

GENERAL NOTES:

- The subject property is zoned R-20 per Comprehensive Zoning effective October 18, 1993.
- The project is in conformance with the latest Howard County Standards unless waiver(s) have been approved.
- Site Data:
 - Current Zoning: R-20 (16,000 sq.ft. lot size option)
 - Location: On Ilchester Road approximately 3500 ft. NE of intersection of Ilchester Road and MD Rte. 103.
 - Election District: 1st
 - Tax Map: 31
 - Parcel: 252
 - Deed Reference: Parcel 252 - Liber 3651, folio 510
 - Parcel 252 - Liber 3651, folio 517
 - Gross Area of Tract: 17,865.2 Ac.
 - Net Area of Tract: 17,865.2 Ac.
 - Area of Proposed Right-of-Way: 2,410.4 Ac.
 - Area of Proposed Lots: 15,454.8 Ac.
 - Area of Buildable Lots: 11,317.3 Ac.
 - Area of Open Space Required: 20% (17,865.2 Ac.) = 3,573.0 Ac.
 - Area of Open Space Provided: 4,192.2 Ac. (232.7% of Req.)
 - Recreation Open Space Required: 200 sq.ft./lot x 29 lots = 5800 sq.ft.
 - Recreation Open Space Provided: 5800 sq.ft. (within Lot 1)
 - Total Number of Proposed Lots: 31
 - Buildable Lots: 29
 - Open Space Lots: 2
- Previous DPZ File Nos.:
 - Sketch Plan S-89-97
 - Preliminary Plan P-90-16
 - Waiver Petition WP-89-190
 - Final Plan F-90-173
 - Sketch Plan S-96-13
- The proposed water and sewer systems shall be public.
- The subject property is located within the metropolitan district.
- Existing Water Contract No. 208-W.
Existing Sewer Contract No. 217-S.
- Existing utilities taken from Howard County contract drawings.
- Topographic information established at five (5) foot contour intervals based on aerial survey performed by Harford Aerial Surveys, Inc. photographed March 22, 1989.
- Denotes slopes between 15% and 24.9%.
- Denotes slopes equal to or greater than 25%.
- There are no steep slopes with contiguous areas of 20,000 sq. ft. or greater on the site.
- Soils information taken from Map 20, Soil Survey, Howard County, Maryland, July 1968 issue.
- Water and sewer service to these units will be granted under the provisions of the Howard County Code. If capacity is available, public water and sewer allocation will be granted at the time of the issuance of the building permits.
- Survey Control is based on NAD '27 Maryland Coordinate System as projected by Howard County Geodetic Control Stations:
 - No. 2844006 N 509500.7974 Elev. = 482.087
E 863873.2744
 - No. 2844007 N 510103.4340 Elev. = None
E 864281.7264
- Stormwater Management will be provided on Lots 1 and 13. The proposed stormwater management plan will conform to Howard County and Maryland 378 specifications. Water quality will be provided by extended detention.
- There are no intersections requiring an APFO road test within the impact area.
- No 100-year floodplain exists within the site.
- Recreation Open Space has been provided as a portion of Open Space Lot 1.
- All structures on site are to be demolished.
- Wetland information taken from the Wetland Evaluation Report prepared by Exploration Research dated June, 1989.

CENTERLINE CURVE DATA

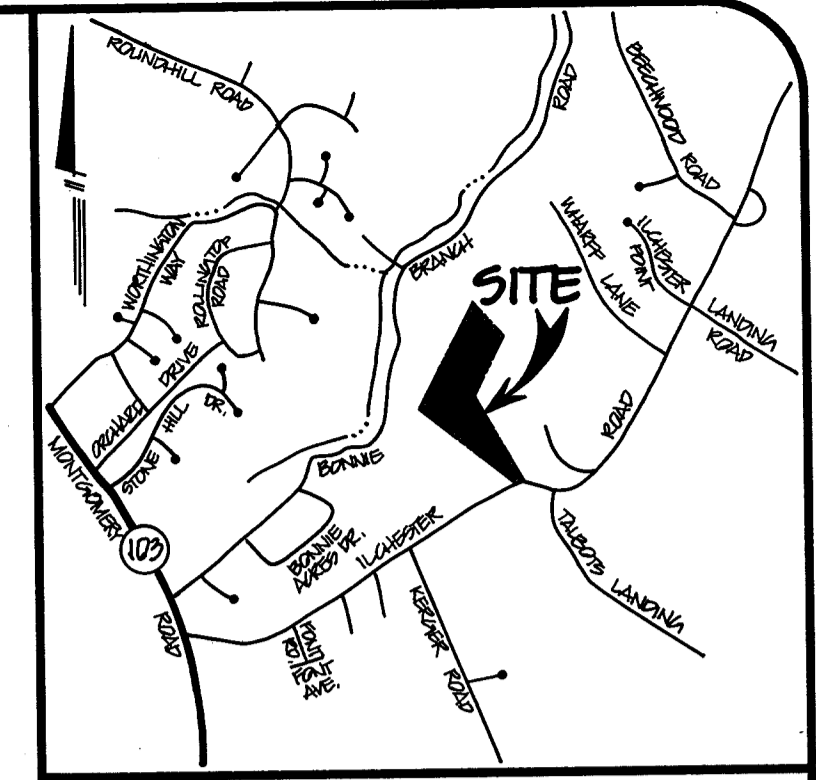
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	395.00	163.69	83.04	162.52	N25°05'11"W	23°44'38"
C-2	500.00	158.84	80.09	158.17	N46°03'32"W	18°12'05"
C-3	500.00	120.73	60.66	120.44	N48°14'32"W	13°50'06"
C-4	316.00	382.89	218.91	359.90	N06°36'45"W	69°25'29"
C-5	316.00	106.52	53.77	106.02	N37°46'25"E	19°18'50"

Minimum Lot Size Chart

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
6	18,883 sq.ft.	1,857 sq.ft.	17,046 sq.ft.

ENGINEER/SURVEYOR

R. M. Mochi Group, P.C.
10120 A Old National Pike
Ijamsville, Maryland 21754
(301) 865-5858
Attn: Mr. Robert M. Mochi, P.E.



VICINITY MAP
SCALE: 1" = 2000'

OWNER/DEVELOPER
ORC / ILCHESTER PROPERTIES, L.L.C.
231 E. BALTIMORE ST., 10TH FLOOR
BALTIMORE, MARYLAND 21202
(410) 332-0006
ATTN: BRADLEY T. TAVEL



PROPOSED EXTENDED
DETENTION SWM POND NO. 2

PLANNING DIRECTOR
DATE 11/20/97

COORDINATE TABLE

NO.	NORTH	EAST
1	509,179.00	862,906.97
2	509,192.76	862,811.94
3	509,256.80	861,871.66
4	511,057.06	862,419.97
5	510,678.20	862,737.96
6	510,049.34	862,401.70



PRELIMINARY PLAN
CRESTWOOD
Lots 1 - 31
Current Zoning: R-20
1st Election District Howard County, Maryland
Tax Map 31 Grid 9 & 15 Parcel 252
June 13, 1997
Scale: 1" = 100'
Previous DPZ File Nos.:
Sketch Plan S-89-97
Preliminary Plan P-90-16
Waiver Petition WP-89-190
Final Plan F-90-173
Sketch Plan S-96-13

project	date	description
27210-11	6/13/97	engineering
		approval
		scale
		1" = 100'
		revision
		1/16/97
		9/13/97
		7/10/97
		date
		no.

SUBMIT TO DPZ FOR SIGNATURES
ADDRESS DPZ COMMENTS
1st SUBMITTAL TO DPZ

LOTS 1 - 31
CRESTWOOD
ELECTION DISTRICT No. 1
HOWARD COUNTY, MARYLAND
PRELIMINARY PLAN

R.M. MOCHI GROUP, P.C.
P.O. Box 10
New Market, MD 21774-0010
(301) 865-5858
10120 A Old National Pike
Ijamsville, MD 21754-5706
Fax: (301) 865-5111

GENERAL NOTES:

- The subject property is zoned R-20 per Comprehensive Zoning effective October 18, 1993.
- The project is in conformance with the latest Howard County Standards unless waiver(s) have been approved.
- Site Data:
 - Current Zoning: R-20 (16,000 sq.ft. lot size option)
 - Location: On Ilchester Road approximately 3500 ft. NE of intersection of Ilchester Road and MD Rte. 103.
 - Election District: 1st
 - Tax Map: 31
 - Parcel: 252
 - Deed Reference: Parcel 252 - Liber 3651, folio 510; Parcel 252 - Liber 3651, folio 517
 - Gross Area of Tract: 17,8652 Ac.
 - Net Area of Tract: 17,8652 Ac.
 - Area of Proposed Right-of-Way: 2,4104 Ac.
 - Area of Proposed Lots: 15,4548 Ac.
 - Area of Buildable Lots: 11,3173 Ac.
 - Area of Open Space Required: 20% (17,8652 Ac.) = 3,5730 Ac.
 - Area of Open Space Provided: 4,9022 Ac. (38724 Ac. 1487)
 - Recreation Open Space Required: 200 sq.ft./lot x 29 lots = 5800 sq.ft.
 - Recreation Open Space Provided: 5800 sq.ft. (within Lot 1)
 - Total Number of Proposed Lots: 31
 - Buildable Lots: 29
 - Open Space Lots: 2
- Previous DPZ File Nos.:
 - Sketch Plan S-89-97
 - Preliminary Plan P-90-16
 - Waiver Petition WP-89-190
 - Final Plan F-90-173
 - Sketch Plan S-96-13
- The proposed water and sewer systems shall be public.
- The subject property is located within the metropolitan district.
- Existing Water Contract No. 208-W.
- Existing Sewer Contract No. 217-S.
- Existing utilities taken from Howard County contract drawings.
- Topographic information established at five (5) foot contour intervals based on aerial survey performed by Harford Aerial Surveys, Inc. photographed March 22, 1989.
- Denotes slopes between 15% and 24.9%.
- Denotes slopes equal to or greater than 25%.
- There are no steep slopes with contiguous areas of 20,000 sq. ft. or greater on the site.
- Soils information taken from Map 20, Soil Survey, Howard County, Maryland, July 1968 issue.
- Water and sewer service to these units will be granted under the provisions of the Howard County Code. If capacity is available, public water and sewer allocation will be granted at the time of the issuance of the building permits.
- Survey Control is based on NAD '27 Maryland Coordinate System as projected by Howard County Geodetic Control Stations:

No. 2844006	N 509500.7974	Elev. = 482.087
	E 863873.2744	
No. 2844007	N 510103.4340	Elev. = None
	E 864281.7264	
- Stormwater Management will be provided on Lots 1 and 13. The proposed stormwater management plan will conform to Howard County and Maryland 378 specifications. Water quality will be provided by extended detention.
- There are no intersections requiring an APFO road test within the impact area.
- No 100-year floodplain exists within the site.
- Recreation Open Space has been provided as a portion of Open Space Lot 1.
- All structures on site are to be demolished.
- Wetland information taken from the Wetland Evaluation Report prepared by Exploration Research dated June, 1989.

CENTERLINE CURVE DATA

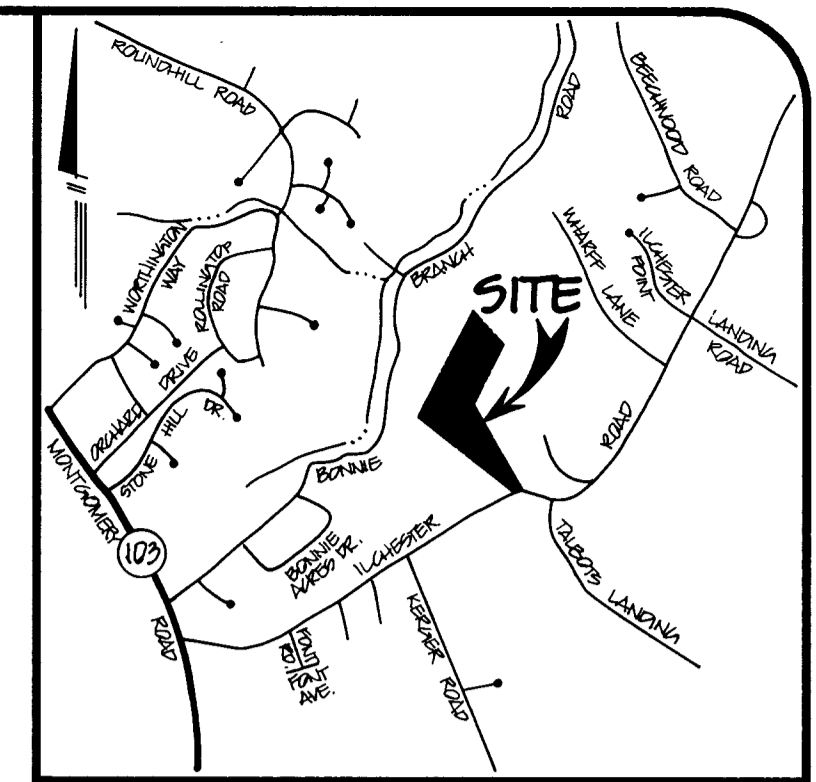
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	395.00'	163.69'	83.04'	162.52'	N25°05'11"W	23°44'38"
C-2	500.00'	158.84'	80.09'	158.17'	N46°03'32"W	18°12'05"
C-3	500.00'	120.73'	60.66'	120.44'	N48°14'32"W	13°50'06"
C-4	316.00'	382.89'	218.91'	359.90'	N06°36'45"W	69°23'29"
C-5	316.00'	106.52'	53.77'	106.02'	N37°49'29"E	19°18'50"

Minimum Lot Size Chart

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
6	18,883 sq.ft.	1,837 sq.ft.	17,046 sq.ft.

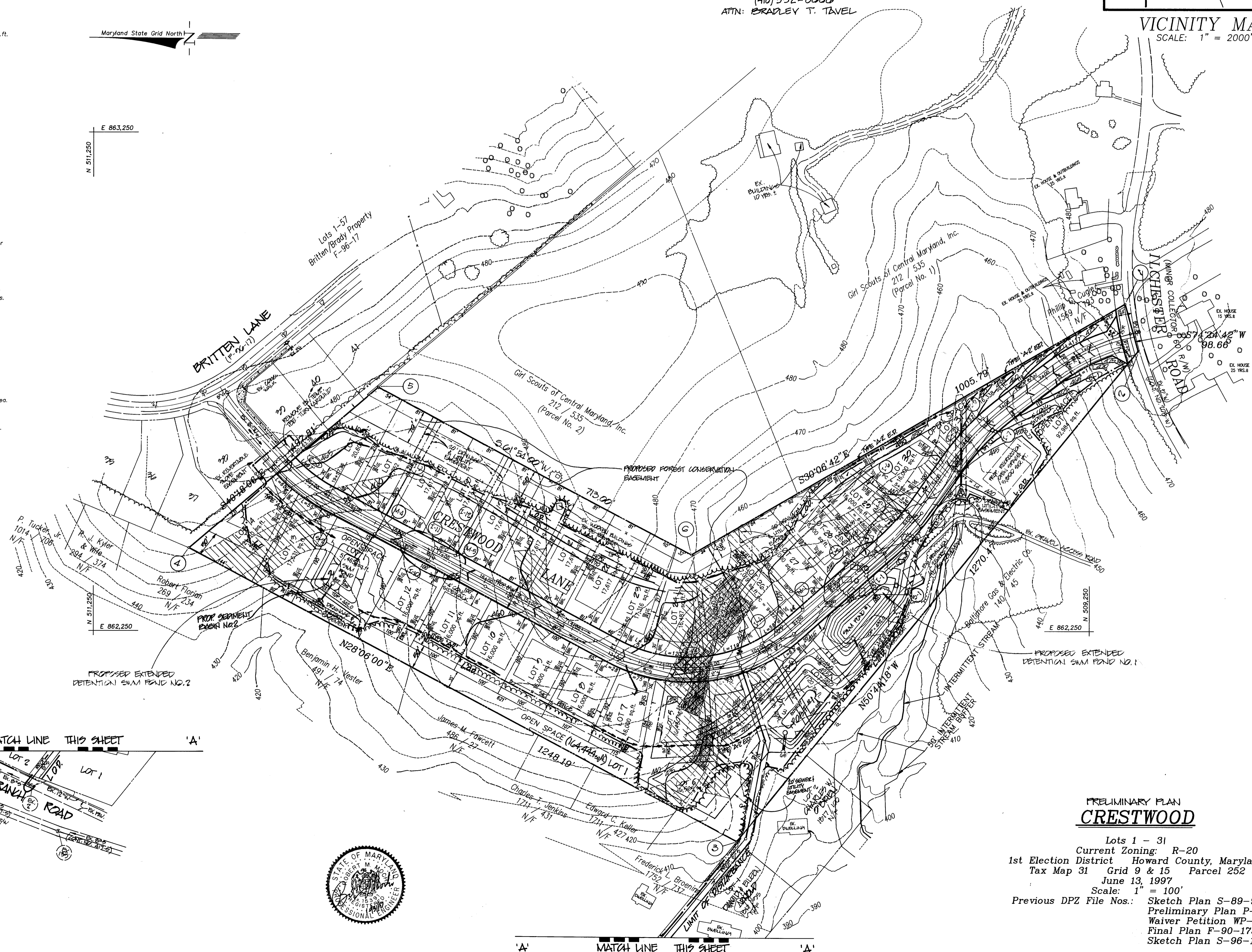
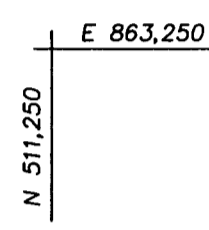
ENGINEER/SURVEYOR

R. M. Mochi Group, P.C.
10120 A Old National Pike
Ijamsville, Maryland 21754
(301) 865-5858
Attn: Mr. Robert M. Mochi, P.E.



VICINITY MAP
SCALE: 1" = 2000'

OWNER/DEVELOPER
OC / ILCHESTER PROPERTIES, L.L.C.
231 E. BALTIMORE ST., 10TH FLOOR
BALTIMORE, MARYLAND 21202
(410) 332-0006
ATTN: BRADLEY T. TAVEL

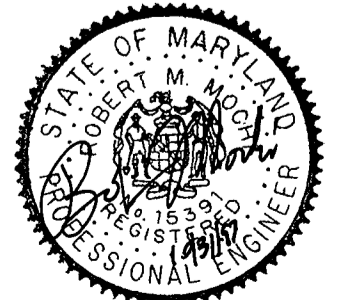


TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James S. Smith 11/20/97
DIRECTOR

COORDINATE TABLE

NO	NORTH	EAST
1	509,179.22	862,906.97
2	509,192.76	862,811.34
3	509,956.80	861,821.66
4	511,051.06	862,419.57
5	510,678.00	862,737.56
6	510,047.34	862,401.70



**PRELIMINARY PLAN
CRESTWOOD**

Lots 1 - 31
Current Zoning: R-20
1st Election District: Howard County, Maryland
Tax Map 31 Grid 9 & 15 Parcel 252
June 13, 1997
Scale: 1" = 100'
Previous DPZ File Nos.: Sketch Plan S-89-97
Preliminary Plan P-90-16
Waiver Petition WP-89-190
Final Plan F-90-173
Sketch Plan S-96-13

date	description	revision
6/13/97 <td>engineering <td>AMY </td></td>	engineering <td>AMY </td>	AMY
7/20/97 <td>approval <td>RMK </td></td>	approval <td>RMK </td>	RMK

date	description	revision
11-18-97	submit to DPZ FOR SIGNATURES	
1-20-98	ADDRESS PREPARED COMMENTS	
1-20-98	1st SUBMITTAL TO DPZ	

LOTS 1 - 31
CRESTWOOD
ELECTION DISTRICT No. 1
HOWARD COUNTY, MARYLAND
PRELIMINARY GRADING/SEWERS/STORMWATER CONTROL PLAN

R.M. MOCHI GROUP, P.C.
P.O. Box 10
New Market, MD 21774-0010
10189 A Old National Pike
Ijamsville, MD 21754-2706
(301) 865-5858
(301) 865-5111

GENERAL NOTES

- The site plan is prepared in accordance with the Comprehensive Zoning Ordinance effective October 13, 1997.
- The project is in compliance with the latest Howard County Standards. Unless otherwise noted, all standards have been approved.
- Site Data:
 - Current Zoning: R-20
 - Location: 1/4 Section 11, T17N, R12E, Md. Act 172, Intersection of Chester Road and Mt. Airy Rd.
 - Tax Map: 31
 - Parcel: 252
 - Legal Reference: Parcel 252 - Liber 3651, Folio 510
 - Parcel 252 - Liber 3651, Folio 517
 - Gross Area of Tract: 17,865.2 Ac.
 - Net Area of Tract: 17,865.2 Ac.
 - Area of Enclosed Right-of-Way: 2,410.4 Ac.
 - Area of Enclosed Lots: 15,454.8 Ac.
 - Area of Buildable Lots: 11,763.6 Ac.
 - Area of Open Space Required: 20% (7,865.2 Ac.) = 1,573.0 Ac.
 - Area of Open Space Provided: **4,150.2 Ac. (267.6 Ac. NET)**
 - Recreation Open Space Required: 200 sq.ft./lot x 29 lots = 5,800 sq.ft.
 - Recreation Open Space Provided: 5,800 sq.ft. (within Lot 1)
 - Total Number of Proposed Lots: 31
 - Buildable Lots: 29
 - Open Space Lots: 2
- Previous DPZ File Nos.:
 - Sketch Plan S-89-97
 - Preliminary Plan P-90-16
 - Waiver Petition WP-89-190
 - Final Plan F-90-173
 - Sketch Plan S-96-13
- The proposed water and sewer systems shall be public.
- The subject property is located within the metropolitan district.
- Existing Water Contract No. 208-W
Existing Sewer Contract No. 277-S
- Existing utilities taken from Howard County contract drawings.
- Topographic information established at five (5') feet contour intervals based on aerial surveys performed by Howard Aerial Surveys, Inc. photographed March 22, 1989.
 - Printed spots between 15% and 24.3%
 - Printed spots equal to or greater than 25%
- There are no steep slopes with contiguous areas of 20,000 sq. ft. or greater on the site.
- Site information taken from Map 21, S70 Survey, Howard County, Maryland, July 1968 issue.
- Water and sewer service in these units will be granted under the provisions of the Howard County Code. If capacity is available, public water and sewer allocation will be granted at the time of the issuance of the building permits.
- Survey Control is based on NAD 27 Maryland Coordinate System as projected by Howard County Geodetic Control Stations.
 - No. 2844006 N 509500.7974 Elev. = 482.087
E 863872.2744
 - No. 2844007 N 510102.4340 Elev. = None
E 864281.7264
- Stormwater Management will be provided on Lots 1 and 13. The proposed stormwater management plan will conform to Howard County and Maryland 378 specifications. Water quality will be provided by extended detention.
- There are no intersections requiring an APFO road test within the impact area.
- No 100-year floodplain exists within the site.
- Recreation Open Space has been provided as a portion of Open Space Lot 1.
- All structures on site are to be demolished.
- Wetland information taken from the Wetland Evaluation Report prepared by Exploration Research, dated June, 1989.

**SCHEDULE D
STORMWATER MANAGEMENT AREA LANDSCAPING**

Linear Feet of Perimeter	FOOD 1	FOOD 2
Number of Trees Required	0	0
Shade Trees	0	0
Evergreen Trees	0	0
Credit for Existing Vegetation (No, Yes and %)	220 L.F. EX. WOODS	20'
Credit for Other Landscaping (No, Yes and %)	N/A	N/A
Number of Trees Provided	3	7
Shade Trees	4	0
Evergreen Trees	0	0
Other Trees (2:1 substitution)	0	0

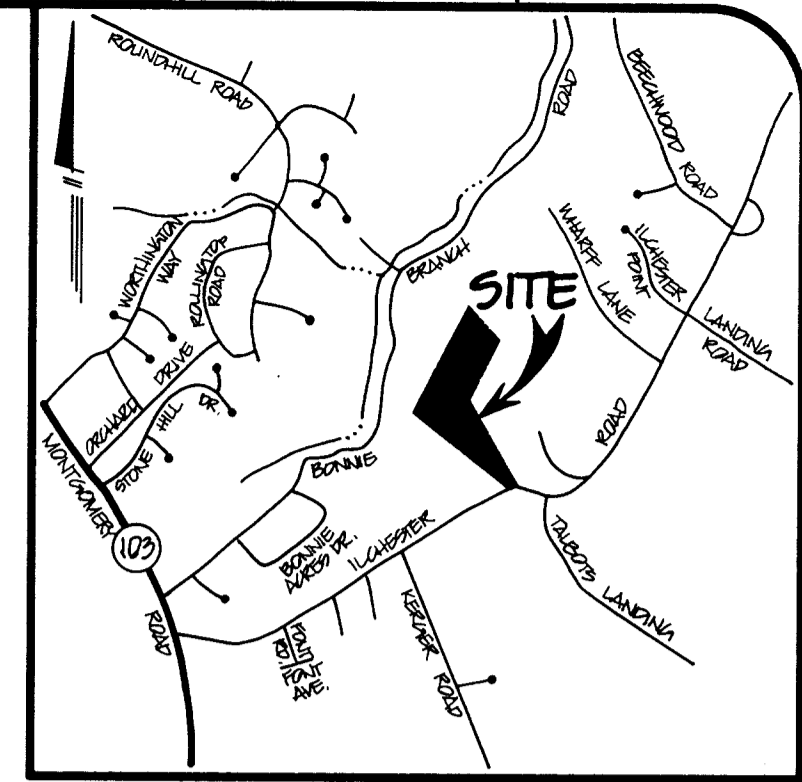
**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

Category	Adjacent to Roadways		Adjacent to Perimeter Properties	
	A-1	A-2	A-3	A-4
Landscape Type				
Linear Feet of Roadway Frontage/Perimeter	124	124	217	215
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	EX. WOODS TO REMAIN			
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)				
Number of Plants Required	5	2	2	12
Shade Trees				
Evergreen Trees				
Shrubs				
Number of Plants Provided	5	2	2	12
Shade Trees				
Evergreen Trees				
Shrubs (10:1 substitution) (Describe plant substitution credits below if needed)	(USE WOODS MAPLE & PIN OAK)			

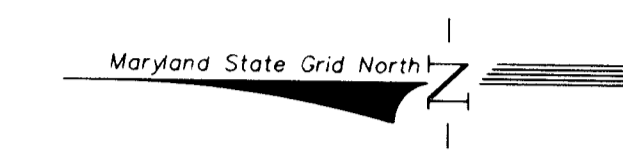
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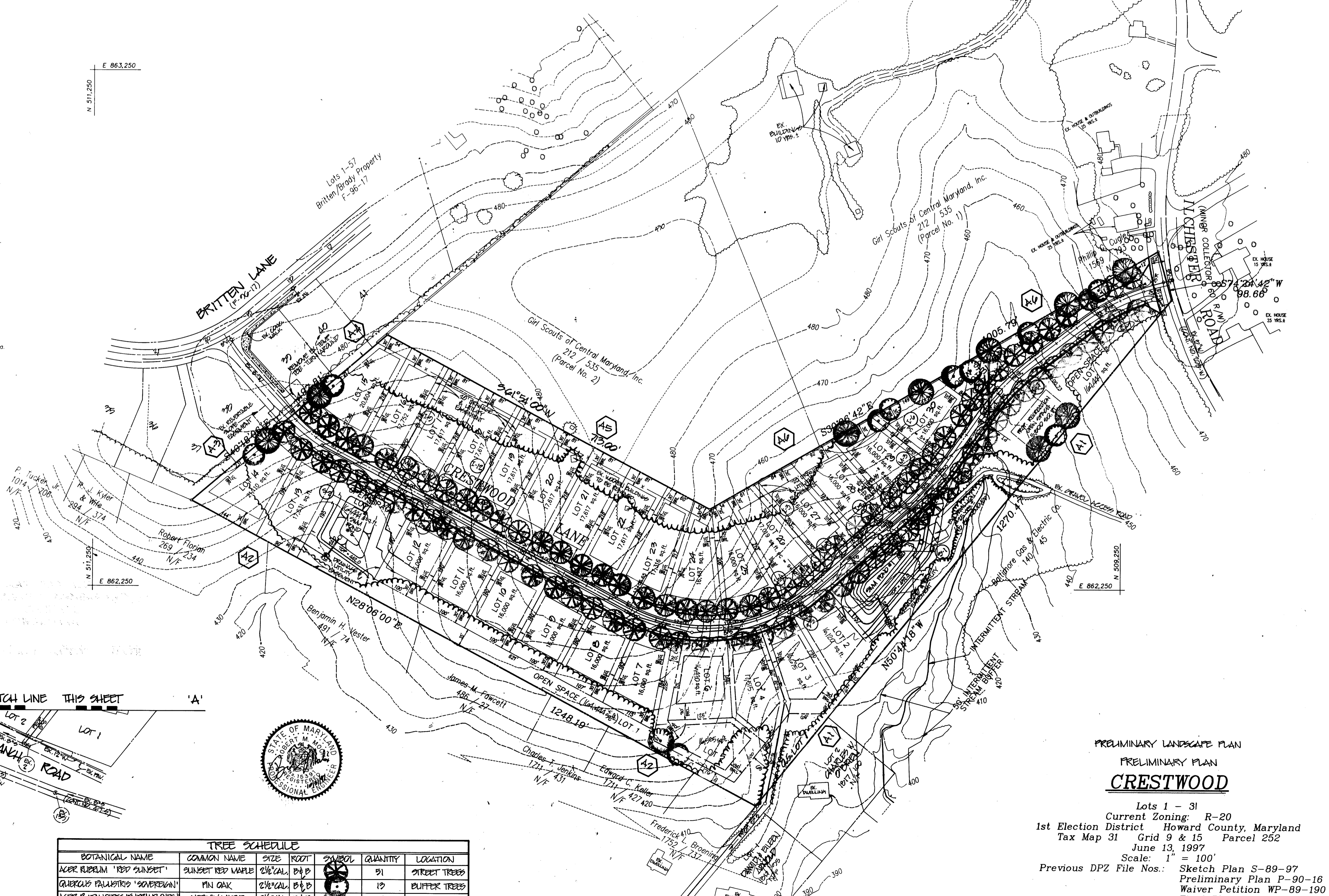
OWNER/DEVELOPER
ODG / ILCHESTER PROPERTIES, L.L.C.
231 E. BALTIMORE ST. 10TH FLOOR
BALTIMORE, MARYLAND 21202
(410) 332-0000
ATTN: MR. BRADLEY T. TAVEL



VICINITY MAP
SCALE: 1" = 2000'



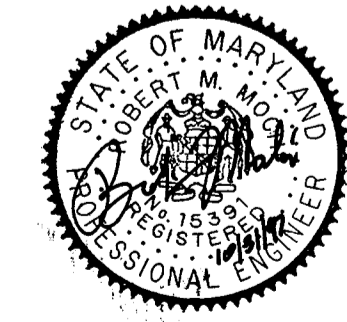
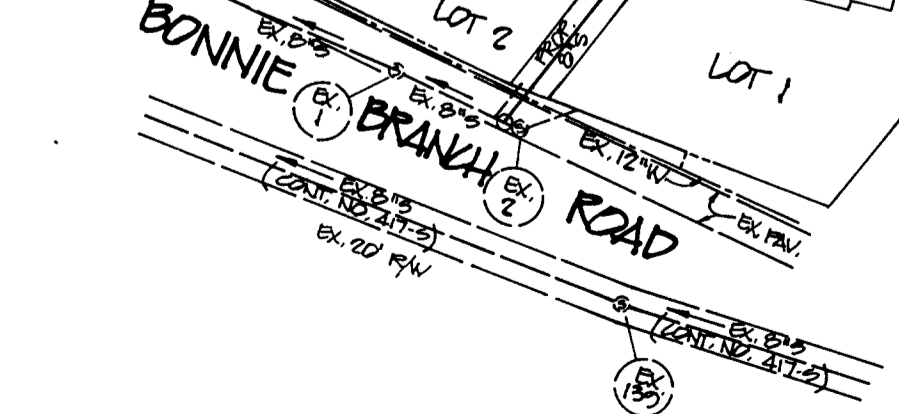
N 511,250
E 863,250



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Robert Mochi
DATE 11/24/97

MATCH LINE THIS SHEET



TREE SCHEDULE						
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SYMBOL	QUANTITY	LOCATION
ACER RUBRUM 'RED SUNSET'	SUNSET RED MAPLE	2 1/2" CAL.	B & B	(Symbol)	51	STREET TREES
QUERCUS PALAESTRIS 'SOVEREIGN'	PIN OAK	2 1/2" CAL.	B & B	(Symbol)	13	BUFFER TREES
ACER PLATANOIDES 'EMERALD QUEEN'	NORWAY MAPLE	2 1/2" CAL.	B & B	(Symbol)	10	BUFFER TREES

**PRELIMINARY LANDSCAPE PLAN
PRELIMINARY PLAN
CRESTWOOD**

Lots 1 - 31
Current Zoning: R-20
1st Election District Howard County, Maryland
Tax Map 31 Grid 9 & 15 Parcel 252
June 13, 1997
Scale: 1" = 100'
Previous DPZ File Nos.: Sketch Plan S-89-97
Preliminary Plan P-90-16
Waiver Petition WP-89-190
Final Plan F-90-173
Sketch Plan S-96-13

project	210611	date	6/13/97
illustration	JLM/JEM	engineering	AMV
scale	1" = 100'	approval	

2	11/24/97	DATE	11/24/97
1	9/3/97	DATE	9/3/97
0	7/25/97	DATE	7/25/97
NO.		DESCRIPTION	REVISIONS
		SUBMIT TO DPZ FOR SIGNATURES	
		ADDRESS DPZ COMMENTS	
		1st SUBMITTAL TO DPZ	

LOTS 1 - 31
CRESTWOOD
ELECTION DISTRICT No. 1
HOWARD COUNTY, MARYLAND
PRELIMINARY LANDSCAPE PLAN

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