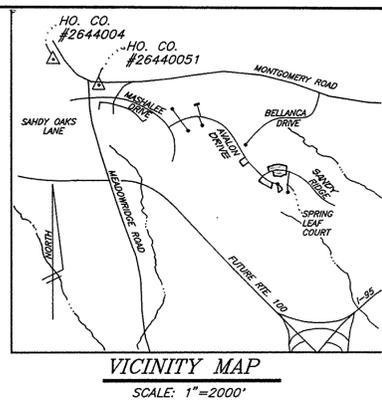


ADDRESS CHART

LOT NUMBER	STREET ADDRESS
337	602A AVALON DRIVE
338	602B AVALON DRIVE
339	604G AVALON DRIVE
249	605C AVALON DRIVE
248	606A AVALON DRIVE
247	609B AVALON DRIVE
243	607A AVALON DRIVE
185	502L SANDY RIDGE
186	502S SANDY RIDGE
187	502D SANDY RIDGE
188	502S SANDY RIDGE
189	5027 SANDY RIDGE
190	5041 SANDY RIDGE
191	5045 SANDY RIDGE
361	5040 SANDY RIDGE
362	503G SANDY RIDGE
363	502L SANDY RIDGE
364	502B SANDY RIDGE
365	502A SANDY RIDGE



- GENERAL NOTES:**
- Subject property is zoned: R-SC per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 4.40 Acres
 - The total number of lots included in this submission is: 19
 - Improvement to property: Single Family Detached
 - SHC elevations are at the Property Line.
 - Department of Planning and Zoning reference file numbers are: WF-91-33, F-91-125, RES-188, S-93-02, P-284, P-93-11, SDP-93-105, F-94-29, F-94-95, F-96-97, F-01-04, F-90-102, F-04-05
 - Utilities shown as existing are taken from approved Water and Sewer plans contract #14-3370-D, approved Road Construction plans F-94-94, and actual field survey.
 - 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 F-94-94 prepared by Land Design Engineering, Inc.
 - 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: 2644004 & 2644005.
 - The contractor shall notify the Department of Public Works/Division of Construction Inspection 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.6.01, R.6.03 and R.6.05.
 - In accordance with Section 128.A.1.b.&c. of Zoning Regulations, bay windows or chimneys not more than 16 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
 - Stormwater Management is provided per the Comprehensive Stormwater Management Report by F-94-28, F-94-29 and F-94-94.
 - All landscaping shown is in accordance with F-94-94.

NO	REVISIONS	DATE
3	Rev. hse. floor lot 363	3-20-98
2	Add hse. typical Windsor	3-5-98
1	Add hse. typicals V and S	1-15-98

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-94-94 and/or approved Water and Sewer Plans Contract #14-3370-D.

OWNER-DEVELOPER
 100 INVESTMENT LIMITED PARTNERSHIP
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045

SHEET INDEX

SHEET NO.	DESCRIPTION
1 and 2	Site Development Plan
3, 4 and 5	Sediment Erosion Control Plans

SUBMISSION NAME	SECTION/AREA	LOTS/PARCELS
LYNDWOOD MANOR	TWO	185-191, 243, 247-249, 337-339, 361-365
PLAT NO. 11852	BLOCK NO. 10	ZONE R-SC
12702, 12703	TAX MAP NO. 37	ELECTION DIST. 1ST
11850, 11851		CENSUS TRACT 6011.01
WATER CODE D04	SEWER CODE 2153000	

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

DESIGNED DM
DRAWN ZAH / PS
CHECKED JME
DATE 7-1-97

SITE DEVELOPMENT PLAN
 LOTS 185-191, 243, 247-249, 337-339, 361-365
LYNDWOOD MANOR
 SECTION 2
 FIRST (1st) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE 1" = 30'
DRAWING 1 of 5
JOB NO. 95-139
FILE NO. 95-139X

FOR: RYAN HOMES
 11460 Cranridge Drive, Suite 128
 Owings Mills, MD 21117

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: 8/14/97
 Chief, Division of Land Development: 8/18/97
 Director: 8/19/97

60'
 All types will fit
 Devonshire
 w/ 1 Car Gar.
 only

54.5'
 Windsor
 5 v.s
 Birchwood
 Chandler
 Marquette
 Oberlin*
 Zachary
 Oberlin*
 50'

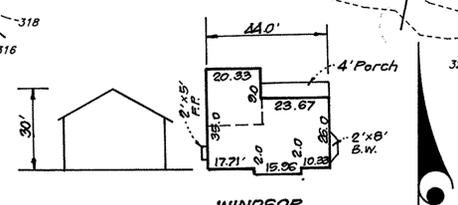
46'
 V. Windsor
 Birchwood
 Chandler
 Marquette
 Oberlin*
 Windsor
 Zachary
 50'

3
 All but Manchester
 Avalon w/o Opt. S.R.
 Oberlin w/o S.R.
 or Morn. Rm.
 Newcastle w/o Opt. S.R.
 Devonshire w/1 Car Gar.

2
 All but Newcastle
 and Devonshire

1
 All types will fit





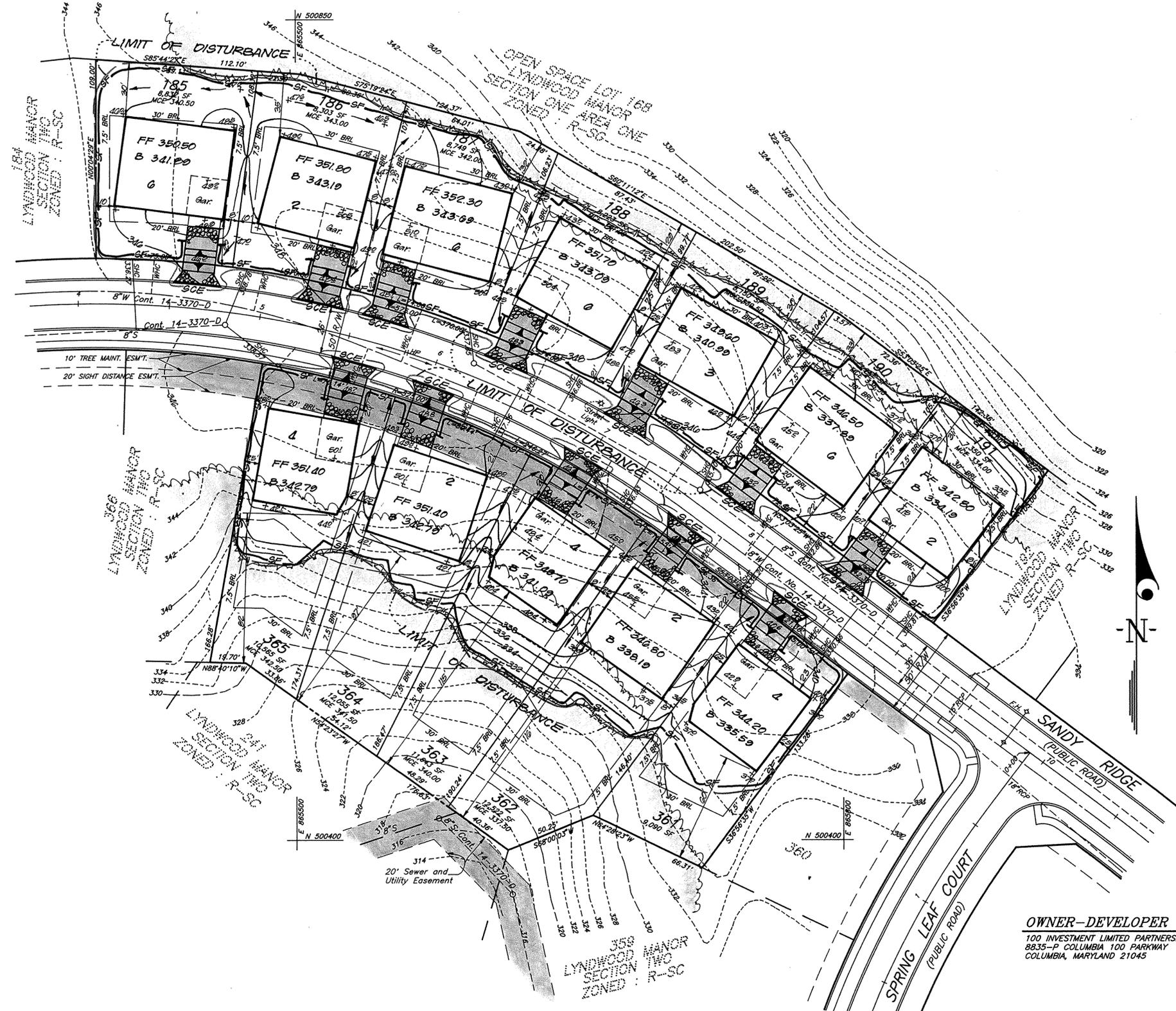
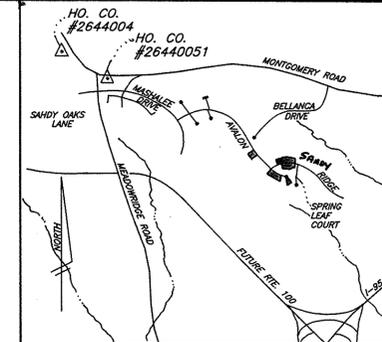
OWNER-DEVELOPER
 100 INVESTMENT LIMITED PARTNERSHIP
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045

 CLARK • FINEROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.		
DESIGNED DM	SITE DEVELOPMENT PLAN	SCALE 1" = 30'
DRAWN ZAH / PS	LOTS 185-191, 243, 247-249, 337-339, 361-365	DRAWING 2 of 5
CHECKED	LYNDWOOD MANOR	JOB NO. 95-139
DATE 7-1-97	SECTION 2 FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	FILE NO. 95-139X
FOR: RYAN HOMES 11460 Cranridge Drive, Suite 128 Owings Mills, MD 21117		

APPROVED: DEPARTMENT OF PLANNING AND ZONING

	8/14/97	Date
	8/18/97	Date
	8/19/97	Date

No.	REVISIONS	Date
2	Rev. hse. § 9rd. lot 330 to show As-Built Conditions	6-19-98
1	Add Windsor hse. typical	3-5-98



OWNER-DEVELOPER
 100 INVESTMENT LIMITED PARTNERSHIP
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045

Reviewed for HOWARD S.C.D.
 and meets Technical Requirements
Cheryl Simmons 8/13/97
 Signature Date
 U.S. Natural Resources Conservation Service

DEVELOPER'S/BUILDER'S CERTIFICATE
 "I/We certify that all development and construction will be done according to this plan of development and 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 or their authorized agents, as are deemed necessary."
Michael Heaver 7-1-97
 NAME DATE

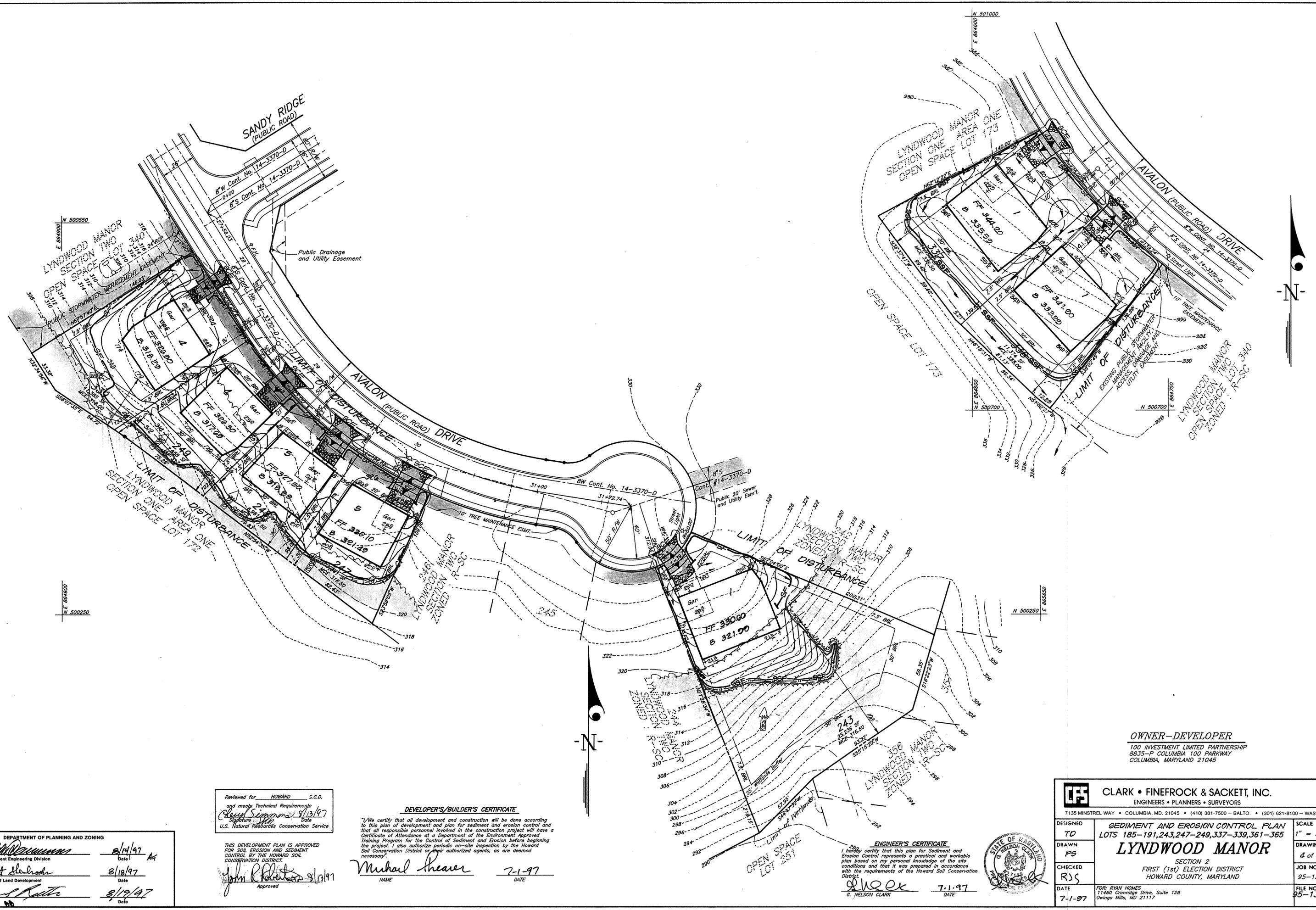
ENGINEER'S CERTIFICATE
 I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
G. Nelson Clark 7-1-97
 G. NELSON CLARK DATE



APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 8/14/97
 Chief, Development Engineering Division Date AS
[Signature] 8/18/97
 Chief, Division of Land Development Date
[Signature] 8/19/97
 Director Date

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robertson 8/13/97
 Approved

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.
DESIGNED TD	SEDIMENT AND EROSION CONTROL PLAN LOTS 185-191, 243, 247-249, 337-339, 361-365	SCALE 1" = 30'
DRAWN PS	LYNDWOOD MANOR	DRAWING 3 of 5
CHECKED RYS	SECTION 2 FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 85-139
DATE 7-1-97	FOR: RYAN HOMES 11460 Cranridge Drive, Suite 128 Owings Mills, MD 21117	FILE NO. 95-139BE



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/14/97
 Chief, Development Engineering Division
 Date

[Signature] 8/18/97
 Chief, Division of Land Development
 Date

[Signature] 8/19/97
 Director
 Date

Reviewed for HOWARD S.C.D.
 and meets Technical Requirements
[Signature] 8/13/97
 Signature Date
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 8/17/97
 Approved

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan of development and 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 or their authorized agents, as are deemed necessary".

[Signature] 7-1-97
 NAME DATE

ENGINEER'S CERTIFICATE

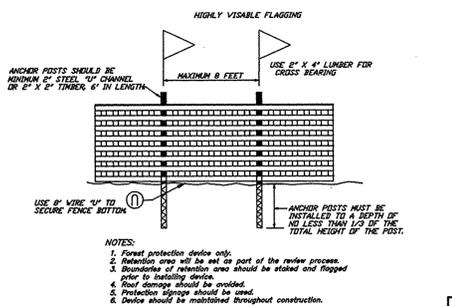
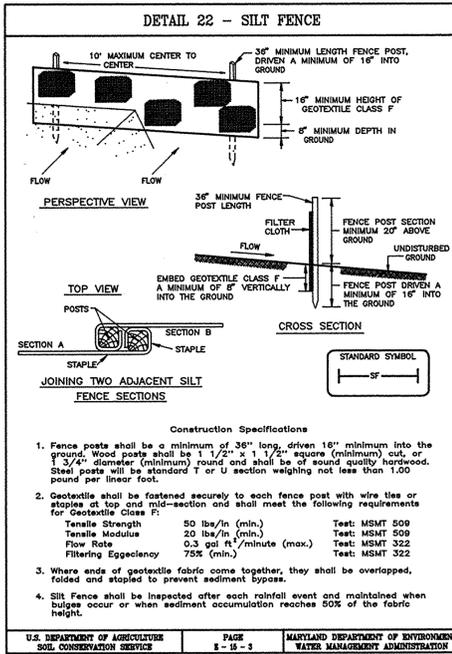
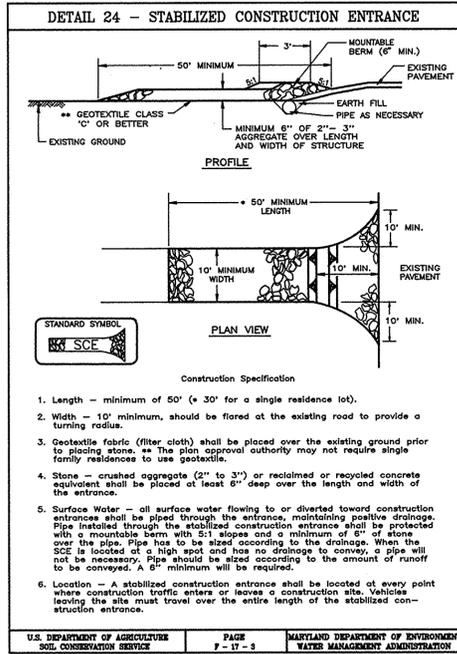
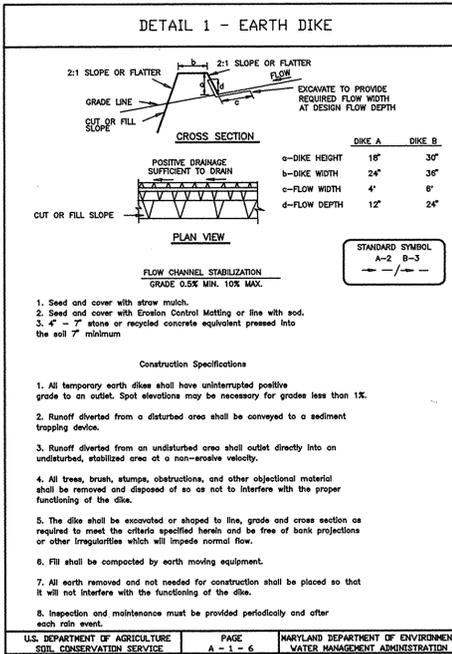
I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

[Signature] 7-1-97
 G. NELSON CLARK DATE



OWNER-DEVELOPER
 100 INVESTMENT LIMITED PARTNERSHIP
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.		
DESIGNED TO	SEDIMENT AND EROSION CONTROL PLAN LOTS 185-191, 243, 247-249, 337-339, 361-365	SCALE 1" = 30'
DRAWN BY	LYNDWOOD MANOR	DRAWING 4 of 5
CHECKED BY	SECTION 2 FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 95-139
DATE	FOR: RYAN HOMES 11450 Cranridge Drive, Suite 128 Owings Mills, MD 21117	FILE NO. 95-139 SE



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* Date: 8/14/97

Chief, Division of Land Development and Research: *[Signature]* Date: 8/18/97

Director: *[Signature]* Date: 8/19/97

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

Signature: *John Summers* Date: 4/19/97

Approved

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition

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

Purpose

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

Conditions Where Practice Applies

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

- The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
- The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
- The original soil to be vegetated contains material toxic to plant growth.
- The soil is so acidic that treatment with limestone is not feasible.

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

Construction and Material Specifications

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

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

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

III. For sites having disturbed areas under 5 acres:

- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

TEMPORARY SEEDING NOTES

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

SOIL AMENDMENTS: Apply 800 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.).

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushels per acre of apricot type (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (6 gal/1000 sq.ft.) for anchoring.

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

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

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

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

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

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs./1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.5 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (6 gal/1000 sq.ft.) for anchoring.

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

SEDIMENT AND EROSION CONTROL NOTES

A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (11-1-1993).

- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or disturbance, permanent or temporary stabilization shall be completed within:
 - 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1
 - 14 days as to all other disturbed or graded areas on the project site.

All sediment traps/basins shall be fenced and warning signs posted around their perimeters in accordance with Vol. I, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

All disturbed areas must be stabilized within the time period specified above, in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (See Q).

Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

SITE ANALYSIS:

Total Area of Site:	4.48 Acres
Area to be seeded or paved:	1.26 Acres
Area to be vegetatively stabilized:	3.22 Acres
Total Cut:	28,734 cu. yd.
Offsite Waste/Borrow Area Location:	---

- Any sediment control practice which is disturbed by grading activity for placement of utilities must be provided on the same day of disturbance.
- Additional sediment control must be installed, if deemed necessary by the Howard County DPW Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
- The total amount of silt fence = 3098 L.F.
- The total amount of silt fence = 927 L.F.
- The total amount of earth dikes = ---

* It is the responsibility of the contractor to identify the spot/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

CONSTRUCTION SEQUENCE:

	NO. OF DAYS
1. Obtain grading permit.	7
2. Install tree protection fence.	7
3. Install sediment and erosion control devices and stabilize.	14
4. Excavate for foundations, rough grade, and temporarily stabilize.	30
5. Construct structures, sidewalks and driveways.	30
6. Final grade and stabilize in accordance with Sds. and Specs.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan of development and 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 or their authorized agents, as are deemed necessary."

Signature: *Michael Heaven* DATE: 7-1-97

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature: *G. Nelson Clark* DATE: 7-1-97



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

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

DESIGNED TO	SEDIMENT AND EROSION CONTROL DETAILS	SCALE	1" = 30'
DRAWN BY	LOTS 185-191,243,247-249,337-339,361-365	DRAWING	5 of 5
CHECKED BY	SECTION 2	JOB NO.	85-139
DATE	FIRST (1st) ELECTION DISTRICT	FILE NO.	95-139se
	HOWARD COUNTY, MARYLAND		

FOR: RYAN HOMES
11460 Cranridge Drive, Suite 128
Owings Mills, MD 21117