PRELIMINARY SITE PLAN

PROPOSED SOLAR FIELD AT BAINBRIDGE LANDFILL AREA

DEVELOPER:

nexamp

CONTACT: GREG WERNER

OWNER:

BAINBRIDGE DEVELOPMENT CORPORATION

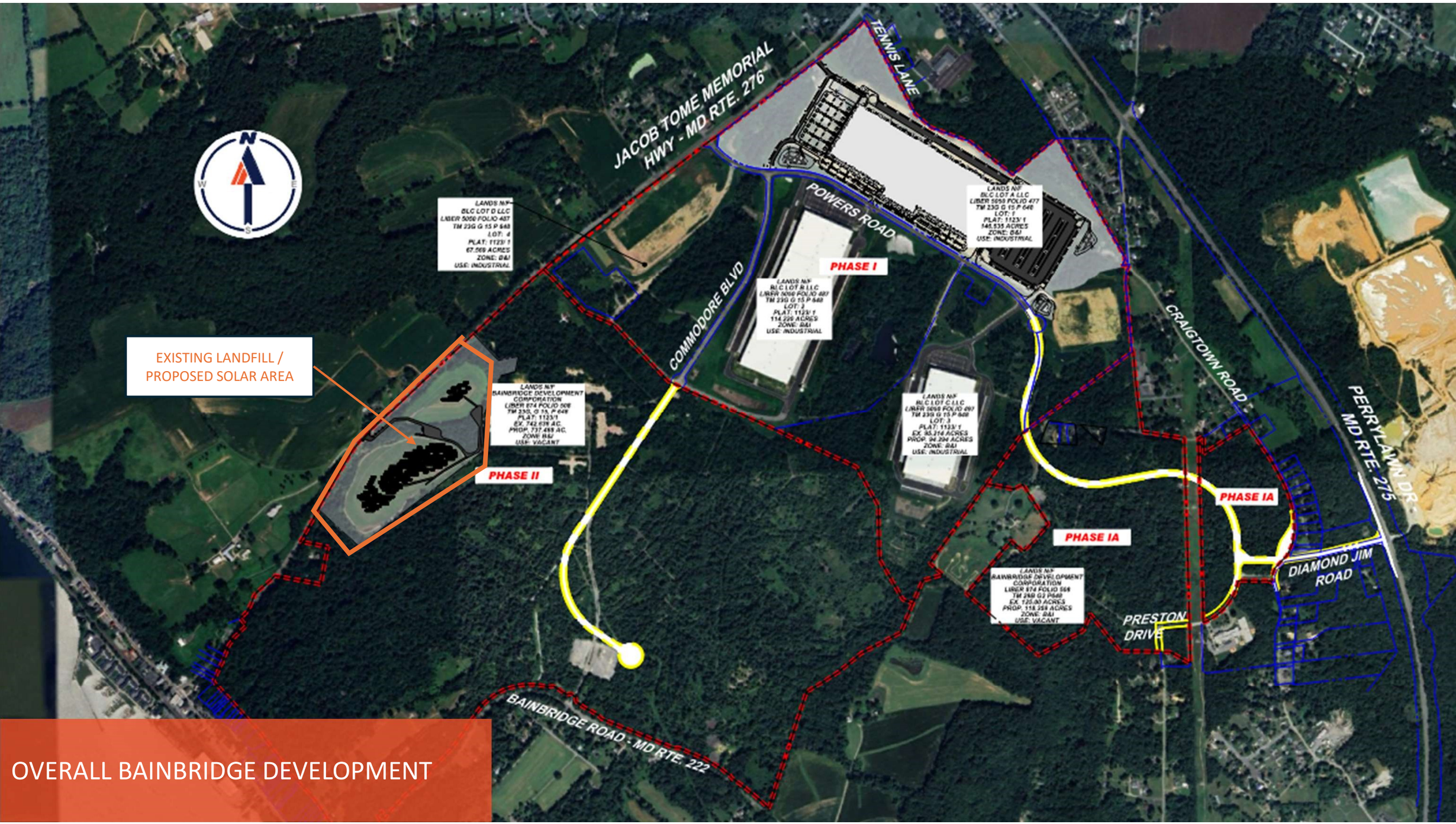
CONTACT: TONI SPRENKLE

ENGINEER:

BOHLER

CONTACT: MORGAN O'DONNELL, P.E.

PLANNING COMMISSION MEETING NOVEMBER 20, 2025



OVERALL BAINBRIDGE DEVELOPMENT

REQUEST FOR PRELIMINARY SITE PLAN APPROVAL

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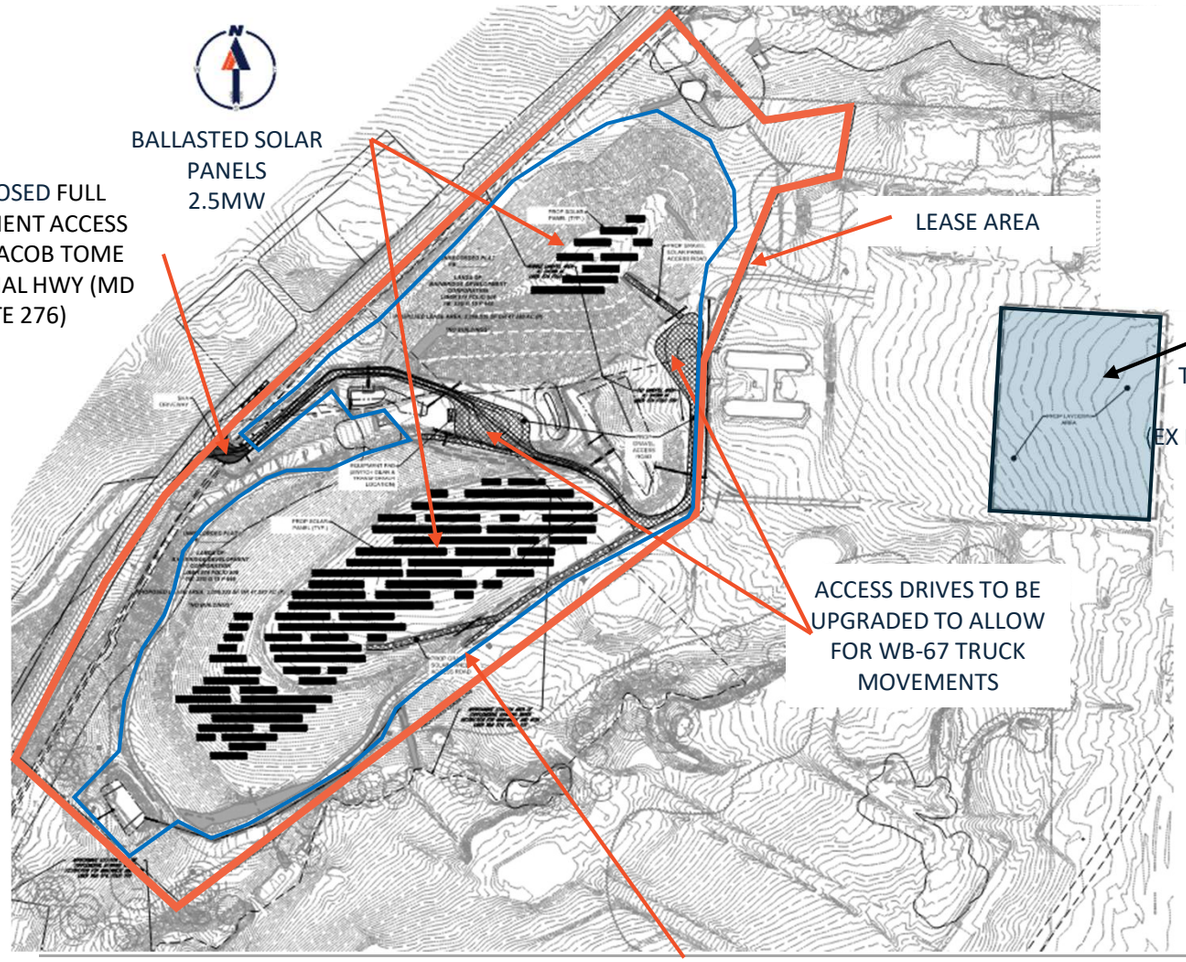
AGENDA

+ Preliminary Site Plan
+ Stormwater Management/Utilities
+ Stream Impacts
+ Entrance Location
+ Viewshed Analysis
+ Glare Information
+ Decommissioning
+ Plan Approvals
+ Questions

PRELIMINARY SITE PLAN



1. PROPERTY INFORMATION:
    a) TOTAL PARCEL AREA: 742.636 AC
    b) TOTAL DEVELOPMENT AREA: 55.409 AC
    c) ELECTION DISTRICT: 7TH
    d) TAX MAP: 23G
    e) GRID: 15
    f) PARCEL: 648
    g) TAX ACCOUNT NO.: 027338
    h) DEED REFERENCE: WLB/ 874/ 50
    i) WATERSHED: LOWER SUSQUEHANNA RIVER
2. ZONING: B & I - BUSINESS AND INDUSTRIAL EMPLOYMENT DISTRICT
    a) EXISTING USE: VACANT
    b) PROPOSED: ALTERNATE ENERGY PRODUCTION, SOLAR (SPECIAL EXCEPTION)
3. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
4. THIS SITE IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER FIRM MAP 24015C0126C EFFECTIVE 5/4/2015 AND FIRM MAP 24015C0127D EFFECTIVE 7/8/2013.
5. FOREST AREAS ARE BASED OFF THE APPROVED FOREST STAND DELINEATION PLAN FOR BAINBRIDGE 1A & 2 (#C23-06)
6. SOLAR EXEMPT FROM AFFORESTATION UNDER STATE FCA REGULATIONS.
7. **PLAT OF CORRECTION TO BE RECORDED WITH THE TOWN/COUNTY**

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STORMWATER MANAGEMENT/UTILITIES

CONNECTION TO EXISTING UTILITY POLES ALONG JACOB TOME

PROPOSED STORMWATER MANAGEMENT FACILITIES

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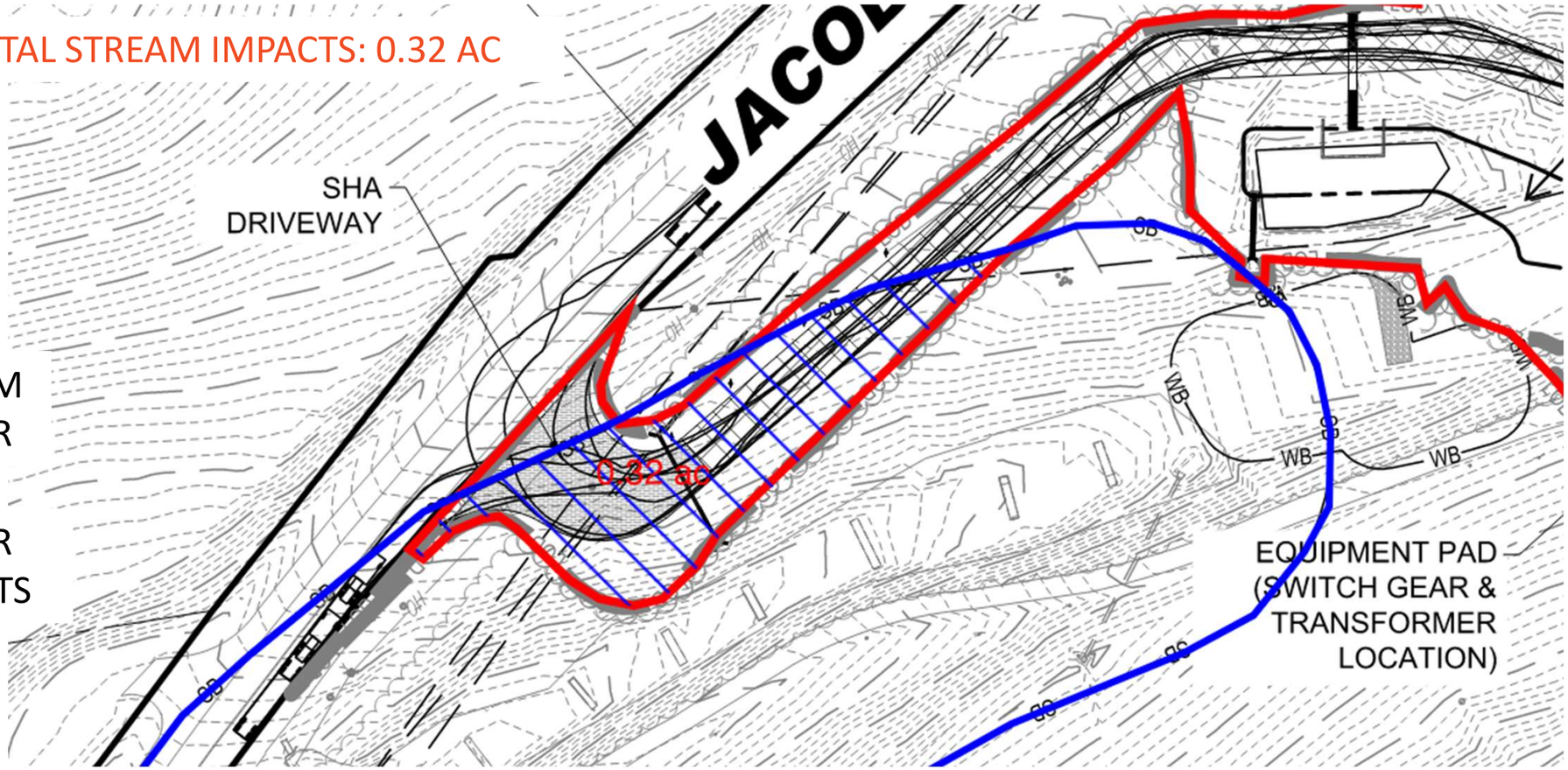
STREAM BUFFER IMPACTS

TOTAL STREAM IMPACTS: 0.32 AC

LOD

STREAM BUFFER

BUFFER IMPACTS



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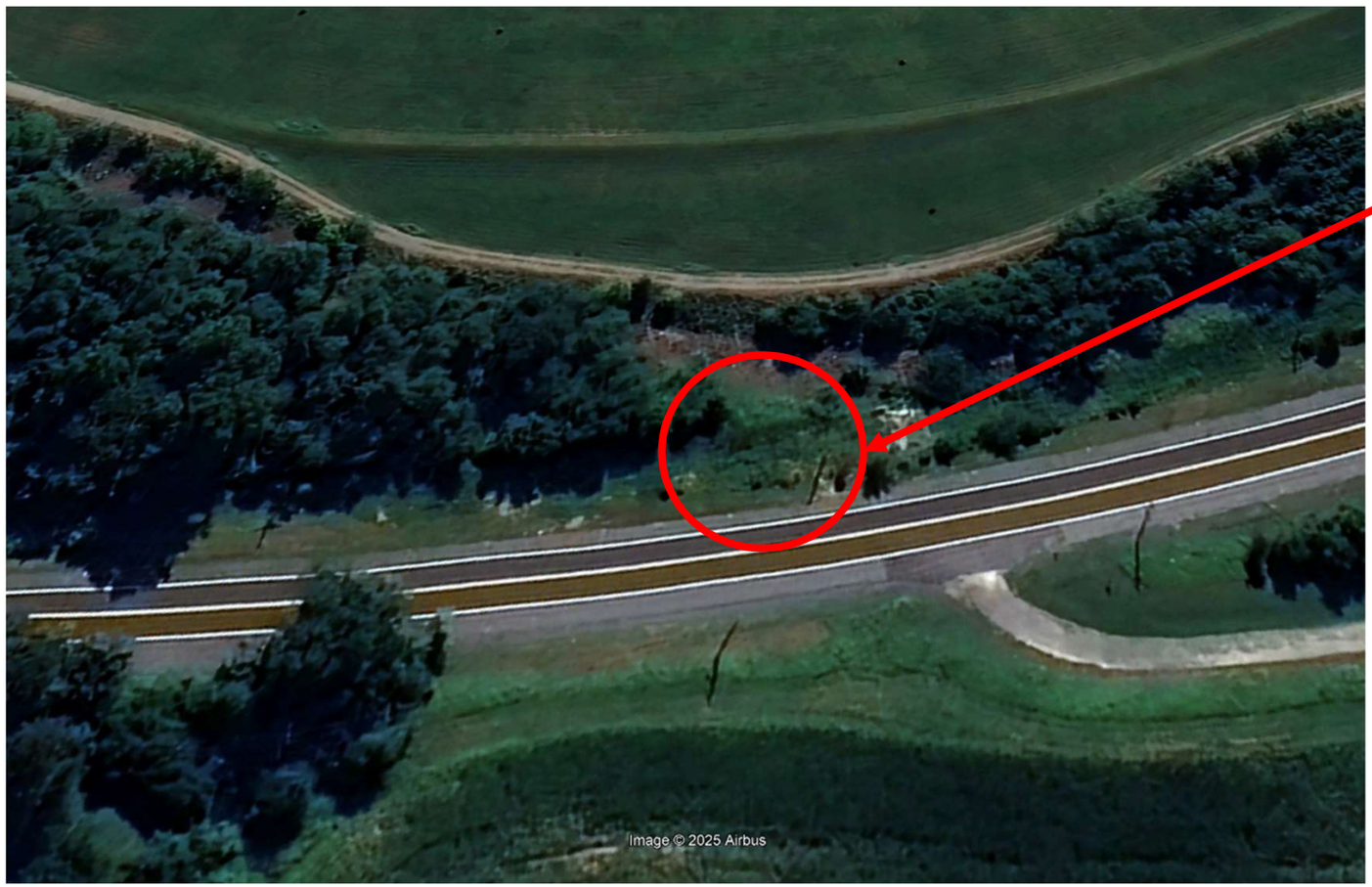
ENTRANCE LOCATION



APPROX LOC OF
PROPOSED DRIVE

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RENDERING/ VIEWSHED ANALYSIS

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Jacobs Tome Memorial Hwy
278
Gilmore Circle
Sever Ln
Anchor Hope Ln
Rocks Rd
Farm
Sever Ln
Sever Ln
Sever Ln
Jacobs Tome Memorial Hwy
Kiger Rd
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Google Earth


507 MD-276
Exit Street View
N
Jacob Tome Memorial Hwy
Gilmore Circle
276
Sever Ln
Rocks Rd
Anchor Hope Ln
Kirk Rd
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505 MD-276
Exit Street View
Jacob Tome Memorial Hwy
Gilmore Circle
Sever Ln
Rocks Rd
Anchor Hope Ln
Kirk Rd
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Jacobs Tome Memorial Hwy
Gilmore Circle
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Sever Ln
Anchor Hope Ln
Sever Ln
Rocks Rd
Jacobs Tome Memorial Hwy
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Sever Ln
Kiger Rd
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Exit Street View
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Jacob Tome Memorial Hwy
Gilmore Circle
Sever Ln
Rocks Rd
Anchor Hope Ln
Kirk Rd


Jacobi Tome Memorial Hwy
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Gilmore Circle
Sever Ln
Anchor Hope Ln
Rocks Rd
Jacobi Tome Memorial Hwy
Sever Ln
Sever Ln
Sever Ln
Kidder Rd
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Exit Street View
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Google Earth
Jacob Tome Memorial Hwy
Gilmore Circle
Sever Ln
Rocks Rd
Anchor Hope Ln
Kings Rd


Jacob Tome Memorial Hwy
276
Gilmore Circle
Sever Ln
Rocks Rd
Anchor Hope Ln
Farm
Kidd Rd
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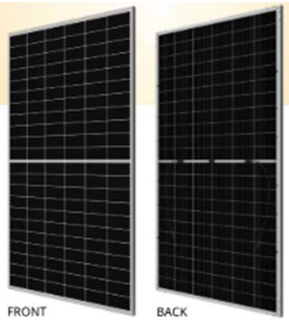
GLARE INFORMATION

Low Carbon Module

HiHero+ Bifacial HJT

CS6.2-66HB-620|625|630|635|640|645



MECHANICAL DATA

Specification	Data
Cell Type	HJT cells
Cell Arrangement	132 [2 x (11 x 6)]
Dimensions	2382 × 1134 × 30 mm (93.8 × 44.6 × 1.18 in)
Weight	32.8 kg (72.3 lbs)
Front Glass	2.0 mm heat strengthened glass with anti-reflective coating
Back Glass	2.0 mm heat strengthened glass
Frame	Anodized aluminium alloy
J-Box	IP68, 3 bypass diodes
Cable	4.0 mm² (IEC), 12 AWG (UL)
Cable Length (Including Connector)	300 mm (11.8 in) (+) / 200 mm (7.9 in) (-) or customized length*
Connector	T6 or MC4-EVO2A
Per Pallet	36 pieces
Per Container (40' HQ)	720 pieces

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DECOMMISSIONING

DECOMMISSIONIMG PLAN PREPARED BY NEXAMP IN CECIL COUNTY PREVIOUSLY. EXAMPLE PLAN CAN BE SHARED WITH THE TOWN.

In the event that the project requires decommissioning, the following sequence for the removal of the components will be used:

4.1.1 Solar Panel Arrays:

- De-energize and disconnect the Project from the utility power grid;
- Disconnect all above ground wirings, cables, fuses and electrical and protection components and reuse or recycle offsite by an approved facility;
- Remove concrete foundations of inverter and transformer pads to a depth of 3 ft below grade;
- Remove PV modules and metallic structures and ship to reuse or recycling facilities for aftermarket use or recycling and material reuse;
- Remove all waste;
- Remove the perimeter fence and recycle offsite by an approved metal recycler;
- Remove inverters, transformers, meters, and other electrical components and recycle off-site by an approved recycler.

4.1.2 Below-ground Structure Decommissioning

- Disconnect all underground cables and collector lines and remove and recycle off-site by an approved recycling facility;
- Remove all PV panel racking below and above ground, including the steel pile foundation.

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2. Decommissioning Plan Overview

During decommissioning all project facilities, including the perimeter fences, concrete, steel piles, mounting racks, trackers, above ground and underground cables, transformers, inverters, fans, switch boxes, fixtures, and combiner boxes (as identified in Appendix I). All electrical equipment will be removed for reuse or disposal and will carry a significant salvage value. All fill and gravel except for where requested to remain by the landowner will be removed and the site will be graded to restore terrain profiles to the extent practicable.

PLAN APPROVALS

- ~~TOWN OF PORT DEPOSIT SPECIAL EXCEPTION PLANNING COMMISSION~~
  - Completed 5/29
- ~~TOWN OF PORT DEPOSIT SPECIAL EXCEPTION BOARD OF APPEALS~~
  - Completed 6/10
- **CECIL COUNTY DPR & SCD CONCEPT STORMWATER MANAGEMENT / EROSION & SEDIMENT CONTROL PLAN**
- CECIL COUNTY DPR & SCD PRELIMINARY STORMWATER MANAGEMENT / EROSION & SEDIMENT CONTROL PLAN
- **TOWN OF PORT DEPOSIT PRELIMINARY SITE PLAN**
- CECIL COUNTY DPR & SCD FINAL STORMWATER MANAGEMENT / EROSION & SEDIMENT CONTROL PLAN
- TOWN OF PORT DEPOSIT FINAL SITE PLAN
- **MDE SOLID WASTE PROGRAM PERMIT**
- **SHA ACCESS PERMIT PLAN**

QUESTIONS?

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