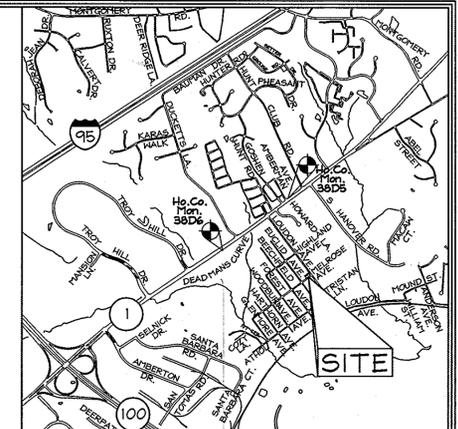


LEGEND

- Existing Contour: - - - - - 302
- Existing Spot Elevation: 302.3
- Existing Trees to Remain: [Tree Symbol]
- Proposed Contour: ———— 302
- Proposed Spot Elevation: +82.52
- Direction of Flow: [Arrow]
- Utility Pole: [Pole Symbol]
- Proposed Shade Trees: [Tree Symbol]
- Proposed Evergreen Trees: [Tree Symbol]
- Landscape Perimeter: [Dotted Line]
- Proposed Paving: [Hatched Area]



SHEET INDEX

DESCRIPTION	SHEET No.
Site Development and Landscape Plan	1 of 3
Sediment and Erosion Control Plan	2 of 3
Landscape and Sediment and Erosion Control Notes and Details	3 of 3

GEODETIC SURVEY CONTROLS

Howard County Monument 38D6
 N 557,155.429 E 1,384,992.260 El.: 174.525
 Howard County Monument 38D5
 N 558,378.540 E 1,386,524.200 El.: 192.990

- ### GENERAL NOTES
- The subject property is zoned R-12 per the 02/02/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Amendments effective on 07/28/06.
 - Total area of property = 9,028 sq.± or 0.207 ac±.
 - Public water and sewer will be used within this site.
 - On-site topography based on a Field Run Topographic Survey prepared by FSH Associates in May, 2007 with two foot contours. Off-site topography based on Howard County 1998 Aerial Topographic Surveys with five foot contours.
 - Number of proposed buildable lots: 2
 - Area of proposed buildable lots: 0.207 ac±.
 - In accordance with Section 12B 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.
 - Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
 - Width - 12 feet (16 feet serving more than one residence);
 - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
 - Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot turning radius;
 - Structures (culverts/bridges) - capable of supporting 25 gross tons (125-ton loading);
 - Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
 - Maintenance - sufficient to ensure all weather use.
 - There are no floodplains, historic structures or cemeteries on-site.
 - Previous Howard County file numbers: WP-07-119; AA-07-28; 1-H; 23-5
 - This property is subject to the 5th edition of the Howard County Subdivision and Land Development Regulations.
 - The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
 - This Site Development Plan has been prepared in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Financial surety is based on the required landscaping of 8 shade trees @ \$300.00 and evergreen trees @ \$150.00 each, in the amount of \$2,700.00, provided with the following agencies:

State Highway Administration	410.531.5533
BGE (contractor services)	410.850.4620
BGE (underground damage control)	410.787.9068
Miles Utility	1.800.257.7777
Colonial Pipeline Company	410.795.1800
Howard County, Dept. of Public Works, Bureau of Utilities	410.313.4900
Howard County Health Department	410.313.2640
 - The contractor shall notify Miles Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
 - The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410) 313-1800 at least five (5) working days prior the start of work. All fills for public road surfaces require 95% compaction (AASHTO-T-180).
 - All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
 - This project is exempt per Section 16.1202(b)(1)(i) for a Forest Conservation Plan for development on land which is less than 40,000 square feet.
 - Contractor to verify all dimensions in the field and if discrepancy is found, contact the engineer.
 - All water house connections shall be for inside metering settings.
 - For flag or 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.
 - As of August 27, 2007, the Planning Director approved WP-07-119, a request to waive Section 16.147 regarding the submission of a final plat so as to convey Lots 175, 176, 177 of Harwood Park Subdivision to create two building lots, subject to the following conditions:
 - The applicant must record the new deeds of conveyance in the Land Records Office of Howard County, MD. A copy of the consolidation deeds shall be submitted to this Department for file retention within 45 days from the date of the approval letter and prior to approval of the site development plan. The new lots shall be assigned the next consecutive lot numbers within the particular section or block of the Harwood Park Subdivision as applicable.
 - Approval of a site development plan will be required for construction of new dwellings on each lot (Lots 1 & 2 as shown on the waiver petition exhibit).
 - This project is exempt from Stormwater Management because the total impervious area is under 5,000 square feet.
 - This project shall comply with the Maryland Aviation Administration's Vegetative Establishment Details and Specifications for Projects within 4 Miles of the Baltimore Washington International Airport, dated July 1, 2004.
 - On August 28, 2008, the Maryland Aviation Administration has approved this project under Airport Zoning Permit No.08-282.

No.	REVISION	DATE
1	REVISED LOT 2 TO 15'-0" CURB - RE-GRADED YARD, REARRANGED PORCH, AND LAND MARKS, LIGHT FIXTURES TO DRIVEWAY AND SIDEWALK, ETC.	3-21-09
2	REVISED LOT 2 TO 15'-0" CURB, ADDED DRIVEWAY, REARRANGED PORCH, AND LAND MARKS, LIGHT FIXTURES TO DRIVEWAY AND SIDEWALK, ETC.	12-22-08
3	REVISED LOT 2 TO REPLACE LYCOMING HOUSETYPE TO BECK HOUSETYPE.	10/03/08

ADDRESS CHART

LOTS	STREET
1	6614 Melrose Avenue
2	6604 Melrose Avenue

SITE ANALYSIS DATA CHART

- Total project area: 0.207 Acres±
- Limit of disturbed area: 0.212 Acres±
- Subject property Zoned "R-12" per 02/02/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Regulation Amendments effective 7/28/06.
- Proposed uses for site structures: Single Family Detached Dwellings
- Floor space on each level of building(s) per use: See house templates.
- Building coverage of site: 0.060 Acres or 28.99% of Gross Area.
- DPZ file references: WP-07-119; AA-07-28; 1-H; 23-5
- Total number of units proposed for this submission: 2

DEVELOPER'S BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] **Sept. 2, 2008**
 SIGNATURE OF DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] **9/1/08**
 CHIEF DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] **9/22/08**
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] **9/24/08**
 DIRECTOR DATE

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
⊙	4	Gleditsia triacanthos inermis 'Imperial' Imperial thornless Honey Locust	2 1/2"-3" Cal.	B & B
⊗	4	Tilia americana 'Redmond' Redmond American Linden	2 1/2"-3" Cal.	B & B
⊕	2	Ilex opaca 'Jersey Knight' Jersey Knight American Holly	5'-6'	B & B

NOTE: See Sheet 3 of 3 for Landscape Schedule A and other landscape details.

PROFESSIONAL CERTIFICATION

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. #22418, Expiration Date: 07/29/2009.

ADMINISTRATIVE ADJUSTMENT

Administrative Adjustment; AA-07-028 of sections 109.D.4.b.(a)(1) and 109.D.4.c.(1)(i) of the Howard County Zoning Regulations was both approved and denied on May 22, 2008 as follows:

- Lot 1 - To reduce the setback from the right-of-way of Melrose Avenue from 20 feet to 17.6 feet was approved; whereas to reduce the setback from the rear property line from 30 feet to 24 feet was denied.
- Lot 2 - To reduce the setback from the right-of-way of Loudon Avenue from 20 feet to 16 feet; from the right-of-way of Melrose Avenue from 20 feet to 16 feet; and from the rear lot line from 30 feet to 24 feet was approved.
- The conditions of the approval are as follows:
 - The Petitioner shall comply with all optional Federal, State and County laws and regulations.
 - The granted Administrative Adjustment shall apply solely to the single-family detached dwellings as depicted on the Administrative Adjustment plan submitted by the Petitioner except as stipulated above and not to any other structure, addition, building or use.
 - A building permit for the dwellings shall be obtained within two years from the date of this order and substantial construction shall be completed within three years.

OWNER/DEVELOPER

Comfort Eagle LLC
 c/o Nick Lipinski
 8835-P Columbia 100 Parkway
 Columbia, MD 21045
 (410) 730-0810

PERMIT INFORMATION CHART

Subdivision Name:	Section/Area	Lot/Parcel No.			
Harwood Park	N/A	1 & 2			
Depd	Grid	Zoning	Tax Map No.	Elect. District	Census Tract
L.9849 F.272	14	R-12	38	1st	601202
Water Code	Sewer Code				
1-W	23-S				

SITE DEVELOPMENT & LANDSCAPE PLAN

HARWOOD PARK

LOTS 1 & 2
 LIBER 9849 FOLIO 272

TAX MAP 38 GRID 14 PARCEL 873
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

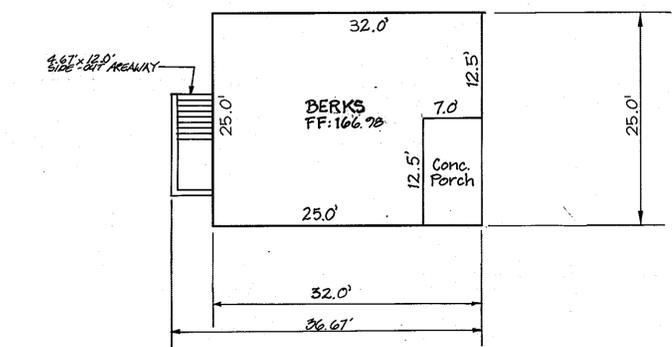
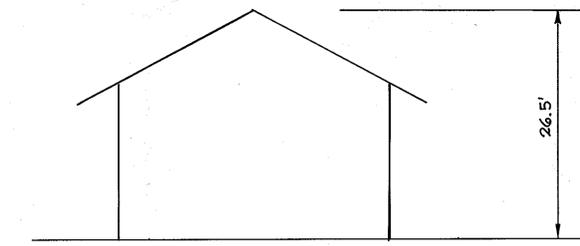
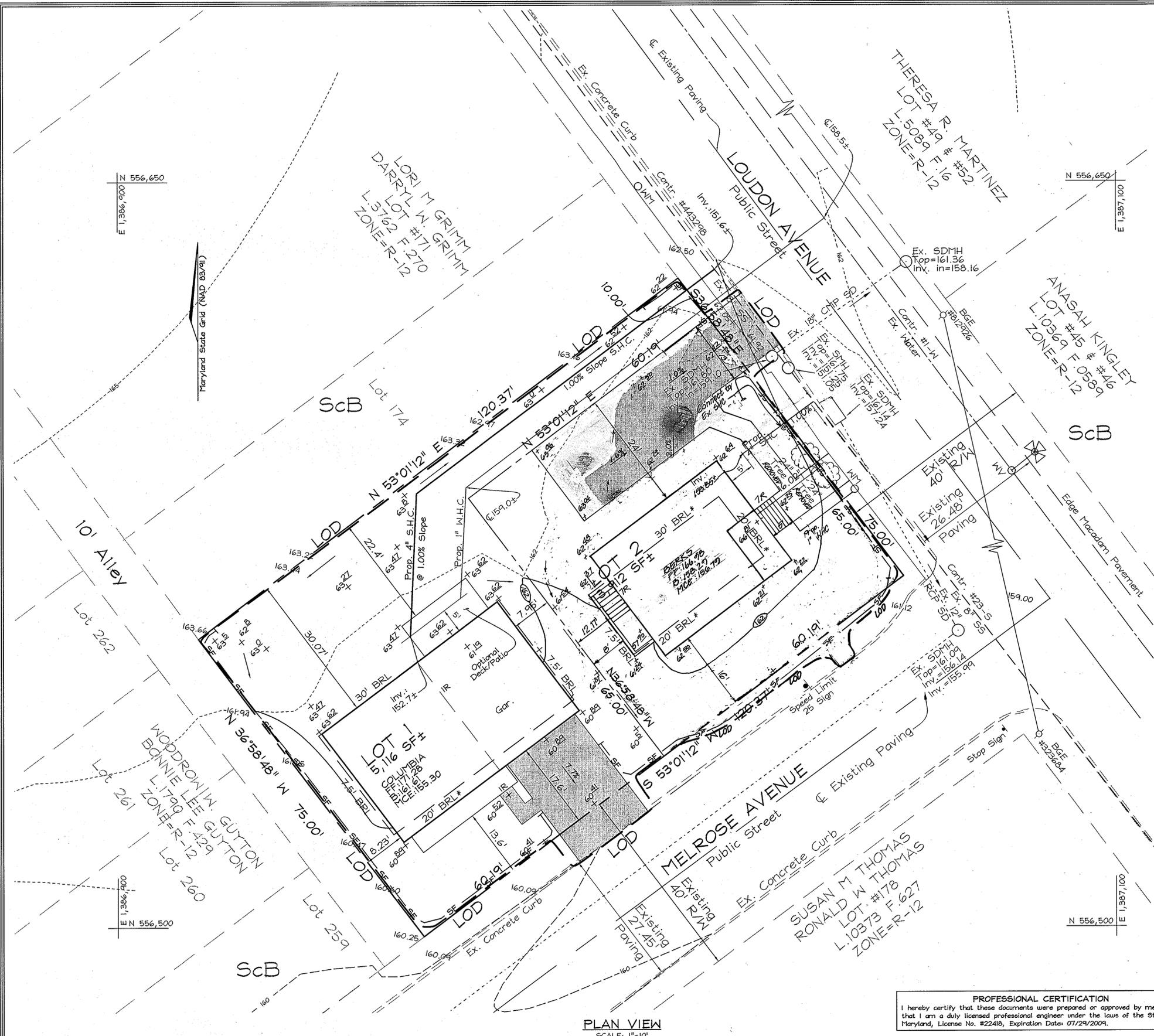
DESIGN BY: CRH2/RL
 DRAWN BY: CRH2/RL
 CHECKED BY: ZYF
 SCALE: As Shown
 DATE: Sep. 2, 2008
 N.O. No.: 346A
 SHEET No.: 1 OF 3

FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane, Elkridge, MD 21075
 Tel: 410-587-5200 Fax: 410-798-1562
 E-mail: info@fsher.com

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
ScB	Sandy and clayey land, gently sloping	C

LEGEND

- Existing Contour
- Existing Spot Elevation
- Existing Trees to Remain
- Proposed Contour
- Proposed Spot Elevation
- Direction of Flow
- Utility Pole
- Stabilized Construction Entrance with Portable Berm
- Limit of Disturbance
- Proposed Paving



BERKS
SCALE: 1"=10'

No.	REVISION	DATE
1	REVISED LOT 2 TO AS-BUILT RE-BRAVED YARD, REORGANIZED PORCH STEPS AND LEAD WALK, SLIGHT CHANGES TO DRIVEWAY AND AREAWAY, ETC.	3-21-09
2	REVISED LOT 2: RE-BRAVED YARD, ADDED AREAWAY, RELOCATED THE KING AND KING ADJUSTED SF AND LOD ON MELROSE AVE. SIDE.	12-22-08
3	REVISED LOT2 TO REPLACE LYCOMING HOUSE TYPE TO BERK HOUSE TYPE.	10/05/08

PROFESSIONAL CERTIFICATION
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. #22418, Expiration Date: 07/29/2009.

PLAN VIEW
SCALE: 1"=10'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 9/9/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE
[Signature] 9/23/08
 CHIEF, DIVISION OF LAND DEVELOPMENT, DATE
[Signature] 9/24/08
 DIRECTOR, DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
[Signature] 9/16/08
 DATE

DEVELOPER'S CERTIFICATE
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL 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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
[Signature] 9/22/08
 DATE

ENGINEERS CERTIFICATE
 "I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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] 9/2/08
 SIGNATURE OF ENGINEER, DATE
 ZACHARIA Y. FISCH

OWNER/DEVELOPER
 Comfort Eagle LLC
 c/o Nick Liparini
 8835-F Columbia 100 Parkway
 Columbia, MD 21045
 (410) 790-0810



FSH Associates
 Engineers Planners Surveyors
 8339 Howard Lane, Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fsher.com

DESIGN BY: CRH2/RL
 DRAWN BY: ZYF
 SCALE: As Shown
 DATE: Sep. 2, 2008
 W.O. No.: 3469
 SHEET No.: 2 OF 3

SEDIMENT AND EROSION CONTROL PLAN
HARWOOD PARK
 LOTS 1 & 2
 LIBER 9849 FOLIO 272
 TAX MAP 38 GRID 14 PARCEL 873
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS 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.

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred-Apply 2 tons per acre dolomitic limestone (92 lbs./100 sq.ft.) and 600 lbs. of 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq.ft.).
- 2) Acceptable-Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (14 lbs./1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.5 lbs./1000 sq.ft.) of creeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use seed. Option (3) Seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 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. On slopes 5 feet or higher, use 548 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.).

SEEDING: For periods March 1 thru April 30, and from August 15 thru November 15, seed with 1 1/2 bushel 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 creeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use seed.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 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. On slopes 5 feet or higher, use 548 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

DUST CONTROL

Controlling dust blowing and movement on construction sites and roads.

PURPOSE: To prevent blowing and movement of dust from exposed soil surfaces, reduce air and off-site damage, health hazards, and improve traffic safety.

Conditions Where Practice Applies: This practice is applicable to areas subject to dust blowing and movement where an on and off-site damage is likely without treatment.

- SPECIFICATIONS**
- Temporary Methods**
1. Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to surface.
 2. Vegetative Cover - See standards for temporary vegetative cover.
 3. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12" apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
 4. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
 5. Barriers - Solid board fences, silt fences, snow fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.
 6. Calcium Chloride - Apply at rates that will keep surface moist. May need retreatment.
- Permanent Methods**
1. Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with seed. Existing trees or large shrubs may offer valuable protection if left in place.
 2. Topping - Covering with less erosive soil materials. See standards for topping.
 3. Stone - Cover surface with crushed stone or coarse gravel.

- References**
1. Agriculture Handbook 346. Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss
 2. Agriculture Information Bulletin 354. How to Control Wind Erosion, USDA-ARS, H-30-1.

SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (410-313-1855).

2. All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.

3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: (a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes, and all slopes greater than 3:1, (b) 14 days as to all other disturbed or graded areas on the project site.

4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding, sod, temporary seeding, and mulching (Sec. G). Temporary stabilization with mulch alone shall be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6. 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.

7. Site Analysis:

Total Area	0.207 Acres
Area Disturbed	0.215 Acres
Area to be roofed or paved	0.079 Acres
Area to be vegetatively stabilized	0.186 Acres
Total CIP	700 CY #1
Total Fill	700 CY #1
Offsite waste/borrow area location	#

8. Any sediment control practice which is disturbed by grading or placement of utilities must be repaired on the same day of disturbance.

9. Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.

10. On all sites with disturbed areas in excess of 2 acres, approval for placement of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

11. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.

12. Earthwork quantities are solely for the purpose of calculating fees. Contractor to verify all quantities prior to the start of construction.

13. To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.

SEQUENCE OF CONSTRUCTION

1. Obtain grading permit.
2. Notify Howard County Department of Inspections, License and Permits at (410) 313-1880 at least 24 hours before starting any work.
3. Install Stabilized Construction Entrance and Silt Fence and any other damaged existing controls to remain.
4. Rough grade site and begin house construction. (1 week)
5. Fine grade site. (1 week)
6. Upon stabilization of all disturbed areas and with the permission of the Sediment Control Inspector, remove all sediment control measures and stabilize any remaining disturbed area. (1 week)

Note: -Following initial soil disturbance or any redistributions, permanent or temporary stabilization shall be completed within: a. 7 calendar days for all perimeter sediment control structures, dikes, swales and all slopes greater than 3:1, b. 14 calendar days for all other disturbed areas. -During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the sediment control measures on the plan.

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose

To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

I. This practice is limited to areas having 2:1 or flatter slopes where:

- a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
- b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
- c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
- d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
- e. The soil is so acidic that treatment with limestone is not feasible.

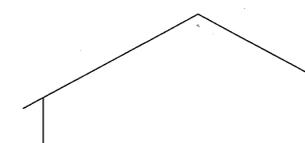
II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

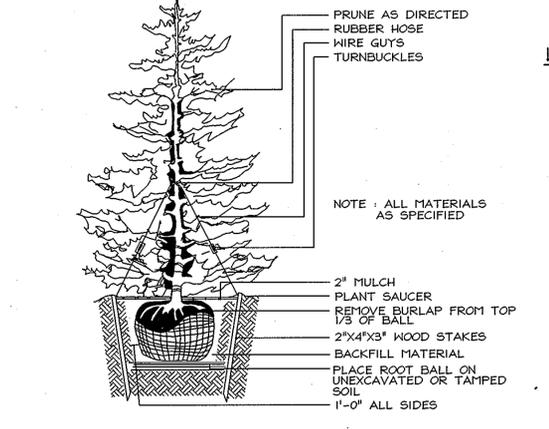
II. Topsoil Specifications - Soil to be used as topsoil must meet the following:

1. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
- ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
- iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.



TYPICAL TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE



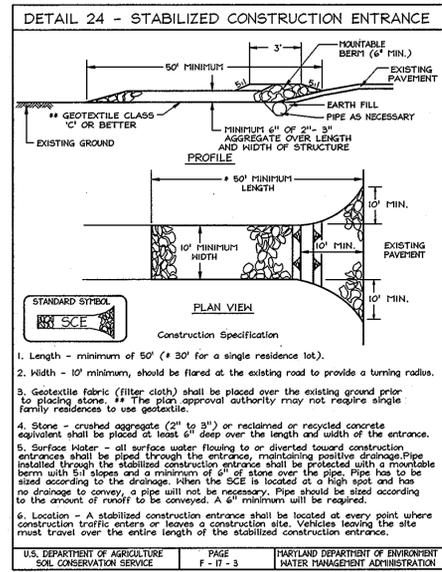
TYPICAL EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

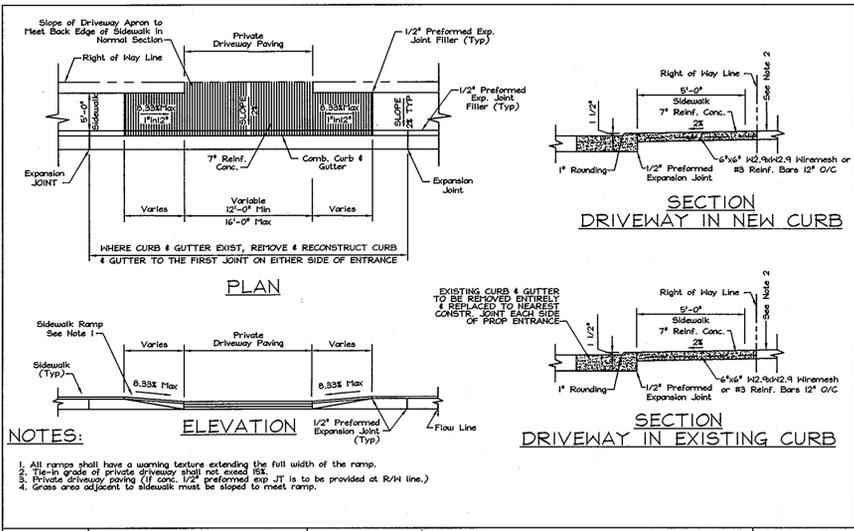
PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #22418, Expiration Date: 07/29/2009.

OWNER/DEVELOPER
Comfort Eagle LLC
c/o Nick Liparini
8835-P Columbia 100 Parkway
Columbia, MD 21045
(410) 730-0810

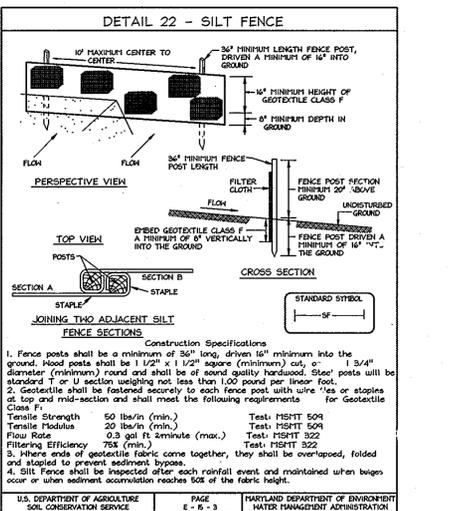
DESIGNER
FSH Associates
Engineers Planners Surveyors
9339 Howard Lane, Elkridge, MD 21075
Tel: 410-557-5200 Fax: 410-795-1552
E-mail: info@fshet.com



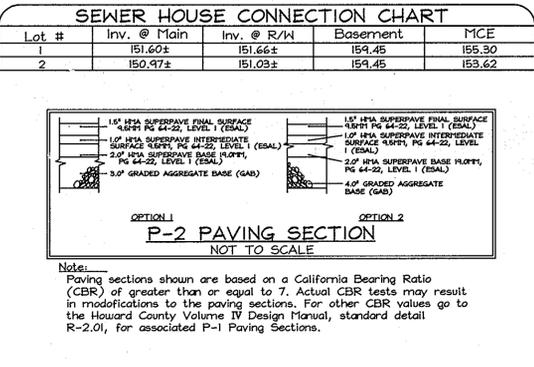
Revised	Howard County, Maryland Department of Public Works
5/1/2007	Approved: Chief, Bureau of Engineering
Approved	



Revised	Howard County, Maryland Department of Public Works	RESIDENTIAL DRIVEWAY ENTRANCE 7" Combination Curb and Gutter Sidewalk Abutting Curb	Detail R-6.02
5/1/2007	Approved: Chief, Bureau of Engineering		
Approved			

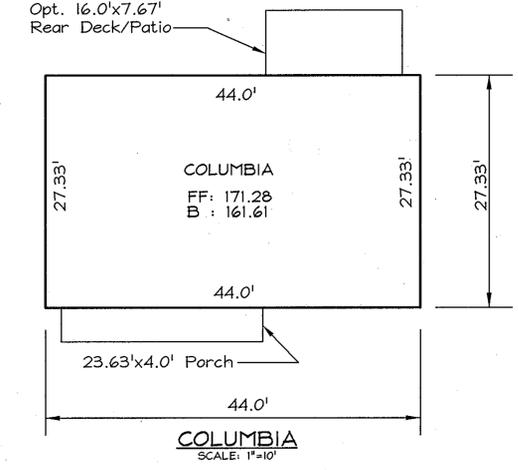


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SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
Perimeter/Frontage Designation	1	2
Landscape Type	B	A
Linear Feet of Roadway	75.00'	120.37'
Credit for Existing Vegetation (Yes, No, Linear Feet)	No	No
Remaining Perimeter Length (75.00')	(120.37')	(120.37')
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)	No	No
Remaining Perimeter Length	No	No
Number of Plants Required		
Shade Trees	1:50 1	1:50 2
Evergreen Trees	1:40 1	1:40 1
Shrubs	-	-
Number of Plants Provided		
Shade Trees	1	2
Evergreen Trees	1	1
Other Trees (2:1 Substitution)	-	-
Shrubs (10:1 Substitution)	-	-
(Describe Plant Substitution Credits Below if needed)		



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 9/16/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 [Signature] 9/16/08
 JOHN R. ROBERTSON, DATE

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT 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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 9/16/08
 DATE

ENGINEERS CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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] 9/16/08
 SIGNATURE OF ENGINEER: ZACHARIA Y. FISCH, DATE

OWNER/DEVELOPER
 Comfort Eagle LLC
 c/o Nick Liparini
 8835-P Columbia 100 Parkway
 Columbia, MD 21045
 (410) 730-0810

LANDSCAPE AND SEDIMENT AND EROSION CONTROL NOTES AND DETAILS HARWOOD PARK
 LOTS 1 & 2
 LIBER 9849 FOLIO 272
 TAX MAP 38 GRID 14 1ST ELECTION DISTRICT
 PARCEL 873 HOWARD COUNTY, MARYLAND

DESIGN BY: CRH2/RLL
 DRAWN BY: CRH2/RLL
 CHECKED BY: ZYF
 SCALE: As Shown
 DATE: Sep. 2, 2008
 W.O. No.: 3469
 SHEET No.: 3 OF 3