SITE DEVELOPMENT PLAN
CHERRYTREE PARK
BULK PARCEL 'A'
CHERRYTREE CROSSING
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS UTILITY	1-800-257-7777
VERIZON TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880

4. PROJECT BACKGROUND:
   LOCATION: SIXTH ELECTION DISTRICT - TAX MAP 46 - BULK PARCEL A OF PARCEL 156
   ZONING: MXD-6
   TOTAL TRACT AREA: 2.48 ACRES ±
   DPZ REFERENCE #: F-01-114, SP-00-08, PB CASE NO. 347, ZB CASE NO. 973M, SDP-02-111, SDP-03-52, F-03-44, F-03-153, PLAT NOS.15449 THRU 15454, F-04-101
   DEED REFERENCE: L4986/F039
5. TWO FOOT CONTOUR TOPOGRAPHY, EXISTING CONDITIONS AND BOUNDARY BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT AUGUST 1998 AND FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2003.
6. HORIZONTAL AND VERTICAL DATUMS BASED ON (NAD'83) MARYLAND STATE COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.

STA. No. 46BA	N 537545.840 E 1,339,849.050	ELEV. 426.390
STA. No. 46EA	N 536,185.423 E 1,338091.710	ELEV. 415.097

7. PUBLIC WATER AND SEWER WILL BE USED WITHIN THE PROJECT, CONTRACT 24-4000-D LOCATED IN THE PATUXENT RIVER DRAINAGE AREA. WATERSHED CODE 02-13-11.
8. EXISTING UTILITES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
   A. EXISTING WATER CONTRACT NO. 24-3741.
   B. EXISTING SEWER CONTRACT NO. 24-3741 AND 24-1906-D.
9. TRAFFIC IMPACT ANALYSIS PREPARED BY THE TRAFFIC GROUP, INC. DATED JULY, 2000 AND APPROVED UNDER F-01-114.
10. THE FOREST DELINEATION AND WETLAND ANALYSIS WERE DELINEATED BY MCCARTHY AND ASSOCIATES, INC. DATED JULY, 2000 AND APPROVED UNDER F-01-114.
11. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
12. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
13. NO STEEP SLOPES, WETLANDS, STREAMS, BUFFERS OR FLOOD PLAIN ARE LOCATED WITHIN PARCEL 'A'
14. NO CEMETERY OR HISTORIC STRUCTURES EXIST ON-SITE.
15. PROPERTY IS NOT ADJACENT TO ANY SCENIC ROADS.
16. SITE ANALYSIS DATA CHART:

TOTAL PROJECT AREA: 2.48 ACRES
LIMIT OF DISTURBED AREA: 2.79 ACRES
PRESENT ZONING: MXD-6
FAR = 0.43AC/10.84AC = 0.04
BUILDING COVERAGE = 0.43AC/2.48AC = 17%

BUILDING #1
PROPOSED USE: HYBRID RETAIL/OFFICE - TOTAL AREA 15634 SQ.FT.
RETAIL SPACE = 8,152 SQ.FT.
RESTAURANT SPACE = 2,450 SQ.FT.
OFFICE SPACE = 5,032 SQ.FT.
BUILDING #2
PROPOSED USE: BANK - 3000 SQ.FT.

NUMBER OF PARKING SPACES REQUIRED:
OFFICE SPACE = 3.3 SPACES PER 1,000 SQ.FT.
RETAIL SPACE = 5.0 SPACES PER 1,000 SQ.FT.
RESTAURANT SPACE = 14.0 SPACES PER 1,000 SQ.FT.

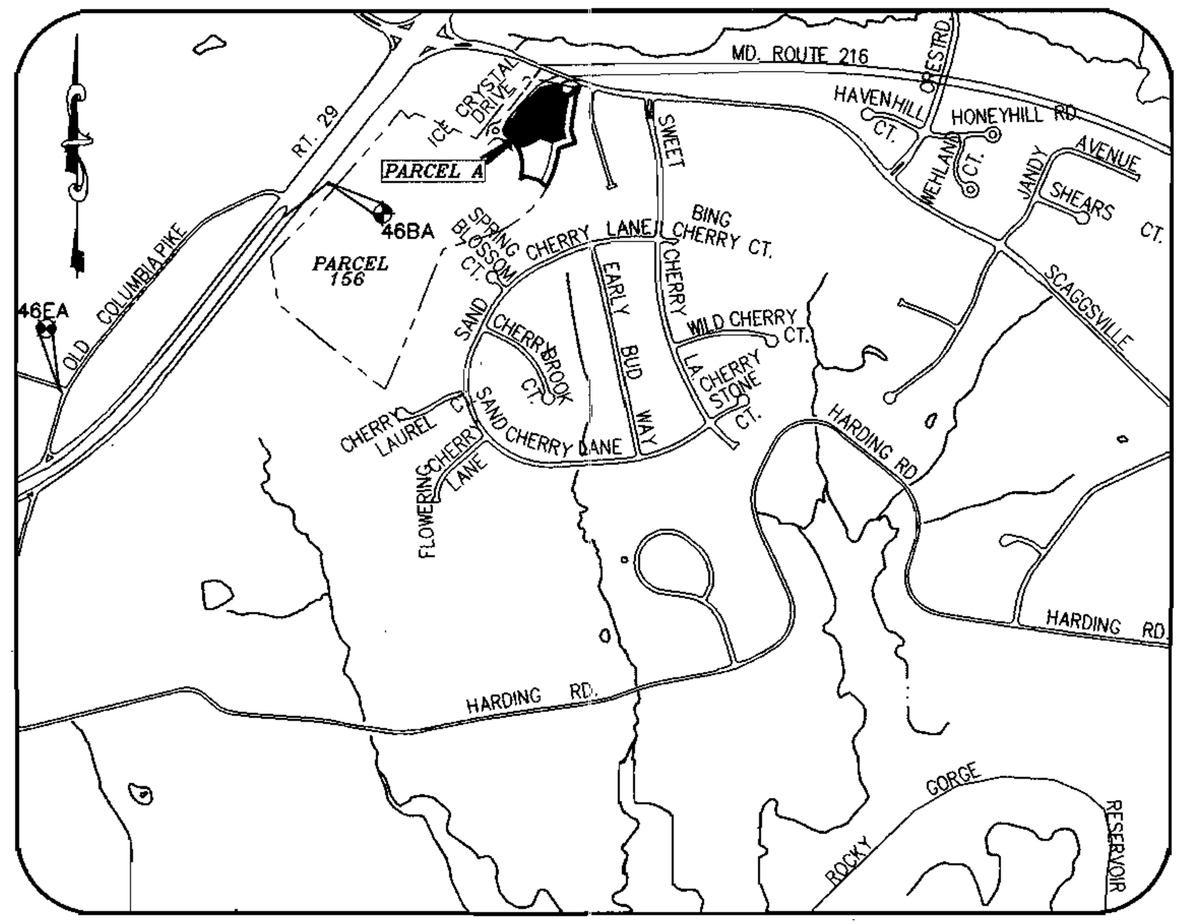
BUILDING #1
RETAIL SPACE = 5.0 SPACES X 8.152 = 41 SPACES
RESTAURANT = 14.0 SPACES X 2.450 = 35 SPACES
OFFICE SPACE = 3.3 SPACES X 5.032 = 17 SPACES
TOTAL SPACES BUILDING #1 = 93 SPACES REQUIRED

BUILDING #2
RETAIL SPACE (BANK) = 5.0 SPACES X 3.0 = 15 SPACES REQUIRED

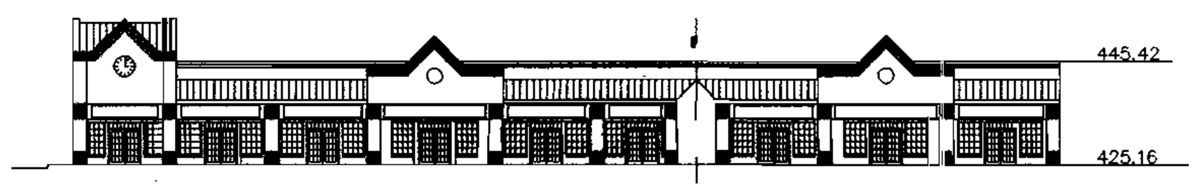
TOTAL PARKING REQUIRED = 108 SPACES
TOTAL PARKING PROVIDED = 114 SPACES, INCLUDING 4 HANDICAPPED SPACES

17. STORMWATER MANAGEMENT QUANTITY CONTROL IS TO BE PROVIDED VIA AN UNDERGROUND FACILITY. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION. FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED. PRETREATMENT FOR UNDERGROUND FACITILY IS BEING PROVIDED BY A STORMCEPTOR MANHOLE.
18. FOREST CONSERVATION REQUIREMENTS FOR THIS SITE HAVE BEEN MET UNDER F-01-114 BY PROVIDING 4.62 ACRES OF ON-SITE RETENTION AND 5.89 ACRES OF OFF-SITE AFFORESTATION PLANTING ON OPEN SPACE LOTS 6 AND 129 OF THE ASHLEIGH KNOLLS SUBDIVISION KNOWN AS F-02-108. THE SURETY AMOUNT FOR THIS PROJECT HAS BEEN POSTED UNDER F-01-114 IN THE AMOUNT OF $168,533.40. TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 10.18 ACRES.
19. USE HOWARD COUNTY STD. P-3 PAVING SECTION UNLESS OTHERWISE SHOWN.
20. USE CONCRETE CURB AND GUTTER STD. R-3-01 UNLESS OTHERWISE NOTED.
21. WATER HOUSE CONNECTIONS ARE FOR INSIDE METER SETTING, FOR ALL CONNECTIONS.
22. ALL STORM DRAIN PIPE TO BE H.D.P.E. TYPE "S" PIPES UNLESS OTHERWISE NOTED.
23. THE FRONT OF THE RETAIL/OFFICE SPACE IS HANDICAPPED ACCESSIBLE. THE MAIN ENTRANCE OF THE BANK IS HANDICAPPED ACCESSIBLE.
24. THE LANDSCAPE PLAN IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, ZB CASE NO.973M AND PB CASE NO. 347.
25. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (38 SHADE TREES, 44 EVERGREEENS, 202 SHRUBS, 530 LF OF FENCING) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $ 29,360.00 .
26. THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE DEVELOPMENT CRITERIA APPROVED PER THE PRELIMINARY DEVELOPMENT PLAN (PDP) FOR ZB CASE NO. 973M APPROVED ON OCTOBER 28, 1998 AND PER PLANNING BOARD CASE NO. 347 (SP-00-08) DATED DECEMBER 20, 2000.
    A. JOINT ADDENDUM DOCUMENT TO PDP AND CRITERIA - CONCERNS THE HOURS OF OPERATION FOR THE RETAIL CENTER TO DISALLOW USES AFTER 12:00 MIDNIGHT UNTIL 6:00 AM, AN EXTERIOR LIGHTING SCHEME THAT FOCUSES THE LIGHT DOWN AND INWARDS ON-SITE, EXTERIOR SIGNS SHALL BE SMALL AND UNOBTRUSIVE, FAST FOOD RESTAURANTS ARE NOT PERMITTED, AND A DENSE SCREENING OF BUSHES AND MATURE TREES ON TOP OF A 3' HIGH BERM ALONG THE BOUNDARY BETWEEN THE NEW DEVELOPMENT AND THE EXISTING CHERRYTREE FARM SUBDIVISION.
    B. ADDENDUM #1 TO AGREEMENT - CONCERNS THE INSTALLATION OF THE BERM FROM ROUTE 216 ALONG THE EAST BORDER OF CHERRYTREE PARK AND CONTINUE ACROSS THE SOUTHERN BORDER AND END AT THE EXISTING WOODED AREA, THE BERM WILL ALSO EXTEND INTO THE CHERRYTREE PARK DEVELOMENT TO WRAP THE COMMERCIAL AREA AND PROVIDE SCREENING TO THE NEW TOWNHOUSES, THE BERM AND DENSE SCREENING OF SHRUBBERY AND TREES IS TO OCCUR AT THE FIRST PHASE OF DEVELOPMENT, AND A 6' HIGH SOLID BOARD FENCE IS TO BE ERECTED ON THE COMMERCIAL SIDE OF THE BERM FROM ROUTE 216 SOUTH ALONG THE DEVELOPMENT AND THEN FOLLOW THE BERM INTO THE DEVELOPMENT BETWEEN THE COMMERCIAL AREA AND THE NEW TOWNHOUSES. BE ADVISED THAT THE FENCE CANNOT CROSS THE PROPERTY LINES.
    C. RESIDENTIAL AND 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.
    D. PERMITTED AND PROHIBITED USES - CONCERNS THE USES PERMITTED AS A MATTER OF RIGHT IN THE "POR" DISTRICT, EXCEPT: ADULT LIVE ENTERTAINMENT ESTABLISHMENTS, CARNIVALS AND FAIRS, CATERING ESTABLISHMENTS AND BANQUET FACILITIES, CONCERT HALLS, CONVENTS AND MONASTERIES USED FOR RESIDENTIAL PURPOSES, EXECUTIVE GOLF TRAINING AND RECREATION CENTERS, FARMING, LEGITIMATE THEATERS AND DINNER THEATERS, FAST FOOD RESTAURANTS AND RIDING ACADEMIES AND STABLES ARE PROHIBITED. USES PERMITTED AS A MATTER OF RIGHT IN THE "B-1" DISTRICT, EXCEPT : ADULT BOOK OR VIDEO STORES, ANIMAL HOSPITAL, CARNIVALS AND FAIRS, MOBILE HOME AND MODULAR HOME SALES AND RENTALS, ONE DWELLING UNIT PER BUSINESS ESTABLISHMENT AND SWIMMING POOLS ARE PROHIBITED.
27. THERE WILL BE NO BUSINESS VEHICLES PARKED ON-SITE.
28. ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATONS.
29. THE HOURS OF OPERATION FOR THE RETAIL CENTER WILL DISALLOW USES AFTER 12:00 MIDNIGHT UNTIL 6:00 AM.
30. THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS SHOWN AT THE SITE ENTRANCE ARE AS FOLLOWS :
    - 250-WATT HPS VAPOR PENDANT FIXTURE (SAG) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM ANGLED RADIAL TO THE FILLET AT ICE CRYSTAL DRIVE, STA. -0+65.90, 26' LT. & STA. 0+29.00, 28.75' LT..
31. DEVELOPER IS RESPONSIBLE FOR ANY MODIFICATIONS TO EXISTING PAVEMENT MARKINGS.

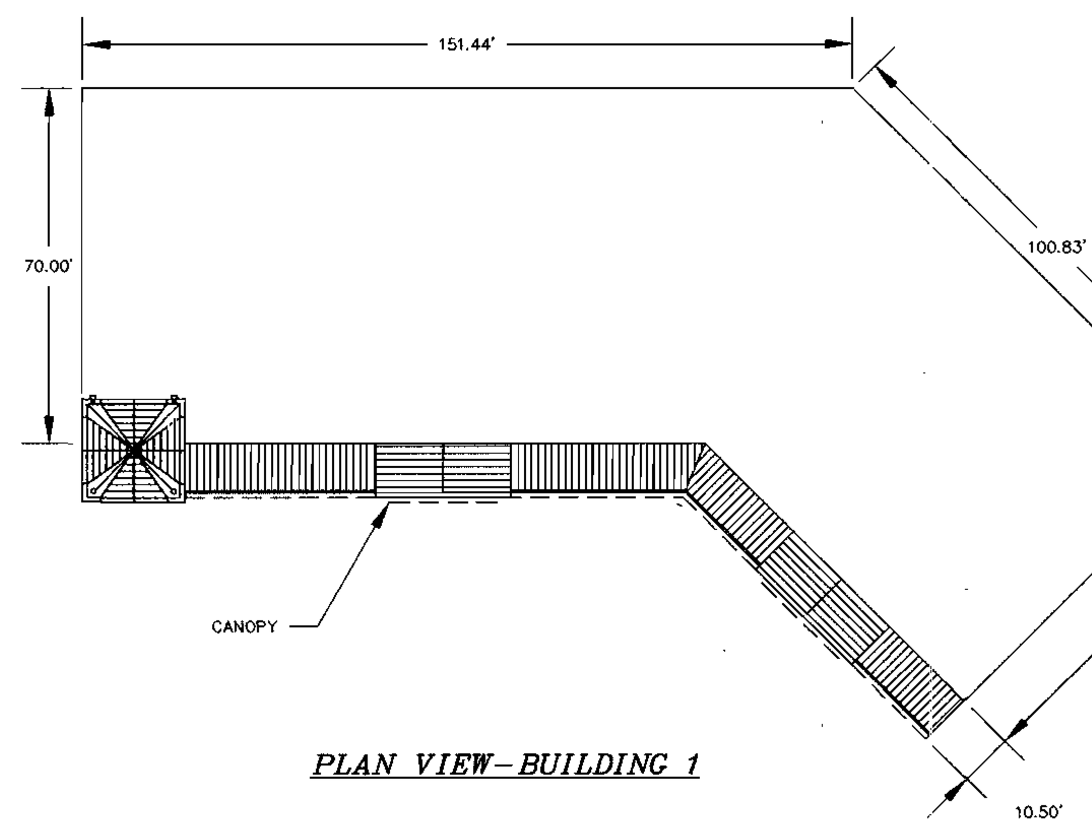
03-026\DWG\03026-COVER.DWG



VICINITY MAP
SCALE: 1"=1000'



WEST ELEVATION-BUILDING 1



PLAN VIEW-BUILDING 1

SHEET INDEX	
COVER SHEET	1
SITE DEVELOPMENT PLAN	2
DIMENSION PLAN	3
EROSION & SEDIMENT CONTROL PLAN	4
SEDIMENT CONTROL NOTES & DETAILS	5
STORM DRAIN PROFILES	6
DRAINAGE AREA MAP	7
STORMWATER MANAGEMENT DETAILS	8
STORMWATER MANAGEMENT DETAILS & BORINGS	9
WATER & SEWER MAIN PROFILES	10
LANDSCAPE PLAN	11

DEVELOPMENT CRITERIA PER APPROVED PDP
TAKEN FROM SP-00-08

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/COMM. DRIVEWAY FACE OF CURB	N/A	11'	11'
FROM RESIDENTIAL STREET FACE OF CURB	N/A	10'	N/A
FROM R-20	35'	50'	50'
FROM B-2 ZONING	N/A	N/A	35'
FROM OFF-SITE OPEN SPACE	N/A	35'	35'

DENSITY ANALYSIS
COMMERCIAL AREA WITHIN THE MXD-6 ZONE — 10.84 AC.*
TOTAL EMPLOYMENT SQUARE FOOTAGE ALLOWED @ 0.5 FAR (MAXIMUM) — 236,095 S.F.*
TOTAL RETAIL SQUARE FOOTAGE ALLOWED (250 S.F. PER GROSS ACRE MAXIMUM) — 10,602 S.F. (GROSS SITE ARE FOR CHERRY TREE PARK IS 42.41 ACRES)

COMMERCIAL DENSITY PROPOSED:
COMMERCIAL AREA WITHIN THE MXD-6 ZONE — 10.84 AC.*
MAXIMUM DENSITY PROPOSED @ 0.46 FAR — 218,652 S.F.*

* INCLUDES A MAXIMUM OF 10,602 SQ.FT. OF RETAIL USE

EMPLOYMENT ANALYSIS
OFFICE/RETAIL
RETAIL PROPOSED — 10,602 S.F.
OFFICE PROPOSED — 208,050 S.F.
TOTAL EMPLOYMENT PROPOSED — 218,652 S.F.

POTENTIAL JOBS GENERATED EMPLOYMENT USE	AREA S.F.	EMPLOYEE (S.F.)	POTENTIAL JOBS GENERATED
RETAIL	10,602	1 PER 400 S.F.	26
OFFICE	208,050	1 PER 200 S.F.	1,040
TOTAL POTENTIAL JOBS			1,066

ADDRESS CHART	
BUILDING NO.	STREET ADDRESS
RETAIL/OFFICE	8305 ICE CRYSTAL DRIVE, SCAGGSVILLE, MD 20723
BANK	8315 ICE CRYSTAL DRIVE, SCAGGSVILLE, MD 20723

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
CHERRYTREE PARK	PHASE I	PARCEL 'A'

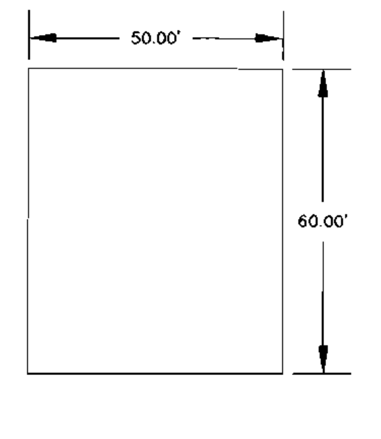
PLAT # OR L/F	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
16516 15454 & 15449	4	MXD-6	46	SIXTH	6068.02

WATER CODE	SEWER CODE
E18	7602000

PROPOSED IMPROVEMENTS:
BUILDING CONSTRUCTION AND ASSOCIATED IMPROVEMENTS

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004

WEST ELEVATION-BUILDING 2



PLAN VIEW-BUILDING 2

OWNER AND DEVELOPER

CHERRY TREE CROSSING LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

Douglas L. Dyson — 2-18-04
SIGNATURE OF DEVELOPER — DATE
Douglas L. Dyson
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF THE SITE CONDTIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER — 2/18/04 DATE
JOHN MILDENBERG
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Myers — 3-11-04
USDA - NATURAL RESOURCE CONSERVATION SERVICE — DATE

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

John R Robertson — 3-11-04
HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 3/22/04 DATE
Kent Sheubrooks / for CH
CHIEF, DIVISION OF LAND DEVELOPMENT — 3/24/04 DATE
DIRECTOR — 3/24/04 DATE

project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
NONE	JBM

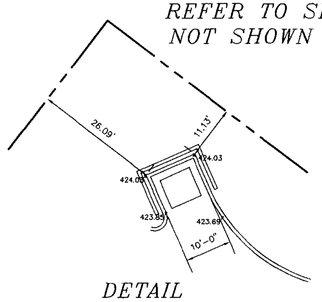
no.	description	date
	revisions	

CHERRYTREE PARK -BULK PARCEL 'A'-CHERRYTREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
COVER SHEET

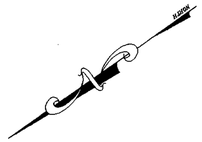
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

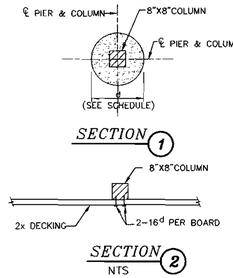
SDP-04-02

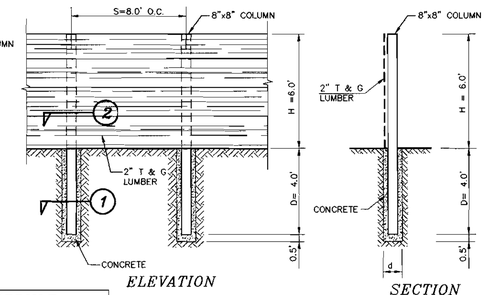
REFER TO SHEET 3 OF 11 FOR DIMENSIONS NOT SHOWN ON THIS DRAWING.



DETAIL
TRASH ENCLOSURE







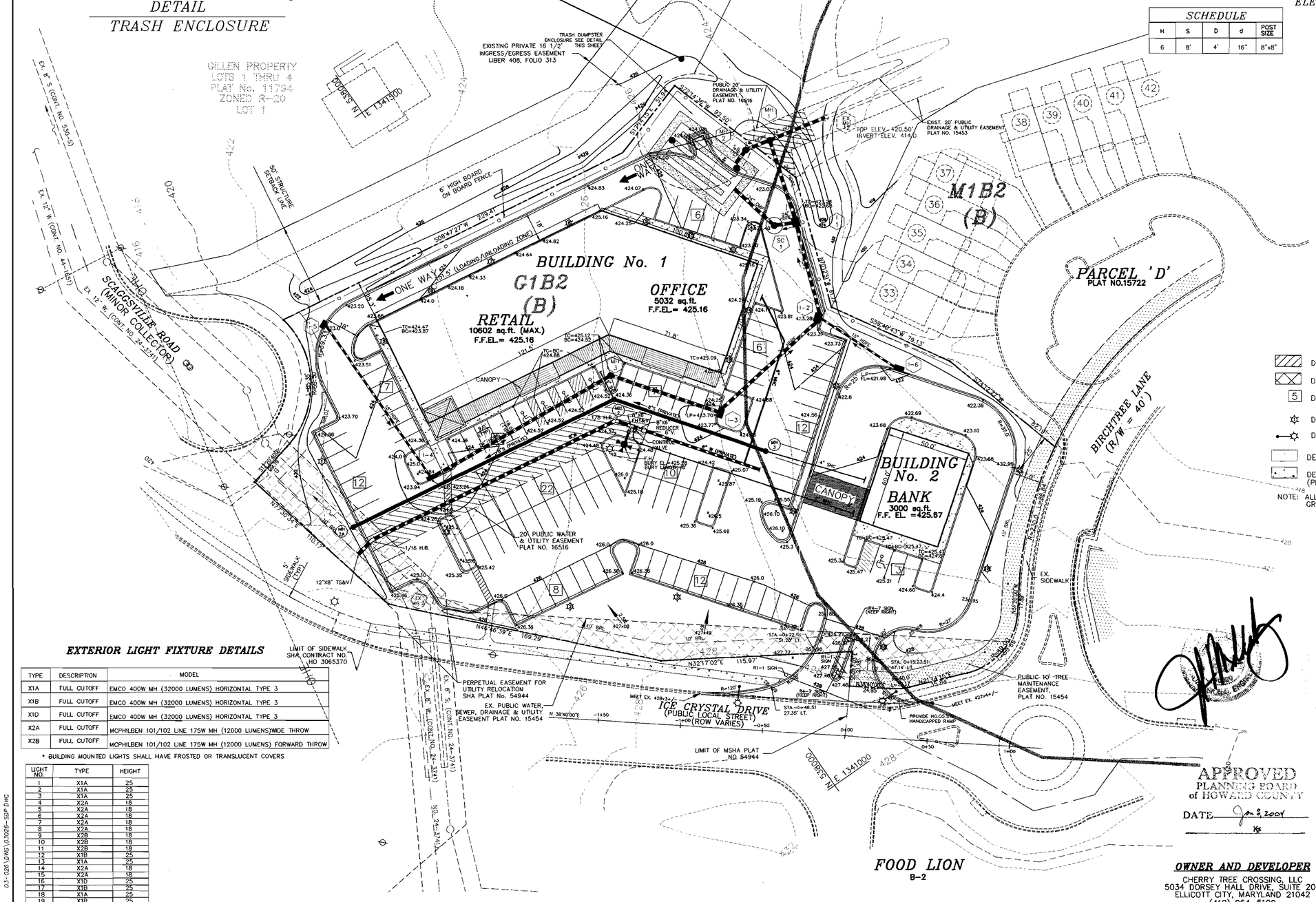
SCHEDULE				
H	S	D	d	POST SIZE
6	8'	4'	16"	8"x8"

6' HIGH BOARD ON BOARD FENCE DETAIL

NTS

NOTES:
1. SIDING.
   A. 2 INCH WOOD DECKING MATERIAL SHALL BE UTILIZED TO SPAN HORIZONTALLY BETWEEN POSTS. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ.IN. AND A 33 1/3% INCREASE IN STRESS FOR WIND LOADS AS CONSIDERED APPROPRIATE. DECKING SHALL BE MC15.
   B. SIDING IN CONTACT WITH THE GROUND AND FOR A DISTANCE OF 6" ABOVE GRADE SHALL BE TREATED WITH WOOD PRESERVATIVE.
2. POST.
   A. WOOD POST SHALL BE UTILIZED AT THE SPACING INDICATED ON THE SCHEDULE. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ. IN. AND A 33 1/3% INCREASE FOR WIND LOAD.
   B. POST EMBEDDED IN CONCRETE SHALL BE TREATED WITH A WOOD PRESERVATIVE IN THE AREA OF EMBEDMENT AND 12" ABOVE GRADE.
4. CONCRETE:
   A. CONCRETE IN THE PIERS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 LBS. PER SQ. IN.
   B. CONCRETE SHALL BE PLACED IN DRILLED PIERS UTILIZING THE EARTH AS THE FORMS.
5. FOUNDATIONS:
   A. THE DRILLED PIERS HAVE BEEN DESIGNED UTILIZING AN ALLOWABLE PASSIVE PRESSURE OF 300 LBS. PER SQ. FT. AND THE FOLLOWING FORMULA: $D=\left(\frac{14.52M}{Pd}\right)^{1/2}$

   M= MOMENT AT TOP OF DRILLED PIER (FT/LBS)
   P= ALLOWABLE PASSIVE PRESSURE (300 LBS PER SQ.FT.)
   d= DIAMETER OF PIER (FT.)
   D= DEPTH OF PIER (FT.)
6. ALTERNATIVE #1 (PRESERVATIVE TREATMENT) ALTERNATIVE #1 REPRESENTS THE ADDITIONAL COST FACTOR FOR TREATING THE BASIC WOOD STRUCTURE INDICATED ON THIS REFERENCE PLAN. THE NECESSITY FOR TREATMENT AND THE TYPE OF PRESERVATIVE WILL BE SUBJECT TO LOCAL CONDITIONS. ALL TREATMENTS SHALL CONFORM TO AWPA STD C-14.
7. ALTERNATIVE #2 (PAINTING) ALTERNATIVE #2 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO PAINT ONE SIDE OF THE BASIC WOOD STRUCTURE SHOWN ON THIS REFERENCE PLAN. PAINTING SHALL CONSIST OF 3 APPLICATIONS OF PAINT. 2 COATS OF LATEX BASE PAINT CONFORMING TO FEDERAL SPECIFICATION TT-P-009966 SHALL BE APPLIED OVER PRIMER COAT CONFORMING TO FEDERAL SPECIFICATION TT-P-00250.
8. ALTERNATIVE #3 (STAINING) ALTERNATIVE #3 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO STAIN ONE SIDE OF BASIC WOOD STRUCTURE. STAIN SHALL CONSIST OF 2 COATS OF SEMI-TRANSPARENT SEALER STAIN APPLIED IN ACCORDANCE WITH MANUFACTURES WRITTEN INSTRUCTIONS.



DENOTES PROPOSED EASEMENTS

DENOTES EXISTING EASEMENTS

5 DENOTES NUMBER OF PARKING SPACES

DENOTES OFF-STREET LIGHT FIXTURES

DENOTES ON-STREET LIGHT FIXTURES

DENOTES PUBLIC TREE MAINTENANCE EASEMENT

DENOTES PROPOSED SIDEWALK (PROVIDE HO. CO. STD. HANDICAPPED RAMP WHERE APPLICABLE)

NOTE: ALL SPOT ELEVATIONS ARE FOR FLOW LINE GRADES UNLESS OTHERWISE NOTED.

EXTERIOR LIGHT FIXTURE DETAILS

TYPE	DESCRIPTION	MODEL
X1A	FULL CUTOFF	EMCO 400W MH (32000 LUMENS) HORIZONTAL TYPE 3
X1B	FULL CUTOFF	EMCO 400W MH (32000 LUMENS) HORIZONTAL TYPE 3
X1D	FULL CUTOFF	EMCO 400W MH (32000 LUMENS) HORIZONTAL TYPE 3
X2A	FULL CUTOFF	MCPHILBEN 101/102 LINE 175W MH (12000 LUMENS)WIDE THROW
X2B	FULL CUTOFF	MCPHILBEN 101/102 LINE 175W MH (12000 LUMENS) FORWARD THROW

* BUILDING MOUNTED LIGHTS SHALL HAVE FROSTED OR TRANSLUCENT COVERS

LIGHT NO.	TYPE	HEIGHT
1	X1A	25
2	X1A	25
3	X1A	25
4	X2A	18
5	X2A	18
6	X2A	18
7	X2A	18
8	X2A	18
9	X2B	18
10	X2B	18
11	X2B	18
12	X1B	25
13	X1A	25
14	X2A	18
15	X2A	18
16	X1D	25
17	X1B	25
18	X1A	25
19	X1B	25
20	X1B	25
21	X1A	25

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004

OWNER AND DEVELOPER

CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

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SIGNATURE OF DEVELOPER — DATE 2-18-04
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER — DATE 2/23/04
JOHN MILDENBERG
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

USDA - NATURAL RESOURCE CONSERVATION SERVICE — DATE

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

HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 3/22/04
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 3/24/04
DIRECTOR — DATE 3/25/04

project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
1"=30'	JBM

no.	description	date
	revisions	

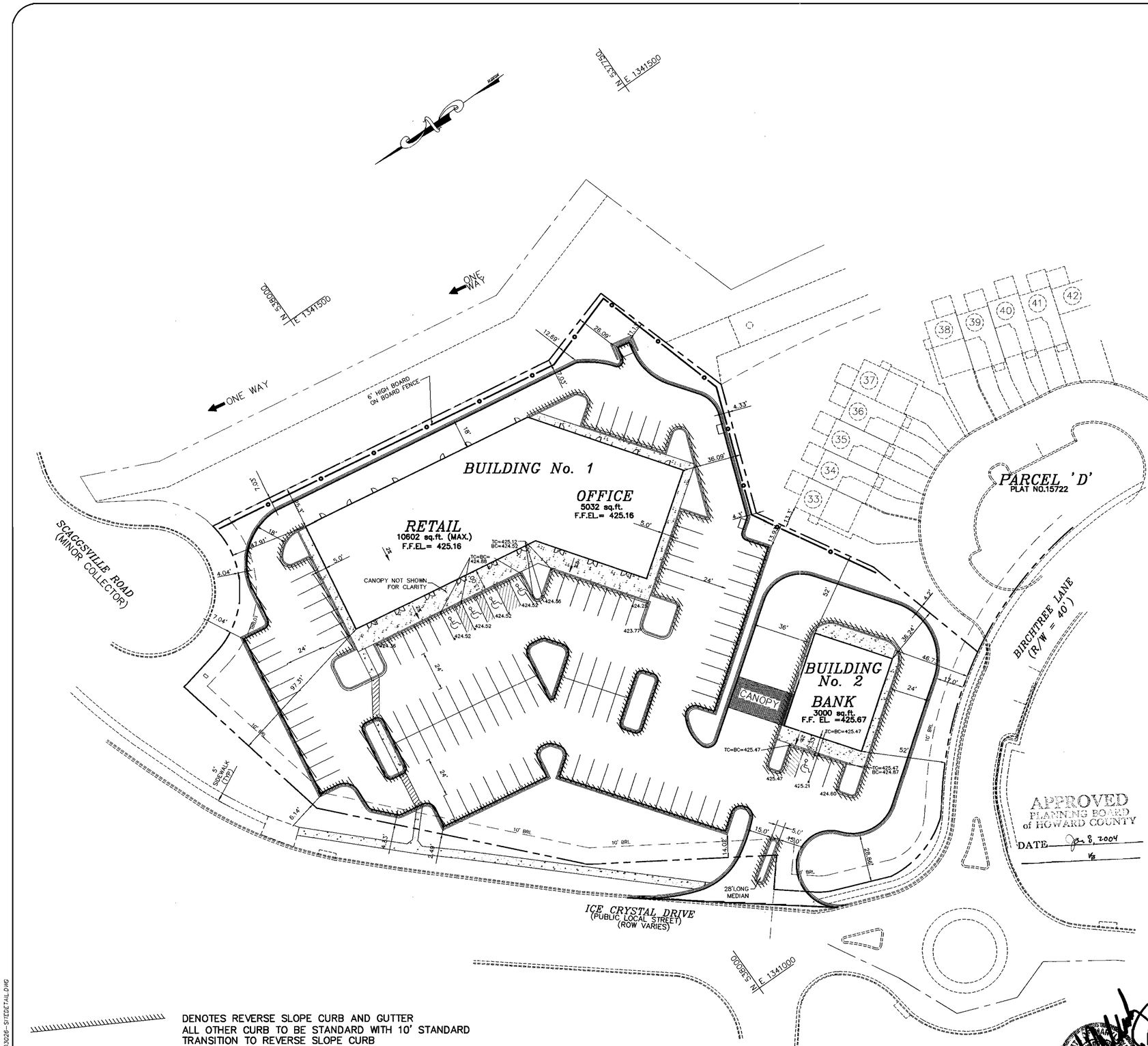
CHERRY TREE PARK-BULK PARCEL'A'-CHERRY TREE CROSSING

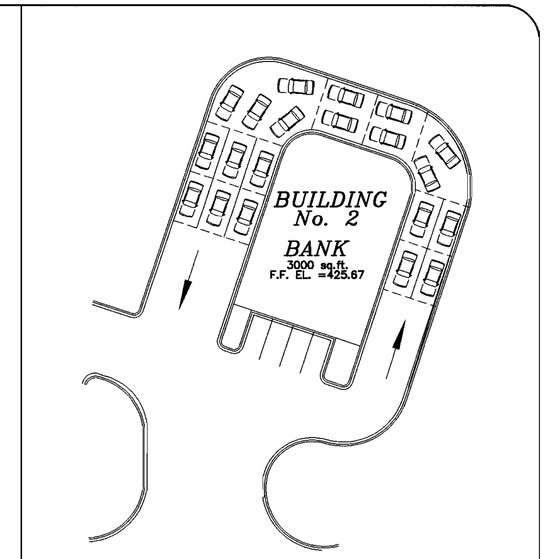
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5321 Wash. (410) 997-0298 Fax.

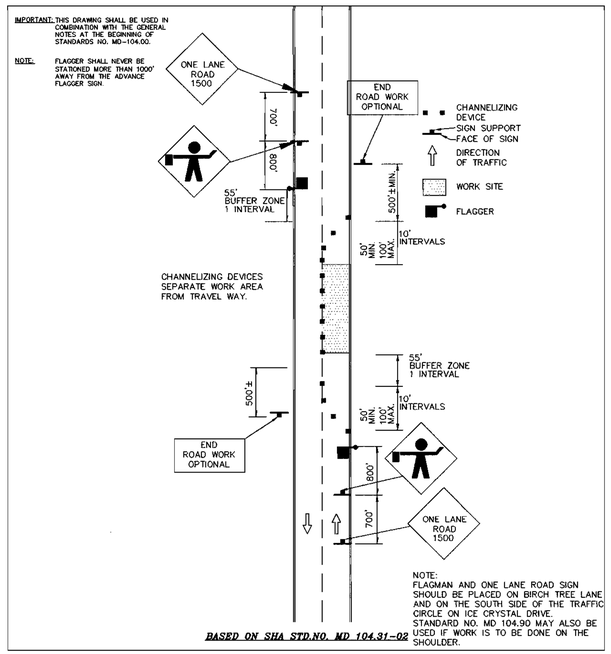
SDP-04-02

03-026 (JWG) (J-3026-SDP.DWG)





DRIVE-THRU STACKING DIAGRAM
SCALE: 1"=30'



TEMPORARY TRAFFIC CONTROL PLAN

DENOTES REVERSE SLOPE CURB AND GUTTER
ALL OTHER CURB TO BE STANDARD WITH 10' STANDARD TRANSITION TO REVERSE SLOPE CURB

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004

OWNER AND DEVELOPER
CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 3/25/04
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 3/25/04
DIRECTOR	DATE 3/25/04

project 2003-026	date FEB 2004
illustration HSP	engineering HSP
scale 1"=30'	approval JBM

no.	description revisions	date

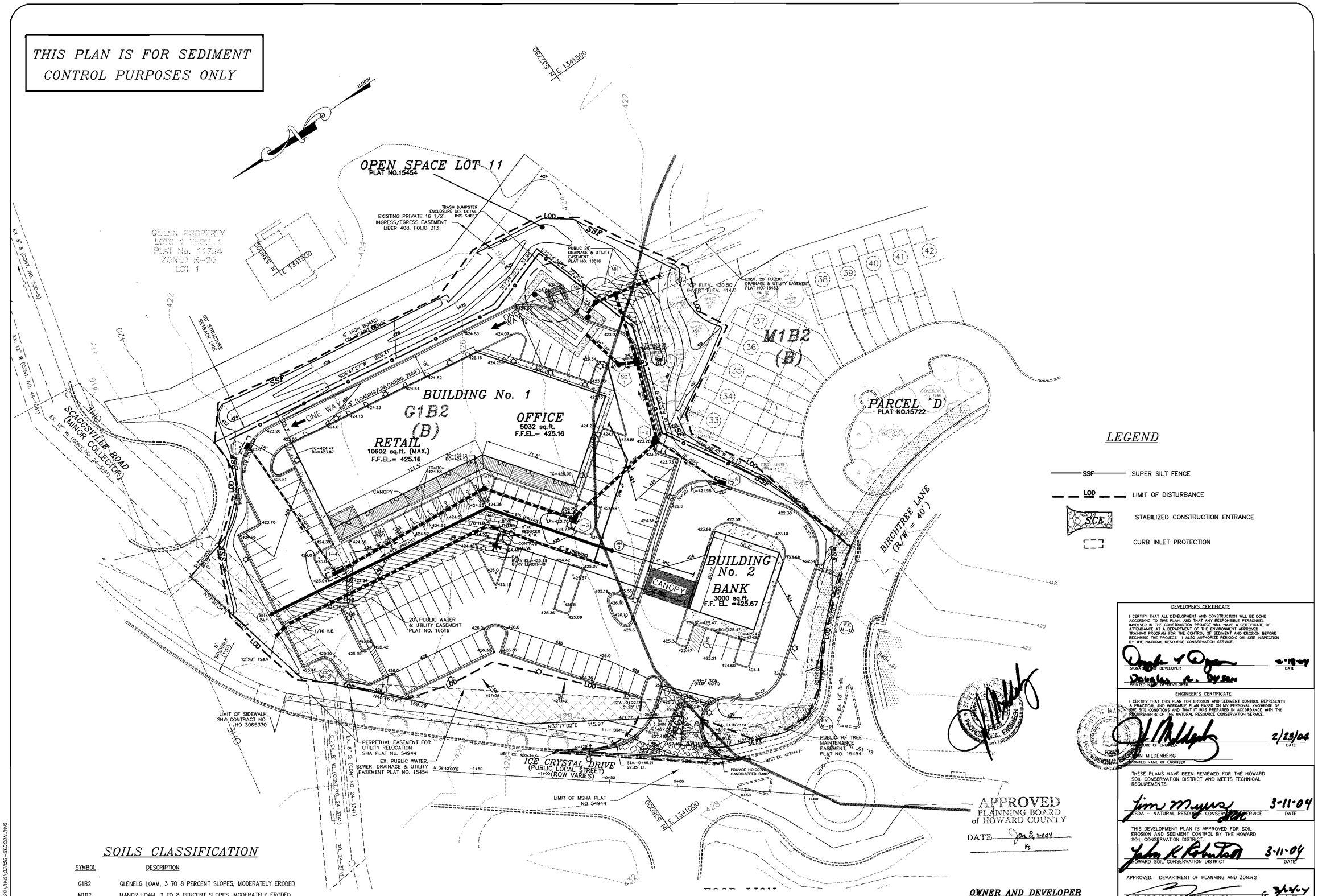
CHERRY TREE PARK-BULK PARCEL'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DIMENSIONS PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-04-02

03-026\DWG\03026-SITEDETAIL.DWG

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



SOILS CLASSIFICATION

SYMBOL	DESCRIPTION
G1B2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004

OWNER AND DEVELOPER
CHERRY TREE CROSSING LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER — DATE 2-19-04

Douglas E. Dyson
PRINTED NAME OF DEVELOPER

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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER — DATE 2/23/04

JOHN MILDENBERG
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

USDA - NATURAL RESOURCE CONSERVATION SERVICE — DATE 3-11-04

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 3-11-04

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 3-24-04

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 3/24/04

DIRECTOR — DATE 3/24/04

project	date
2003-026	FEB 2004
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1"=30'	JBM

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CHERRYTREE PARK-BULK PARCEL'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT
EROSION & SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5321 Wash. (410) 997-0298 Fax.

03-026\DWG\03026-SEDCON.DWG

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING , DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

1) PREFERRED – APPLY 2 TONS PER ACRES DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 10–10–10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING , APPLY 400 LBS. PER ACRE 30–0–0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.).
2) ACCEPTABLE – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10–10–10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK 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 LOBS. 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 TONE/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 SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT–TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, FOR 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 OCTOBER 15, SEED WITH 2–1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 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 WEED FREE 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 ADDITIONAL RATES AND METHODS NOT COVERED.

STANDARD 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 MAY CONSTRUCTION, (313–1855).
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.
3) FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4) ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 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 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES
6) ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7) SITE ANALYSIS:

TOTAL AREA OF SITE:	2.42	ACRES
AREA DISTURBED:	2.79	ACRES
AREA TO BE ROOFED OR PAVED:	2.42	ACRES
AREA TO BE VEGITATIVELY STABILIZED:	1.63	ACRES
TOTAL CUT:	8,500	CU. YDS.
TOTAL FILL:	8,500	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	N/A	

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY.
CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.

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 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) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW pH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.

c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATION. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA–SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS – SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

i. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.

ii. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON–SON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

iii. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4–8 TONS/ACRE (200–400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

i. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION – SECTION I – VEGETATIVE STABILIZATION METHODS AND MATERIALS.

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

i. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

a. pH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A pH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE pH TO 6.5 OR HIGHER.

b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.

c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.

d. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO–TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

ii. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION – SECTION I – VEGETATIVE STABILIZATION METHODS AND MATERIALS.

V. TOPSOIL APPLICATION

i. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.

ii. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4" – 8" HIGHER IN ELEVATION.

iii. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

iv. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

VI. ALTERNATIVE FOR PERMANENT SEEDING – INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW.

i. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.

b. COMPOSTED SLUDGE SHALL CONTAIN AT LEASE 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOURUS, AND 0.2 PERCENT POTASSIUM AND HAVE A Ph OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.

c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.

ii. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD–VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

TEMPORARY DUST CONTROL MEASURES

1. MULCHES – SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

2. VEGETATIVE COVER – SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.

3. TILLAGE – TO ROUGHIN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL–TYPE PLOW SPACED ABOUT 12" APART, SPRING–TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

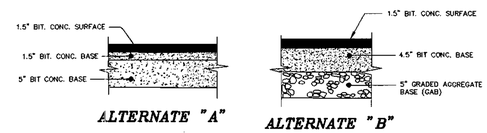
4. IRRIGATION – THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.

5. BARRIERS – SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVAL OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.

6. CALCIUM CHLORIDE – APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

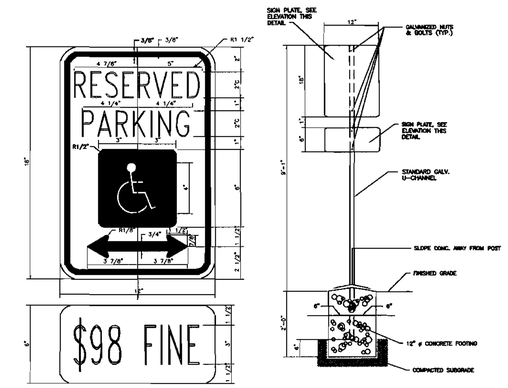
SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT. (1 DAY)
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN. (1 DAY)
3. CONSTRUCT SUPER SILT FENCES. (2 DAYS)
   a. DELAY CONSTRUCTION OF SWM FACILITY UNTIL SITE IS STABILIZED.
   b. PROVIDE INLET PROTECTION PER DETAIL ON THIS SHEET.
4. COMPLETE CONSTRUCTION AS SHOWN. (60 DAYS)
5. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED. (5 DAYS)
6. SEED AND MULCH ALL REMAINING DISTURBED AREAS. (2 DAYS)
7. UPON STABILIZATION OF THE SITE AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS.



PAVING SECTION P-3

N.T.S.



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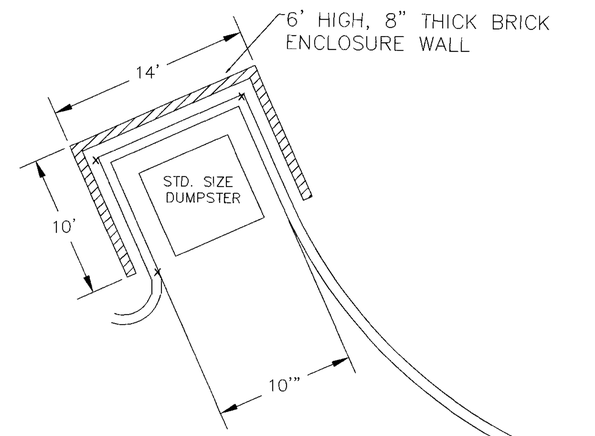
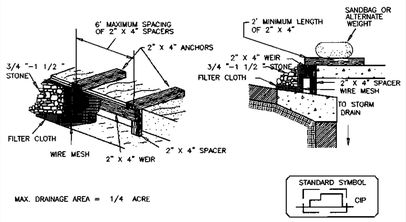


TRASH DUMPSTER ENCLOSURE

N.T.S.

DETAIL 23C - CURB INLET PROTECTION (COG OR COS INLETS)



MAX. DRAINAGE AREA = 1/4 ACRE

Construction Specifications

1. Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4') to the 2" x 4" weir (measuring throat length plus 2') as shown on the standard drawing.

2. Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.

3. Securely nail the 2" X 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4' apart).

4. Place the assembly against the inlet throat and nail (minimum 2' lengths of 2" x 4" to the top of the weir at spacer locations). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.

5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.

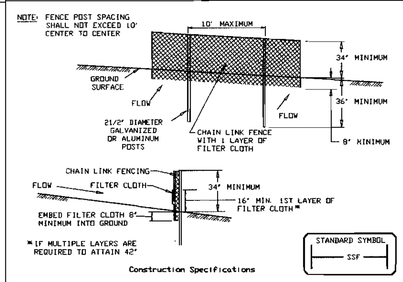
6. Form the 1/2 " x 1/2 " wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4 " x 1 1/2 " stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.

7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.

8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 5B	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE



Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height

7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

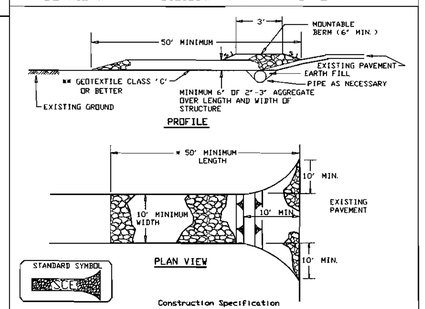
SUPER SILT FENCE

Design Criteria

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	300 feet
50% +	2:1 +	50 feet	250 feet

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

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.

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan. 8, 2004

OWNER AND DEVELOPER
CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

Douglas L. Dyson 2-18-04
SIGNATURE DEVELOPER DATE
Douglas L. Dyson
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

2/18/04
SIGNATURE OF ENGINEER DATE
JOHN MILDENBERG
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Myers 3-11-04
USDA – NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John R Robertson 3-11-04
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

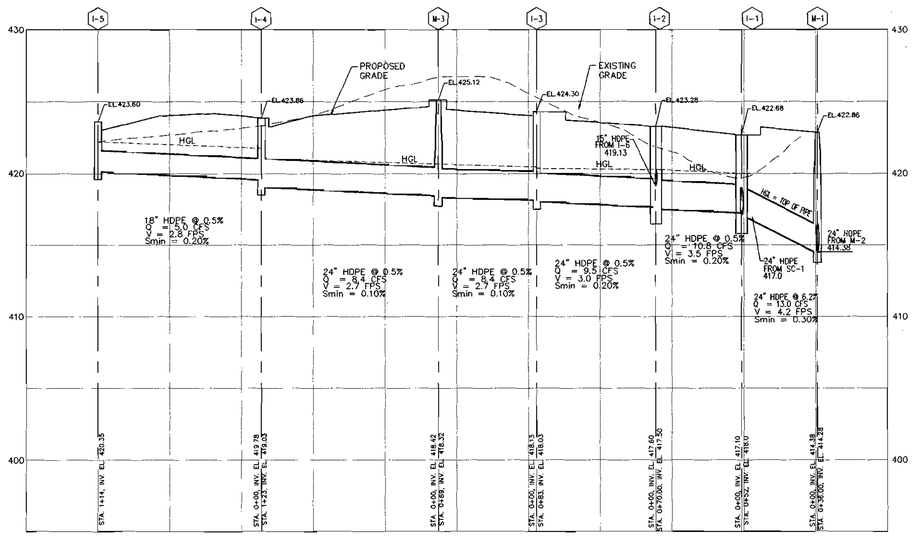
3/12/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
3/12/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
3/12/04
DIRECTOR DATE

no.	description	date
	revisions	

project 2003-026	date FEB 2004	
illustration HSP	engineering HSP	
scale 1"=30'	approval JBM	

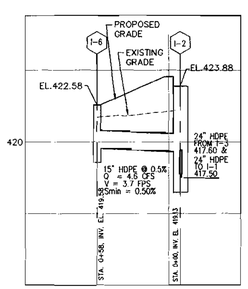
CHERRYTREE PARK-BULK PARCEL'A'-CHERRYTREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT
EROSION & SEDIMENT CONTROL NOTES & DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.



STORM DRAIN PROFILE I-5 TO M-1

SCALE = 1"=50' HOR.
1"=5' VERT.



STORM DRAIN PROFILE I-6 TO I-2

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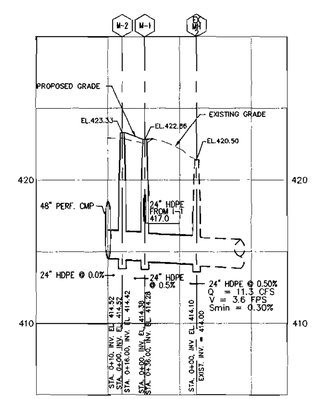
1"=5' VERT.



STORM DRAIN PROFILE SWM TO I-1

SCALE = 1"=50' HOR.
1"=5' VERT.

STRUCTURE SCHEDULE

NO.	LOCATION		TOP*	INV. IN	INV. OUT	COMMENTS
I-1	N537816.930	E1341299.731	423.28	417.00 417.10	418.0	INLET TYPE DOUBLE TYPE 'S' INLET (HO. CO. STD SD 4.34)-SUMP
I-2	N537841.547	E1341234.632	423.88	417.60 419.13	417.50	INLET TYPE DOUBLE TYPE 'S' INLET (HO. CO. STD SD 4.34)
I-3	N537926.672	E1341225.255	424.30	418.13	418.03	INLET TYPE A-5 (HO. CO. STD SD 4.40)
I-4	N538093.372	E1341294.032	423.86	419.78	419.03	INLET TYPE A-5 (HO. CO. STD SD 4.40) -SUMP
I-5	N538093.377	E1341407.744	423.60	----	420.35	INLET TYPE A-5 (HO. CO. STD SD 4.40) -SUMP
I-6	N537822.483	E1341185.270	422.58	419.58	----	INLET TYPE A-5 (HO. CO. STD SD 4.40) -SUMP
M-1	N537806.976	E1341344.009	422.86	414.38	414.28	MH (HO. CO. STD G 5.01)
M-2	N537822.292	E1341347.467	423.33	414.52 414.38	414.42	MH (HO. CO. STD G 5.01)
M-3	N537968.120	E1341282.185	425.12	418.42	418.32	MH (HO. CO. STD G 5.01)
SC-1	N537834.462	E1341300.042	423.18	416.93	416.68	STC 4800 PRECAST CONCRETE STORMCEPTOR

* ELEVATIONS MEASURED TO CENTER OF ALL INLETS.

PIPE SCHEDULE

QUANTITY	PIPE SIZE
168	15" HDPE
480	24" HDPE
45	24" CMP

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004

OWNER AND DEVELOPER

CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 3/24/04
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 3/24/04
DIRECTOR	DATE 3/24/04

project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
1"=50'	JBM

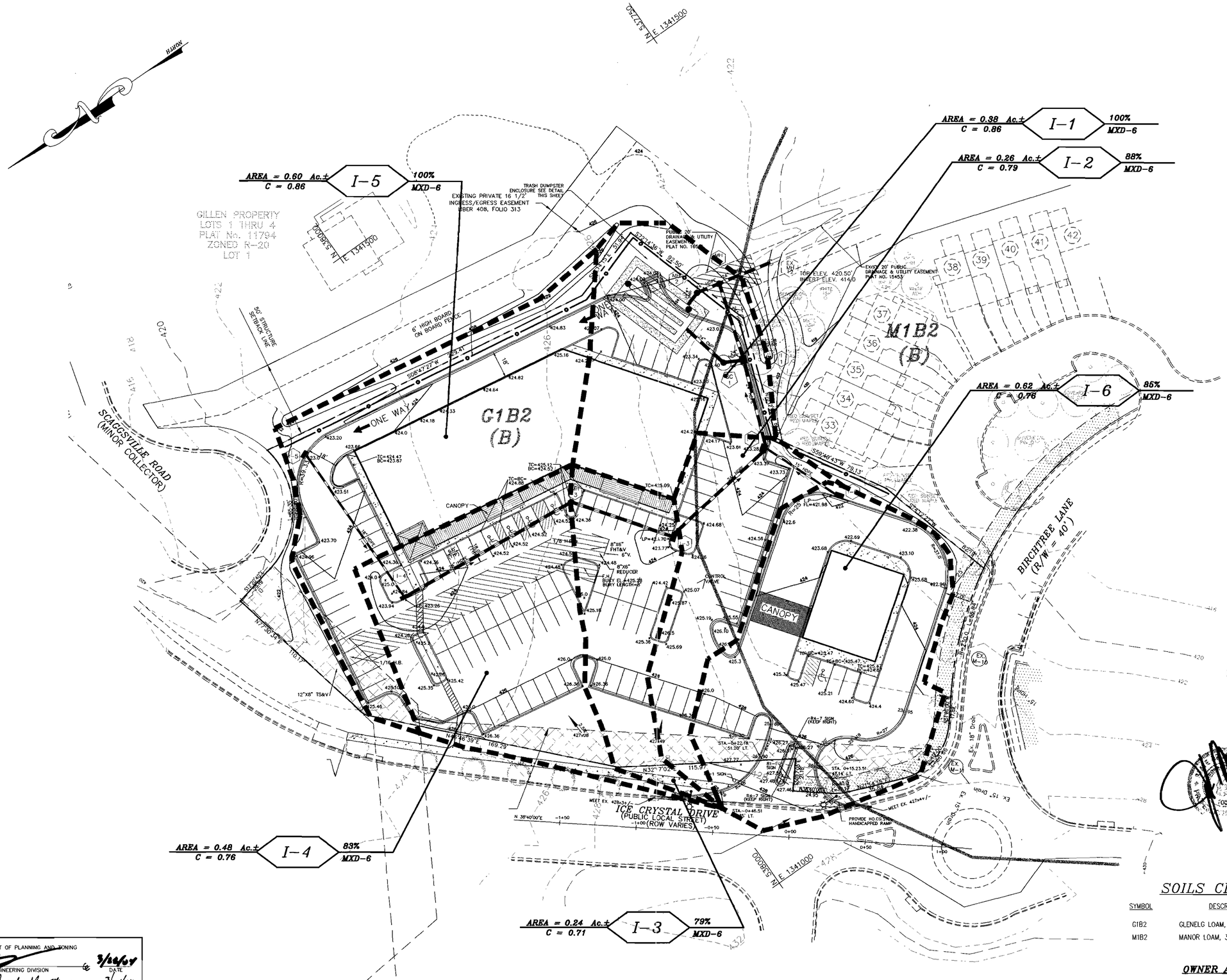
no.	description	date
	revisions	

CHERRYTREE PARK-BULK PARCEL'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
STORM DRAIN PROFILES

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-04-02

03-026\DWG\2J026-SDPPROFILES.DWG



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004

SOILS CLASSIFICATION

SYMBOL	DESCRIPTION
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MIB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

OWNER AND DEVELOPER

CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-1500

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 3/24/04
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 3/24/04
DIRECTOR	DATE 3/24/04

project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
1"=30'	JBM

no.	description	date
	revisions	

CHERRYTREE PARK-BULK PARCEL 'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DRAINAGE AREA MAP

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Bal. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-04-02

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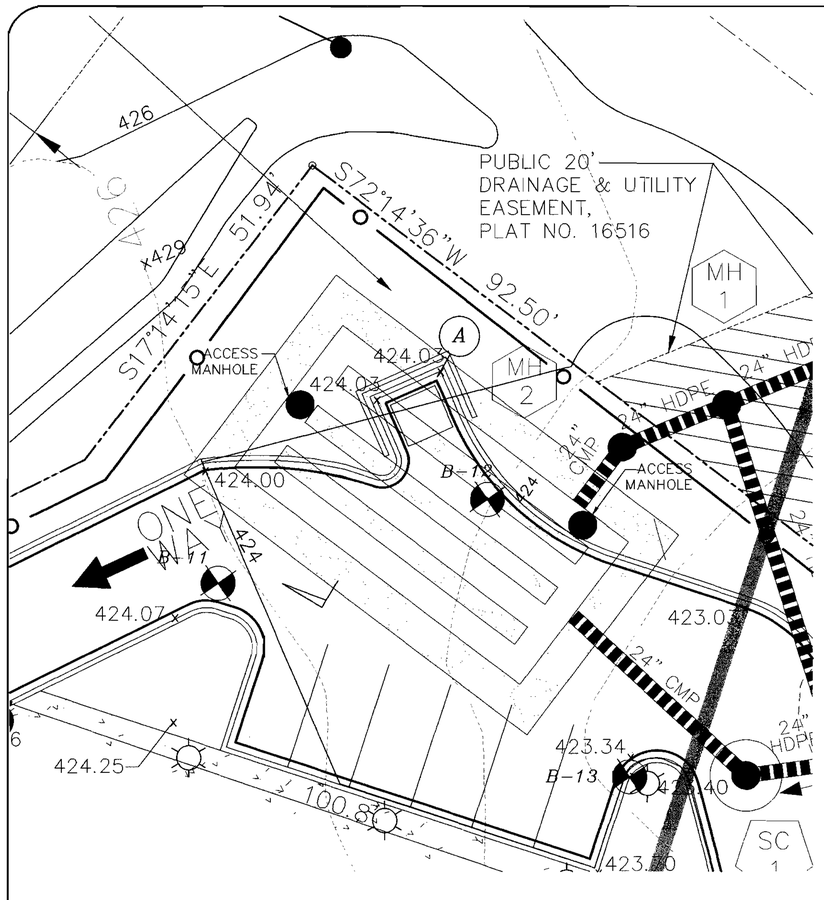


UNDERGROUND STORMWATER MANAGEMENT FACILITY MAINTENANCE SCHEDULE

1. REMOVE INLET GRATES AND INSPECT FOR DEBRIS EACH JANUARY 2, APRIL 1, JULY 1, SEPTEMBER 30, AND NOVEMBER 30. REMOVE ACCUMULATED LEAVES, TWIGS, SEDIMENT AND OTHER DEBRIS AS REQUIRED TO KEEP THE INLETS CLEAN.

2. ON A SEMI-ANNUAL BASIS, INSPECT CONTROL STRUCTURES FOR ANY ACCUMULATED DEBRIS AT THE TRASH RACK. REMOVE ANY DEBRIS FOUND DURING THE INSPECTION.

3. ON AN ANNUAL BASIS, INSPECT THE DETENTION SYSTEM PIPING FOR DEBRIS OR SEDIMENT ACCUMULATION AND FOR SYSTEM INTEGRITY. REMOVE ANY ACCUMULATED FOREIGN MATERIALS.

4. NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS OF ANY PROBLEMS OR FAILURES OBSERVED IN THIS SYSTEM.

STORMCEPTOR OPERATION AND MAINTENANCE SCHEDULE

1. STORMCEPTOR WATER QUALITY STRUCTURES WILL REQUIRE PERIODIC INSPECTION AND CLEANING TO MAINTAIN OPERATION AND FUNCTION. OWNERS WILL HAVE THE STORMCEPTOR UNIT INSPECTED YEARLY OR AS REQUIRED BY HOWARD COUNTY. UTILIZING THE STORMCEPTOR INSPECTION/MONITORING FORM. INSPECTIONS CAN BE DONE BY USING A CLEAR PLEXIGLASS TUBE ("SLUDGE JUDGE") TO EXTRACT A WATER COLUMN SAMPLE. WHEN SEDIMENT DEPTHS EXCEED THE SPECIFIED LEVEL (TABLE 6 OF TECHNICAL MANUAL) THEN CLEANING OF THE UNIT IS REQUIRED.

2. STORMCEPTOR WATER QUALITY STRUCTURES MUST BE CHECKED AND CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS, CONTACT APPROPRIATE REGULATORY AGENCIES.

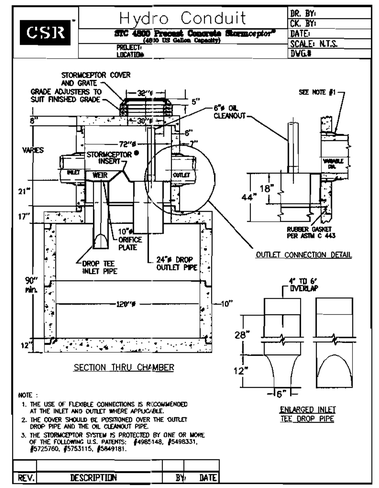
3. MAINTENANCE OF STORMCEPTOR UNITS SHOULD BE DONE BY A VACUUM TRUCK WHICH WILL REMOVE THE WATER, SEDIMENT DEBRIS, FLOATING HYDROCARBONS AND OTHER MATERIALS IN UNIT. THE PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID MUST BE FOLLOWED.

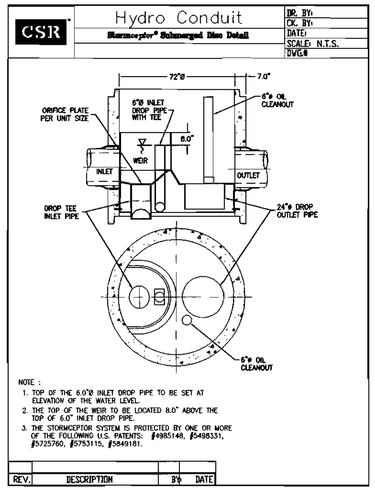
4. INLET AND OUTLET PIPES MUST BE CHECKED FOR ANY OBSTRUCTIONS AND IF ANY OBSTRUCTIONS ARE FOUND THEY MUST BE REMOVED. STRUCTURAL PARTS OF THE STORMCEPTOR WILL BE REPAIRED AS NEEDED.

5. OWNER SHALL RETAIN AND MAKE STORMCEPTOR INSPECTION/MONITORING FORMS AVAILABLE TO HOWARD COUNTY OFFICIALS UPON THEIR REQUEST.

GENERAL NOTES:

1. REFER TO HOWARD COUNTY STANDARD DETAIL G5.05 FOR DIMENSIONS AND DETAILS NOT SHOWN.
2. ALL CONCRETE SHALL CONFORM TO MSHA, MIX NO. 3, F'c = 3,500 PSI
3. REINFORCING STEEL SHALL CONFORM TO MSHA STDS. AND SPECS, Fy = 60,000 PSI.
4. ALL CONSTRUCTION SHALL CONFORM TO HOWARD COUNTY STDS. AND SPECIFICATIONS.
5. ALL CORRUGATED METAL PIPE SHALL BE PERFORATED, ALUMINIZED TYPE 2, UNLESS INDICATED OTHERWISE.
6. ALL PIPES INDICATED ARE DESIGNED FOR H20 LOADING.
7. 48" CMP PIPE SHALL BE A MINIMUM OF 14 GAUGE WITH 2 2/3" x 1/2" CORRUGATIONS, AND ALL OTHER CMP PIPES SHALL BE A MINIMUM OF 16 GAUGE WITH 2 2/3" x 1/2" CORRUGATIONS UNLESS OTHERWISE INDICATED.
8. THE SPECIFICATION AND INSTALLATION OF HDPE PIPE WILL CONFORM TO AASHTO M-252 TYPE S, M294 TYPE S AND ASTM D2321, RESPECTIVELY.





Order Request Form
Precast Concrete

Stormceptor®

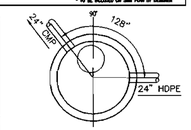
* TO BE INCLUDED ON SWM PLAN BY DESIGNER

CONTRACTOR INFORMATION

Name
Address
City
State
Zip Code
Contact
Phone
Fax

OWNER INFORMATION

Name: THE COLUMBIA COMMUNITY CHURCH
Phone
Fax



Please draw orientation of inlet and outlet pipes on diagram along with the pipe inside diameter (in), and invert elevation (ft). Clearly mark inlet pipes with an "I" and outlet pipes with an "O". Please provide the inlet/outlet pipe angle in degrees.

IMPERVIOUS DRAINAGE AREA FOR THIS UNIT _____

Stormceptor® Model			
STC			
900	☐	3600	☐
1200	☐	4800	■
1800	☐	6000	☐
2400	☐	7200	☐

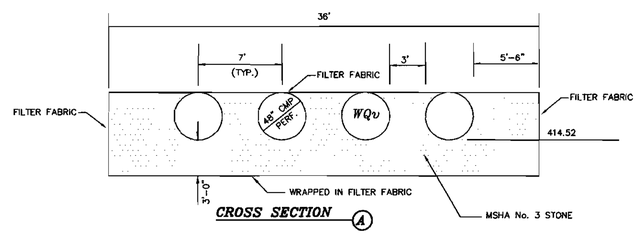
Invert Size	
SINGLE INLET DISK	☐
MUTIPLE INLET DISK	■

Manhole Number	SC-1
Top Elevation (ft)	423.13
Inlet Pipe Invert (ft)	416.93
Outlet Pipe Invert (ft)	416.68
Pipe Type	HDPE
Inlet Pipe Inside Diameter (ID)	24"
Inlet Pipe Inside Diameter (ID)	N/A
Outlet Pipe Inside Diameter (ID)	24"
Outlet Pipe Outside Diameter (OD)	—

Project Name: CHERRY TREE CROSSING
Approximate time frame of delivery (weeks)
Delivery Address: Street
City: State: Zip Code
Designer Company: MILDENBERG, BOENDER & ASSOC., INC.
Designer Contact: JOHN B. MILDENBERG Phone 410-997-0296 Fax 410-997-0298

PLEASE FILL OUT COMPLETELY AND FAX TO:

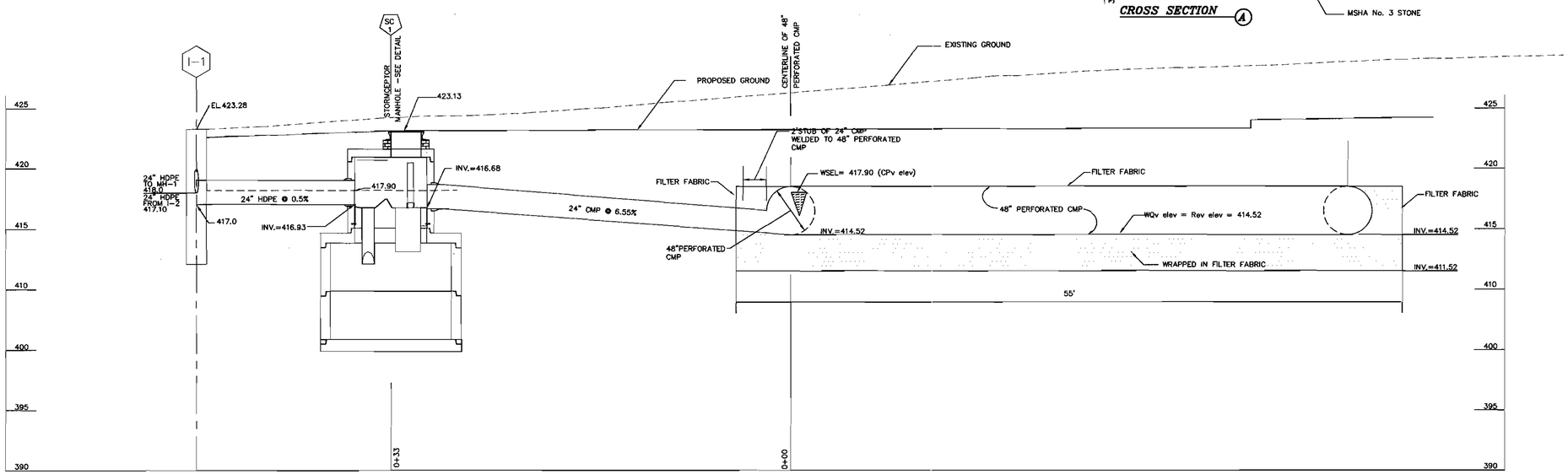
CSR HYDRO CONDUIT
FAX: (703) 922-3659
PHONE: (703) 971-1900



CROSS SECTION A

OWNER AND DEVELOPER

CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100



PIPE PROFILE
SCALE : 1" = 5'

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan. 8, 2004

APPROVED: DEPARTMENT OF PLANNING AND ZONING

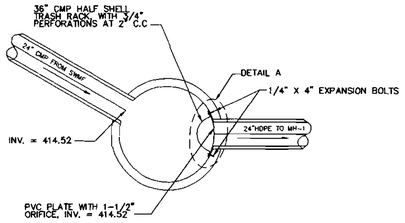
CHIEF, DEVELOPMENT ENGINEERING DIVISION		3/24/04 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT		3/24/04 DATE
DIRECTOR		3/24/04 DATE

project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
1"=50'	JBM

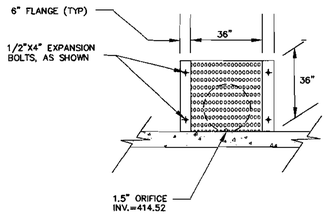
no.	description	date
	revisions	

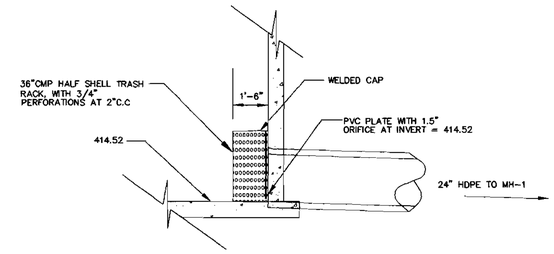
CHERRYTREE PARCEL-BULK PARK'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT
STORMWATER MANAGEMENT DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5321 Wash. (410) 997-0298 Fax.

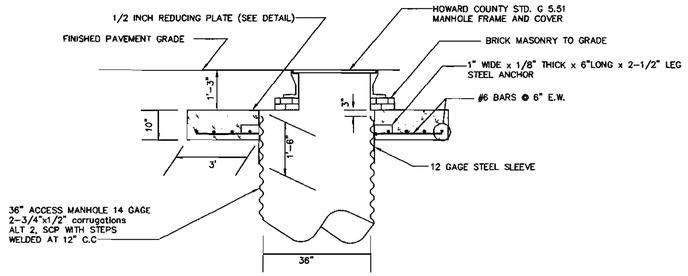


MANHOLE DETAIL (MH 2)

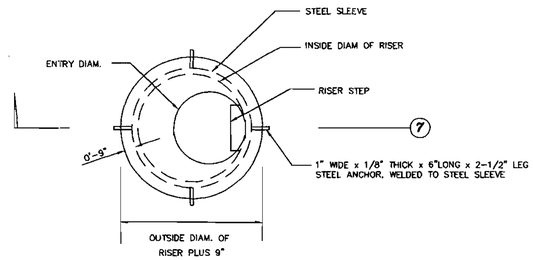




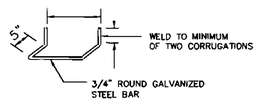
DETAIL A



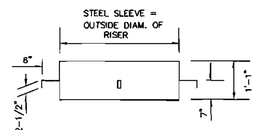
DETAIL OF ACCESS MANHOLE



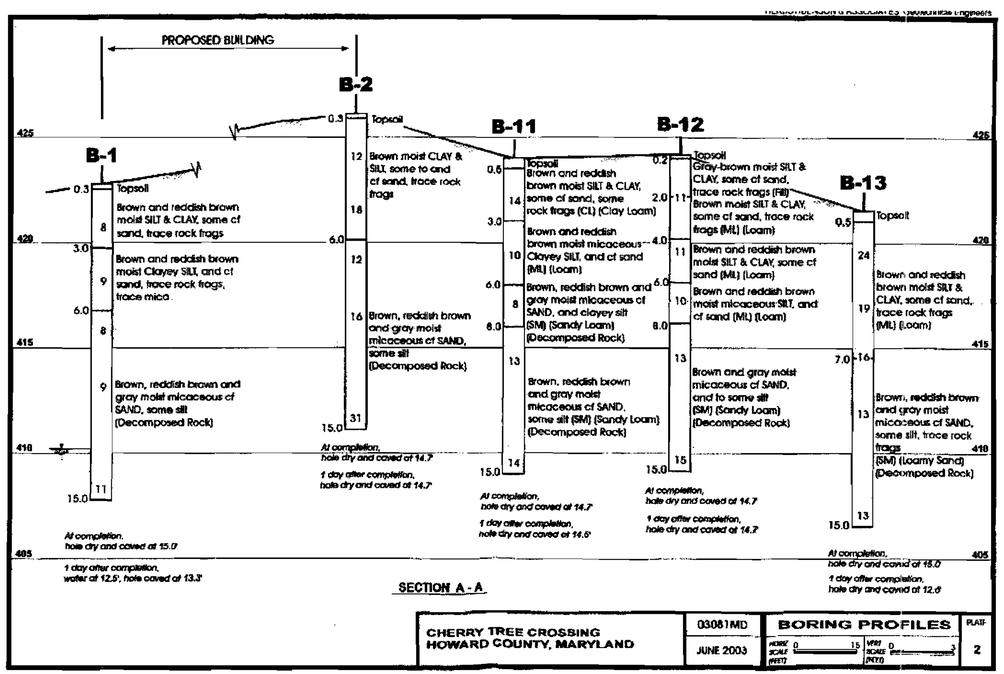
REDUCING PLATE-ACCESS MANHOLE



STEP DETAIL ACCESS MANHOLE



SECTION (7)



SECTION A-A

CHERRY TREE CROSSING HOWARD COUNTY, MARYLAND	03081MD JUNE 2003	BORING PROFILES	PLATE 2

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan. 8, 2004

OWNER AND DEVELOPER

CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 3/29/04

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 3/29/04

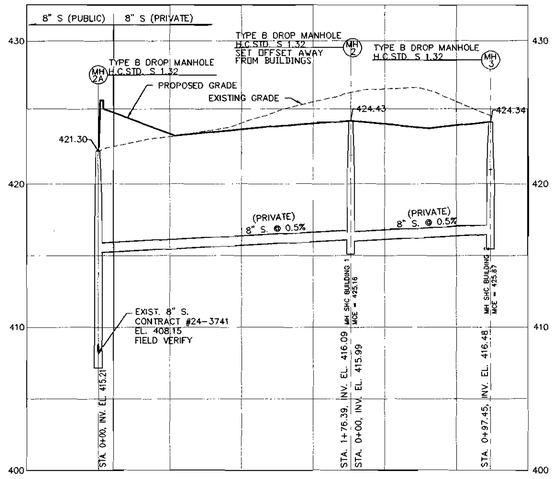
DIRECTOR — DATE 3/29/04

project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
1"=50'	JBM

no.	description	date
	revisions	

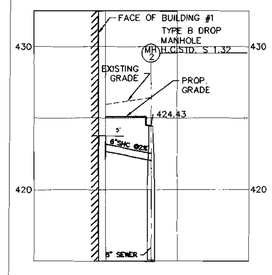
CHERRYTREE PARK-BULK PARCEL 'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
SIXTH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND
STORMWATER MANAGEMENT DETAILS & BORINGS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.



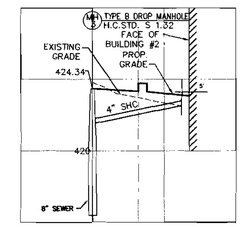
SEWER MAIN PROFILE

SCALE = 1"=50' HOR.
1"=5' VERT.



SHC BUILDING #1

SCALE = 1"=50' HOR.
1"=5' VERT.



SHC BUILDING #2

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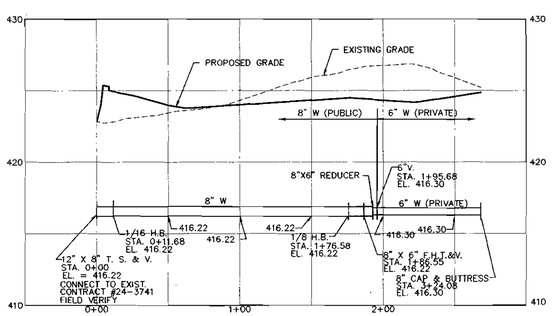
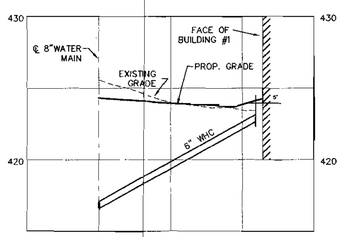
1"=5' VERT.



WATER MAIN PROFILE

SCALE = 1"=50' HOR.
1"=5' VERT.



WHC BUILDING #1

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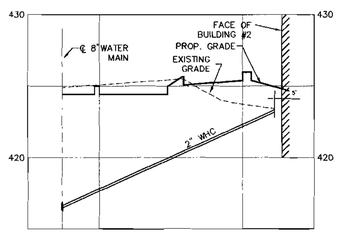
1"=5' VERT.



WHC BUILDING #2

SCALE = 1"=50' HOR.
1"=5' VERT.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004

OWNER AND DEVELOPER

CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 3/24/04
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 3/24/04
DIRECTOR	DATE 4/29/04

project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
1"=50'	JBM

no.	description	date
	revisions	

CHERRYTREE PARK-BULK PARCEL'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
WATER AND SEWER MAIN PROFILES

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax

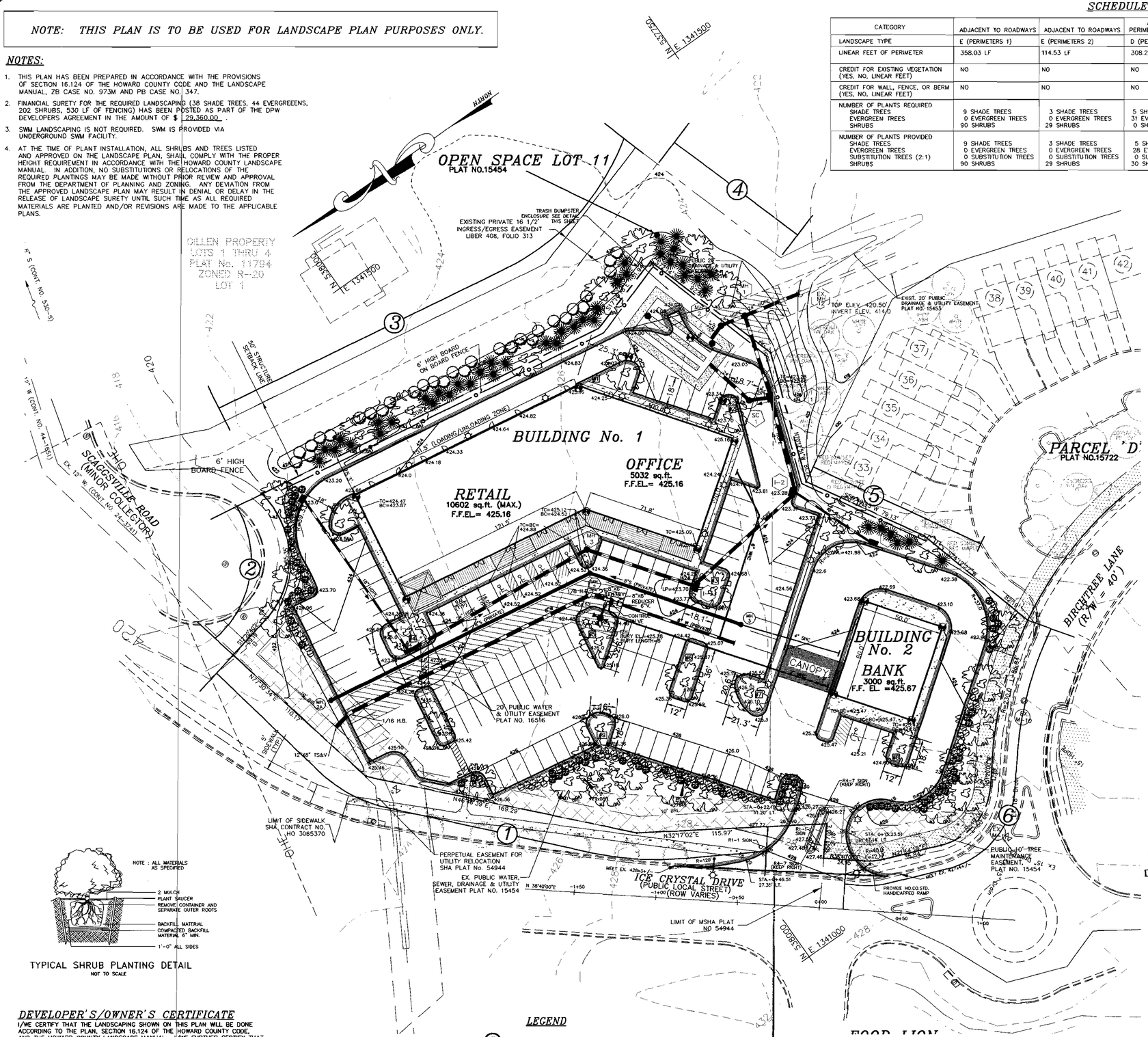
SDP-04-02

03-026\DWG\03026-W&SPROFILES.DWG

NOTE: THIS PLAN IS TO BE USED FOR LANDSCAPE PLAN PURPOSES ONLY.

NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, ZB CASE NO. 973M AND PB CASE NO. 347.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (38 SHADE TREES, 44 EVERGREENS, 202 SHRUBS, 530 LF OF FENCING) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $ 29,360.00 .
3. SWM LANDSCAPING IS NOT REQUIRED. SWM IS PROVIDED VIA UNDERGROUND SWM FACILITY.
4. 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.



SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS	TOTAL
LANDSCAPE TYPE	E (PERIMETERS 1)	E (PERIMETERS 2)	D (PERIMETERS 3)	D (PERIMETERS 4)	C (PERIMETERS 5)	E (PERIMETERS 6)	
LINEAR FEET OF PERIMETER	358.03 LF	114.53 LF	308.29 LF	95.18 LF	113 LF	212.48 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 90 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 29 SHRUBS	5 SHADE TREES 31 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 10 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 6 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 53 SHRUBS	28 SHADE TREES 47 EVERGREEN TREES 172 SHRUBS
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES SUBSTITUTION TREES (2:1) SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 90 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 29 SHRUBS	5 SHADE TREES 28 EVERGREEN TREES 0 SUBSTITUTION TREES 30 SHRUBS	2 SHADE TREES 10 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	3 SHADE TREES 6 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 53 SHRUBS	28 SHADE TREES 44 EVERGREEN TREES 0 SUBSTITUTION TREES 202 SHRUBS

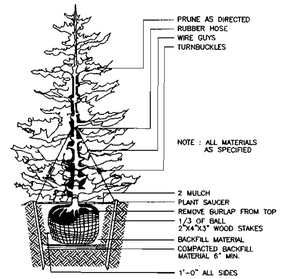
SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	116
NUMBER OF PLANTING ISLANDS REQUIRED	6
NUMBER OF PLANTING ISLANDS PROVIDED	9
NUMBER OF TREES REQUIRED SHADE TREES	6 SHADE TREES
NUMBER OF TREES PROVIDED SHADE TREES	9 SHADE TREES

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

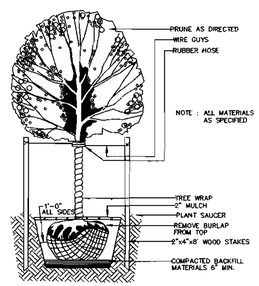
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
38		ACER RUBRUM 'OCTOBER GLORY' OR EQUIVALENT	OCTOBER GLORY RED MAPLE OR EQUIVALENT	2 1/2" – 3" CAL.
108		EUONYMUS ALATUS 'COMPACTA'	DWARF WINGED EUONYMUS	2' – 2 1/2' HT.
64		MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	2 1/2'– 3' HT.
44		PICEA PUNGENS OR EQUIVALENT	COLORADO SPRUCE OR EQUIVALENT	6' – 8' HT.
30		VIBURNUM PLICATUM 'MARIESII' OR EQUIVALENT	MARIESI DOUBLEFILE VIBURNUM OR EQUIVALENT	2 1/2' – 3' HT.

TOTAL
284 TREES & SHRUBS (38 SHADE TREES, 44 EVERGREEN TREES, & 202 SHRUBS)



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan. 8, 2004
KS

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 HOWARD COUNTY 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 TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME DATE 2-19-04

LEGEND

LANDSCAPE PERIMETER EDGE

NUMBER OF INTERNAL LANDSCAPE ISLANDS

EX. STREET TREES APPROVED UNDER SDP-99-75

EX. LANDSCAPE TREES APPROVED UNDER SDP-02-111

OWNER AND DEVELOPER

CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

APPROVED: DEPARTMENT OF PLANNING AND ZONING		
CHIEF, DEVELOPMENT ENGINEERING DIVISION	KS	DATE 3/22/04
CHIEF, DIVISION OF LAND DEVELOPMENT	KS	DATE 3/24/04
DIRECTOR		DATE 3/25/04

project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP/SJD
scale	approval
1" = 30'	JBM

no.	description	date
	revisions	

CHERRYTREE PARK–BULK PARCEL'A'–CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

03-026\DWG\03026-LANDSCAPEPLAN.DWG

SITE DEVELOPMENT PLAN
CHERRYTREE PARK
BULK PARCEL 'A'
CHERRYTREE CROSSING
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS UTILITY	1-800-257-7777
VERIZON TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880

4. PROJECT BACKGROUND:
   LOCATION: SIXTH ELECTION DISTRICT - TAX MAP 46 - BULK PARCEL A OF PARCEL 156
   ZONING: MXD-6
   TOTAL TRACT AREA: 2.48 ACRES ±
   DPZ REFERENCE #: F-01-114, SP-00-08, PB CASE NO. 347, ZB CASE NO. 973M, SDP-02-111, SDP-03-52, F-03-44, F-03-153, PLAT NOS.15449 THRU 15454, F-04-101
   DEED REFERENCE: L4986/F039
5. TWO FOOT CONTOUR TOPOGRAPHY, EXISTING CONDITIONS AND BOUNDARY BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT AUGUST 1998 AND FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2003.
6. HORIZONTAL AND VERTICAL DATUMS BASED ON (NAD'83) MARYLAND STATE COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.

STA. No. 46BA	N 537545.840 E 1,339,849.050	ELEV. 426.390
STA. No. 46EA	N 536,185.423 E 1,338091.710	ELEV. 415.097

7. PUBLIC WATER AND SEWER WILL BE USED WITHIN THE PROJECT, CONTRACT 24-4000-D LOCATED IN THE PATUXENT RIVER DRAINAGE AREA. WATERSHED CODE 02-13-11.
8. EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
   A. EXISTING WATER CONTRACT NO. 24-3741.
   B. EXISTING SEWER CONTRACT NO. 24-3741 AND 24-1906-D.
9. TRAFFIC IMPACT ANALYSIS PREPARED BY THE TRAFFIC GROUP, INC. DATED JULY, 2000 AND APPROVED UNDER F-01-114.
10. THE FOREST DELINEATION AND WETLAND ANALYSIS WERE DELINEATED BY MCCARTHY AND ASSOCIATES, INC. DATED JULY, 2000 AND APPROVED UNDER F-01-114.
11. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
12. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
13. NO STEEP SLOPES, WETLANDS, STREAMS, BUFFERS OR FLOOD PLAIN ARE LOCATED WITHIN PARCEL 'A'
14. NO CEMETERY OR HISTORIC STRUCTURES EXIST ON-SITE.
15. PROPERTY IS NOT ADJACENT TO ANY SCENIC ROADS.
16. SITE ANALYSIS DATA CHART:

    TOTAL PROJECT AREA: 2.48 ACRES
    LIMIT OF DISTURBED AREA: 2.79 ACRES
    PRESENT ZONING: MXD-6
    FAR = 0.43AC/10.84AC = 0.04
    BUILDING COVERAGE = 0.43AC/2.48AC = 17%

    BUILDING #1
    PROPOSED USE: HYBRID RETAIL/OFFICE - TOTAL AREA 15634 SQ.FT.
    RETAIL SPACE = 8,152 SQ.FT.
    RESTAURANT SPACE = 2,450 SQ.FT.
    OFFICE SPACE = 5,032 SQ.FT.
    BUILDING #2
    PROPOSED USE: BANK - 3000 SQ.FT.

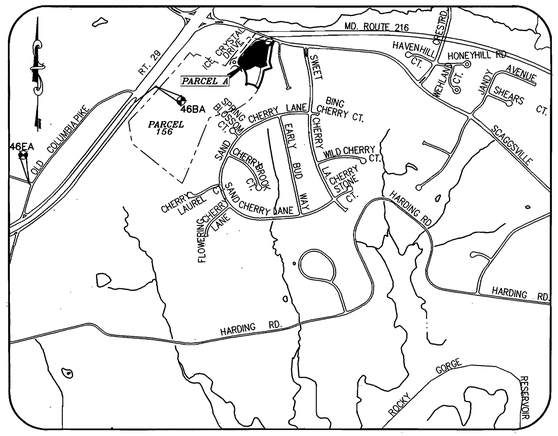
    NUMBER OF PARKING SPACES REQUIRED:
    OFFICE SPACE = 3.3 SPACES PER 1,000 SQ.FT.
    RETAIL SPACE = 5.0 SPACES PER 1,000 SQ.FT.
    RESTAURANT SPACE = 14.0 SPACES PER 1,000 SQ.FT.

    BUILDING #1
    RETAIL SPACE = 5.0 SPACES X 8.152 = 41 SPACES
    RESTAURANT = 14.0 SPACES X 2.450 = 35 SPACES
    OFFICE SPACE = 3.3 SPACES X 5.032 = 17 SPACES
    TOTAL SPACES BUILDING #1 = 93 SPACES REQUIRED

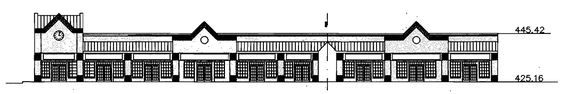
    BUILDING #2
    RETAIL SPACE (BANK) = 5.0 SPACES X 3.0 = 15 SPACES REQUIRED

    TOTAL PARKING REQUIRED = 108 SPACES
    TOTAL PARKING PROVIDED = 114 SPACES, INCLUDING 4 HANDICAPPED SPACES
17. STORMWATER MANAGEMENT QUANTITY CONTROL IS TO BE PROVIDED VIA AN UNDERGROUND FACILITY. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION. FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED. PRETREATMENT FOR UNDERGROUND FACITILY IS BEING PROVIDED BY A STORMCEPTOR MANHOLE.
18. FOREST CONSERVATION REQUIREMENTS FOR THIS SITE HAVE BEEN MET UNDER F-01-114 BY PROVIDING 4.62 ACRES OF ON-SITE RETENTION AND 5.89 ACRES OF OFF-SITE AFFORESTATION PLANTING ON OPEN SPACE LOTS 6 AND 129 OF THE ASHLEIGH KNOLLS SUBDIVISION KNOWN AS F-02-108.
    THE SURETY AMOUNT FOR THIS PROJECT HAS BEEN POSTED UNDER F-01-114 IN THE AMOUNT OF $168,533.40. TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 10.18 ACRES.
19. USE HOWARD COUNTY STD. P-3 PAVING SECTION UNLESS OTHERWISE SHOWN.
20. USE CONCRETE CURB AND GUTTER STD. R-3-01 UNLESS OTHERWISE NOTED.
21. WATER HOUSE CONNECTIONS ARE FOR INSIDE METER SETTING, FOR ALL CONNECTIONS.
22. ALL STORM DRAIN PIPE TO BE H.D.P.E. TYPE "S" PIPES UNLESS OTHERWISE NOTED.
23. THE FRONT OF THE RETAIL/OFFICE SPACE IS HANDICAPPED ACCESSIBLE. THE MAIN ENTRANCE OF THE BANK IS HANDICAPPED ACCESSIBLE.
24. THE LANDSCAPE PLAN IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, ZB CASE NO.973M AND PB CASE NO. 347.
25. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (38 SHADE TREES, 44 EVERGREENS, 202 SHRUBS, 530 LF OF FENCING) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $ 29,360.00 .
26. THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE DEVELOPMENT CRITERIA APPROVED PER THE PRELIMINARY DEVELOPMENT PLAN (PDP) FOR ZB CASE NO. 973M APPROVED ON OCTOBER 28, 1998 AND PER PLANNING BOARD CASE NO. 347 (SP-00-08) DATED DECEMBER 20, 2000.

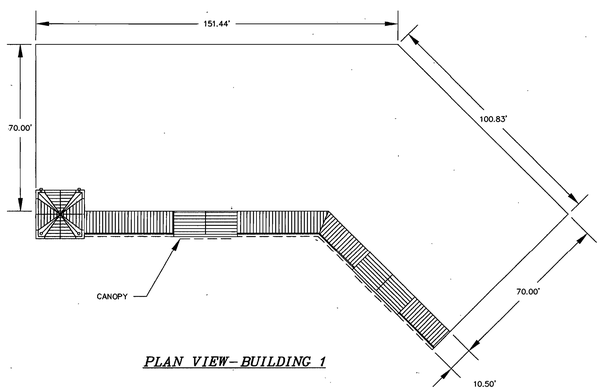
    A. JOINT ADDENDUM DOCUMENT TO PDP AND CRITERIA - CONCERNS THE HOURS OF OPERATION FOR THE RETAIL CENTER TO DISALLOW USES AFTER 12:00 MIDNIGHT UNTIL 6:00 AM, AN EXTERIOR LIGHTING SCHEME THAT FOCUSES THE LIGHT DOWN AND INWARDS ON-SITE. EXTERIOR SIGNS SHALL BE SMALL AND UNOBTRUSIVE, FAST FOOD RESTAURANTS ARE NOT PERMITTED, AND A DENSE SCREENING OF BUSHES AND MATURE TREES ON TOP OF A 3' HIGH BERM ALONG THE BOUNDARY BETWEEN THE NEW DEVELOPMENT AND THE EXISTING CHERRYTREE FARM SUBDIVISION.
    B. ADDENDUM #1 TO AGREEMENT - CONCERNS THE INSTALLATION OF THE BERM FROM ROUTE 216 ALONG THE EAST BORDER OF CHERRYTREE PARK AND CONTINUE ACROSS THE SOUTHERN BORDER AND END AT THE EXISTING WOODED AREA. THE BERM WILL ALSO EXTEND INTO THE CHERRYTREE PARK DEVELOMENT TO WRAP THE COMMERCIAL AREA AND PROVIDE SCREENING TO THE NEW TOWNHOUSES. THE BERM AND DENSE SCREENING OF SHRUBBERY AND TREES IS TO OCCUR AT THE FIRST PHASE OF DEVELOPMENT, AND A 6' HIGH SOLID BOARD FENCE IS TO BE ERECTED ON THE COMMERCIAL SIDE OF THE BERM FROM ROUTE 216 SOUTH ALONG THE DEVELOPMENT AND THEN FOLLOW THE BERM INTO THE DEVELOPMENT BETWEEN THE COMMERCIAL AREA AND THE NEW TOWNHOUSES. BE ADVISED THAT THE FENCE CANNOT CROSS THE PROPERTY LINES.
    C. RESIDENTIAL AND 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.
    D. PERMITTED AND PROHIBITED USES - CONCERNS THE USES PERMITTED AS A MATTER OF RIGHT IN THE "POR" DISTRICT, EXCEPT: ADULT LIVE ENTERTAINMENT ESTABLISHMENTS, CARNIVALS AND FAIRS, CATERING ESTABLISHMENTS AND BANQUET FACILITIES, CONCERT HALLS, CONVENTS AND MONASTERIES USED FOR RESIDENTIAL PURPOSES, EXECUTIVE GOLF TRAINING AND RECREATION CENTERS, FARMING, LEGITIMATE THEATERS AND DINNER THEATERS, FAST FOOD RESTAURANTS AND RIDING ACADEMIES AND STABLES ARE PROHIBITED. USES PERMITTED AS A MATTER OF RIGHT IN THE "B-1" DISTRICT, EXCEPT : ADULT BOOK OR VIDEO STORES, ANIMAL HOSPITAL, CARNIVALS AND FAIRS, MOBILE HOME AND MODULAR HOME SALES AND RENTALS, ONE DWELLING UNIT PER BUSINESS ESTABLISHMENT AND SWIMMING POOLS ARE PROHIBITED.
27. THERE WILL BE NO BUSINESS VEHICLES PARKED ON-SITE.
28. ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATONS.
29. THE HOURS OF OPERATION FOR THE RETAIL CENTER WILL DISALLOW USES AFTER 12:00 MIDNIGHT UNTIL 6:00 AM.
30. THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS SHOWN AT THE SITE ENTRANCE ARE AS FOLLOWS :
    - 250-WATT HPS VAPOR PENDANT FIXTURE (SAG) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM ANGLED RADIAL TO THE FILLET AT ICE CRYSTAL DRIVE, STA. -0+65.90, 26' LT. & STA. 0+29.00, 28.75' LT..
31. DEVELOPER IS RESPONSIBLE FOR ANY MODIFICATIONS TO EXISTING PAVEMENT MARKINGS.



VICINITY MAP
SCALE: 1"=1000'

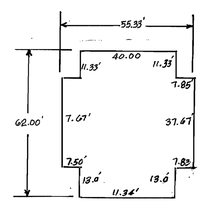


WEST ELEVATION- BUILDING 1



PLAN VIEW- BUILDING 1

WEST ELEVATION- BUILDING 2



PLAN VIEW- BUILDING 2

OWNER AND DEVELOPER

CHERRY TREE CROSSING LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

SHEET INDEX	
COVER SHEET	1
SITE DEVELOPMENT PLAN	2
DIMENSION PLAN	3
EROSION & SEDIMENT CONTROL PLAN	4
SEDIMENT CONTROL NOTES & DETAILS	5
STORM DRAIN PROFILES	6
DRAINAGE AREA MAP	7
STORMWATER MANAGEMENT DETAILS	8
STORMWATER MANAGEMENT DETAILS & BORINGS	9
WATER & SEWER MAIN PROFILES	10
LANDSCAPE PLAN	11

DEVELOPMENT CRITERIA PER APPROVED PDP
TAKEN FROM SP-00-08

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/COMM. DRIVEWAY FACE OF CURB	N/A	11'	11'
FROM RESIDENTIAL STREET FACE OF CURB	N/A	10'	N/A
FROM R-20	35'	50'	50'
FROM B-2 ZONING	N/A	N/A	35'
FROM OFF-SITE OPEN SPACE	N/A	35'	35'

DENSITY ANALYSIS	
COMMERCIAL AREA WITHIN THE MXD-6 ZONE	10.84 AC.*
TOTAL EMPLOYMENT SQUARE FOOTAGE	236,095 S.F.*
ALLOWED @ 0.5 FAR (MAXIMUM) TOTAL RETAIL SQUARE FOOTAGE ALLOWED (250 S.F. PER GROSS ACRE MAXIMUM)	10,602 S.F. (GROSS SITE ARE FOR CHERRY TREE PARK IS 42.41 ACRES)
COMMERCIAL DENSITY PROPOSED:	
COMMERCIAL AREA WITHIN THE MXD-6 ZONE	10.84 AC.*
MAXIMUM DENSITY PROPOSED @ 0.46 FAR	218,652 S.F.*

* INCLUDES A MAXIMUM OF 10,602 SQ.FT. OF RETAIL USE

EMPLOYMENT ANALYSIS	
OFFICE/RETAIL	
RETAIL PROPOSED	10,602 S.F.
OFFICE PROPOSED	208,050 S.F.
TOTAL EMPLOYMENT PROPOSED	218,652 S.F.

POTENTIAL JOBS GENERATED			
EMPLOYMENT USE	AREA S.F.	EMPLOYEE (S.F.)	POTENTIAL JOBS GENERATED
RETAIL	10,602	1 PER 400 S.F.	26
OFFICE	208,050	1 PER 200 S.F.	1,040
TOTAL POTENTIAL JOBS			1,066

ADDRESS CHART	
BUILDING NO.	STREET ADDRESS
RETAIL/OFFICE	8305 ICE CRYSTAL DRIVE, SCAGGSVILLE, MD 20723
BANK	8315 ICE CRYSTAL DRIVE, SCAGGSVILLE, MD 20723

PERMIT INFORMATION CHART					
SUBDIVISION NAME CHERRYTREE PARK			SECTION/AREA PHASE I	LOT/PARCEL # PARCEL 'A'	
PLAT # 15454 & 15449	BLOCK #/F 4	ZONE MXD-6	TAX MAP 46	ELEC. DIST. SIXTH	CENSUS TRACT 6068.02
WATER CODE E18			SEWER CODE 7602000		
PROPOSED IMPROVEMENTS: BUILDING CONSTRUCTION AND ASSOCIATED IMPROVEMENTS					

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER — DATE 2-18-04
Douglas L. Dixon
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER — DATE 2/18/04
JOHN R. MILDENBERG
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Tim Myers — 3-11-04
USDA - NATURAL RESOURCE CONSERVATION SERVICE — DATE

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

John R. Robertson — 3-11-04
HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 3/26/04
Kent Sheubrooks for
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 3/24/04
DIRECTOR — DATE 3/25/04

no.	revisions description	date
1	REVISED PLAN VIEW & ELEVATION PER BUILDING 2	8/18/04

project 2003-026	date FEB 2004	engineering HSP	approval JBM
illustration HSP	scale NONE		

CHERRYTREE PARK - BULK PARCEL 'A'-CHERRYTREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
COVER SHEET

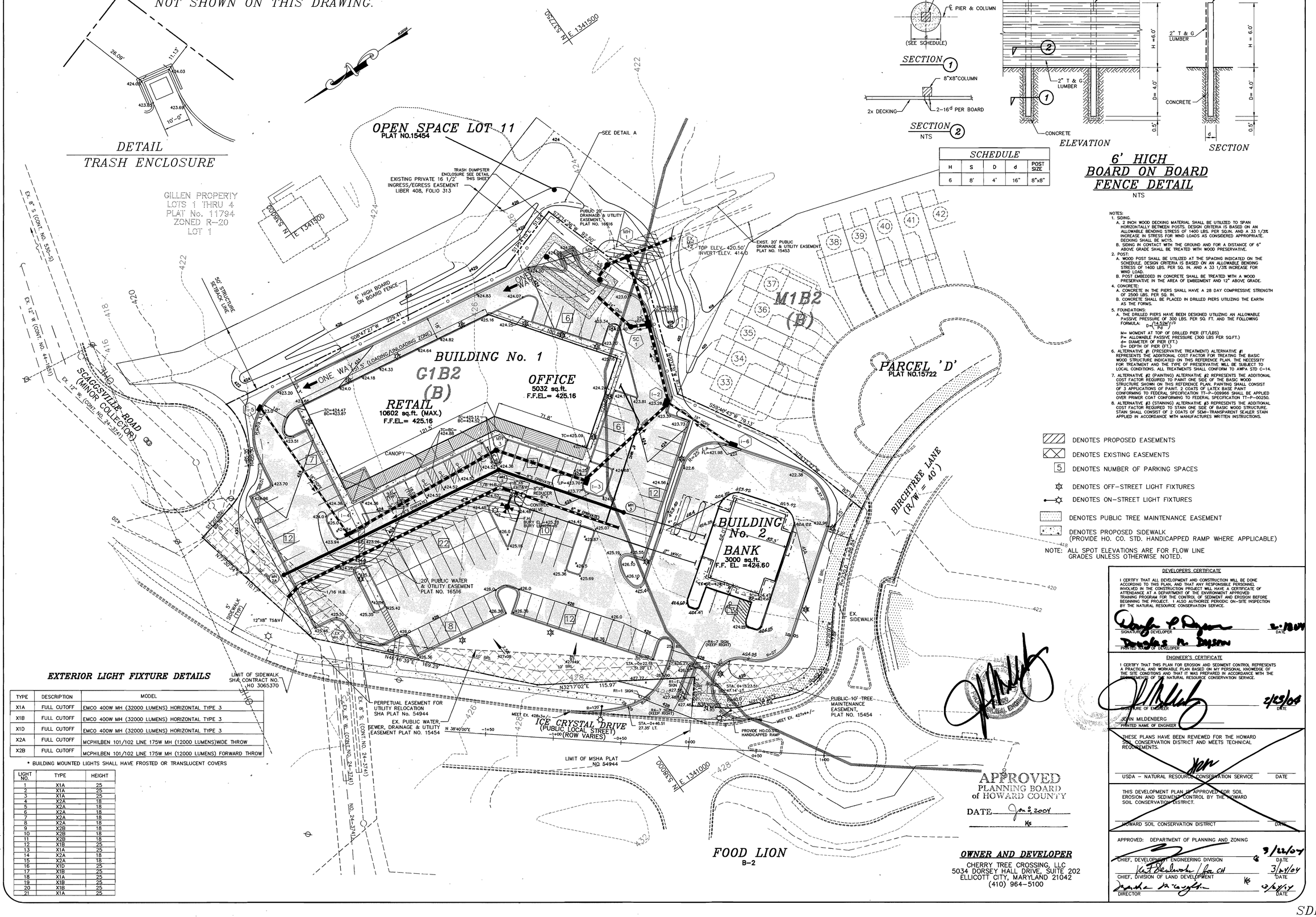
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax

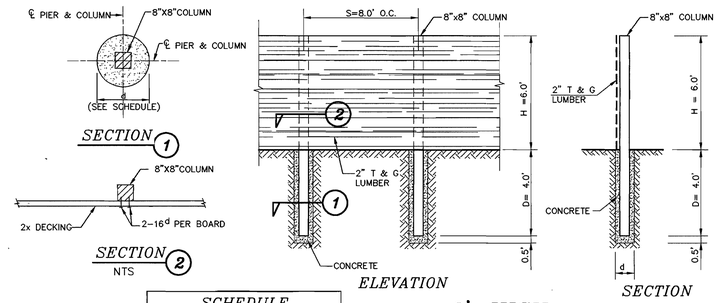
SDP-04-02

03-026\DWG\03026-COVER.DWG

REFER TO SHEET 3 OF 11 FOR DIMENSIONS NOT SHOWN ON THIS DRAWING.

DETAIL
TRASH ENCLOSURE





SCHEDULE				
H	S	D	d	POST SIZE
6	8'	4'	16"	8"x8"

6' HIGH BOARD ON BOARD FENCE DETAIL

NTS

NOTES:

1. SIDING.
   A. 2 INCH WOOD DECKING MATERIAL SHALL BE UTILIZED TO SPAN HORIZONTALLY BETWEEN POSTS. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ.IN. AND A 33 1/3% INCREASE IN STRESS FOR WIND LOADS AS CONSIDERED APPROPRIATE. DECKING SHALL BE MC15.
   B. SIDING IN CONTACT WITH THE GROUND AND FOR A DISTANCE OF 6" ABOVE GRADE SHALL BE TREATED WITH WOOD PRESERVATIVE.
2. POST.
   A. WOOD POST SHALL BE UTILIZED AT THE SPACING INDICATED ON THE SCHEDULE. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BEDING STRESS OF 1400 LBS. PER SQ. IN. AND A 33 1/3% INCREASE FOR WIND LOAD.
   B. POST EMBEDDED IN CONCRETE SHALL BE TREATED WITH A WOOD PRESERVATIVE IN THE AREA OF EMBEDMENT AND 12" ABOVE GRADE.
4. CONCRETE:
   A. CONCRETE IN THE PIERS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 LBS. PER SQ. IN.
   B. CONCRETE SHALL BE PLACED IN DRILLED PIERS UTILIZING THE EARTH AS THE FORMS.
5. FOUNDATIONS:
   A. THE DRILLED PIERS HAVE BEEN DESIGNED UTILIZING AN ALLOWABLE PASSIVE PRESSURE OF 300 LBS. PER SQ. FT. AND THE FOLLOWING FORMULA: $D=\left(\frac{14.52M}{Pd^2}\right)^{1/3}$

   M= MOMENT AT TOP OF DRILLED PIER (FT/LBS)
   P= ALLOWABLE PASSIVE PRESSURE (300 LBS PER SQ.FT.)
   d= DIAMETER OF PIER (FT.)
   D= DEPTH OF PIER (FT.)
6. ALTERNATIVE #1 (PRESERVATIVE TREATMENT) ALTERNATIVE #1 REPRESENTS THE ADDITIONAL COST FACTOR FOR TREATING THE BASIC WOOD STRUCTURE INDICATED ON THIS REFERENCE PLAN. THE NECESSITY FOR TREATMENT AND THE TYPE OF PRESERVATIVE WILL BE SUBJECT TO LOCAL CONDITIONS. ALL TREATMENTS SHALL CONFORM TO AWPA STD C-14.
7. ALTERNATIVE #2 (PAINTING) ALTERNATIVE #2 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO PAINT ONE SIDE OF THE BASIC WOOD STRUCTURE SHOWN ON THIS REFERENCE PLAN. PAINTING SHALL CONSIST OF 3 APPLICATIONS OF PAINT. 2 COATS OF LATEX BASE PAINT CONFORMING TO FEDERAL SPECIFICATION TT-P--009966 SHALL BE APPLIED OVER PRIMER COAT CONFORMING TO FEDERAL SPECIFICATION TT-P--00250.
8. ALTERNATIVE #3 (STAINING) ALTERNATIVE #3 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO STAIN ONE SIDE OF BASIC WOOD STRUCTURE. STAIN SHALL CONSIST OF 2 COATS OF SEMI-TRANSPARENT SEALER STAIN APPLIED IN ACCORDANCE WITH MANUFACTURES WRITTEN INSTRUCTIONS.

DENOTES PROPOSED EASEMENTS

DENOTES EXISTING EASEMENTS

5 DENOTES NUMBER OF PARKING SPACES

DENOTES OFF-STREET LIGHT FIXTURES

DENOTES ON-STREET LIGHT FIXTURES

DENOTES PUBLIC TREE MAINTENANCE EASEMENT

DENOTES PROPOSED SIDEWALK (PROVIDE HO. CO. STD. HANDICAPPED RAMP WHERE APPLICABLE)

NOTE: ALL SPOT ELEVATIONS ARE FOR FLOW LINE GRADES UNLESS OTHERWISE NOTED.

EXTERIOR LIGHT FIXTURE DETAILS

TYPE	DESCRIPTION	MODEL
X1A	FULL CUTOFF	EMCO 400W MH (32000 LUMENS) HORIZONTAL TYPE 3
X1B	FULL CUTOFF	EMCO 400W MH (32000 LUMENS) HORIZONTAL TYPE 3
X1D	FULL CUTOFF	EMCO 400W MH (32000 LUMENS) HORIZONTAL TYPE 3
X2A	FULL CUTOFF	MCPHILBEN 101/102 LINE 175W MH (12000 LUMENS)WIDE THROW
X2B	FULL CUTOFF	MCPHILBEN 101/102 LINE 175W MH (12000 LUMENS) FORWARD THROW

* BUILDING MOUNTED LIGHTS SHALL HAVE FROSTED OR TRANSLUCENT COVERS

LIGHT NO.	TYPE	HEIGHT
1	X1A	25
2	X1A	25
3	X1A	25
4	X2A	18
5	X2A	18
6	X2A	18
7	X2A	18
8	X2A	18
9	X2B	18
10	X2B	18
11	X2B	18
12	X1B	25
13	X1A	25
14	X2A	18
15	X2A	18
16	X1D	25
17	X1B	25
18	X1A	25
19	X1B	25
20	X1B	25
21	X1A	25

OWNER AND DEVELOPER

CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER — DATE 2-12-04

DOUGLAS M. DAWSON
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER — DATE 2/23/04

JOHN MILDENBERG
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

USDA – NATURAL RESOURCE CONSERVATION SERVICE — DATE

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

HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 3/22/04

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 3/24/04

DIRECTOR — DATE 3/25/04

project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
1"=30'	JBM

no.	description	date
1	REVISED PLAN FOR BUILDING 2, W/GARAGE CHANGES	8/18/04

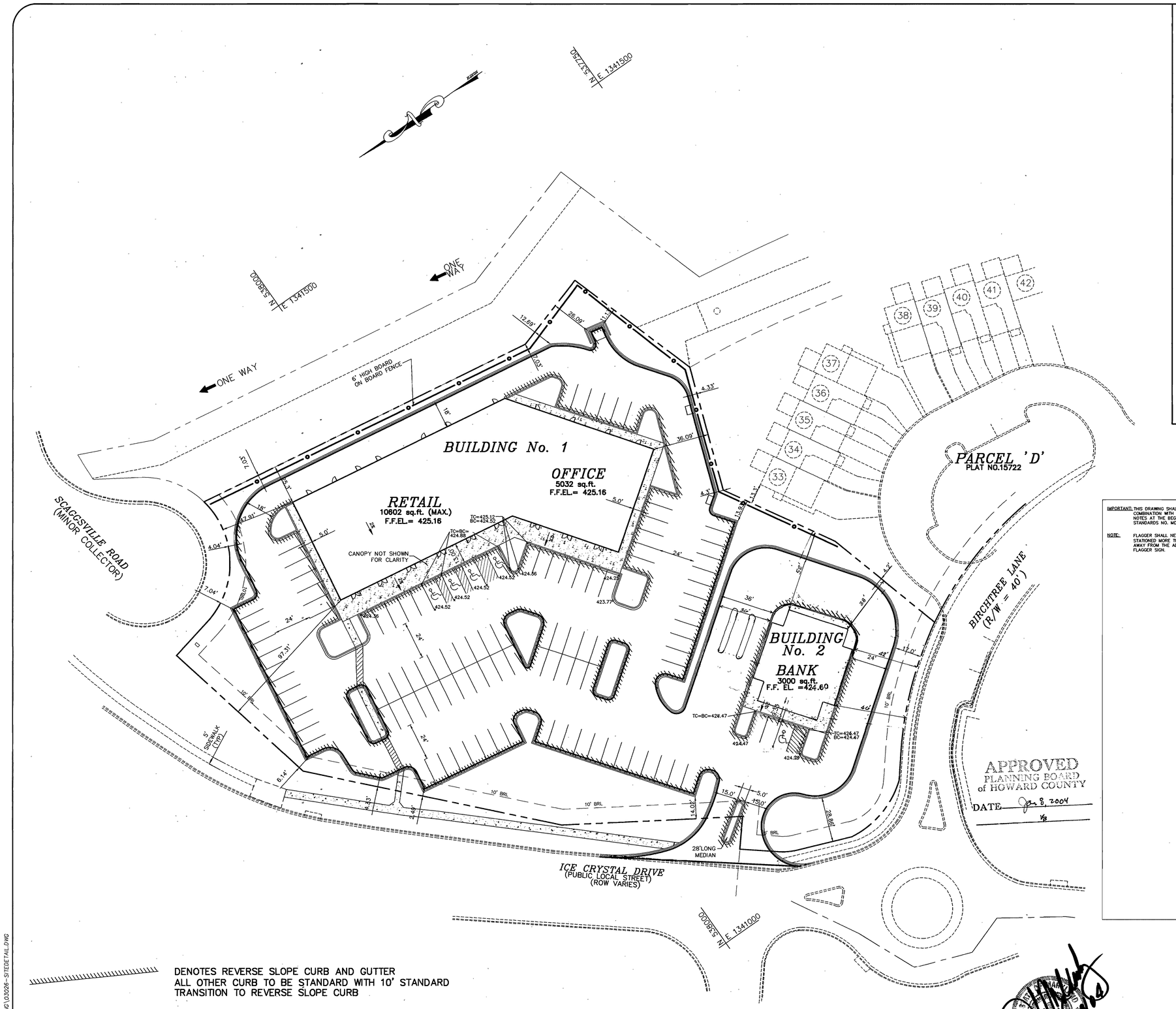
revisions

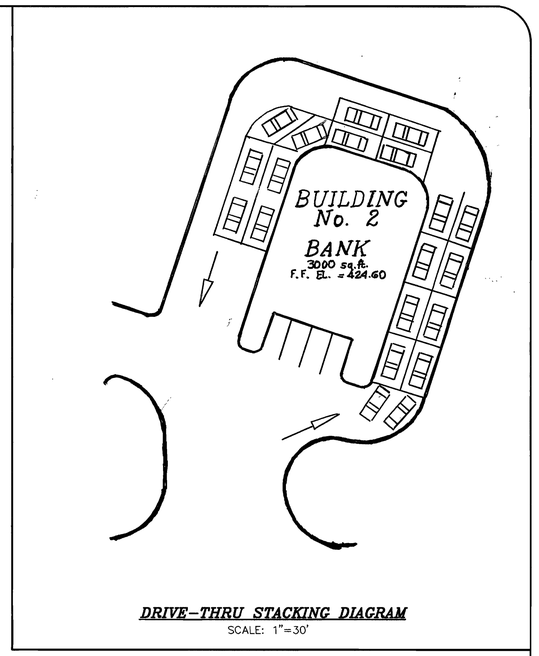
CHERRY TREE PARK-BULK PARCEL A'-CHERRY TREE CROSSING

RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT
SITE DEVELOPMENT PLAN

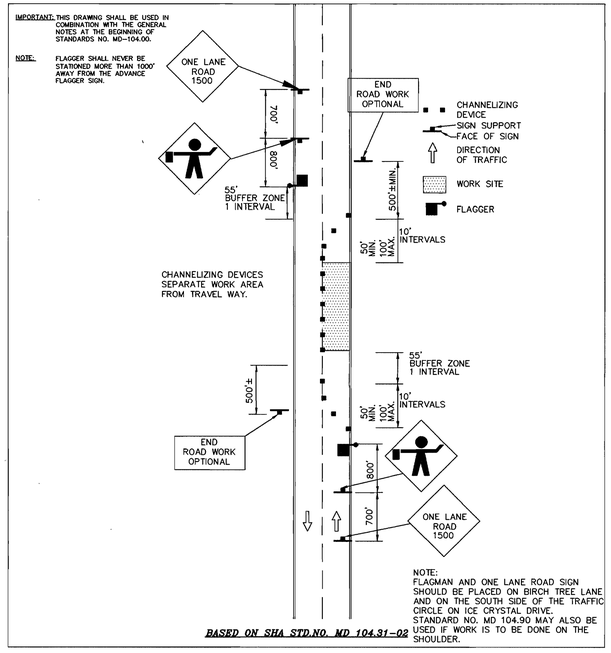
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Bult. (301) 621-5321 Wash. (410) 997-0298 Fax.

03-026\DWG\03026-SDP.DWG





DRIVE-THRU STACKING DIAGRAM
SCALE: 1"=30'



TEMPORARY TRAFFIC CONTROL PLAN

DENOTES REVERSE SLOPE CURB AND GUTTER
ALL OTHER CURB TO BE STANDARD WITH 10' STANDARD TRANSITION TO REVERSE SLOPE CURB

OWNER AND DEVELOPER
CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 3/26/04
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 3/24/04
DIRECTOR	DATE 3/25/04

project 2003-026	date FEB 2004
illustration HSP	engineering HSP
scale 1"=30'	approval JBM

no.	revisions	date
1	REVISED PLAN VIEW & ELEVATION FOR BUILDING 2	8/19/04

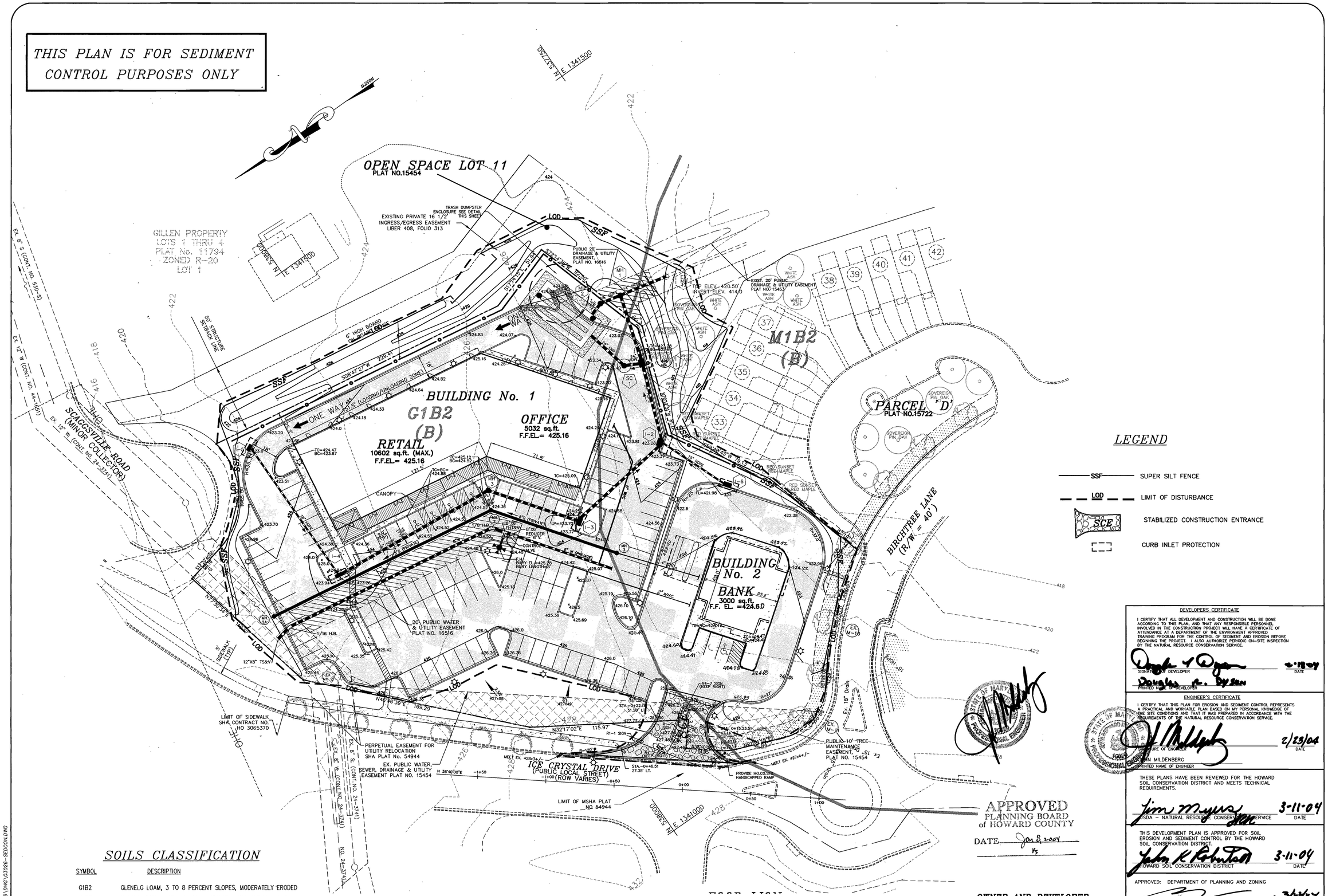
CHERRY TREE PARK-BULK PARCEL 'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT
DIMENSIONS PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-04-02

03-026\DWG\03026-SITEDETAIL.DWG

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



LEGEND

SSF	SUPER SILT FENCE
LOD	LIMIT OF DISTURBANCE
SCE	STABILIZED CONSTRUCTION ENTRANCE
	CURB INLET PROTECTION

SOILS CLASSIFICATION

SYMBOL	DESCRIPTION
G1B2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004

OWNER AND DEVELOPER
CHERRY TREE CROSSING LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

DEVELOPERS CERTIFICATE

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SIGNATURE OF DEVELOPER — DATE 2-17-04
Douglas R. Dyson
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER — DATE 2/23/04
JOHN MILDENBERG
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Myers — DATE 3-11-04
USDA - NATURAL RESOURCE CONSERVATION SERVICE

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

John R Robertson — DATE 3-11-04
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 3/24/04
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 3/24/04
DIRECTOR — DATE 3/25/04

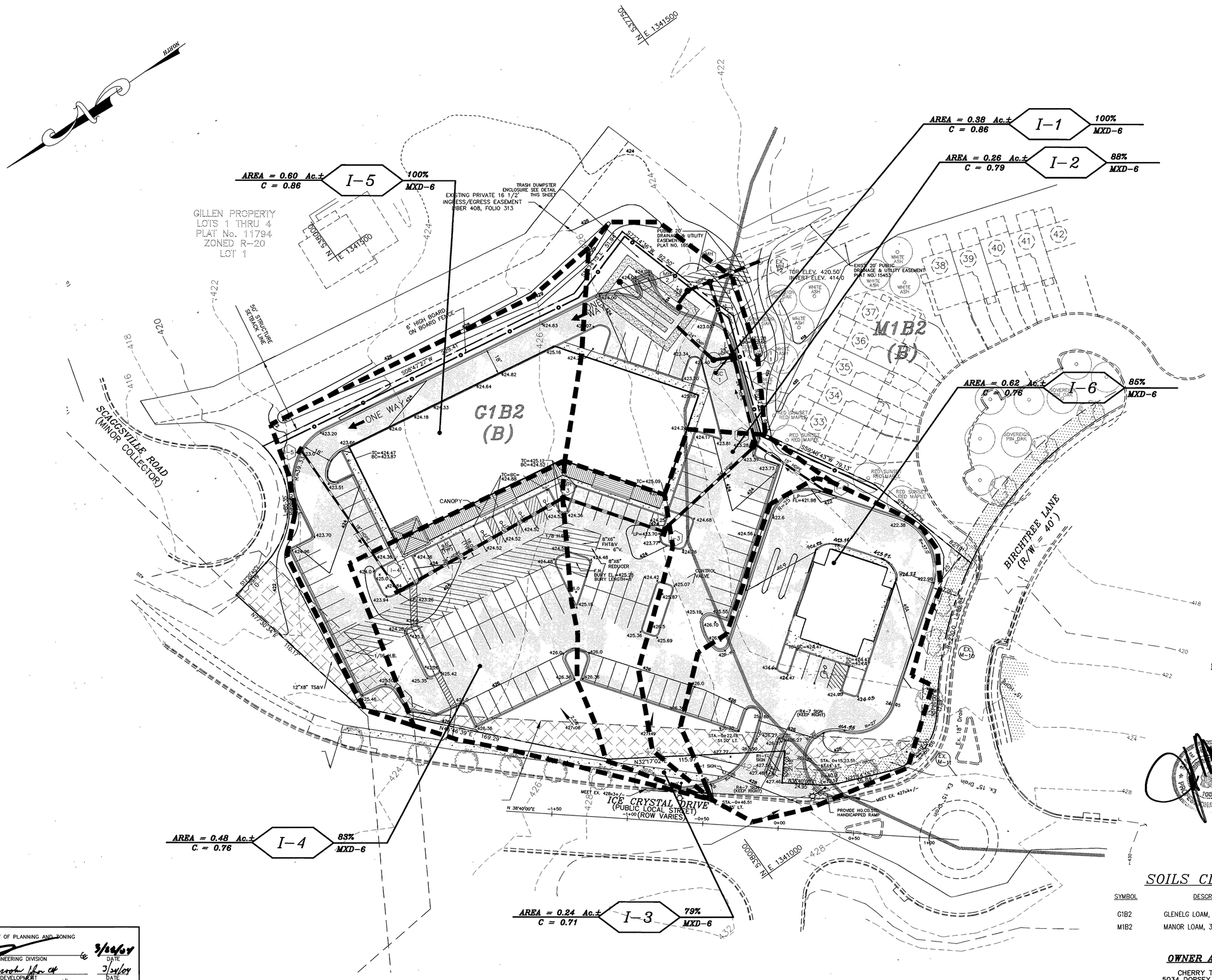
project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
1"=30'	JBM

no.	revisions	date
1	REVISE PLAN FOR BUILDING 2 W/ GRADE CHANGES	8/18/04

CHERRYTREE PARK-BULK PARCEL 'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT
EROSION & SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5321 Wash. (410) 997-0298 Fax.

03-026\DWG\03026-SEDCONTROL.DWG



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004

SOILS CLASSIFICATION

SYMBOL	DESCRIPTION
G1B2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

OWNER AND DEVELOPER

CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-1500

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 3/24/04
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 3/24/04
DIRECTOR	DATE 3/24/04

03-026\DWG\03026-SD-DAM.DWG

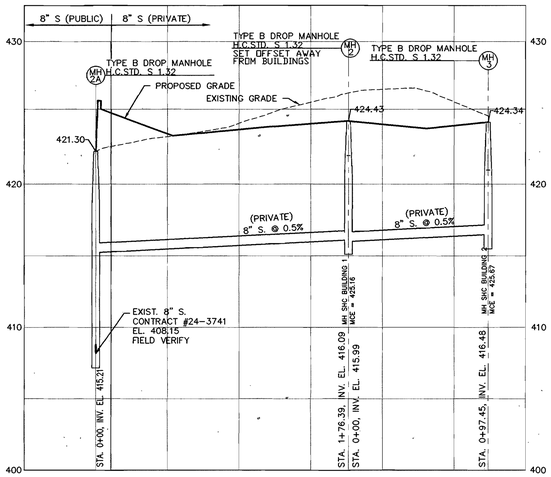
project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
1"=30'	JBM

no.	revisions description	date
1	REVISED PLAN FOR BUILDING 2 W/ GABLE CHANGES	8/18/04

CHERRYTREE PARK-BULK PARCEL 'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DRAINAGE AREA MAP

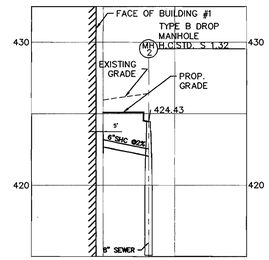
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5527 Wash. (410) 997-0298 Fax.

SDP-04-02



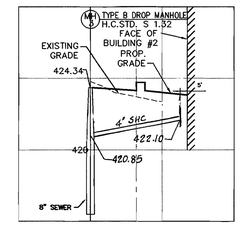
SEWER MAIN PROFILE

SCALE = 1"=50' HOR.
1"=5' VERT.



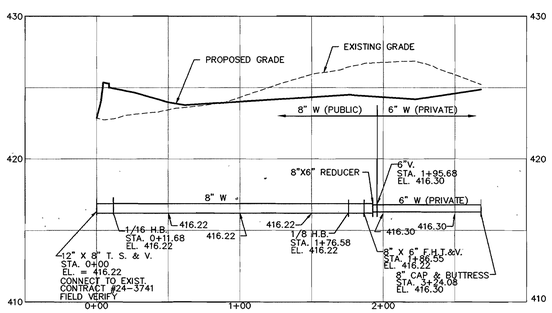
SHC BUILDING #1

SCALE = 1"=50' HOR.
1"=5' VERT.



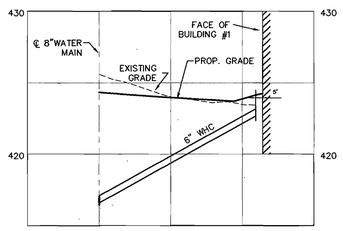
SHC BUILDING #2

SCALE = 1"=50' HOR.
1"=5' VERT.



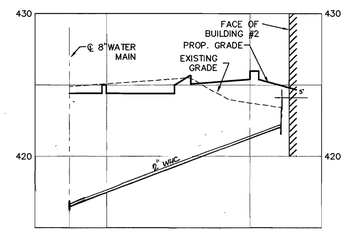
WATER MAIN PROFILE

SCALE = 1"=50' HOR.
1"=5' VERT.



WHC BUILDING #1

SCALE = 1"=50' HOR.
1"=5' VERT.



WHC BUILDING #2

SCALE = 1"=50' HOR.
1"=5' VERT.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004

OWNER AND DEVELOPER

CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 3/22/04
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 3/24/04
DIRECTOR	DATE 3/25/04

project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
1"=50'	JBM

no.	description	date
1	REVISED SHC AND WHC FOR BUILDING 2	8/19/04

revisions

CHERRYTREE PARK-BULK PARCEL'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
WATER AND SEWER MAIN PROFILES

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

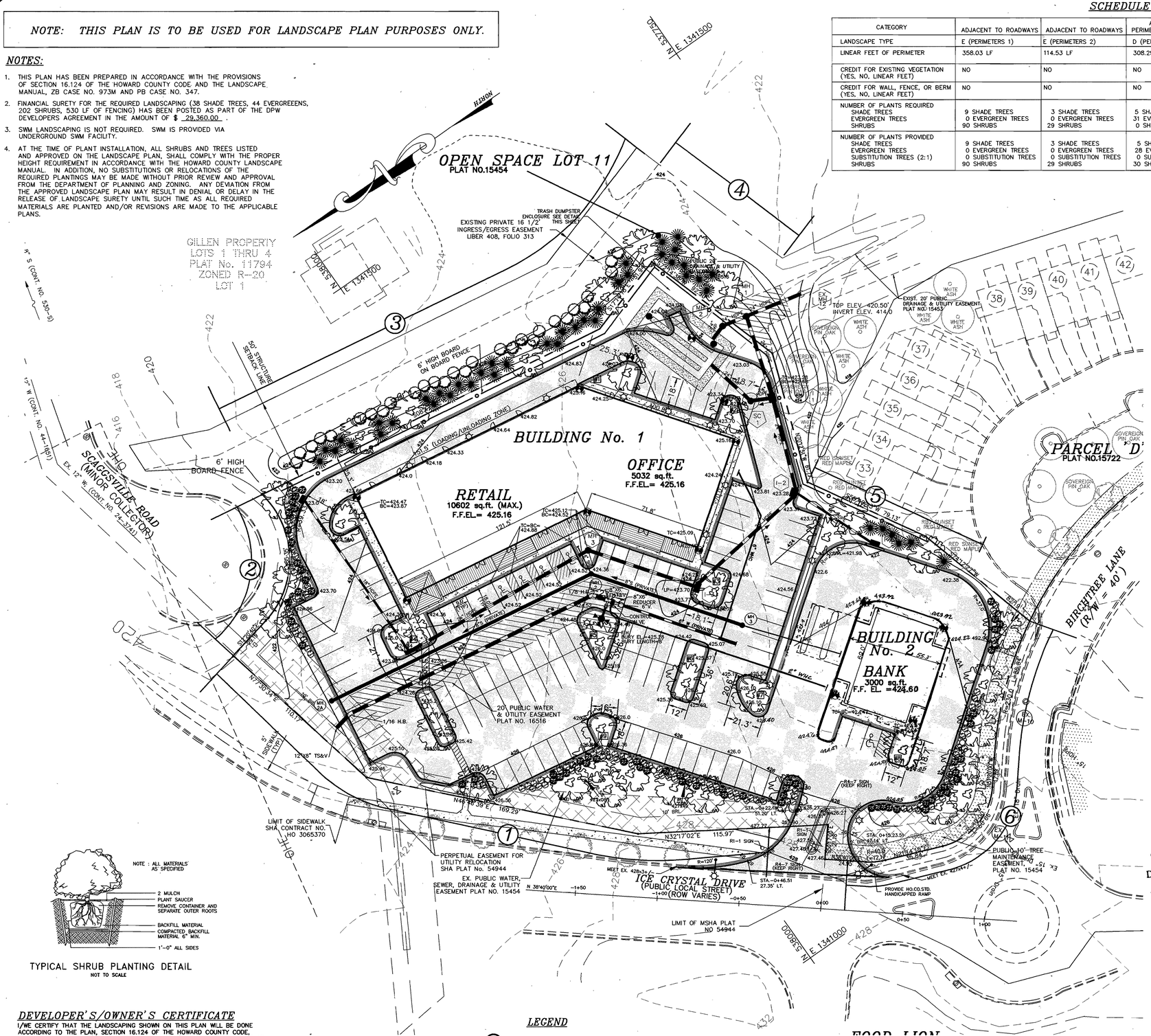
SDP-04-02

03-026\DWG\03026-W&SPROFILES.DWG

NOTE: THIS PLAN IS TO BE USED FOR LANDSCAPE PLAN PURPOSES ONLY.

NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, ZB CASE NO. 973M AND PB CASE NO. 347.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (38 SHADE TREES, 44 EVERGREENS, 202 SHRUBS, 530 LF OF FENCING) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $ 29,360.00 .
3. SWM LANDSCAPING IS NOT REQUIRED. SWM IS PROVIDED VIA UNDERGROUND SWM FACILITY.
4. 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.



SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS	TOTAL
LANDSCAPE TYPE	E (PERIMETERS 1)	E (PERIMETERS 2)	D (PERIMETERS 3)	D (PERIMETERS 4)	C (PERIMETERS 5)	E (PERIMETERS 6)	
LINEAR FEET OF PERIMETER	358.03 LF	114.53 LF	308.29 LF	95.18 LF	113 LF	212.48 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 90 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 29 SHRUBS	5 SHADE TREES 31 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 10 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 6 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 53 SHRUBS	28 SHADE TREES 47 EVERGREEN TREES 172 SHRUBS
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES SUBSTITUTION TREES (2:1) SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 90 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 29 SHRUBS	5 SHADE TREES 28 EVERGREEN TREES 0 SUBSTITUTION TREES 30 SHRUBS	2 SHADE TREES 10 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	3 SHADE TREES 6 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 53 SHRUBS	28 SHADE TREES 44 EVERGREEN TREES 0 SUBSTITUTION TREES 202 SHRUBS

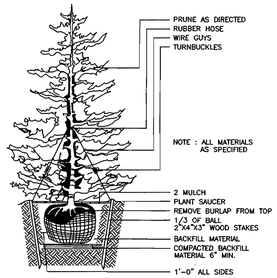
SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	116
NUMBER OF PLANTING ISLANDS REQUIRED	6
NUMBER OF PLANTING ISLANDS PROVIDED	9
NUMBER OF TREES REQUIRED SHADE TREES	6 SHADE TREES
NUMBER OF TREES PROVIDED SHADE TREES	9 SHADE TREES

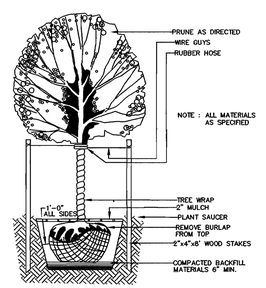
LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
38		ACER RUBRUM 'OCTOBER GLORY' OR EQUIVALENT	OCTOBER GLORY RED MAPLE OR EQUIVALENT	2 1/2" – 3" CAL.
108		EUONYMUS ALATUS 'COMPACTA'	DWARF WINGED EUONYMUS	2' – 2 1/2' HT.
64		MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	2 1/2'– 3' HT.
44		PICEA PUNGENS OR EQUIVALENT	COLORADO SPRUCE OR EQUIVALENT	6' – 8' HT.
30		VIBURNUM PLICATUM 'MARIESII' OR EQUIVALENT	MARIESI DOUBLEFILE VIBURNUM OR EQUIVALENT	2 1/2' – 3' HT.

TOTAL
284 TREES & SHRUBS (38 SHADE TREES, 44 EVERGREEN TREES, & 202 SHRUBS)



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan. 8, 2004

STATE OF MARYLAND
STEPHANIE J. KOMOSINSKI
No. 3031
LANDSCAPE ARCHITECT
1-12-04

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 HOWARD COUNTY 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 TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME DATE 2-19-04

LEGEND

- LANDSCAPE PERIMETER EDGE
- NUMBER OF INTERNAL LANDSCAPE ISLANDS
- EX. STREET TREES APPROVED UNDER SDP-99-75
- EX. LANDSCAPE TREES APPROVED UNDER SDP-02-111

OWNER AND DEVELOPER

CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 3/22/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE 3/24/04
DIRECTOR DATE 3/25/04

project	date
2003-026	FEB 2004
illustration HSP	engineering HSP/SJD
scale 1"=30'	approval JBM

no.	description	date
1	REVISE PLAN FOR BUILDING 2 W/ GRADE CHANGES	8/18/04

CHERRYTREE PARK-BULK PARCEL 'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT
LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-04-02

03-026\DWG\03026-LANDSCAPEPLAN.DWG

NOTE: THIS PLAN IS TO BE USED FOR LANDSCAPE PLAN PURPOSES ONLY.

NOTES:

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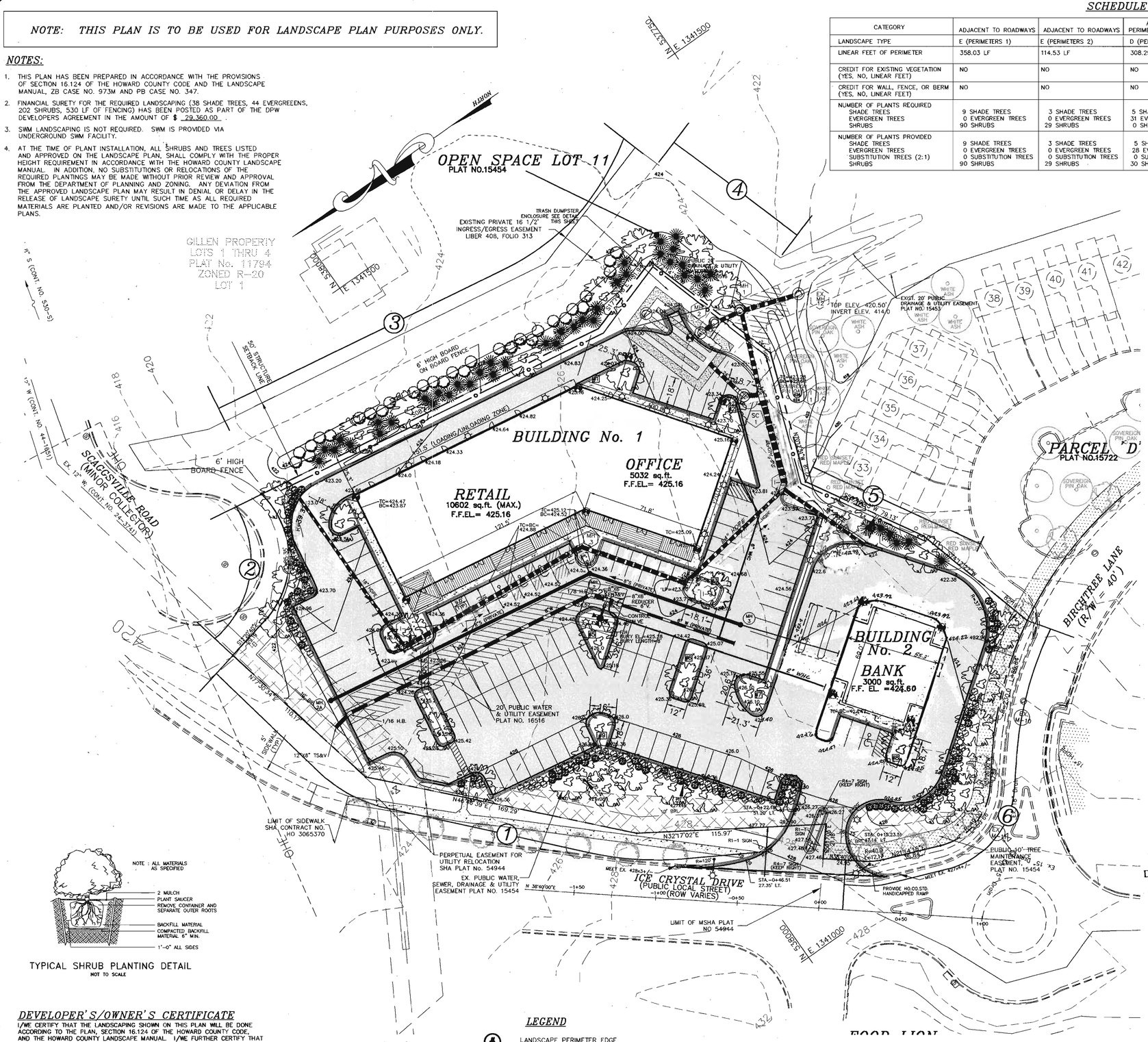

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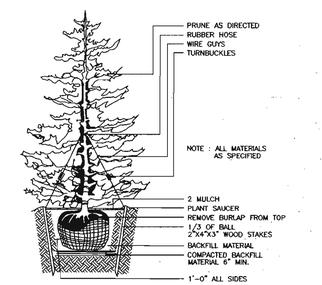
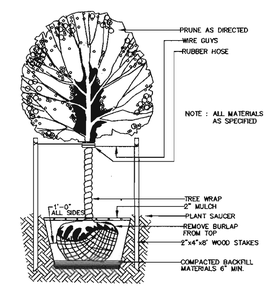


TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004

STATE OF MARYLAND
STEPHANIE J. TUDACHEK
No. 3035
LANDSCAPE ARCHITECT
1/22/04

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 HOWARD COUNTY 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 TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME — DATE 2-19-04

LEGEND

- LANDSCAPE PERIMETER EDGE
- NUMBER OF INTERNAL LANDSCAPE ISLANDS
- EX. STREET TREES APPROVED UNDER SDP-99-75
- EX. LANDSCAPE TREES APPROVED UNDER SDP-02-111

OWNER AND DEVELOPER

CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 3/22/04
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 3/24/04
DIRECTOR — DATE 3/24/04

project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP/SJD
scale	approval
1"=30'	JBM

no.	description	date
2.	RELOCATED VEGETATION BETWEEN INLETS AND LOADING ZONE ON ADDITIONAL CONDITIONS.	3/25/04
1.	REVISE PLAN FOR BUILDING 2 W/ GROCE CHANGES	8/18/04

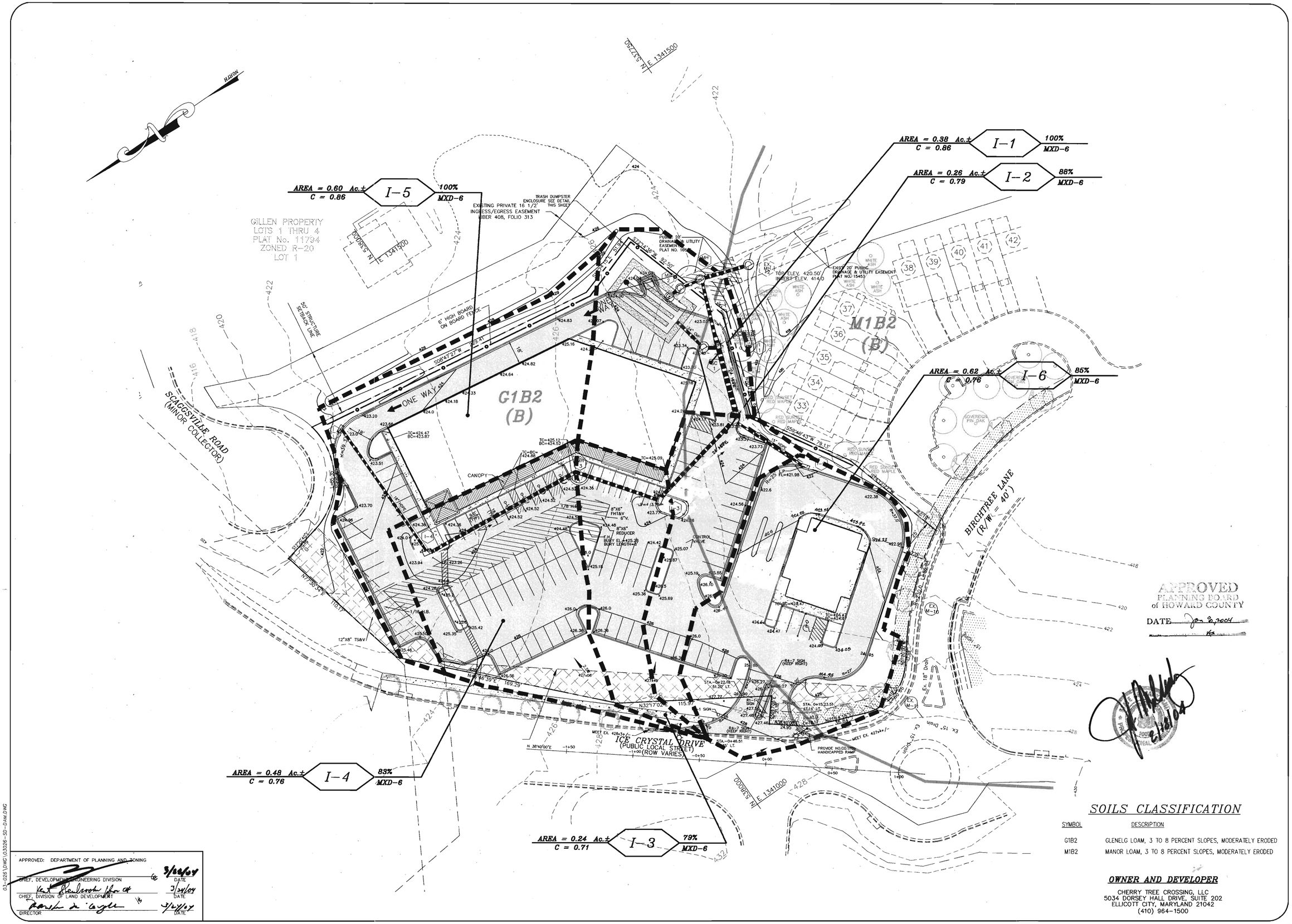
revisions

CHERRYTREE PARK-BULK PARCEL 'A'-CHERRY TREE CROSSING

RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT

LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004

SOILS CLASSIFICATION

SYMBOL	DESCRIPTION
G1B2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

OWNER AND DEVELOPER

CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-1500

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 3/26/04
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 3/24/04
DIRECTOR	DATE 3/24/04

03-026\DWG\03026-SD-DAM.DWG

no.	description	date
2.	Relocated stormdrain pipes, inlets and curbs based on asbuilt conditions	3/15/05
1.	REVISED PLAN FOR BUILDING 2 W/ GRADE CHANGES	8/18/04

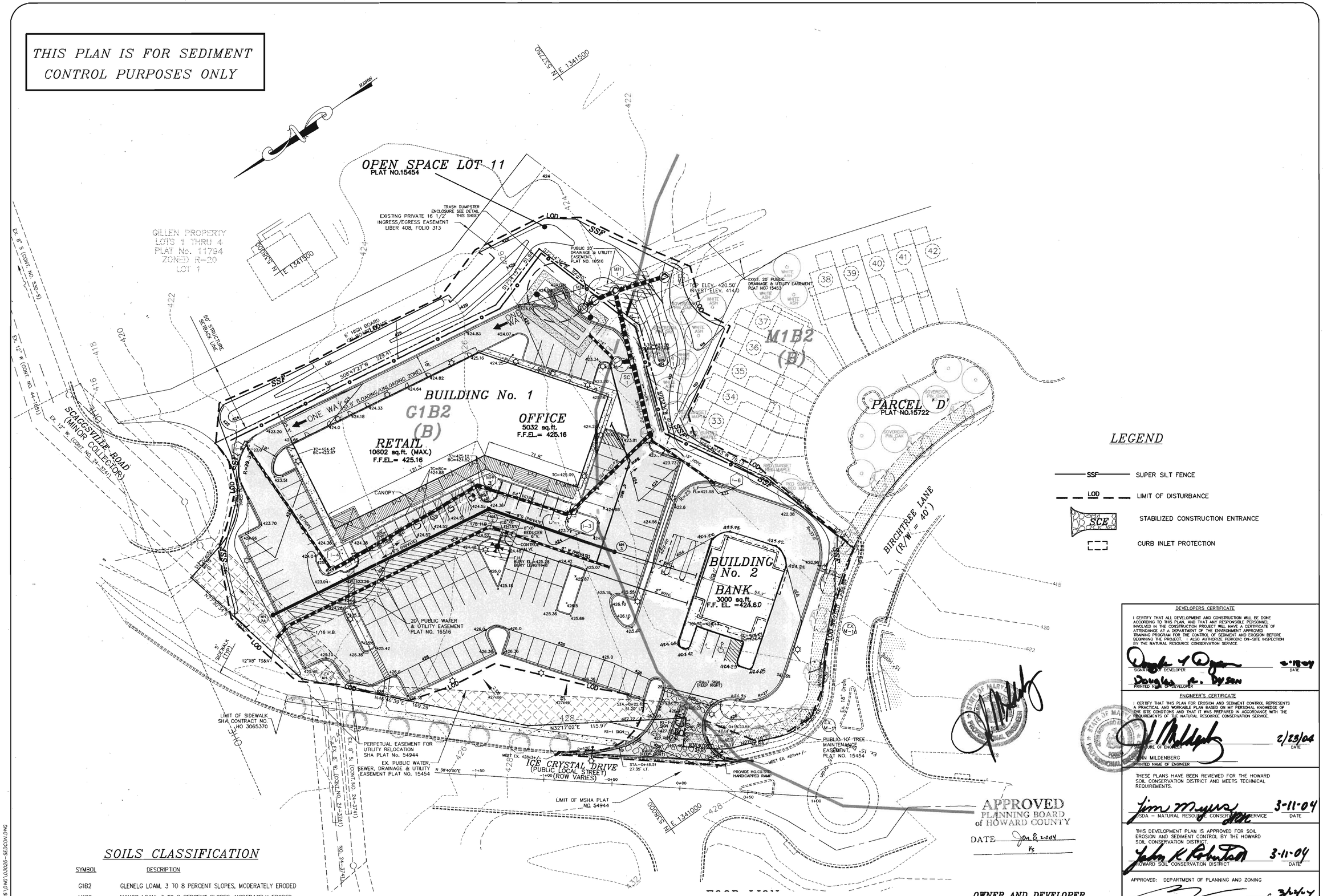
revisions

project	2003-026
date	FEB 2004
illustration	HSP
engineering	HSP
scale	1"=30'
approval	JBM

CHERRYTREE PARK-BULK PARCEL 'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DRAINAGE AREA MAP

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



LEGEND

SSF	SUPER SILT FENCE
LOD	LIMIT OF DISTURBANCE
SCE	STABILIZED CONSTRUCTION ENTRANCE
	CURB INLET PROTECTION

SOILS CLASSIFICATION

SYMBOL	DESCRIPTION
G1B2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

OWNER AND DEVELOPER
CHERRY TREE CROSSING LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER — DATE 2-17-04
Douglas R. Dyson
PRINTED NAME OF DEVELOPER

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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER — DATE 2/23/04
JOHN MILDENBERG
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

USDA - NATURAL RESOURCE CONSERVATION SERVICE — DATE 3-11-04

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 3-11-04

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 3/24/04
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 3/24/04
DIRECTOR — DATE 3/24/04

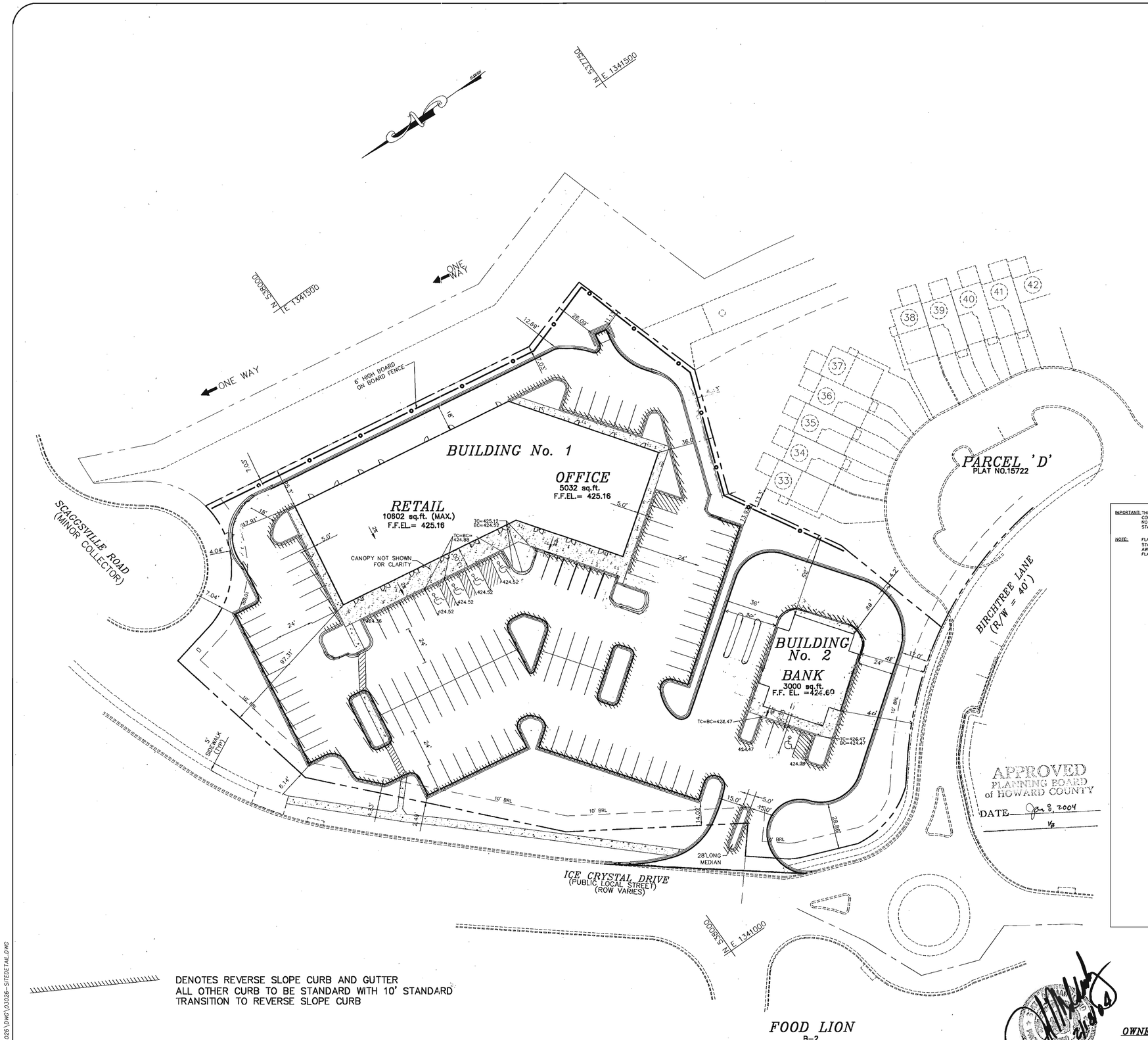
project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
1"=30'	JBM

No.	description	date
2.	Revised standard inlet pipes + inlet aprons based on as-built conditions	3/5/05
1.	REVISE PLAN FOR BUILDING 2 W/ GRADE CHANGES	8/18/04

revisions

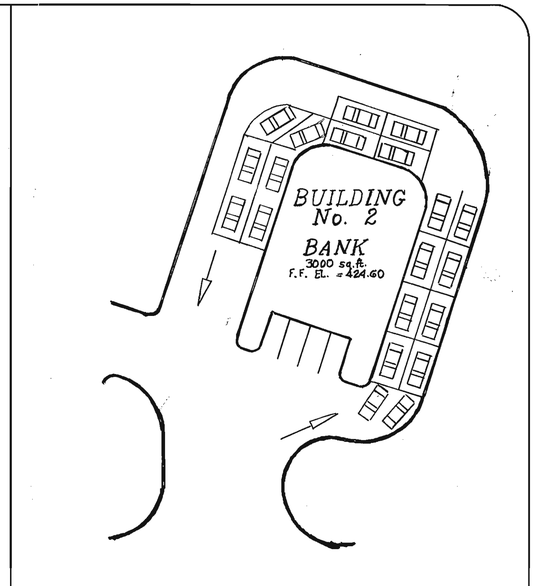
CHERRYTREE PARK-BULK PARCEL'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT
EROSION & SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Bal. (301) 621-5521 Wash. (410) 997-0298 Fax.

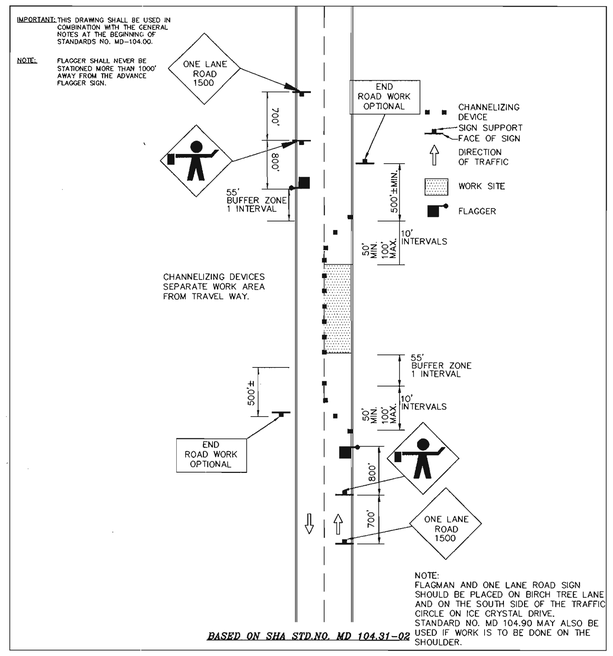


DENOTES REVERSE SLOPE CURB AND GUTTER
ALL OTHER CURB TO BE STANDARD WITH 10' STANDARD TRANSITION TO REVERSE SLOPE CURB

FOOD LION
B-2



DRIVE-THRU STACKING DIAGRAM
SCALE: 1"=30'



TEMPORARY TRAFFIC CONTROL PLAN

OWNER AND DEVELOPER
CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	3/22/04 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	3/24/04 DATE
DIRECTOR	3/24/04 DATE

no.	description	date
2.	Relocated stormdrain pipes + inlets and curbs based on Asbuilt conditions.	3/16/05
1	REVISED PLAN VIEW & ELEVATION FOR BUILDING 2	8/19/04

revisions

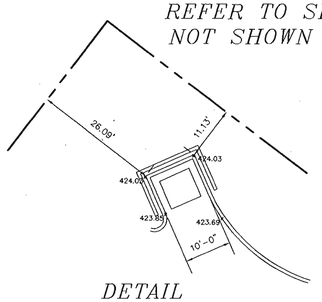
project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
1"=30'	JBM

CHERRY TREE PARK-BULK PARCEL'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DIMENSIONS PLAN

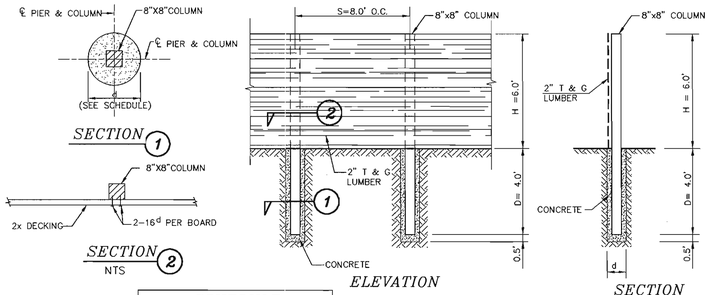
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

03-026\DWG\03026-SITEDETAIL.DWG

REFER TO SHEET 3 OF 11 FOR DIMENSIONS NOT SHOWN ON THIS DRAWING.



DETAIL
TRASH ENCLOSURE



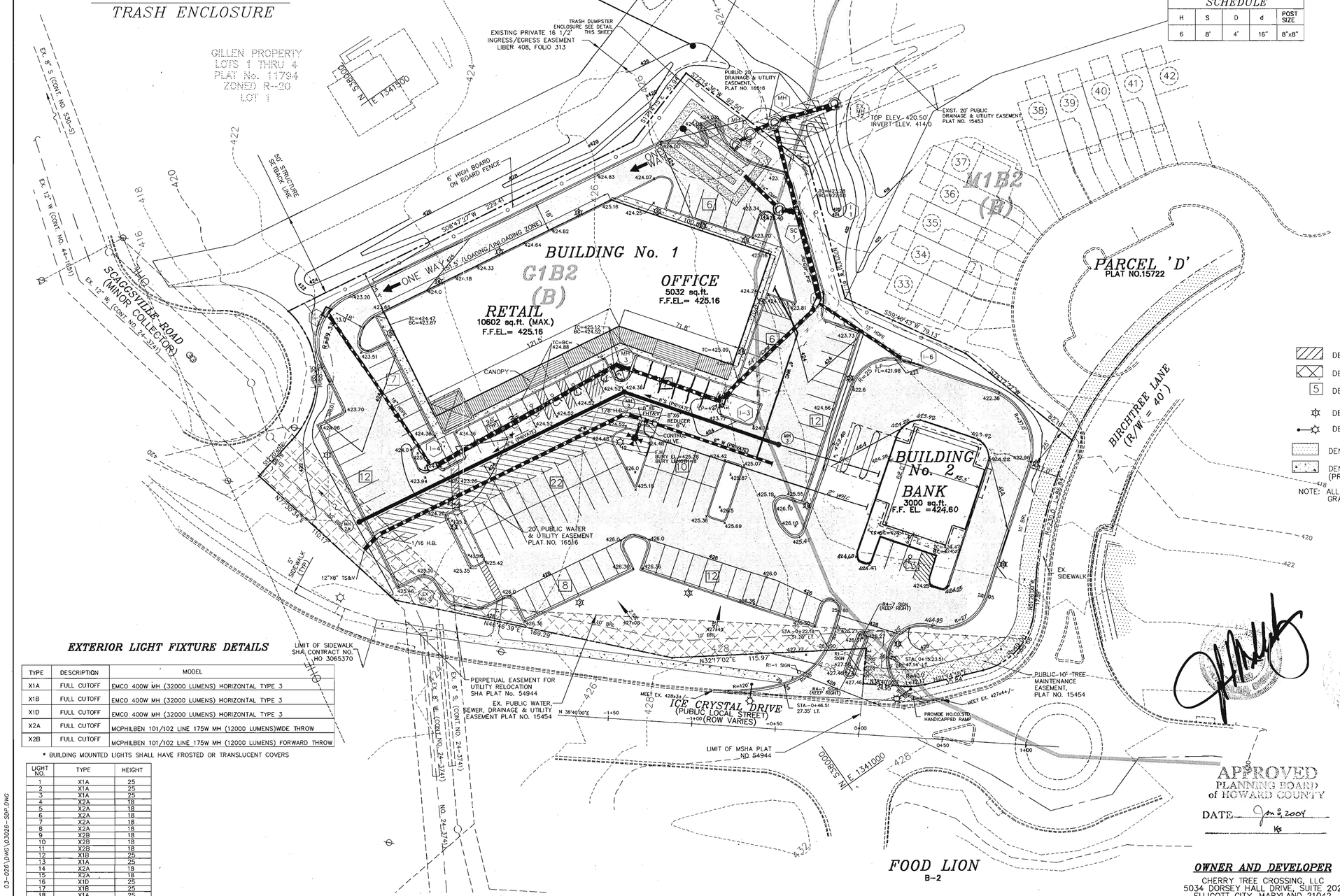
SCHEDULE				
H	S	D	d	POST SIZE
6	8'	4'	16"	8"x8"

6' HIGH BOARD ON BOARD FENCE DETAIL

NTS

NOTES:
1. SIDING.
   A. 2 INCH WOOD DECKING MATERIAL SHALL BE UTILIZED TO SPAN HORIZONTALLY BETWEEN POSTS. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ.IN. AND A 33 1/3% INCREASE IN STRESS FOR WIND LOADS AS CONSIDERED APPROPRIATE. DECKING SHALL BE MC15.
   B. SIDING IN CONTACT WITH THE GROUND AND FOR A DISTANCE OF 6" ABOVE GRADE SHALL BE TREATED WITH WOOD PRESERVATIVE.
2. POST:
   A. WOOD POST SHALL BE UTILIZED AT THE SPACING INDICATED ON THE SCHEDULE. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ. IN. AND A 33 1/3% INCREASE FOR WIND LOAD.
   B. POST EMBEDDED IN CONCRETE SHALL BE TREATED WITH A WOOD PRESERVATIVE IN THE AREA OF EMBEDMENT AND 12" ABOVE GRADE.
4. CONCRETE:
   A. CONCRETE IN THE PIERS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 LBS. PER SQ. IN.
   B. CONCRETE SHALL BE PLACED IN DRILLED PIERS UTILIZING THE EARTH AS THE FORMS.
5. FOUNDATIONS:
   A. THE DRILLED PIERS HAVE BEEN DESIGNED UTILIZING AN ALLOWABLE PASSIVE PRESSURE OF 300 LBS. PER SQ. FT. AND THE FOLLOWING FORMULA: $D=\left(\frac{14.52M}{P}\right)^{1/2}$

   M= MOMENT AT TOP OF DRILLED PIER (FT/LBS)
   P= ALLOWABLE PASSIVE PRESSURE (300 LBS PER SQ.FT.)
   d= DIAMETER OF PIER (FT.)
   D= DEPTH OF PIER (FT.)
6. ALTERNATIVE #1 (PRESERVATIVE TREATMENT) ALTERNATIVE #1 REPRESENTS THE ADDITIONAL COST FACTOR FOR TREATING THE BASIC WOOD STRUCTURE INDICATED ON THIS REFERENCE PLAN. THE NECESSITY FOR TREATMENT AND THE TYPE OF PRESERVATIVE WILL BE SUBJECT TO LOCAL CONDITIONS. ALL TREATMENTS SHALL CONFORM TO AWPA STD C-14.
7. ALTERNATIVE #2 (PAINTING) ALTERNATIVE #2 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO PAINT ONE SIDE OF THE BASIC WOOD STRUCTURE SHOWN ON THIS REFERENCE PLAN. PAINTING SHALL CONSIST OF 3 APPLICATIONS OF PAINT. 2 COATS OF LATEX BASE PAINT CONFORMING TO FEDERAL SPECIFICATION TT-P-009966 SHALL BE APPLIED OVER PRIMER COAT CONFORMING TO FEDERAL SPECIFICATION TT-P-00250.
8. ALTERNATIVE #3 (STAINING) ALTERNATIVE #3 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO STAIN ONE SIDE OF BASIC WOOD STRUCTURE. STAIN SHALL CONSIST OF 2 COATS OF SEMI-TRANSPARENT SEALER STAIN APPLIED IN ACCORDANCE WITH MANUFACTURES WRITTEN INSTRUCTIONS.



DENOTES PROPOSED EASEMENTS

DENOTES EXISTING EASEMENTS

5 DENOTES NUMBER OF PARKING SPACES

DENOTES OFF-STREET LIGHT FIXTURES

DENOTES ON-STREET LIGHT FIXTURES

DENOTES PUBLIC TREE MAINTENANCE EASEMENT

DENOTES PROPOSED SIDEWALK (PROVIDE HO. CO. STD. HANDICAPPED RAMP WHERE APPLICABLE)

NOTE: ALL SPOT ELEVATIONS ARE FOR FLOW LINE GRADES UNLESS OTHERWISE NOTED.

EXTERIOR LIGHT FIXTURE DETAILS

TYPE	DESCRIPTION	MODEL
X1A	FULL CUTOFF	EMCO 400W MH (32000 LUMENS) HORIZONTAL TYPE 3
X1B	FULL CUTOFF	EMCO 400W MH (32000 LUMENS) HORIZONTAL TYPE 3
X1D	FULL CUTOFF	EMCO 400W MH (32000 LUMENS) HORIZONTAL TYPE 3
X2A	FULL CUTOFF	MCPHILBEN 101/102 LINE 175W MH (12000 LUMENS)WIDE THROW
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* BUILDING MOUNTED LIGHTS SHALL HAVE FROSTED OR TRANSLUCENT COVERS

LIGHT NO.	TYPE	HEIGHT
1	X1A	25
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10	X2B	18
11	X2B	18
12	X1B	25
13	X1A	25
14	X2A	18
15	X2A	18
16	X1D	25
17	X1B	25
18	X1A	25
19	X1B	25
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OWNER AND DEVELOPER
CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER — DATE 2-18-04

Douglas M. Dyson
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER — DATE 2/23/04

JOHN MILDENBERG
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

USDA - NATURAL RESOURCE CONSERVATION SERVICE — DATE

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

HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 3/22/04

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 3/24/04

DIRECTOR — DATE 3/25/04

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004

project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
1"=30'	JBM

NO.	description	date
2.	Revised, screen plants + trees and curbs based on Rebuilt conditions.	3/25/05
1	REVISED PLAN FOR BUILDING 2 W/GARAGE CANOPIES	8/18/04

revisions

CHERRY TREE PARK-BULK PARCEL'A'-CHERRY TREE CROSSING

RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

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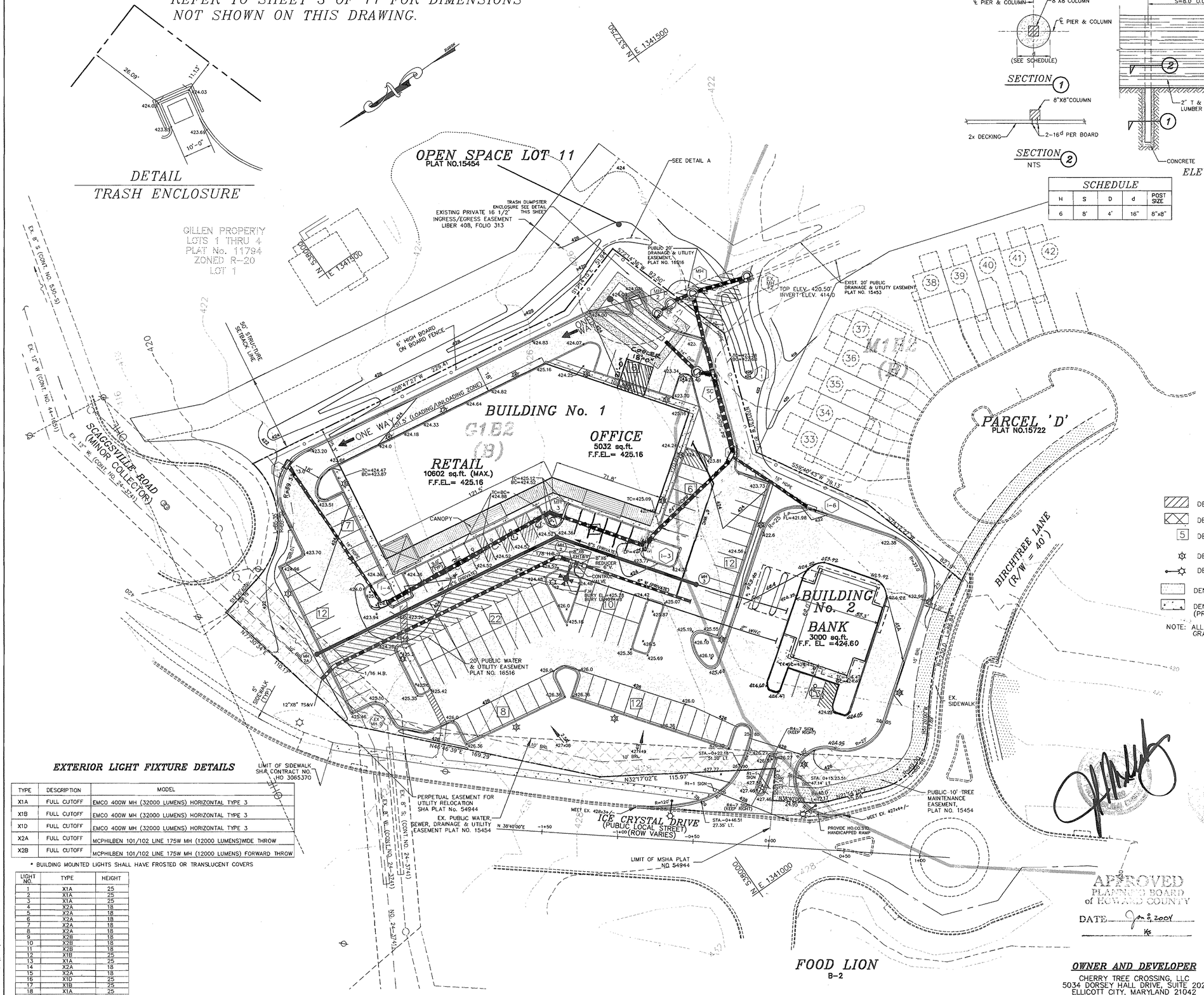

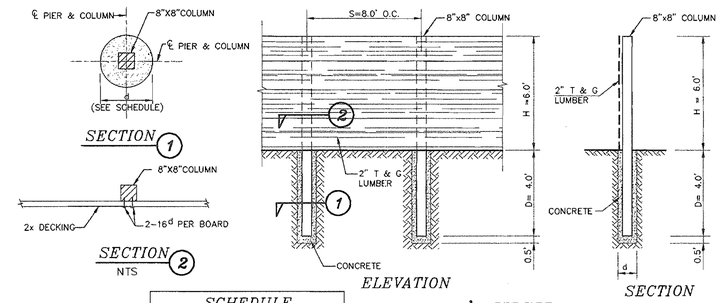

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15	X2A	18
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18	X1A	25
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CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 3/22/04
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 3/24/04
DIRECTOR — DATE 3/25/04

OWNER AND DEVELOPER
CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
1"=80'	JBM

no.	description	date
3.	EXTERIOR COLOR ADDITION - BLDG. 1	2/4/04
2.	Relocated trash enclosure, plans + Tanks and curbs based on Asbuilt conditions.	3/9/05
1.	REVISED PLAN FOR BUILDING 2 W/GARAGE CANOPIES	8/18/04

revisions

CHERRY TREE PARK-BULK PARCEL'A'-CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT
SITE DEVELOPMENT PLAN

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SITE DEVELOPMENT PLAN
CHERRYTREE PARK
BULK PARCEL 'A'
CHERRYTREE CROSSING
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS UTILITY	1-800-257-7777
VERIZON TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880

4. PROJECT BACKGROUND:
   LOCATION: SIXTH ELECTION DISTRICT – TAX MAP 46 – BULK PARCEL A OF PARCEL 156
   ZONING: MXD-6
   TOTAL TRACT AREA: 2.48 ACRES ±
   DPZ REFERENCE #: F-01-114, SP-00-08, PB CASE NO. 347, ZB CASE NO. 973M, SDP-02-111, SDP-03-52, F-03-44, F-03-153, PLAT NOS.15449 THRU 15454, F-04-101
   DEED REFERENCE: L4986/F039
5. TWO FOOT CONTOUR TOPOGRAPHY, EXISTING CONDITIONS AND BOUNDARY BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT AUGUST 1998 AND FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOICIATES, INC. ON OR ABOUT MAY 2003.
6. HORIZONTAL AND VERTICAL DATUMS BASED ON (NAD'83) MARYLAND STATE COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.

STA. No. 46BA	N 537545.840 E 1,339,849.050	ELEV. 426.390
STA. No. 46EA	N 536,185.423 E 1,338091.710	ELEV. 415.097

7. PUBLIC WATER AND SEWER WILL BE USED WITHIN THE PROJECT, CONTRACT 24-4000-D LOCATED IN THE PATUXENT RIVER DRAINAGE AREA. WATERSHED CODE 02-13-11.
8. EXISTING UTILITES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
   A. EXISTING WATER CONTRACT NO. 24-3741.
   B. EXISTING SEWER CONTRACT NO. 24-3741 AND 24-1906-D.
9. TRAFFIC IMPACT ANALYSIS PREPARED BY THE TRAFFIC GROUP, INC. DATED JULY, 2000 AND APPROVED UNDER F-01-114.
10. THE FOREST DELINEATION AND WETLAND ANALYSIS WERE DELINEATED BY MCCARTHY AND ASSOCIATES, INC. DATED JULY, 2000 AND APPROVED UNDER F-01-114.
11. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
12. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
13. NO STEEP SLOPES, WETLANDS, STREAMS, BUFFERS OR FLOOD PLAIN ARE LOCATED WITHIN PARCEL 'A'
14. NO CEMETERY OR HISTORIC STRUCTURES EXIST ON-SITE.
15. PROPERTY IS NOT ADJACENT TO ANY SCENIC ROADS.
16. SITE ANALYSIS DATA CHART:

TOTAL PROJECT AREA: 2.48 ACRES
LIMIT OF DISTURBED AREA: 2.79 ACRES
PRESENT ZONING: MXD-6
FAR = 0.43AC/10.84AC = 0.04
BUILDING COVERAGE = 0.43AC/2.48AC = 17%

BUILDING #1
PROPOSED USE: HYBRID RETAIL/OFFICE – TOTAL AREA 15634 SQ.FT.
RETAIL SPACE = 8,152 SQ.FT.
RESTAURANT SPACE = 2,450 SQ.FT. + 378 S.F. = 2828 SF. COOLER
OFFICE SPACE = 5,032 SQ.FT.
BUILDING #2
PROPOSED USE: BANK – 3000 SQ.FT.

NUMBER OF PARKING SPACES REQUIRED:
OFFICE SPACE = 3.3 SPACES PER 1,000 SQ.FT.
RETAIL SPACE = 5.0 SPACES PER 1,000 SQ.FT.
RESTAURANT SPACE = 14.0 SPACES PER 1,000 SQ.FT.

BUILDING #1
RETAIL SPACE = 5.0 SPACES X 8.152 = 41 SPACES
RESTAURANT = 14.0 SPACES X 2.450 = 35 SPACES → NO ADDITIONAL SPACES REQUIRED FOR COOLER
OFFICE SPACE = 3.3 SPACES X 5.032 = 17 SPACES
TOTAL SPACES BUILDING #1 = 93 SPACES REQUIRED

BUILDING #2
RETAIL SPACE (BANK) = 5.0 SPACES X 3.0 = 15 SPACES REQUIRED

TOTAL PARKING REQUIRED = 108 SPACES
TOTAL PARKING PROVIDED = 114 SPACES, INCLUDING 4 HANDICAPPED SPACES → DEDUCT 2 (NON-HANDICAPPED) SPACES FOR COOLER = 112 SPACES PROVIDED

17. STORMWATER MANAGEMENT QUANTITY CONTROL IS TO BE PROVIDED VIA AN UNDERGROUND FACILITY. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION. FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED. PRETREATMENT FOR UNDERGROUND FACITILY IS BEING PROVIDED BY A STORMCEPTOR MANHOLE.
18. FOREST CONSERVATION REQUIREMENTS FOR THIS SITE HAVE BEEN MET UNDER F-01-114 BY PROVIDING 4.62 ACRES OF ON-SITE RETENTION AND 5.89 ACRES OF OFF-SITE AFFORESTATION PLANTING ON OPEN SPACE LOTS 6 AND 129 OF THE ASHLEIGH KNOLLS SUBDIVISION KNOWN AS F-02-108. THE SURETY AMOUNT FOR THIS PROJECT HAS BEEN POSTED UNDER F-01-114 IN THE AMOUNT OF $168,533.40. TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 10.18 ACRES.
19. USE HOWARD COUNTY STD. P-3 PAVING SECTION UNLESS OTHERWISE SHOWN.
20. USE CONCRETE CURB AND GUTTER STD. R-3-01 UNLESS OTHERWISE NOTED.
21. WATER HOUSE CONNECTIONS ARE FOR INSIDE METER SETTING, FOR ALL CONNECTIONS.
22. ALL STORM DRAIN PIPE TO BE H.D.P.E. TYPE "S" PIPES UNLESS OTHERWISE NOTED.
23. THE FRONT OF THE RETAIL/OFFICE SPACE IS HANDICAPPED ACCESSIBLE. THE MAIN ENTRANCE OF THE BANK IS HANDICAPPED ACCESSIBLE.
24. THE LANDSCAPE PLAN IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, ZB CASE NO.973M AND PB CASE NO. 347.
25. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (38 SHADE TREES, 44 EVERGREEENS, 202 SHRUBS, 530 LF OF FENCING) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $ 29,360.00 .
26. THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE DEVELOPMENT CRITERIA APPROVED PER THE PRELIMINARY DEVELOPMENT PLAN (PDP) FOR ZB CASE NO. 973M APPROVED ON OCTOBER 28, 1998 AND PER PLANNING BOARD CASE NO. 347 (SP-00-08) DATED DECEMBER 20, 2000.

   A. JOINT ADDENDUM DOCUMENT TO PDP AND CRITERIA – CONCERNS THE HOURS OF OPERATION FOR THE RETAIL CENTER TO DISALLOW USES AFTER 12:00 MIDNIGHT UNTIL 6:00 AM, AN EXTERIOR LIGHTING SCHEME THAT FOCUSES THE LIGHT DOWN AND INWARDS ON-SITE, EXTERIOR SIGNS SHALL BE SMALL AND UNOBTRUSIVE, FAST FOOD RESTAURANTS ARE NOT PERMITTED, AND A DENSE SCREENING OF BUSHES AND MATURE TREES ON TOP OF A 3' HIGH BERM ALONG THE BOUNDARY BETWEEN THE NEW DEVELOPMENT AND THE EXISTING CHERRYTREE FARM SUBDIVISION.
   B. ADDENDUM #1 TO AGREEMENT – CONCERNS THE INSTALLATION OF THE BERM FROM ROUTE 216 ALONG THE EAST BORDER OF CHERRYTREE PARK AND CONTINUE ACROSS THE SOUTHERN BORDER AND END AT THE EXISTING WOODED AREA, THE BERM WILL ALSO EXTEND INTO THE CHERRYTREE PARK DEVELOMENT TO WRAP THE COMMERCIAL AREA AND PROVIDE SCREENING TO THE NEW TOWNHOUSES, THE BERM AND DENSE SCREENING OF SHRUBBERY AND TREES IS TO OCCUR AT THE FIRST PHASE OF DEVELOPMENT, AND A 6' HIGH SOLID BOARD FENCE IS TO BE ERECTED ON THE COMMERCIAL SIDE OF THE BERM FROM ROUTE 216 SOUTH ALONG THE DEVELOPMENT AND THEN FOLLOW THE BERM INTO THE DEVELOPMENT BETWEEN THE COMMERCIAL AREA AND THE NEW TOWNHOUSES. BE ADVISED THAT THE FENCE CANNOT CROSS THE PROPERTY LINES.
   C. RESIDENTIAL AND 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.
   D. PERMITTED AND PROHIBITED USES – CONCERNS THE USES PERMITTED AS A MATTER OF RIGHT IN THE "POR" DISTRICT, EXCEPT: ADULT LIVE ENTERTAINMENT ESTABLISHMENTS, CARNIVALS AND FAIRS, CATERING ESTABLISHMENTS AND BANQUET FACILITIES, CONCERT HALLS, CONVENTS AND MONASTERIES USED FOR RESIDENTIAL PURPOSES, EXECUTIVE GOLF TRAINING AND RECREATION CENTERS, FARMING, LEGITIMATE THEATERS AND DINNER THEATERS, FAST FOOD RESTAURANTS AND RIDING ACADEMIES AND STABLES ARE PROHIBITED. USES PERMITTED AS A MATTER OF RIGHT IN THE "B-1" DISTRICT, EXCEPT : ADULT BOOK OR VIDEO STORES, ANIMAL HOSPITAL, CARNIVALS AND FAIRS, MOBILE HOME AND MODULAR HOME SALES AND RENTALS, ONE DWELLING UNIT PER BUSINESS ESTABLISHMENT AND SWIMMING POOLS ARE PROHIBITED.
27. THERE WILL BE NO BUSINESS VEHICLES PARKED ON-SITE.
28. ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATONS.
29. THE HOURS OF OPERATION FOR THE RETAIL CENTER WILL DISALLOW USES AFTER 12:00 MIDNIGHT UNTIL 6:00 AM.
30. THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS SHOWN AT THE SITE ENTRANCE ARE AS FOLLOWS :
   – 250-WATT HPS VAPOR PENDANT FIXTURE (SAG) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM ANGLED RADIAL TO THE FILLET AT ICE CRYSTAL DRIVE, STA. -0+65.90, 26' LT. & STA. 0+29.00, 28.75' LT..
31. DEVELOPER IS RESPONSIBLE FOR ANY MODIFICATIONS TO EXISTING PAVEMENT MARKINGS.

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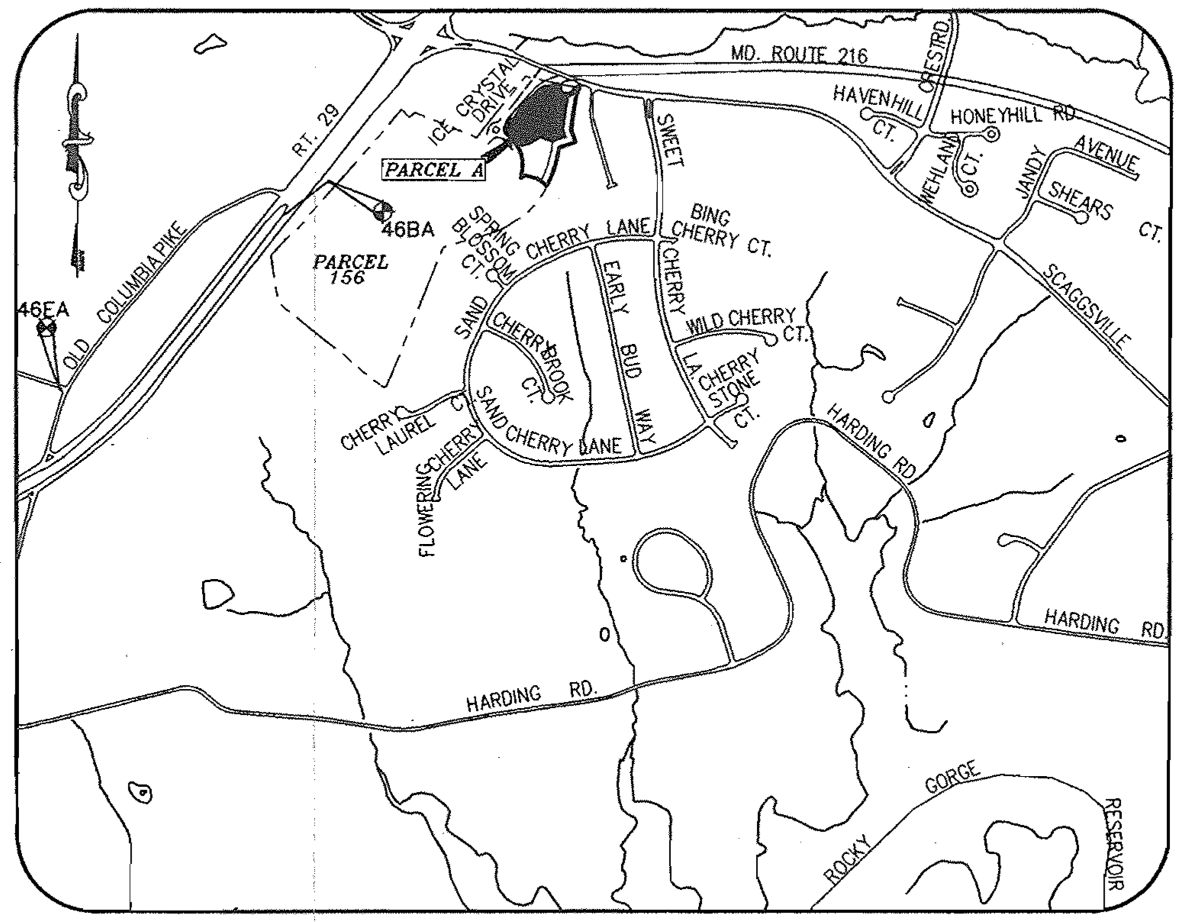


VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX

SHEET INDEX	
COVER SHEET	1
SITE DEVELOPMENT PLAN	2
DIMENSION PLAN	3
EROSION & SEDIMENT CONTROL PLAN	4
SEDIMENT CONTROL NOTES & DETAILS	5
STORM DRAIN PROFILES	6
DRAINAGE AREA MAP	7
STORMWATER MANAGEMENT DETAILS	8
STORMWATER MANAGEMENT DETAILS & BORINGS	9
WATER & SEWER MAIN PROFILES	10
LANDSCAPE PLAN	11

DEVELOPMENT CRITERIA PER APPROVED PDP
TAKEN FROM SP-00-08

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/COMM. DRIVEWAY FACE OF CURB	N/A	11'	11'
FROM RESIDENTIAL STREET FACE OF CURB	N/A	10'	N/A
FROM R-20	35'	50'	50'
FROM B-2 ZONING	N/A	N/A	35'
FROM OFF-SITE OPEN SPACE	N/A	35'	35'

DENSITY ANALYSIS
COMMERCIAL AREA WITHIN THE MXD-6 ZONE — 10.84 AC.*
TOTAL EMPLOYMENT SQUARE FOOTAGE ALLOWED @ 0.5 FAR (MAXIMUM) — 236,095 S.F.*
TOTAL RETAIL SQUARE FOOTAGE ALLOWED (250 S.F. PER GROSS ACRE MAXIMUM) — 10,602 S.F. (GROSS SITE ARE FOR CHERRY TREE PARK IS 42.41 ACRES)

COMMERCIAL DENSITY PROPOSED:
COMMERCIAL AREA WITHIN THE MXD-6 ZONE — 10.84 AC.*
MAXIMUM DENSITY PROPOSED @ 0.46 FAR — 218,652 S.F.*

* INCLUDES A MAXIMUM OF 10,602 SQ.FT. OF RETAIL USE

EMPLOYMENT ANALYSIS
OFFICE/RETAIL
RETAIL PROPOSED — 10,602 S.F.
OFFICE PROPOSED — 208,050 S.F.
TOTAL EMPLOYMENT PROPOSED — 218,652 S.F.

POTENTIAL JOBS GENERATED EMPLOYMENT USE	AREA S.F.	EMPLOYEE (S.F.)	POTENTIAL JOBS GENERATED
RETAIL	10,602	1 PER 400 S.F.	26
OFFICE	208,050	1 PER 200 S.F.	1,040
TOTAL POTENTIAL JOBS			1,066

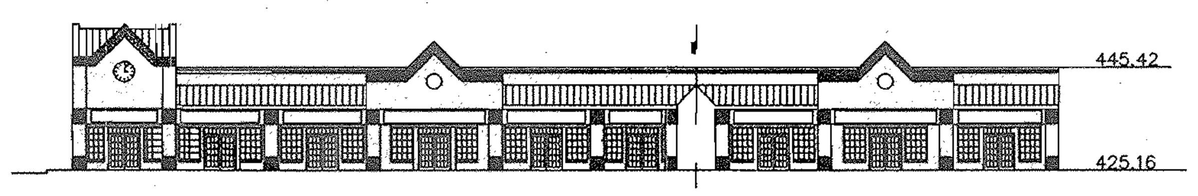
ADDRESS CHART

BUILDING NO.	STREET ADDRESS
RETAIL/OFFICE	8305 ICE CRYSTAL DRIVE, SCAGGSVILLE, MD 20723
BANK	8315 ICE CRYSTAL DRIVE, SCAGGSVILLE, MD 20723

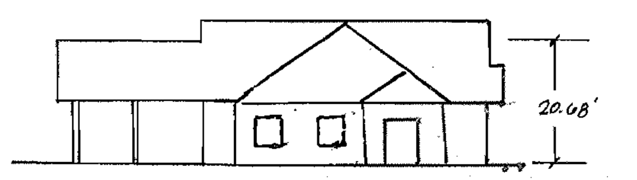
PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA	LOT/PARCEL #	
CHERRYTREE PARK			PHASE I	PARCEL 'A'	
PLAT # OR L/F 15454 & 15449 (16516)	BLOCK # 4	ZONE MXD-6	TAX MAP 46	ELEC. DIST. SIXTH	CENSUS TRACT 6068.02
WATER CODE E18			SEWER CODE 7602000		
PROPOSED IMPROVEMENTS: BUILDING CONSTRUCTION AND ASSOCIATED IMPROVEMENTS					

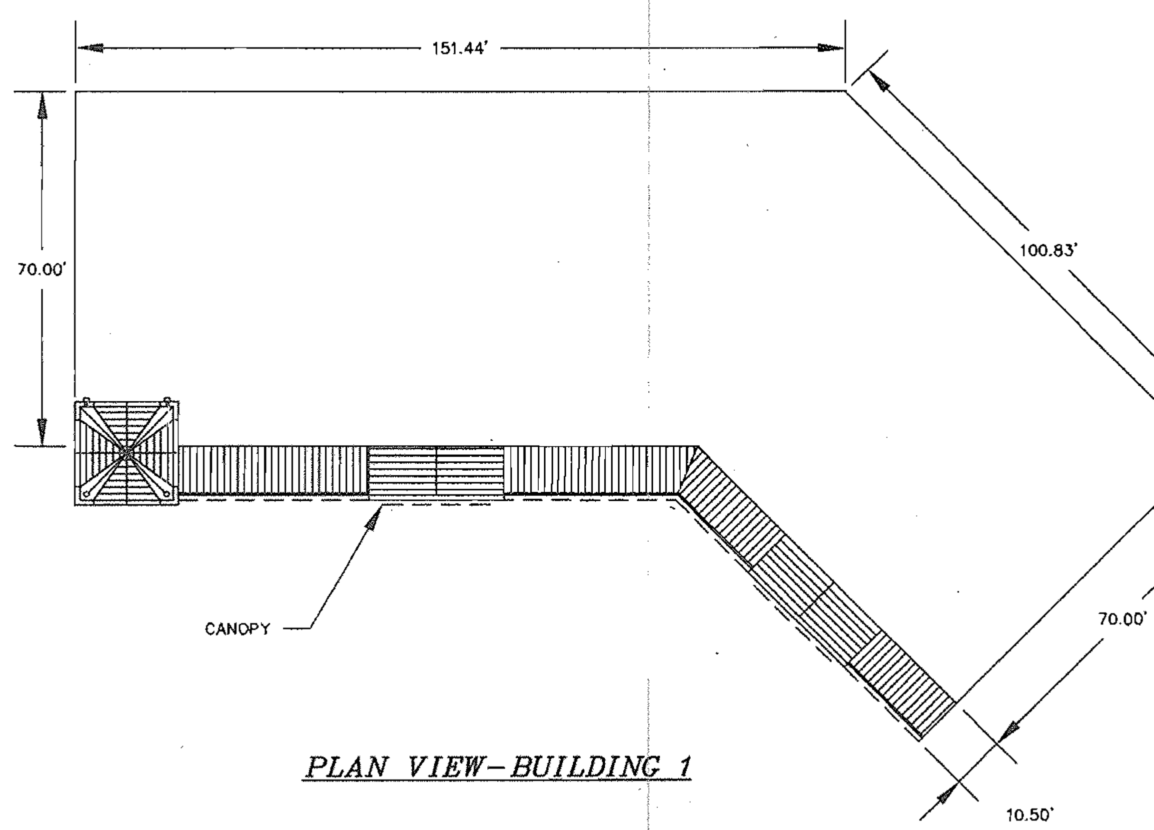
APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004
KS



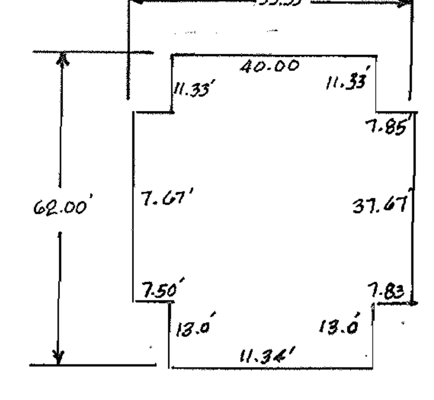
WEST ELEVATION–BUILDING 1



WEST ELEVATION–BUILDING 2



PLAN VIEW–BUILDING 1



PLAN VIEW–BUILDING 2

OWNER AND DEVELOPER

CHERRY TREE CROSSING LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLICOTT CITY, MARYLAND 21042
(410) 964-5100

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

Douglas L Dyson — 2.18.04
SIGNATURE OF DEVELOPER — DATE
Douglas L. Dyson
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF THE SITE CONDTIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

[signature] — 2/18/04
SIGNATURE OF ENGINEER — DATE
JOHN MILDENBERG
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Myers — 3-11-04
USDA – NATURAL RESOURCE CONSERVATION SERVICE — DATE

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

John R Robertson — 3-11-04
HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[signature] — 3/16/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE
Kent Sheubrooks / for CH — 3/24/04
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE
KS
[signature] — 3/24/04
DIRECTOR — DATE

project	date
2003-026	FEB 2004
illustration	engineering
HSP	HSP
scale	approval
NONE	JBM

no.	description	date
2	EXTERIOR COOLER ADDITION, BLDG 1	2/14/06
1	REVISED PLAN VIEW & ELEVATION FOR BUILDING 2	8/18/04
	revisions	

CHERRYTREE PARK –BULK PARCEL 'A'–CHERRYTREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.