



**GENERAL NOTES**

1. Topography was compiled from Aerial Surveys.
2. The area is located on Tax Map # 36 Parcel 247.
3. Installation of traffic control devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
4. Public Water & Sewer to be utilized.
5. Sediment and Erosion Control Measures to be provided with the submission of the Site Development Plan.
6. All public utilities shown as existing were compiled from available records.
7. Coordinates shown hereon are in the Maryland State Plane Coordinate System and are based on Howard County Control Station "Sewell".
8. See to Co. Office of Planning and Zoning files S-79-11, P80-00, P83-24, P-83-30, S84-28 & P84-30, VP-85-70.
9. For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem with the right of way.
10. Storm Water Management provided under F-84-36 and F-84-215.
11. See Soils Map # 25. Symbol: NeB2; Type: Neshaminy Silt Loam, 3-8% Slope.

**SITE ANALYSIS:**

1. Zone: RSC
2. Area: 2.0272 Acres.
3. Maximum number of Units Permitted: See Density Tabulation.
4. Number of Units Proposed:  
Single Family Detached: 3
5. Area Tabulation  
A. Roadway Dedication: 0 Acres  
B. Area of Lots: 2.0272 Acres

**LEGEND:**

1. Contour Interval 2 FT.
2. Existing Contour
3. Existing Storm Drain 18" RCP
4. Building Restriction Lines B.R.L.

TENTATIVELY APPROVED **NOV. 9, 1984**

OFFICE OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*James A. H. H. H.*  
PLANNING DIRECTOR **2-7-85**  
DATE

DENSITY TABULATION							
	SECTIONS						TOTAL
	1	2/1	2/2	3/1	4/1	2/3	
Gross Area	46.38	21.85	15.62	8.55	13.51	2.03	107.94
Floodplain/Steep Slopes	4.30	5.02	NONE	0	0.68	0	10.00
Net Area	42.08	16.83	15.62	8.55	12.83	2.03	97.94
No. of Dwelling Units Allowed (Based on Net Area)	168.32	67.32	62.48	34.20	51.32	8.12	391.76
Floodplain Lot Adjustment	17.20	20.08	0	0	2.72	0	40.00
Total No. of Dwelling Units Allowed	185.52	87.40	62.48	34.20	54.04	8.12	431.76
Total No. of Dwelling Units Proposed	155	41	87	60	35	3	381
Density Per Acre	3.34	1.88	5.57	7.02	2.59	1.48	3.53
Open Space Req'd.	9.276	4.37	3.124	1.71	2.702	0.406	21.588
Open Space Provided	11.407	12.588	2.08	4.724	4.5957	0	35.3747
Open Space Within Floodplain	4.30	5.02	0	0	0.68	0	10.00

COORDINATE TABLE		
NR	NORTH	EAST
2	496,335.00	848,530.00
1	496,405.00	848,570.00
3	496,405.20	848,427.20
4	496,315.49	848,358.87
5	496,348.54	848,317.60
6	496,433.59	848,386.60
43	496,500.00	848,290.00
221	496,604.48	848,590.59
222	496,713.73	848,330.81
223	496,641.16	848,574.64
224	496,640.04	848,506.44
225	496,737.09	848,404.05
626	496,759.11	848,454.67
785	496,576.80	848,358.64
786	496,545.73	848,360.68
638	496,395.79	848,664.85

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DESIGNED	J.L.S.	PRELIMINARY PLAN LOT 226, PARCEL "A", AND PART OF LOTS 225 ARE A RESUBDIVISION OF LOT 10 SEWELLS ORCHARD, SECTION 2 AREA 2	SCALE 1"=50'
DRAWN	V.L.B.	SECTION 2 AREA 3	DRAWING 1 OF 1.
CHECKED	J.L.S.	6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 84-047
DATE	Oct., 1984	FOR: ORCHARD ASSOCIATES P.O. Box 919 Columbia, Maryland 21044	FILE NO. 84-047-P