

LOT NO.	S.B.C. INV. # FT.	ADDRESS
32	407.14	THORNBROOK ROAD
33	414.64	THORNBROOK ROAD
34	424.12	THORNBROOK ROAD
35	426.64	THORNBROOK ROAD
36	443.93	MCKENZIE ROAD
37	446.10	MCKENZIE ROAD
38	446.68	MCKENZIE ROAD
39	447.40(1.00A)	MCKENZIE ROAD
40	453.12	MCKENZIE ROAD
41	452.15	MCKENZIE ROAD
42	449.22	MCKENZIE ROAD
43	438.21	MCKENZIE ROAD
45	428.16	THORNBROOK ROAD
46	426.77	THORNBROOK ROAD
47	426.17	THORNBROOK ROAD
48	417.57	THORNBROOK ROAD
49	424.12	THORNBROOK ROAD
50	408.02	THORNBROOK ROAD
51	402.40	THORNBROOK ROAD

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- STABILIZED CONSTRUCTION ENTRANCE
- EARTH DIKE
- SPOT ELEVATIONS W/ FLOW ARROWS
- SILT FENCE
- STREET TREES (F 92-11)
2 1/2" minimum caliper or Maples
planted at 40' o.c.
- DENOTE SLOPES 25% OR GREATER

THERE ARE NO WETLANDS PRESENT ON THIS SITE

MT. HEBRON
SECTION NINETEEN
PLAT # 8272
ZONED R-20

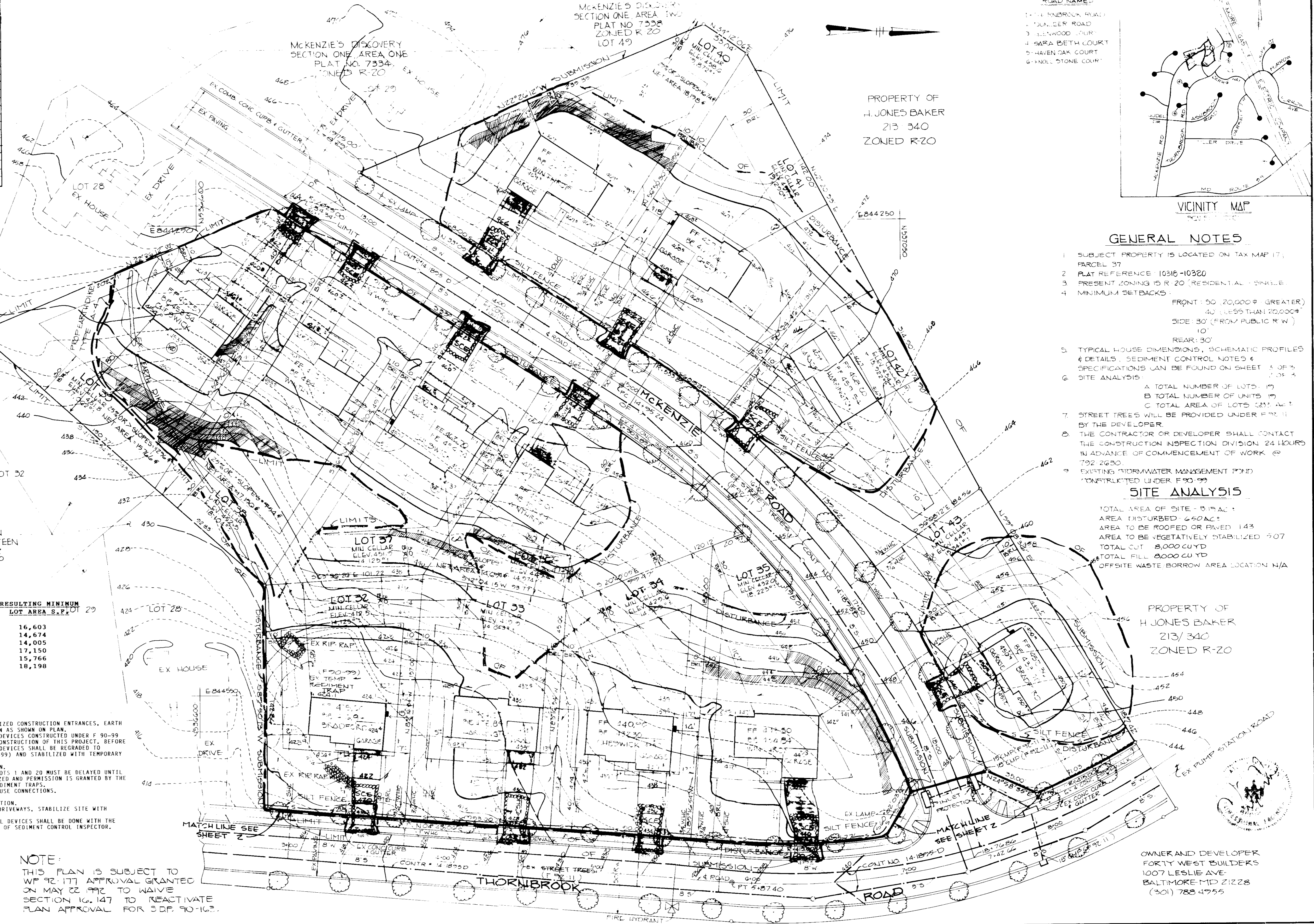
MINIMUM LOT SIZE CHART

LOT NO.	TOTAL LOT AREA S.F.	PIPE STEM AREA	FLOODPLAIN AREA	STEEP SLOPE PROPOSED S.F.	RESULTING MINIMUM LOT AREA S.F. LOT 29
35	18,223	0	0	1,620	16,603
36	14,974	0	0	300	14,674
37	14,125	0	0	120	14,005
38	18,104	0	0	954	17,150
39	17,062	0	0	1,296	15,766
40	19,872	0	0	1,674	18,198

CONSTRUCTION SEQUENCES

1. OBTAIN GRADING PERMITS.
2. INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCES, EARTH DIKES, AND INLET PROTECTION AS SHOWN ON PLAN.
3. EXISTING SEDIMENT CONTROL DEVICES CONSTRUCTED UNDER F 90-99 SHALL BE UTILIZED DURING CONSTRUCTION OF THIS PROJECT. BEFORE CONSTRUCTION BEGINS THESE DEVICES SHALL BE REGRADED TO ORIGINAL DESIGN (SEE F 90-99) AND STABILIZED WITH TEMPORARY SEEDING.
4. BEGIN BUILDING CONSTRUCTION.
5. CONSTRUCTION OF UNITS ON LOTS 1 AND 20 MUST BE DELAYED UNTIL UPSTREAM AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY THE E/S INSPECTOR TO REMOVE SEDIMENT TRAPS.
6. INSTALL WATER AND SEWER HOUSE CONNECTIONS.
7. ROUGH GRADE SITE.
8. COMPLETE BUILDING CONSTRUCTION.
9. FINE GRADE SITE AND PAVE DRIVEWAYS, STABILIZE SITE WITH PERMANENT SEEDING.
10. REMOVAL OF SEDIMENT CONTROL DEVICES SHALL BE DONE WITH THE SUPERVISION AND PERMISSION OF SEDIMENT CONTROL INSPECTOR.

NOTE:
THIS PLAN IS SUBJECT TO WF 92-177 APPROVAL GRANTED ON MAY 22 1992 TO WAIVE SECTION 16.147 TO REACTIVATE PLAN APPROVAL FOR S.D.P. 90-163.



GENERAL NOTES

1. SUBJECT PROPERTY IS LOCATED ON TAX MAP 17, PARCEL 37.
2. PLAT REFERENCE 10318-10320.
3. PRESENT ZONING IS R-20 (RESIDENTIAL - SINGLE).
4. MINIMUM SETBACKS:
FRONT: 50' (20,000 SF GREATER)
40' (LESS THAN 20,000 SF)
SIDE: 30' (FROM PUBLIC R/W)
10'
REAR: 30'
5. TYPICAL HOUSE DIMENSIONS, SCHEMATIC PROFILES & DETAILS, SEDIMENT CONTROL NOTES & SPECIFICATIONS CAN BE FOUND ON SHEET 1 OF 3.
6. SITE ANALYSIS:
A. TOTAL NUMBER OF LOTS: 19
B. TOTAL NUMBER OF UNITS: 19
C. TOTAL AREA OF LOTS: 317,441 SF
7. STREET TREES WILL BE PROVIDED UNDER F 92-11 BY THE DEVELOPER.
8. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK @ 702 2650.
9. EXISTING STORMWATER MANAGEMENT (F 90-99) CONSTRUCTED UNDER F 90-99.

SITE ANALYSIS

TOTAL AREA OF SITE: 819 AC
AREA DISTURBED: 650 AC
AREA TO BE ROOFED OR PAVED: 143
AREA TO BE VEGETATIVELY STABILIZED: 907
TOTAL CUT: 8,000 CU YD
TOTAL FILL: 8,000 CU YD
OFFSITE WASTE BORROW AREA LOCATION: N/A

PROPERTY OF
H. JONES BAKER
213/340
ZONED R-20

OWNER AND DEVELOPER
FORTY WEST BUILDERS
1007 LESLIE AVE.
BALTIMORE MD 21228
(301) 788-4755

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
1171 BALTIMORE NATIONAL PIKE, SUITE 100
ELLICOTT CITY, MARYLAND 21042
TELEPHONE: (410) 461-2855
FAX: (410) 790-3704

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.

Signature: [Signature] DATE: 8/10/92

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 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

Signature: [Signature] DATE: 8/10/92

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: James M. Helms DATE: 8/18/92
SOIL CONSERVATION SERVICE

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

Signature: John R. Robertson DATE: 8/18/92
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: [Signature] DATE: 8/11/92
PLANNING DIRECTOR

Signature: [Signature] DATE: 8/20/92
CHIEF, DIVISION OF SUBURBAN PLANNING AND LAND DEVELOPMENT

APPROVED HOWARD COUNTY DEPARTMENT OF THE ENVIRONMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS

Signature: [Signature] DATE: 8/20/92
SEWER OFFICER

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

Signature: [Signature] DATE: 8/21/92
DIRECTOR, PUBLIC WORKS

Signature: [Signature] DATE: 8/21/92
CHIEF, BUREAU OF ENGINEERING

PROPERTY/SUBDIVISION	SECTION/AREA	LOT NO.
MT HEBRON	20	32-51
PLAT NO.	BLOCK NO.	ZONE
10318-10320	2	R-20
TAX/ZONE	ELEC. DIST.	CENSUS TR.
17	2	6021
WATER CODE	SEWER CODE	
H-03	1457800	

SITE DEVELOPMENT PLAN
MOUNT HEBRON
SECTION 20
PHASE TWO
LOTS 32-51

TAX MAP 17 P/O PARCEL 37
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 30' DATE: MAY 31, 1991
SHEET 1 OF 3
P 92-11 P 89-34 P 87-53

