

General Notes

- OPEN SPACE AREAS MAY CONTAIN ACTIVE RECREATION FACILITIES AS ALLOWED IN THE APPROVED DEVELOPMENT CRITERIA.
- EAST CHESTNUT HILL DRIVE IS NOT A DESIGNATED TRANSIT ROUTE.
- TOPOGRAPHICAL INFORMATION ON CHESTNUT CREST WAS OBTAINED THROUGH AERIAL PHOTOGRAPHY DATED JANUARY 13, 2001.
- BOUNDARY SHOWN IS SURVEY BY DMW FEBRUARY, 2001.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROPOSED WATER SYSTEM IS PUBLIC.
- PROPOSED SEWER SYSTEM IS PUBLIC.
- EXISTING UTILITIES ARE BASED ON PLANS OF RECORD.
- THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THIS PROPERTY.
- THE STORMWATER MANAGEMENT FACILITIES SHOWN IS SCHEMATIC ONLY. ACTUAL SIZE AND LOCATION OF THE FACILITIES MAY CHANGE PRIOR TO CONSTRUCTION. THE DEVELOPER ACKNOWLEDGES THAT THESE FACILITIES MUST MEET CURRENT HOWARD COUNTY DESIGN CRITERIA OR AS APPROVED BY WAWER.
- THERE ARE WELLS OR SEPTIC SYSTEMS WITHIN THE LIMITS OF SITE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE, AND NOT TO THE PIPESTEM DRIVEWAY.
- POSTERS ARE REQUIRED FOR THE PUBLIC ROADWAY ENTRANCE.
- AS A RESULT OF THIS PRELIMINARY EQUIVALENT SKETCH PLAN BEING SUBMITTED TO THE COUNTY FOR REVIEW PRIOR TO 11/15/01, IT IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE THIS SUBDIVISION DID NOT OBTAIN SIGNATURE APPROVAL OF THE PRELIMINARY PLAN OR PRELIMINARY EQUIVALENT SKETCH PLAN FOR IT PRIOR TO 11/01/01, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS THE ZONING REGULATIONS, AND THE AMENDED ZONING REGULATIONS WHICH BECAME EFFECTIVE ON 01/08/02.

Site Analysis Data Chart

1. General Site Data

- Present Zoning: R-20
- Applicable DPZ File Reference: N/A
- Proposed Use of Site or Structure(s): RESIDENTIAL SFD

Proposed Water and Sewer Systems: PUBLIC
Any Other Relevant Information: _____

2. Area Tabulation

- Gross site area: 8.11 Ac.±
- Approximate Area of Steep Slopes (25% or Greater): 0.01 Ac.±
- Net Site Area: 8.10 Ac.±
- Approximate Area of 100 Year Floodplain: N/A
- Prop. R/W Widening Area: 0.02 Ac.±
- Area of Proposed SFD Lots: 18,000 S.F. MIN.
- Total Area of Proposed Lots: 202,199 sq. ft. (4.64 Ac.±)
- Area of Employment Lots/Parcels: N/A
- Proposed Open Space Lots: 3
Proposed HOA Open Space Lots: 2
Proposed DRP Open Space Lots: 1
- Total Area of the Open Space Lots: 2.21 Acres.
- Area of Proposed Public Roads: 0.73 Acres.
- Area of Proposed Private Roads: 0.17 Acres. (Pipestem Area)

3. Residential Unit/Lot Tabulation

- Total Number of Residential Units/Lots Allowed for Overall Project: N/A
- Number of SFD Residential Units/Lots proposed: 10
- Number of Other Residential SFA Units/Lots proposed: N/A
- Number of Other Residential Apartment Units Proposed: N/A
- Number of Other Residential Parcels Proposed: N/A

4. Open Space Data

- Total Site Gross Area: 8.11 Ac.±
- Ex. B.G.&E. Easement Area: 0.53 Ac.± and Open Space Lot 12: 0.04 Ac.± = 0.57 Ac.± of non-credited open space.
- Total Site Gross Area (Less B.G.& E.): 7.58 Ac.±
- Number of Open Space Lots/Parcels proposed: 3
- Open Space Required (10%): 0.76 Ac.
- Credited Open Space Provided: 1.30 Ac.
- Total Gross Site Area: 8.11 Ac.±
Percentage of Open Space Provided: 16%

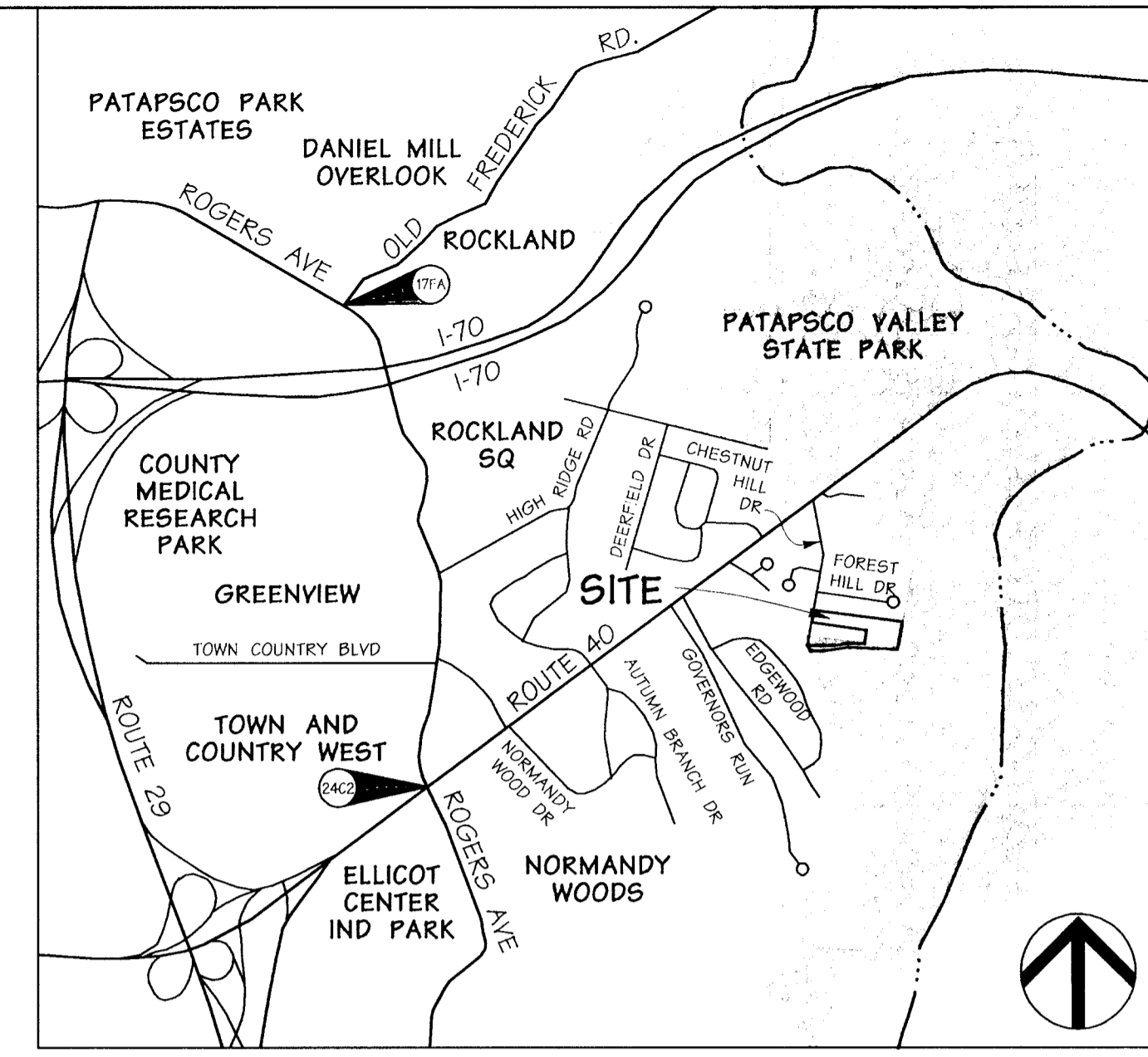
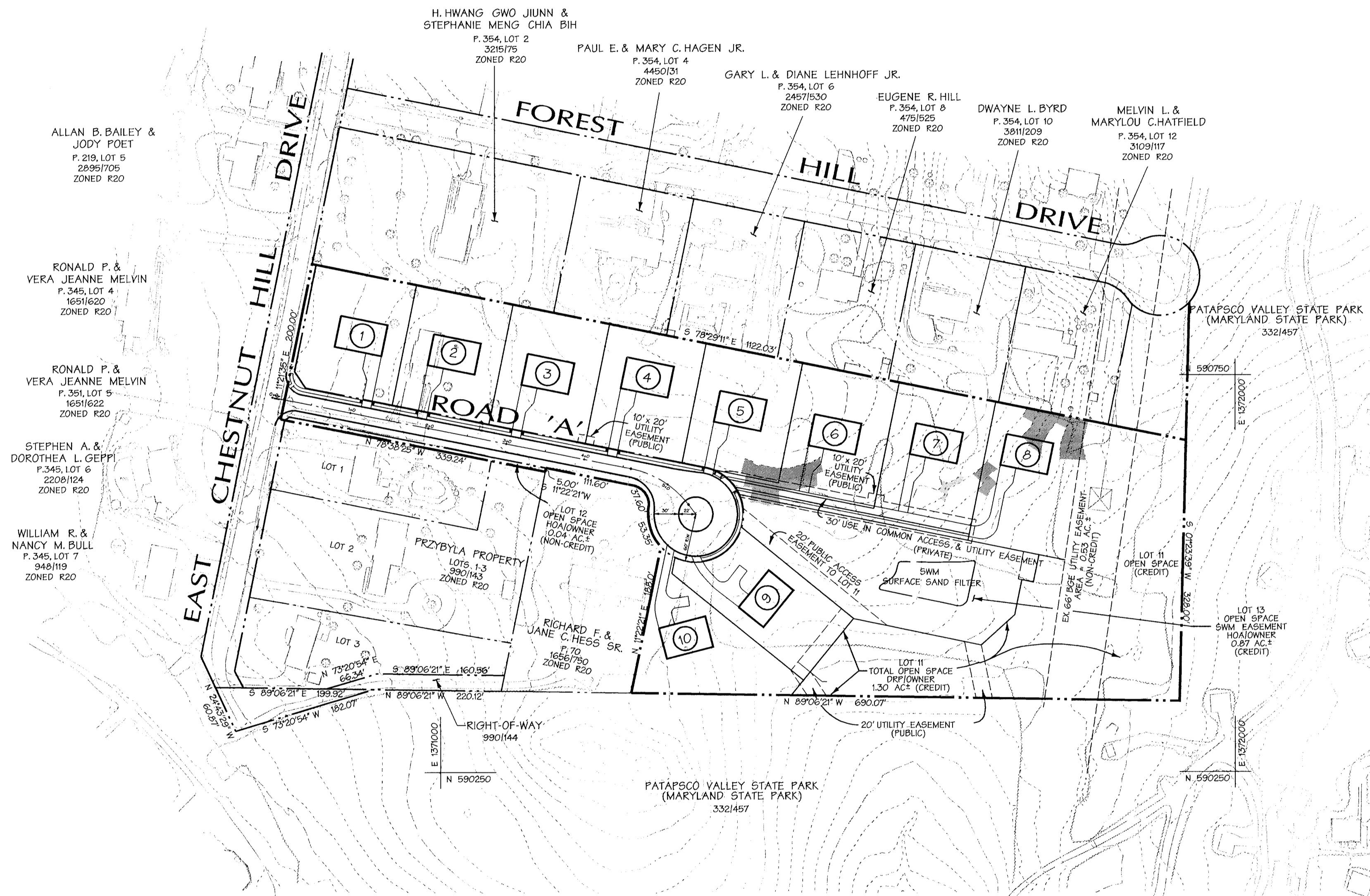
Minimum Lot Size Chart

| LOT # | GROSS AREA | PIPESTEM AREA | MIN. LOT AREA |
|-------|------------|---------------|---------------|
| 6 | 20,676 | 569 | 20,107 |
| 7 | 22,510 | 1,442 | 21,068 |
| 8 | 23,599 | 2,375 | 21,224 |

Preliminary Equivalent Sketch Plan for Chestnut Crest

Howard County

Maryland



VICINITY MAP

SCALE: 1"=2000'

BENCHMARK DESCRIPTION

COORDINATES IN MARYLAND NAD83(91) (HORIZONTAL) AND NGVD29 (VERTICAL) DATUMS.
 17A: NORTHING: 594948.349 24C2: NORTHING: 588648.312
 EASTING: 1364626.768 EASTING: 1366038.195
 ELEVATION: 476.80' ELEVATION: 354.08'

Sheet Index

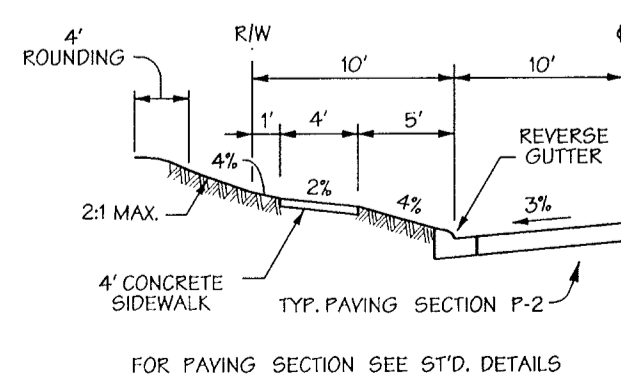
| SHEET | DESCRIPTION |
|-------|--------------------------------------|
| 1 | COVER SHEET |
| 2 | PRELIMINARY EQUIVALENT SITE PLAN |
| 3 | GRADING AND SEDIMENT CONTROL PLAN |
| 4 | PRELIMINARY LANDSCAPE PLAN |
| 5 | PRELIMINARY FOREST CONSERVATION PLAN |
| 6 | |
| 7 | |
| 8 | |

DATA SOURCES:

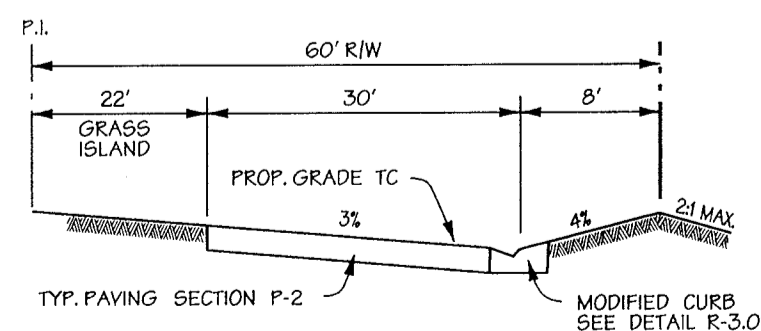
- EXISTING TOPO INFORMATION SHOWN IS FROM AERIAL TOPOGRAPHY, FLOWN BY 3D, LLC DATED JANUARY 13, 2001.
- BOUNDARY LIMITS SHOWN FROM DMW SURVEY DATED MARCH 2001.
- EXISTING UTILITIES SHOWN ARE FROM EXISTING HOWARD CO. RECORDS AND FIELD TOPO BY DMW DATED MARCH 2001.

Overall Property Outline

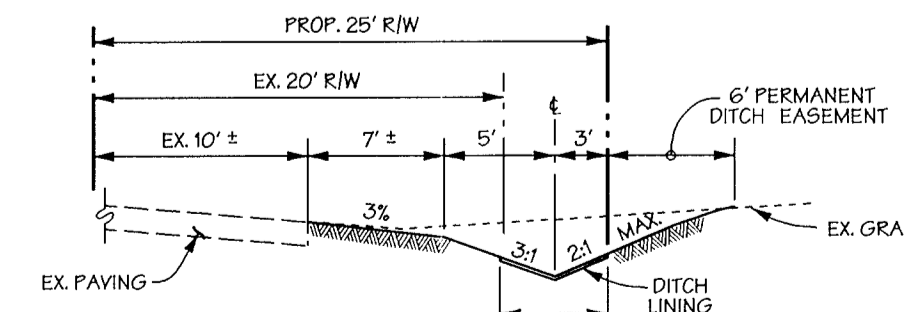
Scale: 1"=100'



Typical Road Half Section
NOT TO SCALE



Cul-de-sac Typical Half Section
NOT TO SCALE



East Chestnut Hill Drive Typical Widening Section (East Side Only)
NOT TO SCALE

**TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY**

James S. Rute 3/1/02
PLANNING DIRECTOR DATE

| Date | No. | Revision Description |
|------|-----|----------------------|
| | | |
| | | |
| | | |

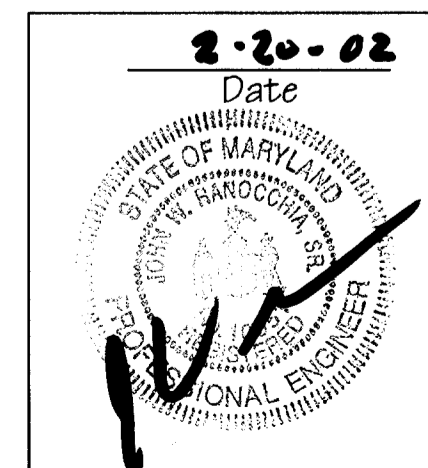
OWNER: FAIRMOUNT MANAGEMENT COMPANY
946-A MARIMICH COURT
ELDERSBURG, MD 21784

DEVELOPER: RACHUBA HOME BUILDERS, LLC
946-A MARIMICH COURT
ELDERSBURG, MD 21784

DMW

Draft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3833
Fax 296-4705

*A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals*

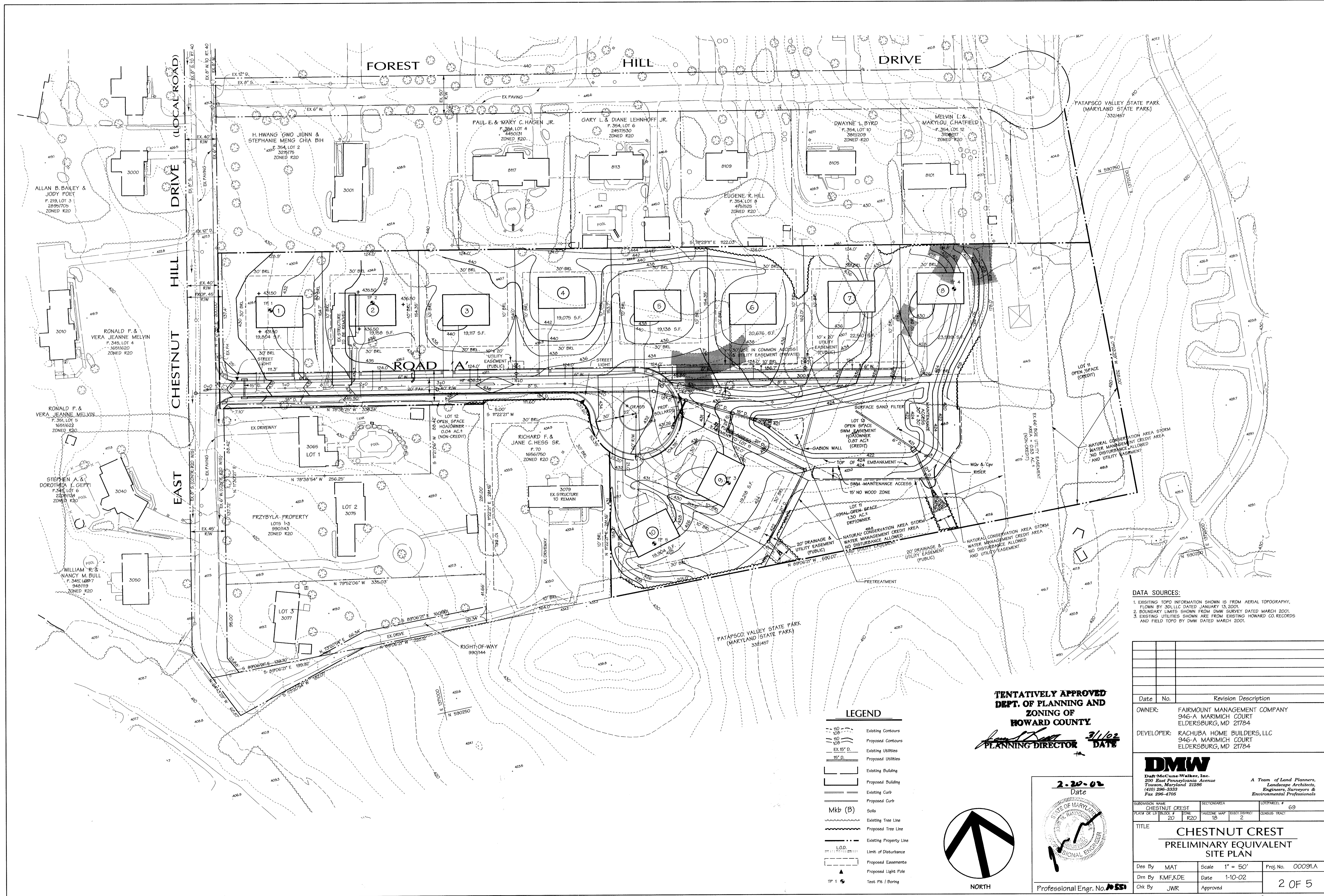


| SUBDIVISION NAME | SECTION/AREA | LOT/PARCEL # |
|------------------|--------------|--------------|
| CHESTNUT CREST | | 69 |
| PLAT OR LOT # | ZONE | TAXZONE MAP |
| 20 | R20 | 18 |
| | | 2 |
| | | 69 |

**CHESTNUT CREST
COVER SHEET**

| | | |
|-----------------|-----------------|--------------------|
| Des By: MAT | Scale: AS SHOWN | Proj. No.: 00091.A |
| Drn By: KMF,KDE | Date: 1-10-02 | |
| Chk By: JWR | Approved: | 1 OF 5 |

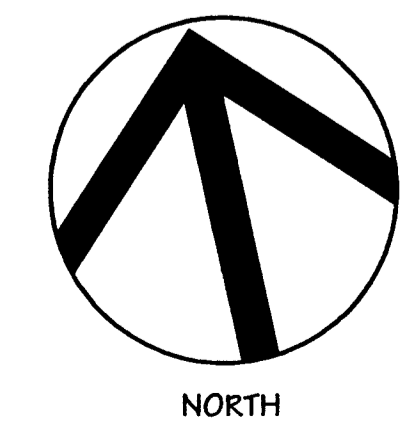
Professional Engr. No. 15812



DATA SOURCES:
 1. EXISTING TOPO INFORMATION SHOWN IS FROM AERIAL TOPOGRAPHY, FLOWN BY 3D, LLC DATED JANUARY 13, 2001.
 2. BOUNDARY LIMITS SHOWN FROM DMW SURVEY DATED MARCH 2001.
 3. EXISTING UTILITIES SHOWN ARE FROM EXISTING HOWARD CO. RECORDS AND FIELD TOPO BY DMW DATED MARCH 2001.

TENTATIVELY APPROVED
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ZONING OF
HOWARD COUNTY.
James H. ...
PLANNING DIRECTOR **3/1/02**
DATE

- LEGEND**
- 10' --- Existing Contours
 - 10' --- Proposed Contour
 - EX. 15" D. --- Existing Utilities
 - 15" D. --- Proposed Utilities
 - ▭ Existing Building
 - ▭ Proposed Building
 - ▬ Existing Curb
 - ▬ Proposed Curb
 - Mkb (B) Soils
 - Existing Tree Line
 - Proposed Tree Line
 - Existing Property Line
 - L.O.D. --- Limit of Disturbance
 - Proposed Easements
 - ▲ Proposed Light Pole
 - TP 1 Ⓢ Test Pit / Boring



2-20-02
 Date
 STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 JAMES H. ...
 Professional Engr. No. 10551

| Date | No. | Revision Description |
|--|--------------------|------------------------|
| | | |
| | | |
| OWNER: FAIRMOUNT MANAGEMENT COMPANY 946-A MARIMICH COURT ELDERSBURG, MD 21784 | | |
| DEVELOPER: RACHUBA HOME BUILDERS, LLC 946-A MARIMICH COURT ELDERSBURG, MD 21784 | | |
| DMW Darr-McCune-Walker, Inc. 300 East Pennsylvania Avenue Towson, Maryland 21286 (410) 286-3333 Fax: 286-4705 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals | | |
| SUBDIVISION NAME CHESTNUT CREST | SECTION/AREA 1B | LOT/PARCEL # 69 |
| PLAT OR MAP BLOCK # 20 | ZONE R20 | ELECT. DISTRICT # 2 |
| TITLE CHESTNUT CREST PRELIMINARY EQUIVALENT SITE PLAN | | |
| Des By MAT | Scale 1" = 50' | Proj. No. 00091A |
| Drn By KMF,KDE | Date 1-10-02 | |
| Chk By JWR | Approved | 2 OF 5 |



**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

| CATEGORY | ADJACENT to ROADWAYS | ADJACENT to PERIMETER PROPERTIES | | | | P 5 | P 6 |
|---|----------------------|----------------------------------|---------|---------|---------|-----|----------------|
| | | P 1 | P 2 | P 3 | P 4 | | |
| LANDSCAPE TYPE "B" | P 7 | | | | | | |
| LINEAR FEET OF PERIMETER | 195 LF. | | | | | | 72 LF. 464 LF. |
| LANDSCAPE TYPE "A" | | | | | | | |
| LINEAR FEET OF PERIMETER | | 1122 LF. | 328 LF. | 690 LF. | 187 LF. | | |
| CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED) | N/A | N/A | 328 LF. | 443 LF. | N/A | N/A | N/A |
| CREDIT FOR PERM (DESCRIBE BELOW IF NEEDED) | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| NUMBER OF PLANTS REQUIRED | | | | | | | |
| SHADE TREES | 3 | 19 | 0 | 4 | 3 | 1 | 9 |
| EVERGREEN TREES | 4 | 0 | 0 | 0 | 0 | 2 | 12 |
| SHRUBS | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NUMBER OF PLANTS PROVIDED | | | | | | | |
| SHADE TREES | | | | | | | |
| EVERGREEN TREES | | | | | | | |
| OTHER TREES (2:1 SUBSTITUTION) | | | | | | | |
| SHRUBS (10:1 SUBSTITUTION) | | | | | | | |
| (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | | | | | | | |

* NOTE: STREET TREES WILL BE PROVIDED @ 1/40 LF.

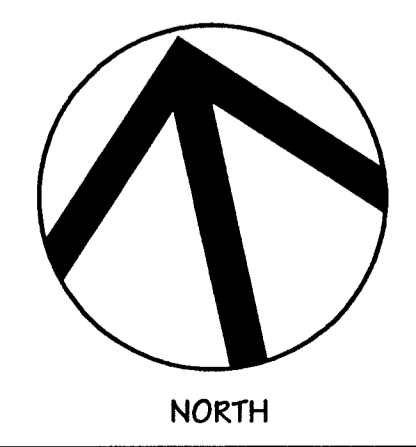
**SCHEDULE D
STORMWATER MANAGEMENT AREA LANDSCAPING**

| LINEAR FT OF PERIMETER (TYPE "B") | 803 LF |
|-----------------------------------|--------|
| NUMBER OF TREES REQUIRED | |
| SHADE TREES @ 1/50 LF. | 15 |
| EVERGREEN TREES @ 1/40 LF. | 18 |
| CREDIT FOR EXISTING VEGETATION | 170 LF |
| CREDIT FOR OTHER LANDSCAPING | NA |
| NUMBER OF TREES PROVIDED | |
| SHADE TREES | |
| EVERGREEN TREES | |
| SHRUBS | |

**TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY.**

[Signature]
PLANNING DIRECTOR

3/1/02
DATE



2-20-02
Date

Landscape Architect

- DATA SOURCES:**
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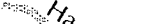





| SUBDIVISION NAME | CHESTNUT CREST | SECTION/AREA | LOT/PARCEL # |
|---------------------|----------------|-----------------|--------------|
| PLAT OR 1/4 BLOCK # | 20 | ZONE | R20 |
| TAXIDIST. MAP | 18 | ELECT. DISTRICT | 2 |
| CENSUS TRACT | | | 69 |

TITLE: **CHESTNUT CREST
PRELIMINARY LANDSCAPE
PLAN**

| Des By | Scale | Proj. No. |
|--------|-------------|-----------|
| BKC | 1" = 50' | 00091.A |
| Drn By | Date | |
| BKC | 1-10-02 | |
| Chk By | Approved | |
| JWR | [Signature] | |

4 OF 5

Legend

-  EXISTING FOREST EDGE
-  SCRUB/SHRUB AND LANDSCAPE TREE GROUPS
-  SOILS
-  LIMIT OF DISTURBANCE
-  FOREST CONSERVATION EASEMENT WITH PERMANENT FOREST PROTECTION SIGNS AT 100' INTERVALS
-  REFORESTATION AREAS CREDITED FOR LANDSCAPE REQUIREMENTS
-  FOREST RETENTION
-  FOREST PROTECTION FENCE WITH TEMPORARY FOREST PROTECTION SIGNS PLACED AT 50' INTERVALS

GOALS AND OBJECTIVES

Development of the Chestnut Hill property under the current Forest Conservation Act (FCA) requires the reforestation of approximately 1.9 acres, of which 0.6 acres will be satisfied on-site. Approximately 0.06 acres of proposed reforestation is also intended to satisfy landscape requirements, and will be planted with large caliber, aesthetically pleasing native stock adjacent to the proposed stormwater management facility. The remaining reforestation requirement to be satisfied on-site will incorporate smaller stock using species chosen to reflect and enhance existing forest retention areas. A fee-in-lieu payment will be made for the outstanding 1.4 acres of reforestation not provided on-site.

The goals and objectives of this Preliminary Forest Conservation Plan are to provide for short-term forest retention area protection by identifying those areas and indicating the locations of temporary forest protection fencing and signage. Establishing these short-term protection measures prior to any earth-moving activities will help ensure that these areas will not be disturbed during construction activities. Long-term forest protection measures include establishing a Forest Conservation Easement which will be conveyed to Howard County.

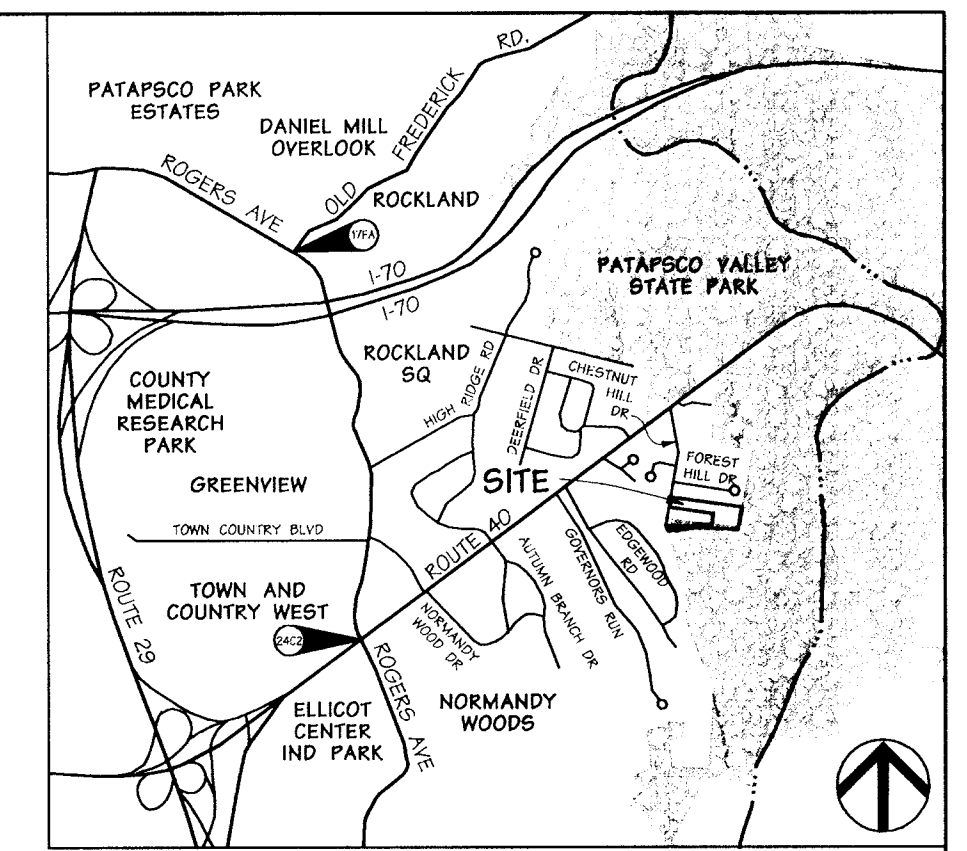
FOREST CONSERVATION CALCULATIONS

| BASIC SITE DATA | | ACRES (IN.) |
|---|--|-------------|
| GROSS SITE AREA | | 0.2 |
| BGE UTILITY EASEMENT | | 0.5 |
| AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE) | | 0.0 |
| NET TRACT AREA | | 7.7 |
| LAND USE CATEGORY | | R-5 (R-20) |

| INFORMATION FOR CALCULATIONS | | ACRES (IN.) |
|--------------------------------------|--|-------------|
| A. NET TRACT AREA | | 7.7 |
| B. REFORESTATION THRESHOLD (20% x A) | | 1.5 |
| C. AFFORESTATION MINIMUM (25% x A) | | 1.9 |
| D. EXISTING FOREST ON NET TRACT AREA | | 1.8 |
| E. FOREST AREAS TO BE CLEARED | | 1.2 |
| F. FOREST AREAS TO BE RETAINED | | 0.6 |





| REFORESTATION CALCULATIONS | | ACRES (IN.) |
|--|--|-------------|
| A. NET TRACT AREA | | 7.7 |
| B. REFORESTATION THRESHOLD (20% x A) | | 1.5 |
| C. EXISTING FOREST ON NET TRACT AREA | | 1.8 |
| D. FOREST AREAS TO BE CLEARED | | 1.2 |
| E. FOREST AREAS TO BE RETAINED | | 0.6 |
| F. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD | | 0.3 |
| G. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD | | 0.9 |
| H. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD | | 0 |

| CLEARING BELOW THE THRESHOLD | | ACRES (IN.) |
|---|---------------|-------------|
| IF FOREST AREAS TO BE RETAINED ARE LESS THAN THE REFORESTATION THRESHOLD (IF E IS LESS THAN B), THE FOLLOWING CALCULATIONS APPLY: | | |
| REFORESTATION FOR CLEARING ABOVE THRESHOLD | Fx1A | 0.1 |
| REFORESTATION FOR CLEARING BELOW THRESHOLD | Gx2 | 1.8 |
| TOTAL REFORESTATION REQUIRED | (F1A) + (Gx2) | 2.0 |

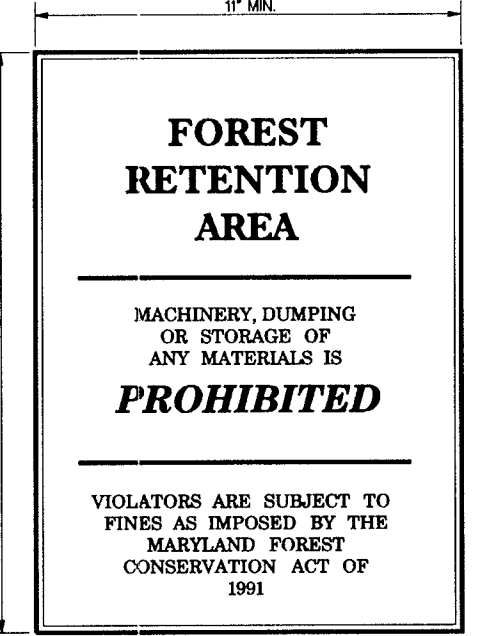
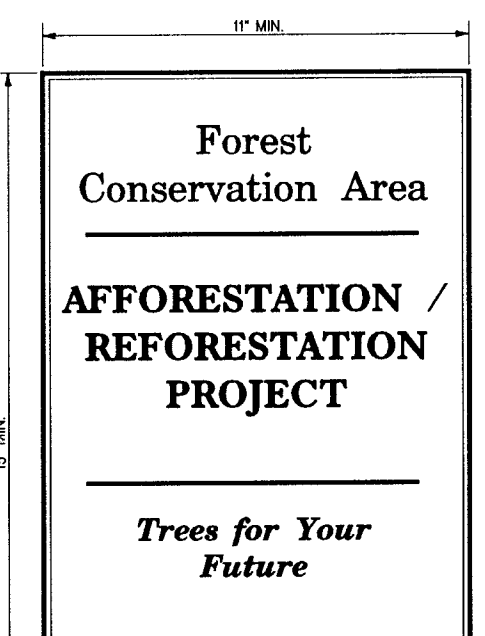
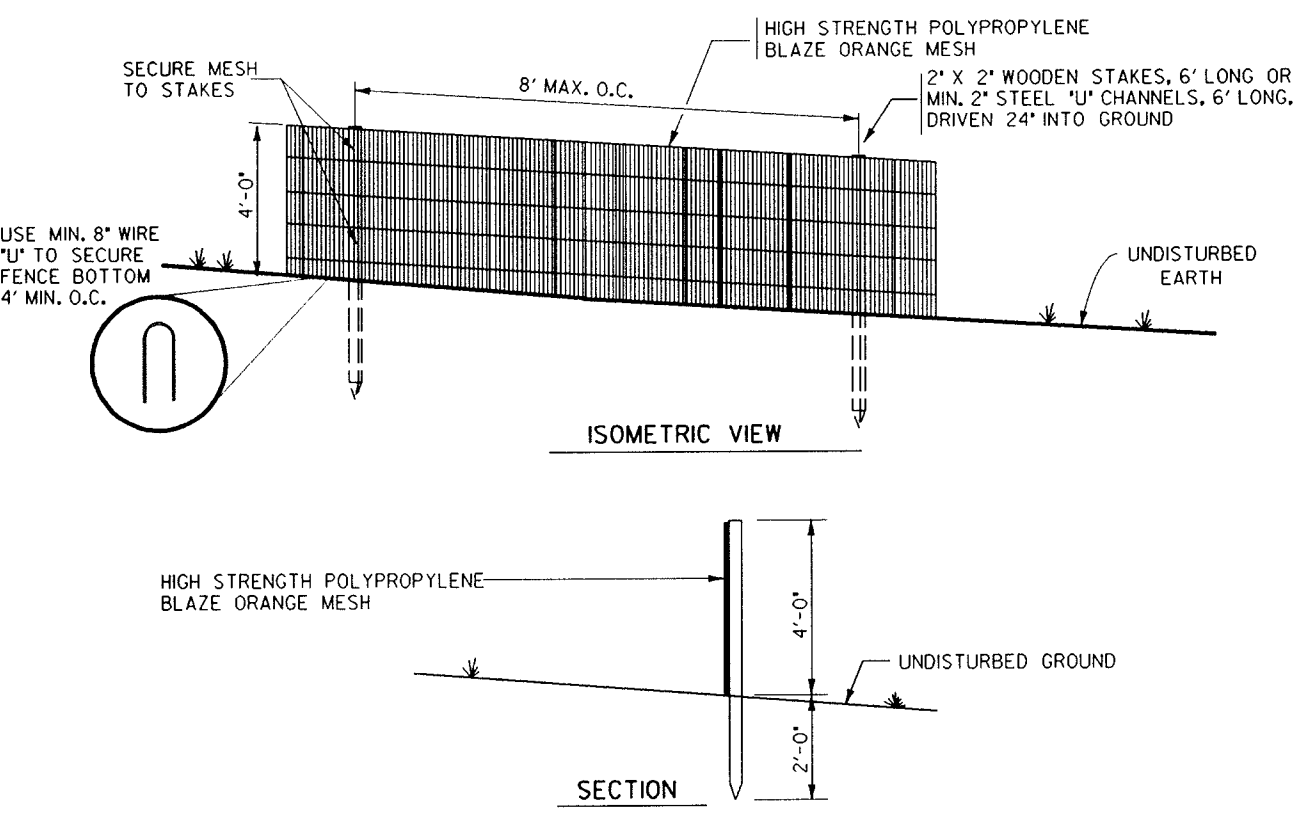





LOCATION MAP
SCALE: 1" = 2000'



-  INVASIVE EXOTIC VEGETATION TO BE REMOVED
-  0.5± ACRES WITHIN BGE UTILITY EASEMENT
-  0.3± ACRES TO BE RETAINED
-  0.3± ACRES TO BE REFORESTED

- NOTES:**
- THIS DETAIL IS FOR FOREST PROTECTION DEVICE ONLY
 - FOREST RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS
 - BOUNDARIES OF FOREST RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING THE DEVICE
 - ROOT DAMAGE SHALL BE AVOIDED
 - PROTECTION SIGNAGE MAY ALSO BE USED
 - FOREST PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION



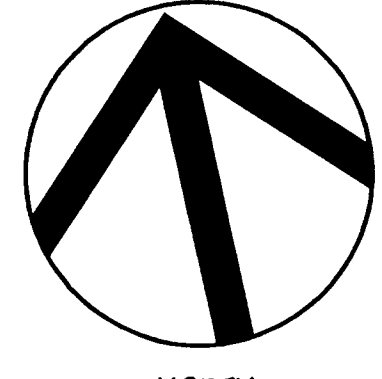
-  0.3± ACRES TO BE CLEARED
-  0.1± ACRES TO BE REFORESTED
-  0.3± ACRES TO BE RETAINED

0.2± ACRES TO BE REFORESTED (0.06± ACRES TO BE COUNTED TOWARD LANDSCAPE CREDIT)

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR DATE

- SPECIMEN TREES**
- A - 32\"/>

NOTE: NO SPECIMEN TREE RETENTION IS PROPOSED DUE TO THE POOR QUALITY OF THESE TREES.



Date: 2.20.02

Landscape Architect

- DATA SOURCES:**
- EXISTING TOPO INFORMATION SHOWN IS FROM AERIAL TOPOGRAPHY, FLOWN BY 3DL LLC DATED JANUARY 13, 2001.
 - BOUNDARY LIMITS SHOWN FROM DMW SURVEY DATED MARCH 2001.
 - EXISTING UTILITIES SHOWN ARE FROM EXISTING HOWARD CO. RECORDS AND FIELD TOPO BY DMW DATED MARCH 2001.

| Date | No. | Revision Description |
|------|-----|----------------------|
| | | |
| | | |

| | |
|------------|--|
| OWNER: | FAIRMOUNT MANAGEMENT COMPANY 946-A MARIMICH COURT ELDERSBURG, MD 21784 |
| DEVELOPER: | RACHUBA HOME BUILDERS, LLC 946-A MARIMICH COURT ELDERSBURG, MD 21784 |

| | | | | | |
|----------------------|----------------|---------------|-----|-----------------|----|
| SUBDIVISION NAME: | CHESTNUT CREST | SECTION/AREA: | | LOT/PARCEL #: | 69 |
| PLAT OR LOT BLOCK #: | 20 | ZONE: | R20 | ELECT DISTRICT: | 2 |
| TAXIDISTRICT MAP: | 18 | GENSUS TRACT: | | | |

| | | | | |
|--------|-------|----------|-----------|--------|
| Des By | Scale | 1" = 50' | Proj. No. | 00091A |
| Dwn By | Date | 1-10-02 | | |
| Chk By | JWR | Approved | | 5 OF 5 |

Forest Protection Fence
Not To Scale

Permanent Signage
Not To Scale

Temporary Signage
Not To Scale