

PERMIT INFORMATION BLOCK					
SUBDIVISION NAME: SOMERVILLE ESTATES		SECTION/AREA: N/A		PARCEL: 532	
PLAT NO. 24963-64	BLOCK(S) 14	ZONING R-SC	TAX MAP NO. 37	ELECTION DISTRICT FIRST	CENSUS TRACT 601107

LOT #	ADDRESS
1	8052 SOMERVILLE LANE
2	9102 VERDANT WAY
3	9106 VERDANT WAY
4	9110 VERDANT WAY
5	9111 VERDANT WAY
6	9107 VERDANT WAY
7	9103 VERDANT WAY

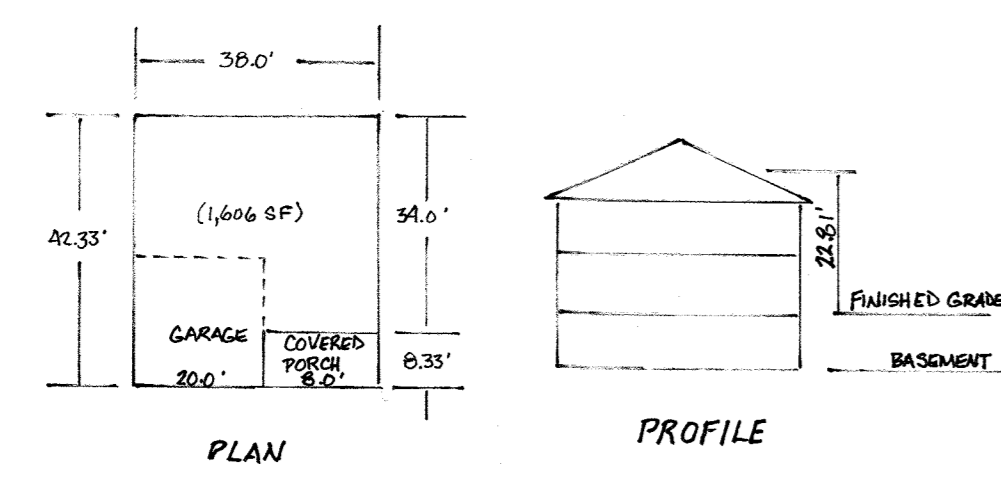
SITE DEVELOPMENT PLAN SOMERVILLE ESTATES

LOTS 1 THRU 7 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

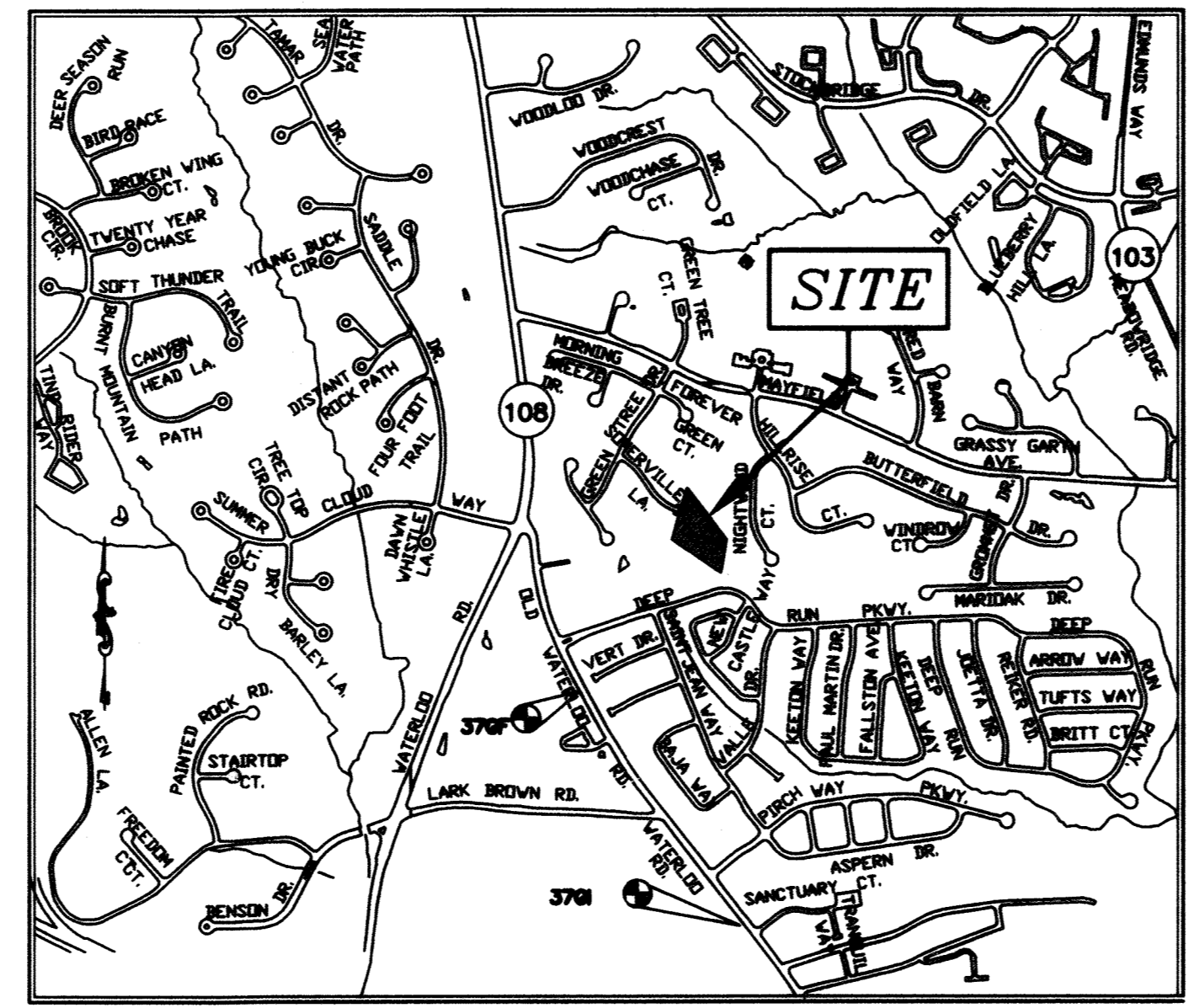
GENERAL NOTES:

- THIS SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- EXISTING TOPOGRAPHY WITHIN 50' OF SITE BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVAL PERFORMED BY MILDENBERG, BOENDER & ASSOC., INC. ON OR ABOUT FEBRUARY 2016. OTHER TOPOGRAPHY SHOWN IS BASED ON HOWARD COUNTY GIS.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2016 BY MILDENBERG, BOENDER & ASSOC. INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM A PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
STA. No. 37G1 N 553,697.236 E 1,372,015.045 ELEV. 292.995
STA. No. 37G2 N 555,222.147 E 1,370,948.649 ELEV. 330.872
- SITE ANALYSIS DATA:**
LOCATION: TAX MAP : 37 PARCEL: 532 GRID: 14
ELECTION DISTRICT: FIRST
DEED REFERENCE: 17307/002
TOTAL AREA: 1.19 AC.±
LIMIT OF DISTURBANCE: 1.14 AC.±
PROPOSED USE FOR SITE : RESIDENTIAL
NUMBER OF BUILDABLE LOTS: 7
TYPE OF PROPOSED UNIT: SFD
NUMBER OF PARKING SPACES REQUIRED: 2.5 SPACES X 7 UNITS = 18 SPACES
NUMBER OF PARKING SPACES PROVIDED: 4 SPACES (2 SPACES IN GARAGE, 2 SPACES IN DRIVEWAY) X 7 UNITS = 28 SPACES
PREVIOUS PROJECT NUMBERS: ECP-17-031, SP-17-011, WP-18-024, F-18-070
- EXISTING UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS, IN COMBINATION WITH EXISTING WATER AND SEWER CONTRACTS AND FINAL PLAN F-18-070.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO EXCAVATION WORK BEING DONE.
MISS UTILITY (800) 257-7777
VERIZON TELEPHONE COMPANY (410) 725-9978
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
AT&T CABLE LOCATION DIVISION (410) 393-3533
BALTIMORE GAS & ELECTRIC (410) 685-0123
STATE HIGHWAY ADMINISTRATION (410) 531-5533
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 14-5028-D.
- NO WETLAND, STREAM OR ITS BUFFERS EXIST ON-SITE.
- NO FLOODPLAIN EXISTS ON-SITE.
- NO STEEP SLOPES EXIST ON-SITE.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE.
- SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN OCTOBER, 2016.
- APFO ROAD TEST WAS PROVIDED BY TRAFFIC GROUP IN JUNE 2017 UNDER SP-17-011.
- NOISE STUDY IS NOT REQUIRED.
- GEOTECHNICAL REPORT WAS PROVIDED BY GEOTECHNICAL ENVIRONMENTAL TESTING CONSULTANTS, INC.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WERE FULFILLED BY A PAYMENT OF FEE-IN-LIEU FOR 0.29 ACRES OF AFFORESTATION. FEE-IN-LIEU FOR 0.29 ACRES (12,634 SQ. FT.) OF AFFORESTATION IN THE AMOUNT OF \$ 9,475.00 WAS PAID WITH FINAL PLAN (F-18-070).
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL UNDER F-18-070.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (21 SHADE TREES) AND AN ADDITIONAL 4 SHADE TREES PROVIDED IN LIEU OF REMOVING 2 SPECIMEN TREES AS A CONDITION OF THE APPROVED WAIVER WP-18-024 IN THE AMOUNT OF \$7,500.00 WAS POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- STORMWATER MANAGEMENT IS PROVIDED BY M-6 MICRO-BIORETENTION FACILITIES IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL AND APPROVED UNDER F-18-070. ALL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY SOMERVILLE HOA.
- IN ACCORDANCE WITH SECTION 128.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THIS DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING / GRADING PERMIT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
- SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2 INCH MINIMUM).
- GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
- STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
- DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03.
- SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE OR EASEMENT LINE.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON OCTOBER 18, 2016 AT 6:00PM AT THE ELK RIDGE FIRE HALL.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- THIS PLAN IS SUBJECT TO WP-18-024, SEEKING AN ALTERNATIVE COMPLIANCE TO SECTIONS 16.1205(a)(7) WHICH STATES THAT STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES AND TREES 30" IN DIAMETER OR LARGER SHALL BE LEFT IN AN UNDISTURBED CONDITION DURING CONSTRUCTION. THIS ALTERNATIVE COMPLIANCE WAS APPROVED ON SEPTEMBER 21, 2017, SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE APPROVAL OF THIS ALTERNATIVE COMPLIANCE REQUEST APPLIES ONLY TO THE TWO (2) SPECIMEN TREES AS SHOWN TO BE REMOVED ON THE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS REQUEST UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.
2. THE DEVELOPER SHALL PLANT FOUR (4) 2 1/2 INCH MINIMUM CALIPER NATIVE SHADE TREES IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF THE TWO SPECIMEN TREES INCLUDING THE ADDITIONAL TREES ON SP-17-011 AND ALL SUBSEQUENT PLANS. THESE TREES WILL BE BONDED ALONG WITH THE REQUIRED PERIMETER LANDSCAPING AS PART OF THE FINAL SUBDIVISION PLAN.

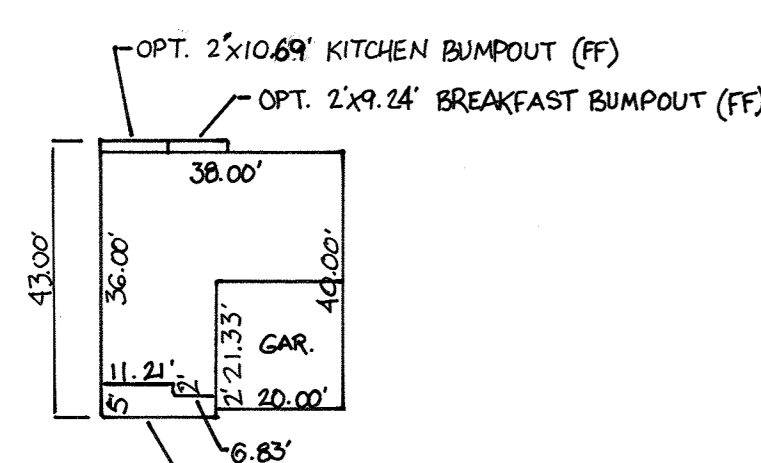
NO	TITLE
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING AND SEDIMENT CONTROL PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS



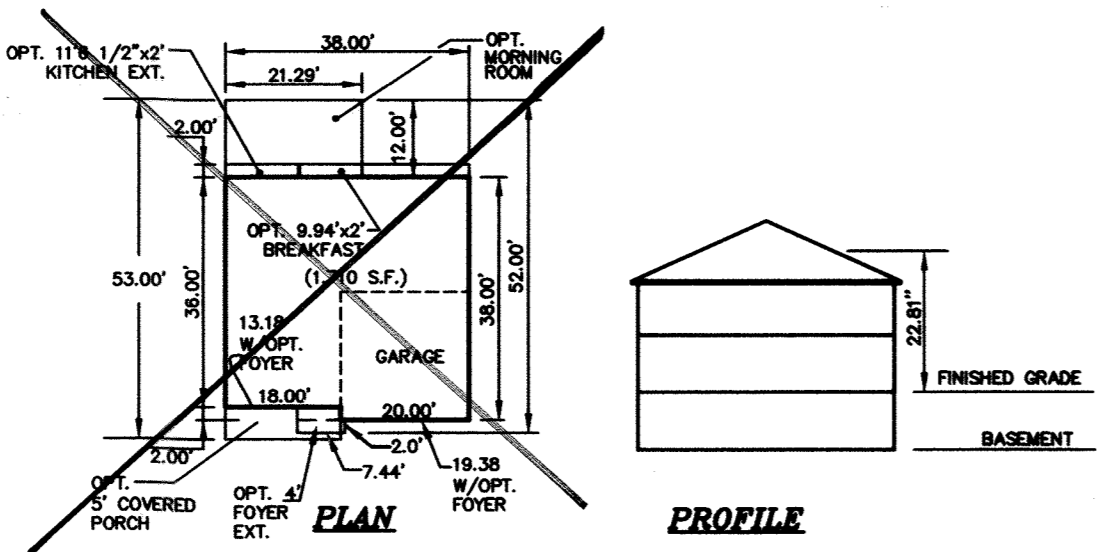
THE BELAIR
SCALE 1"=30'



VICINITY MAP
SCALE 1"=1000'



ROCKBURNE 38
SCALE 1"=30'



ROCKBURNE 38
SCALE 1"=30'

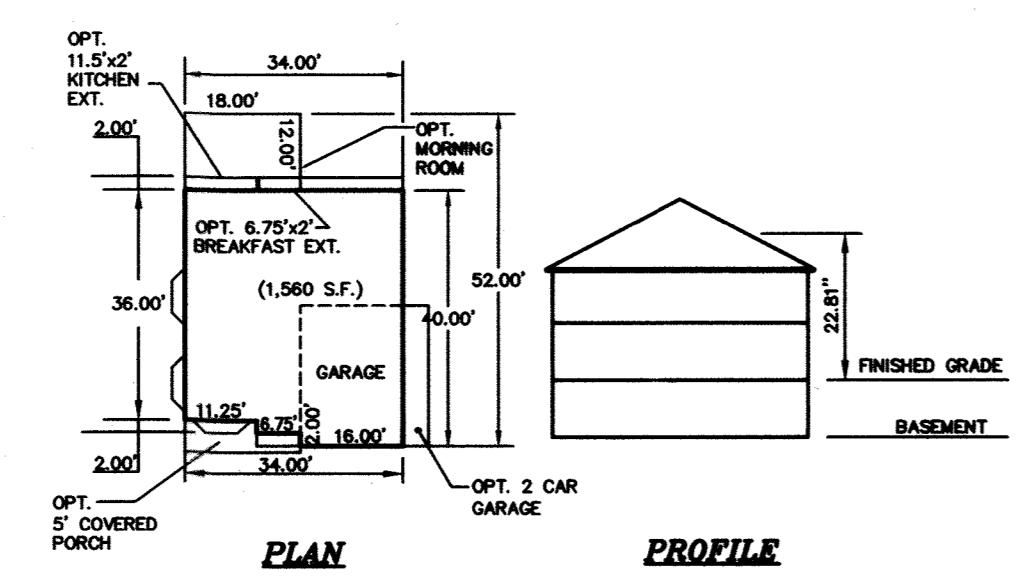
MIHU ALLOCATION EXEMPTION TRACKING	
TOTAL NUMBER OF LOTS/UNITS	7
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ON-SITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	6
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	1-6

OWNER
HARMONY BUILDERS INC.
4229 COLUMBIA RD.
ELLICOTT CITY MD 21042
(410) 461-0833

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
SIGNATURE OF ENGINEER: R. JACOB HIKMAT, PE. DATE: 3/27/19

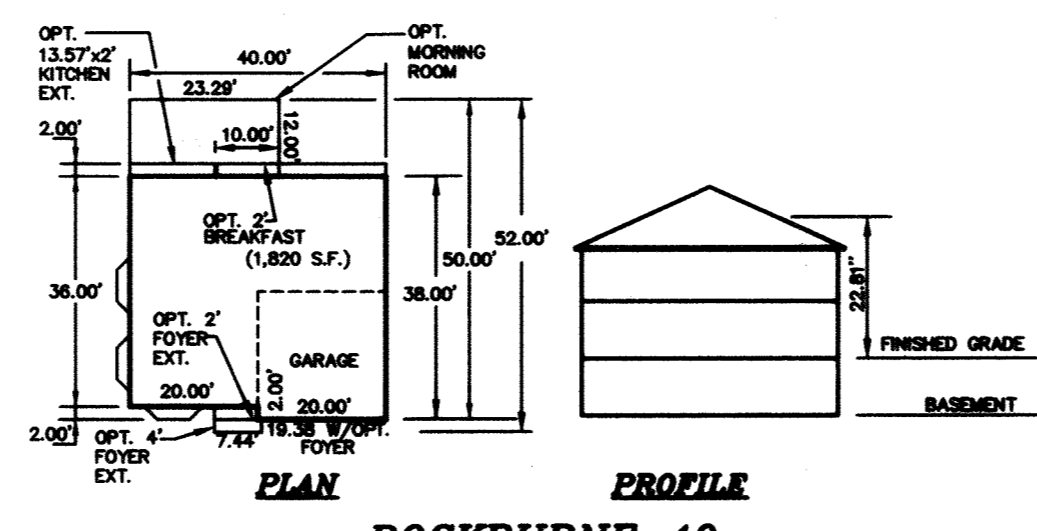
DEVELOPERS CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. HOWARD SOIL CONSERVATION DISTRICT IS AUTHORIZED TO CONDUCT PERIODIC ON-SITE INSPECTION.
SIGNATURE OF DEVELOPER: WM. SCOTT OUSTLEY DATE: 04/02/19

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 4-23-19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 4-25-19
DIRECTOR DATE: 4-25-19

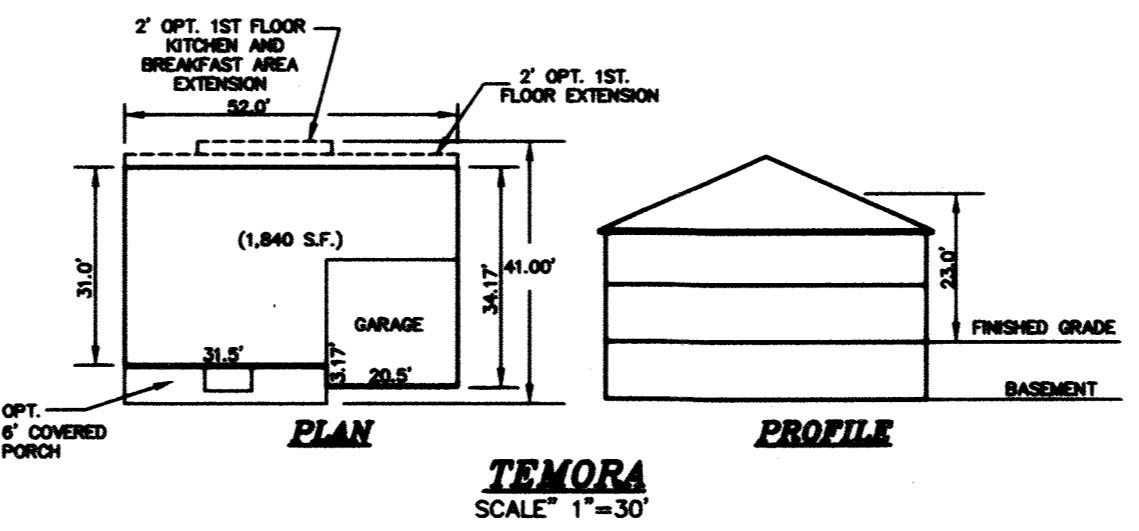


ROCKBURNE 34
SCALE 1"=30'

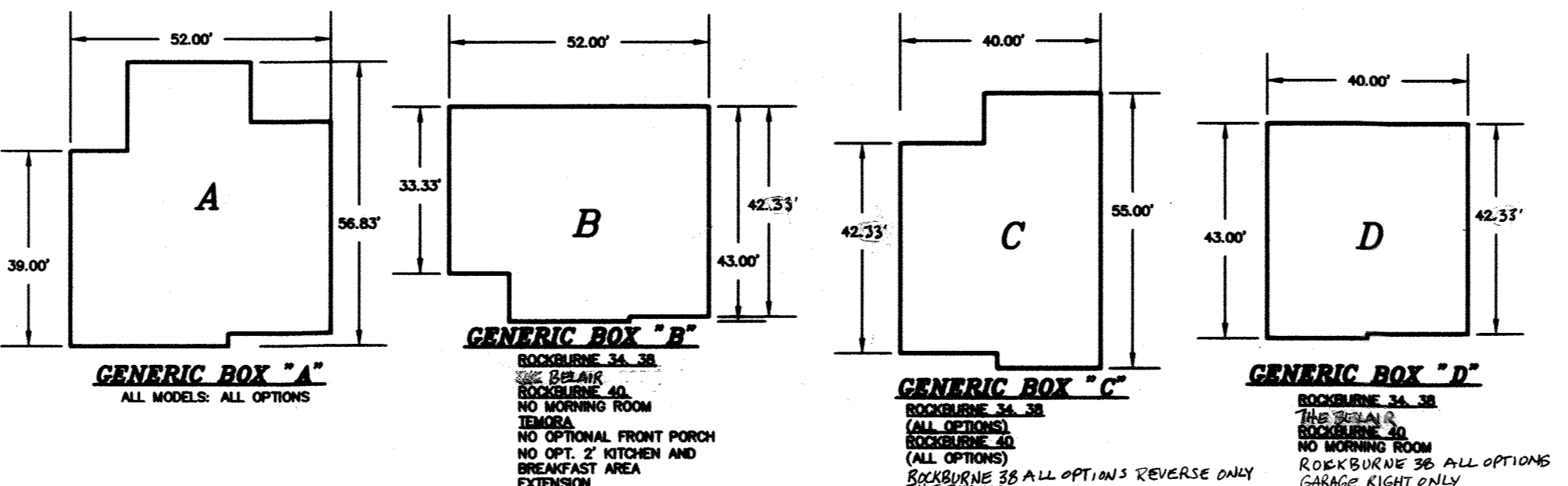
NOTE:
1. HOUSE AREA SHOWN INCLUDES ALL OPTIONS.



ROCKBURNE 40
SCALE 1"=30'



TEMORA
SCALE 1"=30'



LOTS 1-6 IN THIS PROJECT ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

date	APR 2019
project	16-015
illustration	MMM
scale	MMM
approval	MMM
AS SHOWN	RJH

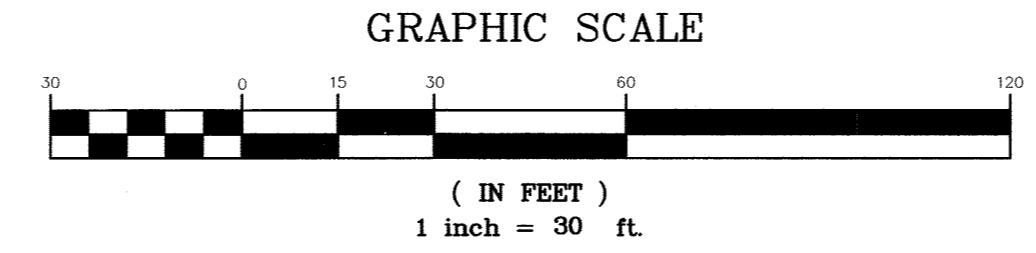
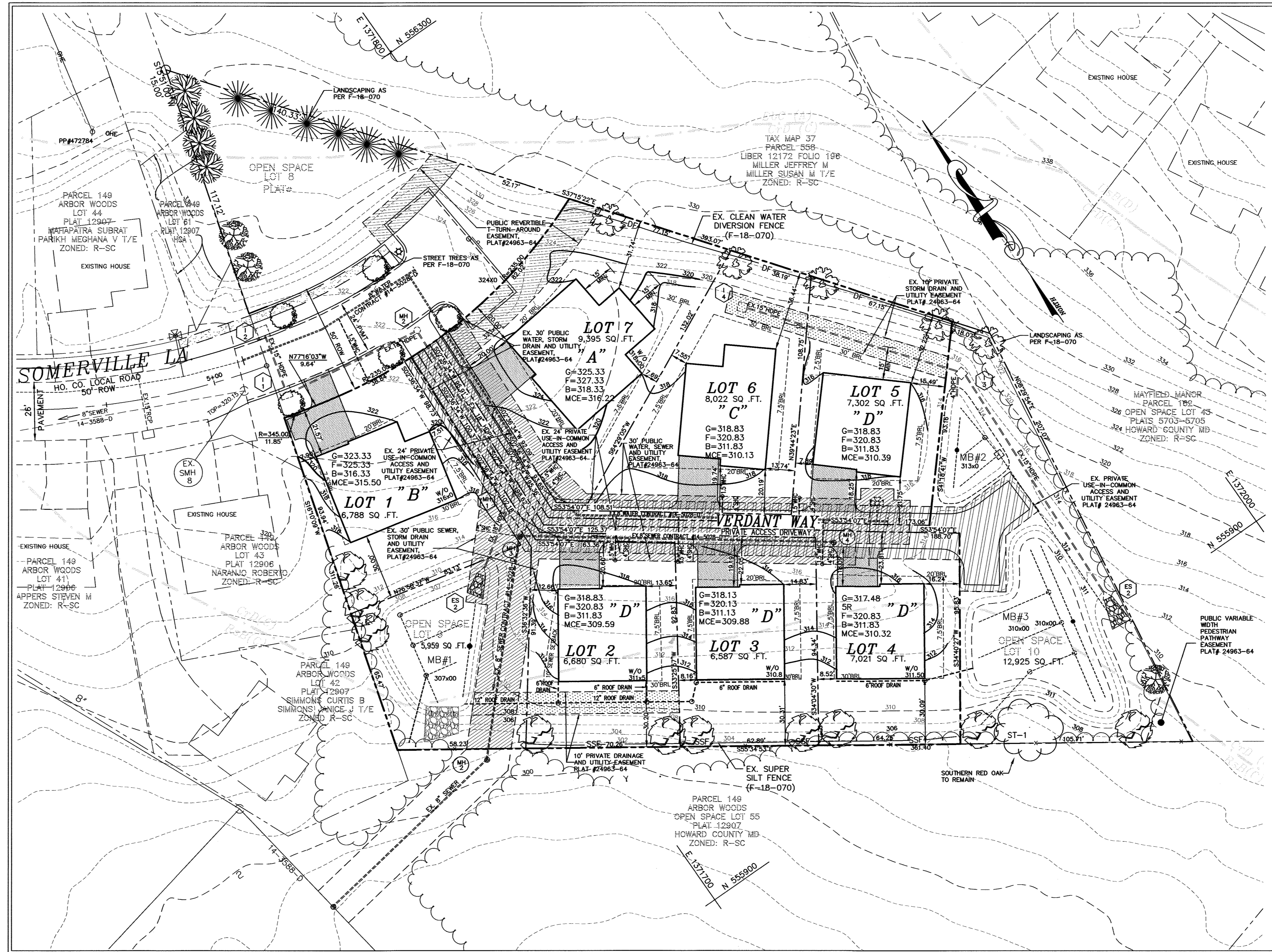
date	6/20/19
description	ADD HOUSE MODEL, THE BELAIR, REV. GENERAL HOUSE PLAN, REV. C.C.D. BAYES & C.D. BAYES
no.	1
revisions	REVISE ROCKBURN 38 HOUSE MODEL-FLOORPLAN

SOMERVILLE ESTATES
LOTS 1 THRU 7
TAX MAP 37, GRID 14, PARCEL 532
HOWARD COUNTY, MARYLAND
FIRST ELECTION DISTRICT
COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0288 Fax.

LEGEND

- EX. 8" SEWER
- EX. 8" WATER
- EX. 15" HDPE
- EX. 8" SEWER MAIN
- EX. 8" WATER MAIN
- EX. STORM DRAIN PIPE
- EX. STORM DRAIN INLET
- PROPOSED PAVEMENT
- EX. PUBLIC WATER, STORM DRAIN AND UTILITY EASEMENT, PLAT#24963-64
- EX. 24' PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT, PLAT#24963-64
- EX. 10' PRIVATE DRAINAGE AND UTILITY EASEMENT, PLAT#24963-64
- EX. PUBLIC REVERSIBLE T-TURN-AROUND EASEMENT, PLAT#24963-64



ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

 SIGNATURE OF ENGINEER
 R. JACOB HIKMAT, PE.
 PRINTED NAME OF ENGINEER

 DATE
 3/27/19

DEVELOPERS CERTIFICATE
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 SIGNATURE OF DEVELOPER
 W.M. SCOTT BOBSTEY
 PRINTED NAME OF DEVELOPER

 DATE
 04/02/19

OWNER
 HARMONY BUILDERS
 4228 COLUMBIA RD.
 ELLICOTT CITY MD, 21042
 (410) 461-0833

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 4-23-19

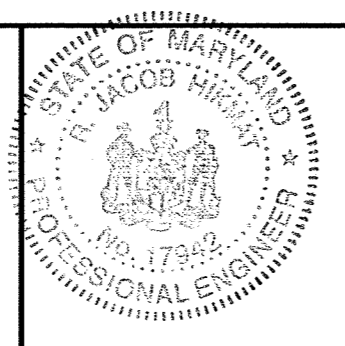
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 4-25-19

 DIRECTOR
 DATE: 4-25-19

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP DATE 09/03/20

 DATE: 3/27/19

R. JACOB HIKMAT P.E.



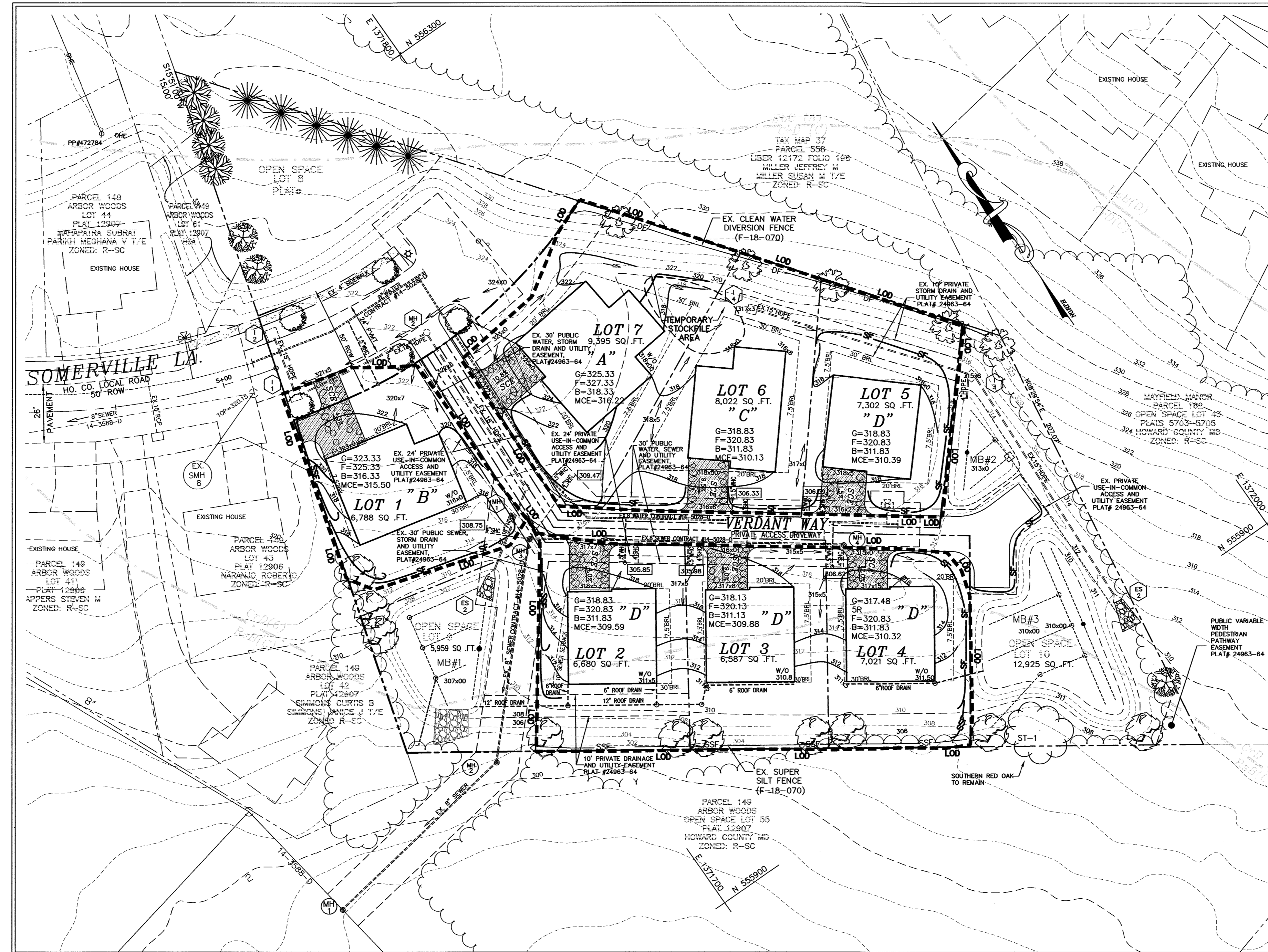
P:\2004\16-015 FOREVER GREEN\DWG\SDP\16-015 SDP.dwg

SOILS TABLE

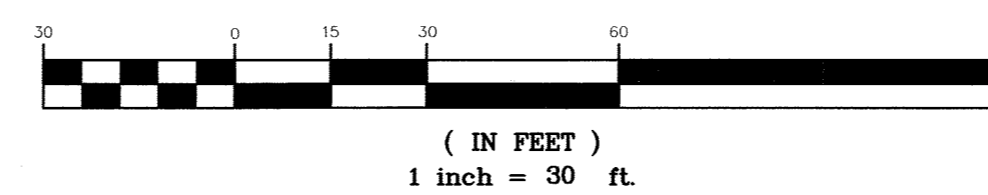
SYMBOL	RATING	NAME	K FACTOR	MAP NO.	COMMENTS
CrD	(C)	CROOM AND EVESBORO SOILS, 10-15%	.37	19	HIGHLY ERODIBLE
EbC	(A)	EVESBORO LOAMY SAND, 2-10% SLOPES.	.17	19	
RbB	(C)	RUSSETT FINE SANDY LOAM, 2 TO 5% SLOPES	.24	19	

LEGEND

- EX. TREE LINE
- LIMIT OF DISTURBANCE
- EX. SUPER SILT FENCE
- SUPER SILT FENCE
- DIVERSION FENCE
-
- EX. SEWER MANHOLE
-
- EX. STORM DRAIN PIPE
- EX. STORM DRAIN INLET
- PROPOSED PAVEMENT
- STABILIZED CONSTRUCTION ENTRANCE



GRAPHIC SCALE



ENGINEER'S CERTIFICATE

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[Signature] 3/27/19
 SIGNATURE OF ENGINEER DATE
 R. JACOB HIKMAT, PE.
 PRINTED NAME OF ENGINEER

DEVELOPERS CERTIFICATE

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[Signature] 04/02/19
 SIGNATURE OF DEVELOPER DATE
 WM. SCOTT GIBSTERN
 PRINTED NAME OF DEVELOPER

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 4/8/19
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 4-23-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4-25-19
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

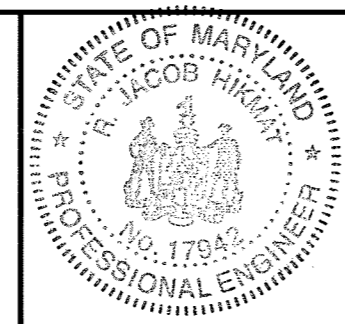
[Signature] 4-25-19
 DIRECTOR DATE

OWNER

HARMONY BUILDERS
 4228 COLUMBIA RD.
 ELLICOTT CITY MD, 21042
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[Signature] 3/27/19
 R. JACOB HIKMAT P.E. DATE



P: \2004\16-015 FOREVER GREEN\DWG\16-015-ECP-1.dwg

project	date	approval
16-015	APR. 2019	MMM
illustration	engineering	MMM
MMM	MMM	MMM
scale	approval	RFH
1"=30'		

no.	description	date

SOMERVILLE ESTATES
 LOTS 1 THRU 7
 TAX MAP 37, GRID 14, PARCEL 532
 HOWARD COUNTY, MARYLAND
 FIRST ELECTION DISTRICT
GRADING AND SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7850-B Crags Drive, Columbia, Maryland 21044
 (410) 997-0296 Tel. (410) 997-0298 Fax.

