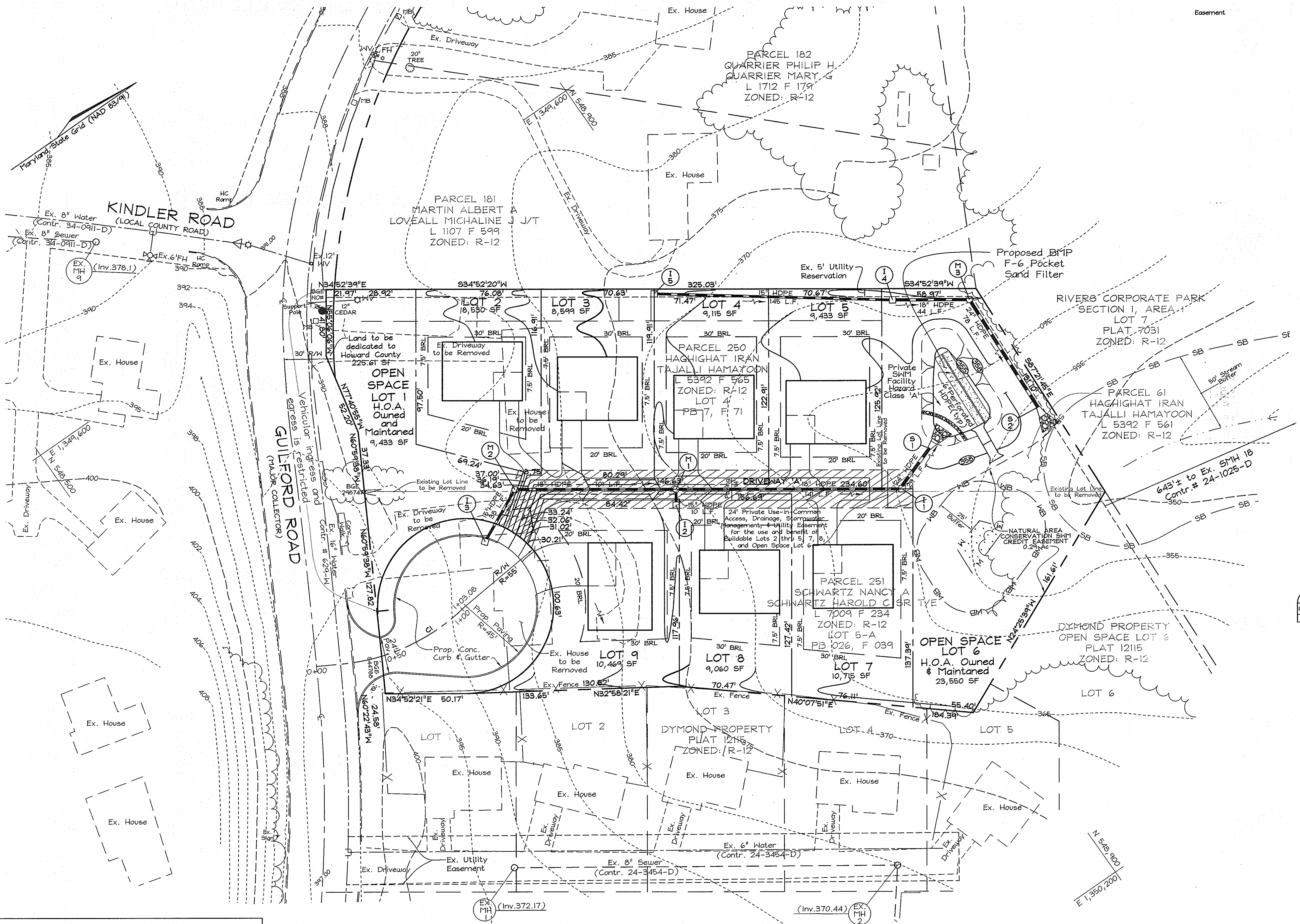
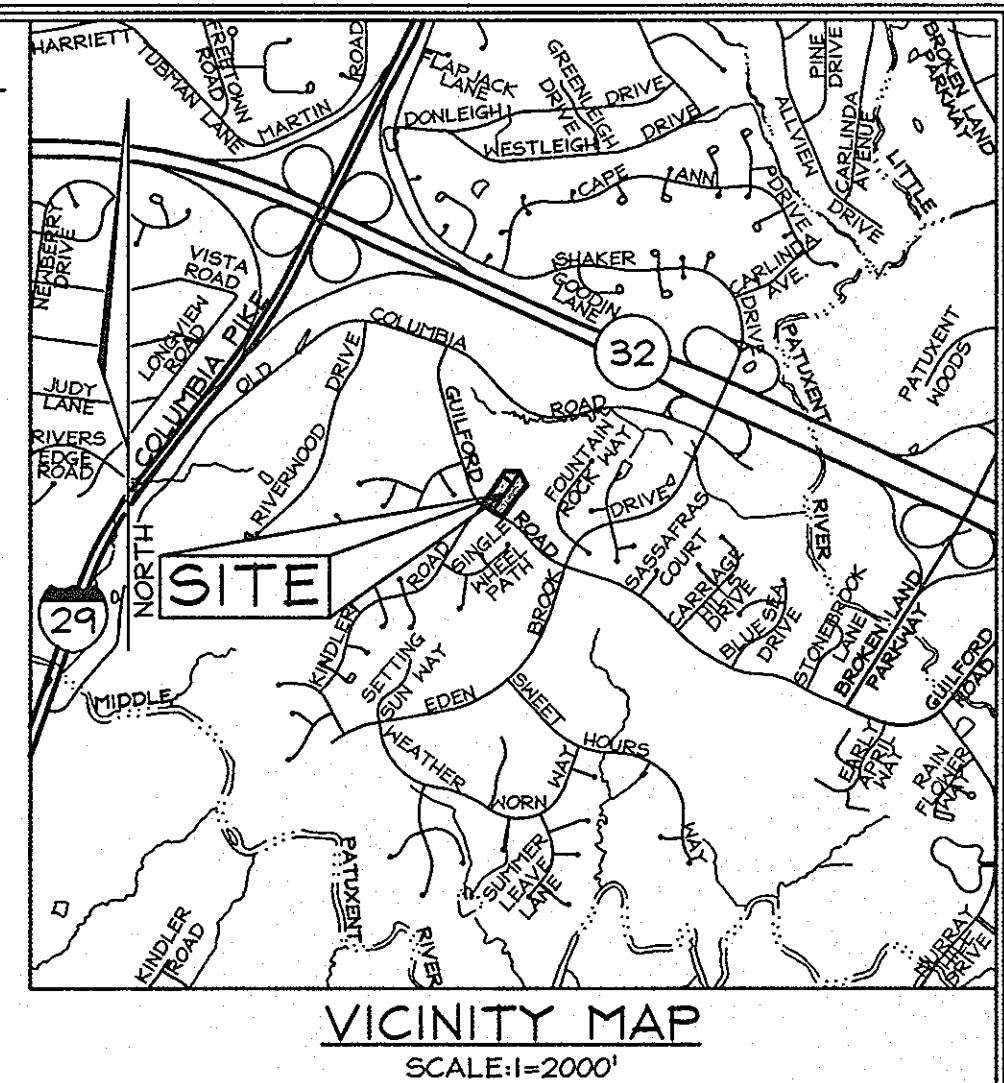
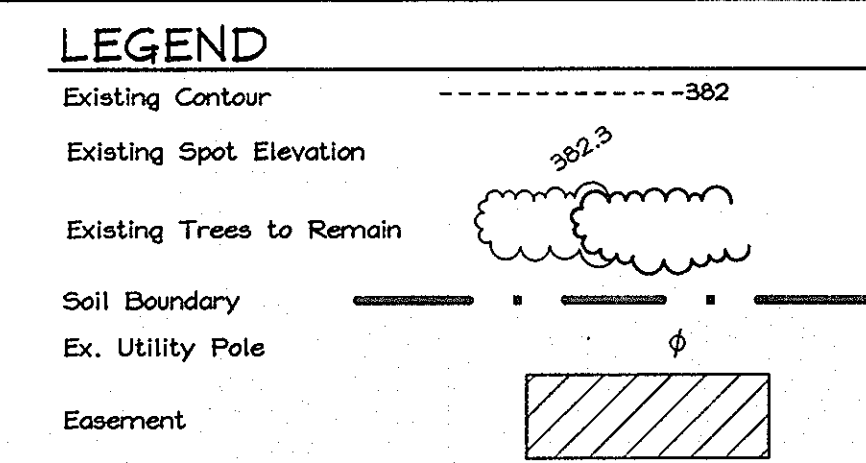


SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
CgB2	Chester gravelly silt loam, 3 to 8 percent slopes, moderately eroded	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
GIC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	B
GID3	Glenelg loam, 15 to 25 percent slopes, severely eroded	C
GRB2	Glenelg silt loam, 3 to 8 percent slopes, moderately eroded	B
MLD2	Minor loam, 15 to 25 percent slopes, moderately eroded	B

MINIMUM LOT SIZE CHART			
LOT NUMBER	GROSS AREA (SF)	PIFESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
2	8,530±	110±	8,420±
3	8,599±	131±	8,460±
4	9,115±	331±	8,784±
5	9,433±	539±	8,844±
7	10,715±	566±	10,149±
8	9,060±	348±	8,712±



- GENERAL NOTES**
- Subject property Zoned "R-12" per 02/02/04 Comprehensive Zoning Plan, and per the Comp. Lite Zoning Regulation Amendments effective on 7/28/2006.
 - Public water and sewer to be utilized.
 - This site is located within the metropolitan district.
 - Soils map no. 29.
 - Gross area of site: 2,510 ac.±
 - Proposed Area of Right-of-Way: 0.236 ac.±
 - Number of proposed buildable lots: 7
 - Area of proposed buildable lots: 1,517 ac.±
 - Number of proposed open space lots: 2
 - Area of proposed open space lots: 0.757 ac.±
 - Open space requirements:
 - a.) Open space required (30% gross area of site - minimum lot size 8,400sf.): 2,510 ac.± x 0.30 = 0.753 ac.±
 - b.) Open space provided: 0.757 ac.± (Credited)
 - Area of right of way to be dedicated to Howard County Maryland: 0.236 Ac.
 - Topography is based on Howard County GIS survey prepared in 1998.
 - Boundary shown is based on previously recorded plats and deed plats.
 - The stormwater management system shown on this plan is an approximation of the site, 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.
 - A.P.F.O. Traffic Study prepared by Street Traffic Studies Ltd. approved on 6/1/06.
 - Metland Letter and report and Forest Stand Delineation and report prepared by Exploration Research Inc.
 - There are no floodplains, steep slopes, streams, historic structures or cemeteries on-site.
 - Forest Conservation Obligations in accordance with Section 16.1202 of the Forest Conservation Manual shall be fulfilled under the preliminary plan submission.
 - Perimeter Landscape Obligations in accordance with Section 16.124 of the Landscape Manual shall be fulfilled under the preliminary plan submission.
 - Topography along lines of sight was field run by FSH on or about January 2006.
 - Stormwater management quantity & quality is provided as necessary in accordance with the 2000 Stormwater Management Manual.
 - This site is exempt from City Water Quality by disconnects and sheet flow to buffer credits and by a Pocket Sand Filter.
 - This plan is subject to a design manual waiver. On 8/22/2006 the Chief Development Engineering Division approved a waiver from section 2.5.2.H and figure 2.17 of Design Manual Volume III to allow the use of stopping sight distance on a Major Collector and higher classification roadway.

CENTERLINE ROAD CURVE DATA					
CURVE No.	RADIUS	ARC LENGTH	DELTA	BEARING	CHORD LENGTH
C1	126.15'	88.08'	47°00'19"	N0°44'53"E	86.31'

OWNER/DEVELOPER
 CMC Land, LLC
 11710 Stonegate Lane
 Columbia, MD 21044
 Attn: Ms. Cindy DeLozoppo
 443-250-6395

SKETCH PLAN
GUILFORD ROAD
 (A resubdivision of Lots 4 and 5-A, Plat Numbers PB 7/F 71 and PB 026/F 039)
 TAX MAP 42 GRID 7 PARCELS 61, 250 & 251
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

	FSH Associates Engineers Planners Surveyors 6339 Howard Lane, Elkridge, MD 21075 Tel: 410-567-5200 Fax: 410-796-1562 E-mail: info@fsh.net	DESIGN BY: PS
		DRAWN BY: KSZ & MA
		CHECKED BY: ZYF
		SCALE: As shown
		DATE: June 6, 2007
	W.O. No.: 3394	
		SHEET No.: 1 OF 1

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Frank D. Gaylor
 PLANNING DIRECTOR

6/15/07
 DATE

PLAN VIEW
 SCALE: 1"=30'