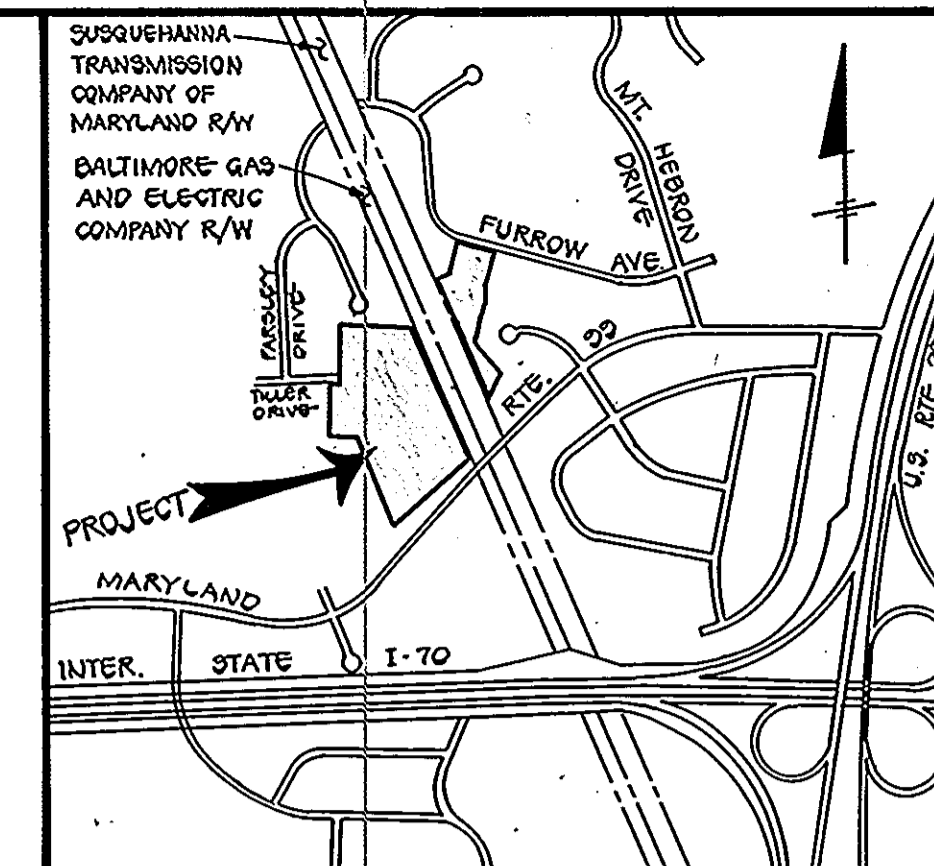


**LOT SIZE AND MANDATORY OPEN SPACE REQUIREMENTS**

LOT SIZE (SQUARE FEET)	NUMBER OF LOTS	AREA OF LOTS (ACRES ±)	MANDATORY OPEN SPACE	AREA OF OS (ACRES ±)
20,000 <sup>sq</sup> OR LARGER	10	6.18	6%	0.369
15,000 <sup>sq</sup> TO 19,999 <sup>sq</sup>	1	0.422	10%	0.042
10,000 <sup>sq</sup> TO 14,999 <sup>sq</sup>	10	3.01	20%	0.602
5,000 <sup>sq</sup> TO 9,999 <sup>sq</sup>	7	2.30	30%	0.690
<b>TOTALS</b>	<b>28</b>	<b>12.70</b>		<b>1.803</b>

AREA OF OPEN SPACE WITHIN 100 YEAR FLOOD PLAIN AND DRAINAGE EASEMENT - 1.7 Ac. ±  
 AREA OF OPEN SPACE ALLOWED WITHIN 100 YEAR FLOOD PLAIN AND DRAINAGE EASEMENT - 0.85 Ac. ±

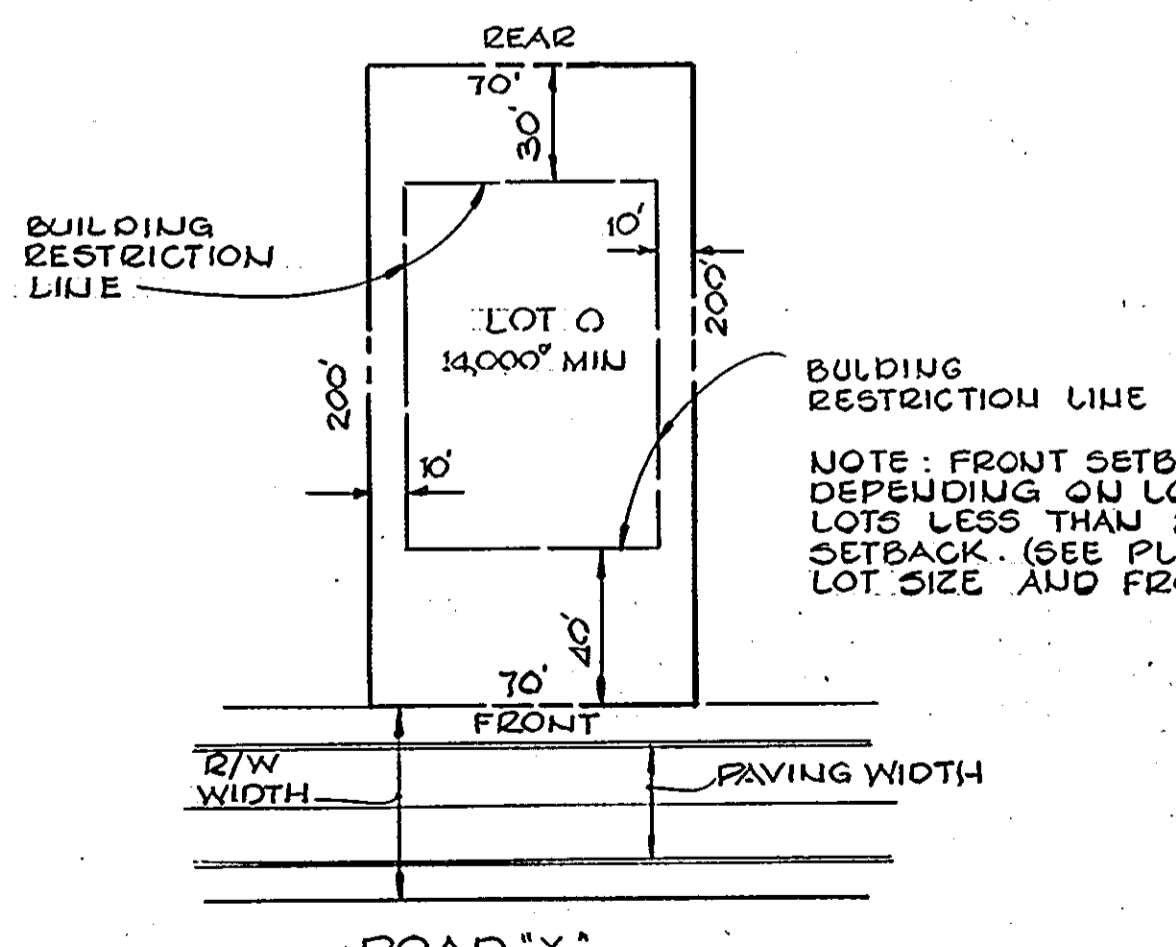
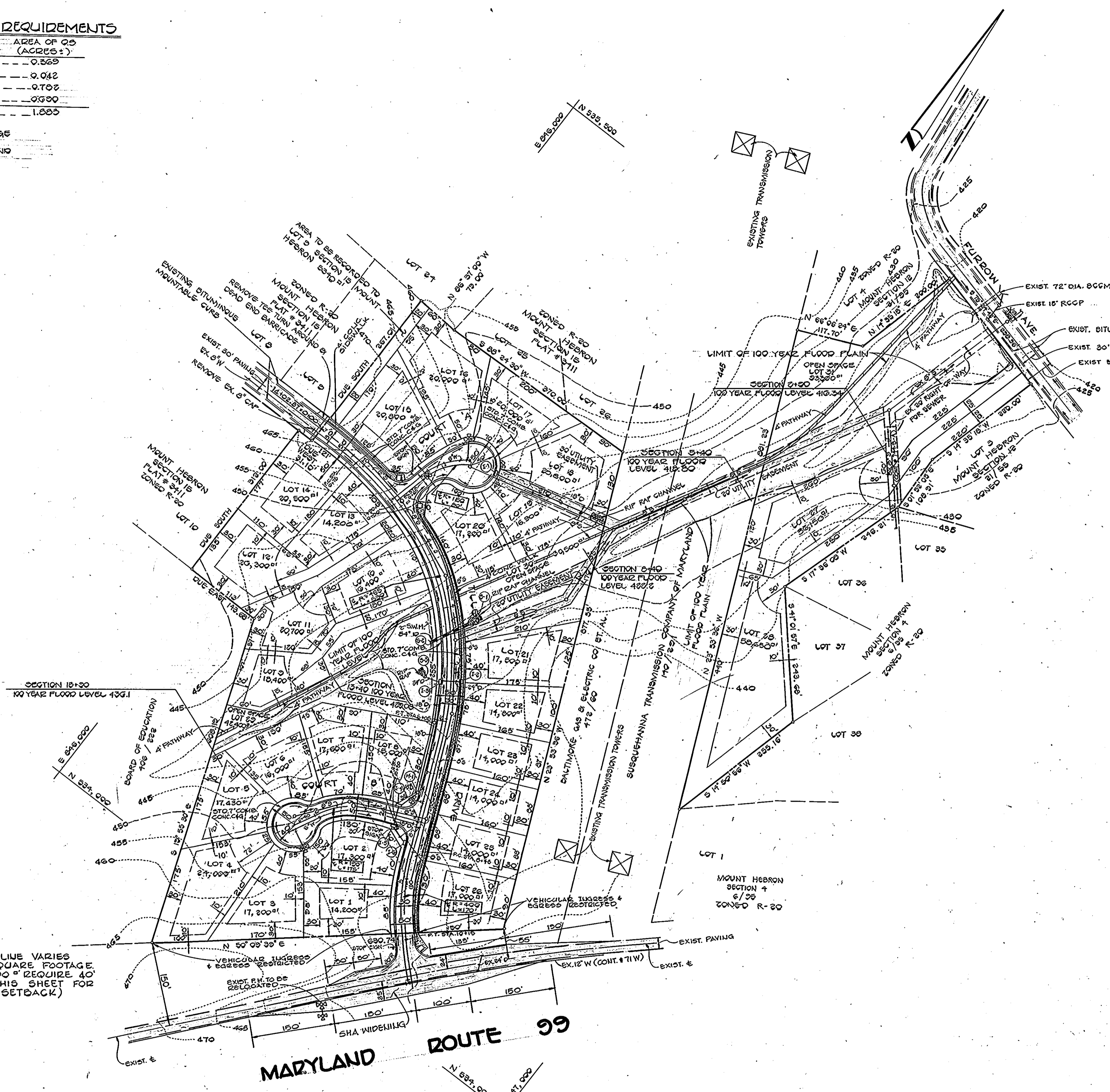


**VICINITY MAP**

SCALE: 1" = 100'

**GENERAL NOTES**

- SUBJECT PROPERTY IS LOCATED ON TAX MAP 17 PARCEL 200,325 AND P/O 37 AND 325
- SUBJECT PROPERTY IS ZONED R-20 PER 10-3-77 COMPREHENSIVE ZONING PLAN.
- PROPOSED NUMBER OF BUILDABLE LOTS - 28
- TOTAL AREA OF LOTS - 12.70 Ac. ±
- TOTAL AREA OF OPEN SPACE - 1.803 Ac. ±
- TOTAL AREA OF OPEN SPACE PROVIDED - 3.0 Ac. ±
- TOTAL AREA OF 100 Y.R. DRAINAGE EASEMENT SLOPES > 25% - 1.7 Ac. ±
- TOTAL AREA OF ROADWAYS TO BE DEDICATED TO HOWARD COUNTY - 1.0 Ac. ±
- TOTAL AREA OF PROPERTY - 13.4 Ac. ±
- PUBLIC WATER & SEWER WILL BE USED WITHIN THIS DEVELOPMENT.



NOTE: FRONT SETBACK LINE VARIES DEPENDING ON LOT SQUARE FOOTAGE. LOTS LESS THAN 20,000<sup>sq</sup> REQUIRE 40' SETBACK. (SEE PLAN THIS SHEET FOR LOT SIZE AND FRONT SETBACK)

TYPICAL BUILDABLE LOT WITH BUILDING RESTRICTION LINE ENVELOPE NO SCALE

TENTATIVELY APPROVED ON Dec 14, 1983

OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY  
 Planning Director: *Thomas H. Haddix* 1-4-84  
 DATE

PRELIMINARY PLAN  
**MT. HEBRON**  
 SECTION 17

SECOND ELECTION DISTRICT HOWARD COUNTY, MD.  
 MAP # 17 PARCEL # 250 AND P/O 37 & 325  
 SCALE: 1" = 100' NOVEMBER 15, 1983



**FISHER, COLLINS AND CARTER, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 8988 COURT AVENUE  
 ELLICOTT CITY, MARYLAND 21043

**OWNER AND DEVELOPER:**  
 MT. HEBRON INC.  
 2106 MT. HEBRON DRIVE  
 ELLICOTT CITY, MARYLAND 21043