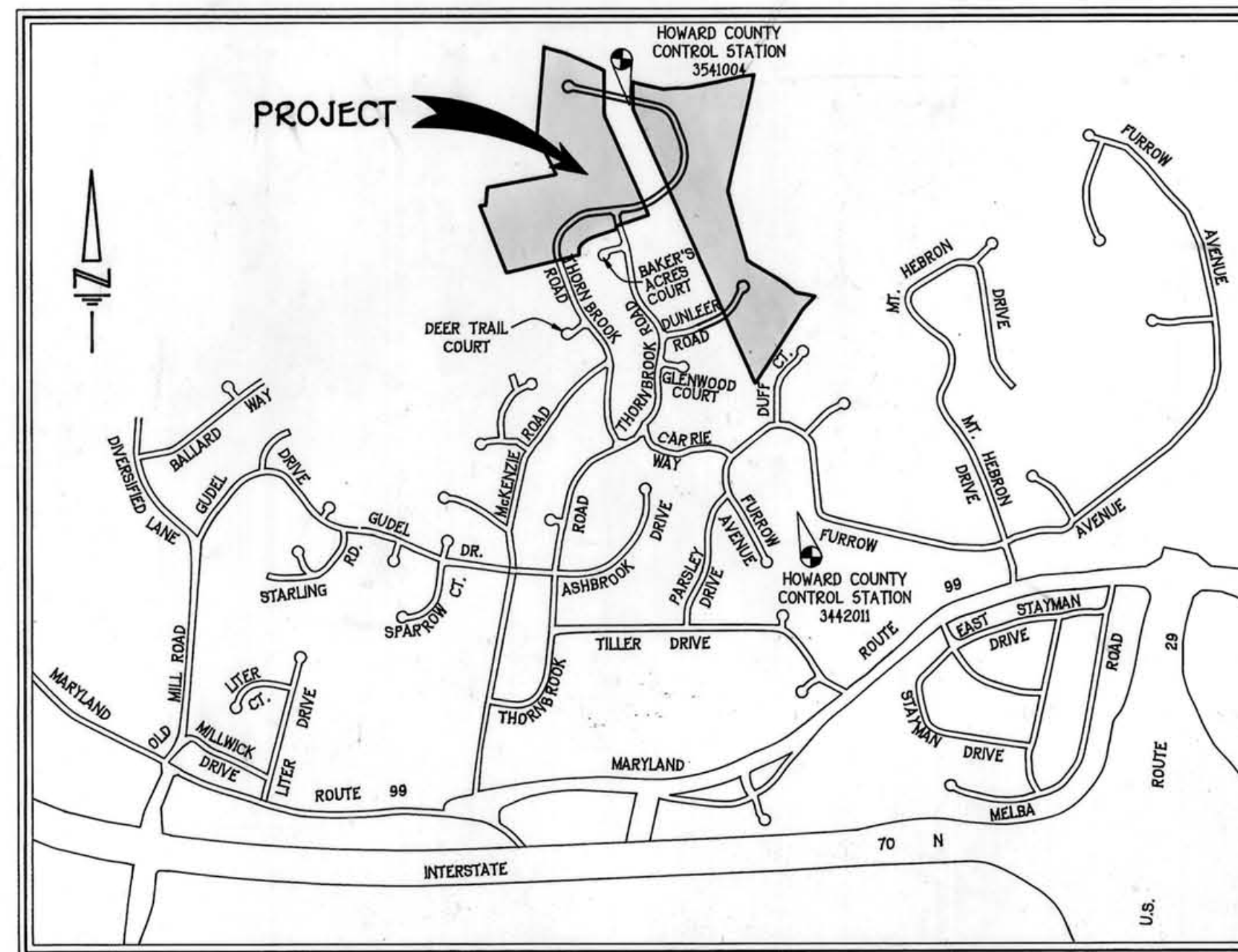


# SKETCH PLAN MT. HEBRON SECTION 23 PHASE I - III SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SHEET INDEX	
SHEET No.	SHEET
1	TITLE SHEET
2 - 3	SKETCH PLANS

SIGNIFICANT & SPECIMEN TREE LIST					
No.	COMMON NAME	DBH *	No.	COMMON NAME	DBH *
ST1	TULIP POPLAR	34.0	ST17	TULIP POPLAR	35.0
ST2	TULIP POPLAR ( TRIPLE )	32.0	ST18	WHITE OAK	30.0
ST3	TULIP POPLAR	33.0	ST19	TULIP POPLAR	33.0
ST4	TULIP POPLAR	35.0	ST20	TULIP POPLAR	31.0
ST5	TULIP POPLAR	34.0	ST21	TULIP POPLAR ( TRIPLE )	30.0
ST6	TULIP POPLAR	48.0	ST21A	TULIP POPLAR	31.0
ST7	TULIP POPLAR	35.0	ST22	TULIP POPLAR	31.0
ST8	TULIP POPLAR	33.0	ST23	TULIP POPLAR	27.0
ST9	WHITE OAK	32.5	ST24	TULIP POPLAR	30.0
ST10	RED MAPLE	44.0	ST25	TULIP POPLAR	35.0
ST11	RED MAPLE ( HOLLOW AT BASE )	38.5	ST26	TULIP POPLAR	30.0
ST12	TULIP POPLAR	39.0	ST27	TULIP POPLAR	31.0
ST13	TULIP POPLAR	39.0	ST28	TULIP POPLAR	32.0
ST14	TULIP POPLAR	33.0	ST29	TULIP POPLAR	34.0
ST15	OAK	33.0	ST30	TULIP POPLAR	30.0
ST16	TULIP POPLAR	41.0			



VICINITY MAP  
SCALE: 1"=1200'

### BENCHMARKS

BM \* 3541004 ELEV. = 426.0  
HOWARD COUNTY MONUMENT STA \* 3541004, 3/4"  
REINFORCING ROD DEFINED BY THE FOLLOWING  
COORDINATES:  
N 53292.989  
E 844845.447  
AND SHOWN ON THE VICINITY MAP.

BM \* 3442011 ELEV. = 466.80  
HOWARD COUNTY MONUMENT STA \* 3442011, 3/4"  
REINFORCING ROD DEFINED BY THE FOLLOWING  
COORDINATES:  
N 53573.189  
E 846324.490  
AND SHOWN ON THE VICINITY MAP.

### GENERAL NOTES

1. SUBJECT PROPERTY IS ZONED R-20 AS PER 10/18/93 COMPREHENSIVE ZONING PLAN.
2. PUBLIC WATER AND SEWER WILL BE UTILIZED WITHIN THIS DEVELOPMENT.
3. SUBJECT PROPERTY IS SHOWN ON TAX MAP 17 PARCEL 37.
4. DEED REFERENCE = 213 / 338.
5. THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
6. TOPOGRAPHY SHOWN IS BASED ON FLOWN AERIAL TOPOGRAPHY DONE BY PHOTO SCIENCE, INC ON OR ABOUT JANUARY 27, 1990.
7. GROSS AREA OF PROPERTY = 66.88 AC.A.
8. NET AREA OF PROPERTY = 54.28 AC.A.
9. AREA OF PROPOSED LOTS = 24.86 AC.A.
10. AREA OF PROPOSED ROADS = 3.18 AC.A.
11. TOTAL NUMBER OF BUILDING LOTS = 65 ; OPEN SPACE LOTS = 7
12. OPEN SPACE REQUIRED = 66.88 AC.A. x 30% = 20.06 AC.A.
13. OPEN SPACE PROVIDED = 26.24 AC.A.
14. TOTAL AREA OF STEEP SLOPES = 12.60 AC.A.
15. STORM WATER MANAGEMENT WILL BE PROVIDED BY THE EXTENDED DETENTION METHOD.
16. TOTAL AREA OF 100 YEAR FLOODPLAIN = 1.64 AC.A.
17. THE MINIMUM LOT SIZE FOR THIS DEVELOPMENT IS 14,000 Sq.Ft.

YEARLY DEVELOPMENT PHASE SUMMARY				
PHASE	PH. 1996	PH. 1997	PH. 1998	TOTAL
SINGLE FAMILY DETACHED	LOTS 1-23	LOTS 26-48	LOTS 51-72	LOTS 1-72

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James S. Smith* 3/30/94  
PLANNING DIRECTOR DATE  
CSA

### LEGEND

- DENOTES 15% - 25% SLOPES
- DENOTES 25% AND GREATER SLOPES
- DENOTES WETLAND LOCATIONS



*CSA*  
CHARLES S. GROVO SR. 3/30/94  
DATE

SKETCH PLAN  
**MT. HEBRON**  
SECTION 23  
PHASES I - III  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
MARCH 30, 1994  
SHEET 1 OF 3

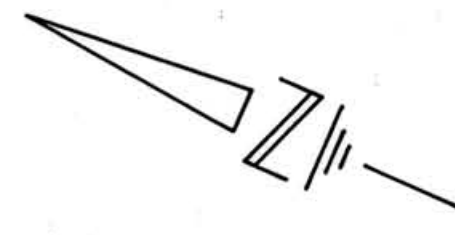
**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
970 BALTIMORE NATIONAL PIKE, SUITE 100  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2855

**OWNER AND DEVELOPER**  
MT. HEBRON, INC.  
2106 MT. HEBRON DRIVE  
ELICOTT CITY, MARYLAND 21042









STATE OF MARYLAND DEPARTMENT OF FOREST AND PARKS  
0/6 PATAPSCO VALLEY STATE PARK  
LIBER 377 / FOLIO 582

STATE OF MARYLAND DEPARTMENT OF FOREST AND PARKS  
LIBER 333 / FOLIO 302

STEEP SLOPE  
AREA = 42,315 Sq.Ft.

STEEP SLOPE  
AREA = 49,640 Sq.Ft.

STEEP SLOPE  
AREA = 42,315 Sq.Ft.

LIMIT OF APPROXIMATE  
100 YEAR FLOODPLAIN  
AREA = 1.64 Ac.

MT. HEBRON  
SECTION 13

WETLAND 'B'

WETLAND 'A'

WETLAND 'C'

WETLAND 'D'

WETLAND 'E'

WETLAND 'F'

WETLAND 'G'

WETLAND 'H'

WETLAND 'I'

WETLAND 'J'

MATCH LINE SEE SHEET 2

NOTE: THIS CROSSING WILL BE BUILT DURING PHASE II

NOTE: THIS CROSSING WILL BE BUILT DURING PHASE III

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James R. Carter*  
PLANNING DIRECTOR  
DATE 3/30/94  
*CJH*

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
9771 BALTIMORE NATIONAL PIKE, SUITE 100  
ELLICOTT CITY, MARYLAND 21042  
4100 48 - 2895

OWNER AND DEVELOPER  
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2106 MT. HEBRON DRIVE  
ELLICOTT CITY, MARYLAND 21042



*Charles J. Crovo, Sr.*  
CHARLES J. CROVO, SR.  
DATE 3/30/94

SKETCH PLAN  
MT. HEBRON  
SECTION 23  
PHASES I - III  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
MARCH 30, 1994  
SHEET 3 OF 3

S-94-24

5 94-24

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