

**GENERAL NOTES**

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP DATED SEPTEMBER 2019. OFFSITE TOPOGRAPHY IS FROM HOWARD COUNTY GIS.
- THIS PLAN IS BASED ON A BOUNDARY SURVEY PERFORMED BY VOGEL ENGINEERING+TIMMONS GROUP ON SEPTEMBER, 2019.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 0911 AND 09FA WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "RC-DEO" IN ACCORDANCE WITH THE 10/6/13 ZONING REGULATIONS, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON-SITE.
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ON-SITE.
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE ADDRESSED BY A FOREST CONSERVATION PLAN SUBMITTED WITH THE FUTURE SITE DEVELOPMENT PLAN.
- WETLANDS AND STREAMS SHOWN ON-SITE ARE BASED ON ENVIRONMENTAL REPORT BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, DATED FEBRUARY 20, 2020.
- GEOTECHNICAL INVESTIGATIONS WERE COMPLETED BY ECS MID-ATLANTIC, LLC ON APRIL 8TH, 2020 AND HAS BEEN SUBMITTED WITH THE ECP SUBMISSION PLANS.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- OLD FREDERICK ROAD IS CLASSIFIED AS A SCENIC ROAD.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF STRUCTURAL, NON-STRUCTURAL PRACTICES AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE PRACTICES INCLUDE NON-ROOF TOP DISCONNECTION (N-2), MICRO-BIORETENTION (M-6), AND LEVEL SPREADER. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (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 AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN 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.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME. THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING AND ADDRESS THE PROJECT TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.
- ISOLATED, SURFACE SMOOTHING AND/OR FINE GRADING MAY BE REQUIRED TO SUPPORT SOLAR EQUIPMENT INSTALLATION. HOWEVER, NO MASS GRADING WILL BE REQUIRED. ISOLATED FINE GRADES WILL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMISSION, AS REQUIRED.
- THERE ARE EXISTING STRUCTURES LOCATED ON-SITE, WHICH ARE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- ON MARCH 5TH, 2020, THE HOWARD COUNTY BOARD OF APPEALS HEARING EXAMINER APPROVED THE PETITION OF ONEENERGY DEVELOPMENT, LLC FOR A COMMERCIAL SOLAR FACILITY IN AN RC-DEO ZONING DISTRICT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE COMMERCIAL SOLAR FACILITY CONDITIONAL USE SHALL IN CONFORM WITH THE APPROVED CONDITIONAL USE PLAN APPROVED IN CONJUNCTION WITH BA-19-009C.
  - PETITIONER SHALL COMPLY WITH ALL CONDITIONAL USE STANDARDS.
  - THE SITE DEVELOPMENT PLAN, OR ITS EQUIVALENT, SHALL INCLUDE A NOTE CONTAINING ALL CONDITIONS OF APPROVAL.
  - PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
  - THE SYSTEMS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND PROVISIONS.
  - ANY COMMERCIAL SOLAR FACILITY THAT IS NO LONGER USED SHALL BE REMOVED BY THE PETITIONER FROM THE SITE WITHIN ONE YEAR 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 COMMERCIAL SOLAR FACILITY.
  - THE PETITIONER SHALL REGISTER ALL SOLAR COLLECTORS WITH THE DEPARTMENT OF FIRE AND RESCUE SERVICES. THE REGISTRATION SHALL INCLUDE A MAP OF THE SOLAR FACILITY NOTING THE SOLAR COLLECTORS AND THE PANEL DISCONNECT.
  - TREE REMOVAL SHALL BE MINIMIZED, AND REFORESTATION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.1206 OF THE HOWARD COUNTY CODE.
  - ALL REQUIRED LANDSCAPING SHALL BE INSTALLED WITHIN 6 MONTHS OF INSTALLATION OF THE SOLAR PANELS.
  - THE REVISED CONDITIONAL USE PLAN SHALL BE AMENDED TO INCLUDE THE DESIGNATION OF LOT 339, THE HURT RESIDENCE, WHICH WAS INADVERTENTLY OMITTED FROM THE REVISED CONDITIONAL USE PLAN (PETITIONER EXHIBIT 1).
- UPON DECOMMISSIONING OF THE SOLAR FACILITY THE PETITIONER/OPERATOR WILL REMOVE SOLAR PANELS AND ASSOCIATED COMPONENTS, LANDSCAPING AND STORMWATER MANAGEMENT PRACTICES AND RESTORE ACCORDINGLY (AT THE REQUEST OF THE PROPERTY OWNER).
- ALL ACCESS DRIVES FROM THE PUBLIC ROAD TO THE EQUIPMENT PAD TO BE 12' MINIMUM WIDTH AND CAPABLE OF SUPPORTING FIRE DEPARTMENT VEHICLES.

# ENVIRONMENTAL CONCEPT PLAN

## VICEROY SOLAR

### OLD FREDERICK ROAD, SYKESVILLE, MD 21784

### TAX MAP 9, BLOCK 23, PARCEL 19

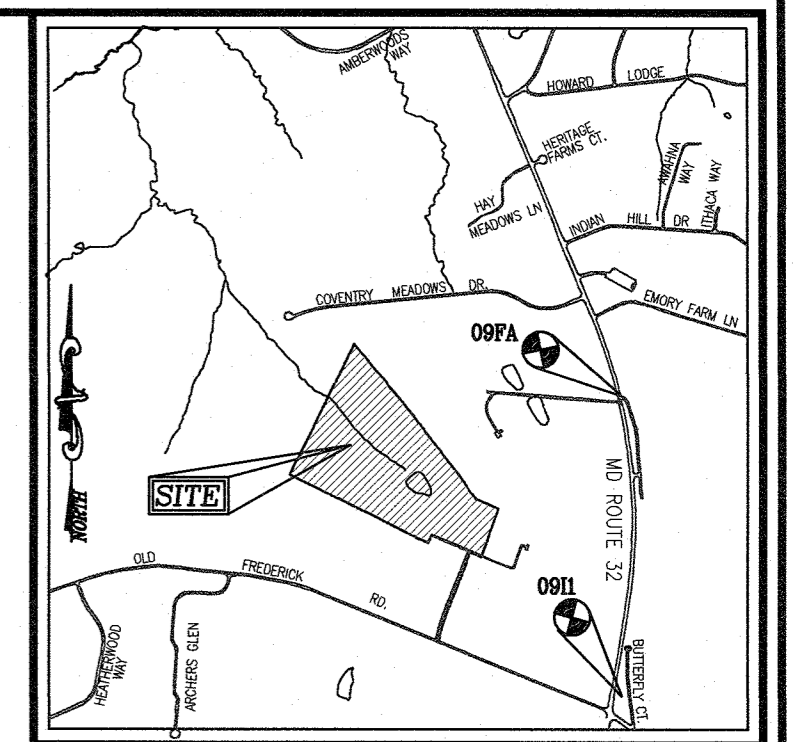
### HOWARD COUNTY, MARYLAND

**BENCHMARKS**

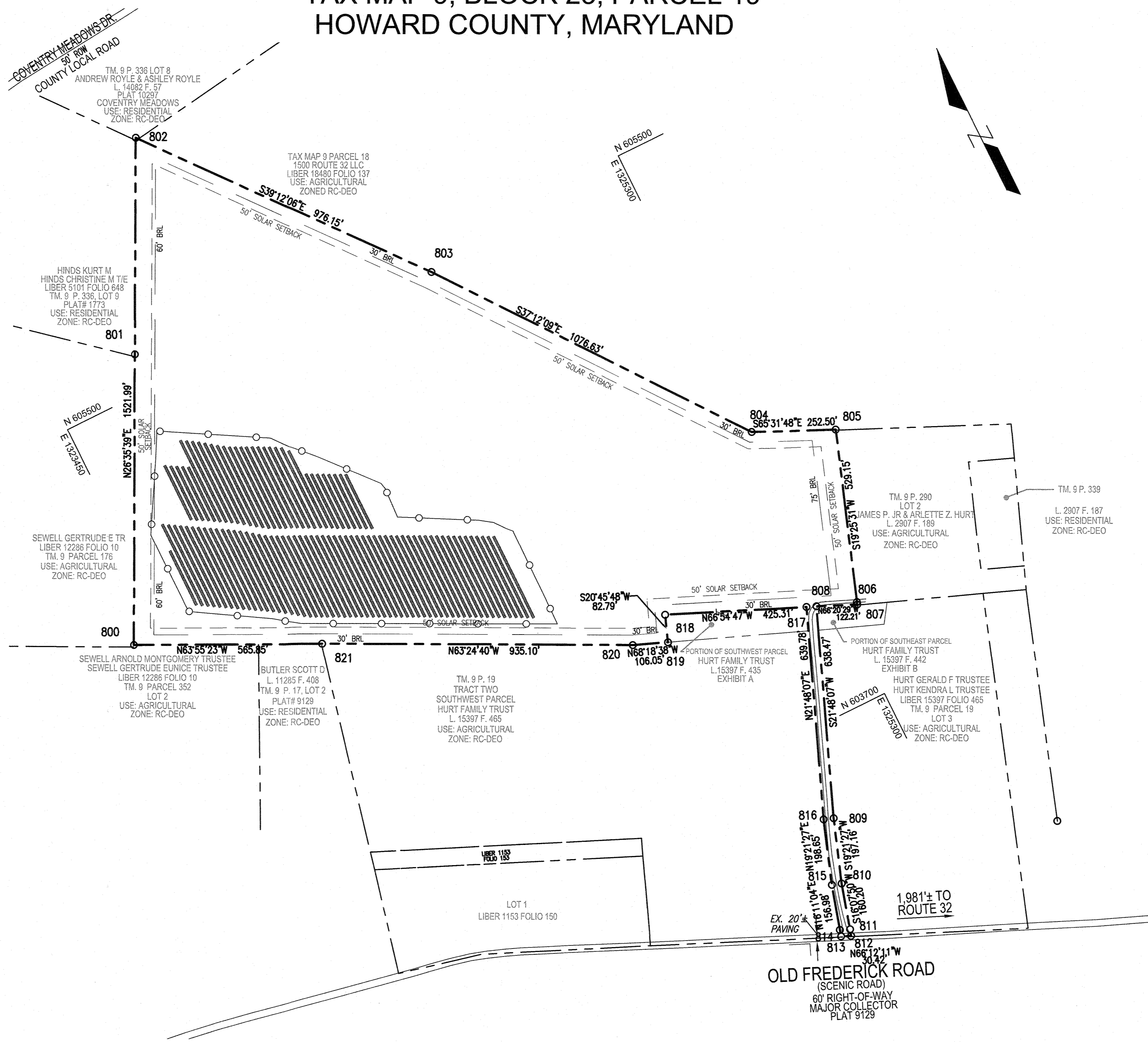
HOWARD COUNTY BENCHMARK 0911  
 N 602,889.297 E 1,326,821.464 ELEV. 652.499  
 HOWARD COUNTY BENCHMARK 09FA  
 N 605,227.682 E 1,326,992.689 ELEV. 624.257

**LEGENDS:**

- PARCEL BOUNDARY
- - - 50' SOLAR SETBACK
- - - PROJECT ZONING OFFSET



**VICINITY MAP**  
 SCALE: 1"=2000'  
 ADC MAP COORDINATES: 4693 / HB, HS, GS AND O9

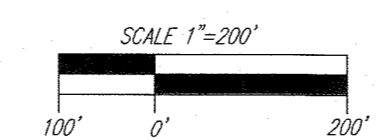


SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 8
LAYOUT, SOILS MAP, GRADING, EROSION AND SEDIMENT CONTROL PLAN	2-4 OF 8
STORMWATER MANAGEMENT DRAINAGE AREA MAP	5-7 OF 8
STORMWATER MANAGEMENT NOTES AND DETAILS	8 OF 8

**ENVIRONMENTAL SITE DESIGN NARRATIVE:**

- THERE ARE ENVIRONMENTAL FEATURES LOCATED ON THE NORTHERN PART OF THE SITE. FOREST IS PRESENT AROUND THE PERIMETER OF THE NORTH, WEST, AND SOUTHWESTERN PORTIONS OF THE PROJECT AREA. A WETLAND, STREAM, AND POND COMPLEX IS PRESENT ALONG ITS NORTHERN BOUNDARY. THERE IS NO PROPOSED DISTURBANCE TO THE WETLAND OR THE WETLAND BUFFER.
- THE SITE NATURALLY SLOPES FROM THE EAST TO WEST BY A NATURAL SWALE. THE SITE HAS BEEN DESIGNED TO MAINTAIN THE NATURAL DRAINAGE PATTERNS, WITH NO CHANGES TO THE NATURAL DRAINAGE PATTERN.
- THE CONCEPTUAL REDUCTION IN IMPERVIOUS AREA THROUGH BETTER SITE DESIGN IS ACHIEVED THROUGH THE ENVIRONMENTAL SITE DESIGN (ESD) FOR THE PROJECT TO THE MAXIMUM EXTENT PRACTICABLE (MEP). THE RESULTS OF THE ENVIRONMENTAL SITE DESIGN FOR THIS PROJECT WILL REFLECT "WOODS IN GOOD CONDITION". THE ESD CONCEPT INCLUDES THE USE OF NON-ROOF TOP DISCONNECTION (N-2), MICRO-BIORETENTION (M-6), AND LEVEL SPREADER.
- SEDIMENT CONTROL FOR THIS SPECIFIC SITE PLAN WILL BE PROVIDED THROUGH THE USE OF A PROPOSED SILT FENCE PERIMETER CONTROLS. SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH CURRENT REQUIREMENTS AND SHALL BE APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT DURING THE FUTURE SITE DEVELOPMENT PLAN PHASE OF THE PROJECT.
- STORMWATER MANAGEMENT FOR THE PROJECT SHALL BE MET THROUGH THE USE OF NON-ROOF TOP DISCONNECTION (N-2), MICRO-BIORETENTION (M-6), AND LEVEL SPREADER. PROPOSED PRACTICES HAVE BEEN MAXIMIZED TO THE EXTENT PRACTICAL. THE CALCULATED RAINFALL TARGET (PE) FOR THIS PROJECT IS 1.0", AND THE TOTAL RUNOFF VOLUME (ESDV) REQUIRED IS 4,194 CF. THE CALCULATED RAINFALL PROVIDED (PE) FOR THIS PROJECT IS 1.3", AND THE TOTAL RUNOFF VOLUME (ESDV) PROVIDED IS 4,544 CF.
- AT THIS CONCEPT STAGE OF DEVELOPMENT, NO DESIGN MANUAL WAIVERS ARE ANTICIPATED.

**LOCATION MAP**  
 SCALE: 1"=200'



**SITE ANALYSIS DATA CHART**

A. TOTAL SITE AREA:	50.00 AC
B. AREA OF PLAN SUBMISSION:	13.29 AC (LOD & SOLAR AREA)
C. AREA OF WETLANDS AND BUFFERS:	230,598 SF OR 5.29 AC.
D. AREA OF FLOODPLAIN:	0.00 SF OR 0.00 AC.
E. AREA OF 75' STREAM BUFFER:	173,828 SF OR 3.99 AC.
F. AREA OF FOREST:	456,399 SF OR 10.47 AC.
G. AREA OF MODERATE SLOPES (15%-24.99%):	35,354 SF OR 0.81 AC. +/-
AREA OF STEEP SLOPES (25% & GREATER):	0.00 SF OR 0.00 AC. +/-
H. ERODIBLE SOILS:	792,109 SF OR 18.18 AC.
I. LIMIT OF DISTURBED AREA:	576,754 SF OR 13.24 AC. +/-
J. PROPOSED USES FOR SITE AND STRUCTURES:	SOLAR FACILITY COMMERCIAL
K. GREEN OPEN AREA:	12.74 AC. +/- (WITHIN LOD & SOLAR AREA)
L. PROPOSED IMPERVIOUS AREA:	0.55 AC. +/- (WITHIN LOD & SOLAR AREA)
M. PRESENT ZONING DESIGNATION:	RC-DEO
N. OPEN SPACE REQUIRED:	N/A
O. DPZ FILE REFERENCES:	BA-19-009C

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

\_\_\_\_\_  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

\_\_\_\_\_  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

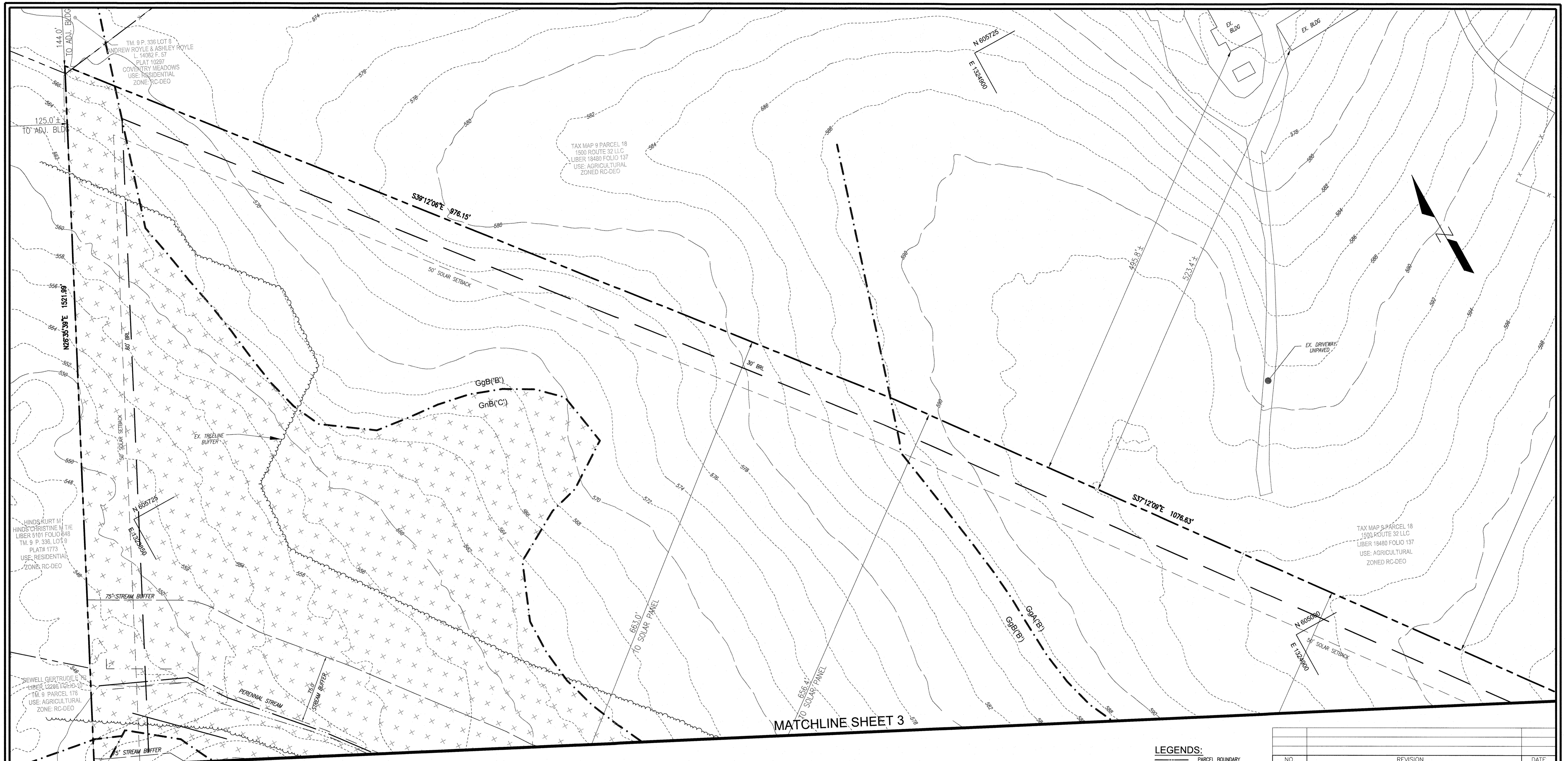
NO.	REVISION	DATE

**ENVIRONMENTAL CONCEPT PLAN**  
**COVER SHEET**

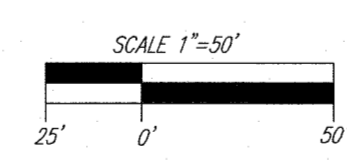
**VICEROY SOLAR**  
 OLD FREDERICK ROAD, SYKESVILLE, MD 21784  
 TAX MAP 9, BLOCK 23, PARCEL 19  
 DEED L.15397 F.476 ZONED RC-DEO

**VOGEL ENGINEERING**  
  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

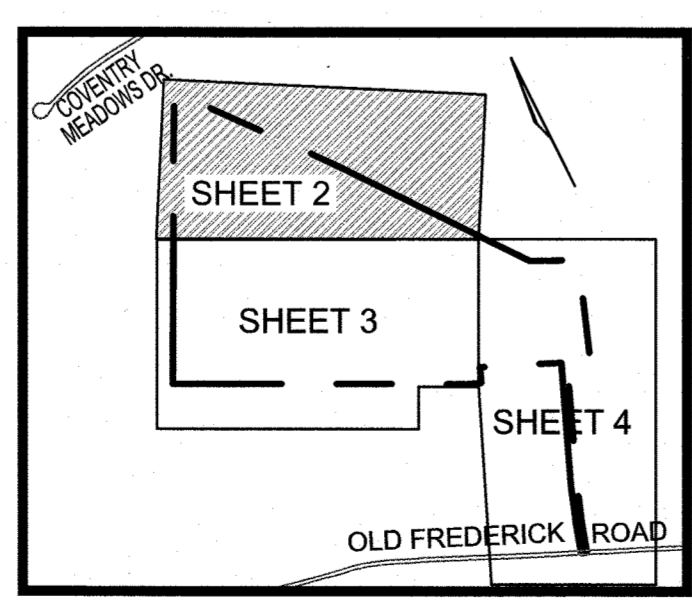
<p><b>DEVELOPER</b>                  ONEENERGY DEVELOPMENT, LLC                  2003 WESTERN AVENUE                  SUITE 225                  SEATTLE, WA 98121                  PHONE: 206-922-7072                  ATTENTION: KATE LARKIN</p> <p><b>OWNER</b>                  JAMES HURT JR                  12700 OLD FREDERICK                  SYKESVILLE, MD 21784                  PHONE: 410-967-6536</p>	<p><b>PROFESSIONAL CERTIFICATE</b></p> <p>DESIGN BY: RHY                  DRAWN BY: KG/JMH                  CHECKED BY: RHY                  DATE: JUNE 2021                  SCALE: AS SHOWN                  W.O. NO.: 41993</p> <p style="text-align: center;">1 SHEET OF 8</p>
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**LAYOUT, SOILS MAP,  
GRADING, EROSION  
AND SEDIMENT CONTROL PLAN**  
SCALE: 1"=50'



**NOTE:**  
- SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.  
- SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART.  
- DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.



SOILS LEGEND				
SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE/HYDRIC
GgA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B	0.24	NO NO
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24	NO NO
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	0.24	NO NO
GnB	GLENNVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	0.43	YES YES
GnB	GLENNVILLE-BAILE SILT LOAMS, 3 TO 8 PERCENT SLOPES	D	0.37	YES YES

**SOILS NOTE:**  
HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.  
3. THERE ARE NO ENVIRONMENTAL FEATURES: FLOODPLAIN, WETLANDS, STREAMS, STEEP SLOPES OR FOREST THAT EXISTS WITHIN THE PROPOSED LIMIT OF DISTURBANCE.

**HSCD NOTES:**

- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME.
1. THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING.
  2. THE PROJECT SHALL ADDRESS ANY TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.
  3. THE FINAL PLAN SUBMISSION SHALL PROVIDE A DRAINAGE AREA MAP SPECIFIC TO CHOSEN SEDIMENT CONTROLS.
  4. NO MASS GRADING PROPOSED WITHIN PROJECT BOUNDARY.

**NOTES:**

1. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED BUILDING AND/OR GRADING PERMIT.
2. REVIEW OF THIS PLAN FOR COMPLIANCE WITH ZONING AND SUBDIVISION AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE FINAL PLAN AND SITE DEVELOPMENT PLAN STAGES; AND THEREFORE, THIS PLAN IS SUBJECT TO ADDITIONAL AND MORE DETAILED COMMENTS AS THE PLAN PROGRESSES THROUGH THE PERMIT PROCESS.
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**LEGENDS:**

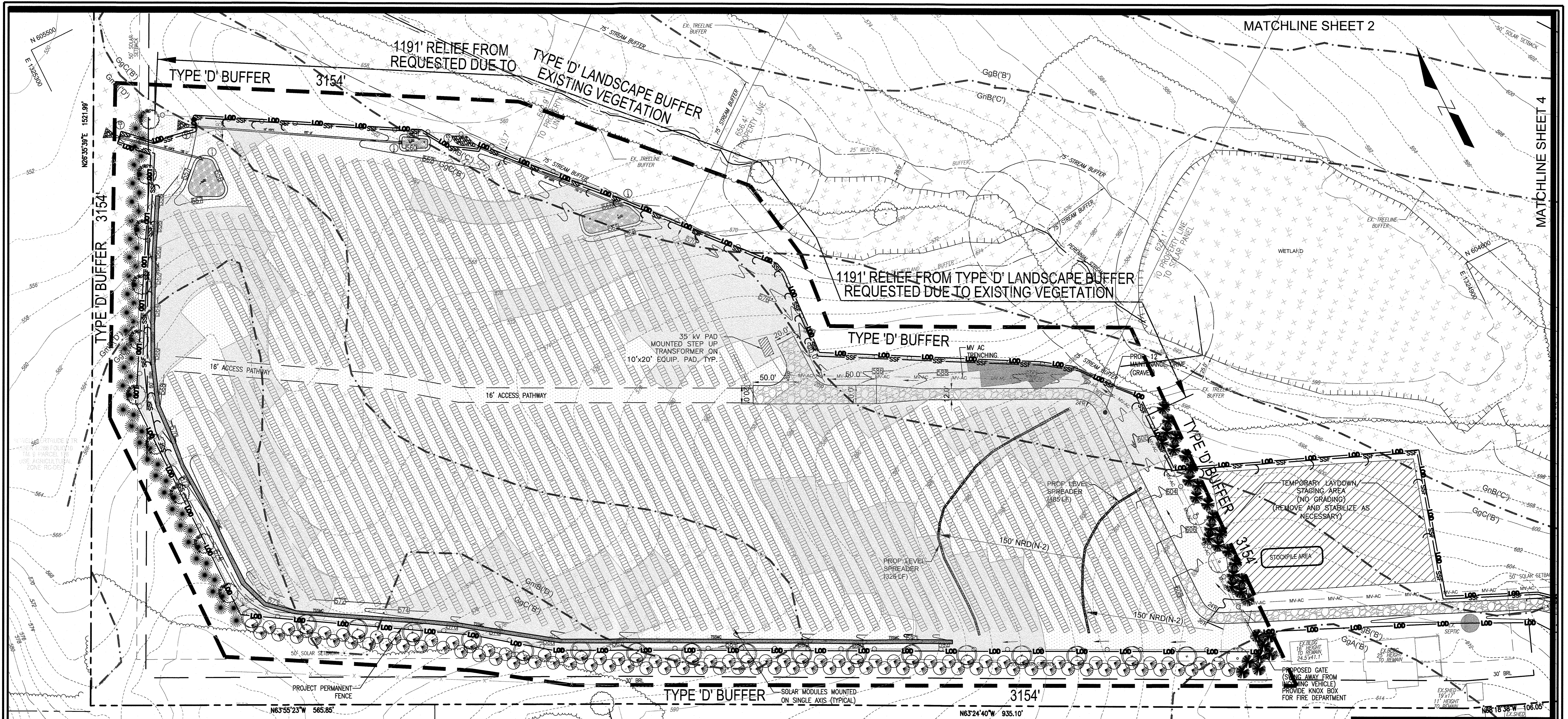
- PARCEL BOUNDARY
- SOLAR SETBACK
- STREAM CENTERLINE
- STREAM BUFFER
- EX. MAJOR CONTOUR (10')
- EX. MINOR CONTOUR (2')
- SOILS BOUNDARY
- EXISTING TREELINE
- ERODIBLE SOILS
- x- EXISTING FENCE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

\_\_\_\_\_  
CHIEF, DEVELOPMENT ENGINEERING DIVISION      DATE

\_\_\_\_\_  
CHIEF, DIVISION OF LAND DEVELOPMENT      DATE

NO.	REVISION	DATE										
ENVIRONMENTAL CONCEPT PLAN LAYOUT, SOILS MAP, GRADING, EROSION AND SEDIMENT CONTROL PLAN VICEROY SOLAR OLD FREDERICK ROAD, SYKESVILLE, MD 21784 TAX MAP 9, BLOCK 23, PARCEL 19 DEED L.15397 F.476      ZONED RC-DEO 3RD ELECTION DISTRICT      HOWARD COUNTY, MARYLAND												
<b>VOGEL ENGINEERING</b> <b>TIMMONS GROUP</b> 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043 P: 410.461.7666 F: 410.461.8961 www.timmons.com												
<table border="0"> <tr> <td>DESIGN BY: RHV</td> <td rowspan="5"> </td> <td rowspan="5"> <b>DEVELOPER</b> ONEENERGY DEVELOPMENT, LLC 2003 WESTERN AVENUE SUITE 225 SEATTLE, WA 98121 PHONE: 206-922-7072 ATTENTION: KATE LARKIN <b>OWNER</b> JAMES HURT JR 12700 OLD FREDERICK SYKESVILLE, MD 21784 PHONE: 410-967-6536 </td> </tr> <tr> <td>DRAWN BY: KG/JMH</td> </tr> <tr> <td>CHECKED BY: RHV</td> </tr> <tr> <td>DATE: JUNE 2021</td> </tr> <tr> <td>SCALE: AS SHOWN</td> </tr> <tr> <td>W.O. NO.: 41993</td> <td>2</td> <td>8</td> </tr> </table>			DESIGN BY: RHV		<b>DEVELOPER</b> ONEENERGY DEVELOPMENT, LLC 2003 WESTERN AVENUE SUITE 225 SEATTLE, WA 98121 PHONE: 206-922-7072 ATTENTION: KATE LARKIN <b>OWNER</b> JAMES HURT JR 12700 OLD FREDERICK SYKESVILLE, MD 21784 PHONE: 410-967-6536	DRAWN BY: KG/JMH	CHECKED BY: RHV	DATE: JUNE 2021	SCALE: AS SHOWN	W.O. NO.: 41993	2	8
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**NOTE:**  
 - SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.  
 - SILT FENCE SHALL BE CURLED UPHILL. NO MORE THAN 35 FEET APART  
 - DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

- NOTES:**
- PROVIDE 10' MINIMUM CLEARANCE BETWEEN TYPE 'D' BUFFER AND EXISTING CHICKEN HOUSE FOUNDATION FOR MOWING EQUIPMENT ACCESS. ACCESS DRIVE ALIGNMENT TO UTILIZE THE EXISTING FARM ACCESS TO THE GREATEST EXTENT POSSIBLE ALONG THE SOUTHERN PROPERTY BOUNDARY.
  - ACCESS DRIVE TO BE WITHIN 5' OF NORTHERN SIDE OF 2 EXISTING FARM BUILDINGS.

SOILS LEGEND				
SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE / HYDRIC
GgA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B	0.24	NO / NO
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24	NO / NO
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	0.24	NO / NO
GgB	GLENEVILLE-BALE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	0.43	YES / YES
GgB	GLENEVILLE-BALE SILT LOAMS, 3 TO 8 PERCENT SLOPES	D	0.37	YES / YES

**SOILS NOTE:**  
 HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

**LAYOUT, SOILS MAP, GRADING, EROSION AND SEDIMENT CONTROL PLAN**

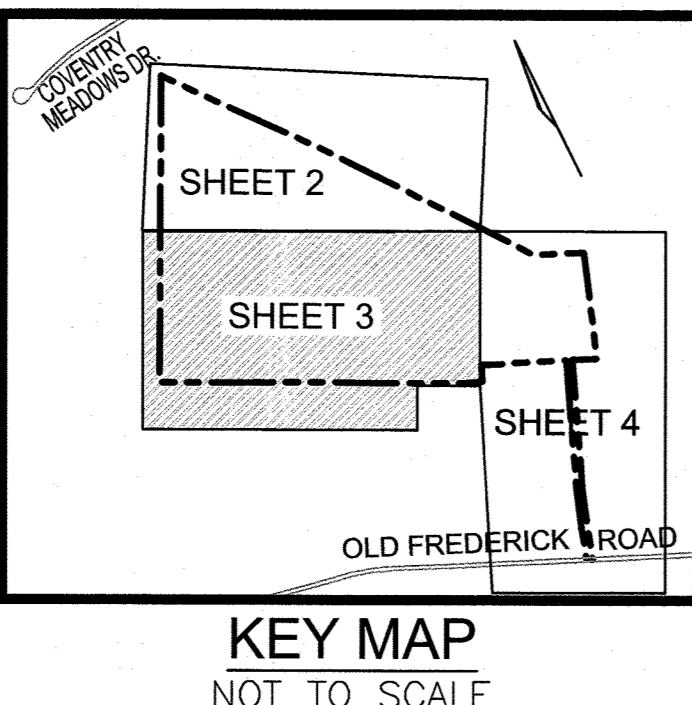
SCALE: 1"=50'  
**HSCD NOTES:**

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- THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING.
  - THE PROJECT SHALL ADDRESS ANY TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.
  - THE FINAL PLAN SUBMISSION SHALL PROVIDE A DRAINAGE AREA MAP SPECIFIC TO CHOSEN SEDIMENT CONTROLS.
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- NOTES:**
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  - REVIEW OF THIS PLAN FOR COMPLIANCE WITH ZONING AND SUBDIVISION AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SITE DEVELOPMENT PLAN STAGE; AND THEREFORE, THIS PLAN IS SUBJECT TO ADDITIONAL AND MORE DETAILED COMMENTS AS THE PLAN PROGRESSES THROUGH THE PERMIT PROCESS.
  - THERE ARE NO ENVIRONMENTAL FEATURES: FLOODPLAIN, WETLANDS, STREAMS, STEEP SLOPES OR FOREST THAT EXISTS WITHIN THE PROPOSED LIMIT OF DISTURBANCE.

**LEGENDS:**

---	PARCEL BOUNDARY	---	NEW GRAVEL ACCESS ROAD
---	SOLAR SETBACK	---	TEMPORARY LAYDOWN / STAGING AREA
---	STREAM CENTERLINE	---	SLOPES (<5%)
---	STREAM BUFFER	---	SLOPES (5%-9.99%)
---	WETLAND	---	SLOPES (>10%)
---	WETLAND BUFFER	---	ERODIBLE SOILS
---	EX. MAJOR CONTOUR (10')	---	PROPOSED PERMITTER LANDSCAPING
---	EX. MINOR CONTOUR (2')	---	PROPOSED PERMITTER LANDSCAPING
---	SOILS BOUNDARY	---	PROPOSED PERMITTER LANDSCAPING
---	EXISTING TREELINE	---	PROPOSED PERMITTER LANDSCAPING
---	UNDERGROUND MEDIUM VOLTAGE	---	PROPOSED PERMITTER LANDSCAPING
---	INVERTER PAD	---	PROPOSED PERMITTER LANDSCAPING
---	PROPOSED FENCE	---	PROPOSED PERMITTER LANDSCAPING
---	MAJOR CONTOUR (10')	---	PROPOSED PERMITTER LANDSCAPING
---	MINOR CONTOUR (2')	---	PROPOSED PERMITTER LANDSCAPING
---	LIMIT OF DISTURBED AREA	---	PROPOSED PERMITTER LANDSCAPING
---	SUPER SILT FENCE	---	PROPOSED PERMITTER LANDSCAPING



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

\_\_\_\_\_  
 CHIEF, DEVELOPMENT-ENGINEERING DIVISION DATE: 6/12/21

\_\_\_\_\_  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 6/12/21

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN  
 LAYOUT, SOILS MAP, GRADING, EROSION AND SEDIMENT CONTROL PLAN  
**VICEROY SOLAR**  
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**DEVELOPER**  
 ONEENERGY DEVELOPMENT LLC  
 2003 WESTERN AVENUE SUITE 225 SEATTLE, WA 98121  
 PHONE: 206-922-7072 ATTENTION: KATE LARKIN

**OWNER**  
 JAMES HURT JR  
 12700 OLD FREDERICK SKYESVILLE, MD 21784  
 PHONE: 410-967-6536

**PROFESSIONAL CERTIFICATE**  
 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. 16193 EXPIRATION DATE 09-27-2022

DESIGN BY: RHY  
 DRAWN BY: KG/IMH  
 CHECKED BY: RHY  
 DATE: JUNE 2021  
 SCALE: AS SHOWN  
 W.O. NO.: 41993

3 SHEET OF 8

MATCHLINE SHEET 2

LEGENDS:

- PARCEL BOUNDARY
- PROJECT ZONING OFFSET
- WETLAND
- WETLAND BUFFER
- EX. MAJOR CONTOUR (10')
- EX. MINOR CONTOUR (2')
- SOILS BOUNDARY
- EXISTING TREELINE
- OH --- EXISTING OVERHEAD LINE
- MV-AC --- UNDERGROUND MEDIUM VOLTAGE
- NEW ACCESS ROAD
- EXISTING ACCESS ROAD
- ERODIBLE SOILS
- EX. 50' USE IN COMMON ACCESS EASEMENT L. 1153 F. 147
- EX. 50' USE IN COMMON ACCESS EGRESS EASEMENT L. 15397 F. 448
- EX. 20' IMPRESS/EGRESS EASEMENT L. 1153 F. 153
- SWITCH GEAR
- METERING /DISCONNECT
- LIMIT OF DISTURBED AREA
- SILT FENCE
- SUPER SILT FENCE

HSCD NOTES:

APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME.

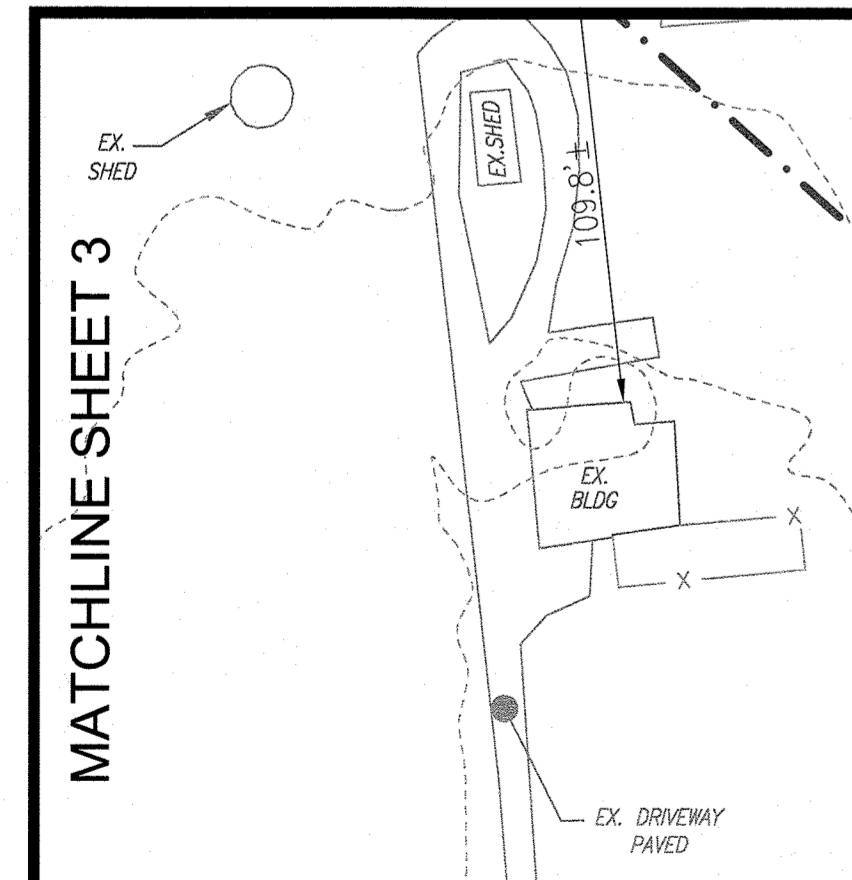
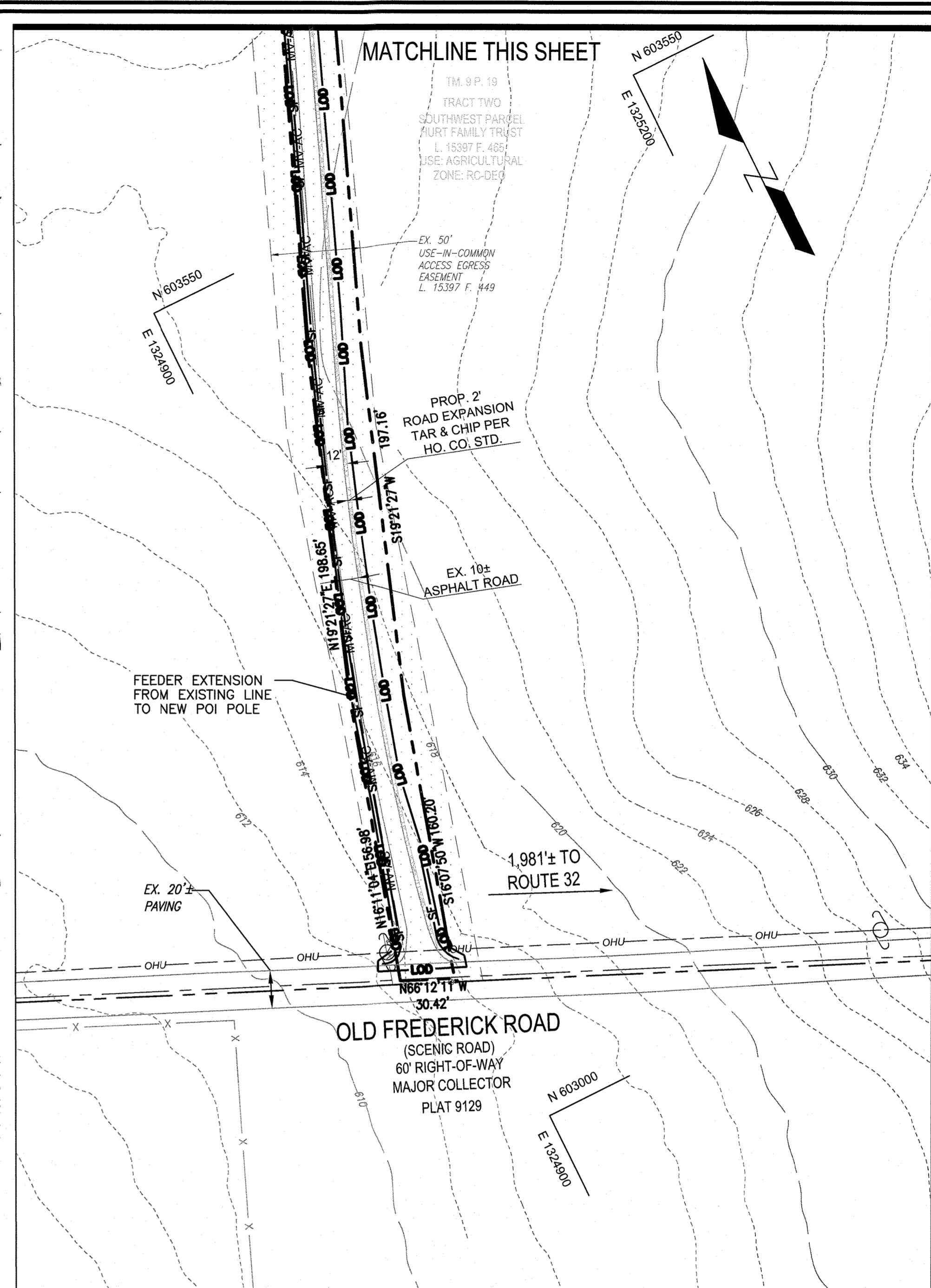
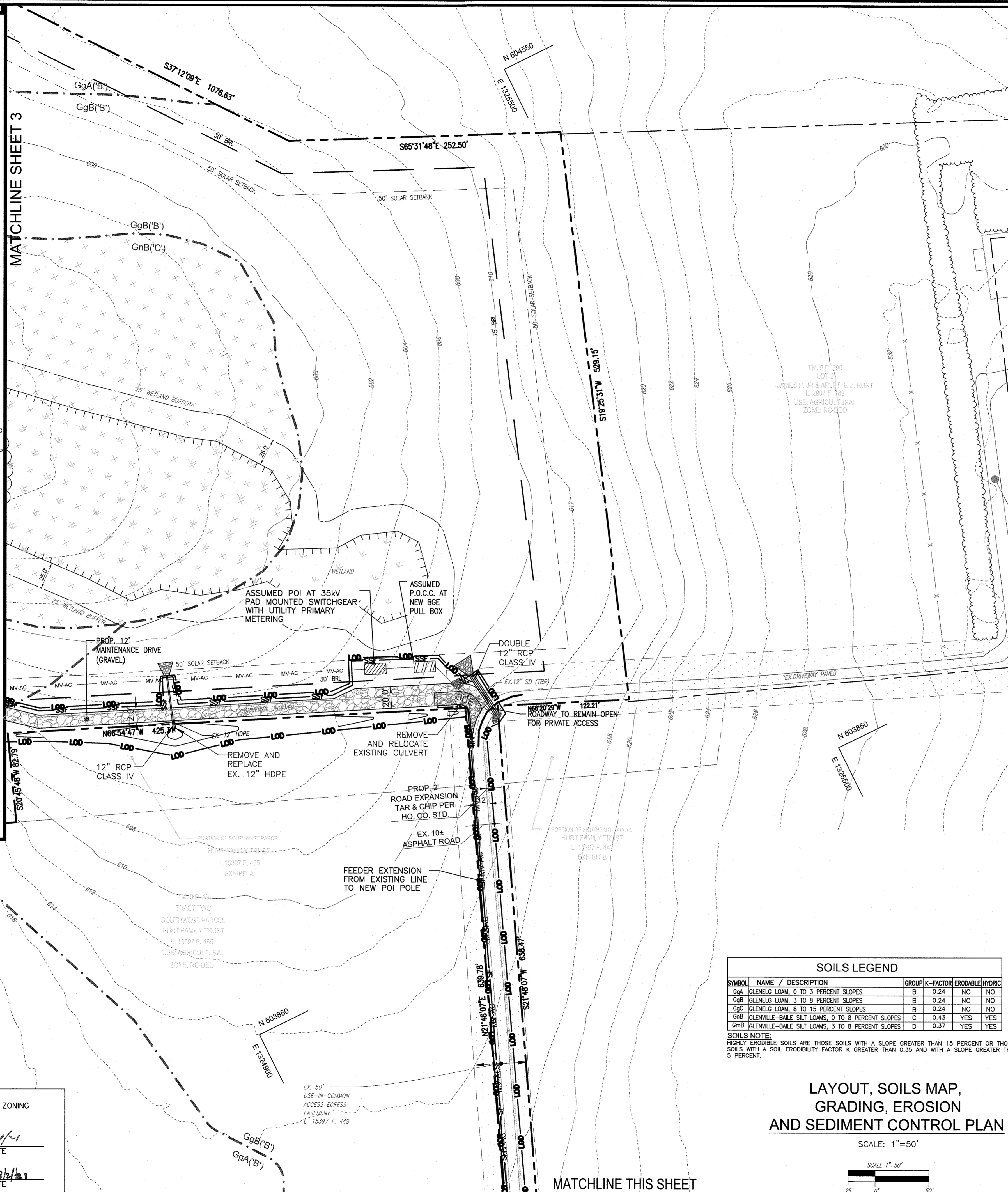
1. THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING
2. THE PROJECT SHALL ADDRESS ANY TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.
3. THE FINAL PLAN SUBMISSION SHALL PROVIDE A DRAINAGE AREA MAP SPECIFIC TO CHOSEN SEDIMENT CONTROLS
4. NO MASS GRADING PROPOSED WITHIN PROJECT BOUNDARY.

NOTES:

1. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED BUILDING AND/OR GRADING PERMIT
2. REVIEW OF THIS PLAN FOR COMPLIANCE WITH ZONING AND SUBDIVISION AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE FINAL PLAN AND SITE DEVELOPMENT PLAN STAGES; AND THEREFORE, THIS PLAN IS SUBJECT TO ADDITIONAL AND MORE DETAILED COMMENTS AS THE PLAN PROGRESSES THROUGH THE PERMIT PROCESS.
3. THERE ARE NO ENVIRONMENTAL FEATURES: FLOODPLAIN, WETLANDS, STREAMS, STEEP SLOPES OR FOREST THAT EXISTS WITHIN THE PROPOSED

NOTE:

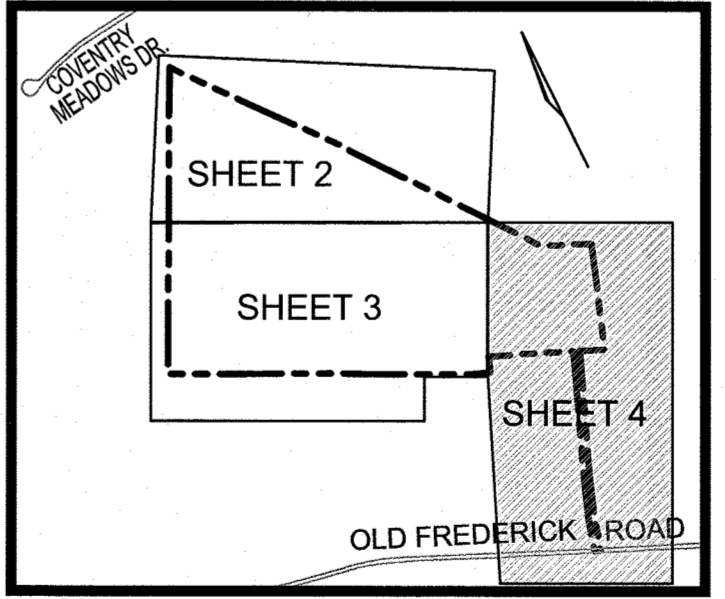
- SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART
- DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.



**SOILS LEGEND**

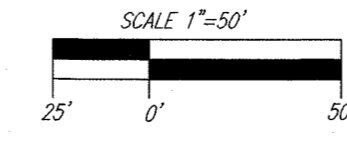
SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE	HYDRO
GgA	GLENNELG LOAM, 0 TO 3 PERCENT SLOPES	B	0.24	NO	NO
GgB	GLENNELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24	NO	NO
GgC	GLENNELG LOAM, 8 TO 15 PERCENT SLOPES	B	0.24	NO	NO
GnB	GLENNVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	0.43	YES	YES
GnB	GLENNVILLE-BAILE SILT LOAMS, 3 TO 8 PERCENT SLOPES	D	0.37	YES	YES

**SOILS NOTES:**  
HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



LAYOUT, SOILS MAP, GRADING, EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=50'



**DEVELOPER**  
ONEENERGY DEVELOPMENT, LLC  
2003 WESTERN AVENUE  
SUITE 225  
SEATTLE, WA 98121  
PHONE: 206-922-7072  
ATTENTION: KATE LARKIN

**OWNER**  
JAMES HURT JR  
12700 OLD FREDERICK  
SKYKESVILLE, MD 21784  
PHONE: 410-967-6536

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN  
LAYOUT, SOILS MAP, GRADING, EROSION AND SEDIMENT CONTROL PLAN  
**VICEROY SOLAR**  
OLD FREDERICK ROAD, SYKESVILLE, MD 21784  
TAX MAP 9, BLOCK 23, PARCEL 19  
DEED L.15397 F.476

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

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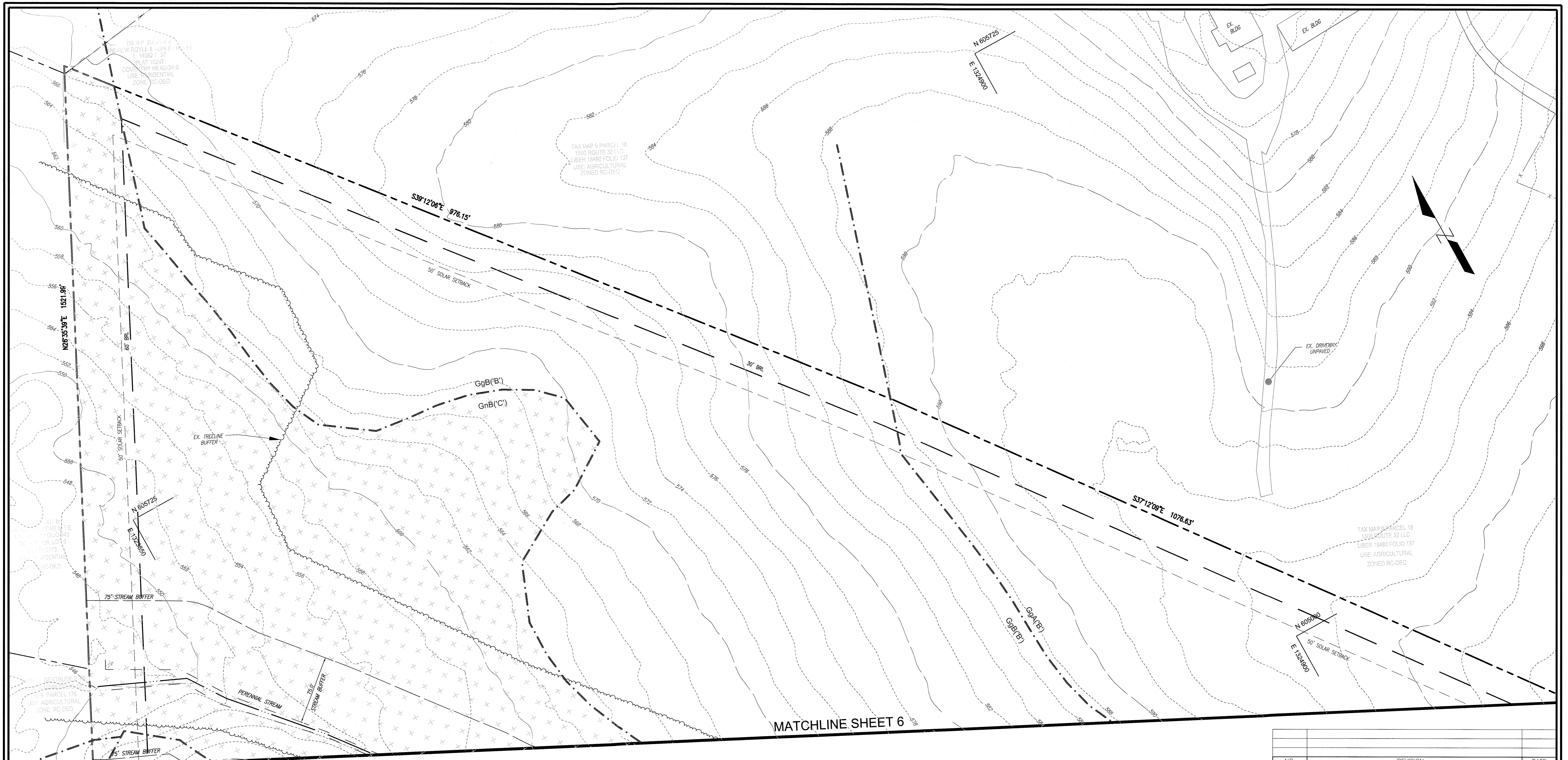
DESIGN BY: RHY  
DRAWN BY: KG/IMH  
CHECKED BY: RHY  
DATE: JUNE 2021  
SCALE: AS SHOWN  
W.O. NO.: 41993

ROBERT H. VOGEL, PE No.16193

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

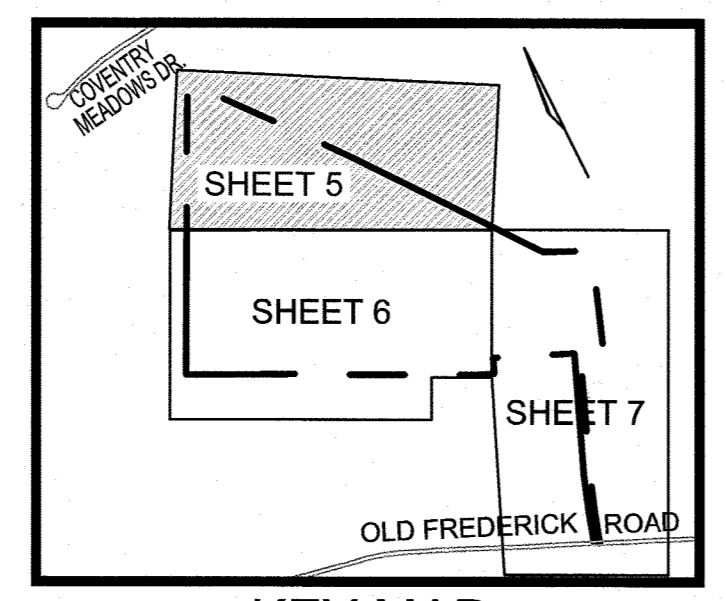
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 6/1/21

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 6/1/21

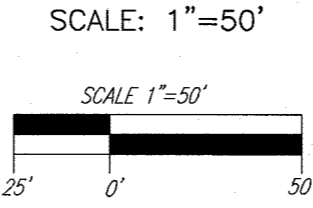


MATCHLINE SHEET 6

- LEGENDS:**
- PARCEL BOUNDARY
  - SOLAR SETBACK
  - STREAM CENTERLINE
  - STREAM BUFFER
  - EX. MAJOR CONTOUR (10')
  - EX. MINOR CONTOUR (2')
  - SOILS BOUNDARY
  - EXISTING TREELINE
  - EXISTING FENCE



**STORMWATER MANAGEMENT DRAINAGE AREA MAP**



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

\_\_\_\_\_  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 8/14/21

\_\_\_\_\_  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE 8/2/21

NO.	REVISION	DATE

**ENVIRONMENTAL CONCEPT PLAN  
STORMWATER MANAGEMENT  
DRAINAGE AREA MAP**

**VICEROY SOLAR**  
 OLD FREDERICK ROAD, SYKESVILLE, MD 21784  
 TAX MAP 9, BLOCK 23, PARCEL 19  
 3RD ELECTION DISTRICT DEED L.15397 F.476 ZONED RC-DEO PARCEL 18  
 HOWARD COUNTY, MARYLAND

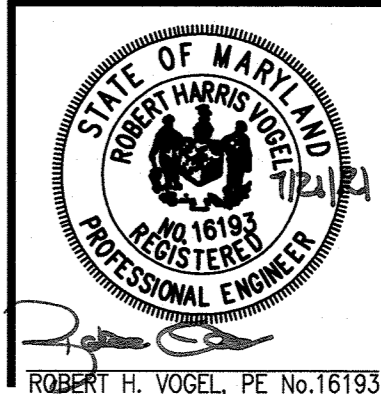
**VOGEL ENGINEERING**

**TIMMONS GROUP**

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
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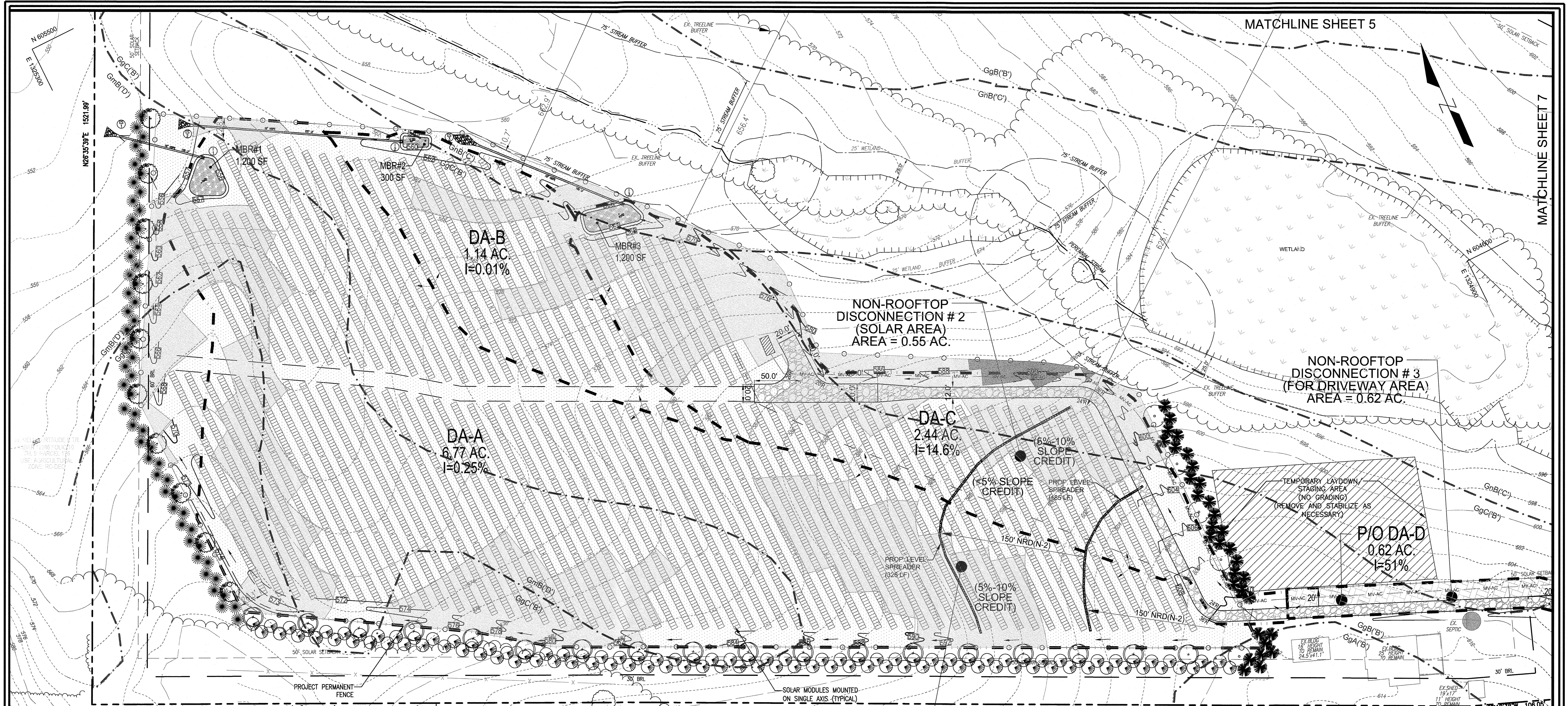
**DEVELOPER**  
 ONEENERGY DEVELOPMENT, LLC  
 2003 WESTERN AVENUE  
 SUITE 225  
 SEATTLE, WA 98121  
 PHONE: 206-922-7072  
 ATTENTION: KATE LARKIN

**OWNER**  
 JAMES HURT JR  
 12700 OLD FREDERICK  
 SYKESVILLE, MD 21784  
 PHONE: 410-967-8536



DESIGN BY: RHV  
 DRAWN BY: KG/IMH  
 CHECKED BY: RHV  
 DATE: JUNE 2021  
 SCALE: AS SHOWN  
 W.O. NO.: 41993

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 EXPIRATION DATE: 08-27-2022



MATCHLINE SHEET 5

MATCHLINE SHEET 7

DA-B  
1.14 AC  
I=0.01%

DA-A  
6.77 AC  
I=0.25%

NON-ROOFTOP  
DISCONNECTION # 2  
(SOLAR AREA)  
AREA = 0.55 AC.

NON-ROOFTOP  
DISCONNECTION # 3  
(FOR DRIVEWAY AREA)  
AREA = 0.62 AC.

DA-C  
2.44 AC  
I=14.6%

P/O DAD  
0.62 AC  
I=51%

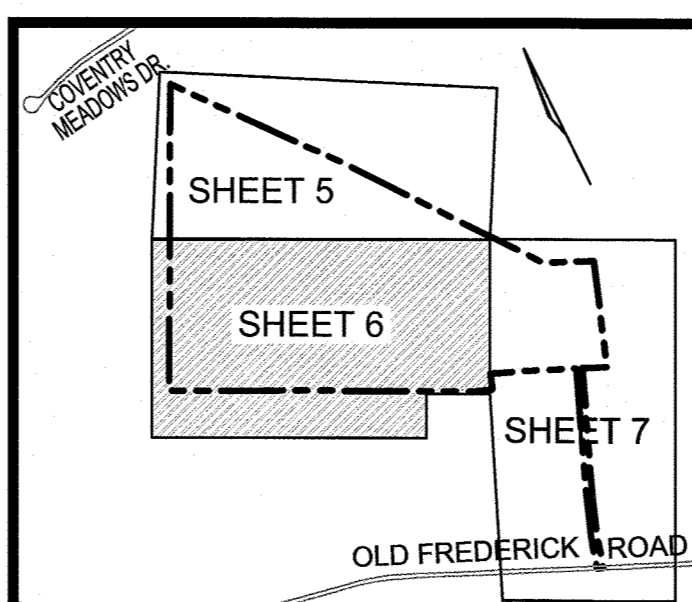
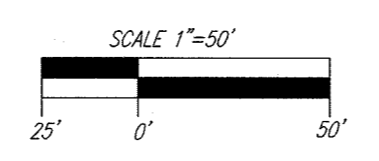
NON-ROOFTOP  
DISCONNECTION # 1  
(SOLAR AREA)  
AREA = 0.66 AC.

LEGENDS:

- PARCEL BOUNDARY
- PROJECT ZONING OFFSET
- STREAM CENTERLINE
- STREAM BUFFER
- WETLAND
- WETLAND BUFFER
- MAJOR CONTOUR (10')
- MINOR CONTOUR (2')
- MBRP
- SOILS BOUNDARY
- EXISTING TREELINE
- UNDERGROUND MEDIUM VOLTAGE
- DRAINAGE AREA
- MAJOR CONTOUR (10')
- MINOR CONTOUR (2')
- NEW GRAVEL ACCESS ROAD
- TEMPORARY LAYDOWN / STAGING AREA
- INVERTER PAD
- PROPOSED FENCE
- NON ROOF TOP DISCONNECTS
- MICRO-BIORETENTION (M-B)
- SLOPES (<5%)
- SLOPES (5%-9.99%)
- SLOPES (>10%)
- ERODIBLE SOILS

STORMWATER MANAGEMENT  
DRAINAGE AREA MAP

SCALE: 1"=50'



KEY MAP  
NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

\_\_\_\_\_  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 8/4/21

\_\_\_\_\_  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 8/12/21

ENVIRONMENTAL CONCEPT PLAN  
STORMWATER MANAGEMENT  
DRAINAGE AREA MAP

VICEROY SOLAR  
OLD FREDERICK ROAD, SYKESVILLE, MD 21784  
TAX MAP 9, BLOCK 23, PARCEL 19  
DEED L.15397 F.476

ZONED RC-DEO  
PARCEL 19

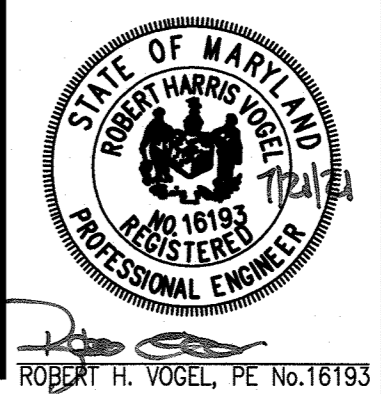
VOGEL ENGINEERING

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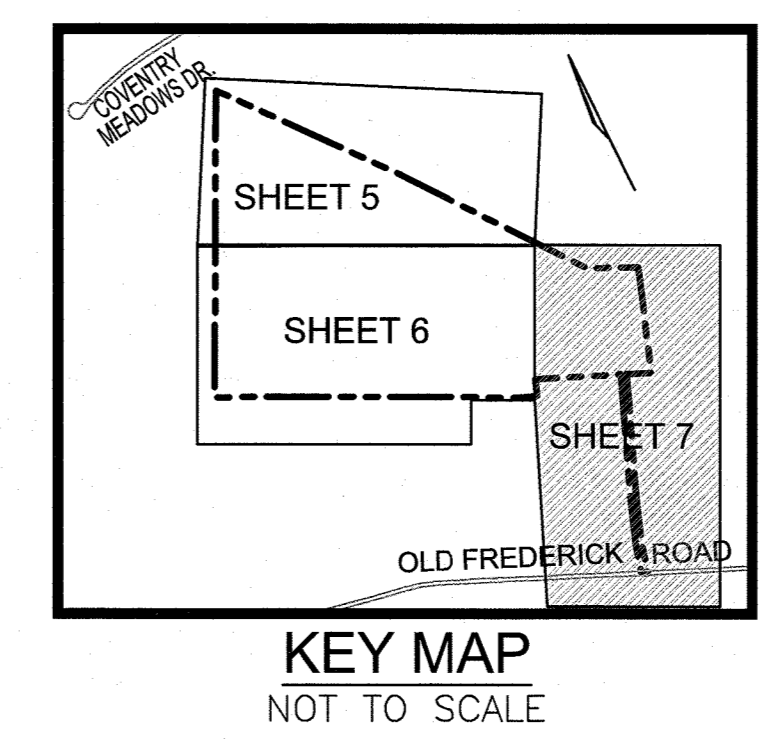
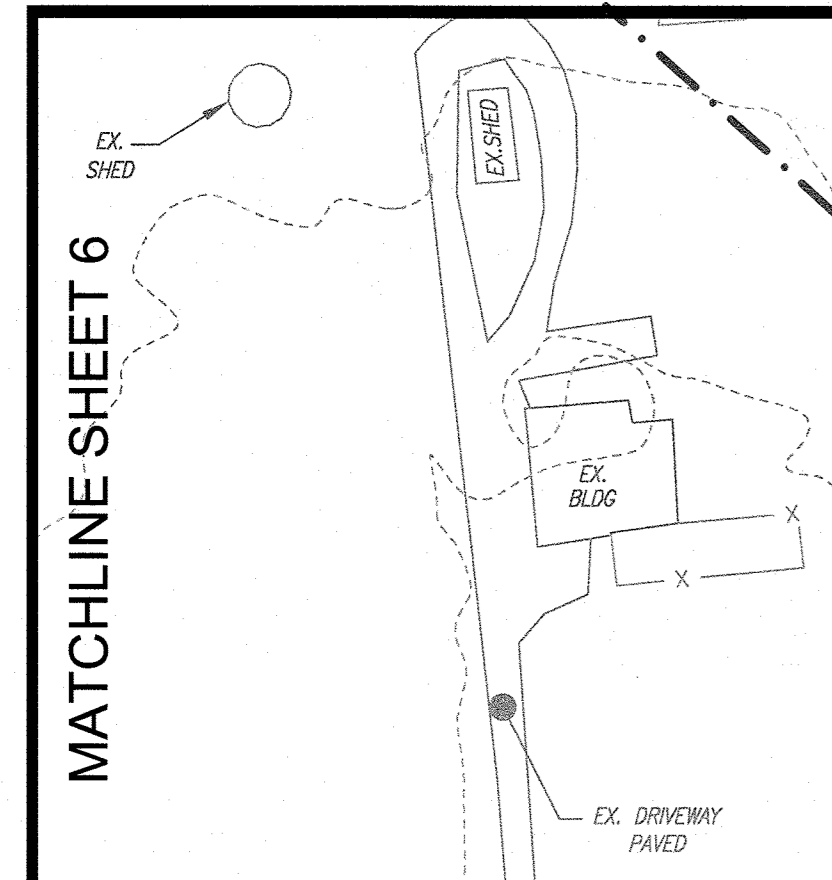
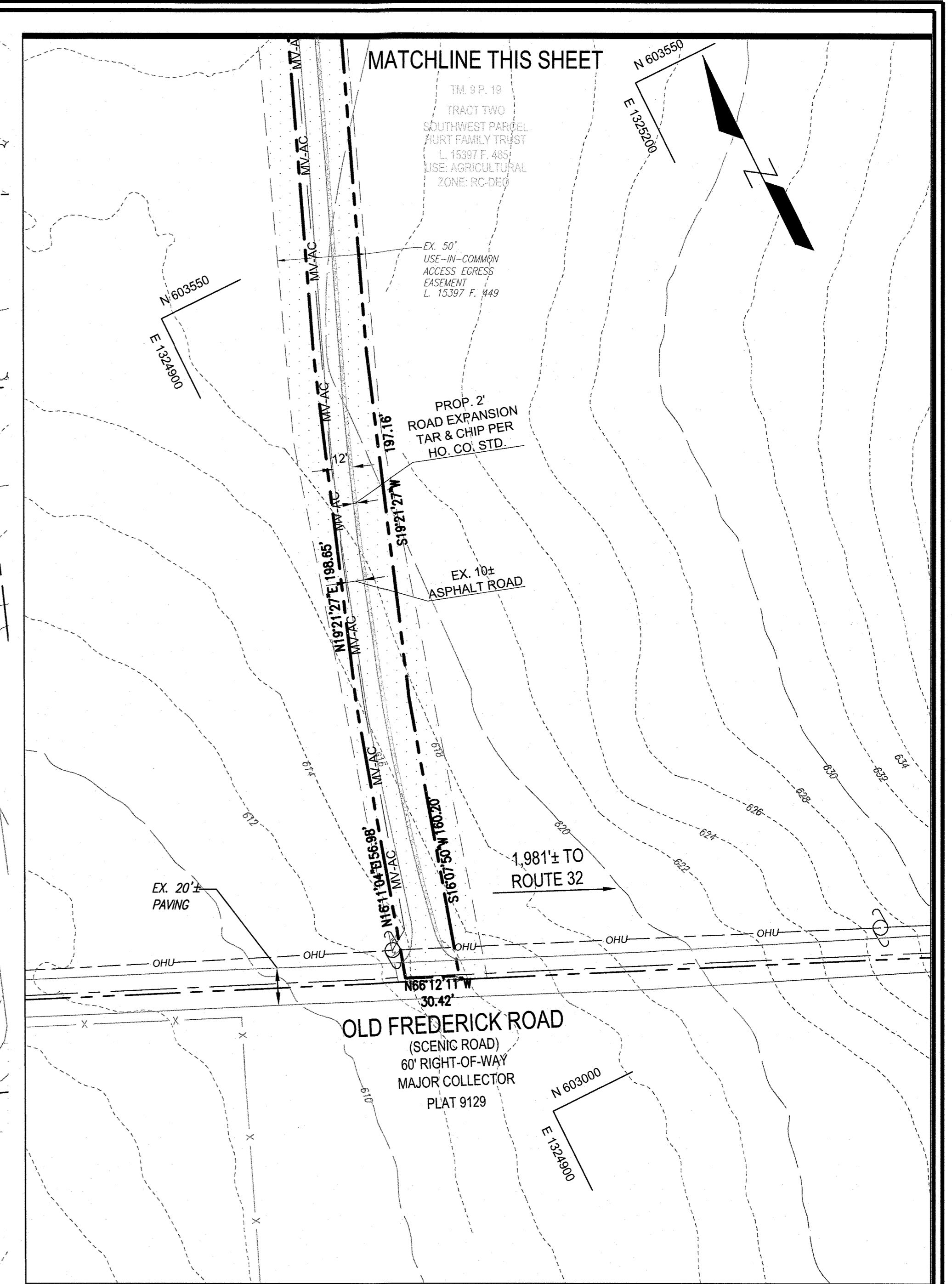
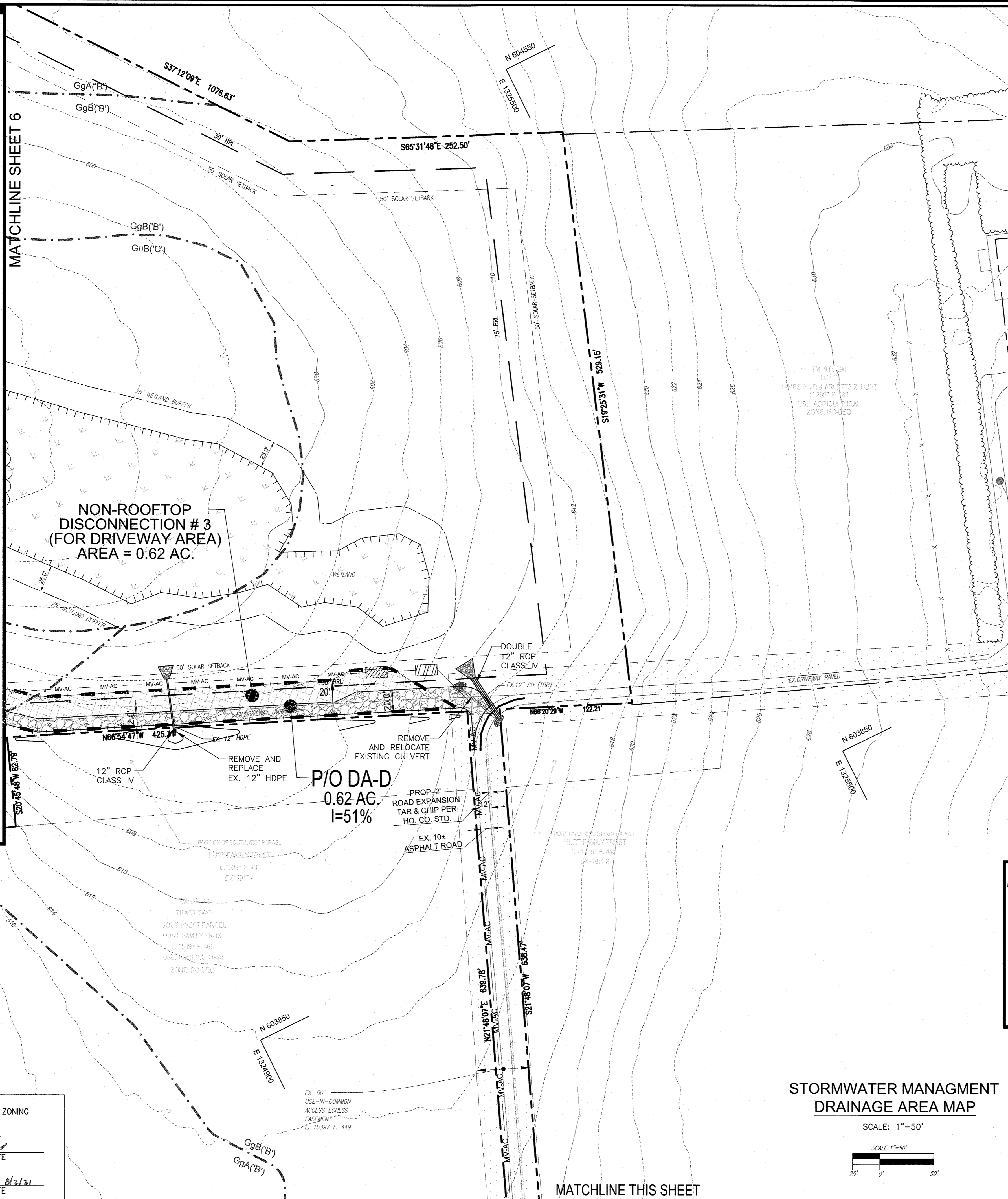
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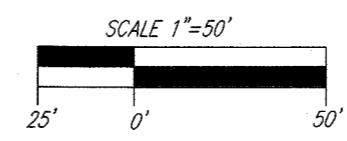
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OF MARYLAND, LICENSE NO. 18193  
EXPIRATION DATE 06-23-2022

- LEGENDS:**
- PARCEL BOUNDARY
  - 50' SOLAR SETBACK
  - WETLAND
  - WETLAND BUFFER
  - MAJOR CONTOUR (10')
  - MINOR CONTOUR (2')
  - SOILS BOUNDARY
  - EXISTING TREENLINE
  - OH
  - EXISTING 3 PHASE UTILITY LINE
  - UNDERGROUND MEDIUM VOLTAGE
  - NEW GRAVEL ACCESS ROAD
  - WIDEN AND REINFORCE EXISTING ACCESS ROAD
  - EX. 50' USE-IN-COMMON ACCESS EASEMENT L. 1153 F. 147
  - EX. 50' USE-IN-COMMON ACCESS EGRESS EASEMENT L. 15397 F. 448
  - EX. 20' INGRESS/EGRESS EASEMENT L. 1153 F. 153
  - SWITCH GEAR
  - METERING /DISCONNECT
  - DRAINAGE AREA
  - NON ROOF TOP DISCONNECTS



**STORMWATER MANAGEMENT DRAINAGE AREA MAP**

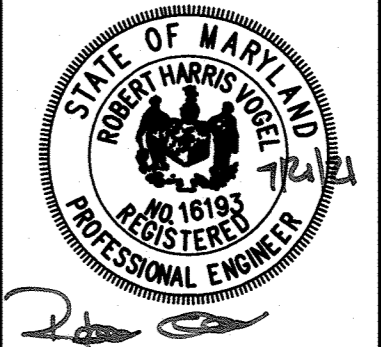
SCALE: 1"=50'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

\_\_\_\_\_  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

\_\_\_\_\_  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

NO.	REVISION	DATE
<b>ENVIRONMENTAL CONCEPT PLAN</b> <b>STORMWATER MANAGEMENT DRAINAGE AREA MAP</b> <b>VICEROY SOLAR</b> OLD FREDERICK ROAD, SYKESVILLE, MD 21784 TAX MAP 9, BLOCK 23, PARCEL 19 DEED L. 15397 F. 476 ZONED RC-DEO PARCEL 19 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
<b>VOGEL ENGINEERING</b>  <b>TIMMONS GROUP</b> 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043 P: 410.461.7666 F: 410.461.8961 www.timmons.com		
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7 SHEET OF 8		

