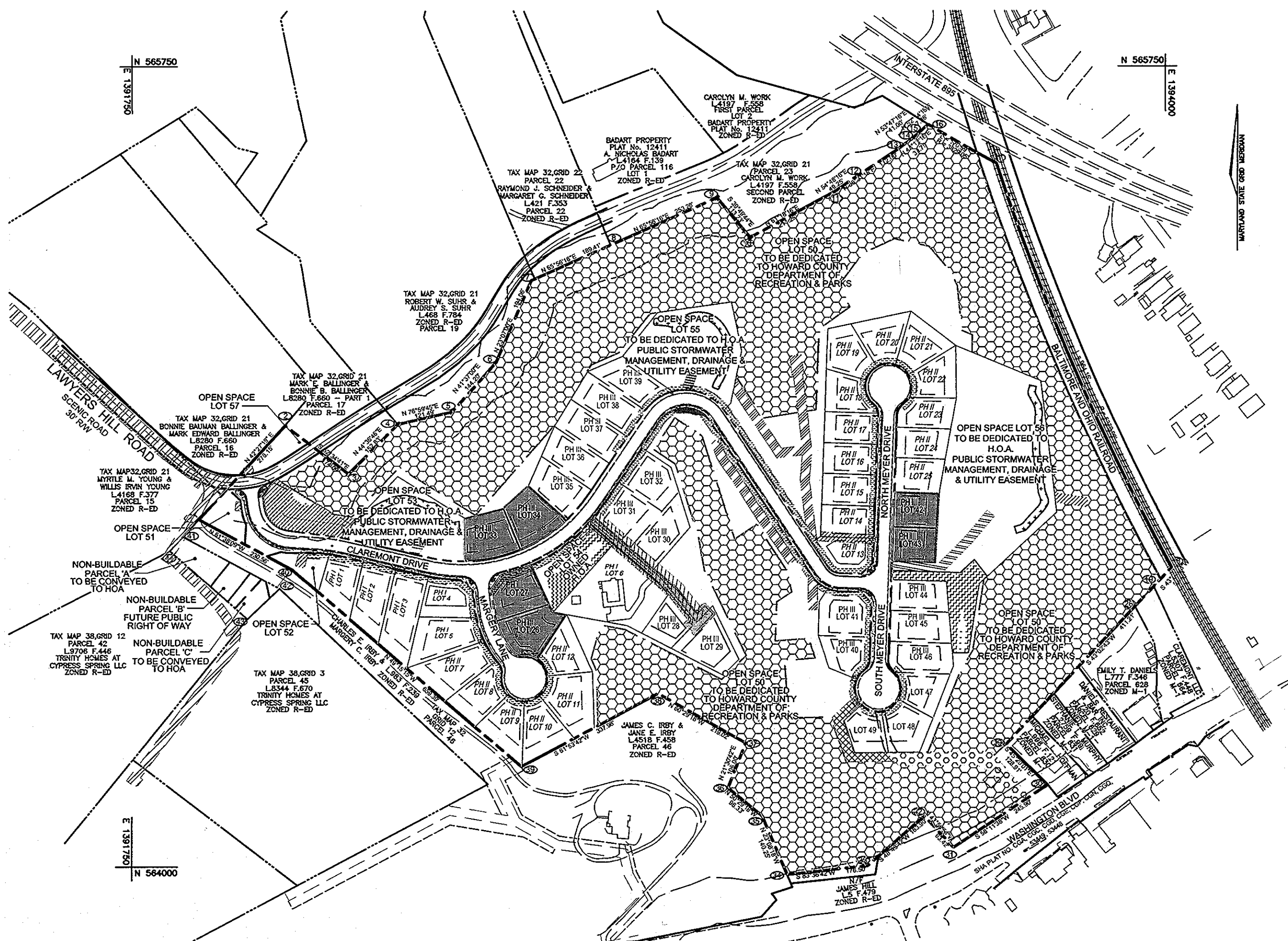


GENERAL NOTES

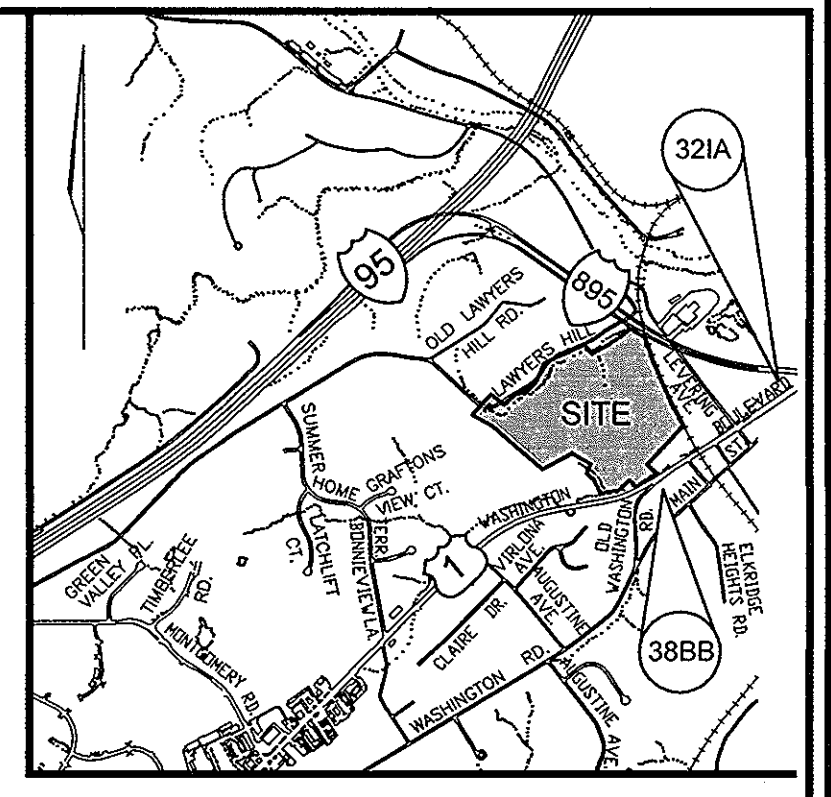
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY 1-800-257-7777
 BELL ATLANTIC TELEPHONE CO. 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES 313-2366
 VERIZON CABLE LOCATION DIVISION 303-3553
 B.G.&E. CO. CONTRACTOR SERVICES 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL 787-4620
 STATE HIGHWAY ADMINISTRATION 531-5533
- 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 TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE);
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS;
 D) STRUCTURES (CULVERTS/ BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING);
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY FREDERICK WARD ASSOCIATES INC., DATED NOVEMBER 2002.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL TOPOGRAPHIC SURVEY WITH TWO(2) FOOT CONTOUR INTERVALS PREPARED BY POTOMAC AERIAL SURVEYS, DATED MARCH 2003.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC AND PROVIDED THROUGH CONTRACT NO. 14-4556-D.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT UNDER F-08-63 BY 3 POCKET PONDS FOR THE REQUIRED C_{pv} AND W_{qv}. DRY WELLS ARE PROVIDED FOR THE REQUIRED Rev. THE STORMWATER MANAGEMENT FACILITIES ARE HAZARD CLASS A. POND 3 ALSO PROVIDES Q_p AND Q_m MANAGEMENT.
- THIS SITE IS LOCATED IN THE LAWYERS HILL NATIONAL REGISTER HISTORIC DISTRICT, BUT IS NOT LOCATED IN THE LAWYERS HILL LOCAL DISTRICT.
- STREAMS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED AUGUST 2002.
- THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THIS SITE.
- FOREST CONSERVATION PLAN PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED JULY 2003, APPROVED UNDER F-08-63.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF 18.38 AC. OF EXISTING FOREST INTO RETENTION EASEMENTS WHICH IS SUFFICIENT TO MEET THE FOREST CONSERVATION OBLIGATIONS FOR THIS SITE. SURETY IN THE AMOUNT OF \$10,126.56 (800,832.5 SF. X .20) HAS BEEN POSTED WITH THE DEVELOPERS AGREEMENT FOR THE FINAL PLAT, F-08-63.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS SITE.
- PERIMETER AND STORMWATER MANAGEMENT LANDSCAPING AND TRASH PAD SCREENING HAS BEEN PROVIDED FOR THIS SITE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN PROVIDED WITH THE DEVELOPERS AGREEMENT UNDER THE FINAL PLAT, F-08-63 IN THE AMOUNT OF \$16,230.00.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/ CEMETERY LOCATIONS ON SITE.
- STREET TREES HAVE BEEN PROVIDED UNDER F-08-63.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE FOR PIPESTEM LOTS SHALL BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE RIGHT-OF-WAY OF CLAREMONT DRIVE.
- LAWYERS HILL ROAD IS A SCENIC ROAD.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS (CB-45-2003) AND THE ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 75-2003.
- THE EXISTING HOUSE ON LOT 6 IS LISTED ON THE HOWARD COUNTY HISTORIC SITES INVENTORY AS HO-798.
- INGRESS AND EGRESS IS RESTRICTED ALONG WASHINGTON BOULEVARD.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN, AND THE COMPREHENSIVE LITE ZONING AMENDMENTS 07/28/06.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 321A AND 388B WERE USED FOR THIS PROJECT.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03.
- THE HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NUMBER D12805198 (RECORDED 11/14/08).
- THIS PLAN IS SUBJECT TO AIRPORT ZONING NUMBER 08-139, APPROVED ON JULY 10, 2008.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A TYPE "B" LANDSCAPE EDGE WILL BE INSTALLED ALONG THE SIDE TO THE ROADWAY OF LOT 27. THE LANDSCAPE EDGE CONSISTS OF EVERGREENS AND ONE SHADE TREE. A SURETY IN THE AMOUNT OF \$600.00 WILL BE POSTED WITH THE GRADING PERMIT.
- PREVIOUS DPZ FILING NO'S : F-08-63, F-09-45, F-10-117, WP-09-77, WP-09-207, WP-09-208, WP-09-223, SP-04-01, PB-365, F-12-040, W/S CONTRACT 14-4556-D.

SITE DEVELOPMENT PLAN CLAREMONT OVERLOOK PHASE 3 SINGLE FAMILY DETACHED DWELLINGS LOTS 26, 27, 33, 34, 42 & 43 HOWARD COUNTY, MARYLAND



| LOT NO | TYPE | ELEV. @ MAN. | ELEV. @ R/W | ELEV. @ R/W OR EASEMENT | ELEV. @ UNIT | M.C.E. |
|--------|------------|--------------|-------------|-------------------------|--------------|--------|
| LOT 26 | 4" SHC @2% | 163.01 | 163.35 | 121.06 | 164.44 | 166.94 |
| LOT 27 | 4" SHC @2% | 120.58 | - | 121.06 | 121.66 | 123.66 |
| LOT 33 | 4" SHC @2% | 130.65 | - | 131.13 | 131.85 | 133.85 |
| LOT 34 | 4" SHC @2% | 132.84 | - | 133.43 | 134.49 | 136.49 |
| LOT 42 | 4" SHC @2% | 124.33 | - | 124.65 | 125.25 | 127.25 |
| LOT 43 | 4" SHC @2% | 122.63 | - | 122.95 | 123.55 | 125.55 |

NOTES
 -MANHOLES MUST BE CHanneled FOR ALL SEWER HOUSE CONNECTIONS.
 * 2.0' BETWEEN BASEMENT SLAB AND SHC INVERT AT HOUSE PER BUREAU OF ENGINEERING.
 ** NO BASEMENT GRAVITY SERVICE.



VICINITY MAP
 SCALE: 1"=200'
 ADC MAP: 4937, F6

| NO. | NORTHING | EASTING | ELEVATION |
|------|--------------|---------------|-----------|
| 321A | 565,065.463' | 1,395,212.248 | 27.696' |
| 388B | 564,007.646' | 1,393,649.975 | 27.696' |

| | |
|----------|--|
| [Symbol] | EXISTING CURB AND GUTTER |
| [Symbol] | EXISTING UTILITY POLE |
| [Symbol] | EXISTING LIGHT POLE |
| [Symbol] | EXISTING SIGN |
| [Symbol] | EXISTING SANITARY MANHOLE |
| [Symbol] | EXISTING SANITARY LINE |
| [Symbol] | EXISTING CLEANOUT |
| [Symbol] | EXISTING FIRE HYDRANT |
| [Symbol] | EXISTING WATER LINE |
| [Symbol] | EXISTING 1" WHC |
| [Symbol] | EXISTING SEWER LINE |
| [Symbol] | EXISTING 4" SHC |
| [Symbol] | EXISTING STORM DRAIN LINE |
| [Symbol] | EXISTING GUARDRAIL |
| [Symbol] | EXISTING C OF STREAM |
| [Symbol] | EXISTING 50' STREAM BUFFER |
| [Symbol] | PROPERTY LINE |
| [Symbol] | RIGHT-OF-WAY LINE |
| [Symbol] | EXISTING TREELINE |
| [Symbol] | EXISTING SIDEWALK (F-08-63) |
| [Symbol] | EXISTING PUBLIC SIGHT DISTANCE EASEMENT (F-08-63) |
| [Symbol] | EXISTING FOREST CONSERVATION EASEMENT (F-08-63) |
| [Symbol] | EXISTING NO WOODY VEGETATION ZONE (F-08-63) |
| [Symbol] | EXISTING PUBLIC TREE MAINTENANCE EASEMENT (F-08-63) |
| [Symbol] | EXISTING PRIVATE STORMDRAIN AND UTILITY EASEMENT (F-08-63) |
| [Symbol] | EXISTING PUBLIC STORMDRAIN AND UTILITY EASEMENT (F-08-63) |
| [Symbol] | EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT (F-08-63) |
| [Symbol] | EXISTING PUBLIC WATER AND UTILITY EASEMENT (F-08-63) |
| [Symbol] | EXISTING PUBLIC SEWER AND UTILITY EASEMENT (F-08-63) |

| DESCRIPTION | SHEET NO |
|--|----------|
| COVER SHEET | 1 OF 5 |
| SITE LAYOUT | 2 OF 5 |
| GRADING, SEDIMENT, AND EROSION CONTROL AND SOILS PLAN | 3 OF 5 |
| SEDIMENT AND EROSION CONTROL AND LANDSCAPE NOTES AND DETAILS | 4 OF 5 |
| HOUSE PLANS | 5 OF 5 |

OWNER
 CLAREMONT LLC.
 MR. ALAN MEYER
 11046 DORSCH FARM ROAD
 ELLICOTT CITY, MARYLAND 21042
 (410) 730-4556

DEVELOPER
 RYAN HOMES
 6031 UNIVERSITY BLVD.
 SUITE 250
 ELLICOTT CITY, MARYLAND 21043
 (410) 796-0980

LOCATION PLAN
 SCALE: 1"=200'

| NO. | NORTHING | EASTING | NO. | NORTHING | EASTING |
|-----|-----------|------------|-----|-----------|------------|
| 1 | 564760.14 | 1391895.57 | 28 | 564568.62 | 1393934.33 |
| 2 | 564965.36 | 1392083.32 | 29 | 564268.11 | 1393653.65 |
| 3 | 564859.56 | 1392221.58 | 30 | 564178.89 | 1393743.91 |
| 4 | 564968.38 | 1392328.92 | 31 | 564042.08 | 1393475.89 |
| 5 | 564995.70 | 1392447.30 | 32 | 564110.42 | 1393475.89 |
| 6 | 565103.50 | 1392543.07 | 33 | 564002.31 | 1393352.71 |
| 7 | 565281.98 | 1392619.26 | 34 | 563982.67 | 1393177.30 |
| 8 | 565359.21 | 1392792.21 | 35 | 564111.64 | 1393122.19 |
| 9 | 565462.48 | 1393023.48 | 36 | 564172.93 | 1393047.87 |
| 10 | 565375.52 | 1393096.00 | 37 | 564271.54 | 1393086.74 |
| 11 | 565476.96 | 1393281.31 | 38 | 564379.43 | 1392896.14 |
| 12 | 565508.34 | 1393321.56 | 39 | 564220.21 | 1392896.01 |
| 13 | 565567.12 | 1393414.97 | 40 | 564650.60 | 1392098.45 |
| 14 | 565591.35 | 1393448.05 | 41 | 564722.27 | 1391860.92 |
| 15 | 565617.84 | 1393477.69 | 42 | 564608.70 | 1392071.62 |
| 16 | 565622.65 | 1393483.90 | 43 | 564542.47 | 1393996.26 |
| 17 | 565537.81 | 1393631.88 | 44 | 564691.44 | 1391832.72 |
| 18 | 564654.09 | 1394014.15 | | | |
| 19 | 564612.47 | 1393975.28 | | | |

| LOT NO | STREET ADDRESS |
|--------|------------------------|
| 26 | 5909 MARGERY LANE |
| 27 | 5830 CLAREMONT DRIVE |
| 33 | 5831 CLAREMONT DRIVE |
| 34 | 5835 CLAREMONT DRIVE |
| 42 | 6008 NORTH MEYER DRIVE |
| 43 | 6004 NORTH MEYER DRIVE |

| | |
|---|-----------|
| SINGLE FAMILY DETACHED | REQUIRED |
| 6 UNITS @ 2 SPACES PER UNIT | 12 SPACES |
| TOTAL SPACES REQUIRED: | 12 SPACES |
| SINGLE FAMILY DETACHED GARAGE SPACES PROVIDED | 12 SPACES |
| SINGLE FAMILY DETACHED DRIVEWAY SPACES PROVIDED | 12 SPACES |
| TOTAL SPACES PROVIDED: | 24 SPACES |

SITE DATA
 LOCATION: TAX MAP 32 AND 38, GRID 21, PARCELS 632 AND 24
 1ST ELECTION DISTRICT
 EXISTING ZONING: R-ED
 USE: SINGLE FAMILY DETACHED DWELLINGS
 TOTAL AREA OF PROJECT: 43.81302 AC
 TOTAL AREA OF PLAN SUBMISSION: AREA OF LOTS 1.27 AC
 NUMBER OF LOTS/ PARCELS PROPOSED: 6 BUILDABLE LOTS
 PREVIOUS DPZ FILE REFERENCE NO.: SP-04-001, F-08-63, F-09-45, WP-09-207, WP-09-208, WP-09-223 & PB CASE# 365 F-12-040
 LIMIT OF DISTURBED AREA: 1.27 AC

| PLAT REF # | BLOCK NO | ZONE | TAX MAP | ELECT DIST | CENSUS TR |
|----------------------------|----------|------|---------|------------|-----------|
| PHASE III - #21828 - 21831 | 21 | R-ED | 32 | 1 | 6012.01 |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION J.P. DATE 6/12/12
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE 6/12/12
 DIRECTOR DATE 6/12/12

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.2961

**SITE DEVELOPMENT PLAN
COVER SHEET
CLAREMONT OVERLOOK
PHASE 3
SINGLE FAMILY DETACHED DWELLINGS
LOTS 26,27,33,34,42 & 43**

TAX MAP 32 GRID 21 PARCELS 24 & 632
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

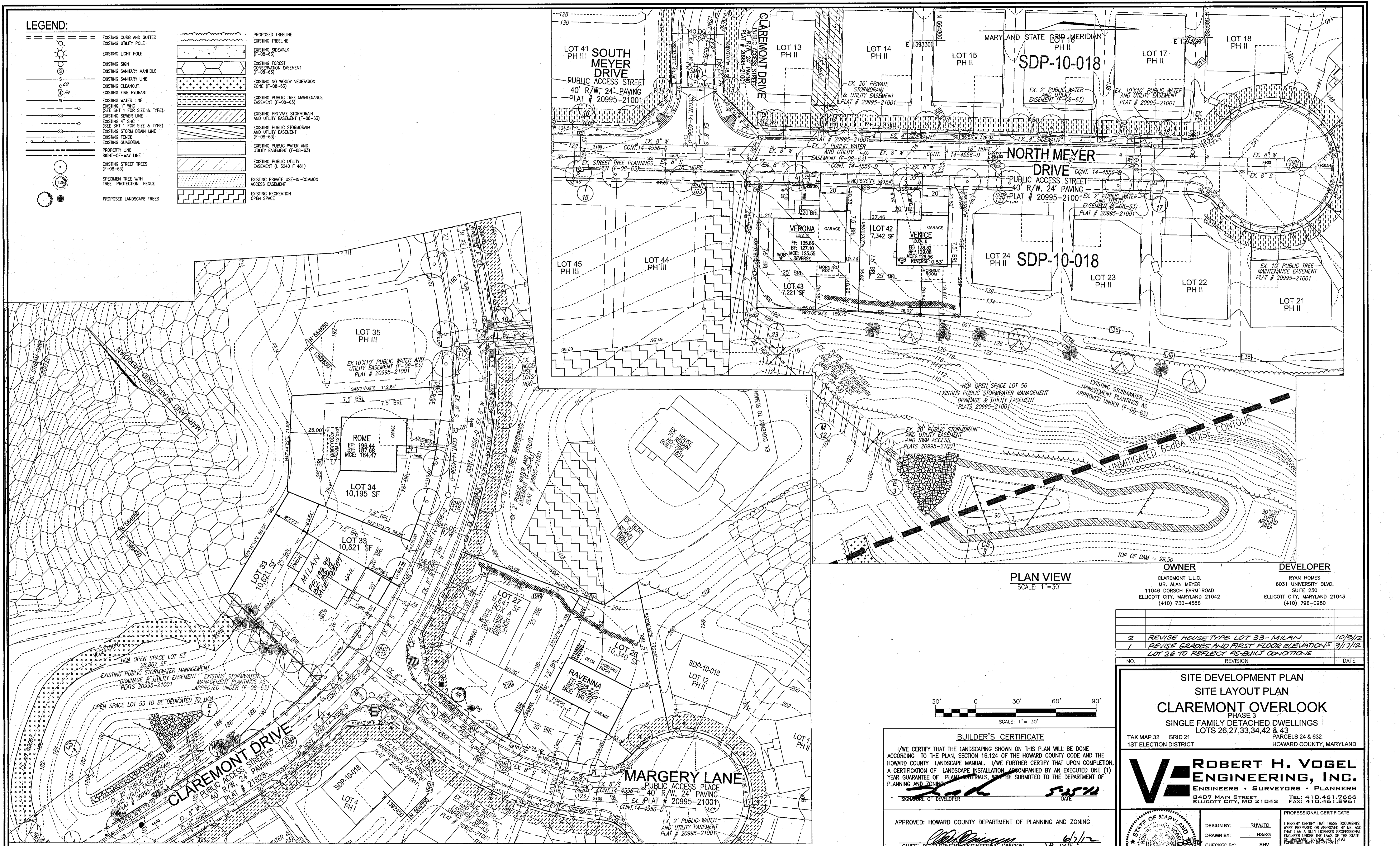
DESIGN BY: RHW/JTD
 DRAWN BY: HSK/G
 CHECKED BY: RHW
 DATE: FEBRUARY, 2012
 SCALE: AS SHOWN
 W.O. NO.: 02-68.00

PROFESSIONAL CERTIFICATE
 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. 16193, EXPIRATION DATE: 09-27-2012

1 SHEET OF 5

LEGEND:

- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING 1" WVC (SEE SH1 FOR SIZE & TYPE)
- EXISTING SEWER LINE (SEE SH1 FOR SIZE & TYPE)
- EXISTING STORM DRAIN LINE (SEE SH1 FOR SIZE & TYPE)
- EXISTING FENCE
- EXISTING GUARDRAIL
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING STREET TREES (F-08-63)
- SPECIMEN TREE WITH TREE PROTECTION FENCE
- PROPOSED LANDSCAPE TREES
- PROPOSED TREELINE
- EXISTING TREELINE
- EXISTING SIDEWALK (F-08-63)
- EXISTING FOREST CONSERVATION EASEMENT (F-08-63)
- EXISTING NO WOODY VEGETATION ZONE (F-08-63)
- EXISTING PUBLIC TREE MAINTENANCE EASEMENT (F-08-63)
- EXISTING PRIVATE STORMDRAIN AND UTILITY EASEMENT (F-08-63)
- EXISTING PUBLIC STORMDRAIN AND UTILITY EASEMENT (F-08-63)
- EXISTING PUBLIC WATER AND UTILITY EASEMENT (F-08-63)
- EXISTING PUBLIC UTILITY EASEMENT (L. 3240 F. 481)
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT
- EXISTING RECREATION OPEN SPACE



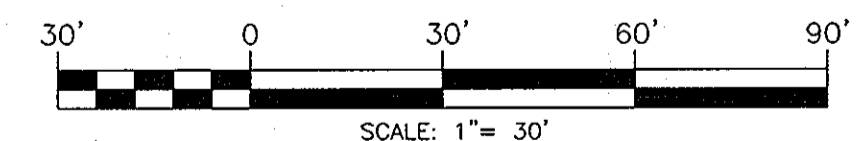
PLAN VIEW
SCALE: 1"=30'

PLAN VIEW
SCALE: 1"=30'

OWNER
CLAREMONT L.L.C.
MR. ALAN MEYER
11046 DORSCH FARM ROAD
ELLICOTT CITY, MARYLAND 21042
(410) 730-4556

DEVELOPER
RYAN HOMES
6031 UNIVERSITY BLVD.
SUITE 250
ELLICOTT CITY, MARYLAND 21043
(410) 796-0980

| NO. | REVISION | DATE |
|-----|--|----------|
| 2 | REVISE HOUSE TYPE LOT 33- MILAN | 10/18/12 |
| 1 | REVISE GRADES AND FIRST FLOOR ELEVATIONS LOT 26 TO REFLECT AS-BUILT CONDITIONS | 9/17/12 |



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 CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

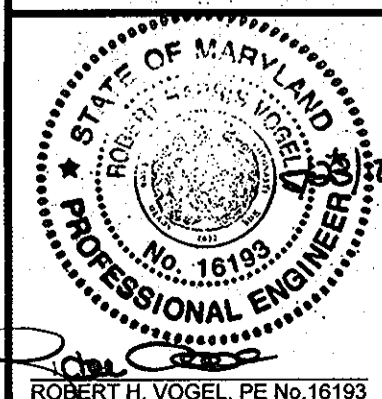
SIGNATURE OF DEVELOPER: *[Signature]* DATE: 5/25/12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 6/1/12
 CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 6/1/12
 DIRECTOR: *[Signature]* DATE: 6/1/12

SITE DEVELOPMENT PLAN
SITE LAYOUT PLAN
CLAREMONT OVERLOOK
PHASE 3
SINGLE FAMILY DETACHED DWELLINGS
LOTS 26,27,33,34,42 & 43
TAX MAP 32 GRID 21
1ST ELECTION DISTRICT

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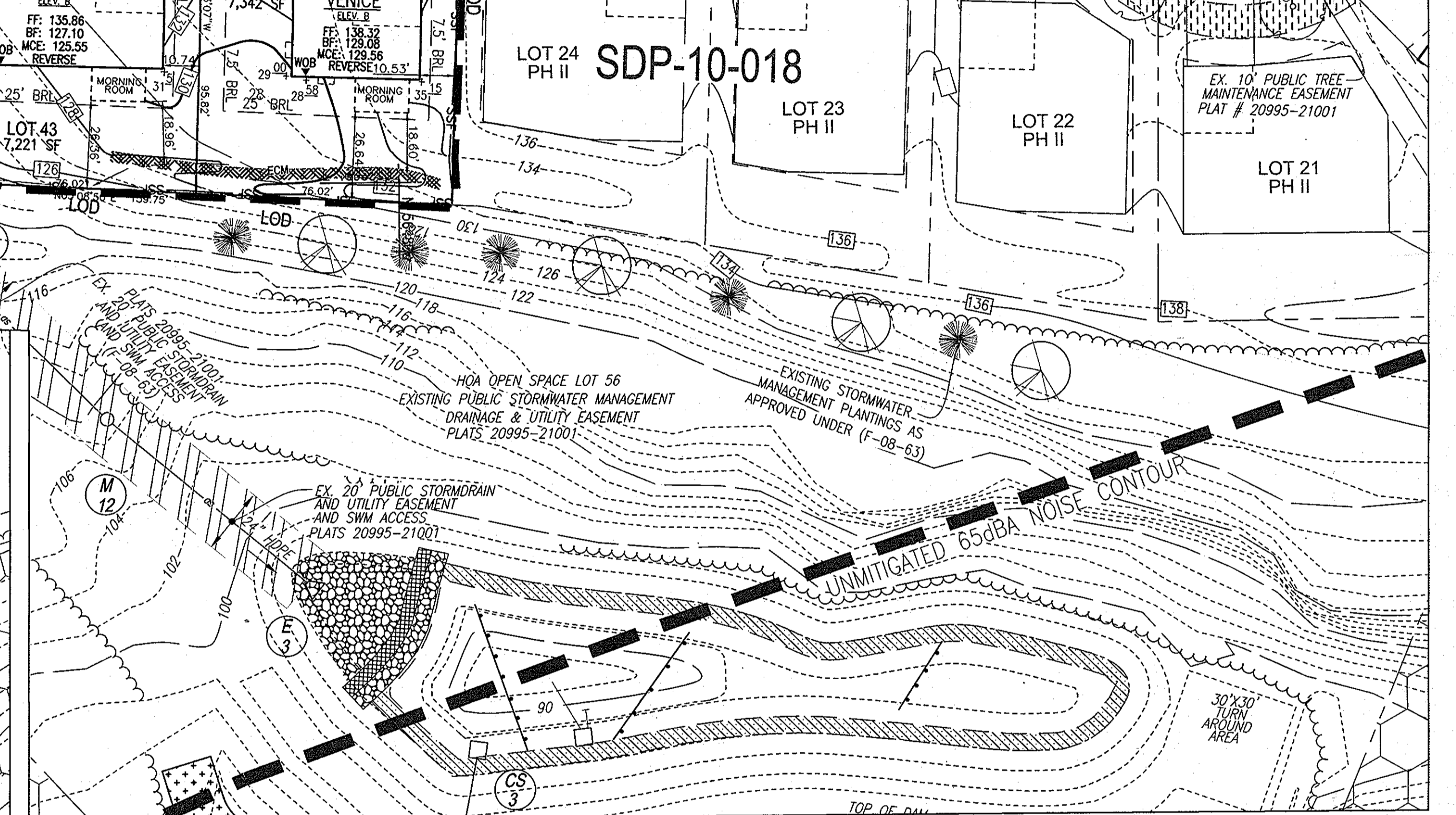
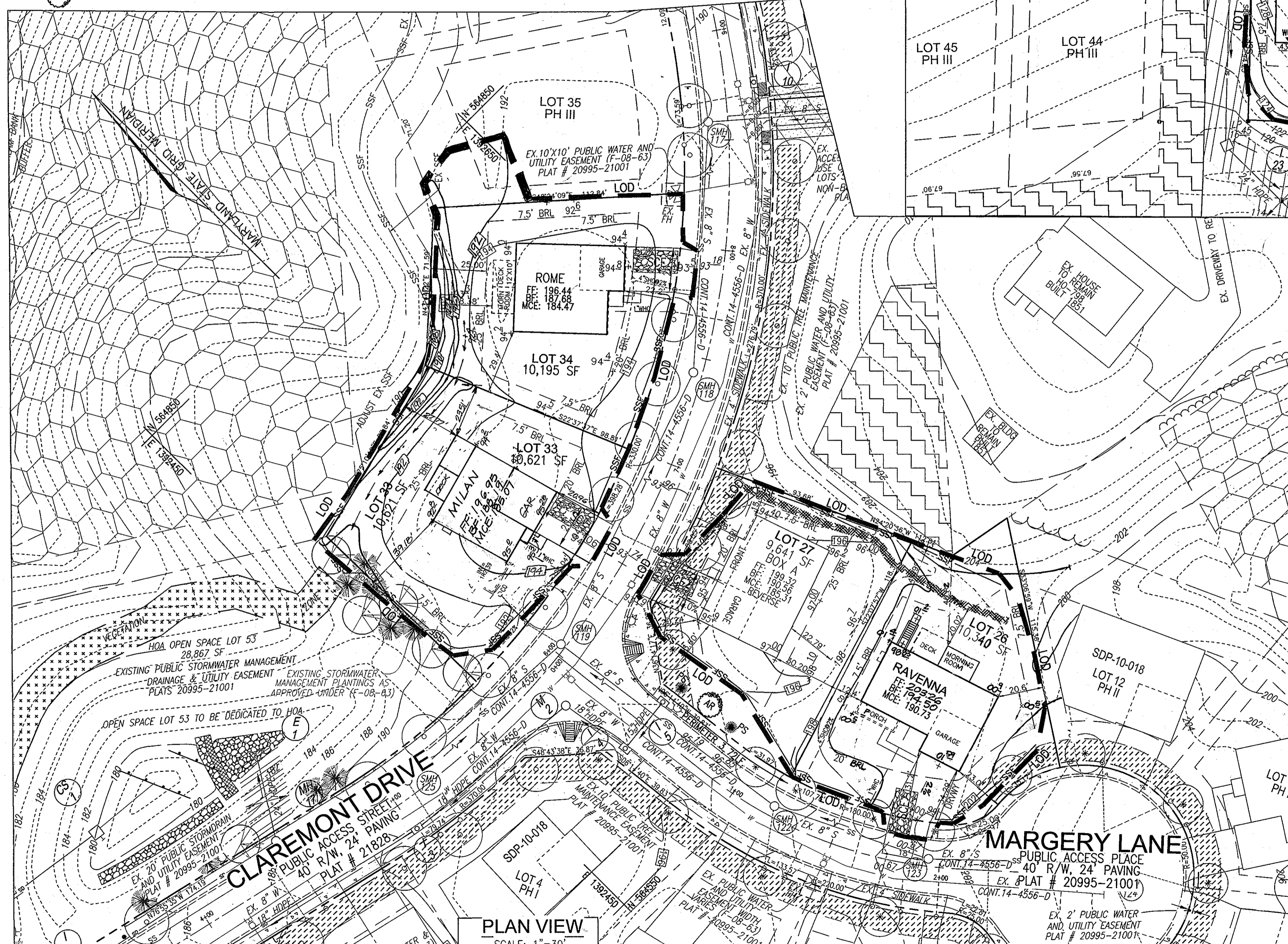
PROFESSIONAL CERTIFICATE
DESIGN BY: RHW/JTD
DRAWN BY: HSK/G
CHECKED BY: RHW
DATE: FEBRUARY, 2012
SCALE: AS SHOWN
W.O. NO.: 02-88.00

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. 16193, EXPIRATION DATE: 02-27-2012.

2 SHEET OF 5

LEGEND:

| | | | | | |
|--|---|--|--|--|----------------------------------|
| | EXISTING 2 FT CONTOUR | | PROPOSED TREE LINE | | EROSION CONTROL MATTING |
| | EXISTING 10 FT CONTOUR | | EXISTING TREE LINE | | STABILIZED CONSTRUCTION ENTRANCE |
| | PROPOSED 2 FT CONTOUR | | EXISTING SIDEWALK (F-08-63) | | SILT FENCE |
| | PROPOSED 10 FT CONTOUR | | EXISTING FOREST CONSERVATION EASEMENT (F-08-63) | | SUPER SILT FENCE |
| | EXISTING SPOT ELEVATION | | EXISTING NO WOODY VEGETATION ZONE (F-08-63) | | LIMIT OF DISTURBANCE |
| | EXISTING CURB AND GUTTER | | EXISTING PUBLIC TREE MAINTENANCE EASEMENT (F-08-63) | | SOIL DIVIDE |
| | EXISTING UTILITY POLE | | EXISTING PRIVATE STORMWATER AND UTILITY EASEMENT (F-08-63) | | |
| | EXISTING LIGHT POLE | | EXISTING PUBLIC STORMWATER AND UTILITY EASEMENT (F-08-63) | | |
| | EXISTING SIGN | | EXISTING PUBLIC WATER AND UTILITY EASEMENT (F-08-63) | | |
| | EXISTING SANITARY MANHOLE | | EXISTING PUBLIC UTILITY EASEMENT (L 3240 F 481) | | |
| | EXISTING SANITARY LINE | | AREA OF 15 TO 24.9 PERCENT SLOPES | | |
| | EXISTING CLEANOUT | | AREA OF 25 PERCENT OR GREATER SLOPES | | |
| | EXISTING FIRE HYDRANT | | | | |
| | EXISTING WATER LINE | | | | |
| | EXISTING 1" W/C (SEE SHT 1 FOR SIZE & TYPE) | | | | |
| | EXISTING SEWER LINE | | | | |
| | EXISTING 4" S/W (SEE SHT 1 FOR SIZE & TYPE) | | | | |
| | EXISTING STORM DRAIN LINE | | | | |
| | EXISTING FENCE | | | | |
| | EXISTING GUARDRAIL | | | | |
| | EXISTING 6" STREAM | | | | |
| | EXISTING 50' STREAM BUFFER | | | | |
| | PROPERTY LINE | | | | |
| | RIGHT-OF-WAY LINE | | | | |
| | EXISTING STREET TREES (F-08-63) | | | | |
| | SPECIMEN TREE WITH TREE PROTECTION FENCE | | | | |
| | PROPOSED LANDSCAPE TREES | | | | |

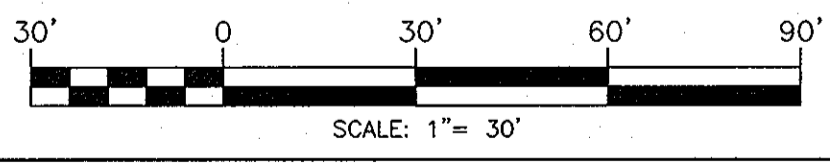


PLAN VIEW
SCALE: 1"=30'

OWNER
CLAREMONT L.L.C.
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(410) 730-4556

DEVELOPER
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SUITE 250
ELLCOTT CITY, MARYLAND 21043
(410) 796-0980

| NO. | REVISION | DATE |
|-----|---|---------|
| 2 | REVISE HOUSE TYPE LOT 33-MILAN | 10/2/12 |
| 1 | REVISE GRADING AND FIRST FLOOR ELEVATION TO REFLECT AS-BUILT CONDITIONS | 9/17/12 |



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 CERTIFICATION 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] DATE: 5/25/12
SIGNATURE OF DEVELOPER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] DATE: 6/12/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] DATE: 6/12/12
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] DATE: 6/12/12
DIRECTOR

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] DATE: 6/12/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] DATE: 6/12/12
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] DATE: 6/12/12
DIRECTOR

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

[Signature] DATE: 5/23/12
HOWARD S.C.D.

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT 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] DATE: 5/25/12
SIGNATURE OF DEVELOPER

BY THE ENGINEER:

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] DATE: 5/23/12
SIGNATURE OF ENGINEER

SITE DEVELOPMENT PLAN
GRADING AND SEDIMENT CONTROL PLAN
CLAREMONT OVERLOOK
PHASE 3
SINGLE FAMILY DETACHED DWELLINGS
LOTS 26,27,33,34,42 & 43
TAX MAP 32 GRID 21 PARCELS 24 & 632
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

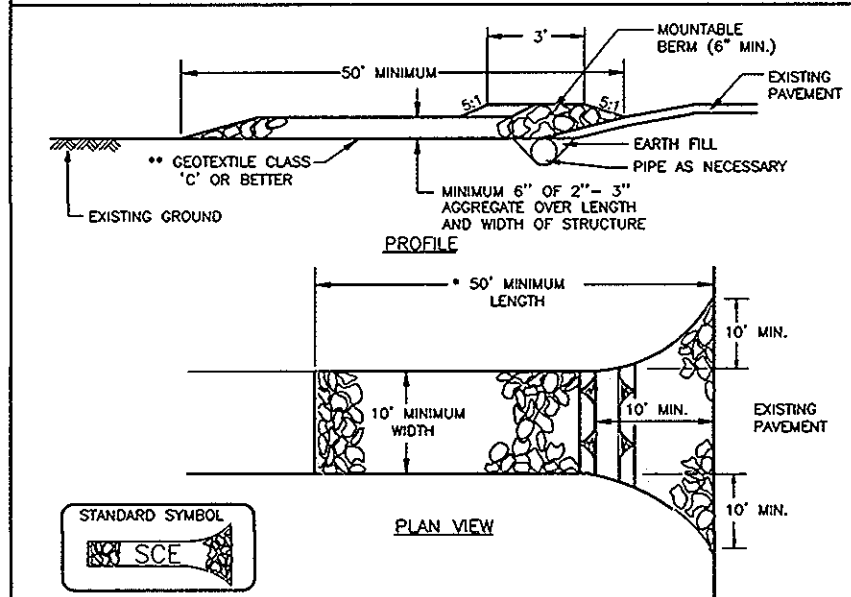
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.7661

DESIGN BY: RHW/JTD
DRAWN BY: HSKG
CHECKED BY: RHW
DATE: FEBRUARY, 2012
SCALE: AS SHOWN
W.O. NO.: 02-68.00

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. 18193, EXPIRATION DATE: 09-27-2012.

3 SHEET OF 5

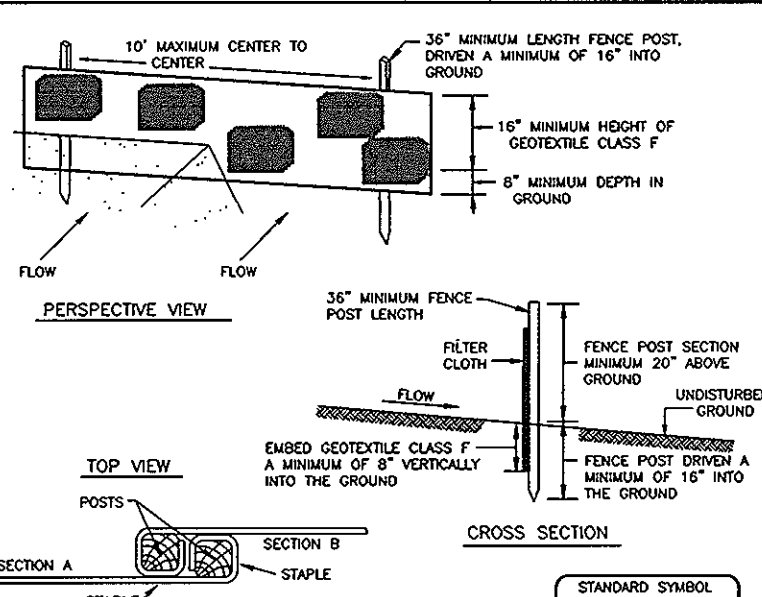
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATION

- LENGTH - MINIMUM OF 30" (3' FOR A SINGLE RESIDENCE LOT).
- WIDTH - 10" MINIMUM. SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING SPACE.
- GEOTEXTILE FABRIC (OTHER CLOTH SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE. THE FABRIC SHOULD BE A MINIMUM OF 1/2" THICK AND SHALL BE A FAMILY RESOURCES TO USE GEOTEXTILE.
- STONE - CRUSHED AGGREGATE (# 3) OR RECLAIMED OR RECYCLED CONCRETE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE FILTERED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. THE ENTRANCE SHALL BE 10" MINIMUM DEPTH AND 10" MINIMUM WIDTH. THE ENTRANCE SHALL BE 10" MINIMUM DEPTH AND 10" MINIMUM WIDTH. THE ENTRANCE SHALL BE 10" MINIMUM DEPTH AND 10" MINIMUM WIDTH.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE SHALL TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

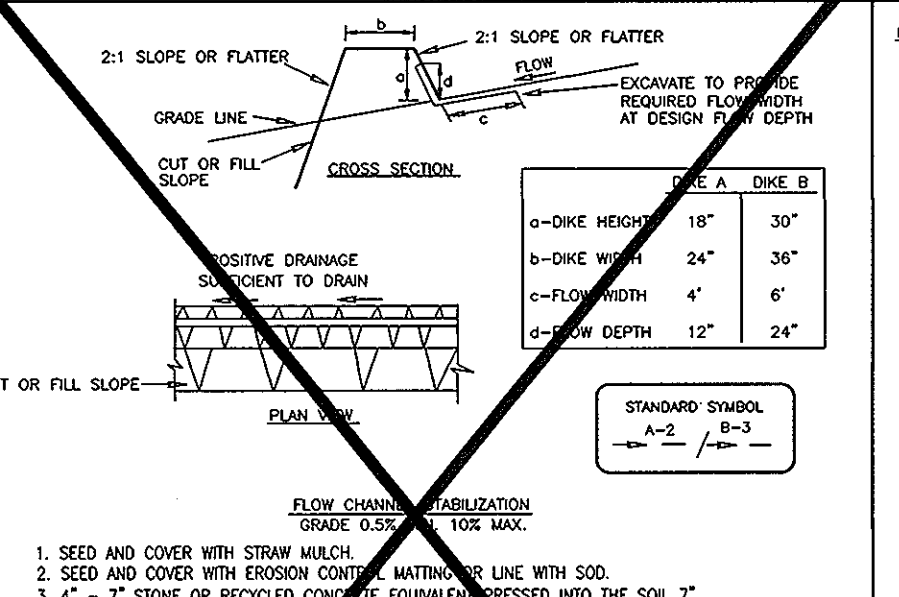
DETAIL 22 - SILT FENCE



CONSTRUCTION SPECIFICATIONS

- FENCE POSTS SHALL BE A MINIMUM OF 3" DIA. (MIN. 14" MINIMUM INTO THE GROUND). WOOD POSTS SHALL BE 1 1/2" x 1 1/2" SQUARE (MINIMUM CUT OR 1 3/4" DIAMETER (MINIMUM) AND SHALL BE A MINIMUM OF 10' LONG. METAL POSTS SHALL BE STANDARD U OR U SECTION WEIGHING NOT LESS THAN 1.00 POUND PER LINEAL FOOT.
- GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE NETS OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS:
TENSILE STRENGTH 50 LBS/IN (WAL) TEST: MGMT 509
TENSILE MODULUS 25 LBS/IN (WAL) TEST: MGMT 509
FLOW RATE 0.3 GAL/15 MINUTE (WAL) TEST: MGMT 322
FILTERING EFFICIENCY 75% (WAL) TEST: MGMT 322
- WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT GAPPING.
- SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN EVIDENCE OCCURS ON WHICH SEDIMENT ACCUMULATION REQUIRES REPAIR.

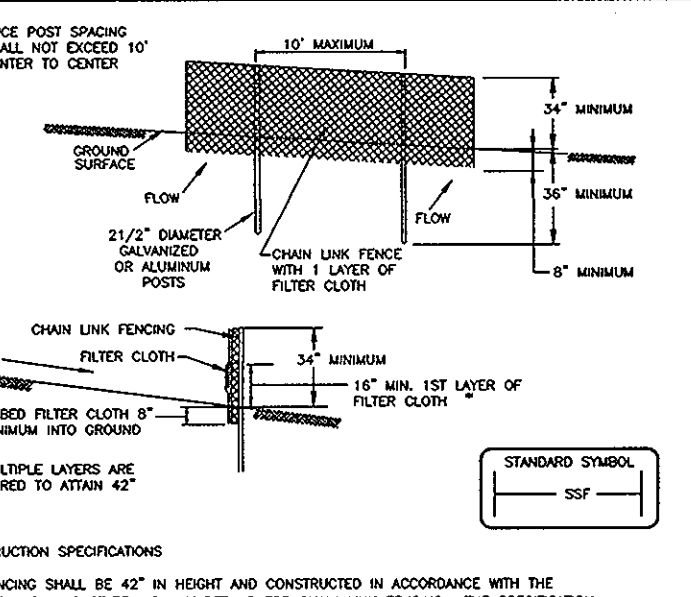
DETAIL 1 - EARTH DIKE



CONSTRUCTION SPECIFICATIONS

- ALL TEMPORARY DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL GRADE OR TO AN OUTLET SPOT ELEVATION. THIS SHALL BE NECESSARY FOR GRASSES LESS THAN 15".
- RUNOFF DIVERTED FROM DISTURBED AREAS SHALL BE COLLECTED AND DISCHARGED TO AN UNDISTURBED AREA OR TO A NON-DRAINAGE VELOCITY.
- ALL TREES, SHRUBS, OR OTHER VEGETATION SHALL BE PROTECTED AND MAINTAINED. VEGETATION SHALL BE PROTECTED AND MAINTAINED. VEGETATION SHALL BE PROTECTED AND MAINTAINED.
- THE DIKE SHALL BE EXCAVATED OR SHAPED TO LINE GRADE AND CROSS SECTION SHALL BE MAINTAINED AS SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPED NORMAL FLOW.
- FILL SHALL BE COMPACTED BY EACH MOVING EQUIPMENT SHALL BE PLACED TO 10" DEPTH AND MAINTAINED WITH THE FUNCTIONING OF THE DIKE.
- INSPECTION AND MAINTENANCE MUST BE PROVIDED PERIODICALLY AND AFTER EACH RAIN EVENT.

DETAIL 33 - SUPER SILT FENCE



CONSTRUCTION SPECIFICATIONS

- FENCING SHALL BE 4" IN HEIGHT AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST MARIAND COUNTY DESIGN MANUAL DETAILS FOR CHAIN LINK FENCING. THE SPECIFICATION FOR A 6' FENCE SHALL BE USED, SUBSTITUTING 4" FABRIC AND 6" LENGTH POSTS.
- CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE NETS. THE LATEST MARIAND COUNTY DESIGN MANUAL DETAILS FOR CHAIN LINK FENCING SHALL BE USED.
- FILTER CLOTH SHALL BE FASTENED SECURELY TO THE CHAIN LINK FENCE WITH NETS SPACED EVERY 24" AT THE TOP AND MID SECTION.
- FILTER CLOTH SHALL BE EXCAVATED TO A MINIMUM OF 6" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SILT BULDS REMOVED WHEN "BULDS" FORM IN THE 5' AT FENCE, OR WHEN SILT REACHES 50% OF FENCE HEIGHT.
- FILTER CLOTH SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE NETS OR STAPLES AT TOP AND MID SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS 1:
TENSILE STRENGTH 50 LBS/IN (WAL) TEST: MGMT 509
TENSILE MODULUS 25 LBS/IN (WAL) TEST: MGMT 509
FLOW RATE 0.3 GAL/15 MINUTE (WAL) TEST: MGMT 322
FILTERING EFFICIENCY 75% (WAL) TEST: MGMT 322
- INSPECTION AND MAINTENANCE MUST BE PROVIDED PERIODICALLY AND AFTER EACH RAIN EVENT.

SEDIMENT CONTROL NOTES

- 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).
- 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.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1; (B) 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 PERMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- 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, SOIL, TEMPORARY SEEDING, AND MULCHING (SEC. 9). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL 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.
- SITE ANALYSIS:
TOTAL AREA 1.27 AC
AREA DISTURBED 1.25 AC
AREA TO BE ROOFED OR PAVED 0.71 AC
AREA TO BE VEGETATIVELY STABILIZED 0.71 AC
TOTAL CUT 500 CY
TOTAL FILL 500 CY
- WASTE/BORROW LOCATION:
ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMETER 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.
- 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.
* TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT

SCHEDULE A: PERMETER LANDSCAPE EDGE

| CATEGORY | ADJACENT TO CLAREMONT DRIVE | LOT 27 | TOTAL |
|--|-----------------------------|--------|-------|
| PERMETER/FRONTAGE DESIGNATION | LOT 27 | B | TOTAL |
| LINEAR FEET OF ROADWAY, PERMETER/FRONTAGE | | 72 | |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED) | | - | - |
| CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED) | | - | - |
| NUMBER OF PLANTS REQUIRED (IF REMAINING) | | 1:50 | 1 |
| SHADE TREES | | 1:40 | 2 |
| EVERGREEN TREES | | - | - |
| NUMBER OF PLANTS PROVIDED | | 1 | 1 |
| SHADE TREES | | 2 | 2 |
| EVERGREEN TREES | | - | - |
| OTHER TREES (2:1 SUBSTITUTION) | | - | - |
| SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | | - | - |

PLANT SCHEDULE

| KEY | QUAN. | PLANT NAME | SIZE | REMARK |
|-----|-------|----------------------------------|------------------|--------|
| AR | 1 | ACER RUBRUM RED MAPLE | 2-1/2" - 3" CAL. | B&B |
| PS | 2 | PINUS STROBUS EASTERN WHITE PINE | 6'-8" HL. | B&B |

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LAWM PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

LANDSCAPE NOTES

AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING, ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

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 HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE SURETY FOR LOT 27 IN THE AMOUNT OF \$600.00 FOR THE REQUIRED 1 SHADE TREES AND 2 EVERGREEN TREES WILL BE POSTED WITH THE GRADING PERMIT.

THE LOCATION AND SPECIES FOR PERMETER LANDSCAPING WILL BE PROVIDED WITH THE FINAL ROAD CONSTRUCTION PLANS.

NO LANDSCAPING TO BE INSTALLED WITHIN ANY PUBLIC EASEMENT FOR WATER, SEWER OR STORM DRAIN.

NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.

OWNER

CLAREMONT L.L.C.
MR. ALAN MEYER
11046 DORSCH FARM ROAD
ELLICOTT CITY, MARYLAND 21042
(410) 730-4556

DEVELOPER

RYAN HOMES
6031 UNIVERSITY BLVD.
SUITE 250
ELLICOTT CITY, MARYLAND 21043
(410) 796-0980

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |

**SITE DEVELOPMENT PLAN
SEDIMENT AND EROSION CONTROL AND
LANDSCAPE NOTES AND DETAILS
CLAREMONT OVERLOOK
PHASE 3
SINGLE FAMILY DETACHED DWELLINGS
LOTS 26,27,33,34,42 & 43**

TAX MAP 32 GRID 21
1ST ELECTION DISTRICT

PARCELS 24 & 632
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

DESIGN BY: RHW/JTD
DRAWN BY: HSKG
CHECKED BY: RHW
DATE: FEBRUARY, 2012
SCALE: AS SHOWN
W.O. NO.: 02-68.00

PROFESSIONAL CERTIFICATE
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. 16193, EXPIRATION DATE 05-27-2017.

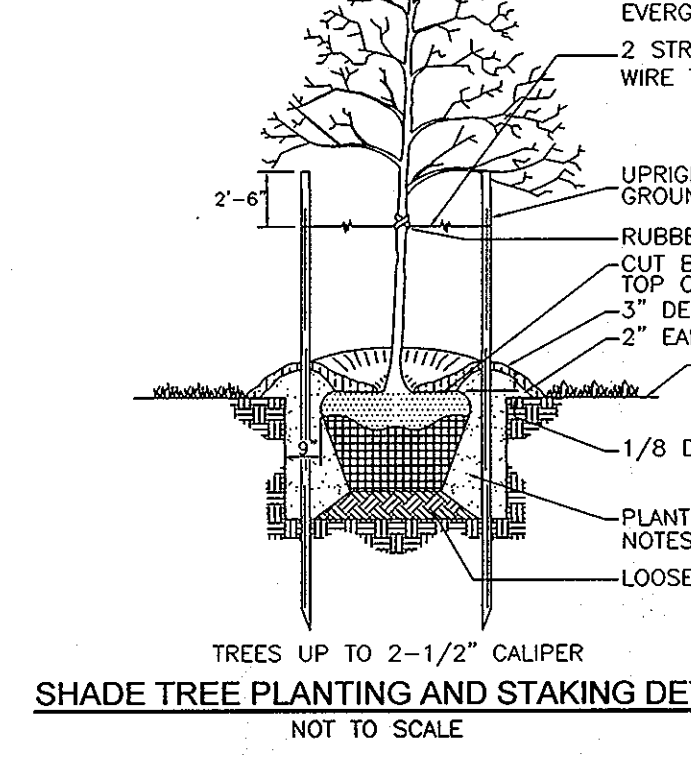
4 SHEET OF 5

SECTION OF CONSTRUCTION

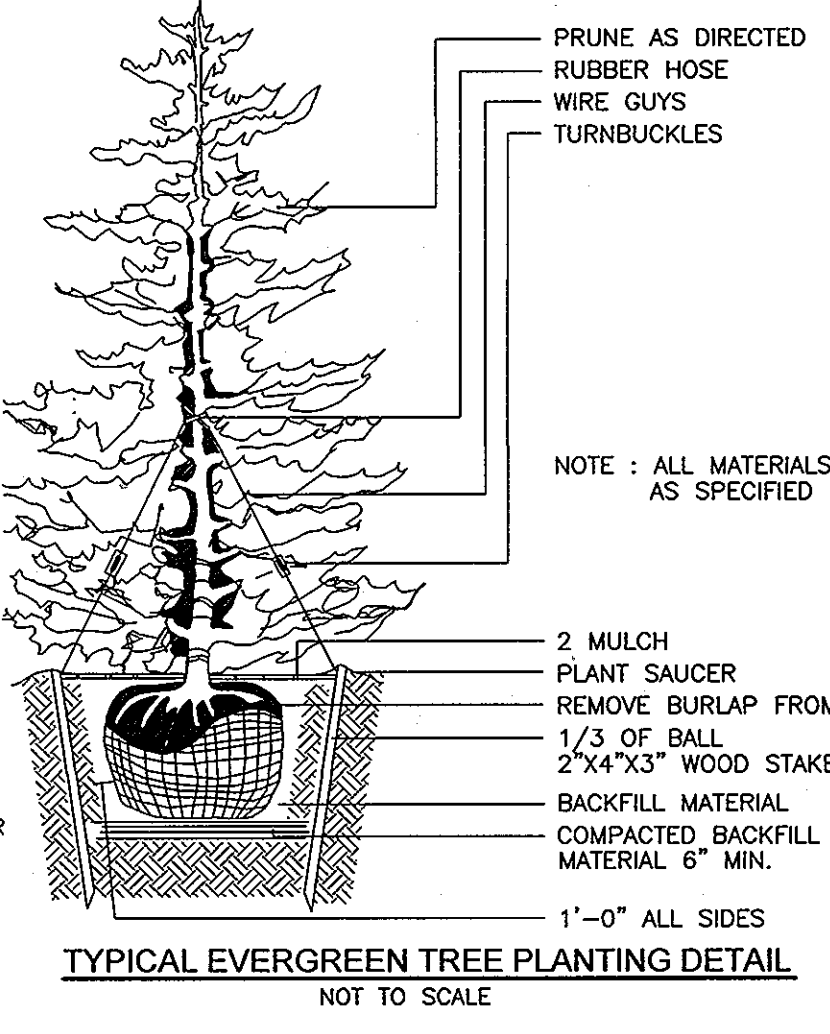
- OBTAIN GRADING PERMIT.
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1850) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
- INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN AND IN ACCORDANCE WITH DETAILS. (5 DAYS)
- INSPECT SEDIMENT CONTROL MEASURES FROM #10-63 TO REMAIN PER SOP. REPAIR AS NEEDED. (1 DAY)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (2 WEEKS)
- CONSTRUCT HOUSES. THE FIRST FLOOR ELEVATIONS CANNOT BE MORE THAN 1" HIGHER OR 0.2" LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. (6 MONTHS)
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES. (2 DAYS)

NOTES

- DURING GRADING AND AFTER EACH RAINFALL, CONTRACTOR WILL INSPECT AND PROVIDE NECESSARY MAINTENANCE TO THE SEDIMENT CONTROL MEASURES ON THIS PLAN.
- FOLLOWING INITIAL SOIL DISTURBANCES OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
A. 7 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES.
B. 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS.



SHADE TREE PLANTING AND STAKING DETAIL
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

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 CERTIFICATION 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 OF DEVELOPER: *[Signature]* DATE: 5/25/12

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

BY THE DEVELOPER:
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 EROSION AND SEDIMENTATION BEFORE THE COMMENCEMENT OF ANY EROSION AND SEDIMENTATION ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A FEASIBLE 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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 6/2/12

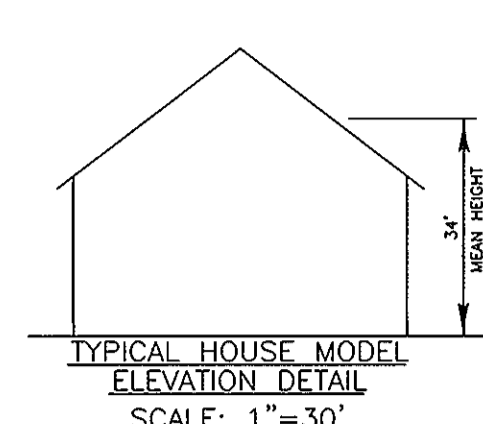
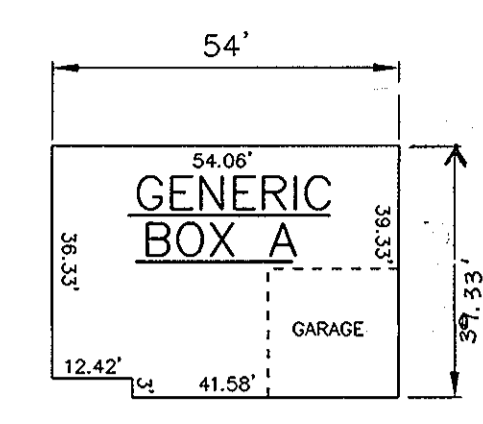
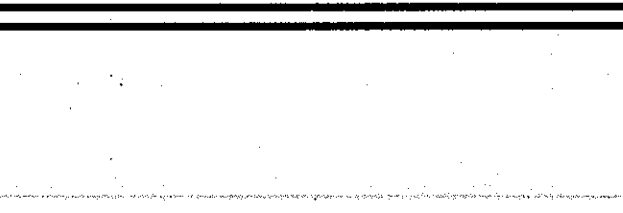
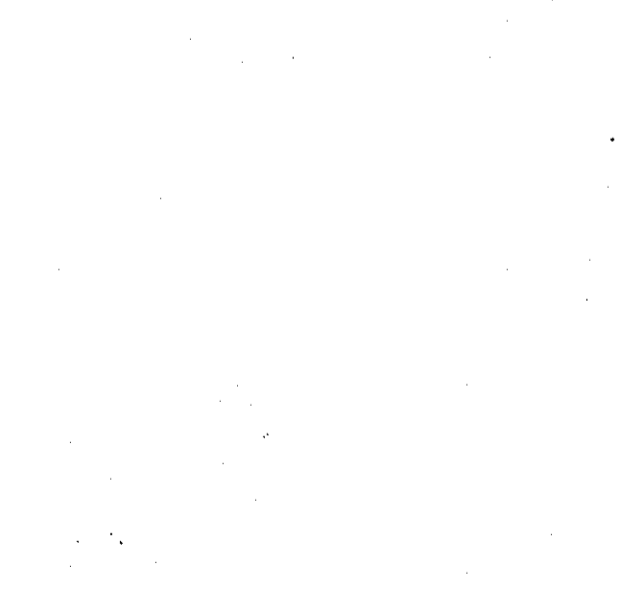
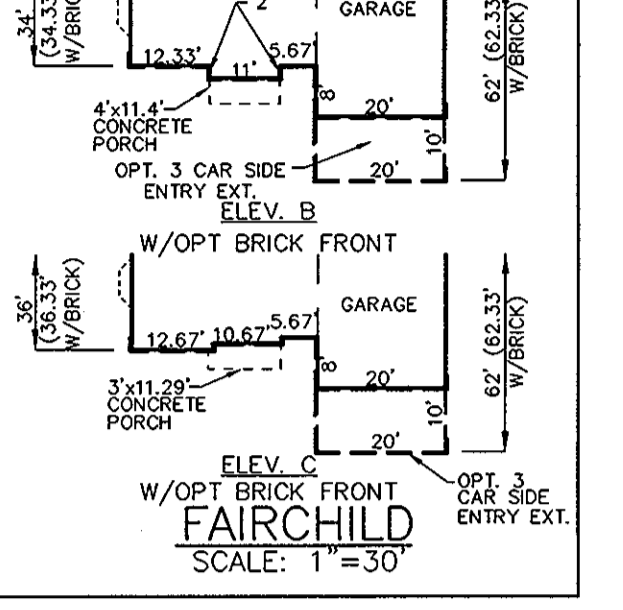
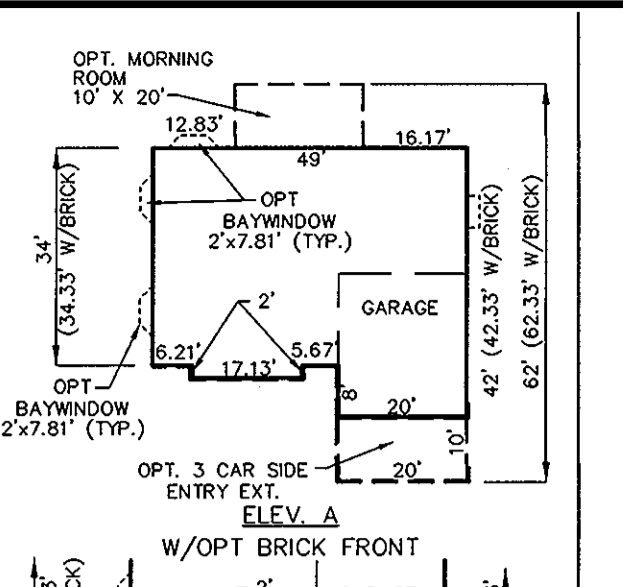
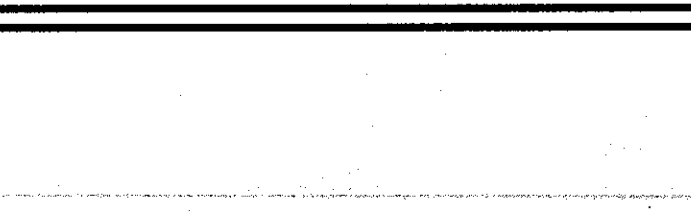
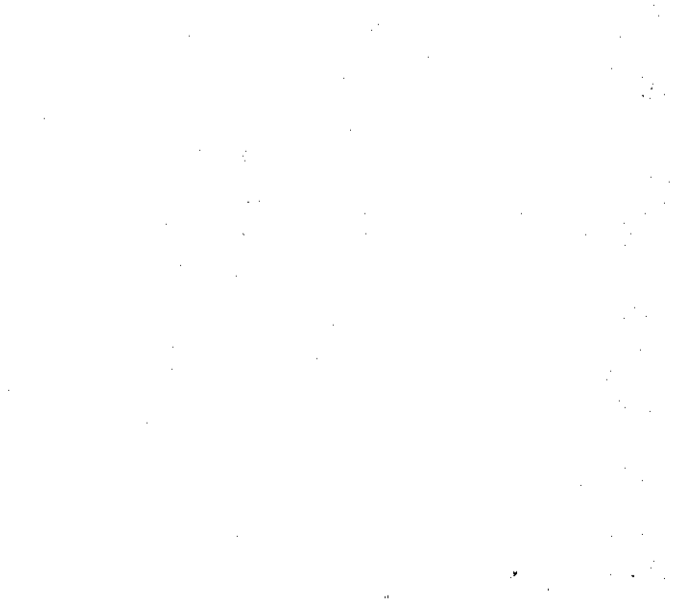
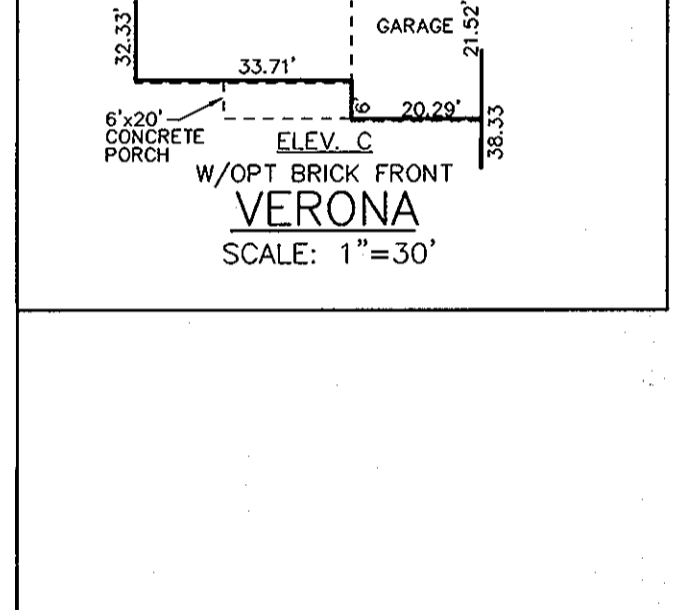
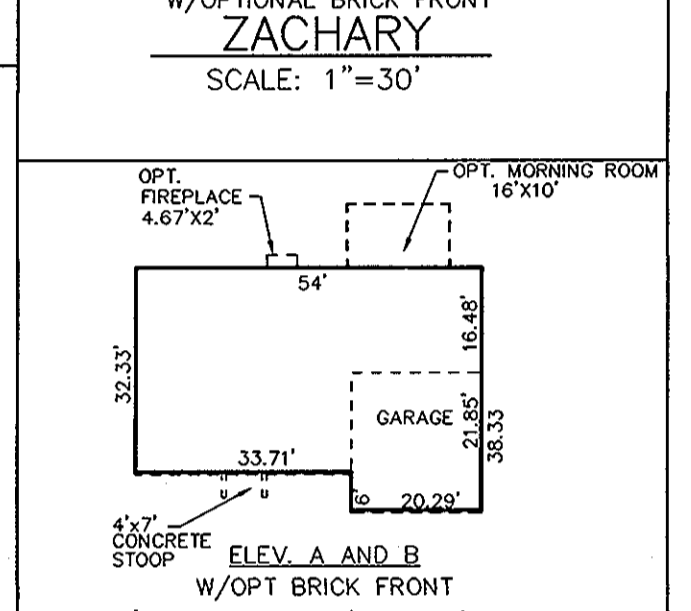
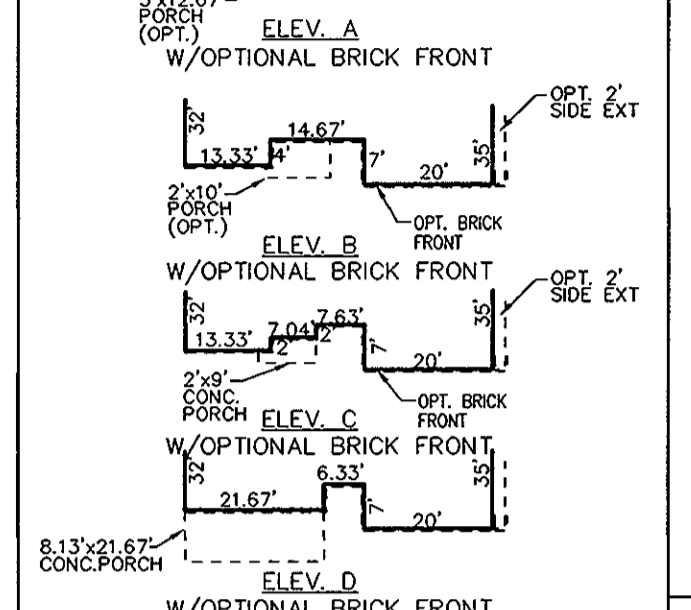
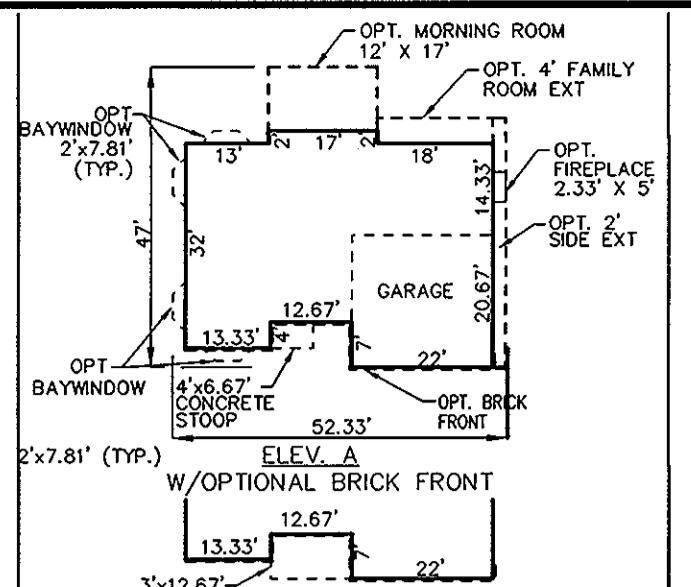
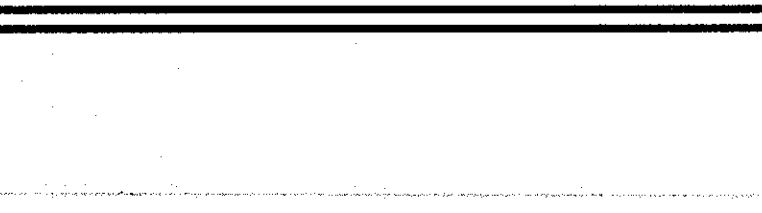
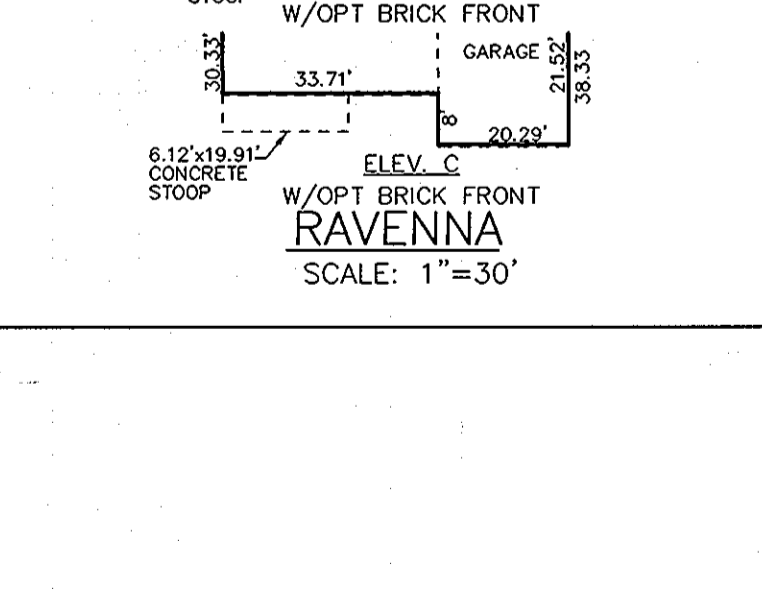
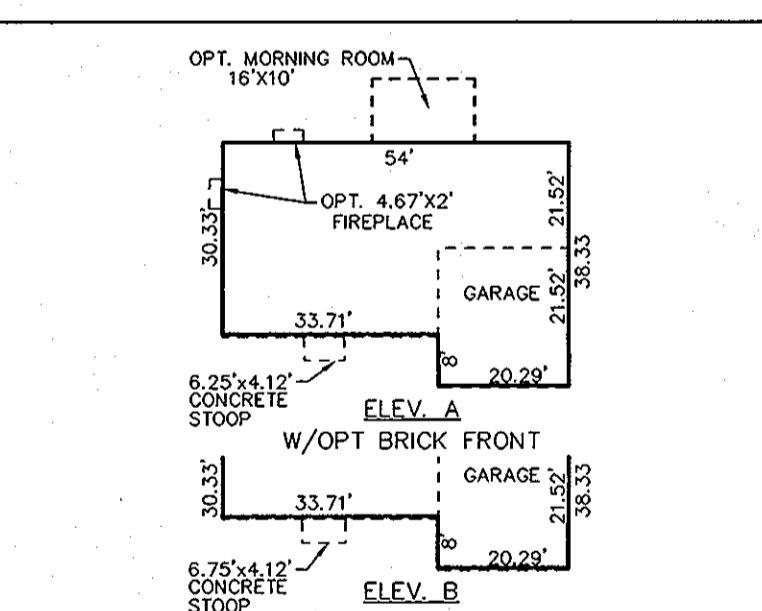
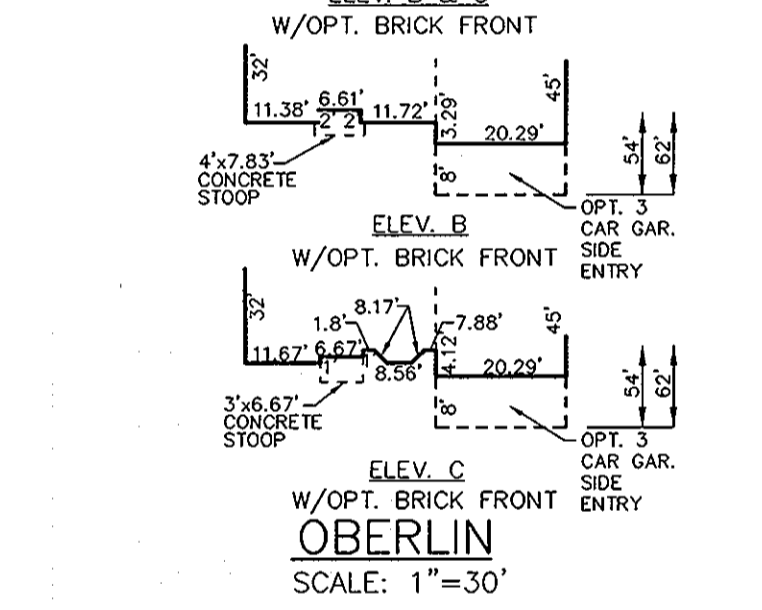
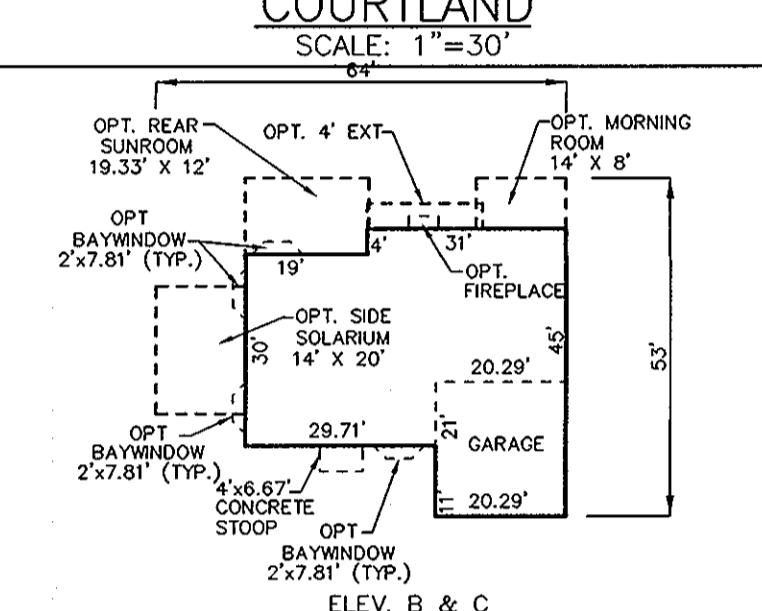
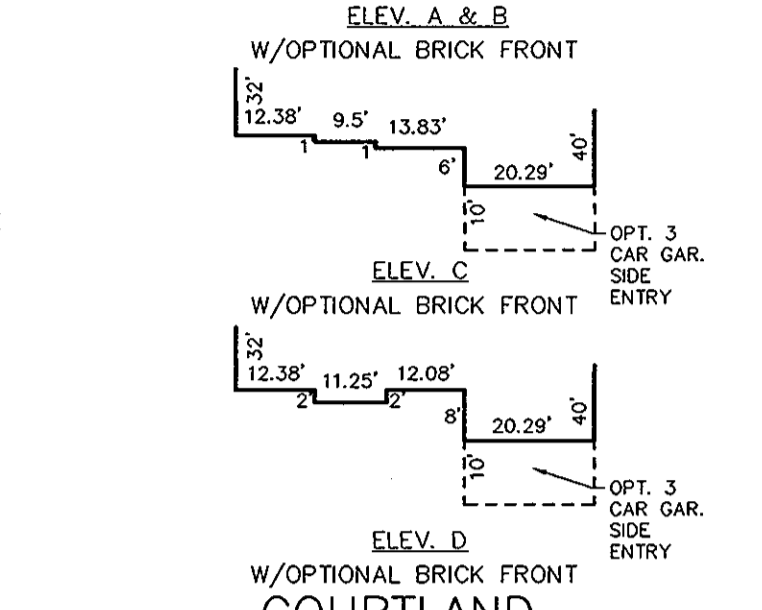
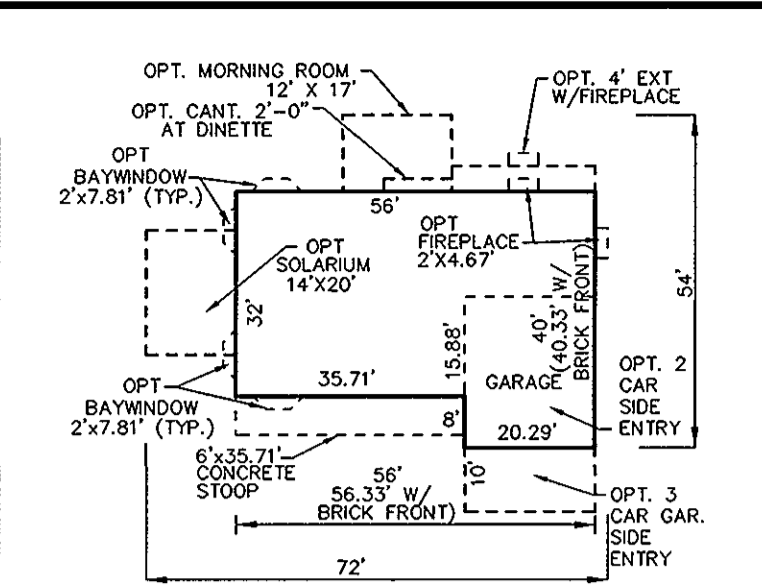
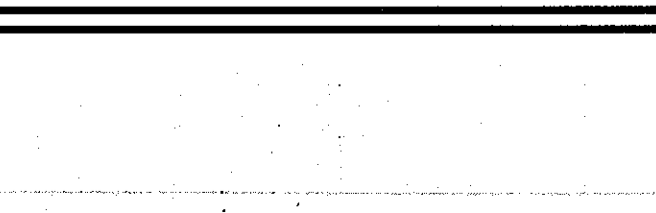
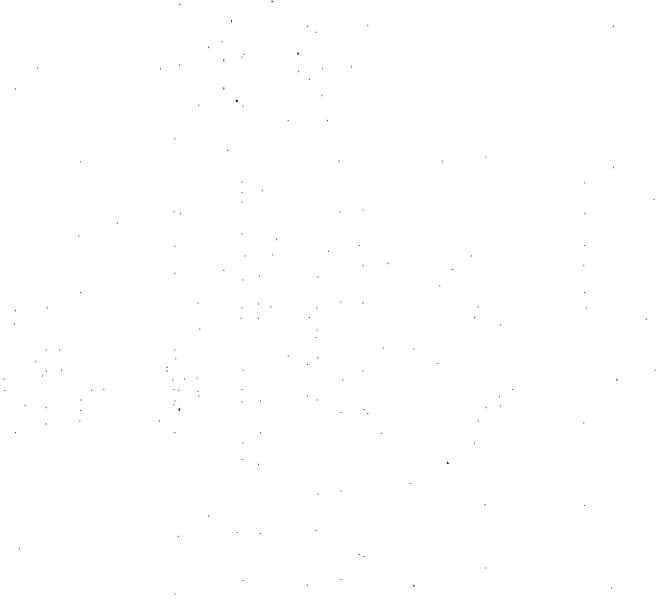
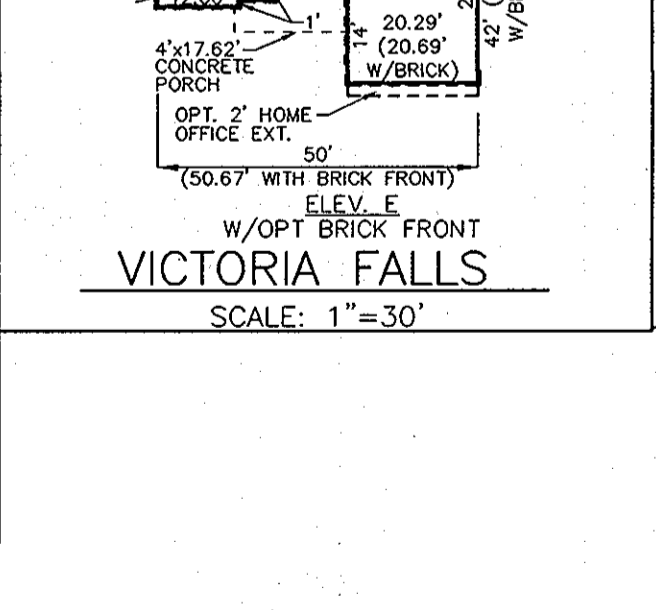
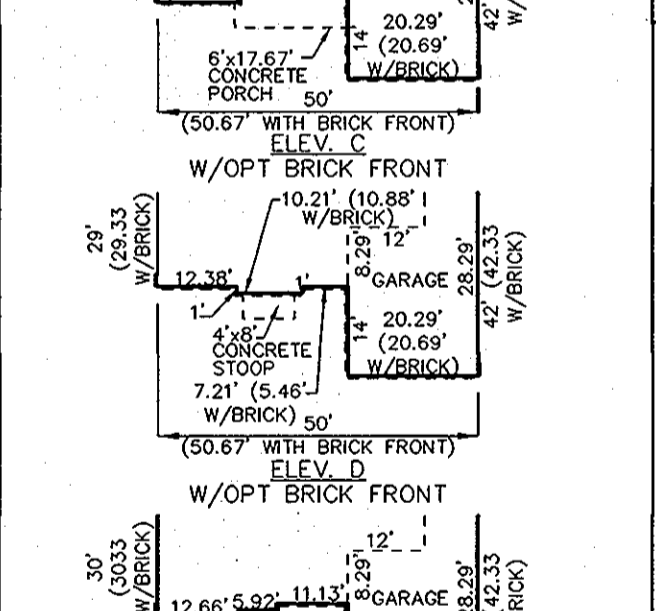
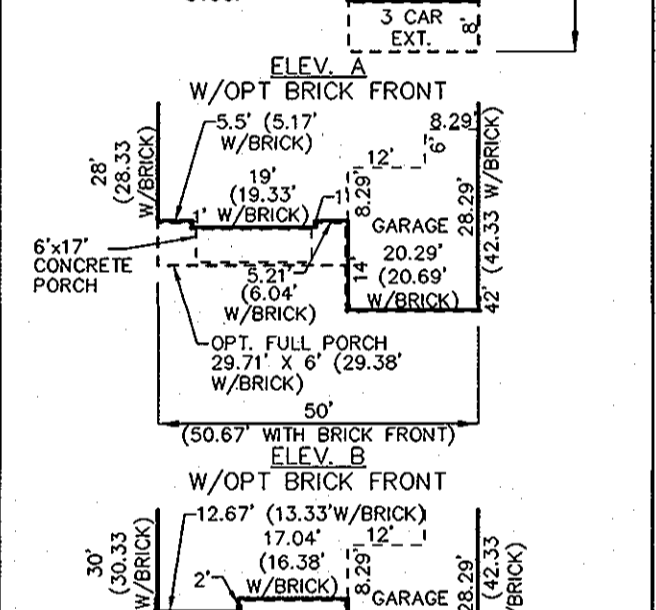
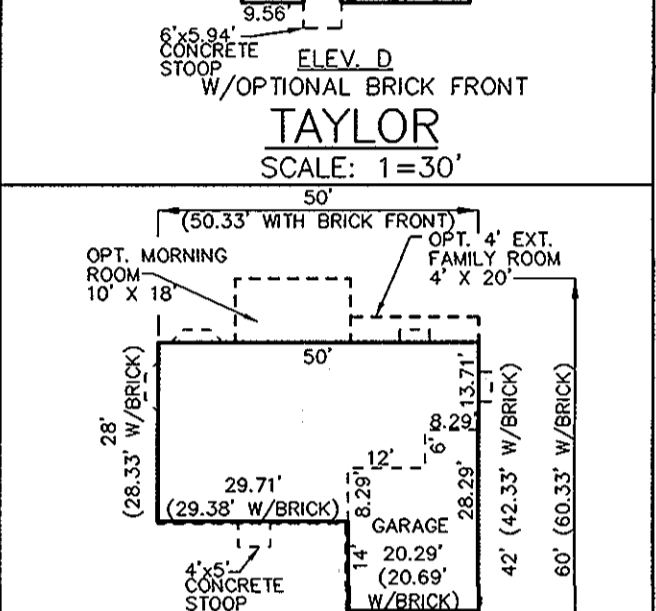
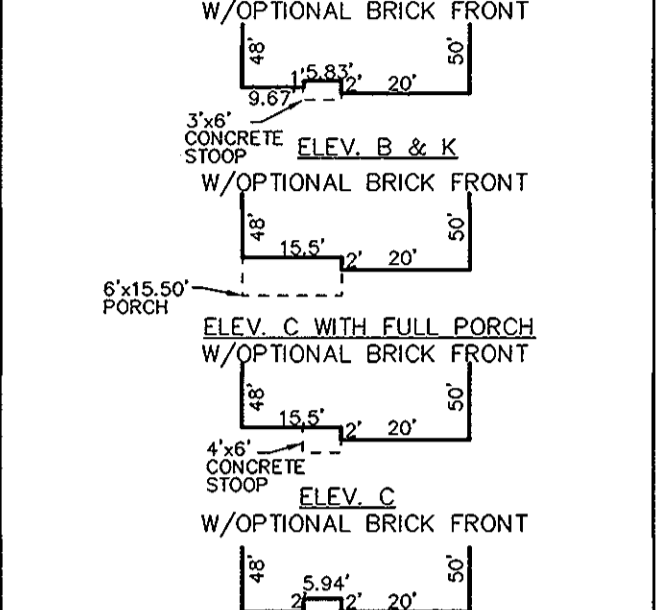
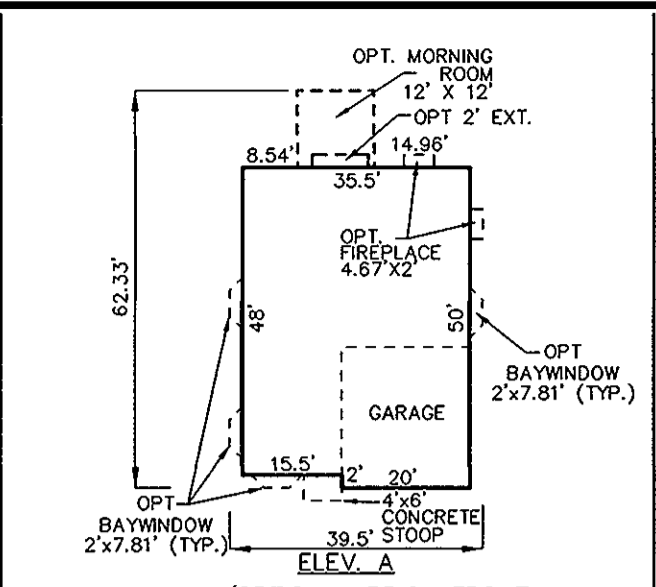
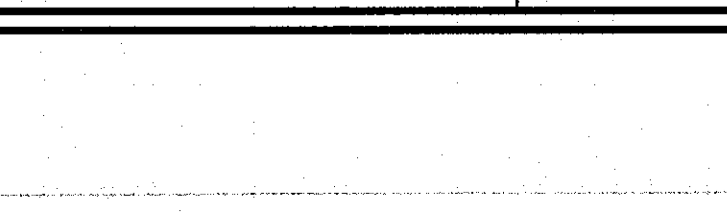
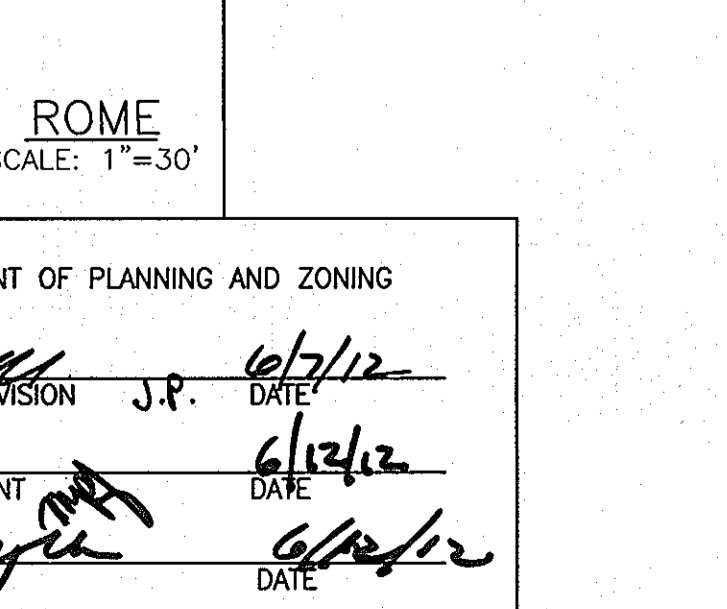
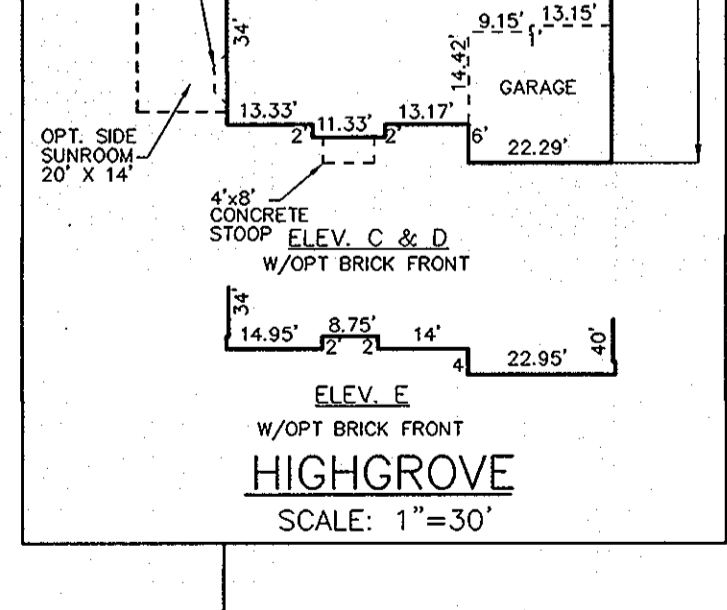
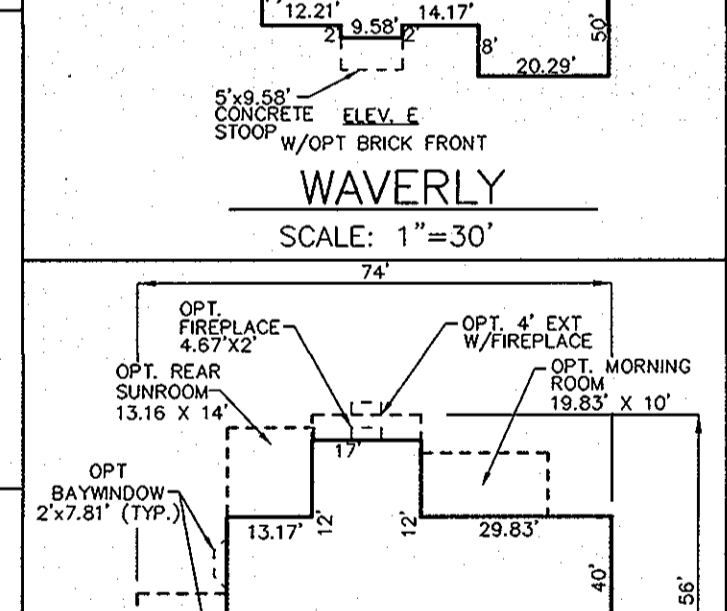
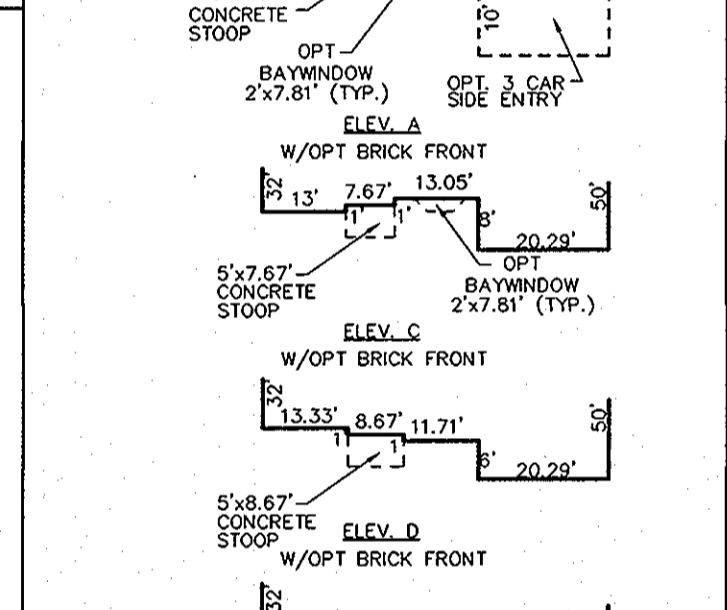
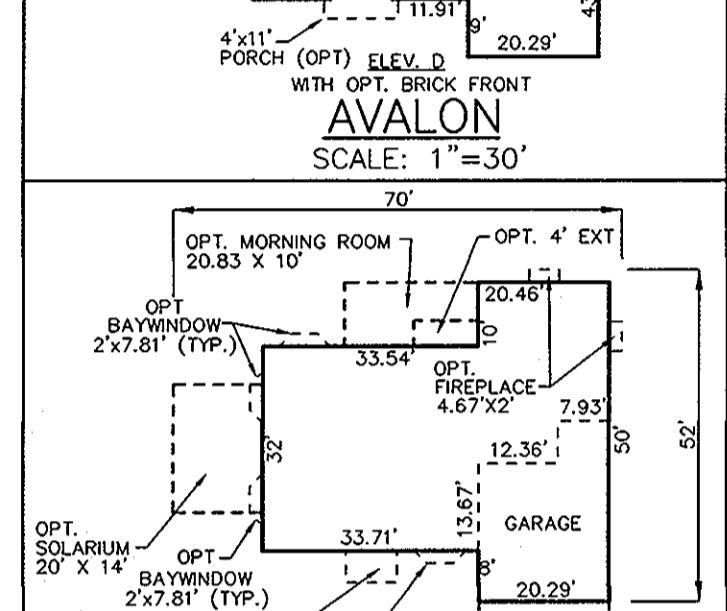
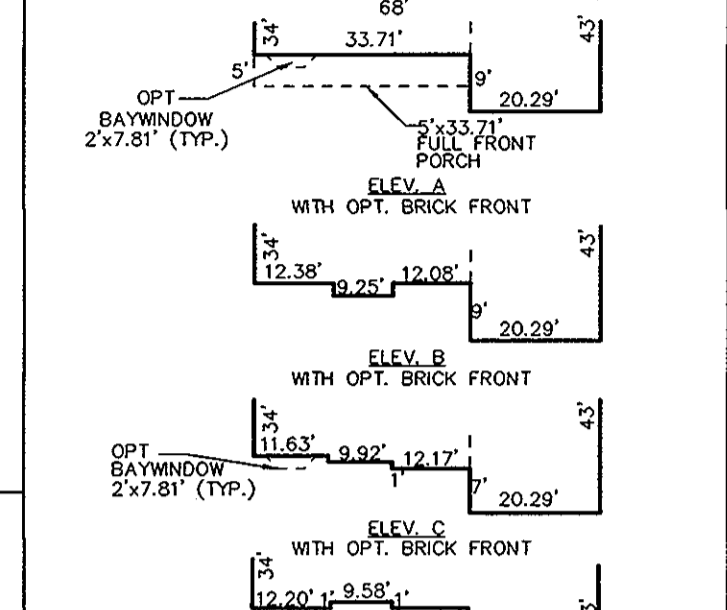
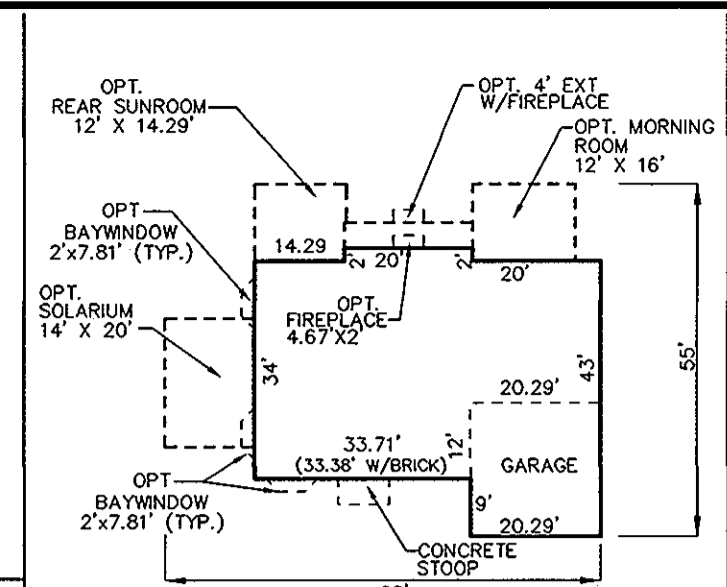
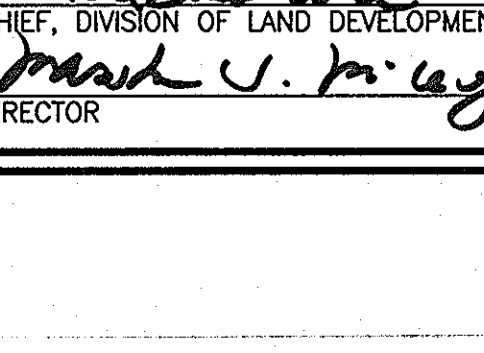
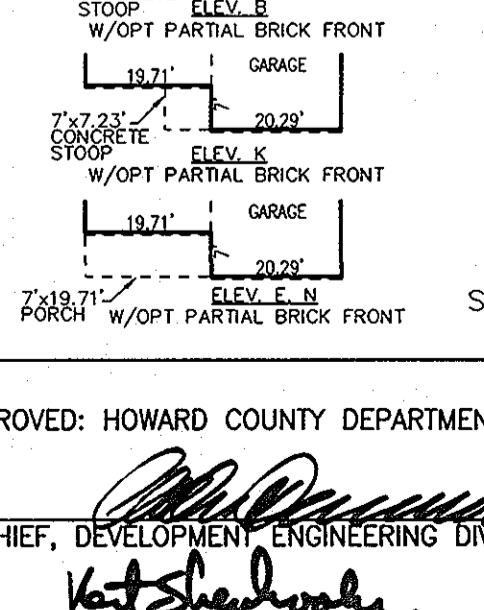
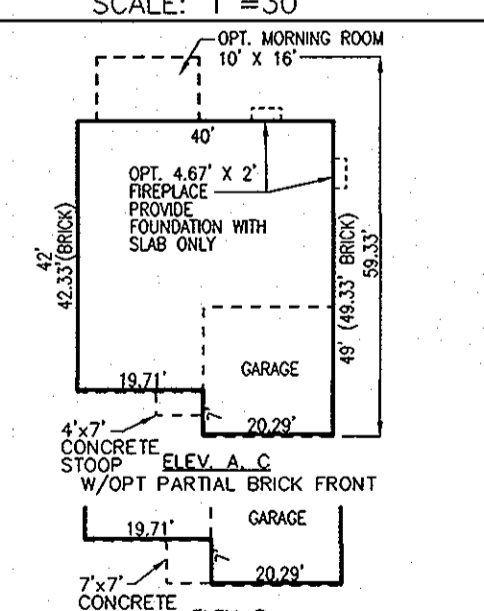
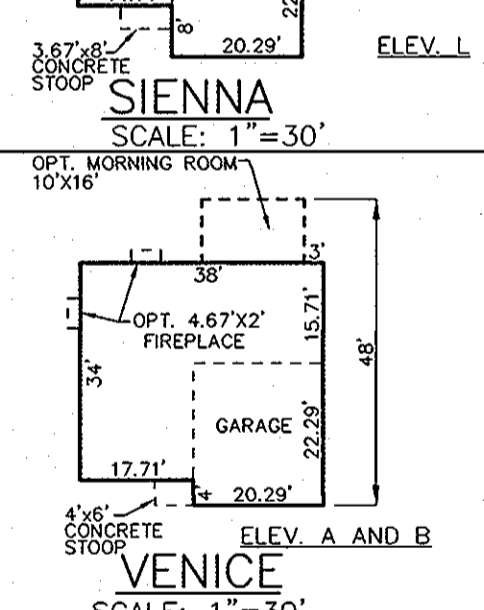
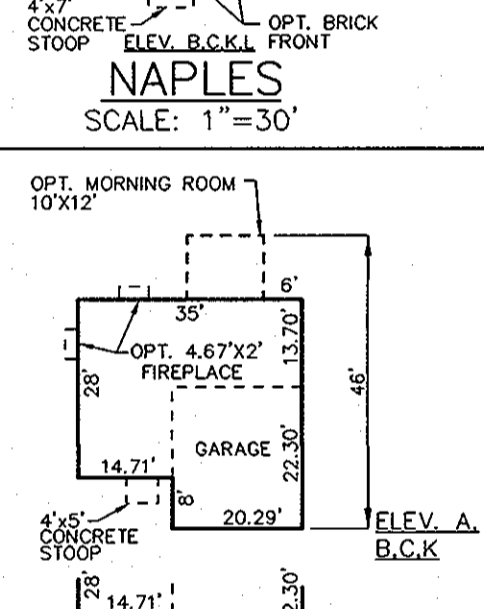
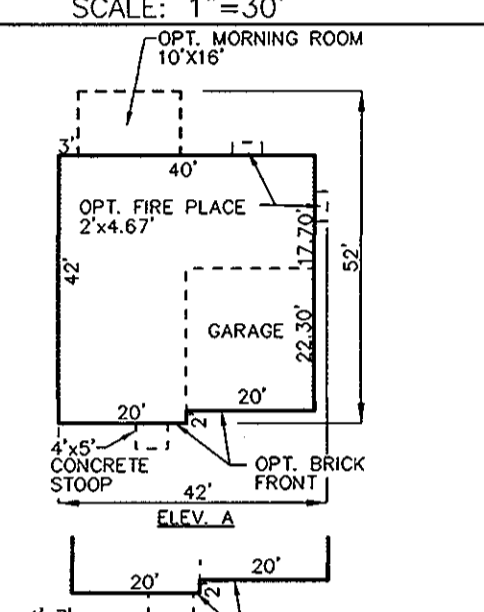
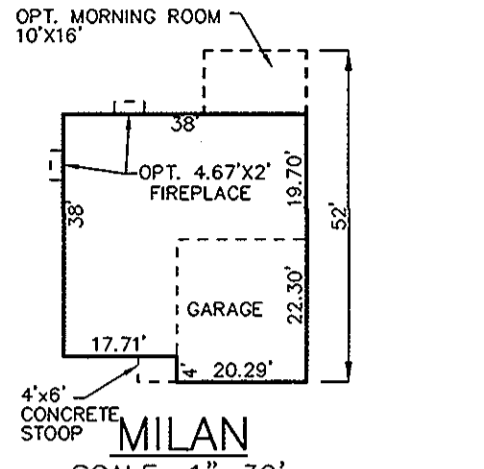
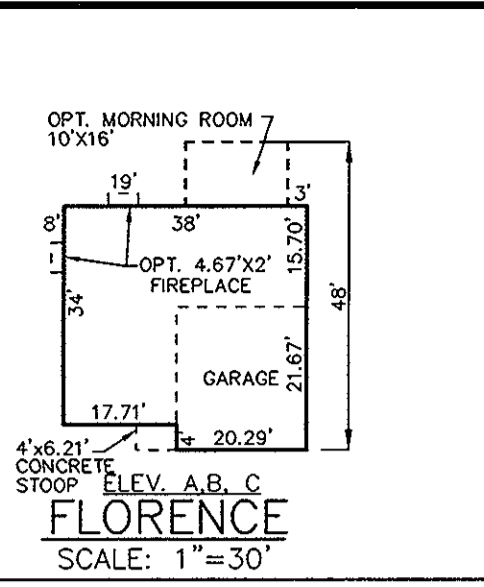
CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 6/14/12

DIRECTOR: *[Signature]* DATE: 6/14/12

SIGNATURE OF DEVELOPER: *[Signature]* DATE: 5/25/12

SIGNATURE OF DEVELOPER: *[Signature]* DATE: 5/25/12

SIGNATURE OF ENGINEER: *[Signature]* DATE: 5/18/12



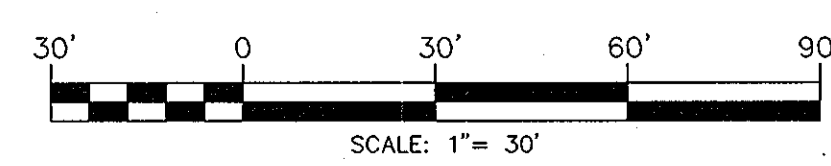
- GENERIC BOX A**
- AVALON: DOES NOT FIT
 - COURTLAND: DOES NOT FIT
 - FAIRCHILD: DOES NOT FIT
 - FLORENCE: NO MORN ROOM
 - HIGHGROVE: DOES NOT FIT
 - MILAN: DOES NOT FIT
 - NAPLES: DOES NOT FIT
 - OBERLIN: DOES NOT FIT
 - RAVENNA: NO MORN ROOM
 - ROME: DOES NOT FIT
 - SIENNA: NO MORN ROOM
 - TAYLOR: DOES NOT FIT
 - VENICE: DOES NOT FIT
 - VERONA: NO MORN ROOM
 - VICTORIA FALLS: DOES NOT FIT
 - WAVERLY: DOES NOT FIT
 - ZACHARY: DOES NOT FIT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION J.P. DATE: 6/7/12

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 6/12/12

DIRECTOR DATE: 6/12/12



OWNER
CLAREMONT L.L.C.
MR. ALAN MEYER
11046 DORSCH FARM ROAD
ELLICOTT CITY, MARYLAND 21042
(410) 730-4556

DEVELOPER
RYAN HOMES
6031 UNIVERSITY BLVD.
SUITE 250
ELLICOTT CITY, MARYLAND 21043
(410) 796-0980

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
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| | | |

SITE DEVELOPMENT PLAN
HOUSE PLANS
CLAREMONT OVERLOOK
PHASE 3
SINGLE FAMILY DETACHED DWELLINGS
LOTS 26,27,33,34,42 & 43

TAX MAP 32 GRID 21 PARCELS 24 & 632
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLICOTT CITY, MD 21043 FAX: 410.461.8961



PROFESSIONAL CERTIFICATE

DESIGN BY: RHV/JTD
DRAWN BY: HSK/G
CHECKED BY: RHV
DATE: FEBRUARY, 2012
SCALE: AS SHOWN
W.O. NO.: 02-68.00

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. 16195, EXPIRATION DATE: 02-27-2012.

5 SHEET OF 5