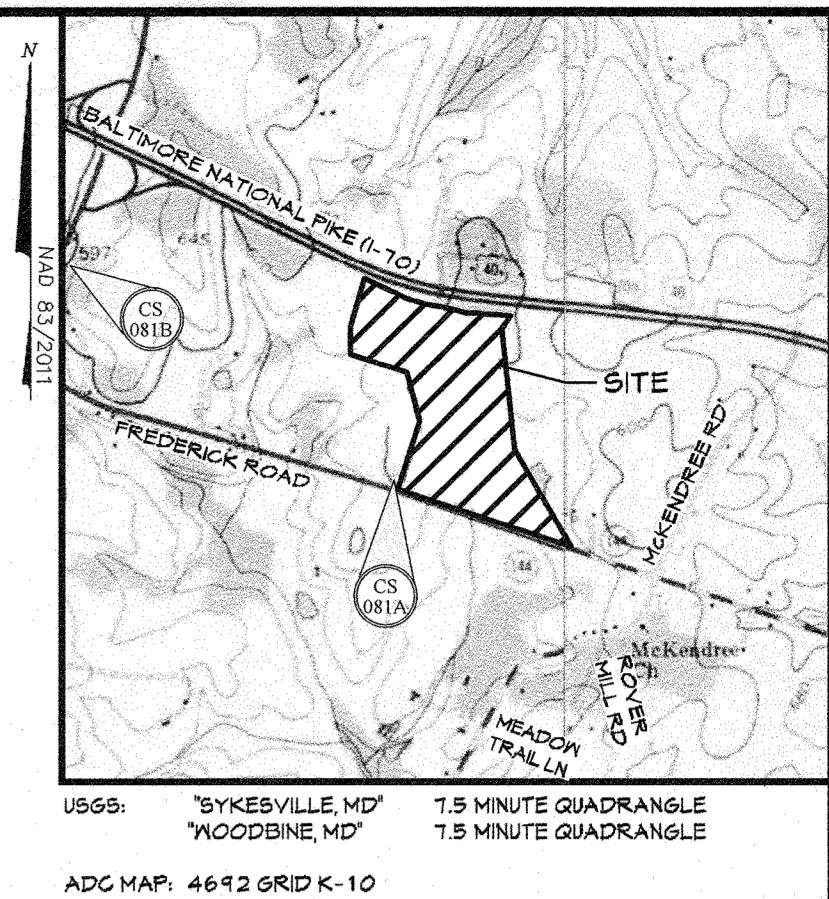
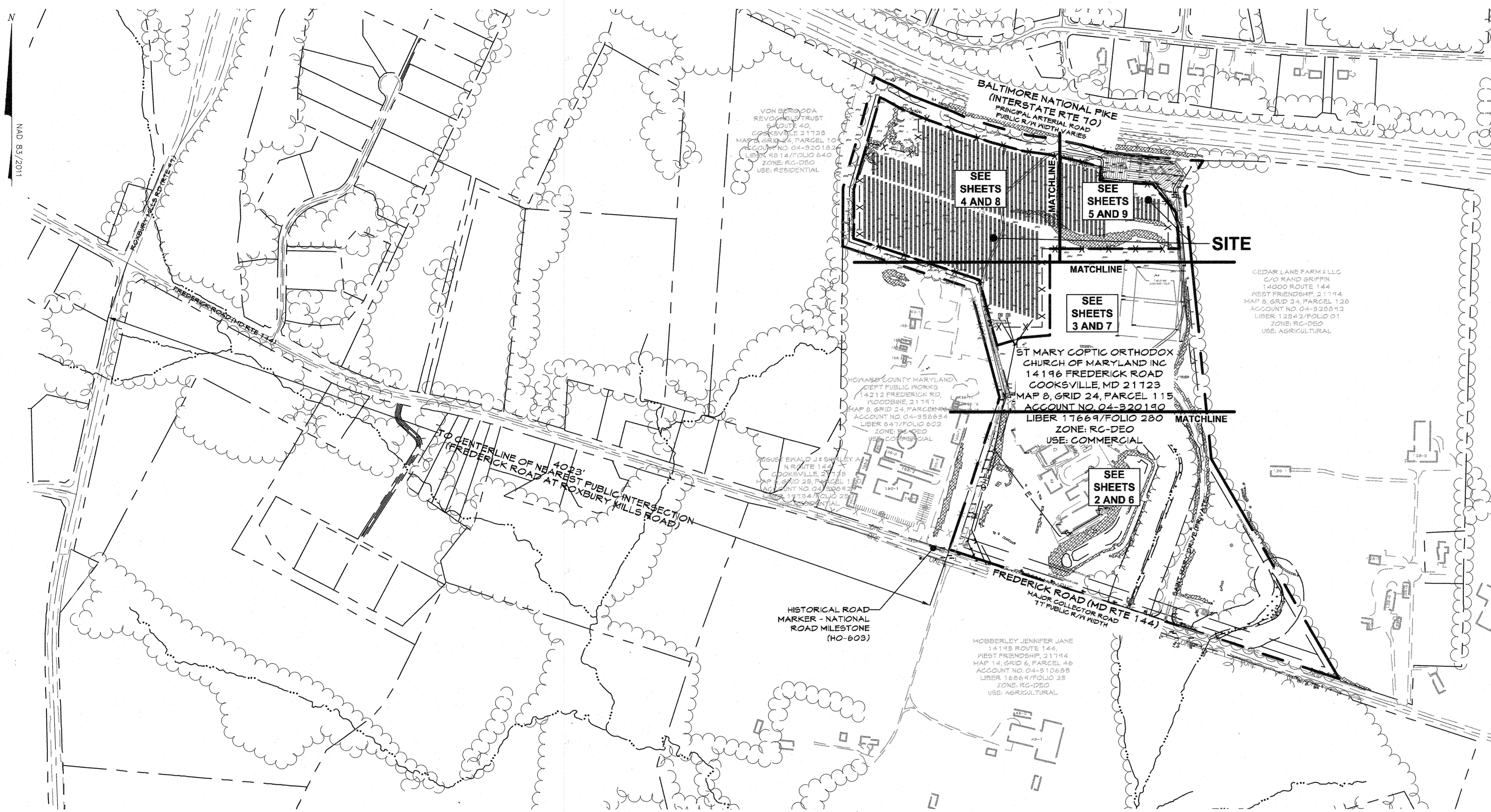


ENVIRONMENTAL CONCEPT PLAN

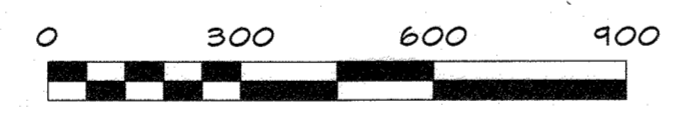
PROJECT CATHERINE SOLAR FIELD DEVELOPMENT



VICINITY MAP
SCALE: 1" = 2000'



LOCATION PLAN
SCALE: 1" = 300'



GENERAL NOTES

- OVERALL PROPERTY AREA = 56.1 ACRES
- DEVELOPMENT AREA = 1.1 ACRES
- ZONING: RURAL CONSERVATION - DENSITY EXCHANGE OPTION (RC-DEO)
- SOLAR IS NOT A PERMITTED USE, CONDITIONAL USE ONLY. NOTE: ALL ADJACENT PROPERTIES ARE ZONED RC-DEO
- CURRENT USE: COMMERCIAL (CHURCH/SCHOOL)/OPEN LAND
- PROPOSED USE: COMMERCIAL (CHURCH/SCHOOL)/SOLAR FACILITY
- DEED BOOK/PAGE: 17689 / 280
- COUNTY COUNCIL DISTRICT: 5
- AP/GRID/PARCEL: 8/24/115
- TAX ACCOUNT NO.: 04-320140
- SUBDIVISION NAME: WOODMONT ACADEMY
- LOCAL COMMUNITY: COOKSVILLE
- PREVIOUS DEVELOPMENT CASE ON FILE (SDP-03-040)
- CENSUS TRACT = 604022
- APPLICANT/PETITIONER:
CHABERTON SOLAR CATHERINE LLC
11900 PARKLAWN DRIVE, SUITE 406
NORTH BETHESDA, MD 20852
ATTN: MICHAEL DONGER, VICE PRESIDENT
PHONE: (304) 429-8418
EMAIL: mikedonger@chaberton.com
- CURRENT OWNER:
ST. MARY COPTIC ORTHODOX CHURCH OF MARYLAND, INC.
14146 FREDERICK ROAD
COOKSVILLE, MD 21123
PHONE: (410) 410-3220
- DISTURBED AREA = 789,019 SF, 18.1 AC.
- FENCE AREA = 744,112 SF, 17.1 AC.
- SOLAR ARRAY AREA = 578,251 SF, 13.3 AC.
- THERE ARE NO HISTORIC FEATURES ON SITE.
- THE SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN, AS SHOWN ON F.I.R.M. #24021C0095D, PANEL 35 OF 295, DATED NOVEMBER 6, 2013
- ZONING REGULATIONS SECTION 10.04.E BULK REQUIREMENTS 4 SECTION 13.10.5.2 SOLAR FACILITY, COMMERCIAL:

MIN. LOT SIZE	REQUIRED	PROVIDED
MIN. SETBACK (BRL)	10 ACRES	66.1 ACRES
FRONT:	75 FT	81 FT (49.2 FT TO SOLAR AREA)
SIDE (SOLAR):	50 FT	50 FT
REAR:	75 FT	75 FT
HEIGHT:	25 FT	15 FT

- WATERSHED: MIDDLE PATUXENT RIVER 4.5 BRANCH PATAPSCO
- THERE ARE TWO (2) EXISTING STREAMS ON-SITE, OUTSIDE OF THE DEVELOPMENT AREA.
- THERE ARE EXISTING WETLANDS ON-SITE, OUTSIDE OF THE AREA OF DEVELOPMENT.
- THERE ARE MAN-MADE STEEP SLOPES ON-SITE (GREATER THAN 25% SLOPE, GREATER THAN 10 VERTICAL FEET), PER APPROVED SITE PLAN SDP-03-040.
- THE DEVELOPMENT PROPOSES DISTURBANCE (MOUNTED PILES ONLY) ON MAN-MADE STEEP SLOPES, HOWEVER, PER SECTION 16.116(b) (PROTECTION OF WETLANDS, STREAMS, AND STEEP SLOPES) OF THE COUNTY CODE, DISTURBANCE IS PERMITTED IF THE AREAS OF STEEP SLOPES ARE LESS THAN 20,000 SF.
- THE AREAS WHERE DISTURBANCE IS PROPOSED OVER SLOPES GREATER THAN 25% DO NOT REACH A VERTICAL HEIGHT OF 10 FEET AND, THEREFORE, ARE NOT CONSIDERED STEEP SLOPES.
- NO FOREST CLEARING OR SPECIMEN TREE REMOVAL PROPOSED.
- THERE IS AN EXISTING FOREST CONSERVATION EASEMENT RECORDED AMONG LAND RECORDS OF HOWARD COUNTY AT PLAT M.D.R. NO. 16 124. ALL FOREST CONSERVATION OBLIGATIONS WERE MET WITH THE APPROVED SITE PLAN SDP03-040.
- THE SITE IS CURRENTLY SERVED BY EXISTING ON-SITE WELL AND SEPTIC, AS SHOWN.
- MARYLAND STATE ROUTE 144 (FREDERICK ROAD) IS CLASSIFIED AS A SCENIC ROAD, AS SHOWN AND SUBJECT TO REGULATIONS REQUIRED BY SECTION 16.125 (PROTECTION OF SCENIC ROADS) OF THE COUNTY CODE.
- APPROVAL OF THIS ECP PLAN DOES NOT CONSTITUTE ANY APPROVALS OF SUBSEQUENT SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS TO APPROVED SDP PLANS, FOREST CONSERVATION PLANS, AND GRADING OR BUILDING PERMITS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS THAT MAY ALTER THE DESIGN, HOUSE OR STRUCTURE LOCATION, DRIVEWAY LOCATION, GRADING, TREE CLEARING AND/OR OTHER REQUIREMENTS AS THE DEVELOPMENT PLAN PROGRESSES THROUGH THE PLAN REVIEW AND/OR PERMIT APPLICATION PROCESS IN ACCORDANCE WITH THE SUBDIVISION, LAND DEVELOPMENT AND ZONING REGULATIONS AND THE FOREST CONSERVATION REQUIREMENTS.

SITE ANALYSIS DATA:

SITE AREA = 56.1 AC
 WETLANDS (BUFFER) = 4.20 AC (0.0 AC within project area)
 FLOODPLAIN (BUFFER) = 0.0 AC
 FOREST = 1.10 AC (0.0 AC within project area)
 STEEP SLOPES (15% AND GREATER) = 3.6 AC (1.1 AC within project area)
 ERODIBLE SOILS = 24.9 AC (4.8 AC within project area)

TOTAL PROJECT AREA = 14.1 AC
 LOD AREA = 18.1 AC
 PROPOSED SITE USES - CHURCH/SCHOOL/SOLAR
 GREEN OPEN AREA = 61.4 AC (11.4 AC within project area)
 IMPERVIOUS AREA = 4.1 AC (0.2 AC within project area)

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
- BGE#42497 - Existing BGE Utility Pole
- X - Existing Fence Line
- Av - Soil Line
- SAN - Existing Sanitary Sewer
- SD - Existing Storm Drain
- W - Existing Well

PROPOSED LEGEND

- Proposed Conditional Use (CU) Area
- Proposed Easement
- LOD - Proposed Limit of Disturbance
- 650 - Proposed Grades
- OHE - Proposed Overhead Electric
- E - Proposed Underground Electric
- Proposed Utility Pole
- Proposed Solar Panels
- X - Proposed Fence
- Proposed Concrete Pad
- Proposed Gravel Drive

ECP DESIGN NARRATIVE

THE PROPOSED SOLAR ARRAY FARM CONSISTS OF 15.5 ACRES. THE SOLAR ARRAY FARM HAS BEEN DESIGNED TO MINIMIZE GRADING AND ENVIRONMENTAL AREA DISTURBANCE WITHIN THE PROPOSED LIMIT OF DISTURBANCE SDP-03-040 HAS PREVIOUSLY APPROVED AND FOREST CONSERVATION LIMITS SHOWN AND RECORDED. THE PROPOSED DISTURBANCE AND ASSOCIATED ESD FACILITIES DO NOT ENCROACH THE RECORDED FOREST CONSERVATION AREAS.

FOREST CONSERVATION NOTE:
 FOREST CONSERVATION OBLIGATION HAS BEEN SATISFIED UNDER SDP-03-040

SEDIMENT CONTROL NARRATIVE

- MINIMAL TO NO GRADING PROPOSED FOR SOLAR ARRAY FACILITY. TURNING TOPSOIL FOR SEEDING ONLY.
- WRAP LOD AREA WITH SUPER SILT FENCE.
- ALL EXISTING FOREST ADJACENT TO DEVELOPMENT SHOULD BE PROTECTED WITH TREE PROTECTION FENCE.

SOIL PROPERTIES

SYMBOL	DESCRIPTION	K-FACTOR	ERODIBLE	HYDRIC	HSG	DRAINAGE CLASS
BaA	Baile Silt Loam, 0-3% slopes	0.37	YES	YES	HSG 'C/D'	POORLY DRAINED
GgB	Glenelig Loam, 3-8% slopes	0.24	NO	NO	HSG 'B'	WELL DRAINED
GgC	Glenelig Loam, 8-15% slopes	0.24	NO	NO	HSG 'B'	WELL DRAINED
GmB	Glenville Silt Loam, 3-8% slopes	0.37	YES	NO	HSG 'C/D'	MODERATELY WELL DRAINED

SOIL DATA OBTAINED FROM NRCS WEB SOIL SURVEY MAPPING.

INDEX OF SHEET

COVER SHEET	1
ENVIRONMENTAL CONCEPT PLAN	2
ENVIRONMENTAL CONCEPT PLAN	3
ENVIRONMENTAL CONCEPT PLAN	4
ENVIRONMENTAL CONCEPT PLAN	5
CONCEPT STORMWATER MANAGEMENT PLAN	6
CONCEPT STORMWATER MANAGEMENT PLAN	7
CONCEPT STORMWATER MANAGEMENT PLAN	8
CONCEPT STORMWATER MANAGEMENT PLAN	9
STORMWATER MANAGEMENT DRAINAGE AREA MAP	10

PREVIOUS DPZ FILE(S):
 SDP-03-040
 BC-17-010C

CURRENT DPZ FILE(S):
 CASE NO. BA-21-028C - CONDITIONAL USE PETITION FOR COMMERCIAL GROUND MOUNT SOLAR COLLECTOR FACILITY (SECTION 13.10.N.5.2)

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] DATE: 5/10/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION JP
 [Signature] DATE: 5/10/22
 CHIEF, DIVISION OF LAND DEVELOPMENT

- ### EX. CONDITION NOTES:
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Vertical Datum: NAVD 88
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 - Contractor is responsible for verifying and test-pitting to confirm existing utility locations.

DATE	BY	REVISIONS

CENTURY ENGINEERING
 A Kleinfelder Company
 16901 Meiford Boulevard, Suite 120 Bowie, MD 20715
 Phone: 443.589.2400 www.centuryeng.com

COVER SHEET
Chaberton Solar Catherine
 14196 Frederick Road, Cooksville, MD
 Howard County, Maryland
 Zone RC-DEO, Tax Map 8, Parcel 115, County Council District 5

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.: 21815
 EXPIRATION DATE: 2/12/24
 DATE: 4/26/2022

DESIGNED BY: JLA
 DRAWN BY: JLA
 SCALE: AS SHOWN
 PROJECT No.: 211042.00

REVIEW BY: PYM
 REVIEW DATE: 4/26/2022
 DRAWING: 1 of 10

MATCHLINE-SEE SHEET 3

T:\2021\Facilities\211042.00 Project Catherine Solar Field Site\CIVIL\CADD\Drawings\EGP Plans\211042.00 (EGP-02-05) Environmental Concept Planning Apr 21, 2022 3:12:22pm Janderson

HOWARD COUNTY MARYLAND
DEPT PUBLIC WORKS
14212 FREDERICK RD,
WOODBINE, 21797
MAP 8, GRID 24, PARCEL 168
ACCOUNT NO. 04-338634
LIBER 847/FOLIO 602
ZONE: RC-DEO
USE: COMMERCIAL

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

CURRENT OWNER:
ST. MARY COPTIC ORTHODOX CHURCH OF MARYLAND, INC.
14116 FREDERICK ROAD
COOKSVILLE, MD 21723
PHONE: (410) 910-9220

ENGINEERING CONSULTANT:
CENTURY ENGINEERING INC.
16901 MELFORD BOULEVARD, SUITE 120 BOWIE, MD 20715
ATTN: PIERO PETE MELLITS, PE
PHONE: (443) 589-2400 ext. 1180
EMAIL: pmellits@centuryeng.com

DATE	BY	REVISIONS

CENTURY ENGINEERING
A Kleinfelder Company
16901 Melford Boulevard, Suite 120 Bowie, MD 20715
Phone: 443.589.2400 www.centuryeng.com

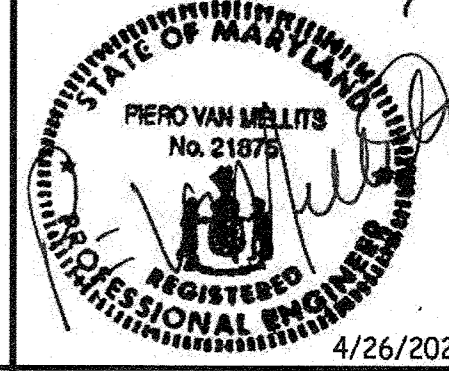
ENVIRONMENTAL CONCEPT PLAN

Chaberton Solar Catherine

14196 Frederick Road, Cooksville, MD
Howard County, Maryland
Zone RC-DEO, Tax Map 8, Parcel 115, County Council District 5

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. 21875
EXPIRATION DATE: 2/12/24

DRAWN BY: JLA
DESIGN BY: JLA

REVIEW BY: PVM
REVIEW DATE: 4/26/2022

SCALE: AS SHOWN
PROJECT NO.: 21109200

EXISTING LEGEND

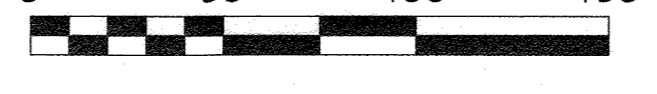
- Site Property Boundary
- Existing Minor Contour
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- Existing Wetlands
- Existing Wetlands Buffer
- Existing Tree Line
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- Existing Building
- Existing Overhead Electric
- Existing Buried Electric
- Existing BGE Utility Pole
- Existing Fence Line
- Soil Line
- Existing Sanitary Sewer
- Existing Storm Drain
- Existing Well
- Existing Steep Slope Areas

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 Stormwater Management Facility
- Proposed Landscaping

ENVIRONMENTAL CONCEPT PLAN

SCALE: 1"=50'



MOBBERLEY JENNIFER JANE
14195 ROUTE 144,
WEST FRIENDSHIP, MD 21794
MAP 14, GRID 6, PARCEL 46
ACCOUNT NO. 04-310683
LIBER 16869/FOLIO 23
ZONE: RC-DEO
USE: AGRICULTURAL

APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE: 5.10.22
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT

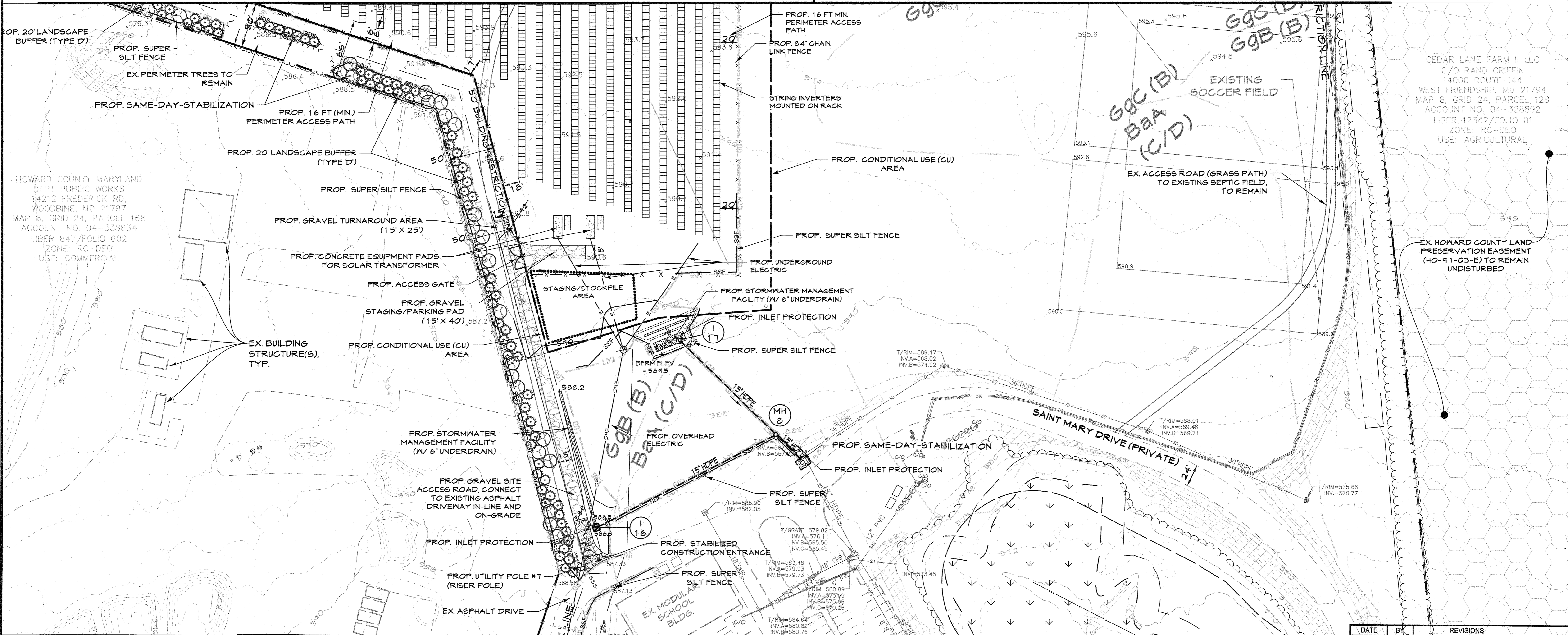
EX-CONDITION NOTES:

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- Vertical Datum: NAVD 88
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- Forest stand treeline field located by Century Engineering in November, 2021.
- Contractor is responsible for verifying and test-pitting to confirm existing utility locations.

EGP-22-050

MATCHLINE-SEE SHEET 4

MATCHLINE-SEE SHEET 5



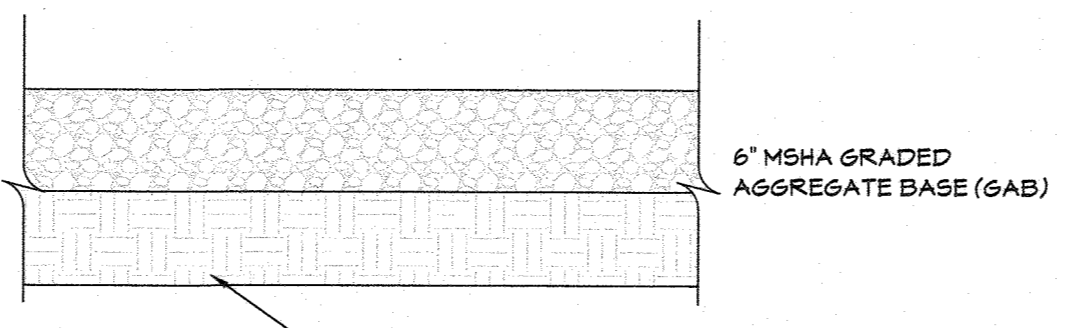
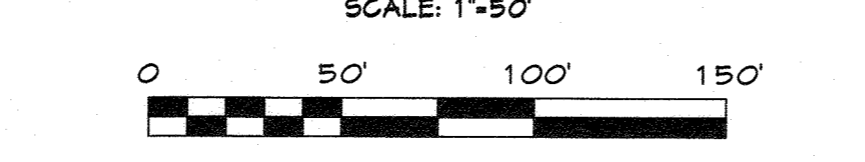
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- Proposed Landscaping
- Same-Day-Stabilization
- Super Silt Fence
- Stabilized Construction Entrance
- Staging Area/Stockpile Area
- Inlet Protection

EXISTING LEGEND

- Site Property Boundary
- Existing Minor Contour
- Existing Major Contour
- Existing Stream
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- Existing Wetlands Buffer
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- Existing Sanitary Sewer
- Existing Storm Drain
- Existing Well
- Existing Steep Slope Areas

ENVIRONMENTAL CONCEPT PLAN



GRAVEL DRIVE TYPICAL SECTION N.T.S.

MATCHLINE-SEE SHEET 2

DATE	BY	REVISIONS



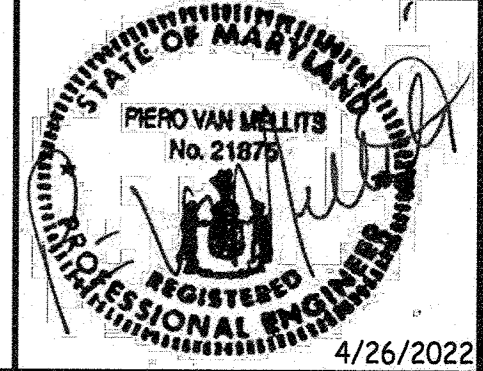
16901 Melford Boulevard, Suite 120 Bowie, MD 20715
 Phone: 443.589.2400 www.centuryeng.com

ENVIRONMENTAL CONCEPT PLAN

Chaberton Solar Catherine

14196 Frederick Road, Cooksville, MD
 Howard County, Maryland
 Zone RC-DEO, Tax Map 8, Parcel 115, County Council District 5

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: 2/12/24



DRAWN BY: JLA	REVIEW BY: PVM
DESIGN BY: JLA	REVIEW DATE: 4/26/2022
SCALE: AS SHOWN	DRAWING: 3 of 10
PROJECT NO.: 211092.00	

APPLICANT/DEVELOPER:
 CHABERTON SOLAR CATHERINE LLC
 11100 PARK LANE DRIVE, SUITE 406
 NORTH BETHESDA, MD 20852
 ATTN: MICHAEL DONIGER, VICE PRESIDENT
 PHONE: (304) 424-8418
 EMAIL: mike.doniger@chaberton.com

CURRENT OWNER:
 ST. MARY COPTIC ORTHODOX CHURCH OF MARYLAND, INC.
 14196 FREDERICK ROAD
 COOKSVILLE, MD 21123
 PHONE: (410) 910-3220

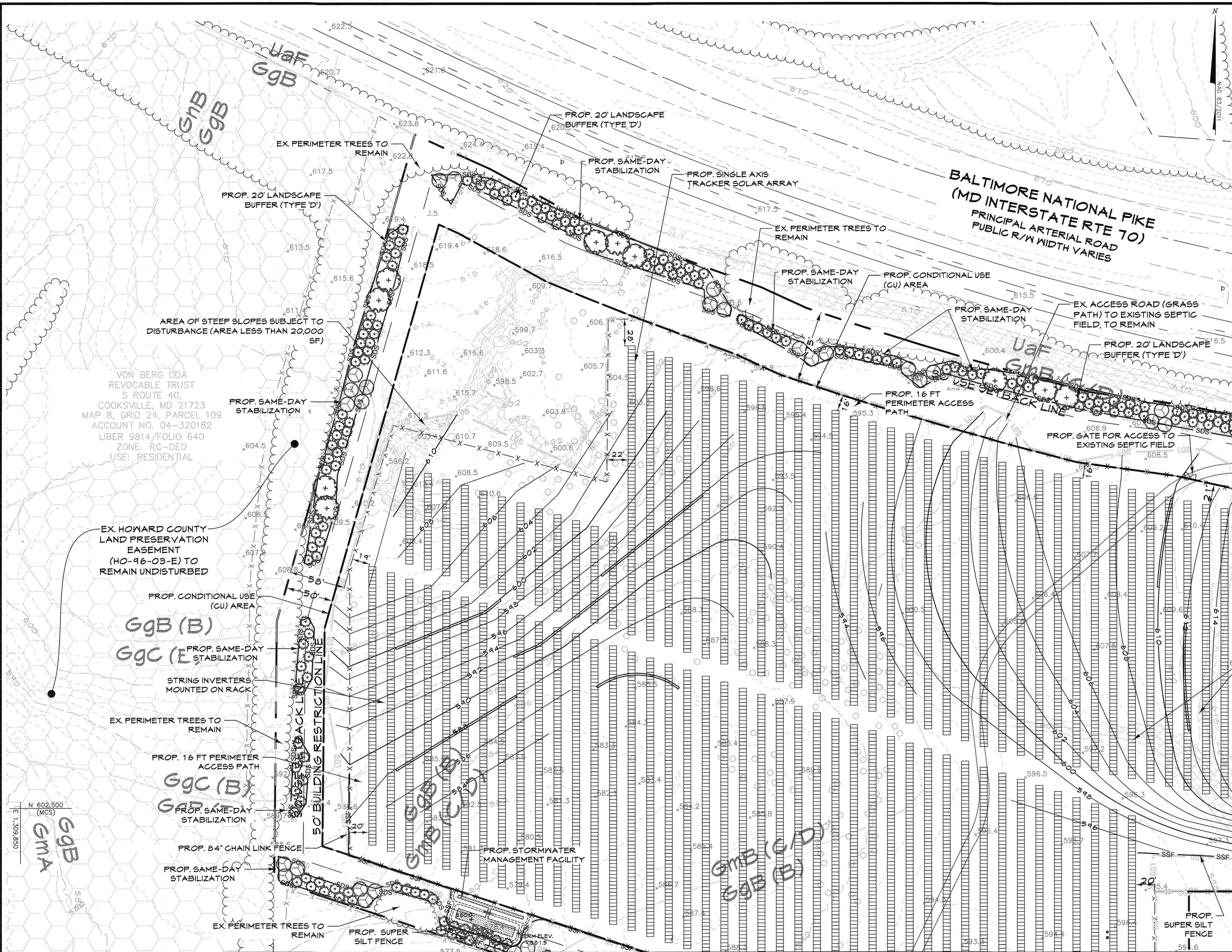
ENGINEERING CONSULTANT:
 CENTURY ENGINEERING INC.
 16901 MELFORD BLVD, SUITE 124
 BOWIE, MD 20715
 ATTN: PIERO PETE MELLITS, PE
 PHONE: (443) 594-2400 ext. 1180
 EMAIL: pmellits@centuryeng.com

EX. CONDITION NOTES:
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 Vertical Datum: NAVD 88
 2. Existing topography provided from aerial survey by McKenzie Snyder, Inc. and field run survey by Century Engineering (dated April, 2022) and supplemented with best available Howard County GIS records and files from approved SDP-03-090, provided by Pennoni.
 3. Forest stand tree line field located by Century Engineering in November, 2021.
 4. Contractor is responsible for verifying and test-pitting to confirm existing utility locations.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 5/10/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 5/10/22
 CHIEF, DIVISION OF LAND DEVELOPMENT

T:\2021\Facilities\211092.00 Project Catherine Solar Field Site\CADD\Drawings\ECP Plans\211092.00 (ECP-02-05) Environmental Concept Plan.dwg Apr 27, 2022 9:22pm janderson

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PROPOSED LEGEND		EXISTING LEGEND	
	Proposed Conditional Use (CU) Area		Site Property Boundary
	Proposed Easement		Existing Minor Contour
	Proposed Limit of Disturbance		Existing Major Contour
	Proposed Grades		Existing Stream
	Proposed Overhead Electric		Existing Stream Buffer
	Proposed Underground Electric		Forest Conservation Easement
	Proposed Utility Pole		Existing Wetlands
	Proposed Solar Panels		Existing Wetlands Buffer
	Proposed Fence		Existing Tree Line
	Proposed Concrete Pad		Existing Drive
	Proposed Gravel Drive		Existing Building
	Proposed Stormwater Management Facility		Existing Overhead Electric
	Proposed Landscaping		Existing Buried Electric
	Same-Day-Stabilization		Existing B&E Utility Pole
	Super Silt Fence		Existing Fence Line
	Stabilized Construction Entrance		Soil Line
	Staging Area/Stockpile Area		Existing Sanitary Sewer
	Inlet Protection		Existing Storm Drain
			Existing Well
			Existing Steep Slope Areas

MATCHLINE-SEE SHEET 5

MATCHLINE-SEE SHEET 3

APPLICANT/DEVELOPER:
 CHABERTON SOLAR CATHERINE LLC
 11400 PARKLAN DRIVE, SUITE 406
 NORTH BETHESDA, MD 20852
 ATTN: MICHAEL DONIGER, VICE PRESIDENT
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DATE	BY	REVISIONS

CENTURY ENGINEERING
 A Kleinfelder Company
 16901 Melford Boulevard, Suite 120 Bowie, MD 20715
 Phone: 443.589.2400 www.centuryeng.com

ENVIRONMENTAL CONCEPT PLAN
Chaberton Solar Catherine
 14196 Frederick Road, Cooksville, MD
 Howard County, Maryland
 Zone RC-DEO, Tax Map 8, Parcel 115, County Council District 5

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 LICENSE No. 21815
 EXPIRATION DATE: 2/12/24
 DRAWN BY: JLA
 DESIGN BY: JLA
 SCALE: AS SHOWN
 PROJECT No.: 211042.00

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER
 PIERO VAN MELLITS No. 21815
 4/26/2022
 REVIEW BY: PVM
 REVIEW DATE: 4/26/2022
 DRAWING: 4 of 10

ENVIRONMENTAL CONCEPT PLAN
 SCALE: 1"=50'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

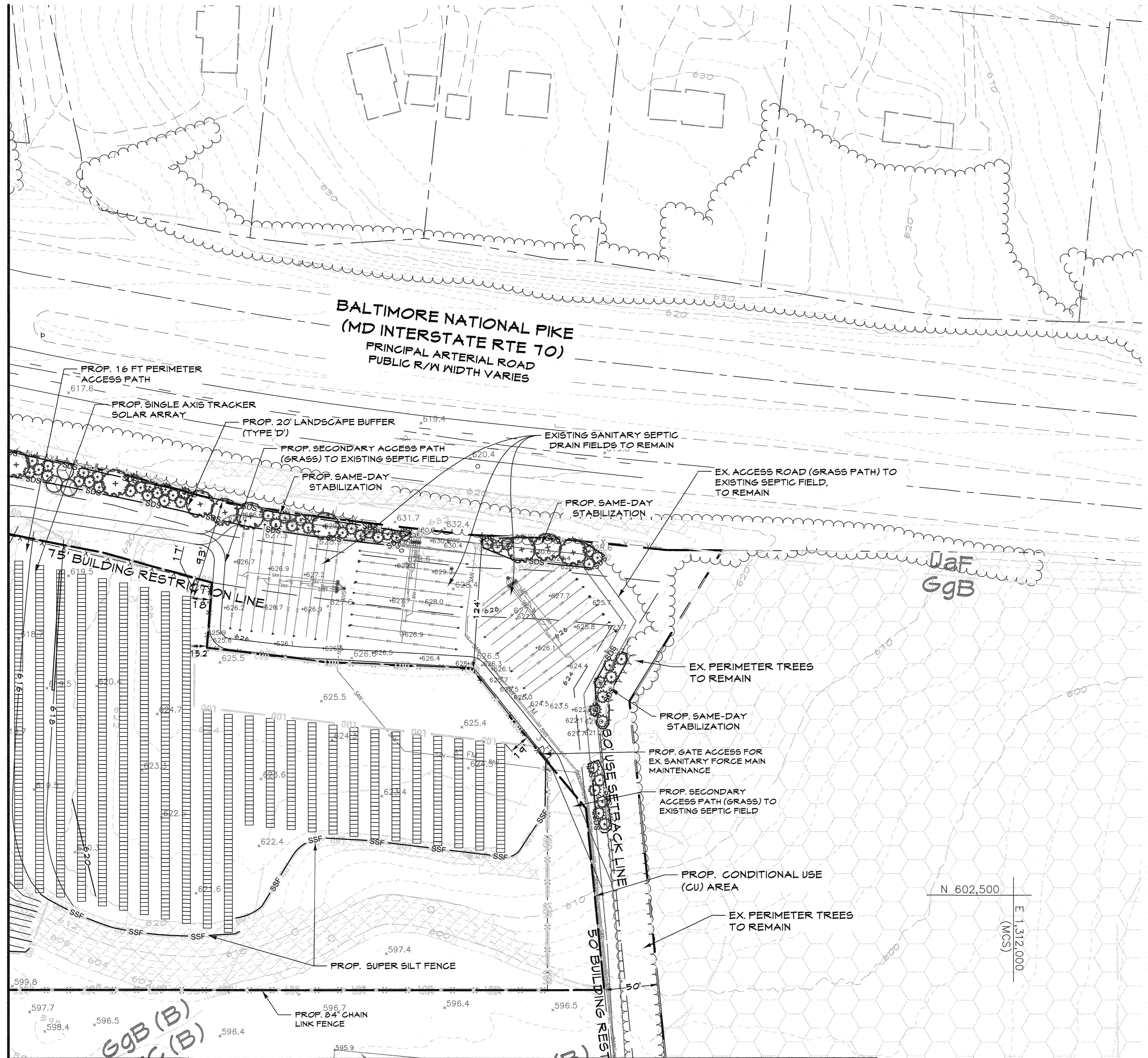
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 5/10/22

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 5/10/22

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EGP-22-050

T:\2021\Facilities\211012.00 Project Catherine Solar Field Site\CIVIL\CADD\Drawings\ECF Plans\211012.00 (ECF-02-05) Environmental Concept Plan.dwg Apr. 21, 2022 3:22pm janderson



PROPOSED LEGEND

- Proposed Conditional Use (CU) Area
- Proposed Easement
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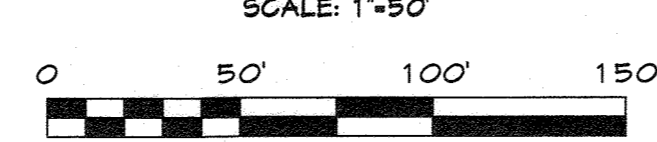
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- Site Property Boundary
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- Soil Line
- Existing Sanitary Sewer
- Existing Storm Drain
- Existing Well
- Existing Steep Slope Areas

MATCHLINE-SEE SHEET 4

MATCHLINE-SEE SHEET 3

ENVIRONMENTAL CONCEPT PLAN



APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 5/16/22

DATE: 5/16/22

- EX. CONDITION NOTES:**
- Horizontal Datum: NAD 83 (2011)
Vertical Datum: NAVD 88
 - Existing topography provided from aerial survey by McKenzie Snyder, Inc. and field run survey by Century Engineering (dated April, 2022) and supplemented with best available Howard County GIS records and files from approved SDP-03-040, provided by Pennoni.
 - Forest stand treeline field located by Century Engineering in November, 2021.
 - Contractor is responsible for verifying and test-pitting to confirm existing utility locations.

APPLICANT/DEVELOPER:
CHABERTON SOLAR CATHERINE LLC
11500 FARMLAN DRIVE, SUITE 406
NORTH BETHESDA, MD 20852
ATTN: MICHAEL DONIGER, VICE PRESIDENT
PHONE: (304) 929-8418
EMAIL: mike.doniger@chaberton.com

CURRENT OWNER:
ST. MARY COPTIC ORTHODOX CHURCH OF MARYLAND, INC.
14196 FREDERICK ROAD
COOKSVILLE, MD 21123
PHONE: (410) 410-3220

ENGINEERING CONSULTANT:
CENTURY ENGINEERS INC.
16901 MELFORD BLVD, SUITE 129
BOWIE, MD 20715
ATTN: PIERO PETE MELLITS, PE
PHONE: (443) 594-2400 ext. 1180
EMAIL: pmellits@centuryeng.com

DATE	BY	REVISIONS

CENTURY ENGINEERING
A Kleinfelder Company
16901 Melford Boulevard, Suite 120 Bowie, MD 20715
Phone: 443.589.2400 www.centuryeng.com

ENVIRONMENTAL CONCEPT PLAN

Chaberton Solar Catherine

14196 Frederick Road, Cooksville, MD
Howard County, Maryland
Zone RC-DEO, Tax Map 8, Parcel 115, County Council District 5

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: 2/12/24

DRAWN BY: JLA
DESIGN BY: JLA
SCALE: AS SHOWN
PROJECT No.: 211012.00

REVIEW BY: PVM
REVIEW DATE: 4/26/2022
DRAWING: 5 of 10

ECF-22-050

HOWARD COUNTY MARYLAND
DEPT PUBLIC WORKS
14212 FREDERICK RD,
WOODBINE, 21797
MAP 8, GRID 24, PARCEL 168
ACCOUNT NO. 04-338634
LIBER 847/FOLIO 602
ZONE: RC-DEO
USE: COMMERCIAL

APPLICANT/DEVELOPER:
CHABERTON SOLAR CATHERINE LLC
11400 PARKLAWN DRIVE, SUITE 406
NORTH BETHESDA, MD 20852
ATTN: MICHAEL DONGER, VICE PRESIDENT
PHONE: (804) 929-8418
EMAIL: mike.donger@chaberton.com

CURRENT OWNER:
ST. MARY COPTIC ORTHODOX CHURCH OF MARYLAND, INC.
14146 FREDERICK ROAD
COOKSVILLE, MD 21123
PHONE: (410) 910-9220

ENGINEERING CONSULTANT:
CENTURY ENGINEERING INC.
16401 MELFORD BLVD, SUITE 124
BOWIE, MD 20715
ATTN: PIERO PETE MELLITS, PE
PHONE: (443) 589-2400 ext. 1180
EMAIL: pmellits@centuryeng.com

DATE	BY	REVISIONS



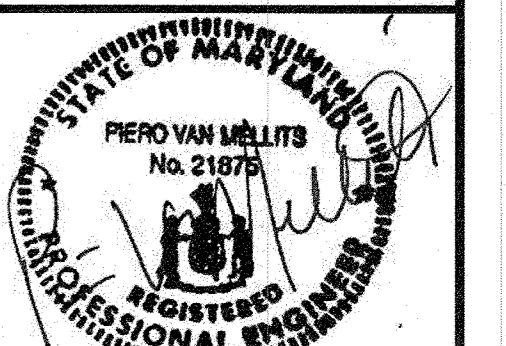
A Kleinfelder Company
16901 Melford Boulevard, Suite 120 Bowie, MD 20715
Phone: 443.589.2400 www.centuryeng.com

**CONCEPT STORMWATER
MANAGEMENT PLAN**
**Chaberton Solar
Catherine**

14196 Frederick Road, Cooksville, MD
Howard County, Maryland
Zone RC-DEO, Tax Map 8, Parcel 115, County Council District 5

**PROFESSIONAL
CERTIFICATION**

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ENGINEER UNDER THE LAWS OF THE
STATE OF MARYLAND.



LICENSE No. 21815
EXPIRATION DATE: 2/12/24
4/26/2022

DRAWN BY: JLA
DESIGN BY: JLA
REVIEW BY: PVM
REVIEW DATE: 4/26/2022

SCALE: AS SHOWN
PROJECT No.: 211092.00
DRAWING: 6 of 10

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
- BGE Existing BGE Utility Pole
- X - X - X Existing Fence Line
- Av Soil Line
- SW Existing Sanitary Sewer
- SD Existing Storm Drain
- W Existing Well
- Existing Steep Slope Areas

PROPOSED LEGEND

- - - Proposed Conditional Use (CU) Area
- - - Proposed Easement
- - - Proposed Limit of Disturbance
- - - Proposed Grades
- OHE Proposed Overhead Electric
- E Proposed Underground Electric
- Proposed Utility Pole
- Proposed Solar Panels
- X - X - X Proposed Fence
- Proposed Concrete Pad
- Proposed Gravel Drive
- Proposed Stormwater Management Facility
- Proposed Landscaping

CONCEPT STORMWATER MANAGEMENT PLAN

SCALE: 1"=50'



75' BUILDING RESTRICTION LINE
30' USE SETBACK LINE
FREDERICK ROAD (MD RTE 144)
STATE MAJOR COLLECTOR (SCENIC ROAD)
PUBLIC R/W WIDTH VARIES

MOBBERLEY JENNIFER JANE
14195 ROUTE 144,
WEST FRIENDSHIP, MD 21794
MAP 14, GRID 6, PARCEL 46
ACCOUNT NO. 04-310683
LIBER 16869/FOLIO 23
ZONE: RC-DEO

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

DATE: 5/6/22
DATE: 5/1/22

EX-CONDITION NOTES:

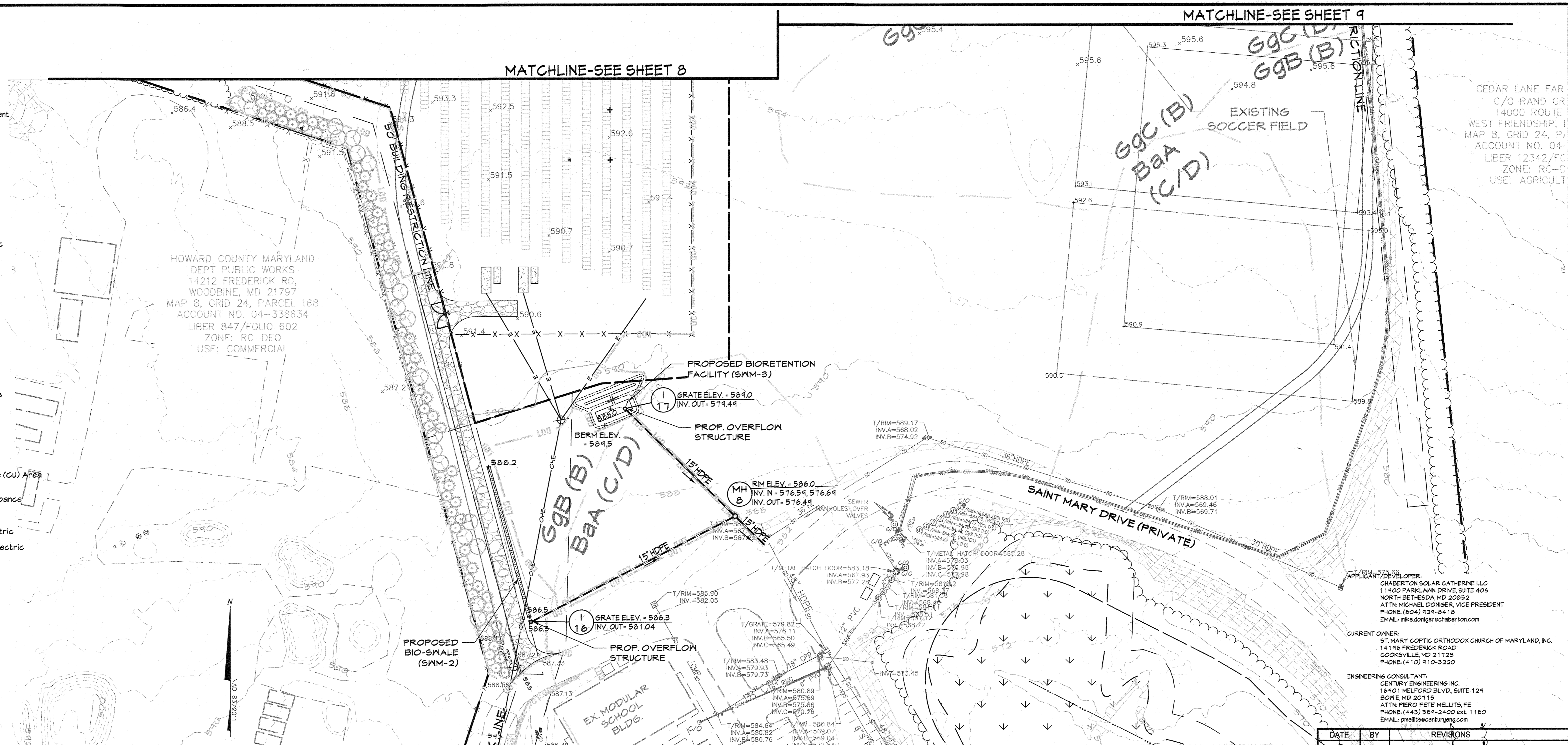
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EXISTING LEGEND

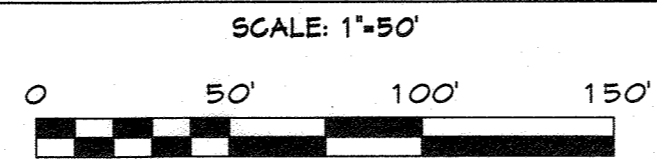
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- Existing Stream
- Existing Stream Buffer
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- Existing Wetlands
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- Existing Tree Line
- Existing Drive
- Existing Building
- OHE Existing Overhead Electric
- E Existing Buried Electric
- 805R42497 Existing B&E Utility Pole
- X-X-X Existing Fence Line
- Av Soil Line
- SAW Existing Sanitary Sewer
- SD Existing Storm Drain
- W Existing Well
- Existing Steep Slope Areas

PROPOSED LEGEND

- Proposed Conditional Use (CU) Area
- Proposed Easement
- Proposed Limit of Disturbance
- 660 Proposed Grades
- CHE Proposed Overhead Electric
- E Proposed Underground Electric
- Proposed Utility Pole
- Proposed Solar Panels
- X-X-X Proposed Fence
- Proposed Concrete Pad
- Proposed Gravel Drive
- Proposed Stormwater Management Facility
- Proposed Landscaping



CONCEPT STORMWATER MANAGEMENT PLAN

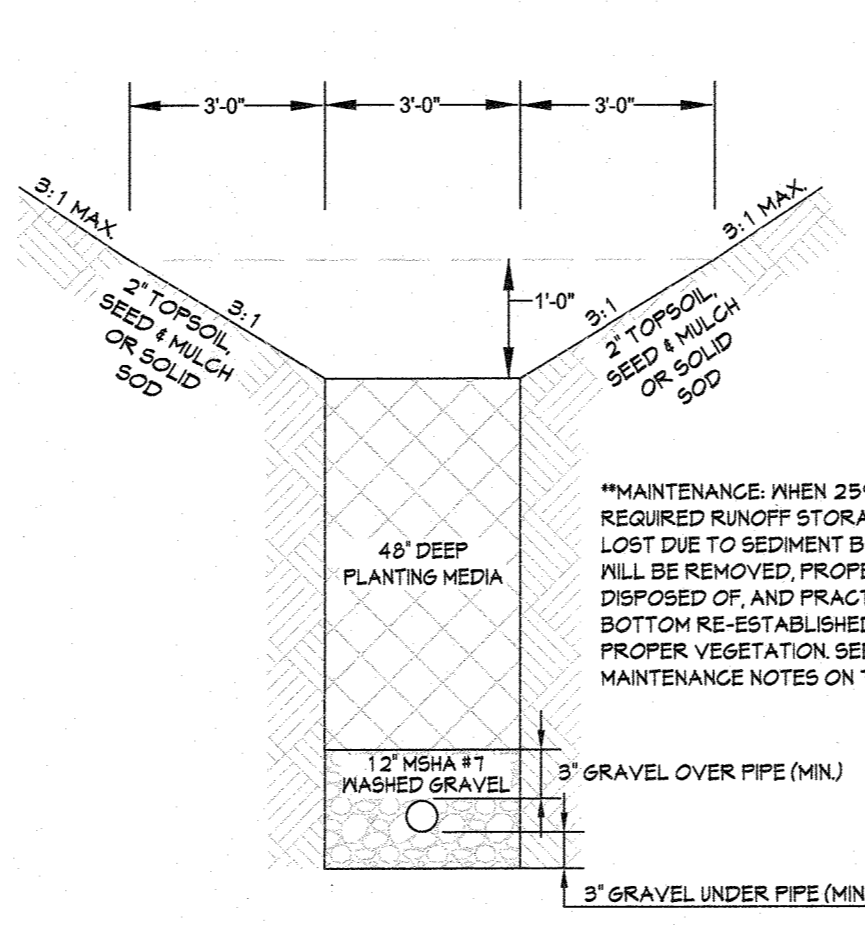


BIORETENTION: Operation and Maintenance

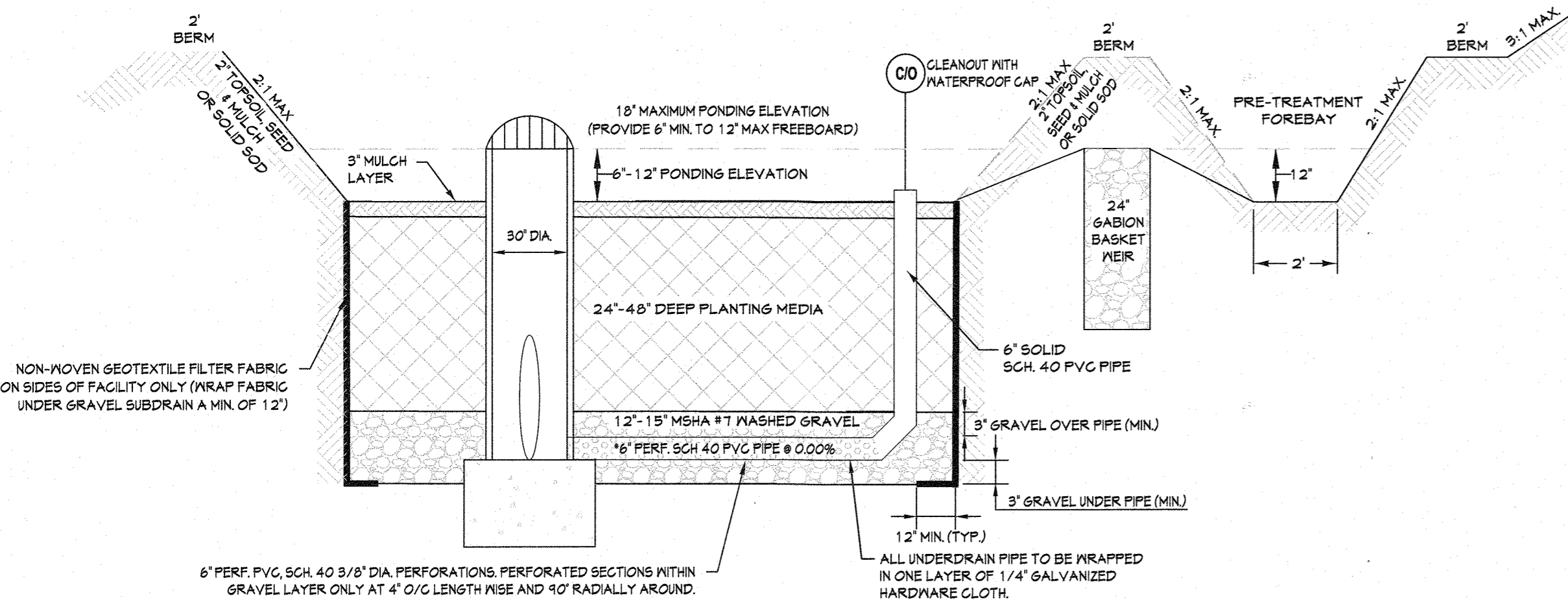
- Annual maintenance of plant material, mulch layer, sand media and soil layer is required. Maintenance of mulch and soil is limited to correction areas of erosion or washout. Check for de-watering within 48 hours. When necessary, replace filter media per plan.
- Schedule of plant inspection will be twice a year in spring and fall. This inspection will include removal of dead, diseased and excessive vegetation considered beyond treatment. Replacement of all diseased trees, shrubs, deficient stakes and wires will be required.
- Mulch layer shall be inspected each spring. Once every 2 to 3 years, remove previous mulch layer and apply new 2 to 3 inch layer.
- Soil erosion and flow blockages to be addressed on an as needed basis with a minimum of once per month and after heavy storms. Inspect clean outs and observation wells along with overflow/outfall/exist pipes.

SWALE : Operation and Maintenance

- The open channel swale shall be inspected annually and after major storm events. Inspection shall be in wet weather to determine if facility is functioning properly.
- Repair erosion and maintain access surface in good condition.
- Check for de-watering within 48 hours of rainfall, noticeable odors, water stains on the filter surface or at the outlet and presence of algae or aquatic vegetation.
- Remove and replace filter media as needed.
- The open channel swale shall be mowed to maintain a maximum grass height of less than 6 inches.
- Monitor check dams and weirs for flow going around structure, erosion at the downstream toe and structural deterioration.



BIO-SWALE (M-8) TYP. SECTION
N.T.S.



BIORETENTION FACILITY WITH UNDERDRAIN TYP. SECTION
N.T.S.

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

- EX. CONDITION NOTES:**
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DATE	BY	REVISIONS

CENTURY ENGINEERING
 A Kleinfelder Company
 16901 Melford Boulevard, Suite 120 Bowie, MD 20715
 Phone: 443.589.2400 www.centuryeng.com

CONCEPT STORMWATER MANAGEMENT PLAN
Chaberton Solar Catherine
 14196 Frederick Road, Cooksville, MD
 Howard County, Maryland
 Zone RC-DEO, Tax Map 8, Parcel 115, County Council District 5

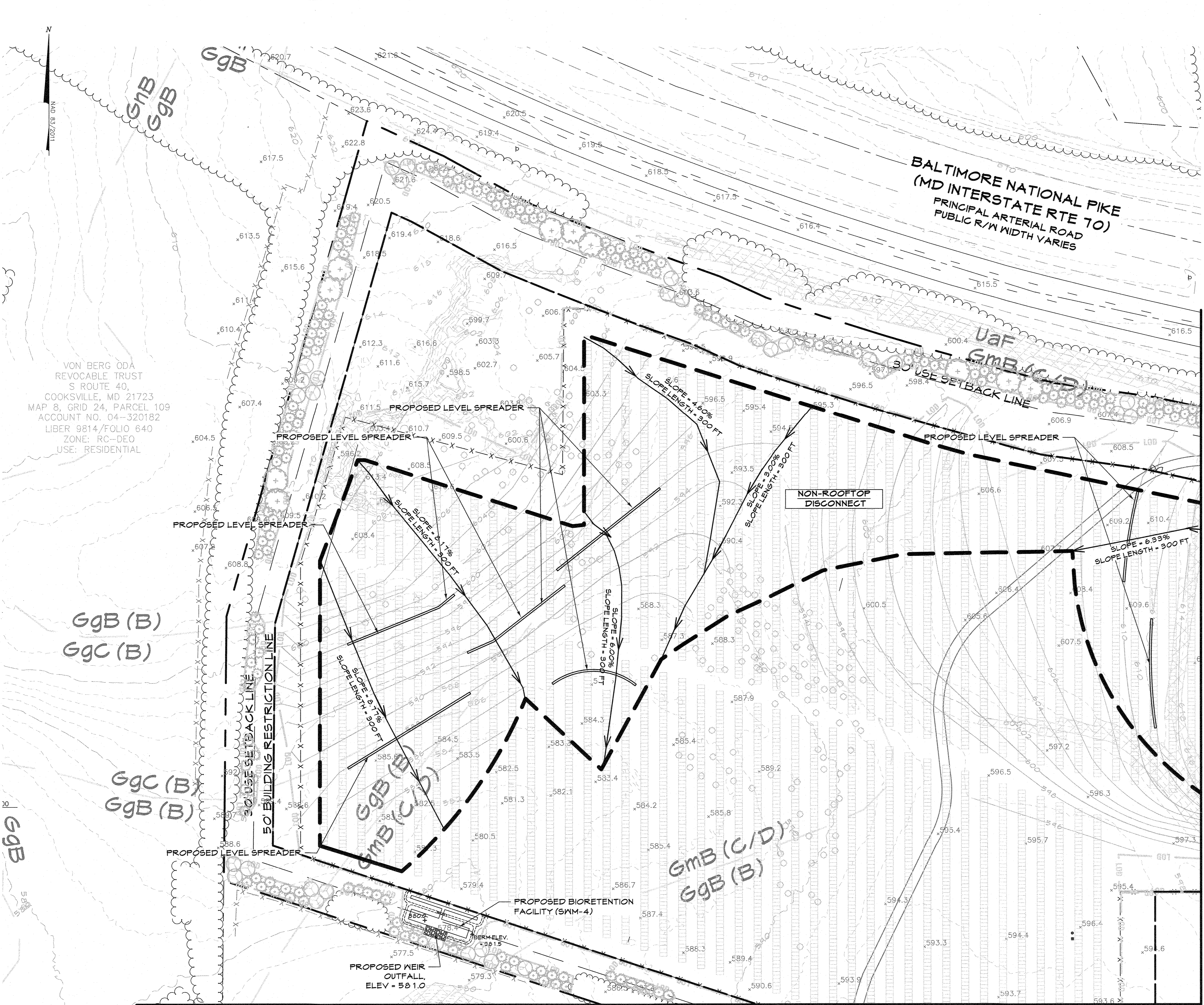
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE No. 21875
 EXPIRATION DATE: 2/12/24
 DRAWN BY: JLA
 DESIGN BY: JLA
 SCALE: AS SHOWN
 PROJECT No.: 211012.00

PROFESSIONAL ENGINEER
 PIERO VAN MELLITS
 No. 21875
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MARYLAND

REVIEW BY: PVM
 REVIEW DATE: 4/26/2022
 DRAWING: 7 of 10

T:\2021\Facilities\211012.00 Project Catherine Solar Field Site\CIVIL\CADD\Drawings\ECF\Plans\211012.00 ECF-06-01 Concept SWM Planning Apr. 27, 2022 9:24 pm janderson

T:\2021\Facilities\21104200 Project Catherine Solar Field Site\CADD\Drawings\ECF Plans\21104200 (ECF-06-04) Concept SWM Planning Apr. 27, 2022 3:24pm janderson



VON BERG ODA
REVOCABLE TRUST
S ROUTE 40,
COOKSVILLE, MD 21723
MAP 8, GRID 24, PARCEL 109
ACCOUNT NO. 04-320182
LIBER 9814/FOLIO 640
ZONE: RC-DEO
USE: RESIDENTIAL

BALTIMORE NATIONAL PIKE
(MD INTERSTATE RTE 70)
PRINCIPAL ARTERIAL ROAD
PUBLIC R/W WIDTH VARIES

GgB (B)
GgC (B)

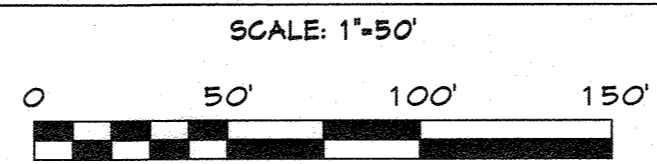
GgC (B)
GgB (B)

PROPOSED WEIR
OUTFALL
ELEV = 591.0

PROPOSED BIORETENTION
FACILITY (SWM-4)

GmB (C/D)
GgB (B)

CONCEPT STORMWATER MANAGEMENT PLAN



MATCHLINE-SEE SHEET 7

APPROVED:	DEPARTMENT OF PLANNING AND ZONING
<i>[Signature]</i>	DATE: 5.8.22
CHIEF, DEVELOPMENT ENGINEERING DIVISION	
<i>[Signature]</i>	DATE: 5/8/22
CHIEF, DIVISION OF LAND DEVELOPMENT	

- EX. CONDITION NOTES:
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EGP-22-050

EXISTING LEGEND

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- 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 BGE Utility Pole
- Existing Fence Line
- Soil Line
- Existing Sanitary Sewer
- Existing Storm Drain
- Existing Well
- Existing Steep Slope Areas

PROPOSED LEGEND

- Proposed Conditional Use (CU) Area
- Proposed Easement
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- Proposed Grades
- Proposed Overhead Electric
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- Proposed Utility Pole
- Proposed Solar Panels
- Proposed Fence
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- Proposed Gravel Drive
- Proposed Stormwater Management Facility
- Proposed Landscaping

DATE	BY	REVISIONS

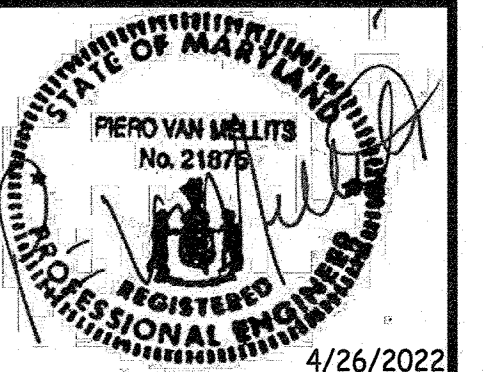
CENTURY ENGINEERING

A Kleinfelder Company
16901 Melford Boulevard, Suite 120 Bowie, MD 20715
Phone: 443.589.2400 www.centuryeng.com

CONCEPT STORMWATER
MANAGEMENT PLAN
**Chaberton Solar
Catherine**

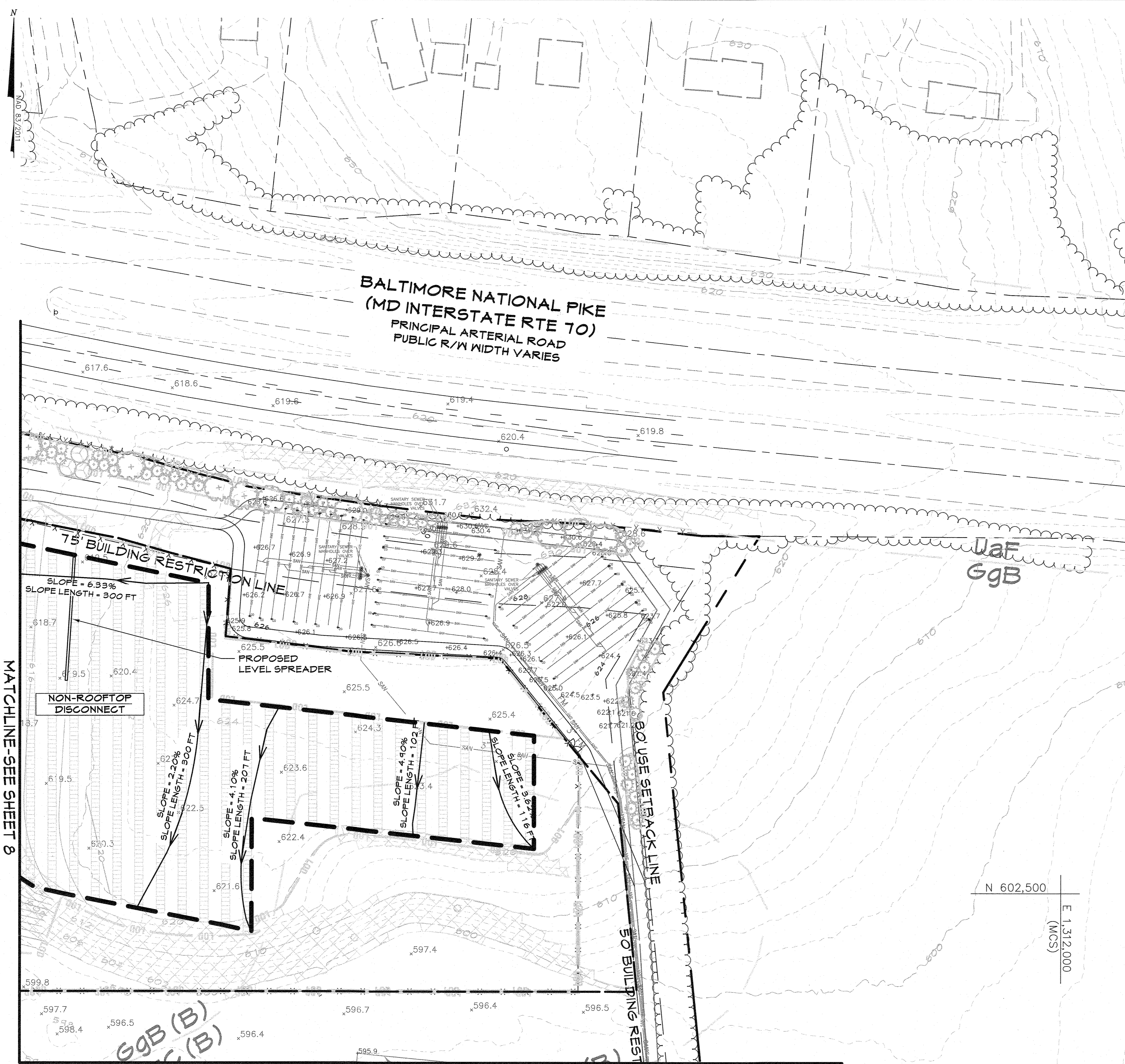
14196 Frederick Road, Cooksville, MD
Howard County, Maryland
Zone RC-DEO, Tax Map 8, Parcel 115, County Council District 5

PROFESSIONAL
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ENGINEER UNDER THE LAWS OF THE
STATE OF MARYLAND.
LICENSE No. 21875
EXPIRATION DATE: 2/12/24



DRAWN BY: JLA	REVIEW BY: PYM
DESIGN BY: JLA	REVIEW DATE: 4/26/2022
SCALE: AS SHOWN	DRAWING: 8 of 10
PROJECT No.: 21104200	

T:\2021\Facilities\211092.00 Project Catherine Solar Field Site\CIVIL\CADD\Drawings\NECP Plans\211092.00 (ECP-06-09) Concept SMM Planning Apr. 21, 2022 3:24 pm janderson

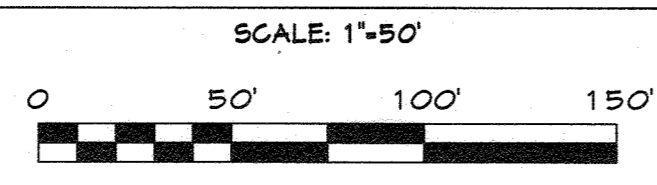


MATCHLINE-SEE SHEET 8

GgB (B)
GgB (B)

MATCHLINE-SEE SHEET 7

CONCEPT STORMWATER MANAGEMENT PLAN



EXISTING LEGEND

- Site Property Boundary
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- - - Existing Wetlands Buffer
- Existing Tree Line
- - - Existing Drive
- Existing Building
- OHE Existing Overhead Electric
- E Existing Buried Electric
- BGE#542497 Existing BGE Utility Pole
- X - X - X Existing Fence Line
- Av Soil Line
- SAN Existing Sanitary Sewer
- SD Existing Storm Drain
- W Existing Well
- Existing Steep Slope Areas

PROPOSED LEGEND

- Proposed Conditional Use (CU) Area
- Proposed Easement
- LOD Proposed Limit of Disturbance
- 650 Proposed Grades
- OHE Proposed Overhead Electric
- E Proposed Underground Electric
- Proposed Utility Pole
- Proposed Solar Panels
- X - X - X Proposed Fence
- Proposed Concrete Pad
- Proposed Gravel Drive
- Proposed Stormwater Management Facility
- Proposed Landscaping

DATE	BY	REVISIONS

CENTURY ENGINEERING
A Kleinfelder Company
16801 Melford Boulevard, Suite 120 Bowie, MD 20715
Phone: 443.589.2400 www.centuryeng.com

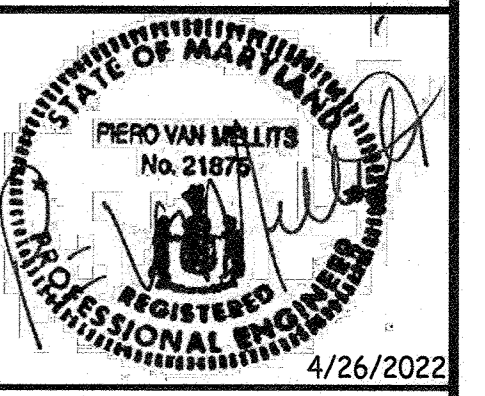
APPLICANT/DEVELOPER:
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COOKSVILLE, MD 21129
PHONE: (410) 910-9220

ENGINEERING CONSULTANT:
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ATTN: PIERO PETE MELLITS, PE
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EMAIL: pmellits@centuryeng.com

CONCEPT STORMWATER MANAGEMENT PLAN
Chaberton Solar Catherine
14196 Frederick Road, Cooksville, MD
Howard County, Maryland
Zone RC-DEO, Tax Map 8, Parcel 115, County Council District 5

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LICENSE No. 21875
EXPIRATION DATE: 2/12/24
DRAWN BY: JLA
DESIGN BY: JLA
SCALE: AS SHOWN
PROJECT No.: 211092.00

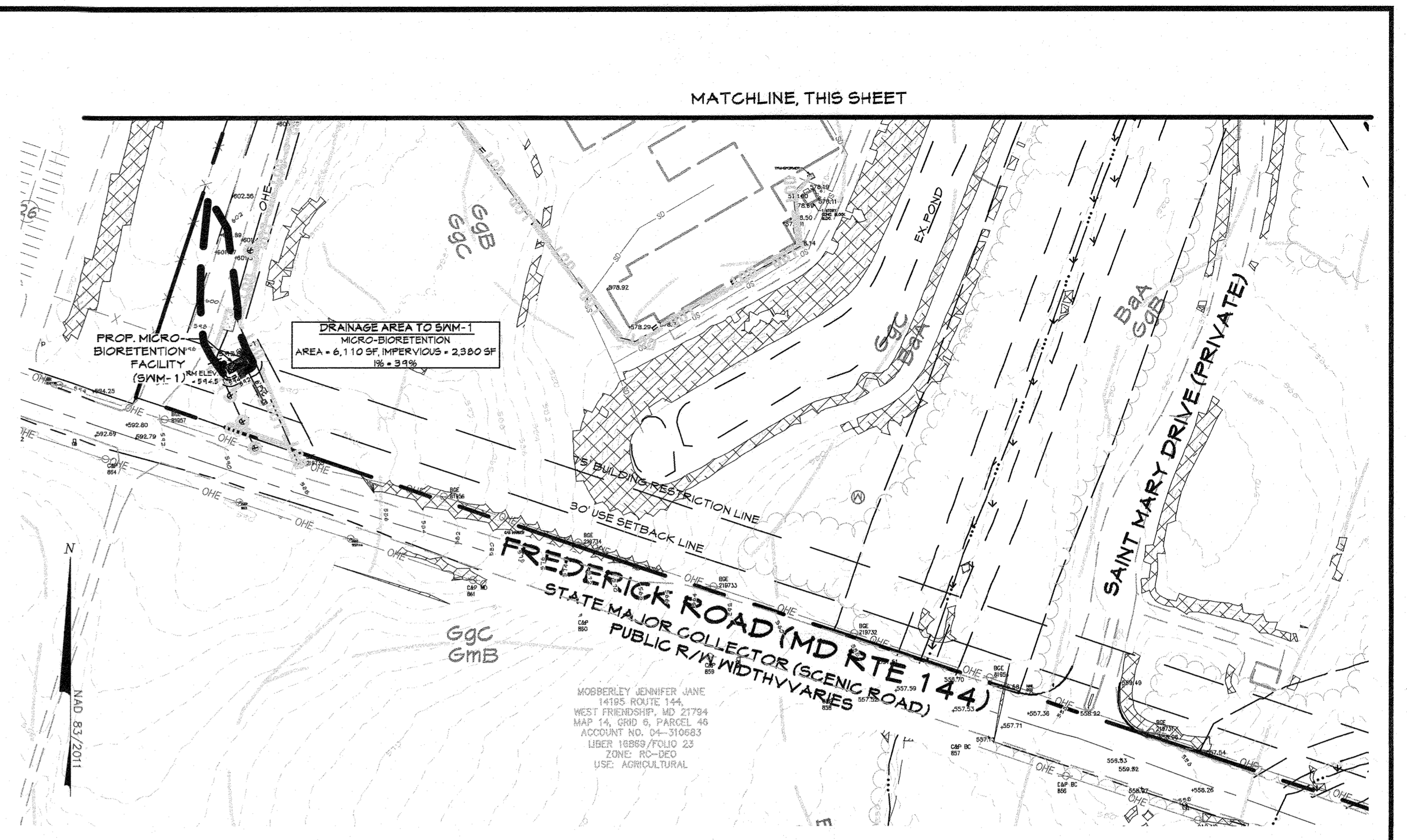
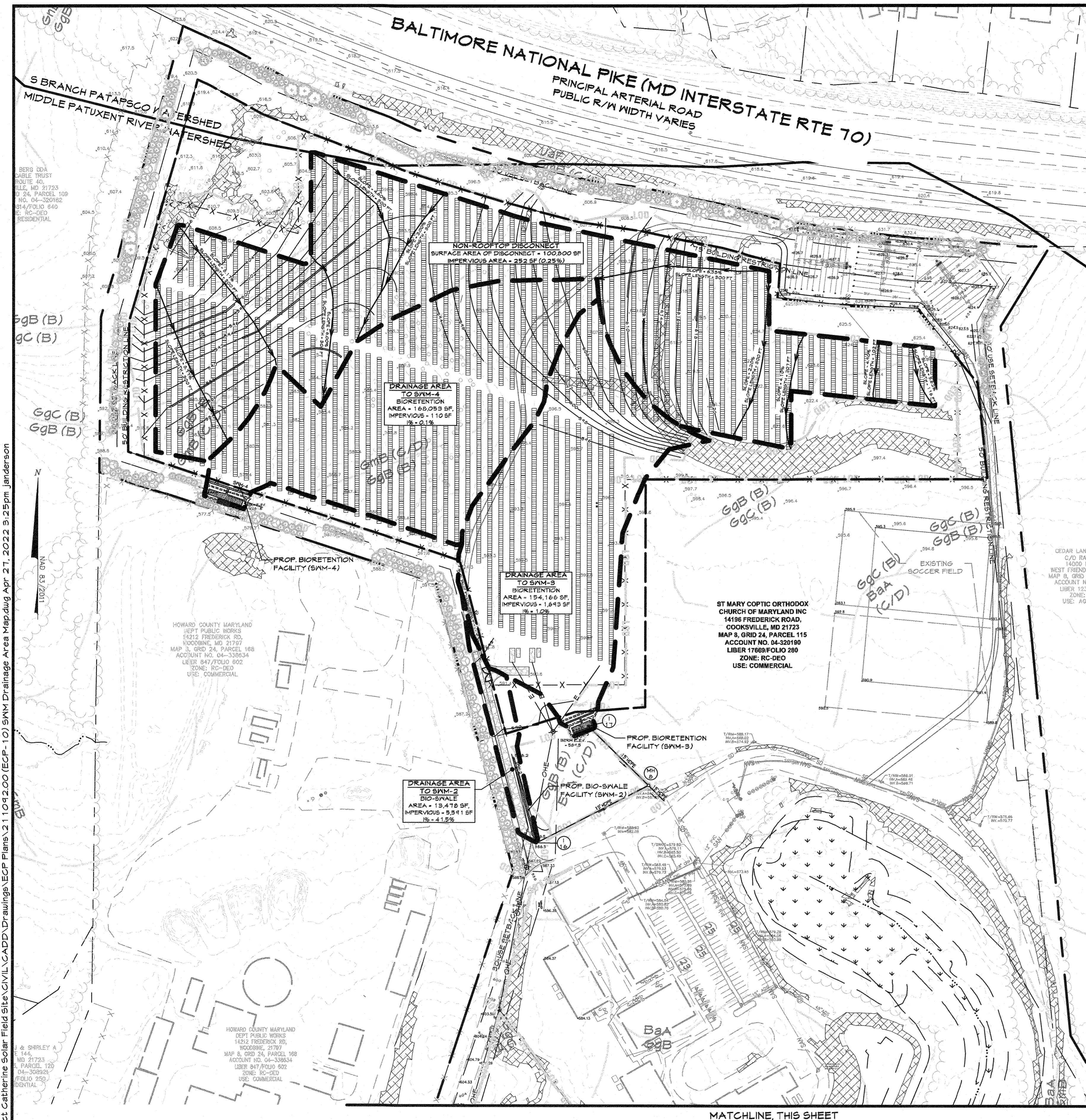


REVIEW BY: PVM
REVIEW DATE: 4/26/2022
DRAWING: 9 of 10

APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE: 5.10.22
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT

- EX. CONDITION NOTES:**
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Vertical Datum: NAVD 83
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ECP-22-050



EXISTING LEGEND		PROPOSED LEGEND	
	Site Property Boundary		Conditional Use (CU) Area
	Existing Minor Contour		Proposed Power on Switchgear
	Existing Major Contour		Proposed Limit of Disturbance
	Existing Stream		Proposed Grades
	Existing Stream Buffer		Proposed Overhead Electric
	Forest Conservation Easement		Proposed Underground Electric
	Existing Wetlands		Proposed Utility Pole
	Existing Wetlands Buffer		Proposed Solar Panels
	Existing Tree Line		Proposed Fence
	Existing Drive		Proposed Concrete Pad
	Existing Building		Proposed Gravel Drive
	Existing Overhead Electric		Proposed Stormwater Management Facility & Berm
	Existing Buried Electric		Proposed Drainage Divide
	Existing BGE Utility Pole		Time of Concentration Path
	Existing Fence Line		Proposed Level Spreader
	Soil Line		
	Existing Sanitary Sewer		
	Existing Storm Drain		
	Existing Well		

	Impervious Area (s.f.)	Pe (inches)	ESDv (cu.ft.)
Required	8,597	1.00	3,879
Provided	10,026	1.80	3,917

Facility type	Facility Number	Area (s.f.)	Impervious Area Treated (s.f.)	Pe Treated (inches)	ESDv Treated (cu.ft.)
M-6 Micro Bioretention	SWM #1	6,110	2,380	2.5	518
M-8 Bio-Swale	SWM #2	13,478	5,591	1.9	900
F-6 Bioretention	SWM #3	154,166	1,693	1.4	1,050
F-6 Bioretention	SWM #4	168,053	110	2.0	1,430
Non-Rooftop Disconnect (Solar)		252	252	1.0	20
Total		342,059	10,026	1.80	3,917

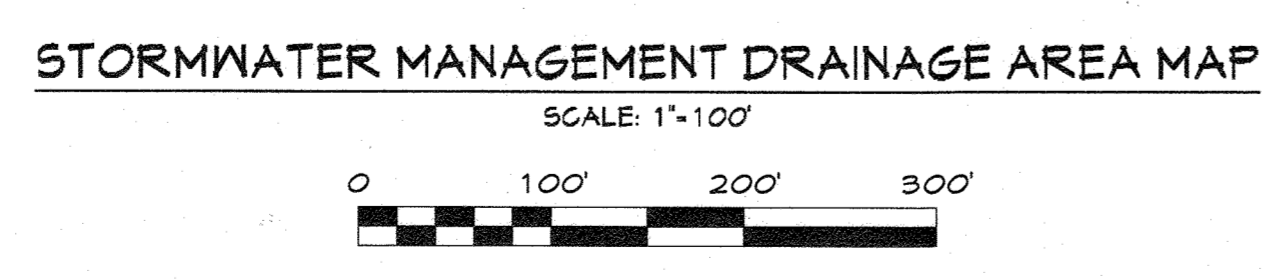
DATE	BY	REVISIONS

CENTURY ENGINEERING
 A Kleinfelder Company
 16901 Melford Boulevard, Suite 120 Bowie, MD 20715
 Phone: 443.589.2400 www.centuryeng.com

STORMWATER MANAGEMENT DRAINAGE AREA MAP
Chaberton Solar Catherine
 14196 Frederick Road, Cooksville, MD
 Howard County, Maryland
 Zone RC-DEO, Tax Map 8, Parcel 115, County Council District 5

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 LICENSE No. 21875
 EXPIRATION DATE: 2/12/24
 DRAWN BY: JLA
 DESIGN BY: JLA
 SCALE: AS SHOWN
 PROJECT No.: 21109200

PROFESSIONAL ENGINEER
 PIERO VAN MELLITS
 No. 21875
 4/26/2022
 REVIEW BY: PVM
 REVIEW DATE: 4/26/2022
 DRAWING: 10 of 10



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

DATE: 7/10/22
 DATE: 7/10/22

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ECP-22-050

T:\2021\Facilities\21109200 Project Catherine Solar Field Site\CADD Drawings\EGP Plans\21109200 (EGP-10) SWM Drainage Area Map.dwg Apr 27, 2022 3:25pm janderson