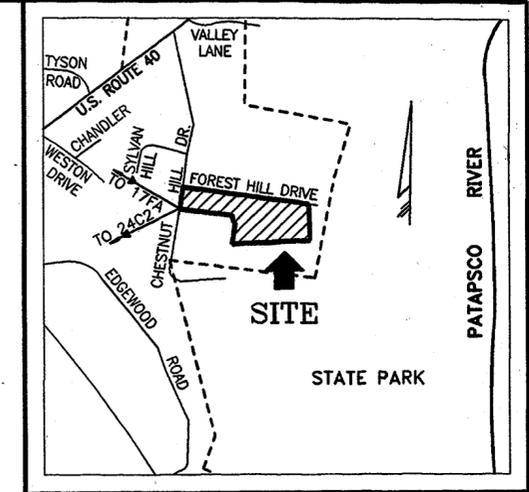


CURVE TABLE

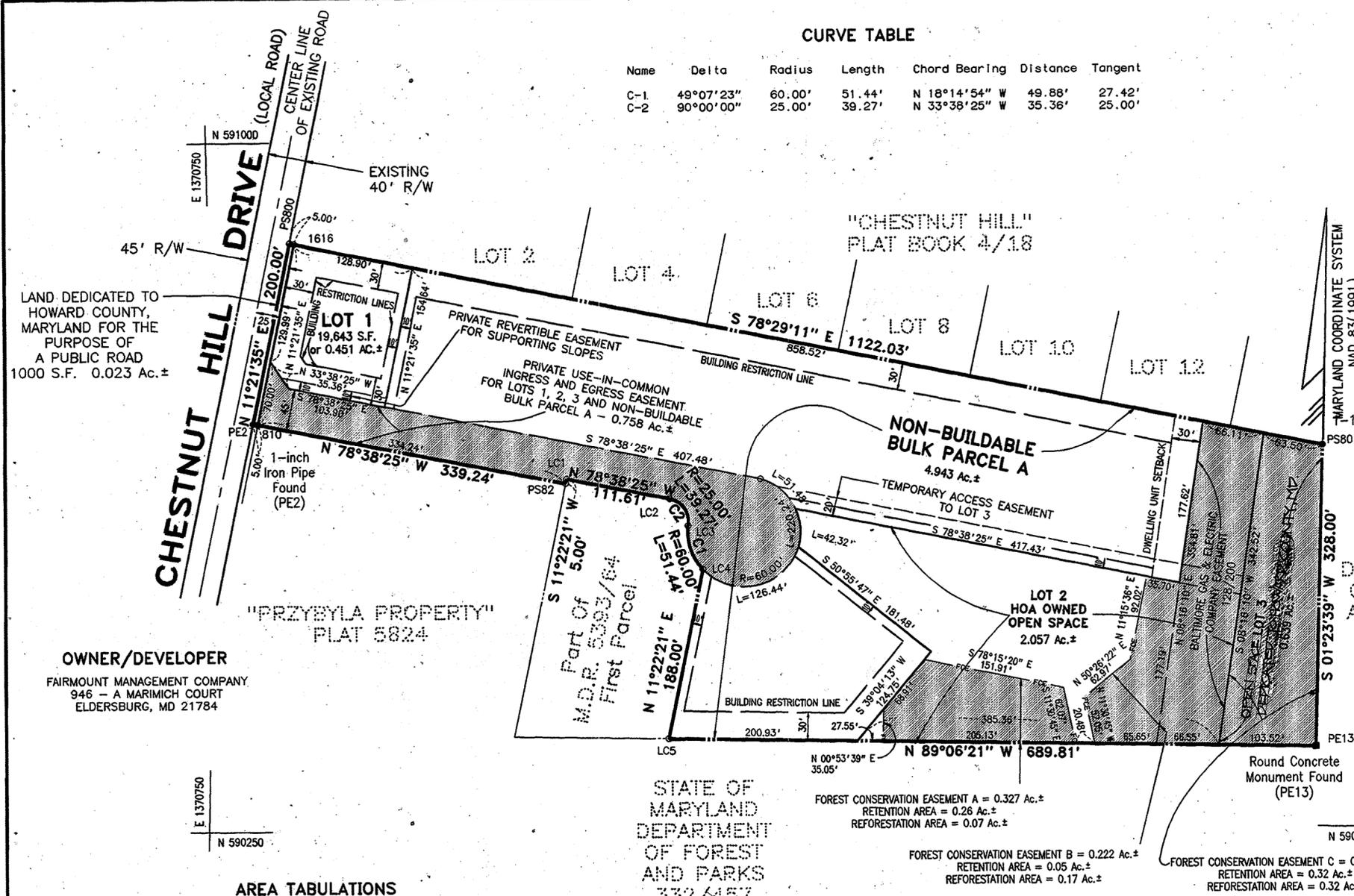
Name	Delta	Radius	Length	Chord Bearing	Distance	Tangent
C-1	49°07'23"	60.00'	51.44'	N 18°14'54" W	49.88'	27.42'
C-2	90°00'00"	25.00'	39.27'	N 33°38'25" W	35.36'	25.00'

COORDINATES

POINT	NORTH	EAST
B10	590693.72	1370804.25
1616	590889.79	1370843.64
LC1	590632.79	1371132.93
LC2	590610.81	1371242.35
LC3	590581.37	1371261.94
LC4	590534.00	1371277.56
LC5	590349.69	1371240.48
PE2	590694.71	1370799.35
PE13	590338.92	1371930.22
PS80	590666.83	1371938.20
PS82	590627.89	1371131.94
PS800	590890.79	1370838.74



VICINITY MAP
SCALE: 1" = 1000'



GENERAL NOTES

- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON MARYLAND COORDINATE SYSTEM NAD-83 (1991), AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
STATION NORTH EAST
17FA 594948.349 1364626.788
24C2 588648.312 1386038.195
- THIS PLAT IS BASED UPON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 16, 2001 BY DMW, Inc. (DAFT-McCUNE-WALKER, INC.)
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 18, 1993 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE MINIMUM REQUIREMENTS:
a. WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
b. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
c. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
d. STRUCTURES (CULVERTS/BRIDGES) - SUPPORTING 25 GROSS TONS (H25 LOADING);
e. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
f. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- HOA ARTICLES OF INCORPORATION HAVE BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, FILING NUMBER: 100054988066415, DATE FILED: 02/28/03.
- WATER AND SEWER SERVICE TO LOT 1 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PROJECT IS SUBJECT TO THE FOLLOWING SUBMITTAL TO THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING: SP-01-10 AND WP-03-68.
- THERE ARE NO WETLANDS ON THIS SITE. THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE.
- LANDSCAPING FOR LOT 1 SHALL BE SHOWN ON THE FUTURE SITE DEVELOPMENT PLAN THAT IS REQUIRED FOR THE DEVELOPMENT OF THIS LOT.
- THE RESIDUE NON-BUILDABLE BULK PARCEL A WAS EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WITH THIS SUBDIVISION PLAT, HOWEVER, UPON FURTHER RESUBDIVISION OF THE PARCEL, THEN SEPARATE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WILL BE PROVIDED BASED ON ACREAGE SIZE.
- THE PRIVATE USE-IN-COMMON EASEMENT FOR INGRESS AND EGRESS FOR LOTS 1, 2, 3 AND NON-BUILDABLE BULK PARCEL A IS TO BE RECORDED SIMULTANEOUSLY HERewith. THIS EASEMENT WILL BE EXTINGUISHED WITH THE RECORDED OF THE MAJOR SUBDIVISION AND THE PROVISION OF A PUBLIC ROAD.
- DENOTES IRON BAR AND LAND SURVEYORS CAP SET
● DENOTES PIPE FOUND
■ DENOTES CONCRETE MONUMENT FOUND
- STORMWATER MANAGEMENT WILL BE PROVIDED FOR LOT 1 BY NON-STRUCTURAL METHOD AS SHOWN ON SDP-03-69.

AREA TABULATIONS

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4		
BUILDABLE	1		
NON-BUILDABLE	3		
B. TOTAL AREA OF LOTS AND/OR PARCELS	8.090 Ac. ±		
BUILDABLE	0.451 Ac. ±		
NON-BUILDABLE	7.639 Ac. ±		
C. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIP	0.023 Ac. ±		
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.113 Ac. ±		
OPEN SPACE DATA			
A. TOTAL SITE GROSS AREA	8.113 Ac. ±		
B. TOTAL B.G.&E. EASEMENT AREA	0.528 Ac. ±		
C. TOTAL SITE GROSS AREA (LESS B.G.&E.)	7.585 Ac. ±		
D. TOTAL AREA OF OPEN SPACE REQUIRED (10%)(MIN. LOT SIZE 18,000 S.F.)	0.758 Ac. ±		
E. TOTAL AREA OF OPEN SPACE PROVIDED - CREDITED (27%)	2.168 Ac. ±		
F. TOTAL AREA OF OPEN SPACE PROVIDED - NON-CREDITED	0.528 Ac. ±		
FOREST CONSERVATION EASEMENT CHART			
EASEMENT	RETENTION	REFORESTATION	TOTAL AREA
FCE "A"	0.26 Ac. ±	0.07 Ac. ±	0.33 Ac. ±
FCE "B"	0.05 Ac. ±	0.17 Ac. ±	0.22 Ac. ±
FCE "C"	0.32 Ac. ±	0.32 Ac. ±	0.64 Ac. ±
TOTALS	0.63 Ac. ±	0.56 Ac. ±	1.19 Ac. ±

GENERAL NOTES (cont.)

- THE APPROVAL OF WP-03-68 FOR THIS PROPERTY GRANTED TO FOLLOWING: REQUEST TO WAIVE SECTION 18.121(e)(1) TO PERMIT THE REQUIRED MINIMUM OPEN SPACE FRONTAGE ON A PUBLIC ROAD OF 40 FEET TO BE REDUCED TO ZERO FEET FOR THE "MINOR SUBDIVISION" STAGE OF THIS MAJOR SUBDIVISION. THE APPROVAL IS SUBJECT TO THE DEPARTMENT OF LAND DEVELOPMENT CONDITIONS DESCRIBED IN THE COMMENTS DATED FEBRUARY 3, 2003.
- THE TRUNCATION ON BOTH SIDES OF THE FUTURE ROAD AT ITS INTERSECTION WITH CHESTNUT HILL DRIVE THAT IS REQUIRED BY SUBDIVISION SECTION 18.119(e)(5) SHALL BE ADDRESSED WITH THE FUTURE MAJOR SUBDIVISION.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY CODE AND FOREST-CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETAINING 0.63 +/- ACRES OF EXISTING FOREST. APPROXIMATELY 0.19 ACRES OF FOREST CLEARING IS PROPOSED, GENERATING A REFORESTATION OBLIGATION OF 0.00 ACRES. 0.56 ACRES OF REFORESTATION IS PROVIDED FOR FUTURE RESUBDIVISION PER SP-01-10.
- IN ACCORDANCE WITH SP-01-10 AND WP-03-68, THE FUTURE RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A IS REQUIRED TO INCLUDE OPEN SPACE LOT 2 AND PROVIDE ALL OF THE DRP OPEN SPACE AND DRP OPEN SPACE ACCESS AS SHOWN ON APPROVED SP-01-10.

OWNER'S DEDICATION

Chestnut Hill Properties, LLC, a Maryland Corporation, by Christopher L. Rachuba; Managing Member, owner of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns,

- The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and valuable consideration, hereby grant the right and option to Howard County, to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities, and open spaces, where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

The requirements of Section 3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Witness our hands this 13 day of August, 2003.

Christopher L. Rachuba 8-13-03
 Christopher L. Rachuba
 Managing Member
 Chestnut Hill Properties, LLC

Justin [Signature] 11/10/03
 Witness
 Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Fairmount Management Company to Chestnut Hill Properties, LLC, by Deed dated May 14, 2003 and recorded among the Land Records of Howard County, Maryland, in Liber 7303 folio 496; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Anthony J. Vitell 8/13/03
 Anthony J. Vitell
 Professional Land Surveyor No. 10951
 Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
Denny Bonetto 11-5-03
 Howard County Health Officer MF Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chris [Signature] 10/7/03
 Chief, Development Engineering Division Date

Frank [Signature] 11/11/03
 Director Date

DMW
 Daft · McCune · Walker, Inc.
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 410.296.3333
 Fax 296.4705

RECORDED AS PLAT No. 16333
 ON 11-20-03 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

CHESTNUT CREST
 LOTS 1 - 3 and
 NON-BUILDABLE BULK PARCEL A
 ZONING: R20
 TAX MAP: 18 GRID: 20 PARCEL: 69
 SECOND ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 SCALE: 1" = 100' APRIL 24, 2003
 COMPUTED BY: PS DRAWN BY: RJO CHECKED BY: [Signature]

