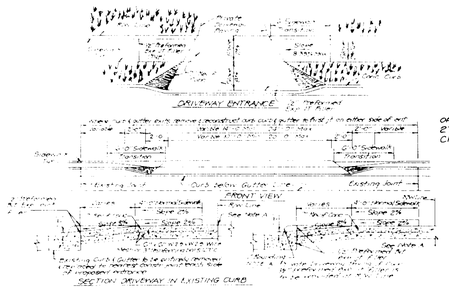
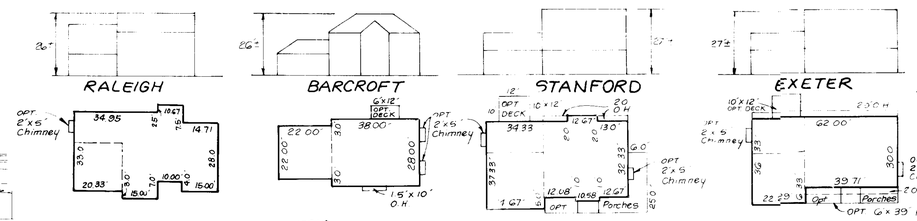
TYPICAL HOUSES

Scale: 1" = 30'

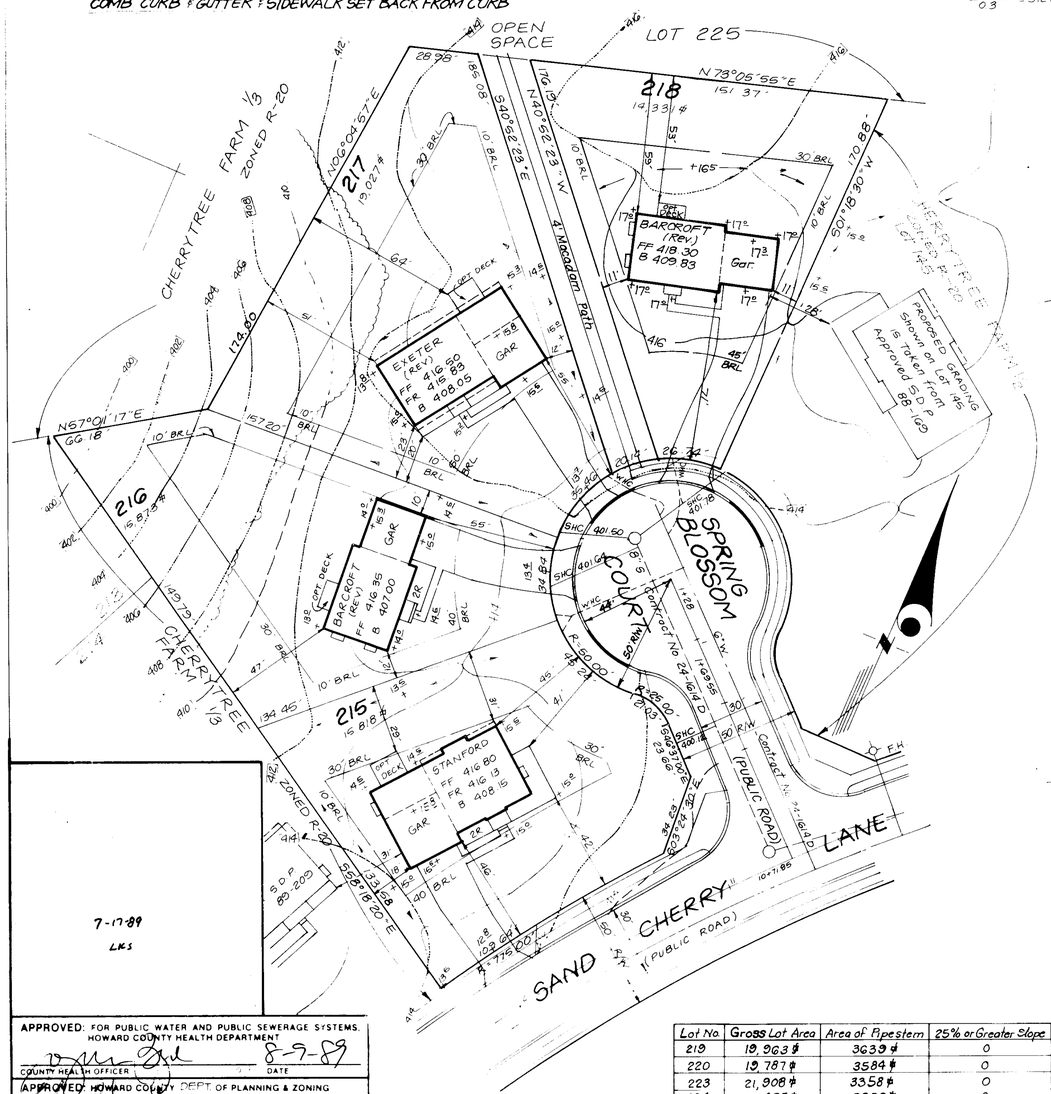
NOTE: All units have 1' roof eaves front & rear

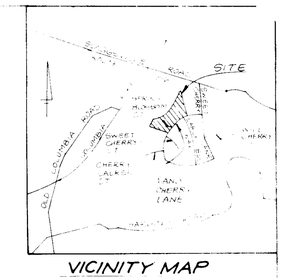




	RALEIGH	BARCROFT	STANFORD	EXETER
	2036.66 ¢ / 0.9 = 6789 # Min Lot Size w/all options	1661 ¢ / 0.9 = 6587 # Min Lot Size; 1733 ¢ / 0.9 = 6777 # Min Lot Size w/opt. Deck	2150.29 / 0.9 = 7520 # Min Lot Size; 2374.26 / 0.9 = 7920 # Min Lot Size w/ Deck; 2738 / 0.9 = 9274 Min Lot Size w/all options	2321 # / 0.9 = 7737 # Min Lot Size; 2441 # / 0.9 = 8137 # Min Lot Size w/ Deck; 2692.5 / 0.9 = 8976 # Min Lot Size w/all options

DRIVEWAY ABUTTING CLOSED SECTION WITH STD 7" COMB CURB & GUTTER & SIDEWALK SET BACK FROM CURB





VICINITY MAP

Scale 1" = 2000'

LEGEND

Contour Interval	2 FT
Existing Contour	410
Proposed Contour	410
Spot Elevation	+109
Direction of Drainage	
Walk out Basement	W.O.
Trees to be Saved	

GENERAL NOTES

1. Subject Property zoned R-20 as per Comprehensive Zoning Plan dated 8-2-85
2. All Horizontal controls are based on Maryland State coordinates
3. All Vertical controls are based on USGS datum
4. All roads are public and existing
5. Total number of lots: 10
6. Total area of lots 4.043 AC
7. Topo was field run by Clark, Finefrock & Sackett, Inc.
8. Howard County File numbers S-88-109, P 89-10, F 89-55
9. Maxium Lot coverage is 30%
10. Stormwater Management waived as per F-85-95
11. As per Section 128 A-2 & 128 A-3 Ho. Co. Reg., Chimney max 10' wide, may project 4' into any reg yard; and a deck open or enclosed may project into frt. or rear yd 10' max
12. Wetlands that exist were delineated in connection with approved Plans G.P. 88-19 & F-85-92

SPECIAL NOTES

1. All Road Construction Storm Drainage facilities and Public Water and Sewer are shown for reference only. Use approved Howard County plans for all phases of construction.

ADDRESS CHART

LOT	STREET ADDRESS	
215	8352	SAND CHERRY LANE
216	8307	SPRING BLOSSUM COURT
217	8311	" " "
218	8310	" " "
219	8330	SAND CHERRY LANE
220	8328	" " "
221	8326	" " "
222	8324	" " "
223	8322	" " "
224	8320	" " "

Subdivision Name	Sect / Area	Lot	Plat
CHERRYTREE FARM	1 3	215 - 224	

Plat No.	Block No.	Zone	Tax / Map No.	Elec. Dist.	Census T.
8616	10	R-20	46	6TH	2003

Water Code	Sewer Code
E-18	7602000

Lot No.	Gross Lot Area	Area of Pipestem	25% or Greater Slope	Area of Lot
219	19,963 #	3639 #	0	16,324 #
220	19,787 #	3584 #	0	16,203 #
223	21,908 #	3358 #	0	18,550 #
224	20,435 #	3369 #	0	17,066 #

7-17-89

LKS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 8-9-89

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

DIRECTOR — DATE

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 8/21/89 LKS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE 8/8/89

CHIEF BUREAU OF ENGINEERING — DATE 8-7-89

Nº	REVISIONS	Date
2.	Rev. hse. & grd. lot 220 from Exeter to Barcroft, Lot 221 from Raleigh to Barcroft.	6-25-91
1	Rev. hse. & grd. lot 218 from Raleigh (Rev.) to Barcroft (Rev.)	5-17-91

OWNER/DEVELOPER
CHERRYTREE VENTURE
9301 IVY LANE SUITE 714
GREENBELT MD 20770

STATE OF MARYLAND — DONALD R. SACKETT — REGISTERED PROFESSIONAL ENGINEER — LANDSCAPE ARCHITECT

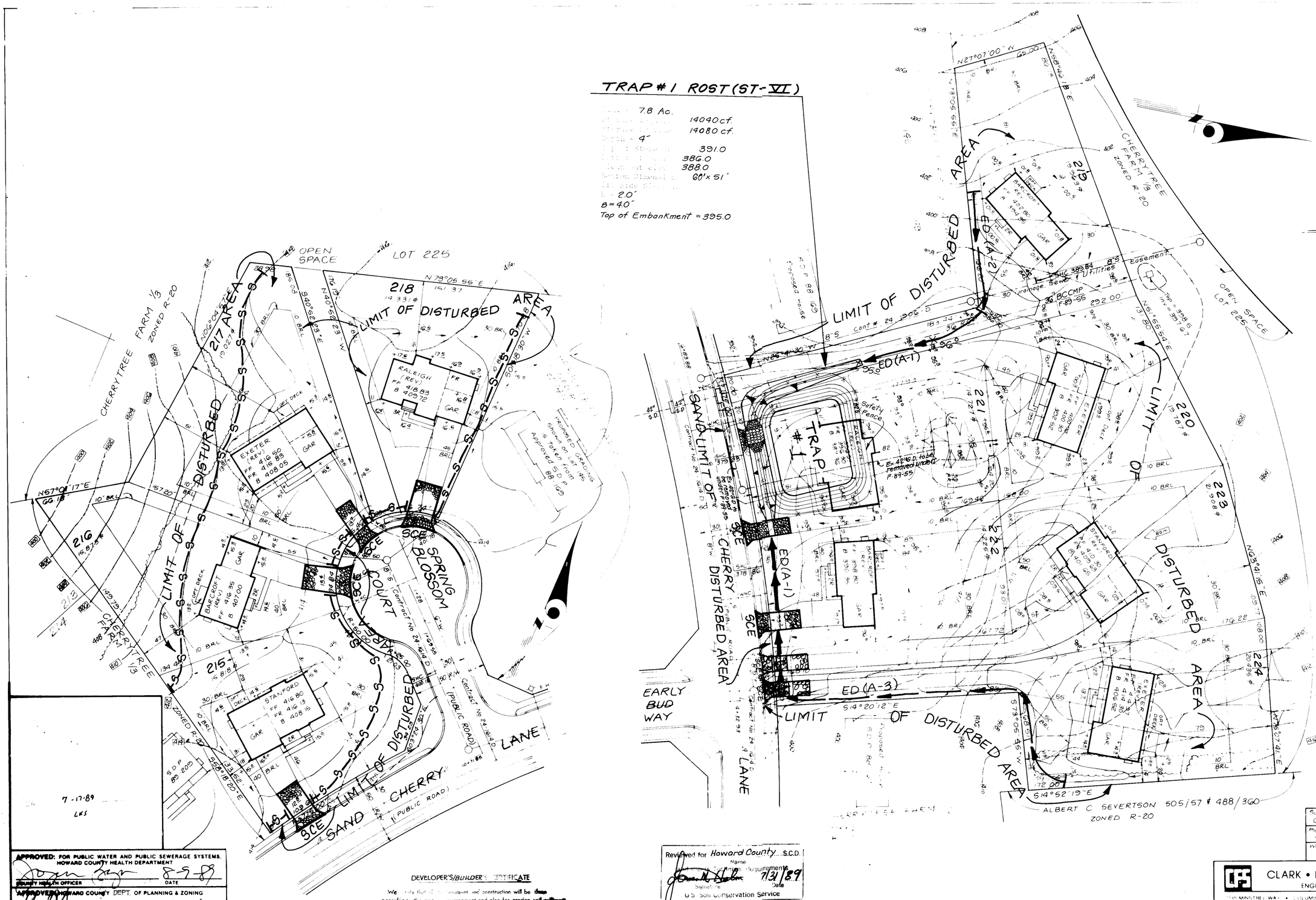
CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7115 MINSTREL WAY • COLUMBIA MD 21044

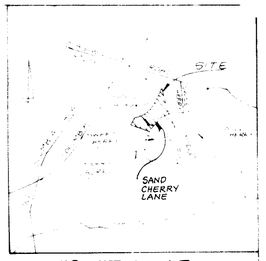
DESIGNED	JME
DRAWN	BAR
CHECKED	JME
DATE	April 1989

SITE DEVELOPMENT PLAN
SECTION 1 AREA 3
LOTS 215 - 224
SINGLE FAMILY DWELLINGS
CHERRYTREE FARM
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR MANCHESTER HOMES, INC
9325 IVY LANE # 700
GREENBELT, MD 20770

SCALE 1" = 50' — DRAWING NO. 1 OF 1 — JOB NO. 87-019 — DATE FEB 89





VICINITY MAP
Scale

LEGEND

Contour Interval	2 FT
Existing Contour	410
Proposed Contour	410
Spot Elevation	×105
Direction of Drainage	
Walk out Basement	
Trees to be Saved	
Earth Dike	ED (A-1)
Silt Fence	—S—S—S—
Stabilized Construction Entrance	SCE

STATE OF MARYLAND
G. NELSON CLARK
No. 7139
REGISTERED PROFESSIONAL ENGINEER
G. Nelson Clark
5-3-89

ENGINEER'S CERTIFICATE

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

G. Nelson Clark — 5-3-89 Date

Subdivision Name: CHERRYTREE FARM			Sheet Area: 3	Lots: 215	224
Plat No: 8616	Block No: 10	Zone: R-20	Tax Map No: 46	Elec. Dist: 2nd	Census T: 6063
Water Code: E-18			Sewer Code: 7600000		

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7115 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7580 • BALT. (301) 792-2150

DESIGNED: KIWM	SEDIMENT & EROSION CONTROL PLAN SECTION 1 AREA 3 LOTS 215-224 CHERRYTREE FARM 9TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE: 1" = 50'
DRAWN: BAR		DRAWING: 2 of 2
CHECKED: KIWM		JOB NO: 89-009
DATE: April 1989	FOR: CHERRYTREE ESTATES SECTION ONE # 200 GREENVALE, MD. 20770	FILE NO: 89-050SE

OWNER/DEVELOPER
CHERRYTREE ESTATE
230 [illegible]

Reviewed for Howard County S.C.D.
Name
Technical Requirements
7/31/89
Date
District
U.S. Soil Conservation Service

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

DEVELOPER'S/BUILDER'S CERTIFICATE

"We certify that all clearing, equipment and construction will be done according to this approved development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. We also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

Signature of Developer/Builder — 5-6-89 Date
JOHN C Flaherty

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 8-9-89

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

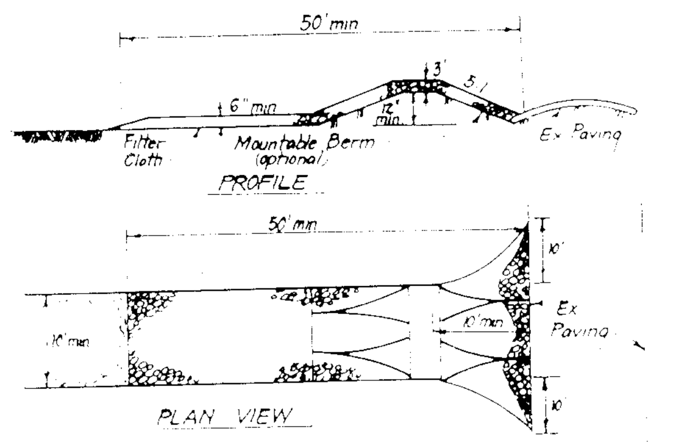
DIRECTOR — DATE

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE LKS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE 8/8/89

CHIEF BUREAU OF ENGINEERING — DATE 8-7-89

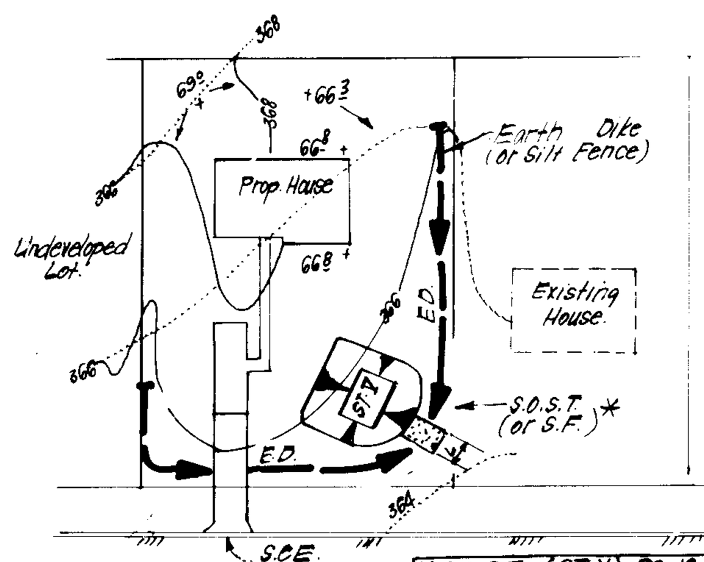


CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet, except on a single residence lot where a 30 foot minimum length would apply.
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE SCE

NO SCALE



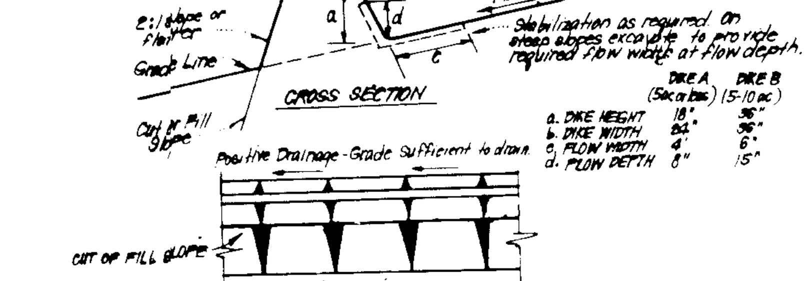
* NOTE: Single lot detail can not be utilized if any two lots sharing common property lines are to be disturbed at the same time or on any lots showing a sediment trap

*S.O.S.T. (ST-V) Pg. 16.12			
LOT SIZE	1/4 Ac	1/2 Ac	1 Ac.
L	2'	3'	6'
Depth	2'	2'	2'
Bot. Length	11'	26'	26'
+ Bot. Width	11'	11'	26'
Bot. Area	121 ☐	286 ☐	676 ☐

+ can be adjusted in field, but bottom area must be as given or greater

SINGLE LOT SEDIMENT CONTROL PLAN

NO SCALE



CONSTRUCTION SPECIFICATIONS:

1. All dikes shall be compacted by earth-moving equipment.
2. All dikes shall have positive drainage to an outlet.
3. Top width may be wider and side slopes may be flatter if desired, to facilitate crossing by construction traffic.
4. Field location should be adjusted as needed to utilize a stabilized safe outlet.
5. Earth dikes shall have an outlet that functions with a minimum of erosion. Runoff shall be conveyed to a sediment trapping device such as a sediment trap or sediment basin where either the dike channel or the drainage area above the dike are not adequately stabilized.
6. Stabilization shall be: (A) In accordance with standard specifications for seed and straw mulch or straw mulch if not in seeding season, (B) flow channel as per chart below.

FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1.	0.5-3.0%	Seed & Straw Mulch	Seed or Straw Mulch
2	3.1-5.0%	Seed & Straw Mulch	Seed w/Jute, or Excelsior; Sod; 2" Stone
3	5.1-8.0%	Seed w/Jute or Sod; 2" Stone	Lined Rip Rap 4"-8" Stone
4	8.1-20.0%	Lined Rip Rap 4-8 Stone	Engineering Design

A. Stone to be 2" Stone, or recycled concrete equivalent, in a layer at least 3" thick and be pressed into soil with construction equipment.
B. Rip Rap to be 4"-8" in a layer at least 8" thick, pressed into soil.
C. Approved equivalents can be substituted for any of the above materials.

7. Periodic Inspection and Required Maintenance must be provided after each rain

EARTH DIKE DETAIL (E.D.)

NO SCALE

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 square 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 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 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: Option (1) 2 tons per acre of 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 1½ 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.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

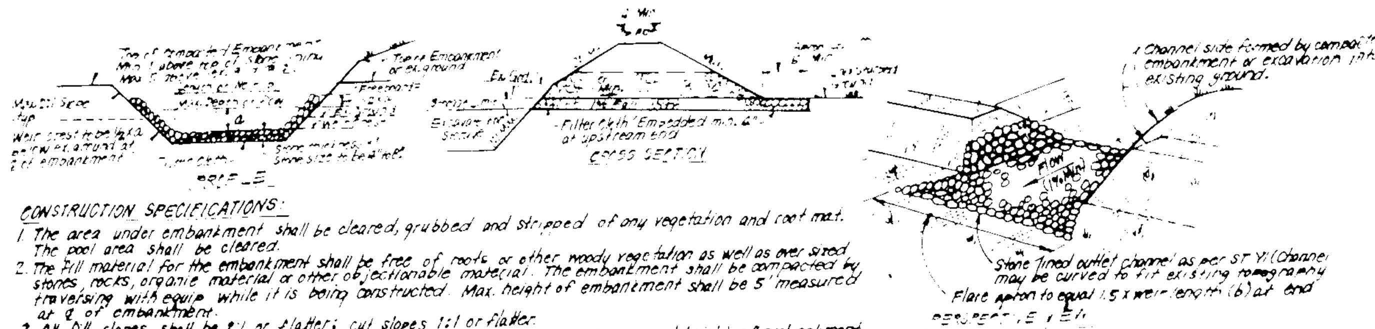
Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened

Soil Amendments: 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 2½ 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 16 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 1½ 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 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal 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.



CONSTRUCTION SPECIFICATIONS:

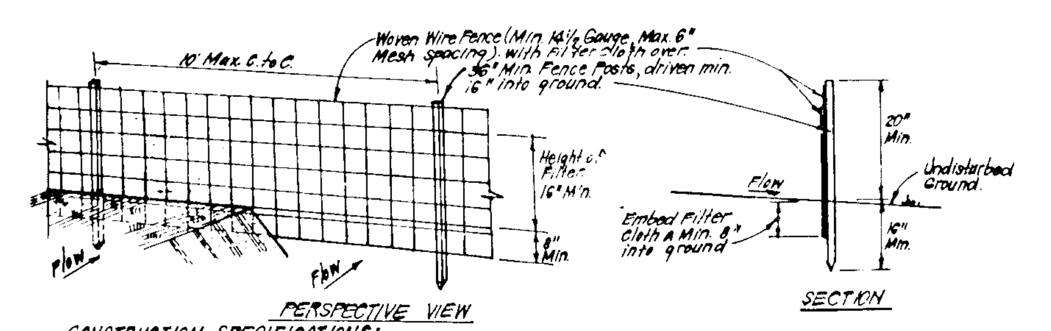
1. The area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
2. The fill material for the embankment shall be free of roots or other woody vegetation as well as over sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equip. while it is being constructed. Max. height of embankment shall be 5' measured at ℄ of embankment.
3. All fill slopes shall be 2:1 or flatter; cut slopes 1:1 or flatter.
4. Elevation of the top of any dike directing water into trap must equal or exceed height of embankment.
5. Storage area provided shall be figured by computing the volume available behind the outlet channel up to an elevation of 1' below the lower weir crest.
6. Filter cloth shall be placed over the bottom and sides of the outlet channel prior to placement of stone. Sections of fabric must overlap at least 1' with section nearest the entrance placed on top. Fabric shall be embedded at least 6" into existing ground at entrance of outlet channel.
7. Stone used in the outlet channel shall be 4" to 8" rip rap. To provide a filtering effect, a layer of filter cloth shall be embedded 1' back into the upstream face of the outlet stone or a 1' thick layer of 2" or finer aggregate shall be placed on the upstream face of the outlet.
8. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to ½ the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
9. The structure shall be inspected after each rain and repaired as needed.
10. Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.
11. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.
12. Drainage area for this practice is limited to 15 acres or less.

RIPRAP OUTLET SEDIMENT TRAP - ST-II

NO SCALE

SEDIMENT 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. (992-2437)
2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3) Following initial soil disturbance or redisturbance, 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 perimeter in accordance with Vol. I, Chaper 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 seeding (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 4.04 Acres
   - Area Disturbed 3.15 Acres
   - Area to be roofed or paved 0.98 Acres
   - Area to be vegetatively stabilized 2.17 Acres
   - Total Cut 3898 Cu. yds
   - Total Fill 5400 Cu. yds
   - Offsite waste/borrow area location N/A
8) Any sediment control practice which is disturbed by grading activity for 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 DPW 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 made.
11) If houses are to be constructed on an "As-Sold" basis, at random, Single Lot Sediment Control as shown below shall be implemented.
12) All pipes to be blocked at the end of each day (see detail below). N/A
13) The total amount of straw bale dike/silt fence equals 690 L.F.



CONSTRUCTION SPECIFICATIONS:

1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter Cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
3. When 2 sections of filter cloth adjoin each other they shall be overlapped by 6" and folded.
4. Maintenance shall be performed as needed and material removed when "Bulges" develop in Silt Fence.

POSTS: Steel either T or U Type or 2" Hardwood.
FENCE: Woven Wire, 14½ Gage 6" Max. Mesh Opening
FILTER CLOTH: Filter X, Mirafi 100X, Stablinka, T140N or Approv. equal
PREFABRICATED UNIT: Geofab, Envirofence, or Approv. equal

SILT FENCE DETAIL (S)

NO SCALE

CONSTRUCTION SEQUENCE:

		No. of Days
A.	Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.	7
B.	Excavate for foundations and Rough Grade & Temporarily Stabilize.	100
C.	Construct Structures, Sidewalks and Driveways.	260
D.	Final Grade and stabilize in accordance with Stds. & Specs.	30
E.	Upon approval of the sediment control inspector. remove sediment and erosion controls and stabilize	7
F.	Delay construction of Lot 221 until Trap #1 is removed.	

7-17-89
LKS

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Erosion and Sediment 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.

STATE OF MARYLAND — G. NELSON CLARK — No. 7738 — REGISTERED PROFESSIONAL ENGINEER

5-3-89

G. Nelson Clark — 5-3-89 Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 8-9-89

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

DIRECTOR — DATE

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 8/21/89 LKS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE. STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Granville W. Wehland — DIRECTOR — DATE 8/8/89

CHIEF BUREAU OF ENGINEERING — DATE 8-7-89

Reviewed for Howard County S.C.D. Name and meets Technical Requirements

Signature — Date 7/31/89

U.S. Soil Conservation Service

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

Approved — Date

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 erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of Natural Resources 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 of Developer/Builder — Date 5-6-89

John M. Flaherty

OWNER/DEVELOPER
CHERRYTREE VENTURE
6301 IVY LANE SUITE 714

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

DESIGNED KIWM	SEDIMENT & EROSION CONTROL PLAN	SCALE
	SECTION 1 AREA 3	
DRAWN BAR	Lots 215-224	DRAWING 3 of 3
CHECKED KIWM	CHERRYTREE FARM 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND	JOB NO. 89-05
DATE April 1989	FOR WINCHESTER HOMES INC	FILE NO. 89-0505E

SDP 89-212