

SITE DATA:

- ZONING: RC-DEO
ADJOINING PROPERTIES ZONING: RC-DEO
- AREA OF CONDITIONAL USE: 20.65 ACRES
(TOTAL PARCEL = 37.239 ACRES)
- NEARBY LOCAL COMMUNITY: SYKESVILLE
- EXISTING USE: PRIVATE RESIDENCE
PROPOSED USE: SOLAR FARM
ADJACENT LAND USE: RESIDENTIAL, AGRICULTURE
- SETBACKS REQUIRED:
FRONT: 50'
REAR: 50'
SIDE: 50'
PROVIDED: FRONT: 50'
REAR: 50'
SIDE: 50'
FROM PUBLIC STREET RIGHT-OF-WAY: 50'
- PARCEL SIZE REQUIRED: MIN. 10 ACRES
PROVIDED: 37.239 ACRES
- FACILITY SIZE REQUIRED: MAX. 75 ACRES
PROVIDED: 20.65 ACRES
- HEIGHT OF ARRAYS / EQUIPMENT
MAXIMUM ALLOWED: 20'
PROVIDED: < 10' PANELS, 12' INVERTERS
- LANDSCAPE BUFFER:

GENERAL NOTES:

- THE SUBJECT PROPERTY IS CURRENTLY USED AS A PRIVATE RESIDENCE. THE CONDITIONAL USE IS BEING REQUESTED FOR A PROPOSED COMMERCIAL SOLAR FACILITY (SECTION 131.N.52., SOLAR FACILITY, COMMERCIAL.)
- THIS PLAN IS BASED UPON A FIELD-RUN TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY WHITNEY, BAILEY, COX & MAGNANI, LLC (WBCM) IN FEBRUARY, 2015 AND REFLECTS SITE CONDITIONS AS OF THAT DATE. AREAS SHOWN OUTSIDE THE LIMITS OF FIELD RUN TOPOGRAPHIC SURVEY AREA ARE SHOWN FROM COUNTY GIS AND RECORD INFORMATION
- THE PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC. THERE IS NO PROPOSED WATER AND SEWER ASSOCIATED WITH THIS PROJECT.
- THE PROPERTY IS LOCATED ON THE NORTH CORNER OF INTERSECTION OF MD RT. 32 AND OLD FREDERICK ROAD. OLD FREDERICK ROAD IS DESIGNATED A COUNTY SCENIC ROAD ALONG THIS PROPERTY FRONTAGE.
- PERIMETER LANDSCAPE REQUIREMENTS WILL BE PROVIDED BY EXISTING TREES AND NEW PLANTINGS. CREDITS FOR EXISTING PLANTING ALONG MD RT. 32 WILL BE ESTABLISHED AT THE TIME OF THE LANDSCAPE PLAN SUBMISSION / REVIEW.
- FOREST CONSERVATION FOR THE PROPOSED DEVELOPMENT WILL BE ADDRESSED AT TIME OF SITE DEVELOPMENT PLAN. THERE IS NO IMPACT OF EXISTING WOODED AREAS WITH THE PROPOSED SOLAR PANEL INSTALLATION.

Perimeter	Length (feet)	Type	Required	
			Shade Trees	Evergreen Trees
Perimeter #1	998	B	20	25
Perimeter #2	894	B	18	22
Perimeter #3	176	C	4	9
Perimeter #4	300	C	8	15
Perimeter #5	672	C	17	34

- NOTES:
- THE TYPE BUFFER IS BASED UPON ADJACENT USE PER THE LANDSCAPE MANUAL, ALTHOUGH ZONING REGULATIONS SECTION 131.0 CONDITIONAL USES, UNDER 52, SOLAR FACILITY, COMMERCIAL, E. INDICATES THAT 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.
 - CREDIT FOR EXISTING TREES WILL BE DETERMINED AT THE TIME OF LANDSCAPE PLAN REVIEW / SUBMISSION.

PETITIONER:

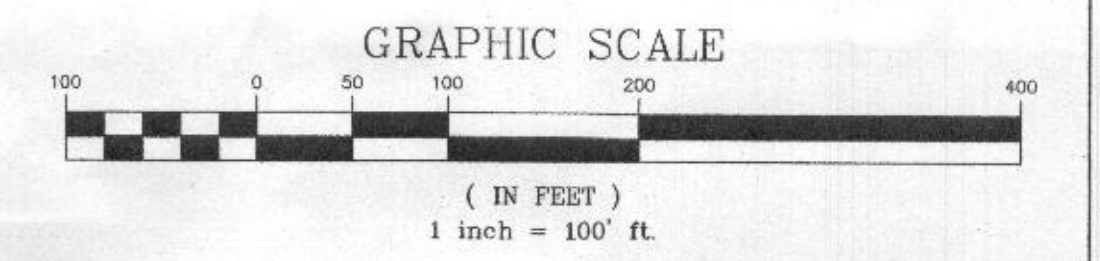
NAME: CONSTELLATION SOLAR MARYLAND MC, LLC; ATTN: RICK JUSTICE
ADDRESS: 100 CONSTELLATION WAY, SUITE 1000C, BALTIMORE, MD 21202
TELEPHONE: 410-470-4244

COUNSEL FOR PETITIONER:

NAME: WHITEFORD TAYLOR PRESTON LLP; ATTN: JENNIFER R. BUSSE, ESQ.
ADDRESS: ONE W. PENNSYLVANIA AVE., SUITE, TOWSON, MD 21204
TELEPHONE: 410-832-2000

PROPERTY OWNER:

NAME: CATHOLIC ARCHDIOCESE OF BALTIMORE, A CORPORATION SOLE
ADDRESS: 320 CATHEDRAL ST. BALTIMORE MD, 21201
TELEPHONE: 410-547-6340



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineer Division _____ Date _____

Chief, Division of Land Development _____ Date _____

Director _____ Date _____

ADDRESS CHART	
LOT / PARCEL #	STREET ADDRESS

PERMIT INFORMATION CHART				
Subdivision Name	Section / Area	Lot / Parcel No.	Water Code	Sewer Code

ENGINEER / SURVEYOR

WBCM
ARCHITECTURE ENGINEERING CONSTRUCTION

WHITNEY BAILEY COX & MAGNANI, LLC
849 FARMOUNT AVE SUITE 100
BALTIMORE, MD 21206
PHONE: 410-512-4500

SEAL
STATE OF MARYLAND
PROFESSIONAL ENGINEER
No. 34682
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 # 34682 Expiration Date: 7/8/15

OWNER / DEVELOPER

Conti Constellation.
An Exelon Company

OWNER: THE ROMAN CATHOLIC ARCHDIOCESE OF BALTIMORE, A CORPORATION SOLE
320 CATHEDRAL STREET
BALTIMORE, MD 21201

DEVELOPER: CONSTELLATION SOLAR MARYLAND MC, LLC
1000 CONSTELLATION WAY, SUITE 1000C
BALTIMORE, MD 21202

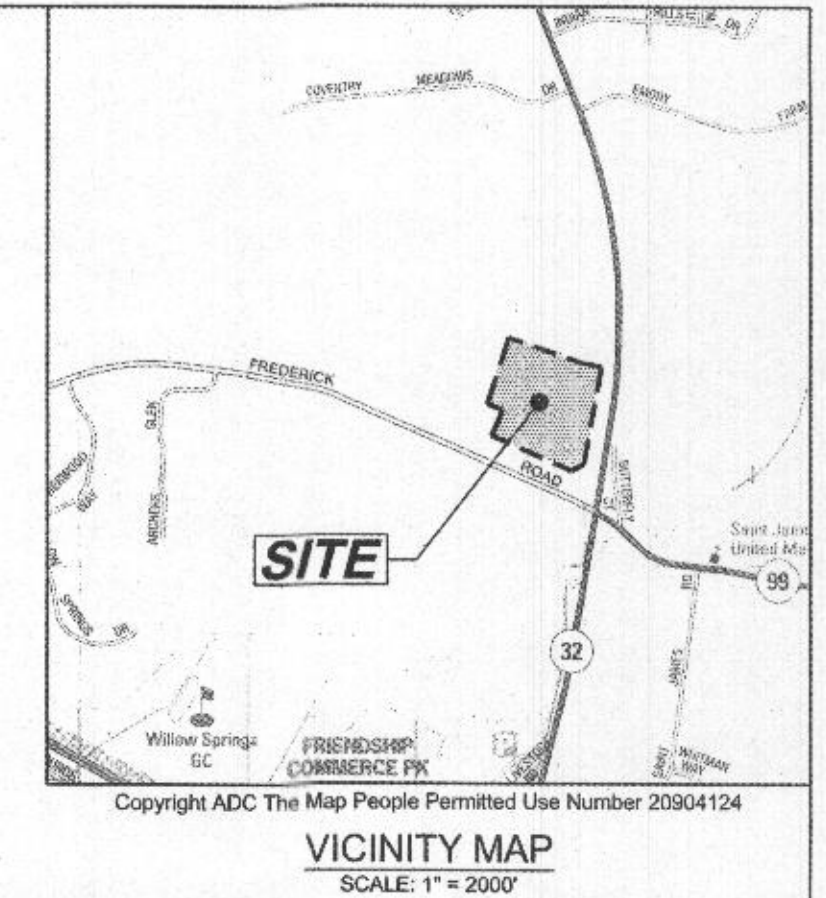
CONSTELLATION SOLAR FARM
5.4 MW DC SOLAR FARM, SYKESVILLE, MARYLAND

CONDITIONAL USE PLAN

PROJECT #: 2014.0751.00	DESIGNED: R.H.	DRAWING:
SCALE: 1" = 100'	DRAWN: M.H.	CP-1
DATE: 03-31-15	CHECKED: B.L.	



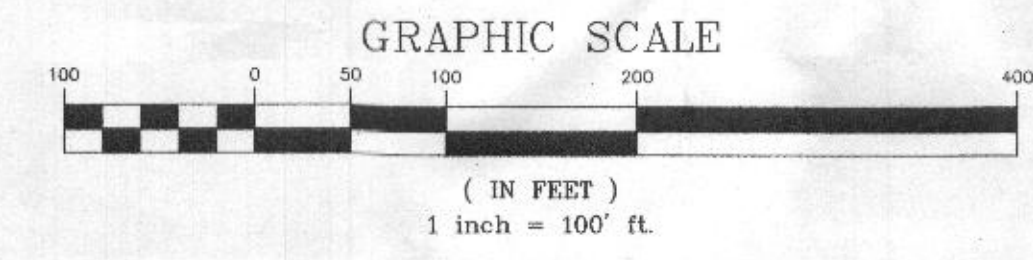
Specimen Trees				
Tree No.	Species	Common Name	DBH (in.)	Condition
ST-1	Liriodendron tulipifera	Tulip Poplar	44.5	Good
ST-2	Liriodendron tulipifera	Tulip Poplar	37	Good
ST-3	Liriodendron tulipifera	Tulip Poplar	45	Good
ST-4	Liriodendron tulipifera	Tulip Poplar	36	Good
ST-5	Carya cordiformis	Bitternut Hickory	41.25	Good
ST-6	Liriodendron tulipifera	Tulip Poplar	35.5	Good
ST-7	Liriodendron tulipifera	Tulip Poplar	31.75	Good
ST-8	Liriodendron tulipifera	Tulip Poplar	35.75	Good
ST-9	Liriodendron tulipifera	Tulip Poplar	30.5	Good
ST-10	Liriodendron tulipifera	Tulip Poplar	30.25	Good
ST-11	Liriodendron tulipifera	Tulip Poplar	30	Good
ST-12	Liriodendron tulipifera	Tulip Poplar	44.5	Good
ST-13	Liriodendron tulipifera	Tulip Poplar	37.5	Good
ST-14	Liriodendron tulipifera	Tulip Poplar	41.5	Good
ST-15	Quercus rubra	Northern Red Oak	31.75	Good
ST-16	Quercus rubra	Northern Red Oak	40.75	Good
ST-17	Liriodendron tulipifera	Tulip Poplar	35	Good
ST-18	Liriodendron tulipifera	Tulip Poplar	30	Good
ST-19	Acer platanoides	Norway Maple	34.75	Good
ST-20	Acer platanoides	Norway Maple	41.25	Good
ST-21	Acer platanoides	Norway Maple	41.25	Good
ST-22	Liriodendron tulipifera	Tulip Poplar	52	Good
ST-23	Acer platanoides	Norway Maple	35	Good
ST-24	Acer platanoides	Norway Maple	35.5	Good
ST-25	Liriodendron tulipifera	Tulip Poplar	38	Good
ST-26	Liriodendron tulipifera	Tulip Poplar	36	Good
ST-27	Liriodendron tulipifera	Tulip Poplar	31.5	Good
ST-28	Liriodendron tulipifera	Tulip Poplar	31	Good
ST-29	Liriodendron tulipifera	Tulip Poplar	38.25	Good
ST-30	Liriodendron tulipifera	Tulip Poplar	40	Good
ST-31	Carya glabra	Pignut Hickory	48	Good
ST-32	Quercus rubra	Northern Red Oak	39.75	Good
ST-33	Carya glabra	Pignut Hickory	31.5	Good
ST-34	Quercus rubra	Northern Red Oak	32	Good
ST-35	Quercus rubra	Northern Red Oak	31.5	Good
ST-36	Liriodendron tulipifera	Tulip Poplar	39.75	Good
ST-37	Liriodendron tulipifera	Tulip Poplar	42	Good
ST-38	Quercus alba	White Oak	31.75	Good



LEGEND	
EX. 1' CONTOUR	---
EX. 5' CONTOUR	---
EX. FIRST ORDER STREAM	---
EX. SECOND ORDER STREAM	---
EX. EPHEMERAL STREAM	---
EX. PROPERTY BOUNDARY	---
EX. ADJACENT PROPERTY BOUNDARY	---
EX. RIGHT-OF-WAY	---
EX. ZONING BOUNDARY	---
EX. 50' BUFFER	---
EX. ROAD	---
EX. TREE LINE	---
PROJECT BOUNDARY	---
EX. FOREST AREA WITHIN NET TRACT AREA	---
STEEP SLOPES 15 - 25%	---
FOREST SAMPLING DATA WORKSHEET LOCATION	P-#
SPECIMEN TREE LOCATION	ST-#
CRITICAL ROOT ZONE (C.R.Z.)	C.R.Z.
SOIL LINE AND SYMBOL	GgA
FOREST STAND BOUNDARY LINE	---
EX. BUILDING	---
EX. SPOT	---
EX. ELECTRIC POLE	---

- GENERAL NOTES:**
- TOPOGRAPHY TAKEN FROM HOWARD COUNTY GIS AND SURVEY DATA FROM WBCM, DATED MARCH 2015.
 - FIELD DELINEATION AND IDENTIFICATION OF SPECIMEN TREES PERFORMED BY WBCM IN MARCH 2015. TREE DBH INDICATED ON THE PLAN WAS MEASURED USING A FORESTRY DIAMETER TAPE MEASURE. TREES WERE FLAGGED IN THE FIELD AND MARKED WITH SPECIES AND DBH VALUE.
 - HORIZONTAL AND VERTICAL DATUM USING MD STATE GRID NAD 83 AND NAVD83.
 - PROPERTY LINE INFORMATION IS FROM THE HOWARD COUNTY SPATIAL DATA GIS DEOTABASE.
 - A WETLAND FIELD INVESTIGATION WAS PERFORMED FOR THE PROJECT AREA BY WBCM ON MARCH 11, 2015. ONE WETLAND WAS DELINEATED DURING THIS INVESTIGATION AND IS SHOWN ON THE PLAN.
 - THERE WERE NO STATE OR COUNTY CHAMPION TREES OR TREES WITHIN 75% OF CHAMPION SIZE PER SEARCH OF SITES IN THE 2007 HOWARD COUNTY REGISTER OF CHAMPION TREES AND THE CURRENT DNR STATE OF MARYLAND CHAMPION TREE LIST. SPECIMEN TREES ARE DENOTED ON THE PLAN.
 - THERE ARE NO HISTORIC SITES IN THE VICINITY OF THE PROJECT AREA PER A SEARCH OF THE MARYLAND HISTORICAL TRUST INVENTORY OF HISTORIC PROPERTIES.
 - A LETTER REQUESTING INFORMATION ON RARE, THREATENED AND ENDANGERED SPECIES ON THE PROJECT SITE WAS SENT TO DNR ON 2/18/15.
 - NO CRITICAL HABITAT IS PRESENT PER THE LIVING RESOURCES LAYER IN DNR'S MERLIN DATABASE.
 - NO SPECIMEN TREES ARE PROPOSED TO BE REMOVED AS PART OF THIS PROJECT.
 - THE SITE CONTAINS 11.5 AC OF EXISTING FOREST. ALL EXISTING FOREST IS TO BE RETAINED. A DNR FOREST DELINEATION WORKSHEET WAS COMPLETED FOR THIS SITE TO DETERMINE REFORESTATION AND REFORESTATION REQUIREMENTS (SEE THIS SHEET). THE FORESTED AREA TO BE RETAINED EXCEEDS THE AFFORESTATION THRESHOLD AND NO CLEARING IS PROPOSED, THUS NO PLANTING IS REQUIRED.
 - THE EXISTING ON-SITE FORESTED AREA CONSISTS OF ONE CONTIGUOUS FOREST STAND. STAND F-1 IS A MATURE MIXED HARDWOOD FOREST WHOSE DOMINANT SPECIES ARE TULIP POPLAR, BITTERNUT HICKORY, NORTHERN RED OAK AND BLACKGUM. THE UNDERSTORY IS TYPICAL OF MATURE AND MIXED STREAM VALLEY FORESTS WITH INDIVIDUALS OF LOWBUSH BLUEBERRY AND AMERICAN HOLLY OBSERVED ON THE UPPER AREAS AND SPODBUSH AND OTHER SPECIES TYPICAL OF LOWLAND/FLOODPLAIN ENVIRONMENTS CLOSER TO THE EPHEMERAL STREAM. BECAUSE OF THE DENSE CANOPY, GROUND COVER IS RELATIVELY SPARSE. APPROXIMATELY 60% OF STAND F-1 COVERS ENVIRONMENTALLY SENSITIVE AREAS. THIS, TOGETHER WITH ITS INHERENT HIGH QUALITY, MAKES IT A HIGH PRESERVATION PRIORITY.

FOREST STAND ANALYSIS TABLE										
APPLICANT: CONSTELLATION SOLAR MMC, LLC			PROJECT NAME: SYKESVILLE SOLAR FARM				SUBMISSION NO.			
KEY	A. TYPE OF COMMUNITY	B. AREA	C. SOIL INFORMATION			D. EXISTING VEGETATION (DOMINANT SPECIES AND APPROX. %)	E. STAND CHARACTERISTICS		F. FOREST AREA IN SENSITIVE ENVIRONMENTS (ACRES)	
			1. SOIL TYPES	2. TYPICAL FOREST COVER FOR SOIL TYPE	3. WOODLAND SUITABILITY INDEX	4. HABITAT VALUE FOR SOIL	1. SIZE (DIAM)	2. AGE	3. GENERAL CONDITIONS	
F (FOREST)		12.20	1. GLENEIG LOAM, 3 TO 8 PERCENT SLOPES (GgB) 2. GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES (GgB) 3. GLENEIG LOAM, 8 TO 15 PERCENT SLOPES (GgC) 4. GLENEIG LOAM 0 TO 3% SLOPES (GgA)	MIXED UPLAND HARDWOODS - MAINLY OAKS WATER TOLERANT HARDWOODS MIXED UPLAND HARDWOODS - MAINLY OAKS MIXED UPLAND HARDWOODS - MAINLY OAKS	GROUP 30 / SITE INDEX 75 TO 84 GROUP 12 / SITE INDEX 65 TO 74 GROUP 30 / SITE INDEX 75 TO 84 GROUP 30 / SITE INDEX 75 TO 84	CAPABILITY UNIT II e-4 CAPABILITY UNIT II e-13 CAPABILITY UNIT III e-4 CAPABILITY UNIT I-4	DOMINANT SPECIES: TULIP POPLAR (61%) BITTERNUT HICKORY (23%) BLACK GUM (8%) N. RED OAK (8%)	RANGE: 2" = 52" MID - SUCCESSION TO MID - LATE SUCCESSION	GENERALLY GOOD CONDITION WITH EVIDENCE OF DEER BROWSE OF LOW SHRUBS ALONG UPPER SLOPES. DOWNED LOGS THROUGHOUT THE STAND INDICATE PAST WINDTHROW OR OTHER DISTURBANCES, HOWEVER THE CANOPY IS GENERALLY CONTINUOUS AND HEALTHY.	FLOODPLAIN: 0 AC. WETLAND / WETLAND BUFFER: 0.18 / 0.27 AC. STREAM BUFFER: 0 AC. STEEP SLOPES: 0.05 AC.



SOILS CHART				
MAP UNIT SYMBOL	MAP UNIT NAME	K FACTOR	HSG	HYDRIC
GgA	GLENEIG LOAM, 0 TO 3 PERCENT SLOPES	0.28	B	NOT HYDRIC
GgB	GLENEIG LOAM, 3 TO 8 PERCENT SLOPES	0.28	B	NOT HYDRIC
GgC	GLENEIG LOAM, 8 TO 15 PERCENT SLOPES	0.28	B	NOT HYDRIC
GgB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	0.43	C	PARTIALLY HYDRIC
GgB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	0.43	C	MODERATELY HYDRIC
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	0.28	B	NOT HYDRIC
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	0.28	B	PARTIALLY HYDRIC

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineer Division _____ Date _____

Chief, Division of Land Development _____ Date _____

Director _____ Date _____

ADDRESS CHART

LOT / PARCEL # _____ STREET ADDRESS _____

PERMIT INFORMATION CHART

Subdivision Name	Section / Area	Lot / Parcel No.			
Plat # or L/F	Grid #	Zoning	Tax Map No.	Elect District	Census Tract
Water Code	Sewer Code				

ENGINEER / SURVEYOR

WBCM
ARCHITECTURE ENGINEERING CONSTRUCTION

WHITNEY BAILEY COX & MAGNANI, LLC
849 FAIRMOUNT AVE SUITE 100
BALTIMORE, MD 21296
PHONE: 410-612-4500

SEAL

LANDSCAPE ARCHITECT
STATE OF MARYLAND

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 # _____ Expiration Date: _____

OWNER / DEVELOPER

Conti Constellation
An Exelon Company

OWNER: THE ROMAN CATHOLIC ARCHDIOCESE OF BALTIMORE, A CORPORATION SOLE
320 CATHEDRAL STREET
BALTIMORE, MD 21201

DEVELOPER: CONSTELLATION SOLAR MARYLAND MC, LLC
1000 CONSTELLATION WAY, SUITE 1000C
BALTIMORE, MD 21202

CONSTELLATION SOLAR FARM
5.4 MW DC SOLAR FARM, SYKESVILLE, MARYLAND

FOREST STAND DELINEATION PLAN

PROJECT #: 2014.0751.00
SCALE: 1" = 100'
DATE: 03-31-15

DESIGNED: R.H.
DRAWN: M.H.
CHECKED: B.L.

DRAWING: FSD-1