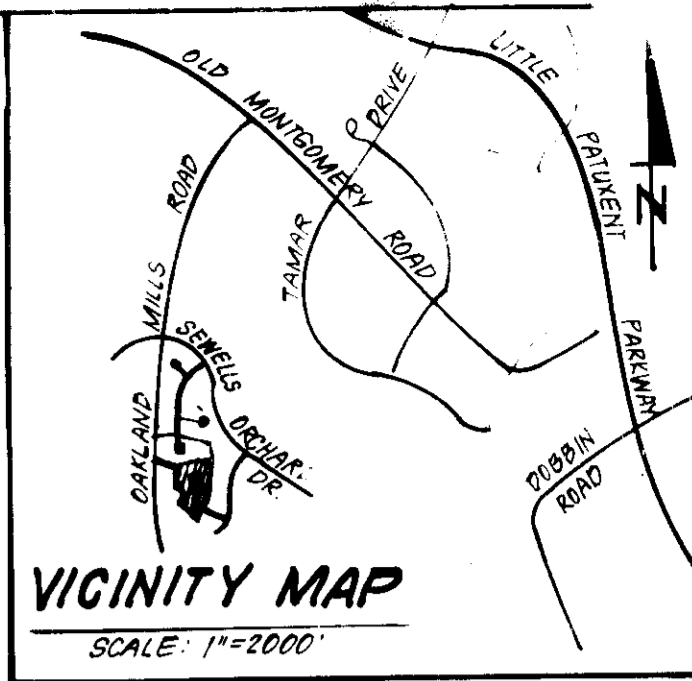
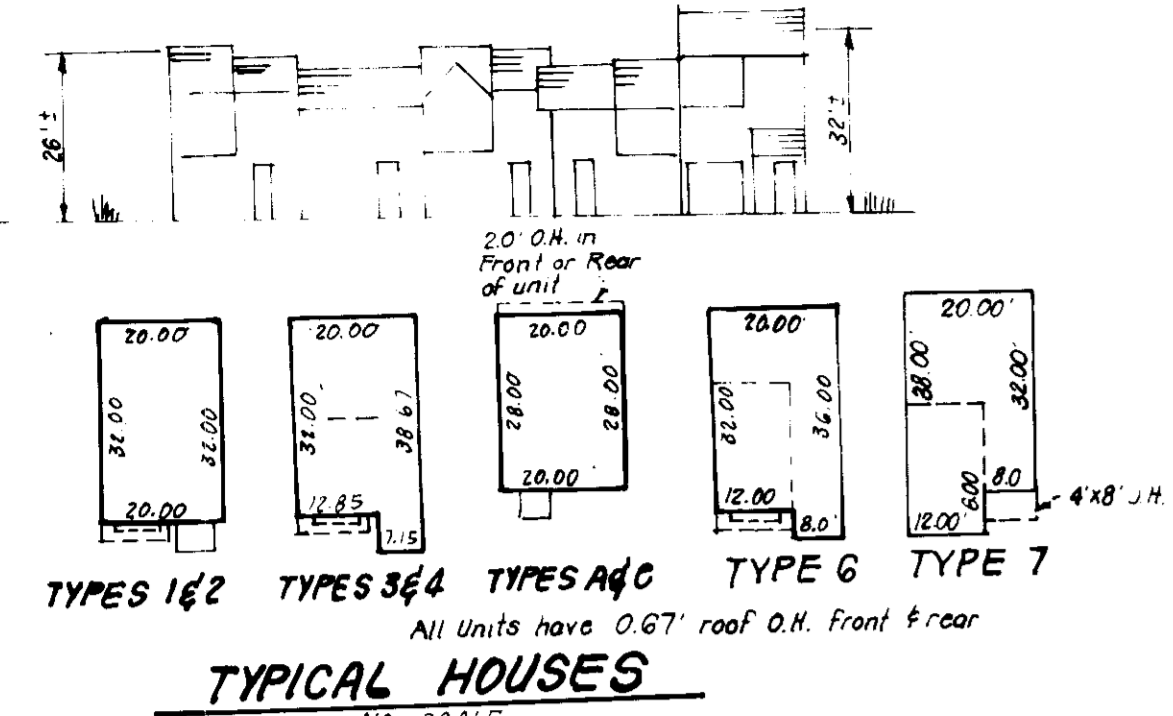


Note: The contractor or developer shall contact the Construction Inspection/Survey Division, 24hrs in advance of construction at 782-7272.
 Public Water & Sewer shown for Reference Only for more detailed information see Water and Sewer Contract Nos. 24-1398D & 24-1235-2. See Road Construction Plans for Installation of Public Utilities.

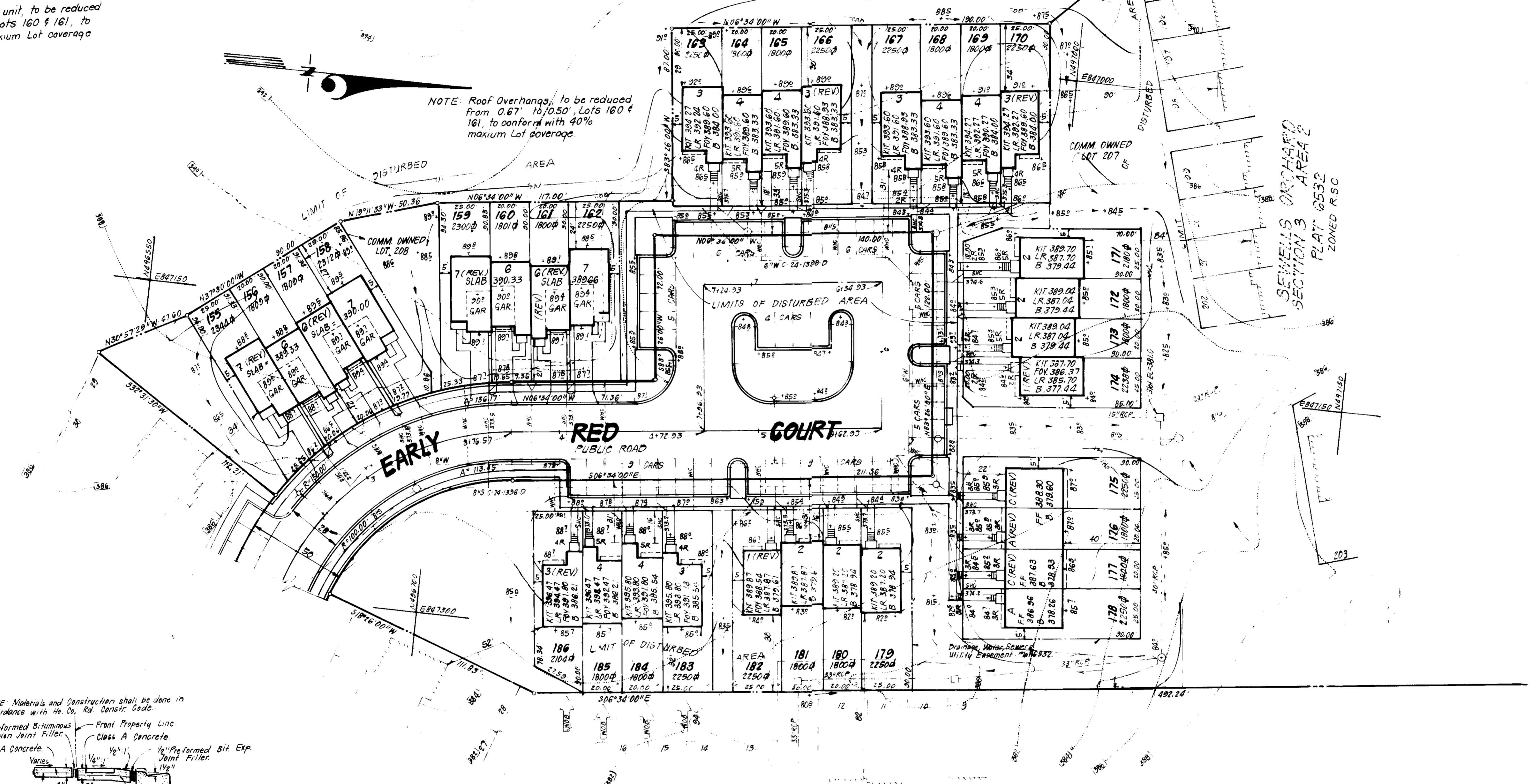


NOTE: Storm Water Management provided for in Central Facility in Sewells Orchard 3/1 Approved Rd. Construction Plans F-84-215.



NOTE: Roof Overhangs on Type G unit to be reduced from 0.67' to 0.50', for Lots 160 & 161, to conform with the 40% maximum Lot coverage.

ZONED R5C
 SEWELLS ORCHARD
 L. 657 F. 91



NOTE: Roof overhangs, to be reduced from 0.67' to 0.50', for Lots 160 & 161, to conform with 40% maximum Lot coverage.

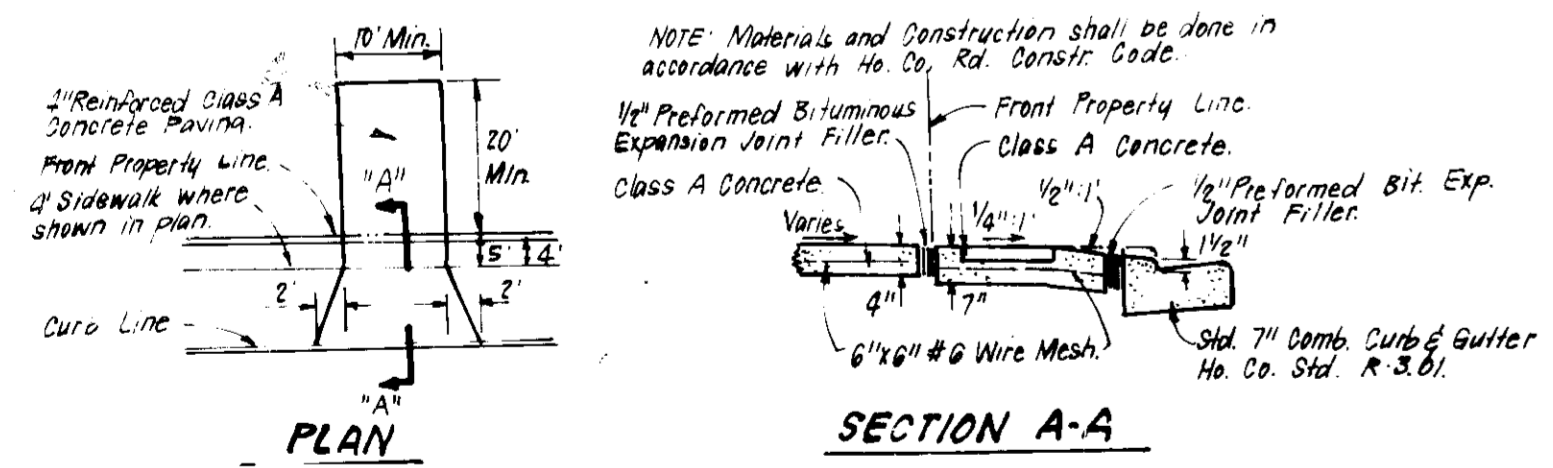
GENERAL NOTES

- The land included is zoned: R5C
 - All coordinates are based upon Howard County Control Station "Sewells"
 - Area covered is located on Tax Map # 36, Par. 2d7
 - All parking to be privately owned and maintained.
 - Any damage to county owned rights-of-way shall be corrected at the Developer's Expense.
 - Total area included: 1.332 Acres
 - Number of Parking Spaces Required, et. Provided: 65
 - Number of Units shown: 32
 - Maximum Building Coverage is 40% Min Lot Size
- Types 1&2 714.3 sq ft = 1,783.75 sq ft Min Lot Size Req'd.
 Types A&C 226.9 sq ft = 1,567 sq ft Min Lot Size Req'd.
 Type G 122.6 sq ft = 1,807 sq ft Min Lot Size Req'd.
 Type 7 170 sq ft = 1,927 sq ft Min Lot Size Req'd.
- Gauges shown on this plan shall only be used for parking purposes, in accordance with Sect. 127.B.2 b (1) of the Howard County Zoning Regulations.

LEGEND

- Contour Interval 2.5'
- Existing Contour 3.0'
- Proposed Contour 3.0'
- Spot Elevation 10.5'
- Direction of Drainage
- Walk out S easement

Lot No.	STREET ADDRESS
155	6321 Early Red Court
156	6323 " " "
157	6325 " " "
158	6327 " " "
159	6331 " " "
160	6333 " " "
161	6335 " " "
162	6337 " " "
163	6341 " " "
164	6343 " " "
165	6345 " " "
166	6347 " " "
167	6351 " " "
168	6353 " " "
169	6355 " " "
170	6357 " " "
171	6362 " " "
172	6360 " " "
173	6358 " " "
174	6356 " " "
175	6352 " " "
176	6350 " " "
177	6348 " " "
178	6346 " " "
179	6342 " " "
180	6340 " " "
181	6338 " " "
182	6336 " " "
183	6328 " " "
184	6326 " " "
185	6324 " " "
186	6322 " " "



DRIVEWAY ABUTTING STD. 7" COMB. CURB & GUTTER

ZONING: R5C
 "SEWELLS ORCHARD"
 SECTION 3 AREA 1
 PLATS 5000 & 5991

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 5-6-86

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR: *[Signature]* DATE: 5-7-86

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE.
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* DATE: 5-7-86

CHIEF BUREAU OF ENGINEERING: *[Signature]* DATE: 5-7-86

APPROVED: PLANNING BOARD OF BETHESDA COUNTY
 DATE: 4-16-86

CLARK · FINEFROCK & SACKETT
 ENGINEERS · PLANNERS · SURVEYORS

1131F LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 583-3400

DESIGNED: JME SCALE: 1"=30'

DRAWN: JME DRAWING: 10/F3

KIW CHECKED: JME JOB NO: 86-D13

DATE: 2-10-86 FILE NO: 86-D13-X

SITE DEVELOPMENT PLAN
 LOTS 155 THRU 186
SEWELLS ORCHARD
 SECTION 3 AREA 2
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: DIVERSIFIED HOUSING CORP.
 10015 Old Columbia Pike
 Columbia, Md. 21046

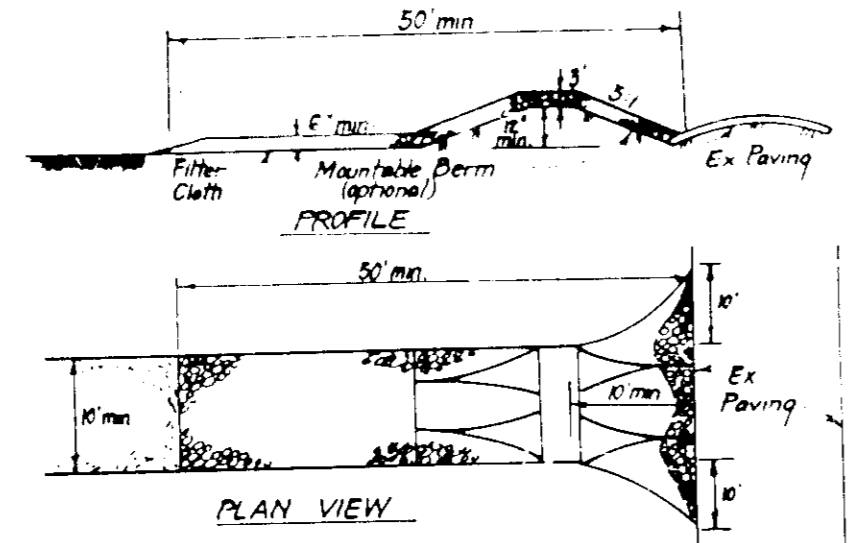
SDP-86-176



SEDIMENT CONTROL NOTES

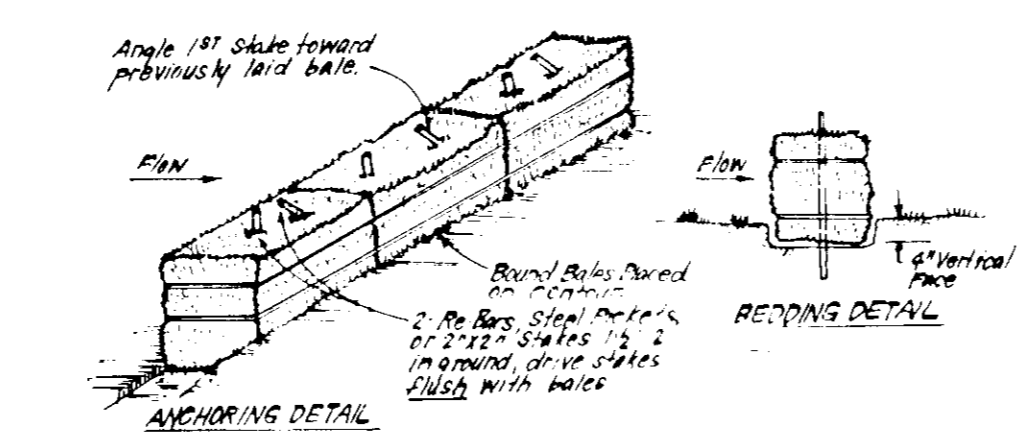
- A minimum of 14 days notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar 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.
- 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.
- 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. 50) and (Sec. 51) sod (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
- 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.
- Site Analysis:

Total Area of Site	1.490 Acres
Area Disturbed	2.250 Acres
Area to be roofed or paved	0.96 Acres
Area to be vegetatively stabilized	1.69 Acres
Total Cut	4940 Cu. yds
Offsite waste/borrow area location	N/A



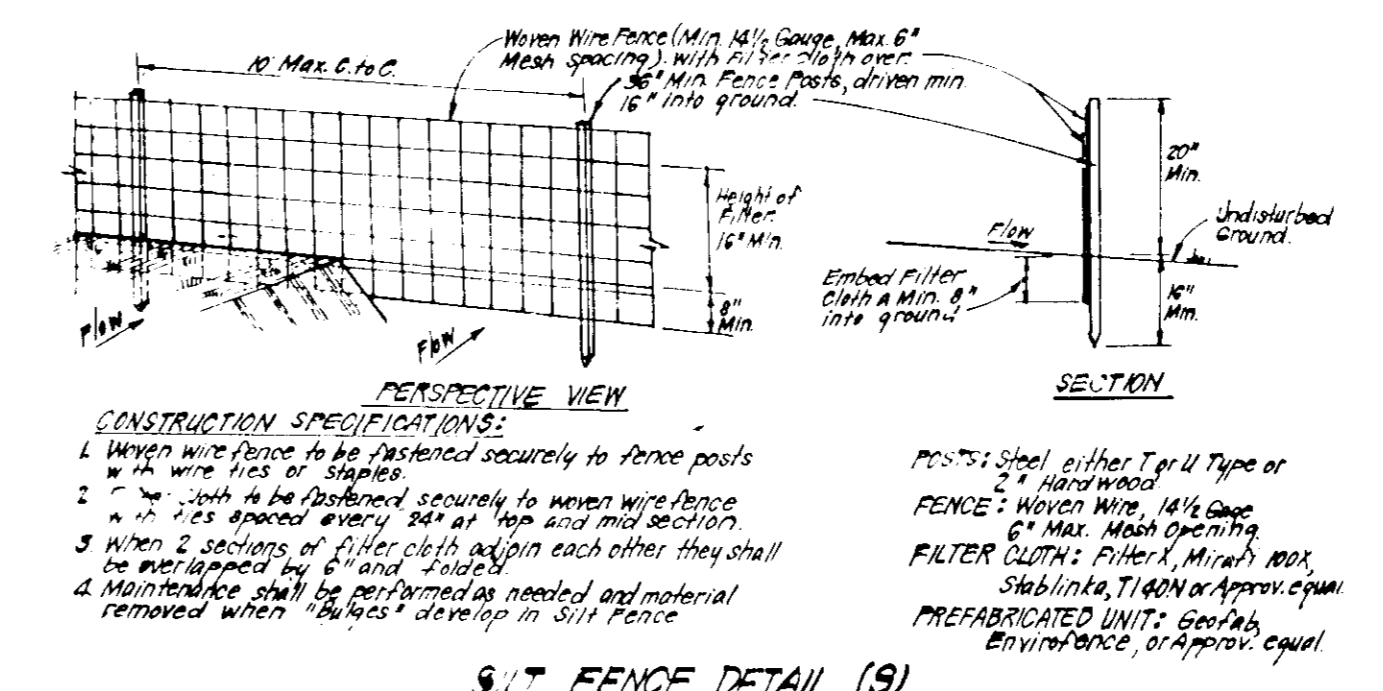
- CONSTRUCTION SPECIFICATIONS:**
- Stone size - Use 2" stone or reclaimed or recycled concrete equivalent.
 - Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
 - Thickness - Not less than six (6) inches.
 - Width - Ten (10) feet minimum, but not less than the full width at points where ingress or egress occurs.
 - Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
 - Surface Water - All surface water flowing or directed toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5' slopes will be permitted.
 - Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment into public rights-of-way. This may require periodic hosing down, with additional stone as conditions demand and repair and/or clearing of any measures used to trap sediment. All sediment applied, dropped, washed or tracked onto public rights-of-way must be removed immediately.
 - Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
 - Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE (SCE)



- CONSTRUCTION SPECIFICATIONS:**
- Bales shall be placed at the top of a slope or on the contour and in a row with ends tightly abutting the adjacent bales.
 - Each bale shall be embedded in the soil a min. of 4" and placed so the bindings are horizontal.
 - Bales shall be securely anchored in place by either 2x4s or 2x6s driven thru the bales. The 1st stake in each row shall be driven toward the previously laid bale at an angle to force the bales together. Stakes shall be driven flush with the bales.
 - Inspection shall be frequent and repair/replacement shall be made promptly as needed.
 - Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

STRAW BALE DIKE DETAIL (SBD)



- CONSTRUCTION SPECIFICATIONS:**
- Woven wire fence to be fastened securely to fence posts.
 - Fence to be spaced every 30' at top and mid section.
 - When 2 sections of filter cloth section each other they shall be overlapped by 6" and stapled.
 - Maintenance shall be provided as needed and material removed when it has served its purpose in SIF fence.

SILT FENCE DETAIL (SIF)

- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DSW sediment control inspector.
- 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.
- 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
- All pipes to be blocked at the end of each day (see detail below). N/A
- The total amount of straw bale dikes/silt fence equals 130 L.F.

CONSTRUCTION SEQUENCE

	No. of Days
A. Obtain Grading Permit and Install Sediment & 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 Site & Specs.	20
E. Upon approval of the sediment control inspector, remove sediment and erosion controls & stabilize.	0



Reviewed for Howard S.C.D. Name: [Signature] Date: 4/30/86

Approved: [Signature] Date: 4/30/86

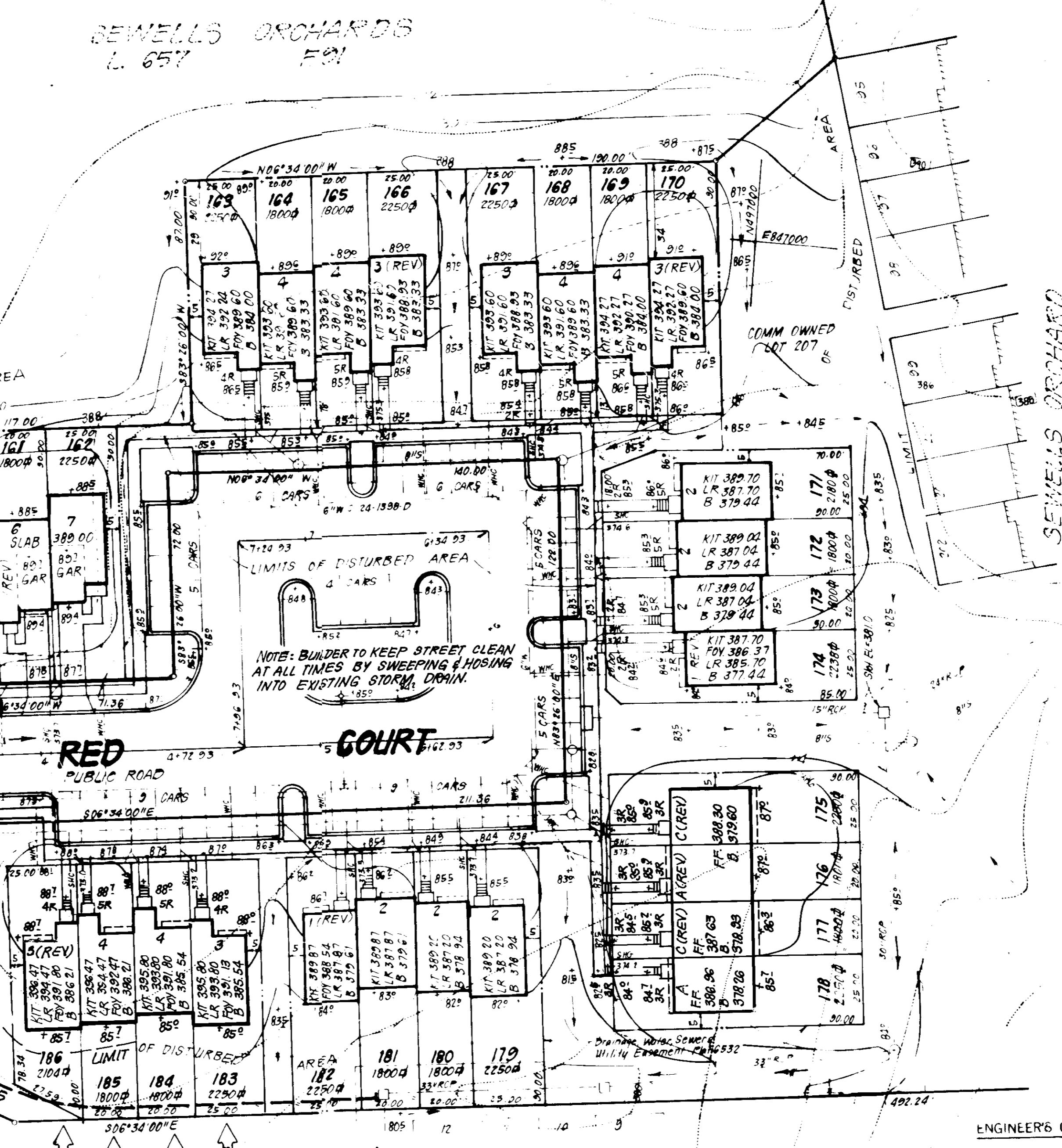
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT. Date: 5-6-86

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING. Date: 5-7-86

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. Date: 5-1-86

APPROVED PLANNING BOARD OF HOWARD COUNTY. Date: 4-16-86

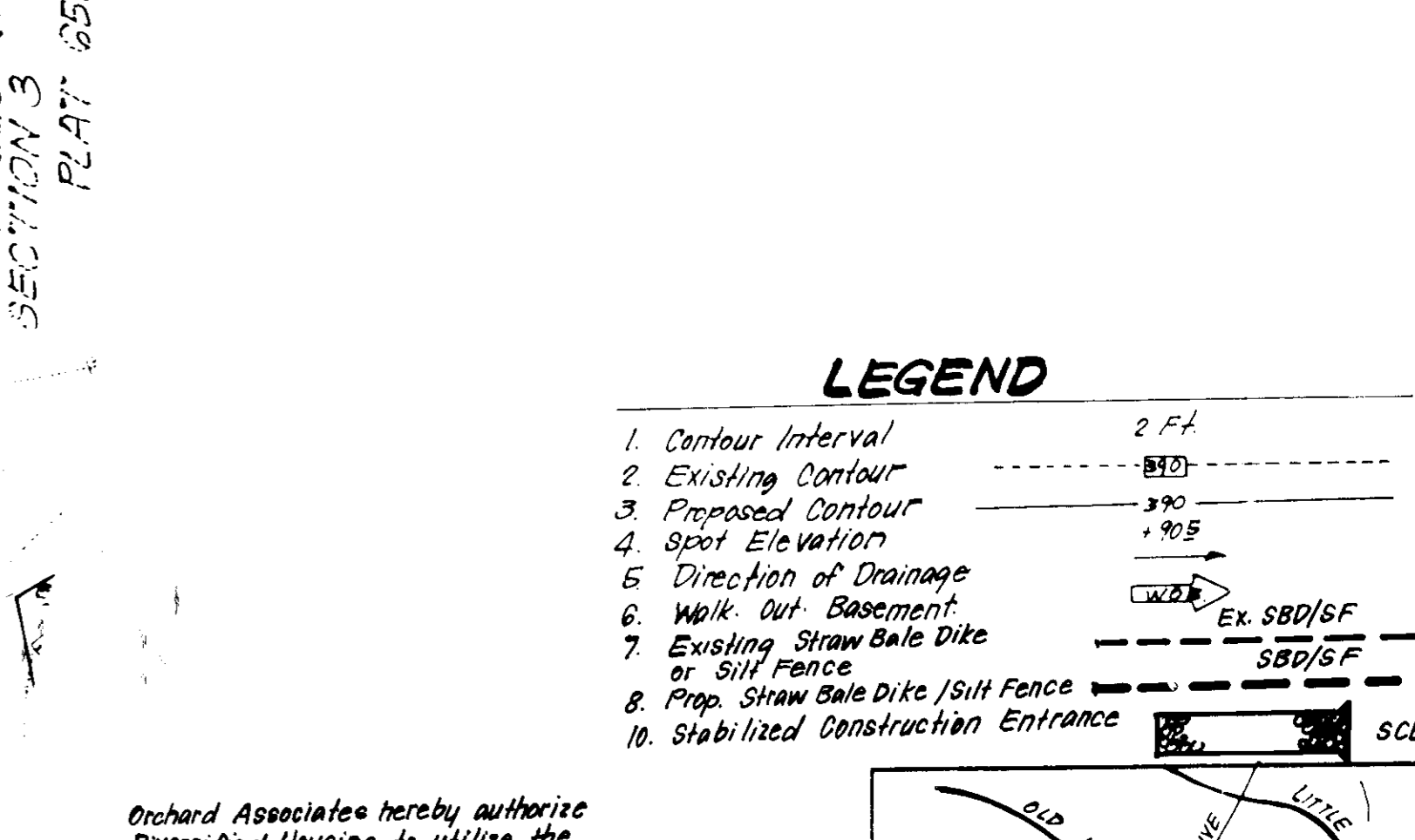
DEVELOPER'S/BUILDER'S CERTIFICATE. I certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of Natural Resources Approved Training Program for the Control of Erosion and Sediment before beginning the project. Date: 2-11-86



ENGINEER'S CERTIFICATE. I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site and that it was prepared in accordance with the requirements of the Howard County Department of Public Works. Date: 2-11-86

- PERMANENT SEEDING NOTES**
- Apply to graded or cleared areas not subject to immediate further disturbance. 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:
- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 900 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).
 - 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 in the spring. 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.
- Inspect all seeded areas and make needed repairs, replacements and reseeding.

- TEMPORARY SEEDING NOTES**
- Apply to graded or cleared areas likely to be redistributed 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 gallons 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.



Orchard Associates hereby authorize Diversified Housing to utilize the existing sediment control measures shown on Plan F-84-215 for Sediment Control for this project. If Orchard Associates removes the existing sediment & erosion control measures prior to completion of the Site Development Plan, a revised Sediment & Erosion Control Plan will be required. Date: 2-12-86

CLARK FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS

13115 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

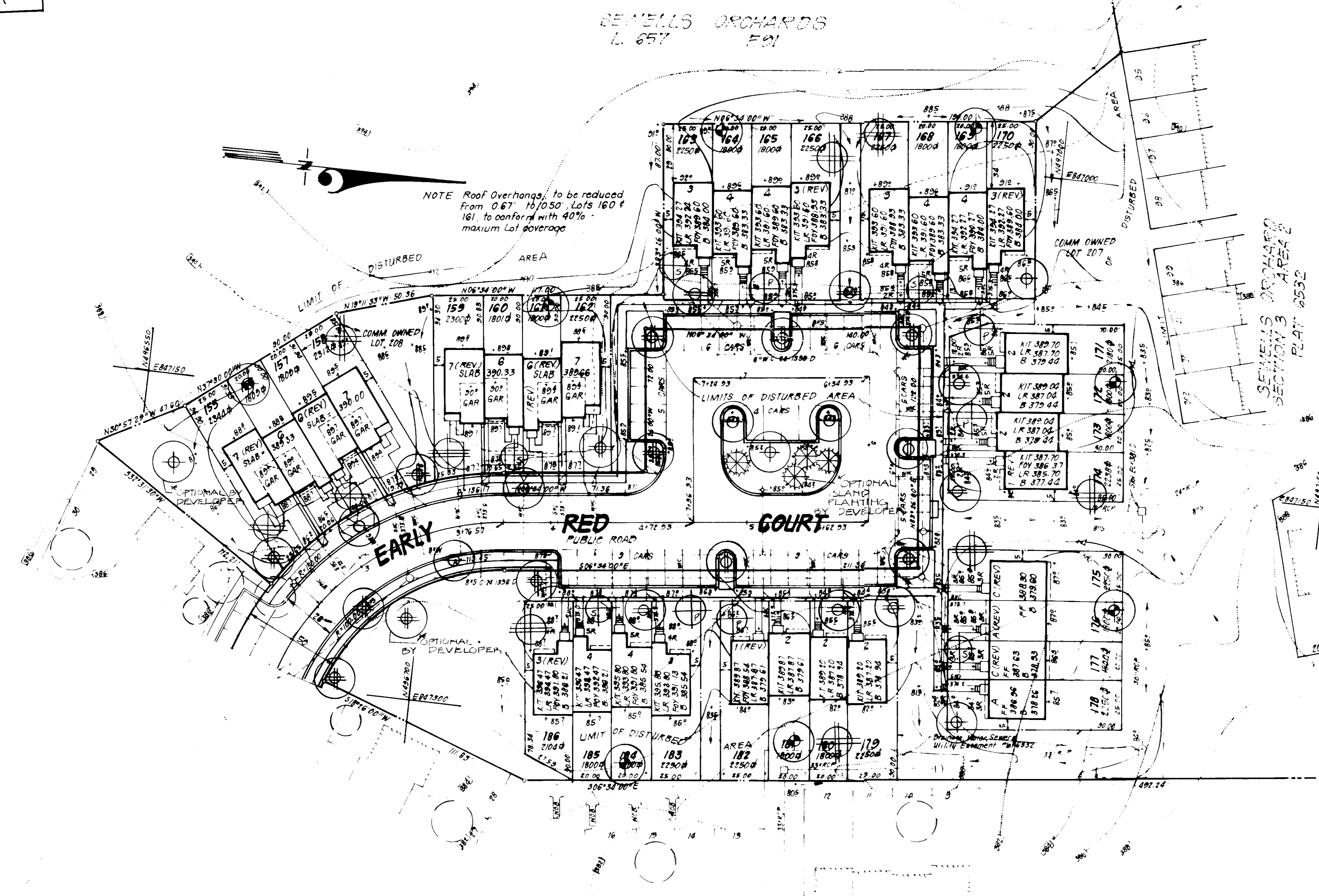
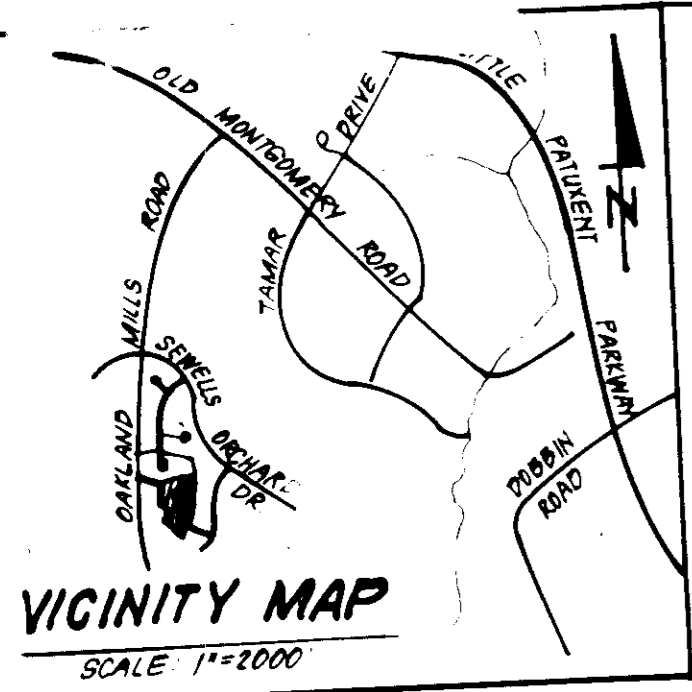
DESIGNED: M.B. JME
DRAWN: K.W.
CHECKED: M.B. JME
DATE: 2-10-86

SEDIMENT & EROSION CONTROL PLAN
LOTS 155 THRU 186
SEWELLS ORCHARD
SECTION 3 AREA 2
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: DIVERSIFIED HOUSING CORP.
10015 Old Columbia Pike
Columbia, Md. 21046
SDP-86-176

SCALE: 1"=300'

DRAWING: 20F3
JOB NO.: 86-013
FILE NO.: 86-013-SE



PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUANT	REMARKS
PREVIOUSLY APPROVED STREET TREES				
⊕	FRAXINUS P. LANCEOLATA	2 1/2-3' CAL	12	B & B HEAVY HEADS
⊕	MARSHALL'S GREEN ASH	12-14' HT.		
⊕	QUERUS PALUSTRIS		5	
⊕	PIN OAK			
⊕	TILIA CORDATA 'GREENSPIRE'		6	
⊕	GREENSPIRE LINDEN			
INDIVIDUAL LOT PLANTING				
⊕	FRAXINUS P. LANCEOLATA		1	(1 OPTIONAL)
⊕	MARSHALL'S GREEN ASH		2	(2 OPTIONAL)
⊕	ACEP RUBRUM 'RED SUNSET'		2	(2 OPTIONAL)
⊕	RED SUNSET MAPLE			
⊕	PLANTANUS ACEPTIFOLIA		3	
⊕	LONDON PLANETREE			
⊕	TILIA CORDATA 'GREENSPIRE'		1	
⊕	GREENSPIRE LINDEN			
⊕	MALUS SNOWCLOUD	2-2 1/2' CAL	5	
⊕	SNOWCLOUD CRABAPPLE	8-10' HT.	5	
⊕	MALUS PINA PERFECTION		5	
⊕	PINK PERFECTION CRAB		6	
⊕	PRUNUS SEPP 'KWAZAH'		6	
⊕	KWAZAH CHERRY			
⊕	COPHUS FLORIDA		2	
⊕	FLOWERING DOGWOOD		2	
⊕	PRUNUS CEP. 'THUNDERCLOUD'			
⊕	PURPLELEAF FL. PLUM			
⊕	PRUNUS STROBILIS	6-8' HT.	4	(ALL OPTIONAL) B & B HEAVY
⊕	EASTERN WHITE PINE			

NOTE:

- STREET TREES, SHOWN SHADED ON THIS PLAN, SUPERCEDE THOSE SHOWN ON PREVIOUSLY APPROVED ROAD CO-CONSTRUCTION PLANS (83-076D, DATED 8/85).
- STREET TREES ARE NORMALLY THE RESPONSIBILITY OF THE DEVELOPER.
- INDIVIDUAL LOT PLANTING IS 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
DATE 5-6-86

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
DATE 4-16-86

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

ZONING RSD
"SEWELLS ORCHARD"
SECTION 3 AREA 2
PLATS 5990 & 5991

Wayne A. Lane
2-28-86

CLARK • FINEROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS

DESIGNED: MBM
DRAWN: MBM
CHECKED: WHT
DATE: 2-23-86

LANDSCAPE PLANTING PLAN
LOTS 155 THROUGH 186
SEWELLS ORCHARD
SECTION 3 AREA 2
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'
DRAWING: 2 OF 3
JOB NO: 86-013
FILE NO: 1-5
36-013

FOR: DIVERSIFIED HOUSING CORP.
10015 OLD COLUMBIA PIKE
COLUMBIA, MD. 21046

SDP-86-176