

GENERAL NOTES

1. THIS SITE IS SUBJECT TO SITE PLAN APPROVAL BY THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING. THE SITE PLAN MUST BE APPROVED FOR LOTS A AND B.
2. THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE 21, SECTION 2-101, SHALL APPLY TO THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
3. EXISTING ZONING OF PROPERTY IS W-1 (SEE SHEET 2 OF 2).
4. THERE IS NO REFERENCE TO THE MAKING OF THIS PLAT AND SUBDIVISION.
5. ALL CURRENT TAXES 1989-1990 HAVE BEEN PAID UNDER TAX ACCOUNT NUMBER 3-000-1059706.
6. COORDINATES SHOWN ON SHEET 2 OF 2 ARE IN COMPLIANCE WITH THE ANNE ARUNDEL COUNTY GRID SYSTEM AND APPLICABLE STATE LAW.

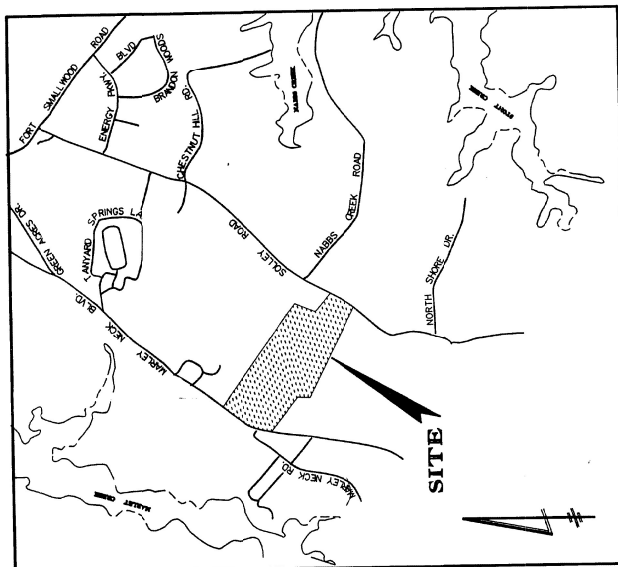
THE PURPOSE OF THIS PLAT IS TO CONVEY LOT A AS SHOWN ON SHEET 2 OF 2 TO ANNE ARUNDEL COUNTY.

APPROVED BY VIRTUE OF OFFICIAL ACTION TAKEN BY ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING.

John K. Webb *MD* 5/14/91
PLANNING AND ZONING OFFICER DATE

McClure 5/11/91
COUNTY HEALTH OFFICER-PUBLIC SYSTEMS DATE

05/11/2022 16:34:46



LOCATION MAP
SCALE: 1" = 2000'

SITE ANALYSIS

1. TOTAL AREA	6,670,581 SF = 153.1357 ACRES
2. EXISTING ZONING	W-1
3. RIGHT-OF-WAY DEDICATION	17,910 SF = 0.4111 ACRES
4. TOTAL LOT AREA	192,724G ACRES
5. NUMBER OF LOTS PROPOSED	2
6. TYPE OF DEVELOPMENT	INDUSTRIAL

SURVEYOR'S CERTIFICATE

I, *GARY J. THOMAS*, THE PLAT SHOWN ON SHEET 2 OF 2 OF THIS PLAT IS A SUBDIVISION OF A PORTION OF THE LANDS CONVEYED BY THE STATE OF MARYLAND TO THE MARLEY NECK-PATAPSCO COMPANY BY DEED DATED JANUARY 1, 1932 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER F.S.M. 1932-1933.

Gary J. Thomas 5-05-91
SURVEYOR DATE
MARYLAND LICENSE NO. 322



DEDICATION BY OWNER

WE, MOUNT CLARE PROPERTIES, INC. (A MD CORP.), OWNERS OF THE SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, TRUSTS, EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY, INCLUDED IN THIS PLAT, AS SHOWN HEREON, AND HEREBY AGREE TO SIGN AND AFFIX THEIR SIGNATURES, INDICATING THEIR ASSENT AND WILLINGNESS TO JOIN THIS PLAT OF SUBDIVISION.

Richard L. Beales 2/2/91
PRESIDENT
MOUNT CLARE PROPERTIES, INC. (A MD CORP.)
DATE

Paul L. Hoffman 2-8-91
VICE PRESIDENT
MOUNT CLARE PROPERTIES, INC. (A MD CORP.)
DATE

Paul L. Hoffman 2/8/91
ASSISTANT SECRETARY
MOUNT CLARE PROPERTIES, INC. (A MD CORP.)
DATE

Gregory But 2/8/91
WITNESS
DATE

ADMINISTRATIVE SUBDIVISION OF SOUTH SOLLEY ROAD PARCEL MOUNT CLARE PROPERTIES, INC.

THIRD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
SCALE: AS SHOWN
TAX MAP 10 GRID 17 PART OF PARCEL 49
SHEET 1 OF 2

KIDDE CONSULTANTS, INC.
ENGINEERS PLANNERS SURVEYORS
1020 CROWELL BRIDGE ROAD BALTIMORE MARYLAND 21204
(301) 321-5500

SUBDIVISION # N5-51-060 PROJECT #

7190

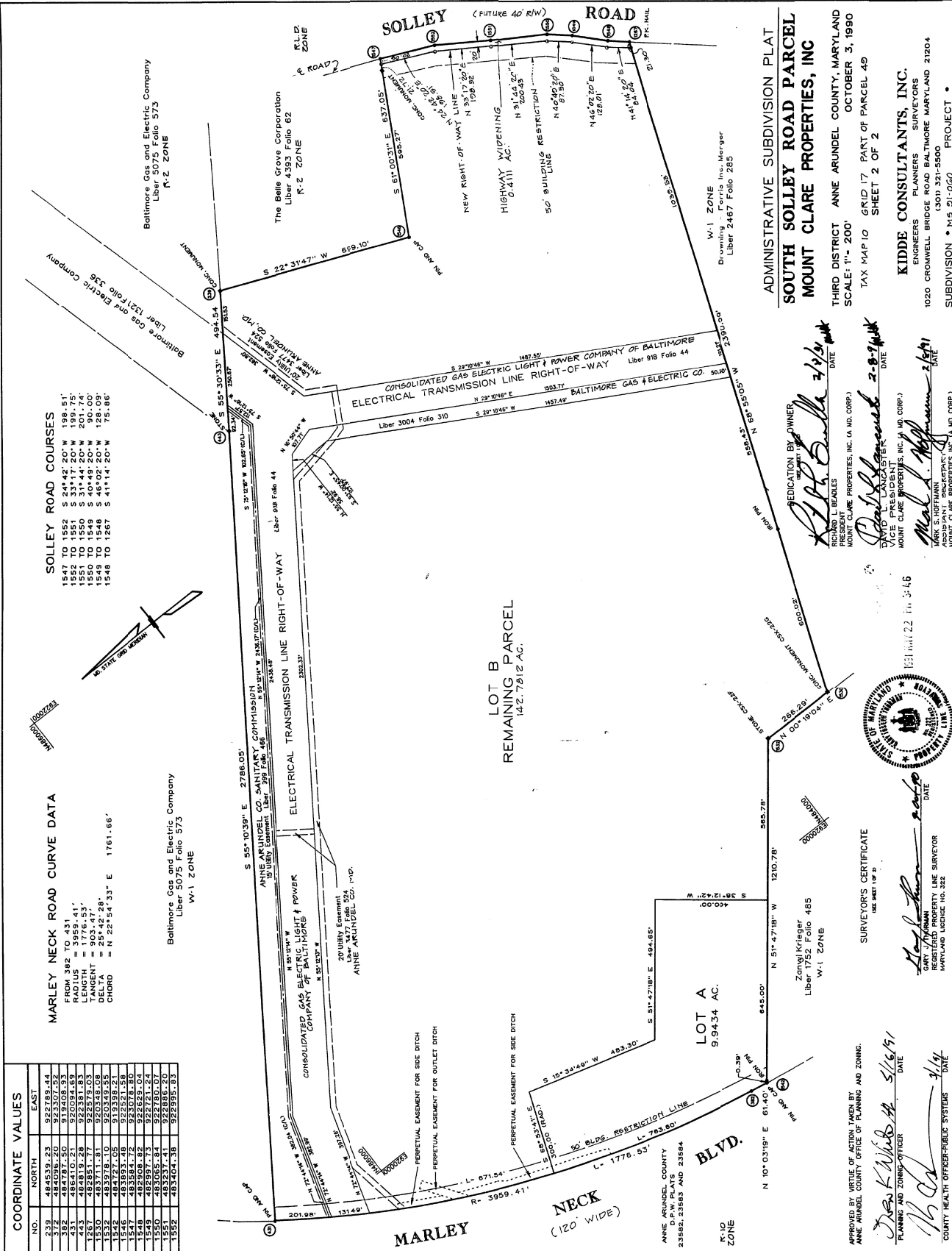
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237	484628.25
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299	484907.31
300	925942.90

MARLEY NECK ROAD CURVE DATA

FROM 382 TO 31
 = 956.41'
 LENGTH
 = 1776.53'
 TANGENT
 = 903.47'
 CHORD
 = 1761.66'
 CHORD
 = N 22°54'33" E 1761.66'

SOLLEY ROAD COURSES

1547 TO 1552 S 54°42'20" W 198.51'
 1552 TO 1551 S 53°17'20" W 199.75'
 1551 TO 1550 S 51°44'20" W 201.74'
 1550 TO 1549 S 50°00'00" W 200.00'
 1549 TO 1548 S 48°00'00" W 190.00'
 1548 TO 1267 S 41°14'20" W 75.86'



Maryland State Archives

BOOK 138 PAGE 18

7192

COORDINATE VALUES		
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387	477000.00	930470.64
388	476500.00	930982.72
389	476000.00	931494.80
390	475500.00	932006.88
391	475000.00	932518.96
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398	471500.00	936103.52
399	471000.00	936615.60
400	470500.00	937127.68

MARLEY NECK ROAD CURVE DATA

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 TANGENT = 903.47'
 DELTA = 25°42'28"
 CHORD = N 22°54'33" E 1761.66'

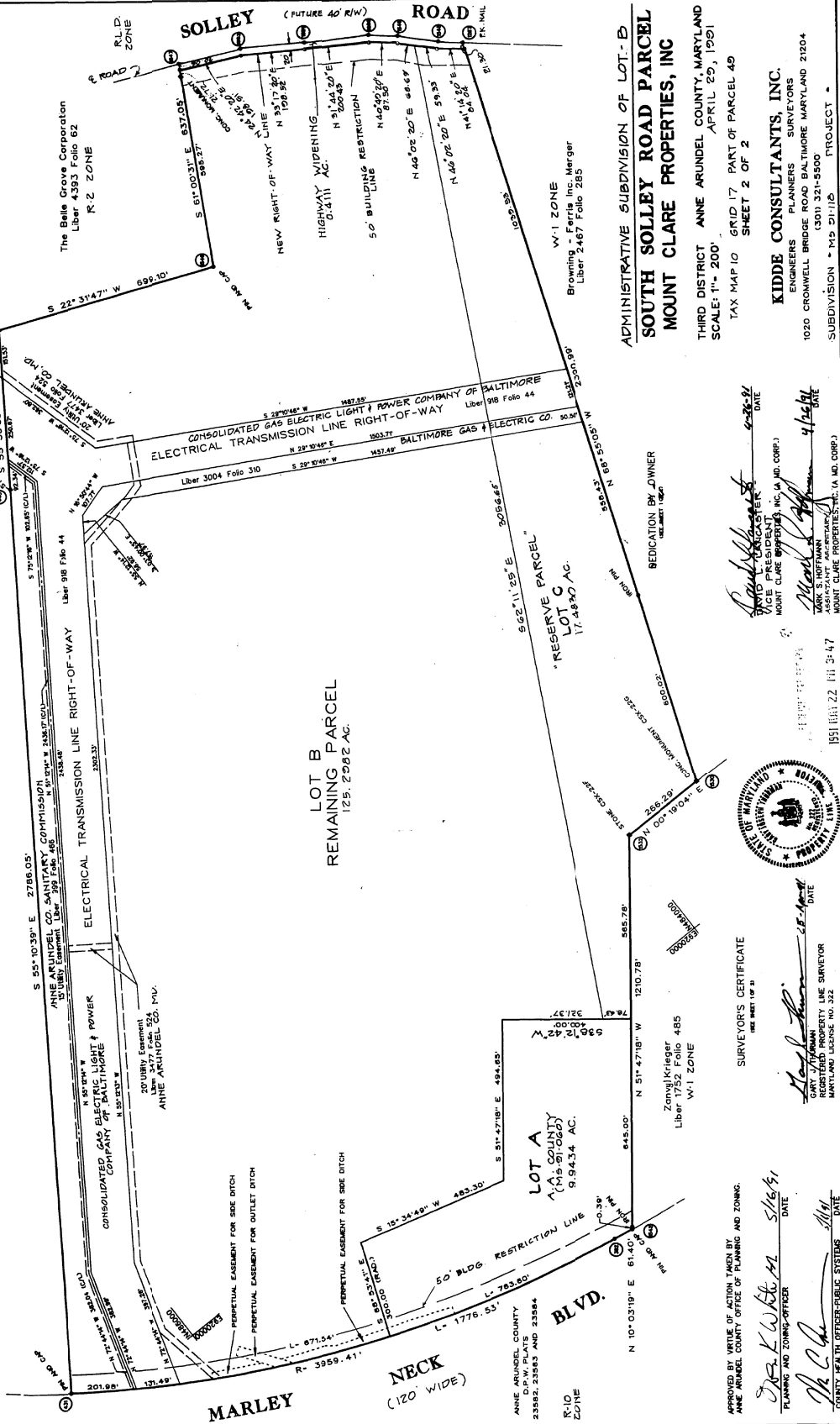
SOLLEY ROAD COURSES

1547 TO 1552 S 24°42'20" W 198.51'
 1552 TO 1551 S 33°17'20" W 198.75'
 1551 TO 1550 S 31°44'20" W 200.00'
 1550 TO 1549 S 46°02'20" W 128.09'
 1549 TO 1548 S 46°02'20" W 128.09'
 1548 TO 1267 S 41°14'20" W 75.86'

Baltimore Gas and Electric Company
 Liber 5075 Folio 573
 R-2 ZONE

The Belle Grove Corporation
 Liber 4393 Folio 62
 R-2 ZONE

Baltimore Gas and Electric Company
 Liber 5075 Folio 573
 W-1 ZONE



SURVEYOR'S CERTIFICATE

GARY J. KRIEGER
 MARYLAND LICENSE NO. 322
 DATE 5/16/51

APPROVED BY WRITING OF ACTION POWER BY
 ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING AND ZONING OFFICER
 DATE 5/16/51



DATE 4/28/51
 DATE 4/28/51
 DATE 4/28/51

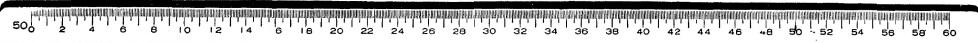
ADMINISTRATIVE SUBDIVISION OF LOT-B
 SOUTH SOLLEY ROAD PARCEL
 MOUNT CLARE PROPERTIES, INC.

THIRD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
 SCALE: 1" = 200'
 TAX MAP 10 GRID 17 PART OF PARCEL 49
 SHEET 2 OF 2

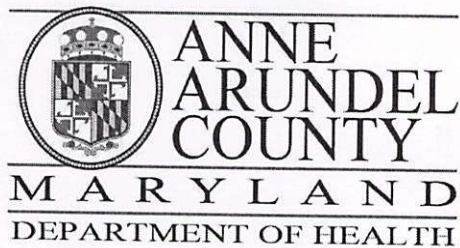
KIDDE CONSULTANTS, INC.
 ENGINEERS PLANNERS SURVEYORS
 1020 CROWELL BRIDGE ROAD BALTIMORE MARYLAND 21204
 (301) 321-5500
 SUBDIVISION = M2 D-110 PROJECT =

MSA 55A-1375-16-H FILE D:\DGN\PLAT28P.DGN MICROSTATION
 P.F. 4/4/86

1300K 138 PAGE 19



Maryland State Archives



J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager *BC*
Bureau of Environmental Health

THROUGH: Don Curtian, Director *[Signature]*
Bureau of Environmental Health

DATE: April 1, 2025

RE: Baltimore Gas & Electric Company
0 Solley Road
Glen Burnie, MD 21060

NUMBER: 2025-0049-S

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced special exception application requests authorization to construct and operate a public utility use in the W 1 zoning district.

The Anne Arundel County Health Department recommends approval of the above referenced special exception.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

2025-0049-S

Menu Cancel Help

Task Details OPZ Regional Team

Assigned Date

03/26/2025

Assigned to

Adam Knubel

Current Status

Complete w/ Comments

Action By

Adam Knubel

Comments

In response to your request for comments regarding a Special Exception to allow for an electrical substation (Public Utility Uses) in a W-1 District, we defer to the Zoning Division on whether the applicant meets the Special Exception standards. Should the Special Exception be approved, the following comments are offered.

1. Per Article 17, Title 4, a Preliminary Plan (PP) and Site Development Plan (SDP) application must be submitted and approved.
2. As per Section 17-6-301, the subject parcel is greater than 40,000 square feet therefore Forest Conservation regulations will be applicable.
3. As per Section 17-2-107(c), in the six-month period before the initial submission of a subdivision or preliminary plan that falls within the scope of this section, the developer shall hold a community meeting. Additionally, within 45 days after the submission of a site development plan that falls within the scope of this section, the developer shall hold a community meeting.
4. The proposed development will be subject to the grading and building permit review and approval process.
5. Landscaping Buffer Yards for the front, side, and rear yards will be required per the Anne Arundel County Landscape Manual.
6. The proposed BGE electrical substation will need to comply with the W1 bulk regulations in Article 17-6-301 of the County Code.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

- ☒ All ACA Users
- ☒ Record Creator
- ☒ Licensed Professional
- ☒ Contact
- ☒ Owner

Task Specific Information

Due Date

04/15/2025

Assigned to Department

OPZ Residential Planning

Status Date

04/09/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Residential Planning

Est. Completion Date

- ☐ Display E-mail Address in ACA
- ☒ Display Comment in ACA

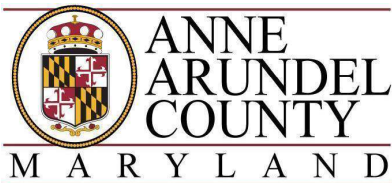
Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name



Office of Planning and Zoning

Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

TO: Office of Planning and Zoning, Zoning Administration

FROM: Madeleine Lane, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments – Plan2040 and Region Plan Compliance

DATE: March 31, 2025

Name of Project: BGE Solley Road and Marley Neck Substations

Special Exception Case#: 2025-0049-S

Location: Between Marley Neck Boulevard and Solley Road, south of
Creekside Village
Tax Map 10, Parcel 397

Region Planning Area: 3

Summary:

The applicant is seeking a special exception to construct electrical substations as a public utility use in a W1 zone on Marley Neck. The 125-acre parcel is predominantly wooded and undeveloped, except for transmission line corridors crossing the property.

The site is currently zoned as W1 Industrial Park and is designated for Neighborhood Preservation on the Plan2040 Development Policy Area Map. The site has a land use designation of Industrial on the Plan2040 Planned Land Use Map. The site is within the County's Priority Funding Area. The site is not located within the Critical Area. Surrounding Planned Land Uses are Medium Density Residential to the north and west, Commercial and Public Use to the west, and Industrial to the south and east.

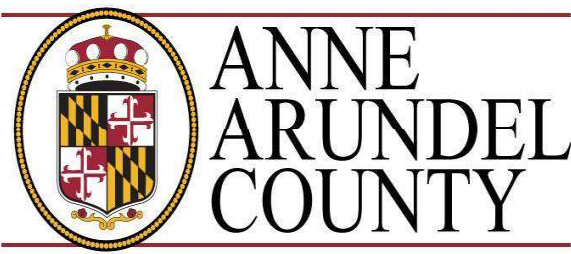
Plan2040 does not have recommendations that are specific to this site. This proposal is within Region Planning Area 3. The Region 3 planning process is underway and expected to be completed by the spring of 2025.

Findings:

The proposal is generally consistent with the overall goals and policies of Plan2040.

Recommendations:

None.



STUART PITTMAN, COUNTY EXECUTIVE
JESSICA LEYS, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
AACOUNTY.ORG/RECPARKS



MEMORANDUM

TO: Sadé Medina, Zoning Division
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Variance Case 2025-0049-S

DATE: April 1, 2025

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- The Marley Neck Trail lies northwest from this parcel. This development shall not discharge runoff to the County's property at a rate greater than existing conditions.
- A portion of this site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

cc: File

2025-0049-S

Menu Cancel Help

Task Details Fire Marshal

Assigned Date

03/25/2025

Assigned to

Robert Flynn

Current Status

Complete w/ Comments

Action By

Robert Flynn

Comments

Defer to OPZ and Inspection and Permits Engineering

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

☒ All ACA Users

☒ Record Creator

☒ Licensed Professional

☒ Contact

☒ Owner

Due Date

04/15/2025

Assigned to Department

Fire Marshal's Office

Status Date

03/27/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

Fire Marshal's Office

Est. Completion Date

☐ Display E-mail Address in ACA

☒ Display Comment in ACA

Task Specific Information

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0001-P
DATE: 01/28/2025
OPZ STAFF: Jennifer Lechner
Patrick Hughes
Adam Knubel
I&P STAFF: Bradley Bodman

APPLICANT/REPRESENTATIVE: Baltimore Gas & Electric Company / Law Office of Sager A. Williams, Jr.

EMAIL: mdzoninglaw@verizon.net

SITE LOCATION: Solley Road (Lot B), Glen Burnie

LOT SIZE: 125.2982 acres

ZONING: W1 **CA DESIGNATION:** n/a **BMA:** n/a **BUFFER:** n/a **APPLICATION TYPE:** Special Exception

The applicant is requesting a Special Exception to allow Public Utility Uses in the W1 District, and an extension for a phasing plan.

Per their application: "BGE will be seeking special exception approval for a major electrical substation project on the Marley Neck. As part of its special exception request, BGE will ask the Hearing Officer to approve a phasing plan for the project, allowing full buildout over the next seven years."

COMMENTS

Zoning Administration Section:

The applicant is reminded that, in order for the Administrative Hearing Officer to grant approval of the special exception, the proposal must address and meet all of the applicable standards provided under Sections 18-11-144 and 18-16-304. The Letter of Explanation appears to address each of those standards and to provide adequate justification.

OPZ Long Range Planning:

Plan2040 does not have recommendations that are specific to this site. No application for Planned Land Use change was filed during the Plan2040 process, and the proposal is consistent with the Plan2040 goals, policies and recommendations. No application for rezoning was filed during the 2011 Comprehensive Rezoning process or during the Region 3 Comprehensive Rezoning process, which is currently underway. Adoption of the Region 3 Plan and Comprehensive Zoning map is anticipated for summer 2025.

The 2022 Water and Sewer Master Plan places the site in the Planned Water Service Category (Glen Burnie Low Water Pressure Zone) and the Planned Sewer Service Category (Cox Creek Sewer Service Area). The proposal is consistent with the Water and Sewer Master Plan.

OPZ Development Division, Residential Team:

Defers to the Zoning Division on whether the applicant meets the Special Exception standards. Should the Special Exception be approved, the following comments are offered:

1. Per Article 17, Title 4, a Preliminary Plan (PP) and Site Development Plan (SDP) application must be submitted and approved.
2. As per Section 17-6-301, the subject parcel is greater than 40,000 square feet therefore Forest Conservation regulations will be applicable.
3. As per Section 17-6-302, a forest stand delineation plan prepared by a licensed forester, licensed landscape architect, or other qualified professional who meets the requirements of COMAR, Title 08.
4. All environmentally sensitive areas on the subject parcel need to be clearly shown on the Preliminary Plan,

SDP, and submitted Plans. The impact on these areas and features shall be removed or minimized and mitigated. Any disturbance to the area noted in Article 17 Title 6 will require modification requests.

5. The proposed development will be subject to the grading and building permit review and approval.
6. Landscaping Buffer Yards for the front, side, and rear yards will be required per the Anne Arundel County Landscape Manual.
7. The proposed BGE electrical substation will need to comply with the W1 bulk regulations in Article 17-6-301 of the County Code.

I&P Engineering:

There are no Engineering objections to approval of the requested Zoning Special Exception provided that item 2 in the Engineering Division memo (attached) is addressed prior to Preliminary Plan approval. This request is being deferred to the Zoning Division regarding whether the application meets the Special Exception standards of 18-16-304 requirements for the proposed development for the property under the relevant Code provisions.

INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A special exception may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Articles 18-11-114 and 18-16-304. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the special exception request.

A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.



M A R Y L A N D

Office of Planning and Zoning

Jenny Dempsey

Planning and Zoning Officer

MEMORANDUM

TO: Zoning Division

FROM: Patrick Hughes, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: 1/17/25

Name of Project: BGE Solley Road Substation
Case#: 2025-0001-P
Location: Between Marley Neck Boulevard and Solley Road, south of
Creekside Village
Tax Map 10, Parcel 397, Lot B
Region Planning Area: Region 3
Community: Glen Burnie

Summary:

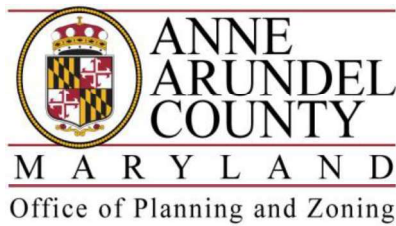
The applicant is seeking a special exception to construct electrical substations as a public utility use in a W1 zone on Marley Neck.

The 125-acre parcel is predominantly wooded and undeveloped, except for transmission line corridors crossing the property. Plan2040 places the site in the Neighborhood Preservation Development Policy Area and the Industrial Planned Land Use category. The current zoning for the site is W1. The site is within the Priority Funding Area. Surrounding Planned Land Uses are Medium Density Residential to the north and west, Commercial and Public Use to the west, and Industrial to the south and east.

Findings:

Plan2040 does not have recommendations that are specific to this site. No application for Planned Land Use change was filed during the Plan2040 process, and the proposal is consistent with the Plan2040 goals, policies and recommendations. No application for rezoning was filed during the 2011 Comprehensive Rezoning process or during the Region 3 Comprehensive Rezoning process, which is currently underway. Adoption of the Region 3 Plan and Comprehensive Zoning map is anticipated for summer 2025.

The 2022 Water and Sewer Master Plan places the site in the Planned Water Service Category (Glen Burnie Low Water Pressure Zone) and the Planned Sewer Service Category (Cox Creek Sewer Service Area). The proposal is consistent with the Water and Sewer Master Plan.



Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

TO: Sterling Seay, Planning Administrator, Zoning Division, OPZ

FROM: Adam Knubel, Development Division, Residential Team, OPZ

SUBJECT: Baltimore Gas and Electric Company, 2025-0001-P

Solley Road, Glen Burnie, MD 21060 (3000-9007-5351)

DATE: January 17, 2025

In response to your request for comments regarding a Special Exception to allow for an electrical substation (Public Utility Uses) in a W-1 District, we defer to the Zoning Division on whether the applicant meets the Special Exception standards. Should the Special Exception be approved, the following comments are offered:

1. Per Article 17, Title 4, a Preliminary Plan (PP) and Site Development Plan (SDP) application must be submitted and approved.
2. As per Section 17-6-301, the subject parcel is greater than 40,000 square feet therefore Forest Conservation regulations will be applicable.
3. As per Section 17-6-302, a forest stand delineation plan prepared by a licensed forester, licensed landscape architect, or other qualified professional who meets the requirements of COMAR, Title 08.
4. All environmentally sensitive areas on the subject parcel need to be clearly shown on the Preliminary Plan, SDP, and submitted Plans. The impact on these areas and features shall be remove or minimized and mitigated. Any disturbance to the area noted in Article 17 Title 6 will require modification requests to be made.
5. The proposed development will be subject to the grading and building permit review and approval processes.
6. Landscaping Buffer Yards for the front, side, and rear yards will be required per the Anne Arundel County Landscape Manual.
7. The proposed BGE electrical substation will need to comply with the W1 bulk regulations in Article 17-6-301 of the County Code.



Mark R. Wedemeyer, Director

Memorandum

TO: Sterling Seay, OPZ - Zoning Division

FROM: Bradley E. Bodman, PE, Engineering Division, Department of Inspections and Permits *BEB*

SUBJECT: Baltimore Gas and Electric Company (BGE)
Solly Road and Marley Neck Substations
Solly Road Lot B, Glen Burnie MD 21060
Special Exception Case Number: 2025-0001-P
Tax Account Number: 3000-9007-5351
Zoning Special Exception (Pre-file) Review

DATE: January 13, 2025

Request - Allow development of a public utility use (electrical substation) in a W1 – Industrial Park District by Special Exception (County Code Section: 18-6-103).

Review - Approval is sought for a Special Exception permitting two electrical substations within a BGE-owned property that currently contains a Transmission Line Corridor that is split into a “Y” arrangement. The Solly Road Substation is proposed to be constructed in the central portion of the property, within a fenced area (12’ Security fence), approximately 530’ x 640’, accessed via private access road within the existing east-to-west-running Transmission Corridor and a stormwater management facility outside of the fenced area. The area within the fence will be covered with gravel and safety grounding grid, with the exception of asphalt roads and equipment pads. The Marley Neck Substation is proposed to be constructed in the western portion of the property, within a fenced area (12’ Security fence), approximately 800’ x 1,080’, accessed via private access road within the existing east-to-west-running Transmission Corridor and a stormwater management facility outside of the fenced area, to the west of the substation. The area within the fence will be covered with gravel and safety grounding grid, with the exception of asphalt drives and equipment pads.

The site will be constructed within W1-zoned land. The substations will occupy approximately 28 acres of the 125-acre property. Construction of the substations access roadway connections and stormwater management facilities will require grading of 46 acres and clearing of 58 acres. The Solly Road Substation equipment will include 2 transformers, a remotely managed control building, capacitors, circuit switches, breakers and conductors. Equipment within the Marley Neck substation will include 8 transformers, 3 remotely managed control buildings a voltage regulating device (STATCOM) and numerous above-ground capacitors. The STATCOM facility will be located in the southeastern corner of the Marley Neck substation area.

The full project is proposed to be completed in two phases. Phase 1 will consist of complete construction of the Solly Road substation and the STATCOM facility which will be operational by the end of 2026. It is also proposed

that, along with construction of the Solley Road substation and STATCOM facility, the remainder of the Marley Neck substation area (clearing, grading, internal roadways, yard stone, perimeter fence and stormwater management) will also be constructed. Phase 2 will consist of installation of the proposed electrical equipment within the fenced area of the Marley Neck substation and is anticipated to be operational within 5-7 years.

No water or sewer connections are proposed as the site will be un-manned and remotely controlled.

This office has received the subject application and performed a review for engineering (roads, storm drainage, stormwater management and utilities) issues and has the following comments:

1. The proposed project does not include or require water or sewer service. The number of EDU's is proposed to be less than five (0), therefore a SWAMP analysis of public water and/or sewer services is not required. Adequacy of facilities for utilities has been adequately addressed for this development.
2. Review of how the site will comply with storm drain outfall adequacy and stormwater management requirements including environmental site design (ESD) to the Maximum Extent Practicable (MEP) and how stormwater runoff from and through the property will be conveyed and where it discharges – will be addressed with the Preliminary Plan (Concept) review stage.
3. As indicated on FEMA FIRM #24003C0062F, Effective February 18, 2015, the proposed Limits of Disturbance (LOD) appears to be entirely within Flood Zone X. However, based on the 10-yr, 24-hr runoff (Q10) computations for the watercourses within the property, the property may contain 100-year floodplain(s) by Anne Arundel County definition, whereby if the Q10 at any point within the property exceeds 100 cfs, a floodplain will exist.
4. The Applicant asks that the Administrative Hearing Officer to approve the proposed phasing of the project.

Determination - There are no Engineering objections to approval of the requested Zoning Special Exception provided that item 2 above is addressed prior to Preliminary Plan approval. This request is being deferred to the Zoning Division regarding whether the application meets the Special Exception standards of 18-16-304 requirements for the proposed development for the property under the relevant Code provisions.

2025-0049-S



Legend

Foundation

Parcels

Parcels - Annapolis City



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Notes

none



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