

SHEET INDEX

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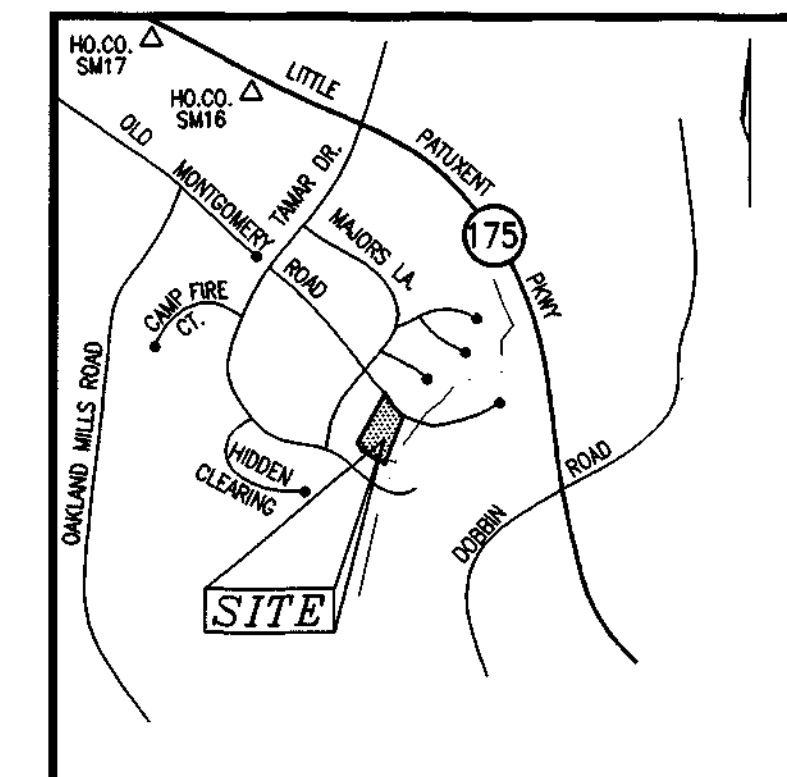
SEWELL'S GLEN

LOTS 1 THRU 10 & OPEN SPACE LOT 11

FINAL ROAD CONSTRUCTION PLANS

HOWARD COUNTY, MARYLAND

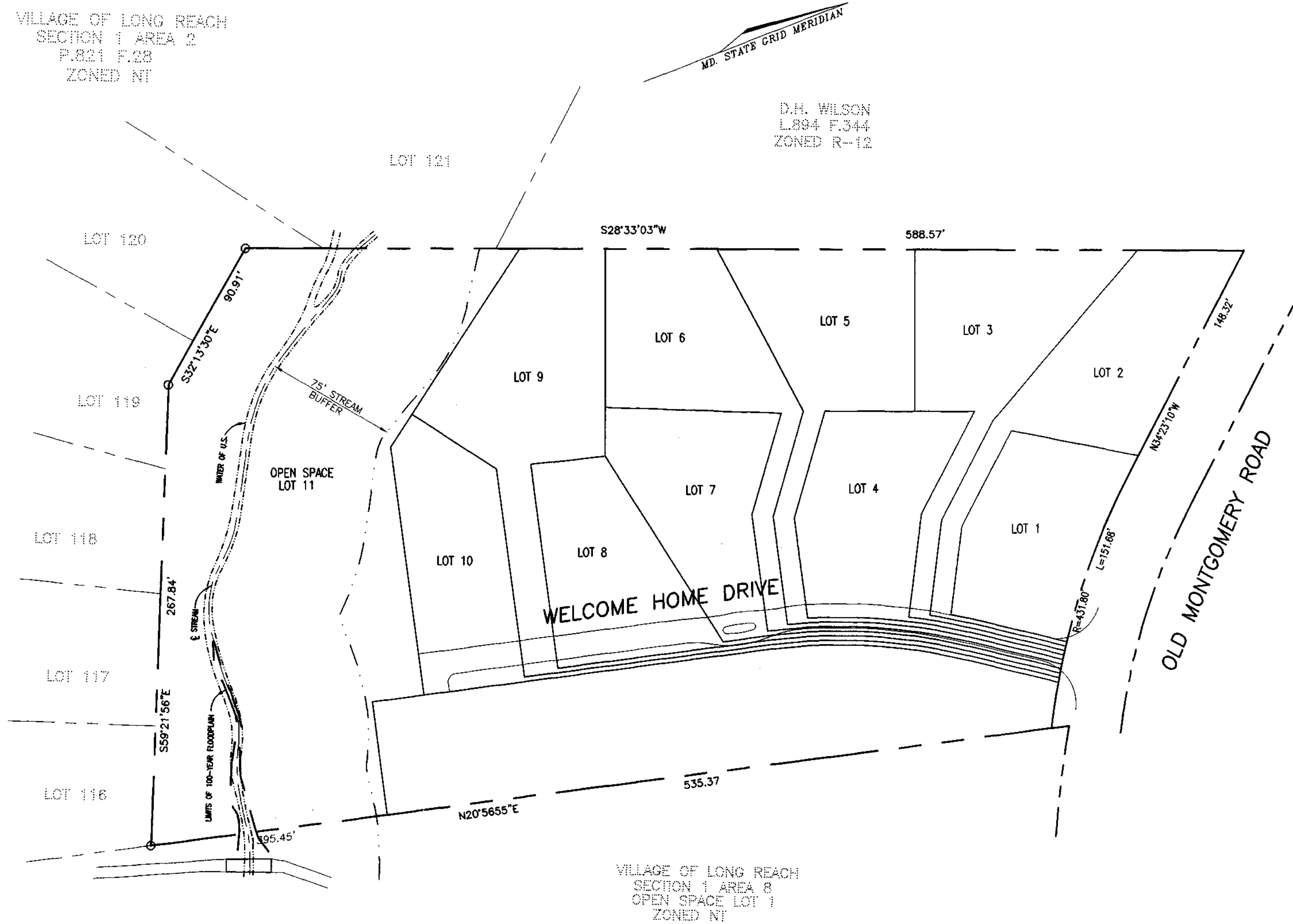
BENCHMARKS
 HOWARD COUNTY GEODETIC CONTROL STATION:
 SM16 N 562339.722 E 1360762.462
 SM17 N 562691.342 E 1360139.606



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
 DEED REFERENCE: 4547/533
 LOCATION: TAX MAP: 36 PARCEL: 265 GRID: 11
 COUNTY REFERENCE NOS.: S-98-12, WP-98-132
 6TH ELECTION DISTRICT
 EXISTING ZONING: R-12
 GROSS AREA OF SITE: 4.004 AC.
- THE PROJECT BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL & ASSOCIATES, INC. DATED SEPTEMBER, 1998.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. DATED SEPTEMBER, 1998.
- WATER FOR THIS PROJECT WILL BE PUBLIC AND WILL BE CONNECTED TO THE EXISTING 12" WATER (CONT. NO. 374 W&S) ALONG MONTGOMERY ROAD.
- SEWER FOR THIS PROJECT WILL BE PUBLIC AND WILL BE CONNECTED TO THE EXISTING 18" SEWER (CONT. NO. 326-5) ON THE SOUTHEAST SIDE OF THE PROPERTY.
- EXISTING WATER AND SEWER MAIN LOCATIONS ARE BASED ON COUNTY DRAWINGS.
- THERE IS AN EXISTING STRUCTURE ON LOT 7 TO REMAIN. THE REMAINING STRUCTURES LOCATED ON LOTS 8, 9 & 11 AND THE EXISTING DRIVEWAY WILL BE RAZED/REMOVED PRIOR TO RECORD PLAT RECORDATION.
- THE LOCATION OF THE WATERS OF THE U.S. ARE BASED ON A FIELD INVESTIGATION SUPPLIED BY KOPECK & ASSOCIATES.
- THE FLOODPLAIN LIMITS SHOWN HEREON ARE BASED ON HOWARD COUNTY FLOODPLAIN STUDY #25-42, SECTION # 4-36. THIS SITE DOES NOT MEET DESIGN MANUAL CRITERIA FOR FLOODPLAINS.
- FOREST STAND DELINEATION PLAN PREPARED BY KOPECK & ASSOCIATES.
- APFD TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC. DATED NOVEMBER, 1997.
- THERE ARE NO STEEP SLOPES ON SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. SEE SHEET 6 OF 7. FINANCIAL SURETY FOR THE REQUIRED 51 PERIMETER TREES @ \$13,500.00 WILL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT.
- STREET LIGHTING IS NOT REQUIRED FOR THIS PROJECT.
- NO DISTURBANCE SHALL OCCUR WITHIN THE WATERS OF THE U.S., 100 YEAR FLOODPLAIN, OR THE RESPECTIVE BUFFERS.
- PRIVATE ACCESS PLACE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (0.94 AC.) HAVE BEEN MET BY THE CREATION OF 0.94 AC. OF FOREST CONSERVATION EASEMENT. FOREST CONSERVATION SURETY FOR 0.10 AC. REFORESTATION (\$1,307.00), 0.84 AC. OF RETENTION (\$3,659.00) IS REQUIRED.
- THIS PROJECT IS LOCATED IN THE METROPOLITAN DISTRICT.
- OPEN SPACE LOT 11 TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE STORMWATER MANAGEMENT FACILITY IS TO BE PRIVATELY OWNED BY THE HOMEOWNER'S ASSOCIATION AND JOINTLY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND HOWARD COUNTY.
- THIS PLAN IS SUBJECT TO WP-98-132, APPROVED JULY 16, 1998, TO SECTION 16.12(a)(1) TO REDUCE OPEN SPACE FRONTAGE ON A PUBLIC ROAD FROM 40' TO 26'. THE WAIVER IS SUBJECT TO PROVIDING ACCESS ALONG THE PRIVATE ACCESS PLACE FOR MAINTENANCE OF THE OPEN SPACE BY THE HOA.
- THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER TO SECTION 5.2.6.E.1 APPROVED JANUARY 11, 1999 TO ALLOW FOR THE REDUCTION FROM A 12' TO 10' WIDE ACCESS ROAD SURROUNDING THE POND, SUBJECT TO THE SWM FACILITY IS OWNED AND MAINTAINED BY HOA. SECTION 5.2.6.D. APPROVED JANUARY 11, 1999 TO REDUCE TO REQUIRED 20' DISTANCE BETWEEN THE TOE OF EMBANKMENT OR TOP OF CUT TO THE RIGHT-OF-WAY WHERE THERE IS NO OUTFALL, SUBJECT TO PROVIDING A GUARDRAIL AND STORM DRAINS & FOREBAYS TO COLLECT THE DISCHARGE FORM SHEET FLOWING OVER THE ROADWAY AND PROVIDING A PRIVATE 10' DRAINAGE EASEMENT TO COVER THE INLETS. SECTION 5.2.4.1. WHICH REQUIRES A 20' DISTANCE BETWEEN THE END OF THE OUTLET STRUCTURE AND THE DOWNSTREAM PROPERTY LINE.



PLAN
SCALE: 1" = 50'

OWNER/DEVELOPER
 MICHAEL PFAU
 c/o T.B.I. HOMES, INC.
 7320 GRACE DRIVE
 COLUMBIA, MD. 21044

NO.	REVISION	DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

Andrew M. Spawka 12-1-99
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kat Stalant 12/2/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Rob H. Vogel 12/2/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

SEWELL'S GLEN

LOTS 1-10 AND OPEN SPACE LOT 11

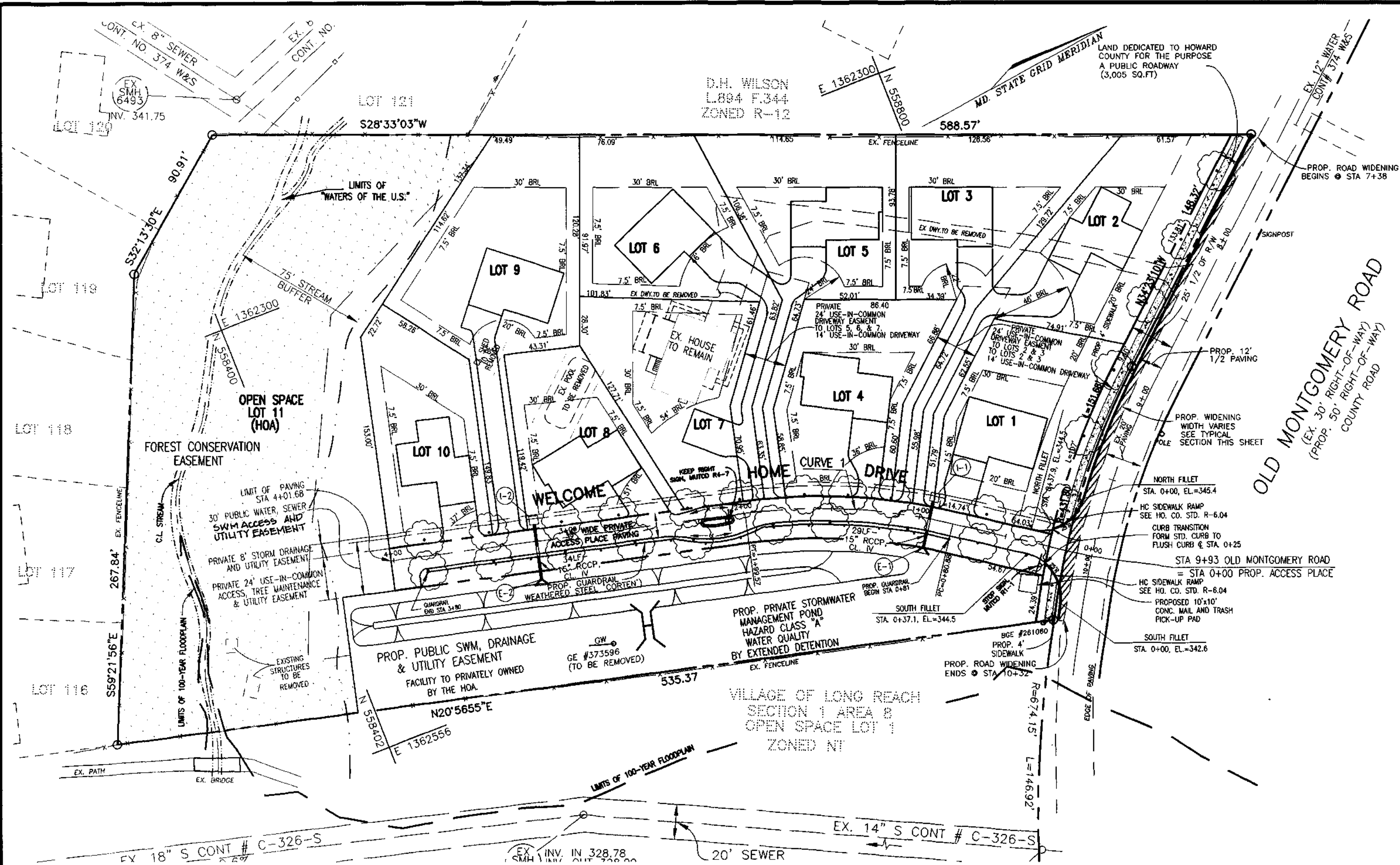
COVER SHEET

S-98-12, P-99-10, WP-98-132
 TAX MAP #36 PARCEL #265 BLOCK #11
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
 ENGINEERS-SURVEYORS-PLANNERS

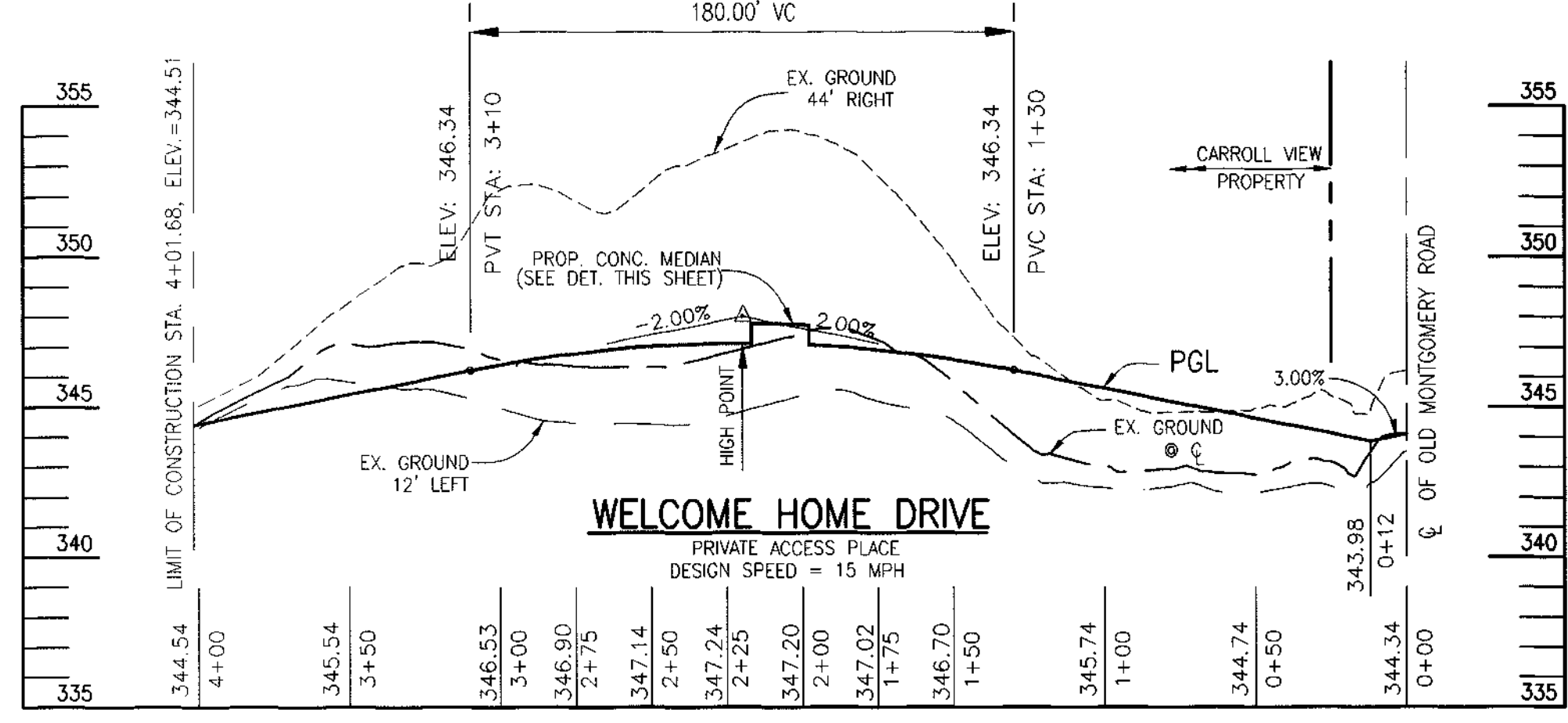
3891 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel: 410.461.5829 Fax: 410.465.3956

DESIGN BY: J.C.O. DRAWN BY: J.E.R./J.C.O. CHECKED BY: R.H.V. DATE: NOVEMBER 12, 1999 SCALE: AS SHOWN W.O. NO.: 97-92	1 SHEET OF 7
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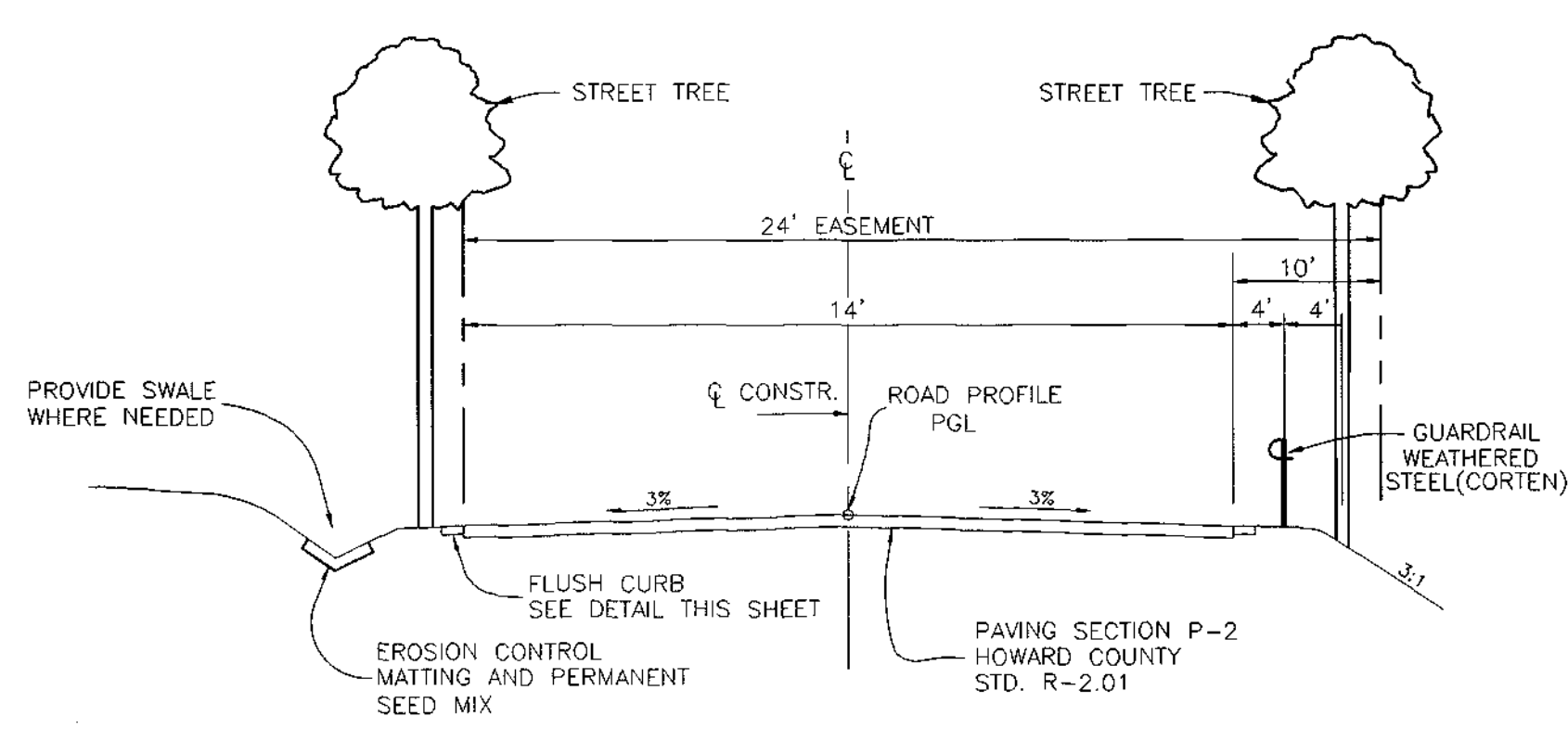
PLAN
SCALE: 1"=50'

HIGH POINT ELEV = 347.24
HIGH POINT STA = 2+20
PVI STA = 2+20
PVI ELEV = 348.14
CORR. = -0.90
SSD = 110'

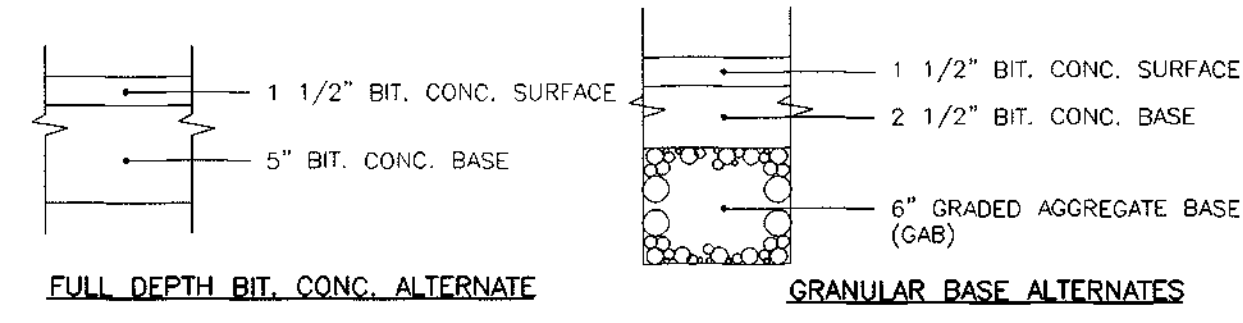


PROFILE
SCALE: HORI: 1"=50'
VERT: 1"=5'

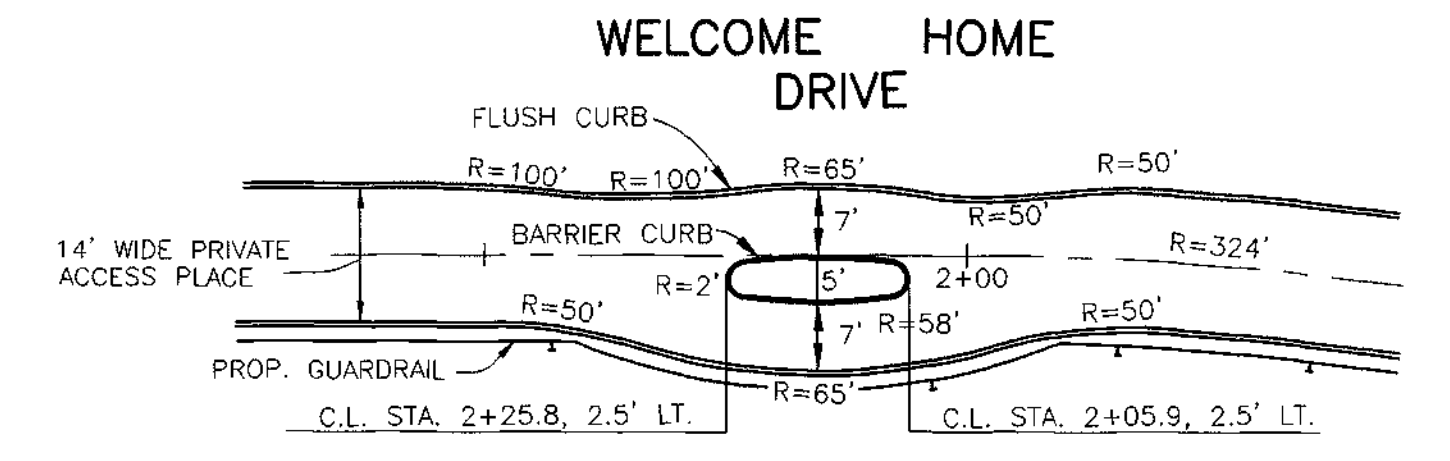
CENTERLINE CURVE DATA CHART						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CURVE 1	324.00'	118.69'	60.07'	118.03'	S24°14'49"W	20°59'23"



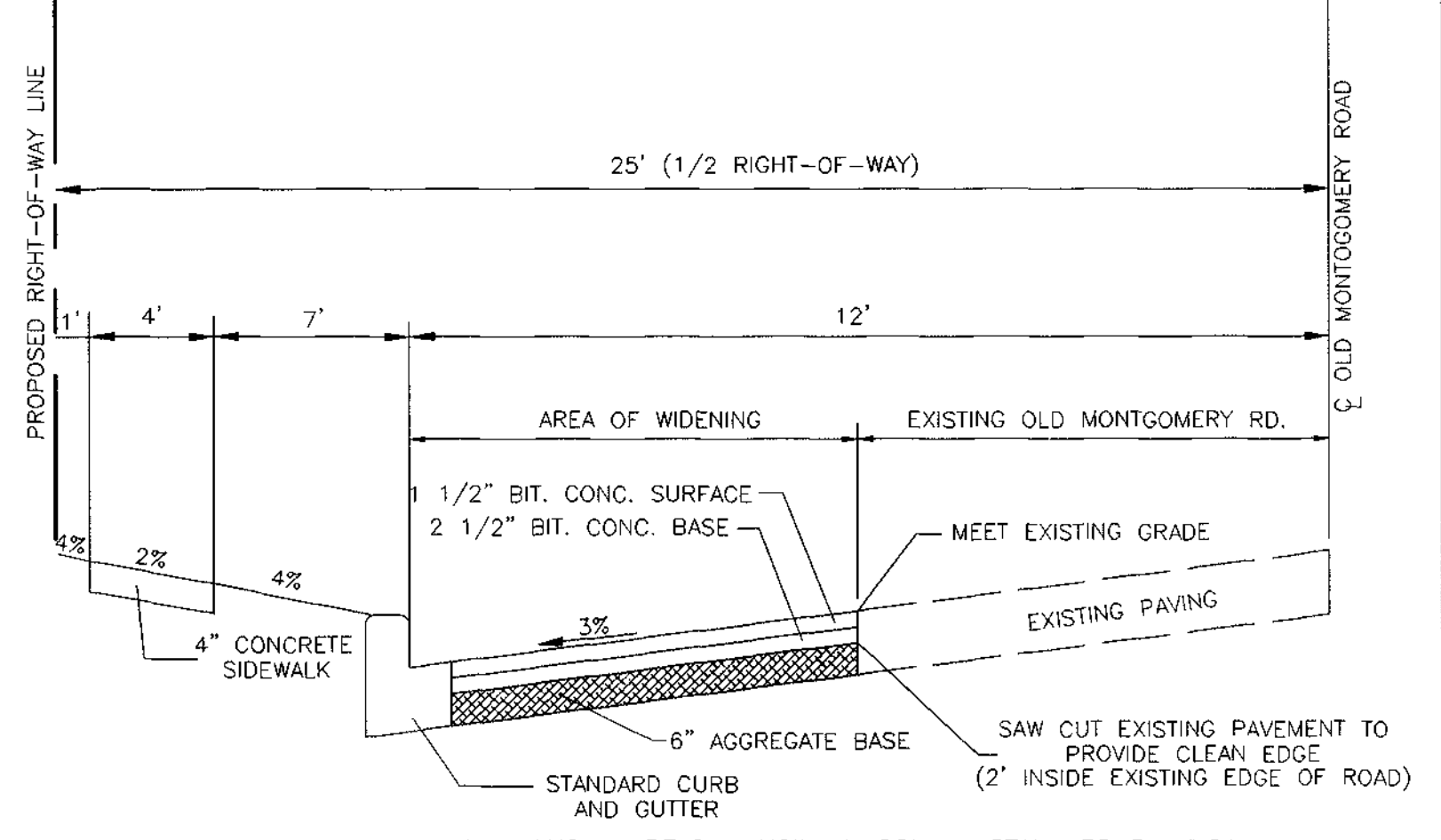
PRIVATE ACCESS PLACE
STA. 0+00 TO 4+00
WELCOME HOME DRIVE
HOWARD COUNTY STANDARD FIGURE 2.09b
DESIGN SPEED 15 MPH
NOT TO SCALE



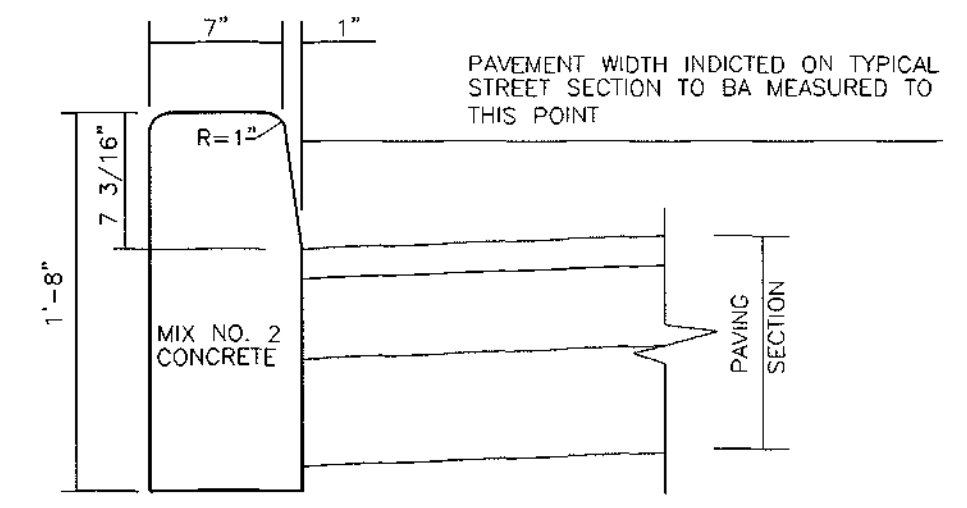
HOWARD COUNTY STD. DETAIL R.2.01
(P-2) PAVING SECTION
NOT TO SCALE



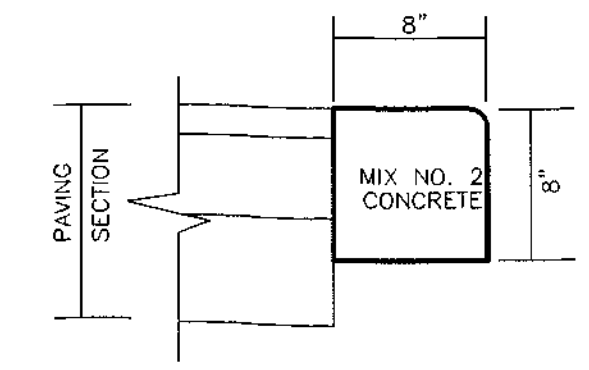
CONC. MEDIAN DETAIL
SCALE: 1"=20'



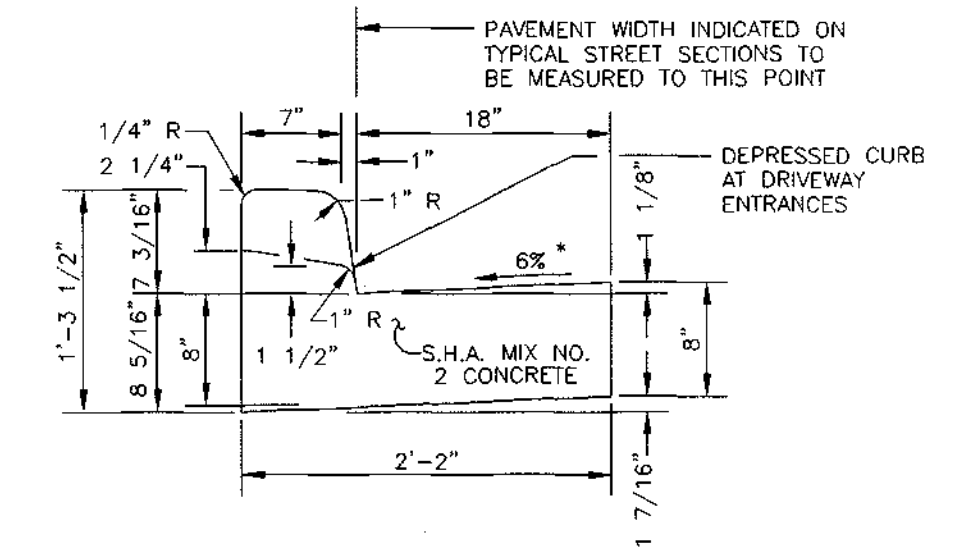
WIDENING TO BE PER HOWARD COUNTY STANDARD R-10.01
TYPICAL SECTION OF PROPOSED WIDENING
OLD MONTGOMERY ROAD
NOT TO SCALE



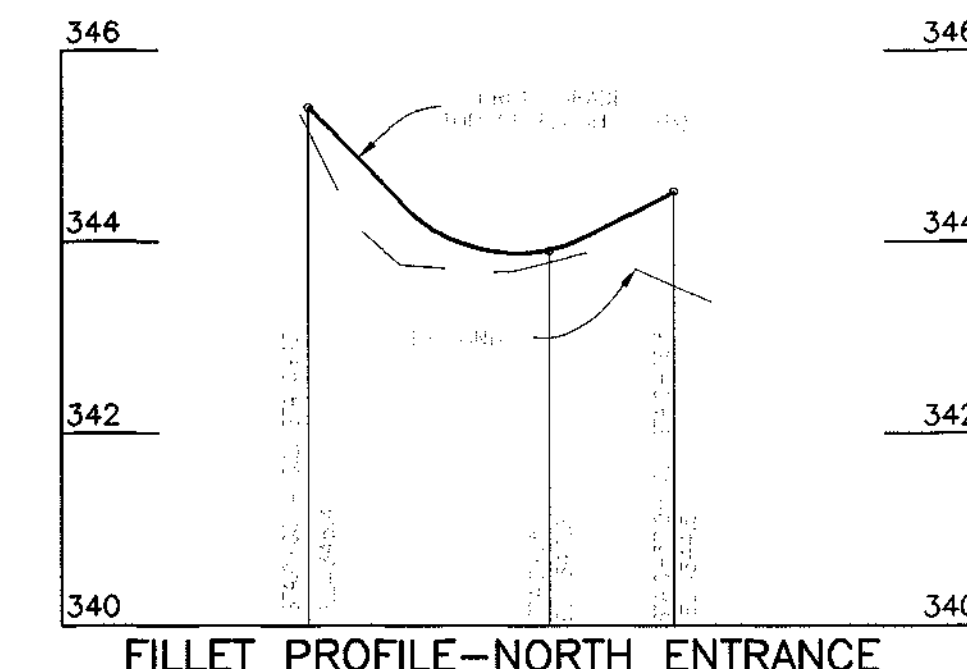
STANDARD BARRIER CURB
STD DETAIL R.3.03



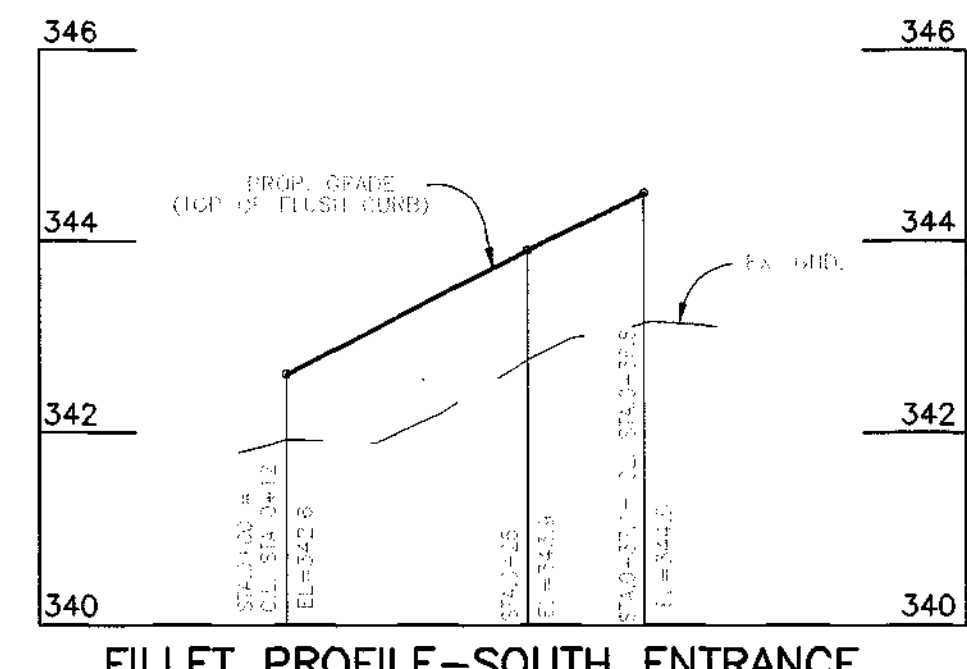
STANDARD FLUSH CURB
STD DETAIL R.3.01a



STANDARD COMBINATION CURB AND GUTTER
HOWARD COUNTY STANDARD R-3.01
NOT TO SCALE



FILLET PROFILE-NORTH ENTRANCE



FILLET PROFILE-SOUTH ENTRANCE

FILLET PROFILE AT ENTRANCE

OWNER/DEVELOPER
MICHAEL PFAU
c/o T.B.I. HOMES, INC.
7320 GRACE DRIVE
COLUMBIA, MD. 21044

NO.	REVISION	DATE

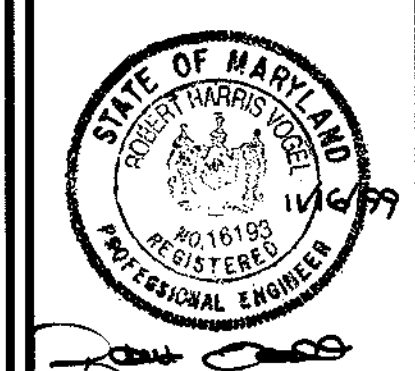
SEWELL'S GLEN

LOTS 1-10 AND OPEN SPACE LOT 11
ROAD CONSTRUCTION PLAN,
PROFILE AND DETAILS

TAX MAP# 36 PARCEL# 265 BLOCK# 11
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS SURVEYORS PLANNERS

3681 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3966



DESIGN BY: J.C.O.
DRAWN BY: J.E.R./J.C.O.
CHECKED BY: R.H.V.
DATE: NOVEMBER 14, 1999
SCALE: AS SHOWN
W.O. NO.: 97-92

2 SHEET OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

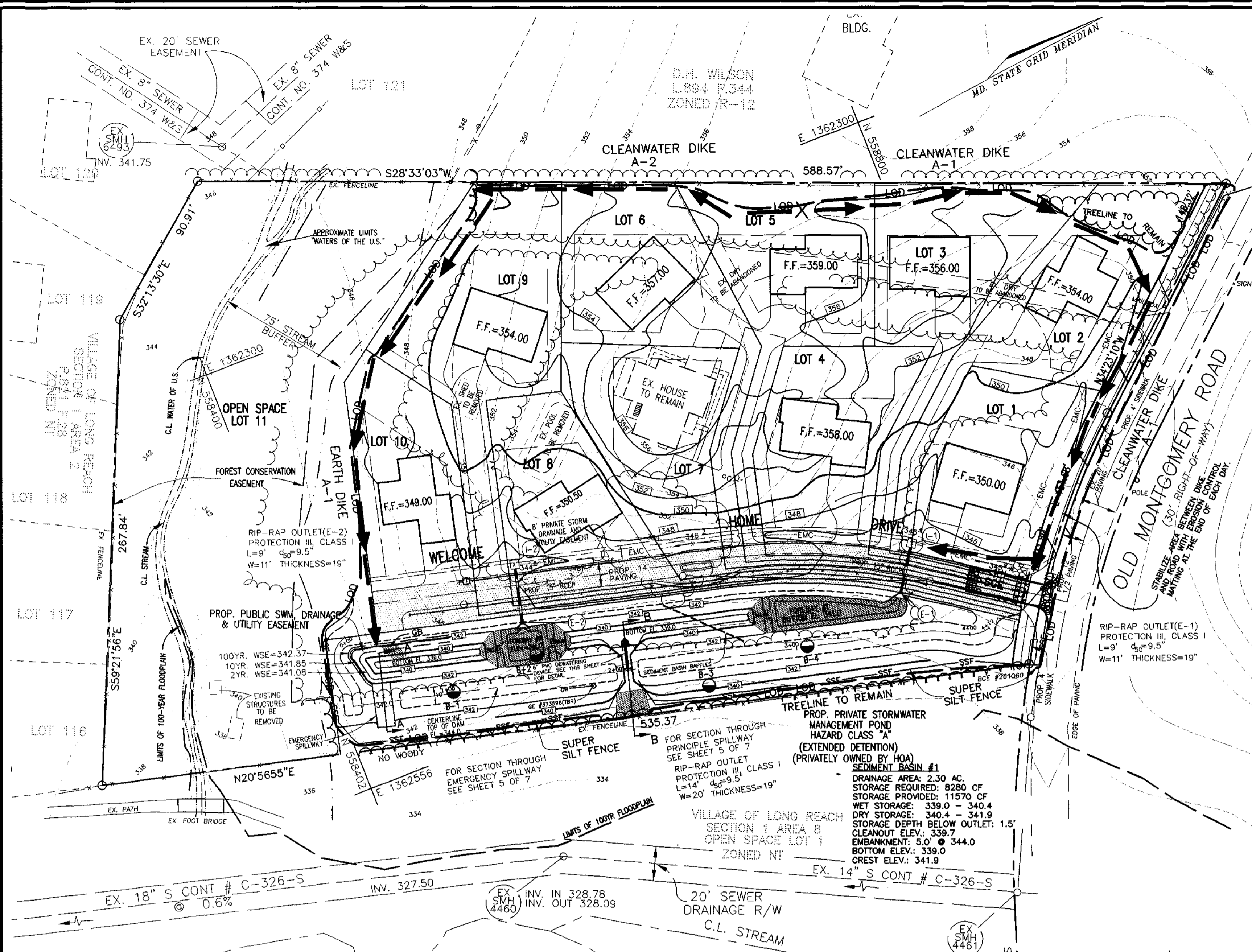
Andrew M. Daniels 12-1-99
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kat Sheehan 12/20/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

William D. Dammann 12/20/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

F.99.173



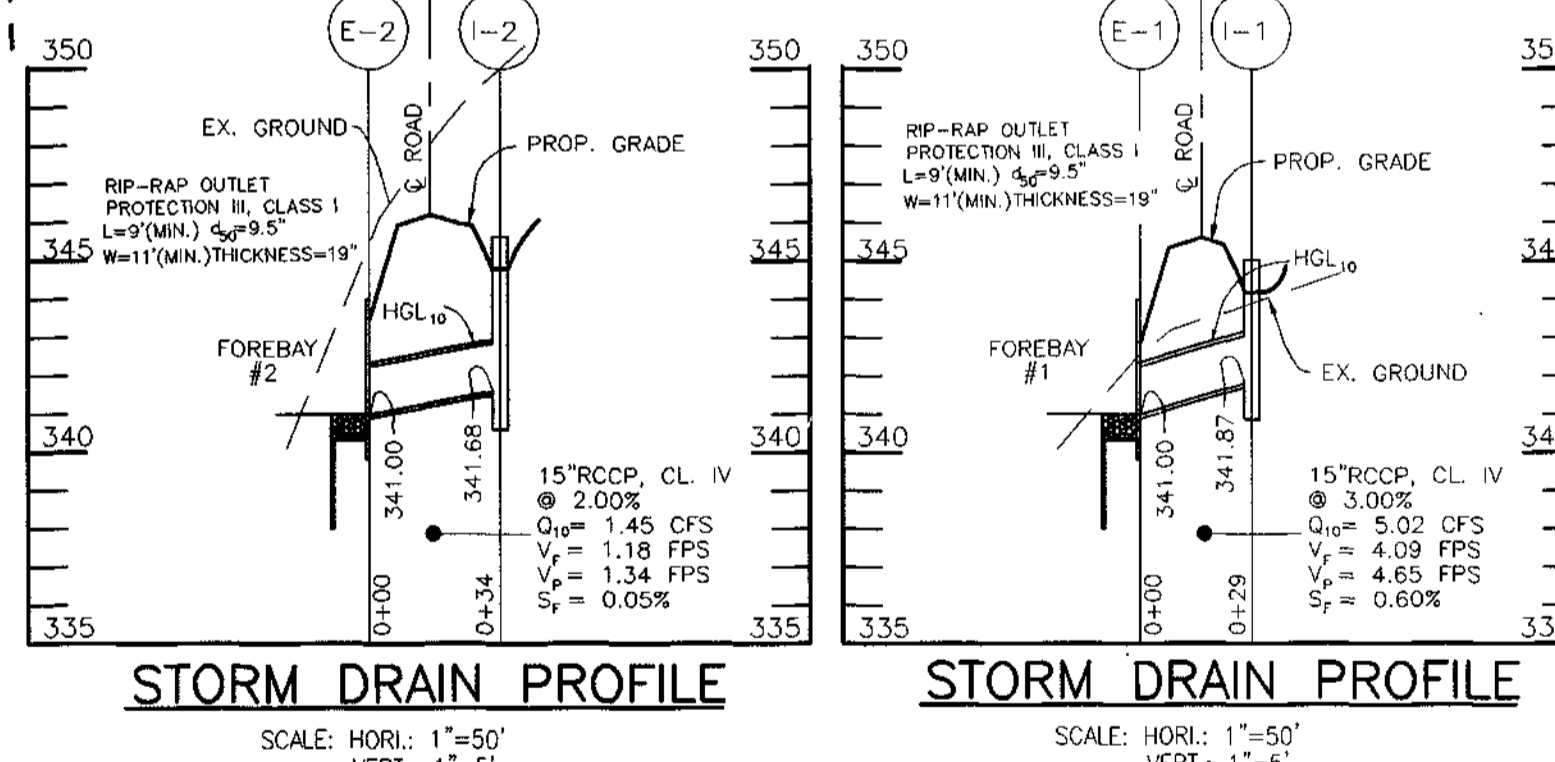
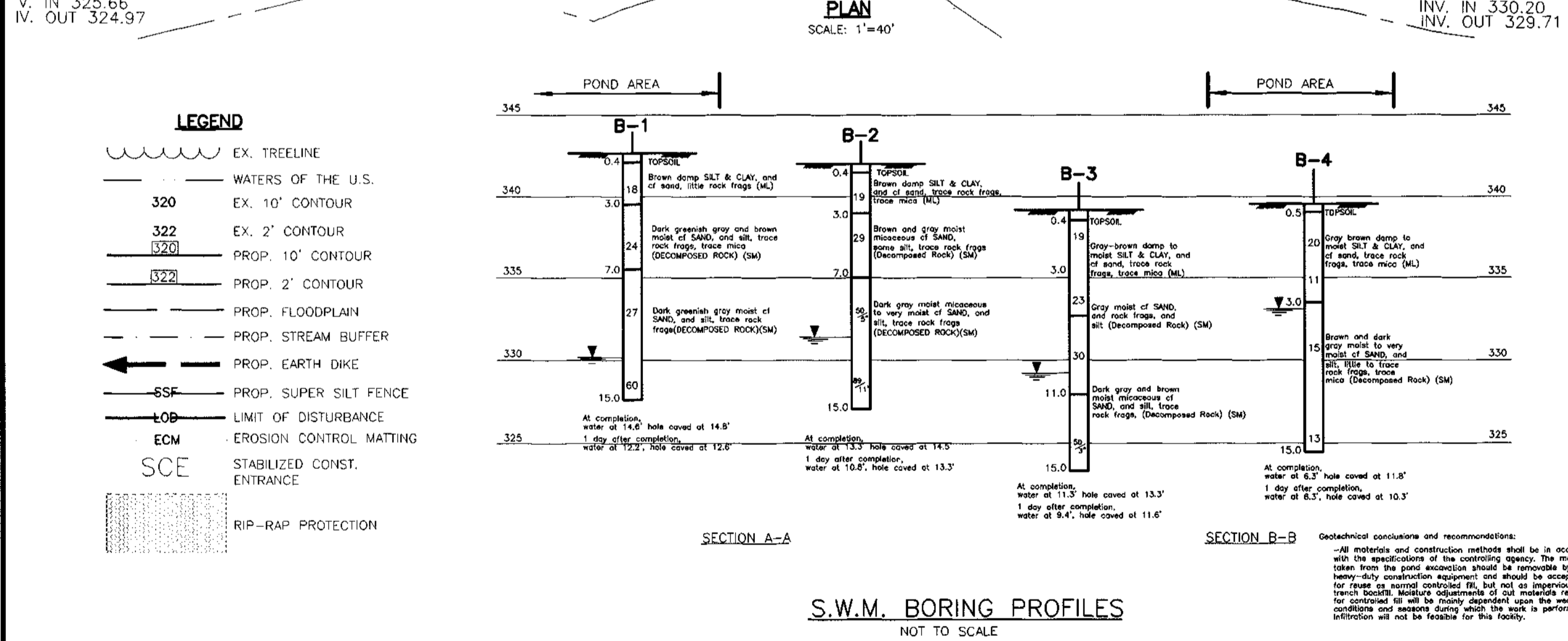
MARYLAND 378 STORMWATER MANAGEMENT POND CONSTRUCTION SPECIFICATIONS

I. SITE PREPARATION
 AREAS DESIGNATED FOR BORROW AREAS, EMBANKMENT, AND STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL. ALL TREES, VEGETATION, AND OTHER OBSTRUCTIONS SHALL BE REMOVED OR PRESERVED AS SHOWN ON THE DRAWINGS. BANKS AND SHARP BREAKS SHALL BE SLOPED TO NO STEEPER THAN 1:1.
 AREAS TO BE COVERED BY THE EMBANKMENT SHALL BE CLEARED OF ALL TREES, BRUSH, AND OTHER OBSTRUCTIONS. MATERIALS SHALL BE CLEARED OF ALL TREES, BRUSH, AND OTHER OBSTRUCTIONS. MATERIALS SHALL BE CLEARED OF ALL TREES, BRUSH, AND OTHER OBSTRUCTIONS. MATERIALS SHALL BE CLEARED OF ALL TREES, BRUSH, AND OTHER OBSTRUCTIONS. MATERIALS SHALL BE CLEARED OF ALL TREES, BRUSH, AND OTHER OBSTRUCTIONS.

II. EARTH FILL
 THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED DESIGNATED BORROW AREAS. THE FILL SHALL BE PLACED IN LAYERS NOT THICKER THAN 18" (1.5') PER LAYER. THE FILL SHALL BE PLACED IN LAYERS NOT THICKER THAN 18" (1.5') PER LAYER. THE FILL SHALL BE PLACED IN LAYERS NOT THICKER THAN 18" (1.5') PER LAYER. THE FILL SHALL BE PLACED IN LAYERS NOT THICKER THAN 18" (1.5') PER LAYER.

III. STRUCTURAL BACKFILL
 BACKFILL ADJACENT TO PIPES OR STRUCTURES SHALL BE OF THE TYPE AND QUALITY SPECIFIED IN THE CONTRACT DOCUMENTS. THE BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPER OR MECHANICAL EQUIPMENT. THE MATERIAL SHALL BE PLACED IN LAYERS NOT THICKER THAN 4" (0.33') PER LAYER. THE BACKFILL SHALL BE PLACED IN LAYERS NOT THICKER THAN 4" (0.33') PER LAYER.

IV. PIPE CONNECTIONS
 ALL PIPES SHALL BE CIRCULAR IN CROSS SECTION.
 A. DISCONTIGUOUS METAL SHALL BE OF THE FOLLOWING CRITERIA SHALL APPLY FOR DISCONTIGUOUS METAL PIPE:
 1. MATERIALS - (STEEL PIPE) - THIS PIPE AND ITS APPURTENANCES SHALL BE GALVANIZED AND UNPAINTED. THE PIPE SHALL BE GALVANIZED AND UNPAINTED. THE PIPE SHALL BE GALVANIZED AND UNPAINTED. THE PIPE SHALL BE GALVANIZED AND UNPAINTED.



STRUCTURE SCHEDULE

NO.	TYPE	LOCATION	THROAT OPENING	INV. IN	INV. OUT	REMARKS
I-1	TYPE 'D' INLET	CL. STA. 0+94, 12' RT.	344.2	-	15'341.87	SD-4.39
I-2	TYPE 'D' INLET	CL. STA. 3+19, 12' RT.	344.8	-	15'346.00	SD-4.39
E-1	TYPE 'A' HEADWALL	CL. STA. 0+94, 17' LT.	-	-	15'341.00	SD-5.11
E-2	TYPE 'A' HEADWALL	CL. STA. 3+19, 22' LT.	-	-	15'341.00	SD-5.11

PIPE SCHEDULE

PIPE SIZE	CLASS	TOTAL LENGTH
15"	IV	63LF

OWNER/DEVELOPER
 MICHAEL PFAU
 c/o B.I. HOMES, INC.
 7320 GRADE DRIVE
 COLUMBIA, MD. 21044

AS-BUILT CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS APPROVED PLANS AND SPECIFICATIONS.

ROBERT H. VOGEL, P.E. NO. 16193 DATE: 11/16/99
 CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION BASED UPON ONSITE INSPECTIONS AND MATERIAL TESTS WHICH ARE CONDUCTED DURING CONSTRUCTION. THE ONSITE SITE INSPECTIONS AND MATERIAL TESTS ARE THOSE INSPECTIONS AND TESTS DEEMED SUFFICIENT AND APPROPRIATE BY COMMONLY ACCEPTED ENGINEERING STANDARDS. CERTIFY DOES NOT MEAN OR IMPLY A GUARANTEE BY THE ENGINEER NOR DOES AN ENGINEER'S CERTIFICATION RELIEVE ANY OTHER PARTY FROM HIS OR HER CONTRACT, EMPLOYMENT, OR OTHER MEANS, INCLUDING MEETING COMMONLY ACCEPTED INDUSTRY PRACTICES.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

ENGINEERS CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTICED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

SEWELL'S GLEN
 LOTS 1-10 AND OPEN SPACE LOT 11
 GRADING, SEDIMENT CONTROL AND STORM DRAIN PROFILES
 TAX MAP # 36 PARCEL # 285 BLOCK # 11
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
 ENGINEERS-SURVEYORS-PLANNERS
 3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.2666

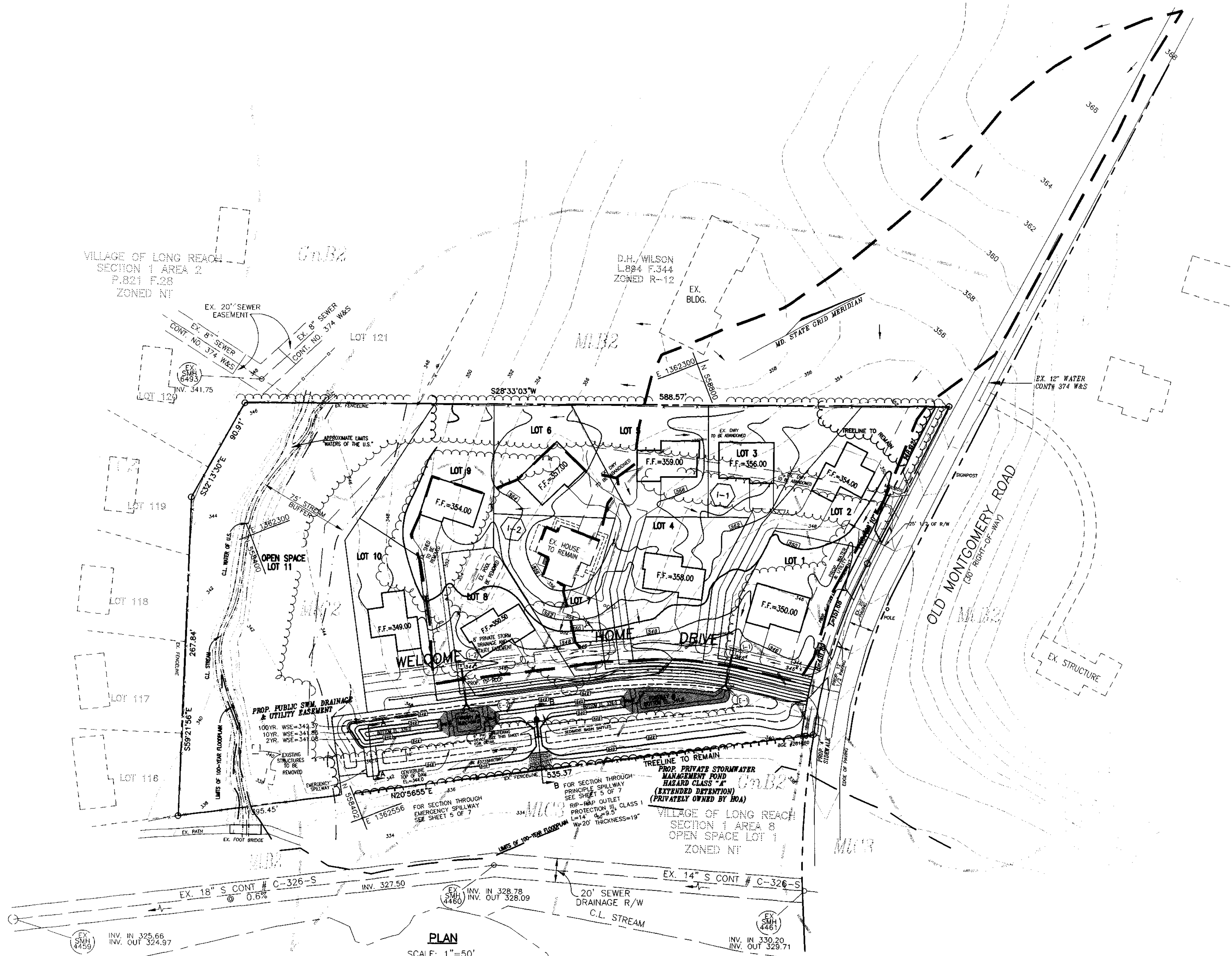
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 DATE: NOVEMBER 14, 1999
 SCALE: AS SHOWN
 W.O. NO.: 97-92

3 SHEET OF 7
 F.99.173

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MIB2	MANOR LOAM, 0 TO 3 PERCENT SLOPES, MODERATELY ERODED	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
NeC2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

NOTE:
- HOWARD SOIL SURVEY, MAP NUMBER 25

DRAINAGE AREA TABULATIONS					
NO.	AREA	'C'	% IMP.	SOIL TYPE	ZONE
I-1	2.20 AC.	0.27	14%	B	R-20
I-2	0.48 AC.	0.36	42%	B	R-20



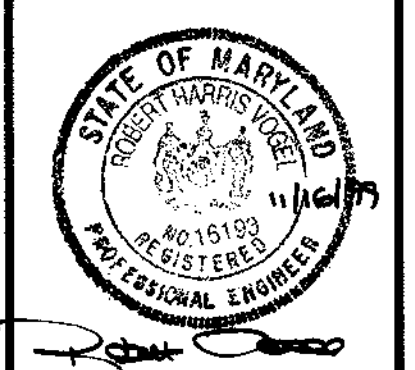
PLAN
SCALE: 1"=50'

OWNER/DEVELOPER
MICHAEL PFAU
c/o T.B.I. HOMES, INC.
7520 GRACE DRIVE
COLUMBIA, MD. 21044

NO.	REVISION	DATE

SEWELL'S GLEN
LOTS 1-10 AND OPEN SPACE LOT 11
STORM DRAIN DRAINAGE
AREA MAP
TAX MAP # 36 PARCEL# 265 BLOCK# 11
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS/SURVEYORS/PLANNERS
3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
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4 SHEET 7
OF

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

Richard M. Daniels 12-1-99
CHIEF, BUREAU OF HIGHWAYS MS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Karl R. Schaefer 12/29/99
CHIEF, DIVISION OF LAND DEVELOPMENT JA DATE

John P. Dammus 12/3/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

VILLAGE OF LONG REACH
SECTION 1 AREA 2
P.821 F.28
ZONED NT

LANDSCAPING PLANT SCHEDULE

QUANTITY	SYMBOL	NAME	REMARKS
12	○	PINUS STROBUS(WHITE PINE)	6' - 8' HT.
12	⊗	ACER RUBRUM(RED MAPLE)	2 1/2" - 3" CAL.
27	⊙	PLATANUS X ACERIFOLIA (LONDON PLANE)	2 1/2" - 3" CAL.

Plus * 3 Acer Rubrum Street Trees

SCHEDULE A PERIMETER LANDSCAPE EDGE

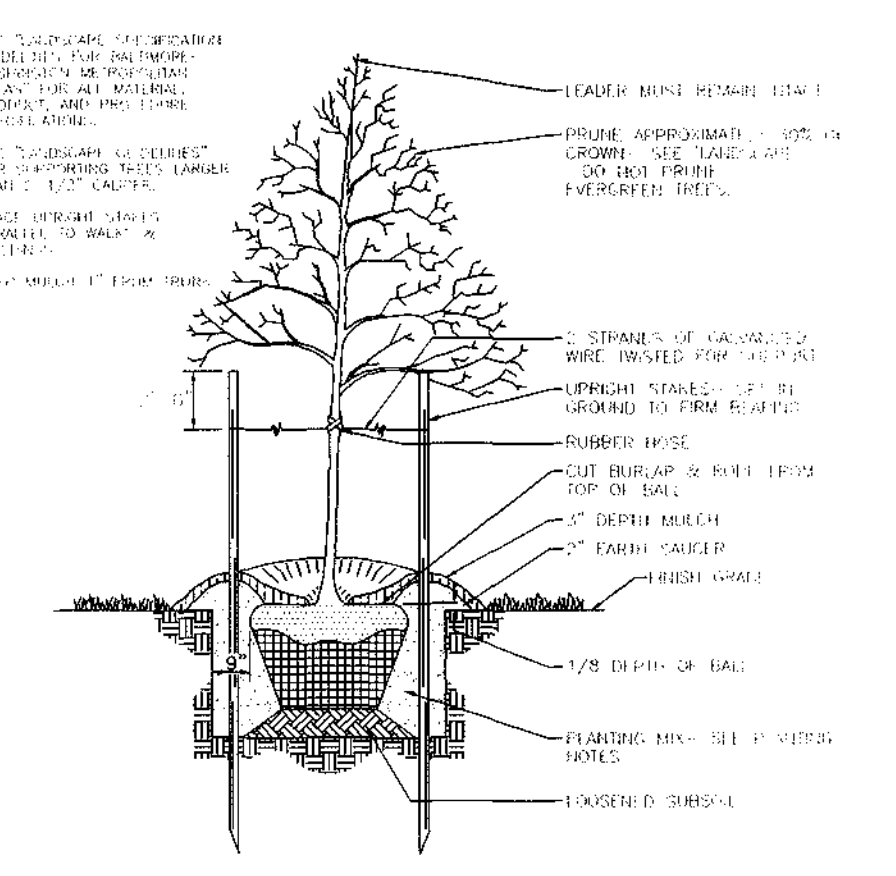
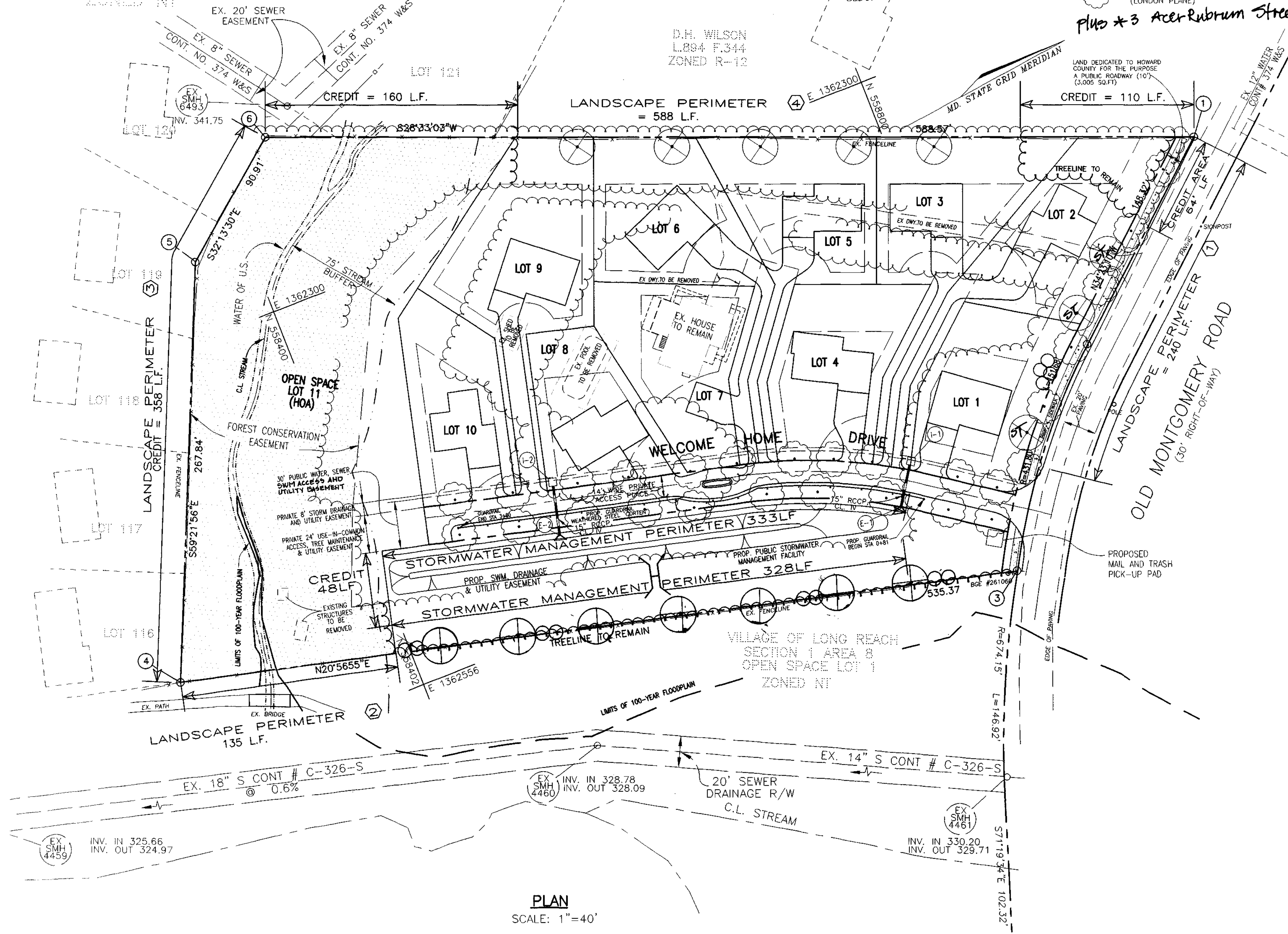
LANDSCAPE EDGE	1	2	3	4
	B	A	A	A
LANDSCAPE TYPE				
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	240	135	359	588
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 80	YES 135	YES 359	YES 270
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED (BASED ON TOTAL PERIMETER)				
SHADE TREES	1:60	1:50	4	N/A
EVERGREEN TREES	1:40	1:40	6	N/A
SHRUBS	0	0	0	9
NUMBER OF PLANTS TO BE PROVIDED AT FINAL PLAN STAGE	240	-80	180	588
SHADE TREES	1:60	1:50	3	N/A
EVERGREEN TREES	1:40	1:40	4	N/A
OTHER TREES (2:1 SUBSTITUTION)	3	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

LANDSCAPE TYPE	B
TOTAL LINEAR FEET OF PERIMETER	709
NUMBER OF TREES REQUIRED (SHADE TREES(1:50) EVERGREEN TREES(1:40))	14
CREDIT FOR EXISTING VEGETATION LINEAR FEET	10'
CREDIT FOR OTHER LANDSCAPING	NO
NUMBER OF PLANTS PROVIDED AT FINAL PLAN STAGE (for 328 LF.)	7
SHADE TREES(1:50) EVERGREEN TREES(1:40) SHRUBS(10:1 TREE SUBSTITUTION)	8

*A WAIVER WAS APPROVED TO REDUCE THE DISTANCE FROM THE POND TOP TO THE ROAD AND THE TOE OF SLOPE TO THE PROPERTY LINE THEREFORE THERE IS INSUFFICIENT ROOM FOR LANDSCAPING ADJACENT TO THE ROAD (933 LF.)

NOTES:
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$18,000.00
* SURETY FOR THE STREET TREES ALONG OLD MONTGOMERY ROAD WILL BE PART OF THE DEVELOPER'S AGREEMENT. (3 x \$900 = \$2700)



TREE PLANTING AND STAKING
FOR TREES AND EVERGREEN TREES UP TO 2-1/2" CALIBER

OWNER/DEVELOPER
MICHAEL PFAU
c/o T.B.L. HOMES, INC.
7320 GRACE DRIVE
COLUMBIA, MD. 21044

NO.	REVISION	DATE

SEWELL'S GLEN
LOTS 1-10 AND OPEN SPACE LOT 11
LANDSCAPE PLAN,
NOTES AND DETAILS
TAX MAP# 36 PARCEL# 265 BLOCK# 11
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS SURVEYORS PLANNERS
3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3866

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Andrew M. Jankle 12/29/99
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Kent Sheldrake 12/29/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Mr. Dammus 12/23/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DESIGN BY: J.C.O.
DRAWN BY: J.E.R./J.C.O.
CHECKED BY: R.H.V.
DATE: NOVEMBER 14, 1999
SCALE: AS SHOWN
W.O. NO.: 97-92

6 SHEET 7

F.99.1#3

