

**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  
 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 910  
 Parcel 252 - Liber 3651, Folio 517  
 Gross Area of Tract: 17.9 Ac.±  
 Net Area of Tract: 17.9 Ac.±  
 Area of Proposed Right-of-Way: 2.4 Ac.±  
 Area of Proposed Lots: 15.5 Ac.±  
 Area of Buildable Lots: 11.5 Ac.±  
 Area of Open Space Required: 208(17.9 Ac.) = 3.6 Ac.  
 Area of Open Space Provided: 4.0 Ac.±  
 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: 32  
 Buildable Lots: 29  
 Open Space Lots: 3
- Previous DPZ File Nos.:  
 Sketch Plan S-89-97  
 Preliminary Plan P-90-16  
 Waiver Petition WP-89-190  
 Final Plan F-90-173
- 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 1969 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.

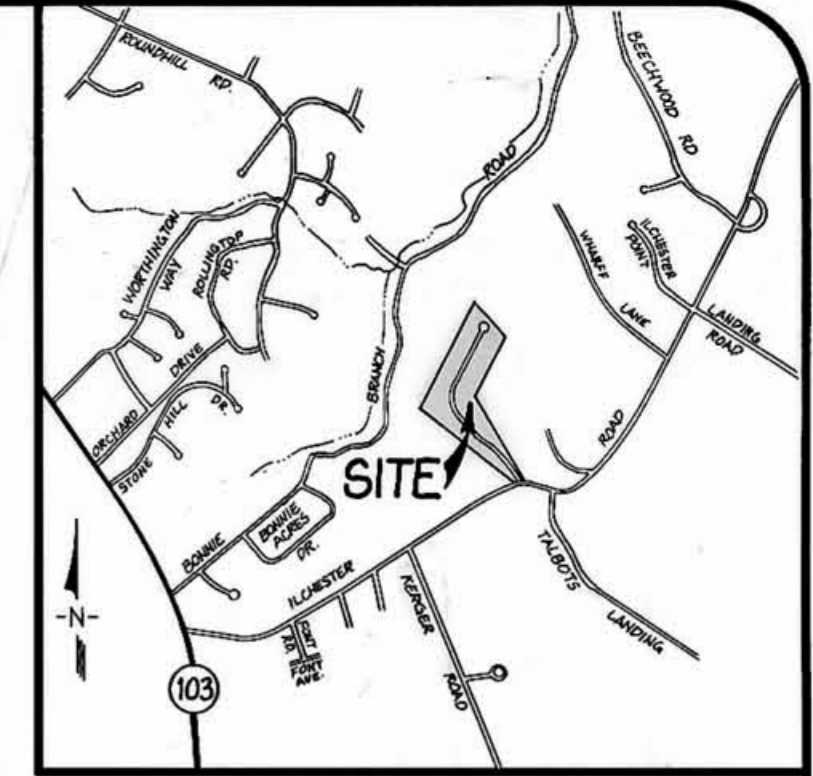
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	395.00'	163.69'	83.04'	162.52'	N25°05'11" W	23°44'38"
C-2	500.00'	158.84'	80.09'	158.17'	N46°03'32" W	18°12'05"
C-3	500.00'	120.73'	60.66'	120.44'	N48°14'32" W	13°50'06"
C-4	316.00'	382.89'	218.91'	359.90'	N06°36'45" W	69°25'29"

**OWNER / DEVELOPER**

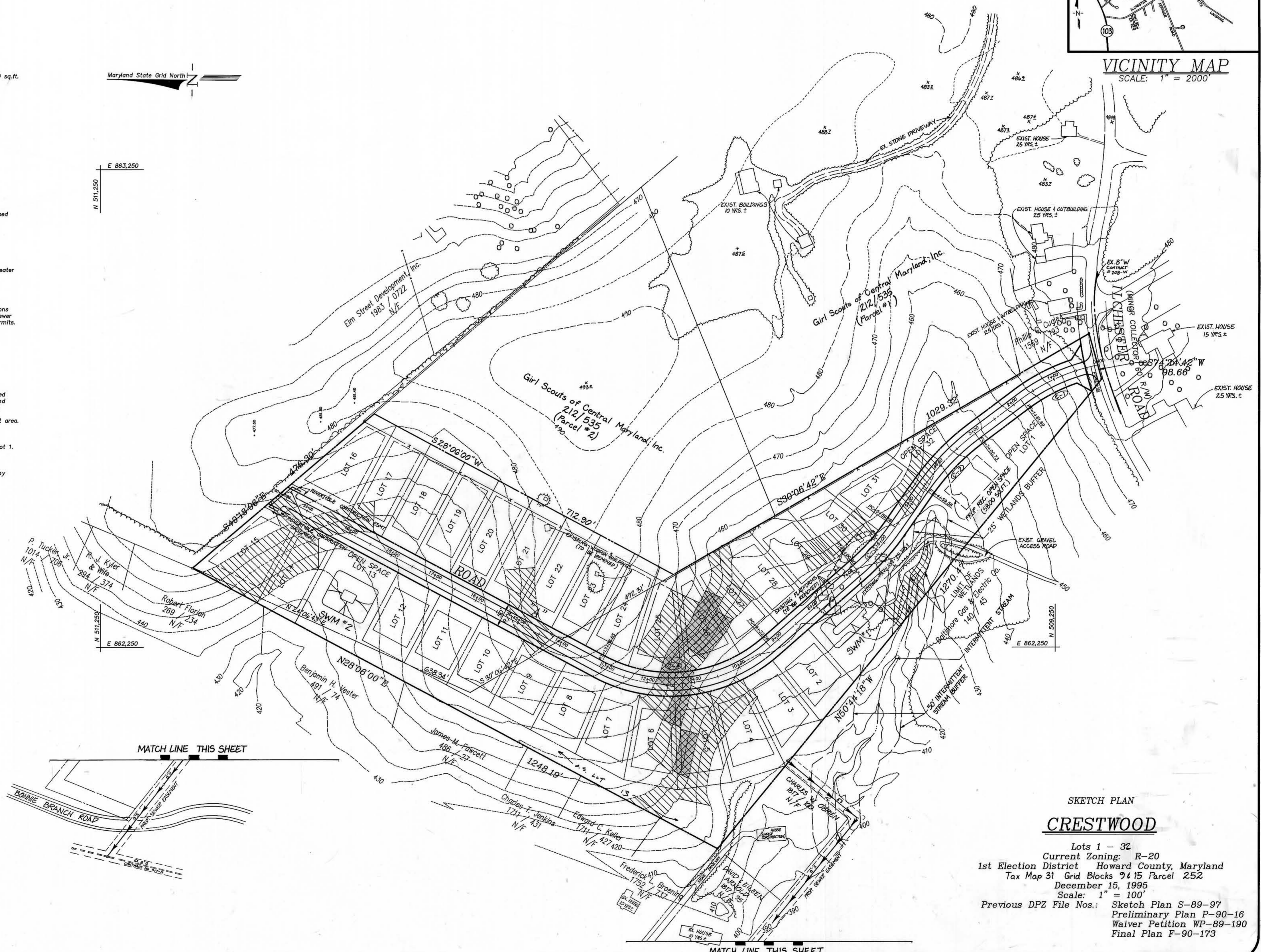
OPC/ILCHESTER PROPERTIES, LLC  
 10420 Little Patuxent Parkway, Suite 200  
 Columbia, Maryland 21044  
 (410) 995-0600  
 Attn: Mr. Bradley T. Tavel

**ENGINEER/SURVEYOR**

R. M. Mochi Group, P.C.  
 3300 North Ridge Road, Suite 235  
 Ellicott City, Maryland 21043  
 (410) 461-0079  
 Attn: Mr. Robert M. Mochi, P.E.



**VICINITY MAP**  
 SCALE: 1" = 2000'



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY

*James S. Smith*  
 PLANNING DIRECTOR  
 DATE 2/15/96

**SKETCH PLAN  
 CRESTWOOD**

Lots 1 - 32  
 Current Zoning: R-20  
 1st Election District Howard County, Maryland  
 Tax Map 31 Grid Blocks 9 & 15 Parcel 252  
 December 15, 1995  
 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

date	12/15/95	approval
project	96002.04	TIP
illustration	TIP	revision
	2/8/96	
	12/15/95	

SUBMIT FOR SIGNATURE  
 1st SUBMITTAL TO DPZ

LOTS 1 - 32  
**CRESTWOOD**  
 HOWARD COUNTY, MARYLAND  
 ELECTION DISTRICT No. 1

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