

GOLDEN DOG SOLAR

MANDATORY REFERRAL

Staff Recommendation: APPROVE STAFF RECOMMENDATIONS

MRF-2022-023

Golden Dog Solar

For review by:

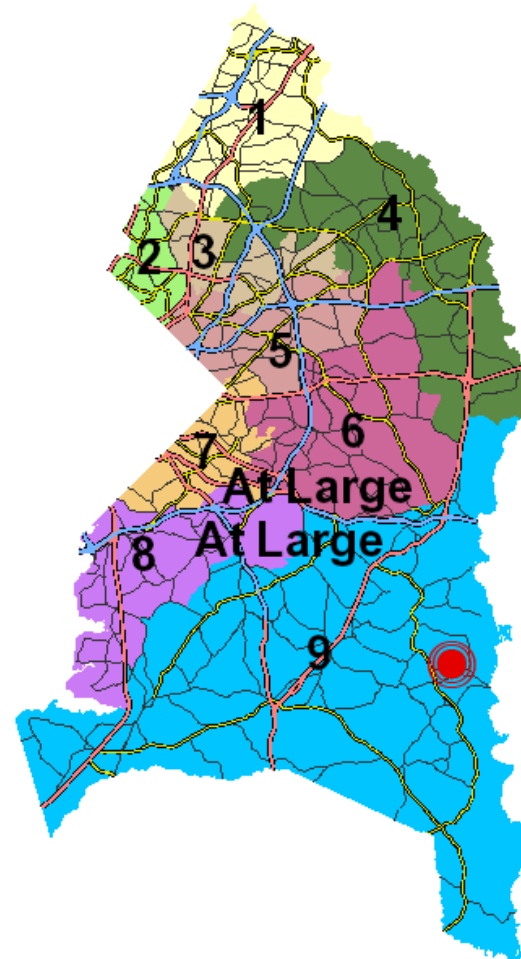
PRINCE GEORGE'S COUNTY PLANNING BOARD

September 21, 2023

GENERAL LOCATION MAP

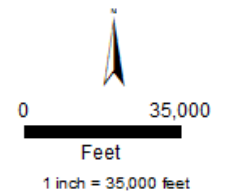
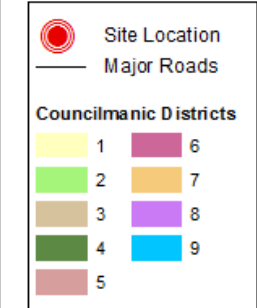
Council District: 09

Planning Area: 86A



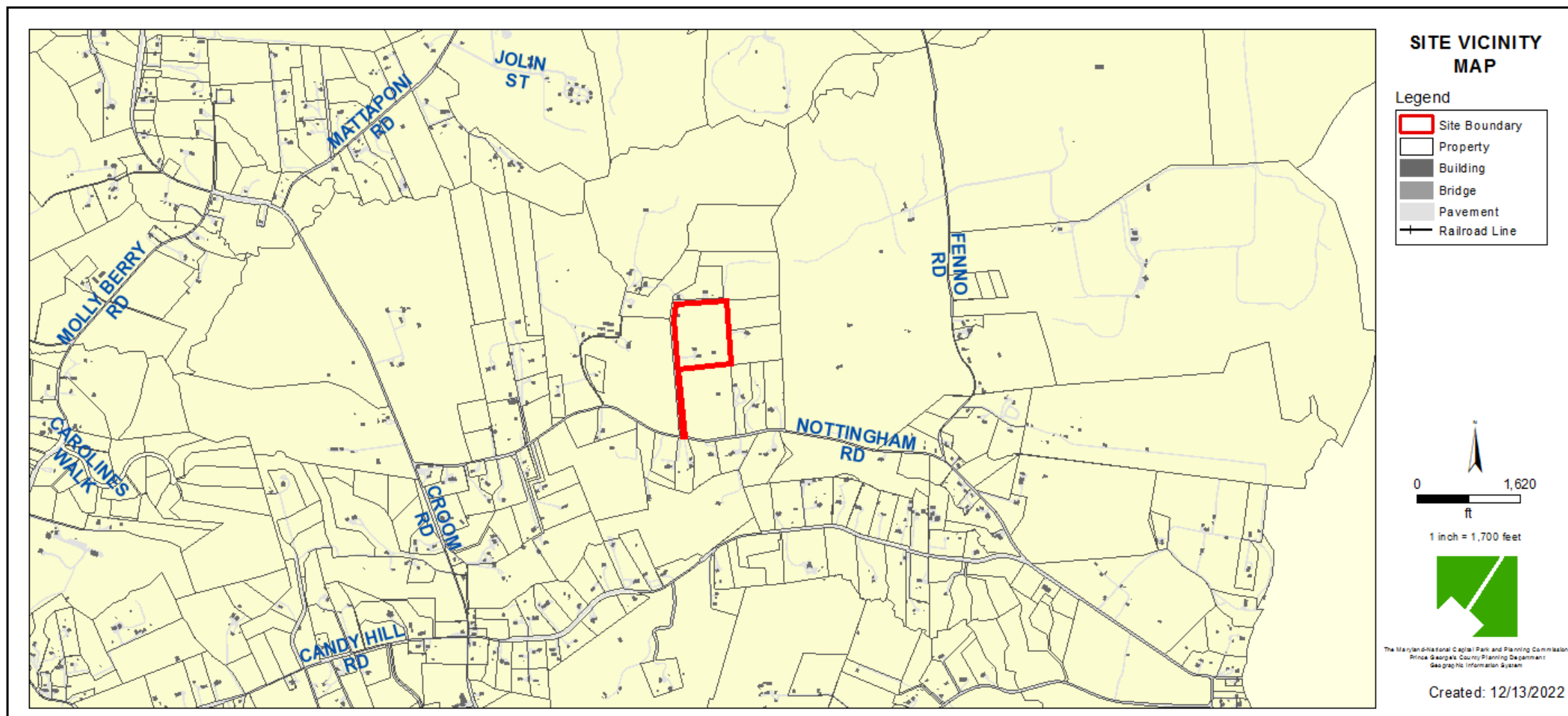
GENERAL LOCATION MAP

Legend



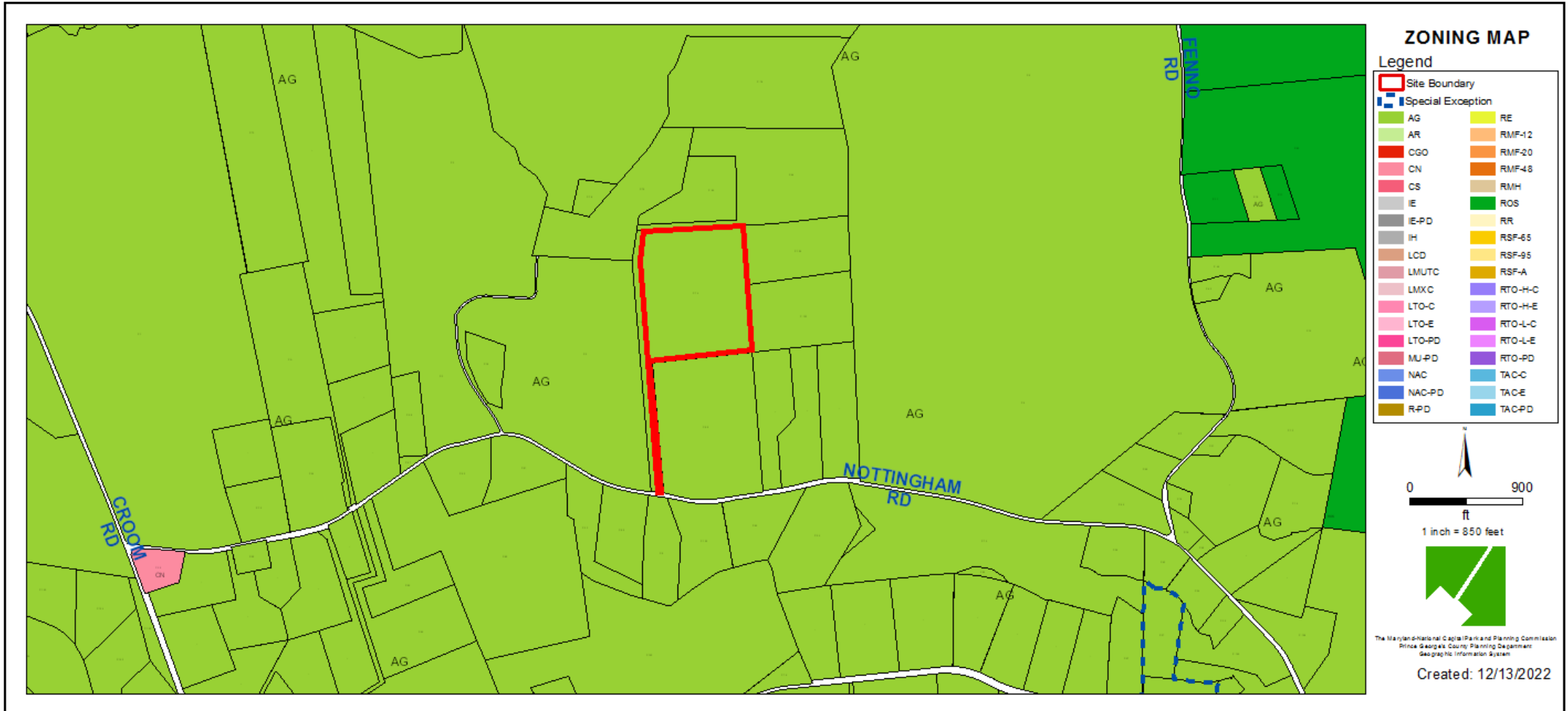
Created: Date: 12/13/2022

SITE VICINITY MAP



ZONING MAP

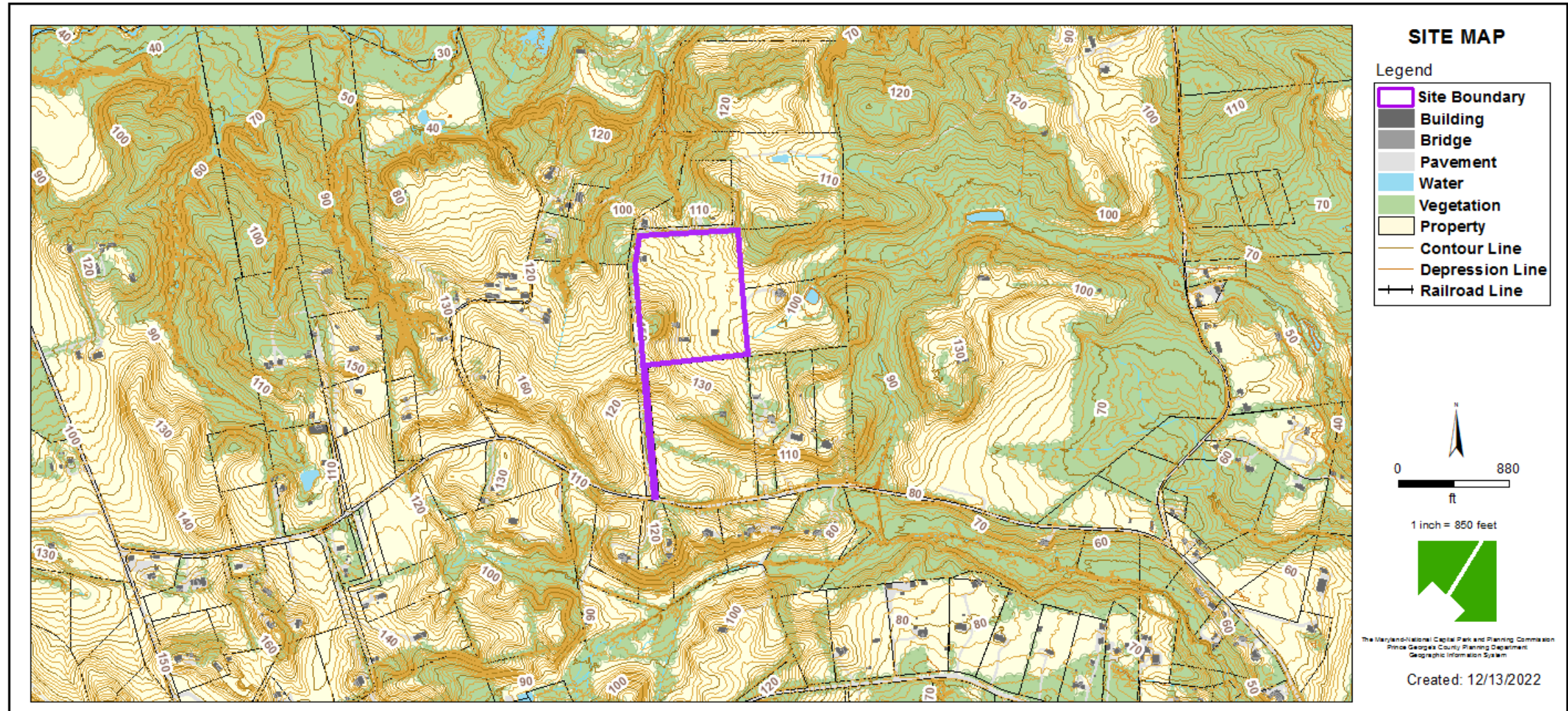
Property Zone: AG



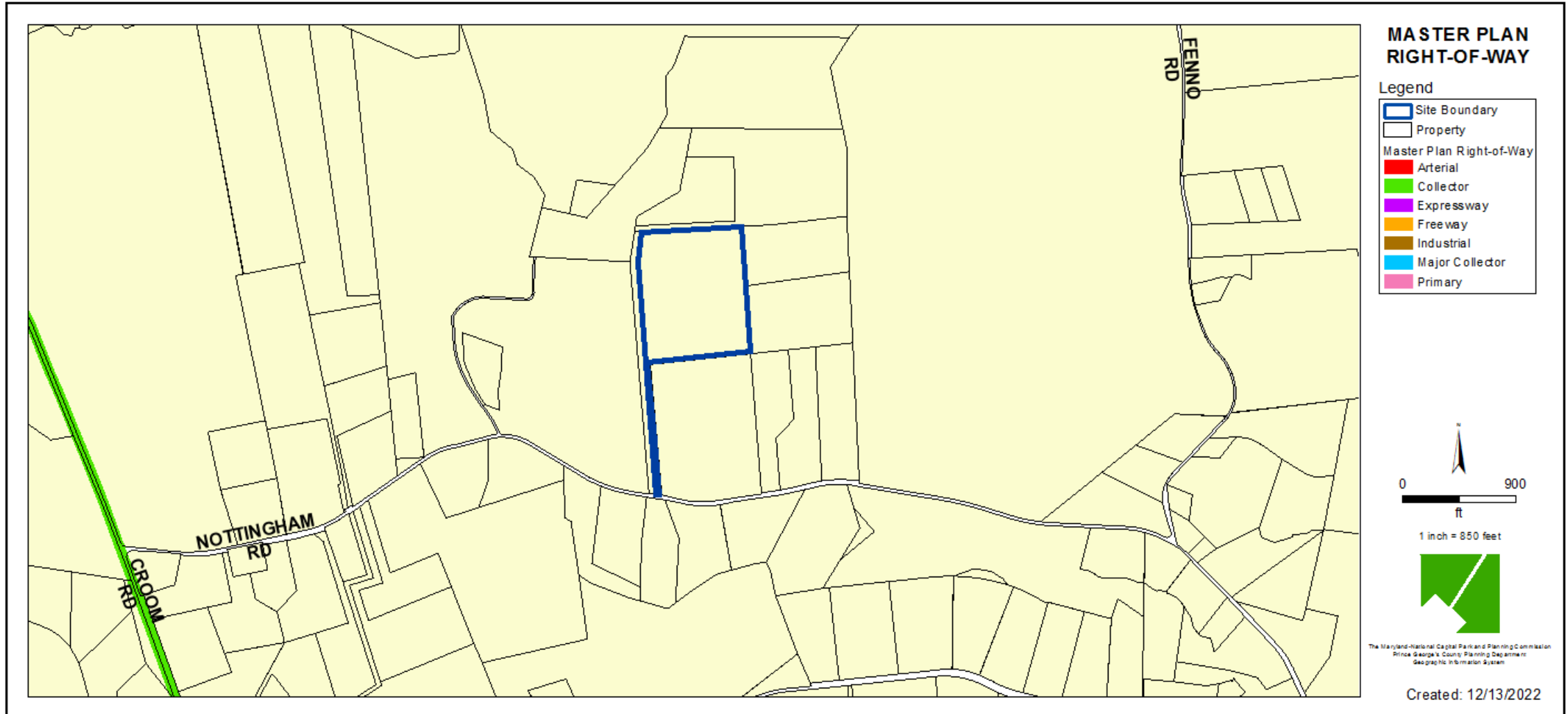
AERIAL MAP



ENVIRONMENTAL FEATURES MAP



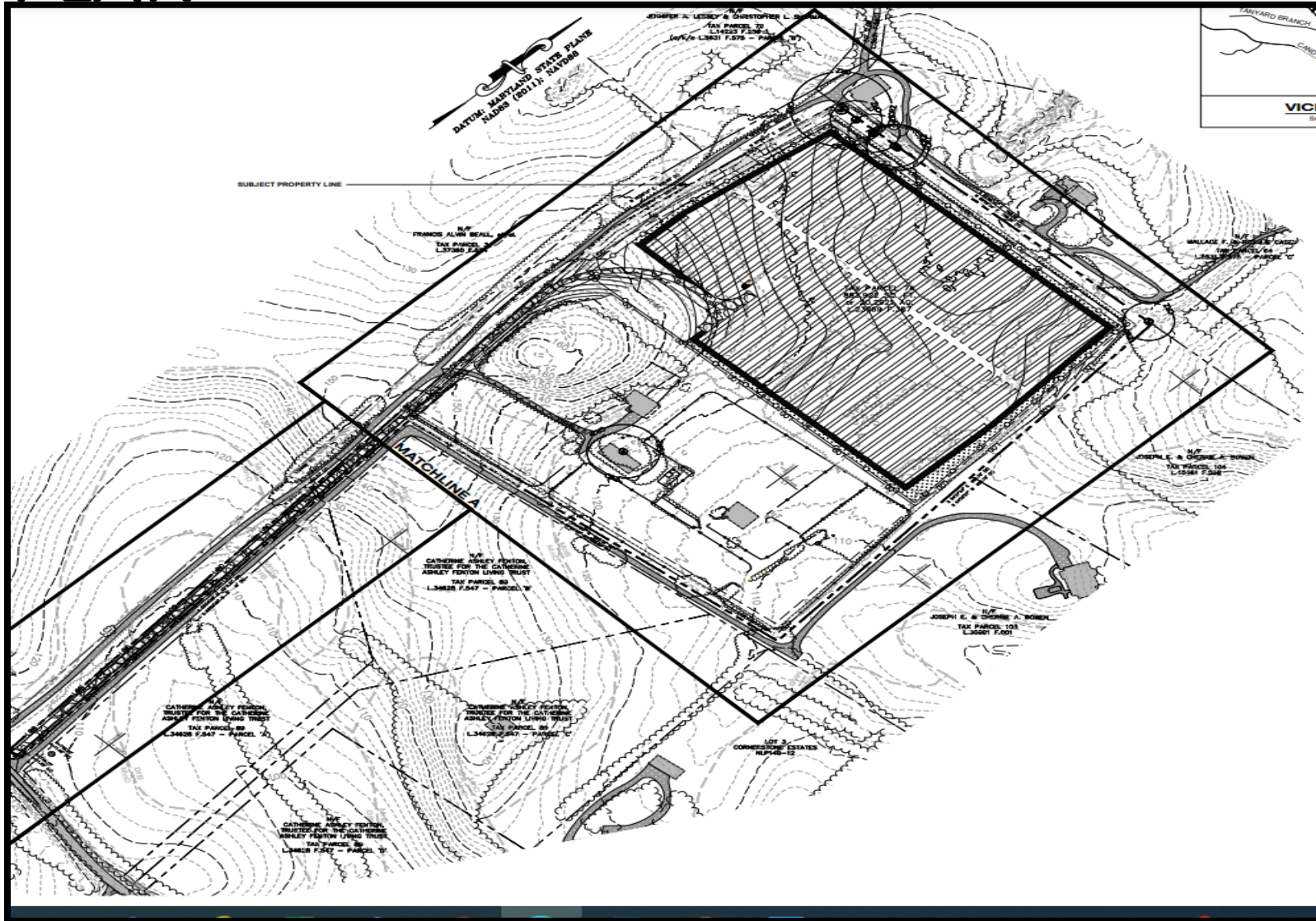
MASTER PLAN RIGHT-OF-WAY MAP



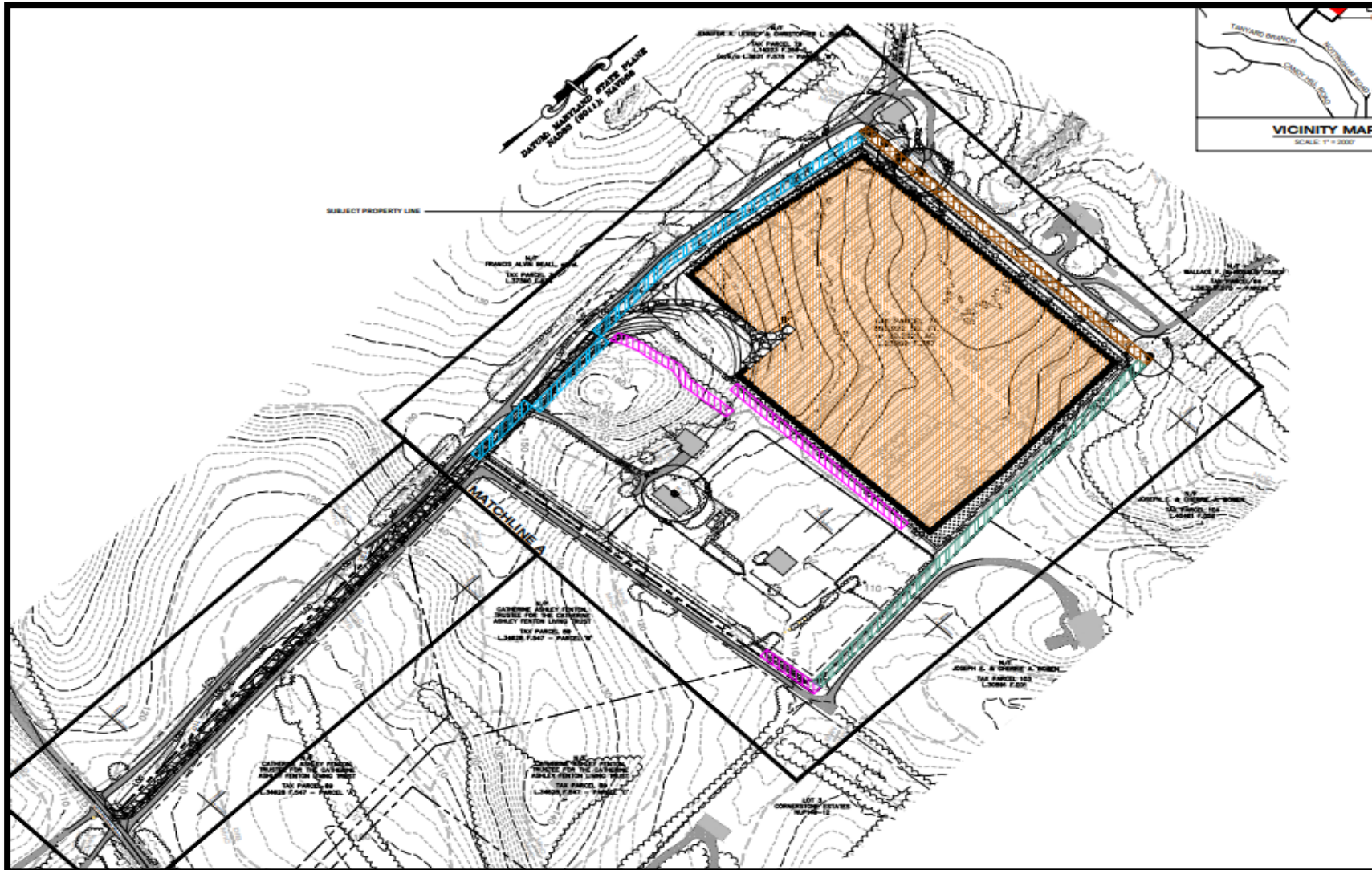
SITE FEATURES

- 1.5-megawatt solar farm consisting of approximately 3,796 solar panels @ 545 watts
- Approximately 750 pile driven steel I-beams
- Galvanized steel or aluminum racking system
- Single axis trackers
- Vinyl coated black chain-link security fence wire 7 feet in total height, surrounding the array perimeter facility
- Copper and aluminum wire
- Underground electrical conduit at the array location
- Underground or overhead wires on poles from the array to Pepco poles along Nottingham Road
- A concrete equipment pad area, housing ten 150 kV inverters and a transformer
- Construction access and maintenance drive, and
- Other miscellaneous electrical equipment such as switches and supervisory control and data acquisition (SCADA) equipment, fiber optics, and a weather station

SITE PLAN



LANDSCAPE PLAN



STAKEHOLDER ENGAGEMENT

PLANNING DEPARTMENT:

Notification of Planning Board Hearing was mailed on August 1, 2023

APPLICANT'S COORDINATION WITH STAKEHOLDER:

- Letter mailed to adjoining property owners on May 8, 2023
- Open house held on June 5, 2023

STAFF RECOMMENDATION

Approval to Transmit to the applicant the following recommendations:

1. The applicant should use an herbaceous cover mix with high pollinator value to meet the dual-use land use concept. The mix should be selected from the Natural Resource Conservation Services (NRCS) Conservation Practice Standard for Conservation Cover (Code 327), Table 2: Selected List of Herbaceous Cover Mixes, based on the specific characteristics of the site.
2. Prior to the issuance of a use and occupancy permit, the applicant and the applicant's heirs, successors, and/or assignees should contact the Prince George's County Fire/EMS Department to request a pre-incident emergency plan for the facility.
3. Prior to the issuance of a grading permit, the applicant shall:
 - a. Identify archaeological resources in the project area by conducting Phase I archaeological investigations.
 - b. Upon receipt of the Phase I report by the Planning Department, if it is determined that potentially significant archeological resources exist on the subject property, the applicant shall provide a plan for:
 - i. Evaluating the resource at the Phase II level, or
 - ii. Avoiding and preserving the resource in place.

STAFF RECOMMENDATION, Continued

- c. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner.
- 4. Consult with the fire department to ensure that the width and treatment of the access road and turnaround area in the circulation plan is suitable for fire vehicles.
- 5. It is recommended that the applicant work with the Prince George's County Department of Permitting, Inspections, and Enforcement to either:
 - a. Provide an appropriate driveway apron connecting the gravel driveway to Nottingham Road that adheres to the Country's Design and Construction Standards
 - b. Secure a waiver for non-compliance with the County's Design and Construction Standards and Requirements (per Sec. 23-139a(1B))

STAFF RECOMMENDATION, Continued

6. Inform the Transportation Planning Section (TPS) of which option is selected regarding the new access driveway:
 - a. Extend grading into the adjacent land to the west, or,
 - b. Keep all grading within the bounds of the owner's property.