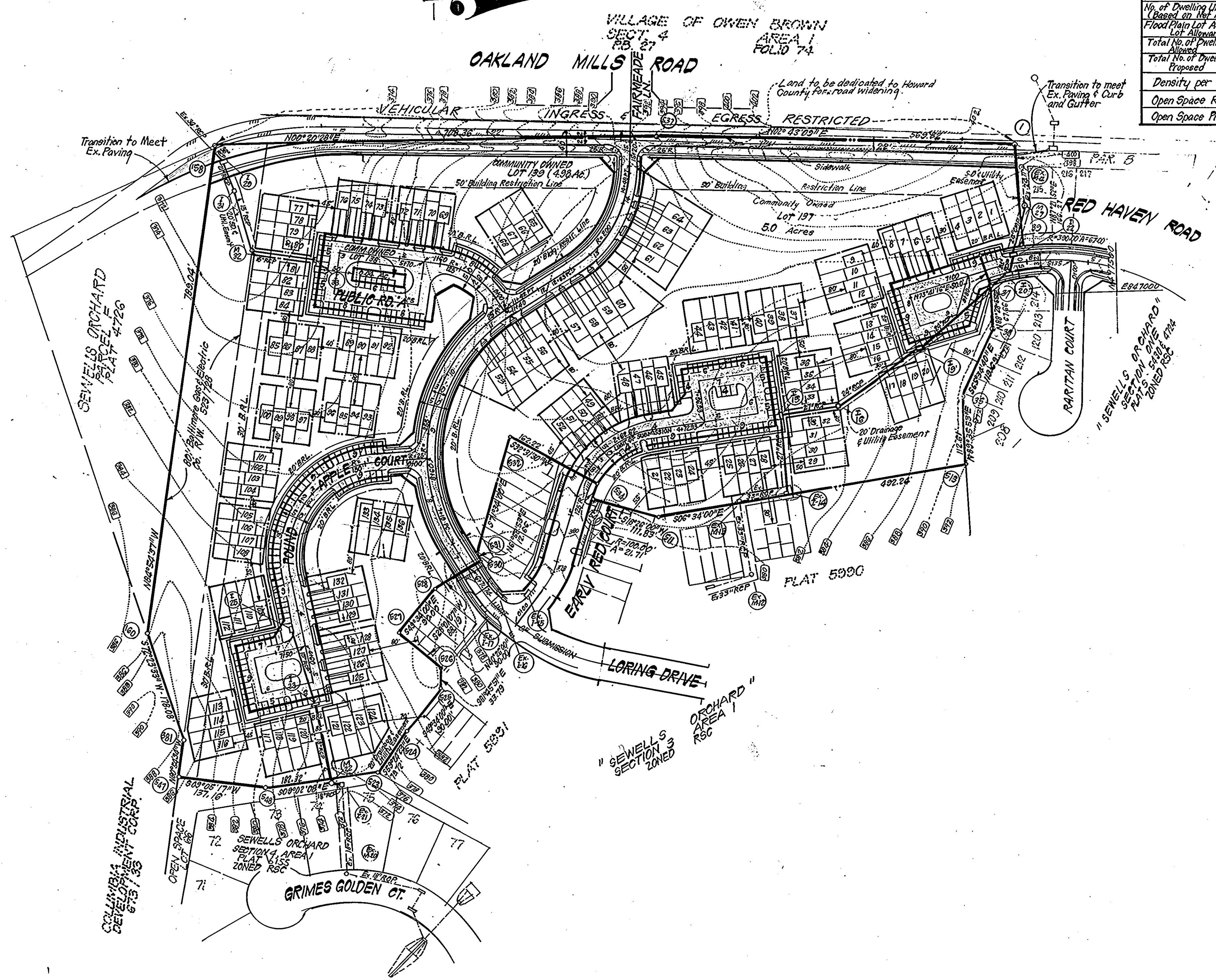
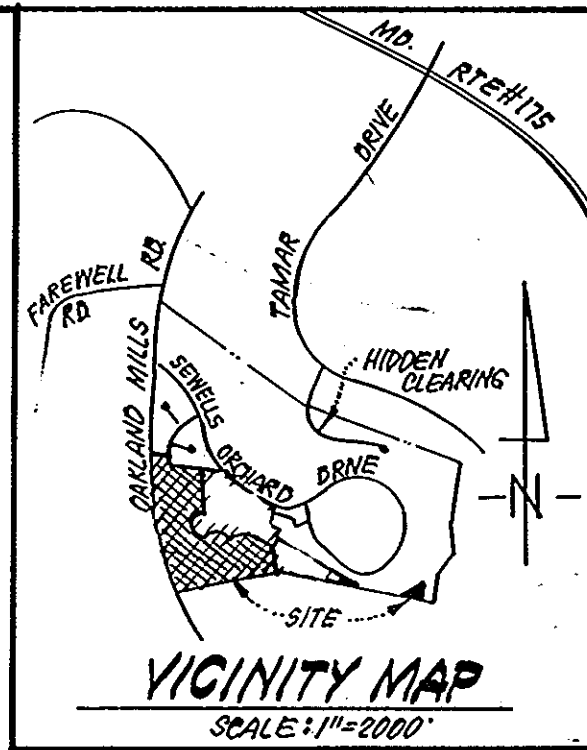


No.	NORTH	EAST
1	497343.33	846759.40
2	497251.73	847163.32
3	497301.21	847054.34
4	497139.42	846986.71
5	497185.38	846938.72
6	497350.98	846925.50
7	496066.31	846728.17
8	495341.05	847507.30
9	495288.81	847716.29
10	495668.03	847720.28
11	495395.52	847677.03
12	495218.02	847625.95
13	495301.05	847717.97
14	495342.23	847658.74
15	495400.00	847650.23
16	495405.44	847566.80
17	495336.03	847498.43
18	495395.31	847429.32
19	495473.16	847388.49
20	495481.21	847371.97
21	495519.06	847188.95
22	495622.45	847277.16
23	495556.11	847419.65
24	495671.41	847296.85
25	495386.36	847734.31
26	495721.79	847755.97

	DENSITY TABULATION							TOTAL	
	1	2/1	2/2	3/1	4/1	4/2	2/3		
Gross Area (Acres)	46.38	21.85	15.62	8.55	13.51	14.52	2.03	21.43	143.89
Flood Plain / Steep Slopes (Ac)	4.37	5.02	0	0	0.68	0	0	0	10.00
Net Area (Acres)	42.08	16.83	15.62	8.55	12.83	14.52	2.03	21.43	133.89
No. of Dwelling Units Allowed (Based on Net Area)	168.32	67.32	62.48	34.20	51.32	58.08	8.12	85.72	535.56
Flood Plain Lot Adjustment Allowed	17.20	20.08	0	0	2.72	0	0	0	40.00
Total No. of Dwelling Units Allowed	185.52	87.40	62.48	34.20	54.04	58.08	8.12	85.72	575.56
Total No. of Dwelling Units Proposed	155	41	67	61	35	49	3	130	561.00
Density per Acre	3.34	1.88	5.63	7.13	2.59	3.37	1.48	6.35	3.94
Open Space Required (Ac)	3.28	4.37	3.12	1.71	2.70	2.90	0.41	4.29	28.78
Open Space Provided (Ac)	11.41	12.57	2.30	4.72	4.60	1.51	0	10.79	47.90



**SITE ANALYSIS:**

1. Zoning: RSC
2. No. of Lots: 136 plus 3 Community owned Lots, plus 1 Open Space.
3. Total Area = 21.43 Ac.
4. Area of Lots = 6.32 Ac.
5. Roadway Dedication: 4.32 Acres
6. All Units shall be provided with a min. of 2 Parking Spaces
7. Existing Drainage & Utility Easement recorded in Liber 938, Folio 240 to be abandoned.
8. No. of Parking Spaces Required: 192 + 40 Driveway/Garage Units.
9. No. of Parking Spaces Provided: 196 + 40 Driveway/Garage Units.
10. Density: See Table
11. Open Space: See Density Table

**GENERAL NOTES:**

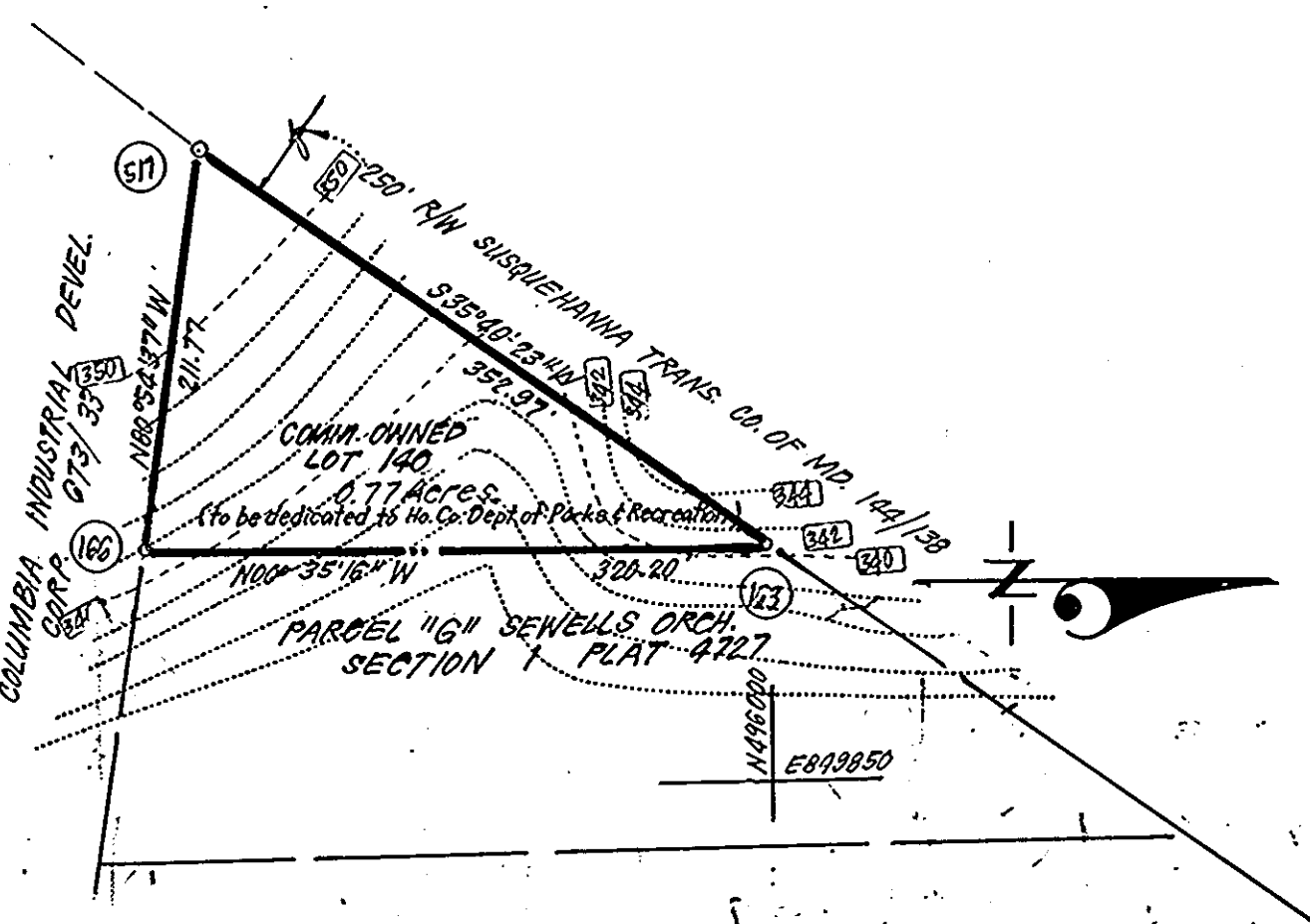
1. Topography was compiled from Aerial Surveys.
2. The area included is located on Tax Map #36 Parcel #247.
3. Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
4. Public Water and Sewer to be utilized.
5. Sediment and Erosion Control Measures to be provided with the submission of Rd. Constr. and Site Development Plan.
6. All public utilities shown as existing were compiled from available records.
7. See Soils Map #25
8. Coordinates shown hereon are in the Maryland State Plane Coordinate System, and are based on Howard County Control Station "Sewell".
9. Ingress & Egress to Open Space Lot 140 to be provided at the time the lot is recorded.
10. Stormwater Management is provided by central facility in Sewells Orchard Sect. 3 Area 1 F-84-215.
11. See Office of Planning & Zoning Files: S-84-28, P-84-00
12. Existing Drainage & Utility Easement Recorded in L. 338, F. 240 to be abandoned and relocated as shown.
13. A minimum of 2 parking spaces per unit will be provided (Lots 5-8, 45-64, 63-76, & 125-132 will have garages.)

TENTATIVELY APPROVED ON **April 17, 1985**

OFFICE OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*[Signature]*  
 PLANNING DIRECTOR DATE

**LEGEND:**

1. Existing Contour (2.0' Interval)
2. Existing Storm Drain
3. Proposed Storm Drain
4. Building Restriction Line
5. Typical Lot Dimensions:



<b>CLARK · FINEFROCK &amp; SACKETT</b> ENGINEERS · PLANNERS · SURVEYORS 11315 LOCKWOOD DRIVE · SILVER SPRING, MARYLAND 20904 · (301) 593-3400	
DESIGNED W/RM JLS.	<b>PRELIMINARY PLAN</b> LOTS 1 THRU 140 <b>SEWELLS ORCHARD</b> SECTION 3 AREA 2 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DRAWN R/W CHECKED JLS.	SCALE <b>1" = 100'</b> DRAWING <b>10-F-1</b> JOB NO. <b>83-076</b> FILE NO. <b>83-076-F</b>
DATE <b>3/7/85</b>	FOR: ORCHARD ASSOCIATES P.O. Box 310 Columbia, Md. 21044