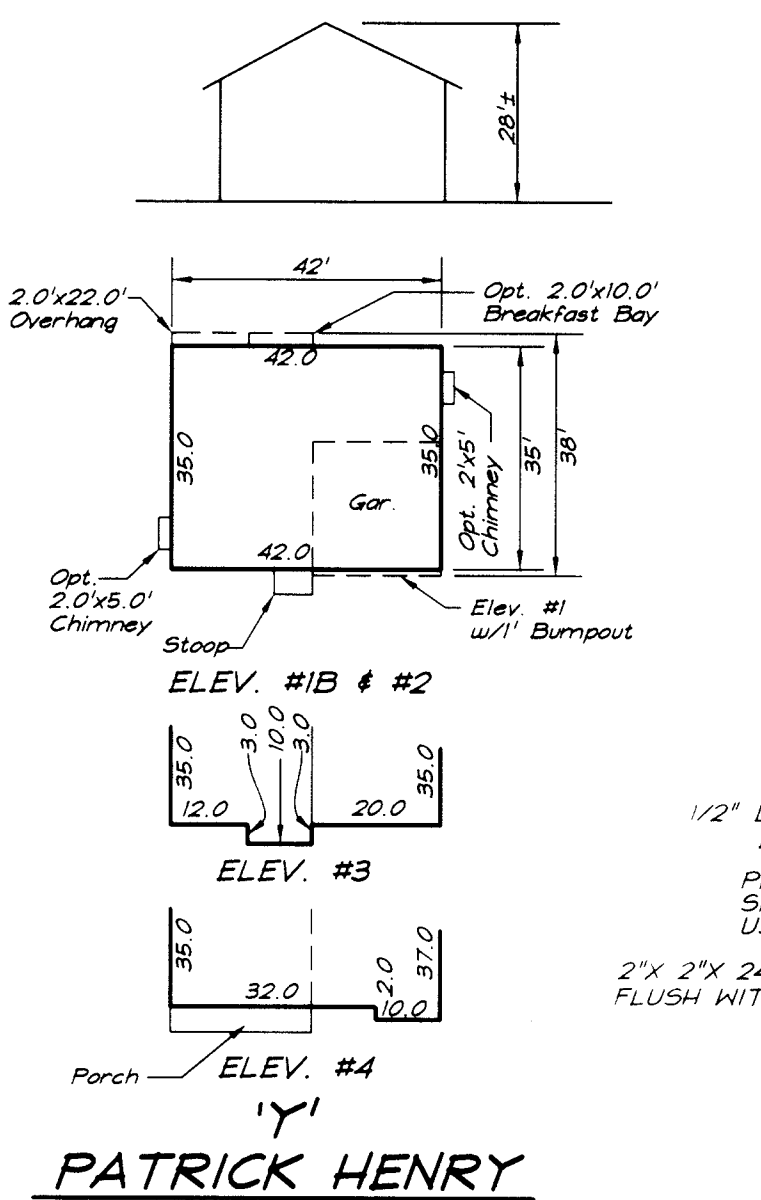
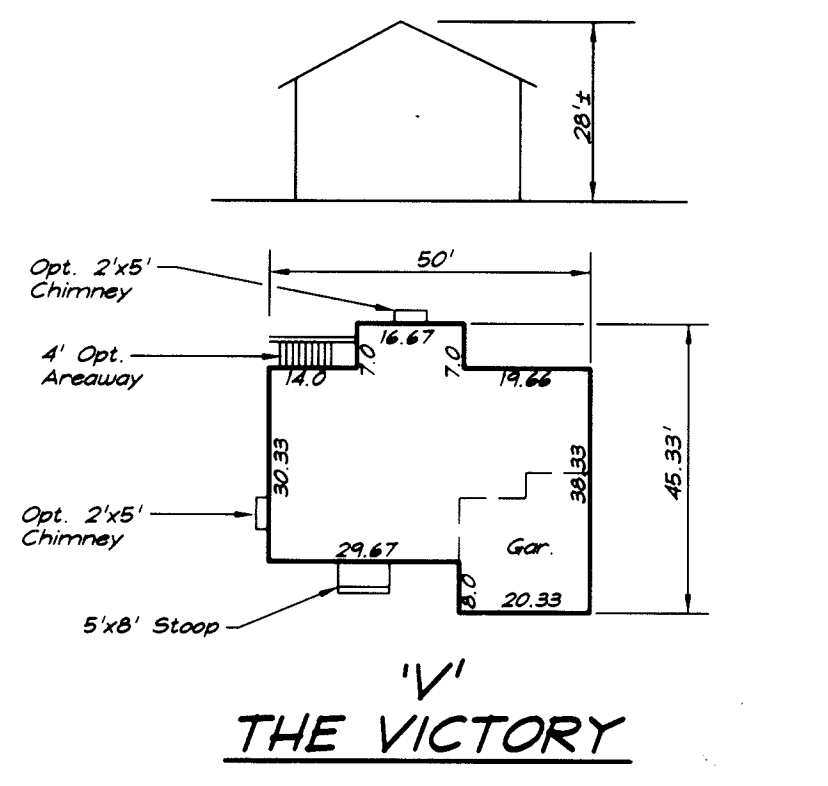
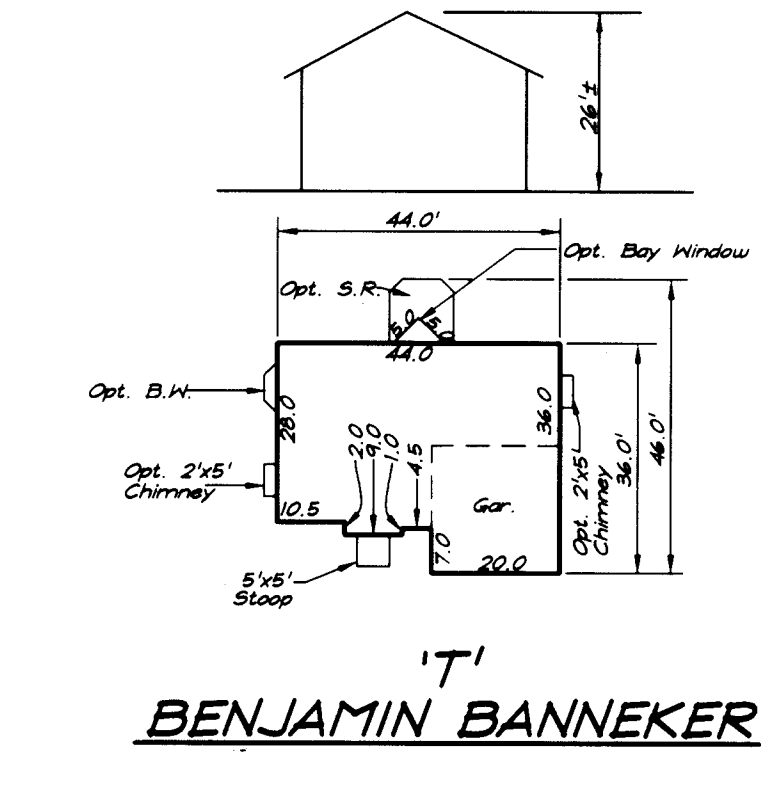
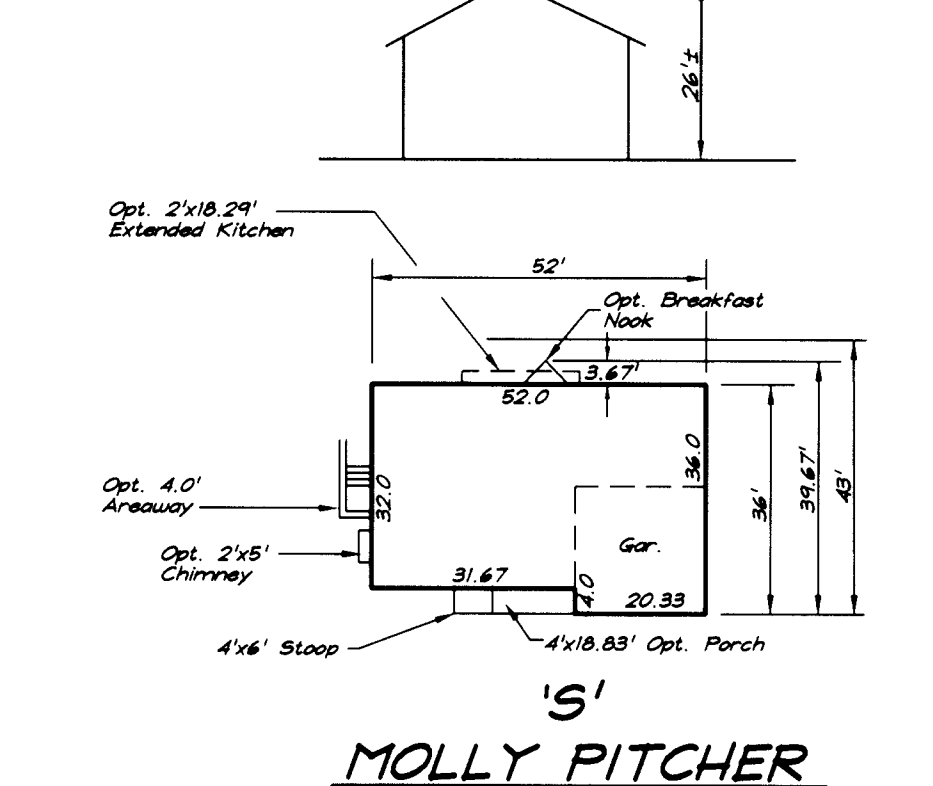
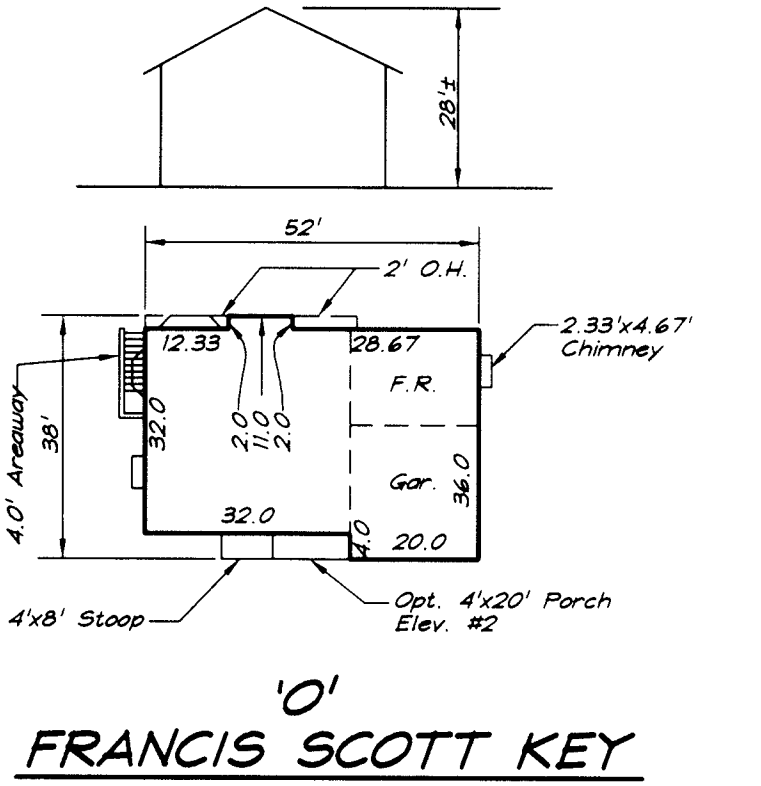
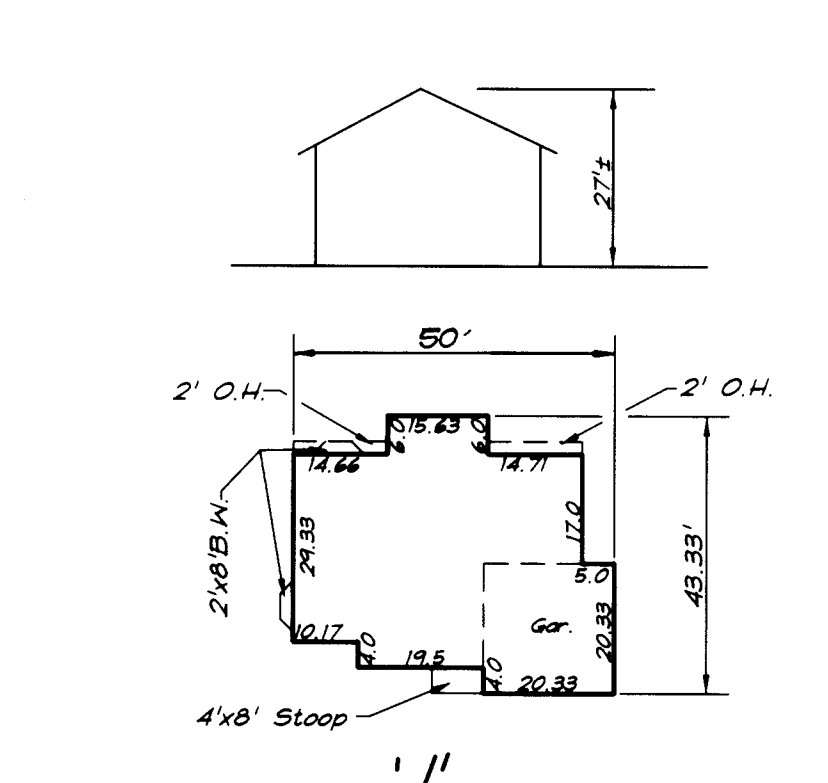
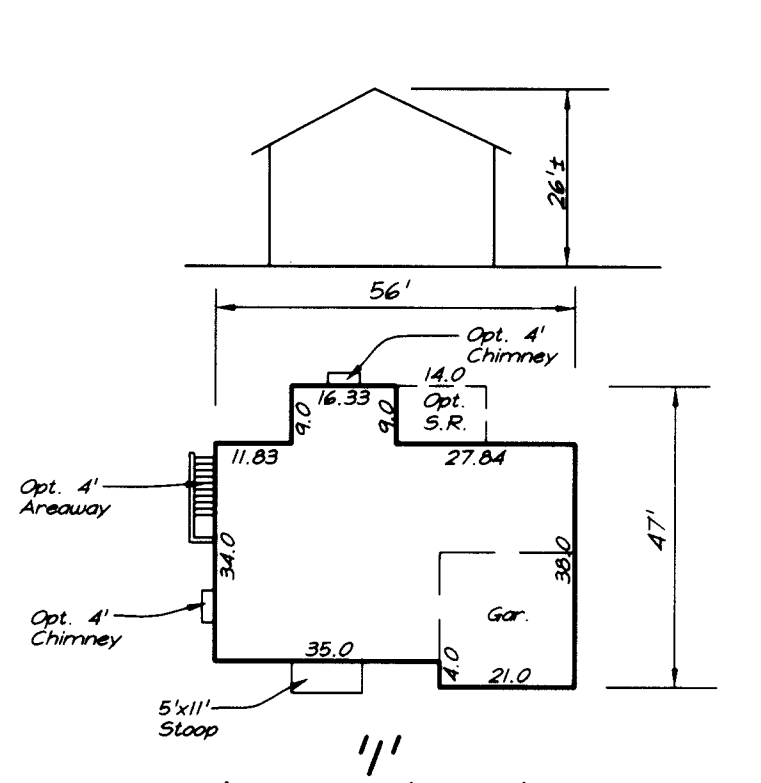
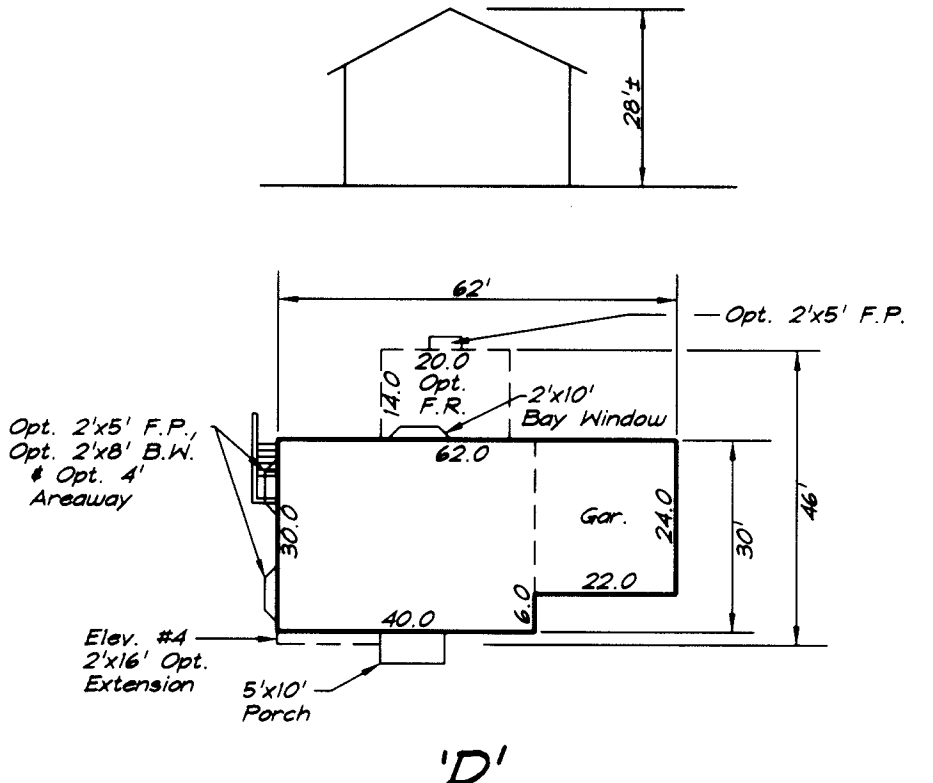
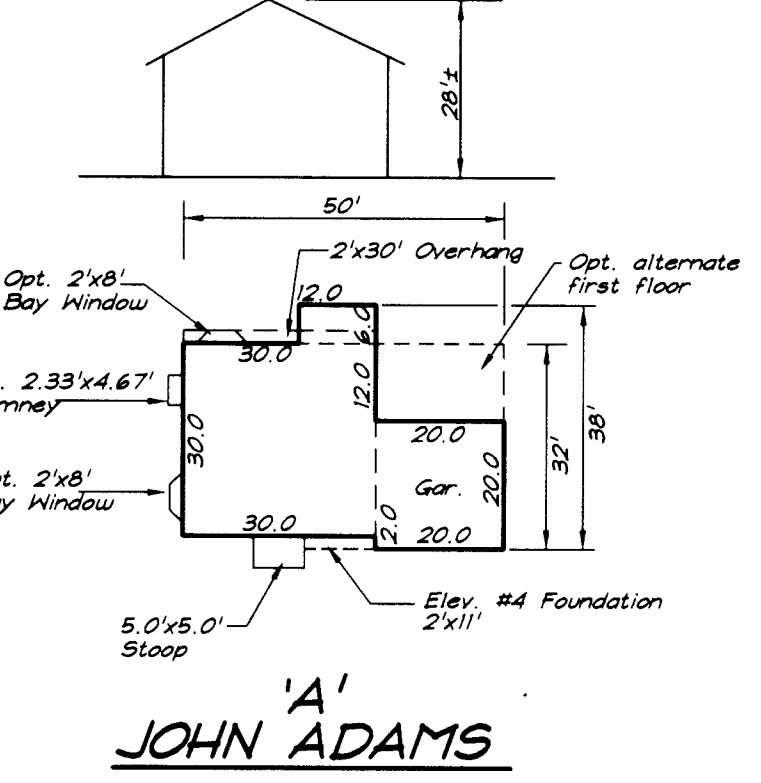


House Types that will fit:
 1. A, J, O, S, T, V, Y, Chandler, Birchwood, Avalon w/o SR, Marquette, Oberlin w/o SR, Rosemont, Windsor, Victoria (No Morn. Rm.), Zachary, **JEFFERSON III**

House Types that will fit:
 2. A, J, O, S, T, V, Y, Birchwood, Chandler, Manchester, Marquette (No Morn. Rm.), Oberlin (No Morn. Rm.), Rosemont, Savoy, Victoria, Vandenberg (No 2' Ext.), Windsor, Zachary, **JEFFERSON III, RICHMOND PATTERSON (No Morn. Rm., Sun Rm. or 3 Car Gar.)**

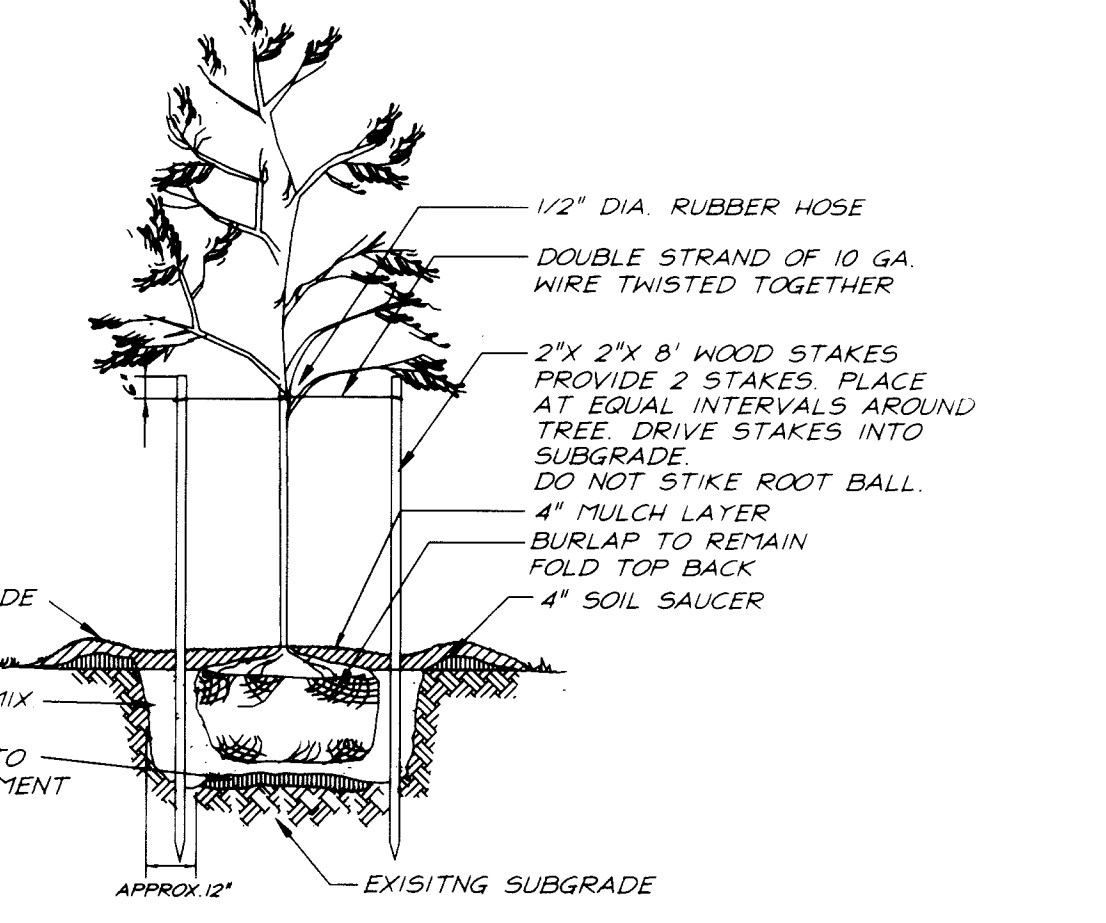
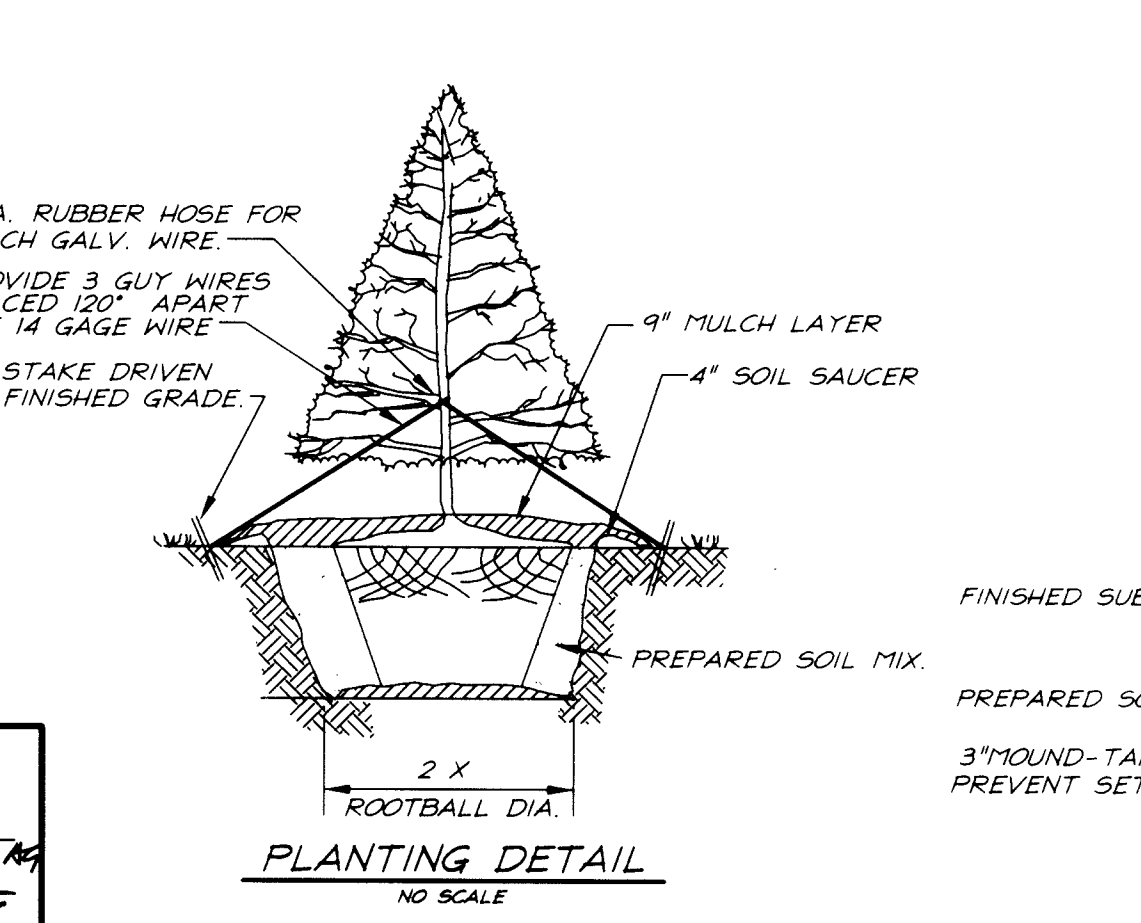
House Types that will fit:
 3. A, D, I, J, O, S, T, V, Y, Avalon (No Sun Rm. or Morn. Rm.), Birchwood, Chandler, Highgrove (no Side or Rear S.R.), Manchester, Marquette, Oberlin (No Morn. Rm.), Rosemont, Savoy, Victoria, Vandenberg, Windsor, Zachary, **JEFFERSON III, RICHMOND PATTERSON (No FR. Ext., Sun Rm. or 3 Car Gar.)**

House Types that will fit:
 4. A, J, T, V, Y, Birchwood, Chandler, Manchester, Marquette, Oberlin, Victoria (no 2' Side Ext.), Windsor, Zachary

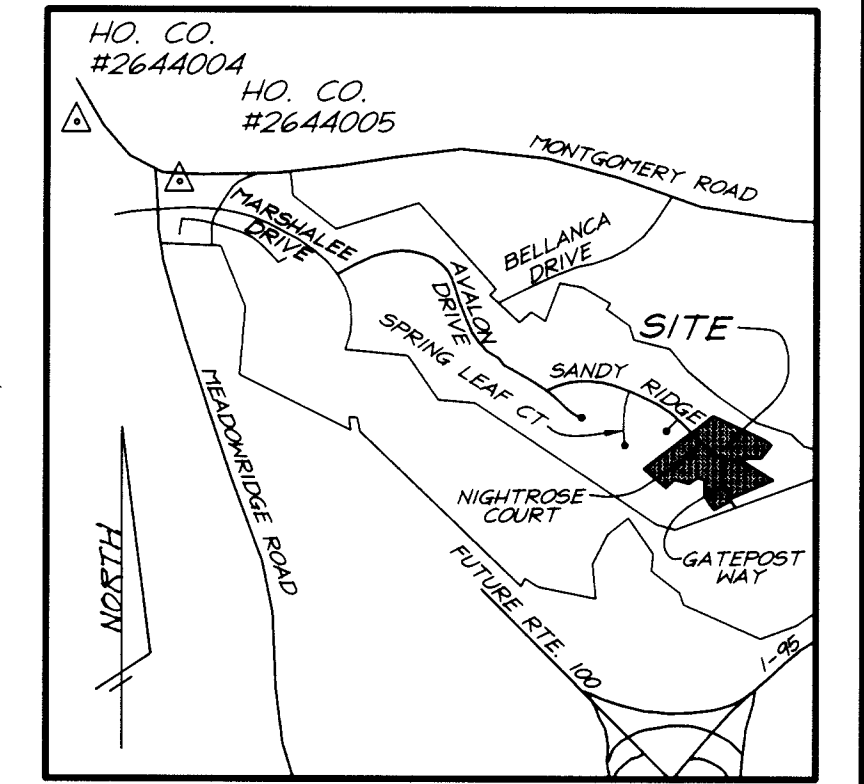
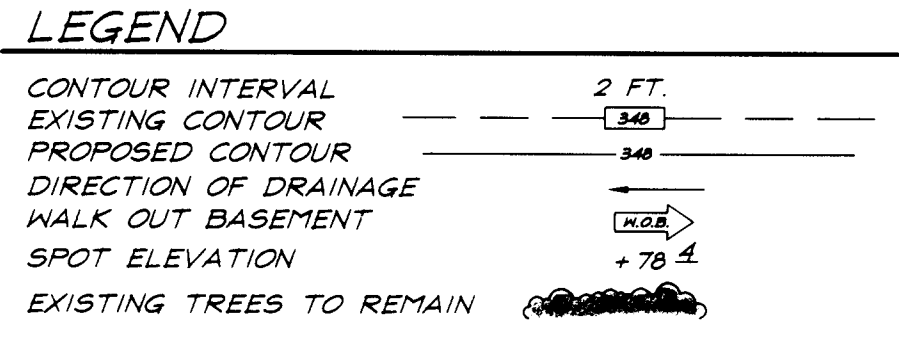


PLANT SCHEDULE				
KEY	QUAN.	PLANT NAME	SIZE	REMARK
OP	10	QUERCUS PALUSTRIS PIN OAK	2 1/2" - 3" Ca1.	EMB, HEAVY
PS	12	PINUS STROBUS WHITE PINE	6'-8' HT.	EMB, HEAVY

- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL AND CONFORM TO THE MOST CURRENT A.A.N. SPECIFICATIONS, AND BE INSTALLED IN ACCORDANCE WITH L.C.A.M.W. LANDSCAPE SPECIFICATIONS.
- FINAL LOCATIONS OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SHALES.



ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
376	5985 Sandy Ridge
377	5989
378	5993
379	5997
380	6001
381	6005
382	6009
383	6013
384	6008
385	6004
386	6201 Gatepost Way
387	6205
388	6209
389	6213
390	6220
391	6216
392	6212
393	6208
394	6204
395	6200
396	6101 Nighthrose Court
397	6105
398	6109
399	6113
400	6117
401	6116
402	6112
403	6108
404	6104
405	6100



- BENCH MARKS:**
- Howard County Monument No. 2644004, Elev. 402.135 Concrete Monument 0.1' below surface SW corner of intersection of Maryland Route 103 and Old Montgomery Road.
 - Howard County Monument No. 2644005, Elev. 416.981 Concrete Monument 0.2' below surface South side Montgomery Road East of Meadowridge Road.

VICINITY MAP
SCALE: 1"=2000'

- GENERAL NOTES:**
- Subject property is zoned: R-SC per 10-18-93 Comprehensive Zoning Plan.
 - The total area included in this submission is: 9.0746 Acres
 - The total number of lots included in this submission is: 30
 - Improvement to property: Single Family Detached
 - SHC elevations shown are at the Property Line.
 - Department of Planning and Zoning reference file numbers: P-93-11, ZB-877 R&M, S-93-02, SDP-93-105, F-94-29, F-94-95, WP-93-29, WP-93-86, F-94-94
 - Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3369-D, approved Road Construction plans F-94-95.
 - 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 hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 2644004 and 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 Standard Detail R-6.05.
 - In accordance with section 128.A.1.b.c of The Zoning Regulations, bay windows, areaways & 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 & F-94-94. This plan has been prepared in accordance with provision of Section 16-124 of the Howard County Code and the Landscape Manual. Financial Surety for the required 22 landscape trees in the amount of \$6600.00 is part of the builders Grading Permit application.

* Category	Adjacent to Roadways	Each Lot			
		Lot 386	Lot 395	Lot 396	Lot 405
Landscape Type	B				
Frontage/Perimeter		130'	114'	123'	126'
Number of Plants Required					
Shade Trees	10 (1/50)	3	2	2	3
Evergreen Trees	12 (1/40)	3	3	3	3
Shrubs					
Number of Plants Provided					
Shade Trees	*	3	2	2	3
Evergreen trees					
Other Trees (2:1 substitution)					
Shrubs (10:1 substitution)					
(Describe plant substitution credits below if needed)					
Surety Required	\$6600.00	\$1800.00	\$1500.00	\$1500.00	\$1800.00

Comments: * The required perimeter planting will be bonded per this submission. The plant type, size and location will be shown on the approved S.D.P. in accordance with the required interior planting.

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

SHEET INDEX	
DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1, 2, 3, 4, 6, 7
SEDIMENT AND EROSION CONTROL PLAN	5, 6, 7
SEDIMENT AND EROSION CONTROL DETAILS	7 of 7

- 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-94-95 and/or approved Water and Sewer Plans Contract #14-3369-D.

SUBDIVISION NAME		SECTION/AREA	LOTS/PARCELS
LYNDWOOD MANOR		3/1	376 THRU 405
PLAT NO. 12773 & 12774	BLOCK NO. 10 & 11	ZONE R-SC	TAX MAP NO. 37
WATER CODE D04		ELECTION DIST. 1st	CENSUS TRACT 6011.1
SEWER CODE 2153000			

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

DESIGNED: JME SCALE: 1" = 30'

DRAWN: PS DRAWING: 1 of 7

CHECKED: gmu JOB NO.: 98-067

DATE: 7-1-98 FOR: RYAN HOMES PATRIOT HOMES
 11460 Cranridge Drive, Suite 128 P.O. Box 1018
 Owings Mills, MD 21117 Columbia, MD 21044

FILE NO.: 98-067X

APPROVED: DEPARTMENT OF PLANNING & ZONING

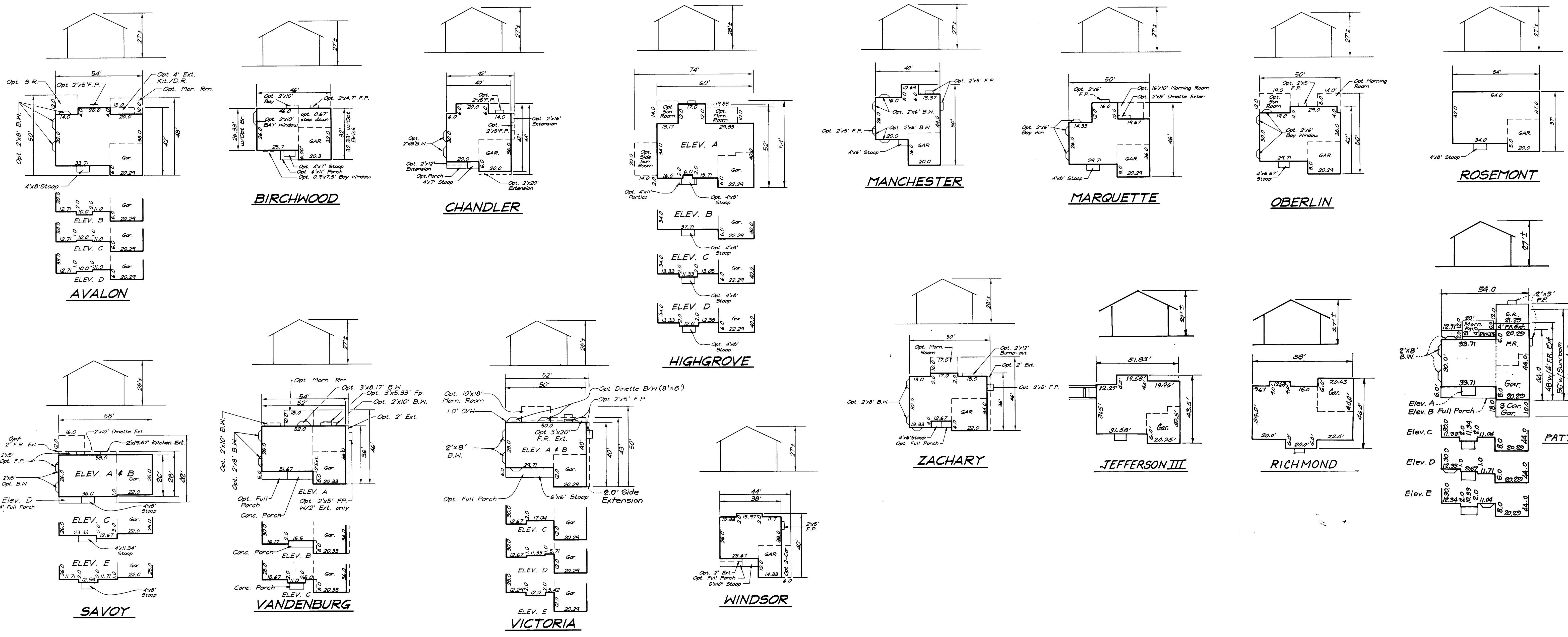
CHIEF, DEVELOPMENT ENGINEERING DIVISION: Cindy Hamilton 10/6/98

CHIEF, DIVISION OF LAND DEVELOPMENT: [Signature] 10/7/98

DIRECTOR: [Signature] 10/7/98

NO.	REVISIONS	DATE
2	Add Patterson Use Type to Generic Boxes 213	8/16/98
1	ADD USE TYPE TO BOXES.	7-27-98
ALL		





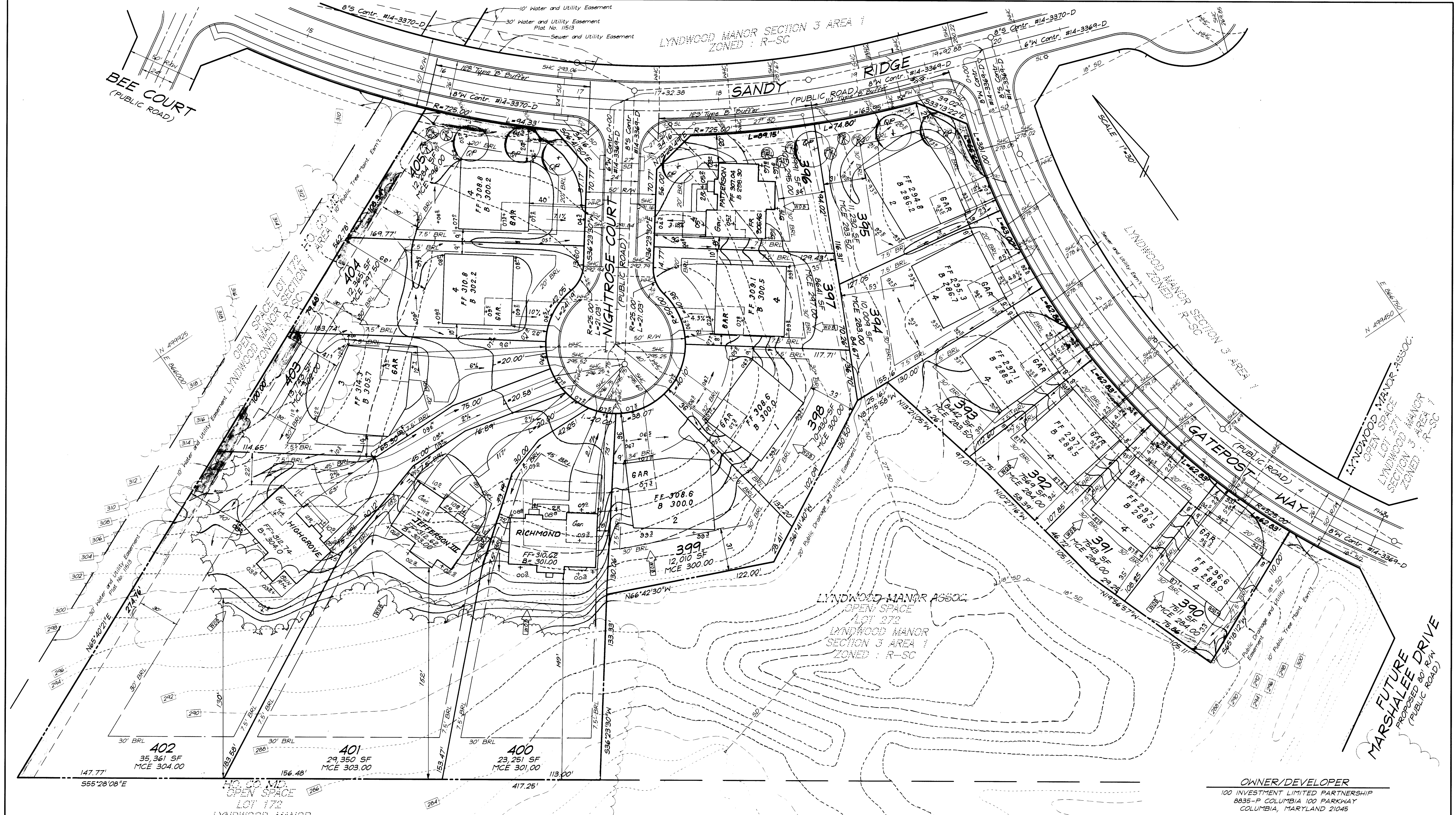
APPROVED: DEPARTMENT OF PLANNING & ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Candace Hamilton 10/6/98
 CHIEF, DIVISION OF LAND DEVELOPMENT
James R. Kelle 10/7/98
 DIRECTOR

NO.	REVISIONS	DATE
2	Add Patterson hse. type	8-16-99
1	ADD JEFFERSON III & RICHMOND HSE TYPES TO PLAN	7-22-99



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

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		SCALE 1" = 30' DRAWING 2 of 7 JOB NO. 98-067
DESIGNED JME DRAWN PS CHECKED jme DATE 7-1-98	SITE DEVELOPMENT PLAN LOTS 376 THRU 405 LYNDWOOD MANOR SECTION THREE AREA ONE FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: RYAN HOMES 11460 Cranridge Drive, Suite 128 Owings Mills, MD 21117	PATRIOT HOMES P.O. Box 1018 Columbia, MD 21044 FILE NO. 98-067X



APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
Cynthia Hamilton
DATE: 10/6/98

CHIEF, DIVISION OF LAND DEVELOPMENT
Paul St. John
DATE: 10/7/98

NO	REVISIONS	DATE
4	Rev. hse. & grd. lot 396 from 4 box to Patterson	6-16-98
3	REV HSE & GRD. LOT 400. FROM GEN BOX TO RICHMOND	7-22-99
2	REV HSE & GRD. LOT 401. FROM GEN BOX TO JEFFERSON III	7-22-99
1	REV HSE & GRD. LOT 402. FROM GEN BOX TO HIGHGROVE	5-17-98

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

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

DESIGNED JME	SITE DEVELOPMENT PLAN LOTS 376 THRU 405 LYNDWOOD MANOR SECTION THREE AREA ONE FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN PS		JOB NO. 3 of 7
CHECKED jme		JOB NO. 98-067
DATE 7-1-98		FILE NO. 98-067X

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

PATRIOT HOMES
P.O. Box 1018
Columbia, MD 21044

9-17-98