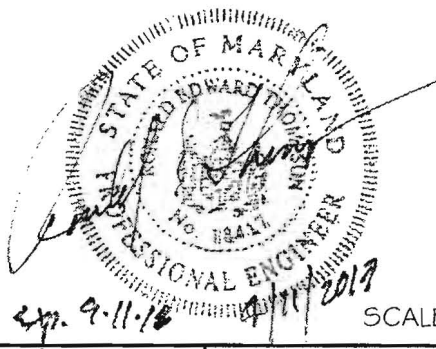
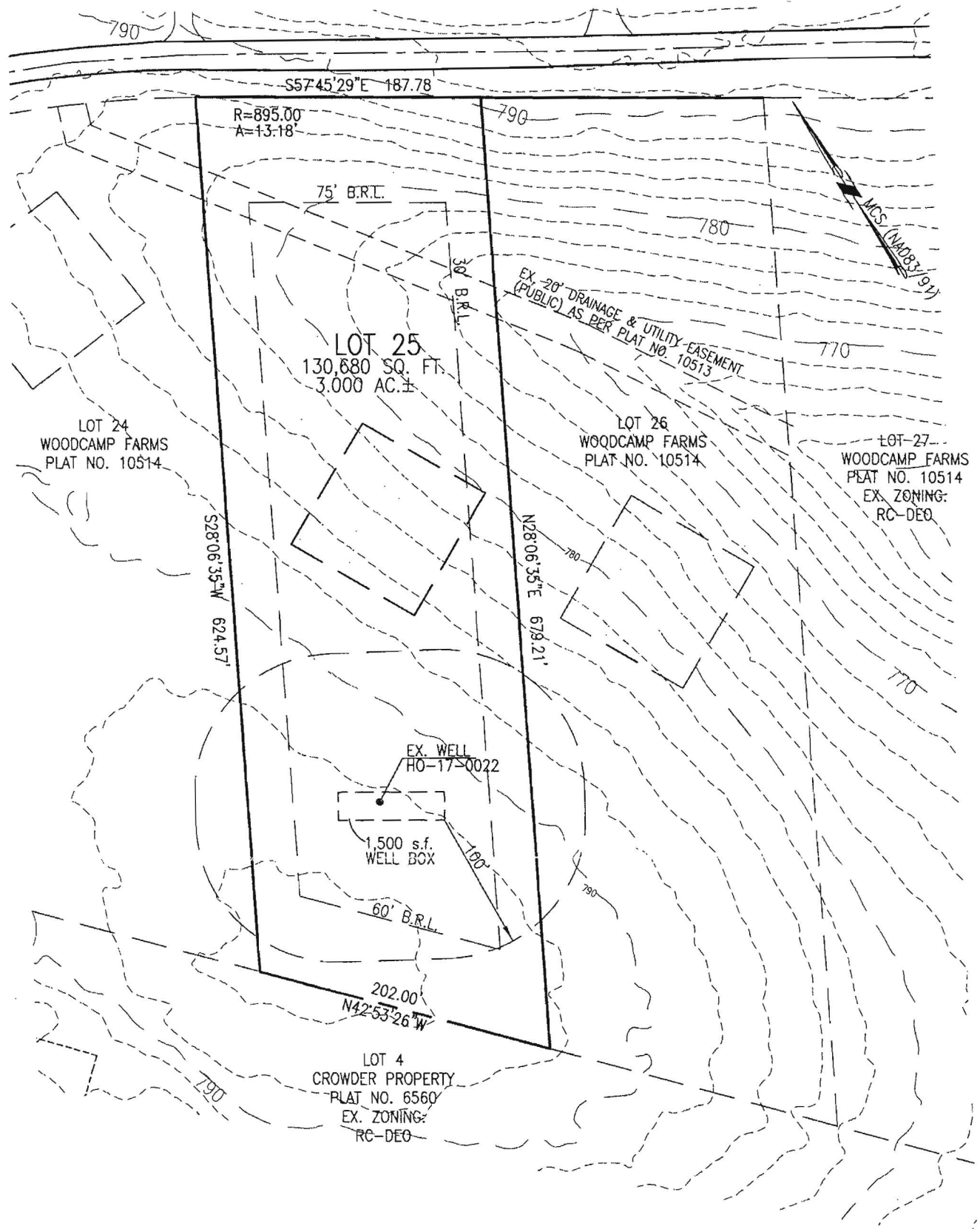


HARDY ROAD  
(50' R/W)



LOT PLAN  
LOT 25  
WOODCAMP FARMS

PLAT NO. 23676

ELECTION DISTRICT: No. 4  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' DATE: APRIL, 2017

I CERTIFY THIS PLAT TO BE CORRECT; IT IS THE RESULT OF AN ACTUAL FIELD SURVEY, BASED ON DATA FOUND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AS REFERENCED HEREON.



**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street Mount Airy, Maryland 21771  
(301) 829-2890 (301) 831-5015 (410) 549-2751  
©Copyright, Latest Date Shown

REFERENCE	JOB NO.
PLAT NO. 23676	B7-5634

Basement  
Bedroom  
memo

---

Revise ODS  
for Tank  
setback

HARDY ROAD

(30' R/W)  
21' ASPHALT PAVING

790

S57°45'29"E

R=898.00'  
A=13.78'

187.78'

790

GaC

PROP. 30'-15" HDPE @ 1.0%

INV. 780.5

INV. 780.20

FOREST ESMT #1  
35959 S.F.  
0.83 AC±

EX. / 20' DRAINAGE & UTILITY/EASEMENT  
(PUBLIC) AS PER PLAT NO. 410513

GnD

LOT 25

130,680 s.f.  
3.0000 AC±

GaC

LOT 24  
WOODCAMP FARMS  
PLAT NO. 23676  
ANDREW & KRISTEN FARINA  
EX. ZONING: RC-DEO

LOT 26  
WOODCAMP FARMS  
PLAT NO. 23676  
THOMAS LOCKE & AMBER RYAN  
EX. ZONING: RC-DEO

S28°06'35"W 624.57'

30' B.R.L.

2nd REPLACEMENT 2070'

1st REPLACEMENT 2078'

13-89  
12-89  
11-89

30' B.R.L.

N28°06'35"E 679.21'

780

EX. WELL  
HO17 0008

PROP. HOUSE  
F.F. 794.75  
B. 786.00

EX. WELL  
HO-17-0022 1,500 s.f.  
WELL BOX

35' ENVIRONMENTAL B.R.L.

GgA

approved for UPT  
B18000673  
RAA 3/8/18

FOREST ESMT #2  
16117 S.F.  
0.37AC±

212.00'  
N42°53'26"W

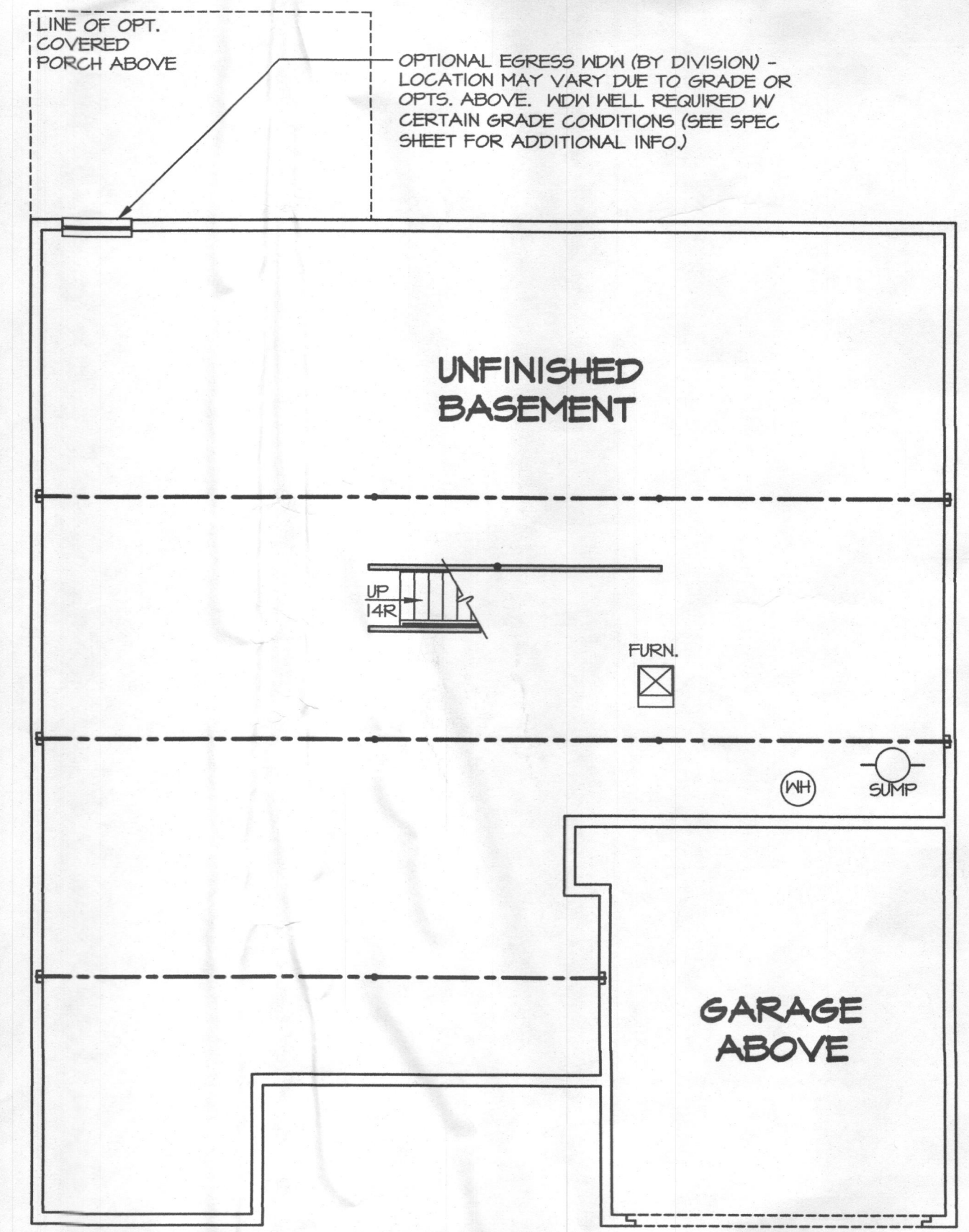
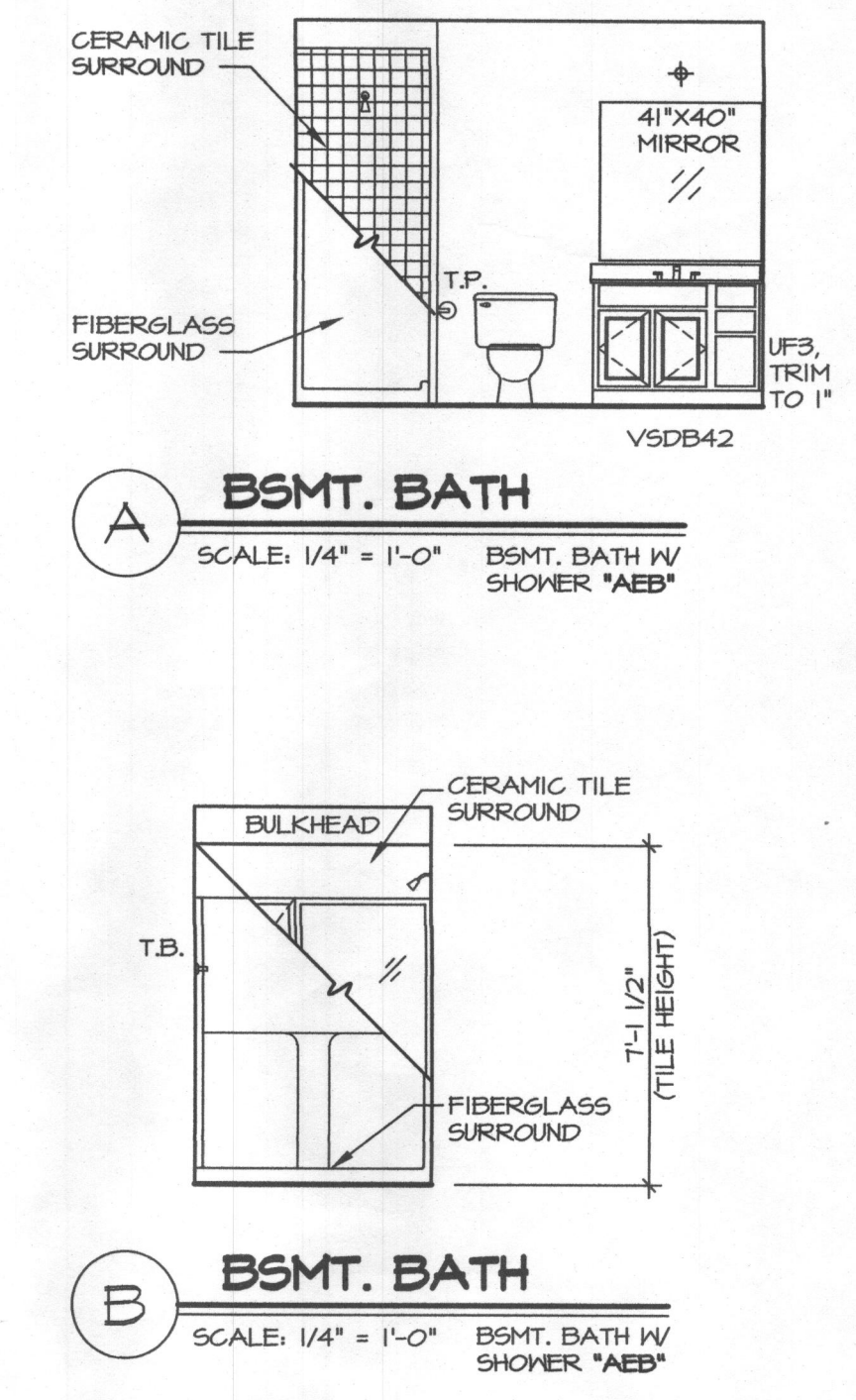
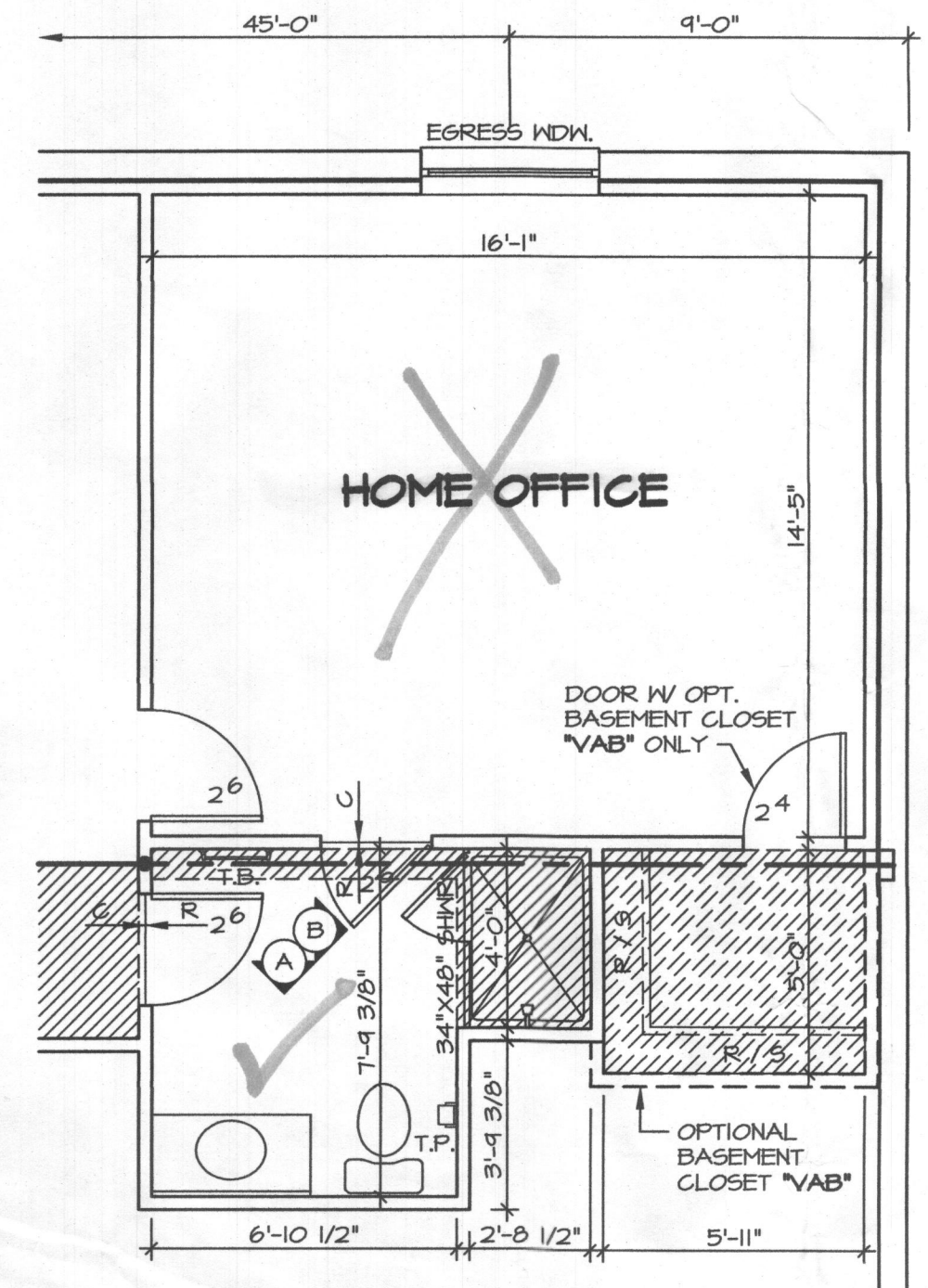
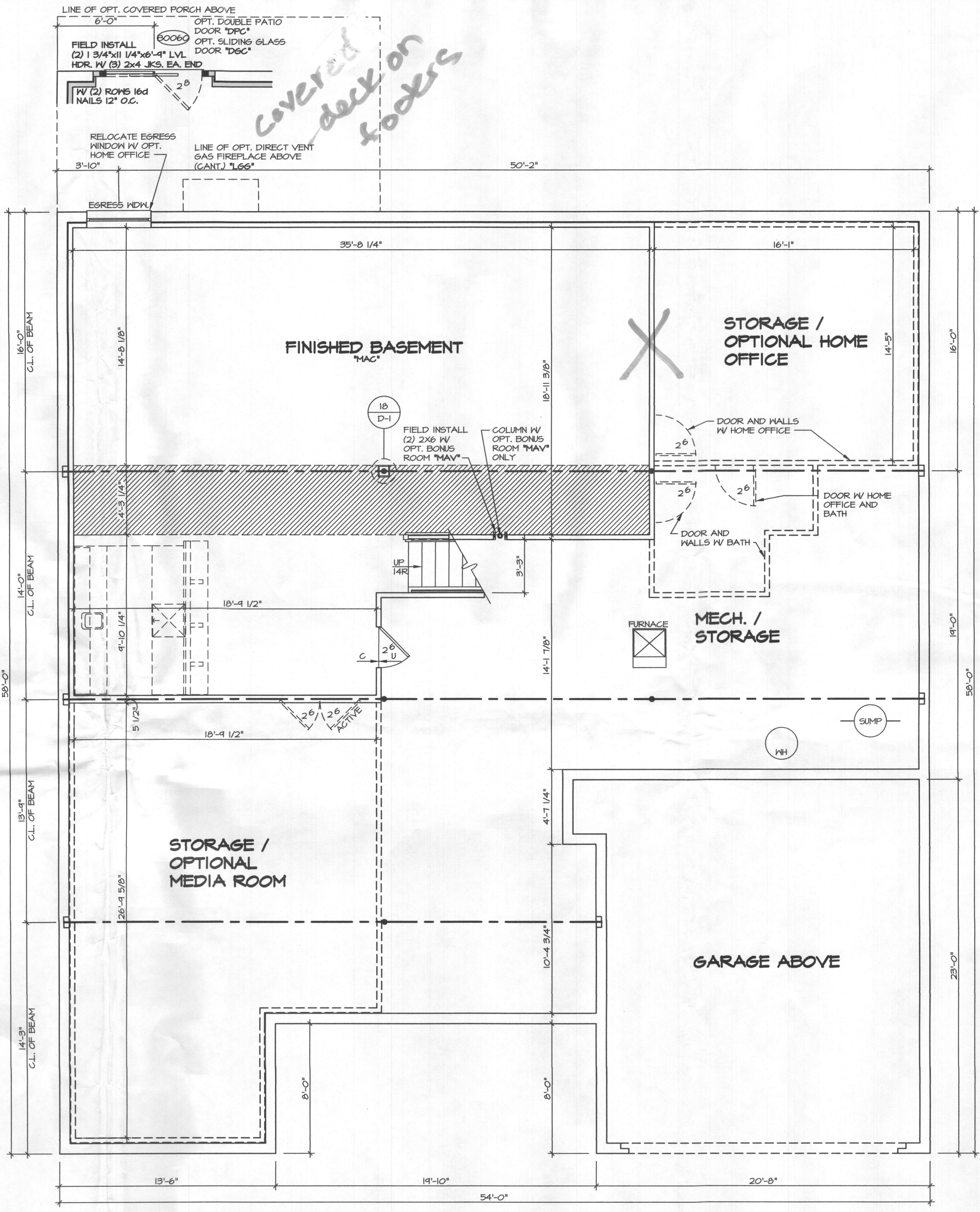
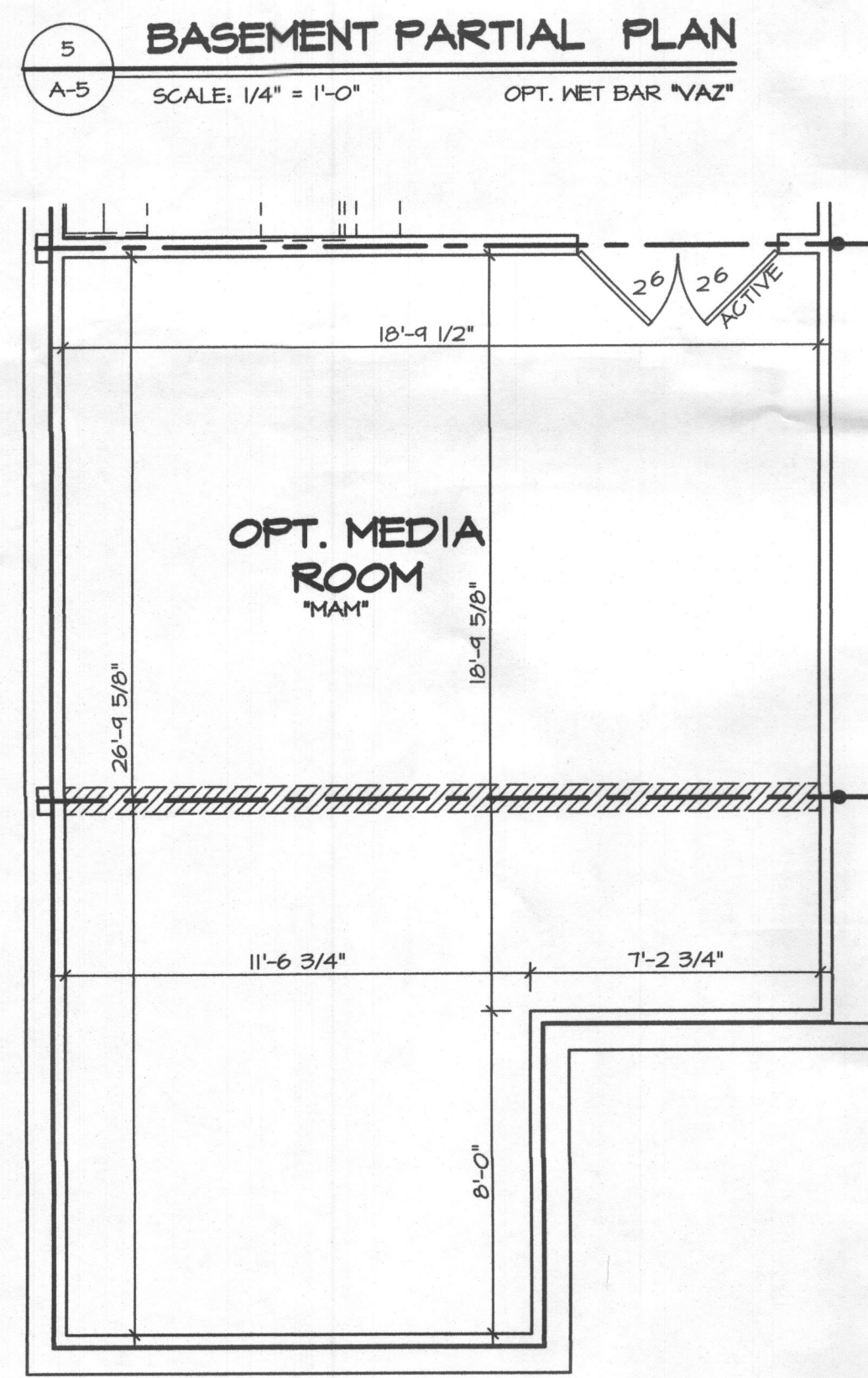
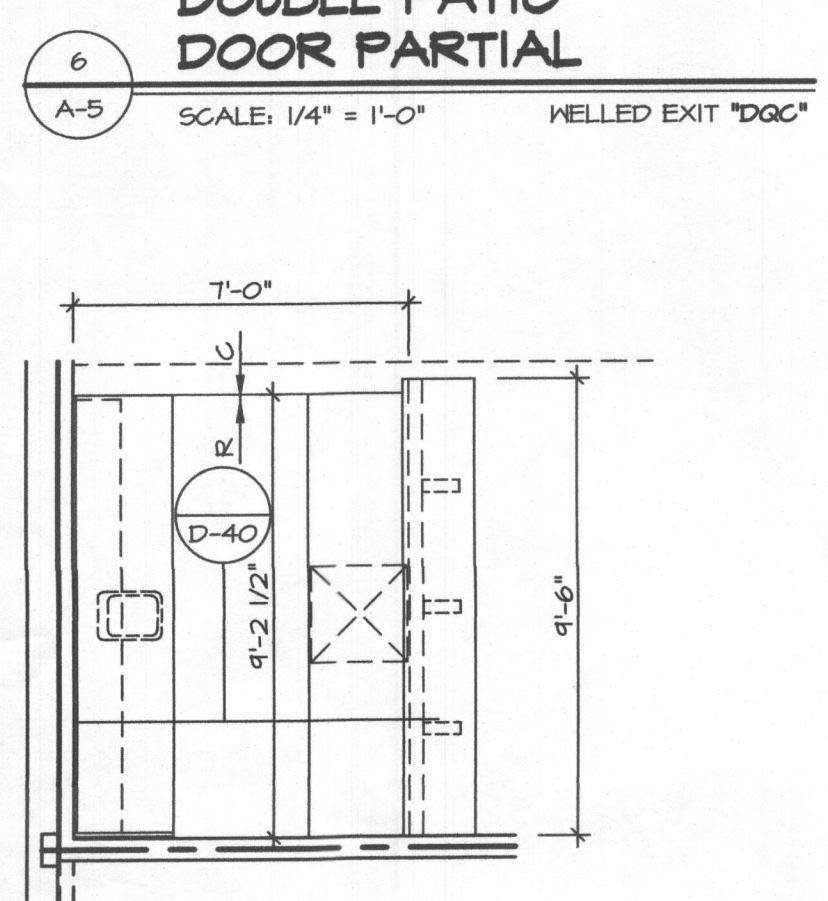
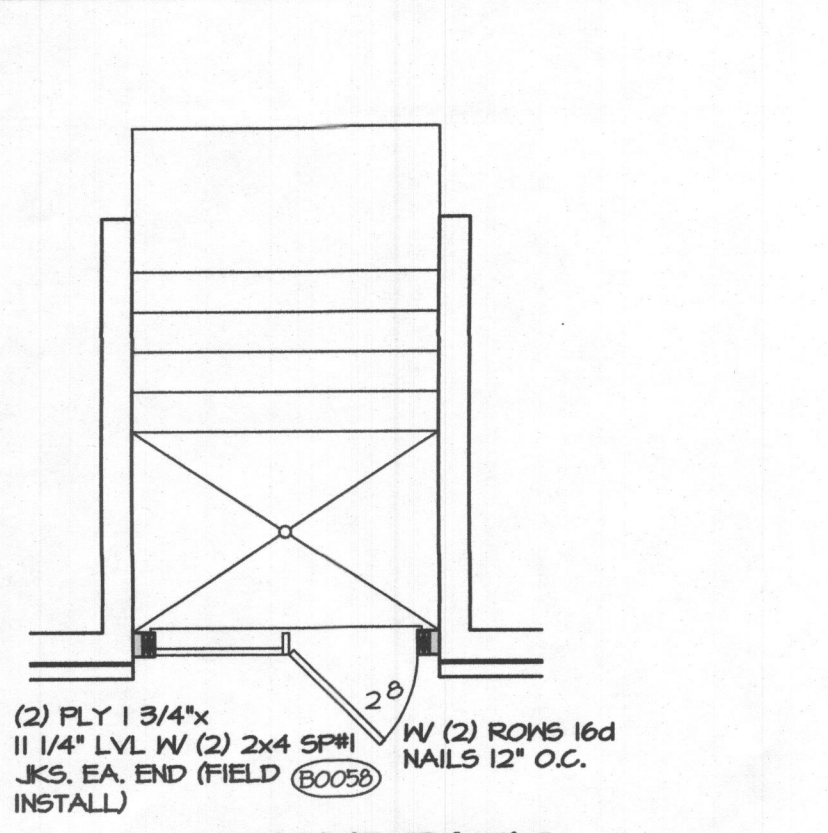
LOT 4  
CROWDER PROPERTY  
PLAT NO. 6560  
CHARLES KNILL, SR. & CHARLES KNILL, JR.  
EX. ZONING: RC-DEO

790

1" = 50'

17741 Hardy Road



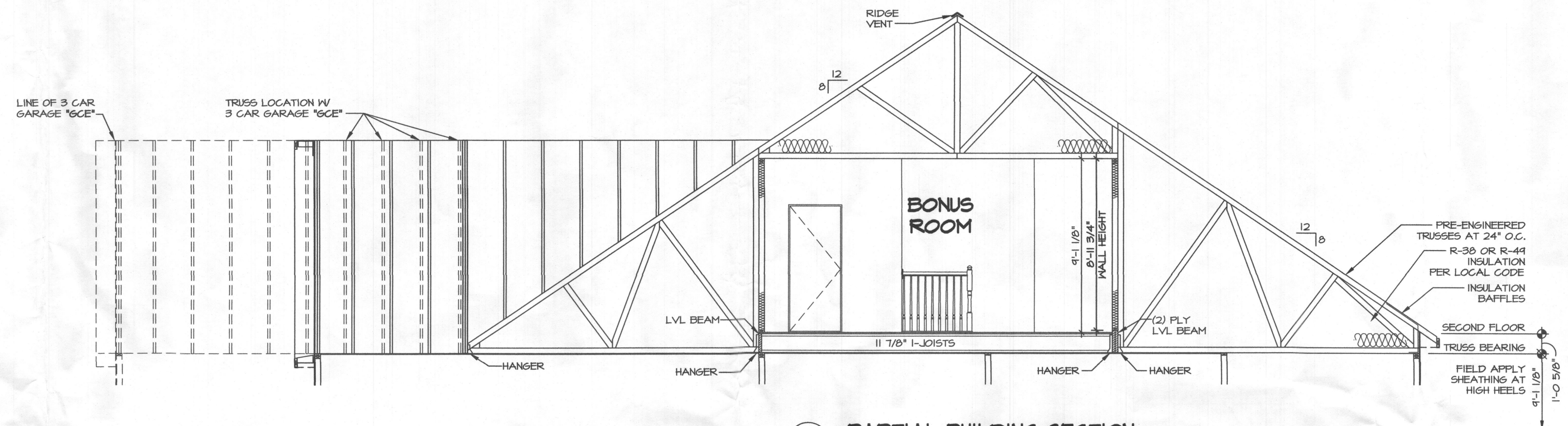


SHEET NO. <b>A-5</b>	MODEL <b>SOMERSET VIEW AT WILLOWSFORD</b>	SET NO. <b>SSVOM</b>	REVISIONS
	DRAWING TITLE <b>BASEMENT PLAN</b>	VERSION <b>01</b>	DATE
OPTION DESCRIPTION <b>FULL BASEMENT FOUNDATION</b>	DRAWN BY <b>TFD</b>	DATE <b>11/08/16</b>	REV. NO.
	OPTION <b>FBA</b>		DATE
<b>20</b>			REMARKS

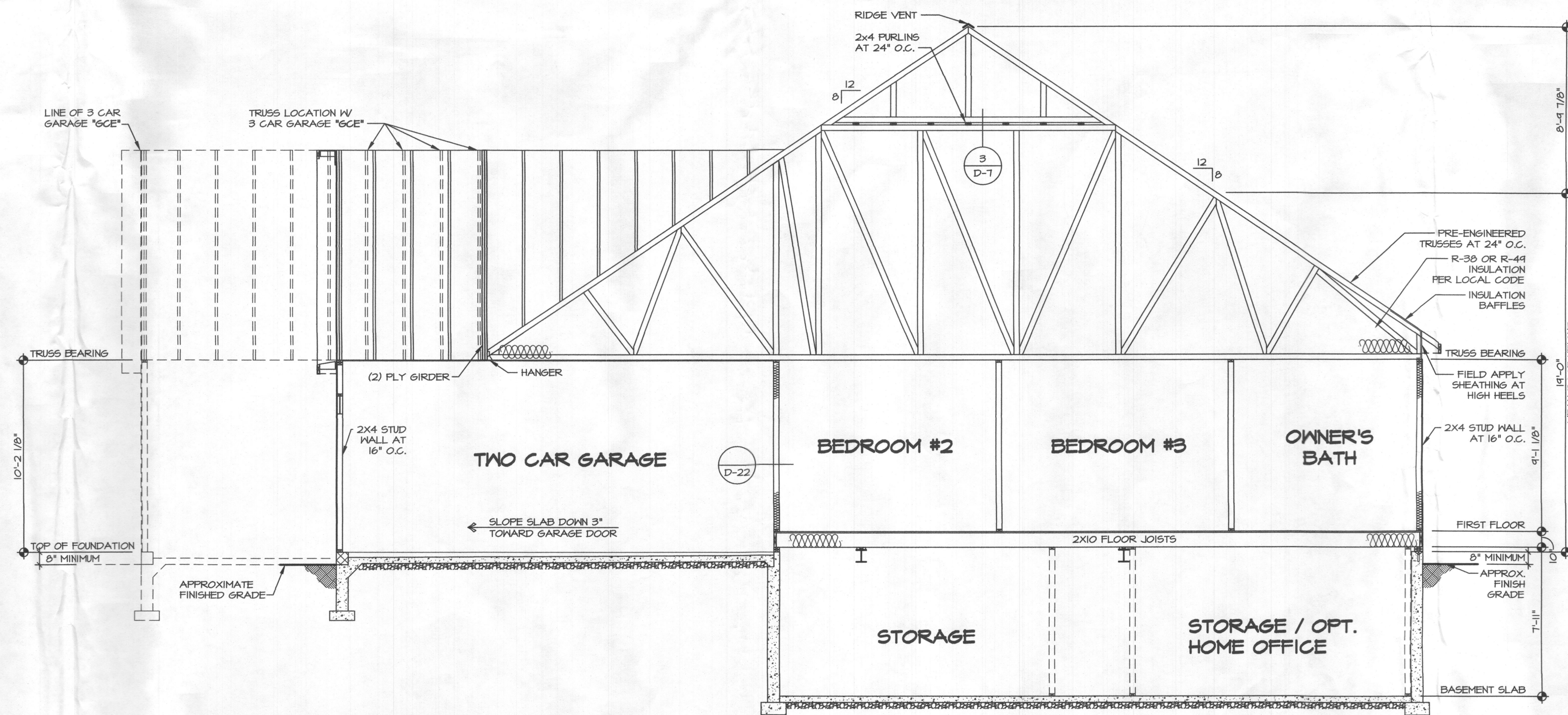
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**NVR**  
NVR, Inc.  
Architectural Services  
21 Blue Chalkline Suite A  
Frederick, MD 21702





**2 PARTIAL BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"  
 BONUS ROOM "MAY"  
 (SHOWN W/ ELEVATION "A" "ELA")

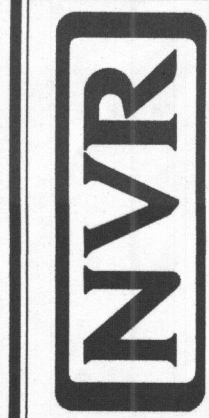


**1 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"

REMARKS

REV. NO. DATE

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NVR, Inc.  
 Architectural Services  
 21 Bye Court, Suite A  
 Frederick, MD 21702

SET NO. S5VOM

VERSION 0

DRAWN BY HD

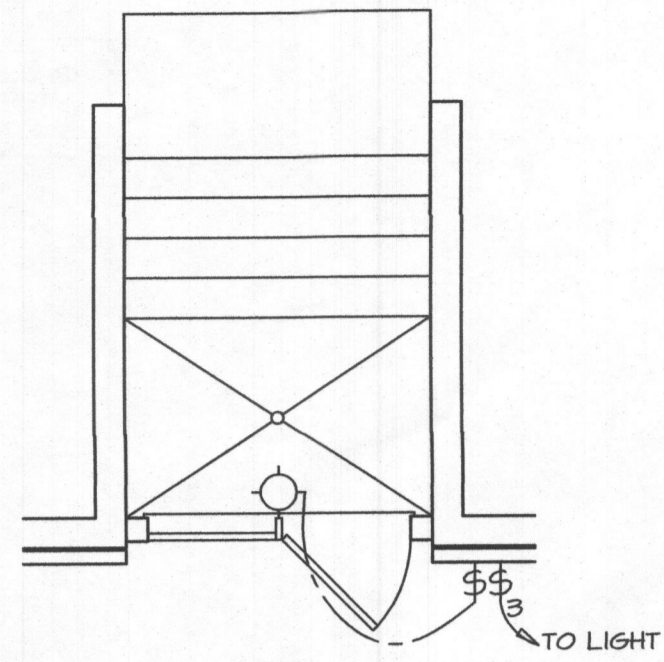
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OPTION

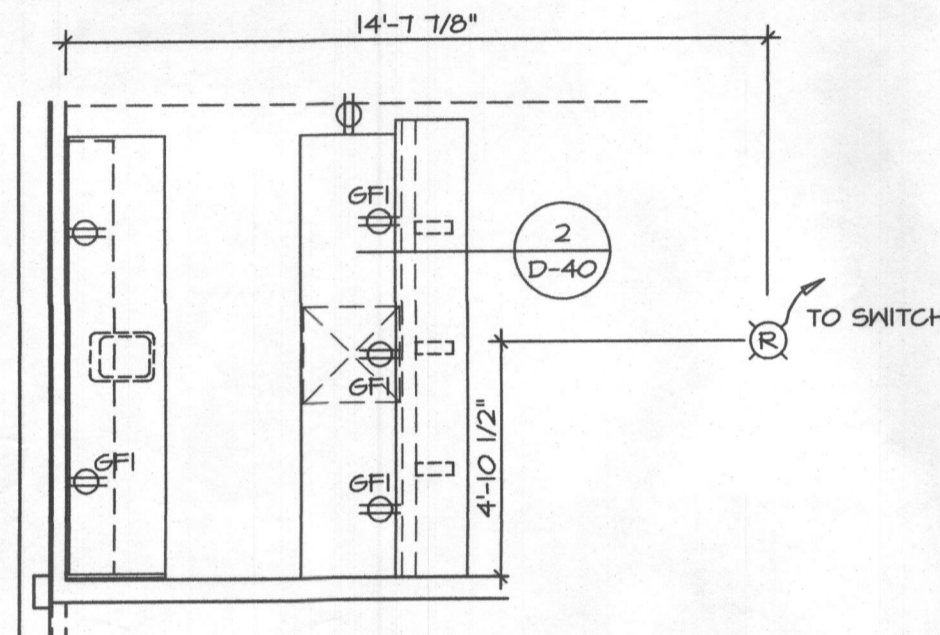
SHEET NO. A-11

**SOMERSET VIEW AT WILLOWSFORD**  
 BUILDING SECTION THRU GARAGE

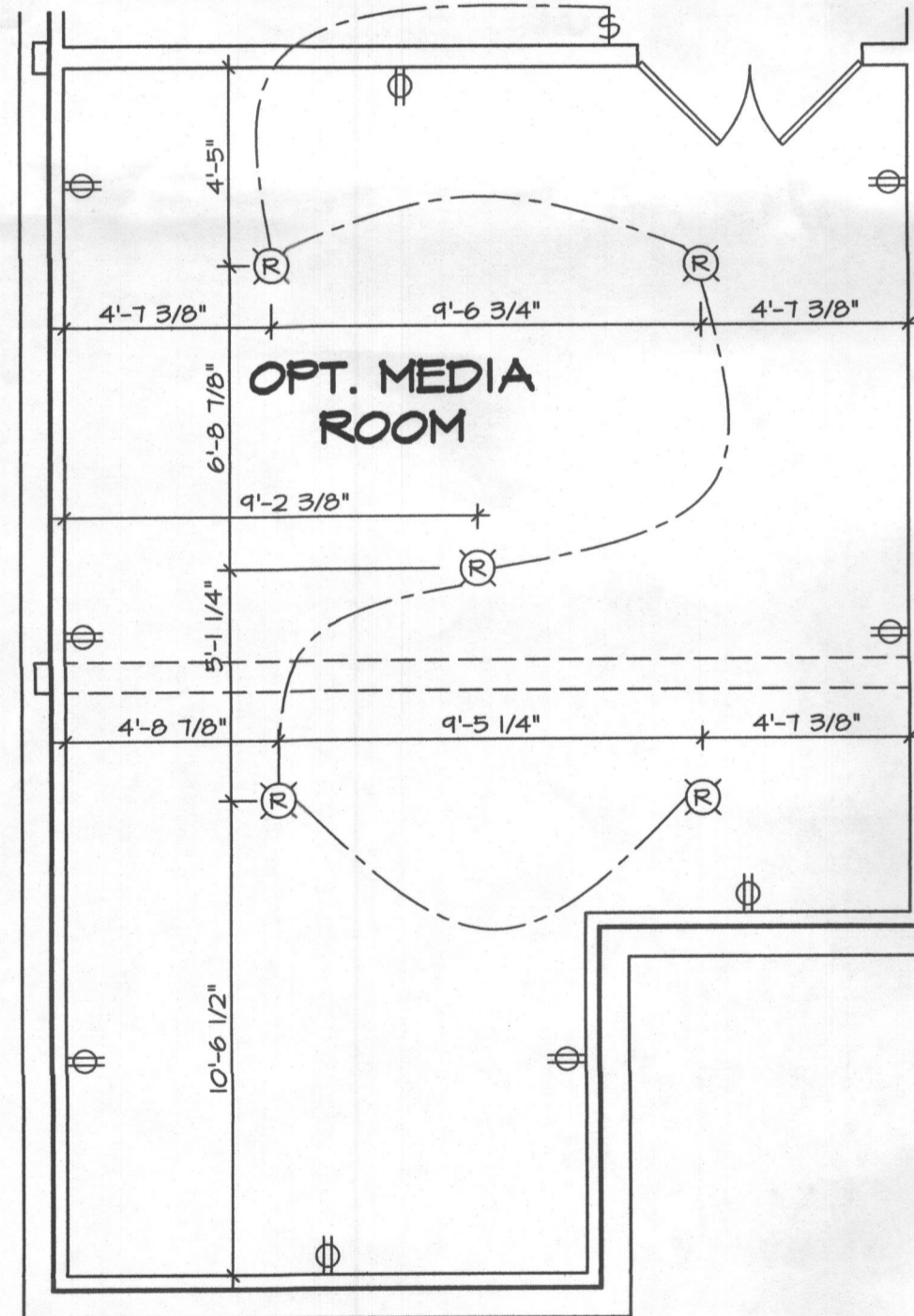
OPTION DESCRIPTION



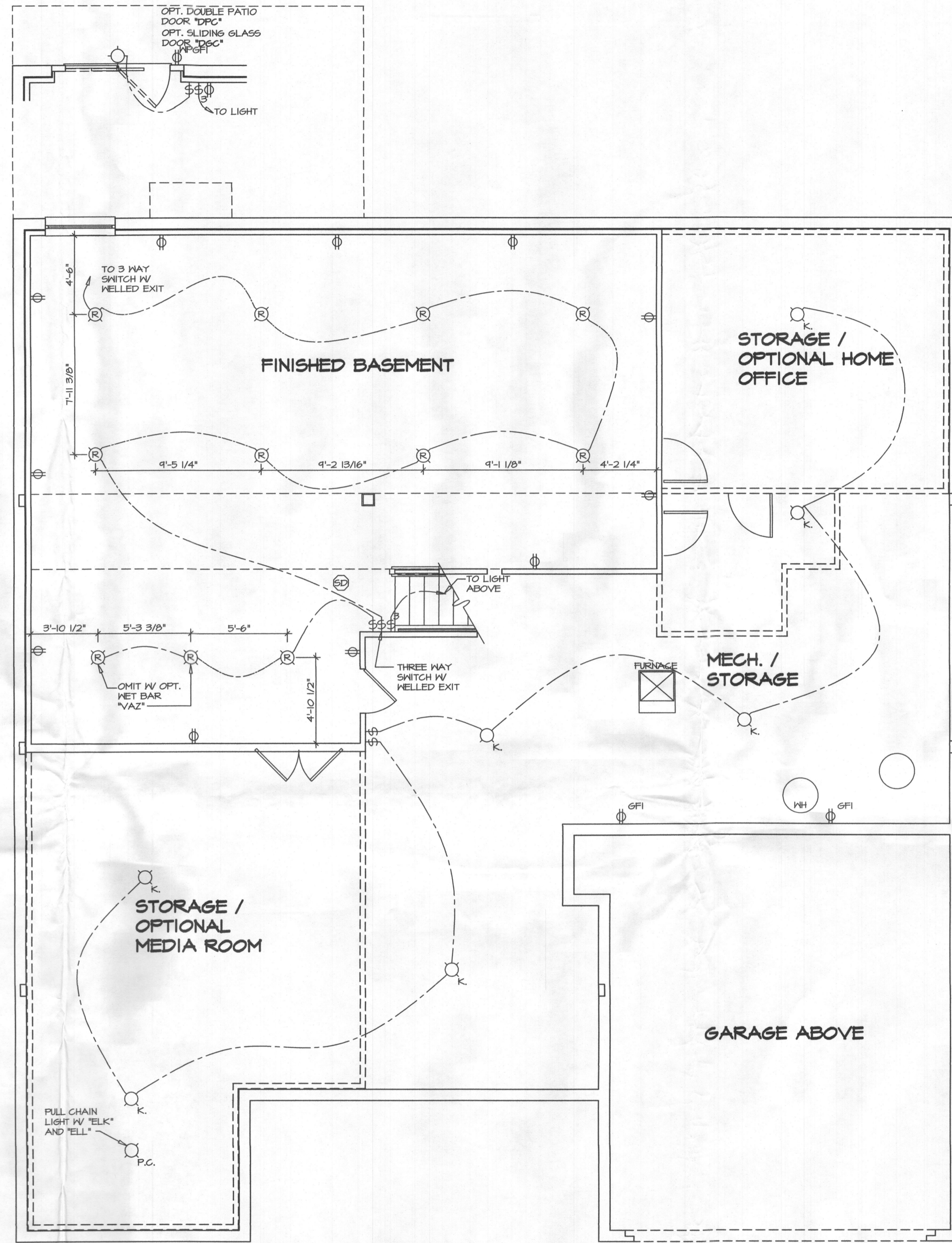
6 PARTIAL ELECTRICAL PLAN  
E-1 SCALE: 1/4" = 1'-0" WELLED EXIT "DGC"



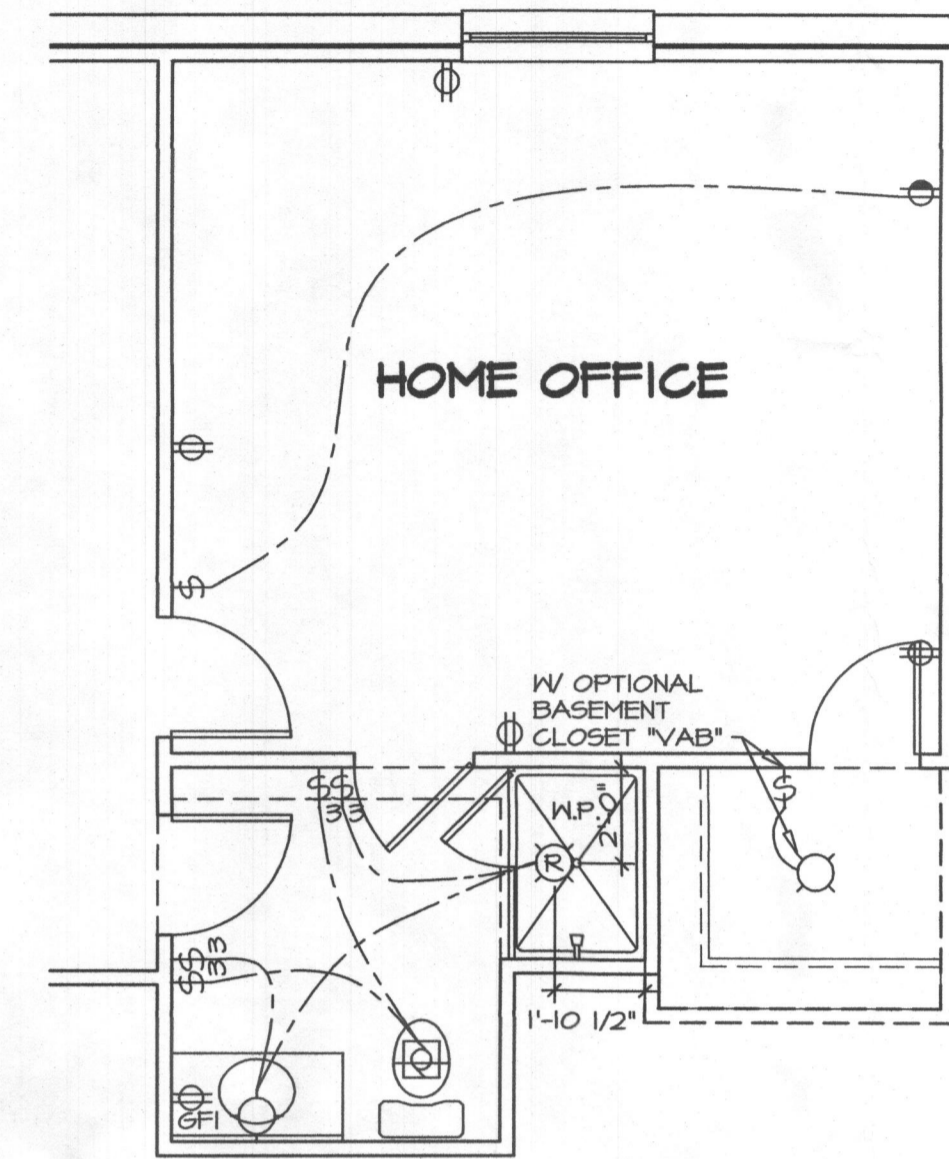
5 PARTIAL ELECTRICAL PLAN  
E-1 SCALE: 1/4" = 1'-0" OPT. NET BAR "VAZ"



4 PARTIAL ELECTRICAL PLAN  
E-1 SCALE: 1/4" = 1'-0" OPT. MEDIA ROOM "MAM"



1 BASEMENT ELECTRICAL PLAN  
E-1 SCALE: 1/4" = 1'-0"

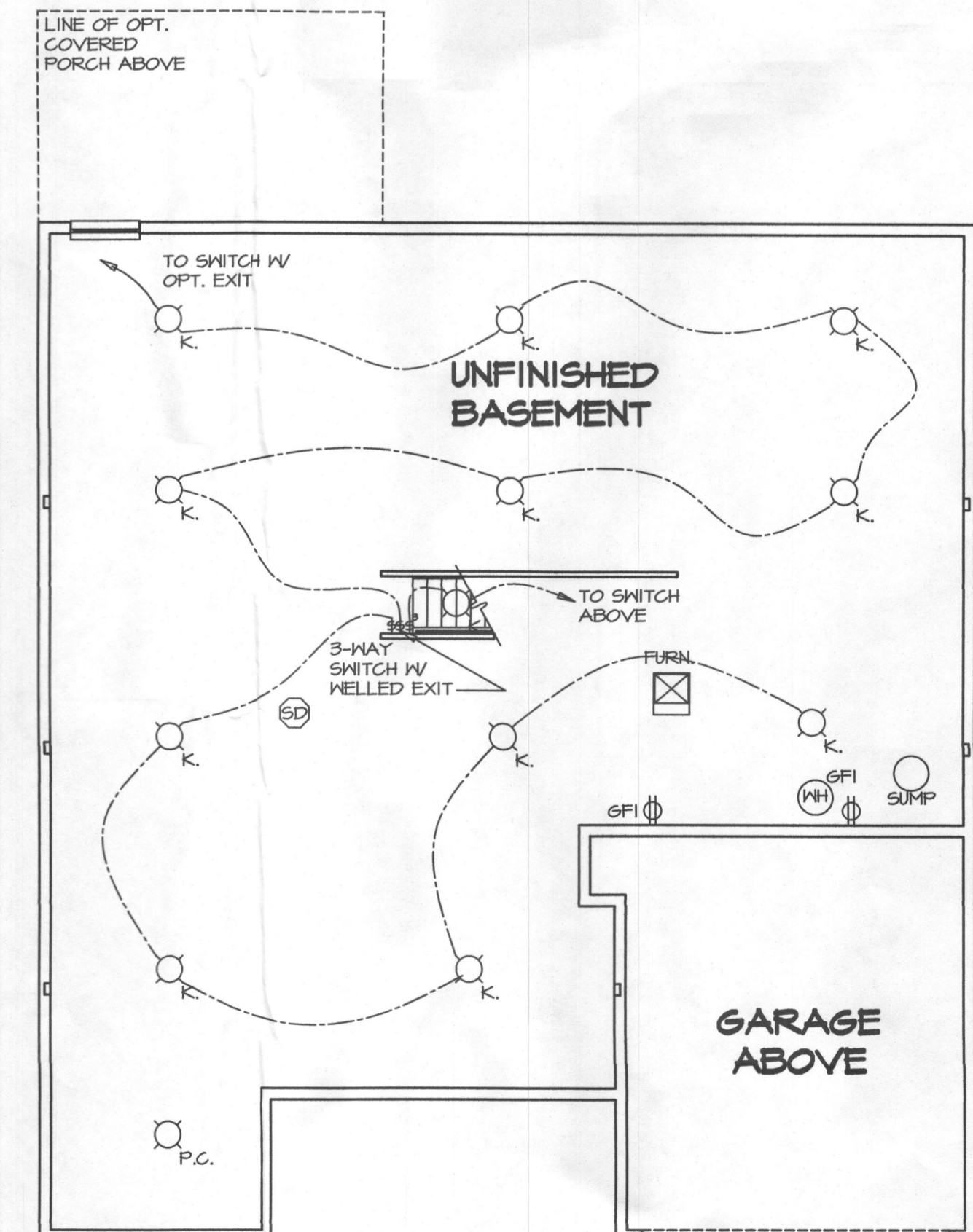


3 PARTIAL ELECTRICAL PLAN  
E-1 SCALE: 1/4" = 1'-0" OPT. HOME OFFICE "MAP" AND OPT. BATH "AEB"

**ELECTRICAL LEGEND**

- ⊕ SINGLE POLE SWITCH
- ⊕ THREE WAY SWITCH
- ⊕ FOUR WAY SWITCH
- ⊕ DUPLEX RECEPTACLE
- ⊕ DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
- ⊕ DUPLEX RECEPTACLE - FLOOR MOUNTED
- ⊕ RECEPTACLE - 220V
- ⊕ GFI DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT
- ⊕ GFI DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT
- ⊕ GFI SMOKE DETECTOR - WIRED IN SERIES
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ EXHAUST FAN MOTOR
- ⊕ EXHAUST FAN MOTOR WITH LIGHT
- ⊕ DOOR CHIME
- ⊕ LIGHT FIXTURE - WALL MOUNTED
- ⊕ LIGHT FIXTURE - CEILING MOUNTED
- ⊕ LIGHT FIXTURE - RECESSED
- ⊕ LIGHT FIXTURE - RECESSED WEATHER PROOF
- ⊕ M.P. LIGHT FIXTURE - HANGING
- ⊕ P. LIGHT FIXTURE - PENDANT
- ⊕ LIGHT FIXTURE - FLUORESCENT
- ⊕ LIGHT FIXTURE - UNDER CABINET LIGHT
- ⊕ FULLCHAIN LAMPHOLDER
- ⊕ P.C. KEYLESS LAMPHOLDER

**NOTE:**  
ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.

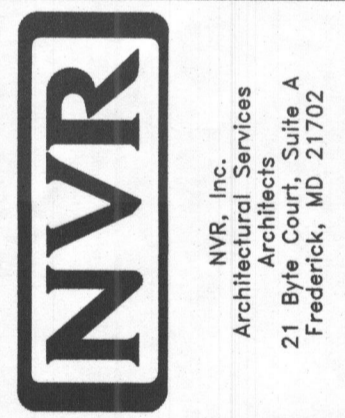


2 BASEMENT PARTIAL ELECTRICAL PLAN  
E-1 SCALE: 1/8" = 1'-0" UNFINISHED BASEMENT "MEC"

REMARKS

REV. NO. DATE

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SHEET NO. **E-1**

MODEL **SOMERSET VIEW AT WILLOWSFORD**

VERSION **01**

DRAWN BY **TFD**

DATE: **11/08/16**

OPTION **FBA**

DRAWING TITLE **BASEMENT ELECTRICAL PLAN**

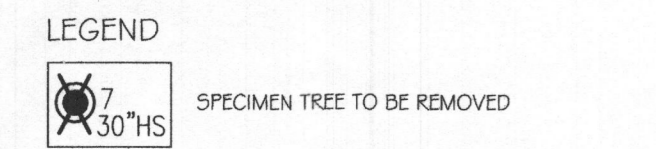
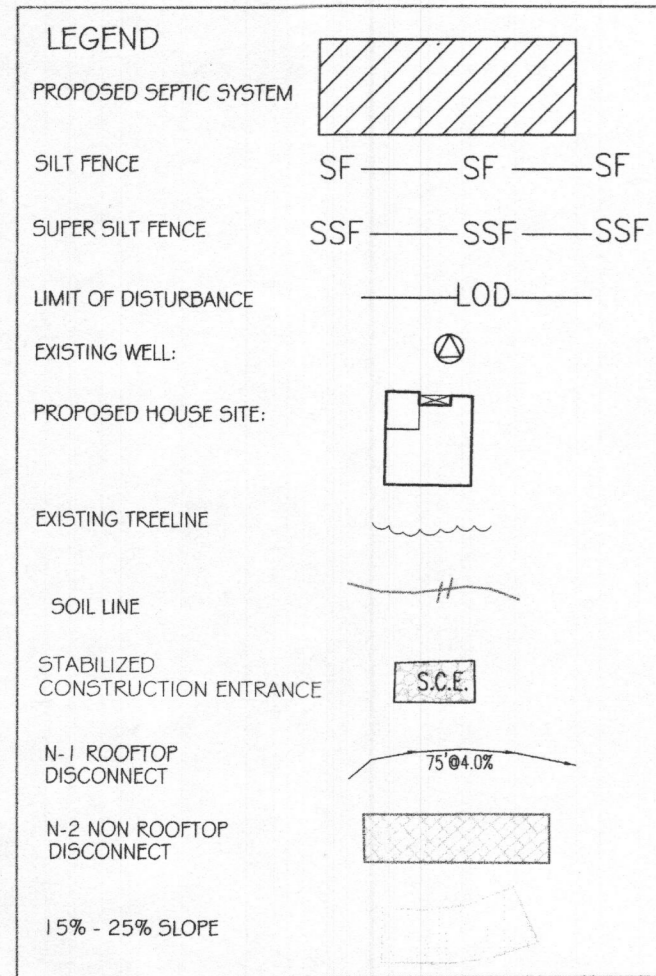
OPTION DESCRIPTION **FULL BASEMENT FOUNDATION**

36









**Woodcamp Farm Lots 25** Forest Conservation Worksheet 2.1 5/23/2017

**Note:** Use 0 for all negative numbers that result from the calculations

**Net Tract Area**  
**A. Total Tract Area** A= 3.00  
**B. Deductions (Critical Area, area restricted by local ordinance or program)** B= 0.00  
**C. Net Tract Area** Net Tract Area = Total Tract (A) - Deductions (B) C= 3.00

**Land Use Category:** Agriculture

**D. Afforestation Threshold (Net Tract Area | 20 %)** D= 0.60  
**E. Conservation Threshold (Net Tract Area 25 %)** E= 0.75

**Existing Forest Cover**  
**F. Existing Forest Cover within the Net Tract Area** F= 3.00  
**G. Area of Forest Above Conservation Threshold** G= 2.25  
 If the Existing Forest Cover (F) is greater than the Conservation Threshold (E), then G = F - E. Otherwise G = 0.

**Breakeven Point**  
**H. Breakeven Point (Amount of forest that must be retained so that no mitigation is required)** H= 1.20  
 (1) If the Area of Forest Above the Conservation Threshold (G) is greater than 0, then H = (0.2 \* the Area of Forest Above Conservation Threshold (G) + the Conservation Threshold (E)).  
 (2) If the Area of Forest Above the Conservation Threshold (G) is equal to 0, then H = Existing Forest Cover (F)

**I. Forest Clearing Permitted Without Mitigation** I= Existing Forest Cover (F) - Breakeven Point (H) I= 1.80

**Proposed Forest Clearing**  
**J. Total Area of Forest to be Cleared** J= 1.80  
**K. Total Area of Forest to be Retained** K= 1.20  
**L. Existing Forest Cover (F) - Forest to be Cleared (J)** L= 0.00

**Planting Requirements**  
 If the Total Area of Forest to be Retained (K) is at or above the Breakeven Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0).  
 Otherwise, calculate the planting requirement(s) as follows:  
**L. Reforestation for Clearing Above the Conservation Threshold**  
 (1) If the Total Area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then L = the Area of Forest to be Cleared (J) \* 0.25.  
 (2) If the Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then L = Area of Forest Above Conservation Threshold (G) \* 0.25

**M. Reforestation for Clearing Below the Conservation Threshold**  
 (1) If Existing Forest Cover (F) is greater than the Conservation Threshold (E) and the Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then M = 2.0 \* (Conservation Threshold [E] - Forest to be Retained [K]).  
 (2) If Existing Forest Cover (F) is less than or equal to the Conservation Threshold (E), then M = 2.0 \* Forest to be Cleared (J)

**N. Credit for Retention Above the Conservation Threshold**  
 If the Area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then N = K - E N= 0.00

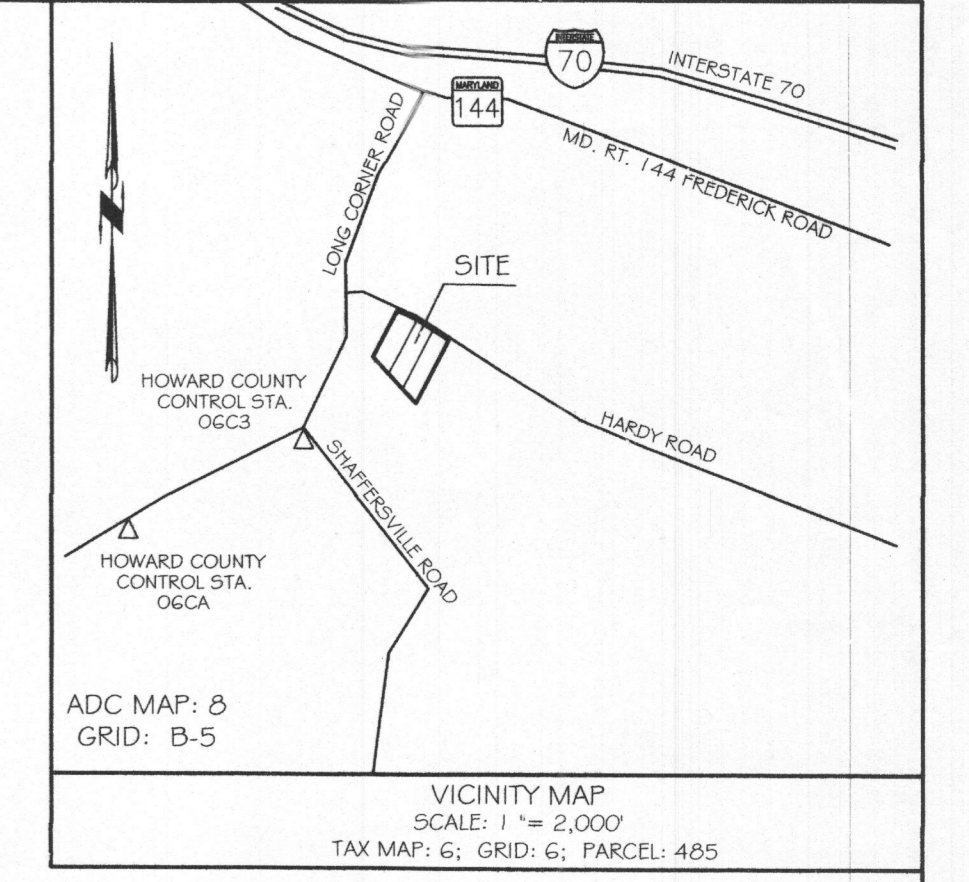
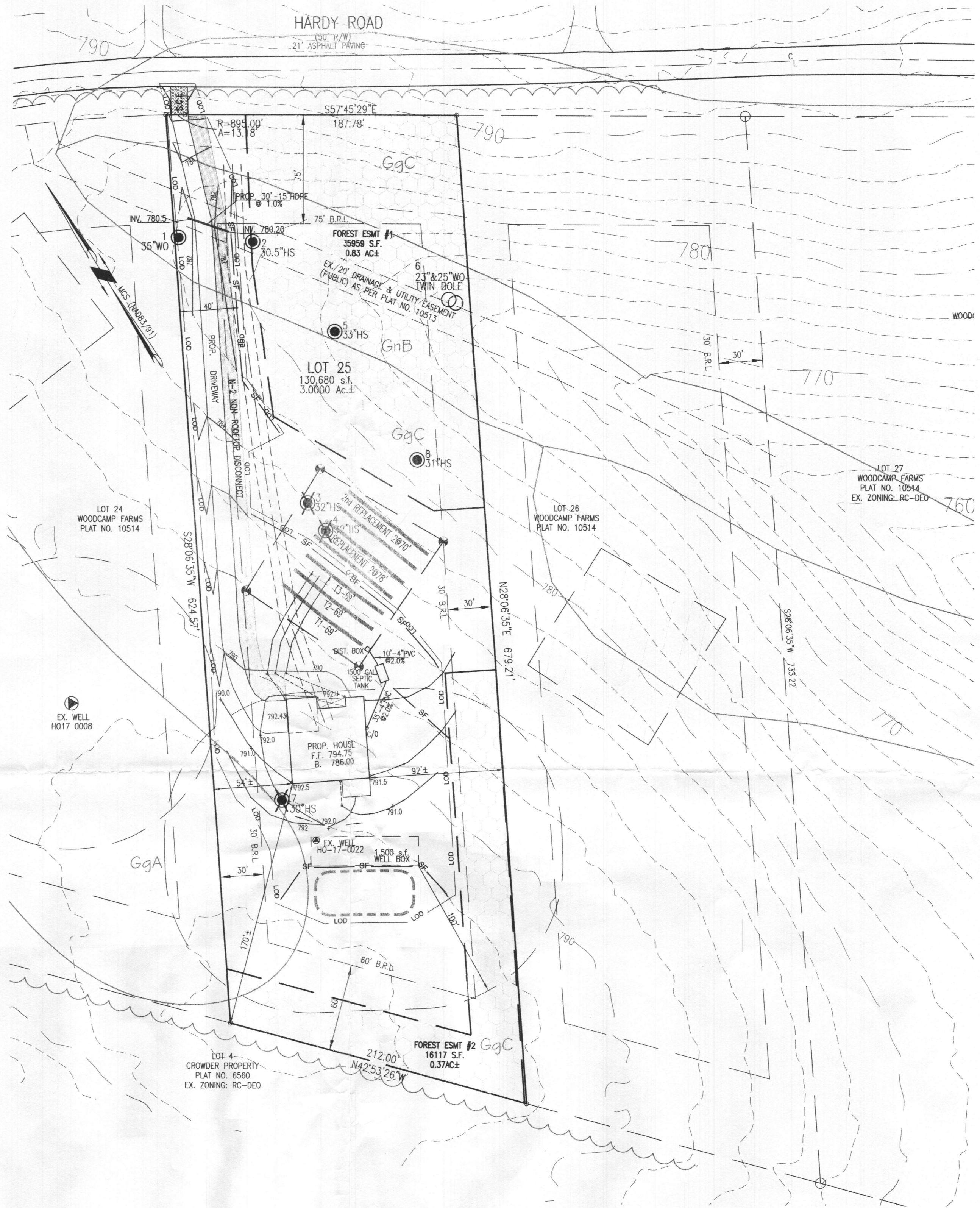
**P. Total Reforestation Required** P = L + M - N P= 0.00

**Q. Total Afforestation Required**  
 If Existing Forest Cover (F) is less than the Afforestation Threshold (D), then Q = Afforestation threshold (D) - Existing Forest Cover (F) Q= 0.00

**R. Total Planting Requirement** R=P+Q R= 0.00

**FOREST EASEMENT SUMMARY**

Lot	Area	retained	cleared
Lot 25	3.00		
#1	35959	0.83	
#2	16117	0.37	
<b>TOTAL</b>	<b>3.00</b>	<b>1.20</b>	<b>1.80</b>



- GENERAL NOTES**
- OWNER: JOHN PIORKOWSKI
  - DEED REFERENCE: LIBER 17585 AT FOLIO 32
  - DATE: MAY 19, 2017
  - GRANTOR: RICHARD M. & BARBARA A. HOUGH
  - TAX MAP: G GRID: G PARCEL: 485
  - NEAREST POTABLE WATER SUPPLY: MT. AIRY DISTANCE: 2 MILES ±.
  - THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24027C004000.
  - TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
  - THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83/91) PER HOWARD COUNTY SURVEY CONTROL STATIONS
  - STA. 00C3 N. 61.0673/221 E. 1.273,9973/17
  - STA. 00C4 N. 61.0135/496 E. 1.272,8333/44
  - DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
  - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
  - THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
  - SOIL TYPE: GLENELG LOAM (GgB)
  - SOILS MAP NO. 7
  - THE SUBJECT PROPERTY IS ZONED RC-DEO IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
  - THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
  - APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN, SITE DEVELOPMENT PLAN, OR GRADING OR BUILDING PERMIT. 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, SITE PLAN OR GRADING AND BUILDING PERMIT STAGES.
  - NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD.
  - THREE (3) SELECTED SPECIMEN TREES ARE PROPOSED FOR REMOVAL.
  - THERE ARE NO STEEP SLOPES, FLOODPLAIN, WETLANDS OR OTHER ENVIRONMENTAL FEATURES LOCATED ON THE SITE AS DETERMINED DURING A FIELD INVESTIGATION PERFORMED BY VANMAR ASSOCIATES, INC. OCTOBER, 2016.

- FOREST NARRATIVE**
- FOREST CONDITION IS GOOD. UNDERSTORY SUBSTANTIAL HARDWOOD BIRDLINGS. CLOSURE IS ESTIMATED TO BE 70-80%. DOMINANT TREE SPECIES IS CHICKORY, 1.8-2.4 DBH. FOREST FLOOR IS HEAVY LEAF LITTER WITH FERN, BLUE BERRY, AND LITTLE TO NO INVASIVES.
  - THERE ARE NO STEEP SLOPES, WATERWAYS, FLOODPLAINS, WETLANDS OR BUFFERS ON THE PROPERTY.
  - A WAIVER PETITION IS PROPOSED TO REMOVE THREE (3) SPECIMEN TREES.
  - TOTAL FORESTED AREA LOT 25 = 3.00 AC ±.
  - FOREST CONSERVATION EASEMENT AND BREAK EVEN POINT LOT 25 = 3.00 AC ±.
  - 78,408 SQ. FT. OF FOREST CLEARING ON LOT 25.

- SPECIMEN TREES**
- | Specimen Number | Tree Description   |
|-----------------|--|
| 1               | 35" WHITE OAK, FAIR, TO REMAIN.                                      |
| 2               | 30.5" HICKORY SPECIES, POOR, THIN CANOPY, TO REMAIN.                 |
| 3               | 32" HICKORY SPECIES, POOR, SPLIT BOLE AND COLLAR ROT, TO BE REMOVED. |
| 4               | 32" HICKORY SPECIES, FAIR, TO BE REMOVED.                            |
| 5               | 33" HICKORY SPECIES, FAIR, TO REMAIN.                                |
| 6               | 30" HICKORY SPECIES, POOR, THIN CANOPY, DEAD WOOD, TO BE REMOVED.    |
| 7               | 31" HICKORY SPECIES, FAIR, TO REMAIN.                                |
- NON SPECIMENS**
- 23' x 25" WHITE OAK, TWIN BOLE, FAIR, TO REMAIN.

**SITE ANALYSIS DATA SHEET**

PROPOSED SITE USE	ACRES
WETLANDS	0.00
WETLANDS BUFFER	0.00
FLOODPLAIN	0.00
FORESTS	3.00
STEEP SLOPES (15-24%)	0.10
STEEP SLOPES (25% OR GREATER)	0.00
TOTAL PROJECT AREA	3.00
LOD AREA	0.69
GREEN OPEN SPACE AREA	0.00
EX. IMPERVIOUS AREA	0.00
PROP. IMPERVIOUS AREA	0.19
HIGHLY ERODIBLE SOILS IN PROJECT AREA	0.00

**APPROVED**

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

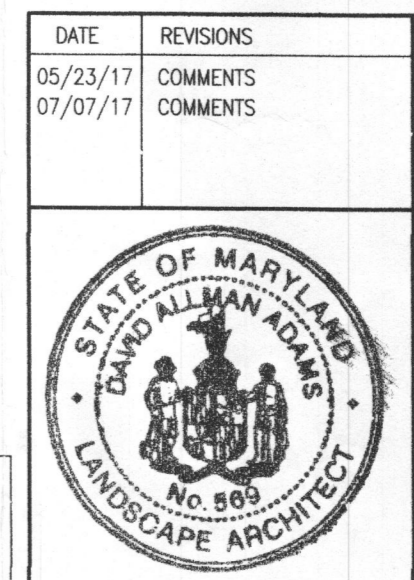
**SOIL LEGEND**

MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
GgA	GLENELG LOAM	B	NO	0.20	0-3%
GgC	GLENELG LOAM	B	NO	0.20	8-15%
GnD	GLENVILLE-BAILE SILT LOAM	C	YES	0.37	0-8%

OWNER / DEVELOPER:  
 JOHN PIORKOWSKI  
 587 WEST WATERSVILLE ROAD  
 MOUNT AIRY, MD. 21771  
 443-956-6851

DAVID A. ADAMS, R.L.A. DATE: 7/7/17

PROFESSIONAL CERTIFICATION  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional landscape architect under the laws of the State of Maryland, License No. 569, Expiration Date: 8-16-17.



**SIMPLIFIED FOREST STAND DELINEATION & FOREST CONSERVATION PLAN**  
 LOT 25  
 WOODCAMP FARMS  
 PLAT NO. 23676

TAX MAP: G ELECTION DISTRICT: No. 4 SCALE: 1" = 50'  
 GRID NO: G HOWARD COUNTY, MARYLAND DATE: APRIL, 2017  
 P/O PARCEL NO: 485 EX. ZONING: R SHEET 1 OF 1

**VANMAR ASSOCIATES, INC.**  
 Engineers Surveyors Planners  
 310 South Main Street Mount Airy, Maryland 21771  
 (301) 829-2880 (301) 831-5015 (410) 549-2751  
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