

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SKETCH PLAN

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA Sq.Ft.	PIPESTEM AREA Sq.Ft.	MINIMUM LOT SIZE Sq.Ft.
9	17,812	2,253	15,559
12	20,821	6,331	14,490

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
CALVIN CIRCLE	PUBLIC ACCESS STREET	25 MPH.	40'

# SKETCH PLAN MT. HEBRON

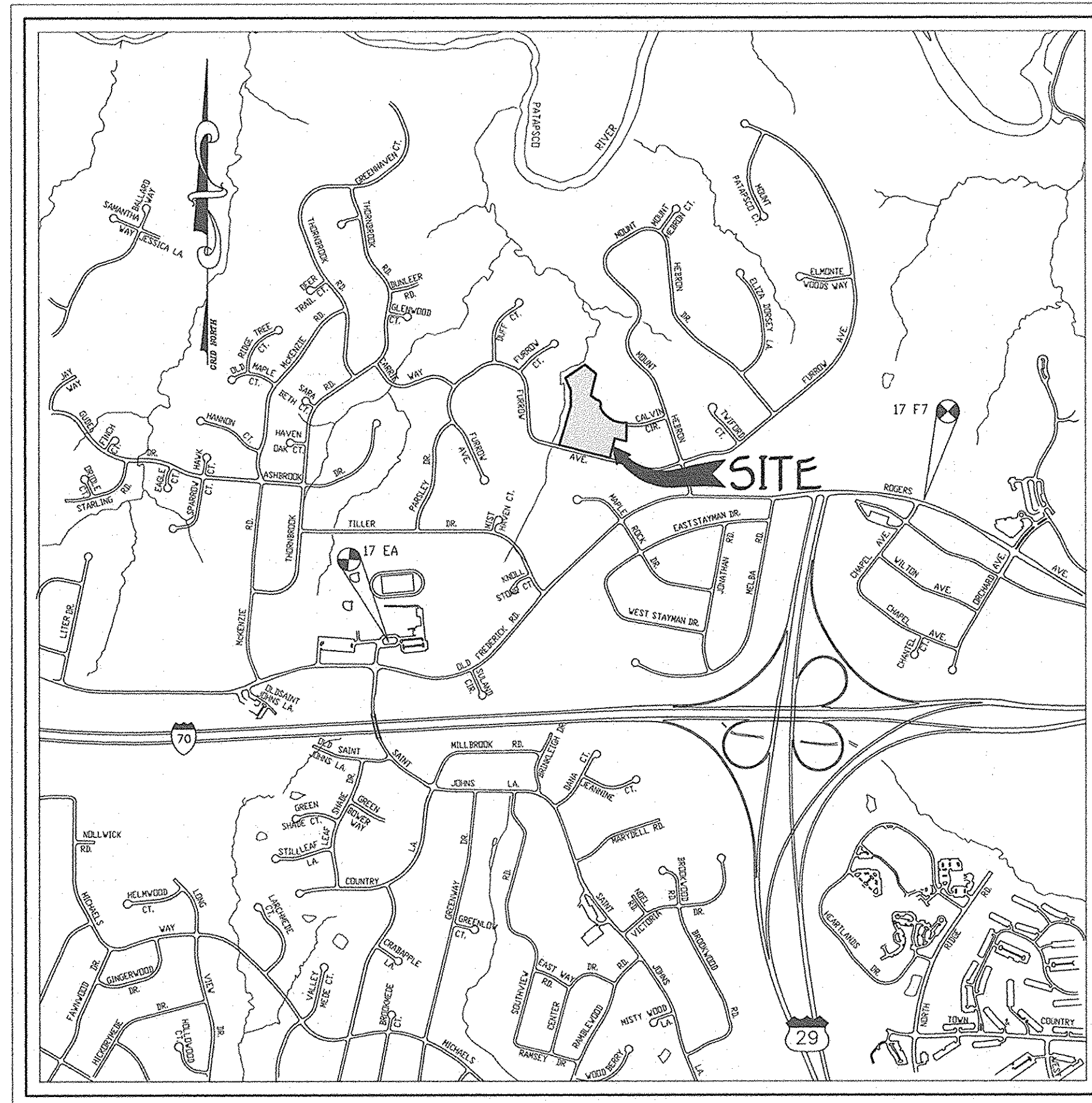
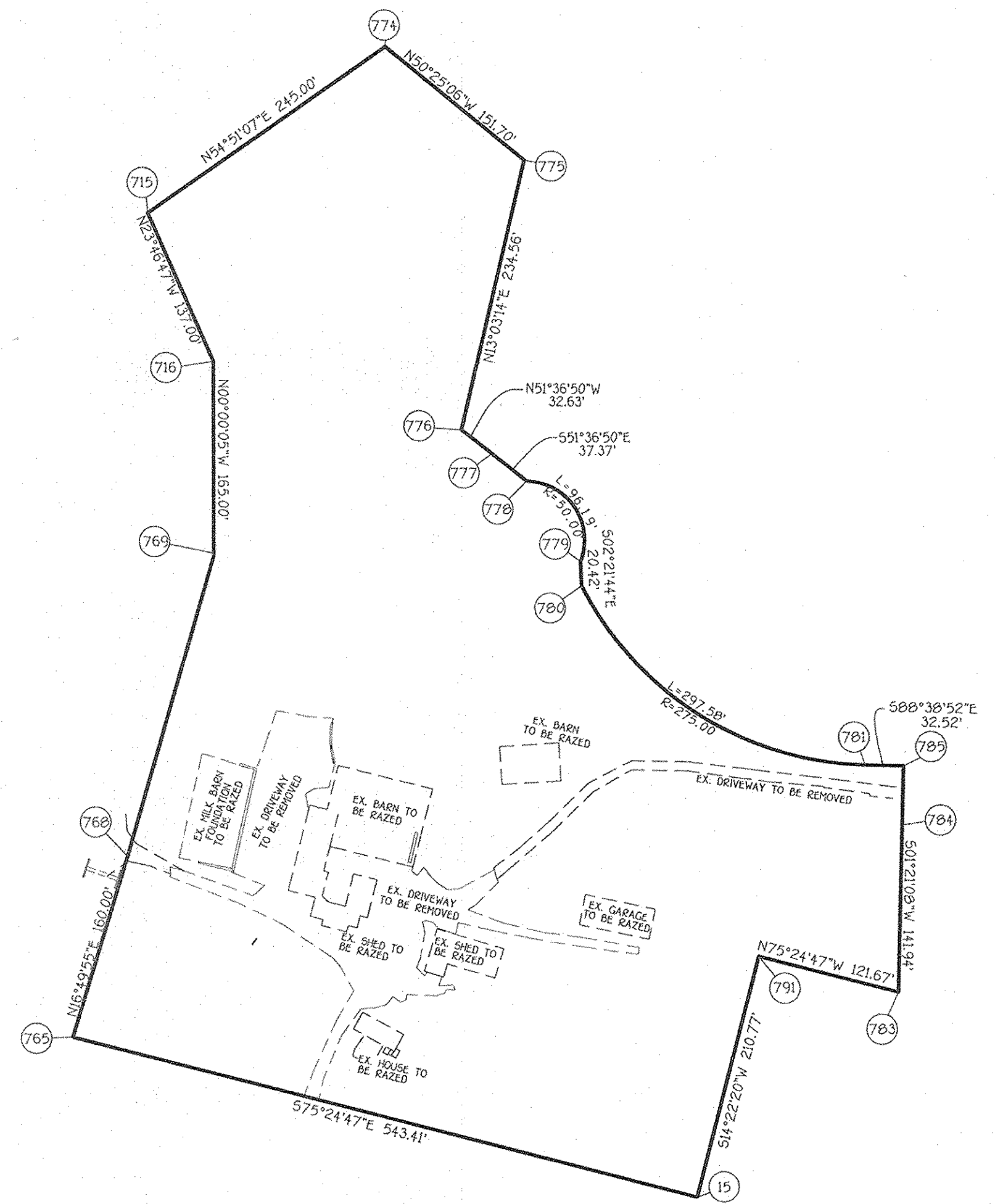
## SECTION 24

LOTS 1 - 12 AND OPEN SPACE LOT 13

ZONING: R-20

TAX MAP NO. 17 GRID No. 10 PARCEL No. 250

COORDINATE TABLE		
Number	Northing	Easting
15	596289.05501041	1359821.38907664
715	597124.16090553	1359359.61884620
716	596998.79199506	1359414.86046356
765	596425.91029779	1359295.49753129
768	596579.05571309	1359341.82767020
769	596833.79199512	1359414.86482936
774	597265.20570735	1359559.94698670
775	597168.54603876	1359676.86490008
776	596940.04745899	1359623.88572829
777	596919.78563795	1359649.46258322
778	596896.58048159	1359678.75486238
779	596828.07192682	1359723.87138517
780	596807.66928030	1359724.71303902
781	596655.23713586	1359963.47303198
782	596493.22863338	1359873.70661273
783	596462.58620602	1359991.45576063
784	596604.48365272	1359994.80508436
785	596654.46973001	1359995.98494741
791	596486.93242174	1359897.90096089



### GENERAL NOTES

- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE OF ITS SUBMISSION AFTER MAY 22, 2003.
- SUBJECT PROPERTY ZONED R-20 PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- a. GROSS AREA OF TRACT = 8.13 AC.  
b. AREA OF FLOODPLAIN = 0.00 AC.  
c. AREA OF 2% OR GREATER SLOPES = 1.06 AC.  
d. NET AREA OF TRACT = (8.13 - 1.06) = 7.07 AC.  
e. AREA OF PROPOSED ROAD R/W = 0.41 AC.
- a. AREA OF PROPOSED BUILDABLE LOTS = 4.31 AC.  
b. AREA OF PROPOSED OPEN SPACE LOTS = 3.41 AC.  
c. AREA OF OPEN SPACE REQUIRED = (8.13 x 30%) = 2.44 AC.  
d. AREA OF NON-CREDITED OPEN SPACE = 0.06 AC.  
e. AREA OF CREDITED OPEN SPACE = 3.39 AC.  
f. TOTAL AREA OF OPEN SPACE PROVIDED = 3.41 AC.  
g. RECREATIONAL OPEN SPACE REQUIRED = 2400 SF  
h. RECREATIONAL OPEN SPACE PROVIDED = 2400 SF  
i. DEED REFERENCES: L.292, F.302, L.558, F.724; L.323, F.136; L.350, F.509, L.347, F.503, L.485, F.717; L.940, F.567.
- NUMBER OF LOTS PROPOSED:  
a. BUILDABLE = 12  
b. OPEN SPACE LOTS = 1
- THERE ARE NO PRIOR CASE NUMBERS WITH THIS PROJECT AT THIS TIME.
- THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
- SOILS INFORMATION TAKEN FROM SOIL MAP No. 10, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
- THE EXISTING STRUCTURES LOCATED ON SITE ARE TO BE RAZED EXCEPT FOR THE BARN ON PROPOSED LOT B.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED JAN. 2003.
- TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED JAN. 2003.
- THERE ARE AREAS OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.16b.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 378 SPECIFICATIONS. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF A STONE RESERVOIR. WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY A MICRO-POOL, EXTENDED DETENTION POND, OVERBANK FLOOD PROTECTION VOLUME, AND EXISTING FLOOD VOLUME. ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION. 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 ALLOWED FOR THIS DEVELOPMENT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THERE ARE NO FLOODPLAIN AREAS LOCATED WITHIN THIS SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED JUNE, 2005.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, DATED MARCH, 2006.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT THE PIPESTEM LOT DRIVEWAY.
- NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
a. WIDTH - 12 FEET OR FEET SERVING MORE THAN ONE RESIDENCE  
b. SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
c. GEOMETRY - MAXIMUM 1% GRADE CHANGE AND MINIMUM OF 45 TURNING RADIUS.  
d. STRUCTURES (CULVERTS/PIPERIDES) CAPABLE OF SUPPORTING 25 GROSS TONS (8.25 LOADS).  
e. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
f. STRUCTURE CLEARANCES - MINIMUM 12 FEET.  
g. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17 EA AND NO. 17 F7  
HOWARD COUNTY MONUMENT NO. 17 EA N 594,357.618 ELEV. = 479.452  
E 1,357,094.371  
HOWARD COUNTY MONUMENT NO. 17 F7 N 995,809,836 E 1,363,088,3676 ELEV. = 470.1801
- THE PROPERTY IS LISTED ON THE HISTORIC SITES INVENTORY AS "HD-49, MT. HEBRON". IT IS NOT LOCATED WITHIN THE BOUNDARY OF AN HOWARD COUNTY HISTORIC DISTRICT. SEE THE MINUTES OF THE MAY 4, 2006 HISTORIC DISTRICT COMMISSION FOR ADVISORY COMMENTS.

## SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

### DENSITY TABULATIONS

- BASE DENSITY: 8.13 ac. x 43,560 sq.ft. / 20,000 sq.ft. = 17.7 OR 17 SINGLE FAMILY DETACHED HOMES
- TOTAL NUMBER OF BUILDABLE LOTS PROPOSED = 12

TITLE SHEET  
MT. HEBRON  
SECTION 24  
LOTS 1 - 12 AND OPEN SPACE LOT 13  
ZONED: R-20  
TAX MAP NO. 17 GRID NO. 10 PARCEL NO. 250  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: FEBRUARY, 2007  
SHEET 1 OF 2

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

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
*Mark D. Wyle*  
PLANNING DIRECTOR  
DATE: 2/26/07

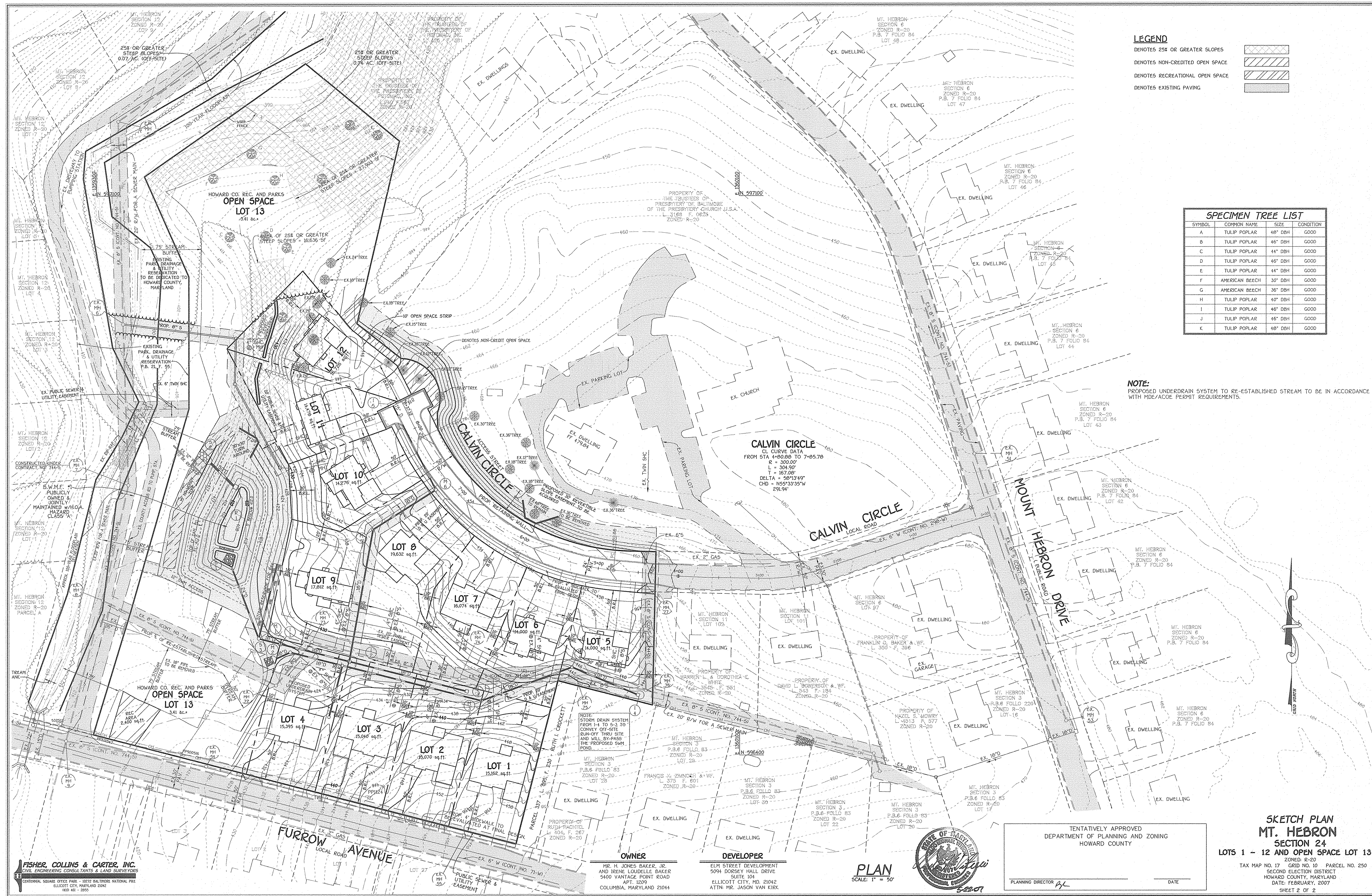
OWNER  
MR. H. JONES BAKER, JR.  
AND IRENE LOUIELLE BAKER  
5400 VANTAGE POINT ROAD  
APT. 1209  
COLUMBIA, MARYLAND 21044

DEVELOPER  
ELM STREET DEVELOPMENT  
5094 DORSEY HALL DRIVE  
SUITE 104  
ELLICOTT CITY, MD. 21042  
ATTN: MR. JASON VAN KIRK



5-22-07  
DATE

I:\2005\05024\dwg\05024 SHEET 2 SKETCH PLAN REVISED 2-07.dwg, 5/23/2007 3:48:13 PM, 366WAr (temporary).pc3, 11



**LEGEND**

- DENOTES 25% OR GREATER SLOPES
- DENOTES NON-CREDITED OPEN SPACE
- DENOTES RECREATIONAL OPEN SPACE
- DENOTES EXISTING PAVING

**SPECIMEN TREE LIST**

SYMBOL	COMMON NAME	SIZE	CONDITION
A	TULIP POPLAR	48" DBH	GOOD
B	TULIP POPLAR	46" DBH	GOOD
C	TULIP POPLAR	44" DBH	GOOD
D	TULIP POPLAR	40" DBH	GOOD
E	TULIP POPLAR	44" DBH	GOOD
F	AMERICAN BEECH	30" DBH	GOOD
G	AMERICAN BEECH	36" DBH	GOOD
H	TULIP POPLAR	40" DBH	GOOD
I	TULIP POPLAR	46" DBH	GOOD
J	TULIP POPLAR	46" DBH	GOOD
K	TULIP POPLAR	48" DBH	GOOD

**NOTE:** PROPOSED UNDERDRAIN SYSTEM TO RE-ESTABLISHED STREAM TO BE IN ACCORDANCE WITH MDE/ACOE PERMIT REQUIREMENTS.

**CALVIN CIRCLE**  
 EL CURVE DATA  
 FROM STA 4+80.00 TO 7+05.76  
 R = 300.00'  
 L = 304.90'  
 T = 167.08°  
 DELTA = 58°13'49"  
 CHD = N55°33'35"W  
 291.94'

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 481 - 2855

**OWNER**  
 MR. H. JONES BAKER, JR.  
 AND IRENE LOUDELLE BAKER  
 5400 VANTAGE POINT ROAD  
 APT. 1209  
 COLUMBIA, MARYLAND 21044

**DEVELOPER**  
 ELM STREET DEVELOPMENT  
 5094 DORSEY HALL DRIVE  
 SUITE 104  
 ELLICOTT CITY, MD. 21042  
 ATTN: MR. JASON VAN KIRK

**PLAN**  
 SCALE: 1" = 50'



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

PLANNING DIRECTOR *[Signature]* DATE \_\_\_\_\_

**SKETCH PLAN**  
**MT. HEBRON**  
**SECTION 24**  
 LOTS 1 - 12 AND OPEN SPACE LOT 13  
 ZONED R-20  
 TAX MAP NO. 17 GRID NO. 10 PARCEL NO. 250  
 SECOND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DATE: FEBRUARY, 2007  
 SHEET 2 OF 2