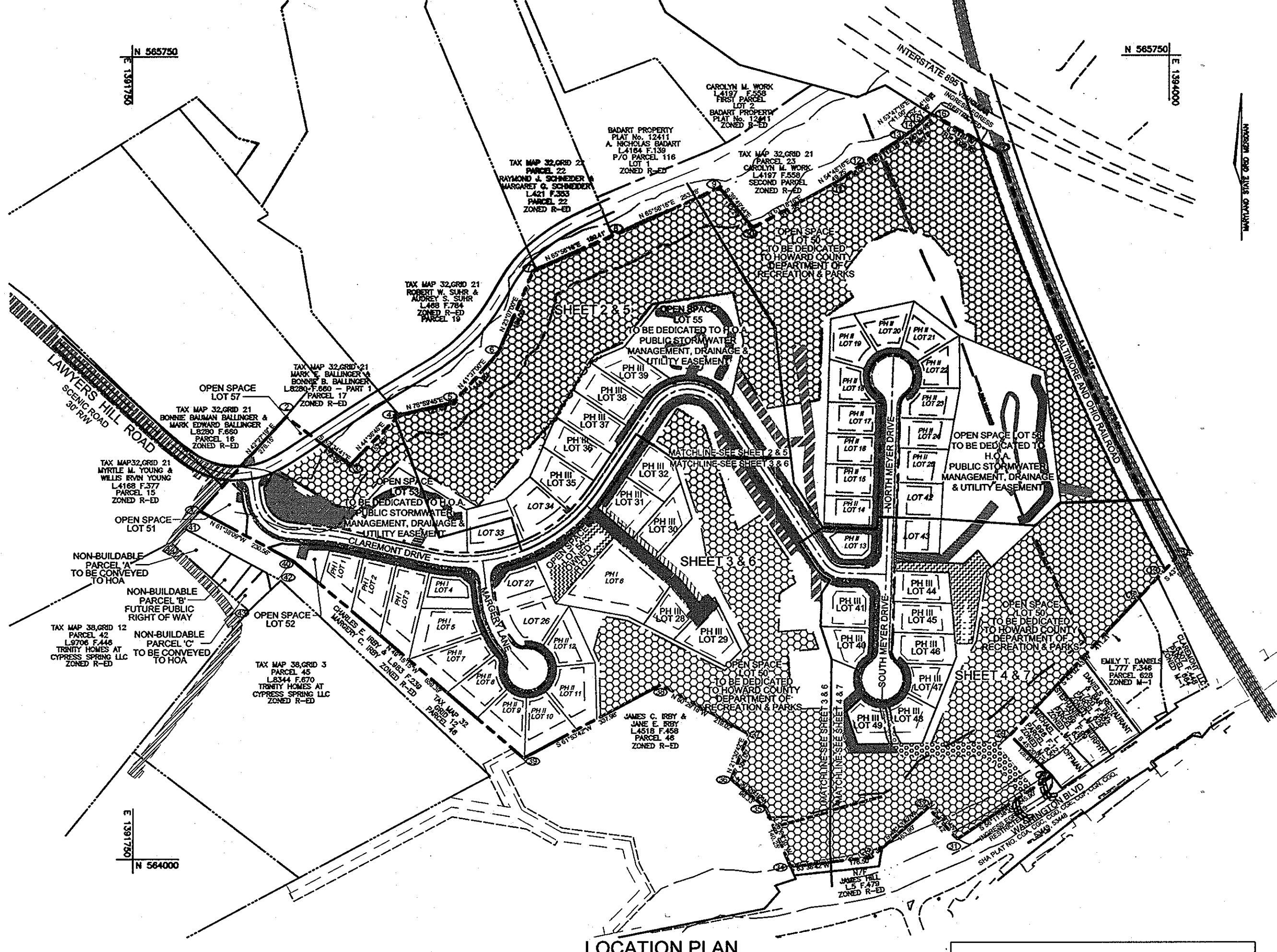


GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
2. 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 313-2368
 - VERIZON CABLE LOCATION DIVISION 393-3553
 - B.G.A.E. CO. CONTRACTOR SERVICES 850-4620
 - B.G.A.E. CO. UNDERGROUND DAMAGE CONTROL 787-4620
 - STATE HIGHWAY ADMINISTRATION 531-5533
3. 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.
4. ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
5. 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.
6. 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.
7. SEE SECTION 12B.1 FOR EXCEPTIONS TO THE SETBACK REQUIREMENTS FOUND ON PAGE 231 OF THE HOWARD COUNTY ZONING MANUAL.
8. 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 (H25 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.
9. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
10. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY FREDERICK WARD ASSOCIATES INC., DATED NOVEMBER 2002.
11. THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL TOPOGRAPHIC SURVEY WITH TWO(2) FOOT CONTOUR INTERVALS PREPARED BY POTOMAC AERIAL SURVEYS, DATED MARCH 2003.
12. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. WATER & SEWER WILL PROVIDED THROUGH CONTRACT NO. 14-4556-D.
13. STORMWATER MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT UNDER F-08-63 BY 3 POCKET PONDS FOR THE REQUIRED C_v AND W_v. DRY WELLS ARE PROVIDED FOR THE REQUIRED Rev. THE STORMWATER MANAGEMENT FACILITIES ARE HAZARD CLASS A. POND 3 ALSO PROVIDES Q_p AND Q_t MANAGEMENT.
14. THIS SITE IS LOCATED IN THE LAWYERS HILL NATIONAL REGISTER HISTORIC DISTRICT, BUT IS NOT LOCATED IN THE LAWYERS HILL LOCAL DISTRICT.
15. STREAMS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED AUGUST 2002.
16. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THIS SITE.
17. FOREST CONSERVATION PLAN PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED JULY 2003, APPROVED UNDER F-08-63.
18. 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 \$160,128.56 (800.8325 S.F. X .20) HAS BEEN POSTED WITH THE DEVELOPERS AGREEMENT FOR THE FINAL PLAT, F-08-63.
19. A TRAFFIC STUDY IS NOT REQUIRED FOR THIS SITE.
20. 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. AN ADDITIONAL TYPE B LANDSCAPE EDGE IS REQUIRED ALONG THE "SIDE TO ROADWAY" PERIMETER FOR CORNER LOT 41.
21. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
22. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/ CEMETERY LOCATIONS ON SITE.
23. STREET TREES HAVE BEEN PROVIDED UNDER F-08-63.
24. A NOISE STUDY IS NOT REQUIRED FOR THIS PLAN.
25. 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.
26. PIPESTEM LOTS WILL UTILIZE A USE-IN-COMMON DRIVEWAY PER HOWARD COUNTY STANDARD DETAIL NO. R-6.06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF CLAREMONT DRIVE.
27. 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.
28. LAWYERS HILL ROAD IS A SCENIC ROAD.
29. TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS.
30. THIS SUBDIVISION COMPLIES WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS (08-45-2003) AND THE ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 75-2003.
31. THE EXISTING HOUSE, LOCATED ON ADJACENT LOT 6, IS LISTED AS HO-798 IN THE HOWARD COUNTY HISTORICAL INVENTORY.
32. INGRESS AND EGRESS IS RESTRICTED ALONG WASHINGTON BOULEVARD.
33. THE SUBJECT PROPERTY IS ZONED R-ED PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN, AND THE COMPREHENSIVE LITE ZONING AMENDMENTS 07/28/06.
34. 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.
35. SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
36. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03.
37. THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA NOISE EXPOSURE. THE 65dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
38. THE HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NUMBER D12805198 DATED 11/14/2008.
39. THIS PLAN IS SUBJECT TO AIRPORT ZONING NUMBER 08-139, APPROVED ON JULY 10, 2008.
40. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL LOT 41 LANDSCAPE SURETY IN THE AMOUNT OF \$1050.00 FOR THE REQUIRED 2 SHADE TREE AND 3 EVERGREEN TREES WILL BE POSTED WITH THE GRADING PERMIT FOR LOT 41.
41. FOR THE EXISTING HOUSE THAT IS TO REMAIN ON LOT 6, THE WATER AND SEWER CONTRACT PLAN WILL NEED TO BE RED-LINED WITH A NOTE INDICATING THAT THE WATER METERS WILL NOT BE RELEASED BY HOWARD COUNTY TO ANY NEW BUILDINGS UNTIL THE EXISTING WELLS AND SEPTIC SYSTEMS HAVE BEEN ABANDONED IN ACCORDANCE WITH HOWARD COUNTY HEALTH DEPARTMENT REGULATIONS AND THE EXISTING BUILDINGS ARE CONNECTED TO THE PUBLIC WATER AND SEWER MAINS.
42. THE DISTURBANCE OF THE STEEP SLOPES FOR CLAREMONT DRIVE HAS BEEN CONSIDERED ESSENTIAL DISTURBANCE BY THE DEPARTMENT OF PLANNING AND ZONING PER SECTION 16.116(c) OF THE SUBDIVISION REGULATIONS.
43. 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.
 WAIVER APPROVALS :
 WP-09-77, SEC.16.144(a)(c), APPROVED 12/19/08, THIS WAIVER WAS TO GET A 6 MONTH EXTENSION ON THE DEVELOPERS AGREEMENT AND RECORDATION OF THE PLATS FOR F-08-063.
 WP-09-207, SEC.16.144(a)(c), APPROVED 6/16/09, THIS WAIVER WAS TO GET ANOTHER 6 MONTH EXTENSION ON THE DEVELOPERS AGREEMENT AND RECORDATION OF THE PLATS FOR F-08-063.
 WP-09-208, SEC.16.144(a)(c), APPROVED 6/16/09, THIS WAIVER WAS TO GET A 6 MONTH EXTENSION ON THE DEVELOPERS AGREEMENT AND RECORDATION OF THE PLATS FOR F-08-063.
 WP-09-223, SEC.16.121(a)(4) & 16.121(a)(4)(iii), APPROVED 6/24/09 THIS WAIVER WAS TO ALLOW THE ACCESS SLOPE TO A OPEN SPACE RECREATION LOT TO EXCEED 10% IN GRADE DUE TO EXISTING SLOPES.
44. THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.

SITE DEVELOPMENT PLAN CLAREMONT OVERLOOK PHASE 3 LOTS 28 - 32, 35 - 41, 44 - 49 HOWARD COUNTY, MARYLAND SDP-12-062



LOCATION PLAN
SCALE: 1"=200'

LOT NO	STREET ADDRESS
28	5842 CLAREMONT DRIVE
29	5844 CLAREMONT DRIVE
30	5846 CLAREMONT DRIVE
31	5848 CLAREMONT DRIVE
32	5852 CLAREMONT DRIVE
35	5839 CLAREMONT DRIVE
36	5843 CLAREMONT DRIVE
37	5847 CLAREMONT DRIVE
38	5851 CLAREMONT DRIVE
39	5855 CLAREMONT DRIVE
40	6110 SOUTH MEYER DRIVE
41	6106 SOUTH MEYER DRIVE
44	6103 SOUTH MEYER DRIVE
45	6107 SOUTH MEYER DRIVE
46	6111 SOUTH MEYER DRIVE
47	6115 SOUTH MEYER DRIVE
48	6119 SOUTH MEYER DRIVE
49	6118 SOUTH MEYER DRIVE

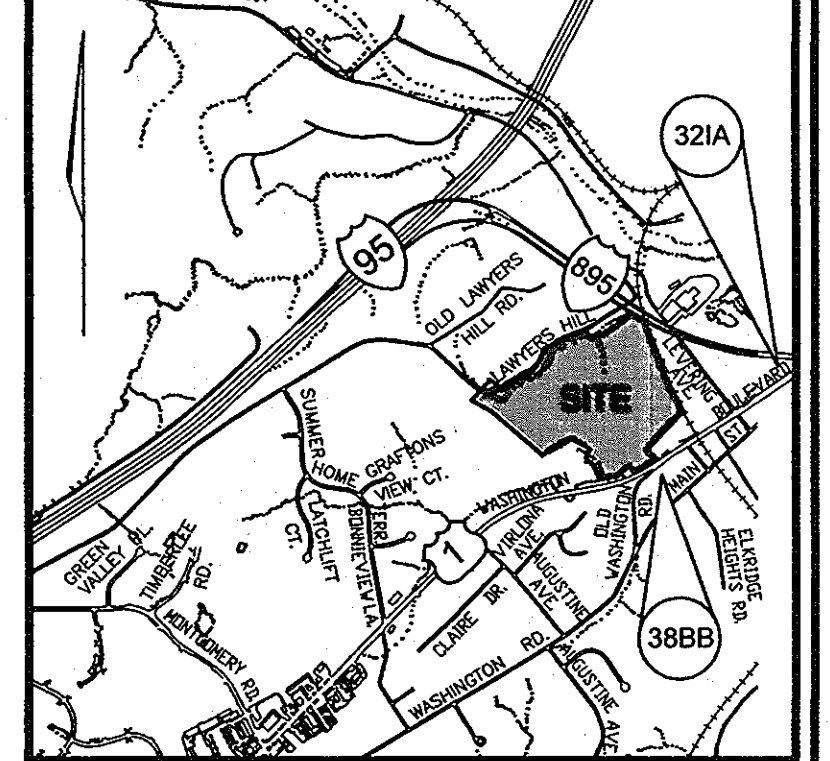
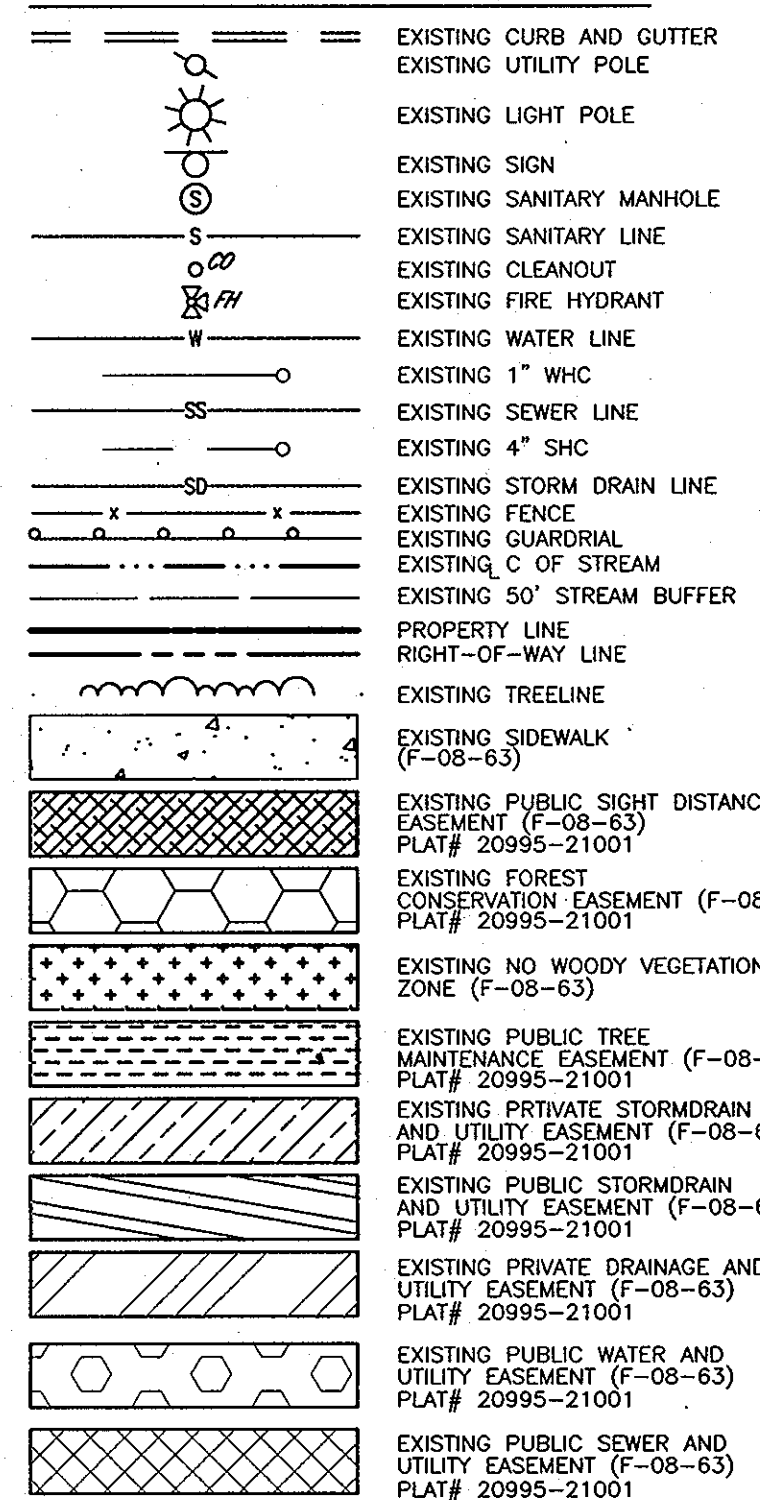
SEWER CONNECTION TABULATION						
LOT NO	TYPE	ELEV. @ MAN.	ELEV. @ HC	ELEV. @ R/W OR EASEMENT	ELEV. @ UNIT	M.C.E.
LOT 28	4" SHC @22"	120.71	--	121.19	121.79	123.79
LOT 29	4" SHC @22"	123.47	--	124.19	124.66	126.63
LOT 30	4" SHC @22"	123.71	--	124.19	124.79	126.79
LOT 31	4" SHC @22"	125.18	--	125.66	126.26	128.26
LOT 32	4" SHC @22"	128.13	--	128.61	129.31	131.31
LOT 35	4" SHC @12"	135.64	--	136.09	136.49	138.49
LOT 36	4" SHC @12"	135.64	--	135.93	136.23	138.23
LOT 37	4" SHC @12"	135.64	--	135.85	136.35	138.35
LOT 38	4" SHC @12"	134.61	--	135.07	135.33	137.33
LOT 39	4" SHC @22"	131.76	--	132.08	132.97	134.97
LOT 40	4" SHC @22"	129.58	--	129.90	130.52	132.52
LOT 41	4" SHC @22"	127.00	--	127.32	127.92	129.92
LOT 44	4" SHC @12"	121.71	--	121.85	122.15	124.15
LOT 45	4" SHC @12"	120.93	--	121.09	121.39	123.39
LOT 46	4" SHC @12"	120.41	--	120.57	120.95	122.95
LOT 47	4" SHC @12"	120.40	--	120.87	121.12	123.12
LOT 48	4" SHC @22"	120.27	--	120.83	121.43	123.43
LOT 49	4" SHC @22"	117.31	121.50	122.06	122.76	124.76

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.

COORDINATE TABLE					
NO.	NORTHING	EASTING			
1	564760.14	1391895.57	28	564568.62	139334.33
2	564965.36	1392083.32	29	564268.11	139363.65
3	564859.56	1392221.58	30	564178.89	139374.91
4	564968.38	139228.92	31	564042.08	1393475.89
5	564995.70	1392447.30	32	564110.42	1393475.89
6	565103.50	1392843.07	33	564002.31	1393352.71
7	565281.98	1392919.28	34	563982.67	1393177.30
8	565358.21	1392792.21	35	564111.64	1393122.19
9	565462.48	1393023.48	36	564172.93	1393047.87
10	565375.52	1393098.00	37	564271.54	1393086.74
11	565476.96	1393281.31	38	564379.43	1392896.14
12	565505.34	1393321.56	39	564220.21	1392598.01
13	565567.12	1393414.97	40	564850.60	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			

SITE DATA
 LOCATION: TAX MAP 32 AND 38, GRID 21, PARCELS 632 AND P/O 24
 1ST ELECTION DISTRICT
 EXISTING ZONING: R-ED
 TOTAL AREA OF PARCELS: 43.204 AC
 TOTAL AREA OF PLAN SUBMISSION: AREA OF LOTS 3.92 AC
 NUMBER OF LOTS/ PARCELS PROPOSED: 18 SFD
 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: 5.07 AC±
 PARKING SPACES REQUIRED: 2 SPACES PER LOT (18) = 36 SPACES
 PARKING SPACES PROVIDED: 36 SPACES

LEGEND:



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP: 4937, F8

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

MINIMUM LOT SIZE CHART				
LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE	NET LOT SIZE
28	8,595 S.F.	1,398 S.F.	6,000 S.F.	7,197 S.F.
29	12,769 S.F.	1,920 S.F.	6,000 S.F.	10,849 S.F.
30	10,490 S.F.	618 S.F.	6,000 S.F.	9,872 S.F.

SHEET INDEX		
DESCRIPTION	SHEET NO	
COVER SHEET	1 OF 9	
SITE LAYOUT	2 OF 9	
SITE LAYOUT	3 OF 9	
SITE LAYOUT	4 OF 9	
GRADING, SEDIMENT, AND EROSION CONTROL AND SOILS PLAN	5 OF 9	
GRADING, SEDIMENT, AND EROSION CONTROL AND SOILS PLAN	6 OF 9	
GRADING, SEDIMENT, AND EROSION CONTROL AND SOILS PLAN	7 OF 9	
SEDIMENT AND EROSION CONTROL AND LANDSCAPE NOTES AND DETAILS	8 OF 9	
HOUSE PLANS	9 OF 9	

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

DEVELOPER
 RYAN HOMES
 MR. ALAN MEYER
 9720 PATUKENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 (410) 796-0980

NO.	REVISION	DATE
3	REVISE HOUSE TYPE AND ADDRESS	04/15/13
2	REVISE HOUSE TYPE ON LOT 49 ADD DESIGN MANUAL WAIVER NOTE	02/20/13
2	REVISION	DATE

**SITE DEVELOPMENT PLAN
COVER SHEET
CLAREMONT OVERLOOK
PHASE 3
SINGLE FAMILY DETACHED DWELLINGS
LOTS 28 - 32, 35 - 41, 44 - 49**

F-08-63, F-09-45, F-12-040, SP-04-001, WP-09-207 & 208, WP-09-223
 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 ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MY LICENSE NO. IS 12435 EXPIRATION DATE: 12-16-2012

DESIGN BY: RHW/JTD
 DRAWN BY: KG
 CHECKED BY: RHW
 DATE: JULY 5, 2012
 SCALE: AS SHOWN
 W.O. NO.: 02-68.00

1 SHEET OF 9

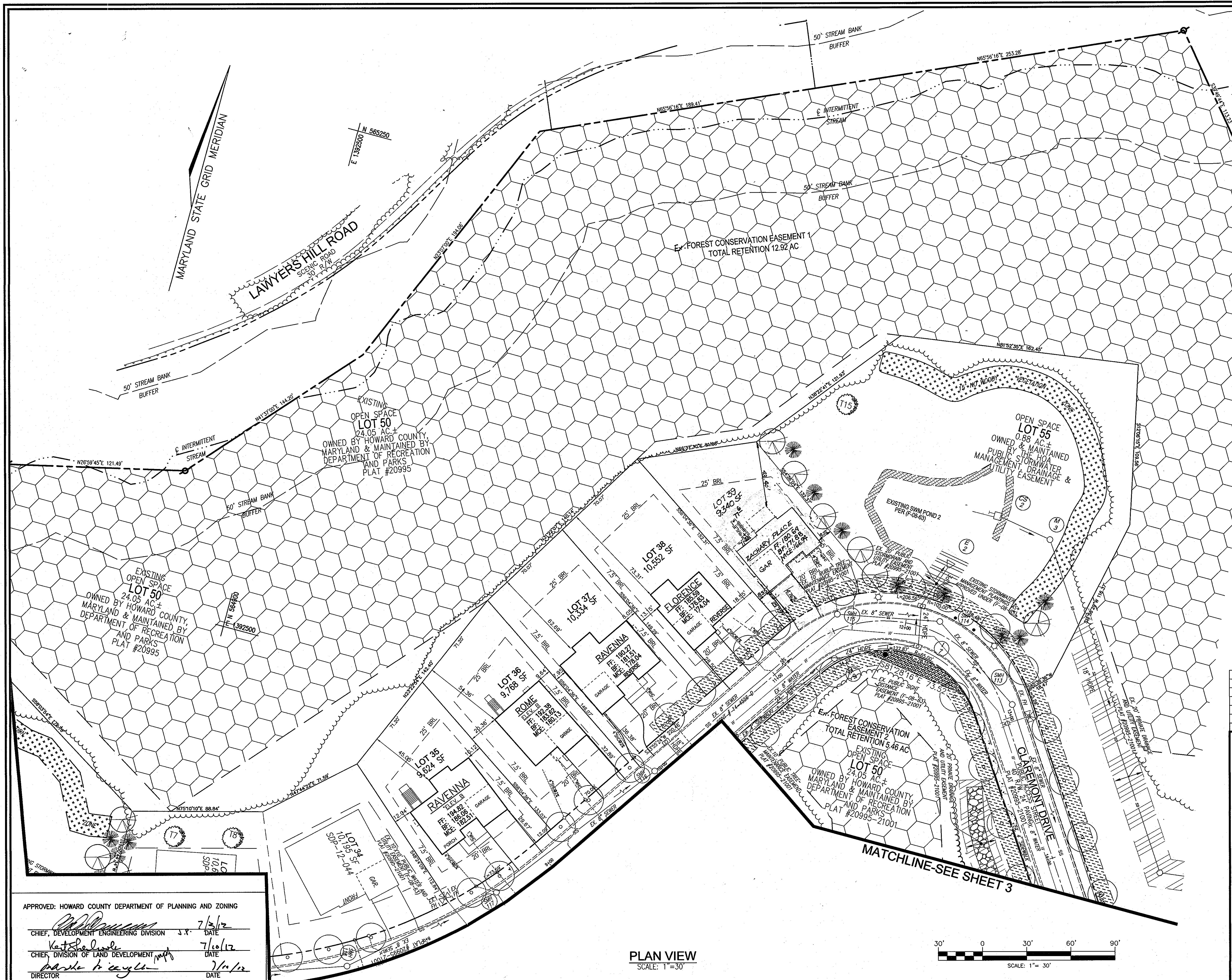
PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/ AREA				
CLAREMONT OVERLOOK	PHASE III				
LOT/ PARCELS 28-32, 35-41 AND 44-49					
PLAT REF #	BLOCK NO	ZONE	TAX MAP	ELECT DIST	CENSUS TR
PHASE III 21828-21831	21	R-ED	32	1	6012.01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* 7/3/12 DATE

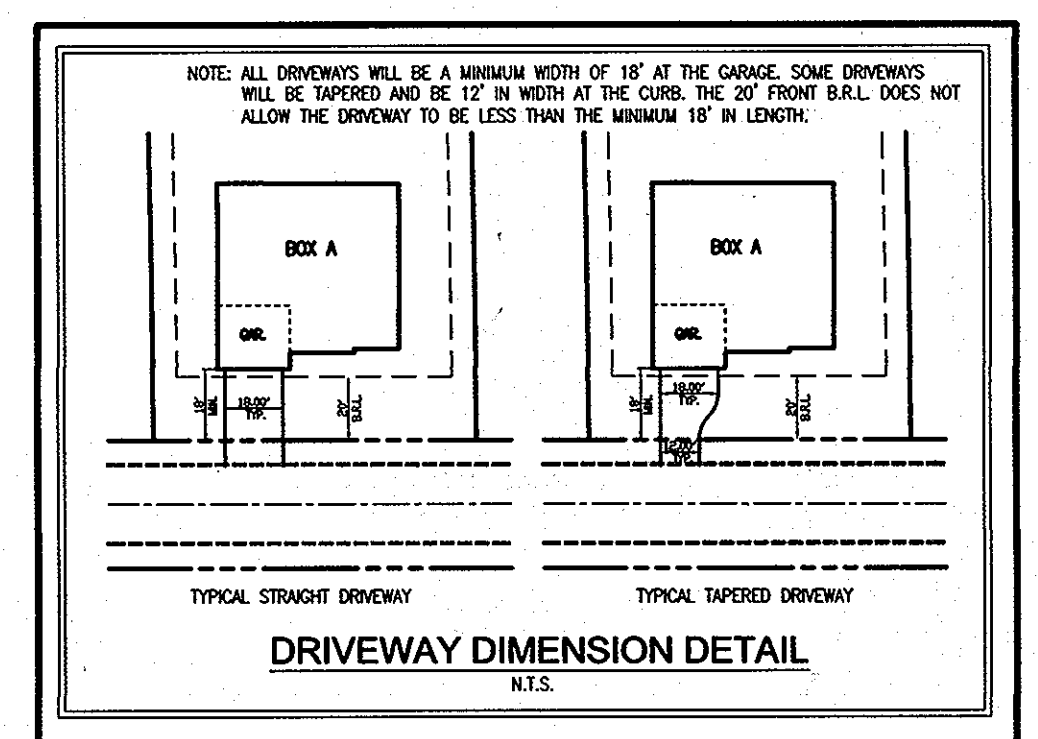
CHIEF, DIVISION OF LAND DEVELOPMENT *[Signature]* 7/10/12 DATE

DIRECTOR *[Signature]* 7/12/12 DATE



LEGEND:

---	EXISTING 2 FT CONTOUR
---	EXISTING 10 FT CONTOUR
---	PROPOSED 2 FT CONTOUR
---	PROPOSED 10 FT CONTOUR
---	PROPOSED SPOT ELEVATION
---	EXISTING SPOT ELEVATION
---	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" MHC (SEE SHT 1 FOR SIZE & TYPE)
---	EXISTING SEWER LINE
---	EXISTING 4" SMC (SEE SHT 1 FOR SIZE & TYPE)
---	EXISTING STORM DRAIN LINE
---	EXISTING FENCE
---	EXISTING QUADRANT
---	EXISTING 6' OF STREAM
---	EXISTING 50' STREAM BUFFER
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	EXISTING STREET TREES (F-08-63)
---	SPECIMEN TREE WITH TREE PROTECTION FENCE
---	PROPOSED TREELINE
---	EXISTING TREELINE
---	EXISTING SIDEWALK (F-08-63)
---	EXISTING PUBLIC SIGHT DISTANCE EASEMENT (F-08-63) PLAT # 2095-2100
---	EXISTING FOREST CONSERVATION EASEMENT (F-08-63) PLAT # 2095-2100
---	EXISTING NO WOODY VEGETATION ZONE (F-08-63)
---	EXISTING PUBLIC TREE MAINTENANCE EASEMENT (F-08-63) PLAT # 2095-2100
---	EXISTING PRIVATE STORMDRAIN AND UTILITY EASEMENT (F-08-63) PLAT # 2095-2100
---	EXISTING PUBLIC STORMDRAIN AND UTILITY EASEMENT (F-08-63) PLAT # 2095-2100
---	EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT (F-08-63) PLAT # 2095-2100



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

DEVELOPER
RYAN HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
(410) 796-0980

1	REVISE HOUSE TYPE ON LOT 39	10/04/12
2	ADD BRICK FRONT & WELLED EXIT ON LOT 39	11/15/12
NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
SITE LAYOUT
CLAREMONT OVERLOOK
PHASE 3
SINGLE FAMILY DETACHED DWELLINGS
LOTS 28 - 32, 35 - 41, 44 - 49
F-08-63, F-09-45, F-12-040, SP-04-001, WP-09-207 & 208, WP-09-223
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
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

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. 21438, EXPIRATION DATE: 12-16-2012.

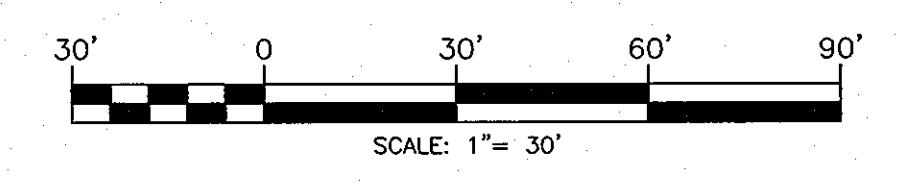
DESIGN BY: RHV/LTD.
DRAWN BY: KG
CHECKED BY: RHV
DATE: JUNE 2012
SCALE: AS SHOWN
W.O. NO.: 02-68.00

2 SHEET OF 9

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* 7/3/12
Chief, Division of Land Development: *[Signature]* 7/10/12
Director: *[Signature]* 7/11/12

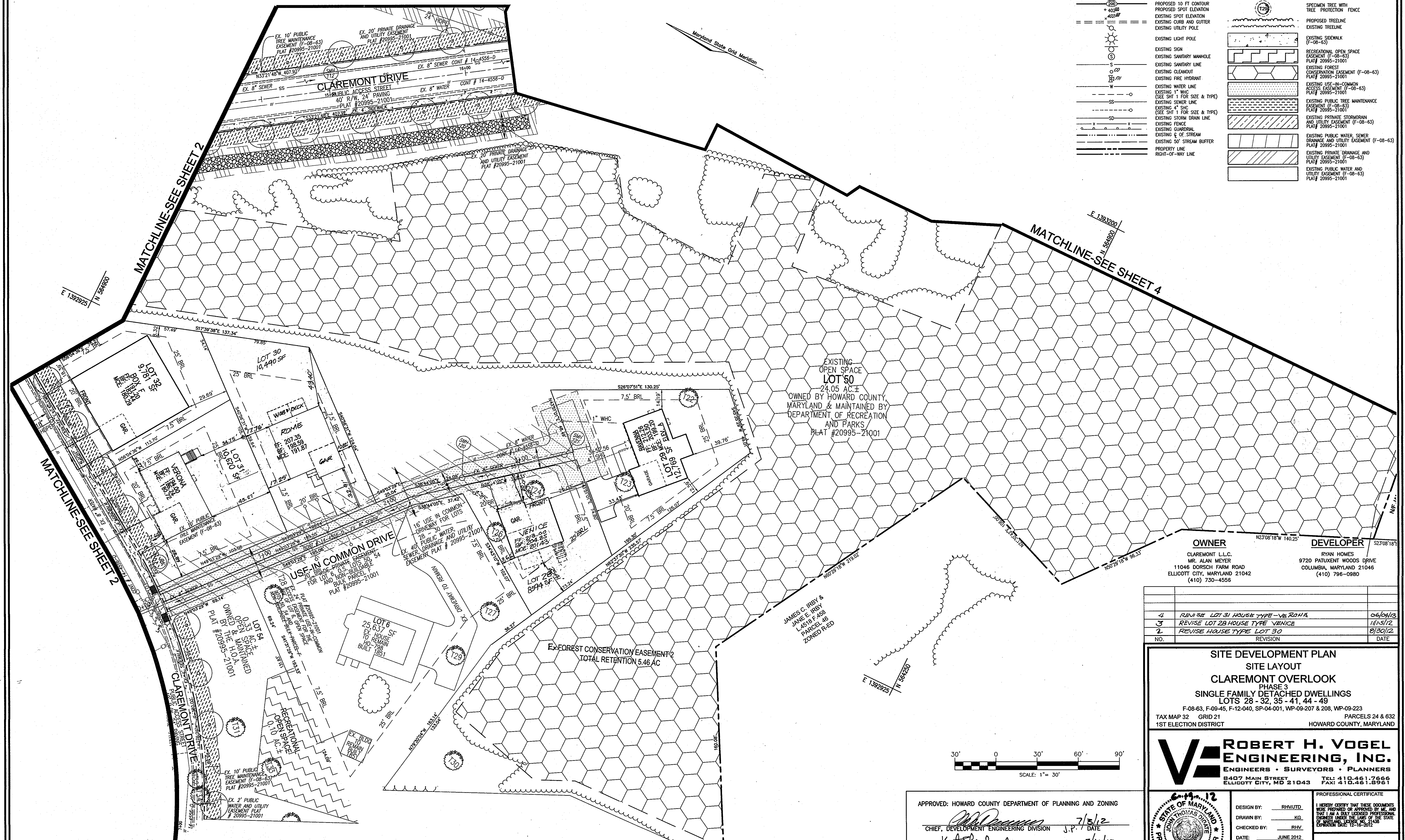
PLAN VIEW
SCALE: 1"=30'



K:\Projects\02-485\ENGR\dwg\SDP\PHASE III\REMAINING\02-LAYOUT.dwg, 6/18/2012 2:42:12 PM

LEGEND:

	EXISTING 2 FT CONTOUR		EXISTING STREET TREES (F-08-63)
	EXISTING 10 FT CONTOUR		SPECIMEN TREE WITH TREE PROTECTION FENCE
	PROPOSED 2 FT CONTOUR		PROPOSED TREELINE
	PROPOSED 10 FT CONTOUR		EXISTING SIDEWALK (F-08-63)
	EXISTING SPOT ELEVATION		RECREATIONAL OPEN SPACE EASEMENT (F-08-63) PLAT # 20995-21001
	EXISTING CURB AND GUTTER		EXISTING FOREST CONSERVATION EASEMENT (F-08-63) PLAT # 20995-21001
	EXISTING UTILITY POLE		EXISTING USE-IN-COMMON ACCESS EASEMENT (F-08-63) PLAT # 20995-21001
	EXISTING LIGHT POLE		EXISTING PUBLIC TREE MAINTENANCE EASEMENT (F-08-63) PLAT # 20995-21001
	EXISTING SIGN		EXISTING PRIVATE STORMDRAIN AND UTILITY EASEMENT (F-08-63) PLAT # 20995-21001
	EXISTING SANITARY MANHOLE		EXISTING PUBLIC WATER, SEWER DRAINAGE AND UTILITY EASEMENT (F-08-63) PLAT # 20995-21001
	EXISTING SANITARY LINE		EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT (F-08-63) PLAT # 20995-21001
	EXISTING CLEANOUT		EXISTING FOREST CONSERVATION EASEMENT (F-08-63) PLAT # 20995-21001
	EXISTING FIRE HYDRANT		EXISTING 50' STREAM BUFFER
	EXISTING WATER LINE		PROPERTY LINE
	EXISTING 1" WHC (SEE SHEET FOR SIZE & TYPE)		RIGHT-OF-WAY LINE
	EXISTING SEWER LINE		
	EXISTING 4" SHC (SEE SHEET FOR SIZE & TYPE)		
	EXISTING STORM DRAIN LINE		
	EXISTING FENCE		
	EXISTING CHANGEBAR		
	EXISTING C OF STREAM		
	EXISTING 50' STREAM BUFFER		
	PROPERTY LINE		
	RIGHT-OF-WAY LINE		



EXISTING OPEN SPACE
LOT 50
 24.05 AC ±
 OWNED BY HOWARD COUNTY,
 MARYLAND & MAINTAINED BY
 DEPARTMENT OF RECREATION
 AND PARKS
 PLAT #20995-21001

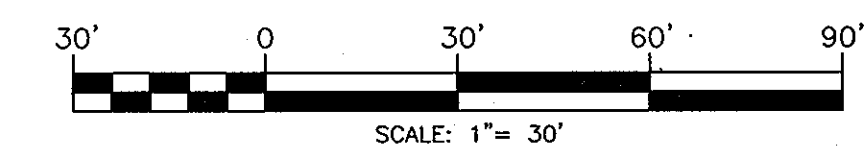
OWNER
 CLAREMONT L.L.C.
 MR. ALAN MEYER
 11046 DORSCH FARM ROAD
 ELLICOTT CITY, MARYLAND 21042
 (410) 730-4556

DEVELOPER
 RYAN HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 (410) 796-0980

NO.	REVISION	DATE
4	REVISE LOT 31 HOUSE TYPE - VERONA	06/01/12
3	REVISE LOT 28 HOUSE TYPE - VENICE	11/15/12
2	REVISE HOUSE TYPE LOT 30	01/30/12
1		

SITE DEVELOPMENT PLAN
SITE LAYOUT
CLAREMONT OVERLOOK
 PHASE 3
 SINGLE FAMILY DETACHED DWELLINGS
 LOTS 28 - 32, 35 - 41, 44 - 49
 F-08-63, F-09-45, F-12-040, SP-04-001, WP-09-207 & 208, WP-09-223
 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 ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8966



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 7/5/12 DATE

 CHIEF, DIVISION OF LAND DEVELOPMENT 7/10/12 DATE

 DIRECTOR 7/10/12 DATE

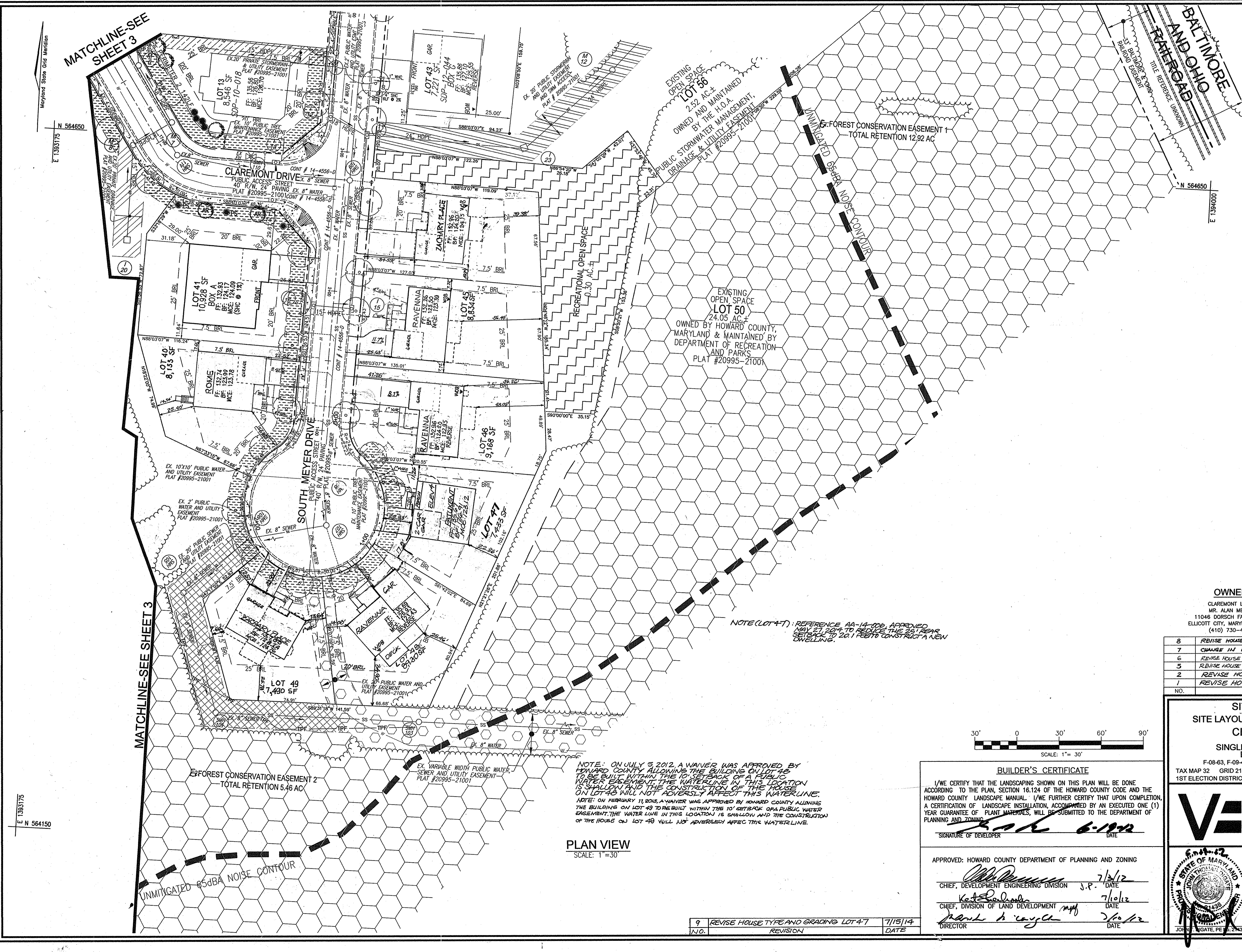
PROFESSIONAL CERTIFICATE

DESIGN BY: RHV/JTD
 DRAWN BY: KG
 CHECKED BY: RHV
 DATE: JUNE 2012
 SCALE: AS SHOWN
 W.O. NO.: 02-88.00

3 SHEET OF 9

PLAN VIEW
 SCALE: 1" = 30'

K:\Projects\02-88\ENGR\dwg\SDP\PHASE III\REMAINING\03-LAYOUT.dwg, 6/18/2012 2:44:48 PM



LEGEND:

- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- EXISTING 1" HIC
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 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" HIC (SEE SH 1 FOR SIZE & TYPE)
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- EXISTING FENCE
- EXISTING CONCRETE
- EXISTING 6" OF 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 (F-08-63)
- PROPOSED TREELINE
- EXISTING SIDEWALK (F-08-63)
- EXISTING FOREST CONSERVATION EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING PUBLIC TREE MAINTENANCE EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING PUBLIC SEWER AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING PRIVATE STORMDRAIN AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING PUBLIC STORMDRAIN AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING PUBLIC WATER SEWER AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001

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

DEVELOPER
 RYAN HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 (410) 796-0980

NO.	REVISION	DATE
8	REVISE HOUSE TYPE LOT 47 - ZACHARY PLACE	09/01/13
7	CHANGE IN FLOOR ELEVATIONS - LOT 49	05/24/13
6	REVISE HOUSE TYPE LOT 44 - ZACHARY PLACE	06/03/12
5	REVISE HOUSE TYPES AND ADDRESSES	04/15/13
2	REVISE HOUSE TYPE ON LOT 49	2/12/13
1	REVISE HOUSE TYPE LOT 48	8/15/12

SITE DEVELOPMENT PLAN
SITE LAYOUT AND LANDSCAPE PLAN FOR LOT 13
CLAREMONT OVERLOOK
 PHASE 3
SINGLE FAMILY DETACHED DWELLINGS
 LOTS 28 - 32, 35 - 41, 44 - 49
 F-08-63, F-09-45, F-12-040, SP-04-001, WP-09-207 & 208, WP-09-223
 TAX MAP 32 GRID 21 PARCELS 24 & 632
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043
 TEL: 410-461-7666 FAX: 410-461-8961

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MY LICENSE NUMBER IS 121438. EXPIRATION DATE: 12-16-2014

DESIGN BY: RHW/LTD
 DRAWN BY: KG
 CHECKED BY: RHW
 DATE: JUNE 2012
 SCALE: AS SHOWN
 W.O. NO.: 02-68.00

4 SHEET OF 9

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: 6-19-12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

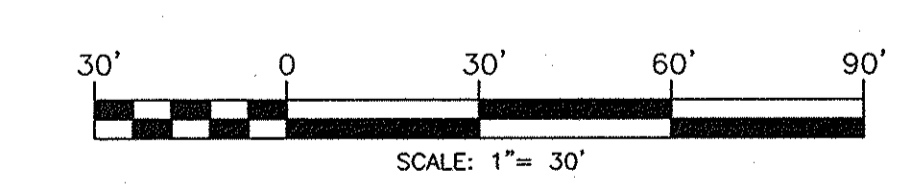
CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature] DATE: 7/3/12
 CHIEF, DIVISION OF LAND DEVELOPMENT: [Signature] DATE: 7/10/12
 DIRECTOR: [Signature] DATE: 7/10/12

NO.	REVISION	DATE
9	REVISE HOUSE TYPE AND GRADING LOT 47	7/15/14

NOTE: ON JULY 3, 2012, A WAIVER WAS APPROVED BY HOWARD COUNTY ALLOWING THE BUILDING ON LOT 46 TO BE BUILT WITHIN THE 10' SETBACK OF A PUBLIC WATER EASEMENT. THE WATERLINE IN THIS LOCATION IS SHALLOW AND THE CONSTRUCTION OF THE HOUSE ON LOT 46 WILL NOT ADVERSELY AFFECT THIS WATERLINE.

NOTE: ON FEBRUARY 11, 2013, A WAIVER WAS APPROVED BY HOWARD COUNTY ALLOWING THE BUILDING ON LOT 49 TO BE BUILT WITHIN THE 10' SETBACK OF A PUBLIC WATER EASEMENT. THE WATER LINE IN THIS LOCATION IS SHALLOW AND THE CONSTRUCTION OF THE HOUSE ON LOT 49 WILL NOT ADVERSELY AFFECT THIS WATERLINE.

PLAN VIEW
 SCALE: 1"=30'



K:\Projects\02-68 ENGR.dwg (SDP) PHASE III REMAINING 04-LAYOUT.dwg, 6/18/2012, 2:47:27 PM

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
AgC2	AURA GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
B/C2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
B/D2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
B/F	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES, NORTH & SOUTH ASPECTS	C
ChD3	CHILLUM-FAIRFAX LOAMS, 5 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
IuB	IUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES	C

LEGEND:

- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 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" SW (SEE SH1 FOR SIZE & TYPE)
- EXISTING 4" SW (SEE SH1 FOR SIZE & TYPE)
- EXISTING SEWER LINE
- EXISTING 4" SMC (SEE SH1 FOR SIZE & TYPE)
- EXISTING STORM DRAIN LINE
- EXISTING FENCE
- EXISTING CHANGRIAL
- EXISTING C OF STREAM
- EXISTING 50' STREAM BUFFER
- UNMITIGATED 65dBA NOISE CONTOUR
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING STREET TREES (F-08-63)
- SPECIMEN TREE WITH TREE PROTECTION FENCE
- PROPOSED TREELINE
- EXISTING TREELINE
- EXISTING SIDEWALK (F-08-63)
- EXISTING PUBLIC SIGHT DISTANCE EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING FOREST CONSERVATION EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING NO WOODY VEGETATION ZONE (F-08-63)
- EXISTING PUBLIC TREE MAINTENANCE EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING PRIVATE STORMDRAN AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING PUBLIC STORMDRAN AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- RIPPRAP CHANNEL
- SILT FENCE
- EARTH DIKE
- LIMIT OF DISTURBANCE
- INLET PROTECTION
- SOIL DIVIDE

NO.	REVISION	DATE
1	REVISE HOUSE TYPE & GRADING ON LOT 39	10/4/12
2	ADD BRICK FRONT & WIELLED EXIT ON LOT 39	11/15/12

**SITE DEVELOPMENT PLAN
GRADING, SEDIMENT AND EROSION CONTROL
AND SOILS PLAN
CLAREMONT OVERLOOK**

PHASE 3
SINGLE FAMILY DETACHED DWELLINGS
LOTS 28 - 32, 35 - 41, 44 - 49

F-08-63, F-09-45, F-12-040, SP-04-001, WP-09-207 & 208, WP-09-223

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/LTD
DRAWN BY: KG
CHECKED BY: RHV
DATE: JUNE 2012
SCALE: AS SHOWN
W.O. NO.: 02-68.00

1 HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16, 21, 35 EXPIRATION DATE 12-16-2012

5 SHEET OF 9



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

7/3/12
7/10/12
7/10/12

CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR

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 SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

6/26/12

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."

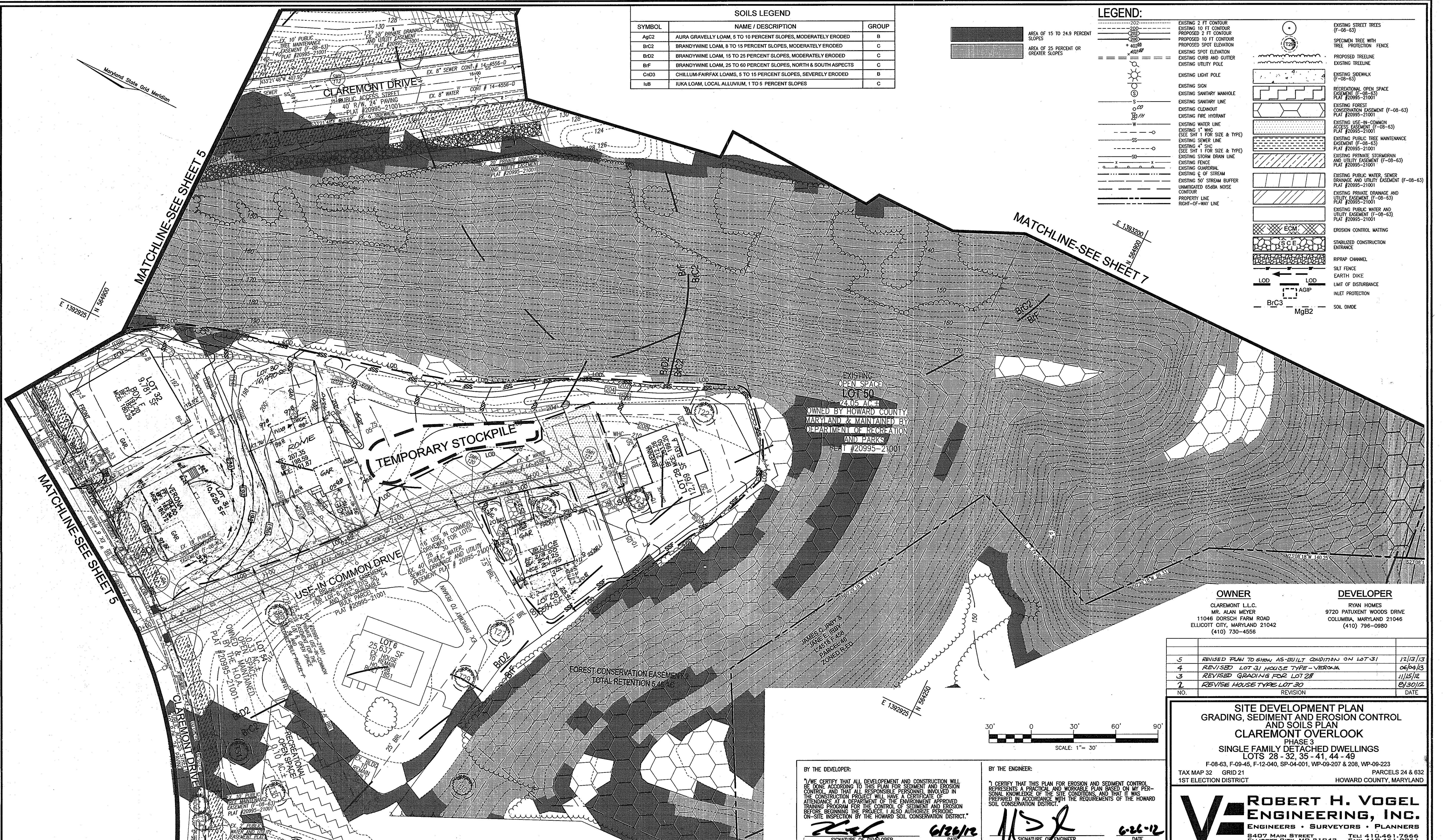
6-26-12

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

6-26-12

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
AgC2	AURA GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
BtC2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
BtD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
BtF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES, NORTH & SOUTH ASPECTS	C
ChD3	CHILLUM-FAIRFAX LOAMS, 5 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
IuB	IUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES	C

LEGEND:	
	EXISTING 2 FT CONTOUR
	EXISTING 10 FT CONTOUR
	PROPOSED 2 FT CONTOUR
	PROPOSED 10 FT CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	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" WIC (SEE SHT 1 FOR SIZE & TYPE)
	EXISTING 4" SIC (SEE SHT 1 FOR SIZE & TYPE)
	EXISTING 6" SDC (SEE SHT 1 FOR SIZE & TYPE)
	EXISTING STORM DRAIN LINE
	EXISTING FENCE
	EXISTING GUARDRAIL
	EXISTING C OF STREAM
	EXISTING 50' STREAM BUFFER
	UNIMPAVED 650BA NOISE CONTOUR
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EXISTING STREET TREES (F-08-63)
	SPECIMEN TREE WITH TREE PROTECTION FENCE
	PROPOSED TREELINE
	EXISTING SIDEWALK (F-08-63)
	RECREATIONAL OPEN SPACE EASEMENT (F-08-63) PLAT #20995-21001
	EXISTING FOREST CONSERVATION EASEMENT (F-08-63) PLAT #20995-21001
	EXISTING USE-IN-COMMON ACCESS EASEMENT (F-08-63) PLAT #20995-21001
	EXISTING PUBLIC TREE MAINTENANCE EASEMENT (F-08-63) PLAT #20995-21001
	EXISTING PRIVATE STORMWATER AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001
	EXISTING PUBLIC WATER, SEWER DRAINAGE AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001
	EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001
	EXISTING PUBLIC WATER AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001
	EROSION CONTROL MATING
	STABILIZED CONSTRUCTION ENTRANCE
	RIPRAP CHANNEL
	SILT FENCE
	EARTH DIKE
	LIMIT OF DISTURBANCE
	INLET PROTECTION
	SOIL DIVIDE



OWNER	DEVELOPER
CLAREMONT L.L.C. MR. ALAN MEYER 11046 DORSCH FARM ROAD ELLCOTT CITY, MARYLAND 21042 (410) 730-4556	RYAN HOMES 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 (410) 796-0980

NO.	REVISION	DATE
5	REVISED PLAN TO SHOW AS-BUILT CONDITIONS ON LOT 31	12/13/13
4	REVISED LOT 31 HOUSE TYPE - VERONIA	06/04/13
3	REVISED GRADING FOR LOT 28	11/15/12
2	REVISE HOUSE TYPE LOT 30	03/30/12

SITE DEVELOPMENT PLAN
GRADING, SEDIMENT AND EROSION CONTROL
AND SOILS PLAN
CLAREMONT OVERLOOK
 PHASE 3
SINGLE FAMILY DETACHED DWELLINGS
 LOTS 28 - 32, 35 - 41, 44 - 49
 F-08-63, F-09-46, F-12-040, SP-04-001, WP-09-207 & 208, WP-09-223
 TAX MAP 32 GRID 21 PARCELS 24 & 632
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

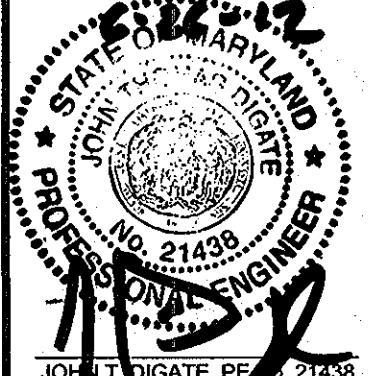
ROBERT H. VOGEL
ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043 TEL: 410.461.7666
 FAX: 410.461.8961

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 SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
[Signature]
 SIGNATURE OF DEVELOPER DATE 6/26/12

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]
 SIGNATURE OF ENGINEER DATE 6-26-12

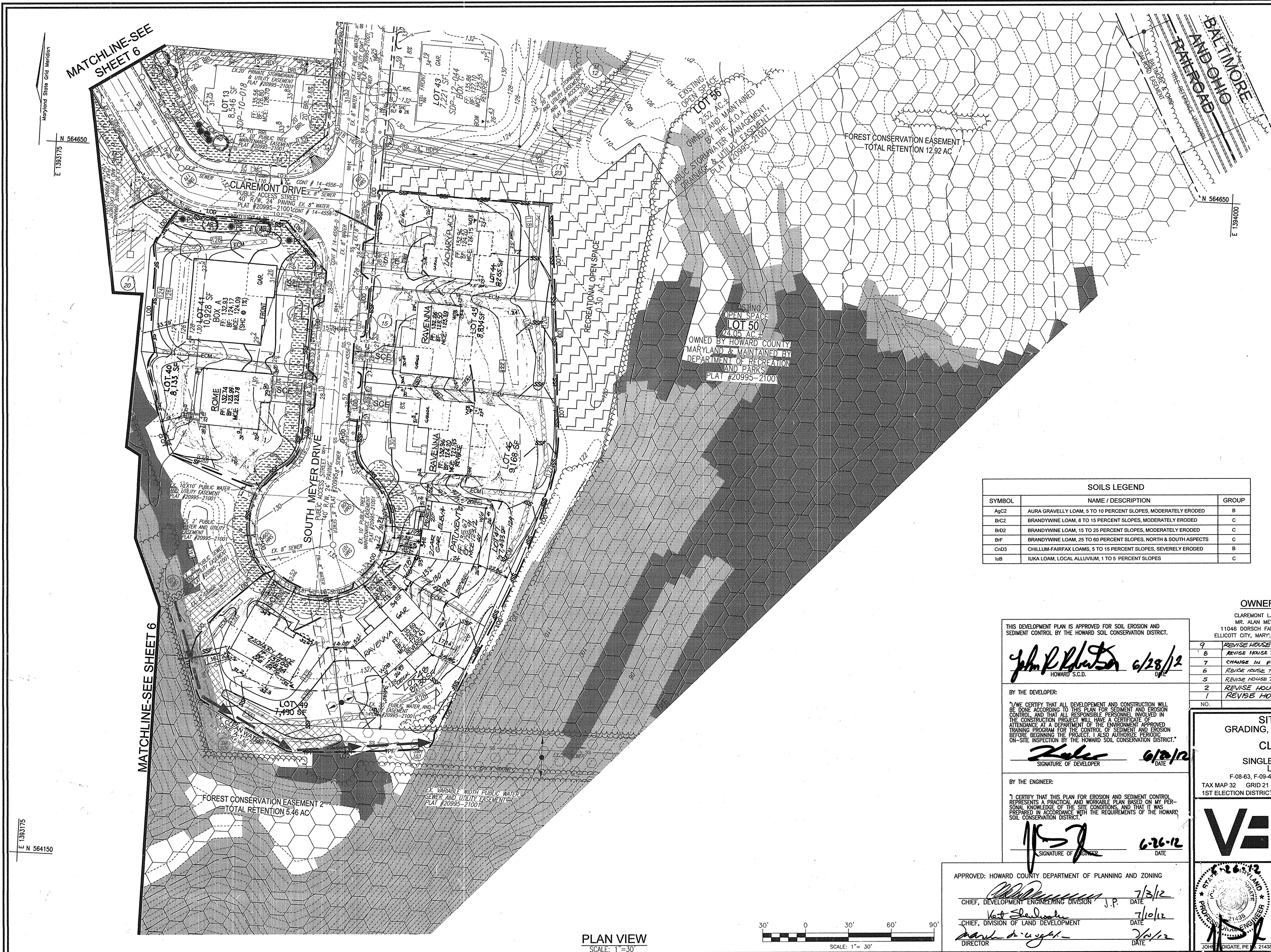
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature]
 HOWARD S.C.D. DATE 6/25/12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 7/2/12
[Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE 7/10/12
[Signature]
 DIRECTOR DATE 7/10/12



DESIGN BY: RHW/JTD
 DRAWN BY: KG
 CHECKED BY: RHW
 DATE: JUNE 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. 21439, EXPIRATION DATE 12-16-2012.
 6 SHEET OF 9

PLAN VIEW
 SCALE: 1"=30'



LEGEND:

- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 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" WHC (SEE SHT 1 FOR SIZE & TYPE)
- EXISTING 4" SHC (SEE SHT 1 FOR SIZE & TYPE)
- EXISTING 4" SHC (SEE SHT 1 FOR SIZE & TYPE)
- EXISTING STORM DRAIN LINE
- EXISTING FENCE
- EXISTING GUARDRAIL
- EXISTING C&G OF STREAM
- EXISTING 50' STREAM BUFFER
- UNDEVELOPED 45-60' NOISE CONTOUR
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING STREET TREES (F-08-63)
- SPECIMEN TREE WITH TREE PROTECTION FENCE
- PROPOSED TREELINE
- EXISTING TREELINE
- EXISTING SIDEWALK (F-08-63)
- RECREATIONAL OPEN SPACE EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING FOREST CONSERVATION EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING PUBLIC TREE MAINTENANCE EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING PUBLIC SEWER AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING PRIVATE STORMDRAIN AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING PUBLIC STORMDRAIN AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING PUBLIC WATER SEWER AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001
- EXISTING PUBLIC WATER AND UTILITY EASEMENT (F-08-63) PLAT #20995-21001
- EROSION CONTROL MATING
- STABILIZED CONSTRUCTION ENTRANCE
- RIPRAP CHANNEL
- SILT FENCE
- TREE PROTECTIVE FENCE
- LIMIT OF DISTURBANCE
- EARTH DIKE
- INLET PROTECTION
- ABSOLUTE TO 24.9 PERCENT
- AREA OF 25 PERCENT OR GREATER SLOPES

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
AgC2	AURA GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
BcC2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
BdD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
BfF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES, NORTH & SOUTH ASPECTS	C
ChD3	CHILLUM-FAIRFAX LOAMS, 5 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
IuB	IUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES	C

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

John P. Roberts 6/28/12
HOWARD S.C.D. DATE

BY THE DEVELOPER:

"I 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."

Robert H. Vogel 6/10/12
SIGNATURE OF DEVELOPER DATE

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."

Robert H. Vogel 6-26-12
SIGNATURE OF ENGINEER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. Roberts 7/3/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION J.P. DATE

Robert H. Vogel 7/10/12
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Robert H. Vogel 7/1/12
DIRECTOR DATE

NO.	REVISION	DATE
9	REVISE HOUSE TYPE AND GRADING LOT 41 - PATUXENT	7/15/12
8	REVISE HOUSE TYPE LOT 47 - ZACHARY PLACE	6/10/12
7	CHANGE IN FLOOR ELEVATIONS - LOT 49	05/24/12
6	REVISE HOUSE TYPE LOT 44 - ZACHARY PLACE	04/03/12
5	REVISE HOUSE TYPES AND ADDRESSES	04/15/12
2	REVISE HOUSE TYPE ON LOT 49	02/12/12
1	REVISE HOUSE TYPE LOT 46	6/8/12

**SITE DEVELOPMENT PLAN
GRADING, SEDIMENT AND EROSION CONTROL
AND SOILS PLAN
CLAREMONT OVERLOOK**

PHASE 3
SINGLE FAMILY DETACHED DWELLINGS
LOTS 28 - 32, 35 - 41, 44 - 49

F-08-63, F-09-45, F-12-040, SP-04-001, WP-09-207 & 208, WP-09-223
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

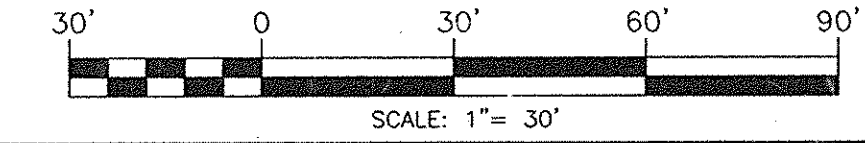


PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 21435 EXPIRES 12-16-2012.

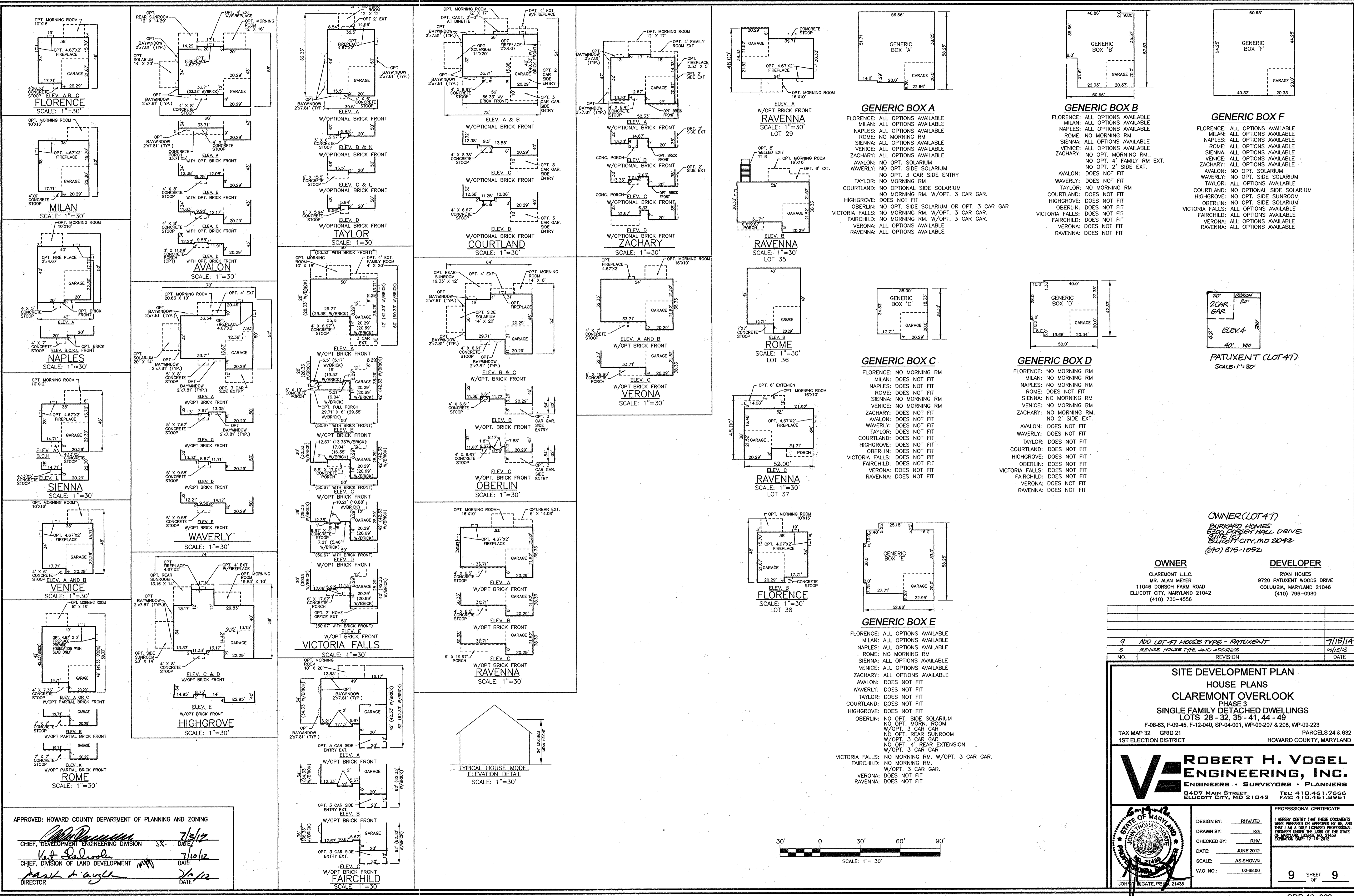
DESIGN BY: RHW/JTD
DRAWN BY: KLU
CHECKED BY: RHW
DATE: JUNE 2012
SCALE: AS SHOWN
W.D. NO.: 02-68.00

7 SHEET OF 9



PLAN VIEW
SCALE: 1" = 30'

K:\Projects\02-88\ENR\dwg\SDP\PHASE III\REMAINING\03-HOUSETYPES.dwg, 6/18/2012 3:01:39 PM



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

_____ 7/5/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION J.R. DATE
 _____ 7/10/12
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 _____ 7/10/12
 DIRECTOR DATE

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

DEVELOPER
 RYAN HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 (410) 796-0980

NO.	REVISION	DATE
9	ADD LOT 47 HOUSE TYPE - PATUXENT	7/15/14
5	RENAME HOUSE TYPE AND ADDRESS	6/15/13

SITE DEVELOPMENT PLAN
HOUSE PLANS
CLAREMONT OVERLOOK
 PHASE 3
 SINGLE FAMILY DETACHED DWELLINGS
 LOTS 28 - 32, 35 - 41, 44 - 49
 F-08-63, F-09-45, F-12-040, SP-04-001, WP-09-207 & 208, WP-09-223
 TAX MAP 32 GRID 21 PARCELS 24 & 632
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

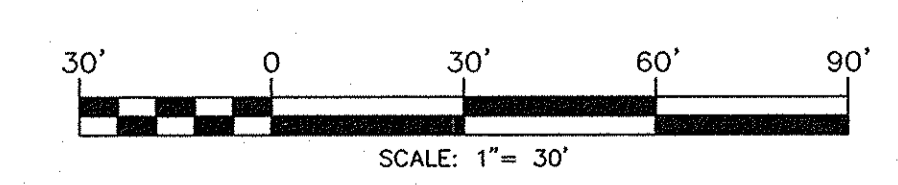
ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: RHW/JTD
 DRAWN BY: KG
 CHECKED BY: RHW
 DATE: JUNE 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 NUMBER: 1216-2012-0005 EXPIRATION DATE: 12-16-2012

9 SHEET OF 9



OWNER (LOT 47)
 BURKARD HOMES
 5300 DORSET HALL DRIVE
 BLUE BELT CITY, MD 20922
 (410) 375-1092

GENERIC BOX A

FLORENCE: ALL OPTIONS AVAILABLE
 MILAN: ALL OPTIONS AVAILABLE
 NAPLES: ALL OPTIONS AVAILABLE
 ROME: NO MORNING RM
 SIENNA: ALL OPTIONS AVAILABLE
 VENICE: ALL OPTIONS AVAILABLE
 ZACHARY: ALL OPTIONS AVAILABLE
 AVALON: NO OPT. SOLARIUM
 WAVERLY: NO OPT. SIDE SOLARIUM
 NO OPT. 3 CAR SIDE ENTRY
 TAYLOR: NO MORNING RM
 COURTLAND: NO OPTIONAL SIDE SOLARIUM
 NO MORNING RM. W/OPT. 3 CAR GAR.
 HIGHGROVE: DOES NOT FIT
 OBERLIN: NO OPT. SIDE SOLARIUM OR OPT. 3 CAR GAR.
 VICTORIA FALLS: NO MORNING RM. W/OPT. 3 CAR GAR.
 FAIRCHILD: DOES NOT FIT
 VERONA: ALL OPTIONS AVAILABLE
 RAVENNA: ALL OPTIONS AVAILABLE

GENERIC BOX B

FLORENCE: ALL OPTIONS AVAILABLE
 MILAN: ALL OPTIONS AVAILABLE
 NAPLES: ALL OPTIONS AVAILABLE
 ROME: NO MORNING RM
 SIENNA: ALL OPTIONS AVAILABLE
 VENICE: ALL OPTIONS AVAILABLE
 ZACHARY: NO OPT. MORNING RM., NO OPT. 2' SIDE EXT.
 AVALON: DOES NOT FIT
 WAVERLY: DOES NOT FIT
 TAYLOR: NO MORNING RM
 COURTLAND: DOES NOT FIT
 HIGHGROVE: DOES NOT FIT
 OBERLIN: DOES NOT FIT
 VICTORIA FALLS: DOES NOT FIT
 FAIRCHILD: DOES NOT FIT
 VERONA: DOES NOT FIT
 RAVENNA: DOES NOT FIT

GENERIC BOX F

FLORENCE: ALL OPTIONS AVAILABLE
 MILAN: ALL OPTIONS AVAILABLE
 NAPLES: ALL OPTIONS AVAILABLE
 ROME: ALL OPTIONS AVAILABLE
 SIENNA: ALL OPTIONS AVAILABLE
 VENICE: ALL OPTIONS AVAILABLE
 ZACHARY: ALL OPTIONS AVAILABLE
 AVALON: NO OPT. SOLARIUM
 WAVERLY: NO OPT. SIDE SOLARIUM
 TAYLOR: ALL OPTIONS AVAILABLE
 COURTLAND: NO OPTIONAL SIDE SOLARIUM
 HIGHGROVE: NO OPT. SIDE SUNROOM
 OBERLIN: NO OPT. SIDE SOLARIUM
 VICTORIA FALLS: ALL OPTIONS AVAILABLE
 FAIRCHILD: ALL OPTIONS AVAILABLE
 VERONA: ALL OPTIONS AVAILABLE
 RAVENNA: ALL OPTIONS AVAILABLE

GENERIC BOX C

FLORENCE: NO MORNING RM
 MILAN: DOES NOT FIT
 NAPLES: DOES NOT FIT
 ROME: DOES NOT FIT
 SIENNA: NO MORNING RM
 VENICE: NO MORNING RM
 ZACHARY: DOES NOT FIT
 AVALON: DOES NOT FIT
 WAVERLY: DOES NOT FIT
 TAYLOR: DOES NOT FIT
 COURTLAND: DOES NOT FIT
 HIGHGROVE: DOES NOT FIT
 OBERLIN: DOES NOT FIT
 VICTORIA FALLS: DOES NOT FIT
 FAIRCHILD: DOES NOT FIT
 VERONA: DOES NOT FIT
 RAVENNA: DOES NOT FIT

GENERIC BOX D

FLORENCE: NO MORNING RM
 MILAN: NO MORNING RM
 NAPLES: NO MORNING RM
 ROME: DOES NOT FIT
 SIENNA: NO MORNING RM
 VENICE: NO MORNING RM
 ZACHARY: NO MORNING RM, NO 2' SIDE EXT.
 AVALON: DOES NOT FIT
 WAVERLY: DOES NOT FIT
 TAYLOR: DOES NOT FIT
 COURTLAND: DOES NOT FIT
 HIGHGROVE: DOES NOT FIT
 OBERLIN: DOES NOT FIT
 VICTORIA FALLS: DOES NOT FIT
 FAIRCHILD: DOES NOT FIT
 RAVENNA: DOES NOT FIT

GENERIC BOX E

FLORENCE: ALL OPTIONS AVAILABLE
 MILAN: ALL OPTIONS AVAILABLE
 NAPLES: ALL OPTIONS AVAILABLE
 ROME: NO MORNING RM
 SIENNA: ALL OPTIONS AVAILABLE
 VENICE: ALL OPTIONS AVAILABLE
 ZACHARY: ALL OPTIONS AVAILABLE
 AVALON: DOES NOT FIT
 WAVERLY: DOES NOT FIT
 TAYLOR: DOES NOT FIT
 COURTLAND: DOES NOT FIT
 HIGHGROVE: DOES NOT FIT
 OBERLIN: NO OPT. SIDE SOLARIUM
 NO OPT. MORNING ROOM
 W/OPT. 3 CAR GAR
 NO OPT. REAR SUNROOM
 W/OPT. 3 CAR GAR
 NO OPT. 4' REAR EXTENSION
 W/OPT. 3 CAR GAR
 VICTORIA FALLS: NO MORNING RM. W/OPT. 3 CAR GAR.
 FAIRCHILD: NO MORNING RM. W/OPT. 3 CAR GAR.
 VERONA: DOES NOT FIT
 RAVENNA: DOES NOT FIT