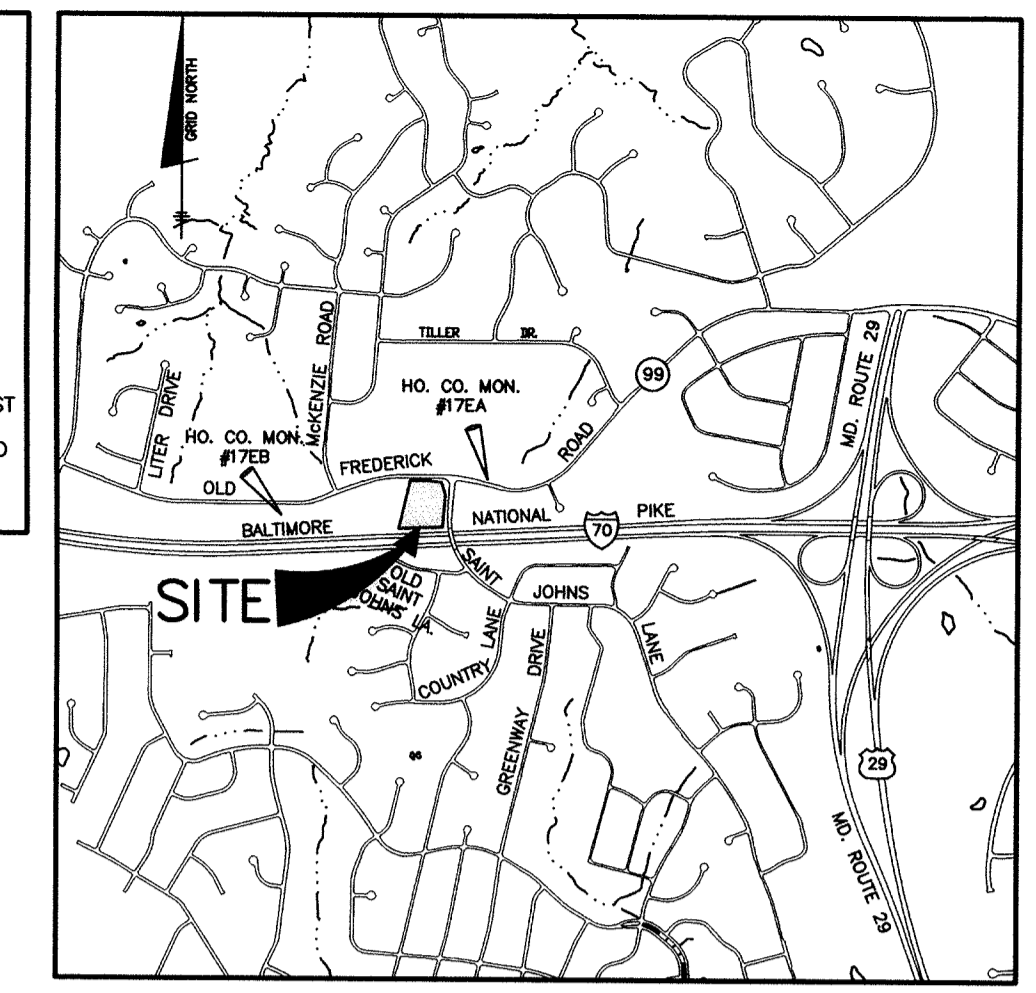


SKETCH PLAN HEBRON MANOR LOTS 1-9 AND OPEN SPACE LOT 10 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

BENCH MARKS - NAD '83
 HO. CO. #17EA ELEV. 479.48
 STAMPED BRASS DISK SET ON TOP OF CONC. (3" DEEP) COLUMN LOCATED IN THE ISLAND IN FRONT OF MOUNT HEBRON HIGH SCHOOL, 33.7' SOUTH OF THE FLAG POLE AND 21.3' NORTH OF THE CURB AND 49.7' WEST OF A 15' WHITE PINE.
 N 594,357.7264' E 1,357,519.3741'
 HO. CO. #17EB ELEV. 454.18
 STAMPED BRASS DISK SET ON TOP OF CONC. (3" DEEP) CIRCULAR BASE LOCATED 224' WEST OF THE ENTRANCE TO BETHANY FIRE STATION, 19' SOUTH OF THE CL OF OLD FREDERICK ROAD AND 38.6' EAST OF G&E POLE #474531
 N 593,814.0053' E 1,355,731.8846'



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN IS FIELD SURVEYED BY BENCHMARK ENGINEERING, INC. IN APRIL, 2003.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 17EA AND 17EB WERE USED FOR THIS PROJECT.
- EXISTING UTILITIES WERE LOCATED BY RECORD DRAWINGS AND FIELD LOCATIONS. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
- WATER IS PUBLIC.
- SEWER IS PUBLIC.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- WETLAND DELINEATION COMPILED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY, 2003. THERE ARE NO WETLANDS OR WETLAND BUFFERS LOCATED ON THIS SITE.
- THERE IS NO 100-YEAR FLOODPLAIN, STEEP SLOPES, STREAMS OR STREAM BUFFERS LOCATED ON THIS SITE.
- A TRAFFIC AND SPEED STUDY WAS PREPARED BY MARS IN JUNE, 2003 AND REVISED IN AUGUST, 2003.
- THE EXISTING HOUSE LOCATED ON PROPOSED LOT 7 IS TO REMAIN.
- 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.
- THIS ENTIRE SITE CONTAINS NOISE LEVELS GREATER THAN 65DBA. A NOISE STUDY WILL BE COMPLETED AND SUBMITTED AT THE PRELIMINARY PLAN STAGE. NOISE REDUCTION WILL BE ACCOMPLISHED BY CONSTRUCTION OF NOISE WALLS AND A NOISE BERM.
- THIS SUBDIVISION IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, AS AMENDED BY COUNCIL BILL 45-2003.*
- THERE ARE NO BURIAL GROUNDS, CEMETARY SITES OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.

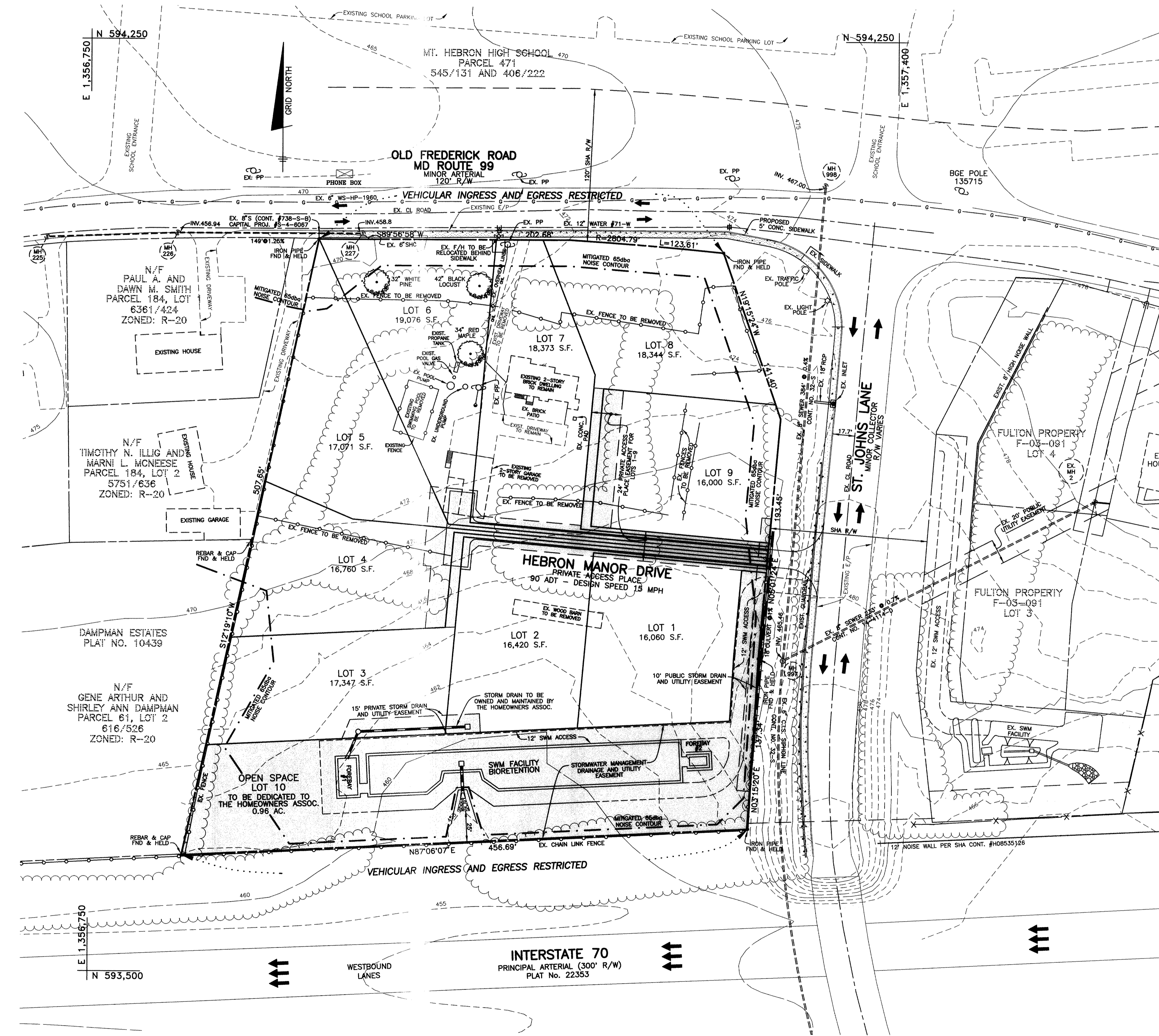
* This plan must be redesigned at Preliminary Plan to comply with these amended regulations - CCH

GENERAL STORAGE REQUIREMENTS FOR DEVELOPED DRAINAGE AREA #1 SUMMARY TABLE

STEP	REQUIREMENT	VOLUME REQUIRED (GAL)	NOTES
1	WATER QUALITY VOLUME (WQV)	0.28627 (3758 cf)	PROVIDED IN THE BIO-RETENTION FACILITY
2	RECHARGE VOLUME (REV)	0.02148 (938 cf)	PROVIDED IN THE BIO-RETENTION FACILITY
3	CHANNEL PROTECTION VOL (CPV)	0.112	PROVIDED IN THE BIO-RETENTION FACILITY
4	OVERBANK FLOOD PROTECTION VOL (OPV)	N/A	NOT REQUIRED FOR THIS AREA
5	EXTREME FLOOD VOLUME (EFV)	N/A	NOT REQUIRED FOR THIS AREA

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	16,060 S.F.	60 S.F.	16,000 S.F.
2	16,420 S.F.	420 S.F.	16,000 S.F.
3	17,347 S.F.	1,347 S.F.	16,000 S.F.
4	16,760 S.F.	760 S.F.	16,000 S.F.
5	17,071 S.F.	776 S.F.	16,295 S.F.
6	19,076 S.F.	724 S.F.	18,352 S.F.
7	18,373 S.F.	457 S.F.	17,916 S.F.
8	18,344 S.F.	1,346 S.F.	16,998 S.F.



PLAN VIEW
SCALE: 1" = 50'

SITE DATA TABULATION

- GENERAL SITE DATA
 - PRESENT ZONING: R-20
 - APPLICABLE DPZ FILE REFERENCES: S-03-13
 - DEED REFERENCES: 3925/244
 - PROPOSED USE OF SITE: 9 SFD HOMES
 - PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- AREA TABULATION
 - TOTAL AREA OF SITE: 4.52± AC.
 - AREA OF 100 YEAR FLOODPLAIN: 0.00± AC.
 - AREA OF STEEP SLOPES ON SITE (25% OR GREATER): 0.00± AC.
 - NET AREA OF SITE: 4.52± AC.
 - AREA OF THIS PLAN SUBMISSION: 4.52± AC.
 - AREA OF PROPOSED BUILDABLE LOTS: 3.56± AC.
 - AREA OF PROPOSED OPEN SPACE LOTS: 0.96± AC.
 - AREA OF PROPOSED PUBLIC ROAD R/W: N/A
- LOT TABULATION
 - TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION: 9
 - TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED: 1
- OPEN SPACE DATA
 - MINIMUM RESIDENTIAL LOT SIZE SELECTED: 16,000 S.F.
 - OPEN SPACE REQUIRED (20% OF 4.52 AC.): 0.90± AC.
 - OPEN SPACE PROVIDED (21.2% OF 4.52 AC.): 0.96± AC. NON-CREDITED (LESS THAN 35' IN WIDTH): 0.06± AC. CREDITED (20.0% OF 4.52 AC.): 0.90± AC.
 - AREA OF RECREATION OPEN SPACE REQUIRED (LESS THAN 10 RESIDENTIAL LOTS PROPOSED): N/A
 - AREA OF RECREATION OPEN SPACE PROVIDED: N/A

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Mark D. Weyl
 PLANNING DIRECTOR
 9/25/03
 DATE

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 • fax: 410-465-6644
 email: Benchmark@cois.com

OWNER: SARAH SHIMULUNAS 6901 FITZPATRICK DRIVE LAUREL, MARYLAND 20707		PROJECT: HEBRON MANOR LOTS 1-9 AND OPEN SPACE LOT 10	
DEVELOPER: CORNERSTONE HOLDINGS, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565		LOCATION: TAX MAP: 17 PARCEL: 518 GRID: 15 22nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND ZONED: R-20	
TITLE: SKETCH PLAN			
DATE: SEPTEMBER, 2003	PROJECT NO.: 1596		
DESIGN: DBT/MLV	DRAFT: DBT	CHECK: CAM	SCALE: AS SHOWN
		SHEET 1 OF 1	