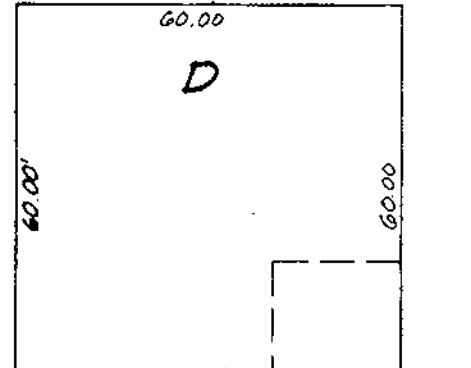
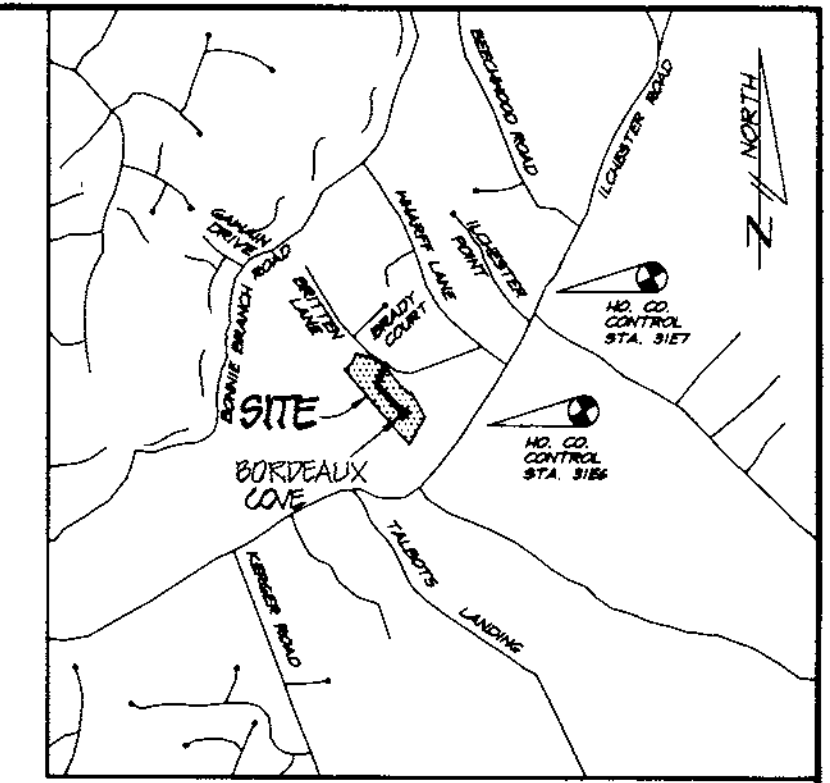
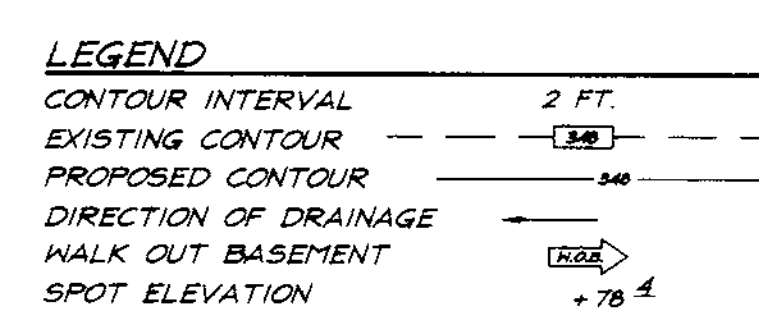


- B*** BELMONT (No Morn. Rm. or 3 Car/Bonus Gar.)
 BRANDENBURG (No Morn. Rm. or 3 Car/Bonus Gar.)
 COLLINGSWORTH (No Options)
 RALEIGH III (No Morn. Rm. or 3 Car/Bonus Gar.)
 RUTHERFORD (No Morn. Rm. or 3 Car/Bonus Gar.)
 MADISON (No Morn. Rm. or 3 Car/Bonus Gar.)
 REMINGTON (No Morn. Rm. or 3 Car/Bonus Gar.)
 ROOSEVELT (No Morn. Rm. or 3 Car/Bonus Gar.)
 RUTHERFORD (No Morn. Rm. or 3 Car/Bonus Gar.)
- C*** BELMONT (No Morn. Rm. or 3 Car/Bonus Gar.)
 BRANDENBURG (No Morn. Rm. or 3 Car/Bonus Gar.)
 COLLINGSWORTH (No Options)
 RALEIGH III (No Morn. Rm. or 3 Car/Bonus Gar.)
 RUTHERFORD (No Morn. Rm. or 3 Car/Bonus Gar.)
 MADISON (No Morn. Rm. or 3 Car/Bonus Gar.)
 REMINGTON (No Morn. Rm. or 3 Car/Bonus Gar.)
 ROOSEVELT (No Morn. Rm. or 3 Car/Bonus Gar.)
 RUTHERFORD (No Morn. Rm. or 3 Car/Bonus Gar.)
- A*** BELMONT (No Morn. Rm. or 3 Car/Bonus Gar.)
 BRANDENBURG (No Morn. Rm. or 3 Car/Bonus Gar.)
 COLLINGSWORTH (No Options)
 RALEIGH III (No Morn. Rm. or 3 Car/Bonus Gar.)
 RUTHERFORD (No Morn. Rm. or 3 Car/Bonus Gar.)
 MADISON (No Morn. Rm. or 3 Car/Bonus Gar.)
 REMINGTON (No Morn. Rm. or 3 Car/Bonus Gar.)
 ROOSEVELT (No Morn. Rm. or 3 Car/Bonus Gar.)
 RUTHERFORD (No Morn. Rm. or 3 Car/Bonus Gar.)
- *SIDE ENTRY GARAGE ON LOTS 6, 7, 8 AND 10 ONLY
- NOTE: All optional 3 car garages are side entry only. Optional Bonus Garages are 2 car front entry.
- *SIDE ENTRY GARAGE ON LOTS 9 AND 9 ONLY

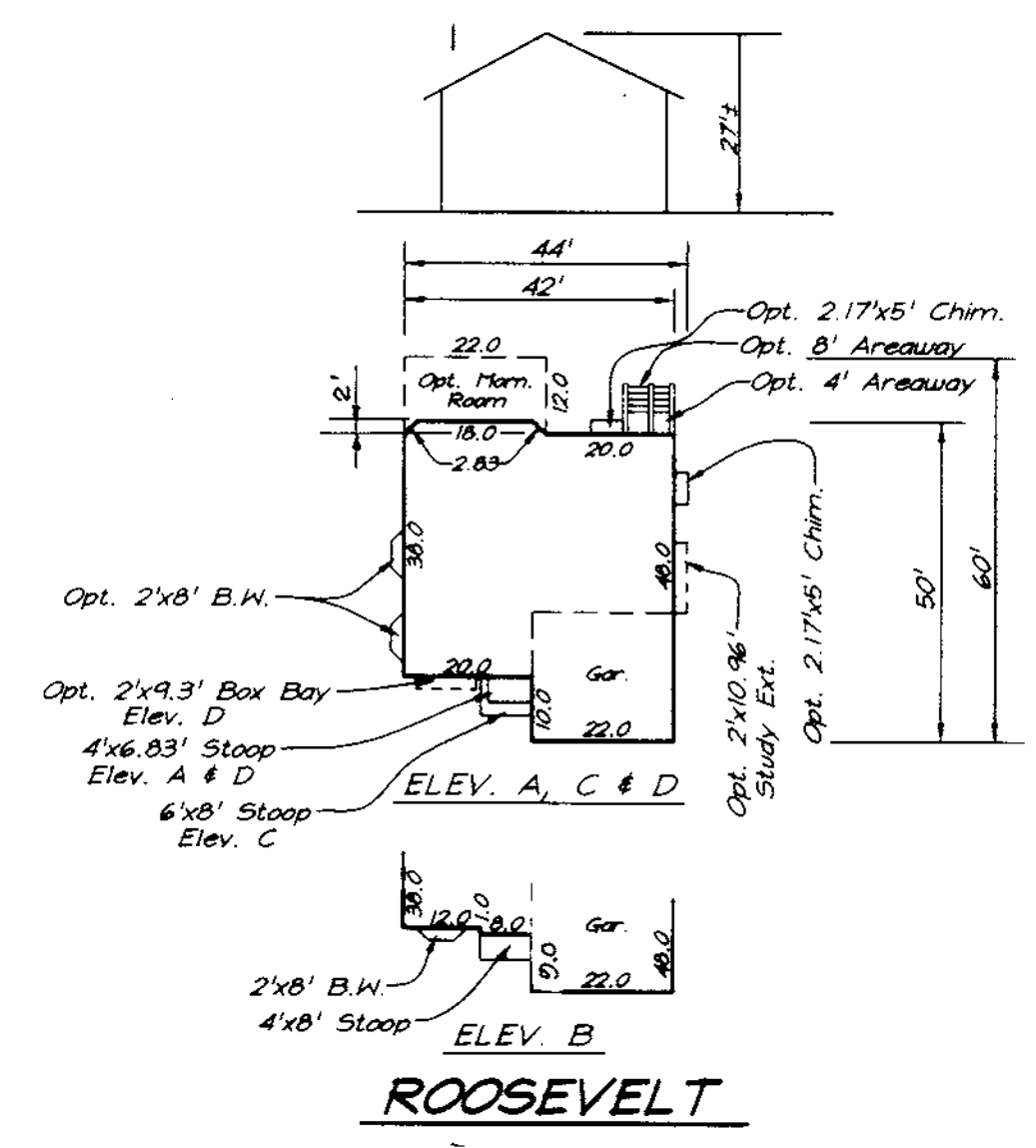
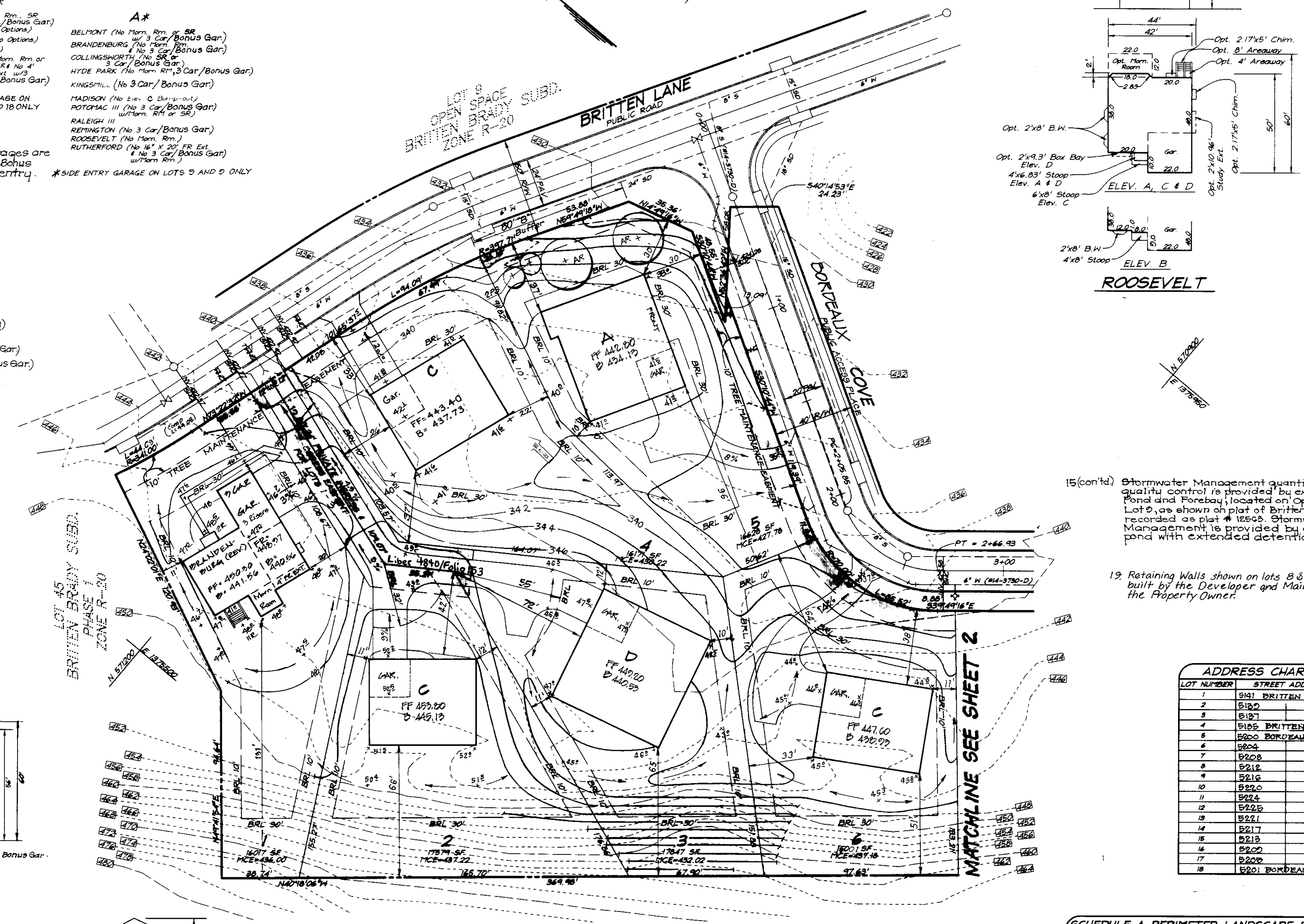


- D (Front Entry Garage only)**
- BELMONT (No opt. Morn. Rm. or Sun Rm. w/ Bonus Gar.)
 BRANDENBURG (No opt. Morn. Rm. or Sun Rm. w/ Bonus Gar.)
 COLLINGSWORTH (No opt. Morn. Rm. or Sun Rm. w/ Bonus Gar.)
 RALEIGH III (No opt. Morn. Rm. w/ Bonus Gar.)
 RUTHERFORD (No opt. Morn. Rm. w/ Bonus Gar.)
 MADISON (No opt. Morn. Rm. w/ Bonus Gar.)
 REMINGTON (No opt. Morn. Rm. w/ Bonus Gar.)
 ROOSEVELT (No opt. Morn. Rm. w/ Bonus Gar.)
 RUTHERFORD (No opt. Morn. Rm. w/ Bonus Gar.)



BENCHMARKS:
 Howard County Monument #31E6
 = N 173°46' 15.04"
 E 419619.1964
 Howard County Monument #31E7
 = N 174°48' 16.37"
 E 419864.0691

- GENERAL NOTES:**
- Subject property is zoned: R20 per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 6.7 Acres.
 - The total number of lots included in this submission is: 18.
 - Improvements to property: Single Family Detached.
 - Department of Planning and Zoning reference file numbers: 5-97-14, P-98-28, W-98-32, W-99-09, F-96-17, F-98-40, F-00-05.
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3730-D, approved Road Construction plans F-98-46, and actual field survey.
 - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
 - All roadways are public and existing.
 - The existing topography was taken from Road Construction Plans prepared by: Mildenberg, Boender & Assoc., Inc. 9-23-98 (F-98-46).
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 31E6 & 31E7.
 - The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
 - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
 - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
 - In accordance with Section 12B of the Howard County Supplementary Zoning District Requirements, by windrows or chimneys not more than 16 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
 - Stormwater Management is provided per: F-96-17. (See left)
 - SAC Elevations shown are at the Property lines.
 - This plan has been prepared in accordance with provision of Section 16-124 of the Howard County Code and the Landscape Manual. Financial Surety for the required 6 landscape trees in the amount of \$1350.00 is part of the builders Grading Permit application.
 - See below.



15 (cont'd) Stormwater Management quantity and quality control is provided by existing SWM Pond and Forest, located on open Space Lot 9, as shown on plat of Britten Brady Property recorded as plat # 12593. Stormwater Management is provided by a retention pond with extended detention.

19. Retaining Walls shown on lots 8 & 10 are to be built by the Developer and Maintained by the Property Owner.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
1	5141 BRITTEN LANE
2	5120
3	5107
4	5105 BRITTEN LANE
5	5200 BORDEAUX COVE
6	5208
7	5208
8	5212
9	5216
10	5220
11	5224
12	5228
13	5232
14	5217
15	5213
16	5209
17	5205
18	5201 BORDEAUX COVE

PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUAN.	REMARKS
AR	ACER RUBRUM	24-31' CAL.	3	B&B HEAVY
	RED MAPLE	12-13' HT.	3	B&B HEAVY
PS	PINUS STROBUS	6-8' HT.	3	B&B HEAVY

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 & 2 & G
SEDIMENT & EROSION CONTROL PLAN	3, 4 & 5

OWNER / DEVELOPER
 CRESTWOOD, L.C.
 6820 ELM STREET
 MCLEAN, VIRGINIA 22101

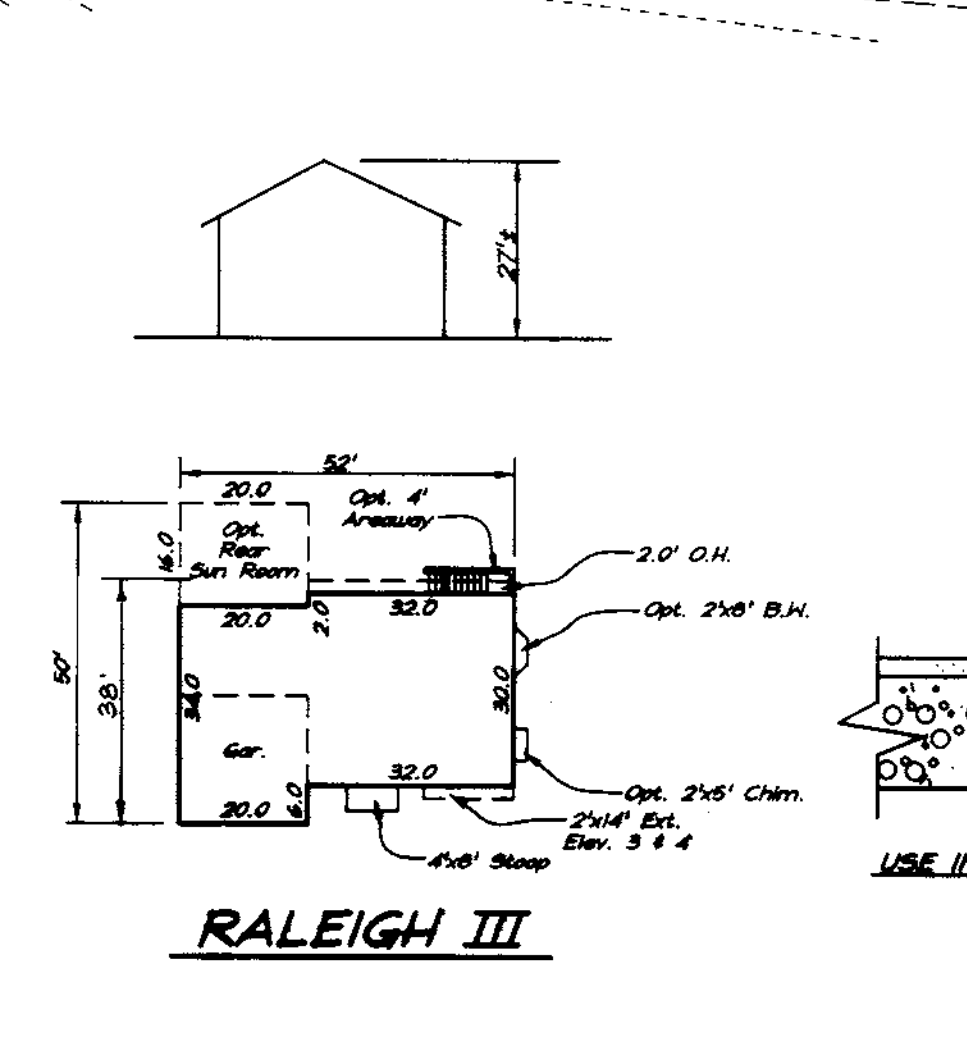
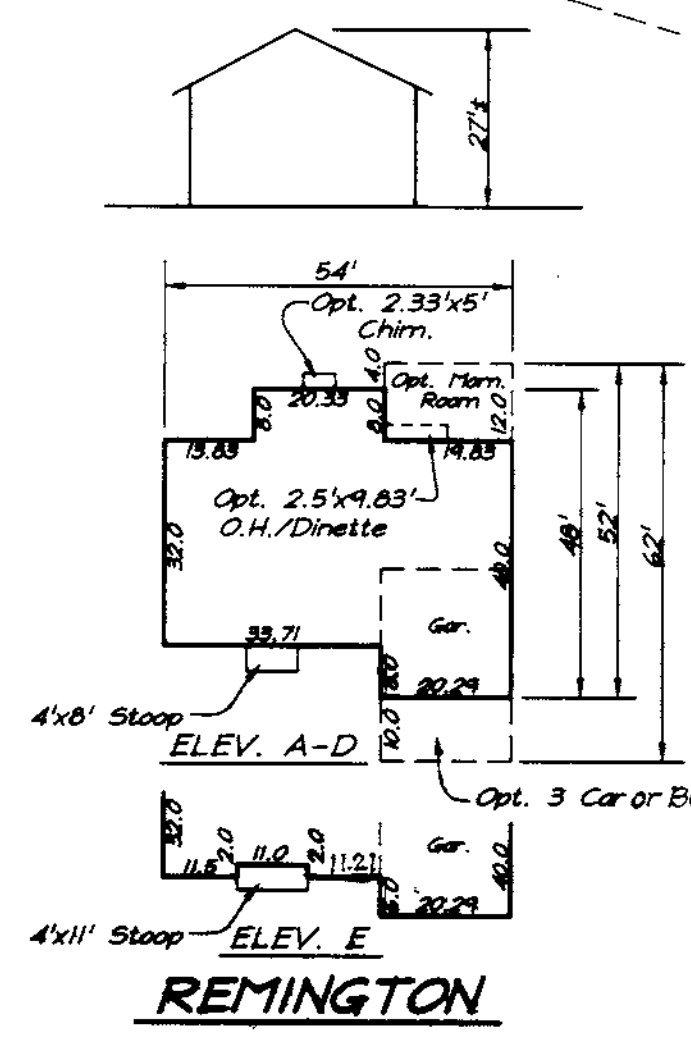
SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
ELM STREET ESTATES		1-18
PLAT NO.	BLOCK NO.	ZONE
12743	10 & 16	R-20
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
31	1ST	6011.01
WATER CODE	SEWER CODE	
I-10	6653500	

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.

SITE DEVELOPMENT PLAN
 LOT 1 THRU 18
ELM STREET ESTATES
 FIRST (1ST) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

DESIGNED: [Signature] SCALE: 1" = 30'
 DRAWN: BLP/BH DRAWING: 1 of 6
 CHECKED: JME JOB NO.: 98-066
 DATE: 1-14-99 FOR: N.V. HOMES, INC. FILE NO.: 98-066-X
 2300 Defense Highway, Suite 301
 Crofton, Maryland 21114

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 7/10/99 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION/8
 [Signature] 8/16/99 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 8/18/99 DATE
 DIRECTOR



18. Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
- Width- 12 feet (14 feet serving more than one residence).
 - Surface- 6 inches of compacted crusher run base with tar and chip coating.
 - Geometry- Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
 - Structures (culvert/bridges)- Capable of supporting 25 gross tons (H25 loading).
 - Drainage elements- Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
 - Structure clearances- minimum 12 feet.
 - Maintenance- Sufficient to insure all weather use.

DEVELOPER'S/BUILDERS CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Wayne C. Flack
 Name WAYNE C. FLACK Date 1/22/99



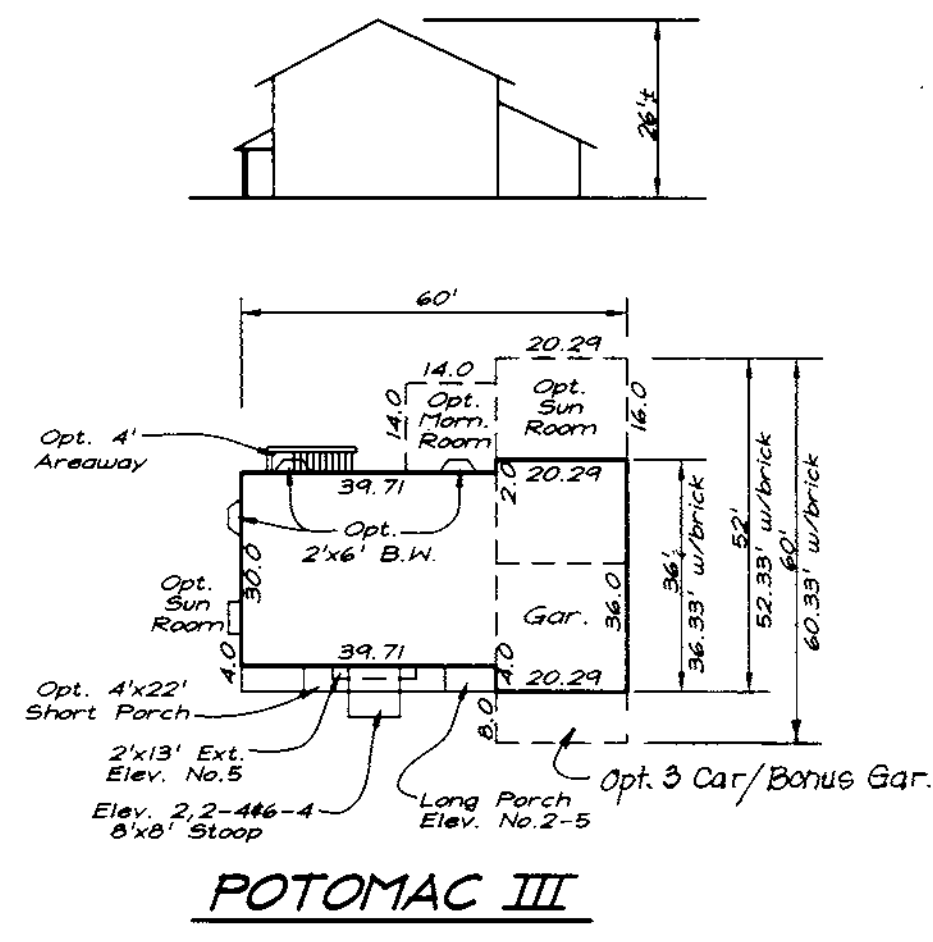
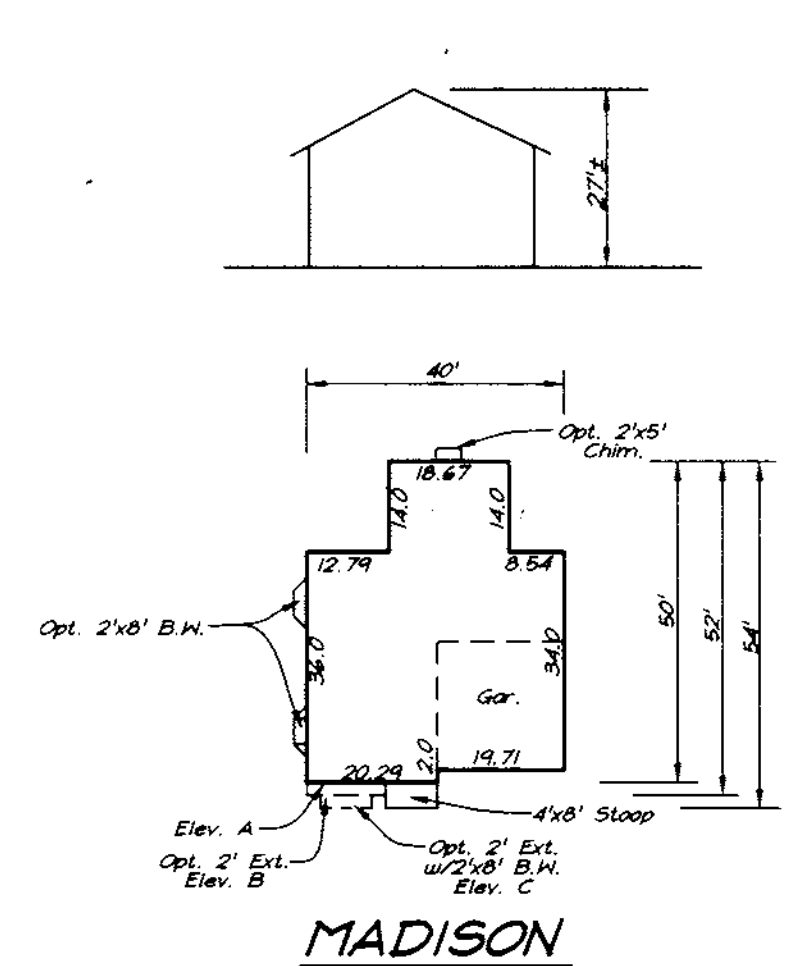
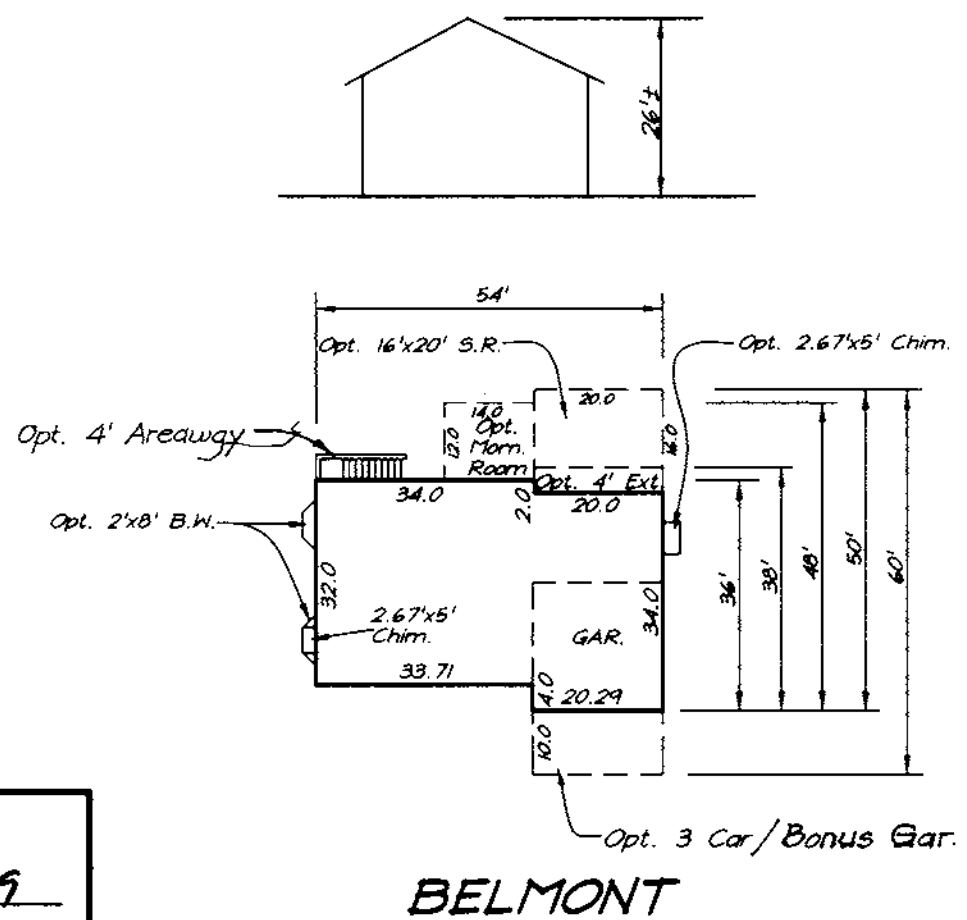
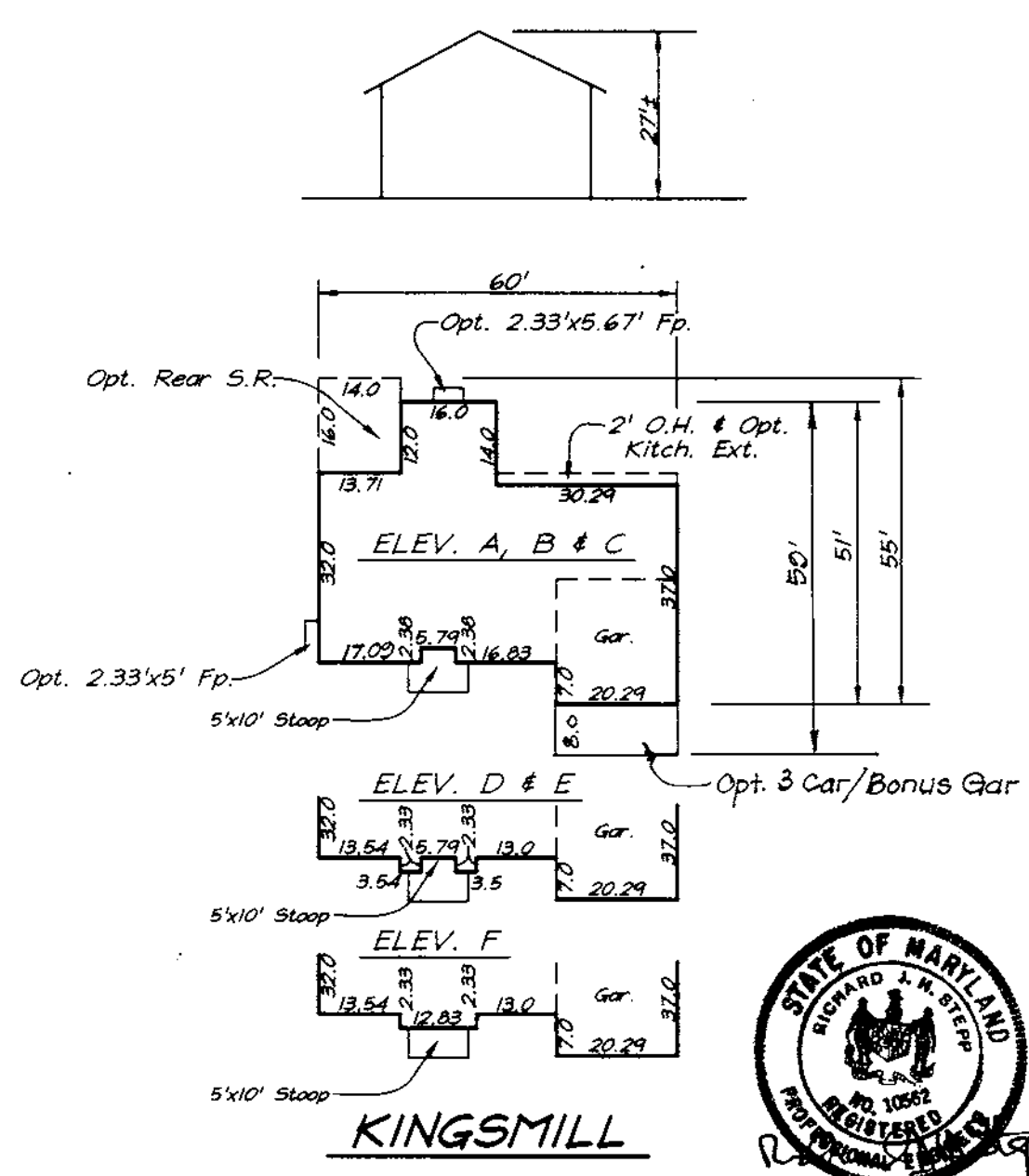
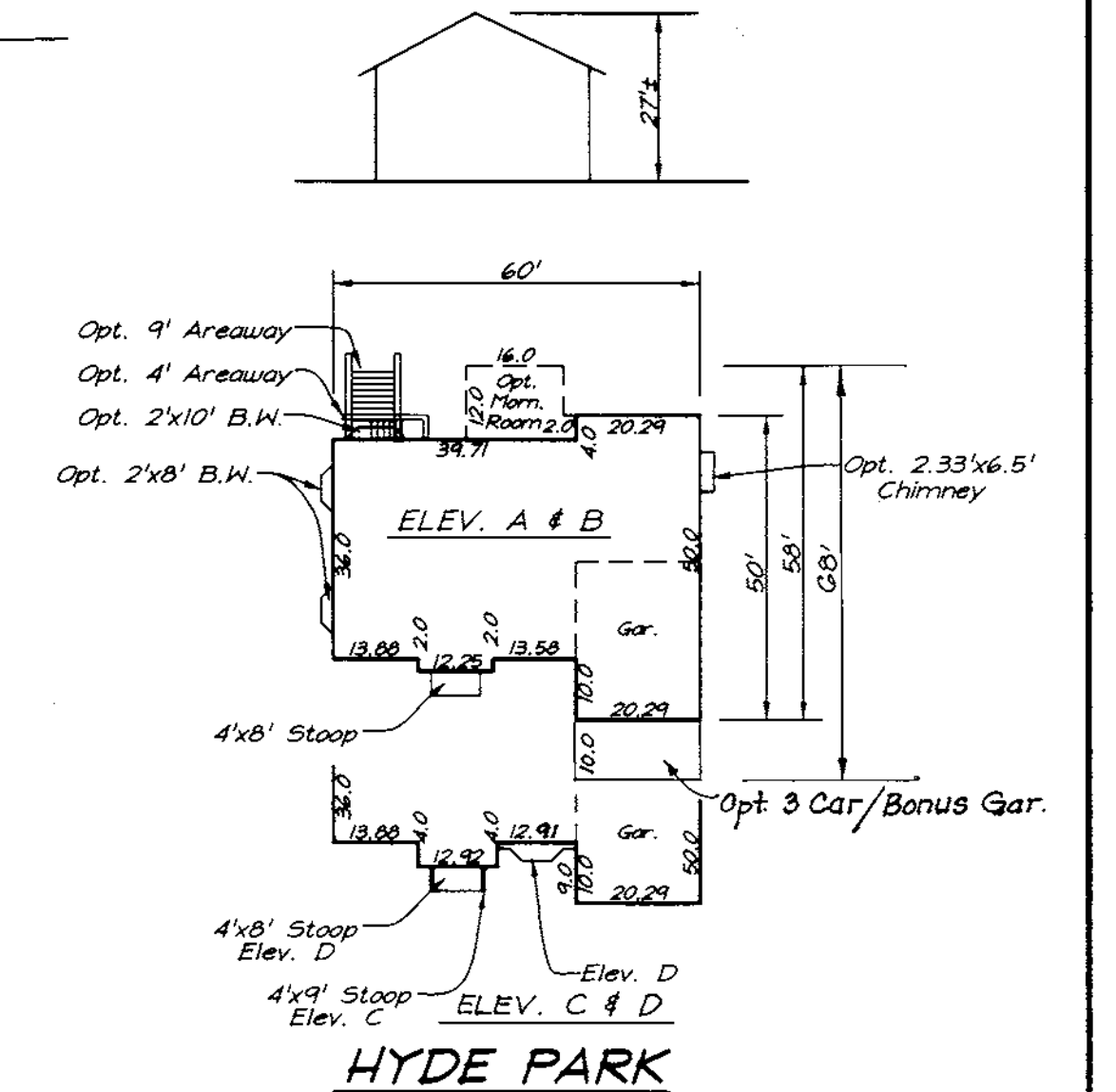
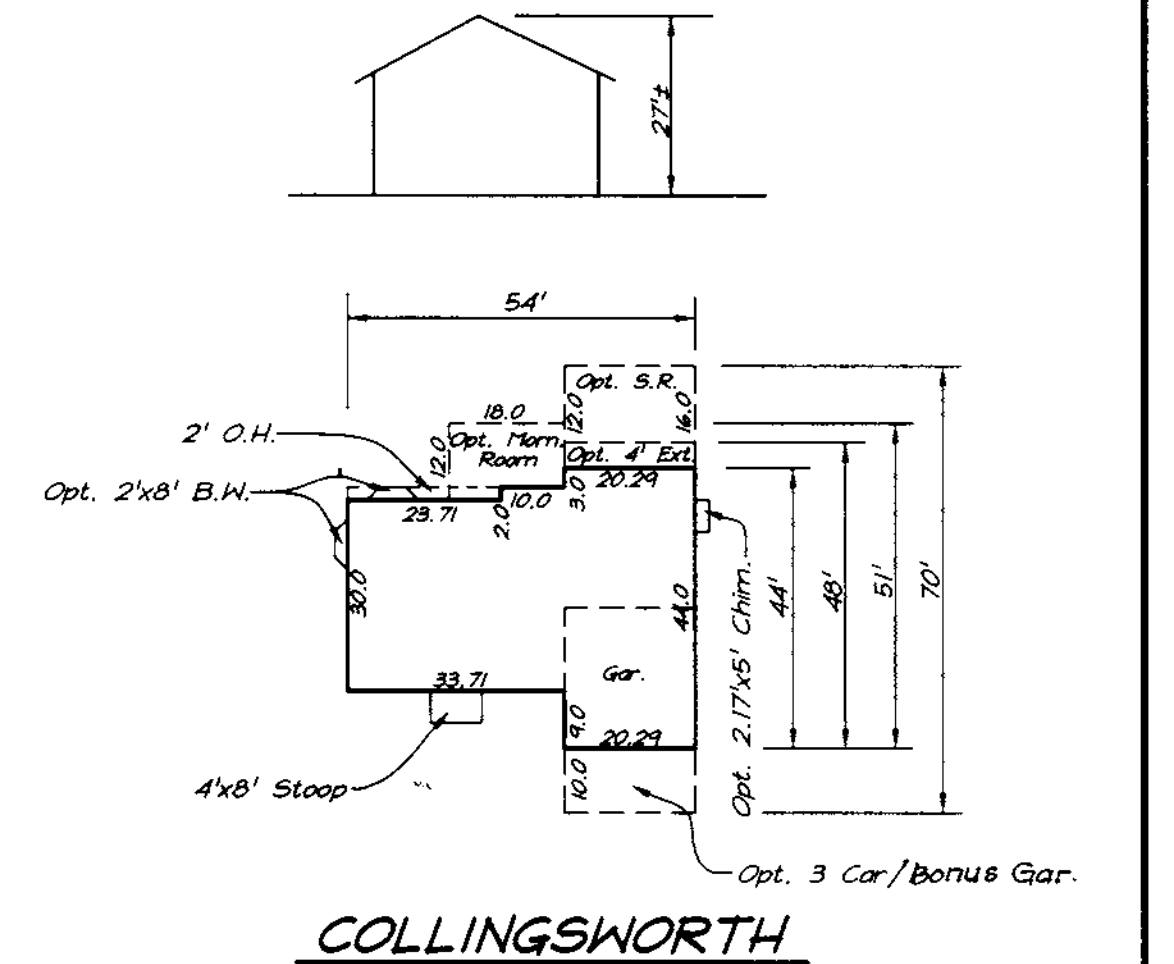
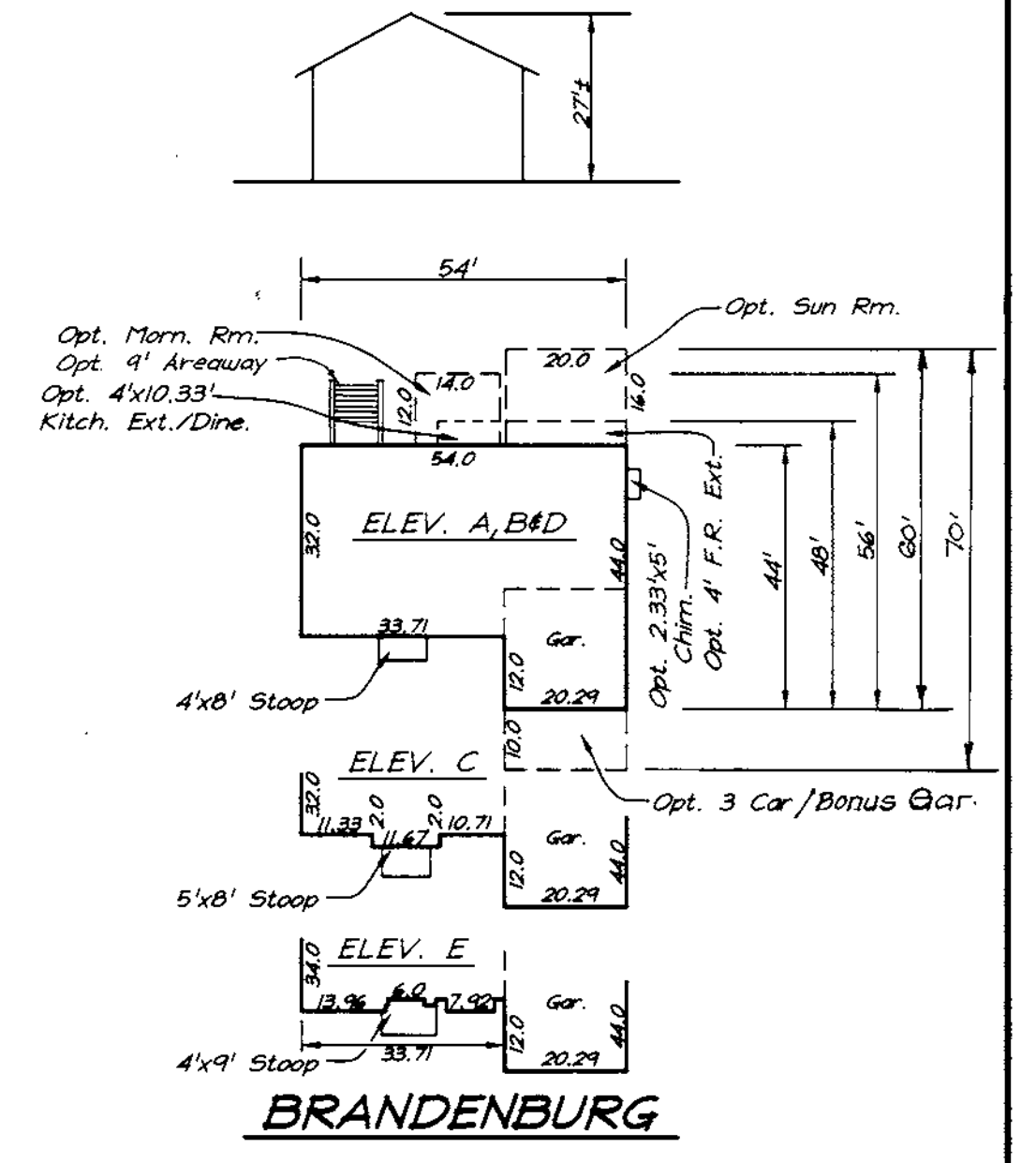
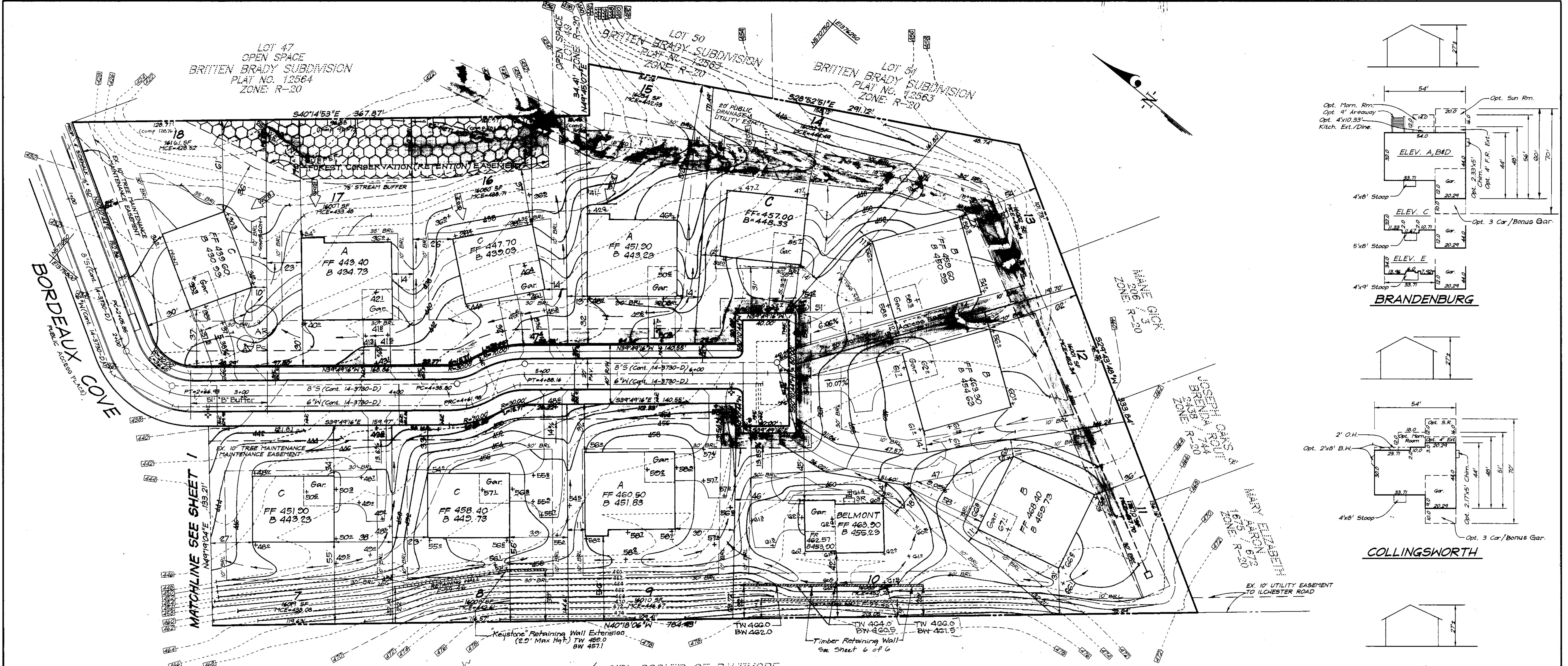
LOT 47
OPEN SPACE
BRITTEN BRADY SUBDIVISION
PLAT NO. 12564
ZONE R-20

LOT 51
BRITTEN BRADY SUBDIVISION
PLAT NO. 12563
ZONE R-20

BORDEAUX COVE
PUBLIC ACCESS PL. 145

MATCHLINE SEE SHEET 1

GIRL SCOUTS OF BALTIMORE
BALTIMORE CITY
212 / 535
ZONE R-20



APPROVED: DEPARTMENT OF PLANNING & ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7/20/99

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 8/16/99

 DIRECTOR
 DATE: 8/18/99



CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.

DESIGNED: [Signature]
 DRAWN: BLP
 CHECKED: JME
 DATE: 1-14-00

SCALE: 1" = 30'
 DRAWING: 2 of 6
 JOB NO.: 98-066
 FILE NO.: 98-066-X

SITE DEVELOPMENT PLAN
 LOTS 1 THRU 18
ELM STREET ESTATES
 FIRST (1ST) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

OWNER / DEVELOPER
 CRESTWOOD, L.C.
 6820 ELM STREET
 MCLEAN, VIRGINIA 22101

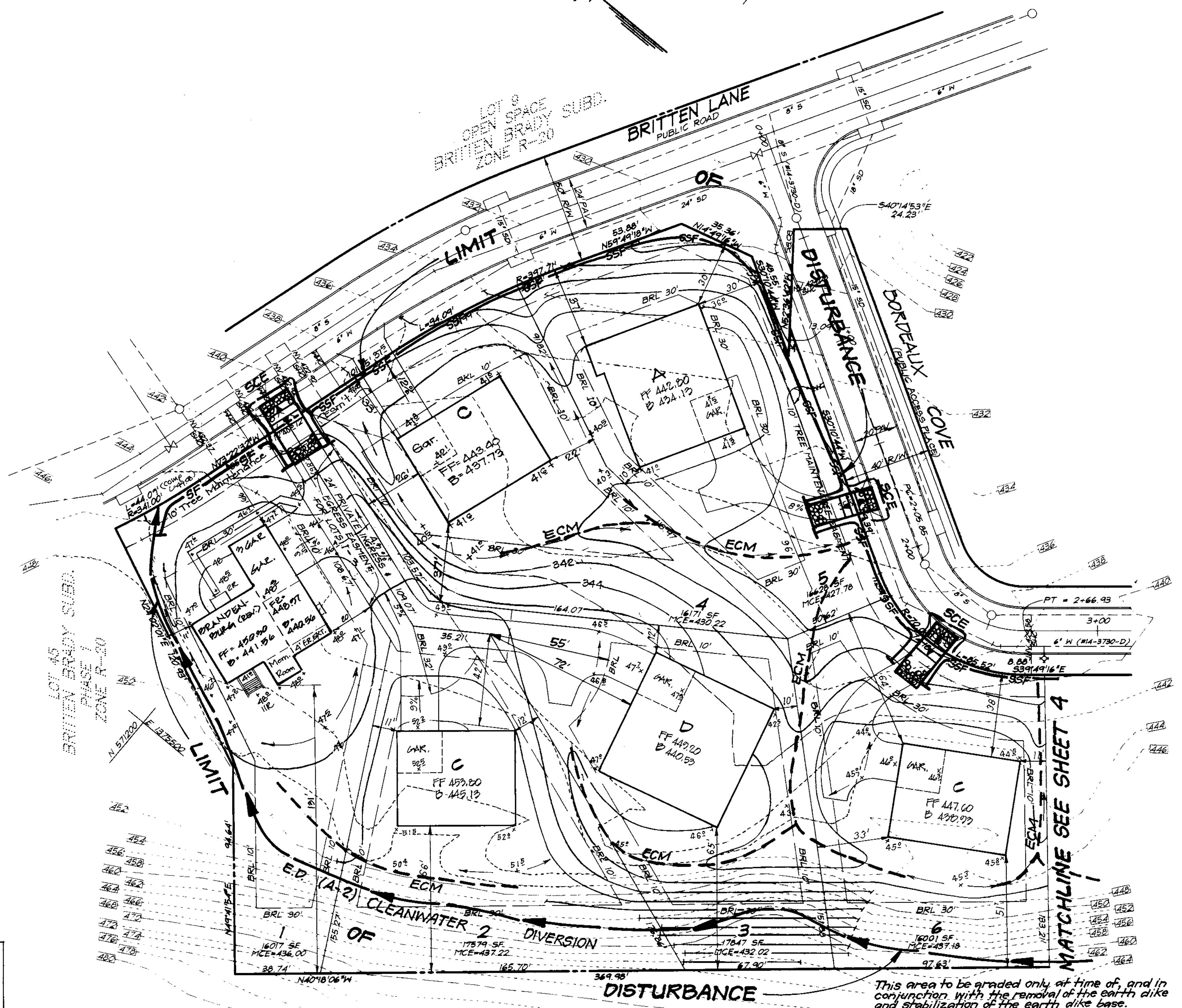
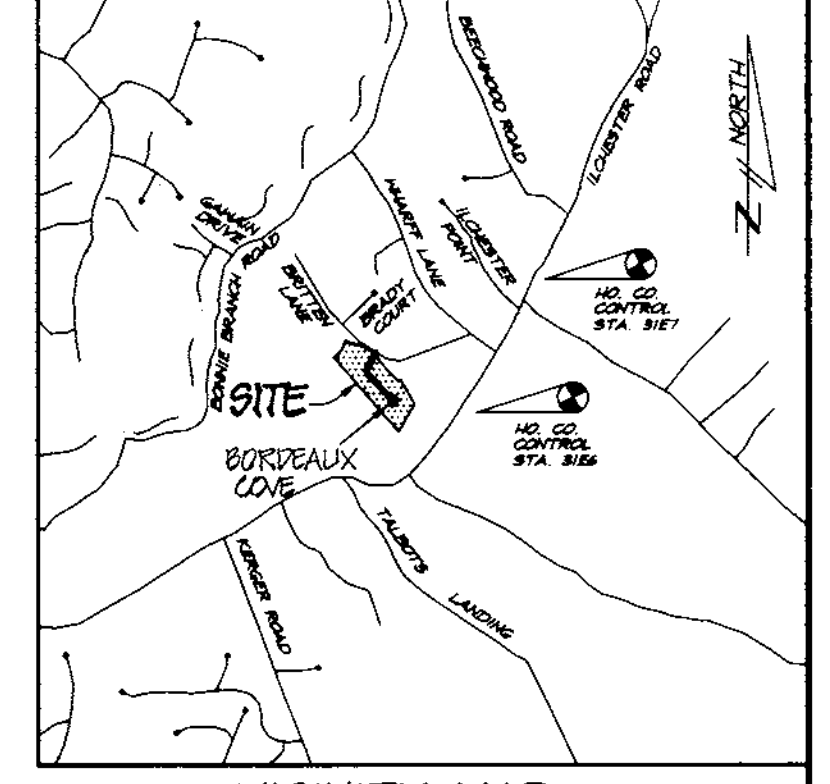
FOR: N.V. HOMES, INC.
 2200 Defense Highway, Suite 301
 Crofton, Maryland 21114

LEGEND

- Silt Fence — SF — SF —
- Super Silt Fence — SSF — SSF —
- Earth Dike — E.D. (A-2) —
- Erosion Control Matting — ECM —
- Stabilized Construction Entrance — SCE —

- CONTOUR INTERVAL — 2 FT.
- EXISTING CONTOUR —
- PROPOSED CONTOUR —
- DIRECTION OF DRAINAGE —
- WALK OUT BASEMENT —
- SPOT ELEVATION —

BENCHMARKS:
 Howard County Monument #31E6
 = N 173996.1509
 E 419619.1964
 Howard County Monument #31E7
 = N 174448.1637
 E 419864.0691



Reviewed for HOWARD S.C.D.
and meets Technical Requirements
Signature: *Cheri Summers* Date: 7/15/99
U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Signature: *John R. Peltier* Date: 7/15/99
Approved

This area to be graded only at time of, and in conjunction with the removal of the earth dike and stabilization of the earth dike base.

GIRL SCOUTS OF BALTIMORE
BALTIMORE CITY
212/835
ZONE R-20

OWNER / DEVELOPER
CRESTMOOD, L.C.
6820 ELM STREET
MCLEAN, VIRGINIA 22101

SUBDIVISION NAME ELM STREET ESTATES		SECTION/AREA 1-18	LOTS/PARCELS 1-18		
PLAT NO. 19743	BLOCK NO. 10 & 16	ZONE R-20	TAX MAP NO. 31	ELECTION DIST. 1ST	CENSUS TRACT 6011.01
WATER CODE I-10		SEWER CODE 6653500			

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		
7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.		
DESIGNED TD	SEDIMENT & EROSION CONTROL PLAN LOT 1 THRU 18 ELM STREET ESTATES FIRST (1ST) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN BAL		DRAWING 3 of G
CHECKED T.D.		JOB NO. 98-066
DATE 1/99		FILE NO. 98-066-SE

DEVELOPER'S/BUILDER'S CERTIFICATE

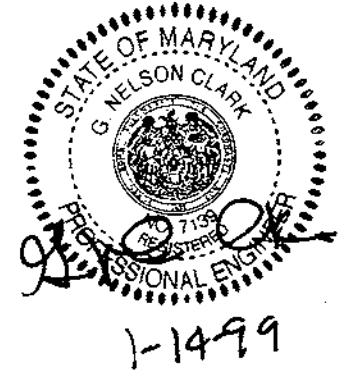
I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training 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: *Wayne C. Fench* Date: 1/12/99

ENGINEER'S CERTIFICATE

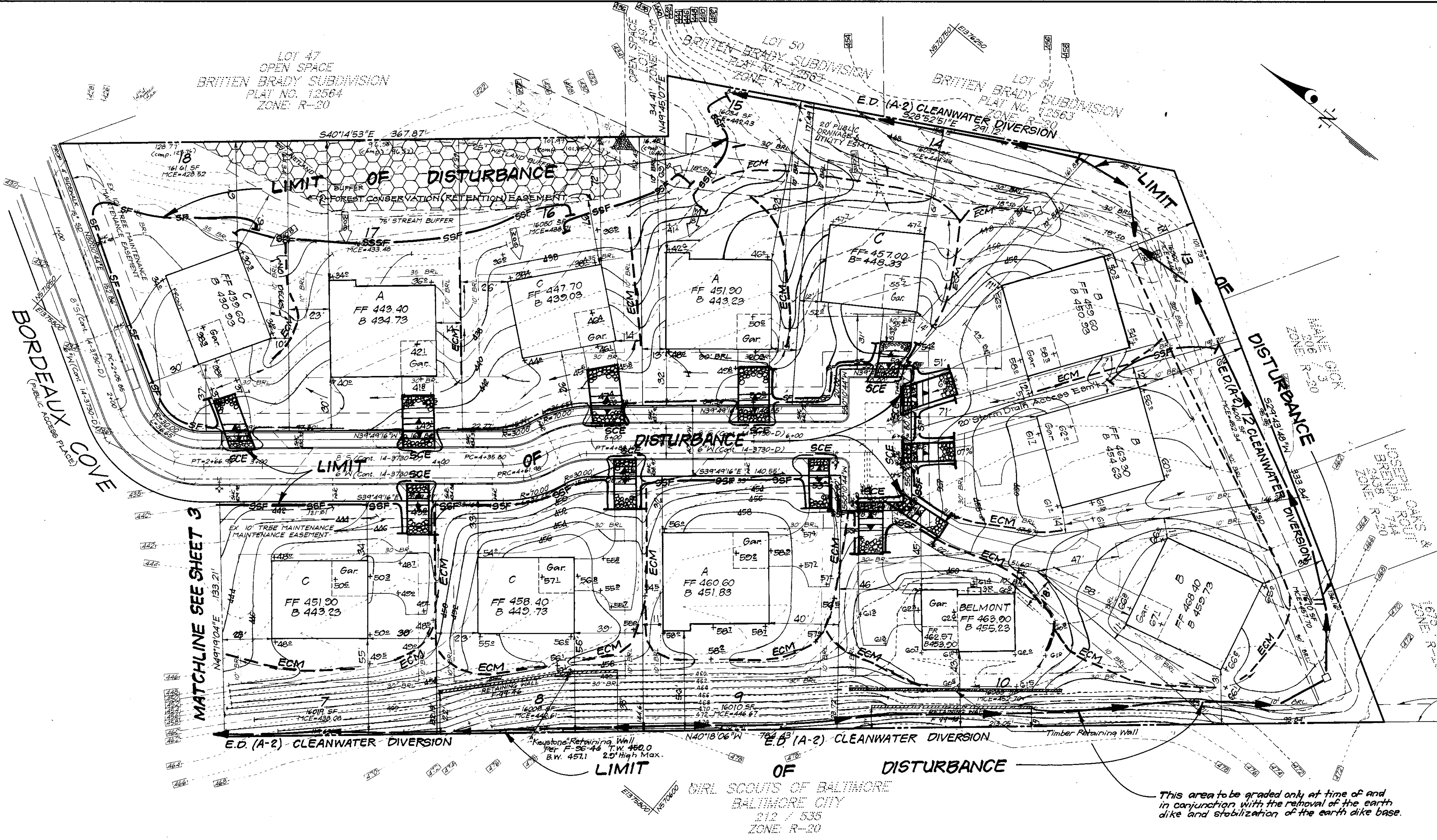
I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature: *G. Nelson Clark* Date: 1-14-99



APPROVED: DEPARTMENT OF PLANNING & ZONING	
Signature: <i>Cheri Summers</i> Date: 7/20/99	
Signature: <i>Cheri Summers</i> Date: 8/16/99	
Signature: <i>John R. Peltier</i> Date: 8/18/99	

NO.	REVISIONS	DATE
1	Rev. Storm Water Drainage Esmt For lots 13,14,15, as per new information per Developer Engineer.	6-17-99
2	Rev Hse & Grd lot 14, Gen box, per new SD Location	6-17-99



This area to be graded only at time of and in conjunction with the removal of the earth dike and stabilization of the earth dike base.

Reviewed for HOWARD S.C.D. and meets Technical Requirements
Cheryl Simmons 7/15/99
 Signature Date
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John Robertson 7/15/99
 Approved

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction 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.

Wagne C. Frank 1/22/99
 NAME DATE

ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Sediment and Erosion Control represents a practical 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 1-14-99
 G. NELSON CLARK DATE



OWNER / DEVELOPER
 CRESTWOOD, L.C.
 6820 Elm Street
 McLean, Virginia 22101

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.			
DESIGNED TD	SEDIMENT & EROSION CONTROL PLAN LOTS 1 THRU 15 ELM STREET ESTATES FIRST (1ST) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'	
DRAWN BAL		DRAWING 4 of 6	
CHECKED T.D.	FOR: N.V. HOMES, INC. 2200 Defense Highway, Suite 301 Crofton, Maryland 21114	JOB NO. 98-066	
DATE 1/99		FILE NO. 98-066-5E	

APPROVED: DEPARTMENT OF PLANNING & ZONING
Cheryl Simmons 7/20/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Cindy Hammett 8/16/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Frank Sella 8/18/99
 DIRECTOR DATE

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose

To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

1. This practice is limited to areas having 2:1 or flatter slopes where:

- The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
- The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
- The original soil to be vegetated contains material toxic to plant growth.
- The soil is so acidic that treatment with limestone is not feasible.

ii. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

i. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.

ii. Topsoil Specifications - Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

iv. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

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, discing or other acceptable means before seeding, if not previously loosened.

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./100 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 the 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 apply 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 applying 2 tons per acre 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.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseeding.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

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 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 1 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 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEDIMENT AND EROSION CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits. Sediment Control Division 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 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.

3. 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, terraces, perimeters 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 perimeters in accordance with Vol. I, Chapter 7, 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (See Section 20.0). Temporary stabilization with mulch alone 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: | 6.70 AC. |
| Area Disturbed: | 6.08 AC. |
| Area to be roofed or paved: | 2.23 AC. |
| Area to be vegetatively stabilized: | 4.78 AC. |
| Total Cut: | 6.72 CY. |
| Total Fill: | 1.855 CY. |
| Offsite Waste/Borrow Area Location: | |
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 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.

11. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
12. The total amount of silt fence = **486 LF**
13. The total amount of silt fence = **1450 LF**
14. The total amount of earth dike = **1670 LF**

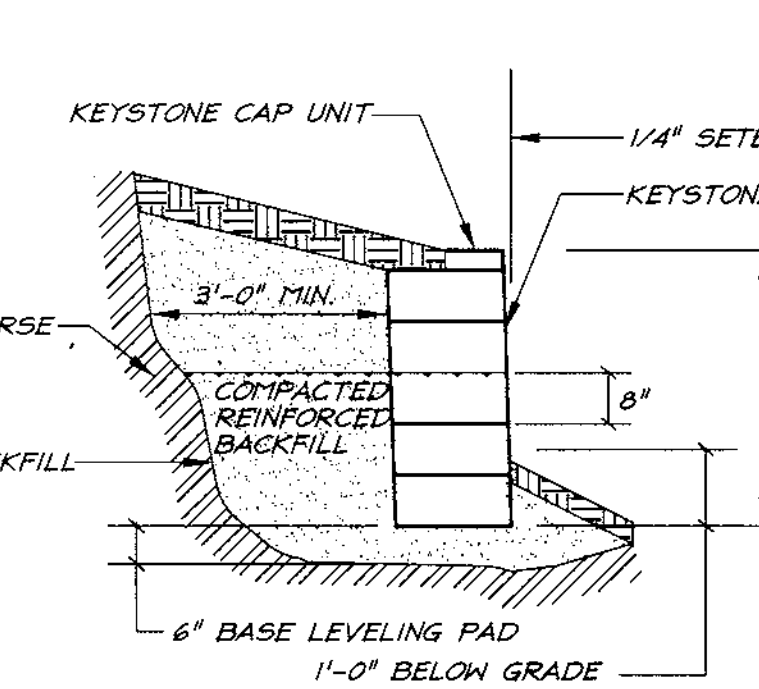
*It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

CONSTRUCTION SEQUENCE:

NO.	DESCRIPTION	NO. OF DAYS
1.	Obtain grading permit.	7
2.	Install tree protection fence.	7
3.	Install sediment and erosion control devices and stabilize.	14
4.	Excavate for foundations, rough grade and temporarily stabilize.	30
5.	Construct structures, sidewalks and driveways.	60
6.	Final grade and stabilize in accordance with Stds. and Specs.	14
7.	Install Erosion Control Matting if shown.	
8.	Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

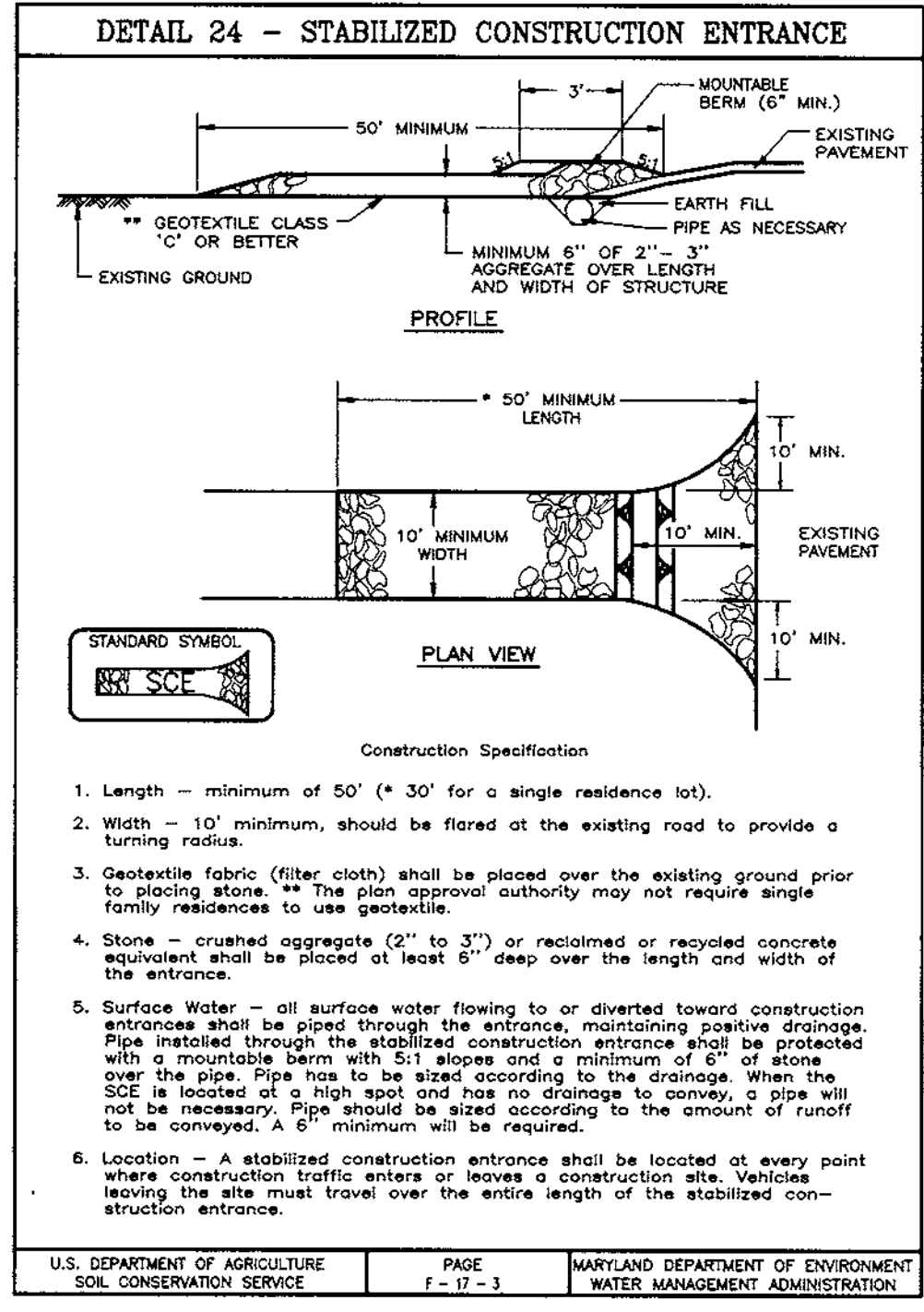
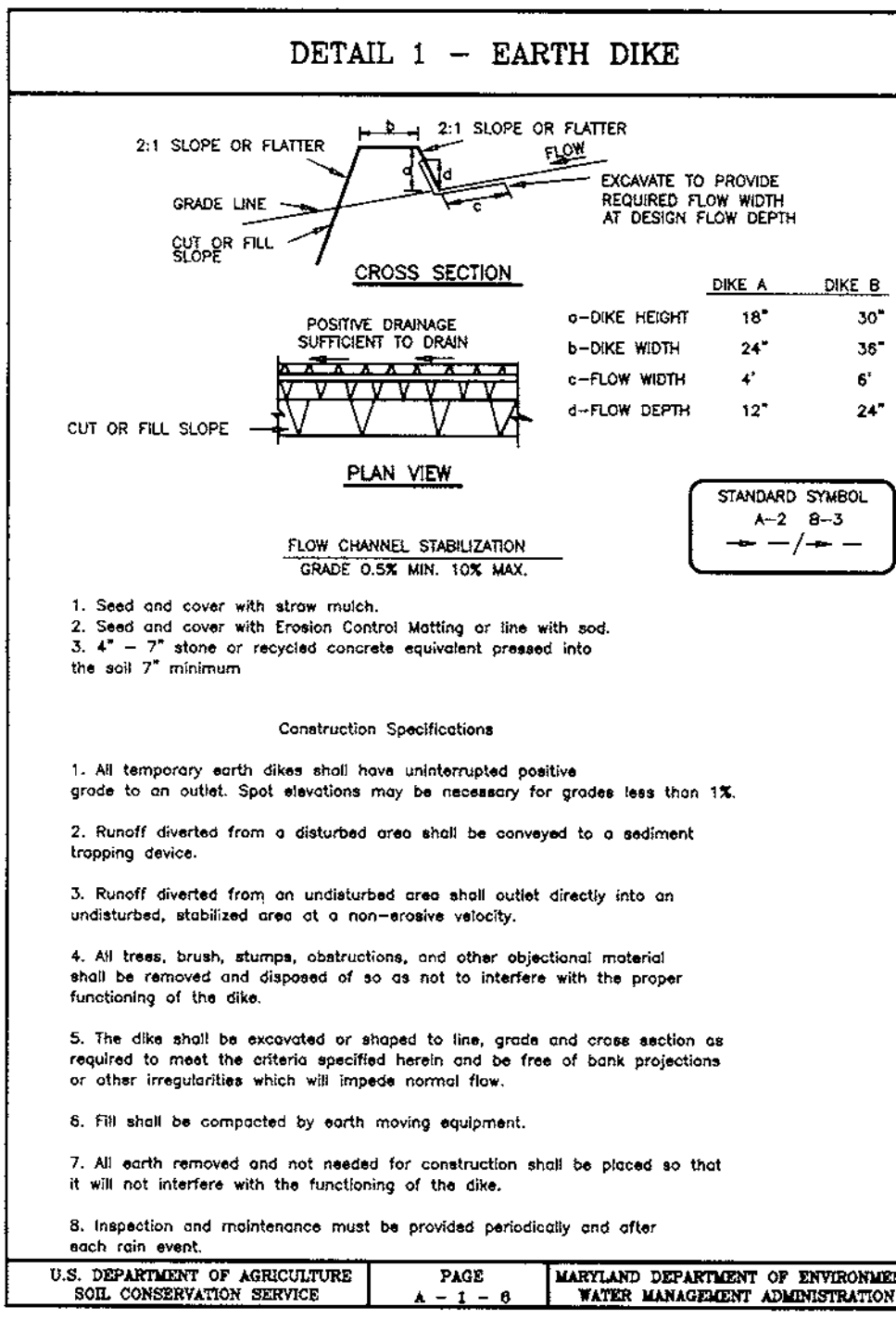
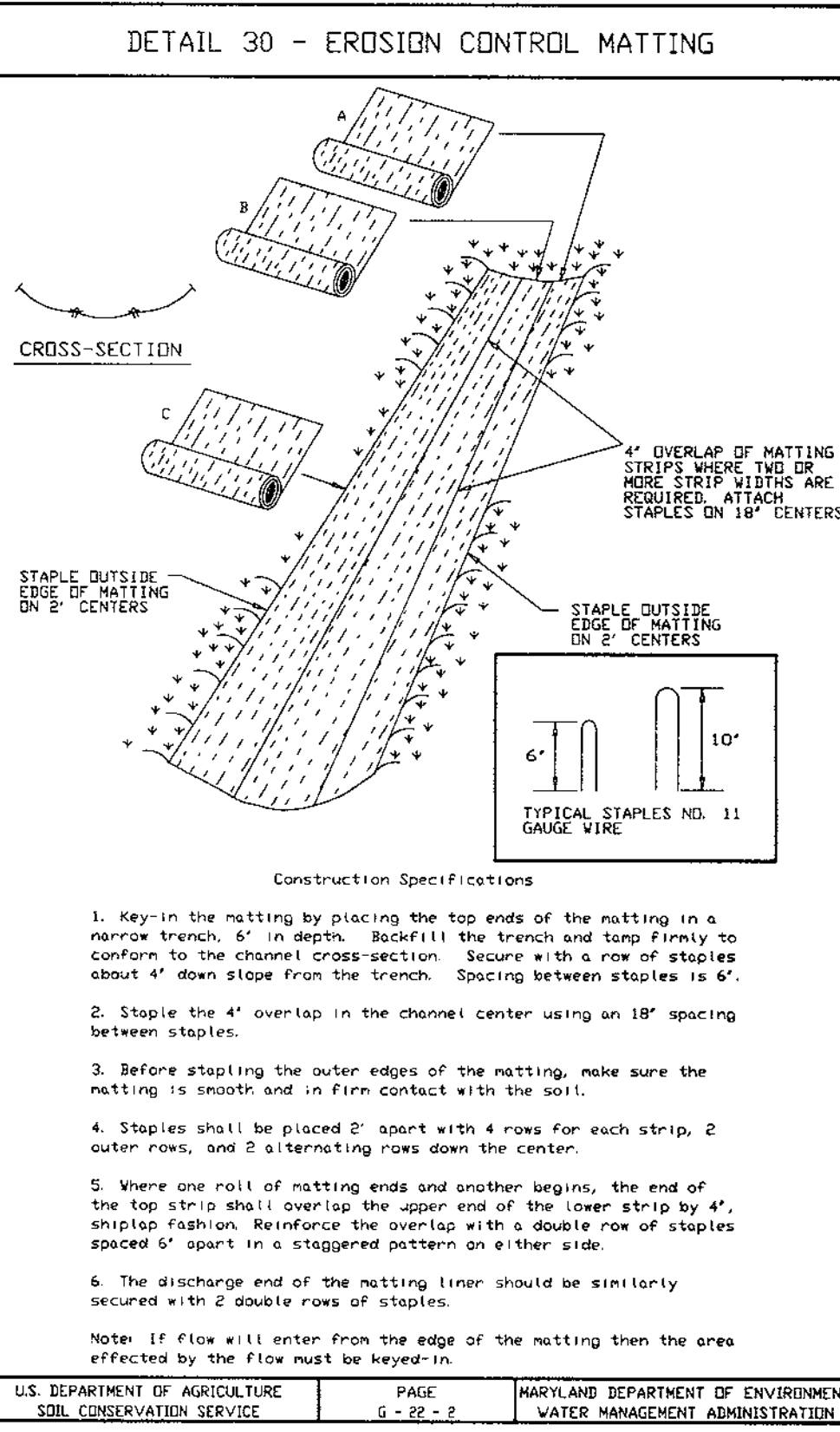
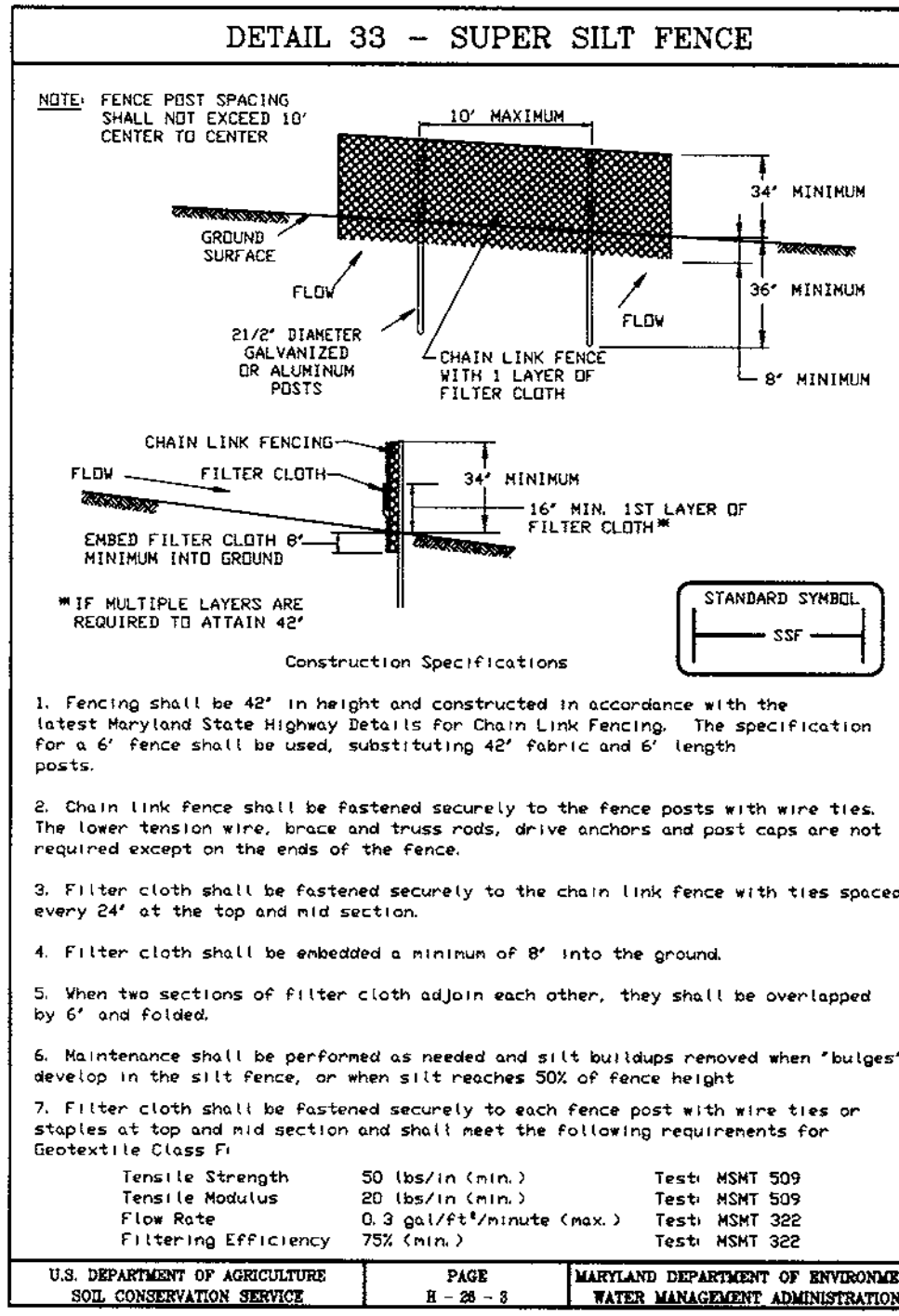
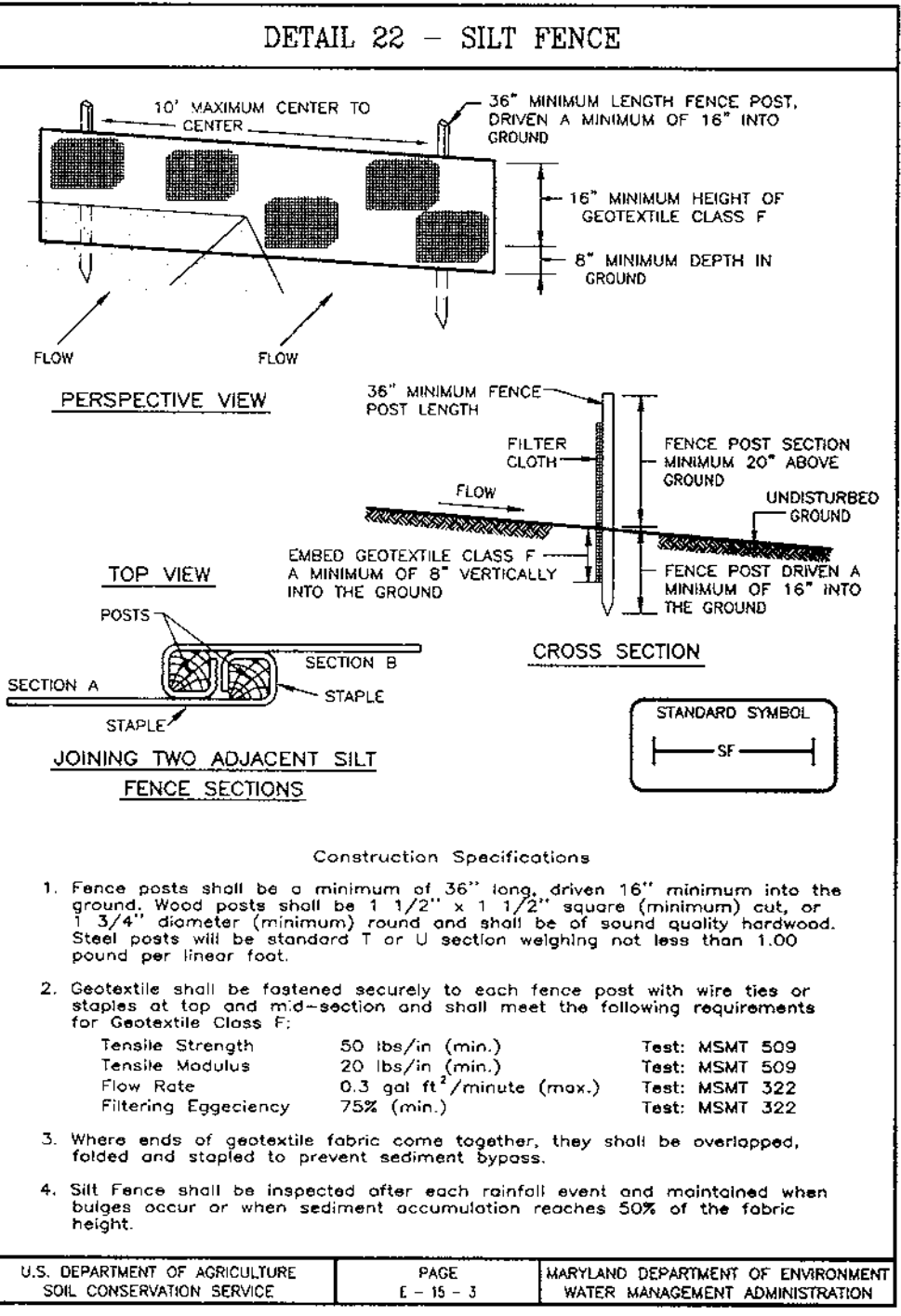
NOTE: See sheet G of G for Timber Retaining Wall details.

KEYSTONE STANDARD UNIT NO SCALE



RETAINING WALL DETAILS NO SCALE

(KEYSTONE)



Reviewed for HOWARD S.C.D. and meets Technical Requirements
Clay Summers 7/15/99
 Signature Date
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robertson 7/15/99
 Approved

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 7/20/99
 Chief, Development Engineering Division Date

[Signature] 8/16/99
 Chief, Division of Land Development Date

[Signature] 8/18/99
 Director Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction 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."
Wayne C. Fleck 1/12/99
 NAME DATE

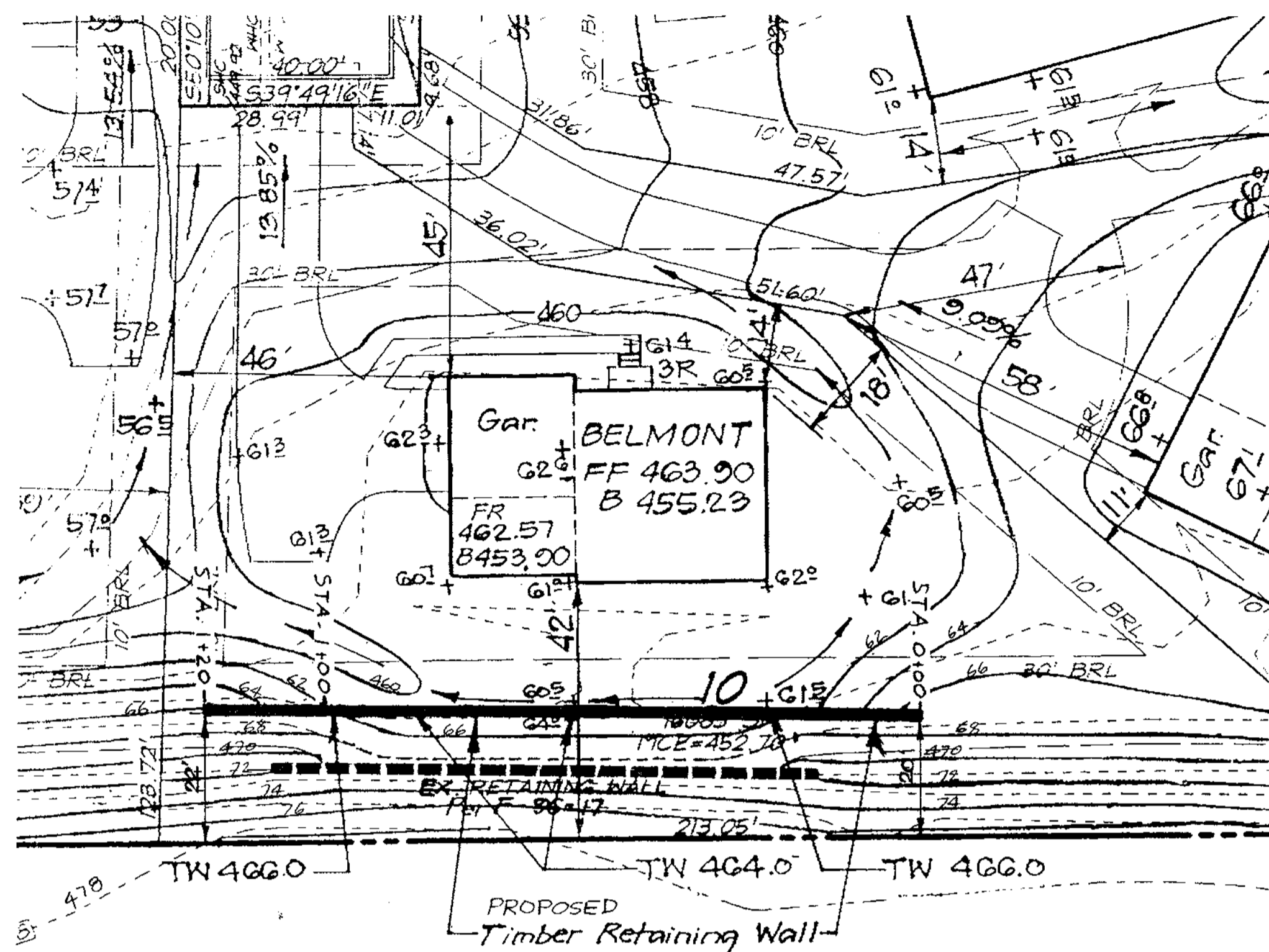
ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion Control represents a practical 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 1-14-99
 DATE

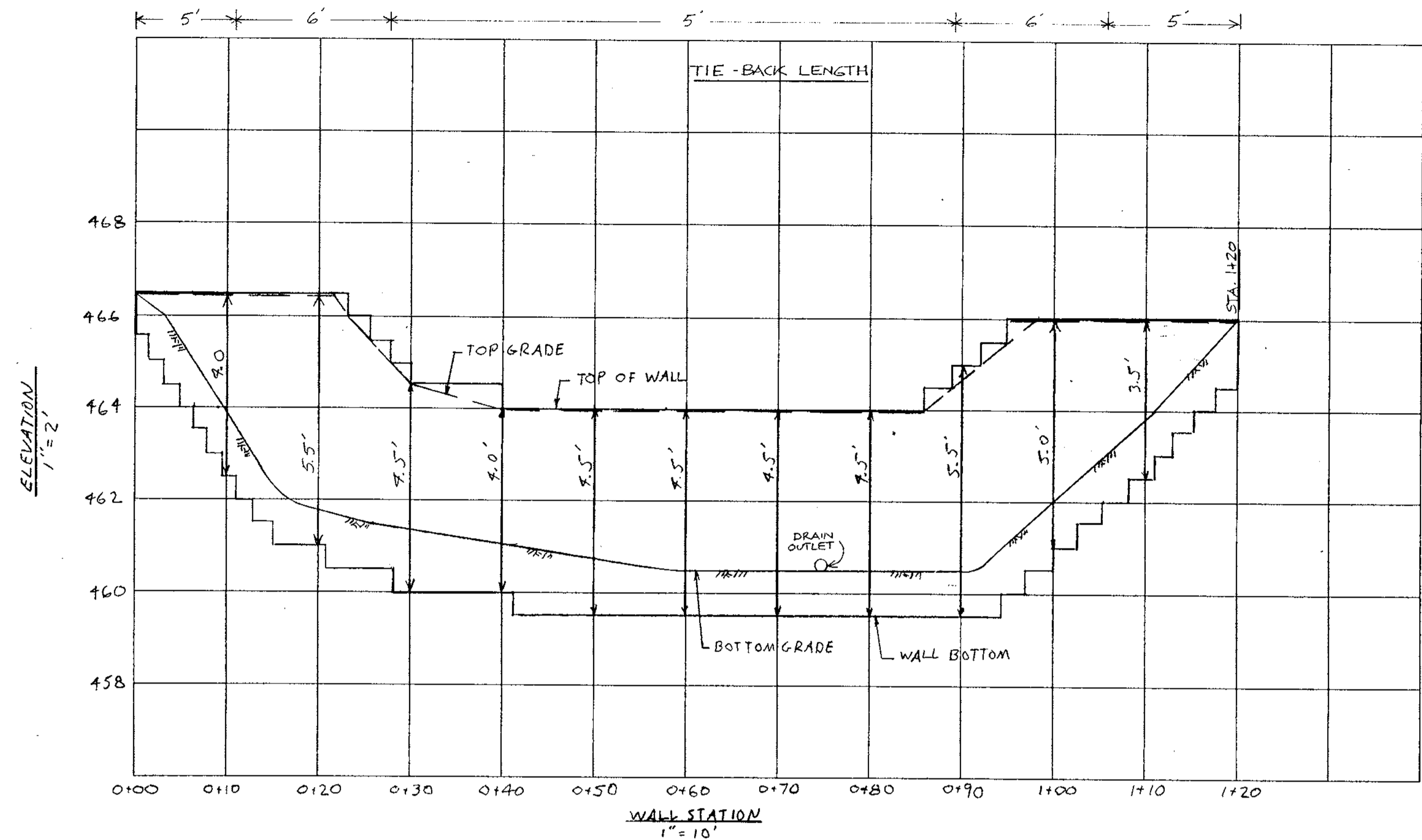
CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	SCALE	AS SHOWN
BAL	SEDIMENT & EROSION CONTROL NOTES AND DETAILS	DRAWING
BLP	LOTS 1 THRU 18	5 of G
CHECKED	TAX MAP 31 PARCEL 147	JOB NO.
JME	# RESUBDIVISION OF LOT 46, BRITTEN/BRADY FIRST (1ST) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	98-066
DATE	FOR: N.V. HOMES, INC. 2200 Defense Highway, Suite 301 Crofton, Maryland 21114	FILE NO.
DEC. 1998		98-066

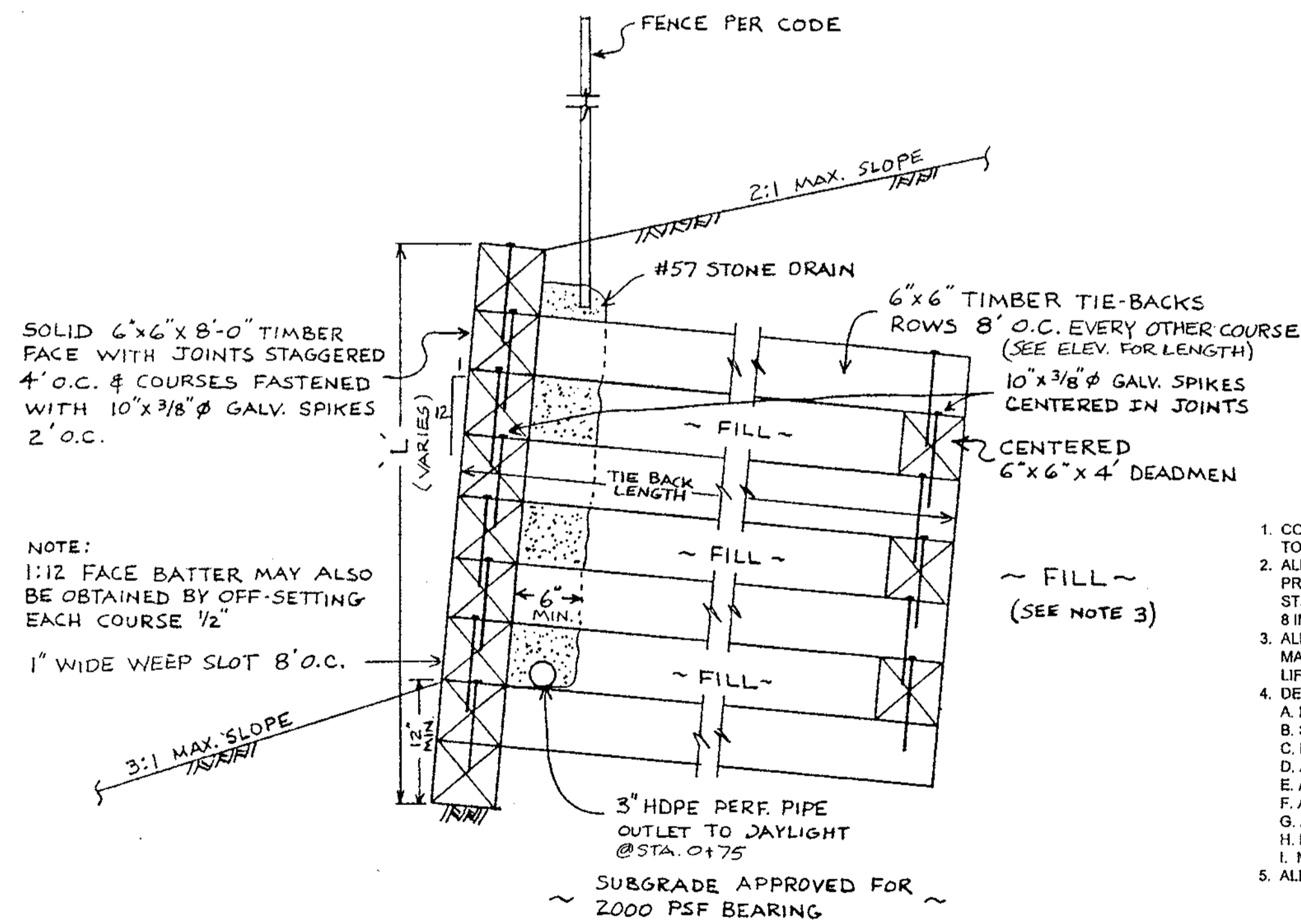
SDP 03-80



WALL LOCATION PLAN
1" = 20'



WALL ELEVATION
1" = 10'



RETAINING WALL STRUCTURAL DETAIL
N.T.S.

GENERAL NOTES

- CONTRACTOR TO VERIFY DIMENSIONS AND ELEVATIONS IN FIELD PRIOR TO COMMENCING WORK.
- ALL WALLS SHALL BE PLACED ON UNDISTURBED SOIL HAVING A PRESUMPTIVE BEARING CAPACITY OF AT LEAST 2000 PSF OR ON STRUCTURAL FILL COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 8 INCH LIFTS.
- ALL BACKFILL SOIL SHALL BE FREE OF EXCESSIVE ORGANIC MATERIAL AND COMPACTED TO 90% STANDARD PROCTOR IN 8 INCH LIFTS.
- DESIGN CRITERIA FOR THE TIMBER RETAINING WALL IS AS FOLLOWS:
 - A. FACTOR OF SAFETY AGAINST OVERTURNING - 2.0 SLIDING - 1.5
 - B. SOIL PRESSURE AT TOE - <2000 PSF
 - C. MAX. EQUIVALENT FLUID WEIGHT AGAINST WALL - 60 PCF
 - D. ASSUMED WEIGHT OF BACKFILL - 120 PCF
 - E. ASSUMED INTERNAL FRICTION ANGLE OF BACKFILL - 30 DEG.
 - F. ASSUMED SOIL COHESION - 100 PSF
 - G. ASSUMED UNIFIED CLASSIFICATION OF BACKFILL - SM
 - H. MAX. BACKFILL SLOPE - 2:1
 - I. MAX. SURCHARGE LOAD - 50 PSF
- ALL TIMBER TO BE PRESERVATIVE TREATED TO MEET AWPA C2/C9 - 40

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 7/26/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 8/16/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 8/16/99
 DIRECTOR

HILLIS-CARNES ENGINEERING ASSOCIATES, INC.

12011 Guilford Road - Suite 106 Annapolis Junction, Maryland
 (410) 880-4788 Fax: (410) 880-4098

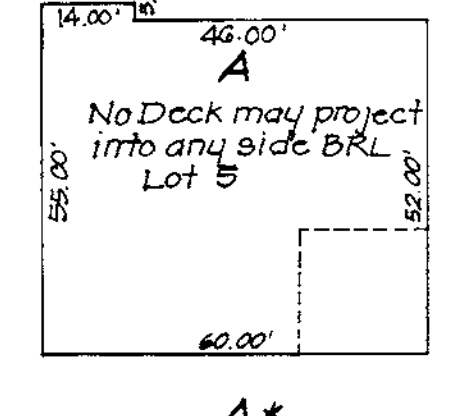
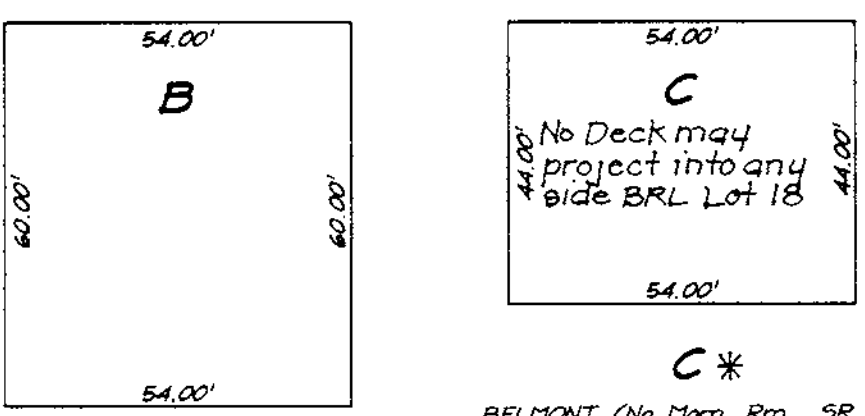
FILE NUMBER:
 JOB NUMBER: 97211-F
 SCALE: AS SHOWN
 PAGE 1 OF 1

REVISED DATE:
 DRAWN BY: RWS
 APPROVED BY: RMH
 DATE: 5/11/99

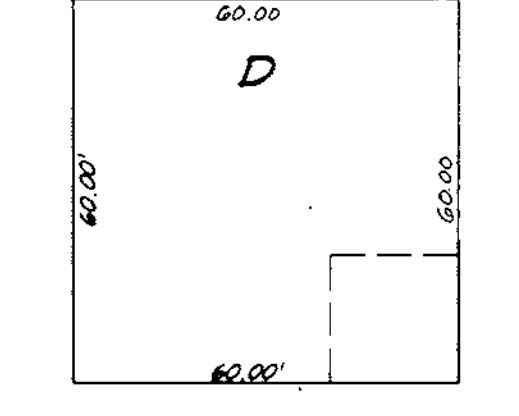
TIMBER RETAINING WALL DETAIL
ELM STREET ESTATES - LOT 10

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED RWS	SITE DEVELOPMENT PLAN LOTS 1 THRU 18 ELM STREET ESTATES FIRST (1ST) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN RWS		DRAWING 6 of 6
CHECKED RMH		JOB NO. 98-066
DATE 5-14-99	FOR: N.V. HOMES, INC. 2200 Defense Highway, Suite 301 Crofton, Maryland 21114	FILE NO. 98-066-X

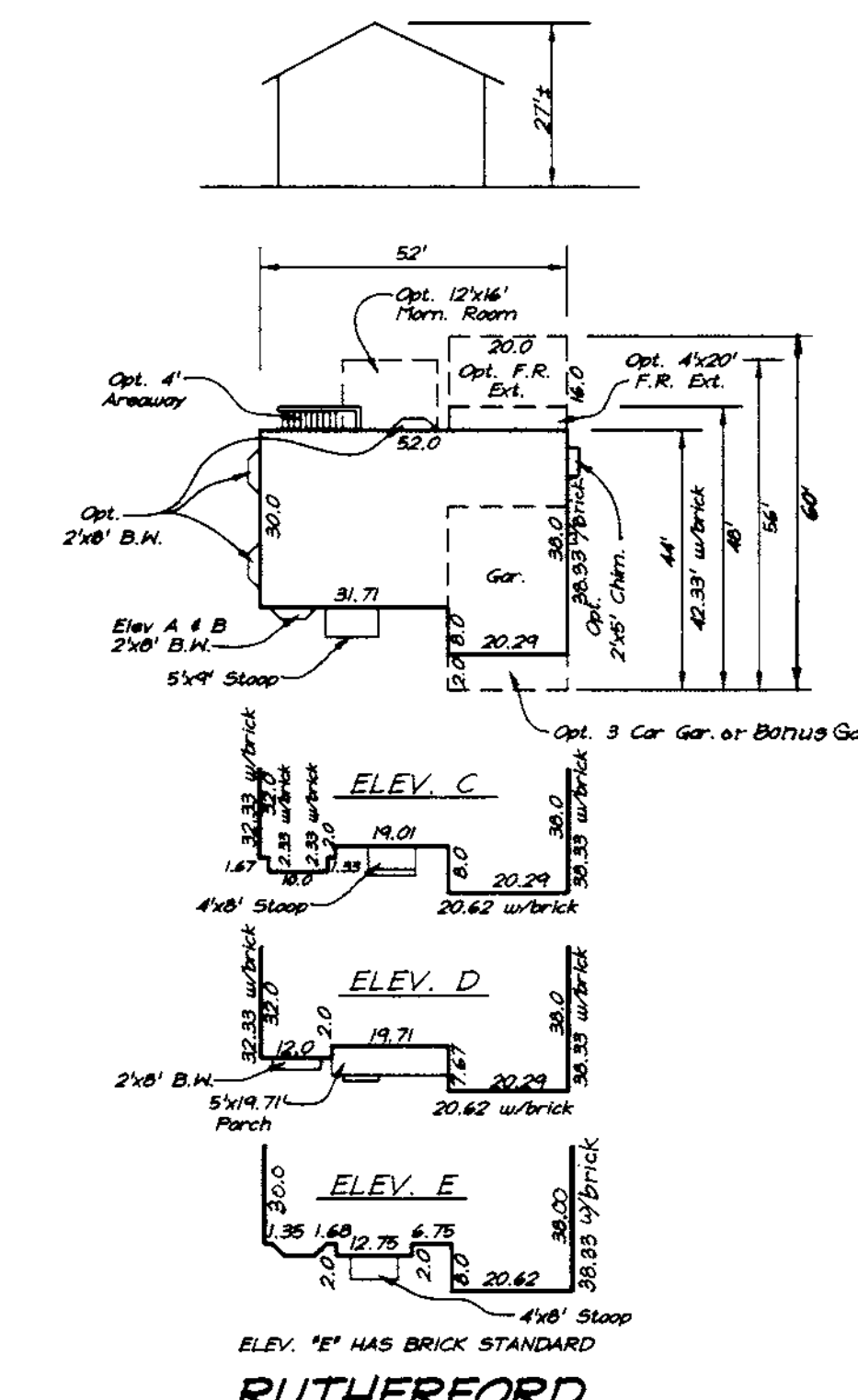




- B*** BELMONT (No Morn. Rm. or 3 Car/Bonus Gar.)
 BRANDENBURG (No Morn. Rm. or 3 Car/Bonus Gar.)
 COLLINGSWORTH (No Morn. Rm. or 3 Car/Bonus Gar.)
 RALEIGH III (No Morn. Rm. or 3 Car/Bonus Gar.)
 RUTHERFORD (No Morn. Rm. or 3 Car/Bonus Gar.)
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- C*** BELMONT (No Morn. Rm. or 3 Car/Bonus Gar.)
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- A*** BELMONT (No Morn. Rm. or 3 Car/Bonus Gar.)
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 ROOSEVELT (No Morn. Rm. or 3 Car/Bonus Gar.)
 RUTHERFORD (No Morn. Rm. or 3 Car/Bonus Gar.)
- D** (Front Entry Garage only)

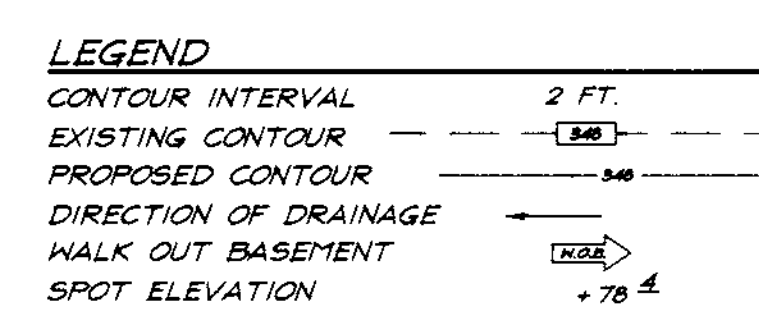


- BELMONT** (No opt. Morn. Rm. or Sun Rm. w/ Bonus Gar.)
BRANDENBURG (No opt. Morn. Rm. or Sun Rm. w/ Bonus Gar.)
COLLINGSWORTH (No opt. Morn. Rm. or Sun Rm. w/ Bonus Gar.)
HYDE PARK (No opt. Morn. Rm. w/ Bonus Gar.)
KINGSWILL (No opt. Sun Rm. w/ Bonus Gar.)
MADISON
POTOMAC III
RALEIGH III
REMINGTON (No opt. Morn. Rm. w/ Bonus Gar.)
ROOSEVELT
RUTHERFORD

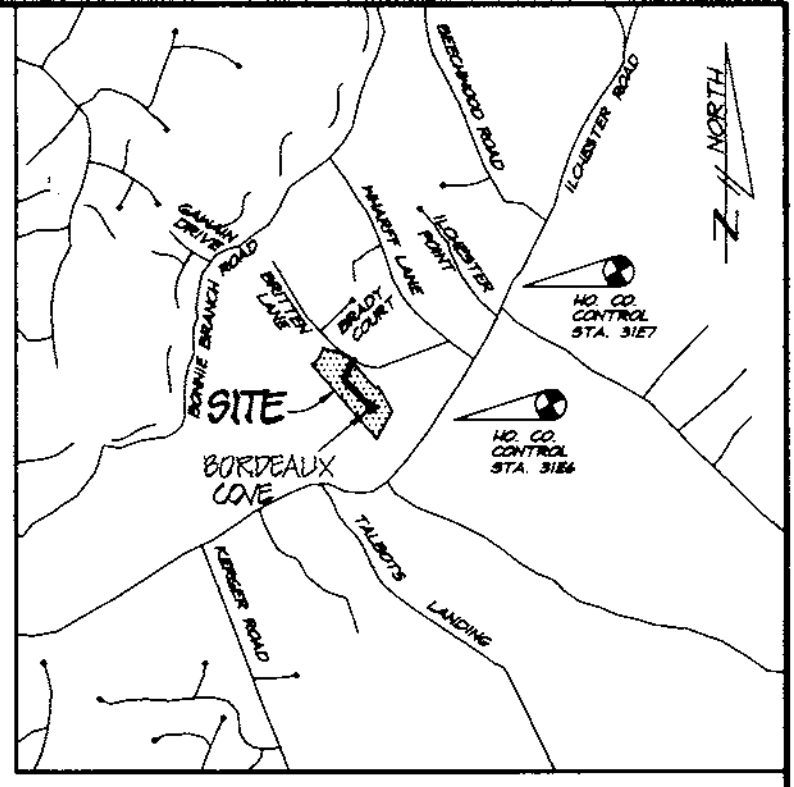


APPROVED: DEPARTMENT OF PLANNING & ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 7/20/99
 DATE: 8/16/99
 DATE: 8/18/99

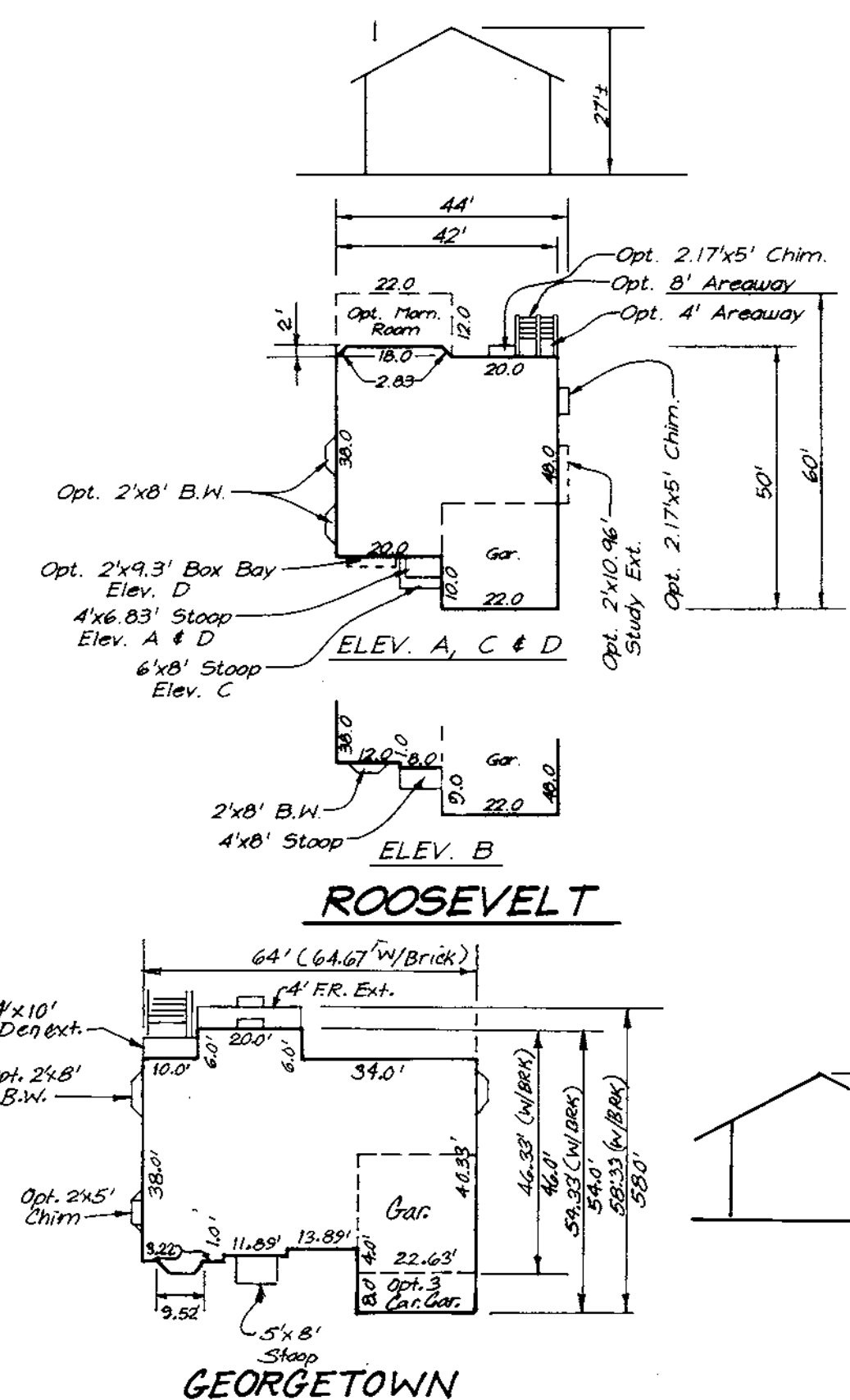
NO.	REVISIONS	DATE
1	Rev. Hse & Grd lot 6 & Add Hse TYPICAL	11-5-99



BENCHMARKS:
 Howard County Monument #31E6
 = N 173996.1509
 E 419619.1964
 Howard County Monument #31E7
 = N 174448.1637
 E 419664.0691



- GENERAL NOTES:**
- Subject property is zoned: R20 per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 6.7 Acres.
 - The total number of lots included in this submission is: 18.
 - Improvement to property: Single Family Detached.
 - Department of Planning and Zoning reference file numbers: 5-97-14, P-98-28, W-98-32, W-99-04, F-96-17, F-98-40, F-00-05.
 - Utilities shown as existing are taken from approved Water and Gas Contracts #14-3730-D, approved Road Construction Plans F-99-46, and actual field survey.
 - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
 - All roadways are public and existing.
 - The existing topography was taken from Road Construction Plans prepared by Mildenberg, Bender & Assoc., Inc. 9-23-98 (F-99-46).
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 31E6 & 31E7.
 - The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
 - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
 - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R-6.03 & R-6.05.
 - In accordance with Section 128 of the Howard County Zoning District Requirements, bay windows or chimneys not more than 16 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
 - Stormwater Management is provided per: F-96-17. (See left)
 - SHC Elevations shown are at the Property lines.
 - This plan has been prepared in accordance with provision of Section 16-124 of the Howard County Code and the Landscape Manual. Financial Surety for the required 6 landscape trees in the amount of \$1950.00 is part of the builders Grading Permit application.
 - See below.



15 (cont'd) Stormwater Management quantity and quality control is provided by existing BWM Pond and Forebay, located on Open Space Lot 9, as shown on plat of Britten Brady Property recorded as plat # 12962. Stormwater Management is provided by a retention pond with extended detention.

19 Retaining Walls shown on lots 8 & 10 are to be built by the Developer and Maintained by the Property Owner.

LOT NUMBER	STREET ADDRESS
1	5181 BRITTEN LANE
2	5182
3	5181
4	5185 BRITTEN LANE
5	5200 BORDEAUX COVE
6	5204
7	5208
8	5212
9	5216
10	5220
11	5224
12	5228
13	5231
14	5213
15	5217
16	5221
17	5225
18	5201 BORDEAUX COVE

KEY	PLANT NAME	SIZE	QUAN.	REMARKS
AR	ACER RUBRUM	24-3' CAL	3	BAB
	OCT. GLORY	12-13' HT.	3	HEAVY
	RED MAPLE			
PS	PINUS STROBUS	6-8' HT.	3	BAB
	WHITE PINE			HEAVY

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 & 2 & 3
SEDIMENT & EROSION CONTROL PLAN	3, 4 & 5

OWNER / DEVELOPER
 CRESTWOOD, C.
 6800 ELM STREET
 MCLEAN, VIRGINIA 22101

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
ELM STREET ESTATES		1-18
PLAT NO. 13743 and 10 & 16	ZONE R-20	TAX MAP NO. 31
		ELECTION DIST. 1ST
		CENSUS TRACT G011.01
WATER CODE I-10	SEWER CODE 6653500	

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 7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.

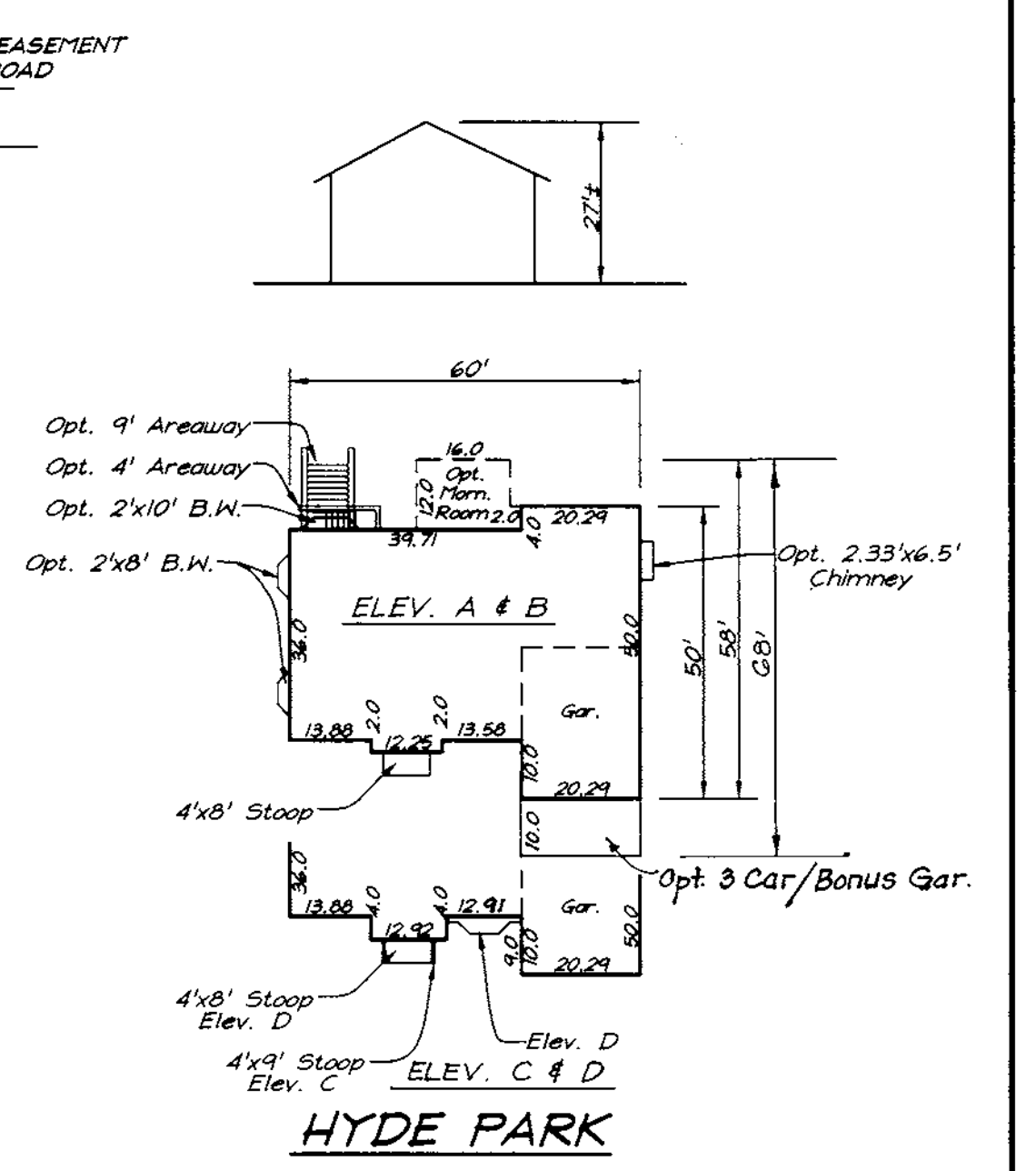
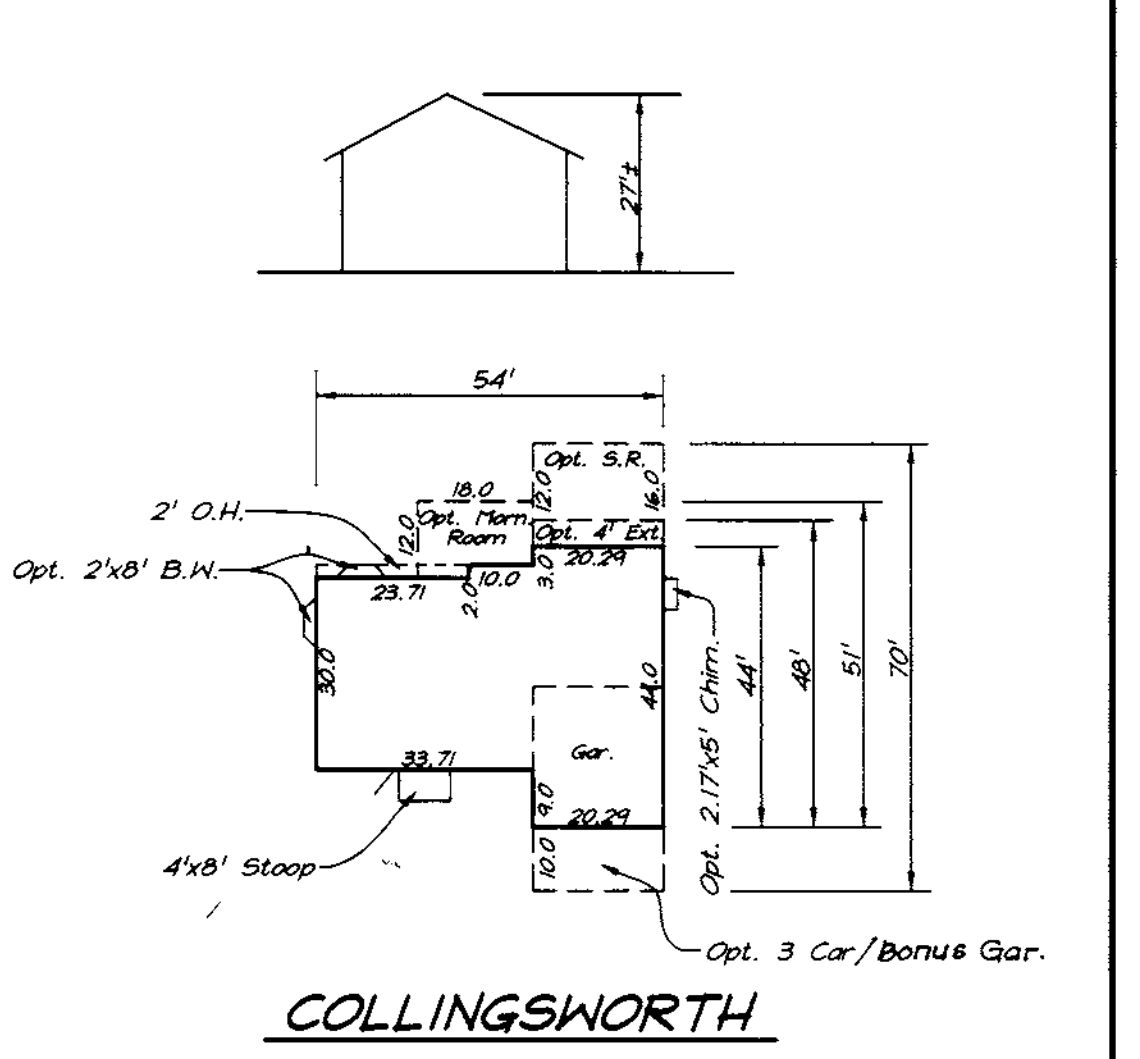
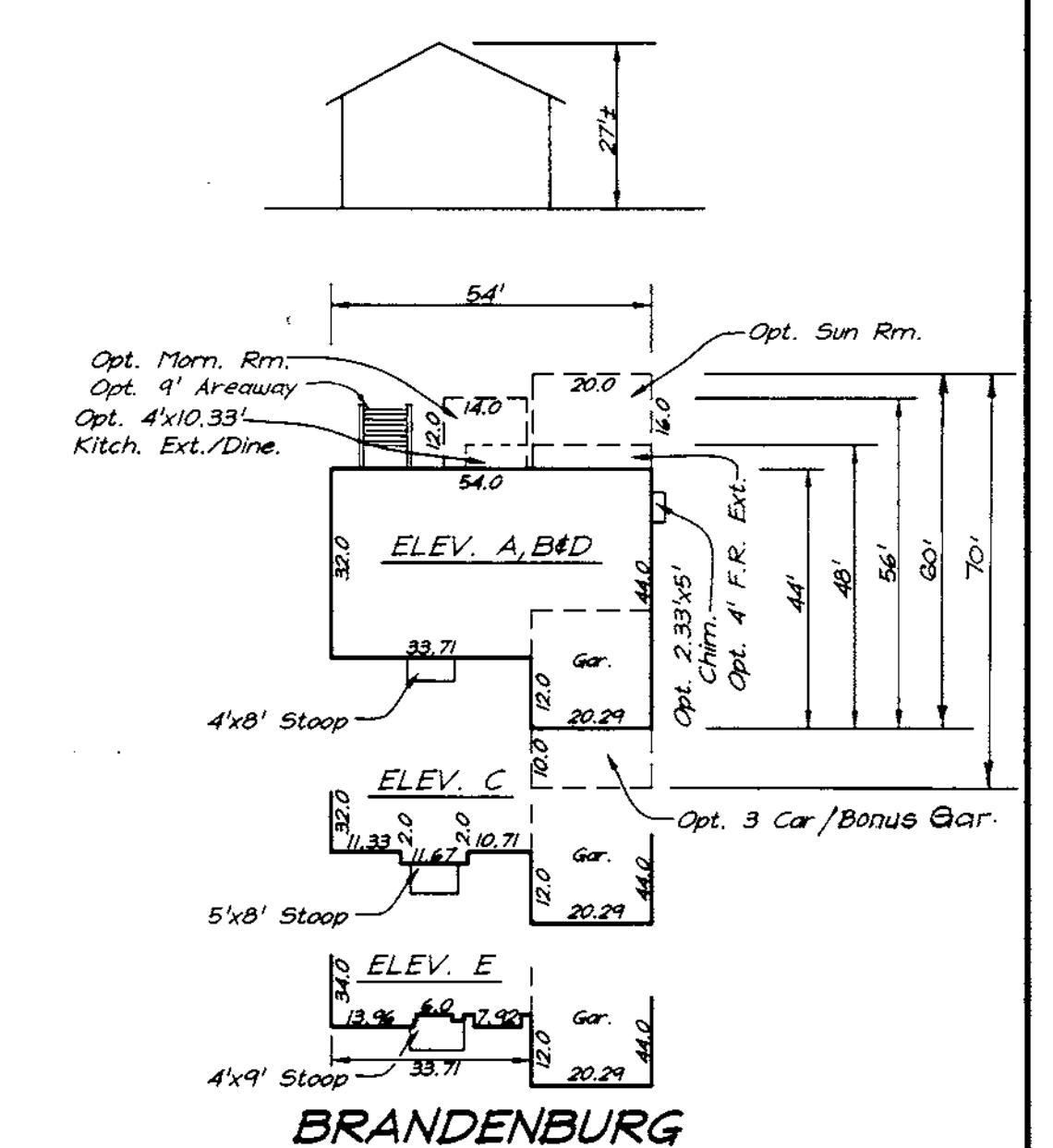
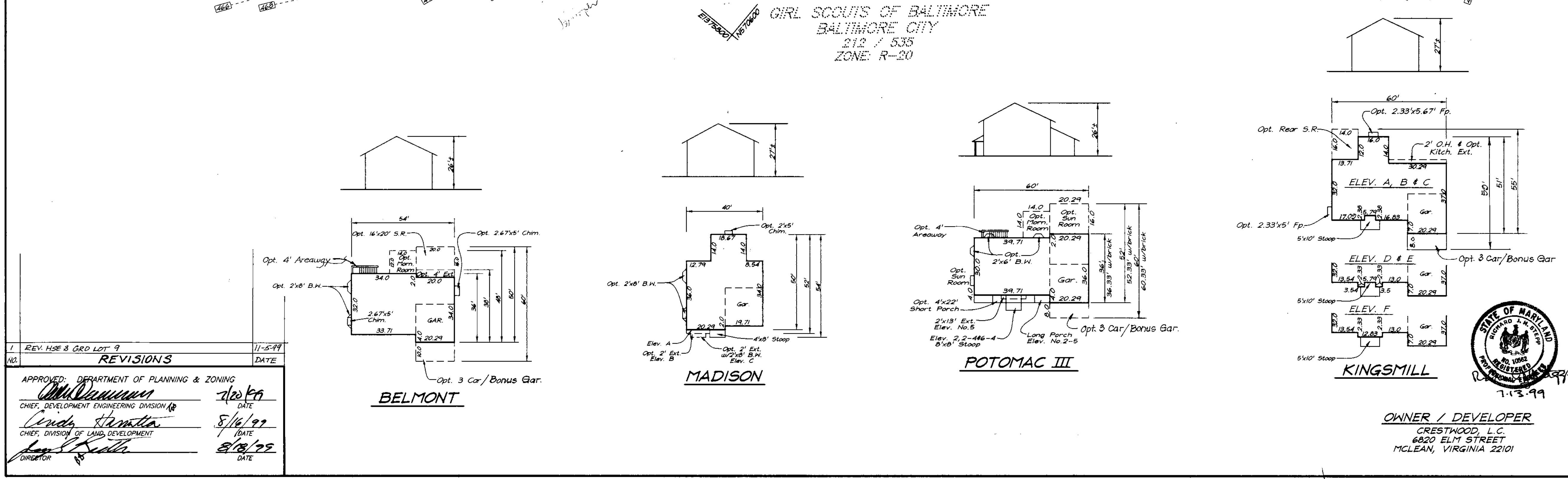
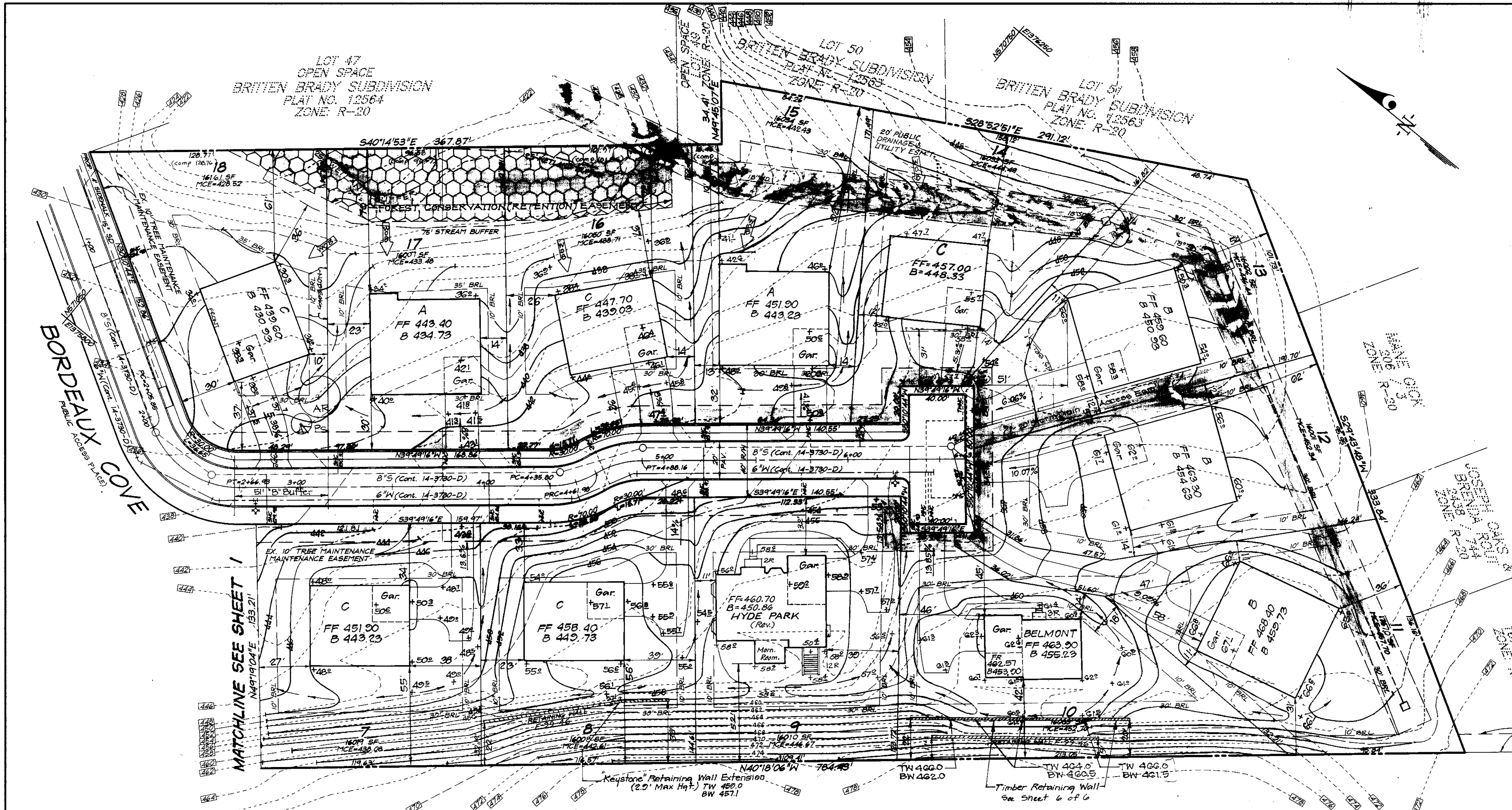
DESIGNED	SITE DEVELOPMENT PLAN	SCALE
BLP/BH	LOT 1 THRU 18	1" = 30'
CHECKED	ELM STREET ESTATES	DRAWING 1 of 6
JME	FIRST (1ST) ELECTION DISTRICT	JOB NO. 98-066
	HOWARD COUNTY, MARYLAND	FILE NO. 98-066-X
DATE 1-14-99	FOR: N.V. HOMES, INC. 2200 Dulles Highway, Suite 301 Creston, Maryland 21114	

CATEGORY	ADJACENT TO ROADWAYS	
	LOT 18 LOT 3 B	B
LANDSCAPE TYPE		
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	51'	80'
NUMBER OF PLANTS REQUIRED		
SHADE TREES	1	1
EVERGREEN TREES	1	1
SHRUBS	1	1
NUMBER OF PLANTS PROVIDED		
SHADE TREES	1	1
EVERGREEN TREES	1	1
OTHER TREES (3% SUBSTITUTION) SHRUBS (10% SUBSTITUTION)	1	1
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		

- 18.** Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
- Width-12 feet (14 feet serving more than one residence).
 - Surface-6 inches of compacted crusher run base with tar and chip coating.
 - Geometry-Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
 - Structures (culvert/bridges)-Capable of supporting 25 gross tons (M25 loading).
 - Drainage elements-Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
 - Structure clearances-minimum 12 feet.
 - Maintenance-Sufficient to insure all weather use.

DEVELOPER'S/BUILDERS CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion of Landscape installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.
 Wayne C. Flack
 Name WAYNE C. FLACK
 Date 1/22/99





NO.	REVISIONS	DATE
1	REV. HSE & GRO LOT 9	11-5-99

APPROVED: DEPARTMENT OF PLANNING & ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

7/20/99
 8/16/99
 8/18/99

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.

DESIGNED: [Signature]
 DRAWN: BLP
 CHECKED: JME
 DATE: 1-14-00

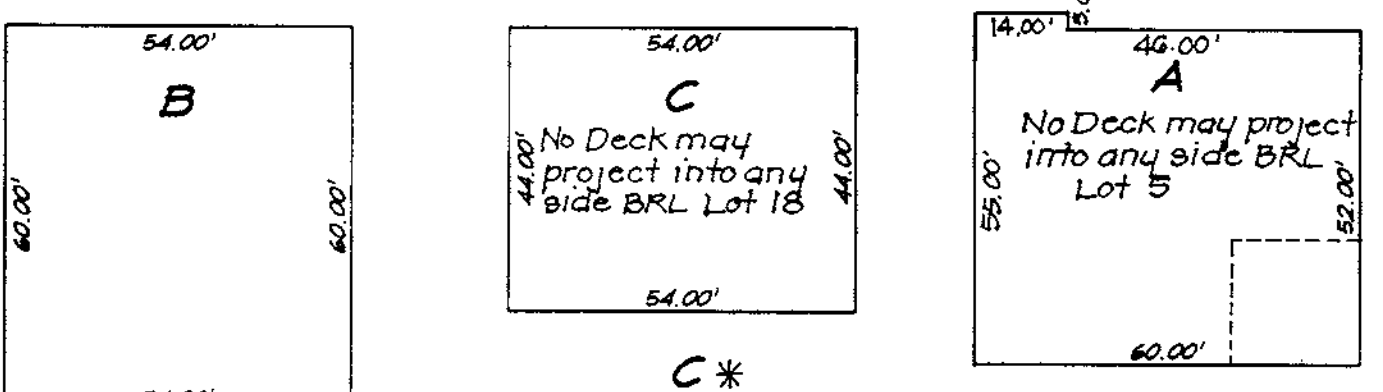
SCALE: 1" = 30'
 DRAWING: 2 of 6
 JOB NO.: 98-066
 FILE NO.: 98-066-X

SITE DEVELOPMENT PLAN
 LOTS 1 THRU 18
ELM STREET ESTATES
 FIRST (1ST) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

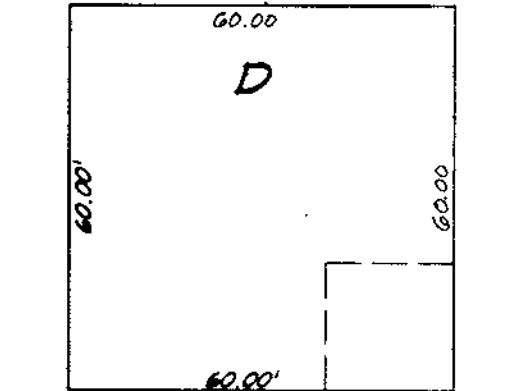
OWNER / DEVELOPER
 CRESTWOOD, L.C.
 6820 ELM STREET
 MCLEAN, VIRGINIA 22101

STATE OF MARYLAND
 REGISTERED PROFESSIONAL ENGINEER
 7-13-99

FOR: N.V. HOMES, INC.
 2200 Defense Highway, Suite 301
 Crofton, Maryland 21114

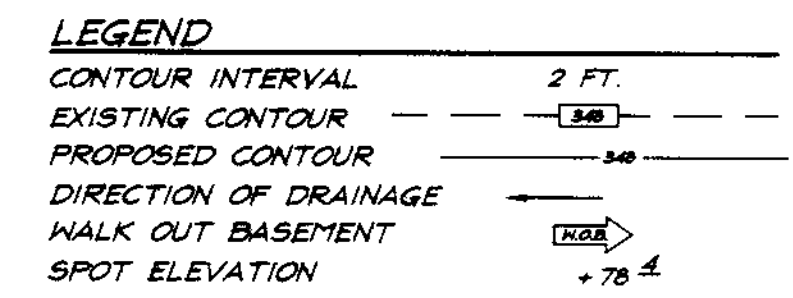


- B*** BELMONT (No Morn. Rm. or 5R w/3 Car/Bonus Gar.)
 BRANDENBURG (No Morn. Rm. or 5R w/3 Car/Bonus Gar.)
 COLLINGSWORTH (No Morn. Rm. or 5R w/3 Car/Bonus Gar.)
 MADISON (No Morn. Rm.)
 RALEIGH III (No Morn. Rm.)
 REMINGTON (No Morn. Rm. w/3 Car/Bonus Gar.)
 ROOSEVELT (No Morn. Rm.)
 RUTHERFORD (No Morn. Rm.)
- C*** BELMONT (No Morn. Rm. or 5R w/3 Car/Bonus Gar.)
 BRANDENBURG (No Morn. Rm. or 5R w/3 Car/Bonus Gar.)
 COLLINGSWORTH (No Morn. Rm. or 5R w/3 Car/Bonus Gar.)
 MADISON (No Morn. Rm. or 10' x 12' Rm. No 4' FR Ext. w/3 Car/Bonus Gar.)
 RALEIGH III (No Morn. Rm. or 10' x 12' Rm. No 4' FR Ext. w/3 Car/Bonus Gar.)
 REMINGTON (No Morn. Rm. or 10' x 12' Rm. No 4' FR Ext. w/3 Car/Bonus Gar.)
 ROOSEVELT (No Morn. Rm. or 10' x 12' Rm. No 4' FR Ext. w/3 Car/Bonus Gar.)
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- A*** BELMONT (No Morn. Rm. or 5R w/3 Car/Bonus Gar.)
 BRANDENBURG (No Morn. Rm. or 5R w/3 Car/Bonus Gar.)
 COLLINGSWORTH (No Morn. Rm. or 5R w/3 Car/Bonus Gar.)
 HYDE PARK (No Morn. Rm. or 5R w/3 Car/Bonus Gar.)
 KINGSWILL (No 3 Car/Bonus Gar.)
 MADISON (No Elev. 0 Bump-out.)
 POTOMAC III (No 3 Car/Bonus Gar.)
 RALEIGH III (No 3 Car/Bonus Gar.)
 REMINGTON (No 3 Car/Bonus Gar.)
 ROOSEVELT (No Morn. Rm.)
 RUTHERFORD (No Morn. Rm.)
- *SIDE ENTRY GARAGE ON LOTS 6, 7, 8 AND 10 ONLY
- *SIDE ENTRY GARAGE ON LOTS 9 AND 10 ONLY

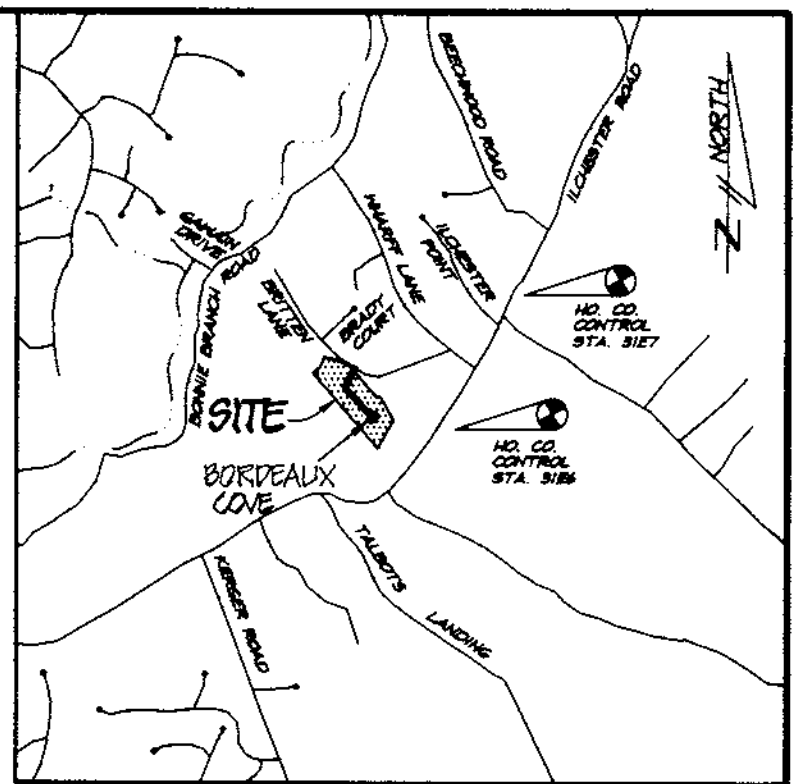


- D (Front Entry Garage only)**
- BELMONT (No opt. Morn. Rm. or Sun Rm. w/Bonus Gar.)
 BRANDENBURG (No opt. Morn. Rm. or Sun Rm. w/Bonus Gar.)
 COLLINGSWORTH (No opt. Morn. Rm. or Sun Rm. w/Bonus Gar.)
 HYDE PARK (No opt. Morn. Rm. w/Bonus Gar.)
 KINGSWILL (No opt. Sun Rm. w/Bonus Gar.)
 MADISON (No opt. Sun Rm. w/Bonus Gar.)
 POTOMAC III (No opt. Sun Rm. w/Bonus Gar.)
 RALEIGH III (No opt. Morn. Rm. w/Bonus Gar.)
 REMINGTON (No opt. Morn. Rm. w/Bonus Gar.)
 ROOSEVELT (No opt. Morn. Rm. w/Bonus Gar.)
 RUTHERFORD (No opt. Morn. Rm. w/Bonus Gar.)

NO	REVISIONS	DATE
1	Rev. Hse & Grd lot 6 & Add Hse TYPICAL	11-5-99
2	Rev. Hse & Grd lot 5 / 6 Bar Hse Typ.	4-13-00



BENCHMARKS:
 Howard County Monument #31E6
 N 173°48' 15.04"
 E 41°36' 19.1964"
 Howard County Monument #31E7
 N 174°48' 16.37"
 E 41°36' 19.0691"



VICINITY MAP
 Scale: 1"=2000'

GENERAL NOTES:

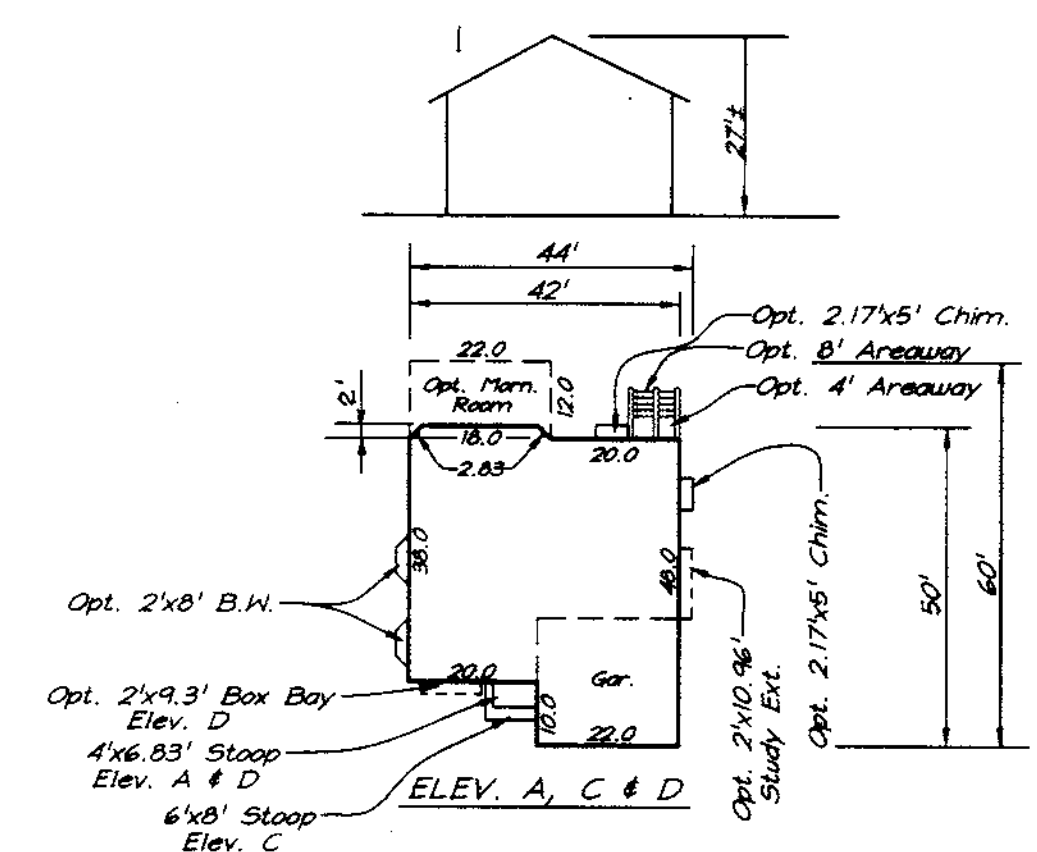
- Subject property is zoned: R20 per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 6.7 Acres.
- The total number of lots included in this submission is: 18.
- Improvement to property: Single Family Detached.
- Department of Planning and Zoning reference file numbers: 5-97-14, F-98-28, WP-98-32, WP-99-04, F-96-17, F-99-46, F-00-05.
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3730-D, approved Road Construction plans F-99-46, and actual field survey.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction Plans prepared by, Mildenberg, Boender & Assoc., Inc. 9-23-98 (F-99-46).
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 31E6 & 31E7.
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Tie Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
- In accordance with Section 12B of the Howard County Supplementary Zoning District Requirements, bay windows or chimneys not more than 10 feet in width may project more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
- Stormwater Management is provided per: F-96-17. (See left)
- SHC Elevations shown are at the Property lines.
- This plan has been prepared in accordance with provision of Section 16-124 of the Howard County Code and the Landscape Manual. Financial Surety for the required 6 landscape trees in the amount of \$1350.00 is part of the builders Grading Permit application.
- See below.

NOTES:

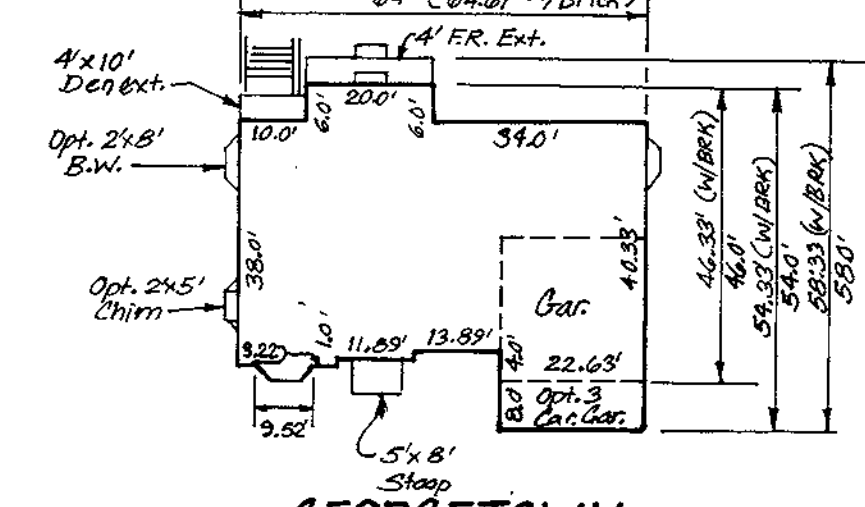
- All plant materials shall be full and heavy, be well formed specifications, and be installed in accordance with L.C.A.M.W. and symmetrical, conform to the most current A.A.N. Landscape Specifications.
- Contractor shall verify location of all underground utilities prior to digging.
- Final location of plant material may need to vary to meet final field conditions. Trees shall not be planted in the bottom of drainage swales.

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-99-46 and/or approved Water and Sewer Plans Contract #14-3730-D.



ROOSEVELT



GEORGETOWN

15 (cont'd) Stormwater Management quantity and quality control is provided by existing SWM Pond and Forebay, located on Open Space Lot 9, as shown on plat of Britten Brady Property recorded as plat # 12563. Stormwater Management is provided by a retention pond with extended detention.

19 Retaining Walls shown on lots 8 & 10 are to be built by the Developer and Maintained by the Property Owner.

LOT NUMBER	STREET ADDRESS
1	9141 BRITTEN LANE
2	9120
3	9187
4	9125 BRITTEN LANE
5	9200 BORDEAUX COVE
6	9202
7	9224
8	9212
9	9216
10	9220
11	9224
12	9228
13	9221
14	9217
15	9218
16	9220
17	9226
18	9201 BORDEAUX COVE

KEY	PLANT NAME	SIZE	QUAN.	REMARKS
AR	ACER RUBRUM	2 1/2-3' CAL.	3	EMB HEAVY
	RED MAPLE	12-15' HT.	3	EMB HEAVY
PS	PINUS STROBUS	6-8' HT.	3	EMB HEAVY

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 & 2 & 3
SEDIMENT & EROSION CONTROL PLAN	3, 4 & 5

OWNER / DEVELOPER
 CRESTWOOD, L.C.
 6820 ELM STREET
 MCLEAN, VIRGINIA 22101

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
ELM STREET ESTATES		1-18
PLAT NO.	BLOCK NO.	ZONE
12743 and 10 & 16		R-20
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
31	1ST	G011.01
WATER CODE	SEWER CODE	
I-10	6653500	

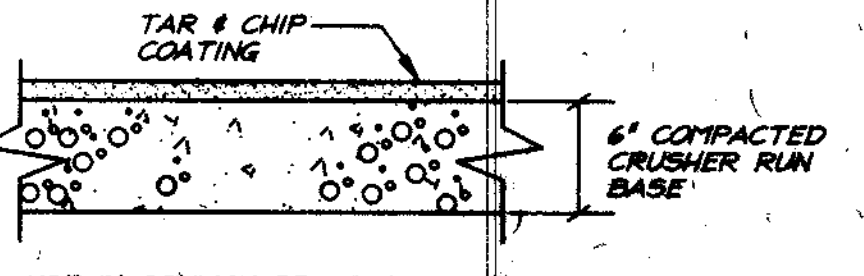
CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.

DESIGNED	SCALE
JME	1" = 30'
DRAWN	DRAWING
BLP/BH	1 of 6
CHECKED	JOB NO.
JME	98-066
DATE	FILE NO.
1-14-99	98-066-7

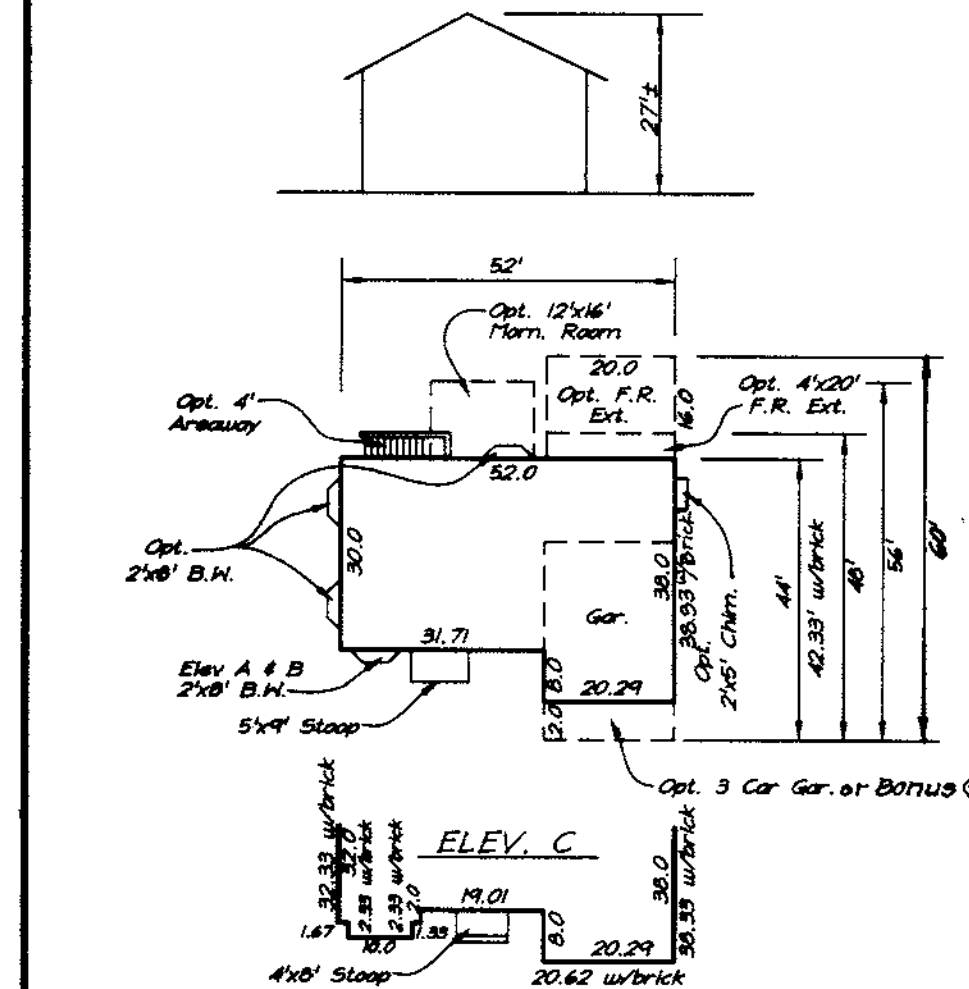


DEVELOPER'S/BUILDERS CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.
 Name: WYNE C. FLACK
 Date: 1/22/99

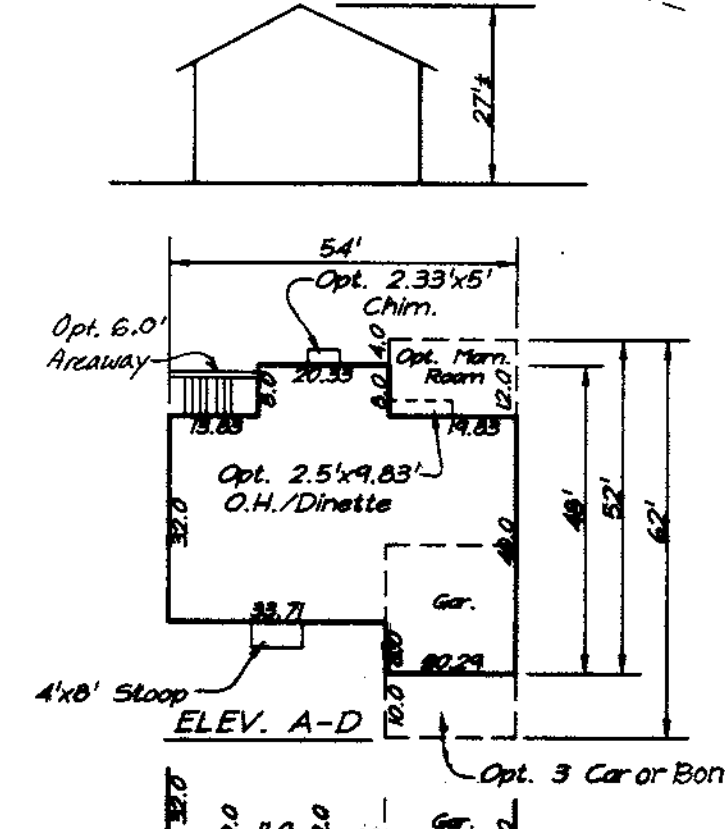
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width- 12 feet (14 feet serving more than one residence).
 - Surface- 6 inches of compacted crusher run base with tar and chip coating.
 - Geometry- Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
 - Structures (culvert/bridges)- Capable of supporting 25 gross tons (H25 loading).
 - Drainage elements- Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
 - Structure clearances- minimum 12 feet.
 - Maintenance- Sufficient to insure all weather use.



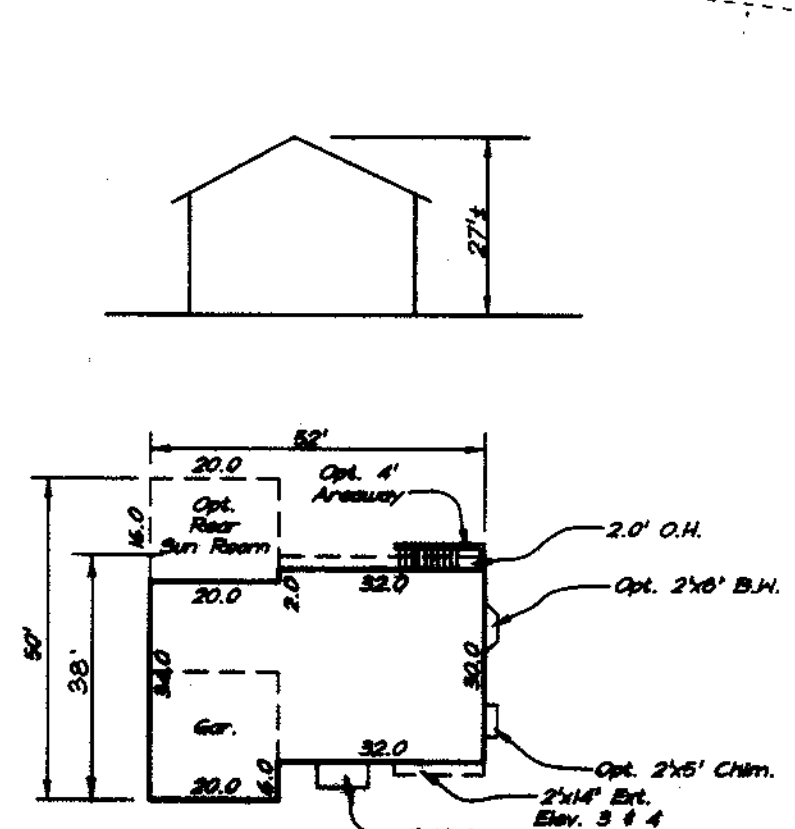
USE IN GUTTER DRIVEWAY SECTION NOT TO SCALE



RUTHERFORD

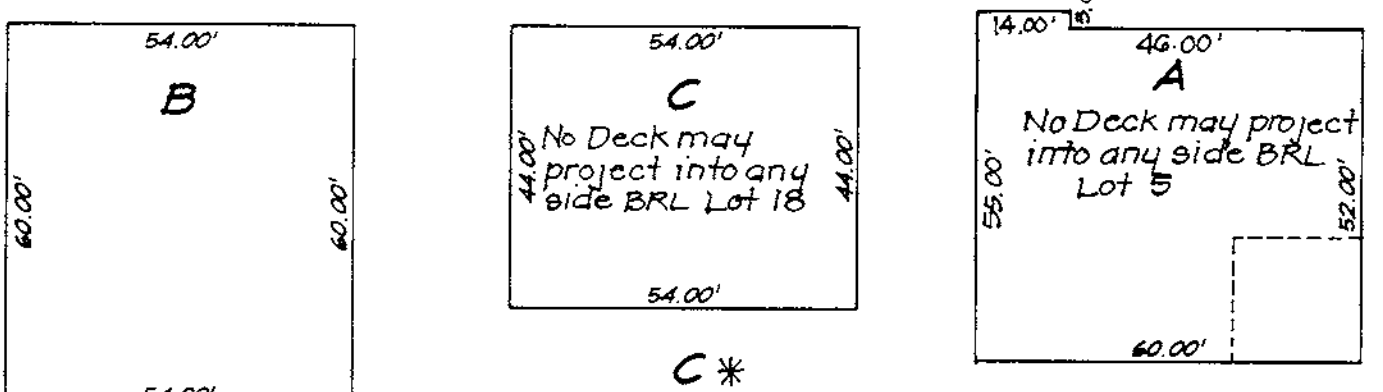


REMINGTON



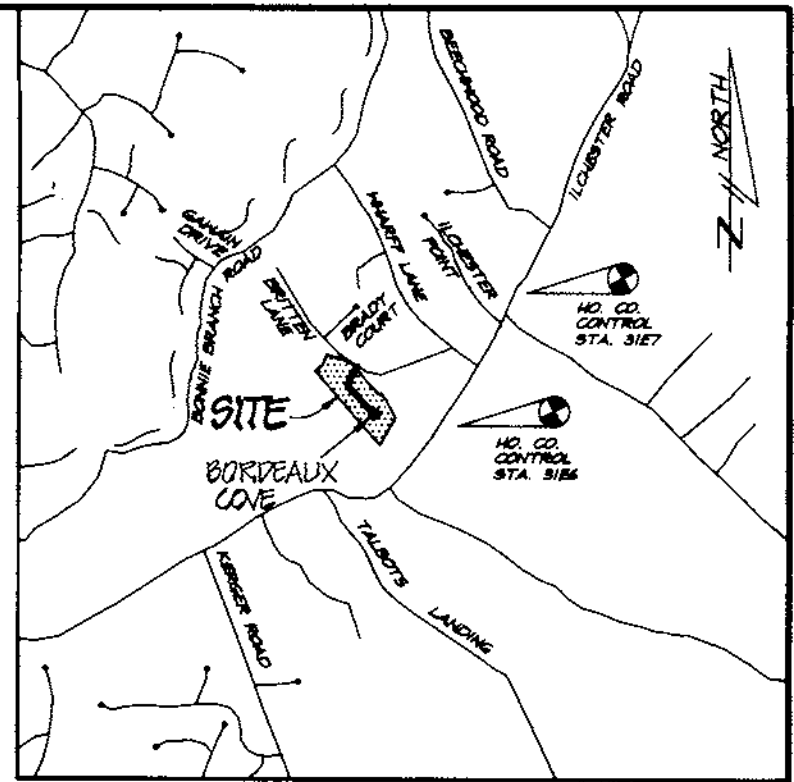
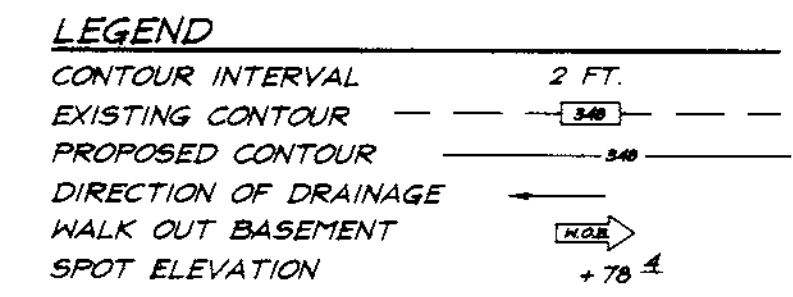
RALEIGH III

APPROVED: DEPARTMENT OF PLANNING & ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION/6
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 7/10/99
 DATE: 8/16/99
 DATE: 8/18/99



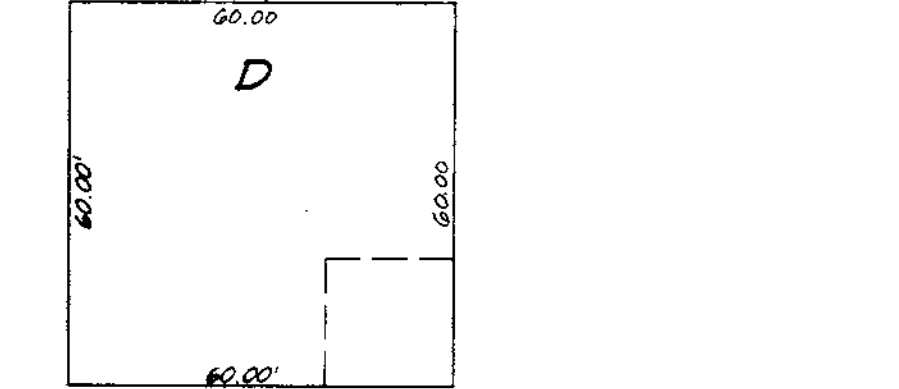
- B*** BELMONT (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 BRANDENBURG (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 COLLINGSWORTH (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 MADISON RALEIGH III (No Morn. Rm. w/3 Car/Bonus Gar)
 REMINGTON (No Morn. Rm. w/3 Car/Bonus Gar)
 ROOSEVELT RUTHERFORD
- C*** BELMONT (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 BRANDENBURG (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 COLLINGSWORTH (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 MADISON RALEIGH III (No Morn. Rm. w/3 Car/Bonus Gar)
 REMINGTON (No Morn. Rm. w/3 Car/Bonus Gar)
 ROOSEVELT RUTHERFORD
- A*** BELMONT (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 BRANDENBURG (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 COLLINGSWORTH (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 HYDE PARK (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 KINGSWILL (No 3 Car/Bonus Gar)
 MADISON (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 POTOMAC III (No 3 Car/Bonus Gar)
 RALEIGH III (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 REMINGTON (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 ROOSEVELT (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 RUTHERFORD (No Morn. Rm. or SR w/3 Car/Bonus Gar)
- *SIDE ENTRY GARAGE ON LOTS 6, 7, 8 AND 18 ONLY
- *SIDE ENTRY GARAGE ON LOTS 9 AND 9 ONLY

NO	REVISIONS	DATE
1	Rev. Hse & Grd lot 6 & Add Hse TYPICAL	11-5-99
2	Rev. Hse & Grd lot 5 / & Rear Hse Typ.	4-13-00
3	Rev. Hse. 4 Grd. Lot 5	6-9-00

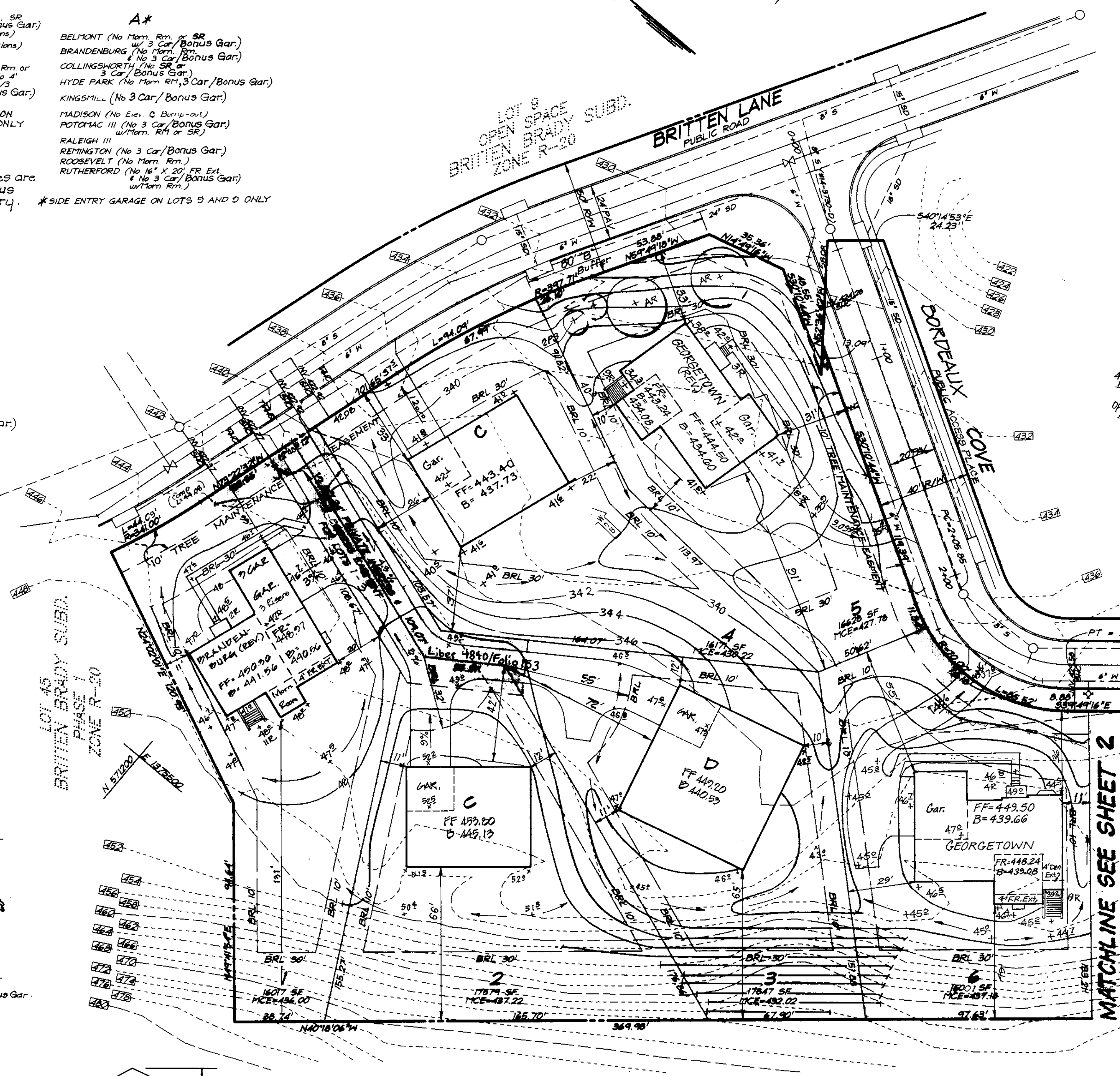
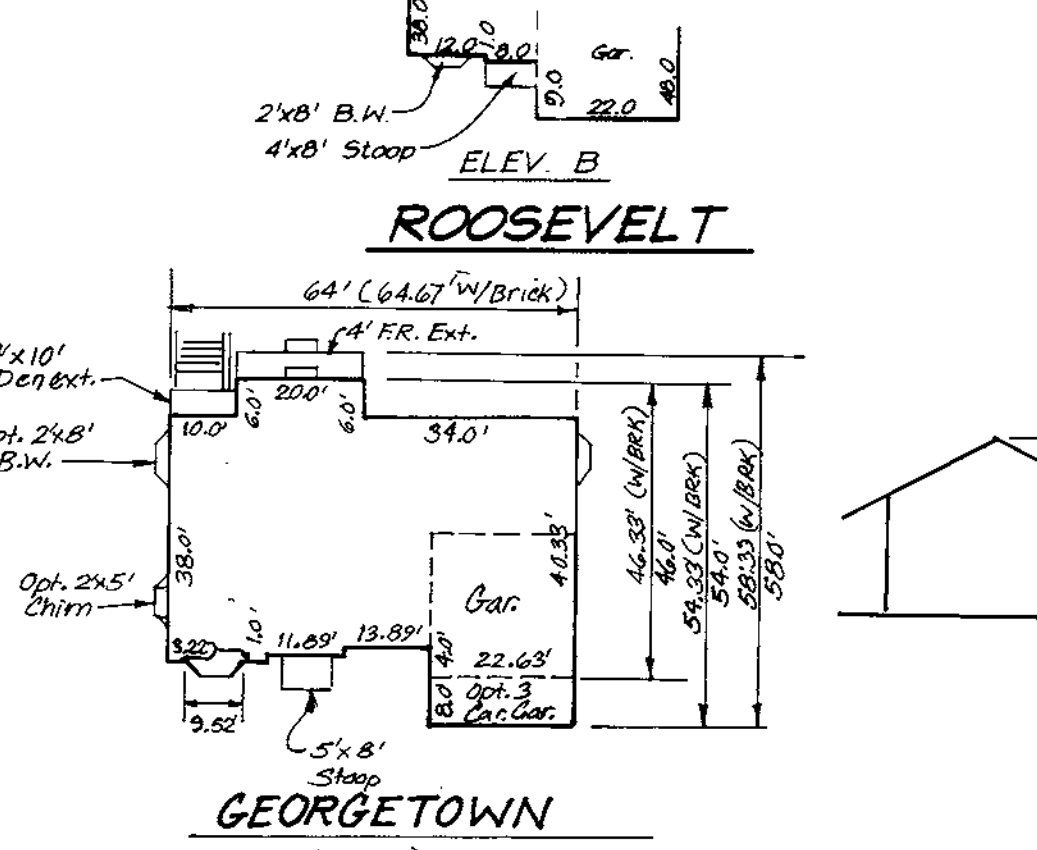
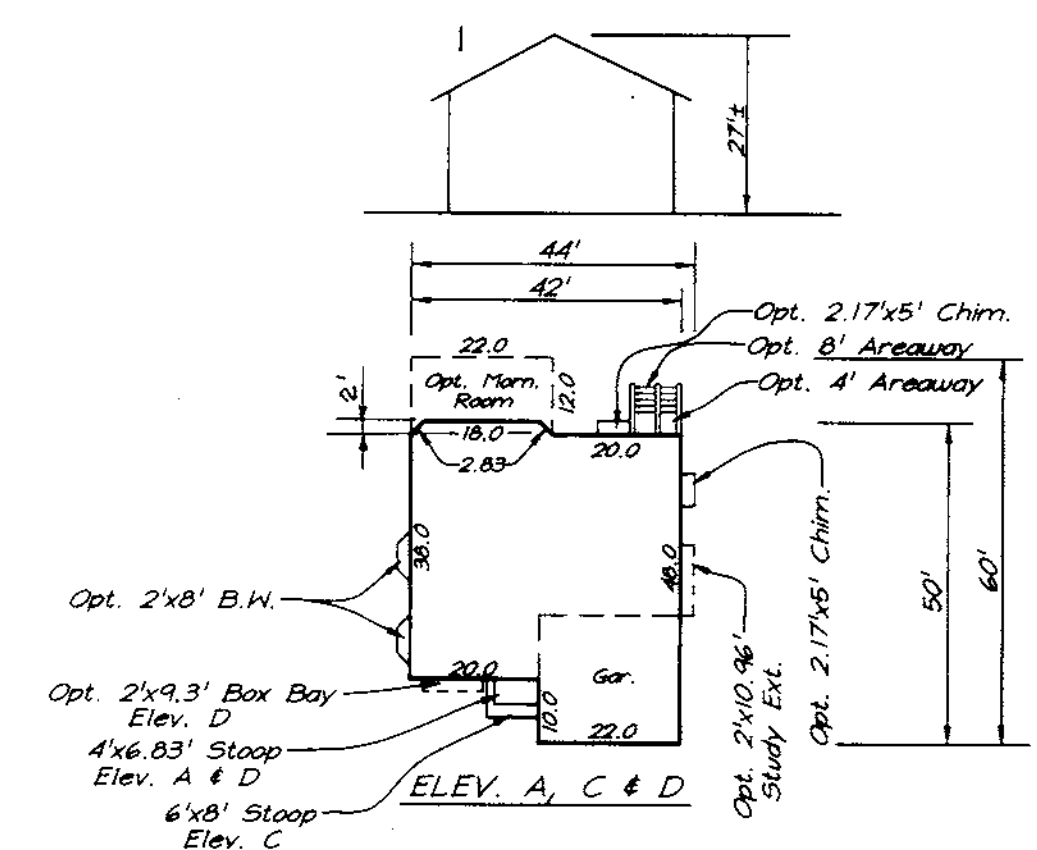


- BENCHMARKS:**
 Howard County Monument #31E6
 =N 173°28' 15.00"
 E 4196.1964
 Howard County Monument #31E7
 =N 174°48' 16.37"
 E 41986.0691

- GENERAL NOTES:**
- Subject property is zoned: R20 per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 6.7 Acres.
 - The total number of lots included in this submission is: 18.
 - Improvements to property: Single Family Detached.
 - Department of Planning and Zoning reference file numbers: 5-97-14, F-98-28, WP-95-32, WP-99-04, F-96-17, F-99-46, F00-05.
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3730-D, approved Road Construction plans F-99-46, and actual field survey.
 - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
 - All roadways are public and existing.
 - The existing topography was taken from Road Construction Plans prepared by, Mildenberg, Boender & Assoc., Inc. 9-23-98 (F-99-46).
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 - The contractor shall notify "Trie Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
 - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
 - In accordance with Section 12B of the Howard County Supplementary Zoning District Requirements, any bay windows or chimneys more than 16 feet in width may project no more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
 - Stormwater Management is provided per: F-96-17. (See left)
 - 5/4" Elevations shown are at the Property lines.
 - This plan has been prepared in accordance with provision of Section 16-124 of the Howard County Code and the Landscape Manual. Financial Surety for the required 6 landscape trees in the amount of \$1350.00 is part of the builders Grading Permit application. See below.



- D (Front Entry Garage only)**
- BELMONT
 BRANDENBURG (No opt. Morn. Rm. or Sun Rm. w/Bonus Gar)
 COLLINGSWORTH (No opt. Morn. Rm. or Sun Rm. w/Bonus Gar)
 HYDE PARK (No opt. Morn. Rm. w/Bonus Gar)
 KINGSWILL (No opt. Sun Rm. w/Bonus Gar)
 MADISON
 POTOMAC III
 RALEIGH III (No opt. Morn. Rm. w/Bonus Gar)
 REMINGTON
 ROOSEVELT
 RUTHERFORD



15 (cont'd) Stormwater Management quantity and quality control is provided by existing SWM Pond and Forebay, located on Open Space Lot 9, as shown on plat of Britten Brady Subd. recorded as plat # 12503. Stormwater Management is provided by a retention pond with extended detention.

19. Retaining Walls shown on lots 8 & 10 are to be built by the Developer and Maintained by the Property Owner.

LOT NUMBER	STREET ADDRESS
1	9141 BRITTEN LANE
2	5120
3	5121
4	5125 BRITTEN LANE
5	5200 BORDEAUX COVE
6	5201
7	5202
8	5212
9	5213
10	5220
11	5221
12	5222
13	5223
14	5217
15	5218
16	5220
17	5209
18	5201 BORDEAUX COVE

KEY	PLANT NAME	SIZE	QUAN.	REMARKS
AR	ACER RUBRUM	24-31' CAL	3	EMB HEAVY
	RED MAPLE	12-13' HT.	3	EMB HEAVY
PS	PINUS STROBUS	6-8' HT.	3	EMB HEAVY
	WHITE PINE			

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 & 2 & G
SEDIMENT & EROSION CONTROL PLAN	3, 4 & 5

OWNER / DEVELOPER
 CRESTWOOD, L.C.
 6320 ELM STREET
 MCLEAN, VIRGINIA 22101

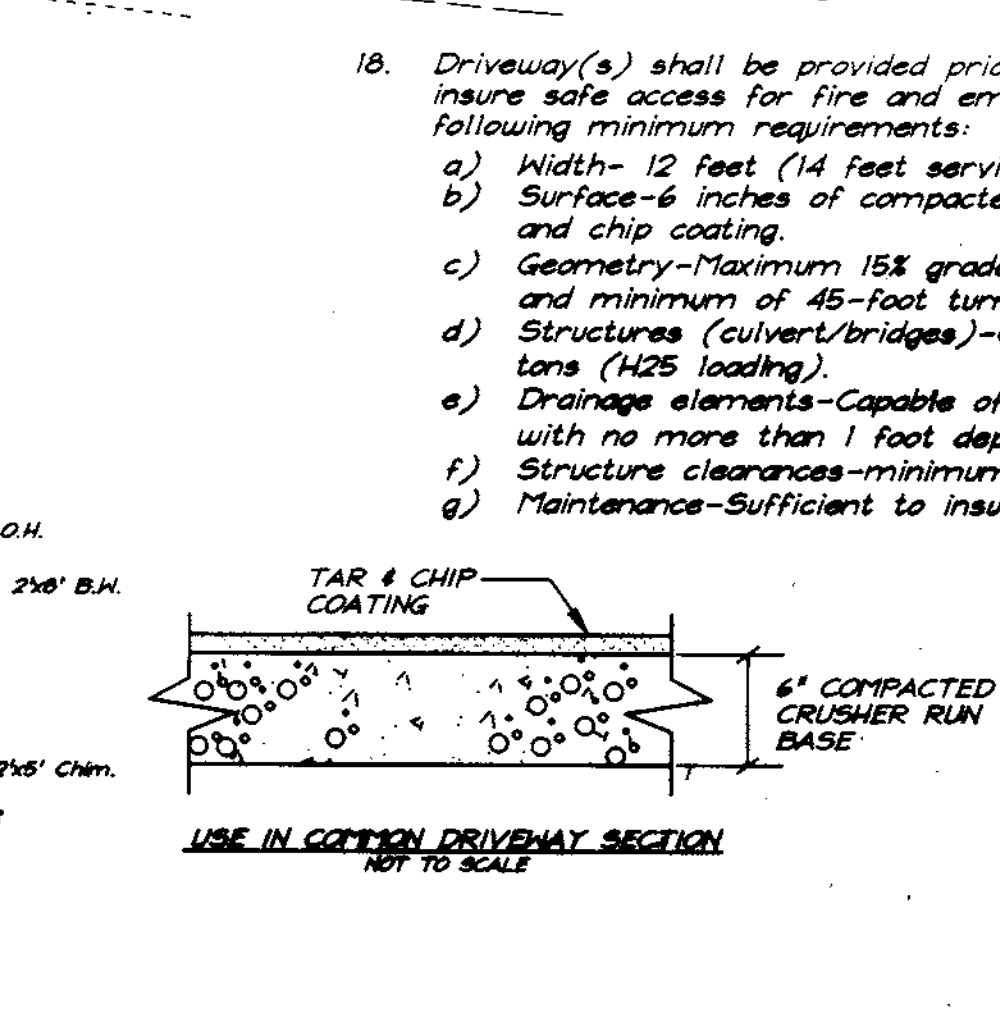
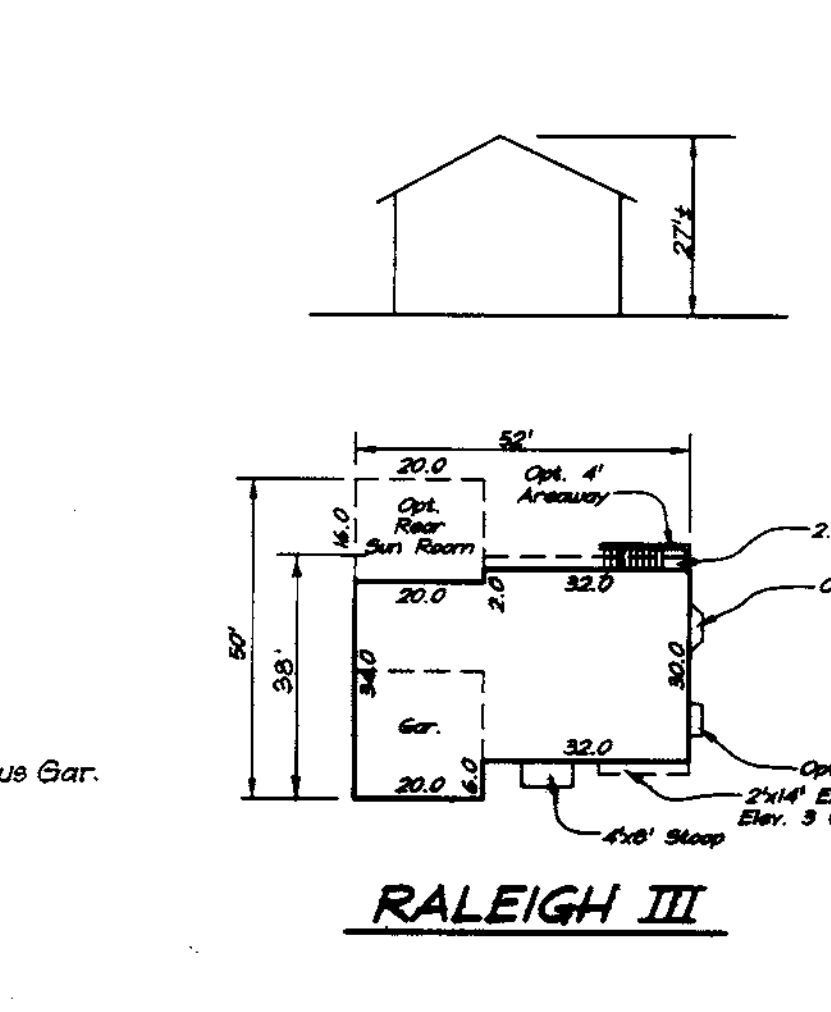
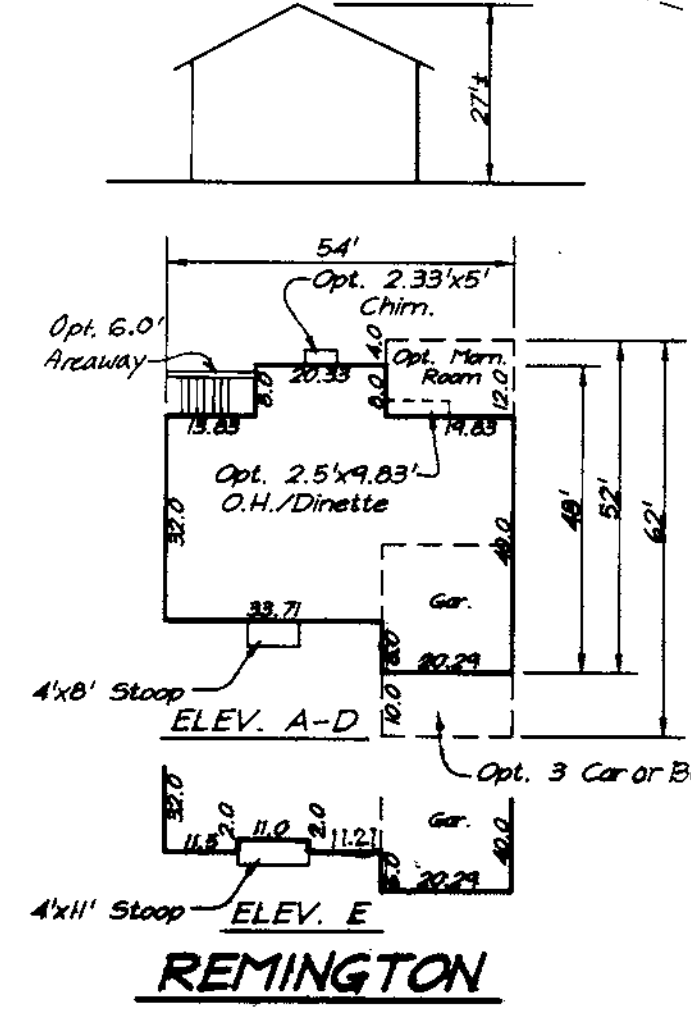
SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
ELM STREET ESTATES		1-18
PLAT NO.	BLOCK NO.	ZONE
12743 and 10 & 16		R-20
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
31	1ST	G011.01
WATER CODE	SEWER CODE	
I-10	6653300	

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.

SITE DEVELOPMENT PLAN
 LOT 1 THRU 18
ELM STREET ESTATES
 FIRST (1ST) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

DESIGNED: [Signature] SCALE: 1" = 30'
 DRAWN: [Signature] DRAWING: 1 of G
 BLP/BH
 CHECKED: [Signature] JOB NO.: 98-066
 JME
 DATE: 1-14-99 FOR: N.V. HOYER, INC. FILE NO.: 98-066-X
 2200 DePaul Highway, Suite 201
 Crofton, Maryland 21114

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 7/10/99 DATE
 CHIEF DEVELOPMENT ENGINEERING DIVISION/98
 [Signature] 8/16/99 DATE
 CHIEF DIVISION OF LAND DEVELOPMENT
 [Signature] 8/18/99 DATE
 DIRECTOR

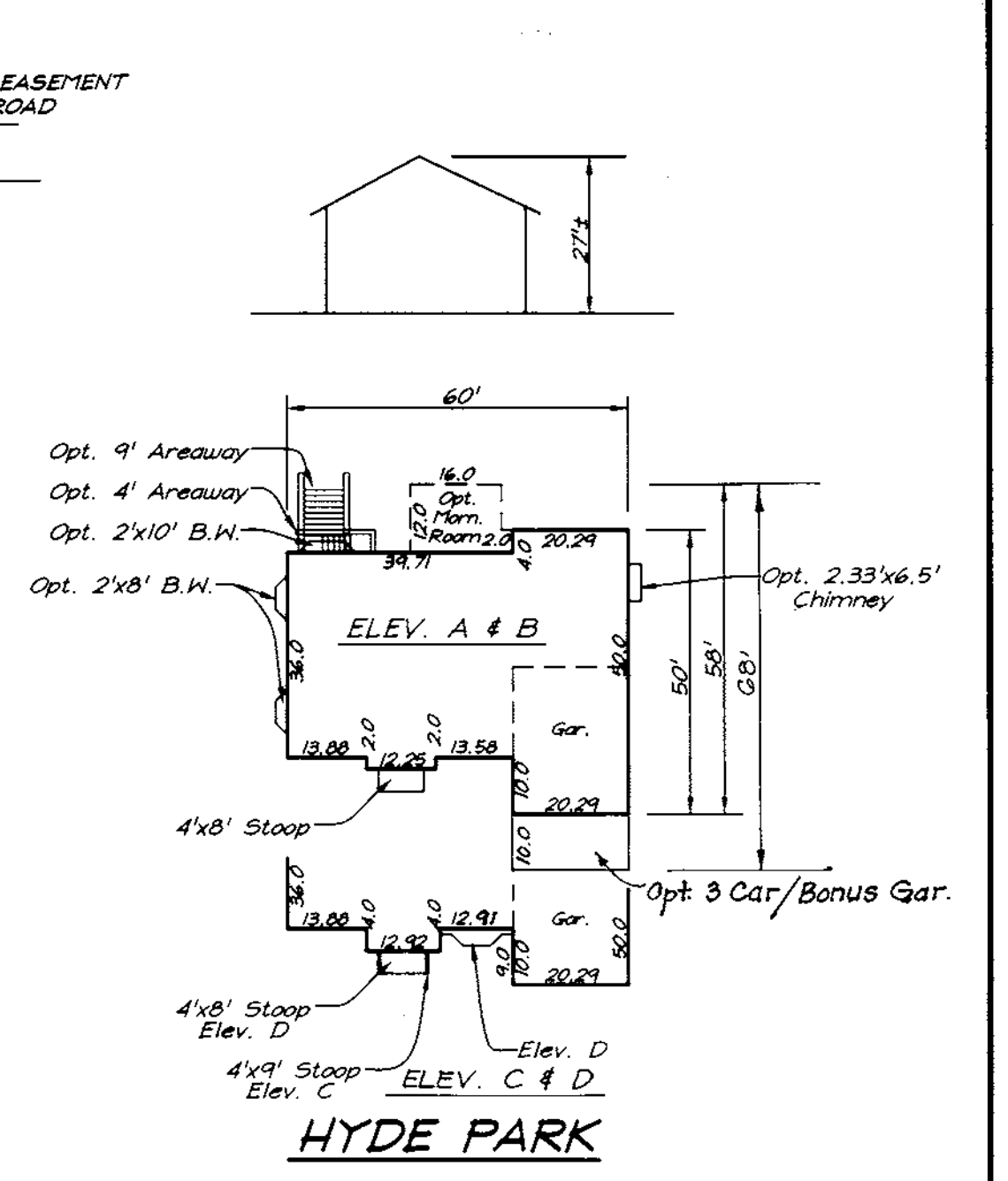
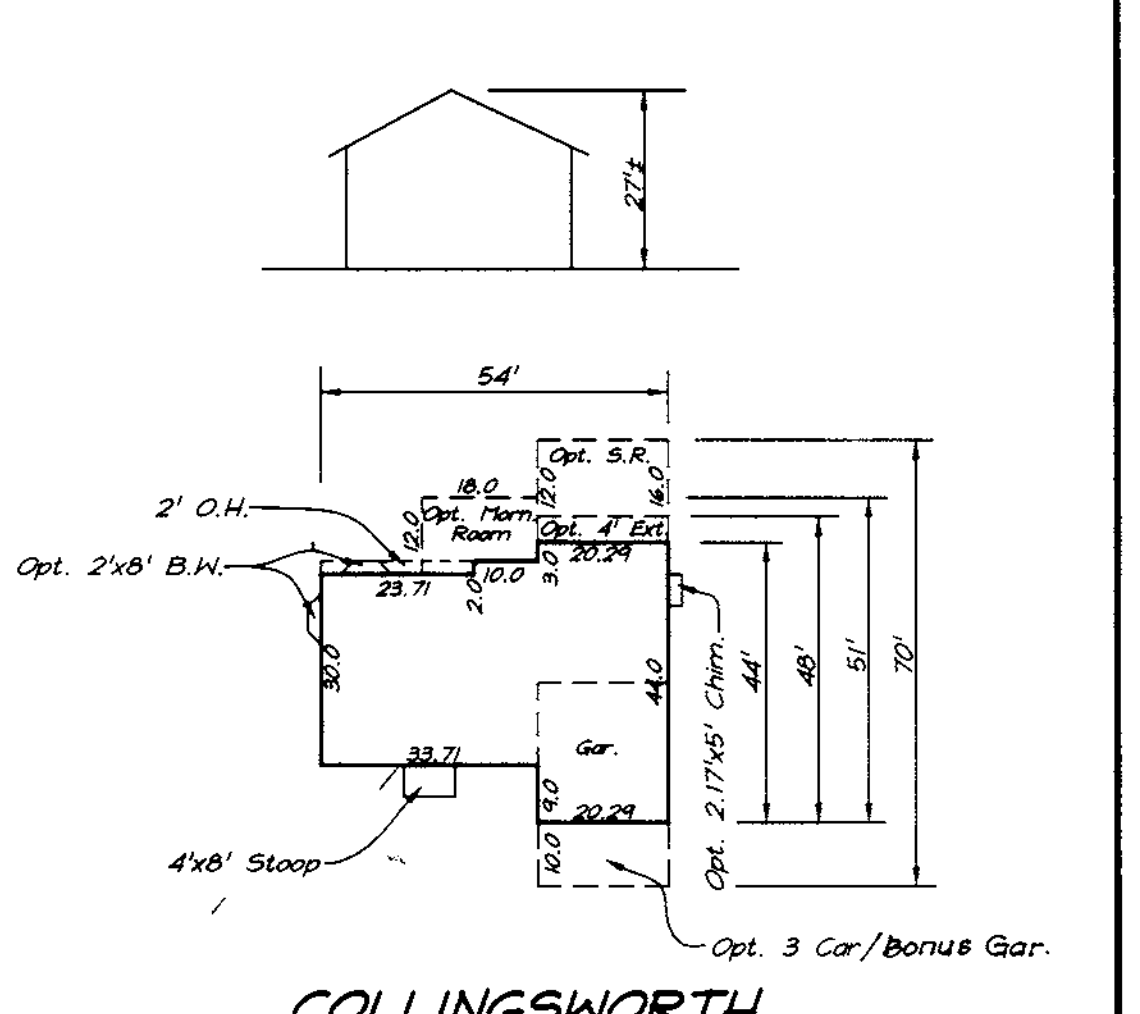
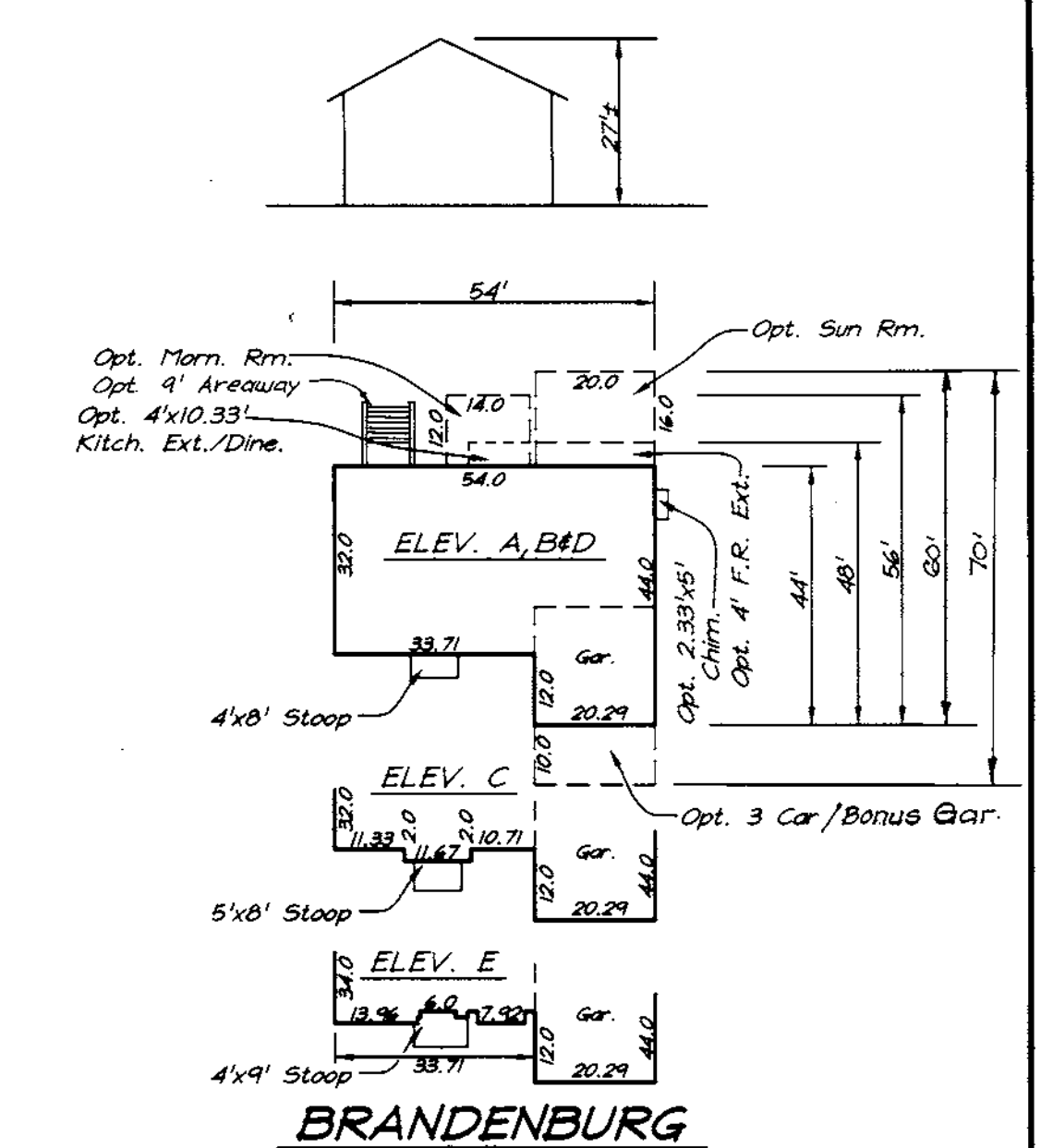
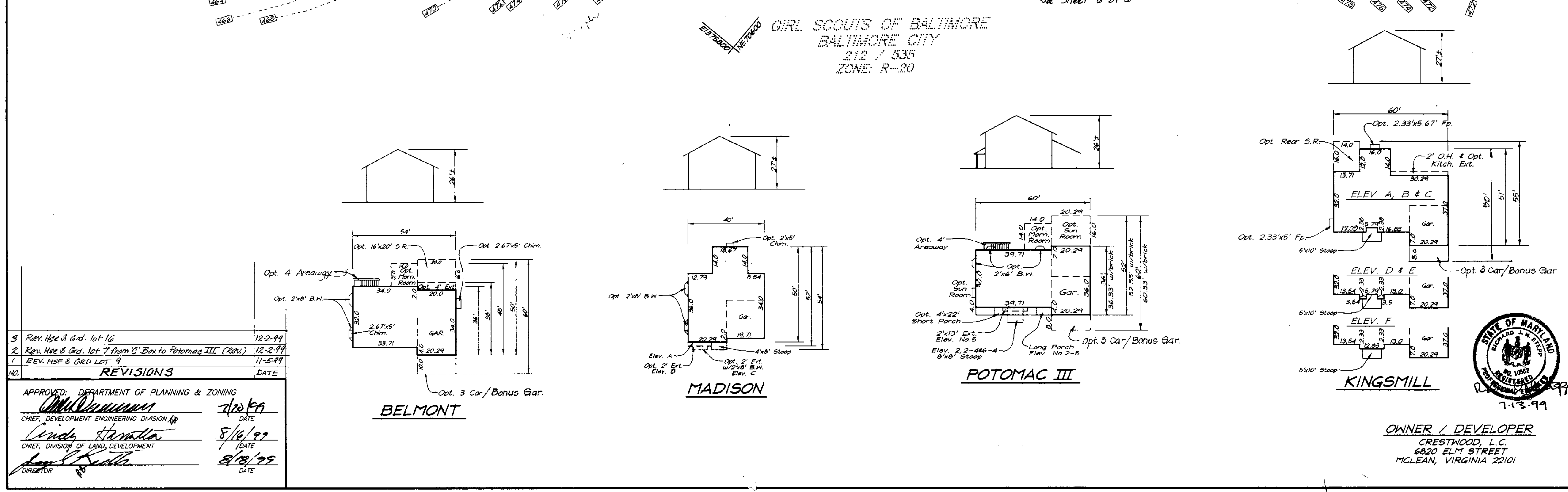
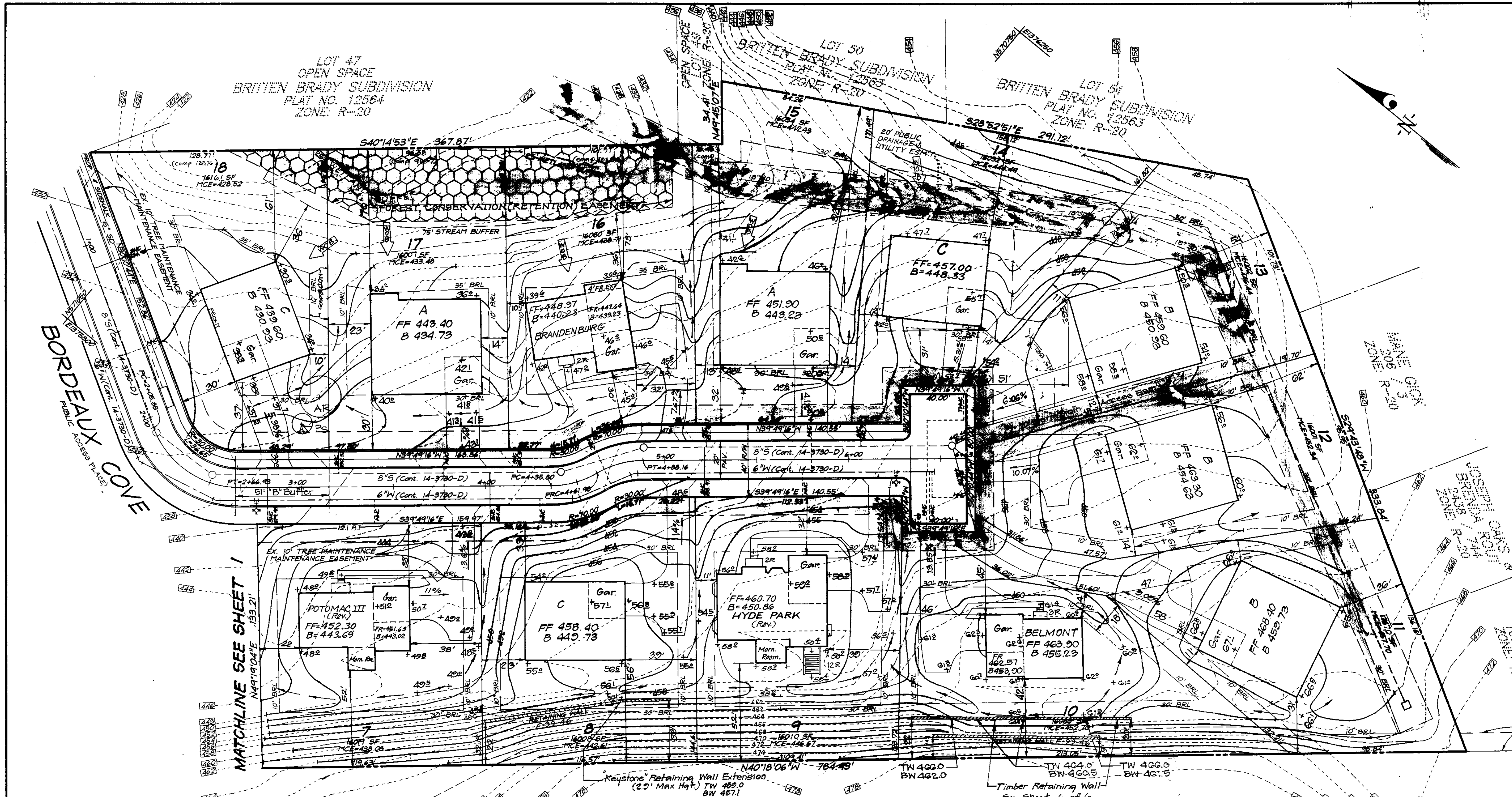


18. Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
- Width- 12 feet (14 feet serving more than one residence).
 - Surface- 6 inches of compacted crusher run base with tar and chip coating.
 - Geometry- Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
 - Structures (culverts/bridges)- Capable of supporting 25 gross tons (H25 loading).
 - Drainage elements- Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
 - Structure clearances- minimum 12 feet.
 - Maintenance- Sufficient to insure all weather use.

DEVELOPER'S/BUILDERS CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

[Signature] Wyrne C. Flack
 Name WYRNE C. FLACK Date 1/22/99





NO.	REVISIONS	DATE
9	Rev. Hse & Grd. lot 16	12-2-99
8	Rev. Hse & Grd. lot 7 from 'L' Box to Potomac III (Rev.)	12-2-99
7	REV. HSE & GRD LOT 9	11-5-99

APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 7/20/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 8/16/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 8/18/99
 DIRECTOR

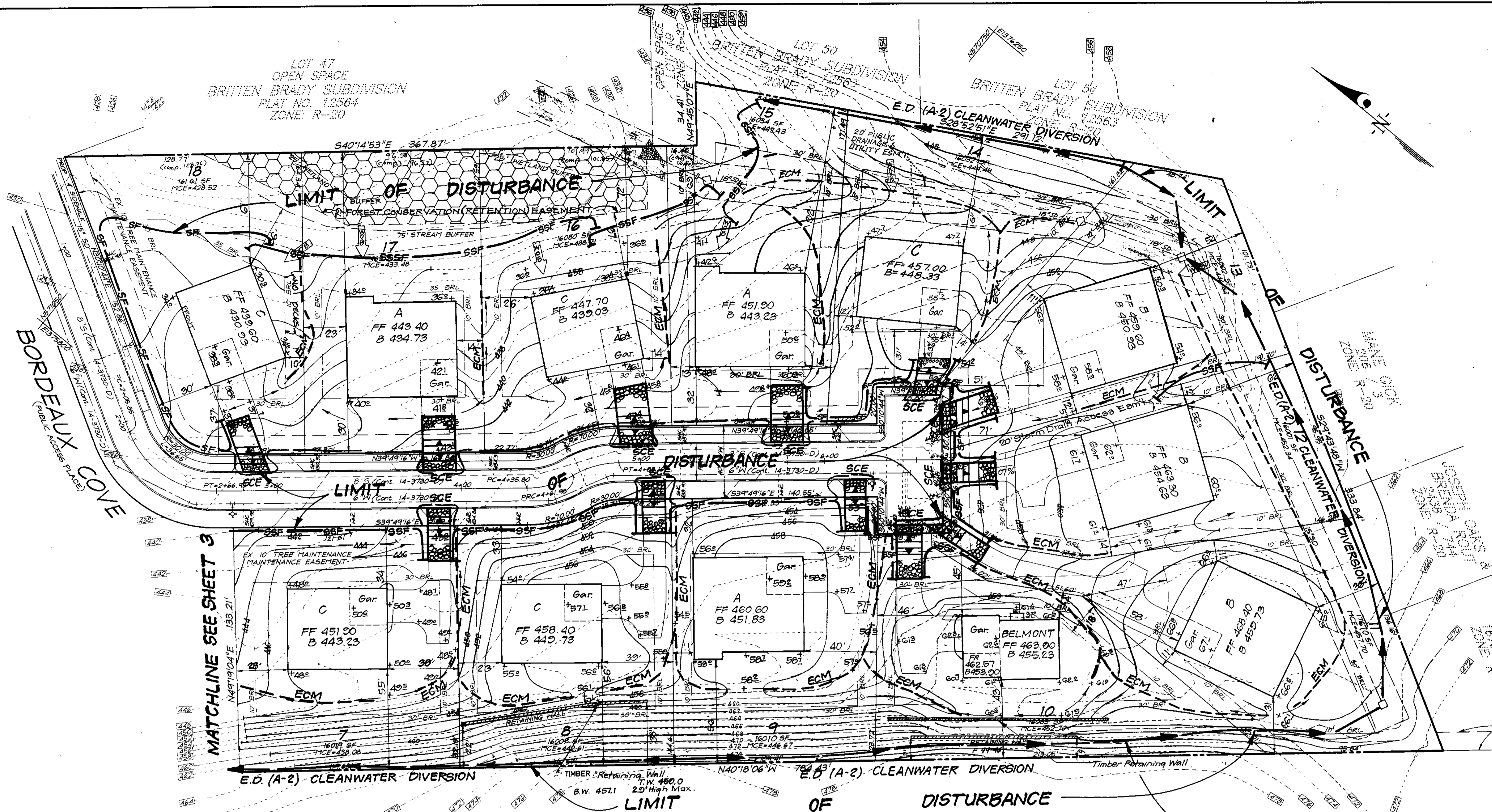
CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.

DESIGNED: [Signature] SCALE: 1" = 30'
 DRAWN: BLP DRAWING: 2 of G
 CHECKED: JME JOB NO.: 98-066
 DATE: 1-14-00 FOR: N.V. HOMES, INC. 2200 Defense Highway, Suite 301 Crofton, Maryland 21114 FILE NO.: 98-066-X

SITE DEVELOPMENT PLAN
LOTS 1 THRU 18
ELM STREET ESTATES
 FIRST (1ST) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

OWNER / DEVELOPER
 CRESTWOOD, L.C.
 6820 ELM STREET
 MCLEAN, VIRGINIA 22101

NO.	REVISIONS	DATE
1	Rev. Storm Water Drainage Easmt for lots 13,14,15, as per new information per Developer Engineer.	6-17-99
2	Rev Hse-5 rd lot 14, Gen bot, per new SD Location	6-17-99
3	REVISE KEYSTONE WALL ON LOT 8 TO TIMBER WALL	9/18/00



This area to be graded only at time of and in conjunction with the removal of the earth dike and stabilization of the earth dike base.

Reviewed for HOWARD S.C.D. and meets Technical Requirements
John Simms 7/15/99
 Signature Date
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John Robertson 7/15/99
 Approved

DRL SCOUTS OF BALTIMORE
 BALTIMORE CITY
 212 / 535
 ZONE R-20

OWNER / DEVELOPER
 CRESTWOOD, L.C.
 6820 Elm Street
 McLean, Virginia 22101

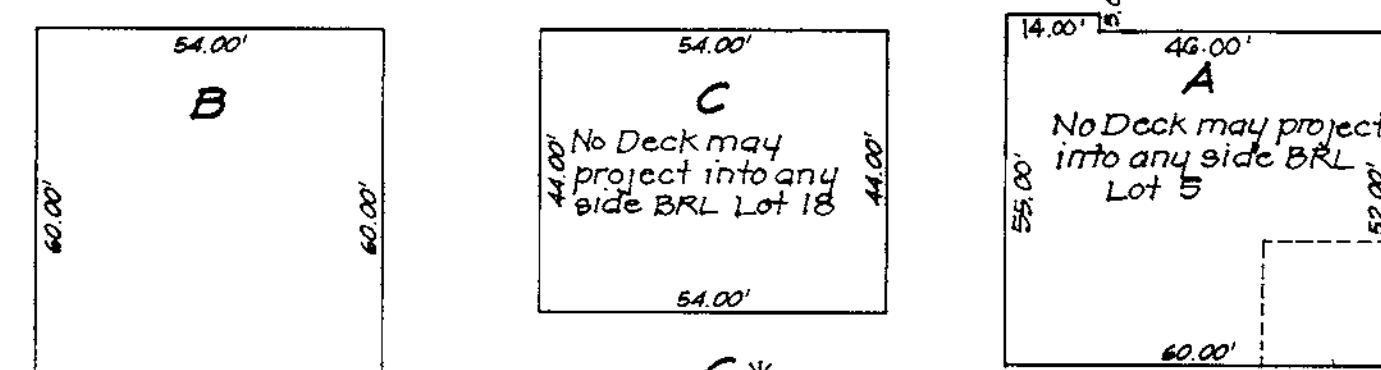
DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department 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.
Wagne C. Flank 1/22/99
 NAME DATE

ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Sediment and Erosion Control represents a practical 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 1-14-99
 G. NELSON CLARK DATE



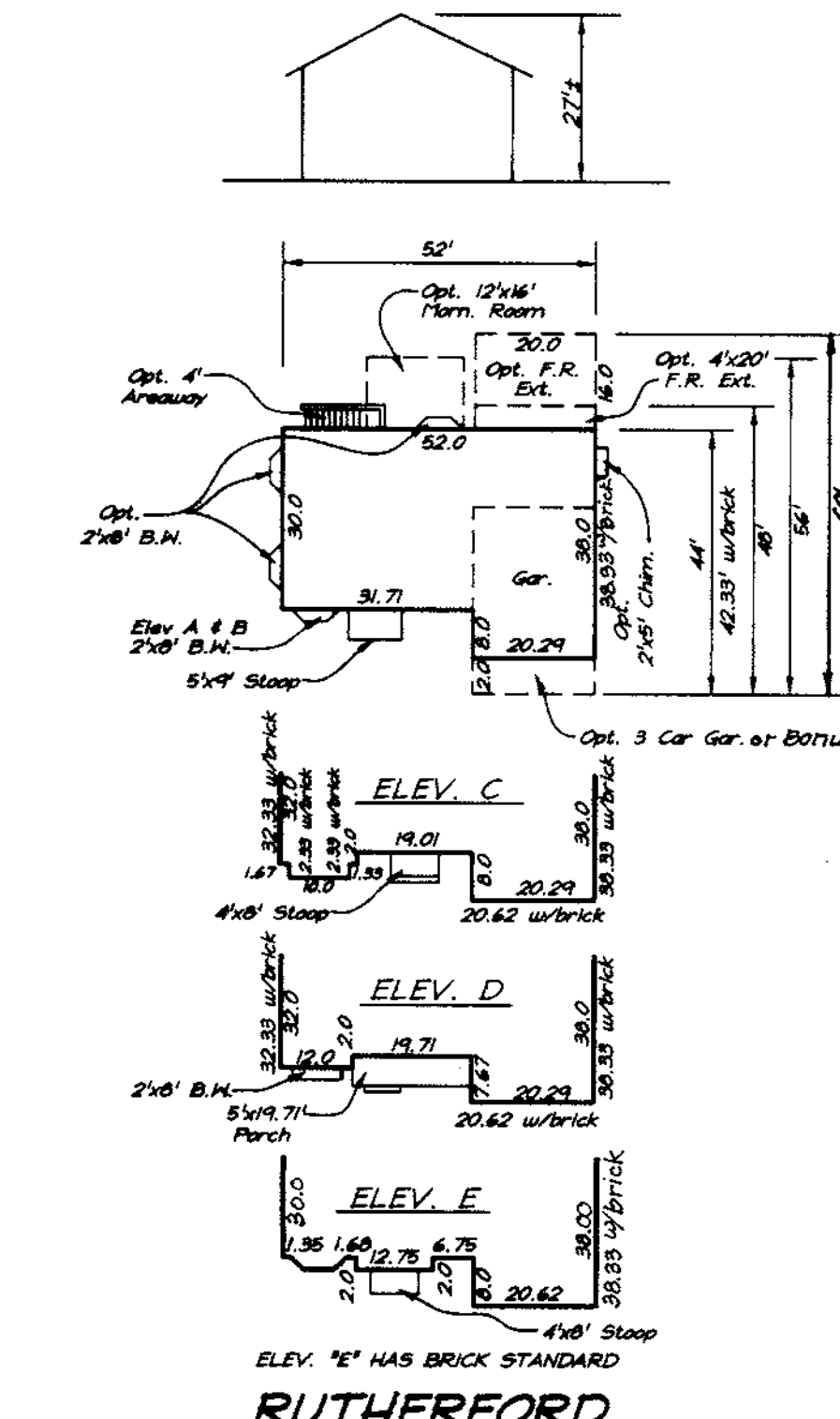
APPROVED DEPARTMENT OF PLANNING & ZONING
John Simms 7/20/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Cindy Hamilton 8/16/99
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
John Simms 8/18/99
 DIRECTOR DATE

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.		
DESIGNED TD	SEDIMENT & EROSION CONTROL PLAN LOTS 1 THRU 18 ELM STREET ESTATES	SCALE 1" = 30'
DRAWN BAL		DRAWING 4 of G
CHECKED T.D.	FIRST (1ST) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 98-066
DATE 1/99		FILE NO. 98-066-5E



- B*** BELMONT (No Morn. Rm. or SR or 3 Car/Bonus Gar.)
 BRANDENBURG (No Options)
 COLLINGSWORTH (No Options)
 RALEIGH III (No SR)
 RUTHERFORD (No Morn. Rm. or 16' x 20' FR. No 4' FR. L.A. w/3 Car/Bonus Gar.)
 MADISON (No Morn. Rm. w/3 Car/Bonus Gar.)
 RALEIGH III
 REMINGTON (No Morn. Rm. w/3 Car/Bonus Gar.)
 ROOSEVELT
 RUTHERFORD
- C*** BELMONT (No Morn. Rm. or SR or 3 Car/Bonus Gar.)
 BRANDENBURG (No Options)
 COLLINGSWORTH (No Options)
 RALEIGH III (No SR)
 RUTHERFORD (No Morn. Rm. or 16' x 20' FR. No 4' FR. L.A. w/3 Car/Bonus Gar.)
 MADISON (No Morn. Rm. w/3 Car/Bonus Gar.)
 RALEIGH III
 REMINGTON (No Morn. Rm. w/3 Car/Bonus Gar.)
 ROOSEVELT
 RUTHERFORD
- A*** BELMONT (No Morn. Rm. or SR or 3 Car/Bonus Gar.)
 BRANDENBURG (No Options)
 COLLINGSWORTH (No Options)
 RALEIGH III (No SR)
 RUTHERFORD (No Morn. Rm. or 16' x 20' FR. No 4' FR. L.A. w/3 Car/Bonus Gar.)
 MADISON (No Morn. Rm. w/3 Car/Bonus Gar.)
 RALEIGH III
 REMINGTON (No Morn. Rm. w/3 Car/Bonus Gar.)
 ROOSEVELT
 RUTHERFORD
- *SIDE ENTRY GARAGE ON LOTS 3, 7, 8 AND 18 ONLY
- *SIDE ENTRY GARAGE ON LOT 1 ONLY
- NOTE: All optional 3 car garages are side entry only. Optional Bonus Garages are 2' car front entry.
- *SIDE ENTRY GARAGE ON LOTS 5 AND 9 ONLY

- D (Front Entry Garage only)**
- BELMONT
 BRANDENBURG (No opt. Morn. Rm. or Sun Rm. w/Bonus Gar.)
 COLLINGSWORTH (No opt. Morn. Rm. or Sun Rm. w/Bonus Gar.)
 HYDE PARK (No opt. Morn. Rm. w/Bonus Gar.)
 KINGSMILL (No opt. Sun Rm. w/Bonus Gar.)
 MADISON
 POTOMAC III
 RALEIGH III
 REMINGTON (No opt. Morn. Rm. w/Bonus Gar.)
 ROOSEVELT
 RUTHERFORD



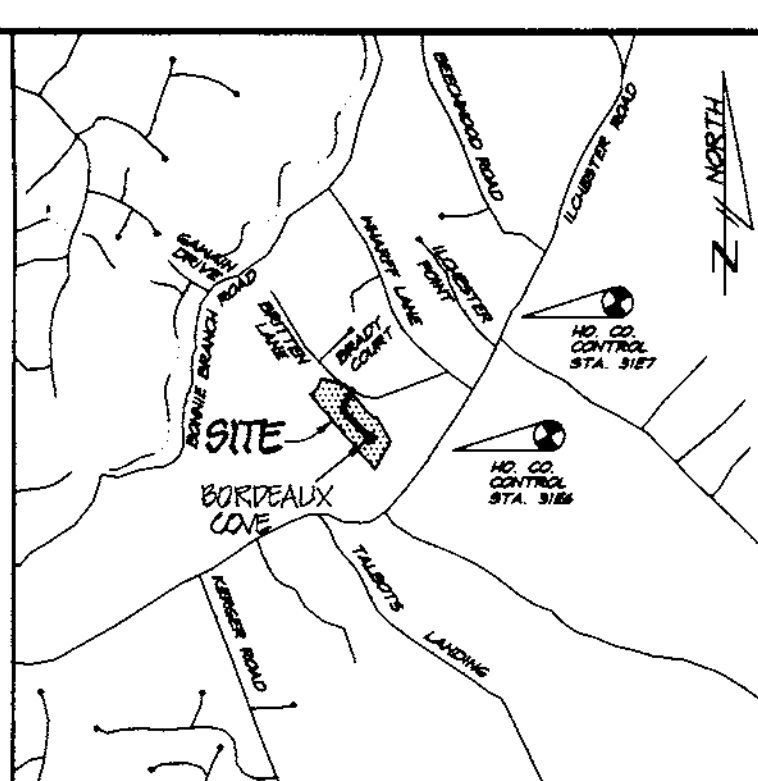
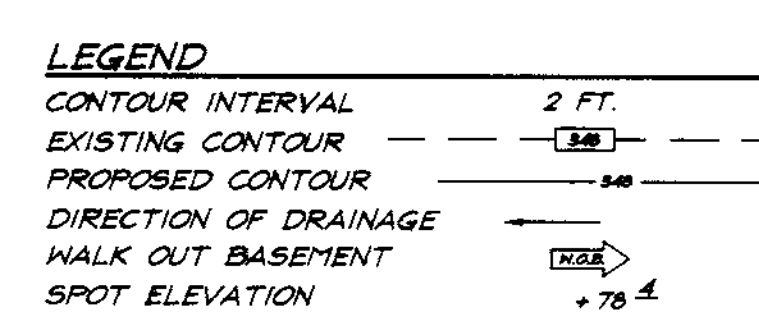
APPROVED: DEPARTMENT OF PLANNING & ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7/10/99

CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 8/16/99

DIRECTOR
 DATE: 8/18/99

REVISIONS

NO	REVISIONS	DATE
1	Rev. Hse & Grd. Lot 6 & Add Hse Typical	11-5-99
2	Rev. Hse & Grd. Lot 5 / & Rev. Hse Typ.	4-13-00
3	Rev. Hse & Grd. Lot 5	6-9-00
4	Rev. Hse & Grd. Lot 4 from Box C to Remington	8-2-00



BENCHMARKS:
 Howard County Monument #31E6
 = N 17396.1509
 E 419619.1964
 Howard County Monument #31E7
 = N 174448.1637
 E 419864.0691

GENERAL NOTES:

- Subject property is zoned: R20 per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 6.7 Acres.
- The total number of lots included in this submission is: 18.
- Improvements to property: Single Family Detached.
- Department of Planning and Zoning reference file numbers: 5-97-14, F-98-26, W-98-32, W-99-09, F-98-17, F-99-46, F-00-05.
- Utilities shown as existing are taken from approved Water and Sewer Plans Contract #14-3730-D, approved Road Construction Plans F-99-46, and actual field survey.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction Plans prepared by Millenberg, Boender & Assoc., Inc. 9-23-98 (F-99-46).
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 31E6 & 31E7.
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-267-7777 at least 48 hours prior to any excavation work.
- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
- In accordance with Section 12B of the Howard County Supplementary Zoning District Requirements, bay windows or chimneys more than 16 feet in width may project more than 10 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
- Stormwater Management is provided per: F-96-17. (See left)
- SAC Elevations shown are at the Property lines.
- This plan has been prepared in accordance with provision of Section 16-124 of the Howard County Code and the Landscape Manual. Financial Surety for the required 6 landscape trees in the amount of \$1350.00 is part of the builders Grading Permit application.
- See below.

NOTES:

- All plant materials shall be full and heavy, be well formed specifications, and be installed in accordance with L.C.A.M.H. and symmetrical, conform to the most current A.A.N. Landscape Specifications.
- Contractor shall verify location of all underground utilities prior to digging.
- Final location of plant material may need to vary to meet final field conditions. Trees shall not be planted in the bottom of drainage swales.

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-99-46 and/or approved Water and Sewer Plans Contract #14-3730-D.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
1	5141 BRITTEN LANE
2	5120
3	5121
4	5122
5	5123
6	5124
7	5125
8	5126
9	5127
10	5128
11	5129
12	5130
13	5131
14	5132
15	5133
16	5134
17	5135
18	5201 BORDEAUX COVE

PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUAN.	REMARKS
AR	ACER RUBRUM	24-31' CAL.	3	BAB
	RED MAPLE	12-15' HT.	3	HEAVY
PS	PINUS STROBUS	6-8' HT.	3	BAB
	WHITE PINE			HEAVY

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 & 2 & 3
SEDIMENT & EROSION CONTROL PLAN	3, 4 & 5

OWNER / DEVELOPER
 CRESTWOOD, L.C.
 6320 ELM STREET
 MCLEAN, VIRGINIA 22101

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
ELM STREET ESTATES		1-18
PLAT NO.	BLOCK NO.	ZONE
12743 and 10 & 16		R-20
TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
31	1ST	6011.01
WATER CODE	SEWER CODE	
I-10	6653500	

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS

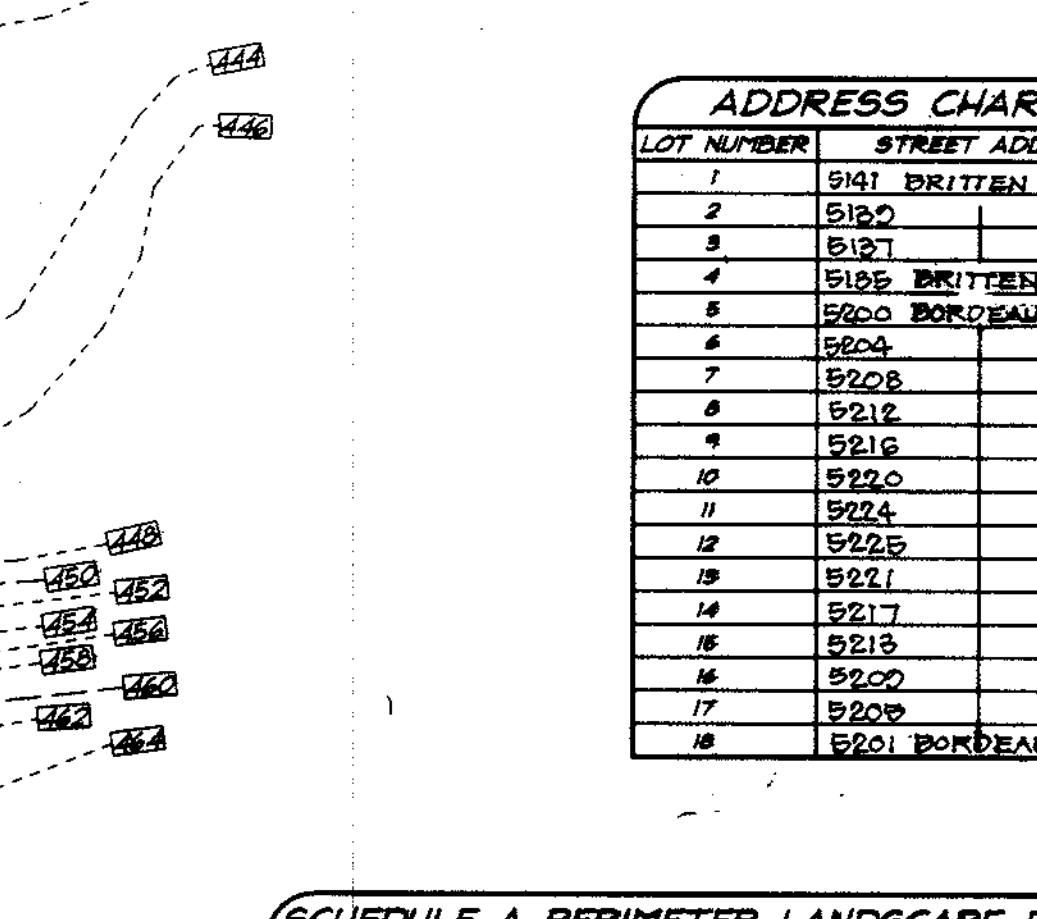
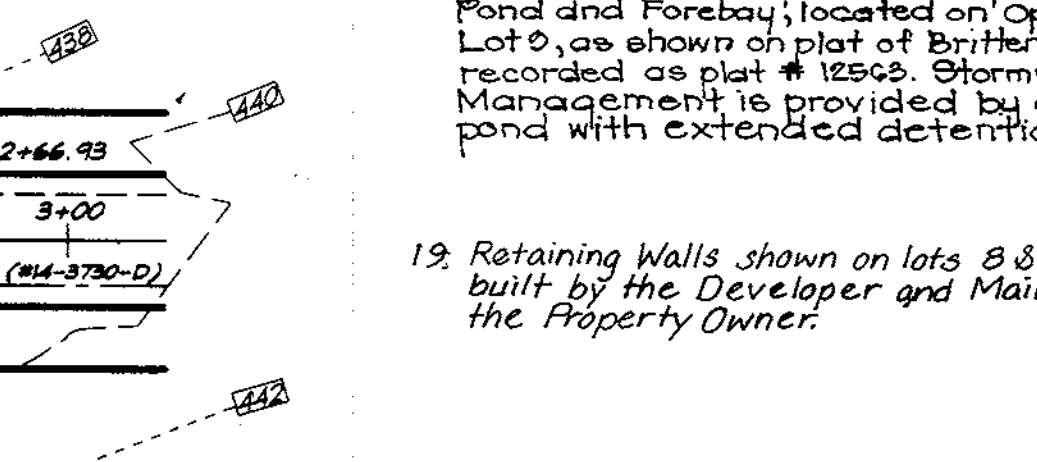
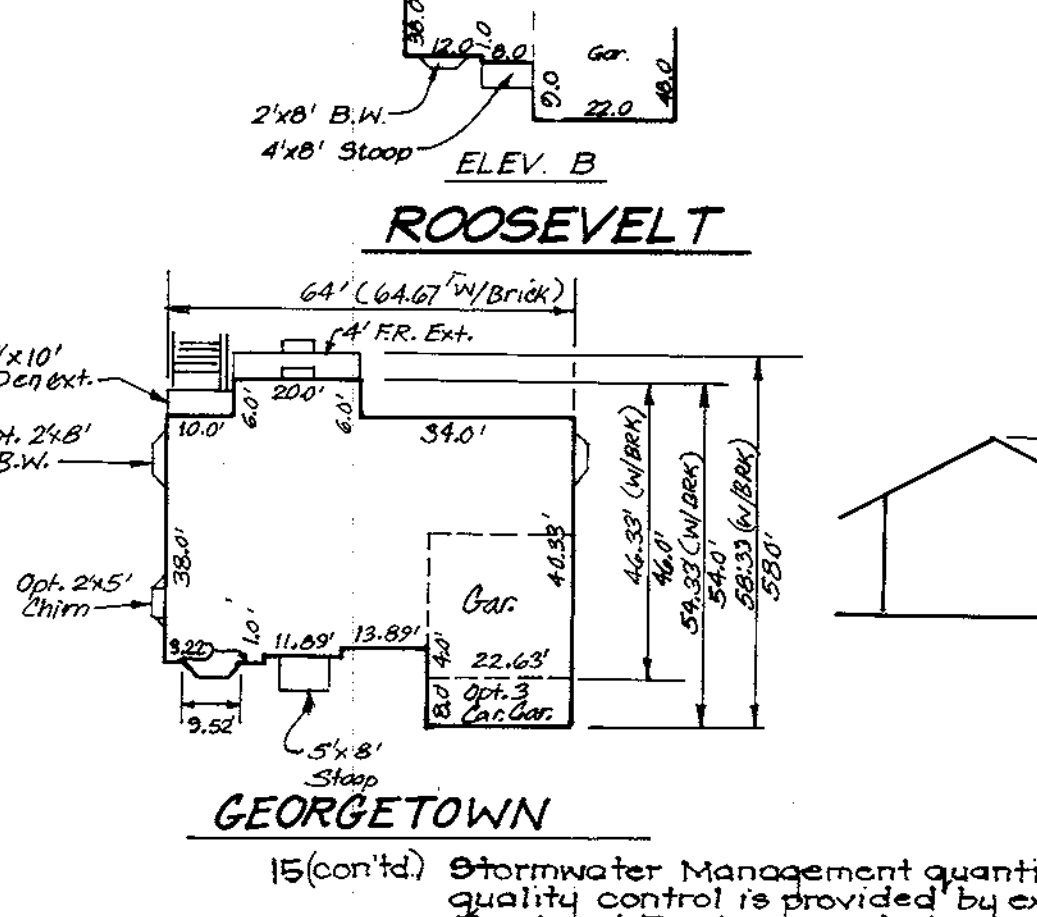
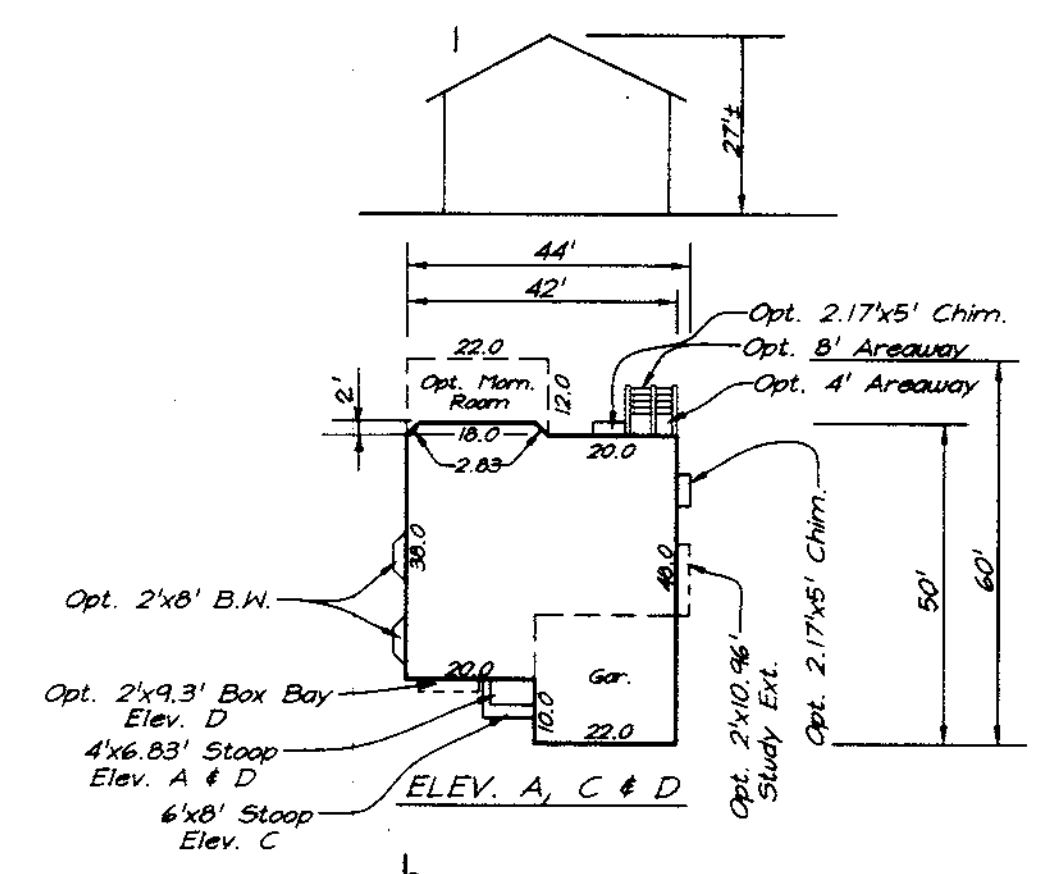
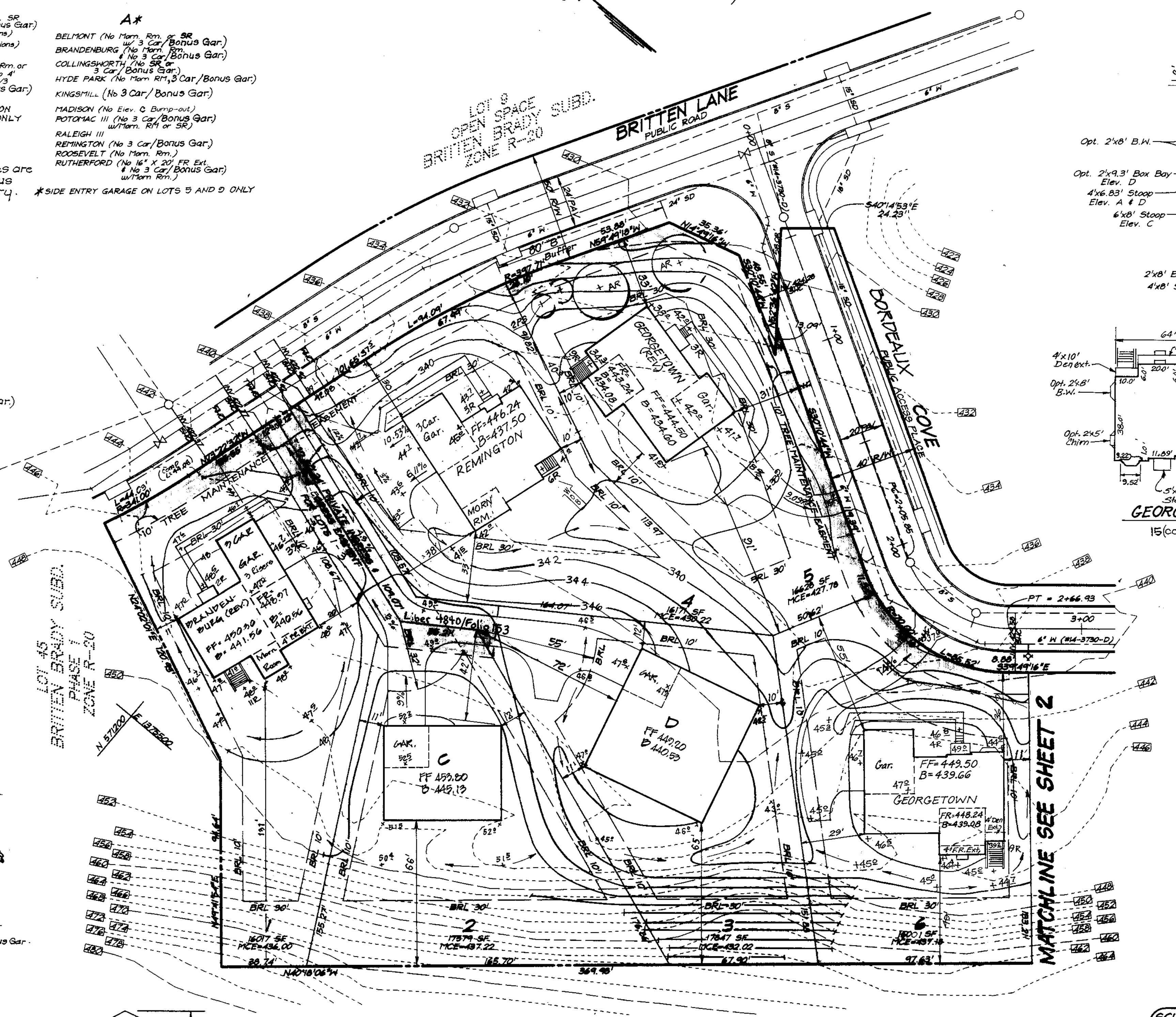
7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.

DESIGNED: [Signature]
 DRAWN: BLP/BH
 CHECKED: JME
 DATE: 1-14-99

SITE DEVELOPMENT PLAN
 LOT 1 THRU 18
ELM STREET ESTATES
 FIRST (1ST) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'
 DRAWING: 1 of 6
 JOB NO.: 98-066
 FILE NO.: 98-066-1

FOR: H.V. MOFFET, INC.
 2200 DePaul Highway, Suite 301
 Crofton, Maryland 21114



18. Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
- Width- 12 feet (14 feet serving more than one residence).
 - Surface- 6 inches of compacted crusher run base with tar and chip coating.
 - Geometry- Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
 - Structures (culvert/bridges)- Capable of supporting 25 gross tons (425 loading).
 - Drainage elements- Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
 - Structure clearances- minimum 12 feet.
 - Maintenance- Sufficient to insure all weather use.

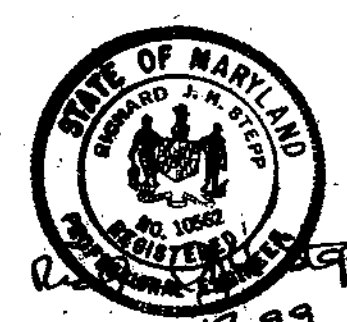
SCHEDULE A PERIMETER LANDSCAPE EDGE

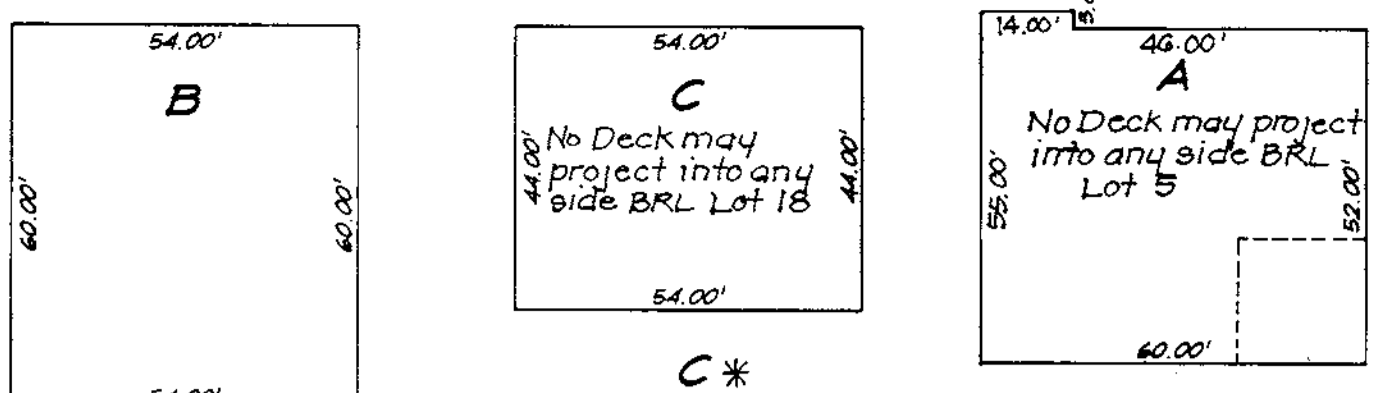
CATEGORY	ADJACENT TO ROADWAY	LOT 18	LOT 5	LOT 8
LANDSCAPE TYPE				
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	51'	80'		
NUMBER OF PLANTS REQUIRED				
SHADE TREES	1	2		
EVERGREEN TREES	1	1		
SHRUBS	1	1		
NUMBER OF PLANTS PROVIDED				
SHADE TREES	1	1		
EVERGREEN TREES	1	1		
OTHER TREES (24 SUBSTITUTION) SHRUBS (101 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

DEVELOPER'S/BUILDERS CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Name: WYNE C. FLACK
 Date: 1/22/99

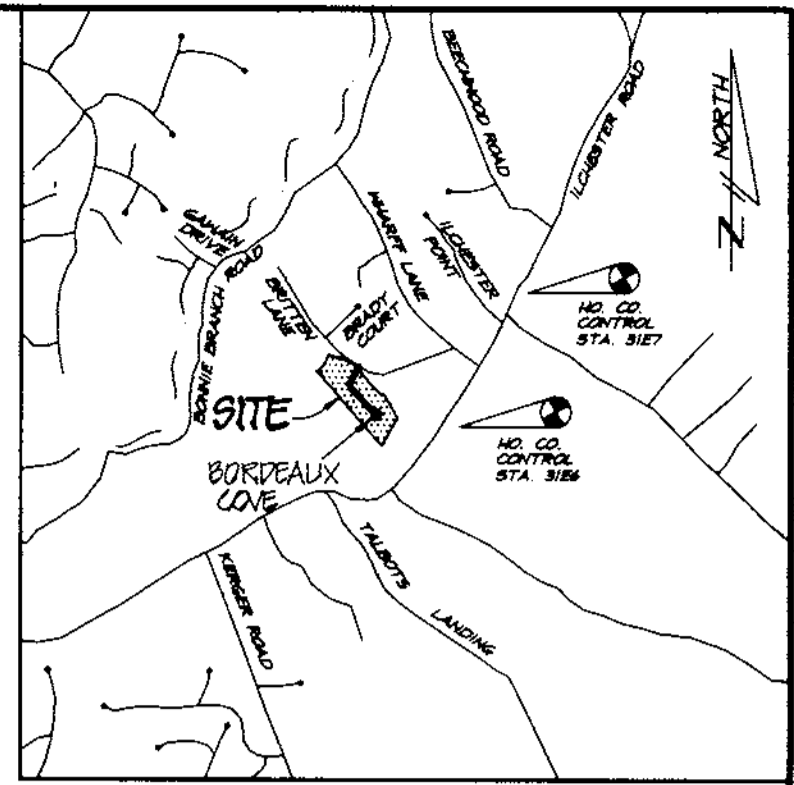




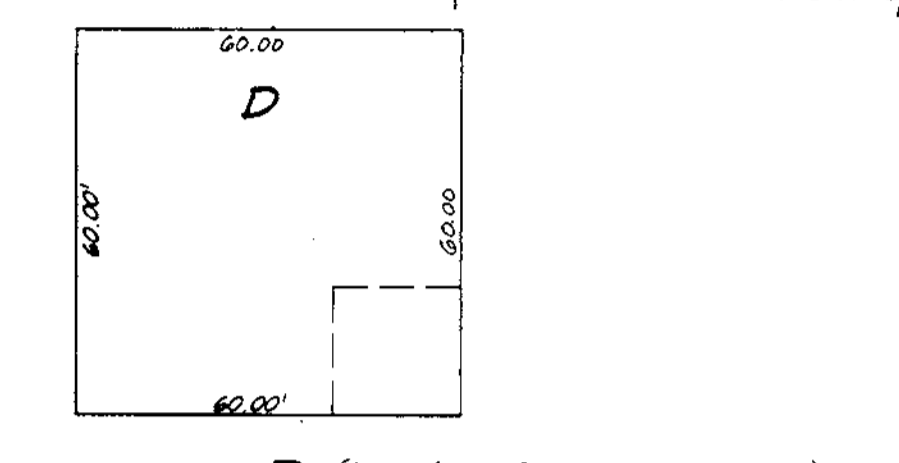
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 BRANDENBURG (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 COLLINGSWORTH (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 MADISON
 RALEIGH III
 REMINGTON (No Morn. Rm. w/3 Car/Bonus Gar)
 ROOSEVELT
 RUTHERFORD
- C*** BELMONT (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 BRANDENBURG (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 COLLINGSWORTH (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 MADISON
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 REMINGTON (No Morn. Rm. w/3 Car/Bonus Gar)
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 COLLINGSWORTH (No Morn. Rm. or SR w/3 Car/Bonus Gar)
 MADISON
 RALEIGH III
 REMINGTON (No Morn. Rm. w/3 Car/Bonus Gar)
 ROOSEVELT
 RUTHERFORD
- *SIDE ENTRY GARAGE ON LOTS 6, 7, 8 AND 10 ONLY
- *SIDE ENTRY GARAGE ON LOTS 9 AND 10 ONLY

NO	REVISIONS	DATE
1	Rev. Hse 3 Grd lot 6 & Add Hse TYPICAL	11-5-99
2	Rev. Hse 3 Grd lot 5 / 6 Rev Hse Typ.	4-13-00
3	Rev. Hse 4 Grd Lot 5	6-9-00
4	Rev. Hse 4 Grd lot 4 from Box 'C' to Remington	8-9-00
5	Rev. Hse 4 Grd lot 2 from Box 'C' to Potomac III	2-9-01

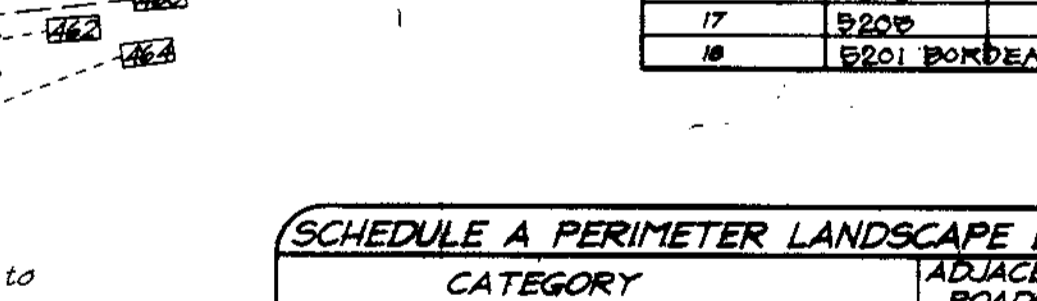
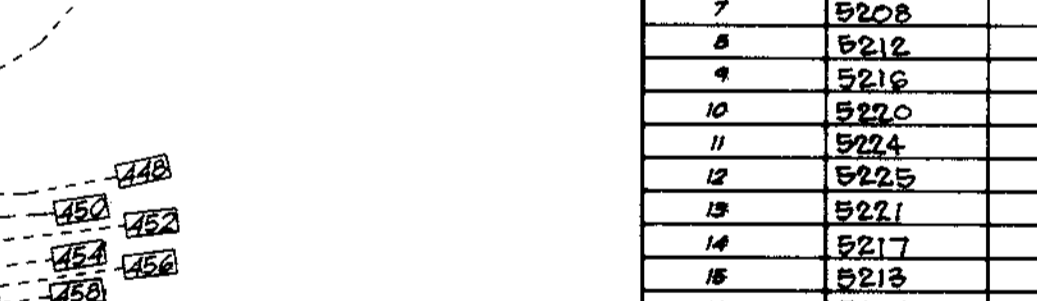
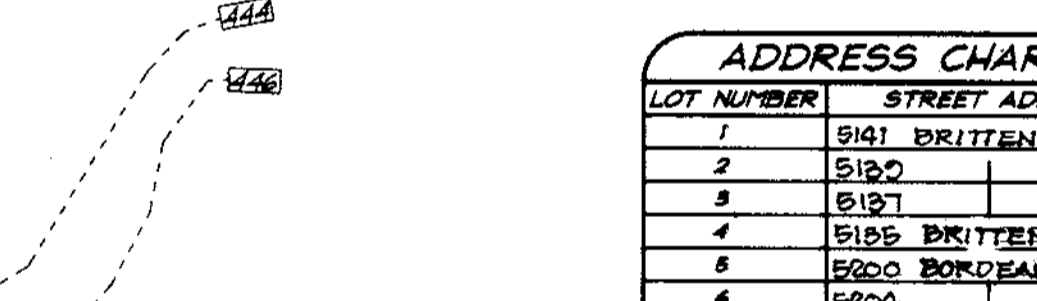
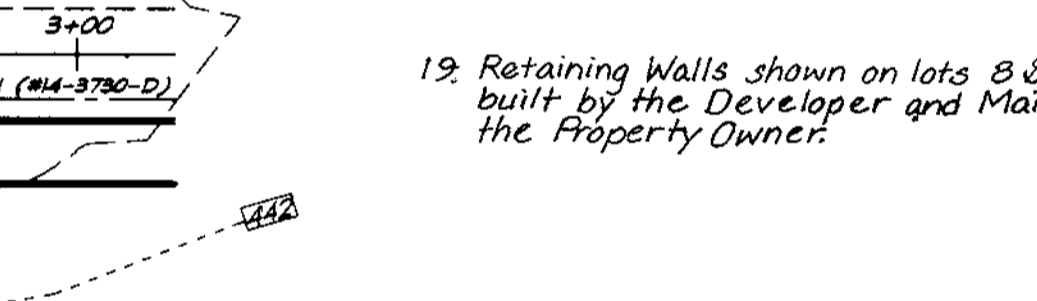
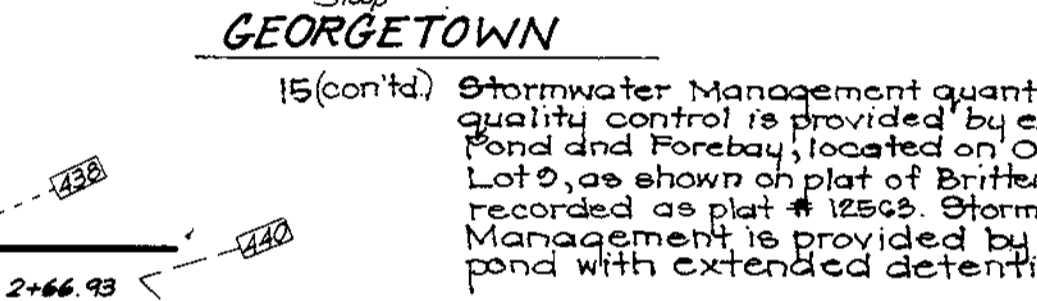
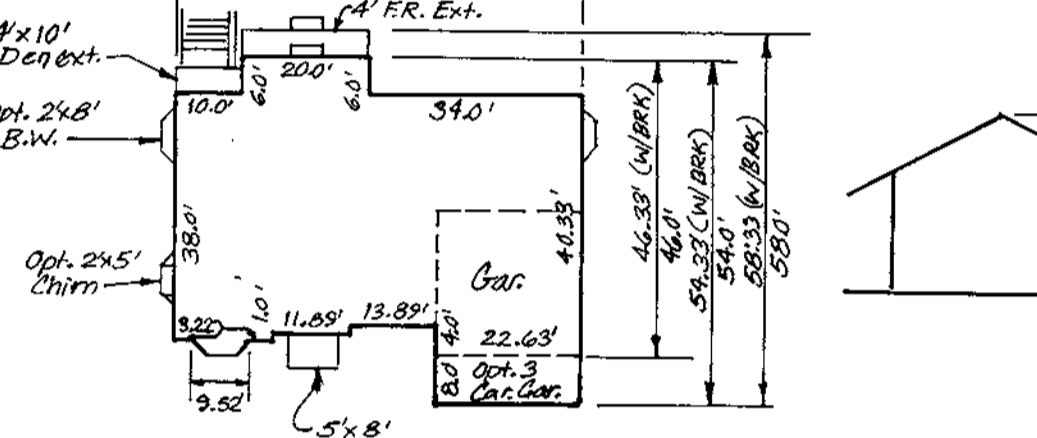
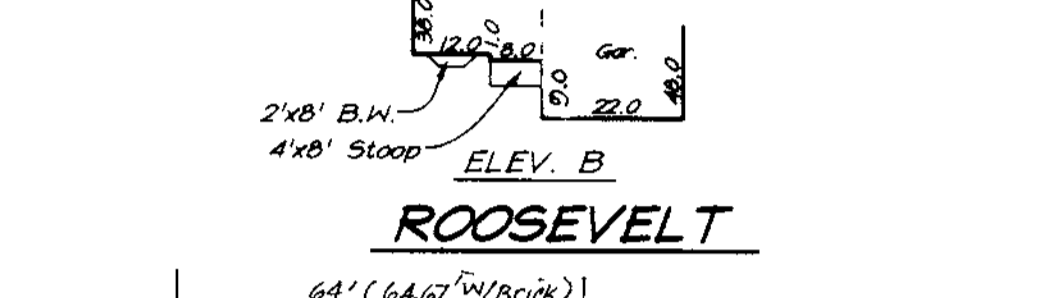
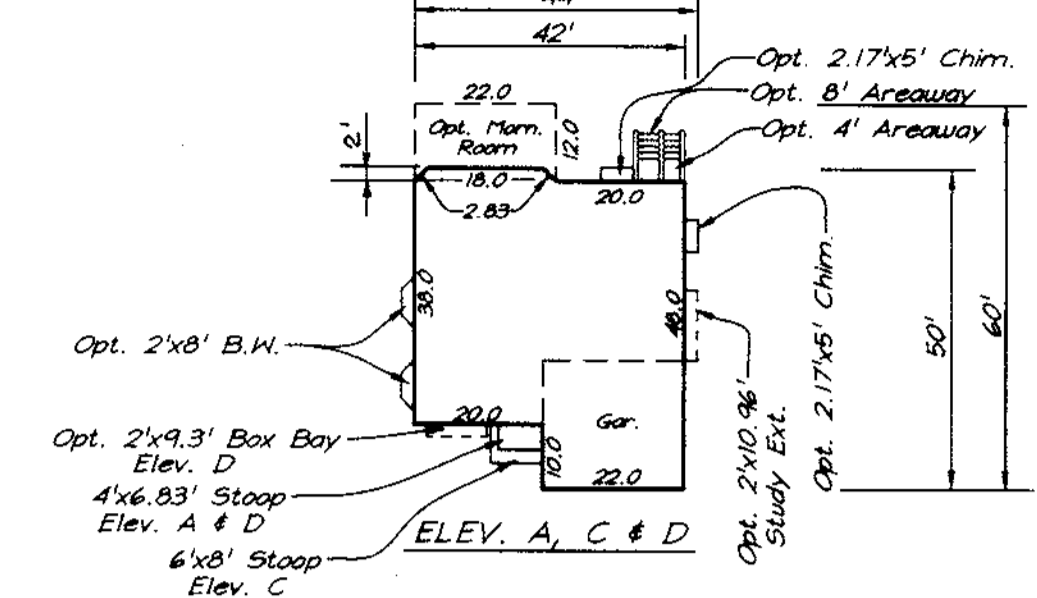
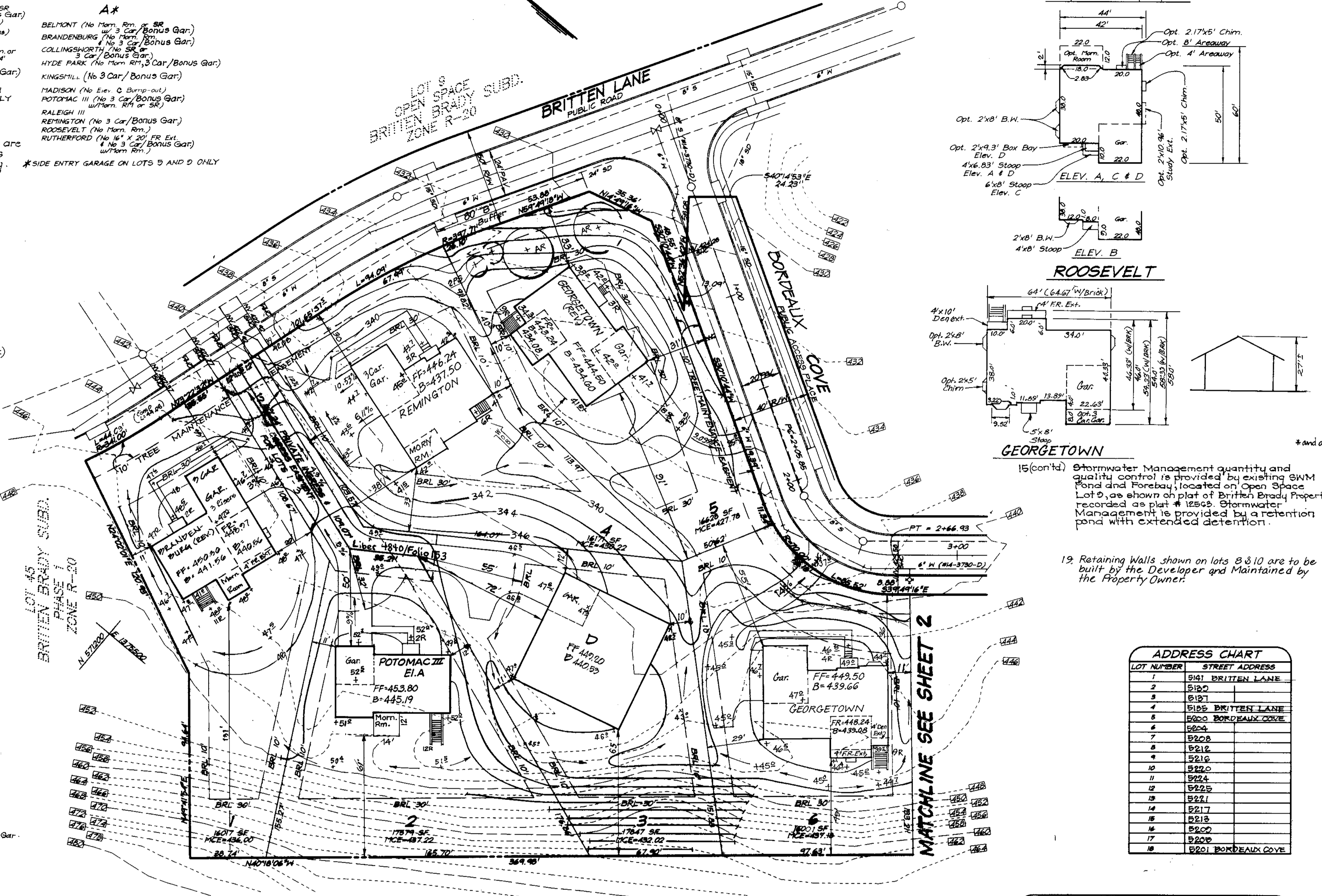
LEGEND
 CONTOUR INTERVAL 2 FT.
 EXISTING CONTOUR
 PROPOSED CONTOUR
 DIRECTION OF DRAINAGE
 WALK OUT BASEMENT
 SPOT ELEVATION



BENCHMARKS:
 Howard County Monument #31E6
 N 1789.96, 150.09
 E 4196.19, 196.4
 Howard County Monument #31E7
 N 1744.48, 163.7
 E 4198.64, 06.91



- D (Front Entry Garage only)**
 BELMONT
 BRANDENBURG (No opt. Morn. Rm. or Sun Rm w/ Bonus Gar)
 COLLINGSWORTH (No opt. Morn. Rm. or Sun Rm w/ Bonus Gar)
 HYDE PARK (No opt. Morn. Rm w/ Bonus Gar)
 KINGSWILL (No opt. Sun Rm. w/ Bonus Gar)
 MADISON
 POTOMAC III
 RALEIGH III
 REMINGTON (No opt. Morn. Rm. w/ Bonus Gar)
 ROOSEVELT
 RUTHERFORD



- GENERAL NOTES:**
- Subject property is zoned: R20 per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 6.7 Acres.
 - The total number of lots included in this submission is: 18
 - Lot 18 is subject to a property: Single Family Detached
 - Department of Planning and Zoning reference file numbers: S-97-14, F-98-28, WP-95-32, WP-99-03, F-96-17, F-99-40, F-00-05
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3730-D, approved Road Construction plans F-00-46, and actual field survey.
 - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
 - All roadways are public and existing.
 - The existing topography was taken from Road Construction Plans prepared by: Mildenberg, Boender & Assoc., Inc. 9-23-98 (F-99-40)
 - The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monuments Numbers: 31E6 & 31E7
 - The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
 - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
 - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05
 - In accordance with Section 128 of the Howard County Supplementary Zoning District Requirements, any window or chimney shall not more than 16 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
 - Stormwater Management is provided per: F-96-17 (See left)
 - SAC Elevations shown are at the Property lines.
 - This plan has been prepared in accordance with provision of Section 16-124 of the Howard County Code and the Landscape Manual. Financial Surety for the required landscape trees in the amount of \$13500 is part of the builders Grading Permit application.
 - See below.

19. Retaining Walls shown on lots 8 & 10 are to be built by the Developer and Maintained by the Property Owner.

LOT NUMBER	STREET ADDRESS
1	9141 BRITTEN LANE
2	9120
3	9191
4	9125 BRITTEN LANE
5	9200 BORDEAUX COVE
6	9224
7	9228
8	9212
9	9216
10	9220
11	9224
12	9228
13	9221
14	9217
15	9213
16	9209
17	9205
18	9201 BORDEAUX COVE

PLANT SCHEDULE				
KEY	PLANT NAME	SIZE	QUAN.	REMARKS
AR	ACER RUBRUM OCT. GLOR. RED MAPLE	24-3" CAL 12-13' HT.	3	B&B HEAVY
PS	PINUS STROBUS WHITE PINE	6-8' HT.	3	B&B HEAVY

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1 & 2 of 4
SEDIMENT & EROSION CONTROL PLAN	3, 4 & 5

OWNER / DEVELOPER
 CRESTWOOD, L.C.
 6820 ELM STREET
 MCLEAN, VIRGINIA 22101

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
ELM STREET ESTATES		1-18
PLAT NO. BLOCK NO. ZONE	TAX MAP NO.	ELECTION DIST.
19743 and 10 # 16 R-20	31	1ST
CENSUS TRACT		
GO11.01		
WATER CODE	SEWER CODE	
I-10	GG53500	

CLARK • FINEPROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.

SITE DEVELOPMENT PLAN
 LOT 1 THRU 18
ELM STREET ESTATES
 FIRST (1ST) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

DESIGNED: [Signature]
 DRAWN: BLF/BH
 CHECKED: JME
 DATE: 1-14-00

SCALE: 1" = 30'
 DRAWING: 1 of 6
 JOB NO.: 98-066
 FILE NO.: 98-066-X

FOR: N.V. HONES, INC.
 2200 Defense Highway, Suite 301
 Crofton, Maryland 21114

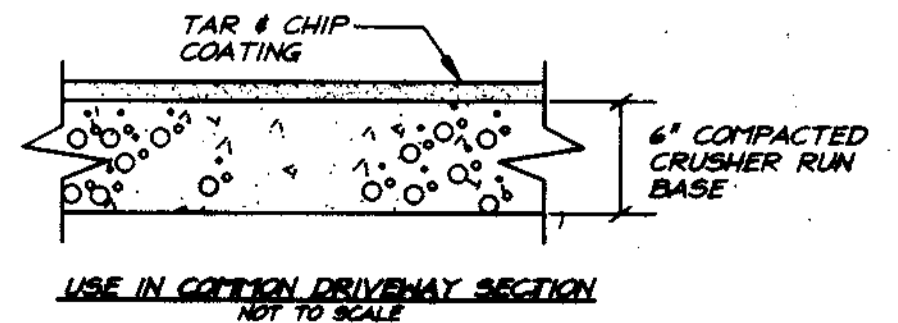
APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature]

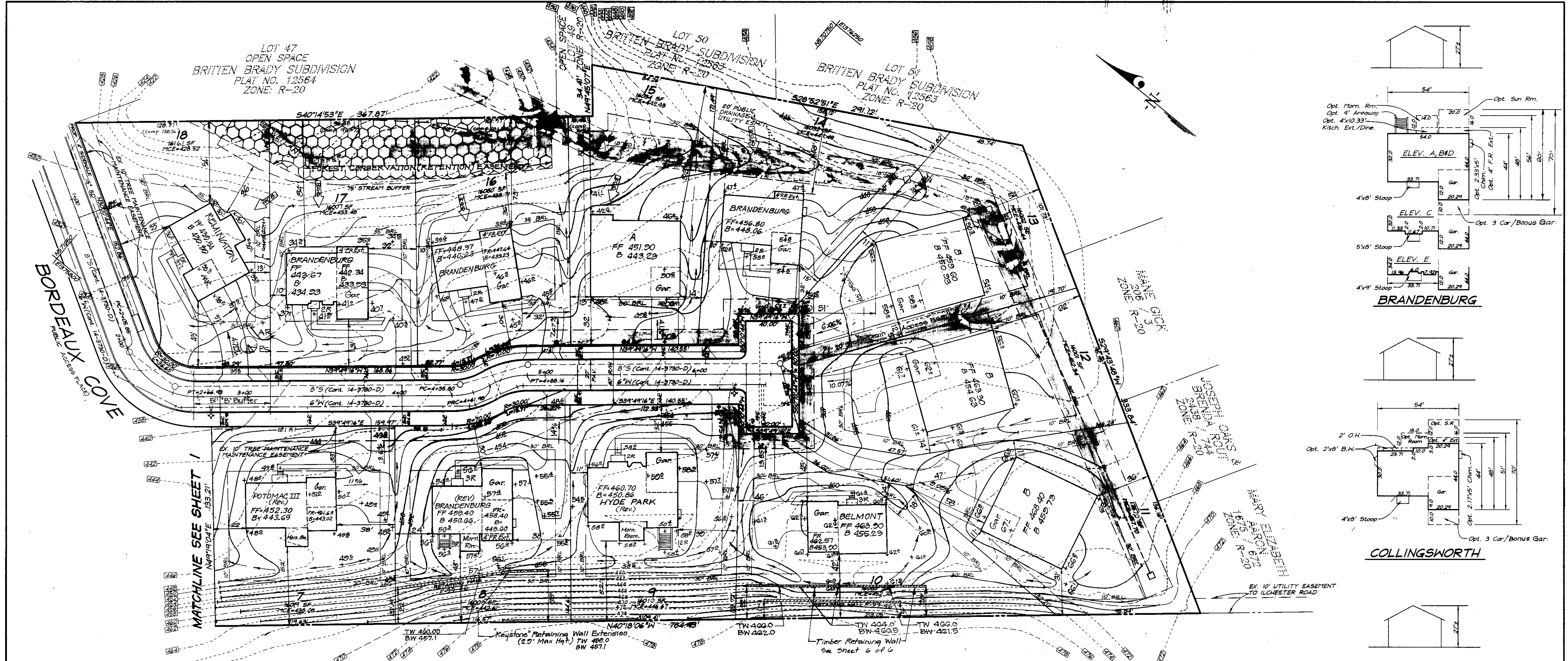
DATE: 7/6/99
 DATE: 8/6/99
 DATE: 8/18/99

DEVELOPER'S/BUILDERS CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Name: WAYNE C. FLACK
 Date: 1/22/99

18. Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
- Width- 12 feet (14 feet serving more than one residence).
 - Surface- 6 inches of compacted crusher run base with tar and chip coating.
 - Geometry- Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius.
 - Structures (culvert/bridges)- Capable of supporting 25 gross tons (H25 loading).
 - Drainage elements- Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
 - Structure clearances- minimum 12 feet.
 - Maintenance- Sufficient to insure all weather use.

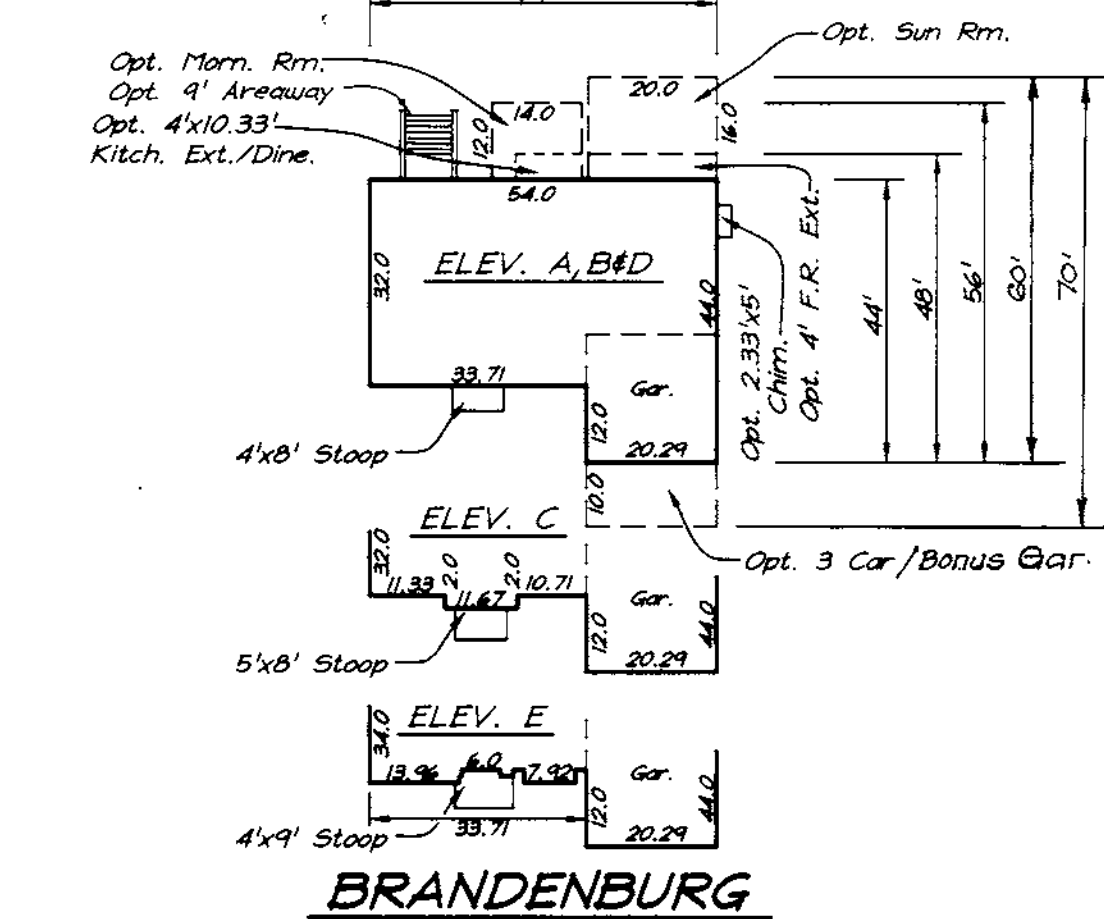
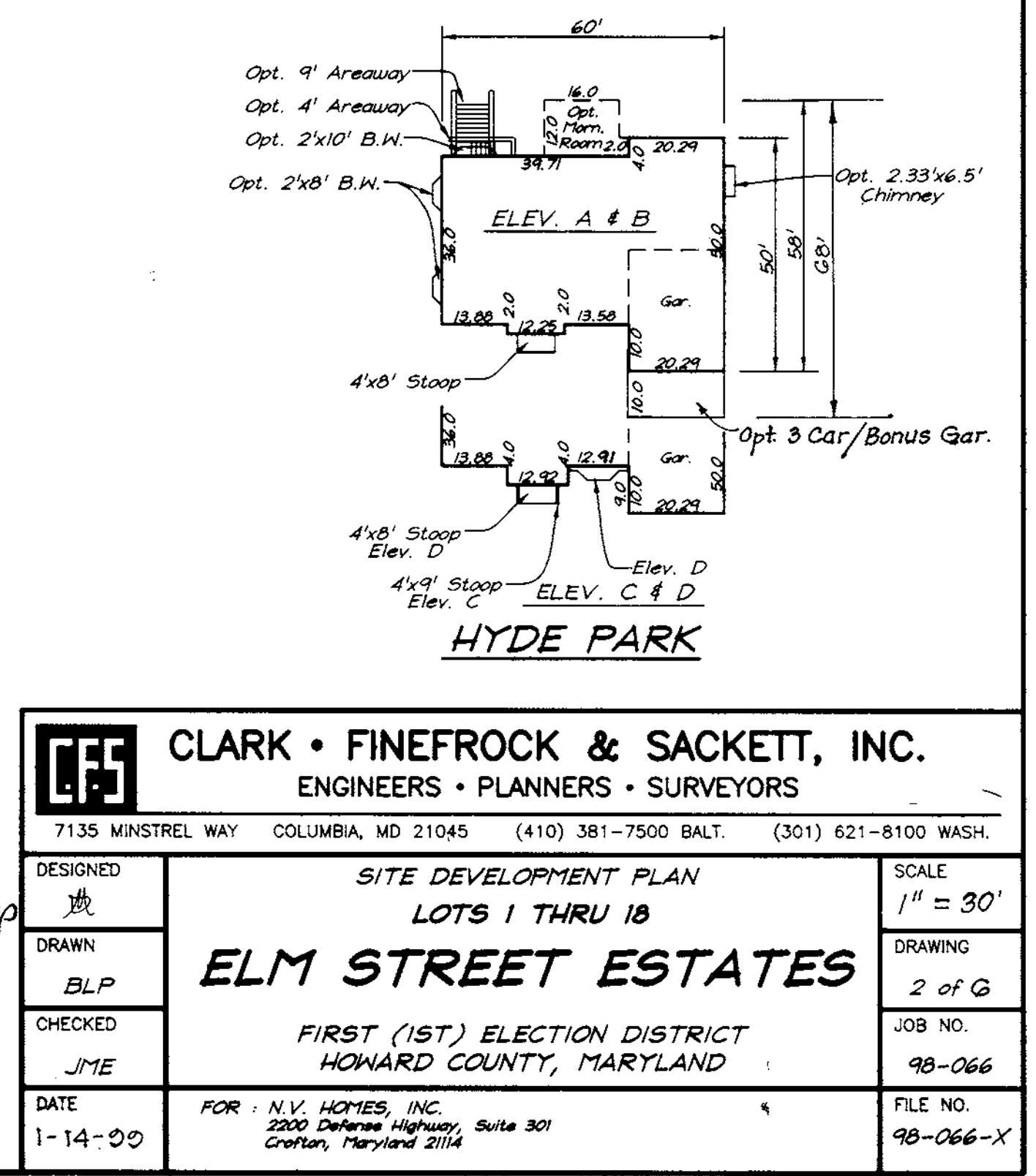
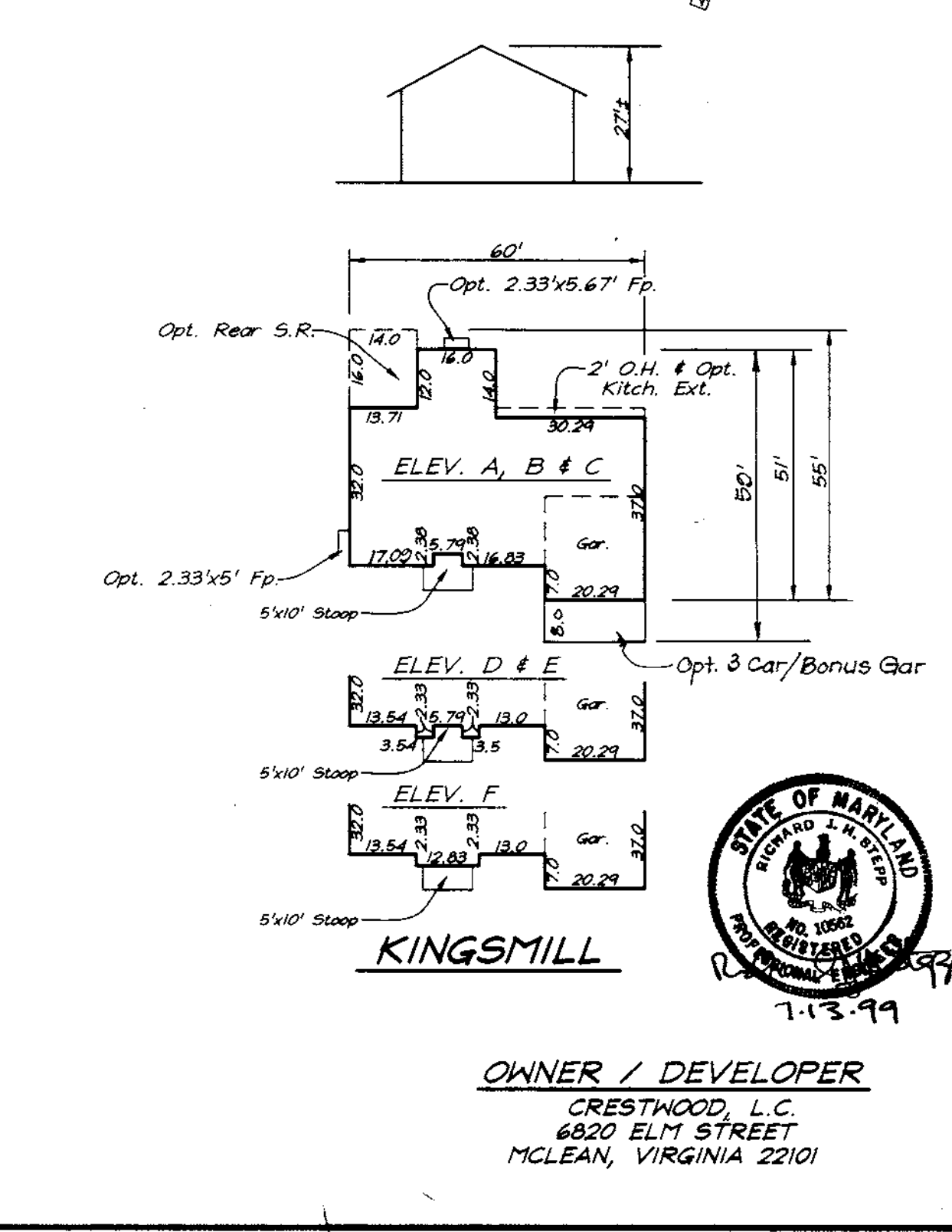
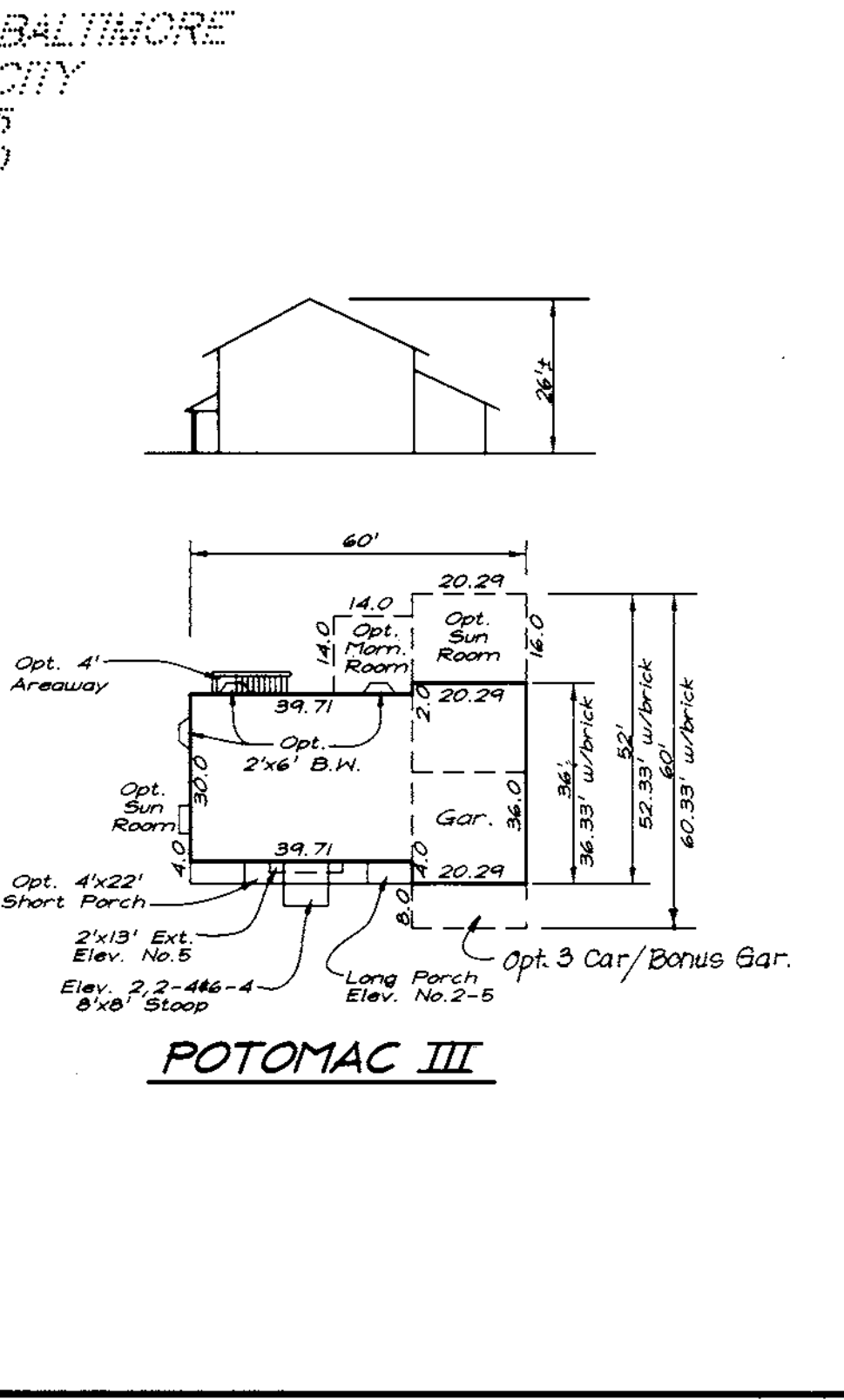
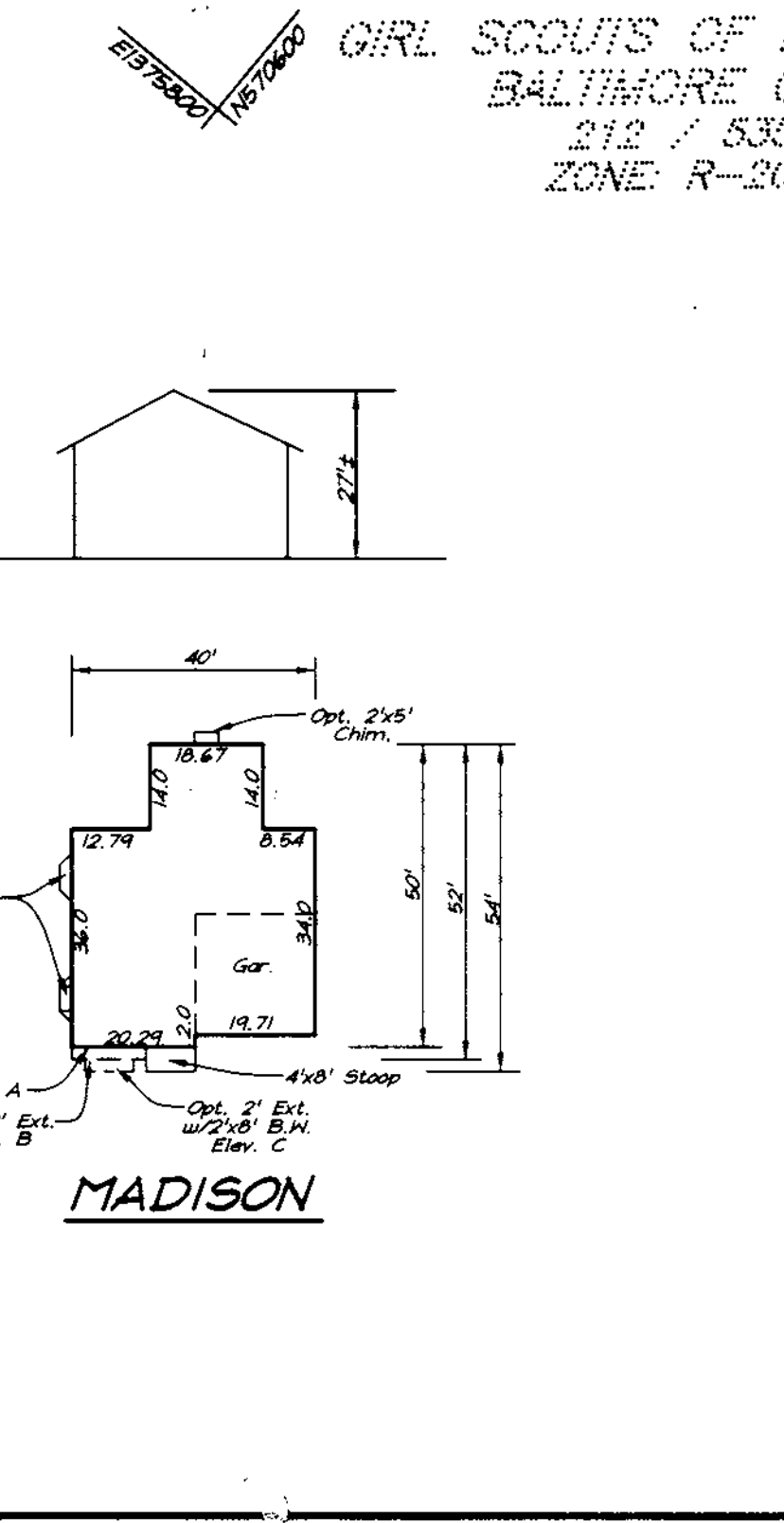
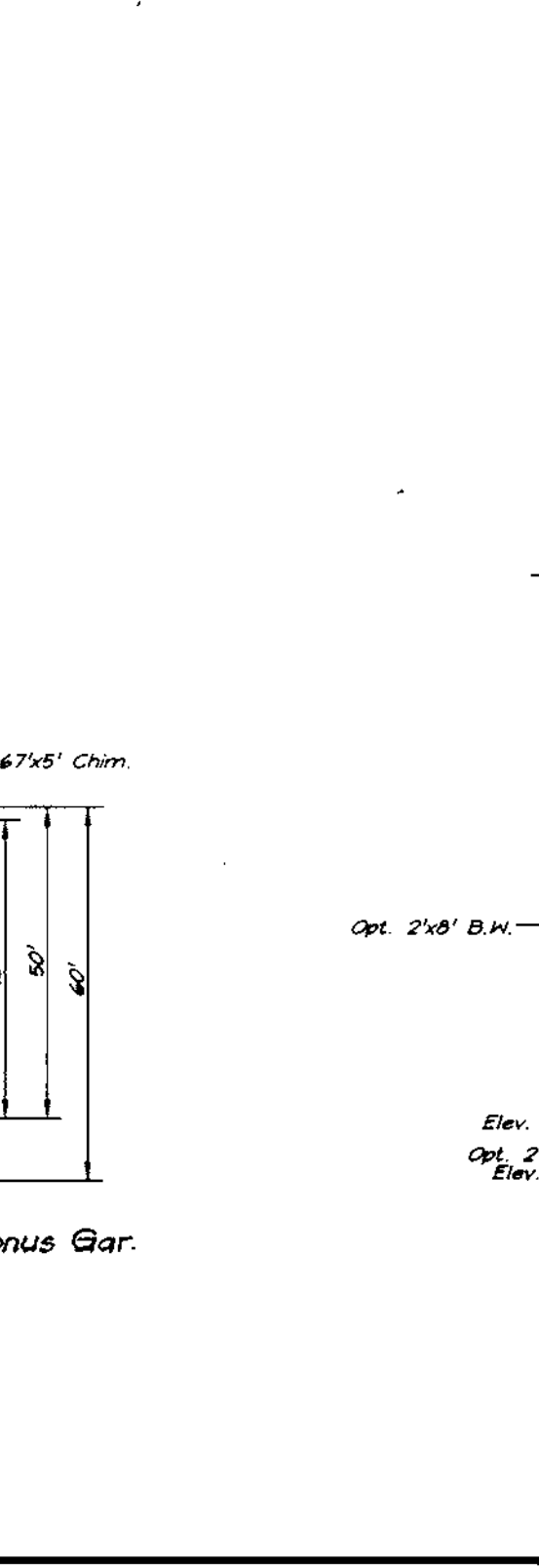
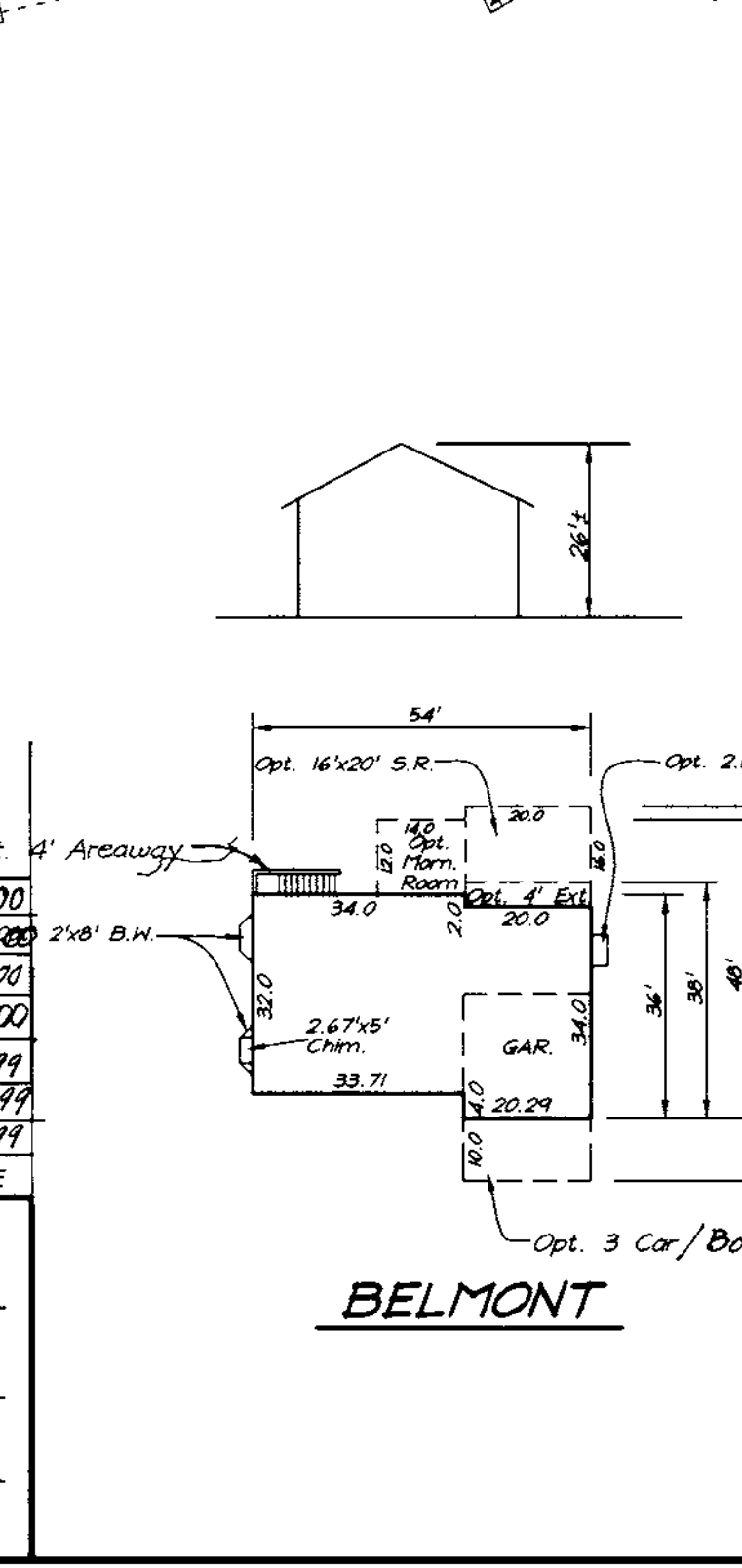




GIRL SCOUTS OF BALTIMORE
BALTIMORE CITY
212 / 535
ZONE R-20

NO.	REVISIONS	DATE
7	REV. HSE 4 GRD LOT 8 FROM 'C' BOX TO BRANDENBURG (REV.)	0-9-00
6	REV. HSE 4 GRD LOT 17	5-30-00
5	REV. HSE 8 GRD LOT 14	3-29-00
4	REV. HSE 4 GRD LOT 10 FROM 'C' BOX TO REMINATION	3-16-00
3	REV. HSE 8 GRD LOT 16	12-2-99
2	REV. HSE 8 GRD LOT 7 FROM 'C' BOX TO POTOMAC III (REV.)	12-2-99
1	REV. HSE 8 GRD LOT 9	11-5-99

APPROVED: DEPARTMENT OF PLANNING & ZONING
Michael... 7/20/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Cindy Hamilton 8/16/99
 CHIEF, DIVISION OF LAND DEVELOPMENT
... 8/18/99
 DIRECTOR



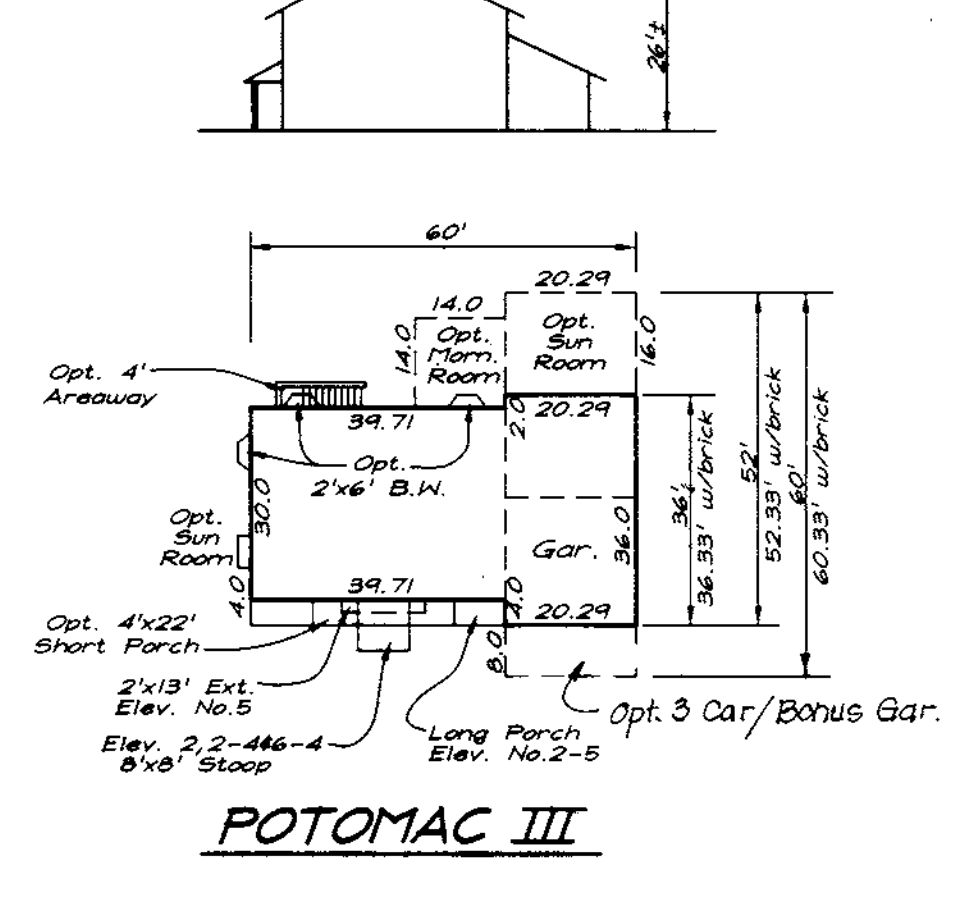
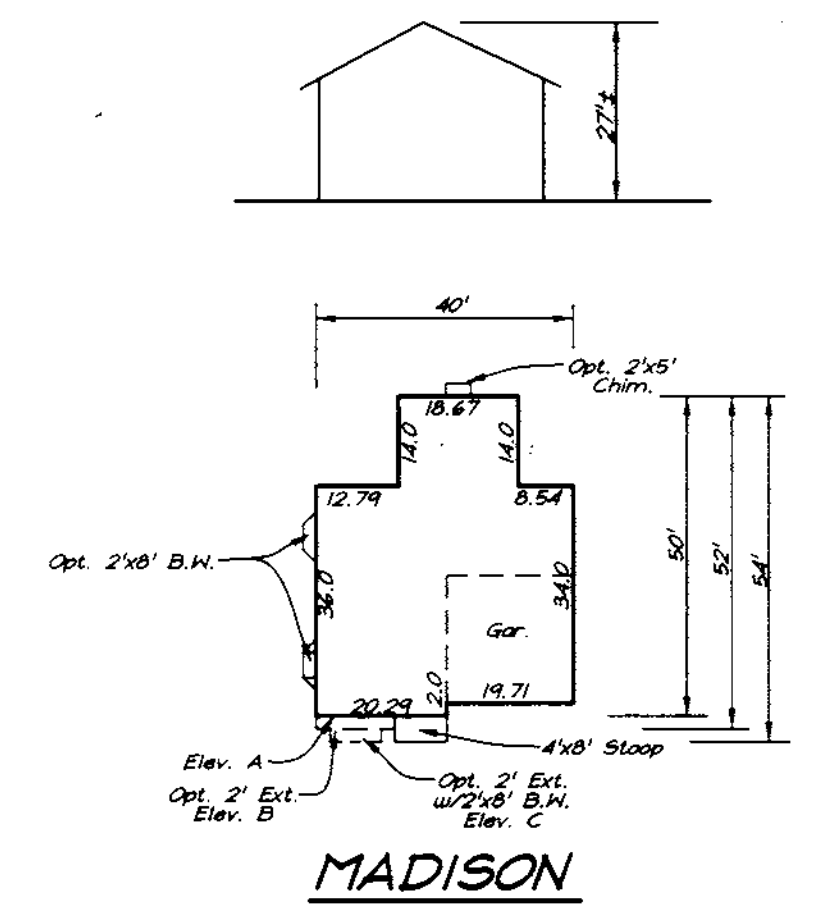
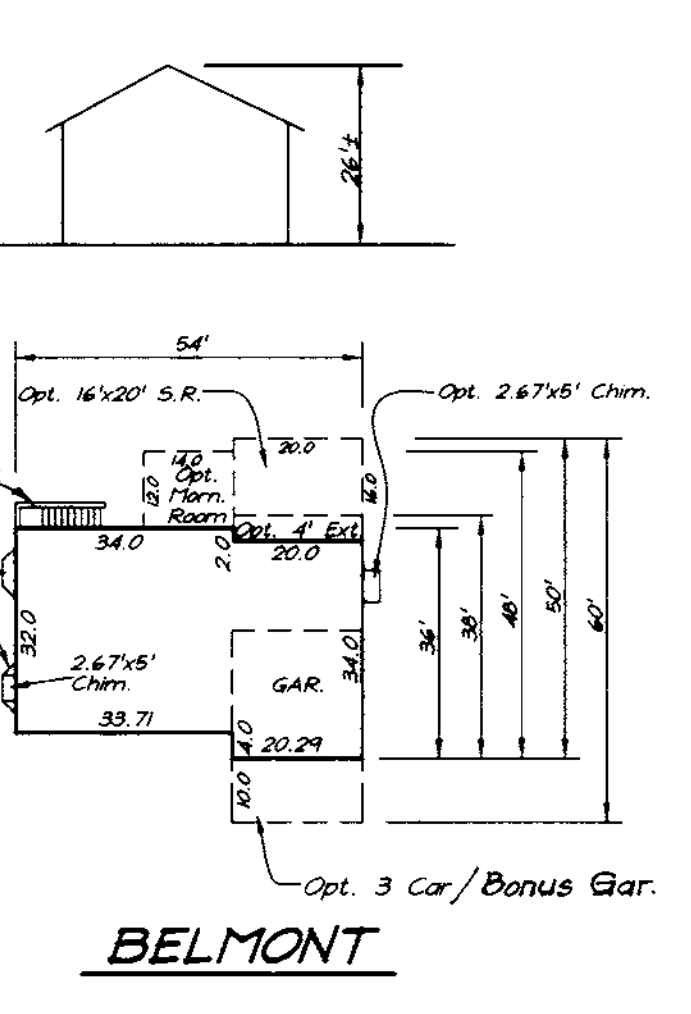
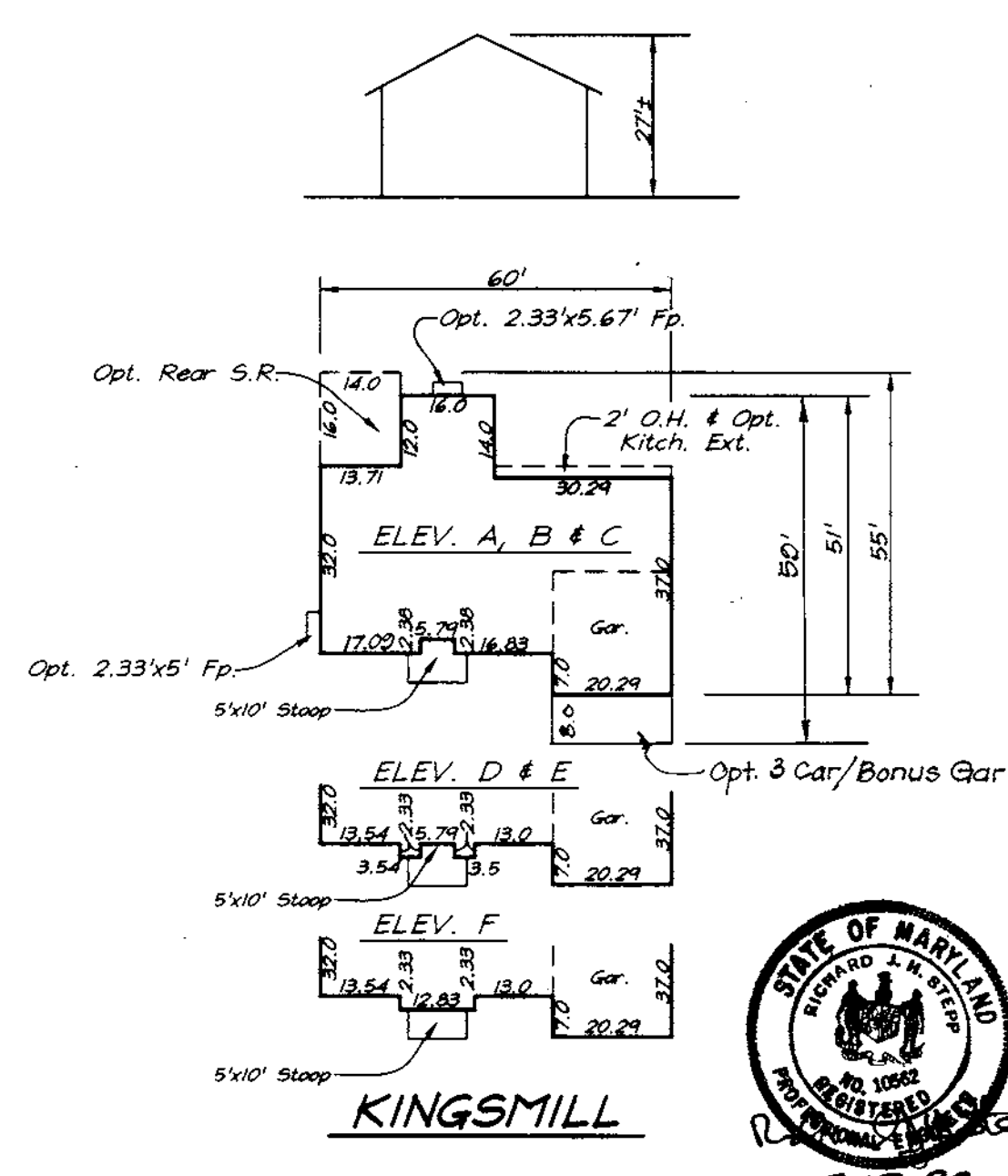
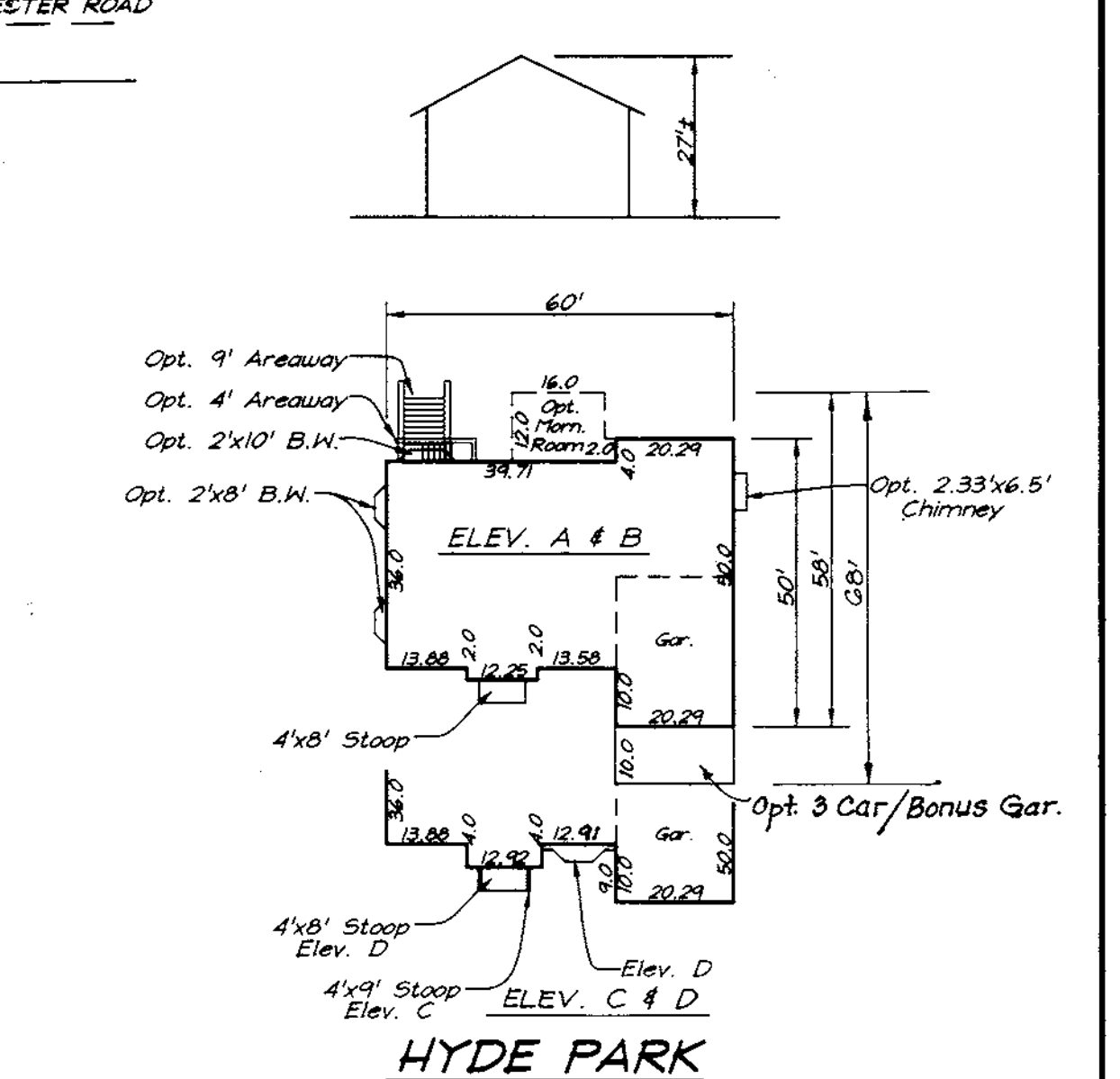
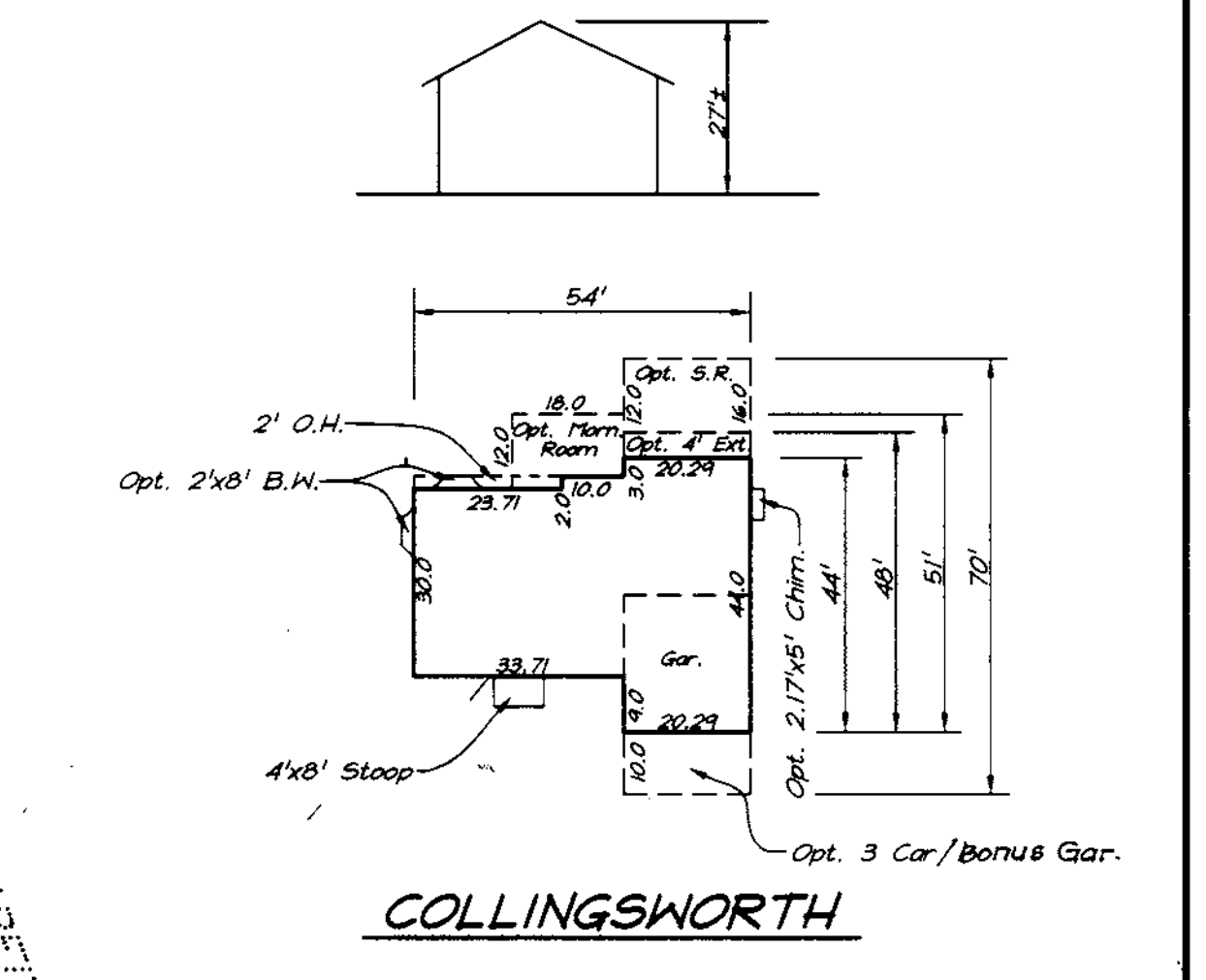
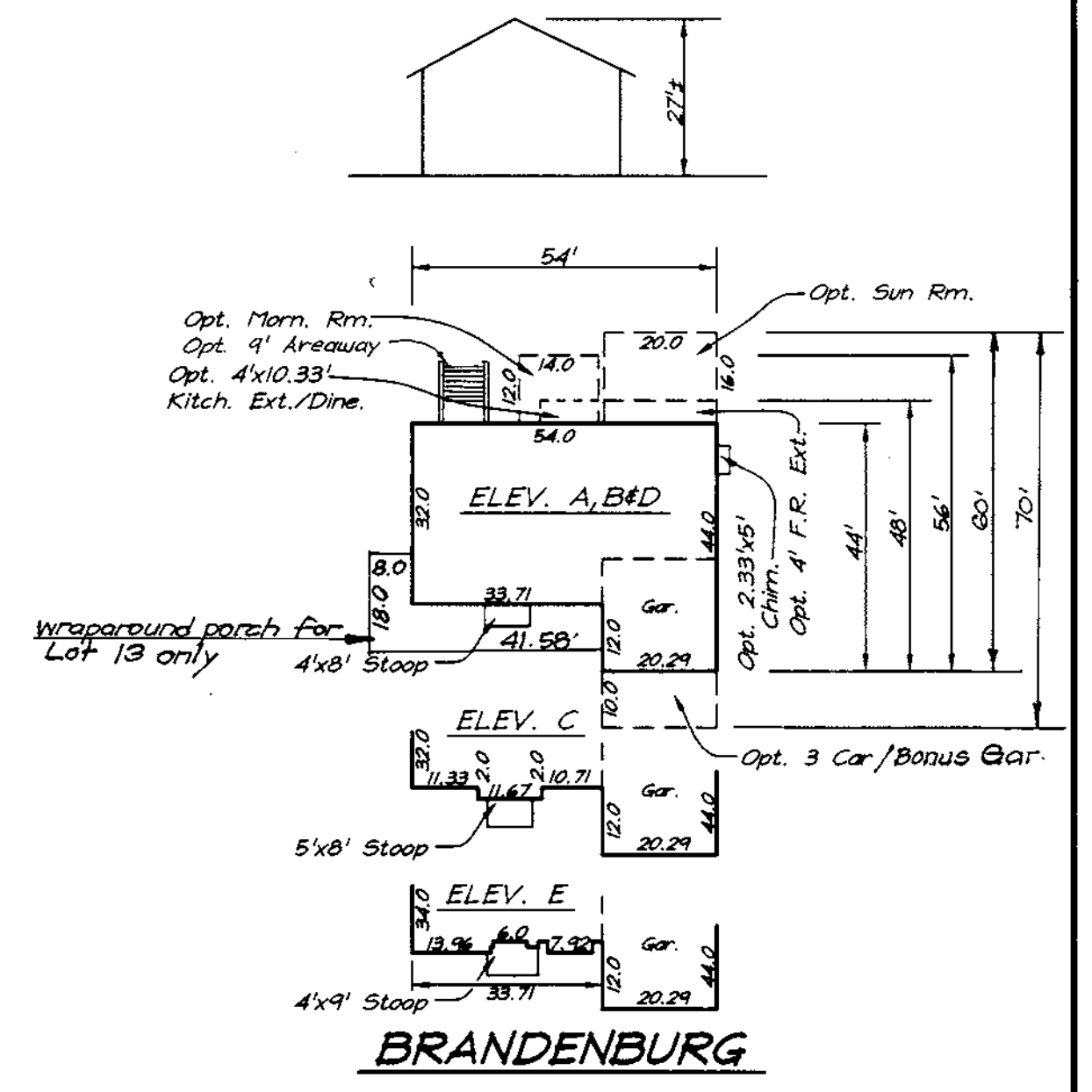
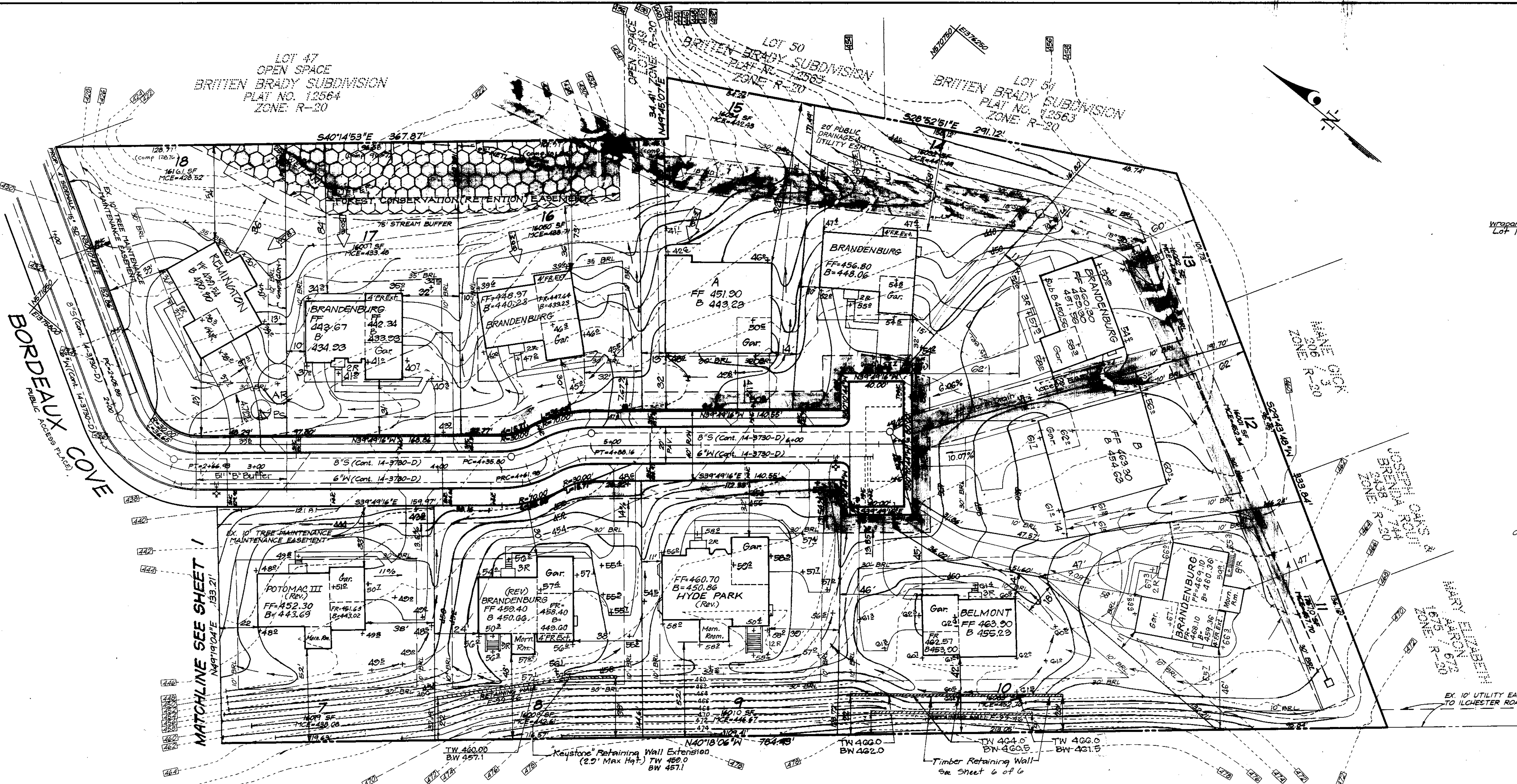
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.

SITE DEVELOPMENT PLAN
LOTS 1 THRU 18
ELM STREET ESTATES

OWNER / DEVELOPER
CRESTWOOD, L.C.
6820 ELM STREET
MCLEAN, VIRGINIA 22101

DESIGNED	SCALE
BLP	1" = 30'
CHECKED	DRAWING
JME	2 of G
DATE	JOB NO.
1-14-00	98-066
	FILE NO.
	98-066-X

FOR: N.V. HOMES, INC.
2200 Defense Highway, Suite 301
Crofton, Maryland 21114



NO.	REVISIONS	DATE
9	Rev. use & grad lot 11 from 'B' box to Brandenburg	9-5-00
8	Rev. use & grad lot 13	6-23-00
7	Rev. use & grad lot 8 from 'C' box to Brandenburg (Rev.)	6-9-00
6	Rev. use & grad lot 17	5-30-00
5	Rev. use & grad lot 14	3-29-00
4	Rev. use & grad lot 10 FROM 'C' BOX TO REMINATION	3-14-00
3	Rev. use & grad lot 16	12-2-99
2	Rev. use & grad lot 7 from 'C' Box to Potomac III (Rev.)	12-2-99
1	REV. USE & GRD LOT 9	11-5-99

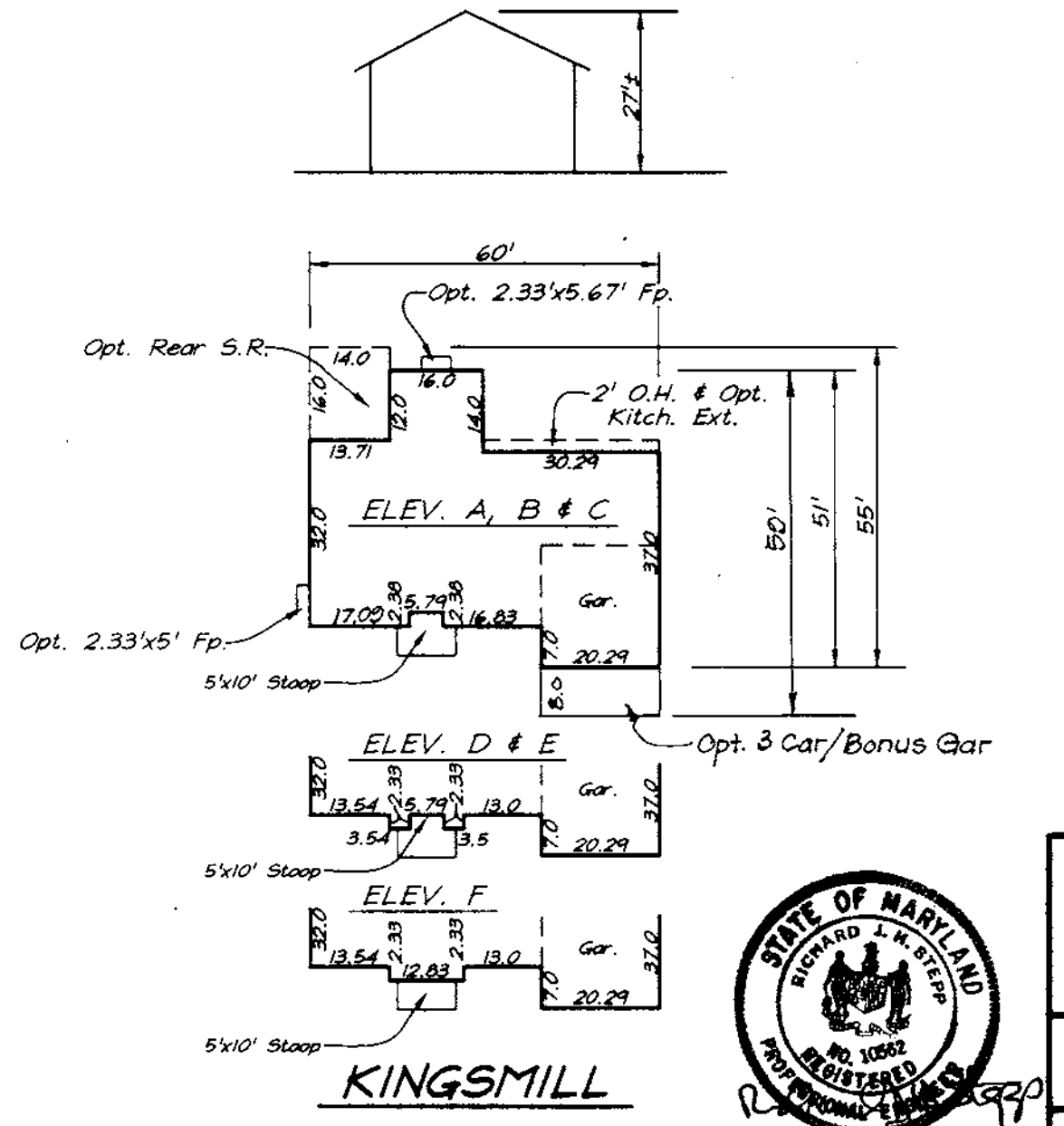
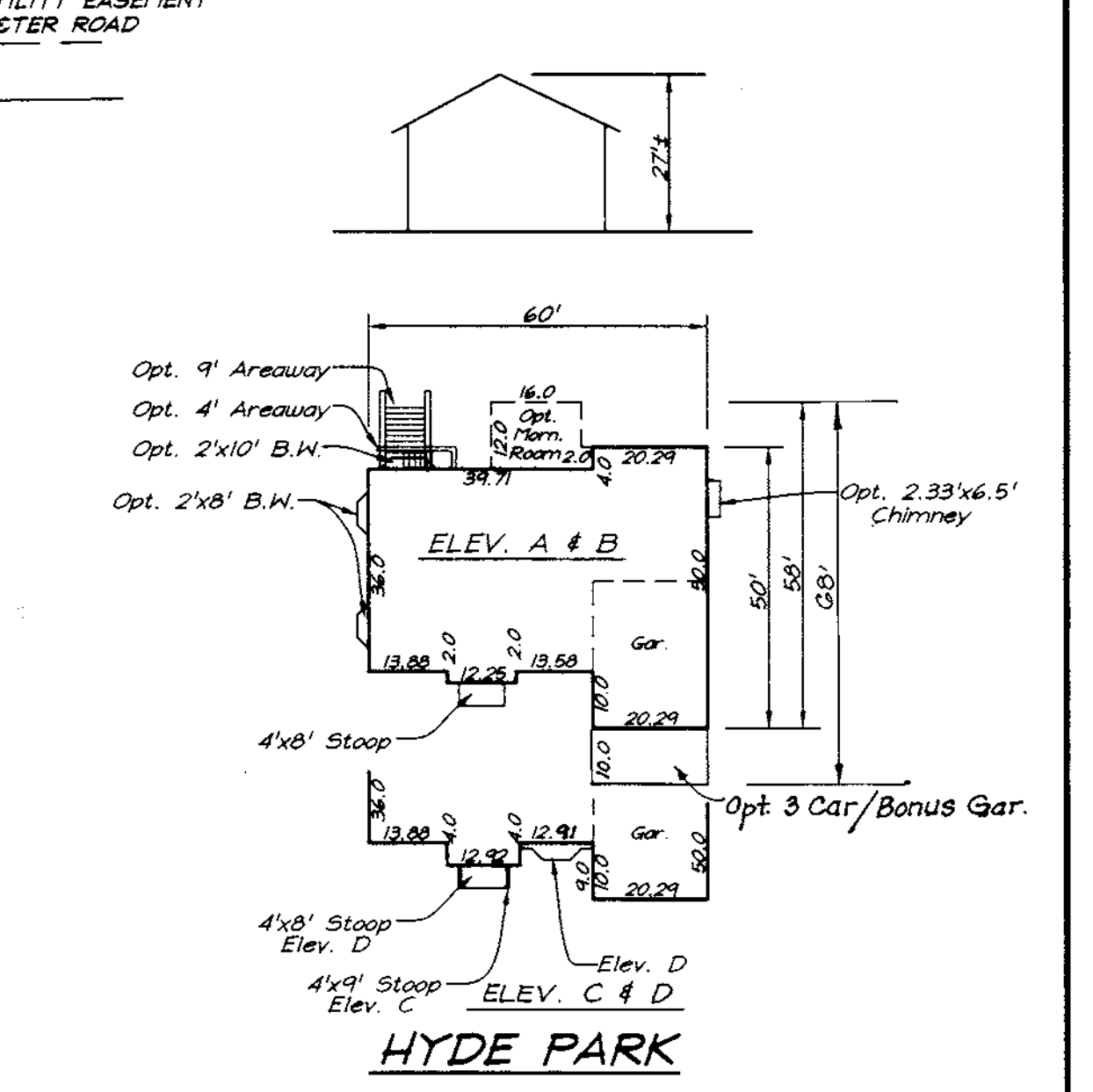
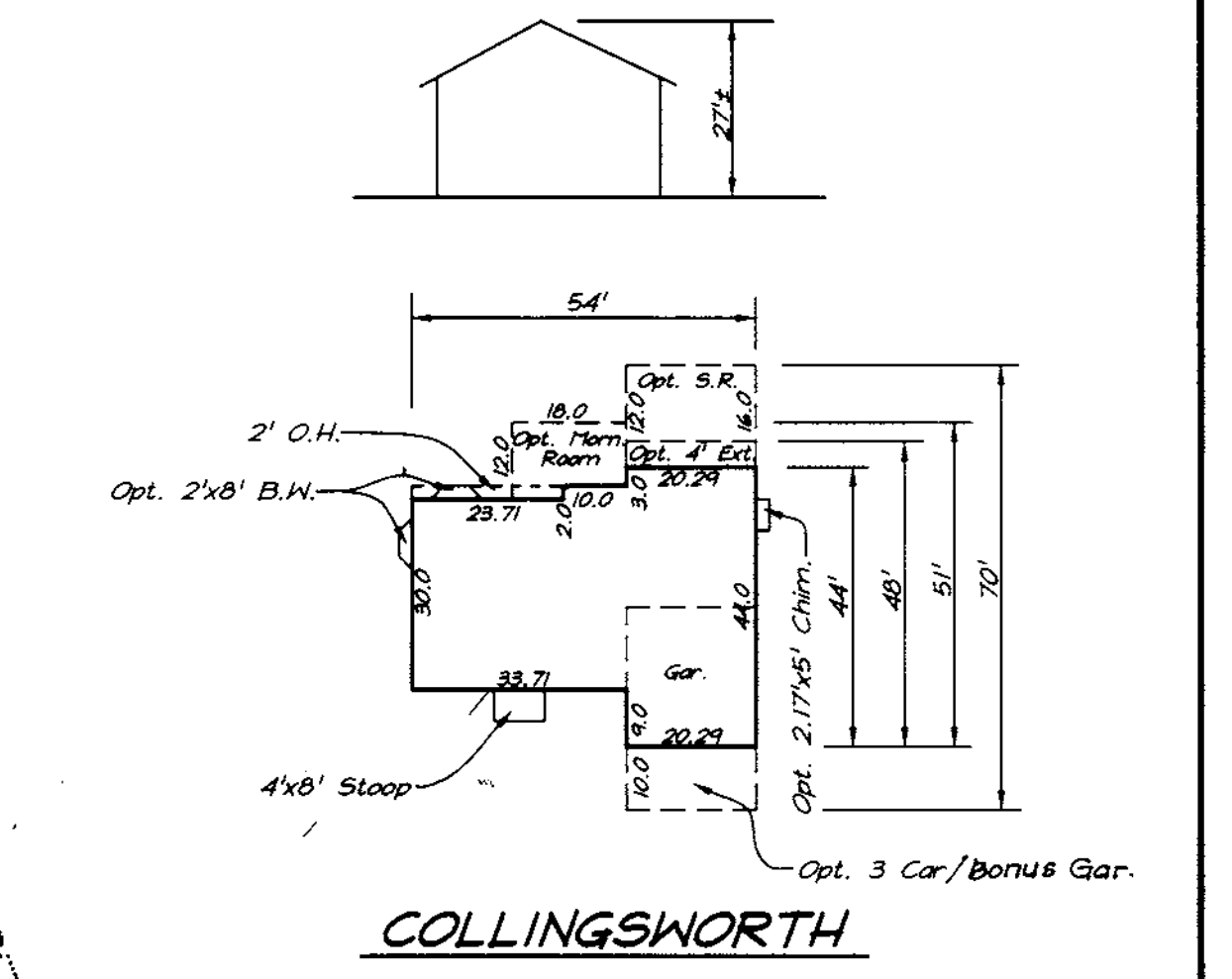
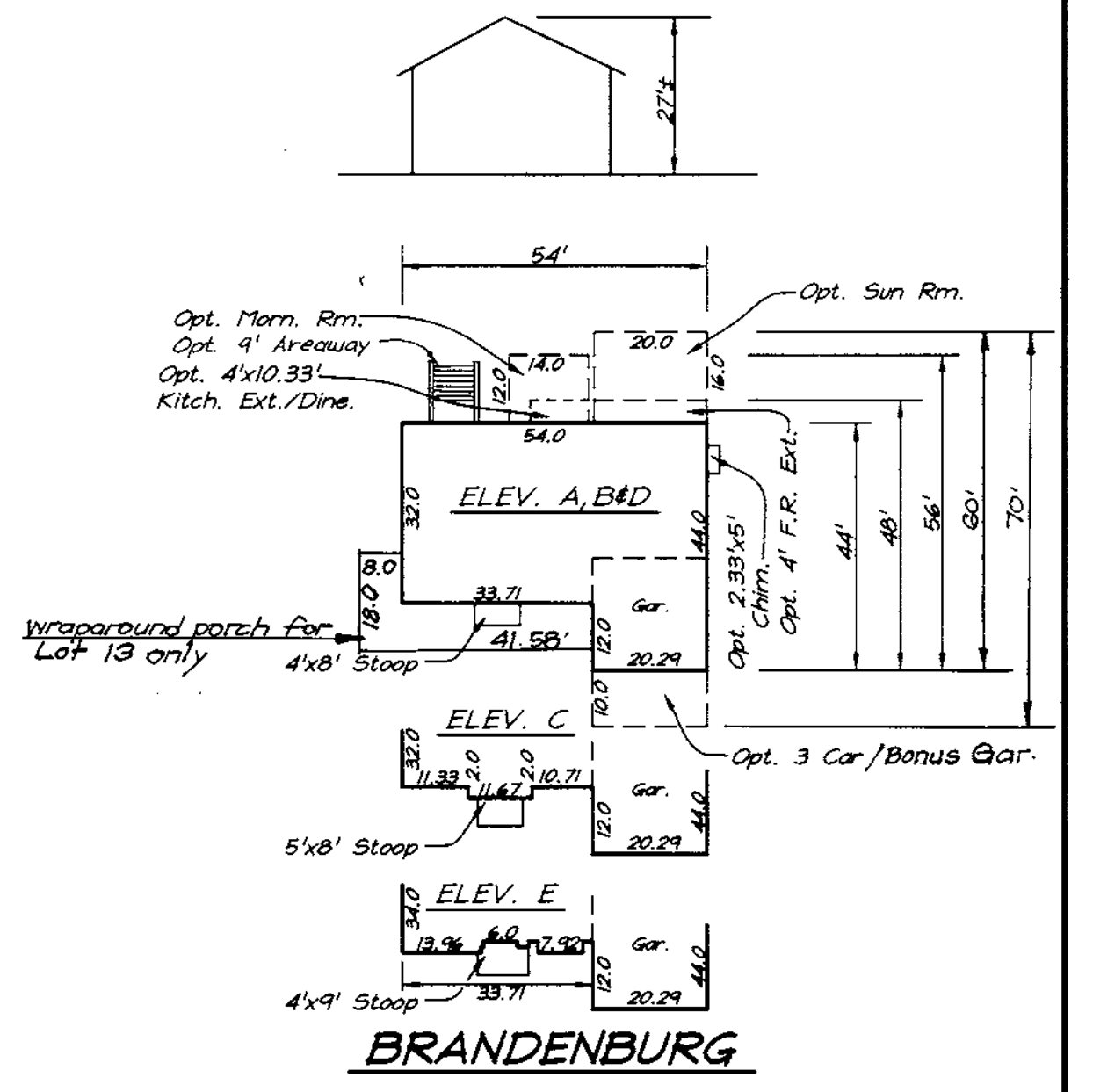
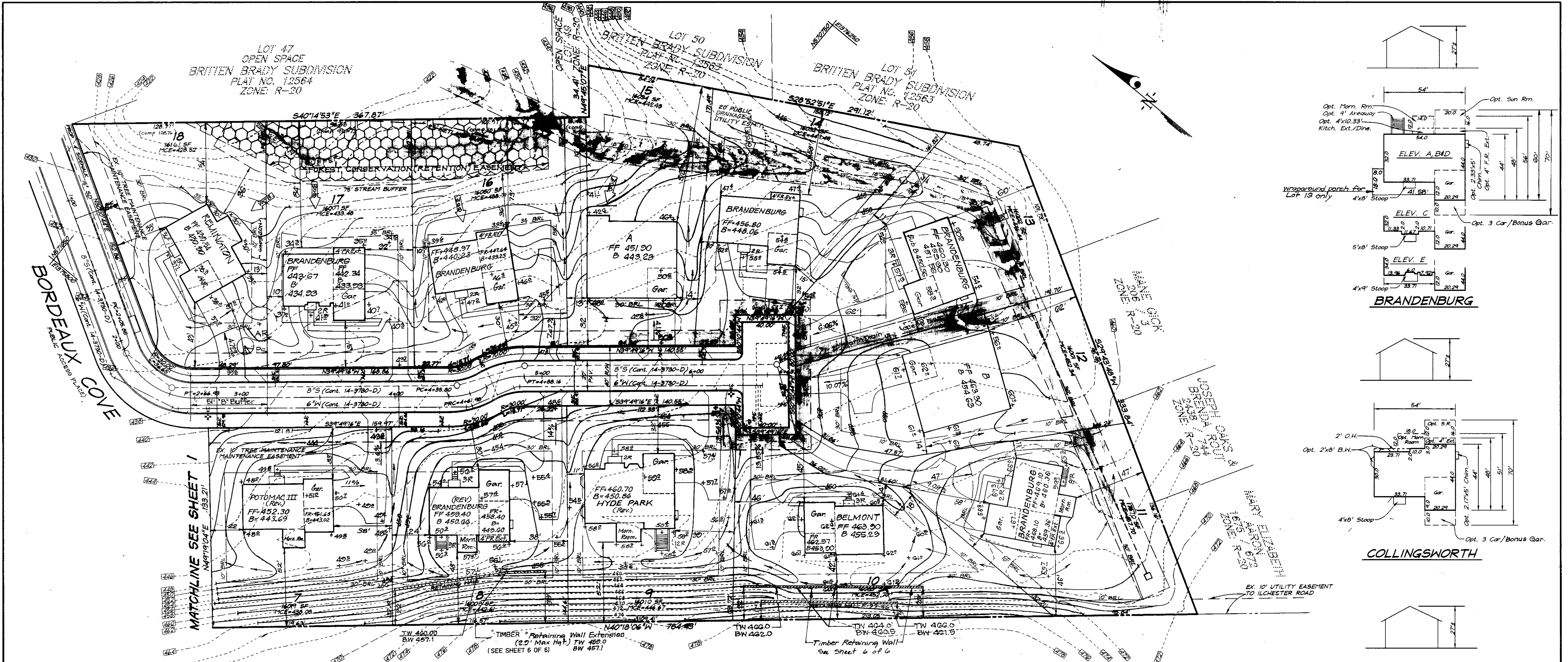
APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature]

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.
DESIGNED	SITE DEVELOPMENT PLAN	
DRAWN	LOTS 1 THRU 18	
CHECKED	ELM STREET ESTATES	
DATE	FIRST (1ST) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
1-14-00	FOR: N.V. HOMES, INC. 2200 Defense Highway, Suite 301 Crofton, Maryland 21114	
SCALE	DRAWING	
1" = 30'	2 of G	
JOB NO.	98-066	
FILE NO.	98-066-X	

LOT 47
OPEN SPACE
BRITTEN BRADY SUBDIVISION
PLAT NO. 12564
ZONE R-20

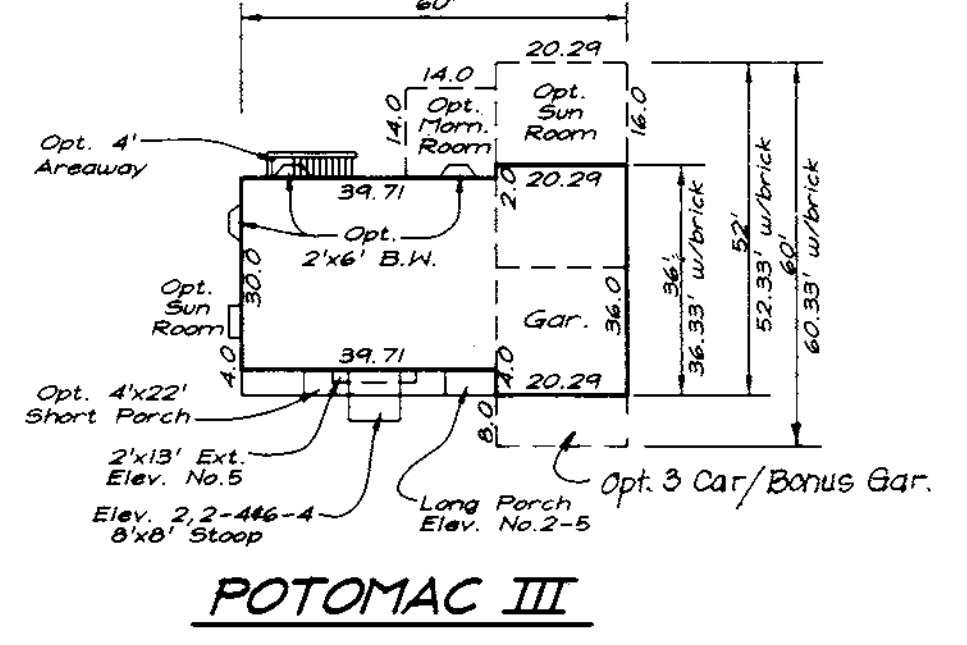
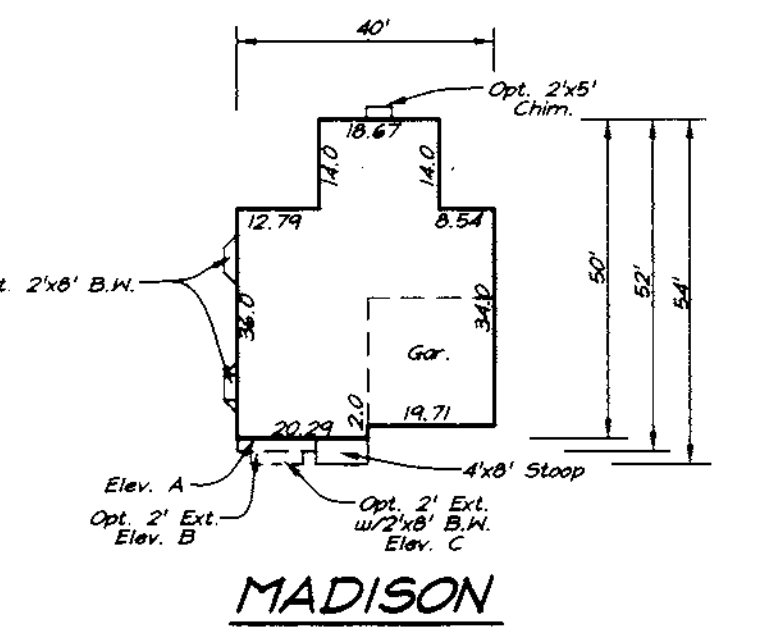
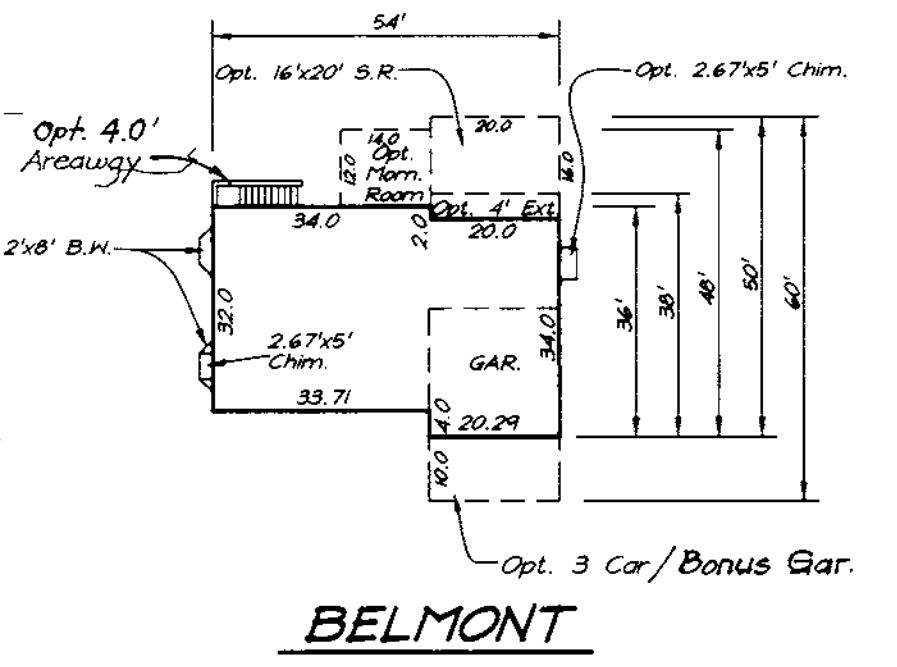
LOT 51
BRITTEN BRADY SUBDIVISION
PLAT NO. 12563
ZONE R-20

GIRL SCOUTS OF BALTIMORE
BALTIMORE CITY
212 / 535
ZONE R-20



NO.	REVISIONS	DATE
10	REV. KEYSTONE WALL ON LOT 8 TO TIMBER WALL	9/18/00
9	REV. HSE. & GRD. LOT 11 FROM 'B' BOX TO BRANDENBURG	9-5-00
8	REV. HSE. & GRD. LOT 13	6-23-00
7	REV. HSE. & GRD. LOT 8 FROM 'C' BOX TO BRANDENBURG (REV.)	6-9-00
6	REV. HSE. & GRD. LOT 17	5-30-00
5	REV. HSE. & GRD. LOT 14	3-29-00
4	REV. HSE. & GRD. LOT 7 FROM 'C' BOX TO POTOMAC III (REV.)	3-16-00
3	REV. HSE. & GRD. LOT 16	12-2-99
2	REV. HSE. & GRD. LOT 7 FROM 'C' BOX TO POTOMAC III (REV.)	12-2-99
1	REV. HSE. & GRD. LOT 9	11-5-99

APPROVED: DEPARTMENT OF PLANNING & ZONING
[Signature] 7/20/99 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 8/16/99 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 8/18/99 DATE
 DIRECTOR



CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.

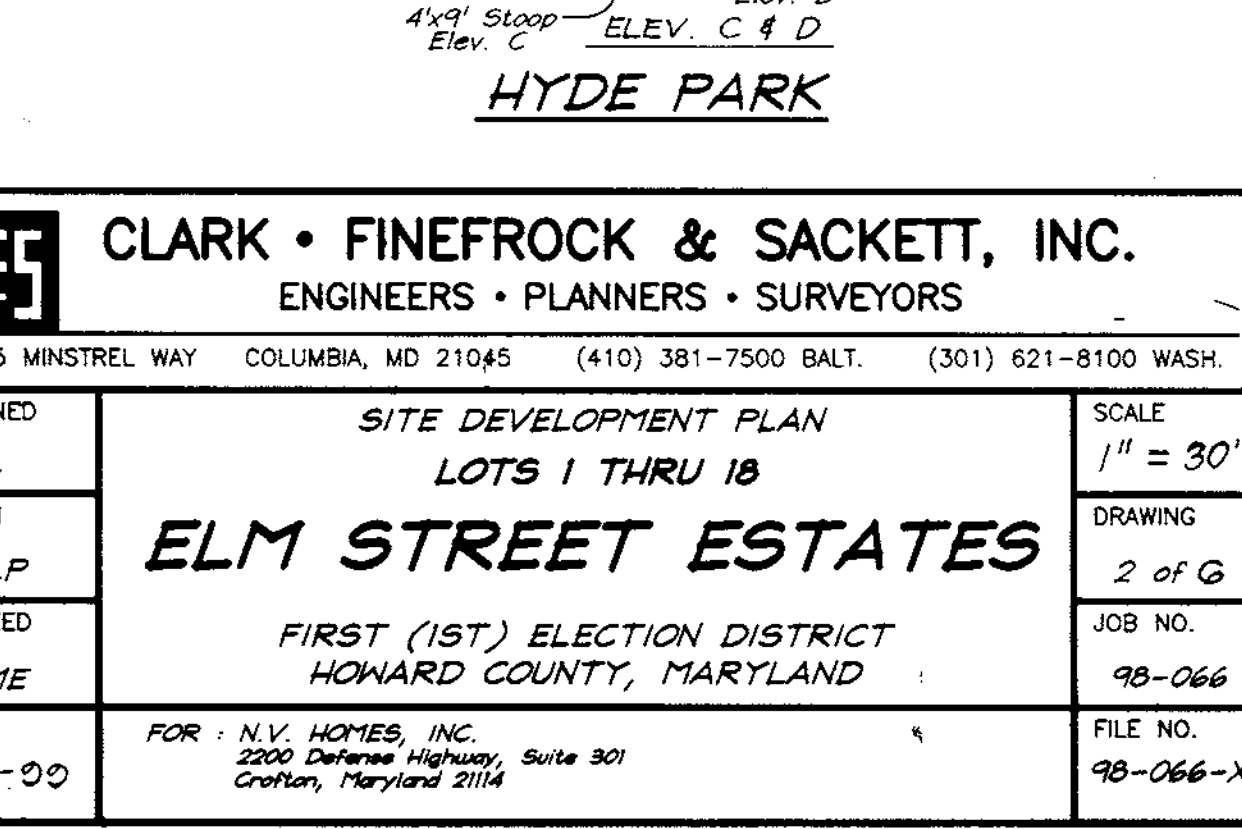
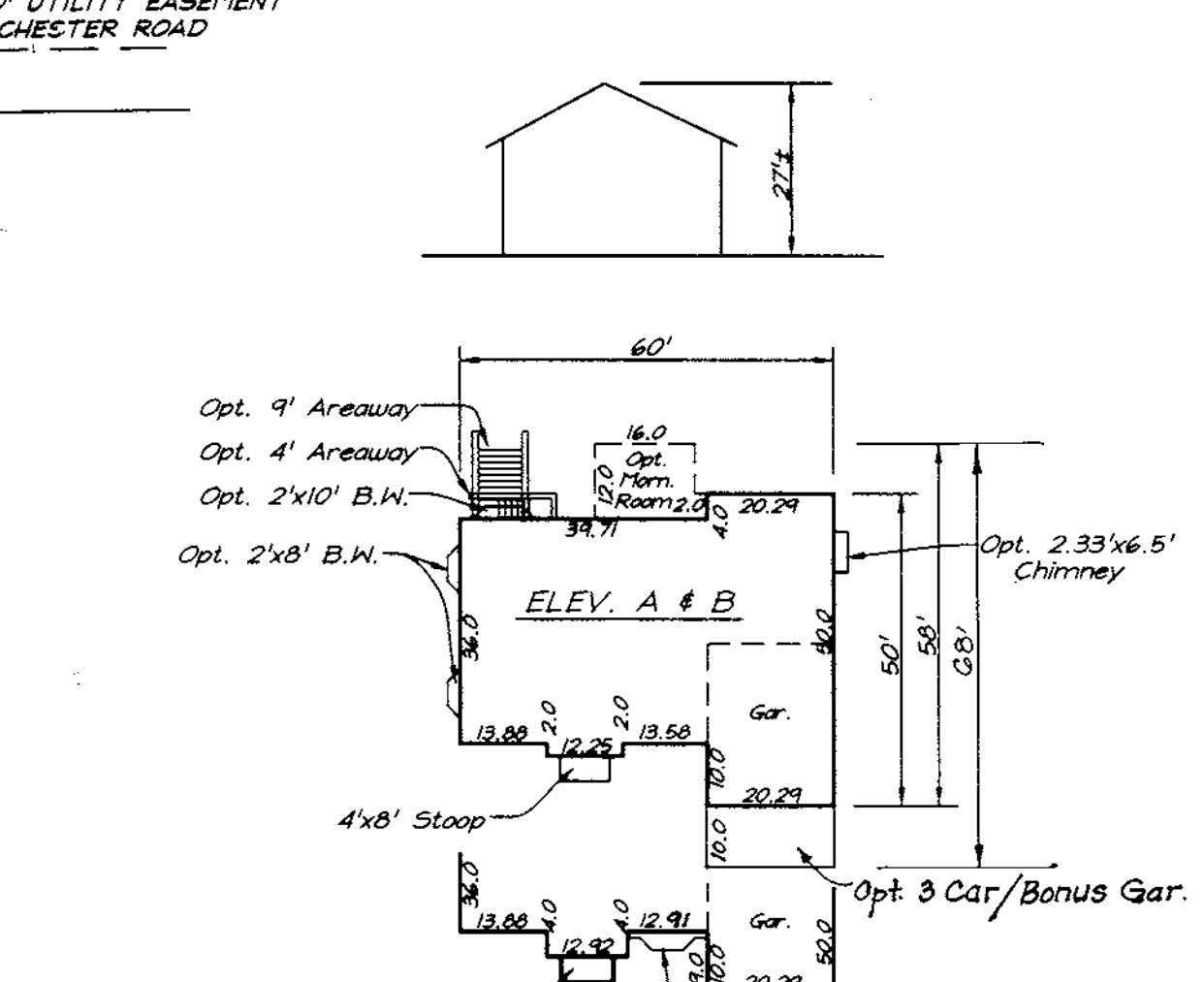
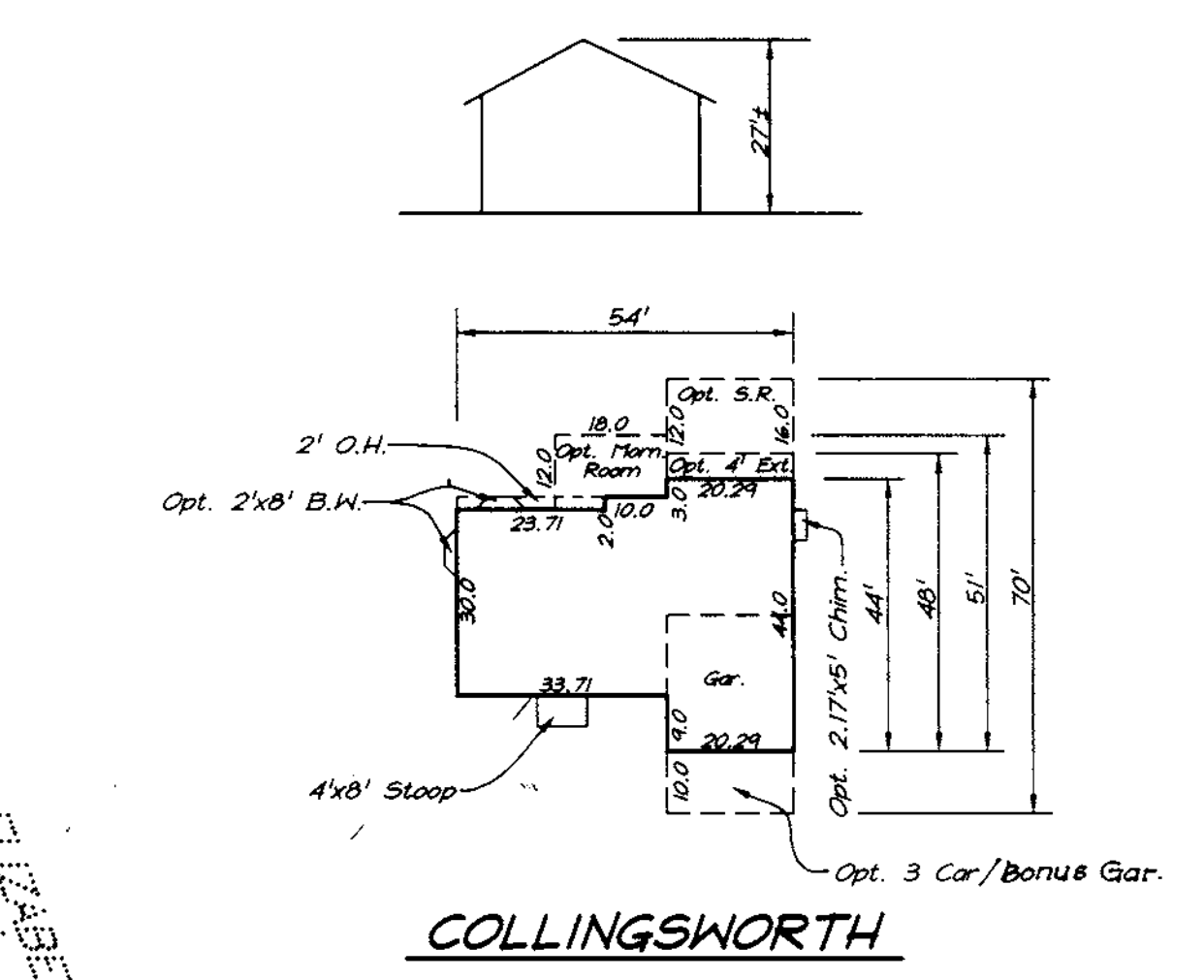
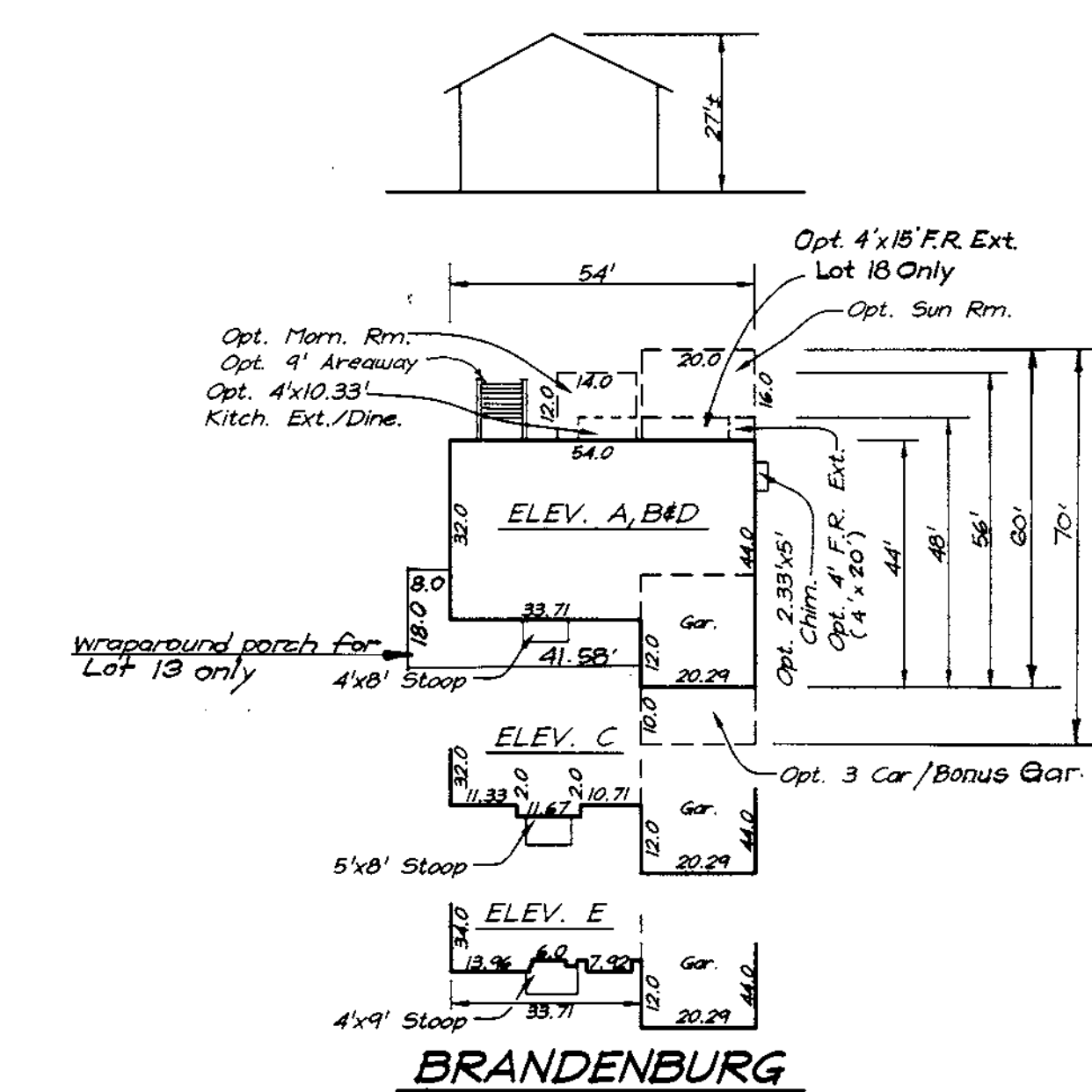
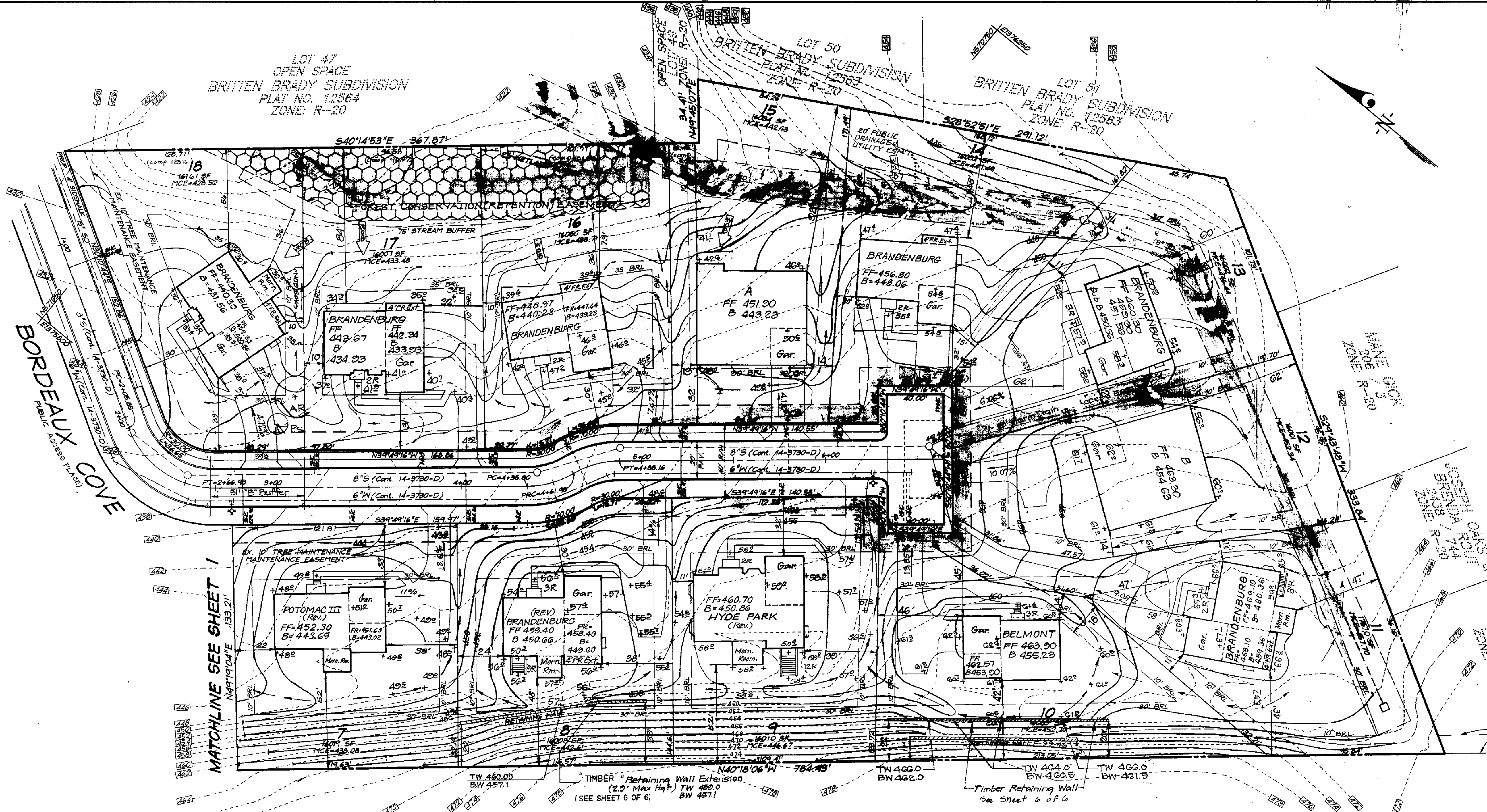
SITE DEVELOPMENT PLAN
 LOTS 1 THRU 18
ELM STREET ESTATES

OWNER / DEVELOPER
 CRESTWOOD, L.C.
 6820 ELM STREET
 MCLEAN, VIRGINIA 22101

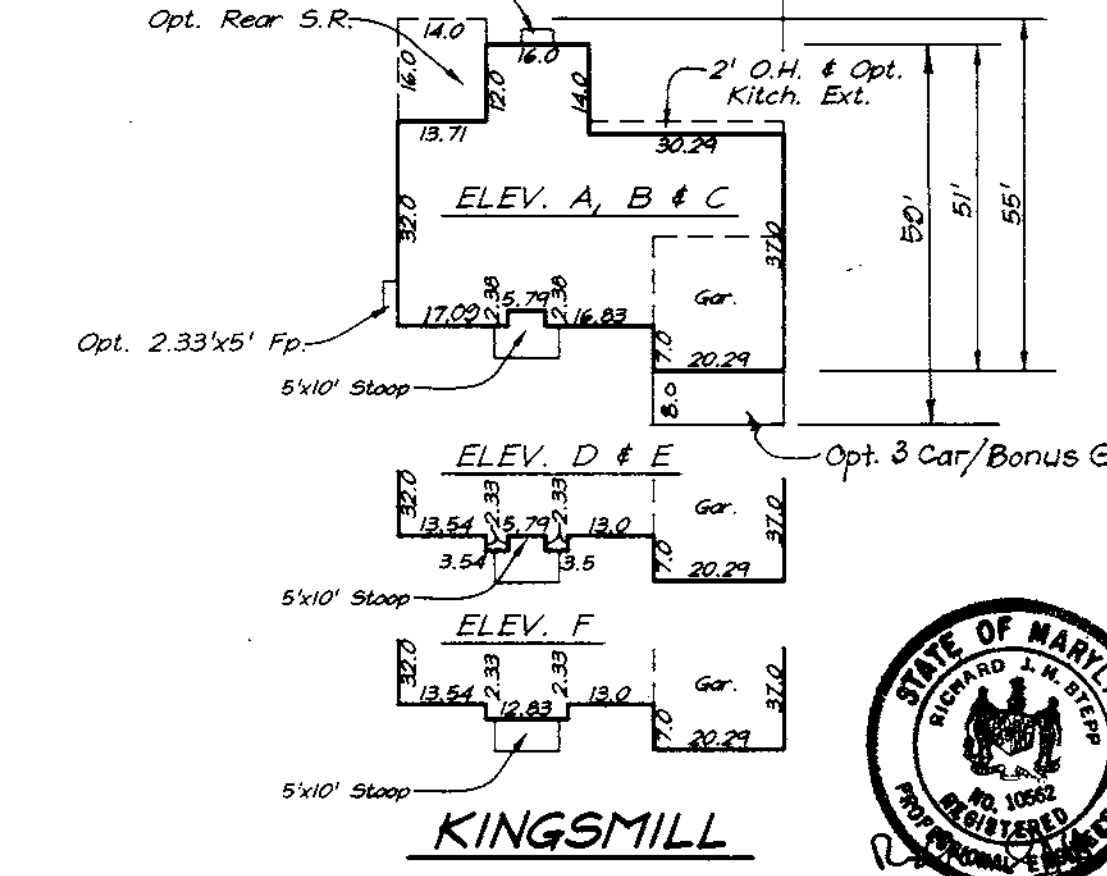
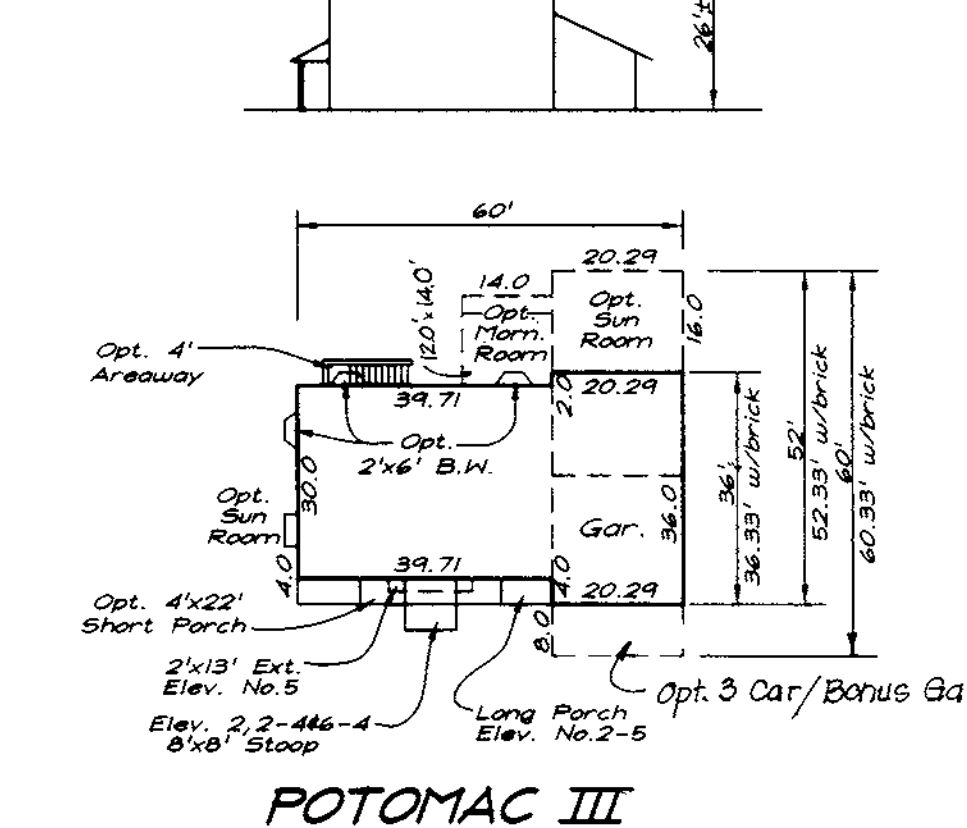
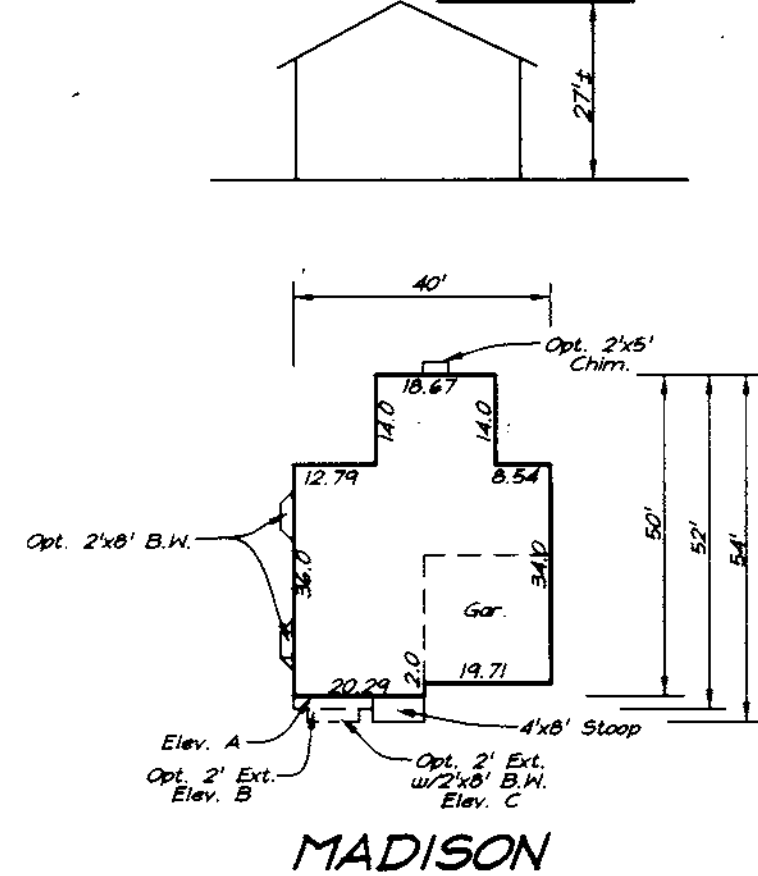
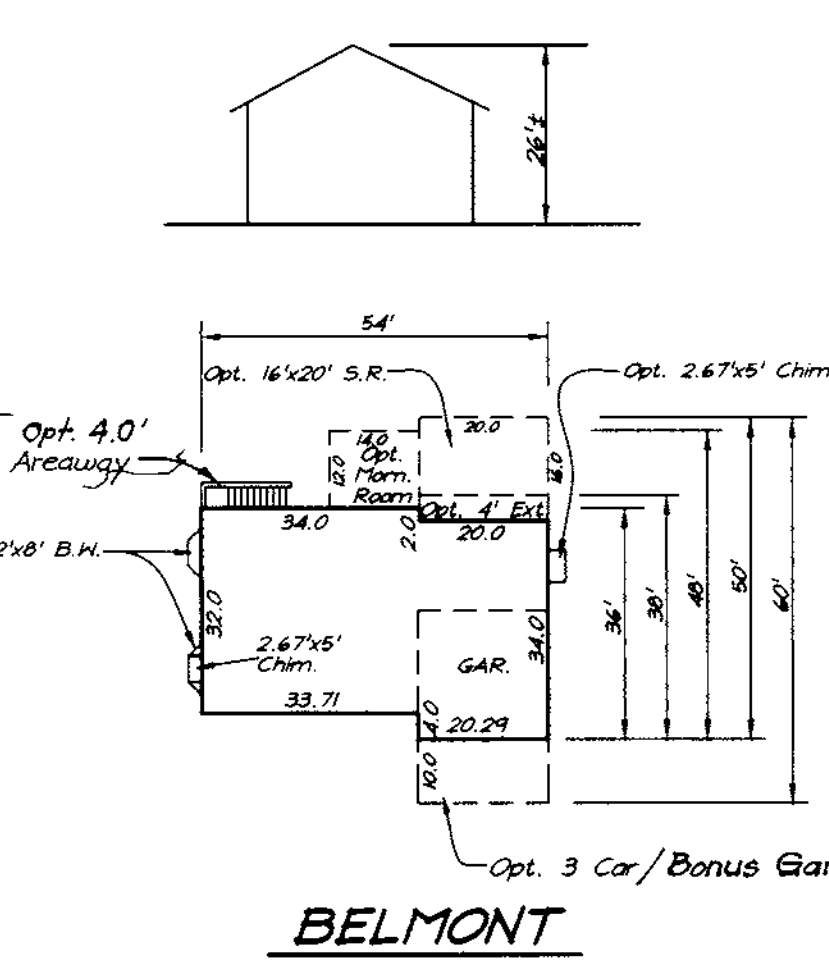
DESIGNED	SCALE 1" = 30'
DRAWN BLP	DRAWING 2 of 6
CHECKED JME	JOB NO. 98-066
DATE 1-14-00	FILE NO. 98-066-X

FOR: N.V. HOMES, INC.
 2200 Defense Highway, Suite 301
 Crofton, Maryland 21114

LOT 47
OPEN SPACE
BRITTEN BRADY SUBDIVISION
PLAT NO. 12564
ZONE R-20



NO.	REVISIONS	DATE
12	Rev. Opt. Morn. Rm. on Potomac house type	2-7-01
11	Rev. House f. Grade, lot 18 from Remington to Brandenburg	1-24-01
10	Rev. KEYSTONE WALL ON LOT 8 TO TIMBER WALL	9/18/00
9	Rev. hse. f. grad. lot 11 from 'B' box to Brandenburg	9-5-00
8	Rev. hse. f. grad. lot 13	6-23-00
7	Rev. hse. f. grad. lot 8 from 'C' Box to Brandenburg (Rev.)	6-9-00
6	Rev. hse. f. grad. lot 17	5-30-00
5	Rev. hse. f. grad. lot 14	3-29-00
4	Rev. hse. f. grad. lot 10 FROM 'C' BOX TO REMINGTON	9-10-00
3	Rev. Hse. f. grad. lot 16	12-2-99
2	Rev. Hse. f. grad. lot 7 from 'C' Box to Potomac III (Rev.)	12-2-99
1	REV. HSE. f. grad. LOT 9	11-5-99



CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY COLUMBIA, MD 21045 (410) 381-7500 BALT. (301) 621-8100 WASH.

DESIGNED BY: [Signature]
DRAWN BY: BLP
CHECKED BY: JME
DATE: 1-14-00

SITE DEVELOPMENT PLAN
LOTS 1 THRU 18
ELM STREET ESTATES

FIRST (1ST) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: N.V. HOMES, INC.
2200 Defense Highway, Suite 301
Crofton, Maryland 21114

SCALE: 1" = 30'
DRAWING: 2 of 6
JOB NO.: 98-066
FILE NO.: 98-066-X



OWNER / DEVELOPER
CRESTHOOD, L.C.
6820 ELM STREET
MCLEAN, VIRGINIA 22101