

LOT#	SHC INV @ R	ADDRESS
1	410 75	2665 THORNBROOK ROAD
2	406 24	2667 " "
3	403 83	2673 " "
4	402 03	2677 " "
6	400 35	2681 " "
7	400 22	2685 " "
8	401 86	2689 " "
9	399 00	2693 " "
10	398 53	2697 " "
11	398 53	2701 " "
29	394 65	2712 " "
30	395 86	2708 " "
31	400 64	2704 " "
32	404 64	2700 " "
33	404 64	2696 " "
34	399 28	2692 " "
35	405 66	2692 TOWWOOD COURT
36	409 78	2696 " "
37	409 78	2690 " "
38	406 67	2694 " "
39	409 96	2698 " "
40	409 96	2684 THORNBROOK ROAD
41	400 60	2680 " "
42	401 17	2676 " "
43	402 96	2672 " "
44	411 86	2664 HAVEN OAK COURT
45	415 70	2668 " "
46		OPEN SPACE
47	415 61	2662 " "
48	415 05	2658 " "
49	415 05	2654 " "
50	415 33	2650 " "
51	407 66	2644 THORNBROOK ROAD
52	411 09	2640 " "

- General Notes**
- Subject property is located on tax map 17 Part of Parcels 398 & 37.
  - Plat references #B271 and #B272
  - Present Zoning is R-20 (Residential-Single)
  - Minimum setbacks:  
Fronts: 50' (20,000 \$ or greater)  
40' (Less than 20,000 \$)  
Sides: 30' (from public RW)  
Rear: 20'
  - Typical House Dimensions, Schematic Profiles, Detail, Sediment Control Notes & Specifications can be found on sheet 3 of 3
  - Site Analysis:  
A Total # of lots = 35  
B Total # of units = 35  
C Total area of lots = 12.04 Ac ±  
F 200-227 will be provided under  
The contractor or developer shall contact the construction inspection division, 24 hours in advance of commencement of work @ 792-2630

**Site Analysis**

Total Area of site	12.04 Ac ±
Area Disturbed	8.09 Ac ±
Area to be roofed or paved	2.30 Ac ±
Area to be vegetatively stabilized	6.99 Ac ±
Total Cut	10,900 c.y.
Total Fill	10,900 c.y.
Offsite Waste/Borrow Area Location	---

**APPROVED**

DATE **1-26-89**

**LEGEND**

- 450 — EXISTING CONTOUR
- 450 — PROPOSED CONTOUR
- CURB INLET PROTECTION (C.I.P.)
- STABILIZED CONSTRUCTION ENTRANCE
- EARTH DIKE (TYPE I TREATMENT)
- SPOT ELEVATIONS w/ FLOW ARROWS
- SILT FENCE OR STRAW BALE DIKE
- STREET TREES (8" DB - 22')
- 2 1/2" minimum caliper or Maples planted @ 40' o/c

**PLAN**  
1" = 30'

**OWNER & DEVELOPER**  
FORTY WEST BUILDERS  
1007 LESLIE AVE  
BALTO MD 21228  
(301) 788-4955

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
8388 COURT AVENUE  
ELLCOTT CITY, MARYLAND 21043  
(301) 461-2855

**ENGINEER'S CERTIFICATE**  
I HEREBY 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

1/9/89  
SIGNATURE OF ENGINEER

**DEVELOPER'S CERTIFICATE**  
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY"

1/6/89  
SIGNATURE OF DEVELOPER

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS  
2/22/89  
DATE  
US SOIL CONSERVATION SERVICE

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

1/9/89  
DATE  
SIGNATURE OF DISTRICT OFFICER

APPROVED OFFICE OF PLANNING AND ZONING  
3-28-89  
DATE  
PLANNING DIRECTOR

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS  
3/9/89  
DATE  
HEALTH OFFICER

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS  
3/1/89  
DATE  
DIRECTOR, PUBLIC WORKS

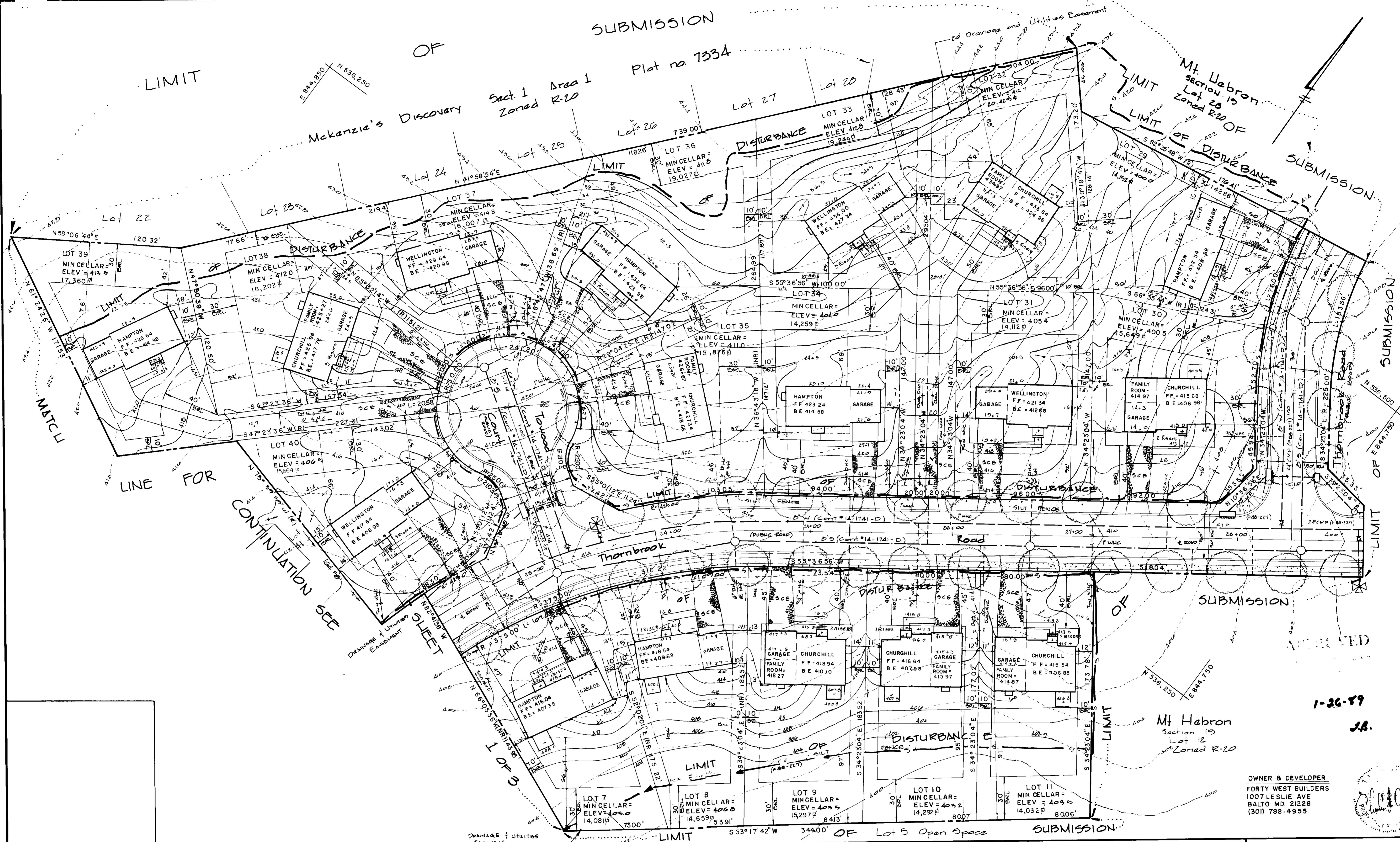
CHIEF, BUREAU OF ENGINEERING

PROPERTY/SUBDIVISION: Mount Hebron  
SECTION/AREA: 19  
PARCEL/LOT NO: 96 398 & 37

PLAT NO/LF: B271 & B272  
BLOCK NO: 7  
ZONE: R20  
TAX/ZONE: 7  
ELEC. DIST: 2nd  
CENSUS TR: 6021

WATER CODE: 403  
SEWER CODE: 1455000

**SITE DEVELOPMENT PLAN**  
**MOUNT HEBRON**  
SECTION 19  
LOTS 1-11 & 29-52  
TAX MAP 17 P.O. PARCELS 395 & 37  
2<sup>ND</sup> ELECTION DISTRICT SEPT 21, 1988  
HOWARD COUNTY MARYLAND SCALE 1" = 30'  
SHEET 1 OF 3



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 8388 COURT AVENUE  
 ELLICOTT CITY, MARYLAND 21043  
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*[Signature]*  
 SIGNATURE OF ENGINEER  
 11/9/88  
 DATE

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*[Signature]*  
 SIGNATURE OF DEVELOPER  
 11/8/88  
 DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

*[Signature]* 2/22/89  
 U.S. SOIL CONSERVATION SERVICE DATE

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

DISTRICT APPROVED

DISTRICT HOWARD SOIL CONSERVATION DISTRICT  
 DATE 3/9/89

APPROVED OFFICE OF PLANNING AND ZONING

*[Signature]* 3.28.89  
 PLANNING DIRECTOR DATE

*[Signature]* 3-21-89  
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS

*[Signature]* 3/9/89  
 HEALTH OFFICER DATE

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS

*[Signature]* 3/7/89  
 DIRECTOR, PUBLIC WORKS DATE

*[Signature]* 3-6-89  
 CHIEF, BUREAU OF ENGINEERING DATE

PROPERTY/SUBDIVISION: Mount Hebron  
 SECTION/AREA: 19  
 PARCEL/LOT NO: 96 998 & 37

PLAT NO./L.F.: 0271 & 0272  
 BLOCK NO.: 9  
 ZONE: R20  
 TAX/ZONE: 17  
 ELEC DIST: 17  
 CENSUS TR: 6021

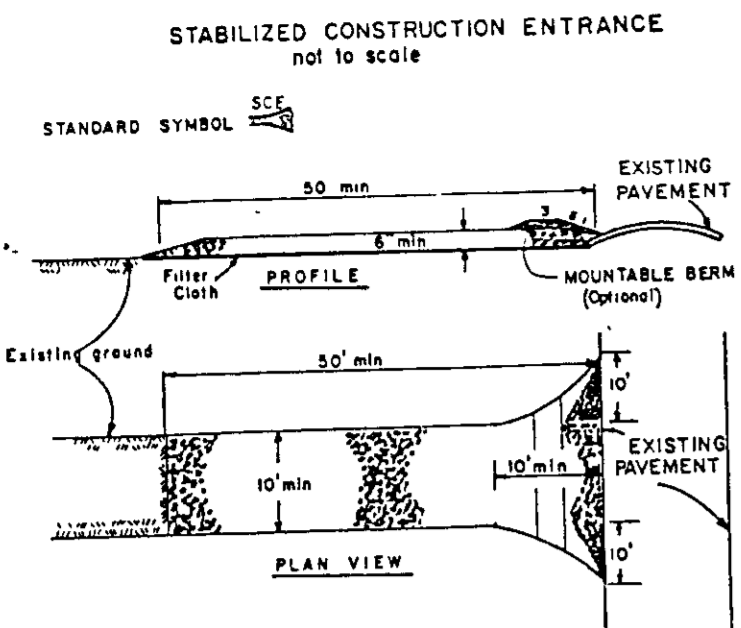
WATER CODE: 403  
 SEWER CODE: 455000

**SITE DEVELOPMENT PLAN**  
**MOUNT HEBRON**  
 SECTION 19  
 LOTS 1-11 & 29-52  
 TAX MAP 17 P.O. PARCELS 395 & 37  
 2<sup>ND</sup> ELECTION DISTRICT SEPT 21, 1988  
 HOWARD COUNTY MARYLAND SCALE 1" = 30'

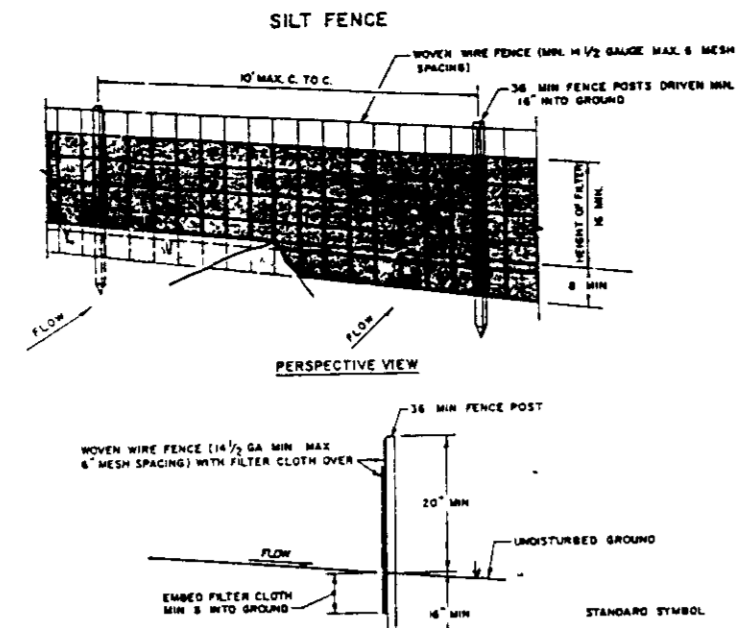
SHEET 2 OF 3  
 SDP 89-94

OWNER & DEVELOPER  
 FORTY WEST BUILDERS  
 1007 LESLIE AVE  
 BALTO MD. 21228  
 (301) 788-4955

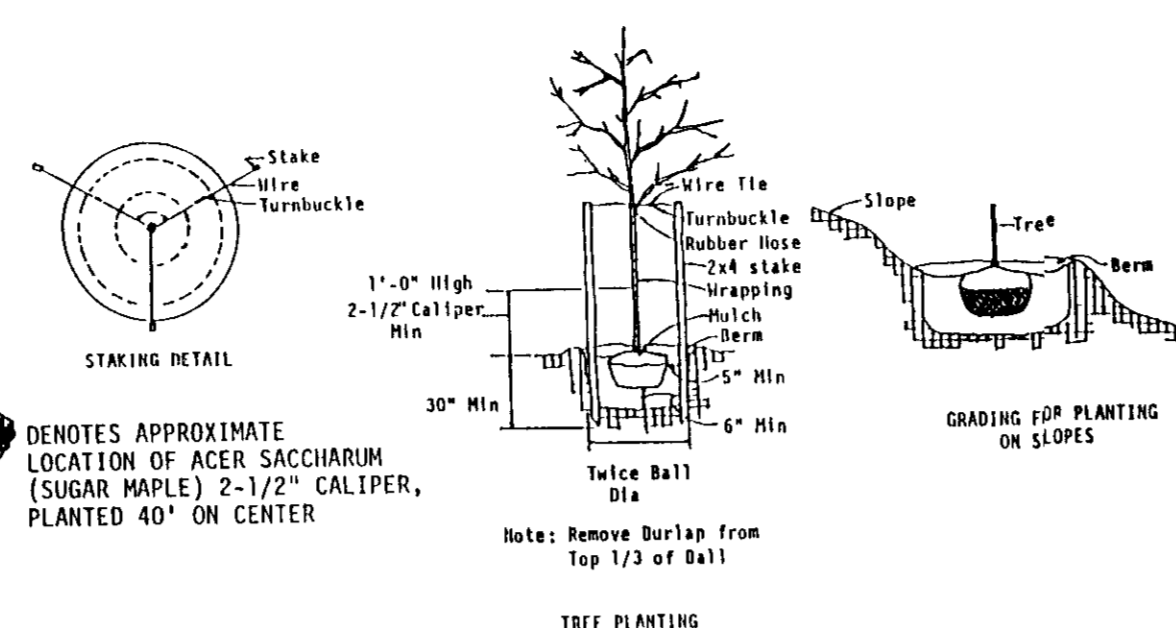




- CONSTRUCTION SPECIFICATIONS**
- Stone Size - Use 2" stones, or reclaimed or recycled concrete equivalent.
  - Length - As required, but not less than 10 feet (except on a single east-dance lot where a 20 foot minimum length would apply).
  - Thickness - Not less than six (6) inches.
  - Width - Ten (10) foot minimum, but not less than the full width at points where ingress of water occurs.
  - Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter cloth will not be required on a single family residential lot.
  - Surface Water - All surface water flowing on driveway toward construction entrance shall be piped across the entrance.
  - Maintenance - The entrance shall be maintained in a condition which will prevent tracking of silt or sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand. All and/or repair and/or cleanout of any measures used to trap sediment. All sediment applied, dropped, washed or tracked onto public right-of-way must be removed immediately.
  - Washing - Washes shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trap/pits stabilized with stone and which drains into an approved sediment trap/pits.
  - Periodic inspection and needed maintenance shall be provided after each rain.



- CONSTRUCTION NOTES FOR PREPARED SILT FENCE**
- When wire fence is fastened securely to fence posts with wire ties or staples.
  - Filter cloth to be fastened securely to posts with wire ties or staples every 20' at top and mid section.
  - When two sections of filter cloth abut each other they shall be overlapped by six inches and pinned.
  - Maintenance shall be provided as needed and material removed when "mats" develop in the silt fence.



- NOTE**
- CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO DIGGING FINAL LOCATIONS OF TREES. PLANTING PROCEDURES SHALL COMPLY WITH "LANDSCAPE SPECIFICATIONS FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" SUBSTITUTIONS TO THE ABOVE SPECIES MAY BE PERMITTED, PROVIDED THAT THE PLANTING IS IN ACCORDANCE WITH THE STREET TREE AND LANDSCAPE REQUIREMENTS AS SPECIFIED IN SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.

**PERMANENT SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

**SEEDBED PREPARATION** - LOOSEN UPPER THREE-INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF NOT PREVIOUSLY LOOSENED, ACCEPTABLE MEANS IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ. FT.) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ. FT.) BEFORE SEEDING.
- HARROW OR DISC INTO UPPER THREE-INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER 30-0-0 UREAFORM FERTILIZER (9 LBS/1000 SQ. FT.) ACCEPTABLE MEANS IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

**SEEDING:** FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 40 LBS. PER ACRE (1.4 LBS/1000 SQ. FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 40 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (.6 LBS/1000 SQ. FT.) OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOO, OPTION (3) SEED WITH 40 LBS/1000 SQ. FT. OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS OR SLOPES 8 FEET OR HIGHER. USE 348 GALS PER ACRE (8 GAL/1000 SQ. FT.) FOR ANCHORING. MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

**TEMPORARY SEEDING NOTES**

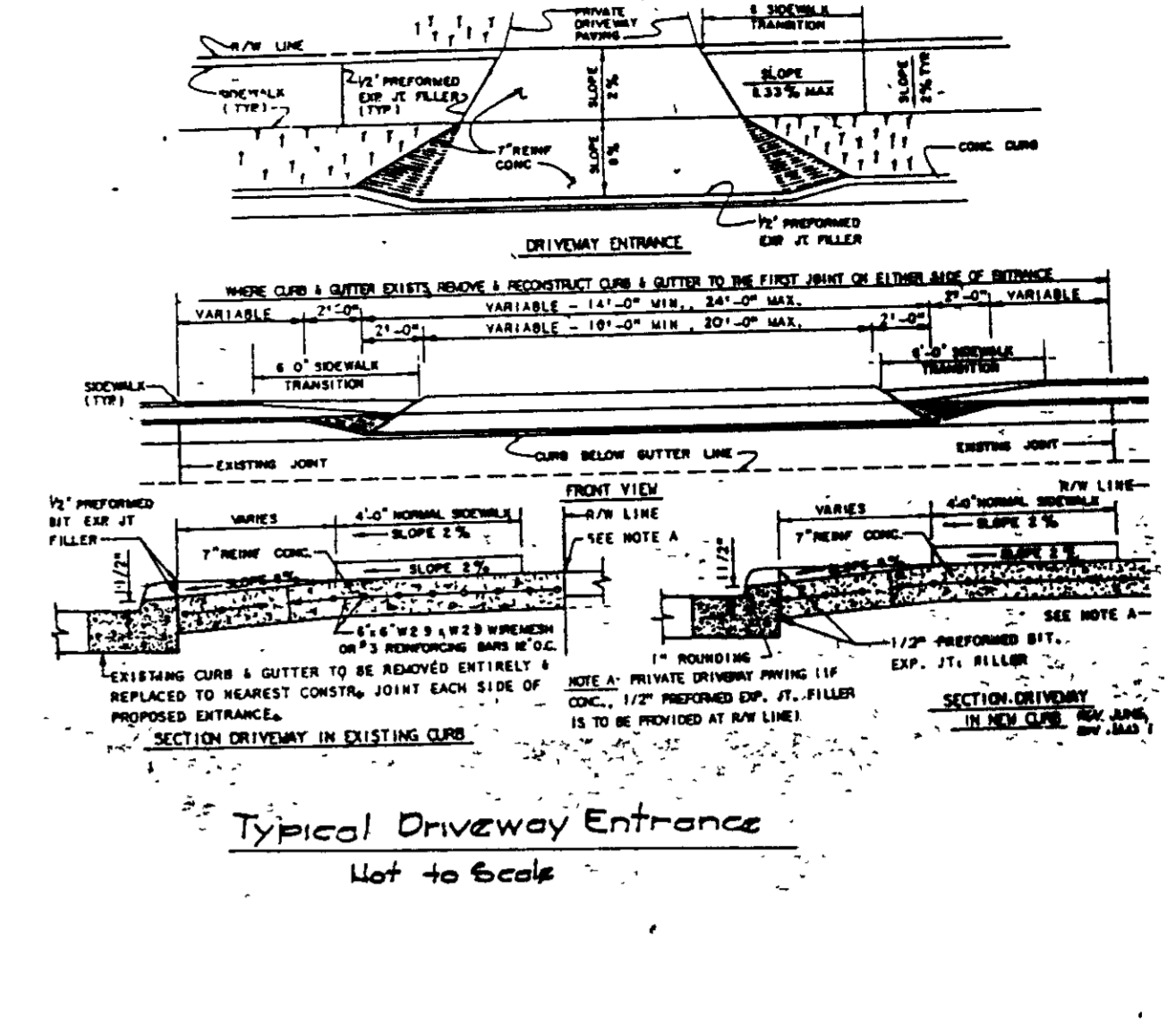
APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

**SEEDBED PREPARATION** - LOOSEN UPPER THREE-INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF NOT PREVIOUSLY LOOSENED, ACCEPTABLE MEANS IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

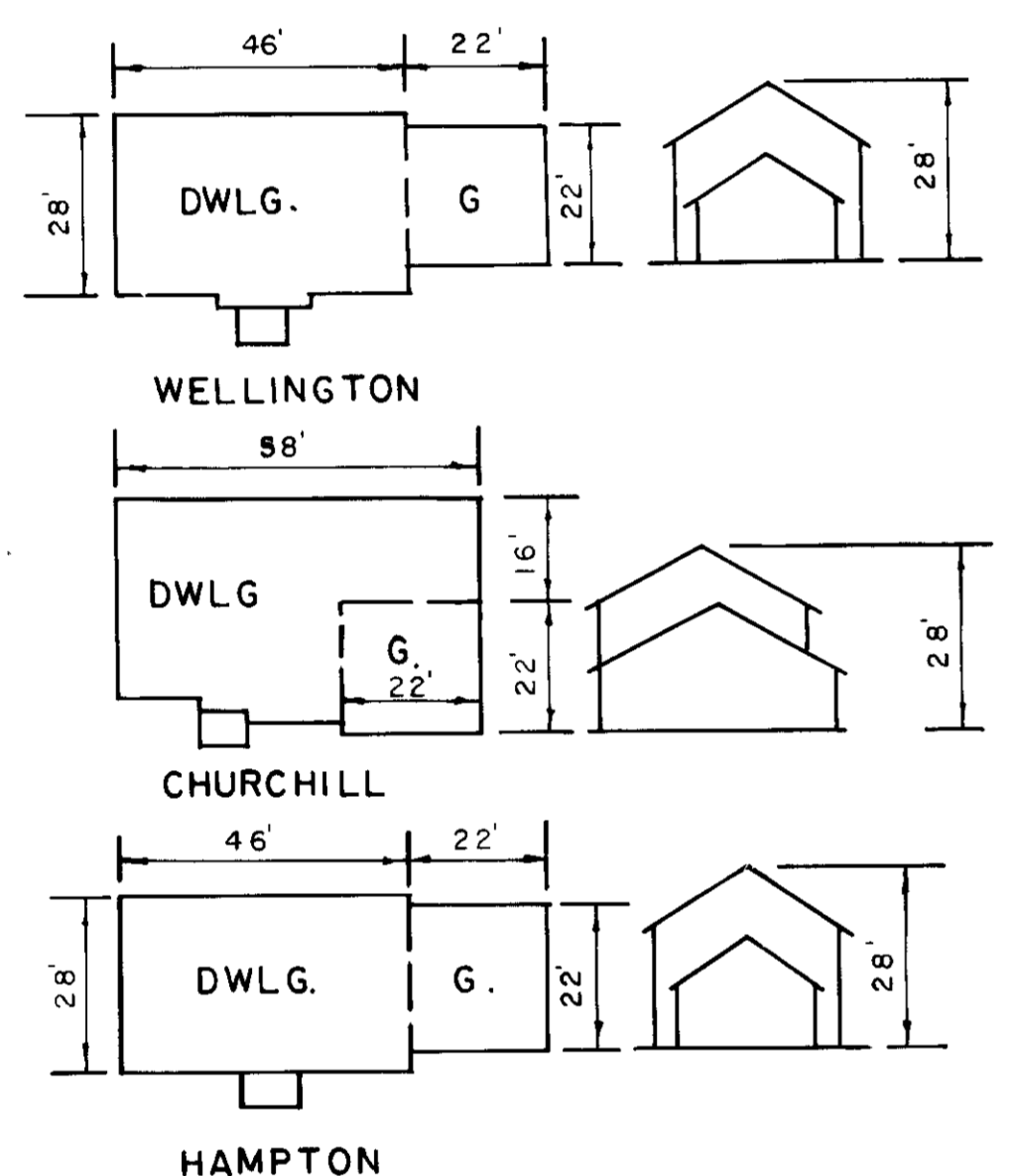
**SEEDING:** FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 1 THRU NOVEMBER 15, SEED WITH 2 1/2 TONS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ. FT.). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (3.0 LBS/1000 SQ. FT.). FOR THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOO.

**MULCHING:** APPLY 1 1/2 TONS PER ACRE (10 TO 30 LBS/1000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALS PER ACRE (5 GAL/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS OR SLOPES, 8 FT. OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ. FT.) FOR ANCHORING.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.



Typical Driveway Entrance  
Not to Scale



**CONSTRUCTION SEQUENCE:**

- OBTAIN GRADING PERMIT.
- CONSTRUCTION EROSION AND SEDIMENT CONTROL DEVICES. NOTE: EXISTING DEVICES CONSTRUCTED IN CONJUNCTION WITH F 88-227, WHICH ARE TO BE UTILIZED FOR THIS PROJECT, SHALL BE REPAIRED AND STABILIZED AS REQUIRED, INCLUDING CLEANOUT OF SEDIMENT TRAPS TO ORIGINAL DESIGN DIMENSIONS.
- ROUGH GRADE SITE
- BEGIN BLDG. CONSTRUCTION.
- INSTALL WATER AND SEWER HOUSE CONNECTIONS.
- COMPLETE BUILDING CONSTRUCTION.
- PAVE DRIVEWAYS.
- REMOVE EROSION AND SEDIMENT CONTROL DEVICES AND STABILIZE THOSE AREAS PER PERMANENT SEEDING PROCEDURES.

- SEDIMENT CONTROL NOTES:**
- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (892-2437).
  - ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
  - FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES FOR ALL SLOPES GREATER THAN 3:1; b) 14 DAYS AS TO ALL OTHER DISTURBED AND ALL SLOPES GREATER THAN 3:1; c) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
  - ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12 OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
  - ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS (SEC. 51) SOO (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
  - ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- |                                    |               |
|------------------------------------|---------------|
| TOTAL AREA OF SITE                 | 12.04 ACRES ± |
| AREA TO BE ROOFED OR PAVED         | 2.25 ACRES ±  |
| AREA TO BE VEGETATIVELY STABILIZED | 9.79 ACRES ±  |
| TOTAL CUT                          | 10,000 CU YDS |
| TOTAL FILL                         | 10,000 CU YDS |
- OFFSITE WASTE/BORROW AREA LOCATION
  - ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE
  - ADDITIONAL SEDIMENT CONTROL DEVICES MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPM SEDIMENT CONTROL INSPECTOR.
  - ON ALL SITES WITH DISTURBED AREAS OR EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCES OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

**APPROVED**  
DIVISION OF  
COMMUNITY PLANNING  
& LAND DEVELOPMENT  
HOWARD COUNTY,  
MARYLAND  
DATE 1-26-89

28.

**OWNER & DEVELOPER**  
FORTY WEST BUILDERS  
1007 LESLIE AVE  
BALTO MD. 21228  
(301) 788-4955

**FISHER, COLLINS & CARTER, INC.**  
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*[Signature]*  
SIGNATURE OF ENGINEER

11/9/88  
DATE

**DEVELOPER'S CERTIFICATE**  
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*[Signature]*  
SIGNATURE OF DEVELOPER

11/8/88  
DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

*[Signature]* 2/22/89  
DATE

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

APPROVED

DISTRICT OFFICER *[Signature]* DATE 11/9/88

APPROVED OFFICE OF PLANNING AND ZONING

PLANNING DIRECTOR *[Signature]* DATE 2/1/89

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS

*[Signature]* DATE 2/9/89

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS

DIRECTOR, PUBLIC WORKS *[Signature]* DATE 2/1/89

CHIEF, BUREAU OF ENGINEERING *[Signature]* DATE 3-9-89

PROPERTY/SUBDIVISION: Mount Hebron

SECTION/AREA: 19

PARCEL/LOT NO: 86-399 & 37

PLAT NO./L.F.: 0271 & 0272

BLOCK NO: 9

ZONE: R20

TAX/ZONE: 17

ELEC. DIST: 2nd

CENSUS TR: 6021

WATER CODE: 403

SEWER CODE: 1400000

**SITE DEVELOPMENT PLAN**  
**MOUNT HEBRON**  
SECTION 19  
LOTS 1-11 & 29-52  
TAX MAP 17 P.O. PARCELS 395 & 37  
ND  
2 ELLICOTT DISTRICT SEPT. 21, 1988  
HOWARD COUNTY MARYLAND SCALE 1"=30'  
SHEET 3 OF 3

SDP 89-94