

VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

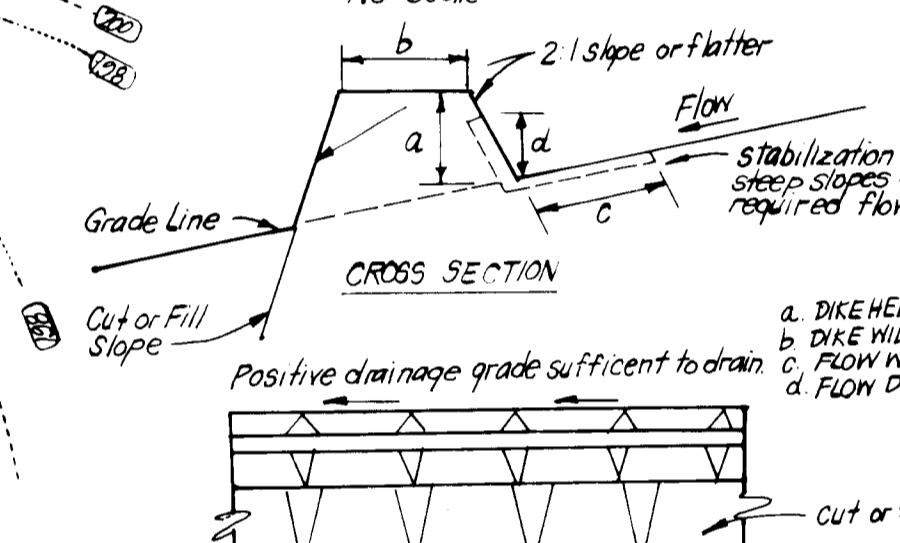
- All materials and construction to be in accordance with the Howard County Road Construction Code.
- All parking to be privately owned and maintained.
- The Land included is zoned: RSA
- All coordinates shown are based on Howard County Control Monuments No. 1741002-R & 1741003-R.
- The total area included in this plan is 3.16 acres.
- Any damage to county owned rights of way shall be corrected at the developer's expense.
- Number of parking spaces: Required: 144 Provided: 147
- Number of units shown: 72
- Maximum Building Coverage is: 40%
- Types: 3, 4 & 5 $\frac{714.3}{0.4} = 1786 \#$ Min. Lot Size
- 700 SERIES $\frac{600}{0.4} = 1500 \#$ Min. Lot Size
- Types 1 & 2 $\frac{689.2}{0.4} = 1725 \#$ Min. Lot Size
- All roadways are public & existing.
- As per CO MAR 080501 06 - "Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within (A) Seven calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to one vertical (3:1) and (B) Fourteen days as to all other disturbed or graded areas on the project site."

CONSTRUCTION SEQUENCE

- Make any necessary repairs to existing sediment and erosion control measures and install Earth Dike.
- Clear and rough grade site.
- Install storm drainage and water and sewer.
- Complete all construction and stabilize site.
- Upon approval of sediment control inspector, remove all sediment control devices and convert trap to storm water management facility as follows:
 - Pump out impounded water.
 - Remove sediment and restore basin to original dimensions.
 - Seed all disturbed areas as per the permanent seeding notes.

Notes: Public Water & Sewer shown for reference only. For more detailed information - See Water & Sewer plans Contract No. C-24-1187-D. See Road Construction Plans for installation of Public Utilities & Sediment and Erosion Controls F-84-22

EARTH DIKE DETAIL (ED)
No Scale



- CONSTRUCTION SPECIFICATIONS:**
- All dikes shall be compacted by earth-moving equipment.
 - All dikes shall have positive drainage to an outlet.
 - Top width may be wider and side slopes may be flatter if desired to facilitate crossing by construction traffic.
 - Dike location should be adjusted as needed to utilize a stabilized safe outlet.
 - Earth dikes shall have an outlet that functions with a min. erosion. Runoff shall be conveyed to a sediment trapping device such as a sediment trap or sediment basin where either the dike or the drainage area above the dike are not adequately stabilized.
 - Stabilization shall be (A) in accordance with the Specs for seed and straw, Mulch if not in seeding season, (B) flow channel as per Std. Detail ED-1, pg. 1003 of the Specs, and Specs.

TYPICAL BUILDINGS
NO SCALE



LEGEND:

- Contour Interval 2' FA
- Existing Contour
- Proposed Contour 2'30"
- Spot Elevation +30.5'
- Direction of drainage
- Existing trees to be retained
- Earth Dike

DEVELOPER'S CERTIFICATE

I hereby certify that all work shown on this plan will be done according to the specifications and standards of the Howard County Department of Public Works and Engineering. I also authorize any person in possession of this plan to use it for the purpose of construction of the project shown hereon. I also authorize any person in possession of this plan to use it for the purpose of construction of the project shown hereon.

ENGINEER'S CERTIFICATE

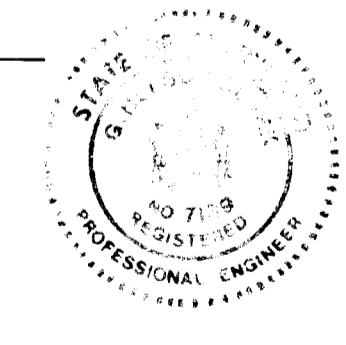
I hereby certify that this plan is the result of a professional engineering examination and that it is in accordance with the requirements of the Howard County Department of Public Works and Engineering.

Paul Montgomery, Inc. 9-26-84
Signature of Developer/Builder Date

G. Nelson Clark 9-26-84
Date

ADDRESS CHART

LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
135	9302 Cabot Court	156	9347 Cabot Court
136	9304 " "	157	9345 " "
137	9306 " "	158	9341 " "
138	9310 " "	159	9339 " "
139	9312 " "	160	9337 " "
140	9314 " "	161	9335 " "
141	9316 " "	162	9333 " "
142	9318 " "	163	9331 " "
143	9320 " "	164	9327 " "
144	9324 " "	165	9325 " "
145	9326 " "	166	9323 " "
146	9328 " "	167	9321 " "
147	9330 " "	168	9319 " "
148	9332 " "	169	9317 " "
149	9334 " "	170	9313 " "
150	9336 " "	171	9311 " "
151	9338 " "	172	9309 " "
152	9355 " "	173	9307 " "
153	9363 " "	174	9305 " "
154	9351 " "	175	9303 " "
155	9349 " "	176	9301 " "



OWNER: BRANTLY DEVELOPMENT CORP.
Suite 105, 5501 TWIN KNOLLS RD.
Columbia, Md. 21045

SUBDIVISION NAME: SETTLER'S LANDING
SECTION: 2/2
LOTS: 135-176 & 189-228

PLAT # 5863 & 5864
BLOCK # 2
ZONE: RSA
TAX ZONE: MAF
ELECTRICAL CODE: 6063
WATER CODE: C05
SEWER CODE: 7,14,15,20

CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS

11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 583-3400

DESIGNED: J.P.A., J.M.E.
DRAWN: V.H.L., V.L.B.
CHECKED: J.P.A., J.M.E.
DATE: May, 1984

SCALE: 1" = 30'
DRAWING: 1 OF 4
JOB NO.: 84-025
FILE NO.: 84-025-X

SITE DEVELOPMENT PLAN & SEDIMENT & EROSION CONTROL PLAN
LOTS 135 THRU 176 & LOTS 189 THRU 228

SETTLER'S LANDING
SECTION 2 AREA 2
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: DIVERSIFIED HOUSING CORPORATION
Suite 211, American City Building
Columbia, Maryland 21044

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 11-15-84

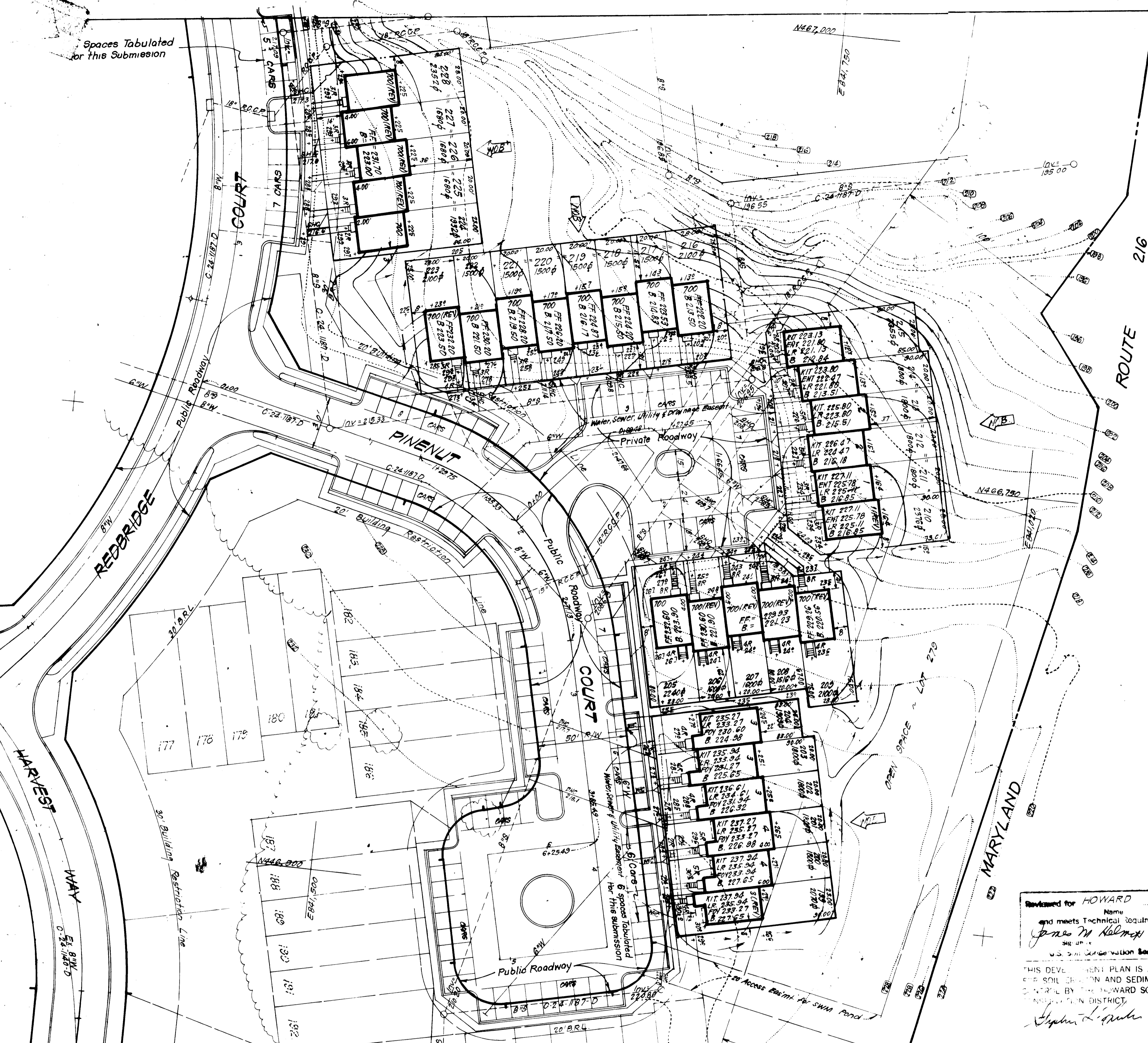
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DATE: 11-16-84

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 11-12-84

DATE: 11-9-84

SETTLER'S LANDING
SECTION 1 AREA 1
FLAT NO. 4847

Spaces Tabulated for this Submission



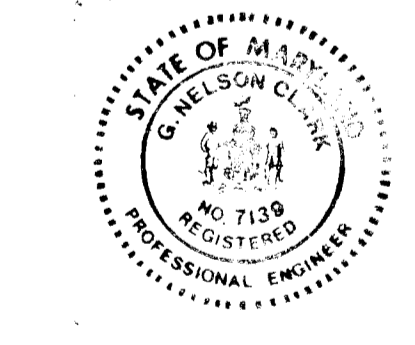
ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Erosion and Sediment Control represents a total and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

G. Nelson Clark
 G. Nelson Clark
 9-26-84
 Date

DEVELOPER'S/BUILDER'S CERTIFICATE
 I hereby certify that all development and construction will be done according to this plan of development as a plan for erosion and sediment control and that all work will be done in accordance with the requirements of the Howard Soil Conservation District.

Paul Montgomery
 Signature of Developer/Builder
 9-26-84
 Date

Reviewed for HOWARD S.C.D.
 Name: *James M. Kalmay*
 Date: *11/1/84*
 U.S. Soil Conservation Service
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.



OWNER: BRANTLY DEVELOPMENT CORP
 Suite 105 5501 Twin Knolls Rd.
 Columbia, Md. 21045

SUBDIVISION NAME	SECT./AREA	LOTS
SETTLER'S LANDING	2/2	135-176 189-228
PLAT #	BURDEN	ZONE
586315804	2	R.S.A.
WATER CODE	50	6TH
		6063
		SEWER CODE
		7141500

ADDRESS CHART

LOT #	STREET ADDRESS	LOT #	STREET ADDRESS
193	9255 Pinet Court	214	9221 Pinet Court
200	9253 " "	215	9219 " "
201	9251 " "	216	9215 " "
202	9249 " "	217	9213 " "
203	9247 " "	218	9211 " "
204	9245 " "	219	9209 " "
205	9241 " "	220	9207 " "
206	9239 " "	221	9205 " "
207	9237 " "	222	9203 " "
208	9235 " "	223	9201 " "
209	9233 " "	224	9202 Redbridge Court
210	9229 " "	225	9204 " "
211	9227 " "	226	9206 " "
212	9225 " "	227	9205 " "
213	9223 " "	228	9212 " "

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
John D. Bond 11-15-84
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
Thomas Howard 11-15-84
 PLANNING OFFICER

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Henry F. Nunnally 11-13-84
 DIRECTOR

APPROVED: *James M. Kalmay* 11-1-84
 CHIEF BUREAU OF ENGINEERING

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 10-22-84
John Bond

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

DESIGNED: J.M.E.
 DRAWN: V.L.B.
 CHECKED: J.M.E.
 DATE: May, 1984

SCALE: 1"=30'
 DRAWING: 2 OF 4
 JOB NO.: 84-085
 FILE NO.: 84-085-X

SETTLER'S LANDING
 SECTION 2 AREA 2
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: DIVERSIFIED HOUSING CORPORATION
 Suite 211 American City Building
 Columbia, Maryland 21044



PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUANT	REMARKS
DEVELOPED TREES				
⊕	ACER PURPUREUM OCT. GLOSY	2 1/2" DIA	19	D&D HEAVY HEAD
⊕	QUERCUS PALUSTRIS PIN OAK	2 1/2" DIA	4	
⊕	PLATANUS ACERIFOLIA LONDON PLANETREE	2 1/2" DIA	8	
⊕	MALUS ONOMYCHT SNOWDRIFT CRABAPPLE	2 1/2" DIA	1	
⊕	AMELANCHIER CANADENSIS SERVICE BERRY	2 1/2" DIA	1	
⊕	PINUS STROBILUS EASTERN WHITE PINE	6" DIA	54	D&D HEAVY
BUILDER TREES				
⊕	PRUNUS SEPP. KWANZAN KWANZAN CHERRY	2 1/2" DIA	21	D&D HEAVY HEAD
⊕	PRUNUS C. THUNDERCLOUD PURPLELEAF FL. PLUM	2 1/2" DIA	5	
⊕	MALUS AMERIC. CAN. BEAUTY AMER. BEAUTY CRABAPPLE	2 1/2" DIA	12	
⊕	MALUS RADIANZ RADIANZ CRABAPPLE	2 1/2" DIA	6	
⊕	MALUS ONOMYCHT SNOWDRIFT CRABAPPLE	2 1/2" DIA	5	
⊕	CORNUS FLORIDA FLOWERING DOGWOOD	2 1/2" DIA	2	
⊕	AMELANCHIER CANADENSIS SERVICE BERRY	2 1/2" DIA	11	
⊕	PRUNUS CAL. BRADFORD BRADFORD PEAR	2 1/2" DIA	7	

NOTES:

- DEVELOPED TREES ARE THE RESPONSIBILITY OF THE DEVELOPER, BRANTLET LEVEL (C4)
- BUILDER TREES ARE THE RESPONSIBILITY OF THE BUILDER, DEVELOPER'S HOLDING CORP.
- CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO DIGGING
- ALL PLANTING SHALL BE IN COMPLIANCE WITH ATTACHED SPECIFICATIONS.
- SUBSTITUTIONS MUST BE PERMITTED WITH THE APPROVAL OF THE OWNER.

APPROVED: **JOHN A. HOWARD**
 DATE: **10-22-84**

APPROVED: **Thomas A. Harrison** 11-16-84
John M. Masterson 11-16-84

APPROVED: **Greg F. Nemmy** 11-13-84
McGraw-Hill 11-9-84

SETTLER'S LANDING
 SECTION 1 AREA 1
 FLAT NO. 4847

OWNER: BRANTLET DEVELOPMENT
 5501 MAIN RD
 COLUMBIA, MD

DATE: 10-30-84
 REVISION: PROVIDED AS PER TO COUNTY COMMENTS (P&E BUFILE)

CLARK • FINEROCK & SACKETT
 ENGINEERS • PLANNERS • SURVEYORS

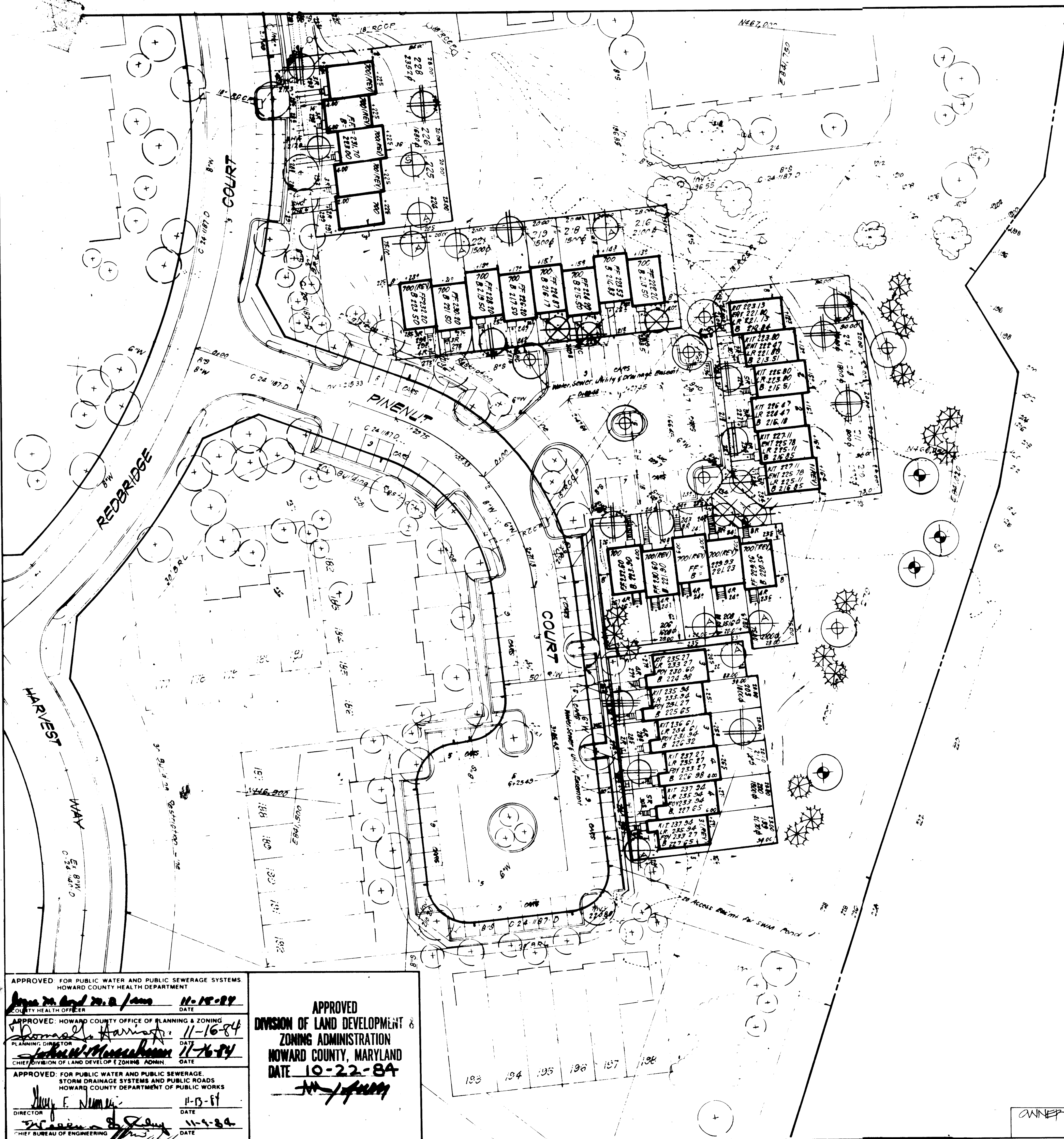
DESIGNED: J.B.C.
 DRAWN: J.B.C.
 CHECKED: J.B.C.

LANDSCAPE PLANTING PLAN
 LOTS 35 THRU 176 & 180 THRU 222

SETTLER'S LANDING
 SECTION 1 AREA 3, BRANTLET DISTRICT
 HOWARD COUNTY, MARYLAND

DATE: 11-1-84

FILE NO: SDP-85-28



Richard H. ...
11-1-84

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 11-15-84
DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
[Signature] 11-16-84
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 11-15-84
DATE

APPROVED: CHIEF BUREAU OF ENGINEERING
[Signature] 11-1-84
DATE

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 10-22-84
[Signature]

CLARK • FINECK & SACKETT ENGINEERS • PLANNERS • SURVEYORS 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904		SCALE 1"=20' DRAWING 494 JOB NO 34-025 FILE NO 34-025
DESIGNED J.B.C.	LANDSCAPE PLANTING PLAN LOTS 155 THRU 170, & 100 THRU 220 SETTLER'S LANDING SECTION 2, AREA 2, GITH ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR 3 DIVERSIFIED HOUSING TOPS AMERICAN CITY BUILDING COLUMBIA, MD	
DRAWN J.B.C.		DATE AUG 84
CHECKED		

OWNER: SPANLEY LEVEL, CPT
5501 WINN RD, # 315
COLUMBIA, MD