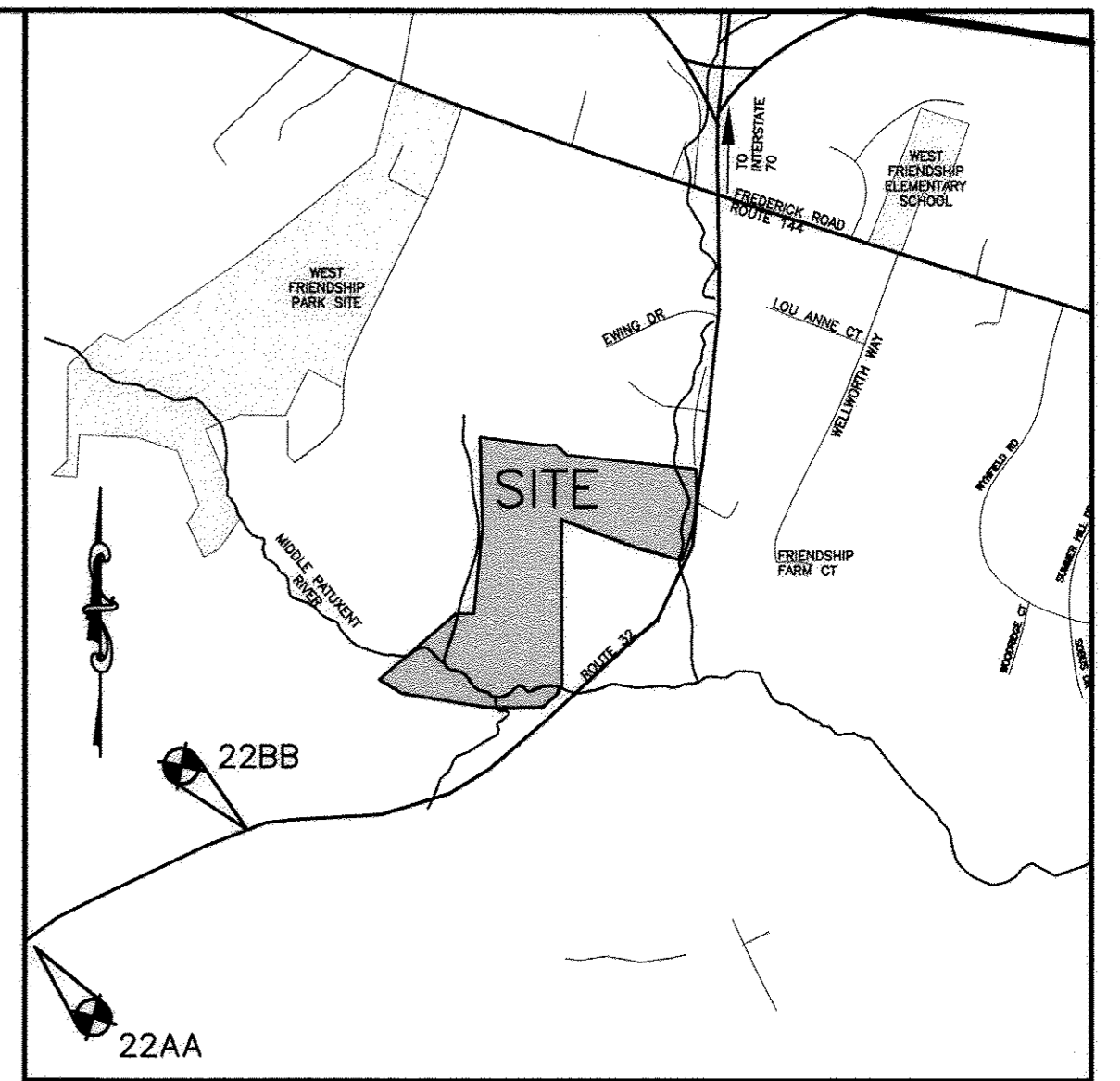


SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	OVERALL PLAN
3	EXISTING CONDITIONS PLAN & FOREST STAND DELINEATION
4	EXISTING CONDITIONS PLAN & FOREST STAND DELINEATION
5	EXISTING CONDITIONS PLAN & FOREST STAND DELINEATION
6	EXISTING CONDITIONS PLAN & FOREST STAND DELINEATION
7	EXISTING CONDITIONS PLAN & FOREST STAND DELINEATION
8	EXISTING CONDITIONS PLAN & FOREST STAND DELINEATION
9	STORMWATER MANAGEMENT CONCEPT PLAN
10	STORMWATER MANAGEMENT CONCEPT PLAN
11	STORMWATER MANAGEMENT CONCEPT PLAN

# ENVIRONMENTAL CONCEPT PLAN

# NIXON SOLAR PHASE II

## 2800 NIXON'S FARM LANE PARCEL 90 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**VICINITY MAP**  
SCALE: 1"=2000'  
COPYRIGHT ADC THE MAP PEOPLE  
ADC MAP 18 GRIDS 4B, 4C, 5A & 5B,  
PERMITTED USE NO. 20894285

**BENCHMARKS**  
HOWARD COUNTY SURVEY CONTROL: 22BB  
ELEVATION 538.878  
N 588,791.578 E 1,320,292.220  
LOCATION IS 24' FROM FACE OF CURB AT THE  
INTERSECTION OF MD RT. 32 AND RIVER VALLEY  
CHASE.  
HOWARD COUNTY SURVEY CONTROL: 22AA  
ELEVATION 569.713  
N 587,502.739 E 1,317,897.957  
LOCATION IS 4' FROM EDGE OF MD RT. 32 PAVING,  
0.45 MILES EAST OF PFEFFERKORN ROAD AND 0.25  
MILES WEST OF IVORY ROAD.

**DESIGN NARRATIVE**

**NATURAL RESOURCE PROTECTION AND ENHANCEMENT**  
THERE ARE MULTIPLE EXISTING NATURAL RESOURCE FEATURES ON THIS PROPERTY, INCLUDING WETLANDS, STREAMS, FLOODPLAINS, STEEP SLOPES, AND ASSOCIATED BUFFERS. STREAM CORRIDORS BORDER THE PROPERTY ON THE SOUTH, EAST AND WEST BOUNDARIES. WITH THE PROPOSED DESIGN, EXISTING NATURAL FLOW PATTERNS HAVE BEEN MAINTAINED AND RECHARGE OF GROUNDWATER WILL BE PROVIDED, ENHANCING THE WATER QUALITY FOR DOWNSTREAM FEATURES.  
NO DISTURBANCE TO NATURAL RESOURCE FEATURES IS PROPOSED WITH THIS DEVELOPMENT.

**MAINTENANCE OF NATURAL FLOW PATTERNS**  
NATURAL FLOW PATTERNS ON THIS SITE GENERALLY FLOW OUTWARD FROM THE CENTER OF THE SITE TO THE SOUTH, EAST, AND WEST. THIS PATTERN WOULD BE UNCHANGED WITH THE PROPOSED DEVELOPMENT.

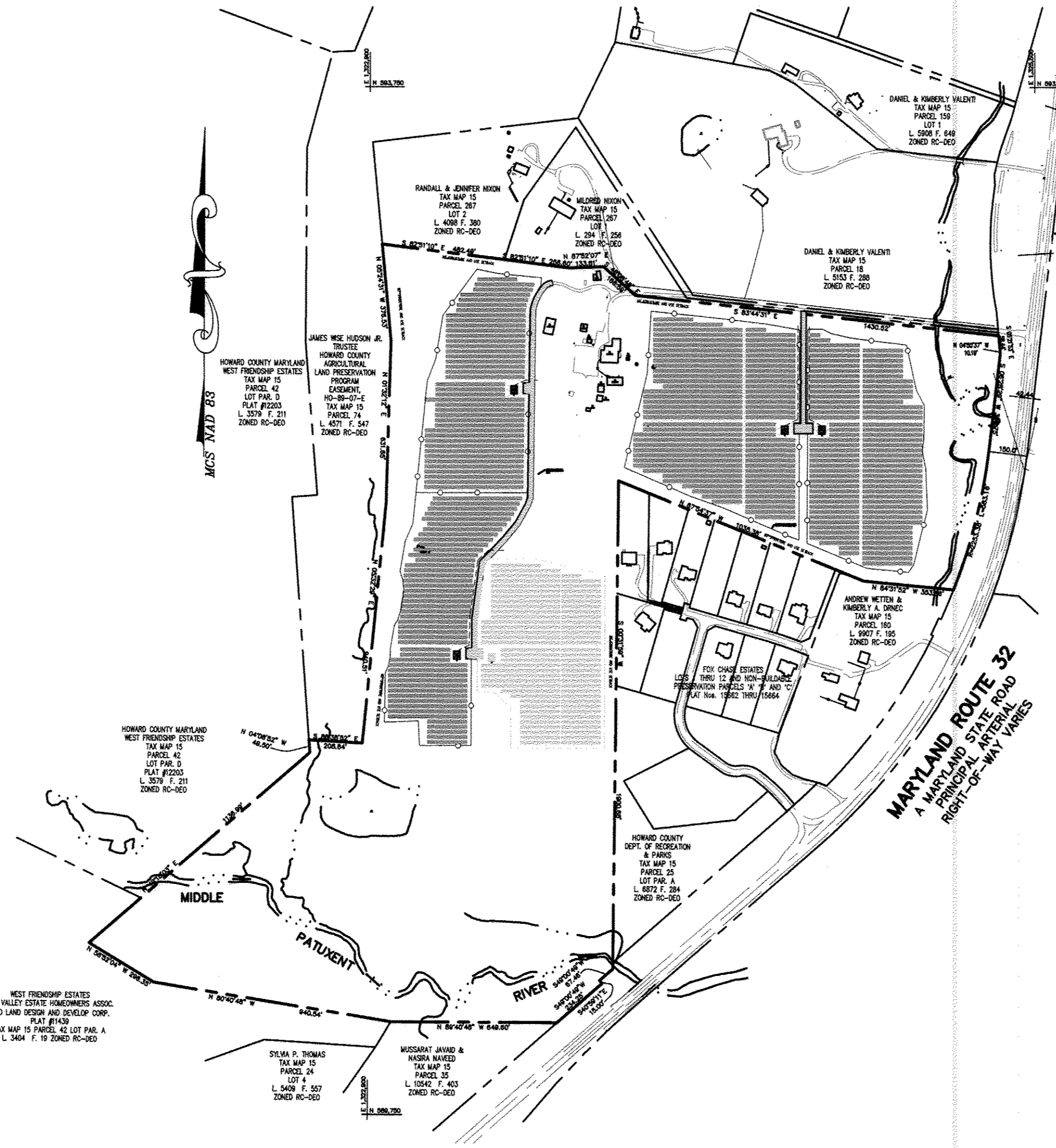
**REDUCTION OF IMPERVIOUS AREAS**  
IMPERVIOUS AREAS WILL BE MINIMIZED ON THIS SITE WITH THE PROPOSED DEVELOPMENT. IMPERVIOUS AREAS ARE LIMITED TO THE ACCESS ROADS, EQUIPMENT PADS, AND THE FOUNDATION SYSTEM FOR THE PROPOSED SOLAR PANELS.

**INTEGRATION OF SEDIMENT CONTROL FEATURES**  
SEDIMENT CONTROL FOR THIS SITE WILL BE PROVIDED BY A STABILIZED CONSTRUCTION ENTRANCE, AND SILT FENCE DUE TO THE MINIMAL DISTURBANCE THAT WILL BE PROPOSED. SITE GRADING WILL GENERALLY BE LIMITED TO THE CONSTRUCTION OF THE ACCESS ROADS AND THE EQUIPMENT PADS. THE PANEL ARRAYS WILL GENERALLY BE INSTALLED AT EXISTING GRADE WITH NO GRADING REQUIRED. SEDIMENT CONTROL DESIGN WILL INCLUDE A CAREFULLY PREPARED SEQUENCE OF CONSTRUCTION TO MINIMIZE IMPACTS TO ON SITE FEATURES.

**IMPLEMENTATION OF ESDv PLANNING TECHNIQUES AND PRACTICES**  
ESDv FOR THIS PROJECT IS PROVIDED THROUGH THE USE OF NON ROOF TOP DISCONNECT CREDITS (N-2) DUE TO THE LIMITED IMPERVIOUS AREA THAT WILL BE ADDED TO THE SITE. THROUGH USE OF THESE CREDITS, THE TARGET P<sub>e</sub> OF 1.0 IS ACHIEVED.

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL SURVEY PREPARED BY VIRGINIA RESOURCE MAPPING, INC. DATED JANUARY 2005, AND WAS SUPPLEMENTED BY FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY PATTON HARRIS RUST AND ASSOCIATES IN 2005.
- THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY PATTON HARRIS RUST AND ASSOCIATES DATED FEBRUARY 13, 2004.
- THE COORDINATES SHOWN HEREON ARE IN MARYLAND COORDINATE SYSTEM NAD 83/91 BASED ON THE HOWARD COUNTY GEODETIC CONTROL. HOWARD COUNTY MONUMENT NOS. 22AA AND 22B WERE USED FOR THIS PROJECT.
- WATER IS PRIVATE.
- SEWER IS PRIVATE.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- THE 100-YEAR FLOODPLAIN SHOWN FOR THIS PROJECT IS BASED ON A FLOODPLAIN STUDY PREPARED BY PATTON HARRIS RUST AND ASSOCIATES, DATED NOVEMBER 28, 2005, AND APPROVED BY HOWARD COUNTY ON AUGUST 17, 2006.
- THE WETLANDS SHOWN FOR THIS PROJECT ARE BASED ON A STUDY PREPARED BY MCCARTHY AND ASSOCIATES, DATED MARCH 2005 AND UPDATED IN JULY OF 2013.
- A NOISE STUDY FOR THIS PROJECT IS NOT REQUIRED.
- SUBJECT PROPERTY ZONED RC-DEO PER 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS DATED 7/28/06.
- ALL ELEVATIONS SHOWN ARE BASED NAVD88.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES, AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THERE ARE EXISTING PERMANENT STRUCTURES ONSITE (HOUSE AND GARAGE). OTHER THAN AN EXISTING SHED, ALL EXISTING STRUCTURES ARE TO REMAIN.
- BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- FIFTY SEVEN (57) SPECIMEN TREES EXIST ON SITE. SEE SPECIMEN TREE CHART IN THE PLAN SHEET.
- APPLICABLE DPZ FILE REFERENCES: BA-80-39E, BA-390-C, BA-13-012C, SP-05-19, F-08-24, WP-13-018
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT AND ASSOCIATED SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. REVIEW OF THIS PLAN FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR DURING THE SUBDIVISION PLAN, SITE DEVELOPMENT PLAN OR RED-LINE REVISION REVIEW 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.



**LOCATION PLAN**  
SCALE: 1" = 400'

**SITE ANALYSIS DATA SHEET**

AREA OF SITE (PARCEL 90):	109.82 ACRES (4,783,641.67 SF)
AREA OF WETLANDS AND WETLAND BUFFERS:	24.30 AC
AREA OF FLOODPLAIN AND FLOODPLAIN BUFFERS:	31.01 AC
AREA OF FOREST:	26.47 AC
AREA OF STEEP SLOPES 15% OR GREATER:	±10.64 AC
AREA OF ERODIBLE SOILS:	±0.00 AC
PROPOSED SITE USE:	SOLAR PANEL FARM/COUNTRY CLUB
LIMIT OF DISTURBANCE:	35.93 ACRES (1,565,318 SF)
GREEN AREA:	EXISTING: ±108.56 ACRES PROPOSED: ±107.68 ACRES
IMPERVIOUS AREA:	EXISTING: ±1.26 ACRES (±54,886 SF) (INCLUDES PHASE I DEVELOPMENT) PROPOSED: ±0.68 ACRES (±29,535 SF)
SETBACKS:	REQUIRED: FRONT: 50' REAR: 50' SIDE: 50' PROVIDED: FRONT: 50' REAR: 50' SIDE: 50' FROM PUBLIC STREET RIGHT-OF-WAY: 50'
PARCEL SIZE:	REQUIRED: 10 ACRES PROVIDED: ±109.81 ACRES
HEIGHT OF ARRAYS/EQUIPMENT:	MAXIMUM ALLOWED: 20' PROVIDED: 12'

ESDv SUMMARY		
TREATMENT	ESDv REQUIRED	ESDv PROVIDED
DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)	-	6,313 CF
SHEETFLOW TO CONSERVATION AREA (N-3)	-	1,664 CF
TOTAL	7,784 CF	7,977 CF

ADDRESS CHART	
PARCEL NUMBER	STREET ADDRESS
90	2800 NIXON'S FARM LANE

SUBDIVISION NAME	SECT./AREA	PARCEL
WEST FRIENDSHIP	-	90
PLAT NO. OR L/F	ZONING	TAX MAP NO.
L 12565 F. 273	RC-DEO	15
GRID #	ELECT. DIST.	CENSUS TRACT
16	3	6030.00

APPROVED : DEPARTMENT OF PLANNING AND ZONING

*Chad Edmondson* 9/11/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*W. J. S. S. S.* 8/29/13  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

DEVELOPER  
THE BITH GROUP  
ATTN: R. DANIEL WALLACE  
113 WEST MONUMENT STREET  
BALTIMORE, MD 21201  
T: 410-962-1188

OWNER  
NIXONS FARM LANE LLC  
17500 FREDERICK ROAD  
MT AIRY, MD 21771  
T: 410-461-7200

PROJECT  
**NIXON SOLAR PHASE II**

AREA  
TAX MAP 15, PARCEL 90 ZONED RC-DEO  
GRID NO.S 16, 17, AND 22, 3rd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE  
**TITLE SHEET**

Pennoni Associates Inc. Consulting Engineers 8818 Centre Park Drive Suite 200 Columbia, MD 21045 T 410.997.8900 F 410.997.9282

DESIGNED BY: JSN  
DRAWN BY: JSN/HJM  
PROJECT NO: BIEN1301  
DATE: AUGUST 14, 2013  
SCALE: AS SHOWN  
DRAWING NO. 1 OF 11





APPROVED : DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 9/11/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Vest Shalosh* 9/29/13  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

DEVELOPER  
 THE BITH GROUP  
 ATTN: R. DANIEL WALLACE  
 113 WEST MONUMENT STREET  
 BALTIMORE, MD 21201  
 T: 410-962-1188

OWNER  
 NIXONS FARM LANE LLC  
 17500 FREDERICK ROAD  
 MT AIRY, MD 21771  
 T: 410-461-7200

PROJECT  
**NIXON SOLAR  
 PHASE II**

AREA  
 TAX MAP 15, PARCEL 90 ZONED RC-DEO  
 GRID NO.S 16, 17, AND 22 3rd ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

TITLE  
**OVERALL PLAN**

Pennoni Associates Inc.  
 Consulting Engineers  
**Pennoni**  
 8818 Centre Park Drive  
 Suite 200  
 Columbia, MD 21045  
 T 410.997.8900  
 F 410.997.9282

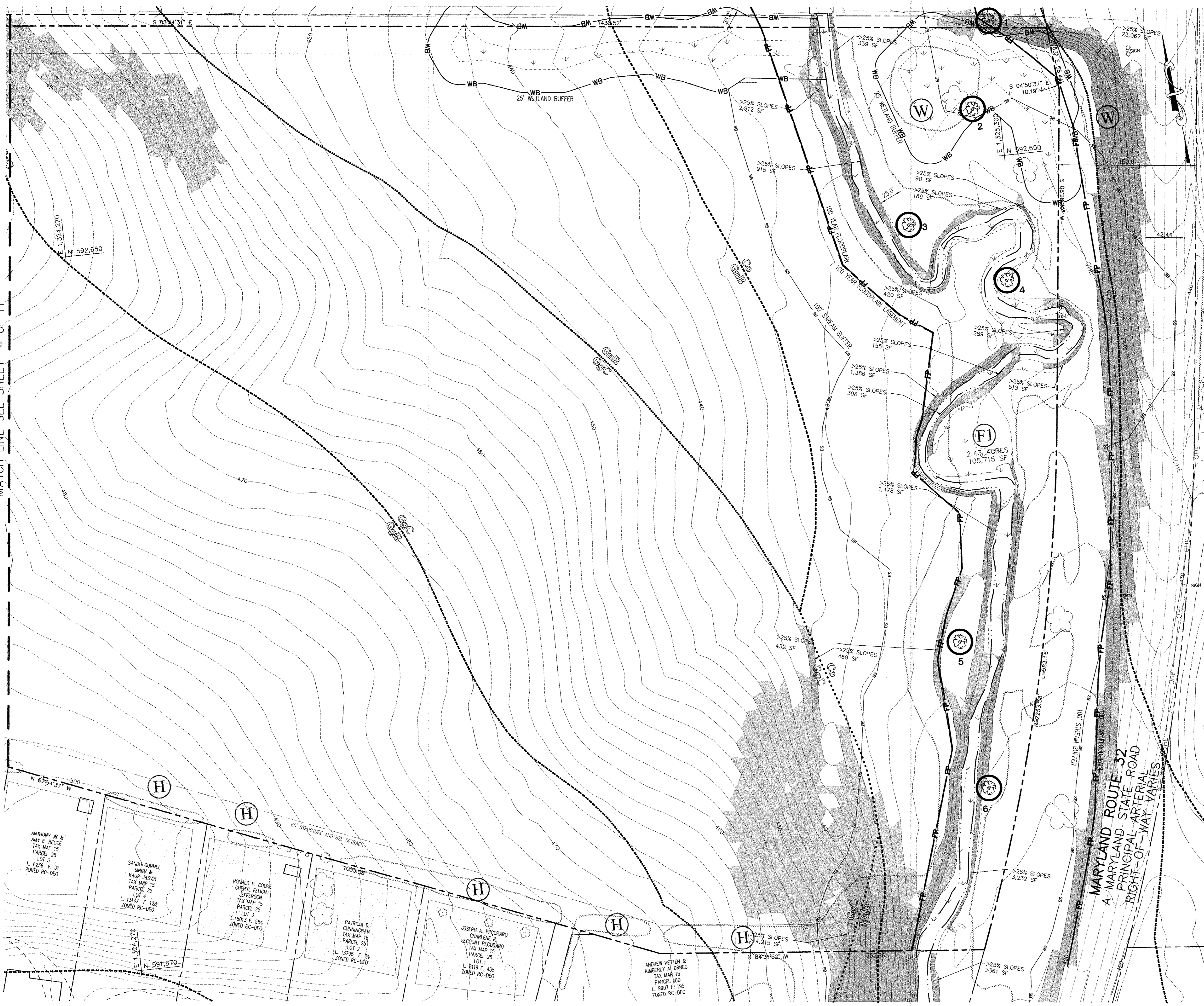
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DESIGNED BY : JSN  
 DRAWN BY: JSN/HJM  
 PROJECT NO : 8IEN1301  
 DATE : AUGUST 14, 2013  
 SCALE : 1"=200'  
 DRAWING NO. 2 OF 11

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MATCH LINE SEE SHEET 4 OF 11



**LEGEND**

- EXISTING 2' CONTOUR 248
- EXISTING 10' CONTOUR 250
- EX. PROPERTY LINE AND RIGHT OF WAY
- EXISTING WELL
- EXISTING SEPTIC FIELD
- EX. TREELINE
- 100 YEAR FEMA FLOODPLAIN FP
- 100 YEAR FEMA FLOODPLAIN EASEMENT
- 100' STREAM BUFFER
- EX. SOILS
- EX. 15-25% SLOPES
- EX. >25% SLOPES
- EX. STREAM
- EX. WETLANDS
- 25' WETLAND BUFFER WB
- EX. TREE
- EX. SPECIMEN TREE 3
- EX. PLANT COMMUNITY (F1) (P1)
- EX. HEDGEROW (H)
- EX. WOODED AREA (W)

**SHEET KEY**

APPROVED : DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 9-11-13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Robert Johnson* 9/29/13  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

DEVELOPER  
THE BITH GROUP  
ATTN: R. DANIEL WALLACE  
113 WEST MONUMENT STREET  
BALTIMORE, MD 21201  
T: 410-962-1188

OWNER  
NIXONS FARM LANE LLC  
17500 FREDERICK ROAD  
MT AIRY, MD 21771  
T: 410-461-7200

PROJECT  
**NIXON SOLAR PHASE II**

AREA  
TAX MAP 15, PARCEL 90 ZONED RC-DEO  
GRID N.O.S 16, 17, AND 22 3rd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE  
**EXISTING CONDITIONS PLAN & FOREST STAND DELINEATION**

Pennoni Associates Inc.  
Consulting Engineers  
8818 Centre Park Drive  
Suite 200  
Columbia, MD 21045  
T 410.997.8900  
F 410.997.9282

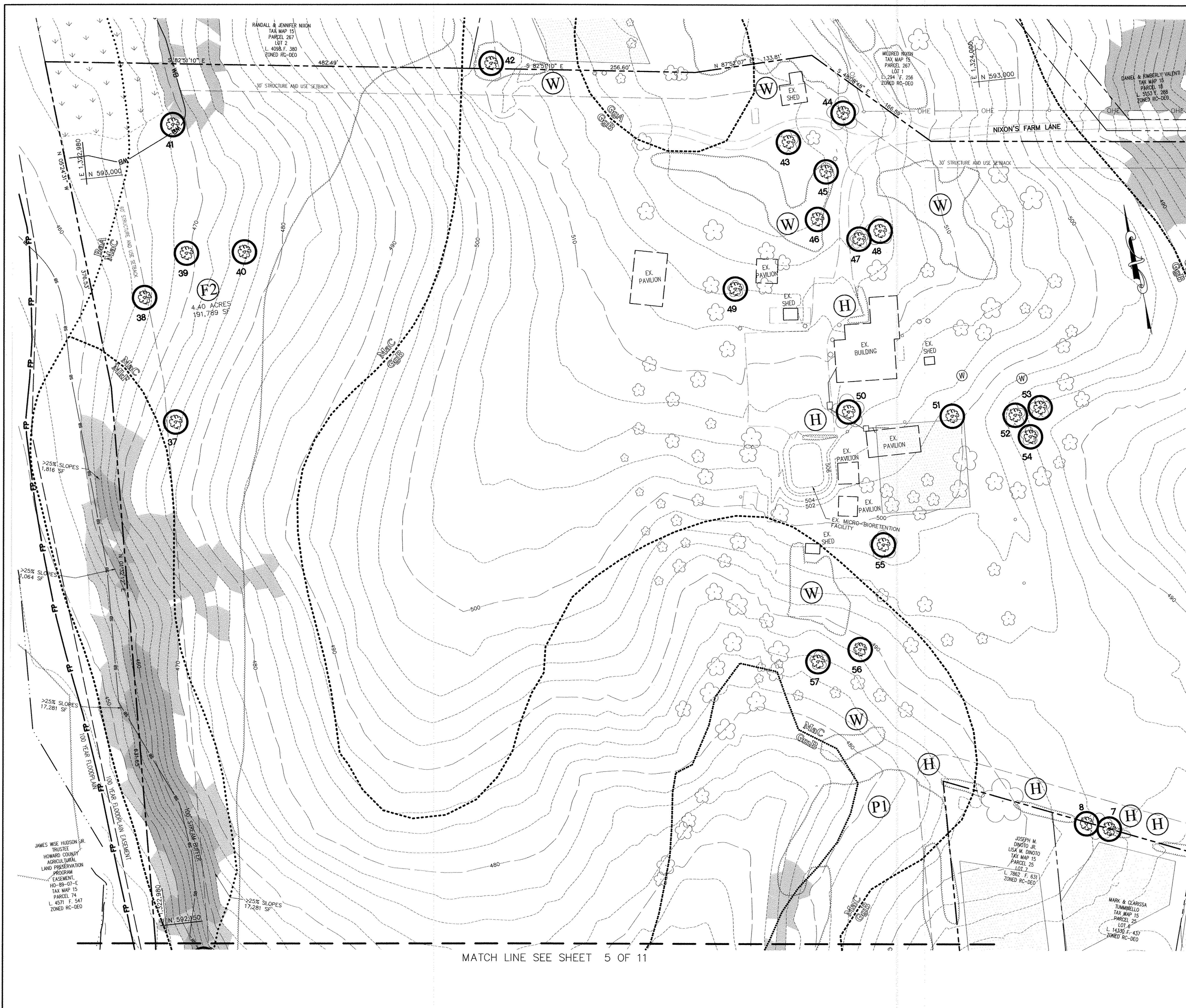
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8-13-13  
DATE

DESIGNED BY : JSN  
DRAWN BY: JSN/HJM  
PROJECT NO : B1EN1301  
DATE : AUGUST 14, 2013  
SCALE : 1"=50'  
DRAWING NO. 3 OF 11

PETER J. STONE #3068





**LEGEND**

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EX. PROPERTY LINE AND RIGHT OF WAY
- EXISTING WELL
- EXISTING SEPTIC FIELD
- EX. TREELINE
- 100 YEAR FEMA FLOODPLAIN
- 100 YEAR FEMA FLOODPLAIN EASEMENT
- 100' STREAM BUFFER
- EX. SOILS
- EX. 15-25% SLOPES
- EX. >25% SLOPES
- EX. STREAM
- EX. WETLANDS
- 25' WETLAND BUFFER
- EX. TREE
- EX. SPECIMEN TREE
- EX. PLANT COMMUNITY
- EX. HEDGEROW
- EX. WOODED AREA

**SHEET KEY**

MATCH LINE SEE SHEET 3 OF 11

MATCH LINE SEE SHEET 5 OF 11

APPROVED : DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 9/11/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kat Schuchman* 8/29/13  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

DEVELOPER  
THE BITH GROUP  
ATTN: R. DANIEL WALLACE  
113 WEST MONUMENT STREET  
BALTIMORE, MD 21201  
T: 410-962-1188

OWNER  
NIXONS FARM LANE LLC  
17500 FREDERICK ROAD  
MT AIRY, MD 21771  
T: 410-461-7200

PROJECT  
**NIXON SOLAR  
PHASE II**

AREA  
TAX MAP 15, PARCEL 90 ZONED RC-DEO  
GRID NO.S 16, 17, AND 22 3rd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE  
**EXISTING CONDITIONS PLAN &  
FOREST STAND DELINEATION**

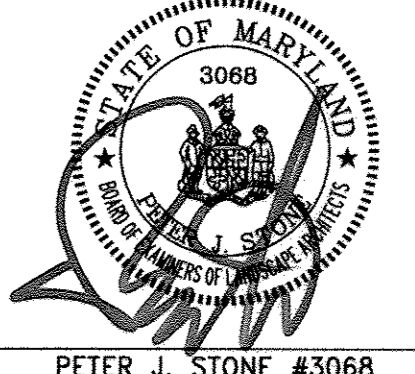
Pennoni Associates Inc. 8818 Centre Park Drive  
Consulting Engineers Suite 200  
Columbia, MD 21045  
T 410.997.8900  
F 410.997.9282

**Pennoni**

8.14.13  
DATE

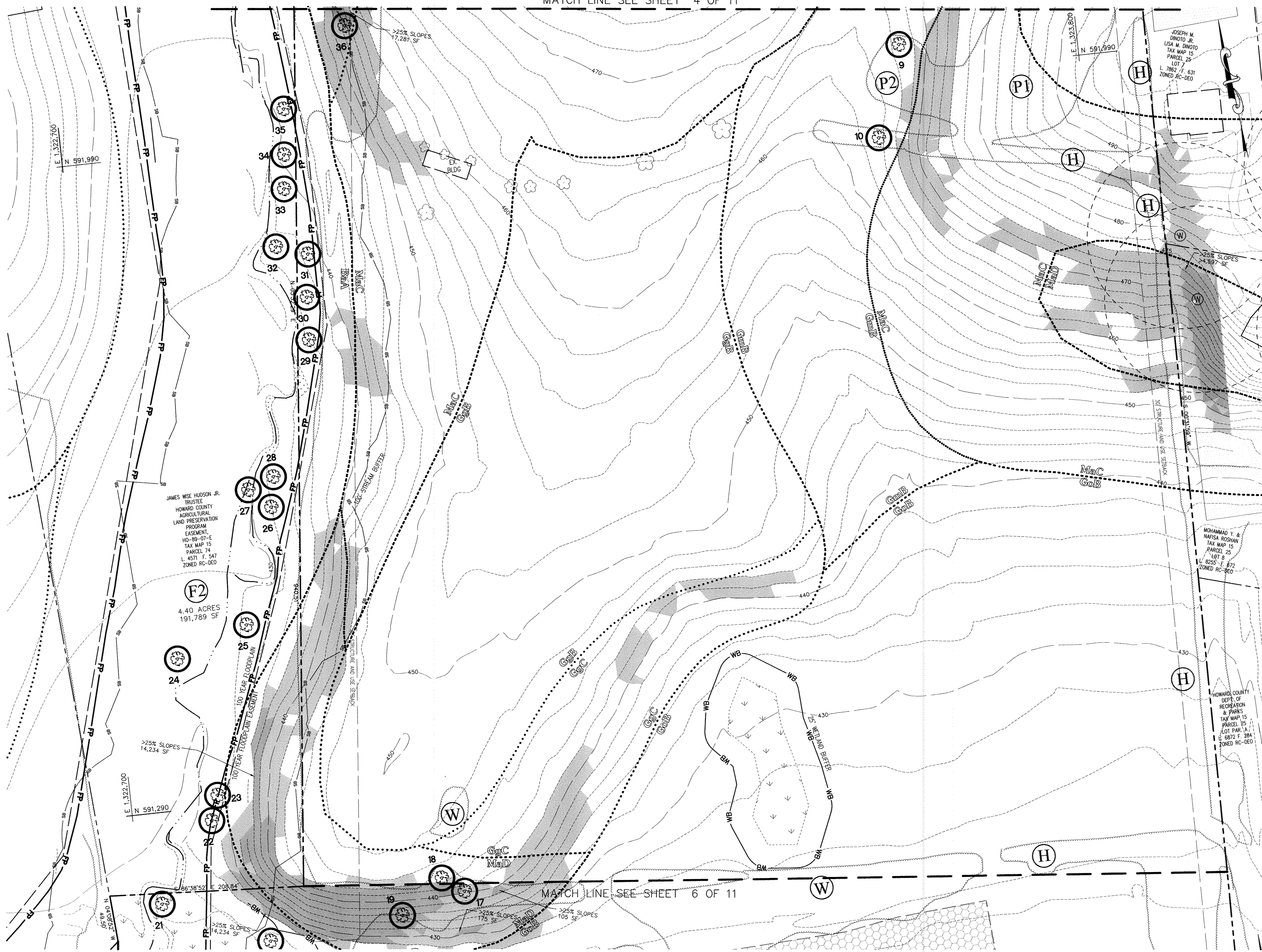
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DRAWN BY: JSN/HJM  
PROJECT NO : BIEN1501  
DATE : AUGUST 14, 2013  
SCALE : 1"=50'  
DRAWING NO. 4 OF 11

PETER J. STONE #3068





MATCH LINE SEE SHEET 4 OF 11



MATCH LINE SEE SHEET 6 OF 11

**LEGEND**

- EXISTING 2' CONTOUR 248
- EXISTING 10' CONTOUR 260
- EX. PROPERTY LINE AND RIGHT OF WAY
- EXISTING WELL ●
- EXISTING SEPTIC FIELD ▭
- EX. TREELINE ~
- 100 YEAR FEMA FLOODPLAIN FP
- 100 YEAR FEMA FLOODPLAIN EASEMENT -SB-
- 100' STREAM BUFFER BaA
- EX. SOILS -
- EX. 15-25% SLOPES ▨
- EX. >25% SLOPES ▩
- EX. STREAM —
- EX. WETLANDS -WB-
- 25' WETLAND BUFFER WB
- EX. TREE ☼
- EX. SPECIMEN TREE ☼ 3
- EX. PLANT COMMUNITY (F1) (P1)
- EX. HEDGEROW (H)
- EX. WOODED AREA (W)
- EX. MARYLAND STATE HIGHWAY ADMINISTRATION WETLAND MITIGATION AREA ▨

**SHEET KEY**

APPROVED : DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 9/11/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kate Leach* 8/29/13  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE NO.	REVISION

DEVELOPER

THE BITH GROUP  
ATTN: R. DANIEL WALLACE  
113 WEST MONUMENT STREET  
BALTIMORE, MD 21201  
T: 410-962-1188

OWNER

NIXONS FARM LANE LLC  
17500 FREDERICK ROAD  
MT AIRY, MD 21771  
T: 410-461-7200

PROJECT

**NIXON SOLAR  
PHASE II**

AREA

TAX MAP 15, PARCEL 90 ZONED RC-DEO  
GRID NO.S 16, 17, AND 22 3rd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE

**EXISTING CONDITIONS PLAN &  
FOREST STAND DELINEATION**

Pennoni Associates Inc. 8818 Centre Park Drive  
Consulting Engineers Suite 200  
Columbia, MD 21045  
T 410.997.8900  
F 410.997.9282

**Pennoni**

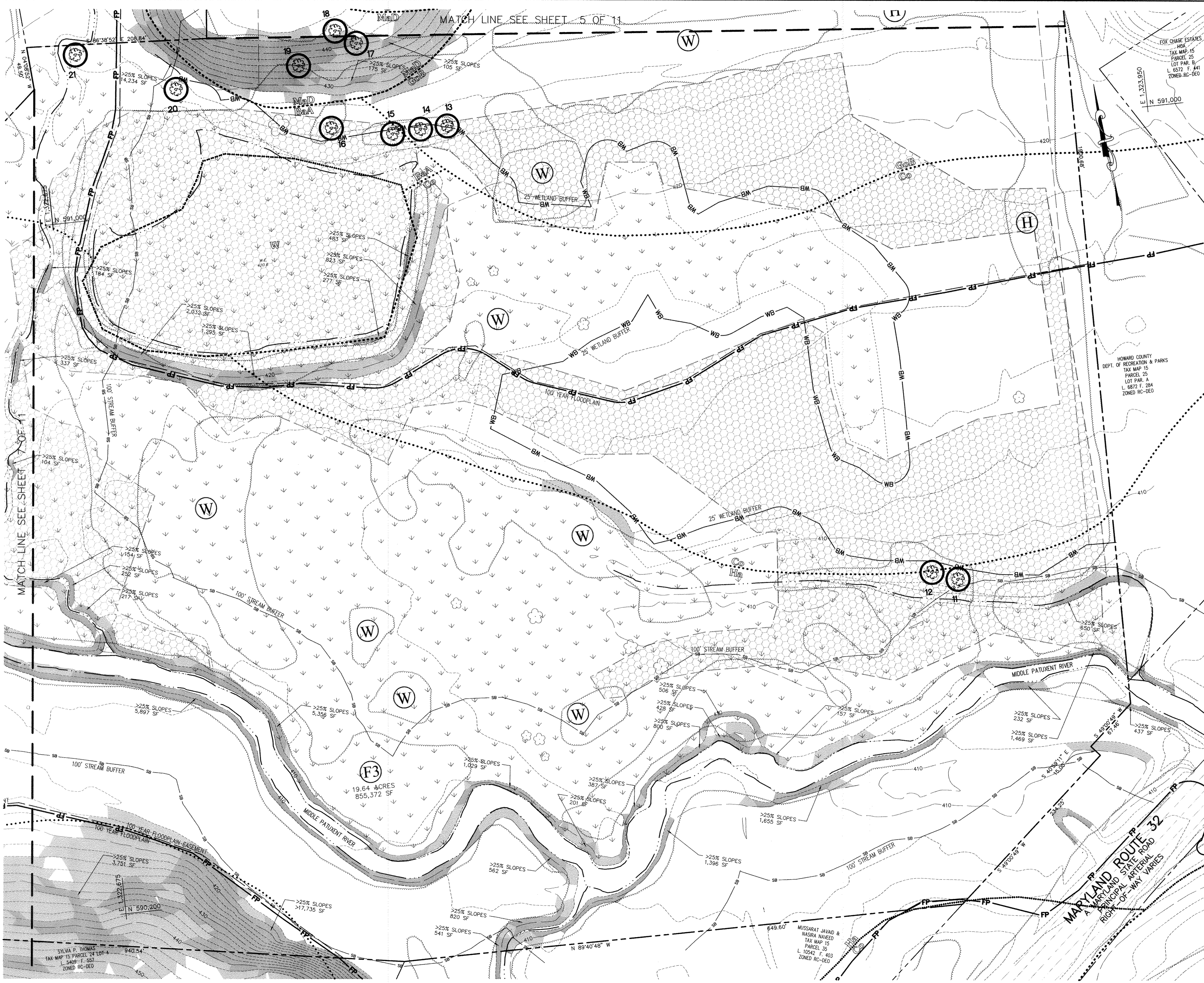
8-14-13  
DATE

DESIGNED BY : JSN  
DRAWN BY: JSN/HJM  
PROJECT NO : BIEN1301  
DATE : AUGUST 14, 2013  
SCALE : 1"=50'  
DRAWING NO. 5 OF 11

PETER J. STONE #3068

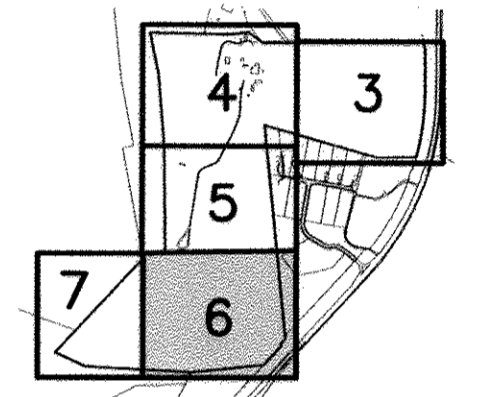
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**LEGEND**

EXISTING 2' CONTOUR	---	248
EXISTING 10' CONTOUR	---	250
EX. PROPERTY LINE AND RIGHT OF WAY	---	
EXISTING WELL	●	
EXISTING SEPTIC FIELD	▨	
EX. TREELINE	~	
100 YEAR FEMA FLOODPLAIN	FP	
100 YEAR FEMA FLOODPLAIN EASEMENT	---	
100' STREAM BUFFER	SB	
EX. SOILS	BaA	
EX. 15-25% SLOPES	▨	
EX. >25% SLOPES	▨	
EX. STREAM	---	
EX. WETLANDS	▨	
25' WETLAND BUFFER	WB	
EX. TREE	☼	
EX. SPECIMEN TREE	☼ 3	
EX. PLANT COMMUNITY	F1 P1	
EX. HEDGEROW	H	
EX. WOODED AREA	W	
EX. MARYLAND STATE HIGHWAY ADMINISTRATION WETLAND MITIGATION AREA	▨	



APPROVED : DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 9-11-13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kate Edwards* 8/29/13  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE NO. REVISION

DEVELOPER  
THE BITH GROUP  
ATTN: R. DANIEL WALLACE  
113 WEST MONUMENT STREET  
BALTIMORE, MD 21201  
T: 410-962-1188

OWNER  
NIXONS FARM LANE LLC  
17500 FREDERICK ROAD  
MT AIRY, MD 21771  
T: 410-461-7200

PROJECT  
**NIXON SOLAR  
PHASE II**

AREA  
TAX MAP 15, PARCEL 90 ZONED RC-DEO  
GRID NO.S 16, 17, AND 22 3rd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

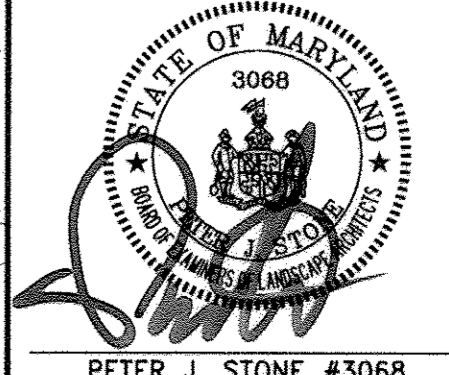
TITLE  
**EXISTING CONDITIONS PLAN &  
FOREST STAND DELINEATION**

Pennoni Associates Inc. 8818 Centre Park Drive  
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T 410.997.8900  
F 410.997.9282

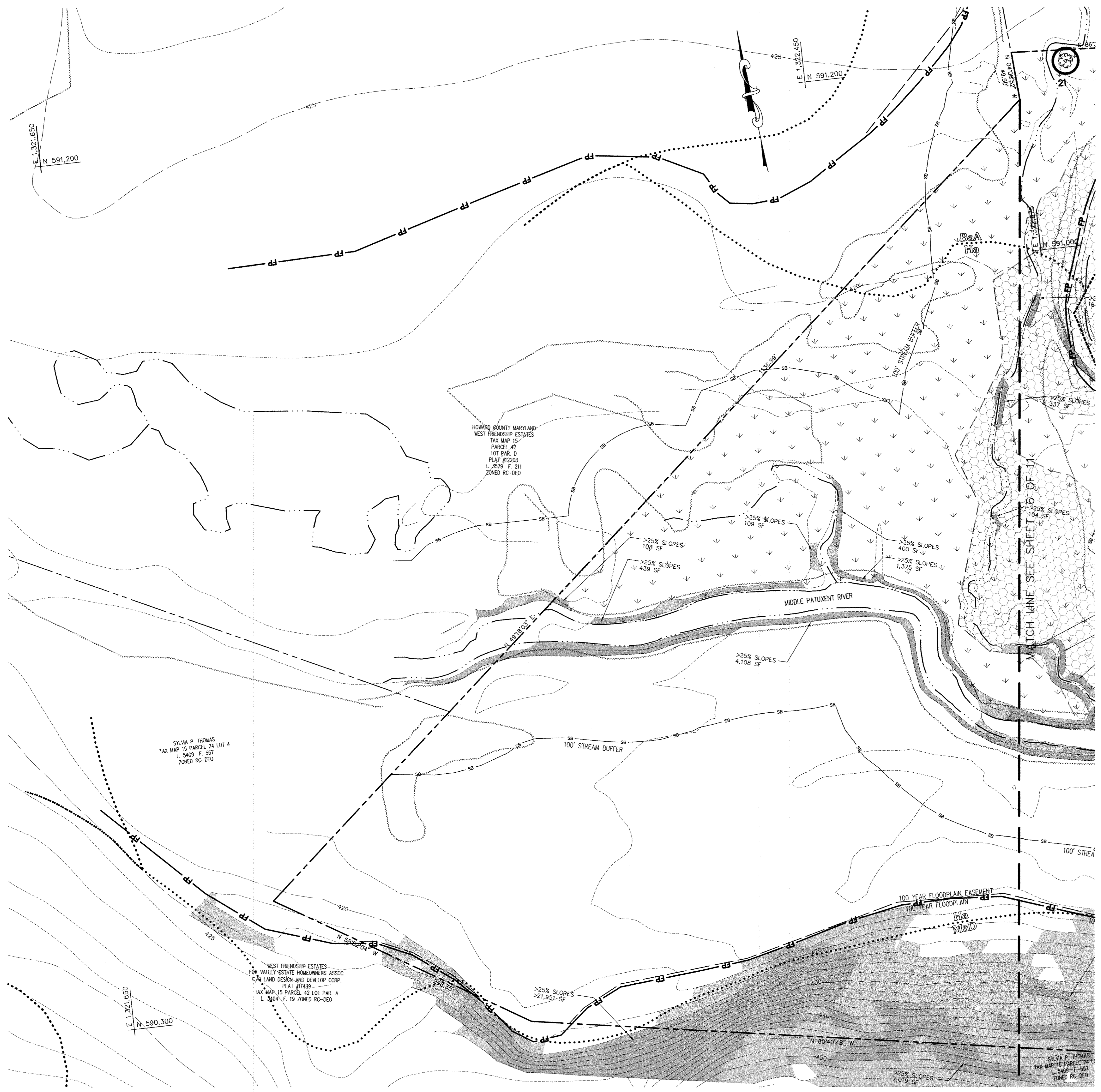
DATE  
**8-14-13**

DESIGNED BY : JSN  
DRAWN BY: JSN/HJM  
PROJECT NO : BIEN1301  
DATE : AUGUST 14, 2013  
SCALE : 1"=50'  
DRAWING NO. 6 OF 11

PETER J. STONE #3068

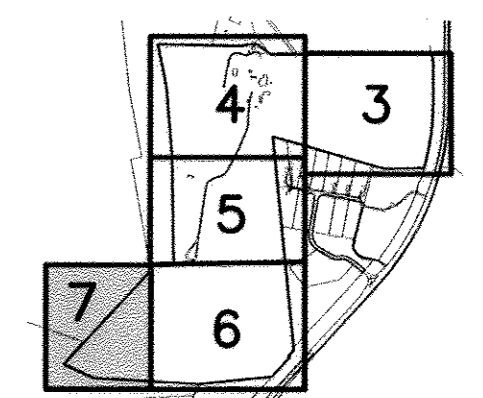







**LEGEND**

EXISTING 2' CONTOUR	---	248
EXISTING 10' CONTOUR	---	250
EX. PROPERTY LINE AND RIGHT OF WAY	---	
EXISTING WELL	●	
EXISTING SEPTIC FIELD	▨	
EX. TREELINE	~	
100 YEAR FEMA FLOODPLAIN	FP	
100 YEAR FEMA FLOODPLAIN EASEMENT	---	
100' STREAM BUFFER	SB	
EX. SOILS	B&A	
EX. 15-25% SLOPES	▨	
EX. >25% SLOPES	▨	
EX. STREAM	---	
EX. WETLANDS	▨	
25' WETLAND BUFFER	WB	
EX. TREE	☼	
EX. SPECIMEN TREE	☼ 3	
EX. PLANT COMMUNITY	(F1) (P1)	
EX. HEDGEROW	(H)	
EX. WOODED AREA	(W)	
EX. MARYLAND STATE HIGHWAY ADMINISTRATION WETLAND MITIGATION AREA	▨	



**SHEET KEY**

APPROVED : DEPARTMENT OF PLANNING AND ZONING	
<i>Chad Edwards</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	9.11.13 DATE
<i>V. J. Edwards</i> CHIEF, DIVISION OF LAND DEVELOPMENT	8/29/13 DATE
DATE NO.	REVISION
DEVELOPER THE BITH GROUP ATTN: R. DANIEL WALLACE 113 WEST MONUMENT STREET BALTIMORE, MD 21201 T: 410-962-1188	
OWNER NIXONS FARM LANE LLC 17500 FREDERICK ROAD MT AIRY, MD 21771 T: 410-461-7200	
PROJECT <b>NIXON SOLAR PHASE II</b>	
AREA TAX MAP 15, PARCEL 90 ZONED RC-DEO GRID NO.S 16, 17, AND 22 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE <b>EXISTING CONDITIONS PLAN &amp; FOREST STAND DELINEATION</b>	
Pennoni Associates Inc. Consulting Engineers 8818 Centre Park Drive Suite 200 Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
<p>8.14.13 DATE</p>  <p>PETER J. STONE #3068</p>	
DESIGNED BY : JSN	
DRAWN BY: JSN/HJM	
PROJECT NO : BIEN1301	
DATE : AUGUST 14, 2013	
SCALE : 1"=50'	
DRAWING NO. 7 OF 11	

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SPECIMEN TREE TABLE				
KEY	SPECIES	SIZE	CONDITION	REMAIN/REMOVE
1	SYCAMORE ( <i>Platanus occidentalis</i> )	34"	GOOD	REMAIN
2	SYCAMORE ( <i>Platanus occidentalis</i> )	30"	GOOD	REMAIN
3	SYCAMORE ( <i>Platanus occidentalis</i> )	24"	GOOD	REMAIN
4	SYCAMORE ( <i>Platanus occidentalis</i> )	40"	GOOD	REMAIN
5	SYCAMORE ( <i>Platanus occidentalis</i> )	30"	GOOD	REMAIN
6	SYCAMORE ( <i>Platanus occidentalis</i> )	30"	GOOD	REMAIN
7	BLACK LOCUST ( <i>Robinia pseudoacacia</i> )	30"	GOOD	REMAIN
8	BLACK LOCUST ( <i>Robinia pseudoacacia</i> )	40"	GOOD	REMAIN
9	WHITE PINE ( <i>Pinus strobus</i> )	36"	GOOD	REMAIN
10	BLACK LOCUST ( <i>Robinia pseudoacacia</i> )	30"	GOOD	REMAIN
11	SYCAMORE ( <i>Platanus occidentalis</i> )	30"	GOOD	REMAIN
12	PIN OAK ( <i>Quercus palustris</i> )	48"	POOR	REMAIN
13	WHITE OAK ( <i>Quercus alba</i> )	31"	GOOD	REMAIN
14	WHITE OAK ( <i>Quercus alba</i> )	31"	GOOD	REMAIN
15	WHITE OAK ( <i>Quercus alba</i> )	32"	GOOD	REMAIN
16	WHITE OAK ( <i>Quercus alba</i> )	39"	GOOD	REMAIN
17	SYCAMORE ( <i>Platanus occidentalis</i> )	33"	GOOD	REMAIN
18	RED OAK ( <i>Quercus rubra</i> )	67"	GOOD	REMAIN
19	SYCAMORE ( <i>Platanus occidentalis</i> )	41"	GOOD	REMAIN
20	SYCAMORE ( <i>Platanus occidentalis</i> )	32"	GOOD	REMAIN
21	TULIP POPLAR ( <i>Liriodendron tulipifera</i> )	30"	GOOD	REMAIN
22	WHITE OAK ( <i>Quercus alba</i> )	30"	GOOD	REMAIN
23	WHITE OAK ( <i>Quercus alba</i> )	30"	GOOD	REMAIN
24	PIN OAK ( <i>Quercus palustris</i> )	30"	POOR	REMAIN
25	SLIPPERY ELM ( <i>Ulmus rubra</i> )	30"	POOR	REMAIN
26	WHITE OAK ( <i>Quercus alba</i> )	48"	GOOD	REMAIN
27	WHITE OAK ( <i>Quercus alba</i> )	30"	GOOD	REMAIN
28	RED OAK ( <i>Quercus rubra</i> )	30"	POOR	REMAIN
29	WHITE OAK ( <i>Quercus alba</i> )	30"	GOOD	REMAIN
30	WHITE OAK ( <i>Quercus alba</i> )	38"	GOOD	REMAIN
31	WHITE OAK ( <i>Quercus alba</i> )	40"	GOOD	REMAIN
32	WHITE OAK ( <i>Quercus alba</i> )	32"	GOOD	REMAIN
33	WHITE OAK ( <i>Quercus alba</i> )	32"	GOOD	REMAIN
34	WHITE OAK ( <i>Quercus alba</i> )	35"	GOOD	REMAIN
35	WHITE OAK ( <i>Quercus alba</i> )	38"	GOOD	REMAIN
36	RED OAK ( <i>Quercus rubra</i> )	30"	GOOD	REMAIN
37	RED OAK ( <i>Quercus rubra</i> )	30"	GOOD	REMAIN
38	RED OAK ( <i>Quercus rubra</i> )	32"	GOOD	REMAIN
39	RED OAK ( <i>Quercus rubra</i> )	31"	GOOD	REMAIN
40	RED OAK ( <i>Quercus rubra</i> )	31"	GOOD	REMAIN
41	WHITE OAK ( <i>Quercus alba</i> )	23"	GOOD	REMAIN
42	WHITE OAK ( <i>Quercus alba</i> )	42"	GOOD	REMAIN
43	WHITE OAK ( <i>Quercus alba</i> )	54"	POOR	REMAIN
44	WHITE OAK ( <i>Quercus alba</i> )	44"	POOR	REMAIN
45	RED OAK ( <i>Quercus rubra</i> )	42"	POOR	REMAIN
46	RED OAK ( <i>Quercus rubra</i> )	31"	GOOD	REMAIN
47	BLACK CHERRY ( <i>Prunus serotina</i> )	31"	GOOD	REMAIN
48	SHELLBARK HICKORY ( <i>Carya laciniosa</i> )	64"	GOOD	REMAIN
49	BLACK CHERRY ( <i>Prunus serotina</i> )	33"	GOOD	REMAIN
50	SYCAMORE ( <i>Platanus occidentalis</i> )	40"	GOOD	REMAIN
51	RED MAPLE ( <i>Acer rubrum</i> )	38"	GOOD	REMAIN
52	RED MAPLE ( <i>Acer rubrum</i> )	36"	GOOD	REMAIN
53	RED MAPLE ( <i>Acer rubrum</i> )	34"	GOOD	REMAIN
54	RED MAPLE ( <i>Acer rubrum</i> )	34"	GOOD	REMAIN
55	RED MAPLE ( <i>Acer rubrum</i> )	31"	GOOD	REMAIN
56	SYCAMORE ( <i>Platanus occidentalis</i> )	34"	GOOD	REMAIN
57	BLACK LOCUST ( <i>Robinia pseudoacacia</i> )	30"	GOOD	REMAIN

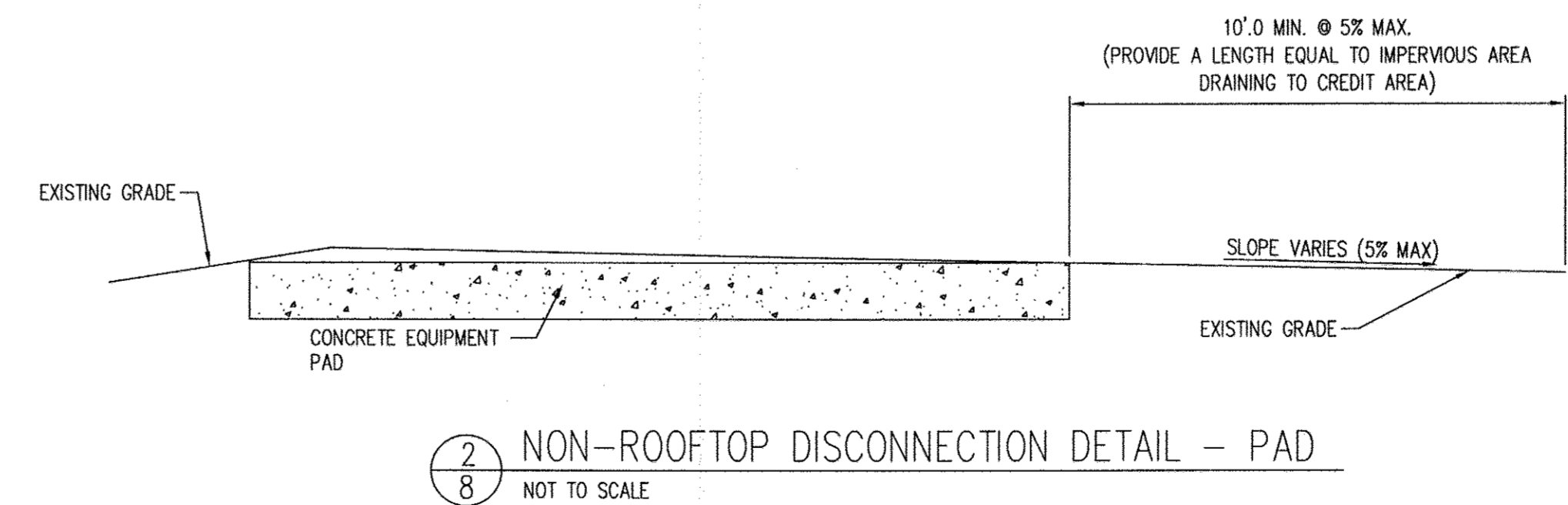
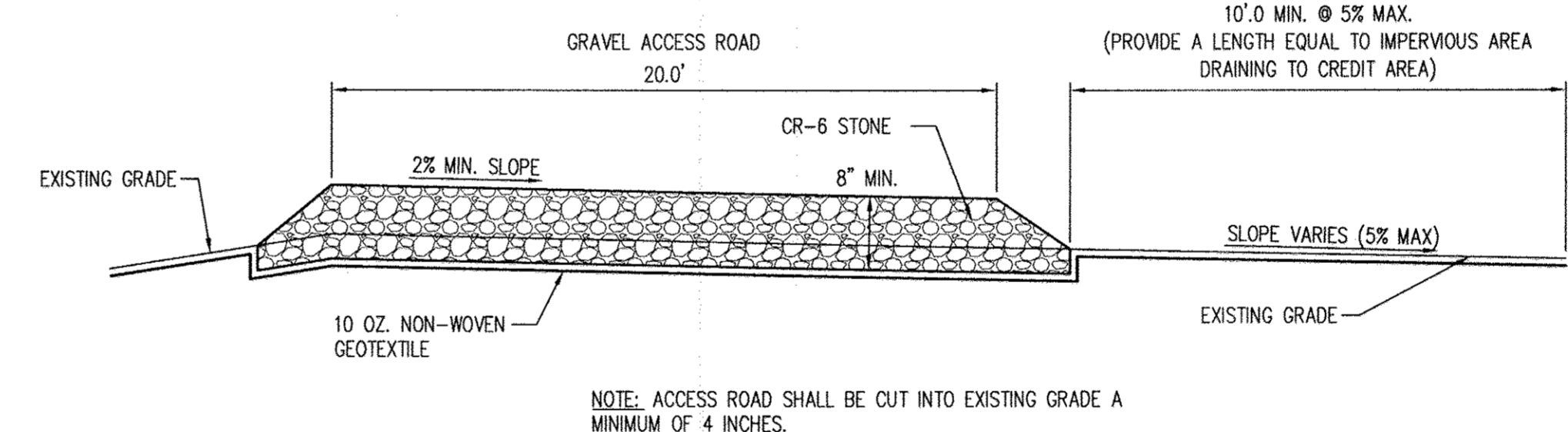
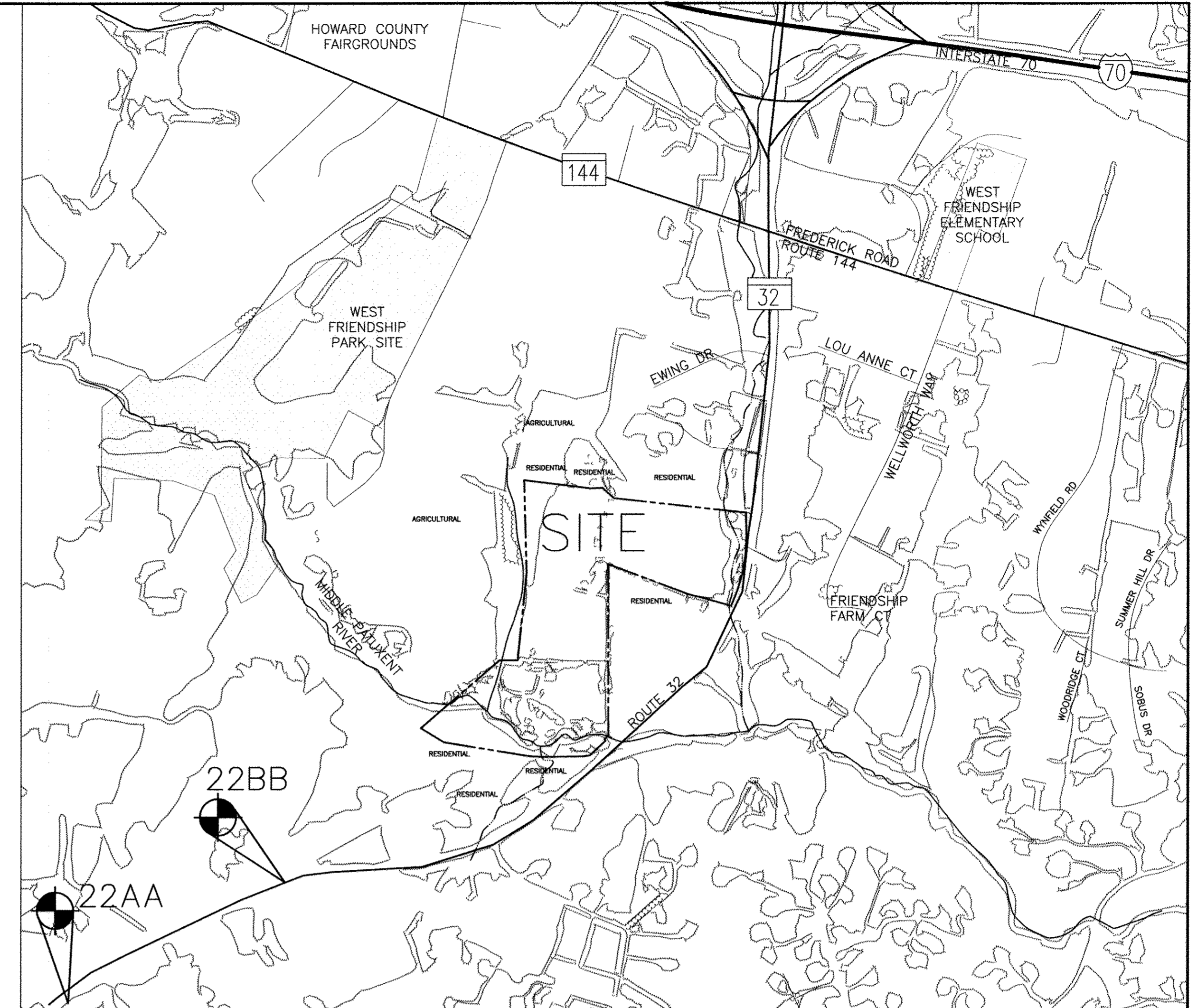
SOILS TABLE						
MAP SYMBOL	NAME	STRUCTURAL LIMITATIONS DWELLINGS WITH BASEMENTS	EROSION HAZARD	HYDRIC	SLOPE (%)	SOIL GROUP
BaA	BAILE SILT LOAM	VERY LIMITED	LOW	YES	0-3%	D
Co	CODORUS AND HATBORO SILT LOAM	VERY LIMITED	LOW	YES	0-3%	C & D
GgA	GLENELG LOAM	NOT LIMITED	LOW	NO	0-3%	B
GgB	GLENELG LOAM	NOT LIMITED	MODERATE	NO	3-8%	B
GgC	GLENELG LOAM	SOMEWHAT LIMITED	MODERATE	NO	8-15%	B
GmB	GLENVILLE SILT LOAM	VERY LIMITED	MODERATE	NO	3-8%	C
GnB	GLENVILLE-BAILE SILT LOAMS	VERY LIMITED	MODERATE	YES	0-8%	C
GoB	GLENVILLE-CODORUS SILT LOAMS	VERY LIMITED	MODERATE	NO	0-8%	C
Ha	HATBORO-CODORUS SILT LOAMS	VERY LIMITED	LOW	YES	0-3%	D
MaB	MANOR LOAM	NOT LIMITED	MODERATE	NO	3-8%	B
MaC	MANOR LOAM	SOMEWHAT LIMITED	MODERATE	NO	8-15%	B
MaD	MANOR LOAM	VERY LIMITED	HIGH	NO	15-25%	B
MkF	MANOR-BRINKLOW COMPLEX	VERY LIMITED	HIGH	NO	25-65%	B

SOURCE: NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY

PLANT COMMUNITY SUMMARY TABLE			
SYMBOL	COMMUNITY	AREA	PRIORITY RETENTION
F1	FOREST	2.43 Ac.±	MEDIUM
F2	FOREST	4.40 Ac.±	HIGH
F3	FOREST	19.64 Ac.±	HIGH

AREA TABLE	
AREA	ACRES
TOTAL TRACT AREA	109.82
EXISTING FOREST	26.47
LAND WITHIN STREAM BUFFERS	20.53
LAND WITHIN WETLANDS & WETLAND BUFFERS	24.30
LAND WITHIN FLOODPLAIN	31.01
FOREST WITHIN STREAM BUFFERS	15.37
FOREST WITHIN WETLANDS	8.04
FOREST WITHIN FLOODPLAIN	19.64

- GENERAL NOTES:**
- THE SITE IS LOCATED AT 2800 NIXON'S FARM LANE, WEST FRIENDSHIP, MD 21794 (TAX MAP 15, PARCEL 90) THE SITE IS 109.82 ACRES.
  - BOUNDARY INFORMATION HAS BEEN PROVIDED BY PATTON HARRIS RUST AND ASSOCIATES INC. TOPOGRAPHY INFORMATION PROVIDED BY AVAILABLE HOWARD COUNTY RECORDS AND AN AERIAL SURVEY PREPARED BY VIRGINIA RESOURCE MAPPING INC. DATED JANUARY 2005.
  - THE FOLLOWING SOILS ARE PRESENT ON THE SITE: BAILE SILT LOAM (0-3% SLOPES)-BAA, CODORUS AND HATBORO SILT LOAM (0-3% SLOPES)-CO, GLENELG LOAM (0-3% SLOPES)-GGA, GLENELG LOAM (3-8% SLOPES)-GGB, GLENELG LOAM (8-15% SLOPES)-GGC, GLENVILLE SILT LOAM (3-8% SLOPES)-GMB, GLENVILLE-BAILE SILT LOAMS (0-8% SLOPES)-GNB, GLENVILLE-CODORUS SILT LOAMS (0-8% SLOPES)-GOB, HATBORO-CODORUS SILT LOAMS (0-3% SLOPES)-HA, MANOR LOAM (3-8% SLOPES)-MAB, MANOR LOAM (8-15% SLOPES)-MAC, MANOR LOAM (15-25% SLOPES)-MAD, AND MANOR-BRINKLOW COMPLEX (25-65% SLOPES)-MKF ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
  - THE SITE IS ZONED RC-DEO (RURAL CONSERVATION-DENSITY EXCHANGE OPTION). CURRENTLY, THE PROPERTY CONTAINS A COUNTRY CLUB.
  - THIS SITE IS LOCATED IN THE MIDDLE PATUXENT RIVER (MDDNR LISTING #2131106) WATERSHED WHICH IS A USE 1/1-P WATERSHED.
  - A 100 YEAR FLOODPLAIN IS LOCATED ALONG THE SOUTH PORTION OF THE SITE ALONG THE MIDDLE PATUXENT RIVER. THE FLOODPLAIN SHOWN HAS BEEN APPROXIMATED FROM FEMA FIRM MAPS (COMMUNITY PANEL #240044 0015 B). THE ENVIRONMENTAL BUFFER SHOWN IS SUBJECT TO FINAL WETLAND DETERMINATION.
  - THERE ARE 26.37 ACRES OF DEFINED FOREST ON THE SITE. THE SITE CONSISTS OF OPEN, GRASSY FIELD AREAS, UPLAND HARDWOOD FOREST, AND STREAM VALLEY FORESTED AREAS. TREE SPECIES THAT EXIST ON THE SITE ARE WHITE OAK AND SYCAMORE. SHRUB SPECIES THAT EXIST ON THE SITE ARE MULTIFLORA ROSE AND GREENBRIER. THERE ARE ALSO 2 STANDING DEAD TREES OBSERVED ON THE SITE. THERE ARE STREAMS AND STEEP SLOPES ON THE SITE. THE SOUTH AND EAST PORTIONS OF THE PROPERTY ARE IMPACTED BY A 100' STREAM BUFFER FROM A STREAM FLOWING THROUGH THE PROPERTY AND THE MIDDLE PATUXENT RIVER. FOREST CONSERVATION PLANTING HAS BEEN INSTALLED IN THE MIDDLE PATUXENT RIVER STREAM VALLEY AREA.
  - FIELD WORK FOR THIS INVENTORY WAS CONDUCTED ON MARCH 24, 2005 AND MARCH 15, 2013 BY JONATHAN NORMAN, PLANNER OF PENNONI ASSOCIATES UNDER THE SUPERVISION OF PETER J. STONE, RLA OF PENNONI ASSOCIATES.
  - NO CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON-SITE.
  - NO RARE, THREATENED OR ENDANGERED PLANTS OR ANIMALS OR CRITICAL HABITATS WERE OBSERVED IN THE FIELD.



ESDv SUMMARY TABLE				
AREA ID	TREATMENT	AREA (SF)	TARGET Pe	Pe PROVIDED
1	NON ROOFTOP DISCONNECT (N-2)	31,336	1.0	1.0
2	NON ROOFTOP DISCONNECT (N-2)	3,705	1.0	1.0
3	NON ROOFTOP DISCONNECT (N-2)	86,458	1.0	1.0
4	NON ROOFTOP DISCONNECT (N-2)	2,724	1.0	1.0
5	NON ROOFTOP DISCONNECT (N-2)	22,524	1.0	1.0
6	NON ROOFTOP DISCONNECT (N-2)	5,040	1.0	1.0
7	NON ROOFTOP DISCONNECT (N-2)	3,475	1.0	1.0

**VICINITY MAP**  
 SCALE: 1"=1000'  
 COPYRIGHT ADC THE MAP PEOPLE  
 ADC MAP 18 GRIDS 4B, 4C, 5A, & 5B,  
 PERMITTED USE NO. 20684285

APPROVED : DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *Chad Edwards* DATE: 9-11-13  
 Chief, Division of Land Development: *Ketola, Duval* DATE: 8/29/13

DEVELOPER: THE BITH GROUP  
 ATTN: R. DANIEL WALLACE  
 113 WEST MONUMENT STREET  
 BALTIMORE, MD 21201  
 T: 410-962-1188

OWNER: NIXONS FARM LANE LLC  
 17500 FREDERICK ROAD  
 MIT AIRY, MD 21771  
 T: 410-461-7200

PROJECT: NIXON SOLAR PHASE II

AREA: TAX MAP 15, PARCEL 90 ZONED RC-DEO  
 GRID NO.S 16, 17, AND 22 3rd ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

TITLE: EXISTING CONDITIONS PLAN & FOREST STAND DELINEATION

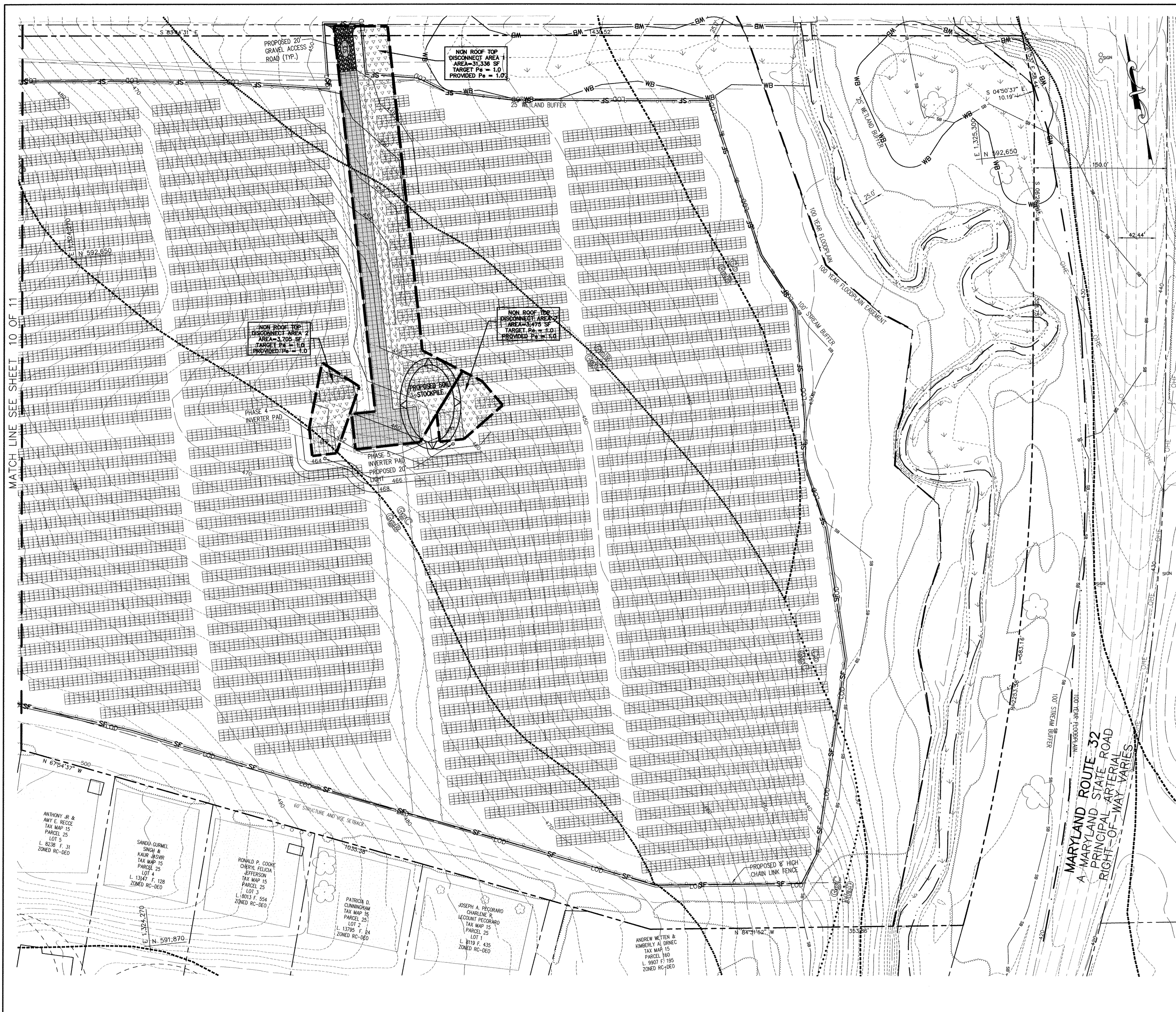
Pennonni Associates Inc. Consulting Engineers  
 8818 Centre Park Drive  
 Suite 200  
 Columbia, MD 21045  
 T 410.997.8900  
 F 410.997.9282

DATE: 8-14-13

DESIGNED BY : JSN  
 DRAWN BY: JSN/HJM  
 PROJECT NO : BIEN1301  
 DATE : AUGUST 14, 2013  
 SCALE : AS SHOWN  
 DRAWING NO. 8 OF 11

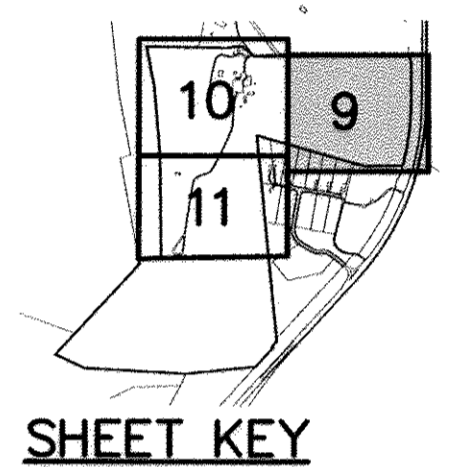
PETER J. STONE #3068





**LEGEND**

EXISTING 2' CONTOUR	248
EXISTING 10' CONTOUR	250
EX. PROPERTY LINE AND RIGHT OF WAY	---
EXISTING WELL	●
EXISTING SEPTIC FIELD	▨
EX. TREELINE	~
EX. SOILS	BaA
100 YEAR FEMA FLOODPLAIN	FP
100 YEAR FEMA FLOODPLAIN EASEMENT	---
100' STREAM BUFFER	SB
EX. STREAM	---
EX. WETLANDS	~
25' WETLAND BUFFER	WB
PROPOSED 8' HIGH CHAIN LINK FENCE	---
EX. TREE	☼
PROPOSED LIGHT	*
BUILDING RESTRICTION LINE	---
IMPERVIOUS AREA	▨
NON-ROOFTOP DISCONNECT CREDIT (N-2)	▨
PROPOSED DRAINAGE DIVIDE	---
LIMITS OF DISTURBANCE	LOD
PROPOSED SILT FENCE	SF
PROPOSED STABILIZED CONSTRUCTION ENTRANCE	---
PROPOSED GRADING	522



APPROVED : DEPARTMENT OF PLANNING AND ZONING

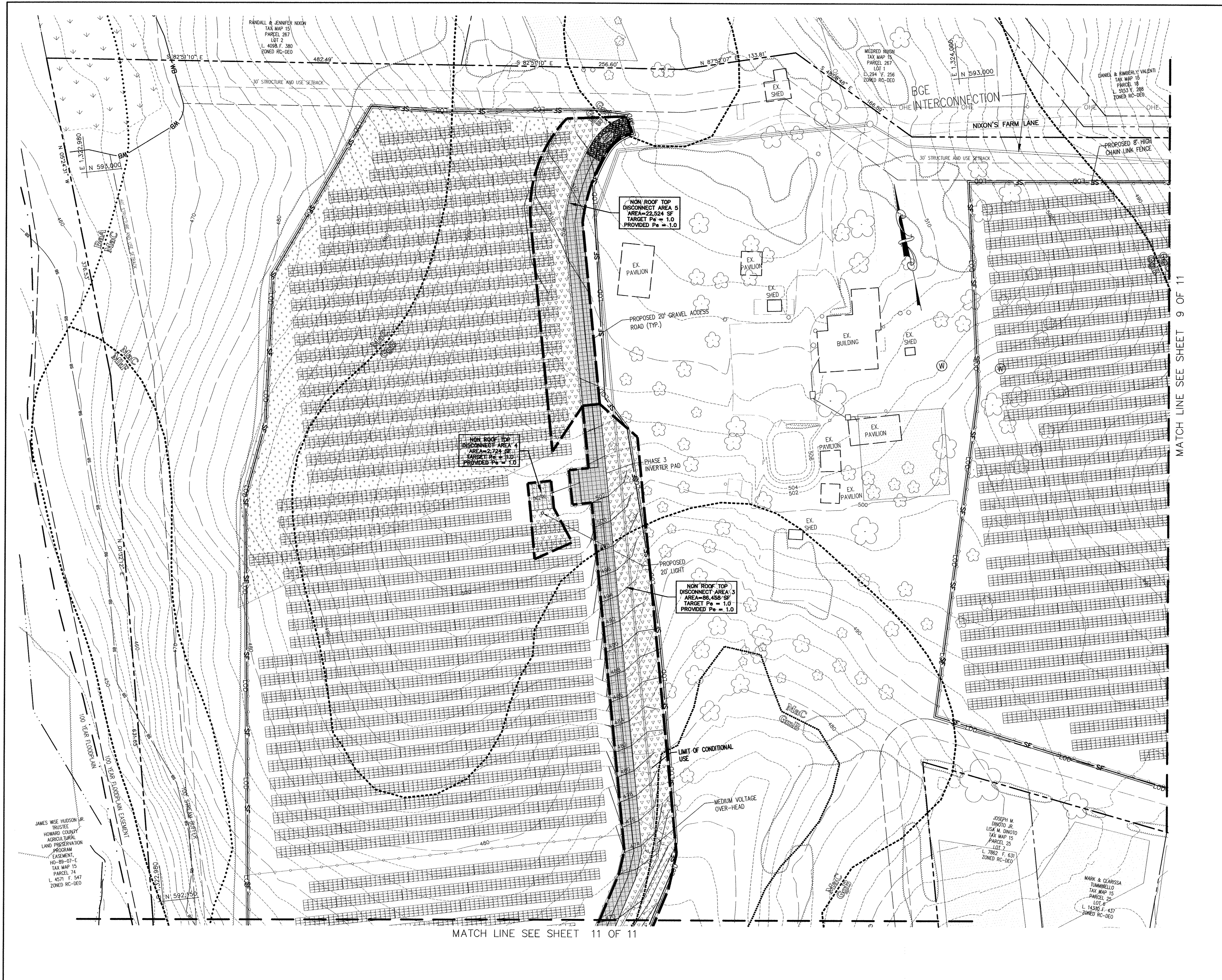
*Chad Chubb* 8/11/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Victoria Doolittle* 8/29/13  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION
DEVELOPER		
THE BITH GROUP ATTN: R. DANIEL WALLACE 113 WEST MONUMENT STREET BALTIMORE, MD 21201 T: 410-962-1188		
OWNER		
NIXONS FARM LANE LLC 17500 FREDERICK ROAD MT AIRY, MD 21771 T: 410-461-7200		
PROJECT		
NIXON SOLAR PHASE II		
AREA		
TAX MAP 15, PARCEL 90 ZONED RC-DEO GRID NO.S 16, 17, AND 22 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
STORMWATER MANAGEMENT CONCEPT PLAN		
Pennoni Associates Inc. Consulting Engineers 8818 Centre Park Drive Suite 200 Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
SEAL		
DESIGNED BY : JSN		
DRAWN BY: JSN/HJM		
PROJECT NO : BIEN1501		
DATE : AUGUST 14, 2013		
SCALE : 1"=50'		
DRAWING NO. 9 OF 11		

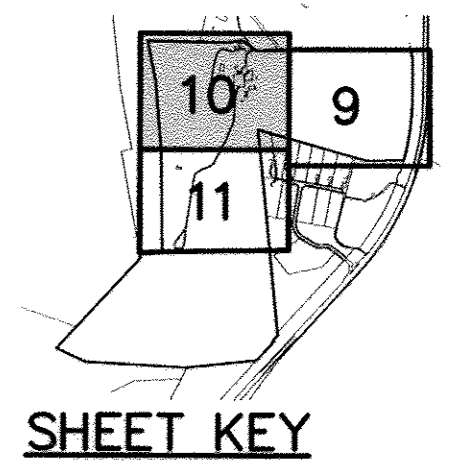
MATCH LINE SEE SHEET 10 OF 11





**LEGEND**

EXISTING 2' CONTOUR	---248---
EXISTING 10' CONTOUR	---250---
EX. PROPERTY LINE AND RIGHT OF WAY	---
EXISTING WELL	●
EXISTING SEPTIC FIELD	▨
EX. TREELINE	---B&A---
EX. SOILS	---
100 YEAR FEMA FLOODPLAIN	---FP---
100 YEAR FEMA FLOODPLAIN EASEMENT	---
100' STREAM BUFFER	---
EX. STREAM	---
EX. WETLANDS	---
25' WETLAND BUFFER	---
PROPOSED 8' HIGH CHAIN LINK FENCE	---
EX. TREE	☼
PROPOSED LIGHT BUILDING RESTRICTION LINE	---
IMPERVIOUS AREA	▨
NON-ROOFTOP DISCONNECT CREDIT (N-2)	▨
CONTRIBUTING AREA TO SHEETFLOW TO CONSERVATION AREA (N-3)	▨
PROPOSED DRAINAGE DIVIDE	---
LIMITS OF DISTURBANCE	---
PROPOSED SILT FENCE	---
PROPOSED STABILIZED CONSTRUCTION ENTRANCE	---
PROPOSED GRADING	522



MATCH LINE SEE SHEET 9 OF 11

MATCH LINE SEE SHEET 11 OF 11

APPROVED : DEPARTMENT OF PLANNING AND ZONING

*Chad Edmondson* 9.11.13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Vetchovalov* 9/29/13  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

DEVELOPER  
THE BITH GROUP  
ATTN: R. DANIEL WALLACE  
113 WEST MONUMENT STREET  
BALTIMORE, MD 21201  
T: 410-962-1188

OWNER  
NIXONS FARM LANE LLC  
17500 FREDERICK ROAD  
MT AIRY, MD 21771  
T: 410-461-7200

PROJECT  
**NIXON SOLAR PHASE II**

AREA  
TAX MAP 15, PARCEL 90 ZONED RC-DEO  
GRID N.O.S 16, 17, AND 22 3rd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE  
**STORMWATER MANAGEMENT CONCEPT PLAN**

Pennoni Associates Inc. Consulting Engineers 8818 Centre Park Drive Suite 200 Columbia, MD 21045 T 410.997.8900 F 410.997.9282

SEAL

DESIGNED BY : JSN  
DRAWN BY : JSN/HJM  
PROJECT NO : BIEN1301  
DATE : AUGUST 14, 2013  
SCALE : 1"=50'  
DRAWING NO. 10 OF 11

BY: *JSN* 9/14/13  
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. 33578, EXPIRATION DATE: 12-23-2014

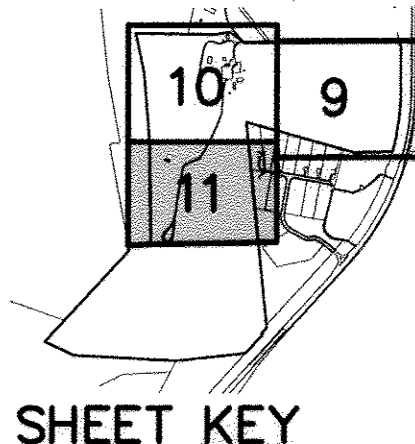


MATCH LINE SEE SHEET 10 OF 11



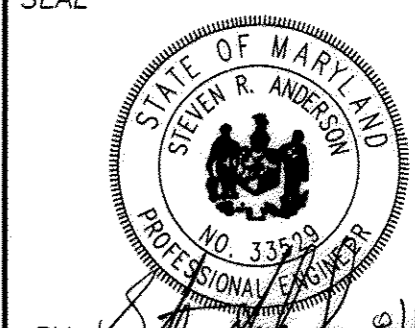
**LEGEND**

EXISTING 2' CONTOUR	---248---
EXISTING 10' CONTOUR	---250---
EX. PROPERTY LINE AND RIGHT OF WAY	---
EXISTING WELL	○
EXISTING SEPTIC FIELD	▨
EX. TREELINE	~
EX. SOILS	BaA
100 YEAR FEMA FLOODPLAIN	FP
100 YEAR FEMA FLOODPLAIN EASEMENT	SB
100' STREAM BUFFER	---
EX. STREAM	---
EX. WETLANDS	---
25' WETLAND BUFFER	WB
PROPOSED 8' HIGH CHAIN LINK FENCE	---
EX. TREE	○
PROPOSED LIGHT BUILDING RESTRICTION LINE	---
IMPERVIOUS AREA	▨
NON-ROOFTOP DISCONNECT CREDIT (N-2)	▽
PROPOSED DRAINAGE DIVIDE	---
LIMITS OF DISTURBANCE	LOD
PROPOSED SILT FENCE	SF
PROPOSED STABILIZED CONSTRUCTION ENTRANCE	---
PROPOSED GRADING	522
EX. MARYLAND STATE HIGHWAY ADMINISTRATION WETLAND MITIGATION AREA	▨



**SHEET KEY**

APPROVED : DEPARTMENT OF PLANNING AND ZONING	
<i>David Edmondson</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	9.11.13 DATE
<i>Kevin DeLuca</i> CHIEF, DIVISION OF LAND DEVELOPMENT	8/14/13 DATE
DATE NO.	REVISION
DEVELOPER	
THE BITH GROUP ATTN: R. DANIEL WALLACE 113 WEST MONUMENT STREET BALTIMORE, MD 21201 T: 410-962-1188	
OWNER	
NIXONS FARM LANE LLC 17500 FREDERICK ROAD MT AIRY, MD 21771 T: 410-461-7200	
PROJECT	
NIXON SOLAR PHASE II	
AREA	
TAX MAP 15, PARCEL 90 ZONED RC-DEO GRID NO.S 16, 17, AND 22 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE	
STORMWATER MANAGEMENT CONCEPT PLAN	
Pennoni Associates Inc. Consulting Engineers 8818 Centre Park Drive Suite 200 Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
SEAL	
DESIGNED BY : JSN	
DRAWN BY: JSN/HJM	
PROJECT NO : BIEN1301	
DATE : AUGUST 14, 2013	
SCALE : 1"=50'	
DRAWING NO. 11 OF 11	



BY: *David Edmondson* 8/14/13  
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 33233, EXPIRATION DATE: 10-22-2014