

IN THE MATTER OF * BEFORE THE
 WESLEY AND REBECCA JENSON, * BOARD OF APPEALS
 v/a ARROWWOOD SHEPHERDS, INC. * OF HOWARD COUNTY
 CASE NO. BA 09-030C

ORDER

The Board of Appeals met on February 28, 2012 to consider the Order of the Circuit Court in Circuit Court Case #13-C-10-84855, dated November 18, 2011, wherein the Court affirmed the Board of Appeals Decision in BA 09-030C dated October 20, 2010, and further ordered that the same be remanded to the Howard County Board of Appeals for the limited purpose of amending any terms and conditions such as, but not limited to, fine lines that have been affected by the Order and not to be inconsistent with this Order, and

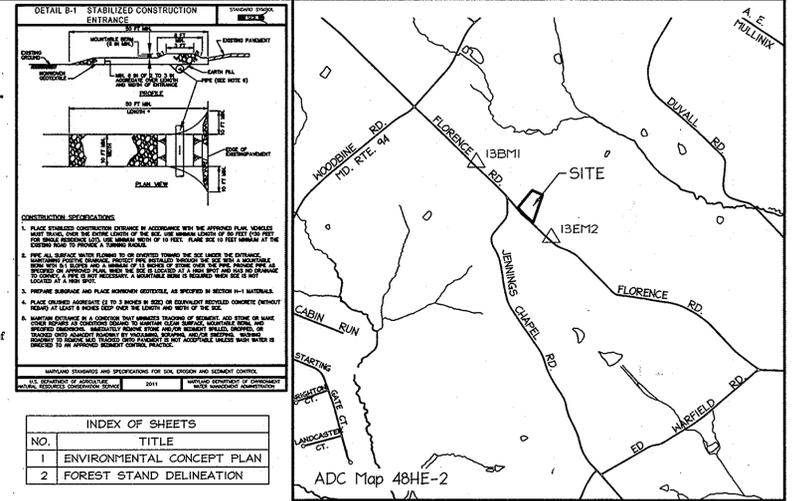
In accordance with the Court's directive, the Board of Appeals, on this 28th day of February, 2012, ORDERS:

That the effective date of the Board's approval of the amended petition in this case be February 28, 2012; and

That the Board hereby amends Condition number 6 of the Board's Decision and Order dated October 20, 2010, to state: "Within 15 months of February 28, 2012, the approval date of this altered conditional use, the Petitioners shall install a buffer of Leyland cypress trees along the fence line facing Florence Road, west of the personal residence."

ATTEST:
 HOWARD COUNTY BOARD OF APPEALS
 Alison Mathews, Board Secretary
 John L. Hayes, Vice Chairman
 Maurice Stimpkins
 Barry M. Swadlow, Asst. County Solicitor

APPROVED AS TO FORM:
 HOWARD COUNTY OFFICE OF LAW
 BARBARA M. COOK, COUNTY SOLICITOR
 Barry M. Swadlow, Asst. County Solicitor



VICINITY MAP
 1" = 2000'

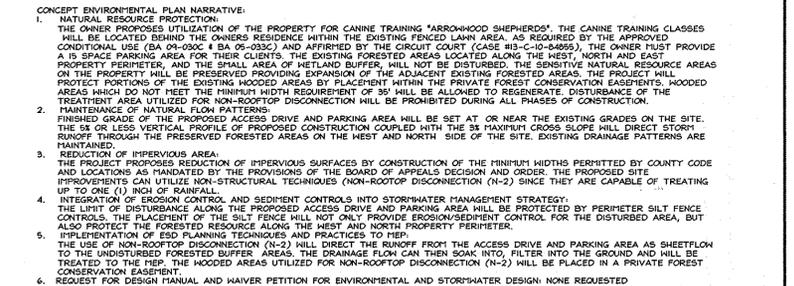
- INDEX OF SHEETS
- | NO. | TITLE |
|-----|----------------------------|
| 1 | ENVIRONMENTAL CONCEPT PLAN |
| 2 | FOREST STAND DELINEATION |
- NOTES:
- EXISTING ZONING: RC-DEO (RURAL CONSERVATION-DENSITY EXCHANGE OPTION)
 - DEED REFERENCE: LIBER 054, FOLIO 541
 - TOTAL AREA: 5.1436 AC
 - THE BOUNDARY SHOWN IS BASED ON A FIELD RUN SURVEY BY LDE INC. DATED 2/20/01
 - THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM LOT AREA AND OWNERSHIP WIDTH AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, AND EXISTING WELLS HAVE BEEN SHOWN WITHIN 100 FEET WHICH MAY AFFECT THIS PROPOSAL.
 - ALL DOG TRAINING EQUIPMENT IS REMOVABLE. THERE ARE NO KENNELS LOCATED ON THE PROPERTY.
 - THIS PLAN IS SUBJECT TO APPROVED BOARD OF APPEALS BA 09-030C AND AS MODIFIED BY BA 12-027C.
 - THIS PLAN IS SUBJECT TO HP 12-147. ON AUGUST 10, 2012, THE PLANNING DIRECTOR DENIED THE REQUEST TO HAVE SECTION 16.05-03 WHICH REQUIRES A SITE DEVELOPMENT PLAN FOR CONSTRUCTION FOR CONDITIONAL USES IN RESIDENTIAL ZONING DISTRICTS. DENIAL WAS BASED ON THREE (3) REASONS.
 - EXISTING DWELLING OWNERS RESIDENCE
 - FENCED LAWN AREA, CANNIE TRAINING (SEE DECISION 4 ORDER FOR TERMS OF OPERATION).
 - NUMBER OF EMPLOYEES: 1
 - PARKING TABULATION PER SECTION 133 OF THE HOWARD COUNTY ZONING REGULATIONS
 - EXISTING PARKING AREAS PROVIDED IN ATTACHED GARAGE
 - CANNIE TRAINING (15 SPACES PER CONDITION 3), 14 (4' x 8') REGULAR SPACES, 1 (9' x 10') HANDICAP SPACE
 - LANDSCAPING FOR THIS PROJECT IS NOT REQUIRED SINCE NO NEW LOTS ARE BEING CREATED AND THE PROJECT MAINTAINS A 20' MIN. EXISTING HOODED BUFFER BETWEEN THE PROJECT'S PROPOSED ON-SITE USES AND ADJACENT PROPERTIES.
 - THE PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1000 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETENTION OF 0.56 ACRES OF FOREST IN PRIVATE EASEMENTS #1 AND #2.
 - THIS PROJECT WILL UTILIZE THE HOWARD SOIL CONSERVATION DISTRICT STANDARD EROSION AND SEDIMENT CONTROL PLAN FOR MINOR EARTH DISTURBANCES ON THE PROJECT SITE WITH THE REQUIREMENTS OF SECTION 16.1000 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETENTION OF 0.56 ACRES OF FOREST IN PRIVATE EASEMENTS #1 AND #2.
 - STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY UTILIZATION OF NON-ROOFTOP DISCONNECTION (N-2).
 - ALL DOG TRAINING EQUIPMENT IS REMOVABLE. THERE ARE NO KENNELS LOCATED ON THE PROPERTY.
 - THIS PLAN IS SUBJECT TO APPROVED BOARD OF APPEALS BA 09-030C AND AS MODIFIED BY BA 12-027C.
 - THIS PLAN IS SUBJECT TO HP 12-147. ON AUGUST 10, 2012, THE PLANNING DIRECTOR DENIED THE REQUEST TO HAVE SECTION 16.05-03 WHICH REQUIRES A SITE DEVELOPMENT PLAN FOR CONSTRUCTION FOR CONDITIONAL USES IN RESIDENTIAL ZONING DISTRICTS. DENIAL WAS BASED ON THREE (3) REASONS.
 - EXISTING DWELLING OWNERS RESIDENCE
 - THE HAVNER REQUEST NULLIFIES THE INTENT AND PURPOSE OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS
 - CONCEPT ENVIRONMENTAL PLAN NARRATIVE:
 - NATURAL RESOURCE PROTECTION: THE OWNER PROPOSES UTILIZATION OF THE PROPERTY FOR CANNIE TRAINING "ARROWWOOD SHEPHERDS" THE CANNIE TRAINING CLASSES WILL BE LOCATED BEHIND THE OWNERS RESIDENCE WITHIN THE EXISTING FENCED LAWN AREA AS REQUIRED BY THE APPROVED CONDITIONAL USE (BA 09-030C & BA 09-030C) AND AFFIRMED BY THE CIRCUIT COURT (CASE #13-C-10-84855). THE OWNER MUST PROVIDE AN OFF-SITE PARKING AREA FOR THEIR CLIENTS. THE EXISTING FORESTED AREAS LOCATED ALONG THE WEST, NORTH AND EAST PROPERTY PERIMETER, AND THE SMALL AREA OF WETLAND BUFFER, WILL NOT BE DISTURBED. THE SENSITIVE NATURAL RESOURCE AREAS ON THE PROJECT SITE WILL BE PRESERVED. THERE ARE NO KENNELS LOCATED ON THE PROPERTY. THE PROJECT WILL PROTECT PORTIONS OF THE EXISTING HOODED AREAS BY PLACEMENT WITHIN THE PRIVATE FOREST CONSERVATION EASEMENTS, HOODED AREAS WILL NOT MEET THE MINIMUM WIDTH REQUIREMENT OF 35' WHICH IS ALLOWED TO REGENERATE. DISTURBANCE OF THE TREATMENT AREA UTILIZED FOR NON-ROOFTOP DISCONNECTION WILL BE PROHIBITED DURING ALL PHASES OF CONSTRUCTION.
 - MAINTENANCE OF NATURAL FLOW PATTERNS: FINISHED GRADE OF THE PROPOSED ACCESS DRIVE AND PARKING AREA WILL BE SET AT OR NEAR THE EXISTING GRADES ON THE SITE. THE 5% OR LESS VERTICAL PROFILE OF PROPOSED CONSTRUCTION COUPLED WITH THE 3% MAXIMUM CROSS SLOPE WILL DIRECT STORM RUNOFF THROUGH THE PRESERVED FORESTED AREAS ON THE WEST AND NORTH SIDE OF THE SITE. EXISTING DRAINAGE PATTERNS ARE MAINTAINED.
 - REDUCTION OF IMPERVIOUS AREA: THE PROJECT PROPOSES REDUCTION OF IMPERVIOUS SURFACES BY CONSTRUCTION OF THE MINIMUM WIDTHS PERMITTED BY COUNTY CODE AND LOCATIONS AS MANDATED BY THE BOARD OF APPEALS DECISION AND ORDER. THE PROPOSED SITE IMPROVEMENTS CAN UTILIZE NON-STRUCTURAL TECHNIQUES (NON-ROOFTOP DISCONNECTION (N-2)) SINCE THEY ARE CAPABLE OF TREATING UP TO ONE (1) INCH OF RAINFALL.
 - INTEGRATION OF EROSION CONTROL AND SEDIMENT CONTROLS INTO STORMWATER MANAGEMENT STRATEGY: THE LIMIT OF DISTURBANCE ALONG THE PROPOSED ACCESS DRIVE AND PARKING AREA WILL BE PROTECTED BY PERIMETER SILT FENCE CONTROL OF THE EROSION OF THE SITE. THE PERIMETER SILT FENCE WILL PROVIDE EROSION/SEDIMENT CONTROL FOR THE DISTURBED AREA, AND ALSO PROTECT THE FORESTED RESOURCE ALONG THE WEST AND NORTH PROPERTY PERIMETER.
 - IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES TO HELP THE USE OF NON-ROOFTOP DISCONNECTION (N-2) WILL DIRECT THE RUNOFF FROM THE ACCESS DRIVE AND PARKING AREA AS SHEETFLOW TO THE UNDISTURBED FORESTED BUFFER AREAS. THE DRAINAGE FLOW CAN THEN SOAK INTO, FILTER INTO THE GROUND AND WILL BE TREATED AS THE PERIMETER SILT FENCE AND HOODED AREAS UTILIZED FOR NON-ROOFTOP DISCONNECTION (N-2) WILL BE PLACED IN A PRIVATE FOREST CONSERVATION EASEMENT.
 - REQUEST FOR DESIGN MANUAL AND HAVNER PETITION FOR ENVIRONMENTAL AND STORMWATER DESIGN: NONE REQUESTED

Based upon the foregoing, it is this 20th day of October, 2010, by the Howard County Board of Appeals, ORDERED:

That the amended petition of Wesley and Rebecca Jenson, v/a Arrowwood Shepherds, Inc., petitioners, to alter a previously approved Conditional Use for a dog kennel and pet grooming establishment in an RC-DEO (Rural Conservation - Density Exchange Option) Zoning District is hereby GRANTED, subject to the following conditions:

- The Conditional Use shall be limited to (i) dog training activities previously approved under the Conditional Use; (ii) parking related to the dog training activities; and (iii) the housing of the Petitioners' personal pets (9 dogs), as described in the amended petition and conditional use plan submitted to the Board On June 29, 2010 as Applicants' Exhibit #1, and not to any other activities, uses, or structures on the Property.
- No more than 10 dogs (exclusive of the Petitioners' personal pets) shall be kept on the Property for dog training purposes at any given time Monday through Friday.
- No more than 15 dogs (exclusive of the Petitioners' personal pets) shall be kept on the Property for dog training purposes at any given time Saturday through Sunday.
- No dog training activities shall occur on the Property between the hours of sunset and 9:00 a.m.
- No outdoor lighting shall be installed and no sound amplification devices shall be used in connection with dog training activities on the Property.
- Within 15 months of the approval date of this altered conditional use, the Petitioners shall install a buffer of Leyland cypress trees along the fence line facing Florence Road, west of the personal residence.
- The Conditional Use, as amended, shall be personal to Wesley and Rebecca Jenson and shall expire immediately in the event either Wesley Jenson and/or Rebecca Jenson does not occupy the Property as their/his/her own personal residence.
- Neither the garage nor the rear yard of the house may be used for activities under this conditional use.
- The Petitioner shall comply with all applicable Federal, State, and County laws and regulations.

ATTEST:
 HOWARD COUNTY BOARD OF APPEALS
 Alan Nicholas, Secretary
 Albert Hayes, Chairman
 John L. Hayes, Vice Chairman
 Maurice Stimpkins
 Barry M. Swadlow, Asst. County Solicitor



NOTE: Approval of this Environmental Concept Plan (ECP) does not constitute an approval of any subsequent or associated subdivision and/or site development plan. Review of this project for compliance with the Howard County Subdivision and Land Development Regulations and the Howard County Zoning Regulations shall occur at the subdivision and site plan stages. Therefore, the applicant and consultant should expect additional and more detailed comments (including those that may alter overall site design) as this project progresses.

Concept Plan Proposal

THE STORMWATER PROPOSAL FOR THIS PROJECT WILL UTILIZE NON-STRUCTURAL ESD UTILIZING NON-ROOFTOP DISCONNECTION. THE AREA PROPOSED FOR DEVELOPMENT OF THE ACCESS DRIVEWAY AND PARKING AREA WILL FLOW INTO THE FORESTED AREA LOCATED ALONG THE WEST AND NORTH SIDE OF THE PROPERTY. UTILIZATION OF THIS TREATMENT METHOD WILL PLACE THE DEVELOPED AREA BACK TO WOODS IN 15000' CONDITION. THE EXISTING HOODED AREAS WILL BE PROTECTED FROM DEVELOPMENT BY PLACEMENT OF SILT FENCE AT THE LIMIT OF DISTURBANCE DURING CONSTRUCTION AND PLACEMENT OF THE WOODS AFTER DEVELOPMENT IN PRIVATE FOREST CONSERVATION EASEMENTS.

SITE ANALYSIS DATA:

1. Total Project Area:	5.14 AC
2. Wetlands and Wetland Buffer Area:	0.006 AC
3. 100 Year Floodplain and Buffer Area:	0.00 AC
4. Forested Area:	0.40 AC
5. Steep Slope Area (15% or Greater):	0.18 AC
6. Erodeable Soils:	2.14 AC
7. Limits of Disturbance:	0.44 AC
8. Proposed Site Uses:	
a. Green Open Area:	4.47 AC
b. Impervious Area:	0.77 AC (15%)
c. Existing:	0.44 AC (8.6%)
d. Proposed:	0.44 AC (8.6%)

STORMWATER MANAGEMENT SUMMARY TABLE

RECEIVING AREA	PRACTICE	LOCATION	AREA TREATED	VOLUME (ESDV)
1	NON-ROOFTOP DISCONNECTION (N-2)	SH DRIVEWAY	7000 SF	554 CF
2	NON-ROOFTOP DISCONNECTION (N-2)	NN DRIVEWAY	5400 SF	427 CF
3	NON-ROOFTOP DISCONNECTION (N-2)	PARKING AREA	6600 SF	523 CF
TOTAL			19,000 SF	1504 CF
			ESDV REQ'D	= 1504 CF

SOILS LEGEND:

GgA - Glenelig Loam, 0 to 3 percent slopes	B
GgB - Glenelig Loam, 3 to 8 percent slopes	B
GgC - Glenelig Loam, 8 to 15 percent slopes	B
GmB - Glenelig Silt Loam, 3 to 8 percent slopes	C

STORMWATER MANAGEMENT PRACTICE
 3101 FLORENCE ROAD | DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction, (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", and revisions thereto.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 3 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 5 days on all other disturbed or graded areas on the project site.
- All sediment traps/basins shall be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (Section 6) for permanent seeding, sod, temporary seeding, and mulching. Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area of Site:	5.14 Acres
Area Disturbed:	0.44 Acres
Area to be roofed or paved:	0.44 Acres
Area to be vegetatively stabilized:	0.44 Acres
Total Cut:	130 Cu. Yds. #
Total Fill:	130 Cu. Yds. #
- Contractor shall complete their own earthwork analysis Offsite waste/borrow area location: N/A
- All sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- All sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three lengths or that which can be back filled and stabilized within one working day, whichever is shorter.
- A project is to be sequenced so that grading activities begin on one grading unit (maximum acreage of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the enforcement authority. Unless otherwise specified and approved by the approval authority, no more than 30 acres cumulatively may be disturbed at a given time.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

1-17-14 DATE

1-15-14 DATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER: BRUCE D. BURTON
 DATE: 1/20/13

BRUCE D. BURTON
 PROFESSIONAL ENGINEER

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER: WESLEY JENSON
 DATE: 1-2-14

LDE Inc.
 Engineers • Surveyors • Planners
 Historic Carriage House • 7520 Main Street • Suite 203 • Sykesville, Maryland • 21784
 (410)795-6391 • (410)795-9340 • FAX(410)795-9340 • www.LandSurveyorsMD.com

DESIGNED: BDB ENVIRONMENTAL CONCEPT PLAN
 ARROWWOOD SHEPHERDS, INC.

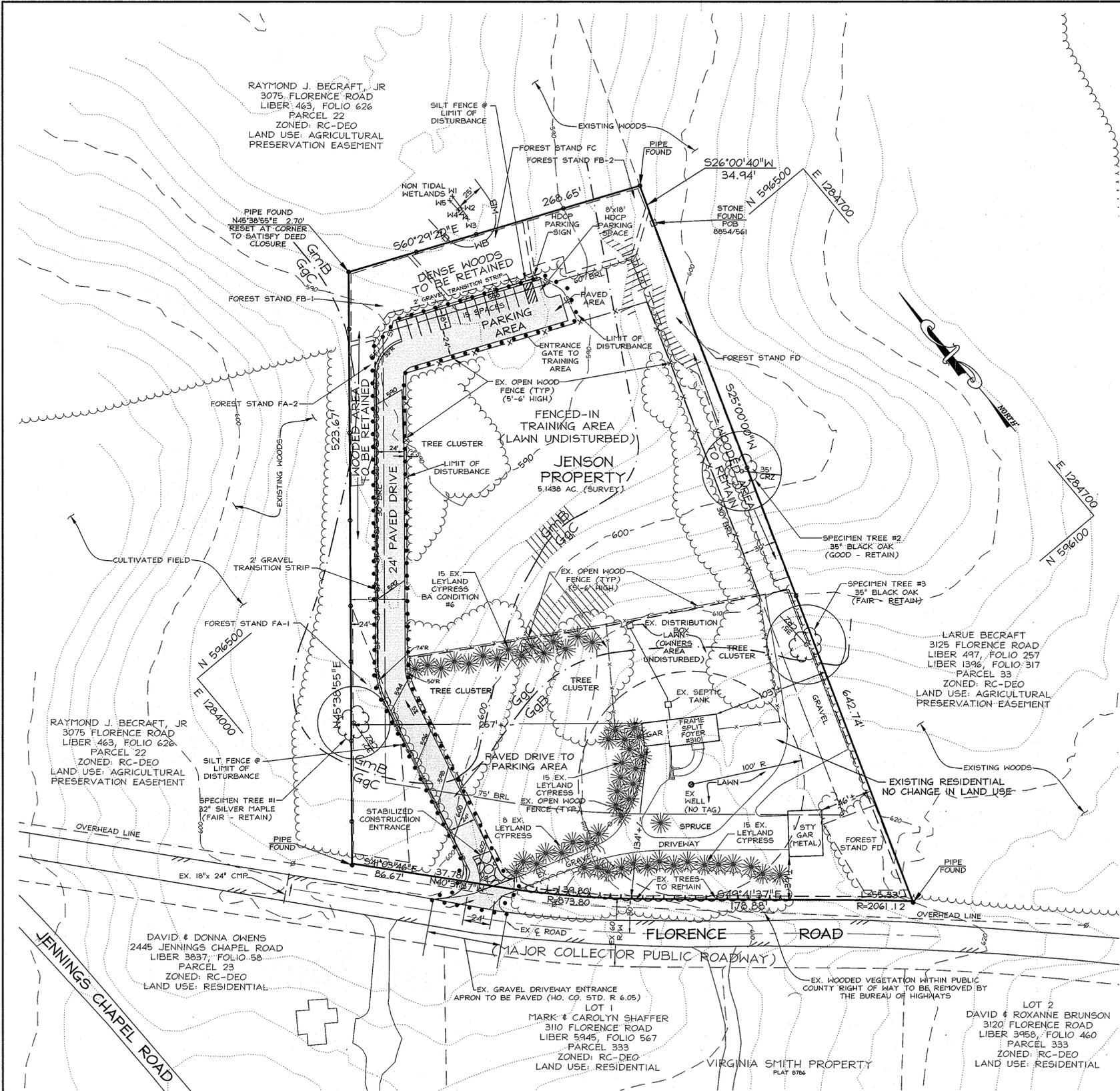
DRAWN: LDE #3101 FLORENCE ROAD
 JENSON PROPERTY

CHECKED: BDB TAX MAP 13 GRID 9 PARCEL 137
 4TH ELECTION DISTRICT HOWARD COUNTY MD

DATE: 12/2013 Previous Submittals: BA 09-030C, WP 12-167, BA 12-027C

OWNER/PETITIONER: Wesley L. & Rebecca M. Jenson
 3101 Florence Road
 Woodbine, MD 21747-7832
 410-804-2714

SCALE: 1" = 50'
 DRAWING: 1 OF 2
 JOB NO.: 09-200.07
 FILE NO.:



GENERAL NOTES

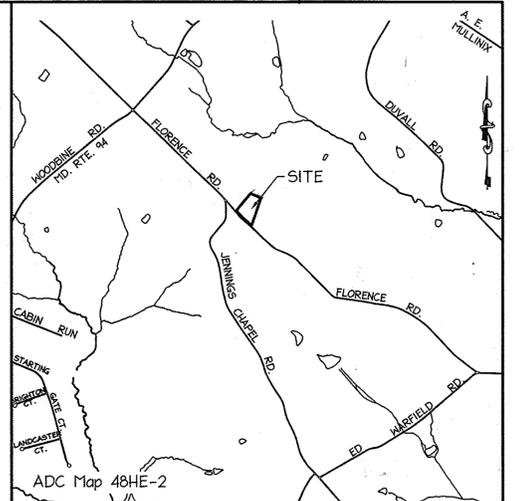
- a. Total Site Area: 5.14 Acre
- b. Total Forest Area: 0.90 Acre
 - Stand FA 0.30 Acre
 - Sub-Stand FA-1 0.23 Acre
 - Sub-Stand FA-2 0.07 Acre
 - Stand FB 0.25 Acre
 - Sub-Stand FB-1 0.11 Acre
 - Sub-Stand FB-2 0.14 Acre
 - Stand FC 0.12 Acre
 - Stand FD 0.23 Acre
- c. Total Floodplain Area: 0.00 Acre
- Forested Floodplain Area: 0.00 Acre
- d. No rare, threatened, or endangered species are known to exist on the property.
- e. No known historic structures are located on the property.
- f. Forest stand delineation field work conducted by Kenneth R. Wallis of Klebasco Environmental, LLC on September 17, 2012.
- g. Three (3) specimen trees exist on the property and their approximate locations are denoted on the plan.
- h. A formal wetland delineation in accordance with the 1987 Corps of Engineers' Wetland Delineation Manual and the Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region was performed by Kenneth R. Wallis of Klebasco Environmental, LLC on September 19, 2012. Although no jurisdictional waters of the U.S., including non-tidal wetlands, exist on the property. Non-tidal wetlands were identified just to the northwest of the property. The field located limits of the non-tidal wetlands are shown on the Forest Stand Delineation Plan.
- i. Watershed designation: Upper Patuxent 0213104

SPECIMEN TREE LIST

ID	Common Name	Species Name	DBH (inches)	Condition
1	silver maple	Acer saccharinum	32	Fair - dieback
2	black oak	Quercus velutina	35	Good
3	black oak	Quercus velutina	35	Fair - broken limbs

NOTES:

1. EXISTING ZONING: RC-DEO (RURAL CONSERVATION-DENSITY EXCHANGE OPTION)
2. DEED REFERENCE: LIBER 8954 FOLIO 561
3. TOTAL AREA: 5.1438 AC± CHANGE IN LAND USE FROM RESIDENTIAL: 3.14 AC±
4. THE BOUNDARY SHOWN IS BASED ON A FIELD RUN SURVEY BY LDE INC. DATED 2/2009
5. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM LOT AREA AND OWNERSHIP WIDTH AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, EXISTING WELLS HAVE BEEN SHOWN WITHIN 100 FEET WHICH MAY AFFECT THIS PROPOSAL.
6. THIS PROJECT UTILIZES EXISTING PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
7. LIMIT OF DISTURBANCE: 19,000 SQUARE FEET.
8. PROPOSED ON-SITE USES:
 - A. EXISTING DWELLING: OWNERS RESIDENCE
 - B. FENCED LAWN AREA: CANINE TRAINING (SEE DECISION & ORDER FOR TIMES OF OPERATION)
 - C. NUMBER OF EMPLOYEES: 1
10. PARKING TABULATION PER SECTION 133 OF THE HOWARD COUNTY ZONING REGULATIONS
 - A. EXISTING DWELLING (2 SP/DU): 2 SPACES PROVIDED IN ATTACHED GARAGE
 - B. CANINE TRAINING: (15 SPACES/PER CONDITION 3); 14 (4' x 18') REGULAR SPACES, 1 (8'x18') HANDICAP SPACE
11. LANDSCAPING FOR THIS PROJECT IS NOT REQUIRED SINCE NO NEW LOTS ARE BEING CREATED AND THE PROJECT MAINTAINS A 20' MIN. EXISTING WOODED BUFFER BETWEEN THE PROJECTS PROPOSED ON-SITE USES AND ADJACENT PROPERTIES.
12. THE PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETENTION OF 0.56 ACRES OF FOREST IN PRIVATE EASEMENTS #1 AND #2.
13. THIS PROJECT WILL UTILIZE THE HOWARD SOIL CONSERVATION DISTRICT STANDARD EROSION AND SEDIMENT CONTROL PLAN FOR MINOR EARTH DISTURBANCES BETWEEN 5,000 SQUARE FEET AND 30,000 SQUARE FEET SINCE THE PROPOSED LIMIT OF DISTURBANCE IS 19,000 SQUARE FEET.
14. STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY UTILIZATION OF NON-ROOFTOP DISCONNECTION (N-2).
15. ALL DOG TRAINING EQUIPMENT IS MOVABLE. THERE ARE NO KENNELS LOCATED ON THE PROPERTY.



FOREST CONSERVATION WORKSHEET
VERSION 1.0
(Enter in Yellow Cells)

NET TRACT AREA:

A. Total tract area.....=	5.14
B. Area within 100 year floodplain.....=	0.00
C. Area to remain in residential land.....=	2.00
D. Net tract area.....=	3.14

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	0	1

E. Afforestation Threshold.....= 15% x D = 0.47

F. Conservation Threshold.....= 15% x D = 0.47

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain).....=	0.90
H. Area of forest above afforestation threshold.....=	0.43
I. Area of forest above conservation threshold.....=	0.43

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation.....=	0.56
K. Clearing permitted without mitigation.....=	0.34

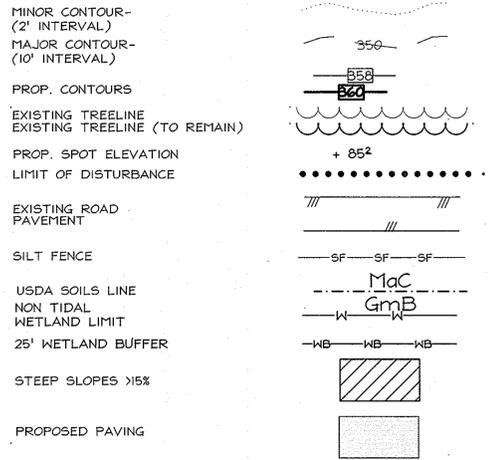
PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared.....=	0.00
M. Total area of forest to be retained.....=	0.90

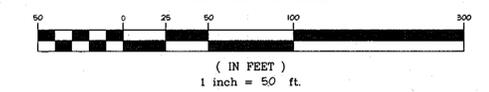
PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold.....=	0.00
P. Reforestation for clearing below conservation threshold.....=	0.00
Q. Credit for retention above conservation threshold.....=	0.43
R. Total reforestation required.....=	0.00
S. Total afforestation required.....=	0.00
T. Total reforestation and afforestation required.....=	0.00

LEGEND



GRAPHIC SCALE



MAPPED SOIL TYPES

Symbol	Soil Description	K-Factor	Hydric
GgB	Glenelg Loam, 3-8% slopes	0.20	No
GgC	Glenelg Loam, 8-15% slopes	0.20	No
GmB	Glenville Silt Loam, 3-8% slopes	0.37	Partially

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER: *Bruce D. Burton* DATE: 2/6/14

SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER: *Bruce D. Burton* DATE: 2/6/14

BRUCE D. BURTON, P.E. 19184

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER: *Wesley Jensen* DATE: 2-18-14

WESLEY JENSEN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief DATE: 2-25-14

CHIEF, DEVELOPMENT ENGINEERING DIVISION

Chief DATE: 2-25-14

CHIEF, DIVISION OF LAND DEVELOPMENT

Plan prepared by:
Klebasco Environmental, LLC
8373 Piney Orchard Parkway, Suite 207
Odenton, Maryland 21113
Phone: (410) 672-5590
Fax: (410) 672-5593

10-2-12
Kenneth R. Wallis
Qualified Professional
CoMar 08.19.06.01

LDE Inc.
Engineers • Surveyors • Planners
Historic Carriage House • 7520 Main Street • Suite 203 • Sykesville, Maryland • 21784
(410)795-6391 • (410)795-6392 • FAX(410)795-9540 • www.Landsurveyormd.com

DESIGNED	BDB	FOREST STAND DELINEATION PLAN	SCALE	1"=50'
DRAWN	LDE	ARROWWOOD SHEPHERDS, INC.	DRAWING	2 OF 2
CHECKED	BDB	#3101 FLORENCE ROAD JENSON PROPERTY L.8854 / F.561	JOB NO.	09-200.07
DATE	12/2013	TAX MAP 13 GRID 9 PARCEL 137 4TH ELECTION DISTRICT HOWARD COUNTY MD	FILE NO.	

Previous Submittals: BA 09-030C, WP 12-167, BA 12-027C
OWNER/PETITIONER: Wesley L. & Rebecca M. Jensen
3101 Florence Road
Woodbine, MD 21797-7832
410-804-2714