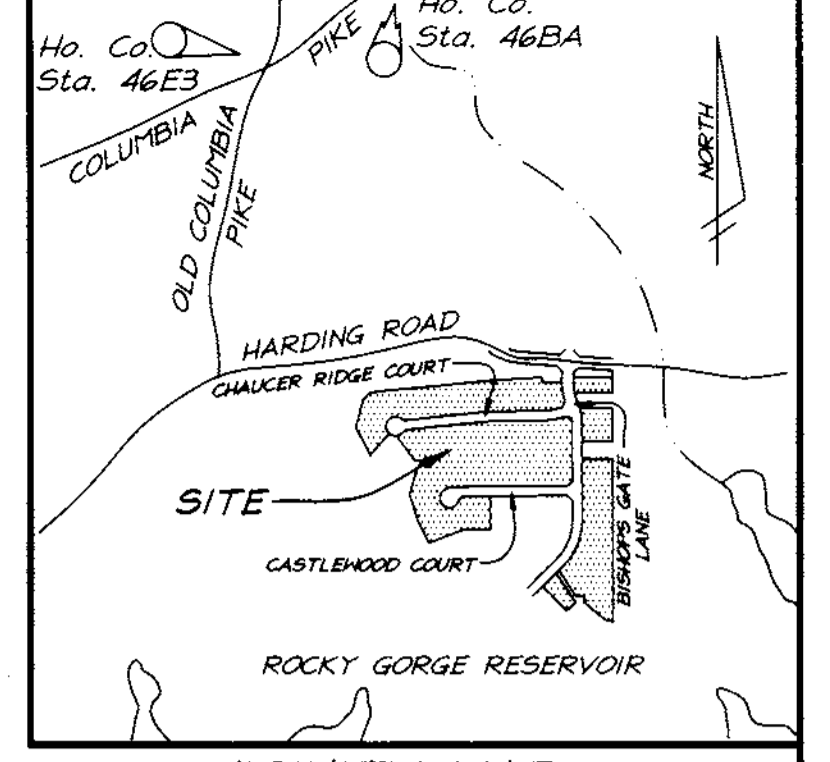
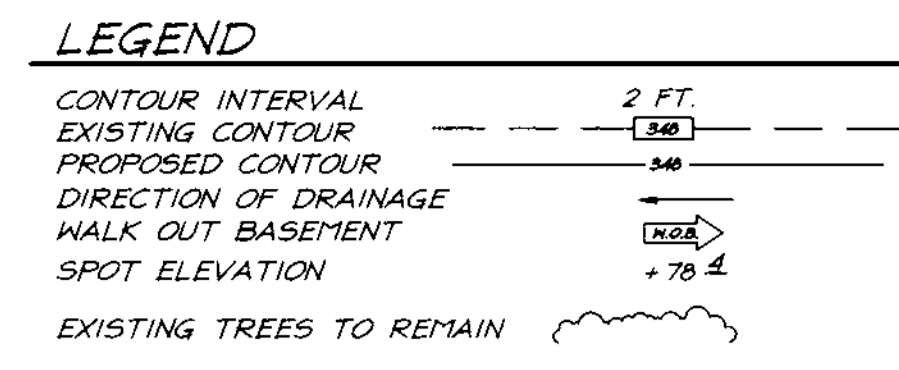


| ADDRESS CHART |                |                      |
|---------------|----------------|----------------------|
| LOT NUMBER    | STREET ADDRESS |                      |
| 25            | 11301          | Bishops Gate Lane    |
| 27            | 11309          |                      |
| 28            | 11313          |                      |
| 30            | 11321          |                      |
| 31            | 11325          |                      |
| 32            | 11329          |                      |
| 33            | 11333          |                      |
| 34            | 11337          |                      |
| 35            | 11341          |                      |
| 36            | 11345          |                      |
| 37            | 11349          |                      |
| 38            | 11353          |                      |
| 39            | 11357          |                      |
| 41            | 11361          |                      |
| 49            | 11321          | Castlewood Court     |
| 70            | 11325          |                      |
| 71            | 11329          |                      |
| 72            | 11333          |                      |
| 73            | 11337          |                      |
| 74            | 11332          |                      |
| 75            | 11328          |                      |
| 76            | 11324          |                      |
| 77            | 11320          |                      |
| 78            | 11316          |                      |
| 79            | 11312          |                      |
| 80            | 11308          |                      |
| 81            | 11304          |                      |
| 82            | 11300          |                      |
| 83            | 11316          | Bishops Gate Lane    |
| 84            | 11201          | Chaucers Ridge Court |
| 85            | 11205          |                      |
| 86            | 11209          |                      |
| 87            | 11213          |                      |
| 88            | 11217          |                      |
| 89            | 11221          |                      |
| 90            | 11225          |                      |
| 91            | 11229          |                      |
| 92            | 11233          |                      |
| 93            | 11237          |                      |
| 95            | 11245          |                      |
| 96            | 11244          |                      |
| 97            | 11240          |                      |
| 98            | 11236          |                      |
| 99            | 11232          |                      |
| 100           | 11228          |                      |
| 101           | 11224          |                      |
| 102           | 11220          |                      |
| 103           | 11216          |                      |
| 104           | 11212          |                      |
| 105           | 11208          |                      |
| 106           | 11204          |                      |
| 107           | 11200          |                      |



**BENCHMARKS:**  
 Sta. #46E3  
 Elevation 410.06  
 N53°51'07.721" E, 1,337,927.650  
 Sta. #46BA  
 Elevation 426.51  
 N53°54'5.849" E, 1,339,849.084

- GENERAL NOTES:**
- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 17.20 Acres.
  - The total number of lots included in this submission is: 52
  - Improvement to property: Single Family Detached
  - SHC Elevations shown are at the Property line.
  - Department of Planning and Zoning reference file numbers: F-98-12, S-97-07, P-98-03, F-98-61
  - Utilities shown as existing are taken from approved Water and Sewer plans Contract #24-3671-D, approved Road Construction Plans F-98-61.
  - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
  - All roadways are public and existing.
  - The existing topography was taken from Road Construction Plans prepared by Mildenberg, Boender & Assoc., Inc. in Jan. 1998.
  - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 46E3 & 46BA
  - The contractor shall notify the Department of Public Works/Construction Inspection Division at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
  - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
  - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
  - Stormwater Management is provided per: F-98-61
  - No clearing or grading is permitted within the forest conservation easements or the wetland and stream buffers.

- LANDSCAPE NOTES**
- As per P-98-03, "Credit for existing trees is taken based on trees remaining along perimeter and because of adjoining Perpetual Forest Land (WSSC)".
  - Street Trees and on-lot Landscape plants from the F-98-61 Landscape Plan are indicated as dashed circles for reference only.
  - This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and Landscape Manual.
  - Financial Surety for the required Landscaping must be posted as part of the Grading Permit in the amount of \$3900.00.
  - For Perimeter Landscaping and Plant Schedules, see sheet 4 of 10

| SHEET INDEX                        |                      |  |
|------------------------------------|----------------------|--|
| DESCRIPTION                        | SHEET No.            |  |
| SITE DEVELOPMENT PLANS             | 1, 2, 3, 4, 5 of 10  |  |
| SEDIMENT AND EROSION CONTROL PLANS | 6, 7, 8, 9, 10 of 10 |  |

**OWNER / DEVELOPER**  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200  
 McLEAN, VIRGINIA 22101

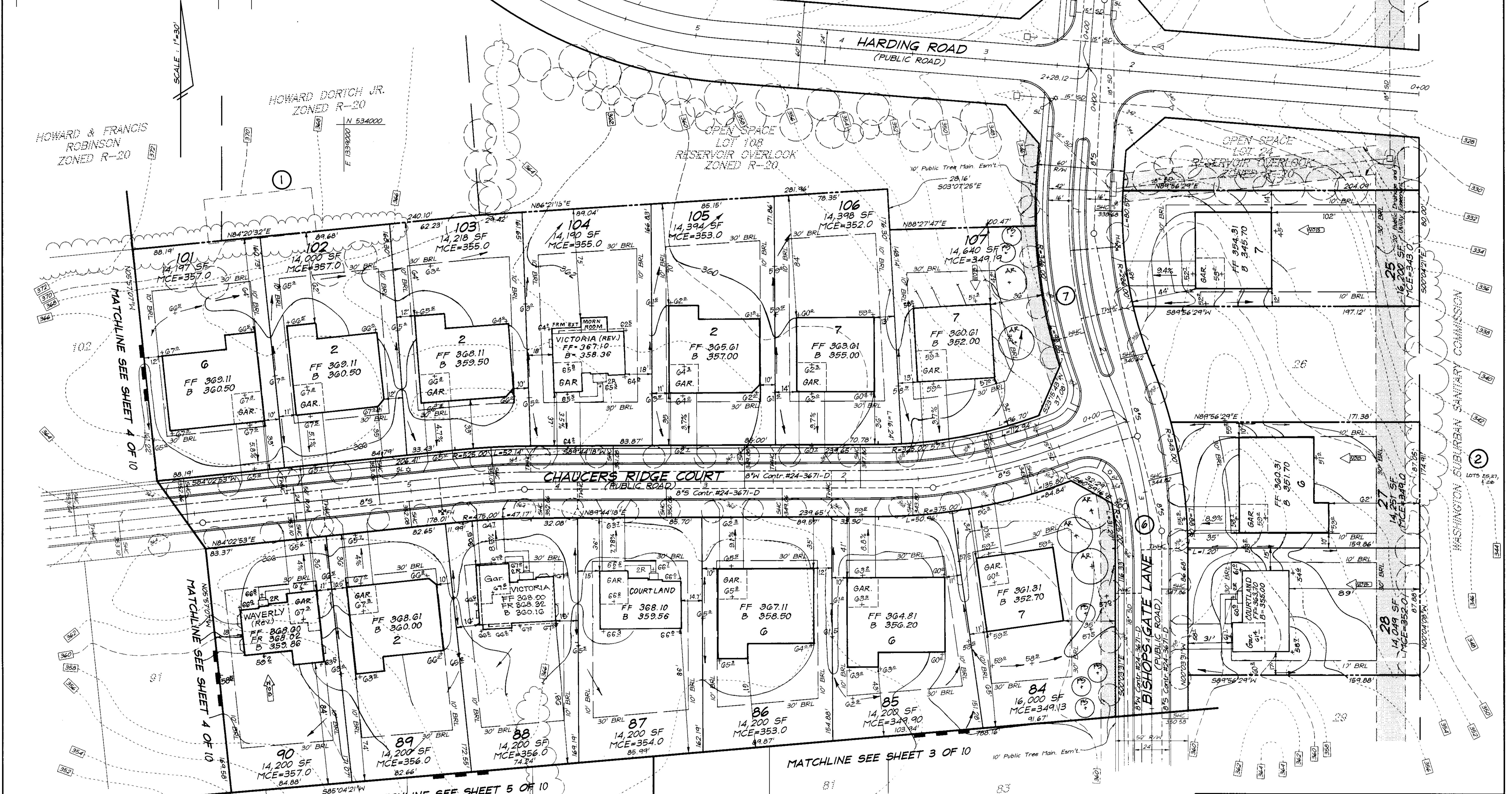
**SPECIAL NOTES:**  
 This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-61 and/or approved Water and Sewer Plans Contract #24-3671-D.

| SUBMISSION NAME  |  | SECTION/AREA | LOTS/PARCELS                         |                |              |
|--|--|--------------|--------------------------------------|----------------|--------------|
| RESERVOIR OVERLOOK   |  |              | 25, 27, 28, 30-39, 41, 69-93, 95-107 |                |              |
| PLAT NO.   | BLOCK NO.  | ZONE         | TAX MAP NO.                          | ELECTION DIST. | CENSUS TRACT |
| 13465-   | 15 & 16  | R-20         | 46                                   | 6th            | 6088.02      |
| 13472  |  |              |                                      |                |              |
| WATER CODE   |  | SEWER CODE   |                                      |                |              |
| E-18   |  | 7601000      |                                      |                |              |
| <b>CLARK • FINEFROCK &amp; SACKETT, INC.</b>   |  |              |                                      |                |              |
| ENGINEERS • PLANNERS • SURVEYORS   |  |              |                                      |                |              |
| 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH. |  |              |                                      |                |              |
| DESIGNED   | SITE DEVELOPMENT PLAN                                  |              |                                      |                | SCALE        |
| JME  | LOTS 25, 27, 28, 30-39, 41, 69 thru 93 and 95 thru 107 |              |                                      |                | 1" = 30'     |
| DRAWN  | <b>RESERVOIR OVERLOOK</b>                              |              |                                      |                | DRAWING      |
| PS   | TAX MAP 46 PARCELS 15, 78, 186 & 187                   |              |                                      |                | 1 of 10      |
| CHECKED  | SIXTH (6th) ELECTION DISTRICT                          |              |                                      |                | JOB NO.      |
| me   | HOWARD COUNTY, MARYLAND                                |              |                                      |                | 98-041       |
| DATE   | FOR: RYAN HOMES  |              |                                      |                | FILE NO.     |
| 8-18-98  | 11460 Cranridge Drive, Suite 128                       |              |                                      |                | 98-041X      |
|  | Orange Mills, Maryland 21117                           |              |                                      |                |              |

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature] 12/10/98  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 12/15/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 12/21/98  
 FORELOR



| No | Revision   | Date     |
|----|--|----------|
| 1  | Rev. Lot 87, from Gen. Box to Courtland              | 11-2-98  |
| 2  | Rev. Lot 80, from Gen. Box to Waverly                | 11-2-98  |
| 3  | Rev. hse & grd. lot 88 from 7 Box to Victoria        | 11-17-98 |
| 4  | Rev. hse & grd lot 87                                | 11-24-98 |
| 5  | Rev. hse & grd lot 104 from 2 Box to Victoria (Rev.) | 12-1-98  |
| 6  | Rev. Hse & Grd lot 28                                | 12-22-99 |



OWNER / DEVELOPER  
RESERVOIR OVERLOOK, L.C.  
6820 ELM STREET, SUITE 200  
MCLEAN, VIRGINIA 22101

APPROVED: DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 12/10/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*[Signature]* 12/15/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*[Signature]* 12/31/98  
 DIRECTOR

① PERIMETER 1  
SFD TO SFD  
1 SHADE TREE/60 L.F.  
4 REQUIRED  
5 PROVIDED BY DEVELOPER

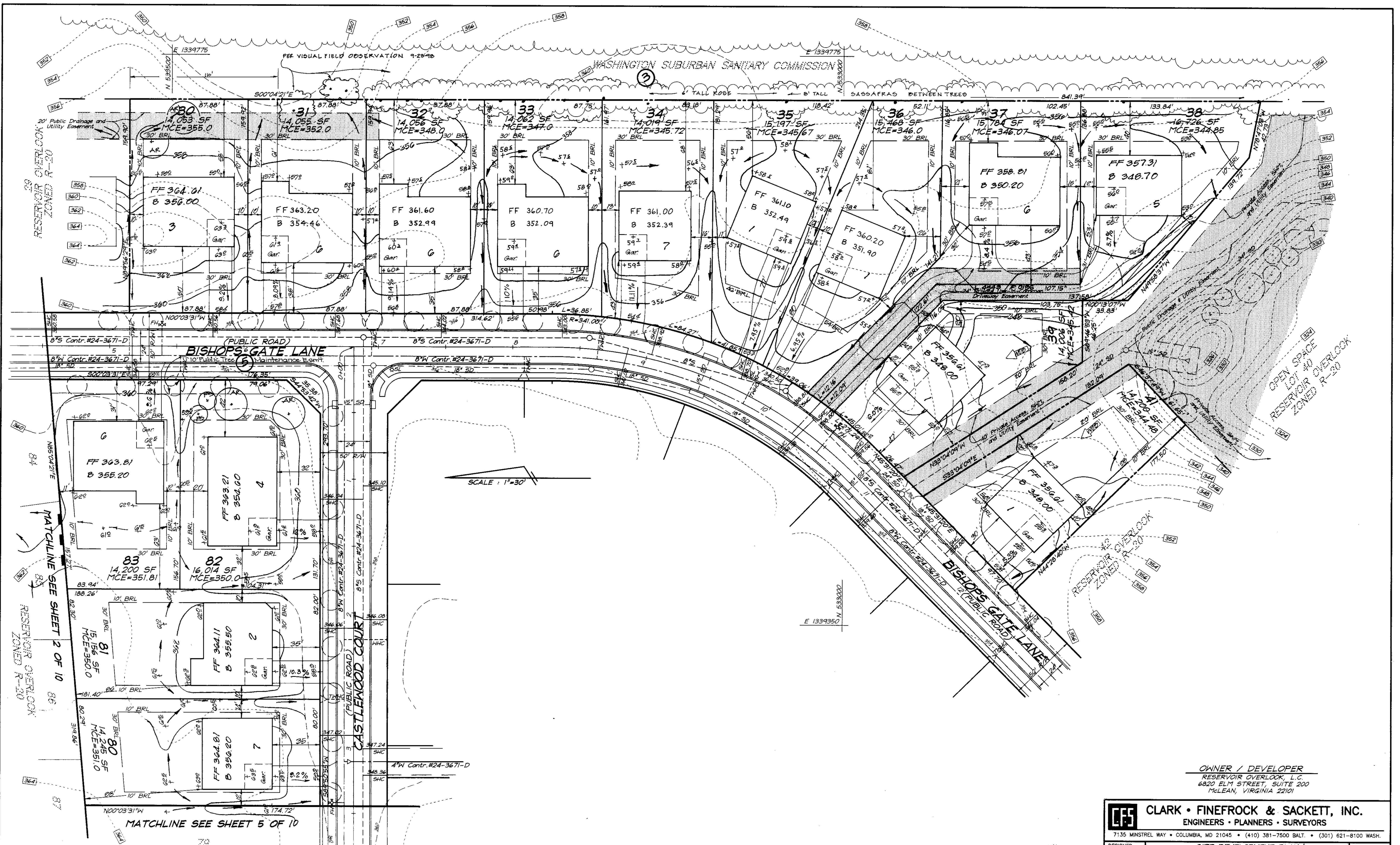
② PERIMETER 2 LOTS 25, 27, & 28  
SFD TO WSSC (ROCKY GORGE RESERVOIR)  
1 SHADE TREE/80 L.F.  
4 REQUIRED  
6 PROVIDED BY DEVELOPER

⑦ PERIMETER 7  
LOT 107  
1 SHADE TREE/50 L.F. & 1 EV. TREE/40 L.F.  
2 SHADE TREES AND 2 EV. TREES REQUIRED  
2 SHADE TREES AND 2 EV. TREES TO BE PROVIDED BY BUILDER

⑥ PERIMETER 6  
LOT 84  
1 SHADE TREE/50 L.F. & 1 EV. TREE/40 L.F.  
3 SHADE TREES AND 4 EV. TREES REQUIRED  
3 SHADE TREES AND 4 EV. TREES TO BE PROVIDED BY BUILDER

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

|                 |  |                     |
|-----------------|--|---------------------|
| DESIGNED<br>JME | <b>SITE DEVELOPMENT PLAN</b><br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 186 & 187<br>SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND<br>FOR: RYAN HOMES<br>11460 Cranridge Drive, Suite 128<br>Quince Hills, Maryland 21117 | SCALE<br>1" = 30'   |
| DRAWN<br>PS     |  | DRAWING<br>2 of 10  |
| CHECKED<br>jme  |  | JOB NO.<br>98-041   |
| DATE<br>8-18-98 |  | FILE NO.<br>98-041X |
|                 |  |                     |

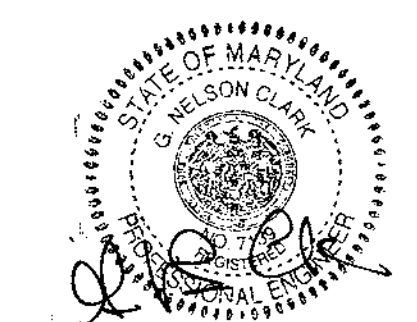


APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature] 12/09/98  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 12/21/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 12/21/98  
 DIRECTOR

PERIMETER 5  
 LOT 82  
 1 SHADE TREE/50 L.F. & 1 EV. TREE/40 L.F.  
 2 SHADE TREES AND 2 EV. TREES REQUIRED  
 2 SHADE TREES AND 2 EV. TREES TO BE PROVIDED BY BUILDER

PERIMETER 3  
 SFD TO WSSC (ROCKY GORGE RESERVOIR)  
 CREDIT FOR TREES  
 1 SHADE TREE/60 L.F.  
 2 REQUIRED  
 2 TO BE PROVIDED BY BUILDER

1 Rev. 9rd. lots 31-39 to balance site  
 No REVISIONS  
 7-2-98  
 Date

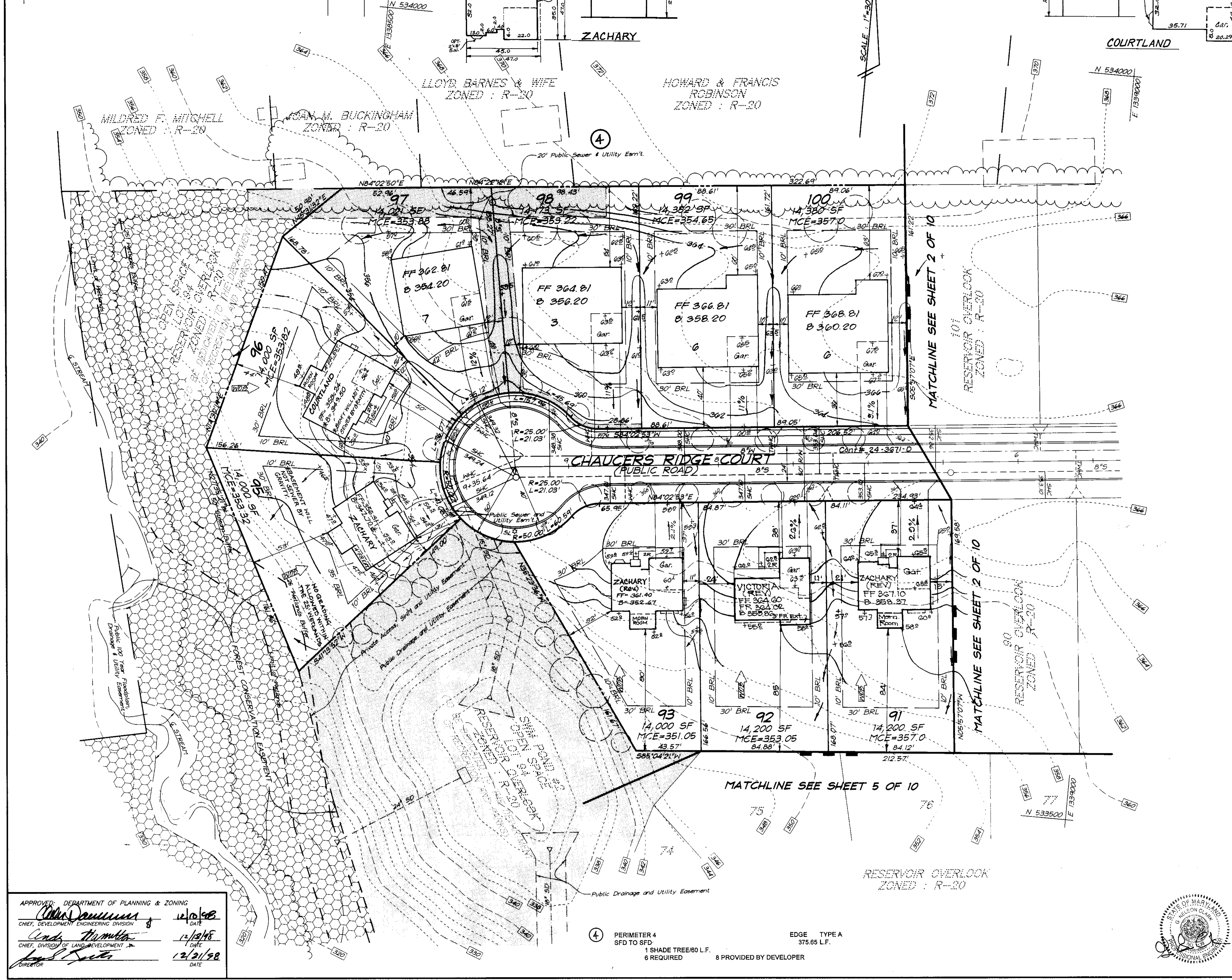


**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

|   |   |                     |
|---|---|---------------------|
| DESIGNED<br>JME   | <b>SITE DEVELOPMENT PLAN</b><br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 186 & 187<br>SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND | SCALE<br>1" = 30'   |
| DRAWN<br>PS   |   | DRAWING<br>3 of 10  |
| CHECKED<br>pmw  |   | JOB NO.<br>98-041   |
| DATE<br>8-18-98   |   | FILE NO.<br>98-041X |
| FOR: RYAN HOMES<br>11460 Cranridge Drive, Suite 128<br>Owings Mills, Maryland 21117 |   |                     |

SDP 99-24

| NO. | REVISION   | DATE     |
|-----|--|----------|
| 1   | Rev. Hse & Grd. lot 21 from Box to Zachary (Rev.) & lot 22 from Box to Victoria (Rev.) | 11-18-98 |
| 2   | Rev. Hse & Grd. Lot 93 From 'S' Box to ZACHARY & ADD HSE TYP.                          | 3-30-99  |
| 3   | Rev. Hse & Grd. lot 96 From Box to COURTLAND / ADD HSE TYP.                            | 5-17-99  |
| 4   | Rev. Hse & Grd. lot 96 From Box to ZACHARY   | 5-17-99  |



| SCHEDULE A PERIMETER LANDSCAPE EDGE  |                      |                                  |
|--|----------------------|----------------------------------|
| Category   | Adjacent to Roadways | Adjacent to Perimeter Properties |
| Landscape Type   | B                    | A                                |
| Linear Feet of Roadway Frontage/Perimeter  | 325.51'              | 1712.07'                         |
| Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed) | No                   | * Yes, 731.39'                   |
| Number of Plants Required  |                      | (980.68')                        |
| Shade Trees  | 7                    | 16                               |
| Evergreen Trees  | 0                    | 0                                |
| Shrubs   | 0                    | 0                                |
| Number of Plants Provided  |                      | DEVELOPER                        |
| Shade Trees  | 7                    | 19 SHADE TREES                   |
| Evergreen Trees  | 0                    | BUILDER                          |
| Other Trees (2:1 substitution)   | 0                    | 2 SHADE TREES                    |
| Shrubs (10:1 substitution)   | 0                    | NO OTHER TYPES                   |
| (Describe plant substitution credits below if needed)                            |                      |                                  |
| Surety Amounts   | \$3300.00            | \$600.00                         |

Comments: \* As per P98-03, Credit for existing trees is taken based on trees remaining along perimeter and because of adjoining Perpetual Forest Land (WSSC).  
 Financial Surety for the required 9 Shade trees and 8 Evergreen trees in the amount of \$3900.00 is part of the builders Grading Permit application.  
 Developer Shade trees are bonded under F-98-61.

| PERIMETER LANDSCAPE EDGE  |  |
|---|--|
| ADJACENT TO PERIMETER PROPERTIES  |  |
| -PERIMETER 1<br>SFD TO SFD<br>1 Shade Tree/60 LF<br>4 required  | Edge Type A<br>240.1 LF<br>5 provided by Developer             |
| -PERIMETER 2<br>SFD TO WSSC (Rocky Gorge Reservoir)<br>1 Shade Tree/60 LF<br>4 required                     | Edge Type A<br>254.93 LF<br>6 provided by Developer            |
| -PERIMETER 3<br>SFD TO WSSC (Rocky Gorge Reservoir)<br>Credit for trees<br>1 Shade Tree/60 LF<br>2 required | Edge Type A<br>841.39 LF<br>731.39 LF<br>2 provided by Builder |
| -PERIMETER 4<br>SFD TO SFD<br>1 Shade Tree/60 LF<br>6 required  | Edge Type A<br>375.65 LF<br>8 provided by Developer            |

| ADJACENT TO ROADWAYS   |  |
|--|--|
| -PERIMETER 5<br>Lot 82<br>1 Shade Tree/50 LF & 1 Evergreen tree/40 LF<br>2 Shade Trees and 2 Evergreen trees required  | Edge Type B<br>79.06 LF<br>2 provided by Builder |
| -PERIMETER 6<br>Lot 84<br>1 Shade Tree/50 LF & 1 Evergreen tree/40 LF<br>3 Shade Trees and 4 Evergreen trees required  | Edge Type B<br>147.6 LF<br>3 provided by Builder |
| -PERIMETER 7<br>Lot 107<br>1 Shade Tree/50 LF & 1 Evergreen tree/40 LF<br>2 Shade Trees and 2 Evergreen trees required | Edge Type B<br>98.85 LF<br>2 provided by Builder |

| PLANT SCHEDULE  |       |   |                                 |               |
|-----------------|-------|---|---------------------------------|---------------|
| KEY             | QUAN. | PLANT NAME  | SIZE                            | REMARKS       |
| SHADE TREES     |       |   |                                 |               |
| AR              | 9     | ACER RUBRUM 'OCTOBER GLORY'<br>RED SUNSET RED MAPLE | 2 1/2" - 3" CAL.<br>12"-14" HT. | B4B,<br>HEAVY |
| EVERGREEN TREES |       |   |                                 |               |
| PS              | 8     | PINUS STROBUS<br>WHITE PINE                         | 6'-8" HT.                       | B4B           |

NOTES:  
 1. All plant materials shall be full and heavy, be well formed and symmetrical, conform to AAN specifications and be installed in accordance with LCAIM landscape specifications.  
 2. Call "Miss Utility" at (800) 257-7777 for utility locations at least 48 hours before beginning construction.

\* BASEMENT WILL NOT SEWER BY GRAVITY

OWNER / DEVELOPER  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200  
 MCLEAN, VIRGINIA 22101

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

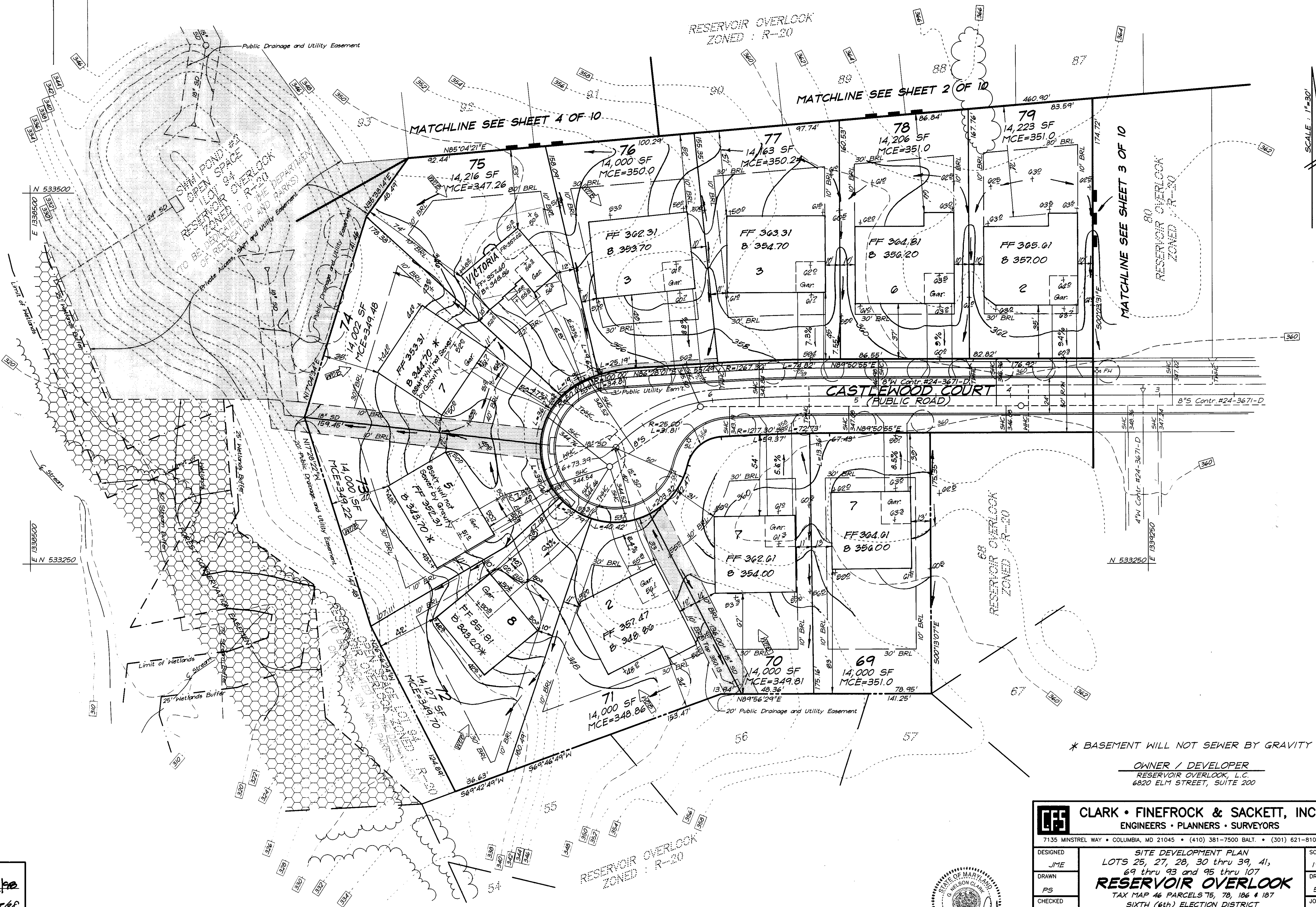
|                 |   |   |                     |
|-----------------|---|---|---------------------|
| DESIGNED<br>JME | <b>SITE DEVELOPMENT PLAN</b><br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 186 & 187<br>SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND | SCALE<br>1" = 30'   |                     |
| DRAWN<br>PS     |   | DRAWING<br>4 of 10  |                     |
| CHECKED<br>JMU  |   | JOB NO.<br>98-041   |                     |
| DATE<br>8-18-98 |   | FOR: RYAN HOMES<br>11460 Cranridge Drive, Suite 128<br>Quince Mills, Maryland 21117 | FILE NO.<br>98-041X |
|                 |   |   |                     |

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature] 12/10/98 DATE  
 [Signature] 12/19/98 DATE  
 [Signature] 12/21/98 DATE

PERIMETER 4  
 SFD TO SFD  
 1 SHADE TREE/60 LF.  
 6 REQUIRED 8 PROVIDED BY DEVELOPER


EDGE TYPE A  
 375.65 LF.

| No | REVISIONS                                  | DATE    |
|----|--|---------|
| 1  | Rev hse & Grd. lot 75 From box to VICTORIA | 5-18-99 |



\* BASEMENT WILL NOT SEWER BY GRAVITY

OWNER / DEVELOPER  
RESERVOIR OVERLOOK, L.C.  
6820 ELM STREET, SUITE 200

|   |          |   |
|---|----------|---|
|  <b>CLARK • FINEFROCK &amp; SACKETT, INC.</b><br>ENGINEERS • PLANNERS • SURVEYORS<br>7135 MINTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH. |          |   |
| DESIGNED  | JME      | <b>SITE DEVELOPMENT PLAN</b><br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 186 & 187<br>SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND |
| DRAWN   | PS       |   |
| CHECKED   | jmu      |   |
| DATE  | 8-18-98  |   |
| FILE NO.  | 98-041X  |   |
| SCALE   | 1" = 30' | FOR: RYAN HOMES<br>1460 Greenidge Drive, Suite 120<br>Quince Mills, Maryland 21117  |
| DRAWING   | 5 of 10  |   |
| JOB NO.   | 98-041   |   |
| FILE NO.  | 98-041X  |   |
| DATE  | 8-18-98  |   |

APPROVED: DEPARTMENT OF PLANNING & ZONING

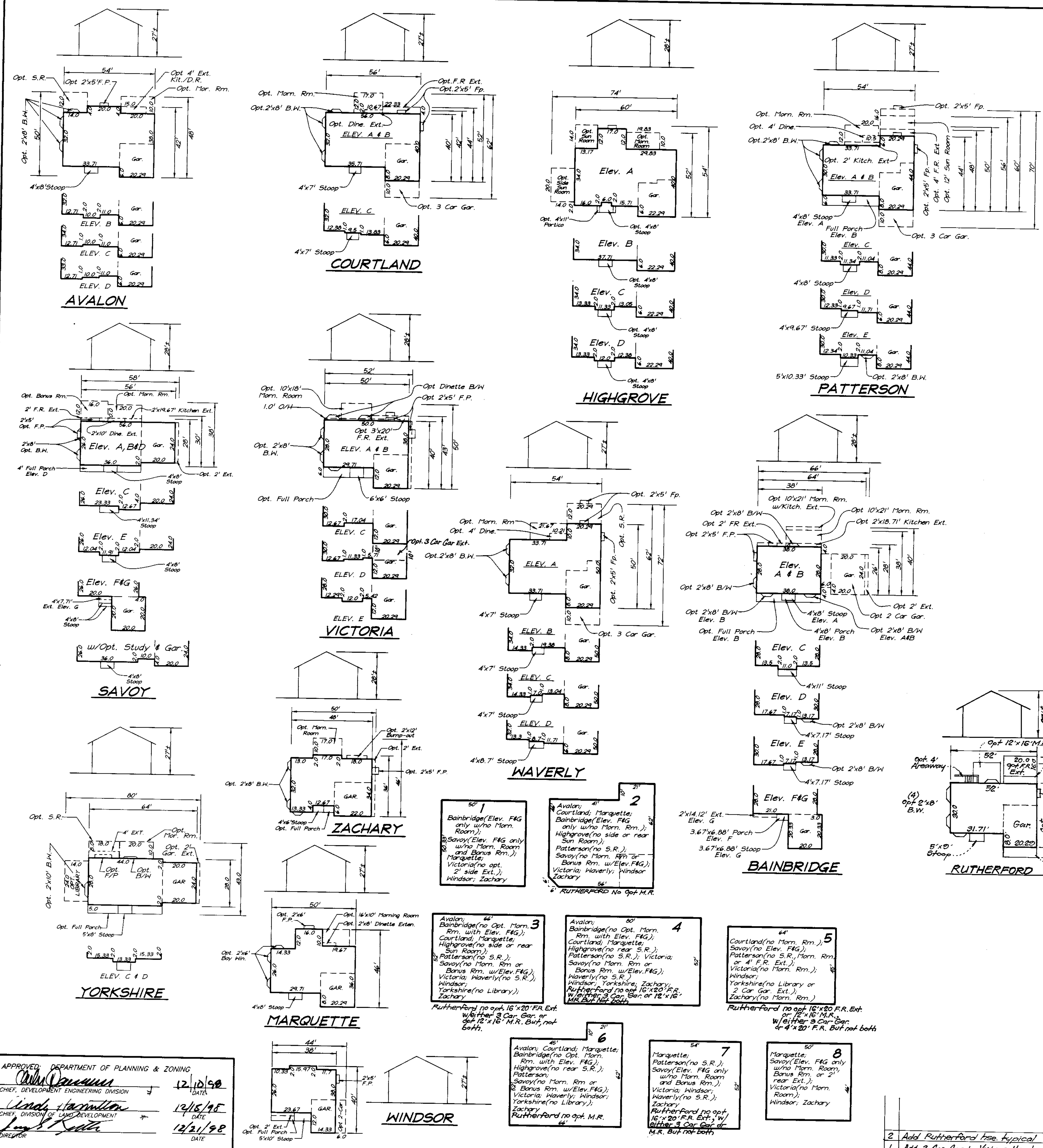
*Chad Dammann* 12/10/98  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Cinda Hamilton* 12/15/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE

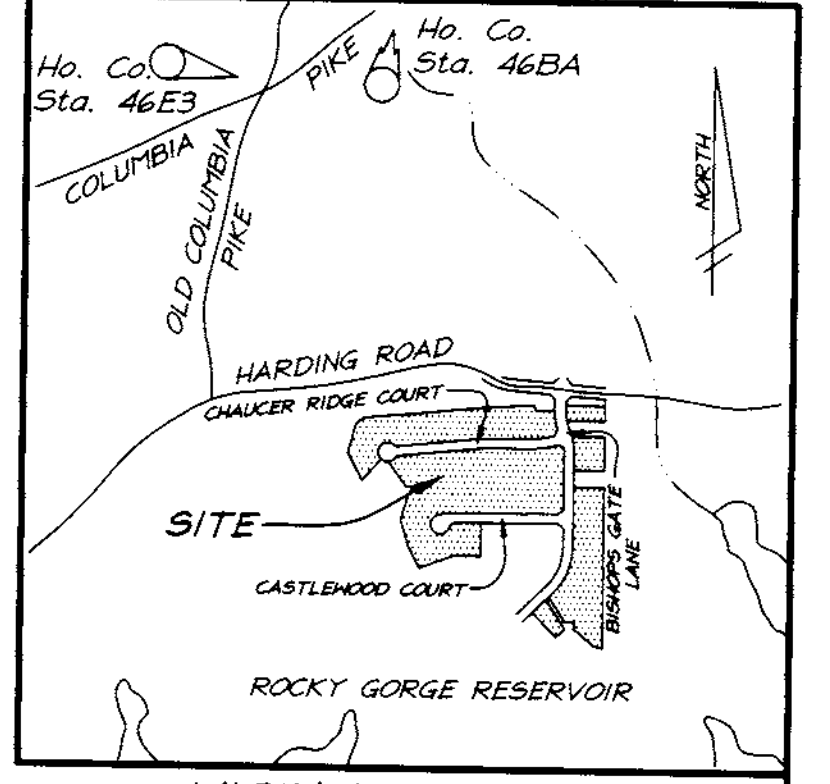
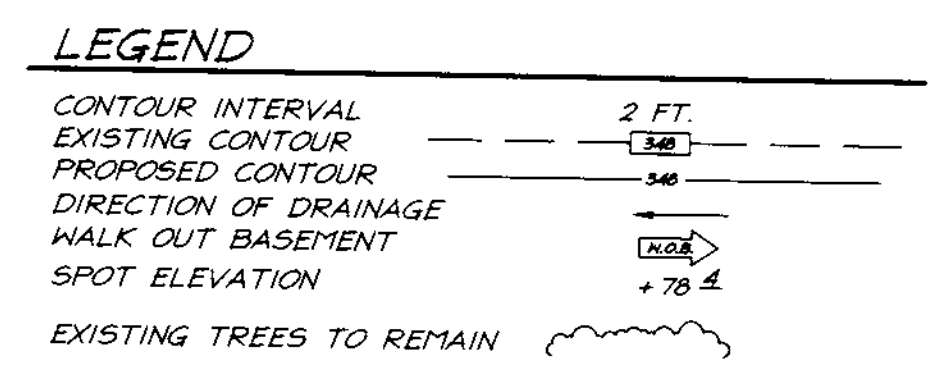
*Paul S. Sackett* 12/21/98  
 DIRECTOR  
 DATE







| ADDRESS CHART |                            |
|---------------|----------------------------|
| LOT NUMBER    | STREET ADDRESS             |
| 25            | 11301 Bishops Gate Lane    |
| 27            | 11309                      |
| 28            | 11313                      |
| 30            | 11321                      |
| 31            | 11325                      |
| 32            | 11329                      |
| 33            | 11333                      |
| 34            | 11337                      |
| 35            | 11341                      |
| 36            | 11345                      |
| 37            | 11349                      |
| 38            | 11353                      |
| 39            | 11357                      |
| 41            | 11361                      |
| 69            | 11321 Castlewood Court     |
| 70            | 11325                      |
| 71            | 11329                      |
| 72            | 11333                      |
| 73            | 11337                      |
| 74            | 11332                      |
| 75            | 11328                      |
| 76            | 11324                      |
| 77            | 11320                      |
| 78            | 11316                      |
| 79            | 11312                      |
| 80            | 11308                      |
| 81            | 11304                      |
| 82            | 11300                      |
| 83            | 11316 Bishops Gate Lane    |
| 84            | 11201 Chaucers Ridge Court |
| 85            | 11205                      |
| 86            | 11209                      |
| 87            | 11213                      |
| 88            | 11217                      |
| 89            | 11221                      |
| 90            | 11225                      |
| 91            | 11229                      |
| 92            | 11233                      |
| 93            | 11237                      |
| 95            | 11245                      |
| 96            | 11244                      |
| 97            | 11240                      |
| 98            | 11236                      |
| 99            | 11232                      |
| 100           | 11228                      |
| 101           | 11224                      |
| 102           | 11220                      |
| 103           | 11216                      |
| 104           | 11212                      |
| 105           | 11208                      |
| 106           | 11204                      |
| 107           | 11200                      |



**BENCHMARKS:**  
 Sta. #46E3  
 Elevation 410.06  
 N535, 610.721 E1, 337, 927.650  
 Sta. #46BA  
 Elevation 426.51  
 N537, 545.849 E1, 339, 849.084

- GENERAL NOTES:**
- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 17.20 Acres.
  - The total number of lots included in this submission is: 52
  - Improvement to property: Single Family Detached
  - SHC Elevations shown are at the Property line.
  - Department of Planning and Zoning reference file numbers: F-88-12, S-97-07, P-98-03, F-98-61
  - Utilities shown as existing are taken from approved Water and Sewer plans Contract #24-3671-D, approved Road Construction Plans F-98-61.
  - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
  - All roadways are public and existing.
  - The existing topography was taken from Road Construction Plans prepared by Mildenberg, Boender & Assoc., Inc. in Jan. 1998.
  - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 46E3 & 46BA
  - The contractor shall notify the Department of Public Works/Construction Inspection Division at (410) 313-1800 at least twenty-four (24) hours prior to the start of work.
  - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
  - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
  - Stormwater Management is provided per: F-98-61
  - No clearing or grading is permitted within the forest conservation easements or the wetland and stream buffers.

- LANDSCAPE NOTES:**
- As per F-98-03, "Credit for existing trees is taken based on trees remaining along perimeter and because of adjoining Perpetual Forest Land (WSSC)".
  - Street Trees and on-lot Landscape plants from the F-98-61 Landscape Plan are indicated as dashed circles for reference only.
  - This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and Landscape Manual.
  - Financial Surety for the required Landscaping must be posted as part of the Grading Permit in the amount of \$3900.00.
  - For Perimeter Landscaping and Plant Schedules, see sheet 4 of 10

| SHEET INDEX                        |                      |
|------------------------------------|----------------------|
| DESCRIPTION                        | SHEET No.            |
| SITE DEVELOPMENT PLANS             | 1, 2, 3, 4, 5 of 10  |
| SEDIMENT AND EROSION CONTROL PLANS | 6, 7, 8, 9, 10 of 10 |

**OWNER / DEVELOPER**  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200  
 MCLEAN, VIRGINIA 22101

**SPECIAL NOTES:**  
 This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-61 and/or approved Water and Sewer Plans Contract #24-3671-D

| SUBDIVISION NAME   | SECTION/AREA       | LOTS/PARCELS                         |
|--------------------|--------------------|--------------------------------------|
| RESERVOIR OVERLOOK |                    | 25, 27, 28, 30-39, 41, 69-93, 95-107 |
| PLAT NO. 13465     | BLOCK NO. 15 & 16  | ZONE R-20                            |
| 13472              | TAX MAP NO. 46     | ELECTION DIST. 6th                   |
|                    |                    | CENSUS TRACT 6068.02                 |
| WATER CODE E-18    | SEWER CODE 7601000 |                                      |

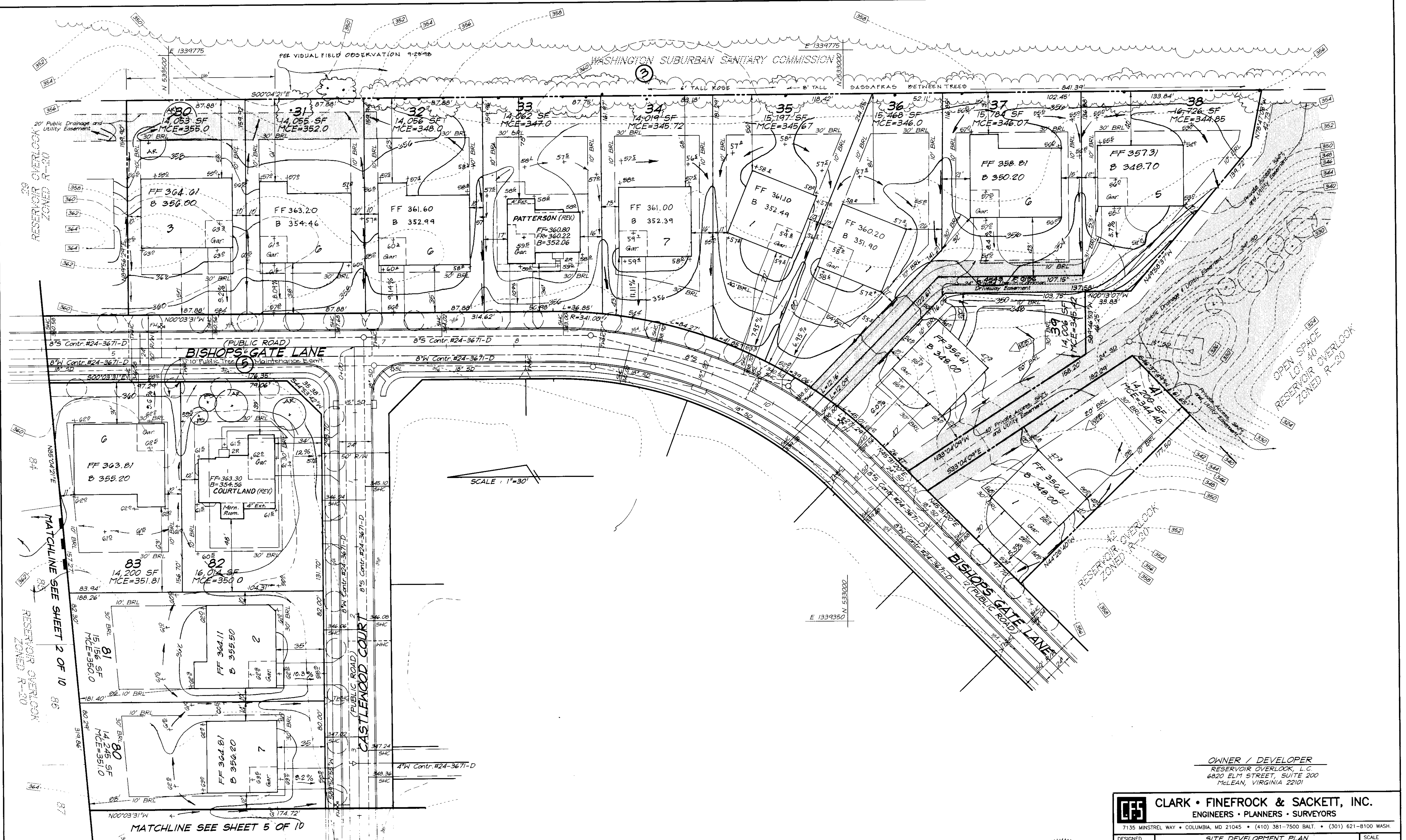
**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

|                 |   |                     |
|-----------------|---|---------------------|
| DESIGNED<br>JME | SITE DEVELOPMENT PLAN<br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107 | SCALE<br>1" = 30'   |
| DRAWN<br>PS     | <b>RESERVOIR OVERLOOK</b>   | DRAWING<br>1 of 10  |
| CHECKED<br>JME  | TAX MAP 46 PARCELS 15, 78, 106 & 187  | JOB NO.<br>98-041   |
| DATE<br>8-18-98 | SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND                                | FILE NO.<br>98-041X |

FOR: RYAN HOMES  
 11460 Carriage Drive, Suite 128  
 Quince Mills, Maryland 21117

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 Chief, Development Division: 12/10/98  
 Chief, Engineering Division: 12/15/98  
 Chief, Division of Land Development: 12/21/98

| NO. | REVISIONS                             | DATE    |
|-----|---------------------------------------|---------|
| 2   | Add Rutherford hse. typical           | 4-17-00 |
| 1   | Add 3 Car. Gar. to Victoria Hse. typ. | 4-14-00 |



APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature] 12/10/98 DATE  
 [Signature] 12/21/98 DATE  
 [Signature] 12/21/98 DATE

PERIMETER 5 LOT 82  
 1 SHADE TREE/50 L.F. & 1 EV. TREE/40 L.F.  
 2 SHADE TREES AND 2 EV. TREES REQUIRED  
 2 SHADE TREES AND 2 EV. TREES TO BE PROVIDED BY BUILDER

PERIMETER 3 SFD TO WSSC (ROCKY GORGE RESERVOIR)  
 CREDIT FOR TREES  
 1 SHADE TREE/60 L.F.  
 2 REQUIRED  
 2 TO BE PROVIDED BY BUILDER

| NO | REVISIONS                           | DATE     |
|----|-------------------------------------|----------|
| 3  | Rev. Hse & Grd lot. 82              | 10-26-99 |
| 2  | Rev. Hse & Grd lot. 33              | 10-26-99 |
| 1  | Rev. grd lots 31-36 to balance site | 7-2-99   |



OWNER / DEVELOPER  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200  
 MCLEAN, VIRGINIA 22101

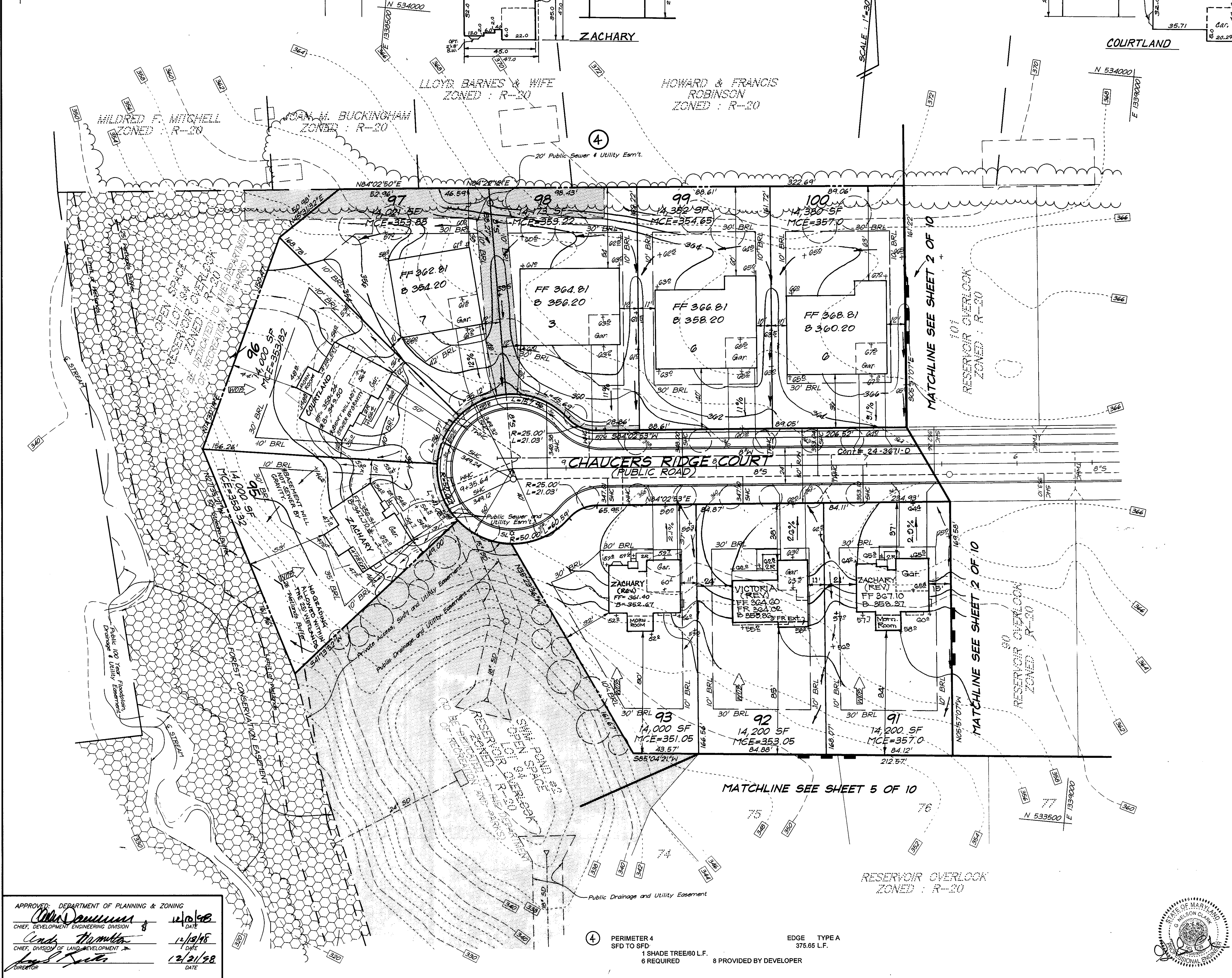
**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

|                 |   |                     |
|-----------------|---|---------------------|
| DESIGNED<br>JME | <b>SITE DEVELOPMENT PLAN</b><br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 186 & 187<br>SIXTH (6TH) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND | SCALE<br>1" = 30'   |
| DRAWN<br>PS     |   | DRAWING<br>3 of 10  |
| CHECKED<br>jmw  |   | JOB NO.<br>98-041   |
| DATE<br>8-18-98 |   | FILE NO.<br>98-041X |

FOR: RYAN NOTES  
 11460 Greenridge Drive, Suite 128  
 Quince Mills, Maryland 21117



| Nº | REVISION   | DATE     |
|----|--|----------|
| 1  | Rev. Hse & Grd. lot 21 from Box to Zachary (Rev.) & lot 22 from Box to Victoria (Rev.) | 11-18-08 |
| 2  | Rev. Hse & Grd. Lot 23 From 'S' Box to ZACHARY & ADD HSE TYP.                          | 3-30-09  |
| 3  | Rev. Hse & Grd. lot 16 From Box to COURTLAND / ADD HSE TYP.                            | 5-17-09  |
| 4  | Rev. Hse & Grd. lot 15 From Box to ZACHARY   | 5-17-09  |



| SCHEDULE A PERIMETER LANDSCAPE EDGE  |                      |                                  |
|--|----------------------|----------------------------------|
| Category   | Adjacent to Roadways | Adjacent to Perimeter Properties |
| Landscape Type   | B                    | A                                |
| Linear Feet of Roadway Frontage/Perimeter  | 325.51'              | 1712.07'                         |
| Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed) | No                   | * Yes, 731.39'                   |
| Number of Plants Required  |                      | (980.68)                         |
| Shade Trees  | 7                    | 16                               |
| Evergreen Trees  | 0                    | 0                                |
| Shrubs   | 0                    | 0                                |
| Number of Plants Provided  |                      | DEVELOPER                        |
| Shade Trees  | 7                    | 19 SHADE TREES                   |
| Evergreen Trees  | 0                    | BUILDER                          |
| Other Trees (2:1 substitution)   | 0                    | 2 SHADE TREES                    |
| Shrubs (10:1 substitution)   | 0                    | NO OTHER TYPES                   |
| (Describe plant substitution credits below if needed)                            |                      |                                  |
| Surety Amounts   | \$3300.00            | \$600.00                         |

Comments: \* As per P98-03, Credit for existing trees is taken based on trees remaining along perimeter and because of adjoining Perpetual Forest Land (WSSC).  
Financial Surety for the required 9 Shade trees and 8 Evergreen trees in the amount of \$3300.00 is part of the builders Grading Permit application.  
Developer Shade trees are bonded under F-98-61.

| PERIMETER LANDSCAPE EDGE  |  |
|---|--|
| ADJACENT TO PERIMETER PROPERTIES  |  |
| -PERIMETER 1<br>SFD TO SFD<br>1 Shade Tree/60 LF<br>4 required  | Edge Type A<br>240.1 LF<br>5 provided by Developer             |
| -PERIMETER 2<br>SFD TO WSSC (Rocky Gorge Reservoir)<br>1 Shade Tree/60 LF<br>4 required                     | Edge Type A<br>254.93 LF<br>6 provided by Developer            |
| -PERIMETER 3<br>SFD TO WSSC (Rocky Gorge Reservoir)<br>Credit for trees<br>1 Shade Tree/60 LF<br>2 required | Edge Type A<br>841.39 LF<br>731.39 LF<br>2 provided by Builder |
| -PERIMETER 4<br>SFD TO SFD<br>1 Shade Tree/60 LF<br>6 required  | Edge Type A<br>375.65 LF<br>8 provided by Developer            |

| ADJACENT TO ROADWAYS  |                         |
|---|-------------------------|
| -PERIMETER 5<br>Lot 82<br>1 Shade Tree/50 LF & 1 Evergreen tree/40 LF<br>2 Shade Trees and 2 Evergreen trees required<br>2 Shade Trees and 2 Evergreen trees provided by Builder  | Edge Type B<br>79.06 LF |
| -PERIMETER 6<br>Lot 84<br>1 Shade Tree/50 LF & 1 Evergreen tree/40 LF<br>3 Shade Trees and 4 Evergreen trees required<br>3 Shade Trees and 4 Evergreen trees provided by Builder  | Edge Type B<br>147.6 LF |
| -PERIMETER 7<br>Lot 107<br>1 Shade Tree/50 LF & 1 Evergreen tree/40 LF<br>2 Shade Trees and 2 Evergreen trees required<br>2 Shade Trees and 2 Evergreen trees provided by Builder | Edge Type B<br>98.85 LF |

| PLANT SCHEDULE  |      |   |                                 |               |
|-----------------|------|---|---------------------------------|---------------|
| KEY             | QUAN | PLANT NAME  | SIZE                            | REMARKS       |
| SHADE TREES     |      |   |                                 |               |
| AR              | 9    | ACER RUBRUM 'OCTOBER GLORY'<br>RED SUNSET RED MAPLE | 2 1/2" - 3" CAL.<br>12'-14" HT. | B4B,<br>HEAVY |
| EVERGREEN TREES |      |   |                                 |               |
| PS              | 8    | PINUS STROBUS<br>WHITE PINE                         | 6'-8" HT.                       | B4B           |

NOTES:  
1. All plant materials shall be full and heavy, be well formed and symmetrical, conform to AAN specifications and be installed in accordance with LCAI/M landscape specifications.  
2. Call "Miss Utility" at (800) 257-7777 for utility locations at least 48 hours before beginning construction.

\* BASEMENT WILL NOT SEWER BY GRAVITY

OWNER / DEVELOPER  
RESERVOIR OVERLOOK, L.C.  
6820 ELM STREET, SUITE 200  
MCLEAN, VIRGINIA 22101

APPROVED: DEPARTMENT OF PLANNING & ZONING  
  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 12/21/08  
  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 12/21/08  
  
 DIRECTOR  
 DATE: 12/21/08

4 PERIMETER 4  
SFD TO SFD  
1 SHADE TREE/60 L.F.  
6 REQUIRED  
8 PROVIDED BY DEVELOPER

EDGE TYPE A  
375.65 L.F.

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

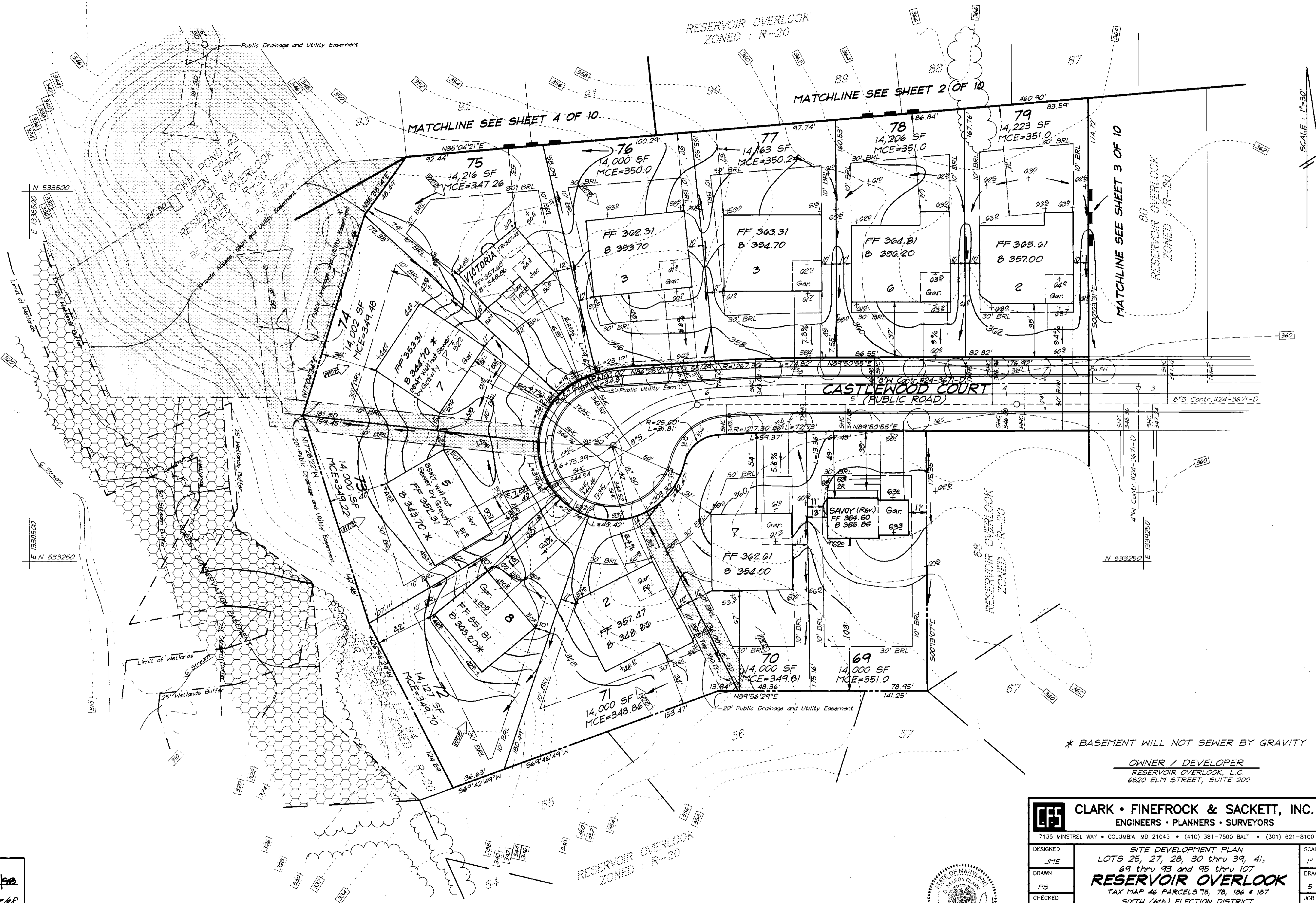
**SITE DEVELOPMENT PLAN**  
 LOTS 25, 27, 28, 30 thru 39, 41,  
 69 thru 93 and 95 thru 107  
**RESERVOIR OVERLOOK**  
 TAX MAP 46 PARCELS 75, 78, 186 & 187  
 SIXTH (6th) ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

DESIGNED: JME  
 DRAWN: PS  
 CHECKED: jmw  
 DATE: 8-18-08

SCALE: 1" = 30'  
 DRAWING: 4 of 10  
 JOB NO.: 98-041  
 FILE NO.: 98-041X

FOR: RYAN HOMES  
 11460 Cranridge Drive, Suite 128  
 Quince Millis, Maryland 21117

| No | REVISIONS                                  | DATE    |
|----|--|---------|
| 1  | Rev hse & Grd. lot 75 From box to VICTORIA | 5-18-99 |
| 2  | Rev hse & grd. lot 69                      | 5-31-99 |



\* BASEMENT WILL NOT SEWER BY GRAVITY

OWNER / DEVELOPER  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200

|   |   |          |
|---|---|----------|
| <b>CLARK • FINEROCK &amp; SACKETT, INC.</b><br>ENGINEERS • PLANNERS • SURVEYORS<br>7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH. |   |          |
| DESIGNED  | <b>SITE DEVELOPMENT PLAN</b><br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 106 & 107<br>SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND | SCALE    |
| DRAWN   |   | 1" = 30' |
| CHECKED   |   | DRAWING  |
| DATE  |   | 5 of 10  |
|   |   | JOB NO.  |
|   | 98-041  | FILE NO. |
|   | 98-041X   |          |

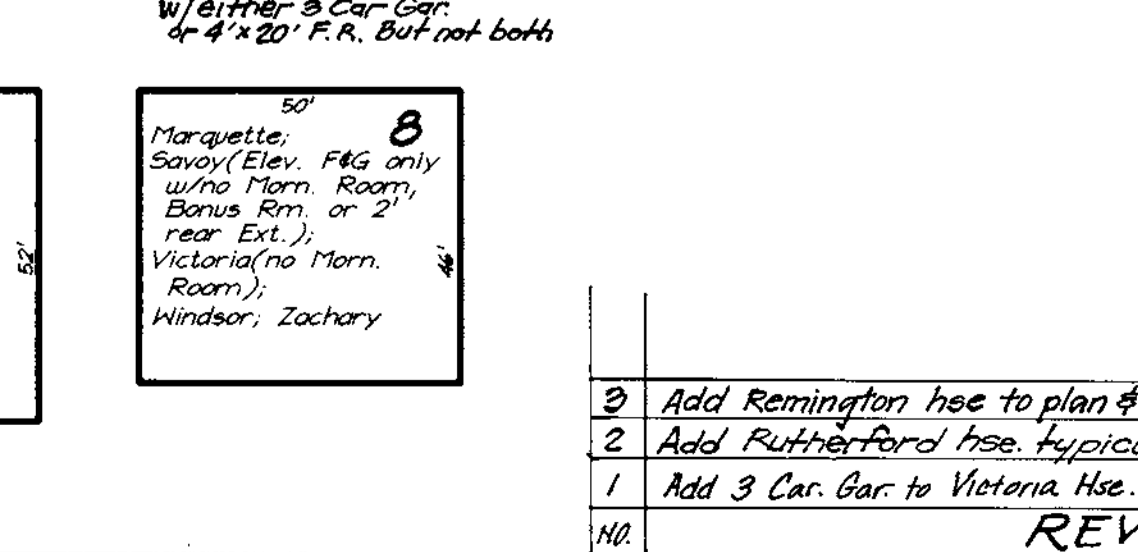
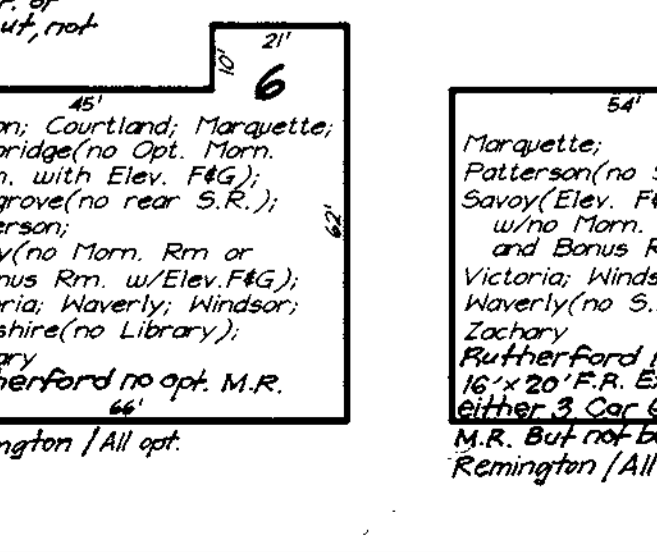
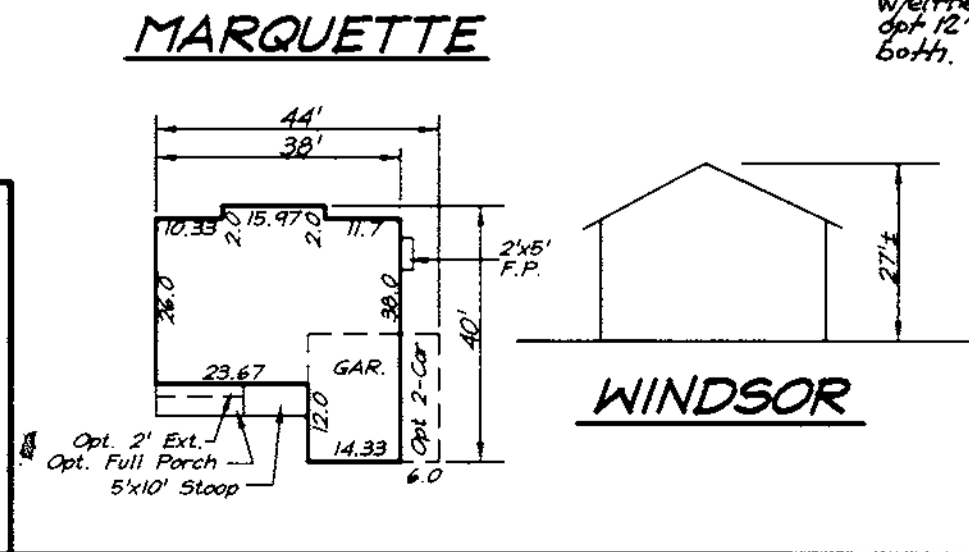
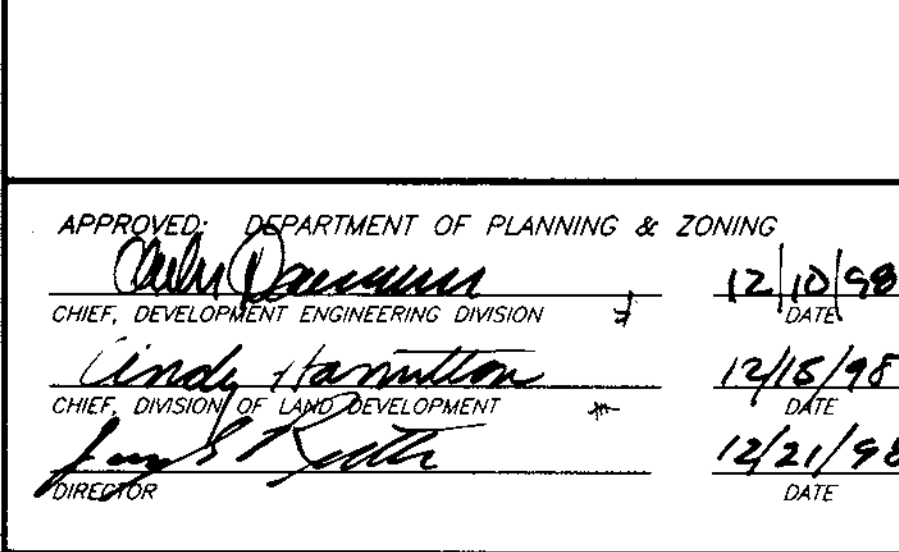
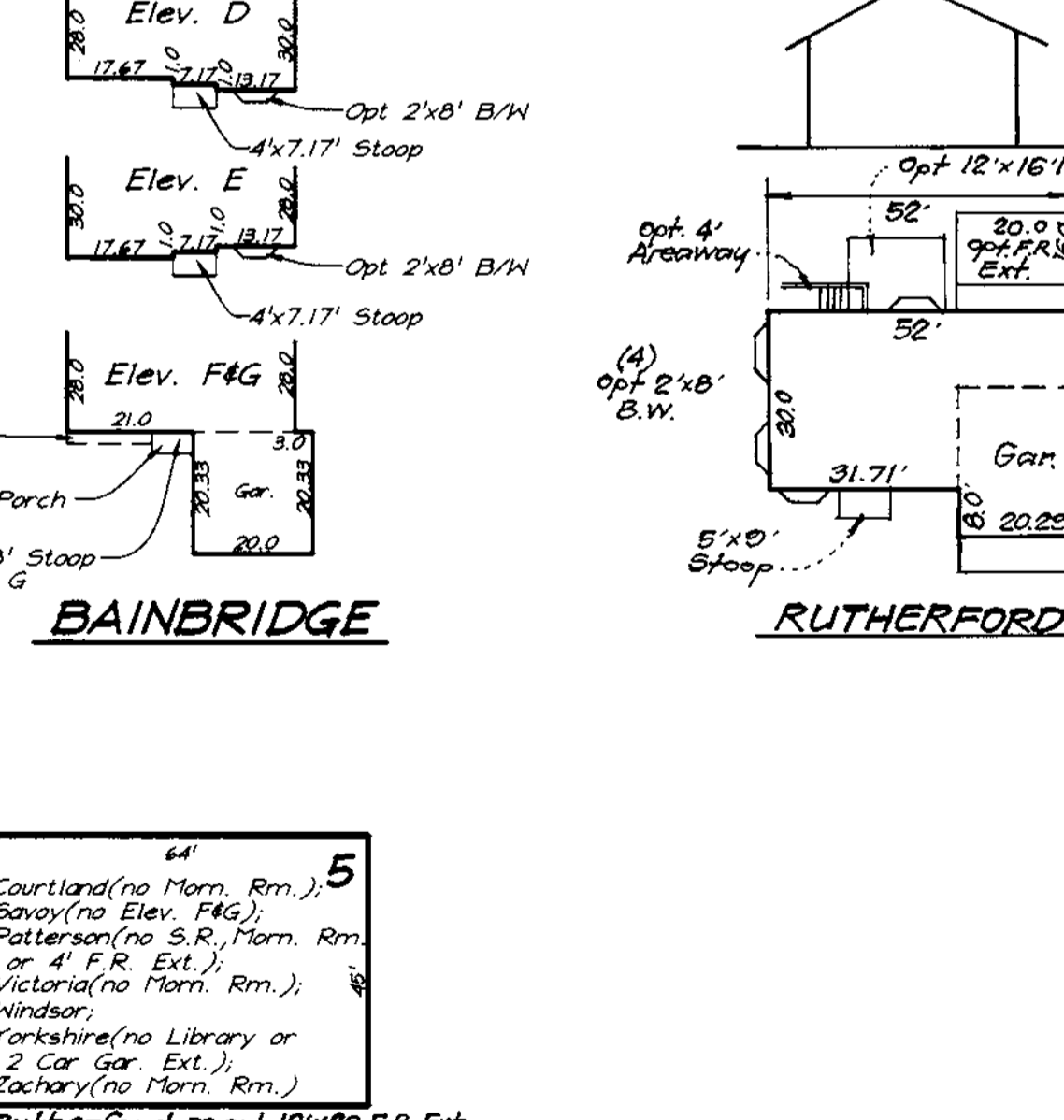
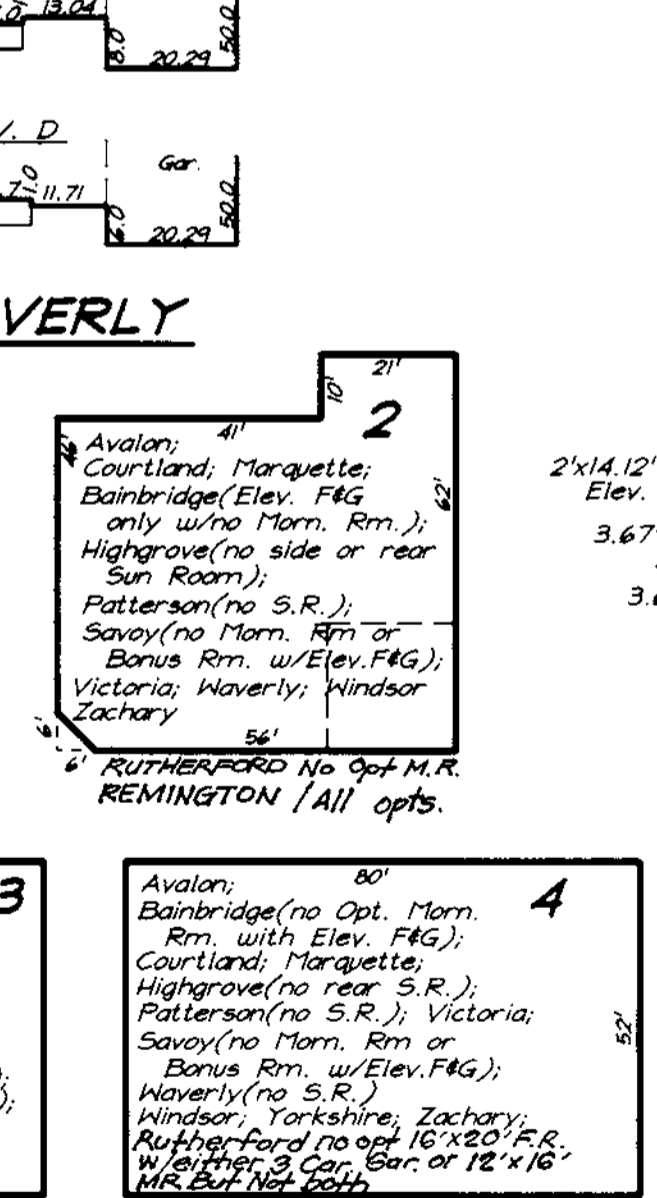
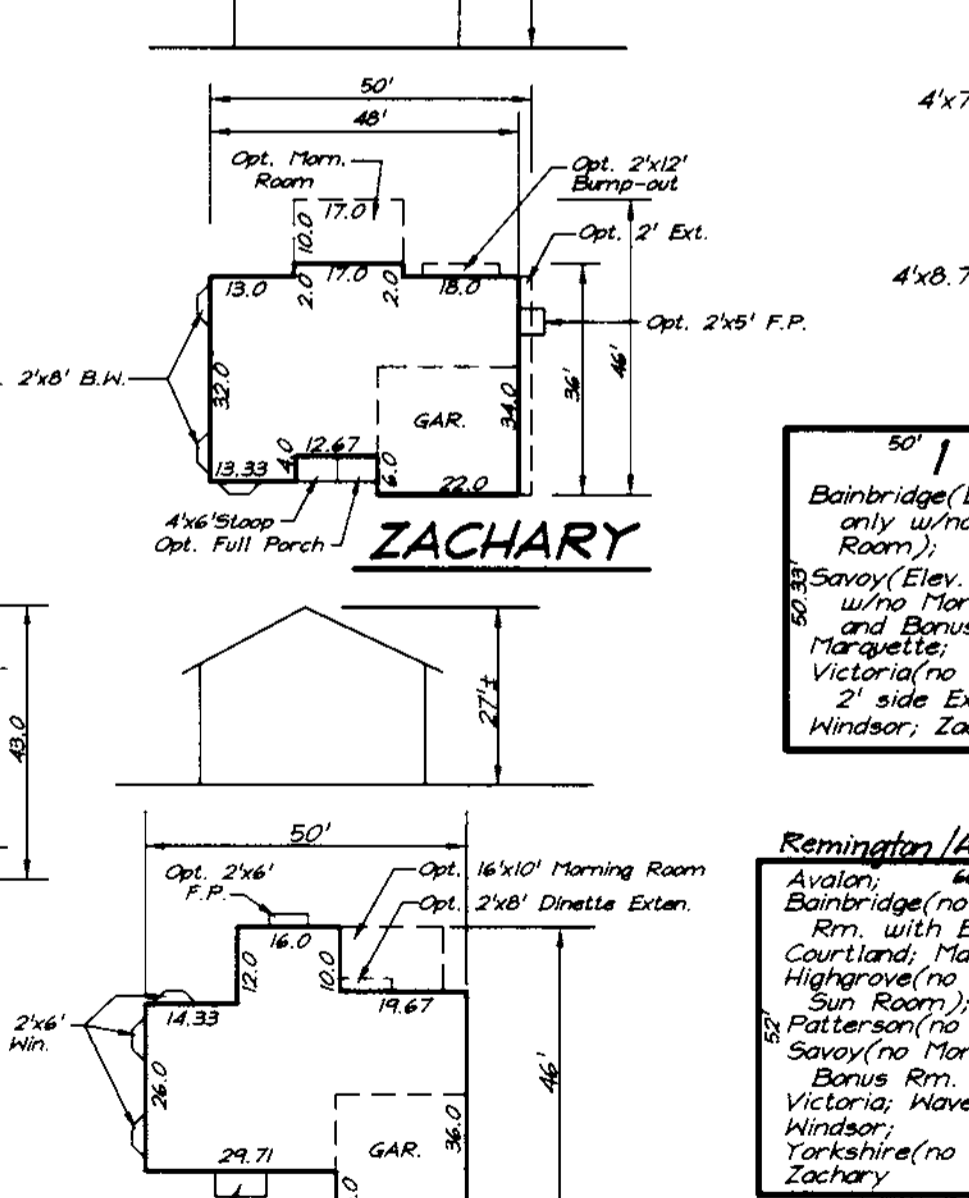
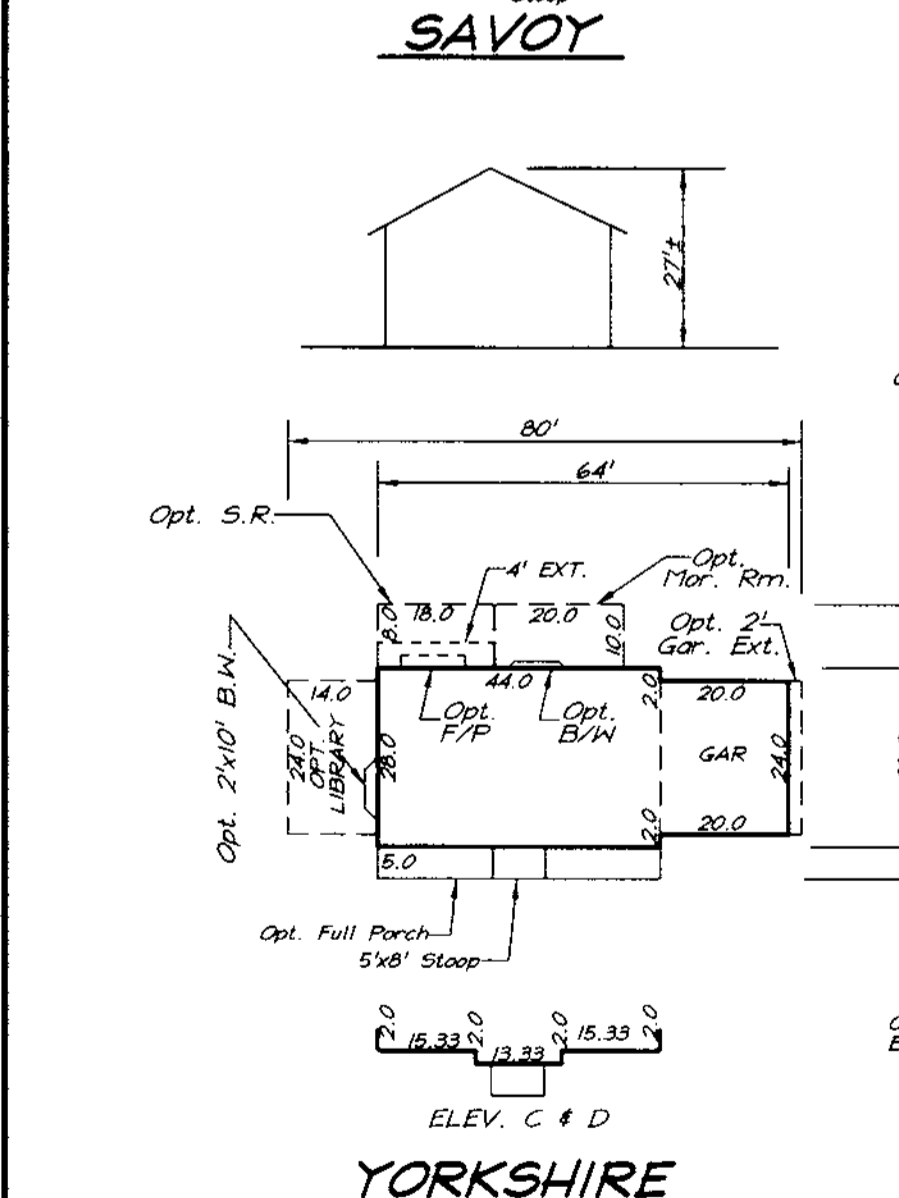
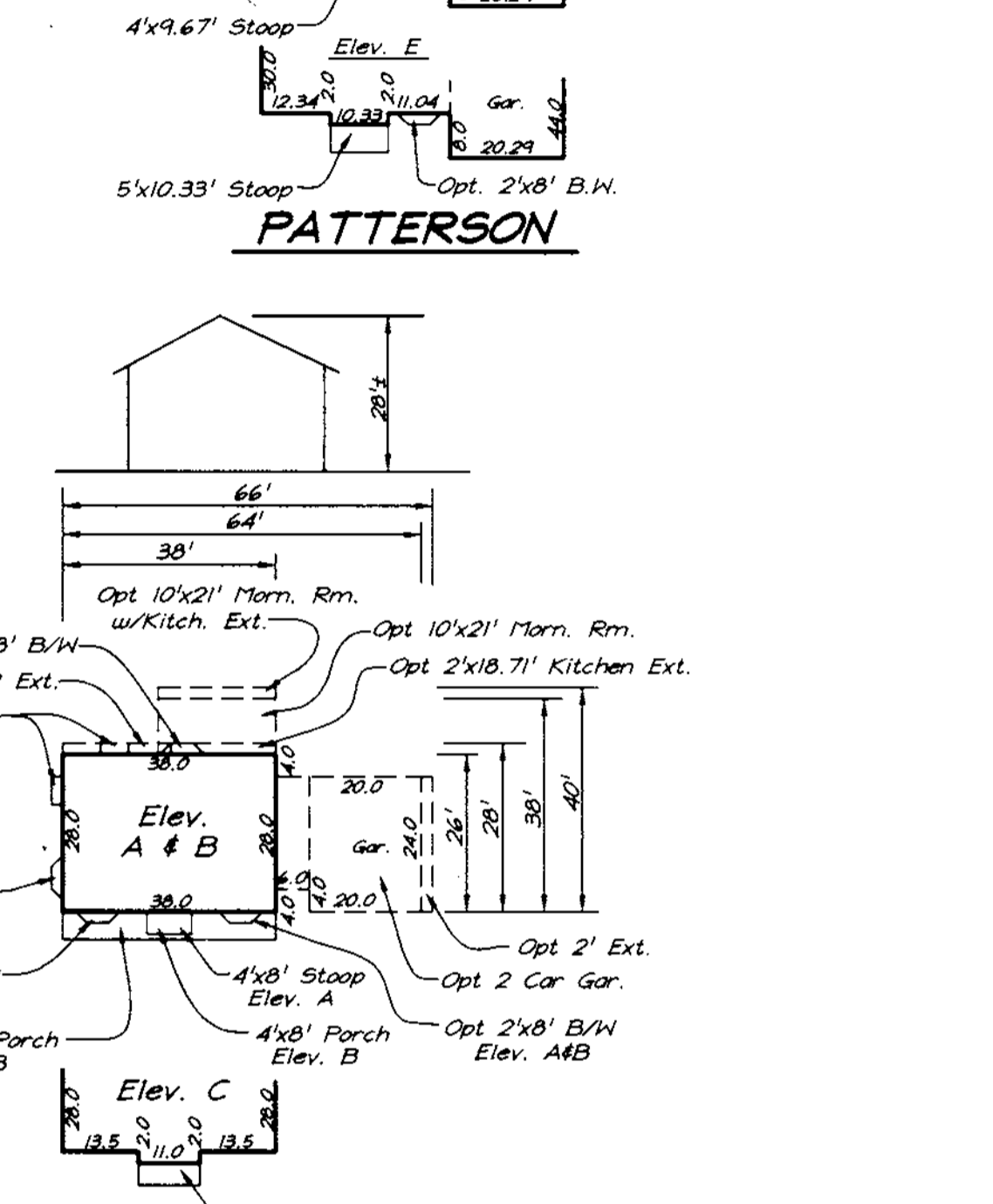
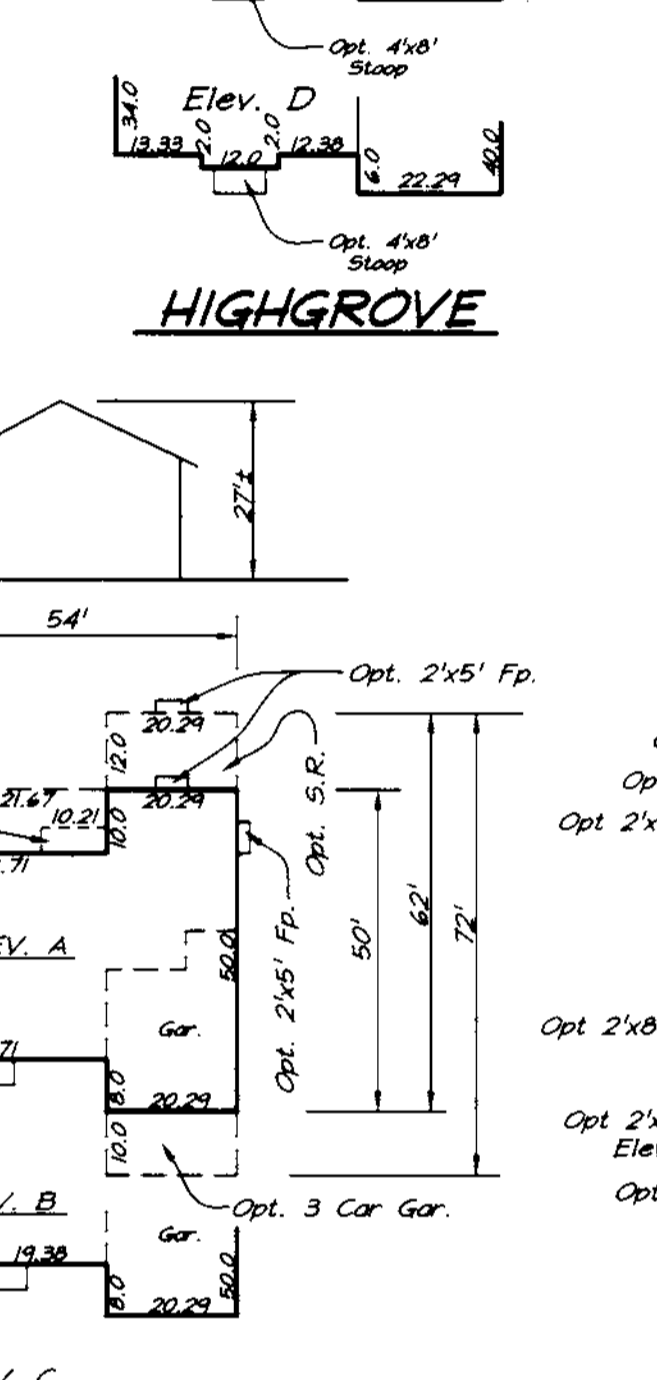
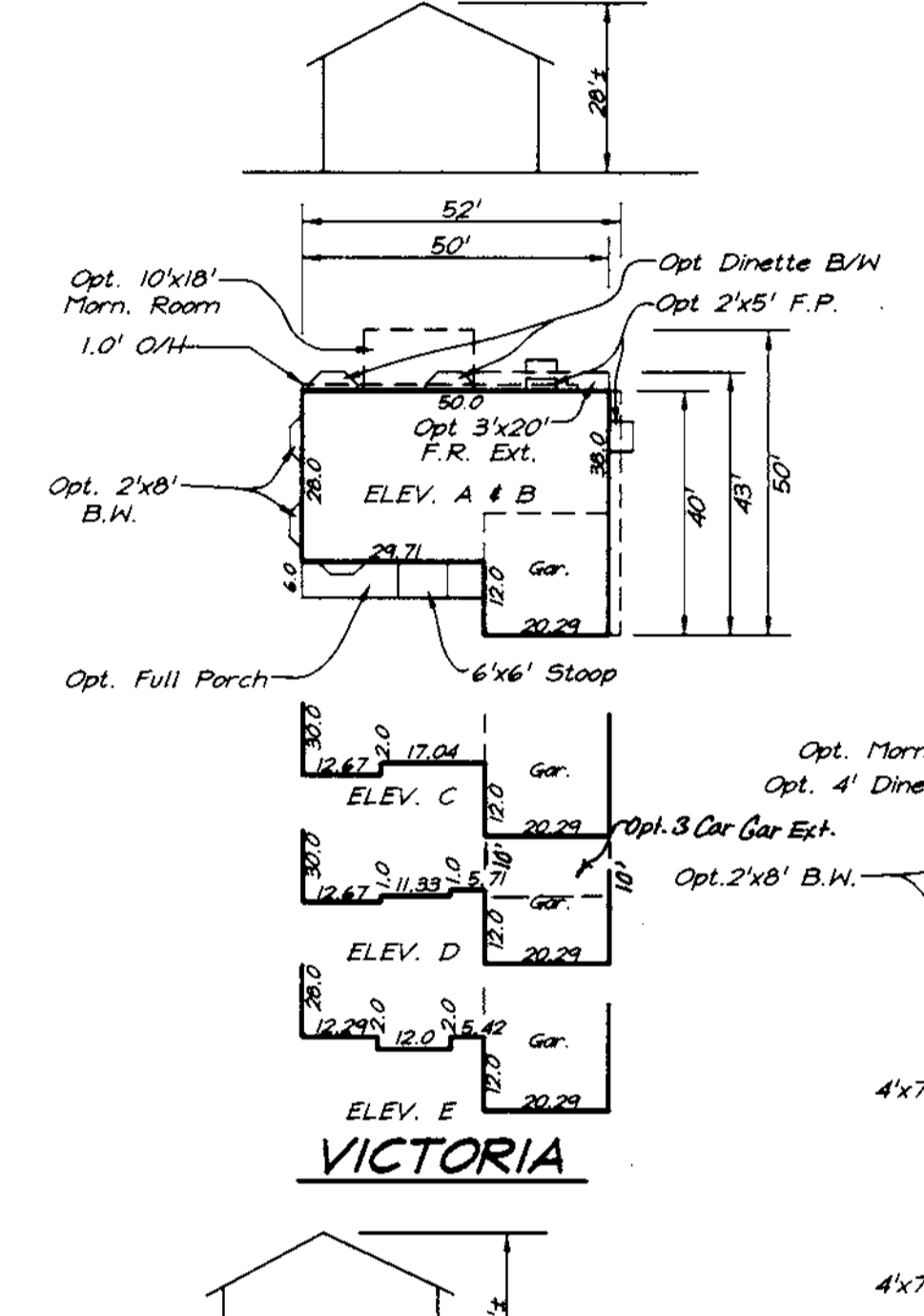
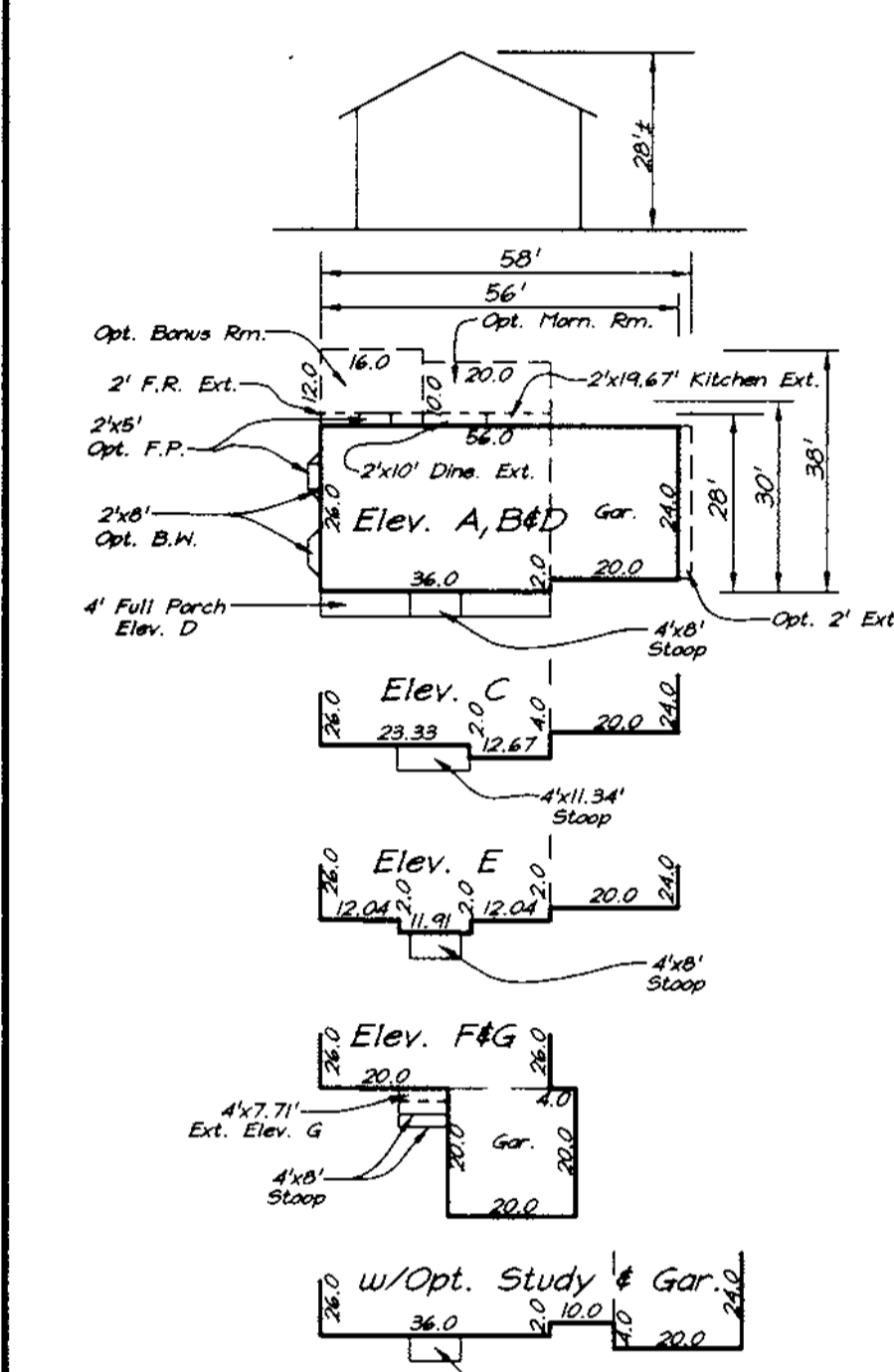
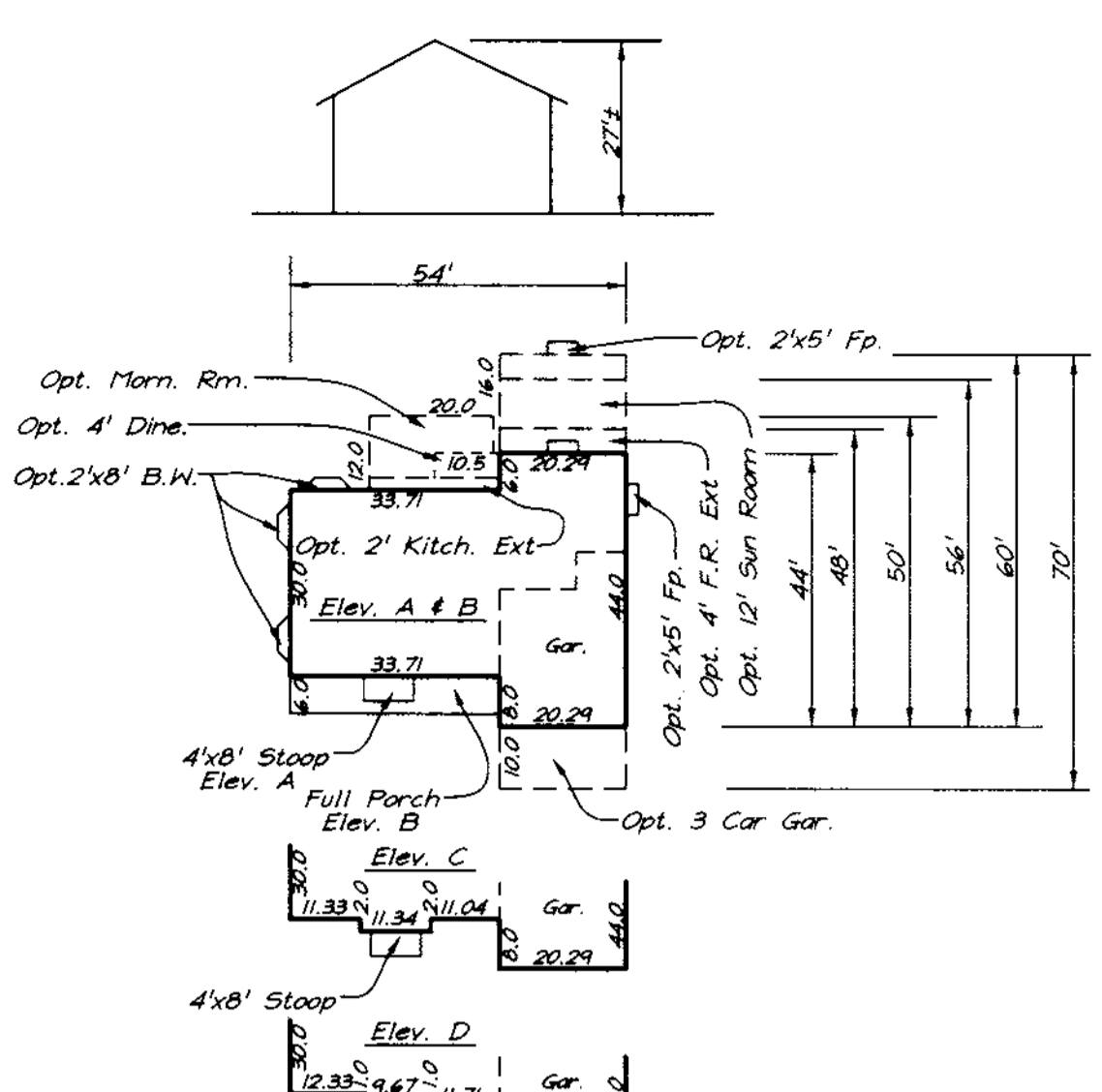
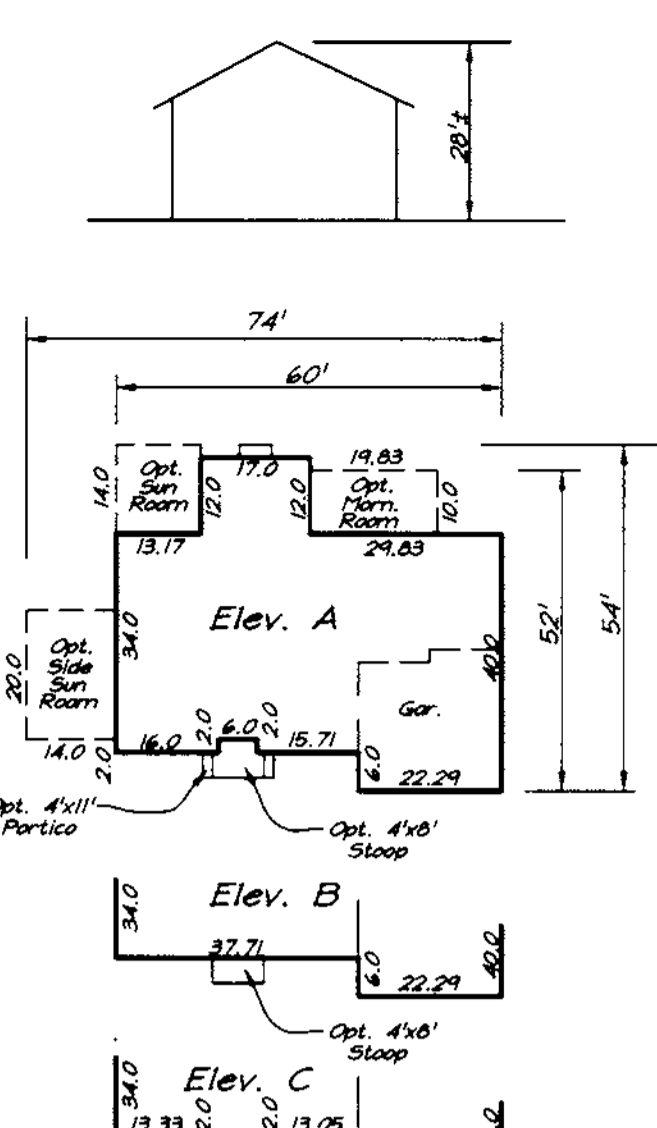
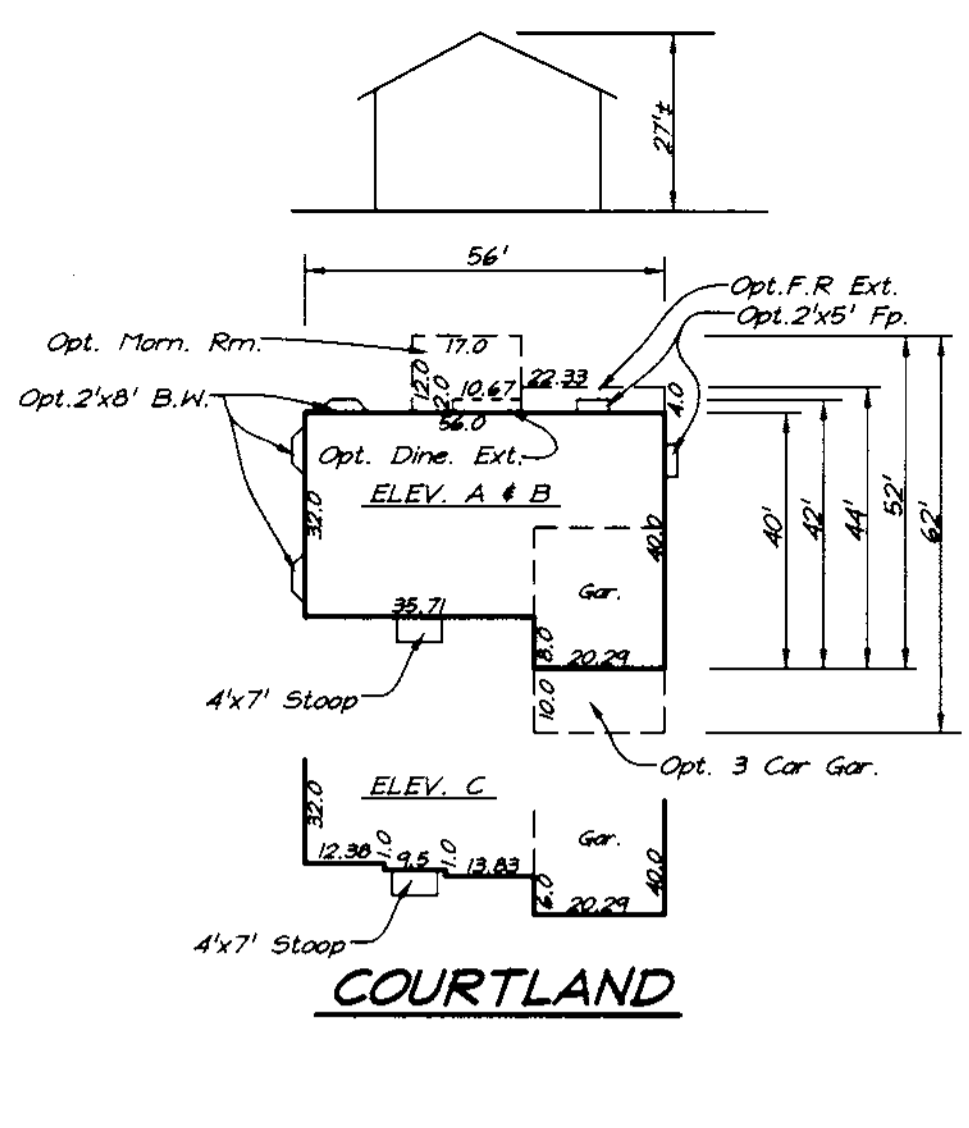
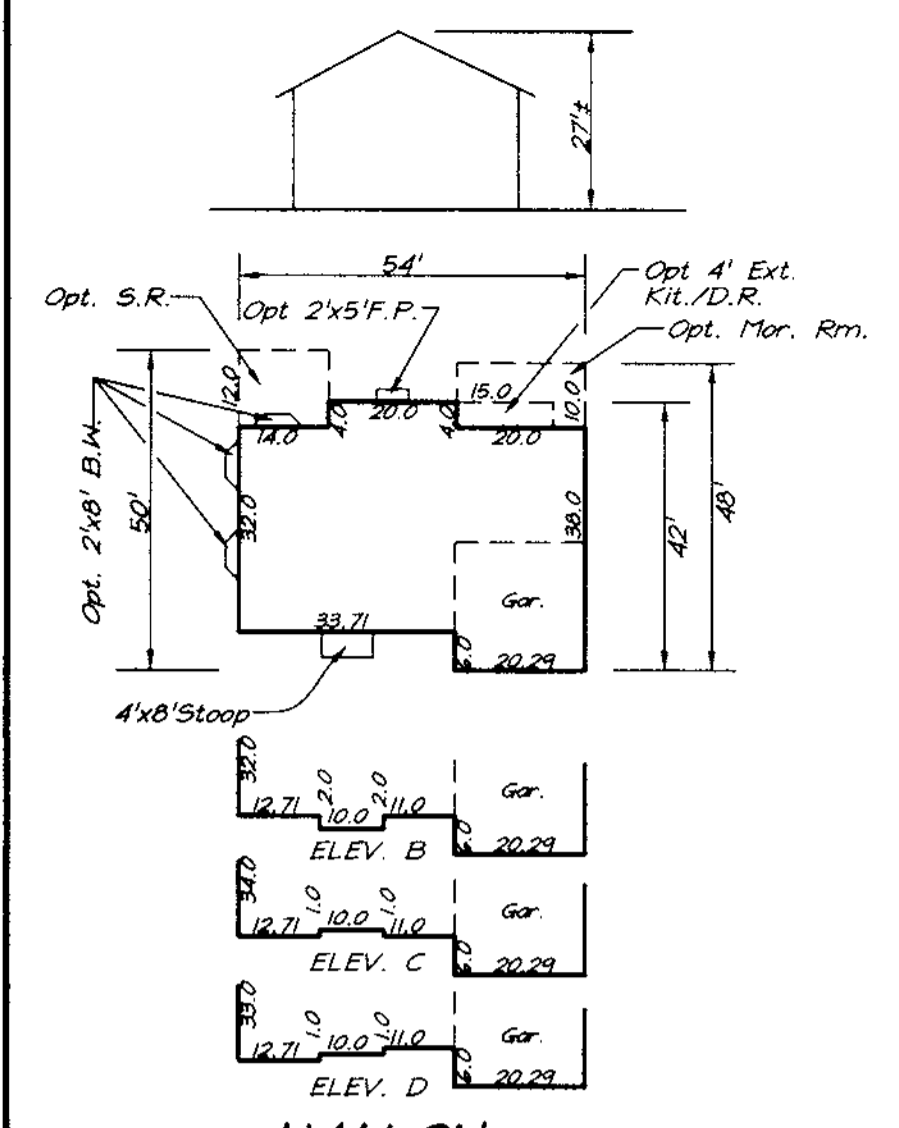
APPROVED: DEPARTMENT OF PLANNING & ZONING

*Chad Dammann* 12/10/98  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

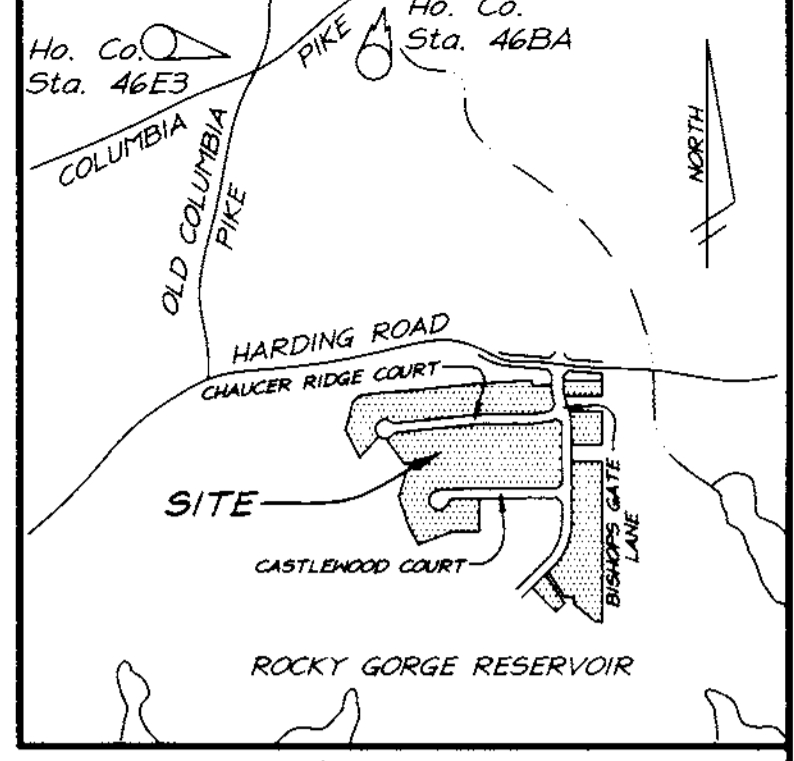
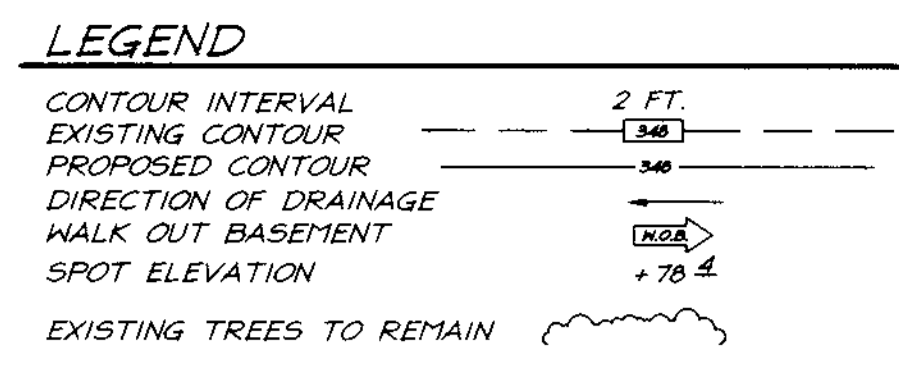
*Cinda Hamilton* 12/15/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT

*Paul S. Sackett* 12/21/98  
 DIRECTOR





| ADDRESS CHART |                            |
|---------------|----------------------------|
| LOT NUMBER    | STREET ADDRESS             |
| 25            | 11301 Bishops Gate Lane    |
| 27            | 11309                      |
| 28            | 11313                      |
| 30            | 11321                      |
| 31            | 11325                      |
| 32            | 11329                      |
| 33            | 11333                      |
| 34            | 11337                      |
| 35            | 11341                      |
| 36            | 11345                      |
| 37            | 11349                      |
| 38            | 11353                      |
| 39            | 11357                      |
| 41            | 11361                      |
| 69            | 11381 Castlewood Court     |
| 71            | 11385                      |
| 72            | 11393                      |
| 73            | 11397                      |
| 74            | 11392                      |
| 75            | 11388                      |
| 76            | 11384                      |
| 77            | 11320                      |
| 78            | 11316                      |
| 79            | 11312                      |
| 80            | 11308                      |
| 81            | 11304                      |
| 82            | 11300                      |
| 83            | 11316 Bishops Gate Lane    |
| 84            | 11201 Chaucers Ridge Court |
| 85            | 11205                      |
| 86            | 11209                      |
| 87            | 11213                      |
| 88            | 11217                      |
| 89            | 11221                      |
| 90            | 11225                      |
| 91            | 11229                      |
| 92            | 11233                      |
| 93            | 11237                      |
| 95            | 11245                      |
| 96            | 11244                      |
| 97            | 11240                      |
| 98            | 11236                      |
| 99            | 11232                      |
| 100           | 11228                      |
| 101           | 11224                      |
| 102           | 11220                      |
| 103           | 11216                      |
| 104           | 11212                      |
| 105           | 11208                      |
| 106           | 11204                      |
| 107           | 11200                      |



**BENCHMARKS:**  
 Sta. #46E3  
 Elevation 410.06  
 N835,612.72 E1,337,927.650  
 Sta. #46E4  
 Elevation 426.51  
 N837,545.849 E1,339,849.084

**GENERAL NOTES:**

- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 17.20 Acres.
- The total number of lots included in this submission is: 52
- Improvement to property: Single Family Detached
- SHC Elevations shown are at the Property line.
- Department of Planning and Zoning reference file numbers: F-88-12, S-97-07, P-98-03, F-98-61
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #24-3671-D, approved Road Construction Plans F-98-61.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction Plans prepared by Mildenberg, Boender & Assoc., Inc. in Jan. 1998.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 46E3 & 46E4.
- The contractor shall notify the Department of Public Works/Construction Inspection Division at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
- Stormwater Management is provided per: F-98-61
- No clearing or grading is permitted within the forest conservation easements or the wetland and stream buffers.

**LANDSCAPE NOTES**

- As per P-98-03, "Credit for existing trees is taken based on trees remaining along perimeter and because of adjoining Perpetual Forest Land (NSGC)".
- Street Trees and on-lot Landscape plants from the F-98-61 Landscape Plan are indicated as dashed circles for reference only.
- This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and Landscape Manual.
- Financial Surety for the required Landscaping must be posted as part of the Grading Permit in the amount of \$3900.00.
- For Perimeter Landscaping and Plant Schedules, see sheet 4 of 10

| SHEET INDEX                        |                  |  |
|------------------------------------|------------------|--|
| DESCRIPTION                        | SHEET No.        |  |
| SITE DEVELOPMENT PLANS             | 1,2,3,4,5 of 10  |  |
| SEDIMENT AND EROSION CONTROL PLANS | 6,7,8,9,10 of 10 |  |

**OWNER / DEVELOPER**  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200  
 MCLEAN, VIRGINIA 22101

**SPECIAL NOTES:**

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-61 and/or approved Water and Sewer Plans Contract #24-3671-D.

| SUBDIVISION NAME   | SECTION/AREA   | LOTS/PARCELS                          |
|--------------------|----------------|---------------------------------------|
| RESERVOIR OVERLOOK |                | 25, 27, 28, 30, 39, 41, 69-93, 95-107 |
| PLAT NO.           | BLOCK NO.      | ZONE                                  |
| 13465              | 15 & 16        | R-20                                  |
| TAX MAP NO.        | ELECTION DIST. | CENSUS TRACT                          |
| 13472              | 46             | 6th 6068.02                           |
| WATER CODE         | SEWER CODE     |                                       |
| E-18               | 7601000        |                                       |

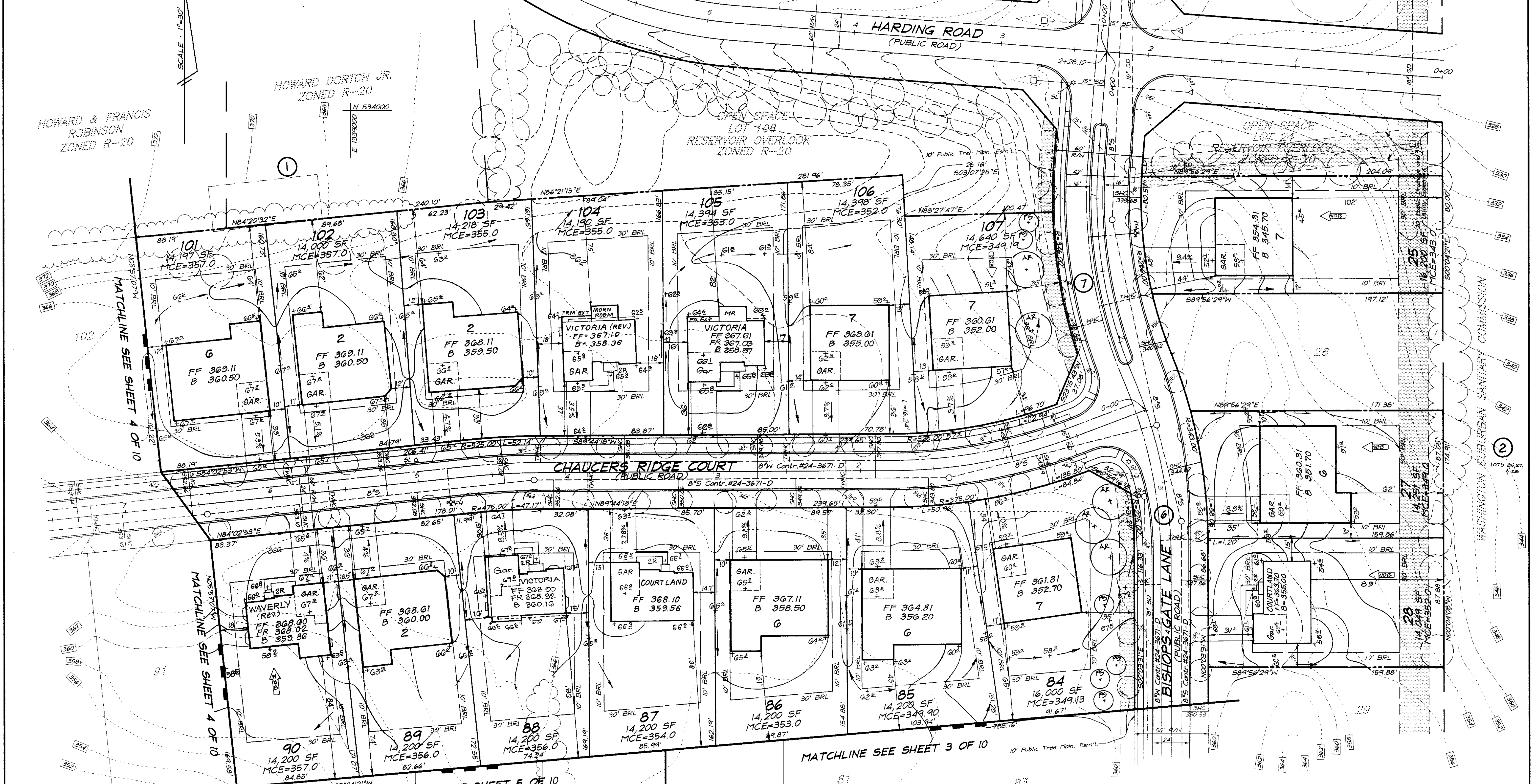
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 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

| DESIGNED | SITE DEVELOPMENT PLAN   | SCALE    |
|----------|---|----------|
| JME      | LOTS 25, 27, 28, 30 thru 39, 41, 69 thru 93 and 95 thru 107                           | 1" = 30' |
| DRAWN    | DRAWING   |          |
| PS       | <b>RESERVOIR OVERLOOK</b>   | 1 of 10  |
| CHECKED  | TAX MAP 46 PARCELS 15, 78, 186 & 187  | JOB NO.  |
| JME      | SIXTH (6th) ELECTION DISTRICT   | 98-041   |
| DATE     | HOWARD COUNTY, MARYLAND   | FILE NO. |
| 8-18-98  | FOR: RYAN HOMES<br>11460 Cranridge Drive, Suite 128<br>Clingens 19118, Maryland 21117 | 98-041X  |

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature] 12/10/98  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 12/15/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 12/21/98  
 DIRECTOR

| NO. | REVISIONS                                 | DATE    |
|-----|---|---------|
| 2   | Add Remington hse to plan & generic boxes | 5-18-00 |
| 2   | Add Rutherford hse. typical               | 4-17-00 |
| 1   | Add 3 Car Gar. to Victoria Hse. typ.      | 4-14-00 |
| NR  |   |         |

| No | Revision   | Date               |
|----|--|--------------------|
| 1  | Rev. Lot 87, From Gen. Box to Courtland                | 11-2-98            |
| 2  | Rev. Lot 90, From Gen. Box to Waverly                  | 11-2-98            |
| 3  | Rev. hse. & grd. lot 88 from 7 Box to Victoria         | 11-17-98           |
| 4  | Rev. hse. & grd. lot 87                                | 11-24-98           |
| 5  | Rev. hse. & grd. lot 104 from 2 Box to Victoria (Rev.) | 12-1-98            |
| 6  | Rev. Hse. & grd. lot 28                                | 12-22-99           |
| 7  | Rev. hse. & grd. lot 105 to show As-Built              | Conditions 6-20-00 |
| 8  | Rev. grd. in Rear of lots 103-107 Open Space           | lot 106 2-29-00    |



OWNER / DEVELOPER  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200  
 MCLEAN, VIRGINIA 22101

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature] 11/10/98  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 12/18/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 12/21/98  
 DIRECTOR

① PERIMETER 1 SFD TO SFD  
 1 SHADE TREE/60 L.F.  
 4 REQUIRED  
 EDGE TYPE A 240.1 L.F.  
 5 PROVIDED BY DEVELOPER

② PERIMETER 2 LOTS 85, 87, 88  
 SFD TO WSSC (ROCKY GORGE RESERVOIR)  
 1 SHADE TREE/60 L.F.  
 4 REQUIRED  
 EDGE TYPE A 254.9 L.F.  
 6 PROVIDED BY DEVELOPER

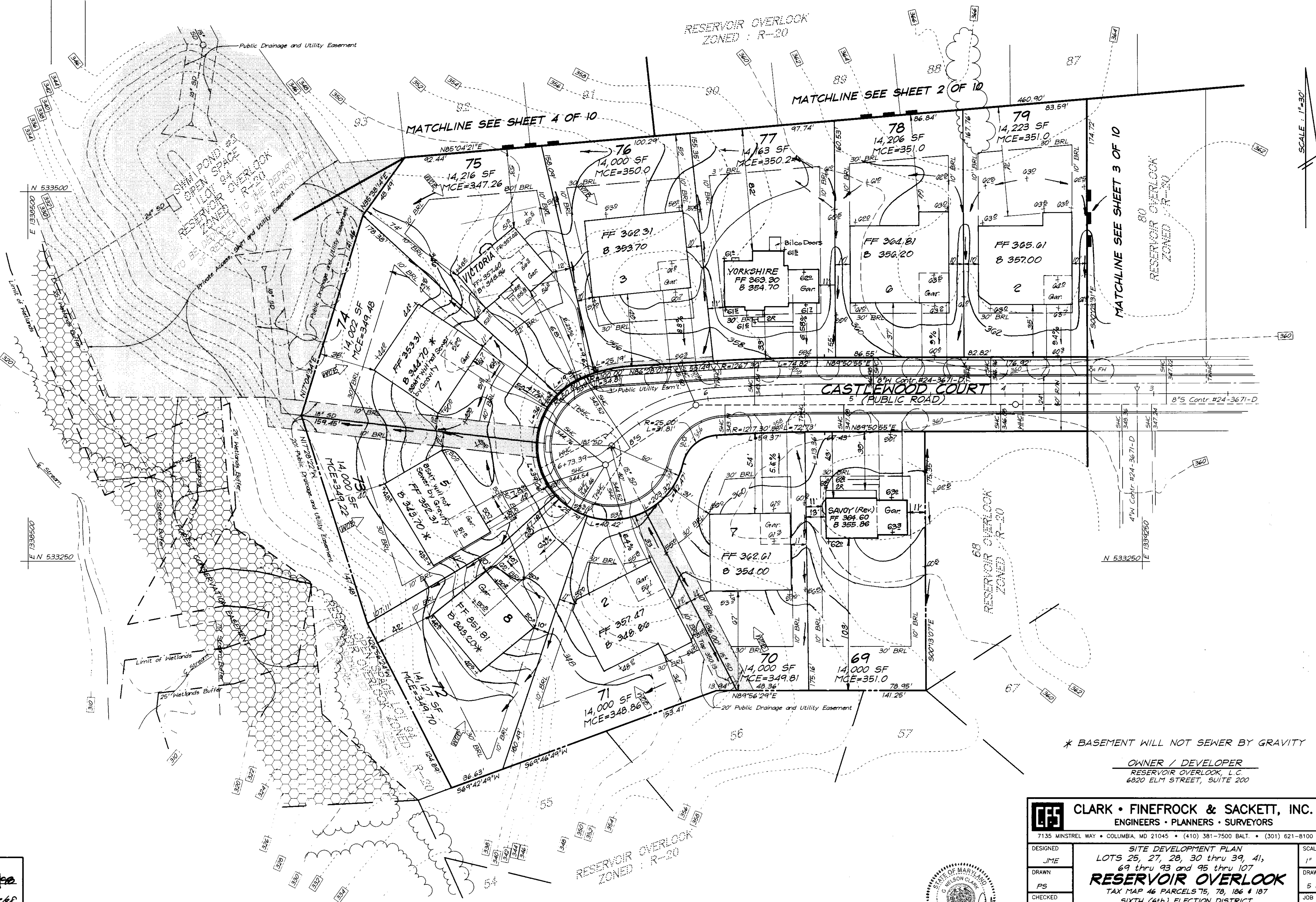
⑦ PERIMETER 7 LOT 107  
 1 SHADE TREE/60 L.F. & 1 EV. TREE/40 L.F.  
 2 SHADE TREES AND 2 EV. TREES REQUIRED  
 2 SHADE TREES AND 2 EV. TREES TO BE PROVIDED BY BUILDER  
 EDGE TYPE B 98.85 L.F.

⑥ PERIMETER 6 LOT 84  
 1 SHADE TREE/60 L.F. & 1 EV. TREE/40 L.F.  
 3 SHADE TREES AND 4 EV. TREES REQUIRED  
 3 SHADE TREES AND 4 EV. TREES TO BE PROVIDED BY BUILDER  
 EDGE TYPE B 147.6 L.F.

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.


|   |   |                     |
|---|---|---------------------|
| DESIGNED<br>JME   | <b>SITE DEVELOPMENT PLAN</b><br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 106 & 187<br>SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND | SCALE<br>1" = 30'   |
| DRAWN<br>PS   |   | DRAWING<br>2 of 10  |
| CHECKED<br>jme  |   | JOB NO.<br>98-041   |
| DATE<br>8-18-98   |   | FILE NO.<br>98-041X |
| FOR: RYAN HOMES<br>11460 Cranridge Drive, Suite 128<br>Orange Mills, Maryland 21117 |   |                     |

| NO | REVISIONS                                  | DATE    |
|----|--|---------|
| 1  | Rev hse & Grd. lot 75 From box to VICTORIA | 5-18-99 |
| 2  | Rev hse & grd. lot 69                      | 5-31-99 |
| 3  | Rev hse & grd. lot 77                      | 6-8-99  |



\* BASEMENT WILL NOT SEWER BY GRAVITY

OWNER / DEVELOPER  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200

|  |   |   |                     |
|--|---|---|---------------------|
|  <b>CLARK • FINEFROCK &amp; SACKETT, INC.</b><br>ENGINEERS • PLANNERS • SURVEYORS<br>7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH. |   |   |                     |
| DESIGNED<br>JME  | <b>SITE DEVELOPMENT PLAN</b><br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 186 & 187<br>SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND | SCALE<br>1" = 30'   |                     |
| DRAWN<br>PS  |   | DRAWING<br>5 of 10  |                     |
| CHECKED<br>jme   |   | JOB NO.<br>98-041   |                     |
| DATE<br>8-18-98  |   | FOR: RYAN HOMES<br>11460 Cranridge Drive, Suite 128<br>Gavage Mills, Maryland 21117 | FILE NO.<br>98-041X |
|  |   |   |                     |

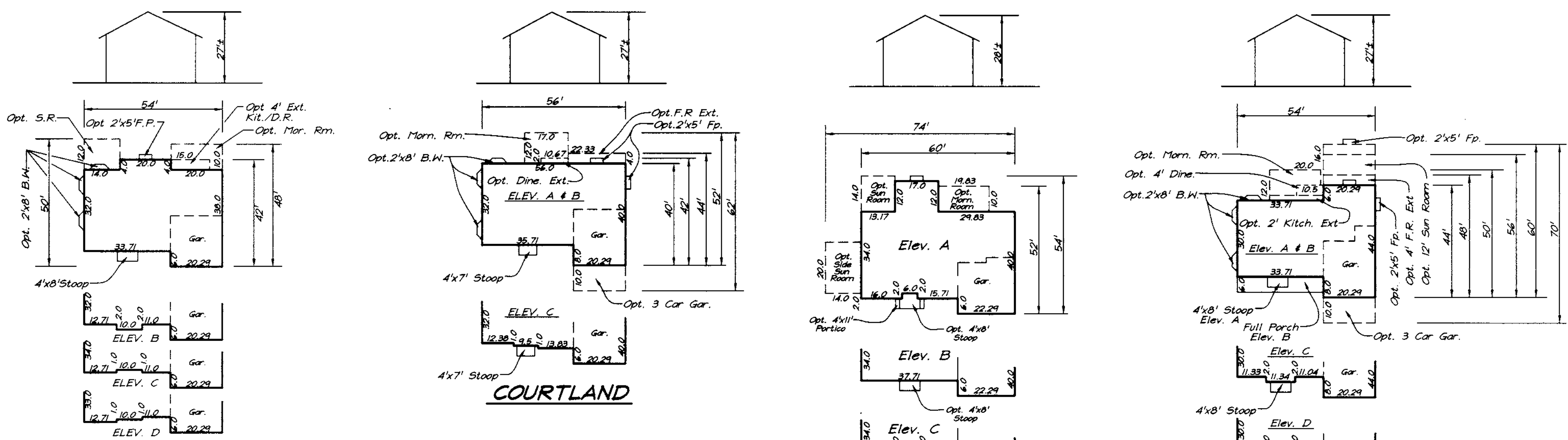
APPROVED: DEPARTMENT OF PLANNING & ZONING

*Chris Dammann* 12/10/98  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Candy Hamilton* 12/15/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT

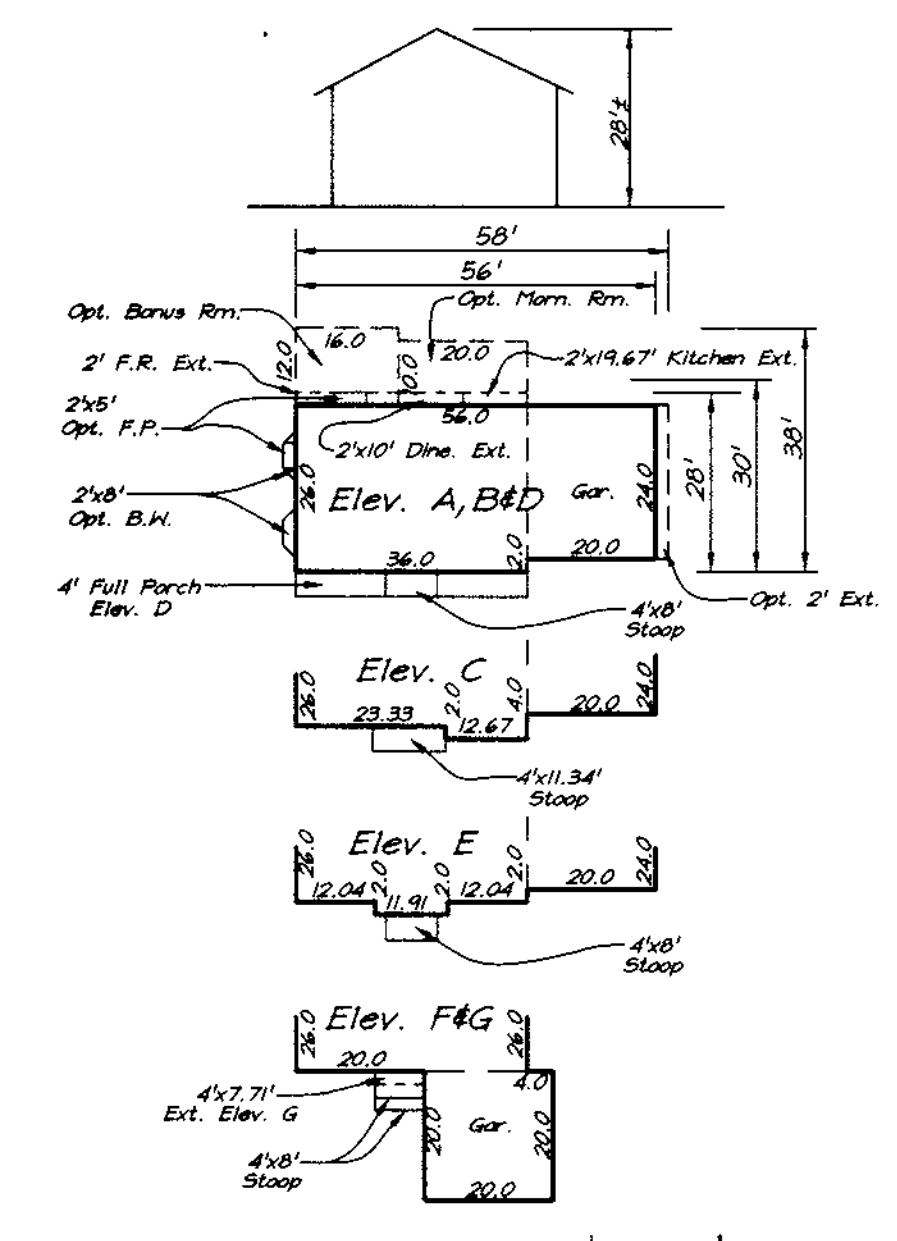
*Paul J. Smith* 12/21/98  
 DIRECTOR





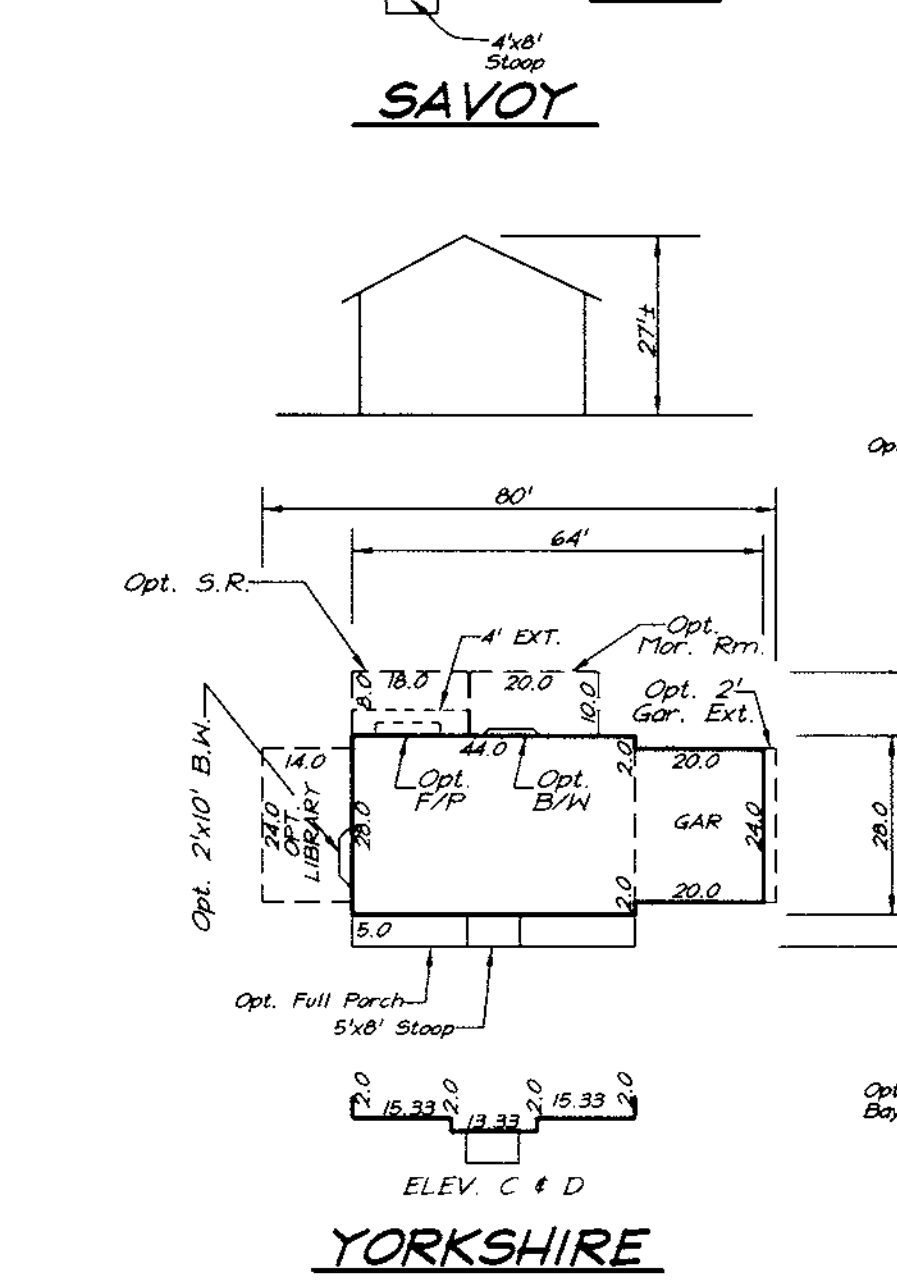
**AVALON**

**COURTLAND**



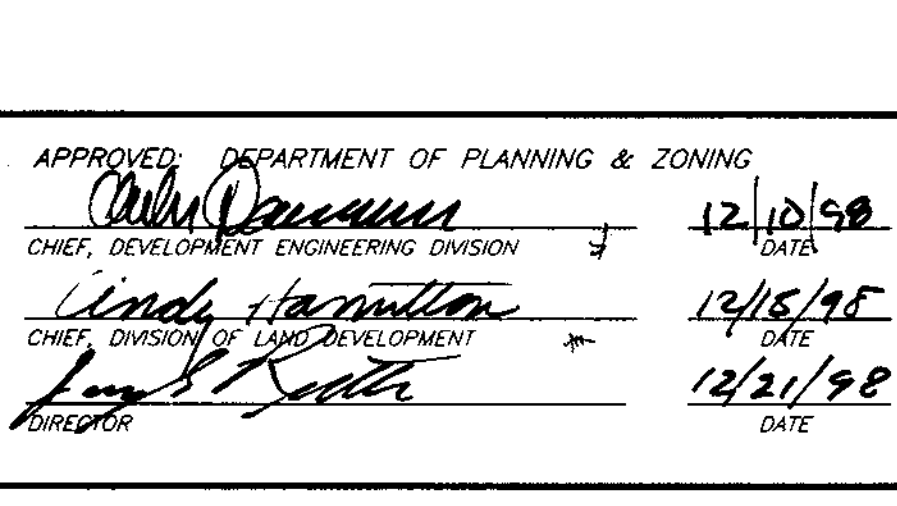
**SAVOY**

**VICTORIA**

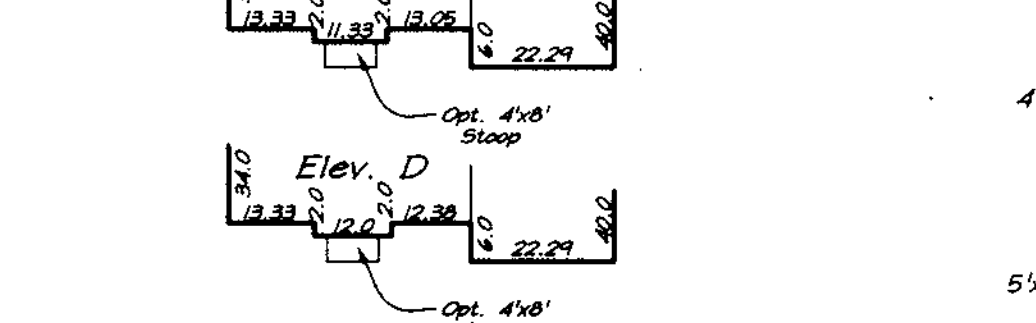


**WINDSOR**

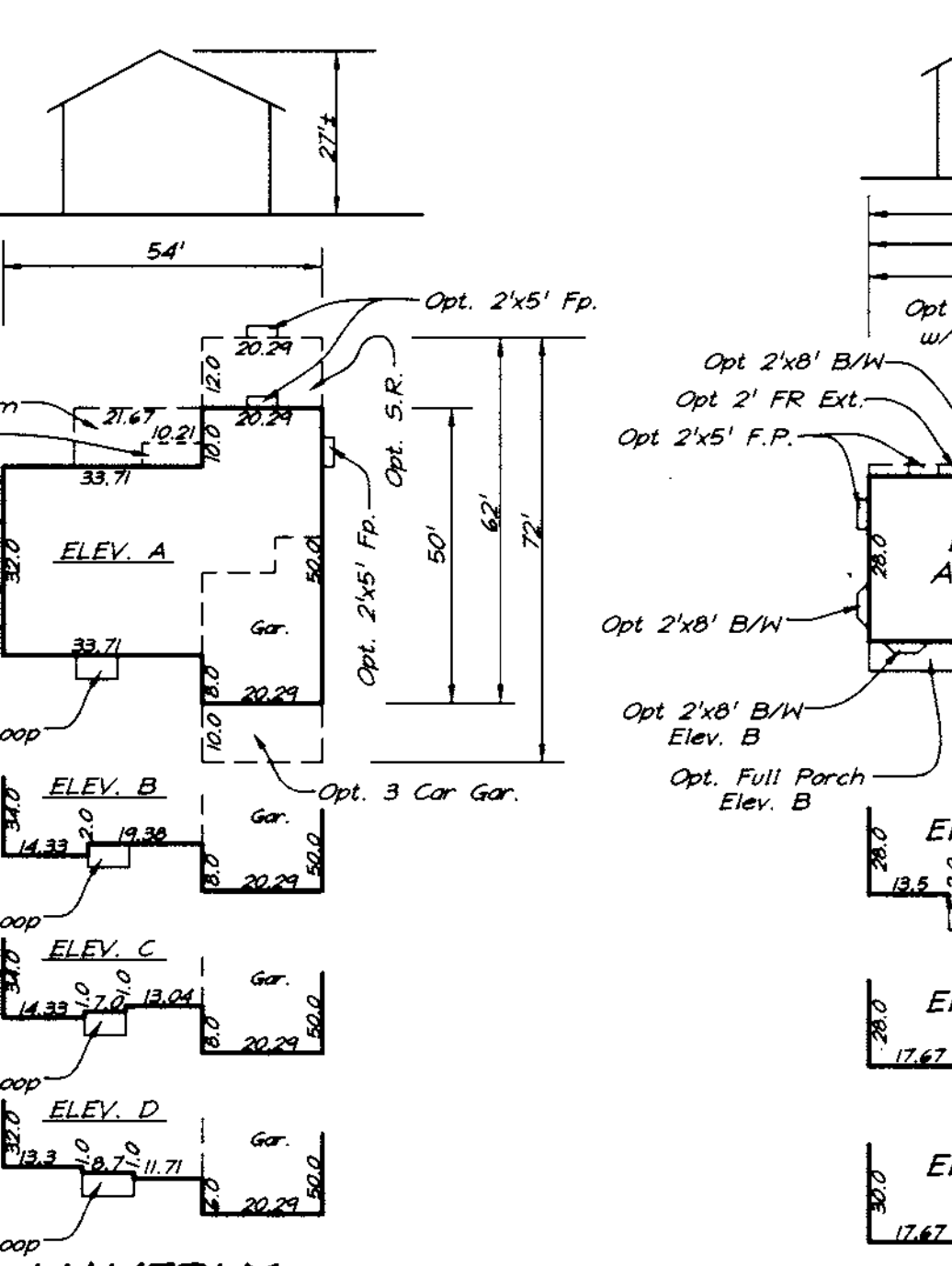
**YORKSHIRE**



**ZACHARY**

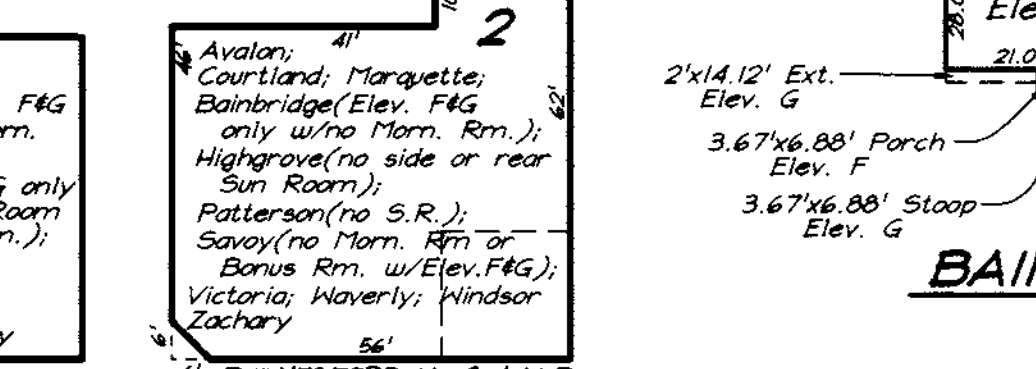


**HIGHGROVE**

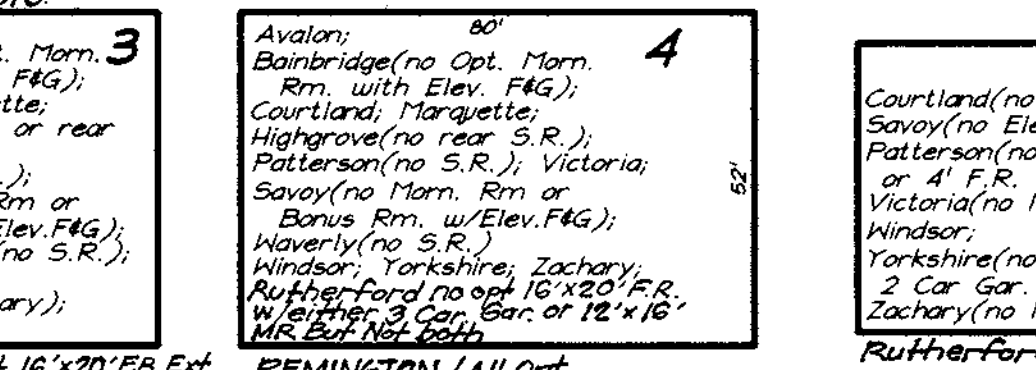


**WANDERLY**

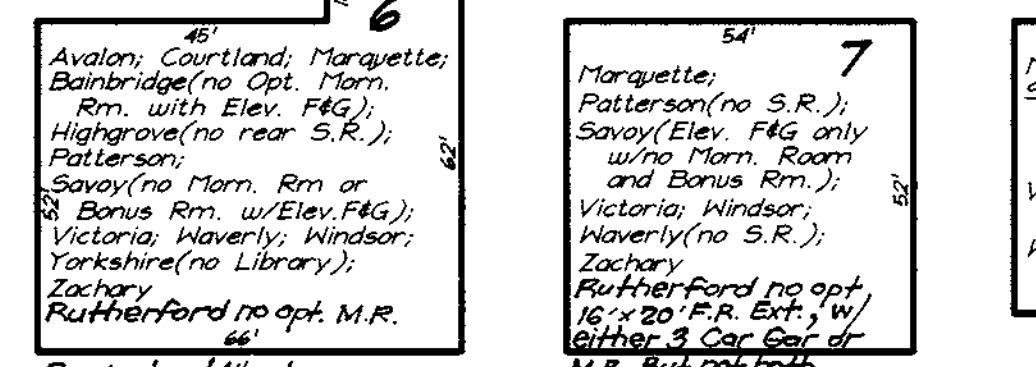
**BAINBRIDGE**



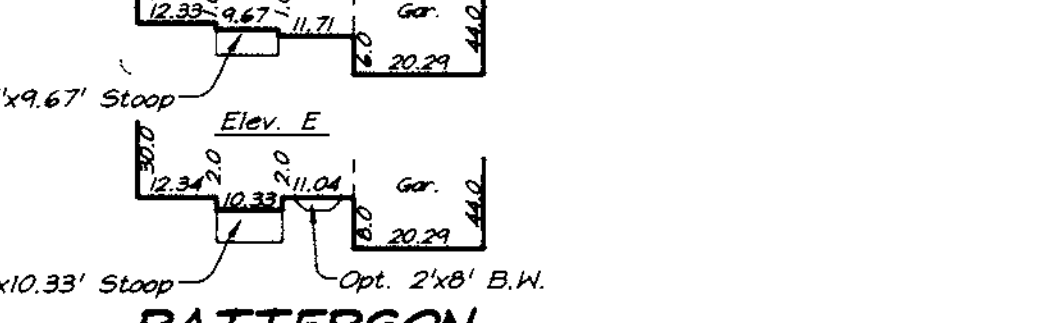
**RUTHERFORD**



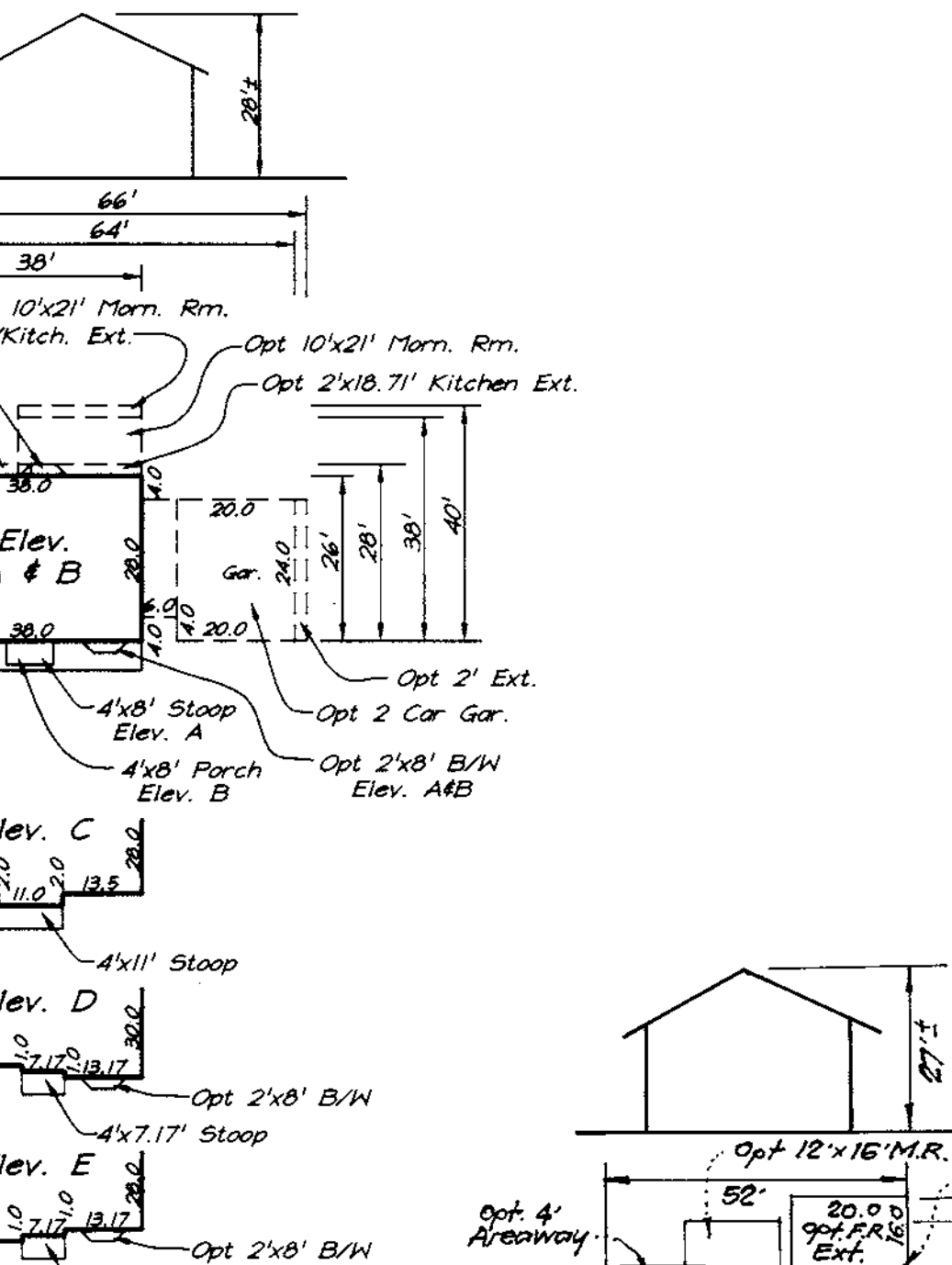
**REMINGTON**



**MARQUETTE**

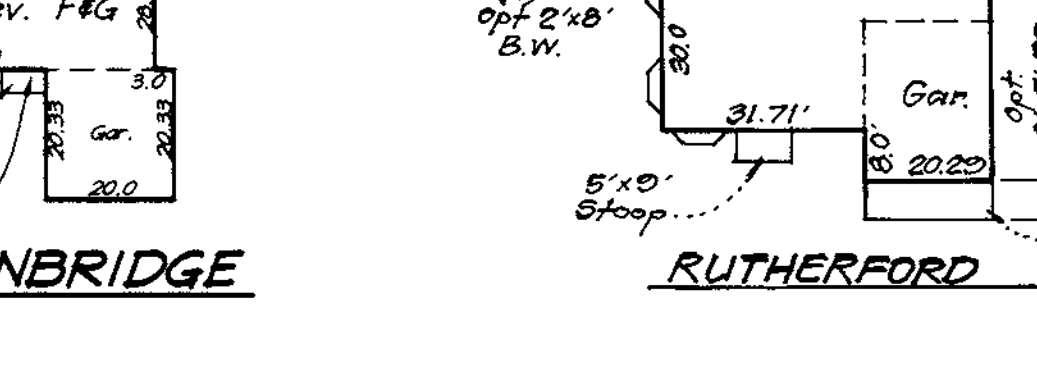


**PATTERSON**



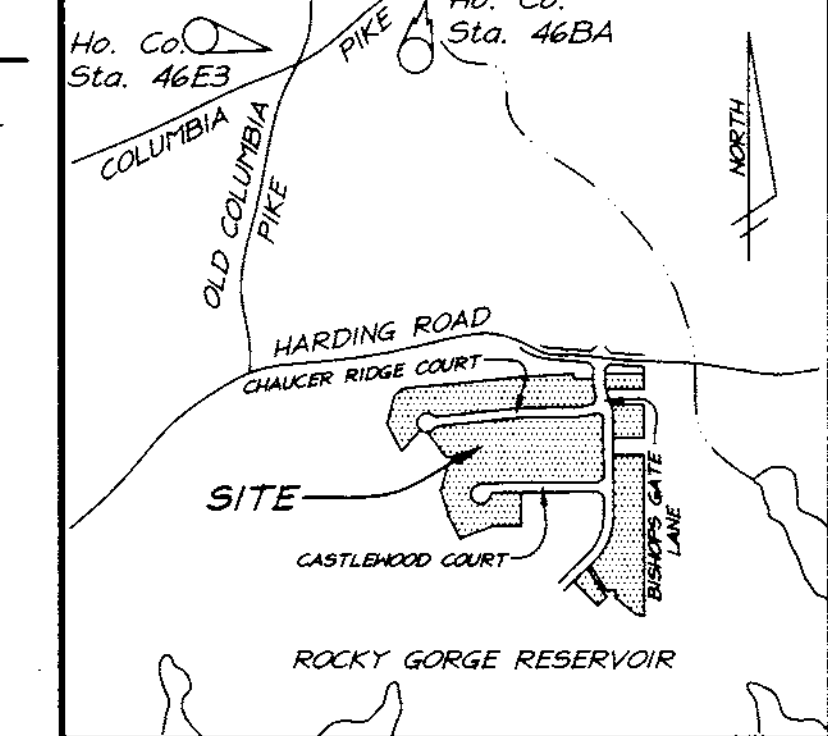
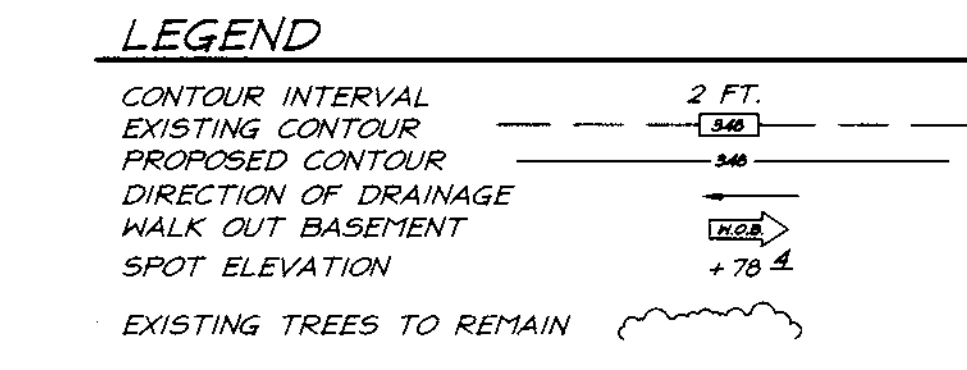
**RUTHERFORD**

**REMINGTON**



**WINDSOR**

| ADDRESS CHART |                            |
|---------------|----------------------------|
| LOT NUMBER    | STREET ADDRESS             |
| 25            | 11301 Bishops Gate Lane    |
| 27            | 11309                      |
| 28            | 11313                      |
| 30            | 11321                      |
| 31            | 11325                      |
| 32            | 11329                      |
| 33            | 11333                      |
| 34            | 11337                      |
| 35            | 11341                      |
| 36            | 11345                      |
| 37            | 11349                      |
| 38            | 11353                      |
| 39            | 11357                      |
| 41            | 11361                      |
| 69            | 11321 Chaucers Ridge Court |
| 70            | 11325                      |
| 71            | 11329                      |
| 72            | 11333                      |
| 73            | 11337                      |
| 74            | 11332                      |
| 75            | 11328                      |
| 76            | 11324                      |
| 77            | 11320                      |
| 78            | 11316                      |
| 79            | 11312                      |
| 80            | 11308                      |
| 81            | 11304                      |
| 82            | 11300                      |
| 83            | 11316 Bishops Gate Lane    |
| 84            | 11201 Chaucers Ridge Court |
| 85            | 11205                      |
| 86            | 11209                      |
| 87            | 11213                      |
| 88            | 11217                      |
| 89            | 11221                      |
| 90            | 11225                      |
| 91            | 11229                      |
| 92            | 11233                      |
| 93            | 11237                      |
| 95            | 11245                      |
| 96            | 11249                      |
| 97            | 11244                      |
| 98            | 11236                      |
| 99            | 11232                      |
| 100           | 11228                      |
| 101           | 11224                      |
| 102           | 11220                      |
| 103           | 11216                      |
| 104           | 11212                      |
| 105           | 11208                      |
| 106           | 11204                      |
| 107           | 11200                      |



**BENCHMARKS:**  
 Sta. #46E3  
 Elevation 410.06  
 N535, 610.721 E1, 337, 927.650  
 Sta. #46BA  
 Elevation 426.51  
 N537, 545.849 E1, 339, 849.084

**GENERAL NOTES:**

- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 17.20 Acres.
- The total number of lots included in this submission is: 52
- Improvement to property: Single Family Detached
- SHC Elevations shown are at the Property line.
- Department of Planning and Zoning reference file numbers: F-89-112, 5-47-07, P-98-03, F-98-61
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #24-3671-D, approved Road Construction Plans F-98-61.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction Plans prepared by Mildenberg, Boender & Assoc., Inc. in Jan. 1998.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 46E3 & 46BA
- The contractor shall notify the Department of Public Works/Construction Inspection Division at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
- Stormwater Management is provided per: F-98-61
- No clearing or grading is permitted within the forest conservation easements or the wetland and stream buffers.

**LANDSCAPE NOTES**

- As per F-98-03, "Credit for existing trees is taken based on trees remaining along perimeter and because of adjoining Perpetual Forest Land (WSSC)".
- Street Trees and on-lot Landscape plants from the F-98-61 Landscape Plan are indicated as dashed circles for reference only.
- This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and Landscape Manual.
- Financial Surety for the required Landscaping must be posted as part of the Grading Permit in the amount of \$3900.00.
- For Perimeter Landscaping and Plant Schedules, see sheet 4 of 10.

| SHEET INDEX                        |                  |  |
|------------------------------------|------------------|--|
| DESCRIPTION                        | SHEET No.        |  |
| SITE DEVELOPMENT PLANS             | 1,2,3,4,5 of 10  |  |
| SEDIMENT AND EROSION CONTROL PLANS | 6,7,8,9,10 of 10 |  |

**OWNER / DEVELOPER**  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200  
 McLEAN, VIRGINIA 22101

**SPECIAL NOTES:**

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-61 and/or approved Water and Sewer Plans Contract #24-3671-D.

| SUBDIVISION NAME   | SECTION/AREA       | LOTS/PARCELS                          |
|--------------------|--------------------|---------------------------------------|
| RESERVOIR OVERLOOK |                    | 25, 27, 28, 30, 39, 41, 69-93, 95-107 |
| PLAT NO. 13465     | BLOCK NO. 15 & 16  | ZONE R-20                             |
| TAX MAP NO. 46     | ELECTION DIST. 6th | CENSUS TRACT 6068.02                  |
| WATER CODE E-18    | SEWER CODE 7601000 |                                       |

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: JME  
 DRAWN: PS  
 CHECKED: jme  
 DATE: 8-18-98

**SITE DEVELOPMENT PLAN**  
 LOTS 25, 27, 28, 30 thru 39, 41, 69 thru 93 and 95 thru 107  
**RESERVOIR OVERLOOK**  
 TAX MAP 46 PARCELS 15, 78, 186 & 187  
 SIXTH (6th) ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

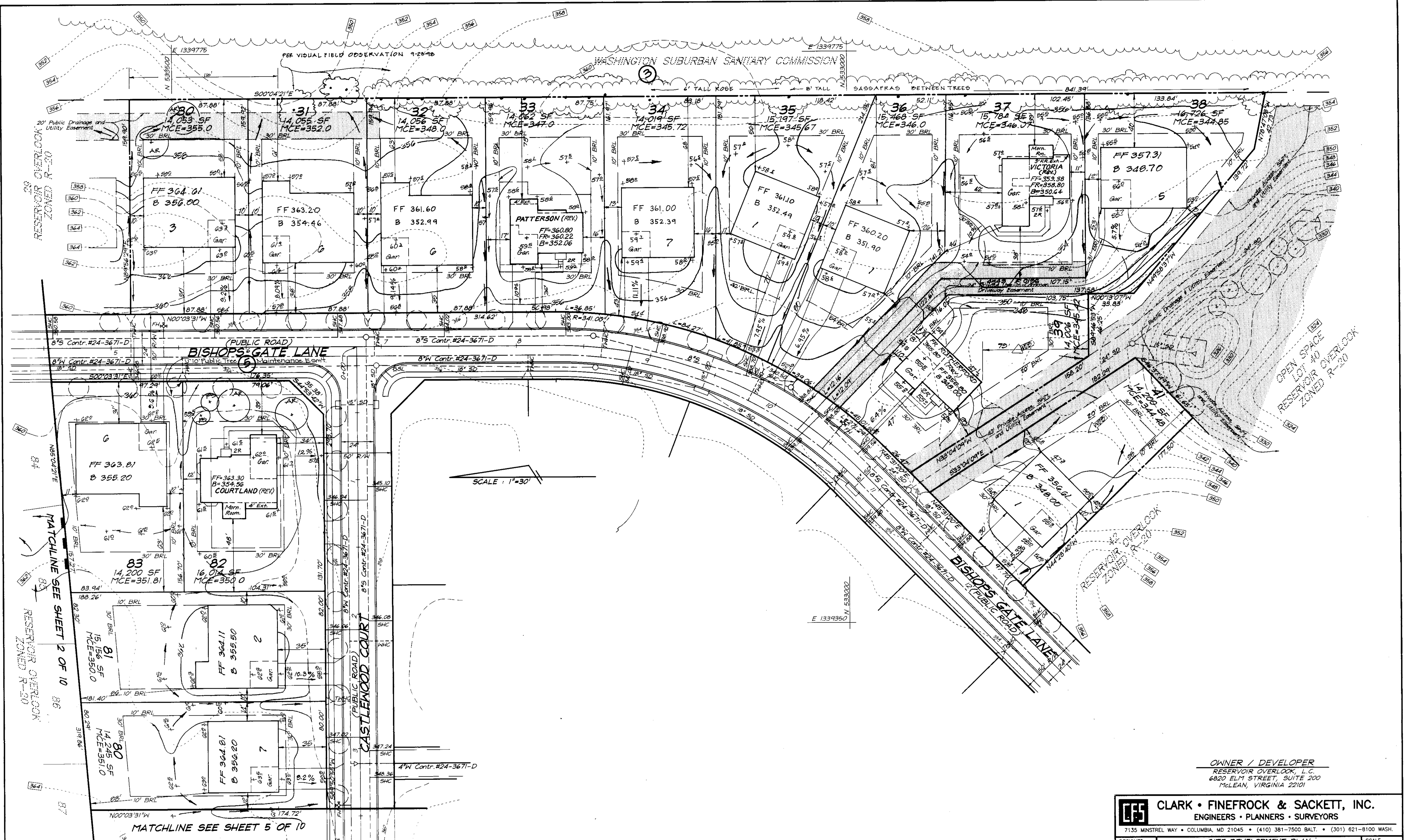
SCALE: 1" = 30'  
 DRAWING: 1 of 10  
 JOB NO.: 98-041  
 FILE NO.: 98-041X

FOR: RYAN HOMES  
 11460 Cranridge Drive, Suite 128  
 Quince Mills, Maryland 21117

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 12/10/98  
 12/15/98  
 12/21/98

| NO. | REVISIONS                                  | DATE    |
|-----|--|---------|
| 4   | Add Opt. Morn. Rm. to Remington Hse. typ.  | 5-25-00 |
| 3   | Add Remington hse. to plan & generic boxes | 5-18-00 |
| 2   | Add Rutherford hse. typical                | 4-17-00 |
| 1   | Add 3 Car. Gar. to Victoria Hse. typ.      | 4-14-00 |





APPROVED: DEPARTMENT OF PLANNING & ZONING  
 Chief, Development Engineering Division  
 Chief, Division of Land Development  
 Director

12/10/98  
 12/15/98  
 12/21/98

PERIMETER 5 LOT 82  
 1 SHADE TREE/50 L.F. & 1 EV. TREE/40 L.F.  
 2 SHADE TREES AND 2 EV. TREES REQUIRED  
 2 SHADE TREES AND 2 EV. TREES TO BE PROVIDED BY BUILDER

EDGE TYPE B 79.06 L.F.

PERIMETER 3 SFD TO WSSC (ROCKY GORGE RESERVOIR)  
 CREDIT FOR TREES  
 1 SHADE TREE/60 L.F.  
 2 REQUIRED

EDGE TYPE A 941.39 L.F.  
 731.39 L.F.  
 110 L.F.

2 TO BE PROVIDED BY BUILDER

| NO | REVISIONS                           | DATE     |
|----|-------------------------------------|----------|
| 5  | Rev. Hse & Grd lot 30               | 4-17-00  |
| 4  | Rev. Hse & Grd lot 37               | 4-14-00  |
| 3  | Rev. Hse & Grd lot 82               | 10-26-99 |
| 2  | Rev. Hse & Grd lot 33               | 10-26-99 |
| 1  | Rev. Grd lots 31-36 to balance site | 7-2-99   |

OWNER / DEVELOPER  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200  
 McLEAN, VIRGINIA 22101

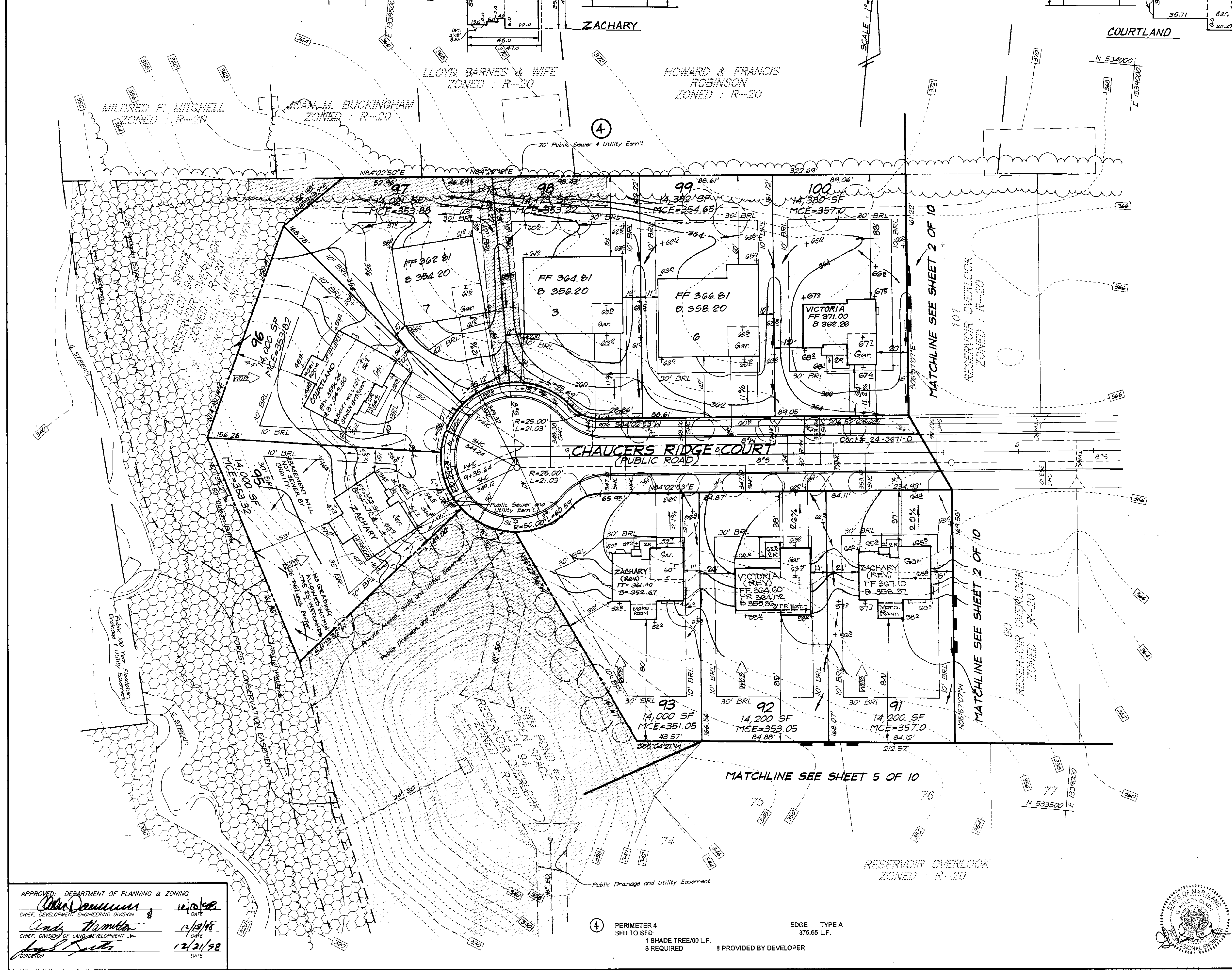
**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

|  |   |                     |
|--|---|---------------------|
| DESIGNED<br>JME  | <b>SITE DEVELOPMENT PLAN</b><br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 186 & 187<br>SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND | SCALE<br>1" = 30'   |
| DRAWN<br>PS  |   | DRAWING<br>3 of 10  |
| CHECKED<br>JME   |   | JOB NO.<br>98-041   |
| DATE<br>8-18-98  |   | FILE NO.<br>98-041X |
| FOR: RYAN HOMES<br>1140 Cherridge Drive, Suite 128<br>Gaithersburg, Maryland 20878 |   |                     |



| NO. | REVISION   | DATE     |
|-----|--|----------|
| 1   | Rev. hse & grd. lot 91 from Box to Zachary (Rev.) & lot 92 from Box to Victoria (Rev.) | 11-18-98 |
| 2   | Rev. Hse & Grd. Lot 93 From 'S' Box to ZACHARY & ADD HSE TYP.                          | 3-30-99  |
| 3   | Rev. Hse & Grd. lot 96 From Box to COURTLAND / ADD HSE TYP.                            | 5-17-99  |
| 4   | Rev. Hse & Grd. lot 95 From Box to ZACHARY   | 5-17-99  |
| 5   | Rev. hse & grd. lot 100 to show As-Built Conditions                                    | 11-20-00 |



| Category   | PERIMETER LANDSCAPE EDGE |                                  |
|--|--------------------------|----------------------------------|
|  | Adjacent to Roadways     | Adjacent to Perimeter Properties |
| Landscape Type   | B                        | A                                |
| Linear Feet of Roadway Frontage/Perimeter  | 325.51'                  | 1712.07'                         |
| Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed) | No                       | * Yes, 731.39'                   |
| Number of Plants Required  |                          | (980.68)                         |
| Shade Trees  | 7                        | 16                               |
| Evergreen Trees  | 0                        | 0                                |
| Shrubs   | 0                        | 0                                |
| Number of Plants Provided  |                          | DEVELOPER                        |
| Shade Trees  | 7                        | 19 SHADE TREES                   |
| Evergreen Trees  | 0                        | BUILDER                          |
| Other Trees (2:1 substitution)   | 0                        | 2 SHADE TREES                    |
| Shrubs (10:1 substitution)   | 0                        | NO OTHER TYPES                   |
| (Describe plant substitution credits below if needed)                            |                          |                                  |
| Surety Amounts   | \$3300.00                | \$600.00                         |

Comments: \* As per P48-03, Credit for existing trees is taken based on trees remaining along perimeter and because of adjoining Perpetual Forest Land (WSSC).  
 Financial Surety for the required 9 Shade trees and 8 Evergreen trees in the amount of \$3900.00 is part of the builders Grading Permit application.  
 Developer Shade trees are bonded under F-98-61.

| PERIMETER LANDSCAPE EDGE  |  |
|---|--|
| ADJACENT TO PERIMETER PROPERTIES  |  |
| -PERIMETER 1<br>SFD TO SFD<br>1 Shade Tree/40 LF<br>4 required  | Edge Type A<br>240.1 LF<br>5 provided by Developer                       |
| -PERIMETER 2<br>SFD TO WSSC (Rocky Gorge Reservoir)<br>1 Shade Tree/40 LF<br>4 required                     | Edge Type A<br>254.93 LF<br>6 provided by Developer                      |
| -PERIMETER 3<br>SFD TO WSSC (Rocky Gorge Reservoir)<br>Credit for trees<br>1 Shade Tree/40 LF<br>2 required | Edge Type A<br>841.39 LF<br>731.39 LF<br>110 LF<br>2 provided by Builder |
| -PERIMETER 4<br>SFD TO SFD<br>1 Shade Tree/40 LF<br>6 required  | Edge Type A<br>375.65 LF<br>8 provided by Developer                      |

| ADJACENT TO ROADWAYS  |                         |
|---|-------------------------|
| -PERIMETER 5<br>Lot 82<br>1 Shade Tree/50 LF & 1 Evergreen tree/40 LF<br>2 Shade Trees and 2 Evergreen trees required<br>2 Shade Trees and 2 Evergreen trees provided by Builder  | Edge Type B<br>79.06 LF |
| -PERIMETER 6<br>Lot 84<br>1 Shade Tree/50 LF & 1 Evergreen tree/40 LF<br>3 Shade Trees and 4 Evergreen trees required<br>3 Shade Trees and 4 Evergreen trees provided by Builder  | Edge Type B<br>147.6 LF |
| -PERIMETER 7<br>Lot 107<br>1 Shade Tree/50 LF & 1 Evergreen tree/40 LF<br>2 Shade Trees and 2 Evergreen trees required<br>2 Shade Trees and 2 Evergreen trees provided by Builder | Edge Type B<br>98.85 LF |

| PLANT SCHEDULE  |       |   |                                 |               |
|-----------------|-------|---|---------------------------------|---------------|
| KEY             | QUAN. | PLANT NAME  | SIZE                            | REMARKS       |
| SHADE TREES     |       |   |                                 |               |
| AR              | 9     | ACER RUBRUM 'OCTOBER GLORY'<br>RED SUNSET RED MAPLE | 2 1/2" - 3" CAL.<br>12'-14' HT. | B4B,<br>HEAVY |
| EVERGREEN TREES |       |   |                                 |               |
| PS              | 8     | PINUS STROBUS<br>WHITE PINE                         | 6'-8' HT.                       | B4B           |

NOTES:  
 1. All plant materials shall be full and heavy, be well formed and symmetrical, conform to AAM specifications and be installed in accordance with LCAIM landscape specifications.  
 2. Call "Miss Utility" at (800) 257-7777 for utility locations at least 48 hours before beginning construction.

\* BASEMENT WILL NOT SEWER BY GRAVITY

OWNER / DEVELOPER  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200  
 MCLEAN, VIRGINIA 22101

**CLARK • FINEFROCK & SACKETT, INC.**  
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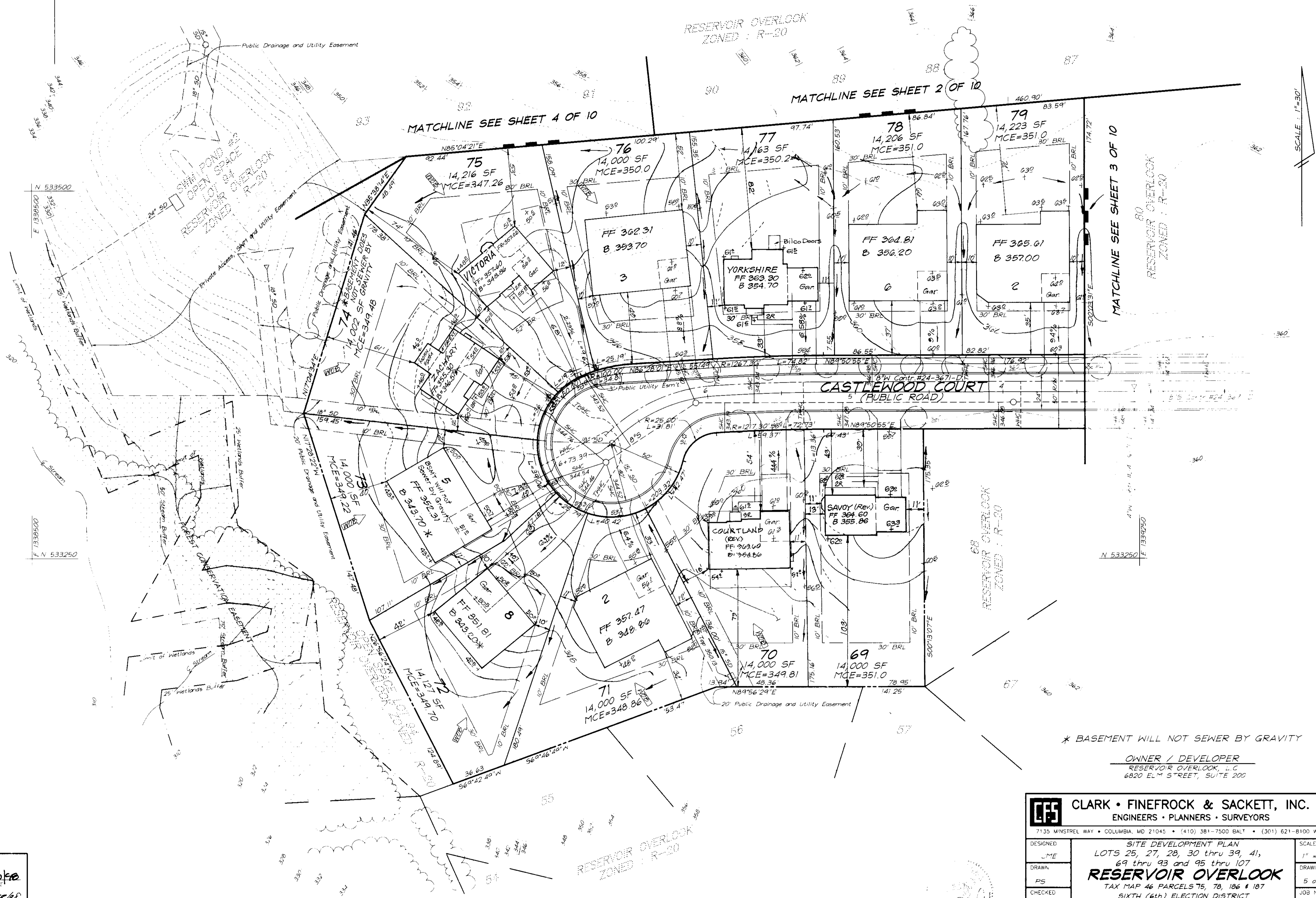
|                 |   |   |                     |
|-----------------|---|---|---------------------|
| DESIGNED<br>JME | <b>SITE DEVELOPMENT PLAN</b><br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 106 & 187<br>SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND | SCALE<br>1" = 30'   |                     |
| DRAWN<br>PS     |   | DRAWING<br>4 of 10  |                     |
| CHECKED<br>JMU  |   | JOB NO.<br>98-041   |                     |
| DATE<br>8-18-98 |   | FOR: RYAN HOMES<br>11460 Cranridge Drive, Suite 128<br>Quings Mills, Maryland 21117 | FILE NO.<br>98-041X |
|                 |   |   |                     |

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 Chief, Development Engineering Division  
 Chief, Division of Land Development  
 Date: 12/19/98  
 Date: 12/21/98

PERIMETER 4  
 SFD TO SFD  
 4 SHADE TREE/60 LF.  
 8 REQUIRED  
 8 PROVIDED BY DEVELOPER

EDGE TYPE A  
 375.65 LF.

| NO | REVISIONS                                  | DATE    |
|----|--|---------|
| 1  | Rev hse & Grd lot 75 From box to VICTORIA  | 5-18-99 |
| 2  | Rev hse & grd lot 69                       | 5-31-99 |
| 3  | Rev hse & grd lot 77                       | 6-8-99  |
| 4  | Rev hse & grd lot 70                       | 7-22-99 |
| 5  | Rev Hse & Grd lot 74 From 7 Box to ZACHARY | 8-4-99  |

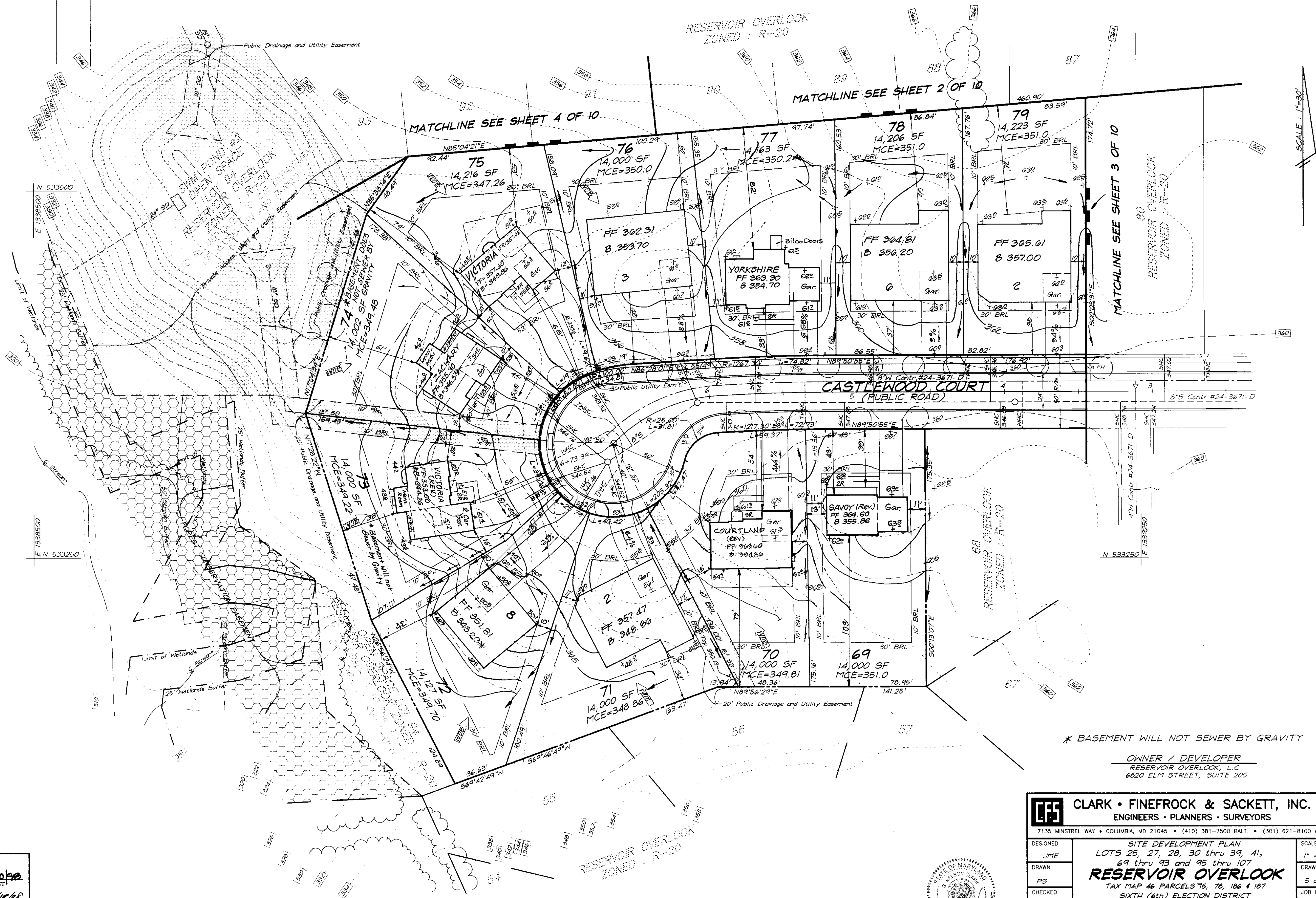


APPROVED: DEPARTMENT OF PLANNING & ZONING  
*Cheryl Dammann* 12/10/98  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Cecilia Hamilton* 12/16/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*Royce Smith* 12/21/98  
 DIRECTOR

\* BASEMENT WILL NOT SEWER BY GRAVITY  
 OWNER / DEVELOPER  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200


|  |         |          |
|--|---------|----------|
| <b>CLARK • FINEFROCK &amp; SACKETT, INC.</b><br>ENGINEERS • PLANNERS • SURVEYORS<br>7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT • (301) 621-8100 WASH   |         |          |
| DESIGNED   | JME     | SCALE    |
| DRAWN  | PS      | 1" = 30' |
| CHECKED  | jmc     | DRAWING  |
| DATE   | 8-18-98 | 5 OF 10  |
| SITE DEVELOPMENT PLAN<br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 186 & 187<br>SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND |         | JOB NO.  |
|  |         | 98-041   |
|  |         | FILE NO. |
|  |         | 98-041X  |




| No | REVISIONS                                  | DATE    |
|----|--|---------|
| 1  | Rev hse & Grd. lot 75 From box to VICTORIA | 5-18-99 |
| 2  | Rev. hse & grd. lot 69                     | 5-31-99 |
| 3  | Rev. hse & grd. lot 77                     | 6-8-99  |
| 4  | Rev. hse & grd. lot 70                     | 7-12-99 |
| 5  | Rev Hse & Grd lot 74 From 7 Box to ZACHARY | 8-4-99  |
| 6  | Rev. Hse & Grd lot 73                      | 1-28-00 |



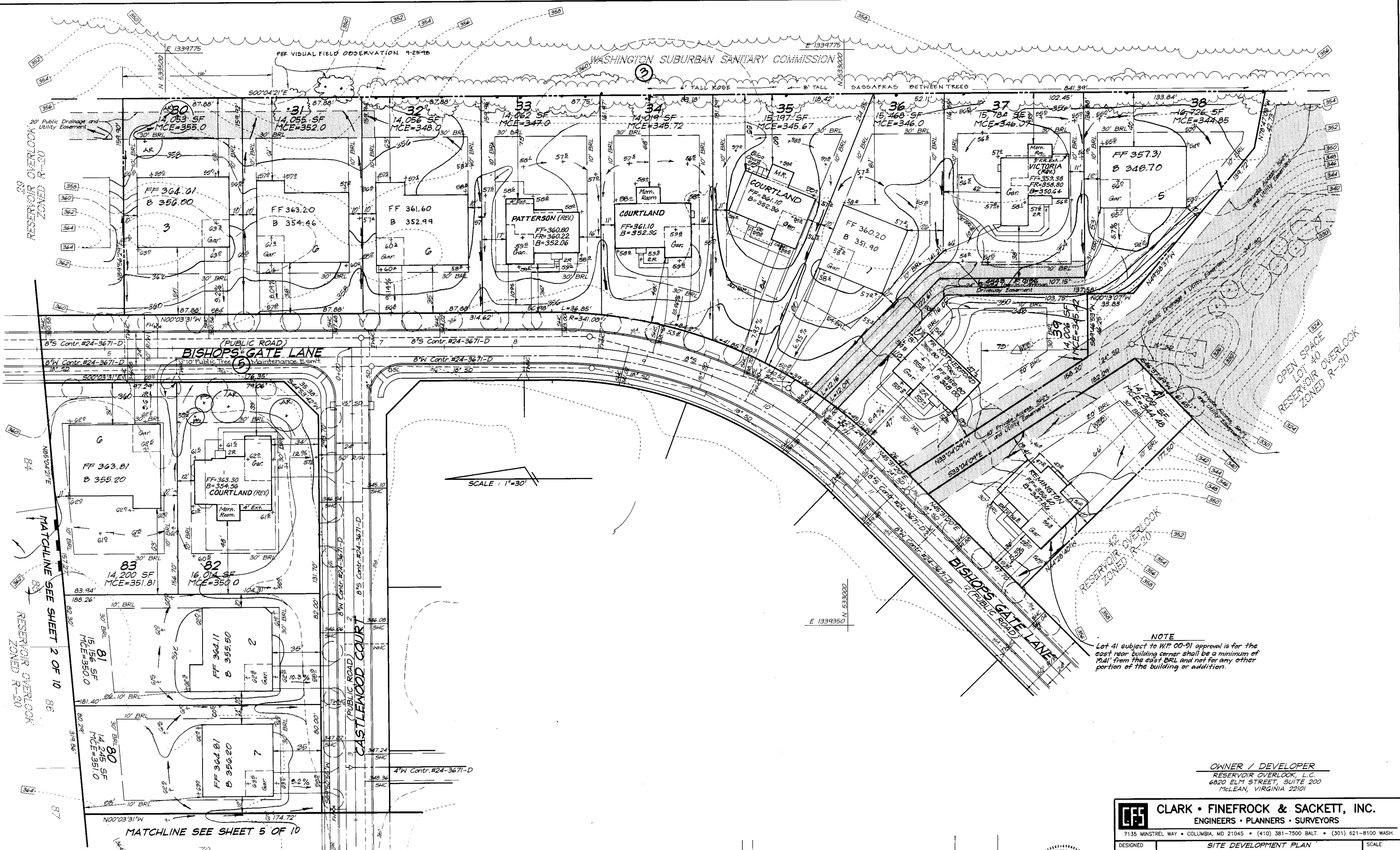
\* BASEMENT WILL NOT SEWER BY GRAVITY

OWNER / DEVELOPER  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200

|   |   |                     |
|---|---|---------------------|
|  <b>CLARK • FINEROCK &amp; SACKETT, INC.</b><br>ENGINEERS • PLANNERS • SURVEYORS<br>7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH. |   |                     |
| DESIGNED<br>JME   | <b>SITE DEVELOPMENT PLAN</b><br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 186 & 187<br>SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND | SCALE<br>1" = 30'   |
| DRAWN<br>PS   |   | DRAWING<br>5 of 10  |
| CHECKED<br>jme  |   | JOB NO.<br>98-041   |
| DATE<br>8-18-98   |   | FILE NO.<br>98-041X |
| FOR: RYAN HOMES<br>11460 Greenidge Drive, Suite 128<br>Owings Mills, Maryland 21117   |   |                     |

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 12/18/98  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 12/18/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 12/21/98  
 DIRECTOR





SCALE: 1" = 30'

**NOTE**  
 Lot 41 subject to H/P 00-91 approval is for the east rear building corner shall be a minimum of 10.41' from the east BRL and not for any other portion of the building or addition.

**OWNER / DEVELOPER**  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200  
 MCLEAN, VIRGINIA 22101

|  |   |   |
|--|---|---|
| <b>CLARK • FINEFROCK &amp; SACKETT, INC.</b><br>ENGINEERS • PLANNERS • SURVEYORS<br>7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH. |   |   |
| DESIGNED<br>JME<br>DRAWN<br>PS<br>CHECKED<br>jmw<br>DATE<br>8-18-98  | <b>SITE DEVELOPMENT PLAN</b><br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 186 & 187<br>SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND | SCALE<br>1" = 30'<br>DRAWING<br>3 of 10<br>JOB NO.<br>98-041<br>FILE NO.<br>98-041X |
| FOR: RYAN HOMES<br>11460 Cranridge Drive, Suite 128<br>Orange Mills, Maryland 21117  |   |   |

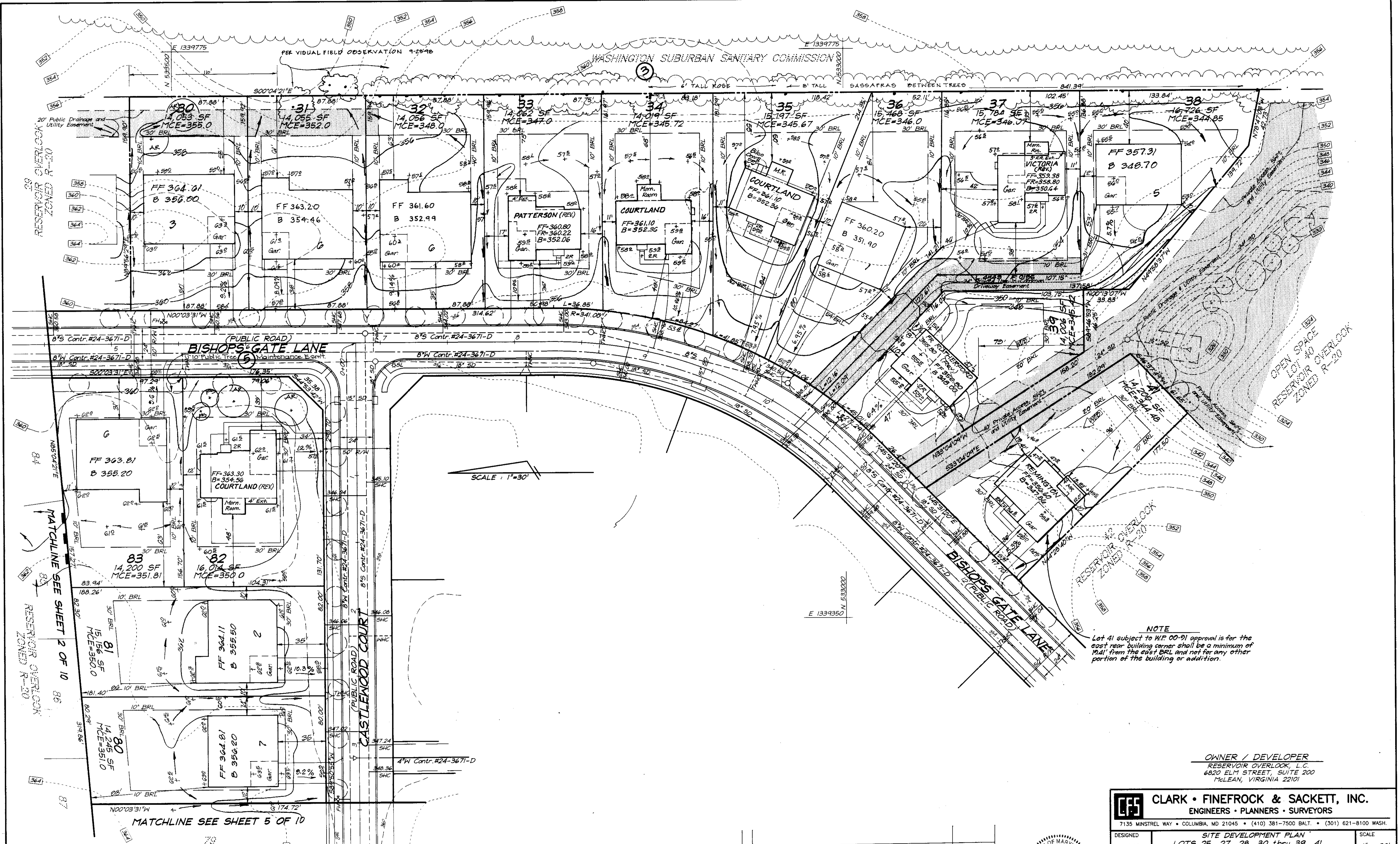
APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature]  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature]  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature]

PERIMETER 5  
 LOT 82  
 1 SHADE TREE/60 L.F. & 1 EV. TREE/40 L.F.  
 2 SHADE TREES AND 2 EV. TREES REQUIRED  
 2 SHADE TREES AND 2 EV. TREES TO BE PROVIDED BY BUILDER

PERIMETER 3  
 SPD TO WSSC (ROCKY GORGE RESERVOIR)  
 CREDIT FOR TREES  
 1 SHADE TREE/60 L.F.  
 2 REQUIRED  
 2 TO BE PROVIDED BY BUILDER

| NO | REVISIONS                            | DATE     |
|----|--------------------------------------|----------|
| 8  | Rev. hse & grd. lot 41               | 8-18-00  |
| 7  | Rev. hse & grd lot 34                | 5-15-00  |
| 6  | Rev. hse & grd. lot 35               | 4-27-00  |
| 5  | Rev. hse & grd. lot 30               | 4-17-00  |
| 4  | Rev. hse & grd lot 37                | 4-14-00  |
| 3  | Rev. hse & grd lot 82                | 10-26-99 |
| 2  | Rev. hse & grd lot 33                | 10-26-99 |
| 1  | Rev. grd. lots 31-36 to balance site | 7-2-98   |





**NOTE**  
 Lot 41 subject to H.F. 00-91 approval is for the east rear building corner shall be a minimum of 10.41' from the east BRL and not for any other portion of the building or addition.

**OWNER / DEVELOPER**  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200  
 McLEAN, VIRGINIA 22101

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

|          |         |   |  |          |         |
|----------|---------|---|--|----------|---------|
| DESIGNED | JME     | <b>SITE DEVELOPMENT PLAN</b><br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 186 & 187<br>SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND | SCALE  | 1" = 30' |         |
| DRAWN    | PS      |   | DRAWING  | 3 of 10  |         |
| CHECKED  | JFW     |   | JOB NO.  | 98-041   |         |
| DATE     | 8-18-98 |   | FOR: RYAN HOMES  | FILE NO. | 98-041X |
|          |         |   | 11460 Cranridge Drive, Suite 120<br>Quince, MD, Maryland 21117 |          |         |

| NO | REVISIONS                              | DATE     |
|----|--|----------|
| 9  | Add Morn. Rm. to Remington Hse. Lot 41 | 5-25-00  |
| 8  | Rev. hse & grad. lot 41                | 8-18-00  |
| 7  | Rev. Hse & grad lot 34                 | 5-15-00  |
| 6  | Rev. hse & grad. lot 35                | 4-27-00  |
| 5  | Rev. hse & grad. lot 39                | 4-17-00  |
| 4  | Rev. Hse & grad. lot 37                | 4-14-00  |
| 3  | Rev. Hse & grad. lot 32                | 10-26-99 |
| 2  | Rev. Hse & grad. lot 33                | 10-26-99 |
| 1  | Rev. grad. lots 31-36 to balance site  | 7-2-99   |

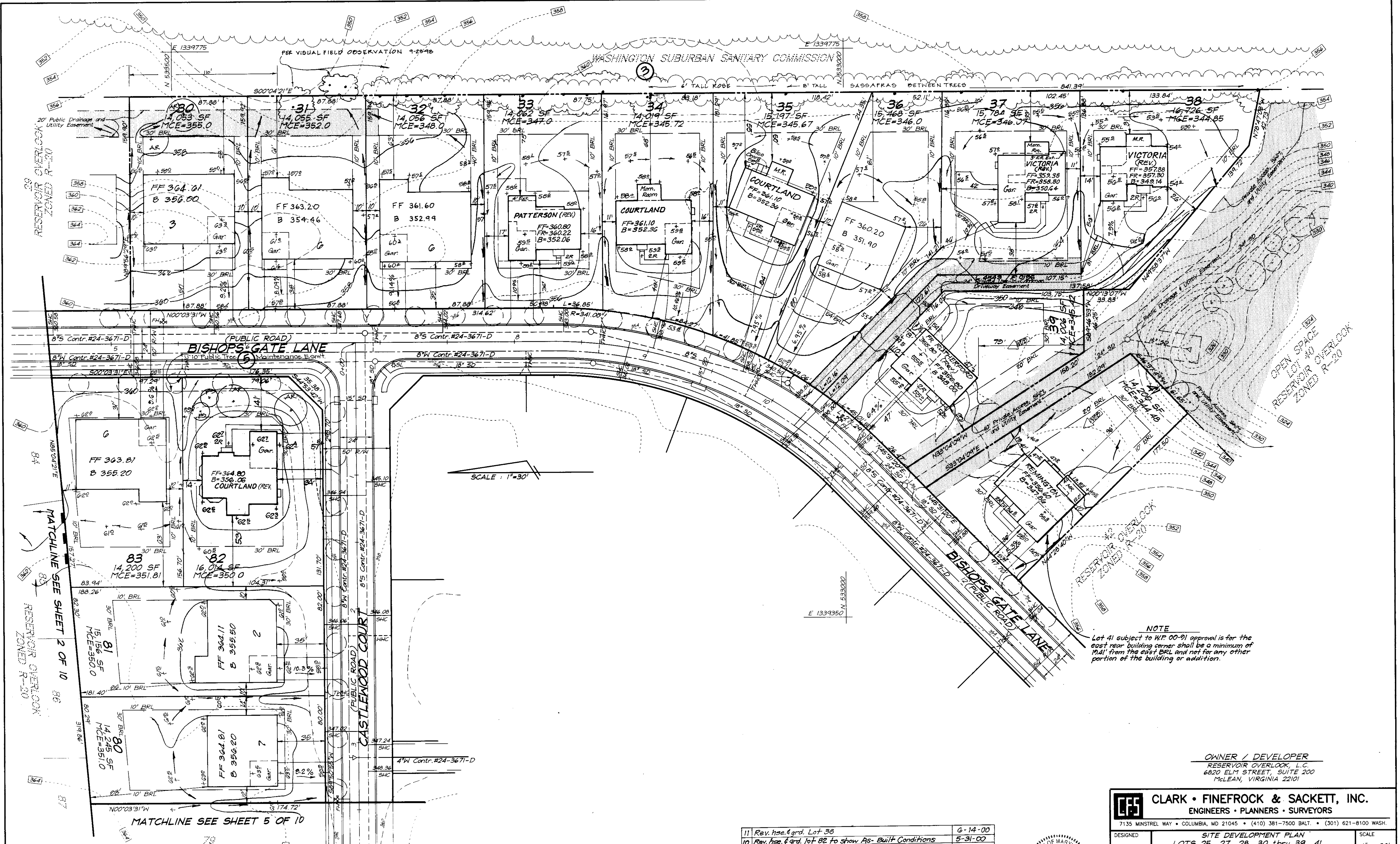


APPROVED: DEPARTMENT OF PLANNING & ZONING  
 10/10/98 DATE  
 12/9/98 DATE  
 12/21/98 DATE

PERIMETER 5 LOT 82  
 1 SHADE TREE/50 L.F. & 1 EV. TREE/40 L.F.  
 2 SHADE TREES AND 2 EV. TREES REQUIRED  
 2 SHADE TREES AND 2 EV. TREES TO BE PROVIDED BY BUILDER

PERIMETER 3 SFD TO WSSC (ROCKY GORGE RESERVOIR) CREDIT FOR TREES  
 1 SHADE TREE/60 L.F.  
 2 REQUIRED 2 TO BE PROVIDED BY BUILDER

EDGE TYPE B 841.38 L.F.  
 731.39 L.F.  
 110 L.F.



**NOTE**  
 Lot 41 subject to H.F. 00-91 approval is for the east rear building corner shall be a minimum of 10.41' from the east BRL and not for any other portion of the building or addition.

**OWNER / DEVELOPER**  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200  
 MCLEAN, VIRGINIA 22101

|   |  |          |         |          |          |
|---|--|----------|---------|----------|----------|
| <b>CLARK • FINEFROCK &amp; SACKETT, INC.</b><br>ENGINEERS • PLANNERS • SURVEYORS<br>7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.  |  | DESIGNED | JME     | SCALE    | 1" = 30' |
|   |  | DRAWN    | PS      | DRAWING  | 3 of 10  |
| <b>SITE DEVELOPMENT PLAN</b><br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 106 & 187<br>SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND |  | CHECKED  | JME     | JOB NO.  | 98-041   |
|   |  | DATE     | 8-18-98 | FILE NO. | 98-041X  |

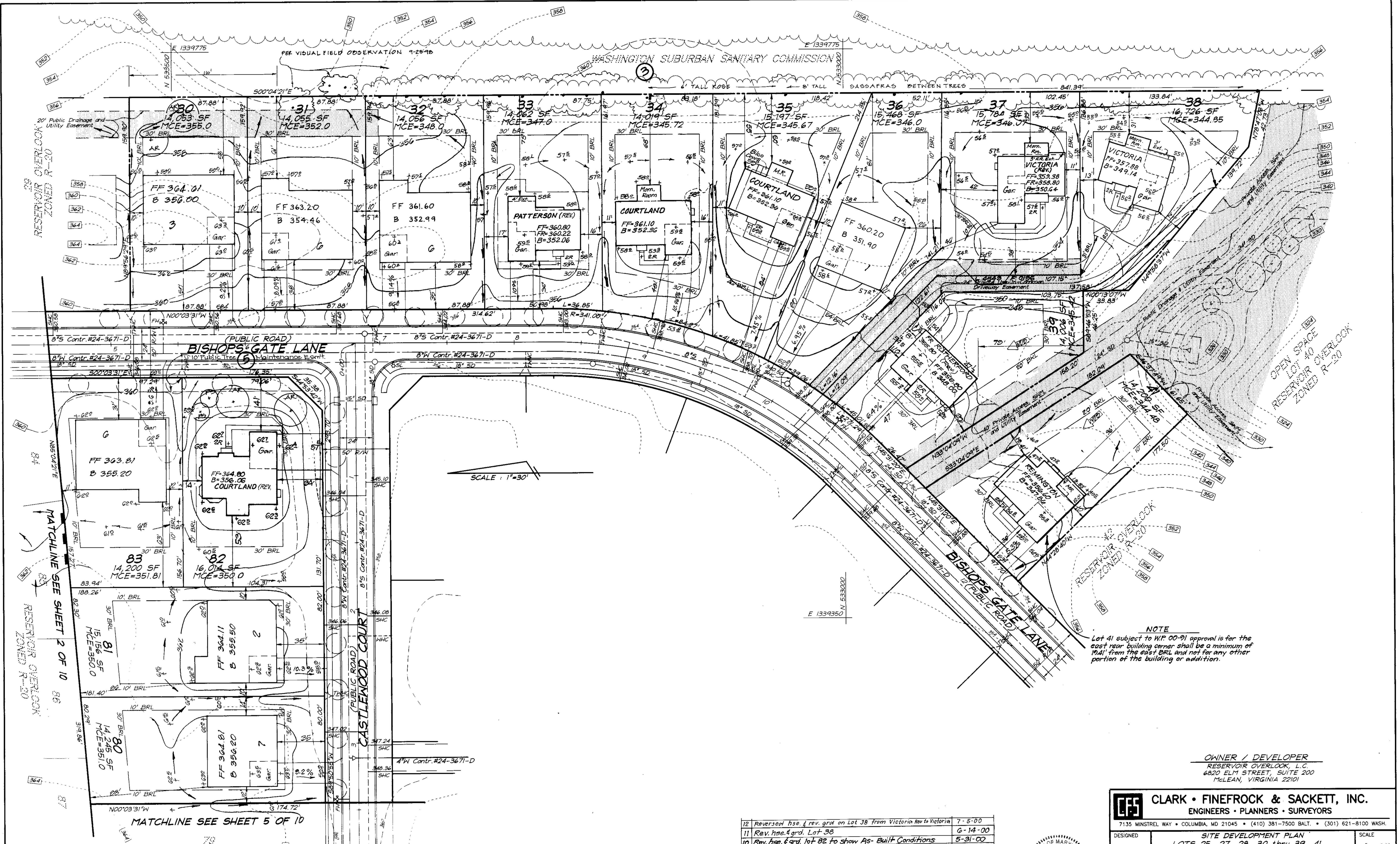
| NO | REVISIONS  | DATE     |
|----|--|----------|
| 11 | Rev. hse. & grad. Lot 38                             | 6-14-00  |
| 10 | Rev. hse. & grad. lot 82 to show As-Built Conditions | 5-31-00  |
| 9  | Add Morn. Rm. to Remington Hse. Lot 41               | 5-25-00  |
| 8  | Rev. hse. & grad. lot 41                             | 5-18-00  |
| 7  | Rev. Hse. & Grad. lot 34                             | 5-15-00  |
| 6  | Rev. hse. & grad. lot 35                             | 4-27-00  |
| 5  | Rev. hse. & grad. lot 30                             | 4-17-00  |
| 4  | Rev. Hse. & Grad. lot 37                             | 4-14-00  |
| 3  | Rev. Hse. & Grad. lot 82                             | 10-26-99 |
| 2  | Rev. Hse. & Grad. lot 33                             | 10-26-99 |
| 1  | Rev. grad. lots 31-36 to balance site                | 7-2-99   |

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature]  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature]  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature]

PERIMETER 5 LOT 82  
 1 SHADE TREE/50 L.F. & 1 EV. TREE/40 L.F.  
 2 SHADE TREES AND 2 EV. TREES REQUIRED  
 2 SHADE TREES AND 2 EV. TREES TO BE PROVIDED BY BUILDER

PERIMETER 3 SFD TO WSSC (ROCKY GORGE RESERVOIR)  
 CREDIT FOR TREES  
 1 SHADE TREE/60 L.F.  
 2 REQUIRED  
 2 TO BE PROVIDED BY BUILDER





SCALE: 1"=30'

**NOTE**  
 Lot 41 subject to HIF 00-91 approval is for the east rear building corner shall be a minimum of 19.41' from the east BRL and not for any other portion of the building or addition.

**OWNER / DEVELOPER**  
 RESERVOIR OVERLOOK, L.C.  
 6820 ELM STREET, SUITE 200  
 MCLEAN, VIRGINIA 22101

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

|   |   |                     |
|---|---|---------------------|
| DESIGNED<br>JME   | <b>SITE DEVELOPMENT PLAN</b><br>LOTS 25, 27, 28, 30 thru 39, 41,<br>69 thru 93 and 95 thru 107<br><b>RESERVOIR OVERLOOK</b><br>TAX MAP 46 PARCELS 75, 78, 186 & 187<br>SIXTH (6th) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND | SCALE<br>1" = 30'   |
| DRAWN<br>PS   |   | DRAWING<br>3 of 10  |
| CHECKED<br>JME  |   | JOB NO.<br>98-041   |
| DATE<br>8-18-98   |   | FILE NO.<br>98-041X |
| FOR: RYAN HOMES<br>11460 Chantilly Drive, Suite 128<br>Orange Mills, Maryland 21117 |   |                     |

| NO | REVISIONS  | DATE     |
|----|--|----------|
| 12 | Revised hse & rev. grd on Lot 38 from Victoria Row to Victoria | 7-5-00   |
| 11 | Rev. hse & grd. Lot 38   | 6-14-00  |
| 10 | Rev. hse & grd. lot 82 to show As-Built Conditions             | 5-31-00  |
| 9  | Add Morn. Rm. to Remington Hse. Lot 41                         | 5-25-00  |
| 8  | Rev. hse & grd. lot 41   | 5-15-00  |
| 7  | Rev. Hse & Grd lot 34  | 4-27-00  |
| 6  | Rev. hse & grd. lot 35   | 4-17-00  |
| 5  | Rev. Hse & Grd lot 37  | 4-14-00  |
| 4  | Rev. Hse & Grd lot 82  | 10-26-99 |
| 3  | Rev. Hse & Grd lot 33  | 10-26-99 |
| 2  | Rev. hse & grd lot 36 to balance site                          | 7-2-99   |
| 1  | DATE   |          |

**APPROVED: DEPARTMENT OF PLANNING & ZONING**

*Chris Daumas* 12/10/98  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Sarah Hamilton* 12/29/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*Greg S. Miller* 12/21/98  
 DIRECTOR

PERIMETER 5 LOT 82  
 1 SHADE TREE/50 L.F. & 1 EV TREE/40 L.F.  
 2 SHADE TREES AND 2 EV. TREES REQUIRED  
 2 SHADE TREES AND 2 EV. TREES TO BE PROVIDED BY BUILDER

PERIMETER 3 SFD TO WSSC (ROCKY GORGE RESERVOIR)  
 CREDIT FOR TREES  
 1 SHADE TREE/60 L.F.  
 2 REQUIRED 2 TO BE PROVIDED BY BUILDER

