

**GENERAL NOTES**

- All materials and construction to be in accordance with Howard County Road Construction Code.
- All Parking to be privately owned and maintained.
- The Land included is zoned: R.9.C.
- All coordinates shown are based on the Maryland State Grid System.
- The area covered is located on Tax Map 36, Parcel 247
- The total area included in this plan is 72.62 acres.
- Any damage to county owned rights of way shall be corrected at the developer's expense.
- Number of Parking Spaces: Required: 120 Provided: 120
- Number of Units shown: 60
- Maximum Building Coverage is 40%  
Types 1+2  $\frac{665.94}{40} = 1,675 \text{ \#}$  Min. Lot Size  
Types 3,4+5  $\frac{717.63}{40} = 1,794 \text{ \#}$  Min. Lot Size  
Types A,B,C+D  $\frac{590}{40} = 1,475 \text{ \#}$  Min. Lot Size
- All Roadways are Public and Existing.

NOTE: The contractor or developer shall contact the Construction Inspection/Survey Division, 24 hours in advance of commencement of work, at 792-7272.

NOTE: Existing Sediment Basin to be utilized, see previously approved Road Construction Plans F-84-215 for Sediment & Erosion Control.

NOTES: Public Water & Sewer shown for Reference Only. For more detailed information - See Water & Sewer plans Contract No. See Road Construction Plans for Installation of Public Utilities.

SUBDIVISION NAME	SEWELLS ORCHARD	SECT./AREA	3/1	LOT/PARCEL #	17-20
PLAT # or L/F	5390-5392	BLOCK # ZONE	16 R.S.C.	TAX/ZONE MAP/ELEC. DIST.	36 Par 247 6TH
WATER CODE	E-04	SEWER CODE		CENSUS TR.	60-5-02

**PROPOSED TOT LOT ELEMENTS**

- A mulched area of 135' x 185' with 6"x6" timber liners fastened to the ground to be placed as shown on existing grades with little or no grading required. All disturbed turf areas outside play area to be seeded or sodded immediately after construction.
- Equipment:
  - Action 1 System by Wood Structures (or equal)
  - Triple Wood Swings by Wood Structures (or equal)
  - Balance Beam by Wood Structures (or equal)

NOTE: Play Equipment may be altered, added to or deleted as the community deems necessary. All installations shall be in compliance with manufacturers specifications.

LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
1	6300 Loring Drive	17	6340 Loring Drive
2	6302 " "	18	6342 " "
3	6304 " "	19	6344 " "
4	6306 " "	20	6346 " "
5	6308 " "	49	6327 " "
6	6310 " "	50	6325 " "
7	6312 " "	51	6323 " "
8	6314 " "	52	6321 " "
9	6316 " "	53	6319 " "
10	6318 " "	54	6317 " "
11	6320 " "	55	6315 " "
12	6322 " "	56	6313 " "
13	6324 " "	57	6311 " "
14	6326 " "	58	6309 " "
15	6328 " "	59	6307 " "
16	6330 " "	60	6305 " "

**LEGEND**

1. Contour Interval	2 Ft
2. Existing Contour	--- 370 ---
3. Proposed Contour	--- 376 ---
4. Spot Elevation	+79.4
5. Direction of Drainage	→
6. Walk Out Basement	⊞

Reviewed for HOWARD S.C.D. Name and meets Technical Requirements. Signature: [Signature] Date: 12/10/84. U.S. Soil Conservation Service Approved.

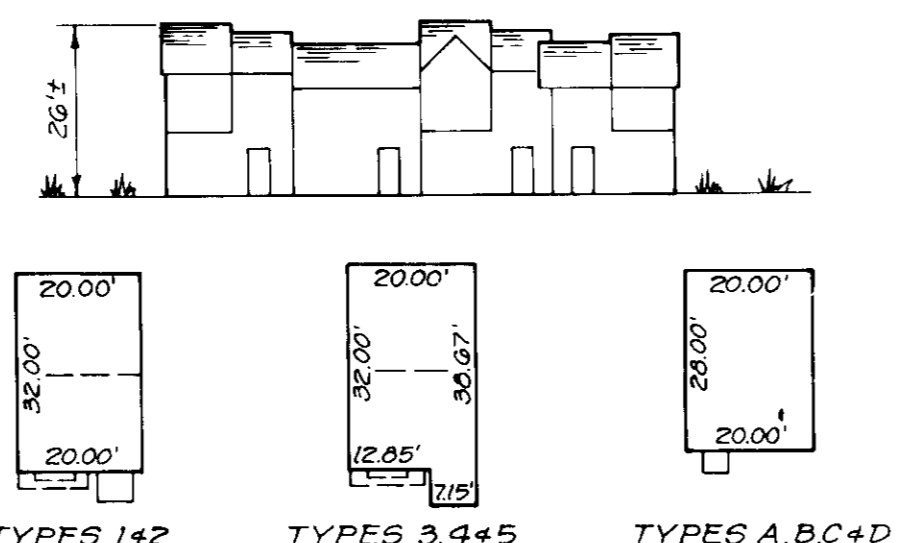
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. Approved: [Signature] Date: 12/10/84.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT. County Health Officer: [Signature] Date: 12-17-84.

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING. Planning Director: [Signature] Date: 12-19-84.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. Director: [Signature] Date: 12-12-84.

12-3-84 [Signature]



TYPICAL HOUSES No Scale

DATE	REVISION
2-2-80	Added Tot Lot Area

DEVELOPER'S CERTIFICATE: I/We certify that all development will be done according to this plan... Paul Montgomery, 11/30/84.

ENGINEER'S CERTIFICATE: I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions... G. Nelson Clark, 12-3-84.



**CLARK · FINEFROCK & SACKETT**  
ENGINEERS · PLANNERS · SURVEYORS  
11315 LOCKWOOD DRIVE · SILVER SPRING, MARYLAND 20904 · (301) 593-3400

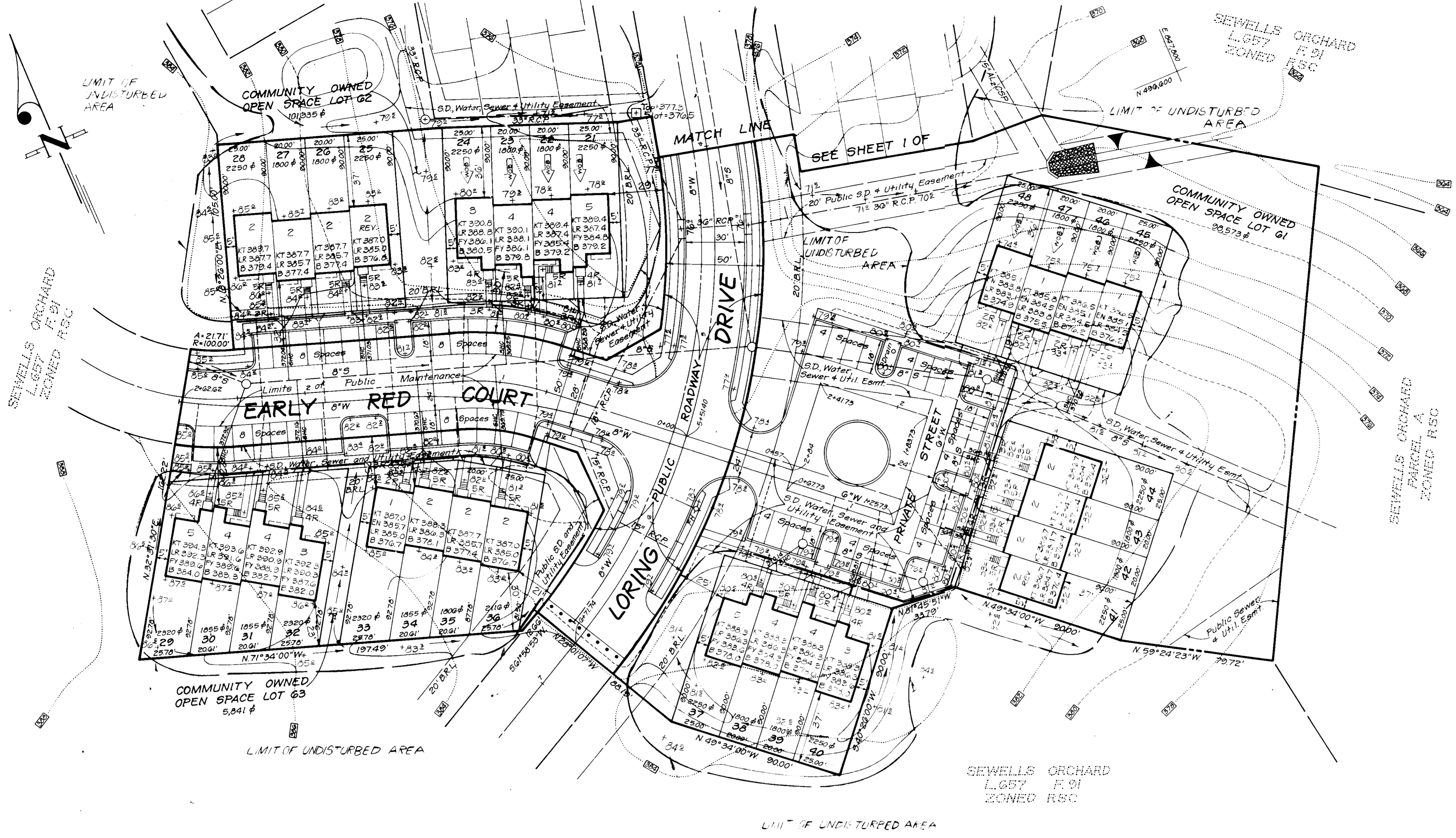
**SITE DEVELOPMENT PLAN**  
LOTS 1 THRU 60  
**SEWELLS ORCHARD**  
SECTION 3 AREA 1  
6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR: Diversified Housing Suite 211, American City Building Columbia, Maryland 21044

SCALE: 1" = 30'  
DRAWING: 1 of 4  
JOB NO.: 84-111  
FILE NO.: 84-111 X

DATE: Sept. 1984

ADDRESS			
LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
21	6302 Early Red Court	35	6301 Early Red Court
22	6304 " " " "	36	6303 " " " "
23	6306 " " " "	37	6357 Loring Drive
24	6308 " " " "	38	6355 " " " "
25	6312 " " " "	39	6353 " " " "
26	6314 " " " "	40	6351 " " " "
27	6316 " " " "	41	6347 " " " "
28	6318 " " " "	42	6345 " " " "
29	6317 " " " "	43	6343 " " " "
30	6315 " " " "	44	6341 " " " "
31	6313 " " " "	45	6337 " " " "
32	6311 " " " "	46	6335 " " " "
33	6307 " " " "	47	6333 " " " "
34	6305 " " " "	48	6331 " " " "



**LEGEND**

- 1. Contour Interval 2 Ft.
- 2. Existing Contour
- 3. Proposed Contour
- 4. Spot Elevation +79±
- 5. Direction of Drainage
- 6. Walk Out Basement



SUBDIVISION NAME SEWELLS ORCHARD		SECT./AREA/LOT/PARCEL# 3/1 1 THRU 50
PLAT# or L/F BLOCK# ZONE 5390-5392 16 R.S.C.	TAXI ZONE MAP 3G Par. 247	ELEC. DIST. 6TH
WATER CODE E04		SEWER CODE 5332.700

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
*John Boylen* 12-17-84  
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
*Thomas A. Davis* 12-19-84  
PLANNING DIRECTOR DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William E. Kelly* 12-13-84  
DIRECTOR DATE

*William E. Kelly* 12-13-84  
CHIEF BUREAU OF ENGINEERING DATE

APPROVED  
DIVISION OF LAND DEVELOPMENT &  
ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 12-3-84  
*M. G. W.*

Reviewed for HOWARD S.C.D.  
and meets Technical requirements.  
Date  
U.S. Soil Conservation Service  
THIS DEVELOPMENT PLAN IS APPROVED  
FOR SOIL EROSION AND SEDIMENT  
CONTROL BY THE HOWARD SOIL  
CONSERVATION DISTRICT.  
*Stephen J. Fahn* 12-10-84  
Approved Date

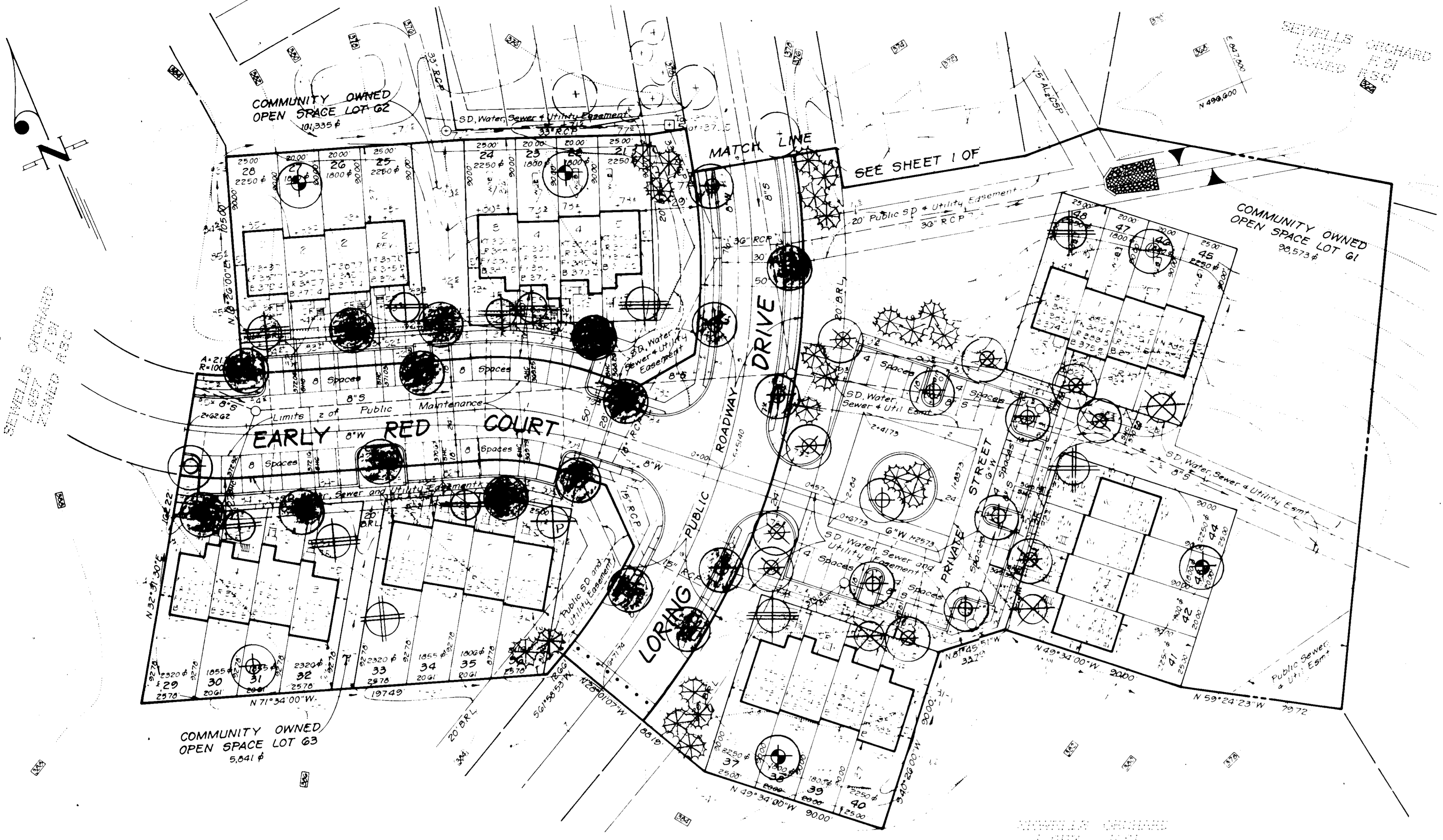
DEVELOPER'S CERTIFICATE  
"I/we certify that all engineering and construction will be done  
according to the approved plan and in accordance with the  
requirements of the applicable laws and regulations. I am a member of the  
Professional Engineering Council of Maryland and have received a  
Certificate of Attendance at the Dept. of Natural Resources  
Approved Training Program for the Control of Sediment and  
Erosion before beginning the project. I also authorize periodic on-  
site inspection by the Howard Soil Conservation District or their  
authorized agents, as are deemed necessary."  
*Paul Montgomery* 11/30/84  
Signature of Developer/Builder Date  
Paul Montgomery

ENGINEER'S CERTIFICATE  
I hereby certify that this plan for Erosion and  
Sediment Control represents a practical and workable  
plan based on my personal knowledge of the site  
conditions and that it was prepared in accordance  
with the requirements of the Howard Soil Conservation  
District.  
*G. Nelson Clark* 12-3-84  
Date

**CLARK • FINEFROCK & SACKETT**  
ENGINEERS • PLANNERS • SURVEYORS  
11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3400

DESIGNED J.M.E.	SITE DEVELOPMENT PLAN LOTS 1 THRU 50 <b>SEWELLS ORCHARD</b> SECTION 3 AREA 1 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN LAI		DRAWING 2 of 4
CHECKED J.M.E.		JOB NO. 84-111
DATE Sept 1984		FILE NO. 84-111-X

FOR: Diversified Housing  
Suite 211, American City Building  
Columbia, Maryland 21044



### PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUANT	REMARKS
PREVIOUSLY APPROVED STREET TREES				
⊕	ACER PURPUREUM OCT. GLOUT.	2 1/2 30"AL	15	B&B HEAVY HEADS
⊕	OCTOBER GLOUT MAPLE	12 14"HT	7	
⊕	QUERCUS PALUSTRIS		7	
⊕	PIN OAK		2	
⊕	QUERCUS PURPA		2	
⊕	NORTHERN RED OAK		6	
⊕	FRAXINUS ? LANCEOLATA		6	
⊕	SPECIEN ACH			
STREET & BUFFER PLANTING				
⊕	ACER PURPUREUM OCT. GLOUT.		15	
⊕	OCTOBER GLOUT MAPLE		14	
⊕	QUERCUS PALUSTRIS		8	
⊕	PIN OAK		8	
⊕	QUERCUS PURPA		8	
⊕	NORTHERN RED OAK		6	
⊕	LIQUIDAMBAR STYRACFLA		6	
⊕	CAMELENUM		6	
⊕	PINUS STROBILIS	6-8"HT.	69	B&B HEAVY
⊕	EASTERN WHITE PINE			
INDIVIDUAL LOT PLANTING				
⊕	ACER PURPUREUM OCT. GLOUT.	2 1/2 30"AL	9	B&B HEAVY HEADS
⊕	OCTOBER GLOUT MAPLE	12 14"HT	3	
⊕	LIQUIDAMBAR STYRACFLA		3	
⊕	CAMELENUM		4	
⊕	TILIA COPPIDATA GREENPINE		4	
⊕	LITTLELEAF LINDEN		7	
⊕	PLATANUS ACERIFOLIA		7	
⊕	LONDON PLANETREE		8	
⊕	FRAXINUS CERR. KWANZAN	2 1/2 30"AL	8	
⊕	KWANZAN CHEST	8-10"HT	7	
⊕	FRAXINUS C. THUNDERCLOUD		7	
⊕	PURPLELEAF EL PLUM		5	
⊕	MALLO GROWING		5	
⊕	SNOWY OAK		6	
⊕	MALLO PINK PERFECTION		6	
⊕	PINK PERFECTION CHAB		3	
⊕	AMELANCHIER CANADENSIS		3	
⊕	SERVICE BERRY		5	
⊕	CORNUS FLORIDA		5	
⊕	FLOWERING DOGWOOD		5	

**NOTE 3**

- THIS PLAN SUPERCEDES PREVIOUSLY APPROVED ROAD CONSTRUCTION PLANS (23-0760 DATED 9/18/84) FOR STREET TREE PLANTING ONLY.
- PREVIOUSLY APPROVED STREET TREES & STREET TREE & BUFFER PLANTINGS ARE THE RESPONSIBILITY OF THE DEVELOPER.
- INDIVIDUAL LOT PLANTING ARE THE RESPONSIBILITY OF THE BUILDER.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- ALL PLANTING SHALL COMPLY WITH ATTACHED SPECIFICATIONS.

DATE	REVISION
11-20-84	REVISED 80 PER LO CO. COMMENTS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
*James E. O'Brien* 12-17-84  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
*Thomas J. ...* 12-19-84  
PLANNING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William F. ...* 12-13-84  
DIRECTOR DATE

APPROVED: *William E. ...* 12-12-84  
CHIEF BUREAU OF ENGINEERING DATE

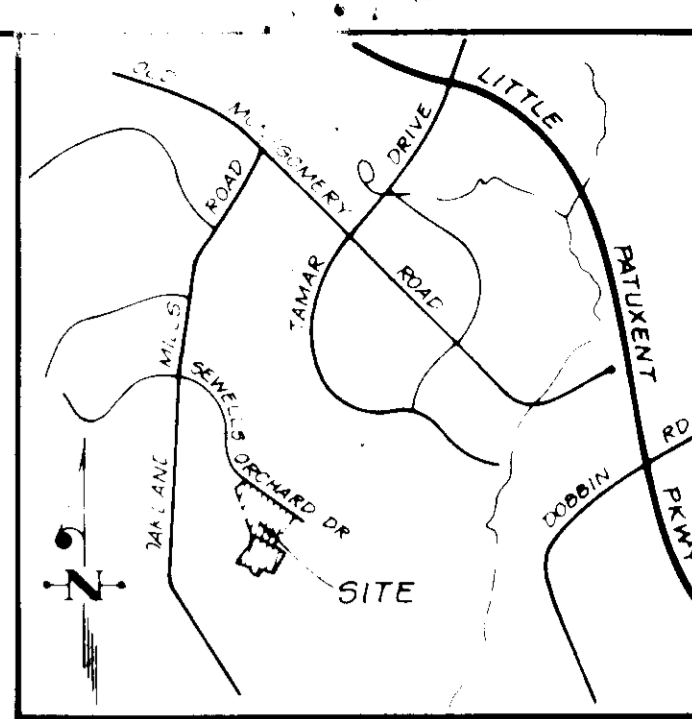
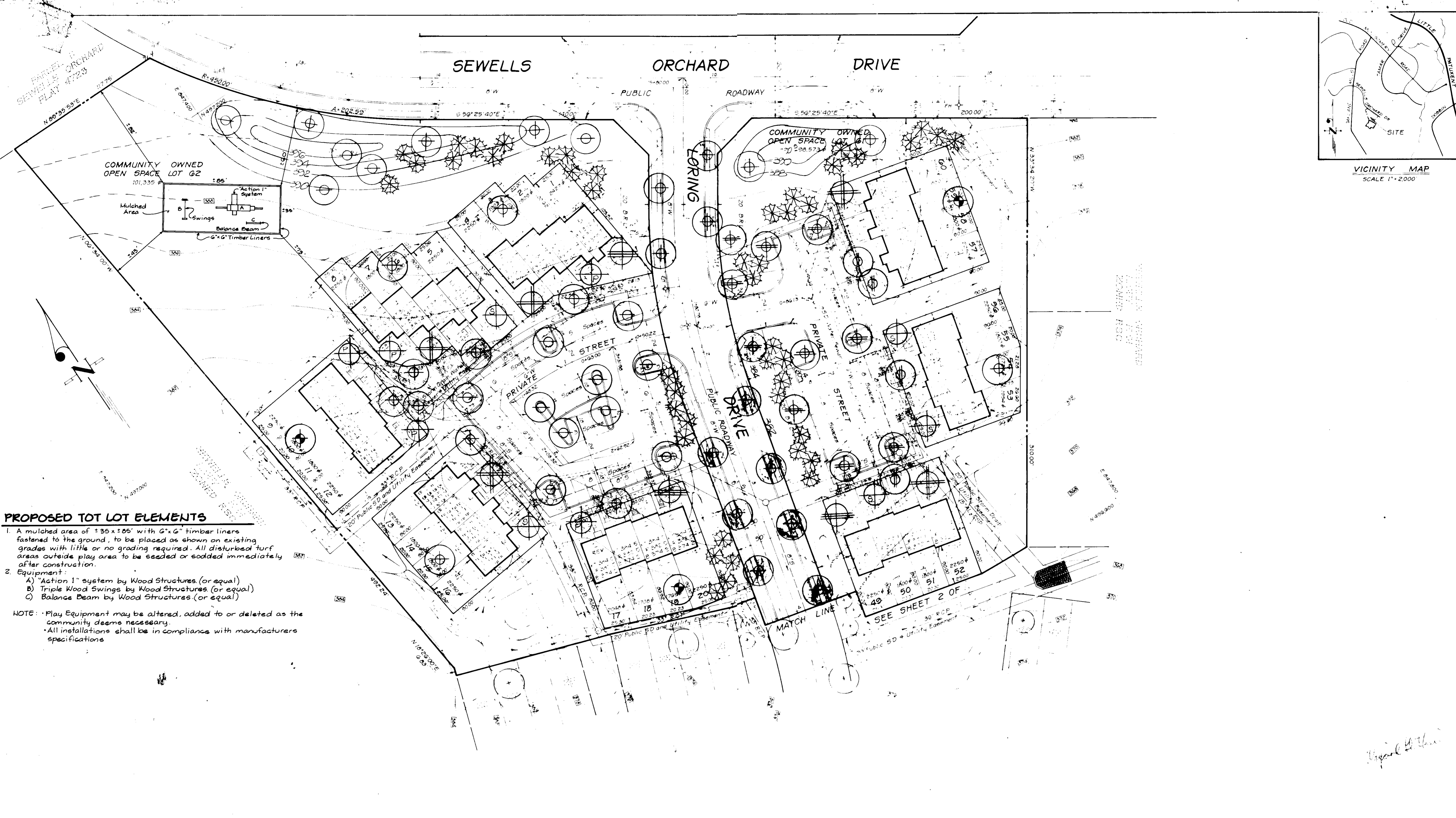
DIVISION OF LAND DEVELOPMENT & ZONING  
HOWARD COUNTY  
DATE 12-3-84  
*m/d/...*

**CLARK • FINEBROCK & SACKETT**  
ENGINEERS • PLANNERS • SURVEYORS

DESIGNED: JBC  
DRAWN: JBC  
CHECKED: JBC  
DATE: 08-84

**LANDSCAPE PLANTING PLAN**  
FOR THE THRU WAY  
CEWELLS ORCHARD  
SECTION 3 AREA - STEPLETON DISTRICT  
FOR 3 DIVERSIFIED HOLDING  
AMERICAN CITY BLDG  
COLUMBIA MD 21044

SCALE: 1"=50'  
DRAWING: 3 OF 4  
JOB NO: 84-111  
FILE NO: 84-111



**PROPOSED TOT LOT ELEMENTS**

1. A mulched area of  $35 \times 65'$  with  $6 \times 6'$  timber liners fastened to the ground, to be placed as shown on existing grades with little or no grading required. All disturbed turf areas outside play area to be seeded or sodded immediately after construction.
2. Equipment:
  - A) "Action 1" system by Wood Structures. (or equal)
  - B) Triple Wood Swings by Wood Structures. (or equal)
  - C) Balance Beam by Wood Structures. (or equal)

NOTE: Play Equipment may be altered, added to or deleted as the community deems necessary.  
 All installations shall be in compliance with manufacturers specifications

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER *John P. ...* 12-17-84  
 DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 PLANNING DIRECTOR *Thomas ...* 12-17-84  
 DATE

CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION  
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR *F. ...* 12-17-84  
 DATE

CHIEF BUREAU OF ENGINEERING *...* 12-17-84  
 DATE

APPROVED  
 DIVISION OF LAND DEVELOPMENT  
 ZONING ADMINISTRATION  
 HOWARD COUNTY MARYLAND  
 DATE 12-3-84  
*no hills*

DESIGNED	JBC
DRAWN	JBC
CHECKED	VLT
DATE	11-27-84
REVISION	Added Tot Lot Area
COMMENTS	REMOVED AS PER HO. CO. COMMENTS

CLARK • FINEROCK & SACKETT ENGINEERS • PLANNERS • SURVEYORS		SCALE	1"=40'
<b>LANDSCAPE PLANTING PLAN</b> LOTS 1 THRU 60 SEWELLS ORCHARD		DRAWING	4 OF 4
SECTION 3 AREA 1 - 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND FOR: DIVERSIFIED HOLDING AMERICAN TITLE BLDG COLUMBIA MD 21044		JOB NO.	84-111
		FILE NO.	84-111