

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

Table with columns: DESIGNATION, SPECIES, SIZE (dbh), CONDITION, REMARKS. Rows A-F listing various tree types like Silver Maple and Scarlett Oak.

SOILS LEGEND

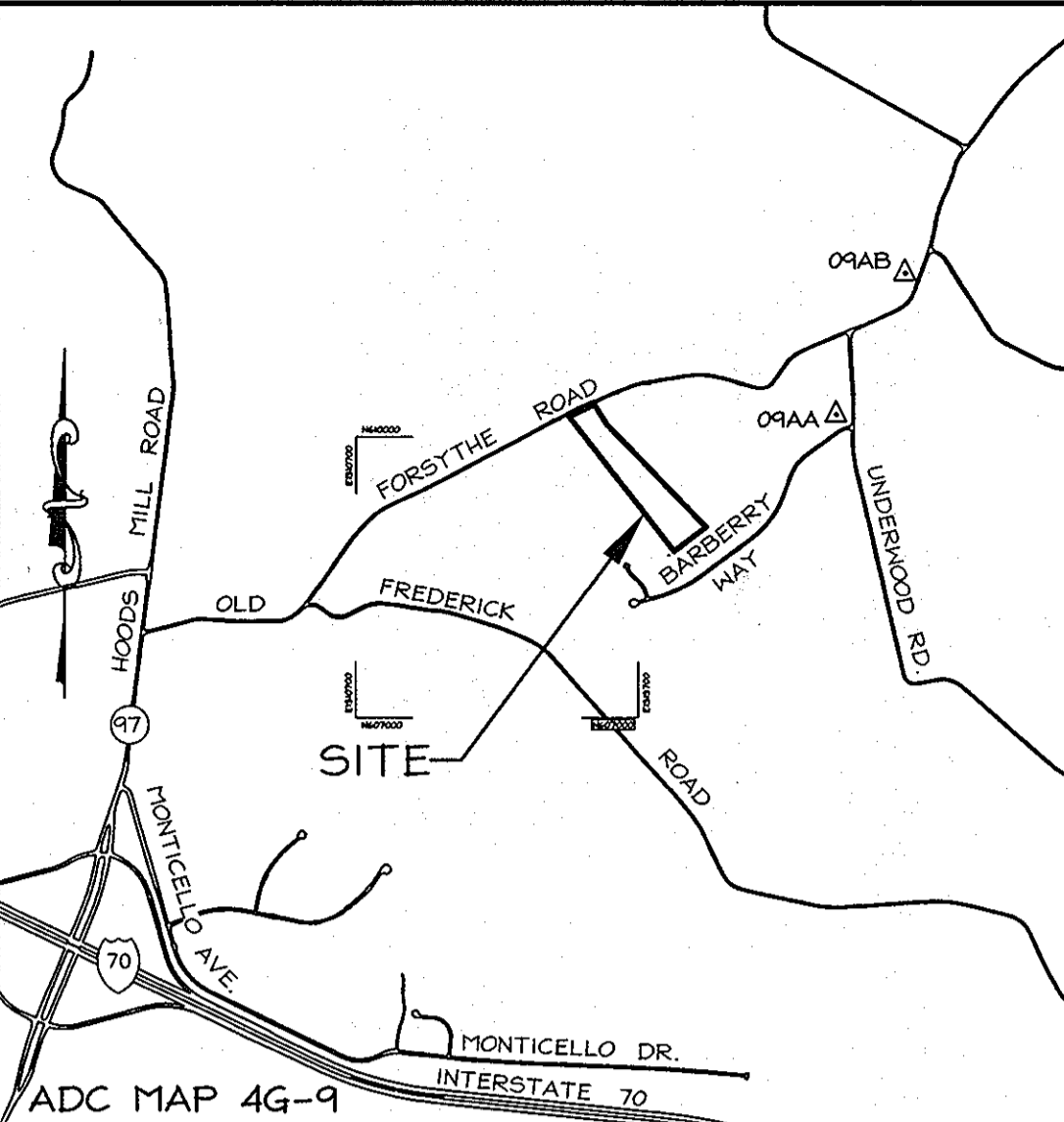
Table with columns: GqB, GqC, MaD, GnB, GLENELG, GLENELG, MANOR, MANOR, GLENNVILLE-BAILE. Includes descriptions like 3-8% SLOPES, 8-15% SLOPES, etc.

EASEMENT LEGEND

- PRIVATE STORMWATER MANAGEMENT CREDIT EASEMENT
FOREST CONSERVATION EASEMENT (RETENTION)

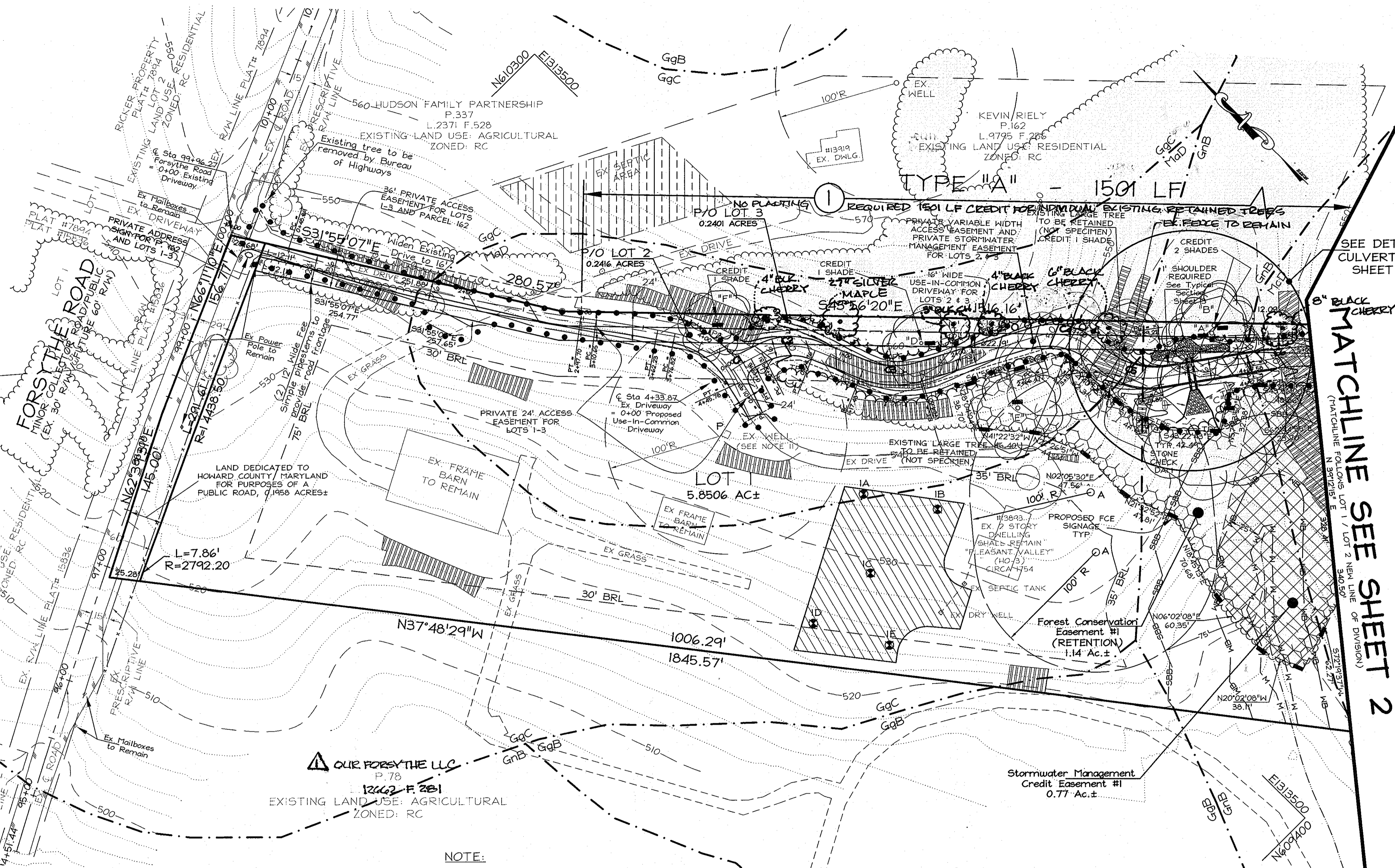
SHEET INDEX

Table with 2 columns: Sheet number (1-6), Description (SUPPLEMENTAL, LANDSCAPE AND FOREST CONSERVATION PLAN, etc.)



GENERAL NOTES

- 1. Existing Zoning: RC-DEO per 2/2/2004 Comprehensive Zoning Plan and the Comp Lite Zoning Amendments effective 7/29/2009.
2. Dead reference: Liber 671, Folio 618
3. Total area of property: 14.00 ac ±
4. The lots shown hereon comply with the minimum lot area and ownership width as required by the Maryland Department of the Environment (MDE).
5. All existing wells and septic systems within 100 feet of the lot which may affect this proposal have been shown.
6. The topography shown is taken from Howard County aerial photogrammetry and field run topography within the buildable area of the lots and driveway.
7. Any changes to the private sewage easements shall require a revised percolation certification plan.
8. 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.
9. 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.
10. 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)
11. The existing well serving the existing dwelling on Lot 1 (48393 Forsythe Road) has been upgraded (8/20/2008) to current Health Department standards.
12. The Howard County Health Department approved the percolation certification plan for these lots on 4/11/08 and Revised Percolation Certification Plan on 7/29/2009.
13. All wells shall be located a minimum of 15' from the road or use-in-common driveway and 30 feet from any dwelling.
14. Soils data shown based on USDA National Resources Conservation Service - Web Soil Survey 2.0 - Version 5.1, Sept 21, 2006 - Howard County.
15. Limit of disturbance: 2.25 ac ± total
16. This parcel, Parcel 92 (L. 671 / F. 618), and adjoining Parcel 162 (Kevin P. Rieley) (L. 9795 / F. 256) utilize an existing "gravel road" for access to Forsythe Road. This gravel road is intended to be a "use-in-common" road. Both above referenced reference a previous deed; L. 617 / F. 694 dated November 24, 1972 which describes a "gravel road, use in common". This plat will record a 36' private access easement for Lots 1-3 and Parcel 162 over the existing gravel road (shared driveway) to Forsythe 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 F09-074 plat.
17. The pipestream for Lot 2 is 880 feet +/- long and the pipestream for Lot 3 is 1,286 feet +/- in length. Both pipestreams meet Section 16.120(b)(6)(ii) of the Subdivision Regulations.
18. The environmental features which currently exist on site 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 off-site contiguous area, wetlands, wetland buffer, streams and stream bank buffers.
19. For flag or pipestream lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestream and road right-of-way line and not onto the pipestream lot driveway.
20. Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
a) Width - 12' (16 feet serving more than one residence).
b) Surface - 6 inches of compacted crusher run base with tar and chip coating (1 1/2" Min).
c) Geometry - Maximum 14% grade, maximum 10% grade change and minimum of 45 foot turning radius.
d) Structures (culverts/bridges) capable of supporting 25 gross tons (H25 loading).
e) Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
f) Structure Clearances - minimum 12 feet.
g) Maintenance sufficient to insure all weather use.
21. The Wetland Investigation was completed by LDE, Inc. dated June, 2008 and one (1) onsite wetland area was revealed from the investigation.
22. 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.
23. On Lots 2 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.
24. MATCHLINE SEE SHEET 2



CURVE TABLE - PROPOSED USE-IN-COMMON DRIVE. Table with columns: CURVE, CURVE STA TO STA, RADIUS, LENGTH, DELTA, TANGENT, CHORD DIST, CHORD, LOCATION.

NOTE:
1. The existing steep slopes indicated near driveway station 5+00 is part of a contiguous onsite & 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 16.116(b)(1).
2. 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 hereon.

CURVE TABLE - EXISTING DRIVEWAY. Table with columns: CURVE, CURVE STA TO STA, RADIUS, LENGTH, DELTA, TANGENT, CHORD DIST, CHORD, LOCATION.

GENERAL NOTES (Cont')

- 25. This project is subject to WP-09-130 from the Howard County Subdivision and Land Development Regulations. On May 27, 2009, the Planning Director approved the request to waive Section 16.120(b)(4)(iii) which states for a lot or buildable preservation parcel of 10 acres or greater in size floodplain, wetlands, streams, their buffers and forest conservation easements for afforestation, restoration, or retention may be located on the lot or parcel if the building envelope is no closer than 35 feet from these environmental features. WP-09-130 Approval is subject to the following conditions:
1. 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.
2. 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.
26. 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.
27. 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 these 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.
28. 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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Includes signatures of Cindy Hanna and Chad Penness.

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.

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 12/31/11.

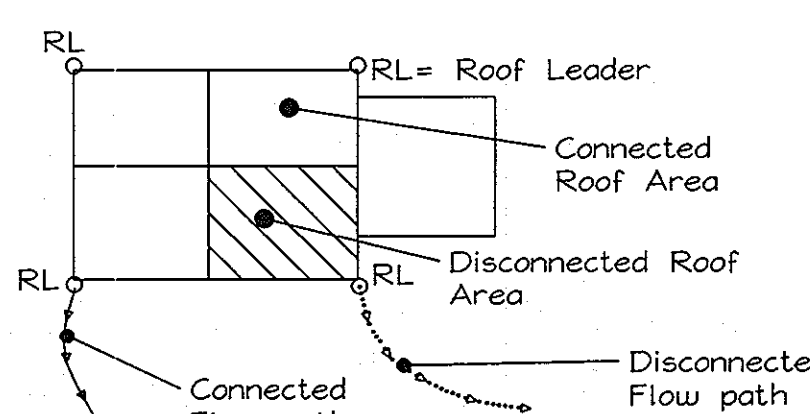
PROFESSIONAL CERTIFICATION: Steve Heiss, Qualified Professional, MDPCA.

Table with columns: NO., DATE, REVISIONS. Includes revision 1: 6/12/12 REVISE ADJACENT OWNERSHIP, REVISE LANDSCAPE PERIMETER #1.

LDE Inc. Engineers, Surveyors, Planners. 9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045. Includes project details for PLEASANT VALLEY FARM LOTS 1-3, JOB NO. 07-017, and owner/developer information.

**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
- EXISTING WELL
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- STEEP SLOPES
- PASSED CONVENTIONAL PERC TEST LOCATION 12/11/07
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- PRIMARY WELL LOCATION
- ALTERNATE WELL LOCATION
- FOREST CONSERVATION SIGNAGE
- 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



**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

**EASEMENT LEGEND**

- PRIVATE STORMWATER MANAGEMENT CREDIT EASEMENT
- FOREST CONSERVATION EASEMENT (RETENTION)

**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 62°09'36"E 13.2425.35
C2	0+29.31 - 0+74.76	53.00	45.45	44°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°33'46"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 6+47.35 N 62°09'36"E 13.2425.35
C7	6+34.71 - 6+47.35	208.00	12.64	3°28'57"	6.32	12.64	N45°40'49"W	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Andy Hart* 9/4/09  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE

*Chris Deanna* 8/2/09  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

**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: *David Curran* DATE: 8-2-09

**PROFESSIONAL CERTIFICATION**

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

*Bruce D. Burton* 9/12/09  
 SIGNED: BRUCE D. BURTON  
 PROFESSIONAL ENGINEER

**FOREST CONSERVATION RETENTION SUMMARY BY FOREST STAND**

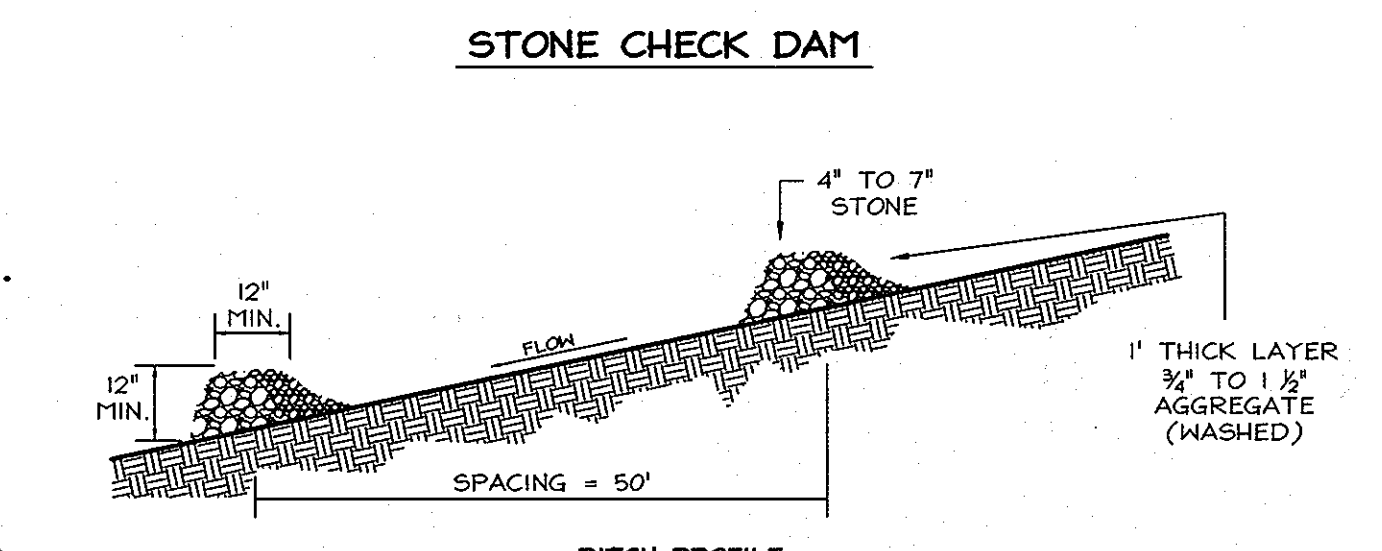
- Approximately 25,300 square feet of Forest stand 'F-1' is to be cleared for the construction of the proposed use-in-common driveway.
- Approximately 8,300 square feet of Forest Stand 'F-2' is to be cleared for the proposed dwelling construction. Selective clearing of remaining forest is proposed.
- 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 & 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 16.116(b)(1).
- The existing steep slopes indicated within Forest Conservation Easement #2 is part of a contiguous onsite & 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.

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
1	5/12/12	REVISE ADJACENT OWNERSHIP, REVISE LANDSCAPE PERIMETER 1 & 3



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+92	12' RT
5	5+34	12' RT
6	5+84	12' RT
7	6+34	12' RT

**CONSTRUCTION SPECIFICATIONS:**

- Swales / 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 kept into the bottom & sides of the swale and shall be 4' wide at the top width.
- A 2' weir should be centered in the swale a minimum of 6' above invert of swale. The stone should line the swale sides for an additional 6' above weir elevation.

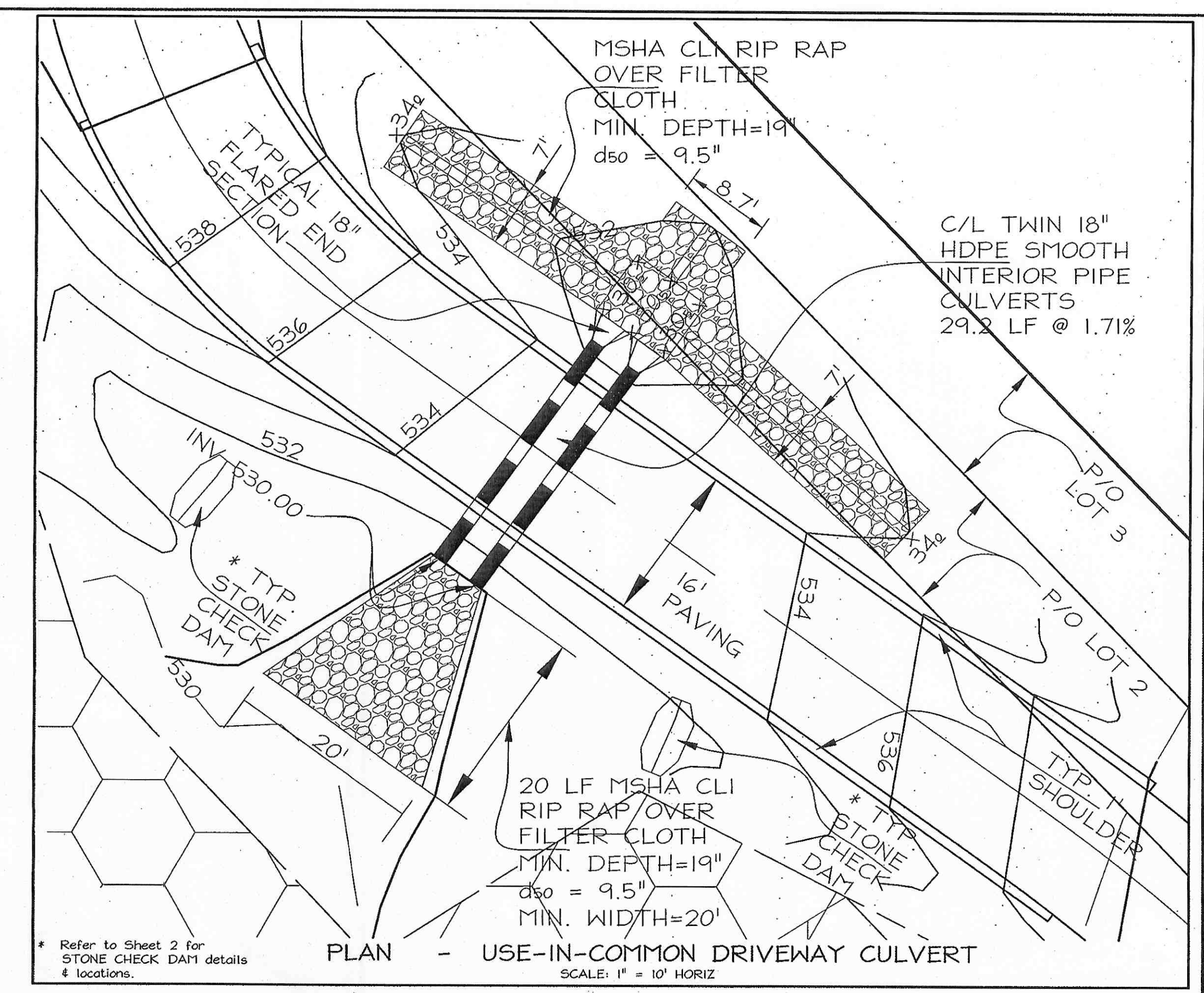
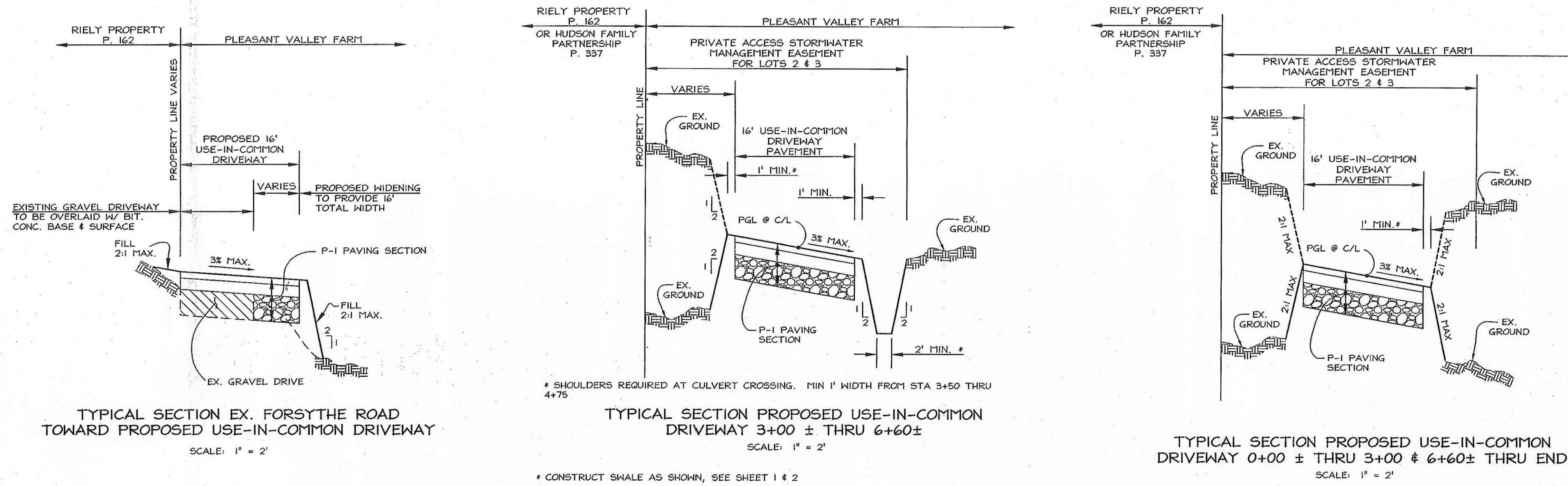
**MAINTENANCE SCHEDULE:**

- 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 swale mowing.
  - Signs of erosion around stone check dam shall be repaired as soon as it is noticed ensure proper functioning of the check dam.

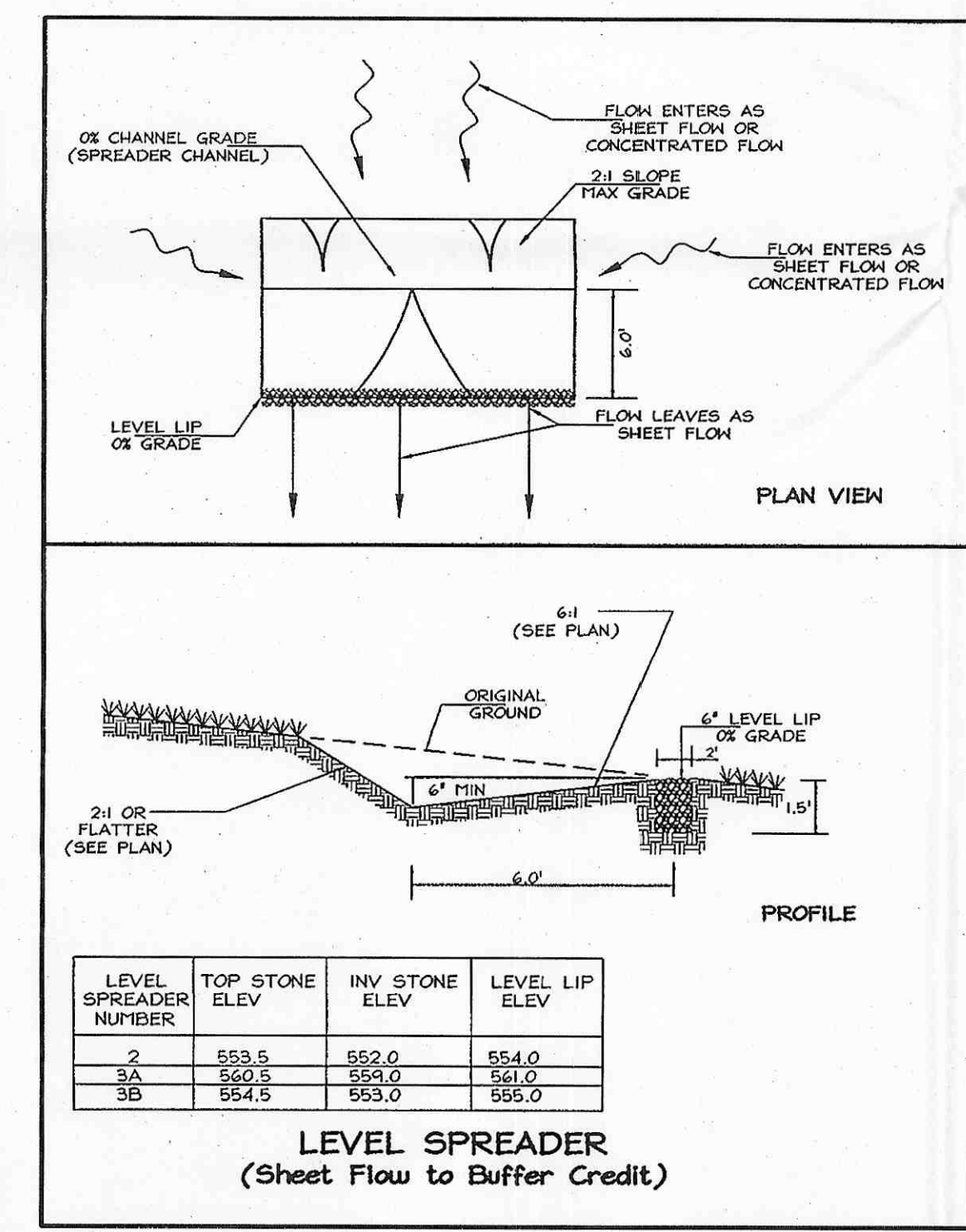
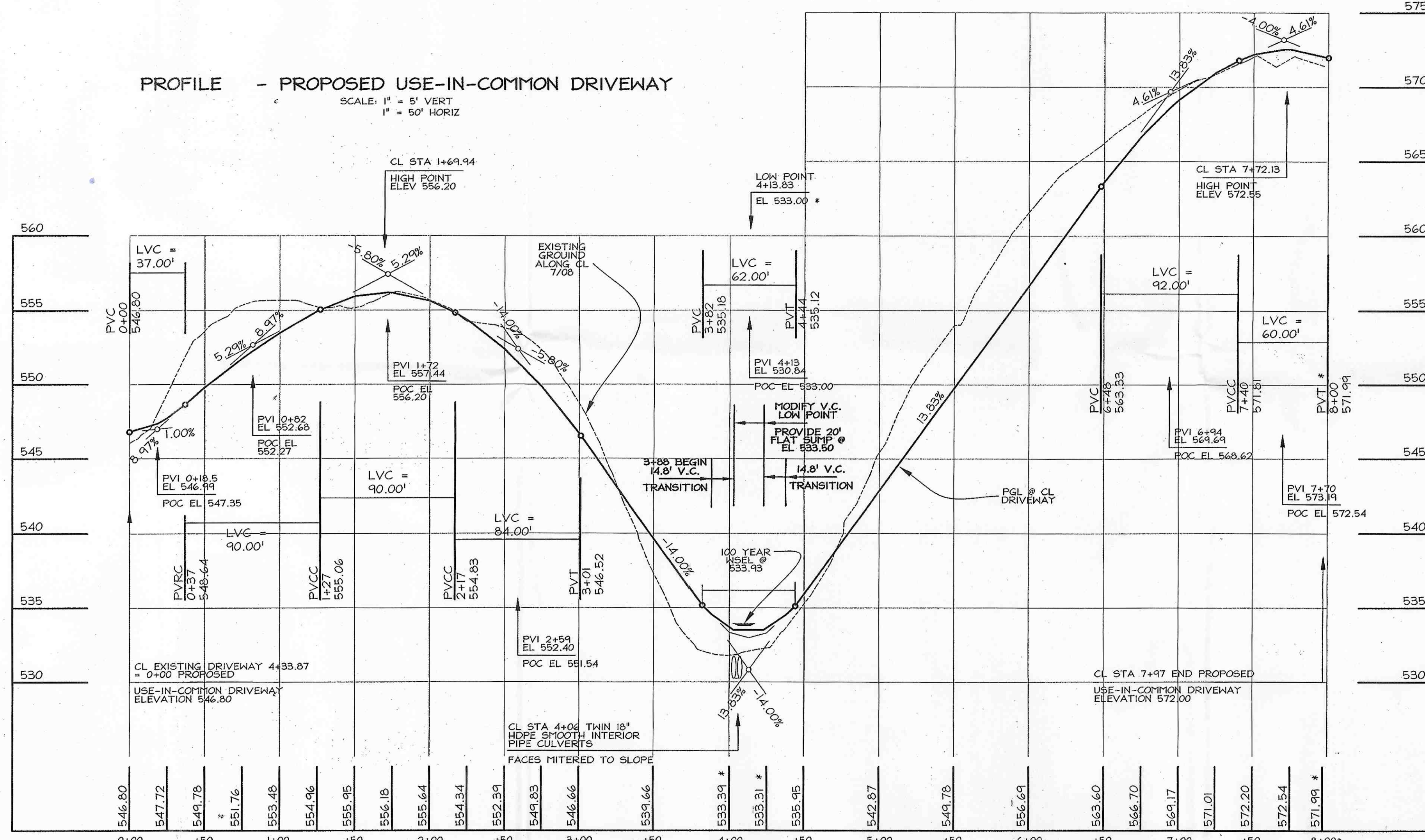
**NOTE:**  
 SEE GENERAL NOTES #27 AND #28 ON SHEET 1 CONCERNING PROTECTION OF SEWAGE DISPOSAL EASEMENTS FOR THE SAND MOUNDS ON LOTS 2 AND 3 DURING HOUSE AND DRIVEWAY CONSTRUCTION.

**LDE Inc.**  
 Engineers, Surveyors, Planners  
 9250 Ramsay Road, Suite 106 Columbia, Maryland - 21045  
 (410)715-1070 - (301)596-3424 - FAX (410)715-8140

DESIGNED BDB EDS	SUPPLEMENTAL, LANDSCAPE AND FOREST CONSERVATION PLAN	SCALE 1"=50'
DRAWN MDL LDE	<b>PLEASANT VALLEY FARM</b> LOTS 1-3	DRAWING 2 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 09-130, F 09-079 OWNER: KENNETH L. WHEELER, JR. 13945 Forsythe Road, Sykesville, MD 21284 410-442-2678 DEVELOPER: CHRISTINA WHEELER RIZZUTO 707 Eastshire Drive, Cotonsville, MD 21228 410-719-7663	FILE NO. F 09-079

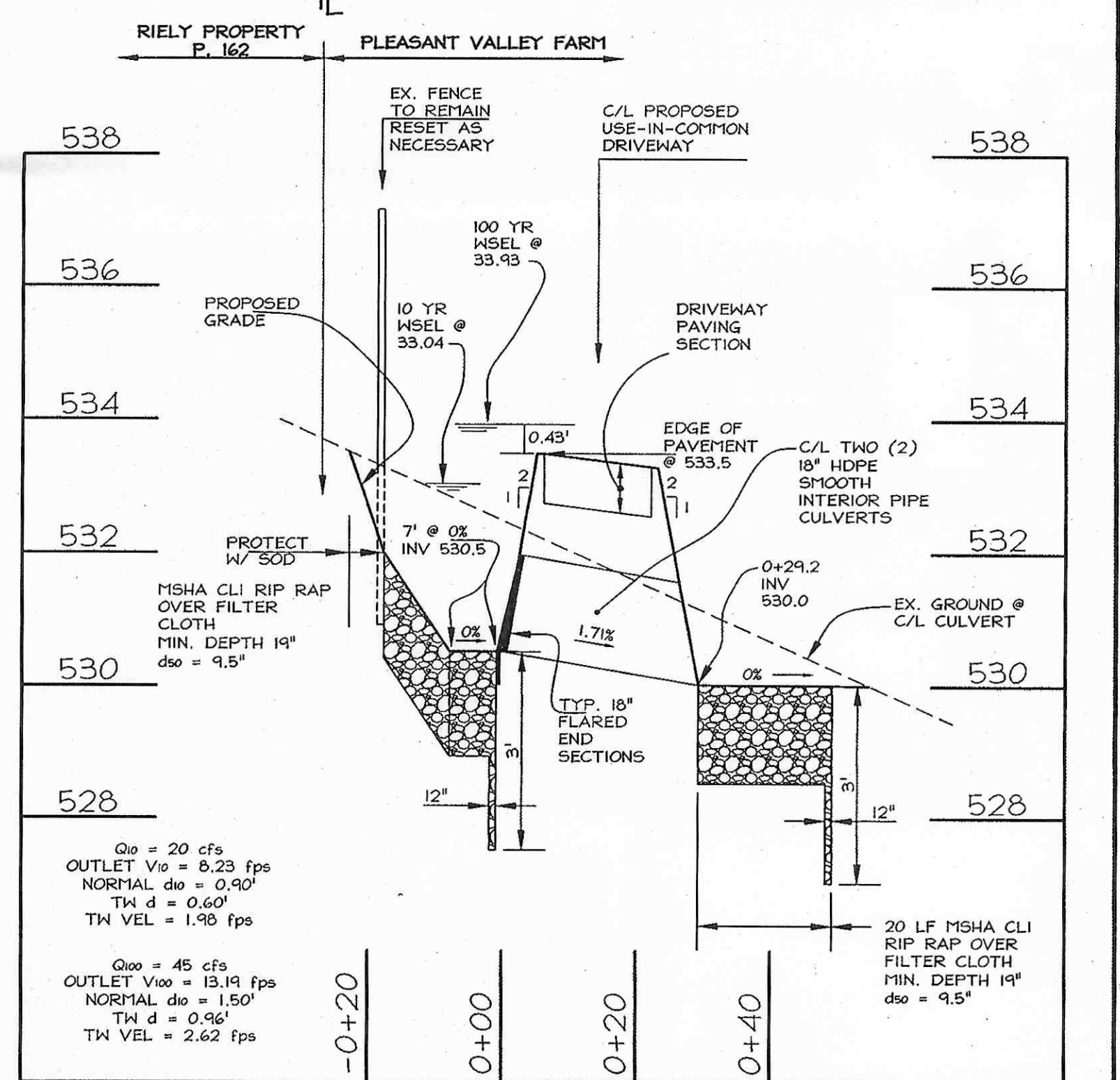


PROFILE - PROPOSED USE-IN-COMMON DRIVEWAY  
SCALE: 1" = 5' VERT  
1" = 50' HORIZ



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: 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 Eastshore Drive  
Catoonsville, MD 21228  
410-719-7663



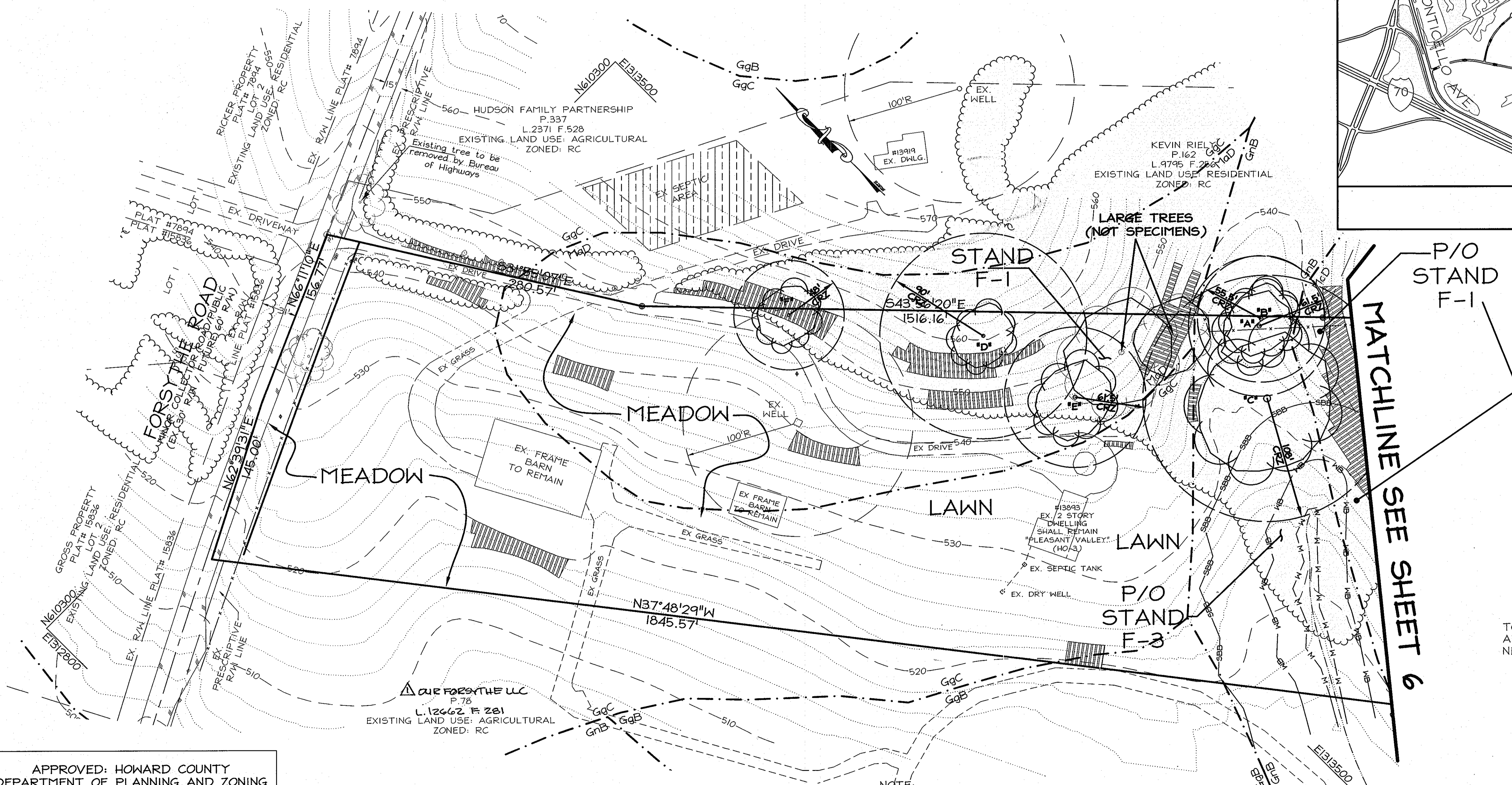
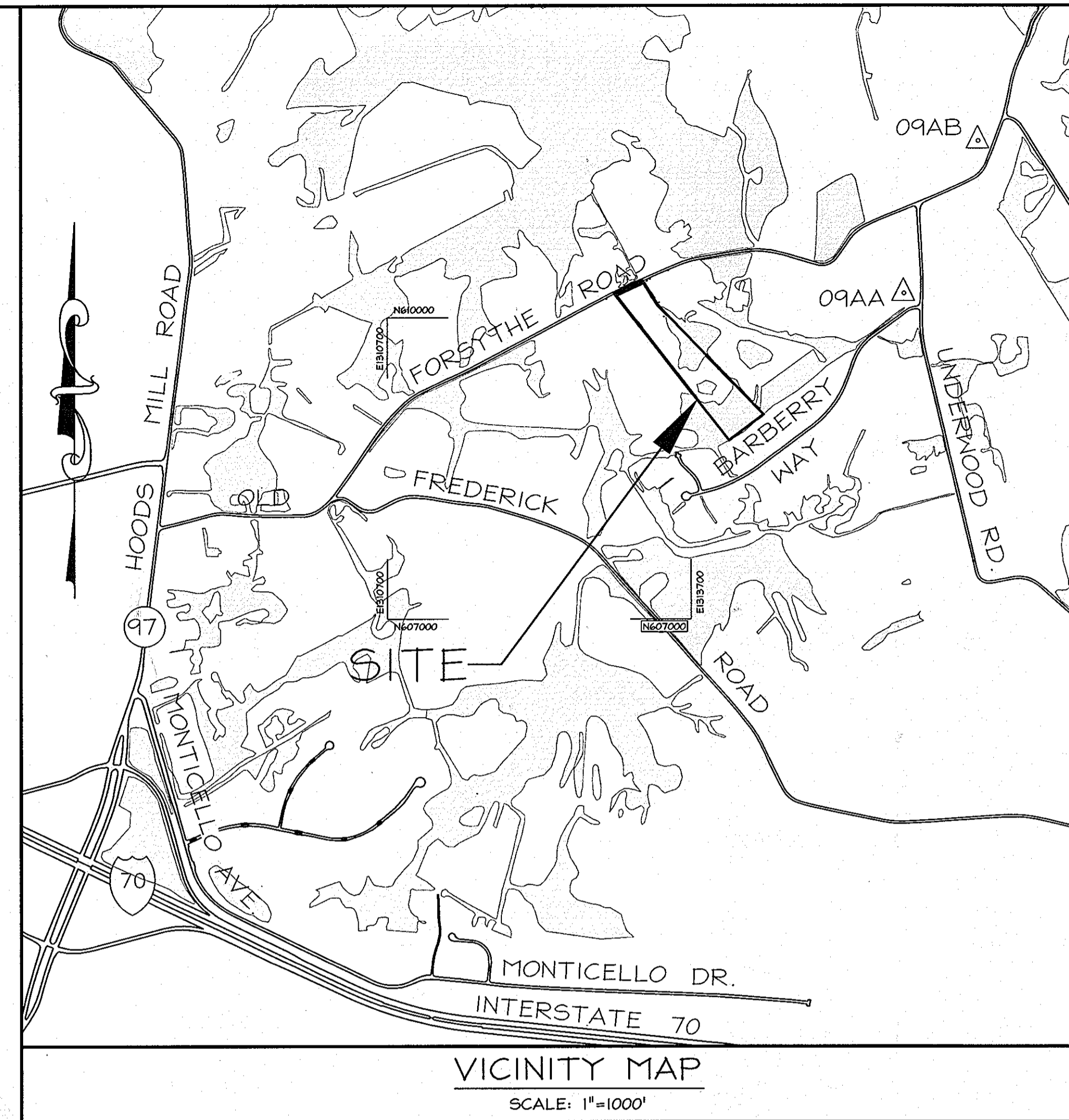
**LEGEND**

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- APPROXIMATE LOCATION EXISTING SEPTIC EASEMENT
- PROPOSED SEPTIC EASEMENT
- PROPOSED WELL
- EXISTING WELL
- PROPOSED CONTOURS
- STEEP SLOPES
- EXISTING TREE
- SPECIMEN TREE & CRITICAL ROOT ZONE

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:**

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



**SOILS LEGEND**

GqB	GLENELG	LOAM	3-8% SLOPES
GqC	GLENELG	LOAM	8-15% SLOPES
MoD	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 Ham* 2/2/09  
 CHIEF, DIVISION OF LAND DEVELOPMENT

*Bruce D. Burton* 2/2/09  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

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

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*Bruce D. Burton* 2/2/09  
 SIGNATURE OF DEVELOPER / BUILDER DATE

**PROFESSIONAL CERTIFICATION**

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19184, EXPIRES ON 6/30/11."

*Bruce D. Burton* 2/2/09  
 SIGNED: BRUCE D. BURTON

**NOTE:**

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

PROFESSIONAL CERTIFICATION:  
*Steve Heiss* 2/2/09  
 Steve Heiss, Qualified Professional, MDPCA

NO.	DATE	REVISIONS
1	5/12/12	REVISE ADJACENT OWNERSHIP

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

DESIGNED SDH	SCALE 1"=50'
DRAWN LDE	DRAWING 5 OF 6
CHECKED BDB	JOB NO. 07-017
DATE 8/2009	FILE NO. F 09-079

PROJECT: 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.  
 13843 Forsythe Road  
 Sykesville, MD 21784  
 410-442-2678  
 DEVELOPER: CHRISTINA WHEELER RIZZUTO  
 707 Eastshire Drive  
 Cotonsville, MD 21228  
 410-714-7663

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, greenbriar, 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.

Forest stand 'F-1' is approximately 65,300 square feet in size

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 thorn, 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%. 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 area 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 homogenous 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

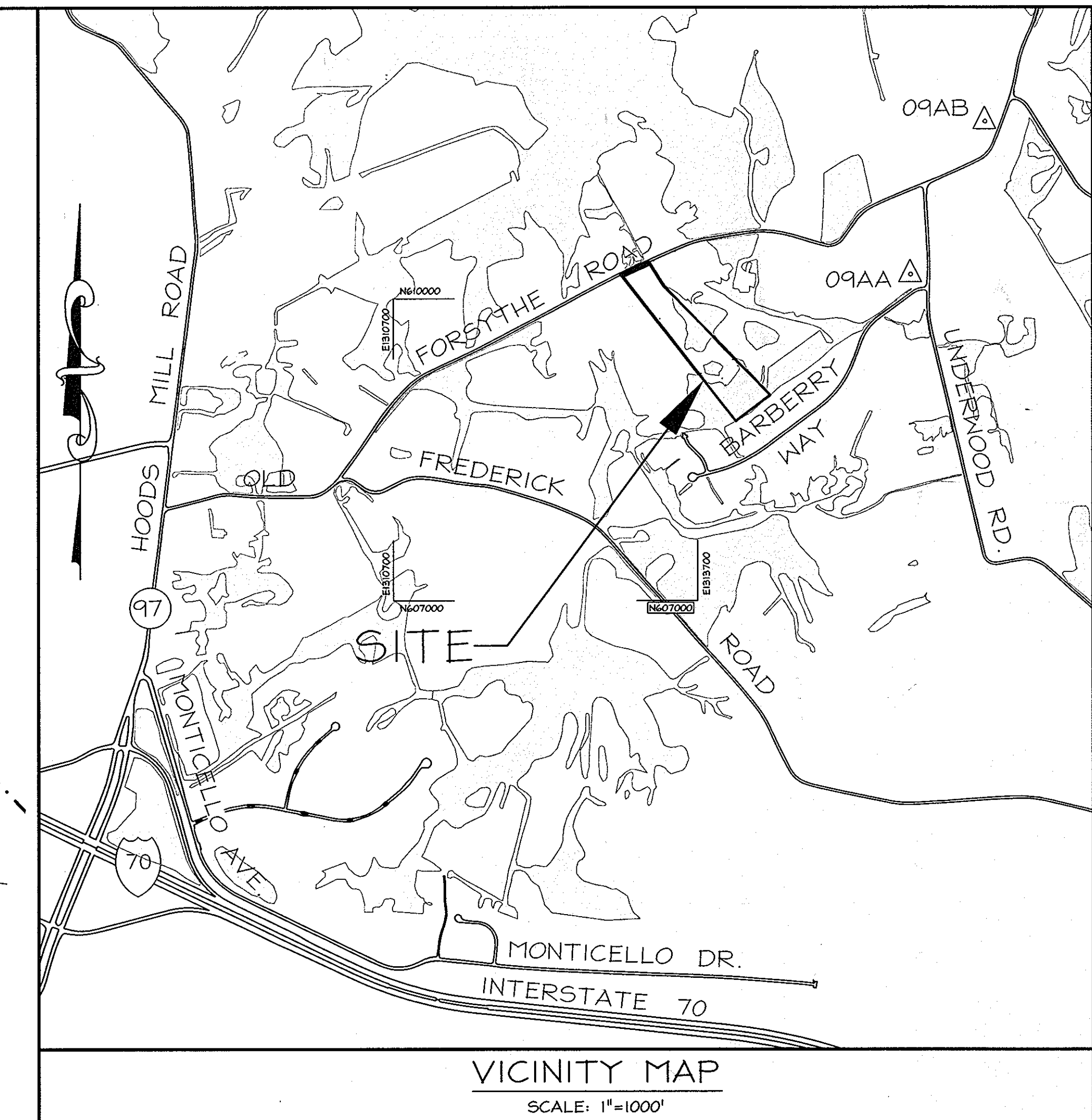
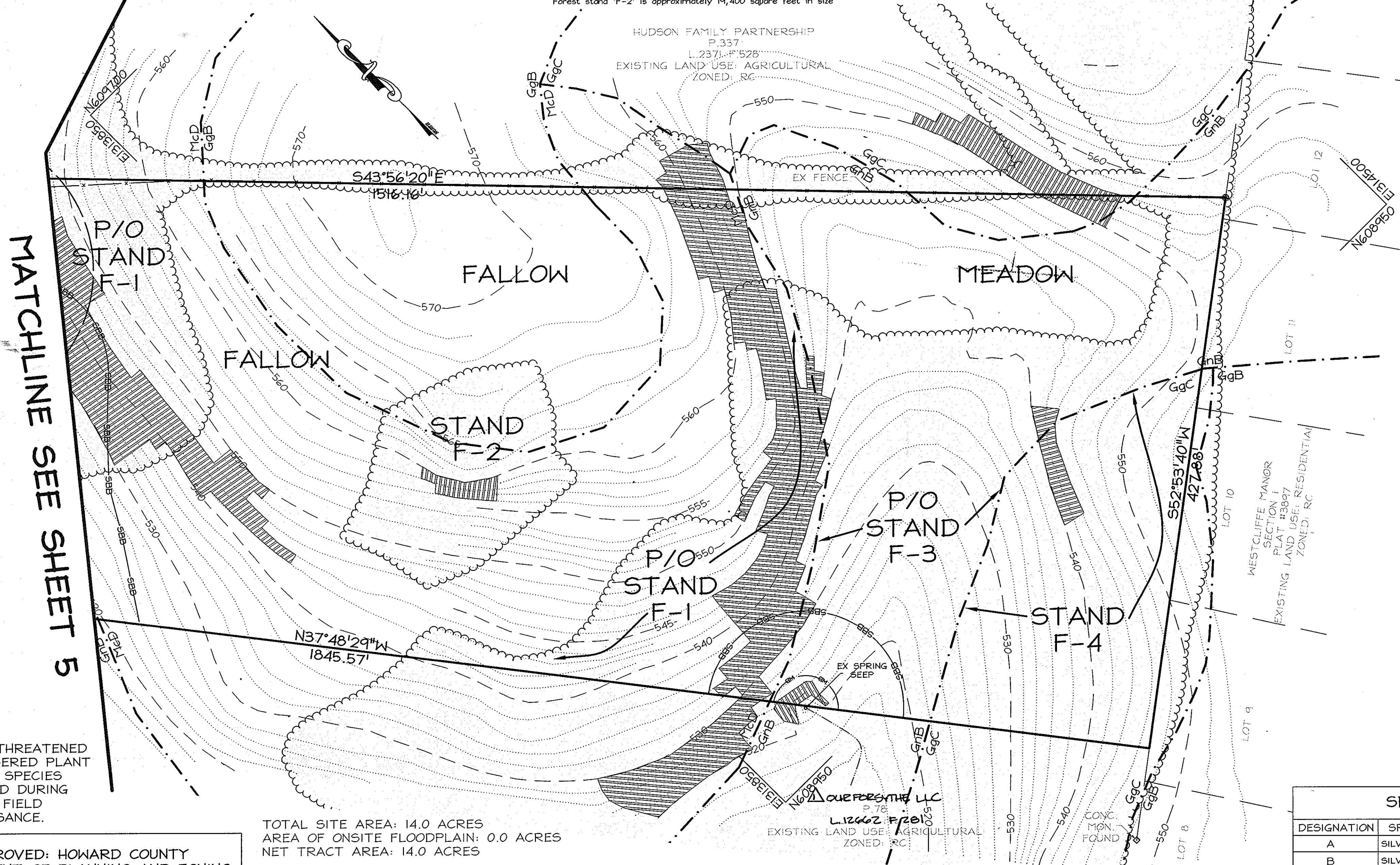
LEGEND

- 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

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

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

KEY	A. TYPE OF COMMUNITY (Forest Association, P/0, etc.)	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		0.45 Ac	Manor Loam 15%-25% slopes, rocky Glenelg Loam 8%-15% slopes	Mixed upland hardwoods, mainly Oaks	Group 44	2	Hickory 45% Black Walnut 20%	3"-24"	15-40 years	Fair Condition	None
F-3	Upland Forest	1.8 Ac	Glenelg Loam 8%-15% slopes	Water Tolerant Hardwoods	Group 30	1	Black Walnut 20% Locust	4"-15"	15-35 years	Good Condition	1.8 Ac Bottomland Hydric Soils Wetland Buffer
F-4	Bottomland Forest	0.91 Ac	Glenelg Loam 8%-15% slopes	Wetland Hardwoods	Group 1	1	Black Walnut 40% Mulberry 35%	4"-15"	15-30 years	Good Condition	None
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.

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"

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(410)715-1070 - (301)596-3424 - FAX (410)715-9340

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

SCALE: 1"=50'  
DRAWING: PLEASANT VALLEY FARM LOTS 1-3  
JOB NO.: 07-017  
FILE NO.: F-09-079

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 21284  
410-442-2678

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

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 Ham* 9/2/09  
CHIEF, DIVISION OF LAND DEVELOPMENT

*Steve Heiss* 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.

*Chris Rizzuto* 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 DATE: 6/30/11.

*Bruce D. Burton* 8/12/09  
SIGNED: BRUCE D. BURTON

PROFESSIONAL CERTIFICATION:

*Steve Heiss*  
Steve Heiss, Qualified Professional, MDPCA

REVISIONS

NO.	DATE	REVISIONS
1	8/2/09	REVISE ADJACENT OWNERSHIP