

### LEGEND

MINOR CONTOUR- (2' INTERVAL)

INDEX CONTOUR- (10' INTERVAL)

SOILS BOUNDARY

STREAM/POND

75' STREAM BANK BUFFER

WETLAND LIMIT

25' WETLAND BUFFER

EXISTING DRIVEWAY

PROPOSED DRIVEWAY

EXISTING TREELINE

PROPOSED TREELINE

FIELD LOCATED SPECIMEN TREE

PROPOSED SEPTIC EASEMENT

APPROXIMATE LOCATION EXISTING SEPTIC EASEMENT

EXISTING WELL

PROPOSED CONTOURS

STEEP SLOPES

PASSED CONVENTIONAL PERC TEST LOCATION 12/11/07

PASSED SANDMOUND TEST 12/21/07

FAILED CONVENTIONAL PERC TEST ROCK LOCATION 12/11/07

PRIMARY WELL LOCATION PROPOSED

ALTERNATE WELL LOCATION PROPOSED

FOREST CONSERVATION SIGNAGE \*

SPECIMEN TREE SIGNAGE \*

\* SIGNAGE SHALL REMAIN IN PLACE FOR PERPETUITY.

BLAZE ORANGE TREE PROTECTION FENCE

LIMIT OF DISTURBANCE

PRIVATE ADDRESS SIGN

CHECK DAM

### SPECIMEN TREE TABLE

DESIGNATION	SPECIES	SIZE (dbh)	CONDITION	REMARKS
A	SILVER MAPLE	41"	FAIR	RETAIN
B	SILVER MAPLE	37"	GOOD	RETAIN
C	SILVER MAPLE	72"	FAIR	RETAIN
D	SILVER MAPLE	60"	GOOD	RETAIN
E	ELM	41"	POOR	RETAIN
F	SCARLETT OAK	32"	GOOD	RETAIN

### SOILS LEGEND

GqB	GLENELG	LOAM	3-8% SLOPES
GqC	GLENELG	LOAM	8-15% SLOPES
MaD	MANOR	LOAM	15-25% SLOPES
McD	MANOR	LOAM	15-25% SLOPES, VERY ROCKY
GnB	GLENVILLE-BAILE	SILT LOAM	0-8% SLOPES

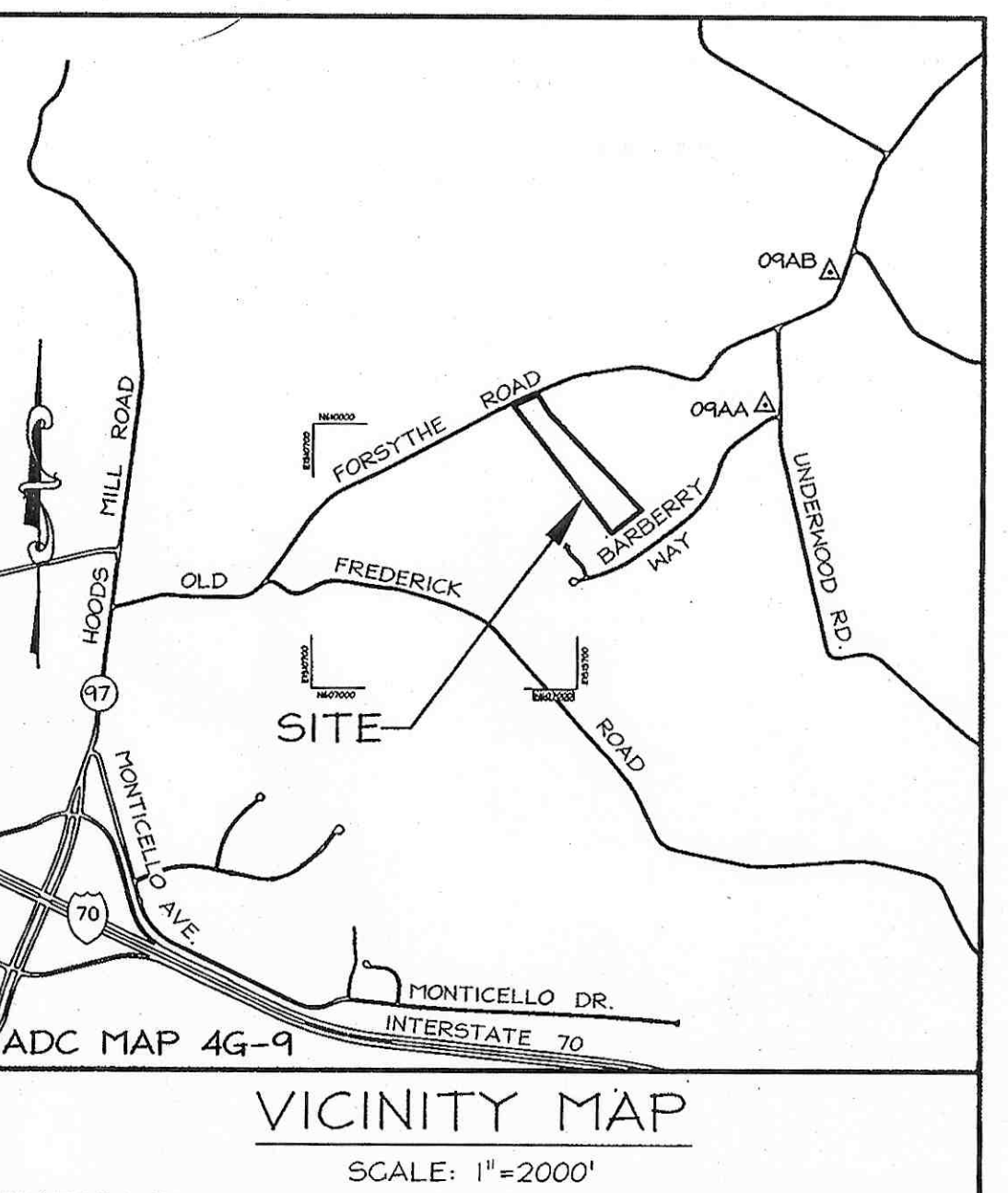
### EASEMENT LEGEND

PRIVATE STORMWATER MANAGEMENT CREDIT EASEMENT

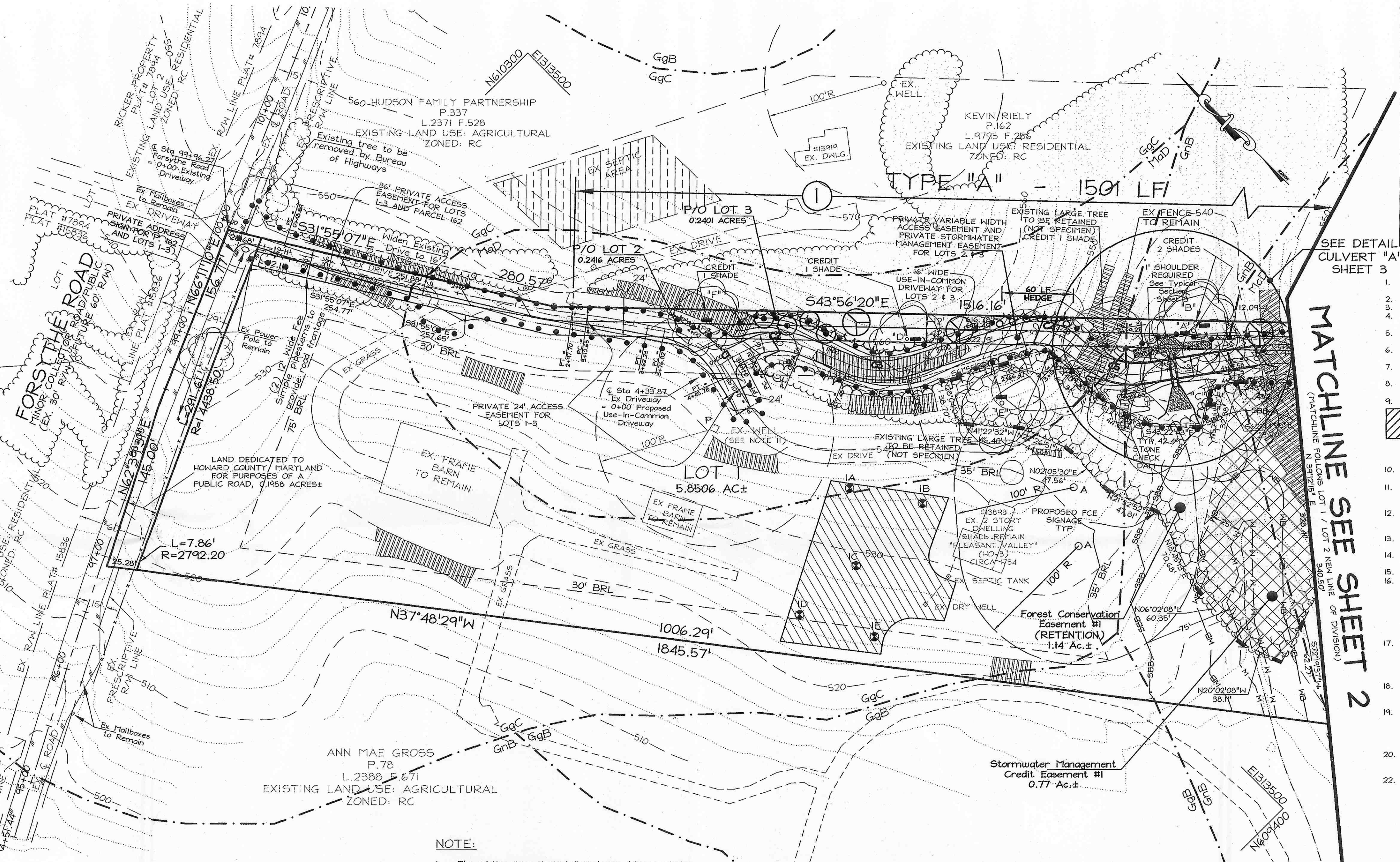
FOREST CONSERVATION EASEMENT (RETENTION)

### SHEET INDEX

1	SUPPLEMENTAL, LANDSCAPE AND FOREST CONSERVATION PLAN
2	SUPPLEMENTAL, LANDSCAPE AND FOREST CONSERVATION PLAN
3	SUPPLEMENTAL PLAN DETAILS, DRIVEWAY AND STORM DRAIN PROFILES
4	SUPPLEMENTAL, LANDSCAPE AND FOREST CONSERVATION NOTES & DETAILS
5	FOREST STAND DELINEATION PLAN
6	FOREST STAND DELINEATION PLAN



- ### GENERAL NOTES
- Existing Zoning: RC-DEO per 2/22/04 Comprehensive Zoning Plan and the Comp Lite Zoning Amendments effective 7/28/2009.
  - Deed reference: Liber 671, Folio 618
  - Total area of property: 14.00 ac.
  - The lots shown herein comply with the minimum lot area and ownership width as required by the Maryland Department of the Environment (MDE).
  - All existing wells and septic systems within 100 feet of the lot which may affect this proposal have been shown.
  - The topography shown is taken from Howard County aerial photography and field run topography within the buildable area of the lots and driveway.
  - Any changes to the private sewage easements shall require a revised percolation certification plan.
  - There is a historic house located on lot 1 identified on the Historic Register as HO-3, "Pleasant Valley" circa 1754, this house is to remain. This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
  - All wells shall be drilled and all well completion reports shall be submitted to the Health Department prior to final plat signature approval. (Lot 2 & 3)
  - The existing well serving the existing dwelling on Lot 1 (18993 Forsythe Road) has been upgraded (8/20/2008) to current Health Department standards.
  - The Howard County Health Department approved the percolation certification plan for these lots on 4/11/08 and Revised Percolation Certification Plan on 7/23/2009.
  - All wells shall be located a minimum of 15' from the road or use-in-common driveway and 30 feet from any dwelling.
  - Soils data shown based on USDA Natural Resources Conservation Service - Web Soil Survey 2.0 - Version 5, Sept 21, 2006 - Howard County.
  - Limit of disturbance: 2.25 ac± total
  - This parcel, Parcel 92 (L. 671 / F. 618), and adjoining Parcel 162 "Kevin P. Riely" (L. 9795 / F. 256) utilize an existing "gravel road" for access to Forsthe Road. This gravel road is intended to be a "use-in-common" road. Both above referenced deeds - reference a previous deed: L. 617 / F. 699, dated November 24, 1972 which describes a "gravel road, use in common". This plot will record a 36' private access easement for Lots 1-3 and Parcel 162 over the existing gravel road (shared driveway) to Forsthe Road.
  - Three separate maintenance agreements are required for the shared driveway. One agreement for Lots 1-3 and Parcel 162; one agreement for the shared driveway for Lots 1 - 3 and one agreement for the shared driveway for Lots 2 & 3. All of the maintenance agreements will be recorded concurrently with the P/O-079 plat.
  - The pipestem for Lot 2 is 850 feet± long and the pipestem for Lot 3 is 1,286 feet± in length. Both pipestems meet Section 16.120(b)(6)(ii) of the Subdivision Regulations.
  - The environmental features which currently exist onsite are steep slopes, wetlands, wetland buffers, a stream and its bank buffer. This project does not disturb any steep slopes which are greater than 20,000 square feet of on-site and offsite contiguous area, wetlands, wetland buffer, streams and stream bank buffers.
  - For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not onto the pipestem lot driveway.
  - Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
    - Width - 12' (16 feet serving more than one residence).
    - Surface - 6 inches of compacted crusher run base with tar and chip coating (1 1/2" Min).
    - Geometry - Maximum 14% grade, maximum 10% grade change and minimum of 45 foot turning radius.
    - Structure Clearances - minimum 12 feet.
    - Structure (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.
    - Structure sufficient to insure all weather use.
  - The Wetland Investigation was completed by LDE, Inc. dated June, 2008 and one (1) onsite wetland area was revealed from the investigation.
  - Open Space for this project has been provided by a payment of fee-in-lieu in the amount of \$ 3,000 for Lots 2 & 3.
  - On Lots 3 and 3, the limitations of soil properties and available area are such that a house with no more than four bedrooms could be supported by the described easement on each. If more bedrooms are desired the Health Department will consider a technical design showing that the sand mound area will accommodate a system design adequate for the amount of wastewater discharge from the proposed structure.



NOTE:

- The existing steep slopes indicated near driveway station 5+00 is part of a contiguous onsite & offsite 13,200± square foot area which crosses from Parcels 162 & 337 and onto proposed Lot 1 & Lot 2. Grading and clearing across this area is permitted under Section 16.120(b)(1).
- Blaze Orange Tree Protection Fence shall be installed at the Limits of Disturbance along both sides of the proposed use-in-common driveway alignment 0+29 thru 5+00 (This Sheet) where shown herein.

### CURVE TABLE - PROPOSED USE-IN-COMMON DRIVE.

CURVE	CURVE STA TO STA	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIST	CHORD	LOCATION
C1	0+01.93 - 0+19.15	150.00	17.22	6°34'37"	8.62	17.21	N75°36'48"W	PC 0+01.93 N 60°49'30.76 E 191329.25
C2	0+29.31 - 0+74.76	53.00	45.45	49°07'54"	24.23	44.07	N47°45'33"W	
C3	1+17.48 - 1+64.80	70.00	47.33	38°44'20"	24.61	46.43	S42°38'46"E	
C4	2+66.47 - 3+13.00	45.00	46.53	59°14'58"	25.59	44.49	N32°18'27"W	
C5	3+29.22 - 3+78.85	55.00	49.63	51°42'17"	26.65	47.97	S28°32'06"E	
C6	4+67.58 - 4+92.86	208.00	25.29	6°57'57"	12.66	25.27	N50°54'16"W	PT 4+67.58 N 60°57'16 E 191329.25
C7	6+34.71 - 6+47.35	208.00	12.64	3°28'57"	6.32	12.64	N45°40'49"W	

### CURVE TABLE - EXISTING DRIVEWAY

CURVE	CURVE STA TO STA	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIST	CHORD	LOCATION
C8	0+48.89 - 2+97.70	1318.00	248.81	10°48'58"	124.78	248.44	S31°58'33"E	PC 0+48.89 N 60°57'16 E 191329.25
C9	3+10.65 - 3+62.23	798.00	51.58	3°42'13"	25.80	51.57	N35°31'56"W	
C10	3+76.82 - 4+45.78	73.00	68.96	54°07'19"	37.29	66.42	N06°37'10"W	PT 4+45.78 N 60°57'16 E 191329.25

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Cindy Hester*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
9/2/09  
*Steve Heise*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
9/21/09

DEVELOPER'S / BUILDER'S CERTIFICATION  
I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, AND A COPY OF THIS PLAN WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER / BUILDER: *Steve Heise*  
DATE: 8-12-09

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 JURISDICTION OF THE STATE OF MARYLAND, LICENSE NO. 19184, EXPIRES 6/30/11.

SIGNED: BRUCE D. BURTON  
DATE: 8/12/09

PROFESSIONAL CERTIFICATION:  
*Steve Heise*  
Steve Heise, Qualified Professional, MDPCA

### GENERAL NOTES (Cont)

- The LOD (as shown on the supplemental plan) must be respected on the grading and construction plans for the driveway and the two new homes planned for Lots 2 & 3.
- On the plat, as well as all other DPZ plans for this site, provide a brief description of the waiver petition (WP-09-130), as a general note to include request(s), section(s) of the regulations, action and date.
- Stormwater management for the development of Lot 2 and 3 is provided by use of the Environmentally Sensitive Development and sheet flow to buffer stormwater management credits.
- The sand mound areas delineated and identified on Lots 2 & 3, respectively, must be protected by a fixed barrier at all times during grading and construction activities. Thereafter protective measures should be implemented to protect those areas from erosion, particularly due to concentrated flow or encroachment by wheeled vehicles while soil is saturated. Subsequent building permit applications may be denied should a sand mound area be evaluated and found to be unsatisfactory for the intended use.
- Prior to building permit approval for Lots 2 or 3 respectively, the primary sand mound and gravel bed corners must be staked for field review. The primary mound for Lot 3 is mound site #3, the lowest one.

NO.	DATE	REVISIONS

**LDE Inc.**  
Engineers, Surveyors, Planners  
9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045  
(410)715-1070 - (301)396-3424 - FAX (410)715-9510

DESIGNED BDB EDS	SUPPLEMENTAL, LANDSCAPE AND FOREST CONSERVATION PLAN <b>PLEASANT VALLEY FARM</b> LOTS 1-3	SCALE 1"=50'
DRAWN MDL LDE		DRAWING 1 OF 6
CHECKED BDB		JOB NO. 07-017
DATE 8/20/09	TAX MAP 9 GRID 7 P/O PARCEL 92 4th ELECTION DISTRICT HOWARD COUNTY, MD Previous Submittals: WP-09-130, F-09-079	FILE NO. F-09-079

OWNER: KENNETH L. WHEELER, JR.  
18943 Forsythe Road  
Sykesville, MD 21284  
410-442-2678

DEVELOPER: CHRISTINA WHEELER RIZZUTO  
707 Eastshire Drive  
Catoctin, MD 21228  
410-719-7663

### LEGEND

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INDEX CONTOUR- (10' INTERVAL)

SOILS BOUNDARY

STREAM/POND

STREAM BANK BUFFER

WETLAND LIMIT

WETLAND BUFFER

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PROPOSED DRIVEWAY

EXISTING TREELINE

PROPOSED TREELINE

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PROPOSED SEPTIC EASEMENT

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STEEP SLOPES

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PASSED SANDMOUND TEST 12/21/07

FAILED CONVENTIONAL PERC TEST LOCATION 12/11/07

PRIMARY WELL LOCATION

ALTERNATE WELL LOCATION

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SPECIMEN TREE SIGNAGE \*

\* SIGNAGE SHALL REMAIN IN PLACE FOR PERPETUITY.

BLAZE ORANGE TREE PROTECTION FENCE

LIMIT OF DISTURBANCE

TYPICAL ROOF LEADER OVERLAND FLOW PATH

CHECK DAM

### EASEMENT LEGEND

PRIVATE STORMWATER MANAGEMENT CREDIT EASEMENT

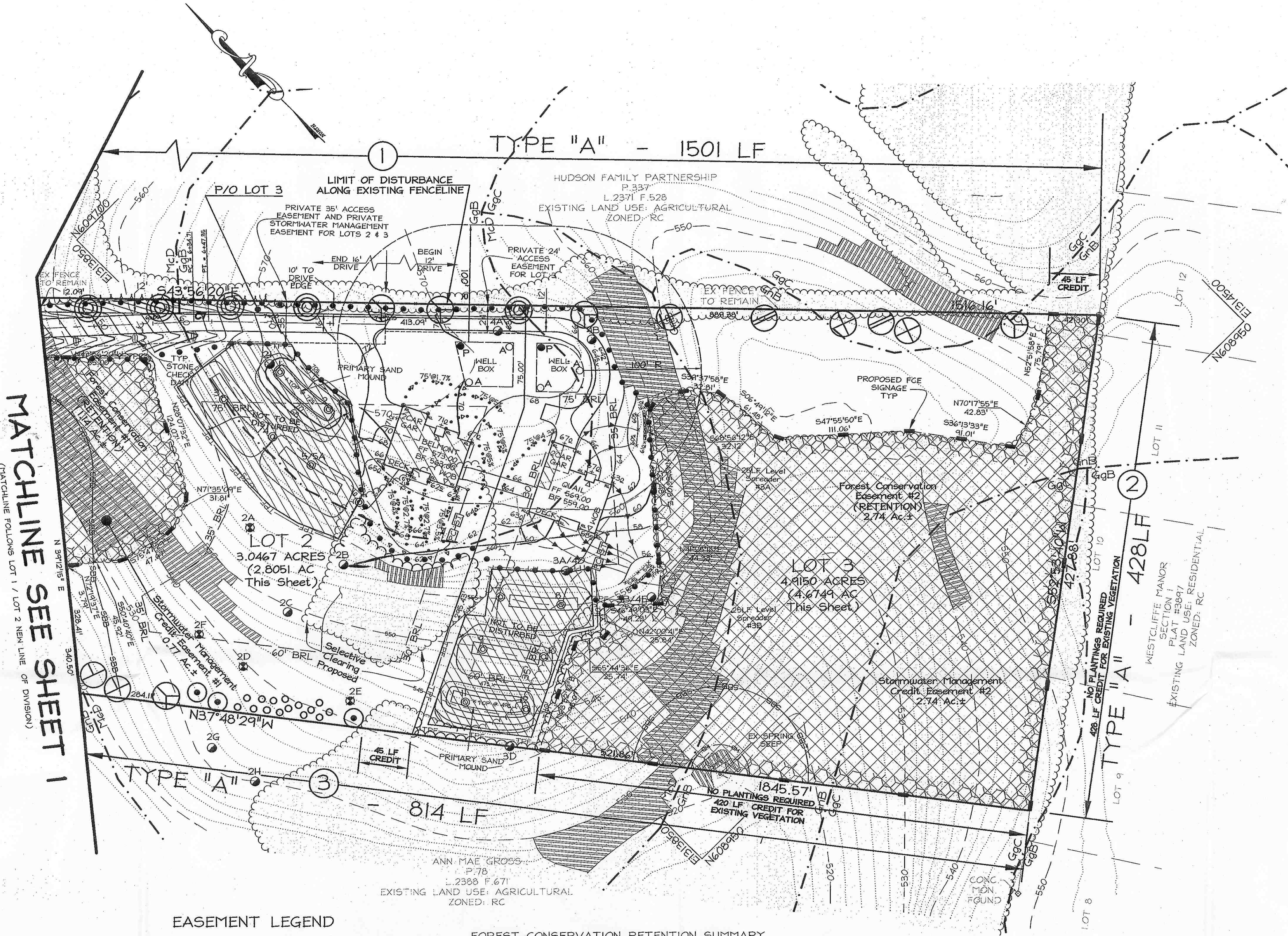
FOREST CONSERVATION EASEMENT (RETENTION)

### SOILS LEGEND

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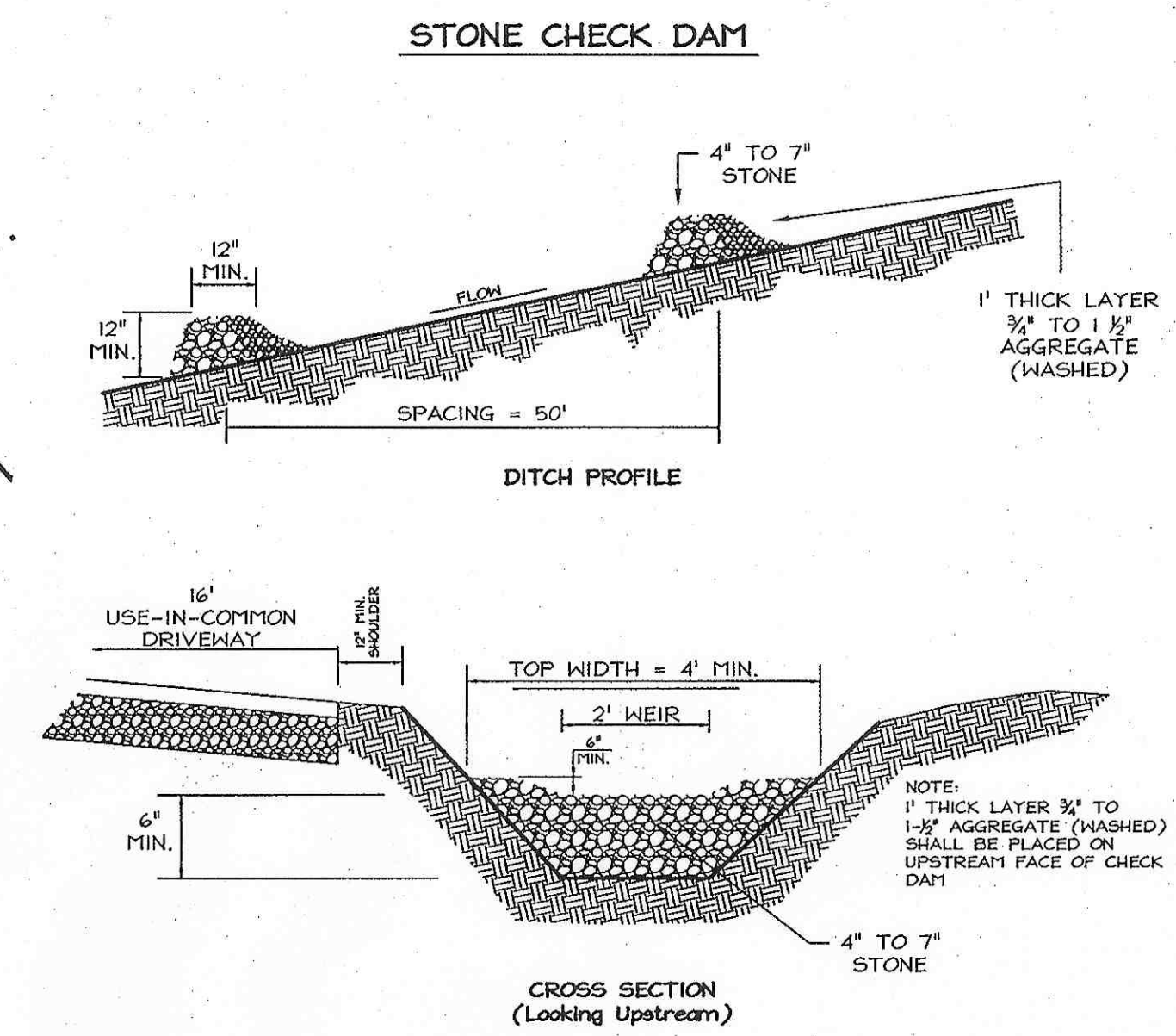


### FOREST CONSERVATION RETENTION SUMMARY BY FOREST STAND

- Approximately 25,300 square feet of Forest stand 'F-1' is to be cleared for the construction of the proposed use-in-common driveway.
- Approximately 8,300 square feet of Forest Stand 'F-2' is to be cleared for the proposed dwelling construction. Selective clearing of remaining forest is proposed.
- Forest stand 'F-3' is to remain undisturbed.
- Forest stand 'F-4' is to remain undisturbed.

### NOTES:

- The existing steep slopes indicated near driveway station 5+00 is part of a contiguous onsite 4 offsite 15,200 +/- square foot area which crosses from Parcels 162 & 337 and onto proposed Lot 1 & Lot 2. Grading and clearing across this area is permitted under Section 11.116(b)(1).
- The existing steep slopes indicated within Forest Conservation Easement #2 is part of a contiguous onsite 4 offsite 21,900 +/- square foot area which crosses from Parcel 337 onto proposed Lot 3 and onto Parcel 78. No Disturbance is proposed to this Steep Slope.
- Blaze Orange Tree Protection Fence (TPF) shall be installed at the Limits of Disturbance along the south side of the proposed use-in-common driveway alignment 5+00 thru 6+00 (This Sheet) where shown hereon. Additionally, TPF shall be placed along the western edge of Forest Conservation Area #2 as shown hereon.



CHECK DAM NO.	DRIVEWAY STATION	OFFSET
1	3+42	14.5' RT
2	3+74	23.5' RT
3	4+32	16.5' RT
4	4+82	12' RT
5	5+34	12' RT
6	5+84	12' RT
7	6+34	12' RT

### CONSTRUCTION SPECIFICATIONS:

- Suoles / open section use in common driveway ditch shall be constructed in accordance with the Typical Section details on Sheet 3.
- The check dam shall be constructed as shown above, with 4" to 7" stone with the upstream face lined with 1" of 3/4" to 1-1/2" aggregate (washed).
- The 4" to 7" stone shall be keyed into the bottom & sides of the suale and shall be 4" wide at the top width.
- A 2" weir should be centered in the suale a minimum of 6" above invert of suale. The stone should line the suale sides for an additional 6" above weir elevation.

### MAINTENANCE SCHEDULE:

Check Dams are to reduce runoff velocities.

- Stone check dams shall be inspected after each major rainfall event.
- Any accumulated sediment behind each check dam should be removed when it reaches 1/2 the original height of the check dam (3").
- Any accumulated debris & litter behind the stone check dam shall be removed during regular suale mowing.
- Signs of erosion around stone check dam shall be repaired as soon as it is noticed ensure proper functioning of the check dam.

**NOTE:**  
SEE GENERAL NOTES #27 AND #28 ON SHEET 1 CONCERNING PROTECTION OF SEWAGE DISPOSAL EASEMENTS FOR THE SAND MOUNDS ON LOTS 2 AND 3 DURING HOUSE AND DRIVEWAY CONSTRUCTION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Judy Hunt* 9/2/09  
CHIEF, DIVISION OF LAND DEVELOPMENT

*W. D. ...* 8/2/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

### DEVELOPER'S / BUILDER'S CERTIFICATION

I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, AND A COPY OF THIS PLAN WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

*Charles ...* 8-2-09  
SIGNATURE OF DEVELOPER / BUILDER

### PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND, LICENSE NO. 19184, EXPIRES ON 12/31/11."

*Bruce D. Burton* 9/2/09  
SIGNATURE OF PROFESSIONAL ENGINEER

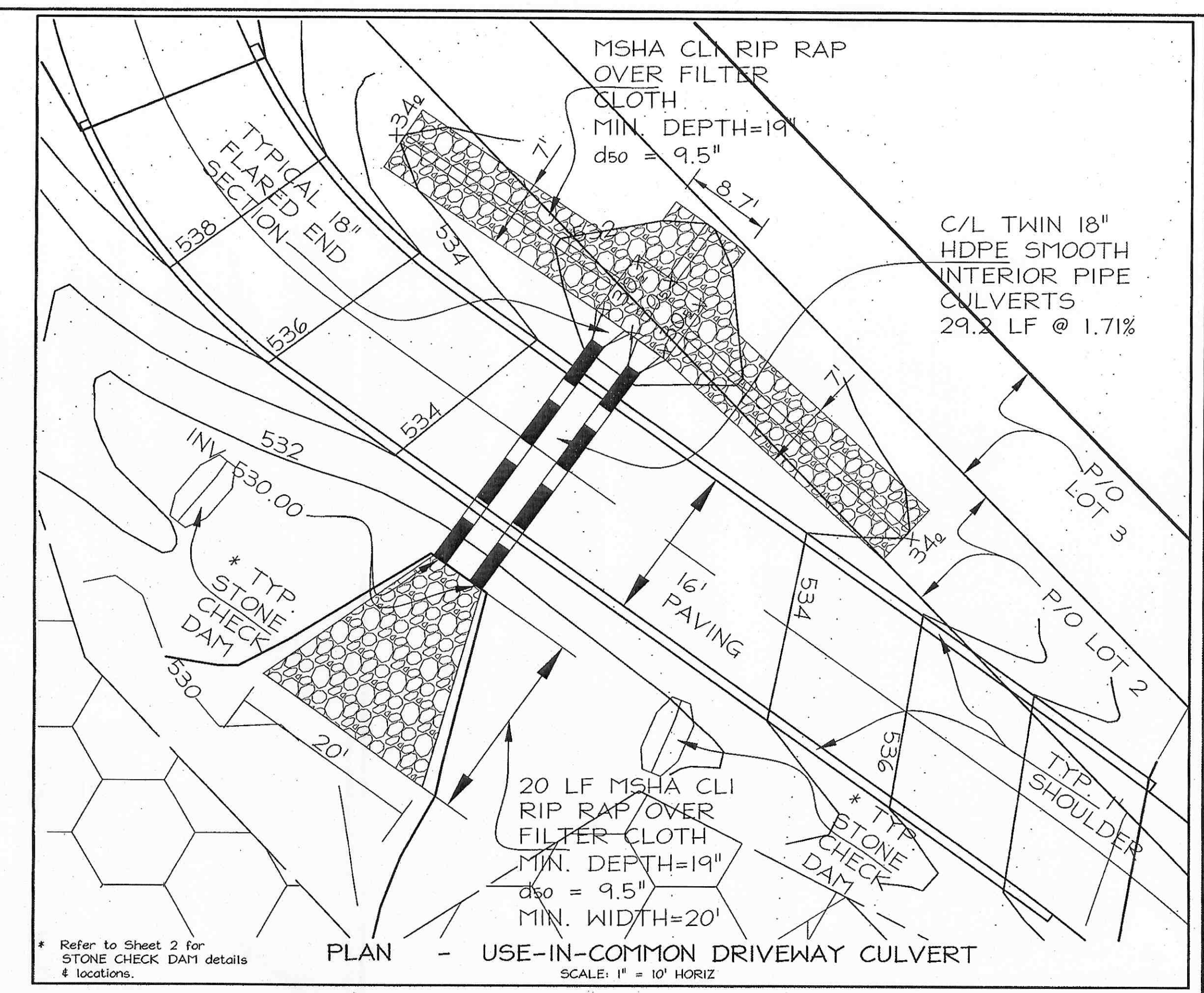
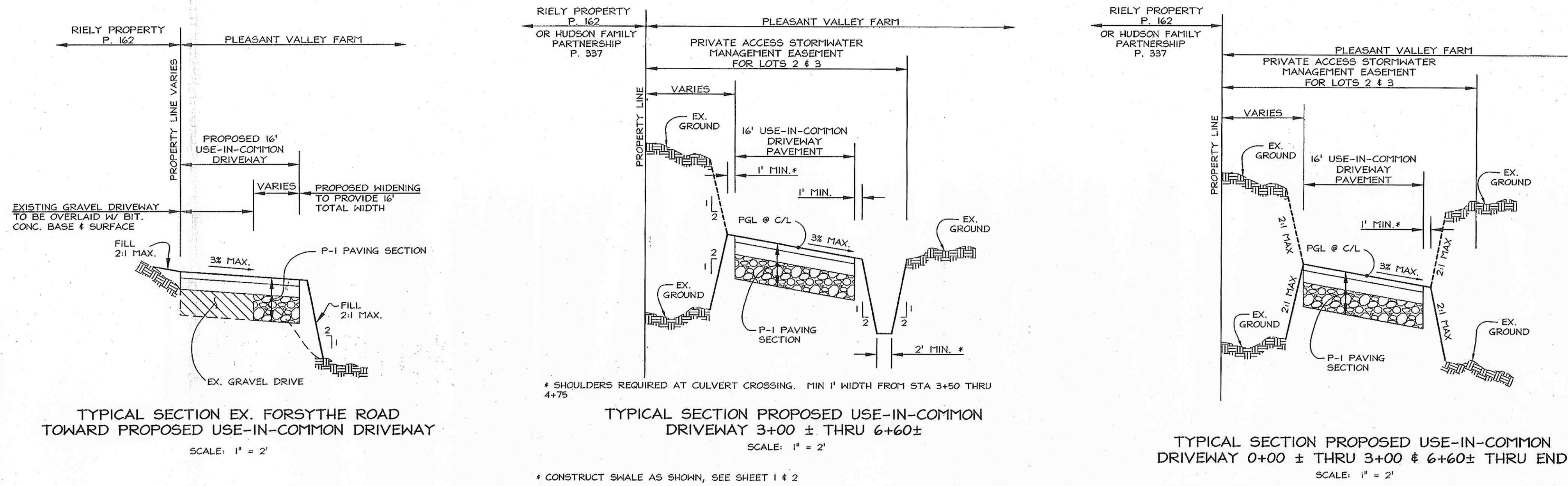
THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON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

NO.	DATE	REVISIONS

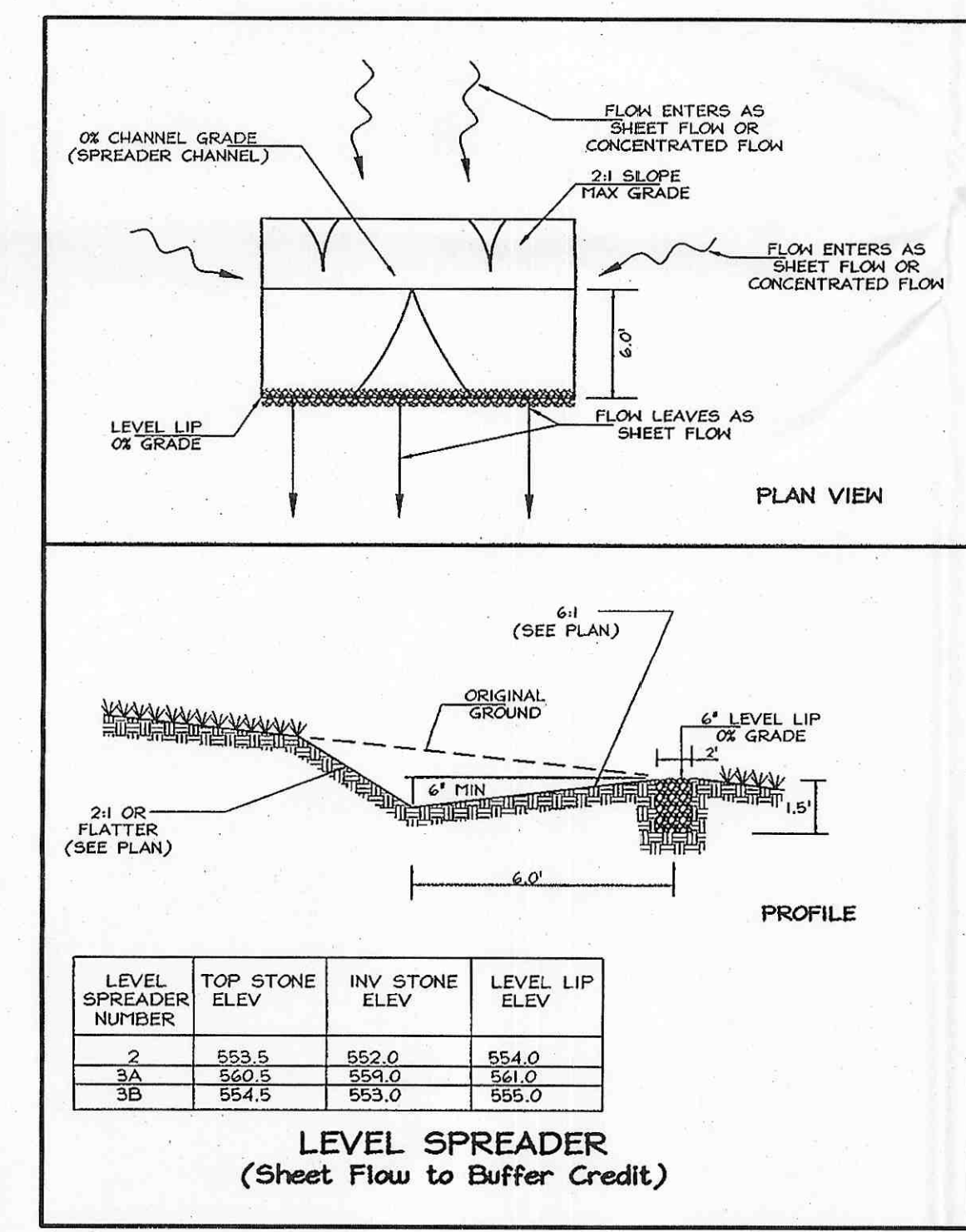
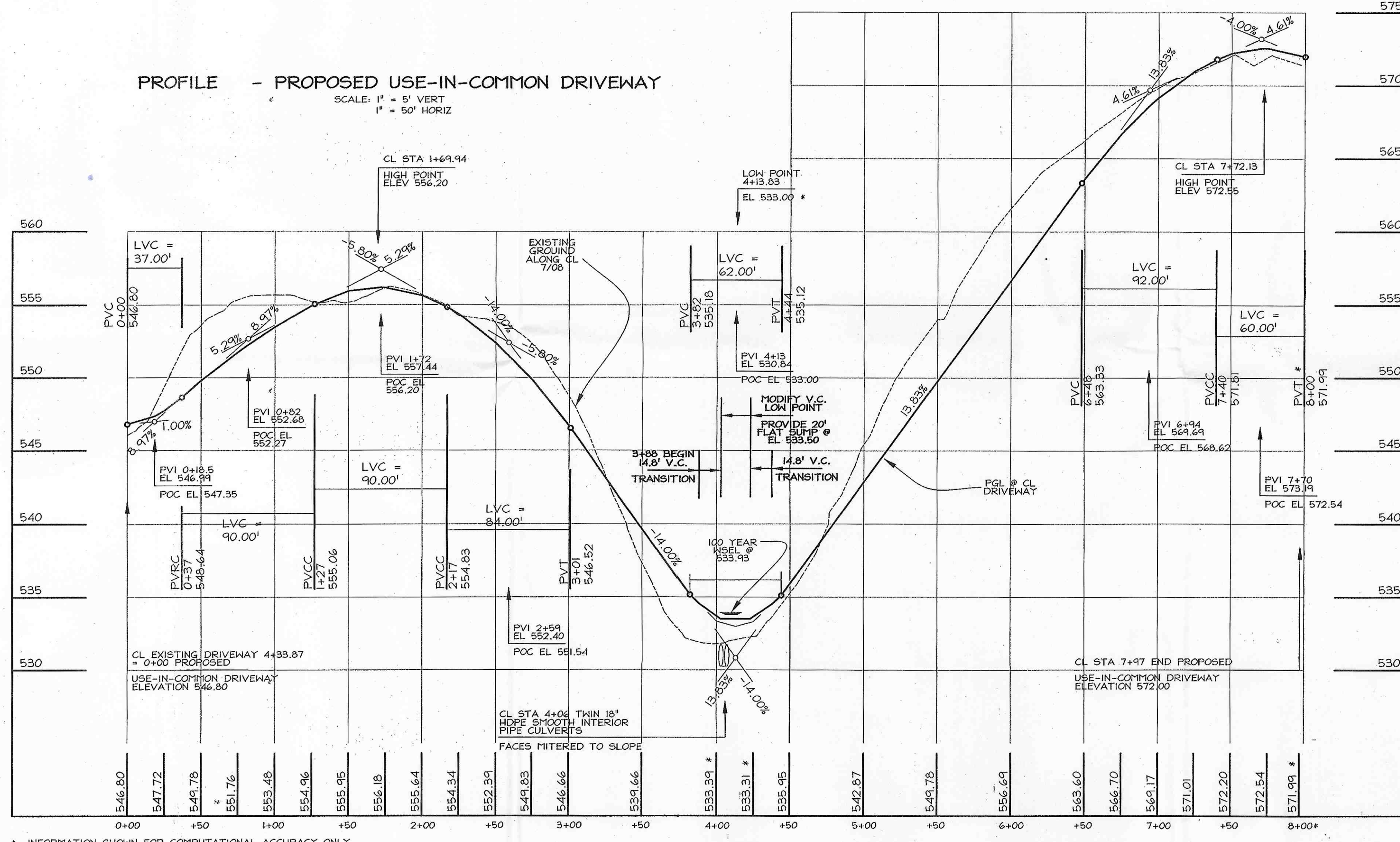
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9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045  
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DESIGNED BDB EDS	SUPPLEMENTAL, LANDSCAPE AND FOREST CONSERVATION PLAN <b>PLEASANT VALLEY FARM</b> LOTS 1-3 TAX MAP 9 GRID 7 P/O PARCEL 92 4th ELECTION DISTRICT HOWARD COUNTY, MD Previous Submittals: WP 09-130, F 09-079 OWNER: KENNETH L. WHEELER, JR. 13843 Forsythe Drive Sykesville, MD 21784 410-442-2676	SCALE 1"=50'
DRAWN MDL LDE		DRAWING 2 OF 6
CHECKED BDB		JOB NO. 07-017
DATE 8/2009		FILE NO. F 09-079

DEVELOPER: CHRISTINA WHEELER RIZZUTO  
707 Eastshire Drive  
Catonville, MD 21228  
410-719-7663

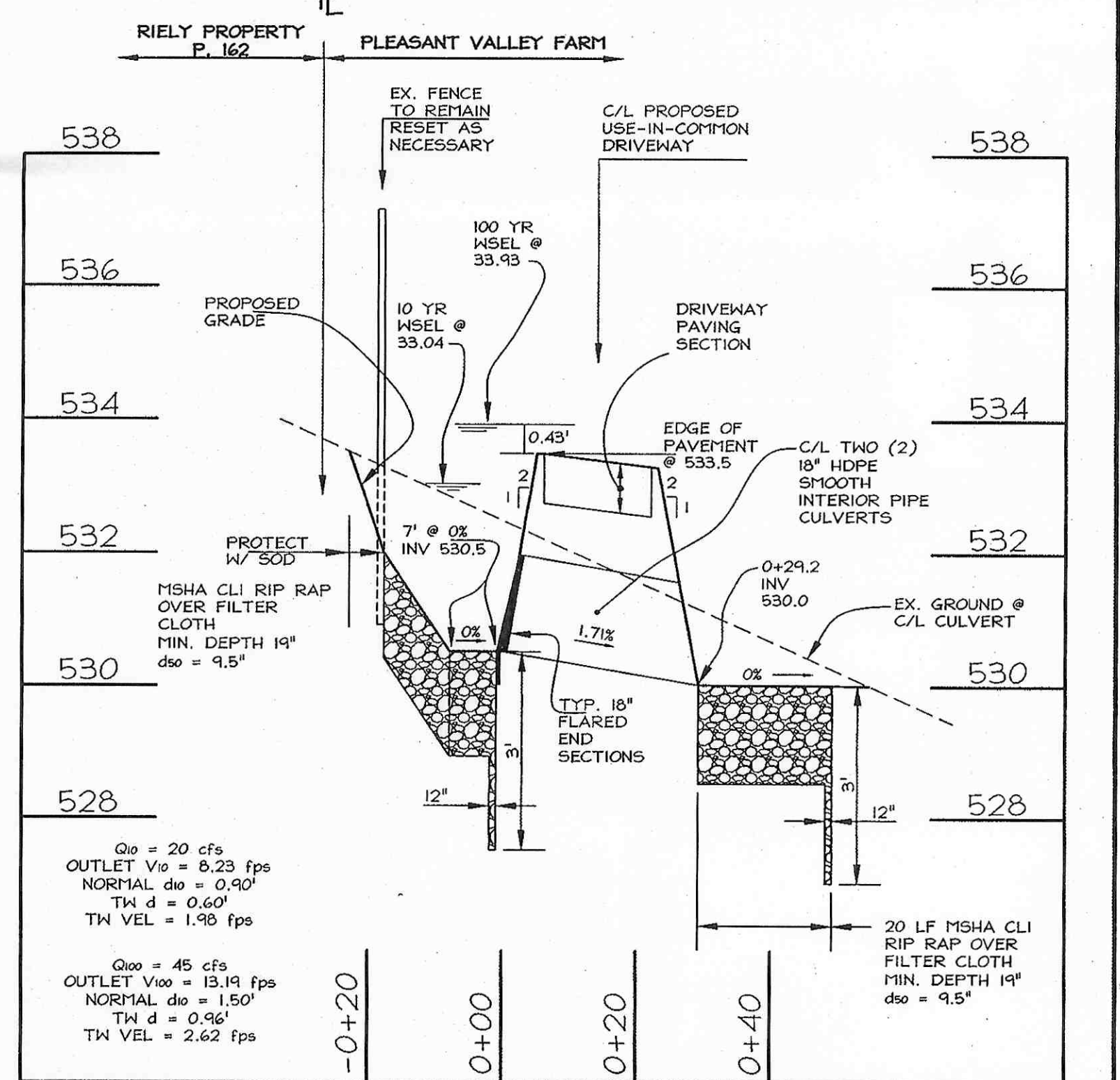


**PROFILE - PROPOSED USE-IN-COMMON DRIVEWAY**  
SCALE: 1" = 5' VERT  
1" = 50' HORIZ



**OPERATION AND MAINTENANCE SCHEDULE FOR LEVEL SPREADERS**

- LEVEL SPREADERS shall be installed after the contributing site has been stabilized unless filter fabric is placed over the device immediately after construction to divert sediment from entering the device.
- After the site has been stabilized and with the inspector's approval, the fabric may be removed.
- Maintenance shall be performed on a level spreader when sediment is visually apparent within the stone voids. The portion of the stones that are affected shall be removed and replaced with clean stone.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Cindy Harris*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
9/2/09  
DATE

*Chris Dennis*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
9/2/09  
DATE

**DEVELOPER'S / BUILDER'S CERTIFICATION**

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*Chris Dennis*  
SIGNATURE OF DEVELOPER / BUILDER  
8.2.09  
DATE

**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. 19184, EXPIRATION DATE: 6/30/11."

*Bruce D. Burton*  
SIGNED: BRUCE D. BURTON  
08/12/09  
DATE

NO.	DATE	REVISIONS

**LDE Inc.**  
Engineers, Surveyors, Planners  
9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045  
(410)715-1070 - (301)296-3424 - FAX(410)715-9540

DESIGNED EDS BDB	SUPPLEMENTAL PLAN DETAILS, DRIVEWAY & STORM DRAIN PROFILES <b>PLEASANT VALLEY FARM</b> LOTS 1-3	SCALE As Shown
DRAWN LDE		DRAWING 3 OF 6
CHECKED BDB		JOB NO. 07-017
DATE 8/2009		FILE NO. F 09-079

TAX MAP 9 T GRID 7 P/O PARCEL 92  
4th ELECTION DISTRICT HOWARD COUNTY, MD

Previous Submittals: MP 09-130, F 09-079

OWNER: KENNETH L. WHEELER, JR.  
13943 Forsythe Road  
Sykesville, MD 21784  
410-442-2678

DEVELOPER: CHRISTINA WHEELER RIZZUTO  
707 Eastshore Drive  
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**LEGEND**

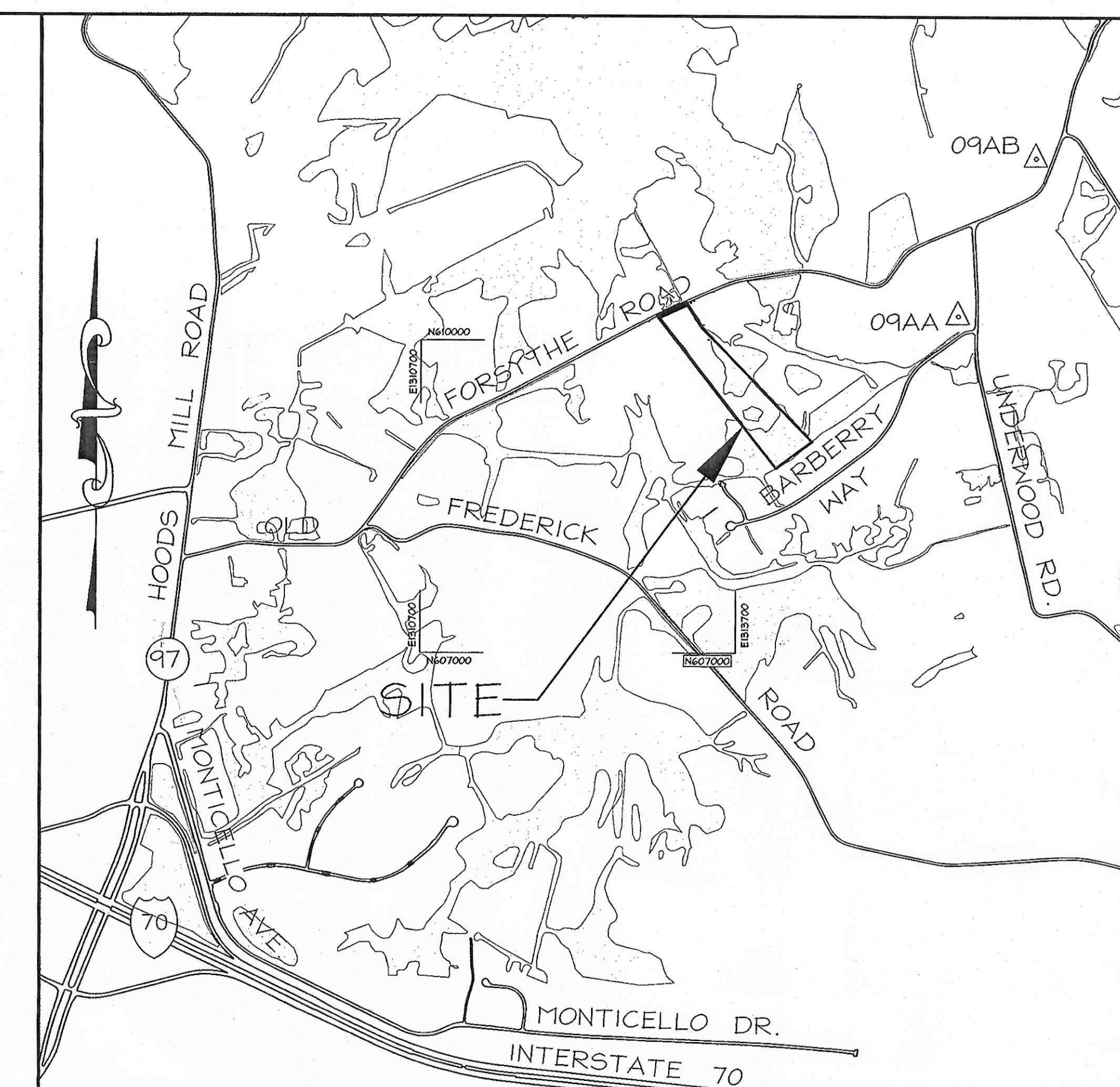
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- EXISTING WELL
- PROPOSED CONTOURS
- STEEP SLOPES
- EXISTING TREE
- SPECIMEN TREE & CRITICAL ROOT ZONE

**SPECIMEN TREE TABLE**

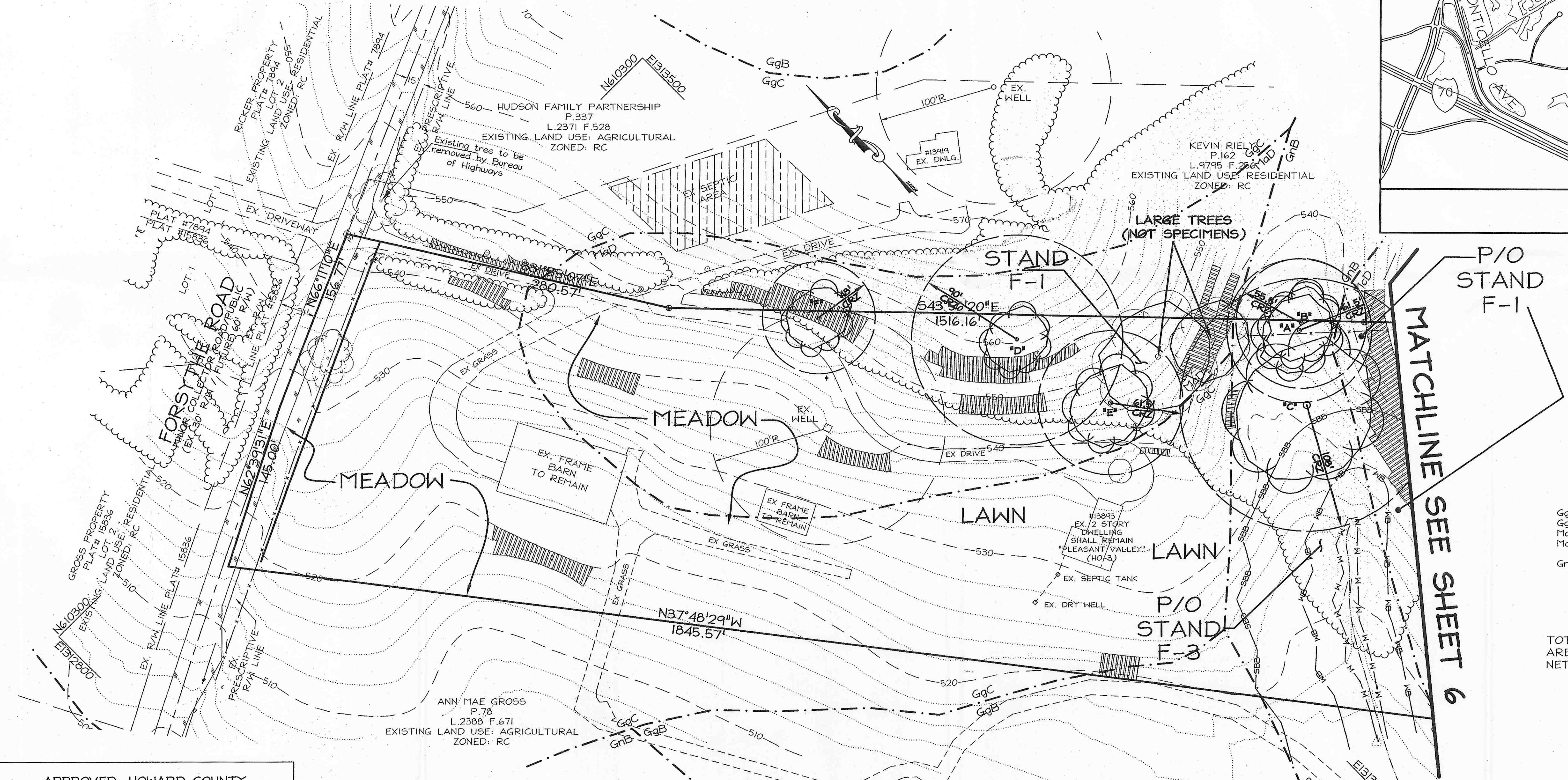
DESIGNATION	SPECIES	SIZE (dbh)	CONDITION	LOCATION
A	SILVER MAPLE	41"	FAIR	"F-3"
B	SILVER MAPLE	37"	GOOD	"F-3"
C	SILVER MAPLE	72"	FAIR	"F-3"
D	SILVER MAPLE	60"	GOOD	"F-1"
E	ELM	41"	POOR	"F-1"
F	SCARLETT OAK	32"	GOOD	"F-1"

**NOTE:**

- FOREST STAND F-1 IS ALONG STEEP SLOPES AND RIDGES
- FOREST STAND F-2 IS AN ISOLATED STAND.
- FOREST STAND F-3 IS LOCATED IN BOTTOMLAND AREAS.
- FOREST STAND F-4 IS DOMINATED BY RED MAPLE TREES



**VICINITY MAP**  
SCALE: 1"=1000'



**MATCHLINE SEE SHEET 6**

**SOILS LEGEND**

GgB	GLENELG	LOAM	3-8% SLOPES
GgC	GLENELG	LOAM	8-15% SLOPES
MaD	MANOR	LOAM	15-25% SLOPES
McD	MANOR	LOAM	15-25% SLOPES, VERY ROCKY
GnB	GLENVILLE-BAILE	SILT LOAM	0-8% SLOPES

TOTAL SITE AREA: 14.0 ACRES  
AREA OF ONSITE FLOODPLAIN: 0.0 ACRES  
NET TRACT AREA: 14.0 ACRES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Candy Harris*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
7/2/09  
*Steve Heiss*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
8/2/09

**DEVELOPER'S / BUILDER'S CERTIFICATION**  
I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, AND A COPY OF THIS PLAN WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.  
*Steve Heiss*  
SIGNATURE OF DEVELOPER / BUILDER  
8-2-09  
DATE

**PROFESSIONAL CERTIFICATION**  
"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM AN ANNUALLY LICENSED PROFESSIONAL ENGINEER UNDER THE CONSTITUTION AND LAWS OF MARYLAND, LICENSE NO: 19184, EXPIRES ON 06/30/11."  
*Bruce D. Burton*  
SIGNED, BRUCE D. BURTON  
8/12/09

**PROFESSIONAL CERTIFICATION:**  
NO RARE, THREATENED OR ENDANGERED PLANT OR ANIMAL SPECIES WERE FOUND DURING MR. HEISS' FIELD RECONNAISSANCE.  
*Steve Heiss*  
Steve Heiss, Qualified Professional, MDFCA

NO.	DATE	REVISIONS

**LDE Inc.**  
Engineers, Surveyors, Planners  
9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045  
(410)715-1070 - (301)596-3424 - FAX(410)715-9540

DESIGNED SDH	FOREST STAND DELINEATION PLAN	SCALE 1"=50'
DRAWN LDE	PLEASANT VALLEY FARM LOTS 1-3	DRAWING 5 OF 6
CHECKED BDB	TAX MAP 9 GRID 7 P/O PARCEL 92 4th ELECTION DISTRICT HOWARD COUNTY, MD	JOB NO. 07-017
DATE 8/2009	Previous Submittals: WP 09-180, F 09-079 OWNER: KENNETH L. WHEELER, JR. 15043 Forsythe Road Sykesville, MD 21784 410-442-2678 DEVELOPER: CHRISTINA WHEELER RIZZUTO 707 Eastshire Drive Colesville, MD 21228 410-719-7663	FILE NO. F 09-079

**LEGEND**

- MINOR CONTOUR- (2' INTERVAL)
- INDEX CONTOUR- (10' INTERVAL)
- SOILS BOUNDARY
- STREAM/POND
- STREAM BANK BUFFER
- WETLAND LIMIT
- WETLAND BUFFER
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING TREELINE
- PROPOSED TREELINE
- FIELD LOCATED SPECIMEN TREE

- APPROXIMATE LOCATION EXISTING SEPTIC EASEMENT
- PROPOSED SEPTIC EASEMENT
- PROPOSED WELL
- EXISTING WELL
- PROPOSED CONTOURS
- STEEP SLOPES

**SOILS LEGEND**

- GqB GLENELG LOAM 3-8% SLOPES
- GgC GLENELG LOAM 8-15% SLOPES
- MdD MANOR LOAM 15-25% SLOPES
- MdC MANOR LOAM 15-25% SLOPES, VERY ROCKY
- GnB GLENVILLE-BAILE SILT LOAM 0-8% SLOPES

**NARRATIVE FOR FOREST STAND 'F-1'**

Forest stand 'F-1' is one of four (4) forest stands identified on the Wheeler Property. Forest stand 'F-1' is located on the steep slopes and along the natural ridge located north of the existing historic house. Steep slopes were the only environmentally sensitive feature identified within stand 'F-1'. Elevations within this stand range from 530 to 565. Stand 'F-1' is underlain by Manor Loam, 15% - 25% slopes, rocky. The approximate onsite area of stand 'F-1' is 1.5 acres.

Forest stand 'F-1' is dominated by black walnut and mulberry. Co-dominant species include hickory, black cherry, and black locust. Other species identified within stand 'F-1' include flowering dogwood, silver maple, honey locust, choke cherry, red maple, and sassafras. The understory of stand 'F-1' consists primarily of poison ivy, pokeweed, multiflora rose, greentree, nettles, raspberry, brambles and shrub sized trees derived from the larger trees that make up the forest canopy. Three of the six specimen trees identified onsite are located within this stand. Other than the three specimen trees identified, most of the trees are in the 6 inch to 15 inch diameter size range. The canopy was found to be approximately 85% closed.

This forest appears to be in an early to mid successional stage. Invasive multiflora rose and honeysuckle was found throughout this stand. No rare, threatened or endangered plant or animal species were found during the field reconnaissance. Forest Stand 'F-1' can be classified as being in fair condition. Because this stand is located on steep slopes, its retention priority is high.

**NARRATIVE FOR FOREST STAND 'F-2'**

Forest stand 'F-2' is associated with an isolated forest area located in the middle of fallow agricultural fields. This stand has a total area of approximately 0.45 acres. The interior of this stand is dominated by hickory sp. and co-dominated by black walnut and black locust. Other species identified within this stand include silver maple, summer grape, black cherry, mulberry, tear thumb, mayapple, sassafras and raspberry. The forest floor was found to be extremely rocky. The rockiness of this forested area likely prevented post clearing of the forest for agricultural purposes. This stand is located on top of a natural ridge and has elevations between 540 and 565. This forest can be categorized as being in a mid-successional stage. Most of the tree diameters (dbh) were found to be between 3 inches and 24 inches. The median tree diameter was 10 inches. The canopy in the interior of forest stand 'F-2' had a 95% closed canopy. The forest fringes were more open allowing more herbaceous and shrub growth.

According to the latest version of the S.C.S. Howard County Soil Survey, Stand 'F-2' is underlain by Manor and Glenelg Loams, 8% - 15% slopes. Stand 'F-2' had an understory consisting of seedlings from the taller parent trees, mayapple, and invasive multi-flora rose and honeysuckle. No rare, threatened or endangered plant or animal species were found within Stand 'F-2' during the field reconnaissance. This forest is a small isolated forested area which was clearly attached to Stand 'F-1' at one time in the past. This stand is in fair condition but has a minimum retention priority.

Forest stand 'F-2' is approximately 19,400 square feet in size

**NARRATIVE FOR FOREST STAND 'F-3'**

Forest stand 'F-3' is one of four (4) forest stands identified on the Wheeler Property. Forest stand 'F-3' is located in the bottomland areas of the site. One spring feed wetland area was found to originate within the western portion of stand 'F-3'. Elevations within this stand range from 530 to 565. Stand 'F-3' is underlain by Glenville and Baile Silt Loams, 0% - 8% slopes. Stand 'F-3' has an approximate onsite area of 1.8 acres.

Forest stand 'F-3' is dominated by black walnut and mulberry. Co-dominant species include black locust, silver maple, black cherry, red maple and hickory. Other species identified within stand 'F-3' include alder sp., white oak, spicebush, flowering dogwood, and elderberry. The understory of stand 'F-3' consists primarily of spicebush, jewelweed, skunk cabbage, spicebush and alder. Three (3) of the six specimen trees identified onsite are located within this stand. Each specimen was located in the western portion of stand 'F-3'. All specimens were silver maples. Other than the three specimen trees identified, most of the trees are in the 4 inch - 15 inch diameter size range. The canopy was found to be approximately 85% closed.

This forest appears to be in an early to mid successional stage. Invasive multiflora rose and honeysuckle was found throughout this stand. No rare, threatened or endangered plant or animal species were found during the field reconnaissance. Forest Stand 'F-3' can be classified as being in good condition. Because this stand is located in bottomland / wetland areas, its retention priority is high.

Forest stand 'F-3' is approximately 78,400 square feet in size

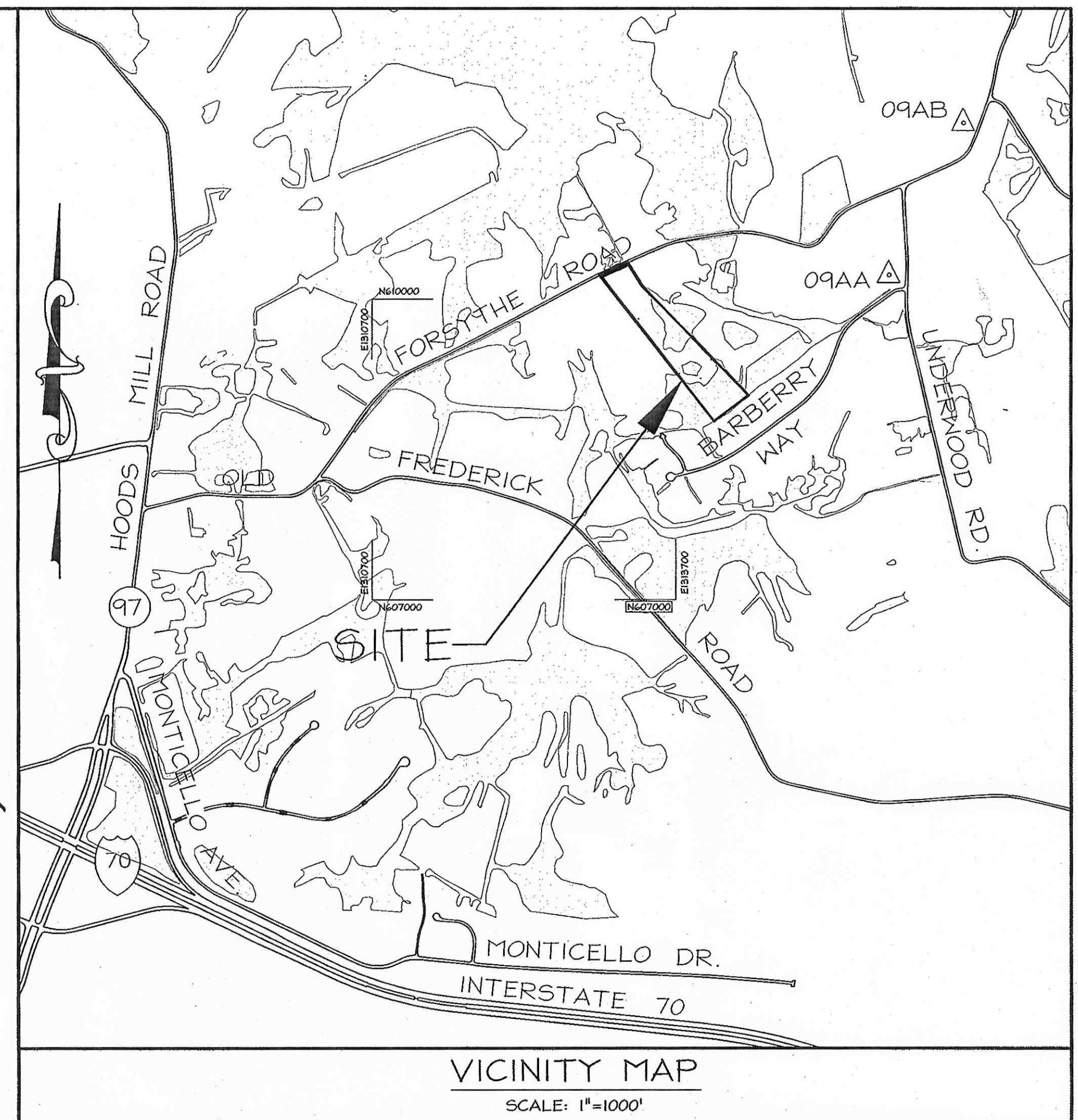
**NARRATIVE FOR FOREST STAND 'F-4'**

Forest stand 'F-4' is one of four (4) forest stands identified on the Wheeler Property. Forest stand 'F-4' is located in the far southeastern corner of the site. This stand was identified as a separate stand due to the forest being so homogeneous in this area. The stand is located on a moderately sloping area above stand 'F-3' site. Elevations within this stand range from 520 to 566. According to the latest version of the S.C.S. Howard County Soil Survey, Stand 'F-4' is underlain by Glenelg Loam, 8% - 15% slopes. Stand 'F-4' has an approximate onsite area of 0.91 acres.

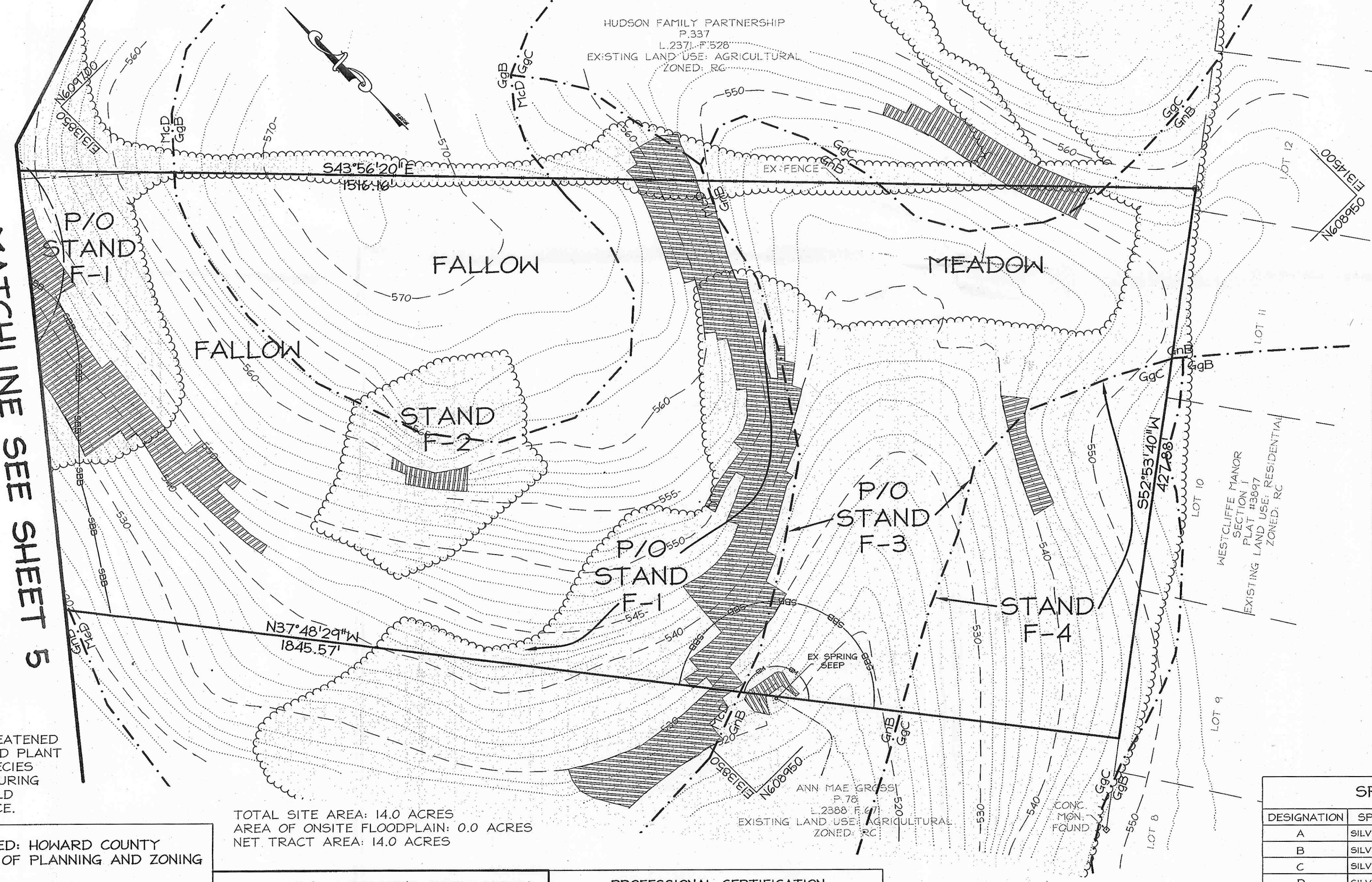
Forest stand 'F-4' is completely dominated by red maple. Co-dominant species include black walnut and hickory. Understory species identified include mayapple, flowering dogwood, pin oak and spicebush. Based on past experience, the dominance of red maples and spicebush on the moderate slopes likely indicates either a perched or shallow water table underlying stand 'F-4'. No specimen trees were identified within stand 'F-4'. Most of the trees in this stand are in the 4 inch - 12 inch diameter size range. The canopy was found to be approximately 95% closed.

This forest appears to be in an early to mid successional stage. Invasive multiflora rose and honeysuckle was found throughout this stand. No rare, threatened or endangered plant or animal species were found during the field reconnaissance. Forest Stand 'F-4' can be classified as being in good condition. Since this stand stabilizes a moderately sloping area above a bottomland / wetland area, and it appears to be underlain by a shallow water table, its retention priority is moderate.

Forest stand 'F-4' is approximately 39,600 square feet in size



MATCHLINE SEE SHEET 5



**APPENDIX E FOREST STAND ANALYSIS TABLE**

Applicant: Kenneth L. Wheeler, Jr. Project Name: Pleasant Valley Farm Submission No. F-09-079  
 Lots 1-3

KEY	A. TYPE OF COMMUNITY (Forest Association & Topographic Location)	B. AREA*	C. SOIL INFORMATION**				D. EXISTING VEGETATION (Dominant Species and Approx. %)	E. STAND CHARACTERISTICS			F. FOREST AREA IN SENSITIVE ENVIRONMENTS** (Acres)
			1. Soil Type	2. Typical forest cover for soil type	3. Woodland Suitability Index	4. Habitat Value for soil type		1. Size (Diam)	2. Age	3. Overall Condition	
F-1	Transitional Steeply Sloping	1.5 Ac	Manor Loam 15%-25% slopes, rocky	Mixed upland hardwood Oaks	Group 44	2	Black Walnut 40% Mulberry 30%	6"-15"	20-35 Years 10-25 Years	Fair Condition	0.82 Ac steep slopes
F-2	Upland Forest	0.45 Ac	Manor Loam 15%-25% slopes, very rocky, Glenelg Loam 3%-8% slopes	Mixed upland hardwoods, mainly Oaks	Group 44 Group 30	2 1	Hickory 45% Black Walnut 20% Black Locust 20%	3"-24"	15-40 years	Fair Condition	None
F-3	Bottomland Forest	1.8 Ac	Glenville-Baile Silt Loams 0%-8% slopes	Water Tolerant Hardwoods Wetland Hardwoods	Group 12 Group 1	1 1	Black Walnut 40% Mulberry 35%	4"-15"	15-35 years	Good Condition	1.8 Ac Bottomland Hydric soils Wetlands/Buffer
F-4	Transitional Mod. Sloping	0.91 Ac	Glenelg Loam 8%-15% slopes	Mixed upland hardwoods, mainly oaks	Group 30	1	Red Maple 65%	4"-12"	15-30 years	Good Condition	None

\* Area measured to the nearest 1/10 acre  
 \*\* Source: Howard County Soil Survey, USDA  
 Note: The larger specimen trees exceed 75 years of age.

NOTE:  
 NO RARE, THREATENED OR ENDANGERED PLANT OR ANIMAL SPECIES WERE FOUND DURING MR. HEISS' FIELD RECONNAISSANCE.

TOTAL SITE AREA: 14.0 ACRES  
 AREA OF ONSITE FLOODPLAIN: 0.0 ACRES  
 NET TRACT AREA: 14.0 ACRES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Cindy Hamm* 9/2/09  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*Steve Heiss* 8/31/09  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

DEVELOPER'S / BUILDER'S CERTIFICATION  
 I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, AND A COPY OF THIS PLAN WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.  
*Steve Heiss* 8-2-09  
 SIGNATURE OF DEVELOPER / BUILDER DATE

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. 19184, EXPIRES/RENEWAL DATE: 6/30/11.  
*Bruce D. Burton* 12/09  
 SIGNED: BRUCE D. BURTON  
 PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION:  
*Steve Heiss*  
 Steve Heiss, Qualified Professional, MDFCA

**SPECIMEN TREE TABLE**

DESIGNATION	SPECIES	SIZE (dbh)	CONDITION	LOCATION
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B	SILVER MAPLE	37"	GOOD	"F-3"
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F	SCARLETT OAK	32"	GOOD	"F-1"

**REVISIONS**

NO.	DATE	DESCRIPTION

**LDE Inc.**  
 Engineers, Surveyors, Planners  
 9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045  
 (410)715-1070 - (301)596-3424 - FAX (410)715-9340

DESIGNED: BDB  
 DRAWN: LDE  
 CHECKED: BDB  
 DATE: 8/2009

FOREST STAND DELINEATION PLAN  
**PLEASANT VALLEY FARM**  
 LOTS 1-3

TAX MAP 9 GRID 7 P/O PARCEL 92  
 4th ELECTION DISTRICT HOWARD COUNTY, MD

Previous Submittals: WP 09-130, F 09-079  
 OWNER: KENNETH L. WHEELER, JR. 13943 Forsythe Road Sykesville, MD 21784 410-442-2678  
 DEVELOPER: CHRISTINA WHEELER RIZZUTO 707 Eastlaine Drive Catonsville, MD 21228 410-719-7663

SCALE: 1"=50'  
 DRAWING: 6 OF 6  
 JOB NO.: 07-017  
 FILE NO.: F 09-079