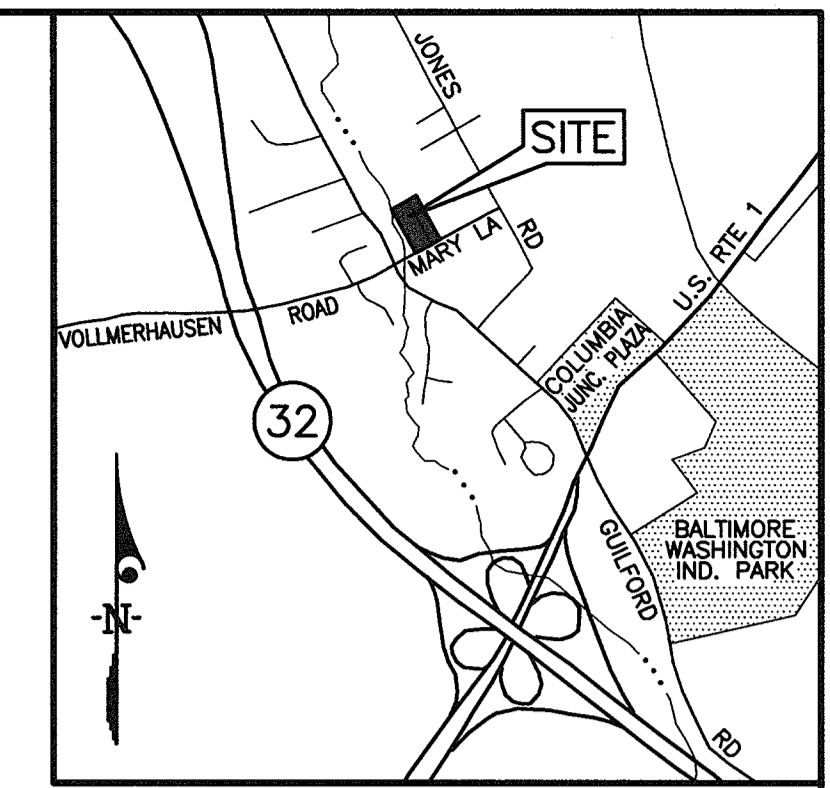
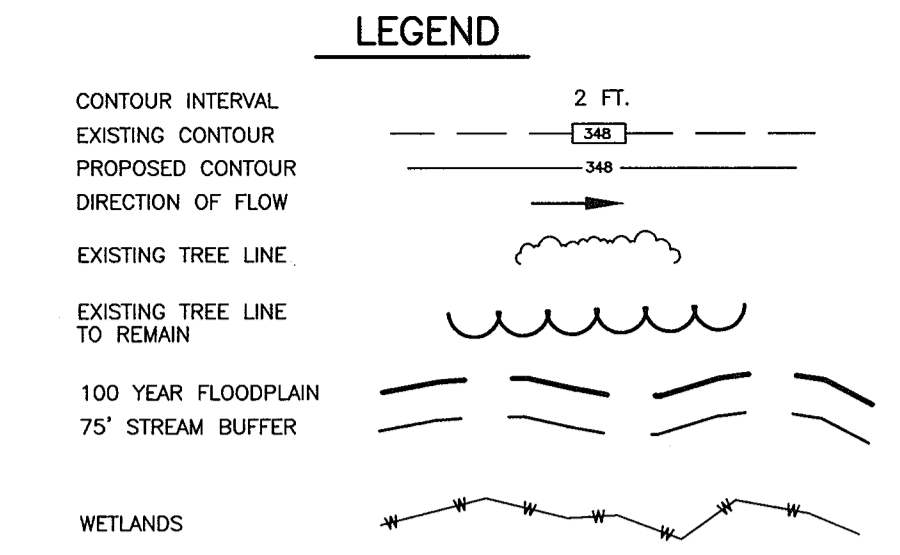


STORMWATER MANAGEMENT SYSTEM			
REQUIREMENT	REQUIRED	PROVIDED	NOTES
WATER QUALITY VOLUME (WQV)	0.08 AC-FT.	0.08 AC-FT.	PROVIDED BY SURFACE SAND FILTER
RECHARGE VOLUME (REV)	0.020 AC-FT.	0.025 AC-FT.	PROVIDED NON-STRUCTURALLY
CHANNEL PROTECTION VOLUME (CPV)	0.18 AC-FT.	0.19 AC-FT.	PROVIDED BY POCKET POND
OVERBANK FLOOD PROTECTION VOLUME (OPV)	9.6 CFS DISCHARGE	7.6 CFS DISCHARGE	PROVIDED BY POCKET POND
EXTREME FLOOD VOLUME (EFV)	N/A	11.3 CFS	



GENERAL NOTES:

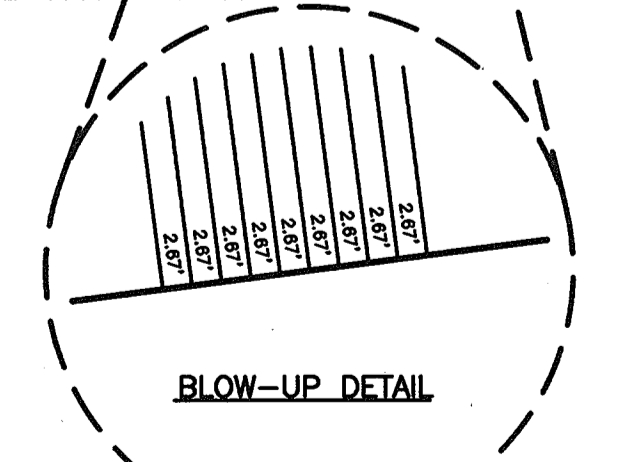
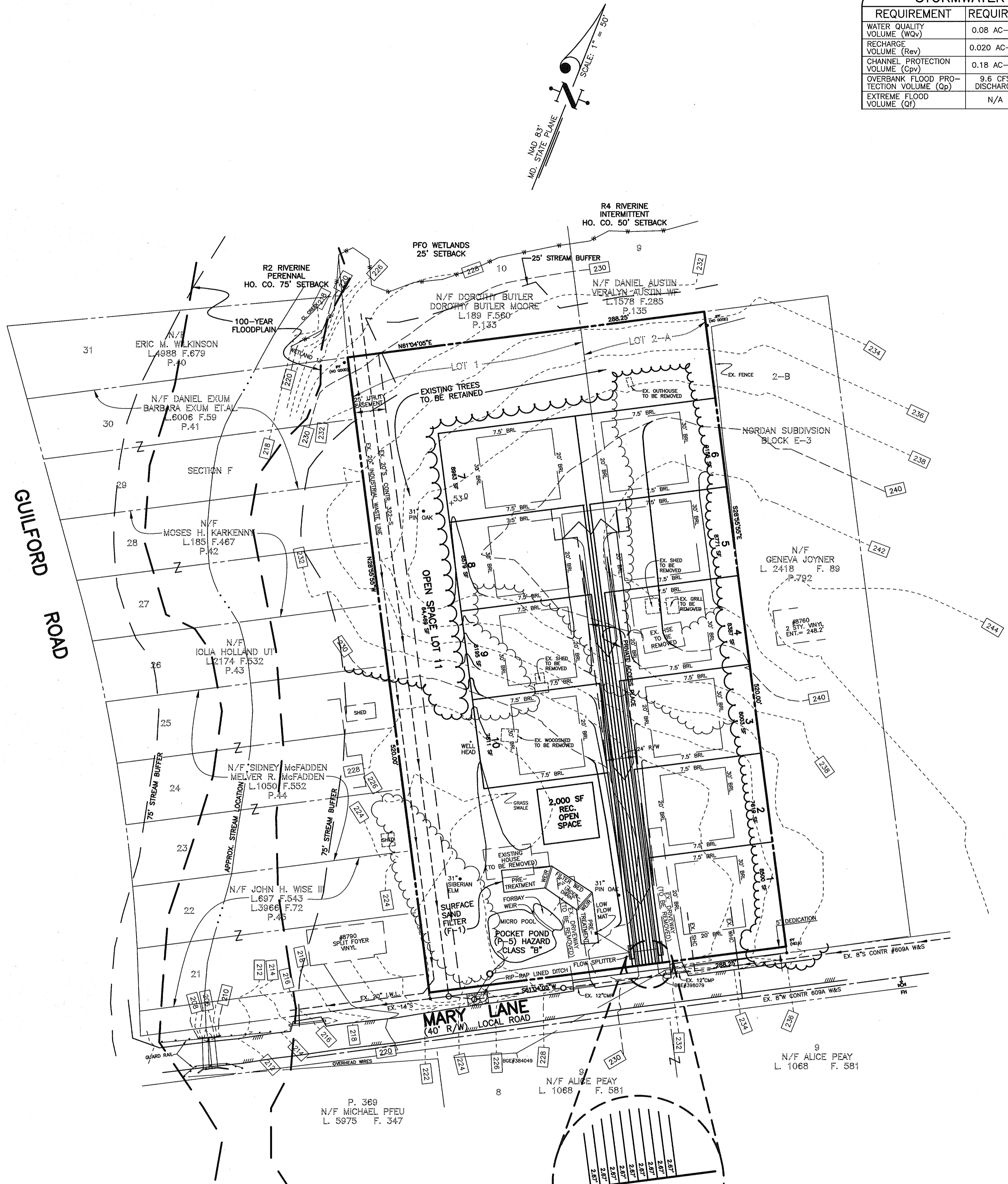
- THE PROJECT IS IN CONFORMANCE WITH THE 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- BOUNDARY AND TOPOGRAPHY IS BASED ON FIELD SURVEY BY CLARK, FINEFROCK, & SACKETT, AUGUST 2002.
- EXISTING UTILITY LOCATIONS SHOWN ARE TAKEN FROM AVAILABLE RECORDS.
- SOILS INFORMATION WAS TAKEN FROM HOWARD COUNTY SOILS SURVEY MAPS 30 AND 34.
- THE STORMWATER MANAGEMENT SYSTEM 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.
- THE 100-YEAR FLOOD PLAIN INDICATED IS TAKEN FROM HOWARD COUNTY FEMA PANELS #240044-0039 AND #240044-0043
- TO THE BEST OF THE OWNER'S KNOWLEDGE THERE ARE NO BURIAL OR CEMETERY LOCATIONS ON THE PROPERTY.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED AS REQUIRED.
- STREET TREES AND PERIMETER LANDSCAPE REQUIREMENTS WILL BE INDICATED AT THE PRELIMINARY PLAN STAGE.
- STREET LIGHTING WILL BE PROVIDED AS REQUIRED PER THE DESIGN MANUAL.
- FOREST STAND DELINEATION AND WETLAND REPORT PREPARED BY: ENVIRONMENTAL SYSTEMS ANALYSIS, DEC. 2002.
- APFO TRAFFIC STUDY PREPARED BY: STREET TRAFFIC STUDIES, LTD., DEC. 2002.
- WATER AND SEWER FOR THIS DEVELOPMENT WILL BE PUBLIC.
- ALL LOTS TO BE SERVED BY THE PRIVATE ACCESS PLACE.
- FOR LOTS SERVED BY THE PRIVATE ACCESS PLACE, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PRIVATE ACCESS PLACE AND THE PUBLIC ROAD RIGHT-OF-WAY, AND NOT WITHIN THE PRIVATE ACCESS PLACE.
- THE OPEN SPACE LOT WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- THERE ARE NO SLOPES IN EXCESS OF 15% ON THE PROPERTY.
- NOISE STUDY IS NOT REQUIRED BASED ON DESIGN MANUAL SECTION 5.2.9 GUIDELINES. GUILFORD ROAD IS A MAJOR COLLECTOR.
- THE SITE IS LOCATED IN A METROPOLITAN DISTRICT.
- THE PROJECT IS IN ACCORDANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN OBTAINED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 4218 AND 0080 WERE USED FOR THIS PROJECT.

SITE DATA:

- EXISTING ZONING: R-12
- LOCATION: TAX MAP 42, GRID 24, TAX MAP 47, GRID 6, 6TH ELECTION DISTRICT
- DEED REFERENCE: LOT 1 & 2A (P.46 & P.815) L.6243, F.570
- LOT AREA: LOT 1 PLAT BOOK 3, FOLIO 51: 2.25 ACRES; LOT 2A PLAT BOOK 10, FOLIO 76: 1.19 ACRES
- GROSS TRACT AREA: 3.44 ACRES; STREET DEDICATION: 0.03 ACRES; NET TRACT AREA: 3.41 ACRES
- NUMBER OF LOTS PROPOSED: 10
- MINIMUM LOT SIZE: 7,200 S.F.
- OPEN SPACE: MINIMUM LOT SIZE OPTION 7,200 S.F.: 40% REQUIRED; GROSS TRACT AREA x 40%: 1.38 ACRES; OPEN SPACE PROVIDED: 1.48 ACRES
- COLLECTIVE LOT AREAS: AREA OF PROPOSED LOTS: 1.93 AC.; AREA OF OPEN SPACE LOT 24: 1.48 AC.
- RECREATION OPEN SPACE: 10 LOTS @ 200 S.F. / LOT: 2,000 S.F.
- MINIMUM SETBACKS: FRONT: 20'; SIDE: 7.5'; REAR: 30'

MINIMUM LOT SIZE CHART
(MINIMUM LOT SIZE 7,200 S.F.)

LOT NO.	GROSS AREA		PIPESTEM AREA (S.F.)	MINIMUM LOT SIZE (S.F.)
	SQUARE FEET	ACRES		
LOT 1	8,500	0.20	0	8,500
LOT 2	7,819	0.17	227	7,392
LOT 3	8,003	0.18	413	7,590
LOT 4	8,387	0.19	611	7,776
LOT 5	8,771	0.20	803	7,968
LOT 6	9,155	0.21	995	8,160
LOT 7	8,963	0.21	995	7,968
LOT 8	8,579	0.20	803	7,776
LOT 9	8,195	0.19	611	7,584
LOT 10	7,811	0.18	419	7,392
SUB-TOTAL 1.93				
LOT 11 (OPEN SPACE)	64,469	1.48		
OPEN SPACE REQ'D AT 40%		1.38		



REPRESENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Mark D. Wright 4/23/03
DATE

OWNER
HOWARD COUNTY HOUSING COMMISSION
6751 GATEWAY DRIVE
COLUMBIA, MARYLAND 21044

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS
7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

DESIGNED DR/AS	SKETCH PLAN	SCALE 1" = 50'
DRAWN CRH2	THE GLENS AT GUILFORD	DRAWING 1 of 1
CHECKED DR/AS	LOTS 1-10 & OPEN SPACE LOT 11 A RESUBDIVISION OF LOTS 1 & 2-A, (P.46 & P.815), BLOCK E-3 TAX MAP 47, GRID 6, 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 02-058
DATE 4-8-03	FOR: MAGGIO CONSTRUCTION COMPANY 1804 LOCKSLEY DRIVE ANNAPOLIS, MARYLAND 21401	FILE NO. 02-058-P