

ENVIRONMENTAL CONCEPT PLAN

ROXBURY ROAD SOLAR

SITE ANALYSIS DATA:

SITE AREA = 16.50 Ac.±
 WETLANDS = 0.0 Ac.±
 FLOODPLAIN (BUFFER) = 0.0 Ac.±
 FOREST = 0.0 Ac.±
 STEEP SLOPES (10% AND GREATER) = 0.5 Ac.±
 ERODIBLE SOILS = 16.5 Ac.± (6.35 Ac. within project area)

TOTAL PROJECT AREA = 7.06 Ac.±
 LOD AREA = 7.06 Ac.±
 PROPOSED SITE USES = SOLAR
 PROP. GREEN OPEN AREA = 15.7 Ac.± (6.2 Ac.± within project area)
 PROP. IMPERVIOUS AREA = 0.80 Ac.± (0.3 Ac.± within project area)

EXISTING LEGEND

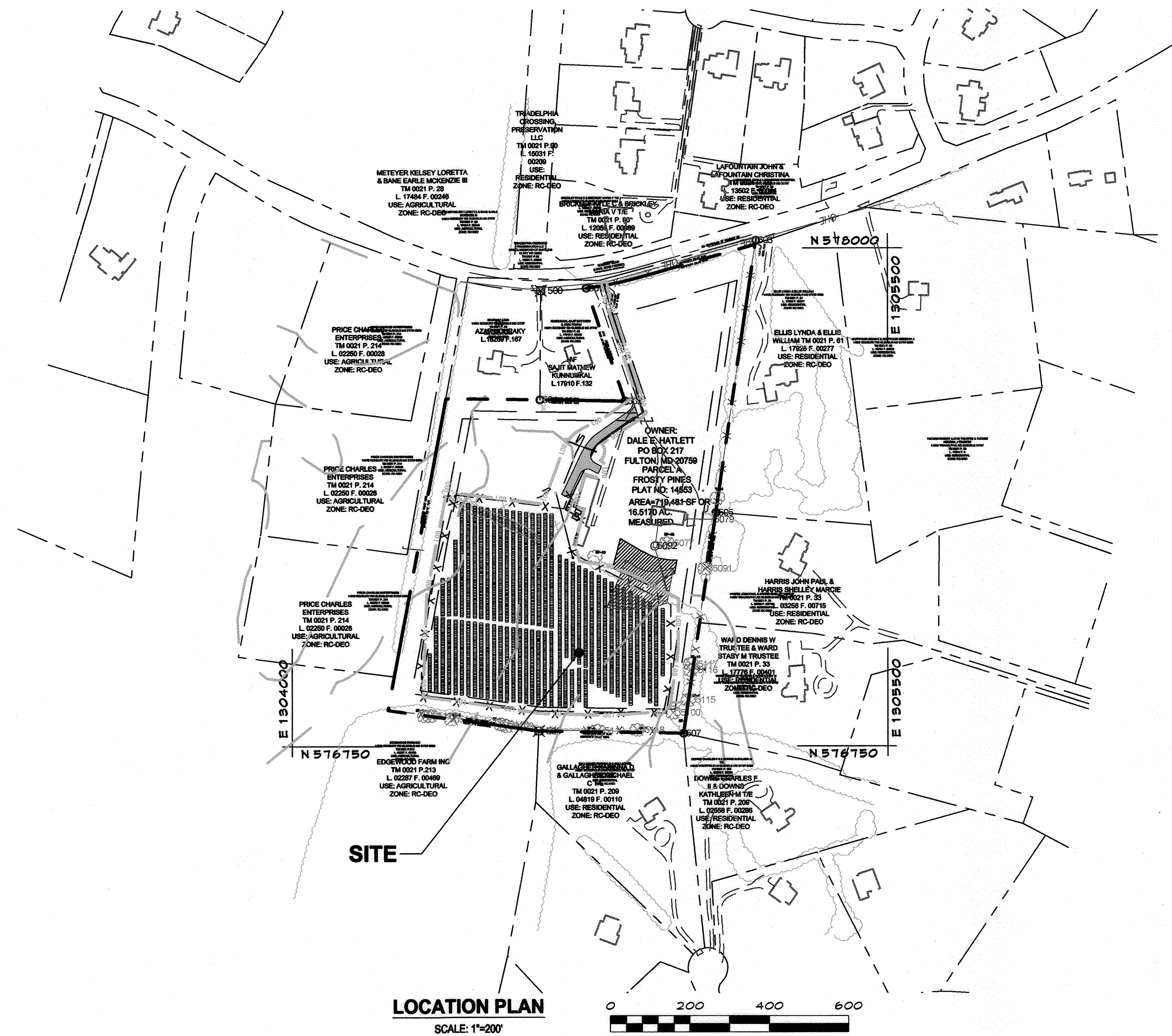
- Site Property Boundary
- Existing Minor Contour
- Existing Major Contour
- Forest Conservation Easement
- Existing Tree Line
- Existing Drive
- Existing Building
- Existing Overhead Electric
- Existing Utility Pole
- Existing Fence Line
- Soil Line
- Existing Sanitary Sewer
- Existing Well
- Existing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

PROPOSED LEGEND

- Proposed Conditional Use (CU) Area
- Proposed Forest Conservation Easement
- Proposed Limit of Disturbance
- Proposed Grades
- Proposed Overhead Electric
- Proposed Underground Electric
- Proposed Utility Pole
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- Proposed Tar & Chip Paving
- Proposed Shade Tree / Evergreen Tree(s)
- Proposed Treeline
- Proposed Level Spreader

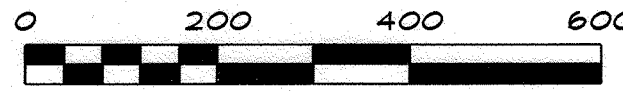
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LOCATION PLAN

SCALE: 1"=200'



ECP DESIGN NARRATIVE

THE PROPOSED SOLAR ARRAY PROJECT AREA CONSISTS OF 7.06 ACRES. THE SOLAR ARRAY FACILITY HAS BEEN DESIGNED TO MINIMIZE GRADING AND ENVIRONMENTAL AREA DISTURBANCE WITHIN THE PROPOSED LIMIT OF DISTURBANCE, OF 7.06 ACRES.

FOREST CONSERVATION NOTE:

FOREST CONSERVATION OBLIGATIONS WILL BE MET ON-SITE, IN ACCORDANCE WITH THE HOWARD COUNTY FOREST CONSERVATION MANUAL AND SECTION 16.1204 OF THE HOWARD COUNTY CODE. THERE ARE TWO (2) EXISTING FOREST CONSERVATION EASEMENT AREAS ON-SITE, RECORDED AS PLAT NO. 14554 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD PER MARYLAND GENERAL ASSEMBLY HOUSE BILL 1511 (FOREST CONSERVATION ACT - MODIFICATIONS) THAT IS SET TO TAKE EFFECT JULY 1, 2024. SOLAR PHOTOVOLTAIC FACILITIES WILL NOT BE SUBJECT TO AFFORESTATION REQUIREMENTS. IT IS ANTICIPATED THAT HOWARD COUNTY WILL ADOPT THIS POLICY, AT WHICH TIME THE AFFORESTATION REQUIREMENT FOR THIS PROJECT WILL BE REMOVED. FOREST REMOVAL IS NOT PROPOSED FOR THIS PROJECT, THEREFORE REFORESTATION IS NOT REQUIRED.

STORMWATER MANAGEMENT (ESD) DESIGN NARRATIVE

ALL ESD FACILITIES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007, THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, AS REVISED AND HOWARD COUNTY REGULATIONS.

- (a) DISTURBANCE TO NATURAL RESOURCES HAVE BEEN AVOIDED AND ENHANCED BY THE ADDITION OF A PERIMETER VEGETATIVE BUFFER.
- (b) ALL EXISTING AND NATURAL FLOW PATTERNS HAVE NOT BEEN ALTERED, TO THE MAXIMUM EXTENT PRACTICABLE.
- (c) THE SITE HAS BEEN DESIGNED TO REDUCE THE IMPERVIOUS AREA TO THE MAXIMUM EXTENT PRACTICABLE AND USE NON-STRUCTURAL PRACTICES (N-2 NON-ROOFTOP DISCONNECT) TO TREAT NEW IMPERVIOUS AREA FOR EQUIPMENT PADS AND SOLAR PANELS. A GRASS SWALE (M-8) IS PROPOSED TO TREAT THE NEW IMPERVIOUS AREA FOR THE ACCESS DRIVE EXTENSION.
- (d) THE NON-ROOFTOP DISCONNECT REQUIREMENTS ARE MET FOR THE SOLAR PANELS, PER MDE AND HOWARD COUNTY GUIDELINE. WHERE SLOPES ARE BETWEEN 5-10%, LEVEL SPREADERS ARE PROPOSED EVERY 150 FEET. UPSTREAM DRAINAGE WILL BE DIVERTED VIA PERIMETER SWALES, PERIMETER DIKES, AND A BYPASS INLET/STORM DRAIN.
- (e) ESD PLANNING TECHNIQUES AND PRACTICES HAVE BEEN UTILIZED IN THE SITE DESIGN, INCLUDING THE DESIGN OF NON-ROOFTOP DISCONNECT (N-2), SUPPLEMENTED WITH LEVEL SPREADERS. TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES ARE PROPOSED DURING CONSTRUCTION (SUPER SILT FENCE).

SEDIMENT CONTROL NARRATIVE

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

GENERAL NOTES

1. OVERALL PROPERTY AREA = 16.5 ACRES
2. DEVELOPMENT AREA = 7.06 ACRES
3. 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
4. CURRENT USE: RESIDENTIAL/OPEN LAND
PROPOSED USE: RESIDENTIAL/SOLAR FACILITY
5. DEED BOOK/PAGE: 15479 / 473
6. COUNTY COUNCIL DISTRICT: 5
7. MAP/GRIID/PARCEL: 2122258
8. TAX ACCOUNT NO.: 04-331656
9. SUBDIVISION NAME: FROSTY PINES
10. LOCAL COMMUNITY: GLENELG
11. THIS PROPERTY IS SUBJECT TO THE HOWARD COUNTY CASE BA-21-031C TO ALLOW THE CONDITIONAL USE FOR A COMMERCIAL SOLAR FACILITY AND WAS APPROVED ON MARCH 31, 2022 WITH THE FOLLOWING CONDITIONS:
 - a. THE SOLAR COLLECTOR FACILITY, COMMERCIAL GROUND-MOUNT CONDITIONAL USE SHALL BE CONDUCTED IN CONFORMANCE WITH THE PETITION AS SUBMITTED AND AS SHOWN ON THE REVISED CONDITIONAL USE PLAN DATED DECEMBER 9, 2021, AND NOT TO ANY OTHER ACTIVITIES, USES, OR STRUCTURES ON THE PROPERTY.
 - b. PETITIONER SHALL COMPLY WITH ALL CONDITIONAL USE STANDARDS.
 - c. THE SITE DEVELOPMENT PLAN, OR ITS EQUIVALENT, SHALL INCLUDE A NOTE CONTAINING ALL CONDITIONS OF APPROVAL.
 - d. THE SYSTEMS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND PROVISIONS.
 - e. ANY SOLAR COLLECTOR FACILITY THAT IS NO LONGER USED SHALL BE REMOVED BY THE PETITIONER FROM THE PROPERTY WITHIN SIX MONTHS OF THE DATE THAT THE USE CEASES.
 - f. THE PREMISES SHALL BE MAINTAINED AT ALL TIMES IN A CLEAN AND ORDERLY CONDITION, INCLUDING THE CARE OR REPLACEMENT OF PLANT MATERIALS REQUIRED IN THE LANDSCAPING PLAN. THE RESPONSIBILITY FOR COMPLIANCE WITH THIS PROVISION SHALL BE WITH ALL PARTIES HAVING A LEASE OR OWNERSHIP INTEREST IN THE SOLAR COLLECTOR FACILITY. THE PETITIONER SHALL PROVIDE THE HEARING AUTHORITY WITH DETAILS REGARDING MAINTENANCE AND ACCESS FOR THE SUBJECT PROPERTY.
 - g. THE PETITIONER SHALL REGISTER ALL SOLAR COLLECTORS WITH THE DEPARTMENT OF FIRE AND RESCUE SERVICES. THIS REGISTRATION SHALL INCLUDE A MAP OF THE SOLAR COLLECTOR FACILITY NOTING THE RESCUE SERVICES AND THE LOCATION OF THE SOLAR COLLECTORS AND THE PANEL DISCONNECT.
 - h. ALL REQUIRED LANDSCAPING SHALL BE PROVIDED WITHIN 6 MONTHS OF INSTALLATION OF THE SOLAR PANELS.
 - i. PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.
12. PER CONDITION NUMBER 5 OF THE APPROVAL FOR BA-21-031C AND PER SECTION 131.0.N.52.G OF THE ZONING REGULATIONS, A BOND FOR THE FUTURE REMOVAL OF UNUSED SOLAR PANELS WILL BE CALCULATED AND PAID PRIOR TO FINAL APPROVAL OF THE SITE DEVELOPMENT PLAN.
13. CENSUS TRACT = 604004
14. APPLICANT/PETITIONER:
ROXBURY ROAD SOLAR 1, LLC
5636 CONNECTICUT AVENUE, NW #42729
WASHINGTON, DC 20015
ATTN: MICHAEL BORKOWSKI
EMAIL: mborkowski@communitypowergroup.com
15. CURRENT OWNER:
DALE HAYLETT
1477 ROXBURY ROAD
GLENELG, MD 21737
16. DISTURBED AREA (LOD) = 307,428 SF, 7.06 AC.
17. FENCE AREA = 266,084 SF, 6.1 AC.
18. SOLAR ARRAY AREA = 217,521 SF, 5.0 AC.
19. THERE ARE NO HISTORIC FEATURES ON SITE.
20. THE SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN, AS SHOWN ON F.I.R.M. #24027C0045D, PANEL 45 OF 235, DATED NOVEMBER 6, 2013
21. ZONING REGULATIONS SECTION 105.0.E BULK REQUIREMENTS & SECTION 130.0.N.52 SOLAR FACILITY:

COMMERCIAL:	REQUIRED	PROVIDED
MIN. LOT SIZE	10 ACRES	16.5 ACRES
MIN. SETBACK (BRL)		
FRONT:	75 FT	479 FT
SIDE (SOLAR):	50 FT	50 FT
REAR:	60 FT	64 FT
HEIGHT:	25 FT	13 FT

22. WATERSHED: BRIGHTON DAM
23. THERE ARE NO EXISTING STREAMS ON-SITE.
24. THERE ARE NO EXISTING WETLANDS ON-SITE.
25. THERE ARE NO STEEP SLOPES ON-SITE (GREATER THAN 25% SLOPE, GREATER THAN 10 VERTICAL FEET).
26. NO FOREST CLEARING OR SPECIMEN TREE REMOVAL PROPOSED.
27. FOREST CONSERVATION REQUIREMENTS FOR THE SITE WILL BE MET PER HOWARD COUNTY CODE OF ORDINANCE SECTION 16.1202. MEASURES INCLUDE PLANTINGS AND FOREST PRESERVATION VIA ON-SITE FOREST CONSERVATION EASEMENT OF 2.4 ACRES.
28. THE SITE IS CURRENTLY SERVED BY EXISTING ON-SITE WELL AND SEPTIC.
29. ROXBURY ROAD IS A SCENIC ROAD.
30. THERE ARE NO CEMETERIES ON-SITE.
31. THERE ARE NO HISTORIC STRUCTURES ON-SITE.
32. NO WAIVERS ARE PROPOSED FOR DISTURBANCE TO ENVIRONMENTAL AREAS.
33. THE FOREST CONSERVATION PLAN AND ASSOCIATED FOREST STAND DELINEATION WILL BE REVIEWED FOR COMPLIANCE WITH THE FOREST CONSERVATION ACT AT THE SUBDIVISION PLAN, SITE DEVELOPMENT PLAN OR GRADING PERMIT STAGES. UNDER COUNTY LAW, ONLY A MD LICENSED FORESTER, MD LICENSED LANDSCAPE ARCHITECT OR AN A CERTIFIED ARBORIST WHO IS ALSO A STATE QUALIFIED PROFESSIONAL MAY PREPARE FOREST STAND DELINEATIONS, FOREST CONSERVATION PLANS OR OTHER REQUIRED COUNTY FOREST CONSERVATION PROGRAM DOCUMENTS.
34. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
35. NO STATE CHAMPION TREES, TREES THAT ARE 75% OF THE STATE CHAMPION, OR OTHER HISTORIC SIGNIFICANT VEGETATION ARE LOCATED WITHIN THE DEVELOPMENT AREA.

SOIL PROPERTIES

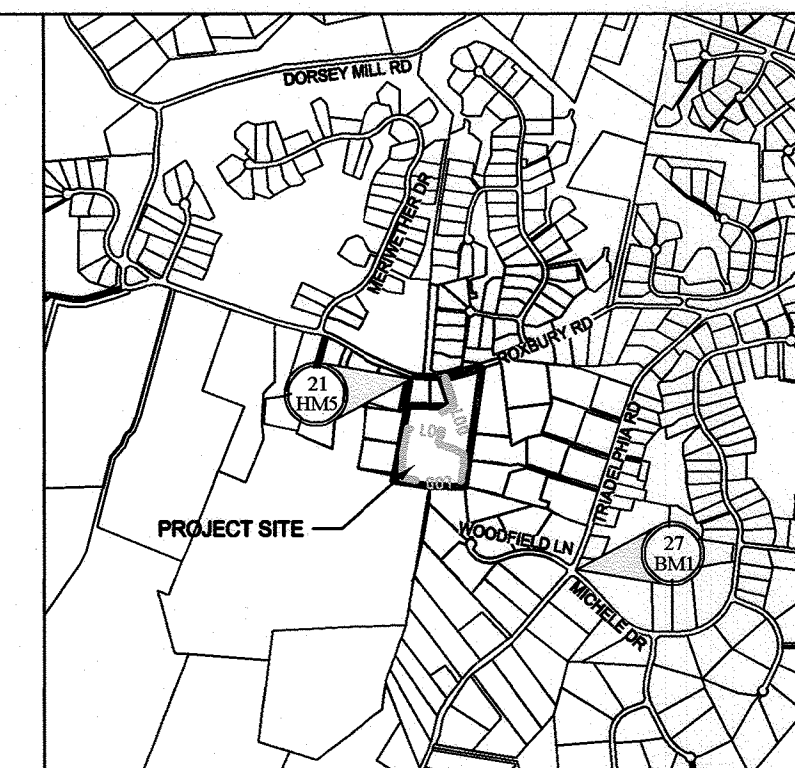
SYMBOL	DESCRIPTION	K-FACTOR	ERODIBLE	HYDRIC	HSG	DRAINAGE CLASS
GpB	Glenelg Loam, 3-8% slopes	0.24	YES	NO	HSG 'B'	WELL DRAINED
GmB	Glenville Silt Loam, 0-3% slopes	0.37	YES	NO	HSG 'C/D'	SOMEWHAT POORLY DRAINED
GmB	Glenville Silt Loam, 3-8% slopes	0.37	YES	NO	HSG 'C/D'	WELL DRAINED
MaC	Minor Loam, 8-15% slopes	0.28	YES	NO	HSG 'B'	WELL DRAINED

SOIL DATA OBTAINED FROM NRCS WEB SOIL SURVEY MAPPING.

CURRENT DPZ FILE(S):

CASE NO. BA-21-031C - CONDITIONAL USE PETITION FOR COMMERCIAL GROUND MOUNT SOLAR COLLECTOR FACILITY (SECTION 131.0.N.52)

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 7.22.24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 7/15/24
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE



VICINITY MAP

SCALE: 1" = 2000'

CURRENT OWNER:

DALE HAYLETT
 1477 ROXBURY ROAD
 GLENELG, MD 21737
 DATUM:
 HORIZONTAL DATUM: NAD 83 (2011)
 VERTICAL DATUM: NAVD 88

APPLICANT/PETITIONER:

ROXBURY ROAD SOLAR 1, LLC
 5636 CONNECTICUT AVENUE, NW #42729
 WASHINGTON, DC 20015
 PHONE# 202-844-6473
 ATTN: MICHAEL BORKOWSKI

DATA SOURCE

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

DATE	BY	REVISIONS



16901 Melford Boulevard, Bowie, MD 20715
 Phone: 443.589.2400 ext. 1180 Fax: 443.589.2401
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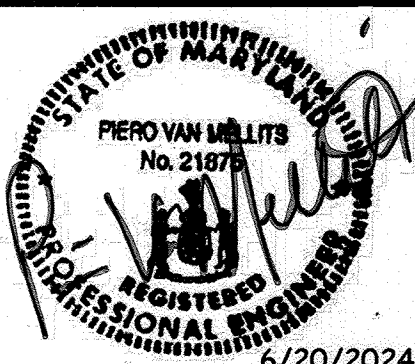
COVER SHEET

ROXBURY ROAD SOLAR

14777 Roxbury Road, Glenelg, MD
 Howard County, Maryland
 Parcel: 58 Tax Acct: 04-331656
 Zone: RC-DEO Election District 4

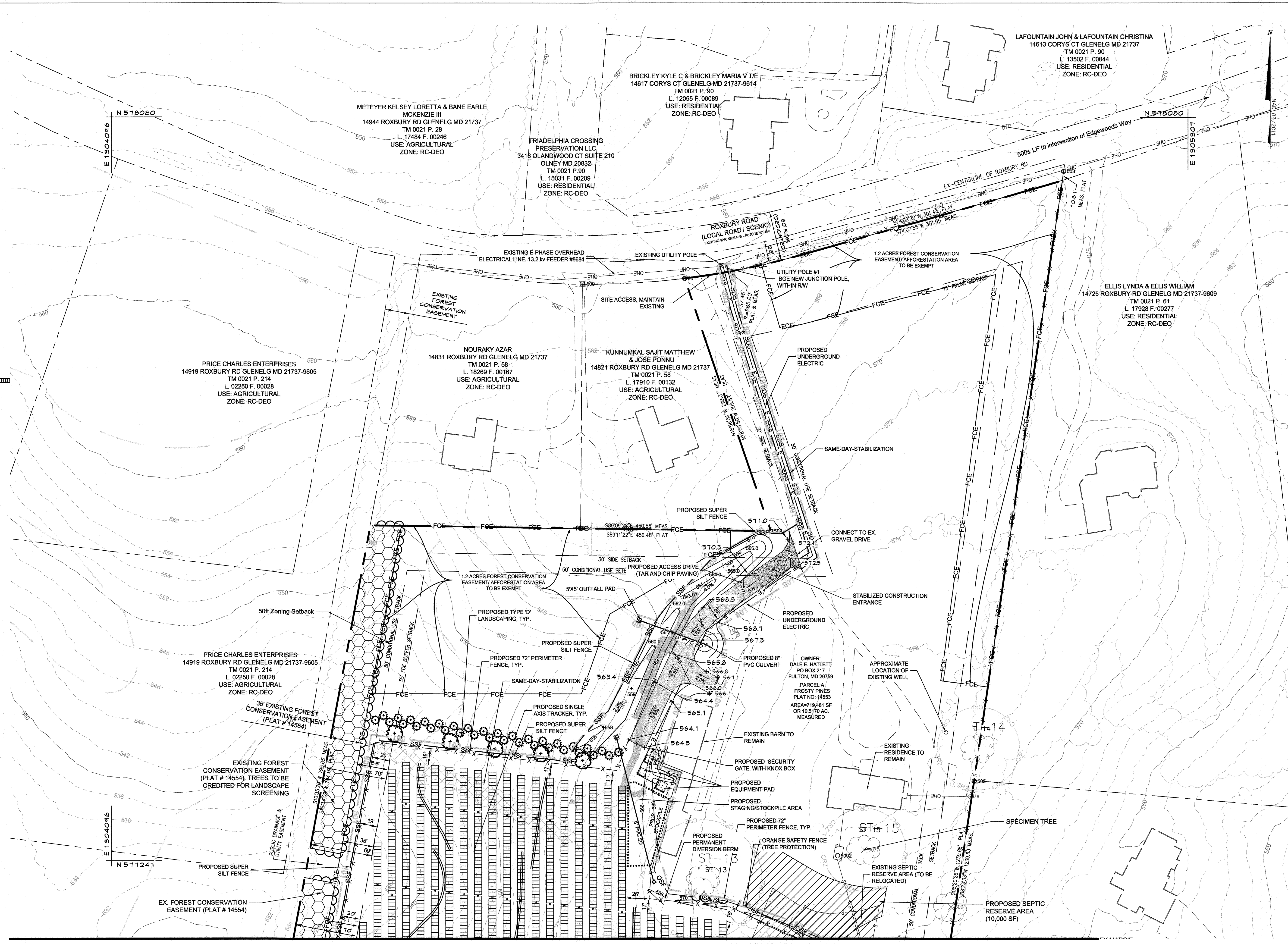
PROFESSIONAL CERTIFICATION

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: 2/12/2026



DRAWN BY: JLA	REVIEW BY: PVM
SCALE: AS SHOWN	REVIEW DATE: 6-20-2024
PROJECT No.: 24000742.001A	DRAWING: 1 of 5

T:\2024\Facilities\24000742.001A.Roxbury Road Solar Site Community Power\CAD\Drawings\ECP\24000742.001A (ECP-02 - 05) Environmental Concept Plan.dwg Jun 20, 2024 4:20pm jamderson



- ### EXISTING LEGEND
- Site Property Boundary
 - Existing Minor Contour
 - Existing Major Contour
 - Existing Tree Line
 - Existing Drive
 - Existing Building
 - Existing Overhead Electric
 - Existing Utility Pole
 - Existing Fence Line
 - Soil Line
 - Existing Sanitary Sewer
 - Existing Well
 - Existing Steep Slope Areas 15%-25%
 - Existing Steep Slope Areas >25%
 - Specimen Tree Critical Root Zone
 - Existing Septic Reserve Area
 - Existing Forest Conservation Easement
- ### PROPOSED LEGEND
- Proposed Conditional Use (CU) Area
 - Proposed Forest Conservation Easement
 - Proposed Limit of Disturbance
 - Proposed Grades
 - Proposed Overhead Electric
 - Proposed Underground Electric
 - Proposed Solar Panels
 - Proposed Fence
 - Proposed Concrete Pad
 - Proposed Tar & Chip Paving
 - Proposed Shade Tree / Evergreen Tree(s)
 - Proposed Treeline
 - Proposed Level Spreader
 - Proposed Forest Conservation Easement
 - Proposed Septic Reserve Area
 - Proposed Storm Drain Pipe
- ### ESC LEGEND
- Orange Safety Fence (Tree Protection Fence)
 - Super Silt Fence
 - Same-Day-Stabilization
 - Stockpile/Staging Area
 - Stabilized Construction Entrance

CURRENT OWNER:
DALE HAYLETT
1477 ROXBURY ROAD
GLENELG, MD 21737

APPLICANT/PETITIONER:
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5836 CONNECTICUT AVENUE, NW #42729
WASHINGTON, DC 20015
PHONE# 202-844-6473
ATTN: MICHAEL BORKOWSKI

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

DATA SOURCE

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

DATE	BY	REVISIONS

CENTURY ENGINEERING

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

ENVIRONMENTAL CONCEPT PLAN 1

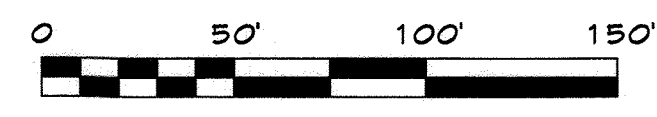
ROXBURY ROAD SOLAR

14777 Roxbury Road, Glenelg, MD
Howard County, Maryland
Parcel: 58 Tax Acct: 04-331656
Zone: RC-DEO Election District 4

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: 2/12/2026

DRAWN BY: JLA	REVIEW BY: PVM
DESIGN BY: JLA	REVIEW DATE: 6-20-2024
SCALE: AS SHOWN	DRAWING: 2 of 5
PROJECT No.: 24000742.001A	



ENVIRONMENTAL CONCEPT PLAN 1
SCALE: 1"=50'

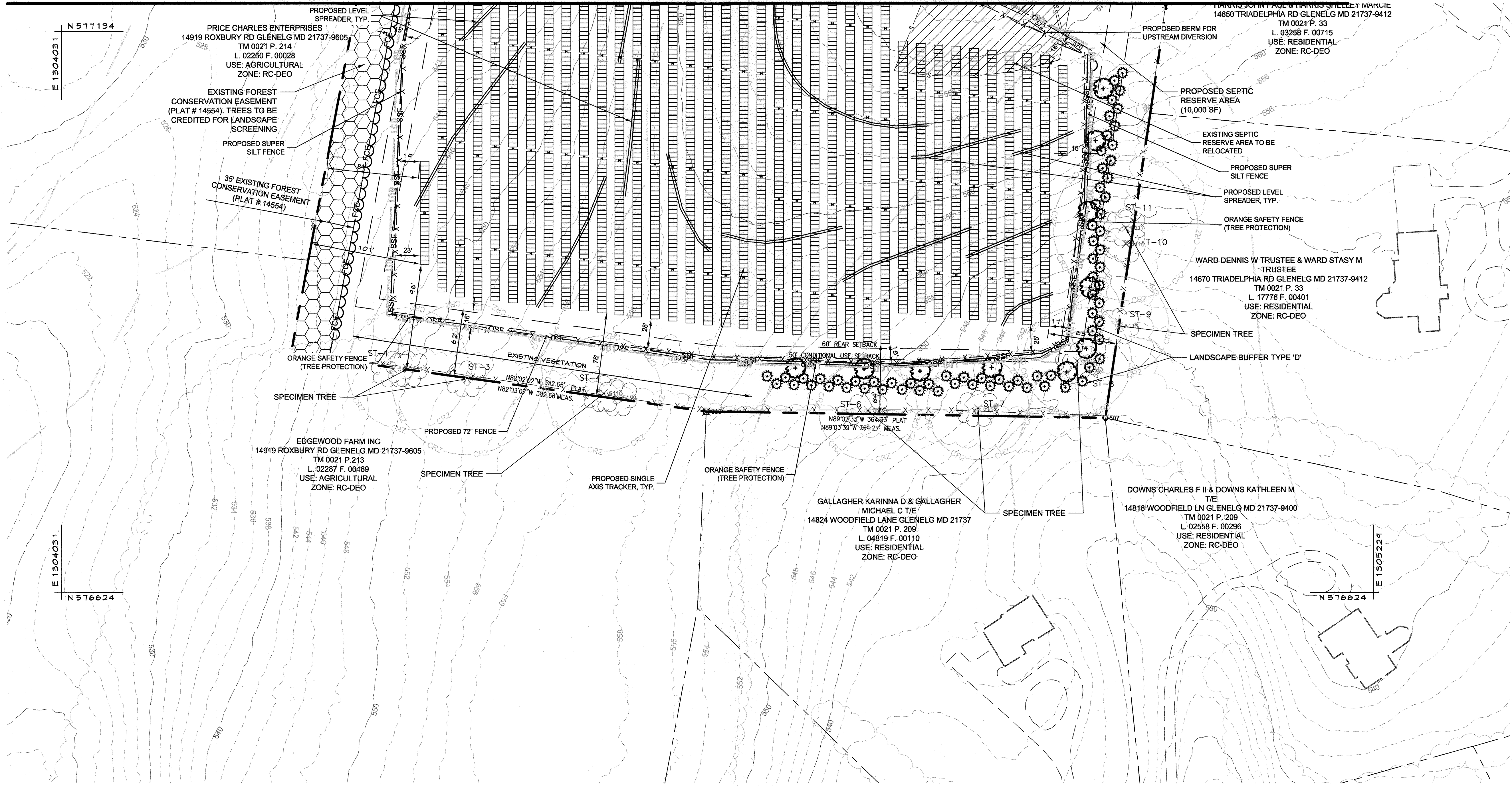
MATCHLINE-SEE SHEET 3

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 7.22.24

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 7/15/24

ENGINEERING CONSULTANT:
CENTURY ENGINEERING LLC,
16901 MELFORD BLVD., SUITE 130
BOWIE, MD 20715
ATTN: PIERO PETER MELLITS, PE
PHONE: (443) 589-2400
EMAIL: pmellits@kleinfelder.com

MATCHLINE-SEE SHEET 2



EXISTING LEGEND

- Site Property Boundary
- - - Existing Minor Contour
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- - - Existing Tree Line
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- - - Proposed Storm Drain Pipe

ESC LEGEND

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

CURRENT OWNER: DALE HAYLETT
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APPLICANT/PETITIONER: ROXBURY ROAD SOLAR 1, LLC
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 PHONE# 202-844-6473
 ATTN: MICHAEL BORKOWSKI

DATUM:
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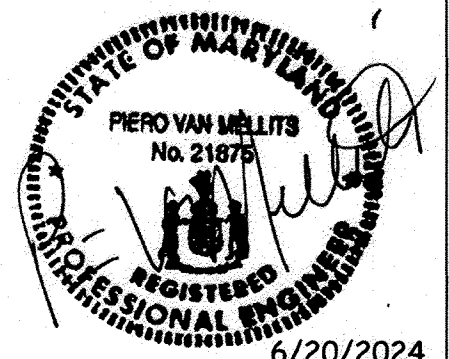
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DRAWN BY: JLA
DESIGN BY: JLA
SCALE: AS SHOWN
PROJECT No.: 24000742.01A

REVIEW BY: PVM
REVIEW DATE: 6-20-2024
DRAWING: 3 of 5

APPLICANT/DEVELOPER:
 COMMUNITY POWER GROUP
 5636 CONNECTICUT AVENUE, NW #42729
 WASHINGTON, DC 20015
 ATTN: MICHAEL BORKOWSKI
 EMAIL: mborkowski@communitypowergroup.com

CURRENT OWNER:
 DALE HAYLETT
 1477 ROXBURY ROAD
 GLENELG, MD 21737

ENGINEERING CONSULTANT:
 CENTURY ENGINEERING LLC
 16901 MELFORD BLVD., SUITE 130
 BOWIE, MD 20715
 ATTN: PIERO PETE MELLITS, PE
 PHONE: (443) 589-2400
 EMAIL: pmellits@centuryeng.com

APPROVED: [Signature] DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 7/22/24

APPROVED: [Signature] DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 7/15/24

FOREST CONSERVATION WORKSHEET 14777 Roxbury Road

Net Tract Area	Value
A. Total (Gross) Tract Area	16.5
B. Area within 100-year Floodplain	0.0
C. Other Deductions (Habitat, FOREST CONS. EASEMENT)	0.0
D. Net Tract Area	16.5

Land Use Category	Value
E. Afforestation Threshold (Net Tract Area x 15%)	2.4
F. Reforestation Threshold (Net Tract Area x 20%)	3.2

Existing Forest Cover	Value
G. Existing Forest Cover within the Net Tract Area	0.0
H. Area of Forest above Afforestation Threshold	0.0
I. Area of Forest above Reforestation Threshold	0.0

Break Even Point	Value
J. Break Even Point	0.0
K. Forest Clearing Permitted without Mitigation	0.0

Proposed Forest Clearing	Value
L. Total Area of Forest to be Cleared	0.0
M. Total Area of Forest to be Retained	0.0

Planting Requirements Inside Watershed	Value
N. Reforestation for Clearing above the Reforestation Threshold	0.0
P. Reforestation for Clearing below the Reforestation Threshold	0.0
Q. Credit for Retention above the Reforestation Threshold	0.0
R. Total Reforestation Required	0.0
S. Total Afforestation Required	2.4
T. Total Reforestation and Afforestation Requirement	2.4
U. 70% of Total Obligation (Retention + Planting)	1.8
V. Planting Required Onsite to meet 75% Obligation	1.8

Planting Requirements Outside Watershed	Value
W. Total Planting within Development Site Watershed	0.0
X. Total Afforestation Required	2.4
Y. Remaining Planting within Watershed for Reforestation Credit	0.0
Z. Reforestation for Clearing above the Reforestation Threshold	0.0
AA. Reforestation for Clearing below the Reforestation Threshold	0.0
BB. Credit for Retention above the Reforestation Threshold	0.0
CC. Total Reforestation Required	0.0
DD. Total Afforestation and Reforestation Requirement	2.4

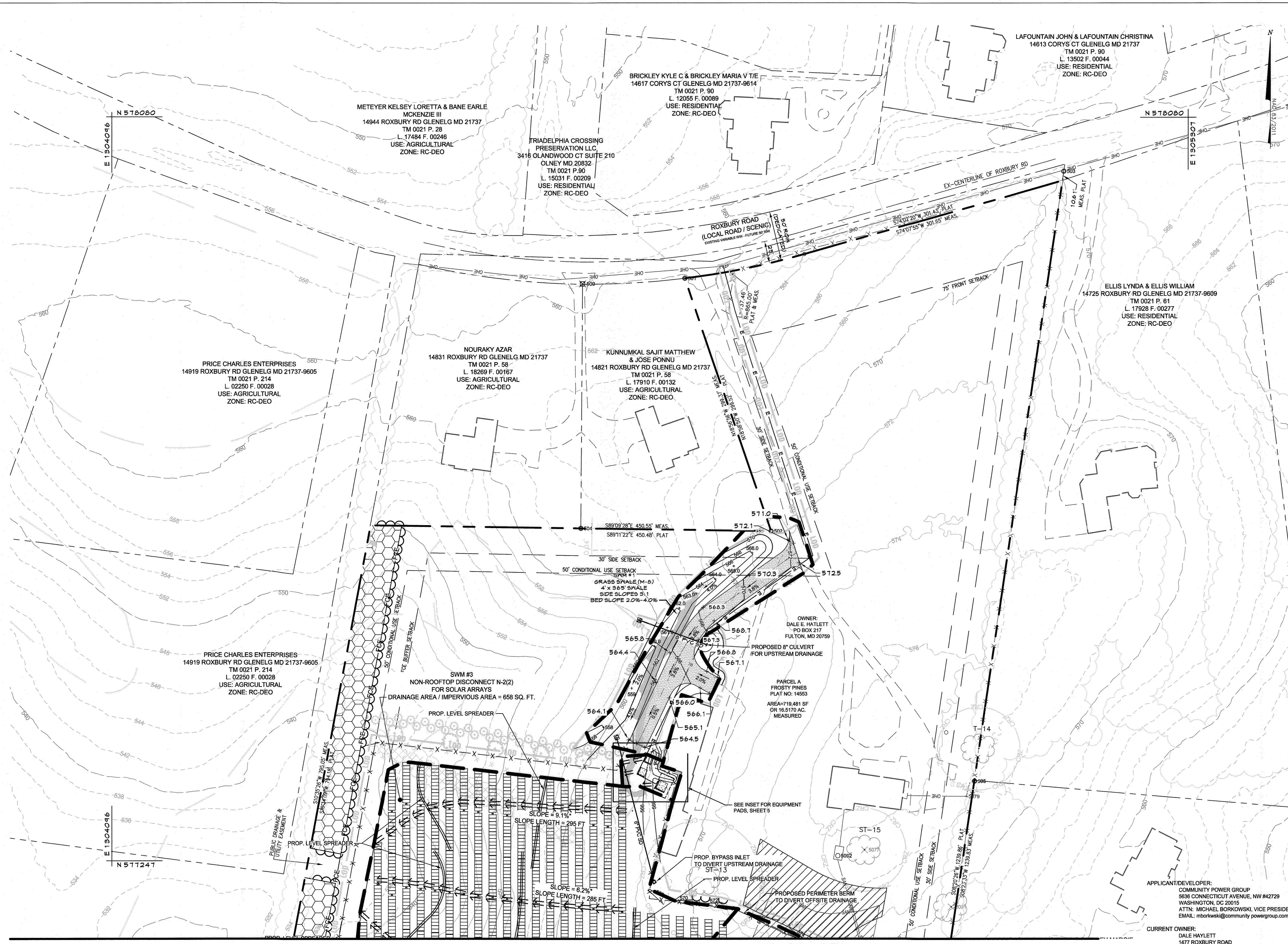
#	Size (DBH)	Species	Condition	Comments	State Champion Size*
ST-1	37"	Northern Red Oak (<i>Quercus rubra</i>)	Poor	Dead Leader/Rot	96"
ST-3	46"	Northern Red Oak (<i>Quercus rubra</i>)	Fair	SplR	96"
ST-4	35"	Northern Red Oak (<i>Quercus rubra</i>)	Fair	Form Issues/Edge Tree	96"
ST-6	30"	Black Cherry (<i>Prunus serotina</i>)	Poor	Hollow/Limb Damage	63"
ST-6	31"	Black Cherry (<i>Prunus serotina</i>)	Fair	Size Estimated	63"
ST-8	31"	Black Cherry (<i>Prunus serotina</i>)	Poor	Included Bark/Dieback	63"
ST-9	30"	Black Cherry (<i>Prunus serotina</i>)	Poor	Broken Leader	63"
ST-11	44"	Black Cherry (<i>Prunus serotina</i>)	Fair	Vines	63"
ST-13	45"	Silver Maple (<i>Acer saccharum</i>)	Good	Location Estimated	80"
ST-14	31"	Sycamore (<i>Platanus occidentalis</i>)	Good	Yard Tree	103"
ST-15	32"	Red Maple (<i>Acer rubrum</i>)	Fair	Multi Trunk/Location Estimated	87"



ENVIRONMENTAL CONCEPT PLAN 2
 SCALE: 1"=50'

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EXISTING LEGEND

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

PROPOSED LEGEND

- Proposed Conditional Use (CU) Area
- Proposed Forest Conservation 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 Tar & Chip Paving
- Proposed Shade Tree / Evergreen Tree(s)
- Proposed Treeline
- Proposed Level Spreader
- Proposed Forest Conservation Easement
- Proposed Septic Reserve Area

SWM LEGEND

- SWM Drainage Divide
- Disconnect Sheet Flow
- Proposed Level Spreader
- Gravel Transition Strip
- Proposed Storm Drain Pipe / Inlet

CURRENT OWNER:

DALE HAYLETT
1477 ROXBURY ROAD
GLENELG, MD 21737

APPLICANT/PETITIONER:

ROXBURY ROAD SOLAR 1, LLC
5836 CONNECTICUT AVENUE, NW #42729
WASHINGTON, DC 20015
PHONE: 202-844-6473
ATTN: MICHAEL BORKOWSKI

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

DATA SOURCE

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

DATE	BY	REVISIONS

CENTURY ENGINEERING

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

CONCEPT STORMWATER MANAGEMENT PLAN 1 ROXBURY ROAD SOLAR

14777 Roxbury Road, Glenelg, MD
Howard County, Maryland
Parcel: 58 Tax Acct: 04-331656
Zone: RC-DEO Election District 4

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: 2/12/2026

6/20/2024

DRAWN BY: JLA REVIEW BY: PVM
DESIGN BY: JLA REVIEW DATE: 6-20-2024

SCALE: AS SHOWN DRAWING: 4 of 5
PROJECT No.: 24000742.001A

SOLAR PANEL NON-ROOFTOP DISCONNECT NOTE:
THE NON-ROOFTOP DISCONNECT REQUIREMENTS ARE MET FOR THE SOLAR PANELS, PER MDE AND HOWARD COUNTY GUIDELINES. WHERE SLOPES ARE BETWEEN 5-10%, LEVEL SPREADERS ARE PROPOSED EVERY 150 FEET. UPSTREAM DRAINAGE WILL BE DIVERTED VIA PERIMETER SWALES, PERIMETER DIKES, AND A BYPASS INLET/STORM DRAIN.

0 50 100 150

CONCEPT STORMWATER MANAGEMENT PLAN 1

SCALE: 1"=50'

MATCHLINE-SEE SHEET 5

APPROVED: DEPARTMENT OF PLANNING AND ZONING

7/22/24
DATE

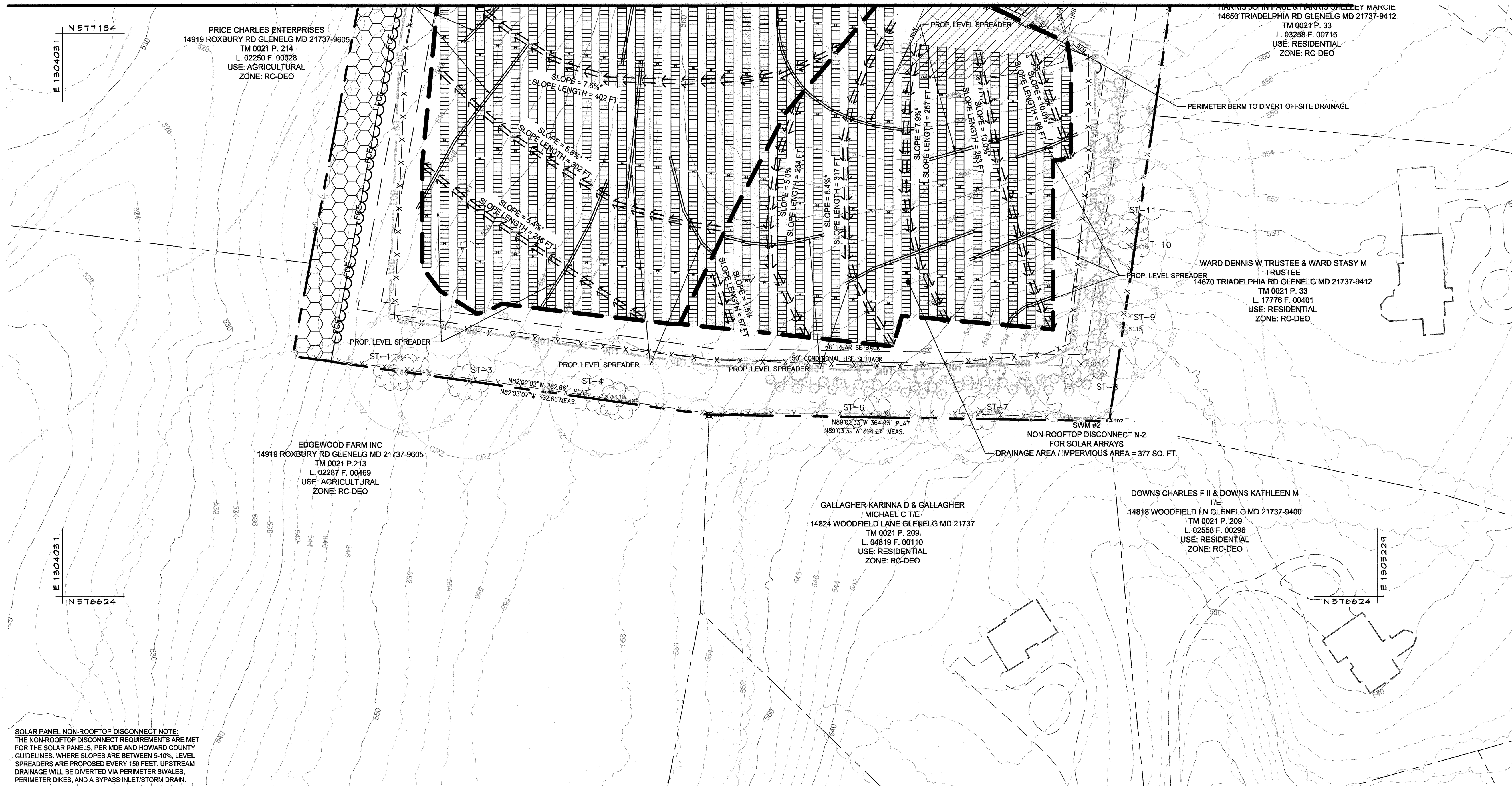
7/15/24
DATE

APPLICANT/DEVELOPER:
COMMUNITY POWER GROUP
5836 CONNECTICUT AVENUE, NW #42729
WASHINGTON, DC 20015
ATTN: MICHAEL BORKOWSKI, VICE PRESIDENT
EMAIL: mborkowski@communitypowergroup.com

CURRENT OWNER:
DALE HAYLETT
1477 ROXBURY ROAD
GLENELG, MD 21737

ENGINEERING CONSULTANT:
CENTURY ENGINEERING LLC
16901 MELFORD BLVD., SUITE 130
BOWIE, MD 20715
ATTN: PIERO PETE MELLITS, PE
PHONE: (443) 589-2400
EMAIL: pmellits@centuryeng.com

MATCHLINE-SEE SHEET 4



EXISTING LEGEND

- Site Property Boundary
- Existing Minor Contour
- Existing Major Contour
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- Proposed Storm Drain Pipe / Inlet

CURRENT OWNER: DALE HAYLETT
 1477 ROXBURY ROAD
 GLENELG, MD 21737

APPLICANT/PETITIONER: ROXBURY ROAD SOLAR 1, LLC
 5636 CONNECTICUT AVENUE, NW #42729
 WASHINGTON, DC 20015
 PHONE# 202-844-6473
 ATTN: MICHAEL BORKOWSKI

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

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

DATE	BY	REVISIONS



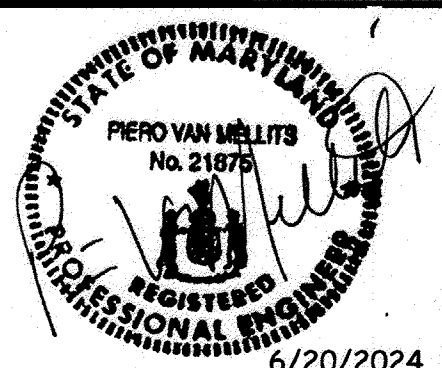
16901 Melford Boulevard, Bowie, MD 20715
 Phone: 443.589.2400 ext. 1180 Fax: 443.589.2401
 www.centuryeng.com

CONCEPT STORMWATER MANAGEMENT PLAN 2
 ROXBURY ROAD SOLAR

14777 Roxbury Road, Glenelg, MD
 Howard County, Maryland
 Parcel: 58 Tax Acct: 04-331656
 Zone: RC-DEO Election District 4

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.: 21975
 EXPIRATION DATE: 2/12/2026



APPLICANT/DEVELOPER: COMMUNITY POWER GROUP
 5636 CONNECTICUT AVENUE, NW #42729
 WASHINGTON, DC 20015
 ATTN: MICHAEL BORKOWSKI, VICE PRESIDENT
 EMAIL: mborkowski@communitypowergroup.com

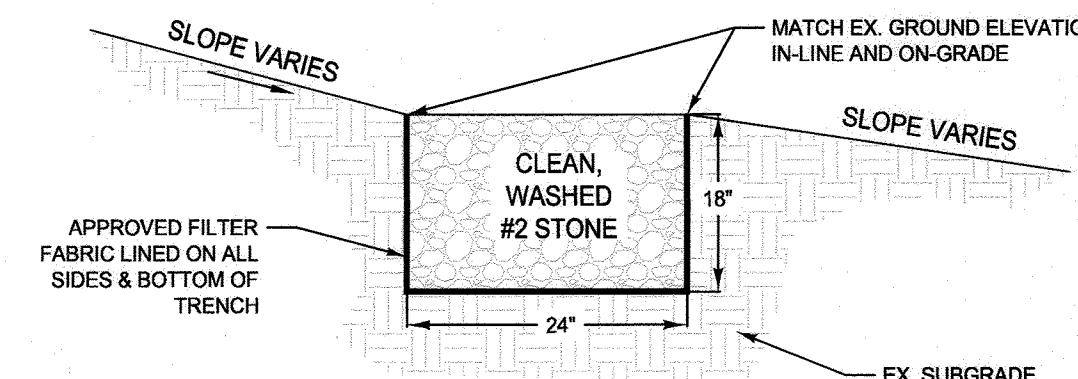
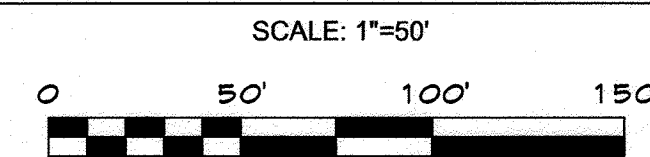
CURRENT OWNER: DALE HAYLETT
 1477 ROXBURY ROAD
 GLENELG, MD 21737

ENGINEERING CONSULTANT: CENTURY ENGINEERING LLC
 16901 MELFORD BLVD., SUITE 130
 BOWIE, MD 20715
 ATTN: PIERO PETE MELLITS, PE
 PHONE: (443) 589-2400
 EMAIL: pmellits@kleinfelder.com

DRAWN BY: JLA
 DESIGN BY: JLA
 SCALE: AS SHOWN
 PROJECT No.: 24000742.001A

REVIEW BY: PVM
 REVIEW DATE: 6-20-2024
 DRAWING: 5 of 5

CONCEPT STORMWATER MANAGEMENT PLAN 2



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

LEVEL SPREADER TYPICAL SECTION
 N.T.S.

CONCEPT STORMWATER COMPUTATIONS TABLE

ESDv Summary Table			
	Impervious Area (s.f.)	Pe (inches)	ESDv (cu.ft.)
Required	8,191	1.00	1,895
Provided*	8,191	1.00	711

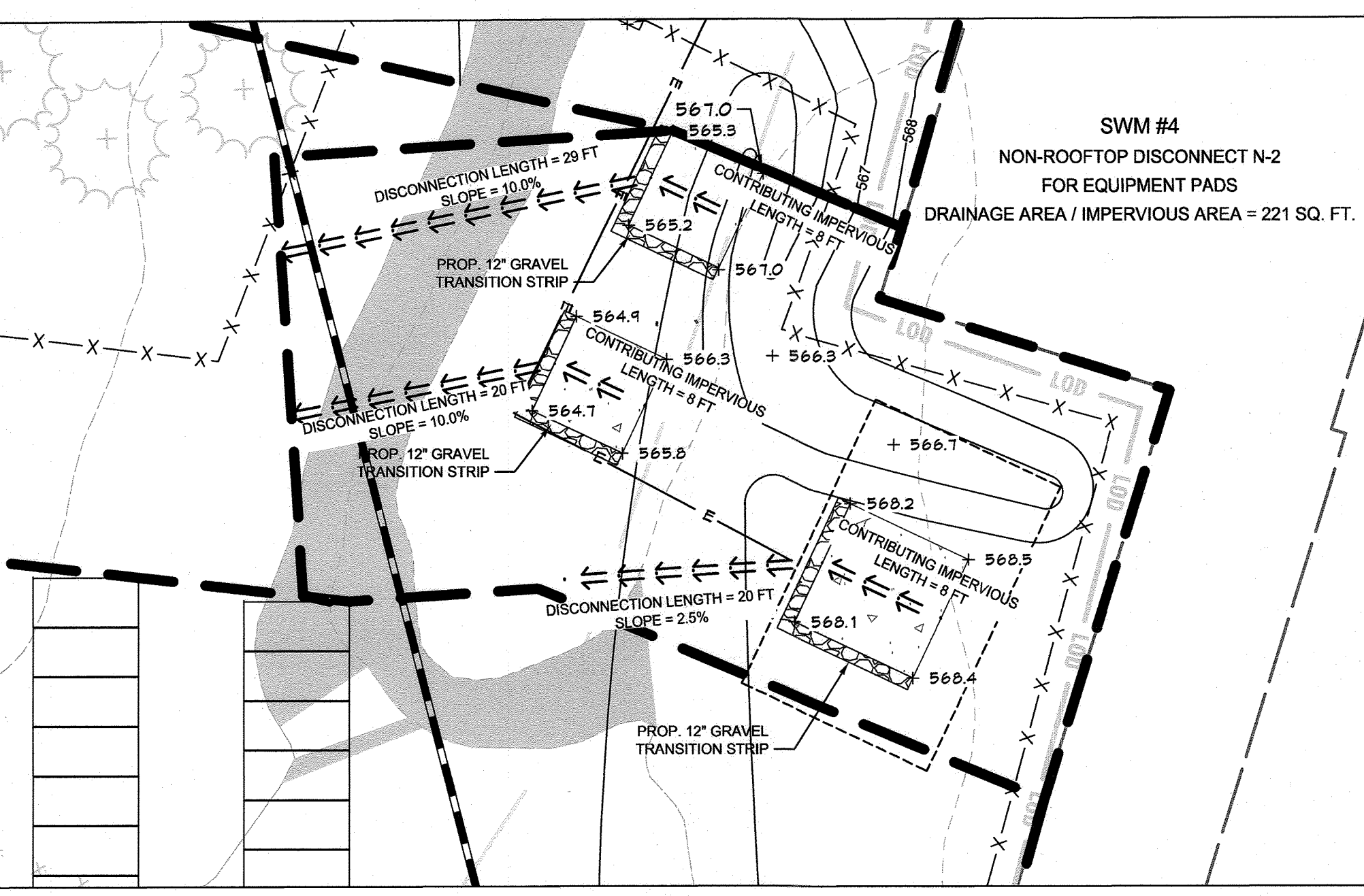
Project Roxbury Solar ESD BMP Summary Table									
Facility type	Facility Number	Area (s.f.)	Impervious Area (s.f.)	Pe Req'd (inches)	Pe Treated (inches)	Rev Required (cu.ft.)	Rev Treated (cu.ft.)	ESDv Required	ESDv Treated (cu.ft.)
M-8 Grass Swale (Access Drive)	SWM #1	22,157	6,935	1.0	1.0	612	612	612	612
N-2 Non-Rooftop Disconnect (Solar)	SWM #2	377	377	1.0	1.0	30	30	30	30
N-2 Non-Rooftop Disconnect (Solar)	SWM #3	658	658	1.0	1.0	52	52	52	52
N-2 Non-Rooftop Disconnect (Equipment Pads)	SWM #4	221	221	1.0	1.0	17	17	17	17
Total		23,413	8,191	1.00	1.0	711	711	711	711

Note: Recharge Volume (REV) required is included in the Environmental Site Design Volume (ESDv) treated.

*THE TARGET ESDV AS SHOWN IS BASED ON THE LOD OF THE DEVELOPMENT AREA, IN TOTAL, INCLUDING ALL TEMPORARY SEDIMENT CONTROLS AREAS AND GRASSED AREAS WITHIN THE FENCE LINE THAT WILL NOT BE GRADED BUT RATHER REPLACED WITH A POLLINATOR FRIENDLY SEED MIX. WITH THIS BEING SAID, THE REFERENCED PORTION OF THE LOD THAT WILL RETURN TO ITS PRE-DEVELOPMENT CONDITION AFTER CONSTRUCTION, IS NOT REQUIRED TO BE TREATED TO MEET MDE'S INTENT FOR TREATING STORMWATER MANAGEMENT FOR A SOLAR ARRAY. THE PROVIDED ESDV, AS SHOWN, TREATS ALL NEW IMPERVIOUS AREA TO THE MAXIMUM EXTENT PRACTICABLE. THE REQUIRED RECHARGE VOLUME IS MET, AS SHOWN.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7/22/24

CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 7/15/24



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