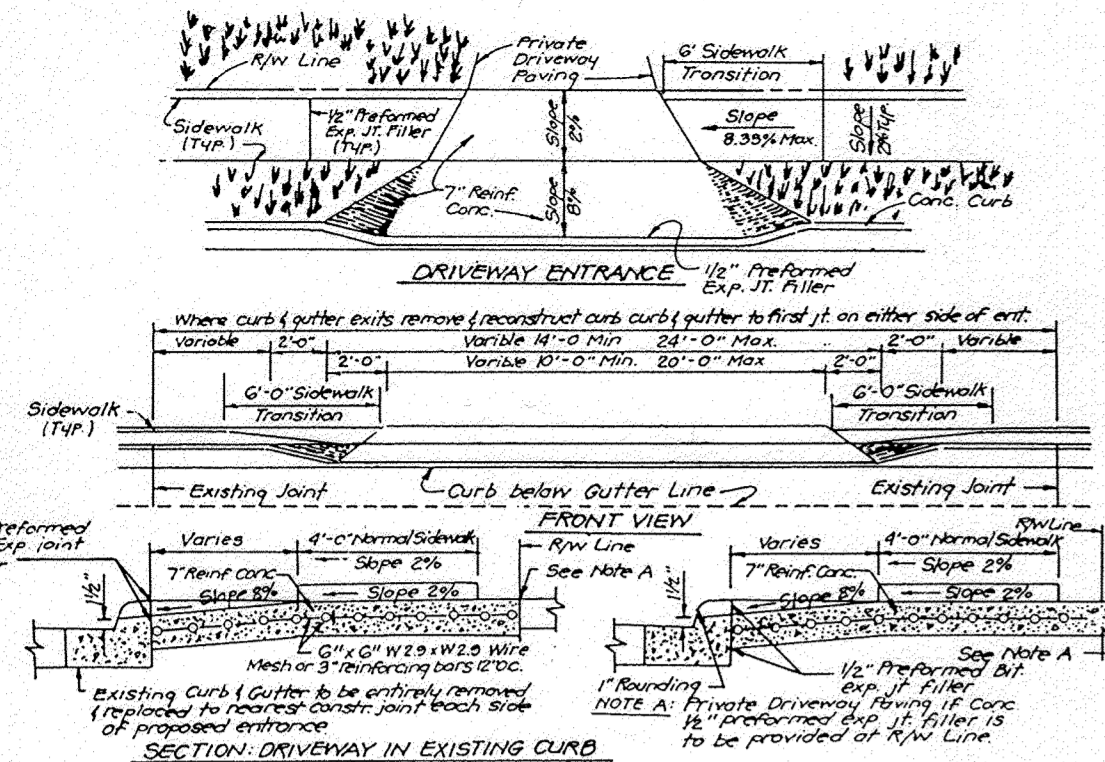
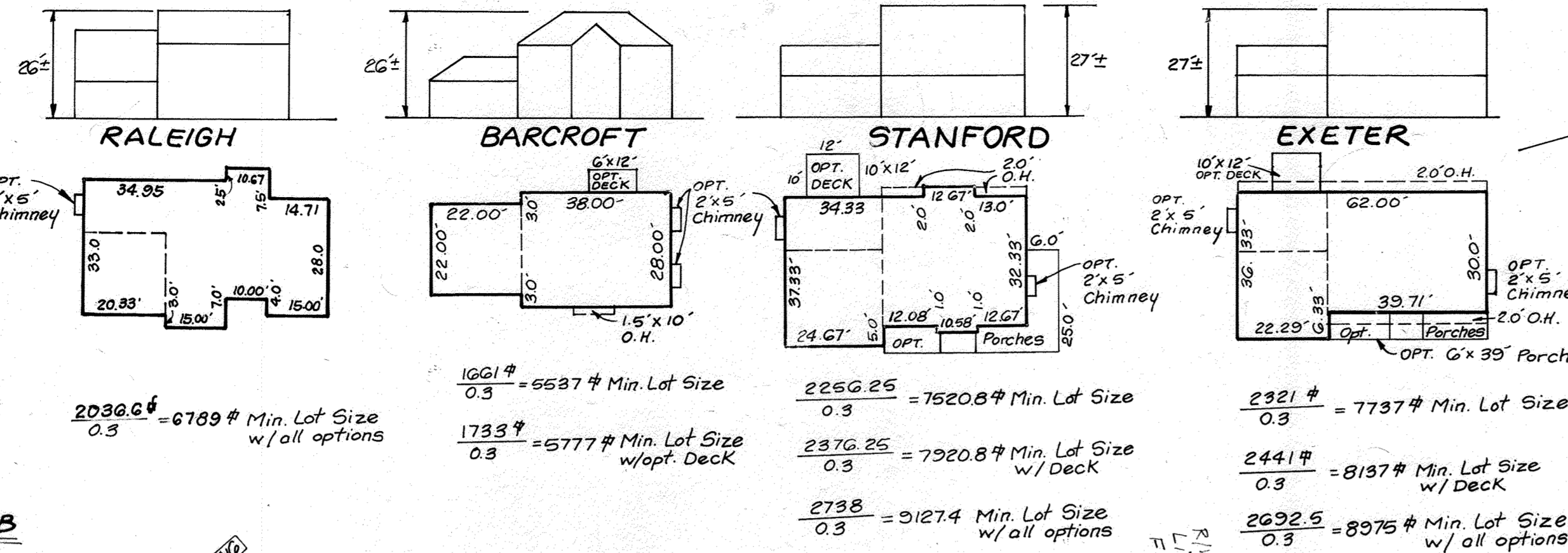


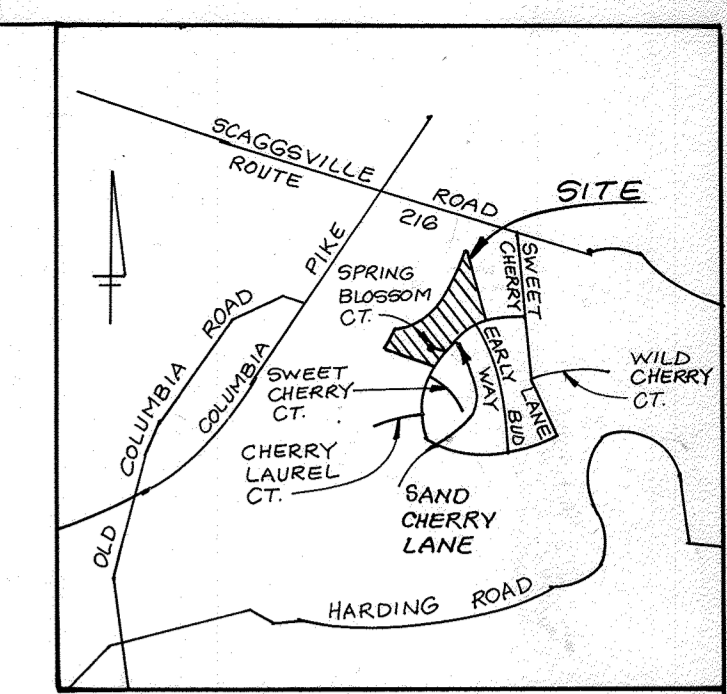
TYPICAL HOUSES

Scale: 1"=30'

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



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



VICINITY MAP Scale: 1"=2000'

LEGEND

Contour Interval	2 FT
Existing Contour	---(10)---
Proposed Contour	---(40)---
Spot Elevation	+10.5
Direction of Drainage	→
Walk out Basement	---(W)---
Trees to be Saved	(Tree Symbol)

GENERAL NOTES

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

SPECIAL NOTES

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

ADDRESS CHART

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

Subdivision Name		Sect./Area		Lots	
CHERRYTREE FARM		1 3		215 - 224	
Plot No.	Block No.	Zone	Tax/Map No.	Elec. Dist.	Census Tr.
8616	10	R-20	4G	G 7M	8063
Water Code:			Sewer Code:		
E-18			7G02000		

Lot No.	Gross Lot Area	Area of Pipestem	25% or Greater Slope	Area of Lot
219	10,263 #	3639 #	0	16,324 #
220	10,787 #	3584 #	0	16,203 #
223	21,908 #	3358 #	0	18,550 #
224	20,435 #	3369 #	0	17,066 #

APPROVED

DEPARTMENT OF COMMUNITY PLANNING & LAND DEVELOPMENT

HOWARD COUNTY, MARYLAND

7-17-89

LKS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

8-9-89

8/15/89

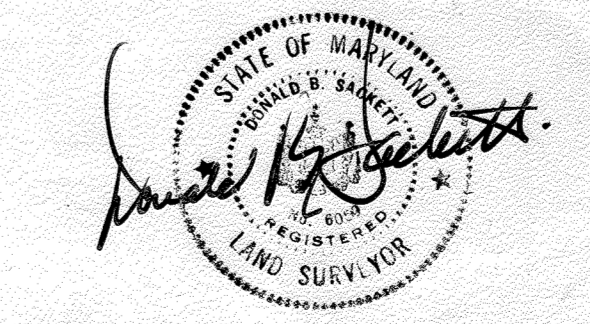
8/24/89

8/18/89

8-7-89

REVISIONS

No.	Description	Date
2.	Rev. hse. & grd. lot 220 from Exeter to Barcroft, Lot 221 from Raleigh to Barcroft.	6-25-91
1.	Rev. hse. & grd. lot 218 from Raleigh (Rev.) to Barcroft (Rev.)	5-17-91
N2		



CLARK • FINEROCK & SACKETT, INC.

ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 - BALTO. • (301) 621-8100 - WASH.

DESIGNED: JME
DRAWN: BAR
CHECKED: JME
DATE: April 1989

SITE DEVELOPMENT PLAN

SECTION 1 AREA 3

LOTS 215 - 224

SINGLE FAMILY DWELLINGS

CHERRYTREE FARM

6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

FOR: WINCHESTER HOMES, INC.
8305 IVY LANE # 700
GREENBELT, MD 20770

SCALE: 1"=30'

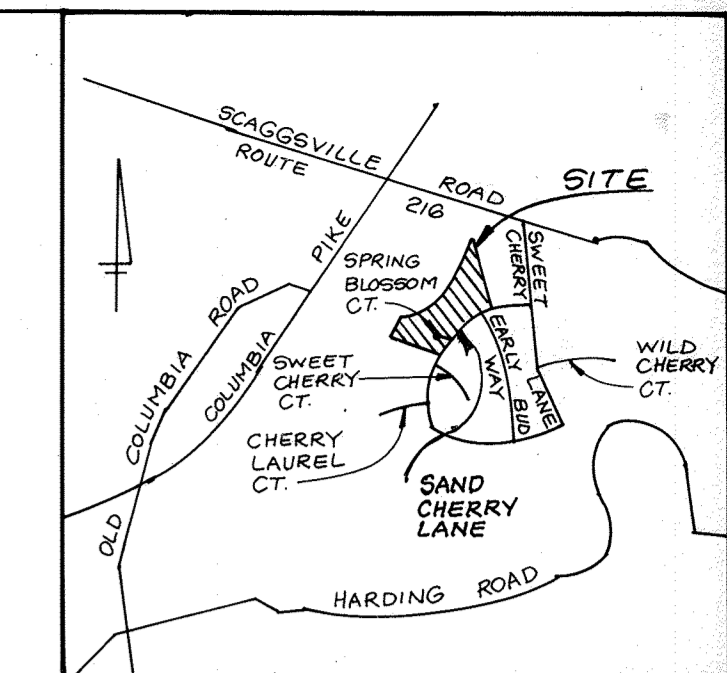
DRAWING: 1 of 3

JOB NO.: 89-050

FILE NO.: 89-050X

TRAP #1 ROST (ST-VI)

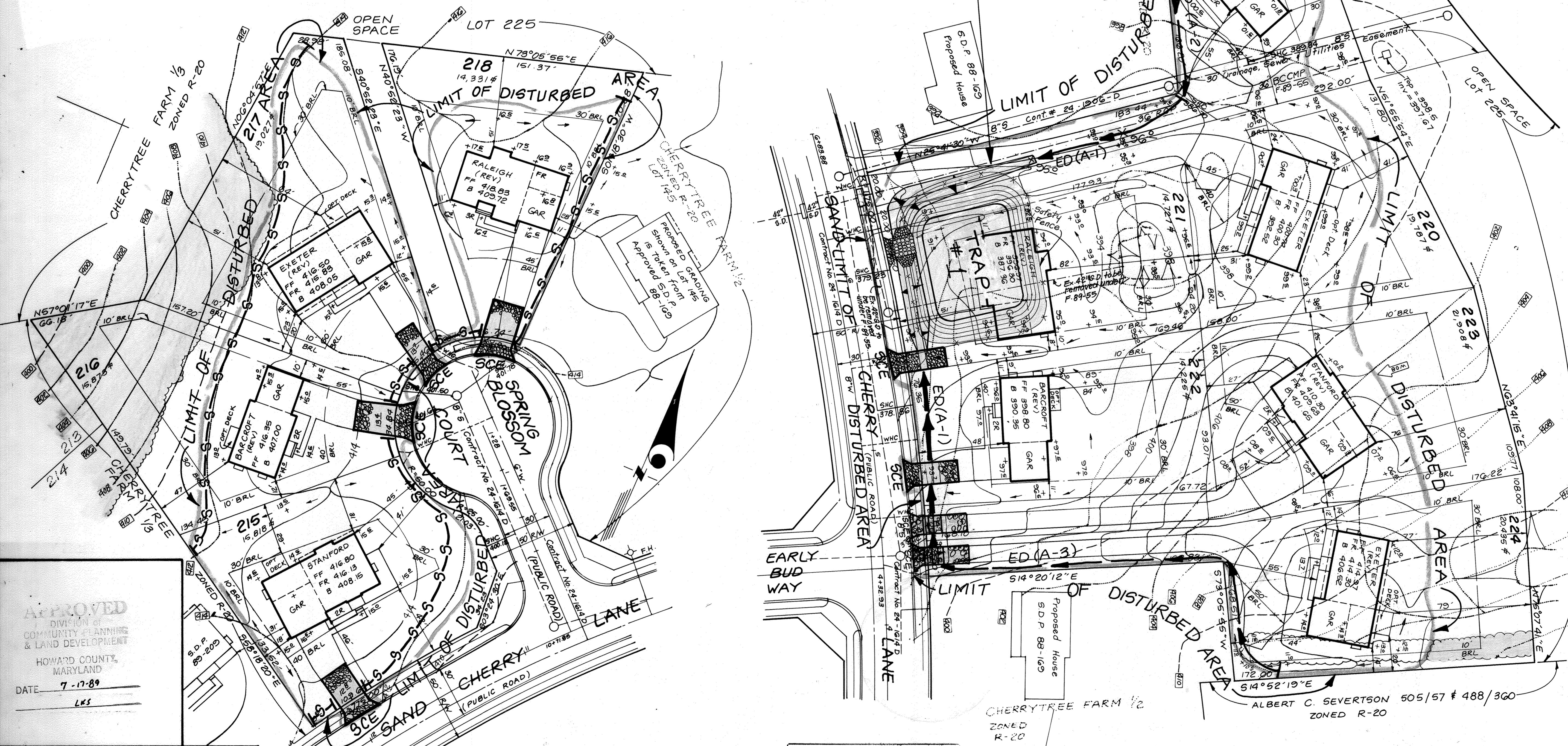
D.A. = 7.8 Ac.
 Storage Required = 14040 cf.
 Storage Provided = 14080 cf.
 Depth = 4'
 Top of Stone Crest = 391.0
 Bottom of elev = 386.0
 Clean out elev = 388.0
 Bottom Dimensions = 60' x 51'
 1:1 Side Slope in cut
 L = 20'
 B = 40'
 Top of Embankment = 395.0



VICINITY MAP
 Scale: 1" = 2000'

LEGEND

- Contour Interval 2 FT.
- Existing Contour (dashed line)
- Proposed Contour (solid line)
- Spot Elevation (+10)
- Direction of Drainage (arrow)
- Walk out Basement (hatched area)
- Trees to be Saved (cloud symbol)
- Earth Dike (thick line)
- Silt Fence (S-S-S)
- Stabilized Construction Entrance (SCE)



APPROVED
 DIVISION OF
 COMMUNITY PLANNING
 & LAND DEVELOPMENT
 HOWARD COUNTY,
 MARYLAND
 DATE 7-17-89
 LKS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER [Signature] DATE 8-9-89

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DIRECTOR [Signature] DATE 8-21-89

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR [Signature] DATE 8-15-89

APPROVED:
 CHIEF BUREAU OF ENGINEERING [Signature] DATE 8-7-89

DEVELOPER'S/BUILDER'S CERTIFICATE

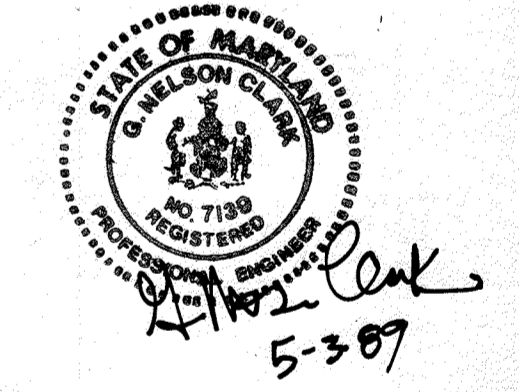
We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of Natural Resources Approved Training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

[Signature] DATE 5-6-89
 Signature of Developer/BUILDER
 JOHN C. Flaherty

Reviewed for **Howard County, S.C.D.**
 Name [Signature]
 Signature DATE 7/31/89
 U.S. Soil Conservation Service

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

[Signature] DATE 7/31/89
 Stephen P. [Signature]



ENGINEER'S CERTIFICATE

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

[Signature] DATE 5-3-89
 G. Nelson Clark

Subdivision Name	CHERRY TREE FARM	Sect./Area	1/3	Lots	215 - 224
Plot No.	8816	Block No.	10	Tax/Map No.	4G
Water Code	E-18	Sewer Code	7G02000		

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

DESIGNED KIWM
DRAWN BAR
CHECKED KIWM
DATE April 1989

SCALE 1" = 30'
DRAWING 2 of 3
JOB NO. 89-050
FILE NO. 89-0505E

FOR: WINCHESTER HOMES, INC.
 6805 IVY LANE # 700
 GREENBELT, MD 20770

OWNER/DEVELOPER
 CHERRY TREE VENTURE
 6301 IVY LANE SUITE 714
 GREENBELT, MD 20770

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

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

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Narrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Narrow or disc into upper three inches of soil.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

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

Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseeding.

TEMPORARY SEEDING NOTES

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

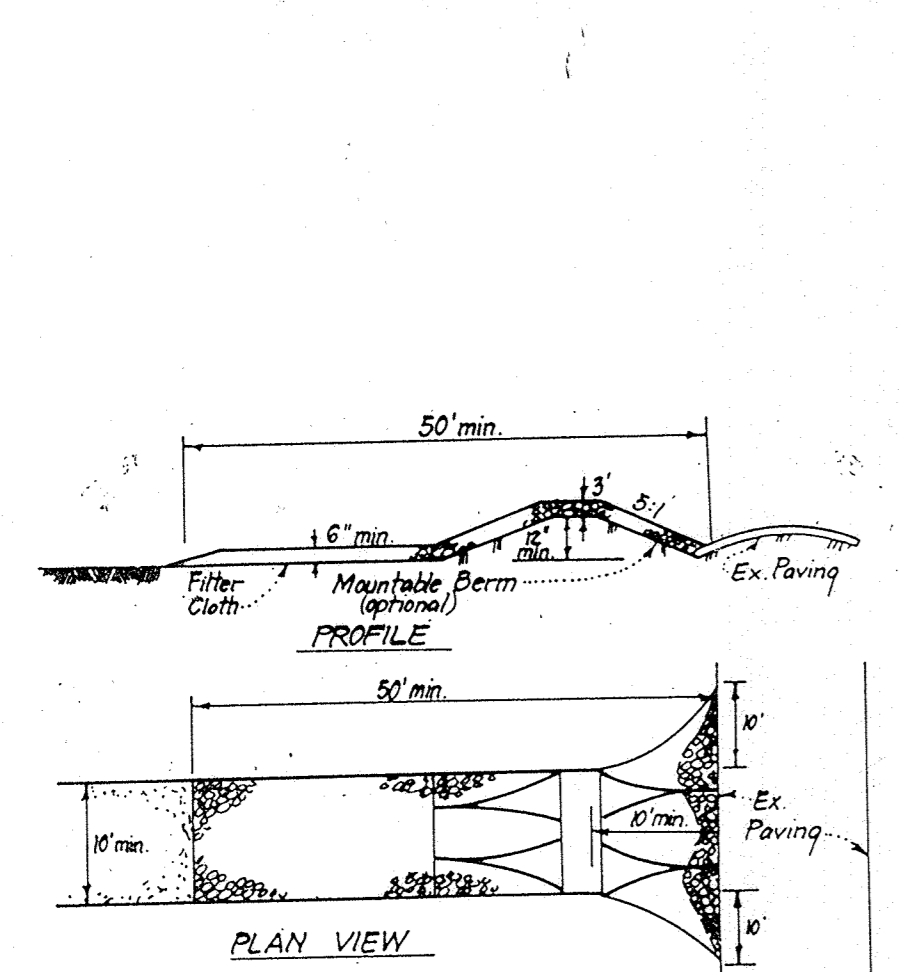
Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft)

Seeding - For periods March 1 thru April 30 and from August 15 thru November 15, seed with 25 bushel per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

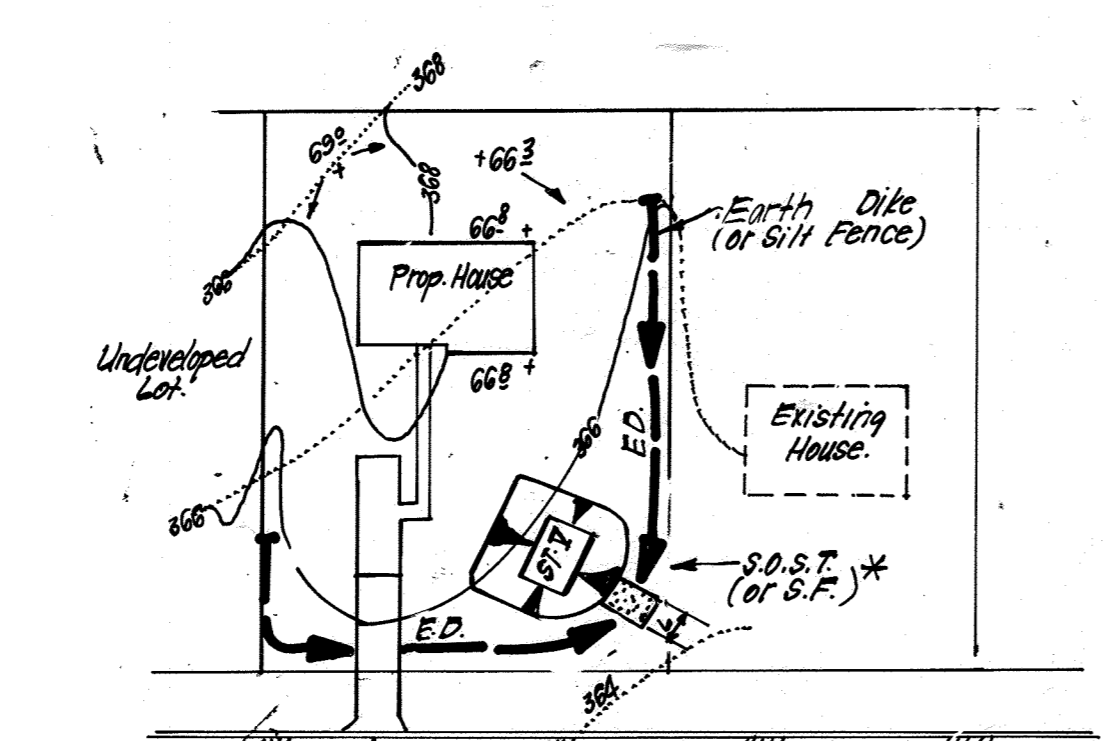
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 feet or higher, use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

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.



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

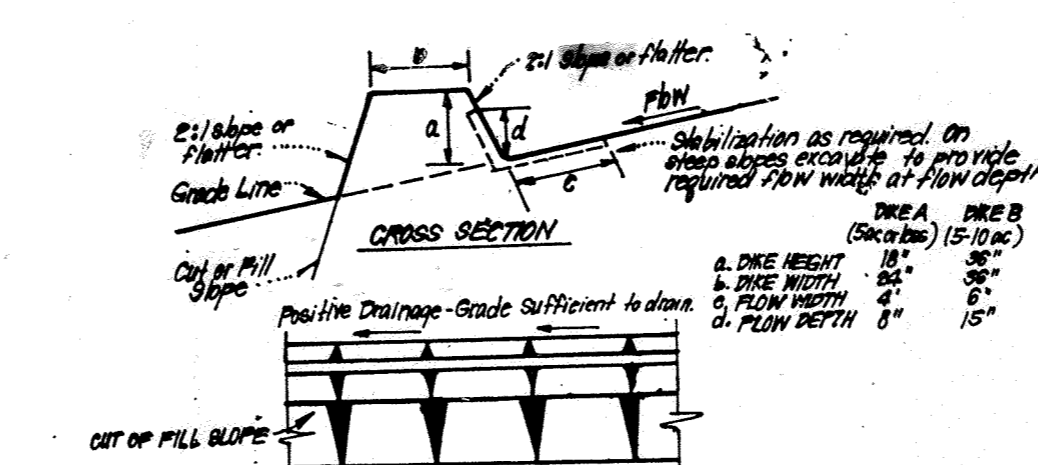
STABILIZED CONSTRUCTION ENTRANCE (SCE)
NO SCALE



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

TYPE OF TREATMENT	CHANNEL GRADE	DYKE A	DYKE B
1	0.5 - 3.0%	Seed or Straw Mulch	Seed or Straw Mulch
2	3.1 - 5.0%	Seed or Straw Mulch	Seed or Straw Mulch
3	5.1 - 8.0%	Seed or Straw Mulch	Seed or Straw Mulch
4	8.1 - 20.0%	Seed or Straw Mulch	Seed or Straw Mulch

SINGLE LOT SEDIMENT CONTROL PLAN
NO SCALE

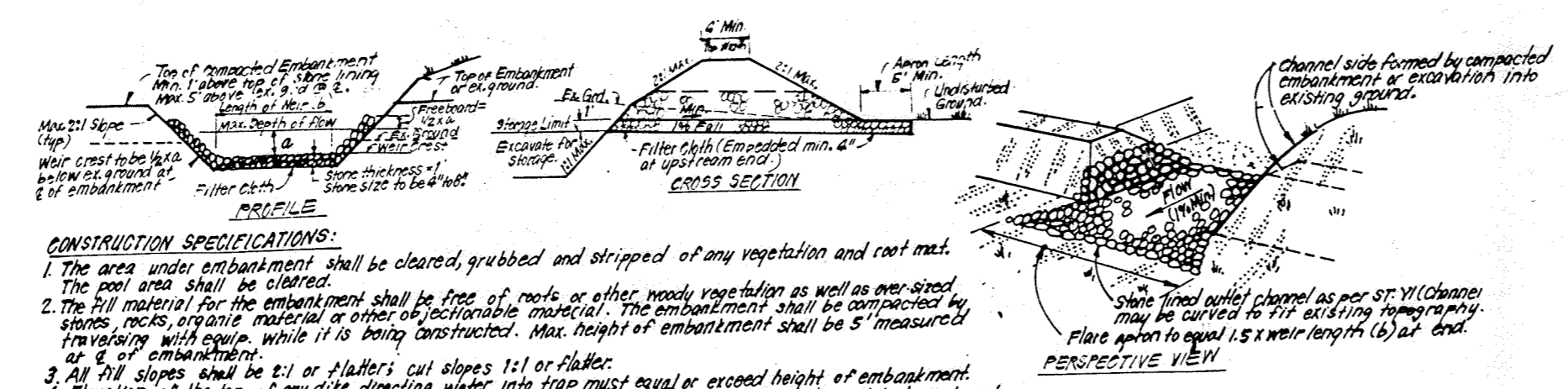


- CONSTRUCTION SPECIFICATIONS:**
1. All dikes shall be constructed by earth-moving equipment.
 2. All dikes shall have positive drainage to an outlet.
 3. Top width may be wider and side slopes may be flatter if desired to facilitate opening by construction vehicles.
 4. Final location should be adjusted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

TYPE OF TREATMENT	CHANNEL GRADE	DYKE A	DYKE B
1	0.5 - 3.0%	Seed or Straw Mulch	Seed or Straw Mulch
2	3.1 - 5.0%	Seed or Straw Mulch	Seed or Straw Mulch
3	5.1 - 8.0%	Seed or Straw Mulch	Seed or Straw Mulch
4	8.1 - 20.0%	Seed or Straw Mulch	Seed or Straw Mulch

A. Stone to be 2" stone or recycled concrete equivalent in a layer at least 3" thick.
B. Stone to be 4" in a layer at least 4" thick.
C. Approved equivalents can be substituted.
7. Periodic inspection and needed maintenance must be provided after each rain.

EARTH DIKE DETAIL (E.D.)
NO SCALE

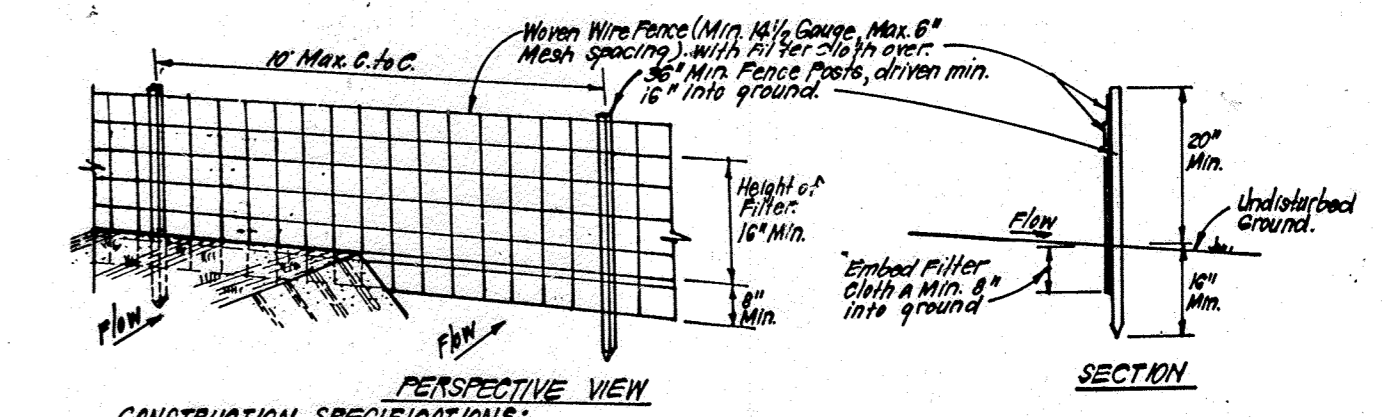


- CONSTRUCTION SPECIFICATIONS:**
1. The area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat.
 2. The soil material for the embankment shall be free of rocks or other hard vegetation as well as oversized stones, rocks, organic material or other objectionable material. The embankment shall be constructed by slopes, rocks, organic material or other objectionable material. The height of embankment shall be 5' measured vertically with slope which is being constructed. Max. height of embankment shall be 5' measured vertically with slope which is being constructed.
 3. All fill slopes shall be 2:1 or flatter; cut slopes 1:1 or flatter.
 4. Location of the top of any dike directing water into trap must equal or exceed height of embankment.
 5. Storage area provided shall be figured by consulting the volume available behind the dike channel up to an elevation of 1' below the dike crest.
 6. Filter cloth shall be placed over the bottom and sides of the outlet channel prior to placement of stone. Sections of fabric must overlap at least 1' with section nearest the entrance placed on top. Fabric shall be secured at least 6" into existing ground at entrance of outlet channel.
 7. Stone used in the outlet channel shall be 4" or larger riprap to provide a filtering effect. A layer of filter cloth shall be embedded 1 foot into upstream face of the outlet stone or a 1" thick layer of 2" riprap.
 8. Sediment shall be placed on the upstream face of the outlet.
 9. Sediment shall be removed and disposed in its original dimensions when the sediment has accumulated to the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
 10. The structure shall be inspected after each rain and repaired as needed.
 11. Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.
 12. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.
 13. Drainage area for this practice is limited to 1/2 acre or less.

RIPPRAP OUTLET SEDIMENT TRAP - ST-II
NO SCALE

SEDIMENT CONTROL NOTES

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1; b) 15 days as to all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis:
Total Area of Site: 4.04 Acres
Area Disturbed: 3.76 Acres
Area to be reseeded or paved: 0.98 Acres
Area to be vegetatively stabilized: 2.17 Acres
Total Cut: 3899 Cu. yds
Total Fill: 5400 Cu. yds
Offsite waste/borrow area location: N/A
8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment control must be provided, if deemed necessary by the Howard County DSW sediment control Inspector.
10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
11. If houses are to be constructed on an "As-Built" basis, at random, Single Lot Sediment Control as shown below shall be implemented.
12. All pipes to be blocked at the end of each day (see detail below). N/A
13. The total amount of straw bale dikes/silt fence equals 690 L.F.



- CONSTRUCTION SPECIFICATIONS:**
1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
 2. Filter cloth to be fastened securely to woven wire fence with ties spaced every six (6) feet and stapled.
 3. When 2 sections of filter cloth adjoin each other they shall be overlapped by 6" and stapled.
 4. Maintenance shall be performed as needed and material removed when "blowups" develop in silt fence.
- POST-TENSIONING:** either T or U Type or 4" diameter steel.
FENCE: Woven Wire, 14 1/2 Gauge 6" Max. Mesh Spacing.
FILTER CLOTH: Filter Cloth, 100% Polypropylene, 100% Stable, 1/4" or 3/8" Thick, 100% UV Resistant, or approved equal.
PREFABRICATED UNITS: Geotextiles, 2" or 3" thick, or approved equal.

SILT FENCE DETAIL (S)
NO SCALE

APPROVED
DIVISION OF
COMMUNITY PLANNING
& LAND DEVELOPMENT
HOWARD COUNTY,
MARYLAND
DATE: 7-17-89
LKS

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

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

CONSTRUCTION SEQUENCE:

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

Reviewed for...Howard County...S.C.D.
Name: [Signature]
and meets Technical Requirements
Date: 7/31/89
Signature: [Signature]
U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED
FOR SOIL EROSION AND SEDIMENT
CONTROL BY THE HOWARD SOIL
CONSERVATION DISTRICT.
Approved: [Signature] 7/31/89
Date: [Signature]

DEVELOPER'S/BUILDER'S CERTIFICATE
"I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."
Signature of Developer/Builder: [Signature]
Date: 5-6-89

OWNER/DEVELOPER
CHERRY TREE VENTURE
G301 IVY LANE SUITE 714
GREENBELT, MD 20770

ENGINEER'S CERTIFICATE
I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
[Signature]
G. Nelson Clark
5-3-89
Date

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

DESIGNED: KIWM
DRAWN: BAR
CHECKED: KIWM
DATE: April 1989

SEDIMENT & EROSION CONTROL PLAN
SECTION 1 AREA 3
Lots: 215-224
CHERRY TREE FARM
GTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'
DRAWING: 3 of 3
JOB NO: 89-050
FILE NO: 89-0605E

FOR: WINCHESTER HOMES, INC.
G301 IVY LANE # 700
GREENBELT, MD 20770

S.D.P. 89-219