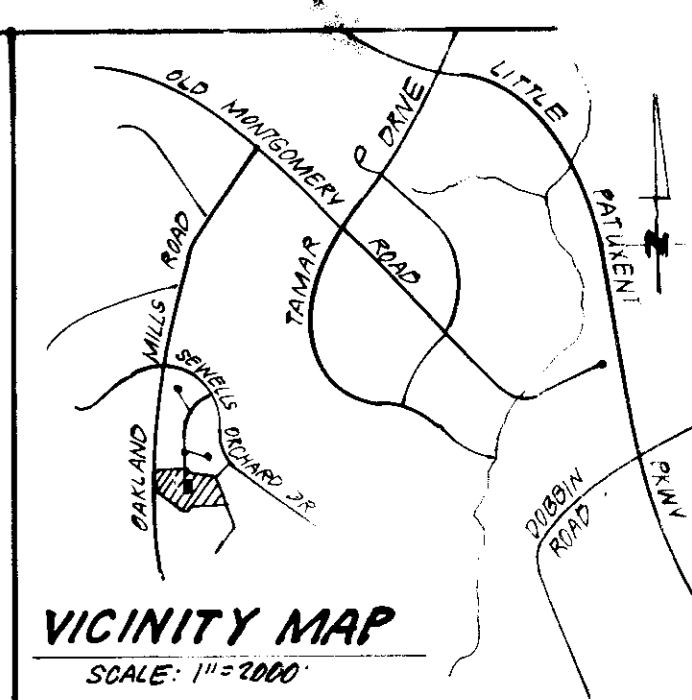


TYPICAL HOUSES
NO SCALE



GENERAL NOTES:

- The land included is zoned: RSC.
- All coordinates based upon Howard County Control Station "Sewells"
- Area covered is located on Tax Map # 36, Par 247
- All parking to be privately owned and maintained
- Any damage to county owned rights of way shall be collected at the Developer's Expense.
- Total area included: 2.847 Acres
- Number of Parking Spaces Required: 40 Provided: 41
- Number of Units shown: 20
- Maximum Building Coverage: is 40% Min Lot Sizes Are:
 $C/D = 706 = 1765 \text{ sq ft}$
 $B/D \text{ or } B/G = 832 = 2080 \text{ sq ft}$
 $A/G \text{ or } A/D = 900 = 2250 \text{ sq ft}$
- Garages shown on this plan shall only be used for parking purposes, in Accordance with Section 127.B.4.b.(18) of the Howard County Zoning Regulations.

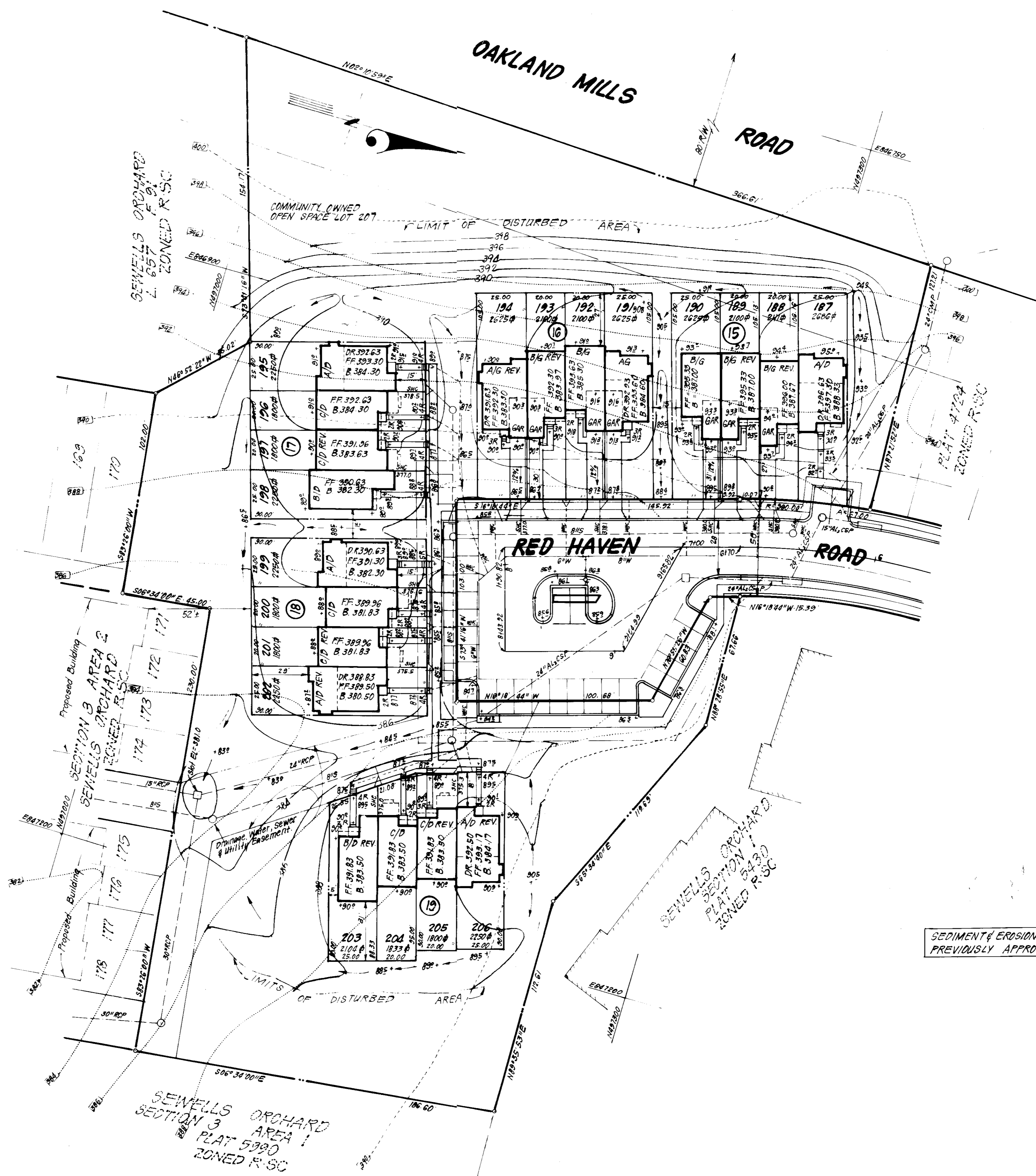
LEGEND:

- Contour Interval 2 Ft.
- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Drainage
- Walk-Out Basement

Note: The contractor or developer shall contact the Construction Inspection/Survey Division, 24 hrs in advance of construction, at 792-7972.

Public Water & Sewer shown for Reference Only for more detailed information see Water and Sewer Contract Nos. 24-1398D & 24-1835 D. See Road Construction Plans for Installation of Public Utilities.

NOTE: Storm Water Management provided for in Central Facility in Sewells Orchard 3/1. Approved Road Construction Plans F-84-215.



SEDIMENT & EROSION CONTROL PROVIDED BY PREVIOUSLY APPROVED PLANS F-84-215

LOT NO.	STREET	ADDRESS
187	Red Haven Road	6342
188	"	6344
189	"	6346
190	"	6348
191	"	6352
192	"	6354
193	"	6356
194	"	6358
195	"	6362
196	"	6364
197	"	6366
198	"	6368
199	"	6370
200	"	6374
201	"	6376
202	"	6378
203	"	6380
204	"	6382
205	"	6384
206	"	6386
207	Red Haven Road	6390

SUBDIVISION NAME	SECT./AREA	LOT #S
SEWELLS ORCHARD	3 / 2	187 - 207

PLAT NO.	BLOCK #	ZONE	TAX / ZONE MAP	ELEC. DIST.	SEWER'S TR.
0532	16	RSC	36	6TH	0603C2

WATER CODE	SEWER CODE
E.C.4	5332700

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 12-22-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR: *[Signature]* DATE: 12-31-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* DATE: 12-23-85

APPROVED: PLANNING DIRECTOR OF HOWARD COUNTY
 DATE: 12-11-85

[Signature]

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

DESIGNED: BAF
 DRAWN: KIW
 CHECKED: JME
 DATE: 10-1-85

SITE DEVELOPMENT PLAN
 LOTS 187 THRU 207

SEWELLS ORCHARD
 SECTION 3 AREA 2
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: FIRETTI BUILDERS, INC.
 10176 Ball National Pike Suite 205
 Bethesda, Md. 20814

SCALE: 1" = 30'
 DRAWING: 10F 3
 JOB NO: 85-116
 FILE NO: 85-116-X

SDP 86-102

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible; Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Inspection - Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft)

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

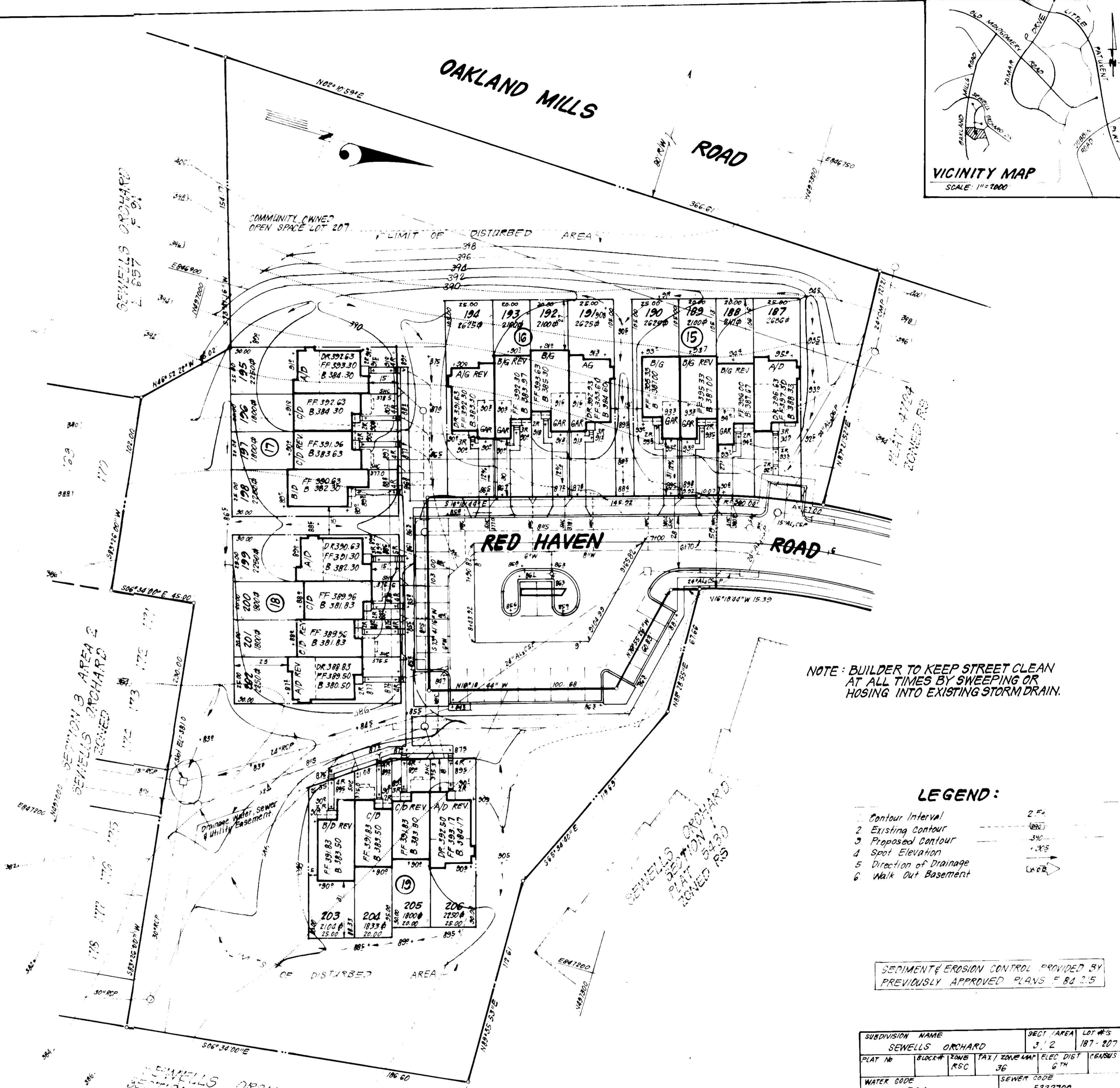
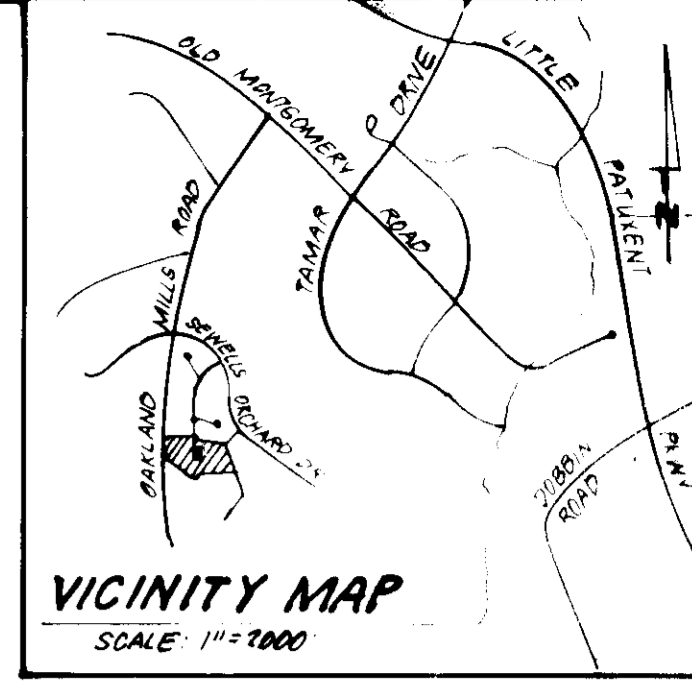
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
- 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1; b) 14 days as to all other disturbed or graded areas on the project site.
- 4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and (Sec. 54), temporary seeding (Sec. 50) and (Sec. 52). Temporary stabilization with which straw can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- 7) Site Analysis:
 Total Area of Site: 2.9479 Acres
 Area Disturbed: 1.8080 Acres
 Area to be reseeded or paved: 0.9630 Acres
 Area to be vegetatively stabilized: 1.8541 Acres
 Total Cut: 8450 Cu. yds
 Total Fill: 265 Cu. yds
 Offsite waste/borrow area location: N/A
- 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- 9) Additional sediment control must be provided, if deemed necessary by the Howard County DFW sediment control inspector.
- 10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- 11) If houses are to be constructed on an "As-Sold" basis, at random, Single Lot Sediment Control as shown below shall be implemented. N/A
- 12) All pipes to be blocked at the end of each day (see detail below). N/A
- 13) The total amount of straw bale dikes/silt fence equals NONE. N/A.

CONSTRUCTION SEQUENCE:

	No. of Days
A. Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.	2
B. Excavate for foundations and Rough Grade & Temporarily Stabilize.	45
C. Construct Structures, Sidewalks and Driveways.	75
D. Final Grade and stabilize in accordance with Stds. & Specs.	20
E. Upon approval of the sediment control inspector, remove sediment and erosion controls and stabilize.	0



NOTE: BUILDER TO KEEP STREET CLEAN AT ALL TIMES BY SWEEPING OR HOSING INTO EXISTING STORM DRAIN.

LEGEND:

- 1 Contour Interval 2' ±
- 2 Existing Contour 1/8" = 1'
- 3 Proposed Contour 1/8" = 1'
- 4 Spot Elevation 1/8" = 1'
- 5 Direction of Drainage 1/8" = 1'
- 6 Walk Out Basement 1/8" = 1'

SEDIMENT EROSION CONTROL PROVIDED BY PREVIOUSLY APPROVED PLANS F 80-25

SUBDIVISION NAME	SEWELLS ORCHARD	SECT./AREA	3/2	LOT #S	187-207
PLAT NO.	5000	TAXI ZONE	36	ELEC. DIST.	6TH
WATER CODE	E04	SEWER CODE	5332700		

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

John M. Boyd, P.E. 12-27-85
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

John W. Mullaney 12-31-85
 PLANNING DIRECTOR DATE

John W. Mullaney 12-31-85
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

John W. Mullaney 12-31-85
 DIRECTOR DATE

John W. Mullaney 12-31-85
 CHIEF BUREAU OF ENGINEERING DATE

APPROVED
 PLANNING
 OF HOWARD COUNTY
 12-11-85
John W. Mullaney

SEWELLS ORCHARD SECTION 3 AREA 1 PLAT 5000 ZONED RS

HOWARD

Joseph Firetti 12-5-85
 APPROVED DATE

G. Nelson Clark 12-29-85
 DATE

CLARK · FINEFROCK & SACKETT
 ENGINEERS · PLANNERS · SURVEYORS

13117 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 581-3400

DESIGNED: GLB
 DRAWN: KW
 CHECKED: GLB
 DATE: 10-29-85

SEDIMENT EROSION CONTROL PLAN
 LOTS 187 THRU 207

SCALE: 1"=30'

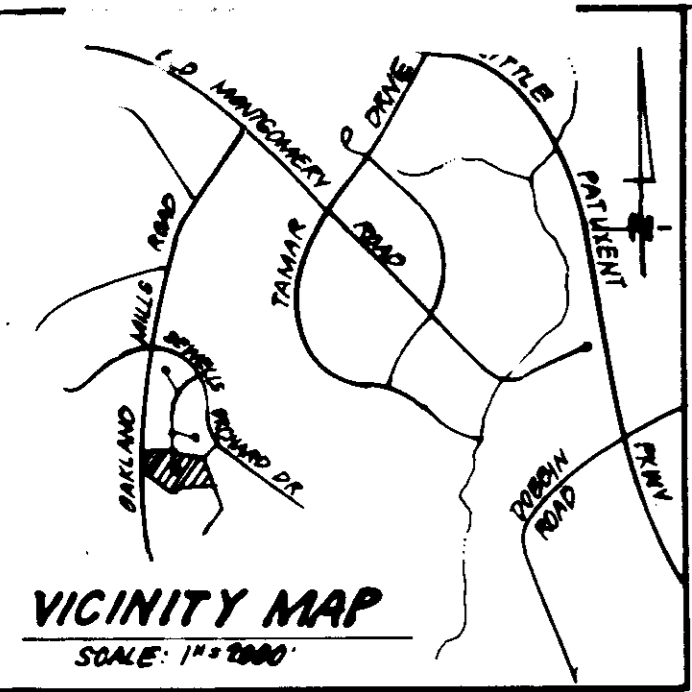
DRAWING: 20F 3

JOB NO: 85-03

FILE NO: 85-109

FOR: FIRETTI BUILDERS, INC.
 10176 BAIN WINDSOR PIKE SUITE 205
 Selkirk Center, Ellicott City, Md. 21033

SDP 86-102



PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUANT	REMARKS
⊙	* PREVIOUSLY APPROVED STREET TREES (BY OTHERS) ACER RUBRUM RED SUNSET RED SUNSET MAPLE QUERCUS PALUSTRIS PIN OAK	2 1/2" CAL 2-14' HT.	9 8	B & B HEAVY HEADS
⊕	* TREES PROPOSED ON THIS PLAN (BY THE BUILDER) ACER RUBRUM OCTOBER GLODY OCTOBER GLODY MAPLE MALUS PINK PERFECTION PINK PERFECTION CRAB	2 1/2" CAL 2-14' HT. 6-8' HT.	2 5	B & B HEAVY HEADS
⊕	* TREES TO BE SUBMITTED FOR APPROVAL WITH ROAD CONSTRUCTION DOCUMENT #83-06P ACER SACCHARUM GREEN MT. GREEN MOUNTAIN SUGAR MAPLE	2 1/2" CAL		B & B HEAVY HEADS

- NOTE:
- THIS LANDSCAPE PLAN SUPERSEDES THE PREVIOUS PLAN DATED 11-03-85.
 - PREVIOUSLY APPROVED STREET TREES ARE THE RESPONSIBILITY OF THE DEVELOPER.
 - INDIVIDUAL LOT PLANTINGS ARE THE RESPONSIBILITY OF THE BUILDER.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - ALL PLANTING SHALL COMPLY WITH ATTACHED SPECIFICATIONS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
John M. Boyd, P.E. 12-22-85
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR *John M. Boyd* 12-31-85
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 *John M. Boyd* 12-31-85
CHIEF BUREAU OF ENGINEERING

APPROVED: PLANNING OF HOWARD COUNTY
DATE: 12-11-85
John M. Boyd

Wayne A. Thayer
12-19-85

CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
1115 LEE ROAD, BELTSVILLE, MARYLAND 20814

LANDSCAPE PLANTING PLAN
LOTS 187 THRU 207
SEWELLS ORCHARD
SECTION 3 AREA 2
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DESIGNED: HBN
DRAWN: HBN
CHECKED: WHT
DATE: 12-18-85

SCALE: 1" = 30'
DRAWING: 30F 3
JOB NO: 85-116
FILE NO: LS 85-116

FOR: FIDETTI BUILDERS, INC.
10176 BALT. NATIONAL PIKE, SUITE 205
BETHANY CENTER, BELMONT CITY, MD. 21043