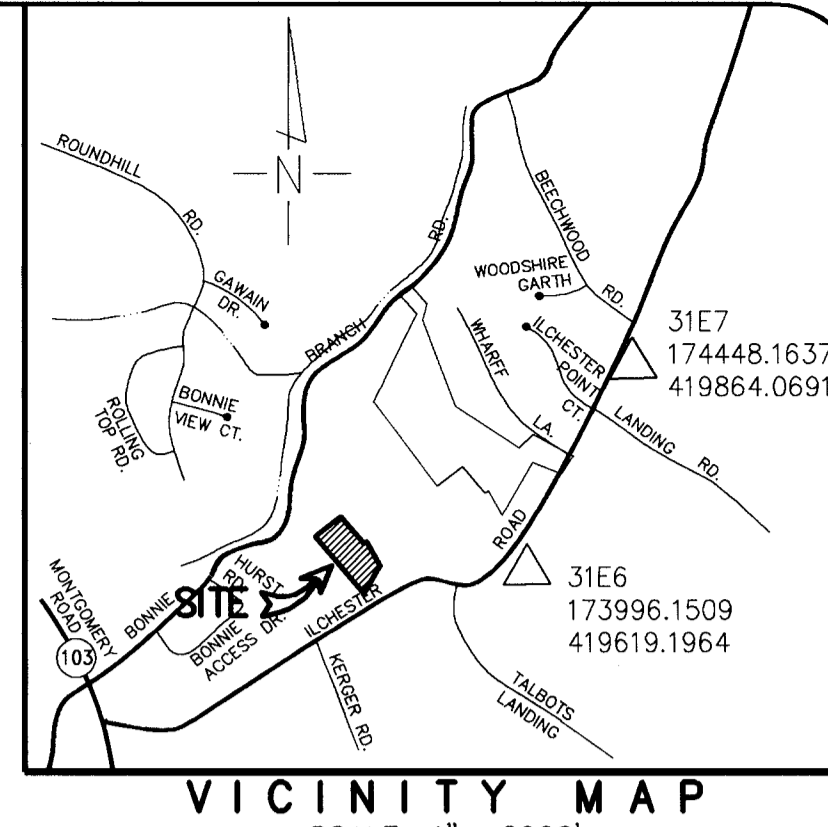
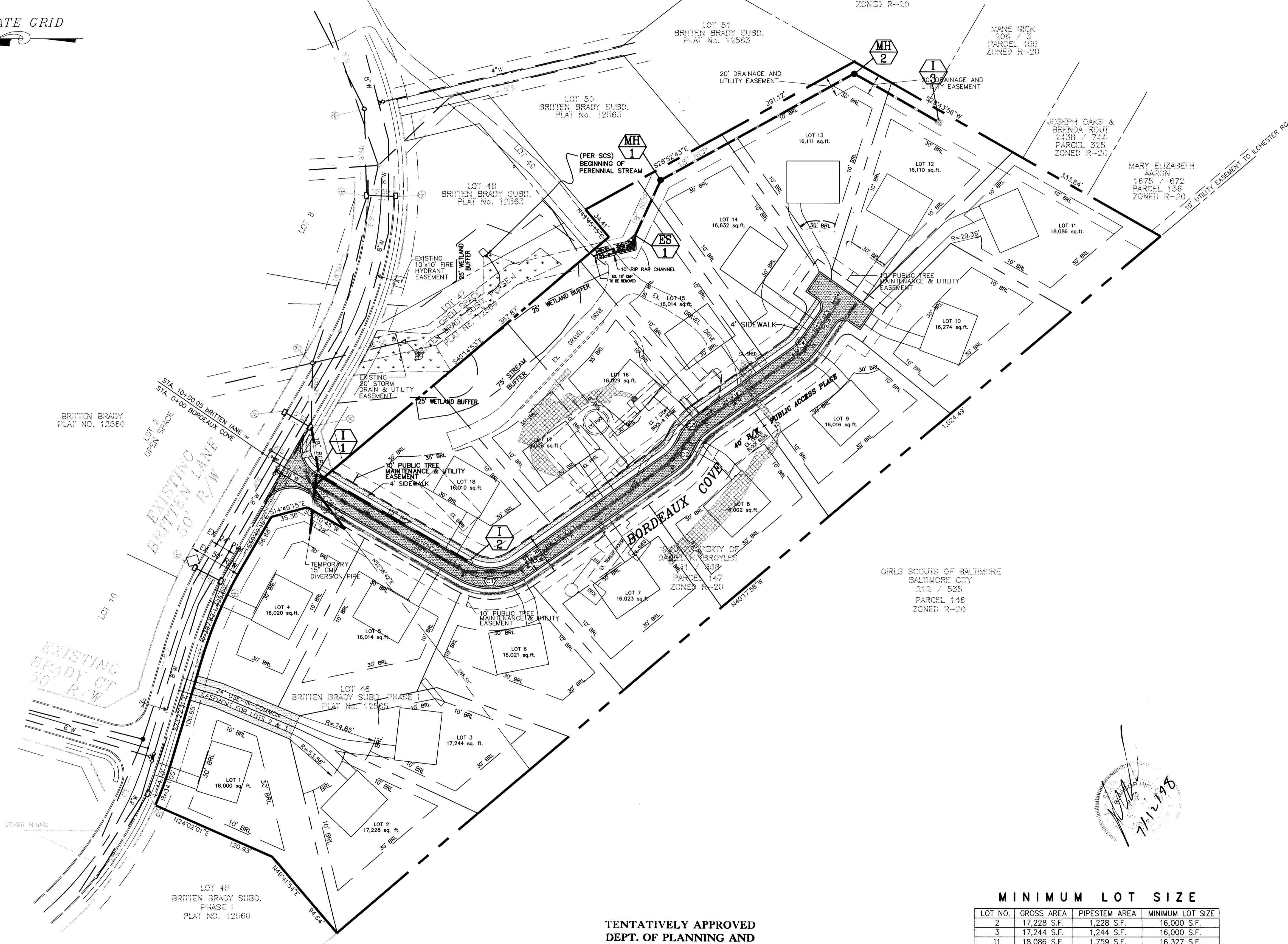


MD. STATE GRID

THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR, INC.  
373 / 723  
PARCEL 156  
ZONED R-20



**GENERAL NOTES**

- AREA TABULATION:  
ZONING: R-20  
PROPERTY AREA: 7.36 AC ±  
AREA OF PROPOSED BUILDABLE LOTS: 6.74 AC ±  
AREA OF PROPOSED ROADS (R/W): 0.62 AC ±  
REQUIRED RECREATIONAL OPEN SPACE (200 S.F. PER LOT): 3,600 S.F.  
PROVIDED RECREATIONAL OPEN SPACE (SEE NOTE 2): 3,600 S.F.  
NUMBER OF PROPOSED BUILDABLE LOTS: 18  
NUMBER OF PROPOSED NON-BUILDABLE LOTS: 0  
NUMBER OF PROPOSED OPEN SPACE LOTS (SEE NOTE 2): 0  
TOTAL NUMBER OF PROPOSED LOTS: 18
- OPEN SPACE WAS PREVIOUSLY CONVEYED UNDER F-96-17 IN EXCESS OF THE REQUIRED AMOUNT. THE EXCESS OPEN SPACE WAS TO BE APPLIED TO FURTHER SUBDIVISION OF LOT 46 AND THIS PROPERTY. FOR THE PURPOSES OF THIS CHART ELM STREET ESTATES IS REFERRED TO AS BRITTEN/BRADY PHASE I.  
RECREATIONAL OPEN SPACE REQUIRED FOR BRITTEN/BRADY PHASE I  
51 LOTS X 200 S.F. = 10,200 S.F. = 0.23 AC  
RECREATIONAL OPEN SPACE REQUIRED FOR BRITTEN/BRADY II  
18 LOTS X 200 S.F. = 3,600 S.F. = 0.08 AC  
TOTAL RECREATIONAL OPEN SPACE REQUIRED FOR PHASE I & II = 0.32 AC  
TOTAL RECREATIONAL OPEN SPACE PROVIDED FOR PHASE I & II = 0.32 AC  
OPEN SPACE REQUIRED FOR BRITTEN/BRADY PHASE I  
GROSS AREA 35.43 AC X 20% = 7.09 AC  
OPEN SPACE REQUIRED FOR BRITTEN/BRADY II  
GROSS AREA 7.36 AC X 20% = 1.47 AC  
TOTAL OPEN SPACE REQUIRED FOR PHASE I & II = 8.56 AC  
TOTAL OPEN SPACE PROVIDED FOR PHASE I & II = 9.16 AC
- LOT SIZE REQUIRED (SFD): 16,000 SF  
MINIMUM LOT SIZE PROVIDED (SFD): 16,000 SF  
OPEN SPACE REQUIRED (SEE NOTE 2):
- PROPOSED PUBLIC ROADWAY WITHIN THIS SITE:  
ROADWAY TYPE: PUBLIC ACCESS PLACE  
RIGHT-OF-WAY: 40'  
PAVEMENT: 20'  
DESIGN SPEED: 15 M.P.H.  
PAVEMENT TYPE: P-3
- PROJECT BACKGROUND:  
LOCATION: TAX MAP 31 PARCEL 147  
ZONING: R-20  
ELECTION DISTRICT: FIRST  
DPZ FILES: S-97-14, F-96-17, 14-3503-D, P-95-23  
DEED REFERENCE: LIBER 431, FOLIO 358
- PUBLIC WATER AND SEWER SYSTEMS ARE TO BE EMPLOYED. EXISTING WELLS AND SEPTIC TO BE ABANDONED.
- STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH 16.131 OF THE SUBDIVISION REGULATIONS.
- STREET LIGHTS WILL BE PROVIDED AS INDICATED ON THE FINAL ROAD DRAWINGS.
- TOPO BASED ON FIELD RUN TOPO PERFORMED BY W.S. MEEKINS, FEBRUARY 4, 1997, AND TOPO OF LOT 46, BRITTEN BRADY I, PERFORMED BY MILDENBERG, BOENDER & ASSOCIATES, INC., FEBRUARY 12, 1998.
- THERE ARE NO MAJOR COLLECTOR INTERSECTIONS WITHIN ONE MILE OF THIS SITE.
- THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT
- WETLANDS WERE DELINEATED BY BILL BRIDGELAND, MARCH 3, 1997.
- THE BOUNDARY SHOWN IS BASED ON A BOUNDARY SURVEY, PERFORMED BY W. L. MEEKINS ON FEBRUARY 4, 1997, WITHOUT BENEFIT OF TITLE REPORTS.
- QUANTITY AND QUALITY MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED UNDER F-96-17, BRITTEN/BRADY PROPERTY (PHASE I).
- THIS PROJECT IS SUBJECT TO SECT 124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- ALL EXISTING STRUCTURES AND DRIVEWAYS TO BE REMOVED.
- THERE ARE NO ADJOINING PROPERTY STRUCTURES WITHIN 200' OF A PROPOSED ROADWAY ENTRANCE.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NUMBERS 31E7 AND 31E6.  
STA No. 31E7 N 174448.1637 ELEV. 371.43  
E 419864.0691  
STA No. 31E6 N 173996.1509 ELEV. 375.75  
E 419619.1964
- 35' BUILDING RESTRICTION LINE ON LOTS 15 THRU 18 IS FROM STREAM AND WETLANDS BUFFER.

**MINIMUM LOT SIZE**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	17,228 S.F.	1,228 S.F.	16,000 S.F.
3	17,244 S.F.	1,244 S.F.	16,000 S.F.
11	18,086 S.F.	1,759 S.F.	16,327 S.F.

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	P.C.	P.R.C.	P.T.
C1	65°30'00"	50.00'	57.16'	24.08.71		2+65.87
C2	30°00'00"	50.00'	26.18'	4+37.57	4+63.75	
C3	30°00'00"	50.00'	26.18'		4+63.75	4+89.93
C4	19°33'49"	50.00'	26.18'	5+98.31		6+15.39

- LEGEND**
- WETLAND
  - STREAM
  - STEEP SLOPES

**OWNER/DEVELOPER**  
CRESTWOOD L.C.  
6820 ELM STREET  
McLEAN, VA 22101

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James S. Smith*  
PLANNING DIRECTOR  
DATE 7/23/98

*W. L. MEEKINS*  
7/12/98

Project	97111	Date	APR 1998
Illustration	AVG/AMY	Engineering	DCW/AMY
Scale	1" = 50'	Approval	

NO.	DESCRIPTION	DATE

ELM STREET ESTATES, LOTS 1-18  
TAX MAP 31, SUBDIVISION OF PARCEL 147 AND RESUBDIVISION OF LOT 46, BRITTEN/BRADY  
HOWARD COUNTY  
PRELIMINARY PLAN  
FIRST ELECTION DISTRICT

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5621 Wash. (410) 997-0298 Fed.

E:\97111\DWG\11-PE5.DWG

Project	97111	date	MAR 1998
Illustration	AMY/SD	Illustration	engineering
Scale	1" = 50'	Scale	SD/SD
		Approval	approval

THIS PLAN IS FOR  
LANDSCAPE & GRADING  
PURPOSES ONLY

**LEGEND**

	WETLAND
	25' WETLAND BUFFER
	STREAM/INTERMITTENT
	75' STREAM BUFFER
	EXISTING CONTOUR
	EXISTING TREE LINE
	PROPOSED TREE LINE
	25% SLOPE OR GREATER
	EX. FENCE LINE
	POWER POLE



- 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 LANDSCAPING IS THE RESPONSIBILITY OF THE DEVELOPER AS PART OF THE DPW DEVELOPERS AGREEMENT.
  - APPROVAL FOR GRADING IN FOREST CONSERVATION EASEMENT ON OPEN SPACE LOT 17 OF BRITTEN BRADY SUBD. REQUIRES REDLINE OF ROAD DRAWINGS FOR F-96-17, AND REVISION PLAT. PERMISSION FROM OPPOSITE OWNER HOA ALSO REQUIRED.

PERIMETER	EDGE TYPE
PERIMETER 1 SFD FRONT TO ROAD - 296.72 LF	N/A
PERIMETER 2 SFD TO SFD - 215.57 LF 1 SHADE TREE / 60 LF	4 A
PERIMETER 3 SFD TO SFD - 1024.49 LF 1 SHADE TREE / 60 LF	17 A
PERIMETER 4 SFD TO SFD - 333.84 LF 1 SHADE TREE / 60 LF	5 A
PERIMETER 5 SFD TO SFD - 135 LF EXISTING TREES TO REMAIN	A
PERIMETER 6 SFD TO SFD - 156.12 LF 1 SHADE TREE / 60 LF	2 A
PERIMETER 7 SFD TO SFD - 34.41 LF EXISTING TREES TO REMAIN	A
PERIMETER 8 SFD TO SFD - 195 LF EXISTING TREES TO REMAIN	A
PERIMETER 9 SFD TO SFD - 221.29 LF 1 SHADE TREE / 60 LF	4 A
<b>TOTAL PLANTING OBLIGATION</b>	
SHADE TREES	32
EVERGREEN TREES	0
SHRUBS	0

**STREET TREE PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
35		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
<b>TOTAL</b>				
35			STREET TREES	

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	N/A	A
LINEAR FEET OF PERIMETER	296.72 LF	2315.72 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 364.41 LF OF EXISTING TREES
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	0 SHADE TREES	32 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED		
SHADE TREES	0 SHADE TREES	- SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*[Signature]*  
PLANNING DIRECTOR 7/23/98  
DATE

**STREET TREE CALCULATIONS**  
BORDEAUX COVE - 1419 / 40 = 35  
TOTAL TREES REQUIRED = 35 TREES  
TOTAL TREES PROVIDED = 35 TREES  
NOTE: STREET TREES FOR BRITTEN LANE WERE PROVIDED UNDER F-96-17, BRITTEN/BRADY PROPERTY, LOTS 1 THRU 58.

ELM STREET ESTATES, LOTS 1-18  
TAX MAP 31, SUBDIVISION OF LOT 147 AND RESUBDIVISION OF LOT 46, BRITTEN/BRADY  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
PRELIMINARY GRADING AND LANDSCAPE PLAN

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