



# APPLICATION

## FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_ AP 527815-A

AGENCY REVIEW: \_\_\_\_\_ DATE \_\_\_\_\_

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- CONSTRUCT NEW SEPTIC SYSTEM(S)
- REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
- REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH 5 PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) KENNETH L. WHEELER, JR.

DAYTIME PHONE \_\_\_\_\_ CELL \_\_\_\_\_ FAX \_\_\_\_\_

MAILING ADDRESS 13893 FORSYTHE ROAD SYKESVILLE, MD. 21784  
STREET CITY/TOWN STATE ZIP

APPLICANT BRUCE D. BURTON / LDE, INC.

DAYTIME PHONE 410.715.1070 CELL 410.274.6568 FAX 410.715.1070

MAILING ADDRESS 9250 RUMSEY ROAD #106 COLUMBIA, MD. 21045  
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME WHEELER PROPERTY LOT NO. 2

PROPERTY ADDRESS 13893 FORSYTHE ROAD SYKESVILLE, MD. 21784  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 9 GRID 7 PARCEL(S) 92 PROPOSED LOT SIZE 3AC

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN. TEST RESULTS WILL BE MAILED TO APPLICANT.

BRUCE D. BURTON  
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-2640 FAX (410) 313-2648  
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

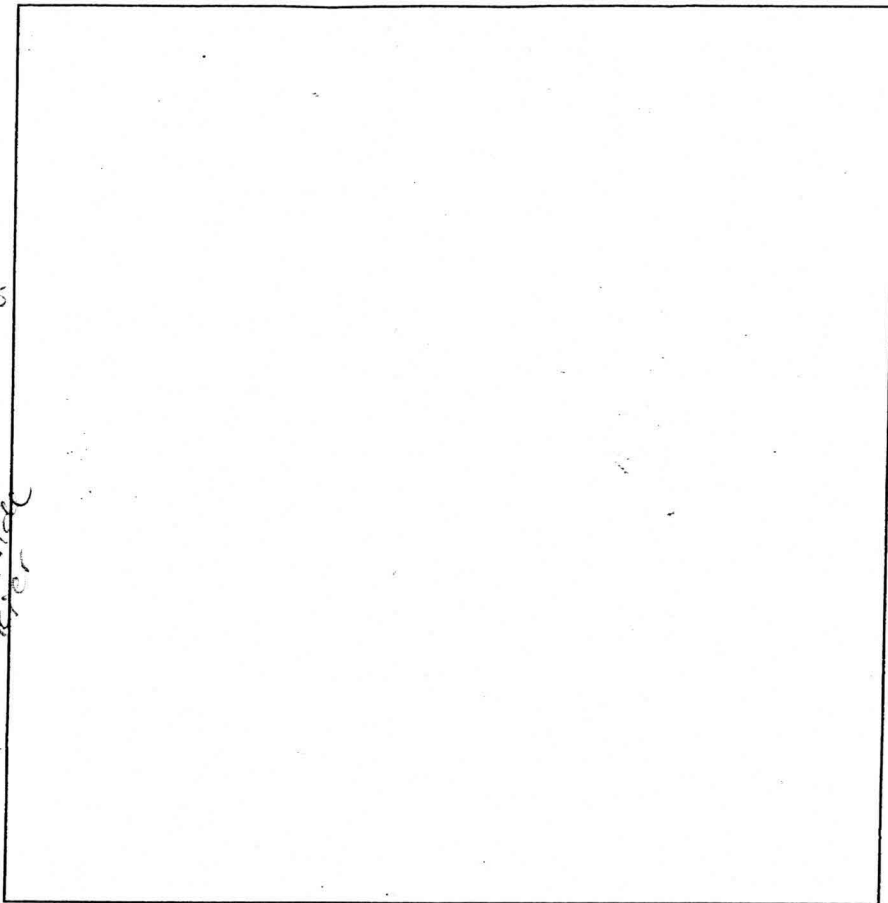
AP: \_\_\_\_\_

2D  
 .5' dk bn l  
 2' sty brn scl 20% chert  
 3.5' multi-cder fsl 3% channels  
 yellow brn fcl  
 10% wacky cemented X  
 8' 15% rock frags @ 9'  
 yellow brn scl } stony  
 11.5' hard bottom

uphill side  
 rockier

2B  
 ~40% rx  
 boulders + stones  
 1.5' refusal

2A  
 .4' dk bn l  
 orange brn scl 15% chert  
 yellow brn fcl w/ stony  
 2.5' 15% rx  
 white/grey brn stony ls



2C  
 Same as 2B

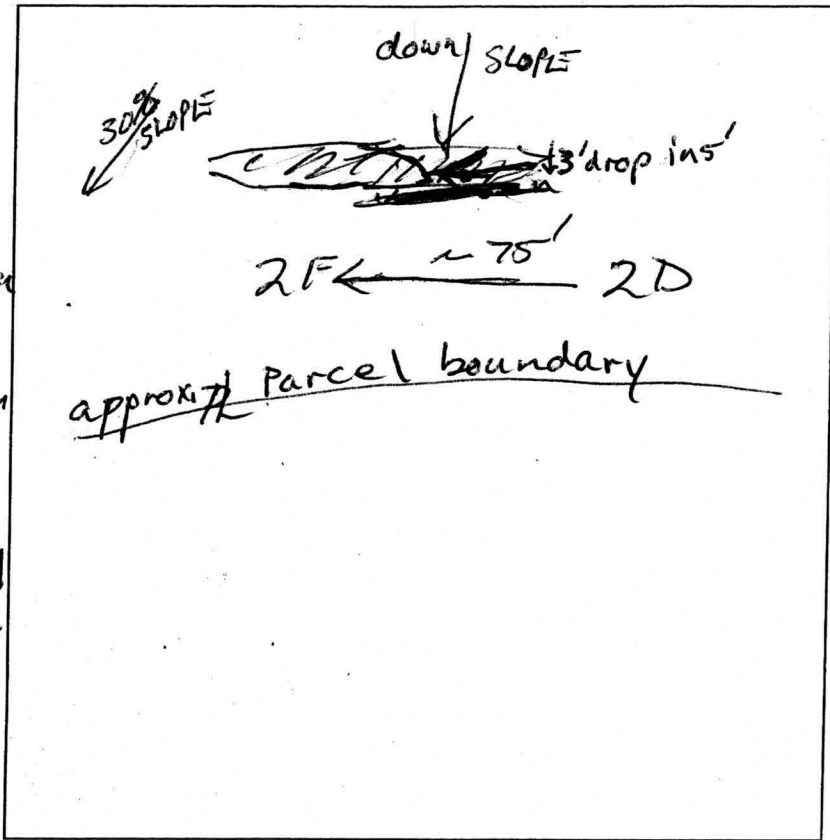
4B  
 dk bn l  
 25% stone  
 # boulders  
 rx @  
 1.5' uphill  
 2.5' down hill side

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
12-11-07	2D	4' / 11.5'	10:24	10:28	10:37	9	P
	2B		visual				F
	2A	11'	visual				P
	2C		visual				F
	4B		" "				F

REMARKS holes dug per plan  
 SANITARIAN HS/SS/RB BACKHOE Level Land OTHERS B. Burton  
 TEST HOLES USED IN SDA 2D & 2E & 2F AVG. PERC TIME 7 SQ. FT/BR 187.5  
 TRENCH WIDTH 2' & 3' INLET DEPTH 4 MAX. BOT DEPTH 7 EFFECTIVE SW 3.5  
41.25' & 31.25' ← Trench Length per Bedroom for 2-ft. & 3-ft. widths

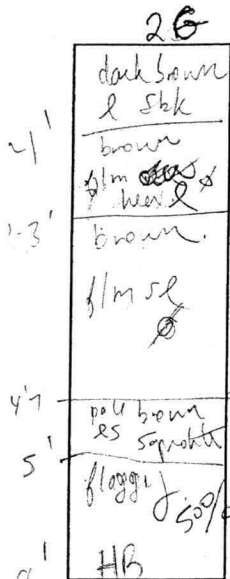
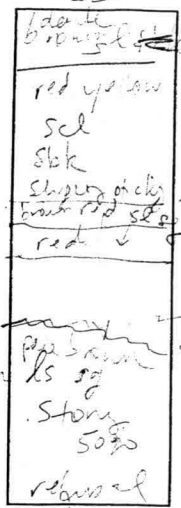
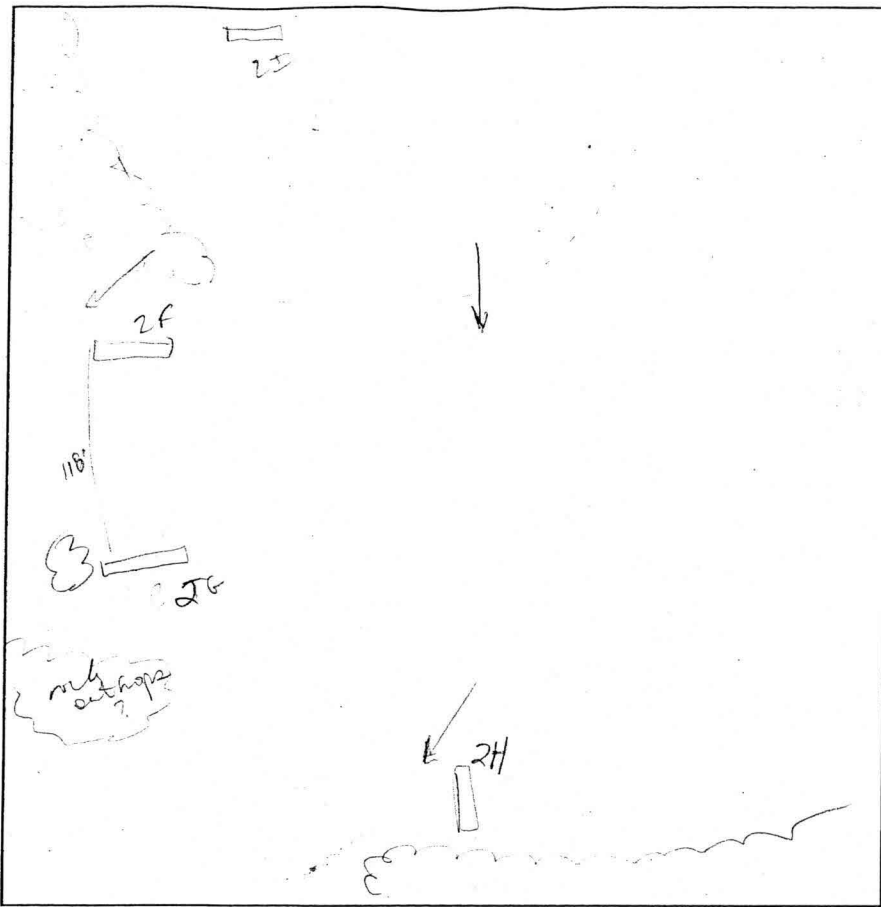
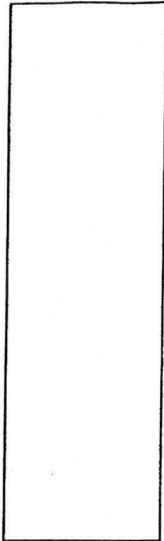
AP \_\_\_\_\_

0.2' 2F  
 brn loam  
 0.6' brn scl  
 2msbk  
 red-brn scl  
 1.5' 2msbk  
 common mica  
 red-brn scl  
 2.5' 1msbk  
 red-brn & brn  
 fsl, dense  
 4.5' dense  
 lt. brn scl  
 6.5' lt. brn scl  
 11' saprolite to stone  
 R



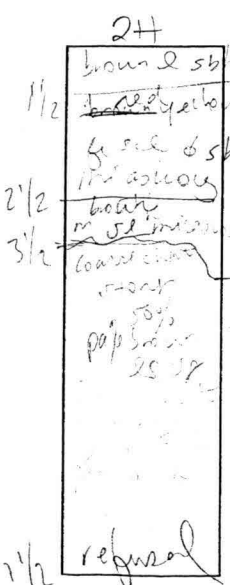
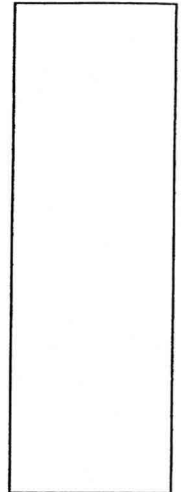
DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
12/11/07	2F	5.5' 11'	1:02	1:04	1:12	8	P

REMARKS \_\_\_\_\_  
 SANITARIAN RB BACKHOE Zack OTHERS \_\_\_\_\_  
 TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_  
 TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_



down 115' under out

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
	26	9'				lock	F
	24	7 1/2'				lock	F
	21	9 1/2'					



REMARKS \_\_\_\_\_

SANITARIAN \_\_\_\_\_ BACKHOE \_\_\_\_\_ OTHERS \_\_\_\_\_

TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_

TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_



# MOUND TEST DATA SHEETS

Property I.D. Wheeler <sup>13873 Forsythe Road</sup> Lot # 2 Date 12/21/07

Sanitarian RB/HS/SS Landscape Position Side slope

% Slope 7-7.5% Soil Type McC/gsb Contractor Level Land

HOLE # 3 DEPTH OF TEST 14" START TIME 9:30

4" brn sl, 2 fg & vlsbk  
 14" brn sl, 1 msbk  
red brn scl  
 2" 1 msbk, few gravel  
 2" red-brn grsl  
 2" Øm  
 2" brn & red-brn stsl  
 50" +

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
10'0/16	9:30	0		
9'16/16	9:50	10/16		
9'9/16	9:50	7/16		
8'12/16	10:00	13/16		
8'2/16	10:10	10/16		
7'8/16	10:20	10/16		
7'1/16	10:30	7/16		
6'5/16	10:40	12/16		
5'14/16	10:50	7/16		
5'7/16	11:00	7/16		

4'15/16 11:10 8/16 }  $8.2/16 \times 6 \approx 3''/hr$   
 Begin equilibration at ~~8:52~~ 9:17

HOLE # 4 DEPTH OF TEST 16" START TIME 10:03

6" brn sl, 2 fg & vlsbk  
 13" brn sl, 1 fsbk  
red-brn scl  
 2" 1 msbk  
 2" brn grsl  
 3" 1 fsbk  
 4" brn sl, Øm  
 43" brn, yel-brn & red brn sl  
 52" +

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
10'10/16	10:03	0		
9'7/16	10:18	15/16 = 31/16		
8'3/16	10:28	14/16		
7'4/16	10:38	15/16		
6'5/16	10:48	15/16		
5'7/16	10:58	14/16		

14'5/16  $\times 6 \approx 5.44''/hr$   
 Begin equilibration at ~~9:35~~ 9:35

# MOUND TEST DATA SHEETS

Property I.D. 13893 Forsythe Road  
Wheeler Lot # 2 Date 12/21/2007  
 Sanitarian RR/HS/SS Landscape Position side slope  
 % Slope 6-7% Soil Type McC Contractor Level Land  
 HOLE # 5 DEPTH OF TEST 15" START TIME 10:15

3" brn sl 2fsbk  
 15" brn sl 2fsbk  
 10% gravel  
 red-brn sel  
 7msbk  
 25" brn & red-brn  
 fs sl, clu  
 30" brn & red-brn  
 st sl  
 58"

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
10.16/16	10:15	0		
10.13.5/16	10:25	2.5/16		
10.11/16	10:35	2.5/16		
10.8/16	10:45	3/16		
10.7.5/16	10:55	.5/16		
10.4/16	11:05	3.5/16		

Begin equilibration at 9:56

HOLE # 6 DEPTH OF TEST 15" START TIME 10:53

5" brn sl, 2fs  
 12" brn sl, 2fsbk  
 2msbk  
 red-brn gase!  
 2msbk  
 24" red, lt, brn  
 & dk grey-brn  
 fs!  
 Saprolite  
 54"

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
10.16/16	10:53	0		
10.6/16	11:03	10.7/16		
9.14/16	11:13	8.7/16		
9.7/16	11:22	7/16		
8.15/16	11:33	8/16		
8.7/16	11:42	8/16		
7.16/16	11:53	7/16		

$$7.5/16 \times 6 = \approx 2.82"/hr$$

Begin equilibration at 10:18

# MOUND TEST DATA SHEETS

Property I.D. 13893 Forsythe Rd. Wheelert Lot # 2 Date 12/21/07

Sanitarian RB/H5/SS Landscape Position side slope

% Slope 2.5% Soil Type GgB Contractor Level Land

HOLE # 2 DEPTH OF TEST 18" START TIME 9:12

4" dk brn sl  
 20g 22sbk  
 12" brn gr sl, 2msbk  
 22" red-brn gr sl  
 ss, 1msbk & 4sbk  
 brn & red brn  
 gr sl, 0 m  
 40"

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
10 10/16	begin	0	—	—
9 12/16	9:37	1.4/16 = 20/16		
8 11/16	9:41	17/16		
7 11.5/16	9:51	16.5/16		
6 12.5/16	10:01	15/16		
5 14/16	10:11	14.5/16		
4 14/16	10:16	—		
3 15/16	10:26	17/16		
2 8 1/16	10:36	14/16		
1 7 1/16	10:46	13.5/16		

reset 6 3/16 10:56 14.5/16  
 $15/16 \times 6 = 90/16 = 5.6"/hr$

Begin equilibration at 8:52

60% HOLE # 5-A DEPTH OF TEST 15" START TIME 12:08

Profile  
 Same  
 as #5

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate	% Change
10 16/16	12:08	0		
9 4/16	12:18	11.2/16		
7 12/16	12:28	11.8/16		
6 4/16	12:38	11.8/16		
10 16/16	12:31	0		
9 10/16	12:41	11.6/16		
8 10/16	12:51	11"		
7 10/16	1:01	11"		
6 10/16	1:11	11"		

reset 1" x 6 = 6"/hr

Begin equilibration at 11:40



Lot 2

Location

### SAND MOUND CALCULATIONS

<b>Total mound width:</b>	<u>31.7</u>	<b>feet</b>
<b>Total mound length:</b>	<u>89.4</u>	<b>feet</b>

#### SITE SPECIFIC INFORMATION

Slope Percent:	<u>10</u>	%
Z- Restictive Depth to rock or water:	<u>36</u>	inches
Percolation Rate:	<u>19</u> <del>54</del>	minutes/inch
Design Flow:	<u>600</u>	gallons per day

#### BED/MOUND CALCULATIONS

Design infiltration rate for sand:	<u>1</u>	gal. per sq. ft. per day
Absorption bed: Design flow / Design infiltration rate =	<u>600</u>	square feet
A- Bed width (15 feet or less):	<u>9.00</u>	feet
B- Bed length: Absorption bed (sq.ft)/Bed width (ft) = (21 to 101 feet)	<u>66.67</u>	feet <u>67</u>
D- Upslope sand fill depth: 48 in - Z =	<u>12</u>	inches ✓
E- Downslope sand fill depth: 12 A x % slope + D in. =	<u>23</u>	inches <u>22.8</u>
H- Cap + topsoil at bed center =	<u>18</u>	inches ✓
G- Cap + topsoil at bed edge =	<u>12</u>	inches ✓
F- Total Bed Depth:	<u>10</u>	inches ✓
K- Sideslope setback: { ( [ ( D + E ) / 2 ] + 28 in. ) / 12 } x 3 =	<u>11.35</u>	feet ✓
Upslope correction factor (from chart):	<u>0.77</u>	
J- Upslope setback: ( ( 22 in + D ) / 12 ) x 3 x Upslope corr. Factor =	<u>6.55</u>	feet <u>6.6</u>
Downslope correction factor (from chart):	<u>1.44</u>	
I- Downslope setback: ( ( 22 in + E ) / 12 ) x 3 x Downslope corr. Factor =	<u>16.13</u>	feet ✓
W- Preliminary Width of Mound: A + J + I =	<u>31.7</u>	feet <u>32'</u>
L- Total Length of Mound: B + 2K =	<u>89.4</u>	feet <u>90'</u>

#### LOADING RATE AND BASAL AREA CALCULATIONS

Linear loading rate: Design flow / Bed Length =	<u>9.0</u>	gallons per linear ft.
Soil infiltration rate based on percolation rate:	<u>0.5</u>	gal. per sq. ft. per day
Basal area required: Design flow / infiltration =	<u>1200</u>	square feet
Basal area provided with preliminary width: Level Site = L x W; Slope Site (A+)xB	<u>1675</u>	square feet
<input checked="" type="checkbox"/> Adequate basal area is provided - no modifications to preliminary dimensions required		
In order to provide adequate basal area, the downslope setback must be increased as follows:		
Modified downslope setback: ( Basal Area Required / A ) - B =	<u>N/A</u>	feet
Therefore, the overall mound with changes as follows:		
New mound width = A + J + modified downslope setback =	<u>N/A</u>	feet

**TABLE 3.1**  
**EQUATIONS FOR CALCULATING SAND MOUND DIMENSIONS**

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Absorption Bed ft<sup>2</sup> (A x B) =  $\frac{\text{Design Flow}}{1.2 \text{ gpd / ft}^2} = \underline{600.00} \text{ ft.}^2$

Bed length (B) =  $\underline{66.67} \text{ ft.}$  (42 ft to 104 ft dependent on site)

Bed width (A) =  $\frac{\text{Bed area}}{\text{Bed Length}} \text{ ft}^2 = \underline{9.00} \text{ ft.}$  (12 ft. or less)

Upslope sand fill depth (D) = 48 in - Z in. =  $\underline{12} \text{ in.}$  (12 in. min.)

Downslope sand fill depth (E) =  $[12A \times \% \text{slope}] + D \text{ in} = \underline{23} \text{ in.}$

Cap + topsoil at bed center (H) =  $\underline{18} \text{ in.}$

Cap + topsoil at bed edge (G) =  $\underline{12} \text{ in.}$

Total bed depth (F) =  $\underline{10} \text{ in}$

Sideslope setback (K) =  $\frac{[(D + E) + 28 \text{ in.}] \times 3}{2} = \underline{11.35} \text{ in.}$

Upslope setback (J) =  $(22 \text{ in.} + D) \times 3 \times \text{upslope corr. factor} = \underline{6.55} \text{ in.}$

Downslope setback (I) =  $(22 \text{ in.} + E) \times 3 \times \text{downslope corr. factor} = \underline{16.13} \text{ in.}$

Total width of mound (W) =  $12 A + J + I = \underline{380.08} \text{ in.}$

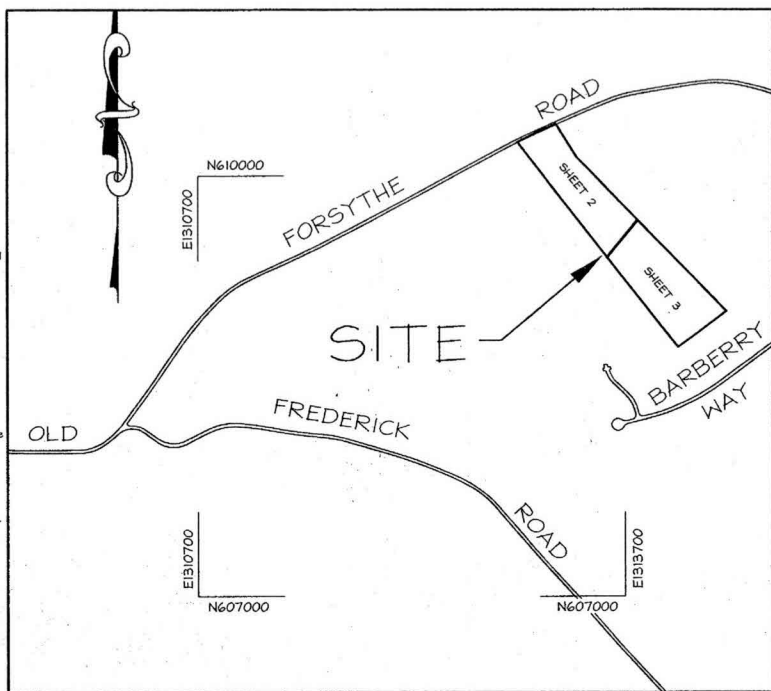
Total length of mound (L) =  $12B + K + K = \underline{1072.40} \text{ in.}$

*Intervals 31.73' 1st hole 1.67*

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	610370.5007	1313216.9381
2	610346.1541	1313231.5585
3	610132.3563	1313364.7321
4	609040.6038	131416.7805
5	608782.4718	1314075.5367
6	610220.6311	1312459.6652
7	610240.6043	1312444.1674
8	610307.2014	1313072.9694
9	610224.0070	1312466.7671

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**

Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities and forest conservation (designated as "Forest Conservation Easement") located in, on, over and through Lots 1-3 any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a metes and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and in the case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of developer's surety posted with said agreement. The County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.



**LOCATION MAP**

Scale: 1" = 600'

MINIMUM LOT SIZE TABULATION			
LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
2	3.0467 AC	0.2418 AC	2.8049 AC *
3	4.9150 AC	0.3537 AC	4.5613 AC

\* In accordance with Section 16.120.B.2.ii, the minimum lot size of Lot 2 may be reduced up to 10%, not to exceed the area of the land dedicated for road widening or 0.1958 acres. Minimum lot size shall not be less than 3.0000 - 0.1958 = 2.8042 Acres

CURVE DATA TABLE						
CURVE PT - PT	RADIUS	LENGTH	DELTA	TANGENT	CHD. BEAR.	CHORD
6 - 9	2,732.00'	7.86'	0°09'41"	3.93'	N64°34'33"E	7.86'
9 - 2	14,438.50'	291.61'	0°03'26"	145.81'	N65°14'11"E	291.61'

**AREA TABULATIONS (ALL SHEETS)**

- Total number of lots/parcels to be recorded: 3
  - Buildable: 3
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of lots/parcels to be recorded: 13.8123 Ac. ±
  - Buildable: 13.8123 Ac. ±
  - Non-Buildable: 0 Ac. ±
  - Open Space: 0 Ac. ±
  - Preservation Parcels: 0 Ac. ±
- Total area of road right-of-way to be recorded: 0.1958 Ac. ±
- Total area of subdivision to be recorded: 14.0081 Ac. ±

APPROVED: For Private Water and Private Sewerage Systems.  
Howard County Health Department.

*Brian for Peter Bileysen* 7/7/2011  
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.  
*Paul Edmund* 7-12-11  
Chief, Development Engineering Division Date  
*Ket Sheehorjian* 7-19-11  
Director Date

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed from Mary L. Dmsc to Kenneth Lee Wheeler, Jr. and Suzanne Kathleen Wheeler by deed dated March 1, 1974 and recorded among the Land Records of Howard County, Maryland in Liber 671 Folio 618, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

*D Wayne Wheeler* 5/19/11  
D. Wayne Wheeler Professional Land Surveyor PID Reg. No. 10695 Date

**OWNER'S CERTIFICATE**

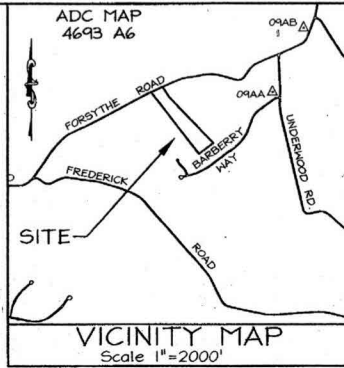
We, Kenneth Lee Wheeler, Jr. and Suzanne Kathleen Wheeler of the property shown and described herein, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, and in and under all roads and street right-of-ways and the specific easement areas shown hereon.
- The right to require dedication for public use the beds of the streets and/or roads and floodplains and open space where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable.
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance, and
- The right to building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness our hands this 19th day of May, 2011.  
*Kenneth L. Wheeler, Jr.*  
Kenneth L. Wheeler, Jr. Witness  
*Suzanne K. Wheeler*  
Suzanne Kathleen Wheeler

**GENERAL NOTES**

- The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated June, 2008.
- These Coordinates are based on NAD 83, Maryland State Plane Coordinate System, as projected from Howard County control stations.
- Sta. 09AA 4 Sta. 09AB
  - Stone or Concrete Monument Found or Set
  - Pipe or Rebar Found or Set
- Deed References: Liber 671 Folio 618.
- Subject property is zoned RC-DEO per 2/2/2004 Comprehensive Zoning Plan and the Comp Lite Zoning Amendments effective 7/28/2004.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are +/- more or less.
- For flag or pipeline lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipeline and road right-of-way line and not onto the pipeline 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.
  - Structures (Curb/curbsides) 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.
- The Wetland Investigation was completed by LDE, Inc. dated June, 2008 and one (1) onsite wetland area was revealed from the investigation.
- Landscaping for this subdivision is in accordance with a certified Landscape Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and Landscape Manual. The Landscape Surety of \$ 7,500.00 will be posted as part of the Builder's Grading Permit for 25 required shade trees on Lots 2 & 3.
- In accordance with Section 16.1202 of the Howard County Code and Forest Conservation Manual, Forest Conservation obligations shall be fulfilled by the retention of 3.88 acres of forest. Since the project is a Minor Subdivision and the Forest Conservation obligation is met by Retention, no surety fee is required.
- This subdivision plan is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 effective October 2nd, 2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building permit applications.
- 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.
- These areas designate a private sewage assessment of at least 10,000 square feet as required by the Maryland Department of the Environment for individual sewage disposal. (COMAR 26.04.03) 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 sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of modified sewage easement will not be necessary.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas.
- The lots shown hereon comply with the minimum lot area and ownership width as required by the Maryland Department of the Environment.
- This acreage, Parcel 92 (L. 671 / F. 618), and adjoining Parcel 162 Kevin P. Riely (L. 975 / 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 deeds reference a previous deed, L. 617 / F. 699, 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 this plat.
- All wells have been drilled.
- The existing well serving the existing dwelling on Lot 1 (#13893 Forsythe Road) has been upgraded (8/20/2008) to current Health Department standards.



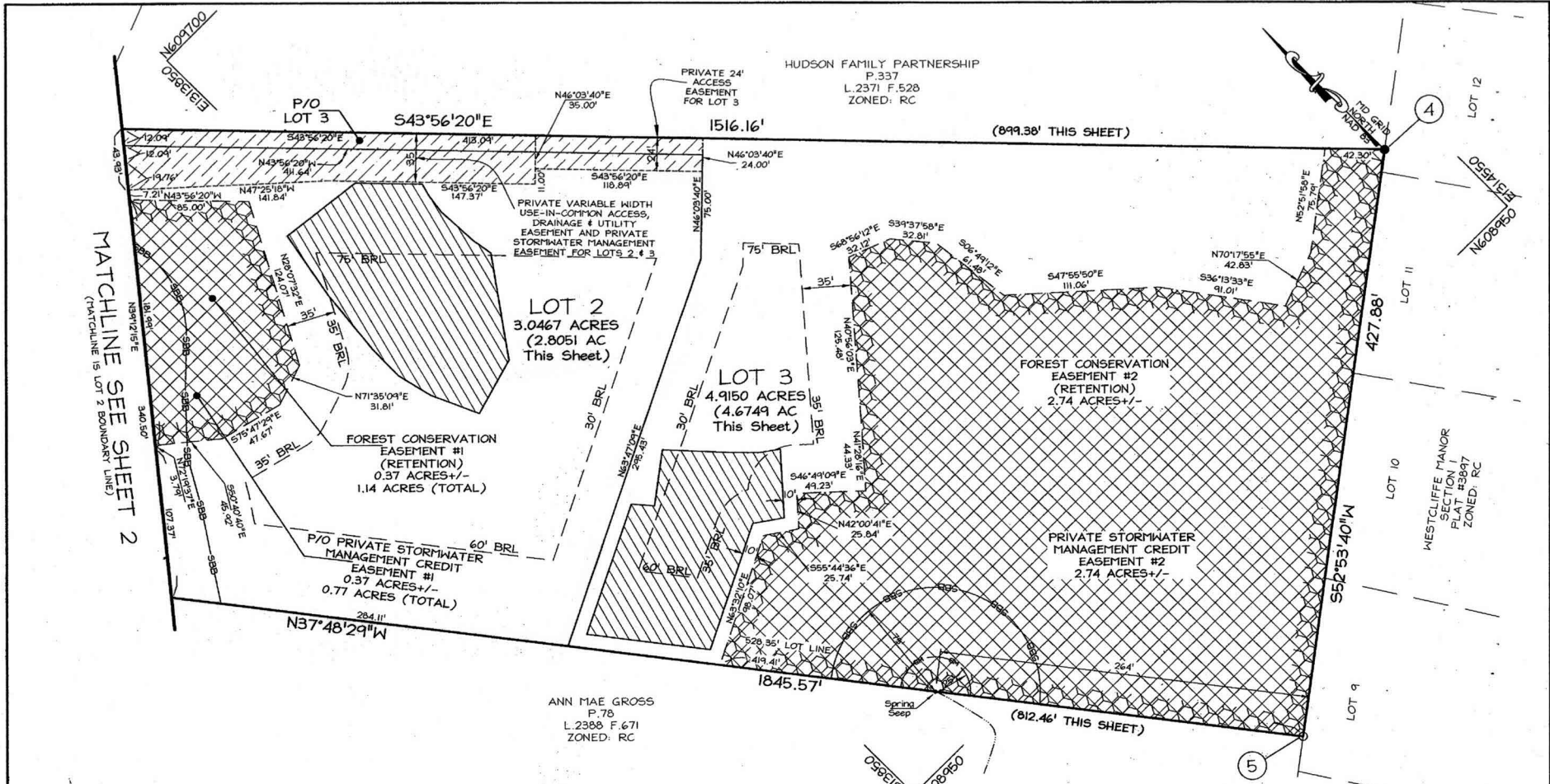
- General Notes Continued:
- There is an existing dwelling and structures located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling and structures are to be constructed at a distance less than the Zoning Regulations require. The property is listed in the Historic Sites Inventory as HO-3, "Pleasant Valley" circa 1754.
  - The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices defined in the Deed of Forest Conservation Easement are allowed.
  - There is a historic house located on Lot 1 identified on the Historic Register as HO-3, "Pleasant Valley" circa 1754 to remain. The subdivision proposal was presented to the Historic District Commission on 9/4/08 and received advisory subdivision approval.
  - 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 open, wetlands, wetland buffer, streams and stream bank buffers.
  - The pipestem for Lot 2 is 860 feet +/- long and the pipestem for Lot 3 is 1,286 feet +/- in length. Both pipestems meet Section 16.120(b)(6)(i), of the Subdivision Regulations.
  - 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.
  - 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)(ii), which states for a lot or buildable preservation parcel 10 acres or greater in size floodplain, wetlands, streams, their buffers and forest conservation easements for alliteration, reforestation, 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:
    - The LOD (as shown on the supplemental plan) must be respected on the grading and construction plans for this site 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.
    - 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 adequate for the amount of wastewater discharge from the proposed structure.
    - 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 area shall be staked corners must be staked for field review. The primary mound for Lot 3 is mound site #3, the lowest one. (SEE SHEET 2 FOR CONTINUATION OF GENERAL NOTES)

RECORDED AS PLAT NUMBER 140081  
ON 7/22/11  
LAND RECORDS OF HOWARD COUNTY, MD.

**PLEASANT VALLEY FARM**  
LOTS 1-3  
TAX MAP # 9 GRID 7 P/O PARCEL 92  
4TH ELECTION DISTRICT HOWARD COUNTY, MD

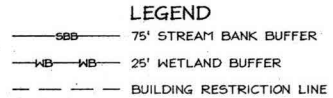
Scale: As Shown Date: 5/20/11 Sheet 1 of 3  
Previous Submittals: WP 09-130, WP 105073, WP 11-059  
LDE Job # 07-017

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



MATCHLINE SEE SHEET 2  
(MATCHLINE IS LOT 2 BOUNDARY LINE)

ANN MAE GROSS  
P.78  
L.2388 F.671  
ZONED: RC



**AREA TABULATIONS (SHEET 3 ONLY)**

1. Total number of lots/parcels to be recorded: P/O 2
  - a) Buildable: P/O 2
  - b) Non-Buildable: 0
  - c) Open Space: 0
  - d) Preservation Parcels: 0
2. Total area of lots/parcels to be recorded: 7.4800 Ac.±
  - a) Buildable: 7.4800 Ac.±
  - b) Non-Buildable: 0 Ac.±
  - c) Open Space: 0 Ac.±
  - d) Preservation Parcels: 0 Ac.±
3. Total area of road right-of-way to be recorded: 0.0000 Ac.±
4. Total area of subdivision to be recorded: 7.4800 Ac.±

APPROVED: For Private Water and Private Sewerage Systems.  
Howard County Health Department

*B. Wilson for Peter Baileman* 7/7/2011  
Howard County Health Officer Date *YCB*

APPROVED: Howard County Department of Planning and Zoning.

*Chief, Development Engineering Division* 7-13-11 Date  
*Director* 7-19-11 Date

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed from Mary L. Dines to Kenneth Lee Wheeler, Jr. and Suzanne Kathleen Wheeler by deed dated March 1, 1974 and recorded among the Land Records of Howard County, Maryland in Liber: 671 Folio 618; and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.



*D. Wayne Miller*  
D. Wayne Miller Professional Land Surveyor MD Reg. No. 10665 Date *5/19/11*

**OWNER'S CERTIFICATE**

We, Kenneth Lee Wheeler, Jr. and Suzanne Kathleen Wheeler owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- (1) The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement areas shown hereon;
- (2) The right to require dedication for public use the beds of the streets and/or roads and floodplains and open space where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable;
- (3) The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- (4) That no building or similar structures of any kind shall be erected on or over the said easements and rights-of-ways.

Witness our hands this *19th* day of *May*, 2011.  
*Kenneth L. Wheeler, Jr.*  
Kenneth Lee Wheeler, Jr. Witness  
*Suzanne Kathleen Wheeler*  
Suzanne Kathleen Wheeler

RECORDED AS PLAT NUMBER **21624**  
ON **7/21/11** AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

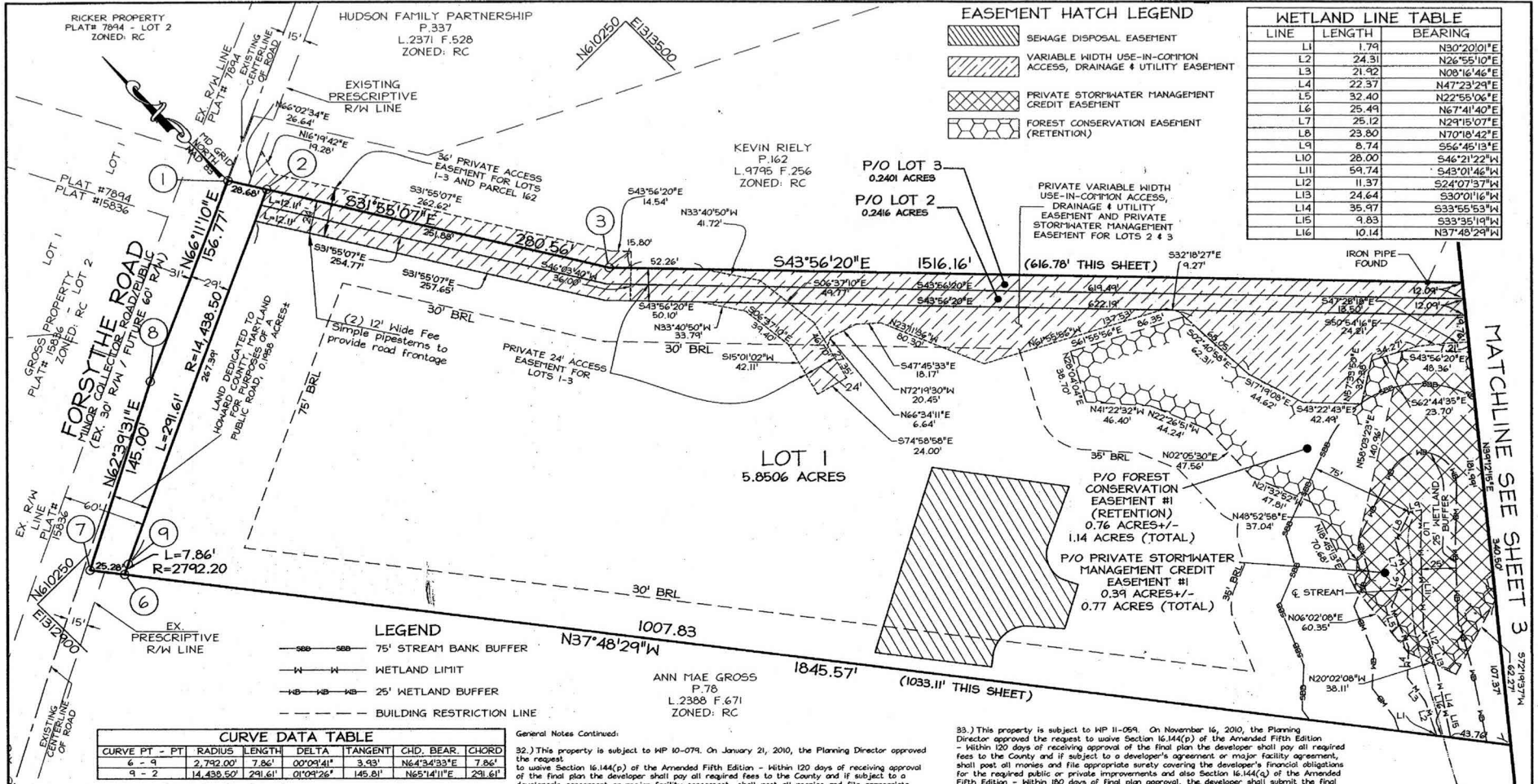
**PLEASANT VALLEY FARM**  
LOTS 1-3  
TAX MAP 9 GRID 7 P/O PARCEL 92  
4th ELECTION DISTRICT HOWARD COUNTY, MD

Scale: 1" = 50' Date: 5/2011 Sheet 3 of 3  
Previous Submittals: HP 09-130, WP 10-079, WP 11-059

**LDE Inc.**  
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**OWNER**  
Kenneth L. Wheeler, Jr.  
Suzanne K. Wheeler  
13013 Forsythe Road  
Sykesville, MD 21784  
410-442-2678

**DEVELOPER**  
Christina Wheeler  
707 Eastshire Drive  
Catoonsville, MD 21228  
410-719-7663



**AREA TABULATIONS (SHEET 2 ONLY)**

- Total number of lots/parcels to be recorded: 1, P/O 2
  - Buildable: 1, P/O 2
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of lots/parcels to be recorded: 6.3323 Ac.±
  - Buildable: 6.3323 Ac.±
  - Non-Buildable: 0 Ac.±
  - Open Space: 0 Ac.±
  - Preservation Parcels: 0 Ac.±
- Total area of road right-of-way to be recorded: 0.1958 Ac.±
- Total area of subdivision to be recorded: 6.5281 Ac.±

APPROVED: For Private Water and Private Sewerage Systems.  
Howard County Health Department.

*Peter Bielewicz* 7/7/2011  
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.  
7-12-11  
Chief, Development Engineering Division Date  
7-19-11  
Director Date

**OWNER**  
Kenneth L. Wheeler, Jr.  
Suzanne K. Wheeler  
18043 Forsythe Road  
Sykesville, MD 21784  
410-442-2676

**DEVELOPER**  
Christina Wheeler  
707 Eastshire Drive  
Catoonsville, MD 21228  
410-719-7663

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown herein is correct; that it is a subdivision of all of the lands conveyed from Mary L. Drnec to Kenneth Lee Wheeler, Jr. and Suzanne Kathleen Wheeler by deed dated March 1, 1974 and recorded among the Land Records of Howard County, Maryland in L. 85-37 (Page 615); and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

*D. Wayne Weiler* 5/19/11  
D. Wayne Weiler Professional Land Surveyor: MD Reg. No. 10685 Date

**OWNER'S CERTIFICATE**

We, Kenneth Lee Wheeler, Jr. and Suzanne Kathleen Wheeler owners of the property shown and described herein, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement areas shown herein.
- The right to require dedication for public use the beds of the streets and/or roads and floodplains and open space where applicable, and for good and other valuable consideration, hereby grant the right, and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable.
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness our hands this 10th day of May, 2011.

*Kenneth L. Wheeler Jr.*  
Kenneth L. Wheeler, Jr. Witness  
*Suzanne Kathleen Wheeler*  
Suzanne Kathleen Wheeler

RECORDED AS PLAT NUMBER 31616  
ON 7/22/11 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**PLEASANT VALLEY FARM**  
LOTS 1-3  
TAX MAP 9 GRID 7 P/O PARCEL 92  
4TH ELECTION DISTRICT HOWARD COUNTY, MD

Scale: 1" = 50' Date: 5/20/11 Sheet 2 of 3  
Previous Submittals: WP 09-130, WP 10-074, WP 11-069 LDE Job # 07-077

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F-09-079

