

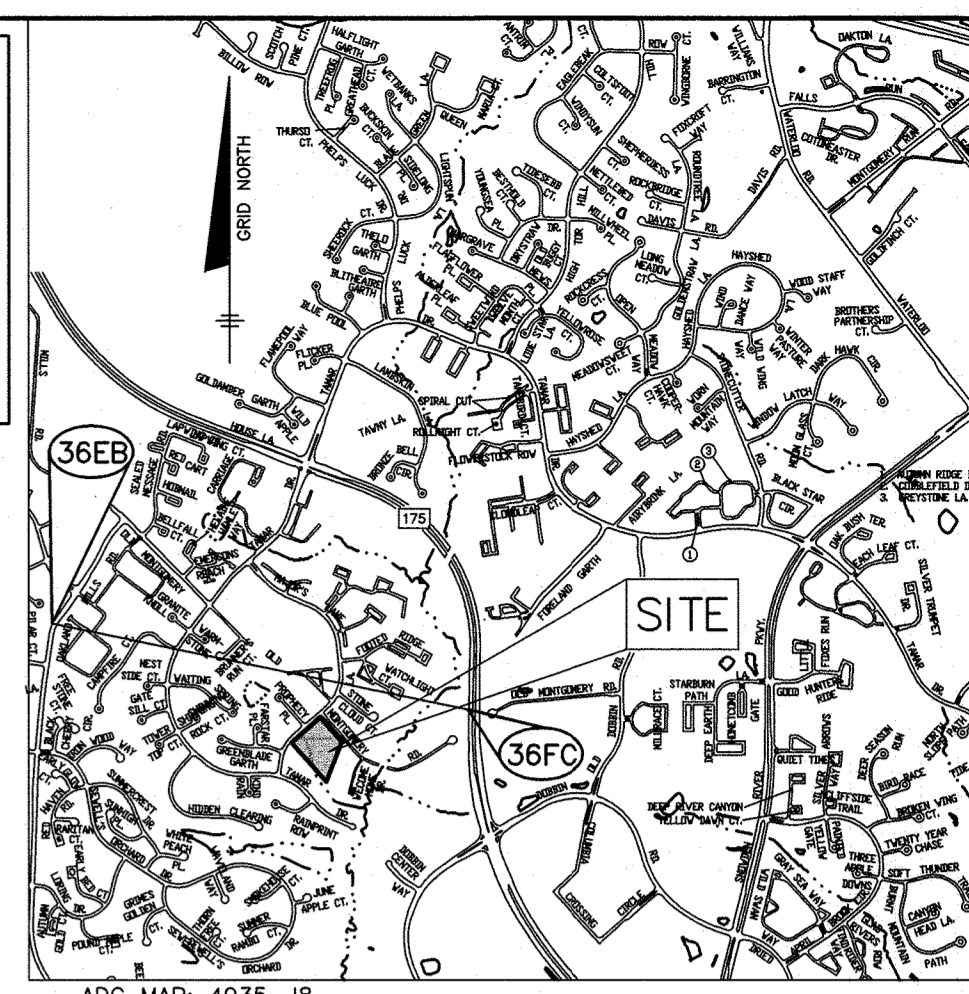
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
GnB	B	D	D	GLENELG URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES	0.43
GnB*	YES	C	D	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.49
MaC	B	B	D	MANOR LOAM, 8 TO 15 PERCENT SLOPES	0.32

ENVIRONMENTAL CONCEPT PLAN

OLD MONTGOMERY MEADOWS

11 RESIDENTIAL SINGLE FAMILY LOTS 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

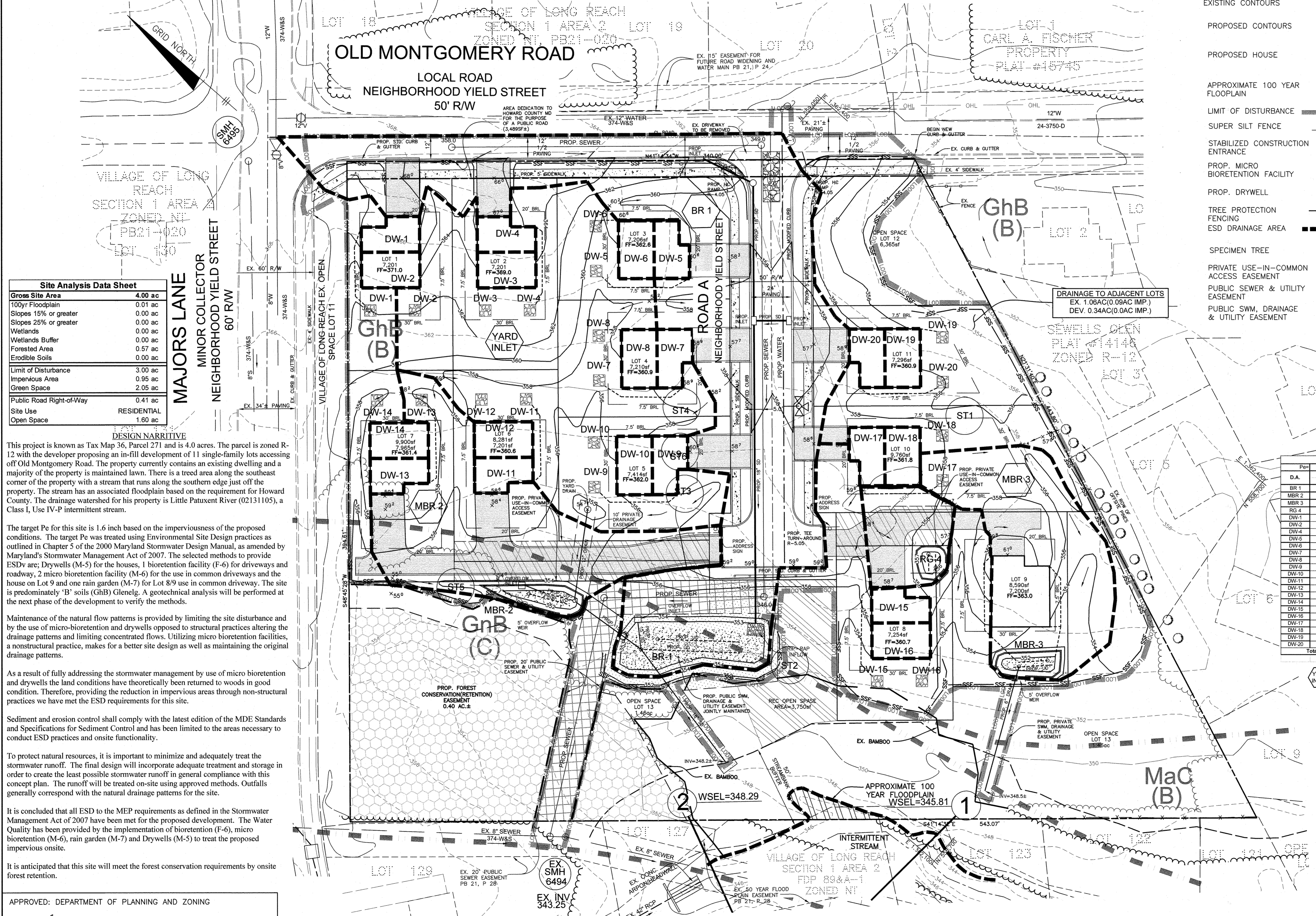
BENCH MARKS--(NAD'83)	
36FC	EL.375.747
DISC SET ON TOP OF CONCRETE COLUMN SOUTH SIDE OF RTE 175, WEST OF DOBBIN ROAD.	
N 559312.559	E 1363698.217
36EB	EL.411.469
DISC SET ON TOP OF CONCRETE COLUMN OAKLAND MILLS RD. ±400'S OF KILMANJARO	
N 560210.015	E 1359365.326



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED HOUSE
- APPROXIMATE 100 YEAR FLOODPLAIN
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- PROP. MICRO BIORETENTION FACILITY
- PROP. DRYWELL
- TREE PROTECTION FENCING
- ESD DRAINAGE AREA
- SPECIMEN TREE
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC SWM, DRAINAGE & UTILITY EASEMENT

- #### GENERAL NOTES
- SUBJECT PROPERTY IS ZONED R-12 PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
 - THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DATED OCTOBER 7, 2007.
 - THE BOUNDARY SHOWN IS BASED ON A BOUNDARY SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. DATED SEPTEMBER 2021.
 - TOPOGRAPHY SHOWN HEREON BASED ON A FIELD RUN SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. DATED SEPTEMBER 2021.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. BENCHMARKS FOR THIS SITE ARE 36EB AND 36EB.
 - THERE ARE NO STEEP SLOPES LOCATED ON THIS SITE.
 - THERE ARE NO STREAMS OR WETLANDS LOCATED ON THE PROPERTY BASED ON A SITE ANALYSIS BY ECO-SCIENCE PROFESSIONAL, DATED JANUARY 2022.
 - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
 - THE HOUSE ON THE PROPERTY HAS BEEN REMOVED.
 - A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
 - THIS SITE IS TO BE LOCATED WITHIN THE METROPOLITAN DISTRICT AND THE PLANNED SERVICE AREA. WATER AND SEWER WILL BE PUBLIC. WATER CONTRACT: 374-WAS; SEWER CONTRACT: 374-WAS; DRAINAGE AREA: LONG REACH.
 - THE FOREST CONSERVATION OBLIGATIONS FOR THIS SITE ARE INTENDED TO BE PROVIDED BY ONSITE RETENTION AND WILL BE PROVIDED AT THE NEXT STAGE OF THE DEVELOPMENT. ANY INVASIVE SPECIES WITHIN THE FOREST CONSERVATION EASEMENT ARE TO BE REMOVED PRIOR TO APPROVAL OF THE FOREST CONSERVATION EASEMENT.
 - THE FOREST STAND DELINEATION AND WETLANDS STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY 2022.
 - EXISTING UTILITIES SHOWN ARE BASED ON A FIELD SURVEY, HOWARD COUNTY GIS, AND INFORMATION OF RECORD.
 - THE ANTICIPATED STORMWATER MANAGEMENT METHODS FOR THIS DEVELOPMENT ARE DRYWELLS FOR THE HOUSES, RAIN GARDEN BIORETENTION & MICRO-BIORETENTION FACILITIES FOR THE DRIVEWAYS AND THE ROAD WIDENING.
 - THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - A GEOTECHNICAL ANALYSIS MAY BE PROVIDED AT THE NEXT STAGE OF THE DEVELOPMENT.
 - AN ALTERNATIVE COMPLIANCE FOR THE REMOVAL OF SPECIMEN TREES ST1-ST7 HAS BEEN SUBMITTED. REFERENCE WP-22-093. NO OTHER ALTERNATIVE COMPLIANCE OR DESIGN MANUAL WAIVER REQUESTS ARE CURRENTLY ANTICIPATED FOR THIS DEVELOPMENT AT THIS STAGE OF THE DESIGN.
 - THIS DEVELOPMENT WAS PRESENTED AT A VIRTUAL COMMUNITY INPUT MEETING DATED 1.12.22.
 - EXISTING SEPTIC AND WELL HAVE BEEN ABANDONED PER THE HOWARD COUNTY HEALTH DEPARTMENT REQUIREMENTS.
 - OLD MONTGOMERY ROAD IS CONSIDERED A NEIGHBORHOOD YIELD STREET PER STANDARD DETAIL R-1.08.
 - THIS PLAN IS SUBJECT TO WP-22-093 TO WARE SECTION 16.1205(G) TO REMOVE SPECIMEN TREES ST1-ST7.
 - THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOWED FOR THIS DEVELOPMENT.
 - APPROVAL OF THE ECP DOES NOT CONSTITUTE APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN, SITE DEVELOPMENT PLAN, OR GRADING OR BUILDING PERMIT PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION AND/OR SITE DEVELOPMENT PLAN STAGES. THE APPLICANT AND CONSULTANTS SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.



Site Analysis Data Sheet

Gross Site Area	4.00 ac
100yr Floodplain	0.01 ac
Slopes 15% or greater	0.00 ac
Slopes 25% or greater	0.00 ac
Wetlands	0.00 ac
Wetlands Buffer	0.00 ac
Forested Area	0.57 ac
Erodible Soils	0.00 ac
Limit of Disturbance	3.00 ac
Impervious Area	0.95 ac
Green Space	2.05 ac
Public Road Right-of-Way	0.41 ac
Site Use	RESIDENTIAL
Open Space	1.60 ac

DESIGN NARRATIVE

This project is known as Tax Map 36, Parcel 271 and is 4.0 acres. The parcel is zoned R-12 with the developer proposing an in-fill development of 11 single-family lots accessing off Old Montgomery Road. The property currently contains an existing dwelling and a majority of the property is maintained lawn. There is a treed area along the southeast corner of the property with a stream that runs along the southern edge just off the property. The stream has an associated floodplain based on the requirement for Howard County. The drainage watershed for his property is Little Patuxent River (02131105), a Class I, Use IV-P intermittent stream.

The target Pe for this site is 1.6 inch based on the imperviousness of the proposed conditions. The target Pe was treated using Environmental Site Design practices as outlined in Chapter 5 of the 2000 Maryland Stormwater Design Manual, as amended by Maryland's Stormwater Management Act of 2007. The selected methods to provide ESDv are: Drywells (M-5) for the houses, 1 bioretention facility (F-6) for driveways and roadway, 2 micro bioretention facility (M-6) for the use in common driveways and the house on Lot 9 and one rain garden (M-7) for Lot 8/9 use in common driveway. The site is predominantly 'B' soils (GnB) Glenelg. A geotechnical analysis will be performed at the next phase of the development to verify the methods.

Maintenance of the natural flow patterns is provided by limiting the site disturbance and by the use of micro-bioretenion and drywells opposed to structural practices altering the drainage patterns and limiting concentrated flows. Utilizing micro bioretention facilities, a nonstructural practice, makes for a better site design as well as maintaining the original drainage patterns.

As a result of fully addressing the stormwater management by use of micro bioretention and drywells the land conditions have theoretically been returned to woods in good condition. Therefore, providing the reduction in impervious areas through non-structural practices we have met the ESD requirements for this site.

Sediment and erosion control shall comply with the latest edition of the MDE Standards and Specifications for Sediment Control and has been limited to the areas necessary to conduct ESD practices and onsite functionality.

To protect natural resources, it is important to minimize and adequately treat the stormwater runoff. The final design will incorporate adequate treatment and storage in order to create the least possible stormwater runoff in general compliance with this concept plan. The runoff will be treated on-site using approved methods. Outfalls generally correspond with the natural drainage patterns for the site.

It is concluded that all ESD to the MEP requirements as defined in the Stormwater Management Act of 2007 have been met for the proposed development. The Water Quality has been provided by the implementation of bioretention (F-6), micro bioretention (M-6), rain garden (M-7) and Drywells (M-5) to treat the proposed impervious onsite.

It is anticipated that this site will meet the forest conservation requirements by onsite forest retention.

ESD SUMMARY TABLE

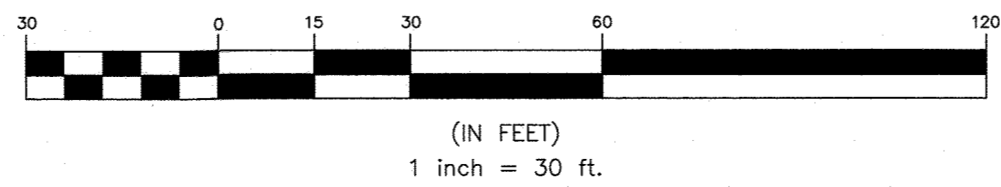
Pe	Size	MDE Type	Total DA	Impervious Area	Qe	Required	Provided	% DA	Depth	Required	Provided	ESDv	RV	Pe
BR 1	86'x26'	(F-6)	34,098	18,240	0.54	682	2058	PASS	1.0	1812	2393	PASS	0.53	1.58
MBR 2	41'x9'	(M-6)	10,940	3,500	0.54	219	288	PASS	1.0	370	459	PASS	0.34	1.49
MBR 3	32'x8'	(M-6)	9,600	2,270	0.42	192	240	PASS	1.0	134	186	PASS	0.26	0.88
RE 4	12'x19'	(M-7)	2,880	1,330	0.74	134	186	PASS	1.0	134	186	PASS	0.46	1.68
DW-1	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-2	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-3	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-4	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-5	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-6	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-7	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-8	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-9	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-10	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-11	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-12	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-13	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-14	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-15	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-16	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-17	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-18	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-19	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
DW-20	7'x7'	(M-5)	700	700	1.52	83	98	PASS	5.0	83	98	PASS	0.95	1.77
Total/Average			70,628	38,640		2,730	4,558			4,029	5,084			1.78

REV = 25% OF THE PROVIDED ESDv

APPROVED: DEPARTMENT OF PLANNING AND ZONING

8/7/22
DATE

8/15/22
DATE



BENCHMARK ENGINEERING, INC.

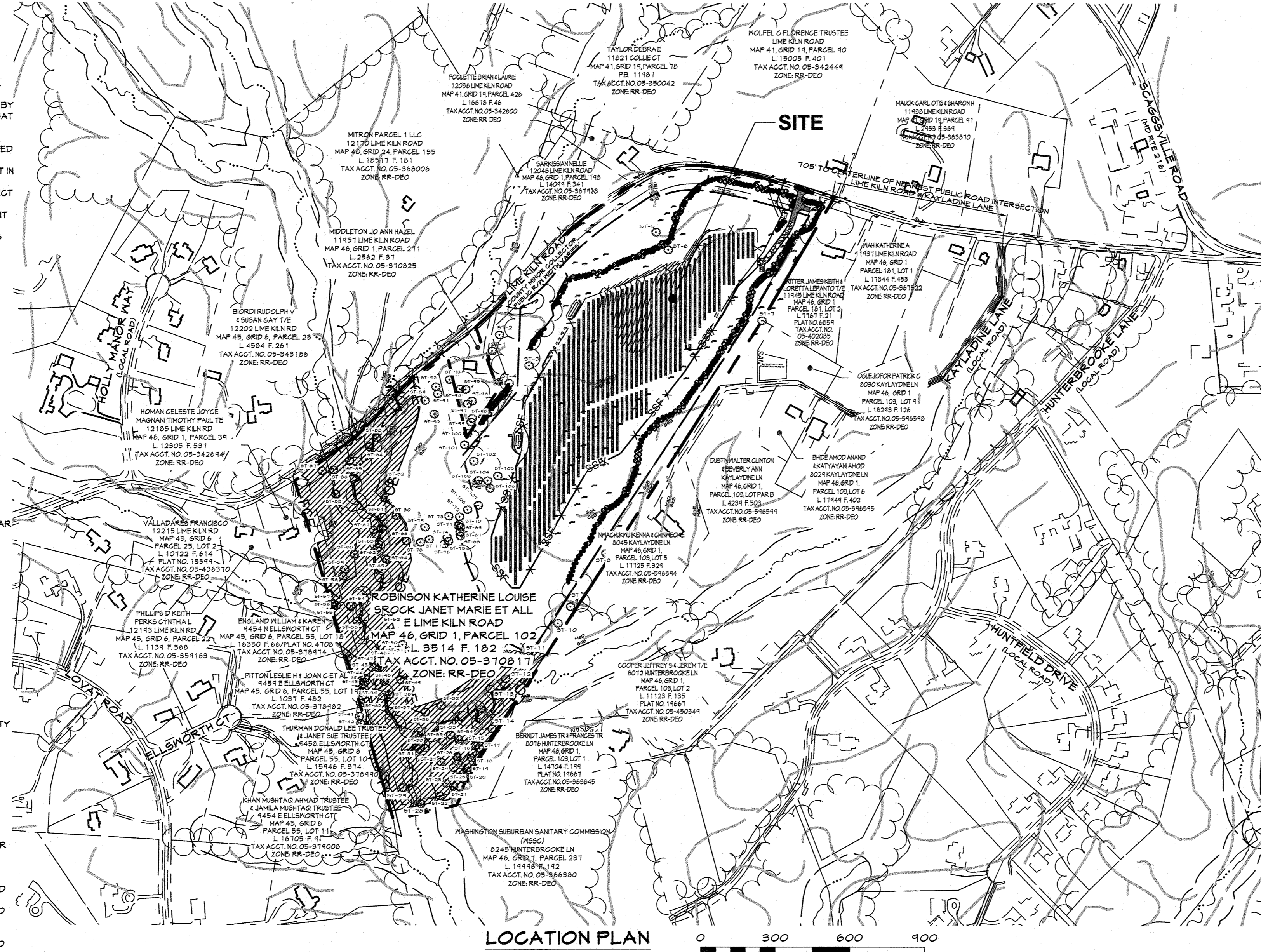
ENGINEERS & LAND SURVEYORS & PLANNERS

3300 NORTH RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6100 (F) 410-465-6444
WWW.BE-CIVILENGINEERING.COM

<p>OWNER:</p> <p>DEVELOPMENT PARTNERS, LLC 9893 CERWING LANE, SUITE L COLUMBIA, MD 21046 443-676-2417</p> <p>DEVELOPER:</p> <p>DEVELOPMENT PARTNERS, LLC 9893 CERWING LANE, SUITE L COLUMBIA, MD 21046 443-676-2417</p>	<p>OLD MONTGOMERY MEADOWS LOTS 1-11 AND OPEN SPACE LOTS 12 & 13 9005 OLD MONTGOMERY ROAD</p> <p>TAX MAP: 36 GRID: 17 PARCEL: 271 ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND</p> <p style="text-align: center;">RESIDENTIAL ENVIRONMENTAL CONCEPT PLAN</p> <p>DATE: AUGUST 2022 BEI PROJECT NO. 3080 SCALE: AS SHOWN SHEET 1 OF 1</p>
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- GENERAL NOTES**
- OVERALL PROPERTY AREA = 56.3 ACRES
 - DEVELOPMENT AREA = 28.2 ACRES
 - ZONING: RURAL RESIDENTIAL - DENSITY EXCHANGE OPTION (RR-DEO)
SOLAR IS NOT A PERMITTED USE, CONDITIONAL USE ONLY
NOTE: ALL ADJACENT PROPERTIES ARE ZONED RR-DEO
 - CURRENT USE: AGRICULTURAL/OPEN LAND
PROPOSED USE: OPEN LAND/SOLAR FACILITY
 - DEED BOOK/PAGE: 3914 / 182
 - COUNTY BOARD DISTRICT: 5
 - MAP/GRID/PARCEL: 46/01/102
 - TAX ACCOUNT NO.: 05-310811
 - SUBDIVISION NAME: N/A
 - LOCAL COMMUNITY: FULTON
 - THIS PROPERTY IS SUBJECT TO THE HOWARD COUNTY CASE BA-31-0400 TO ALLOW THE CONDITIONAL USE FOR A COMMERCIAL SOLAR FACILITY AND WAS APPROVED ON APRIL 5, 2022 WITH THE FOLLOWING CONDITIONS:
 - THE COMMERCIAL SOLAR FACILITY CONDITIONAL USE SHALL BE CONDUCTED IN CONFORMANCE WITH AND SHALL ONLY TO THE PETITION AS SUBMITTED AND AS SHOWN ON THE REVISED CONDITIONAL USE PLAN DATED JANUARY 14, 2022, AND NOT TO ANY OTHER ACTIVITIES, USES, OR STRUCTURES ON THE PROPERTY.
 - THE PETITIONER SHALL COMPLY WITH ALL CONDITIONAL USE STANDARDS.
 - THE SITE DEVELOPMENT PLAN, OR ITS EQUIVALENT, SHALL INCLUDE A NOTE CONTAINING ALL CONDITIONS OF APPROVAL.
 - THE SYSTEMS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND PROVISIONS.
 - ANY SOLAR COLLECTOR FACILITY THAT IS NO LONGER USED SHALL BE REMOVED BY THE PROPERTY OWNER FROM THE PROPERTY WITHIN SIX MONTHS OF THE DATE THAT THE USE CEASES.
 - THE PREMISES SHALL BE MAINTAINED AT ALL TIMES IN A CLEAN AND ORDERLY CONDITION, INCLUDING THE CARE OR REPLACEMENT OF PLANT MATERIALS REQUIRED IN THE LANDSCAPING PLAN. THE RESPONSIBILITY FOR COMPLIANCE WITH THIS PROVISION SHALL BE WITH ALL PARTIES HAVING A LEASE OR OWNERSHIP INTEREST IN THE SOLAR COLLECTOR FACILITY. THE PETITIONER SHALL PROVIDE THE HEARING AUTHORITY WITH DETAILS REGARDING MAINTENANCE AND ACCESS FOR THE SUBJECT PROPERTY.
 - THE PETITIONER SHALL REGISTER ALL SOLAR COLLECTORS WITH THE DEPARTMENT OF FIRE AND RESCUE SERVICES. THE REGISTRATION SHALL INCLUDE A MAP OF THE SOLAR COLLECTOR FACILITY NOTING THE LOCATION OF THE SOLAR COLLECTORS AND THE PANEL DISCONNECT.
 - TREE REMOVAL SHALL BE MINIMIZED, AND REFORESTATION SHALL BE DONE IN ACCORDANCE WITH SECTION 16.1026 OF THE HOWARD COUNTY CODE.
 - ALL REQUIRED LANDSCAPING SHALL BE PROVIDED WITHIN 6 MONTHS OF INSTALLATION OF THE SOLAR PANELS.
 - CENSUS TRACT = 605102
 - APPLICANT/PETITIONER:
CHABERTON SOLAR LIME KILN LLC
11400 PARKWAY DRIVE SUITE 406
NORTH BETHESDA, MD 20852
ATTN: MICHAEL DONIGER, VICE PRESIDENT
PHONE: (304) 424-8418
EMAIL: mike.doniger@chaberton.com
 - CURRENT OWNER:
ROBINSON KATHERINE LOUISE
SROCK JANET MARIE ET AL
P.O. BOX 411
FULTON, MD 20754-0411
 - DISTURBED AREA (LSD) = 669,370 SF, 15.4 AC.
 - FENCE AREA = 561,607 SF, 12.9 AC.
 - SOLAR ARRAY AREA = 460,195 SF, 10.6 AC.
 - PROPOSED POWER/GRID SWITCHYARD EASEMENT = 4,226 SF, 0.10 AC.
 - THERE ARE NO REQUIRED FEATURES ON-SITE.
 - THE SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN, AS SHOWN ON FIRM #2402TC0145D, PANEL 145 OF 235, DATED NOVEMBER 6, 2013
 - ZONING REGULATIONS SECTION 105.05 BULK REQUIREMENTS & SECTION 130.0N5.2 SOLAR FACILITY:
- | MIN. LOT SIZE | REQUIRED | PROVIDED |
|----------------------|----------|------------|
| 10 ACRES | 10 ACRES | 56.3 ACRES |
| MIN. SETBACK (FRONT) | 75 FT | 110 FT |
| SIDE (SOLAR) | 50 FT | 135 FT |
| REAR | 75 FT | 693 FT |
| HEIGHT | 25 FT | 13 FT |
| VIALE FARMING AREA: | N/A | 27.8 ACRES |
- WATERSHED: PATUXENT RIVER
 - THERE ARE EXISTING STREAMS ON-SITE, OUTSIDE OF THE DEVELOPMENT AREA
 - THERE ARE EXISTING WETLANDS ON-SITE, OUTSIDE OF THE AREA OF DEVELOPMENT.
 - THERE ARE STEEP SLOPES ON-SITE (GREATER THAN 25% SLOPE, GREATER THAN 10 VERTICAL FEET) OUTSIDE OF THE DEVELOPMENT AREA.
 - NO FOREST CLEARING OR SPECIMEN TREE REMOVAL PROPOSED.
 - FOREST CONSERVATION REQUIREMENTS FOR THE SITE WILL BE MET PER HOWARD COUNTY CODE OF ORDINANCE SECTION 16.1202. MEASURES INCLUDE PLANTINGS AND FOREST PRESERVATION VISUAL SITE FOREST CONSERVATION EASEMENT.
 - THE SITE IS CURRENTLY SERVED BY EXISTING ON-SITE WELL AND SEPTIC.
 - THERE ARE NO SCENIC ROADS SURROUNDING THE SITE.
 - THERE ARE NO GEMETERIES ON-SITE.
 - THERE ARE NO HISTORIC STRUCTURES ON-SITE.
 - NO WATERSHEDS OR DISTURBED AREAS ARE SUBJECT TO ENVIRONMENTAL AREAS.
 - THE FOREST CONSERVATION PLAN AND ASSOCIATED FOREST STAND DELINEATION WILL BE REVIEWED FOR COMPLIANCE WITH THE FOREST CONSERVATION ACT AT THE SUBDIVISION PLAN, SITE DEVELOPMENT PLAN OR GRADING PERMIT STAGES UNDER COUNTY LAW. ONLY A MD LICENSED FORESTER, MD LICENSED LANDSCAPE ARCHITECT OR AN ISA CERTIFIED ARBORIST WHO IS ALSO A STATE QUALIFIED PROFESSIONAL MAY PREPARE FOREST STAND DELINEATIONS, FOREST CONSERVATION PLANS OR OTHER REQUIRED COUNTY FOREST CONSERVATION PROGRAM DOCUMENTS.
 - APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN, PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
 - NO STATE CHAMPION TREES, TREES THAT ARE 15% OF THE STATE CHAMPION, OR OTHER HISTORIC SIGNIFICANT VEGETATION ARE LOCATED WITHIN THE DEVELOPMENT AREA.

ENVIRONMENTAL CONCEPT PLAN CHABERTON SOLAR LIME KILN



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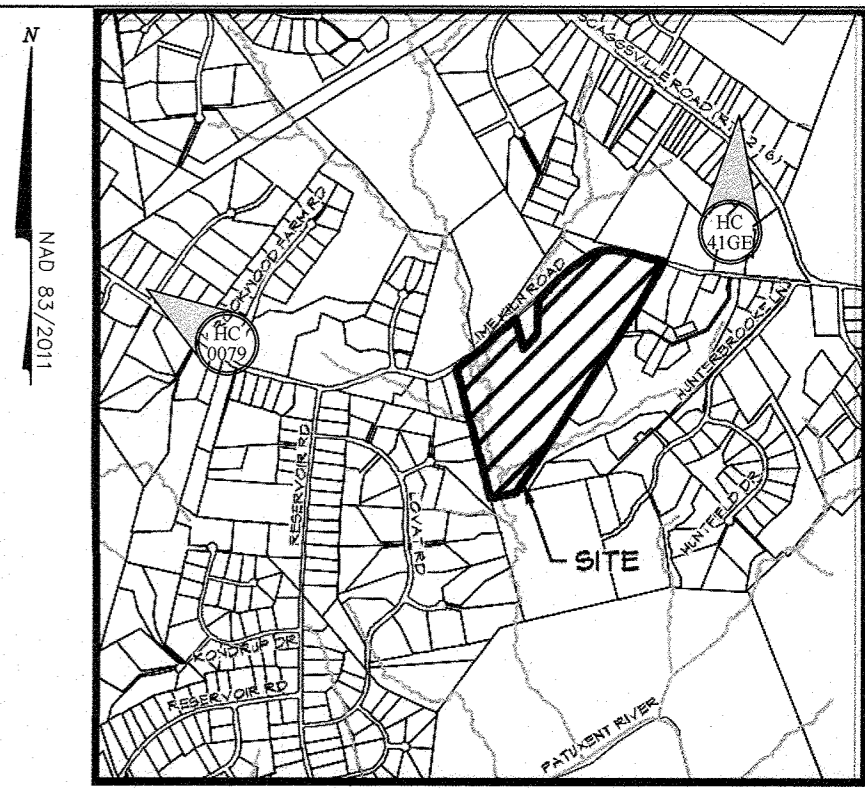


TABLE 1: SPECIMEN TREE TABLE (>30")

Number	Species	DBH	Condition	ST-54	Tulip tree (<i>Liriodendron tulipifera</i>)	34	Fair
ST-1	Tulip tree (<i>Liriodendron tulipifera</i>)	39.7	Good	ST-55	Tulip tree (<i>Liriodendron tulipifera</i>)	44.2	Fair
ST-2	Tulip tree (<i>Liriodendron tulipifera</i>)	37.5	Good	ST-56	Tulip tree (<i>Liriodendron tulipifera</i>)	36	Fair
ST-3	Tulip tree (<i>Liriodendron tulipifera</i>)	35.4	Fair	ST-57	White oak (<i>Quercus alba</i>)	44	Poor
ST-4	Tulip tree (<i>Liriodendron tulipifera</i>)	32.9	Fair	ST-58	Tulip tree (<i>Liriodendron tulipifera</i>)	33.3	Good
ST-5	Black walnut (<i>Juglans nigra</i>)	54.7	Poor	ST-59	Tulip tree (<i>Liriodendron tulipifera</i>)	31.5	Good
ST-6	Black walnut (<i>Juglans nigra</i>)	34.1	Poor	ST-60	Tulip tree (<i>Liriodendron tulipifera</i>)	33.5	Good
ST-7	Black cherry (<i>Prunus serotina</i>)	40.6	Poor	ST-61	Tulip tree (<i>Liriodendron tulipifera</i>)	37.6	Good
ST-8	Black cherry (<i>Prunus serotina</i>)	30	Fair	ST-62	American sycamore (<i>Platanus occidentalis</i>)	36.3	Fair
ST-9	Tulip tree (<i>Liriodendron tulipifera</i>)	33.2	Fair	ST-63	American sycamore (<i>Platanus occidentalis</i>)	31	Fair
ST-10	Tulip tree (<i>Liriodendron tulipifera</i>)	55	Fair	ST-64	Tulip tree (<i>Liriodendron tulipifera</i>)	49	Fair
ST-11	Tulip tree (<i>Liriodendron tulipifera</i>)	35	Poor	ST-65	Tulip tree (<i>Liriodendron tulipifera</i>)	39	Good
ST-12	Tulip tree (<i>Liriodendron tulipifera</i>)	41	Good	ST-66	Northern red oak (<i>Quercus rubra</i>)	41.7	Good
ST-13	Pignut hickory (<i>Carya glabra</i>)	38	Fair	ST-67	Tulip tree (<i>Liriodendron tulipifera</i>)	32.5	Good
ST-14	Tulip tree (<i>Liriodendron tulipifera</i>)	37.6	Fair	ST-68	Tulip tree (<i>Liriodendron tulipifera</i>)	30	Good
ST-15	White oak (<i>Quercus alba</i>)	34.4	Fair	ST-69	Tulip tree (<i>Liriodendron tulipifera</i>)	33	Good
ST-16	Tulip tree (<i>Liriodendron tulipifera</i>)	32	Fair	ST-70	Tulip tree (<i>Liriodendron tulipifera</i>)	34	Good
ST-17	Tulip tree (<i>Liriodendron tulipifera</i>)	35	Good	ST-71	Northern red oak (<i>Quercus rubra</i>)	31	Good
ST-18	Tulip tree (<i>Liriodendron tulipifera</i>)	34.5	Good	ST-72	Tulip tree (<i>Liriodendron tulipifera</i>)	34.5	Good
ST-19	Tulip tree (<i>Liriodendron tulipifera</i>)	35.4	Good	ST-73	Tulip tree (<i>Liriodendron tulipifera</i>)	36.8	Good
ST-20	Tulip tree (<i>Liriodendron tulipifera</i>)	33.5	Good	ST-74	Northern red oak (<i>Quercus rubra</i>)	37.5	Good
ST-21	Tulip tree (<i>Liriodendron tulipifera</i>)	34	Good	ST-75	Tulip tree (<i>Liriodendron tulipifera</i>)	36.5	Good
ST-22	Tulip tree (<i>Liriodendron tulipifera</i>)	44.5	Fair	ST-76	Tulip tree (<i>Liriodendron tulipifera</i>)	35	Good
ST-23	Tulip tree (<i>Liriodendron tulipifera</i>)	31.2	Poor	ST-77	White oak (<i>Quercus alba</i>)	31	Good
ST-24	Tulip tree (<i>Liriodendron tulipifera</i>)	41.3	Good	ST-78	Tulip tree (<i>Liriodendron tulipifera</i>)	31.5	Good
ST-25	Tulip tree (<i>Liriodendron tulipifera</i>)	35	Fair	ST-79	Tulip tree (<i>Liriodendron tulipifera</i>)	33	Good
ST-26	Tulip tree (<i>Liriodendron tulipifera</i>)	32.5	Fair	ST-80	Northern red oak (<i>Quercus rubra</i>)	26.9	Good
ST-27	Tulip tree (<i>Liriodendron tulipifera</i>)	47.5	Good	ST-81	Tulip tree (<i>Liriodendron tulipifera</i>)	39	Good
ST-28	American sycamore (<i>Platanus occidentalis</i>)	50	Fair	ST-82	Red maple (<i>Acer rubrum</i>)	33.4	Fair
ST-29	American sycamore (<i>Platanus occidentalis</i>)	31.5	Good	ST-83	Tulip tree (<i>Liriodendron tulipifera</i>)	42	Fair
ST-30	Tulip tree (<i>Liriodendron tulipifera</i>)	40	Fair	ST-84	Tulip tree (<i>Liriodendron tulipifera</i>)	49.7	Poor
ST-31	American sycamore (<i>Platanus occidentalis</i>)	44	Fair	ST-85	Tulip tree (<i>Liriodendron tulipifera</i>)	42.4	Good
ST-32	Tulip tree (<i>Liriodendron tulipifera</i>)	40	Good	ST-86	Tulip tree (<i>Liriodendron tulipifera</i>)	37	Good
ST-33	Tulip tree (<i>Liriodendron tulipifera</i>)	41	Fair	ST-87	Tulip tree (<i>Liriodendron tulipifera</i>)	31	Fair
ST-34	Tulip tree (<i>Liriodendron tulipifera</i>)	37.3	Good	ST-88	Tulip tree (<i>Liriodendron tulipifera</i>)	40.8	Fair
ST-35	Tulip tree (<i>Liriodendron tulipifera</i>)	34.2	Fair	ST-89	Northern red oak (<i>Quercus rubra</i>)	35	Good
ST-36	American sycamore (<i>Platanus occidentalis</i>)	30.4	Good	ST-90	Northern red oak (<i>Quercus rubra</i>)	32	Good
ST-37	Tulip tree (<i>Liriodendron tulipifera</i>)	37.3	Good	ST-91	Northern red oak (<i>Quercus rubra</i>)	33.5	Good
ST-38	Tulip tree (<i>Liriodendron tulipifera</i>)	34.5	Good	ST-92	Northern red oak (<i>Quercus rubra</i>)	32.5	Good
ST-39	Tulip tree (<i>Liriodendron tulipifera</i>)	35.8	Good	ST-93	Northern red oak (<i>Quercus rubra</i>)	33.5	Good
ST-40	Black walnut (<i>Juglans nigra</i>)	35.8	Good	ST-94	Tulip tree (<i>Liriodendron tulipifera</i>)	33	Good
ST-41	Tulip tree (<i>Liriodendron tulipifera</i>)	30.4	Good	ST-95	White oak (<i>Quercus alba</i>)	38	Good
ST-42	Black walnut (<i>Juglans nigra</i>)	39.4	Poor	ST-96	Tulip tree (<i>Liriodendron tulipifera</i>)	34	Good
ST-43	Tulip tree (<i>Liriodendron tulipifera</i>)	32.1	Fair	ST-97	Tulip tree (<i>Liriodendron tulipifera</i>)	36	Good
ST-44	Tulip tree (<i>Liriodendron tulipifera</i>)	35.5	Good	ST-98	Tulip tree (<i>Liriodendron tulipifera</i>)	36	Good
ST-45	American sycamore (<i>Platanus occidentalis</i>)	36	Fair	ST-99	Tulip tree (<i>Liriodendron tulipifera</i>)	33	Good
ST-46	American sycamore (<i>Platanus occidentalis</i>)	32	Good	ST-100	Tulip tree (<i>Liriodendron tulipifera</i>)	30	Good
ST-47	American sycamore (<i>Platanus occidentalis</i>)	30	Fair	ST-101	Tulip tree (<i>Liriodendron tulipifera</i>)	43.3	Good
ST-48	American sycamore (<i>Platanus occidentalis</i>)	58	Fair	ST-102	Tulip tree (<i>Liriodendron tulipifera</i>)	36.5	Good
ST-49	Northern red oak (<i>Quercus rubra</i>)	30	Fair	ST-103	Tulip tree (<i>Liriodendron tulipifera</i>)	32	Good
ST-50	Tulip tree (<i>Liriodendron tulipifera</i>)	38.5	Good	ST-104	Tulip tree (<i>Liriodendron tulipifera</i>)	31.5	Poor
ST-51	Tulip tree (<i>Liriodendron tulipifera</i>)	30	Good	ST-105	American sycamore (<i>Platanus occidentalis</i>)	33.5	Fair
ST-52	Tulip tree (<i>Liriodendron tulipifera</i>)	30	Good	ST-106	Tulip tree (<i>Liriodendron tulipifera</i>)	43	Fair
ST-53	Tulip tree (<i>Liriodendron tulipifera</i>)	32.7	Good	ST-107	Tulip tree (<i>Liriodendron tulipifera</i>)	30	Fair
ST-54	Tulip tree (<i>Liriodendron tulipifera</i>)	35	Fair	ST-108	Tulip tree (<i>Liriodendron tulipifera</i>)	30	Good

NOTE: ALL EXISTING SPECIMEN TREES ON-SITE ARE TO REMAIN

DATUM:
HORIZONTAL DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88

- DATA SOURCE**
- Existing topography provided from best available Howard County GIS records.
 - Contractor is responsible for verifying and test-pitting to confirm existing utility locations.

STORMWATER MANAGEMENT PRACTICES

PARCEL	ADDRESS	BIORETENTION (F-6) (QUANTITY)
102	11159 LIME KILN ROAD	2

STORMWATER MANAGEMENT INFORMATION

PARCEL	FACILITY NAME & NUMBER	PRACTICE TYPE	PUBLIC	PRIVATE
102	SNM-1	F-6	NO	YES
102	SNM-2	F-6	NO	YES

SITE ANALYSIS DATA:

SITE AREA = 56.3 AC.
NETLANDS (BUFFER) = 0.23 AC. (0.0 AC. WITHIN PROJECT AREA)
FLOODPLAIN (BUFFER) = 0.0 AC.
FOREST = 22.6 AC. (0.0 AC. WITHIN PROJECT AREA)
SLOPES 15% - 24.9% = 6.2 AC. (1.0 AC. WITHIN PROJECT AREA)
STEEP SLOPES >25% = 2.5 AC. (0.0 AC. WITHIN PROJECT AREA)
ERODIBLE SOILS = 56.3 AC. (28.2 AC. WITHIN PROJECT AREA)

TOTAL PROJECT AREA = 28.2 AC.
LOD AREA = 15.4 AC.
PROPOSED SITE USES = SOLAR
PROP. GREEN OPEN AREA = 56.1 AC. (28.0 AC. WITHIN PROJECT AREA)
PROP. IMPERVIOUS AREA = 0.2 AC. (0.2 AC. WITHIN PROJECT AREA)

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT

COVER SHEET

CHABERTON SOLAR LIME KILN

Lime Kiln Road, Fulton, MD
Howard County, Maryland
Parcel: 0102 TM: 00460001002 Zone: RR-DEO
Election District 5, Tax Map 46, Grid 01, Parcel 102

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO.: 21875
EXPIRATION DATE: 2/12/2024

DRAWN BY: JLA
DESIGN BY: JLA
SCALE: AS SHOWN
PROJECT No.: 211182.00

REVIEW BY: PVM
REVIEW DATE: 06-07-2022
DRAWING: 1 of 9

EXISTING LEGEND

- Site Property Boundary
- Existing Minor Contour
- Existing Major Contour
- Existing Stream
- Existing Stream Buffer
- FCE Forest Conservation Easement
- Existing Wetlands
- Existing Wetlands Buffer
- Existing Tree Line
- Existing Drive
- Existing Building
- Existing Overhead Electric
- Existing Buried Electric
- Existing BGE Utility Pole
- Existing Fence Line
- Soil Line
- Existing Sanitary Sewer
- Existing Storm Drain
- Existing Well

PROPOSED LEGEND

- Proposed Conditional Use (CU) Area
- Proposed Easement
- Proposed Limit of Disturbance
- Proposed Grades
- Proposed Overhead Electric
- Proposed Underground Electric
- Proposed Utility Pole
- Proposed Solar Panels
- Proposed Fence
- Proposed Concrete Pad
- Proposed Gravel Drive
- Proposed Asphalt Paving

ECP DESIGN NARRATIVE
THE PROPOSED SOLAR ARRAY PROJECT AREA CONSISTS OF 28.2 ACRES. THE SOLAR ARRAY FACILITY HAS BEEN DESIGNED TO MINIMIZE GRADING AND ENVIRONMENTAL AREA DISTURBANCE WITHIN THE PROPOSED LIMIT OF DISTURBANCE OF 15.4 ACRES. THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO AVOID ANY DISTURBANCE OF ALL STREAMS, WETLANDS, STEEP SLOPES, EXISTING SPECIMEN TREES OR THEIR CRITICAL ROOT ZONES ON-SITE.

FOREST CONSERVATION NOTE:
FOREST CONSERVATION OBLIGATIONS WILL BE MET ON-SITE, IN ACCORDANCE WITH THE HOWARD COUNTY FOREST CONSERVATION MANUAL AND SECTION 16.1204 OF THE HOWARD COUNTY CODE.

STORMWATER MANAGEMENT (ESD) DESIGN NARRATIVE
ALL ESD FACILITIES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2001, THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, AS REVISED AND HOWARD COUNTY REGULATIONS.

- DISTURBANCE TO NATURAL RESOURCES HAVE BEEN AVOIDED AND ENHANCED BY THE ADDITION OF A PERIMETER VEGETATIVE BUFFER.
- ALL EXISTING AND NATURAL FLOW PATTERNS HAVE NOT BEEN ALTERED, TO THE MAXIMUM EXTENT PRACTICABLE.
- THE SITE HAS BEEN DESIGNED TO REDUCE THE IMPERVIOUS AREA TO THE MAXIMUM EXTENT PRACTICABLE AND USE NON-STRUCTURAL PRACTICES (N-2 NON-ROOFTOP DISCONNECT) TO TREAT NEP IMPERVIOUS AREA.

ESD PLANNING TECHNIQUES AND PRACTICES HAVE BEEN UTILIZED IN THE SITE DESIGN, INCLUDING THE DESIGN OF NON-ROOFTOP DISCONNECT (N-2), SUPPLEMENTED WITH LEVEL SPREADERS, AND TWO (2) BIORETENTION FACILITIES (F-6). TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES ARE PROPOSED DURING CONSTRUCTION (SUPER SILT FENCE) AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES ARE PROPOSED FOR POST-CONSTRUCTION DOWNSIDE PROTECTION (RIPRAP OUTLET PROTECTION).

SEDIMENT CONTROL NARRATIVE

- MINIMAL GRADING PROPOSED FOR SOLAR ARRAY FACILITY. AREAS WITHIN THE FENCE LINE THAT DO NOT HAVE ANY PROPOSED GRADING WILL INCLUDE DISTURBANCE TO TURN THE TOPSOIL AND PLANT A POLLINATOR FRIENDLY SEED MIX ONLY. THE AREAS WILL BE RETURNED TO PRE-DEVELOPMENT CONDITIONS.
- STABILIZED CONSTRUCTION ENTRANCE PROPOSED AT SITE ACCESS ALONG LIME KILN ROAD.
- ALL AREAS NOTED AS SAME-DAY STABILIZATION SHALL BE COMPLETED AND STABILIZED BY THE END OF EACH WORK DAY.
- LIMIT OF DISTURBANCE TO BE WRAPPED WITH SUPER SILT FENCE TO PROTECT DOWNSIDE UNDISTURBED AREAS.
- ALL EXISTING FOREST ADJACENT TO DEVELOPMENT TO BE PROTECTED WITH TREE PROTECTION FENCE.

SOIL PROPERTIES

SYMBOL	DESCRIPTION	K-FACTOR	ERODIBLE	HYDRIC	HSG	DRAINAGE CLASS
Co	Codorus and Haboro Silt Loams, 0-3% slopes	0.37	YES	YES	HSG 'C'	MODERATELY WELL DRAINED
GaC	Galla Loam, 8-15% slopes	0.55	YES	NO	HSG 'B'	MODERATELY WELL DRAINED
GgA	Glencig Loam, 0-3% slopes	0.24	YES	NO	HSG 'B'	WELL DRAINED
GgB	Glencig Loam, 3-8% slopes	0.24	YES	NO	HSG 'B'	WELL DRAINED
GmB	Glencire Silt Loam, 0-3% slopes	0.37	YES	NO	HSG 'C/D'	MODERATELY WELL DRAINED
MaD	Manor Loam, 15-25% slopes	0.28	YES	NO	HSG 'B'	WELL DRAINED

CURRENT DPZ FILE(S):
CASE NO. BA-21-0400 - CONDITIONAL USE PETITION FOR COMMERCIAL GROUND MOUNT SOLAR COLLECTOR FACILITY (SECTION 131.0N.52)

SOIL DATA OBTAINED FROM NRCS WEB SOIL SURVEY MAPPING.

T:\2023\1\Facilities\211182.00\Project\Line Kiln Solar Site\CADD\Drawings\ECP Plan\211182.00 (ECP-01) Cover Sheet.dwg Jun 07, 2022 1:24pm janderson

EXISTING LEGEND

- Site Property Boundary
- Existing Minor Contour
- Existing Major Contour
- Existing Stream
- Existing Stream Buffer
- Forest Conservation Easement
- Existing Wetlands
- Existing Wetlands Buffer
- Existing Tree Line
- Existing Drive
- Existing Building
- Existing Overhead Electric
- Existing Buried Electric
- Existing Utility Pole
- Existing Fence Line
- Soil Line
- Existing Sanitary Sewer
- Existing Well
- Existing Steep Slope Areas 15%-25%
- Existing Steep Slope Areas >25%

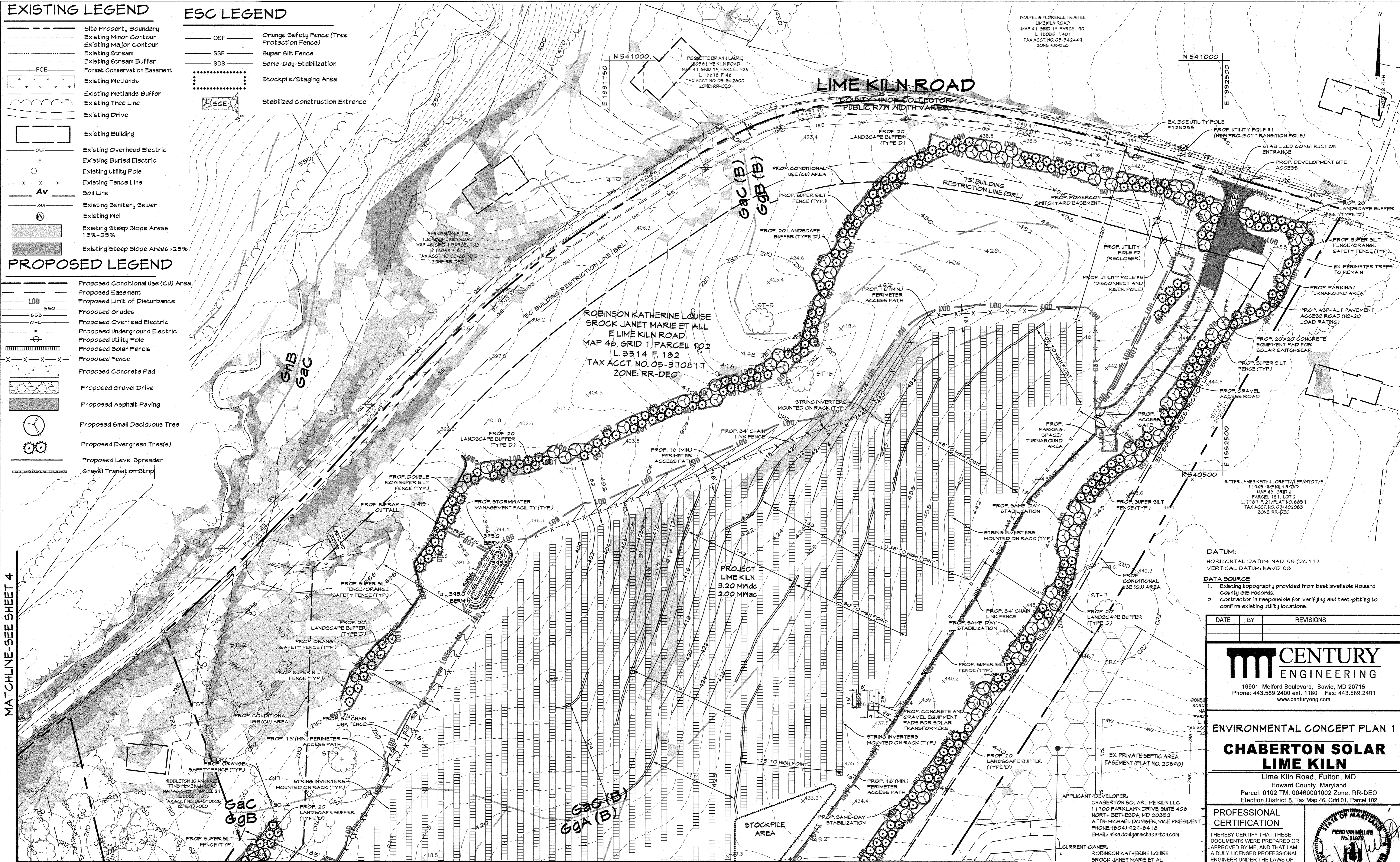
ESC LEGEND

- OSF Orange Safety Fence (Tree Protection Fence)
- SSF Super Silt Fence
- SDS Same-Day-Stabilization
- Stockpile/Staging Area
- Stabilized Construction Entrance

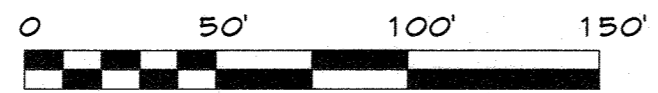
PROPOSED LEGEND

- Proposed Conditional Use (CU) Area
- Proposed Easement
- Proposed Limit of Disturbance
- Proposed Grades
- Proposed Overhead Electric
- Proposed Underground Electric
- Proposed Utility Pole
- Proposed Solar Panels
- Proposed Fence
- Proposed Concrete Pad
- Proposed Gravel Drive
- Proposed Asphalt Paving
- Proposed Small Deciduous Tree
- Proposed Evergreen Tree(s)
- Proposed Level Spreader
- Gravel Transition Strip

MATCHLINE-SEE SHEET 4



MATCHLINE-SEE SHEET 3



ENVIRONMENTAL CONCEPT PLAN 1
SCALE: 1"=50'

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 8/31/22 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 8/28/22 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

ENGINEERING CONSULTANT:
 CENTURY ENGINEERING, INC.
 16901 MELFORD BLVD, SUITE 129
 BOWIE, MD 20715
 ATTN: PIERO PETER MELLITS, PE
 PHONE: (443) 584-2400 ext. 1180
 EMAIL: pmellits@centuryeng.com

DATUM:
 HORIZONTAL DATUM: NAD 83 (2011)
 VERTICAL DATUM: NAVD 88
 DATA SOURCE:
 1. Existing topography provided from best available Howard County GIS records.
 2. Contractor is responsible for verifying and test-pitting to confirm existing utility locations.

DATE	BY	REVISIONS

CENTURY ENGINEERING
 16901 Melford Boulevard, Bowie, MD 20715
 Phone: 443.589.2400 ext. 1180 Fax: 443.589.2401
 www.centuryeng.com

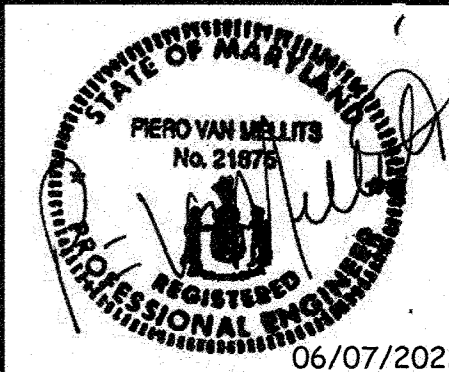
ENVIRONMENTAL CONCEPT PLAN 1
CHABERTON SOLAR LIME KILN
 Lime Kiln Road, Fulton, MD
 Howard County, Maryland
 Parcel: 0102 TM: 00460001002 Zone: RR-DEO
 Election District 5, Tax Map 46, Grid 01, Parcel 102

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE No.: 21875
 EXPIRATION DATE: 2/12/2024
 06/07/2022

REVIEW BY: PVM
 REVIEW DATE: 06-07-2022

SCALE: AS SHOWN
 DRAWING: 2 of 9

PROJECT No.: 211182.00



T:\2021\Facilities\21118200 Proj. Lime Kiln Solar Site\VL\CADD\Drawings\ECP Plan\21118200 (ECP-03 - 05) Environmental Concept Plan\dwg_07_01_2022 12:55pm_janderson

EXISTING LEGEND

- Site Property Boundary
- Existing Minor Contour
- Existing Major Contour
- Existing Stream
- Existing Stream Buffer
- FCE Forest Conservation Easement
- Existing Wetlands
- Existing Wetlands Buffer
- Existing Tree Line
- Existing Drive
- Existing Building
- OHE Existing Overhead Electric
- E Existing Buried Electric
- Existing Utility Pole
- Existing Fence Line
- Av Soil Line
- Existing Sanitary Sewer
- Existing Well
- Existing Steep Slope Areas 15%-25%
- Existing Steep Slope Areas >25%
- Existing Specimen Tree & Critical Root Zone

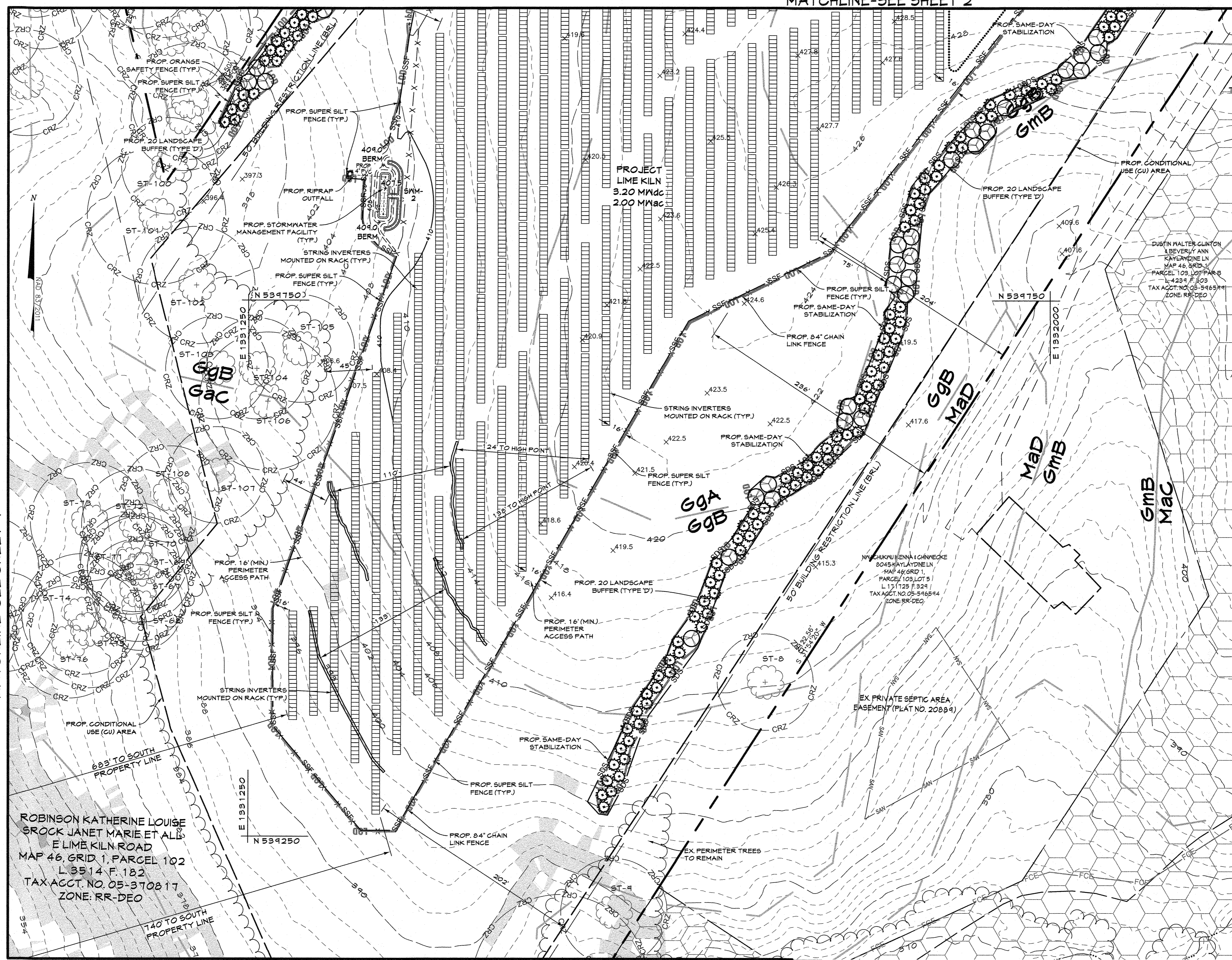
PROPOSED LEGEND

- Proposed Conditional Use (CU) Area
- Proposed Easement
- Proposed Limit of Disturbance
- Proposed Grades
- Proposed Overhead Electric
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- Proposed Asphalt Paving
- Proposed Small Deciduous Tree
- Proposed Evergreen Tree(s)
- Proposed Level Spreader
- Gravel Transition Strip

ESC LEGEND

- OSF Orange Safety Fence (Tree Protection Fence)
- SSF Super Silt Fence
- SDS Same-Day-Stabilization
- Stockpile/Staging Area
- SCE Stabilized Construction Entrance

MATCHLINE-SEE SHEET 4



DUSTIN WALTER CLINTON & BEVERLY ANN KAYLADINE LN
 MAP 6, GRID 01
 PARCEL 103, LOT PARC L 4239 F. 303
 TAX ACCT. NO. 05-596600
 ZONE: RR-DEO

DUSTIN WALTER CLINTON & BEVERLY ANN KAYLADINE LN
 MAP 6, GRID 01
 PARCEL 103, LOT PARC L 4239 F. 303
 TAX ACCT. NO. 05-596600
 ZONE: RR-DEO

APPLICANT/DEVELOPER:
 CHABERTON SOLAR LIME KILN LLC
 11900 PARKLAWN DRIVE, SUITE 406
 NORTH BETHESDA, MD 20852
 ATTN: MICHAEL DOWSER, VICE PRESIDENT
 PHONE: (304) 424-8418
 EMAIL: mike.dowser@chaberton.com

CURRENT OWNER:
 ROBINSON KATHERINE LOUISE
 BROCK JANET MARIE ET AL
 P.O. BOX 411
 FULTON, MD 20715-0411

ENGINEERING CONSULTANT:
 CENTURY ENGINEERING, INC.
 16901 MELFORD BLVD., SUITE 129
 BOWIE, MD 20715
 ATTN: PIERO PETE MELLITS, PE
 PHONE: (443) 589-2400 ext. 1180
 EMAIL: pmellits@centuryeng.com

DATUM:
 HORIZONTAL DATUM: NAD 83 (2011)
 VERTICAL DATUM: NAVD 88

DATA SOURCE
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 2. Contractor is responsible for verifying and test-pitting to confirm existing utility locations.

DATE	BY	REVISIONS

CENTURY ENGINEERING
 16901 Melford Boulevard, Bowie, MD 20715
 Phone: 443.589.2400 ext. 1180 Fax: 443.589.2401
 www.centuryeng.com

ENVIRONMENTAL CONCEPT PLAN 2
CHABERTON SOLAR LIME KILN
 Lime Kiln Road, Fulton, MD
 Howard County, Maryland
 Parcel: 0102 TM: 00460001002 Zone: RR-DEO
 Election District 5, Tax Map 46, Grid 01, Parcel 102

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 LICENSE No.: 21875
 EXPIRATION DATE: 2/12/2024

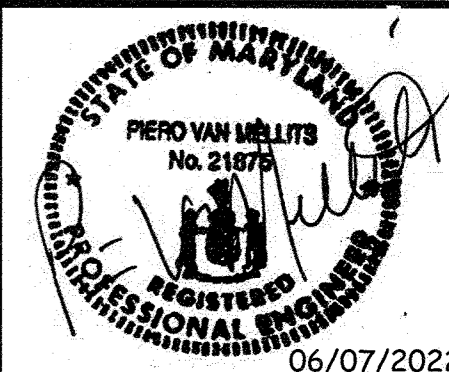
06/07/2022

REVIEW BY: PVM
 REVIEW DATE: 06-07-2022

DRAWN BY: JLA
 DESIGN BY: JLA

SCALE: AS SHOWN
 PROJECT No.: 211182.00

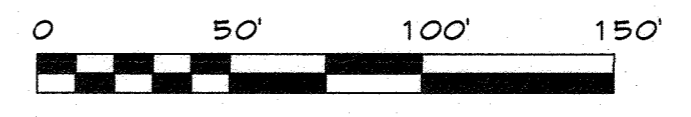
DRAWING: 3 of 9



APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION 8/31/22
 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT 8/31/22
 DATE

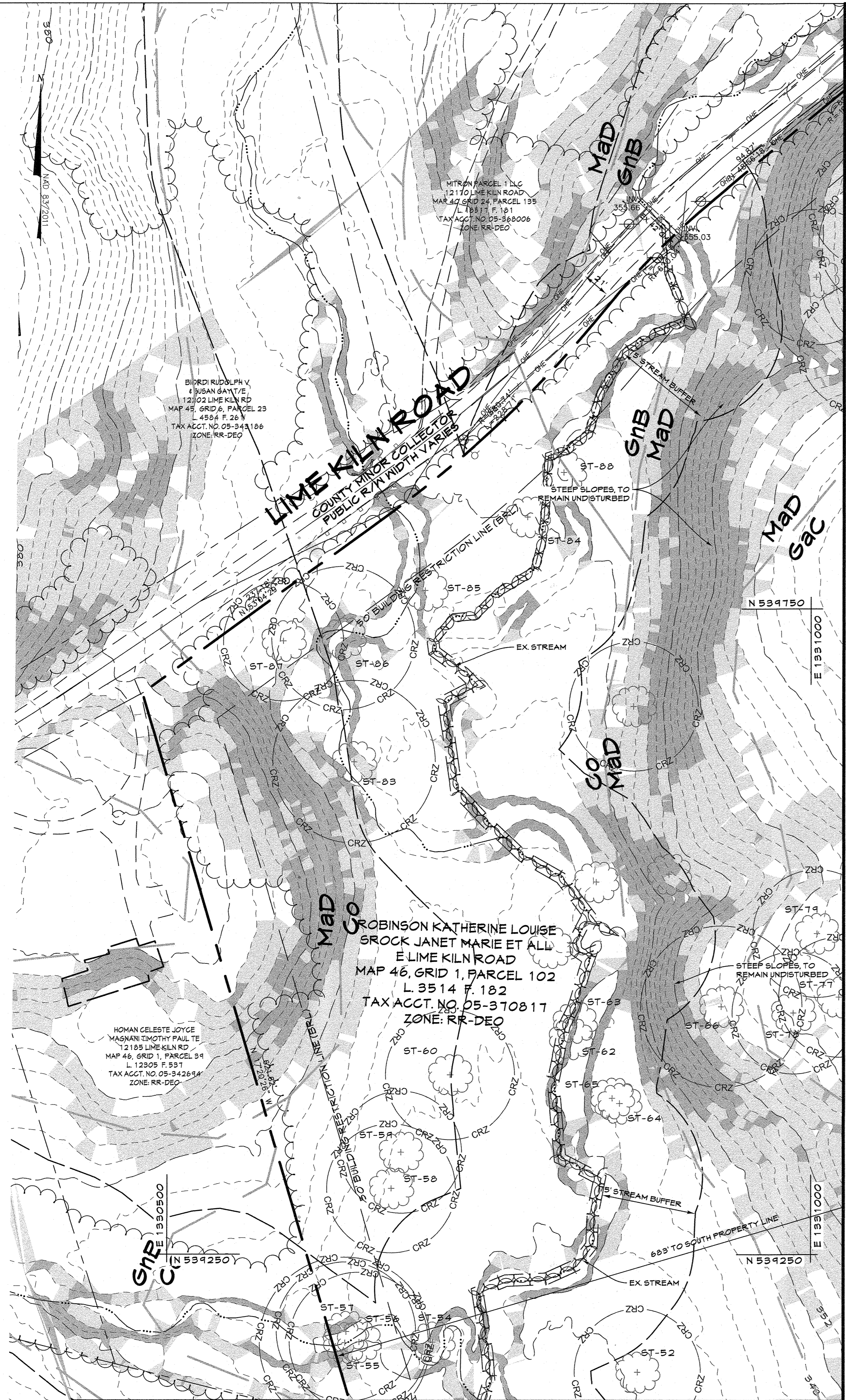


ENVIRONMENTAL CONCEPT PLAN 2
 SCALE: 1"=50'

MATCHLINE-SEE SHEET 5

T:\2021\Facilities\21118200 Proj.Lime Kiln Solar.CADD\Drawings\ECP Plan\21118200 (ECP-02 - 05) Environmental Concept Plan.dwg Jun 07, 2022 12:56pm janderson

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MATCHLINE - SEE SHEET 5
ENVIRONMENTAL CONCEPT PLAN 3
 SCALE: 1"=50'

MATCHLINE-SEE SHEET 2

MATCHLINE-SEE SHEET 3

EXISTING LEGEND

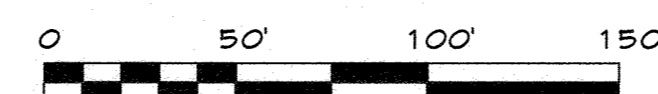
- Site Property Boundary
- - - Existing Minor Contour
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- - - Existing Sanitary Sewer
- - - Existing Well
- - - Existing Steep Slope Areas 15%-25%
- - - Existing Steep Slope Areas >25%
- - - Existing Specimen Tree
- - - Critical Root Zone

PROPOSED LEGEND

- - - Proposed Conditional Use (CU) Area
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ESC LEGEND

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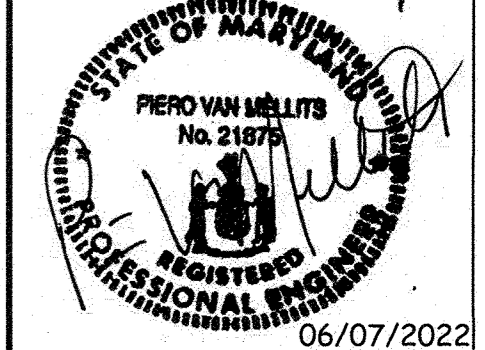
DATE	BY	REVISIONS

CENTURY ENGINEERING
 16901 Melford Boulevard, Bowie, MD 20715
 Phone: 443.589.2400 ext. 1180 Fax: 443.589.2401
 www.centuryeng.com

ENVIRONMENTAL CONCEPT PLAN 3
CHABERTON SOLAR LIME KILN
 Lime Kiln Road, Fulton, MD
 Howard County, Maryland
 Parcel: 0102 TM: 0046001002 Zone: RR-DEO
 Election District 5, Tax Map 46, Grid 01, Parcel 102

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE No.: 21875
 EXPIRATION DATE: 2/12/2024

06/07/2022



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* 8.31.22
 DATE

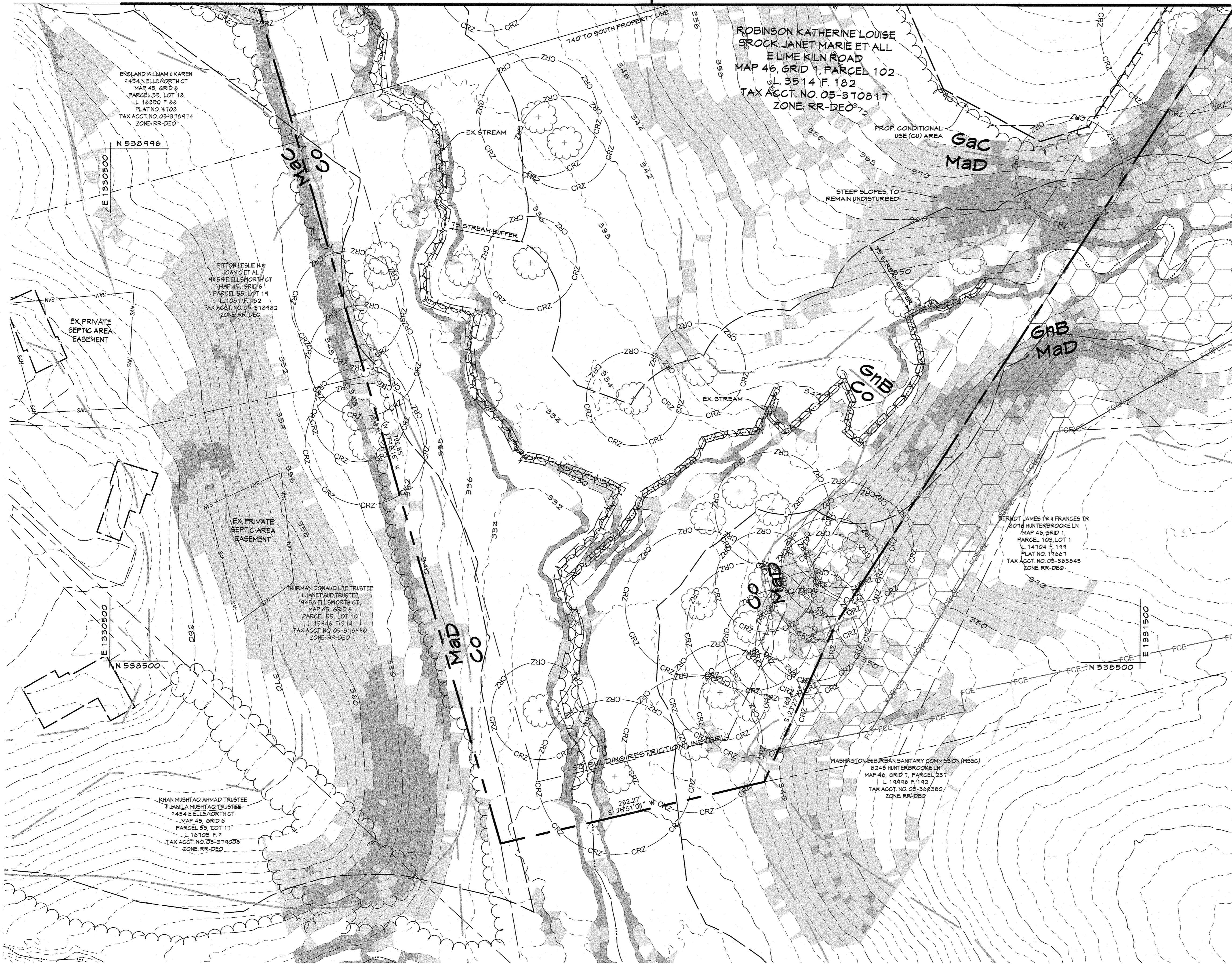
CHIEF, DIVISION OF LAND DEVELOPMENT *[Signature]* 8/22/22
 DATE

DRAWN BY: JLA
 DESIGN BY: JLA
 SCALE: AS SHOWN
 PROJECT No.: 211182.00

REVIEW BY: PVM
 REVIEW DATE: 06-07-2022
 DRAWING: 4 of 9

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 3



EXISTING LEGEND

- Site Property Boundary
- - - Existing Minor Contour
- - - Existing Major Contour
- - - Existing Stream
- - - Existing Stream Buffer
- - - Forest Conservation Easement
- - - Existing Wetlands
- - - Existing Wetlands Buffer
- - - Existing Tree Line
- - - Existing Drive
- - - Existing Building
- - - Existing Overhead Electric
- - - Existing Buried Electric
- - - Existing Utility Pole
- - - Existing Fence Line
- - - Soil Line
- - - Existing Sanitary Sewer
- - - Existing Well
- - - Existing Steep Slope Areas 15%-25%
- - - Existing Steep Slope Areas >25%
- - - Existing Specimen Tree & Critical Root Zone

PROPOSED LEGEND

- - - Proposed Conditional Use (CU) Area
- - - Proposed Easement
- - - Proposed Limit of Disturbance
- - - Proposed Grades
- - - Proposed Overhead Electric
- - - Proposed Underground Electric
- - - Proposed Utility Pole
- - - Proposed Solar Panels
- - - Proposed Fence
- - - Proposed Concrete Pad
- - - Proposed Gravel Drive
- - - Proposed Asphalt Paving
- - - Proposed Small Deciduous Tree
- - - Proposed Evergreen Tree(s)
- - - Proposed Level Spreader

ESC LEGEND

- - - OSF Orange Safety Fence (Tree Protection Fence)
- - - SSF Super Silt Fence
- - - SDS Same-Day-Stabilization
- - - Stockpile/Staging Area
- - - SCE Stabilized Construction Entrance

DATUM:
 HORIZONTAL DATUM: NAD 83 (2011)
 VERTICAL DATUM: NAVD 88

DATA SOURCE
 1. Existing Topography provided from best available Howard County GIS records.
 2. Contractor is responsible for verifying and test-pitting to confirm existing utility locations.

DATE	BY	REVISIONS

CENTURY ENGINEERING
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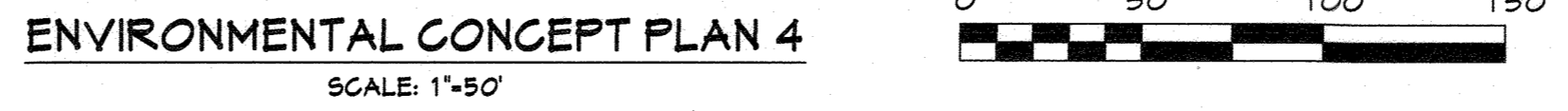
ENVIRONMENTAL CONCEPT PLAN 4
CHABERTON SOLAR LIME KILN
 Lime Kiln Road, Fulton, MD
 Howard County, Maryland
 Parcel: 0102 TM: 00460001002 Zone: RR-DEO
 Election District 5, Tax Map 46, Grid 01, Parcel 102

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 LICENSE No.: 21875
 EXPIRATION DATE: 2/12/2024

06/07/2022

DESIGN BY: JLA REVIEW BY: PVM
 SCALE: AS SHOWN DRAWING: 5 of 9
 PROJECT No.: 211182.00

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION *B. Sizz* DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT *KD* DATE



T:\2021\Facilities\211182.00 Project, Lime Kiln Solar Site\CIVIL\CADD\Drawings\ECF Plan\211182.00 (ECF-02 - 05) Environmental Concept Plan.dwg Jun 07, 2022 12:56pm janderson

EXISTING LEGEND

- Site Property Boundary
- - - Existing Minor Contour
- - - Existing Major Contour
- - - Existing Stream
- - - Existing Stream Buffer
- - - Forest Conservation Easement
- - - Existing Wetlands
- - - Existing Wetlands Buffer
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- Soil Line
- SAN Existing Sanitary Sewer
- Existing Well
- Existing Steep Slope Areas 15%-25%
- Existing Steep Slope Areas >25%

SWM LEGEND

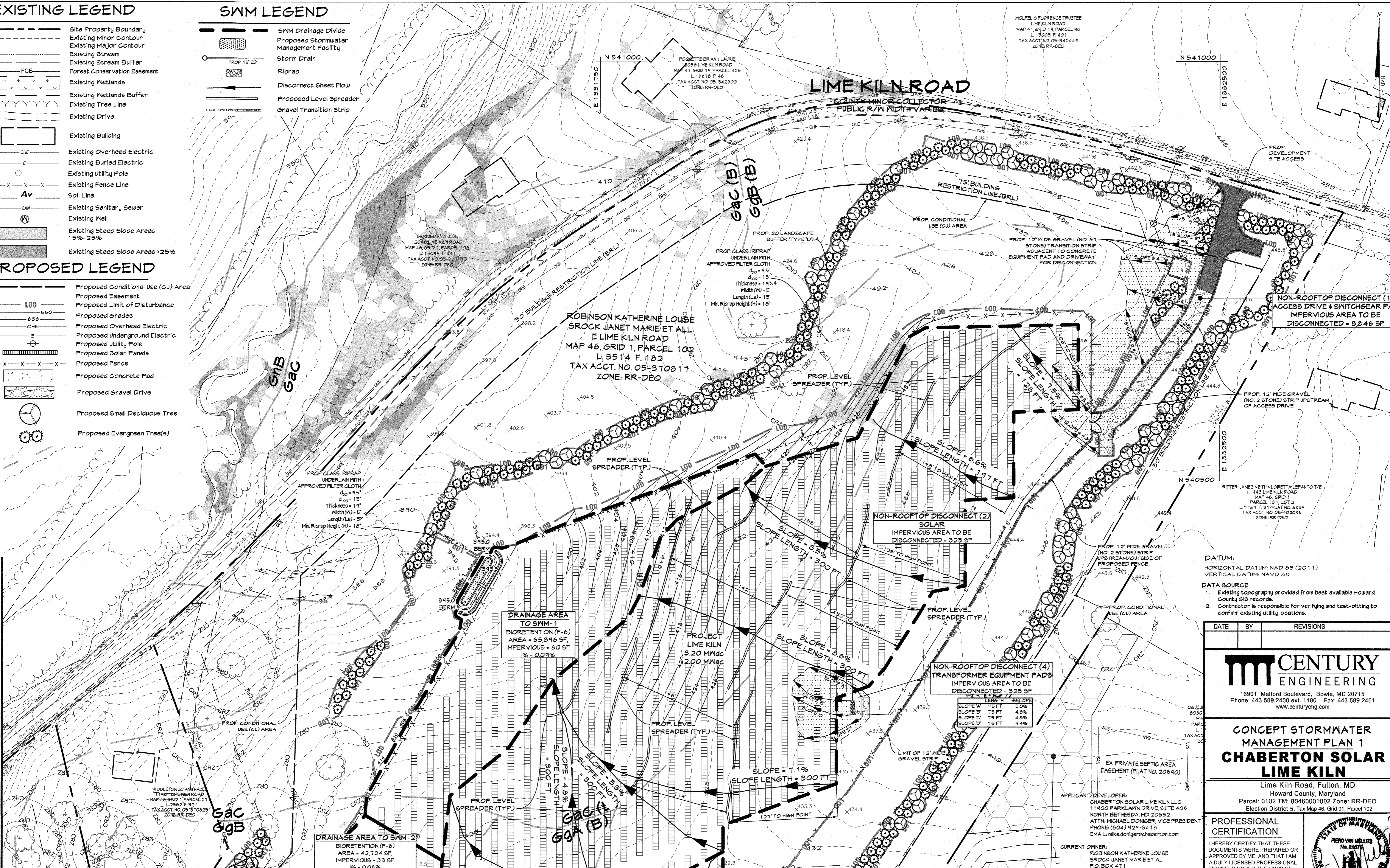
- SWM Drainage Divide
- Proposed Stormwater Management Facility
- Storm Drain
- Riprap
- Disconnect Sheet Flow
- Proposed Level Spreader
- Gravel Transition Strip

PROPOSED LEGEND

- Proposed Conditional Use (CU) Area
- Proposed Easement
- Proposed Limit of Disturbance
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- Proposed Underground Electric
- Proposed Utility Pole
- Proposed Solar Panels
- Proposed Fence
- Proposed Concrete Pad
- Proposed Gravel Drive
- Proposed Small Deciduous Tree
- Proposed Evergreen Tree(s)

MATCHLINE-SEE SHEET 8

T:\2021\Facilities\21118200\Project_Lime Kiln Solar_Site\Civil\CADD\Drawings\ECP Plan\21118200 (ECP-06 - 06) Concept SWM Planning Jun 01, 2022 12:56pm Janderson



MATCHLINE-SEE SHEET 7



CONCEPT STORMWATER MANAGEMENT PLAN 1
 SCALE: 1"=50'

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 4
 CHIEF, DIVISION OF LAND DEVELOPMENT

8/31/22
 DATE

8/24/22
 DATE

ENGINEERING CONSULTANT:
 CENTURY ENGINEERING, INC.
 16901 MELFORD BLVD., SUITE 124
 BOWIE, MD 20715
 ATTN: PIERO PETE MELLITS, PE
 PHONE: (443) 589-2400 ext. 1180
 EMAIL: pmellits@centuryeng.com

DATUM:
 HORIZONTAL DATUM: NAD 83 (2011)
 VERTICAL DATUM: NAVD 88

DATA SOURCE
 1. Existing topography provided from best available Howard County GIS records.
 2. Contractor is responsible for verifying and test-pitting to confirm existing utility locations.

DATE	BY	REVISIONS

CENTURY ENGINEERING
 16901 Melford Boulevard, Bowie, MD 20715
 Phone: 443.589.2400 ext. 1180 Fax: 443.589.2401
 www.centuryeng.com

CONCEPT STORMWATER MANAGEMENT PLAN 1
CHABERTON SOLAR LIME KILN

Lime Kiln Road, Fulton, MD
 Howard County, Maryland
 Parcel: 0102 TM: 0046001002 Zone: RR-DEO
 Election District 5, Tax Map 46, Grid 01, Parcel 102

PROFESSIONAL CERTIFICATION
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 LICENSE No.: 21875
 EXPIRATION DATE: 2/12/2024

06/07/2022

DRAWN BY: JLA REVIEW BY: PVM
 DESIGN BY: JLA REVIEW DATE: 06-07-2022

SCALE: AS SHOWN DRAWING: 6 of 9
 PROJECT No.: 211182.00

EXISTING LEGEND

- Site Property Boundary
- - - Existing Minor Contour
- - - Existing Major Contour
- - - Existing Stream
- - - Existing Stream Buffer
- FCE Forest Conservation Easement
- Existing Wetlands
- Existing Wetlands Buffer
- Existing Tree Line
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- Existing Building
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PROPOSED LEGEND

- Proposed Conditional Use (CU) Area
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- Proposed Gravel Drive
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- Proposed Evergreen Tree(s)

SWM LEGEND

- SWM Drainage Divide
- Proposed Stormwater Management Facility
- Storm Drain
- Riprap
- Disconnect Sheet Flow
- Proposed Level Spreader
- Gravel Transition Strip

MATCHLINE-SEE SHEET 8

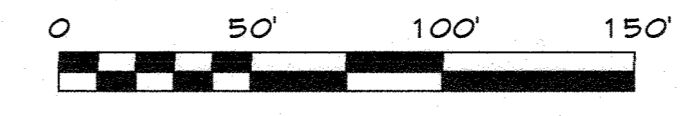


MATCHLINE-SEE SHEET 6

MATCHLINE-SEE SHEET 9

CONCEPT STORMWATER MANAGEMENT PLAN 2

SCALE: 1"=50'



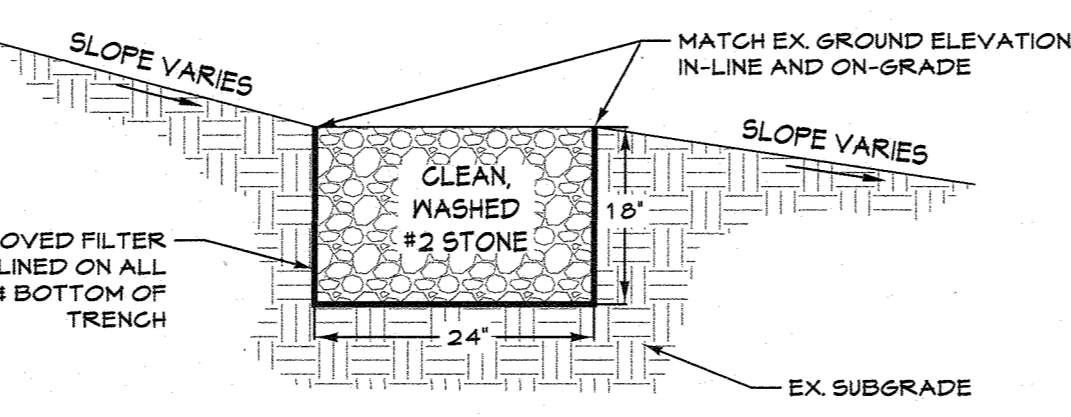
ESDv Summary Table

	Impervious Area (s.f.)	Pe (inches)	ESDv (cu.ft.)
Required	9,514	1.00	3,499*
Provided	9,514	1.62	1,953

*The Target ESDv as shown is based on the LOD of the development area, in total, including all temporary sediment controls areas and grassed areas within the fence line that will not be graded but rather replaced with a pollinator friendly seed mix. With this being said, the referenced portion of the LOD that will return to its pre-development condition after construction, is not required to be treated to meet MDE's intent for treating stormwater management for a solar array. The provided ESDv, as shown, treats all new impervious area to the maximum extent practicable.

Project Catherine ESD BMP Summary Table

Facility type	Facility Number	Area (s.f.)	Impervious Area Treated (s.f.)	Pe Treated (inches)	ESDv Treated (cu.ft.)
F-6 Bioretention	SWM #1	65,896	60	2.65	740
F-6 Bioretention	SWM #2	42,724	33	2.6	468
Non-Rooftop Disconnect (Access Drive)	Disconnect (1)	8,846	8,846	1.0	700
Non-Rooftop Disconnect (Solar)	Disconnect (2)	240	240	1.0	19
Non-Rooftop Disconnect (Solar)	Disconnect (3)	10	10	1.0	1
Non-Rooftop Disconnect (Equipment Pad)	Disconnect (4)	325	325	1.0	26
Total		118,041	9,514	1.62	1,953



NOTE: LEVEL SPREADER DEVICE SHALL BE CONSTRUCTED WITH THE TOP OF THE DEVICE AT AN EQUAL ELEVATION AT ALL POINTS ALONG THE LENGTH OF THE DEVICE

LEVEL SPREADER TYPICAL SECTION
N.T.S.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 8/31/22
 DATE: 8/24/22

APPLICANT/DEVELOPER:
 CHABERTON SOLAR LIME KILN LLC
 11400 PARKLAWN DRIVE, SUITE 406
 NORTH BETHESDA, MD 20852
 ATTN: MICHAEL DONIGER, VICE PRESIDENT
 PHONE: (804) 924-8418
 EMAIL: mike.doniger@chaberton.com

CURRENT OWNER:
 ROBINSON KATHERINE LOUISE
 BROCK JANET MARIE ET AL
 P.O. BOX 411
 FULTON, MD 20159-0411

ENGINEERING CONSULTANT:
 CENTURY ENGINEERING INC.
 16401 MELFORD BLVD, SUITE 129
 BOWIE, MD 20715
 ATTN: PIERO PETE MELLITS, PE
 PHONE: (443) 589-2400 ext. 1180
 EMAIL: pmellits@centuryeng.com

DATUM:
 HORIZONTAL DATUM: NAD 83 (2011)
 VERTICAL DATUM: NAVD 83

DATA SOURCE
 1. Existing topography provided from best available Howard County GIS records.
 2. Contractor is responsible for verifying and test-pitting to confirm existing utility locations.

DATE	BY	REVISIONS

CENTURY ENGINEERING
 16901 Melford Boulevard, Bowie, MD 20715
 Phone: 443.589.2400 ext. 1180 Fax: 443.589.2401
 www.centuryeng.com

CONCEPT STORMWATER MANAGEMENT PLAN 2
CHABERTON SOLAR LIME KILN
 Lime Kiln Road, Fulton, MD
 Howard County, Maryland
 Parcel: 0102 TM: 00460001002 Zone: RR-DEO
 Election District 5, Tax Map 46, Grid 01, Parcel 102

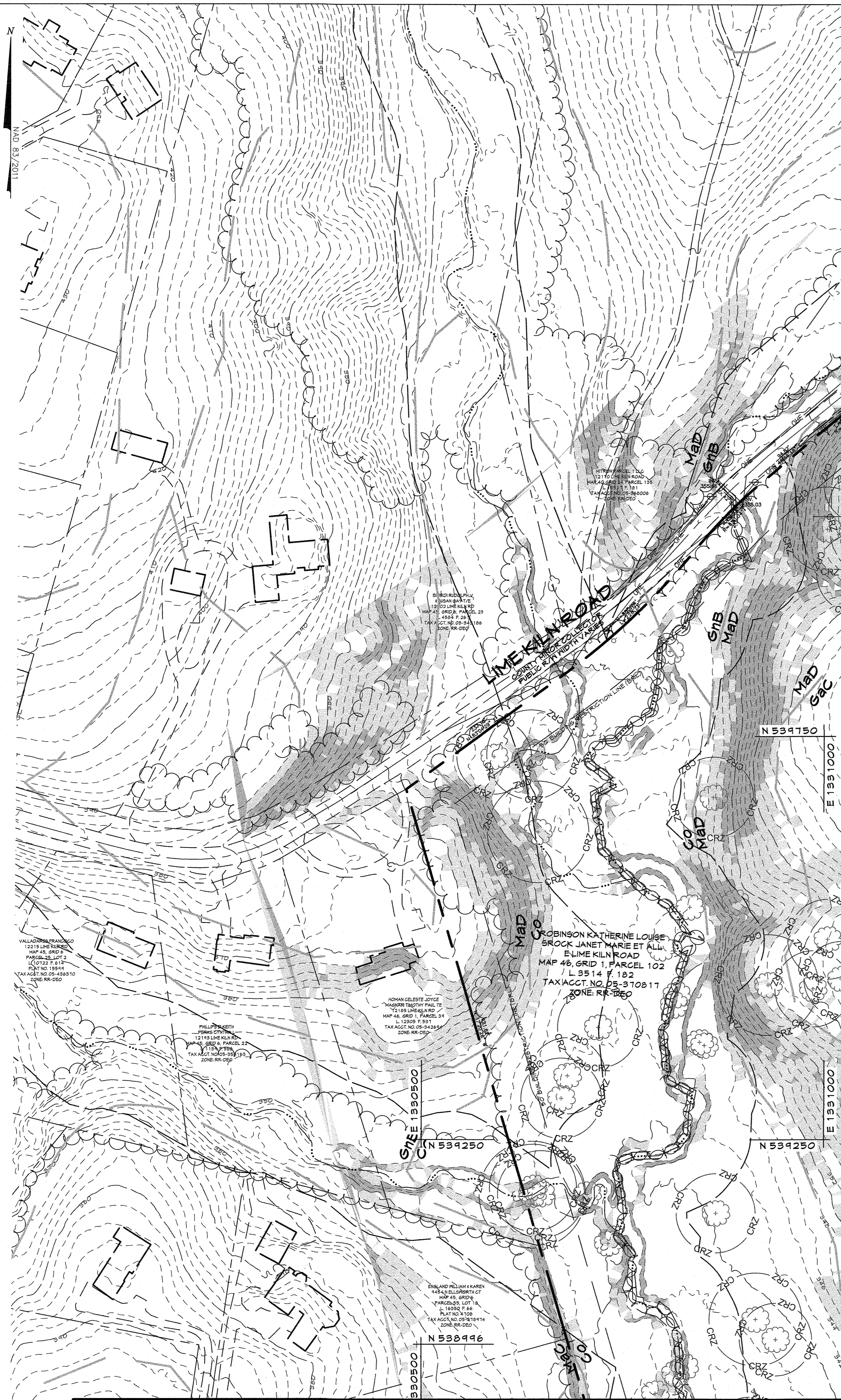
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 LICENSE NO.: 21875
 EXPIRATION DATE: 2/12/2024

06/07/2022

DRAWN BY: JLA REVIEW BY: PVM
 DESIGN BY: JLA REVIEW DATE: 06-07-2022

SCALE: AS SHOWN DRAWING: 7 of 9
 PROJECT No.: 211182.00

T:\2021\Facilities\21118200 Project Lime Kiln Solar site\CIVIL\CADD\Drawings\ECP Plan\21118200 (ECP-06 - 04) Concept SWM Plan.dwg Jun 01, 2022 1:25:6pm_janderson



MATCHLINE-SEE SHEET 6

MATCHLINE-SEE SHEET 7

EXISTING LEGEND

- Site Property Boundary
- - - Existing Minor Contour
- - - Existing Major Contour
- Existing Stream
- Existing Stream Buffer
- Existing Conservation Easement
- FCE Existing Wetlands
- Existing Wetlands Buffer
- Existing Tree Line
- Existing Drive
- Existing Building
- OHE Existing Overhead Electric
- E Existing Buried Electric
- Existing Utility Pole
- X-X-X Existing Fence Line
- Av Soil Line
- SAN Existing Sanitary Sewer
- Existing Well
- Existing Steep Slope Areas 15%-25%
- Existing Steep Slope Areas >25%
- Existing Specimen Tree & Critical Root Zone

PROPOSED LEGEND

- Proposed Conditional Use (CU) Area
- Proposed Easement
- Proposed Limit of Disturbance
- Proposed Grades
- Proposed Overhead Electric
- Proposed Underground Electric
- Proposed Utility Pole
- Proposed Solar Panels
- Proposed Fence
- Proposed Concrete Pad
- Proposed Gravel Drive
- Proposed Small Deciduous Tree
- Proposed Evergreen Tree(s)

SWM LEGEND

- SWM Drainage Divide
- Proposed Stormwater Management Facility
- Storm Drain
- Riprap
- Disconnect Sheet Flow

MATCHLINE - SEE SHEET 9

CONCEPT STORMWATER MANAGEMENT PLAN 3

SCALE: 1"=50'



APPLICANT/DEVELOPER:
 CHABERTON SOLAR LIME KILN LLC
 11400 PARKLAWN DRIVE, SUITE 406
 NORTH BETHESDA, MD 20852
 ATTN: MICHAEL DONIGER, VICE PRESIDENT
 PHONE: (304) 424-0413
 EMAIL: mike.doniger@chaberton.com

CURRENT OWNER:
 ROBINSON KATHERINE LOUISE
 BROCK JANET MARIE ET AL
 P.O. BOX 411
 FULTON, MD 20754-0411

ENGINEERING CONSULTANT:
 CENTURY ENGINEERS INC.
 16901 MELFORD BLVD, SUITE 129
 BOWIE, MD 20715
 ATTN: PIERO PETE MELLITS, PE
 PHONE: (443) 589-2400 ext. 1180
 EMAIL: pmellits@centuryeng.com

DATUM:
 HORIZONTAL DATUM: NAD 83 (2011)
 VERTICAL DATUM: NAVD 88

DATA SOURCE

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DATE	BY	REVISIONS

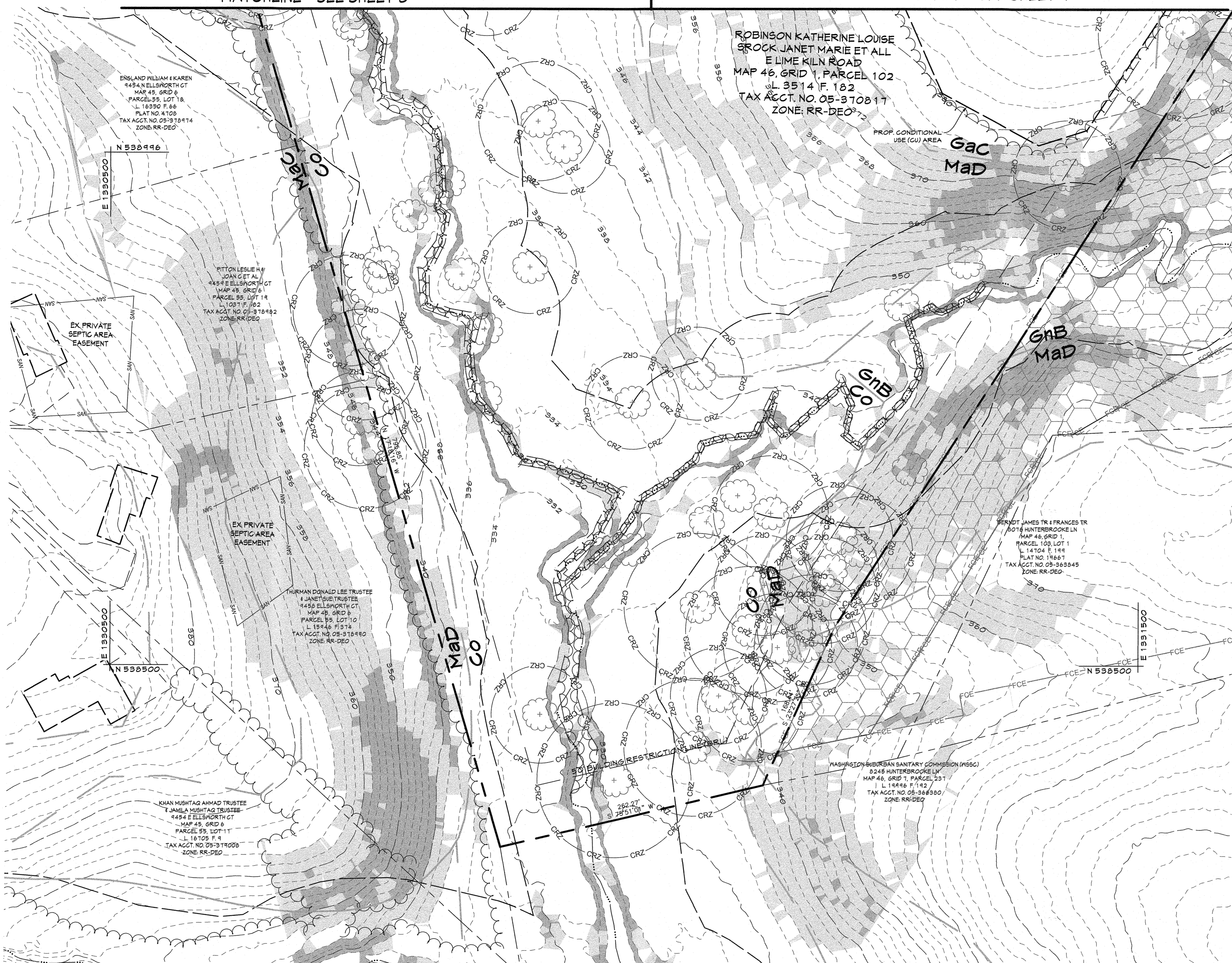
CENTURY ENGINEERING
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CONCEPT STORMWATER MANAGEMENT PLAN 3
CHABERTON SOLAR LIME KILN
 Lime Kiln Road, Fulton, MD
 Howard County, Maryland
 Parcel: 0102 TM: 00460001002 Zone: RR-DEO
 Election District 5, Tax Map 46, Grid 01, Parcel 102

<p>PROFESSIONAL CERTIFICATION</p> <p>I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE No.: 21875 EXPIRATION DATE: 2/12/2024</p>	
<p>APPROVED: DEPARTMENT OF PLANNING AND ZONING</p> <p>CHIEF, DEVELOPMENT ENGINEERING DIVISION <i>[Signature]</i> DATE: 6/3/22</p> <p>CHIEF, DIVISION OF LAND DEVELOPMENT <i>[Signature]</i> DATE: 6/12/22</p>	<p>REVIEW BY: PVM REVIEW DATE: 06-07-2022</p>
<p>DRAWN BY: JLA DESIGN BY: JLA</p>	<p>SCALE: AS SHOWN PROJECT No.: 211182.00</p>

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 7



EXISTING LEGEND

- Site Property Boundary
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- - - Proposed Concrete Pad
- - - Proposed Gravel Drive
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SWM LEGEND

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- - - Proposed Stormwater Management Facility
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DATUM:
 HORIZONTAL DATUM: NAD 83 (2011)
 VERTICAL DATUM: NAVD 88

- DATA SOURCE
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 - Contractor is responsible for verifying and test-pitting to confirm existing utility locations.

DATE	BY	REVISIONS

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 www.centuryeng.com

CONCEPT STORMWATER MANAGEMENT PLAN 4
CHABERTON SOLAR LIME KILN

Lime Kiln Road, Fulton, MD
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 Parcel: 0102 TM: 00460001002 Zone: RR-DEO
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 LICENSE No.: 21875
 EXPIRATION DATE: 2/12/2024
 06/07/2022

DRAWN BY: JLA
 REVIEW BY: PVM
 DESIGN BY: JLA
 REVIEW DATE: 06-07-2022

SCALE: AS SHOWN
 DRAWING: 9 of 9
 PROJECT No.: 211182.00

APPLICANT/DEVELOPER:
 CHABERTON SOLAR LIME KILN LLC
 11900 PARKLAWN DRIVE, SUITE 406
 NORTH BETHESDA, MD 20852
 ATTN: MICHAEL DONIGER, VICE PRESIDENT
 PHONE: (304) 424-8418
 EMAIL: mike.doniger@chaberton.com

CURRENT OWNER:
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 BROCK JANET MARIE ET AL
 P.O. BOX 471
 FULTON, MD 20754-0471

ENGINEERING CONSULTANT:
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 BOWIE, MD 20715
 ATTN: PIERO PETER MELLITS, PE
 PHONE: (443) 589-2400 ext. 1180
 EMAIL: pmellits@centuryeng.com

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT



CONCEPT STORMWATER MANAGEMENT PLAN 4
 SCALE: 1"=50'