

Plotted By: Hutton, Heather Street: Selt Falls Road Solar Layout: EXISTING CONDITIONS EXHIBIT December 06, 2018 09:35:59am K:\BAL-DVA\114066000-Falls Rd Solar\CAD\PlanSheets\EXISTING CONDITIONS EXHIBIT.dwg
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GROWTH TIERS

TIER 4: PRESERVATION AND CONSERVATION AREAS - NO MAJOR SUBDIVISIONS ON SEPTIC

ZONING

- EXISTING ZONING: RC-2, RC-8
THIS DEVELOPMENT PROPOSES A SOLAR FACILITY CONTAINING SOLAR PANELS AND EQUIPMENT.
- THIS DEVELOPMENT IS SUBJECT TO THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES, THE COUNTY LANDSCAPE MANUAL, AND ARTICLE 4F (SOLAR FACILITIES) OF THE BALTIMORE COUNTY ZONING REGULATIONS. THIS DEVELOPMENT WILL COMPLY WITH ALL OF THESE REGULATIONS AND STANDARDS.
- THERE ARE NO KNOWN ENTITIES INCLUDED ON THE MARYLAND HISTORICAL TRUST INVENTORY MEDUSA ONLINE MAP, BALTIMORE COUNTY LANDMARKS LIST, AND BALTIMORE COUNTY GIS WITHIN THE SITE OR ON ADJOINING PROPERTIES.
- THERE ARE NO PRIOR ZONING CASES FOR THIS PROPERTY, BASED ON BALTIMORE COUNTY MY NEIGHBORHOOD VIEWER ON 12/6/2018. FALLS ROAD IS LISTED AS A MARYLAND SCENIC BYWAY. PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE MET IN ACCORDANCE WITH THE RELEVANT STANDARDS AND REQUIREMENTS.

ZONING PROPERTY DESCRIPTION

BEGINNING AT A POINT ON THE EAST SIDE OF FALLS ROAD WHICH IS 40 FEET WIDE AT THE DISTANCE OF 2,459 FEET SOUTH OF THE CENTERLINE OF THE IMPROVED INTERSECTING STREET BECKLEYSVILLE ROAD WHICH IS 40 FEET WIDE, THENCE THE FOLLOWING COURSES AND DISTANCES: (1) N 48°23'40" E 525.62, (2) N 04°15'30" E 393.24, (3) S 63°37'45" E 1251.74, (4) S 20°33'30" W 297.15, (5) S 49°45'00" W 312.76, (6) S 74°16'00" W 1047.86, (7) S 74°16'00" W 20.00, (8) N 16°34'15" W 446.88, (9) N 21°59'00" W 156.10, (10) N 48°23'40" E 17.50, BACK TO THE POINT OF BEGINNING AS RECORDED IN DEED LIBER JLE 36664, FOLIO 498, CONTAINING 26.393 ACRES. LOCATED IN THE 5TH ELECTION DISTRICT AND THE 3RD COUNCIL DISTRICT.

GENERAL NOTES

- PROPERTY BOUNDARY BASED ON SURVEY PROVIDED BY KARINS AND ASSOCIATES, DATED 12/5/2018
- TOPOGRAPHIC, EXISTING FEATURES, AND ENVIRONMENTAL INFORMATION SHOWN HEREON IS BASED ON GIS FROM BALTIMORE COUNTY, RECEIVED 12/4/2018 AND SUPPLEMENTED WITH AERIAL PICTOMETRY WHERE NECESSARY.

ENVIRONMENTAL

- PER FEMA PANEL NUMBER 2400100020F, THERE IS A FLOODPLAIN PRESENT ON THE PROPERTY, BUT OUTSIDE OF THE PROPOSED SITE AREA.
- SOILS WERE OBTAINED FROM THE NRCS WEB SOIL SURVEY WEBSITE ON 12/5/2018.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE VEGETATIVE COVER SHOWN WAS PROVIDED BY AERIAL IMAGERY DATED 12/6/2018.
- WETLANDS SHOWN WERE PROVIDED BY THE NATIONAL WETLAND INVENTORY ONLINE WETLAND MAPPER ON 12/5/2018.
- STREAMS SHOWN WERE PROVIDED BY BALTIMORE COUNTY GIS DATED 12/6/2018.

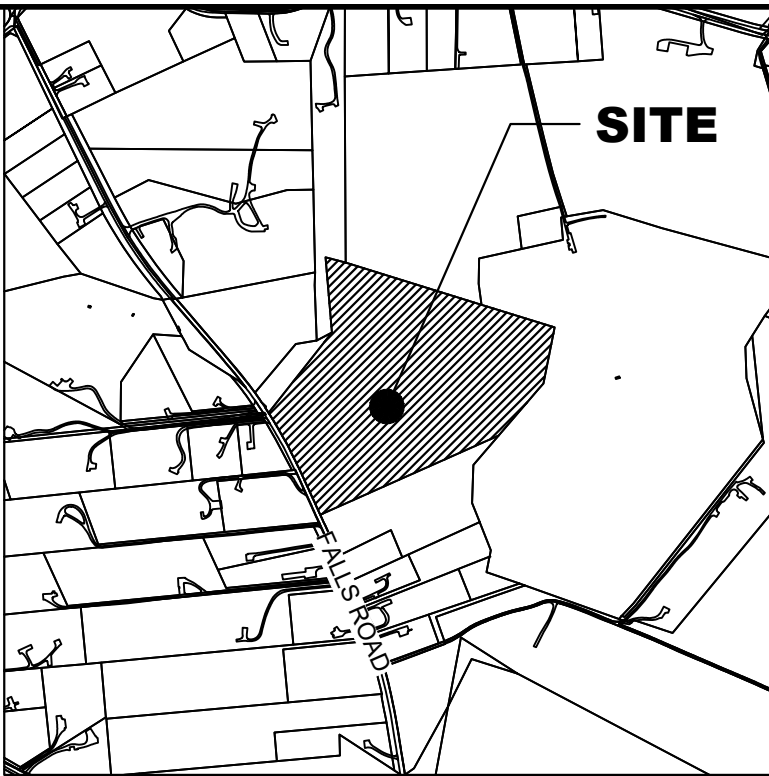
SITE DATA

- EXISTING ZONING: RC-2, RC-8
- PROPERTY AREA: 26.39 AC
- PROJECT AREA: 10.50 ACs
- PROPERTY INFORMATION:
A. EXISTING PREMISES ADDRESS: ADJACENT TO 18267 FALLS RD
B. TAX ACCOUNT NUMBER: 0523015126
C. DEED REFERENCE: 36664 / 00498
D. COUNCILMANIC DISTRICT: 3
E. ELECTION DISTRICT: 5
F. CENSUS TRACT: 405000
- BALTIMORE COUNTY ZONING MAP REFERENCES:
A. GIS TILE:
B. TAX MAP: 0015
C. PARCEL: 0144
D. GRID: 0001
E. WATERSHED: PRETTYBOY RESERVOIR
F. BASIC SERVICES - WATER MAP: N/A
G. BASIC SERVICES - SEWER MAP: N/A
H. REGIONAL PLANNING DISTRICT: PRETTYBOY
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: SOLAR FACILITY - 2MW MAX. (SPECIAL EXCEPTION)

SITE AND LANDSCAPE LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE.

SOIL TYPES

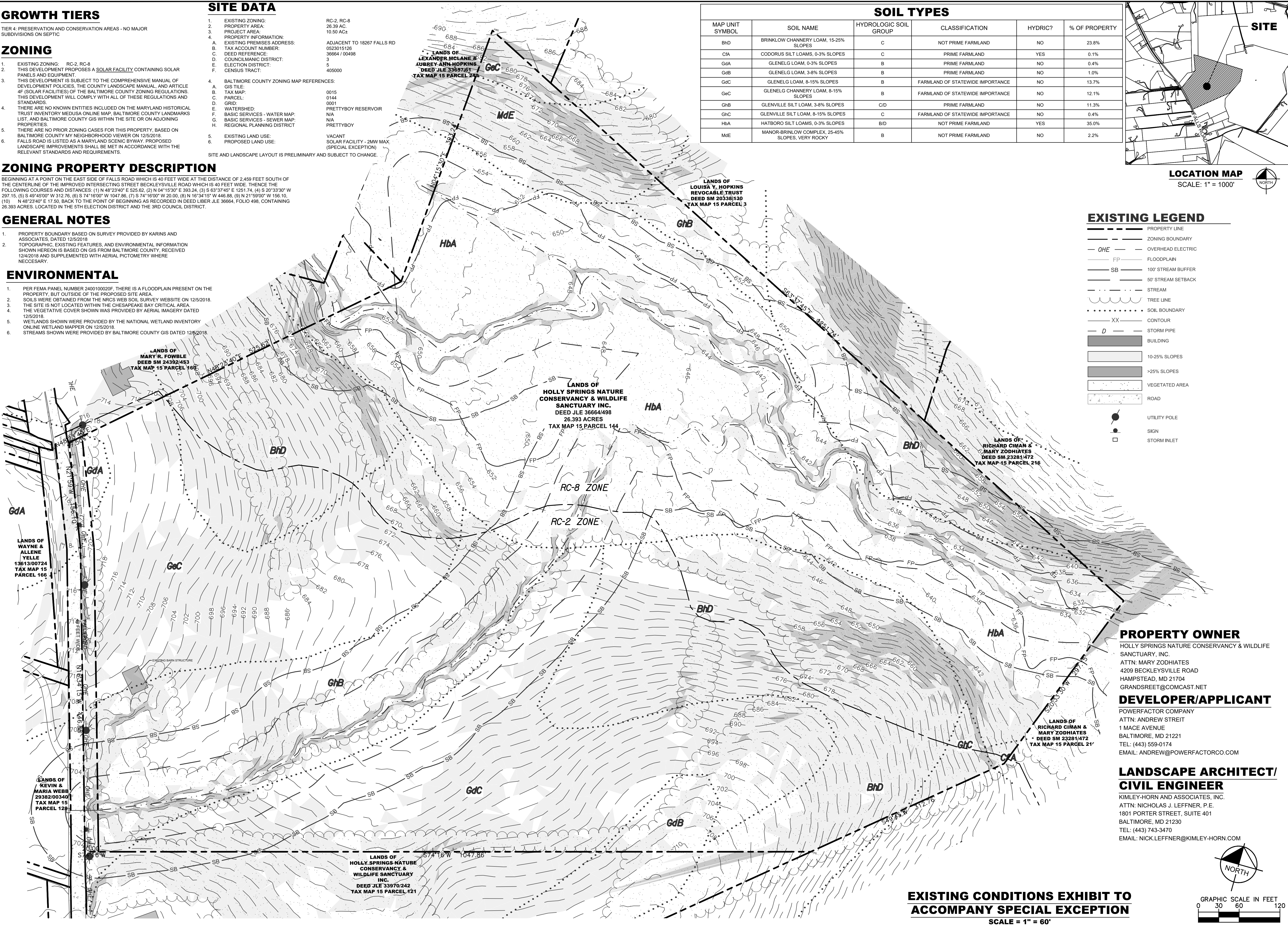
| MAP UNIT SYMBOL | SOIL NAME | HYDROLOGIC SOIL GROUP | CLASSIFICATION | HYDRIC? | % OF PROPERTY |
|-----------------|--|-----------------------|----------------------------------|---------|---------------|
| BHD | BRINKLOW CHANNERY LOAM, 15-25% SLOPES | C | NOT PRIME FARMLAND | NO | 23.8% |
| CIA | CODORUS SILT LOAMS, 0-3% SLOPES | C | PRIME FARMLAND | YES | 0.1% |
| GdA | GLENELG LOAM, 0-3% SLOPES | B | PRIME FARMLAND | NO | 0.4% |
| GdB | GLENELG LOAM, 3-8% SLOPES | B | PRIME FARMLAND | NO | 1.0% |
| GdC | GLENELG LOAM, 8-15% SLOPES | B | FARMLAND OF STATEWIDE IMPORTANCE | NO | 13.7% |
| GeC | GLENELG CHANNERY LOAM, 8-15% SLOPES | B | FARMLAND OF STATEWIDE IMPORTANCE | NO | 12.1% |
| GhB | GLENVILLE SILT LOAM, 3-8% SLOPES | C/D | PRIME FARMLAND | NO | 11.3% |
| GhC | GLENVILLE SILT LOAM, 8-15% SLOPES | C | FARMLAND OF STATEWIDE IMPORTANCE | NO | 0.4% |
| HbA | HATBORO SILT LOAMS, 0-3% SLOPES | B/D | NOT PRIME FARMLAND | YES | 35.0% |
| MdE | MANOR-BRINLOW COMPLEX, 25-45% SLOPES, VERY ROCKY | B | NOT PRIME FARMLAND | NO | 2.2% |



LOCATION MAP
SCALE: 1" = 1000'

EXISTING LEGEND

- PROPERTY LINE
- ZONING BOUNDARY
- OHE OVERHEAD ELECTRIC
- FP FLOODPLAIN
- SB 100' STREAM BUFFER
- 50' STREAM SETBACK
- STREAM
- TREE LINE
- SOIL BOUNDARY
- XX CONTOUR
- D STORM PIPE
- BUILDING
- 10-25% SLOPES
- >25% SLOPES
- VEGETATED AREA
- ROAD
- UTILITY POLE
- SGN SIGN
- STORM INLET



PROPERTY OWNER

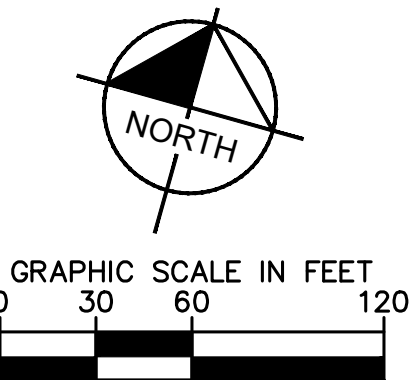
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TEL: (443) 743-3470
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EXISTING CONDITIONS EXHIBIT TO
ACCOMPANY SPECIAL EXCEPTION
SCALE = 1" = 60'

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EXISTING CONDITIONS
EXHIBIT TO
ACCOMPANY SPECIAL
EXCEPTION

FALLS ROAD SOLAR
PREPARED FOR
POWERFACTOR COMPANY

SHEET NUMBER
SHEET 1

NO. DATE BY

REVISIONS

Plotted By: Hutton, Heather Street Set: Falls Road Solar Layout: SHEET 2 SITE PLAN TO ACCOMPANY SPECIAL EXCEPTION December 06, 2018 09:34:09am K:\BAL-CIV\114066000-Falls Rd Solar\CAD\PlanSheets\G-200 SITE PLAN.dwg
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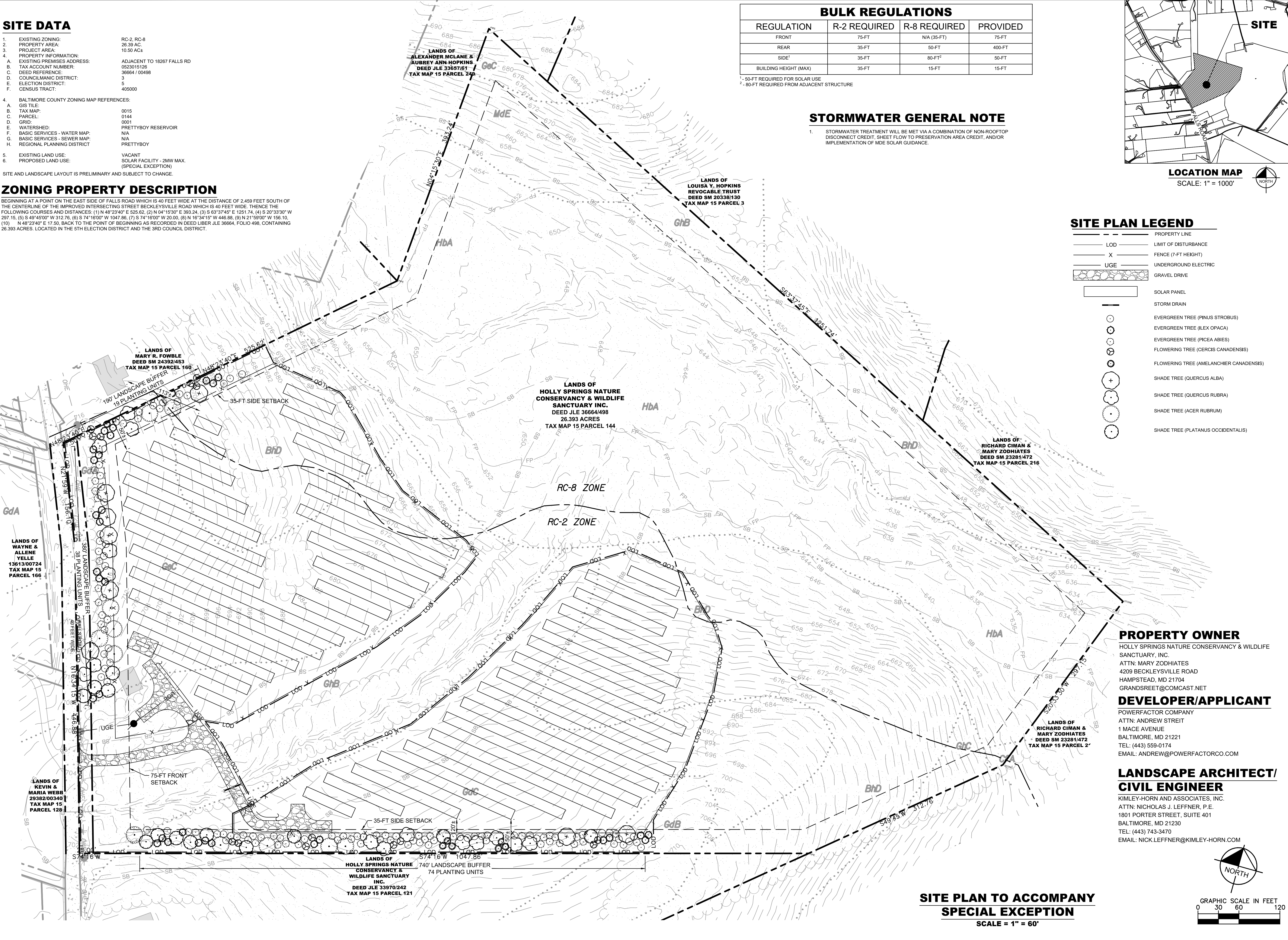
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BULK REGULATIONS

| REGULATION | R-2 REQUIRED | R-8 REQUIRED | PROVIDED |
|-----------------------|--------------|--------------|----------|
| FRONT | 75-FT | N/A (35-FT) | 75-FT |
| REAR | 35-FT | 50-FT | 400-FT |
| SIDE¹ | 35-FT | 80-FT² | 50-FT |
| BUILDING HEIGHT (MAX) | 35-FT | 15-FT | 15-FT |

¹ 50-FT REQUIRED FOR SOLAR USE

² 80-FT REQUIRED FROM ADJACENT STRUCTURE

STORMWATER GENERAL NOTE

- STORMWATER TREATMENT WILL BE MET VIA A COMBINATION OF NON-ROOFTOP DISCONNECT CREDIT, SHEET FLOW TO PRESERVATION AREA CREDIT, AND/OR IMPLEMENTATION OF MDE SOLAR GUIDANCE.



LOCATION MAP

SCALE: 1" = 1000'

SITE PLAN LEGEND

- PROPERTY LINE
- LOD
- X
- UGE
- SOLAR PANEL
- STORM DRAIN
- EVERGREEN TREE (PINUS STROBUS)
- EVERGREEN TREE (ILEX OPACA)
- EVERGREEN TREE (PICEA ABIES)
- FLOWERING TREE (CERCIS CANADENSIS)
- FLOWERING TREE (AMELANCHIER CANADENSIS)
- SHADE TREE (QUERCUS ALBA)
- SHADE TREE (QUERCUS RUBRA)
- SHADE TREE (ACER RUBRUM)
- SHADE TREE (PLATANUS OCCIDENTALIS)

PROPERTY OWNER

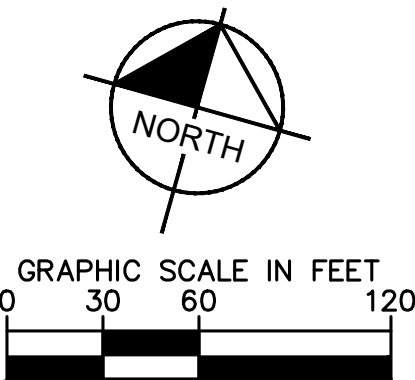
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SITE PLAN TO ACCOMPANY SPECIAL EXCEPTION

SCALE = 1" = 60'

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SITE PLAN TO
ACCOMPANY
SPECIAL EXCEPTION

FALLS ROAD SOLAR
PREPARED FOR
POWERFACTOR COMPANY

SHEET NUMBER
SHEET 2

REVISIONS

No. DATE BY