



CHABERTON
ENERGY



**Project Santa Rosa
Community Meeting**

February 17, 2022



- Thank you for attending! We appreciate your interest!
- Goals tonight:
 - Ensure everyone has accurate information
 - Engage in active discussion
 - Demonstrate our intent to be a great neighbor
- 15-minute presentation, followed by Q&A – but feel free to ask questions at any time during the presentation using the chat or raise hand feature on the top bar of the meeting screen



Project Approval Timeframe



Pre-filing Community Meeting	February 17, 2022
Filing Site Plan Application	March 2022
DRC Meeting	Spring 2022
Planning Board Meeting	Summer / Fall 2022
Construction Start	Winter / Spring 2023



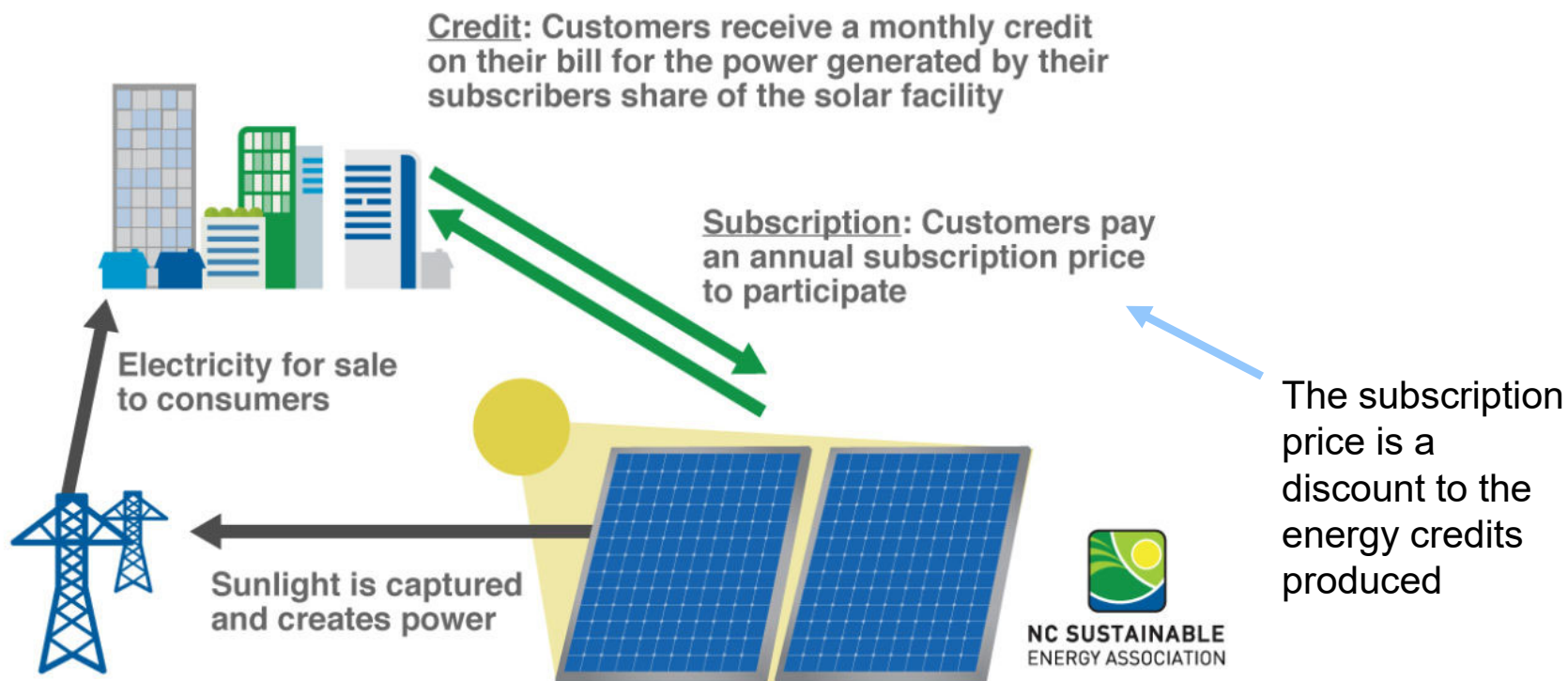
Chaberton Energy Is a Leading Regional Developer



- We have a very experienced team, with a strong focus on solar generation projects that serves communities and customers in the Mid-Atlantic
- We find project hosts, then we develop the projects from inception through construction, work with the local landowner to best design the project, the local jurisdictions to permit the project, the local utility for the interconnection, we prepare the site and project plans, and we arrange financing;
- Our portfolio is composed of community solar projects, aggregate net meter projects for institutional clients, and other PPA-based projects with commercial and industrial customers, focused on projects <10 MW, such as this one
- We have a portfolio of more than 30 projects under development
- We leverage our network of local engineering firms, financing partners, and other subject matter experts to ensure project success;
- We are well-capitalized through our partnership with Greenbacker Capital
- Our corporate office is in North Bethesda, Maryland (Montgomery County)



What is Community Solar?

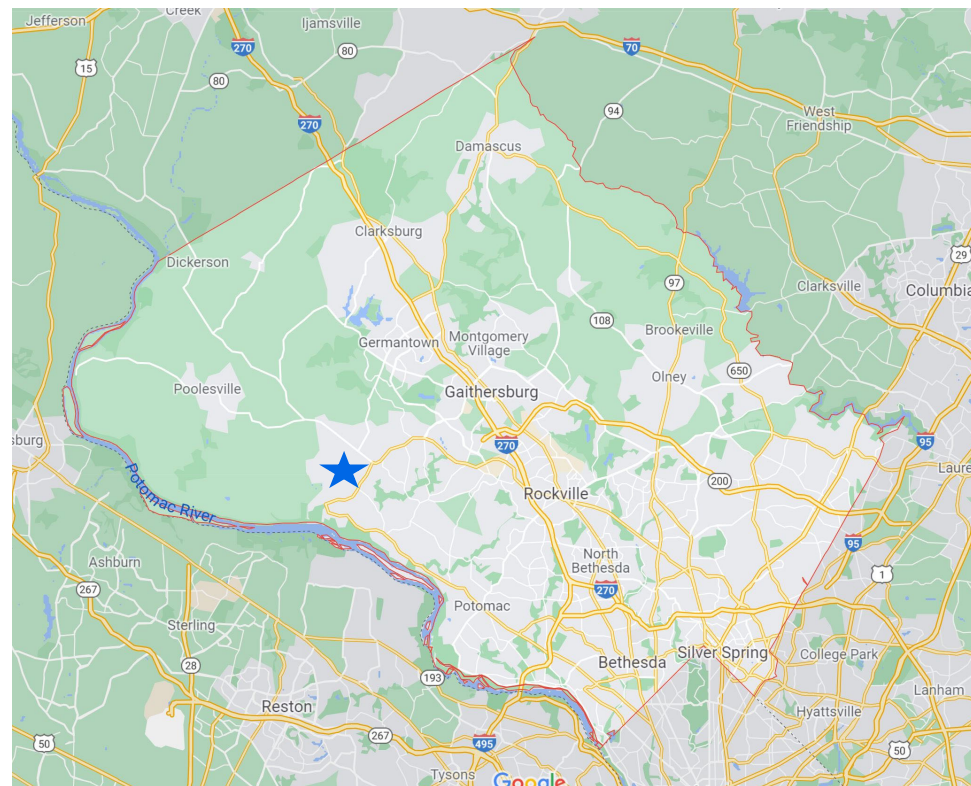


- ✓ Solar savings available to:
 - ✓ Homes that cannot accommodate solar
 - ✓ Renters or those who may have restrictions on their homes
 - ✓ Customers who might not be able to afford purchasing and installing solar themselves
- ✓ **Savings off utility bill are guaranteed**
- ✓ Increases grid's reliability
- ✓ Decarbonizes our electricity

Project Is Located on Signal Tree Lane



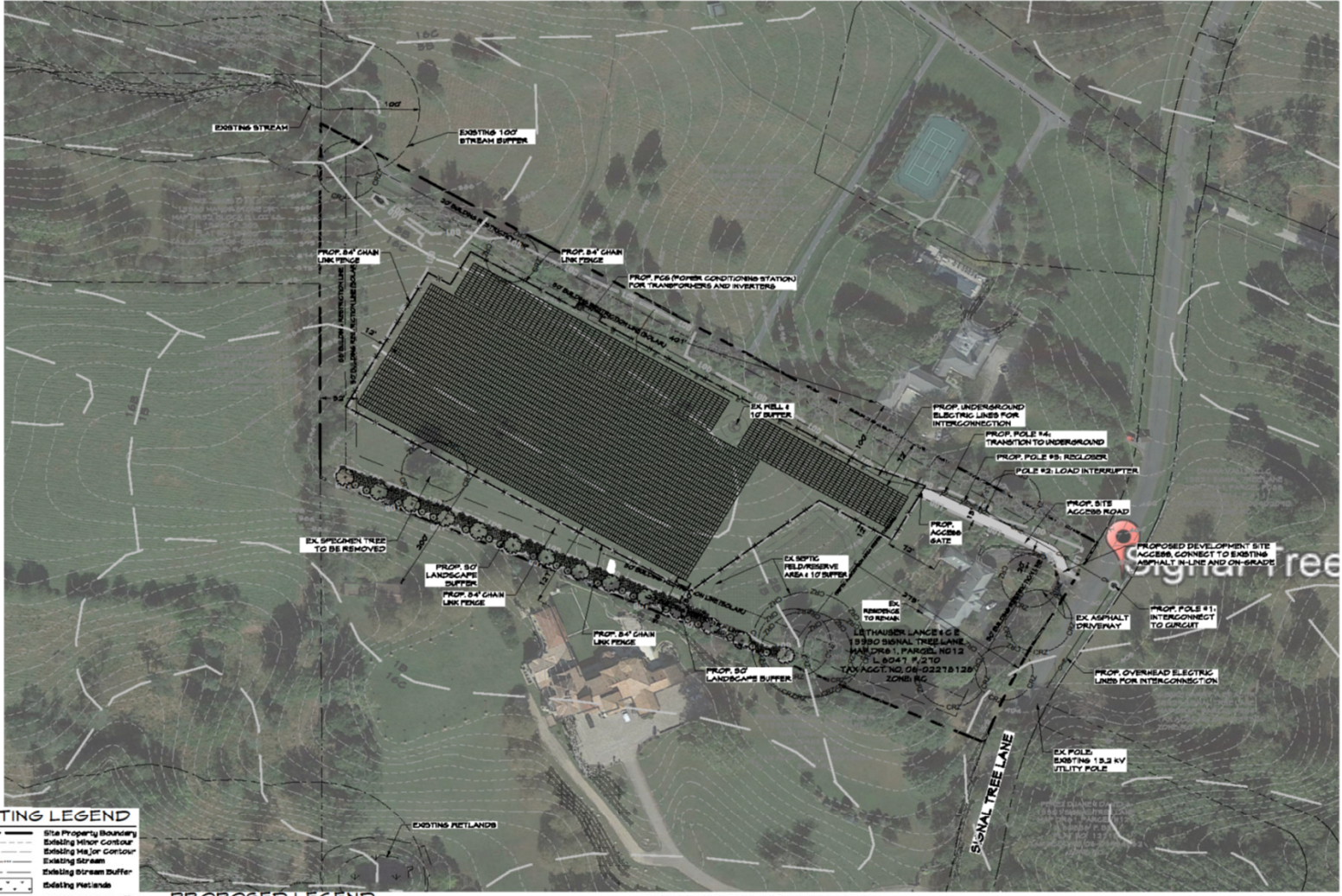
- The Project is located at 13330 Signal Tree Lane, Potomac MD.
- The parcel is approximately 10 acres. The solar area will be less than half of the parcel.
- The existing home and other natural features will effectively screen the project from the road.



Project Design



T:\2022\11\18\100\Project_Santa_Rosa_Solar_Pkg_010 - Latest\ARCH\CAD\CD\Drawings\11.18.22\100\100P-01\Concept_Site_Plan.dwg, Job No. 2022-08-SR, Job Name:



- ### SITE NOTES
- OVERALL PROPERTY AREA - 10.0 ACRES
 - ZONING: RURAL CLUSTER (RC)
 - CURRENT USE: RESIDENTIAL/OPEN LAND
PROPOSED USE: RESIDENTIAL/SOLAR FACILITY
 - SOLAR PROJECT SITE AREA - 114,493 SF, 4.1 AC.
 - DISTURBED AREA - 210,449 SF, 4.9 AC.
 - FENCE AREA - 114,481 SF, 4.1 AC.
 - SOLAR ARRAY AREA - 154,510 SF, 3.2 AC.
 - THE SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FEMA MAPS 1609100, PANEL 810 OF 400, AND 134091000000, PANEL 309 OF 400, DATED SEPTEMBER 24, 2009.
 - BUILDING SETBACKS PER ZONING CODE SECTION 94.2.1.2(B) 1.2(F):

REQUIRED	PROVIDED
MIN. LOT SIZE	10 ACRES
FRONT	80 FT
MIN. SETBACK (RML)	218 FT
SIDE	80 FT
REAR	80 FT
MAX. HEIGHT	30 FT
 - MATERIALS: POTOMAC RIVER
 - THERE IS A PREVIOUS PRELIMINARY PLAN (No. 11821640) AND PLAT (PLAT No. 1418) ASSOCIATED WITH THIS SITE.
 - THERE ARE NO EXISTING STREAMS OR WETLANDS ON-SITE.
 - THERE ARE NO STEEP SLOPES ON-SITE (GREATER THAN 20% SLOPE, GREATER THAN 10 VERTICAL FEET).
 - ONE (1) SPECIMEN TREE IS PROPOSED TO BE REMOVED.
 - THE SITE IS CURRENTLY SERVED BY PRIVATE WELL AND SEPTIC.
 - NO KNOWN GENETIC RESOURCES ON-SITE.
 - NO KNOWN HISTORICAL FEATURES OR STRUCTURES ON-SITE.
 - THE PROPOSED DEVELOPMENT (SOLAR FACILITY) WILL BE AN UNDEVELOPED SITE. IT IS ANTICIPATED TO GENERATE APPROXIMATELY ONE (1) TRIP (ROUNDTRIP) PER HOUR FOR MAINTENANCE PURPOSES ONLY. ADDITIONAL PARKING REQUIRED - 0 SPACES. ADDITIONAL PARKING PROVIDED - 1 SPACE.
 - THERE ARE NO SCENIC ROADS SURROUNDING THE SITE.
 - THE PROPOSED SOLAR PANELS WILL BE SOLAR THERMAL OR PHOTOVOLTAIC, PER ZONING CODE SECTION 94.2.1.2(B)(1).
 - THE PROPOSED PANELS WILL USE TEXTURED GLASS OR ANTI-REFLECTIVE GLASS, PER ZONING CODE SECTION 94.2.1.2(B)(2).

DATA SOURCE:

- Existing topography provided from best available Montgomery County GIS resources.
- Contributor is responsible for verifying and test-pitting to confirm existing utility locations.

DATE	BY	REVISIONS

EXISTING LEGEND

- Site Property Boundary
- Existing Minor Contour
- Existing Major Contour
- Existing Stream
- Existing Stream Buffer
- Existing Wetlands
- Existing Wetlands Buffer
- 12% Slopes
- Existing Tree Line
- Existing Drive
- Existing Building
- Existing Overhead Electric
- Existing Utility Pole
- Existing Fence Line
- Soil Line
- Existing Tree
- Critical Root Zone

PROPOSED LEGEND

- Proposed Lease Area
- Proposed Underground Electric
- Proposed Overhead Electric
- Proposed Utility Pole
- Proposed Solar Panels
- Proposed Fence
- Prop. Concrete Equipment Pad
- Proposed gravel Drive
- Proposed Asphalt Driveway Entrance
- Proposed Landscape Buffer (shade Tree/Evergreen Tree/Shrub)

CONCEPT SITE & LANDSCAPING PLAN

SCALE 1"=10'

0 70' 140' 210'

APPLICANT/PETITIONER: CHABERTON SOLAR SANTA ROSA LLC
 11400 PARKLAWN DRIVE, SUITE 406
 NORTH BETHESDA, MD 20852
 ATTN: MICHAEL DONIGER, VICE PRESIDENT
 PHONE: (304) 424-8418
 EMAIL: mike.doniger@chaberton.com

CURRENT OWNER: LETHAUSER LANGE & CO
 13330 SIGNAL TREE LANE
 ROCKVILLE, MD 20854

ENGINEER: CENTURY ENGINEERING, INC
 16401 MELFORD BLVD, SUITE 124
 BOWIE, MD 20715
 ATTN: PIERO TETE MELLITS, PE
 PHONE: (240) 260-3602
 EMAIL: pmellits@centuryeng.com

CENTURY ENGINEERING
 A Kleinfelder Company
 18001 Marlboro Blvd, Suite 120 - Bowie, MD 20715
 Phone: 443.838.2600 www.centuryeng.com

CONCEPT SITE & LANDSCAPE PLAN
CHABERTON SOLAR SANTA ROSA

13330 Signal Tree Lane, Rockville, MD
 Montgomery County, Maryland

PROFESSIONAL CERTIFICATION	
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.	
EXPIRATION DATE: 2/28/25 DESIGN BY: JLA SCALE: AS SHOWN PROJECT No.: 211187.00	REVIEW BY: PVM REVIEW DATE: 2/09/2022 DRAWING: 1 of 1



Erthos

VS



Fixed Tilt

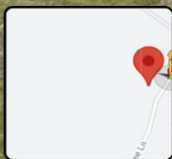
- ✓ Significantly less visible than standard fixed tilt or tracking technology
- ✓ Panels mounted less than 1 foot off the ground
- ✓ No driven steel piles; virtually no ground disturbance
- ✓ Reduces overall land area
- ✓ Easy to remove at end of project term



Sight Line – Signal Tree Lane



A pre-existing vegetative buffer completely screens the site from Signal Tree Lane.



Google



Sight Line – Signal Tree Lane



A pre-existing vegetative buffer & home completely screens the site from Signal Tree Lane.



Sight Line – Signal Tree Lane



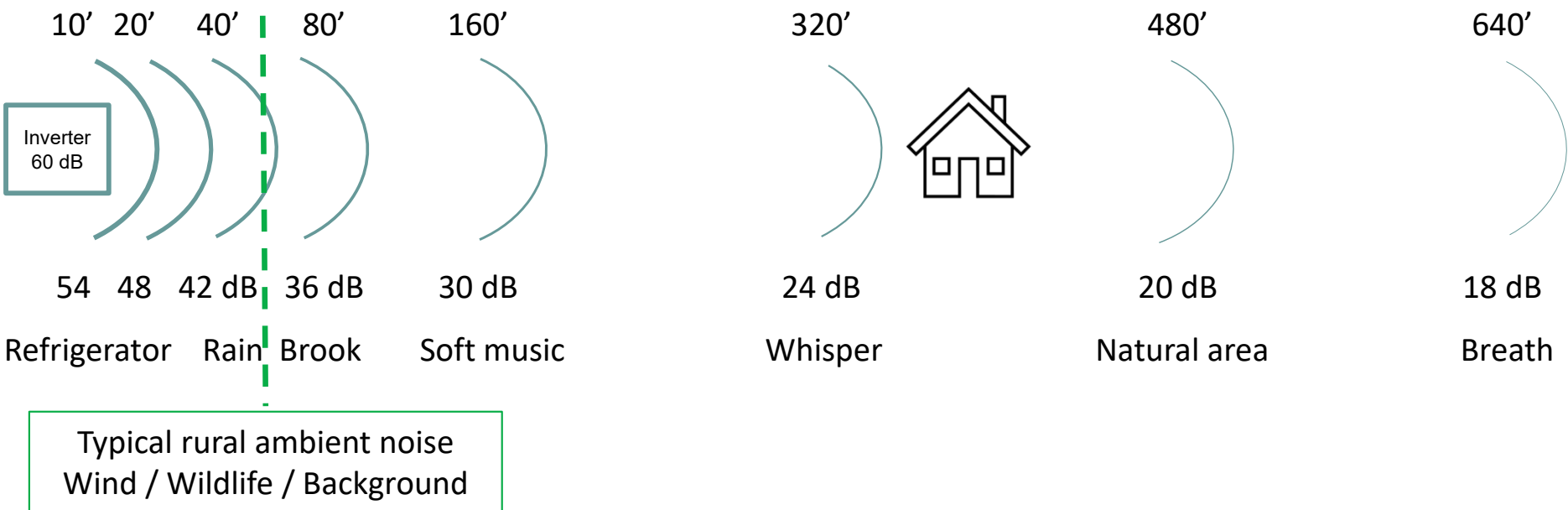
Site is totally screened from Manor Stone Drive.



There will be no noise impact to the neighbors



- During operations, inverters & transformers generate low humming sounds. The equipment does not run (or generate sound) at night.
- Operating sound levels are approximately 60 decibels; comparable to a home refrigerator
- At ~50 feet away, the sound blends with ambient noise. The nearest residence to this equipment is greater than 350 feet away, meaning there will be no noise impact.



Construction Timeframe Is Short



- Construction: 3 - 4 months with ~4 weeks of “peak” activity and, especially due to the Erthos design, there are a reduced number of deliveries (no structures) and minimal noise during construction
- Truck traffic
 - Lay down area used so trucks can drop off their equipment and leave; trucks will not block the road
 - Virtually no post-construction traffic
- Hours of Construction
 - Excludes Sundays and holidays
 - Normally 10 hours/day in daylight hours
 - Willing to exclude specific dates / times as requested



Construction will not start until Q1 2023 at the earliest

Solar Energy Brings Benefits to Our Communities...



Good Neighbor

- ✓ There will be limited operational traffic
- ✓ Virtually no noise or impact to current character of the neighborhood
- ✓ We will offer the energy output via the Community Solar Program at an exclusive discount to neighbors
- ✓ We will be installing landscaping features onsite



Local Economic Benefits

- ✓ Positive local economic activity during construction
- ✓ We will be paying tax revenue for County with virtually no cost in new services

Site Benefits

- ✓ When sited on agricultural land, allows soils a chance to rest and revitalize
- ✓ Acts as a form of site preservation for future uses
- ✓ Land returned to pre-existing condition at end of term

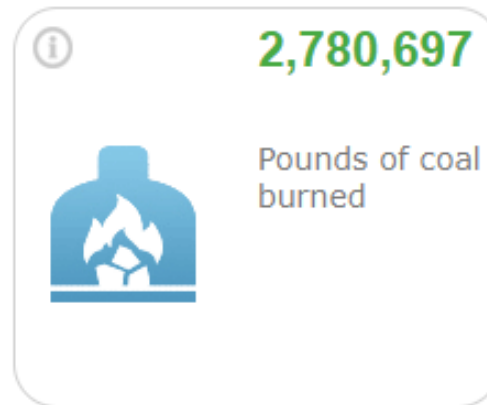




The Project will generate clean, renewable electricity

- ✓ Reduces the use of high-pollution energy sources, increasing air quality, saving lives, reducing incidence of respiratory and cardiovascular diseases, and improving life quality
- ✓ Eliminates carbon dioxide emissions to the tune of 2,500 tons of CO₂ a year, equivalent to*:

Emissions From:



CO₂ Captured By:



* Estimates based on EPA GHG Calculator. Actual results will vary.



17:45

Request control



Leave

- For questions or comments, please utilize the Chat or Raise Hand feature on the top bar of the meeting screen.
- A recording and notes from this presentation will be available beginning Monday 2/21 for at least two weeks through Tuesday 3/8 on the Chaberton website under the News header.
 - <https://www.chaberton.com/news>
- If you have any additional questions, you can send them directly to me at john.miller@chaberton.com, or e-mail Chaberton at info@chaberton.com.





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Thank you!