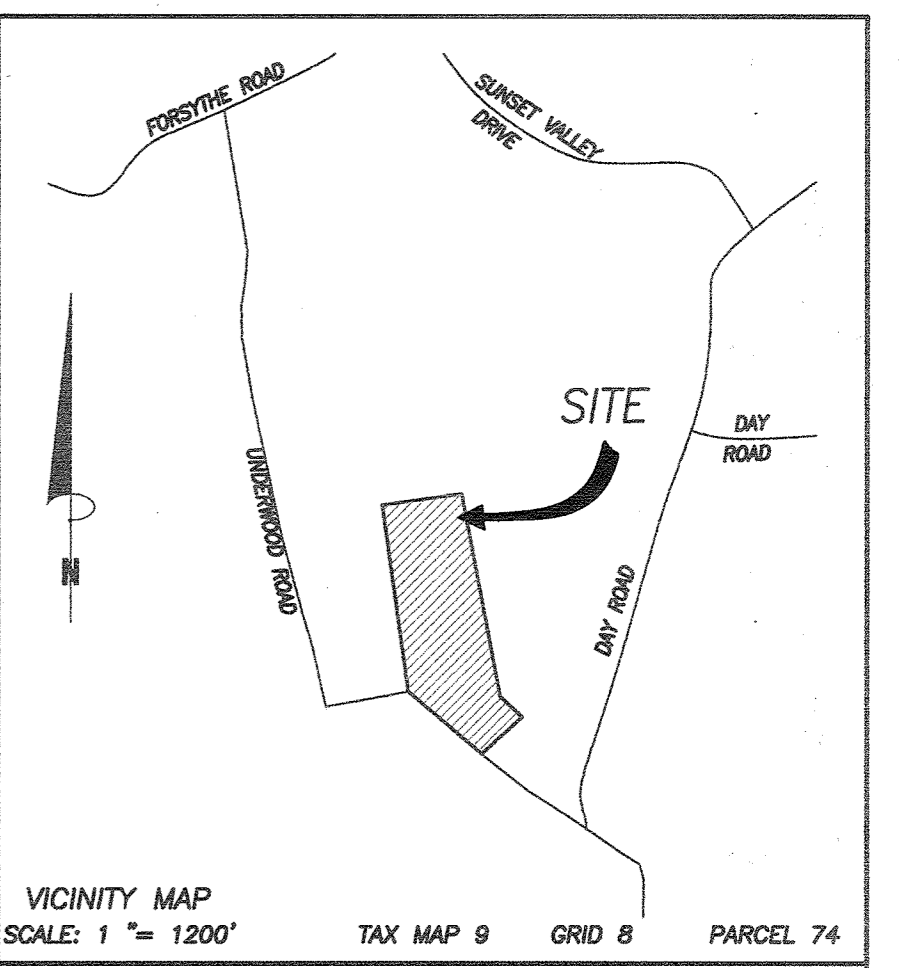




- LEGEND**
- RETENTION AREA
 - SOILS LINE
 - SOILS SYMBOL
 - SPECIMEN TREES
 - FOREST
 - AGRICULTURE
 - RETENTION AREA

- FOREST CONSERVATION NOTES:**
- The number of trees in the existing woods exceeds the 100 stem per acre threshold as defined in the Forest Conservation Manual.
 - There is no 100 year floodplain on-site per FEMA Map, Community Panel No. 240044 0008B
 - A preconstruction meeting is to be arranged as follows: After the boundaries of the limits of disturbance have been staked and flagged and the forest protection devices have been installed, and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors should attend. The purpose of this meeting will be to:
 - Identify the locations of the forest retention areas, specimen trees, limits of construction, employee parking areas, and equipment staging areas on site plans.
 - Inspect all flagged boundaries, protection devices, and Sediment and Erosion control devices on site.
 - Make all necessary adjustments.
 - Assign responsibilities as appropriate and discuss penalties.
 - This plan is for site afforestation, reforestation, tree protection and conservation measures only.
 - All contractors performing work on this site shall notify "Miss Utility" 48 hours prior to any construction or grading by calling 1-800-257-7777 for the location of all utilities.
 - The contractors performing work on the site are responsible for protecting existing native and non-invasive plantings during construction.
 - Stabilize all disturbed areas as directed by inspectors.
 - For tree pruning and care methods please refer to the National Arborist Standards, latest edition.
 - Proposed Forest Removal: 0.245 Ac.
 - Proposed Forest to Remain as Retention Credit: 4.515 Ac.
 - Driveway and house to be adjusted to avoid specimen removal locations.
 - Forest clearing permitted without mitigation = 0.00 Ac.



- GENERAL NOTES:**
- The subject property has one stand of mature hardwood forest along its eastern border with isolated specimen hardwoods in excess of 30" dbh.
 - No wetlands were observed within the stand or on site.
 - The balance of the site is currently in cultivation for corn.
 - Topography is from the 2004 Howard County LIDAR Contours.
 - This plan complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by a Fee-in-Lieu payment of \$2,941.00 for the 0.90 acres of reforestation obligation. Forest Conservation requirements per Section 16.1202 of the Howard County Code and Forest Conservation Act for this Subdivision have been fulfilled through the forest retention credit of 4.51 acres of existing forest located on lot 1 in accordance with the adopted DPZ Policy date May 11, 1999, for residential lots greater than 60,000 sq.ft.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH 25 SHADE TREES AND 4 ORNAMENTALS IN THE AMOUNT OF \$8,100.00 FOR LOT 1 AND 16 SHADE TREES IN THE AMOUNT OF \$4800.00 FOR LOT 2 WITH A TOTAL OF \$12,900.00 OF LANDSCAPE SURETY TO BE PROVIDED WITH THE GRADING PERMIT APPLICATION. ADDITIONALLY, SURETY FOR THE SCANDALWOOD TREES ON LOT ONE WILL BE \$450.00 FOR THREE EVERGREEN TREES AND \$900.00 FOR SIX ORNAMENTAL TREES, FOR A TOTAL OF \$1,350.00.

SHEET INDEX

1	FOREST STAND DELINEATION FOREST CONSERVATION PLAN
2	LANDSCAPE PLAN LOTS 1 AND 2
3	FINAL GRADING PLAN, LOT 1

EXHIBIT 3-2
FOREST STAND ANALYSIS TABLE

Applicant: Malcom W. & Daisy W. Ewell Project Name: GOOD NEIGHBORHOOD

KEY	A. TYPE OF COMMUNITY	B. AREA* (1/10 Acre)	C. SOIL INFORMATION**			D. EXISTING VEGETATION (Dominant Species and Approx. %)			E. STAND CHARACTERISTICS			F. FOREST AREA IN SENSITIVE ENVIRONMENTS (Acres)	G. HABITAT VALUE
			1. Soil Types	2. Typical forest cover for soil type	3. Woodland Suitability Index	1. Species	2. Age (Diam)	3. General Conditions	1. Size (Diam)	2. Age	3. General Conditions		
F1	FOREST	4.56 AC.±	ChB2 GnA Ba EkB2	Mixed Oak, Maple, Poplar, Black gum Poplar, Oak Maple, Blk Gum, Oak Mixed Oaks	30 12 1 30	Various Hardwoods	2-5.0	>100 Yrs	GOOD	0 AC.±	GOOD		

*AREA MEASURED TO THE NEAREST 1/10 ACRE
** SOURCE: HOWARD COUNTY SOIL SURVEY, USDA

SOIL TYPE	SYMBOL	LAND CAPABILITY	RESTRICTED?	Kw	SLOPE %	HYDRIC?	HYDROLOGIC SOIL GROUP
Chester Silt Loam	ChA	I-4	NO	≥.35	0-3%	NO	B
Chester Silt Loam	ChB2	II-E-4	NO	≥.35	3-8%	NO	B
Eliok Silt Loam	EkB2	II-E-4	NO	≥.35	3-8%	NO	B
Baile Silt Loam	Ba	VW-1	NO	≥.35	0-3%	NO	B
Glenville Silt Loam	GnA	IIW-B	NO	≥.35	0-3%	NO	B

Forest Conservation Worksheet 2.1

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

Net Tract Area	
A. Total Tract Area	A = 19.420
B. Deductions (Critical Area, area restricted by local ordinance or program)	B = 0.000
C. Net Tract Area Net Tract Area = Total Tract (A) - Deductions (B)	C = 19.420
Land Use Category:	AGRICULTURE
D. Afforestation Threshold (Net Tract Area (C) 20 %)	D = 3.884
E. Conservation Threshold (Net Tract Area (C) 50 %)	E = 9.710
Existing Forest Cover	
F. Existing Forest Cover within the Net Tract Area	F = 4.560
G. Area of Forest Above Conservation Threshold	
If the Existing Forest Cover (F) is greater than the Conservation Threshold (E), then G = F - E. Otherwise G = 0.	G = 0.000
Breakeven Point	
H. Breakeven Point (Amount of forest that must be retained so that no mitigation is required)	
(1) If the Area of Forest Above the Conservation Threshold (G) is greater than 0, then H = (0.2 * the Area of Forest Above Conservation Threshold (G) + the Conservation Threshold (E))	H = 4.560
(2) If the Area of Forest Above the Conservation Threshold (G) is equal to 0, then H = Existing Forest Cover (F)	
I. Forest Clearing Permitted Without Mitigation	
I = Existing Forest Cover (F) - Breakeven Point (H)	I = 0.000
Proposed Forest Clearing	
J. Total Area of Forest to be Cleared	J = 0.045
K. Total Area of Forest to be Retained	
K = Existing Forest Cover (F) - Forest to be Cleared (J)	K = 4.515
Planting Requirements	
If the Total Area of Forest to be Cleared (J) is at or above the Breakeven Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0). Otherwise, calculate the planting requirement(s) as follows:	
L. Reforestation for Clearing Above the Conservation Threshold	
(1) If the Total Area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then L = the Area of Forest to be Cleared (J) * 0.25;	L = 0.000
(2) If the Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then L = Area of Forest Above Conservation Threshold (G) * 0.25	
M. Reforestation for Clearing Below the Conservation Threshold	
(1) If Existing Forest Cover (F) is greater than the Conservation Threshold (E) and the Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then M = 2.0 * (Conservation Threshold (E) - Forest to be Retained (K))	M = 0.090
(2) If Existing Forest Cover (F) is less than or equal to the Conservation Threshold (E), then M = 2.0 * Forest to be Cleared (J)	
N. Credit for Retention Above the Conservation Threshold	
If the Area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then N = K - E	N = 0.000
P. Total Reforestation Required P = L + M - N	P = 0.090
Q. Total Afforestation Required	
If Existing Forest Cover (F) is less than the Afforestation Threshold (D), then Q = Afforestation threshold (D) - Existing Forest Cover (F)	Q = 0.000
R. Total Planting Requirement R = P + Q	R = 0.090

SPECIMEN TREES

KEY	COMMON NAME	SCIENTIFIC NAME	CONDITION	D.B.H.
1	PIN OAK	QUERCUS PALUSTRIS	GOOD	36"
2	PIN OAK	QUERCUS PALUSTRIS	GOOD	32"
3	RED MAPLE	ACER RUBRAM	POOR	36"
4	RED MAPLE	ACER RUBRAM	GOOD	48"
5	TULIP POPLAR	LIRIODENDRON TULIFIFERA	GOOD	32"
6	WHITE OAK	QUERCUS ALBA	GOOD	36"
7	TULIP POPLAR	LIRIODENDRON TULIFIFERA	GOOD (Broken crown)	48"
8	BLACK GUM	NYSSA SYLVATICA	SPLIT	32"
9	TULIP POPLAR	LIRIODENDRON TULIFIFERA	GOOD	32"
10	TULIP POPLAR	LIRIODENDRON TULIFIFERA	GOOD	32"
11	TULIP POPLAR	LIRIODENDRON TULIFIFERA	GOOD	32"
12	TULIP POPLAR	LIRIODENDRON TULIFIFERA	GOOD	34"
13	TULIP POPLAR	LIRIODENDRON TULIFIFERA	GOOD	36"
14	TULIP POPLAR	LIRIODENDRON TULIFIFERA	SPLIT	60"
15	PIN OAK	QUERCUS PALUSTRIS	GOOD	36"
16	BLACK GUM	NYSSA SYLVATICA	GOOD	34"
17	BLACK GUM	NYSSA SYLVATICA	GOOD	42"
18	BLACK GUM	NYSSA SYLVATICA	GOOD	42"
19	TULIP POPLAR	LIRIODENDRON TULIFIFERA	GOOD	34"
20	TWIN TULIP POPLAR	LIRIODENDRON TULIFIFERA	GOOD	48"
21	TULIP POPLAR	LIRIODENDRON TULIFIFERA	GOOD	36"
22	BLACK OAK	QUERCUS VELITINA	GOOD	36"
23	BLACK OAK	QUERCUS VELITINA	GOOD	36"
24	BLACK OAK	QUERCUS VELITINA	GOOD	36"
25	BLACK GUM	NYSSA SYLVATICA	POOR	34"
26	BLACK GUM	NYSSA SYLVATICA	GOOD	32"
27	BLACK GUM	NYSSA SYLVATICA	GOOD	32"
28	BLACK GUM	NYSSA SYLVATICA	GOOD	36"
29	RED MAPLE	ACER RUBRAM	POOR	42"
30	SCATTERED JEWEL WEED	IMPATIENS CAPENSIS	No water, Soil light tan, sandy NO WETLANDS	N/A
31	RED MAPLE	ACER RUBRAM	POOR, TWISTED	32"

3/19/08
DATE

3/12/08
DATE



FOR REVIEW ONLY

OWNERS/DEVELOPER LOT 1
SMITH, MICHAEL & ARNOLD HANNAH
16850 WALKER HOLLOW DR.
GLANWORTH, MD 21738

DATE REVISIONS
12/16/07 DPZ COMMENTS
1/10/08 DPZ COMMENTS
2/21/08 DPZ COMMENTS
3/07/08 AND LANDSCAPE PLAN SHEET 2

REVISED SHEET

**FOREST STAND DELINEATION
FOREST CONSERVATION PLAN
GOOD NEIGHBORHOOD**

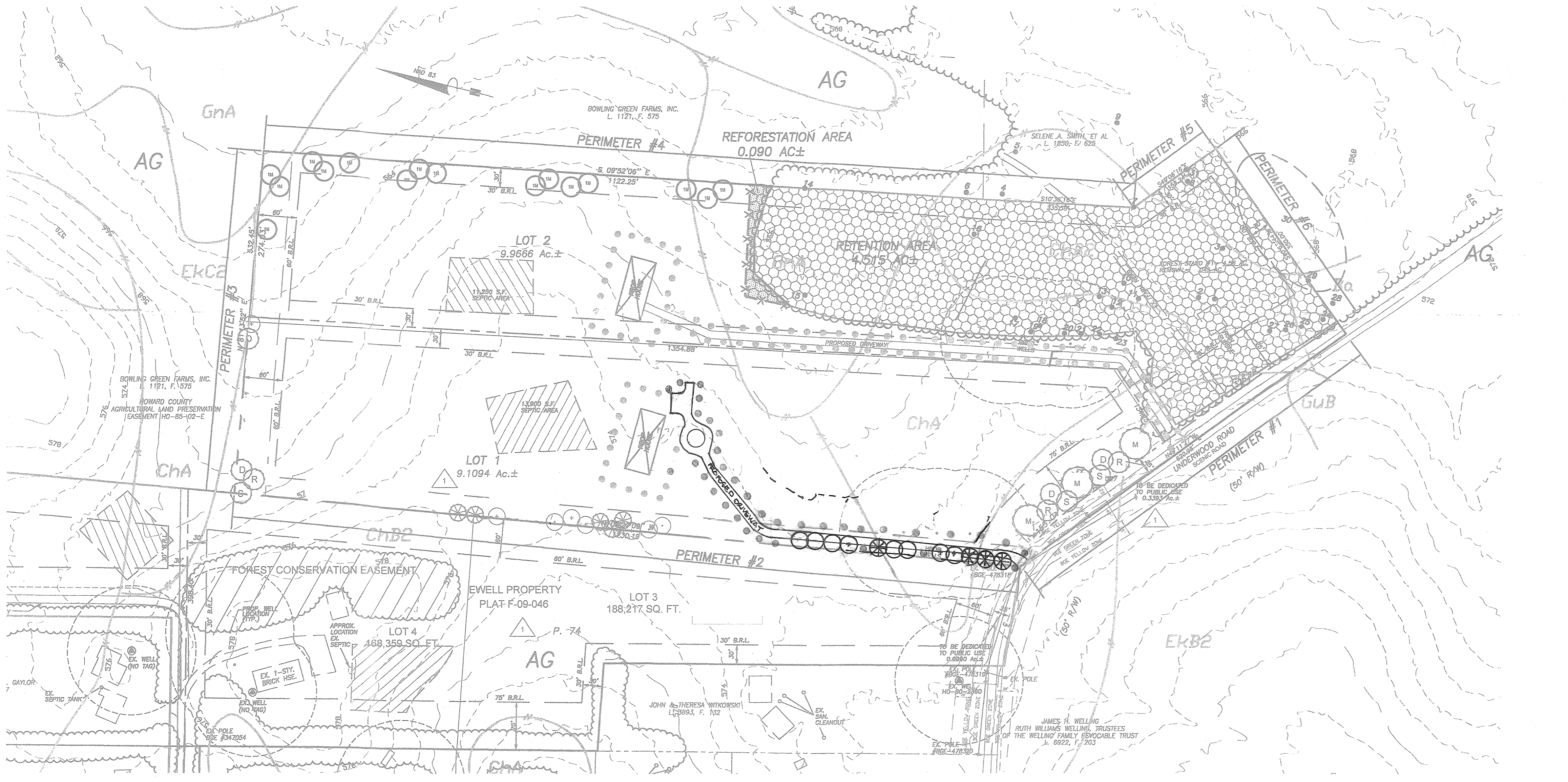
LIBER 6132 FOLIO 193
SITUATED ON UNDERWOOD ROAD
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' SEPTEMBER 19, 2007

OWNERS:
MALCOLM W. EWELL
DAISY W. EWELL
1251 UNDERWOOD ROAD
STYKESVILLE MD 21784
410-442-1081

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street, P.O. Box 328 Mount Airy, Maryland 21771
(301) 829-2880 (301)831-5015 (410) 549-2751

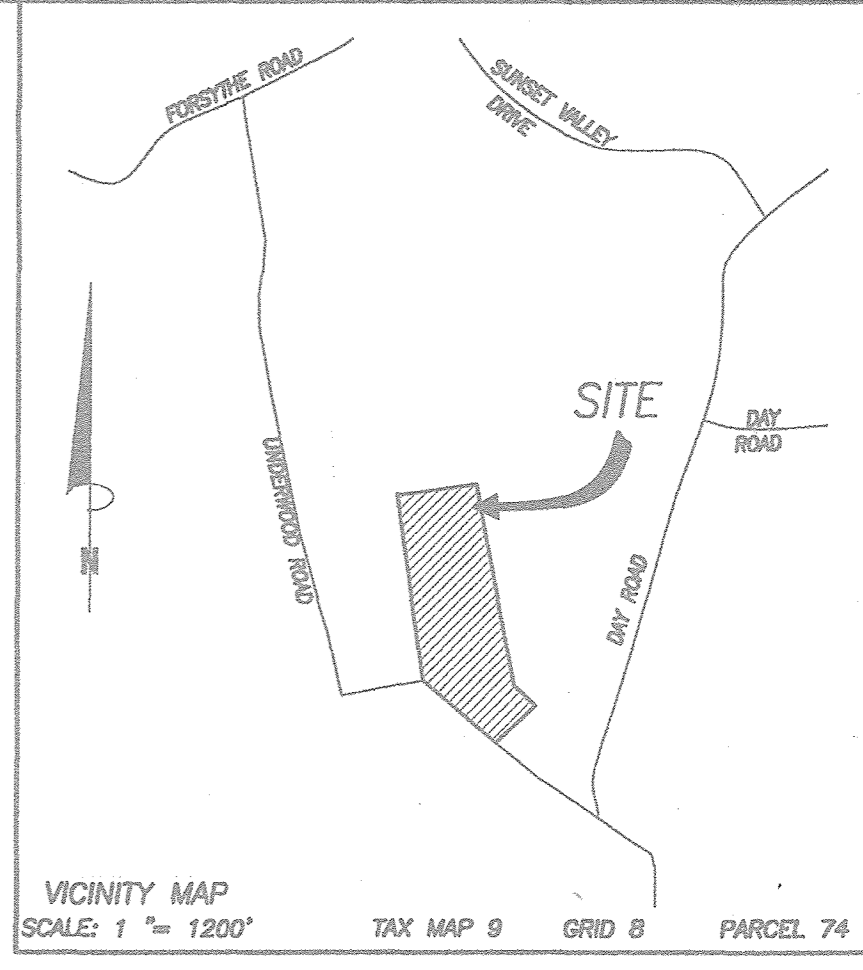
SHEET 1 OF 5

F-08-058



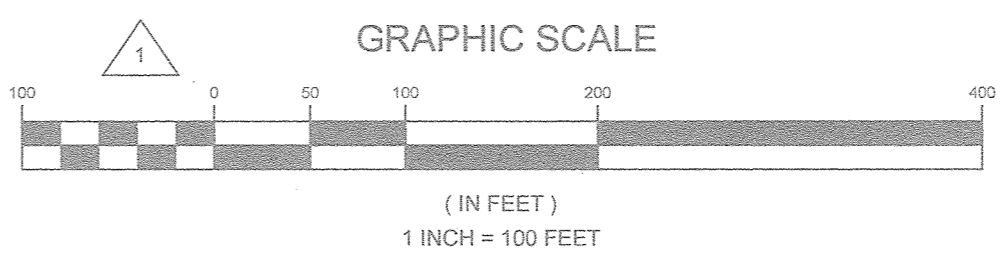
LEGEND

- RETENTION AREA
- SOILS LINE
- SOILS SYMBOL
- SPECIMEN TREES
- BCE ZONES



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL COMPLY WITH AMERICAN STANDARDS FOR NURSERY STOCK (AMERICAN ASSOCIATION OF NURSERYMEN) AND INSTALLATION SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS. ALL PLANT MATERIAL SHALL INCLUDE A ONE-YEAR WARRANTY.
- SOURCE: WITHIN 100 MILE RADIUS OF MARYLAND, IF POSSIBLE.
- SPACING SHOWN IS APPROXIMATE; TREE LOCATIONS TO BE FIELD ADJUSTED AS REQUIRED TO MAINTAIN 10' MINIMUM CLEARANCE FROM ALL UTILITIES, STREET LIGHTS AND DRIVEWAYS.
- THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL EXCAVATE TO VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY UTILITIES (CONSTRUCTED AND EXISTING) AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO THE BEGINNING OF ALL WORK. EXCAVATION, GRADING, LANDSCAPING, ETC.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-267-7777 THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF THE UTILITIES.
- CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY UTILITY (WHETHER SHOWN OR NOT) DAMAGED DUE TO CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING OR REPLACING ANY EXISTING FENCES, DRIVEWAYS, ETC. DAMAGED OR REMOVED BY THE CONTRACTOR DURING CONSTRUCTION. ALL OFF-SITE DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION. NO SPRINKLER SYSTEM FOR FIRE SUPPRESSION IS PROPOSED.
- HANNAH ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE CONTRACTOR'S UTILIZATION OF MEN, MATERIALS, EQUIPMENT OR SAFETY MEASURES IN PERFORMANCE OF ANY WORK FOR THIS CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR PERFORMING THE WORK CORRECTLY AND IN CONFORMANCE WITH ALL CODE REQUIREMENTS.
- SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE WORK SHALL BE STOPPED IMMEDIATELY AND THE ENGINEER NOTIFIED IMMEDIATELY TO RESOLVE THE SITUATION. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT NOTIFYING THE ENGINEER, THEN THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THOSE CHANGES.
- THE CONTRACTOR SHALL NOTE THAT IN THE CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSION SHALL GOVERN. IT IS THE INTENT OF THESE PLANS & SPECIFICATIONS TO PROVIDE 100% COMPLETED WORK AND THIS SHALL BE THE PROJECT SCOPE.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO NOTIFY THE ENGINEER OF DISCREPANCIES FOUND ON THESE PLANS AND SPECIFICATIONS, SPECIFICALLY AND WORK WHICH WOULD NATURALLY AND NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.



THE PURPOSE OF THIS SHEET IS TO SHOW CHANGES TO THE PERIMETER PLANTING AND SCENIC ROAD PLANTING.

LANDSCAPE PLANT LIST

KEY	QUANTITY	BOTANICAL/Common NAME	SIZE	NOTE
(C)	8	TILIA AMERICANA AMERICAN LINDEN	2.5" - 3.0" CAL.	B & B
(L)	9	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA ROTUNDILOBA SWEETGUM	2.5" - 3.0" CAL.	B & B
(B)	8	FAGUS GRANDIFOLIA AMERICAN BEECH	2.5" - 3.0" CAL.	B & B
(M)	16	QUERCUS PALustris PIN OAK	2.5" - 3.0" CAL.	B & B
(R)	1	CERCIS CANADENSIS EASTERN REDBUD	2.5" - 3.0" CAL.	B & B
(D)	2	CORNUS FLORIDA DOGWOOD	2.5" - 3.0" CAL.	B & B
(S)	1	AMELANCHIER CANADENSIS SERVICEBERRY	2.5" - 3.0" CAL.	B & B
(O)	5	NYSSA SYLVATICA BLACK GLIM	1.5" - 3.0" CAL.	EkB

SCENIC ROAD PLANT LIST

KEY	QUANTITY	BOTANICAL/Common NAME	SIZE	NOTE
(R)	2	CERCIS CANADENSIS EASTERN REDBUD	2.5" - 3.0" CAL.	B & B
(D)	2	CORNUS FLORIDA DOGWOOD	2.5" - 3.0" CAL.	B & B
(S)	2	AMELANCHIER CANADENSIS SERVICEBERRY	2.5" - 3.0" CAL.	B & B
(M)	3	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	6-8 HGT.	B & B

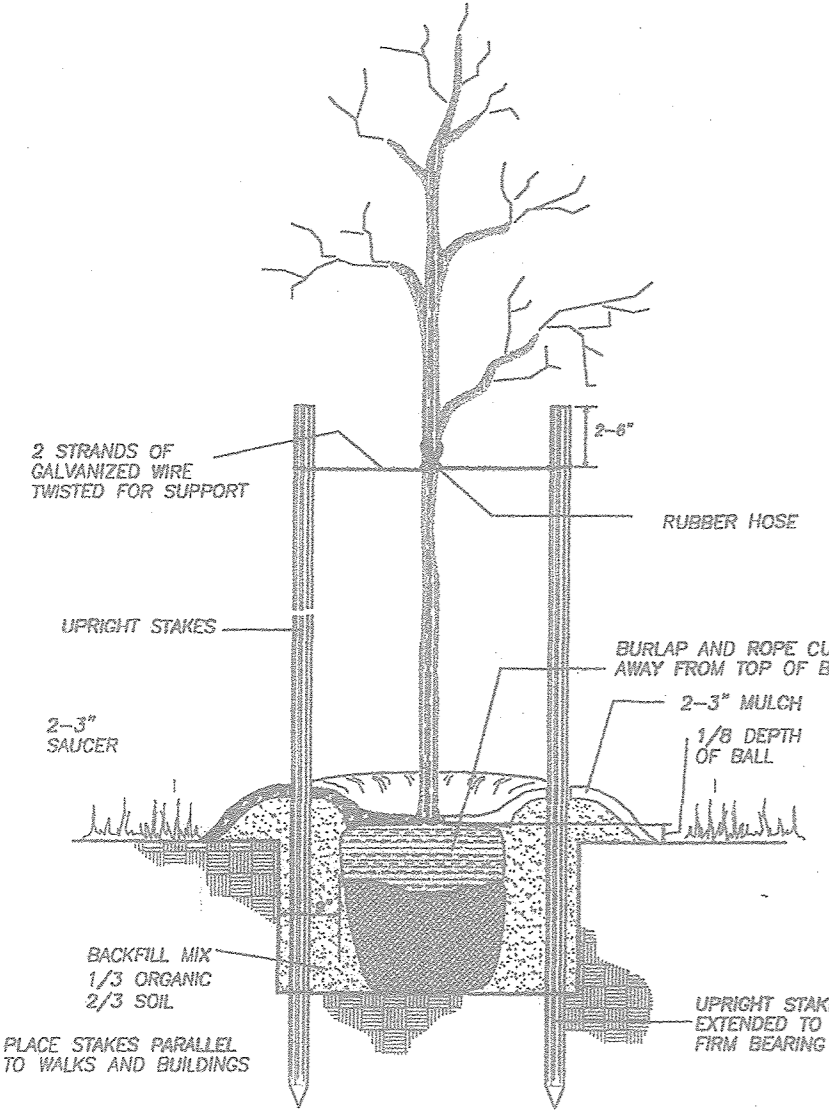
SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						TOTALS
	#1	#2-A	#3-A	#4-A	#5-A	#6-A	
LANDSCAPE TYPE	#1	#2-A	#3-A	#4-A	#5-A	#6-A	TOTALS
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	820'	1230'	532'	1357'	158'	330'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	NO	NO	YES, 670' EX. FOREST	YES, 156' EX. FOREST	YES, 330' EX. FOREST	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED		21	8	13	0	0	43
SHADE TREES		0	0	0	0	0	0
EVERGREEN TREES		0	0	0	0	0	0
SHRUBS		21	8	13	0	0	43
NUMBER OF PLANTS PROVIDED		24	4	13	0	0	41
SHADE TREES		0	0	0	0	0	0
EVERGREEN TREES		0	0	0	0	0	0
SHRUBS		24	4	13	0	0	41
OTHER TREES (2:1 SUBSTITUTION) (DESCRIBE BELOW IF NEEDED)		0	0	0	0	0	0
SHRUBS (1:1 SUBSTITUTION)		0	0	0	0	0	0

NOTE:
1. SEE THE SCENIC ROAD CHART FOR PLANTS AT THIS PERIMETER.
2. AN ALTERNATIVE COMPLIANCE HAS BEEN APPROVED TO ALLOW THREE REQUIRED SHADE TREES TO BE RELOCATED TO PERIMETER 3. THE TWO CONDITIONS ARE: 1. PLANT AT LEAST THREE SHADE TREES, OR THE EQUIVALENT SUBSTITUTION THEREOF, ALONG PERIMETER 3. 2. THREE OF THE SHADE TREES REQUIRED FOR PERIMETER 3, MAY BE PLANTED ALONG PERIMETER 2, BUT PLANTING MUST EXTEND FURTHER INTO THE REAR YARD TO SCREEN THE AREA TO THE EXISTING FOREST CONSERVATION EASEMENT ON ADJOINING LOT 4, OR ABOUT 850 FT. FROM UNDERWOOD ROAD.

AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS AND SIZE IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN A REVISION OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

Landscape Notes
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH 25 SHADE TREES AND 4 ORNAMENTALS IN THE AMOUNT OF \$8,100.00 FOR LOT 1; AND 18 SHADE TREES IN THE AMOUNT OF \$4,800.00 FOR LOT 2 WITH A TOTAL OF \$12,900.00 OF LANDSCAPE SURETY TO BE PROVIDED WITH THE PERMIT APPLICATION. ADDITIONALLY, SURETY FOR THE SCENIC ROAD TREES ON LOT ONE WILL BE \$450.00 FOR THREE EVERGREEN TREES AND \$800.00 FOR SIX ORNAMENTAL TREES, FOR A TOTAL OF \$1,250.00.



TYPICAL UPRIGHT STAKING DETAIL (N.T.S.)

SOIL TYPE	SYMBOL	LAND CAPABILITY	RESTRICTED?	Kw	SLOPE %	HYDRIC?	HYDROLOGIC SOIL GROUP
Chester Silt Loam	ChA	I-4	NO	≥.35	0-3%	NO	B
Chester Silt Loam	ChB2	IIe-4	NO	≥.35	3-8%	NO	B
Eloak Silt Loam	EkB2	IIe-4	NO	≥.35	3-8%	NO	B
Baile Silt Loam	Ba	VW-1	NO	≥.35	0-3%	NO	B
Glenville Silt Loam	GnA	IIW-8	NO	≥.35	0-3%	NO	B

OWNER/DEVELOPER LOT 1
SMITH, MICHAEL AND ARNOLD, HANNAH
1488 MAGNOLIA COURT
GLENWOOD MD, 21738

OWNERS: LOT 2
MALCOLM W. EWELL
DAISY W. EWELL
1281 UNDERWOOD ROAD
SYKESVILLE, MD, 21784
410-442-1081

DATE: 12/6/07
1/10/08

REVISIONS
DPZ Comments
DPZ COMMENTS

STATE OF MARYLAND
PAUL M. SILL
No. 32025
PROFESSIONAL ENGINEER

LANDSCAPE PLAN
LOTS 1 & 2
TAX MAP 9 GRID 8 PARCEL 74
GOOD NEIGHBORHOOD
LIBER 6132 FOLIO 193
SITUATED ON UNDERWOOD ROAD
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' SEPTEMBER 18, 2007

16005 Frederick Rd., 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.9076
Fax: 410.666.0000
Email: info@sillengineering.com
Civil Engineering for Land Development

SILL ENGINEERING GROUP, LLC

ADDITIONAL SHEET 2 of 3

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN OCCUPIED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael Smith, Hannah Arnold
DATE: 9/18/20

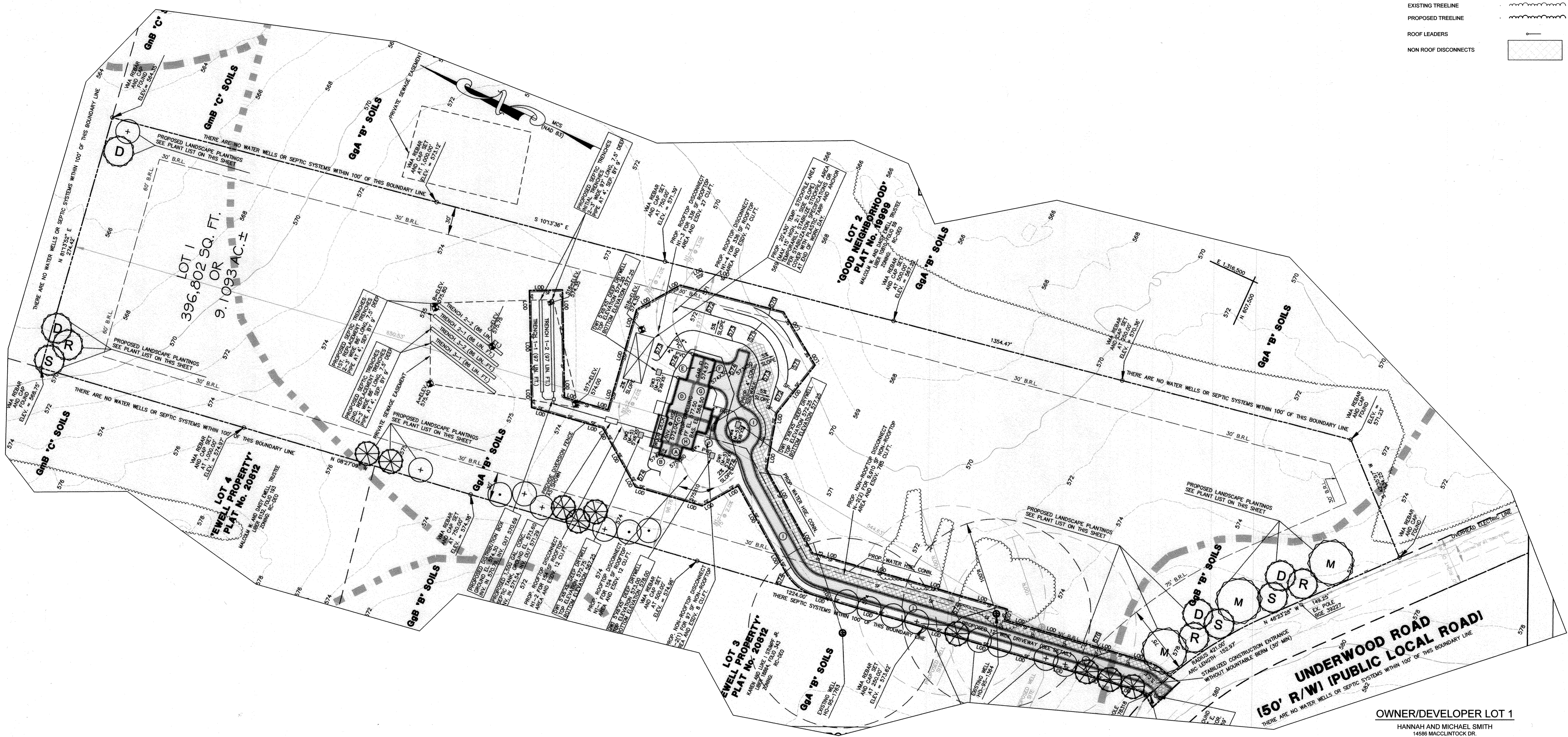
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 9/25/20

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 9/25/20

LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	382
PROPOSED SPOT ELEVATION	+62.53
DIRECTION OF FLOW	→
EXISTING TREELINE	~
PROPOSED TREELINE	~
ROOF LEADERS	○
NON ROOF DISCONNECTS	□



PLAN VIEW LOT 1
SCALE: 1"=50'

NOTE:
 • SEDIMENT AND EROSION CONTROLS APPROVED BY THE SOIL CONSERVATION DISTRICT UNDER GP-20-061.
 • SEE GP-20-061 FOR STORM WATER MANAGEMENT DESIGN.

THE PURPOSE OF THIS SHEET IS TO SHOW FINAL GRADING CONDITIONS FOR LOT 1

OWNER/DEVELOPER LOT 1

HANNAH AND MICHAEL SMITH
 14588 MACCLINTOCK DR.
 GLENWOOD MD. 21738
 917-885-1217

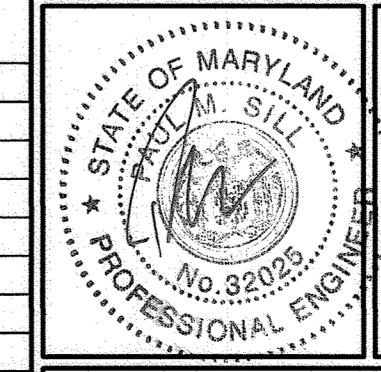
OWNER/DEVELOPER LOT 2

DAISY AND MALCOLM EWELL
 1251 UNDERWOOD ROAD
 SKYVILLE MD. 21784
 410-442-1091

**FINAL GRADING PLAN, LOT 1
 GOOD NEIGHBORHOOD**

TAX MAP 9 GRID 8
 3RD ELECTION DISTRICT

PARCEL 74
 HOWARD COUNTY, MARYLAND



SILL ENGINEERING GROUP, LLC

16005 Frederick Rd., 2nd Floor
 Woodbine, Maryland 21797
 Phone: 443.325.5076
 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development

DESIGN BY: PS
 DRAWN BY: JC
 CHECKED BY: PS
 SCALE: 1" = 50'
 DATE: NOVEMBER 23, 2020
 PROJECT #: 20-026
 SHEET #: 3 of 3

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. 32024, EXPIRATION DATE: JUNE 29, 2022.

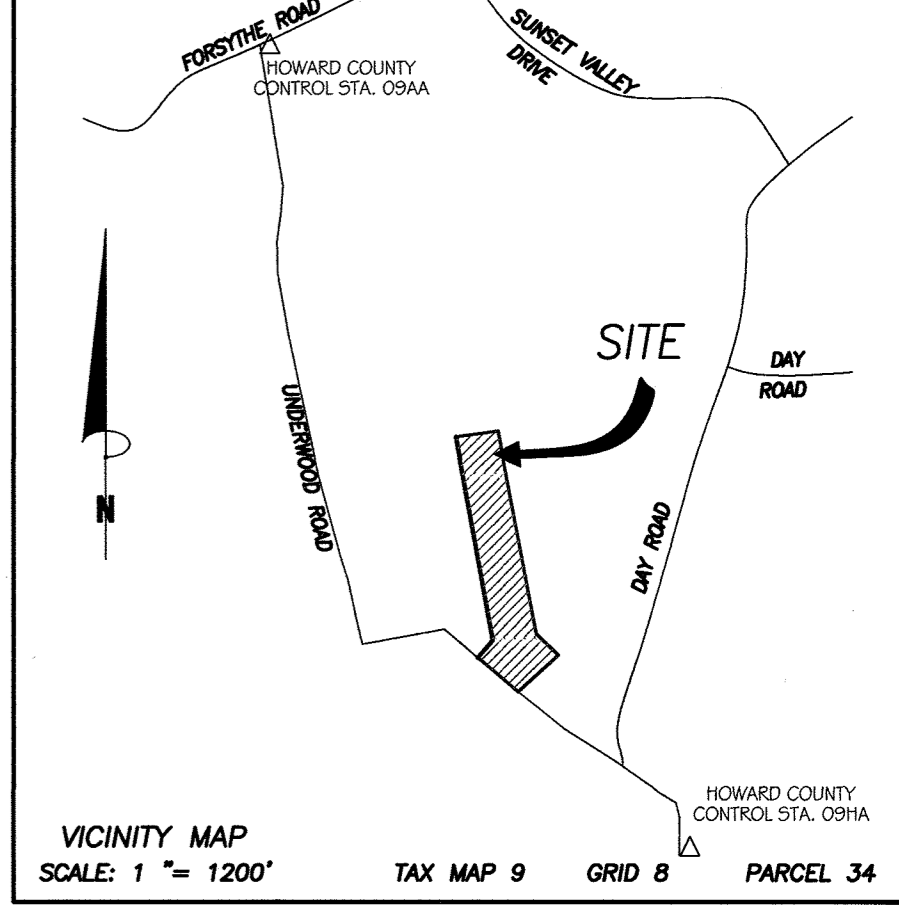
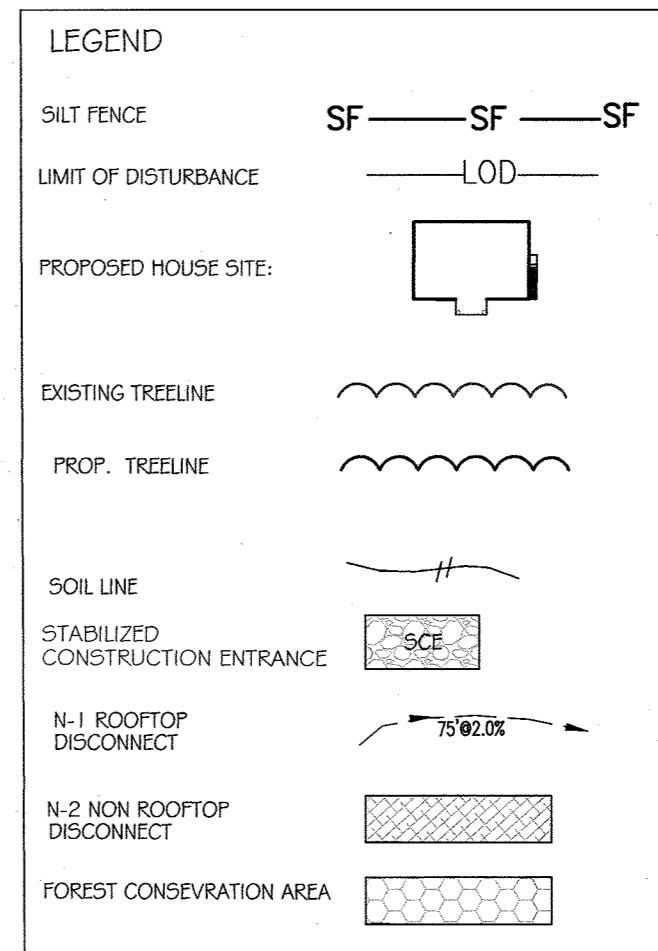
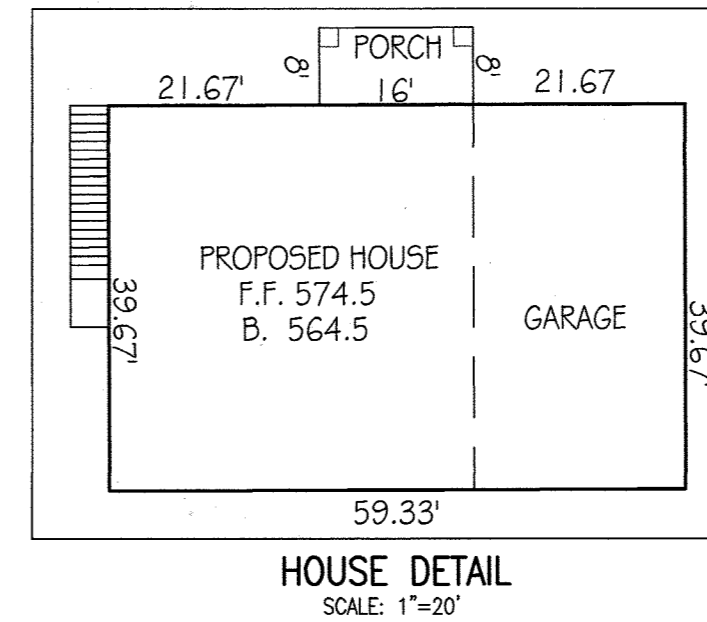
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

2/17/21 DATE
 2.16.21 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

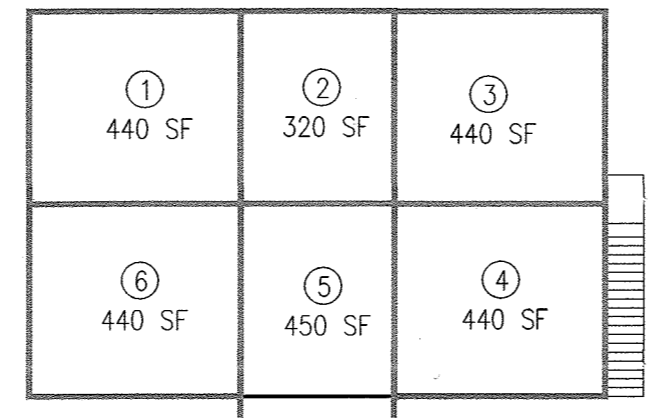
NO.	DESCRIPTION	DATE
2	ADD THE GRADING SHEET TO SET & ADJUST SHEET NUMBERS	01/04/2021

SOIL TYPE	SYMBOL	LAND CAPABILITY	Kw	SLOPE %	HYDRIC?	HYDROLOGIC SOIL GROUP
Chester Silt Loam	ChA	I-4	≥.35	0-3%	NO	B
Chester Silt Loam	ChB2	IIE-4	≥.35	3-8%	NO	B
Eliok Silt Loam	EKB2	IIE-4	≥.35	3-8%	NO	B
Baile Silt Loam	Ba	VW-1	≥.35	0-3%	NO	B
Glenville Silt Loam	GnA	IIV-8	>.35	0-3%	NO	B

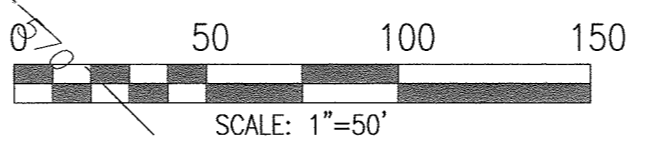
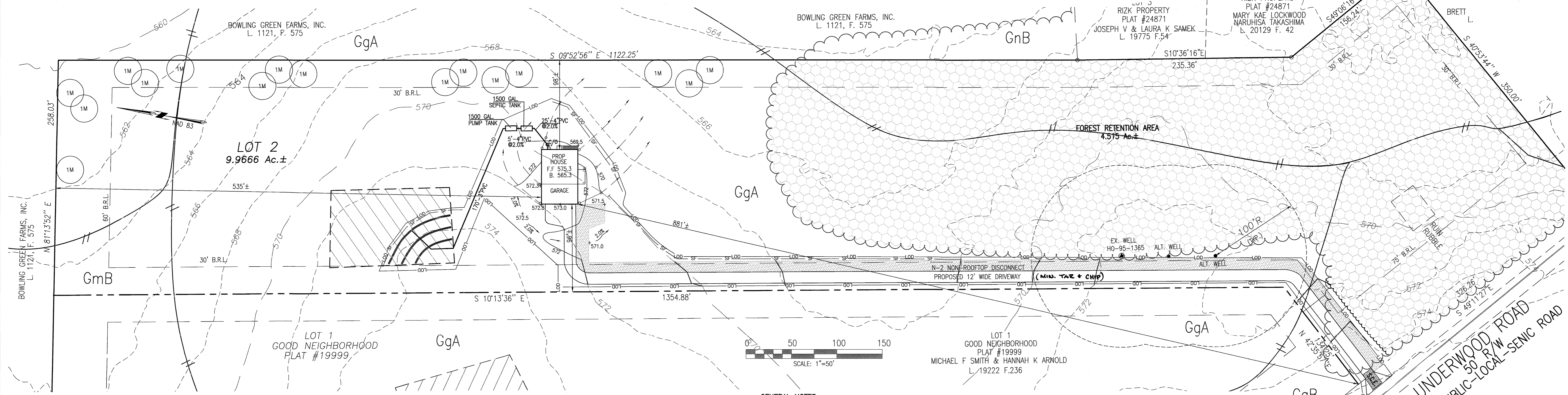
SWM TREATMENT SUMMARY					
PRACTICE	DRAINAGE AREA	IMPERVIOUS AREA TREATED	METHODOLOGY	VOLUME (ESDv) REQUIRED	VOLUME (ESDv) PROVIDED
N-1 ROOFTOP DISCONNECTION	2,530 S.F.	2,530 S.F.	$ESDv = Pe \cdot Rv \cdot A / 12$ where $Pe=1.0, Rv=0.95$	200 c.f.	200 c.f.
N-2 ROOFTOP DISCONNECTION	12,560 S.F.	12,560 S.F.	$ESDv = Pe \cdot Rv \cdot A / 12$ where $Pe=1.0, Rv=0.95$	994 c.f.	994 c.f.
TOTAL ESDv PROVIDED				1194 c.f.	1194 c.f.
ESDv REQUIRED				1194 c.f.	



LANDSCAPE SCHEDULE				
SYMBOL	QTY.	BOTANICAL NAME COMMON NAME	SIZE	SPACING
1M	16	Quercus palustris Pin Oak	2-2.5" CAL.	B&B AS SHOWN



N-1 ROOFTOP DISCONNECTION	
1	75' @ 2.4%
2	75' @ 3.7%
3	75' @ 3.6%
4	75' @ 3.6%
5	75' @ 4.3%
6	75' @ 3.7%



GENERAL NOTES:

- OWNER: MALCOLM W. & DAISY W. EWELL, TRUSTEES
DEED REFERENCE: LIBER 10810 AT FOLIO 59
DATE: MARCH 23, 2007
GRANTOR: EWELL FAMILY REVOCABLE TRUST
- TAX MAP: 09 GRID: 08 PARCEL: 34
- THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24027C0055D*, EFFECTIVE ON 11/06/2013.
- TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
- THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (MAD83/91) PER HOWARD COUNTY SURVEY CONTROL STATIONS
STA. 09A N 610.47322 E 1.315,967.506
STA. 09HA N 604.26352 E 1.31853.12
DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
- SOIL TYPE: GLENVILLE LOAM (GgA) AND (GgB), GLENVILLE SILT LOAM (GmB) GLENVILLE-BAILE SILT LOAM (GnA) WEBB SOIL SURVEY MAP
- THE SUBJECT PROPERTY IS ZONED RC-DEO AS PER 10/06/2013 COMPREHENSIVE ZONING REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
- NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD.
- THIS LOT CONTAINS A FOREST CONSERVATION EASEMENT OF 4.51 AC. NO STEEP SLOPES, FLOODPLAIN, WETLANDS OR OTHER ENVIRONMENTAL FEATURES LOCATED ON THE SITE AS DETERMINED DURING A FIELD INVESTIGATION PERFORMED BY VANMAR ASSOCIATES, INC. FEBRUARY 2021.
- DISTURBED AREA = 37,750 S.F.
- RELATED FILE: F-08-058
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH 16 SHADE TREES IN THE AMOUNT \$4,800.00 FOR LOT 2.
- STORMWATER MANAGEMENT REQUIREMENT FOR LOT 2 IS PROVIDED UNDER SECTIONS 5.2 & 5.3 OF THE 2009 REVISIONS OF THE 2000 MARYLAND DESIGN MANUAL FOR ROOFTOP AND NON-ROOFTOP DISCONNECTION. AT THE BUILDING PERMIT STAGE, LOT GRADING AND SITE OF IMPERVIOUS AREAS INCLUDING THE LOCATION OF THE PROPOSED HOUSE AND DRIVEWAY SHALL BE PER THE APPROVED STORMWATER MANAGEMENT EXHIBIT. IF CHANGES ARE MADE, A NEW STORMWATER MANAGEMENT EXHIBIT SHALL BE REQUIRED.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH THE FOREST RETENTION CREDIT OF 4.51 ACRES OF EXISTING FOREST LOCATED ON LOT 2 IN ACCORDANCE WITH THE ADOPTED DPZ POLICY DATE MAY 11, 1999, FOR RESIDENTIAL LOTS GREATER THAN 60,000 SQ.FT. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOR FOREST CONSERVATION BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$2,941.00 FOR THE 0.09 ACRES OF REFORESTATION OBLIGATION.

THE PURPOSE OF THIS SHEET IS TO SHOW FINAL GRADING CONDITIONS FOR LOT 2

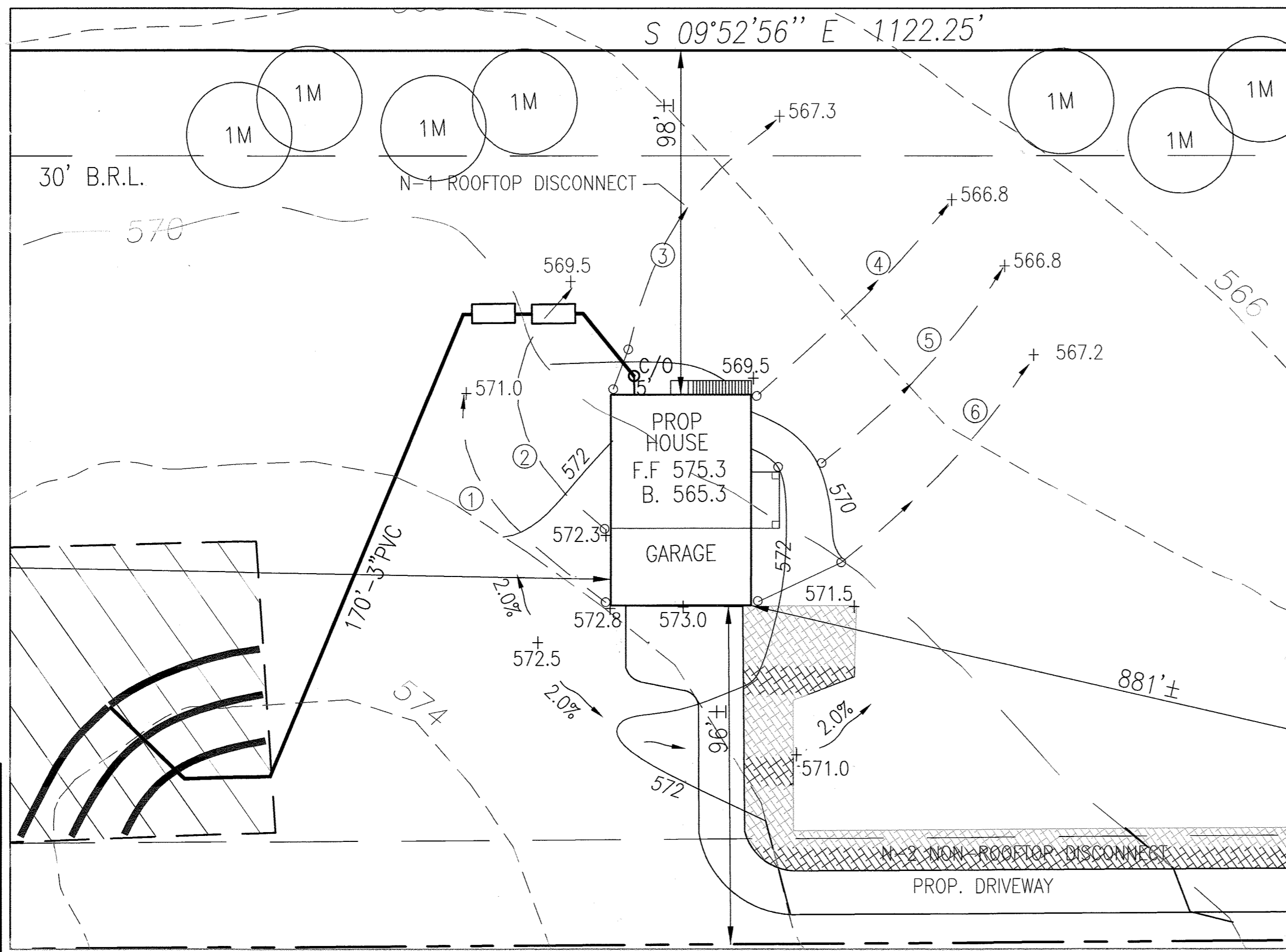
OWNER
MALCOLM W. EWELL
DAISY W. EWELL
1251 UNDERWOOD ROAD
STYKESVILLE, MD. 21784
410-977-2188

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. 16417, Expiration Date: 9-18-21.

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

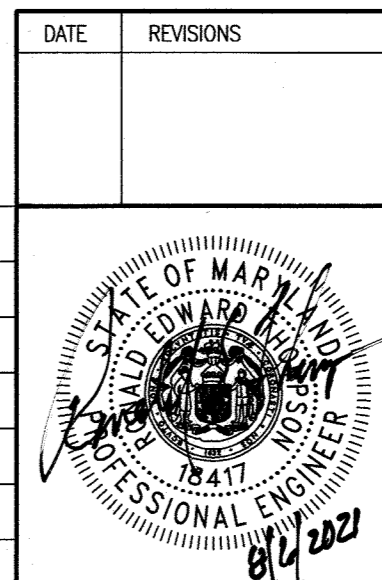
DATE: 8/9/21

DATE: 8/9/21



SWM DETAIL
SCALE: 1"=30'

NO.	DESCRIPTION	DATE
3	ADD THE GRADING SHEET TO SET & ADJUST SHEET NUMBERS	6/24/2021
2	ADD THE GRADING SHEET TO SET & ADJUST SHEET NUMBERS	1/4/2021
	REVISIONS	



FINAL GRADING PLAN
GOOD NEIGHBORHOOD
LOT 2
1431 UNDERWOOD ROAD
PLAT #19999

TAX MAP: 9 ELECTION DISTRICT: No. 3 SCALE: AS SHOWN
GRID NO: 8 HOWARD COUNTY, MARYLAND DATE: MAY 2021
PARCEL NO: 34 EX. ZONING: RC-DEO

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

SHEET 4 OF 4

F-08-058