

DEVELOPMENT CRITERIA PER APPROVED PDF

MINIMUM LOT, YARD AND HEIGHT REQUIREMENTS FOR RESIDENTIAL LOTS	SINGLE-FAMILY DETACHED		SINGLE-FAMILY ATTACHED	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
NET LOT AREA	6,000 SF.	N/A	N/A	N/A
FRONT YARD (MIN)	10'	N/A	N/A	N/A
LOT WIDTH MINIMUM AT FRONTAGE	25'	N/A	N/A	N/A
LOT WIDTH MINIMUM AT BUILDING RESTRICTION LINE	25'	N/A	N/A	N/A
REAR YARD MINIMUM WITH OR WITHOUT PERPENDICULAR PARKING	40'	N/A	N/A	N/A
SIDE YARDS (MIN)	5'	N/A	N/A	N/A
ONE	0'	N/A	N/A	N/A
BOTH	0'	N/A	N/A	N/A
MIN. SPACE BETWEEN END BUILDINGS- MAXIMUM HEIGHT	N/A	12'	N/A	30'
MIN. SEPARATION BETWEEN BUILDINGS WILL BE PROVIDED PER APPLICABLE FIRE CODE AT FINAL DESIGN PLANS.				
MINIMUM BUILDING SETBACKS				
Minimum Building Setbacks	SFD	SFA	OTHER USES*	
FROM ARTERIAL STREET (RTE. 29) R.O.W.	N/A	N/A	35'	
FROM LOCAL STREET R.O.W.	10'	10'	10'	
FROM ACCESS STREET R.O.W.	10'	10'	10'	
FROM MULTI-FAMILY/CONDO DRIVEWAY FACE OF CURB	N/A	11'	11'	
FROM RESIDENTIAL STREET FACE OF CURB	N/A	10'	N/A	
FROM B-2 ZONING	N/A	5'	5'	
FROM B-2 ZONING	N/A	5'	5'	
FROM OFF-SITE OPEN SPACE	N/A	3'	3'	
FROM PUMP STATION BUILDING (FRONT)	20'	20'	20'	
FROM PUMP STATION BUILDING (SIDE)	5'	5'	5'	
FROM PUMP STATION BUILDING (REAR)	25'	25'	25'	

\* DOES NOT INCLUDE STORMWATER MANAGEMENT FACILITIES, PRIVATE OR PUBLIC STREETS OR THEIR RIGHT OF WAY, OR UTILITIES.

II. DENSITY ANALYSIS

a. RESIDENTIAL DENSITY ALLOWED PER MXD-6 OVERLAY DISTRICT: AREA WITHIN THE MXD-6 ZONE	4,078 AC. GROSS ACRES
RESIDENTIAL ALLOWED	5 UNITS/ACRE
TOTAL NUMBER OF UNITS ALLOWED	245 UNITS
b. RESIDENTIAL DENSITY PROPOSED: AREA WITHIN THE MXD-6 ZONE	4,078 AC. GROSS ACRES
RESIDENTIAL PROPOSED	4 UNITS/ACRE
TOTAL NUMBER OF UNITS PROPOSED	17,912 UNITS MAXIMUM (SEE NOTE BELOW)

c. COMMERCIAL DENSITY ALLOWED: COMMERCIAL AREA WITHIN THE MXD-6 ZONE	10.84 AC.
TOTAL EMPLOYMENT SQUARE FOOTAGE ALLOWED @ 0.5 FAR MAXIMUM	236,095 SF.
TOTAL RETAIL SQUARE FOOTAGE ALLOWED @ 250 SF. PER GROSS ACRE MAXIMUM	2,710,000 SF.
d. COMMERCIAL DENSITY PROPOSED: COMMERCIAL AREA WITHIN THE MXD-6 ZONE	10.84 AC.
MAXIMUM DENSITY PROPOSED @ 0.45 FAR	236,095 SF.*

\* INCLUDES A MAXIMUM OF 10,602 SF. OF RETAIL USE

III. OPEN SPACE ANALYSIS

GROSS AREA OF THE SITE WITHIN THE MXD-6 ZONE	4,078 AC.
AREA IN RESIDENTIAL EMPLOYMENT/RETAIL	10.84 AC.
OPEN SPACE PER MXD OVERLAY DISTRICT: AREA WITHIN THE MXD OVERLAY DISTRICT	4,078 AC.
MINIMUM AREA REQUIRED FOR REQUIRED OPEN SPACE AREA	355 AC.
OPEN SPACE PROVIDED:	
PROPOSED OPEN SPACE AREA PROVIDED	16.88 AC.
FORMAL GREEN/COMMUNITY PARK	1.38 AC.
RESIDENTIAL/COMMERCIAL OPEN SPACE	10.55 AC.
OPEN SPACE DEDICATED TO HOWARD COUNTY RECREATION AND PARKS (OPEN SPACE LOT 12)	4.749 AC.
ACTIVE RECREATIONAL OPEN SPACE REQUIRED @ 0.02 OF GROSS OPEN SPACE AREA	167 AC.
ACTIVE/PASSIVE RECREATIONAL OPEN SPACE PROVIDED:	
CREDIT FOR PEDESTRIAN JOGGING/BIKING PATHWAY: 2200 LF. x 4' WIDE x 3 SF. PER 1 SF. = 26,400 SQFT. OR 0.61 AC.	
CREDIT FOR GOLF COURSE PHASE II: 2000 LF. x 4' WIDE x 3 SF. PER 1 SF. = 26,400 SQFT. OR 0.61 AC.	
CREDIT FOR PASSIVE WOODED ENVIRONMENTAL AREA PHASE D ON OS LOT 11 = 4.82 AC. OF FOREST CONSERVATION RECORDED UNDER F-01-04 ON OPEN SPACE LOT 12.	
TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED UNDER PHASE I = 5.20 AC.	

IV. EMPLOYMENT ANALYSIS

OFFICE/RETAIL			
RETAIL PROPOSED	10,602 SF.		
OFFICE PROPOSED	208,050 SF.		
TOTAL EMPLOYMENT PROPOSED	218,652 SF.		
POTENTIAL JOBS GENERATED			
EMPLOYMENT USE	AREA (SF.)	EMPLOYEE (SF.)	POTENTIAL JOBS GENERATED
RETAIL OFFICE	10,602	1 PER 400 SF.	26
OFFICE	208,050	1 PER 200 SF.	1,040
TOTAL POTENTIAL JOBS			1,066

\* NOTE: IN ACCORDANCE WITH SECTION 127-2.6.b. OF THE HOWARD COUNTY ZONING REGULATIONS, 17 OF THE SFA DWELLING UNITS ARE PROPOSED AS MODERATE INCOME HOUSING UNITS BASED ON 10% OF THE TOTAL DWELLING UNITS FOR THIS MXD ZONING DISTRICT DEVELOPMENT.

# SITE DEVELOPMENT PLAN

# CHERRYTREE PARK

(PHASE I)

## LOTS 1 THRU 10 (SINGLE FAMILY DETACHED)

## BULK PARCELS 'D', AND 'H-1'

## (UNITS 1-51, 56-65 AND 78-90)

## (SINGLE FAMILY ATTACHED CONDOMINIUMS)

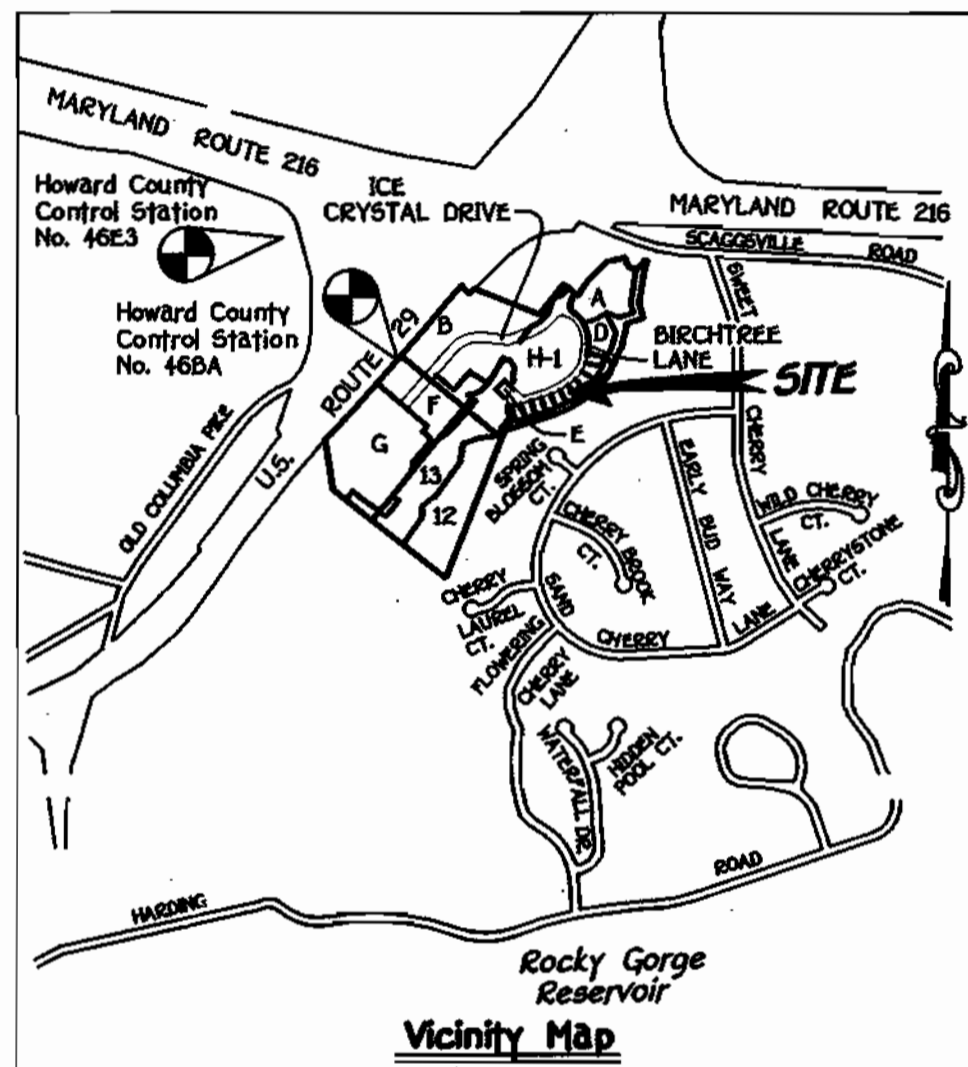
## ZONED MXD-6

TAX MAP No. 46 PARCEL No. 156 GRID NO. 4

SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

STREET LIGHT CHART				
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE	MAINTENANCE
LILY LANE	C.L. STA. 0+18	24"R	100-WATT 'PREMIER' H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.	PRIVATE
LILY LANE	C.L. STA. 3+33	14"L	100-WATT 'PREMIER' H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.	PRIVATE
LOOP ROAD ON PARCEL 'D'	C.L. STA. 1+78	24"R	100-WATT 'PREMIER' H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.	PRIVATE
LOOP ROAD ON PARCEL 'D'	C.L. STA. 2+88	27"L	100-WATT 'PREMIER' H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.	PRIVATE
LOOP ROAD ON PARCEL 'H'	C.L. STA. 0+95	14"R	100-WATT 'PREMIER' H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.	PRIVATE
LOOP ROAD ON PARCEL 'H'	C.L. STA. 2+16	14"R	100-WATT 'PREMIER' H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.	PRIVATE
PAMELA WAY	C.L. STA. 0+25	23"R	150-WATT H.P.S. VAPOR PENDANT (CUT-OFF) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12" ARM.	PUBLIC
PAMELA WAY	C.L. STA. 1+45	14"L	100-WATT 'PREMIER' H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.	PRIVATE
PAMELA WAY	C.L. STA. 3+15	14"L	100-WATT 'PREMIER' H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.	PRIVATE
ICE CRYSTAL DRIVE	C.L. STA. 10+44	23"R	150-WATT H.P.S. VAPOR PENDANT (CUT-OFF) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12" ARM.	PUBLIC
BIRCHTREE LANE	C.L. STA. 0+34	18"R	100-WATT 'PREMIER' H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.	PUBLIC



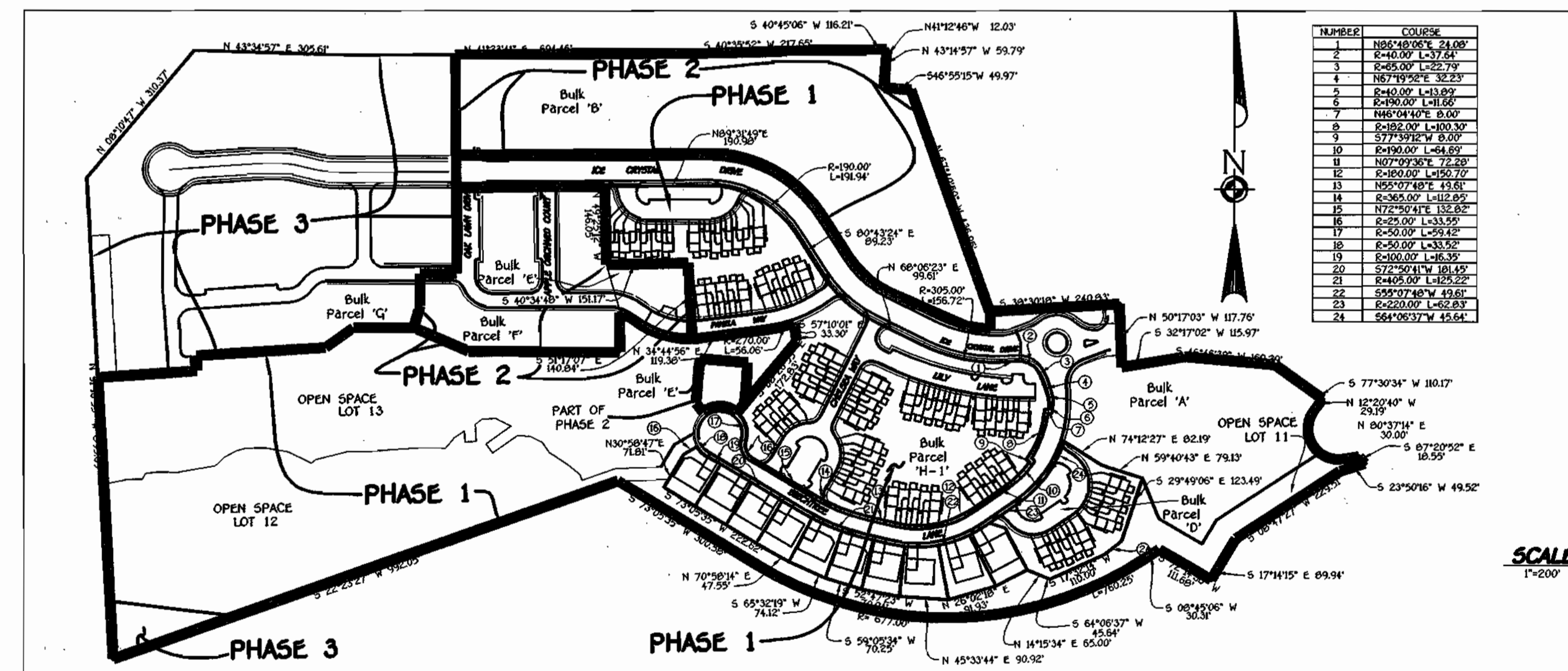
DEVELOPMENT CRITERIA ADDENDUM

THIS PLAN IS SUBJECT TO THE FOLLOWING DEVELOPMENT CRITERIA ADDENDUM ITEMS AS SIGNED BY THE HOWARD COUNTY ZONING BOARD CERTIFICATE DATED OCTOBER 28, 1998:

- JOINT ADDENDUM DOCUMENT TO PDF AND CRITERIA - CONCERNS THE HOURS OF THE RETAIL AREAS, EXTERIOR LIGHTING, LANDSCAPING OF THE SWM PONDS, THE INSTALLATION OF JOGGING PATHS IN THE OPEN SPACE AND PLACEMENT OF SEVEN (7) OR MORE SFD HOUSES ALONG THE PROPERTY BORDER WITH THE ADJACENT CHERRYTREE FARM NEIGHBORHOOD.
  - ADDENDUM 11 TO AGREEMENT - CONCERNS THE INSTALLATION OF A BERM, DENSE SCREENING SHRUBBERY AND A 6' HIGH SOLID BOARD FENCE BETWEEN THE PROPOSED RETAIL/COMMERCIAL AREA AND THE ADJACENT EXISTING NEIGHBORHOODS.
  - RESIDENTIAL & COMMERCIAL CONSTRUCTION PHASING - CONCERNS THE ZONING BOARD'S DECISION THAT ALL OF THE RESIDENTIAL AND NO MORE THAN 50% OF THE COMMERCIAL DEVELOPMENT FOR THE FIRST PHASE MAY BE COMPLETED BEFORE THE U.S. ROUTE 29/MD. ROUTE 216 INTERCHANGE IS COMPLETED AND OPEN FOR TRAFFIC.
  - PERMITTED AND PROHIBITED USES - CONCERNS THE USES PERMITTED AS A MATTER OF RIGHT FOR THE MXD DISTRICT AS PER THE POR AND B-1 ZONING DISTRICTS. SFA DWELLING UNITS AND ONE SFD DWELLING UNIT PER LOT, EXCEPT CERTAIN USES PROHIBITED SUCH AS FAST FOOD RESTAURANTS, ADULT BOOK OR VIDEO STORES AND CARNIVALS, ETC.
- GENERAL NOTES CONTINUED:
- THE MODERATE INCOME HOUSING UNIT DECLARATION OF COVENANTS AND RESTRICTIONS WAS RECORDED IN THE HOWARD COUNTY LAND RECORDS IN LIBER G-332, POLK 10 034-B ON AUGUST 8, 2002. THIS INSTRUMENT WAS SIGNED BY THE DEPT. OF HOUSING AND COMMUNITY DEVELOPMENT ON AUGUST 8, 2002.
  - THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 410-313-1900.
  - THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE DEVELOPMENT CRITERIA APPROVED PER THE PRELIMINARY DEVELOPMENT PLAN (PDP) FOR ZONING BOARD CASE NO. 973 APPROVED ON NOVEMBER 28, 1998 AND PER PLANNING BOARD CASE NO. 347 (SP-00-08) DATED DECEMBER 20, 2000.
  - THIS PROJECT IS GUARANTEED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - GARAGES SHALL BE USED FOR REQUIRED PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 133.2.2.A. OF THE HOWARD COUNTY ZONING REGULATIONS.
  - SECTION 128 OF THE ZONING REGULATIONS ALLOWS PORCHES OR DECKS, OPEN OR CLOSED, NOT TO PROJECT MORE THAN 10 FEET INTO THE REQUIRED FRONT OR REAR YARD BUILDING RESTRICTION LINES.

STREET ADDRESS CHART (CONDOMINIUMS)			
UNIT No.	STREET ADDRESS	UNIT No.	STREET ADDRESS
1	1030 LILY LANE	31	1034 BIRCHTREE LANE
2	1032 LILY LANE	32	1036 BIRCHTREE LANE
3	1034 LILY LANE	33	1038 BIRCHTREE LANE
4	1036 LILY LANE	34	1040 BIRCHTREE LANE
5	1038 LILY LANE	35	1042 BIRCHTREE LANE
6	1040 LILY LANE	36	1044 BIRCHTREE LANE
7	1042 LILY LANE	37	1046 BIRCHTREE LANE
8	1044 LILY LANE	38	1048 BIRCHTREE LANE
9	1046 LILY LANE	39	1050 BIRCHTREE LANE
10	1048 LILY LANE	40	1052 BIRCHTREE LANE
11	1050 LILY LANE	41	1054 BIRCHTREE LANE
12	1052 LILY LANE	42	1056 BIRCHTREE LANE
13	1054 LILY LANE	43	1058 BIRCHTREE LANE
14	1056 LILY LANE	44	1060 BIRCHTREE LANE
15	1058 LILY LANE	45	1062 BIRCHTREE LANE
16	1060 LILY LANE	46	1064 BIRCHTREE LANE
17	1062 LILY LANE	47	1066 BIRCHTREE LANE
18	1064 LILY LANE	48	1068 BIRCHTREE LANE
19	1066 LILY LANE	49	1070 BIRCHTREE LANE
20	1068 LILY LANE	50	1072 BIRCHTREE LANE
21	1070 LILY LANE	51	1074 BIRCHTREE LANE
22	1072 LILY LANE	52	1076 BIRCHTREE LANE
23	1074 LILY LANE	53	1078 BIRCHTREE LANE
24	1076 LILY LANE	54	1080 BIRCHTREE LANE
25	1078 LILY LANE	55	1082 BIRCHTREE LANE
26	1080 LILY LANE	56	1084 BIRCHTREE LANE
27	1082 LILY LANE	57	1086 BIRCHTREE LANE
28	1084 LILY LANE	58	1088 BIRCHTREE LANE
29	1086 LILY LANE	59	1090 BIRCHTREE LANE
30	1088 LILY LANE	60	1092 BIRCHTREE LANE

STREET ADDRESS CHART	
LOT No.	STREET ADDRESS
1	1035 BIRCHTREE LANE
2	1039 BIRCHTREE LANE
3	1043 BIRCHTREE LANE
4	1047 BIRCHTREE LANE
5	1051 BIRCHTREE LANE
6	1055 BIRCHTREE LANE
7	1059 BIRCHTREE LANE
8	1063 BIRCHTREE LANE
9	1067 BIRCHTREE LANE
10	1071 BIRCHTREE LANE



PHASING TABULATION			
PHASE	ALLOCATION YEAR	NUMBER OF RESIDENTIAL UNITS	AREA OF OFFICE AND RETAIL (SQ. FT.)
I	2003	84	18,852 *
II	2005	32	150,000
III	2006	24	50,000

\* OFFICE/RETAIL COMPONENT OF PHASE I NOT PART OF SITE PLAN.

PARKING ANALYSIS	
1. PARKING SPACES REQUIRED:	
2. PARKING SPACES PER DWELLING UNIT (SFA) (74 X 2 = 148)	
3. PARKING SPACES PROVIDED:	
No. of Units w/ 2 Car Garage = 26	26
2 Parked In Gar & 2 Parked In Dwy.	52
No. of Units w/ 1 Car Garage = 26	26
1 Parked In Gar & 1 Parked In Dwy.	26
4. Summary	
Parking Spaces Provided	104
Garage Units (26 x 4) (464) = 200	200
Spaces In Roadway = 43 (incl. 18 Spaces In Ex. Public Road)	43
Total No. of Spaces = 243	243

\* NOTE: 50% OF THE MODERATELY PRICED DWELLING UNITS (PDU) WILL BE CONSTRUCTED UNDER PHASE I OF THIS DEVELOPMENT AND THE REMAINING 50% WILL BE CONSTRUCTED UNDER PHASE II AND PHASE III.

SHEET INDEX	
SHEET No.	Description
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	HOUSE TYPES
5	SEDIMENT AND EROSION CONTROL PLAN
6	SEDIMENT AND EROSION CONTROL PLAN
7	PRIVATE STORM DRAIN, SEDIMENT CONTROL NOTES, AND DETAILS
8	LANDSCAPE PLAN AND SOILS MAP
9	LANDSCAPE PLAN AND SOILS MAP
10	DRAINAGE AREA MAP
11	PRIVATE SEWER AND STORM DRAIN PROFILES
12	SITE DEVELOPMENT PLAN - 4' MACADAM PATHWAY

FISHER, COLLINS & CARTER, INC.  
ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
4100 481 - 2955

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 9-19-02

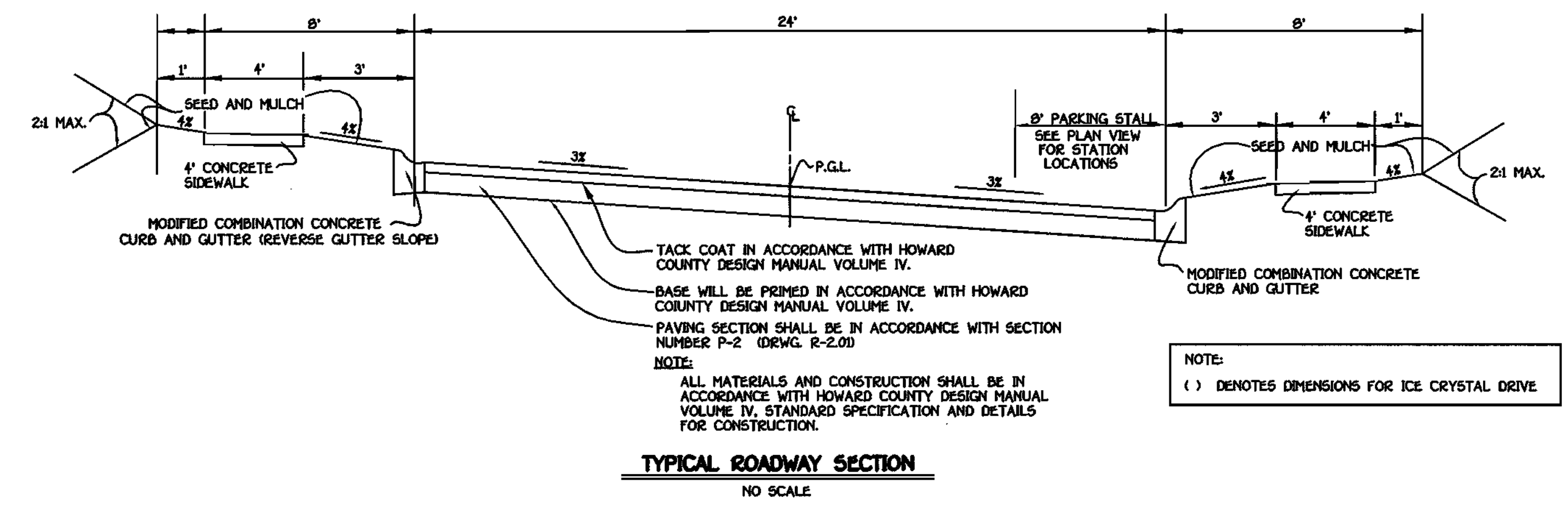
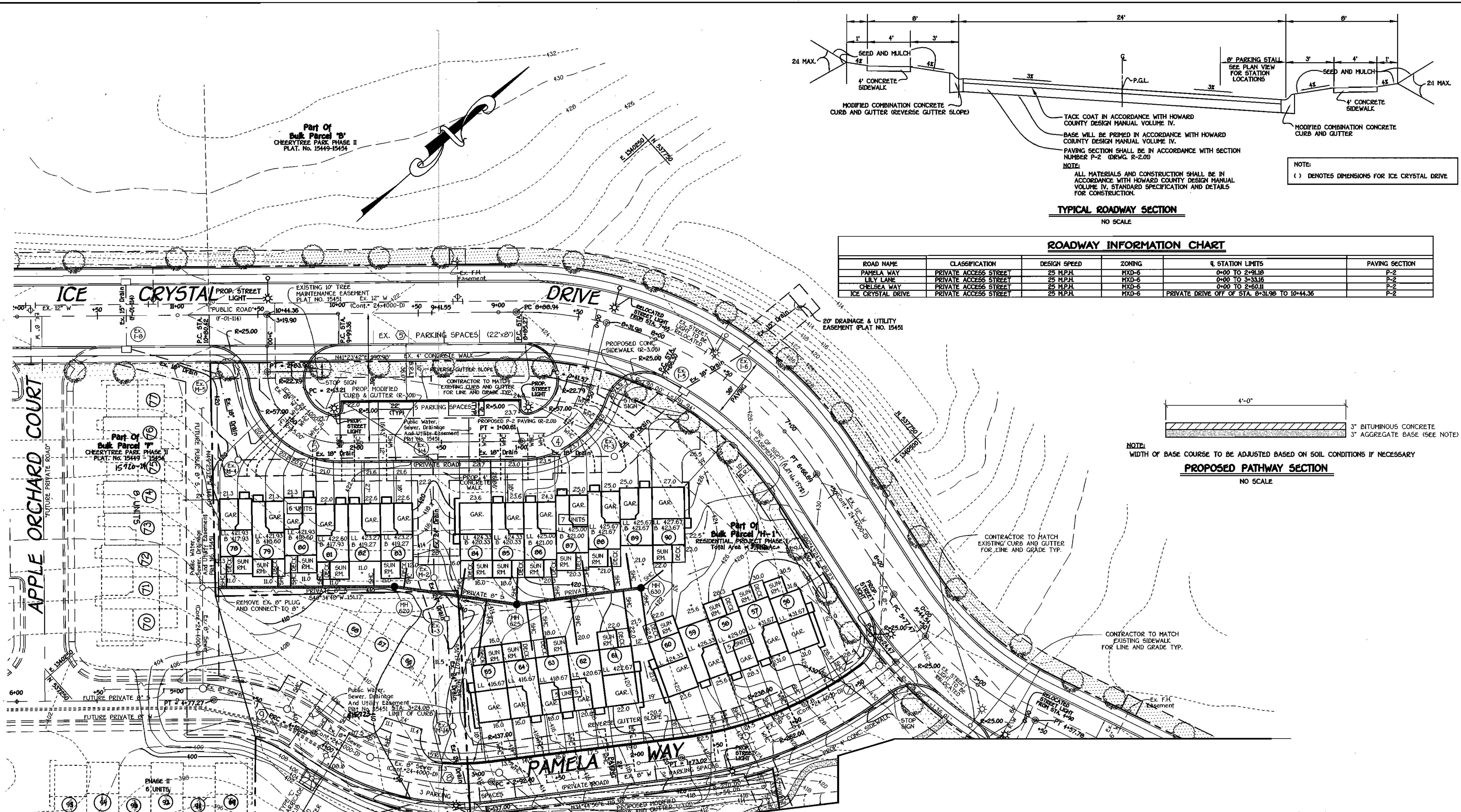
ENGINEER'S CERTIFICATE  
I certify that this plan, specification and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
Signature: *John M. Ryan* Date: 10-10-02  
DEVELOPER'S CERTIFICATE  
I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that any 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.  
Signature: *Philip F. Barber* Date: 10/10/02  
Signature of Developer (Print name below signature): CHERRYTREE I LLC PHILIP F. BARBER

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
Chief, Department of Land Development: *John M. Ryan* Date: 12/30/02  
Chief, Development Engineering Division: *John M. Ryan* Date: 12/19/02  
Director - Department of Planning and Zoning: *John M. Ryan* Date: 12/12/02  
OWNER/DEVELOPER  
CHERRYTREE I LLC  
C/O U.S. HOME SUITE 300  
10230 NEW HAMPSHIRE AVENUE  
SILVER SPRING, MARYLAND 20903  
C/O MR. DONALD FINN, VICE - PRESIDENT

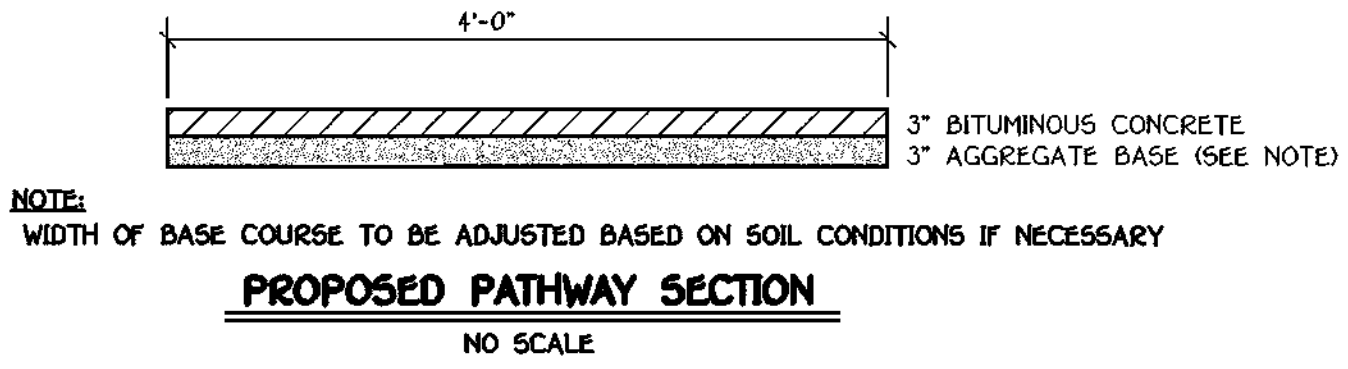
CHERRYTREE PARK (F-01-114) (F-3-44)					
PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6060.02
15760 - 15764					
WATER CODE	E18				
SEWER CODE	7602000				

TITLE SHEET  
CHERRYTREE PARK  
PHASE I  
LOTS 1 THRU 10 (SINGLE FAMILY DETACHED)  
BULK PARCELS 'D' AND 'H-1'  
UNITS 1-51, 56-65 AND 78-90 (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
ZONED: MXD-6  
TAX MAP No. 46 PARCEL: 156  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1"=30'  
DATE: OCTOBER 4, 2002  
SHEET 1 OF 12

LOT NO.	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. STREET	INV. ELEV. FIN. FLOOR
Lot 1	Birchtree Lane	404.6	DHC 399.59	
Lot 2	Birchtree Lane	402.6	DHC 398.18	
Lot 3	Birchtree Lane	403.0	DHC 398.22	
Lot 4	Birchtree Lane	404.4	DHC 399.45	
Lot 5	Birchtree Lane	405.4	DHC 400.46	
Lot 6	Birchtree Lane	407.5	DHC 402.00	
Lot 7	Birchtree Lane	409.3	DHC 404.32	
Lot 8	Birchtree Lane	409.5	DHC 404.32	
Lot 9	Birchtree Lane	407.0	DHC 401.02	
Lot 10	Birchtree Lane	405.5	DHC 400.30	
Unit 1 Par. H-1	Lily Lane	411.3	N/A	
Unit 2 Par. H-1	Lily Lane	414.0	N/A	
Unit 3 Par. D	Lily Lane	413.7	N/A	
Unit 4 Par. H-1	Lily Lane	413.4	N/A	
Unit 5 Par. H-1	Lily Lane	413.0	N/A	
Unit 6 Par. H-1	Lily Lane	412.5	N/A	
Unit 7 Par. H-1	Lily Lane	412.3	N/A	
Unit 8 Par. H-1	Lily Lane	412.2	N/A	
Unit 9 Par. H-1	Lily Lane	412.0	N/A	
Unit 10 Par. H-1	Lily Lane	411.9	N/A	
Unit 11 Par. H-1	Lily Lane	411.7	N/A	
Unit 12 Par. H-1	Chelsea Way	424.8	N/A	
Unit 13 Par. H-1	Chelsea Way	424.0	N/A	
Unit 14 Par. H-1	Chelsea Way	423.5	N/A	
Unit 15 Par. H-1	Chelsea Way	422.8	N/A	
Unit 16 Par. H-1	Chelsea Way	422.1	N/A	
Unit 17 Par. H-1	Chelsea Way	413.0	N/A	
Unit 18 Par. H-1	Chelsea Way	419.5	N/A	
Unit 19 Par. H-1	Chelsea Way	417.3	N/A	
Unit 20 Par. H-1	Chelsea Way	416.0	N/A	
Unit 21 Par. H-1	Chelsea Way	414.6	N/A	
Unit 22 Par. H-1	Chelsea Way	412.5	N/A	
Unit 23 Par. H-1	Birchtree Lane	414.5	N/A	
Unit 24 Par. H-1	Birchtree Lane	410.9	N/A	
Unit 25 Par. H-1	Birchtree Lane	411.1	N/A	
Unit 26 Par. H-1	Birchtree Lane	411.3	N/A	
Unit 27 Par. H-1	Birchtree Lane	411.6	N/A	
Unit 28 Par. H-1	Birchtree Lane	412.9	N/A	
Unit 29 Par. H-1	Birchtree Lane	412.5	N/A	
Unit 30 Par. H-1	Birchtree Lane	413.0	N/A	
Unit 31 Par. H-1	Birchtree Lane	413.0	N/A	
Unit 32 Par. H-1	Birchtree Lane	413.5	N/A	
Unit 33 Par. D	Birchtree Lane	415.9	N/A	
Unit 34 Par. D	Birchtree Lane	415.5	N/A	
Unit 35 Par. D	Birchtree Lane	415.1	N/A	
Unit 36 Par. D	Birchtree Lane	414.7	N/A	
Unit 37 Par. D	Birchtree Lane	414.2	N/A	
Unit 38 Par. D	Birchtree Lane	414.0	N/A	
Unit 39 Par. D	Birchtree Lane	412.9	N/A	
Unit 40 Par. D	Birchtree Lane	412.7	N/A	
Unit 41 Par. D	Birchtree Lane	411.0	N/A	
Unit 42 Par. D	Birchtree Lane	409.5	N/A	
Unit 43 Par. H-1	Chelsea Way	418.6	DHC 414.24	
Unit 44 Par. H-1	Chelsea Way	417.6	DHC 413.20	
Unit 45 Par. H-1	Chelsea Way	416.7	DHC 412.20	
Unit 46 Par. H-1	Chelsea Way	415.8	DHC 411.20	
Unit 47 Par. H-1	Chelsea Way	415.4	DHC 410.70	
Unit 48 Par. H-1	Chelsea Way	414.6	DHC 410.20	
Unit 49 Par. H-1	Chelsea Way	412.0	DHC 407.70	
Unit 50 Par. H-1	Chelsea Way	414.4	DHC 407.20	
Unit 51 Par. H-1	Chelsea Way	409.3	DHC 405.70	
Unit 52 Par. H-1	Pamela Way	427.5	DHC 423.32	
Unit 53 Par. H-1	Pamela Way	425.6	DHC 421.30	
Unit 54 Par. H-1	Pamela Way	423.6	DHC 419.34	
Unit 55 Par. H-1	Pamela Way	419.3	DHC 415.19	
Unit 56 Par. H-1	Pamela Way	418.1	N/A	
Unit 57 Par. H-1	Pamela Way	417.6	N/A	
Unit 58 Par. H-1	Pamela Way	417.3	N/A	
Unit 59 Par. H-1	Pamela Way	415.7	N/A	
Unit 60 Par. H-1	Pamela Way	415.5	N/A	
Unit 61 Par. H-1	Pamela Way	409.7	N/A	
Unit 62 Par. H-1	Pamela Way	417.3	N/A	
Unit 63 Par. H-1	Pamela Way	415.7	N/A	
Unit 64 Par. H-1	Pamela Way	415.5	N/A	
Unit 65 Par. H-1	Pamela Way	409.7	N/A	
Unit 66 Par. H-1	Ice Crystal Drive	407.3	N/A	
Unit 67 Par. H-1	Ice Crystal Drive	407.7	N/A	
Unit 68 Par. H-1	Ice Crystal Drive	407.8	N/A	
Unit 69 Par. H-1	Ice Crystal Drive	408.0	N/A	
Unit 70 Par. H-1	Ice Crystal Drive	408.4	N/A	
Unit 71 Par. H-1	Ice Crystal Drive	408.6	N/A	
Unit 72 Par. H-1	Ice Crystal Drive	408.4	N/A	
Unit 73 Par. H-1	Ice Crystal Drive	408.0	N/A	
Unit 74 Par. H-1	Ice Crystal Drive	408.0	N/A	
Unit 75 Par. H-1	Ice Crystal Drive	407.8	N/A	
Unit 76 Par. H-1	Ice Crystal Drive	407.6	N/A	
Unit 77 Par. H-1	Ice Crystal Drive	407.3	N/A	
Unit 78 Par. H-1	Ice Crystal Drive	407.0	N/A	
Unit 79 Par. H-1	Ice Crystal Drive	406.8	N/A	
Unit 80 Par. H-1	Ice Crystal Drive	406.0	N/A	
Unit 81 Par. H-1	Ice Crystal Drive	408.4	N/A	
Unit 82 Par. H-1	Ice Crystal Drive	408.6	N/A	
Unit 83 Par. H-1	Ice Crystal Drive	408.6	N/A	
Unit 84 Par. H-1	Ice Crystal Drive	408.4	N/A	
Unit 85 Par. H-1	Ice Crystal Drive	408.0	N/A	
Unit 86 Par. H-1	Ice Crystal Drive	415.9	N/A	
Unit 87 Par. H-1	Ice Crystal Drive	416.6	N/A	
Unit 88 Par. H-1	Ice Crystal Drive	417.3	N/A	
Unit 89 Par. H-1	Ice Crystal Drive	417.6	N/A	
Unit 90 Par. H-1	Ice Crystal Drive	417.9	N/A	



ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	PAVING SECTION
PAMELA WAY	PRIVATE ACCESS STREET	25 MPH	MXD-6	0+00 TO 2+91.00	P-2
LILY LANE	PRIVATE ACCESS STREET	25 MPH	MXD-6	0+00 TO 3+33.16	P-2
CHELSEA WAY	PRIVATE ACCESS STREET	25 MPH	MXD-6	0+00 TO 2+60.11	P-2
ICE CRYSTAL DRIVE	PRIVATE ACCESS STREET	25 MPH	MXD-6	PRIVATE DRIVE OFF OF STA. 0+31.90 TO 10+44.36	P-2



Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
624	Spot Elevation
sf	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
---	Proposed Walkout
---	Earth Dike
X	Tree Protection
---	Existing Tree Line
LOD	Limit of Disturbance
---	Existing Street Tree Per F01-114
---	Reverse Curb

CURVE	RADIUS	ARC	Δ	TANGENT	CHORD BEARING	CHORD
1	55.00'	115.01'	120°38'30"	96.51'	S 52°36'50" E	95.57'
2	45.00'	70.26'	89°27'12"	44.57'	S 52°26'00" W	63.34'
3	600.00'	290.80'	27°46'11"	148.32'	N 54°13'18" E	287.98'
4	45.00'	59.03'	75°09'57"	34.63'	S 03°48'44" W	54.89'
5	45.00'	70.69'	90°00'00"	45.00'	S 86°23'42" W	63.64'
6	45.00'	141.71'	179°44'57"	205.627'	N 72°43'09" E	90.00'
7	250.00'	148.55'	34°02'46"	76.54'	S 17°43'33" W	146.38'
8	150.00'	117.88'	45°01'39"	62.17'	S 57°15'46" W	114.87'
9	100.00'	66.99'	38°22'53"	34.81'	N 60°35'09" E	65.74'

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTURIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 BELTSVILLE CITY, MARYLAND 21052  
 410.481.2055

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
 DATE: 9-19-02

**ENGINEER'S CERTIFICATE**  
 I certify that this plan and sediment control represents a practical and workable plan based on a study of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature of Engineer: [Signature] Date: 10/10/02

**DEVELOPER'S CERTIFICATE**  
 I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that any 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.  
 Signature of Developer: [Signature] Date: 10/10/02

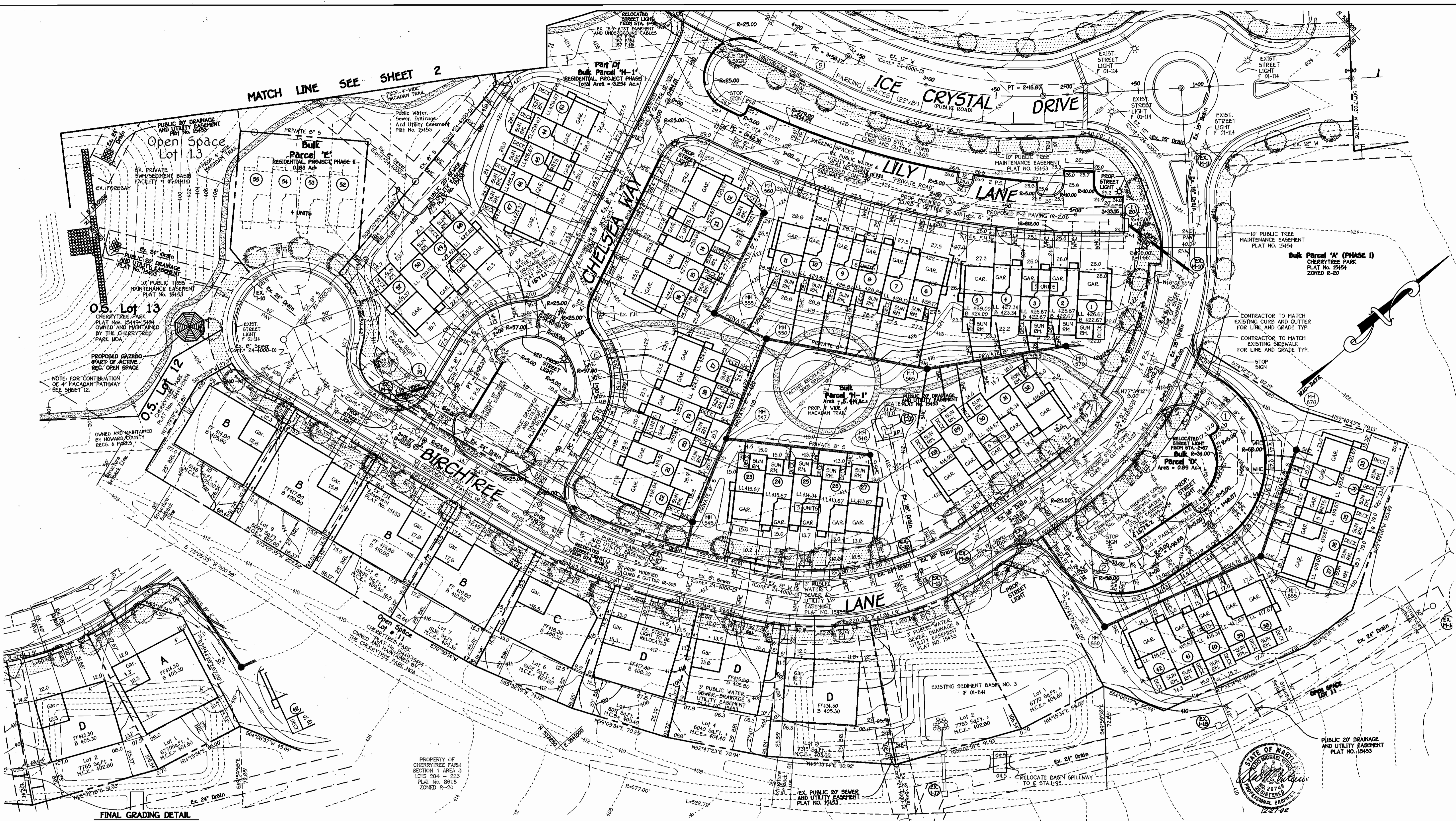
Approved for HOWARD SCD and meets Technical Requirements.  
 U.S.D.A.-Natural Resources Conservation Service  
 This development plan is approved for sediment and erosion control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Howard SCD

**OWNER/DEVELOPER**  
 CHERRYTREE PARK I, LLC  
 C/O U.S. HOME SUITE 100  
 10230 NEW HAMPSHIRE AVENUE  
 SILVER SPRING, MARYLAND 20903  
 C/O H2. DONALD FINE, VICE-PRESIDENT

APPROVED DEPARTMENT OF PLANNING AND ZONING  
 [Signature] Date: 12/30/02  
 Chief, Division of Land Development  
 [Signature] Date: 12/19/02  
 Chief, Development Engineering Division  
 [Signature] Date: 12/31/02  
 Director - Department of Planning and Zoning

PROJECT	CHERRYTREE PARK (F-01-114) (F-03-114)	SECTION/AREA	PHASE 1	PARCELS 19 & 21-LOTS 1-10 P.C.D.M. UNITS 1-42, 43-51, 56-65 AND 78-90							
PLAT NO.	15449 - 15454 15780 - 15784	BLOCK NO.	4	ZONE	MXD-6	TAX	46	ELEC. DIST.	6TH	CENSUS TR.	606082
WATER CODE	E18	SEWER CODE	7602000								

**SITE DEVELOPMENT PLAN**  
**CHERRYTREE PARK PHASE I**  
**LOTS 1 THRU 10 (SINGLE FAMILY DETACHED) BULK PARCELS 'D' AND 'H-1'**  
 (UNITS 1-51, 56-65 AND 78-90) (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
 ZONED: MXD-6  
 TAX MAP No: 46 PARCEL: 156  
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: OCTOBER 4, 2002  
 SHEET 2 OF 12 **SDP-02-111**



FINAL GRADING DETAIL  
SCALE: 1" = 30'

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK • 10722 BALTIMORE NATIONAL FREE  
ELICOTT CITY, MARYLAND 21042  
410.481.2855

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 9-19-02

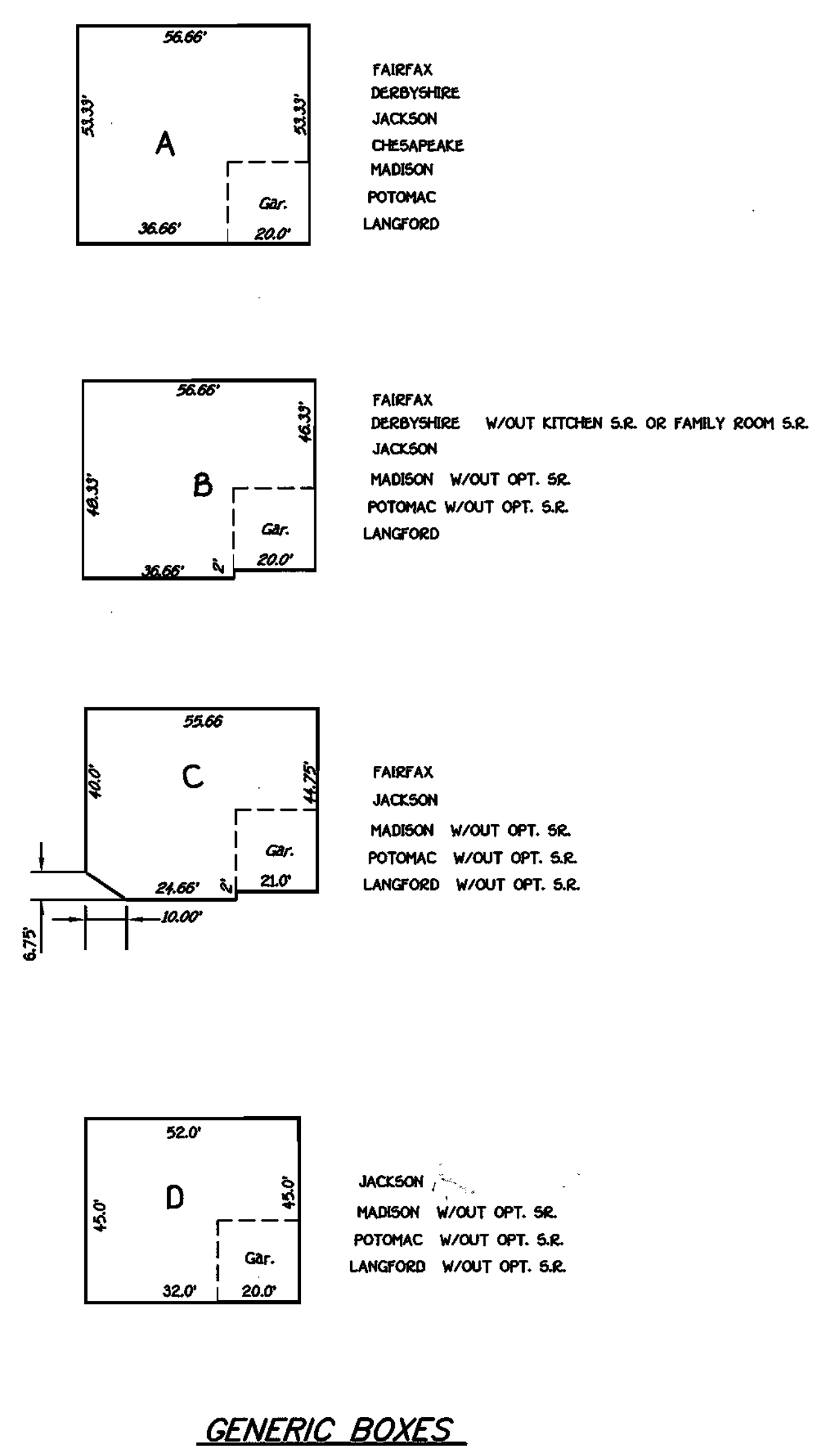
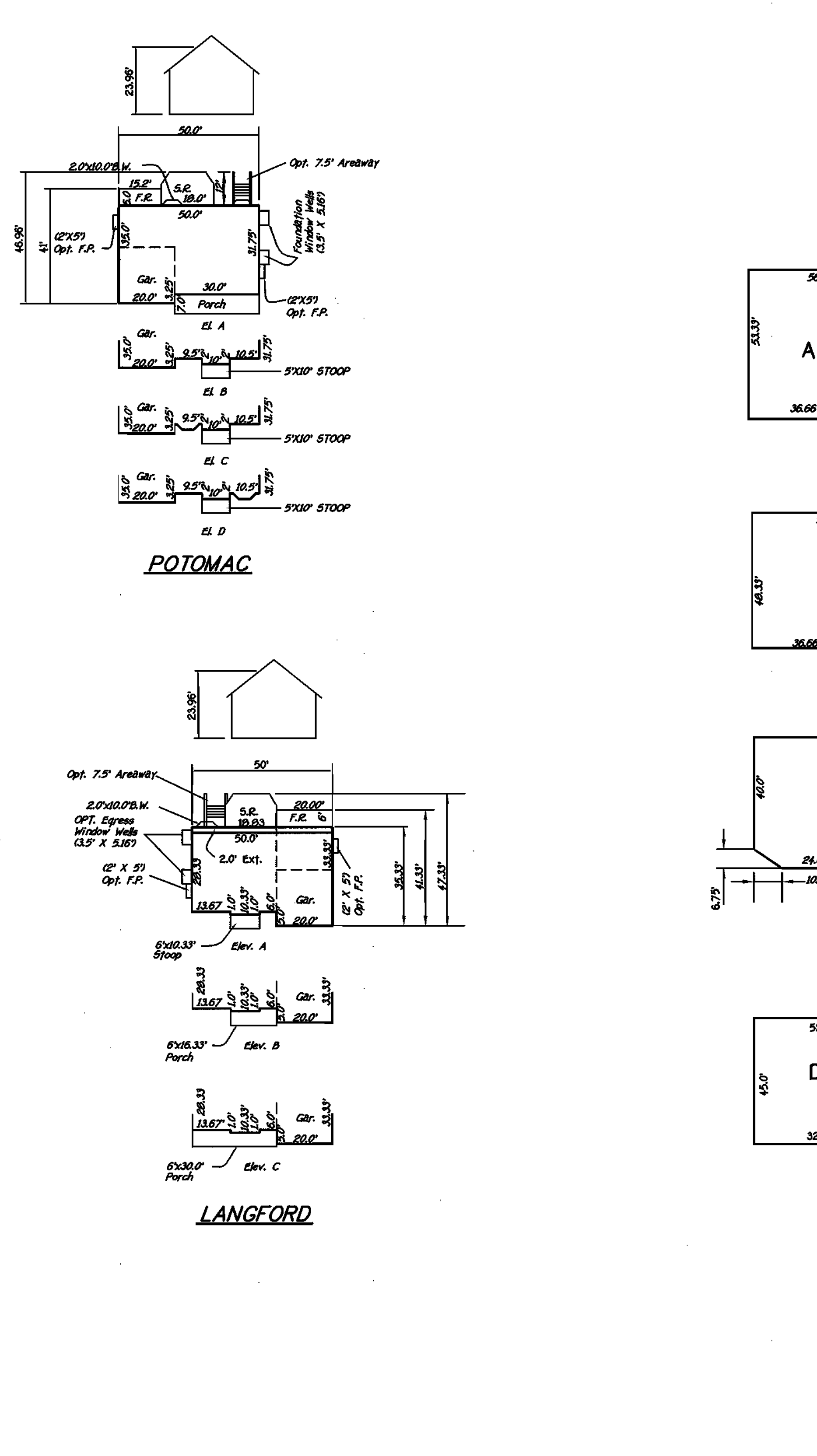
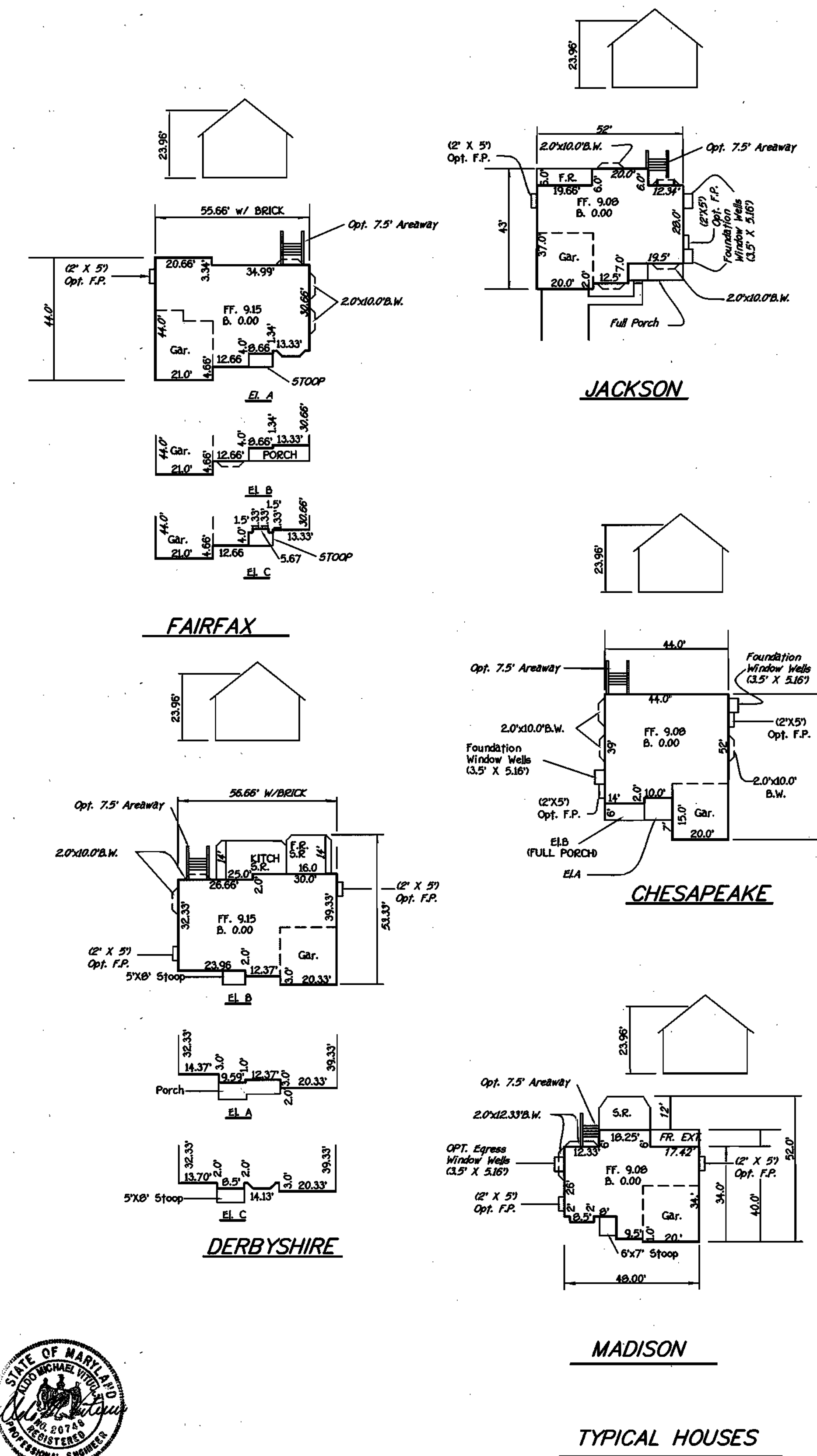
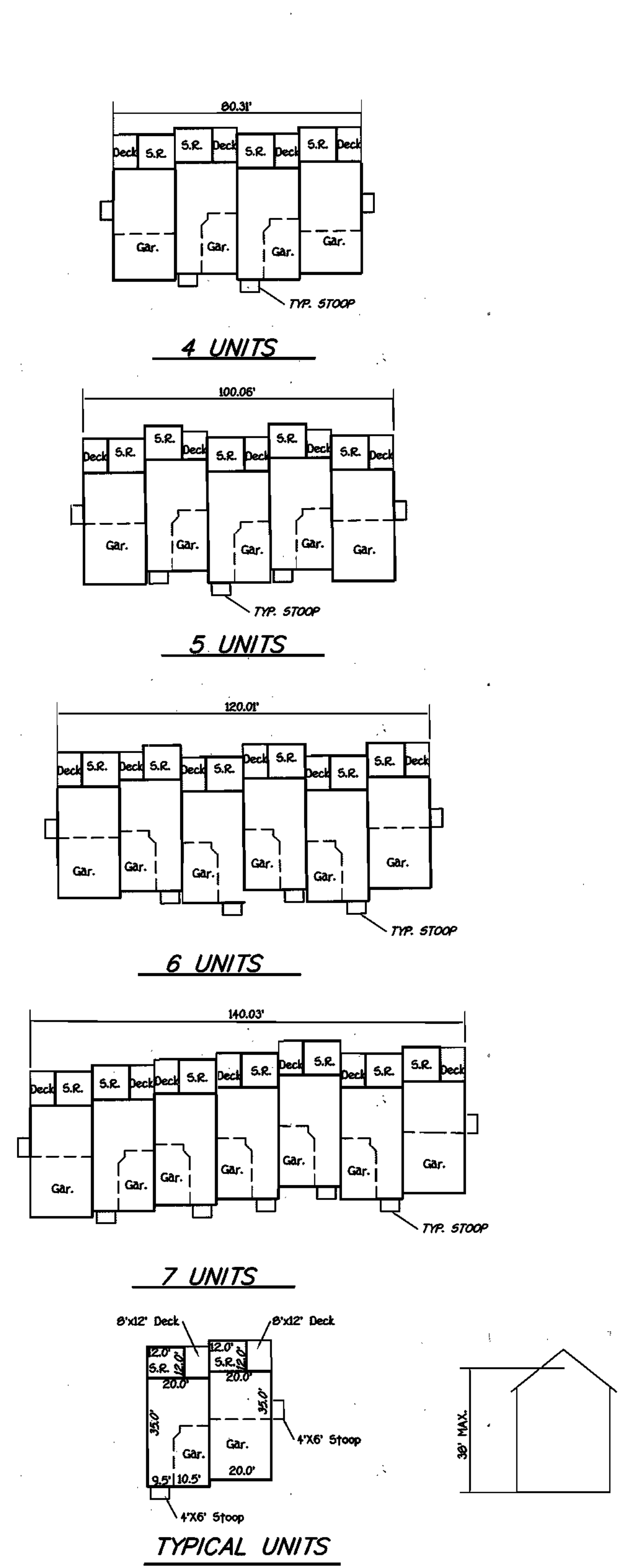
**ENGINEER'S CERTIFICATE**  
I certify that this plan and sediment control represents a practical and workable plan based on a study of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
Signature of Engineer: [Signature] Date: 10-10-02  
**DEVELOPER'S CERTIFICATE**  
I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that any 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.  
Signature of Developer: [Signature] Date: 10/10/02  
PHILIP F. BARBER

Reviewed for HOWARD SCD and meets Technical Requirements.  
U.S.D.A.-Natural Resources Conservation Service  
Signature: [Signature] Date: [Date]  
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
Signature: [Signature] Date: [Date]  
**OWNER/DEVELOPER**  
CHERRYTREE PARK I, LLC  
C/O US HOME  
SUITE 300  
10230 NEW HAMPSHIRE AVENUE  
SILVER SPRING, MARYLAND 20903  
C/O MC DONALD FINC, VICE-PRESIDENT

APPROVED DEPARTMENT OF PLANNING AND ZONING  
Signature: [Signature] Date: 11/20/02  
Chief, Division of Land Development  
Signature: [Signature] Date: 10/19/02  
Chief, Development Engineering Division  
Signature: [Signature] Date: 10/31/02  
Director - Department of Planning and Zoning

PROJECT	CHERRYTREE PARK (C-01-114) (P-0-3-1)	SECTION/AREA	PHASE 1
PLAT NO.	15449 - 15454 15720 - 15724	BLOCK NO.	4
WATER CODE	E18	ZONE	MXD-6
TAX	46	ELEC. DIST.	6TH
SEWER CODE	7602000	CENSUS TR.	6060.02

**SITE DEVELOPMENT PLAN**  
**CHERRYTREE PARK PHASE I**  
**LOTS 1 THRU 10 (SINGLE FAMILY DETACHED)**  
**BULK PARCELS 'D' AND 'H-1'**  
UNITS 1-51, 56-65 AND 78-90 (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
ZONED: MXD-6  
TAX MAP No: 46 PARCEL: 156  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1"=30' DATE: OCTOBER 4, 2002  
SHEET 3 OF 12 **SDP-02-111**



APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE 9-19-02

**ENGINEER'S CERTIFICATE**  
I certify that the erosion and sediment control represents a practical and workable plan based on knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
Signature: [Signature] Date: 10-10-02

**DEVELOPER'S CERTIFICATE**  
I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any 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.  
Signature: [Signature] Date: 10/10/02

Reviewed for HOWARD SCD and meets Technical Requirements.  
U.S.D.A.-Natural Resources Conservation Service  
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
Signature: [Signature] Date: [Date]

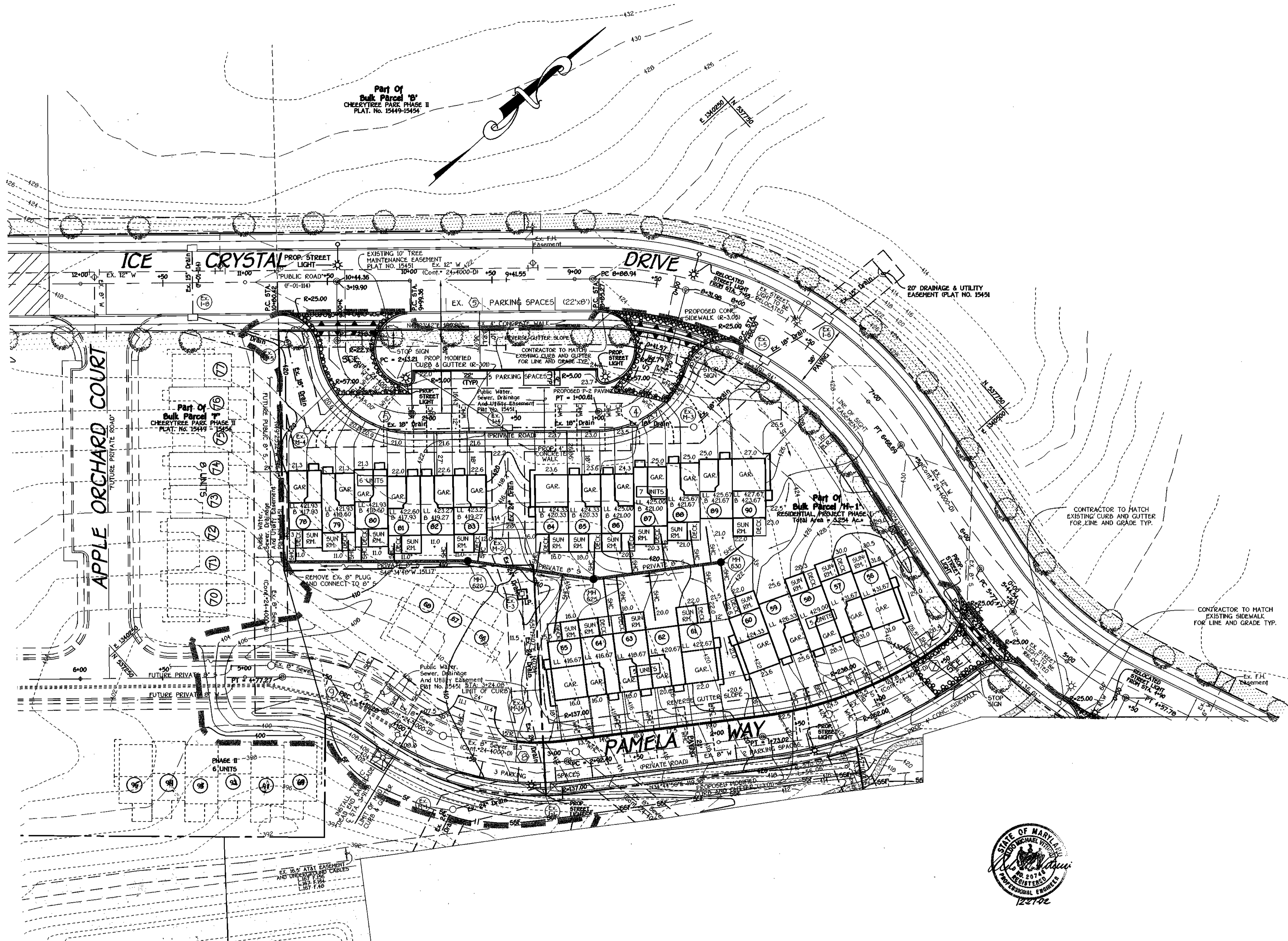
**OWNER/DEVELOPER**  
CHERRYTREE PARK I, LLC  
C/O U.S. HOME SUITE 300  
10230 NEW HAMPSHIRE AVENUE  
SILVER SPRING, MARYLAND 20903  
C/O MR. DONALD FINN, VICE-PRESIDENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
Chief, Division of Land Development  
Chief, Development Engineering Division  
Director - Department of Planning and Zoning

12/30/02  
12/19/02  
12/7/02

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6060.02
15720 - 15724					
WATER CODE	SEWER CODE				
E18	7602000				

**HOUSE TYPES**  
CHERRYTREE PARK  
PHASE I  
LOTS 1 THRU 10 (SINGLE FAMILY DETACHED)  
BULK PARCELS 'D' AND 'H-1'  
(UNITS 1-51, 56-65 AND 78-90) (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
ZONED: MXD-6  
TAX MAP No: 46 PARCEL: 156  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1"=30' DATE: OCTOBER 4, 2002  
SHEET 4 OF 12 **SDP-02-111**



**LEGEND**

- 55F—55F—55F— SUPER SILT FENCE
- SF—SF—SF— SILT FENCE
- S.C.E. — STABILIZED CONSTRUCTION ENTRANCE
- — — — — LIMIT OF DISTURBANCE
- INLET PROTECTION

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE  
 ELICOTT CITY, MARYLAND 21030  
 410.484.2255

**APPROVED**  
 PLANNING BOARD  
 of HOWARD COUNTY

DATE: 9-19-02  
 KS

**ENGINEER'S CERTIFICATE**

"I certify that the erosion and sediment control represents a practical and workable plan based on knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature: *[Signature]* Date: 10-10-02

**DEVELOPER'S CERTIFICATE**

"We certify that all development and construction will be done according to this plan for sediment and erosion control and that any 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."

Signature of Developer (Print name below signature): *Philip F. Barber* Date: 10/10/02  
 CHERYTREE I LLC PHILIP F. BARBER

Reviewed for HOWARD and meets Technical Requirements.

Signature: *Jim Mays* Date: 12/12/02  
 U.S.D. Natural Resources Conservation Service

Signature: *John M. Robinson* Date: 12/12/02  
 HOWARD SOIL CONSERVATION DISTRICT

**OWNER/DEVELOPER**

CHERYTREE PARK I, LLC  
 C/O U.S. HOME SUITE 300  
 10230 NEW HAMPSHIRE AVENUE  
 SILVER SPRING, MARYLAND 20903  
 C/O MR. DONALD FINC, VICE-PRESIDENT

APPROVED DEPARTMENT OF PLANNING AND ZONING

Signature: *[Signature]* Date: 12/30/02  
 Chief, Division of Land Development

Signature: *[Signature]* Date: 12/19/02  
 Chief, Development Engineering Division

Signature: *[Signature]* Date: 12/17/02  
 Director, Department of Planning and Zoning

PROJECT		SECTION/AREA		PARCELS 19 & 14-1 LOTS 1-10 P.C.D.M. UNITS 1-51 56-65 AND 78-90	
PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6060.02
15720 - 15724					
WATER CODE	SEWER CODE				
E18	7602000				

**SEDIMENT AND EROSION CONTROL PLAN**

**CHERRYTREE PARK**  
**PHASE I**  
**LOTS 1 THRU 10 (SINGLE FAMILY DETACHED)**  
**BULK PARCELS 'D' AND 'H-1'**

UNITS 1-51, 56-65 AND 78-90 (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
 ZONED: MXD-6  
 TAX MAP No: 46 PARCEL: 156  
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: OCTOBER 4, 2002  
 SHEET 5 OF 12



**LEGEND**

- SSF—SSF—SSF— SUPER SILT FENCE
- SF—SF—SF— SILT FENCE
- S.C.E.— STABILIZED CONSTRUCTION ENTRANCE
- — — — — LIMIT OF DISTURBANCE
- INLET PROTECTION



**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
 DATE: 9-19-02

**ENGINEER'S CERTIFICATE**  
 I certify that the plan for sediment and erosion control represents a practical and workable plan based on the conditions of the site and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature: *Philip F. Barber* Date: 10-10-02  
**DEVELOPER'S CERTIFICATE**  
 I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that any 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.  
 Signature of Developer (Print name below signature): *Philip F. Barber* Date: 10/10/02

Reviewed for HOWARD SCD and meets Technical Requirements.  
*Jim Meyer* 12/12/02  
 U.S.D.A. Natural Resources Conservation Service  
*John K. Ransom* 12/12/02  
 Howard SCD

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*W. H. ...* 12/30/02  
 Chief, Division of Land Development  
*...* 12/19/02  
 Chief, Development Engineering Division  
*...* 12/13/02  
 Director, Department of Planning and Zoning

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	60602
15742 - 15744					
WATER CODE	SEWER CODE 7602000				

**SEDIMENT AND EROSION CONTROL PLAN**  
**CHERRYTREE PARK PHASE I**  
**LOTS 1 THRU 10 (SINGLE FAMILY DETACHED) BULK PARCELS 'D' AND 'H-1'**  
 UNITS 1-51, 56-65 AND 78-90 (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
 ZONED: MXD-6  
 TAX MAP NO: 46 PARCEL: 156  
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: OCTOBER 4, 2002  
 SHEET 6 OF 12 **SOP-02-111**

**EX. SEDIMENT BASIN No.3**  
 INITIAL D.A. = 2.3 Ac.  
 FINAL D.A. = 1.3 Ac.  
 STORAGE REQUIRED  
 WET = 1800 X 2.3 = 4140 Cuft.  
 DRY = 936 X 2.3 = 2153 Cuft.  
 STORAGE PROVIDED  
 WET = 8150 Cuft @ ELEV. 400.17  
 DRY = 936 Cuft @ ELEV. 401.60  
 BOTTOM ELEV. 398.50  
 STORAGE DEPTH = 3.1  
 SIDE SLOPES = 2:1 AND 3:1  
 TOP OF EMBANKMENT = 406.40  
 RISER CREST ELEV. = 403.50  
 CLEANOUT ELEV. = 399.25  
 2 YR. ORIFICE ELEV. = 401.60  
 TOKEN SPILLWAY CREST ELEV. = 404.50  
 SPILLWAY WIDTH = 10'



20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

Using vegetation as cover for barren soil to protect it from forces that cause erosion.

Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to have sufficient infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat and visual resources.

Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to have sufficient infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat and visual resources.

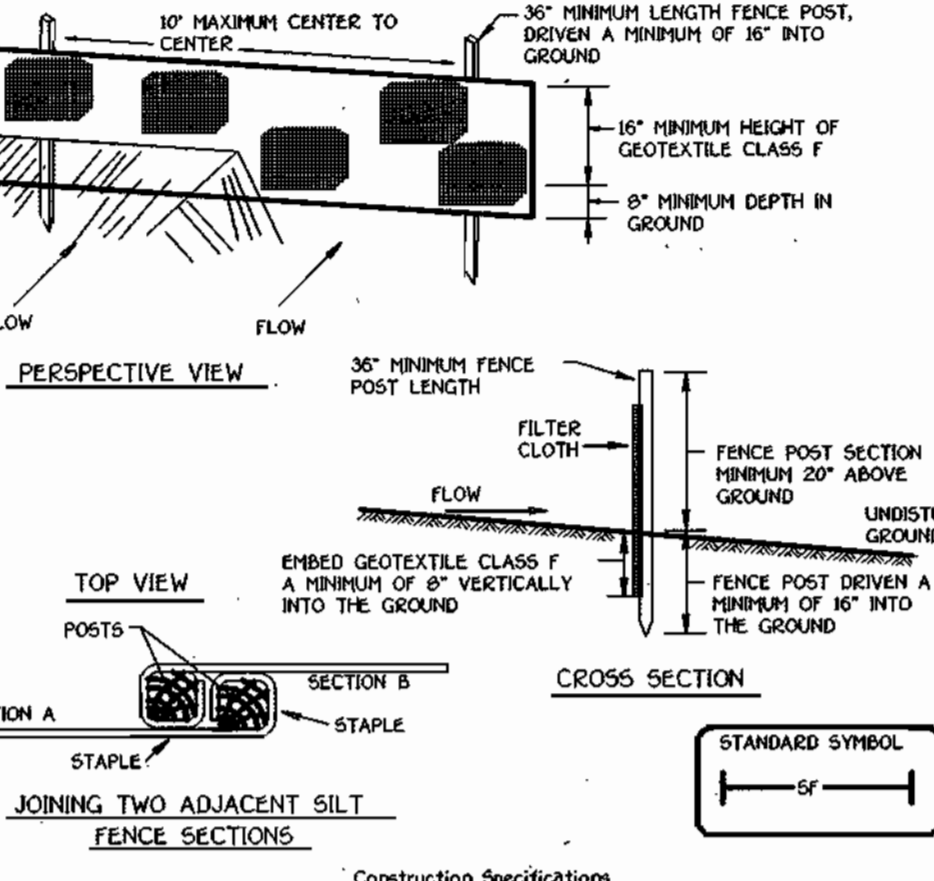
Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to have sufficient infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat and visual resources.

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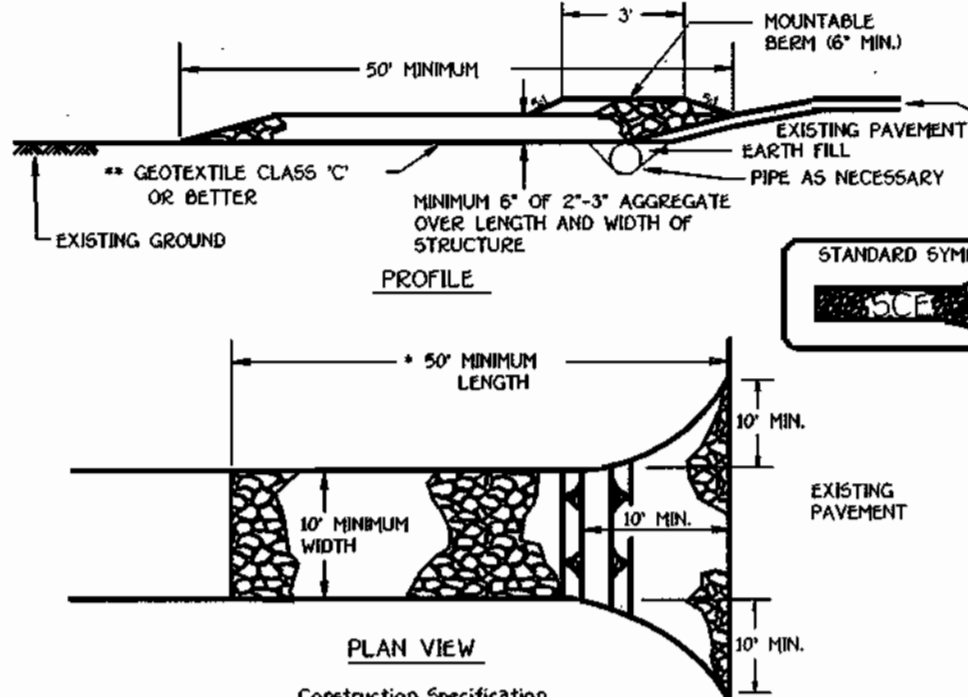
Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to have sufficient infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat and visual resources.

SILT FENCE



Construction Specifications for Silty Fence: 1. Fence posts shall be a minimum of 30' long driven 10' minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square minimum cut, or 1 1/4" diameter treated round and shall be of sound quality hardwood. Silted posts will be standard T or U section weighting not less than 100 lb per linear foot.

STABILIZED CONSTRUCTION ENTRANCE



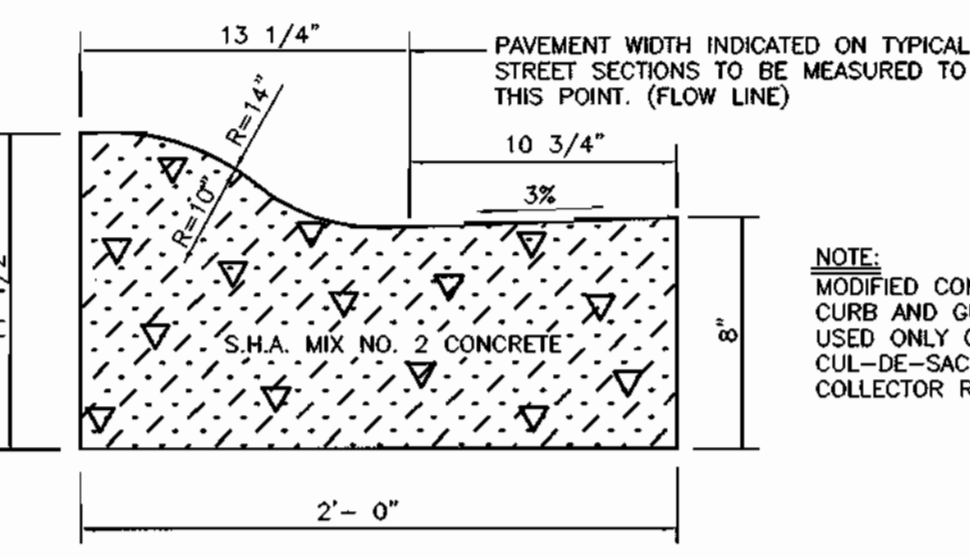
Construction Specifications for Stabilized Construction Entrance: 1. Length - minimum of 50' (30' for single residence lot). 2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

SEDIMENT CONTROL NOTES

- 1. 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 (03-19-04).
- 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 MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.

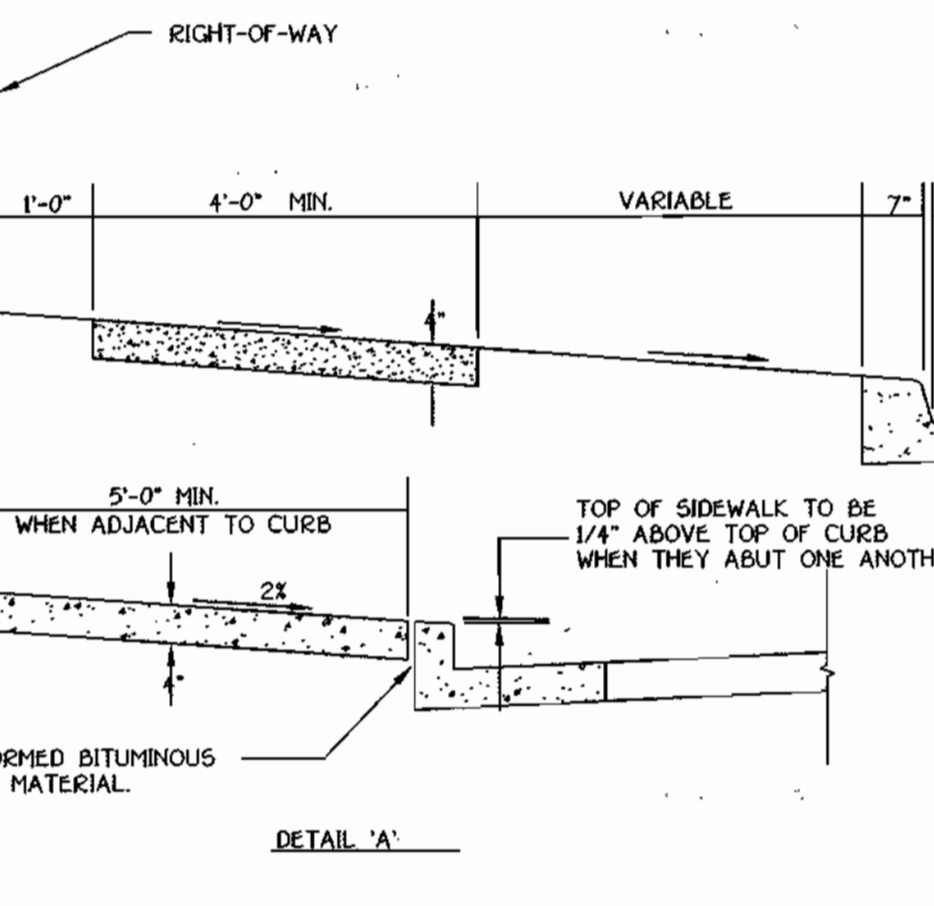
SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMITS. (2 WEEKS)
- 2. NOTIFY "M&S UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION DIVISION AT 410-313-1570 AT LEAST 24 HOURS BEFORE STARTING ANY WORK. IN ADDITION, NOTIFY AT&T PRIOR TO ANY ACTIVITY WITHIN THEIR EASEMENT.
- 3. INSTALL STABILIZED CONSTRUCTION ENTRANCES, REUSE EXISTING TEMPORARY BAZIN CURRENTLY LOCATED ON LOTS 1, 2 & 3.



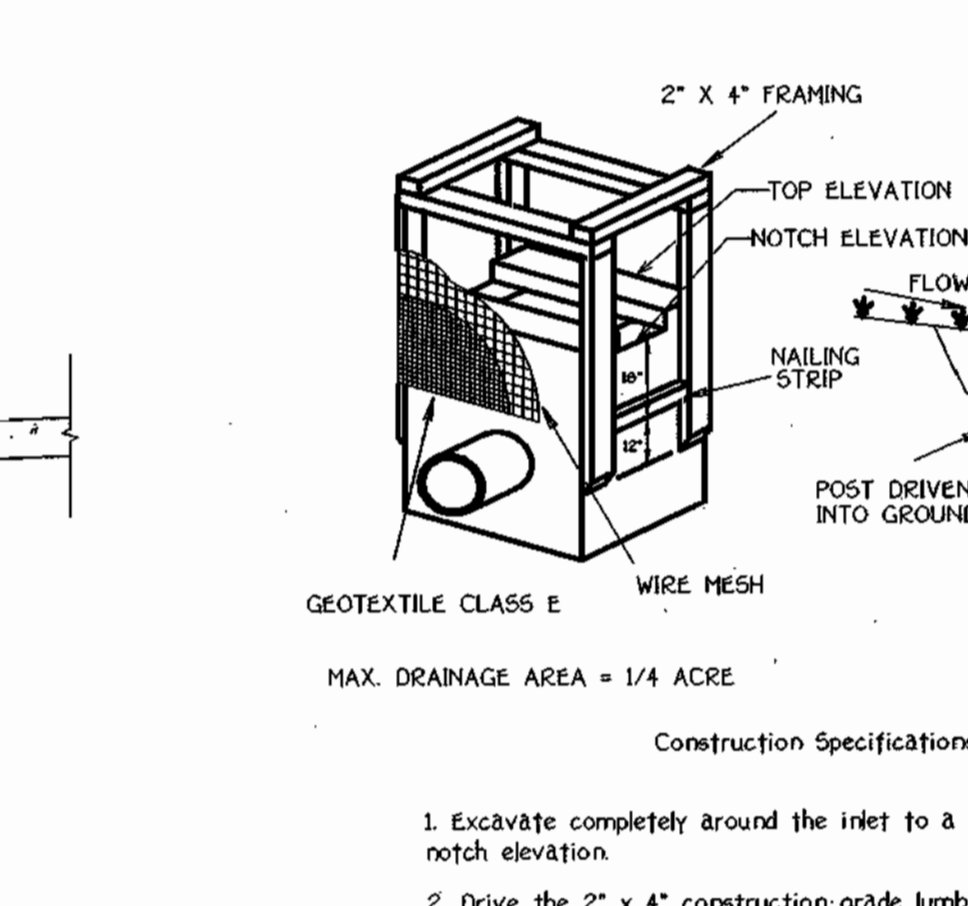
MODIFIED COMBINATION CURB AND GUTTER

CONCRETE SIDEWALK DETAIL



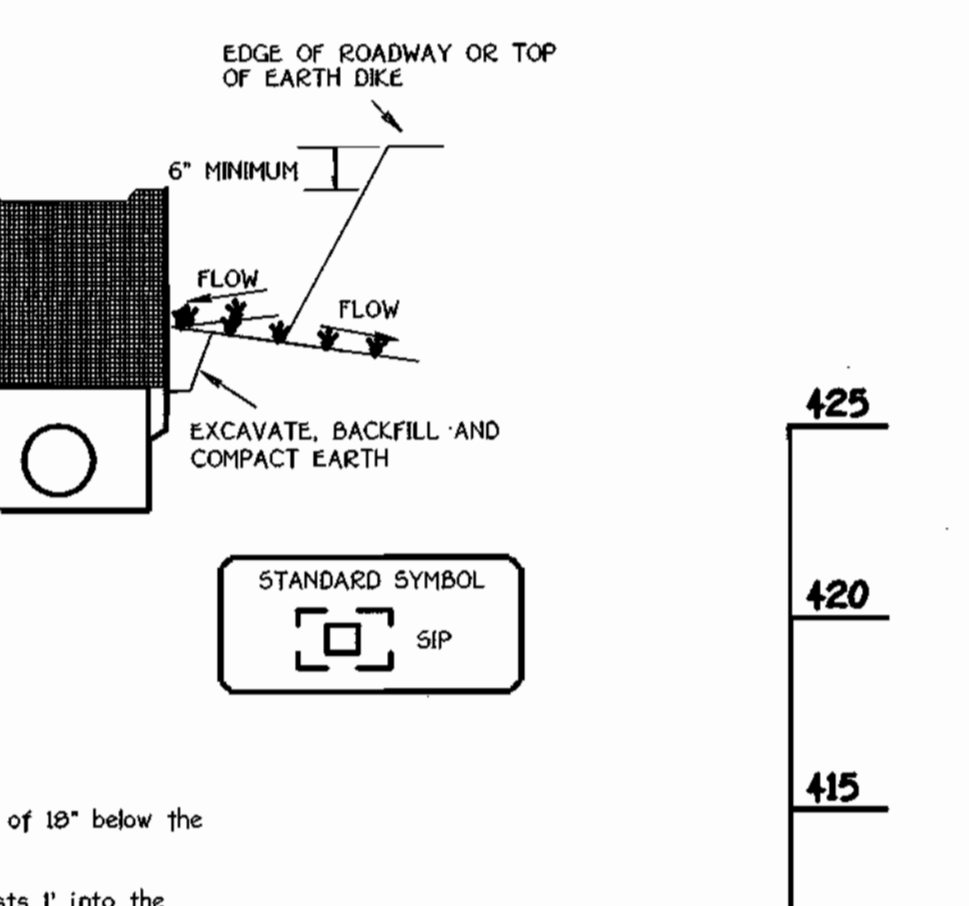
NOTES: 1. SIDEWALK TO BE SCRIBED IN 5'-0" MAXIMUM SPACES. 2. EXPANSION JOINTS ACROSS THE SIDEWALK NOT TO MORE THAN 15' APART. 1/2" PREFORMED BITUMINOUS EXPANSION MATERIAL IN EXPANSION JOINTS TO BE KEPT 1/4" BELOW SURFACE OF SIDEWALK.

STANDARD INLET PROTECTION

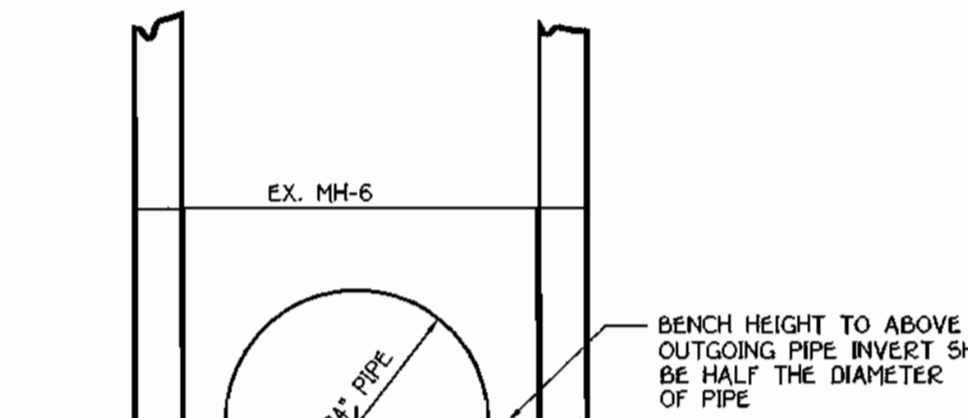


Construction Specifications for Standard Inlet Protection: 1. Excavate completely around the inlet to a depth of 18" below the notch elevation. 2. Drive the 2' x 4' construction grade lumber posts 1' into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet.

GRANITE BLOCK DETAIL



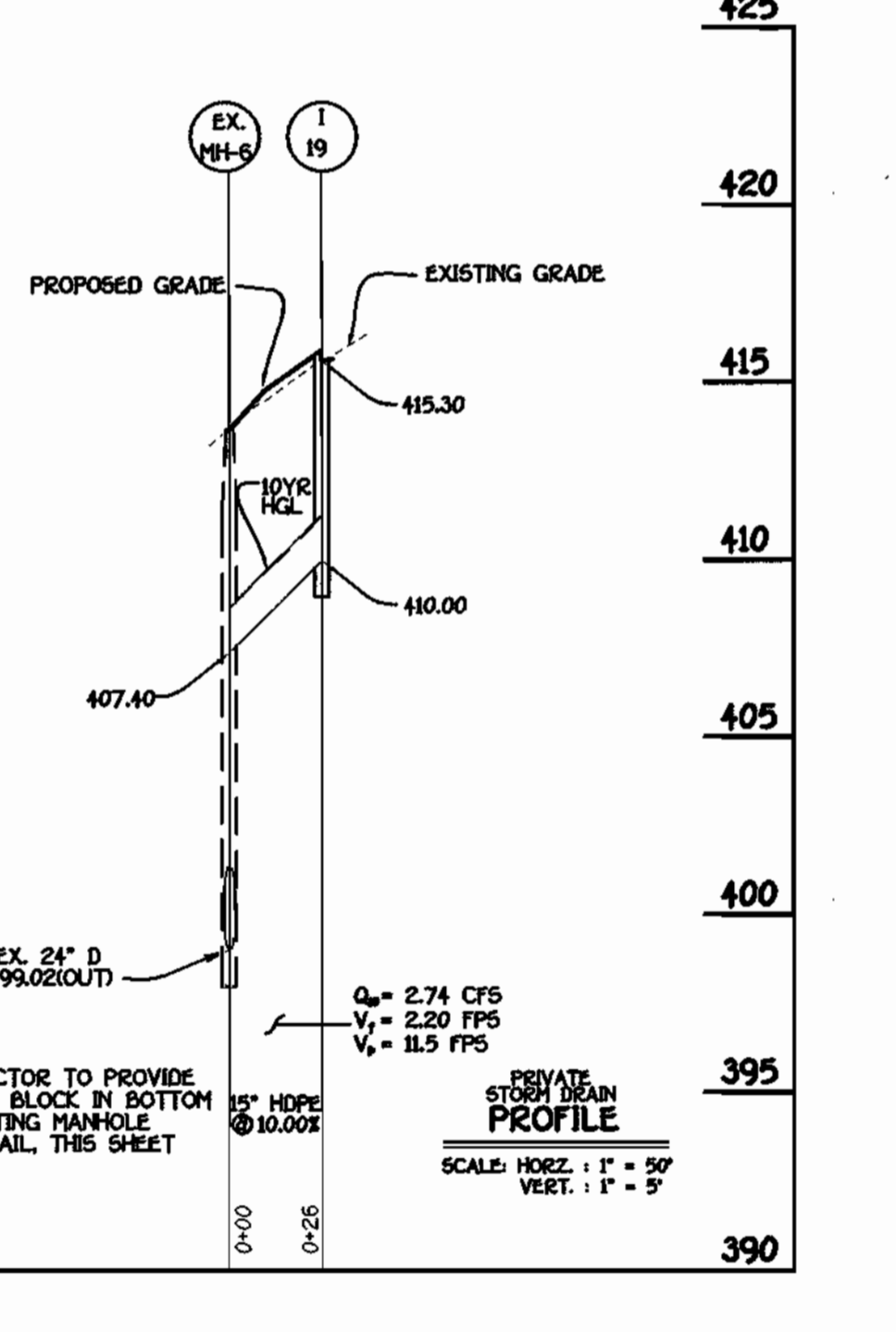
Construction Specifications for Granite Block Detail: 1. Excavate completely around the inlet to a depth of 18" below the notch elevation. 2. Drive the 2' x 4' construction grade lumber posts 1' into the ground at each corner of the inlet.



PIPE SCHEDULE

Table with 7 columns: STRUCTURE, NORTH, EAST, TYPE, STD. DETAIL, TOP ELEV., INV. IN., INV. OUT., REMARKS. It lists structures 1-20, 1-19, 1-18, 1-17, 1-16, 1-15, 1-14, 1-13, 1-12, 1-11, 1-10, 1-9, 1-8, 1-7, 1-6, 1-5, 1-4, 1-3, 1-2, 1-1.

STRUCTURE SCHEDULE



PRIVATE STORM DRAIN PROFILE

FISHER, COLLINS & CARTER, INC. CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS

APPROVED BY PLANNING BOARD OF HOWARD COUNTY DATE 9-19-02

OWNER'S CERTIFICATE I certify that the plan and sediment control represents a practical and workable plan based on a study of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

DEVELOPER'S CERTIFICATE I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approval 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.

APPROVED DEPARTMENT OF PLANNING AND ZONING Chief, Department of Land Development Date 12/30/02

OWNER/DEVELOPER CHERRYTREE I LLC 10230 NEW HAMPSPHIRE AVENUE SILVER SPRING, MARYLAND 20903 C/O MR. DONALD FINK, VICE - PRESIDENT

Table with 7 columns: PROJECT, SECTION/AREA, PARCELS 'D' & 'H-1', PLAT NO., BLOCK NO., ZONE, TAX, ELEC. DIST., CONSUM. TAX. It lists project details for Cherrytree Park Phase I.

PROJECT CHERRYTREE PARK PHASE I PARCELS 'D' & 'H-1' LOTS 1-10 P.C.D.M. UNITS 1-51, 56-65 AND 79-90

PRIVATE STORM DRAIN PROFILES, SEDIMENT CONTROL NOTES AND DETAILS CHERRYTREE PARK PHASE I LOTS 1 THRU 10 (SINGLE FAMILY DETACHED) BULK PARCELS 'D' AND 'H-1' (UNITS 1-51, 56-65 AND 79-90) (SINGLE FAMILY ATTACHED CONDOMINIUMS) ZONED: MXD-6 TAX MAP No: 46 PARCEL: 156 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND SCALE: 1"=30' DATE: OCTOBER 4, 2002 SHEET 7 OF 12

SOILS LEGEND		
SOIL	NAME	CLASS
** Ba	Baile silt loam	D
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
GIB2	Glenns loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenns loam, 8 to 15 percent slopes, moderately eroded	B
GID2	Glenns loam, 15 to 25 percent slopes, moderately eroded	B
MB2	Minor loam, 3 to 8 percent slopes, moderately eroded	D
MIC2	Minor loam, 8 to 15 percent slopes, moderately eroded	D
MID3	Minor loam, 15 to 25 percent slopes, severely eroded	B

NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas

○ DENOTES EXISTING TREE AS APPROVED PER F-01-114.

AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

NOTE: CONTRACTOR TO REGRADE, SOIL OR HYDROSEED AND STABILIZE ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.  
 SPRAY WITH VULI-PROOF ACCORDING TO MANUFACTURER'S STANDARDS

PRUNE 1/3 LEAF AREA BUT RETAIN NATURAL FORM OF TREE

2 PIECES OF REINFORCED RUBBER HOSE  
 DOUBLE #12 GALVANIZED WIRE GUYTS TWISTED

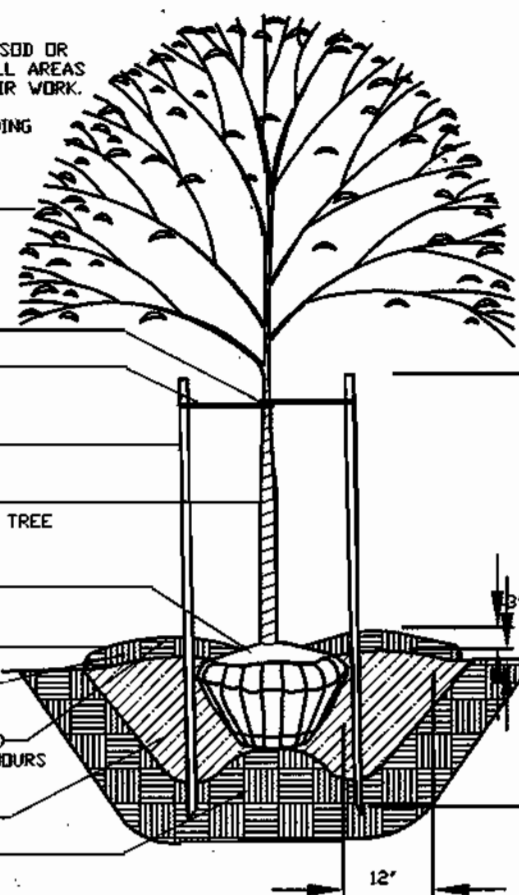
3-5/8" 2" OAK STAKES  
 NOTCH STAKES TO HOLD WIRE

WRAP TRUNK TO SECOND TIER OF BRANCHES WITH WATERPROOF TREE WRAP, TIE AT 24" INTERVALS (EXCEPT EVERGREENS)  
 REMOVE ANY COVERING FROM TOP OF ROOT CROWN

3" MULCH  
 MAINTAIN GROUND LINE WITH TOP OF ROOT CROWN

CONSTRUCT 3" SAUCEP RIM-FLOOD WITH WATER TWICE WITHIN 24 HOURS

TOP SOIL MIXTURE  
 CONVEX BOTTOM 4" MIN. HT.



TREE PLANTING DETAIL

PLANTING SPECIFICATIONS

2 PIECES OF REINFORCED RUBBER HOSE  
 DOUBLE #12 GALVANIZED WIRE GUYTS TWISTED

3-5/8" 2" OAK STAKES  
 NOTCH STAKES TO HOLD WIRE

REMOVE ANY COVERING FROM TOP OF BALL

TOPSOIL MIXTURE

CONSTRUCT 3" SAUCEP RIM-FLOOD WITH WATER TWICE WITHIN 24 HOURS

GROUND LINE SAME AS IN NURSERY

TOPSOIL MIXTURE

3" MULCH

EVERGREEN PLANTING DETAIL

SHRUB PLANTING DETAIL

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable assignments. Plant material that is weak or which has been cut back from longer grades to meet specified requirements will be rejected. Trees with root leaders will not be accepted. All plants shall be free from cold storage damage and shall be inspected and approved by the Contractor.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines"), approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Gas Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope.

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

STREET TREE SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
○	32	ACER RUBRUM "OCTOBER GLORY" RED MAPLE	2 1/2"-3" CAL.	40' APART ON PRIVATE CHELSEA WAY
●	16	PLATANUS OCCIDENTALIS "BLOODGOOD" LONDON PLANETREE	2 1/2"-3" CAL.	40' APART ON PRIVATE LILY LANE
●	16	QUERCUS COCCINEA SCARLET OAK	2 1/2"-3" CAL.	40' APART ON PRIVATE PAMELA WAY
○	10	PIN OAK	2 1/2"-3" CAL.	40' APART ON PRIVATE DRIVE OFF ICE CRYSTAL DRIVE
○	8	WHITE ASH	2 1/2"-3" CAL.	40' APART ON PRIVATE DRIVE OFF BIRCHTREE LANE

NOTE: SEE SURETY NOTE BELOW PLANT LIST ON SHEET 9.

FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE  
 ELLSWORTH CITY, MARYLAND 21041  
 (410) 481-2855

APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY

DATE 9-19-02

1/6

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Philip F. Barber  
 DEVELOPER'S/OWNER'S NAME PHILIP F. BARBER  
 10/10/02  
 DATE

ENGINEER'S CERTIFICATE

"I certify that the erosion and sediment control represents a practical and workable plan based on the knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature: [Signature] 10-10-02  
 Date

DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any 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."

Signature of Developer PHILIP F. BARBER  
 10/10/02  
 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service  
 Date

This development plan is approved for erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Date

Howard SCD

OWNER/DEVELOPER

CHERRYTREE PARK I, LLC  
 C/O U.S. HOME SUITE 300  
 10230 NEW HAMPSHIRE AVENUE  
 SILVER SPRING, MARYLAND 20903  
 C/O MR. DONALD FINK, VICE-PRESIDENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

12/10/02  
 12/14/02  
 12/31/02

PROJECT	CHERRYTREE PARK (F-01-114) (F-03-11)	SECTION/AREA	PHASE I	PARCELS 17 & 14-1 LOTS 1-10 P.C.D.M. UNITS 1-51, 56-85 AND 78-90							
PLAT NO.	15449 - 15454	BLOCK NO.	4	ZONE	MXD-6	TAX	46	ELEC. DIST.	6TH	CENSUS TR.	6068.02
WATER CODE	15720 - 15724	SEWER CODE	7602000								

LANDSCAPE PLAN AND SOILS MAP

CHERRYTREE PARK PHASE I

LOTS 1 THRU 10 (SINGLE FAMILY DETACHED) BULK PARCELS 'D' AND 'H-1'

UNITS 1-51, 56-85 AND 78-90 (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
 ZONED: MXD-6  
 TAX MAP No: 46 PARCEL: 156

SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: OCTOBER 4, 2002  
 SHEET 8 OF 12 50P-02-111



SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES (PRIVATE)	25 PARALLEL SPACES
NUMBER OF TREES REQUIRED (1:10 P.S.)	3
NUMBER OF SHADE TREES PROVIDED	3
SHADE TREES	-
OTHER TREES (2:1 SUBSTITUTION)	-

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	74 SFA
NUMBER OF TREES REQUIRED (1:10 DU APTS)	74
NUMBER OF SHADE TREES PROVIDED	74
SHADE TREES	-
OTHER TREES (2:1 SUBSTITUTION)	-





SCHEDULE A PERIMETER LANDSCAPE EDGE						
PERIMETER	CATEGORY	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	CREDIT FOR WALL, FENCE OR BURN (YES, NO, LINEAR FEET)	NUMBER OF PLANTS REQUIRED & PROVIDED
						SHADE TREES EVERGREEN TREES SHRUBS
P-4	ADJACENT TO PERIMETER	A	861'	NO	NO	14 5 0
	ADJACENT TO PERIMETER	C	200'	NO	NO	5 0 10

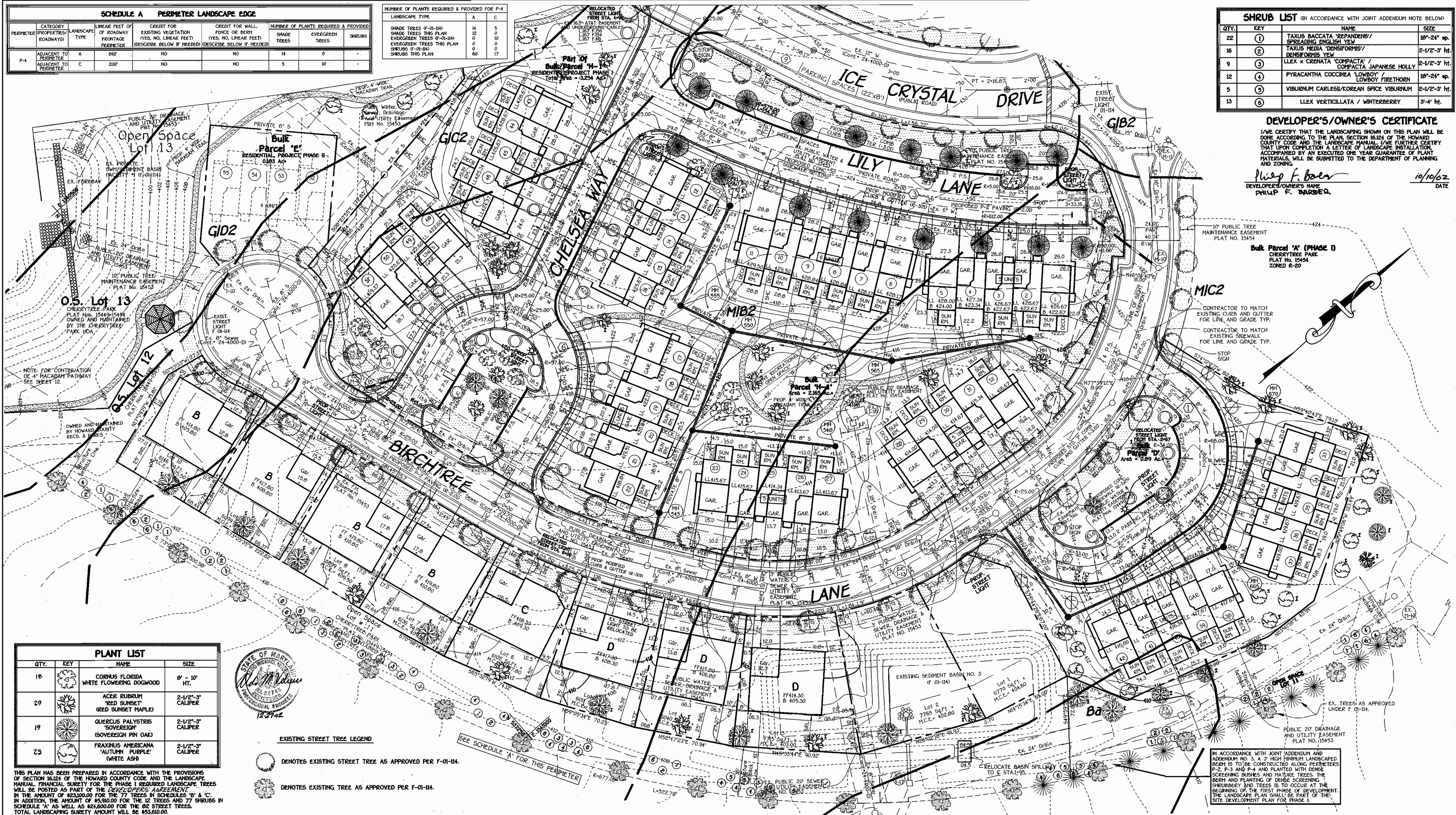
NUMBER OF PLANTS REQUIRED & PROVIDED FOR P-4		
LANDSCAPE TYPE	A	C
SHADE TREES (F-01-114)	14	5
SHADE TREES THIS PLAN	0	0
EVERGREEN TREES (F-01-114)	0	0
EVERGREEN TREES THIS PLAN	0	0
SHRUBS (F-01-114)	60	17

SHRUB LIST (IN ACCORDANCE WITH JOINT ADDENDUM NOTE BELOW)				
QTY.	KEY	NAME	SIZE	
22	①	TAXUS BACCATA 'REPENSANS' / SPREADING ENGLISH YEW	18"-24" sp.	
16	②	TAXUS MEDIA 'DENSIFORMIS' / DENSE ORNISH YEW	2-1/2'-3' ht.	
9	③	LLEX x CRENATA 'COMPACTA' / COMPACTA JAPANESE HOLLY	18"-24" sp.	
12	④	PYRACANTHA COCCINEA 'LOWBOY' / FIRETHORN	18"-24" sp.	
5	⑤	VIBURNUM CARLESII / KOREAN SPICE VIBURNUM	2-1/2'-3' ht.	
13	⑥	LLEX VERTICILLATA / WINTERBERRY	3'-4' ht.	

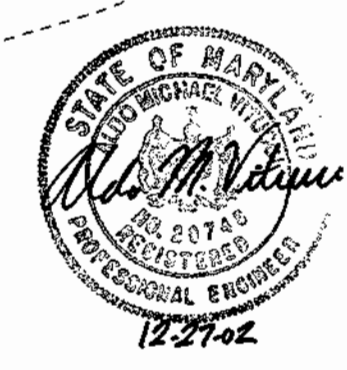
**DEVELOPER'S/OWNER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

*Philip F. Barber* 10/10/02  
 DEVELOPER'S/OWNER'S NAME PHILIP F. BARBER DATE



PLANT LIST			
QTY.	KEY	NAME	SIZE
10	⑩	CORNUS FLORIDA WHITE FLOWERING DOGWOOD	8' - 10' HT.
29	⑳	ACER RUBRUM 'RED SUNSET' (RED SUNSET MAPLE)	2-1/2'-3' CALIPER
19	㉑	QUERCUS PALYSTRIS 'SOVEREIGN' (SOVEREIGN PIN OAK)	2-1/2'-3' CALIPER
23	㉒	FRAXINUS AMERICANA 'AUTUMN PURPLE' (WHITE ASH)	2-1/2'-3' CALIPER



THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE PHASE I REQUIRED LANDSCAPE TREES WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT. IN THE AMOUNT OF \$23,000.00 FOR THE 77 TREES IN SCHEDULES 'B' & 'C'. IN ADDITION, THE AMOUNT OF \$3,910.00 FOR THE 12 TREES AND 77 SHRUBS IN SCHEDULE 'A' AS WELL AS \$24,600.00 FOR THE 62 STREET TREES. TOTAL LANDSCAPING SURETY AMOUNT WILL BE \$51,510.00.

**EXISTING STREET TREE LEGEND**

○ DENOTES EXISTING STREET TREE AS APPROVED PER F-01-114.

● DENOTES EXISTING TREE AS APPROVED PER F-01-114.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL, ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 8072 BALTOWNE NATIONAL FREE  
 ELICOTT CITY, MARYLAND 21030  
 (410) 481-2252

**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY

DATE: 9-19-02

**ENGINEER'S CERTIFICATE**

I certify that the erosion and sediment control represents a practical and workable plan based on the knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature: *Philip F. Barber* Date: 10-10-02

**DEVELOPER'S CERTIFICATE**

I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any 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.

Signature of Developer: *Philip F. Barber* Date: 10/10/02

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD Date: \_\_\_\_\_

**OWNER/DEVELOPER**  
 CHERRYTREE PARK I, LLC  
 C/O U.S. HOME SUITE 300  
 10230 NEW HAMPSHIRE AVENUE  
 SILVER SPRING, MARYLAND 20903  
 C/O MR. DONALD FINE, VICE-PRESIDENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Philip F. Barber* 12/30/02  
 Chief, Division of Land Development Date

*Philip F. Barber* 10/19/02  
 Chief, Development Engineering Division Date

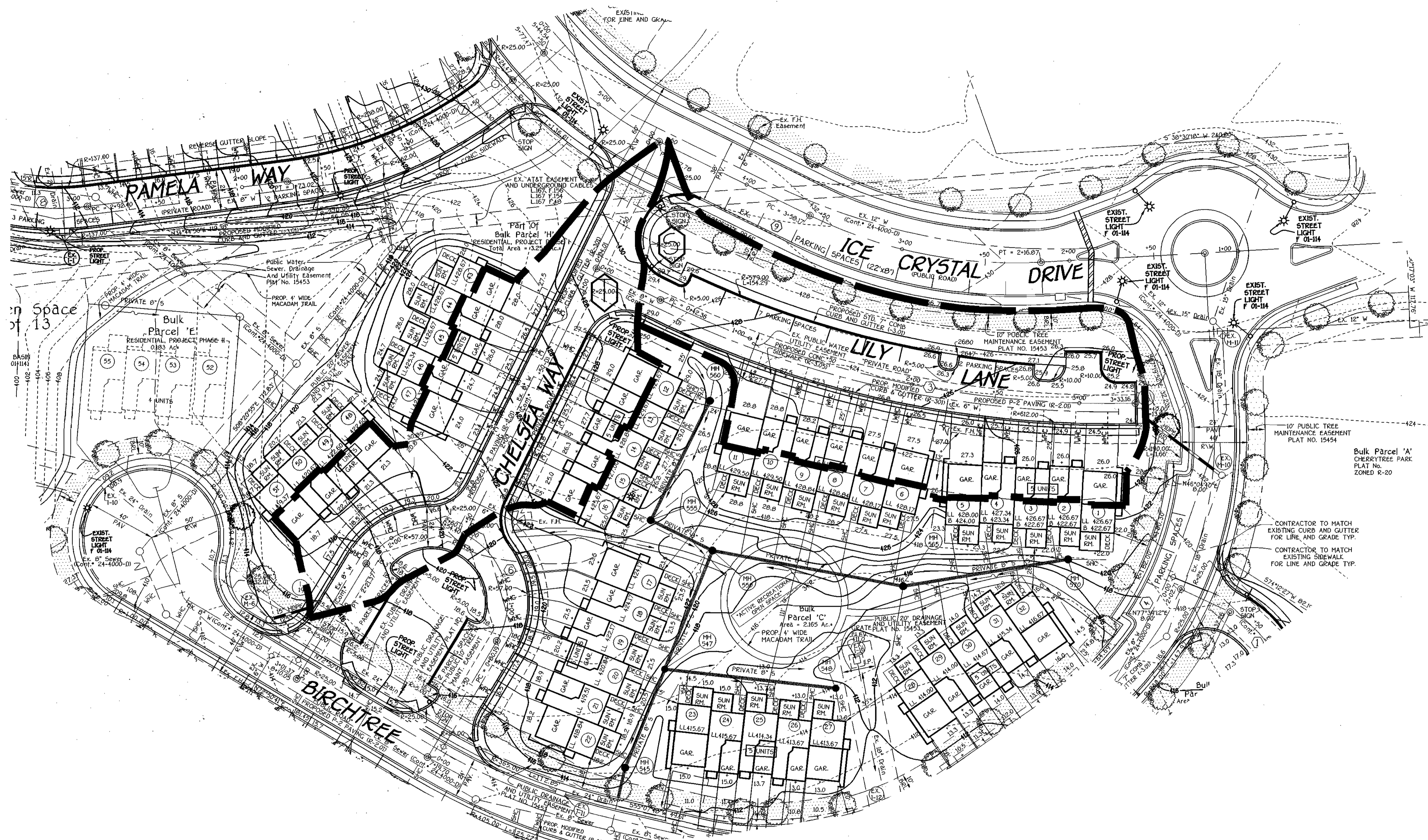
*Philip F. Barber* 10/31/02  
 Director - Department of Planning and Zoning Date

PROJECT	CHERRYTREE PARK (F-01-114) (P-01-114)	SECTION/AREA	PHASE 1	PARCELS 17 & 14-F LOTS 1-10 P.C.D.M. UNITS 1-51, 56-65 AND 78-90							
PLAT NO.	15449 - 15454 15720 - 15724	BLOCK NO.	4	ZONE	MXD-6	TAX	46	ELEC. DIST.	6TH	CENSUS TR.	6060.82
WATER CODE	E18	SEWER CODE	7602000								

**LANDSCAPE PLAN AND SOILS MAP**  
**CHERRYTREE PARK PHASE I**  
**LOTS 1 THRU 10 (SINGLE FAMILY DETACHED) BULK PARCELS 'D' AND 'H-1'**

(UNITS 1-51, 56-65 AND 78-90) (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
 ZONED: MXD-6  
 TAX MAP No: 46 PARCEL: 156  
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: OCTOBER 4, 2002  
 SHEET 9 OF 12 **SDP-02-111**

DRAINAGE AREA	AREA	'C' FACTOR	% IMP.
T	0.61	0.68	72
S	0.72	0.56	53



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 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL FREE  
 ELICOTT CITY, MARYLAND 21032  
 (410) 481-2852

**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: 9-19-02

**ENGINEER'S CERTIFICATE**  
 I certify that the plan for erosion and sediment control represents a practical and workable plan based on my knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature: *[Signature]* Date: 10/10/02

**DEVELOPER'S CERTIFICATE**  
 I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that any 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.  
 Signature of Developer: *[Signature]* Date: 10/10/02

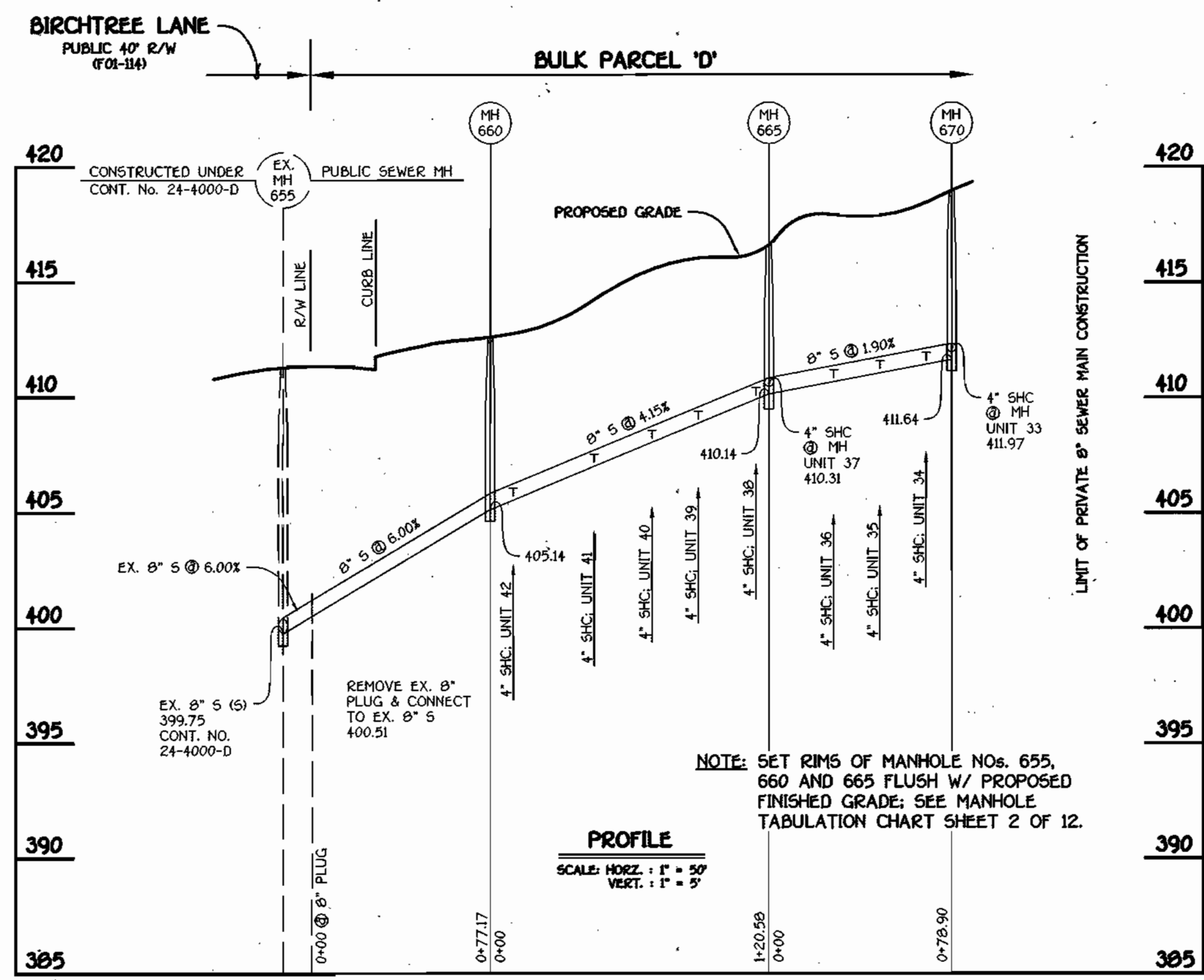
Reviewed for HOWARD SCD and meets Technical Requirements.  
 U.S.D.A.-Natural Resources Conservation Service  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Signature: *[Signature]* Date: \_\_\_\_\_  
 Howard SCD

**OWNER/DEVELOPER**  
 CHERRYTREE PARK I, LLC  
 C/O U.S. HOME SUITE 300  
 10230 NEW HAMPSHIRE AVENUE  
 SILVER SPRING, MARYLAND 20903  
 C/O MR. DONALD FINE, VICE-PRESIDENT

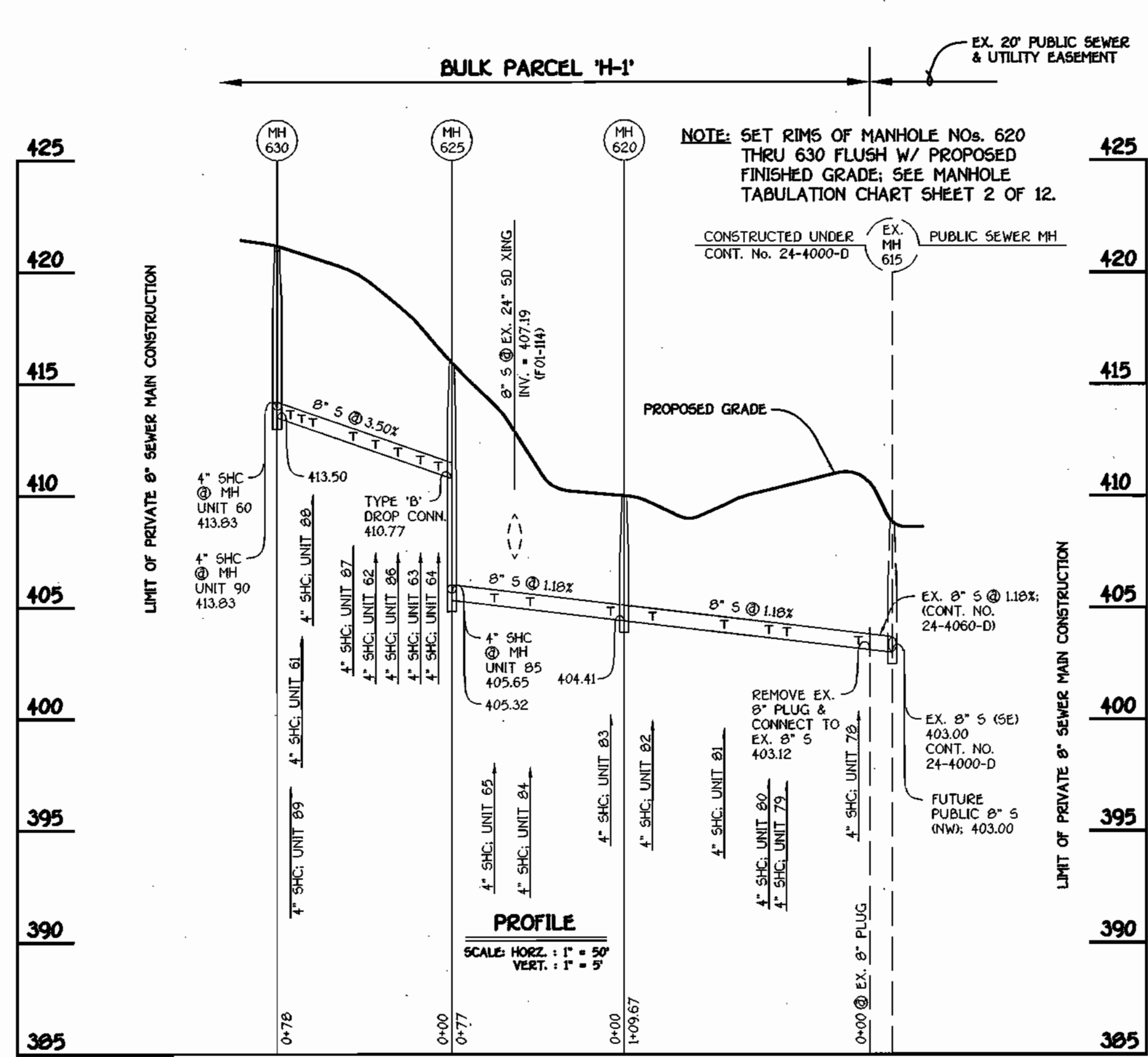
APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Chief, Division of Land Development: *[Signature]* Date: 12/30/02  
 Chief, Development Engineering Division: *[Signature]* Date: 12/19/02  
 Director - Department of Planning and Zoning: *[Signature]* Date: 12/3/02

PROJECT	SECTION/AREA	PARCELS 7' & 14'-10" LOTS 1-10 P.C.D.M. UNITS 1-51, 56-65 AND 78-90
CHERRYTREE PARK (P-01-114) (P-03-114)	PHASE 1	
PLAT NO. 15449 - 15454	BLOCK NO. 4	ZONE MXD-6
15120 - 15724	TAX 46	ELEC. DIST. 6TH
WATER CODE E18	SEWER CODE 7602000	CENSUS TR. 6060.82

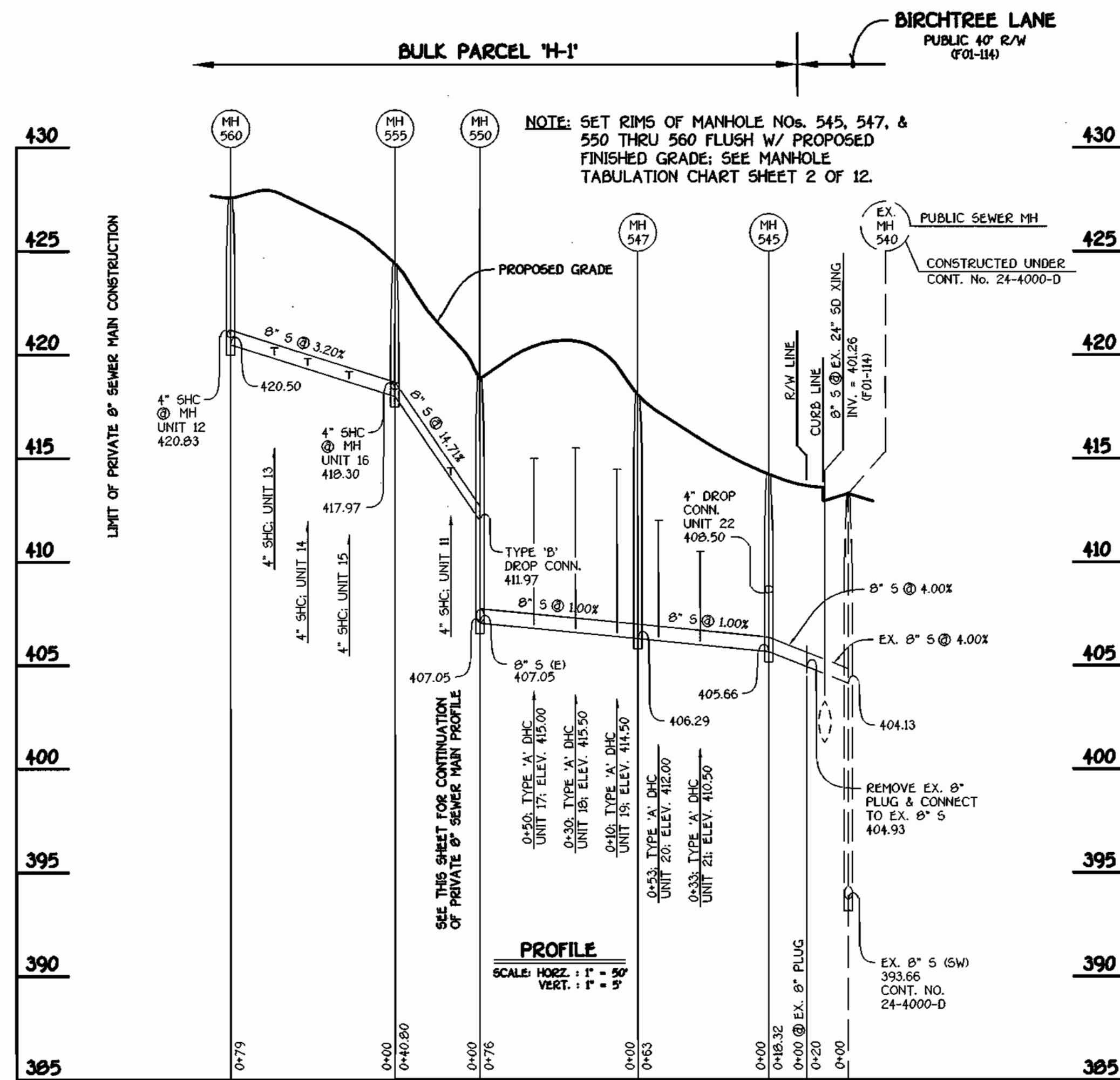
**DRAINAGE AREA MAP**  
**CHERRYTREE PARK**  
**PHASE I**  
**LOTS 1 THRU 10 (SINGLE FAMILY DETACHED)**  
**BULK PARCELS 'D' AND 'H-1'**  
 UNITS 1-51, 56-65 AND 78-90 (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
 ZONED: MXD-6  
 TAX MAP No: 46 PARCEL: 156  
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: OCTOBER 4, 2002  
 SHEET 10 OF 12 **50P-02-111**



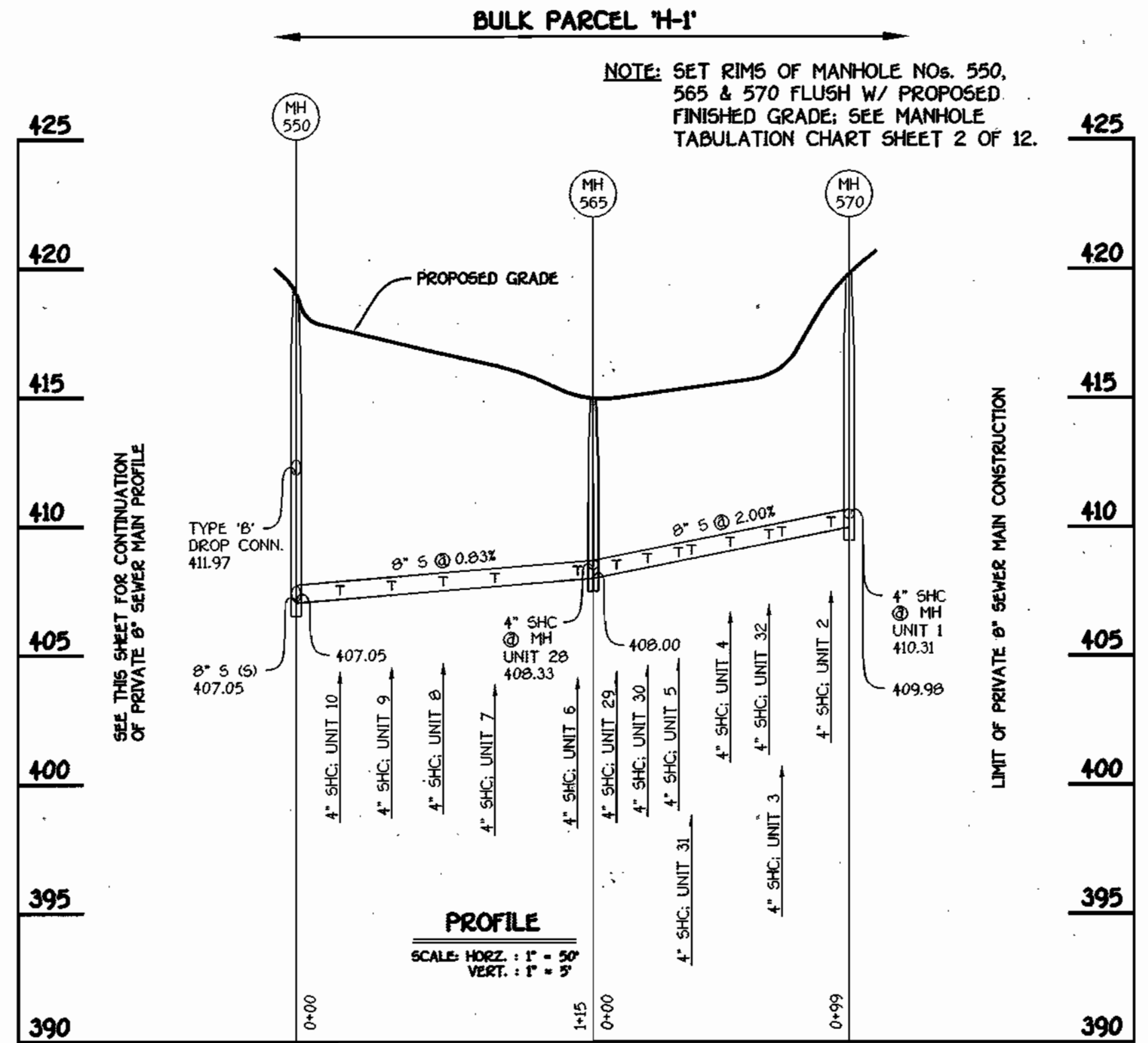
8" PRIVATE SEWER MAIN; UNITS 33 THRU 42; BIRCHTREE LANE



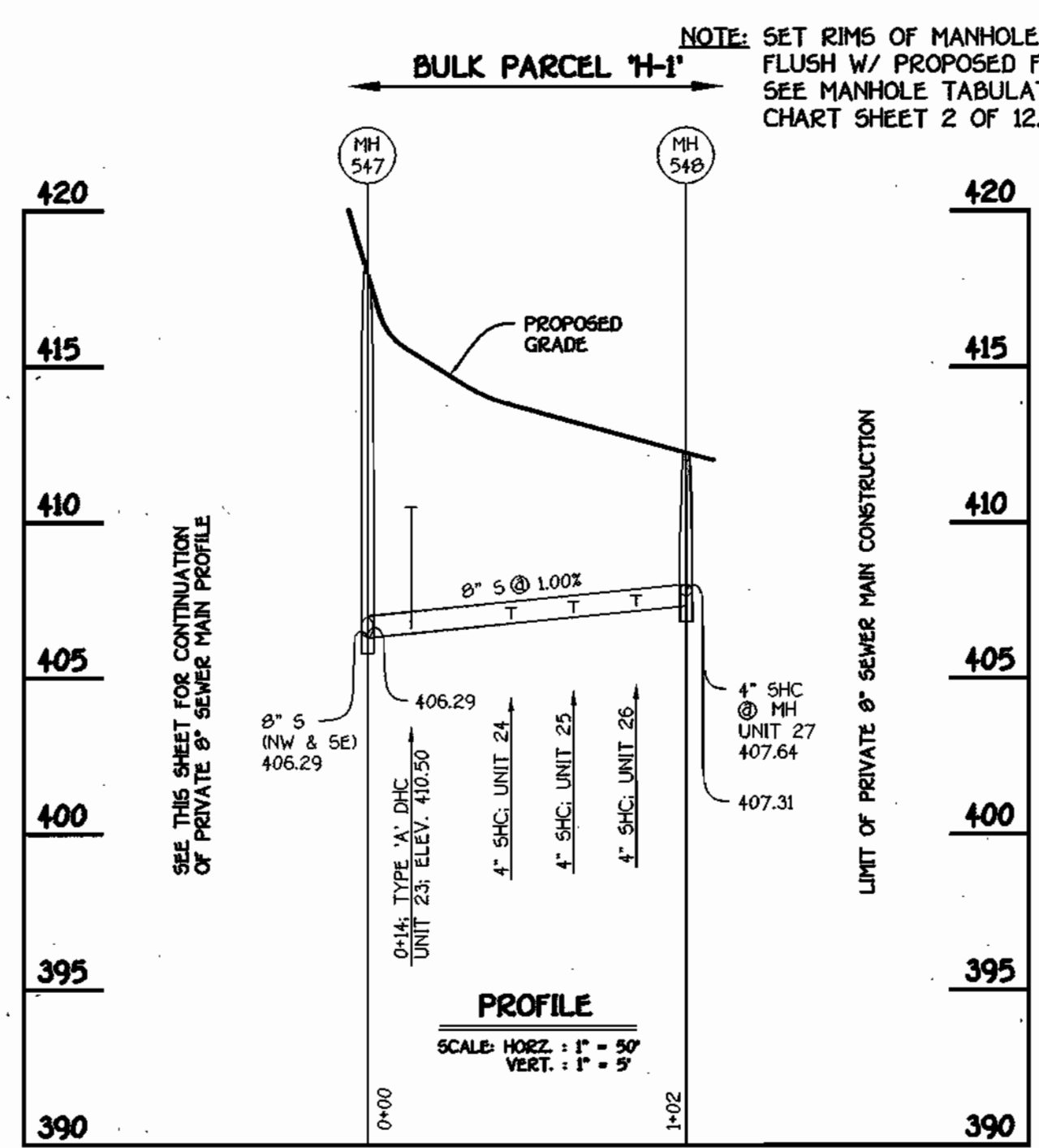
8" PRIVATE SEWER MAIN: UNITS 60 THRU 65; PAMELA WAY & UNITS 78 THRU 90; LOOP @ ICE CRYSTAL DRIVE



8" PRIVATE SEWER MAIN: UNITS 12 THRU 22; CHELSEA WAY



8" PRIVATE SEWER MAIN: UNITS 1 THRU 11; LILY LANE & UNITS 28 THRU 32; BIRCHTREE LANE



8" PRIVATE SEWER MAIN: UNITS 23 THRU 27; BIRCHTREE LANE

MANHOLE TABULATION CHART				
NO.	ROAD STATION	NORTHING	EASTING	RM ELEVATION
545	COLLECTOR SEWER MAIN*	537424.25	1340944.69	415.00
547	COLLECTOR SEWER MAIN*	537460.74	1340916.81	416.00
548	COLLECTOR SEWER MAIN*	537548.60	1340992.96	412.60
550	COLLECTOR SEWER MAIN*	537548.09	1340863.17	418.75
555	COLLECTOR SEWER MAIN*	537533.74	1340845.28	424.54
560	COLLECTOR SEWER MAIN*	537607.09	1340815.95	427.52
565	COLLECTOR SEWER MAIN*	537618.82	1340974.47	414.98
570	COLLECTOR SEWER MAIN*	537702.23	1341027.80	420.22
620	COLLECTOR SEWER MAIN*	537446.27	1340352.26	410.18
625	COLLECTOR SEWER MAIN*	537495.51	1340411.46	416.00
630	COLLECTOR SEWER MAIN*	537595.92	1340455.45	421.05
660	COLLECTOR SEWER MAIN*	537990.23	1341193.22	412.18
665	COLLECTOR SEWER MAIN*	537705.20	1341223.56	416.77
670	COLLECTOR SEWER MAIN*	537773.66	1341190.32	419.13

\* SET MH RIMS FLUSH W/ PROPOSED FINISHED GRADE  
 547-625 TO BE TYPE 'B' DROP MANHOLE PER STD. DTL 5 1.32

FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21032  
 4100 461 - 2855

APPROVED  
 PLANNING BOARD  
 of HOWARD COUNTY  
 DATE: 9-19-02

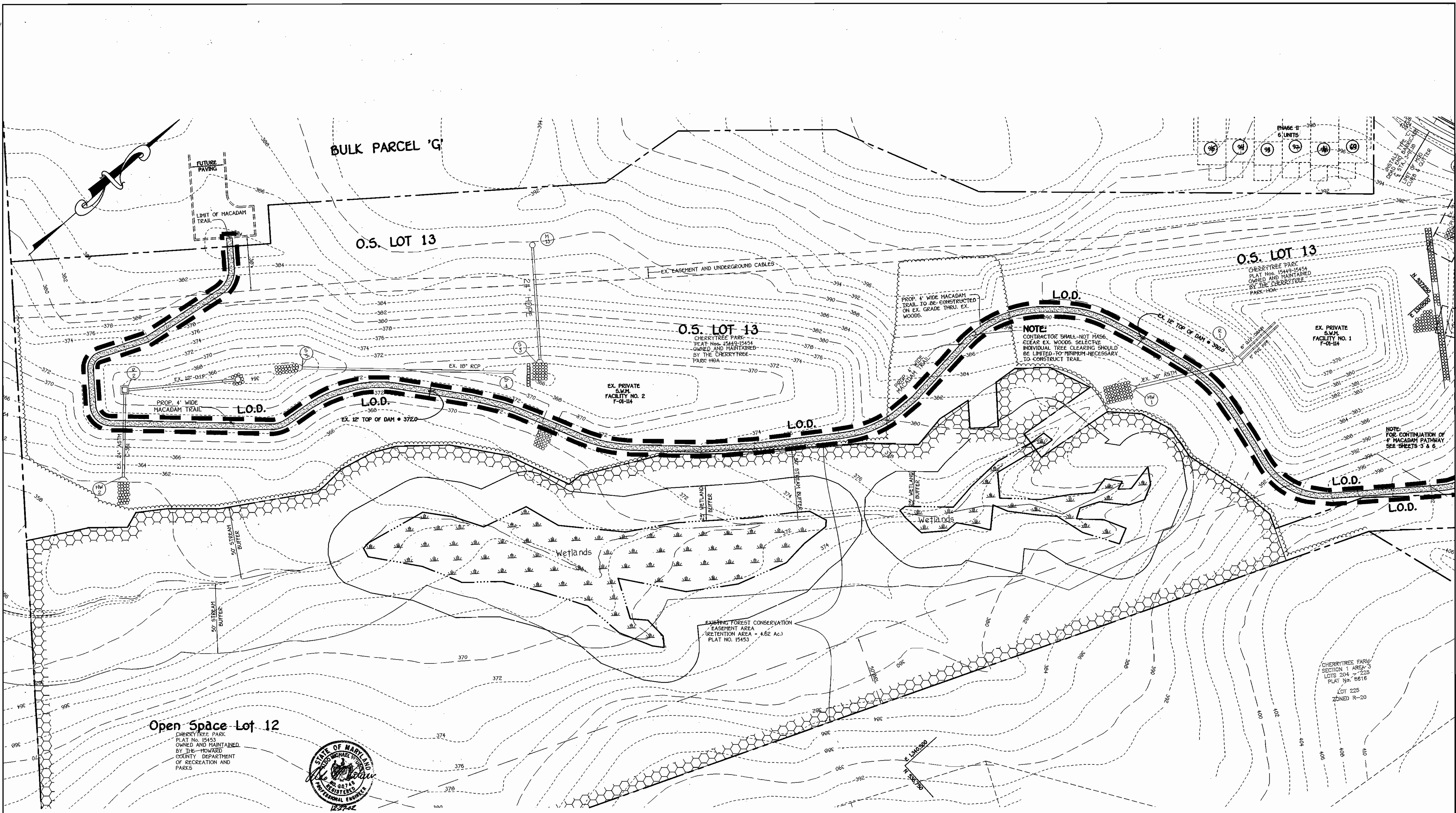
ENGINEER'S CERTIFICATE  
 I certify that the erosion and sediment control represents a practical and workable plan based on the knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature: [Signature] Date: 10-10-02  
 DEVELOPER'S CERTIFICATE  
 I/we certify that the development and construction will be done according to this plan, for sediment and erosion control and that any 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.  
 Signature of Developer: [Signature] Date: 10/10/02  
 Signature of Developer (Print name below signature): PHILIP F. BARBER

APPROVED DEPARTMENT OF PLANNING AND ZONING  
 Chief, Division of Land Development: [Signature] Date: 12/15/02  
 Chief, Development Engineering Division: [Signature] Date: 12/15/02  
 Director - Department of Planning and Zoning: [Signature] Date: 12/31/02  
 U.S.D.A.-Natural Resources Conservation Service  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Howard SCD Date: [Signature]  
 OWNER/DEVELOPER  
 CHERRYTREE I LLC  
 C/O U.S. HOME SUITE 300  
 10230 NEW HAMPSHIRE AVENUE  
 SILVER SPRING MARYLAND 20903  
 C/O MR. DONALD FINC, VICE - PRESIDENT

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6060.82
15720 - 15724					
WATER CODE	SEWER CODE				
E18	7602000				

PRIVATE SEWER AND STORM DRAIN PROFILES  
 CHERRYTREE PARK  
 PHASE I  
 LOTS 1 THRU 10 (SINGLE FAMILY DETACHED)  
 BULK PARCELS 'D' AND 'H-1'  
 (UNITS 1-42, 43-51, 56-65 AND 78-90) (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
 ZONED: MXD-6  
 TAX MAP No: 46 PARCEL: 156  
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: OCTOBER 4, 2002  
 SHEET 11 OF 12 50P-02-111





**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL FREE  
 CLOUETT CITY, MARYLAND 21042  
 (410) 961 - 2355

**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: 9-19-02  
 LWS

**ENGINEER'S CERTIFICATE**  
 I certify that the erosion and sediment control represents a practical and workable plan based on my knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature: *[Signature]* Date: 10-10-02  
**DEVELOPER'S CERTIFICATE**  
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any 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.  
 Signature of Developer (Print name below signature): *Philip F. Barber* Date: 10/16/02  
 PHILIP F. BARBER

Reviewed for HOWARD SCD and meets Technical Requirements.  
 Signature: *[Signature]* Date: 12/12/02  
 U.S.D.A. Natural Resources Conservation Service  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Signature: *[Signature]* Date: 12/12/02  
 HOWARD SCD  
**OWNER/DEVELOPER**  
 CHERRYTREE PARK I, LLC  
 C/O U.S. HOME SUITE 300  
 10230 NEW HAMPSHIRE AVENUE  
 SILVER SPRING, MARYLAND 20903  
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 Chief, Division of Land Development  
 Signature: *[Signature]* Date: 12/19/02  
 Chief, Development Engineering Division  
 Signature: *[Signature]* Date: 12/31/02  
 Director - Department of Planning and Zoning  
 PROJECT: CHERRYTREE PARK (F-01-114) (F-03-114) PHASE I  
 PLAT NO. 15449 - 15454, 15720 - 15724 BLOCK NO. 4 ZONE MXD-6 TAX 46 ELEC. DIST. 6TH CENSUS TR. 6060.02  
 WATER CODE E18 SEWER CODE 7602000

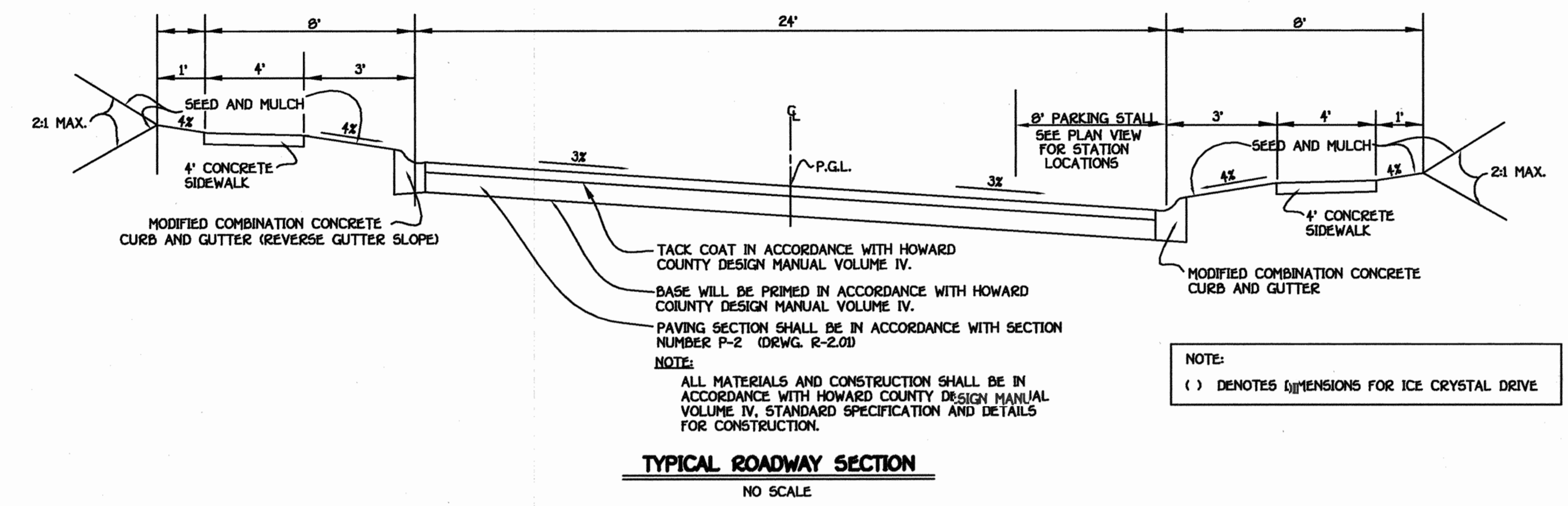
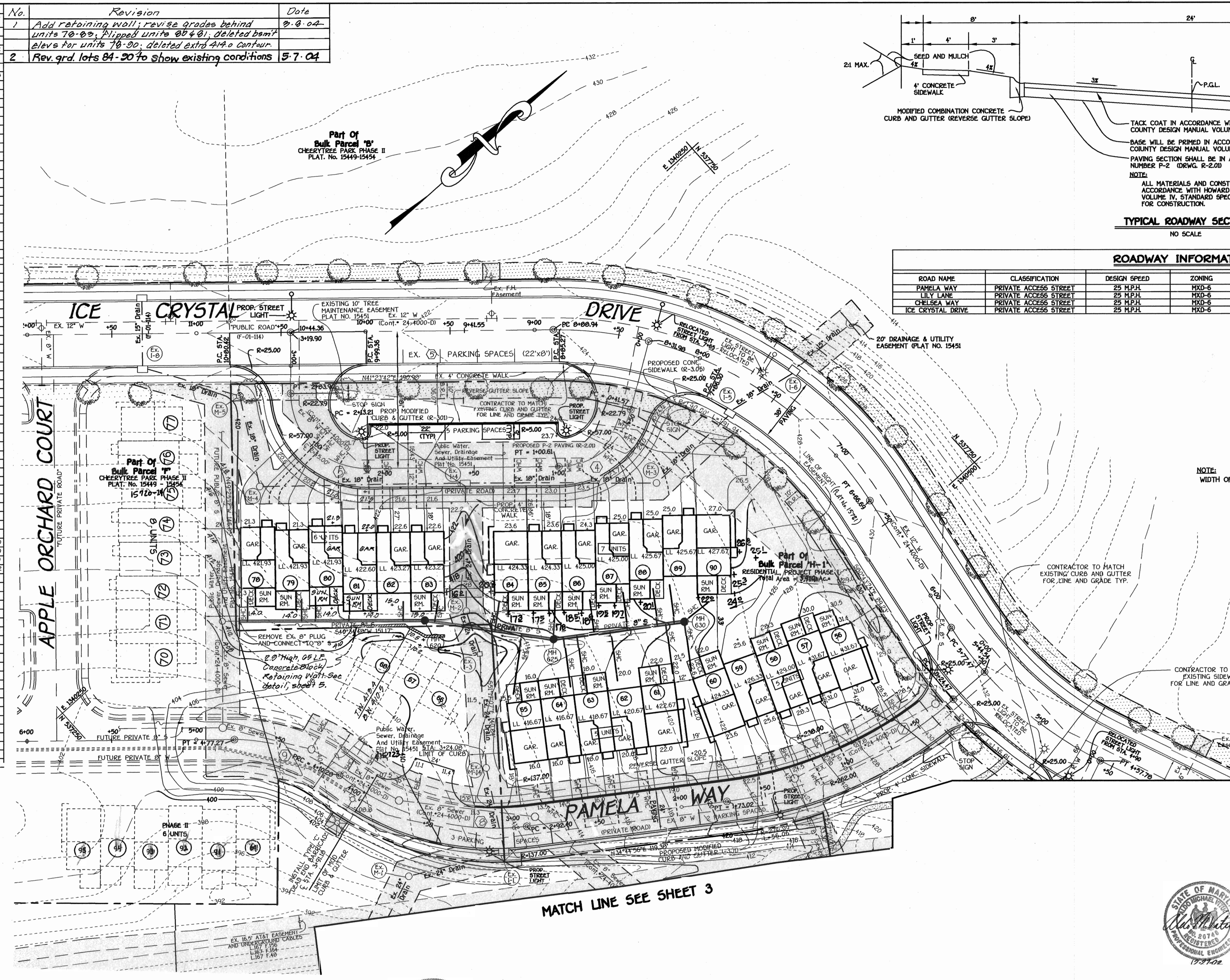
**SITE DEVELOPMENT PLAN**  
**CHERRYTREE PARK**  
**PHASE I**  
**LOTS 1 THRU 10 (SINGLE FAMILY DETACHED)**  
**BULK PARCELS 'D' AND 'H-1'**  
 UNITS 1-51, 56-65 AND 78-90 (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
 ZONED: MXD-6  
 TAX MAP No: 46 PARCEL: 156  
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: OCTOBER 4, 2002  
 SHEET 12 OF 12 **SDP-02-111**

LOT NO. / PAR.	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. STREET
Lot 1	Birchtree Lane	404.6	DHC 399.59
Lot 2	Birchtree Lane	402.6	DHC 398.19
Lot 3	Birchtree Lane	403.0	DHC 398.22
Lot 4	Birchtree Lane	404.4	DHC 399.46
Lot 5	Birchtree Lane	405.4	DHC 400.46
Lot 6	Birchtree Lane	407.6	DHC 402.80
Lot 7	Birchtree Lane	409.3	DHC 404.32
Lot 8	Birchtree Lane	409.5	DHC 404.32
Lot 9	Birchtree Lane	407.0	DHC 401.82
Lot 10	Birchtree Lane	405.5	DHC 400.30

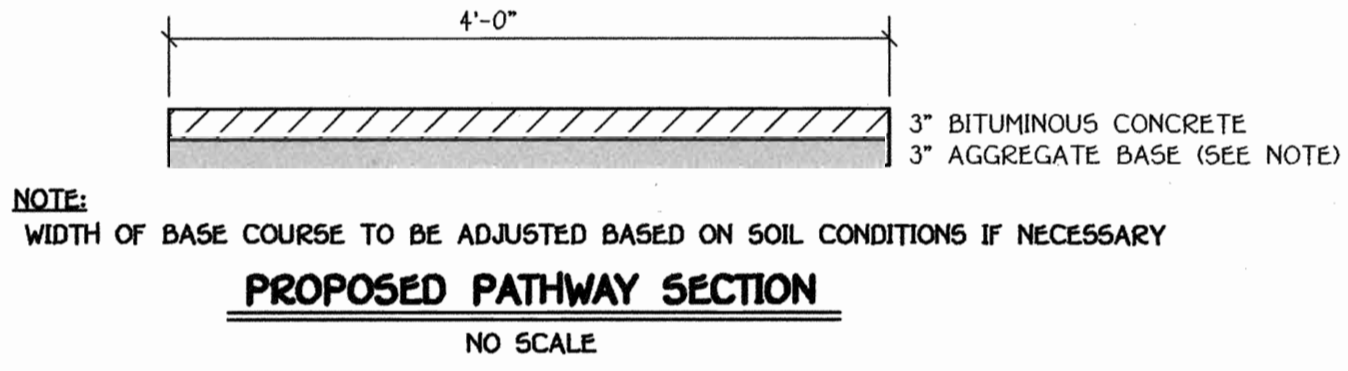
No.	Revision	Date
1	Add retaining wall; revise grades behind units 78-83; flipped units 87 & 81; deleted bmt elevs for units 78-80; deleted extra 414.0 contour.	9-9-04
2	Rev. grd. lots 84-90 to show existing conditions	5-7-04

Unit	Par.	Sty.	Address	Elev.	DHC
Unit 1	Par. H-1	Lily Lane	414.3	N/A	
Unit 2	Par. H-1	Lily Lane	414.0	N/A	
Unit 3	Par. D	Lily Lane	413.7	N/A	
Unit 4	Par. H-1	Lily Lane	413.4	N/A	
Unit 5	Par. H-1	Lily Lane	413.0	N/A	
Unit 6	Par. H-1	Lily Lane	412.5	N/A	
Unit 7	Par. H-1	Lily Lane	412.3	N/A	
Unit 8	Par. H-1	Lily Lane	412.2	N/A	
Unit 9	Par. H-1	Lily Lane	412.0	N/A	
Unit 10	Par. H-1	Lily Lane	411.9	N/A	
Unit 11	Par. H-1	Lily Lane	411.7	N/A	
Unit 12	Par. H-1	Chelsea Way	424.8	N/A	
Unit 13	Par. H-1	Chelsea Way	424.0	N/A	
Unit 14	Par. H-1	Chelsea Way	423.5	N/A	
Unit 15	Par. H-1	Chelsea Way	422.8	N/A	
Unit 16	Par. H-1	Chelsea Way	422.1	N/A	
Unit 17	Par. H-1	Chelsea Way	418.0	N/A	
Unit 18	Par. H-1	Chelsea Way	419.5	N/A	
Unit 19	Par. H-1	Chelsea Way	417.3	N/A	
Unit 20	Par. H-1	Chelsea Way	416.0	N/A	
Unit 21	Par. H-1	Chelsea Way	414.6	N/A	
Unit 22	Par. H-1	Chelsea Way	412.5	N/A	
Unit 23	Par. H-1	Birchtree Lane	414.5	N/A	
Unit 24	Par. H-1	Birchtree Lane	410.9	N/A	
Unit 25	Par. H-1	Birchtree Lane	411.1	N/A	
Unit 26	Par. H-1	Birchtree Lane	411.3	N/A	
Unit 27	Par. H-1	Birchtree Lane	411.6	N/A	
Unit 28	Par. H-1	Birchtree Lane	412.0	N/A	
Unit 29	Par. H-1	Birchtree Lane	412.5	N/A	
Unit 30	Par. H-1	Birchtree Lane	413.0	N/A	
Unit 31	Par. H-1	Birchtree Lane	413.0	N/A	
Unit 32	Par. H-1	Birchtree Lane	413.5	N/A	
Unit 33	Par. D	Birchtree Lane	415.9	N/A	
Unit 34	Par. D	Birchtree Lane	415.5	N/A	
Unit 35	Par. D	Birchtree Lane	415.1	N/A	
Unit 36	Par. D	Birchtree Lane	414.7	N/A	
Unit 37	Par. D	Birchtree Lane	414.2	N/A	
Unit 38	Par. D	Birchtree Lane	414.0	N/A	
Unit 39	Par. D	Birchtree Lane	412.9	N/A	
Unit 40	Par. D	Birchtree Lane	412.1	N/A	
Unit 41	Par. D	Birchtree Lane	411.0	N/A	
Unit 42	Par. D	Birchtree Lane	409.6	N/A	
Unit 43	Par. H-1	Chelsea Way	419.6	DHC 414.24	
Unit 44	Par. H-1	Chelsea Way	417.6	DHC 413.20	
Unit 45	Par. H-1	Chelsea Way	416.7	DHC 412.20	
Unit 46	Par. H-1	Chelsea Way	415.8	DHC 411.20	
Unit 47	Par. H-1	Chelsea Way	415.4	DHC 410.70	
Unit 48	Par. H-1	Chelsea Way	414.6	DHC 410.20	
Unit 49	Par. H-1	Chelsea Way	412.0	DHC 407.70	
Unit 50	Par. H-1	Chelsea Way	411.4	DHC 407.20	
Unit 51	Par. H-1	Chelsea Way	409.9	DHC 405.70	
Unit 52	Par. H-1	Pamela Way	427.5	DHC 423.32	
Unit 53	Par. H-1	Pamela Way	425.6	DHC 423.30	
Unit 54	Par. H-1	Pamela Way	423.6	DHC 419.34	
Unit 55	Par. H-1	Pamela Way	419.3	DHC 415.89	
Unit 56	Par. H-1	Pamela Way	418.1	N/A	
Unit 57	Par. H-1	Pamela Way	417.6	N/A	
Unit 58	Par. H-1	Pamela Way	417.3	N/A	
Unit 59	Par. H-1	Pamela Way	415.7	N/A	
Unit 60	Par. H-1	Pamela Way	415.5	N/A	
Unit 61	Par. H-1	Pamela Way	409.7	N/A	
Unit 62	Par. H-1	Pamela Way	417.3	N/A	
Unit 63	Par. H-1	Pamela Way	415.7	N/A	
Unit 64	Par. H-1	Pamela Way	415.5	N/A	
Unit 65	Par. H-1	Pamela Way	409.7	N/A	
Unit 66	Par. H-1	Ice Crystal Drive	407.3	N/A	
Unit 67	Par. H-1	Ice Crystal Drive	407.7	N/A	
Unit 68	Par. H-1	Ice Crystal Drive	407.8	N/A	
Unit 69	Par. H-1	Ice Crystal Drive	408.0	N/A	
Unit 70	Par. H-1	Ice Crystal Drive	408.4	N/A	
Unit 71	Par. H-1	Ice Crystal Drive	408.6	N/A	
Unit 72	Par. H-1	Ice Crystal Drive	409.4	N/A	
Unit 73	Par. H-1	Ice Crystal Drive	409.8	N/A	
Unit 74	Par. H-1	Ice Crystal Drive	415.9	N/A	
Unit 75	Par. H-1	Ice Crystal Drive	416.6	N/A	
Unit 76	Par. H-1	Ice Crystal Drive	417.3	N/A	
Unit 77	Par. H-1	Ice Crystal Drive	417.3	N/A	
Unit 78	Par. H-1	Ice Crystal Drive	417.6	N/A	
Unit 79	Par. H-1	Ice Crystal Drive	417.9	N/A	

Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
+	Spot Elevation
—SF—SF—	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
---	Proposed Walkout
---	Earth Dike
X	Tree Protection
---	Existing Tree Line
---	Limit of Disturbance
---	Existing Street Tree Per FOI-114
---	Reverse Curb



ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	PAVING SECTION
PAMELA WAY	PRIVATE ACCESS STREET	25 M.P.H.	MXD-6	0+00 TO 2+91.10	P-2
LILY LANE	PRIVATE ACCESS STREET	25 M.P.H.	MXD-6	0+00 TO 3+33.16	P-2
CHELSEA WAY	PRIVATE ACCESS STREET	25 M.P.H.	MXD-6	0+00 TO 2+60.11	P-2
ICE CRYSTAL DRIVE	PRIVATE ACCESS STREET	25 M.P.H.	MXD-6	PRIVATE DRIVE OFF OF STA. 2+31.90 TO 10+44.36	P-2



CURVE	RADIUS	ARC	Δ	TANGENT	CHORD BEARING	CHORD
1	55.00'	115.81	120°38'30"	96.51'	S 52°36'50" E	95.57'
2	45.00'	70.26'	89°27'12"	44.57'	S 52°26'00" W	63.34'
3	600.00'	290.80'	27°46'11"	148.32'	N 54°13'18" E	287.96'
4	45.00'	59.03'	75°09'57"	34.63'	S 03°49'44" W	54.89'
5	45.00'	70.69'	90°00'00"	45.00'	S 66°23'42" W	63.64'
6	45.00'	141.17'	179°44'57"	20562.71'	N 72°43'09" E	90.00'
7	250.00'	148.55'	34°02'46"	76.54'	S 17°43'33" W	146.38'
8	150.00'	117.80'	45°01'39"	62.17'	S 57°15'46" E	114.87'
9	100.00'	66.99'	38°22'53"	34.81'	N 60°35'09" E	65.74'

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 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE  
 ELLETT CITY, MARYLAND 21042  
 410.461.2555

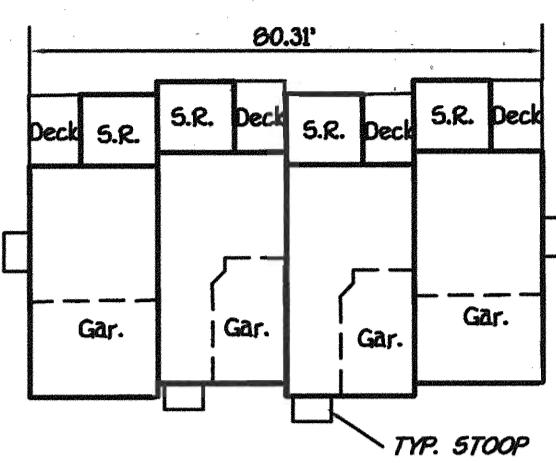
**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
 DATE: 9-19-02

**ENGINEER'S CERTIFICATE**  
 I 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.  
 Signature of Professional Engineer: [Signature] Date: 10/10/02  
**DEVELOPER'S CERTIFICATE**  
 I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that any 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.  
 Signature of Developer (Print name below signature): PHILIP F. BARBER Date: 10/10/02

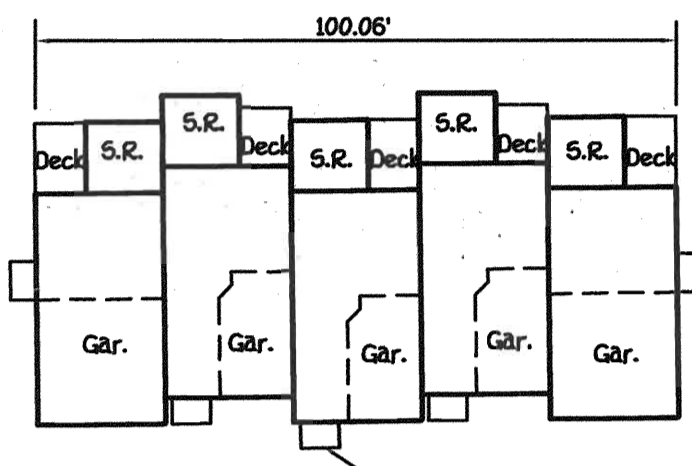
Approved for HOWARD SCD and meets Technical Requirements.  
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 Signature: [Signature] Date: [Date]  
 HOWARD SCD  
**OWNER/DEVELOPER**  
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 C/O U.S. HOME SUITE 300  
 10230 NEW HAMPSHIRE AVENUE  
 SILVER SPRING, MARYLAND 20903  
 C/O MR. DONALD FINN, VICE-PRESIDENT

APPROVED DEPARTMENT OF PLANNING AND ZONING  
 Signature: [Signature] Date: 12/30/02  
 Chief, Division of Land Development  
 Signature: [Signature] Date: 12/19/02  
 Chief, Development Engineering Division  
 Signature: [Signature] Date: 12/31/02  
 PROJECT - Department of Planning and Zoning  
 CHERRYTREE PARK (F-01-114) (F-03-114)  
 SECTION/AREA: PHASE I  
 PARCELS 17 & 14-T  
 LOTS 1-10 P.C.D.M. UNITS 1-42, 43-51, 56-65 AND 78-90  
 PLAT NO. 15449 - 15454  
 BLOCK NO. 4  
 ZONE MXD-6  
 TAX 46  
 ELEC. DIST. 6TH  
 CENSUS TR. 606001  
 WATER CODE E18  
 SEWER CODE 7602000

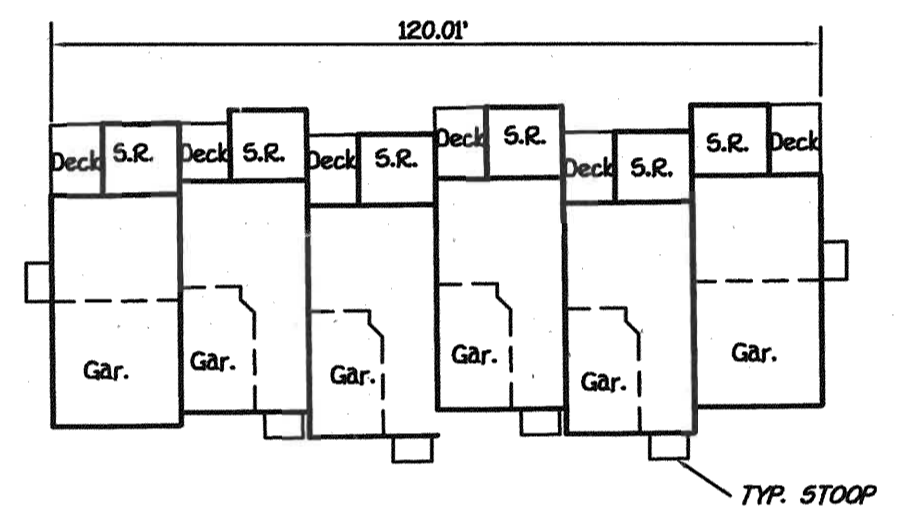
**SITE DEVELOPMENT PLAN**  
**CHERRYTREE PARK PHASE I**  
**LOTS 1 THRU 10 (SINGLE FAMILY DETACHED) BULK PARCELS 'D' AND 'H-1'**  
 (UNITS 1-51, 56-65 AND 78-90) (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
 ZONED: MXD-6  
 TAX MAP No: 46 PARCEL: 156  
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: OCTOBER 4, 2002  
 SHEET 2 OF 12 **SDP-02-111**



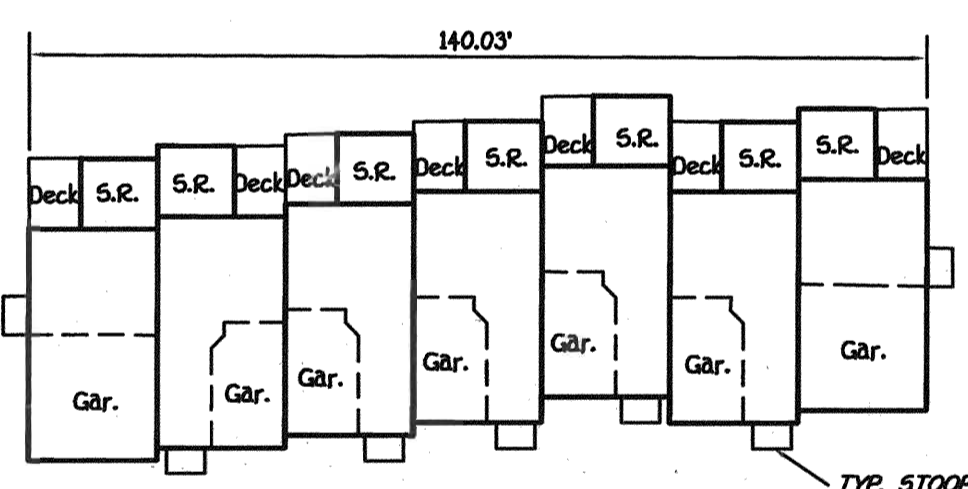
4 UNITS



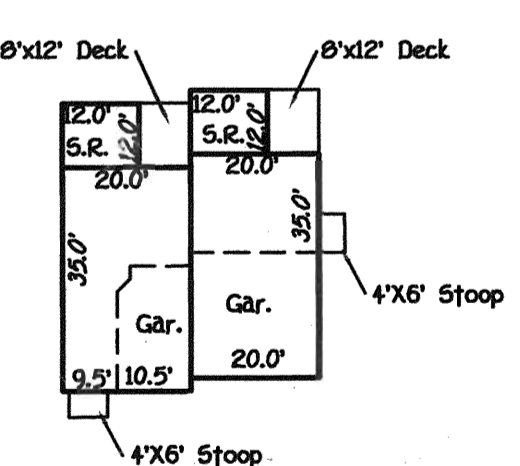
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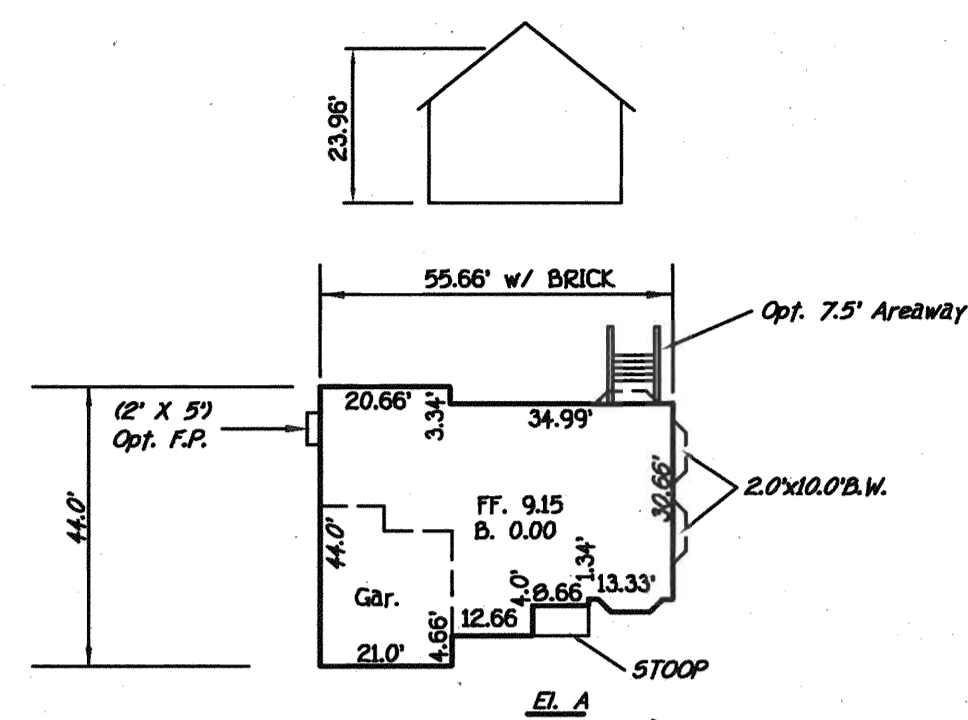
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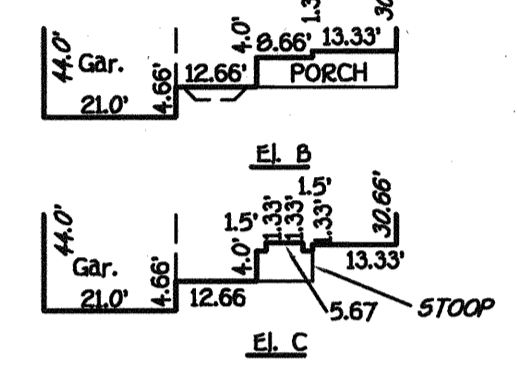
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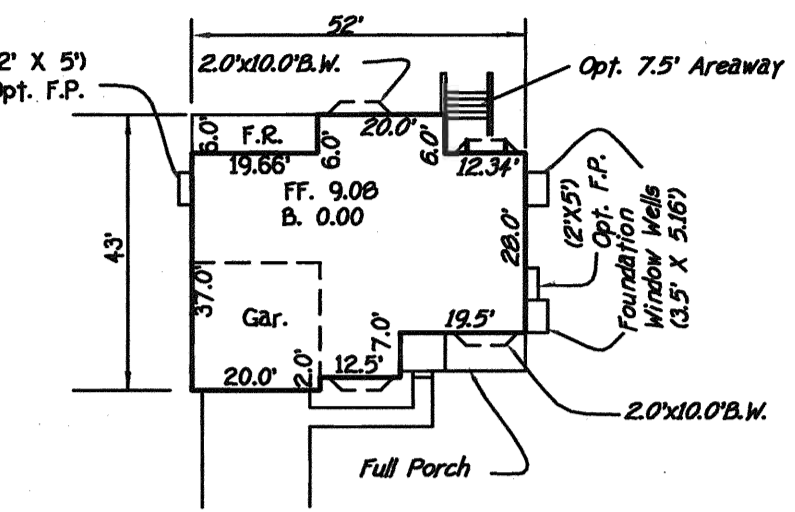
TYPICAL UNITS



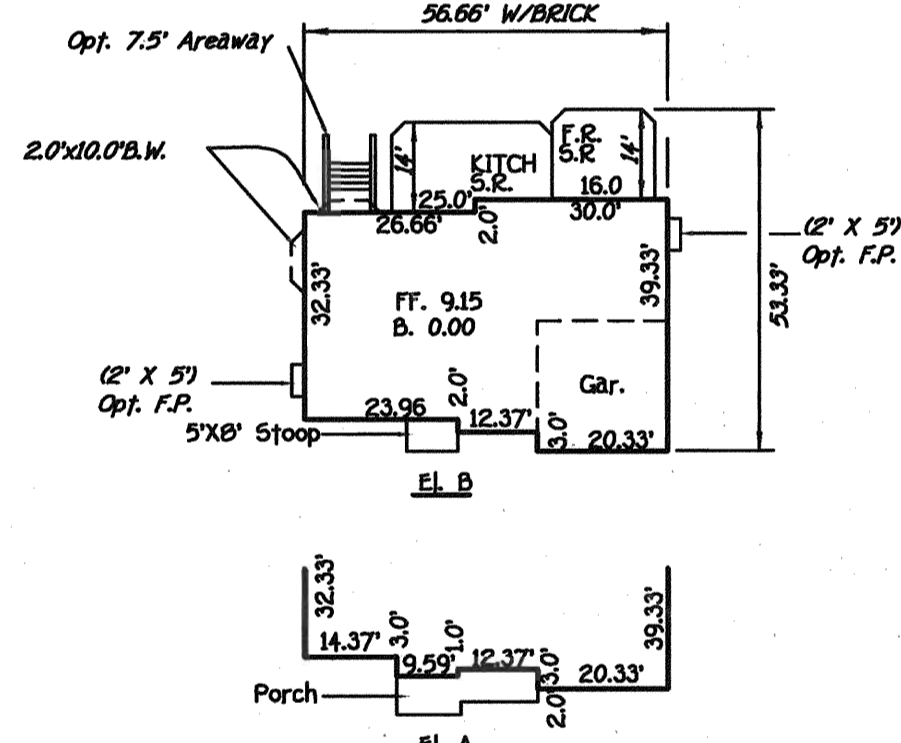
JACKSON



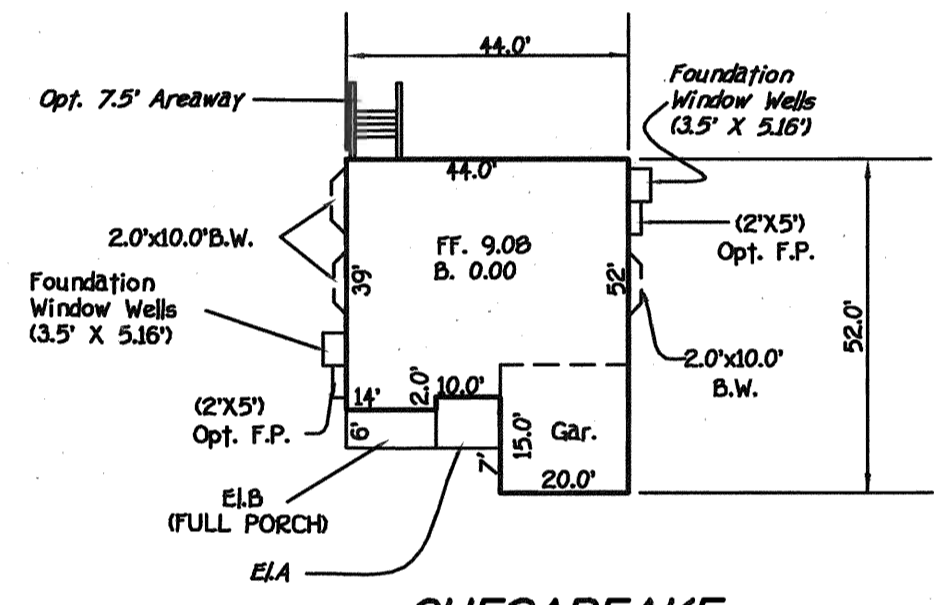
FAIRFAX



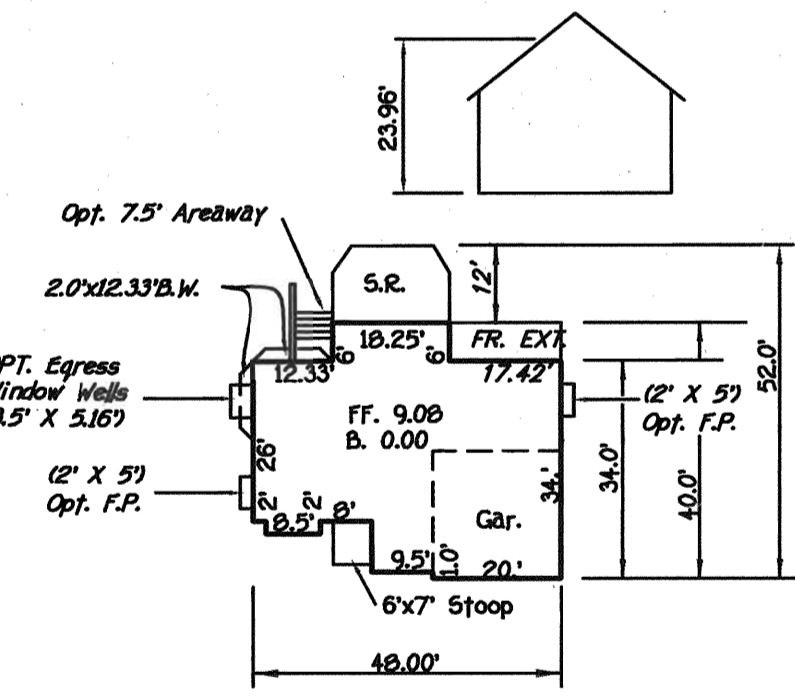
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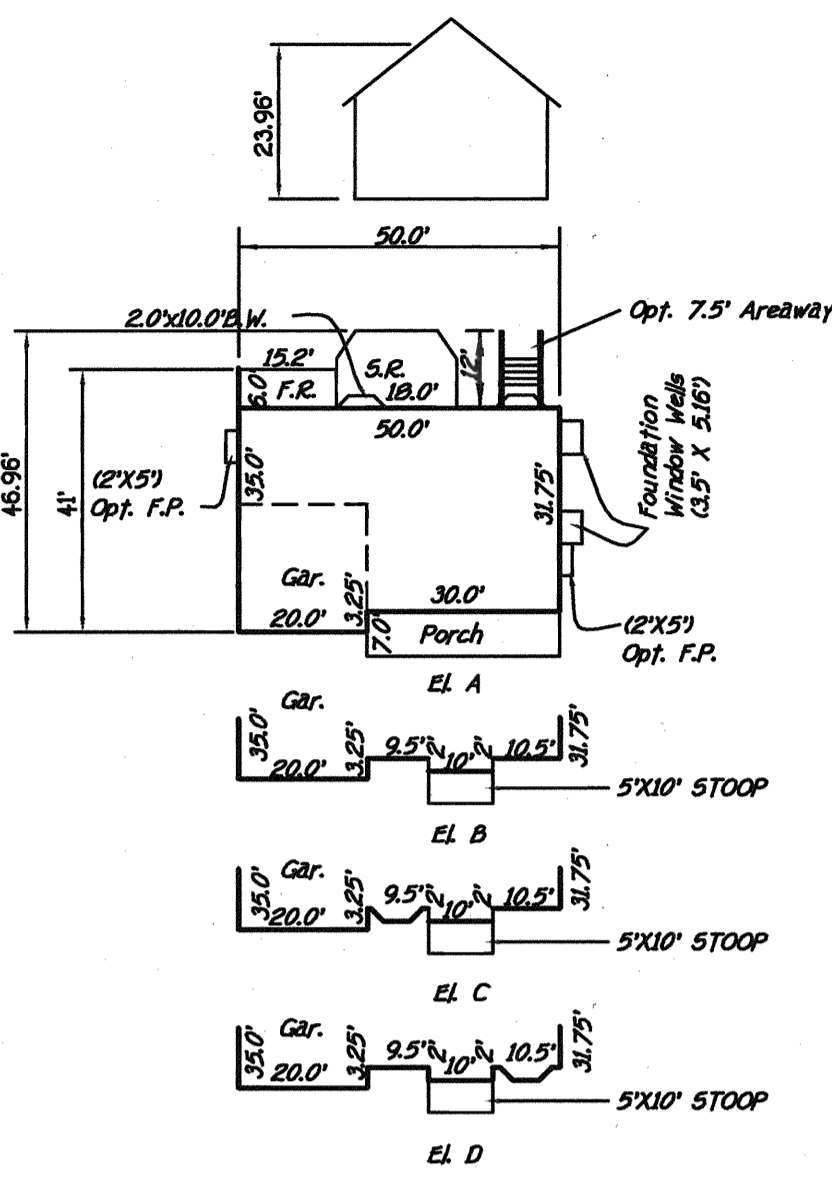
DERBYSHIRE



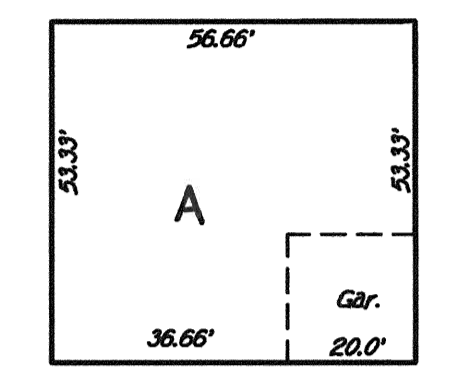
POTOMAC



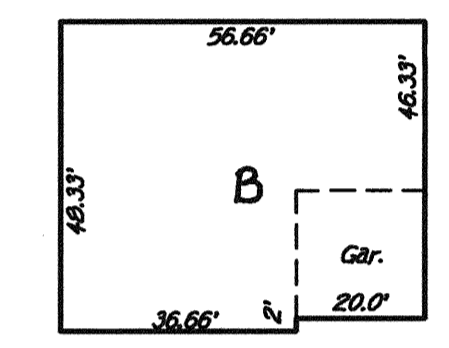
MADISON



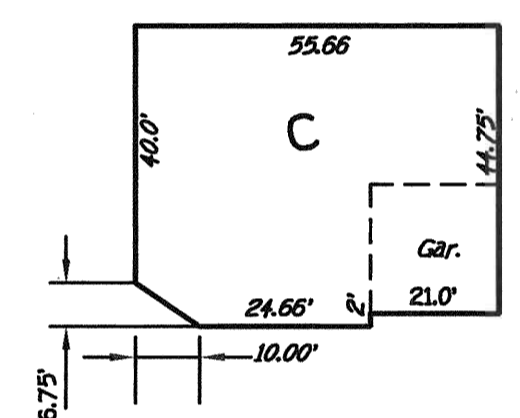
LANGFORD



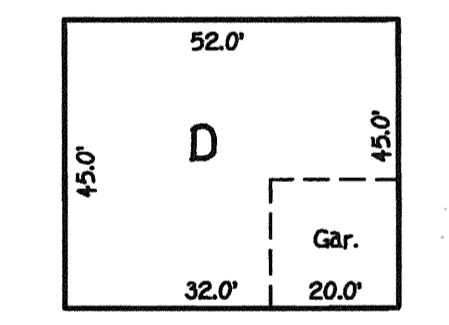
FAIRFAX  
DERBYSHIRE  
JACKSON  
CHESAPEAKE  
MADISON  
POTOMAC  
LANGFORD



FAIRFAX  
DERBYSHIRE W/OUT KITCHEN S.R. OR FAMILY ROOM S.R.  
JACKSON  
MADISON W/OUT OPT. SR.  
POTOMAC W/OUT OPT. SR.  
LANGFORD



FAIRFAX  
JACKSON  
MADISON W/OUT OPT. SR.  
POTOMAC W/OUT OPT. SR.  
LANGFORD W/OUT OPT. SR.



JACKSON  
MADISON W/OUT OPT. SR.  
POTOMAC W/OUT OPT. SR.  
LANGFORD W/OUT OPT. SR.

GENERIC BOXES



APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE 9-19-02

**ENGINEER'S CERTIFICATE**  
"I certify that the erosion and sediment control represents a practical and workable plan based on the knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."  
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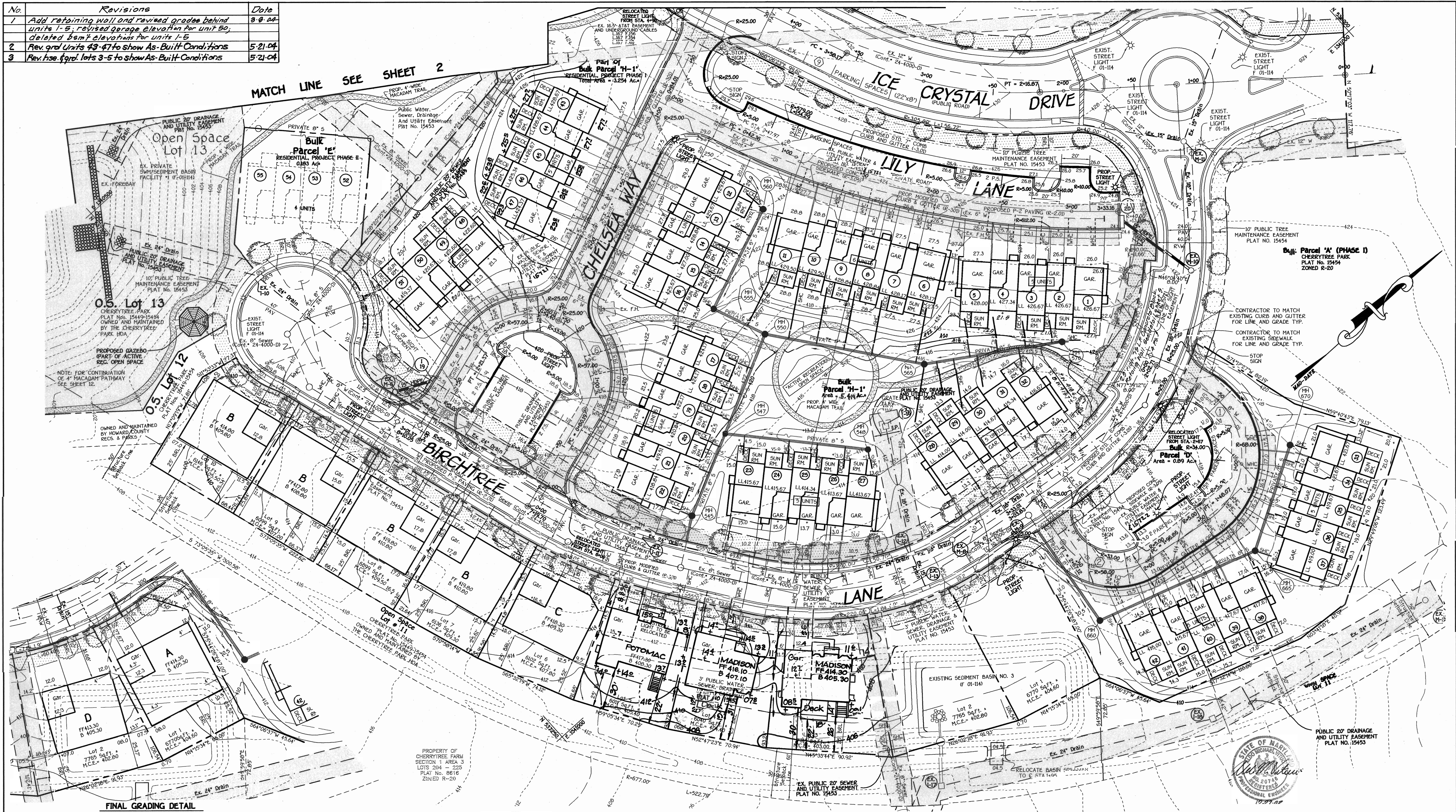
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CHERRYTREE PARK I, LLC  
C/O U.S. HOME SUITE 300  
10230 NEW HAMPSHIRE AVENUE  
SILVER SPRING, MARYLAND 20903  
C/O MR. DONALD FINX, VICE-PRESIDENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING					
[Signature]			12/30/02		
Chief, Division of Land Development			Date		
[Signature]			12/19/02		
Chief, Development Engineering Division			Date		
[Signature]			12/7/02		
Director - Department of Planning and Zoning			Date		
PROJECT	CHERRYTREE PARK (F-01-114) (F-03-14)	SECTION/AREA	PHASE 1	PARCELS 10' & 11-1'	LOTS 1-10 P.C.D.M. UNITS 1-42, 43-51, 56-65 AND 78-90
PLAT NO.	15449 - 15454	BLOCK NO.	4	ZONE	MXD-6
WATER CODE	15720 - 15724	TAX	46	ELEC. DIST.	6TH
	E18	SEWER CODE	7602000	CENSUS TR.	6060.02

**HOUSE TYPES**  
**CHERRYTREE PARK PHASE I**  
**LOTS 1 THRU 10 (SINGLE FAMILY DETACHED) BULK PARCELS 'D' AND 'H-1'**  
(UNITS 1-51, 56-65 AND 78-90) (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
ZONED: MXD-6  
TAX MAP No: 46 PARCEL: 156  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1"=30' DATE: OCTOBER 4, 2002  
SHEET 4 OF 12 **SDP-02-111**



No.	Revisions	Date
1	Add retaining wall and revised grades behind units 1-5; revised garage elevation for unit 50; deleted beam elevations for units 1-5	3-9-04
2	Rev. grad units 43-47 to show As-Built Conditions	5-21-04
3	Rev. hse. gpr. lots 3-5 to show As-Built Conditions	5-21-04



FINAL GRADING DETAIL  
SCALE: 1" = 30'

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2255

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 9-19-02

**ENGINEER'S CERTIFICATE**  
I certify that this plan and sediment control represents a practical and workable plan based on the knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
Signature of Engineer: [Signature] Date: 10-10-02  
**DEVELOPER'S CERTIFICATE**  
I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that any 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.  
Signature of Developer: [Signature] Date: 10/10/02  
PHILIP F. BARBER

Approved for HOWARD SCD and meets Technical Requirements.  
U.S.D.A.-Natural Resources Conservation Service  
Signature: [Signature] Date: [Date]  
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
Signature: [Signature] Date: [Date]  
**OWNER/DEVELOPER**  
CHERRYTREE PARK I, LLC  
C/O U.S. HOME SUITE 300  
10230 NEW HAMPSHIRE AVENUE  
SILVER SPRING, MARYLAND 20903  
C/O MR. DONALD FINN, VICE-PRESIDENT

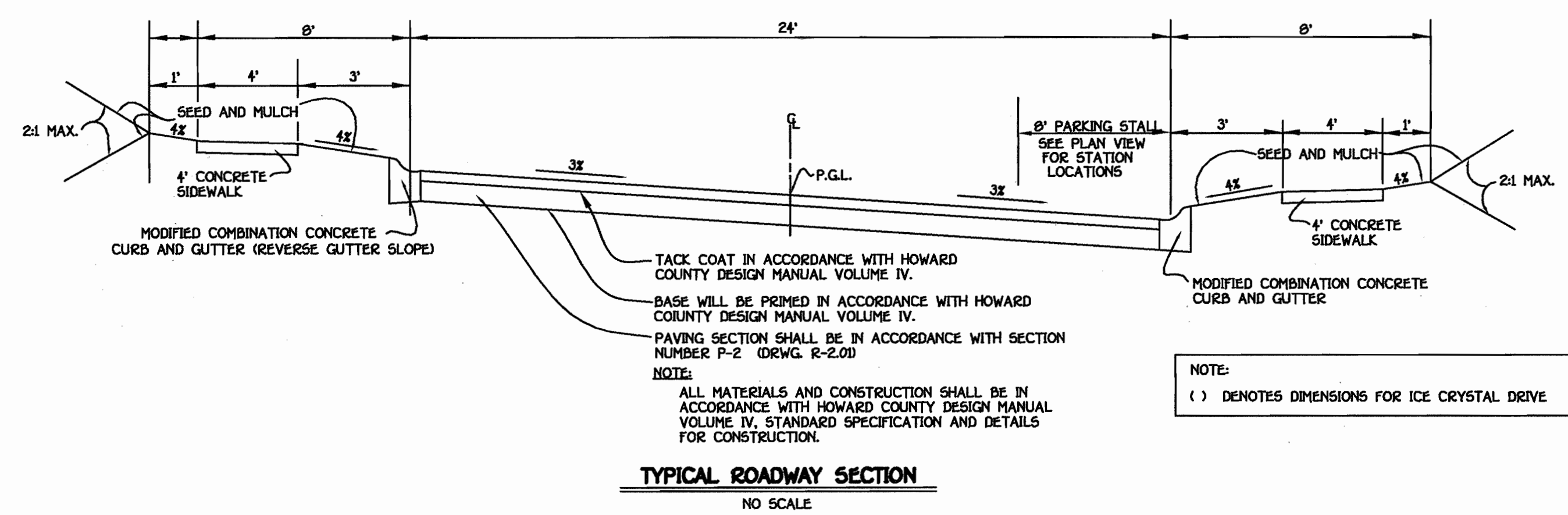
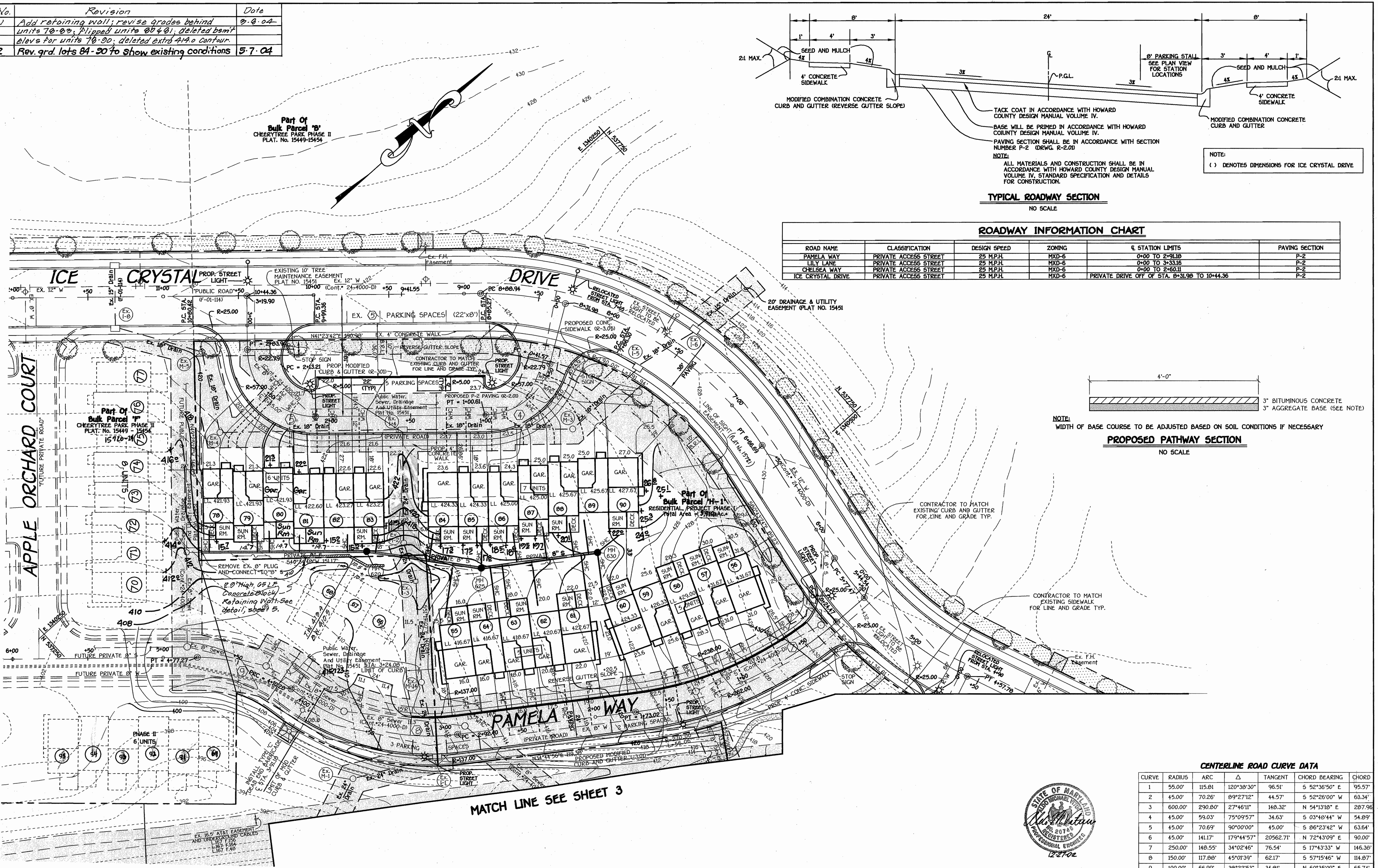
APPROVED: DEPARTMENT OF PLANNING AND ZONING  
Signature: [Signature] Date: 11/20/02  
Chief, Division of Land Development  
Signature: [Signature] Date: 10/19/02  
Chief, Department of Planning and Zoning  
Signature: [Signature] Date: 11/13/02  
Director - Department of Planning and Zoning

PROJECT	CHERRYTREE PARK (F-01-114) (F-0-3-11)
SECTION/AREA	PHASE I
PLAT NO.	15449 - 15454
BLOCK NO.	4
ZONE	MXD-6
WATER CODE	E1B
PARCELS 'D' & 'H-1' LOTS 1-10 P.C.D.M. UNITS 1-42, 43-51, 56-65 AND 78-90	
TA X	46
ELEC. DIST.	6TH
SEWER CODE	7602000
CENSUS TR.	6064742

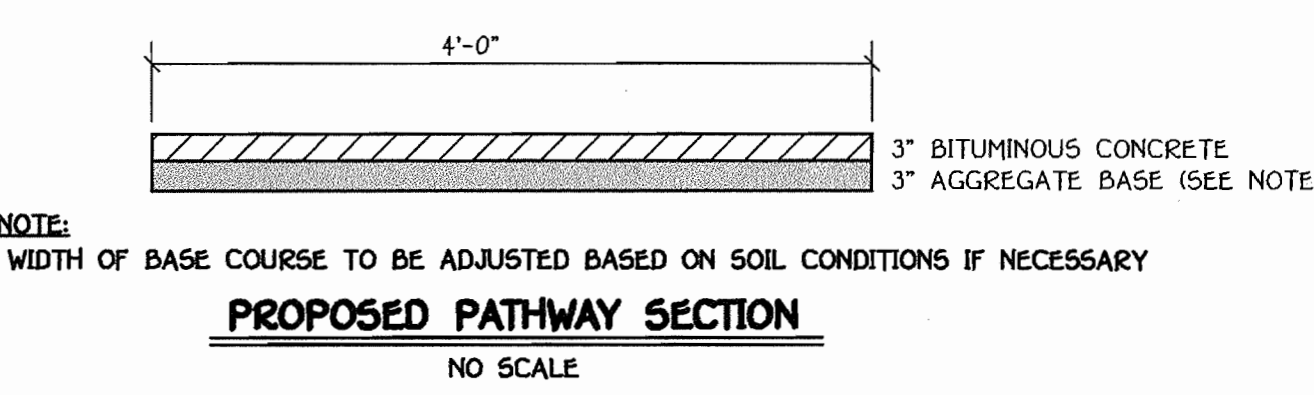
**SITE DEVELOPMENT PLAN**  
**CHERRYTREE PARK PHASE I**  
**LOTS 1 THRU 10 (SINGLE FAMILY DETACHED)**  
**BULK PARCELS 'D' AND 'H-1'**  
UNITS 1-51, 56-65 AND 78-90 (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
ZONED: MXD-6  
TAX MAP No: 46 PARCEL: 156  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1"=30' DATE: OCTOBER 4, 2002  
SHEET 3 OF 12  
50P-02-111

LOT NO. / PAR.	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. STREET	NO.	Revision	Date
Lot 1	Birchtree Lane	404.6	DHC 398.59	1	Add retaining wall; revise grades behind units 70-80, flipped units 80 & 81, deleted basmt elevs for units 70-90, deleted extra 414.0 contour.	9-8-04
Lot 2	Birchtree Lane	402.8	DHC 398.19	2	Rev. grd. lots 84-20 to show existing conditions	5-7-04
Lot 3	Birchtree Lane	403.0	DHC 398.22			
Lot 4	Birchtree Lane	404.4	DHC 399.46			
Lot 5	Birchtree Lane	405.4	DHC 400.46			
Lot 6	Birchtree Lane	407.8	DHC 402.89			
Lot 7	Birchtree Lane	409.3	DHC 404.32			
Lot 8	Birchtree Lane	409.5	DHC 404.32			
Lot 9	Birchtree Lane	407.0	DHC 401.82			
Lot 10	Birchtree Lane	405.5	DHC 400.30			
Unit 1 Par. H-1	Lily Lane	414.3	N/A			
Unit 2 Par. H-1	Lily Lane	414.0	N/A			
Unit 3 Par. D	Lily Lane	413.7	N/A			
Unit 4 Par. H-1	Lily Lane	413.4	N/A			
Unit 5 Par. H-1	Lily Lane	413.0	N/A			
Unit 6 Par. H-1	Lily Lane	412.6	N/A			
Unit 7 Par. H-1	Lily Lane	412.3	N/A			
Unit 8 Par. H-1	Lily Lane	412.2	N/A			
Unit 9 Par. H-1	Lily Lane	412.0	N/A			
Unit 10 Par. H-1	Lily Lane	411.9	N/A			
Unit 11 Par. H-1	Lily Lane	418.7	N/A			
Unit 12 Par. H-1	Chelsea Way	424.8	N/A			
Unit 13 Par. H-1	Chelsea Way	424.0	N/A			
Unit 14 Par. H-1	Chelsea Way	423.5	N/A			
Unit 15 Par. H-1	Chelsea Way	422.8	N/A			
Unit 16 Par. H-1	Chelsea Way	422.1	N/A			
Unit 17 Par. H-1	Chelsea Way	419.0	N/A			
Unit 18 Par. H-1	Chelsea Way	419.5	N/A			
Unit 19 Par. H-1	Chelsea Way	417.3	N/A			
Unit 20 Par. H-1	Chelsea Way	416.0	N/A			
Unit 21 Par. H-1	Chelsea Way	414.6	N/A			
Unit 22 Par. H-1	Chelsea Way	412.5	N/A			
Unit 23 Par. H-1	Birchtree Lane	414.5	N/A			
Unit 24 Par. H-1	Birchtree Lane	410.9	N/A			
Unit 25 Par. H-1	Birchtree Lane	411.1	N/A			
Unit 26 Par. H-1	Birchtree Lane	411.3	N/A			
Unit 27 Par. H-1	Birchtree Lane	411.6	N/A			
Unit 28 Par. H-1	Birchtree Lane	412.9	N/A			
Unit 29 Par. H-1	Birchtree Lane	412.9	N/A			
Unit 30 Par. H-1	Birchtree Lane	413.0	N/A			
Unit 31 Par. H-1	Birchtree Lane	413.0	N/A			
Unit 32 Par. H-1	Birchtree Lane	413.5	N/A			
Unit 33 Par. D	Birchtree Lane	415.9	N/A			
Unit 34 Par. D	Birchtree Lane	415.5	N/A			
Unit 35 Par. D	Birchtree Lane	415.1	N/A			
Unit 36 Par. D	Birchtree Lane	414.7	N/A			
Unit 37 Par. D	Birchtree Lane	414.2	N/A			
Unit 38 Par. D	Birchtree Lane	414.0	N/A			
Unit 39 Par. D	Birchtree Lane	412.9	N/A			
Unit 40 Par. D	Birchtree Lane	412.1	N/A			
Unit 41 Par. D	Birchtree Lane	411.0	N/A			
Unit 42 Par. D	Birchtree Lane	409.6	N/A			
Unit 43 Par. H-1	Chelsea Way	418.6	DHC 414.24			
Unit 44 Par. H-1	Chelsea Way	417.6	DHC 413.20			
Unit 45 Par. H-1	Chelsea Way	416.7	DHC 412.20			
Unit 46 Par. H-1	Chelsea Way	415.8	DHC 411.20			
Unit 47 Par. H-1	Chelsea Way	415.4	DHC 410.70			
Unit 48 Par. H-1	Chelsea Way	414.6	DHC 410.20			
Unit 49 Par. H-1	Chelsea Way	412.0	DHC 407.70			
Unit 50 Par. H-1	Chelsea Way	411.4	DHC 407.20			
Unit 51 Par. H-1	Chelsea Way	409.9	DHC 405.70			
Unit 52 Par. H-1	Pamela Way	427.5	DHC 423.32			
Unit 53 Par. H-1	Pamela Way	425.6	DHC 423.32			
Unit 54 Par. H-1	Pamela Way	423.6	DHC 419.34			
Unit 55 Par. H-1	Pamela Way	419.3	DHC 415.19			
Unit 56 Par. H-1	Pamela Way	418.1	N/A			
Unit 57 Par. H-1	Pamela Way	417.6	N/A			
Unit 58 Par. H-1	Pamela Way	417.3	N/A			
Unit 59 Par. H-1	Pamela Way	415.7	N/A			
Unit 60 Par. H-1	Pamela Way	415.5	N/A			
Unit 61 Par. H-1	Pamela Way	409.7	N/A			
Unit 62 Par. H-1	Pamela Way	407.3	N/A			
Unit 63 Par. H-1	Pamela Way	407.7	N/A			
Unit 64 Par. H-1	Pamela Way	407.8	N/A			
Unit 65 Par. H-1	Pamela Way	407.8	N/A			
Unit 66 Par. H-1	Pamela Way	408.0	N/A			
Unit 67 Par. H-1	Pamela Way	408.4	N/A			
Unit 68 Par. H-1	Pamela Way	408.6	N/A			
Unit 69 Par. H-1	Pamela Way	409.4	N/A			
Unit 70 Par. H-1	Pamela Way	409.8	N/A			
Unit 71 Par. H-1	Pamela Way	415.9	N/A			
Unit 72 Par. H-1	Pamela Way	416.6	N/A			
Unit 73 Par. H-1	Pamela Way	417.3	N/A			
Unit 74 Par. H-1	Pamela Way	417.6	N/A			
Unit 75 Par. H-1	Pamela Way	417.9	N/A			
Unit 76 Par. H-1	Pamela Way	417.9	N/A			
Unit 77 Par. H-1	Pamela Way	417.9	N/A			
Unit 78 Par. H-1	Pamela Way	417.9	N/A			
Unit 79 Par. H-1	Pamela Way	417.9	N/A			
Unit 80 Par. H-1	Pamela Way	417.9	N/A			
Unit 81 Par. H-1	Pamela Way	417.9	N/A			
Unit 82 Par. H-1	Pamela Way	417.9	N/A			
Unit 83 Par. H-1	Pamela Way	417.9	N/A			
Unit 84 Par. H-1	Pamela Way	417.9	N/A			
Unit 85 Par. H-1	Pamela Way	417.9	N/A			
Unit 86 Par. H-1	Pamela Way	417.9	N/A			
Unit 87 Par. H-1	Pamela Way	417.9	N/A			
Unit 88 Par. H-1	Pamela Way	417.9	N/A			
Unit 89 Par. H-1	Pamela Way	417.9	N/A			
Unit 90 Par. H-1	Pamela Way	417.9	N/A			

Symbol	Description
(Solid line)	Existing Contour 2' Interval
(Dashed line)	Existing Contour 10' Interval
(Dotted line)	Proposed Contour 2' Interval
(Dashed-dotted line)	Proposed Contour 10' Interval
(Circle with number)	Spot Elevation
(Line with 'SF')	Silt Fence
(Line with 'FF')	First Floor Elevation
(Line with 'BE')	Basement Elevation
(Line with 'PROG')	Proposed Walkout
(Line with 'EARTH')	Earth Dike
(Line with 'X')	Tree Protection
(Line with 'L.O.D.')	Existing Tree Line
(Line with 'L.O.D.')	Limit Of Disturbance
(Circle with 'X')	Existing Street Tree Per F01-114
(Line with 'R.C.')	Reverse Curb



ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	% STATION LIMITS	PAVING SECTION
PAMELA WAY	PRIVATE ACCESS STREET	25 MPH	MXD-6	0+00 TO 2+91.18	P-2
LILY LANE	PRIVATE ACCESS STREET	25 MPH	MXD-6	0+00 TO 3+33.16	P-2
CHELSEA WAY	PRIVATE ACCESS STREET	25 MPH	MXD-6	0+00 TO 2+60.11	P-2
ICE CRYSTAL DRIVE	PRIVATE ACCESS STREET	25 MPH	MXD-6	PRIVATE DRIVE OFF OF STA. 0+31.98 TO 10+44.36	P-2



CURVE	RADIUS	ARC	Δ	TANGENT	CHORD BEARING	CHORD
1	55.00'	115.81	120°39'30"	96.51'	S 52°36'50" E	95.57'
2	45.00'	70.26'	89°27'12"	44.57'	S 52°26'00" W	63.34'
3	600.00'	290.80'	27°46'11"	148.32'	N 54°13'18" E	287.96'
4	45.00'	59.03'	75°09'57"	34.63'	S 03°48'44" W	54.89'
5	45.00'	70.69'	90°00'00"	45.00'	S 86°23'42" W	63.64'
6	45.00'	141.17'	179°44'57"	205.6271'	N 72°43'09" E	90.00'
7	250.00'	148.55'	34°02'46"	76.54'	S 17°43'33" W	146.38'
8	150.00'	117.80'	45°01'39"	62.17'	S 57°15'46" W	114.87'
9	100.00'	66.99'	38°22'53"	34.81'	N 60°35'09" E	65.74'

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE: 10025 BALTIMORE NATIONAL FREE  
ELLSWORTH CITY, MARYLAND 21040  
4100 481-2055

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
DATE: 9-19-02

**STATE OF MARYLAND ENGINEER'S CERTIFICATE**  
I certify that the plan, specification and sediment control represents a practical and workable plan based on a personal inspection of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
Signature of Professional Engineer (Print name below signature) *Philip F. Barber* Date: 10-10-02

**DEVELOPER'S CERTIFICATE**  
I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that any 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.  
Signature of Developer (Print name below signature) *Philip F. Barber* Date: 10/10/02

Reviewed for HOWARD SCD and meets Technical Requirements.  
U.S.D.A.-Natural Resources Conservation Service  
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
Howard SCD

**OWNER/DEVELOPER**  
CHERRYTREE PARK I, LLC  
C/O U.S. HOME SUITE 300  
10230 NEW HAMPSHIRE AVENUE  
SILVER SPRING, MARYLAND 20903  
C/O MR. DONALD FINN, VICE-PRESIDENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
12/30/02  
Chief, Division of Land Development  
12/19/02  
Chief, Development Engineering Division  
12/13/02  
Director, Department of Planning and Zoning

PROJECT: CHERRYTREE PARK PHASE I  
PARCELS 'D' & 'H-1' LOTS 1-10 P.C.D.M. UNITS 1-42, 43-51, 56-65 AND 78-90

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	606802
15720 - 15721					
WATER CODE	SEWER CODE		7602000		
E10					

**SITE DEVELOPMENT PLAN**  
**CHERRYTREE PARK PHASE I**  
**LOTS 1 THRU 10 (SINGLE FAMILY DETACHED) BULK PARCELS 'D' AND 'H-1'**  
UNITS 1-51, 56-65 AND 78-90 (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
ZONED: MXD-6  
TAX MAP No: 46 PARCEL: 156  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
DATE: 11-30-02 DATE: OCTOBER 4, 2002  
SHEET 2 OF 12 **SDP-02-111**



No.	Revisions	Date
1	Add retaining wall and revised grades behind units 1-5; revised garage elevation per unit 50; deleted beam elevations per units 1-5	8-9-04
2	Rev. grad. Units 43-47 to show As-Built Conditions	5-21-04
3	Rev. hse. for lots 3-5 to show As-Built Conditions	5-21-04
4	Rev. grad. lots 38-42 to show As-Built Conditions	6-22-04



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21114  
 410.481.2995

**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: 9-19-02

**ENGINEER'S CERTIFICATE**  
 I certify that this plan and sediment control represents a practical and workable plan based on my knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature of Engineer: [Signature] Date: 10-10-02  
**DEVELOPER'S CERTIFICATE**  
 I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that any 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.  
 Signature of Developer: [Signature] Date: 10/10/02  
 PHILIP F. BARBER

Reviewed for HOWARD SCD and meets Technical Requirements.  
 U.S.D.A. Natural Resources Conservation Service  
 Date: [Signature]  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Howard SCD Date: [Signature]  
**OWNER/DEVELOPER**  
 CHERRYTREE PARK I, LLC  
 C/O U.S. HOME SUITE 300  
 10230 NEW HAMPSHIRE AVENUE  
 SILVER SPRING, MARYLAND 20903  
 C/O MR. DONALD FINE, VICE-PRESIDENT

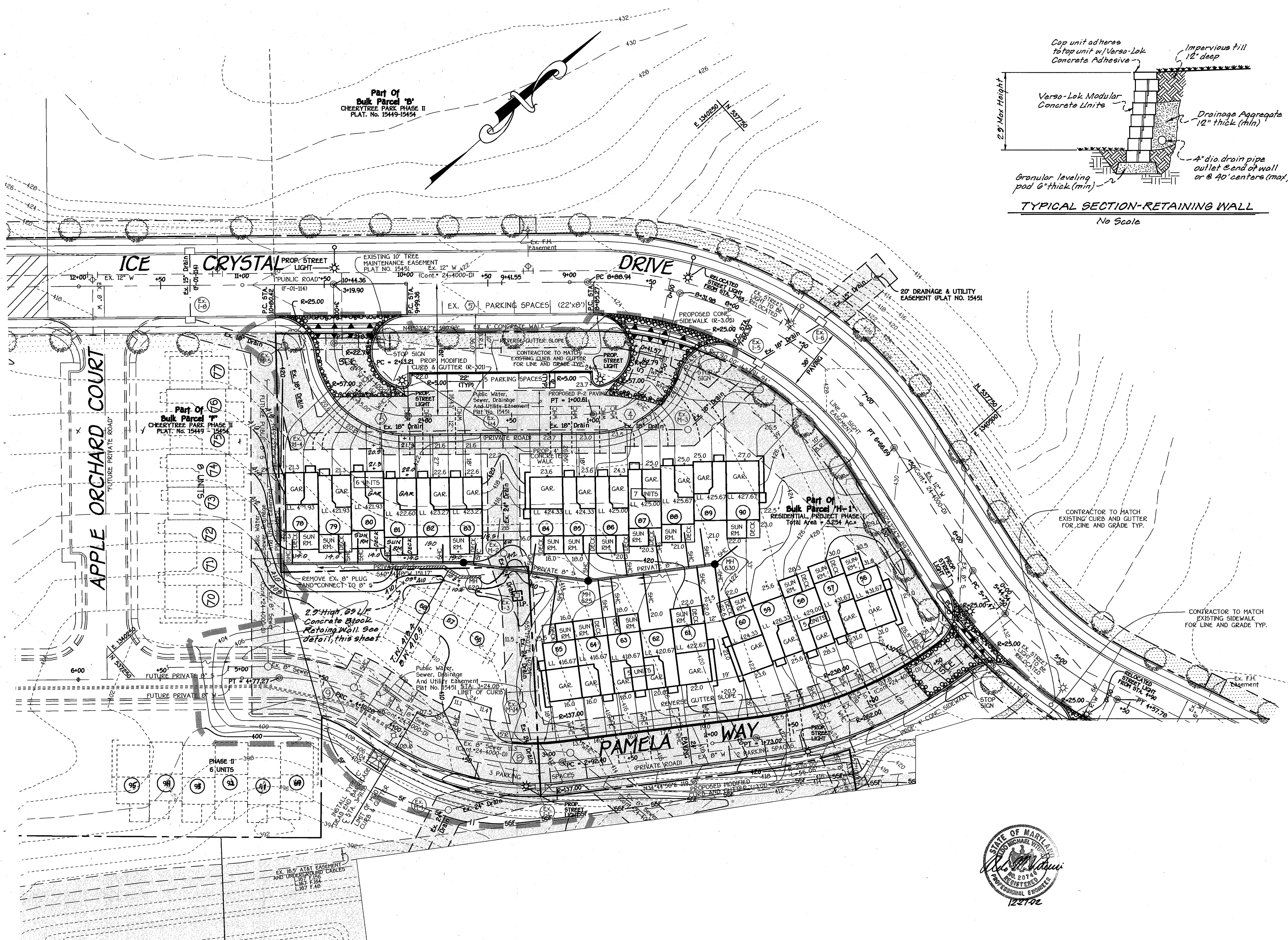
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Department of Planning and Zoning	11/20/02
Chief, Department of Land Development	12/19/02
Chief, Development Engineering Division	12/31/02

PROJECT: CHERRYTREE PARK (F-07-114) (F-03-111) PHASE I  
 SECTION/AREA: PARCELS 17 & 14-1  
 TAX: 46  
 ELEC. DIST.: 6TH  
 CENSUS TR.: 6060.02  
 PLAT NO.: 15449 - 15454, 15780 - 15784  
 BLOCK NO.: 4  
 ZONE: MXD-6  
 WATER CODE: E18  
 SEWER CODE: 7602000

**SITE DEVELOPMENT PLAN**  
**CHERRYTREE PARK**  
**PHASE I**  
**LOTS 1 THRU 10 (SINGLE FAMILY DETACHED)**  
**BULK PARCELS 'D' AND 'H-1'**  
 (UNITS 1-51, 56-65 AND 78-90) (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
 ZONED: MXD-6  
 TAX MAP No: 46 PARCEL: 156  
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: OCTOBER 4, 2002  
 SHEET 3 OF 12 **SDP-02-111**

No.	Revision	Date
1	Add retaining wall detail; revise grades behind units 78-83; flip units 80-81; delete berms units 78-90; delete extra 414.0 contour.	9-9-04



**LEGEND**

- 55F—55F—55F— SUPER SILT FENCE
- SF—SF—SF— SILT FENCE
- S.C.E. — STABILIZED CONSTRUCTION ENTRANCE
- — — — — LIMIT OF DISTURBANCE
- INLET PROTECTION

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21032  
410.484.2855

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
DATE 9-19-02  
KS

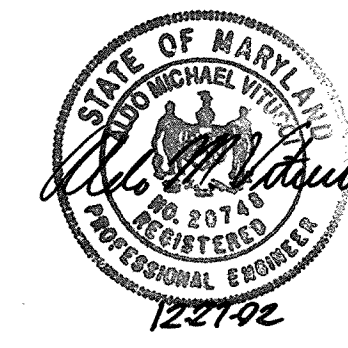
**ENGINEER'S CERTIFICATE**  
"I certify that the proposed erosion and sediment control represents a practical and workable plan based on my knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."  
Signature: [Signature] Date: 10/10/02  
Professional Engineer (Print name below signature)  
**DEVELOPER'S CERTIFICATE**  
"We certify that all development and construction will be done according to this plan for sediment and erosion control and that any 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."  
Signature of Developer (Print name below signature): Philip F. Barber Date: 10/10/02  
Signature: [Signature]

Reviewed for HOWARD SCSD and meets Technical Requirements.  
Jim Mays 10/10/02  
U.S.D.A. Natural Resources Conservation Service  
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
John K. Robertson 10/10/02  
Howard SCSD  
**OWNER/DEVELOPER**  
CHERRYTREE PARK I, LLC  
C/O U.S. HOME SUITE 300  
10230 NEW HAMPSHIRE AVENUE  
SILVER SPRING, MARYLAND 20903  
C/O MR. DONALD FINE, VICE-PRESIDENT

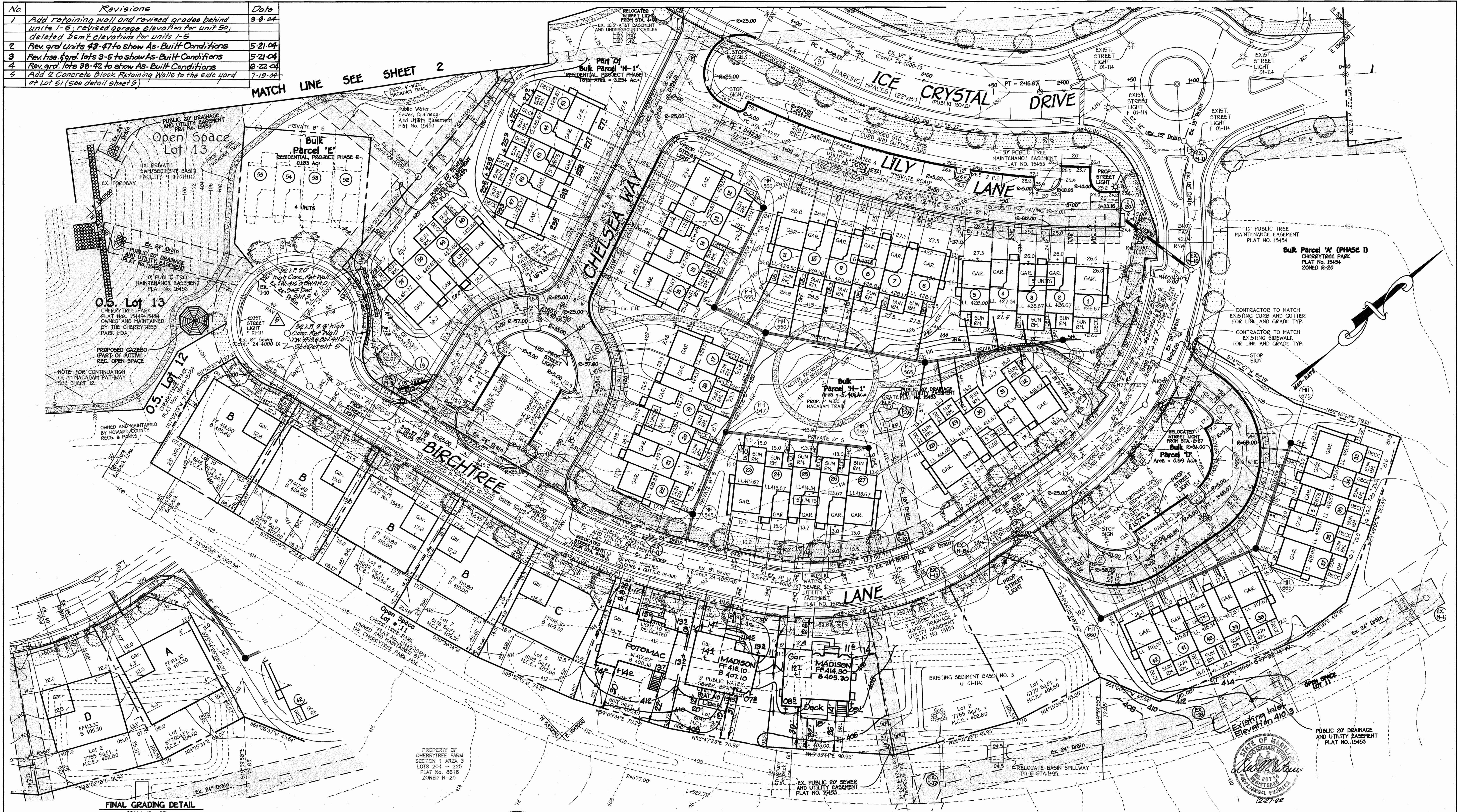
APPROVED DEPARTMENT OF PLANNING AND ZONING  
[Signature] 12/30/02  
Chief, Division of Land Development  
[Signature] 10/19/02  
Chief, Development Engineering Division  
[Signature] 12/31/02  
Director, Department of Planning and Zoning

PROJECT	SECTION/AREA	PARCELS 'D' & 'H-1' LOTS 1-10 P.C.D.M. UNITS 1-5L, 56-65 AND 78-90
CHERRYTREE PARK (F-01-114) (F-03-11)	PHASE I	
PLAT NO. 15449 - 15454	BLOCK NO. 4	ZONE MXD-6
15720 - 15724		TAX 46
WATER CODE E18		ELEC. DIST. 6TH
		CENSUS TR. 6068.02
		SEWER CODE 7602000

**SEDIMENT AND EROSION CONTROL PLAN**  
**CHERRYTREE PARK PHASE I**  
**LOTS 1 THRU 10 (SINGLE FAMILY DETACHED) BULK PARCELS 'D' AND 'H-1'**  
UNITS 1-5L, 56-65 AND 78-90 (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
ZONED: MXD-6  
TAX MAP No: 46 PARCEL: 156  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1"=30' DATE: OCTOBER 4, 2002  
SHEET 5 OF 12 **SDP-02-111**



No.	Revisions	Date
1	Add retaining wall and revised grades behind units 1-5, revised garage elevation for unit 50, deleted beam elevations for units 1-5	3-9-02
2	Rev. grad. Units 43-47 to show As-Built Conditions	5-21-04
3	Rev. hse. grad. lots 3-5 to show As-Built Conditions	5-21-04
4	Rev. grad. lots 38-42 to show As-Built Conditions	6-22-04
5	Add 2 Concrete Block Retaining Walls to the side yard of Lot 51 (See detail sheet 3)	7-19-04



FINAL GRADING DETAIL  
SCALE: 1" = 30'

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE BLDG. 10722 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 486-2255

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 9-19-02

**ENGINEER'S CERTIFICATE**  
I certify that this plan, showing the location and sediment control represents a practical and workable plan based on the best knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
Signature of Engineer: *[Signature]* Date: 10-10-02  
**DEVELOPER'S CERTIFICATE**  
I/we certify that all development and construction will be done according to this plan, for sediment and erosion control and that any 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.  
Signature of Developer: *[Signature]* Date: 10/10/02  
Name: PHILIP F. BARBER

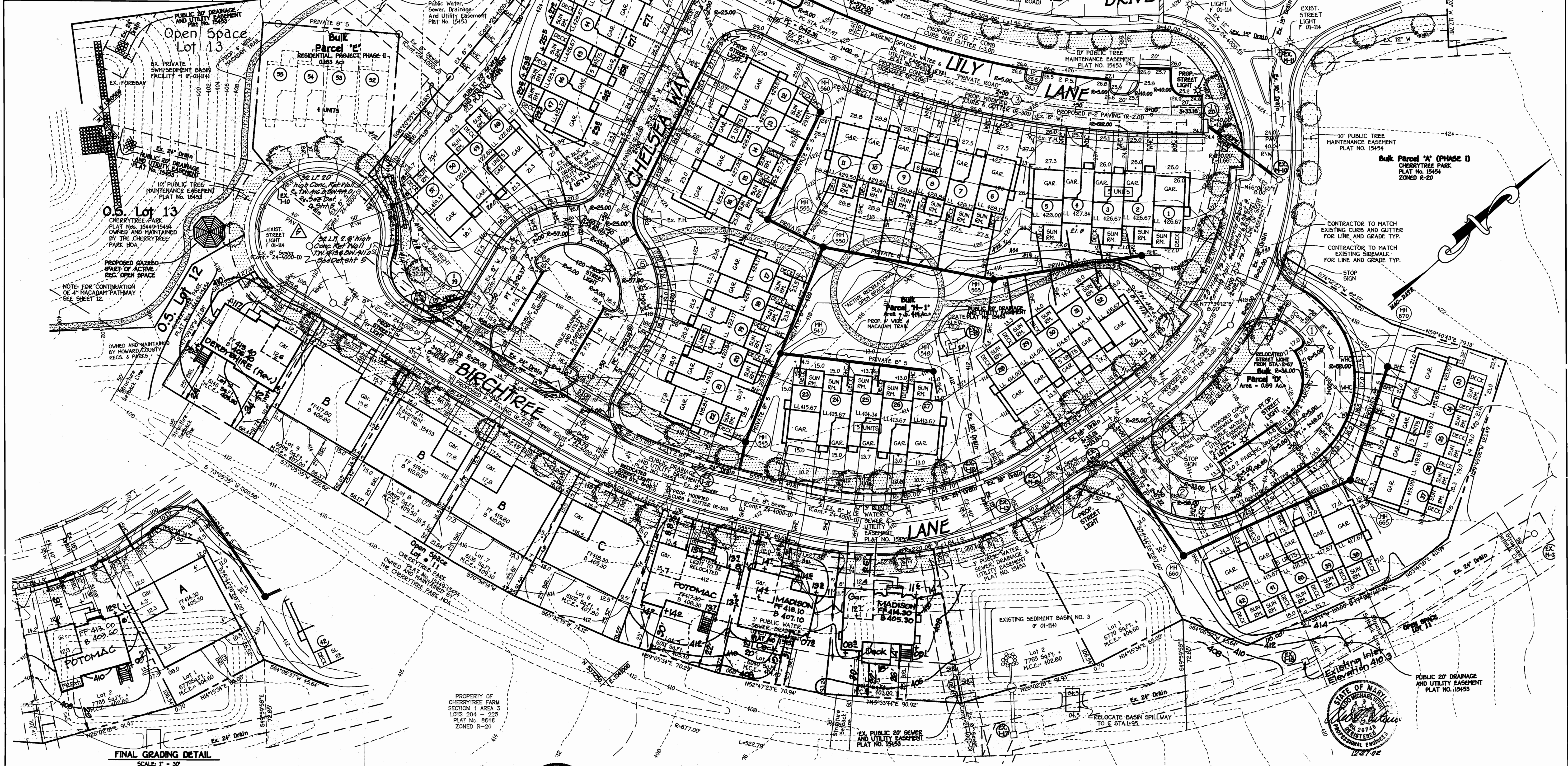
Reviewed for HOWARD SCD and meets Technical Requirements.  
U.S.D.A.-Natural Resources Conservation Service  
Date: *[Signature]*  
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
Date: \_\_\_\_\_  
**OWNER/DEVELOPER**  
CHERRYTREE PARK I, LLC  
C/O U.S. HOME SUITE 300  
10220 NEW HAMPSHIRE AVENUE  
SILVER SPRING, MARYLAND 20903  
C/O MR. DONALD FINN, VICE-PRESIDENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
Chief, Division of Land Development: *[Signature]* Date: 11/20/02  
Chief, Development Engineering Division: *[Signature]* Date: 12/19/02  
Director, Department of Planning and Zoning: *[Signature]* Date: 12/31/02

PROJECT	SECTION/AREA	PARCELS 'D' & 'H-1' LOTS 1-10 P.C.D.M. UNITS 1-42, 43-51, 55-65 AND 78-90
CHERRYTREE PARK (P-03-11) <td>PHASE 1</td> <td></td>	PHASE 1	
PLAT NO. 15449 - 15454	BLOCK NO. 4	ZONE MXD-6
15722 - 15724		TAX 46
WATER CODE E18		ELC. DIST. 6TH
		CENSUS TR. 6068.04
		SEWER CODE 7602000

**SITE DEVELOPMENT PLAN**  
**CHERRYTREE PARK PHASE I**  
**LOTS 1 THRU 10 (SINGLE FAMILY DETACHED)**  
**BULK PARCELS 'D' AND 'H-1'**  
UNITS 1-51, 56-65 AND 78-90 (SINGLE FAMILY ATTACHED CONDOMINIUMS)  
ZONED: MXD-6  
TAX MAP No: 46 PARCEL: 156  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1"=30' DATE: OCTOBER 4, 2002  
SHEET 3 OF 12 **SDP-02-111**

No.	Revisions	Date
1	Add retaining wall and revised grades behind units 1-6; revised garage elevation for unit 50; deleted dem't elevations for units 1-5	8-8-02
2	Rev. grad. Units 43-47 to show As-Built Conditions	5-21-04
3	Rev. hse. grad. lots 3-5 to show As-Built Conditions	5-21-04
4	Rev. grad. lots 30-42 to show As-Built Conditions	6-22-04
5	Add 2 Concrete Block Retaining Walls to the side yard of Lot 51 (See Detail sheet 2)	7-19-04
6	Rev. hse. grad. lot 10 to show Existing Conditions 9-2-04	
7	Rev. hse. grad. lot 2 to show Ex. Conditions 12-21-02	



**FISHER, COLLINS & CARTER, INC.**  
 ENGINEERING CONSULTANTS & LAND SURVEYORS  
 1000 W. BALTIMORE AVENUE  
 ELLICOTT CITY, MARYLAND 21114  
 (410) 761-2000

**APPROVED PLANNING BOARD**  
 G. HOWARD COUNTY  
 DATE: 9-19-02

**ENGINEER'S CERTIFICATE**  
 I certify that the plan and sediment control represents a practical and workable plan based on the best knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature of Engineer: *[Signature]* Date: 10-10-02

**DEVELOPER'S CERTIFICATE**  
 I/we certify that all development and construction will be done according to this plan, for sediment and erosion control and that any 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.  
 Signature of Developer: *[Signature]* Date: 10/10/02

Reviewed for HOWARD SCD and meets Technical Requirements.  
 U.S.D.A.-Natural Resources Conservation Service  
 Date: *[Signature]*

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Howard SCD Date: \_\_\_\_\_

**OWNER/DEVELOPER**  
 CHERRYTREE PARK I, LLC  
 C/O U.S. HOME SUITE 300  
 10230 NEW HAMPSHIRE AVENUE  
 SILVER SPRING, MARYLAND 20903  
 C/O MR. DONALD FINK, VICE-PRESIDENT

APPROVED DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* Date: 11/20/02  
 Chief, Development Engineering Division: *[Signature]* Date: 12/19/02  
 Director - Department of Planning and Zoning: *[Signature]* Date: 12/21/02

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	HXD-6	46	6TH	6068.02
15740 - 15724					
WATER CODE	E19				
SEWER CODE	7602000				

**SITE DEVELOPMENT PLAN**  
**CHERRYTREE PARK PHASE I**  
**LOTS 1 THRU 10 (SINGLE FAMILY DETACHED)**  
**BULK PARCELS 'D' AND 'H-1'**  
 (UNITS 1-51, 56-65 AND 78-90) (SINGLE FAMILY ATTACHED CONDOMINIUMS)

ZONED: MXD-6  
 TAX MAP No: 46 PARCEL: 156  
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 SHEET 3 OF 12 SDP-02-111