

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
Point	North (feet)	East (feet)	North (meters)	East (meters)
204	536467.0122	1345296.0945	163515.472357	410047.069746
205	536560.2913	1345198.4681	163543.903807	410017.313166
207	536856.9876	1345381.0363	163634.337103	410072.960039
211	536686.0807	1345017.3145	163582.244577	410205.937926
213	536386.4330	1345476.9452	163490.911785	410102.193146
214	536314.9803	1345599.0602	163469.132959	410139.413876
216	536454.2323	1345361.5143	163511.577053	410067.009723
335	536218.7068	1345212.2139	163439.788719	410021.502870
336	536291.0305	1345140.3982	163461.833033	409999.613409
338	536245.8817	1345229.4402	163448.071664	410026.753455
339	536313.3551	1345160.1495	163468.637599	410005.633615

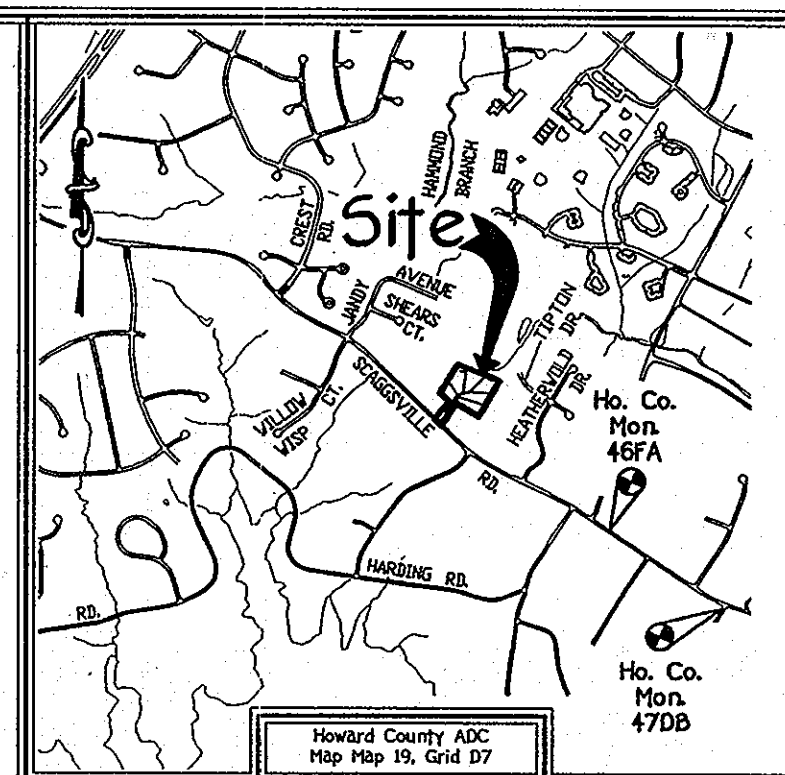
**Reservation Of Public Utility Easements**

"Developer Reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, and other public utilities located in, on, over, and through buildable lots 1 thru 6, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County, upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deeds of easement in the land records of Howard County."

This subdivision is subject to Section 18.122B of the Howard County Code. Public Water and Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 10/15/09 On Which Date Developer Agreement 24-4103-0 Was Filed And Accepted.

**General Notes Continued:**

- The Forest Conservation Requirements Per Section 16.1200 of The Howard County Code And The Forest Conservation Manual For This Subdivision Will Be Fulfilled By A Fee-In-Lieu Payment Of \$22,869.00 Based On 0.70 Acres X 43,560 Sq. Ft./Acre X \$0.75/Sq. Ft.
- Landscape For This Subdivision And Required Surety Amount Of \$9,750.00, Based On Twenty (20) Shade Trees @ \$300/Shade Tree, And Twenty-Five (25) Evergreens @ \$150/Evergreen Tree Will Be Provided With A Developer's Agreement With The Final Plans In Accordance With Section 16.124 of The Subdivision And Land Development Regulations And The Howard County Landscape Manual.
- This Property Is Listed In The Howard County Historic Sites Inventory As HO-707. The Plan Was Reviewed By The Historic District Commission On June 5, 2008 As Case HDC-08-30. The Commission Had No Objection To The Proposal.
- For R-20 Infill Subdivisions That Are Restricted In Using Optional Lot Sizes Under Section 16.121(a), Steep Slopes, Floodplains, Wetlands, Wetlands Buffers, Streams, And Stream Buffers May Be Located On Lots, Provided That The Building Envelope Is No Closer Than Thirty-Five (35) Feet From These Environmental Features.
- The Use-In-Common Driveway Maintenance Agreements For Lots 1 Thru 6 Have Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Subdivision.
- Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$6,000.00 Based On 4 Lots x \$1500/Lot.
- This Development Is Designed To Be In Accordance With Section 16.127-Residential Infill Development-Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.
- Approval Of A Site Development Plan Is Required For The Development Of Lots 1 Thru 6 Prior To The Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.



The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

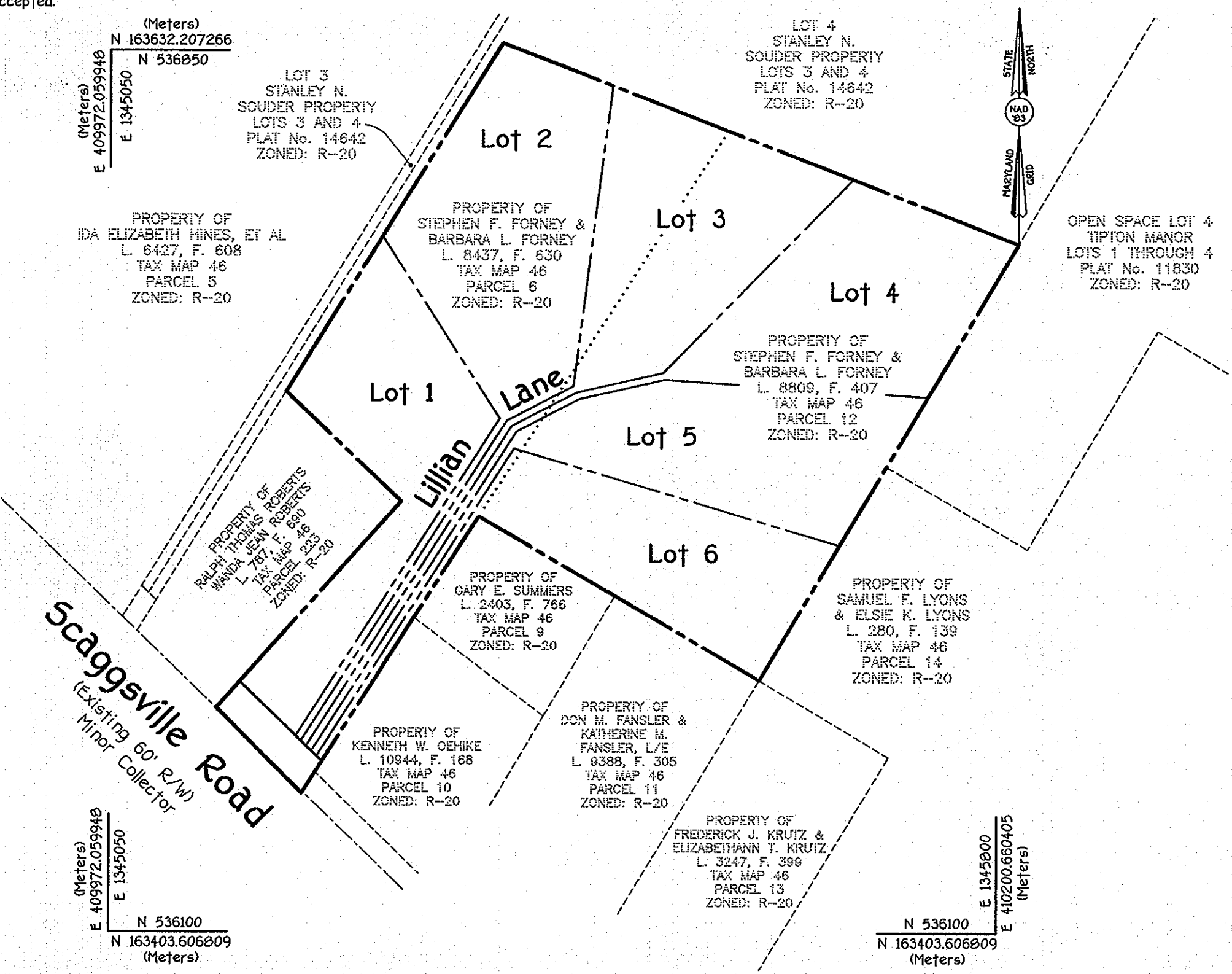
*Terrell A. Fisher* 6/15/09  
Terrell A. Fisher, L.S. 10692  
(Registered Land Surveyor) Date

*Stephen F. Forney* 6-29-09  
Stephen F. Forney, Owner Date

*Barbara L. Forney* 6-29-09  
Barbara L. Forney, Owner Date

**Minimum Lot Size Chart**

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	40,453 Sq. Ft.	1,931 Sq. Ft.	38,522 Sq. Ft.
3	35,120 Sq. Ft.	2,315 Sq. Ft.	32,805 Sq. Ft.
4	34,539 Sq. Ft.	2,740 Sq. Ft.	31,791 Sq. Ft.
5	31,295 Sq. Ft.	1,858 Sq. Ft.	29,437 Sq. Ft.
6	29,209 Sq. Ft.	1,476 Sq. Ft.	27,733 Sq. Ft.



**General Notes:**

- Subject Property Zoned R-20 Per The 02/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Effective 07-28-08.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 46FA And 47DB. Station No. 46FA North 535,140.8621 East 1,346,962.7187 Station No. 47DB North 534,316.9330 East 1,348,131.2767
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About October, 2005 By Fisher, Collins & Carter, Inc..
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
  - Width - 12 Feet (6 Feet Serving More Than One Residence);
  - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1 - 1/2" Minimum;
  - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
  - Structures - (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
  - Structure Clearances - Minimum 12 Feet;
  - Maintenance - Sufficient To Ensure All Weather Use.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers And Forest Conservation Easement Areas.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Traffic Study For This Project Was Prepared By Mars Group, Dated June, 2006 And Approved Under SP-08-17 On July 24, 2008.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- Previous Department Of Planning And Zoning File Numbers: SP-08-17.
- There Is No 100 Year Floodplain On This Property.
- This Property Is Located Within The Metropolitan District.
- All Existing Structures Located On This Site Are To Be Razed.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit. No Noise Study Is Required For This Project Per Howard County Design Manual, Vol. III, Section 5.2.9.
- The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc., Dated April 15, 2008 And Approved Under SP-08-17 On July 24, 2008.
- An Off-Site Intermittent Stream Is Present Along The Edge Of This Site And A Fifty (50) Foot Stream Buffer Is Located On Lots 4, 5 And 6.
- Stormwater Management For This Project Will Be Provided In Accordance With The Criteria Contained In The 2000 Maryland Stormwater Design Manual, Volumes I & II, Chapter 5 "Stormwater Credits For Innovative Site Planning". Some Of The WqV And Rev Will Be Provided And Maintained By Utilizing Non-Structural Best Management Practice In Accordance With Chapter 5 Of The Design Manual. The Remaining Requirements Will Be Addressed With Level Spreaders. Cpv Was Not Required Because The One (1) Year Storm Is Less Than The 2.0 cfs Mandated By The Aforementioned Manual.

**Legend**

- Public Sewer & Utility Easement
- Public Sewer, Water & Utility Easement
- Public Water & Utility Easement
- Private Bus Pad Easement
- Private Use-In-Common Access Easement For The Benefit Of Lots 1 Thru 6
- Public Stormwater Management Credit Easement.
- Limit Of Wetlands
- 50' Top Stream Bank Buffer
- 25' Wetlands Buffer

**Total Area Tabulation**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.	0
TOTAL NUMBER OF LOTS TO BE RECORDED	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.	4.653 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.	0.000 Ac.*
TOTAL AREA OF LOTS TO BE RECORDED	4.653 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED.	0.070 Ac.*
TOTAL AREA TO BE RECORDED.	4.723 Ac.*

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2855

**Key Map**  
Scale: 1"= 100'

**Developer**  
Hamilton Reed, L.L.C.  
c/o Stephen L. Forney  
3368 Brantly Court  
Glenwood, Maryland 21738  
410-442-1751

**Owner**  
Stephen F. Forney &  
Barbara L. Forney  
3368 Brantly Court  
Glenwood, Maryland 21738  
410-442-1988

APPROVED: For Public Water And Public Sewerage Systems.  
Howard County Health Department.

*B. Wilson* 10/29/2009  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*John D. ...* 10/2/09  
Chief, Development Engineering Division Date

*Karl ...* 10-27-09  
Director Date

**OWNER'S CERTIFICATE**

Stephen F. Forney And Barbara L. Forney, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-of-way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-of-way, Witness My Hand This 29th Day of June, 2009.

*Stephen F. Forney*  
Stephen F. Forney, Owner

*Barbara L. Forney*  
Barbara L. Forney, Owner

*John D. ...*  
Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Anita A. Huff Edsall To Stephen F. Forney And Barbara L. Forney By Deed Dated May 12, 2004 And Recorded Among The Land Records Of Howard County, Maryland In Liber 8437 At Folio 630, And All Of The Lands Conveyed By Estelle Elliott Howes To Stephen F. Forney And Barbara L. Forney By Deed Dated October 27, 2004 And Recorded Among The Land Records Of Howard County, Maryland In Liber 8809 At Folio 407; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher*  
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date 6/15/09

RECORDED AS PLAT No. 20827 ON 10/29/09  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Guilford Meadows**  
Buildable Lots 1 Thru 6

Zoned: R-20  
Tax Map: 46, Parcel Nos: 6 & 12, Grid Nos: 11 & 12  
Sixth Election District Howard County, Maryland

Scale: As Shown  
Date: June 9, 2009  
Sheet 1 of 2  
SP-08-17

F-09-095

The Requirements S3-100, The Real Property Article, Annotated Code Of Maryland, 1980 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 6/15/09  
 Terrell A. Fisher, L.S. 10692  
 (Registered Land Surveyor)  
*Stephen F. Forney* 6-29-09  
 Stephen F. Forney, Owner  
*Barbara L. Forney* 6-29-09  
 Barbara L. Forney, Owner

**Reservation Of Public Utility Easements**

Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Buildable Lots 1 Thru 6. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County.

- Legend**
- Public Sewer & Utility Easement
  - Public Sewer, Water & Utility Easement
  - Public Water & Utility Easement
  - Private Bus Pad Easement
  - Private Use-In-Common Access Easement For The Benefit Of Lots 1 Thru 6
  - Public Stormwater Management Credit Easement
  - Limit Of Wetlands
  - SB - 50' Top Stream Bank Buffer
  - WB - 25' Wetlands Buffer

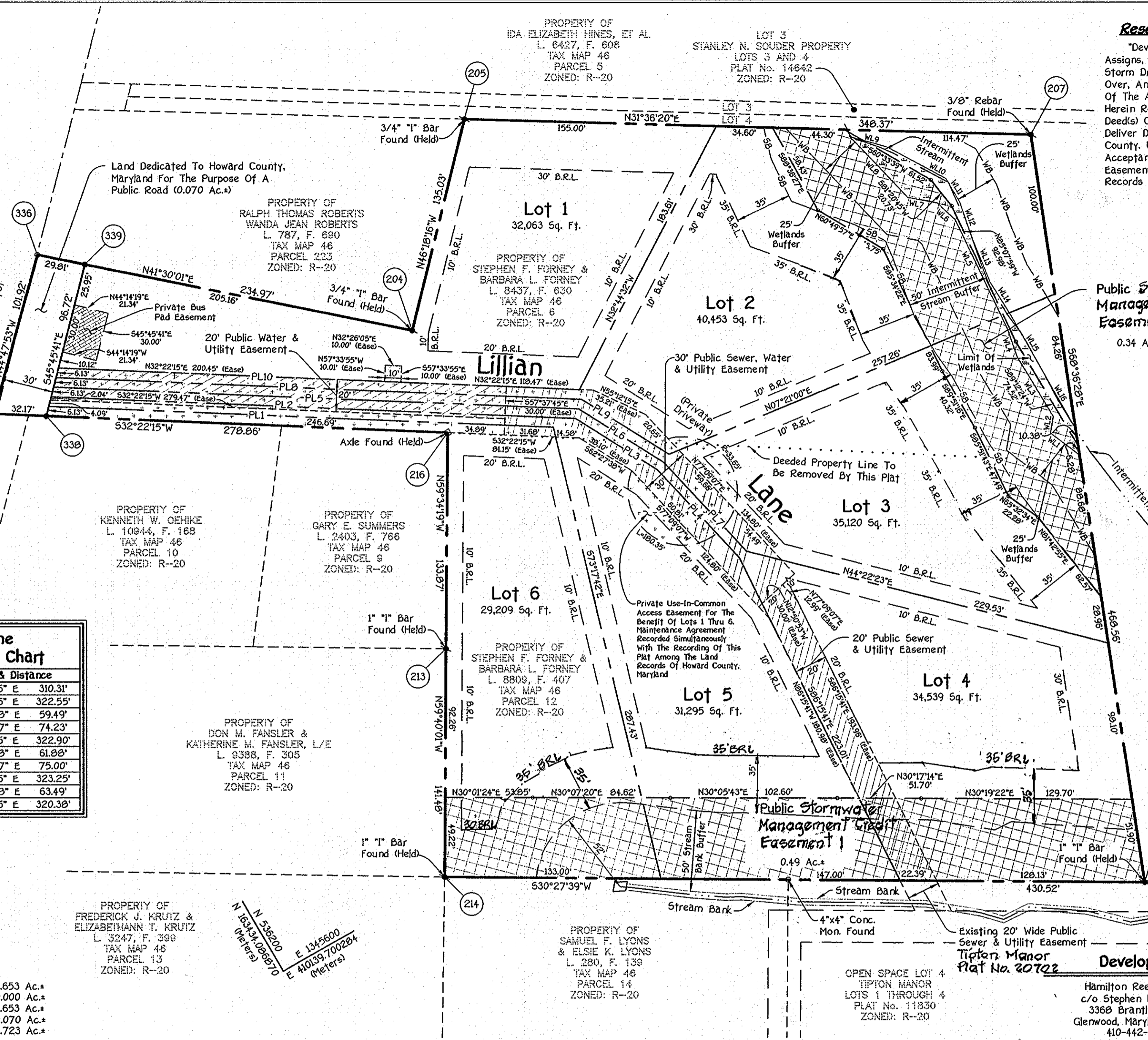
**Wetlands Line Chart**

Sym.	Bearing & Distance
WL1	S 67°37'32" W 22.50'
WL2	N 50°30'41" W 10.50'
WL3	S 08°56'42" W 42.05'
WL4	N 79°21'09" W 10.07'
WL5	N 05°22'33" W 74.33'
WL6	S 72°50'57" W 15.39'
WL7	S 41°01'35" W 10.40'
WL8	S 76°34'46" W 52.03'
WL9	N 46°04'00" E 24.21'
WL10	N 50°31'10" E 41.09'
WL11	N 09°33'01" E 16.42'
WL12	S 70°53'28" E 23.36'
WL13	S 02°04'00" E 29.02'
WL14	N 00°10'25" E 24.01'
WL15	S 09°36'37" E 44.63'
WL16	S 09°24'40" E 36.35'

**Lot Line Tabulation Chart**

Sym.	Bearing & Distance
PL1	N 32°22'15" E 310.31'
PL2	N 32°22'15" E 322.55'
PL3	N 62°27'30" E 59.49'
PL4	N 77°09'07" E 74.23'
PL5	N 32°22'15" E 322.90'
PL6	N 62°27'30" E 61.00'
PL7	N 77°09'07" E 75.00'
PL8	N 32°22'15" E 323.25'
PL9	N 62°27'30" E 63.49'
PL10	N 32°22'15" E 320.30'

Scaggsville Road  
 (Existing 60' R/W)  
 Minor Collector



This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 10/10/09, On Which Date Developer Agreement 24-1103-D Was Filed And Accepted.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2955

**Area Tabulation For This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4.653 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS TO BE RECORDED	4.653 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.070 Ac.*
TOTAL AREA TO BE RECORDED	4.723 Ac.*

PROPERTY OF  
 FREDERICK J. KRUIZ &  
 ELIZABETHANN T. KRUIZ  
 L. 3247, F. 399  
 TAX MAP 46  
 PARCEL 13  
 ZONED: R-20

PROPERTY OF  
 DON M. FANSLER &  
 KATHERINE M. FANSLER, L/E  
 L. 9388, F. 305  
 TAX MAP 46  
 PARCEL 11  
 ZONED: R-20

PROPERTY OF  
 SAMUEL F. LYONS  
 & ELSIE K. LYONS  
 L. 280, F. 139  
 TAX MAP 46  
 PARCEL 14  
 ZONED: R-20

Developer	Owner
Hamilton Reed, L.L.C. c/o Stephen L. Forney 3360 Brantly Court Glenwood, Maryland 21730 410-442-1751	Stephen F. Forney & Barbara L. Forney 3360 Brantly Court Glenwood, Maryland 21730 410-442-1900

APPROVED: For Public Water And Public Sewerage Systems.  
 Howard County Health Department.

*B. Wilson for Peter Brilewson* 10/20/2009  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Alan Dunning* 10/7/09  
 Chief, Development Engineering Division Date

*Walt Shindler* 10-27-09  
 Director Date

**OWNER'S CERTIFICATE**

Stephen F. Forney And Barbara L. Forney, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-of-way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-of-way. Witness My Hand This 29th Day Of June, 2009.

*Stephen F. Forney* Witness  
*Barbara L. Forney* Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Anita A. Huff Edsall To Stephen F. Forney And Barbara L. Forney By Deed Dated May 12, 2004 And Recorded Among The Land Records Of Howard County, Maryland In Liber 0437 At Folio 630, And All Of The Lands Conveyed By Estelle Elliott Howes To Stephen F. Forney And Barbara L. Forney By Deed Dated October 27, 2004 And Recorded Among The Land Records Of Howard County, Maryland In Liber 0809 At Folio 407; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 6/15/09  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 2082B ON 10/29/09  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Guilford Meadows**  
 Buildable Lots 1 Thru 6

Zoned: R-20  
 Tax Map: 46, Parcel Nos: 6 & 12, Grid Nos: 11 & 12  
 Sixth Election District Howard County, Maryland

Scale: 1" = 50'  
 Date: June 9, 2009  
 Sheet 2 of 2

SP-08-17

F-09-095