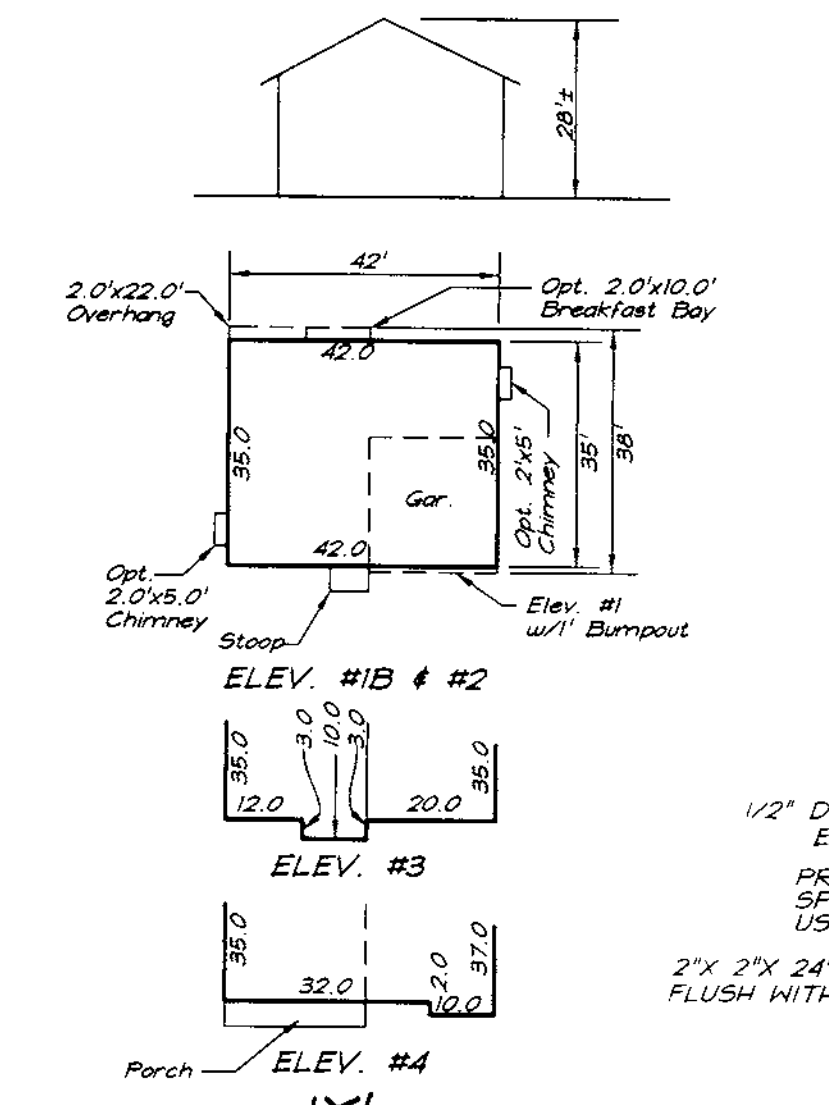
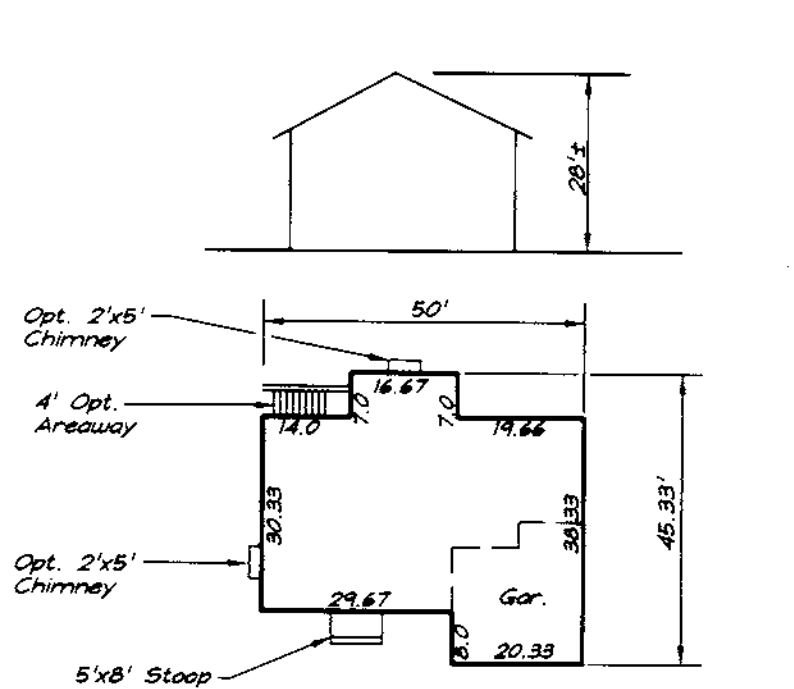
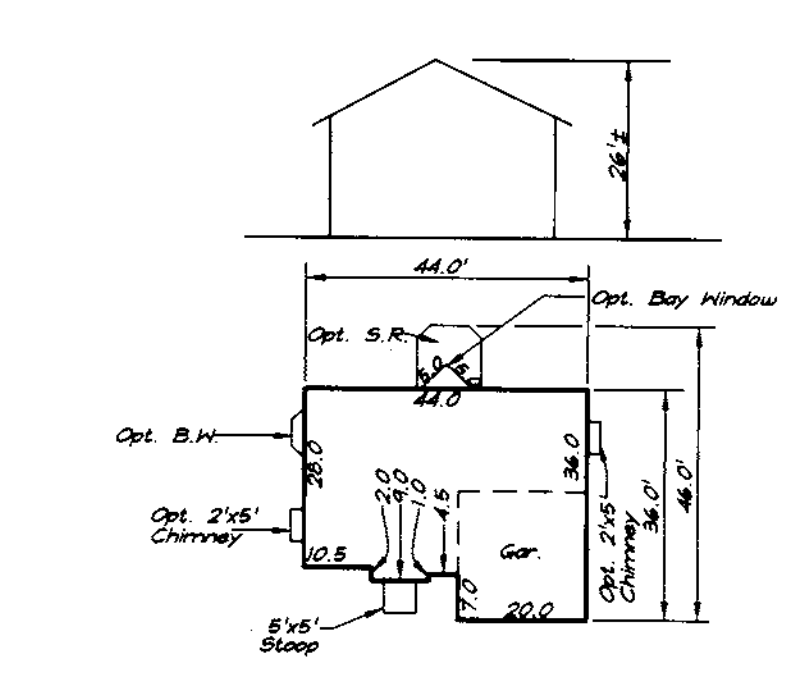
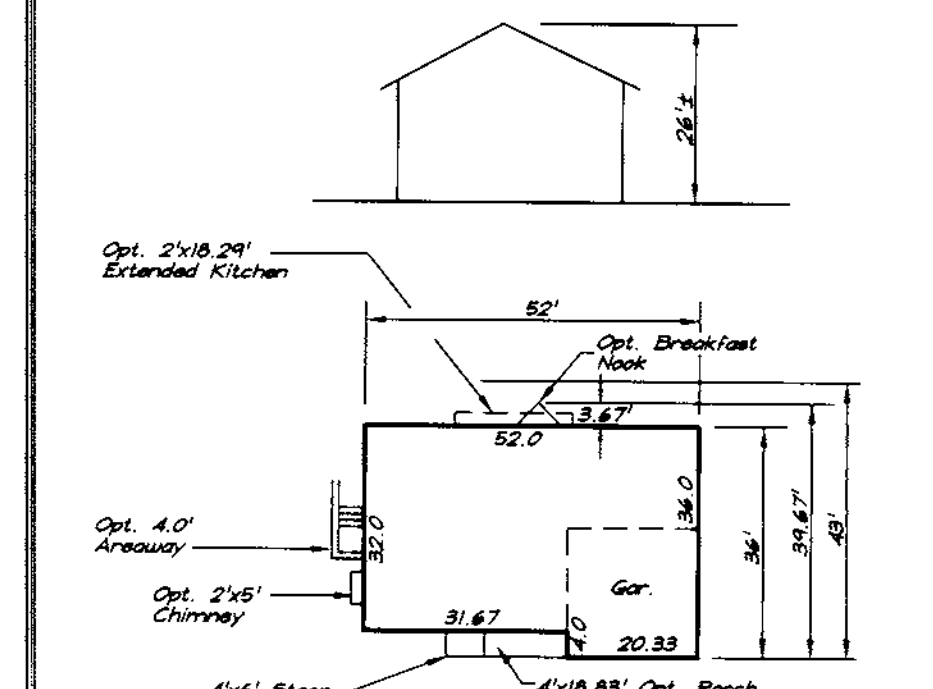
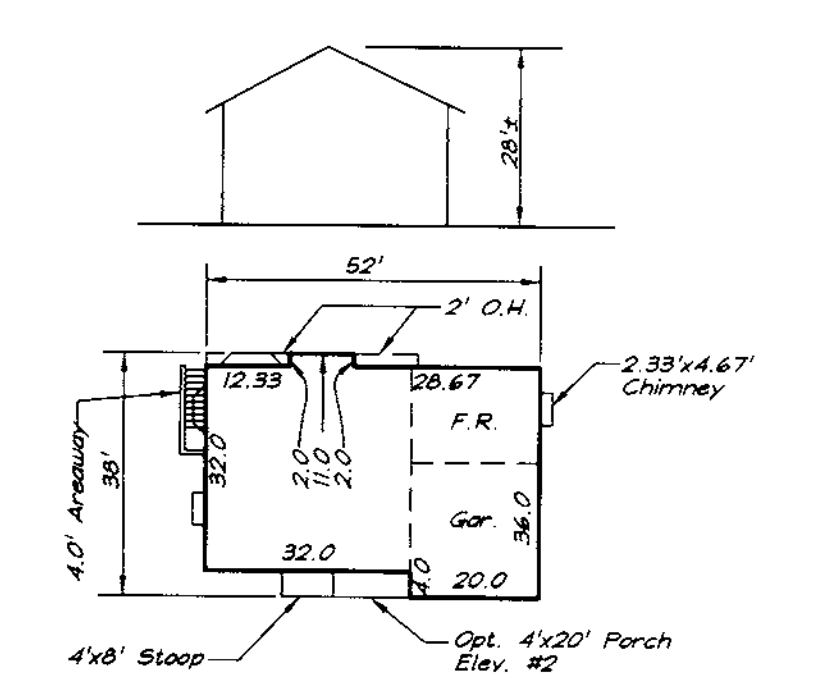
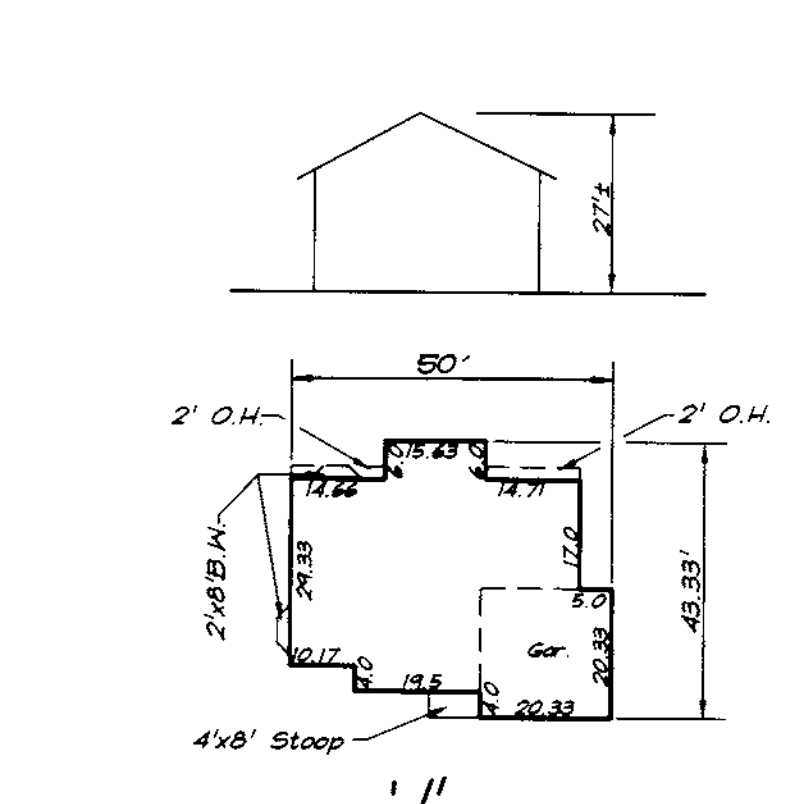
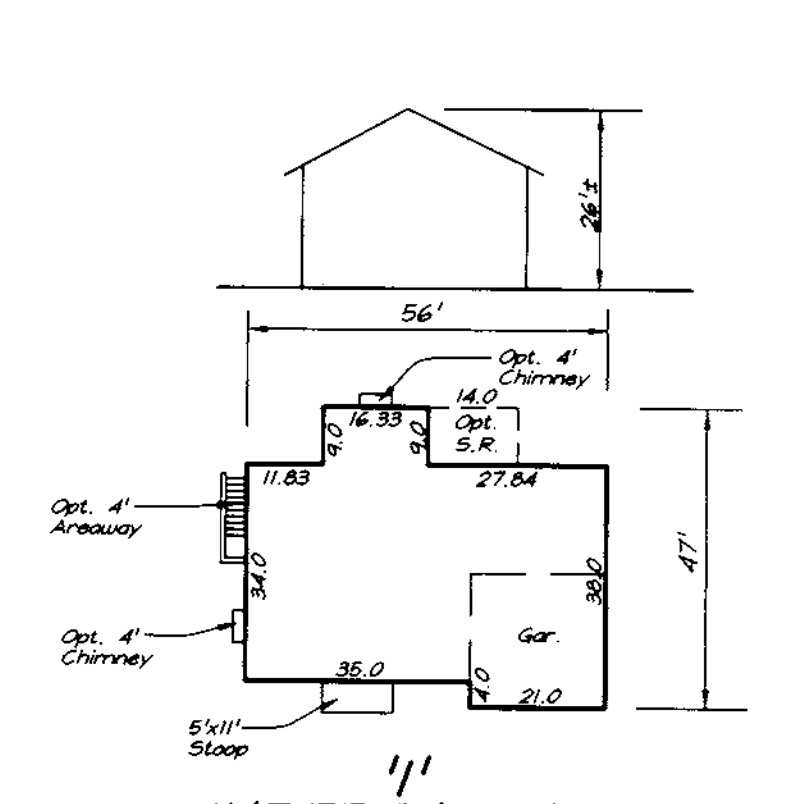
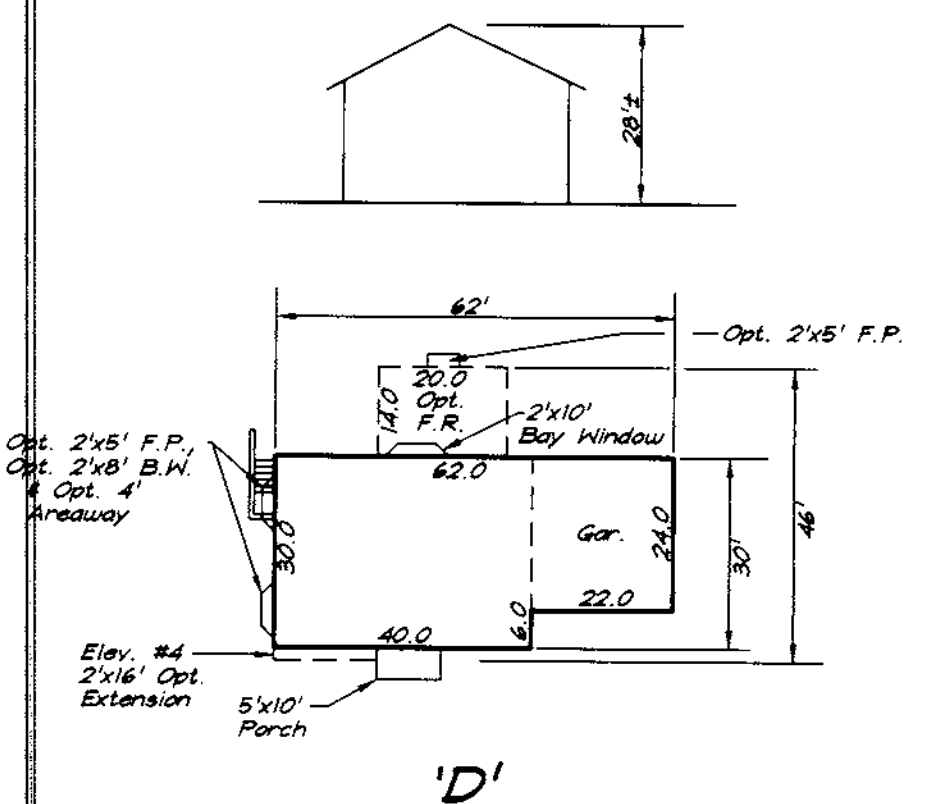
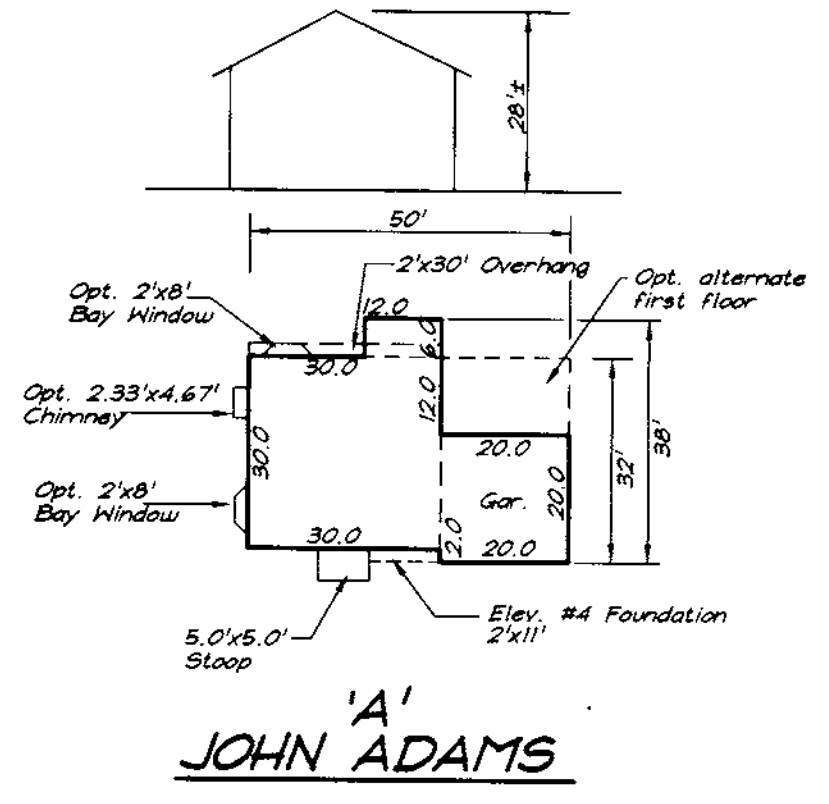
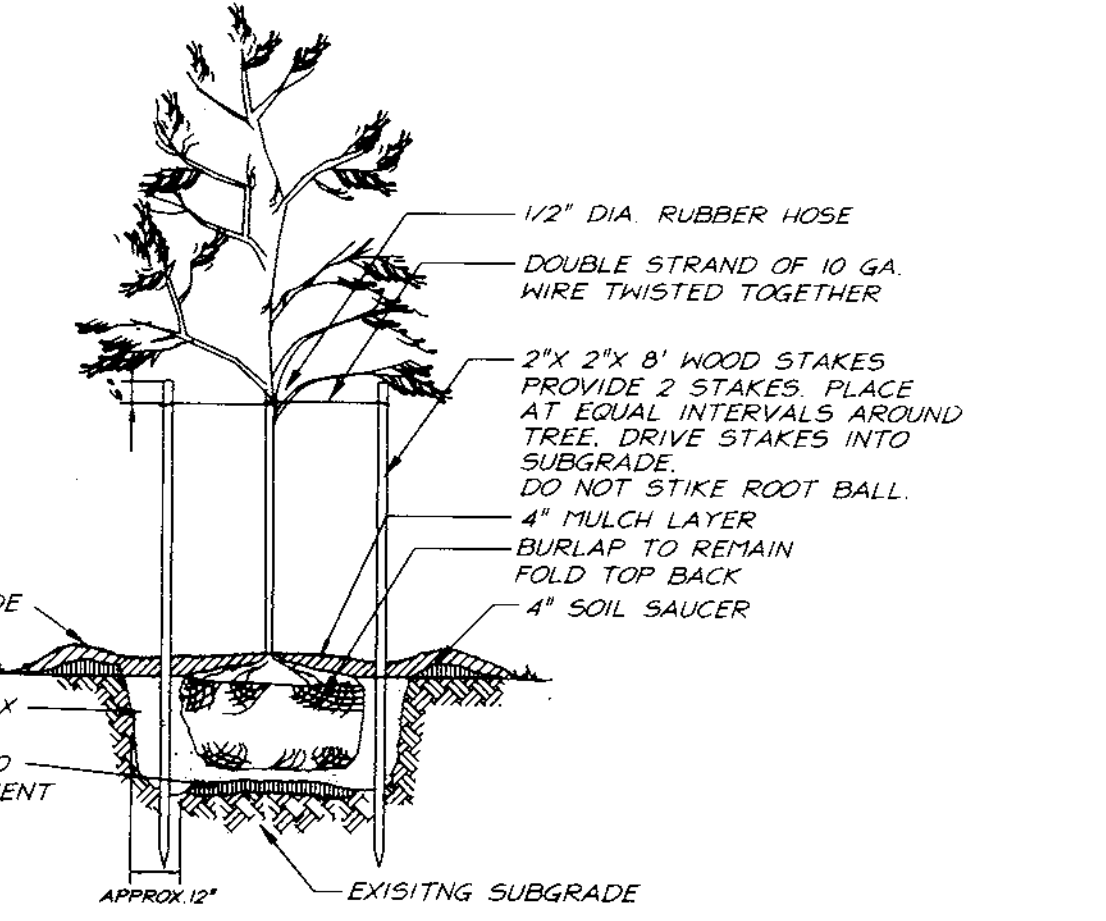
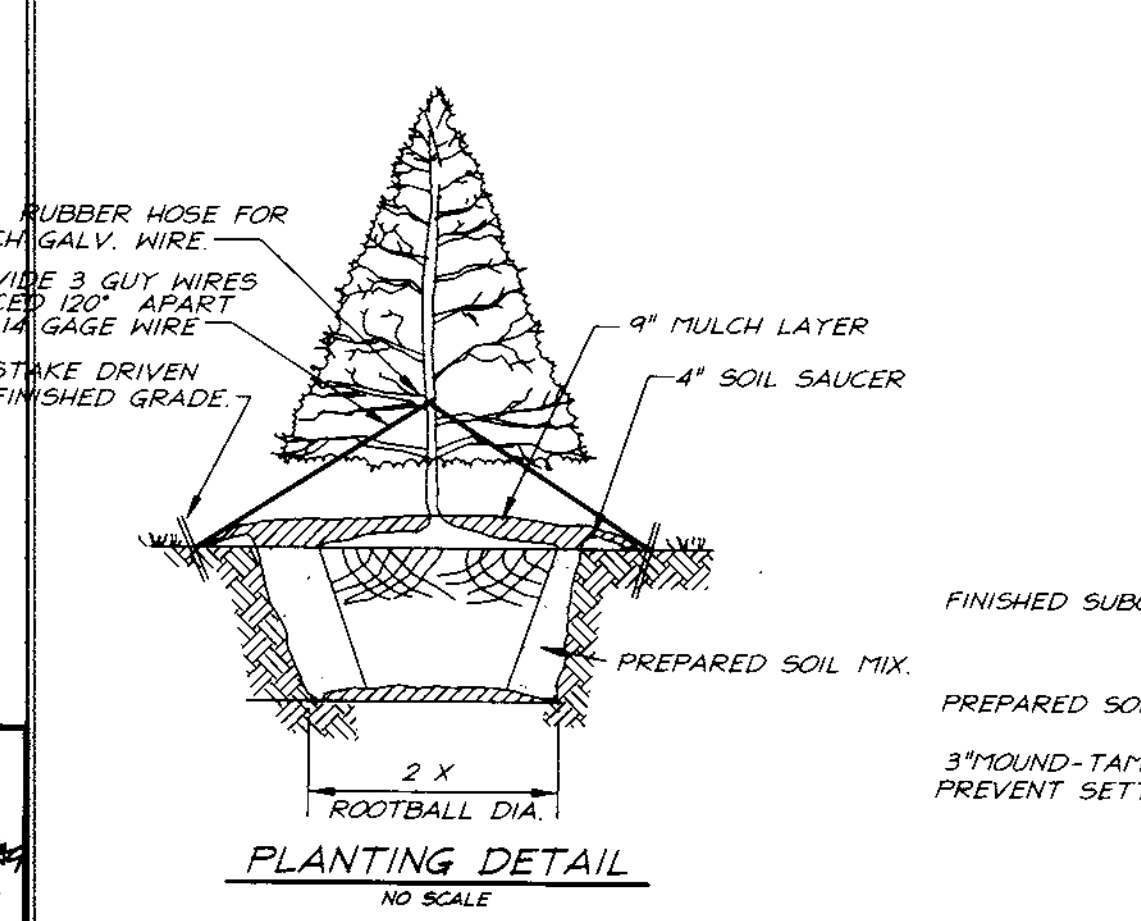


House Types that will fit:  
 1. A, J, O, S, T, V, Y  
 2. A, J, O, S, T, V, Y  
 3. A, D, I, J, O, S, T, V, Y, Avalon (no Sun Rm.), Birchwood, Chandler, Highgrove (no Side or Rear S.R.), Manchester, Marquette, Oberlin (No Morn. Rm.), Rosemont, Savoy, Victoria, Vandenburgh (No 2' Ext.), Windsor, Zachary  
 4. A, J, T, V, Y, Birchwood, Chandler, Manchester, Marquette, Oberlin, Victoria (no 2' Side Ext.), Windsor, Zachary

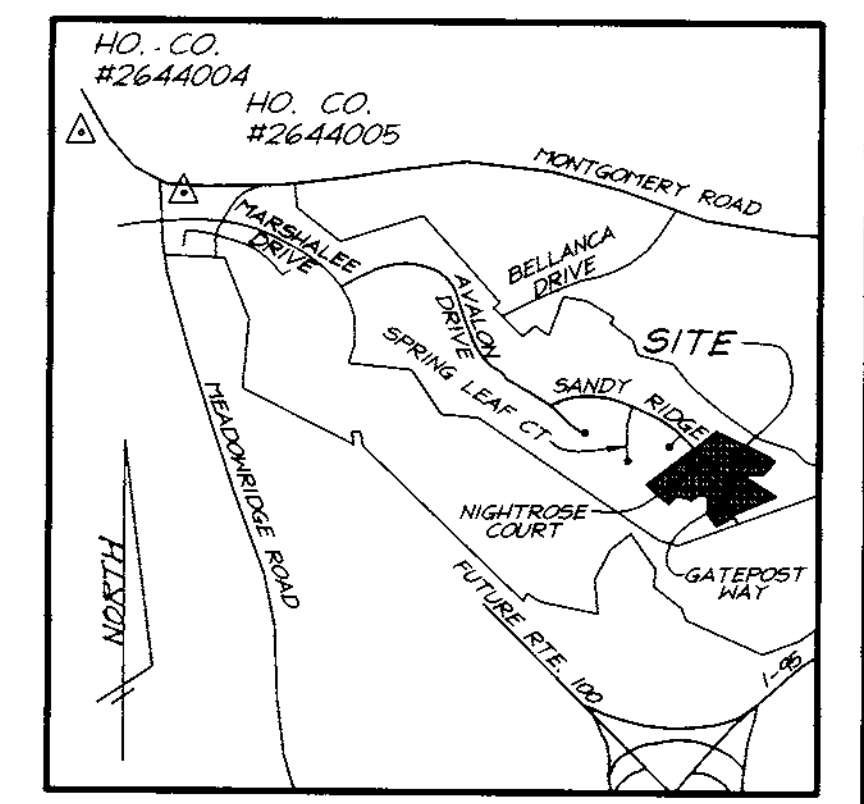
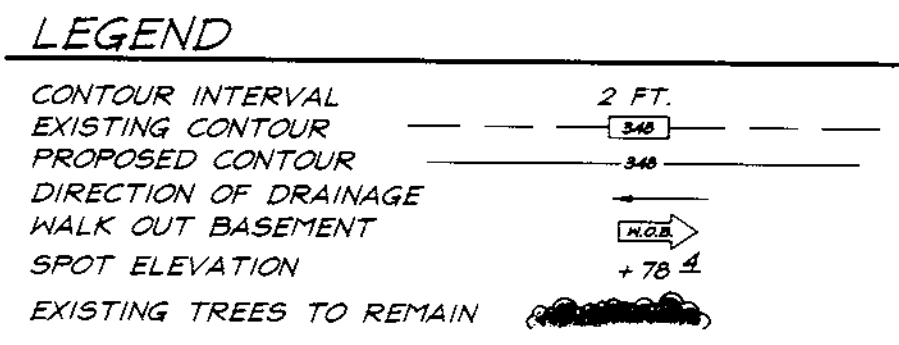


KEY	QUAN.	PLANT NAME	SIZE	REMARK
QP	10	QUERCUS PALUSTRIS PIN OAK	2 1/2" - 3" Cal.	EMB, HEAVY
PS	12	PINUS STROBUS WHITE PINE	6'-8' HT.	EMB, HEAVY

- 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 SWALES.



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 Nightrise 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 Desin 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		138'	114'	123'	128'
Number of Plants Required					
Shade Trees	10 (1/50)	3	2	3	3
Evergreen Trees	12 (1/40)	3	2	3	3
Shrubs					
Number of Plants Provided					
Shade Trees	4	3	2	3	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

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1, 2, 3 & 4 of 7
SEDIMENT AND EROSION CONTROL PLAN	5 & 6 of 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	ELECTION DIST. 1st
		CENSUS TRACT 6011.1
WATER CODE D04	SEWER CODE	2153000

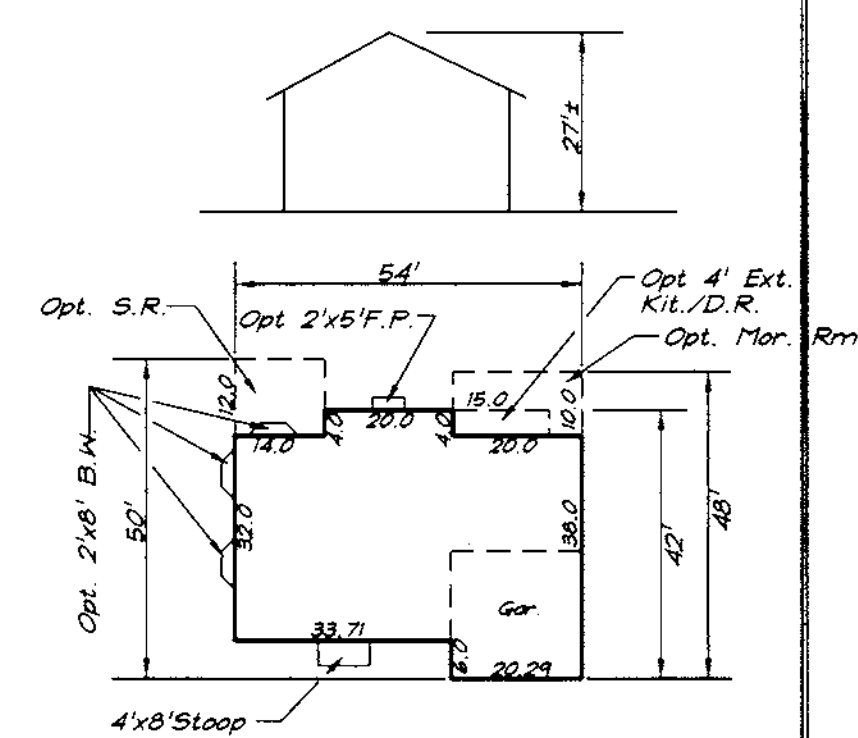
**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	JME	SCALE	1" = 30'
DRAWN <td>PS <td>DRAWING <td>1 of 7 </td></td></td>	PS <td>DRAWING <td>1 of 7 </td></td>	DRAWING <td>1 of 7 </td>	1 of 7
CHECKED <td>ywu <td>JOB NO. <td>98-067 </td></td></td>	ywu <td>JOB NO. <td>98-067 </td></td>	JOB NO. <td>98-067 </td>	98-067
DATE <td>7-1-98 <td>FILE NO. <td>98-067X </td></td></td>	7-1-98 <td>FILE NO. <td>98-067X </td></td>	FILE NO. <td>98-067X </td>	98-067X

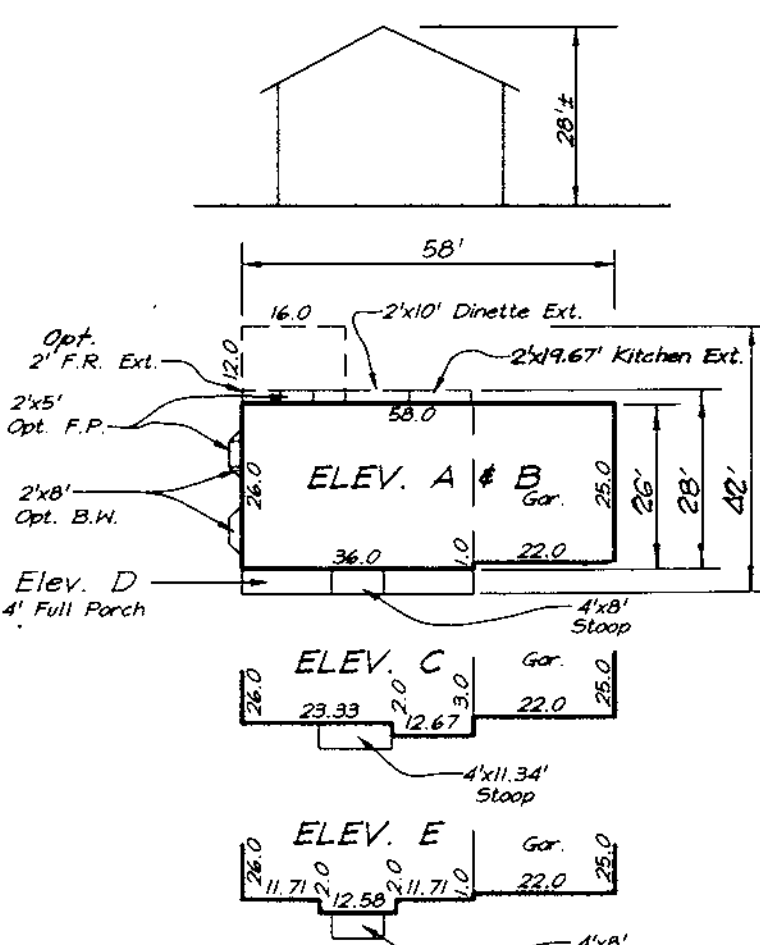
APPROVED: DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 Cindy Hamilton 10/6/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 Fred R. Smith 10/7/98

NO.	REVISIONS	DATE
2	Add Patterson house type to Generic Boxes 243	8/16/98
1	ADD HSE TYPE TO BOXES.	7-27-98

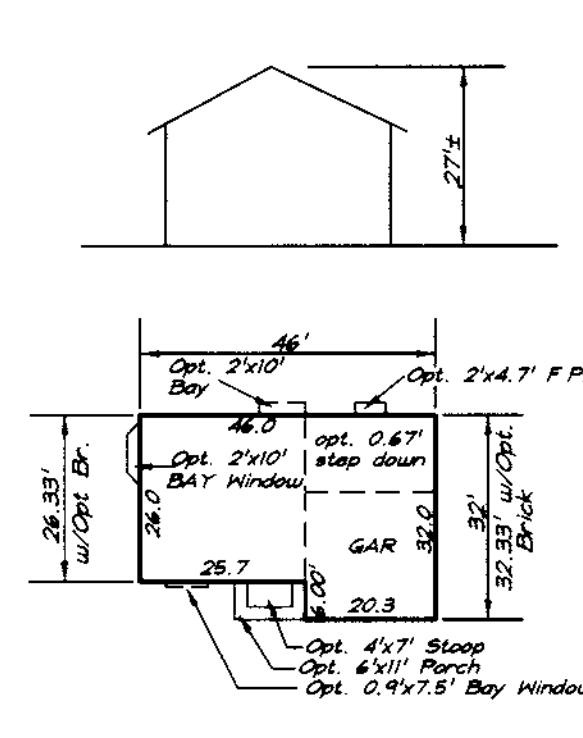




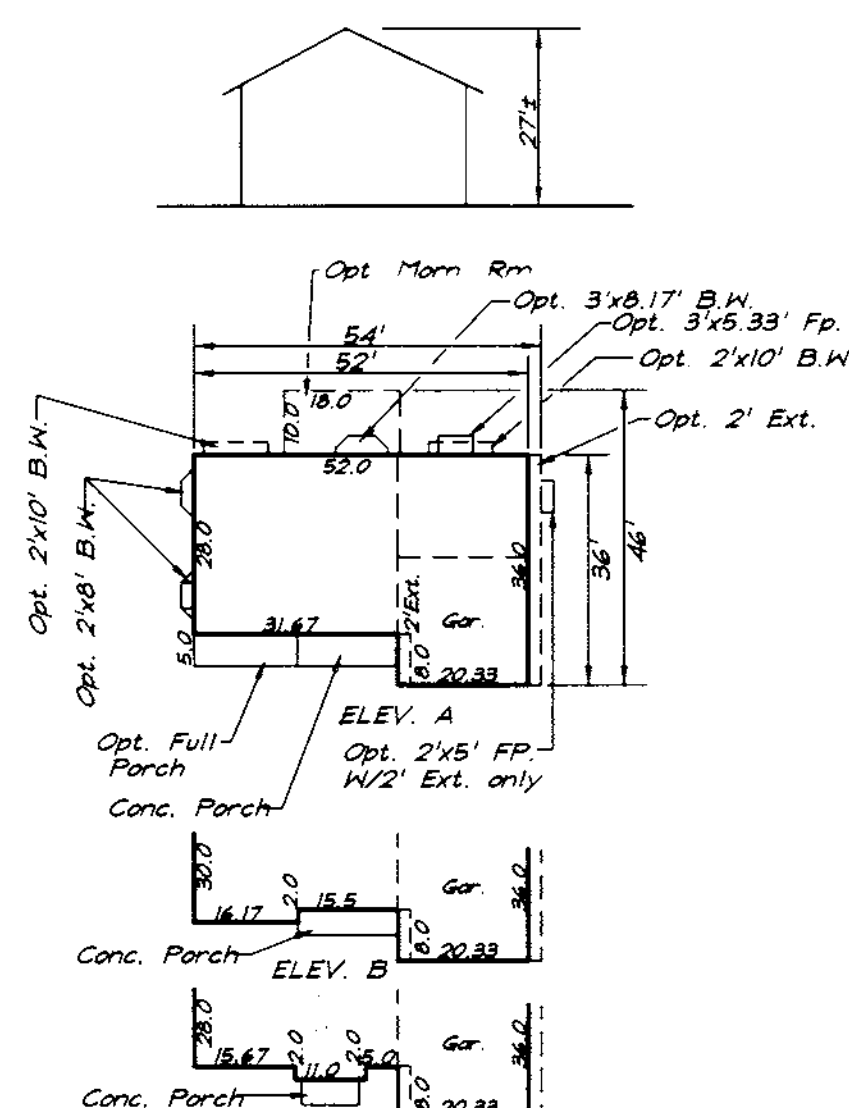
**AVALON**



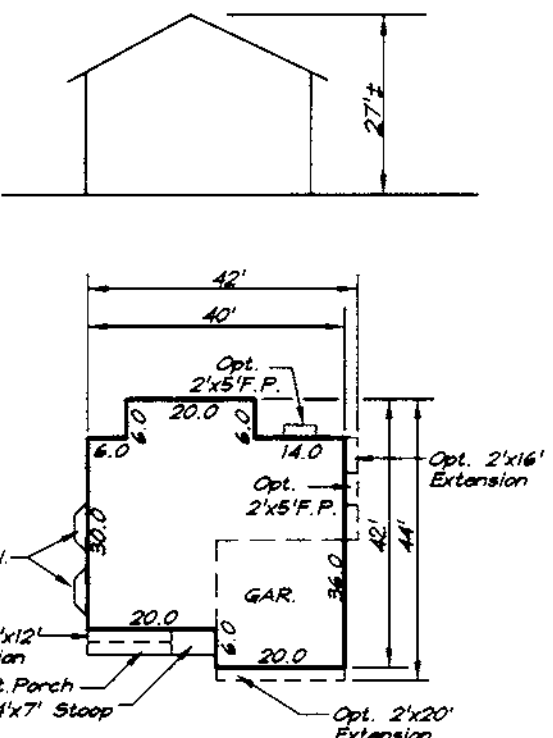
**SAVOY**



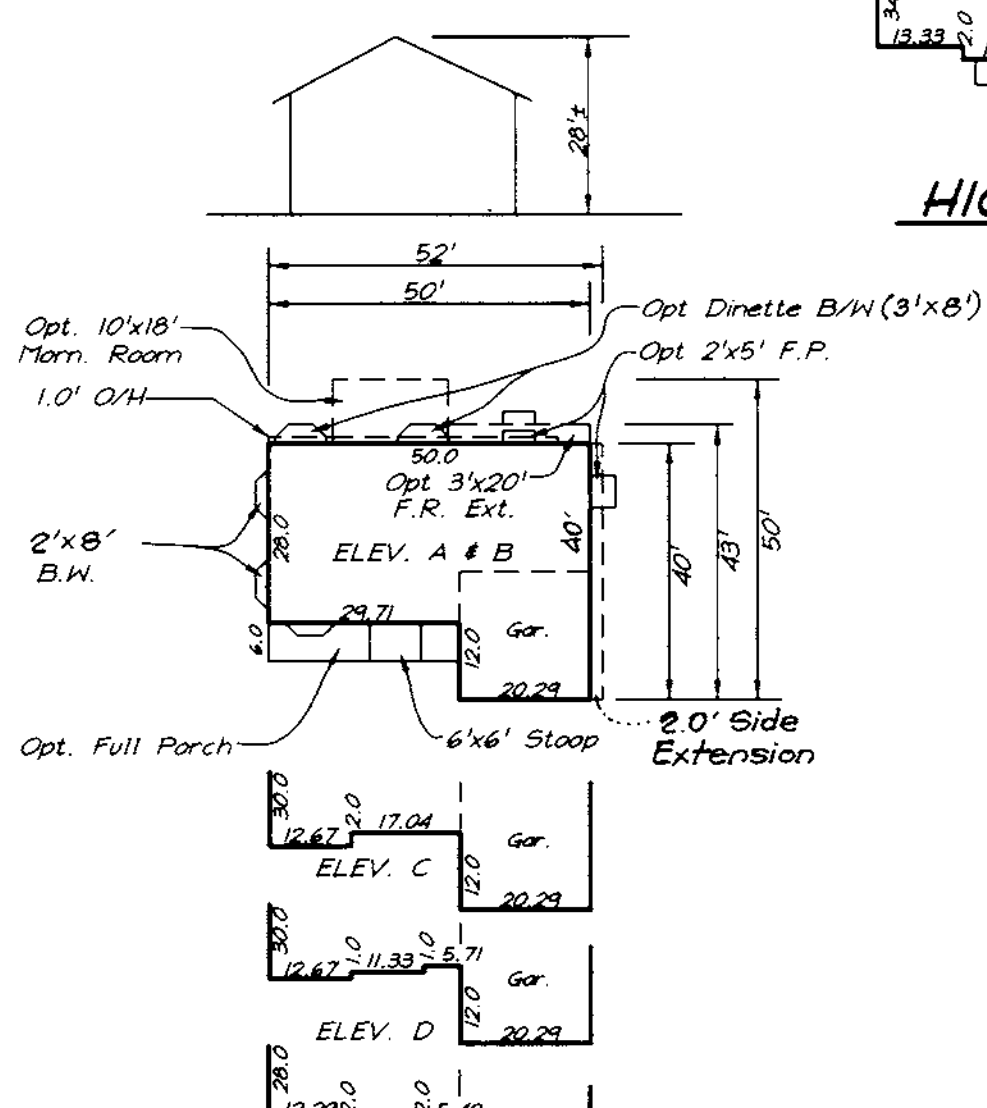
**BIRCHWOOD**



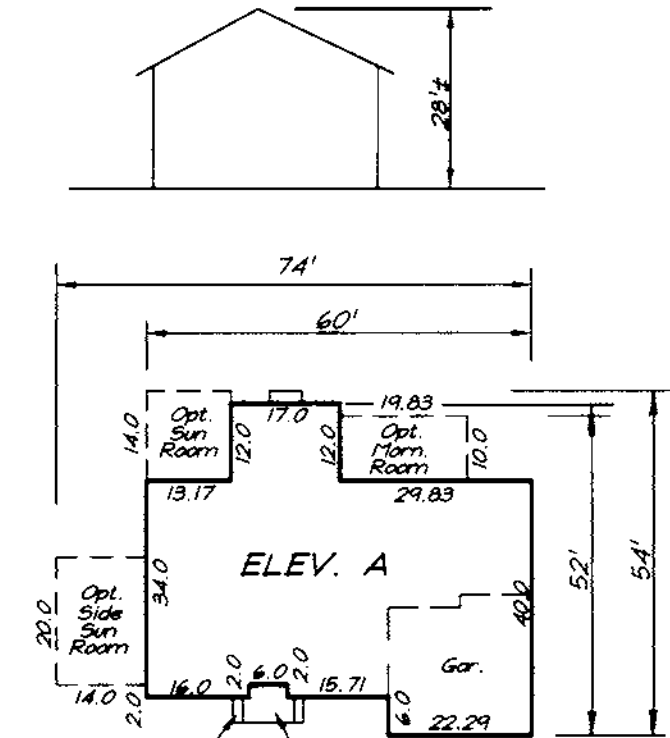
**VANDENBURG**



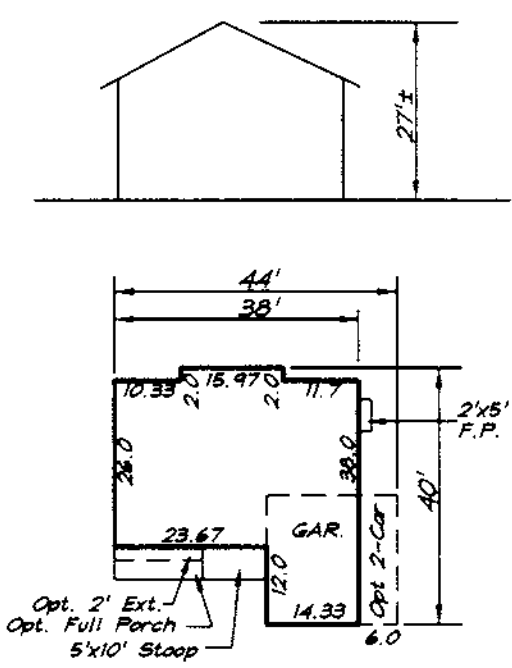
**CHANDLER**



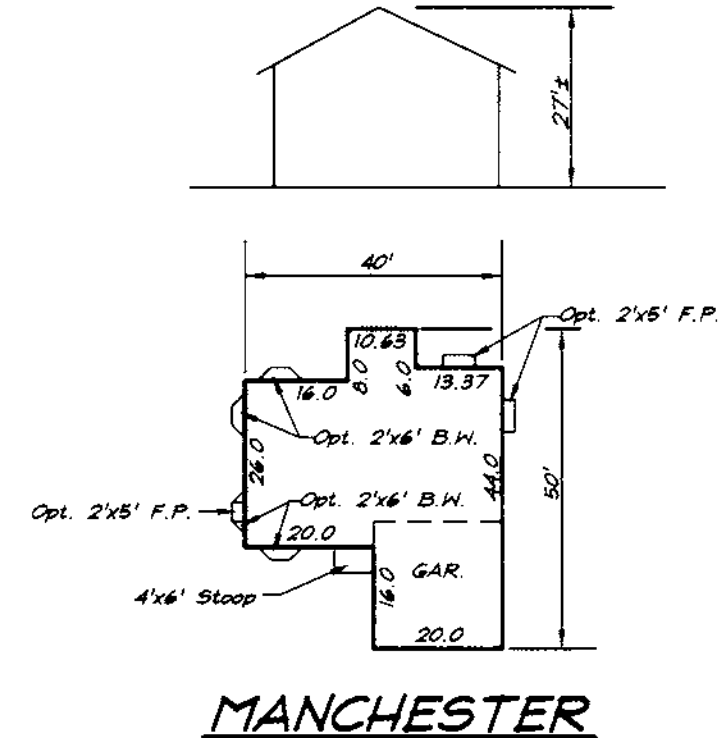
**VICTORIA**



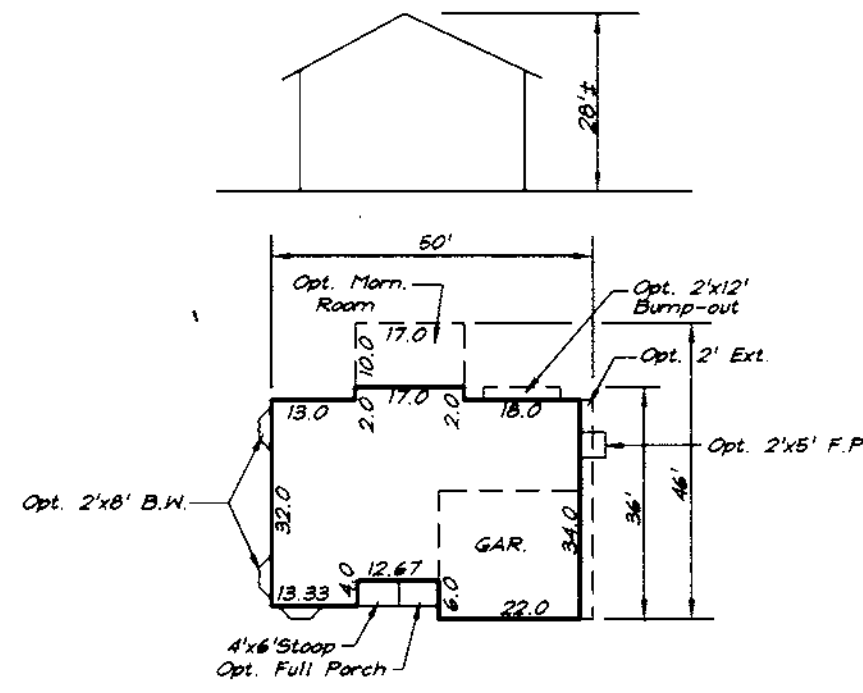
**HIGHGROVE**



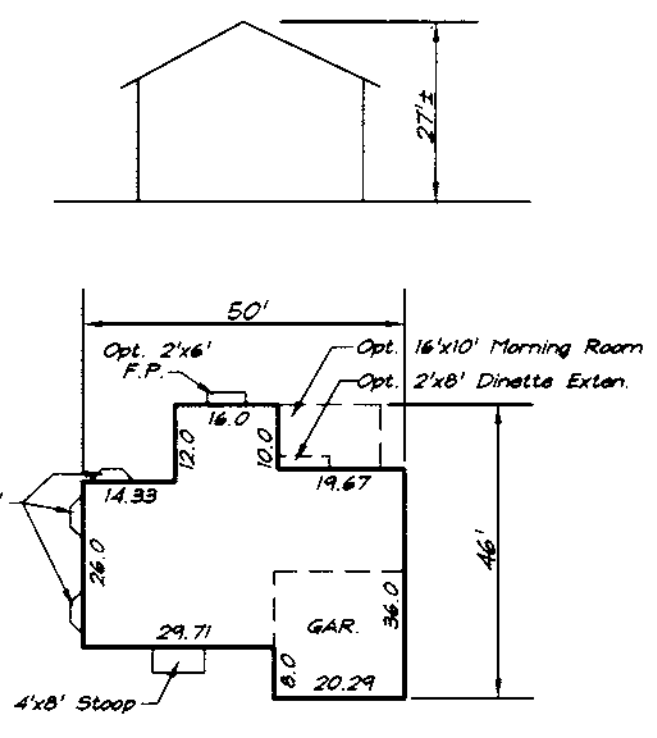
**WINDSOR**



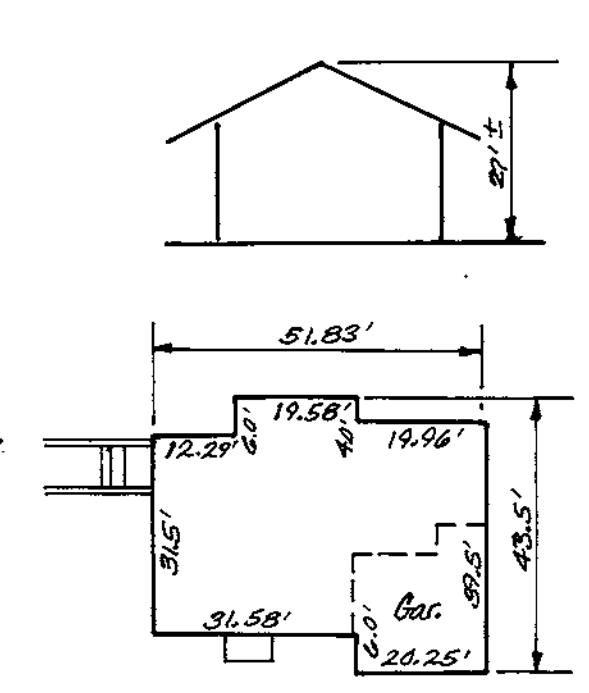
**MANCHESTER**



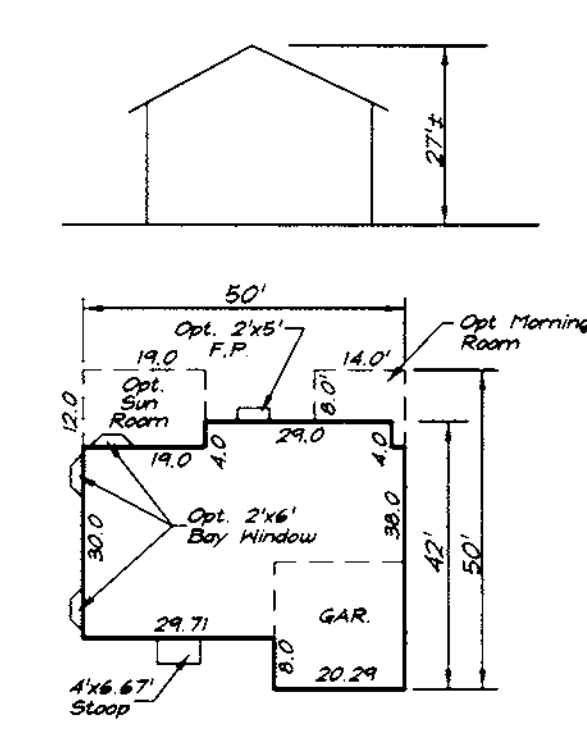
**ZACHARY**



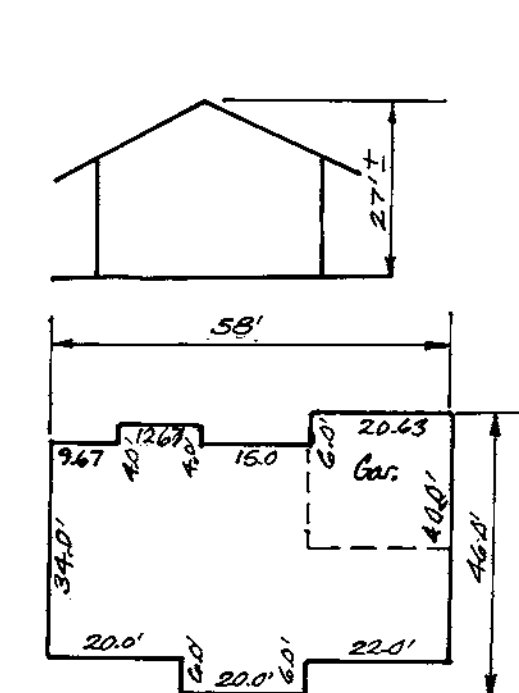
**MARQUETTE**



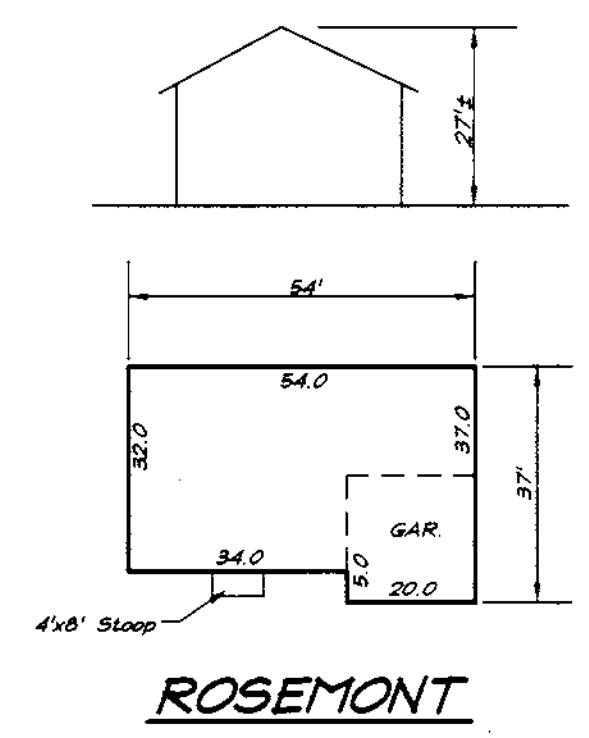
**JEFFERSON III**



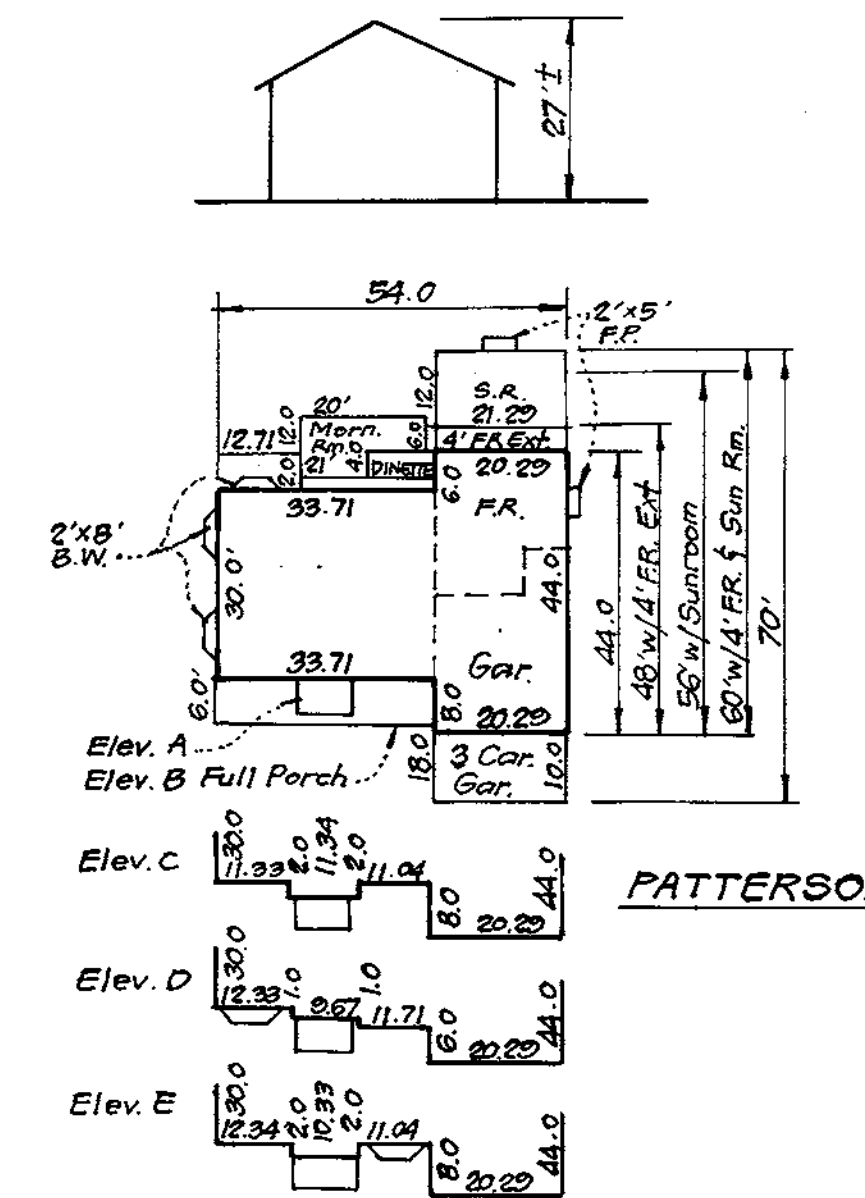
**OBERLIN**



**RICHMOND**



**ROSEMONT**



**PATTERSON**

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Andy Hamilton*  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*David Smith*

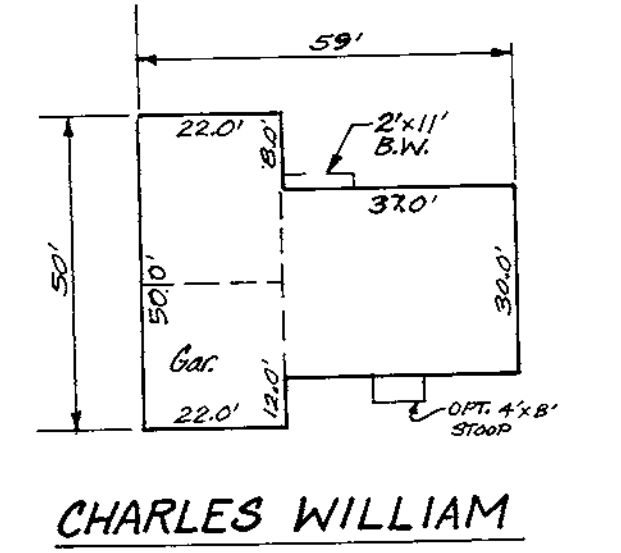
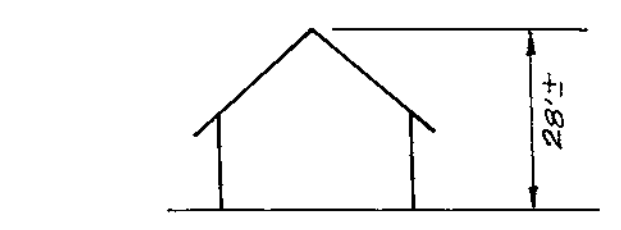
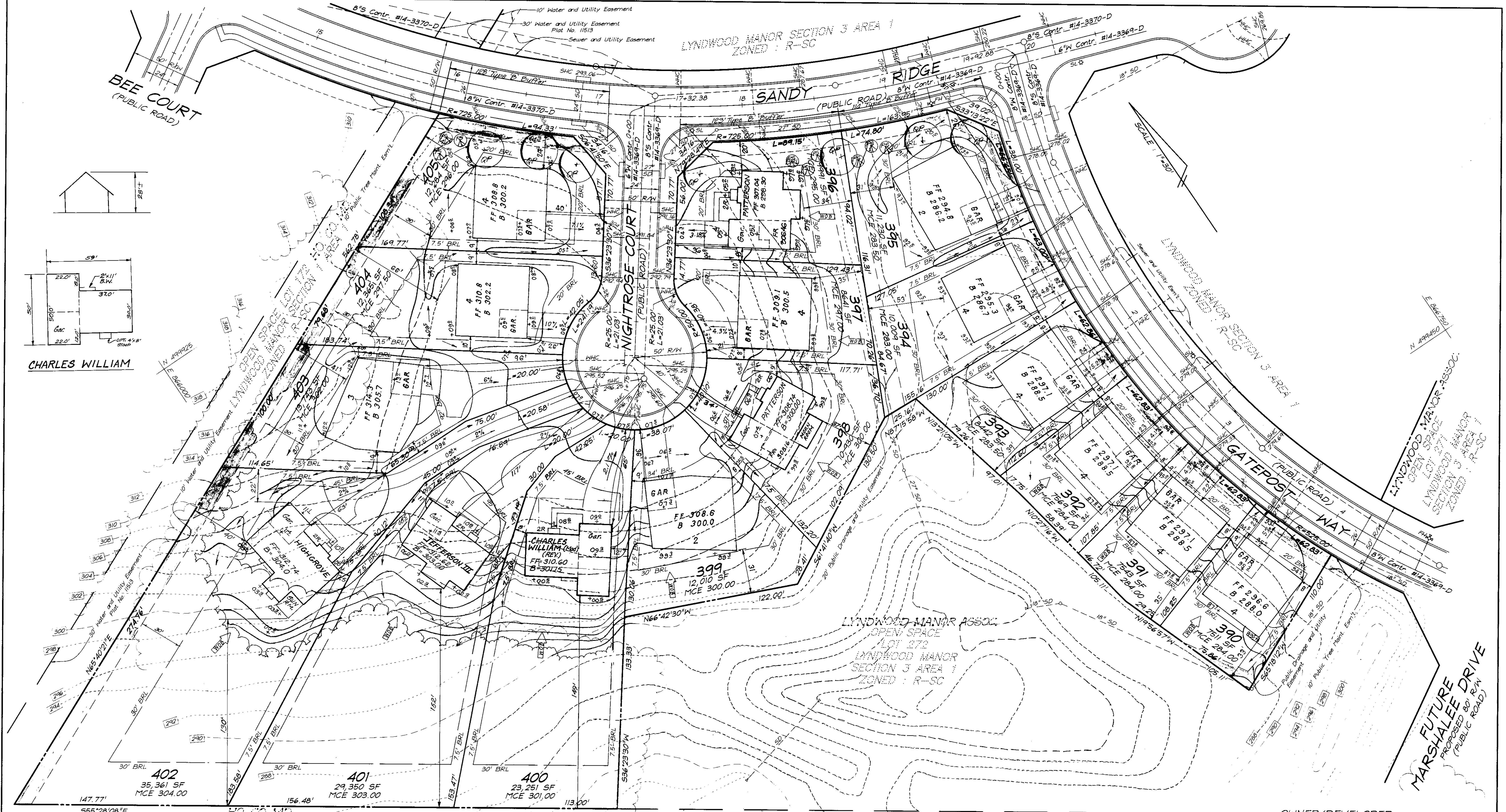
NO.	REVISIONS	DATE
2	Add Patterson hse. type	8-16-99
1	ADD JEFFERSON III & RICHMOND HSE TYPES TO PLAN	7-22-99



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 • (301) 621-8100 WASH.

DESIGNED JME	SITE DEVELOPMENT PLAN LOTS 376 THRU 405 <b>LYNDWOOD MANOR</b> SECTION THREE AREA ONE FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'	
DRAWN PS		DRAWING 2 of 7	
CHECKED jme		JOB NO. 98-067	
DATE 7-1-98		FOR: RYAN HOMES 11460 Cranridge Drive, Suite 128 Cummings Mills, MD 21117	FILE NO. 98-067X
		PATRIOT HOMES P.O. Box 1018 Columbia, MD 21044	



CHARLES WILLIAM

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 10/6/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 10/7/98

NO.	REVISIONS	DATE
7	REV. CTD. PER NEW HSE LOCATION LOT 398	11-10-99
6	REV HSE & GRD LOT 398	10-19-99
5	REV HSE & GRD LOT 400, FROM "I" HSE TO CHARLES WILLIAMS & ADD HSE TYP.	9-15-99
4	REV HSE & GRD LOT 396 FROM 4 BOX TO PATTERSON	8-16-99
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	5-17-99

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

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

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

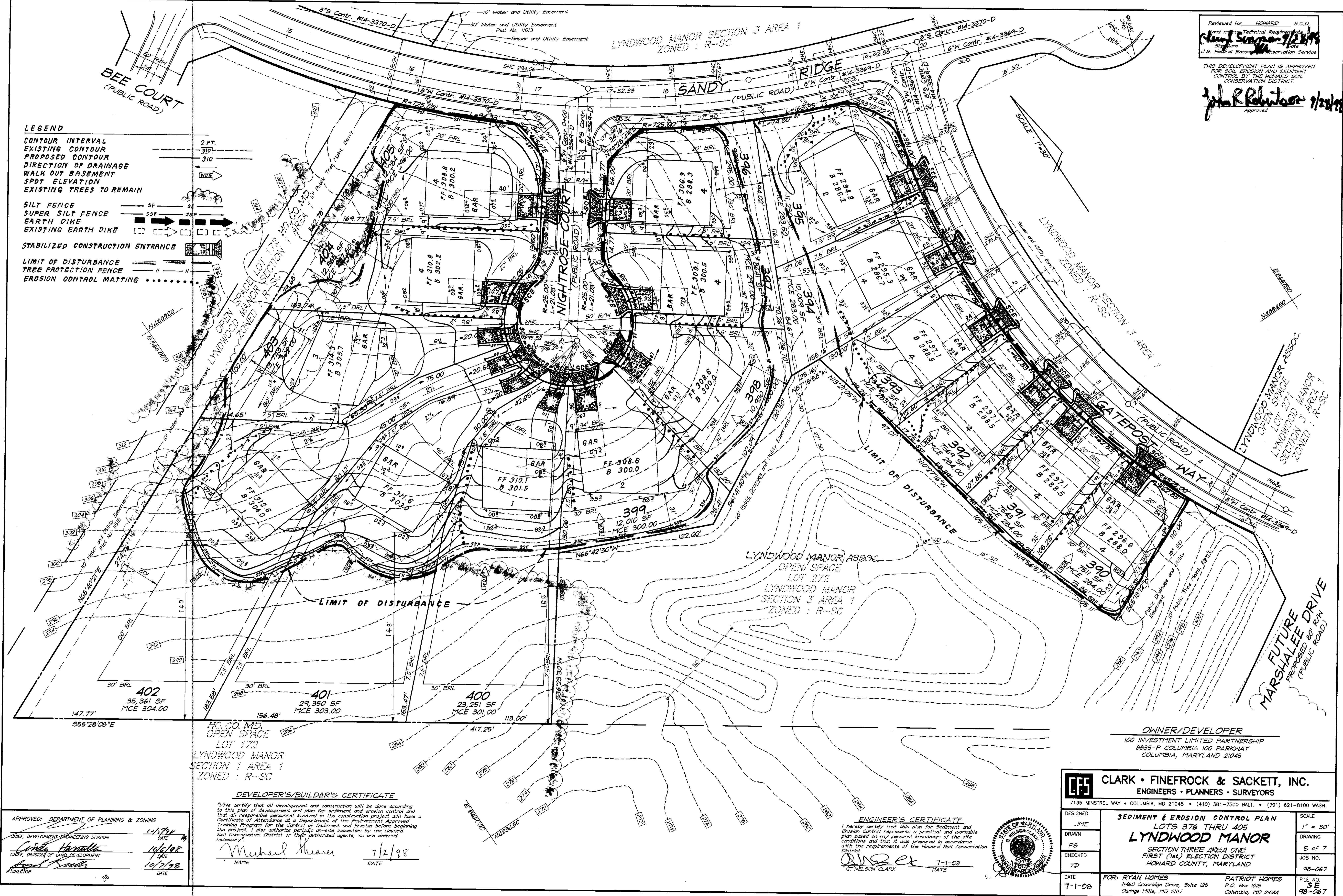
DESIGNED	JME	SITE DEVELOPMENT PLAN LOTS 376 THRU 405 <b>LYNDWOOD MANOR</b> SECTION THREE AREA ONE FIRST (1st.) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE	1" = 30'	
DRAWN	PS		DRAWING	3 OF 7	
CHECKED	JME	JOB NO.	98-067		
DATE	7-1-98	FOR: RYAN HOMES 11450 Carriage Drive, Suite 128 Quings Mills, MD 21117	PATRIOT HOMES P.O. Box 1018 Columbia, MD 21044	FILE NO.	98-067X





Reviewed for: HOWARD S.C.D.  
 and meets Technical Requirements  
 Signature: *John R. Robertson* Date: 7/2/98  
 U.S. Natural Resource Conservation Service  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*John R. Robertson* 7/2/98  
 Approved

**LEGEND**  
 CONTOUR INTERVAL 2 FT.  
 EXISTING CONTOUR 310  
 PROPOSED CONTOUR 300  
 DIRECTION OF DRAINAGE  
 WALK OUT BASEMENT  
 SPOT ELEVATION  
 EXISTING TREES TO REMAIN  
 SILT FENCE SF  
 SUPER SILT FENCE SSF  
 EARTH DIKE  
 EXISTING EARTH DIKE  
 STABILIZED CONSTRUCTION ENTRANCE  
 LIMIT OF DISTURBANCE  
 TREE PROTECTION FENCE  
 EROSION CONTROL MATTING



APPROVED: DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT-ENGINEERING DIVISION  
*Cindy Harvath* 10/1/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*David Smith* 10/1/98  
 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 or their authorized agents, as are deemed necessary.  
 NAME: *Michael Heare* DATE: 7/2/98

**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 7-1-98  
 DATE



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

<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: JME	SCALE: 1" = 30'	
DRAWN: PS	DRAWING: 5 of 7	
CHECKED: TD	JOB NO.: 98-067	
DATE: 7-1-98	FOR: RYAN HOMES 11460 Cranridge Drive, Suite 128 Owings Mills, MD 21117	PATRIOT HOMES P.O. Box 1016 Columbia, MD 21044
		FILE NO.: SE 98-067

OPEN SPACE LOT 169  
LYNDWOOD MANOR SECTION 1 AREA 1  
ZONED: R-SC  
HO. CO., MD.

N490000  
E600000

SCALE: 1" = 30'


OPEN SPACE  
LOT 271  
LYNDWOOD MANOR  
SECTION 3 AREA 1  
ZONED: R-SC  
LYNDWOOD MANOR ASSOC.  
EXISTING  
SEDIMENT BASIN  
TO BE UTILIZED  
F-94-95

LYNDWOOD MANOR SECTION 3 AREA 1  
ZONED: R-SC

FUTURE MARSHALEE DRIVE  
PROPOSED 80' R/W  
(PUBLIC ROAD)

**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*  
G. NELSON CLARK  
7-1-98  
DATE

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

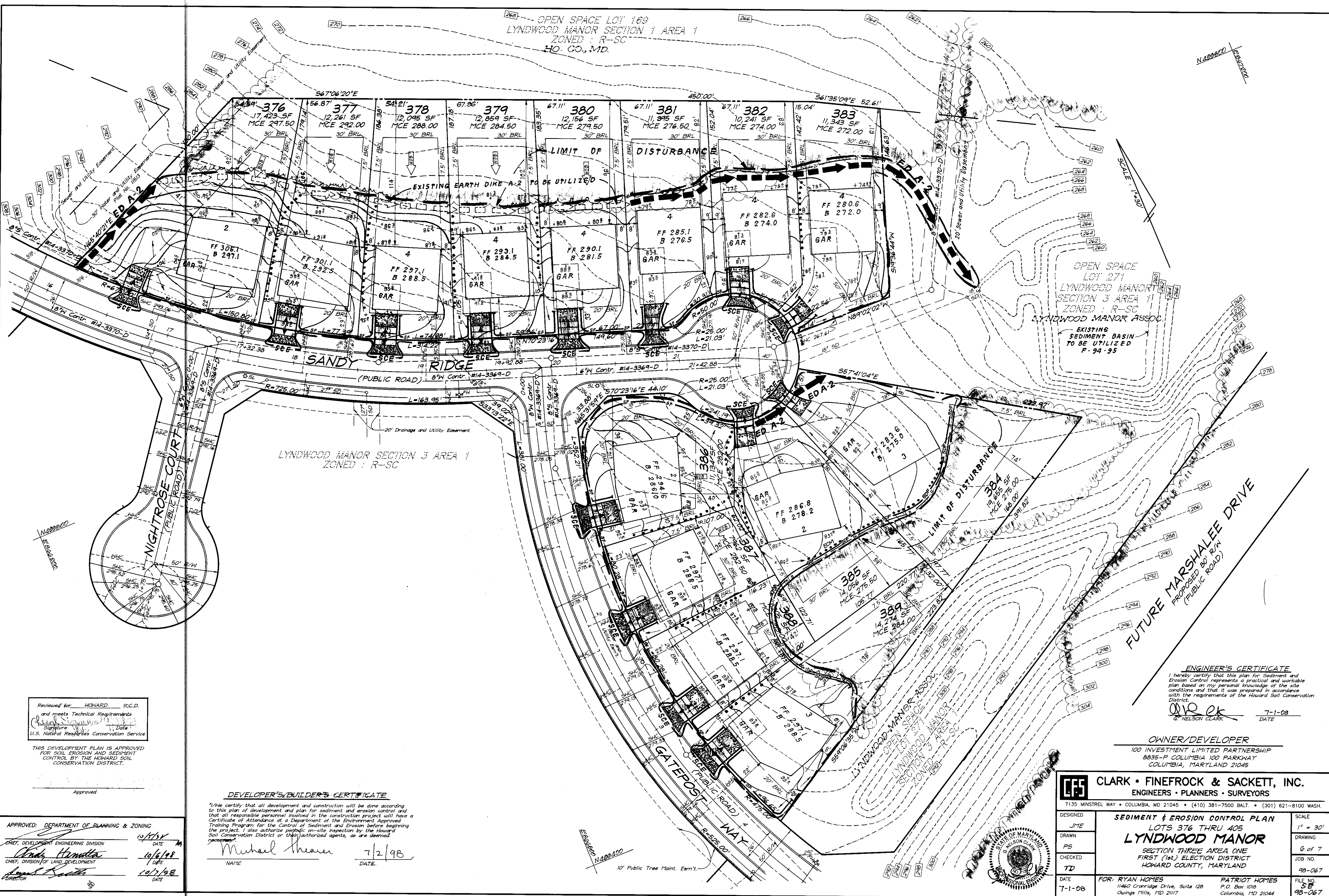
 <b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED JME	<b>SEDIMENT &amp; EROSION CONTROL PLAN</b> LOTS 376 THRU 405 <b>LYNDWOOD MANOR</b> SECTION THREE AREA ONE FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN PS		DRAWING 6 of 7
CHECKED TD		JOB NO. 98-067
DATE 7-1-98	FOR: RYAN HOMES 11460 Cranridge Drive, Suite 128 Quings Mills, MD 21117	PATRIOT HOMES P.O. Box 1018 Columbia, MD 21044 FILE NO. 55 98-067

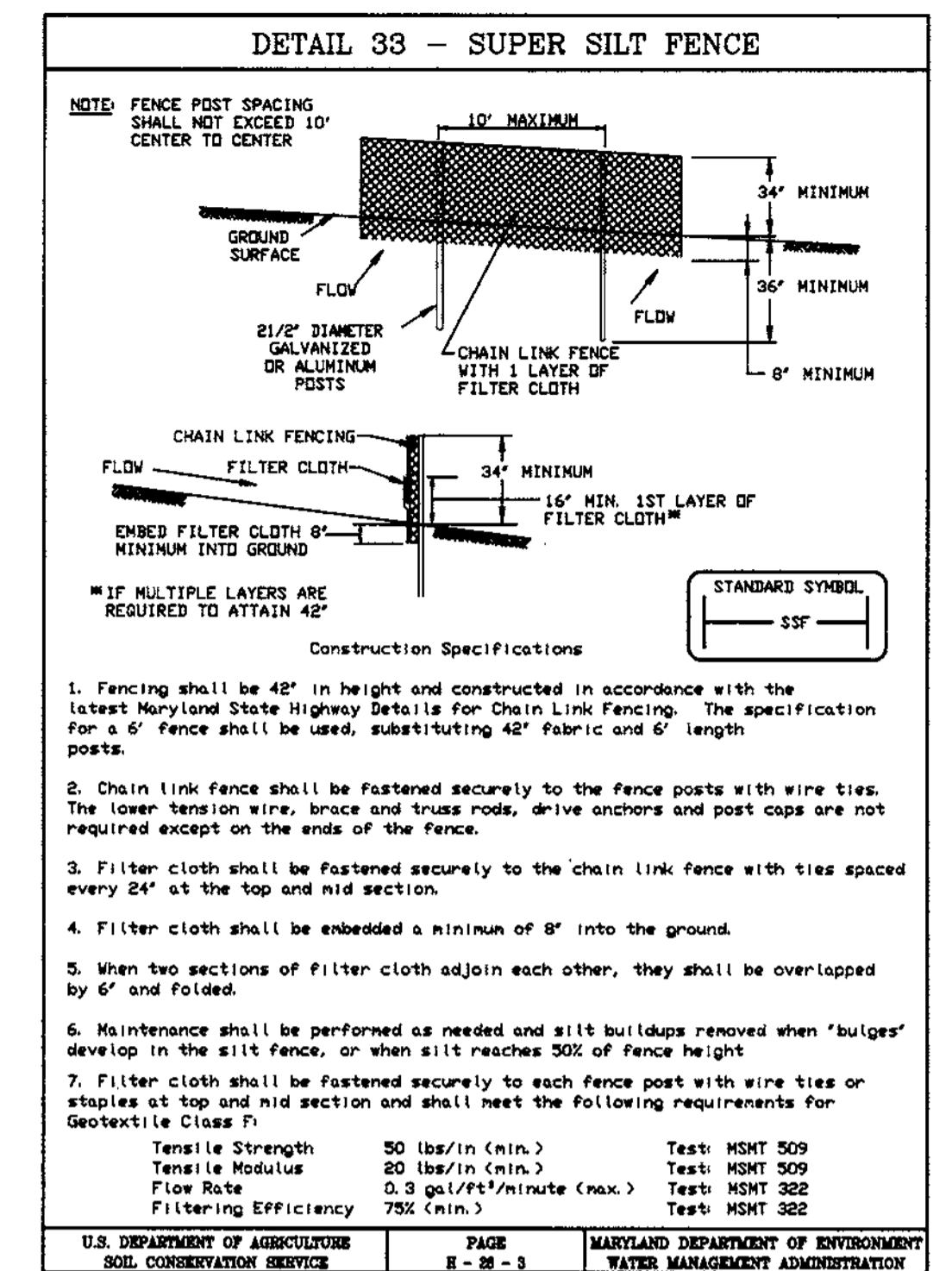
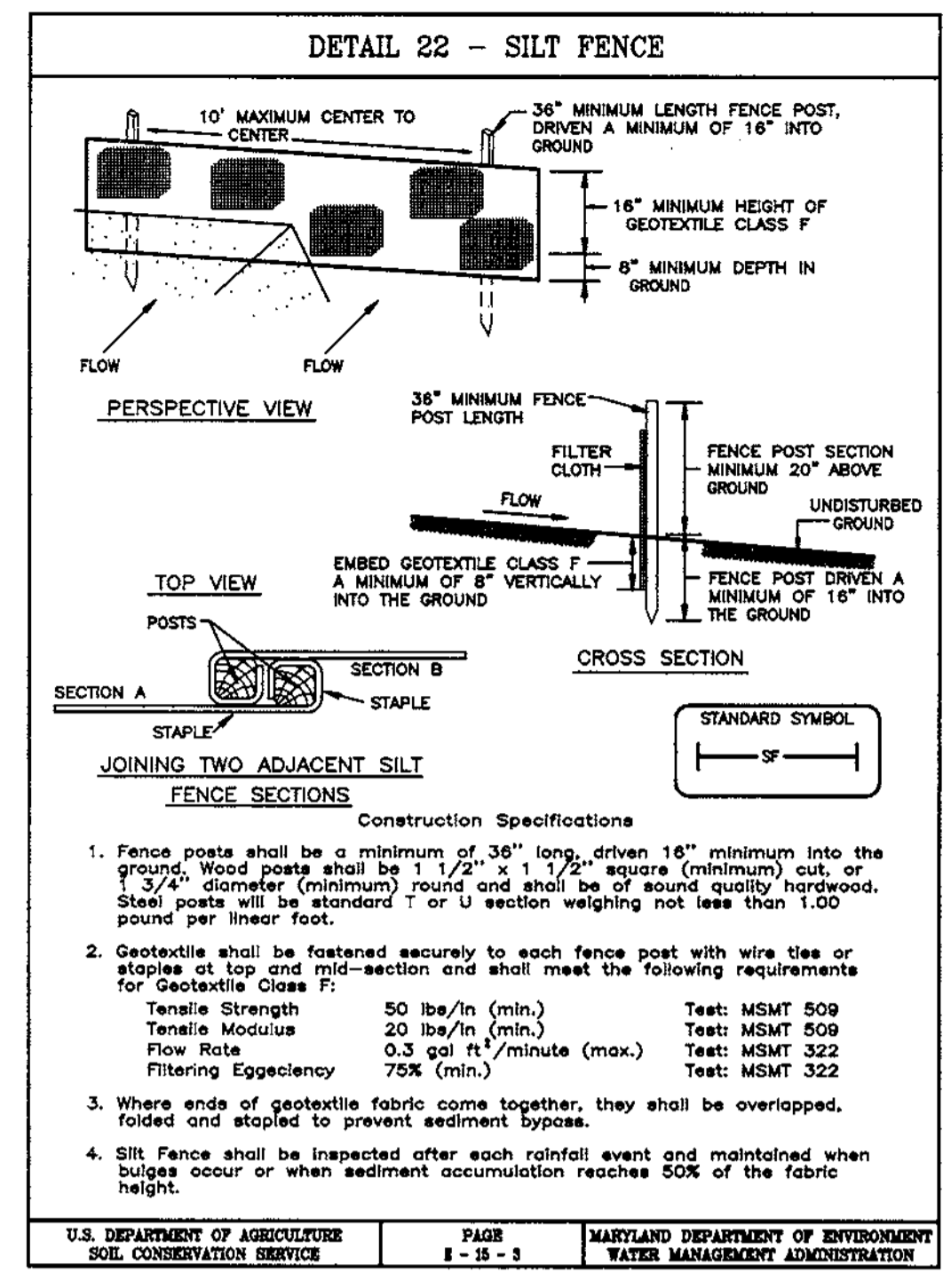
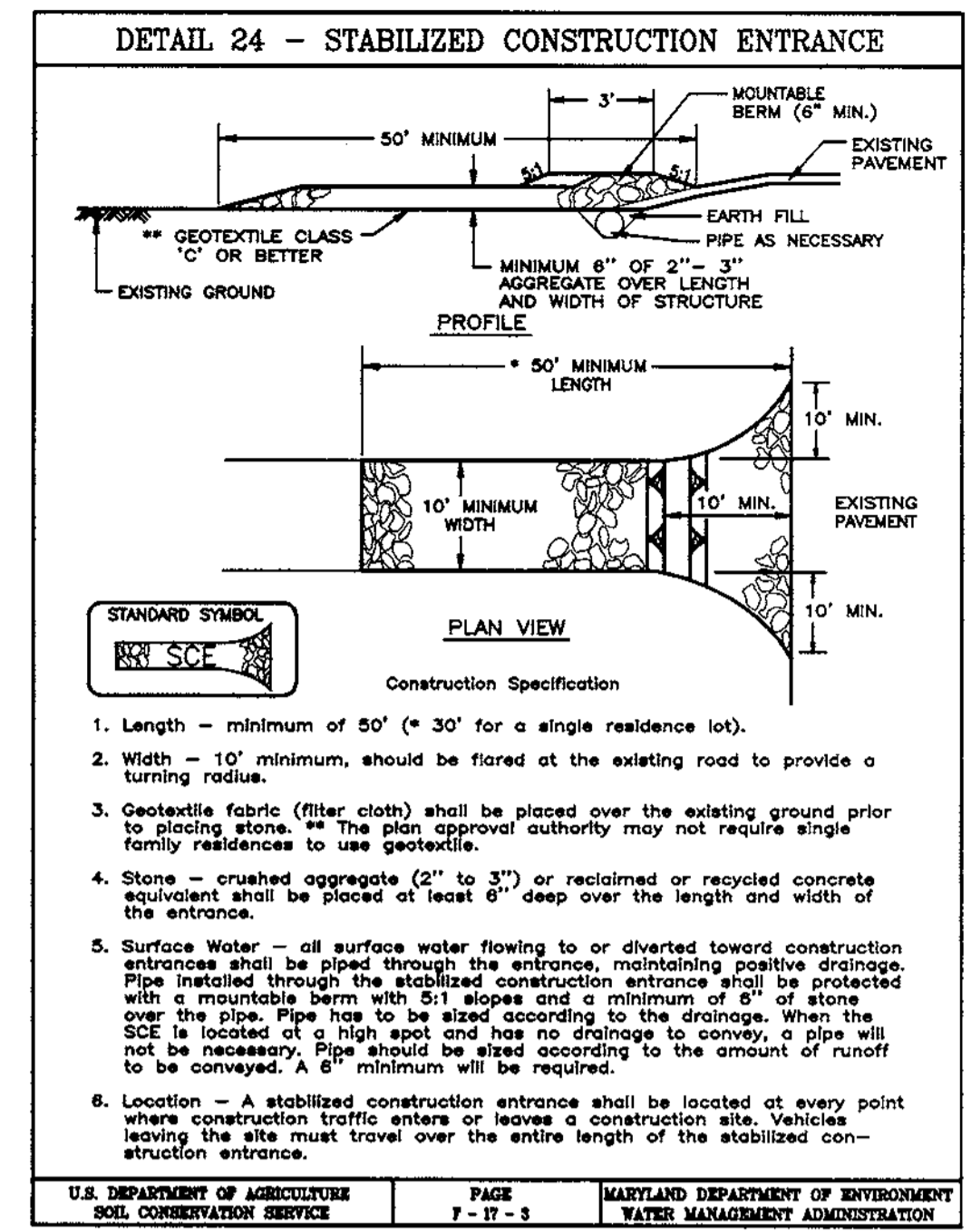
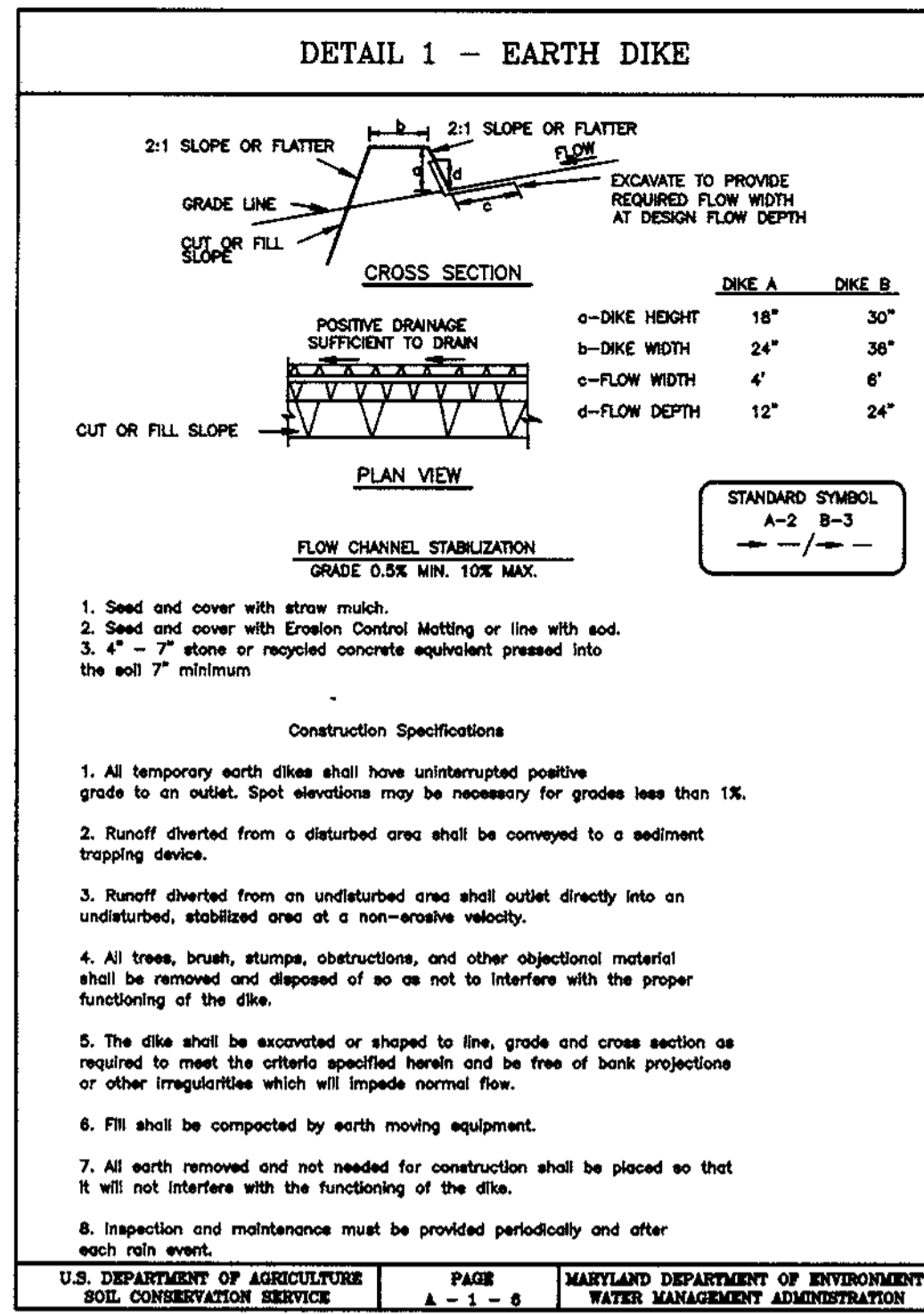
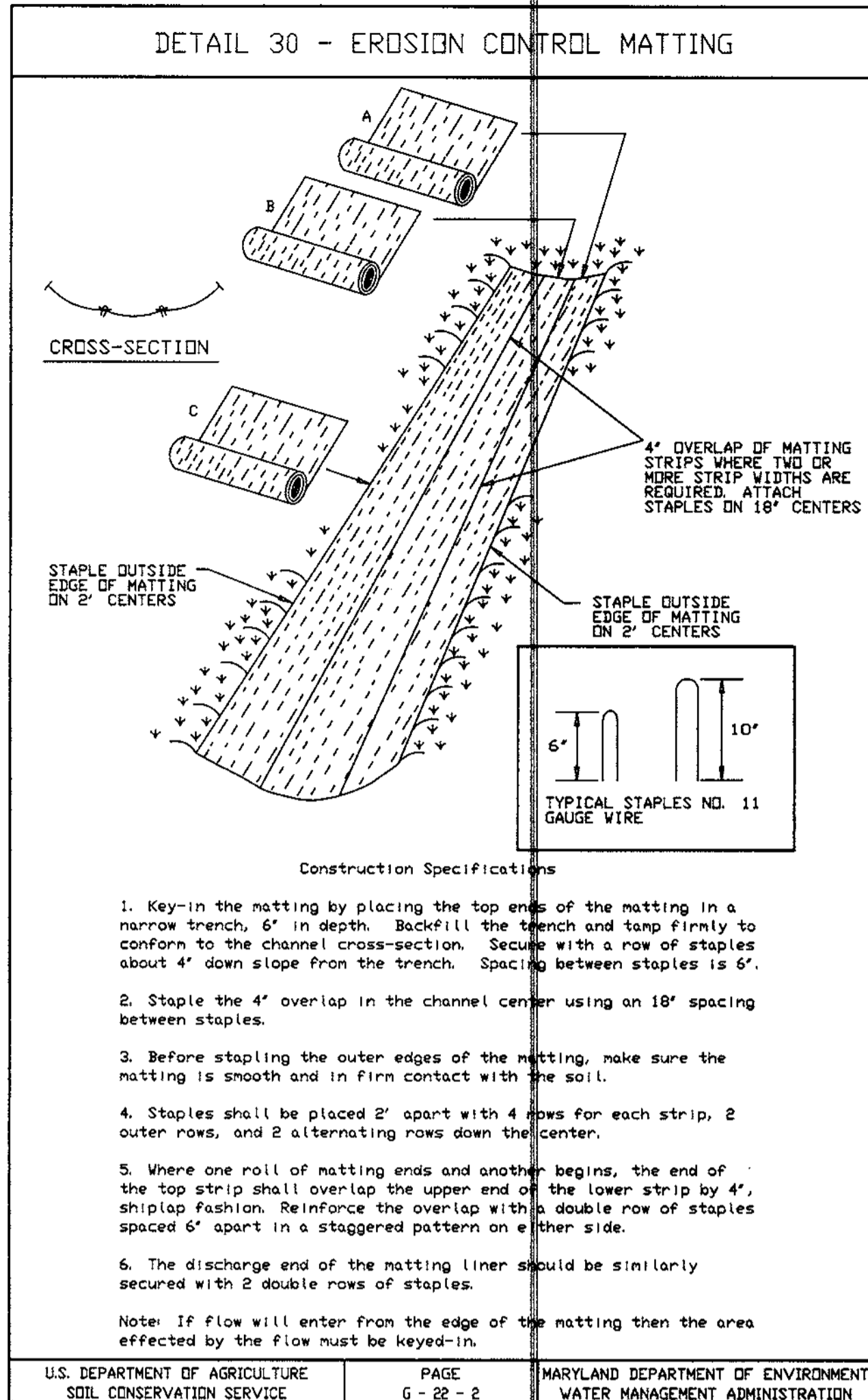
**DEVELOPER'S/BUILDER'S CERTIFICATE**  
I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department 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 Thayer*  
MICHAEL THAYER  
7/2/98  
NAME DATE

Reviewed for HOWARD S.C.D.  
and meets Technical Requirements  
*[Signature]*  
Signature Date  
U.S. National Resources Conservation Service

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

APPROVED: DEPARTMENT OF PLANNING & ZONING  
12/17/98  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*[Signature]*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
*[Signature]*  
10/7/98  
DIRECTOR





### 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, disking 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./100 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 uncracked 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 3 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

- 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 (013-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1994 MARYLAND STANDARDS AND SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.
- Following initial soil disturbance or redistribution, 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 to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with Vol. 1, 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 (02-02). Temporary stabilization with mulch alone can only be done when recommended seeding rates 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:	9.08 ac
Area Disturbed:	8.30 ac
Area to be seeded or paved:	0.0 ac
Area to be vegetatively stabilized:	8.30 ac
Total Fill:	33,325 cu. yd.
Total Erosion:	2,520 cu. yd.

 Offsite Waste/Borrow Area Location:
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, 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 approval 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 = 2895 LF
- The total amount of super silt fence = 695 LF
- The total amount of earth dike = 480 LF

\* It is the responsibility of the contractor to identify the spoil/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.

### TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking 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 bushel per acre of annual rye (3.2 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.

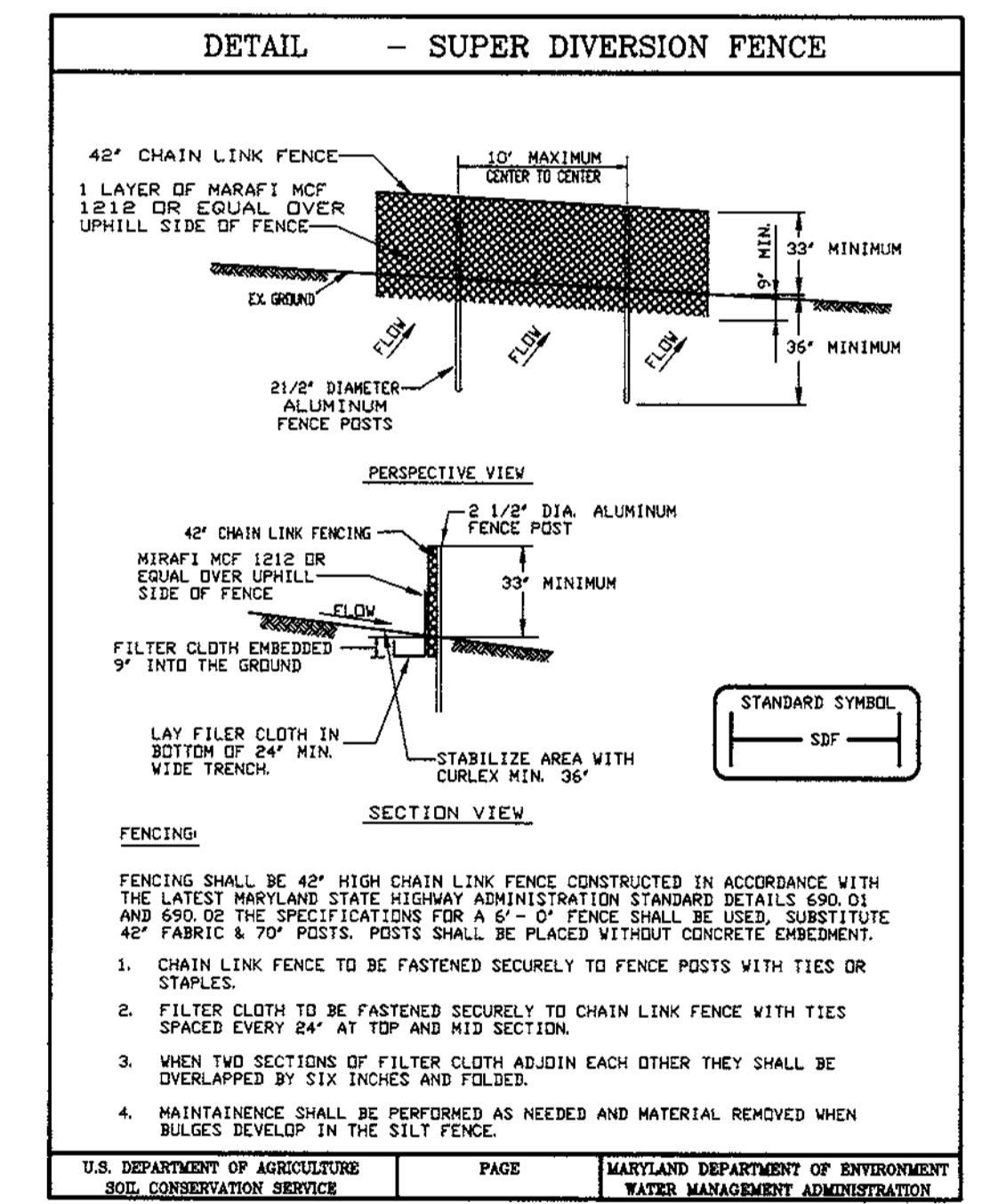
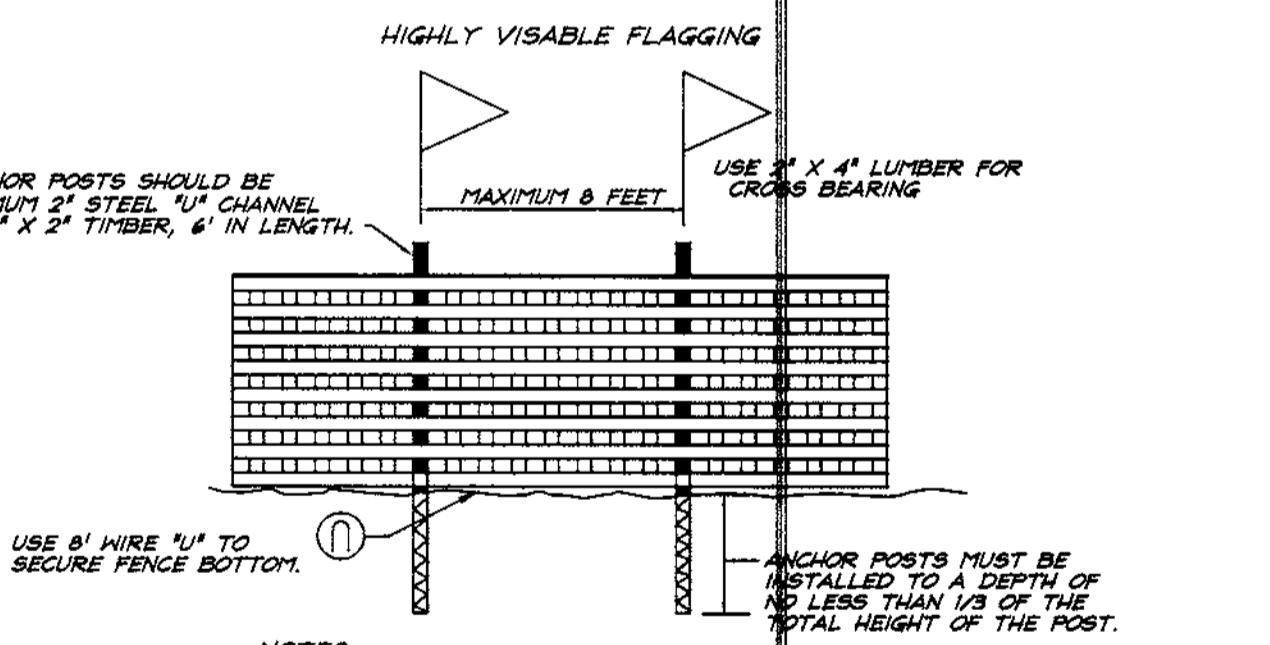
MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of uncracked small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 3 feet or higher, use 348 gallons per acre (8 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.

### CONSTRUCTION SEQUENCE:

1. Obtain grading permit.	NO. OF DAYS
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.	60
6. Final grade and stabilize in accordance with Stds. 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: N/A



### 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 responsibilities personnel involved in the construction project 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 inspections by the Howard County Soil Conservation District or their authorized agents, as are deemed necessary.

Michael Shearer  
NAME  
7/2/98  
DATE

### APPROVED: DEPARTMENT OF PLANNING & ZONING

Reviewed for: HOWARD S.C.D. and meets Technical Requirements. Checked by: [Signature] 9/2/98. U.S. Natural Resources Conservation Service.

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

John R. [Signature] 9/2/98  
Approved

APPROVED: DEPARTMENT OF PLANNING & ZONING  
10/1/98  
DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
10/6/98  
DATE

CHIEF, DIVISION OF LAND DEVELOPMENT  
10/7/98  
DATE

### ENGINEER'S CERTIFICATE

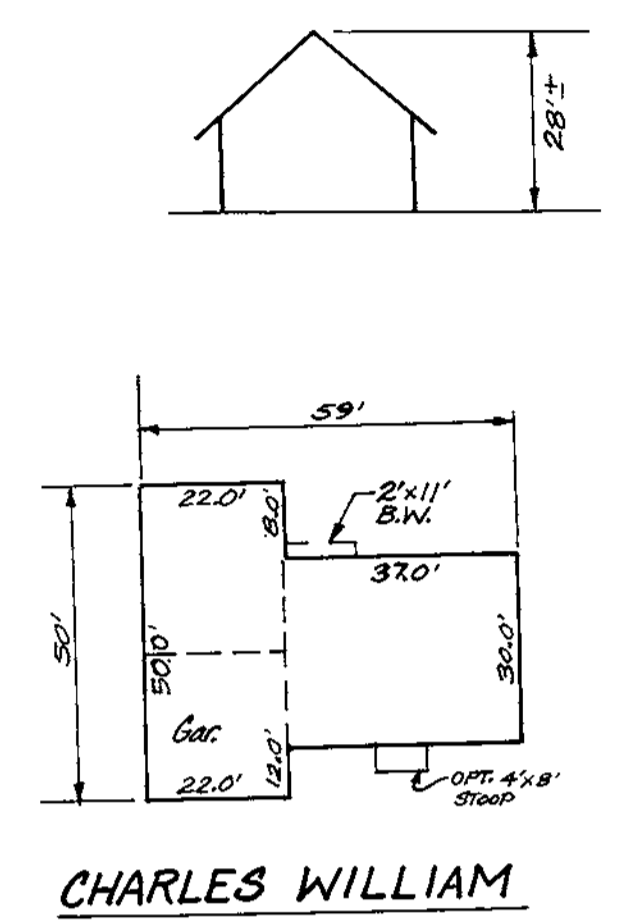
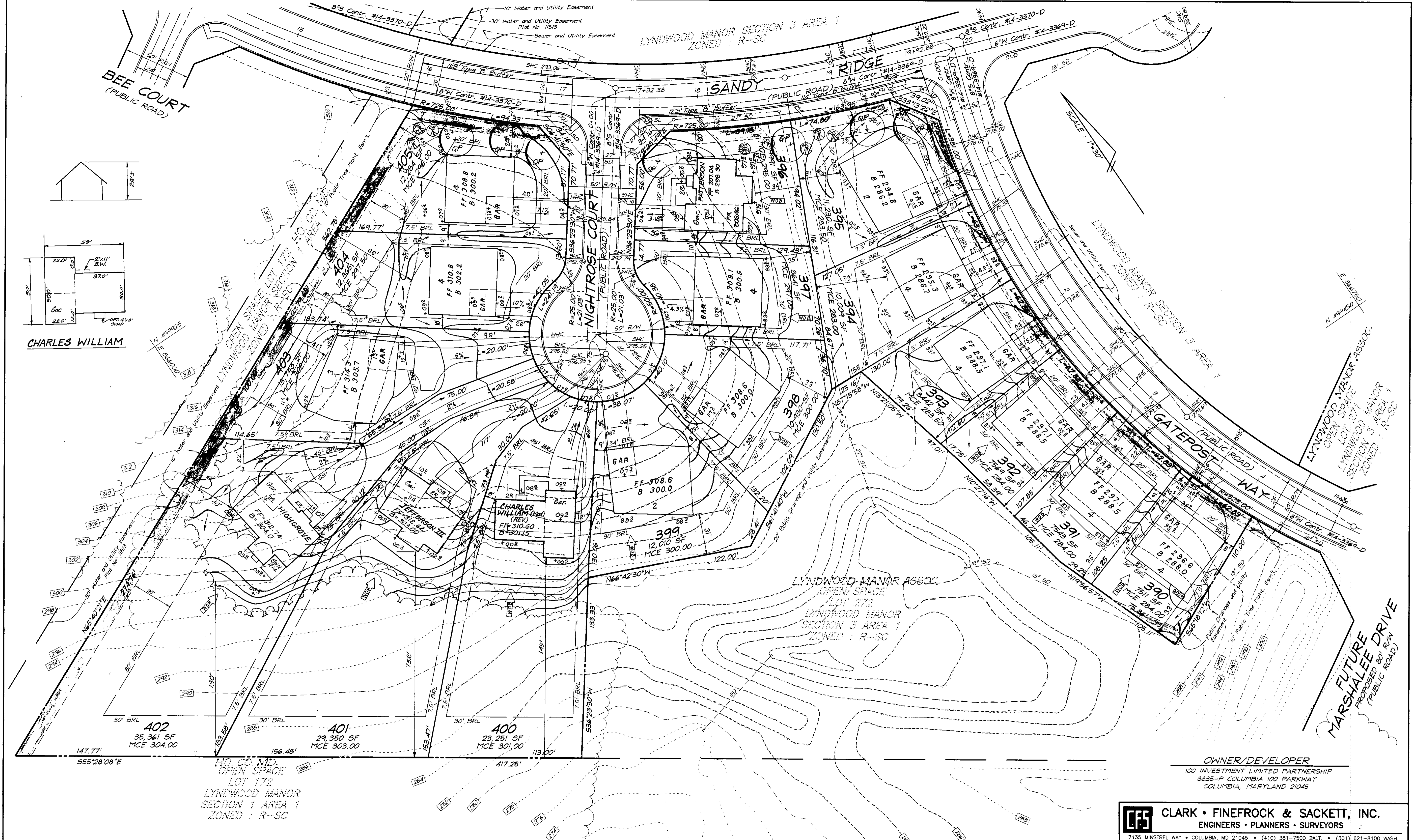
I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

G. Nelson Clark  
NAME  
7-1-98  
DATE

		<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	TD	SCALE	1" = 30'
DRAWN	ZH	DRAWING	7 of 7
CHECKED	TD	JOB NO.	98-067
DATE	7-1-98	FILE NO.	98-0678E
SEDIMENT AND EROSION CONTROL DETAILS LOTS 376 THRU 405 <b>LYNDWOOD MANOR</b> SECTION THREE AREA ONE FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND		FOR: RYAN HOMES 11460 Conridge Drive, Suite 128 Owings Mills, MD 21117	
PATRIOT HOMES P.O. Box 1018 Columbia, MD 21044			







APPROVED: DEPARTMENT OF PLANNING & ZONING

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

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

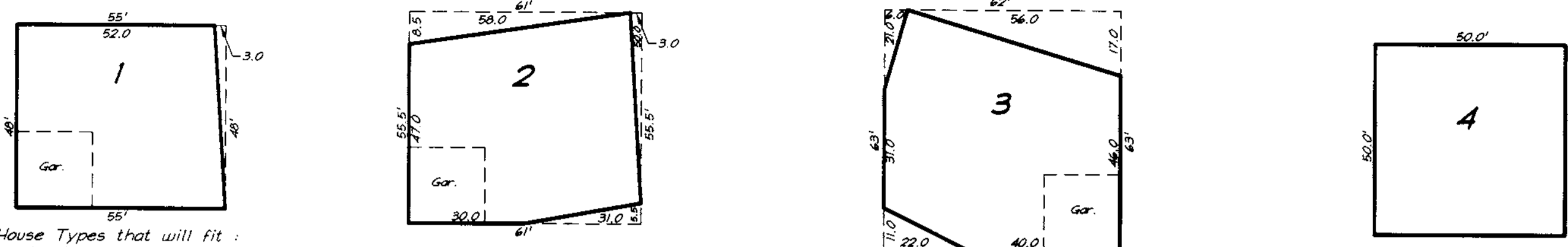
NO.	REVISIONS	DATE
5	REV HSE 3 GRD LOT 400 FROM 7' HSE TO CHARLES WILLIAMS & ADD HSE TYP.	1-15-99
4	REV HSE 3 GRD LOT 396 FROM 4 BOX TO PATTERSON	8-16-98
3	REV HSE 3 GRD LOT 400 FROM GEN BOX TO RICHMOND	7-22-99
2	REV HSE 3 GRD LOT 401 FROM GEN BOX TO JEFFERSON III	7-22-99
1	REV HSE 3 GRD LOT 402 FROM GEN BOX TO HIGHGROVE	5-17-99



**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> <b>LOTS 376 THRU 405</b> <b>LYNDWOOD MANOR</b> SECTION THREE AREA ONE FIRST (1ST) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'	
DRAWN PS		3 of 7	
CHECKED JME		JOB NO. 98-067	
DATE 7-1-98		FOR: RYAN HOMES 11460 Cranridge Drive, Suite 128 Quings Mills, MD 21117	PATRIOT HOMES P.O. Box 1018 Columbia, MD 21044
		FILE NO. 98-067X	

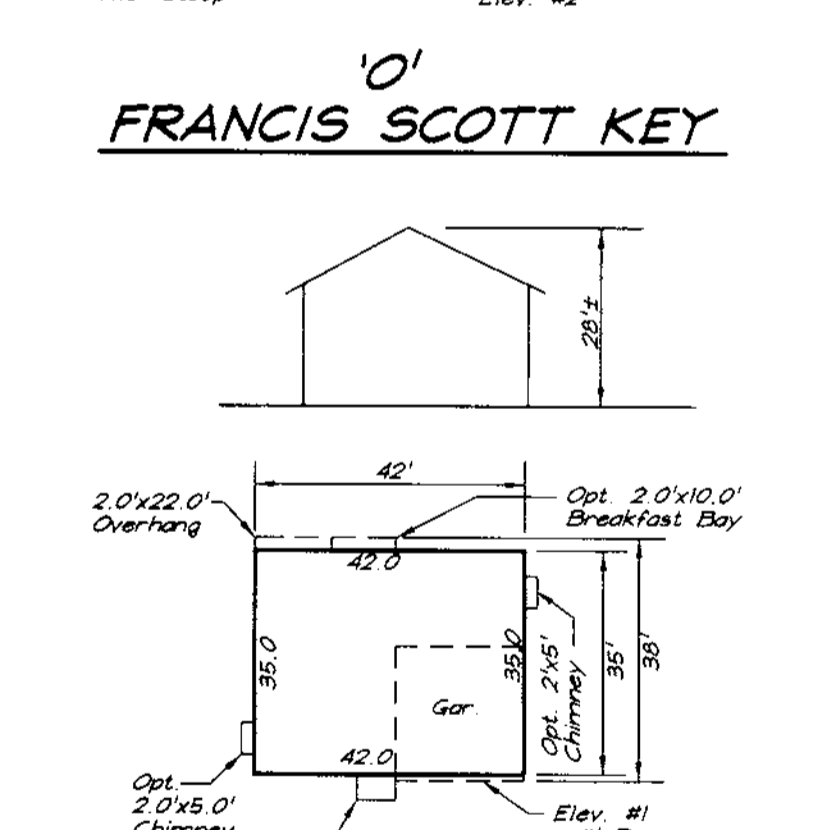
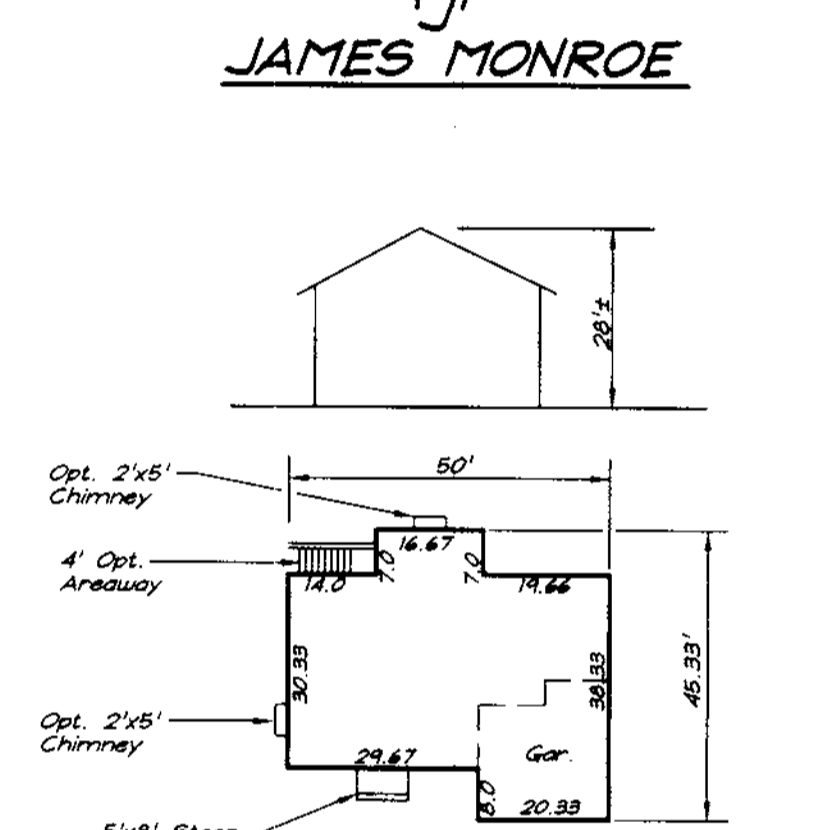
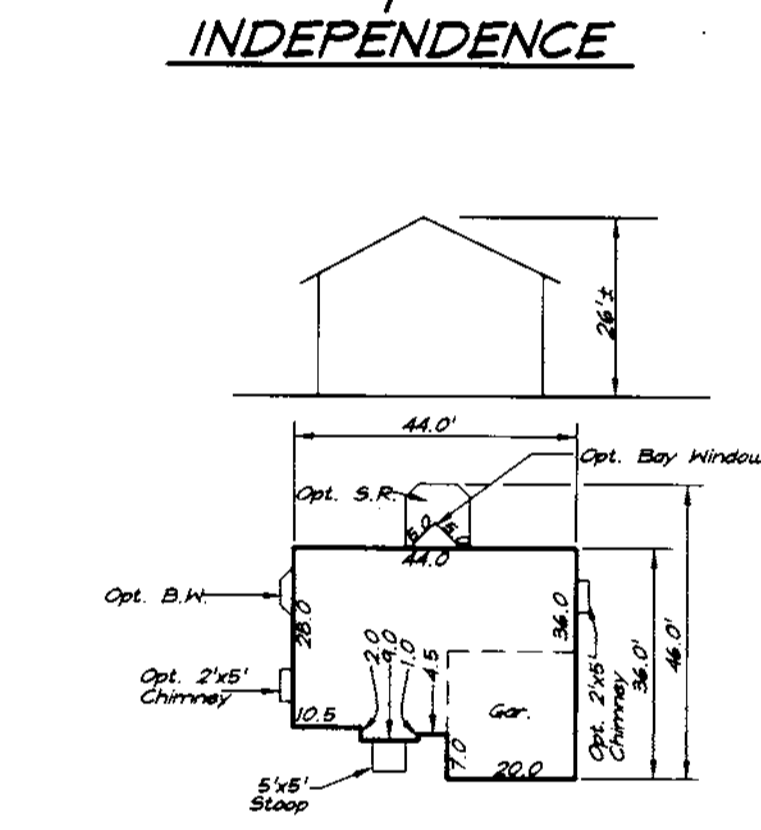
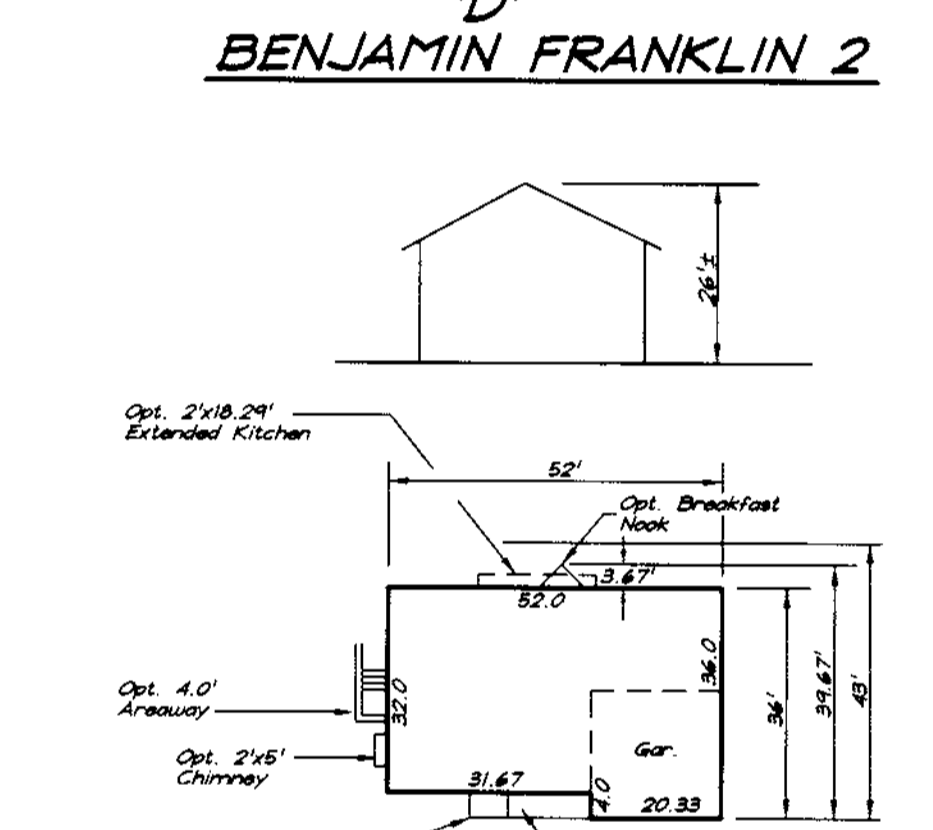
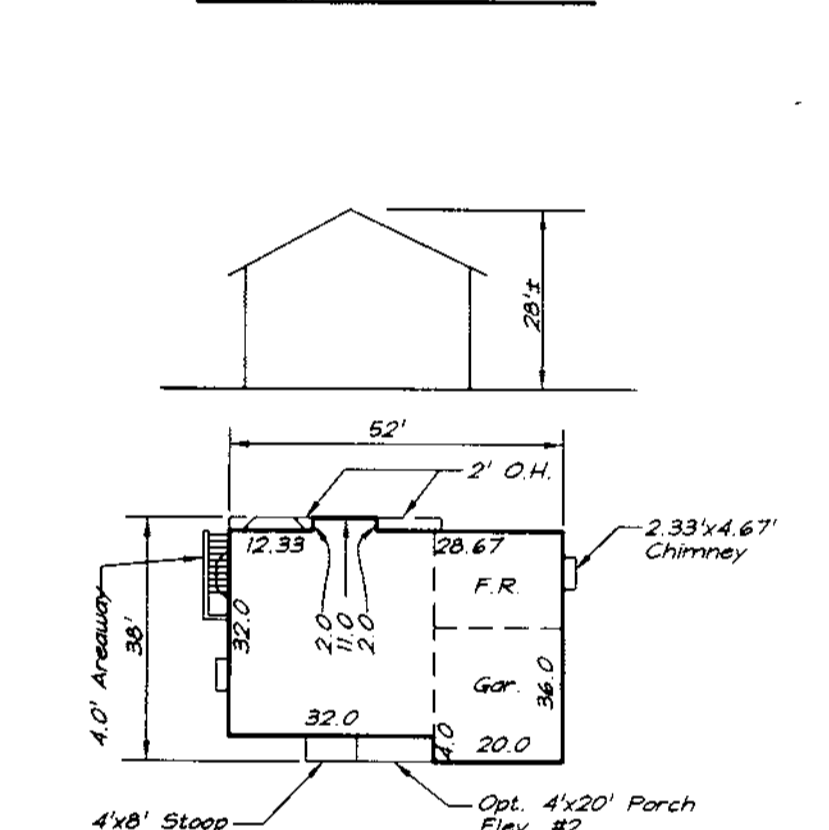
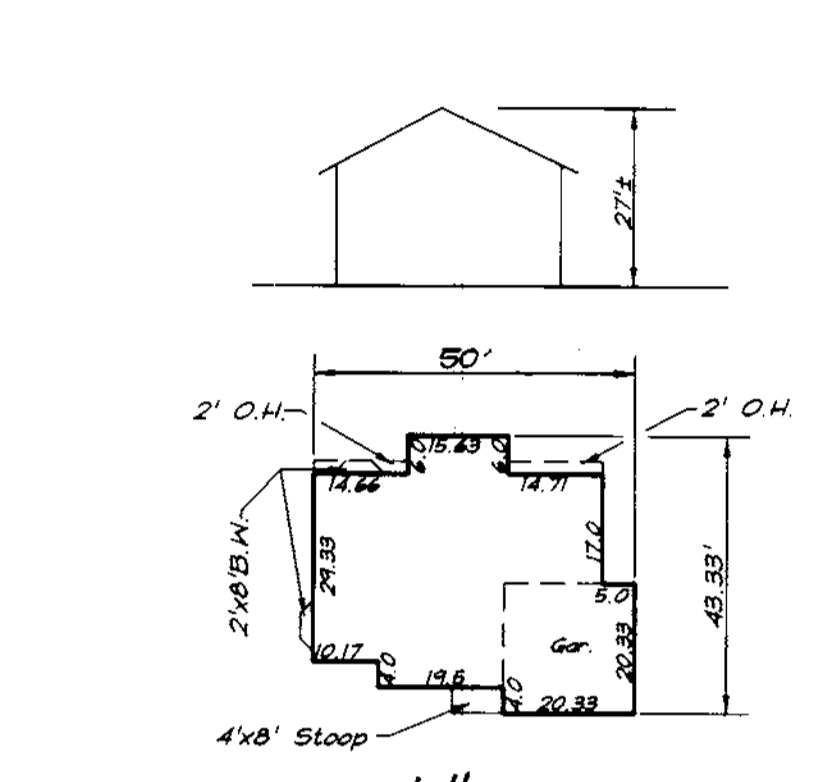
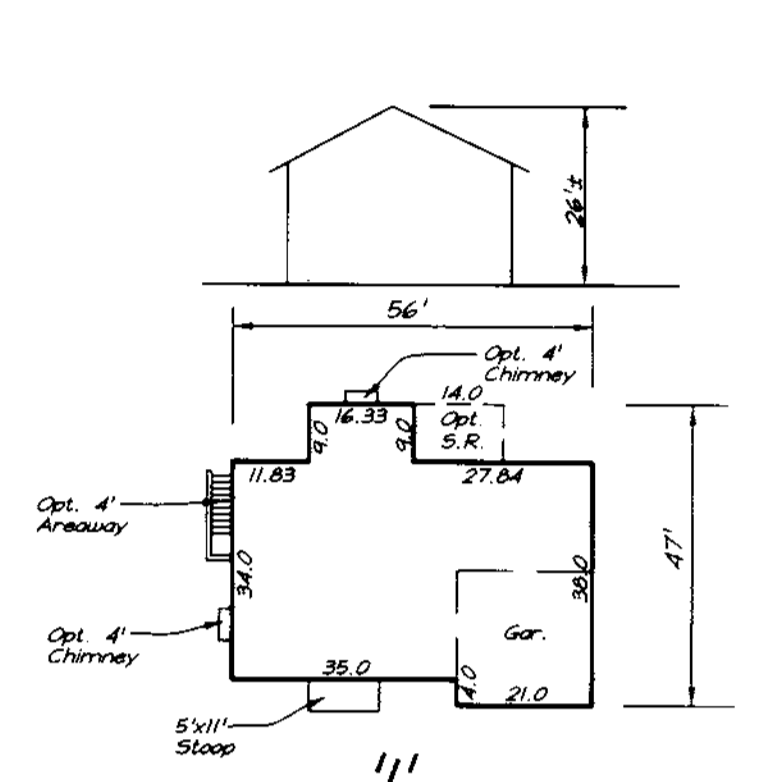
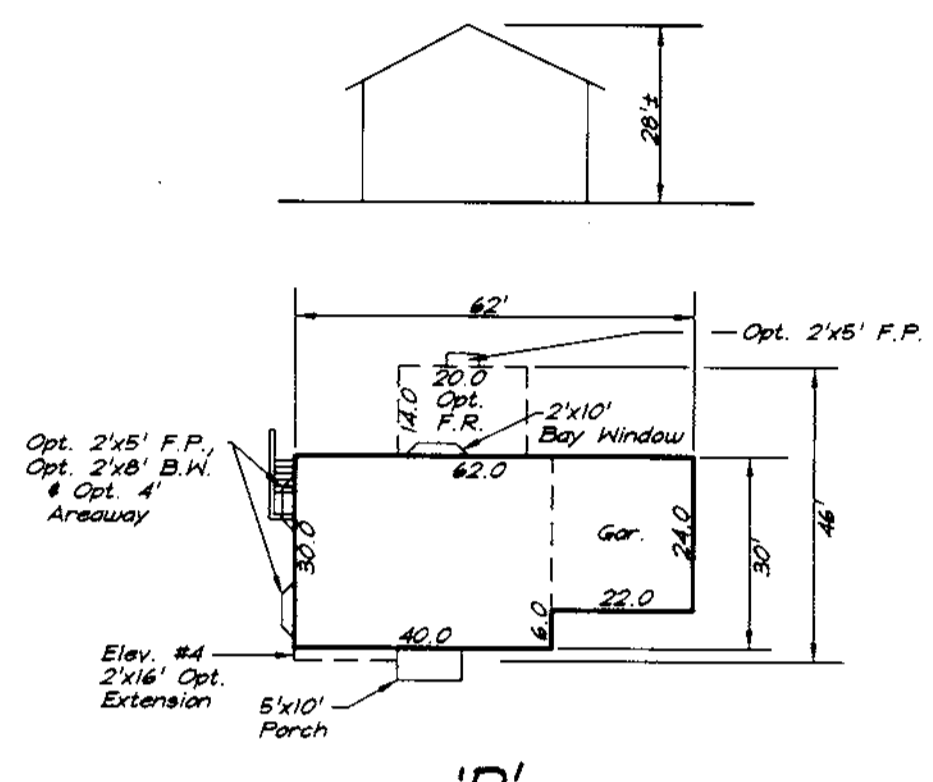
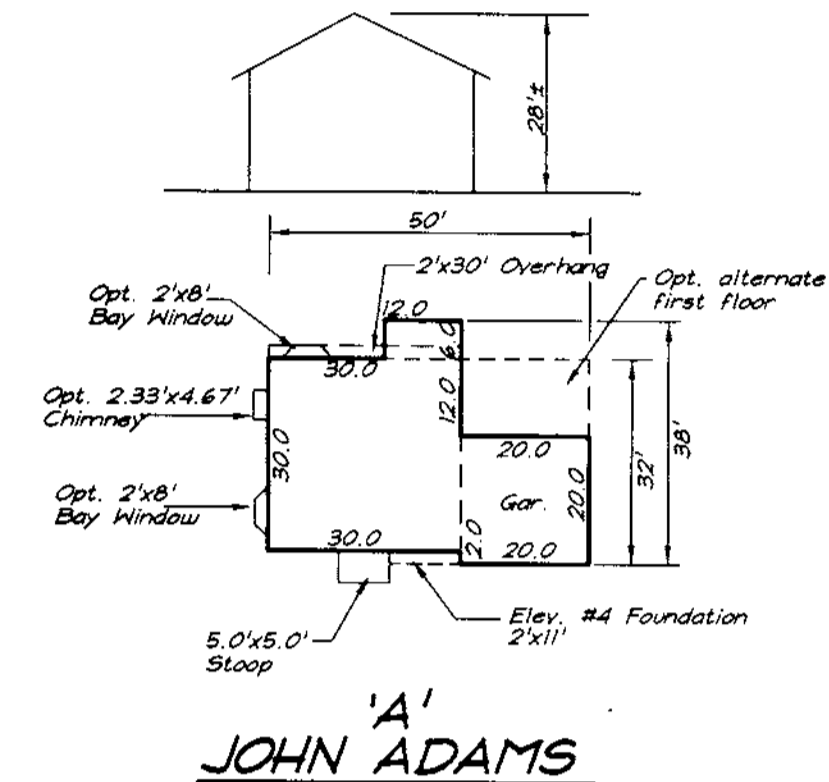


House Types that will fit:  
 1. A, J, O, S, T, V, Y, Birchwood, Avantiw/S, Marquette, Oberlinw/S, S.A.C.M.R., Rosemont, Windsor, Victoria (No Morn. Rm.), Zachary, **JEFFERSON III**

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.)**

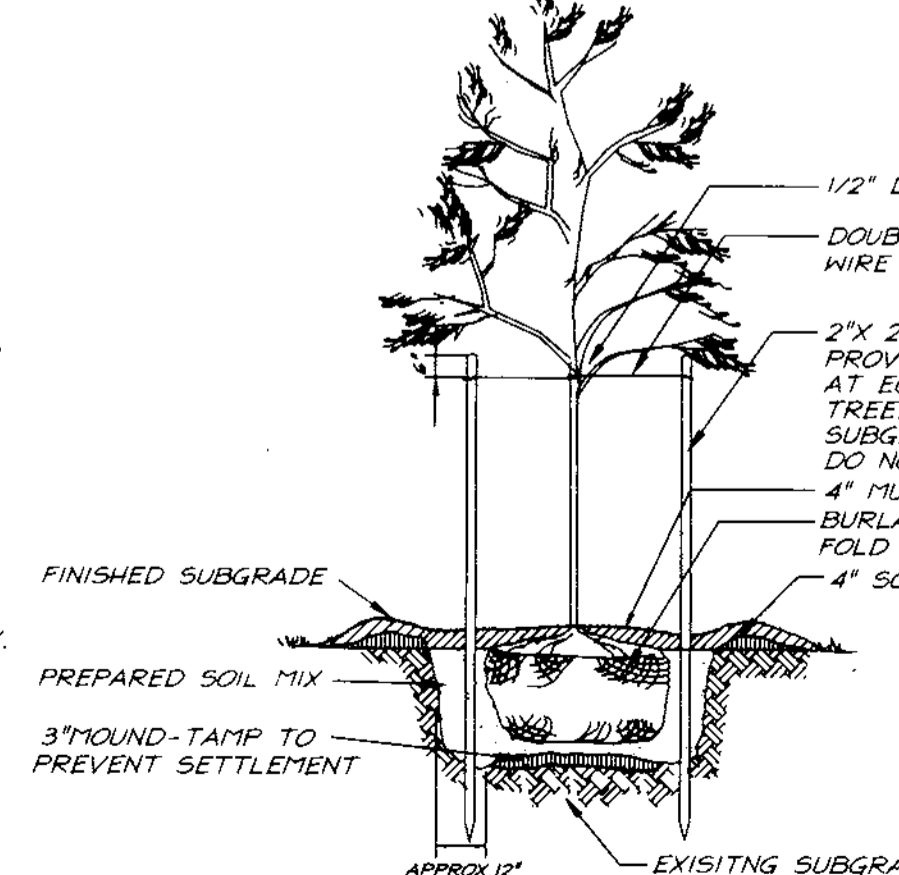
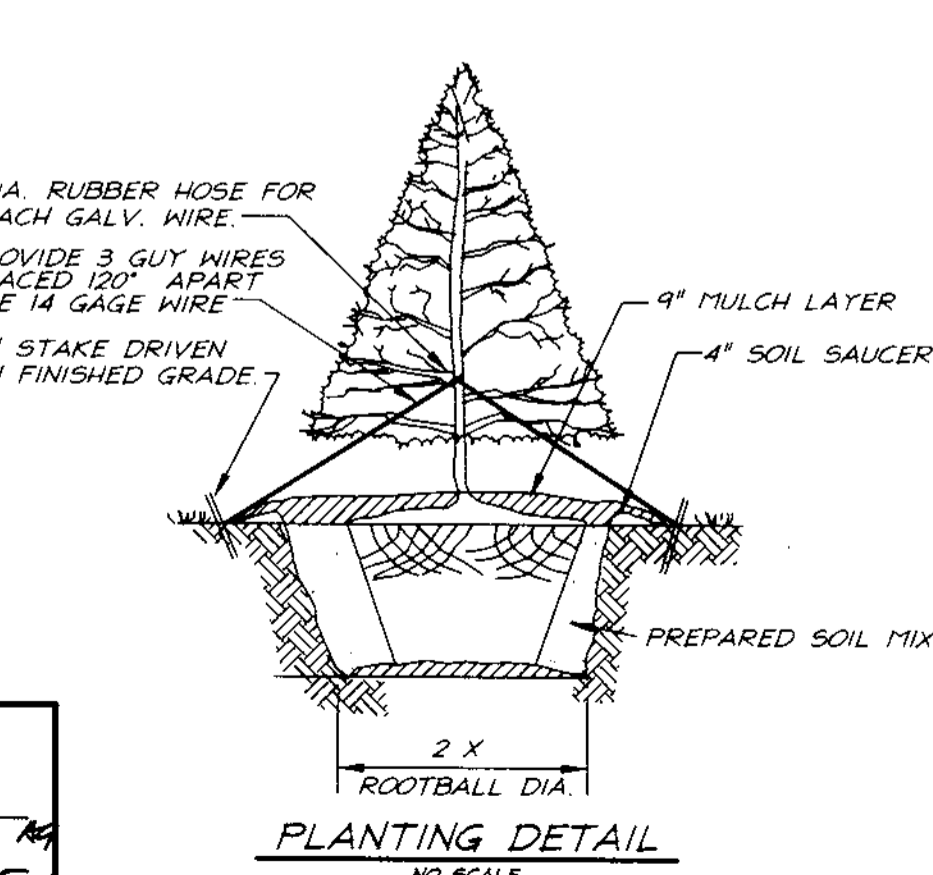
House Types that will fit:  
 3. A, D, I, J, O, S, T, V, Y, Avalon (No Sun Rm. or Morn. Rm.), Birchwood, Chandler, Highgrove (No Side or Rear S.R.), Manchester, Marquette, Oberlin (No Morn. Rm.), Rosemont, Savoy, Victoria, Vandenberg, Windsor, Zachary, **JEFFERSON III, RICHMOND PATTERSON (No FR. Ext.,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



KEY	QUAN.	PLANT NAME	SIZE	REMARK
QP	10	QUERCUS PALUSTRIS PIN OAK	2 1/2" - 3" Can!	DBB HEAVY
PS	12	PINUS STROBUS WHITE PINE	6'-8' HT.	DBB 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.P.M. 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 SWALES.



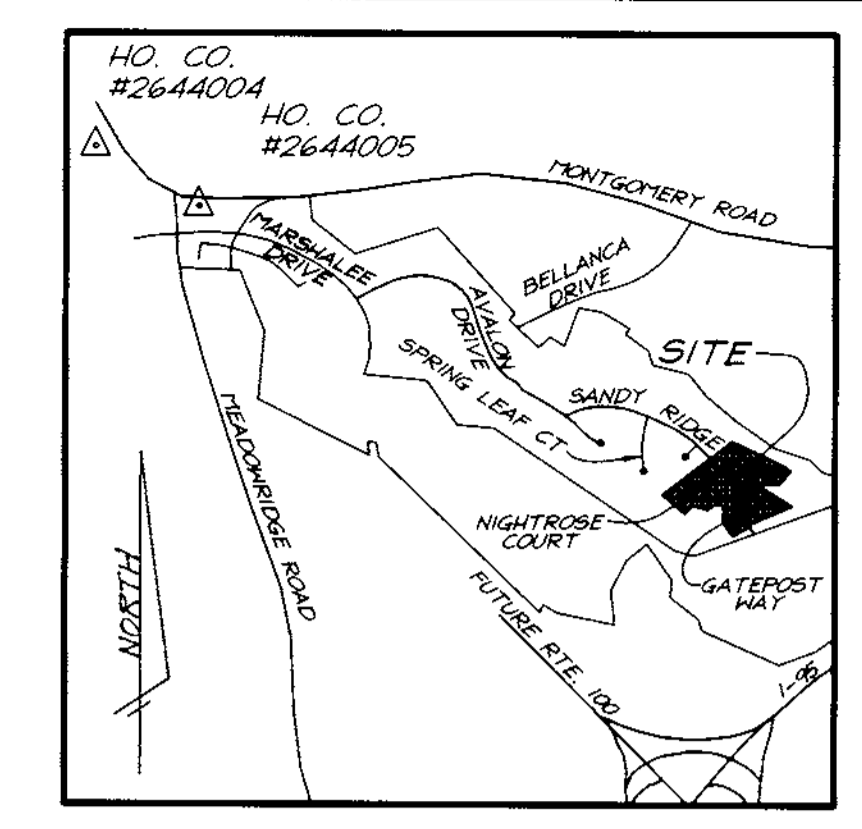
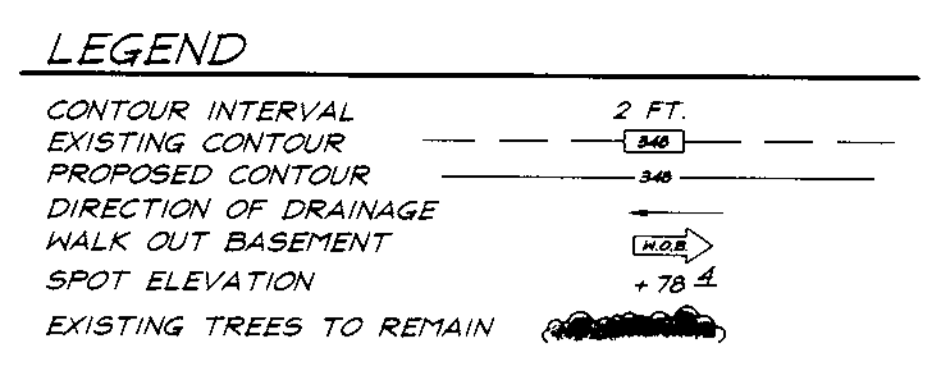
APPROVED: DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 C. Hamilton  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 J. Smith  
 DIRECTOR

DATE: 10/6/98  
 DATE: 10/7/98

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 Nighthorse Court
397	6105
398	6109
399	6113
400	6117
401	6116
402	6112
403	6108
404	6104
405	6100

* Category	Adjacent To Roadways	Each Lot			
		Lot 396	Lot 395	Lot 394	Lot 405
Landscaping Type	B				
Frontage/Perimeter		130'	114'	123'	128'
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	1	3	2	3	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.



- 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 Meadouridge Road.

- 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.

**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.

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

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

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	ELECTION DIST. 1st	CENSUS TRACT 6011.1
WATER CODE D04	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  
 DRAWN: PS  
 CHECKED: jmu  
 DATE: 7-1-98

**SITE DEVELOPMENT PLAN**  
 LOTS 376 THRU 405  
**LYNDWOOD MANOR**  
 SECTION THREE AREA ONE  
 FIRST (1st) ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

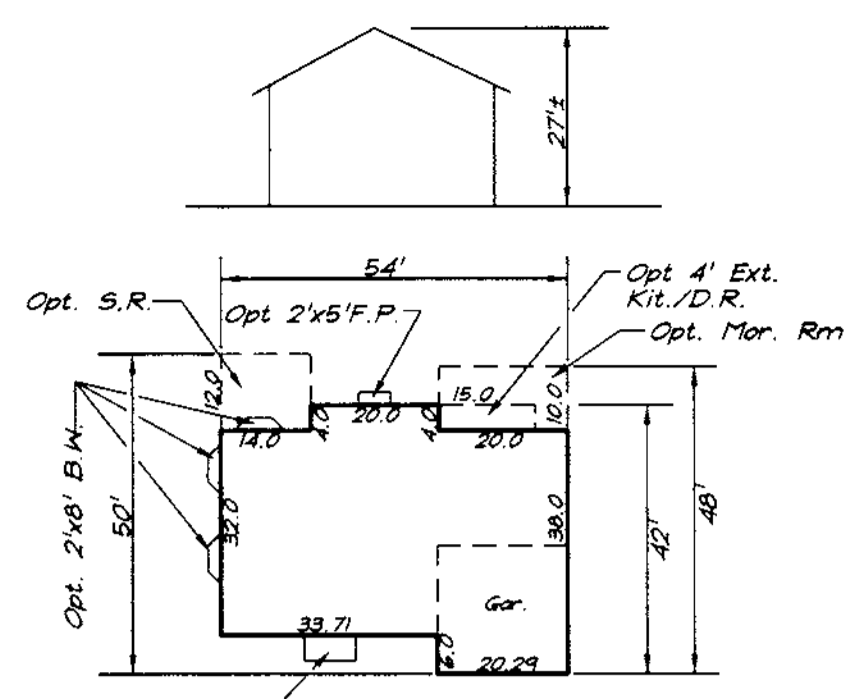
FOR: RYAN HOMES  
 11460 Cromridge Drive, Suite 126  
 Owings Mills, MD 21117

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

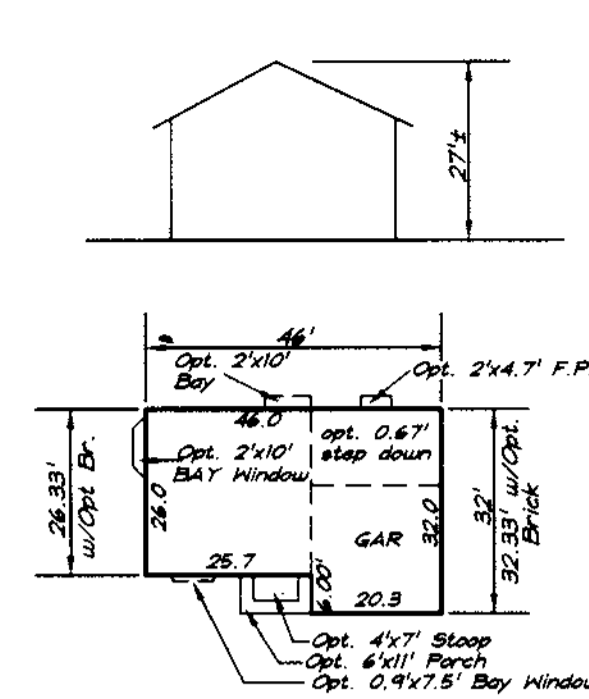
SCALE: 1" = 30'  
 DRAWING: 1 of 7  
 JOB NO.: 98-067  
 FILE NO.: 98-067X



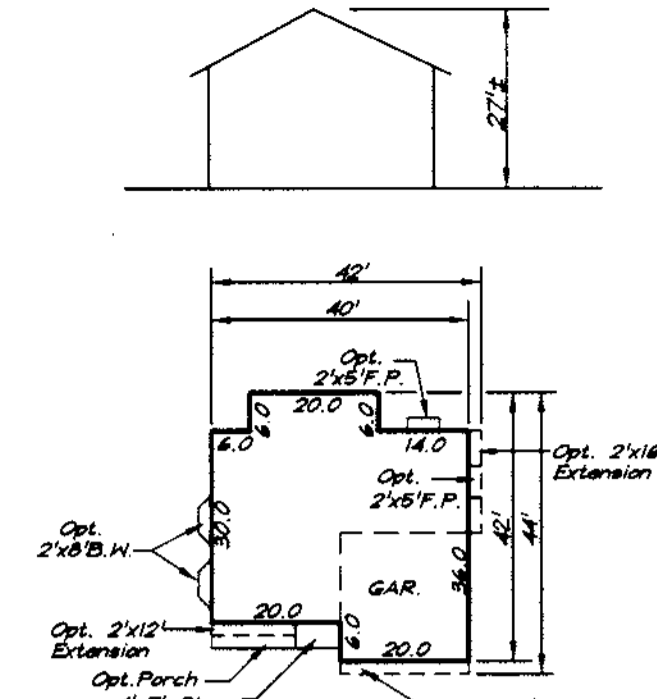
NO.	REVISIONS	DATE
2	Add Patterson hse type to Generic Boxes 2 & 3	8/16/98
1	ADD HSE TYPE TO BOXES	7-27-98
1/8		



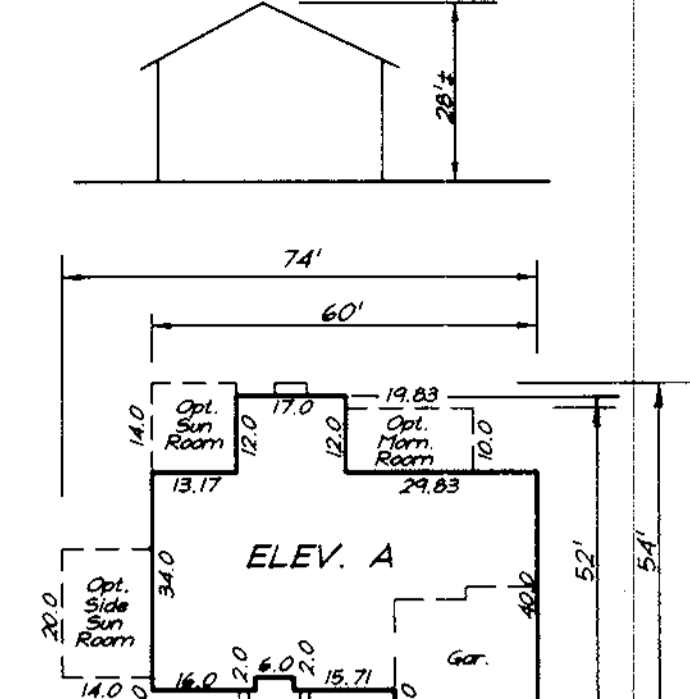
**AVALON**



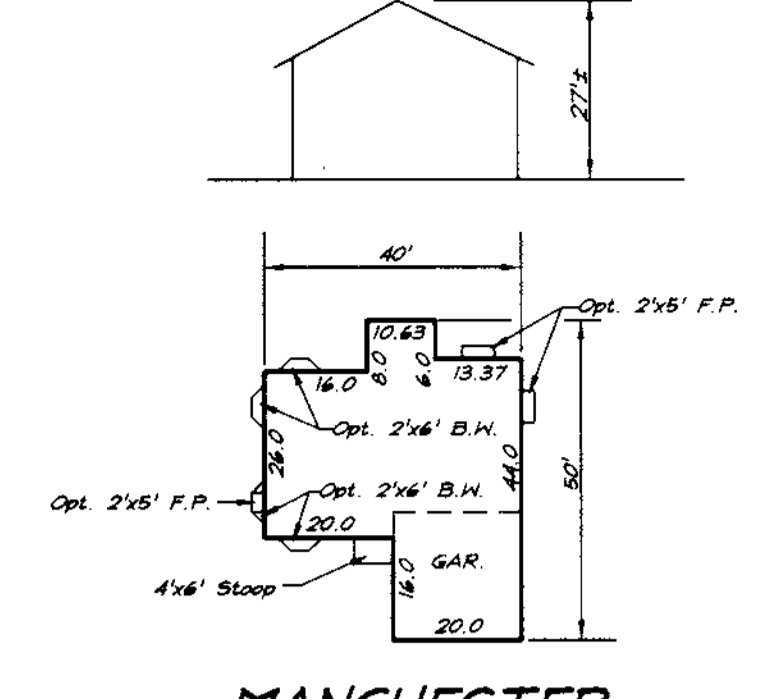
**BIRCHWOOD**



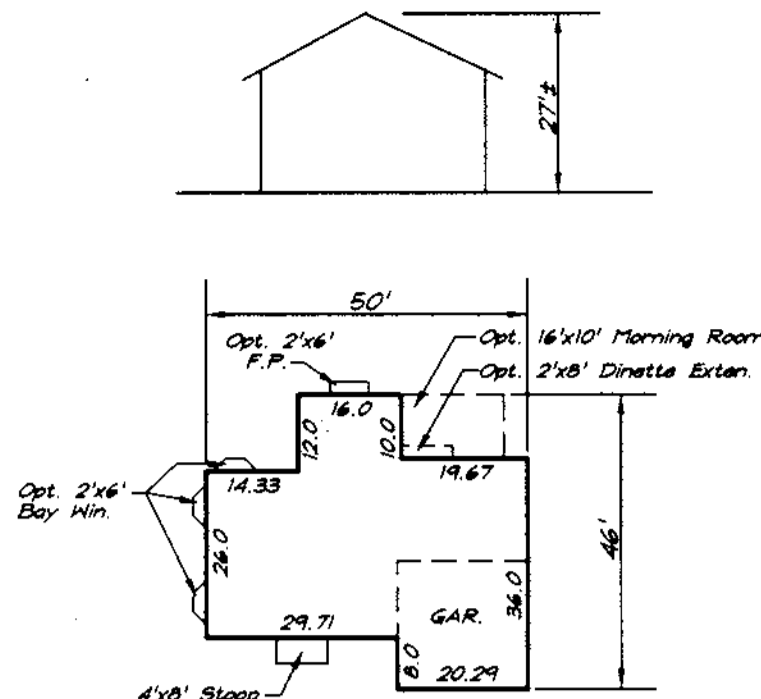
**CHANDLER**



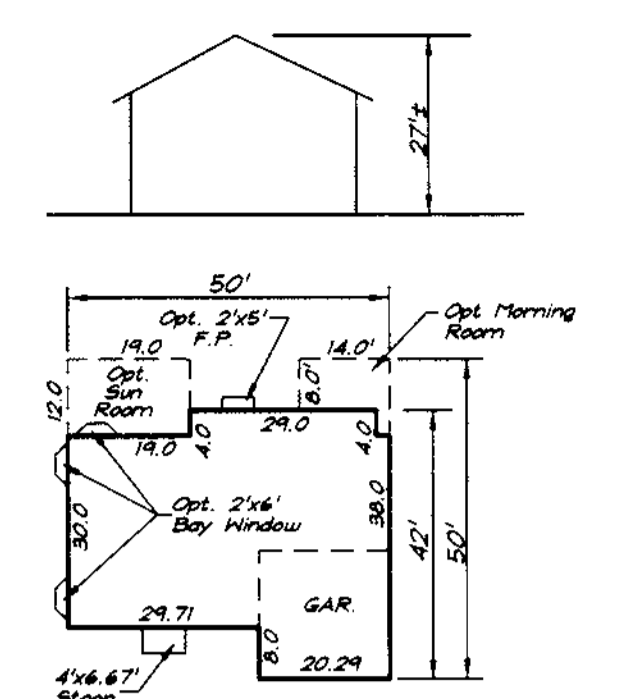
**HIGHGROVE**



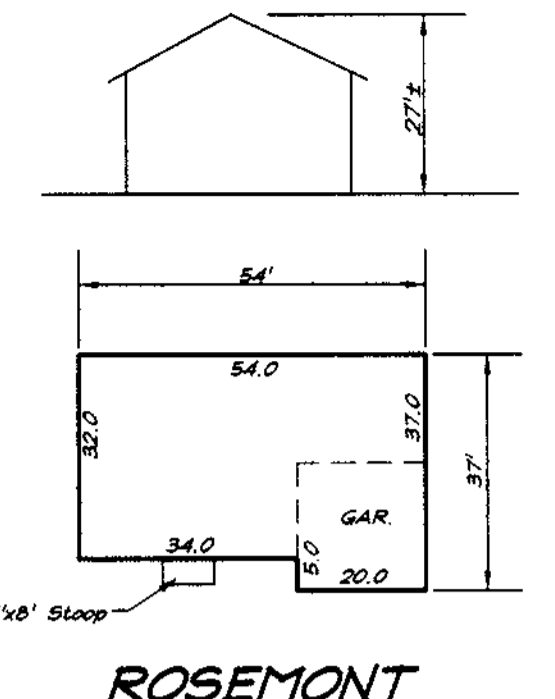
**MANCHESTER**



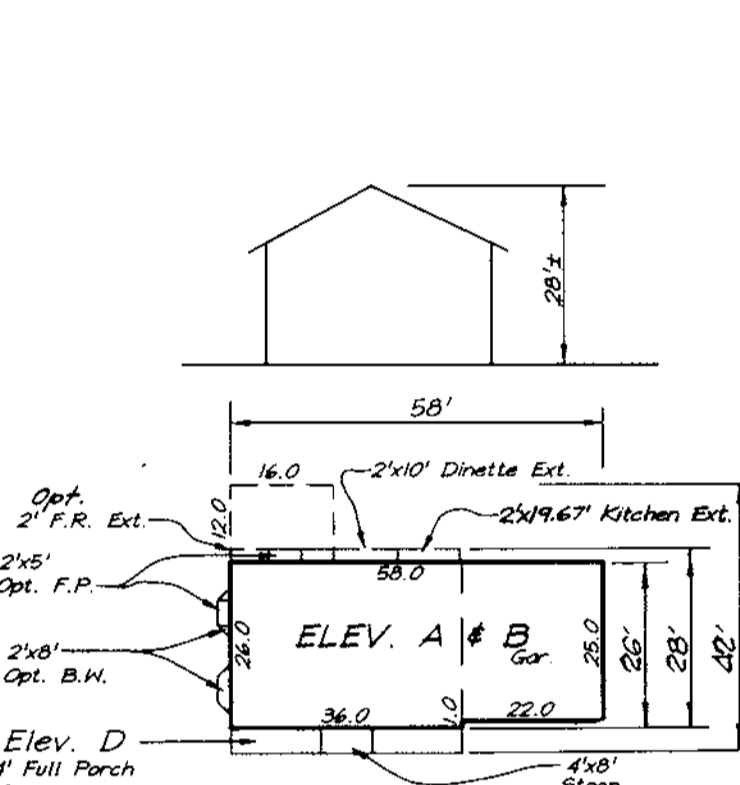
**MARQUETTE**



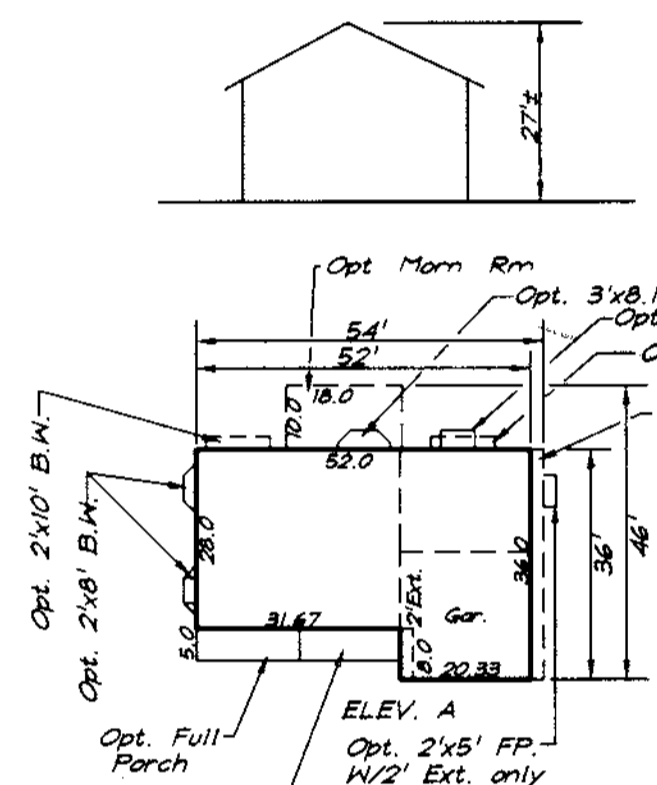
**OBERLIN**



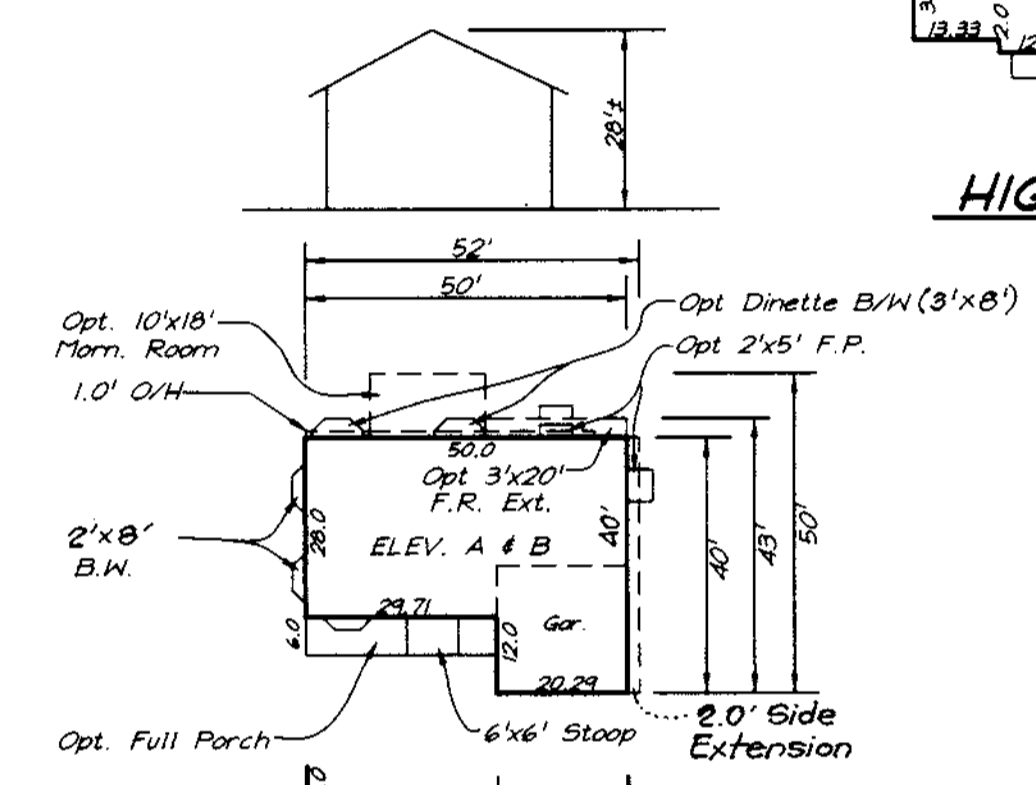
**ROSEMONT**



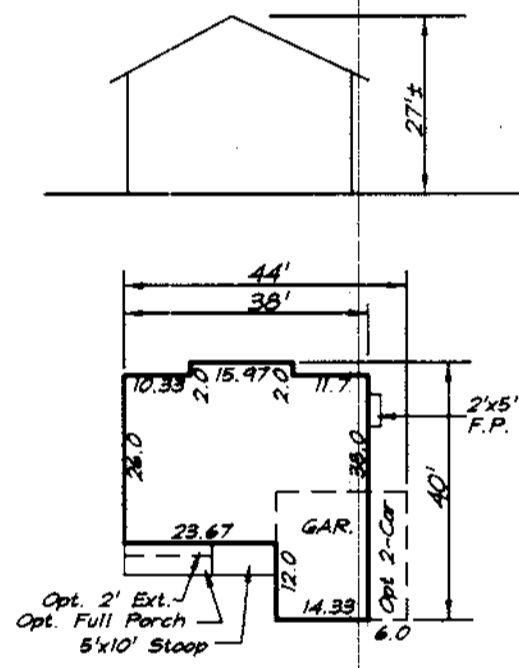
**SAVOY**



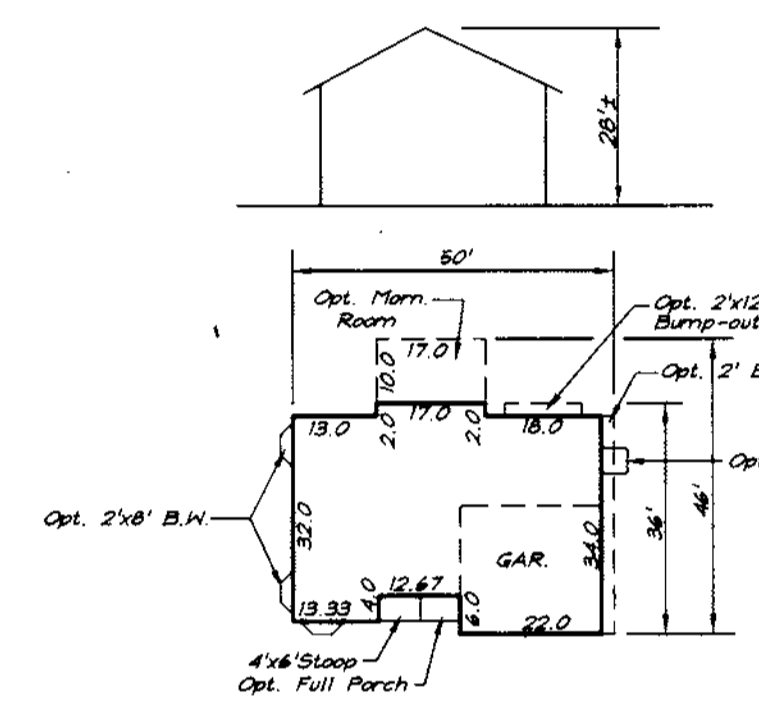
**VANDENBURG**



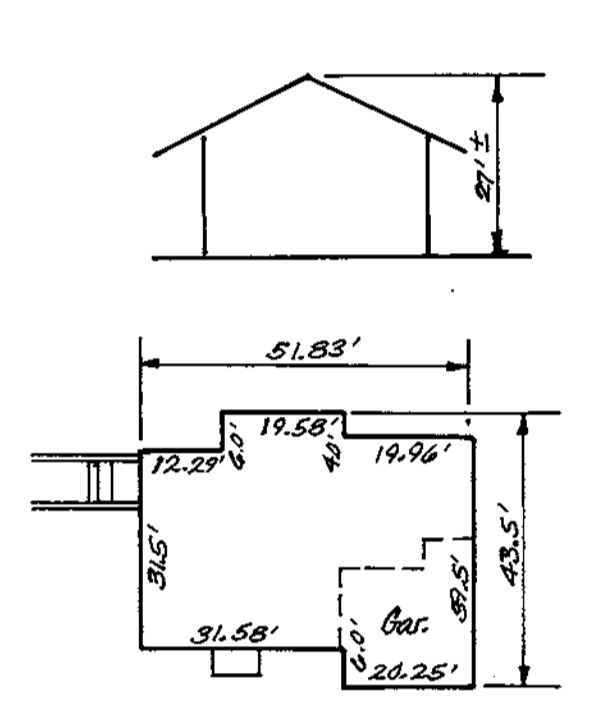
**VICTORIA**



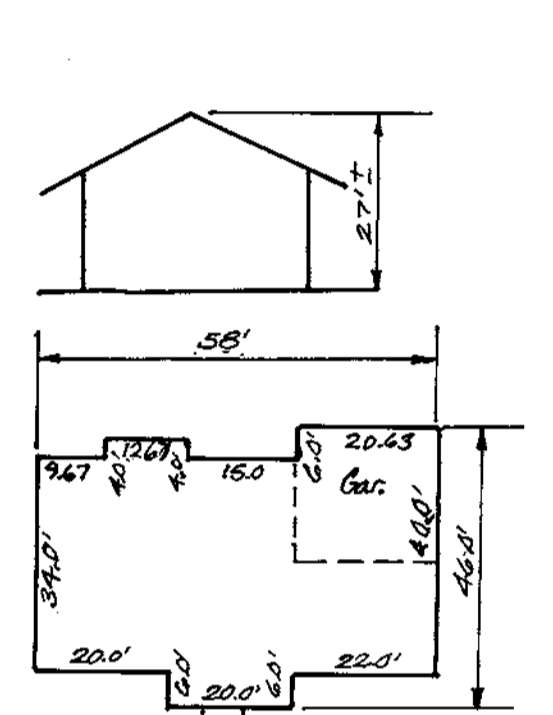
**WINDSOR**



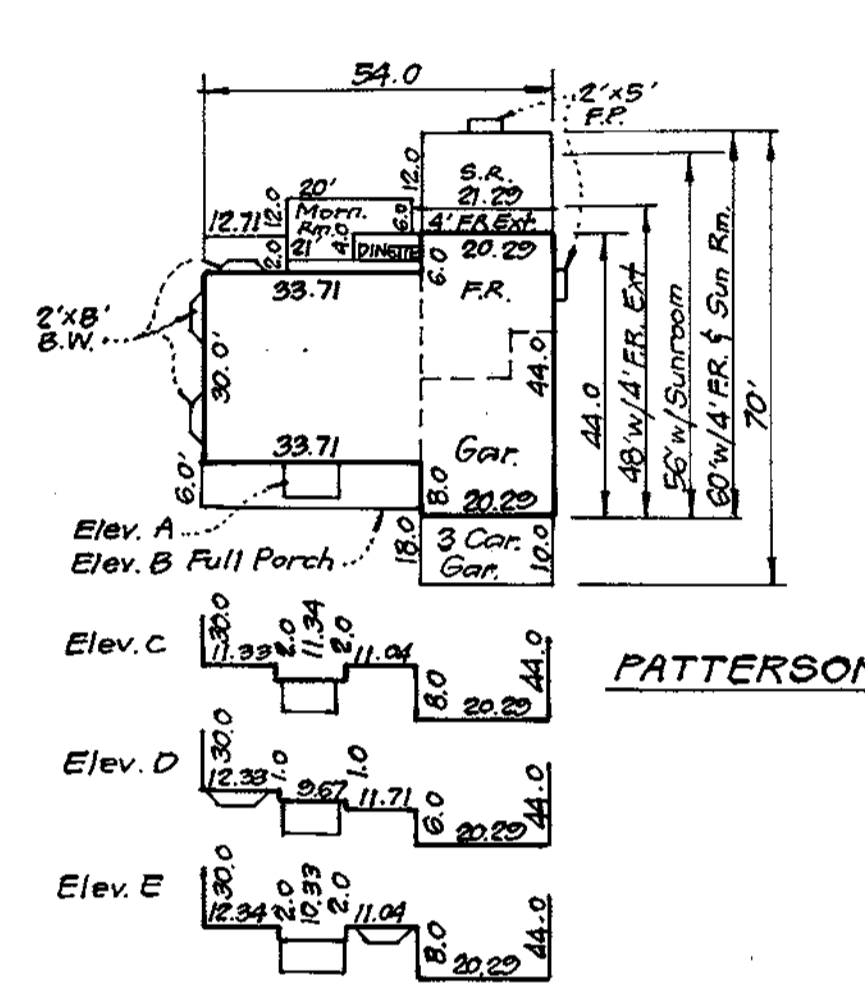
**ZACHARY**



**JEFFERSON III**



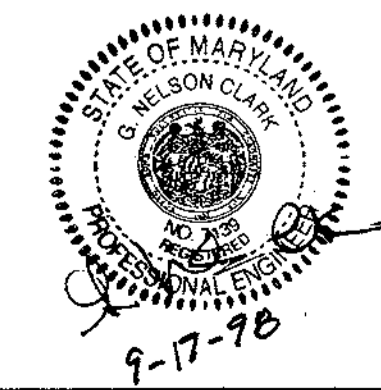
**RICHMOND**



**PATTERSON**

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 10/7/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 10/7/98  
 DIRECTOR

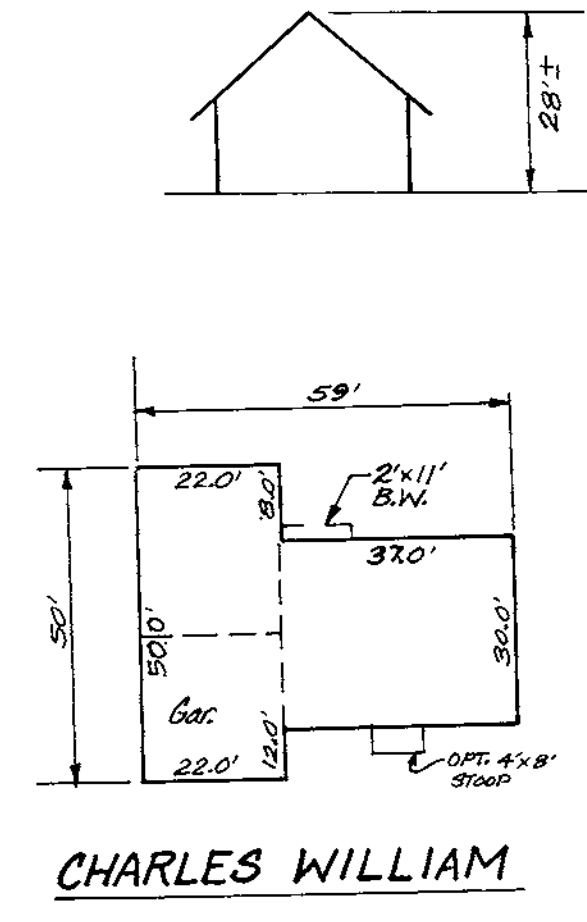
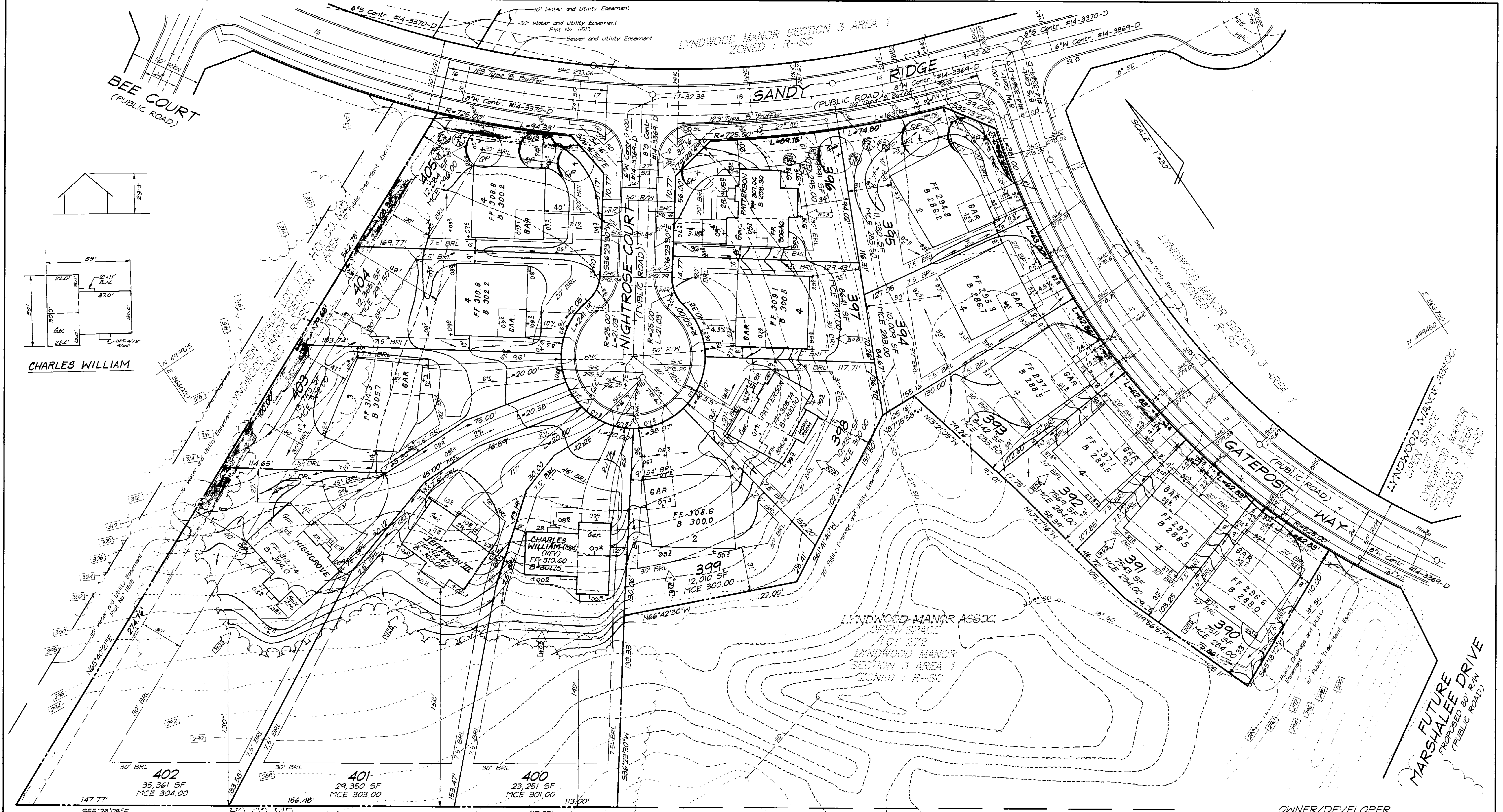
NO.	REVISIONS	DATE
2	Add Patterson hse. type	8-16-99
1	ADD JEFFERSON III & RICHMOND HSE TYPES TO PLAN	7-22-99



**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.

DESIGNED JME	<b>SITE DEVELOPMENT PLAN</b> LOTS 376 THRU 405 <b>LYNDWOOD MANOR</b> SECTION THREE AREA ONE FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN PS		DRAWING 2 of 7
CHECKED jme		JOB NO. 98-067
DATE 7-1-98		FILE NO. 98-067X
FOR: RYAN HOMES 11460 Cranridge Drive, Suite 128 Quings Mills, MD 21117		PATRIOT HOMES P.O. Box 1018 Columbia, MD 21044



CHARLES WILLIAM

LOT 172  
LYNDWOOD MANOR  
SECTION 3 AREA 1  
ZONED R-SC

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.

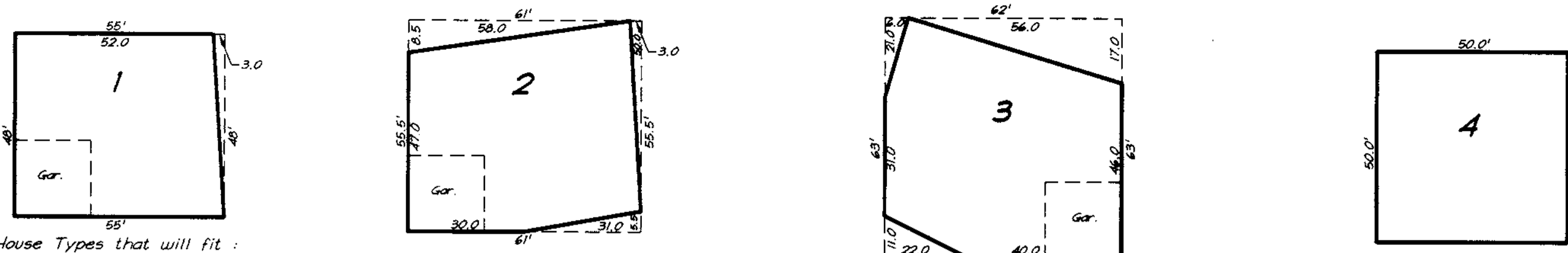
DESIGNED	JME	<b>SITE DEVELOPMENT PLAN</b> <b>LOTS 376 THRU 405</b> <b>LYNDWOOD MANOR</b> SECTION THREE AREA ONE FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	1" = 30'
DRAWN	PS		3 of 7
CHECKED	JME		JOB NO.
DATE	7-1-08		98-067
			FILE NO.
		FOR: RYAN HOMES 11460 Cranridge Drive, Suite 128 Owings Mills, MD 21117	PATRIOT HOMES P.O. Box 1018 Columbia, MD 21044
			98-067X

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*John Hamilton*  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*Joseph St. John*

NO.	REVISIONS	DATE
6	REV HSE 3 GRD LOT 398	10-19-99
5	REV HSE 3 GRD LOT 400 FROM 1" HSE TO CHARLES WILLIAM & ADD HSE TYP.	9-15-99
4	REV HSE 3 GRD LOT 396 FROM 4 BOX TO PATTERSON	8-16-99
3	REV HSE 3 GRD LOT 400 FROM GEN BOX TO RICHMOND	7-22-99
2	REV HSE 3 GRD LOT 401 FROM GEN BOX TO JEFFERSON III	7-22-99
1	REV HSE 3 GRD LOT 402 FROM GEN BOX TO HIGHGROVE	5-17-99





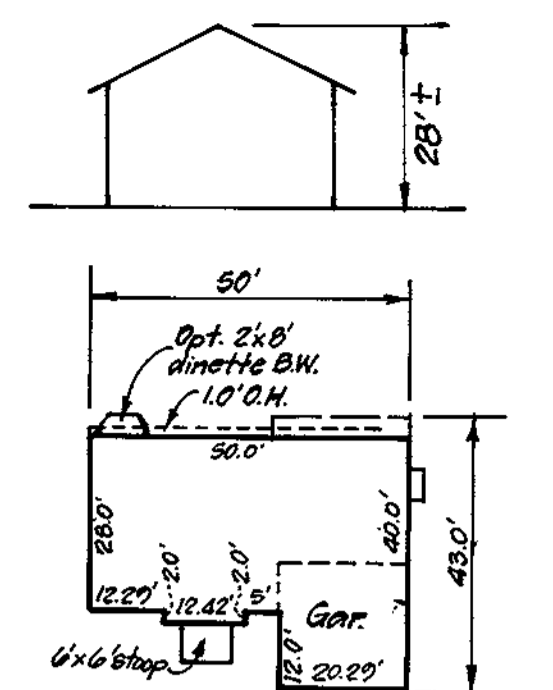


House Types that will fit:  
 A, J, O, S, T, V, Y, Chandler, Marquette, Manchester, Marquette (No Morn. Rm.), Oberlin (No Morn. Rm.), Rosemont, Savoy, Victoria, Vandenberg (No 2' Ext.), Windsor, Zachary

House Types that will fit:  
 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

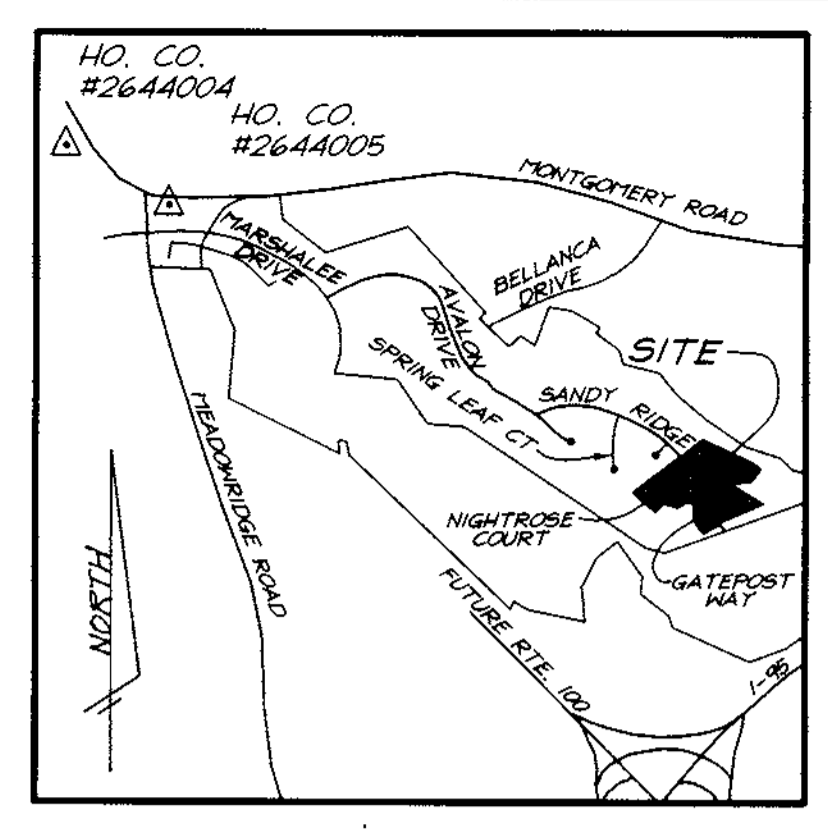
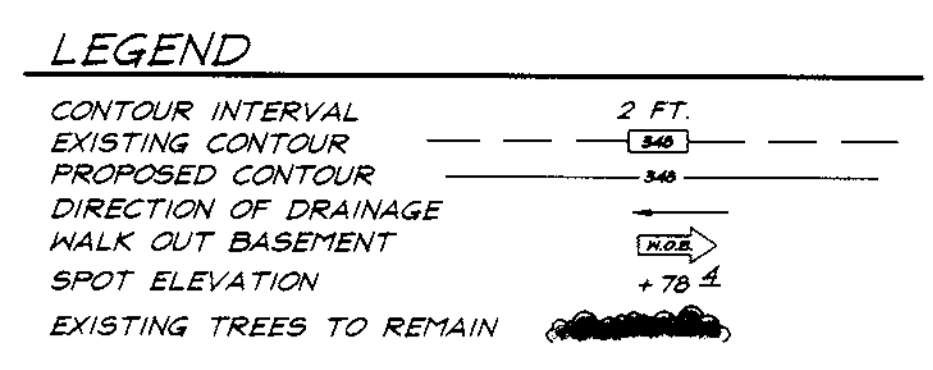
House Types that will fit:  
 A, J, T, V, Y, Birchwood, Chandler, Manchester, Marquette, Oberlin, Victoria (No 2' Side Ext.), Windsor, Zachary

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



VICTORIA

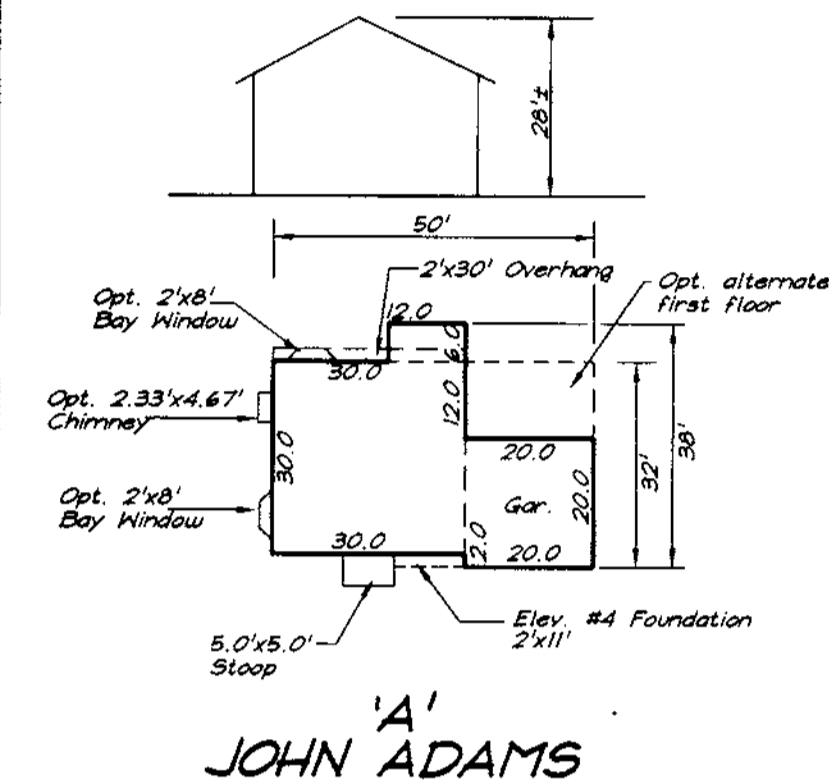
LOT NUMBER	STREET ADDRESS
376	5985 Sandy Ridge
377	5985
378	5993
379	5997
380	6001
381	6005
382	6009
383	6013
384	6008
385	6004
386	6201 Gatepost Way
387	6205
388	6209
389	6213
390	6220
391	6216
392	6212
393	6208
394	6204
395	6200
396	6101 Nightrose Court
397	6105
398	6109
399	6113
400	6117
401	6116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



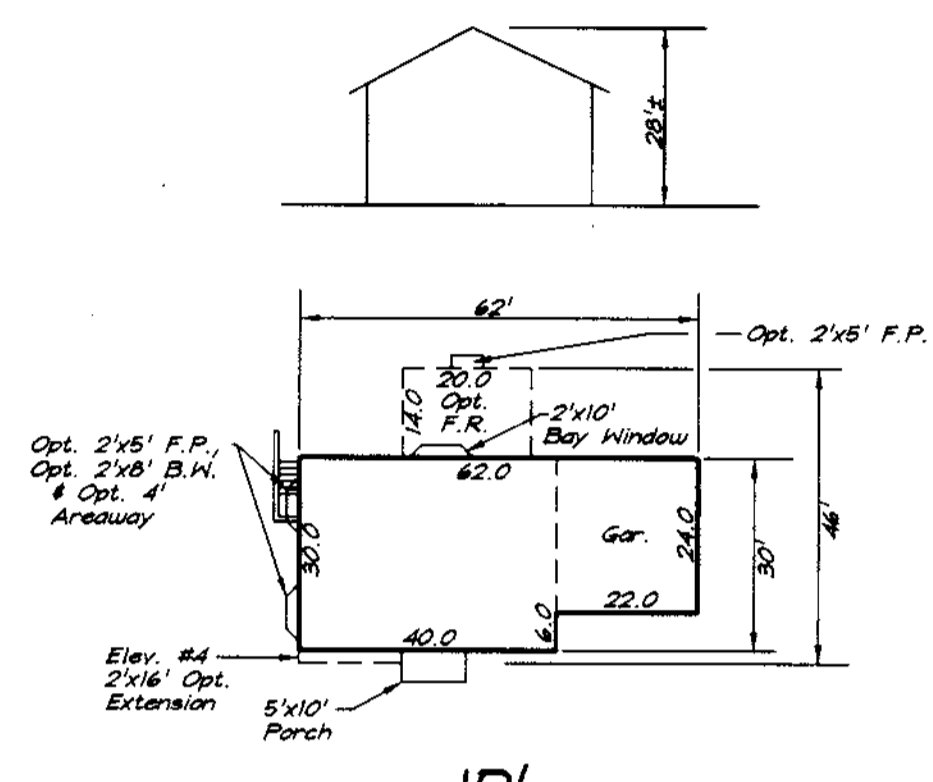
VICINITY MAP  
SCALE: 1"=2000'

- 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.

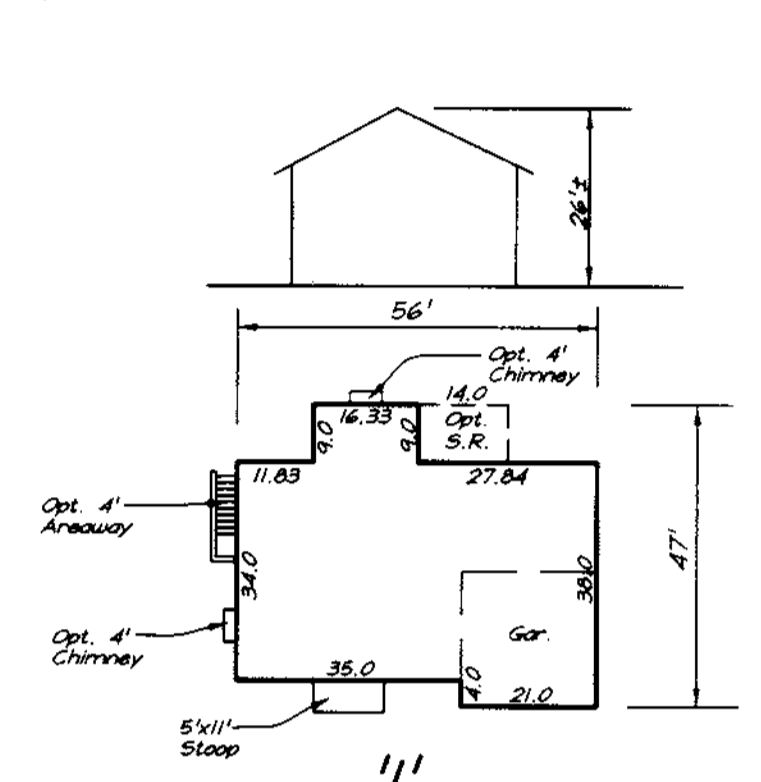
- GENERAL NOTES:**
- Subject property is zoned: R-SC per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 9.0746 Acres
  - The total number of lots included in this submission is: 30
  - Improvement to property: Single Family Detached
  - SHC elevations shown are at the Property Line.
  - Department of Planning and Zoning reference file numbers: P-93-11, ZB-877 R#1, 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.bfc 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.



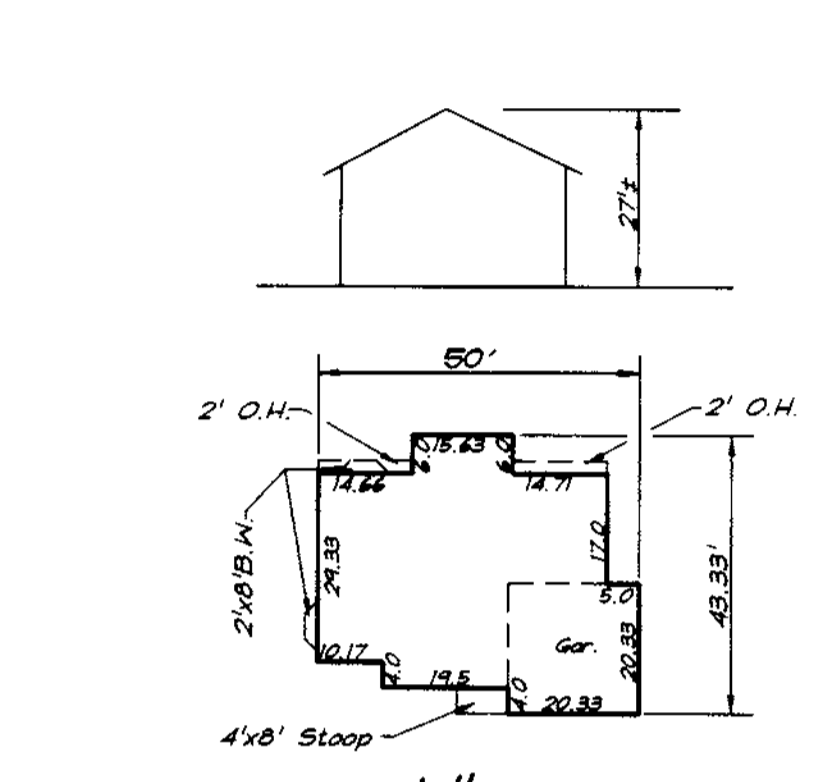
A' JOHN ADAMS



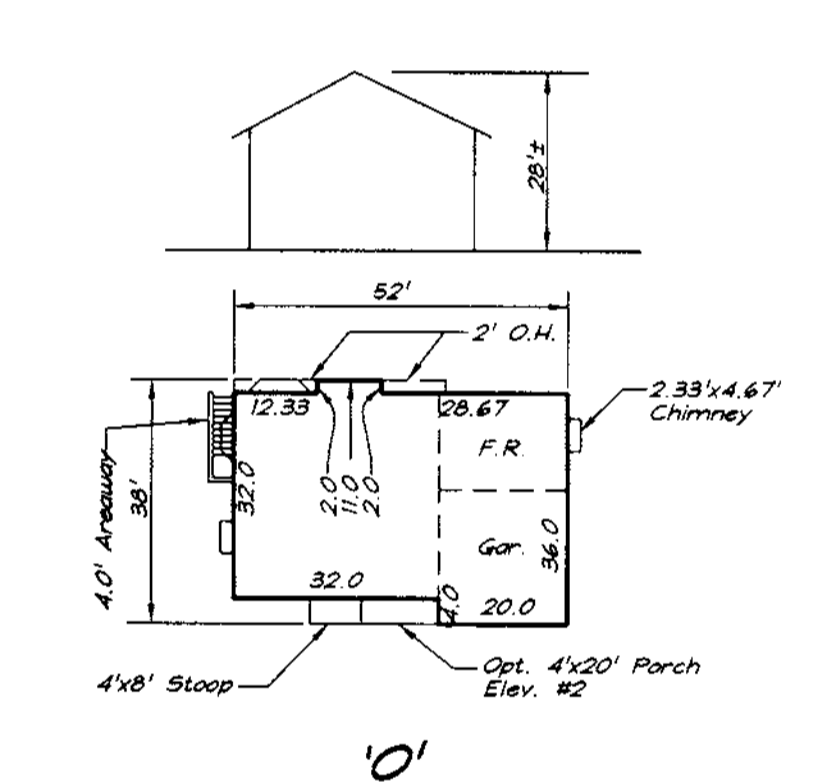
D' BENJAMIN FRANKLIN 2



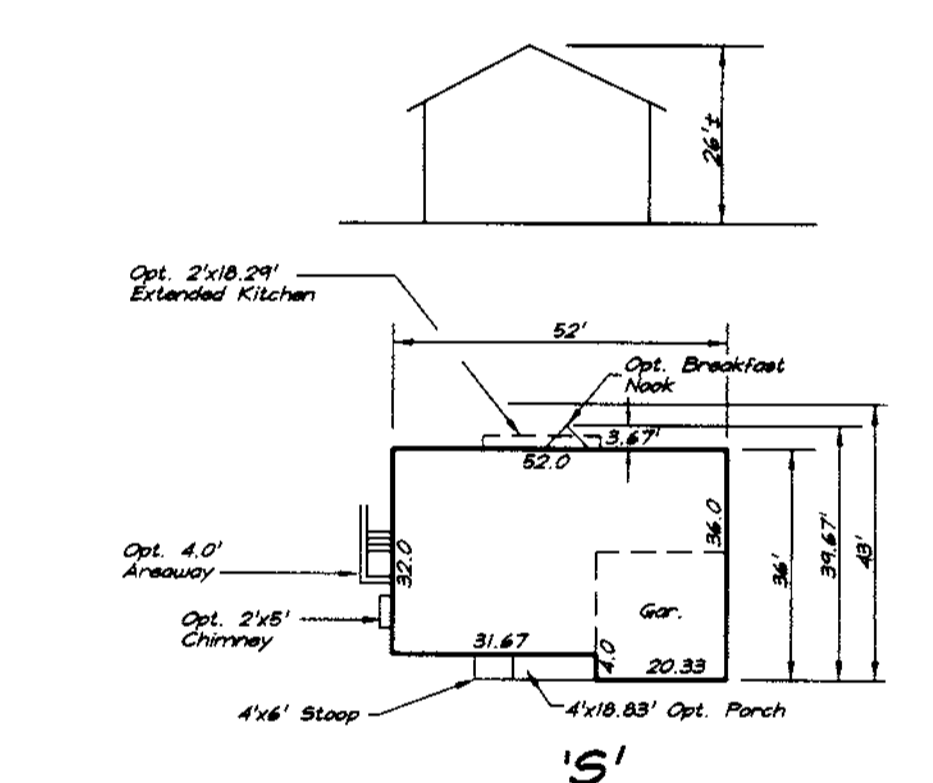
I' INDEPENDENCE



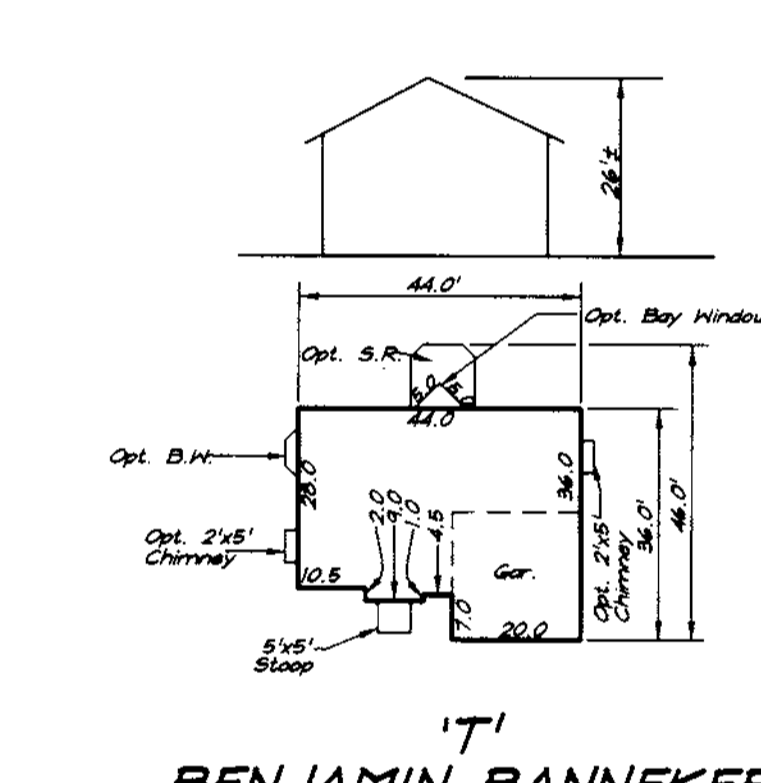
J' JAMES MONROE



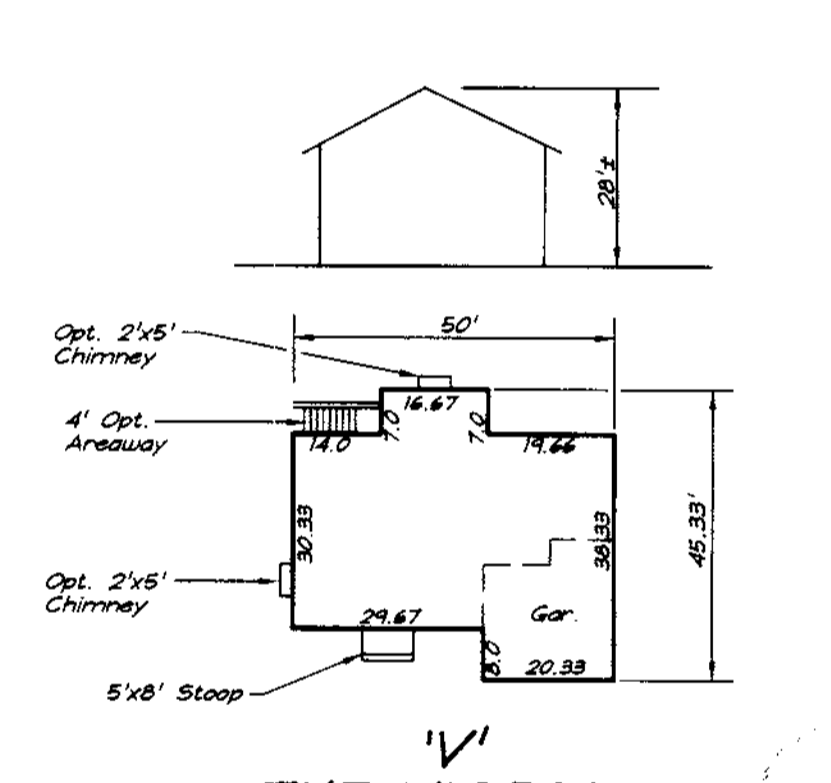
O' FRANCIS SCOTT KEY



S' MOLLY PITCHER



I' BENJAMIN BANNEKER



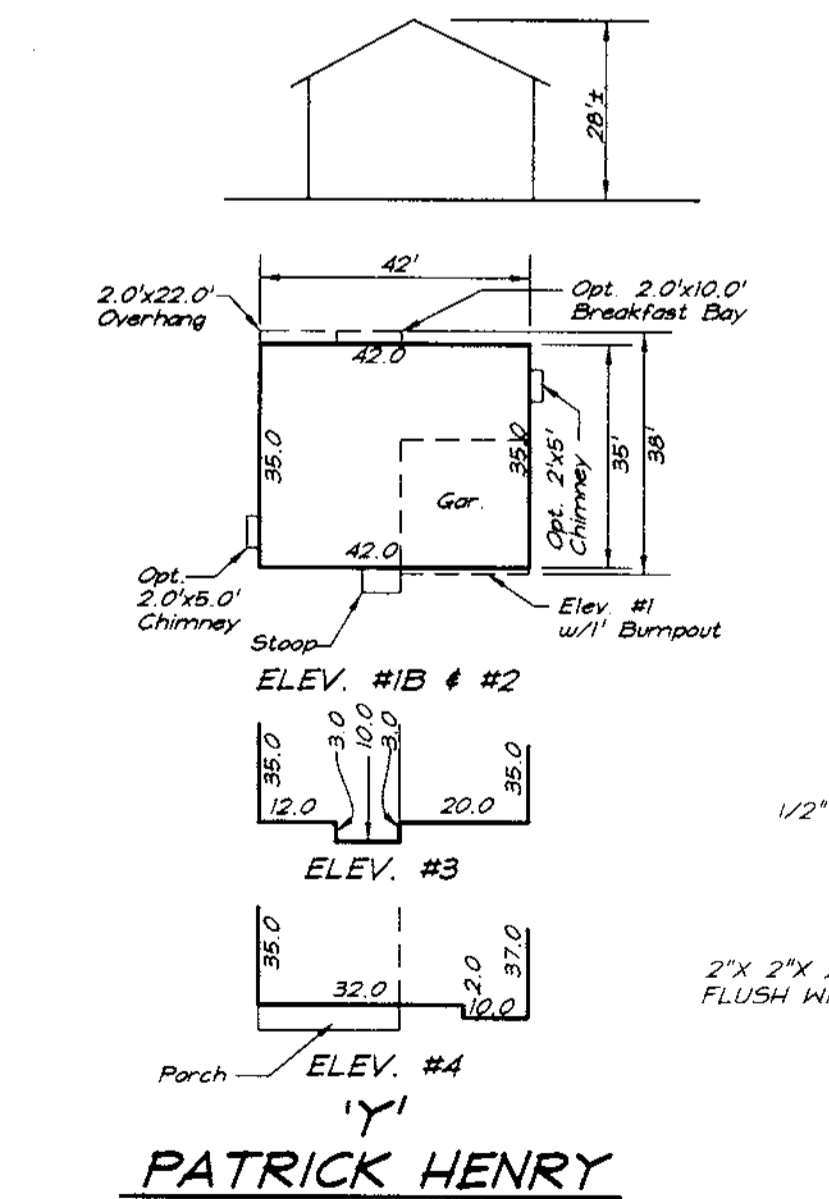
V' THE VICTORY

*Category	Adjacent to Roadways	Each Lot			
		Lot 386	Lot 395	Lot 396	Lot 405
Landscape Type	B				
Frontage/Perimeter		138'	114'	123'	128'
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	3	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

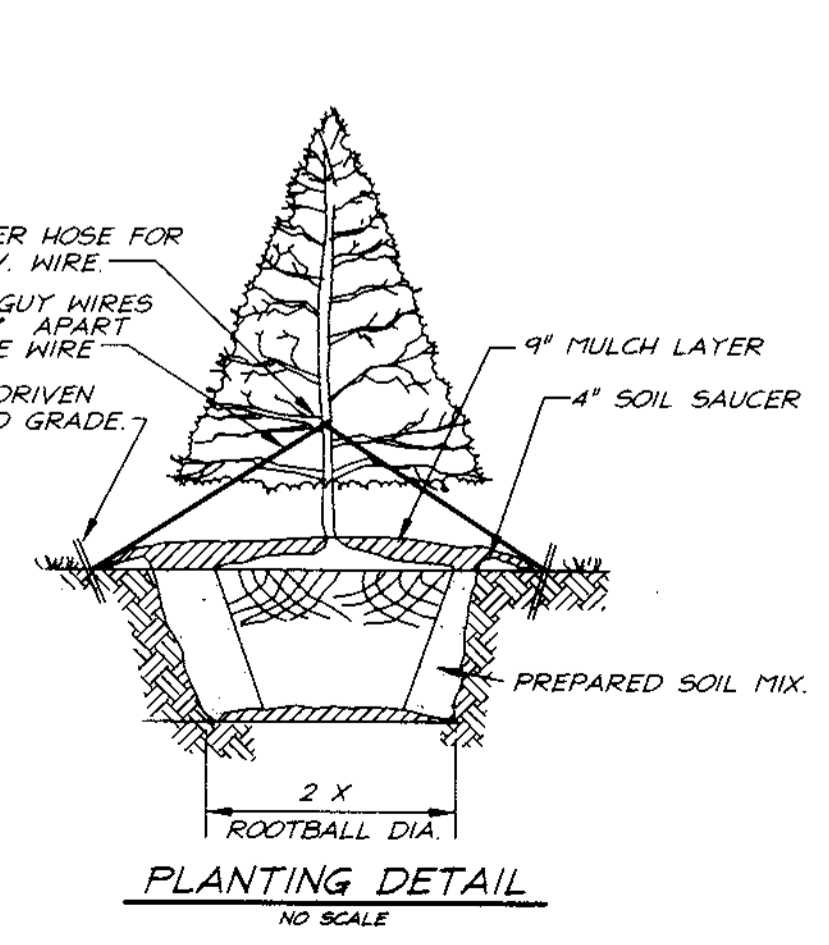
Comments: \* The required perimeter planting will be bonded per this submission. The plant type, size and location will be shown on the approved S.D.P. in accordance with the required interior planting.

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

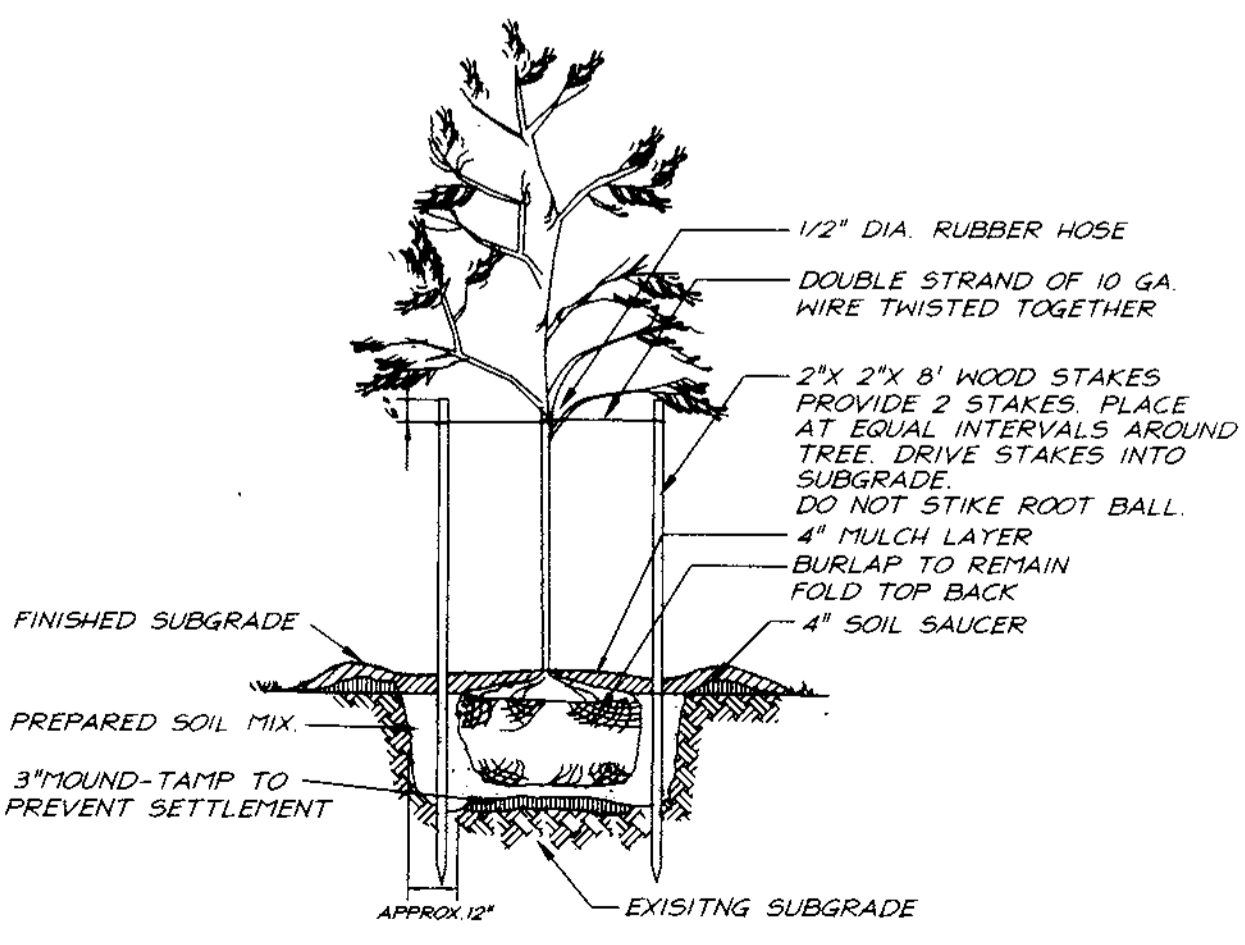
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL AND CONFORM TO THE MOST CURRENT A.A.N. SPECIFICATIONS, AND BE INSTALLED IN ACCORDANCE WITH L.C.A.M.M. LANDSCAPE SPECIFICATIONS.
- FINAL LOCATIONS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



P' PATRICK HENRY



PLANTING DETAIL NO SCALE



PLANTING DETAIL NO SCALE

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

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



APPROVED: DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 Cindy Hamilton 10/6/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 Fred Kauter 10/7/98

NO	REVISIONS	DATE
3	Add Victoria house type to plan	5-16-00
2	Add Pattersons use type to Generic Boxes 2 & 3	8-16-99
1	ADD USE TYPE TO BOXES.	7-27-99

**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	ELECTION DIST. 1st	CENSUS TRACT 6011.1
WATER CODE D04	SEWER CODE 2153000	

**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 376 THRU 405**  
**LYNDWOOD MANOR**  
 SECTION THREE AREA ONE  
 FIRST (1st) ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

DESIGNED: JME  
 DRAWN: PS  
 CHECKED: jmu  
 DATE: 7-1-98

SCALE: 1" = 30'  
 DRAWING: 1 of 7  
 JOB NO.: 98-067  
 FILE NO.: 98-067X

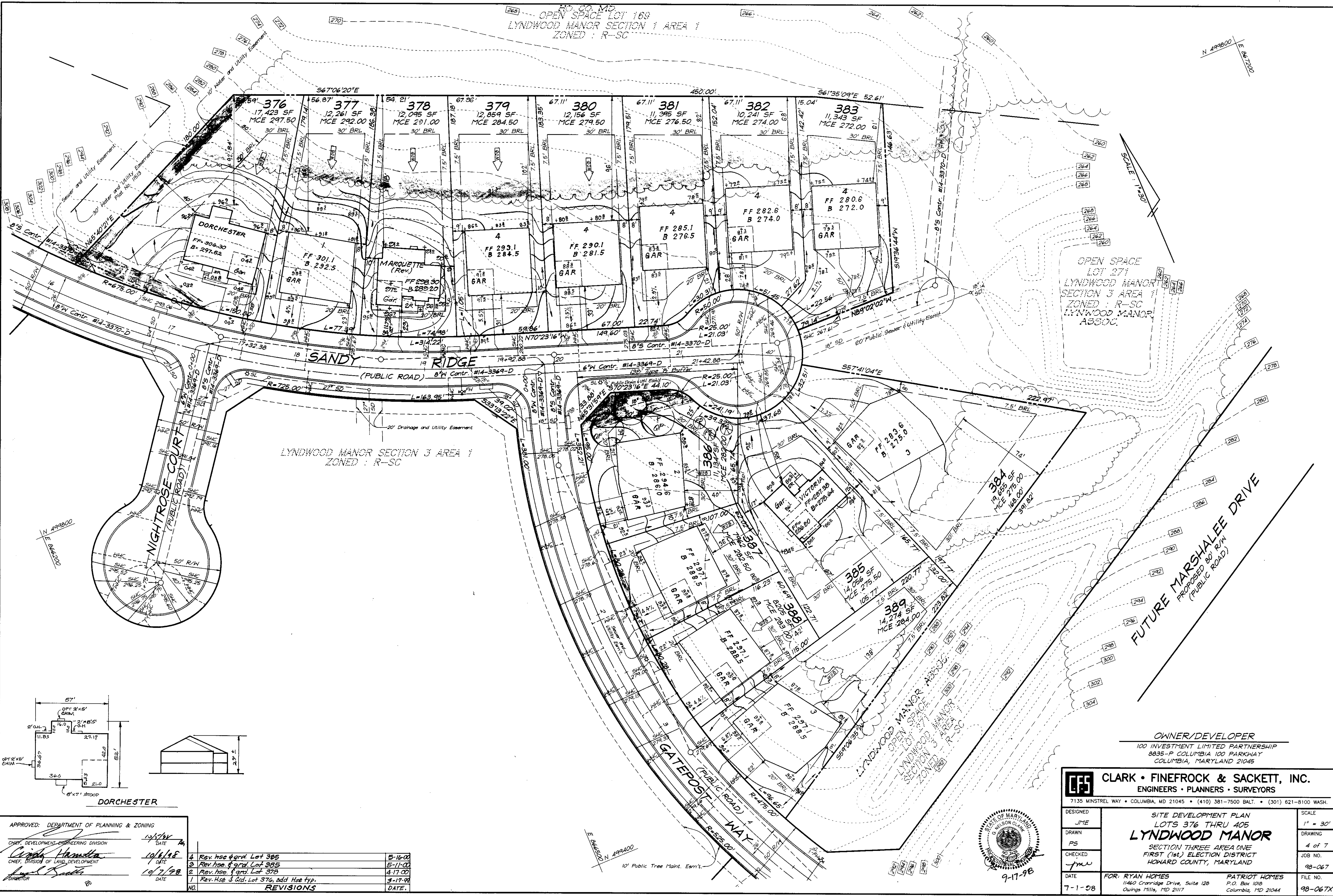
FOR: RYAN HOMES  
 11460 Cranridge Drive, Suite 128  
 Owings Mills, MD 21117

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



OPEN SPACE LOT 168  
LYNDWOOD MANOR SECTION 1 AREA 1  
ZONED: R-SC

N 499800  
E 867200

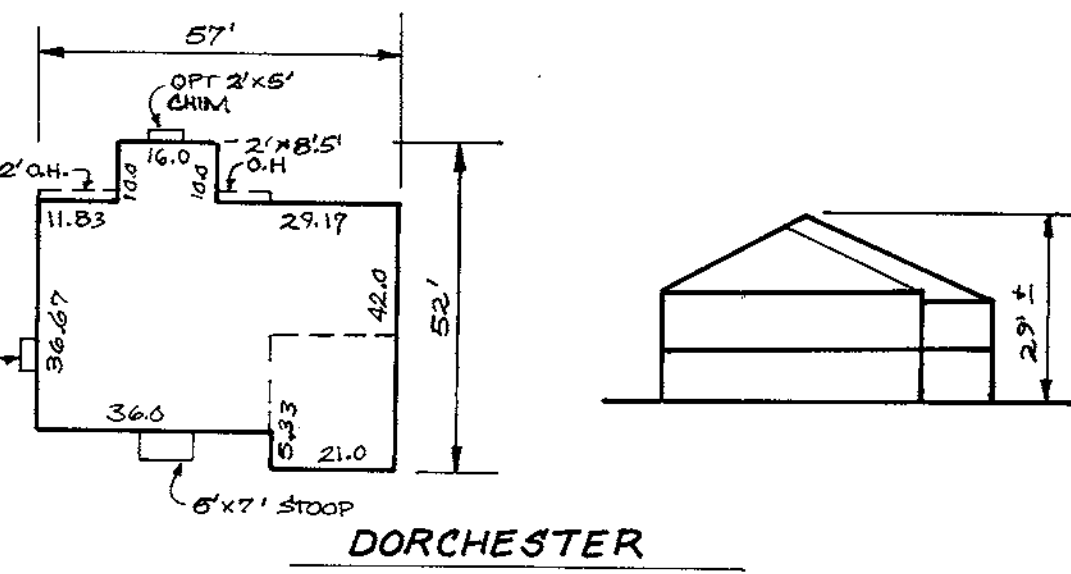


SCALE: 1" = 30'

OPEN SPACE  
LOT 271  
LYNDWOOD MANOR  
SECTION 3 AREA 1  
ZONED: R-SC  
LYNDWOOD MANOR  
ASSOC.

LYNDWOOD MANOR SECTION 3 AREA 1  
ZONED: R-SC

FUTURE MARSHALEE DRIVE  
PROPOSED 80' R/W  
(PUBLIC ROAD)



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.

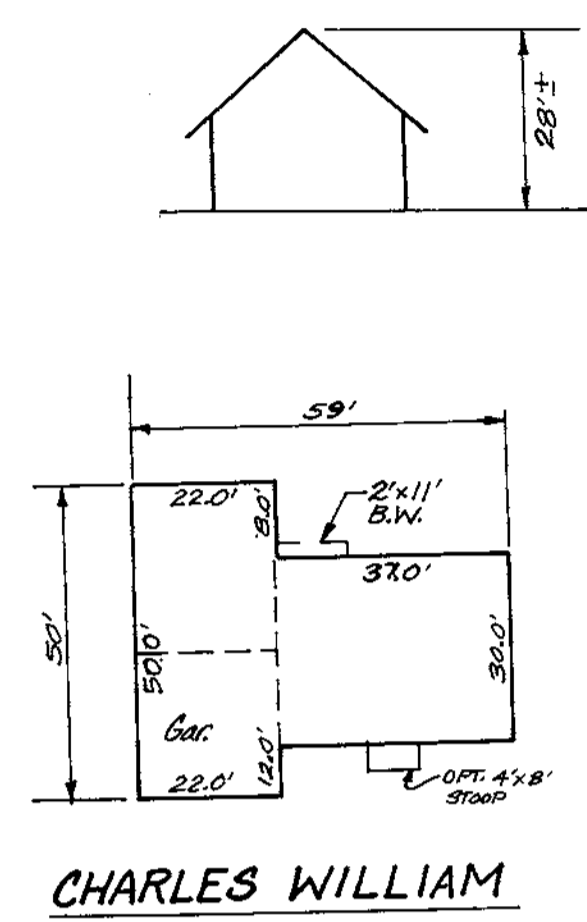
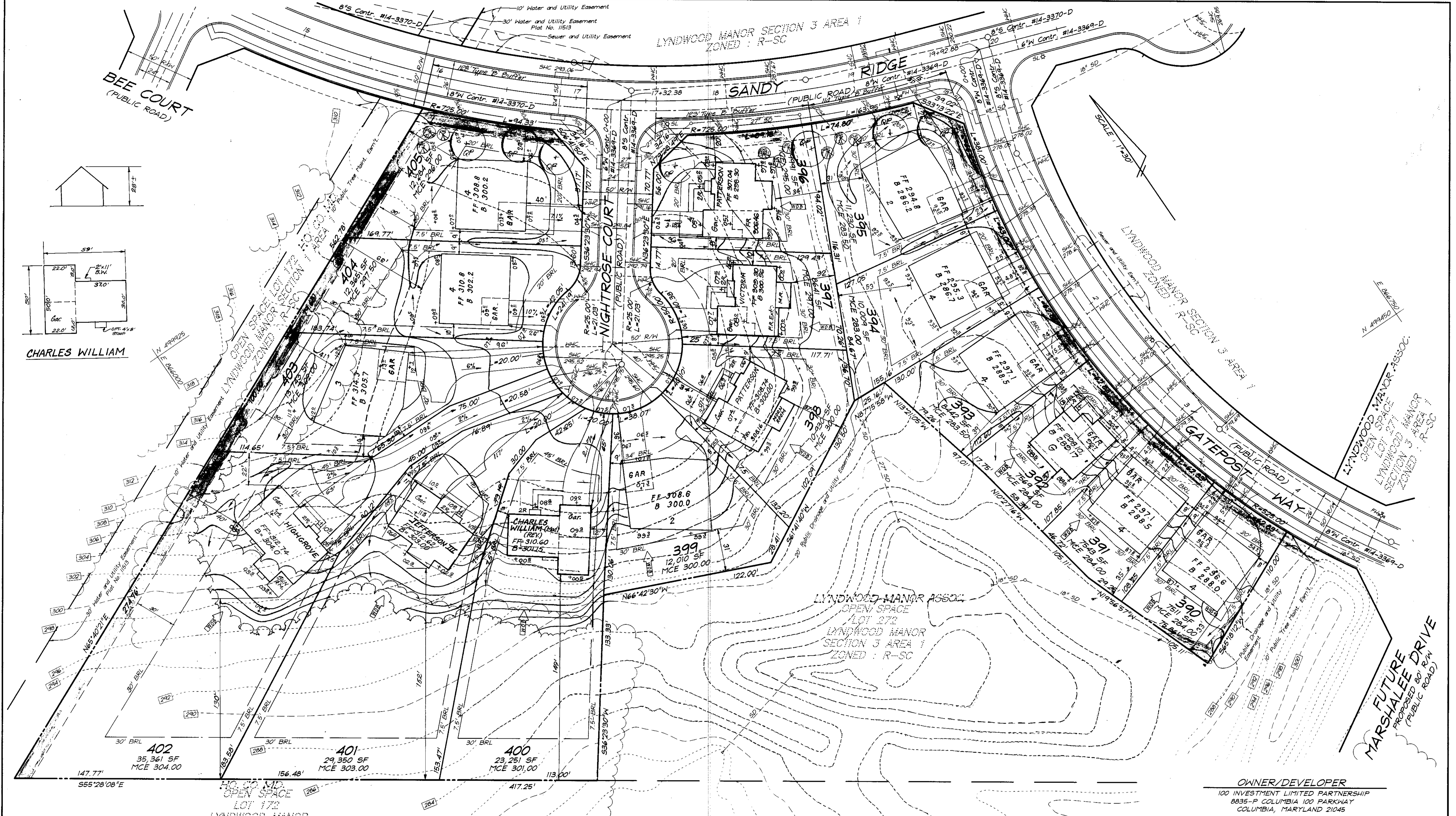
DESIGNED JME	<b>SITE DEVELOPMENT PLAN</b> <b>LOTS 376 THRU 405</b> <b>LYNDWOOD MANOR</b> SECTION THREE AREA ONE FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN PS		DRAWING 4 of 7
CHECKED jmu		JOB NO. 98-067
DATE 7-1-98		FILE NO. 98-067X
FOR: RYAN HOMES 11460 Cranridge Drive, Suite 128 Cwings Mills, MD 21117		PATRIOT HOMES P.O. Box 1018 Columbia, MD 21044

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 10/6/98  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 10/7/98

NO.	REVISIONS	DATE.
4	Rev. hse & grad. Lot 385	5-16-00
3	Rev. hse. & grad. Lot 385	5-11-00
2	Rev. hse. & grad. Lot 378	4-17-00
1	Rev. Hse & Grad. Lot 376, add Hse typ.	3-19-98







CHARLES WILLIAM

NO	REVISIONS	DATE
1	REV HSE & GRD. LOT 402. FROM GEN BOX TO HIGHGROVE	5-17-99
2	REV HSE & GRD. LOT 401. FROM GEN BOX TO JEFFERSON III	7-22-99
3	REV HSE & GRD. LOT 400. FROM GEN BOX TO RICHMOND	7-22-99
4	REV. HSE. & GRD. LOT 396 FROM 4 BOX TO PATTERSON	8-16-99
5	REV HSE & GRD LOT 400. FROM 7 HSE TO CHARLES WILLIAM & ADD HSE TYP.	9-15-99
6	REV HSE & GRD LOT 398	10-19-99
7	REV. GRD. PER NEW HSE LOCATION LOT 398	11-10-99
8	REV. HSE. & GRD. LOT 392, ADD @ HSE TYPICAL	3-17-00
9	REV. HSE & GRD. LOT 397	4-26-00

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Janet Hamilton*  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*Jeff St. John*

DATE: 10/6/99  
 DATE: 10/7/99

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

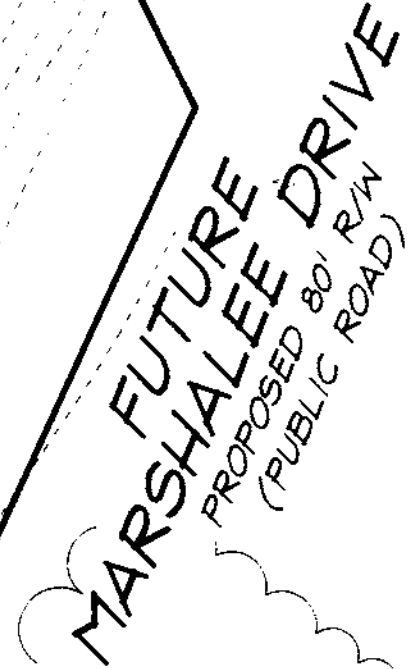
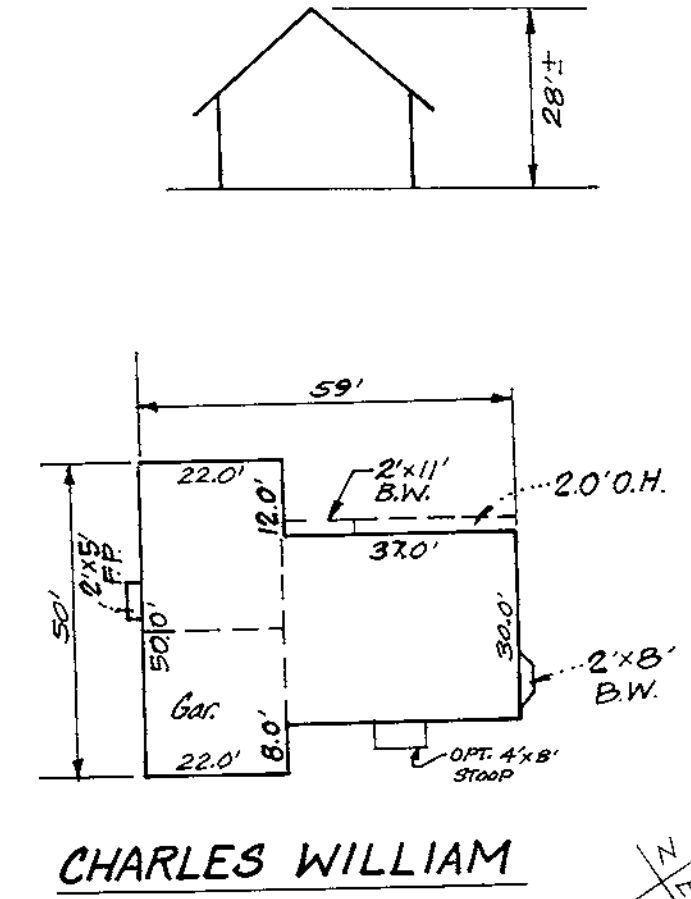
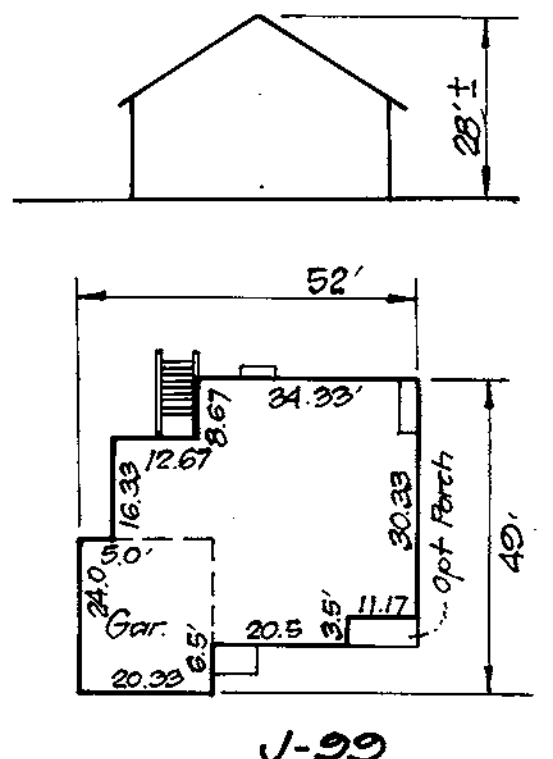
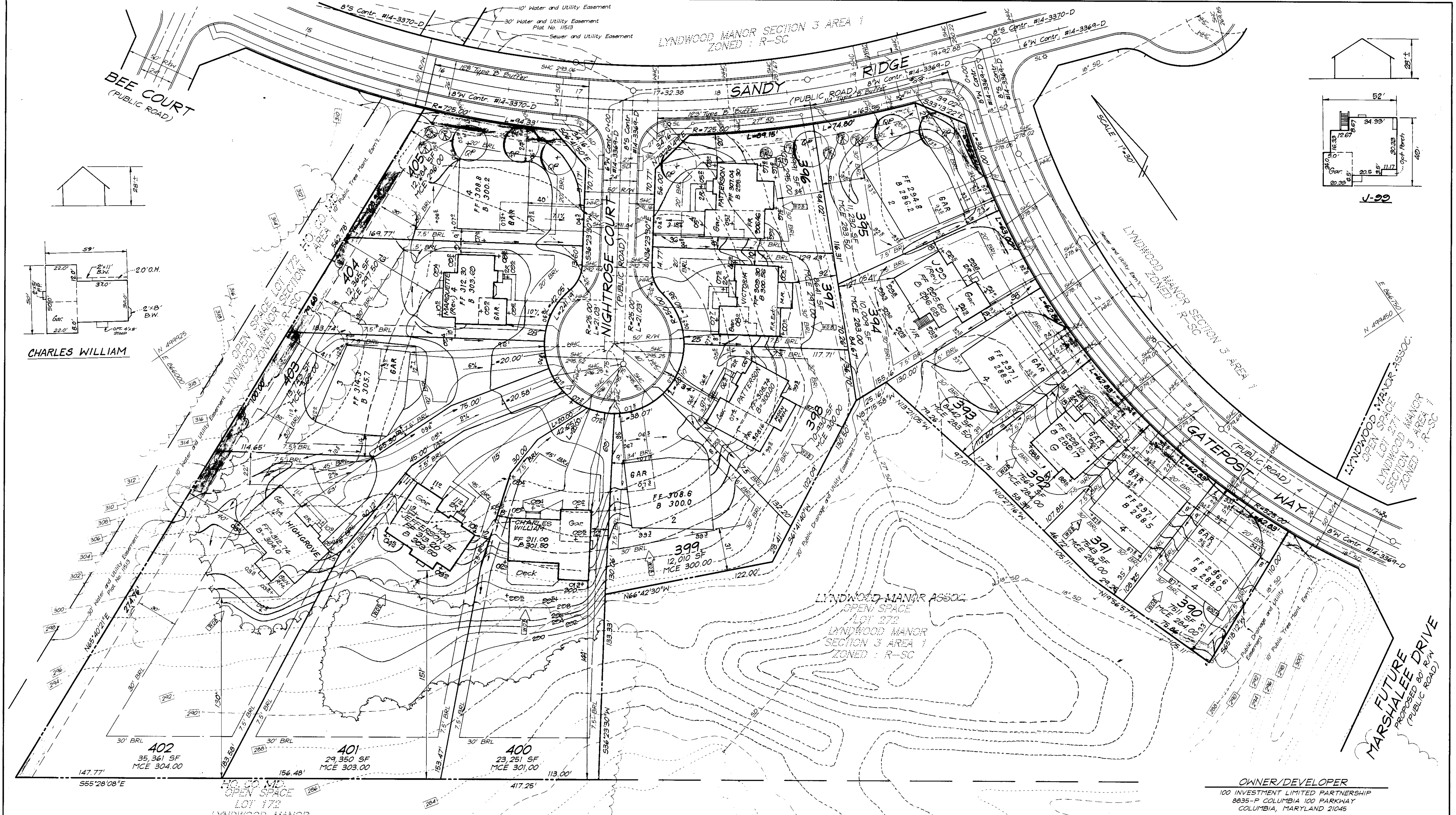
DESIGNED: JME  
 DRAWN: PS  
 CHECKED: JME  
 DATE: 7-1-08

**SITE DEVELOPMENT PLAN**  
 LOTS 376 THRU 405  
**LYNDWOOD MANOR**  
 SECTION THREE AREA ONE  
 FIRST (1st) ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'  
 DRAWING: 3 of 7  
 JOB NO.: 98-067  
 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



APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

TURESCOR

NO	REVISIONS	DATE
11	Rev. hse. for lots 396 & 400. Add 1/2" hse. typical	6-16-00
10	Rev. hse. & grad. lots 400 & 401 to show As-Built Conditions	6-13-00
9	Rev. hse. & grad. lot 397	4-26-00
8	Rev. hse. & grad. lot 392. Add 6 hse. typical	3-17-00
7	Rev. Grad. Per New Hse. location Lot 398	11-10-99
6	Rev. Hse. & Grad. lot 398	10-19-99
5	Rev. Hse. & Grad. lot 400. From 1" Hse. to CHARLES WILLIAMS & ADD HSE. TYP.	9-15-99
4	Rev. hse. & grad. lot 396 From 4 box to Patterson	8-16-99
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	5-17-99

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 BALT. • (301) 621-8100 WASH.

DESIGNED	JME	SCALE	1" = 30'
DRAWN	PS	DRAWING	3 of 7
CHECKED	me	JOB NO.	98-067
DATE	7-1-98	FILE NO.	98-067X

**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

9-17-98