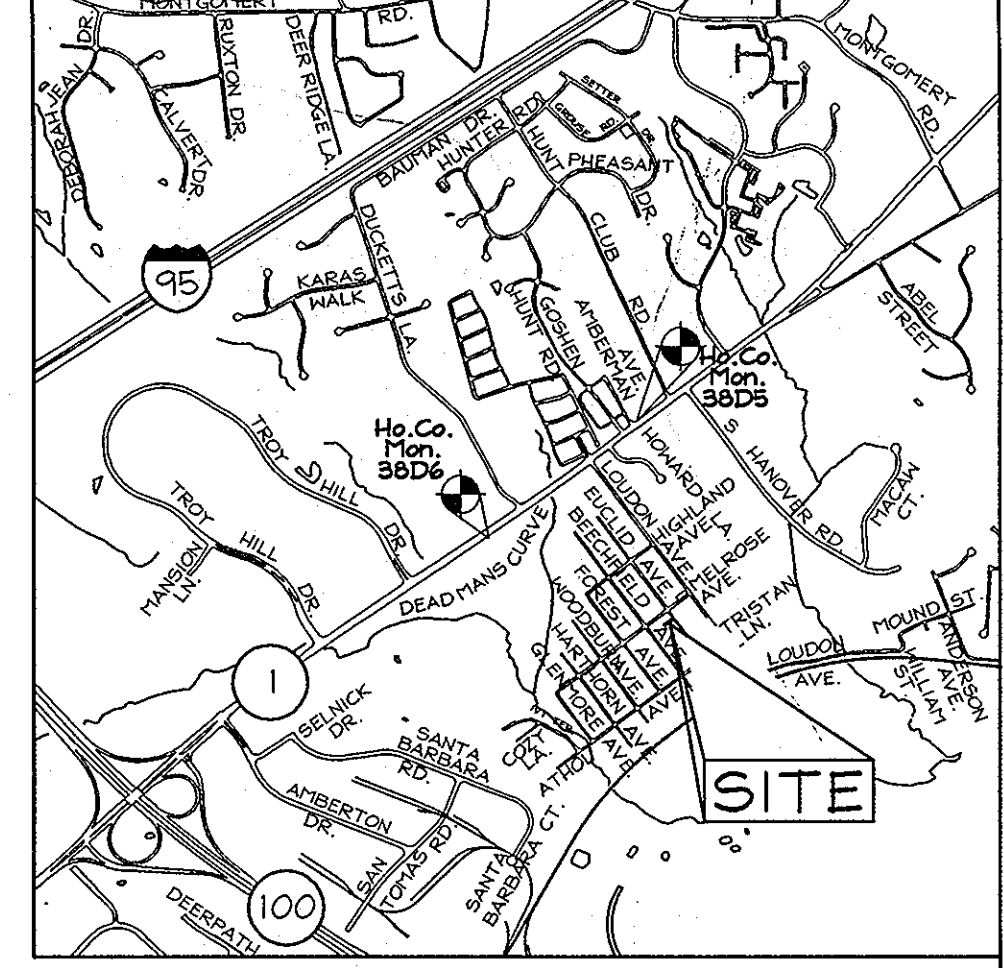


LEGEND

- Existing Contour
- Existing Spot Elevation
- Existing Trees to Remain
- Proposed Contour
- Proposed Spot Elevation
- Direction of Flow
- Utility Pole
- Proposed Shade Trees
- Proposed Evergreen Trees
- Landscape Perimeter
- Proposed Paving



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 38D4
 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 = 5,294 sq. ft. or 0.133 ac.
 - Public water and sewer will be used within this site via existing Contract 23-5.
 - On-site topography based on a Field Run Topographic Survey prepared by Robert H. Vogel Engineering, Inc. in February, 2008 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: 0.133 ac.±
 - In accordance with Section 128 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 14% 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: 23-5
 - This property is subject to the 5th edition of the Howard County Subdivision and Land Development Regulations.
 - The lots shown herein 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 surty is based on the required landscaping of 6 shade trees @ \$300.00 and 1 evergreen tree @ \$150.00, in the amount of \$1,950.00, provided with and done as a part of the grading permit application.
 - The contractor shall notify the following utility companies or agencies at least five (5) working days before starting work shown on these plans:

State Highway Administration	410.531.5533
BGE (contractor services)	410.850.4620
BGE (underground damage control)	410.787.9068
Mesa Utility	1.800.257.7777
Colonial Pipeline Company	410.795.1390
Howard County, Dept. of Public Works, Bureau of Utilities	410.313.4900
Howard County Health Department	410.313.2640
 - The contractor shall notify Mesa 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) 313-1880 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.
 - This project is exempt from Stormwater Management because the total impervious area is less than 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.
 - Existing features located on Lots 391 and 392, including the existing shed with concrete pad and portions of the existing retaining wall that intrude onto Lot 391 from Lot 390 have been removed prior to the approval of this SDP.
 - Trash and recycling collection will be at Euclid Avenue within 5' of the County Roadway.
 - On May 8, 2009, the Maryland Aviation Administration has approved this project under Airport Zoning Permit No. 09-084.

**A.A. NOTE:

Administrative Adjustment; AA-10-010 of sections 109.D.4.c.(1)(b) of the Howard County Zoning Regulations was approved on May 20, 2010 as follows:

- Lot 392 - To reduce the setback from the property line shared with Lot 393 from 7.5 feet to 6.75 feet was approved.

The conditions of the approval are as follows:

- The Petitioner shall comply with all applicable Federal, State, and County laws and regulations.
- The granted Administrative Adjustment shall apply solely to the semi-detached dwelling unit 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 dwelling shall be obtained within two years from the date of this order and substantial construction shall be completed within three years.

ADDRESS CHART

LOTS	STREET
391	640B Euclid Avenue
392	6410 Euclid Avenue

SITE ANALYSIS DATA CHART

- Total project area: 0.133 Acres±
- Limit of disturbed area: 0.127 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 Attached Dwellings (Duplex).
- Floor space on each level of building(s) per use: See house templates.
- Building coverage of site: 0.042 Acres or 31.58% of Gross Area.
- DPZ file references: 23-5
- Total number of units proposed for this submission: 2 (1 Duplex)

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 GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Paul J. J. [Signature] 9/18/09
 SIGNATURE OF DEVELOPER DATE

Chad [Signature] 10-20-09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION S.P. DATE

[Signature] 10-21-09
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 10/22/09
 DIRECTOR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

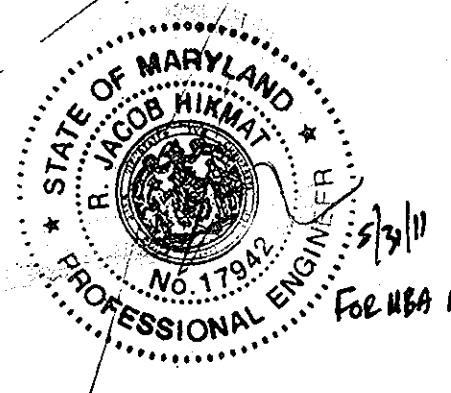
LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
⊙	4	Gleditsia triacanthos inermis 'Imperial' Imperial thornless Honey Locust	2 1/2"-3" Cal.	B & B
⊙	2	Tilia americana 'Redmond' Redmond American Linden	2 1/2"-3" Cal.	B & B
⊙	1	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.



REVISIONS

NO.	DATE	REVISION	BY
3	5/28/11	REV. GRD. TO REFLECT AS-BUILT COND.	MBA
2	11/7/10	REVISED BLDG. ELEV'S, SHC ELEVATIONS TO REFLECT AS-BUILT CONDITIONS	MBS
1	6-6-10	Revised and widened duplex house model, changed WHC's to a twin connections, and re-positioned SHC's	CRH2

OWNER/DEVELOPER

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

PERMIT INFORMATION CHART

Subdivision Name: Euclid	Section/Area N/A	Lot/Parcel No. 391 & 392
Deed L10427 F.0176	Grid 1B	Zoning R-12
Water Code 23-5	Tax Map No. 38	Elect. District 1st
	Sewer Code 23-5	Census Tract 601202

SITE DEVELOPMENT & LANDSCAPE PLAN

EUCLID

LOTS 391 & 392
 LIBER 10427 FOLIO 0176

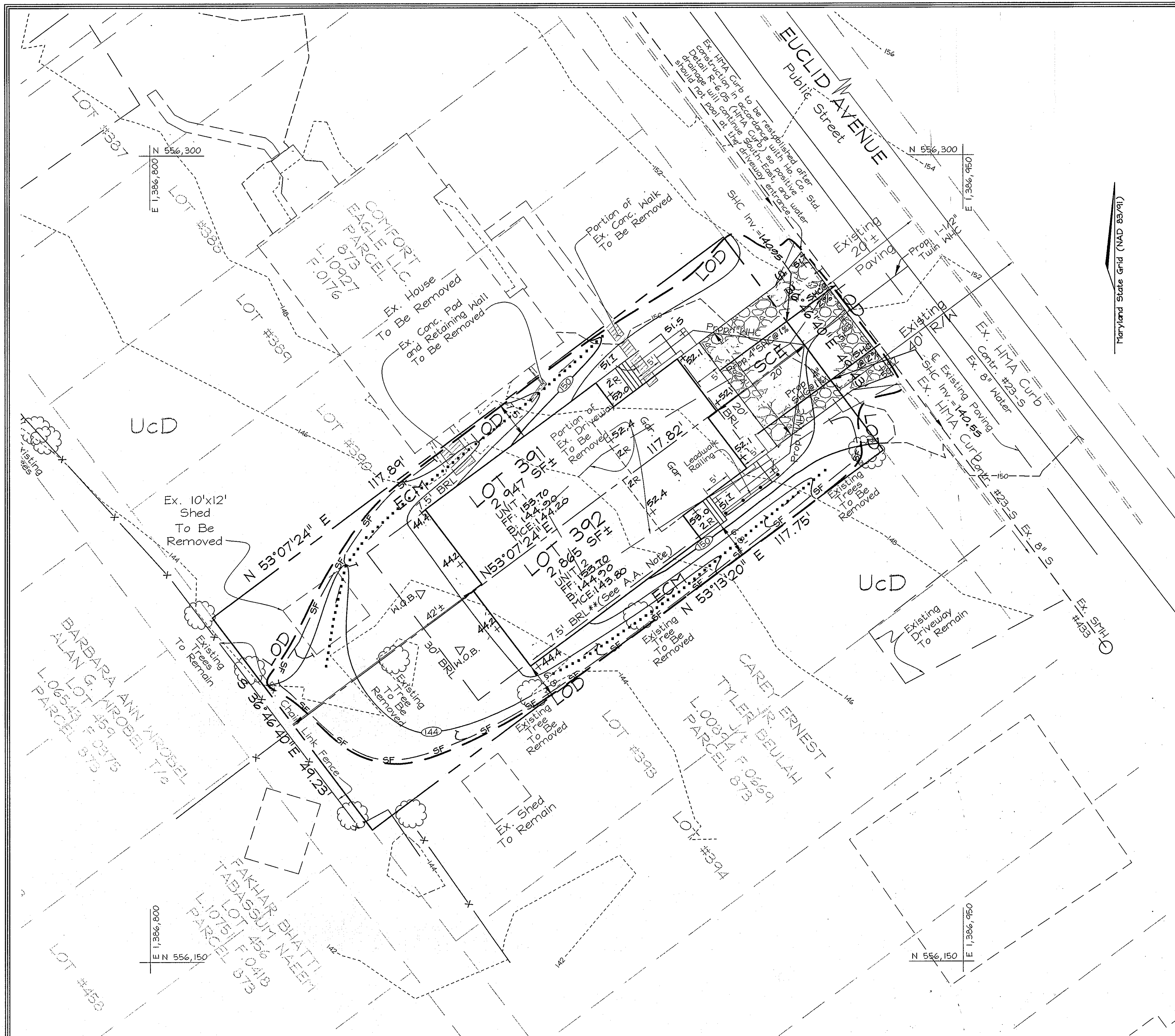
TAX MAP 38 GRID 1B
 1ST ELECTION DISTRICT

PARCEL 873
 HOWARD COUNTY, MARYLAND

FSH Associates

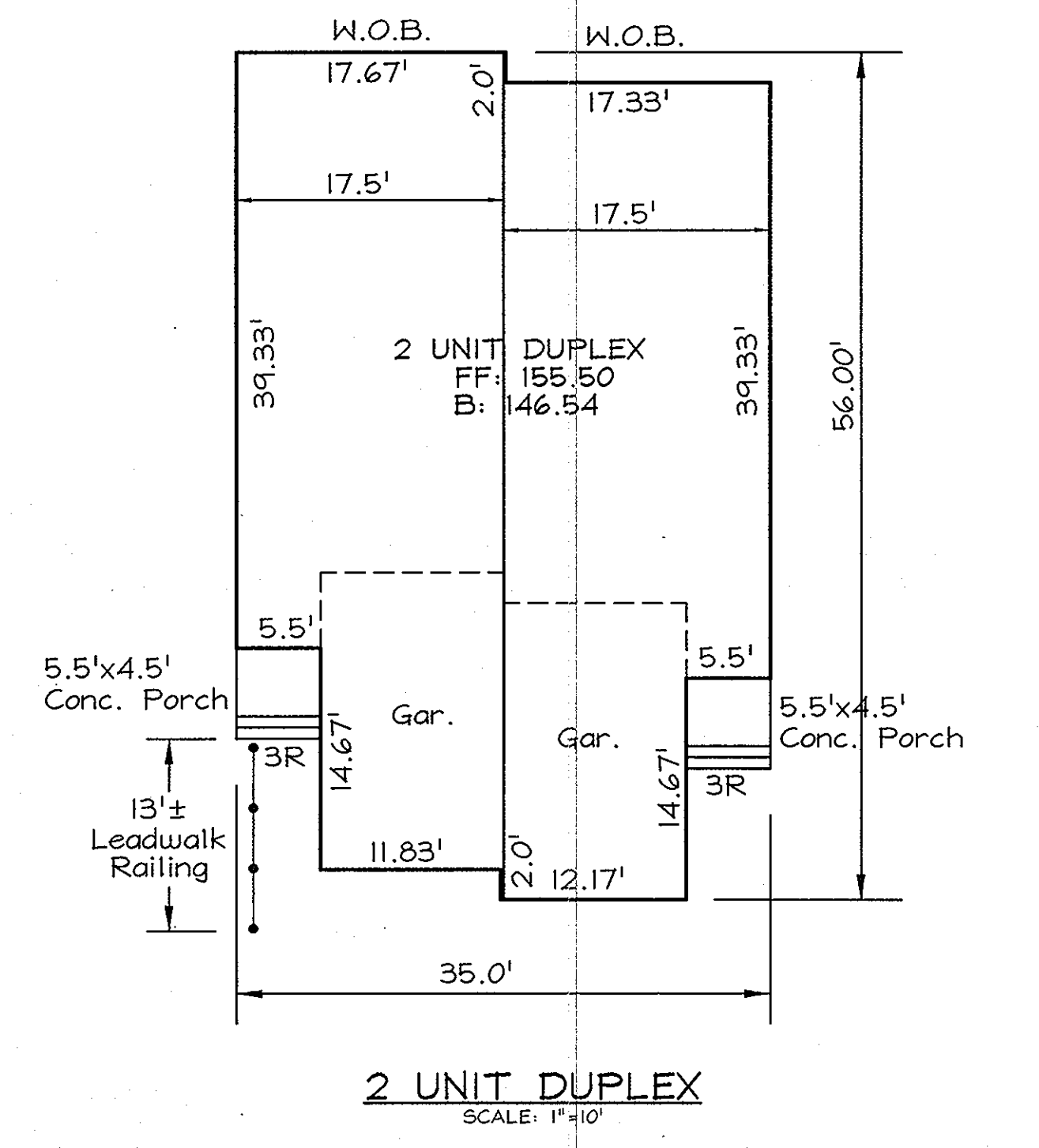
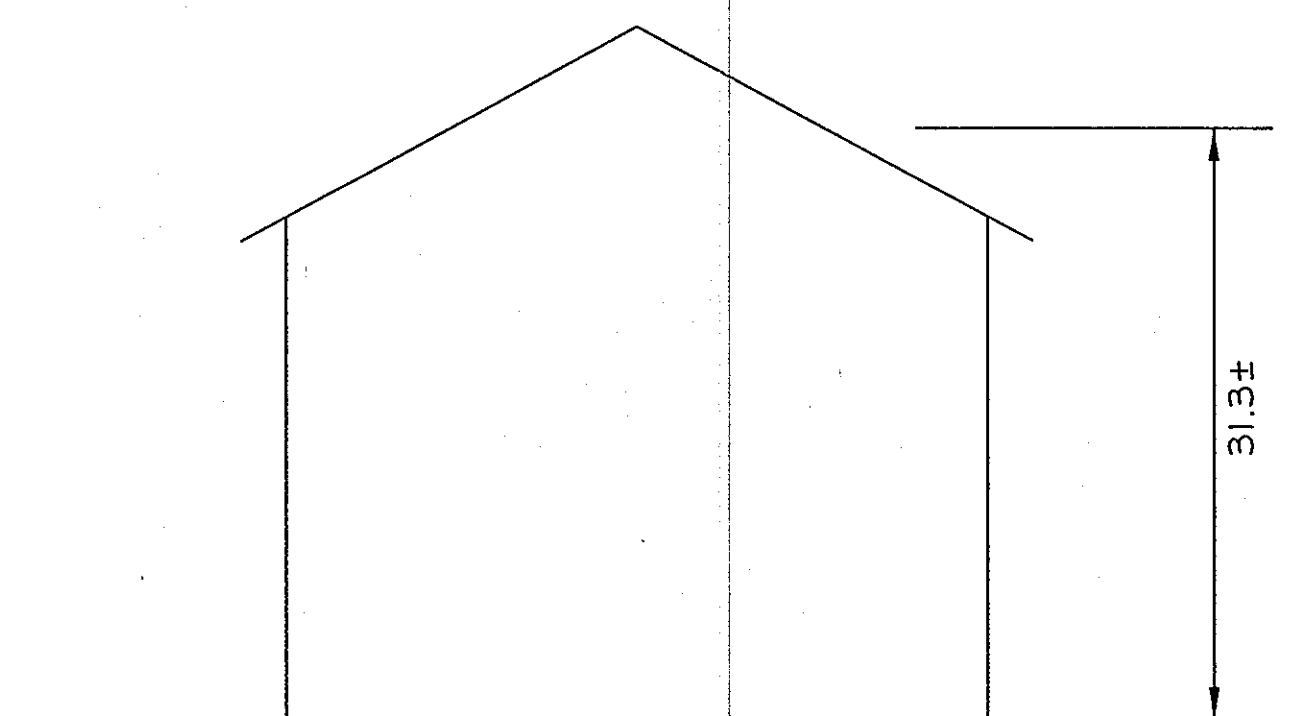
Engineers Planners Surveyors
 6339 Howard Lane, Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-798-1562
 E-mail: info@fsher.com

DESIGN BY: CRH2
 DRAWN BY: CRH2
 CHECKED BY: ZYF
 SCALE: As Shown
 DATE: Sep. 16, 2009
 P.L.O. No.: 3601
 SHEET No.: 1 OF 3



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
UcD	Urban land-Chillum-Beltsville complex, 5 to 15 percent slopes	D

LEGEND	
Existing Contour	--- 382.3
Existing Spot Elevation	382.3
Existing Trees to Remain	
Proposed Contour	--- 82.5
Proposed Spot Elevation	+82.5
Direction of Flow	
Utility Pole	
Stabilized Construction Entrance with Mountable Berm	
Limit of Disturbance	LOD LOD
Silt Fence	SF SF
Erosion Control Matting	ECM ECM
Walk-Out Basement	W.O.B.



NO.	DATE	REVISION	BY
2	11/9/10	REVISE BIDE ELEV'S & SHC ELEVATIONS TO REFLECT AS-BUILT CONDITIONS	MBA MES
1	6-6-10	Revised duplex house model, changed WHC's to a twin connection, re-positioned SHC's, and adjusted SCE.	CRH2

PLAN VIEW
SCALE: 1"=10'

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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief
 CHIEF, DEVELOPMENT ENGINEERING DIVISION J.R. DATE 10-20-09
Chief
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE 10-21-09
Director
 DIRECTOR DATE 11/21/09

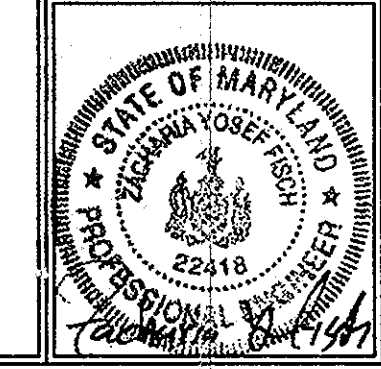
REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
John
 DATE 10/15/09

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.
Nick Liporini
 DATE 9/16/09

ENGINEER'S 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.
Zacharia Y. Fisch
 SIGNATURE OF ENGINEER DATE 9/16/09
 ZACHARIA Y. FISCH

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

SEDIMENT AND EROSION CONTROL PLAN
EUCLID
 LOTS 391 & 392
 LIBER 10927 FOLIO 0176
 TAX MAP 38 GRID 13 PARCEL 873
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



FSH Associates
 Engineers Planners Surveyors
 6338 Howard Lane, Elkridge, MD 21075
 Tel: 410-557-5200 Fax: 410-796-1562
 E-mail: info@fshet.com

DESIGN BY: CRH2
 DRAWN BY: CRH2
 CHECKED BY: ZYF
 SCALE: As Shown
 DATE: Sep. 16, 2009
 W.O. No.: 3601
 SHEET No.: 2 OF 3

