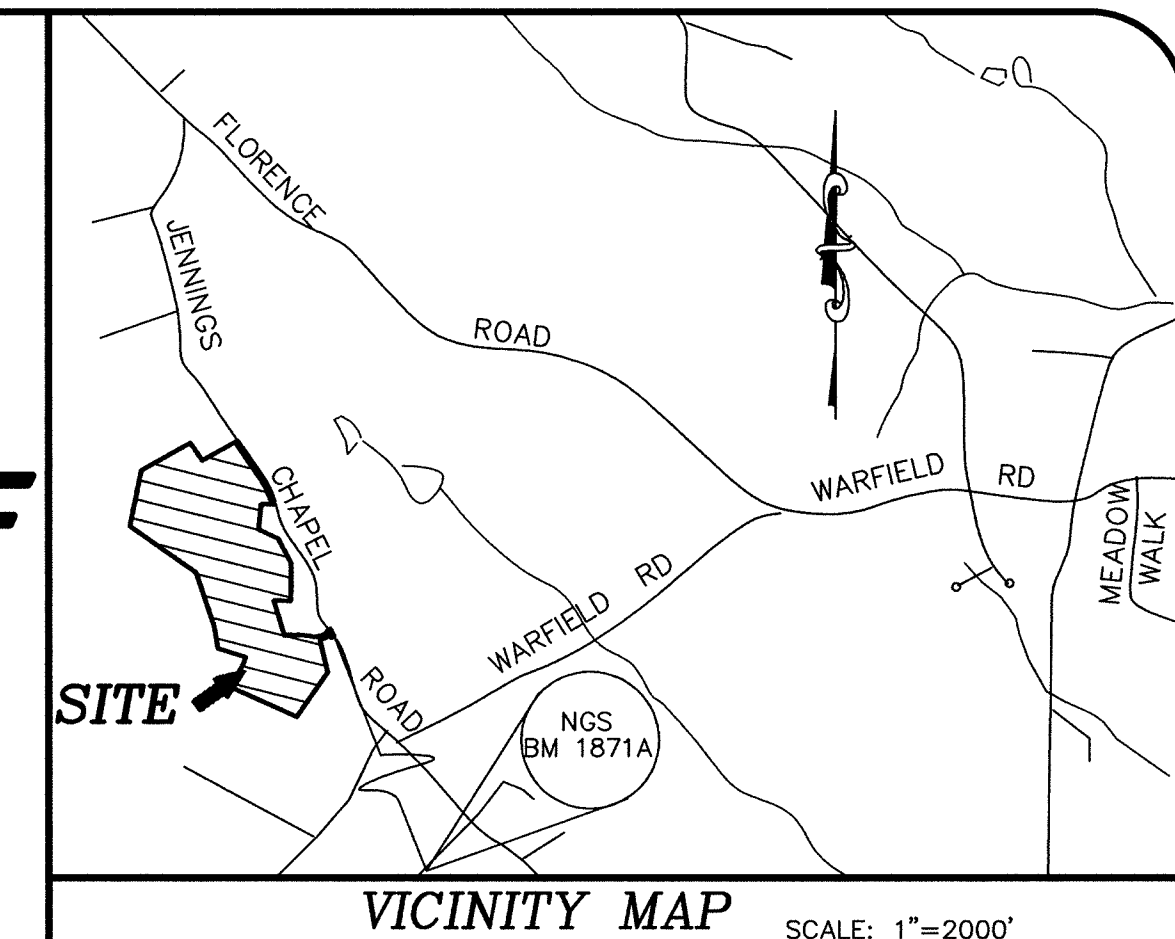


# PRELIMINARY EQUIVALENT SKETCH PLAN

## THE WESTWOODS OF CHERRY GROVE

### HOWARD COUNTY, MARYLAND



project	98008.04	date	02-24-99
illustration	KMB	engineer	PFB
scale	1"=200'	approval	RMM

REVISED ORIGINAL MYLARS SUBMITTED FOR SIGNATURES	08-13-99	date	
REVISED SUBMITTAL TO HOWARD COUNTY ENGINEERING FOR REVIEW	06-06-99	date	
SUBMITTED TO HOWARD COUNTY ENGINEERING FOR REVIEW	2-26-99	date	
NO.	0	description	revisions



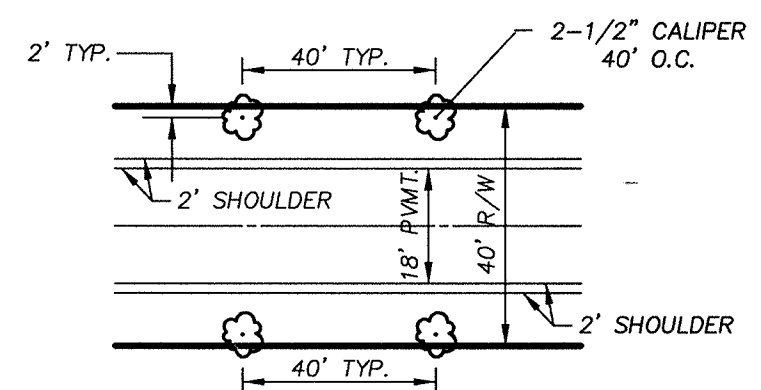
**INDEX MAP**  
SCALE: 1" = 200'

- #### GENERAL NOTES:
- The project is in conformance with the latest Howard County standards unless waivers have been approved.
  - The existing topography is taken from an aerial survey with (50 scale) two foot contour intervals prepared by Wings Mapping Co., dated 03-28-98.
  - The coordinates hereon are based upon the National Geodetic Survey First-order Station BM 1871A (JW6889).
  - Water is private.
  - Sewer is private.
  - Existing utilities are based on Howard County contract drawings.
  - Project background information:
    - a. Zoning: RC-DEO
    - b. Gross Area of Tract: 62,0808 Ac. (63,277 Ac. - 1,1969 Ac (PARCELS D & E))
    - c. Net Area of Tract: 81,2920 Ac.
    - d. Area of Proposed Lots/Parcels: 67,7434 Ac. (INCLUDES PARCELS D & E.)
    - e. Area of Proposed R/W: 2,5343 Ac.
    - f. Number of Proposed Lots: 30 Buildable Lots, 1 Open Space Lot
    - g. Open Space Required: 3,1040 Ac. (62,0808 X 0.05)
    - h. Open Space Provided: 3,1040 Ac. (LOT 17)
  - Storm water management control will be provided on-site with three(3) S.W.M. facilities.
  - The floodplain study for this project was prepared by R.M. Mochi Group, P.C. dated February, 1999.
  - The wetland delineation study for this project was prepared by M.A. Drocka & Co., Inc. dated February, 1999.
  - The traffic study for this project was prepared by Lee Cunningham and Associates, Inc. dated December, 1998.
  - No noise study is required for this project.
  - The geotechnical report for this project was prepared by Hills Carnes dated February, 1999.
  - The existing gravel driveway to the Bounds property will be maintained in place and open for use until Road 'A' is completed and the Bounds property is connected. Particular attention will be paid to ensuring minimal disturbance to Bounds' traffic at the point where Road 'A' and the gravel driveway intersect.

- #### Perc Notes:
- Subject to Review of the Final Lot Geometry.
  - All lots requested by the Health Department must be drilled prior to the recordation of the Record Plots, except for Buildable Preservation Parcel 'B'.
  - All existing well and septic systems within 100' of the project boundary are shown on this plan.
  - All lots over 50,000 S.F. were required/approved by the Health Department.
  - Simultaneous yield tests will be required for wells within 50' of each other.
  - Water appropriations permit application shall occur with the preliminary plan submission.
  - Existing Well and Septic Systems (for the existing buildings on site to be razed) to be abandoned prior to construction of the Storm Water Management Facility.
  - Adjacent lot adjacent to Lot 2 is to be submitted to COMAR Submission standards prior to record plat.

#### Minimum Lot Size Chart

LOT	GROSS AREA (S.F.)	PIPE STEM	MINIMUM LOT SIZE (S.F.)
Lot 4	52,955	4,279	48,676
Lot 5	52,393	6,148	46,245
Lot 20	46,938	2,250	44,688
Lot 26	48,168	4,728	43,440
Lot 27	54,605	7,633	46,973



**STREET TREE PLANTING DETAIL**  
MEDIUM TREES - 2-1/2" CALIPER OR LARGER  
NOT TO SCALE

#### NOTES

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENTS. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AS SHOWN.

THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

**APFO SCHEDULE**  
31 UNITS FOR ALLOCATION YEAR 2001

**Density Tabulation**

GROSS ACREAGE 62.0808 Ac.  
NUMBER OF UNITS BY RIGHT = 14  
TOTAL NUMBER OF UNITS PROPOSED = 31  
TOTAL NUMBER OF UNITS PERMITTED = 31  
NUMBER OF EXCHANGE OPT. REQUIRED = 17

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

*[Signature]*  
PLANNING DIRECTOR



### PRELIMINARY EQUIVALENT SKETCH PLAN THE WESTWOODS OF CHERRY GROVE

LOTS 1-31, NON-BUILDABLE PRESERVATION PARCELS A AND C AND BUILDABLE PRESERVATION PARCEL B.  
ELECTION DISTRICT NO. 4 HOWARD COUNTY, MD.  
TAX MAP 13, GRID 15, PARCEL 46 (P/O)  
SCALE: 1" = 100' AUGUST, 1999

**OWNER**  
MARSHALL W. NICHOLS  
C/O R.M. MOCHI GROUP, P.C.  
10120 A OLD NATIONAL PIKE  
JAMSVILLE, MD. 21754-9706  
(301) 865-5858

**ENGINEER/SURVEYOR:**  
R.M. MOCHI GROUP, P.C.  
10120 A OLD NATIONAL PIKE  
JAMSVILLE, MD. 21754-9706  
(301) 865-5858

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*[Signature]*  
COUNTY HEALTH OFFICER

8/26/99  
DATE

THE WESTWOODS OF CHERRY GROVE  
HOWARD COUNTY, MARYLAND  
ELECTION DISTRICT NO. 4  
PRELIMINARY EQUIVALENT SKETCH PLAN

R.M. MOCHI GROUP, P.C.  
P.O. Box 10  
New Market, MD 21774-0010  
10120 A Old National Pike  
JAMSVILLE, MD 21754-9706  
(301) 865-5858  
Fax: (301) 865-5111

SP. 99.09

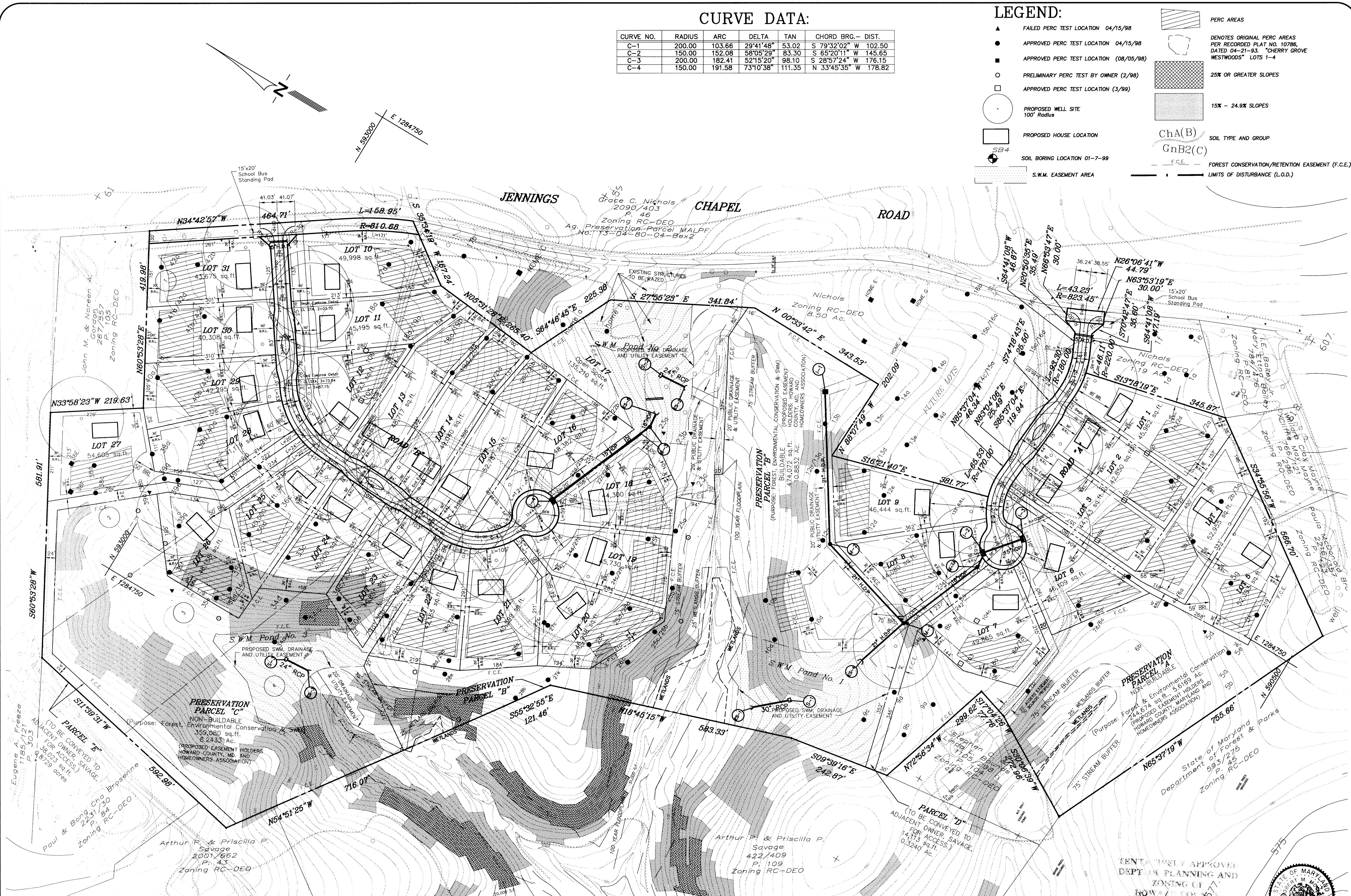


**CURVE DATA:**

CURVE NO.	RADIUS	ARC	DELTA	TAN	CHORD BRG.- DIST.
C-1	200.00	103.66	29°41'48"	53.02	S 79°32'02" W 102.50
C-2	150.00	152.08	58°05'29"	83.30	S 65°20'11" W 145.65
C-3	200.00	182.41	52°15'20"	98.10	S 28°57'24" W 176.15
C-4	150.00	191.58	73°10'38"	111.35	N 33°45'35" W 178.82

**LEGEND:**

- ▲ FAILED PERC TEST LOCATION 04/15/98
- APPROVED PERC TEST LOCATION 04/15/98
- APPROVED PERC TEST LOCATION (08/05/98)
- PRELIMINARY PERC TEST BY OWNER (2/98)
- APPROVED PERC TEST LOCATION (3/99)
- PROPOSED WELL SITE 100' Radius
- PROPOSED HOUSE LOCATION
- SB4 SOIL BORING LOCATION 01-7-99
- ▨ S.W.M. EASEMENT AREA
- ▨ PERC AREAS
- ▨ DENOTES ORIGINAL PERC AREAS PER RECORDED PLAT NO. 10786, DATED 04-21-93, "CHERRY GROVE WESTWOODS" LOTS 1-4
- ▨ 25% OR GREATER SLOPES
- ▨ 15% - 24.9% SLOPES
- Ch(B) SOIL TYPE AND GROUP
- GnB2(C)
- - - F.C.E. FOREST CONSERVATION/RETENTION EASEMENT (F.C.E.)
- - - LIMITS OF DISTURBANCE (L.O.D.)



PROJECT	98006.04	DATE	02-24-99
ILLUSTRATION	KMB	ENGINEERING	PPB
SCALE	1"=100'	APPROVAL	RMM

NO.	2	DATE	08-17-99
DESCRIPTION	1	REVISIONS	REVISED ORIGINAL M.A.R.S. SUBMITTED FOR SIGNATURES
	0		REVISED SUBMITTAL TO HOWARD COUNTY DPZ FOR REVIEW
	0		SUBMITTED TO HOWARD COUNTY DPZ FOR REVIEW

**THE WESTWOODS OF CHERRY GROVE**  
 ELECTION DISTRICT No. 4  
 HOWARD COUNTY, MARYLAND  
**PRELIMINARY EQUIVALENT SKETCH PLAN**

**R.M. MOCHI GROUP, P.C.**  
 P.O. Box 10  
 New Market, MD 21774-0010  
 10120 A Old National Pike  
 (301) 865-5568  
 (301) 865-5111  
 faxes (301) 865-5111

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Dore Mutschler* 8/26/99  
 COUNTY HEALTH OFFICER DATE

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
 9/9/99  
 JA

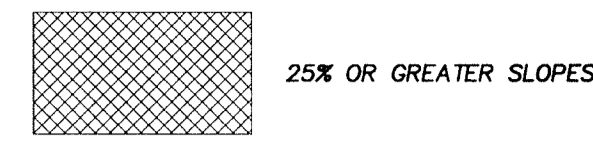




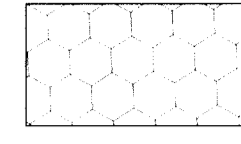




**LEGEND:**



25% OR GREATER SLOPES



15% - 24.9% SLOPES

ChA(B)  
GnB2(C)

SOIL TYPE AND GROUP

--- DENOTES LOCATION OF FOREST RETENTION EASEMENT AND SIGNS.

--- LIMITS OF DISTURBANCE (L.O.D.)



PRIVATE SEWERAGE EASEMENT

**FOREST CONSERVATION DATA:**

BASIC SITE DATA	ACRES
GROSS SITE AREA	62.08 Ac.
AREA WITHIN 100YR FLOODPLAIN	0.79 Ac.
NET TRACT AREA	61.29 Ac.
LAND USE CATEGORY	RC-DEO

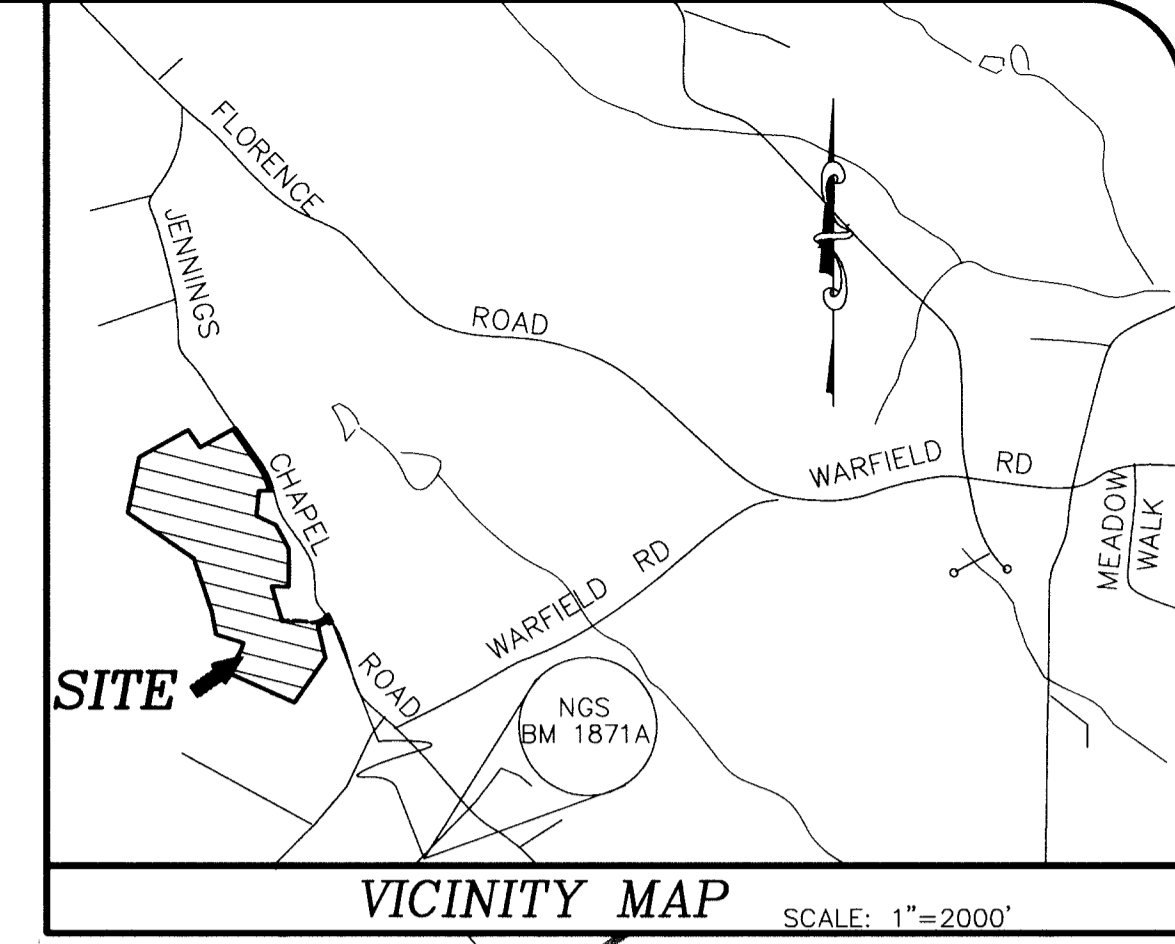
  

REFORESTATION CALCULATIONS	ACRES
NET TRACT AREA	61.29 Ac.
REFORESTATION THRESHOLD 25%(61.29 Ac.)	15.32 Ac.
EXISTING FOREST ON NET TRACT	55.98 Ac.
FOREST AREAS TO BE CLEARED	38.0 Ac.
FOREST AREAS TO BE RETAINED	19.18 Ac.
FOREST AREA CLEARED ABOVE THRESHOLD	38.0 Ac.
FOREST AREA RETAINED ABOVE THRESHOLD	3.86 Ac.
REFORESTATION FOR CLEARING ABOVE THRESHOLD (38 Ac.x 1/4)	9.5 Ac.
CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD	3.86 Ac.
REFORESTATION REQUIRED	5.64 Ac.

**FCP GENERAL SITE INFORMATION:**

- A. ZONING: RC-DEO
  - B. GROSS AREA OF TRACT: 62.08 Ac.
  - C. AREA WITHIN 100 YEAR FLOODPLAIN: 0.7888 Ac.
  - D. NET AREA OF TRACT: 61.29 Ac.
  - E. TOTAL FORESTED AREA OF NET TRACT: 55.98 Ac.
  - F. FOREST AREA TO BE DISTURBED: 38.00 Ac.
  - G. FOREST AREA TO BE PRESERVED: 19.18 Ac.
  - H. REFORESTATION REQUIREMENT OF 5.64 AC. TO BE PLANTED OFFSITE. SEE FCP NARRATIVES FOR PLANTING PLAN.
  - I. RECONNAISSANCE FOR FSD REVEALED TWO FOREST STAND TYPES. NO SPECIMEN TREES, AND NO UNIQUE PLANT COMMUNITIES. THEREFORE, THIS PLAN CONSISTS OF THE FOREST RETENTION AREA WORKSHEET AND A PLAT SHOWING THE RETENTION AREAS.
  - J. FOREST RETENTION AREA FENCING WILL BE OF PLASTIC MESH ATTACHED TO 6 FOOT WOODEN STAKES (2X2) DRIVEN 2 FEET IN THE GROUND ON A SPACING 6 FEET IN MANNER SHOWN IN THE FOREST CONSERVATION MANUAL.
- THE WOODEN STAKES WILL BE CROSS-BRACED WITH 12 FT. 2X4'S THE PLASTIC MESH FENCING WILL BE SECURED TO THE GROUND WITH 8" WIRE LANDSCAPING STAPLES.
- NOTE: FENCING WILL BE INSTALLED IF DISTURBANCE IS WITHIN 100' OF THE FOREST RETENTION EASEMENT LINE.

**REFORESTATION REQUIREMENT OF 5.64 AC. WILL BE PROVIDED ON AN OFFSITE AREA WHICH WILL BE PLATTED.**



PARKTON WOODLAND SERVICES  
17409 EVNA ROAD  
PARKTON, MD. 21120  
(410) 357-5835

QUALIFIED PROFESSIONAL PER THE MARYLAND FOREST CONSERVATION ACT.  
*Angela Paul Mada* 9/9/20  
PLANNING DIRECTOR DATE

project	date	02-24-98
98008.04	illustration	engineering
	KMB	PFB
	scale	approval
	1"=100'	RAM

2	REVISED ORIGINAL PLANS SUBMITTED FOR SIGNATURES	08-31-99
0	REVISIONS	02-26-98
0	SUBMITTED TO HOWARD COUNTY DEP FOR REVIEW	
NO.	description	date

**THE WESTWOODS OF CHERRY GROVE**  
HOWARD COUNTY, MARYLAND  
ELECTION DISTRICT No. 4  
**PRELIMINARY FOREST CONSERVATION PLAN**

EM MOCHI GROUP, P.C.  
P.O. Box 10  
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10120 A Old National Pike  
(Jennings), MD 21754-9706  
(301) 865-8958  
Fax: (301) 865-3111