

SUPPLEMENTAL STORM WATER MANAGEMENT, SIMPLIFIED FOREST STAND DELINEATION & FOREST CONSERVATION PLAN

JAGWOOD FARMS

LOTS 1-3
 A RESUBDIVISION OF LOT 1 OF "LOTS 1 & 2 E. ALEXANDER ADAMS AND MARION HARLESS PROPERTY PLAT #10147"
 AND MARION HARLESS PROPERTY PLAT #10147"

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C
GgA	GLENNELG LOAM, 0 TO 3 PERCENT SLOPES	B
GgB	GLENNELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENNELG LOAM, 8 TO 15 PERCENT SLOPES	B
GmA	GLENNVILLE SILT LOAM 0 TO 3 PERCENT SLOPES	C
GmB	GLENNVILLE SILT LOAM 3 TO 8 PERCENT SLOPES	C
GmC	GLENNVILLE-SALE SILT LOAM 0 TO 3 PERCENT SLOPES	C
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B
OcB	OCCOQUAN LOAM 3 TO 8 PERCENT SLOPES	B
OcC	OCCOQUAN LOAM 8 TO 15 PERCENT SLOPES	B

COORDINATE TABLE		
NO.	NORTH	EAST
101	606063.3991	1289923.1677
102	607723.2797	1289191.9017
1000	605869.3247	1289426.1418
1022	607085.2332	1281748.7289
1035	608174.6821	1288409.1317
1049	607280.4795	128936.6753
1057	606172.2910	1289771.5120
1059	606138.6011	1289889.0816

LEGEND:

- PERCOLATION TEST LOCATION (NOTE #4)
- 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT PLAT 10147
- SOILS BOUNDARY
- PROPOSED SEPTIC
- EXISTING SEPTIC RESERVE AREA
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING WELL
- ALTERNATE WELL
- RAIN BARREL
- STONE CHECK DAM
- ROOFTOP DISCONNECT
- NON ROOFTOP DISCONNECT CREDIT
- SILT FENCE
- SCE
- STABILIZED CONSTRUCTION ENTRANCE
- CENTERLINE OF EXISTING STREAM
- PROPOSED SHARED DRIVEWAY
- EXISTING TREELINE
- PROPOSED TREELINE

VICINITY MAP
 SCALE 1" = 2,000' ± A.D.C. MAP #691-G-7

- GENERAL NOTES:**
- TOPOGRAPHY IS BASED ON HOWARD COUNTY GIS, SHOWN AT TWO FOOT CONTOUR INTERVALS AND HAS BEEN FIELD VERIFIED.
 - BOUNDARY PREPARED BY ROBERT H. VOGEL ENGINEERING INC. AUGUST 2010 (WITHOUT BENEFIT OF TITLE REPORT.)
 - EXISTING BUFFERS AND EASEMENTS ARE FROM RECORDED PLAT # 10147 AND RECORDED EASEMENT (L.5005, 3.322).
 - PREVIOUS PERCOLATION TEST LOCATIONS SHOWN HEREON FROM HOWARD COUNTY HEALTH DEPARTMENT RECORDS OF PENNELLTOWN FARM.
 - LOT 2 WELL AND SEPTIC SYSTEM EXISTS. WELL ON LOT 1 EXISTS. WELL ON PROPOSED LOT 3 MUST BE INSTALLED AND APPROVED PRIOR TO PLAT RECORDATION.
 - WATER AND SEWER TO BE PRIVATE.
 - LOT 3 WELL TO BE DRILLED PRIOR TO SUBMITTAL OF FINAL PLAT FOR SIGNATURE.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - LOT 3 IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(B)(1)(V) OF THE HOWARD COUNTY CODE WHICH ALLOWS CLEARING LESS THAN 20,000 SQUARE FEET OF FOREST WITHIN A 1-YEAR PERIOD. IN ACCORDANCE WITH SUPPLEMENTAL PLANNING FILE WITH THIS PLAT 18,850 SQUARE FEET OF FOREST CLEARING HAS BEEN COMPUTED TO ALLOW FOR CONSTRUCTION OF THE PROPOSED DWELLING, DRIVEWAY AND SEPTIC SYSTEM ON LOT 3.
 - THERE IS AN EXISTING DWELLING ON LOT 2 WHICH IS TO REMAIN WITH NO FOREST CLEARING IMPACTED.
 - THE RESIDUE LOT 1 WAS EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WITH THIS SUBDIVISION; HOWEVER, UPON FURTHER RESUBDIVISION OF LOT 1 TO CREATE "AG LOTS", SEPARATE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WILL BE REQUIRED.
 - LANDSCAPING REQUIREMENTS FOR LOTS 2 AND 3 ARE IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AS A RESULT OF THE LOTS' LOCATION WITHIN THE FARM'S INTERIOR AND THE EXISTING SURROUNDING VEGETATIVE BUFFER.
 - THIS PROJECT IS EXEMPT FROM CPV SINCE THE P_r IS LESS THAN 1.0".
 - SIMPLIFIED ENVIRONMENTAL PLAN APPROVED FOR THIS PROJECT BY THE DEVELOPMENT ENGINEERING DIVISION. PROPOSED STORM WATER MANAGEMENT TO BE PROVIDED BY ROOFTOP DISCONNECT CREDIT, NON-ROOFTOP DISCONNECT CREDIT, AND RAIN BARREL.
 - THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT AND TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES LOCATED ON-SITE.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FOR THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - b) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT DEPTH TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES-MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - TRASH & RECYCLABLES WILL BE COLLECTED AT WOODBINE ROAD WITHIN 5- FEET OF THE ROADWAY.
 - DPZ FILE NUMBERS: P-88-060, F-92-53, WP-92-58, PLAT 10147, F-08-021, HO-91-25E
 - EXISTING DWELLINGS/STRUCTURE ON LOT 2 IS TO REMAIN.
 - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRAVING PERMIT.
 - SUBJECT PROPERTY ZONED RC-DEO PER 2/02/04 COMPREHENSIVE ZONING PLAN AND AMENDED BY THE COMPREHENSIVE LITE AMENDMENT DATED 07/28/06.
 - SIMPLIFIED FOREST STAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS 1/5/12.
 - THIS SUBDIVISION MEETS THE INTENT OF SECTION 16.125 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS TO THE PROTECTION OF SCENIC ROADS BY:
 - a) DISTANCE TO ROUTE 94 FROM LOT 3 (NEW HOUSE) IS 2200'.
 - b) UTILIZING EXISTING DRIVEWAY, NO DISTURBANCES VICINAL TO WOODBINE ROAD.
 - c) LOT 3 (NEW HOUSE) IS LOCATED WITHIN EXISTING WOODS LINE AND WILL NOT BE VISIBLE FROM WOODBINE ROAD.
 - d) THE FOREGROUND CROPLAND HAS BEEN PRESERVED AND THE PREPARED DEVELOPMENT IS IN THE BACKGROUND.
 - LOT 1 INCLUDES A PREVIOUSLY RECORDED FOREST CONSERVATION EASEMENT FOR THE BENEFIT OF SCARLET OAKS (F 98-177) AND RECORDED IN L. 5005 F. 0322.
 - STORMWATER MANAGEMENT FOR LOT 3 RECORDED IN DECLARATION OF COVENANT AND INCLUDES ROOFTOP DISCONNECT, NON ROOFTOP DISCONNECTS AND RAIN BARREL.
 - WIDEN EXISTING DRIVEWAY AS NECESSARY TO 16' (LIMIT OF SHARED USE).
 - LOT 1 (GIANGRANDI PROPERTY) IS SUBJECT TO HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM HO-91-25-E AND THAT THIS DEED OF EASEMENT (LIBER 2431 FOLIO 717) WILL BE AMENDED FOR THE RELEASE OF LOTS 2 & 3 AND THE AMENDED DEED WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUS WITH THE RECORDATION OF THIS PLAT.

SITE DATA

LOCATION: TAX MAP 7, GRID 17, PARCEL 215
 DEED REFERENCE: 04009 / 0076
 4TH ELECTION DISTRICT
 EXISTING ZONING: RC-DEO
 PER THE COMPREHENSIVE ZONING PLAN DATED 2/02/04.
 GROSS AREA OF PARCEL: 61.69 AC.
 AREA OF RIGHT OF WAY: 0.0000 AC.
 AREA OF FLOODPLAIN: 6,917.0 AC.
 AREA OF STEEP SLOPES: 2200' x 1/4"
 NET AREA OF PROJECT: 2.00 AC
 NUMBER OF RESIDENTIAL LOTS PROPOSED: 2 LOTS
 AREA OF PROPOSED RESIDENTIAL LOTS: 87,120 SF OR 2.00 AC.
 PROPOSED LOTS 2 & 3
 AREA OF LIMIT OF DISTURBANCE (LOD): 19,996 SF OR 0.46 AC.
 AREA OF FOREST TO BE CLEARED: 18,850 SF OR 0.43 AC.

**SUPPLEMENTAL STORM WATER MANAGEMENT
 SIMPLIFIED FOREST STAND DELINEATION
 & FOREST CONSERVATION PLAN**

JAGWOOD FARM
 LOTS 1-3
 A RESUBDIVISION OF LOT 1 OF "LOTS 1 & 2 E. ALEXANDER ADAMS & MARION HARLESS PROPERTY", PLAT #10147"
 1600 WOODBINE ROAD (MD ROUTE 94)

TAX MAP 7 GRID 17
 4TH ELECTION DISTRICT

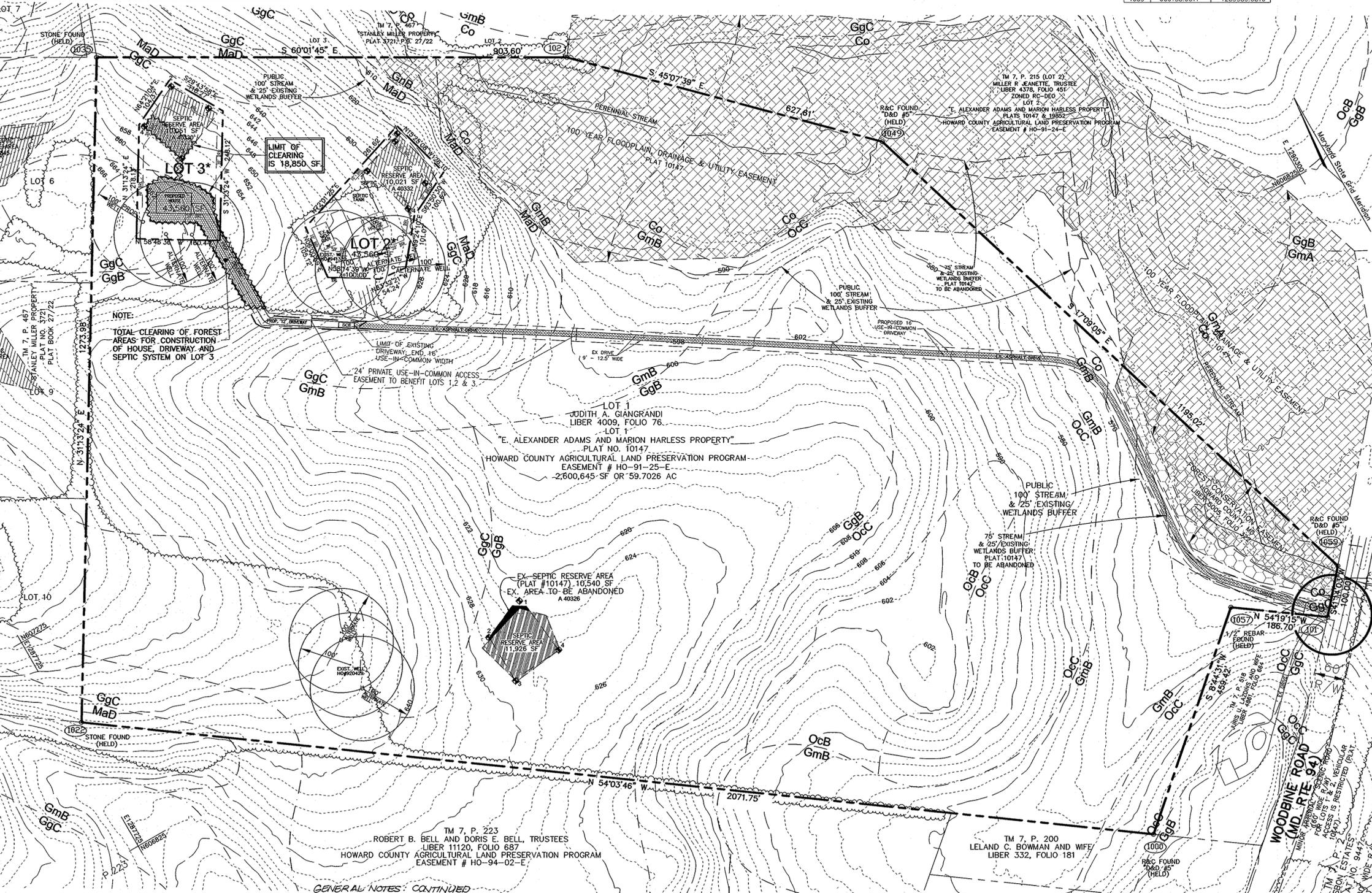
PARCEL 215
 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
 ENGINEERING, INC.**
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

DESIGN BY: RHV
 DRAWN BY: HS / EDS
 CHECKED BY: RHV
 DATE: MARCH, 2012
 SCALE: 1"=100'
 W.O. NO.: 10-05

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2012

1 SHEET OF 2



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 4/16/12

CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 4/19/12

GENERAL NOTES - CONTINUED

- WAIVE RIGHT-OF-WAY DEDICATION ALONG ROUTES 94 AND 144.
- ALLOW DRIVEWAY ACCESS TO ROUTE 94.
- ALLOW STREAM BANK AND WETLAND BUFFER DISTURBANCES FOR DRIVEWAY CONSTRUCTION.
- ALLOW 1"=400' SCALE PLAN.
- WAIVE REQUIREMENT TO CREATE OPEN SPACE OR PROVIDE PEG-IN-LINE

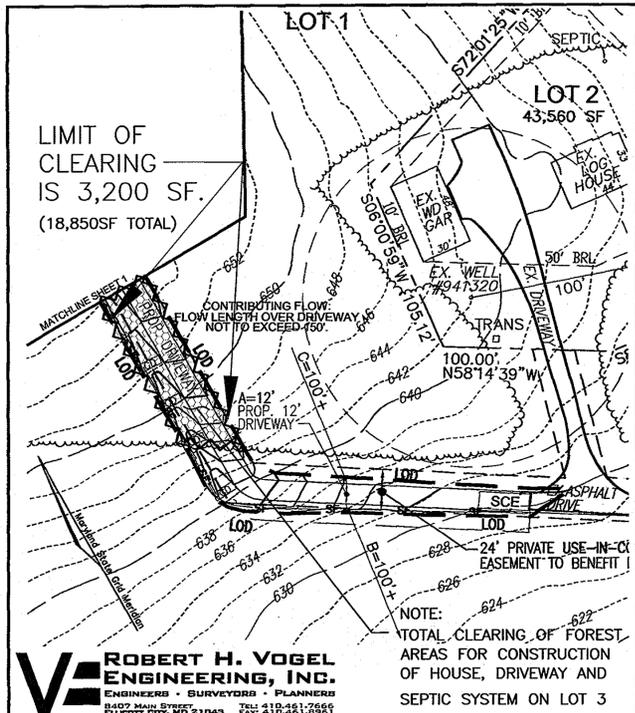
THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

JUDITH A. GIANGRANDI 3/27/2012
 SIGNATURE OF PROPERTY OWNER DATE

OWNER/DEVELOPER
 JUDITH A. GIANGRANDI
 2886 ROSEMAR DRIVE
 ELLICOTT CITY, MD 21043
 410-465-3114

K:\PROJECTS\10-05\ENGR.DWG\SUPPLEM SUP - 1 REVISED.DWG

TOTAL LIMIT OF CLEARING IS 18,850 SF (3,200 SF + 15,650 SF)

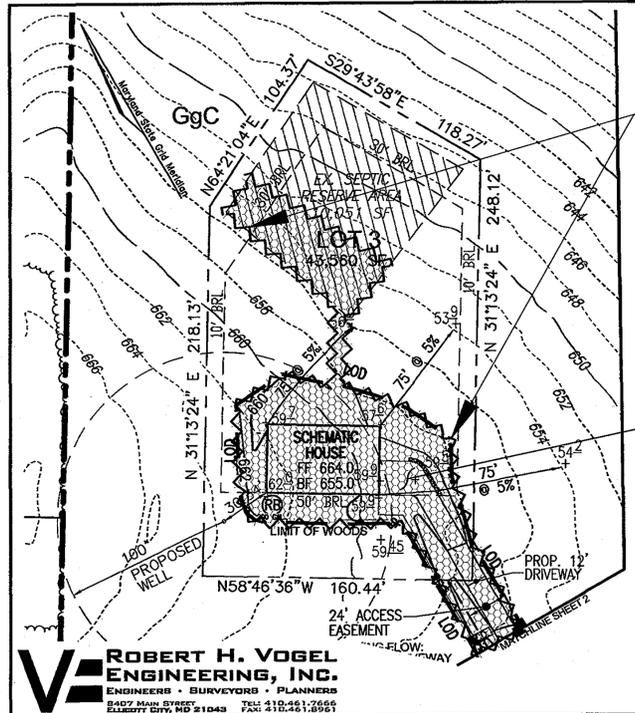


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JAGWOOD FARMS LOT 2 DRIVEWAY SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN

SCALE: 1"=50'
DRAWN BY: JCO/KG
CHECKED BY: RHY
DATE: OCTOBER 2010
W. O. #: 10-05
SHEET # 2 OF 3

TAX MAP 7 BLOCK 17 PARCEL 215
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



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JAGWOOD FARMS LOT 3 SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN

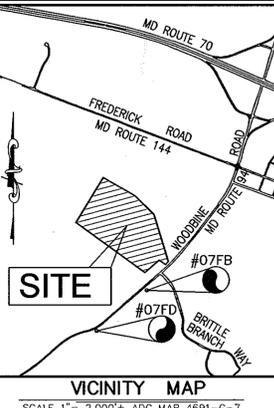
SCALE: 1"=50'
DRAWN BY: JCO/KG
CHECKED BY: RHY
DATE: OCTOBER 2010
W. O. #: 10-05
SHEET # 1 OF 3

TAX MAP 7 BLOCK 17 PARCEL 215
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

LIMIT OF CLEARING IS 15,650 SF. (18,850SF TOTAL)

NOTE:
TOTAL CLEARING OF FOREST AREAS FOR CONSTRUCTION OF HOUSE, DRIVEWAY AND SEPTIC SYSTEM ON LOT 3

- LEGEND:**
- PERCOLATION TEST LOCATION (SEE NOTE #4.)
 - 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT PLAT 10147
 - SOILS BOUNDARY
 - PROPOSED SEPTIC
 - EXISTING SEPTIC RESERVE AREA
 - EXISTING FOREST CONSERVATION EASEMENT
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 - ALTERNATE WELL
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 - EXISTING TREELINE
 - PROPOSED TREELINE



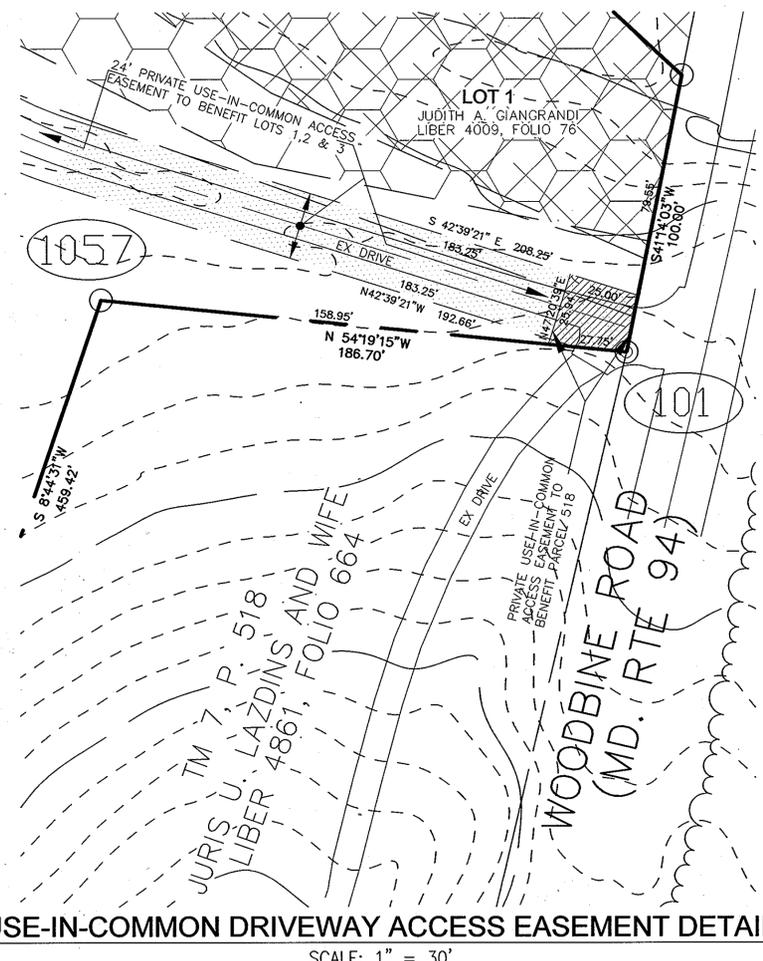
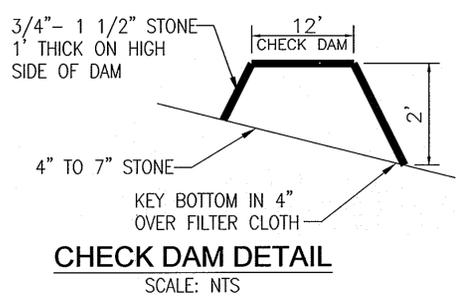
LOT 3 - EXISTING CONDITIONS NARRATIVE

THE AREA DEFINED AS LOT 3 ENCOMPASSES ONE ACRE OF FORESTED LAND IN THE NORTHWEST CORNER OF THE JAGWOOD FARM PROPERTY. PROPOSED LOT 3 IS CURRENTLY DOMINATED BY A MIXED OAK COMMUNITY. THE CANOPY OF THE STAND INCLUDES CHESTNUT OAK, RED OAK, BLACK GUM AND RED MAPLE. CANOPY CLOSURE IS ROUGHLY 85 PERCENT WITH CHESTNUT OAK BEING THE MOST PREVALENT SPECIES. THE CANOPY TREES ARE GENERALLY WITHIN THE 18-24 INCH DIAMETER AT BREST HEIGHT. THE UNDERSTORY OF THE FOREST INCLUDES BLACK CHERRY, PIGNUT HICKORY AND BLACK GUM. SHRUB DEVELOPMENT WITHIN THE FOREST IS LIMITED AND COMPRISED PRIMARILY OF RASPBERRY AND GREENBRIER. FIREWOOD CUTTING WAS NOTED IN AND AROUND THE LIMITS OF PROPOSED LOT 3.

NO SPECIMEN TREES WERE NOTED WITHIN THE LIMITS OF THE PROPOSED LOT 3. NO WETLANDS, STREAMS OR ASSOCIATED BUFFERS ARE PRESENT ON THE PROPOSED LOT.

FCA EXEMPTION STATUS

THE PROPOSED PROJECT WILL INCLUDE AN AGRICULTURAL SUBDIVISION IS CREATE A ONE ACRE LOT AROUND THE EXISTING HOMESITE, PROPOSED LOT 2, AND ANOTHER ONE ACRE LOT FOR A FUTURE SINGLE FAMILY HOME. THE BALANCE OF THE FARM PROPERTY, PROPOSED LOT 1, WILL BE RETAINED IN EXISTING USE AS A FARM PROPERTY. THE PROPOSED CREATION OF THESE LOTS IS PART OF AN AGRICULTURAL SUBDIVISION AND WILL NOT REQUIRE THE CLEARING OF MORE THAN 20,000 SQ.FT. OF FOREST. AS SUCH, THE PROJECT QUALIFIES FOR AN EXEMPTION TO THE FOREST CONSERVATION ACT REQUIREMENTS, SECTION 16.1202 (b)(1)(v). THIS EXEMPTION DOES NOT REQUIRE A DECLARATION OF INTENT.



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C
GgA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/16/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/16/12
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

OWNER/DEVELOPER
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SUPPLEMENTAL STORM WATER MANAGEMENT SIMPLIFIED FOREST STAND DELINEATION & FOREST CONSERVATION PLAN
JAGWOOD FARM
LOTS 1-3
A RESUBDIVISION OF LOT 1 OF LOT 1 & 2 E. ALEXANDER ADAMS & MARION, HARLESS PROPERTY - PLAT #10147
1600 WOODBINE ROAD (MD ROUTE 94)
TAX MAP 7 GRID 17 PARCEL 215
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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PROFESSIONAL CERTIFICATE

DESIGN BY: RHY
DRAWN BY: HS / EDS
CHECKED BY: RHY
DATE: MARCH, 2012
SCALE: AS SHOWN
W.O. NO.: 10-05

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2012.

2 SHEET OF 2

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