

SITE DEVELOPMENT PLAN BRITTEN/BRADY PROPERTY LOTS 2-8,10-21-23-46-48,50-55-57 SDP 97-86

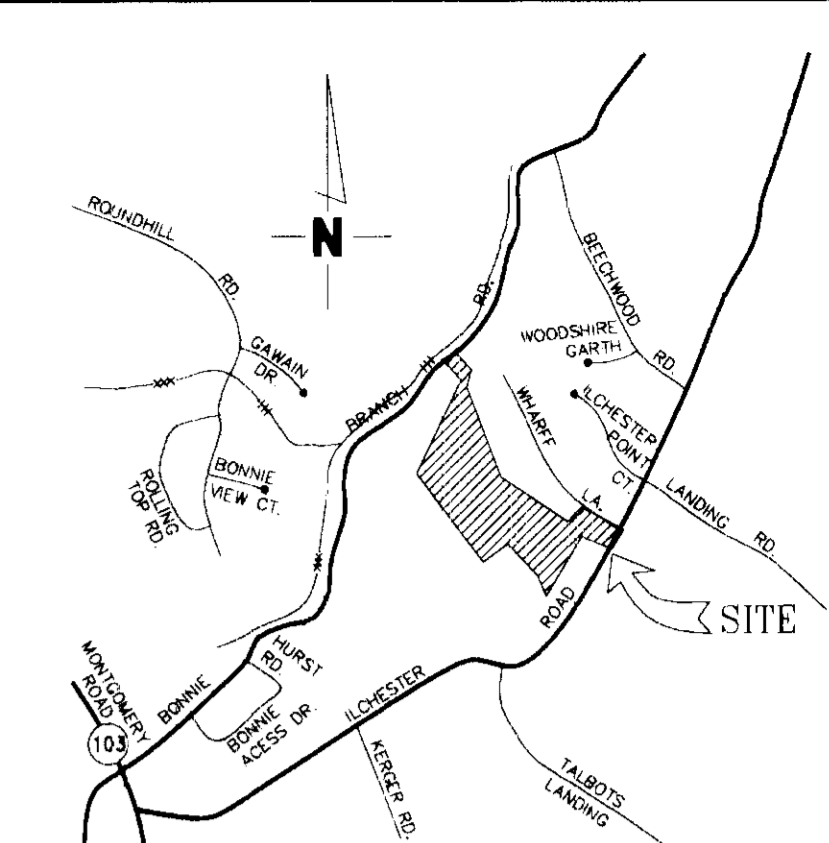
Howard County, Maryland

SPECIAL NOTES :

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-96-17 and/or approved Water and Sewer Plans Contract # 14-3503-D.

GENERAL NOTES :

1. Subject property is zoned : R-20 Comprehensive Zoning Plan.
2. The Total area included in this subdivision is : 35.43 ACRES
3. The total number of lots included in this subdivision are : 58
4. Improvement to property : 51 SFD UNITS
Total Acreage of SFD : 21.754 Ac.
5. The maximum lot coverage permitted is : N/A
6. Department of Planning and Zoning reference file numbers are : **RJ 4 12560-12567, F-96-17, F-98-02:12847-12848**
S-95-23, P-95-23
7. Utilities shown as existing are taken from approved water and sewer plan Contract # 14-3503-D road construction plans and actual field survey.
8. Any damage to county owned right-of-way shall be corrected at the developer's expense.
9. Storm water management is provided per : F-96-17
10. All roadways are public and existing.
11. The existing topography shown was taken from plans prepared by : A.E. INC. See F-96-17
12. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monument Nos : 31E8 AND 31E7
13. The contractor shall notify the Department of Public Works/ Bureau of Construction Inspection at (301) 792-7272 at least five (5) working days prior to the start of work.
14. The contractor shall notify "Miss Utility" at 1-800-257-777 at least 48 hours prior to any excavation work
15. Under certain conditions, decks and porches may only extend 10 feet into front and rear setbacks.
16. For driveway entrance details refer to Ho.Co. Design Manual Volume IV Std. Details R-6.03 and R-6.05.
17. Bay Windows, Chimneys and Archedways not more than 16' in width may extend up to 4' into any required setback. Porches or Decks may project up to 10' into any front or rear setback.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR ----- 284
- PROPOSED CONTOUR ----- 284
- DIRECTION OF DRAINAGE ----->
- WALK OUT BASEMENT
- EXISTING SEWER MAIN ----- S
- EXISTING WATER MAIN ----- W
- EXISTING STORM DRAIN ----- S
- EXISTING TREES TO REMAIN
- TREELINE TO REMAIN
- EXISTING PROTECTION DEVICE -----||-----||-----||-----

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED UPON MY PERSONAL KNOWLEDGE OF SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 5-13-97
RAYO C. WESSNER, P.E. #14440 DATE

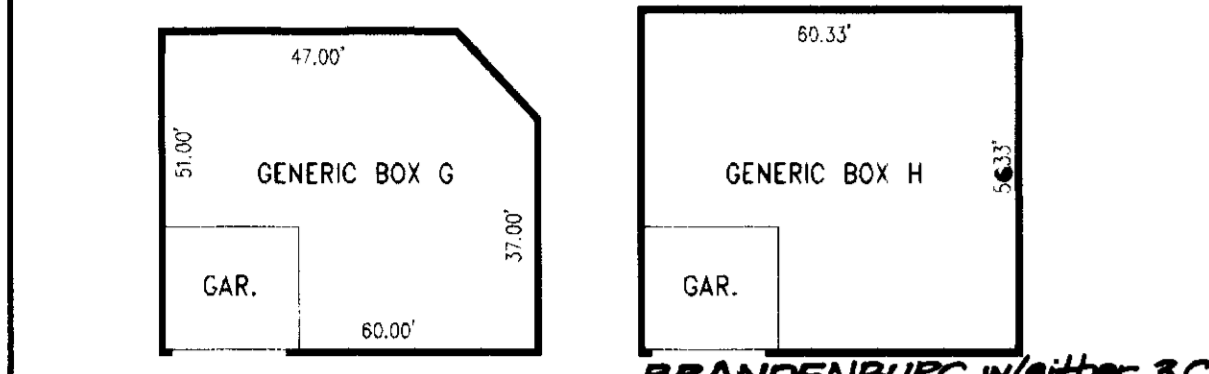
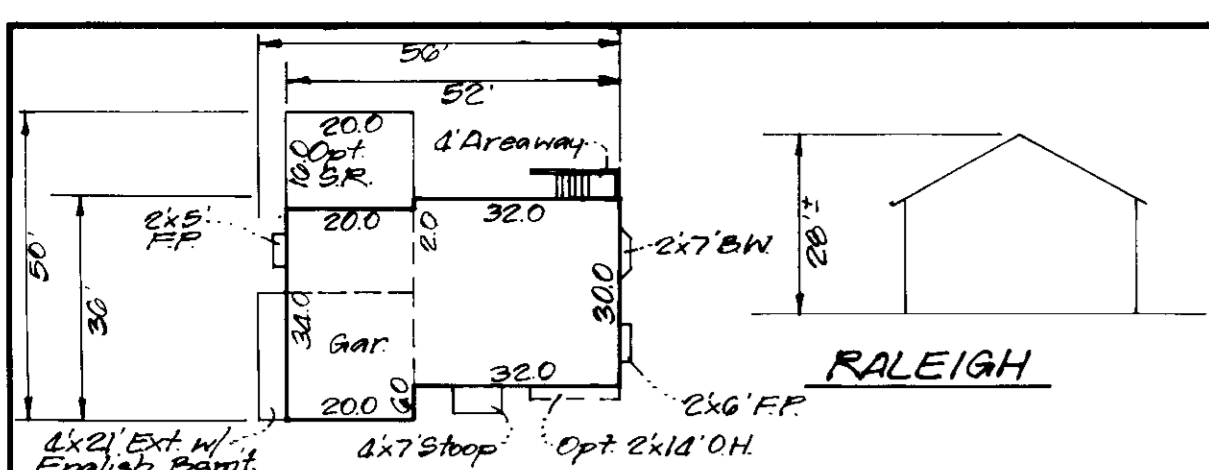
DEVELOPER'S CERTIFICATE
I AM CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION OF THE PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY.
[Signature] 5-15-97
SIGNATURE OF DEVELOPER DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 7/5/97
DIRECTOR DATE
[Signature] 7/1/97
ASST. DIR. OF LAND DEVELOPMENT DATE

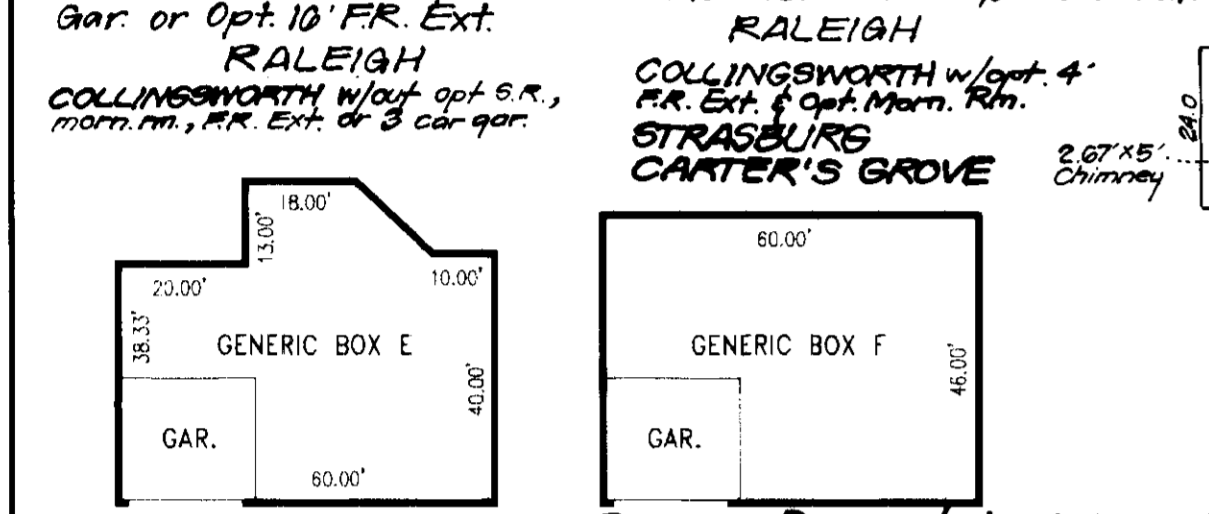
PROJECT NAME	SECT./AREA	LOT NO.
Britten / Brady Property	N/A	2-8,10-21,23-46, 48,50-55,57
PLAT# 12847-12848	BLOCK# 31	TAX/ZONE MAP
9 & 10 R-20	31	ELEC. DIST.
WATER CODE 026	SEWER CODE 1253400	CENSUS TR. # 6011.01

SITE DEVELOPMENT PLAN
BRITTEN/BRADY PROPERTY
LOTS 2-8,10-21,23-46,48,50-55,57
A SUBDIVISION OF PARCEL NO. 127,151,152,766, & 783
FIRST ELECTION DISTRICT TAX MAP #31
HOWARD COUNTY, MARYLAND.

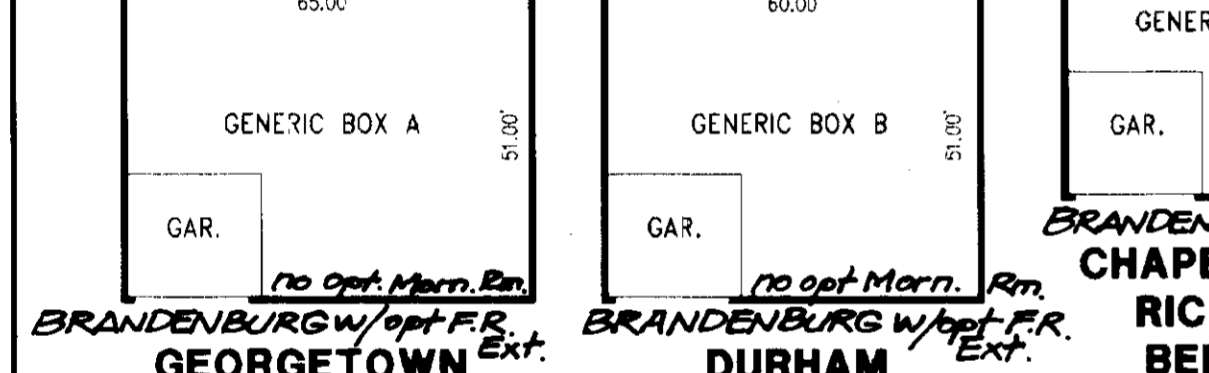
PREPARED BY :	DES. :	JOB :
AMERICAN LAND DEVELOPMENT AND ENGINEERING INC. CIVIL ENGINEERING CONSULTANTS AND LAND PLANNER	B.S.	
DRW. :	A.V.G.	FILE :
CHK. :	D.C.W.	DATE : 5-14-97
SCALE : 1" = 30'	SHEET 1 OF 6	



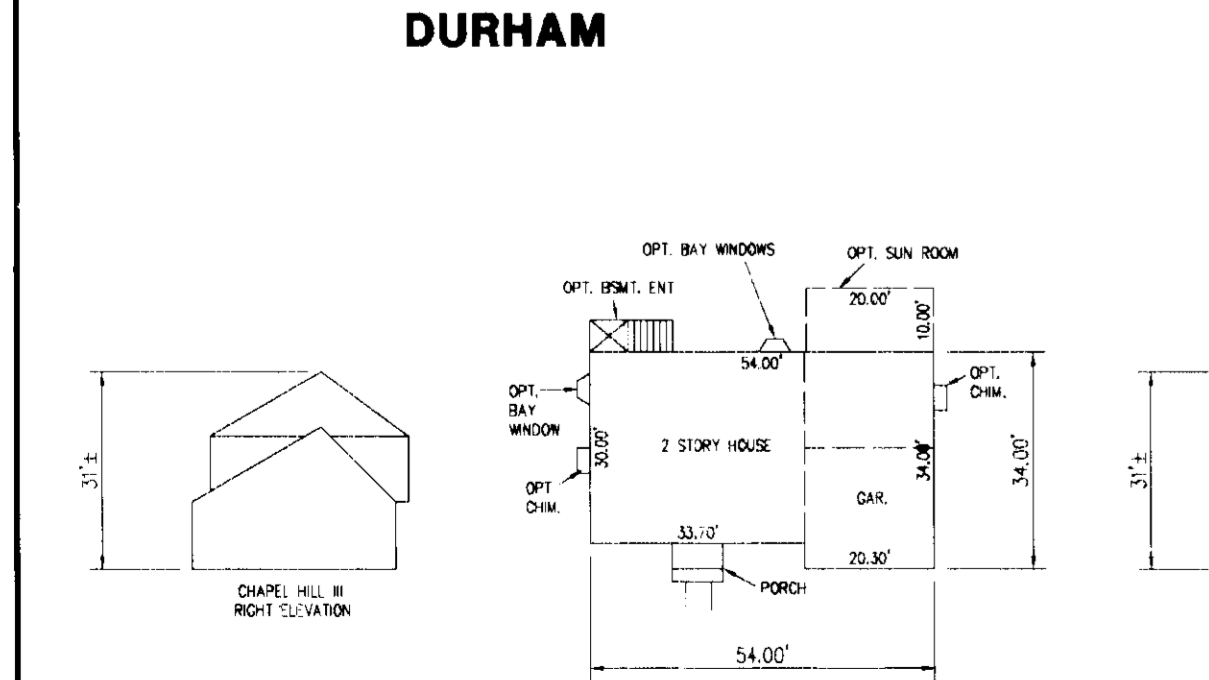
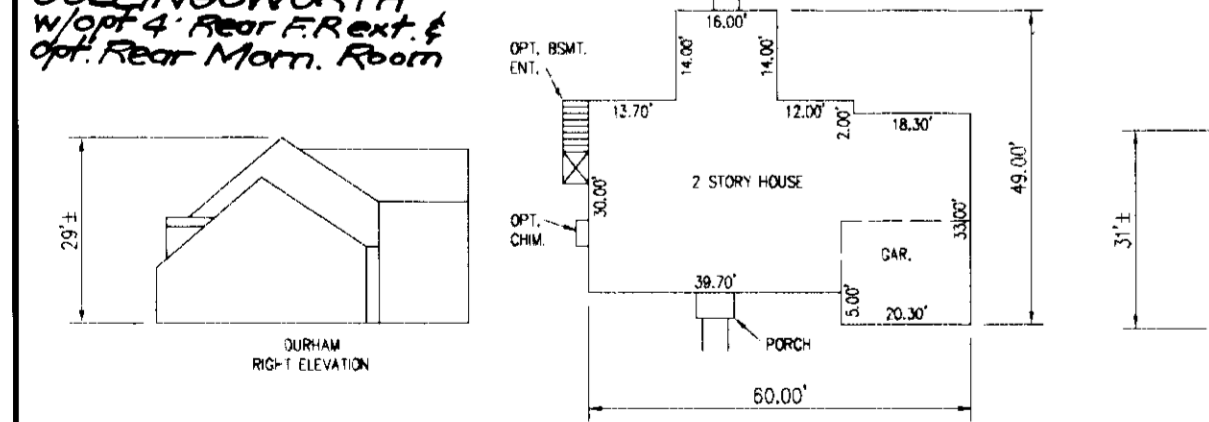
DURHAM
CHapel Hill III
RICHMOND
KINGSMILL II
BELMONT
POTOMAC III
RUTHERFORD w/ Opt. 3 Car Gar. or Opt. 10' FR. Ext.
RALEIGH
COLLINGSWORTH w/ Opt. 4' FR. Ext. & Opt. Morn. Rm.
STRASBURG
CARTER'S GROVE



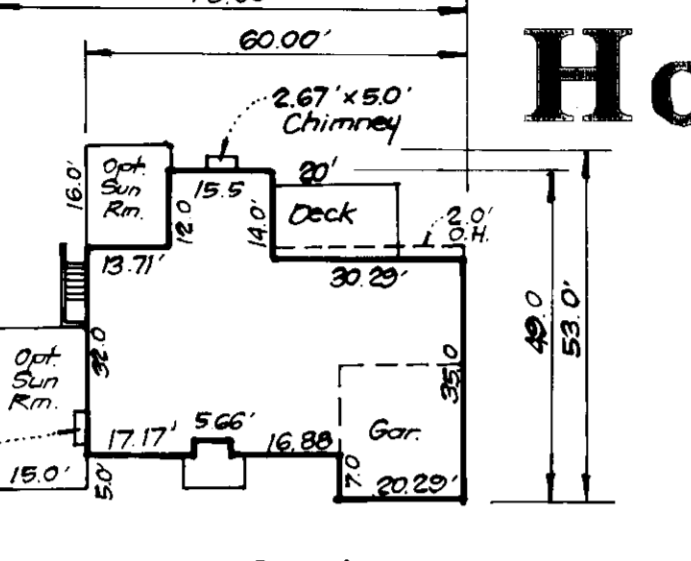
POTOMAC III
W/OPT MORN. RM.
BELMONT
W/OPT MORN. RM.
RICHMOND
RUTHERFORD w/ 3 Car Gar. & w/ 10' FR. Ext.
RALEIGH w/ Opt. S.R.
CHapel Hill III
RUTHERFORD w/ Morn. Rm., 16' FR. Ext. or 3 Car Gar.
RALEIGH w/ Opt. S.R.



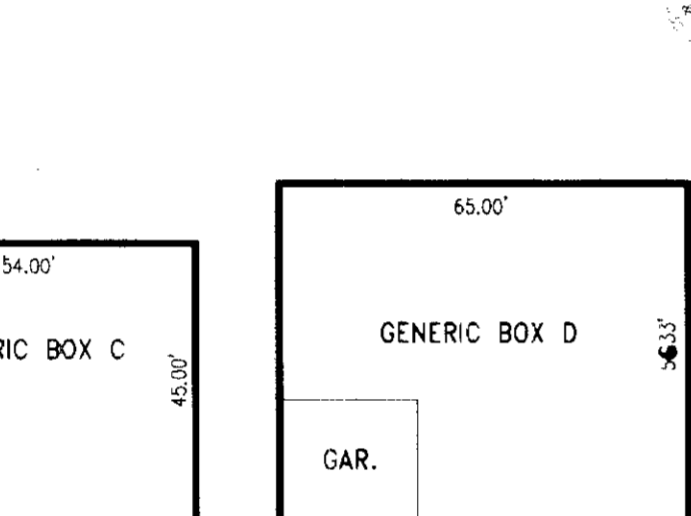
BRANDENBURG w/ Opt. FR. Ext.
GEORGETOWN
DURHAM
CHapel Hill III
RICHMOND
KINGSMILL II
BELMONT
POTOMAC III
RUTHERFORD w/ 3 Car Gar. or 10' FR. Ext.
RALEIGH
KINGSMILL
CARTER'S GROVE
COLLINGSWORTH w/ Opt. 4' Rear FR. Ext. & Opt. Rear Morn. Rm.



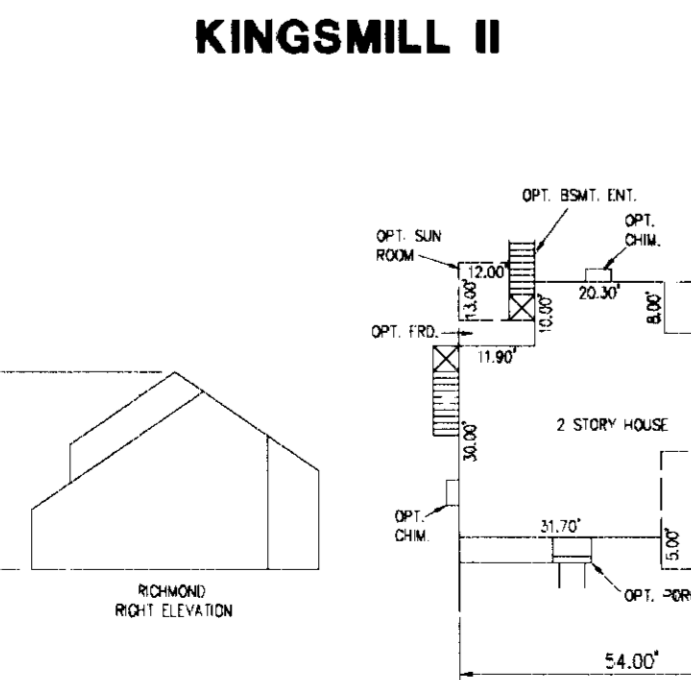
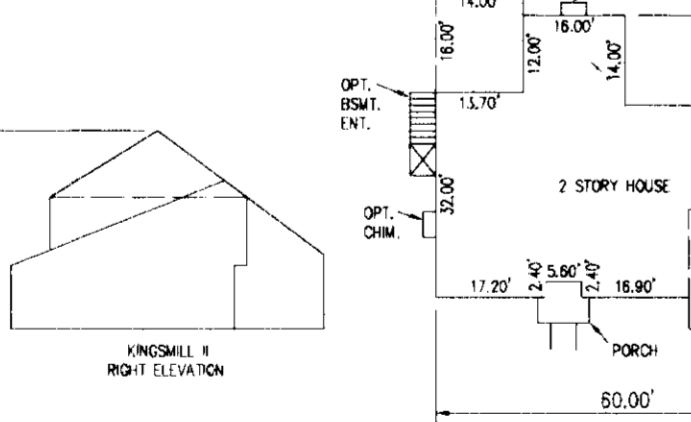
CHapel Hill III **RICHMOND**



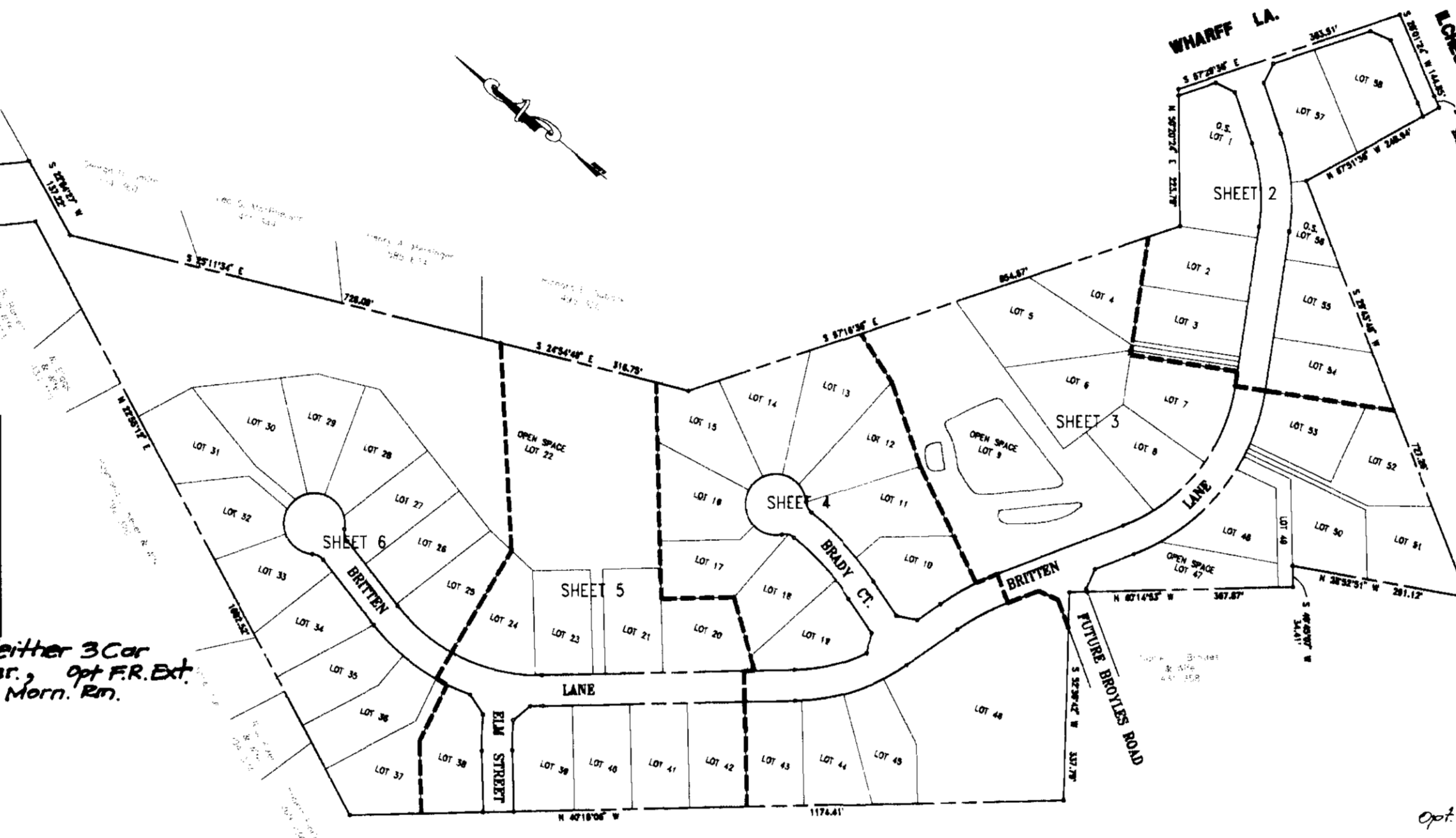
BRANDENBURG w/ Opt. FR. Ext. 3 Car Gar. or Morn. Rm.
COLLINGSWORTH w/ Opt. 4' FR. Ext. & Opt. Morn. Rm.
STRASBURG
CARTER'S GROVE



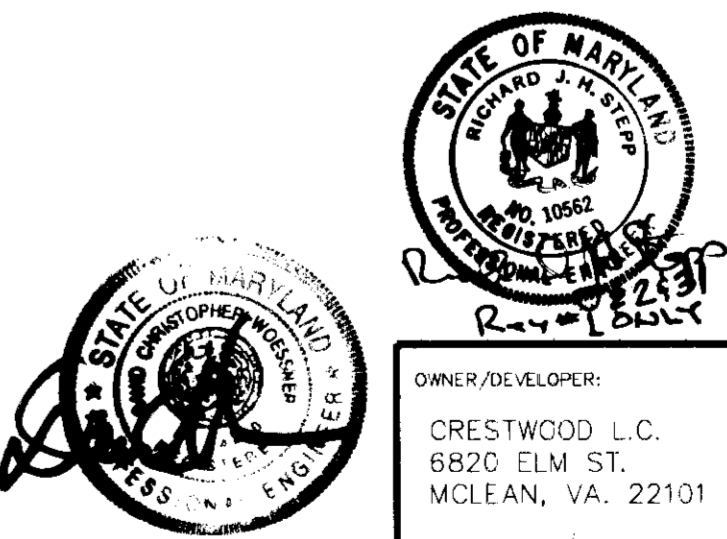
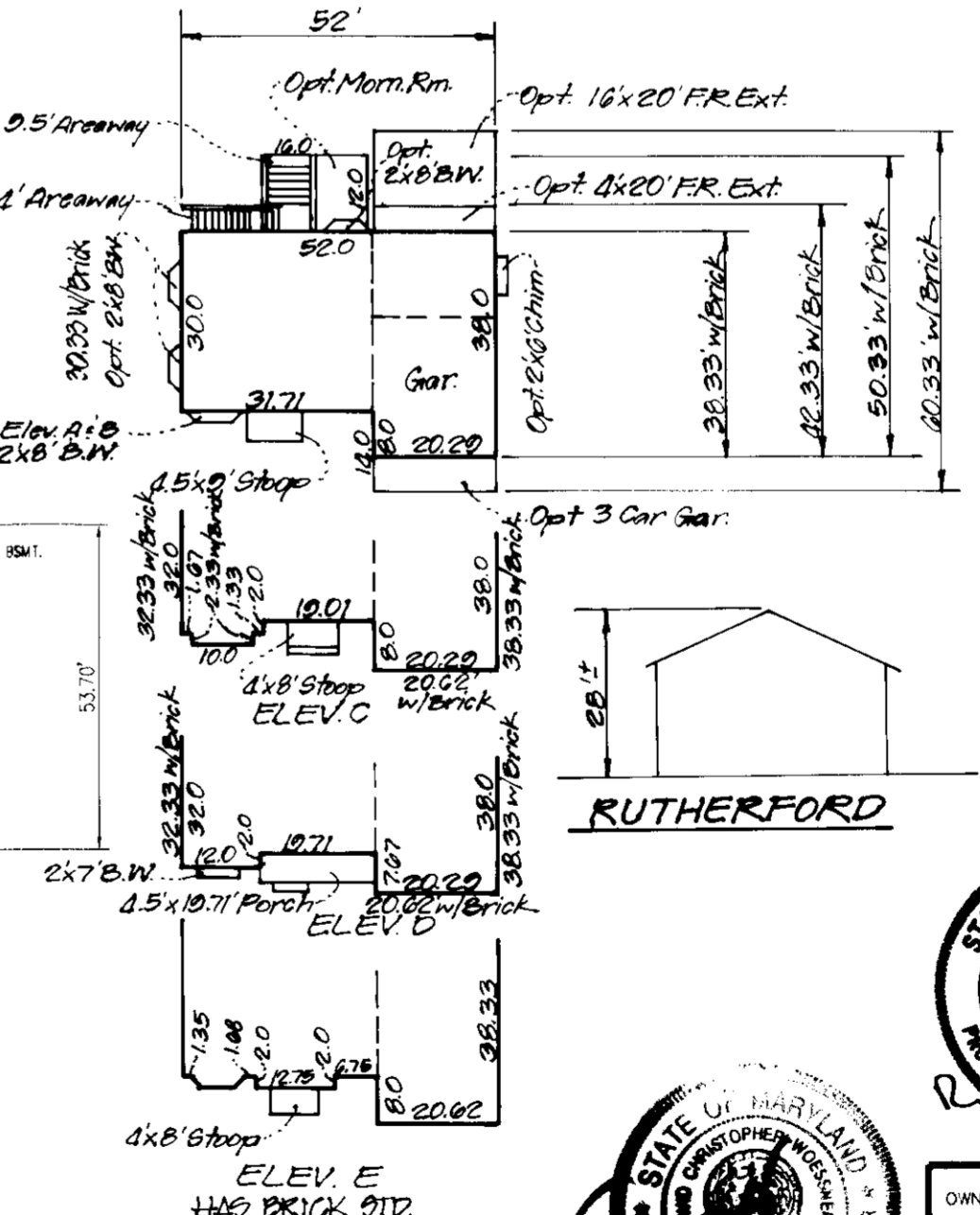
BRANDENBURG w/ Opt. FR. Ext. 3 Car Gar. or Morn. Rm.
CHapel Hill III
GEORGETOWN
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RUTHERFORD w/ 3 Car Gar.
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KINGSMILL
CARTER'S GROVE
COLLINGSWORTH w/ 4' Rear FR. & Opt. Rear Morn. Rm.



POTOMAC III **BELMONT**



PLAN
SCALE : 1" = 200'



NO.	DATE	DESCRIPTION	BY
3	2-19-98	Add Collingsworth hse typical	C.F.S
2	10-18-97	Add Hse Typicals	C.F.S
1	9-4-97	Add Hse Types & General Note #17	C.F.S

File: C:\MID\BRITTEN\SDP1 Plotted: Thu May 15 07:31:27 1997

STANDARD SEDIMENT CONTROL NOTES:

- 1) A minimum of 48 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (313-1855).
- 2) 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 Control.
- 3) Following initial soil disturbance or redistribution, permanent or temporary 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 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 1984 Maryland Standards and Specifications for soil erosion and sediment control for permanent seedings (sec. 51) and (sec. 54), temporary seeding (sec. 50) and mulching (sec. 52). Temporary stabilization with mulch alone can only be done when permanent seeding dates do not allow for proper germination and established 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: 35.4 acres
 area disturbed: 17.55 acres
 area to be roofed or paved: 3.98 acres
 area to be vegetatively stabilized: 13.56 acres
 total cut: 12750 cu. yds
 total fill: 12750 cu. yds
 offsite waste/borrow area location: 0
- 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 controls must be provided, if deemed necessary by the Howard County DPW 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.

PERMANENT SEEDING NOTES:

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

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, unless previously loosened.

Soil Amendments: In lieu of soil test recommendations, use 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 (14lbs/1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil, at time of seeding, apply 400lbs per acre 30-0-0 ureaform fertilizer (9lbs/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 one of the following schedules:
 Seeding - For the periods March 1 thru April 30, and Aug. 1 thru Oct. 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/1000sq. ft.) of creeping lovegrass during the period of Oct. 16 thru Feb. 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 (sq. ft.).
 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 gal per acre (8 gal/1000 sq. ft.) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseedings temporary seeding notes sq. ft. for the period Nov. 16 thru Feb. 28, protect site by applying 2 ton per acre of well-anchored straw mulch and seed as soon as possible in the spring, or used sod.

TEMPORARY SEEDING NOTES:

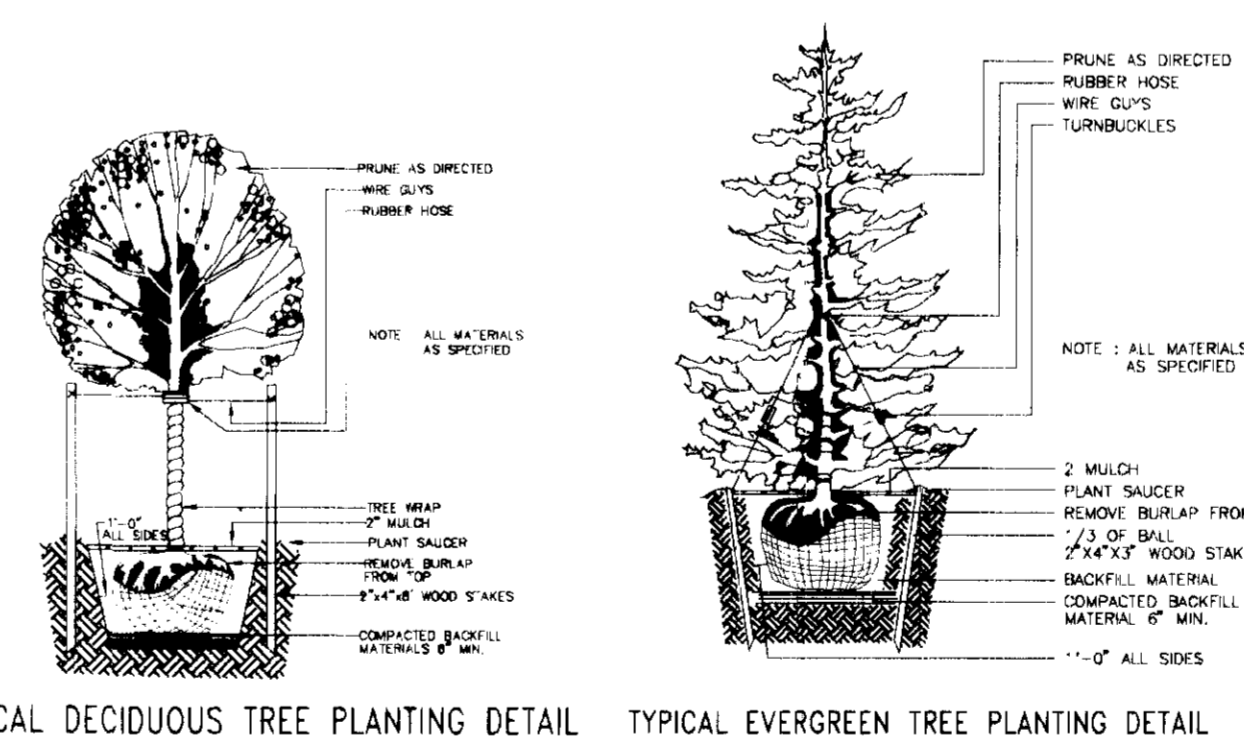
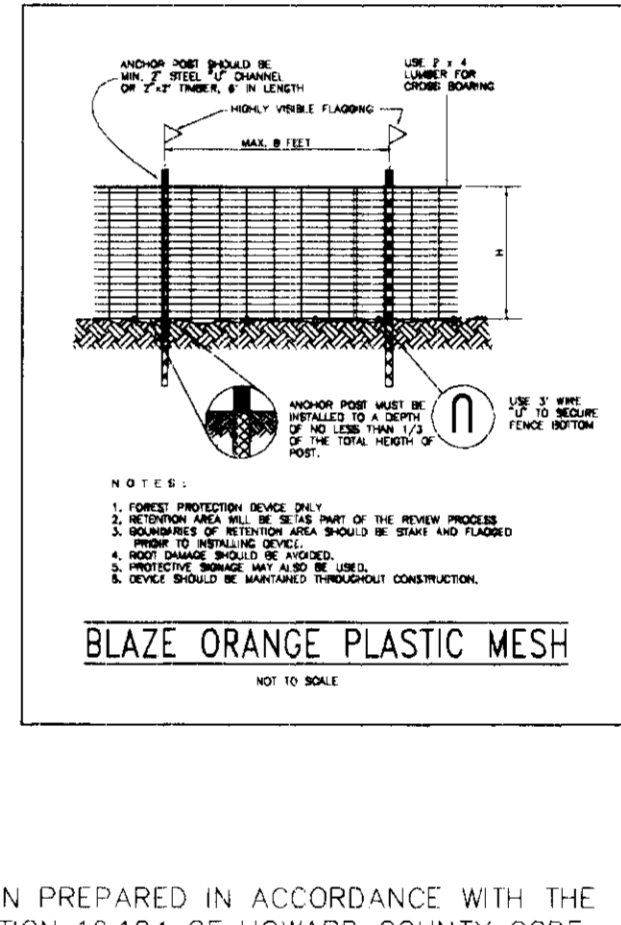
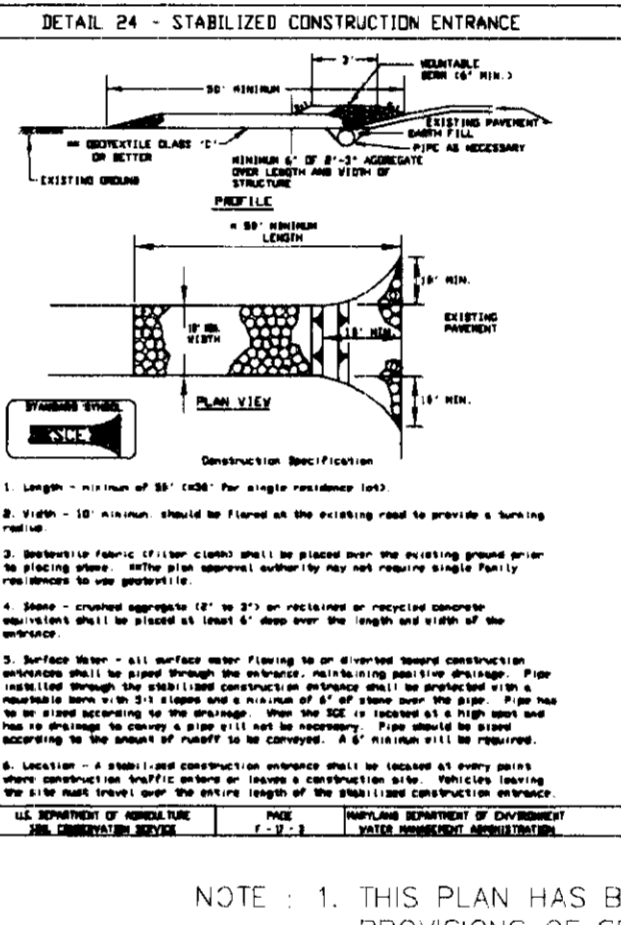
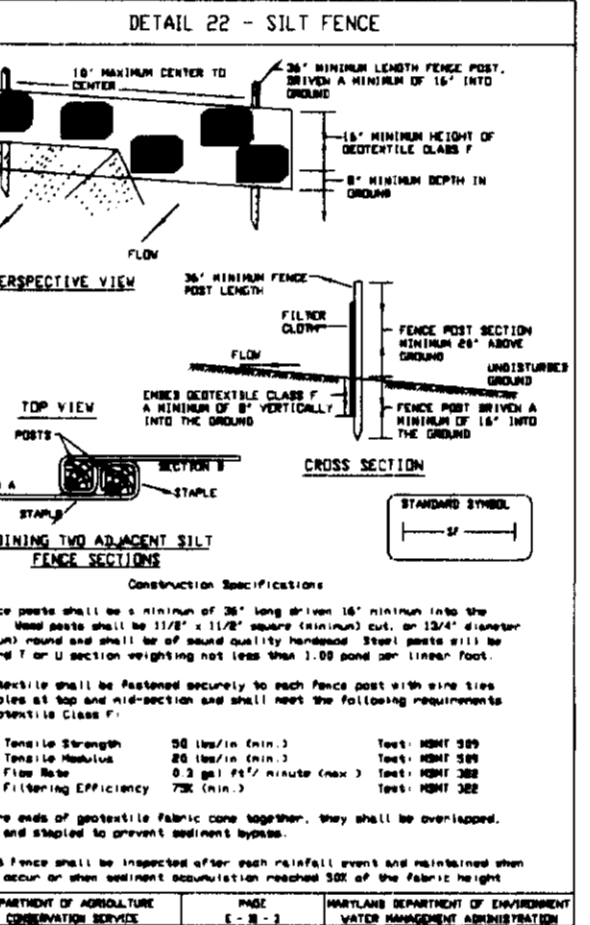
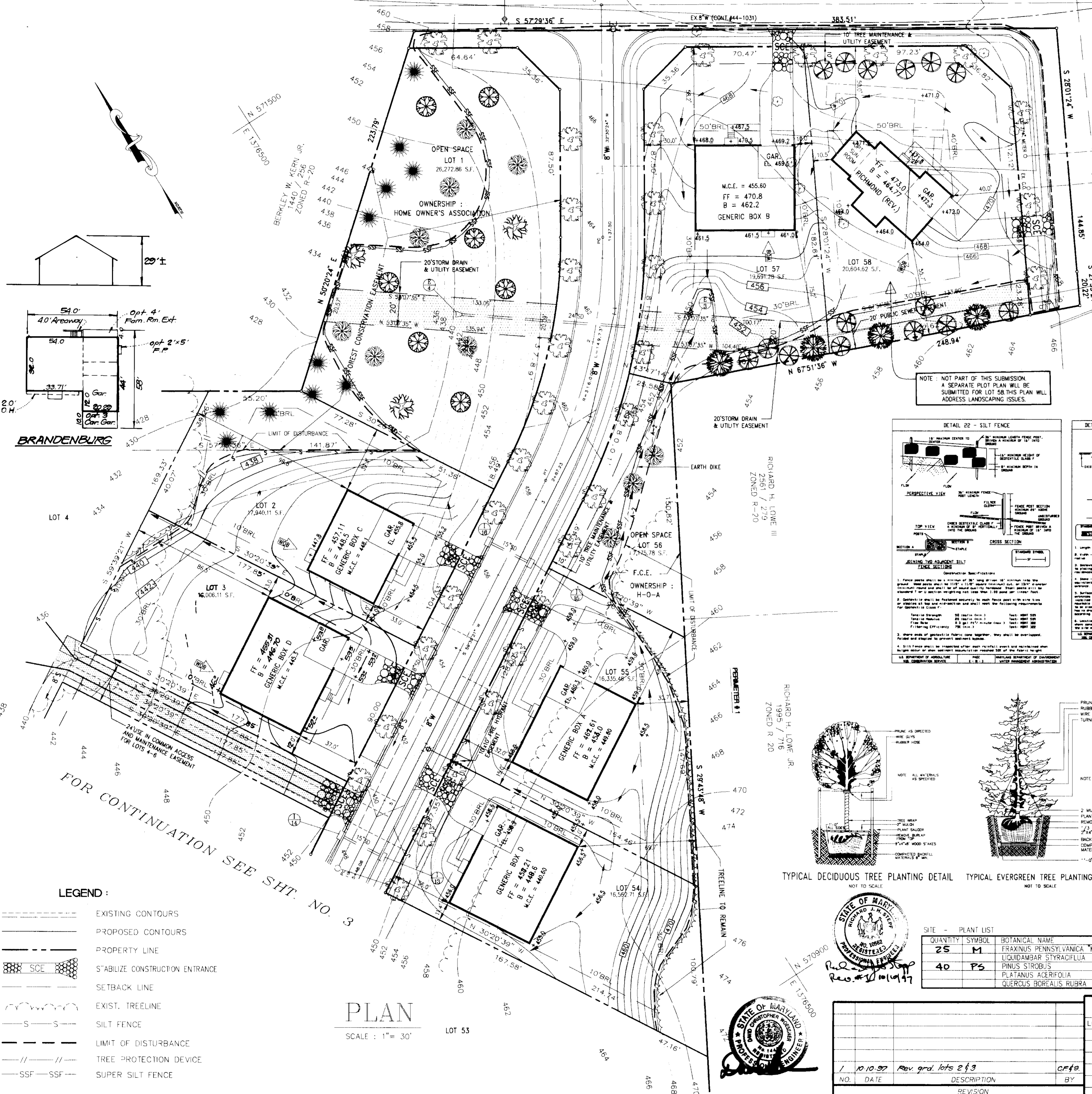
Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, unless previously loosened.

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

Seeding: For periods March 1 thru April 30 and from August 15 thru Nov. 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs/1000 sq. ft.) for the period May 1 thru Aug. 14, seed with 3 lbs per acre of creeping lovegrass (.07lbs/1000 sq. ft.).

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.



SCHEDULE "A" PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	A	B	A	B
LINEAR FEET OF ROADWAY FRONTAGE/PERMETER	SEE F-9a-17	727	291	1174
CREDIT FOR EXISTING VEGETATION (YES, NO LINEAR FEET) (DISAPPEAR BELOW IF NEEDED)		417	70	55A
CREDIT FOR WALL, FENCE OR BERM (YES, NO LINEAR FEET) (DISAPPEAR BELOW IF NEEDED)				
NUMBER OF PLANTS REQUIRED		7	6	13
SHADE TREES				
EVERGREEN TREES				
NUMBER OF PLANTS PROVIDED		7	6	13
SHADE TREES				
OTHER TREES (2:1 SUBSTITUTIONS) (DISAPPEAR BELOW IF NEEDED)		11	9	23

ADDRESS CHART

LOT #	STREET ADDRESS
2	5108 BRITTEN LANE
3	5112 BRITTEN LANE
54	5109 BRITTEN LANE
55	5105 BRITTEN LANE
57	4962 WHARFF LANE
58	4966 LICHETER ROAD

ENGINEER'S CERTIFICATE

I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified 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.

Signature DATE: 5-13-97

DEVELOPER'S/BUILDER'S CERTIFICATE

I/we certify that all development and/or construction will be done according to these plans, and that any responsible involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Course for the Control of Soil Erosion and Sedimentation 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. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature DATE: 5-15-97

These plans have been reviewed for the Howard County Conservation District and meet the technical requirements for the Small Pond Construction, Soil Erosion and Sediment Control.

Signature DATE: 6/2/97

Signature DATE: 6/2/97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Signature DATE: 7/31/97

Signature DATE: 7/4/97

Signature DATE: 6/6/97

PROJECT NAME: Britten / Brady Property

SECT./AREA: N/A

LOT NO: 2810-21, 23-44, 48, 50-55, 57

PLAT: 12560-1

BLOCK: 9 & 10

ZONE: R-20

TAX/ZONE MAP: 31

ELEC. DIST.: 1

CENSUS TR.: 6011.01

WATER CODE: G99

SEWER CODE: 1253400

SITE DEVELOPMENT PLAN

BRITTEN/BRADY PROPERTY

LCTS 2-8, 0-21, 23-46, 48, 50-55, 57

A SUBDIVISION OF PARCEL NO. 127,151,152,766, & 783

FIRST ELECTION DISTRICT TAX MAP #31

HOWARD COUNTY, MARYLAND.

OWNER / DEVELOPER: CRESTWOOD L.C. 6820 ELM ST. MCLEAN, VA. 22101

PREPARED BY: AMERICAN LAND DEVELOPMENT AND ENGINEERING INC. CIVIL ENGINEERING CONSULTANTS AND LAND PLANNER

DES.: B.S.

DRW.: A.V.G.

CHK.: D.C.W.

SCALE: 1" = 30'

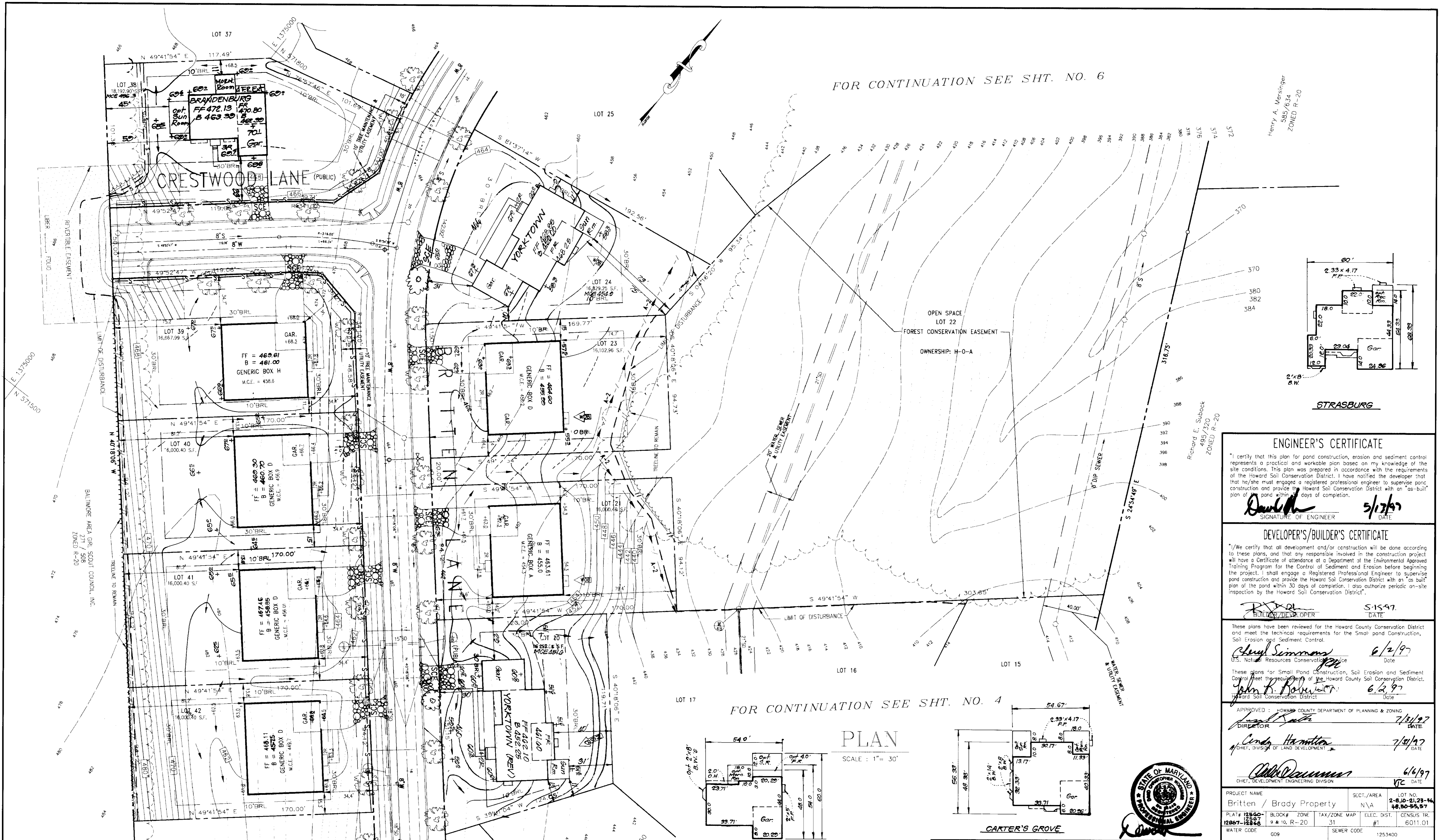
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TAX MAP #31

DATE: 2-25-97

SHEET 2 OF 6

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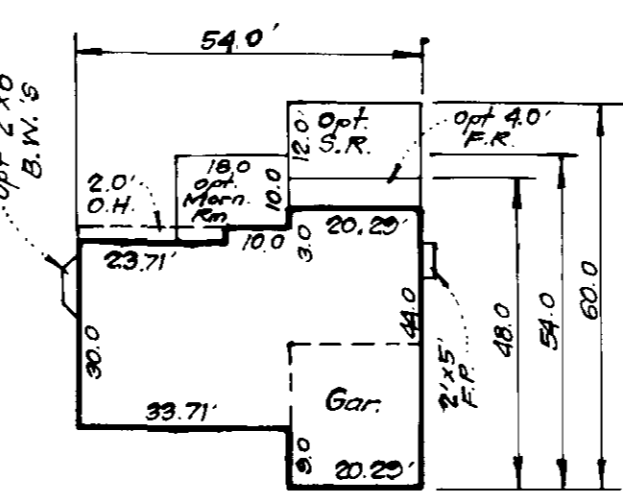
FOR CONTINUATION SEE SHT. NO. 6

FOR CONTINUATION SEE SHT. NO. 4

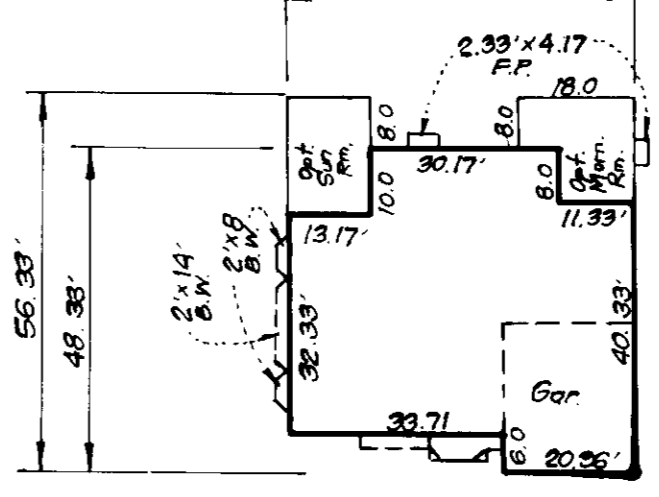
FOR CONTINUATION SEE SHT. NO. 4

PLAN

SCALE: 1"=30'



COLLINGSWORTH



CARTER'S GROVE

LOT #	STREET ADDRESS
20	5162 BRITTEN LANE
21	5166 BRITTEN LANE
23	5170 BRITTEN LANE
24	5174 BRITTEN LANE
38	5171 BRITTEN LANE
39	5167 BRITTEN LANE
40	5163 BRITTEN LANE
41	5159 BRITTEN LANE
42	5155 BRITTEN LANE



ENGINEER'S CERTIFICATE
 I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified 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.

David
 SIGNATURE OF ENGINEER
 5/17/97
 DATE

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We certify that all development and/or construction will be done according to these plans, and that any responsible involved in the construction project will have a Certificate of attendance at a Department of Environmental 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. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Richard E. Sublock
 SIGNATURE OF DEVELOPER
 5-15-97
 DATE

These plans have been reviewed for the Howard County Conservation District and meet the technical requirements for the Small Pond Construction, Soil Erosion and Sediment Control.
Carol Simmons
 U.S. Natural Resources Conservation Service
 6/2/97
 DATE

These plans for Small Pond Construction, Soil Erosion and Sediment Control meet the requirements of the Howard County Soil Conservation District.
John R. Roberts
 Howard Soil Conservation District
 6/2/97
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
David
 DIRECTOR
 7/31/97
 DATE

Candy Hamilton
 CHIEF, DIVISION OF LAND DEVELOPMENT
 7/31/97
 DATE

David
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 6/6/97
 DATE

PROJECT NAME	SECT./AREA	LOT NO.
Britten / Brady Property	N/A	2-8,10-21,23-44, 48,50-55,57
PLAT # 12867-12868	BLOCK# 31	TAX ZONE MAP # 9 & 10, R-20
WATER CODE 009	ELEC. DIST. #1	CENSUS TR. # 6011.01
	SEWER CODE 1253400	

SITE DEVELOPMENT PLAN
BRITTEN/BRADY PROPERTY
 LOTS 2-8,10-21,23-46,48,50-55,57
 A SUBDIVISION OF PARCEL NO. 127,151,152,766, & 783
 FIRST ELECTION DISTRICT TAX MAP #31
 HOWARD COUNTY, MARYLAND.

OWNER / DEVELOPER:
 CRESTWOOD L.C.
 6820 ELM ST.
 MCLEAN, VA. 22101

PREPARED BY:
AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.
 CIVIL ENGINEERING CONSULTANTS AND LAND PLANNERS

DES.: B.S. JOB:
 DRW.: AVG. FILE:
 CHK.: D.C.W. DATE: 5-14-97
 SCALE: 1" = 30' SHEET 5 OF 6



NO.	DATE	DESCRIPTION	BY
3	1-13-96	Rev. hse. & grad. 38	CF/S
2	11-20-97	Rev. hse. & grad. Lots 20 & 21	CF/S
1	10-10-97	Rev. grad. lots 20-24. Add hse. typicals	CF/S

NO.	DATE	DESCRIPTION	BY
2	10-10-97	Rev. grad. lots 11 & 12	CF/S
1	0-30-97	Rev. hse. grad. lot 15, Adst. Hse. Typical	CF/S



STONE OUTLET SEDIMENT TRAP - ST II
TRAP NO. 2
DRAINAGE AREA = 1.87 Ac.
REQUIRED VOLUME = 6,732 CF
VOLUME PROVIDED = 8,000 CF
WET VOLUME PROVIDED = 4,000 CF
DRY VOLUME PROVIDED = 4,000 CF
WEIR CREST EL. = 429.75'
BOTTOM EL. = 428.5'
CLEAN OUT EL. = 429.03'
TOP EMBANKMENT EL. 432.00.0'

STONE OUTLET SEDIMENT TRAP - ST II
TRAP NO. 3
DRAINAGE AREA = 1.95 Ac.
REQUIRED VOLUME = 7,020 CF
VOLUME PROVIDED = 10,864 CF
WET VOLUME PROVIDED = 4,592 CF
DRY VOLUME PROVIDED = 6,272 CF
WEIR CREST EL. = 400.0'
BOTTOM EL. = 396.0'
CLEAN OUT EL. = 396.92'
TOP EMBANKMENT EL. 402.0'

STONE OUTLET SEDIMENT TRAP - ST II
TRAP NO. 4
DRAINAGE AREA = 1.31 Ac.
REQUIRED VOLUME = 4,716 CF
VOLUME PROVIDED = 15,920 CF
WET VOLUME PROVIDED = 7,380 CF
DRY VOLUME PROVIDED = 9,540 CF
WEIR CREST EL. = 410.0'
BOTTOM EL. = 406.0'
CLEAN OUT EL. = 406.37'
TOP EMBANKMENT EL. 412.0'

NOTE: CONSTRUCTION OF HOUSE ON LOT 16 SHALL NOT START WITHOUT PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR

UNIT NUMBER	STREET ADDRESS
0	5100 BRADY CT.
1	5104 BRADY CT.
2	5108 BRADY CT.
3	5112 BRADY CT.
4	5116 BRADY CT.
5	5117 BRADY CT.
6	5113 BRADY CT.
17	5109 BRADY CT.
18	5105 BRADY CT.
19	5101 BRADY CT.
43	5151 BRITTEN LANE
44	5147 BRITTEN LANE
45	5143 BRITTEN LANE
46	BRITTEN LANE

ENGINEER'S CERTIFICATE
I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that they/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.
Small
SIGNATURE OF ENGINEER
5-13-97
DATE

DEVELOPER'S/BUILDER'S CERTIFICATE
I/We certify that all development and/or construction will be done according to these plans, and that any responsible involved in the construction project will have a Certificate of attendance at a Department of the Environmental 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. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
K. J. Sullivan
BUILDING DEVELOPER
5-15-97
DATE

PLAN
SCALE: 1" = 30'



These plans have been reviewed for the Howard County Conservation District and meet the technical requirements for the Small Pond Construction, Soil Erosion and Sediment Control.
Charles D. Simmons 6/2/97
U.S. Natural Resources Conservation Service Date
These plans for Small Pond Construction, Soil Erosion and Sediment Control meet the requirements of the Howard County Soil Conservation District.
John K. Johnson 6/2/97
Howard Soil Conservation District Date

APPROVED: *Charles D. Simmons* 6/2/97
DIRECTOR, HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING DATE
Charles D. Simmons 7/2/97
A. CHIEF, DIVISION OF DEVELOPMENT DATE
Charles D. Simmons 6/16/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

PROJECT NAME: Britten / Brady Property
SECT./AREA: NVA
LOT NO.: 2-8, 10-21, 23-46
PLAT#: 12500
BLOCK#: 9 & 10, R-20
TAX/ZONE MAP: #1
ELEC. DIST.: 31
GEN. SURV. TR.: 18, 50-59, 57
WATER CODE: G09
SEWER CODE: 1253400

SITE DEVELOPMENT PLAN
BRITTEN / BRADY PROPERTY
LOTS 2-8, 10-21, 23-46, 48, 50-55, 57
A SUBDIVISION OF PARCEL NO. 127,151,152,766, & 783
FIRST ELECTION DISTRICT TAX MAP #31
HOWARD COUNTY, MARYLAND.

PREPARED BY: AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.
DES.: B.S.
JOB: CIVIL ENGINEERING CONSULTANTS AND LAND PLANNER
DRW.: A.V.G.
FILE: CHK.: D.C.W.
DATE: 5-14-97
SCALE: 1" = 30'
SHEET 4 OF 6

LINE	DIRECTION	DISTANCE
L1	S 05°27'42" E	42.78'
L2	S 00°08'07" E	49.77'
L3	N 59°15'51" E	27.31'
L4	S 36°43'31" E	97.60'
L5	S 24°33'00" E	45.71'
L6	N 37°59'03" E	28.86'
L7	N 38°56'19" W	51.28'
L8	S 82°52'10" E	23.30'
L9	N 21°04'56" E	12.56'
L10	N 37°59'03" W	6.68'
L11	N 89°44'50" W	34.82'
L12	N 36°20'56" W	63.48'
L13	N 03°47'58" E	49.74'

NO.	DATE	DESCRIPTION	BY
5	4-9-97	Rev. hse. of grid lot 7, Rev. hse. typical	C.F.S.
4	12-30-97	Rev. hse. of grid lot 4, to show As-Built Cond.	C.F.S.
3	12-2-97	Rev. hse. of grid lot 7	C.F.S.
2	11-24-97	Rev. hse. of grid lot 6	C.F.S.
1	7/5/97	REV. of GRID LOT 51	C.F.S.



These plans have been reviewed for the Howard County Conservation District and meet the technical requirements for the Small Pond Construction, Soil Erosion and Sediment Control.

Cheryl Simmons 6/2/97
 U.S. Natural Resources Conservation Service
 Date

These plans for Small Pond Construction, Soil Erosion and Sediment Control meet the requirements of the Howard County Soil Conservation District.

John P. Butler 6/2/97
 Howard Soil Conservation District
 Date

ENGINEER'S CERTIFICATE

"I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard County Conservation District. I have notified 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.

David Man 6-13-97
 SIGNATURE OF ENGINEER DATE

ADDRESS CHART

LOT #	STREET ADDRESS
4	5116 BRITTEN LANE
5	5120 BRITTEN LANE
6	5124 BRITTEN LANE
7	5128 BRITTEN LANE
8	5132 BRITTEN LANE
48	5129 BRITTEN LANE
50	5125 BRITTEN LANE
51	5121 BRITTEN LANE
52	5117 BRITTEN LANE
53	5113 BRITTEN LANE

DEVELOPER'S/BUILDER'S CERTIFICATE

"We certify that all development and/or construction will be done according to these plans, and that any responsible involved in the construction project will have a Certificate of Attendance at a Department of the Environmental 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. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

David Man 5-15-97
 DEVELOPER/BUILDER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Greg Hamilton 7/15/97
 DATE

Greg Hamilton 7/15/97
 DATE

David Man 6/6/97
 DATE

CHEF, DEVELOPMENT ENGINEERING DIVISION

SITE DEVELOPMENT PLAN
 BRITTEN/BRADY PROPERTY
 LOTS 2-8, 10, 21, 23-46, 48, 50-55, 57
 A SUBDIVISION OF PARCEL NO. 127,151,152,766, & 783
 FIRST ELECTION DISTRICT TAX MAP #31
 HOWARD COUNTY, MARYLAND.

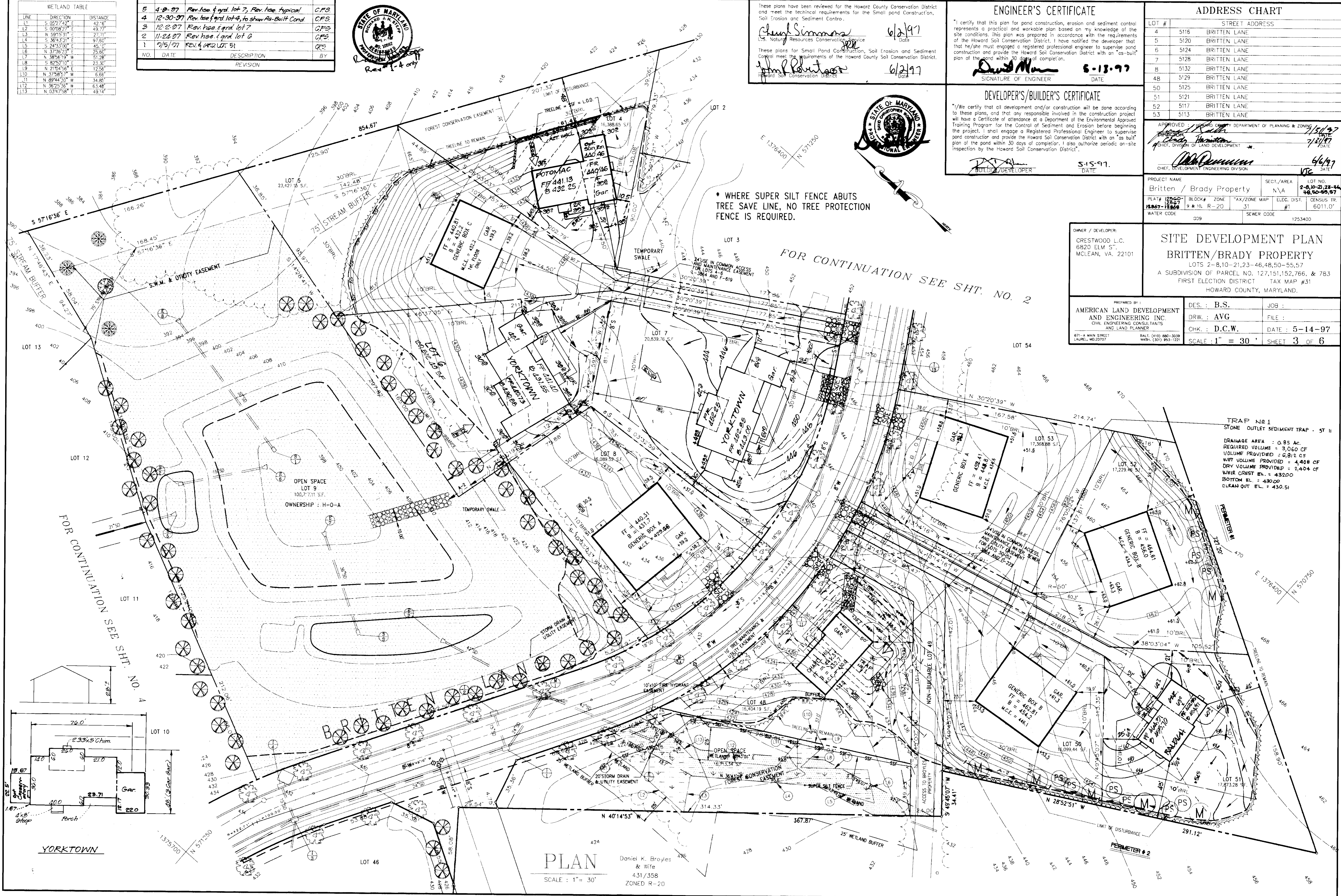
OWNER / DEVELOPER:
 CRESTWOOD L.C.
 6820 ELM ST.
 MCLEAN, VA. 22101

PREPARED BY:
 AMERICAN LAND DEVELOPMENT
 AND ENGINEERING INC.
 CIVIL ENGINEERING CONSULTANTS
 AND LAND PLANNER

DES.: B.S. JOB:
 DRW.: AVG FILE:
 CHK.: D.C.W. DATE: 5-14-97
 SCALE: 1" = 30' SHEET 3 OF 6

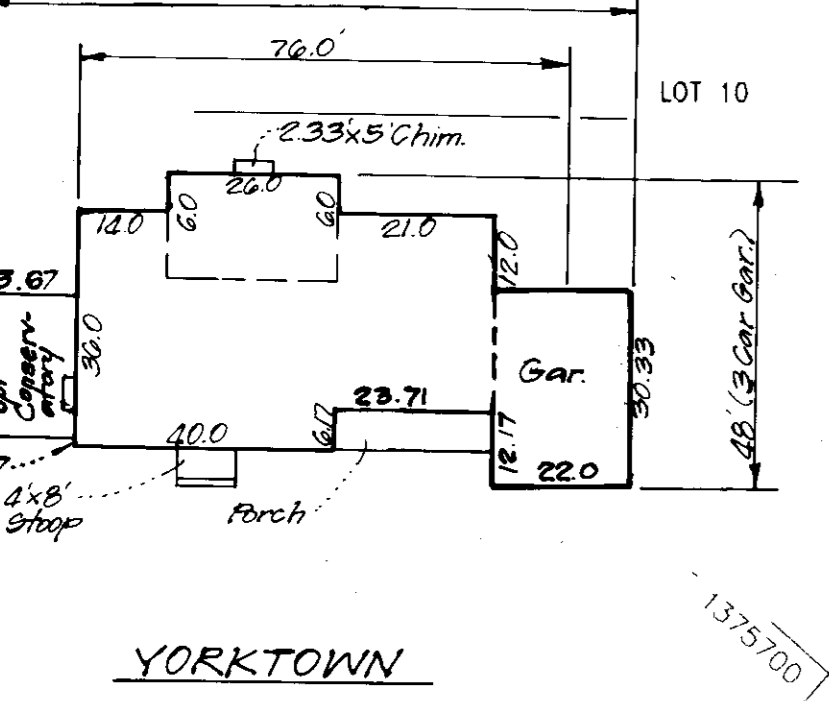
* WHERE SUPER SILT FENCE ABUTS TREE SAVE LINE, NO TREE PROTECTION FENCE IS REQUIRED.

FOR CONTINUATION SEE SH. NO. 2



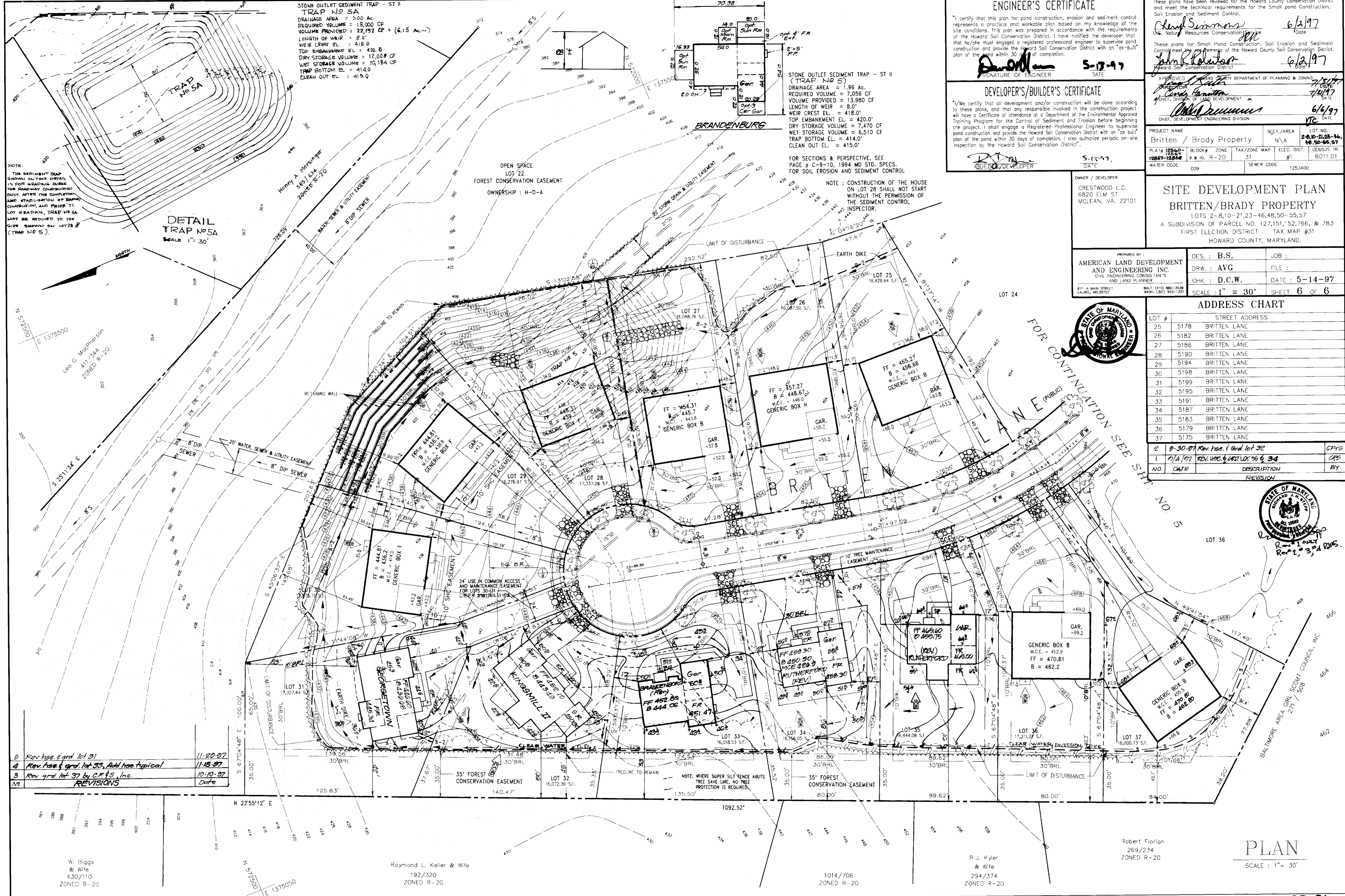
TRAP #1
 STONE OUTLET SEDIMENT TRAP - ST 11

DRAINAGE AREA : 0.85 AC
 REQUIRED VOLUME = 3,060 CF
 VOLUME PROVIDED = 6,812 CF
 WET VOLUME PROVIDED = 4,408 CF
 DRY VOLUME PROVIDED = 2,404 CF
 WEIR CREST EL. = 430.00
 BOTTOM EL. = 432.00
 CLEAN OUT EL. = 430.51



PLAN
 Daniel K. Broyles
 & Wife
 431/358
 ZONED R-20
 SCALE: 1" = 30'

File: C:\VMS\BRITTEN\SDP3 Plotted Thu May 15 07:40:37 1997



STONE OUTLET SEDIMENT TRAP - ST II
 TRAP NO 5A
 DRAINAGE AREA = 5.00 AC.
 REQUIRED VOLUME = 18,000 CF
 VOLUME PROVIDED = 22,192 CF = (6.15 AC...)
 LENGTH OF WEIR = 8.0'
 WEIR CREST EL. = 418.0'
 TOP EMBANKMENT EL. = 420.0'
 DRY STORAGE VOLUME = 12,000 CF
 WET STORAGE VOLUME = 19,184 CF
 TRAP BOTTOM EL. = 414.0'
 CLEAN OUT EL. = 415.0'

STONE OUTLET SEDIMENT TRAP - ST II
 (TRAP NO 5)
 DRAINAGE AREA = 3.95 AC.
 REQUIRED VOLUME = 7,056 CF
 VOLUME PROVIDED = 13,980 CF
 LENGTH OF WEIR = 8.0'
 WEIR CREST EL. = 418.0'
 TOP EMBANKMENT EL. = 420.0'
 DRY STORAGE VOLUME = 7,470 CF
 WET STORAGE VOLUME = 6,510 CF
 TRAP BOTTOM EL. = 414.0'
 CLEAN OUT EL. = 415.0'

FOR SECTIONS & PERSPECTIVE, SEE PAGE # C-9-10, 1994 MD STD. SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL

NOTE: CONSTRUCTION OF THE HOUSE ON LOT 28 SHALL NOT START WITHOUT THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR.

ENGINEER'S CERTIFICATE

"I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified 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.

Signature
 DATE: 5-17-97

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and/or construction will be done according to these plans, and that any responsible involved in the construction project will have a Certificate of attendance of a Department of the Environmental 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 ponds within 30 days of completion. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature
 DATE: 5-15-97

These plans have been reviewed for the Howard County Conservation District and meet the technical requirements for the Small Pond Construction, Soil Erosion and Sediment Control.

Signature 6/2/97
 Date
Signature 6/2/97
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 DIRECTOR: *Signature* 7/15/97
 CHIEF, DIVISION OF LAND DEVELOPMENT: *Signature* 7/15/97
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: *Signature* 6/4/97

PROJECT NAME: Britten / Brady Property
 SELECT AREA: N/A
 LOT NO.: 28, 10-21, 23-44, 46, 50-55, 57
 PLAT # 1255-00, 1267-1268
 BLOCK # 9 & 10, R-20
 TAX / ZONE MAP: 31
 ELEC. DIST. #1
 CENSUS TR. 6011.01
 WATER CODE: G09
 SEWER CODE: 1253400

SITE DEVELOPMENT PLAN
 BRITTEN/BRADY PROPERTY
 LOTS 2-8, 10-21, 23-46, 48, 50-55, 57
 A SUBDIVISION OF PARCEL NO. 127,151, 52,766, & 783
 FIRST ELECTION DISTRICT TAX MAP #31
 HOWARD COUNTY, MARYLAND.

PREPARED BY:
 AMERICAN LAND DEVELOPMENT
 AND ENGINEERING INC.
 CIVIL ENGINEERING CONSULTANTS
 AND LAND PLANNER
 671-A MAIN STREET BALT. (410) 860-3036
 LAUREL, MD 20707 WASH. (202) 953-1221

DES.: B.S.
 DRW.: AVG
 CHK.: D.C.W.
 JOB: FILE:
 DATE: 5-14-97
 SCALE: 1" = 30'
 SHEET 6 OF 6

ADDRESS CHART

LOT #	STREET ADDRESS
25	5178 BRITTEN LANE
26	5182 BRITTEN LANE
27	5186 BRITTEN LANE
28	5190 BRITTEN LANE
29	5194 BRITTEN LANE
30	5198 BRITTEN LANE
31	5199 BRITTEN LANE
32	5195 BRITTEN LANE
33	5191 BRITTEN LANE
34	5187 BRITTEN LANE
35	5183 BRITTEN LANE
36	5179 BRITTEN LANE
37	5175 BRITTEN LANE

2 9-30-97 Rev. Use, 5 and Lot 32 C.F.S.
 1 7/1/97 Rev. Use, 4 and Lot 25 & 34 C.F.S.
 NO. DATE DESCRIPTION REVISION BY



NOTE:
 THE SEDIMENT TRAP SHOWN ON THIS DETAIL IS FOR GRADING DURING THE ROADWAY CONSTRUCTION ONLY. AFTER THE CONSTRUCTION, LAND STABILIZATION OF ROADWAY CONSTRUCTION, AND PRIOR TO LOT GRADING, TRAP NO 5A MAY BE REDUCED TO THE SIZE SHOWN ON LOT 28 & (TRAP NO 5).

DETAIL TRAP NO 5A
 SCALE 1" = 30'

REVISIONS

NO.	DATE	DESCRIPTION
5	11-20-97	Rev. Use, 6 and Lot 31
4	11-18-97	Rev. Use, 4 and Lot 33, Add use, typical
3	10-10-97	Rev. 9 and Lot 37 by C.F.S., Inc.
N2	Date	

PLAN
 SCALE: 1" = 30'