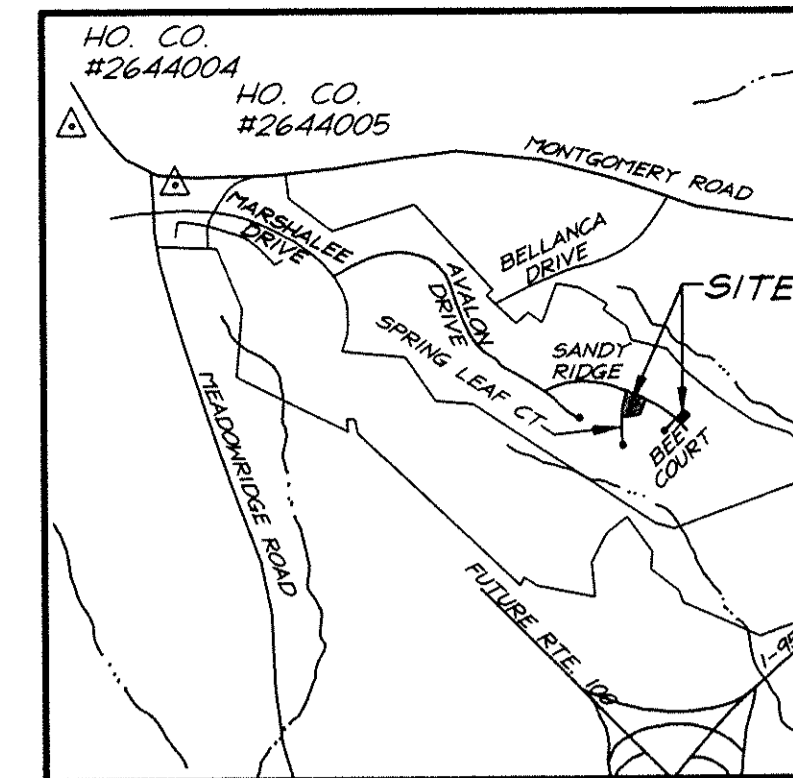
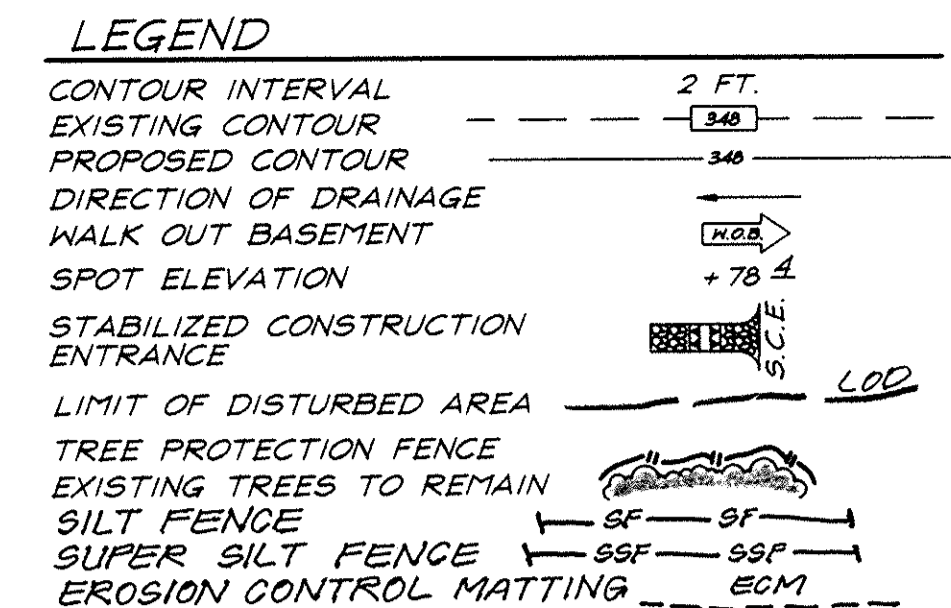


| NO | REVISIONS | Date |
|----|--------------------------|---------|
| 1 | Rev. hse. & grd. lot 342 | 6-12-98 |

| SCHEDULE A PERIMETER LANDSCAPE EDGE | | |
|--|----------------------|----------------------------------|
| Category | Adjacent to Roadways | Adjacent to Perimeter Properties |
| Landscape Type | B | |
| Linear Feet of Roadway Frontage/Perimeter | 118' | |
| Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed) | - | |
| Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed) | - | |
| Number of Plants Required Shade Trees (1:50) Evergreen Trees (1:40) Shrubs | 3/3 | |
| Number of Plants Provided Shade Trees Evergreen trees Other Trees (2:1 substitution) Shrubs (10:1 substitution) (Describe plant substitution credits below if needed) | 3/3 | |

| SHEET INDEX | | |
|---|-----------|--|
| DESCRIPTION | SHEET No. | |
| SITE DEVELOPMENT, SEDIMENT & EROSION CONTROL PLAN | 1 of 3 | |
| SITE DEVELOPMENT PLAN | 2 of 3 | |
| SEDIMENT AND EROSION CONTROL DETAILS | 3 of 3 | |

| ADDRESS CHART | |
|---------------|------------------------|
| LOT NUMBER | STREET ADDRESS |
| 208 | 5901 Spring Leaf Court |
| 209 | 5905 Spring Leaf Court |
| 342 | 5977 Sandy Ridge |



| PLANT SCHEDULE | | | | |
|----------------|------------------------------|---------------------------|-------|--------------|
| KEY | PLANT NAME | SIZE | QUAN. | REMARK |
| (OP) | Quercus Palustris Pin Oak | 2"-3" CAL. 12'-14' HT. | 2 | BMB Heavy |
| (PS) | Pinus Strobus White Pine | 6'-8' HT. | 3 | BMB Heavy |

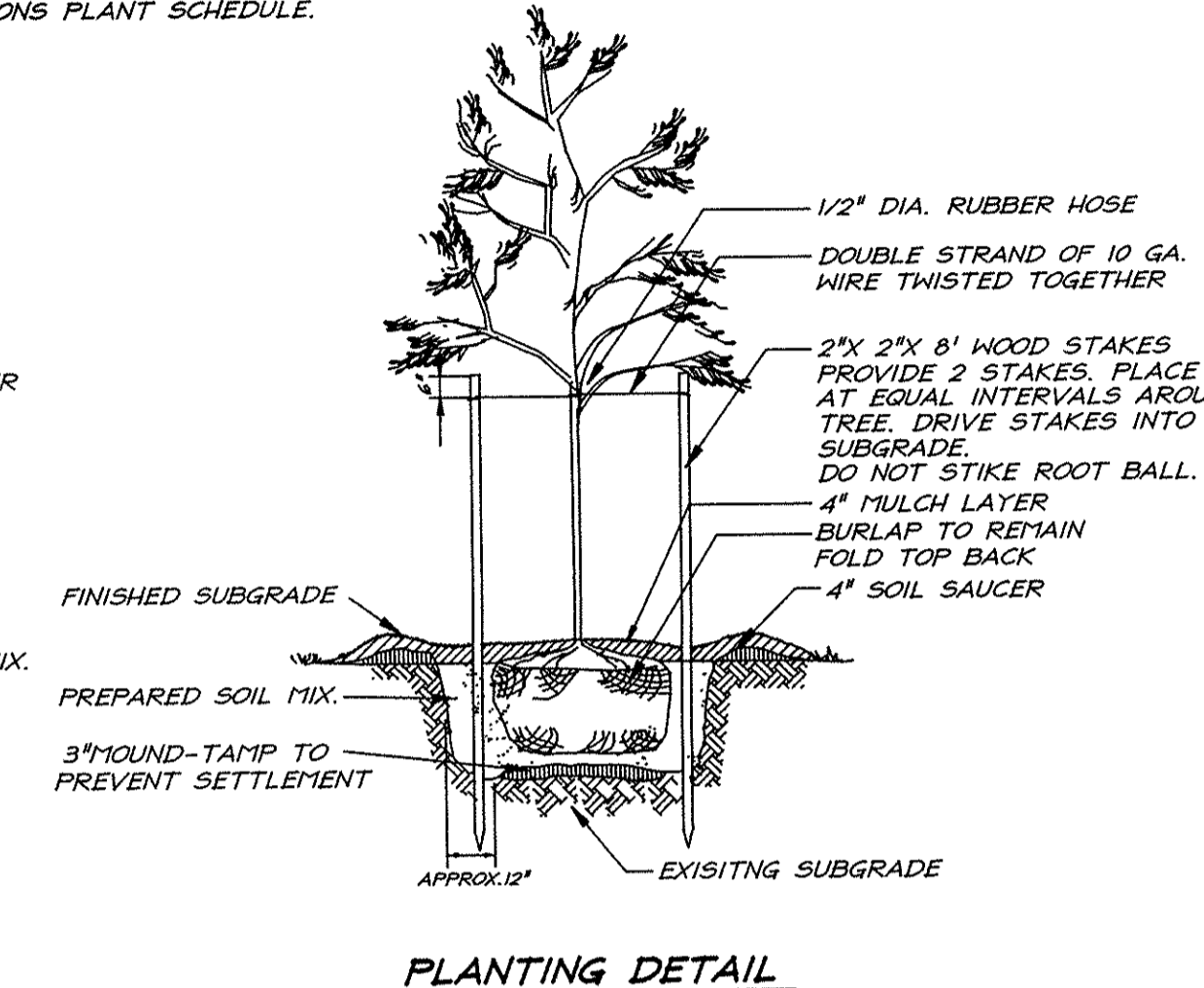
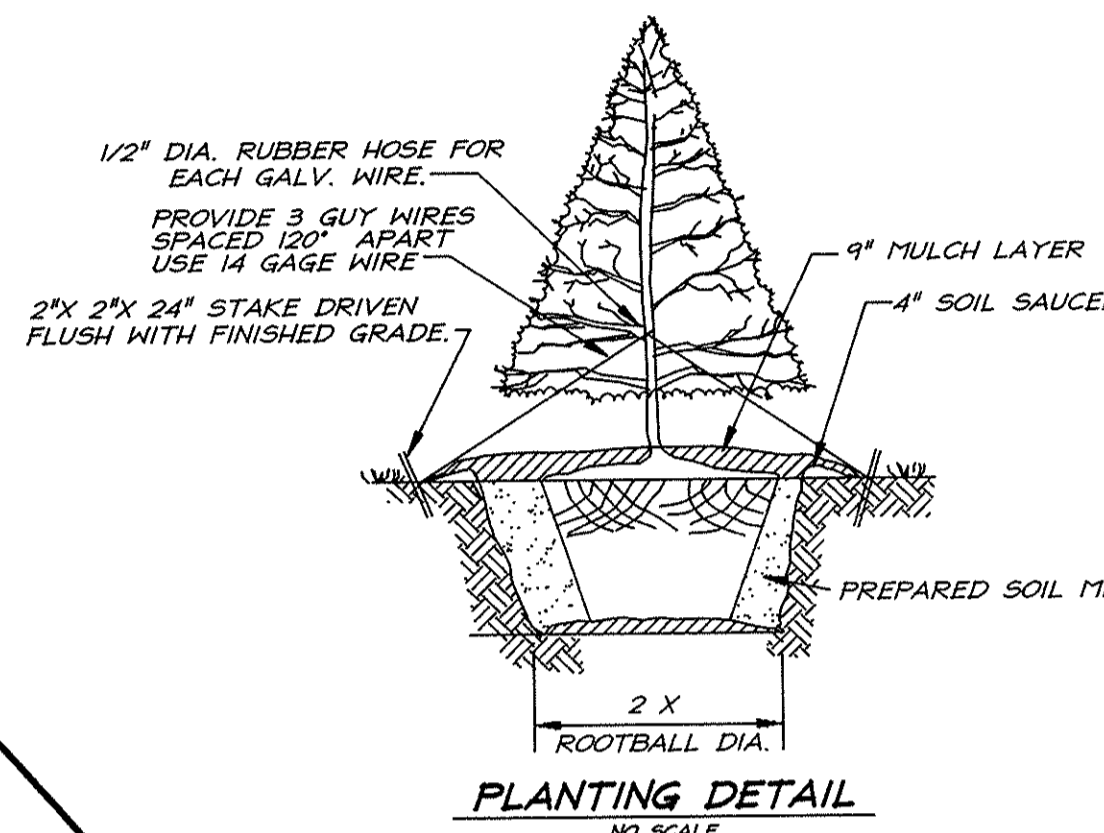
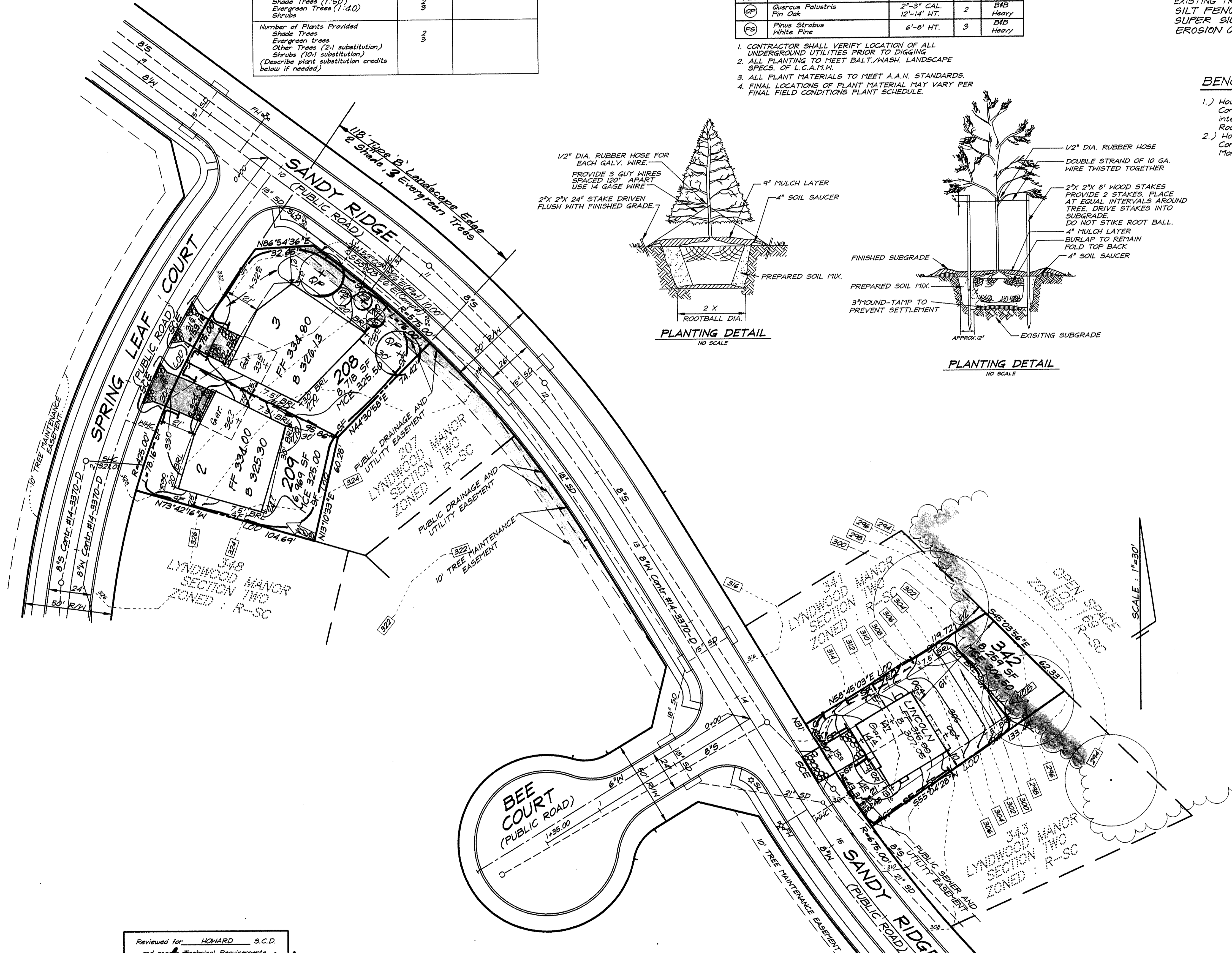
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- ALL PLANTING TO MEET BALTIMORE, MARYLAND LANDSCAPE SPECS. OF L.C.A.M.M.
- ALL PLANT MATERIALS TO MEET A.A. STANDARDS.
- FINAL LOCATIONS OF PLANT MATERIAL MAY VARY PER FINAL FIELD CONDITIONS PLANT SCHEDULE.

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.

GENERAL NOTES:

- Subject property is zoned: R-SC per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 0.55 Acres
- The total number of lots included in this submission is: 3
- 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, SP-93-105, F-94-29, F-94-95, WP-91-33, F-91-125, S-93-02, F-94-28, Z-877 R4, RES 188, F-94-94, F-96-182.
- Utilities shown as existing are taken from approved Water and Sewer plans Contract #14-3370-D, approved Road Construction plans F-94-94.
- 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 16-122 of the Howard County Code and the Landscape Manual. Financial surety for the required landscape trees in the amount of \$500.00 is part of the Builders Grading Permit application.



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

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.

| SUBDIVISION NAME | | SECTION/AREA | LOTS/PARCELS | |
|--------------------------------|--------------------|-----------------------|-------------------|-----------------------|
| LYNDWOOD MANOR | | 2 | 208, 209 & 342 | |
| PLAT NO. 11823 and 12704 | BLOCK NO. 10611 | ZONE R-SC | TAX MAP NO. 37 | ELECTION DIST. 1st |
| WATER CODE D-04 | | 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 DM | SITE DEVELOPMENT, SEDIMENT AND EROSION CONTROL PLAN LOTS 208, 209 AND 342 | | | SCALE 1" = 30' |
| DRAWN PS | LYNDWOOD MANOR | | | DRAWING 1 of 3 |
| CHECKED TD | SECTION TWO | | | JOB NO. 95-139 |
| DATE 3-26-08 | FOR: RYAN HOMES 11460 Cranridge Drive, Suite 128 Quings Mills, MD 21117 | | | FILE NO. 95-139X |

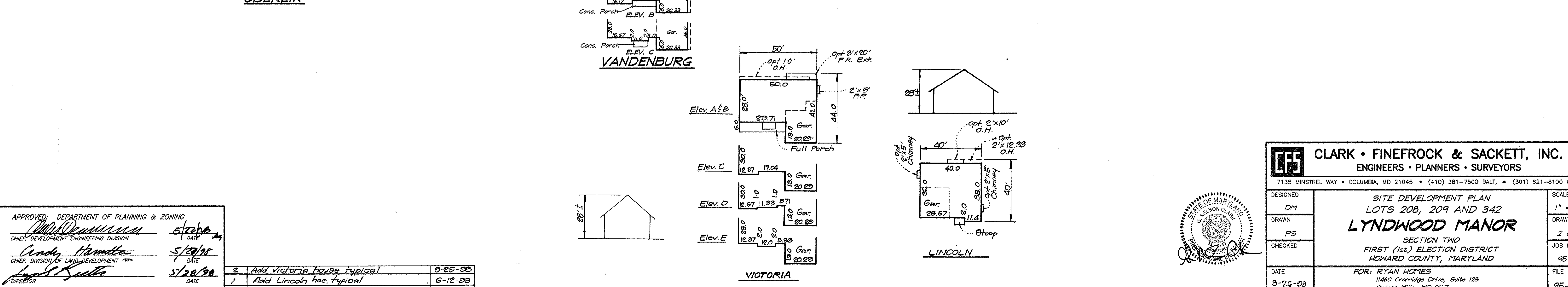
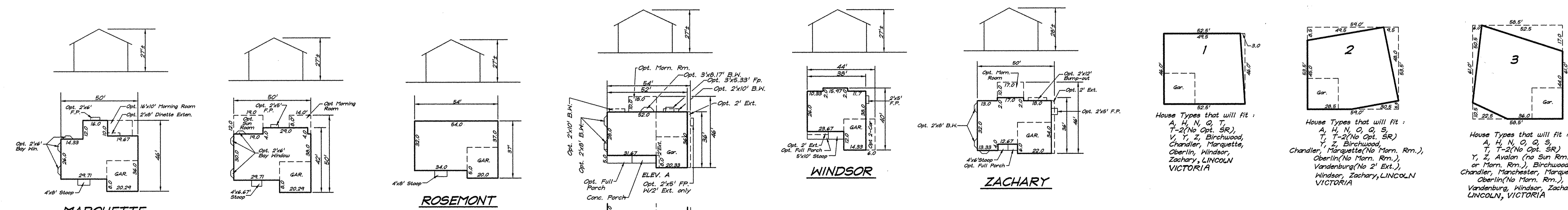
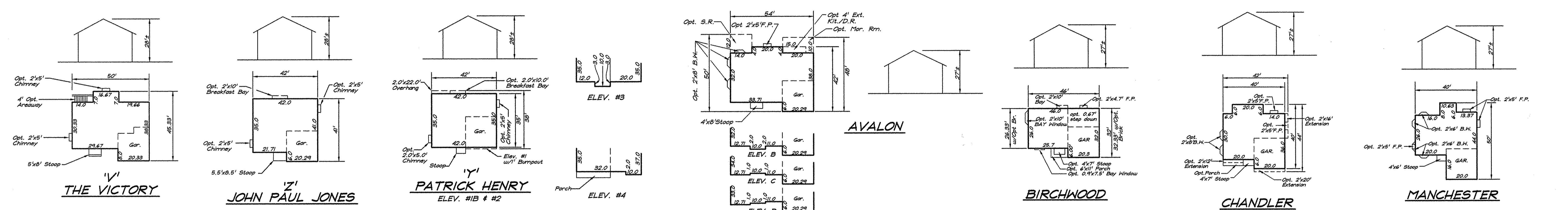
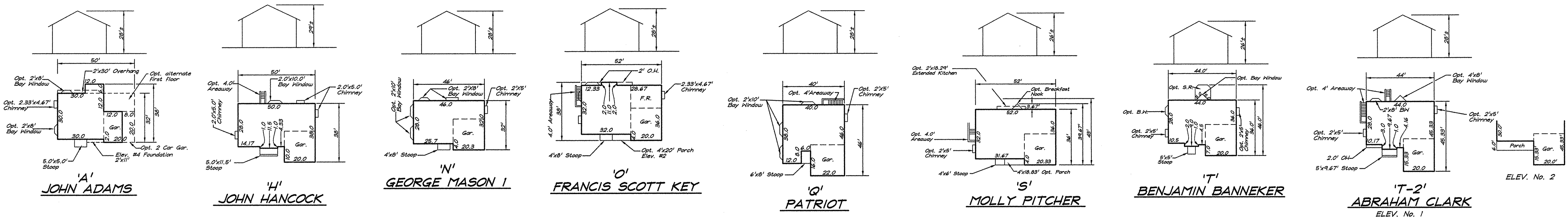
APPROVED: DEPARTMENT OF PLANNING & ZONING
Chris Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT
5/27/98
5/28/98

Reviewed for: HOWARD S.C.D.
and meet technical Requirements
Cheryl Sumner
Signature Date
U.S. Natural Resource Conservation Service
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John K. Robertson
Approved
5/19/98

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 Shearer
NAME
5-14-98
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
NAME
5-14-98
DATE





APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 5/28/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 5/28/08
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 5/28/08
 DIRECTOR

| | | |
|----|----------------------------|---------|
| 2 | Add Victoria house typical | 9-25-08 |
| 1 | Add Lincoln hse typical | 6-12-08 |
| NO | REVISIONS | Date |

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

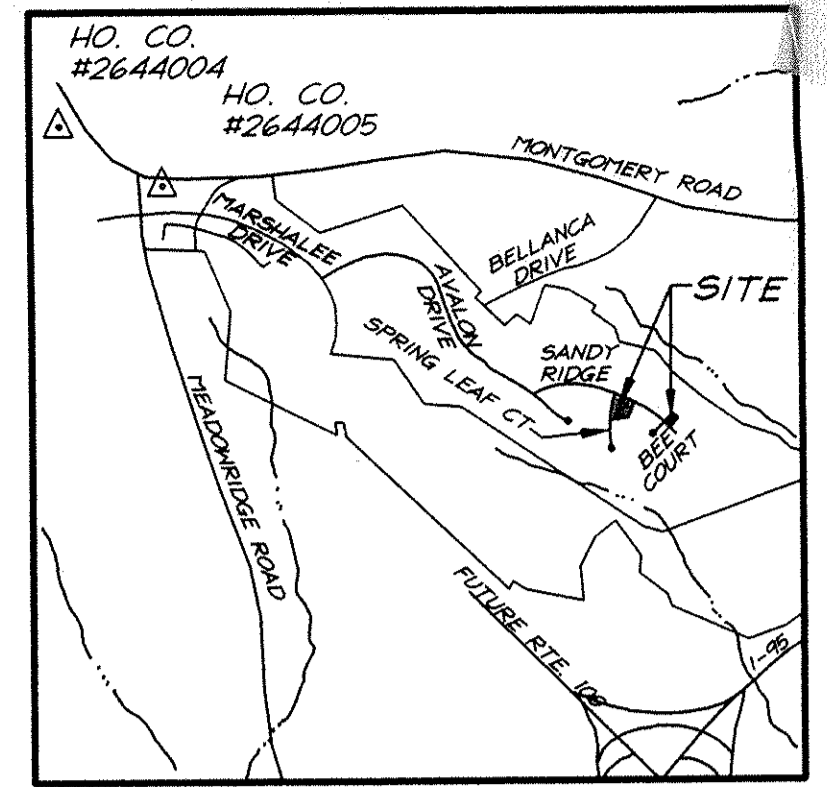
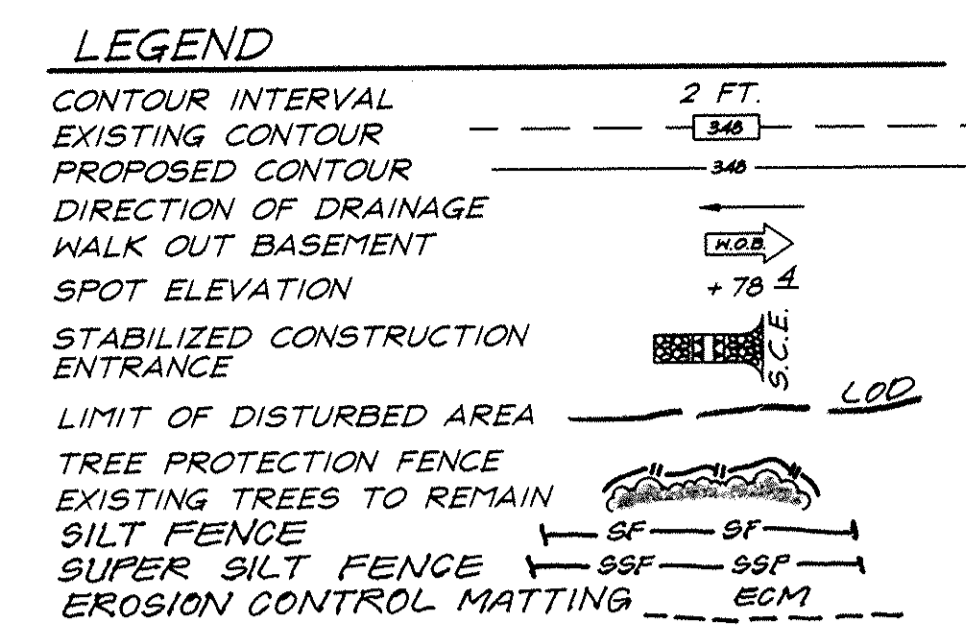
| | | |
|----------|----------------------------------|----------|
| DESIGNED | SITE DEVELOPMENT PLAN | SCALE |
| DM | LOTS 208, 209 AND 342 | 1" = 30' |
| DRAWN | LYNDWOOD MANOR | DRAWING |
| PS | SECTION TWO | 2 of 3 |
| CHECKED | FIRST (1st) ELECTION DISTRICT | JOB NO. |
| | HOWARD COUNTY, MARYLAND | 95-139 |
| DATE | FOR: RYAN HOMES | FILE NO. |
| 3-20-08 | 11460 Cranridge Drive, Suite 128 | 95-139x |
| | Culings Mills, MD 21117 | |

| No | REVISIONS | Date |
|----|---|---------|
| 1 | Rev. hse. of 9rd. lot 342 | 6-12-98 |
| 2 | Rev hse. & Ord. Lot 209, From box to Victoria | 5-17-99 |

| SCHEDULE A PERIMETER LANDSCAPE EDGE | | |
|--|----------------------|----------------------------------|
| Category | Adjacent to Roadways | Adjacent to Perimeter Properties |
| Landscape Type | B | |
| Linear Feet of Roadway Frontage/Perimeter | 118' | |
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| Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed) | - | |
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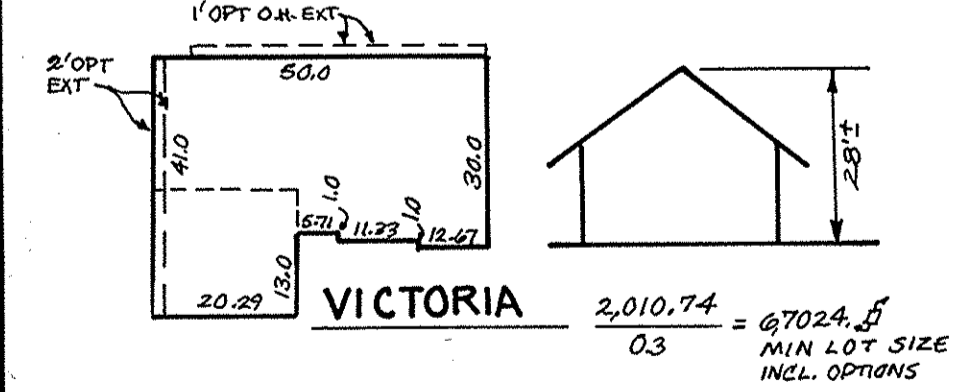
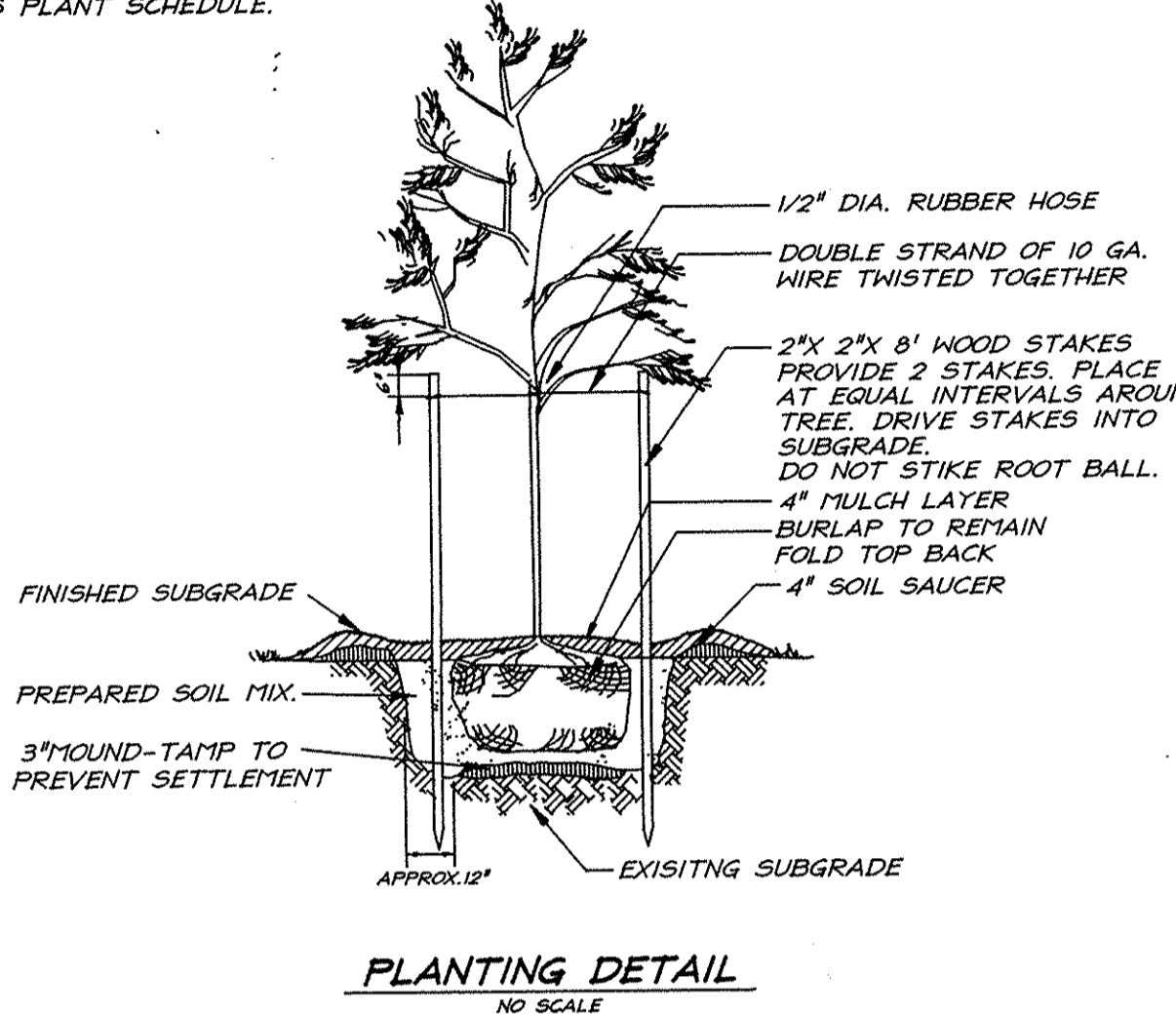
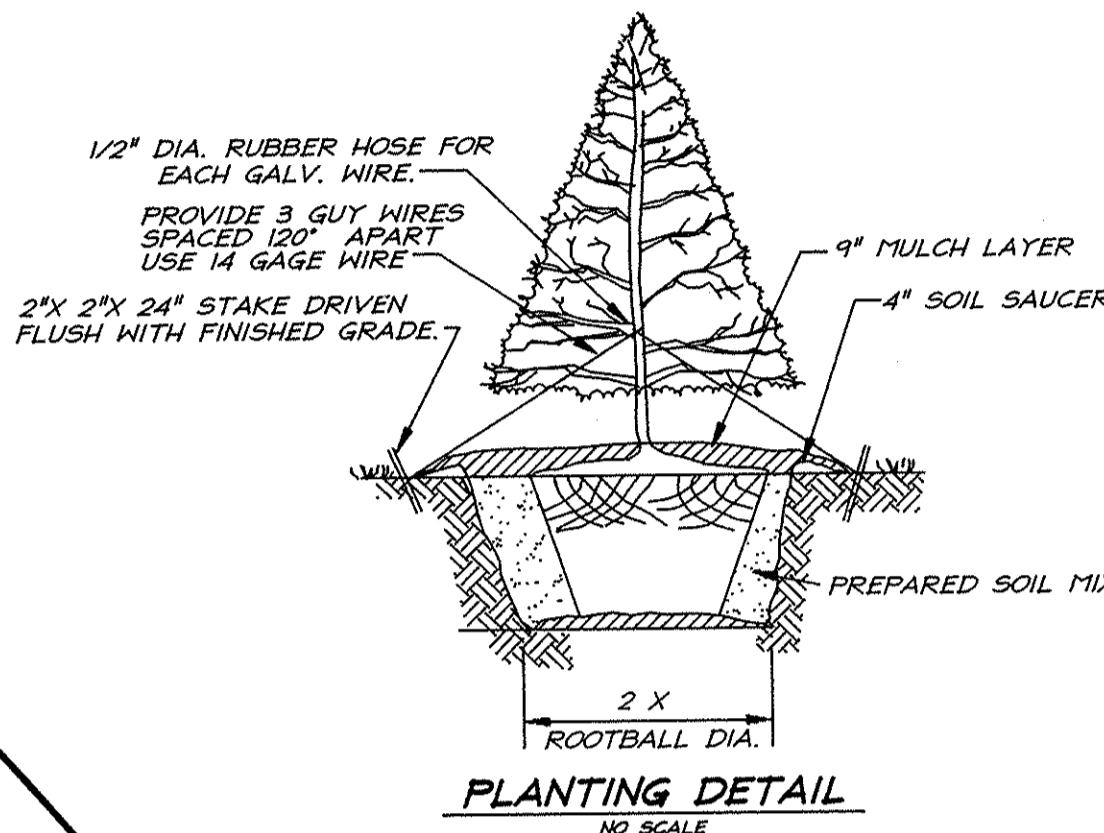
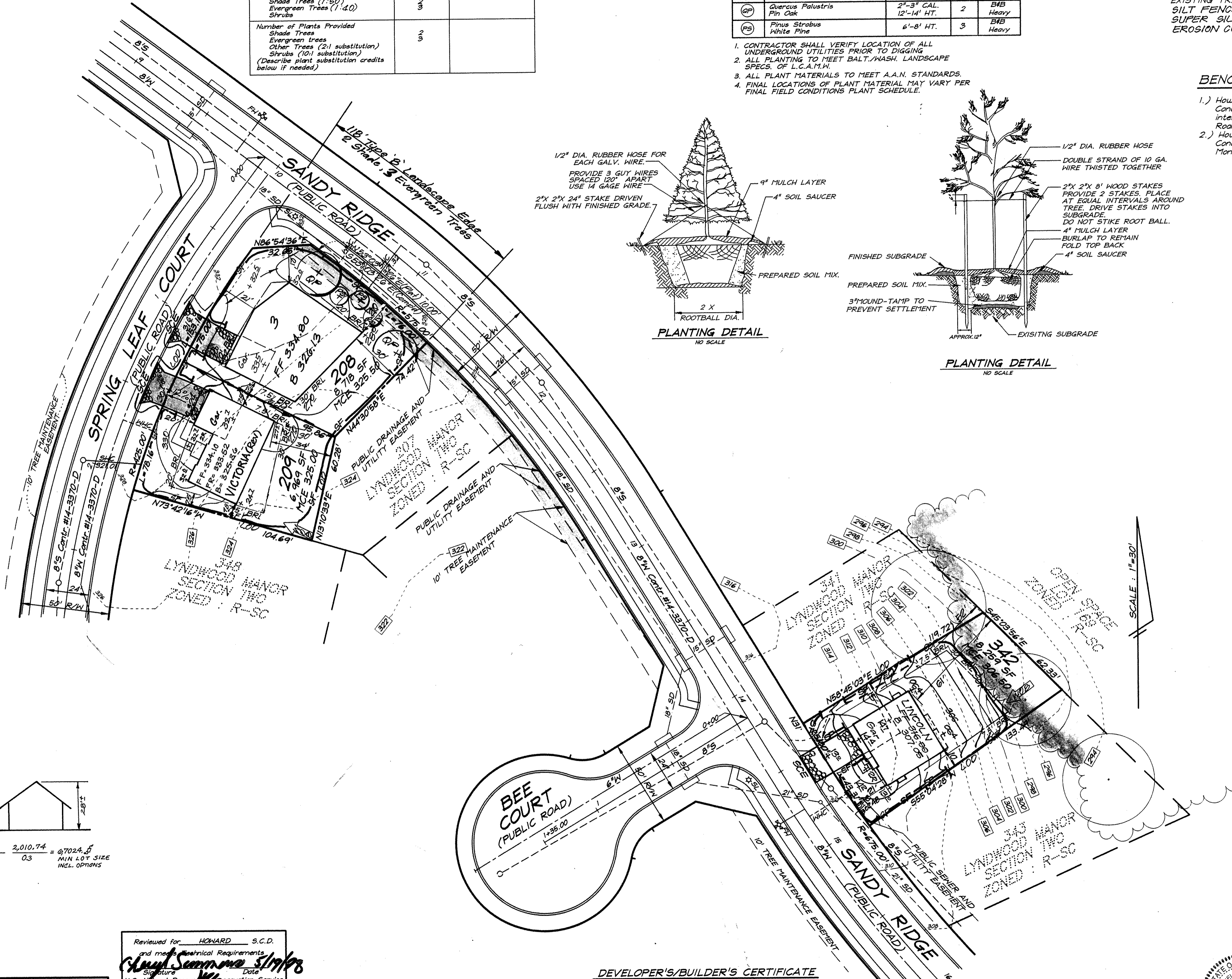


| PLANT SCHEDULE | | | |
|----------------|------------------------------|---------------------------|--------------|
| KEY | PLANT NAME | SIZE | QUAN. REMARK |
| OP | Quercus Palustris Pin Oak | 2'-3" CAL. 12'-14' HT. | 2 Heavy |
| PS | Pinus Strobus White Pine | 6'-8' HT. | 3 Heavy |

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- ALL PLANTING TO MEET BALT./WASH. LANDSCAPE SPECS. OF L.C.A.M.W.
- ALL PLANT MATERIALS TO MEET A.A.N. STANDARDS.
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- BENCH MARKS:**
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 - Howard County Monument No. 2644005, Elev. 416.981 Concrete Monument 0.2' below surface South side Montgomery Road East of Meadowridge Road.

- GENERAL NOTES:**
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 - This plan has been prepared in accordance with provision of Section 16-18a of the Howard County Code and the Landscape Manual. Financial euryty for the required landscape trees in the amount of \$500.00 is part of the Builders Grading permit application.



Reviewed for: HOWARD S.C.D.
and meet Technical Requirements
Shant Sumner 5/19/98
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.
John K. Roberts 5/19/98
Approved

APPROVED: DEPARTMENT OF PLANNING & ZONING
David Deane 5/22/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Cathy Hamilton 5/27/98
CHIEF, DIVISION OF LAND DEVELOPMENT
Edward S. Sackett 5/28/98
DIRECTOR

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 their authorized agents, as are deemed necessary.
Michael Shearer
NAME DATE 5-14-98

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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
G. NELSON CLARK DATE 5-14-98



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

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| | | |
|------------------|----------------|----------------|
| SUBDIVISION NAME | SECTION/AREA | LOTS/PARCELS |
| LYNDWOOD MANOR | 2 | 208, 209 & 342 |
| PLAT NO. | BLOCK NO. | ZONE |
| 11853 and 12704 | 10611 | R-SC |
| TAX MAP NO. | ELECTION DIST. | CENSUS TRACT |
| 37 | 1st | 6011.01 |
| WATER CODE | SEWER CODE | |
| D-04 | 2153000 | |

| | | | |
|--|---|--|----------|
| CLARK • FINEFROCK & SACKETT, INC. | | | SCALE |
| ENGINEERS • PLANNERS • SURVEYORS | | | 1" = 30' |
| 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH. | | | DRAWING |
| DESIGNED | SITE DEVELOPMENT, SEDIMENT AND EROSION CONTROL PLAN | | 1 of 3 |
| DM | LOTS 208, 209 AND 342 | | |
| DRAWN | LYNDWOOD MANOR | | |
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| CHECKED | FIRST (1st) ELECTION DISTRICT | | JOB NO. |
| TD | HOWARD COUNTY, MARYLAND | | 95-139 |
| DATE | FOR: RYAN HOMES | | FILE NO. |
| 3-26-08 | 11460 Cranridge Drive, Suite 128 | | 95-139X |
| | Owings Mills, MD 21117 | | |