



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

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www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Geoff Goins
Division of Zoning Administration and Public Service

FROM: Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

RE: **BA-18-032C**

DATE: January 17, 2019

The Health Department has reviewed the above referenced petition and has the following comments.

1. There are wells and sewage disposal systems on the property that are not shown on the plan. The Health Department must see the location of these components on a building permit application plan to determine whether the proposed use interferes with these components.

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: December 20, 2018

Hearing Examiner TBD
Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-18-032C Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: Power 52 Solutions, LLC

Petitioner's Address: _____

Address of Property: SEE PETITION

Return Comments by 01/07/19 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: SEE APPLICATION

- To: _____ MD Department of Education – Office of Child Care
 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
- Bureau of Environmental Health
 - Development Engineering Division
 - Department of Inspections, Licenses and Permits
 - Department of Recreation and Parks
 - Department of Fire and Rescue Services
 - _____ State Highway Administration
 - _____ Sgt. Karen Shinham, Howard County Police Dept.
 - _____ James Irvin, Department of Public Works
 - _____ Office on Aging, Terri Hansen (senior assisted living)
 - _____ Police Dept., Animal Control, Deborah Baracco, (kennels)
 - _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 - Land Development - (Religious Facility & Age-Restricted Adult Housing)
 - _____ Housing and Community Development
 - Resource Conservation Division – Beth Burgess
 - _____ Route 1 Cases – DCCP – Kristen O'Connor
 - _____ Telecommunication Towers – (Comm. Dept.)
 - _____ Division of Transportation – Dave Cookson

COMMENTS: PLEASE REVIEW FOR CONDITIONAL USE CRITERIA FOUND IN SECTION 131.0 IN THE ZONING REGULATIONS.

see memo


SIGNATURE



For DPZ Office use only:

BA CASE NO. BA-18-032C
Date Submitted 12/11/18

**CONDITIONAL USE PETITION
TO THE HOWARD COUNTY HEARING AUTHORITY**

(This application will only be accepted after a pre-submission meeting. See attached info.)

1. Conditional Use Request

Conditional Use Category Commercial Solar Facility Section 131.N.52

Specific Use Requested Commercial solar facility

2. Name of Petitioner Power52 Energy Solutions, LLC

Trading as (If applicable) _____

Mailing Address 10020 Baltimore National Pike #7031, Ellicott City, MD 21042

Phone Number(s) 443-668-7210

E-Mail Address jjannati@power52energy.com

Name of Principal Contact (If different) Jason Jannati

3. Counsel for Petitioner Thomas G. Coale

Mailing Address 5100 Dorsey Hall Drive, Ellicott City, MD 21042

Phone Number(s) 410-964-0300

E-Mail Address tcoale@talkin-oh.com

4. Conditional Use Site Description

Address/Street for Property 5455 & 5545 Broadwater Lane, Clarksville, Maryland 21029

Tax Map 28 Grid/Block 22 Parcel 370 Lot 1 & 2

Department of Assessments and Taxation Account No. 05-392780 & 05-392772

Total Land Area of Property 62.5729 (X Acres) (_____ Square Feet) Check one.

Election District 5th Zoning of Property RC-DEO

Subdivision Name and Plat No. (If Applicable) _____

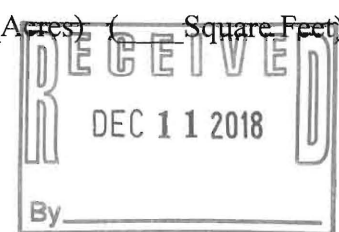
Total Land Area of Use (If different than above) 16.9 (X Acres) (_____ Square Feet)

5. Petitioner's Interest in Subject Property

OWNER (Including joint ownership)

OTHER (Described and give name and address of owner)

Name of Owner Khademi Abbas



If the Petitioner is not the owner, written authorization for this petition from the owner must be submitted.

6. Conditional Use Plan Requirements

If the petition is approved, the conditional use plan will be made a part of the Hearing Examiner's Decision and Order, subject to modifications and conditions required by the Hearing Examiner. The conditional use plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (c) Zoning of subject property and adjoining properties
- (d) Scale of plan
- (e) Existing and proposed uses, structures, natural features and landscaping
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- (g) Same as (e) and (f) above, of adjoining properties
- (h) Location of existing and/or proposed well and private septic easement area, if property is to be served by private water and septic facilities
- (i) Election District in which the subject property is located
- (j) Tax Map and Parcel Number(s) of the subject property
- (k) Name of local community in which the subject property is located or name of nearby community
- (l) Name, mailing address, telephone number (and e-mail address, if any) of the Petitioner
- (m) Name, mailing address, telephone number (and e-mail address, if any) of Counsel
- (n) Name, mailing address, telephone number of property owner
- (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- (q) Ownership of abutting roads, right-of-way width, and existing pavement width
- (r) Any other information as may be necessary for full and proper consideration of the petition

7. Additional Information Requirements

- a. Information regarding noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions resulting from the use.
- b. Supporting documentation, such as traffic studies, market studies, and noise studies as may be required by the Department of Planning and Zoning or by the Zoning Regulations.
- c. For expansions and enlargements, previous case number(s) and information regarding compliance with previous requirements and conditions.

8. Summary of Request

The following items should be answered by summary statements. If additional space is needed, please attach a Supplement to this petition.

- a. The present use of the subject property Vacant/Agriculture
- b. Details of the proposed use, including, **where applicable:** types of indoor and outdoor activities;

hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc.
See attached Supplemental Statement

c. Any additional information which will be useful in the evaluation of whether the conditional use complies with the specific criteria for the conditional use category within Section 131.N.

See attached Supplemental Statement

d. Will the conditional use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties?

See attached Supplemental Statement

e. Will the number of parking spaces be appropriate to serve the use and will the parking areas, loading areas, driveways, and trash receptacle areas be appropriately located and buffered from public roads and residential areas?

See attached Supplemental Statement

f. Will the ingress and egress driveway(s) provide safe access with adequate sight distance?

See attached Supplemental Statement

g. Are there any environmentally sensitive areas in the vicinity of the property and, if so, will the proposed use have any potential to affect such areas?

Petitioner is not aware of any environmentally sensitive areas in the vicinity of the property.

h. Are there any historic sites in the vicinity of the property and, if so, will the proposed use have any potential to diminish the character and significance of such sites?

Petitioner is not aware of any historic sites in the vicinity of the property.

9. Prior Petitions

Has any petition for the same, or substantially the same, conditional use as noted above for the subject property been denied by the Hearing Examiner within twenty four (24) months of the date of this petition?

() **Yes** (X) **No**

If yes, and six (6) months have elapsed since the last hearing, an affidavit must be attached which states the

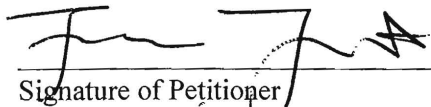
new and different grounds on which this re-submittal is based.

10. Additional Materials, Fees, Posting and Advertising Requirements

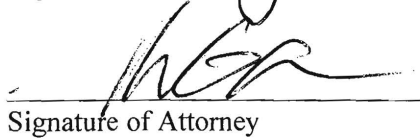
- a. Supplemental pages may be attached to the petition. **You must submit one original petition with original signatures, and one original of any other signed documents.** The following number of sets including petitions, plans and supplemental pages must be submitted:
 - *If the subject property adjoins a State road-* **original and 20 copies (application & plans)**
 - *If the subject property adjoins a County road-* **original and 18 copies (application & plans)**
- b. The Petitioner signing below hereby agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Hearing Examiner in connection with this petition.
- c. The Petitioner hereby agrees to pay all costs in accordance with the current schedule of fees.
- d. The Petitioner hereby agrees to properly post the property at least thirty (30) days immediately prior to the Hearing Examiner public hearing; to maintain the public notice posters until the public hearing is concluded; and to submit an affidavit of posting at, or before the time of the initial public hearing. The Petitioner also hereby agrees to advertise the public hearing by means of legal notices as prepared and approved by the Department of Planning and Zoning to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, at least thirty (30) days prior to the Hearing Examiner public hearing, and to pay for such advertising costs; and agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

11. Signatures

The Petitioner hereby affirms that he/she has read the instructions on this form, filing herewith all of the required accompanying information, and affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

 12.6.18
Signature of Petitioner Date

JASON JANNATI Power 52 Energy Solutions, LLC
Print Name of Petitioner

 12/10/18
Signature of Attorney Date

Thomas G. Coak
Print Name of Attorney

12. General Standards for Conditional Uses

All requests for conditional uses must meet the following general standards set forth in Section 131.B. of the Zoning Regulations for approval:

1. The proposed conditional use plan will be in harmony with the land uses and policies indicated in the Howard County General plan for the district in which it is located. In Evaluating the plan under this standard, the Hearing Examiner shall consider:
 - a. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site; and
 - b. If a conditional use is combined with other conditional uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks.
2. The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the plan under this standard, the Hearing Examiner shall consider whether:
 - a. The impact of adverse effects such as noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions will be greater at the subject site than it would generally elsewhere in the zone or applicable other zones.
 - b. The location, nature and height of structures, walls and fences, and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the development and use of adjacent land and structures more at the subject site than it would generally in the zone or applicable other zones.
 - c. Parking areas will be of adequate size for the particular use. Parking areas, loading areas, driveways and refuse areas will be properly located and screened from public roads and residential uses to minimize adverse impacts o adjacent properties.
 - d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate.

In addition to the specific requirements of the appropriate subsection within Section 131.0.N of the Zoning Regulations, conditional uses within residential developments in the R-ED, R-SC, R-SA-8, R-H-ED, R-APT, R-A-15, R-MH or R-VH districts are subject to the standards enumerated in Section 131.0.C.

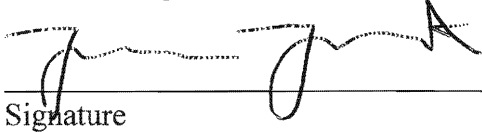
PETITIONER Power52 Energy Solutions, LLC

ADDRESS 10020 Baltimore National Pike, Ellicott City, MD 21042

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended:

The person(s) signing below hereby declare(s) that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached petition to the Hearing Examiner for a conditional use as requested.

I, we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

Witness
Signature  Date 12.6.18

Witness
Signature _____ Date _____

Witness
Signature _____ Date _____

Application Fee: \$500.00 Poster Fee: \$25.00 per sign/poster

Make check payable to: Director of Finance.

For DPZ use only:	
Hearing fee:	\$ _____
Poster fee:	\$ _____
Total:	\$ _____
Receipt No. _____	

County Website: www.howardcountymd.gov

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION.

Please access the online application process for the pre-submission meeting by using the link below:

<https://pdox.howardcountymd.gov/ProjectDox/workflowforms/Anonymous Form CZ Presub.aspx>

Pre-Submission Community Meeting

A pre-submission community meeting is required prior to the initial submittal of a petition for a Conditional Use subject to the same procedures for such meetings as specified in Section 16.128 of the Subdivision and Land Development Regulations.

Please use the following web address to access the community notification list

http://data.howardcountymd.gov/HOA_Register/GCommunityView_new.asp. You will be prompted to enter the three-digit sign code assigned to your development. Once your sign code has been entered, you will be provided with a list of community contacts that have requested information about your development.

T:\DPZ\Shared\Public Service and Zoning\Applications\Hearing Examiner\Conditional Use Application.doc REV 08/14

Khademi Abbas
4626 Sheppard Manor Drive
Ellicott City, MD 21042

December ____, 2018

Howard County Planning & Zoning
3430 Courthouse Drive
Ellicott City, Maryland 21043

Re: Conditional Use Petition – Commercial Solar Facility
5455 & 5545 Broadwater Lane, Clarksville, Maryland 21029
Tax Map 28, Block 22, Parcel 370

To Whom It May Concern:

Please accept this letter as documentation of permission from the property owner of the above referenced parcel to allow Power52 Energy Solutions to submit the accompanying Conditional Use Petition. I am aware of the filing of this petition and support the request.

DocuSigned by:
Abbas Khademi
Khademi Abbas

12/3/2018
Date

IN RE:	*	BEFORE THE
POWER52 ENERGY SOLUTIONS, LLC	*	HOWARD COUNTY
REQUEST FOR CONDITIONAL USE	*	HEARING EXAMINER
	*	Case No: BA-_____

***** ** ***** ** *****

**NARRATIVE SUPPLEMENT TO
CONDITIONAL USE PETITION**

8. Summary of Request

c. Any additional information which will be useful in the evaluation of whether the conditional use complies with the specific criteria for the conditional use category within Section 131.0.N.

Under Section 131.0.N.52 (Solar Facility, Commercial) of the Howard County Zoning Regulations (the "Regulations"), a Conditional Use for a commercial solar facility may be granted for property located in the RC or RR zone. This use complies with the specific criteria for a commercial solar facility as stated below.

a. The maximum size of a solar facility shall be 75 acres notwithstanding the size of the parcel. The parcel on which the commercial solar facility is proposed must be a minimum of 10 acres in size.

The area of the conditional use is 62.57.

b. All structures and uses must meet a minimum 50 foot setback from all property lines.

This criterion is met as shown on the additional Conditional Use Exhibit.

c. No structure or use may be more than 20 feet in height.

No structures exceed 20' in height.

d. A 'Type D' landscaping buffer must be provided around the perimeter of the proposed commercial solar facility unless the Hearing Authority determines that an alternative buffer is sufficient.

A Type D landscape buffer is proposed along the perimeter of the conditional use area. There is also significant natural landscaping along the eastern and southern borders of the parcel.

e. All security fencing must be located between the landscaping buffer and the commercial solar facility.

Security fencing will be installed between the landscape buffer and the solar panels.

f. The systems shall comply with all applicable local, state, and federal laws and provisions.

All systems will comply with applicable local, state, and federal laws.

g. A commercial solar facility that is no longer used shall be removed from the site within one year of the date that the use ceases.

Petitioner agrees to comply with this criterion.

h. 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 applicant shall provide the Hearing Authority with details regarding maintenance and access for the site.

Petitioner agrees to comply with this criterion and will maintain the site in a clean and orderly fashion.

i. A solar collector or combination of solar collectors shall be designed and located to avoid glare or reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or create a safety hazard. The petitioner shall include a glare study with the Conditional Use petition.

A glare study conducted by Barrett Energy Resources Group will be attached to this Petition. Petitioner will be utilizing single axis tracking design, which will ensure that there will be no glare impacts on adjacent properties or roadways. Axis tracking design allows the panels to move and be synchronized so that they do not reflect glare onto surrounding properties.

j. The applicant shall agree to register all solar collectors with the Department of Fire and Rescue Services. The registration shall include a map of the solar facility noting the location of the solar collectors and the panel disconnect.

Petitioner agrees to comply with this criterion.

k. Tree removal shall be minimized and reforestation shall be done in accordance with Section 16.1026 of the Howard County Code.

Tree removal will be minimized and reforestation will be provided in accordance with Section 16.1026 of the Howard County Code

(Criteria L., M. and N. are not applicable to the proposed Commercial Solar Facility)

This use also complies with the General Standards Required for Approval under Section 131.0.B. of the Regulations:

1. The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.

The proposed Commercial Solar Facility is consistent with the PlanHoward 2030 and the land uses prescribed for the RC zone. Policy 4.12 specifically supports the development of renewable energy resources such as solar power.

2. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.

This is a low intensity use that is appropriate for the site and the surrounding community.

3. The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the proposed use under this standard, the Hearing Authority shall consider whether or not:

a. The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.

The proposed commercial solar facility at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with the use. As indicated above, Petitioner will be utilizing single axis tracking design, which will ensure that there will be no glare impacts on adjacent properties or roadways. In this respect, Petitioner's proposal will have less adverse impacts on the vicinal properties than what may be ordinarily associated with a commercial solar facility that does not have axis tracking. The use will not produce dust, fumes, odors, lighting vibrations or other hazards.

b. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.

The area of the conditional use is 19.1 acres in size. The conditional use area will be enclosed with a 6' fence with landscaping installed between the fencing and the property line so that the solar panels and the fencing are adequately screened from the view of vicinal properties and the roadways. The location, nature, and height of fences and solar panels are such that the use will not hinder or discourage the development and use of adjacent land.

c. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and

buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.

This use does not require parking spaces.

d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.

There is safe access and adequate sign distance providing access to the Site.

e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.

Petitioner is not aware of environmentally sensitive areas in the vicinity of the site.

f. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

Petitioner is not aware of historic sites in the vicinity of the proposed Commercial Solar Facility.

8.d: Will the conditional use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties?

The proposed use will not generate physical conditions such as noise, dust, fumes, odors, lighting, or vibrations that would be discernible from abutting and vicinal properties and will not create any adverse impacts greater at the Property than elsewhere in the zone or applicable other zones.



BARRETT ENERGY RESOURCES GROUP

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WWW.BARRETTENERGYGROUP.COM

Technical Memorandum

To: Jason Jannati, P52 Energy Solutions
From: Stephen Barrett
Date: September 7, 2018
RE: Broadwater Lane Solar PV Project, Glare Study

Executive Summary

Power 52 (P52) Energy Solutions, LLC is developing a utility scale solar photovoltaic (PV) project on farmland at 5455 Broadwater Lane, Clarksville, Maryland. The solar PV facility includes a single axis tracking system where the solar panels track the daily movement of the sun across the sky to maximize electricity generation. P52 has engaged Barrett Energy Resources Group (BERG) to analyze potential impacts of glare from the project on nearby residential and roadway receptors.

BERG has utilized the Solar Glare Hazard Analysis Tool (SGHAT) which was developed by the US Department of Energy for the Federal Aviation Administration (FAA) to protect aviation sensitive receptors. For this project, SGHAT has been used to assess glare on residences adjacent to the project site and motorists travelling on State Route 32.

The modeling results demonstrate that glare will not impact any of the receptors analyzed. These results are consistent with single axis tracking systems which are effective at mitigating glare as detailed below. This Technical Memorandum describes the project, methodology, and results, as well as the specific design attributes of trackers that mitigate glare.

Project Description

The Broadwater Solar Photovoltaic (PV) Project is proposed on undeveloped farmland northeast of Broadwater Lane in Clarksville, MD. The project consists of two arrays with a nominal capacity of 4.5 MWdc utilizing a single axis tracking system. The project site is shown in **Figure 1**.

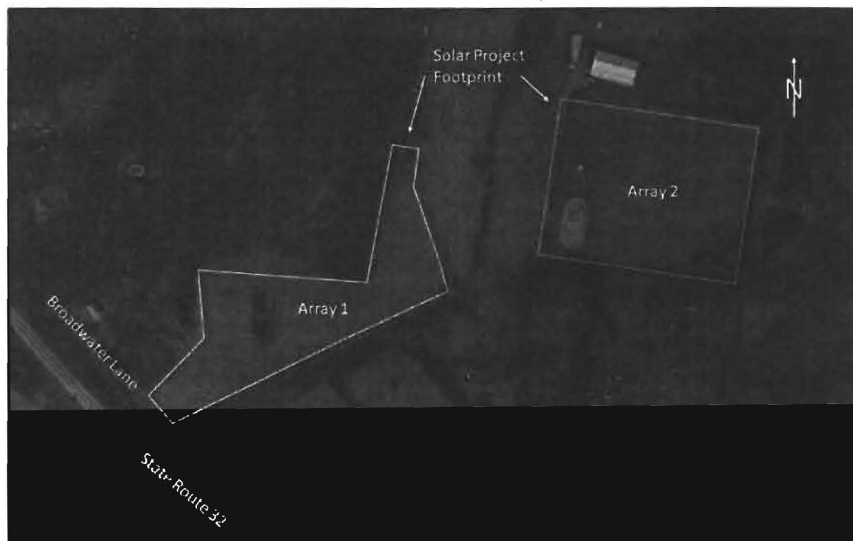


Figure 1. Broadwater Lane Solar Project Locus



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FAA Solar Policy

On October 23, 2013, the Federal Aviation Administration (FAA) published "Interim Policy, FAA Review of Solar Energy System Projects on Federally-Obligated Airport" in the *Federal Register*. The Policy sets forth methods for assessing glare and the standards for determining impact for projects proposed on airport property. It also requires the use of modeling to assess glare and directs project proposers to the Solar Glare Hazard Analysis Tool (SGHAT) which was developed by the US Department of Energy at the request of the FAA. The US Department of Defense (DOD) has also adopted SGHAT and the associated requirements to analyze glare under Instruction (DODI) 4165.57. Given the critical safety issues associated with aviation, the model produces a credible result that is being used to evaluate other glare sensitive receptors like residences and motor vehicles.

Glare Methodology and Standard of Impact

Determination of glare occurrence from a solar PV project requires knowledge of the sun position, observer location, and the characteristics of the solar panels (e.g. tilt, orientation, location, extent, etc.). Vector algebra is then used to determine if glare is visible from the prescribed observation points. **Figure 2** provides a simple representation of how the sun can produce glare on a motorist for a specific time and location. As the sun moves, the potential for glare ends.

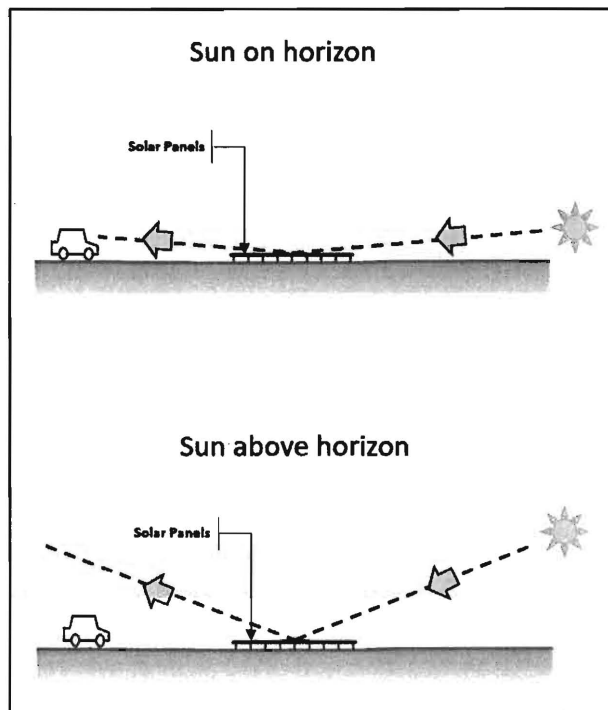


Figure 2. Geometric Representation of Potential Glare Impacts from the Sun

The FAA's Interim Solar Policy presents the glare methodology and ocular hazard standard required for solar PV projects located at airports. Given the national importance of ensuring that glare does not produce a safety impact on air traffic controllers and pilots, the FAA's glare methodology is appropriate for assessing impacts to a variety of receptors that might be affected by glare. For this analysis, SGHAT version 3 released in the spring of 2016 under the brand "GlareGauge" was used to assess residential and motor vehicle receptors.



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If glare is recorded in the SGHAT model, the predicted intensity of the glare at three levels is presented using a color-coded system: green for a low potential for an after-image; yellow for a potential for an after-image; and red for a potential for retinal burn. The Policy includes an ocular hazard standard which states what constitutes a potential hazard to air navigation based on the color-coded system. The standard prohibits any glare from impacting the air traffic control tower (ATCT), but allows for a low potential for an after image (green) for pilots on approach to the airport in recognition of short-term exposure to a moving receptor (e.g., plane vs. control tower) and pilot’s routine experience with other sources of glare.

Table 1 presents the airport sensitive receptors that must be evaluated for glare using the SGHAT model, the potential results presented by the model and whether the result complies with the FAA’s Interim Solar Policy.

Table 1. SGHAT Model Levels of Glare and Compliance with FAA Policy

Airport Sensitive Receptor	Level of Glare	Glare Color Result	Does Result Comply with FAA Policy?
ATCT Cab	No glare	None	Yes
	Low Potential for After-Image	Green	No
	Potential for After-Image	Yellow	
	Potential for Permanent Eye Damage	Red	
Aircraft on approach	No glare	None	Yes
	Low Potential for After-Image	Green	No
	Potential for After-Image	Yellow	
	Potential for Permanent Eye Damage	Red	

SGHAT Model Setup for Proposed Project

Regardless of the receptor to be analyzed, the model set-up entails locating the solar project, inputting its design characteristics, and identifying sensitive receptors for analysis. The position and movement of the sun throughout the year is built into the modeling program.

For the Broadwater solar project, the PV project polygon tool was used to draw the footprint of the two solar arrays on SGHAT’s interactive Google Map. The specific attributes of the arrays were then input into the model. As the project proposes a single axis tracking system, SGHAT includes relevant fields for those elements including for this project design: tracking axis tilt of 0°, tracking axis orientation of 180°, module offset angle of 0°, and maximum tracking and resting angles (start and stop position of the panels at the beginning and ending of the tracking day) as 60°. The average panel height of 6 feet above ground level (agl) (also the height of the panel pedestal), and a panel surface with no anti-reflective coating as a baseline were input. **Figure 3** is a simple schematic of how the panels track the sun’s position throughout the day.



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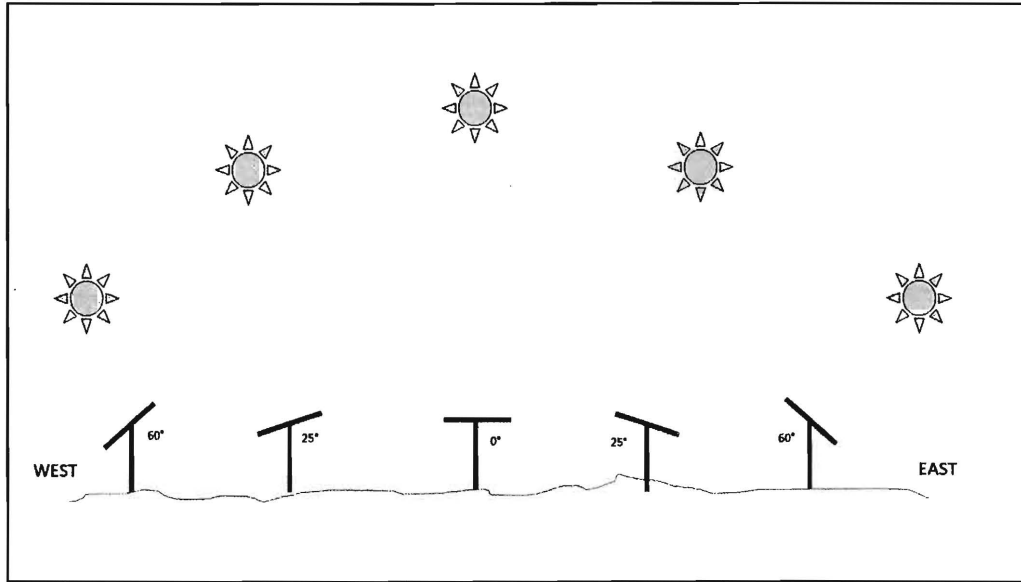


Figure 3. Schematic of Solar Tracking System Through a One-Day Cycle

As described above, two types of receptors were analyzed for potential glare impacts: residences adjacent to the project site; and motorists travelling on State Route 32. To ensure a comprehensive evaluation, 20 receptors were selected for analysis, which are shown on Figure 4.

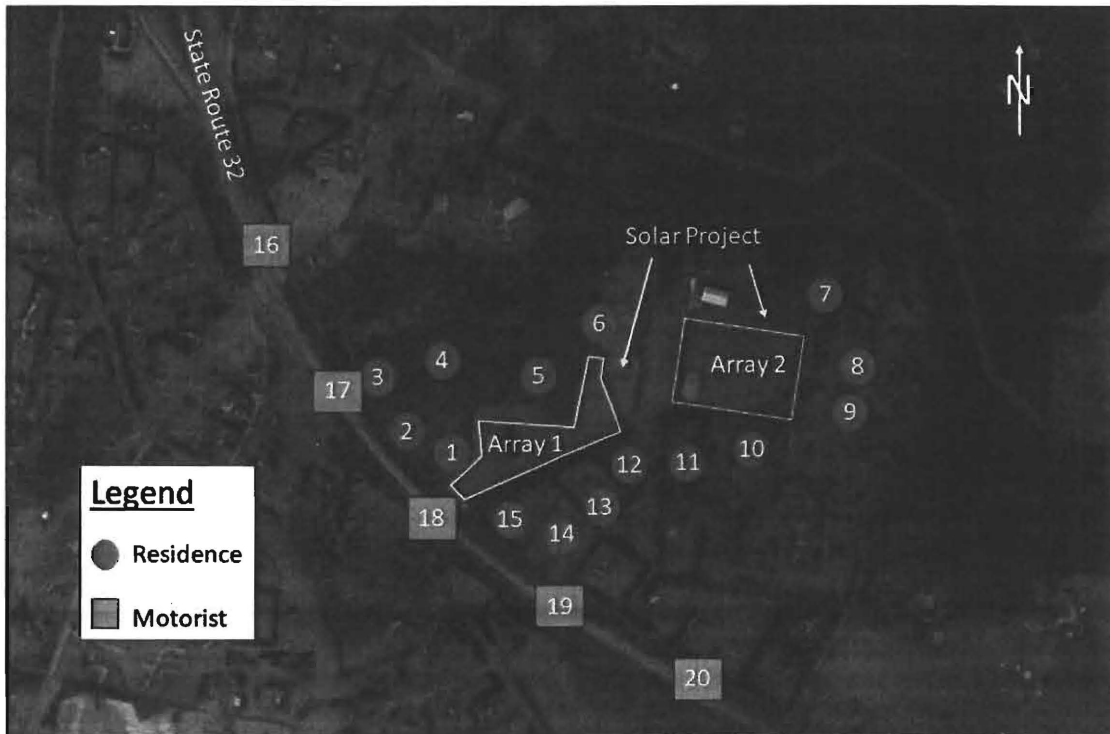


Figure 4. Residential and Motorist Receptors Analyzed for Glare



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Each receptor was selected on the Google Map and analyzed using the model's observation tool. For the residences, the observer height was set at 15 feet above ground level (agl) to assess a second-floor view. For the motorist receptors, a driver's view height of 5 feet above the roadway was set. For both receptor types, the glare analysis button was activated and the model evaluated glare from various sun angles at 1-minute intervals throughout the year to predict if glare could be observed by the sensitive receptors.

Glare Model Results

The SGHAT Report with model results is provided for both the motorist and residential receptors in Attachment A. The results show no glare predicted for any of the receptors. This is due to the design and operation of the single axis tracking system as explained below.

The single axis tracking system is effective in eliminating potential glare from receptors close to the ground. This is due to its design and operational elements where the face of the panel is always perpendicular to the sun as the sun moves across the sky during the day. The effect is that the sun's rays contact the panel and the portion that is reflected returns back toward the sun and not toward any receptor on the ground. This is illustrated in **Figure 6**.

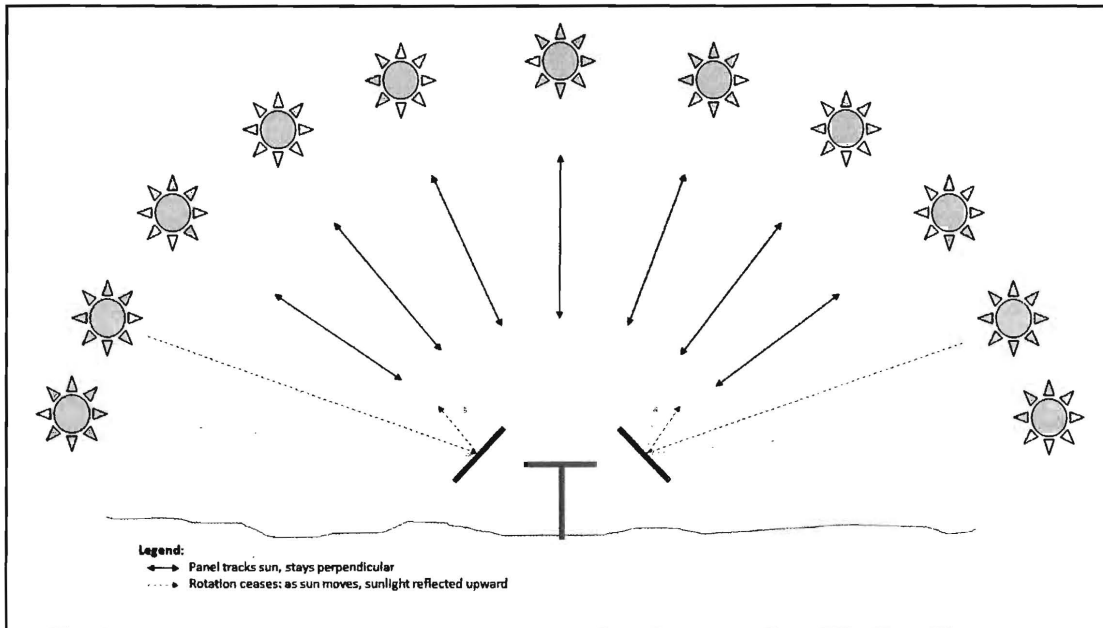
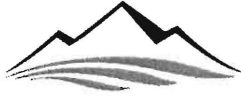


Figure 6. Tracking System Mitigates Glare for Low-to-Ground Receptors

The second project element that mitigates glare is the starting and stopping angle of the panels. Because the panels do not extract much energy from the sun when it is low on the horizon, the tracking system does not remain perpendicular to the sun at the beginning and ending of each day. If it did, the sun may contact the panel surface and reflect back toward the sun at a low angle and close to the ground. Instead, the panels are angled in a "resting position" such that any reflection from the rising or setting sun is cast upward and away from the ground. In the morning, once the sun rises to a position in the sky where it is perpendicular to the panel resting angle, the tracking commences. At the end of the day, the panel reaches the same angle where it started, stops tracking, and, as the sun continues to set, any reflection off the panel is cast upward. This concept is also shown in Figure 6.



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Conclusions

Barrett Energy Resources Group (BERG) has utilized the SGHAT modeling tool developed by the US Department of Energy to assess the potential effects of glare from a solar photovoltaic (PV) project on residential and motorist receptors near P52 Energy Solutions' proposed solar project in Clarksville, MD. The results show that the proposed single axis tracking system will prevent any glare from impacting sensitive receptors near the ground including residences and motor vehicles.



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Attachment A

Glare Modeling Results

Residential and Motor Vehicle Receptors



GlareGauge Glare Analysis Results

Site Configuration: Untitled

Project site configuration details and results.



Created Sept. 5, 2018 2:16 p.m.
 Updated Sept. 5, 2018 2:46 p.m.
 DNI varies and peaks at 1,000.0 W/m²
 Analyze every 1 minute(s)
 0.5 ocular transmission coefficient
 0.002 m pupil diameter
 0.017 m eye focal length
 9.3 mrad sun subtended angle
 Timezone UTC-5
 Site Configuration ID: 20852.3553

Summary of Results No glare predicted!

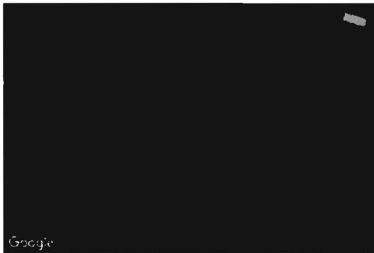
PV name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced
	deg	deg	min	min	kWh
Array 1	SA tracking	SA tracking	0	0	-
Array 2	SA tracking	SA tracking	0	0	-

Component Data

PV Array(s)

Name: Array 1
 Axis tracking: Single-axis rotation
 Tracking axis orientation: 180.0 deg
 Tracking axis tilt: 0.0 deg
 Tracking axis panel offset: 0.0 deg
 Maximum tracking angle: 60.0 deg
 Resting angle: 60.0 deg
 Rated power: -
 Panel material: Smooth glass without AR coating
 Vary reflectivity with sun position? Yes
 Correlate slope error with surface type? Yes
 Slope error: 6.55 mrad

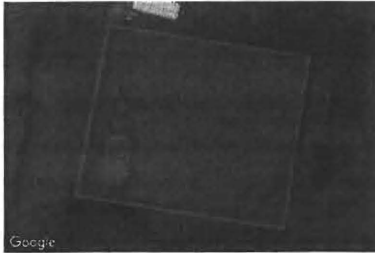
Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	39.220920	-76.967362	535.11	6.00	541.11
2	39.220588	-76.966976	545.82	6.00	551.82
3	39.221452	-76.964615	545.16	6.00	551.16
4	39.221934	-76.963328	542.54	6.00	548.54
5	39.223347	-76.963886	535.55	6.00	541.55
6	39.223414	-76.964251	533.77	6.00	539.77
7	39.221967	-76.964615	527.01	6.00	533.01
8	39.222250	-76.966547	516.09	6.00	522.09
9	39.221269	-76.966718	540.38	6.00	546.38



Name: Array 2

Axis tracking: Single-axis rotation
 Tracking axis orientation: 180.0 deg
 Tracking axis tilt: 0.0 deg
 Tracking axis panel offset: 0.0 deg
 Maximum tracking angle: 60.0 deg
 Resting angle: 60.0 deg
 Rated power: -
 Panel material: Smooth glass without AR coating
 Vary reflectivity with sun position? Yes
 Correlate slope error with surface type? Yes
 Slope error: 6.55 mrad

Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	39.223979	-76.961783	517.45	6.00	523.45
2	39.222283	-76.962212	534.71	6.00	540.71
3	39.221951	-76.959530	503.82	6.00	509.82
4	39.223663	-76.959187	502.00	6.00	508.00



Discrete Observation Receptors

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
OP 1	39.221397	-76.966928	537.08	15.00	552.08
OP 2	39.221715	-76.968022	534.99	15.00	549.99
OP 3	39.222771	-76.968677	553.94	15.00	568.94
OP 4	39.223012	-76.967422	534.56	15.00	549.56
OP 5	39.222729	-76.965072	523.12	15.00	538.12
OP 6	39.223687	-76.963822	533.92	15.00	548.93
OP 7	39.224109	-76.958702	491.85	15.00	506.85
OP 8	39.223120	-76.957753	508.66	15.00	523.66
OP 9	39.222625	-76.958107	511.30	15.00	526.30
OP 10	39.221728	-76.960376	522.91	15.00	537.91
OP 11	39.221275	-76.962017	538.18	15.00	553.18
OP 12	39.221163	-76.963050	551.81	15.00	566.82
OP 13	39.220547	-76.963854	560.10	15.00	575.10
OP 14	39.219786	-76.964627	562.55	15.00	577.55
OP 15	39.220365	-76.965775	553.53	15.00	568.53
OP 16	39.224850	-76.971593	563.73	5.00	568.73
OP 17	39.222800	-76.970091	563.16	5.00	568.16
OP 18	39.220523	-76.967679	557.96	5.00	562.96
OP 19	39.218844	-76.964782	546.00	5.00	551.00
OP 20	39.217397	-76.961799	513.48	5.00	518.48

PV Array Results

Array 1

Component	Green glare (min)	Yellow glare (min)
OP: OP 1	0	0
OP: OP 2	0	0
OP: OP 3	0	0
OP: OP 4	0	0
OP: OP 5	0	0
OP: OP 6	0	0
OP: OP 7	0	0
OP: OP 8	0	0
OP: OP 9	0	0
OP: OP 10	0	0
OP: OP 11	0	0
OP: OP 12	0	0
OP: OP 13	0	0
OP: OP 14	0	0
OP: OP 15	0	0
OP: OP 16	0	0
OP: OP 17	0	0
OP: OP 18	0	0
OP: OP 19	0	0
OP: OP 20	0	0

Array 2

Component	Green glare (min)	Yellow glare (min)
OP: OP 1	0	0
OP: OP 2	0	0
OP: OP 3	0	0
OP: OP 4	0	0
OP: OP 5	0	0
OP: OP 6	0	0
OP: OP 7	0	0
OP: OP 8	0	0
OP: OP 9	0	0
OP: OP 10	0	0
OP: OP 11	0	0
OP: OP 12	0	0
OP: OP 13	0	0
OP: OP 14	0	0
OP: OP 15	0	0
OP: OP 16	0	0
OP: OP 17	0	0
OP: OP 18	0	0
OP: OP 19	0	0
OP: OP 20	0	0

Assumptions

- Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
- Glare analyses do not account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions.
- The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual values may differ.
- Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.

POWER 52 ENERGY
10020 Baltimore National Pike, #7031
Ellicott City, Maryland 21042

Notice of Pre-Submission Community Meeting

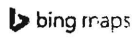
In accordance with Section 131.0 of the Howard County Zoning Regulations, this is notice that Power 52 Energy, Petitioner, intends to submit a Conditional Use Petition for a commercial solar facility. The subject property is currently zoned RC-DEO (Rural Conservation-Density Exchange Option) and consists of approximately 59.1 acres, more or less, and is located at 5545 Broadwater Lane, Clarksville, Maryland 21029 (Tax Map 28, Grid 22, Parcel 370) (see enclosed site location map). The proposed Conditional Use Plan is for a commercial solar facility.

You are invited to attend a pre-submission community meeting to meet with the Petitioner, who will provide information concerning the Petition, and to ask questions, make comments and discuss this project.

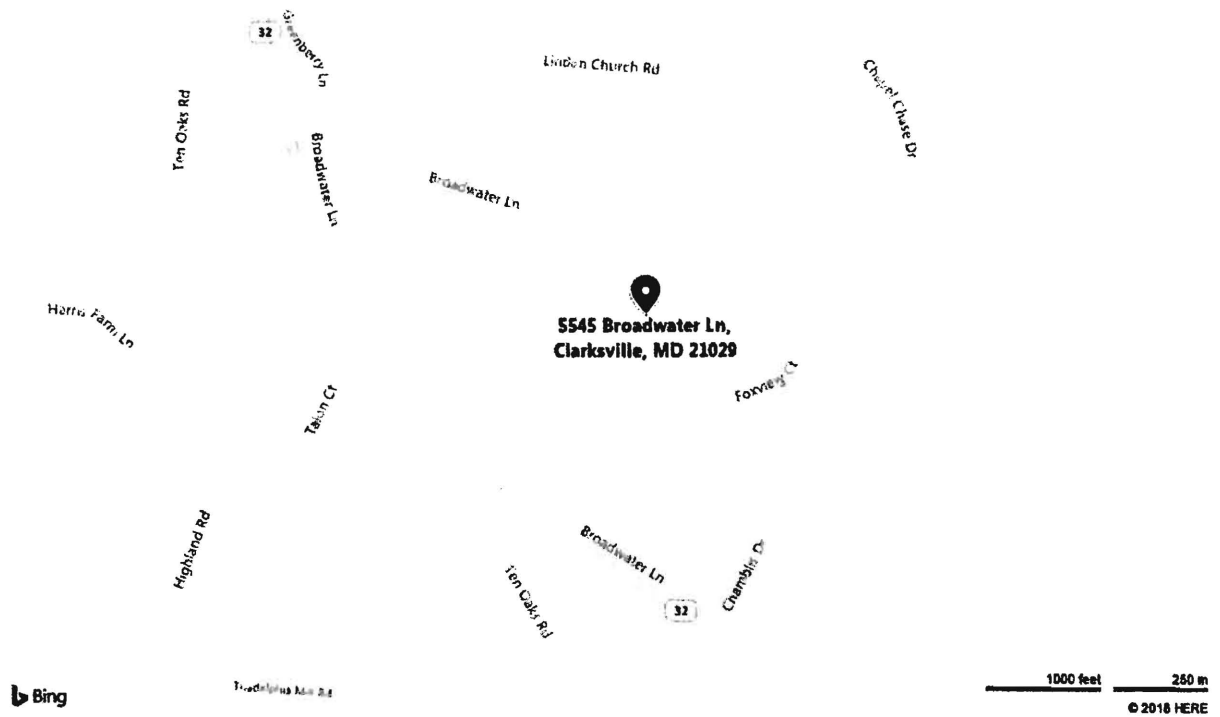
The presubmission community meeting will be held on Tuesday, July 10, 2018 at 6:00 p.m. at The Meeting Room in River Hill, 6330 Trotter Road, Clarksville, Maryland 21029.

General information regarding the pre-submission community meeting can be found on the Department of Planning and Zoning's webpage at:
http://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx

If you are unable to attend the meeting, you may contact Tom Coale at (410) 964-0300 to receive meeting minutes and follow-up correspondence.



5545 Broadwater Ln, Clarksville, MD 21029



List of Adjoining and Confronting Property Owners/Power 52 Energy—Broadwater Lane, Conditional Use

Subject Property: 5545 Broadwater Lane
Clarksville, Maryland 21029
Tax Map 28, Grid 22, Parcel 370, Lot 2

Adjoiners:

Parcel 155: Robert and Nora Flack
12945 Linden Church Road
Clarksville, Maryland 21029

Parcel 184: William Charmak
William Glenn
5325 Broadwater Lane
Clarksville, Maryland 21029

Parcel 180: Nicholas and Erin Tiffany
5329 Broadwater Lane
Clarksville, Maryland 21029

Parcel 174: Robert and Davina Mentle
5333 Broadwater Lane
Clarksville, Maryland 21029

Parcel 69/
Lot 2: Darryl and Nancy Priest
5415 Broadwater Lane
Clarksville, Maryland 21029

Parcel 370/
Lot 1: Abbas Khademi
5455 NE Broadwater Lane
Clarksville, Maryland 21029

Mailing address: 4626 Sheppard Manor Drive
Ellicott City, Maryland 21042

Parcel 395/
Lot 1: Khaled Helmi
Hend El Gendi
5553 Broadwater Lane
Clarksville, Maryland 21029

Parcel 395/
Lot 3: Steven and Kathleen Buscher

5569 Broadwater Lane
Clarksville, Maryland 21029

Parcel 395/
Lot 4: John and Kelly Montgomery
5577 Broadwater Lane
Clarksville, Maryland 21029

Parcel 306/
Lot 6: Robert and Susan Dragonette
5698 Chamblis Drive
Clarksville, Maryland 21029

Parcel 306/
Lot 8: Chen Wang
5687 Chandoly Court
Clarksville, Maryland 21029

Parcel 306/
Lot 9: Xiaozhen Ziong
Fang Zhou
5682 Chamblis Drive
Clarksville, Maryland 21029

Parcel 383/
Lot 8: Peter Solomon
Mindy Burstein
5601 Foxview Court
Clarksville, Maryland 21029

Parcel 383/
Lot 4: Richard and Judith Kolesar
N. Foxview Court
Clarksville, Maryland 21029

Mailing address: 6920 Deer Pasture
Columbia, Maryland 21045

Parcel 100: Limestone Valley Farm
5450 Sheppard Lane
Clarksville, Maryland 21029

Parcel 130: Marius and Marcela Nefliu
12905 Linden Church Road
Clarksville, Maryland 21029

School Principals

Dayton Oaks Elementary School
4691 Ten Oaks Road
Dayton, Maryland 21036
Attention: Nigel LaRoche, Principal

Folly Quarter Middle School
13500 Triadelphia Road
Ellicott City, Maryland 21042
Attention: Scott Conroy, Principal

River Hill High School
12101 Clarksville Pike
Clarksville, Maryland 21029
Attention: Kathryn McKinley, Principal

PTA Presidents

Dayton Oaks Elementary School
4691 Ten Oaks Road
Dayton, Maryland 21036
Attention: PTA PRESIDENT

Folly Quarter Middle School
13500 Triadelphia Road
Ellicott City, Maryland 21042
Attention: PTA PRESIDENT

River Hill High School
12101 Clarksville Pike
Clarksville, Maryland 21029
Attention: PTA PRESIDENT

POWER 52 ENERGY

10020 Baltimore National Pike, #7031
 Ellicott City, Maryland 21042
 5545 Broadwater Lane, Clarksville, Maryland 21029
 Tax Map 28, Grid 22, Parcel 370

Presubmission Community Meeting
 held on Tuesday, July 10, 2018 at 6:00 p.m.
 The Meeting Room in River Hill,
 6330 Trotter Road,
 Clarksville, Maryland 21029

8/4/18 sent
 minutes to
 attendees

SIGN IN SHEET

Can't read;
 mailed
 minutes

NAME	ADDRESS	EMAIL
ALEENA Pervez	5375 Broadwater Ln	al33nq_pervez@hotmail.com
Solomon/Burstein	5601 Foxview Ct	andyburstein@verizon.net
George Doetsch	5610 Chamblis Dr	SaratogaAol.com
Wanda Jones	5610 Chamblis Dr.	Wanda.Jones@qm.com
Steven Light	5619 Foxview Ct	5191817@aol.com
Rebecca Light	5619 Foxview Ct	"
Julia White	5612 Foxview Ct	swhite5612@msn.com
Kassi Buscher	5569 Broadwater	Kassia@buscherhome.com
SHARON SCHWITZ	5666 CHAMBLIS DR	SHARON@THEPEARLSPA.COM
Bob DeLaney	5425 BROADWATER LN	DeLaney2001@yahoo.com
STEVE BUSCHER	5569 BROADWATER LN	steve@buscherhome.com
NANCY PRIEST	5415 BROADWATER LN.	NANCPRIEST@EMAIL.COM
Crissy Simpson	4601 Smokey Wrentham Ec	crissy_thanks@yahoo.com

ALAN Plumley 5601 BROADWATER LN

ALAN.Plumley@verizon.net

POWER52 ENERGY – CONDITIONAL USE

5545 Broadwater Lane, Clarksville, Maryland 21029
Tax Map 28, Grid 22, Parcel 370
59.1 AC±

REPORT OF PRE-SUBMISSION COMMUNITY MEETING
HELD AT 6 P.M. ON TUESDAY, JULY 10, 2018 AT
THE MEETING ROOM IN RIVER HILL,
6330 Trotter Road
Clarksville, Maryland 21029

A Pre-Submission Community Meeting was held on Tuesday, July 10, 2018 at 6:00 p.m. at The Meeting Room in River Hill.

The following people were in attendance at that meeting of behalf of the Petitioner:

Jason Jannati (*Petitioner*), Rob Vogel (*Consultant*), and Sang W. Oh (*attorney*).

After a brief presentation by Petitioner of its request for a commercial solar facility at 5545 Broadwater Lane, Clarksville, Maryland 21029 (the “Property”), the following questions and answers were provided:

- 1) Are you purchasing or leasing the property?
 - a. *We are still negotiating the terms.*
- 2) Are you going to be a provider or supplier?
 - a. *Supplier. Provider will be BGE.*
- 3) Who is powering the panels to enable them to tilt? Will it make noise?
 - a. *No. The motor is not noisy.*
- 4) Rent to landowner?
 - a. *Yes, thinking about purchasing.*
 - b. *No. This is an alternative way to earn additional revenue.*
- 5) Landowner can't develop?
 - a. *No. This would be an alternative way to earn additional income.*
- 6) Same as Nixon farm?
 - a. *Similar.*
- 7) Is the motor that powers the panels noisy?
 - a. *No you can't hear.*
- 8) Will there be landscaping?
 - a. *Yes, Type D buffer. Fence also. Evergreens 6' to 8' high; trees 2" to 3" in caliper. 10' to 12' high for deciduous.*
- 9) Is there a temperature increase caused by the motors and panels?
 - a. *We've heard that but that hasn't been our experience.*
- 10) This property is next to a forest where there are many birds.

- 11) Will you have a 6' fence with barbed wire? Chain-link? That would be a problem.
 - a. *We have a fence; however, our landscaping would be outside of that and closer to the property boundaries so as to hide the fencing.*
- 12) How long will construction take?
 - a. *About 3 months.*
- 13) Are you aware that the sign that you posted for this meeting is not visible from Broadwater? You will need to have this meeting again.
 - a. *We posted the sign in accordance with directions provided to us by the County.*
- 14) Is water used to cool panels? *No.* Is anything used? *No. It has a 30 year warranty.*
- 15) Are you a not-for-profit?
 - a. *We do have a non-profit arm of our company. We have graduated 84 people from our program.*
- 16) Back to the sign posting, if you have to have this meeting again, will you comply?
 - a. *We will comply with any legal requirement.*
- 17) We will take whatever steps to disrupt your efforts.
- 18) How long is a typical lease?
 - a. *25 years with extensions.*
- 19) Will there be glare?
 - a. *No. Not with tracking technology. There will be zero glare.*
- 20) When will you be buying the property?
 - a. *Unknown.*
- 21) Will this increase water runoff?
 - a. *Not in our experience.*
- 22) How large are the panels?
 - a. *3' x 7' or 3' x 6'. 4' is the max height.*
- 23) What is next after the conditional use?
 - a. *Environmental Concept Plan.*
- 24) Do solar panels increase the percentage of lightning strikes?
 - a. *Not that we have seen.*
- 25) Why buy such expensive land in Clarksville?
 - a. *You have to buy land that is in proximity to the electrical lines.*
- 26) Where is the tie-in for the electrical line?
 - a. *Chandoly Drive.*
- 27) Will you be providing free power?
- 28) Can you ensure the survivability of the landscaping?
 - a. *2 years through the landscape surety.*
- 29) Can you expand the use without further permission?
 - a. *No.*
- 30) Nixon Farm has 80 acres of panels.
- 31) How many people are going to be working on the site after the operations are running?

- a. *7 to 10 jobs for life of system spread throughout our properties. 2 visits per month on average. Not a big traffic generator.*
- 32) Are there extra buildings that need to be built?
 - a. *No. Each system has something like a transformer. It's a cubic yard in size and there will be a total of 2.*
- 33) How much power will be generated?
 - a. *7.6 KW hours. Will power about 1000 homes.*
- 34) Is there a fence around Nixon farm?
 - a. *Yes, same type of fencing; however, there was no landscaping requirement in the Nixon farm.*
- 35) What kind of studies have been done regarding land depreciation as a result of solar collectors?
 - a. *None that we know of.*
- 36) The problem is that everyone here has a million dollar home that is going to be worth \$750k after the solar.
- 37) Could you measure the temperature of the solar?
 - a. *Yes.*
- 38) We need power for 15 houses.

The meeting concluded at approximately 7:00 p.m.

**AFFIDAVIT OF POSTING
Pre-submission Meeting**

Case: Power 52 Energy

STATE OF MARYLAND)

COUNTY OF HOWARD)

I, Matthew Ahearn, HEREBY CERTIFY that to the

best of my information, knowledge and belief the property which is the subject of the above-captioned petition has been posted in accordance with the following requirements of the Department of Planning and Zoning:

1. The poster(s) shall be erected and shall remain on the subject property for three weeks prior to the pre-submission meeting.
2. The poster(s) shall be erected using 2 wooden stakes, one on each side of the poster.
3. The poster(s) shall be placed at the location indicated by the Department of Planning and Zoning.

I further certify that the poster(s) has been posted at least 21 days immediately prior to the pre-submission meeting scheduled for **July 10, 2018** giving notification of the place, date and time of the meeting.

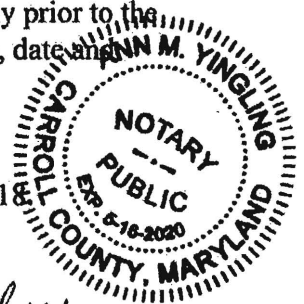
Subscribed and sworn to before me on this 14th day of June, 2018

Petitioner's/Agent's Signature

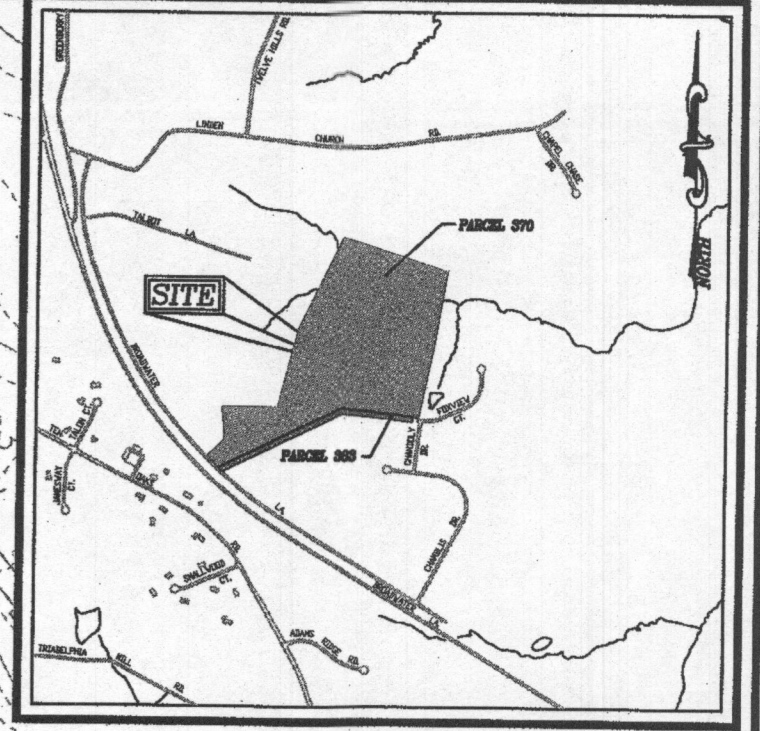
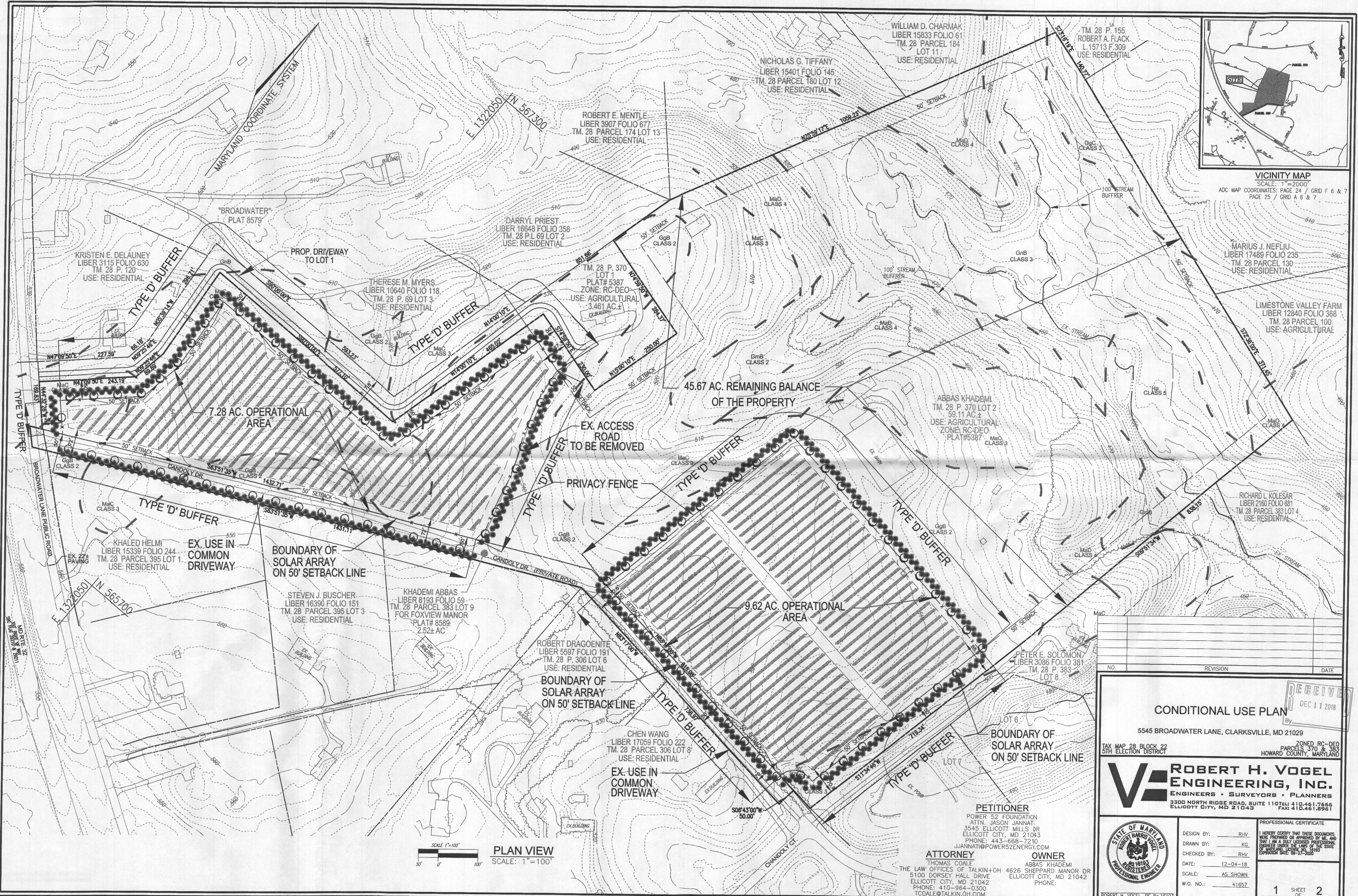


Notary Public: Ann M. Yingling

My Commission expires: 5/16/2020



Note: It is the responsibility of the Petitioner to ensure that all of the Posting requirements have been met. Failure to meet any of these requirements may result in the postponing and rescheduling a meeting in order to ensure the proper posting of the property. It is also the petitioner's responsibility to remove the poster 2 weeks after the meeting.



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP COORDINATES: PAGE 24 / GRID F 6 & 7
 PAGE 25 / GRID A 6 & 7

SCALE 1"=100'
 PLAN VIEW
 SCALE: 1"=100'

WILLIAM D. CHARMAK
 LIBER 15833 FOLIO 61
 TM. 28 PARCEL 184
 LOT 11
 USE: RESIDENTIAL

NICHOLAS G. TIFFANY
 LIBER 15401 FOLIO 145
 TM. 28 PARCEL 180 LOT 12
 USE: RESIDENTIAL

ROBERT E. MENTLE
 LIBER 3907 FOLIO 677
 TM. 28 PARCEL 174 LOT 13
 USE: RESIDENTIAL

DARRYL PRIEST
 LIBER 16648 FOLIO 358
 TM. 28 P.L. 69 LOT 2
 USE: RESIDENTIAL

THERESE M. MYERS
 LIBER 10640 FOLIO 118
 TM. 28 P. 69 LOT 3
 USE: RESIDENTIAL

TM. 28 P. 370
 LOT 1
 PLAT# 5387
 ZONE: RC-DEO
 USE: AGRICULTURAL
 3.46± AC.±
 EX. BUILDING

KRISTEN E. DELAUNEY
 LIBER 3115 FOLIO 630
 TM. 28 P. 120
 USE: RESIDENTIAL

MARIUS J. NEFLIU
 LIBER 17489 FOLIO 235
 TM. 28 PARCEL 130
 USE: RESIDENTIAL

LIMESTONE VALLEY FARM
 LIBER 12840 FOLIO 368
 TM. 28 PARCEL 100
 USE: AGRICULTURAL

ABBAS KHADEMI
 TM. 28 P. 370 LOT 2
 59.11 AC.±
 USE: AGRICULTURAL
 ZONE RC-DEO
 PLAT#5387

RICHARD L. KOLESAR
 LIBER 2160 FOLIO 681
 TM. 28 PARCEL 383 LOT 4
 USE: RESIDENTIAL

KHALED HELMI
 LIBER 15339 FOLIO 244
 TM. 28 PARCEL 395 LOT 1
 USE: RESIDENTIAL

STEVEN J. BUSCHER
 LIBER 16390 FOLIO 151
 TM. 28 PARCEL 395 LOT 3
 USE: RESIDENTIAL

KHADEMI ABBAS
 LIBER 8193 FOLIO 59
 TM. 28 PARCEL 383 LOT 9
 FOR FOXVIEW MANOR
 PLAT# 8589
 2.52± AC

ROBERT DRAGOENITE
 LIBER 5597 FOLIO 191
 TM. 28 P. 306 LOT 6
 USE: RESIDENTIAL

CHEN WANG
 LIBER 17059 FOLIO 222
 TM. 28 PARCEL 306 LOT 8
 USE: RESIDENTIAL

PETER E. SOLOMON
 LIBER 3086 FOLIO 381
 TM. 28 P. 383
 LOT 8

PETITIONER
 POWER 52 FOUNDATION
 ATTN: JASON JANNATI
 3545 ELLICOTT MILLS DR
 ELLICOTT CITY, MD 21043
 PHONE: 443-668-7210
 JANNATI@POWER52ENERGY.COM

ATTORNEY
 THOMAS COALE
 THE LAW OFFICES OF TALKIN+OH
 5100 DORSEY HALL DRIVE
 ELLICOTT CITY, MD 21042
 PHONE: 410-964-0300
 TCOALE@TALKIN.OH.COM

OWNER
 ABBAS KHADEMI
 4626 SHEPPARD MANOR DR
 ELLICOTT CITY, MD 21042
 PHONE:

NO.	REVISION	DATE

CONDITIONAL USE PLAN

5545 BROADWATER LANE, CLARKSVILLE, MD 21029

TAX MAP 28, BLOCK 22, 5TH ELECTION DISTRICT
 ZONED RC-DEO
 PARCELS 370 & 383
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 NORTH RIDGE ROAD, SUITE 110TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961



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: 09-27-2020

DESIGN BY: RHV
 DRAWN BY: KG
 CHECKED BY: RHV
 DATE: 12-04-18
 SCALE: AS SHOWN
 W.O. NO.: 41657

