR TO PLANTS BEING SELECTED, LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO WITHNESS SELECTION OF PLANTS.
7. PLANTS TO BE SELECTED SHALL BE TAGGED AT THE TIME OF SELECTION.
8. TREES TO BE SELECTED ARE TO BE MEASURED ACCORDING TO THE AFORE MENTIONED LANDSCAPE GUIDELINES, DO NOT PRUNE TREES OR SHRUBS TO MEET DESIRED INSTALLATION SIZES.
9. LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 7 DAYS PRIOR TO DELIVERY OF SELECTED PLANT MATERIAL.
10. CONTRACTOR TO PROVIDE REQUIRED NATURAL, FRIABLE, FERTILE, FINE SANDY LOAM POSSESSING THE CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY WHICH PRODUCES HEAVY GROWTH OF VEGETATION. TOPSOIL TO BE FREE FROM SUBSOL, NOXIOUS WEEDS, STONES, LIME, PEAS, ASHES, OR OTHER FOREIGN MATTER. TOPSOIL SHALL BE WELL DRAINED IN ITS ORIGINAL CONDITION AND FERRET FROM TOXIC QUANTITIES OF ACID OR ALKALINE ELEMENTS. TOPSOIL TO CONTAIN SAND AND CLAY IN APPROXIMATELY EQUAL PROPORTIONS, AND SHALL HAVE AN ORGANIC CONTENT BY WEIGHT OF NOT LESS THAN 2% NOR MORE THAN 20% AS DETERMINED BY LABORATORY TESTS. TOPSOIL pH SHALL BE BETWEEN 6 AND 7.
11. CONTRACTOR TO PROVIDE TOPSOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY STATING THE PERCENTAGES OF ORGANIC MATTER, GRADATION OF SILT, SAND, AND CLAY CONTENT, CARBON EXCHANGE CAPACITY, DELETERIOUS MATERIAL, AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL.
12. TOPSOIL ANALYSIS TO INCLUDE SUITABILITY FOR PLANT GROWTH AND TO RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS, POTASH NUTRIENT, AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY TOPSOIL.

ORGANIC SOIL AMENDMENTS / FERTILIZER

1. COMPOST SOIL AMENDMENT
 - A. TO BE WELL COMPOSTED, STABLE, AND WEED FREE ORGANIC MATTER. AMENDMENT TO HAVE A PH RANGE OF 5.5 TO 8, A MOISTURE CONTENT OF 5 TO 10 DECISEMS/M, A MAXIMUM OF 0.5% INERT CONTAMINANTS AND TO BE FREE OF SUBSTANCES TOXIC TO PLANTINGS.
 1. ORGANIC MATTER CONTENT: 50 TO 60% DRY WEIGHT.
 2. FEEDSTOCK: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS, BIOSOLIDS, YARD TRIMMINGS; OR SOURCE—SEPARATED OR COMPOSTABLE MIXED SOLID WASTE.
2. PEAT SOIL AMENDMENT
 - A. SPHAGNUM PEAT MOSS, PARTIALLY DECOMPOSED, FINELY DIVIDED OR GRANULAR TEXTURE, WITH A PH RANGE OF 3.4 TO 4.8.
3. MANURE SOIL AMENDMENT
 - A. WELL—ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED AND MATERIAL HARMFUL TO PLANT GROWTH.
4. COMMERCIAL FERTILIZER
 - A. NITROGEN, PHOSPHOROUS AND POTASSIUM IN AMOUNTS RECOMMENDED IN SOIL REPORTS FROM A QUALIFIED SOIL—TESTING AGENCY.
 5. SLOW RELEASE FERTILIZER
 - A. STANDARD 10—6—4, NITROGEN 10%, PHOSPHORIC ACID 6%, POTASH 4%, AND SHALL CONTAIN MINOR TRACE ELEMENTS. THE FORMULA SHALL BE IN CONFORMITY TO APPLICABLE STATE FERTILIZER LAWS. FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING, AND SHALL BE DELIVERED TO THE PROJECT SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. ANY FERTILIZER WHICH BECOMES WET, CAKED, OR OTHERWISE DAMAGED WILL NOT BE ACCEPTED.
 6. IF ANY CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND THE EROSION SEDIMENT CONTROL SPECIFICATIONS REGARDING SOIL AMENDMENTS THE EROSION CONTROL SPECIFICATIONS SECTION B—4—2—C GOVERNS.

PLANTING

1. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. PLANTS ARE TO BE INSTALLED IMMEDIATELY. IF PLANTING IS DELAYED BY MORE THAN 6 HOURS AFTER DELIVERY, PLANTS ARE TO BE PLACED IN A LOCATION PROTECTED FROM ANY DETRIMENTAL WEATHER.
2. ALL PLANTS ARE TO BE PROTECTED FROM DAMAGE BY SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
3. INSTALLATION OF PLANT MATERIAL SHALL NOT PROCEED UNTIL THE RETAINING WALL, PRIVACY FENCE AND GRADING OPERATIONS ARE COMPLETE.
4. THE LANDSCAPE CONTRACTOR SHALL STAKEOUT PLANT LOCATIONS IN THE FIELD. THE LANDSCAPE ARCHITECT OR OWNER SHALL OBSERVE THESE LOCATIONS PRIOR TO COMMENCING PLANT PIT EXCAVATION. THE LANDSCAPE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS AS REQUESTED BY THE LANDSCAPE ARCHITECT OR THE OWNER.
5. PLANT MATERIAL NOT BEING INSTALLED IMMEDIATELY ARE TO BE WATERED USING A FINE MIST SPRAY AS OFTEN AS NEEDED BASED ON PLANT SPECIES.
6. ALL PLANT MATERIAL TO BE HANDLED BY EITHER ROOT BALL OR CONTAINER. IN NO CASE IS A PLANT TO BE HANDLED BY TRUNK OR LIMBS BRANCHES. CONTAINER GROWN STOCK IS TO REMAIN IN CONTAINER UNTIL JUST PRIOR TO PLANTING.
7. INSTALL PLANTS ONLY WHEN WEATHER CONDITIONS PERMIT AND DURING ACCEPTABLE PLANTING SEASONS..
8. TREES AND SHRUBS SHALL BE PLANTED DURING ACCEPTABLE PLANTING SEASONS: BETWEEN MARCH 15 AND MAY 15 AND BETWEEN AUGUST 15 AND NOVEMBER 15 OR AS APPROVED BY OWNER'S REPRESENTATIVE.
9. HERBACEOUS PLANTS TO BE PLANTED DURING ACCEPTABLE PLANTING SEASONS: BETWEEN APRIL 15 AND JUNE 15 AND BETWEEN SEPTEMBER 15 AND OCTOBER 30, OR AS APPROVED BY OWNERS REPRESENTATIVE.
10. ALL TREE PITTS AND SHRUB BEDS ARE TO BE COMPLETELY EXCAVATED IN COMPLETE ACCORDANCE WITH THE PLANTING DETAILS. REMOVE STONES LARGER THAN ONE INCH IN ANY DIMENSION, STICKS, ROOTS, RUBBISH, AND ANY OTHER EXTRANEIOUS MATERIAL.
11. LANDSCAPE ARCHITECT TO BE NOTIFIED OF ANY UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO GOOD COMMERICAL QUALITY GALVANIZED WIRE. WIRE USED TO STAKE TREES, ADJUSTMENTS ARE TO BE MADE IN CONSULTATION WITH LANDSCAPE ARCHITECT.
12. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN PLUMB AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD. STAKING AND GUY WIRES SHALL BE REMOVED BY LANDSCAPE CONTRACTOR NO MORE THAN 18 MONTHS AFTER INSTALLATION OF STAKES AND GUY WIRES.
13. TREE STAKES ARE TO BE COMMON LUMBER OR THE SIZE LISTED BELOW.
 - A. TREE SIZE 1"-2" CAL OR < 8' HT, STAKE SIZE 2"x2"x96"
 - B. TREE SIZE 2"-3" CAL OR < 8' HT, STAKE SIZE: 2"x2"x124", 2"x2"x30" FOR CONIFERS
14. WIRE GUY TO GOOD COMMERICAL QUALITY GALVANIZED WIRE. WIRE USED TO STAKE TREES IS TO BE NO. 12 GAUGE.
15. HOSE COLLARS TO BE NEW 2"-PLY FABRIC BEARING GARDEN WITH A MIN. INSIDE DIAMETER OF TWO INCHES.
16. TREE/SHRUB PLANTING SOIL: HOLLY PLANTING SOIL TO BE EX. SOIL 20 PERCENT PEAT MOSS BY VOLUME. BASED ON THE SOIL TEST, CORRECT SOIL pH TO A 4.0 TO 5.0 RANGE. OTHER TREES AND SHRUBS: EX. SOIL WITH 20 PERCENT ORGANIC SOIL AMENDMENT.
17. FERTILIZER FOR TREES AND SHRUBS TO BE ADDED TO THE PLANTING SOIL PRIOR TO MIXING. FERTILIZER SHALL BE SLOW RELEASE PACKETS OR TABLETS TO BE ADDED DEPENDING ON THE PLANT SIZE AND RECOMMENDATION. THOROUGHLY MIX ALL AMENDMENTS AND EXISTING SOIL PRIOR TO PLACEMENT.
18. PACK THE SOIL MIX FIRMLY AROUND THE ROOTS TO ELIMINATE AIR POCKETS. WHEN HOLE IS 3/4 FULL WITH SOIL MIX, FLOOD THE HOLE WITH WATER. AFTER DRAINING, FILL HOLE TO THE SURFACE. INSTALL SHREDDED HARDWOOD MULCH TO A DEPTH OF 3" UNDER AND SURROUNDING ALL NEW PLANTINGS. PROVIDE A CONTINUOUS SURFACE BETWEEN AND AROUND PLANT MATERIAL, WALL, AND SIDEWALK.
19. HERBACEOUS PLANTING SOIL SHALL HAVE 2 INCHES COMPOSTED BIOSOLDS, 15 LB/1000 FT OF 5-10-10 FERTILIZER AND DOLOMITIC AGRICULTURAL LIMESTONE AS DETERMINED BY SOIL TEST. SPREAD SOIL AMENDMENTS EVENLY. ROTOTILL PLANT BED TO 6", RAKE SURFACE SMOOTH, FREE OF DEBRIS/STONES.
20. HERBACEOUS PLANTING: REMOVE PLANTS FROM POTS WITHOUT DAMAGING PLANT OR ROOTS. PRECULCULATED BEDS WITH 2" SHREDDED HARDWOOD BARK. PLANTS SHALL BE PLANTED THROUGH MULCH, WITH CAREFULLY PULLED BACK AND REPLACED TO AVOID MIXING PLANTING SOIL AND MULCH. WHEN PLANTED, THE TOP OF THE ROOT MASS SHALL BE AT GROUND LEVEL AND IN VERTICAL POSITION. WATER PLANTS IMMEDIATELY AFTER PLANTING AND PROVIDE FULL AND THOROUGH SATURATION OF THE PLANT BED. USE A SPRINKLER OR BREAKER HOSE TO PREVENT PLANT DAMAGE AND MULCH DISRUPTION.
21. SEE SEDIMENT CONTROL NOTES AND DETAILS SHEET FOR PERMANENT STABILIZATION SPECIFICATIONS AND SODDING SPECIFICATIONS FOR TURFGRASS ESTABLISHMENT AREAS.
22. SODDED AREAS THAT WASH OUT MUST BE FILLED AND GRADED AS NECESSARY AND THEN SODDED. ANCHORING METHOD SHOULD BE USED TO HOLD SOD AND MULCH IN PLACE, FOR EXAMPLE IN SWALES.
23. DEBRIS, RUBBISH, AND SUBSOIL SHALL BE CLEANED AND REMOVED FROM THE SITE UPON COMPLETION OF PLANTING.
24. FINAL INSPECTION SHALL OCCUR DURING GROWING SEASON, AFTER ONE YEAR. CONTRACTOR MUST CONTACT OWNER OR OWNER'S REPRESENTATIVE TEN WORKING DAYS IN ADVANCE TO SCHEDULE INSPECTION. CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS IMMEDIATELY.
25. NOT PRUNE OR SEVERELY PRUNE ANY TREES. TREES TO BE NEARLY PRUNED AFTER PLANTING IN ACCORDANCE WITH THE BEST STANDARD PRACTICE AND AS DIRECTED BY THE LANDSCAPE ARCHITECT. THE TREE'S NATURAL FORM AND CHARACTER TO BE PRESERVED. ALL PRUNING TO BE DONE WITH SHARP, CLEAN TOOLS.
26. DO NOT PRUNE SHRUBS INTO BALLS OR SEPARATE SHAPES. ALLOW SHRUBS TO GROW TOGETHER TO FORM CONTINUOUS MASS.
27. DO NOT FORM MULCH MOUNDS AROUND ANY TREES. ENSURE THAT MULCH RINGS AROUND TREES ARE CONSISTENT THROUGHOUT PROJECT SITE.
28. DURING PLANTING OPERATIONS ALL PLANTING AND CONSTRUCTION IS TO BE KEPT CLEAN AND WORK AREAS ARE TO BE KEPT FREE OF PLANTS ARE TO BE PROTECTED FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY CONTRACTORS AND TRADES, AND ANY OTHER ADJACENT WORK. MAINTAIN SUCH PROTECTION DURING INSTALLATION AND WARRANTY PERIODS. ANY PLANTS DAMAGED ARE TO BE TREATED, REPAIRED, OR REPLACED.

PLANT MAINTENANCE

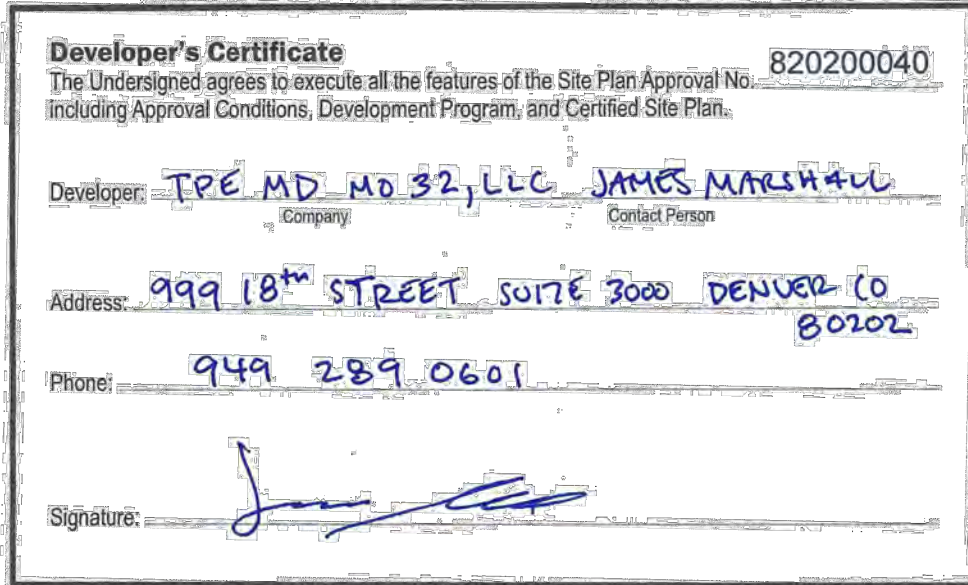
1. PLANTS ARE TO BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION FREE OF DISEASE DURING THE WARRANTY PERIOD.
2. TREES AND SHRUBS: MAINTENANCE TO INCLUDE PRUNING, WATERING, WEEDING, FERTILIZING, TIGHTENING AND REPAIRING STAKES, OR ANY OTHER METHOD TO ENSURE PLANT REMAINS HEALTHY AND VIABLE. AS NEEDED, APPLY PESTICIDE.
3. HERBACEOUS PLANTS: MAINTENANCE TO INCLUDE WATERING, WEEDING, FERTILIZING AND ANY OTHER METHOD TO ENSURE PLANT REMAINS HEALTHY AND VIABLE. AS NEEDED, APPLY PESTICIDE.

SOD INSTALLATION AND MAINTENANCE

1. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO JOB FOREMAN AND INSPECTOR.
2. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
3. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP OF THE UPPER 10 PERCENT OF THE SECTION.
4. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
5. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
6. ALL LAWN AREAS ARE TO BE TILLED TO A DEPTH OF 6" AND ALL FOREIGN MATERIAL REMOVED WHICH WILL INHIBIT THE HEALTHY GROWTH OF THE LAWN. ALL OLD GRASS ROOTS ARE TO BE REMOVED FROM THE SITE.
7. NEW TOPSOIL OF A MINIMUM DEPTH OF 4" IS TO BE PLACED OVER THE AREAS TO BE SODDED. THE LAWN TOPSOIL IS TO BE ROLLED AND LIGHTLY IRRIGATED PRIOR TO PLACING OF THE SOD. THE SOD IS NOT TO BE LAID ON FROZEN OR SOAKED SOIL.
8. LAWN AREAS TO BE FINE GRADED TO ENSURE THAT NO UNDULATIONS OCCUR IN THE LAWN. LAWNS TO BE GRADED IN SUCH A WAY AS TO APPEAR PERFECTLY WELL TAILORED AND EVEN.
9. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING SOD.
10. BEGIN LAYING SOD ALONG A STRAIGHT EDGE, WHERE, POSSIBLE. LAY SOD SO THAT FRESHLY LAID PIECES ARE NOT WALKED ON. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
11. WATER PIPES AND SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND UNDERLYING SOIL SURFACE.
12. AFTER SOD HAS BEEN LAID SOD IS TO BE ROLLED USING A HAND ROLLER TO PREVENT AIR POCKETS. SODDED AREAS ARE TO BE ROLLED TWICE, IN OPPOSITE DIRECTIONS.
13. WATER SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET.
14. SOD OPERATIONS (LAYING, TAMPING, IRRIGATING) ARE TO BE COMPLETED WITHIN 8 HOURS OF LAYING A STRIP OF SOD.
15. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND AS SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4". WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.
16. WATER SOD AS NECESSARY, AFTER THE FIRST WEEK, TO MAINTAIN ADEQUATE MOISTURE CONTENT.
17. DO NOT MOW UNTIL SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3" UNLESS OTHERWISE SPECIFIED.

NOTES:

1. LANDSCAPING SHOWN WITHIN A SWM EASEMENT ON THE APPROVED LANDSCAPE PLAN AS PART OF THE APPROVED SITE PLAN ARE ILLUSTRATIVE PURPOSE ONLY AND MAY BE CHANGED AT THE TIME OF DETAILED PLAN REVIEW OF THE SEDIMENT CONTROL/STORM WATER MANAGEMENT PLANS BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WATER RESOURCES SECTION.
2. SEE LANDSCAPE AND LIGHTING PLAN FOR LANDSCAPE PLANTING OUTSIDE OF SWM AREAS.



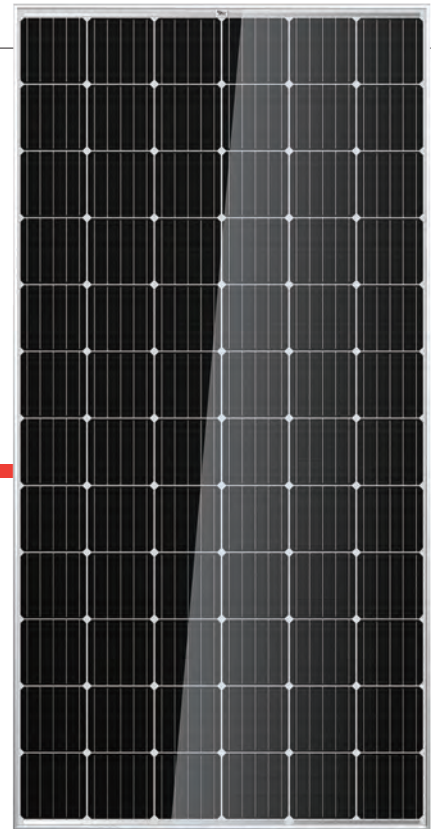
PROFESSIONAL CERTIFICATION

I, GREGG D. EBERLYH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME., AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3609, EXPIRATION DATE: 01/26/21.

THE

TALLMAX^M plus⁺

FRAMED 72-CELL MODULE (1500V)



72 CELL

MONOCRYSTALLINE MODULE

340-380W

POWER OUTPUT RANGE

19.5%

MAXIMUM EFFICIENCY

0~+5W

POSITIVE POWER TOLERANCE

Founded in 1997, Trina Solar is the world's leading total solutions provider for solar energy. With local presence around the globe, Trina Solar is able to provide exceptional service to each customer in each market and deliver our innovative, reliable products with the backing of Trina as a strong, bankable brand. Trina Solar now distributes its PV products to over 100 countries all over the world. We are committed to building strategic, mutually beneficial collaborations with installers, developers, distributors and other partners in driving smart energy together.

Comprehensive Products And System Certificates

IEC61215/IEC61730/UL1703/IEC61701/IEC62716

ISO 9001: Quality Management System

ISO 14001: Environmental Management System

ISO 14064: Greenhouse gases Emissions Verification

OHSAS 18001: Occupation Health and Safety Management System



Trinasolar



Ideal for large scale installations

- Reduce BOS cost by connecting more modules in a string
- 1500V UL/1500V IEC certified



Maximize limited space with top-end efficiency

- Up to 193 W/m² power density
- Low thermal coefficients for greater energy production at high operating temperatures



Highly reliable due to stringent quality control

- Over 30 in-house tests (UV, TC, HF etc)
- Increased module robustness to minimize micro-cracks
- PID resistant and free of snail trails
- Internal test requirement of Trina more stringent than certification authority

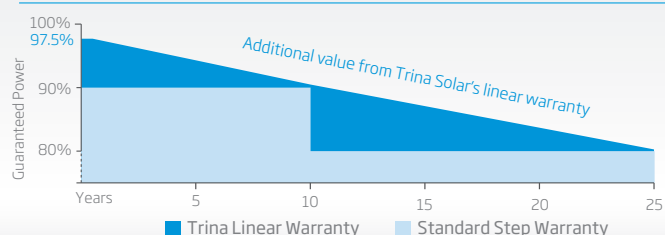


Certified to withstand the most challenging environmental conditions

- 2400 Pa negative load
- 5400 Pa positive load

LINEAR PERFORMANCE WARRANTY

10 Year Product Warranty · 25 Year Linear Power Warranty

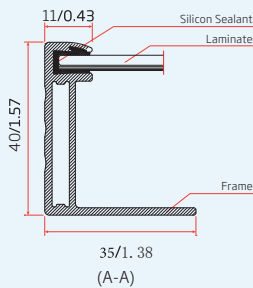
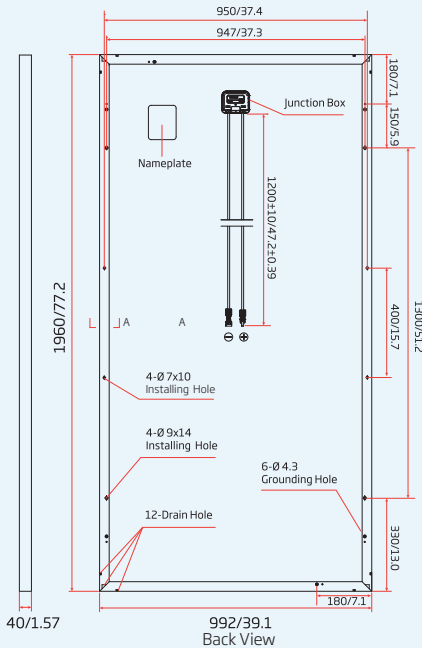


PRODUCTS

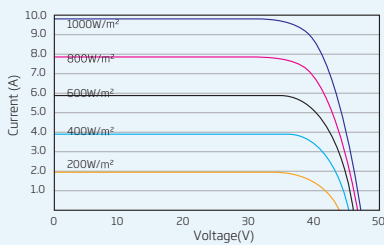
POWER RANGE

TSM-DE14A(II) STD MONO 340 - 365W
TSM-DE14A(II) PERC MONO 370 - 380W

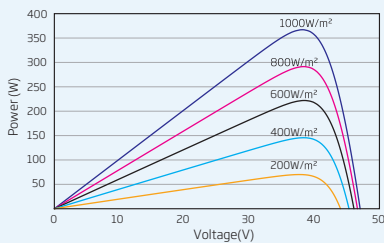
DIMENSIONS OF PV MODULE(mm/inches)



I-V CURVES OF PV MODULE(365W)



P-V CURVES OF PV MODULE(365W)



ELECTRICAL DATA (STC)

Peak Power Watts-P _{MAX} (Wp)*	340	345	350	355	360	365	370	375	380
Power Output Tolerance-P _{MAX} (W)	0 ~ +5								
Maximum Power Voltage-V _{MPP} (V)	38.2	38.5	38.7	38.8	39.0	39.3	39.7	40.0	40.3
Maximum Power Current-I _{MPP} (A)	8.90	8.96	9.04	9.14	9.24	9.30	9.33	9.37	9.43
Open Circuit Voltage-V _{OC} (V)	46.2	46.7	47.0	47.4	47.7	48.0	48.3	48.5	48.8
Short Circuit Current-I _{SC} (A)	9.50	9.55	9.60	9.65	9.70	9.77	9.83	9.88	9.94
Module Efficiency η _m (%)	17.5	17.7	18.0	18.3	18.5	18.8	19.0	19.3	19.5

STC: Irradiance 1000W/m², Cell Temperature 25°C, Air Mass AM1.5.
*Measuring tolerance: ±3%.

ELECTRICAL DATA (NOCT)

Maximum Power-P _{MAX} (Wp)	253	257	261	264	268	272	276	279	283
Maximum Power Voltage-V _{MPP} (V)	35.4	35.7	35.9	36.0	36.2	36.4	36.8	37.1	37.2
Maximum Power Current-I _{MPP} (A)	7.15	7.20	7.26	7.34	7.42	7.47	7.50	7.53	7.60
Open Circuit Voltage-V _{OC} (V)	42.9	43.4	43.7	44.1	44.3	44.6	44.9	45.1	45.3
Short Circuit Current-I _{SC} (A)	7.67	7.71	7.75	7.79	7.83	7.89	7.94	7.98	8.03

NOCT: Irradiance at 800W/m², Ambient Temperature 20°C, Wind Speed 1m/s.

MECHANICAL DATA

Solar Cells	Monocrystalline 156.75 × 156.75 mm (6 inches)
Cell Orientation Module	72 cells (6 × 12)
Dimensions	1960 × 992 × 40 mm (77.2 × 39.1 × 1.57 inches)
Weight	22.5 kg (49.6 lb)
Glass	3.2 mm (0.13 inches) , High Transmission, AR Coated Tempered Glass
Encapsulant Material	EVA (White/Transparent)
Backsheet	White
Frame	Silver Anodized Aluminium Alloy
J-Box	IP 67 or IP 68 rated
Cables	Photovoltaic Technology Cable 4.0mm ² (0.006 inches ²)
	1200 mm (47.2 inches)
Connector	Trina TS4
Fire Type	Type 1 or Type 2

TEMPERATURE RATINGS

NOCT (Nominal Operating Cell Temperature)	44°C (±2°C)
Temperature Coefficient of P _{MAX}	- 0.39%/°C
Temperature Coefficient of V _{OC}	- 0.29%/°C
Temperature Coefficient of I _{SC}	0.05%/°C

MAXIMUM RATINGS

Operational Temperature	-40~+85°C
Maximum System Voltage	1500V DC (IEC) 1500V DC (UL)
Max Series Fuse Rating	15A (Power ≤ 350W) 20A (Power ≥ 355W)

(DO NOT connect Fuse in Combiner Box with two or more strings in parallel connection)

WARRANTY

10 year Product Workmanship Warranty
25 year Linear Power Warranty

(Please refer to product warranty for details)

PACKAGING CONFIGURATION

Modules per box: 27 pieces
Modules per 40' container: 648 pieces