

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	4901 Brookeville Rd., Brookeville	<b>Meeting Date:</b>	07/25/2018
<b>Resource:</b>	<b>Bon Secours</b> <i>Master Plan Site #23/54</i>	<b>Report Date:</b>	07/18/2018
<b>Applicant:</b>	Amy and Angelo Falcone	<b>Public Notice:</b>	07/11/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	23/54-18A	<b>Staff:</b>	Michael Kyne

**PROPOSAL:** New construction of an accessory structure, installation of a new sign.

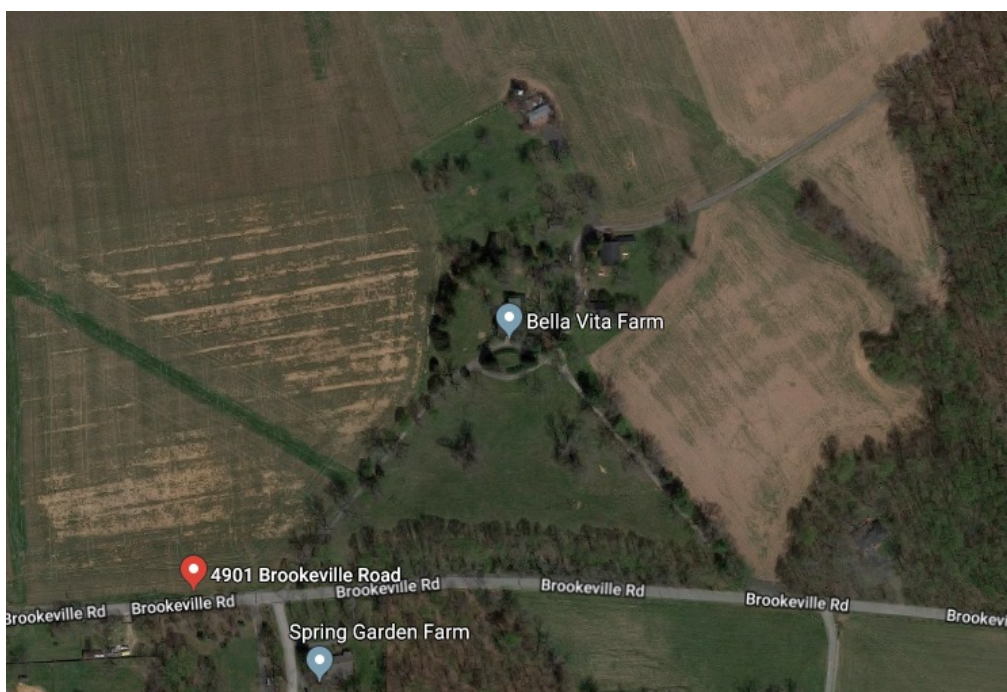
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**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Master Plan Site  
**STYLE:** Italianate  
**DATE:** 1861



**Except from *Places from the Past*:**

*Bon Secours survives as an excellent example of an intact, mid-19th-century rural estate. The striking Italianate-style dwelling, set well back from Brookeville Road, is reached by a semi-circular, tree-lined drive, and is surrounded by cultivated fields. Nicholas R. Griffith, who named the property "Hollywood" for its trees, built the impressive Italianate-style dwelling in early 1861. A well-established tobacco broker in Baltimore, Griffith apparently intended to use the house as a summer retreat. With the outbreak of the Civil War, however, the family, described by historian Roger Brooke Farquhar as Southern sympathizers, occupied the house immediately upon its completion. The frame structure and wood siding are said to be constructed of fir imported by "Clipper" from the West Coast, thence hauled from Baltimore by oxen.*

*Bon Secours, which consists of a principal, three-bay main block and contemporaneous rear wing to the north, is set upon an uncoursed stone foundation and has a cross gable roof. Original German siding remains intact at the second story of the front façade. Unusual in Montgomery County are the Italianate-style round-arched windows. Cohesively grouped behind the main dwelling are several outbuildings, including two corncribs, two barns, a stone pumphouse, a detached kitchen, and a poultryhouse.*

**BACKGROUND**

The applicants appeared before the Commission for a preliminary consultation at the June 27, 2018 HPC meeting. At that time, the applicants were proposing to construct a 100' L x 14' H x 40' W greenhouse at the rear of the subject property. Staff supported the applicants' proposal, but found the application incomplete. The Commission completely supported the applicants' proposal at the preliminary consultation and instructed the applicants to provide all the information outlined in the June 27, 2018 staff report to complete their HAWP application.

**PROPOSAL**

- Construction of a 100' L x 14' H x 40' W greenhouse at the rear of the subject property. Installation of a new sign.

**APPLICABLE GUIDELINES**

In accordance with Section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

*Sec. 24A-8. Same-Criteria for issuance.*

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

*Secretary of Interior's Standards for Rehabilitation*

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior’s Standards for Rehabilitation*. The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The applicants propose to construct a 100’ L x 40’ W x 14’ H greenhouse at the rear of the subject property (behind the historic house and existing accessory structures). The greenhouse will be constructed from metal and glass, with its primary (south) elevation being mostly glass. The rear (north) elevation of the greenhouse will be built into a berm. A geothermal system will be installed under the greenhouse, and a ground-mounted solar array will be installed behind the greenhouse.

Staff fully supports the applicants' proposal, finding that the location, scale and massing, and design of the proposed greenhouse is compatible with the subject property. The proposed greenhouse is consistent with the agricultural characteristics of the subject property and will encourage the continuation of the original use of the subject property. At the preliminary consultation, staff found that the applicants' proposal was incomplete, and provided a list of required information to complete the HAWP application. The required information, which is listed below, has since been provided. Additional information has also been provided for the proposed ground-mounted solar array. Staff finds that the provided information is sufficient to complete the application.

- Information regarding excavation.
- Information regarding the proposed creation of a berm on the north side of the proposed greenhouse.
- A storm water management plan.

Information has also been provided for a proposed new sign, which has already been installed. The sign is mounted from the lowest branch of a tree at the eastern entrance to the property. The proposed sign is a 38" diameter round sign made from powder coated aluminum with copper flashing. Staff finds that the sign is compatible with the subject property and does not detract from character-defining features.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (3) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: amyebellantafarm.com Contact Person: Amy Fallone  
Daytime Phone No.: 301-332-8225

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Amy + Angelo Fallone Daytime Phone No.: 301-332-8225

Address: 4901 Brookeville Rd Brookeville MD 20833  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 4901 Street: Brookeville Rd

Town/City: Brookeville Nearest Cross Street: ZION

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: 32420 Folio: 711 Parcel: P850

840296

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Agricultural greenhouse

1B. Construction cost estimate: \$ 250,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: Not really required

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Amy Fallone  
Signature of owner or authorized agent

6/4/18  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Manor home 1860's  
Barn Barn w/ shed  
Corn crib  
Chicke Coop  
Smoke house  
garage type shed  
Old Barn in field

historical trust # M-23-54

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

This is a new structure out behind all out buildings  
and adjacent to old barn that can no longer  
be used or insured due to its condition  
This is an aquaponics greenhouse 4000sf (40x100)

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

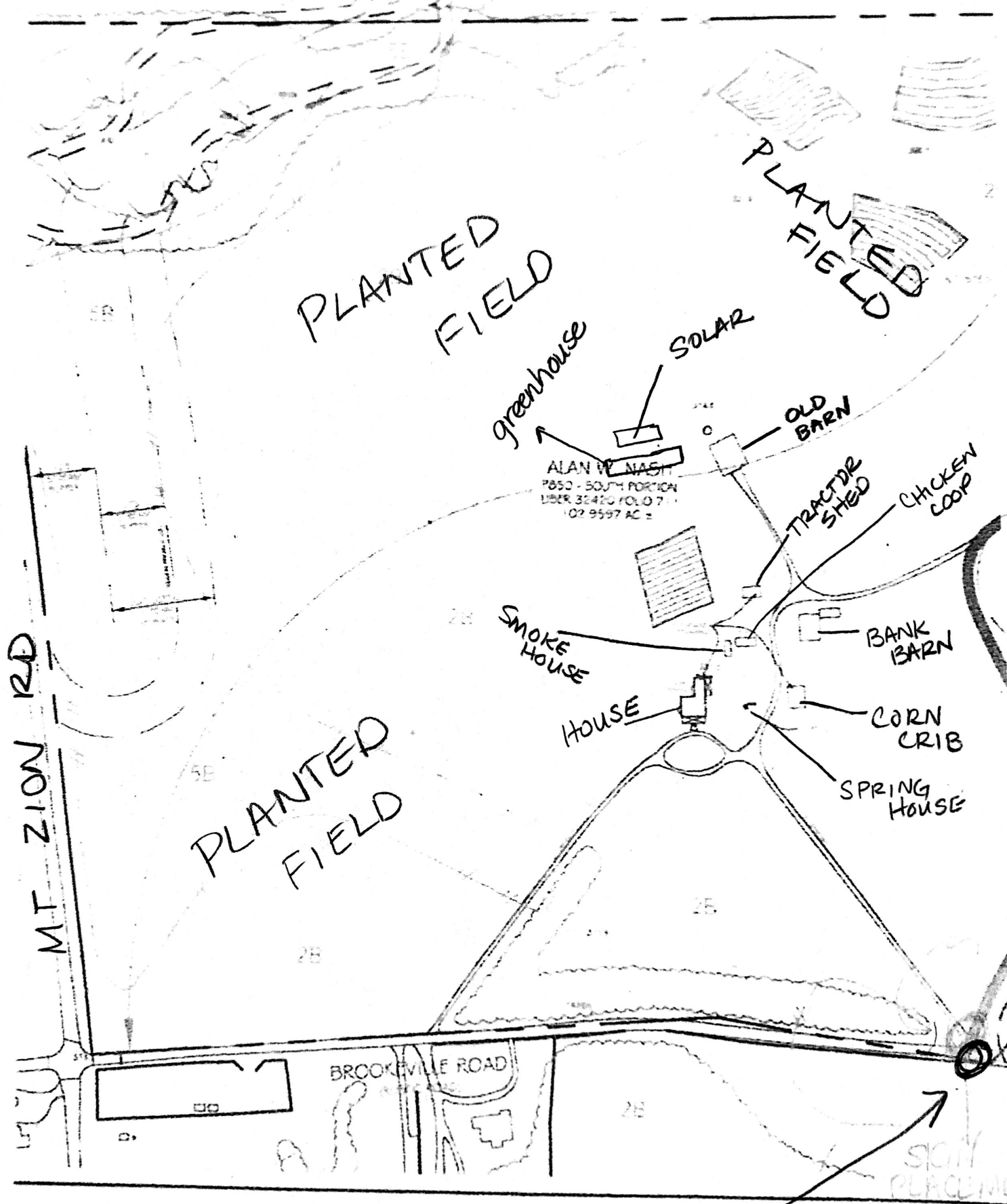
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS

# PEPCO POWER LINE EASEMENT



SIGN PLACED ON LOWEST BRANCH OF TREE AT END OF DRIVE

PROFESSIONAL CERTIFICATION  
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY  
 ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE  
 STATE OF MARYLAND, LICENSE NUMBER 15893. EXPIRATION DATE: 2-27-2019

**Allen & Delatio Architects**

Residential & Commercial  
 Design  
 Olney, Maryland  
 240-671-9849

nancydelatio@gmail.com

Consultant  
 Address  
 Phone  
 Fax  
 e-mail

Consultant  
 Address  
 Phone  
 Fax  
 e-mail

Consultant  
 Address  
 Phone  
 Fax  
 e-mail

**EXISTING  
 CONDITIONS**

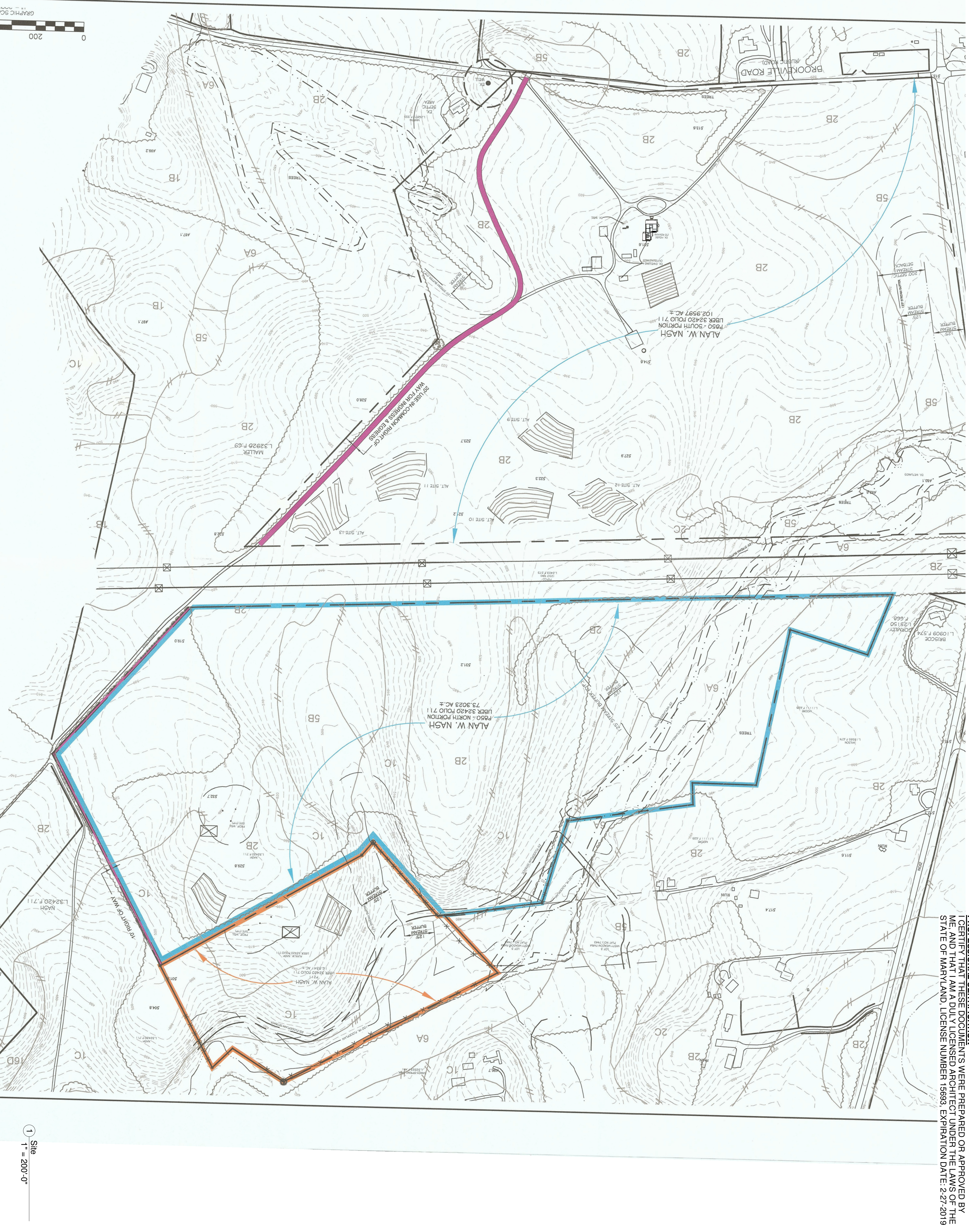
No.	Description	Date

**BELLA VITA FARM**  
 4901 BROOKVILLE ROAD  
 BROOKVILLE, MARYLAND  
**SITE PLAN**

Project number: 07.10.18  
 Date: NLD  
 Drawn by: NLD  
 Checked by: NLD

**A102**

Scale: 1" = 200'-0"



1 Site  
 1" = 200'-0"



FREDERICK COUNTY SETBACKS

MODULE DIMENSIONS:  
41.5" X 62.6"

SOLAR ARRAY SIZED FOR OFFSET OF SITE USAGE

SOLAR ARRAY SIZED TO MAINTAIN A 25 AMP BACKUP BATTERY

18'-6"

12'-40"

100'

APPROXIMATE LOCATION OF GREENHOUSE

B

A

500'

APPROXIMATE PATH OF NEW ELECTRIC SERVICE

FRONT OF HOME



SCALE: 1" TO 4'-3"

THE INSTALLATION OF SOLAR ARRAYS AND PHOTOVOLTAIC POWER SYSTEMS SHALL BE IN ACCORDANCE WITH THE MOST RECENT NATIONAL ELECTRIC AND BUILDING CODES AND STANDARDS, AS AMENDED BY LOCAL JURISDICTION.

## System Summary

Option 1:  
108 – 310W Solar Modules  
SolarEdge Storeedge Inverter System  
w/ LGChem Backup Battery  
33.48kW DC System Size

Option 2:  
18 – 310W Solar Modules  
SolarEdge Storeedge Inverter System  
w/ LGChem Backup Battery  
5.58kW DC System Size


Array Details:

Tilt: 25 Degrees  
Azimuth: 180 Degrees

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. 50235, Expiration Date: 12-08-2018

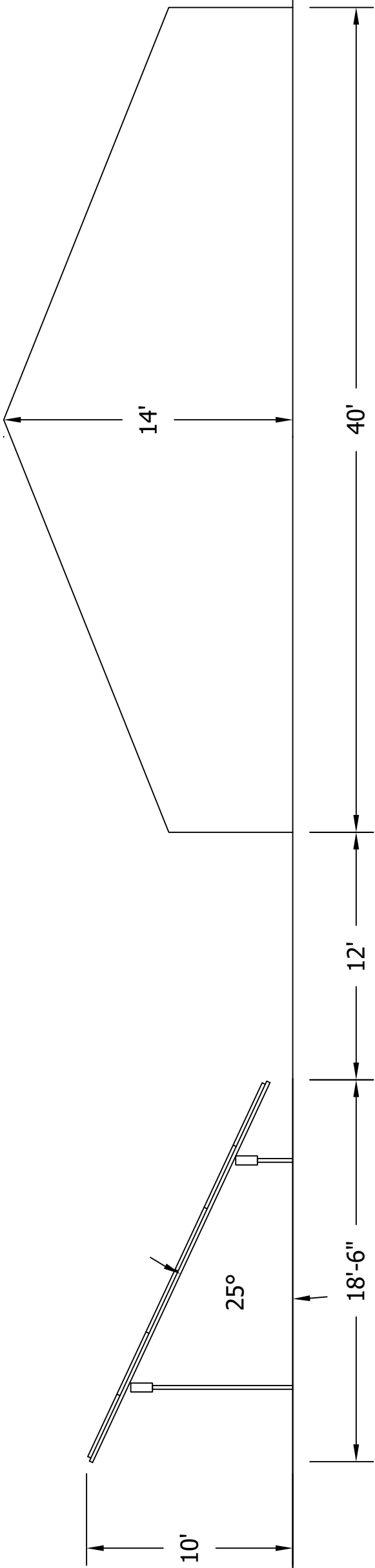
SHEET NO.	SHEET TITLE
PV1.0	COVER AND SITE PLAN
PV2.0	STRUCTURAL
PV3.0	ELECTRICAL DETAIL
PV4.0	CALCULATION
PV5.0	LABELS

THESE DRAWINGS, SPECIFICATIONS, AND DESIGNS ARE THE PROPERTY OF 21ST CENTURY POWER SOLUTIONS, LLC. NO PART SHALL BE COPIED OR USED FOR ANY OTHER WORK OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN DEVELOPED WITHOUT OUR SPECIFIC CONSENT.

 <p><b>21ST CENTURY</b> S O L A R S O L U T I O N S</p>	<p><b>Bella Vita Farm</b> 4901 Brookeville RD Brookeville, MD 20833</p>	<p>Cover and Site Plan</p>
	<p>21st Century Power Solutions 418 Oella Ave Catonsville, MD 21228 410.418.5650 www.21cps.com</p>	<p>Date: 7/10/2018 Designed By: Robert Reichel Designer Contact: 410.418.5650 Revision: 0 Jurisdiction: Montgomery County</p>

SOLAR ARRAY MAXIMUM HEIGHT 10'

GREENHOUSE



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. 50235, Expiration Date: 12-08-2018

21st Century Power Solutions  
 418 Oella Ave  
 Catonsville, MD 21228  
 410.418.5650  
 www.21cps.com

Date: 7/10/2018  
 Designed By: Robert Reichel  
 Designer Contact: 410.418.5650  
 Revision: 0  
 Jurisdiction: Montgomery County

SECTION VIEW  
 Bella Vita Farm  
 4901 Brookeville RD  
 Brookeville, MD 20833



PV  
 2.0

## DESIGN ELEMENTS FOR THE BELLA VITA ENERGY EFFICIENT GREENHOUSE

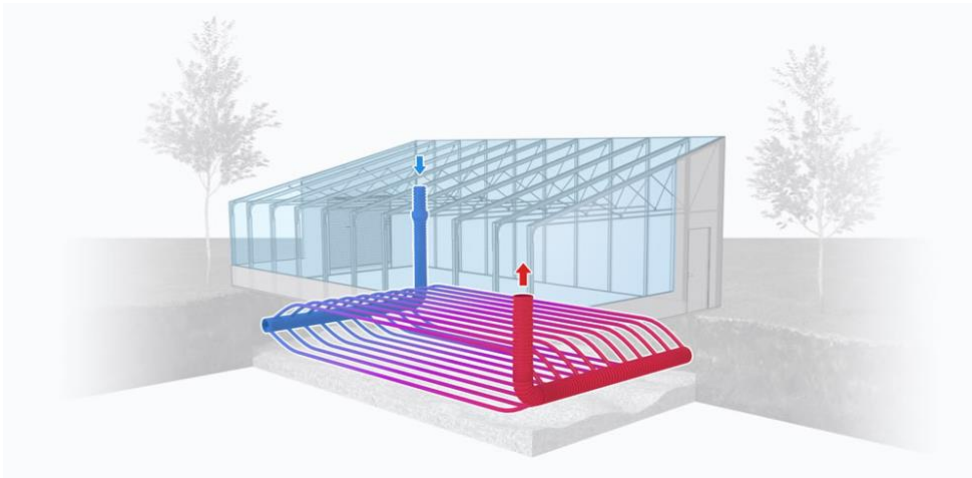
### Dimensions of the Excavation for the 4000 square foot greenhouse

The excavation will be rectangular and will be as close as possible in size to the 40 ft X 100 ft horizontal (on ground) profile for the greenhouse. The excavation pit depth will be approximately 9 feet in depth. There will be an additional 12-inch-wide excavation along the perimeter to a depth of about 3 feet, for the foundation footings, for the framing of the greenhouse.

The image below shows a depiction of the look of the excavation pit for the geothermal system, before thermal mass is added. The thermal mass serves an insulative and heat transfer purpose, as well as providing a stable underlayment for the slab of the greenhouse. The thermal mass will consist of rocks and asphalt millings. Both of these materials are sustainable and eco-friendly options.



The image below shows a depiction of the way the geothermal system below the greenhouse will interact with the air in the greenhouse. The berm will be on the back side (north) where this image shows a wall.



## **Description and Dimensions of the Berm to be Constructed on the North Side of the Greenhouse Building**

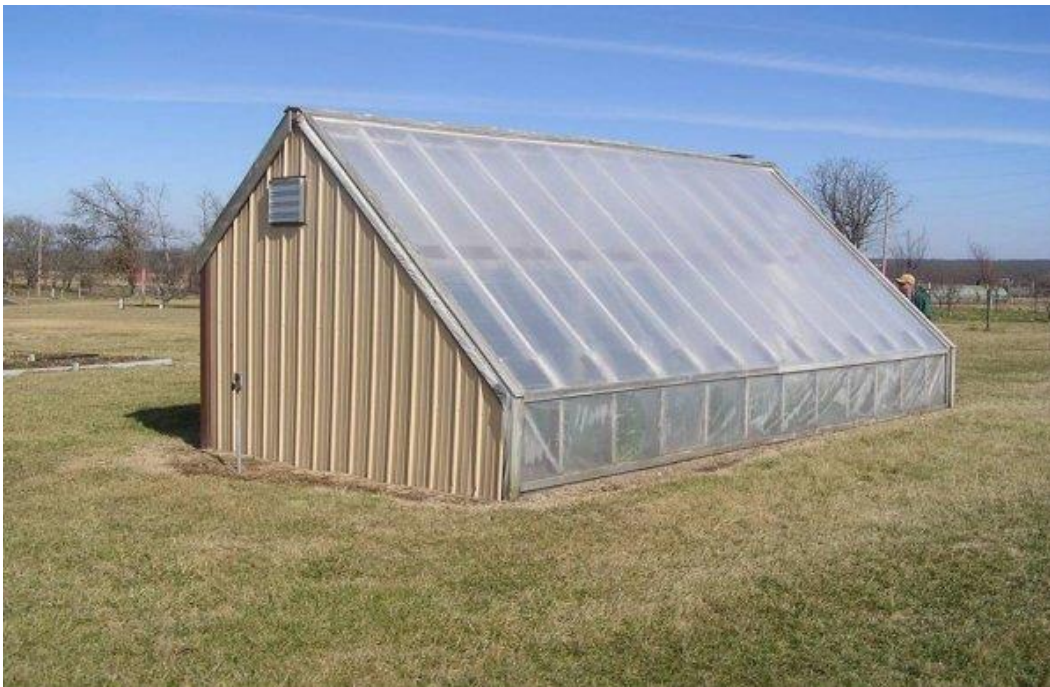
The berm will be constructed primarily from the soil that is excavated for the pit that will be located under the footprint of the greenhouse. It will be approximately 10 feet high as it borders the north wall of the greenhouse. It will then ascend to the north from the greenhouse at a slope of approximately 1/4 feet and an angle of about 74 degrees. This slope will make the berm extend north from the greenhouse approximately 28 feet. The berm will cover the entire north wall of the greenhouse will be approximately 100 feet in length. It will then tastefully slope down to the base level of the greenhouse, on the east and west corners, in a manner similar to what you see in the image below.



The image below is an example of a greenhouse built with a berm on its north wall and slopes down at an angle on its east and west edges (you only see the east edge here). This is similar to what we will be doing with the west side of the berm for the Bella Vita Greenhouse. Due to the doors on the east side, the slope will not extend as far southward as in this picture, only eastward. Finally, our berm will be landscaped unlike this picture.



Similar to the greenhouse above, the peak height for the Bella Vita Greenhouse will not be immediately bordering the bermed north wall, but will be about 8-10 feet southward from the north wall, as seen in the image below (this greenhouse is missing the berm that will go to the rear - north).



As seen in the following image, the berm will be planted primarily with native plants and will be maintained through aesthetically attractive grooming. It is likely that we will also plant perennial shrubs and/or add herb and root vegetable beds.



### **Stormwater Management for the Greenhouse**

Stormwater coming off the roof of the greenhouse to the south will be collected in gutters and recycled back into the greenhouse to either be used as water for our growing systems or for mass storage to improve energy efficiency. Water hitting the glazing of the greenhouse on the north will be collected in a gutter on the surface of the berm and will be distributed evenly across the berm to be absorbed into the soil.

The grading plan for the greenhouse will slope the land away from it on the east, west and south sides so that stormwater runoff will be directed to be absorbed into vegetated areas surrounding the Greenhouse and to ditches alongside paths and the roadway into the Greenhouse. There will not be a need for a separate retention pond for the Greenhouse, and great efforts will be made to make very efficient use of the stormwater in the surrounding area through the grading plan.

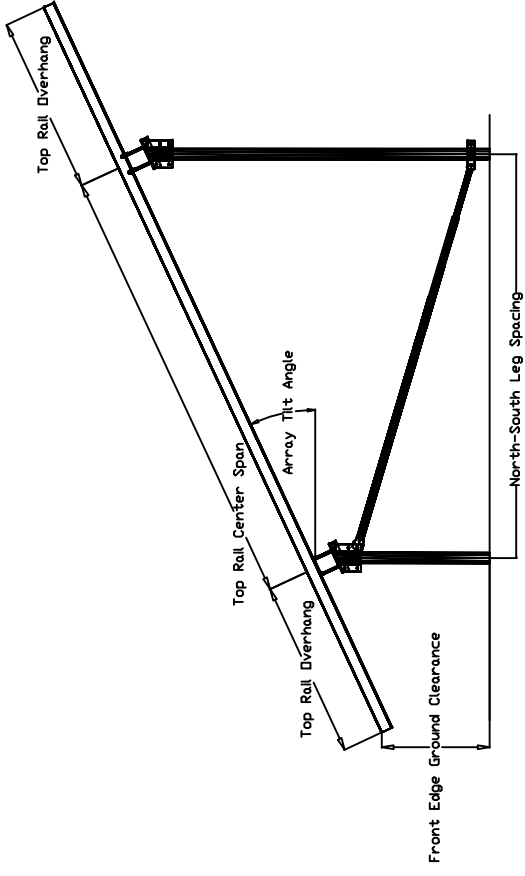
6-8" HIGH INSULATION BERM,  
PLANTED WITH GRASS AND  
ALSO USED FOR VEGETABLE  
PRODUCTION.

SOLAR PVC ARRAY

GREENHOUSE  
100' L X 40' W

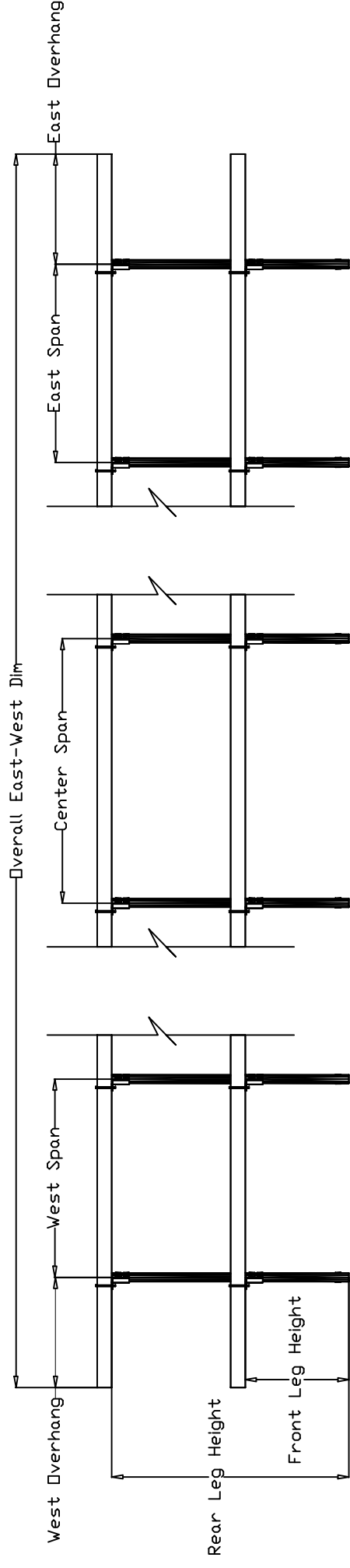
DIVERSION / SWALE  
15' W x 0.7' D  
USE EROSION CONTROL MATTING IN  
CENTER OF SWALE A MINIMUM 1) FT WIDE

BELA VITA FARM  
EROSION AND SEDIMENT CONTROL PLAN VIEW  
SCALE 1" = 50'  
2 FT CONTOURS



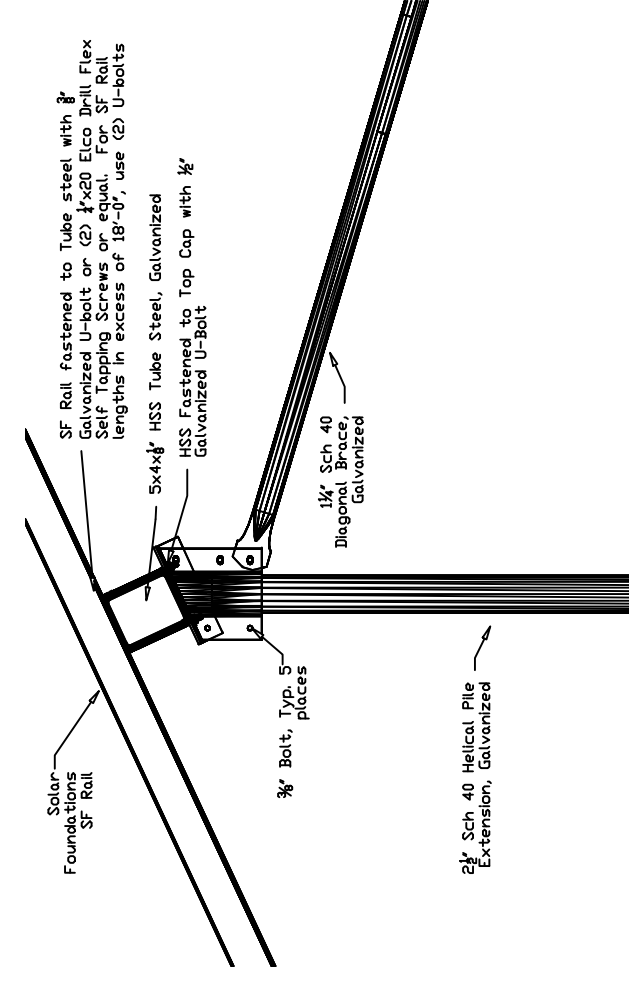
**SIDE ELEVATION DETAIL**

NOT TO SCALE



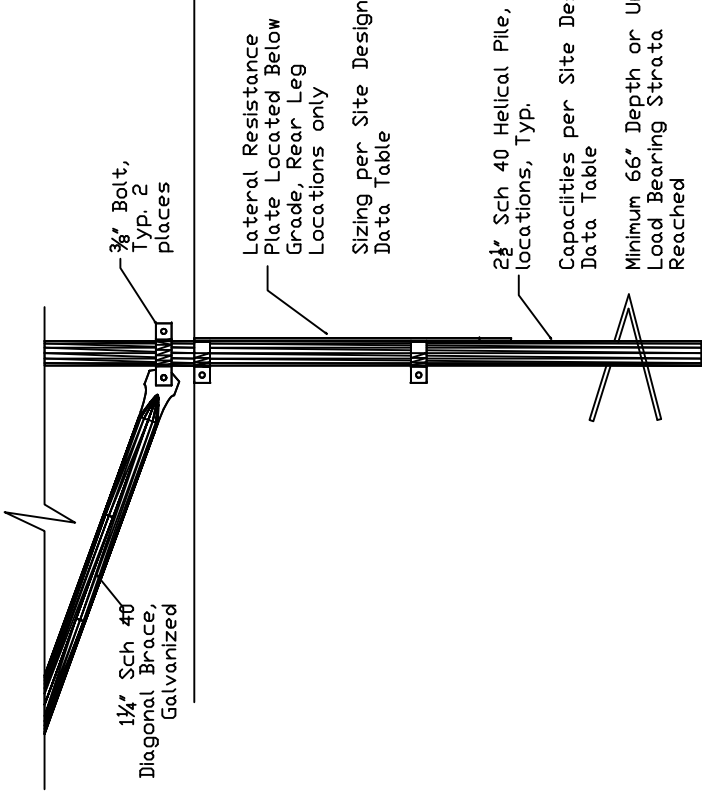
**POST SPACING ELEVATION DETAIL**

NOT TO SCALE



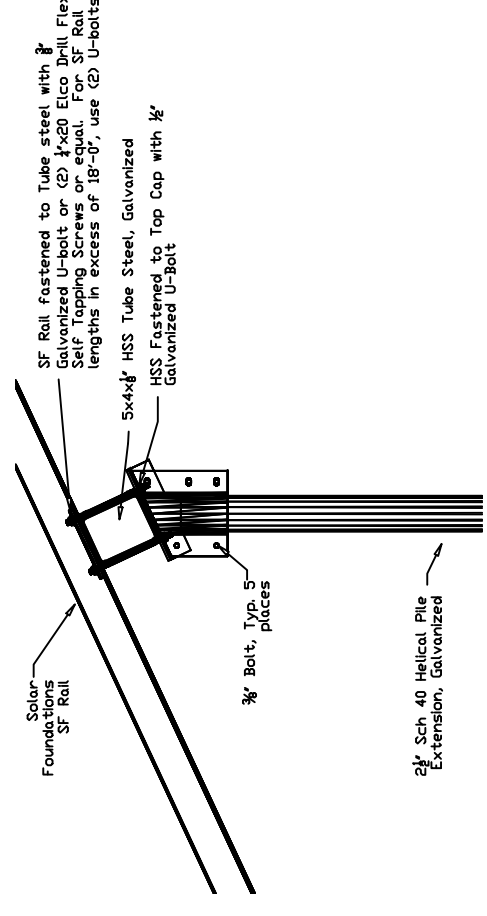
**LOWER CAP DETAIL**

NOT TO SCALE



**HELICAL PILE AND LATERAL RESISTANCE PLATE DETAIL**

NOT TO SCALE



**UPPER CAP DETAIL**

NOT TO SCALE

Sheet 2 of 3

21 Century Power Solutions

Date	Revision	Drawn By:	Review By:
02/12/2015	Original		MZ

Project:  
**Adashek Residence**  
 3211 Woodvalley Drive  
 Pikesville, MD 21208

**Solar Foundations USA**

6103 Winterhaven Drive Newark, DE 19702 Ph: (855) 738-7200 Fax: (866) 644-5665



Site Design Conditions

- Basic Wind Speed: 90 MPH      Max. Leg Axial Bearing: 3,990 lbs.  
 Ground Snow Load: 30 PSF      Max. Leg Uplift: 2,185 lbs.  
 Exposure Category: C      Max. Lateral Resistance: 1,365 lbs.  
 Site Contour: <1:100'      Top Rail Max. Loading: 103.1 plf  
 Helical Pile Depth: 54" Min      Lateral Resistance Plate Size: Not Req'd

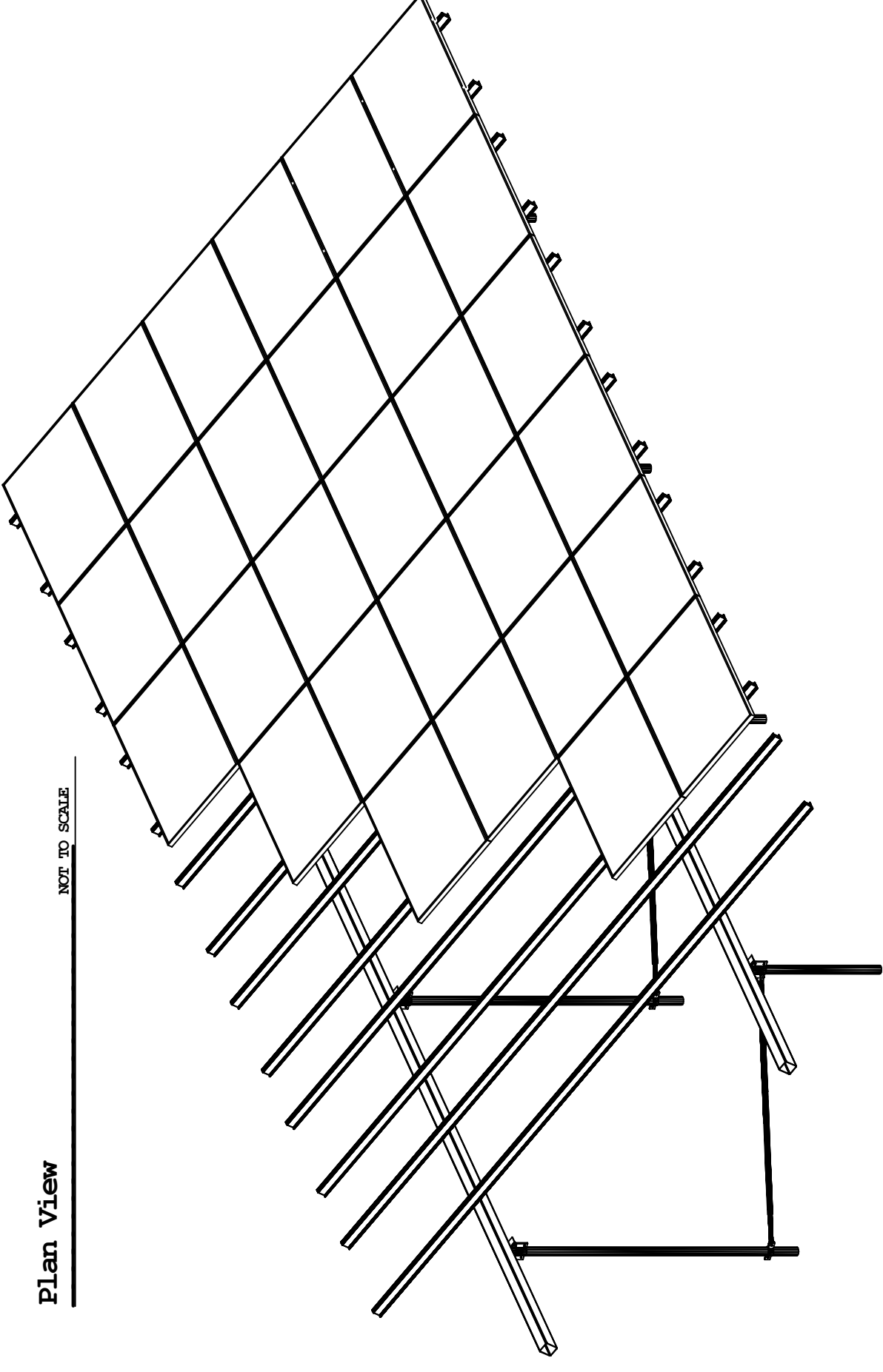
Net design pressures were calculated in accordance with ASCE 7-05 section 6.5.13, "Design Wind Loads on Open Buildings with Monoslope, Pitched, or Troughed Roofs". All load cases were evaluated in determining the limiting design conditions. The data table above provides the results for the limiting load case. Maximum leg reaction forces represent the highest load condition seen by any leg in the structure. All legs in the structure are designed to meet the maximum load conditions.

6Lx8C Sub-Array Design Conditions

- |  |  |
|--|--|
| Front Leg Height: 23 $\frac{3}{4}$ "<br>Rear Leg Height: 69 $\frac{1}{2}$ "<br>North-South Leg Spacing: 126"<br>West Span Leg Spacing: 11'-3"<br>East Span Leg Spacing: 11'-3"<br>Quantity Center Spans: 1<br>Center Span Leg Spacing: 11'-3"<br>East & West Overhang: 4'-3"<br>Overall Beam Length: 42'-3"<br>Front Edge Ground Clearance: 28"<br>Horizontal Rail Material: 5"x4"x $\frac{1}{4}$ " HSS<br>Top Rail Material: SF Rails<br>Qty Rails per Panel: 2<br>Top Rail Length: 242"<br>Top Rail Center Span: 134"<br>Top Rail Overhangs: 54" | Array Tilt Angle: 20 Degrees<br>Overall Array East-West Dim: 43'-4"<br>Number of Modules/Sub-Arrays: 48<br>Number of Sub-Arrays: 1<br>Module Columns/Sub-Array: 8<br>Number of Module Rows: 6<br>Module Orientation: Landscape<br>Module Column Spacing: $\frac{1}{2}$ "<br>Module Row Spacing: $\frac{1}{2}$ "<br>Module Model: HIS-250MG<br>Module Size: 38.70" x 64.76"<br>Individual Module Rating: 250 watt<br>Sub Array Power Rating: 12.00 kw<br>Total Power Rating: 12.00 kw |
|--|--|

NOT TO SCALE

**Plan View**




**Sheet 1 of 3**

**21<sup>st</sup> Century Power Solutions**

Date	Revision	Drawn By:	Review By:
02/12/2015	Original		MZ

Project:  
**Adashek Residence**  
 3211 Woodvalley Drive  
 Pikesville, MD 21208

**Solar Foundations USA**

6103 Winterhaven Drive Newark, DE 19702 Ph: (855) 738-7200 Fax: (866) 644-5665



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## Montgomery Soil Conservation District

18410 Muncaster Road - Derwood, MD 20855 - Phone (301) 590-2855  
www.montgomeryscd.org

July 11, 2018

Mrs. Amy Falcone  
C/O Bela Vita Farm

4901 Brookeville Rd., Brookeville, MD 20833

Dear Mrs. Falcone:

The purpose of this letter is to provide instructions for the installation of erosion control practices for the disturbed areas (0.5 acres) around the proposed greenhouse and solar photo voltaic (pvc) array to be constructed on the Bela Vita Frm located at 4901 Brookeville Road, Brookeville, Maryland 20833.

- The installation of the greenhouse and PVC array and the stabilization of the disturbed areas near the barn will not require any fill to be imported to the site. Installation of a berm on the North side of the structure and the diversion / swale on the South side will be built with fill derived from the excavation of the greenhouse site. If any fill does end up being needed to complete this project please contact the Montgomery Soil Conservation District (MSCD) office for a plan revision. These agricultural practices will be completed by October 31, 2018.

Site preparation and the sediment control guidelines:

- Contact the MSCD 72 hours before excavation/clearing is to begin.
- Contact Miss Utility at least 72 hours before any excavation or clearing.
- Install the silt fence as described in attached detail. See attached aerial map for location.
- Keep soil, mud, and debris off of the county roadway at all times. If woody vegetation, debris, or soil is displaced onto the road surface, it must be removed immediately.
- If needed, install a stabilized construction entrance. See attached detail. The Montgomery County Department of Permitting Services sediment control inspectors can levy fines if dirt or mud is from construction sites is tracked onto the roads.
- Seed and stabilize with straw mulch all exposed disturbed areas as soon as possible in the construction process. This should occur as soon as a section is completed.
- Slope Stability - Fill slopes shall be graded as flat as possible where feasible and reasonable. Slopes of 3:1 or flatter are recommended.

- Soil must be well compacted and graded properly. Place fill evenly in maximum 8 inch lifts and compact each lift with a minimum of four complete passes of a sheepsfoot roller, vibratory compaction equipment or track machine, as per landowner's discretion. Measures shall be installed on stable slopes (straw) after seeding.
- Divert runoff away from the greenhouse with a 15 ft wide x 0.7 ft deep grassed swale / diversion. See detail.
- Use erosion control matting in swale after it has been seeded to a minimum width of 10 ft. wide. Install using sod staples as as per detail.
- Topdress disturbed areas with a minimum of 6 inches of topsoil compacted at least by one pass by a roller or ecavation equipment.
- Adequate moisture shall be maintained in the seeded area during the germination period.
- Roof runoff from greenhouse to be captured in storage tank to be utilized in greenhouse structure. Contact the MSCD for size and design guidance or utilize private engineer.

Sincerely,

Paul Meyer  
Engineering Technician, MSCD

Enclosures:  
Silt Fence Detail  
Stabilized Construction Entrance Detail  
Grassed Waterway / Diversion Detail  
Erosion Control Matting Detail  
Aerial Plan View Map

CC: John Zawitoski, District Manager MSCD  
Charlotte Brewster, USDA/ NRCS District Conservationist Montgomery County  
Rick Brush, Montgomery DPS Land Development Chief  
Margaret Urban, Montgomery DPS Sediment Control Field Manager

Please, contact the Montgomery Soil Conservation District 72 hours before beginning the proposed land disturbance activity at 301-590-2855.

# Conservation Plan Map

7/10/2018

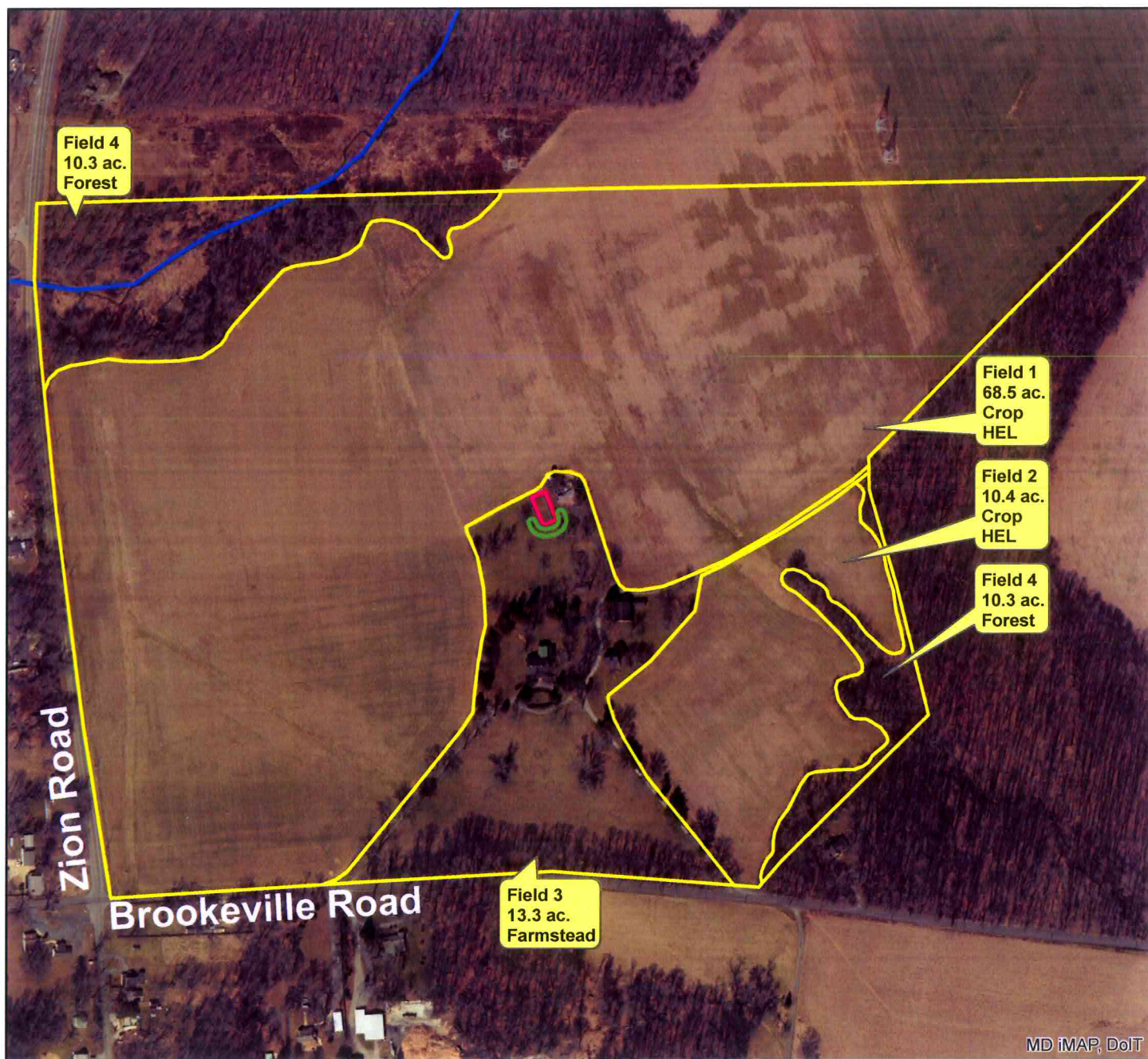
Owner: MONTEDORO LLC

MONTGOMERY COUNTY SERVICE CENTER

Operator: PLEASANT VALLEY FARM PARTNERSHIP LLP

Assisted By: BRANDY GIBBONS

Tract: 776



## Legend

 Planned Land Units

 Proposed Greenhouse

 Streams

 Proposed Berm





MONTGOMERY COUNTY SERVICE CENTER  
 18410 MUNCASTER RD  
 DERWOOD, MD 20855-1421  
 (301) 590-2855

CHARLOTTE BREWSTER  
 DISTRICT CONSERVATIONIST

## Conservation Plan

MONTE DORO LLC  
 PO BOX 214  
 BROOKEVILLE, MD 20833

PLEASANT VALLEY FARM PARTNERSHIP LLP  
 4401 BROOKEVILLE ROAD  
 BROOKEVILLE, MD 20833

**Crop**

Tract: 776

**Conservation Crop Rotation (328)**

Grow crops in a planned rotation to protect the soil from erosion; help control weeds, insects, and diseases; and improve the physical condition of the soil. Noxious weeds (Johnsongrass, shattercane, Canada thistle, plumeless thistle, musk thistle, bull thistle) must be controlled as required by State Law and not allowed to go to seed. The following rotation is planned on these fields: 2 years of corn for grain, 1 year of full season soybeans, and 1 year of small grains.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	68.5 ac	7	2018		
2	10.4 ac	7	2018		
Total:	78.9 ac				

**Integrated Pest Management (595)**

Manage infestations of weeds, insects and disease to reduce adverse effects on plant growth and crop production, and to prevent or mitigate pesticide risks to soil, water, air, plants, animals, and people. Implement an Integrated Pest Management (IPM) plan that includes pest prevention, avoidance, monitoring, and suppression strategies developed in accordance with University of Maryland Extension guidelines. Pesticide application records shall be maintained in accordance with the Maryland Department of Agriculture's requirements.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	68.5 ac	7	2018		
2	10.4 ac	7	2018		
Total:	78.9 ac				

### Nutrient Management (590)

Manage the amount, form, placement and timing of plant nutrient application to protect surface and groundwater from runoff and/or leaching of nutrients. A Nutrient Management Plan (NMP) will be developed and followed for each crop to be grown on each field. This NMP will be developed by a consultant licensed and certified by the Maryland Department of Agriculture. The Maryland Water Quality Improvement Act of 1998 requires all nutrient management plans to address both nitrogen and phosphorus as the limiting nutrients. The NMP will account for all sources and forms of plant nutrients applied for plant growth and production. The amount of all nutrients applied must be based on a current analysis of the soil's potential to produce a realistic yield. All fields will have current soil test analysis of not more than 3 years old. Plans should be implemented as written, and updated at least every 3 years or whenever there is a major change in the farming operation. Records will be kept which document, at a minimum; crops & crop acres, animal type and number, sources of nutrients applied including pounds/tons of commercial fertilizer and/or animal manure applied and how nutrients may have been incorporated. Records will note when the crops were planted, harvested, and the yields were obtained for each individual field or management unit.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	68.5 ac	7	2018		
2	10.4 ac	7	2018		
Total:	78.9 ac				

### Residue and Tillage Management, No-Till (329)

A continuous no-till system is used for all crops grown on these fields to control erosion, improve water quality, and improve soil organic matter. This practice leaves the soil and crop residue mostly undisturbed except where seed and fertilizer are placed in the ground. Tillage implements that result in significant disturbance (such as moldboard plows, chisels, and disks) are not be used with this system. Weeds will be controlled primarily by herbicides.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	68.5 ac	7	2018		
2	10.4 ac	7	2018		
Total:	78.9 ac				

The owner, Montedoro LLC, operates fields 3 and 4. Pleasant Valley Farm Partnership LLP operates fields 1 and 2.

CERTIFICATION OF PARTICIPANTS

Amy Falcone 7/11/2018  
MONTEODORO LLC DATE

\_\_\_\_\_  
PLEASANT VALLEY FARM DATE

CERTIFICATION OF:

DISTRICT CONSERVATIONIST  
\_\_\_\_\_  
CHARLOTTE BREWSTER DATE

CONSERVATION DISTRICT  
\_\_\_\_\_  
MONTGOMERY SCD DATE

PUBLIC BURDEN STATEMENT

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collections is 0578-0013. The time required to complete this information collection is estimated to average 45/0.75 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection information.

PRIVACY ACT

The above statements are made in accordance with the Privacy Act of 1974 (5 U.S.C 522a). Furnishing this information is voluntary; however failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice, or other state or federal law enforcement agencies, or in response to orders of a court, magistrate, or administrative tribunal.

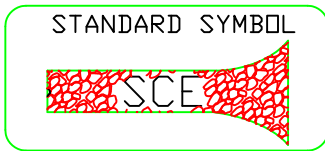
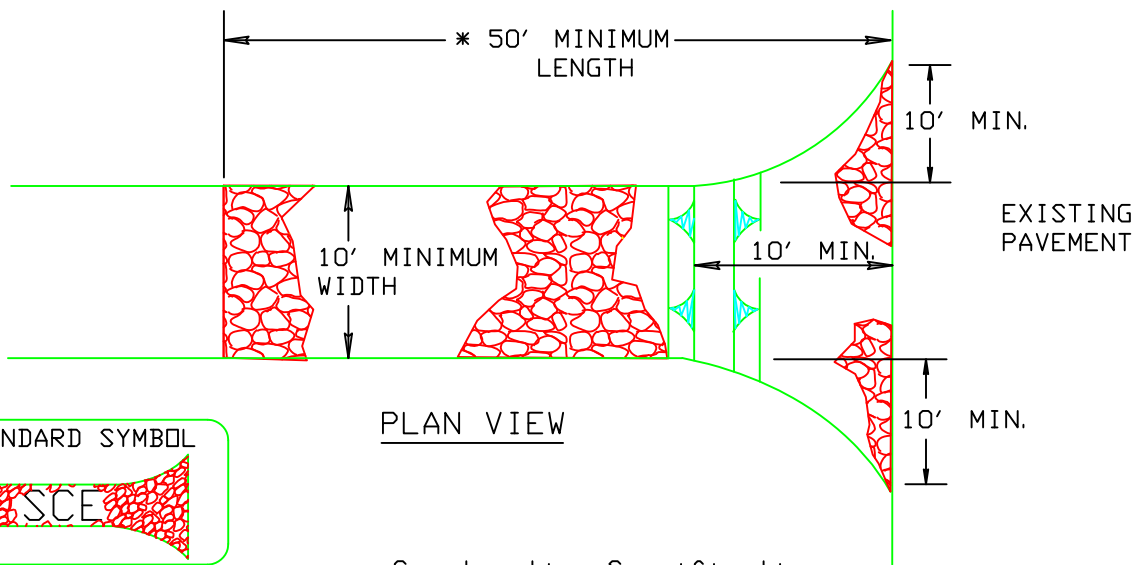
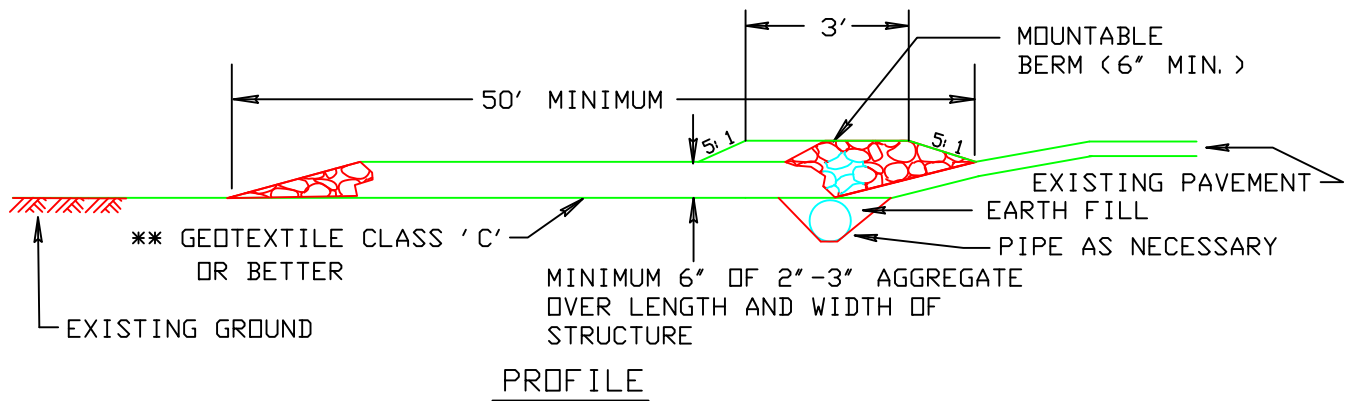
USDA NON-DISCRIMINATION STATEMENT

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers. If you believe you experienced discrimination when obtaining services from USDA, participating in a USDA program, or participating in a program that receives financial assistance from USDA, you may file a complaint with USDA. Information about how to file a discrimination complaint is available from the Office of the Assistant Secretary for Civil Rights. USDA prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex (including gender identity and expression), marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, complete, sign, and mail a program discrimination complaint form, available at any USDA office location or online at [www.ascr.usda.gov](http://www.ascr.usda.gov), or write to:

USDA Office of the Assistant Secretary for Civil Rights  
1400 Independence Avenue, SW.  
Washington, DC 20250-9410

Or call toll free at (866) 632-9992 (voice) to obtain additional information, the appropriate office or to request documents. Individuals who are deaf, hard of hearing, or have speech disabilities may contact USDA through the Federal Relay service at (800) 877-8339 or (800) 845-6136 (in Spanish). USDA is an equal opportunity provider, employer, and lender. Persons with disabilities who require alternative means for communication of program information (e.g., Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD).

# DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



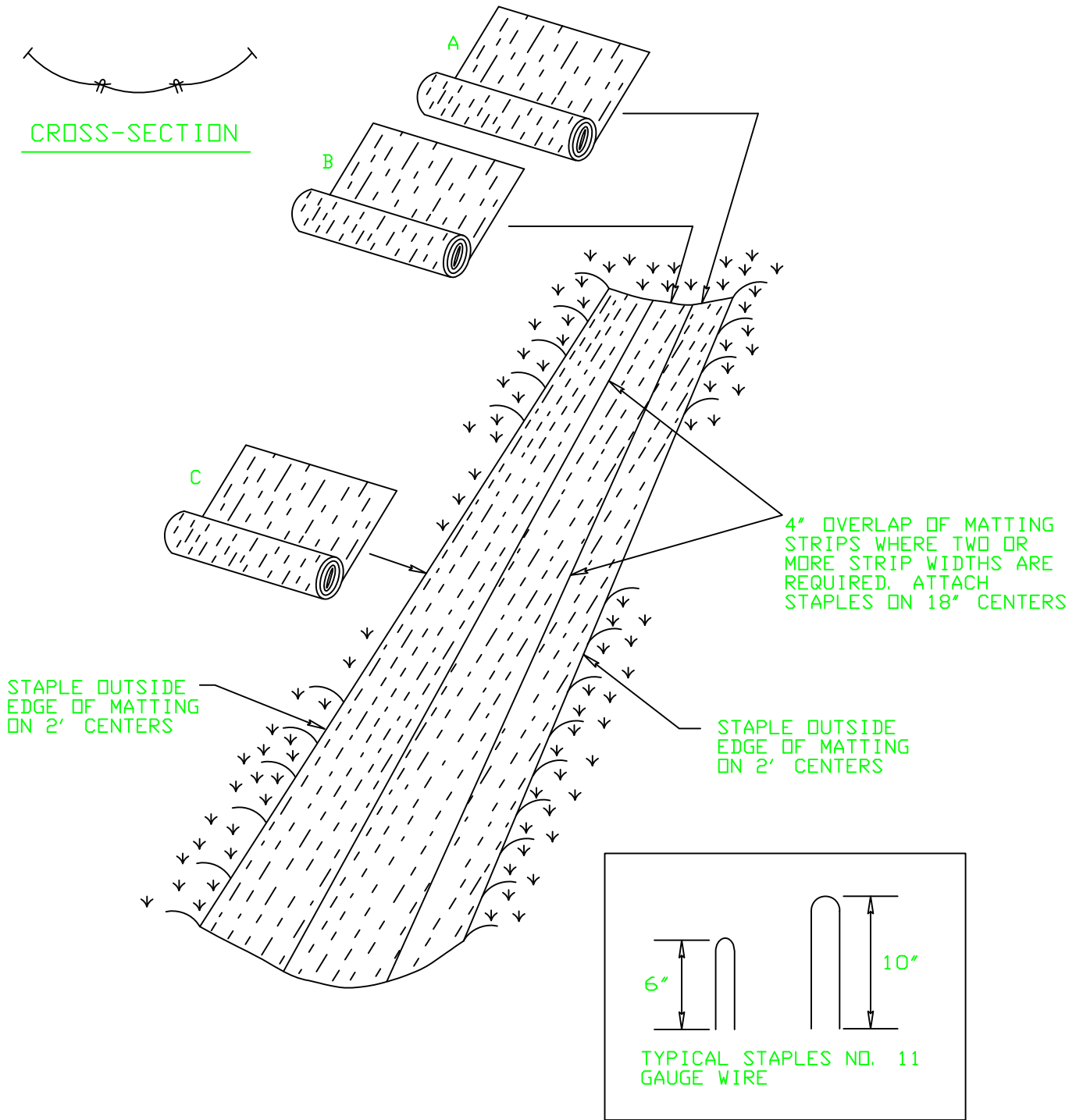
PLAN VIEW

Construction Specification

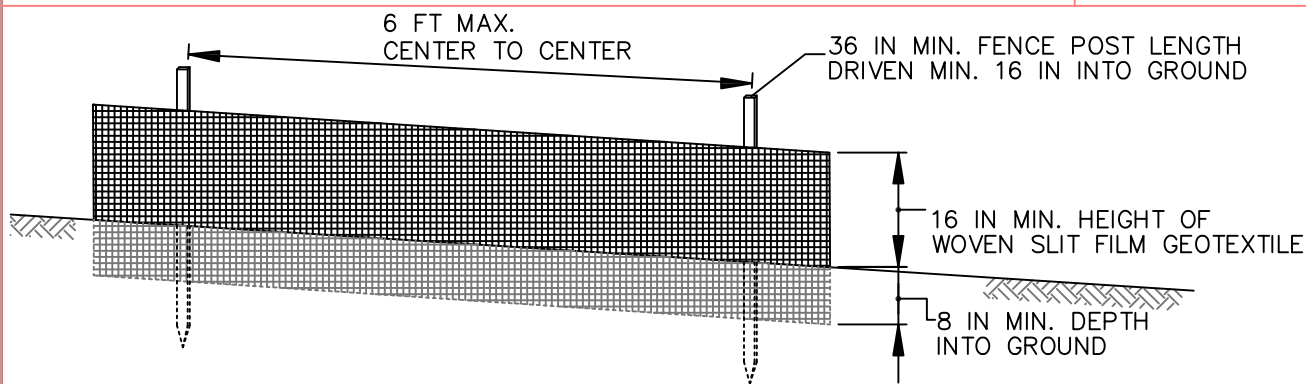
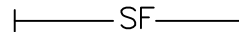
1. Length - minimum of 50' (\*30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. \*\*The plan approval authority may not require single family residences to use geotextile.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.



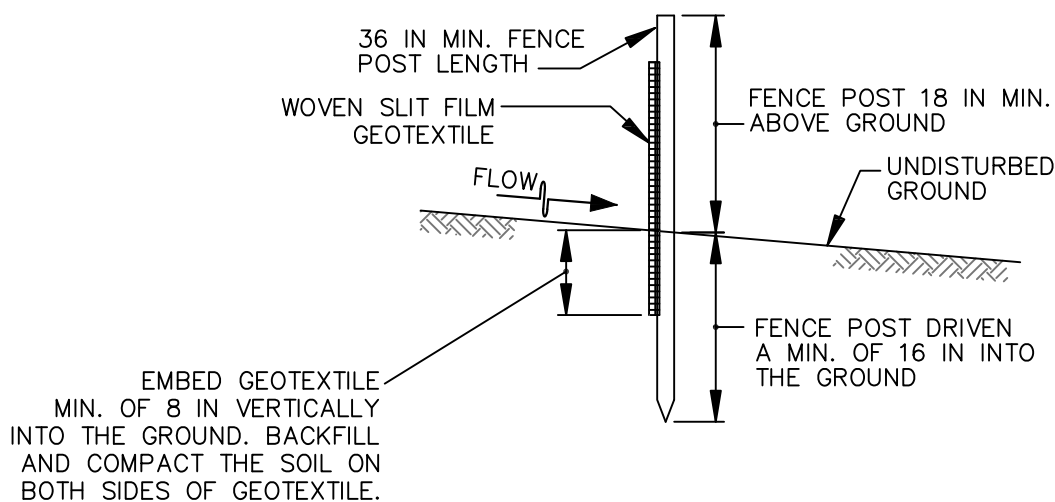
# DETAIL 30 - EROSION CONTROL MATTING



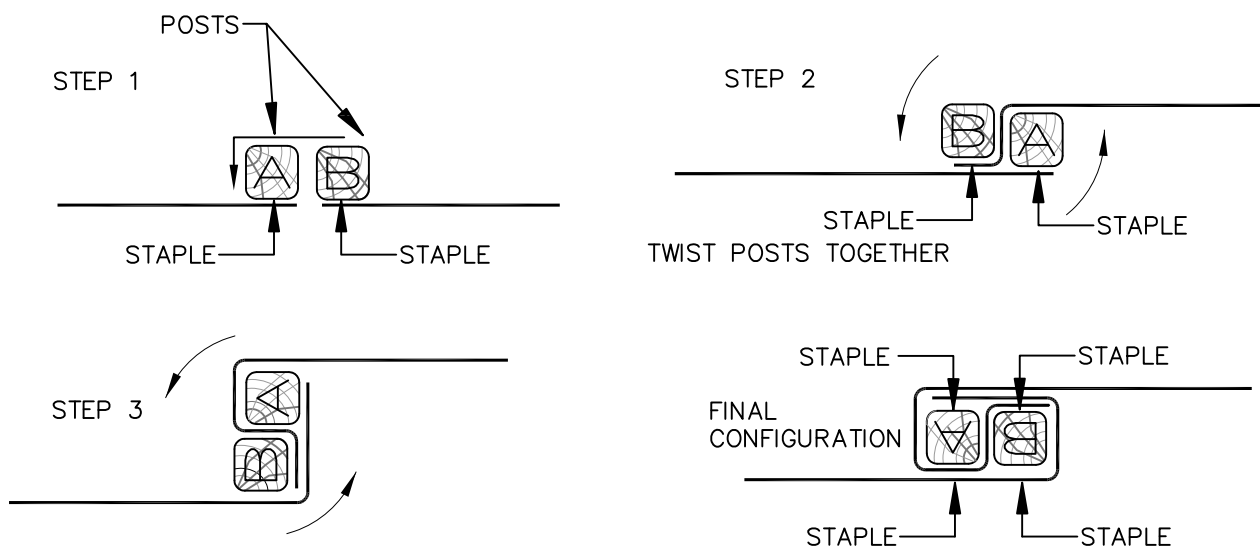
# DETAIL E-1 SILT FENCE



ELEVATION



CROSS SECTION



JOINING TWO ADJACENT SILT FENCE SECTIONS (TOP VIEW)

# DETAIL E-1 SILT FENCE

STANDARD SYMBOL



## CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS  $1\frac{3}{4} \times 1\frac{3}{4} \pm \frac{1}{6}$  INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "I" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

2 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

- Soil must be well compacted and graded properly. Place fill evenly in maximum 8 inch lifts and compact each lift with a minimum of four complete passes of a sheepsfoot roller, vibratory compaction equipment or track machine, as per landowner's discretion. Measures shall be installed on stable slopes (straw) after seeding.
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Paul Meyer  
Engineering Technician, MSCD

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# PERMANENT SEEDING NOTES

Seeding shall comply with NRCS Technical Guide IV - Critical Area Planting (342).

## 1. Soil Amendments:

- A) Fertilizer (10-20-20) shall be applied at 500 lb/ac. or 10lbs./ 1000 sq.ft.
- B) Lime shall be applied at 2 tons/ac. or 100lbs./ 1000 sq.ft.
- C) Incorporate lime and fertilizer in to the top 2 to 4 inches of soil by disking or other suitable means.

## 2. Seedbed Preparation:

- A) Soil shall be loosened to a depth of 2 inches by raking, disking, or other acceptable means prior to seeding.
- B) Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder or hydroseeder (slurry includes seed and fertilizer on a firm, moist seedbed). Maximum seeding depth should be 1/4" on clayey soil and 1/2" on sandy soils, when using other than hydroseeder method of application. Note: If hydroseeding is used and the seed and fertilizer is mixed, they will be mixed on site and the seeding shall be immediate without interruption.

## 3. Mulching

- A) Remaining disturbed areas shall be mulched with one of the following:
  - a) Straw or hay mulch applied at a rate of 2 tons per acre (90 lbs/1000sq.ft) and anchored immediately after placement.
  - b) Wood fiber or paper fiber mulch applied at a rate of 2000 lb. per acre or as recommend by the manufacturer.
  - c) Pelletized mulch applied at 60-75 lb. per 1000 sq.ft. in accordance with the manufacturer's recommendations.
  - d) Shredded bark mulch applied to a depth of 2-3 inches with a minimum ground cover of 85%.

## Permanent Seeding Summary

Seed Mixture (Hardiness Zone 7a)					Fertilizer Rate (10-20-20)	Lime rate
No.	species	application rate (lb/ac)	seeding dates	seeding depths		
1	turf type tall fescue	100	8/15-10/31	1/2 in	500lbs./ac. (10lbs./1000s.f.)	2 Tons/ac. (100lbs./1000s.f.)
2	perennial rye grass	25	8/15-10/31	1/2 in		
3	cereal rye grain	25	8/15-10/31	1/2 in		

Seeding Dates, Zone 7a : Feb 15th - April 30th

Aug 15th - Oct 31th





38  
inches

Powder coated aluminum  
Copper flashing

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

**Owner's mailing address**

Amy & Angelo Falcone  
 4901 Brookeville Rd  
 Brookeville, MD 20833

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

Jason Riggs  
 4900 Brookeville Rd  
 Brookeville, MD 20833

Robert Riggs  
 4900 Brookeville Rd  
 Brookeville, MD 20833

There are not any neighbors that  
 adjoin close enough to be affected  
 by the position of green house.  
 Everyone is more than 500 yards away.