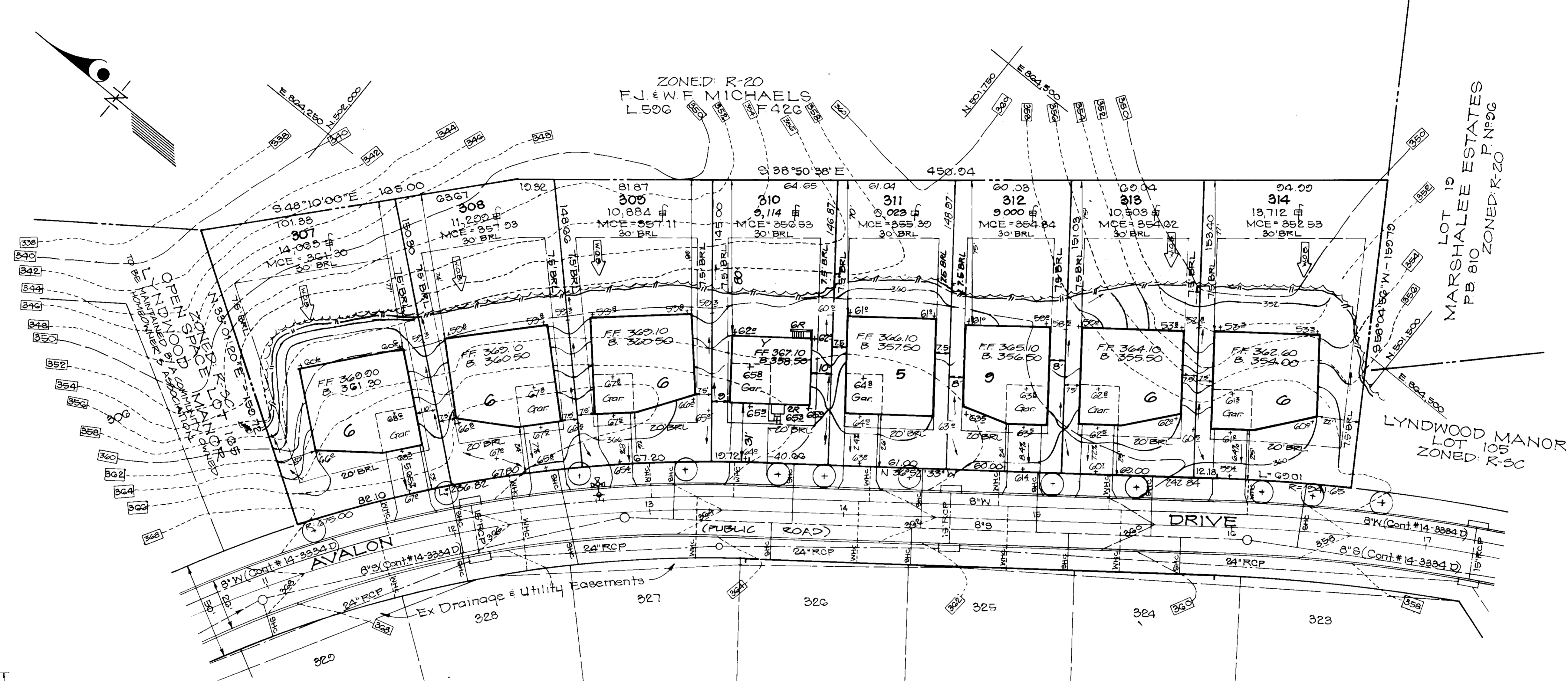
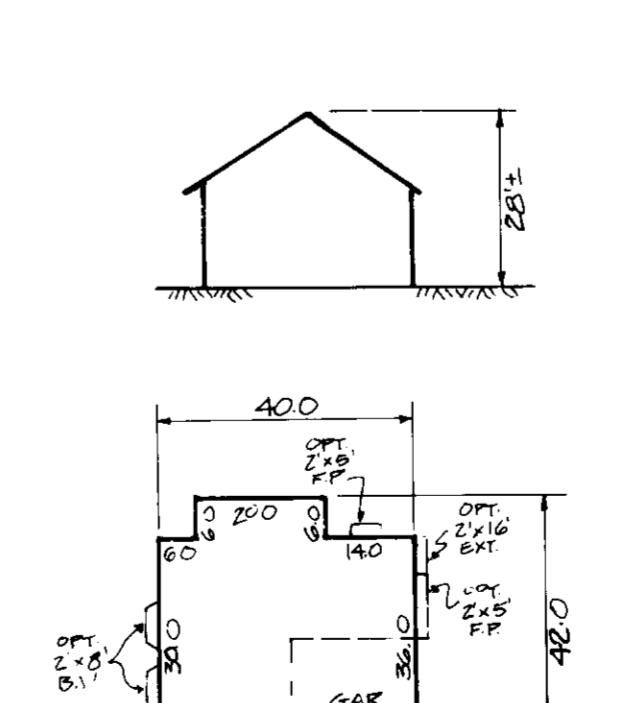
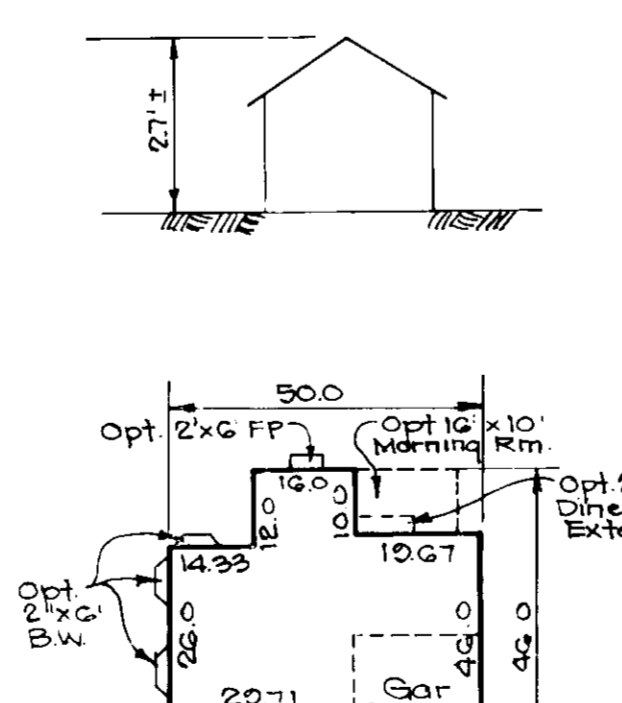
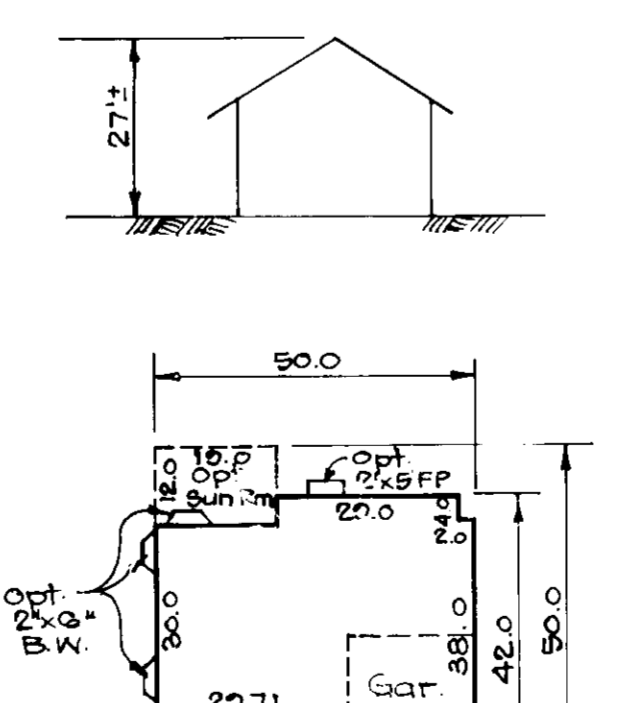
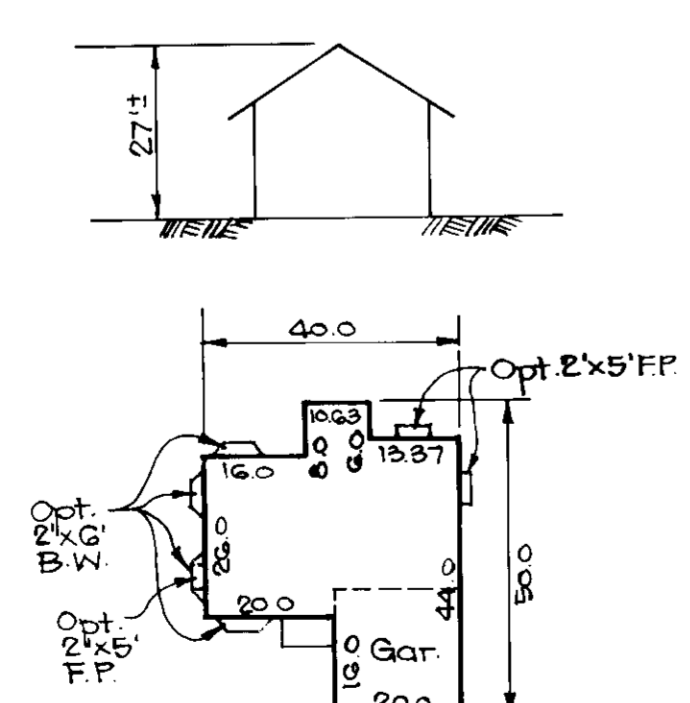
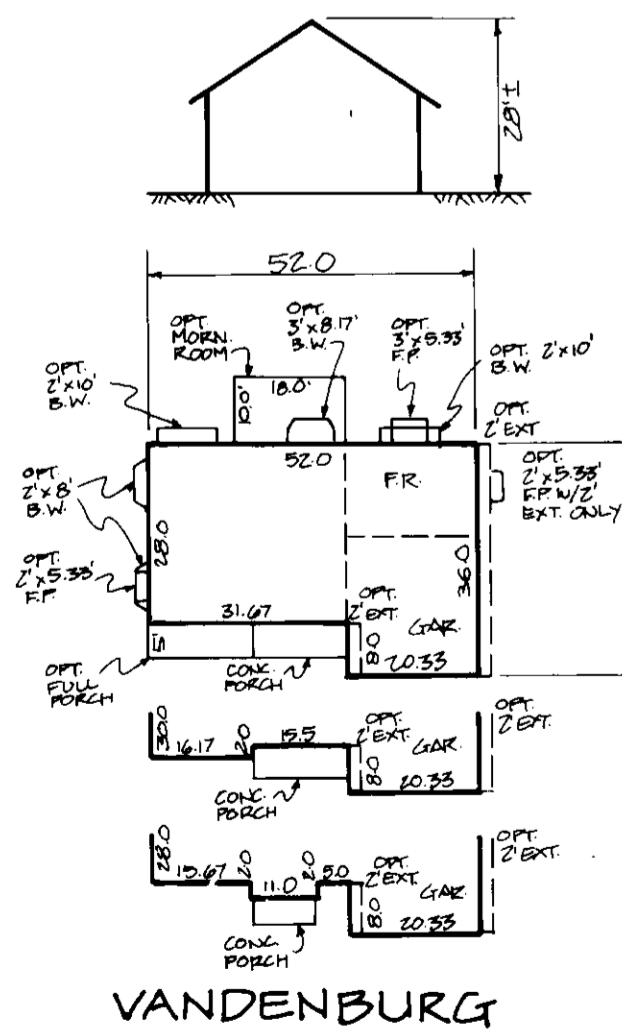
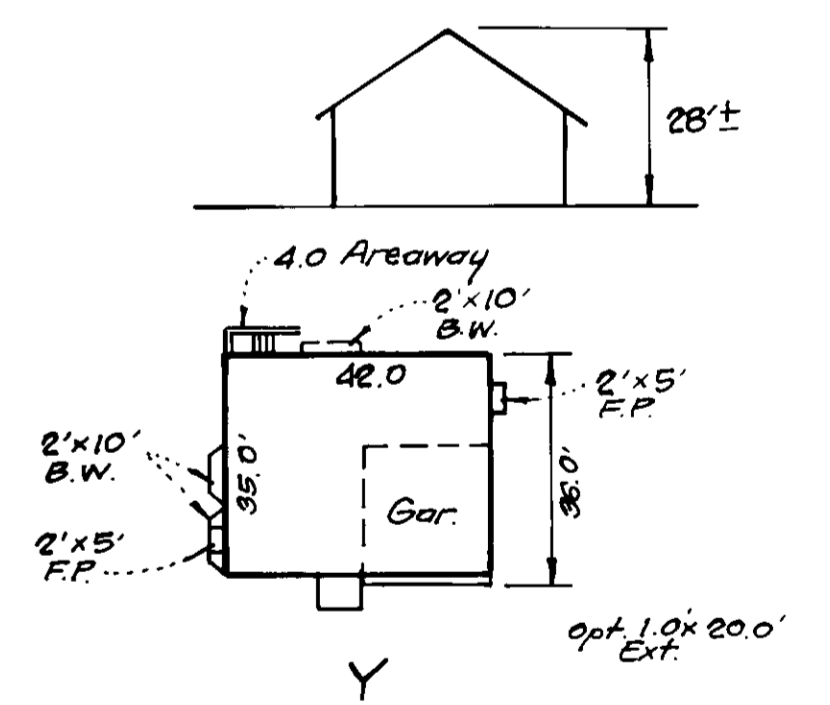


No	REVISIONS	Date
1	Rev. hse. & grad. lot 310, Add hse. typical	8.12.97

LOT No	STREET ADDRESS
307	5961 Avalon Drive
308	5965 " "
309	5969 " "
310	5973 " "
311	5977 " "
312	5981 " "
313	5985 " "
314	5989 Avalon Drive



+ designates Street Trees per F-24-20



OWNER / DEVELOPER
100 INVESTMENT LIMITED PARTNERSHIP
8835-P Columbia 100 Parkway
Columbia, MD 21045

CLARK • FINEROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALTO • (301) 621-8100 WASH		
DESIGNED JME	SITE DEVELOPMENT PLAN LOTS 89, 284 THRU 301 & 307 THRU 314 LYNDWOOD MANOR SECTION ONE AREA ONE 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: RYAN HOMES, INC. 11420 CROWNDRIVE DRIVE, SUITE 128 OWINGS MILLS, MARYLAND 21117	SCALE 1" = 30'
DRAWN JME		DRAWING 2 of 4
CHECKED JME		JOB NO. 05-130
DATE 1-16-96		FILE NO. 05-130-X



APPROVED: DEPARTMENT OF PLANNING AND ZONING

 Chief, Development Engineering Division

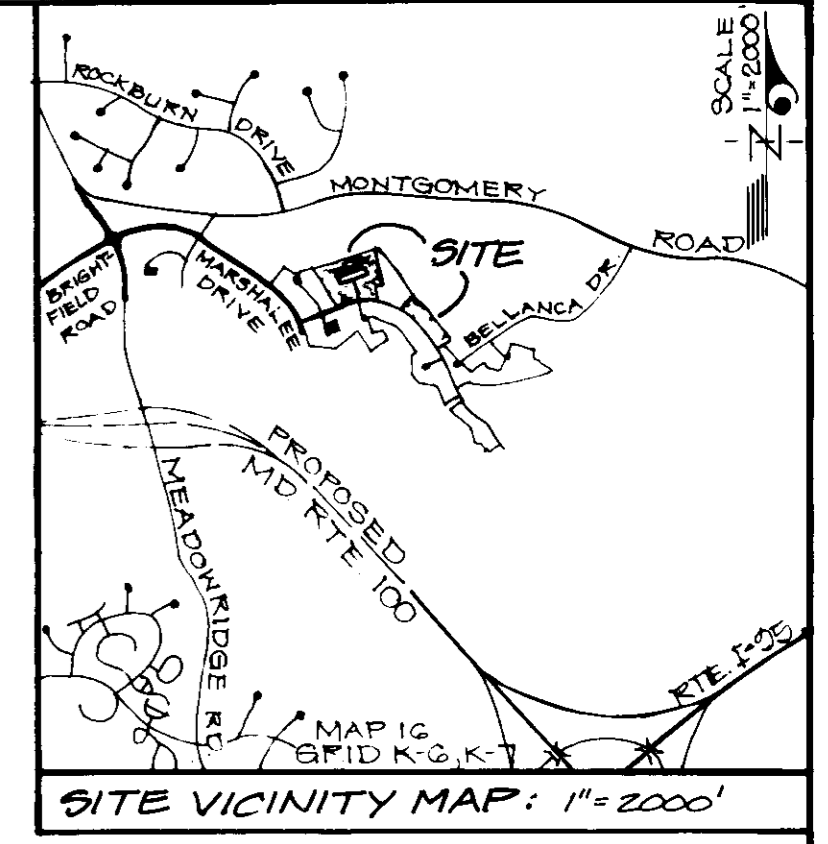
 Chief, Division of Land Development and Research

 Director

MANCHESTER
15607.88 ± = 5,202.6 ±
0.3 Min. Lot Size

OBERLIN
2025.0 ± = 6,750 ±
0.3 Min. Lot Size

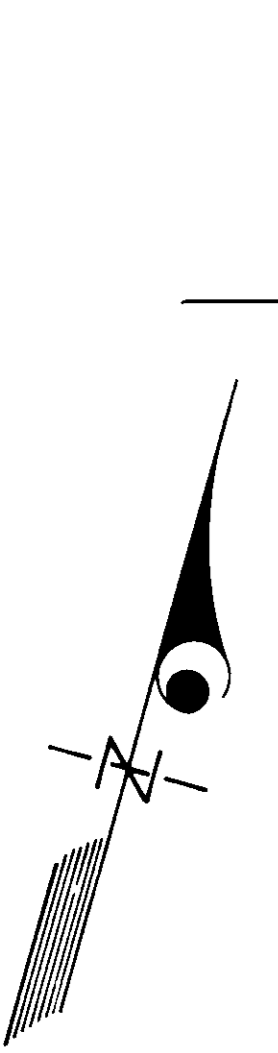
MARQUETTE
2089.04 ± = 6,923.47 ±
0.3 Min. Lot Size



ZONED: R-20
J. MAYNOR
L 33'

NOTE: Construction of Lot 204 until trap has been removed
Delay

20' Public Water and Utility Easement



LEGEND

- Contour Interval 2 ft
- Existing Contour
- Proposed Contour
- Spot Elevation +0.72
- Drainage Flow
- Walk-out Basement
- Existing Trees to Remain
- Tree Protection Fence
- Limit of Disturbance
- Silt Fence
- Earth Dike
- Existing Earth Dike
- Stabilized Construction Entrance

SEDIMENT TRAP NO. 1 (ST-11)
 Drainage Area to Trap = 1.2 Ac
 Total Storage Volume Read = 4920 c.f.
 Wet Storage Volume Read = 2160 c.f.
 Wet Storage Provided = 2160 c.f.
 Bottom Elev. = 379.0
 Top of Wet Storage Elev. = 382.0
 Wet Storage Depth = 3'
 Bottom Dimensions = 18' x 24'
 Dry Storage Read = 2160 c.f.
 Dry Storage Provided = 2160 c.f.
 Top of Dry Storage Elev. = 384.0
 Top of Embankment = 385.0
 Top of Stone Crest = 384.0
 Dry Storage Depth = 5'
 Weir Length = 6'
 Cleanout Elev. = 383.5
 2:1 Side slopes

OWNER/DEVELOPER
 100 INVESTMENT LIMITED PARTNERSHIP
 2835-F Columbia 100 Parkway
 Columbia, MD 21045

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 11-17-95
 G. NELSON CLARK DATE



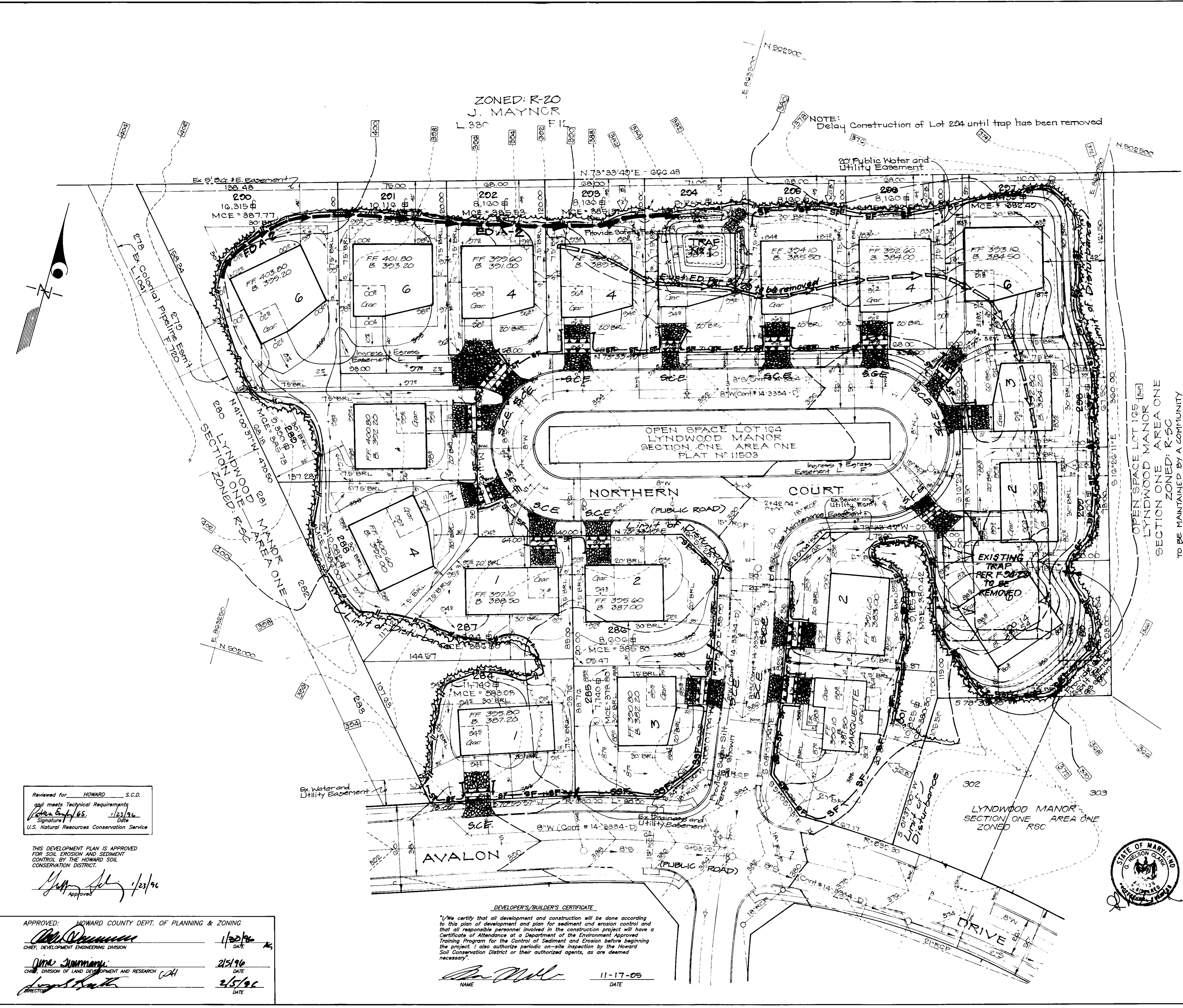
CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7703 MONTGOMERY WAY • COLUMBIA, MD 21046 • (410) 726-7500 • BALTO. • (410) 624-8500 • WASH.				
DESIGNED	ZAL	SEDIMENT AND EROSION CONTROL PLAN LOTS 284, 284 THRU 301 & 307 THRU 314 LYNDWOOD MANOR SECTION ONE AREA ONE 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: RYAN HOMES, INC. 11460 CROWRIDGE DRIVE, SUITE 128 OWINGS MILLS, MARYLAND 21117	SCALE	1" = 30'
DRAWN	ZAL		DRAWING	3 of 4
CHECKED	JTS		JOB NO.	05-130
DATE	1/16/96		FILE NO.	05-130-2

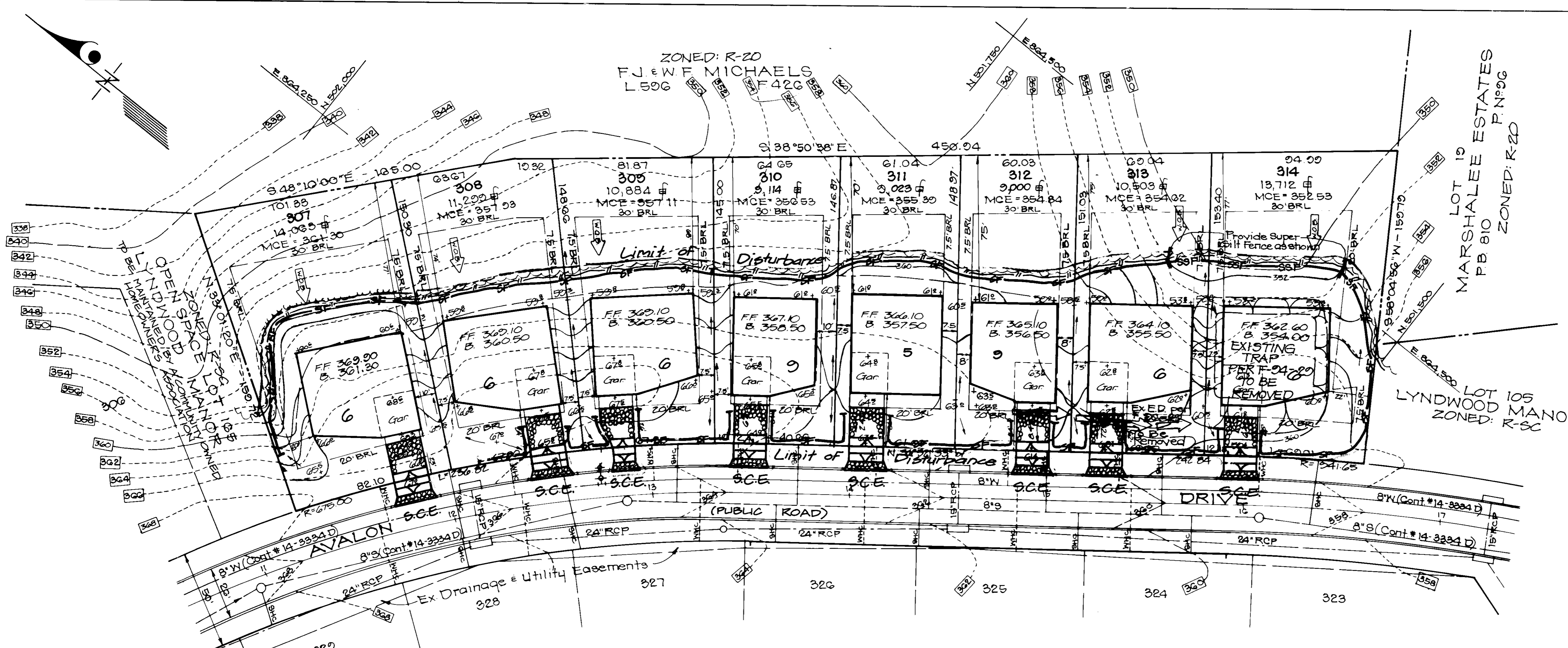
Reviewed for HOWARD S.C.D. and meets Technical Requirements
 Signature of G.S. 1/23/96
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Approved: 1/23/96

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Chief, Development Engineering Division
 Date: 1/23/96
 Chief, Division of Land Development and Research
 Date: 2/5/96
 Director
 Date: 2/5/96

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."
 NAME: [Signature] DATE: 11-17-05





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 600 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 annual ryegrass (12 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (07 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 unrotted 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 (8 gal/1000 sq.ft.) for anchoring.

REFER TO THE 1983 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:

- 1) 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.).
- 2) 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 (05 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by applying 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 unrotted 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 (8 gal/1000 sq.ft.) for anchoring.

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

SEDIMENT AND EROSION CONTROL NOTES

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (313-1855).
2. All vegetative and structural practices to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL.
3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
 - a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1
 - b) 14 days as to all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
5. All disturbed areas must be stabilized within the time period specified above, in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51), sod (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6. 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.
7. **SITE ANALYSIS:**

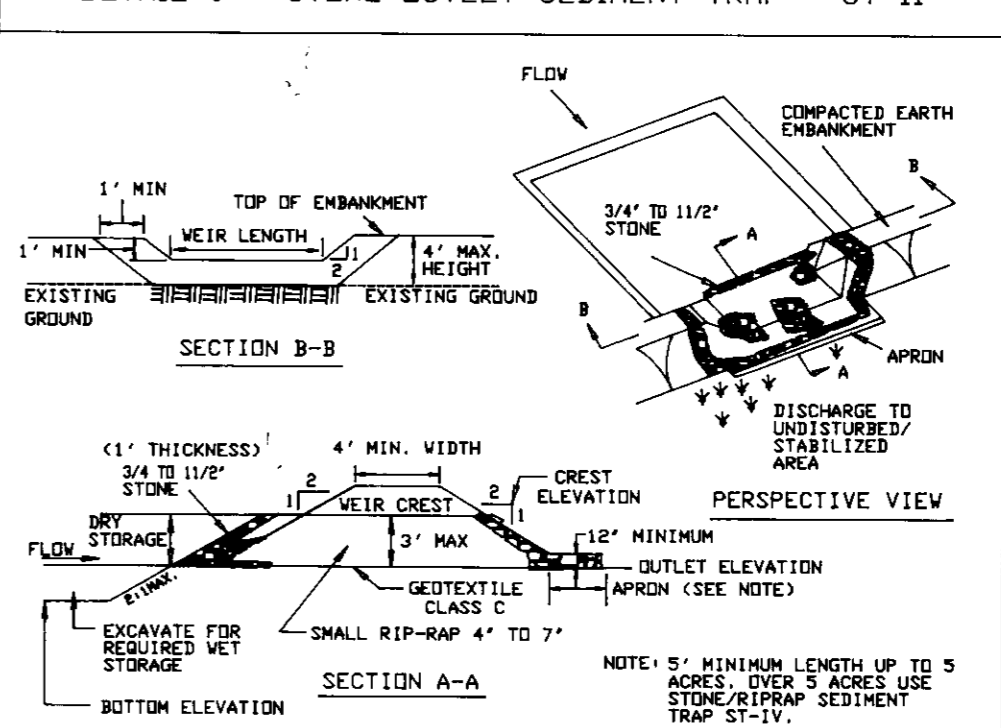
Total Area of Site:	6.25 AC.
Area Disturbed:	4.25 AC.
Area to be roofed or paved:	1.50 AC.
Area to be vegetatively stabilized:	3.75 AC.
Total Cut:	5155 CY.
Total Fill:	3225 CY.
Offsite Waste/Borrow Area Location:	
8. Any sediment control practice which is disturbed by grading activity or placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment control must be provided, if deemed necessary by the Howard County OPI Sediment Control Inspector.
10. 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 received.
11. The total amount of silt fence = 2900 L.F.
The total amount of super silt fence = 408 L.F.

CONSTRUCTION SEQUENCE:

	NO. OF DAYS
1. Obtain grading permits	7
2. Install tree protection fence	7
3. Install sediment and erosion control devices and stabilize	16
4. Excavate for foundations, rough grade and temporarily stabilize	30
5. Construct structures, sidewalks and driveways	60
6. Final grade and stabilize in accordance with Specs. and Specs.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize	7

* Delay construction of houses on lots 80, 294 & 295 until trap has been removed.

DETAIL 9 - STONE OUTLET SEDIMENT TRAP - ST II

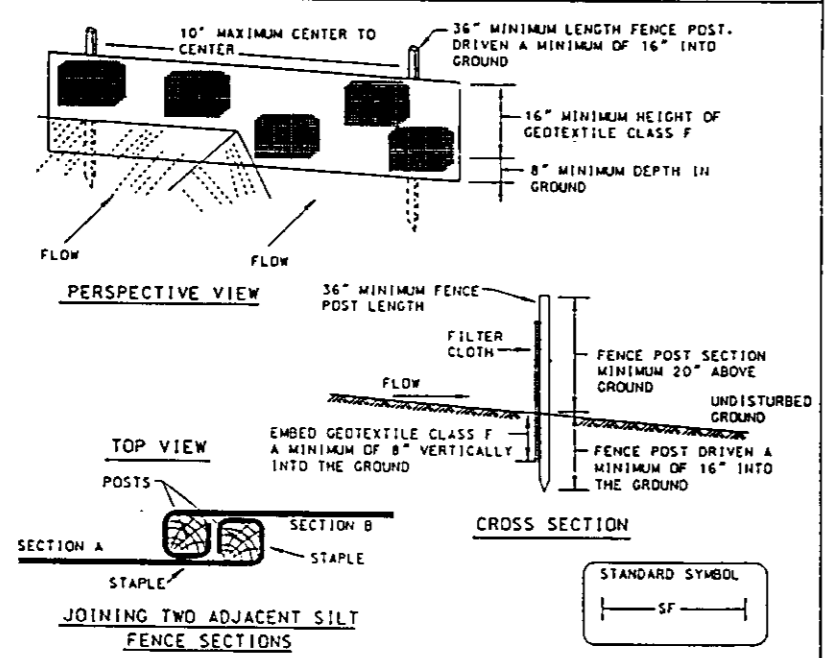


Construction Specifications

1. Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
2. The fill material for the embankment shall be free of rocks and other woody vegetation as well as oversized stones, rocks, organic material or other objectionable material. The embankment shall be constructed by traversing with equipment while it is being constructed.
3. All cut and fill slopes shall be 2:1 or flatter.
4. The stone used in the outlet shall be small rip-rap 4\"/>

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 3-9-B MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 - SILT FENCE



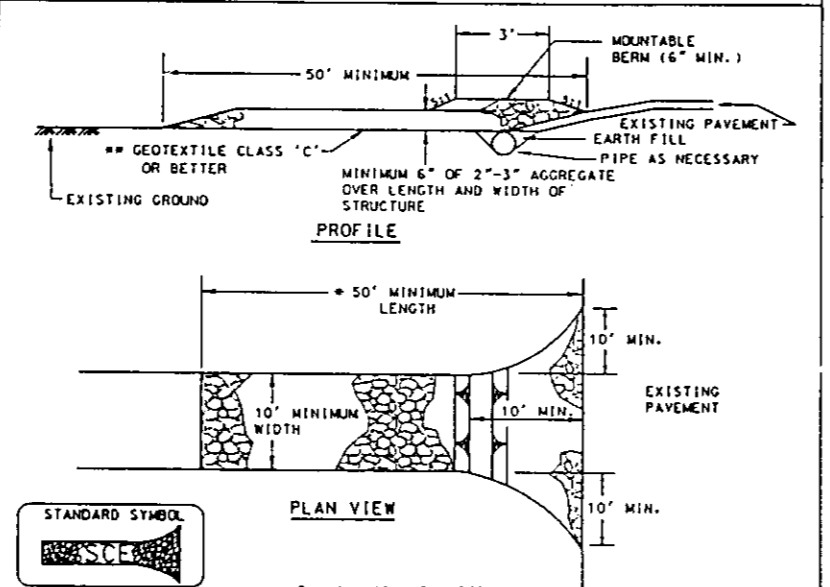
Construction Specifications

1. Fence posts shall be a minimum of 18\"/>

Tensile Strength	50 lbs/in. (min.)	Test: MS4 509
Tensile Modulus	20 lbs/in. (min.)	Test: MS4 509
Flow Rate	0.3 gal / 17\"/>	

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE E-11-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

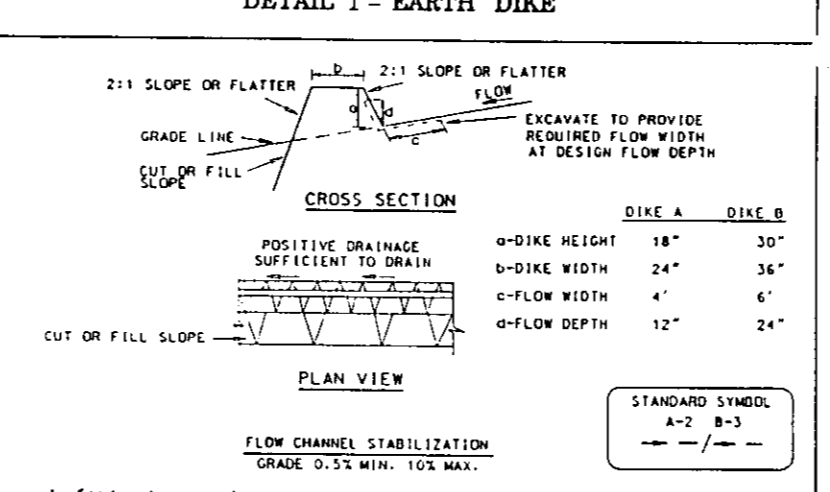


Construction Specifications

1. Length - minimum of 50' (x30' for single ramp foot).
2. Width - 10' minimum, should be fixed to the existing road to provide a turning radius.
3. Geotextile fabric (fraser cloth) shall be placed over the existing ground prior to placing stone. The stone shall be placed in a single layer.
4. Stone - crushed aggregate 12\"/>

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE F-11-1 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 1 - EARTH DIKE



Construction Specifications

1. Seed and cover with straw mulch.
2. Seed and cover with Erosion Control Matting or lime with sod.
3. 4\"/>

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE A-1-4 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

OWNER / DEVELOPER

100 Investment Limited Partnership
8835 - P Columbia 100 Parkway
Columbia, Maryland 21045



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

DESIGNED	SCALE
ZAL	1" = 30'
DRAWN	DRAWING
MCR	4 OF 4
CHECKED	JOB NO.
1/18	05-130
DATE	FILE NO.
1/16/95	05-130

FOR: RYAN HONES, INC.
1140 CROMBIE DRIVE, SUITE 128
OWINGS MILLS, MARYLAND 21117

Reviewed for HOWARD S.C.D. and meets Technical Requirements
Signature: [Signature] Date: 1/23/96
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."

Signature: [Signature] Date: 1-17-95
Dan Meador

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: [Signature] Date: 11-17-95
G. Nelson Clark

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division
Date: 1/20/96
Chief, Division of Land Development and Research
Date: 2/5/96
Director
Date: 2/5/96

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Approved: [Signature] Date: 1/21/96