

KEY

GnA
ChA
ChB2

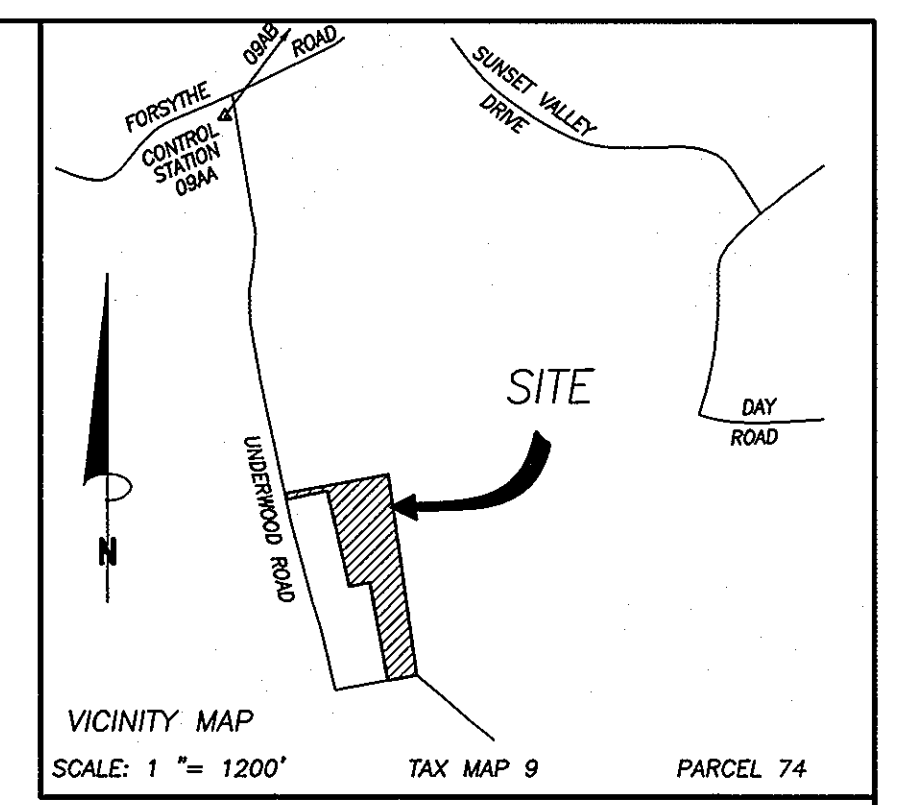
SOILS LINE/
SYMBOL

BGE ZONES

F
FOREST

AG
AGRICULTURAL

PLANTINGS APPROVED FOR
GOOD NEIGHBORHOOD
SUBDIVISION



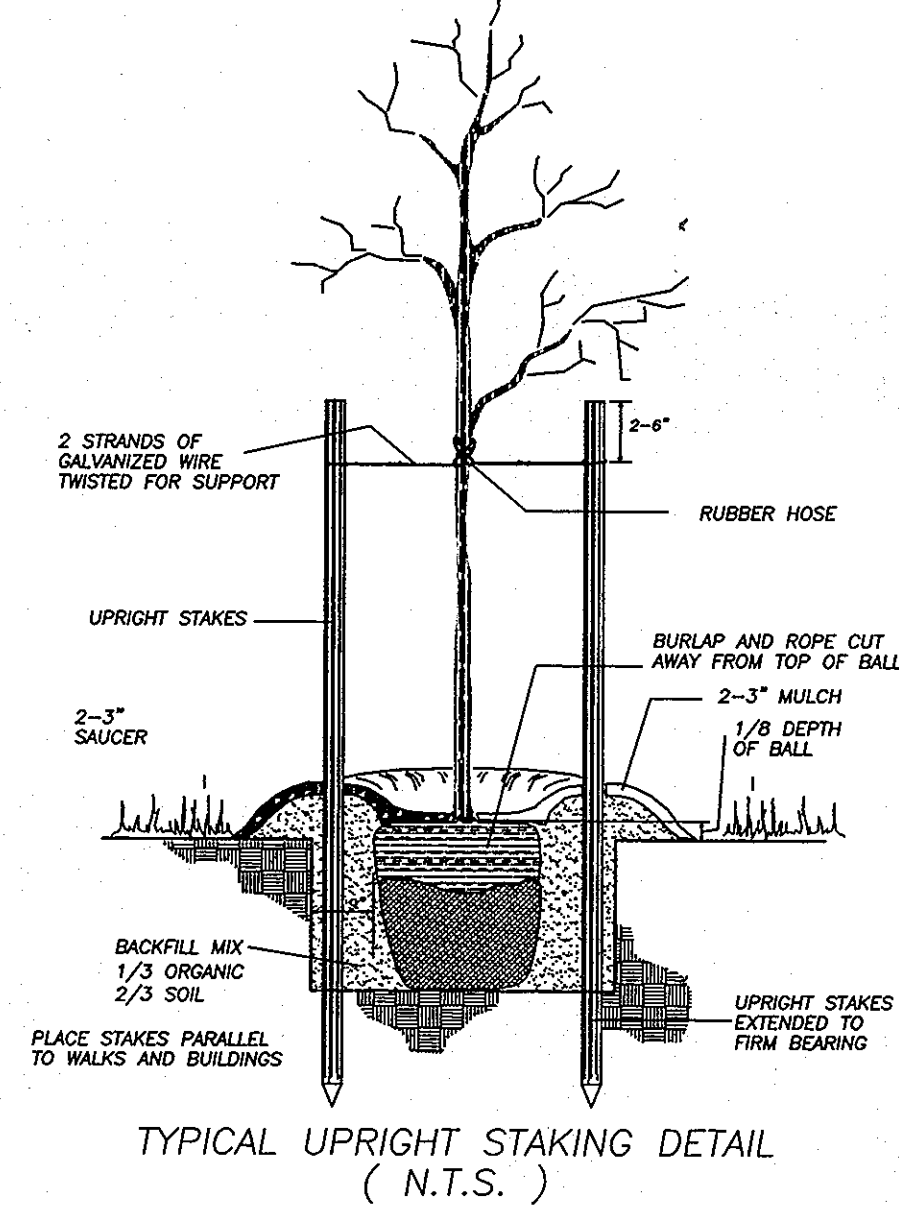
- LANDSCAPE NOTES**
- ALL PLANT MATERIAL SHALL COMPLY WITH AMERICAN STANDARDS FOR NURSERY STOCK (AMERICAN ASSOCIATION OF NURSERYMEN) AND INSTALLATION SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS. ALL PLANT MATERIAL SHALL INCLUDE A ONE-YEAR WARRANTY.
 - DO NOT PLANT WITHIN 20' OF PROPERTY LINE ABUTTING AN AGRICULTURAL USE.
 - 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 ANY WORK, EXCAVATION, GRADING, LANDSCAPING, ETC.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 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 OFFSITE DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
 - NO SPRINKLER SYSTEM FOR FIRE SUPPRESSION IS PROPOSED.
 - VANMAR 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/OR NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
 - PREVIOUS FILE NUMBERS:
WE-09-118 REQUEST TO WAIVE SECTION 16.120(b)(4)(iii) TO ALLOW FOREST CONSERVATION EASEMENTS TO BE LOCATED ON LOTS 3 AND 4 WHICH ARE LESS THAN 10 ACRES IN SIZE. THIS REQUEST WAS APPROVED BY THE PLANNING DIRECTOR ON MAY 4, 2009 WITH THE FOLLOWING CONDITIONS:
1. COMPLIANCE WITH ALL COMMENTS GENERATED WITH THE REVIEW OF THE SUBDIVISION PLAN F-09-046
2. COMPLIANCE WITH THE ATTACHED COMMENTS FROM THE HOWARD COUNTY HEALTH DEPARTMENT

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS			ADJACENT TO PERIMETER PROPERTIES			TOTALS
	#1-NONE	#6-NONE	#2-A	#3-A	#4-A	#5-A	
LANDSCAPE TYPE							
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	165'	25'	588'	138'	220'	860'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	YES, 33' EX. HEDGEROW AND FOREST	YES, 138' EX. HEDGEROW AND FOREST	YES, 220' EX. HEDGEROW AND FOREST	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED							
SHADE TREES	0	0	9	0	0	14	23
EVERGREEN TREES	0	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED							
SHADE TREES	0	0	9	0	0	14	23
EVERGREEN TREES	0	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	0	0	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)							

NO PLANTING IS REQUIRED FOR LOT 4, THE EXISTING DWELLING, PER CHAPTER 2, P. 3, P. 30 OF THE HOWARD COUNTY LANDSCAPE MANUAL.

SYMBOL	QTY.	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	SPACING
⊙	23	Quercus palustris Pin Oak	2-2.5" CAL	B&B	AS SHOWN



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
ELIOAK 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-8	NO	≥.35	0-3%	NO	B

DEVELOPER'S/BUILDER'S CERTIFICATE

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

Malcolm W. Ewell 9/03/2009
DATE

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

DATE: 11/14/08 REVISIONS: CLIENT PHONE CALL
12/09/08 DPZ COMMENTS
04/08/09 COMMENTS

**LANDSCAPE PLAN
LOTS 3 & 4**
TAX MAP 9 GRID B PARCEL P/O 74
EWELL PROPERTY
(A RESUBDIVISION OF LOT 2,
AS RECORDED IN PLAT #18984)
SITUATED ON UNDERWOOD ROAD
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' AUGUST 2008

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street, P.O. Box 528 Beltsville, Maryland 21771
(301) 829-2890 (301) 851-5015 (410) 549-2751

County File # F-09-046