

CONDITIONAL USE PERMIT PLAN MOUNTAIN VALE COMMUNITY SOLAR

17700 BARNESVILLE ROAD BARNESVILLE, MARYLAND 20838

M-NCPPC APPROVAL STAMP

NOTES:

1. TAX ACCOUNT NUMBER: 00920793 CV62 TAX MAP: P020 TAX PARCEL:

JAISAI PROPERTIES, LLC 17700 BARNESVILLE RD BARNESVILLE, MD 20838

NET TRACT/CONDITIONAL USE AREA: 11.23 AC.

AGRICULTURAL RESERVE (AR)

LITTLE MONOCACY RIVER (#021402020853) WATERSHED: **USE CLASS:**

BOUNDARY, TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN HEREIN HAVE BEEN OBTAINED FROM A COMBINATION OF MONTGOMERY COUNTY GIS DATA AND FIELD SURVEY CONDUCTED BY BOWMAN CONSULTING GROUP, LTD. (BCG) ON MARCH 1ST, 2024 AND JUNE 5TH, 2024

SOIL MAP UNIT BOUNDARIES AND DESCRIPTIONS HAVE BEEN OBTAINED FROM THE MONTGOMERY COUNTY ATLAS (HTTP://WWW.MCATLAS.ORG) AND THE USDA MONTGOMERY COUNTY, MARYLAND SOILS SURVEY

11. NRI/FSD FIELD INVESTIGATION WAS CONDUCTED BY GREGG D. EBERLY (MARYLAND PLA #3609, ISA #4616A) OF BCG ON MARCH 12, 2024 AND MAY 28, 2024

12. BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA).

13. BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THE PROPERTY IS LOCATED WITHIN THE PATUXENT RIVER PRIMARY MANAGEMENT AREA (PMA).

15, AND JUNE 5, 2024. BASED ON THE REQUIREMENTS OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: EASTERN MOUNTAINS AND PIEDMONT REGION (VERSION 2.0, 2012), AND REPRESENT THOSE AREAS THAT MAY BE WITHIN THE REGULATORY PURVIEW OF THE U.S. ARMY CORPS OF ENGINEERS (USACE), STATE OF MARYLAND AND/OR MONTGOMERY COUNTY. THE LOCATION OF OFFSITE WATERS AND WETLANDS HAS BEEN APPROXIMATED USING AVAILABLE TOPOGRAPHIC INFORMATION MAPPING AERIAL PHOTOGRAPHY, AND FIELD CONDITIONS OBSERVED DURING THE MARCH AND JUNE 2024 FIELD VISITS.

15. STREAM BUFFER AND NONTIDAL WETLAND BUFFER WIDTHS HAVE BEEN SHOWN IN ACCORDANCE WITH SECTION III. TABLES 1 & 2 OF THE LATEST VERSION OF THE MONTGOMERY COUNTY, MARYLAND ENVIRONMENTAL GUIDELINES.

16. BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THERE IS NO 100-YEAR FLOODPLAIN OR ASSOCIATED BUILDING RESTRICTION LINES ON THE PROPERTY. FEMA MAP NUMBER 24031C0151D, EFFECTIVE 9/29/2006.

17. BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), A PORTION OF THE PROPERTY IS LOCATED WITHIN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES.

18. BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A CRITICAL AREA.

19. AN ENVIRONMENTAL REVIEW REQUEST HAS BEEN SENT TO MARYLAND DNR FOR THE PRESENCE OF RARE, THREATENED OR ENDANGERED PLANT OR ANIMAL SPECIES ON THE PROPERTY, THE REQUEST LETTER HAS BEEN PROVIDED ON THE NRI/FSD PLANS.

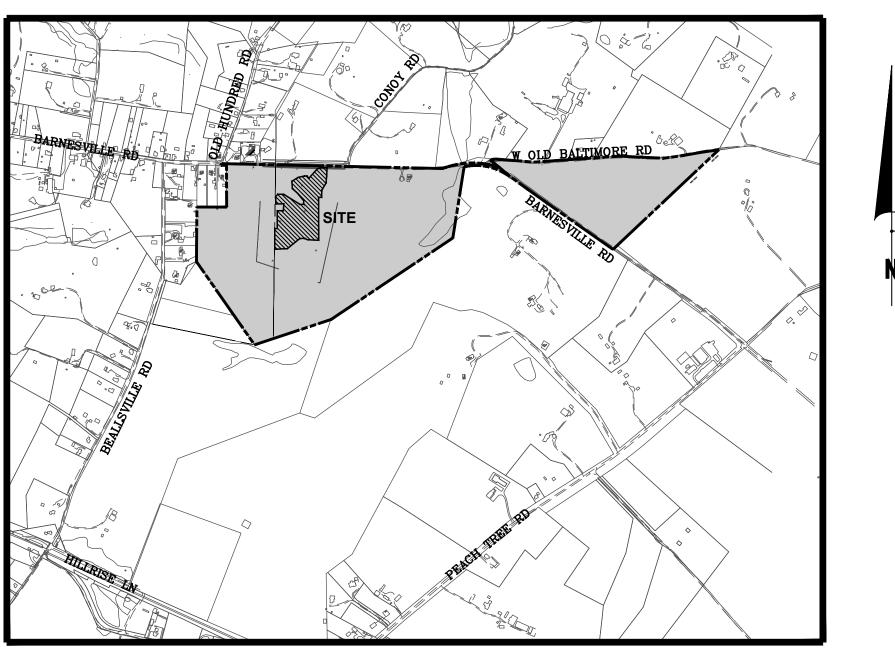
20. BASED ON FIELD INVESTIGATIONS CONDUCTED BY BOWMAN CONSULTING GROUP. LTD. (BCG) ON MARCH 12 AND THE MINIMUM SIZE REQUIREMENT FOR SIGNIFICANT TREE AND A SPECIMEN TREE AS SPECIFIED BY THE M-NCPPC TREE TECHNICAL MANUAL THERE ARE 4 SPECIMEN TREES AND 6 SIGNIFICANT TREES WITHIN THE DETAILED STUDY AREA. THERE ARE NO KNOWN COUNTY AND/OR STATE CHAMPION TREES WITHIN THE DETAILED STUDY AREA. THERE ARE NO TREES HAVING A DIAMETER OF 75% OR MORE OF THE CURRENT STATE CHAMPION FOR THE SPECIES WITHIN THE DETAILED STUDY AREA. SEE TREE TABLE ON NRI/FSD

21. TREE DIAMETERS WERE MEASURED USING A FORESTRY DIAMETER TAPE.

22. BARNESVILLE ROAD IS CLASSIFIED AS A RUSTIC ROAD.

23. THIS CONDITIONAL USE PERMIT PLAN IS SUBJECT TO NRI/FSD #420242090, APPROVED 09/13/24.

24. CONCEPT STORMWATER MANAGEMENT PLAN #295856 FOR THE PROJECT HAS BEEN SUBMITTED UNDER A SEPARATE APPLICATION.



VICINITY MAP 1" = 1.000'

SOURCE: MONTGOMERY COUNTY GIS DATA

OWNER:

JAISAI PROPERTIES. LLC 4007 BROADSTONE STREET FREDERICK, MD 21704 PHONE: 240-423-3615 ATTN: DR. PRAVEEN BOLARUM

APPLICANT:

DAVIS HILL DEVELOPMENT, LLC 1616 16TH AVENUE SOUTH MUSIC ROW NASHVILLE, TN 37212 ATTN: JESSE CONNOR

LAND USE COUNSEL:

BREGMAN, BERBERT, SCHWARTZ & GILDAY, LLC 7315 WISCONSIN AVENUE, SUITE 800 WEST BETHESDA, MD 20814 PHONE: 301-656-2707 ATTN: SOO LEE-CHO

Exhibit 16(a) OZAH Case No: CU 25-07

LANDSCAPE ARCHITECT:

BOWMAN CONSULTING

PHONE: 703-464-1007

HERNDON, VIRGINIA 20171

ATTN: GREGG D. EBERLY

CIVIL ENGINEER:

BOWMAN CONSULTING

PHONE: 703-464-1007

ATTN: ETHAN PACIFICO

HERNDON, VIRGINIA 20171

13461 SUNRISE VALLEY DRIVE

13461 SUNRISE VALLEY DRIVE

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DEVELOPMENT STANDARDS

SITE TABULATIONS **EXISTING ZONING:** LIMITS OF DISTURBANCE: NET TRACT/CONDITIONAL USE AREA:

AGRICULTURAL RESERVE (AR)

11.23 AC. PROPOSED FENCED AREA:

LOT & DENSITY MINIMUM SITE AREA: MINIMUM LOT AREA:

PROPOSED LOT COVERAGE:

SETBACKS & HEIGHT

MAXIMUM LOT COVERAGE:

FRONT SETBACK REQUIRED: FRONT SETBACK PROPOSED:

SIDE STREET SETBACK REQUIRED: SIDE STREET SETBACK PROPOSED:

20' SIDE SETBACK REQUIRED: SIDE SETBACK PROPOSED 20' MIN. REAR SETBACK REQUIRED: 35'

REAR SETBACK PROPOSED: MAXIMUM HEIGHT:

MAXIMUM HEIGHT PROPOSED:

10' MAX. (SOLAR COLLECTION SYSTEM)

6.45 AC.

6.26 AC. (SOLAR COLLECTION SYSTEM)

25 AC. 40,000 S.F.

10% (ALL ROOFED BUILDINGS & STRUCTURES) 1.0% + -36.000 SF.

50' MIN. 50' MIN.

35' MIN.

PLAN STATUS '27/25 |conditional use site plai

MOUNTAIN

PLAN #295856

DATE DESCRIPTION EG |

DESIGN | DRAWN | CHKD SCALE H: AS SHOWN V: N / A

JOB No. 140362-01-001 DATE: MAY, 2025

FILE No. 140362-D-CP-001-CVR

SHEET 1 OF 19