

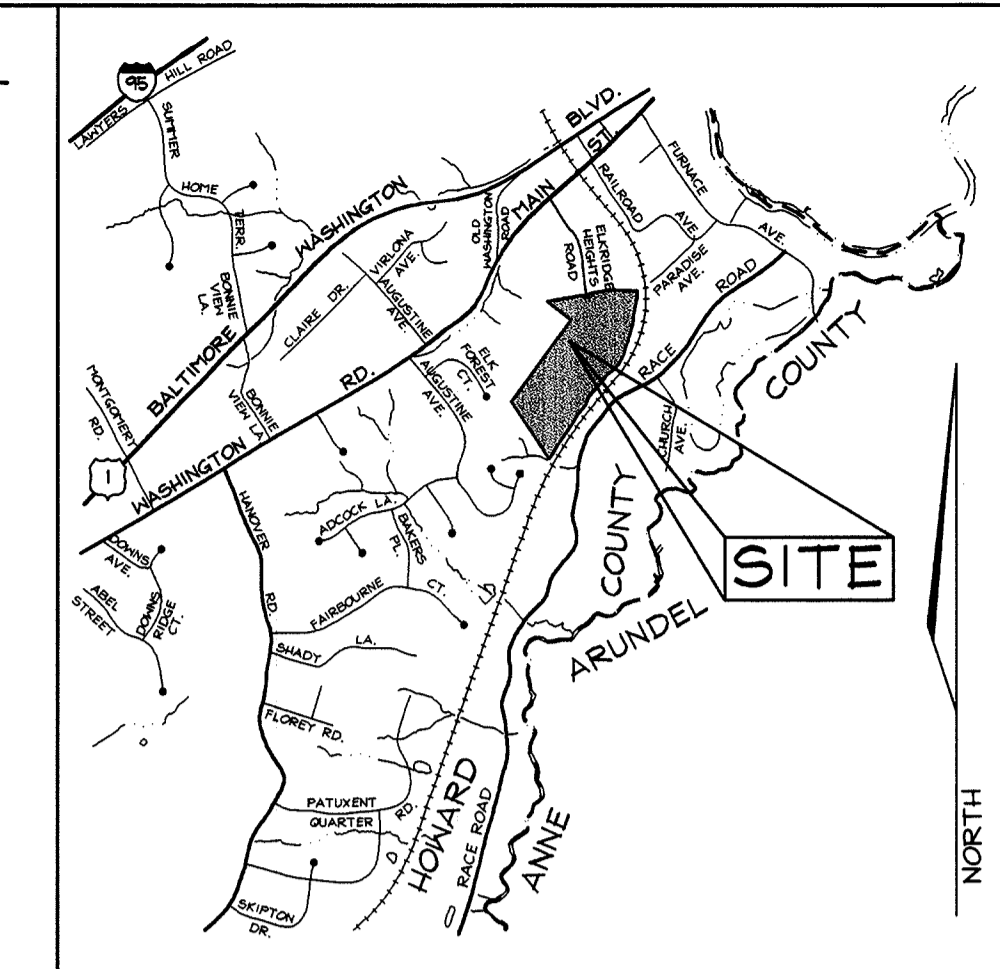
GENERAL NOTES

1. SUBJECT PROPERTY ZONED "R-12" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
2. PUBLIC WATER AND SEWER TO BE UTILIZED.
3. SOILS MAP No. 26.
4. GROSS AREA OF SITE: 25.6 AC.± (KUHN PROP.) + 0.08 AC.± (ADJ. BULK PARCEL 'A') = 25.68 AC.±
5. AREA OF PROPOSED PUBLIC R/W: 1.6 AC.±
6. NUMBER OF PROPOSED BUILDABLE LOTS: 55 * (54)
AREA OF PROPOSED BUILDABLE LOTS: 13.0 AC.±
7. NUMBER OF PROPOSED OPEN SPACE LOTS: 1
AREA OF PROPOSED OPEN SPACE LOT: 11.0 AC.±
8. OPEN SPACE REQUIREMENTS:
A.) OPEN SPACE REQUIRED (30%-8,400 SF MINIMUM LOT SIZE):
25.6 AC.± x 0.30 = 7.7 AC.±
B.) OPEN SPACE PROVIDED:
11.0 AC.± (0.2 AC.± NON-CREDITED)
9. TOPOGRAPHY IS BASED ON A FIELD RUN TOPOGRAPHY SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. IN FEB. OF 2001 AND AERIAL TOPOGRAPHY PREPARED BY HARFORD AERIAL SURVEYS, INC. IN FEB. OF 1999.
10. FIELD RUN BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. ON APRIL 2, 2001.
11. THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
12. STORMWATER MANAGEMENT & WATER QUALITY IS PROVIDED AS NECESSARY IN ACCORDANCE WITH THE 2000 STORMWATER MANAGEMENT MANUAL. POND TO BE A MICRO POOL EXTENDED DETENTION POND HAZARD CLASS 'A'. FACILITY TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. A.P.F.O. TRAFFIC STUDY PREPARED BY STREET TRAFFIC STUDIES L.T.D.
14. WETLANDS DELINEATION AND REPORT AND FOREST STAND DELINEATION AND REPORT PREPARED BY EXPLORATION RESEARCH INC.
15. THERE ARE NO FLOODPLAINS, HISTORIC STRUCTURES OR CEMETERIES ON-SITE.
16. SPEED CONTROL DEVICES WILL BE PROVIDED IN ACCORDANCE WITH DESIGN MANUAL VOLUME III AND BE SHOWN AT THE PRELIMINARY PLAN STAGE.
17. COUNTY FILE NUMBERS: S-99-16; WP-99-87
18. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS.
19. THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.

SKETCH PLAN KUHN PROPERTY

LEGEND

- EXISTING CONTOURS ----- 552
- 15-24.9% SLOPES [Symbol]
- 25% AND GREATER SLOPES [Symbol]
- WETLANDS [Symbol]
- TELEPHONE POLE [Symbol]
- GUY WIRE [Symbol]
- POLE [Symbol]
- ACCESS EASEMENT [Symbol]
- ACCESS AND UTILITY EASEMENT [Symbol]
- PROPOSED DRAINAGE SWALE [Symbol]



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

DESCRIPTION	SHEET No.
COVER SHEET	1 of 3
SKETCH PLAN	2 of 3
SKETCH PLAN	3 of 3

CENTERLINE ROAD CURVE DATA

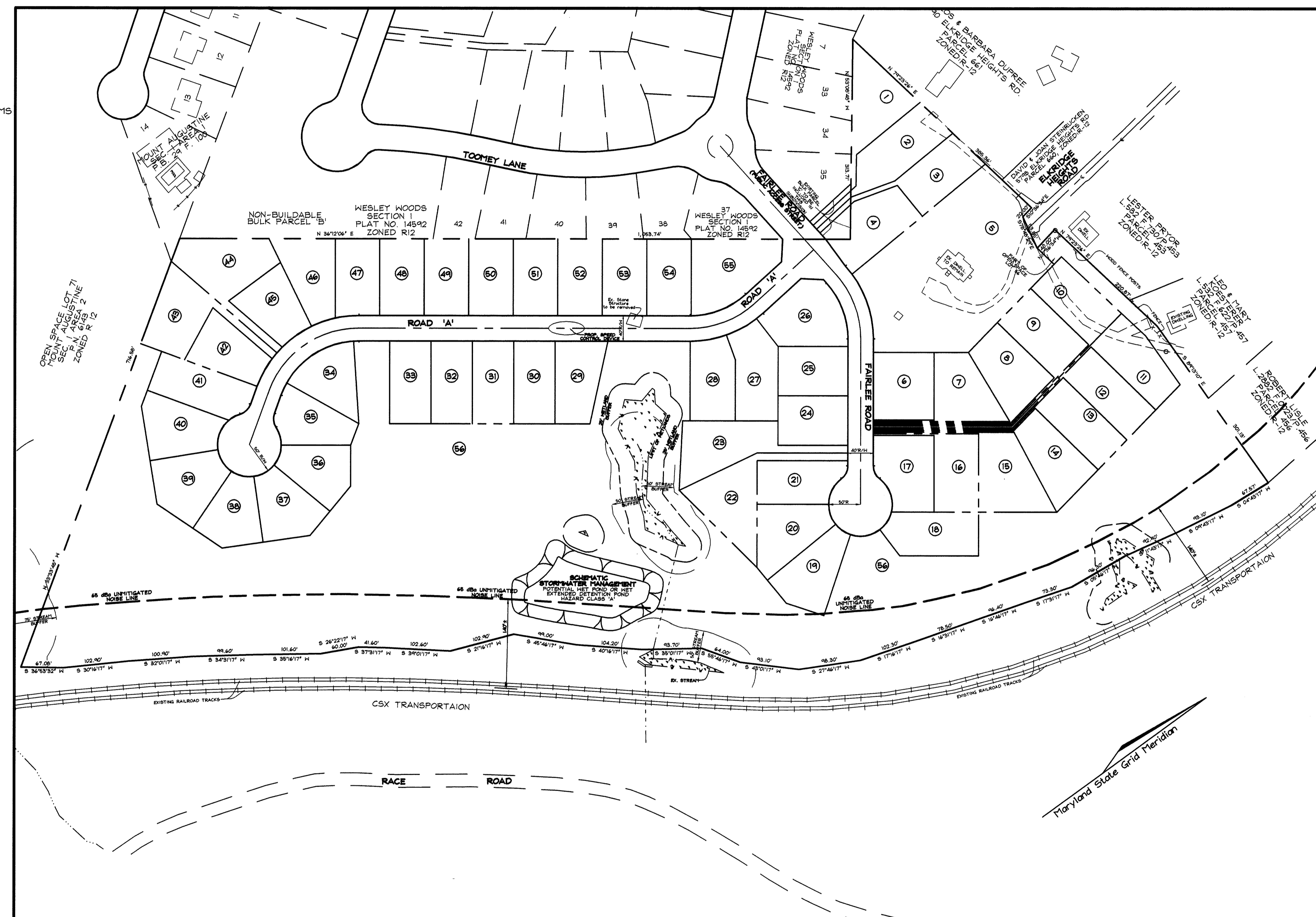
CURVE #	STATIONS	DELTA	RADIUS	ARC LENGTH
C1-FAIRLEE	PC-2+70.81; PT-3+81.40	42°14'27"	150.00'	110.59'
C2-RD 'A'	PC-1+25.76; PT-2+36.35	42°14'27"	150.00'	110.59'
C3-RD 'A'	PC-7+56.96; PT-9+40.22	70°00'00"	150.00'	183.26'

* CURVE #3 MEETS THE REQUIREMENTS FOR A SPEED CONTROL DEVICE

ROAD CLASSIFICATION

ROAD NAME	CLASSIFICATION	R/W
FAIRLEE ROAD	ACCESS STREET	40'
ROAD 'A'	ACCESS STREET	40'

* NOTE:
BASED ON EXHIBIT DATED 7-11-01, ENCLOSED IN THE FILE, THE NUMBER OF BUILDING LOTS FOR THIS PROJECT IS 54.



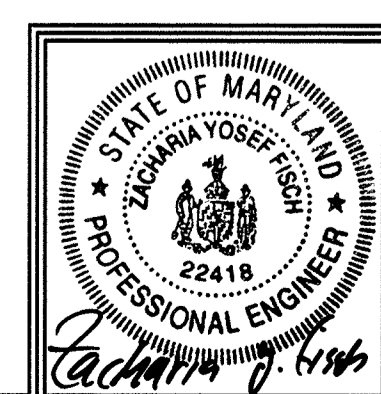
LOCATION MAP
SCALE: 1"=200'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

[Signature] 9/17/01
PLANNING DIRECTOR DATE

OWNER
MICHAEL G. KUHN
5800 ELKRIDGE HEIGHTS ROAD
ELKRIDGE, MD 21075-5327

DEVELOPER
C & C DEVELOPMENT
10178 BALTIMORE NATIONAL PIKE
SUITE 207 A
ELLICOTT CITY, MD 21042



FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

**SKETCH PLAN
KUHN PROPERTY**
* LOTS 1 THRU 55 AND OPEN SPACE LOT 56
AND A RESUBDIVISION OF BULK PARCEL 'C'
WESLEY WOODS, SECTION 1
TAX MAP 38 GRID 4 & 10 PARCEL 163
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: PS
DRAWN BY: PS
CHECKED BY: ZYF
SCALE: As Shown
DATE: August 13, 2001
W.O. No.: 3018
SHEET No. 1 OF 3



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
[Signature]
 PLANNING DIRECTOR DATE 9/2/10

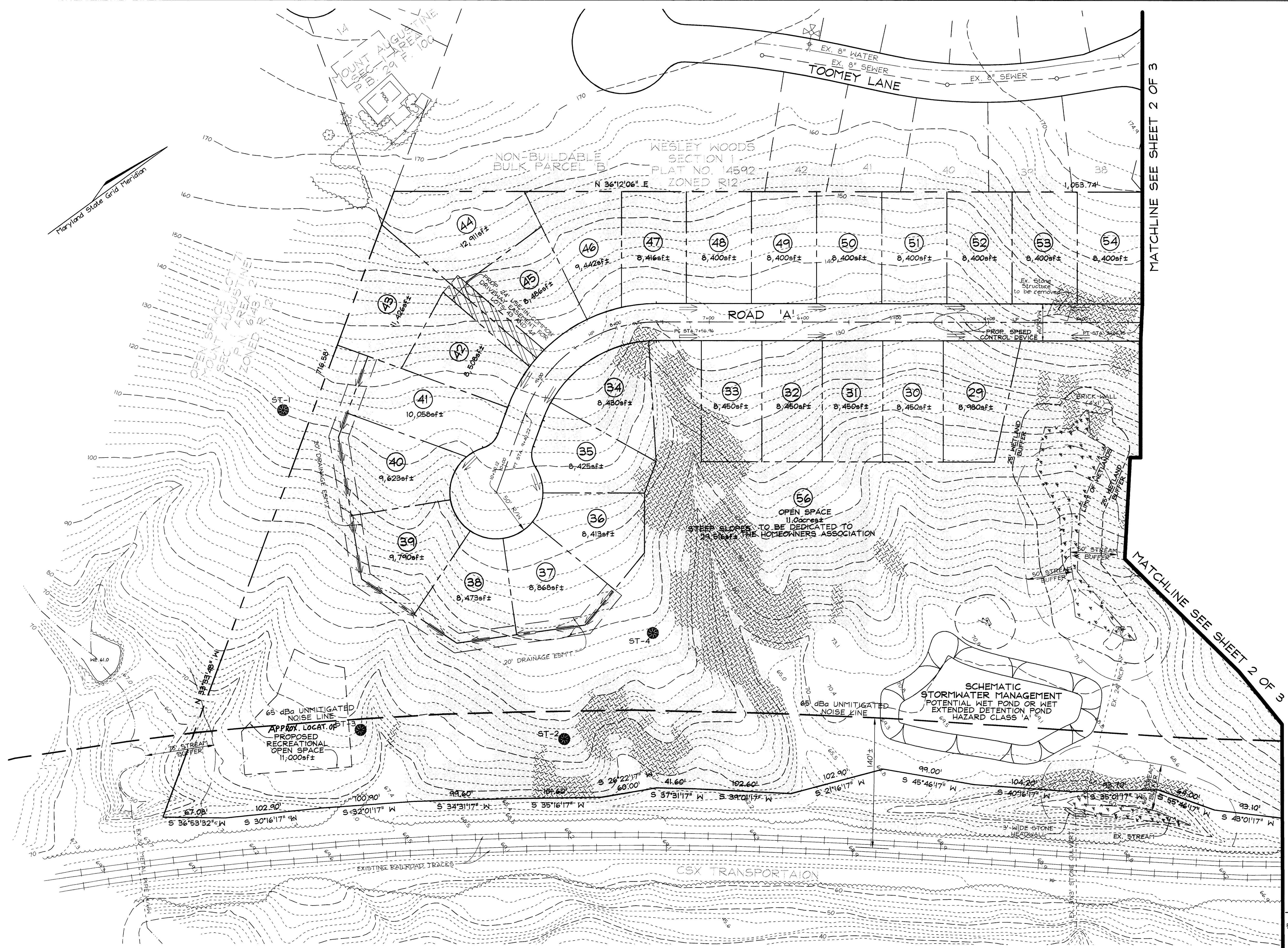
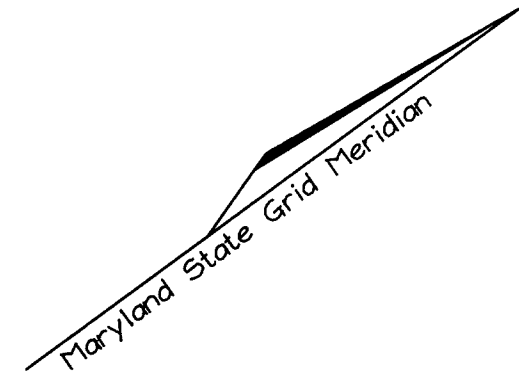
OWNER	DEVELOPER
MICHAEL G. KUHN 5800 ELKRIDGE HEIGHTS ROAD ELKRIDGE, MD 21075-5327	C & C DEVELOPMENT 10178 BALTIMORE NATIONAL PIKE SUITE 207 A ELLCOTT CITY, MD 21042



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KUHN PROPERTY
 * LOTS 1 THRU 55 AND OPEN SPACE LOT 56
 AND A RESUBDIVISION OF BULK PARCEL 'C'
 WESLEY WOODS, SECTION 1
 TAX MAP 38 GRID 4 & 10 PARCEL 163
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: PS
DRAWN BY: PS
CHECKED BY: ZYF
SCALE: 1"=50'
DATE: August 13, 2010
W.O. No.: 3018
SHEET No. 2 OF 3



MATCHLINE SEE SHEET 2 OF 3

MATCHLINE SEE SHEET 2 OF 3

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR 9/17/01
DATE

OWNER	DEVELOPER
MICHAEL G. KUHN 5800 ELKRIDGE HEIGHTS ROAD ELKRIDGE, MD 21075-5327	C & C DEVELOPMENT 10178 BALTIMORE NATIONAL PIKE SUITE 207 A ELLCOTT CITY, MD 21042



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SKETCH PLAN
KUHN PROPERTY
* **LOTS 1 THRU 55 AND OPEN SPACE LOT 56**
AND A RESUBDIVISION OF BULK PARCEL 'C'
WESLEY WOODS, SECTION 1
TAX MAP 38 GRID 4 & 10 PARCEL 163
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: PS
DRAWN BY: PS
CHECKED BY: ZYF
SCALE: 1"=50'
DATE: August 13, 2001
W.O. No.: 3018
SHEET No. 3 OF 3