

SHEET NO.	SHEET
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SEDIMENT & EROSION CONTROL PLAN AND GRADING PLAN
5	SEDIMENT & EROSION CONTROL PLAN AND GRADING PLAN
6	DETAIL SHEET
7	STORMWATER MANAGEMENT NOTES & DETAILS
8	STORMWATER MANAGEMENT NOTES & DETAILS
9	STORM DRAIN PROFILES
10	STORM DRAIN PROFILES
11	HANDICAP PARKING DETAILS
12	HANDICAP PARKING DETAILS
13	STORM DRAIN DRAINAGE AREA MAP & SOILS MAP
14	STORM DRAIN DRAINAGE AREA MAP & SOILS MAP
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	FOCAL POINT LANDSCAPE PLAN & TRAFFIC PLAN
18	PRIVATE SEWER PROFILES
19	PRIVATE WATER PROFILES
20	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
21	RETAINING WALL PLAN & DETAILS
22	RETAINING WALL ELEVATION

SITE DEVELOPMENT PLAN

Age-Restricted Adult Housing

CHERRYTREE PARK

CONDOMINIUM BUILDINGS 1 THRU 8
BULK PARCEL 'I' & 'J', PHASES 1 AND 2
 (A RESUBDIVISION OF BULK PARCEL 'B', PLAT No. 15450)

ZONED MXD-6
TAX MAP No. 46 PARCEL No. 156 GRID NO. 4
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

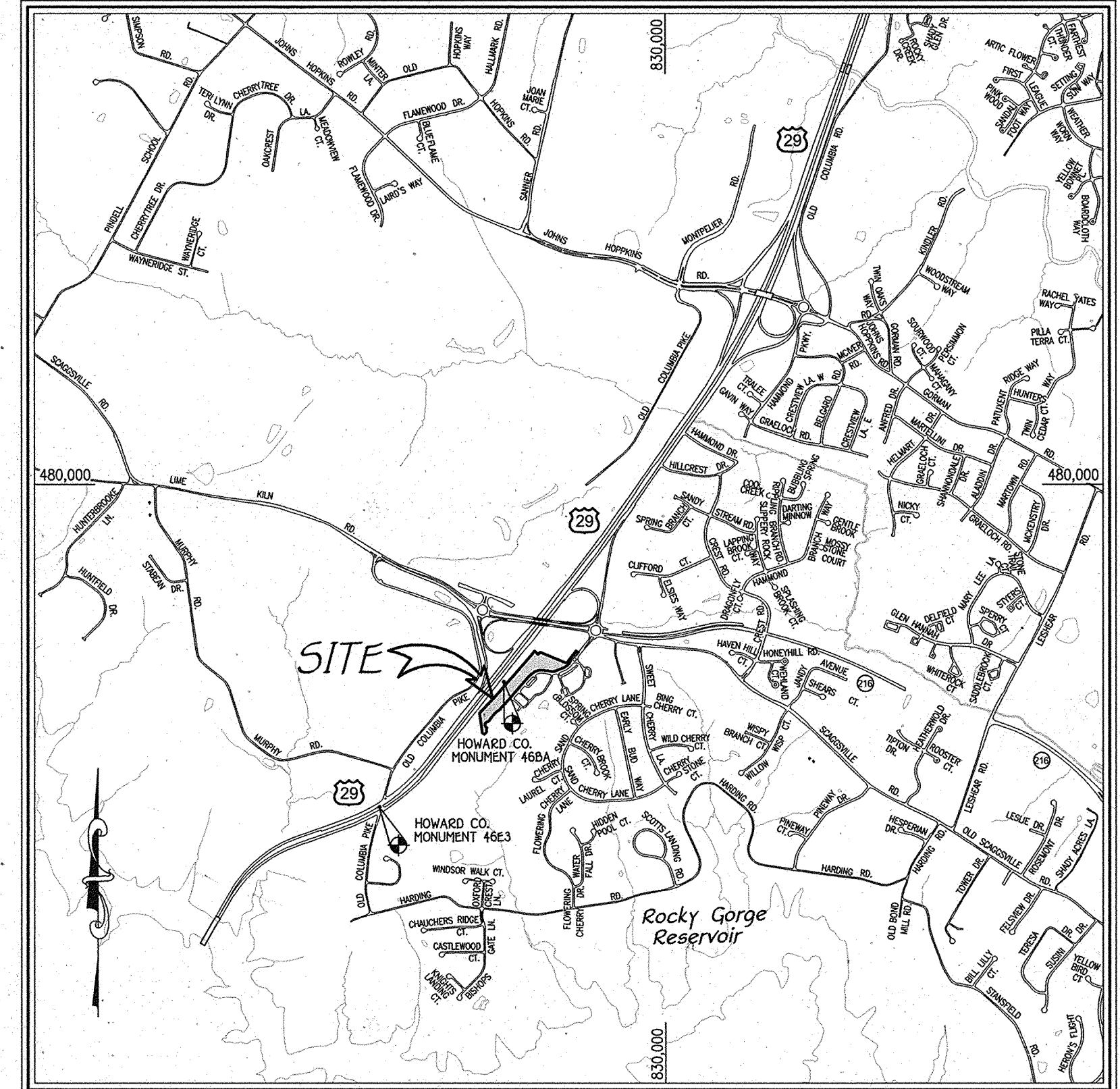
- ### GENERAL NOTES
- SUBJECT PROPERTY ZONED MXD-6 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN, ZB CASE No. 973M SIGNED ON 10/29/03, ZB CASE No. 1042M SIGNED BY THE ZONING BOARD ON 1/25/04 AND PLANNING BOARD CASE No. 379 SIGNED ON JULY 19, 2007.
 - SITE ANALYSIS INFORMATION
 - SUBDIVISION NAME: CHERRYTREE PARK
 - TAX MAP NO. 46
 - PARCEL NO. 156
 - ZONING: MXD-6
 - ELECTION DISTRICT: SIXTH
 - TOTAL TRACT AREA: 41,078 AC.
 - TOTAL AREA OF THIS SUBMISSION: 7,99 AC.
 - NO. OF CONDOMINIUM UNITS PROPOSED: 150 UNITS
 - PRELIMINARY EQUIVALENT SKETCH PLAN APPROVAL DATE: SP-06-07 APPROVED 7/12/07
 - TOTAL NUMBER OF "MODERATELY INCOME HOUSING UNITS" REQUIRED PER SP-06-08 & PD-37 = 17 UNITS.
 - TOTAL NUMBER OF "MODERATELY INCOME HOUSING UNITS" PROVIDED UNDER PHASE I (SP-02-11) = 9 UNITS.
 - TOTAL NUMBER OF "MODERATELY INCOME HOUSING UNITS" PROVIDED UNDER PHASE 2 (SP-03-52) = 3 UNITS.
 - TOTAL NUMBER OF "MODERATELY INCOME HOUSING UNITS" PROVIDED UNDER PHASE 3 (SP-05-22) = 5 UNITS.
 - TOTAL NUMBER OF "MODERATELY INCOME HOUSING UNITS" FOR THIS PROJECT = 30 UNITS (17 EXISTING UNITS + 13 NEW UNITS PER THIS SDP).
 - NUMBER OF STRUCTURES EXISTING:
a">
 - 510 RESIDENTIAL LOTS + 10
 - 510 RESIDENTIAL LOTS + 10
 - NUMBER AND AREA OF OFFICE/RETAIL BUILDINGS:
a">
 - 1 RETAIL/OFFICE BLDG. AT 15,634 SQ.FT. (10,602 SQ.FT. OFFICE SPACE AND 5,032 SQ.FT. RETAIL SPACE)
 - 1 BANK BLDG. AT 3,000 SQ.FT.
 - NUMBER OF STRUCTURES PROPOSED:
a">
 - AGE RESTRICTED ADULT HOUSING UNIT BUILDINGS = 7 BLDGS. WITH 111 CONDOMINIUM UNITS AND A COMMUNITY CENTER
 - TOTAL NUMBER OF UNITS AND PROVIDED HERE UNDER THIS SDP = 13 NEW UNITS PROVIDED BY THIS SDP (9 UNITS REQUIRED BY THE TOTAL NUMBER OF UNITS - SEE APPROVED SP-06-07, SHEET 6)
 - TOTAL LIMIT OF DISTURBANCE AREA = 8.9 AC.
 - IN THE MXD-6 ZONING DISTRICT, A DENSITY BONUS OF UP TO 125 UNITS PER ACRE IS ALLOWED FOR AGE RESTRICTED ADULT HOUSING UNITS WHICH MEET ALL REQUIREMENTS OF THE ZONING DISTRICT IN ACCORDANCE WITH SECTION 107.21.8 OF THE ZONING REGULATIONS (COUNCIL BILL No. 66-2009). THE TOTAL NUMBER OF UNITS ALLOWED FOR THIS PROJECT IS 41,078 ACES (125 UNITS PER ACRE x 331.82 ACES = 41,078 ACES). THERE ARE 297 DWELLING UNITS FOR THIS PROJECT (120 EXISTING DWELLING UNITS + 120 AGE RESTRICTED ADULT HOUSING UNITS).
 - TOTAL OPEN SPACE REQUIRED AND PROVIDED = 14.36 AC. (SEE GENERAL NOTE 23)
 - TOTAL RECREATIONAL OPEN SPACE REQUIRED = 1.44 AC. PROVIDED = 5.92 AC. + (SEE GENERAL NOTE 23)
 - TOTAL AREA OF COMMUNITY CENTER REQUIRED = 2,190 SQ.FT. PROVIDED = 2,280 SQ.FT.
 - TOTAL EXTERIOR LIGHT INVADES AND SPILLS LIGHT ON-TO ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
 - ALL PROPOSED BUILDINGS WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
 - THE HOUSING UNIT HIRE AGREEMENT AND HIRE COVENANTS AS REQUIRED IN ACCORDANCE WITH SECTION 104.03 OF THE HOWARD COUNTY CODE WERE RECORDED IN THE HOWARD COUNTY LAND RECORDS AS LIBER/FOLO 13401320N-10124106 AND L-11310 F. 51.
 - THE HOA/CONDOMINIUM ASSOCIATION DOCUMENTS CONTAINING THE AGE RESTRICTION ENFORCEMENT AND MONITORING INFORMATION FOR THIS PROJECT WERE RECORDED AS LIBER/FOLO 113540540N-9111108.
 - THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
 - PREVIOUS HOWARD COUNTY FILED PRELIMINARY DEVELOPMENT PLAN ZB-1042M, ZB 973M, SP-06-08, PD-37, F-03-44, F-02-109 F-01-14, F-03-153, F-04-101, F-04-112, SP-02-111, SP-03-52, SP-04-02, SP-05-22, WP-05-76, PD-379, SP-06-07, SP-07-091 & F-08-170
 - THE APPLICANT'S STUDY PREPARED BY THE TRAFFIC GROUP, INC. DATED JULY, 2000 AS PART OF SP-06-08 AND AMENDED UNDER THE SP-06-07 AND APPROVED ON MAY 10, 2007
 - THE FOREST STAND DELINEATION, FOREST CONSERVATION AND WETLANDS ANALYSIS PREPARED BY HICKORY AND ASSOCIATES, INC. DATED JULY, 2000 AS PART OF SP-06-08
 - THE NOISE STUDY WAS PREPARED BY HANS GROUP, DATED FEBRUARY, 2006 AND UPDATED MAY, 2006. IN ACCORDANCE WITH THIS STUDY, BALCONIES ARE NOT PERMITTED ON THE WEST SIDE OF THE BUILDING DUE TO THE LOCATION OF THE 65 DBA LINE UNLESS MITIGATED.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE ARCHITECTURAL PLAN FOR THE REQUIRED 97 SHADE, 87% EVERGREEN TREES, 19 SHRUBS AND 272 L.F. OF RETAINING WALL WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$45,490.00.
 - FINANCIAL SURETY FOR THE FOCAL POINT LANDSCAPE (14 SHADE, 12 ORNAMENTAL & 84 SHRUBS) WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$50,000.00.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND AND STREAM BUFFERS OR FOREST CONSERVATION EASEMENTS.
 - THE HORIZONTAL AND VERTICAL DATUM SHOWN ARE BASED ON THE FOLLOWING NAD83:
a">
 - 4663 N 535,610.715
 - 137,927,633
 - 468 N 237,648,840
 - 13,934,949.09
 - STORMWATER MANAGEMENT FOR THE OVERALL CHERRYTREE PARK PROJECT IS PROVIDED BY A COMBINATION OF FOUR SWM FACILITIES: (1) UNDERGROUND SWM FACILITY NO. 4, BUILT AS PART OF SP-06-02; (2) THIS FINAL PHASE SWM FACILITY BUILT ON THE UNDERGROUND SWM FACILITY NO. 4; (3) THE FOREST CONSERVATION EASEMENT; AND (4) THE FOREST CONSERVATION EASEMENT.
 - THERE ARE NO HISTORIC STRUCTURES OR CENTERLINES LOCATED ON THE SUBJECT PROPERTY.
 - THE EXISTING RESIDENTIAL AND RETAIL USES ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER SP-06-08 AND ZB CASE No. 973M. THE PROPOSED AGE RESTRICTED ADULT HOUSING UNITS ARE DEVELOPED UNDER THIS SDP (SP-06-07) AND ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL No. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL No. 75-2003.
 - LANDSCAPING FOR THIS DEVELOPMENT SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.24 OF THE HOWARD COUNTY CODE. THE LANDSCAPE MANUAL AND THE DEVELOPER CRITERIA ADHERE TO THE FOREST CONSERVATION ACT.
 - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE FOREST CONSERVATION REQUIREMENTS FOR THE ENTIRE SITE WERE MET BY PROVIDING 462 ACRES OF ON-SITE RETENTION AND 5.99 ACRES OF OFF-SITE AFFORESTATION PLANTING ON OPEN SPACE LOTS 6 AND 29 OF THE ASHLEIGH ENCLAS SUBDIVISION KNOWN AS F-93-116 AND F-95-22. THE SURETY AMOUNT FOR THIS PROJECT WAS \$460,534.00 UNDER F-01-14.
 - PUBLIC WATER AND SEWER TO BE UTILIZED (CONT. NO. 24-4000-D & 24-1542-D).
 - DEVELOPMENT OF CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
 - A KNOX BOX (FIRE DEPARTMENT ACCESS BOX) IS REQUIRED TO BE PLACED ON THE FRONT OF EACH BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-9" IN HEIGHT AND NO MORE THAN 6" LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED INTEGRATED WITH THE FIRE ALARM SYSTEM.
 - OPEN SPACE ANALYSIS
a">
 - GROSS AREA OF THE SITE WITHIN THE MXD-6 ZONE = 41,078 AC.
 - AREA IN RESIDENTIAL = 16,729 AC.
 - AREA IN EMPLOYMENT/RETAIL = 4.32 AC.
 - OPEN SPACE PER MD OVERLAY DISTRICT
 - AREA WITHIN THE MD OVERLAY DISTRICT = 41,078 AC.
 - MINIMUM AREA REQUIRED = 352
 - REQUIRED OPEN SPACE AREA = 14.36 AC.
 - OPEN SPACE PROVIDED:
a">
 - TOTAL PROPOSED OPEN SPACE PROVIDED = 14.36 AC.
 - FOREST CONSERVATION OPEN SPACE = 2,282 AC.
 - RESIDENTIAL/COMMERCIAL OPEN SPACE = 7,069 AC.
 - OPEN SPACE DEDICATED TO HOWARD COUNTY RECREATION & PARKS AND D.P.W. = 5,090 AC.
 - ACTIVE RECREATIONAL OPEN SPACE REQUIRED = 1.44 AC. (0.04 OF GROSS OPEN SPACE AREA OR 0.10 x 14.36 = 1.44 AC.)
 - ACTIVE/PASSIVE RECREATIONAL OPEN SPACE PROVIDED:
a">
 - CREDIT FOR PEDESTRIAN JOGGING/BIKING PATHWAY: 2,200 L.F. x 4' WIDE x 3' SF. PER 1 SF. = 28,400 SQ.FT. OR 0.61 AC.
 - CREDIT FOR LAZIO: 4 BENCHES = 1,300 SQ.FT. OR 0.03 AC.
 - CREDIT FOR PASSIVE WOODED ENVIRONMENTAL AREA ON 0.53 LOT 12 = 4.68 AC. OF FOREST CONSERVATION.
 - TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED FOR PHASE I (SP-02-11) = 5.26 AC.
 - TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED FOR PHASE II (SP-03-52) = 0.30 AC. (AT FOCAL POINT)
 - TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED FOR PHASE III (SP-05-22) = 0.00 AC.
 - TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED FOR THIS SDP (SP-06-07) = 0.28 AC. (AT FOCAL POINT)
 - THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5. REVISIONS TO THE 65 DBA NOISE CONTOUR LINE CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE CONTOUR. THE 65 DBA NOISE CONTOUR WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

STREET SIGN CHART

STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE
PARKING LOT C	0+40	14' L	STOP	R1-1
PARKING LOT C	1+58	22' R	STOP	R1-1
PARKING LOT B	0+40	14' L	STOP	R1-1
PARKING LOT B	1+58	22' R	STOP	R1-1
PARKING LOT A	0+50	15' L	STOP	R1-1

STREET LIGHT CHART

STREET NAME	CL. STATION	OFFSET	FIXTURE/POLE TYPE
ICE CRYSTAL DRIVE PUBLIC LIGHT	11+62	25' R	150-WATT H.P.S. "PREMIER" PENDANT MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12" ARM
ICE CRYSTAL DRIVE PUBLIC LIGHT	13+09	25' R	150-WATT H.P.S. "PREMIER" PENDANT MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12" ARM
ICE CRYSTAL DRIVE PUBLIC LIGHT	18+82	44' R	150-WATT H.P.S. "PREMIER" PENDANT MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12" ARM
FOCAL POINT AREA PRIVATE LIGHT	N 537367.06	---	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE
FOCAL POINT AREA PRIVATE LIGHT	N 537420.04	---	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE
FOCAL POINT AREA PRIVATE LIGHT	N 537386.06	---	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE
FOCAL POINT AREA PRIVATE LIGHT	N 537437.33	---	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE
PARKING LOT A PRIVATE LIGHT	15+32	16.5' L	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE
PARKING LOT A PRIVATE LIGHT	10+13	17.5' R	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE
PARKING LOT A PRIVATE LIGHT	5+77	15.7' R	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE
PARKING LOT A PRIVATE LIGHT	2+34	15.9' R	100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE



SITE TABULATION (PER ORIGINAL ZB 973M)

LAND USE	PROPOSED DENSITY RANGE	ACREAGE	PERCENT
Residential			
Single Family Detached	7 Units	12.61 ac.	29.7%
Single Family Attached	163 Units		
Employment/Retail			
Office	201,500 SF Maximum	10.94 ac.	25.6%
Office	10,602 SF Maximum		
Community Open Space (Commercial/Residential)			
Howard County Recreation and Parks	46.53 ac.	39.0%	
Office	(9,800 ac.)		
Howard County Recreation and Parks	(6,753 ac.)		
Other Land Use			
Public Road R.O.M.	170 Units Maximum	22.43 ac.	5.2%
Public Road R.O.M.	212,102 SF Maximum	12.61 ac.	100%
TOTALS			

PARKING REQUIREMENT

LAND USE	MINIMUM PARKING REQUIRED	PARKING PROVIDED
Residential	655 Spaces	645 Spaces
Residential	64 Spaces	64 Spaces
Residential	340 Spaces	340 Spaces

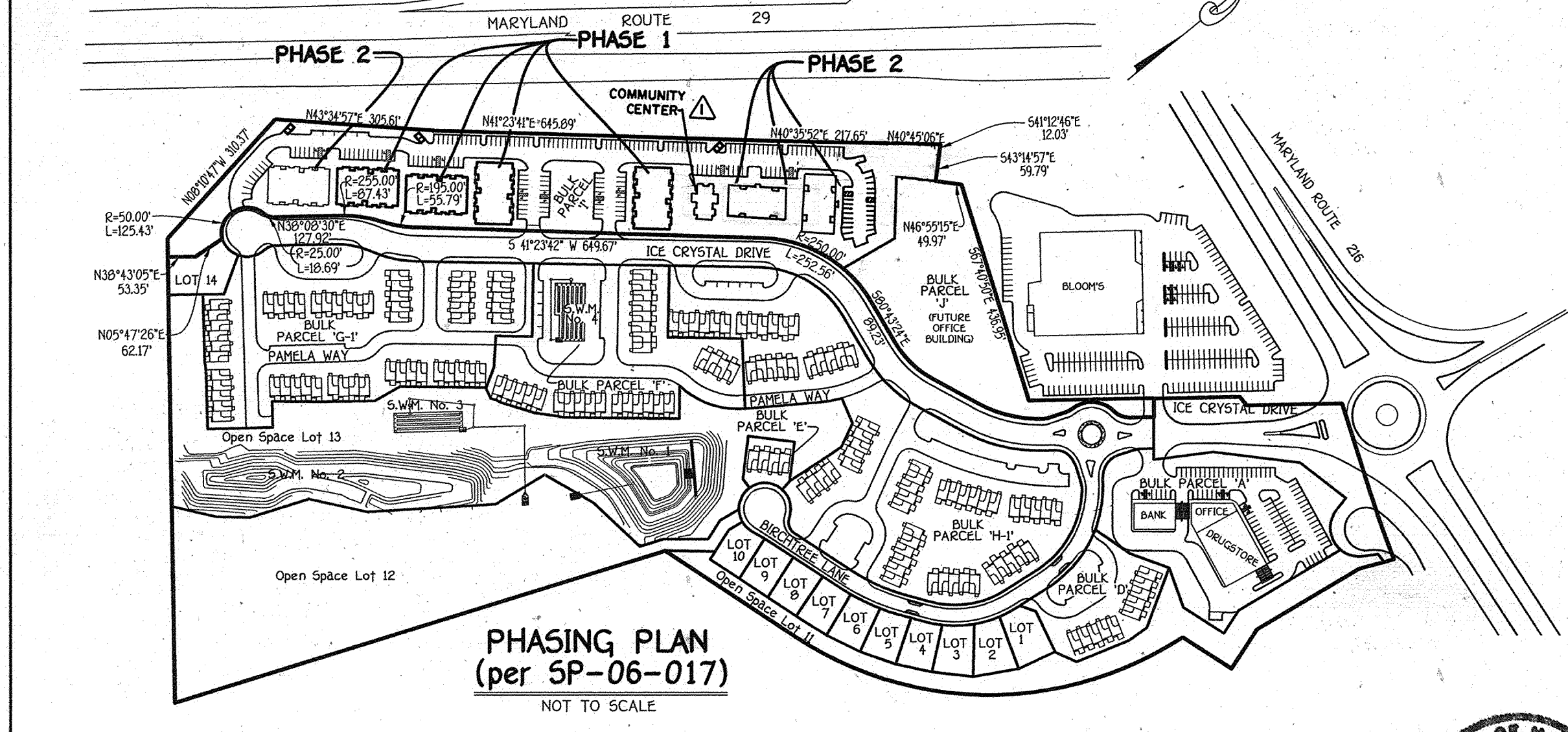
SITE TABULATION (FIRST AMENDED PER ZB 1042M)

GROSS AREA OF SITE = 41,078 AC.

LAND USE	PROPOSED DENSITY RANGE	ACREAGE	PERCENT
Residential			
Single Family Detached	10 Units (PER F-01-14)	12.413 ac.	30.2%
Single Family Attached	160 Units (PER SP-02-11, SP-03-52 & SP-05-22)		
Employment/Retail (BULK PARCELS 'A'-'J')			
Office	233,982 SF Maximum	10.473 ac.	25.5%
Office	10,602 SF Maximum		
Age Restricted Adult Housing	128 Units Maximum		
Open Space			
Community Open Space (Commercial/Residential)			
Howard County Recreation and Parks	46.38 ac.	35.0%	
Office	(9,800 ac.)		
Howard County Recreation and Parks	(6,756 ac.)		
Other Land Use			
Public Road R.O.M.	294 Units Maximum	11.812 ac.	9.3%
Public Road R.O.M.	244,252 SF Maximum	11.876 ac.	100%
TOTALS			

PARKING REQUIREMENT (ALT. NO. 2)

LAND USE	MINIMUM PARKING REQUIRED	PARKING PROVIDED
Office	126 Spaces	126 Spaces
Residential	91 Spaces	91 Spaces
Residential	340 Spaces	340 Spaces
Age Restricted Housing	248 Spaces	248 Spaces



LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+624.5	SPOT ELEVATION
-SF-SF	SILT FENCE
-SSF-SSF	SUPER SILT FENCE
-TP-TP	TREE PROTECTION
---	EXISTING TREE LINE
---	LIMIT OF DISTURBANCE
---	EROSION CONTROL MATTING
---	PROPOSED GUARDRAIL
---	PROPOSED RETAINING WALL
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED STORM DRAIN

NOTE: SEE SHEET 3 FOR UNIVERSAL DESIGN GUIDELINES FOR AGE-RESTRICTED ADULT HOUSING IN HOWARD COUNTY

PHASING TABULATION (per SP-06-017)

PHASE	ALLOCATION YEAR	NUMBER OF RESIDENTIAL UNITS (AGE RESTRICTED)	AREA OF OFFICE SPACE (SQ. FT.)
1	2009	63	* 30,000
2	2010	64	---

* NOT PART OF THIS SUBMISSION

SP-02-111 PARKING ANALYSIS (PHASE ONE)

LAND USE	MINIMUM PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL (AGE RESTRICTED ADULT HOUSING)	III	** 198
OVERFLOW PARKING	0.3 PARKING SPACES PER UNIT	34
TOTAL		145

PARKING REQUIREMENTS FOR BULK PARCEL 'I'

LAND USE	MINIMUM PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL (AGE RESTRICTED ADULT HOUSING)	III	** 198
OVERFLOW PARKING	0.3 PARKING SPACES PER UNIT	34
TOTAL		145

SP-03-52 PARKING ANALYSIS (PHASE TWO)

LAND USE	MINIMUM PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL (AGE RESTRICTED ADULT HOUSING)	III	** 198
OVERFLOW PARKING	0.3 PARKING SPACES PER UNIT	34
TOTAL		145

SP-04-02 PARKING ANALYSIS (BULK PARCEL 'A')

LAND USE	MINIMUM PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL (AGE RESTRICTED ADULT HOUSING)	III	** 198
OVERFLOW PARKING	0.3 PARKING SPACES PER UNIT	34
TOTAL		145

STREET ADDRESS CHART

BUILDING NO.	STREET ADDRESS
1	8490 ICE CRYSTAL DR
2	8480 " " " "
3	8470 " " " "
4	8460 " " " "
5	8450 " " " "
6	8440 " " " "
7	8430 " " " "
8	8420 " " " "
Community Center	8430 " " " "

REVISIONS

NO.	REVISION	DATE
2	Revised Bldg. 4 to a 16 Unit Bldg., Changed Orientation of Bldg. 4 & 7, and Revised Parking	10/10/08
1	Added Community Center Bldg., Enlarged Bldg. No. 6 and Changed Bldg. No. 8 to 7 Bldg. No. 7	2/12/10

ENGINEER'S CERTIFICATE

I certify that the design and construction represents a practical and workable plan for the site and that it was prepared in accordance with the knowledge of the Howard Soil Conservation District.

Signature: *[Signature]* Date: 9/22/08

DEVELOPER'S CERTIFICATE

I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I will authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer: *[Signature]* Date: 9/25/08

Reviewed for HOWARD SCD and meets Technical Requirements.

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

Howard SCD Date: 10/2/08

OWNER/DEVELOPER
 ICE CRYSTAL, L.L.C.
 8035-P COLUMBIA 100 PKWY.
 COLUMBIA, MARYLAND 21045
 (410) 730-0810
 ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hanft 10/23/08
 Chief, Division of Land Development
[Signature] 10/15/08
 Chief, Development Engineering Division & Planning
 Director - Department of Planning and Zoning

TITLE SHEET

AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
 CONDOMINIUM BUILDINGS 1 THRU 7
BULK PARCEL 'I' & 'J', PHASES 1 AND 2
 (A RESUBDIVISION OF BULK PARCEL 'B')

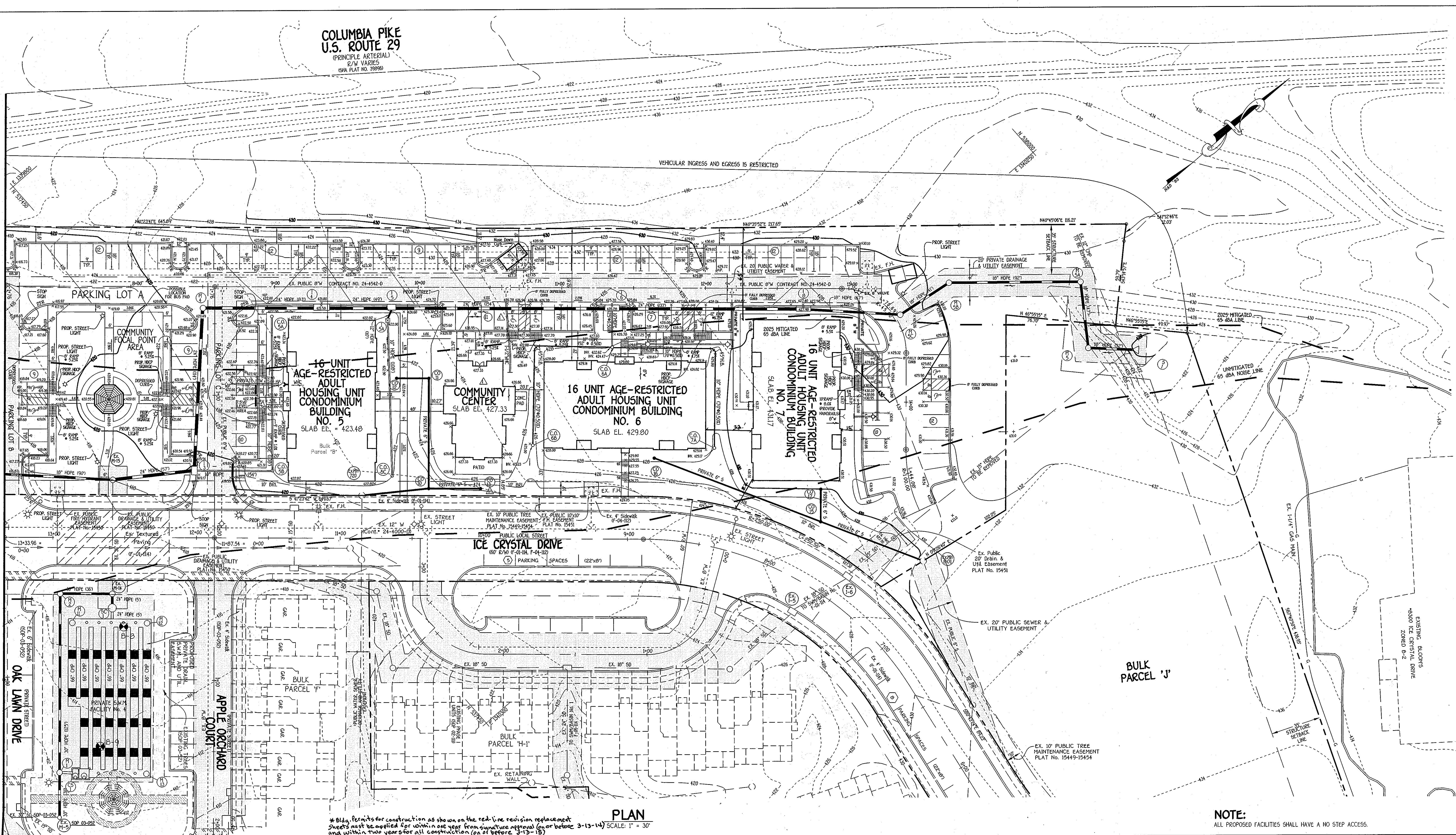
ZONED: MXD-6
 TAX MAP No. 46 PARCEL No. 156
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 1, 2008
 SHEET 1 OF 22

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6068.02
20204 - 20210					
WATER CODE	SEWER CODE				
E18	7602000				

COLUMBIA PIKE
U.S. ROUTE 29
(PRINCIPLE ARTERIAL)
2.7M VARIES
(SHA PLAT NO. 39999)

VEHICULAR INGRESS AND EGRESS IS RESTRICTED

MATCH LINE SEE SHEET 3



* Bldg. permits for construction as shown on the red-line revision replacement sheets must be applied for within one year from signature approval (or before 3-13-14) SCALE: 1" = 30'

PLAN

NOTE:
ALL PROPOSED FACILITIES SHALL HAVE A NO STEP ACCESS.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
410 481 - 2955

NO.	REVISION	DATE
4	REVISE BLDG. 7 W/AC	5/22/15
3	REVISE BLDG. 6 TO 16 UNITS, CHANGE ORIENTATION OF BLDG. 6 & 7 AND ADJUST PARKING COUNT	10/10/12
2	CHANGES APP. PRIOR TO 5/4/10 USING 2000 SWM REGS.	2/12/10
1	ADDED COMMUNITY CENTER BLDG., ENLARGED BLDG. NO. 6, CHANGED BLDG. NO. 8 TO BLDG. NO. 7 AND ADJUSTED UTILITIES ACCORDINGLY.	2/12/10

ENGINEER'S CERTIFICATE
I certify that the design and construction of the proposed facilities shown and described on the attached site plan and all other documents submitted herewith are in accordance with the applicable laws, codes, and regulations of the State of Maryland and the Howard Soil Conservation District.
Signature: *[Signature]* Date: 12/4/12
Professional Engineer License No. 20748, Expiration Date 2-22-13

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Signature: *[Signature]* Date: 1/24/13

OWNER/DEVELOPER
ICE CRYSTAL L.L.C.
8035-P COLUMBIA 100 PKWY.
COLUMBIA, MARYLAND 21045
410 730-0810
ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/13/13
Chief, Division of Land Development Date

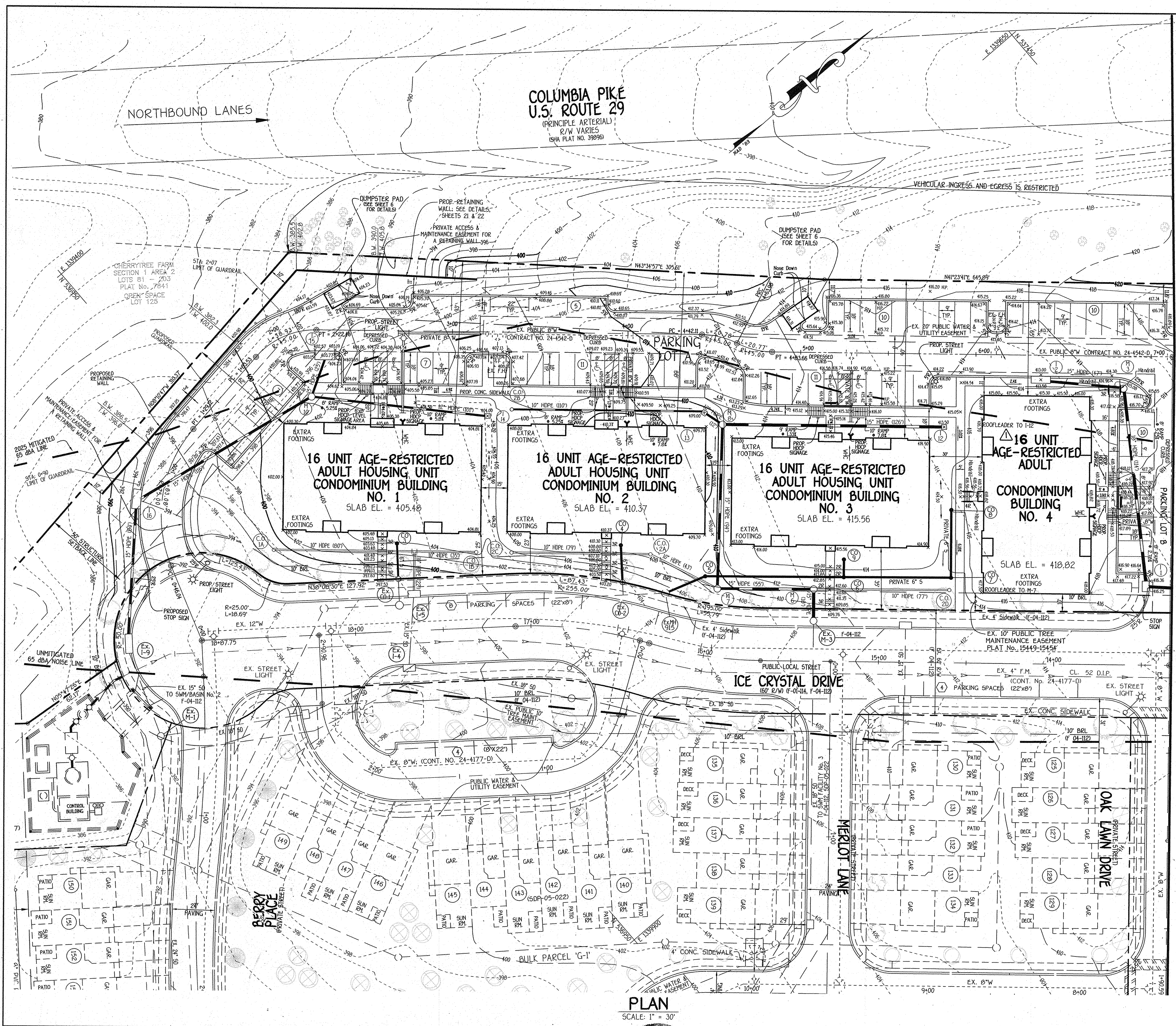
[Signature] 3/8/13
Chief, Department of Planning and Zoning Date

[Signature] 3-13-13
Director, Department of Planning and Zoning Date

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6068.02

WATER CODE	SEWER CODE
E18	7602000

REVISED SITE DEVELOPMENT PLAN
AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
CONDOMINIUM BUILDINGS 1 THRU 7
BULK PARCEL 'I' & 'J', PHASES 1 AND 2
(A RESUBDIVISION OF BULK PARCEL 'B')
ZONED: MXD-6
TAX MAP No. 46 PARCEL No. 156
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 1, 2008
SHEET 2 OF 22



CENTERLINE CURVE DATA						
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA	TAN	CHORD
PARKING LOT A	0+46.04 TO 1+29.12	75.00'	83.08'	63°28'14"	46.38'	N39°54'54"W, 79.90'
PARKING LOT A	1+33.53 TO 2+22.46	45.00'	38.93'	49°33'46"	20.77'	N65°30'06"E, 37.72'
PARKING LOT A	4+42.11 TO 4+63.98	45.00'	21.88'	27°50'26"	11.61'	N55°19'42"E, 21.66'
PARKING LOT A	4+63.98 TO 4+85.85	45.00'	21.87'	27°50'42"	11.51'	N55°19'03"E, 21.66'
PARKING LOT A	12+84.97 TO 13+65.66	45.00'	70.68'	90°00'00"	45.00'	S86°23'42"W, 63.84'
PARKING LOT A	14+33.33 TO 14+77.41	100.00'	44.08'	25°28'30"	22.40'	S61°13'53"E, 48.72'

UNIVERSAL DESIGN GUIDELINES FOR AGE-RESTRICTED ADULT HOUSING IN HOWARD COUNTY

The Howard County Zoning Regulations allow for "active adult housing" as either a conditional use in residential zoning districts or as a permitted use in the Planned Senior Community, Planned Office Research, Community Center Transition, and Residential Institutional zoning districts. Active adult developments must be appropriately designed for adults at least 55 years of age. Site improvements must ensure accessible routes between parking, dwelling units and common areas. Individual dwellings must incorporate universal design features to be adaptable for residents with mobility and functional limitations that often result from aging.

Design standards for site accessibility and usable common areas have been established for multifamily housing by the Americans with Disabilities Act and the Fair Housing Act of 1988. While recognized standards for individual units for older adults have not been established, "Universal Design" is a relatively new, evolving concept that provides some guidance.

Accordingly, the Department of Planning and Zoning met with several senior housing developers, representatives of the Homes for Life Coalition of Howard County, and the Department of Inspections, Licenses, and Permits to discuss minimum requirements. Divergent views were expressed regarding what features should be required vs. optional. Features vary considerably in cost, relevance for different users, and adaptability to different sites and project types. Developers' chief concerns were that the current market doesn't perceive a need for most universal design features since the oldest boomers are still relatively young and aren't focused on how their needs may change over time. Concern was also expressed about increasing the cost of senior housing if many universal design features are required rather than optional.

These guidelines reflect a middle position focusing on requiring those features that are relatively inexpensive if part of initial construction but would require major renovation to retrofit in the future. Items that are relatively less expensive to retrofit in the future are listed as desirable or optional.

- REQUIRED**
- For multi-family apartment or condo developments, an accessible path between parking, dwelling units, and common areas that meets ADA standards
 - For single family detached and attached developments, a "no-step" access to the front entrance to the community building and all dwellings to no-step entrance is desirable, but not required at other entrances
 - 36" wide front door with exterior lighting of the entrance
 - All interior doorways at least 32" wide (36" is preferable)
 - Hallways at least 36" wide, (40-42" is preferable)
 - Complete living area including master bedroom & bath on first floor for elevator access if multi-story rental/condo apartments
 - Lever handles on interior and exterior doors
 - Blocking for grab bars in walls in bathroom walls near toilet and shower
- DESIRABLE**
- Low maintenance exterior materials
 - Covered main entry
 - Entry door approach with 18"-24" of clearance at side adjacent to handle
 - Smooth transitions between rooms (vertical threshold of 2" or less)
 - Slip resistant flooring
 - Maximize accessible path between main living rooms (preferably 30-42")
 - Lever handles on kitchen and bathroom sinks, plus shower
 - Anti scald devices on all plumbing fixtures
 - 5' turning radius or T turn in kitchen and first floor bathroom
 - Parallel and forward approach maneuvering space in front of appliances and plumbing fixtures
 - Main electrical breaker box located on the first floor
 - Switches, doorbells, thermostats, and breaker boxes should be located no more than 48" above the floor
 - Electrical receptacles should be at least 15" above the floor
- CUSTOM OPTIONS**
- Security system
 - Visual ID of visitors
 - Visual smoke detectors
 - Handrails on both sides of exterior and interior stairs
 - Task lighting in kitchen, bath and other work spaces
 - Rocky light switches
 - Lighting in closets and pantry
 - Closest rods adjustable from 3' to 5'-6"
 - Slip resistant flooring in kitchen and bath
 - Multi-level or adjustable kitchen countertops and work spaces
 - Pullout shelves for kitchen base cabinets
 - Front mounted controls on stove
 - Installation of grab bars in bathroom
 - Hand held showerhead in shower
 - Curbside shower

NOTE:
ALL PROPOSED FACILITIES SHALL HAVE A NO STEP ACCESS.

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+624.5	SPOT ELEVATION
SF	SILT FENCE
SF-SF	SUPER SILT FENCE
TP	TREE PROTECTION
---	EXISTING TREE LINE
LOD	LIMIT OF DISTURBANCE
---	EROSION CONTROL MATTING
---	PROPOSED GUARDRAIL
---	PROPOSED RETAINING WALL
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED STORM DRAIN

PLAN
SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10775 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
410.481.2200

NO.	REVISION	DATE
2	Revised Centerline Curve Data	10/10/12
1	Changed Bldg. No. 4 From A 16 Unit To A 16 Unit Bldg. And Moved Community Center Location.	2/12/10

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE **JULY 17, 2008**
KS

ENGINEER'S CERTIFICATE
I certify that the plan for erosion and sediment control represents a practical and workable plan based on the professional knowledge of the site conditions and that it was prepared in accordance with the standards of the Howard Soil Conservation District.
Signature: *[Signature]* Date: **9/20/08**
Professional Engineer (Professional Seal)
Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-09

DEVELOPER'S CERTIFICATE
I/we certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Signature of Developer (Print name below signature): *[Signature]* Date: **9/25/08**

Reviewed for HOWARD SCD and meets Technical Requirements.
U.S.D.A.-Natural Resources Conservation Service Date: _____
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Howard SCD Date: **10/2/08**

OWNER/DEVELOPER
ICE CRYSTAL, L.L.C.
8035-P COLUMBIA 100 PKWY.
COLUMBIA, MARYLAND 21045
(410) 730-0810
ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Planning and Zoning Date: **10/23/08**
Chief, Development Engineering Division Date: **10/15/08**
Director - Department of Planning and Zoning Date: **10/20/08**

PROJECT: CHERRYTREE PARK - BULK PARCELS 'I' & 'J' SECTION/AREA: --- LOT NO.: BLDG. UNITS 1-7

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6089.02

WATER CODE: E18 SEWER CODE: 7602000

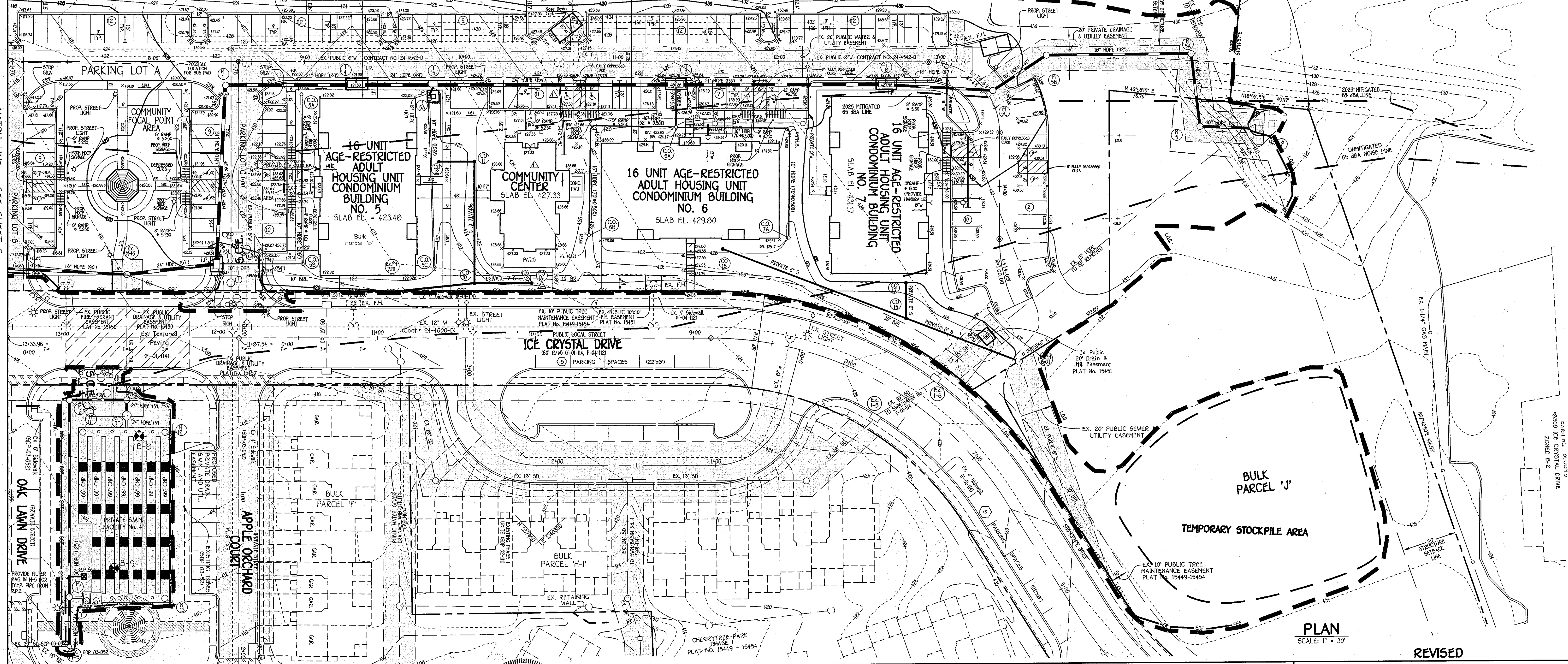
SITE DEVELOPMENT PLAN
AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
CONDOMINIUM BUILDINGS 1 THRU 7
BULK PARCEL 'I' & 'J', PHASES 1 AND 2
(A RESUBDIVISION OF BULK PARCEL 'B')
ZONED: MXD-6
TAX MAP No.: 46 PARCEL No.: 156
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: A5 SHOWN DATE: AUGUST 1, 2008
SHEET 3 OF 22

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+624.5	SPOT ELEVATION
—SF—SF—	SILT FENCE
—SSF—SSF—	SUPER SILT FENCE
—TP—TP—	TREE PROTECTION
---	EXISTING TREE LINE
---	LIMIT OF DISTURBANCE
---	EROSION CONTROL MATING
---	PROPOSED GUARDRAIL
---	PROPOSED RETAINING WALL
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED STORM DRAIN

COLUMBIA PIKE
U.S. ROUTE 29
(PRINCIPLE ARTERIAL)
R/W VARIES
(SHA PLAT NO. 34099)

VEHICULAR INGRESS AND EGRESS IS RESTRICTED

MATCH LINE SEE SHEET 5



PLAN
SCALE: 1" = 30'

REVISED

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELICOTT CITY, MARYLAND 21042
410.461.2200

NO.	REVISION	DATE
2	Revise Bldg. 7 W/C	5/22/13
1	ADDED COMMUNITY CENTER BLDG., ENLARGED BLDG. NO. 6, CHANGED BLDG. NO. 8 TO BLDG. NO. 7 AND ADJUSTED UTILITIES ACCORDINGLY.	2/12/10

ENGINEER'S CERTIFICATE
I, the undersigned, a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-13, hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-13.

[Signature]
Date: 12/4/12

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

[Signature]
Date: 1/29/13

Approved: This Development is Approved For Erosion And Sediment Control By The Howard Soil Conservation District.

[Signature]
Date: 2/26/13

OWNER/DEVELOPER
ICE CRYSTAL, L.L.C.
2035-P COLUMBIA 100 PKWY.
COLUMBIA, MARYLAND 21045
(410) 730-0910
ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature]
Date: 3/13/13

[Signature]
Date: 2/10/13

[Signature]
Date: 2-13-13

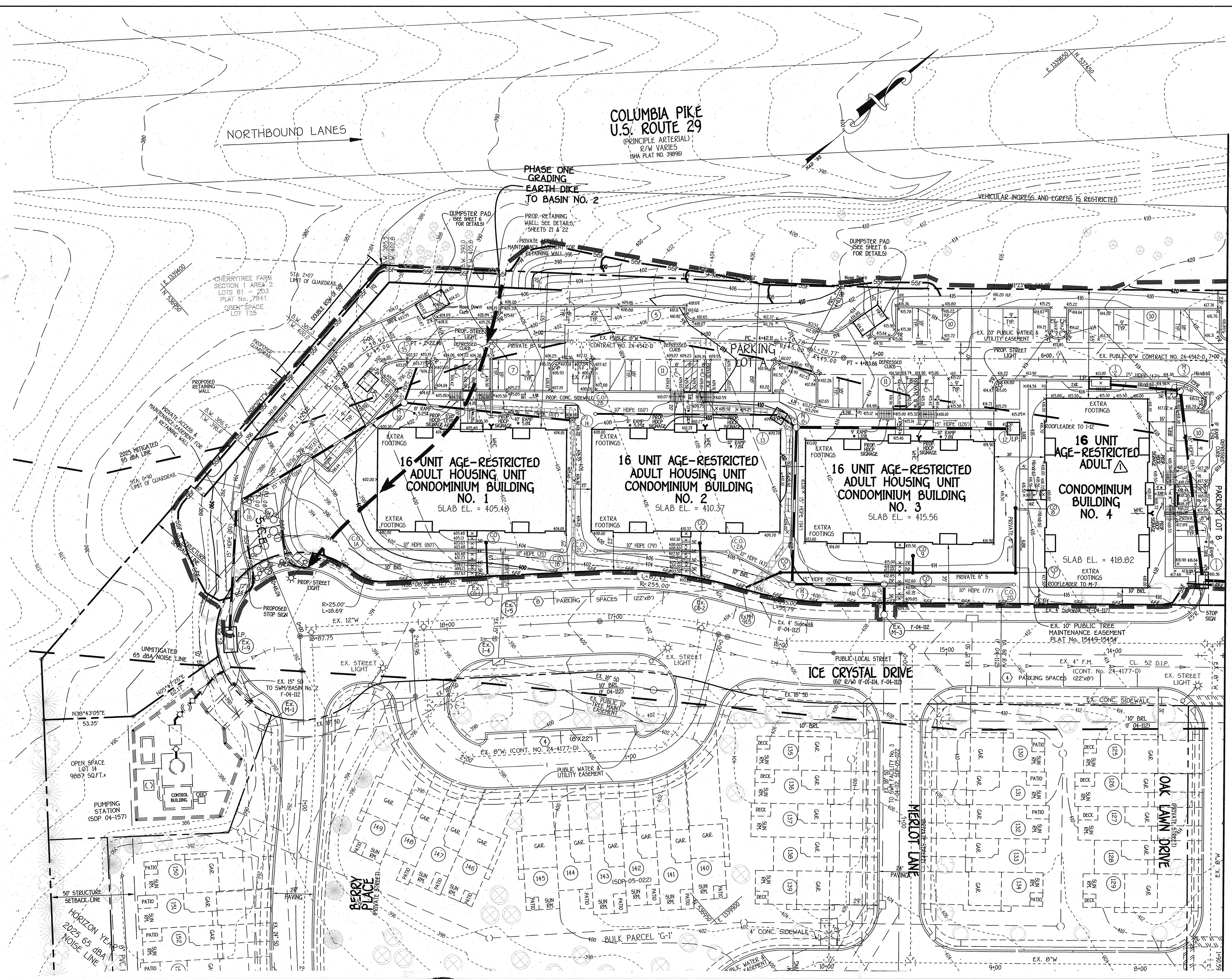
PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6060.02

WATER CODE	SEWER CODE
E1B	7602000

SEDIMENT, EROSION CONTROL PLAN AND GRADING PLAN

AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
CONDOMINIUM BUILDINGS 1 THRU 7
BULK PARCEL 'I' & 'J', PHASES 1 AND 2
(A RESUBDIVISION OF BULK PARCEL 'B')

ZONED: MXD-6
TAX MAP No.: 46 PARCEL No.: 156
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 1, 2008
SHEET 4 OF 22



MATCH LINE SEE SHEET 4

PLAN
SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE: P.O. BOX 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410.481.2000

NO.	REVISION	DATE
1	Changed Bldg. No. 4 From A 16 Unit To A 16 Unit R/LR/10 Bldg. And Moved The Community Center Location	7/17/08

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: July 17, 2008

ENGINEER'S CERTIFICATE
I certify that the erosion and sediment control represents a practical and workable plan based on the best knowledge of the site conditions and that it was prepared in accordance with the Howard Soil Conservation District.
Signature of Engineer: *[Signature]* Date: 7-20-08
Professional Engineer: W. J. UCCO, P.E.
Professional Certificate No. 10000, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland. License No. 00210, Expiration Date 2-22-09

DEVELOPER'S CERTIFICATE
I/we certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Signature of Developer: *[Signature]* Date: 7/29/08

Reviewed for HOWARD SCD and meets Technical Requirements.
U.S.D.A.-Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Signature: *[Signature]* Date: 10/2/08
HOWARD SCD

OWNER/DEVELOPER
ICE CRYSTAL, L.L.C.
8035-P COLUMBIA 100 PKWY.
COLUMBIA, MARYLAND 21045
(410) 730-0910
ATTN: MR. JOHN LIPARINI

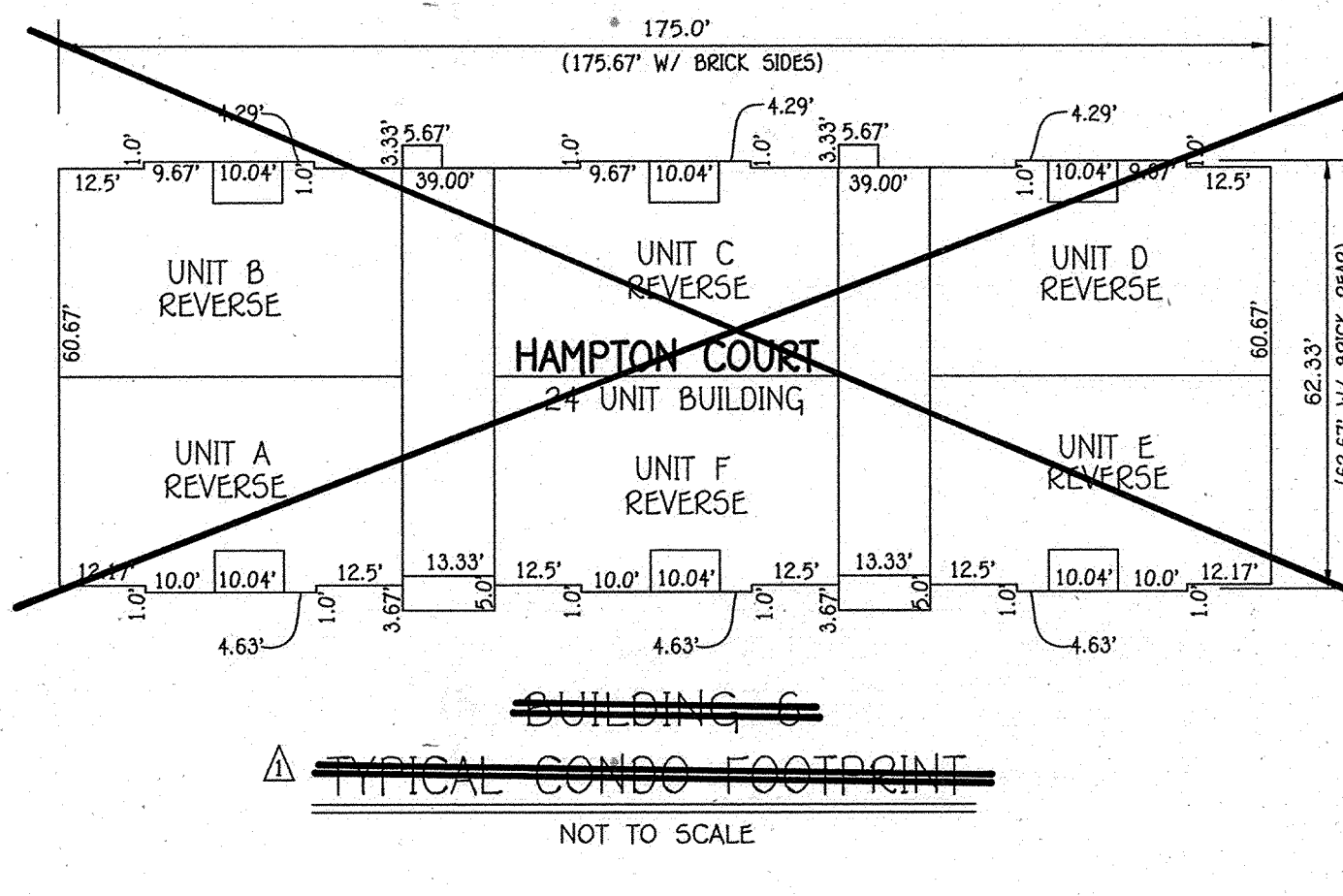
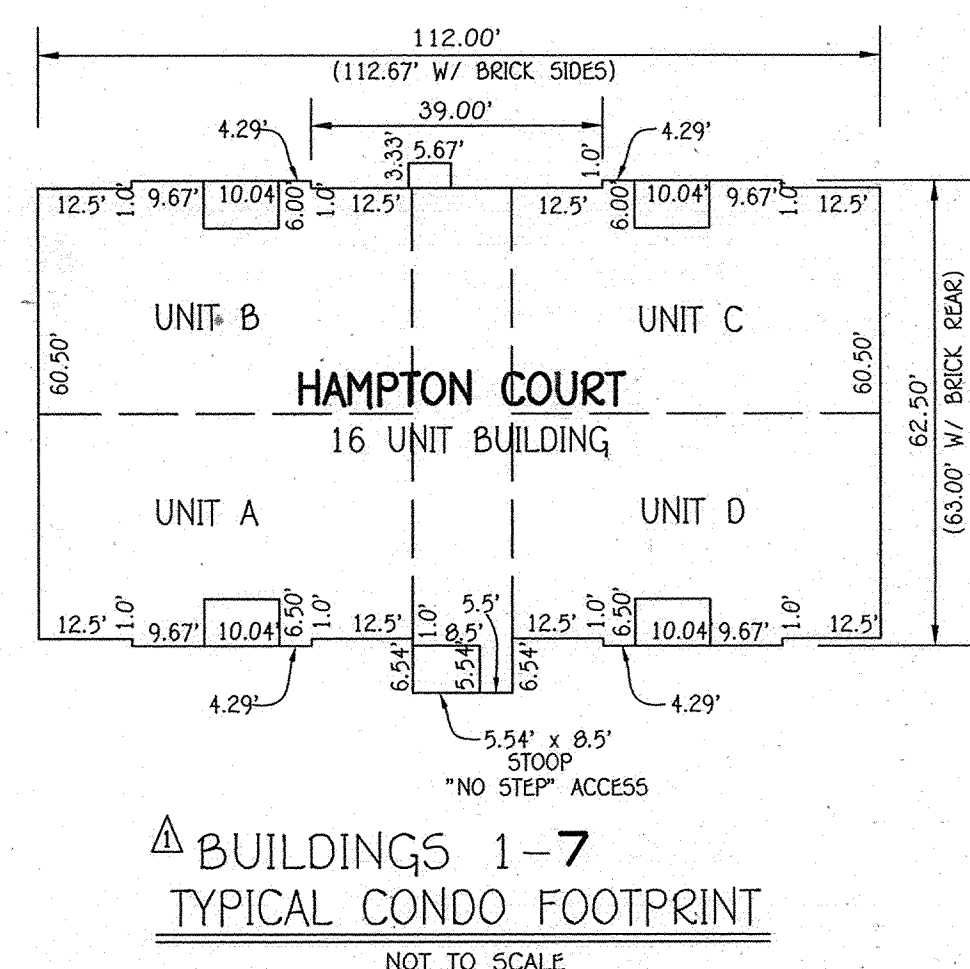
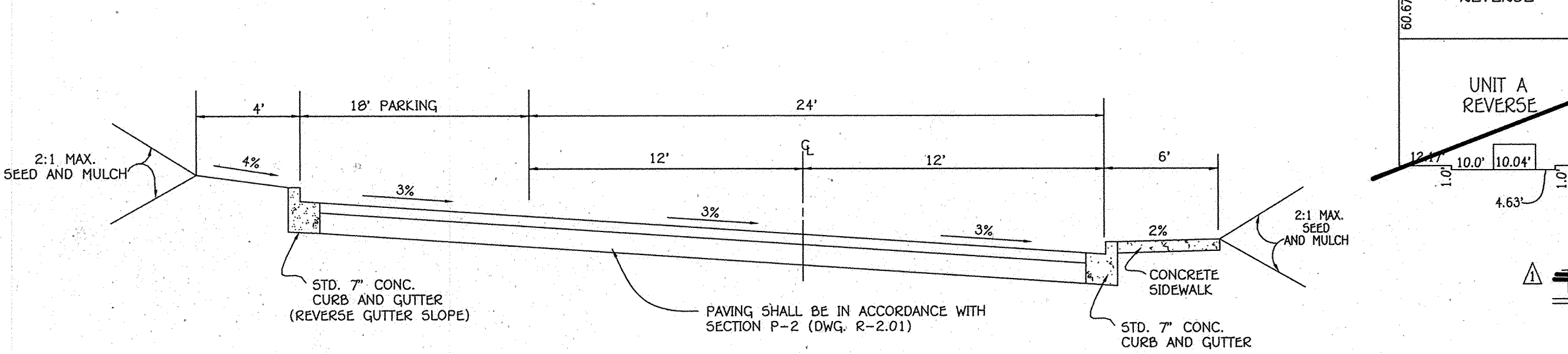
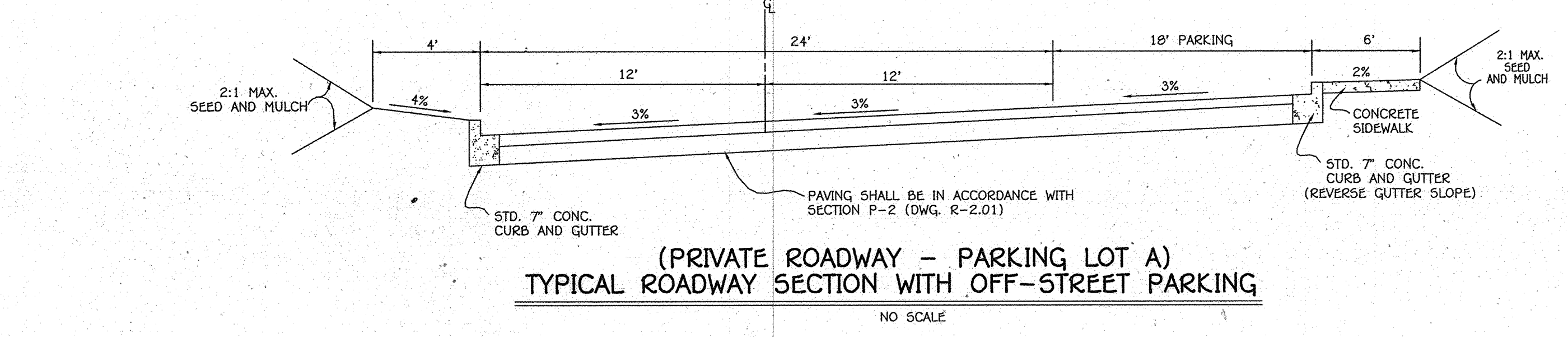
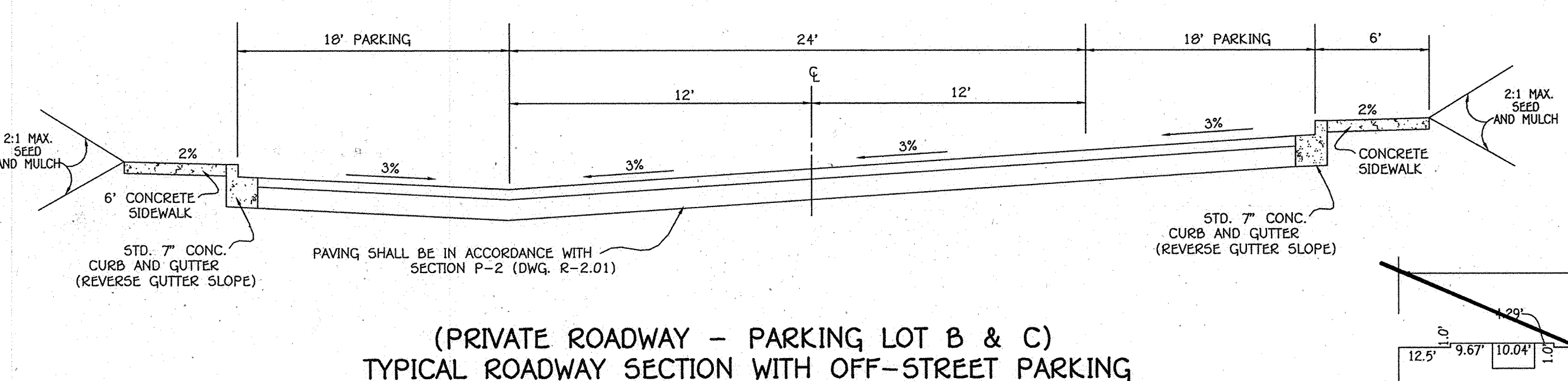
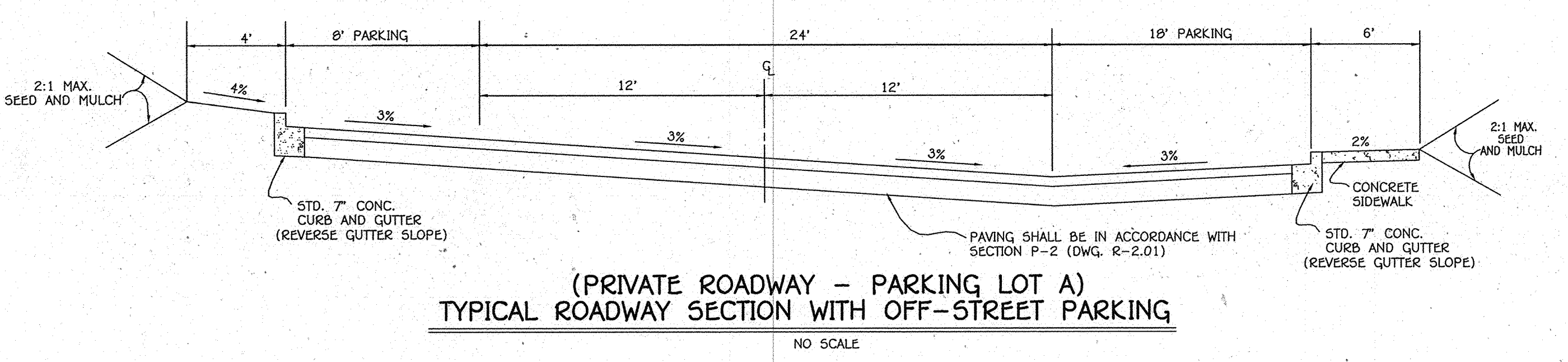
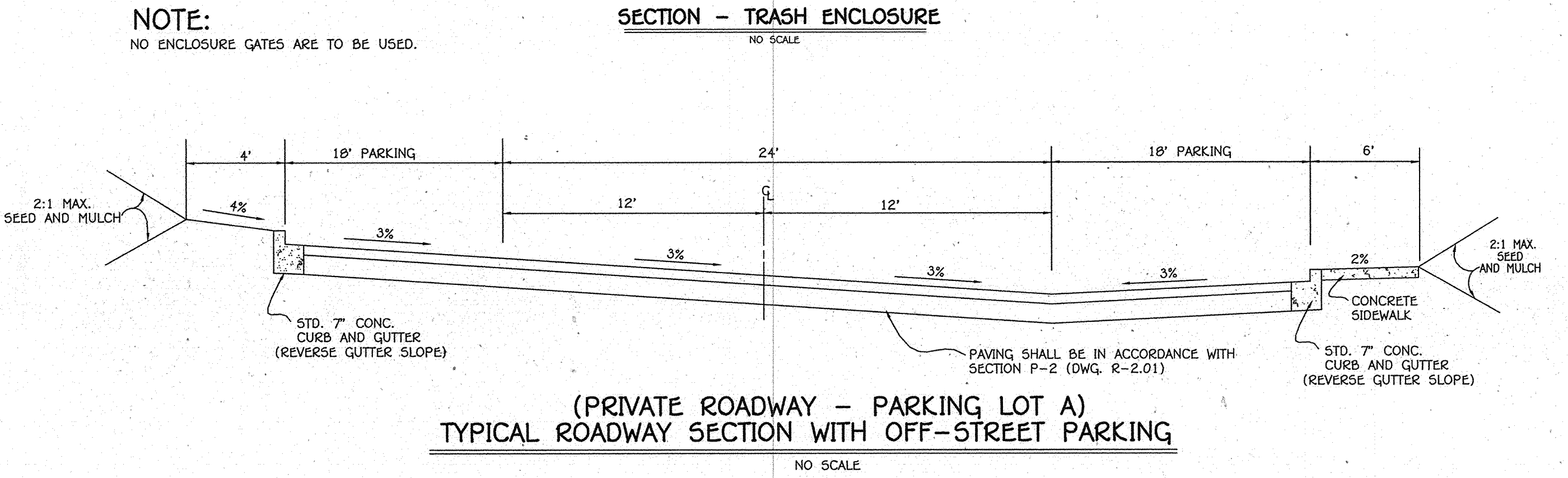
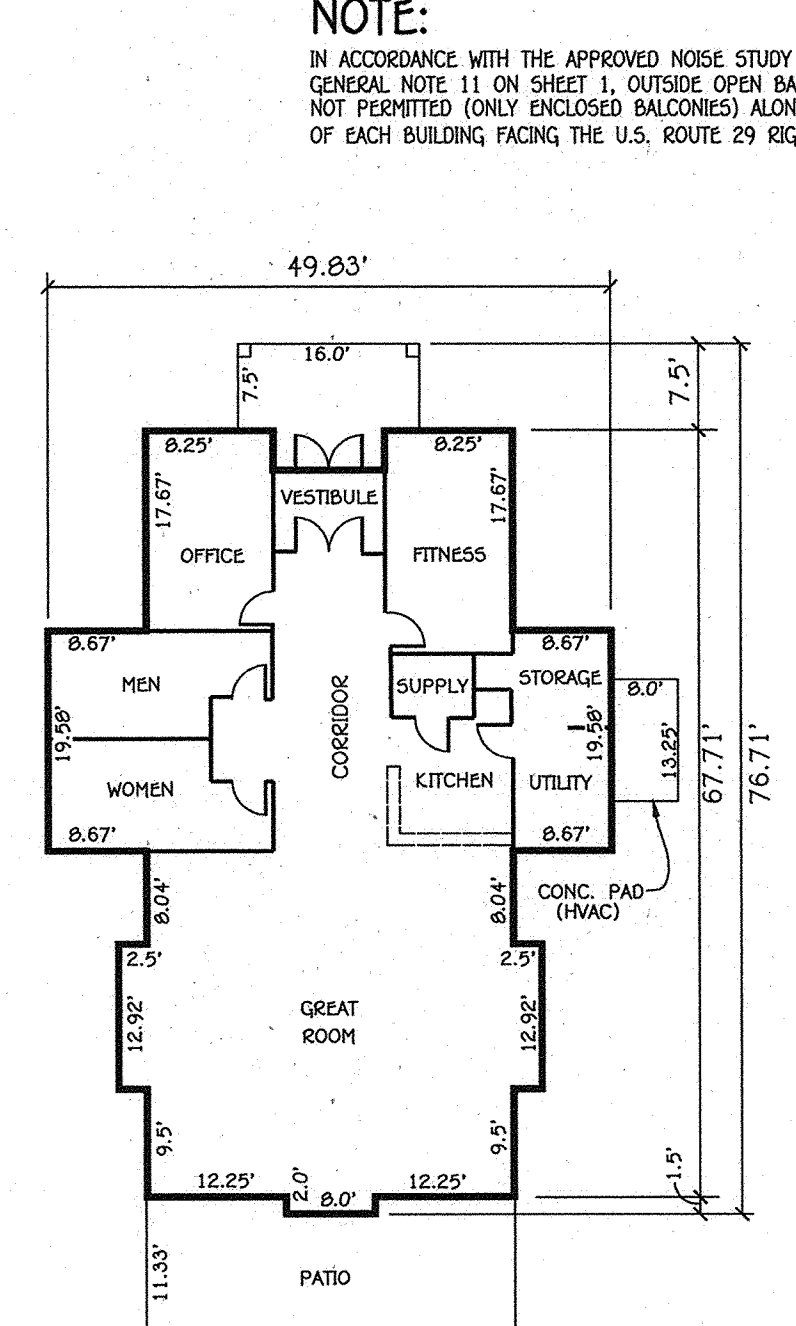
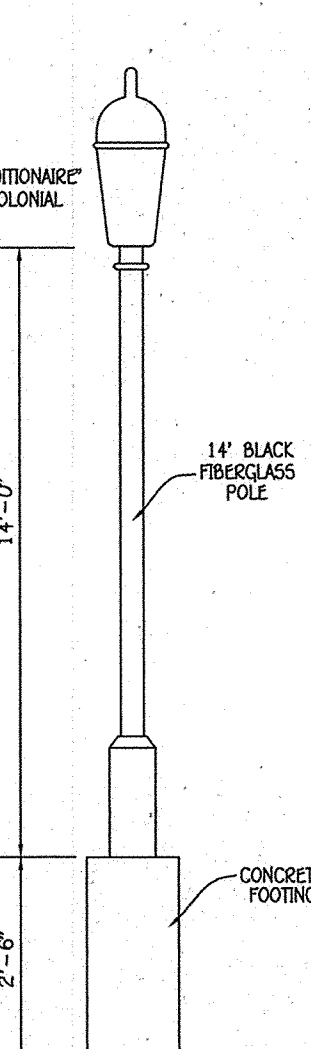
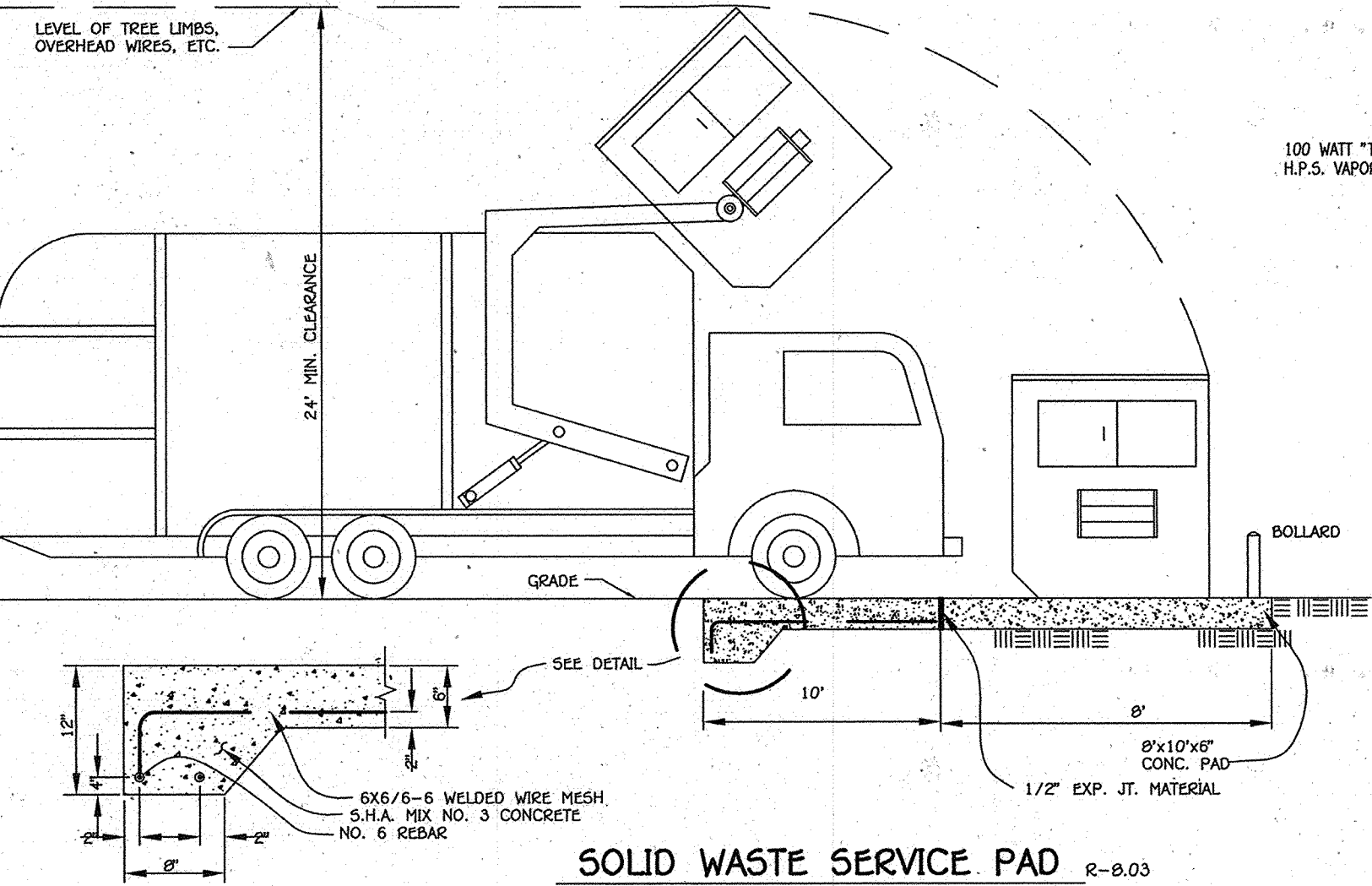
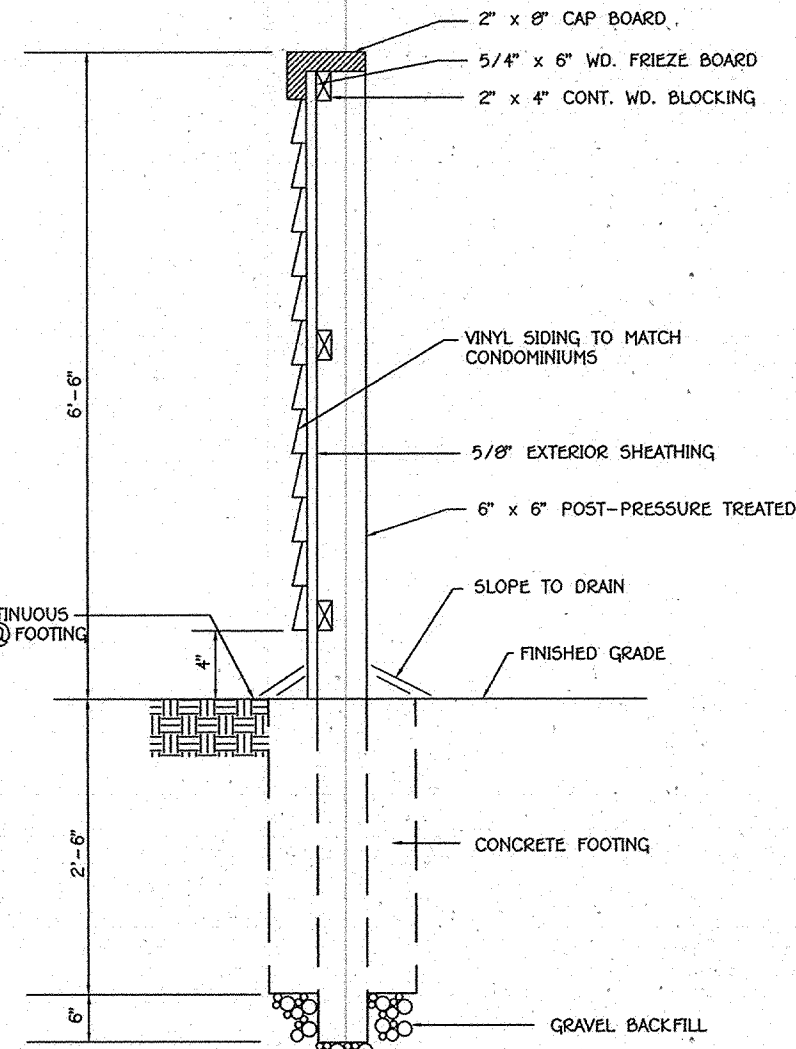
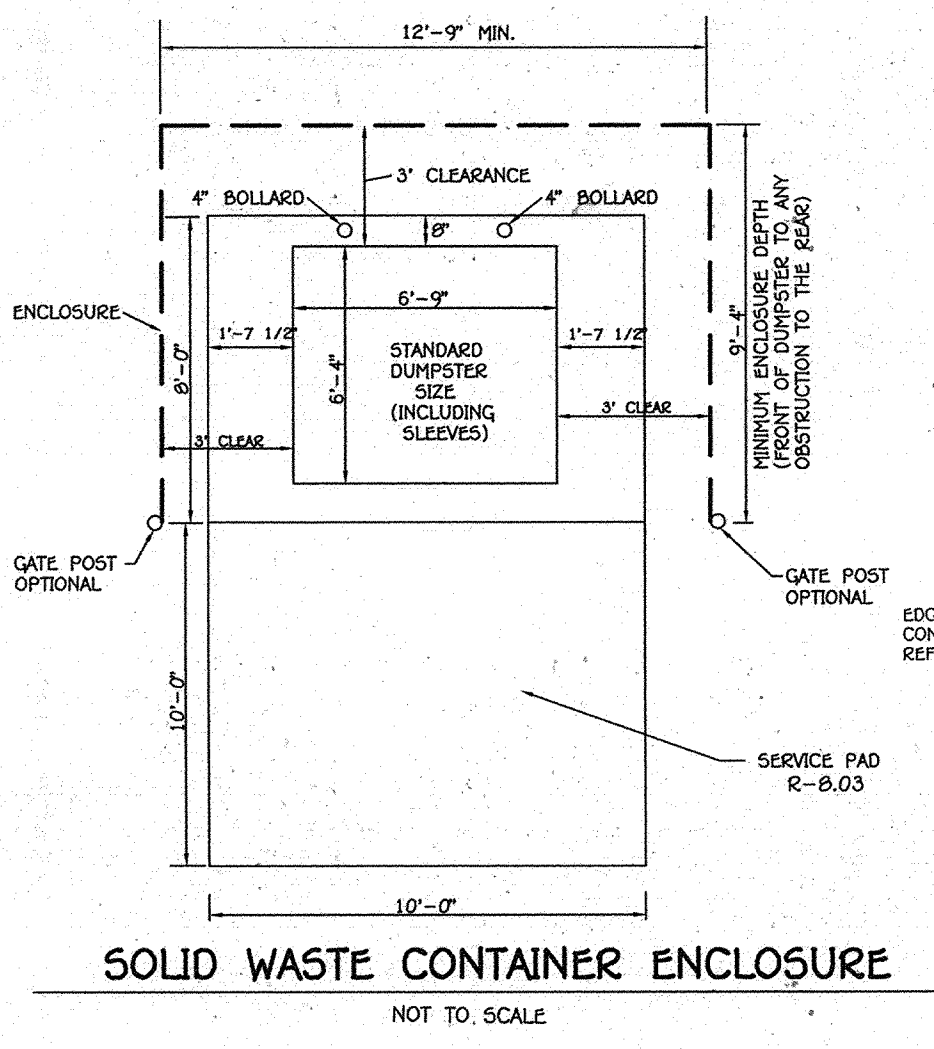
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development: *[Signature]* Date: 10/2/08
Chief, Development Engineering Division & Director - Department of Planning and Zoning: *[Signature]* Date: 10/15/08
Date: 1/20/09

PROJECT	SECTION/AREA	LOT NO.
CHERRYTREE PARK - BULK PARCELS 'I' & 'J'		BLDG. UNITS 1-7

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
20208-20210	4	MXD-6	46	6TH	6068.02

WATER CODE	SEWER CODE
E18	7602000

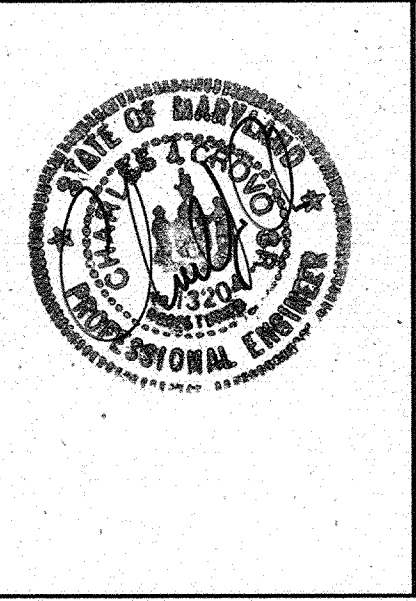
SEDIMENT, EROSION CONTROL PLAN AND GRADING PLAN
AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
CONDOMINIUM BUILDINGS 1 THRU 7
BULK PARCEL 'I' & 'J', PHASES 1 AND 2
(A RESUBDIVISION OF BULK PARCEL 'B')
ZONED: MXD-6
TAX MAP No. 46 PARCEL No. 156
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 1, 2008
SHEET 5 OF 22



SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)						
		3 TO <5		5 TO <7		>7		
		MIN HMA WITH GAB		HMA WITH CONSTANT GAB				
P-2	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SACS: RESIDENTIAL	PAVEMENT MATERIAL (INCHES)						
		HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)		1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)		1.0	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)		2.0	2.0	2.0	3.5	2.0
		GRADED AGGREGATE BASE (GAB)		0.0	4.0	3.0	4.0	4.0

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2299

NO.	REVISION	DATE
2	Removed 24 Unit Bldg Footprint	10/10/12
1	ADDED 24 UNIT CONDO FOOTPRINT FOR BLDG. NO. 6 & BUILDING PROFILE AND FOOTPRINT FOR COMMUNITY CENTER.	2-12-10



ENGINEER'S CERTIFICATE
"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
Signature of Engineer: [Signature] Date: 7/1/10
Signature of Engineer: [Signature] Date: 7/1/10
Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 13204, Expiration Date 11-3-10"

DEVELOPER'S CERTIFICATE
"I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
Signature of Developer: [Signature] Date: 7/1/10

OWNER/DEVELOPER
ICE CRYSTAL, L.L.C.
8835-P COLUMBIA, 100 PKWY.
COLUMBIA, MARYLAND 21045
(410) 730-0810
ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Kat Stelmach 3/6/10
Chief, Division of Land Development Date: 16

Paul Adams 7-28-10
Chief, Development Engineering Division Date: 16

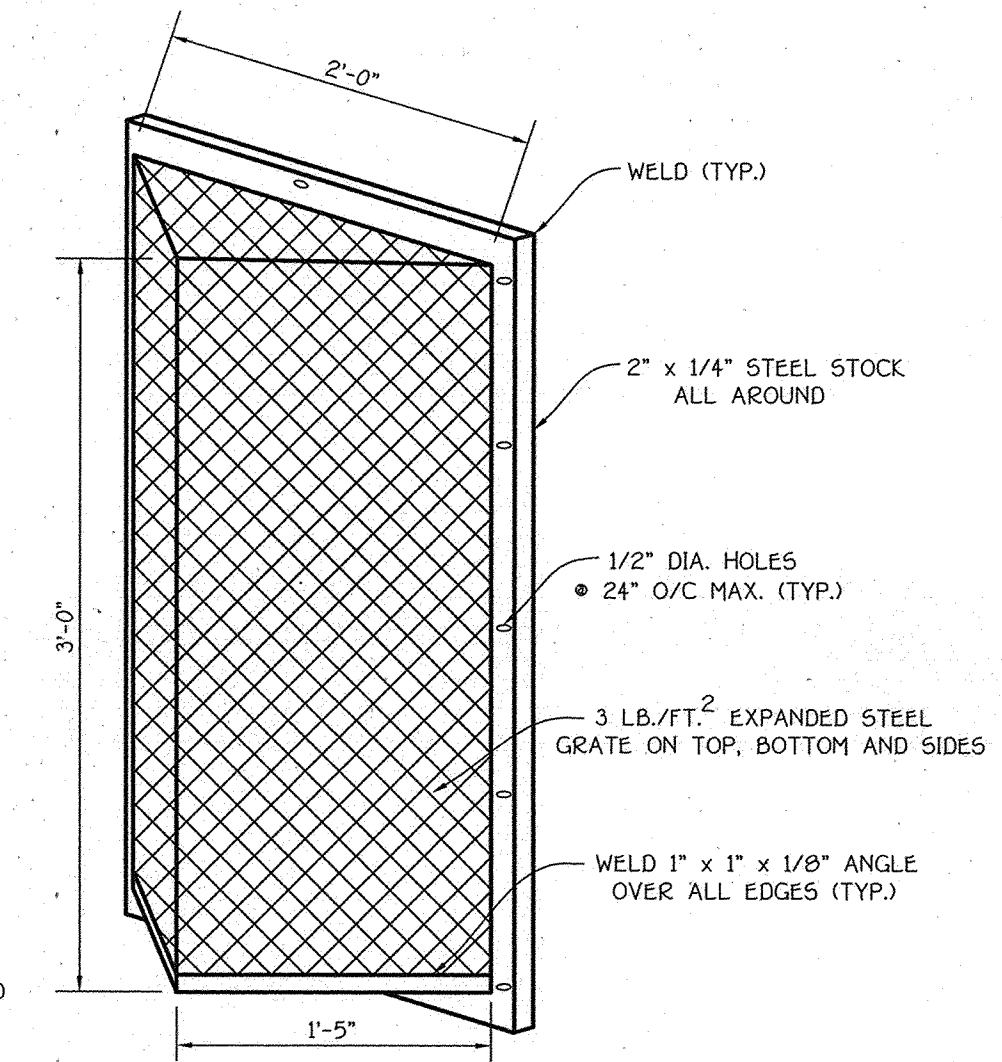
Thomas F. Stiller 8/10/10
Director - Department of Planning and Zoning Date: 16

PROJECT	SECTION/AREA	LOT NO.
CHERRYTREE PARK - BULK PARCELS 'I' & 'J'	---	BLDG. UNITS 1-7

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454 20209 - 20210	4	MXD-6	46	6TH	606B.02

WATER CODE: E18 SEWER CODE: 7602000

DETAIL SHEET
REVISED
AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
CONDOMINIUM BUILDINGS 1 THRU 7
BULK PARCEL 'I' & 'J', PHASES 1 AND 2
(A RESUBDIVISION OF BULK PARCEL 'B')
ZONED: MXD-6
TAX MAP No.: 46 PARCEL No.: 156
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 1, 2008
SHEET 6 OF 22



- NOTES:**
- TRASH RACK TO BE CENTERED OVER OPENING.
 - STEEL TO CONFORM TO ASTM A-36.
 - ALL SURFACES TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND AFTER WELDING.
 - TRASH RACK TO BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK TO BE REMOVABLE.

LOW FLOW TRASH RACK DETAIL
NO SCALE

CONCRETE STORMCEPTOR ORDER REQUEST FORM

CONTRACTOR INFORMATION
 NAME: GAINES CD.
 ADDRESS: 112 WESTMINSTER RD.
 CITY: REISTERSTOWN
 STATE: MARYLAND
 ZIP CODE: 21136
 CONTACT: GEORGE GRAMMER
 PHONE: 410-933-9833
 FAX: 410-933-9823

OFFICE USE ONLY
 ORDER # _____
 DATE _____
 INTERNAL SCALE _____

OWNER INFORMATION
 NAME: US HOME-CRIS FRIDERICH
 PHONE: 301-431-2400
 FAX: 301-408-0443

PLEASE DRAW ORIENTATION (ANGLE) OF INLET PIPES (MAX 2" AND OUTLET PIPE (1" ON DIAGRAM ALONG WITH PIPE INSIDE DIAMETER (IN) AND INVERT ELEVATION (FT). CLEARLY MARK INLET PIPES WITH AN "I" AND OUTLET PIPES WITH AN "O" AND PROVIDE THE INLET/OUTLET PIPE ANGLE IN DEGREES.

STORMCEPTOR MODEL

900	<input type="checkbox"/>	3600	<input type="checkbox"/>
1200	<input type="checkbox"/>	4800	<input type="checkbox"/>
1800	<input type="checkbox"/>	6000	<input type="checkbox"/>
2400	<input type="checkbox"/>	7200	<input type="checkbox"/>

IMPERV. D. AREA = 1.96 AC.

INSERT SIZE

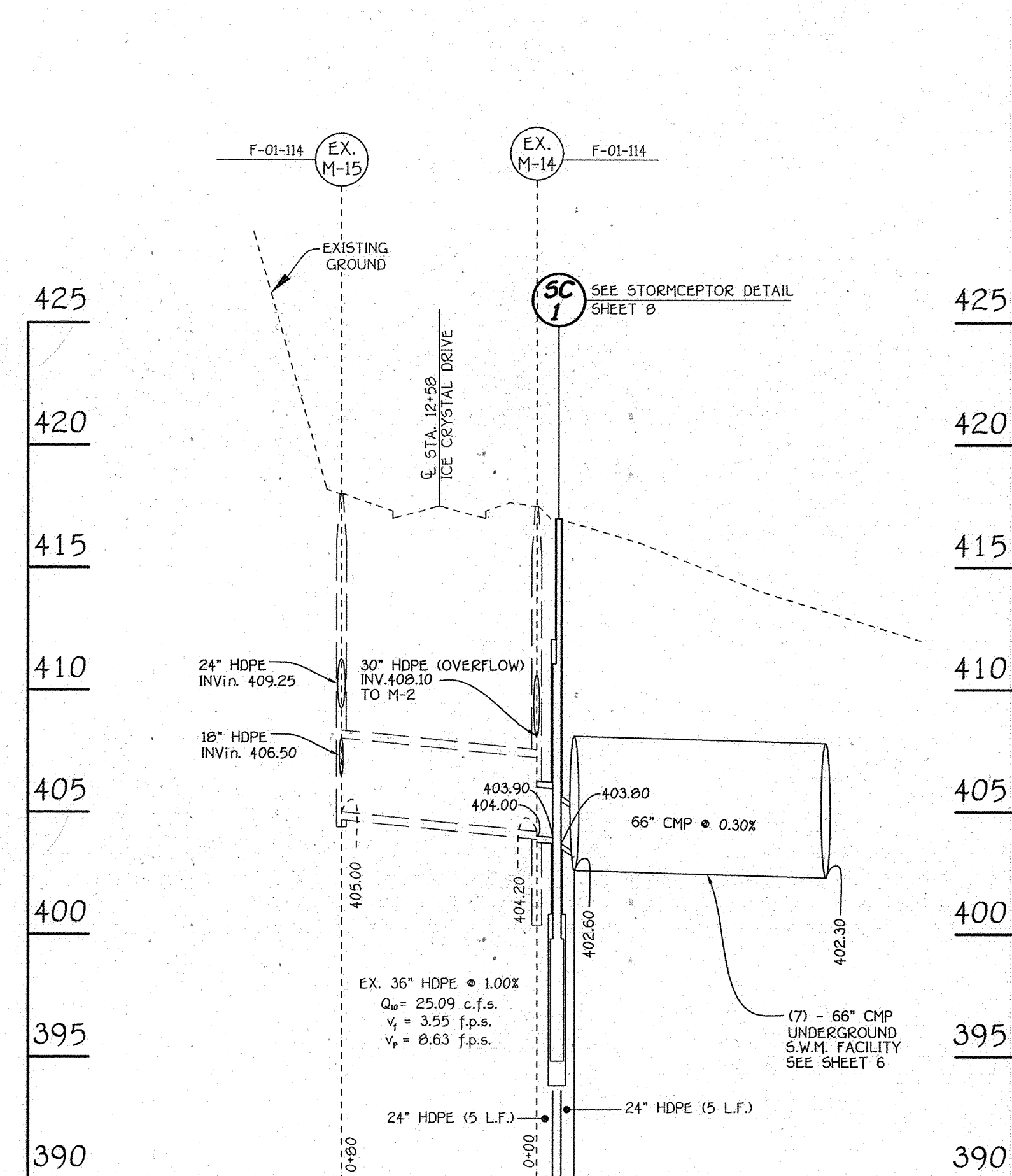
DISC	<input type="checkbox"/>
22"	<input type="checkbox"/>
32"	<input type="checkbox"/>
44"	<input type="checkbox"/>
CUSTOM	<input type="checkbox"/>

MANHOLE NUMBER SC-1

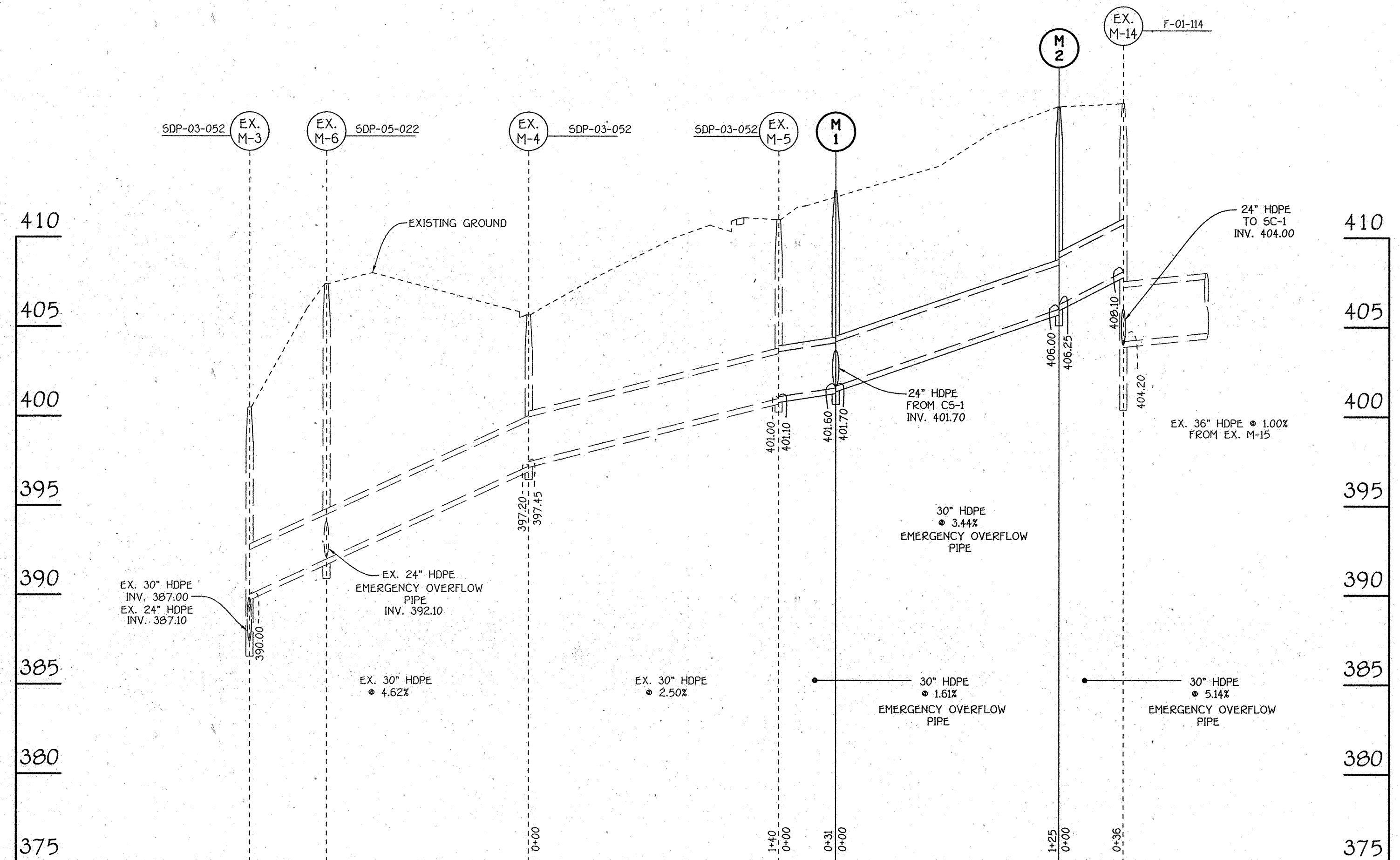
FINISH TOP ELEVATION (FT)	417.00
TOP SLAB ELEVATION (FT)	412.07
INLET PIPE INVERT (FT)	403.90
OUTLET PIPE INVERT (FT)	403.80
PIPE TYPE	H.D.P.E.
PIPE INSIDE DIAM. (IN) (IDD)	24
PIPE OUTSIDE DIAM. (IN) (ODD)	

PROJECT NAME CHERRYTREE PARK - PHASE 3
APPROXIMATE TIME FRAME UNTIL REQUIRED DELIVERY (WEEKS) _____
DELIVERY ADDRESS: STREET ICE CRYSTAL DRIVE
CITY SCAGGSVILLE **STATE** MD **ZIP CODE** 20723
DESIGNER COMPANY FISHER, COLLINS AND CARTER, INC.
DESIGNER CONTACT ALDO M. VITUCCI **PHONE** 410-461-2855 **FAX** 410-750-3784

PLEASE FAX THIS ORDER TO HYDRO CONDUIT C/O CAMEX (412) 327-9556
 ATTENTION ANDREW VIROSTEK PHONE (412) 327-3400
 FOR TECHNICAL ASSISTANCE PLEASE CALL STORMCEPTOR CORPORATION AT
 (301) 762-0361 OR TOLL FREE AT 1 (800) 762-4703
 ALL LIFTING APPARATUS TO BE PROVIDED BY THE INSTALLATION CONTRACTOR



PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 410-461-2855

NO.	REVISION	DATE

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: July 17, 2008
 vs

ENGINEER'S CERTIFICATE
 I certify that the design and sediment control represents a practical and workable plan based on a thorough review of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature: [Signature] Date: 9/22/08
 Title: [Title]

DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer (Print name below signature): [Signature] Date: 9/25/08

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

OWNER/DEVELOPER
 ICE CRYSTAL, L.L.C.
 2035-P COLUMBIA 100 PLWY.
 COLUMBIA, MARYLAND 21045
 (410) 730-0810
 ATTN: MR. JOHN LIPARINI

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

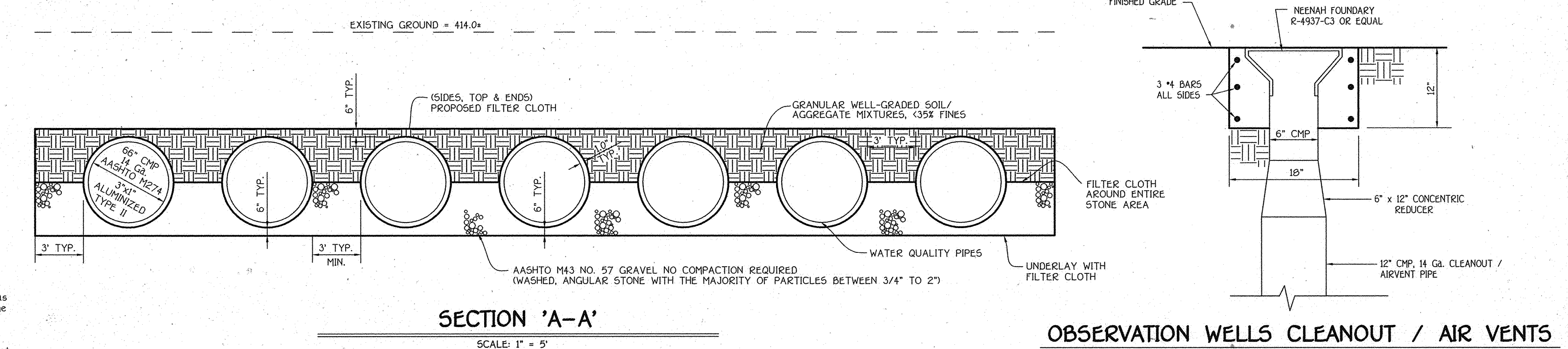
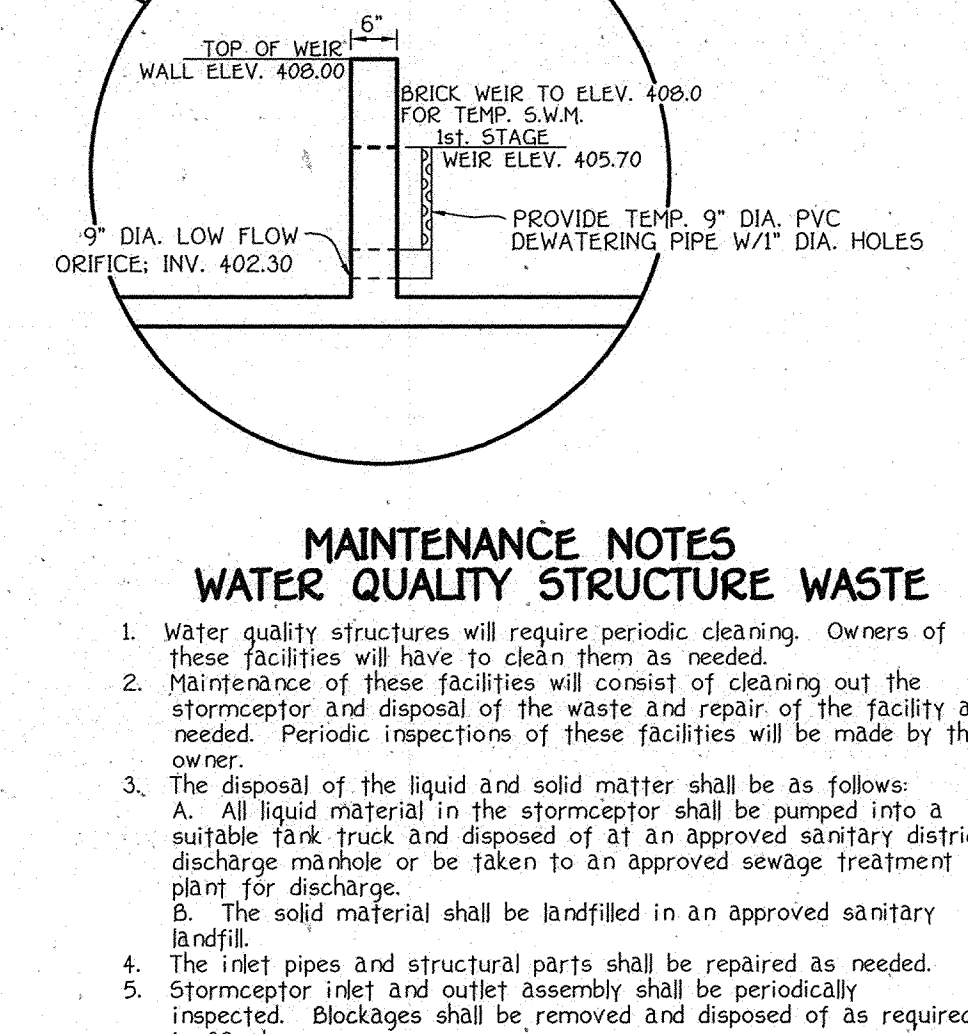
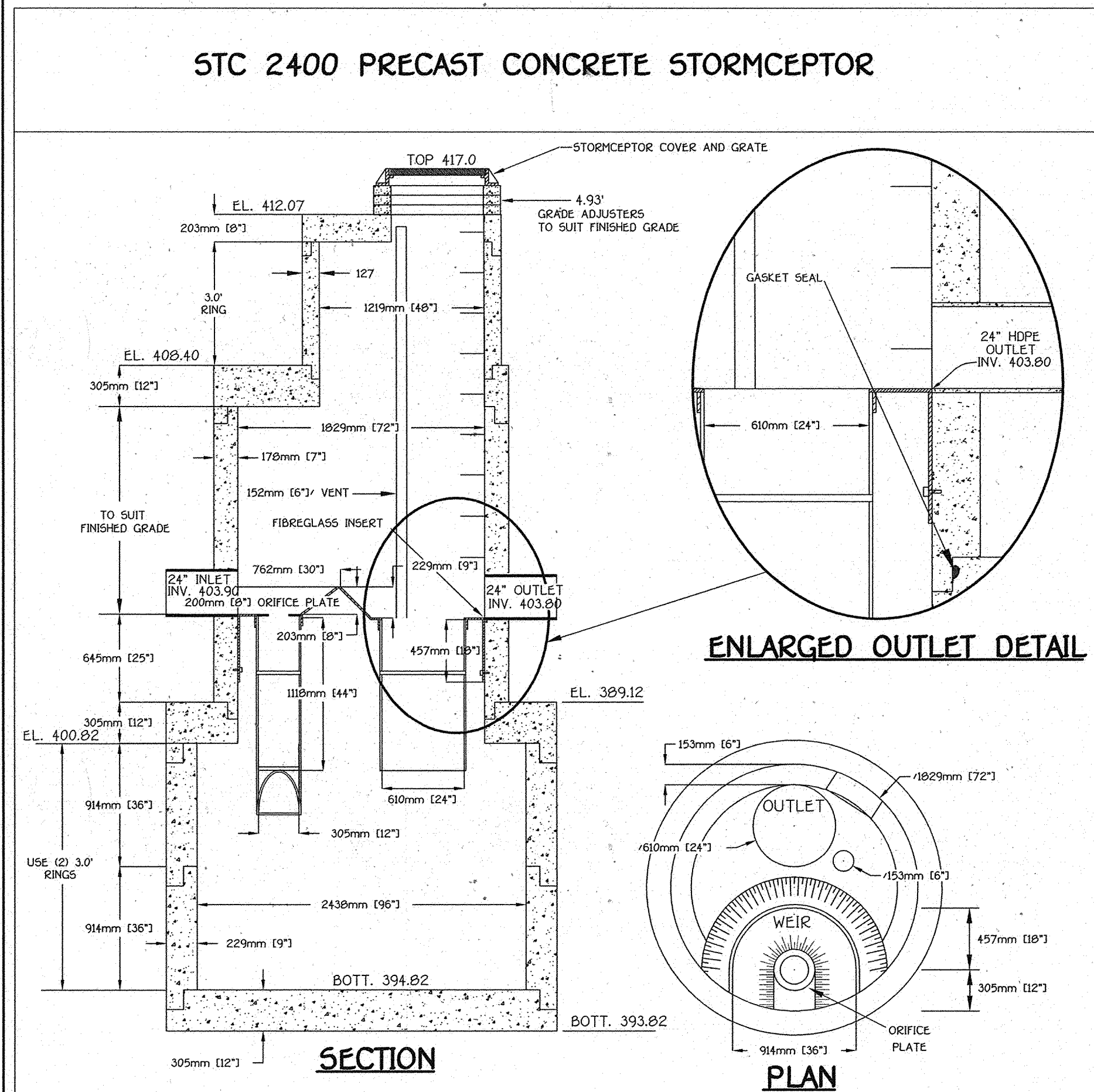
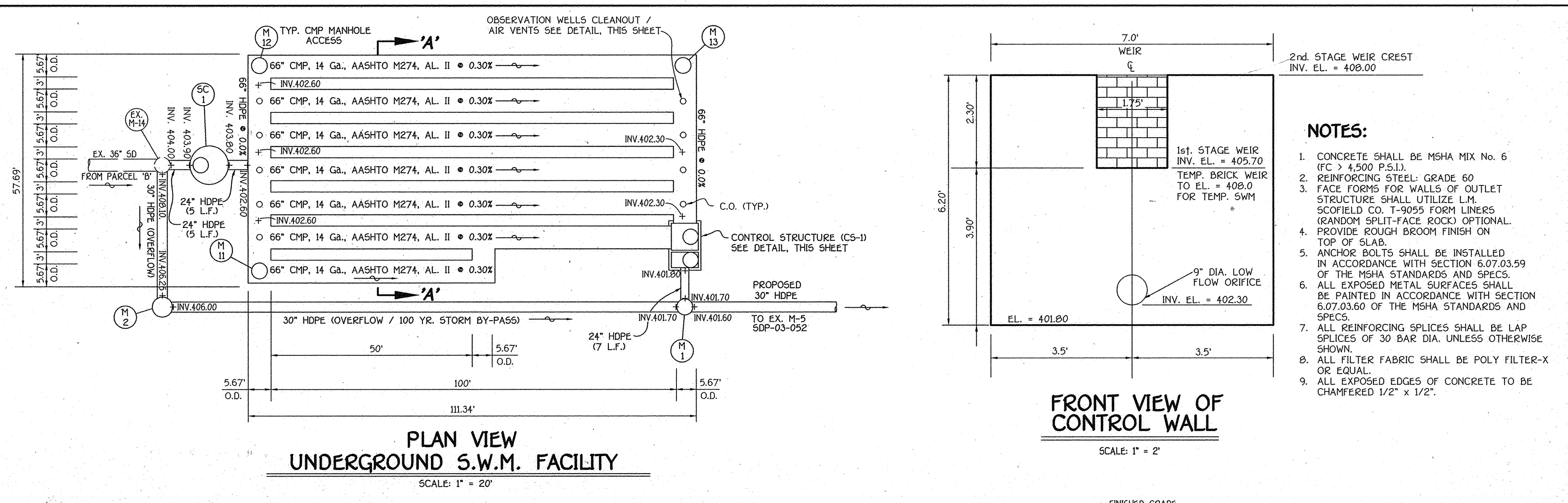
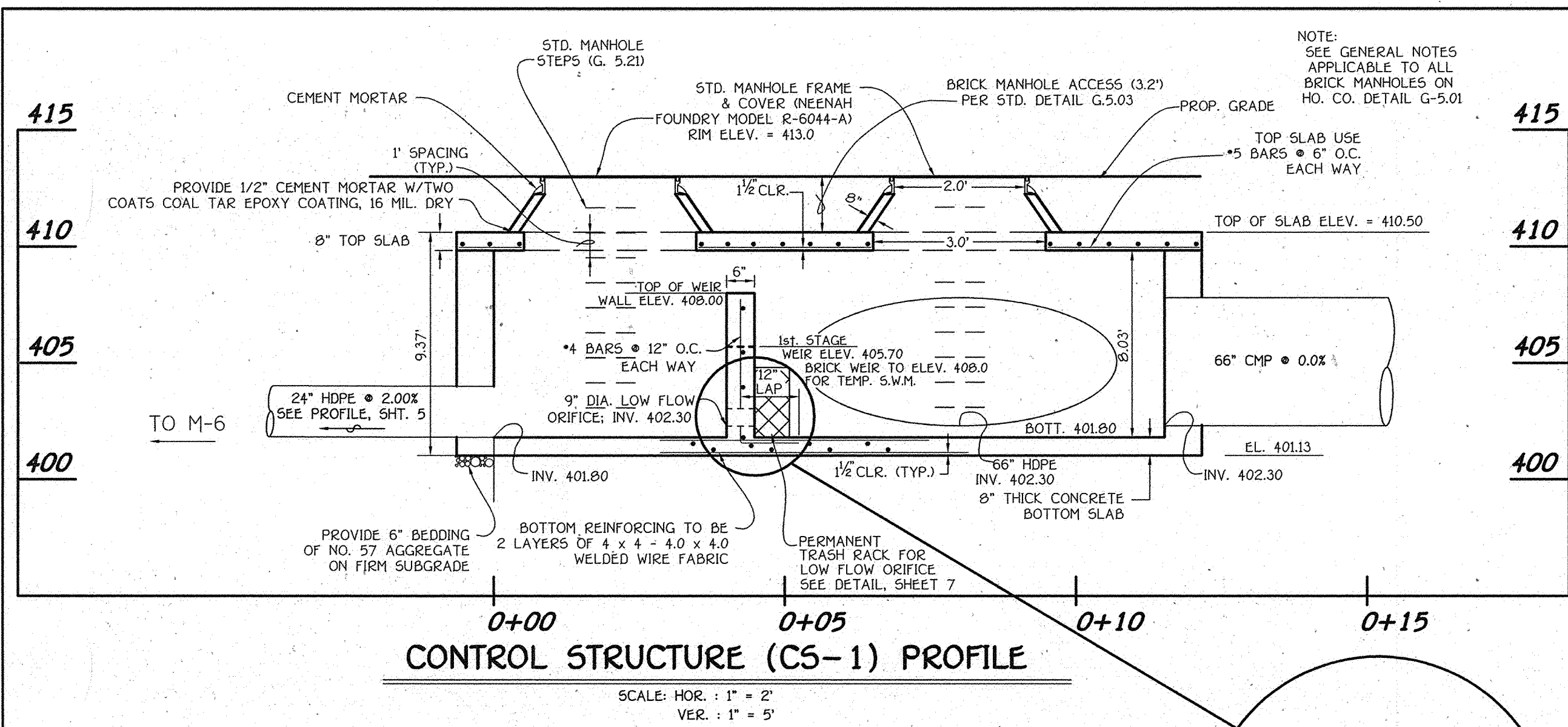
DATE: 9/22/08
 DATE: 10/15/08
 DATE: 9/24/08

PROJECT: CHERRYTREE PARK - BULK PARCELS T & J
 SECTION/AREA: ---
 LOT NO.: ---
 BLDG. UNITS: 1-7

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6068.02
20329-20310					
WATER CODE	E1B	SEWER CODE	7602000		

STORMWATER MANAGEMENT NOTES AND DETAILS

AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
 CONDOMINIUM BUILDINGS 1 THRU 7
BULK PARCEL 'I' & 'J', PHASES 1 AND 2
 (A RESUBDIVISION OF BULK PARCEL 'B')
 ZONED: MXD-6
 TAX MAP No.: 46 PARCEL No.: 156
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 1, 2008
 SHEET 7 OF 22

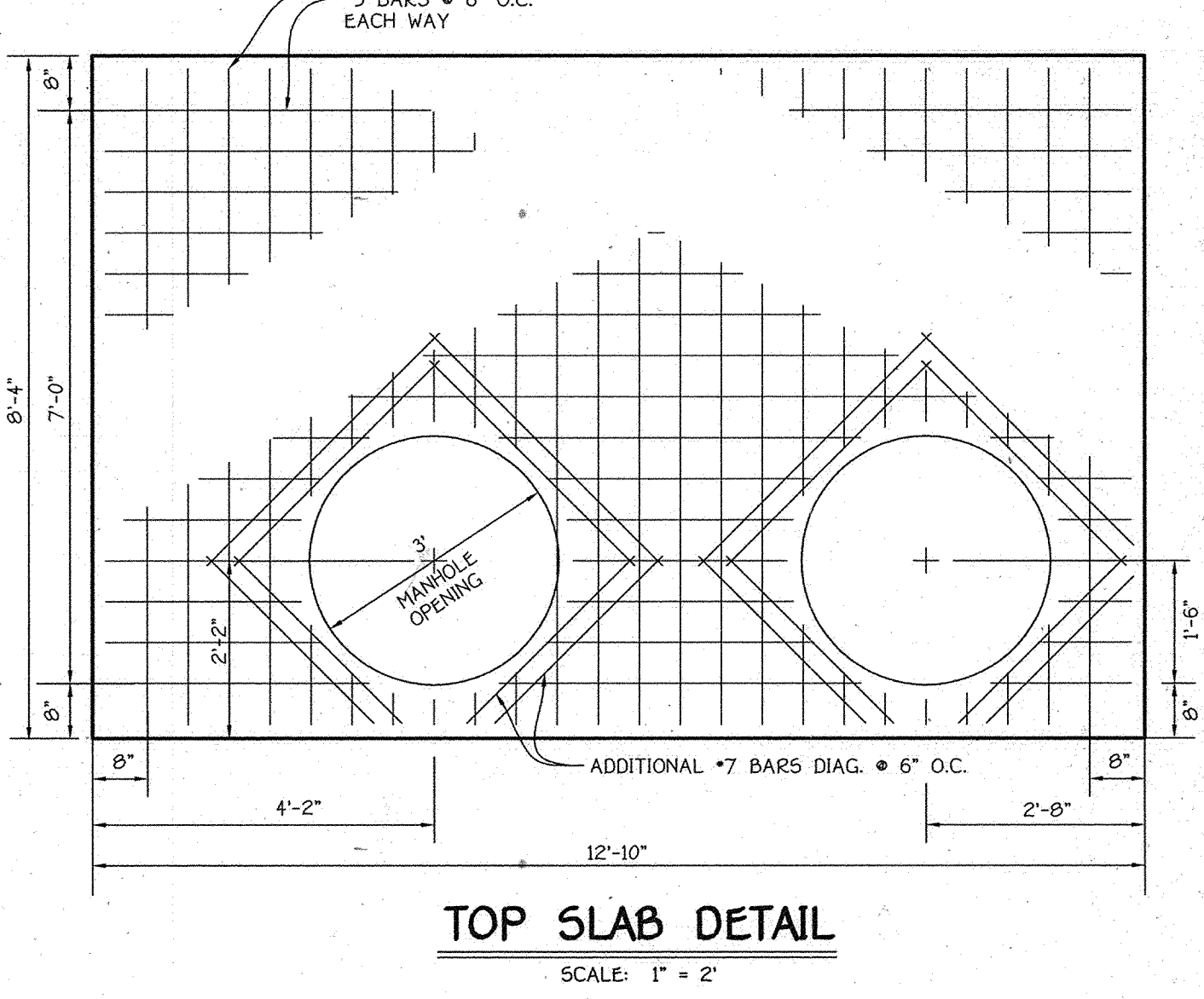
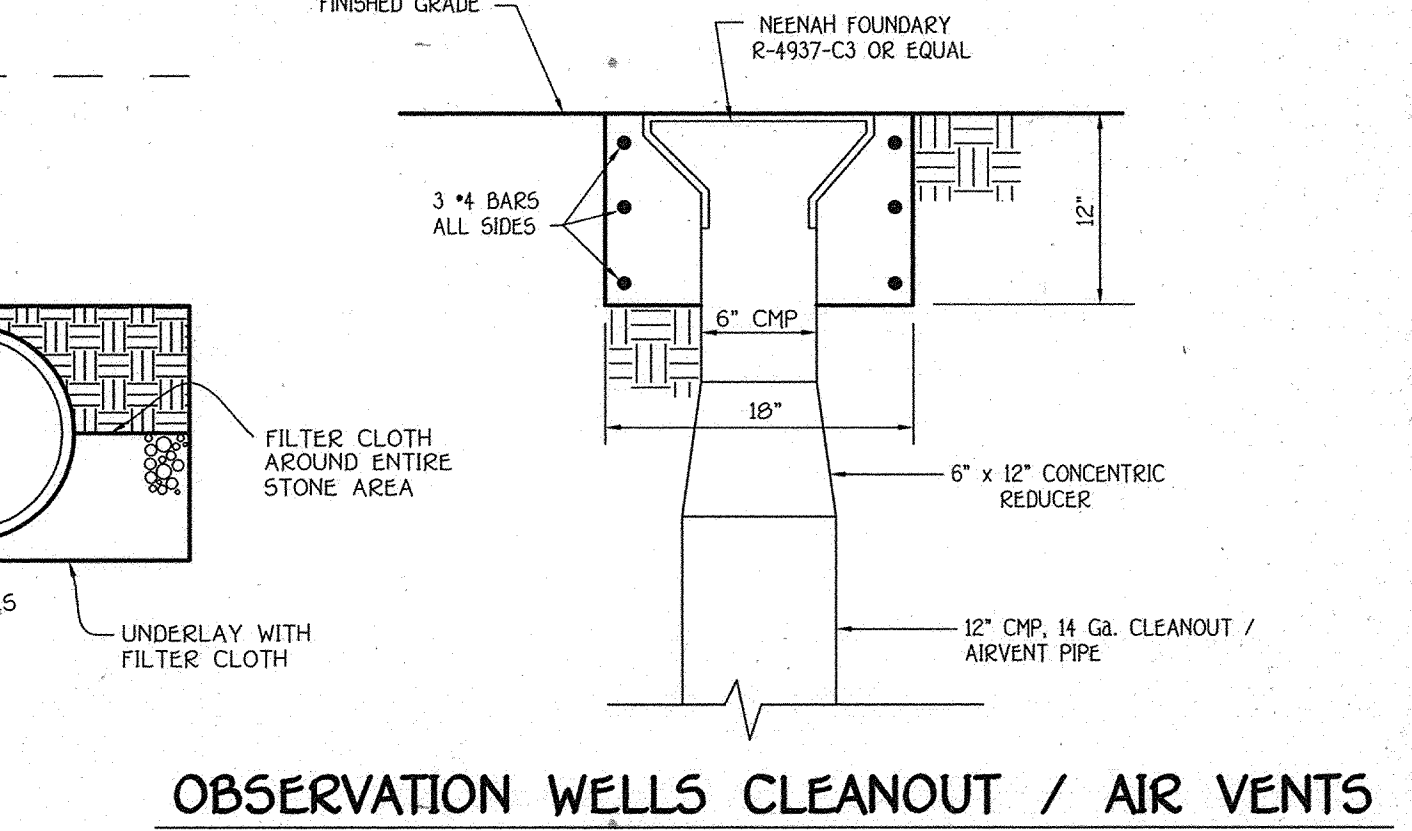
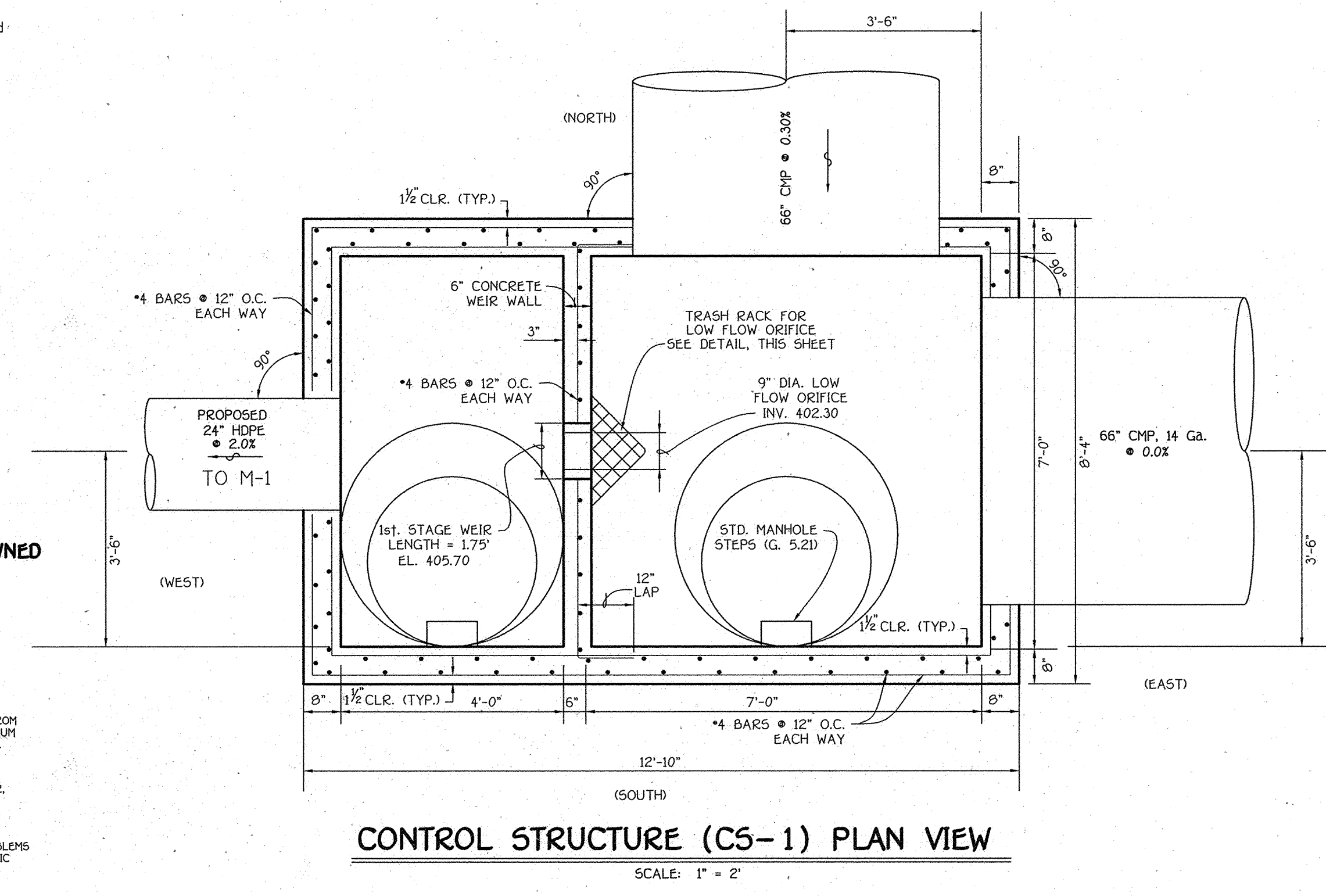


OPERATION AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY DEVICE

- 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 Plexiglas tube (\"sludge judge\") to extract a water column sample. When sediment depths exceed the specified level (Table 9 of Technical Manual) then cleaning of the unit is required.
- Stormceptor water quality structures must be checked and cleaned immediately after petroleum spills, contact appropriate regulatory agencies.
- 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.
- 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.
- Owner shall retain and make Stormceptor Inspection/Monitoring Forms available to Howard County officials upon their request.

OPERATION AND MAINTENANCE SCHEDULE FOR H.O.A. OWNED AND MAINTAINED UNDERGROUND S.W.M. FACILITY

- H.O.A. ROUTINE MAINTENANCE RESPONSIBILITIES:**
 - THE UNDERGROUND S.W.M. FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHOULD BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
 - MAINTENANCE OF THE 66-INCH PIPES SHALL BE PERFORMED BY FLUSHING THE SYSTEM THROUGH THE CLEAN-OUTS PROVIDED AND BY VACUUMING AT MANHOLE #1-10. THE DISCHARGE ORIFICE OF THE UNDERGROUND S.W.M. FACILITY SHALL BE TEMPORARILY BLOCKED DURING SAID MAINTENANCE OPERATION.
 - DISPOSAL OF MATERIAL SHALL BE IN ACCORDANCE WITH SIMLAR S.M.P. THAT RANGE FROM DISPOSAL IN A SANITARY LANDFILL TO INCINERATION IN A LICENSED FACILITY. PETROLEUM WASTE PRODUCTS SHOULD BE REMOVED BY A LICENSED WASTE MANAGEMENT COMPANY.
- H.O.A. NON-ROUTINE MAINTENANCE:**
 - STRUCTURAL COMPONENTS OF THE UNDERGROUND FACILITY SUCH AS THE STORMCEPTOR, MANHOLES, PIPES AND ORIFICE SHALL BE REPAIRED UPON DETECTION OF ANY DAMAGE. THE COMPONENTS SHOULD BE INSPECTED DURING ROUTINE MAINTENANCE OPERATIONS. INSPECTION REPORTS SHALL BE KEPT UNTIL THE NEXT SUBSEQUENT INSPECTION.
 - PROBLEMS IDENTIFIED DURING INSPECTION WILL BE PROMPTLY CORRECTED. MAJOR PROBLEMS SHALL ALSO BE BROUGHT TO THE ATTENTION OF THE HOWARD COUNTY DEPT. OF PUBLIC WORKS TO INSURE THAT PUBLIC SAFETY IS MAINTAINED. BLOCKED DURING SAID MAINTENANCE OPERATION.



STC 2400 PRECAST CONCRETE STORMCEPTOR
FIBREGLASS DISC DESIGN - 2400 U.S. GALLON CAPACITY

Notes:

- Dimensions may vary regionally due to different manufacturers.
- Access way is offset to allow access to the fiberglass bypass slab and to allow inspection and maintenance from the surface.
- Pipe installation by routing or flexible boots.
- Flexible boots may not be suitable for all installations.
- Please contact your sales representative for further information.
- 610 mm (24") outlet to be used for cleanout access to the treatment chamber.
- Safety grates for the 610mm (24") outlet are available.

SEE ORDER FORM SHEET 5

DATE REQ'D:	REQ'D:	SCALE	STC 2400 PRECAST CONCRETE STORMCEPTOR
10/28/98	N/A	NO SCALE	
DATE:	D.B.:	UNITS:	FIBREGLASS DISC DESIGN - 2400 U.S. GALLON CAPACITY
	A.M.G.		

ENGINEER'S CERTIFICATE

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

Signature: *[Signature]* Date: 9/22/08

DEVELOPER'S CERTIFICATE

I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I/we authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature: *[Signature]* Date: 9/25/08

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A. Natural Resources Conservation Service Date: 10/2/08

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

Signature: *[Signature]* Date: 10/2/08

OWNER/DEVELOPER
ICE CRYSTAL, L.L.C.
8035-P COLUMBIA 100 PKWY.
COLUMBIA, MARYLAND 21045
(410) 730-0810
ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: *[Signature]* Date: 10/27/08

Signature: *[Signature]* Date: 10/15/08

Signature: *[Signature]* Date: 10/27/08

PROJECT: CHERRYTREE PARK - BULK PARCELS 'I' & 'J'

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6068.02

WATER CODE: E18 SEWER CODE: 7602000

STORMWATER MANAGEMENT NOTES AND DETAILS

AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
CONDOMINIUM BUILDINGS 1 THRU 7
BULK PARCEL 'I' & 'J', PHASES 1 AND 2
(A RESUBDIVISION OF BULK PARCEL 'B')

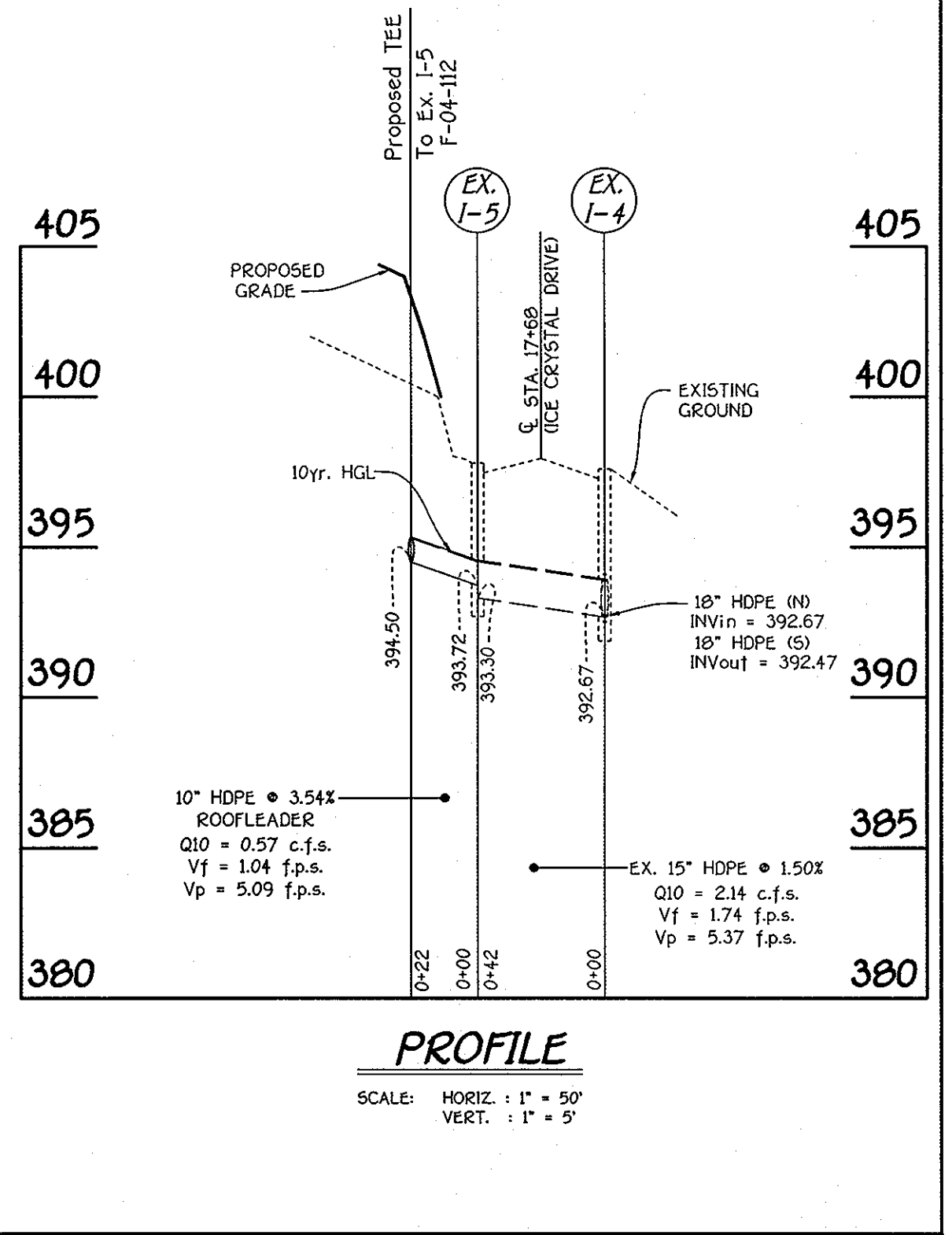
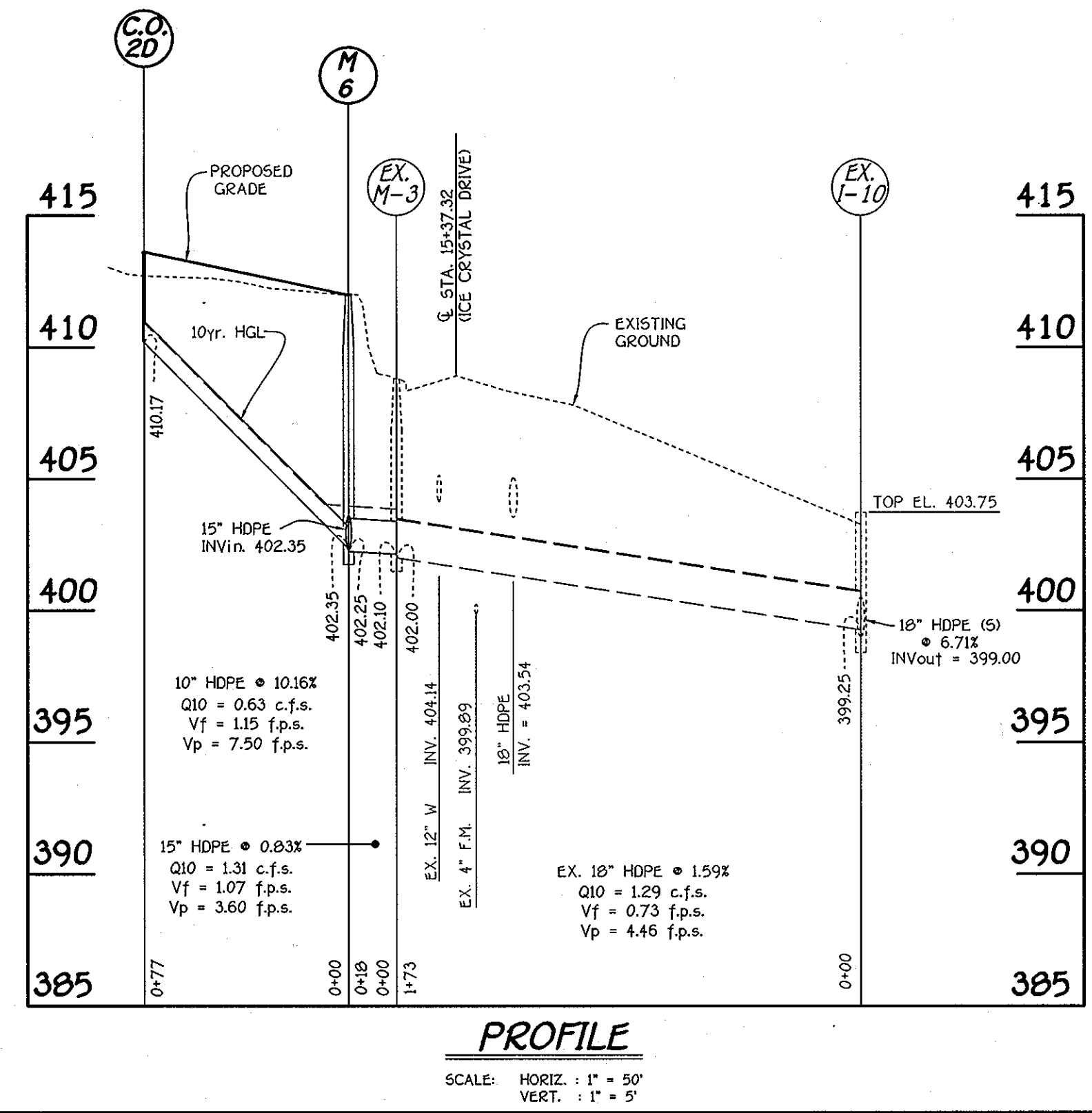
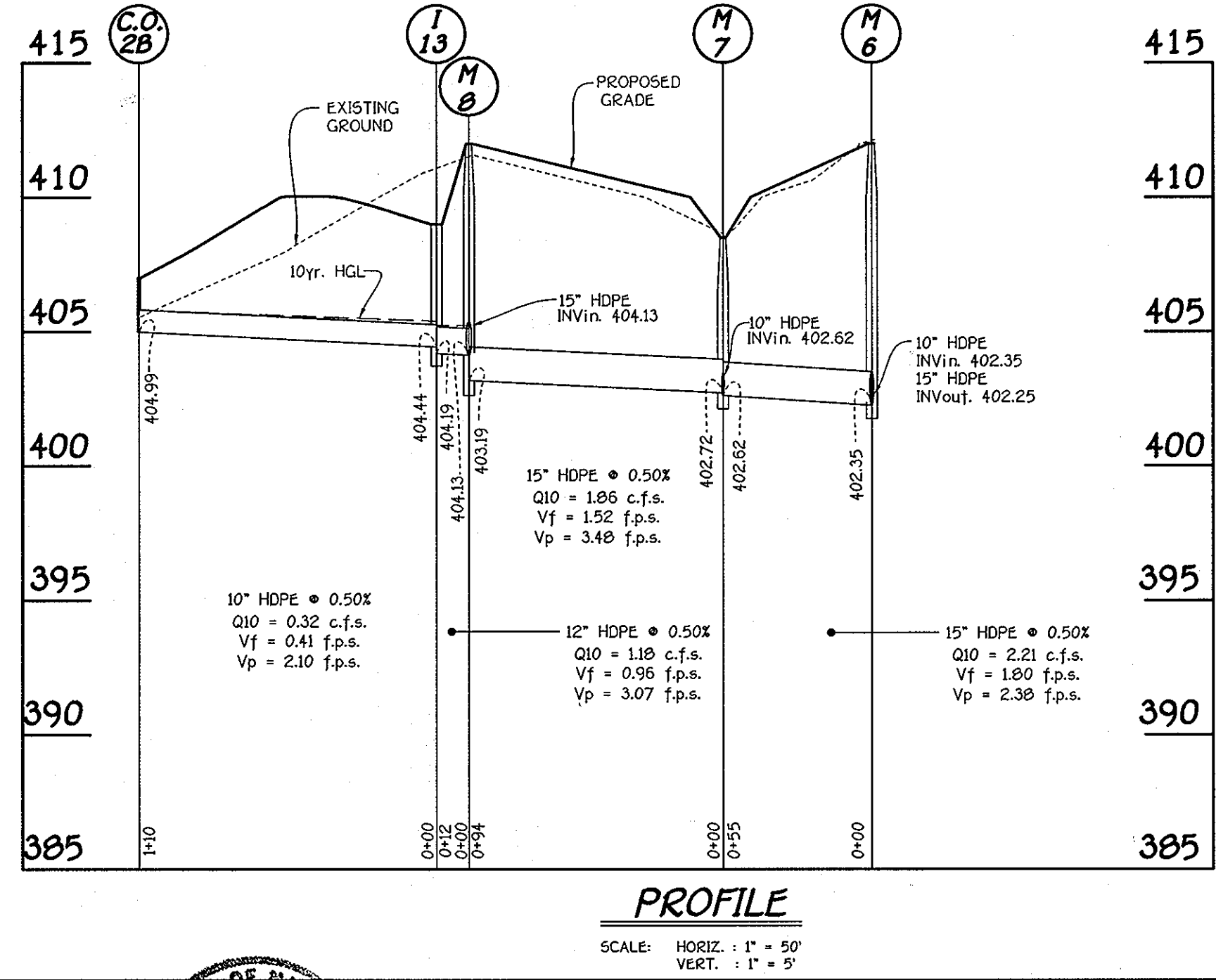
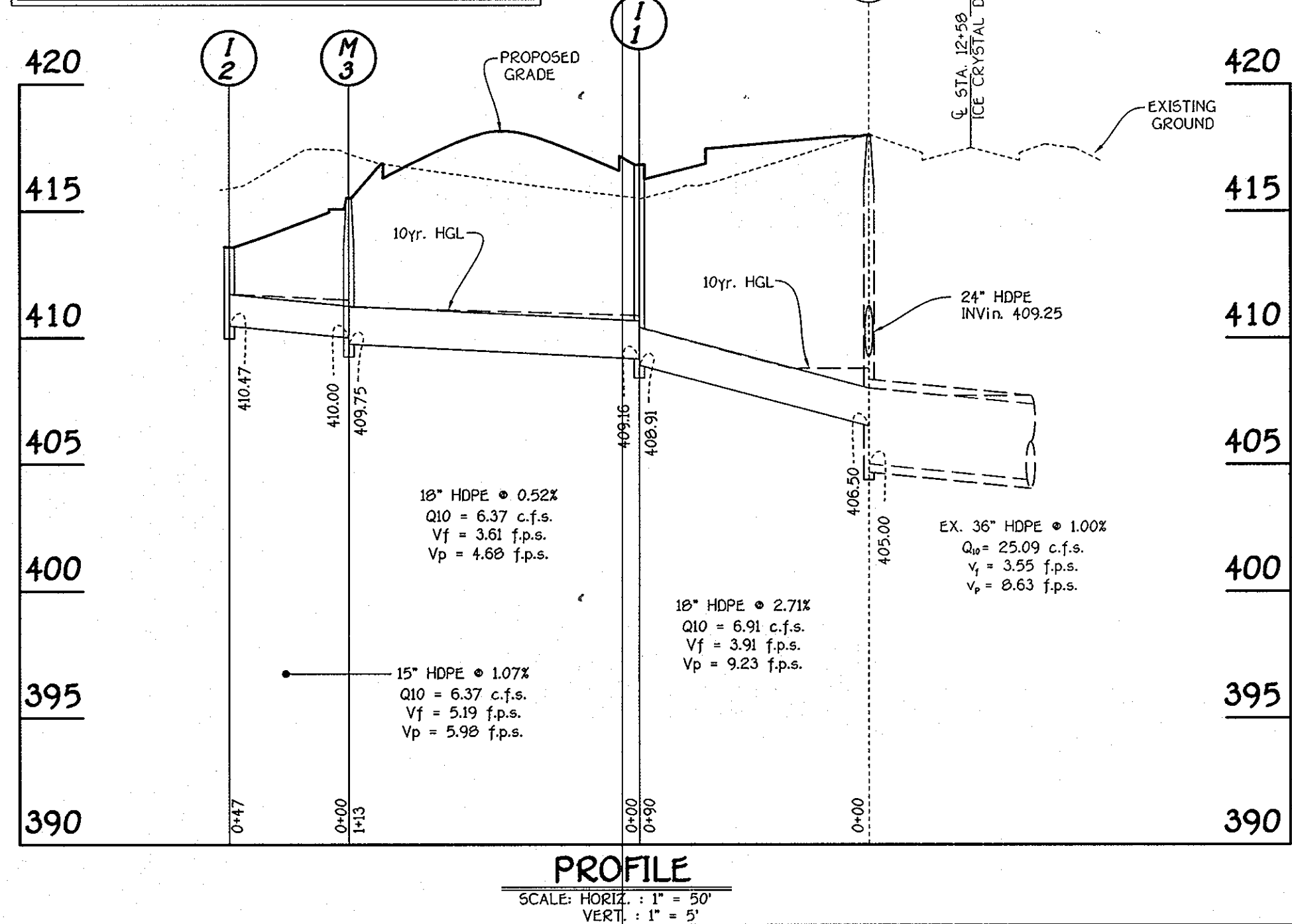
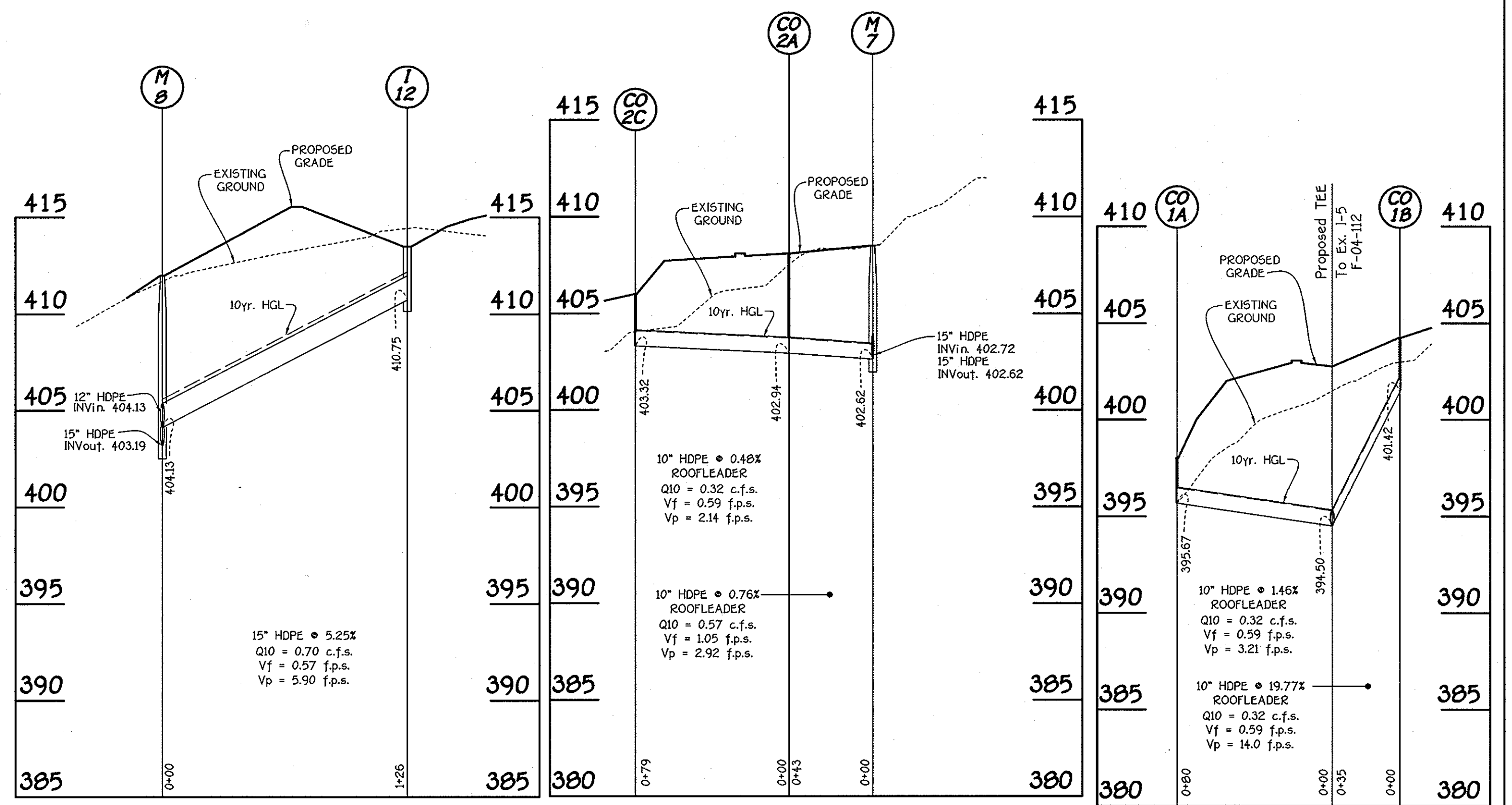
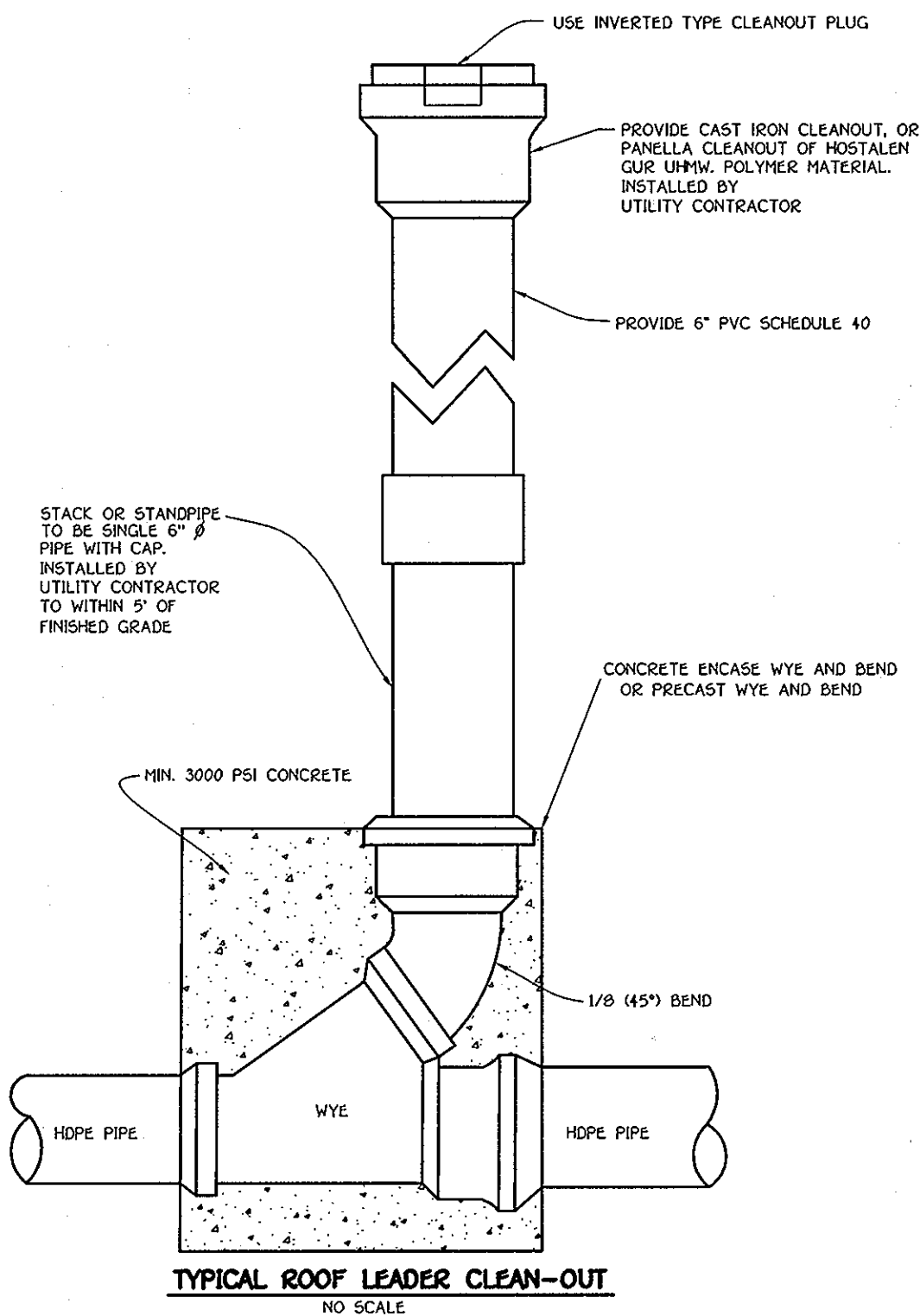
ZONED: MXD-6
TAX MAP No: 46 PARCEL No: 156
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 1, 2008
SHEET 8 OF 22

STRUCTURE SCHEDULE									
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	LOCATION		TYPE	REMARKS		
				NORTH	EAST				
I-1	416.83	409.16	408.91	N 537302.70	E 1339937.81	A-5	D - 4.01		
I-2	413.58	-----	410.47	N 537334.29	E 1339809.60	A-10	D - 4.03		
I-3	419.87	416.79, 410.39	410.14	N 537413.87	E 1340033.04	A-5	D - 4.01		
I-4	421.58	413.15	412.90	N 537555.89	E 1340005.20	A-10	D - 4.03		
I-5	423.86	418.75, 413.89	413.64	N 537592.55	E 1340037.26	A-5	D - 4.01		
I-5A	422.00	419.01	418.84	N 537584.47	E 1340042.48	YARD	D - 4.14		
I-6	426.28	421.83, 415.67	415.42	N 537707.75	E 1340138.89	A-10	D - 4.03		
I-8	427.98	416.92, 423.96	416.67	N 537807.84	E 1340226.99	A-10	D - 4.03		
I-9	428.00	424.47	424.30	N 537788.43	E 1340249.26	YARD	D - 4.14		
I-10	* 427.00	-----	418.90	N 537851.31	E 1340390.74	'D'	D - 4.10		
I-11	427.42	418.75	418.50	N 537940.58	E 1340342.81	A-10	D - 4.03		
I-12	413.50	-----	410.75	N 537274.81	E 1339794.01	YARD	D - 4.14		
I-13	409.00	404.44	404.19	N 537176.39	E 1339698.59	YARD	D - 4.14		
I-14	404.00	-----	401.51	N 537081.67	E 1339619.51	YARD	D - 4.14		
I-15	403.46	-----	400.00	N 537033.88	E 1339532.97	A-5	D - 4.01		
I-16	394.58	389.25	389.00	N 536899.26	E 1339525.00	A-10	D - 4.03		
M-1	412.50	401.70, 401.70	401.60	N 537203.73	E 1340130.38	PRECAST MANHOLE	G - 5.13		
M-2	417.30	406.25	406.00	N 537286.70	E 1340036.25	PRECAST MANHOLE	G - 5.13		
M-3	415.92	410.00	409.75	N 537366.84	E 1339844.14	PRECAST MANHOLE	G - 5.12		
M-4	420.82	412.07	411.82	N 537493.47	E 1339951.26	PRECAST MANHOLE	G - 5.12		
M-5	428.55	418.25, 418.25	417.75	N 537909.54	E 1340327.54	PRECAST MANHOLE	G - 5.12		
M-5A	428.00	419.10	419.00	N 537938.77	E 1340378.37	PRECAST MANHOLE	G - 5.12		
M-6	412.00	402.35, 402.35	402.25	N 537158.02	E 1339815.40	PRECAST MANHOLE	G - 5.12		
M-7	408.50	402.72, 402.62	402.62	N 537116.61	E 1339779.33	PRECAST MANHOLE	G - 5.12		
M-8	412.00	404.13, 404.13	403.19	N 537179.94	E 1339710.46	PRECAST MANHOLE	G - 5.12		
M-10	403.00	398.00, 398.00	397.75	N 537012.88	E 1339545.78	PRECAST MANHOLE	G - 5.12		
SC-1	417.00	403.90	403.80	N 537307.42	E 1340067.72	STORMCEPTOR	MODEL STC 2400		
S-1	421.00	-----	419.50	N 537962.31	E 1340400.60	** 18" END SECTION. SEE ADS INFO BELOW.			
** CONTACT ADS DRAINAGE SYSTEMS LONDON, OHIO 1-800-733-9554									

* DENOTES THROAT ELEVATION

PIPE SCHEDULE		
SIZE	CLASS	LENGTH
10"	HDPE	1005' L.F.
12"	HDPE	153' L.F.
15"	HDPE	564' L.F.
18"	HDPE	306' L.F.
24"	HDPE	819' L.F.
30"	HDPE	192' L.F.
66"	CMP	766' L.F.

CLEAN-OUT SCHEDULE						
STRUCTURE NO.	TOP ELEVATION	INVERT	NORTH	EAST	TYPE	REMARKS
C.O.-1A	398.00	395.67	N 536939.62	E 1339997.76	SEE DETAIL	THIS SHEET
C.O.-1B	404.25	401.42	N 537026.08	E 1339673.98		
C.O.-2A	408.10	402.94	N 537100.50	E 1339739.65		
C.O.-2B	407.00	404.99	N 537094.56	E 1339625.84		
C.O.-2C	406.00	403.32	N 537041.13	E 1339887.28		
C.O.-2D	413.60	410.17	N 537216.41	E 1339866.29		
C.O.-5A	422.71	419.17	N 537523.58	E 1339987.29		
C.O.-5B	422.00	417.95	N 537454.72	E 1340088.85		
C.O.-5C	422.00	419.55	N 537515.04	E 1340126.43		
C.O.-6A	428.00	422.06	N 537689.73	E 1340189.58		
C.O.-7A	427.80	424.82	N 537747.22	E 1340303.99		
C.O.-6B	425.37	422.87	N 537602.84	E 1340174.82		



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE
 ELKLOTT CITY, MARYLAND 21242
 (410) 461-2255

NO.	REVISION	DATE
1	Removed I-7, Added C.O.-6B / Revise Struct. Schedule	2/12/10

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: JULY 17, 2008

ENGINEER'S CERTIFICATE
 I certify that the erosion and sediment control represents a practical and workable plan based on a study of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature: [Signature] Date: 7-20-08
 Title: Professional Engineer
 License No. 10000 State of Maryland, License No. 20718, Expiration Date 2-22-09

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer (Print name below signature) Date: 7/25/08

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: [Signature] Date: 7/25/08
 Title: Soil Conservation District Director

OWNER/DEVELOPER
 ICE CRYSTAL, L.L.C.
 8835-P COLUMBIA 100 PKWY.
 COLUMBIA, MARYLAND 21045
 (410) 730-0810
 ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Chief, Development Engineering Division
 Director - Department of Planning and Zoning
 Signature: [Signature] Date: 10/23/08
 Signature: [Signature] Date: 10/15/08
 Signature: [Signature] Date: 10/24/08

PROJECT: CHERRYTREE PARK - BULK PARCELS 'T' & 'J'
 SECTION/AREA: ---
 LOT NO.: ---
 BLDG. UNITS: 1-7

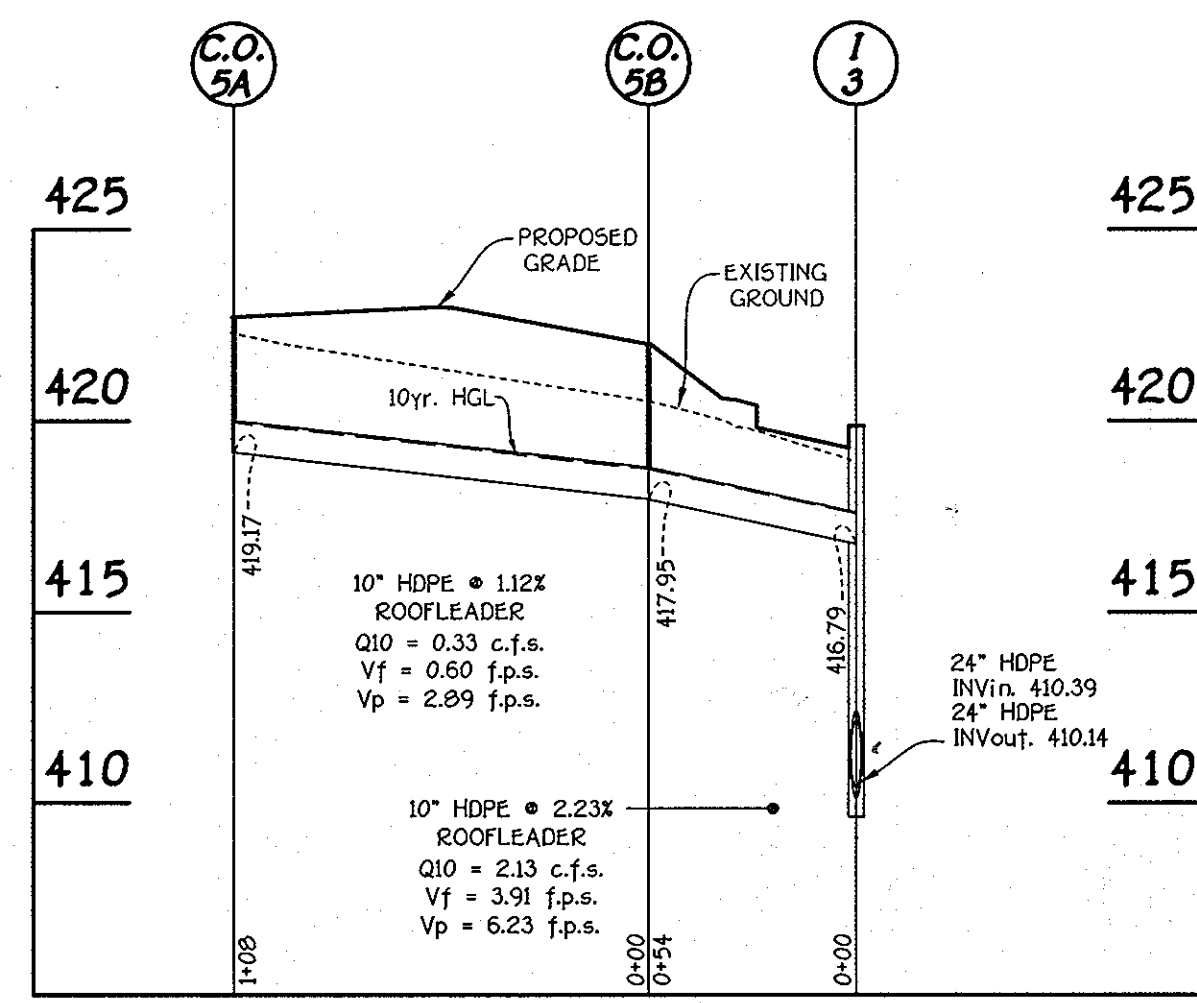
PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6068.02

WATER CODE: E18 SEWER CODE: 7602000

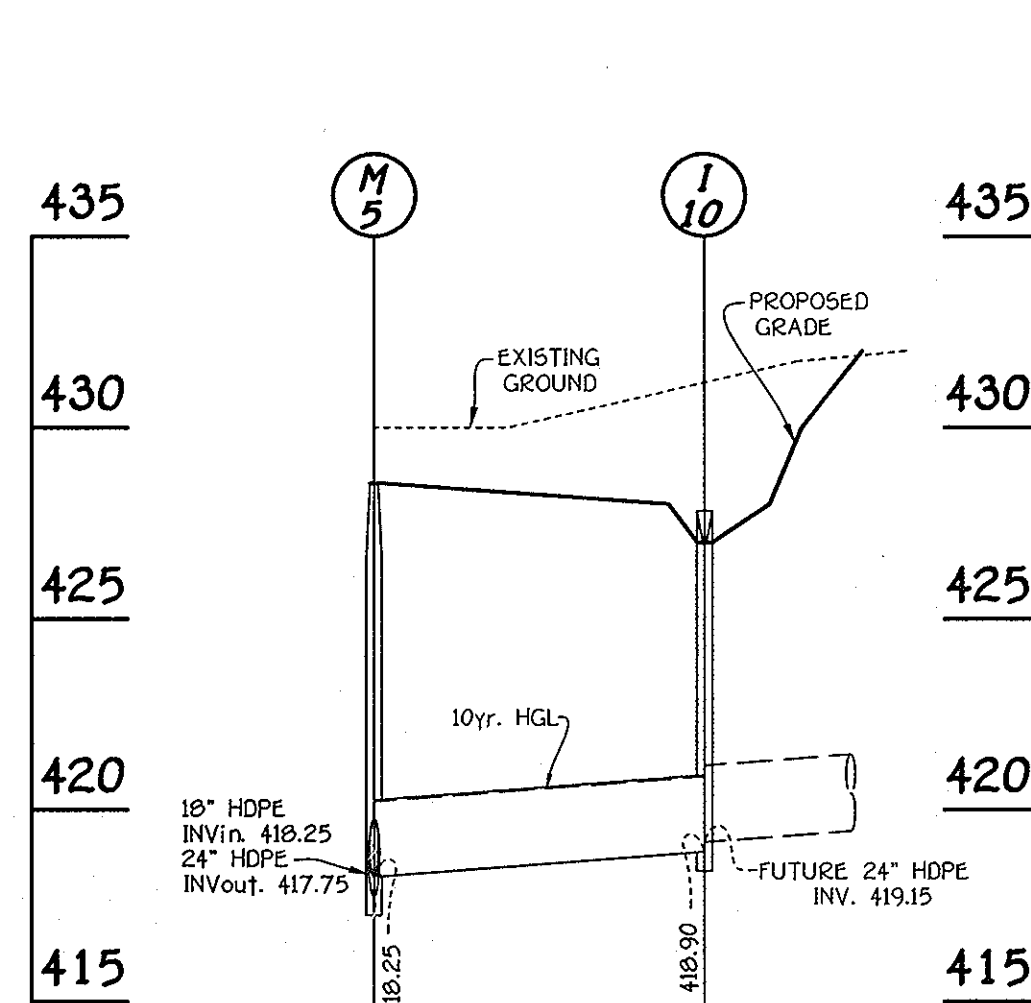
STORM DRAIN PROFILES

AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
 CONDOMINIUM BUILDINGS 1 THRU 7
 BULK PARCEL 'T' & 'J', PHASES 1 AND 2
 (A RESUBDIVISION OF BULK PARCEL 'B')

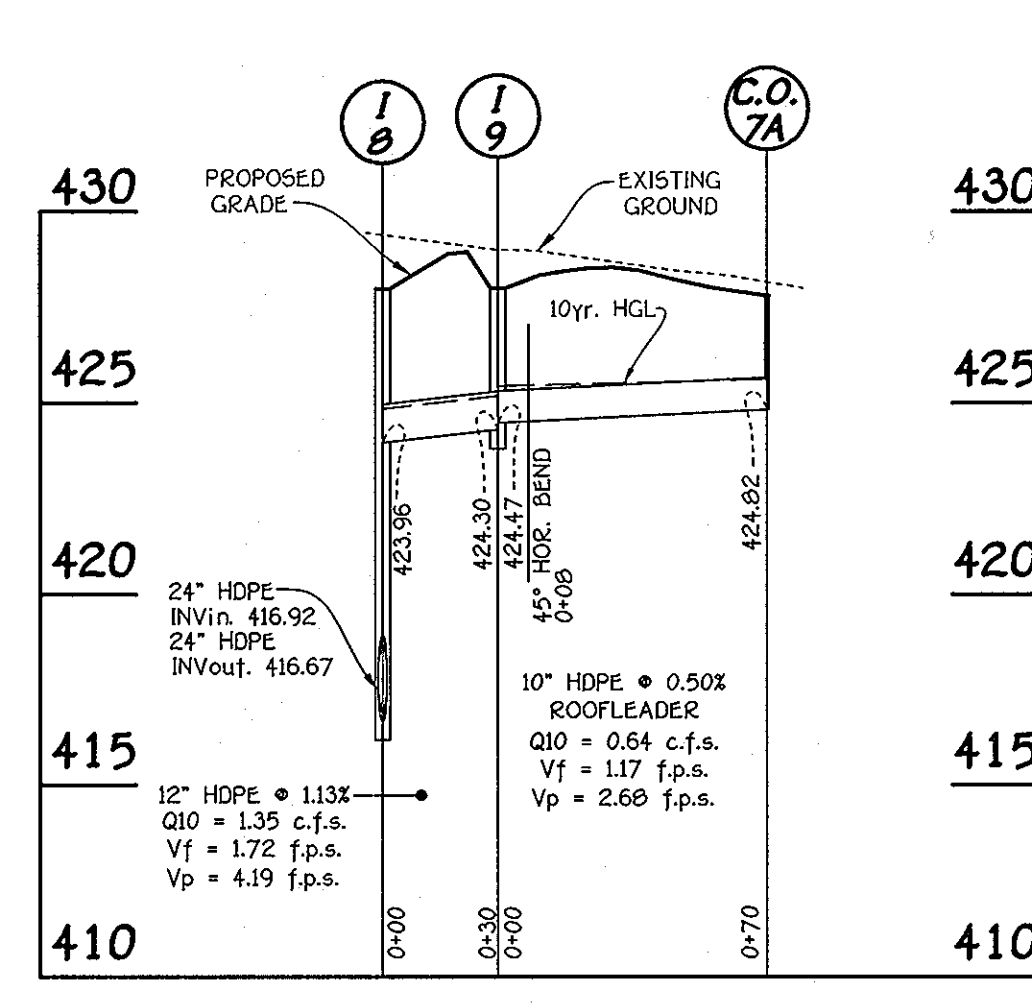
ZONED: MXD-6
 TAX MAP No.: 46 PARCEL No.: 156
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 1, 2008
 SHEET 9 OF 22



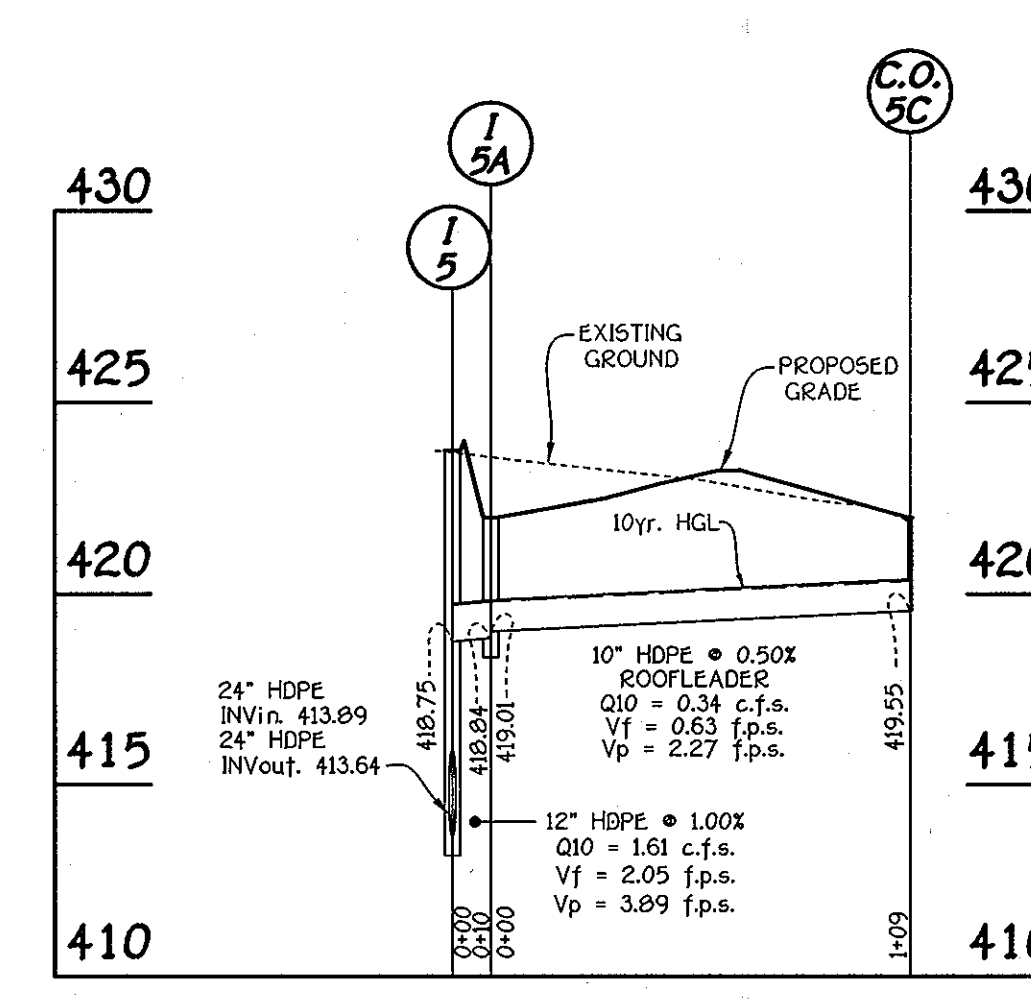
PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



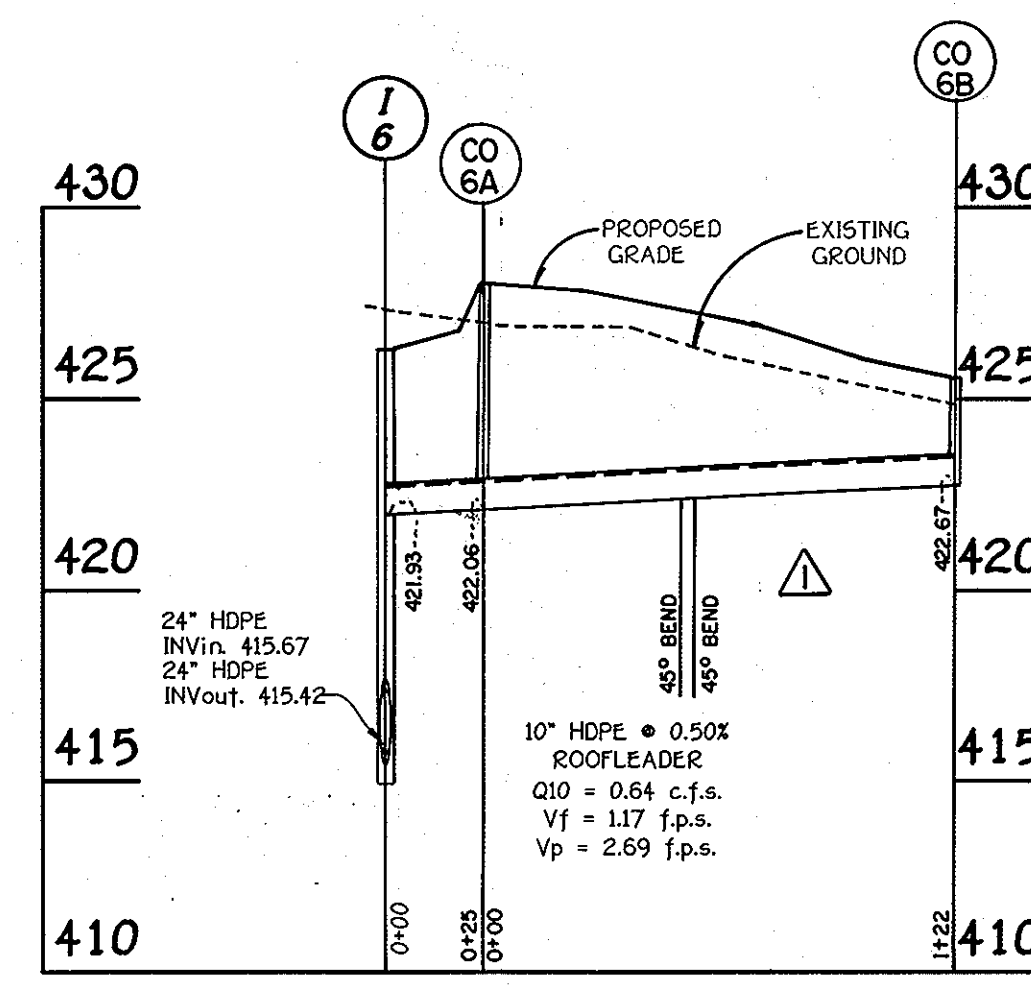
PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



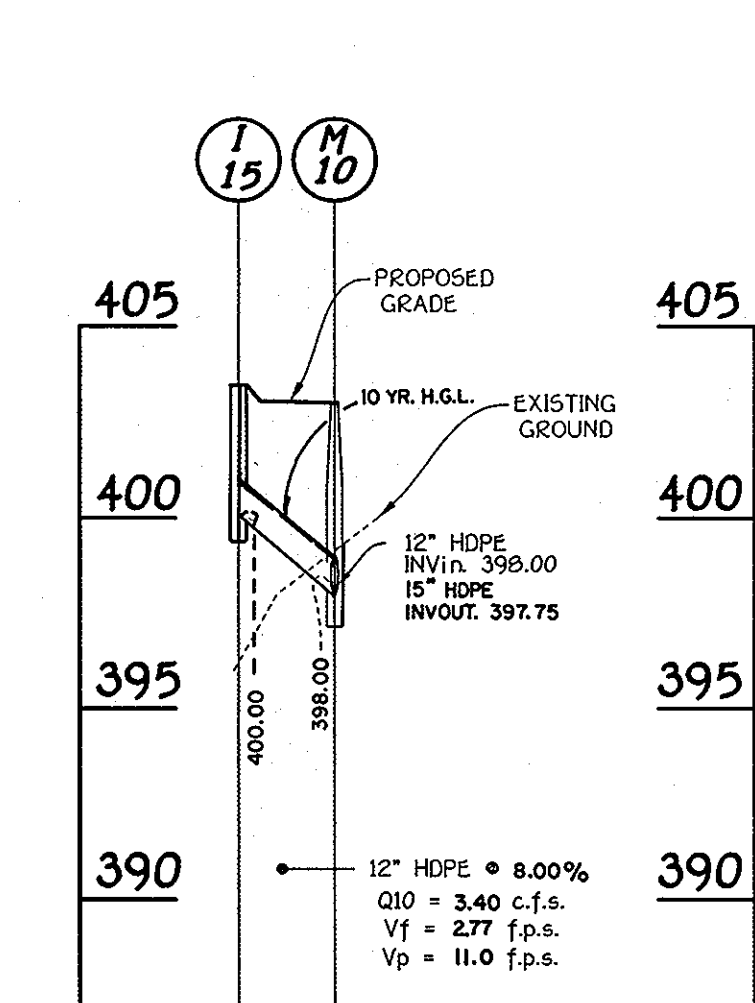
PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



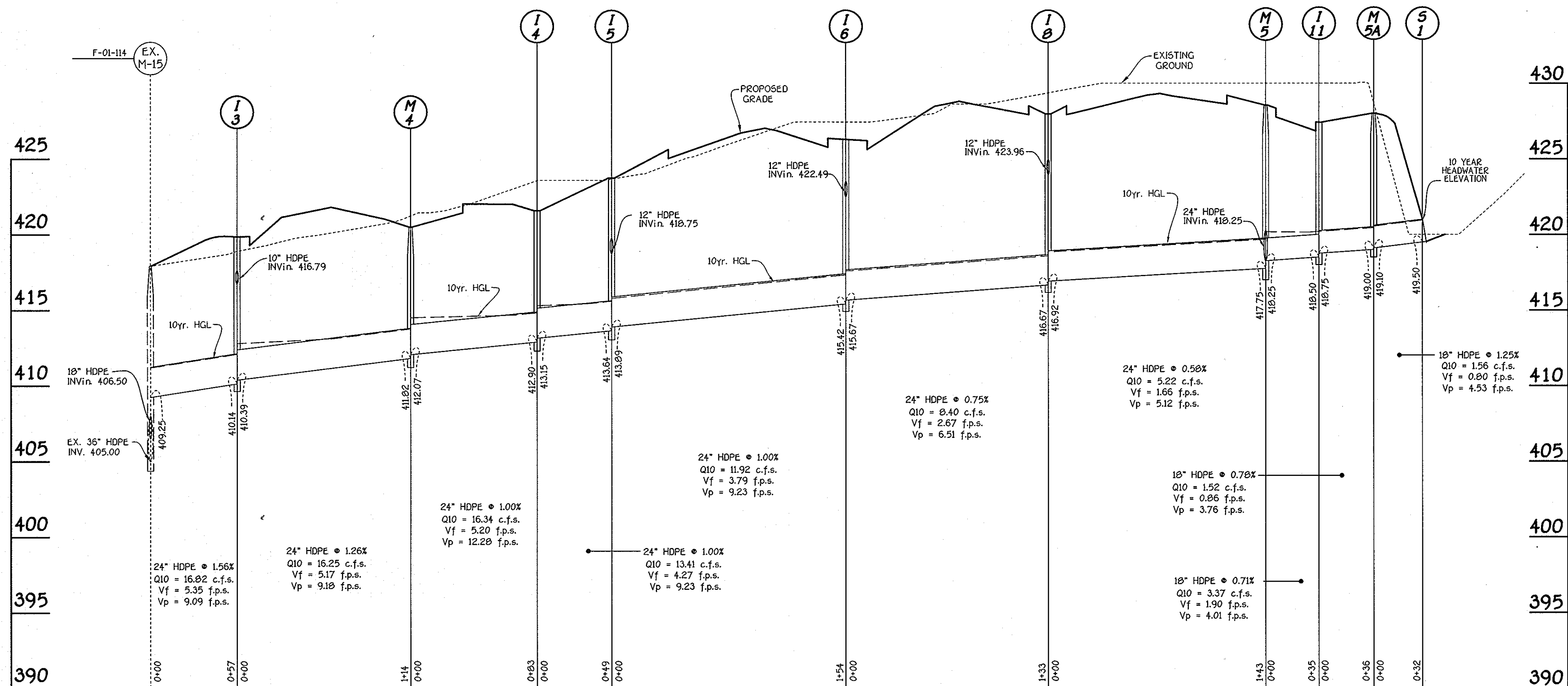
PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



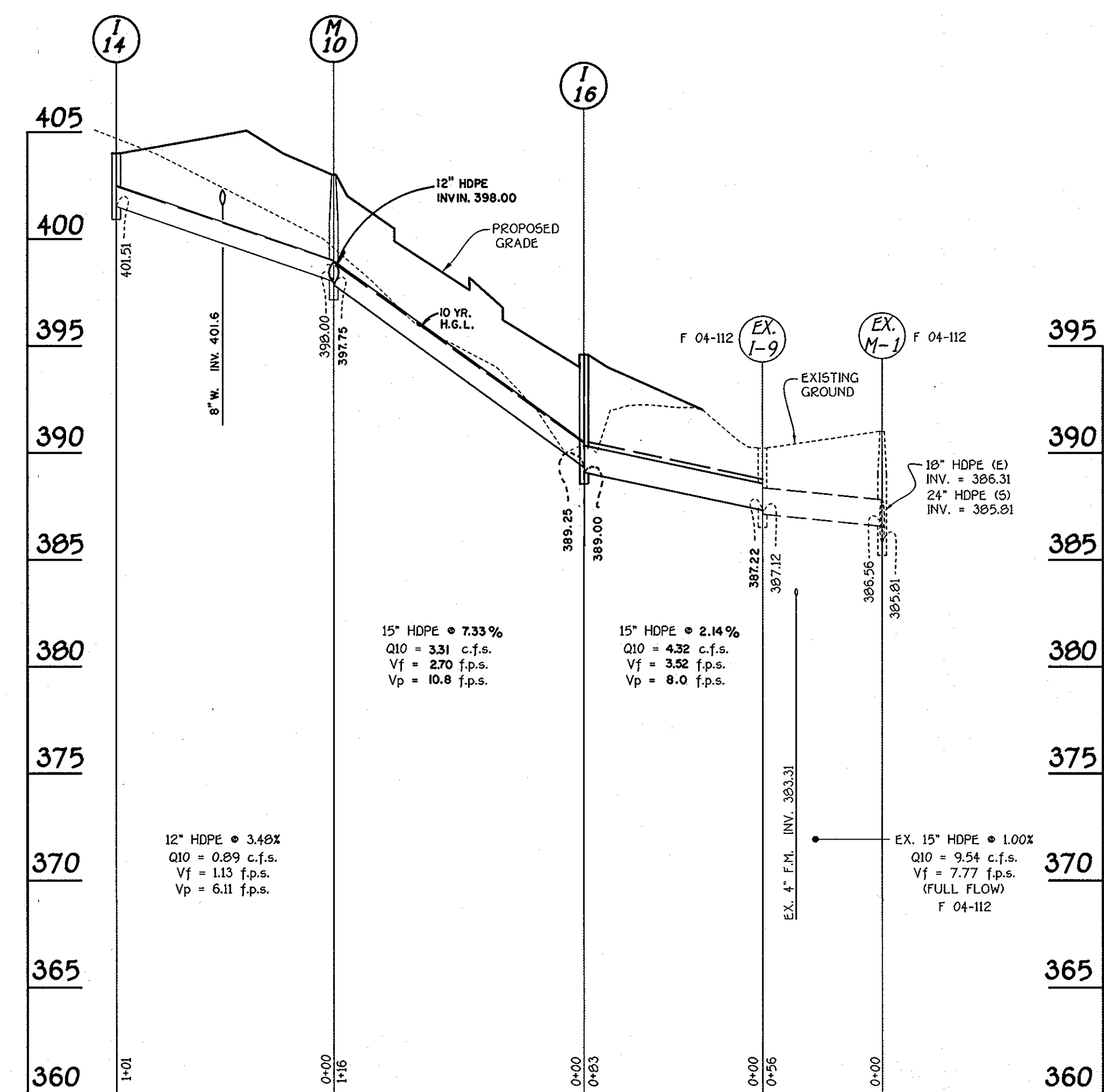
PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS CENTRAL SQUARE OFFICE PARK - 18272 BALTMORE NATIONAL PIKE ELKLOTT CITY, MARYLAND 21042 (410) 461-2055		
NO.	REVISION	DATE
1	Remove I-7 & Revise Profile From I-6 to C.O. 6B	2/12/10

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: July 17, 2008
By: [Signature]

STATE OF MARYLAND ENGINEER'S CERTIFICATE
 "I certify that the design and sediment control represents a practical and workable plan in accordance with the knowledge of the site conditions and that it was prepared in accordance with the standards of the Howard Soil Conservation District."
 Signature: [Signature] VITUCCI, P.E.
 Date: 7/20/08
 "I also certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
 Signature of Developer: [Signature] Date: 7/25/08

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Date: [Signature]
 Howard SCD
 Date: [Signature]
OWNER/DEVELOPER
 ICE CRYSTAL, L.L.C.
 8835-P COLUMBIA 100 PKWY.
 COLUMBIA, MARYLAND 21045
 (410) 730-0810
 ATTN: MR. JOHN LIPARINI

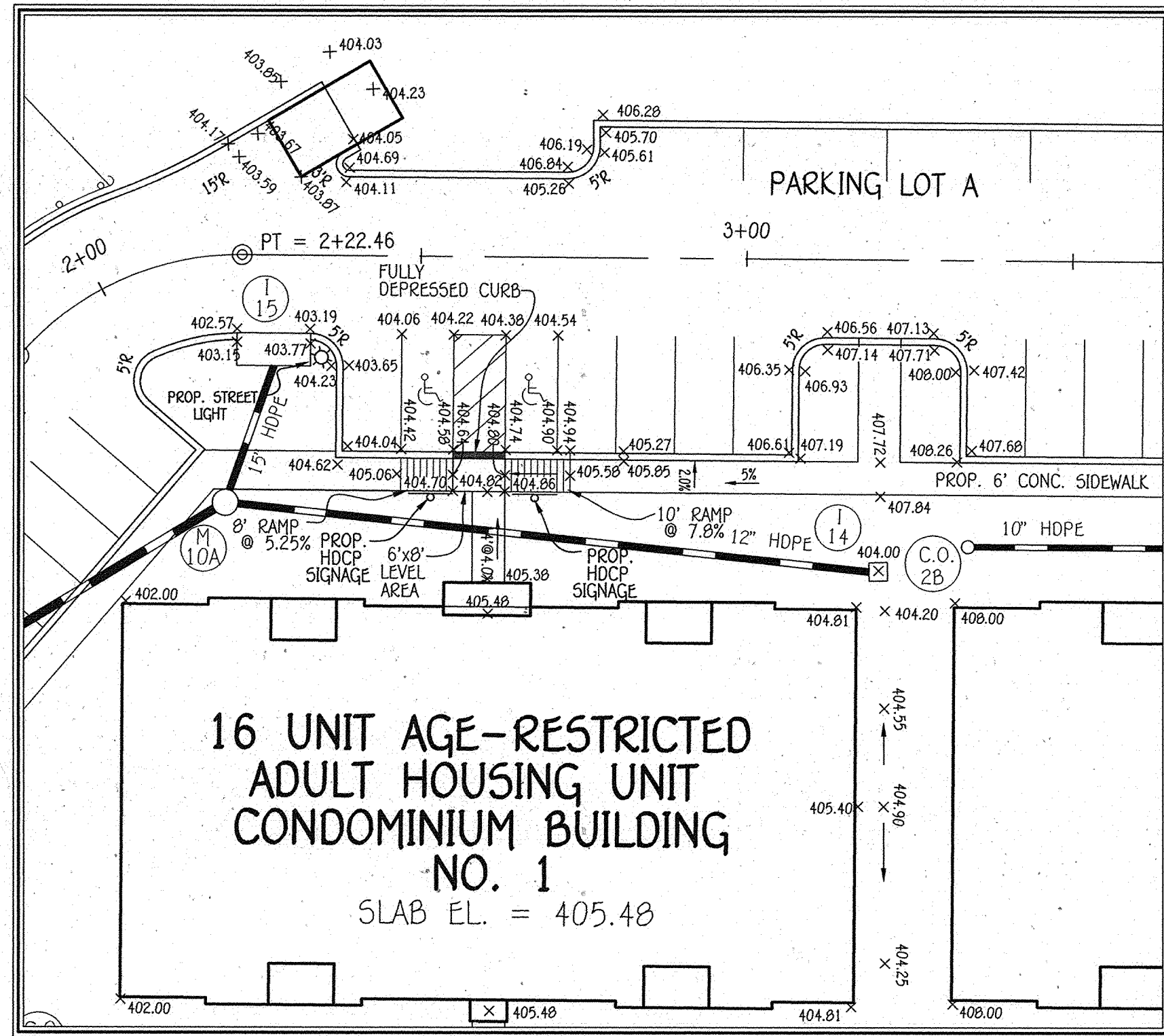
APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/22/08
 Chief, Planning and Land Development
[Signature] 7/22/08
 Chief, Development Engineering Division
[Signature] 7/22/08
 Director - Department of Planning and Zoning

PROJECT	SECTION/AREA	LOT NO.
CHERRYTREE PARK - BULK PARCELS 'I' & 'J'	---	BLDG. UNITS 1-7
PLAT NO.	BLOCK NO.	ZONE
15449 - 15454	4	MXD-6
TAX	ELEC. DIST.	CENSUS TR.
46	6TH	6068.02
WATER CODE	SEWER CODE	DATE
E18	7602000	

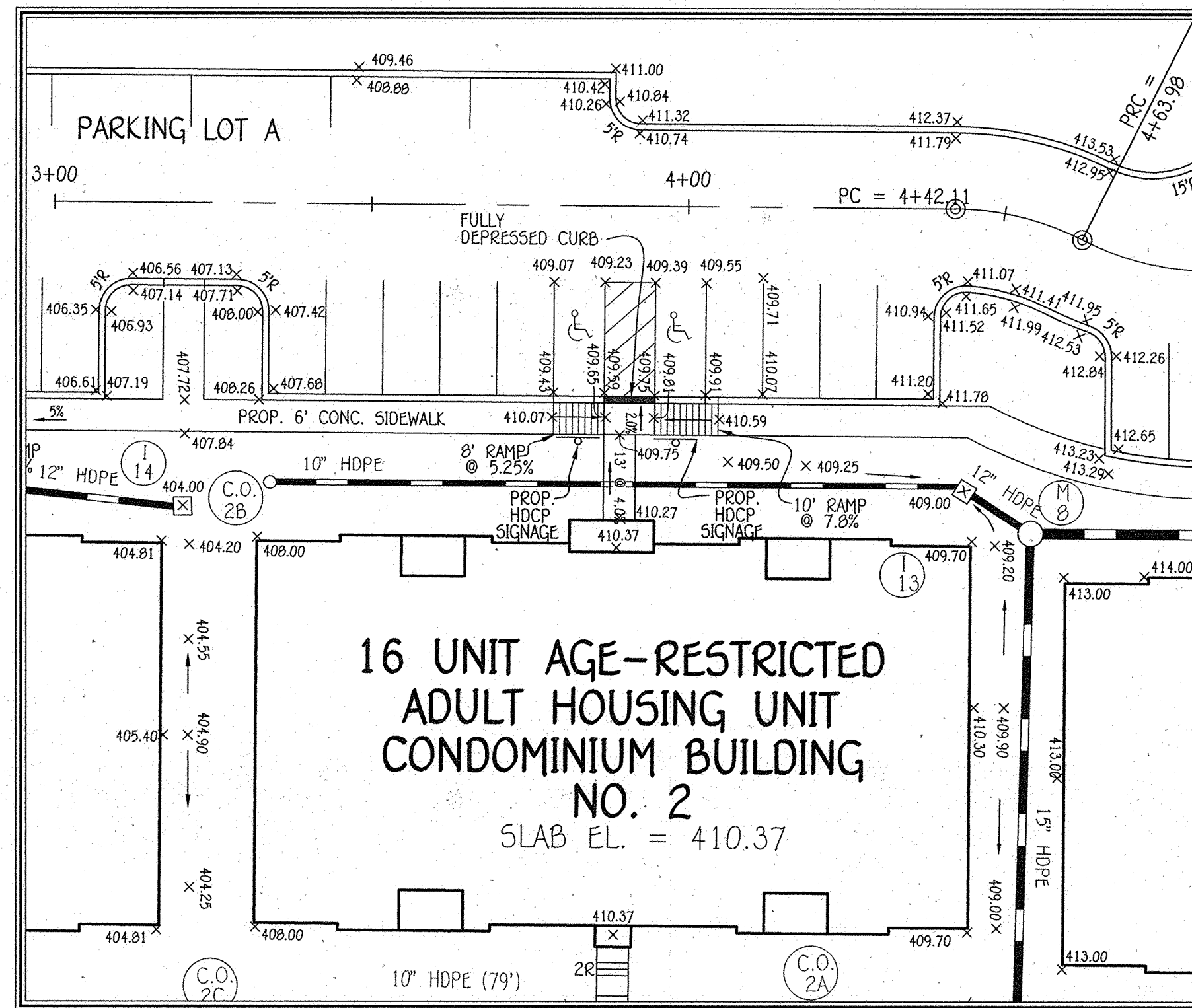
STORM DRAIN PROFILES

AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
 CONDOMINIUM BUILDINGS 1 THRU 7
 BULK PARCEL 'I' & 'J', PHASES 1 AND 2
 (A RESUBDIVISION OF BULK PARCEL 'B')
 ZONED: MXD-6
 TAX MAP No.: 46 PARCEL No.: 156
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: A5 SHOWN DATE: AUGUST 1, 2008
 SHEET 10 OF 22



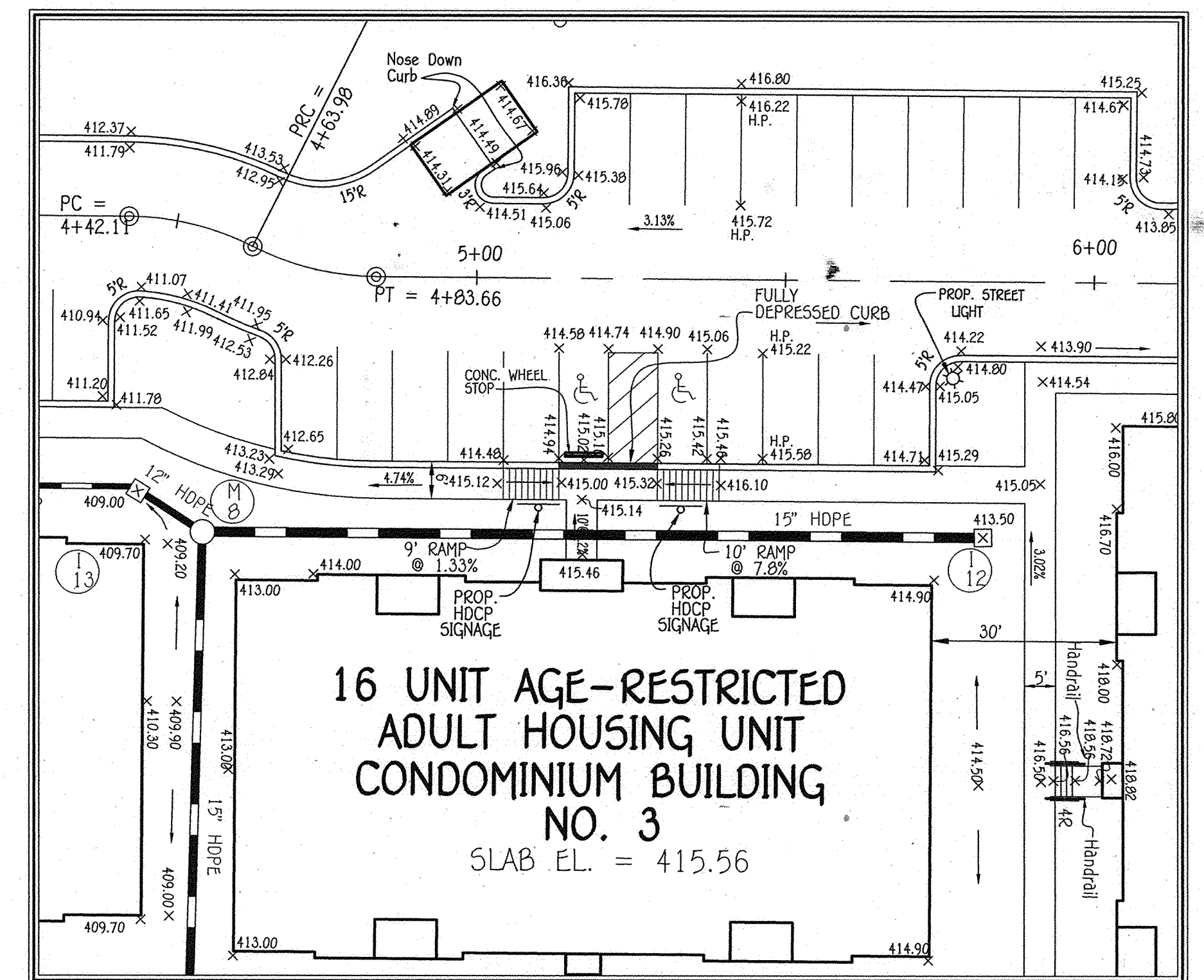
HANDICAP ACCESSIBLE
PARKING DETAIL

SCALE = 1" = 20'



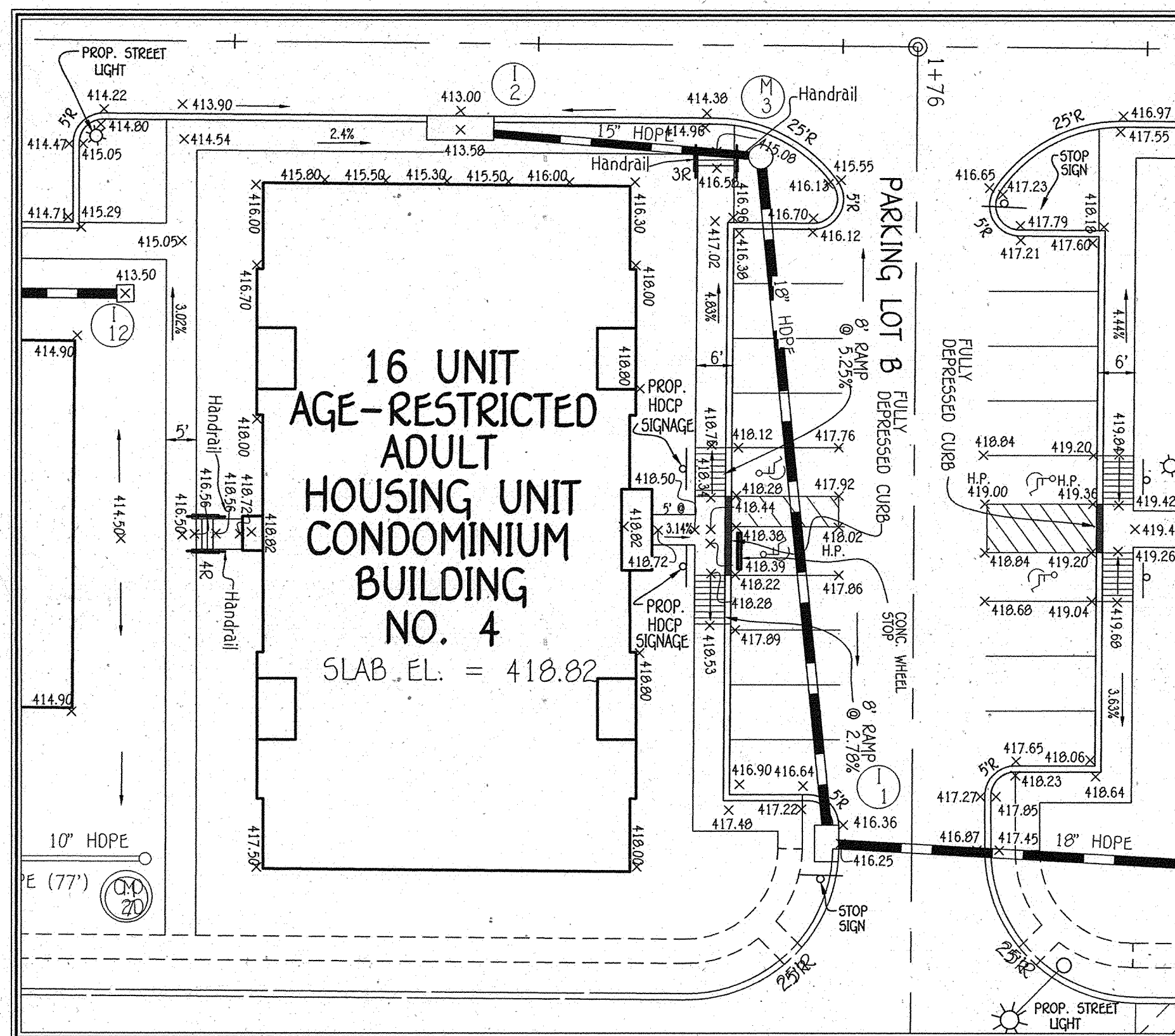
HANDICAP ACCESSIBLE
PARKING DETAIL

SCALE = 1" = 20'



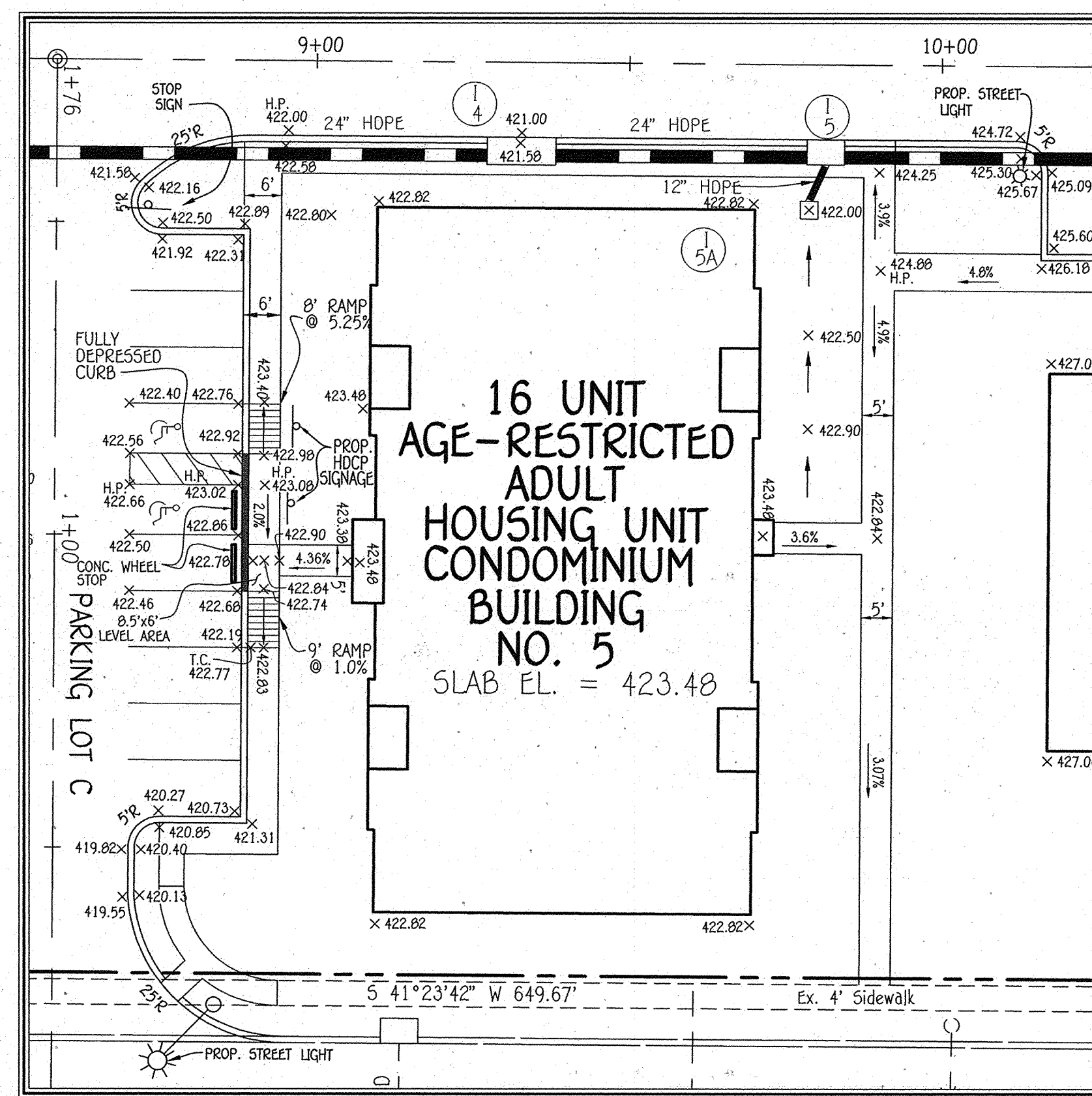
HANDICAP ACCESSIBLE
PARKING DETAIL

SCALE = 1" = 20'



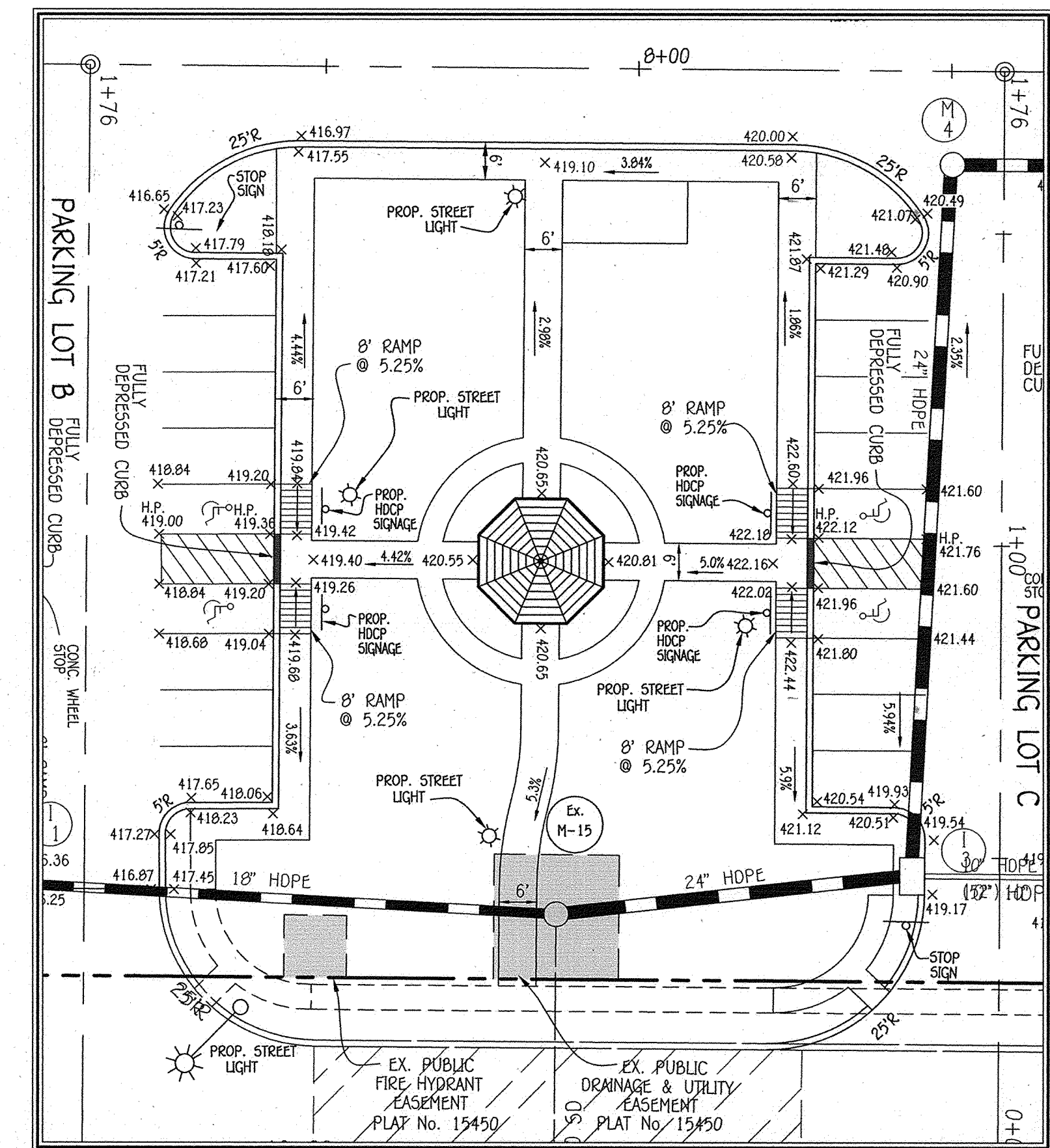
HANDICAP ACCESSIBLE
PARKING DETAIL

SCALE = 1" = 20'



HANDICAP ACCESSIBLE
PARKING DETAIL

SCALE = 1" = 20'

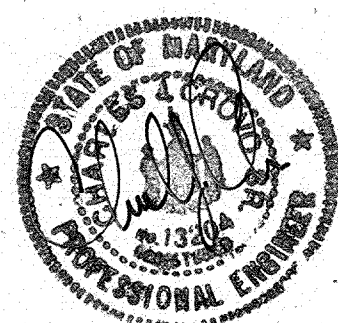


HANDICAP ACCESSIBLE
PARKING DETAIL

SCALE = 1" = 20'

NOTE:
ALL PROPOSED FACILITIES SHALL HAVE A NO STEP ACCESS.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTOUR NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2000



ENGINEER'S CERTIFICATE

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

Signature of Engineer (CHARLES J. CROVO SR., P.E.) *Charles J. Crovo*
Date 7/21/10

DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer (Print name below signature) *John Liparini*
Date 7/21/10

OWNER/DEVELOPER

ICE CRYSTAL, L.L.C.
8835-P COLUMBIA 100 PKWY.
COLUMBIA, MARYLAND 21045
(410) 730-0910
ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Ket Stelone
Chief, Division of Land Development
Chad Edwards
Chief, Development Engineering Division
Thomas G. Suttle
Director - Department of Planning and Zoning

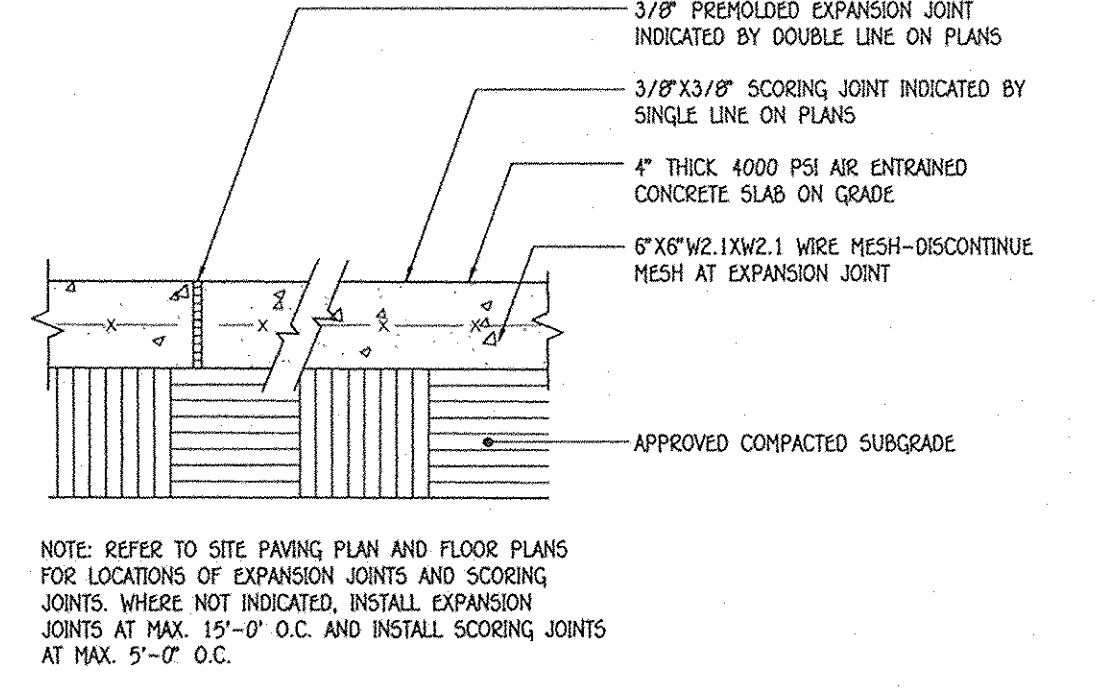
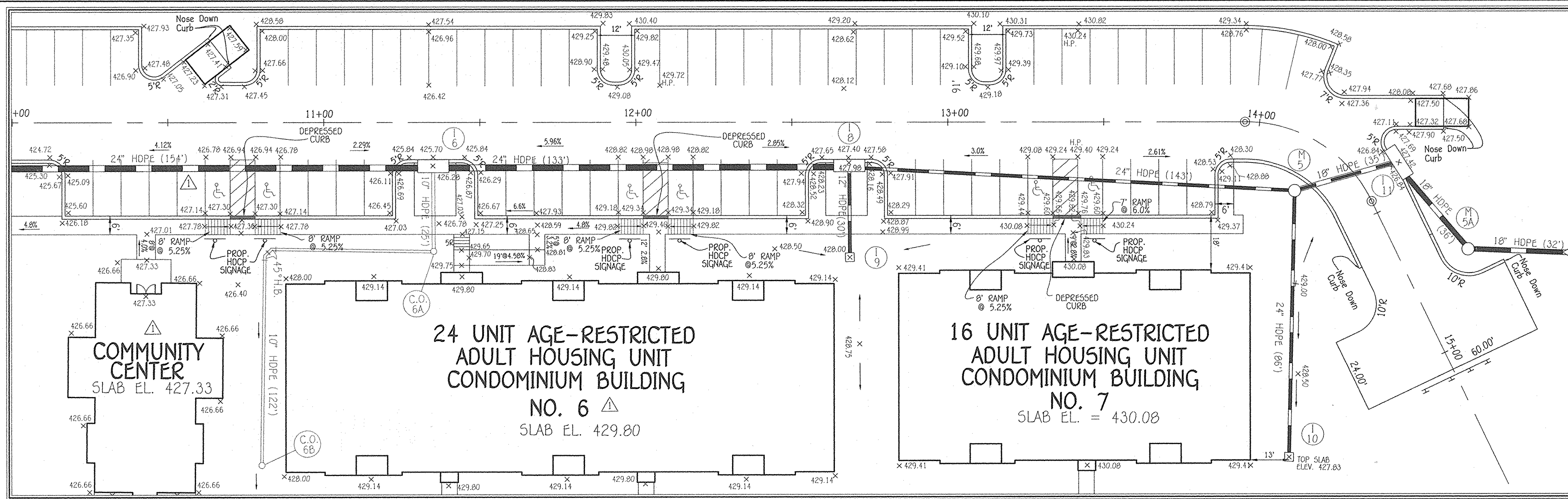
Shafiq
Date 7-28-10
8/6/10
Date

PROJECT	SECTION/AREA	LOT NO.
CHERRYTREE PARK - BULK PARCELS 'I' & 'J'	---	BLDG. UNITS 1-7
PLAT NO.	BLOCK NO.	ZONE
15449 - 15454	4	MXD-6
20209 - 20210		
TAX	ELEC. DIST.	CENSUS TR.
46	6TH	606B.02
WATER CODE	SEWER CODE	
E18	7602000	

HANDICAP PARKING DETAILS
REVISED

AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
CONDOMINIUM BUILDINGS 1 THRU 7
BULK PARCEL 'I' & 'J', PHASES 1 AND 2
(A RESUBDIVISION OF BULK PARCEL 'B')

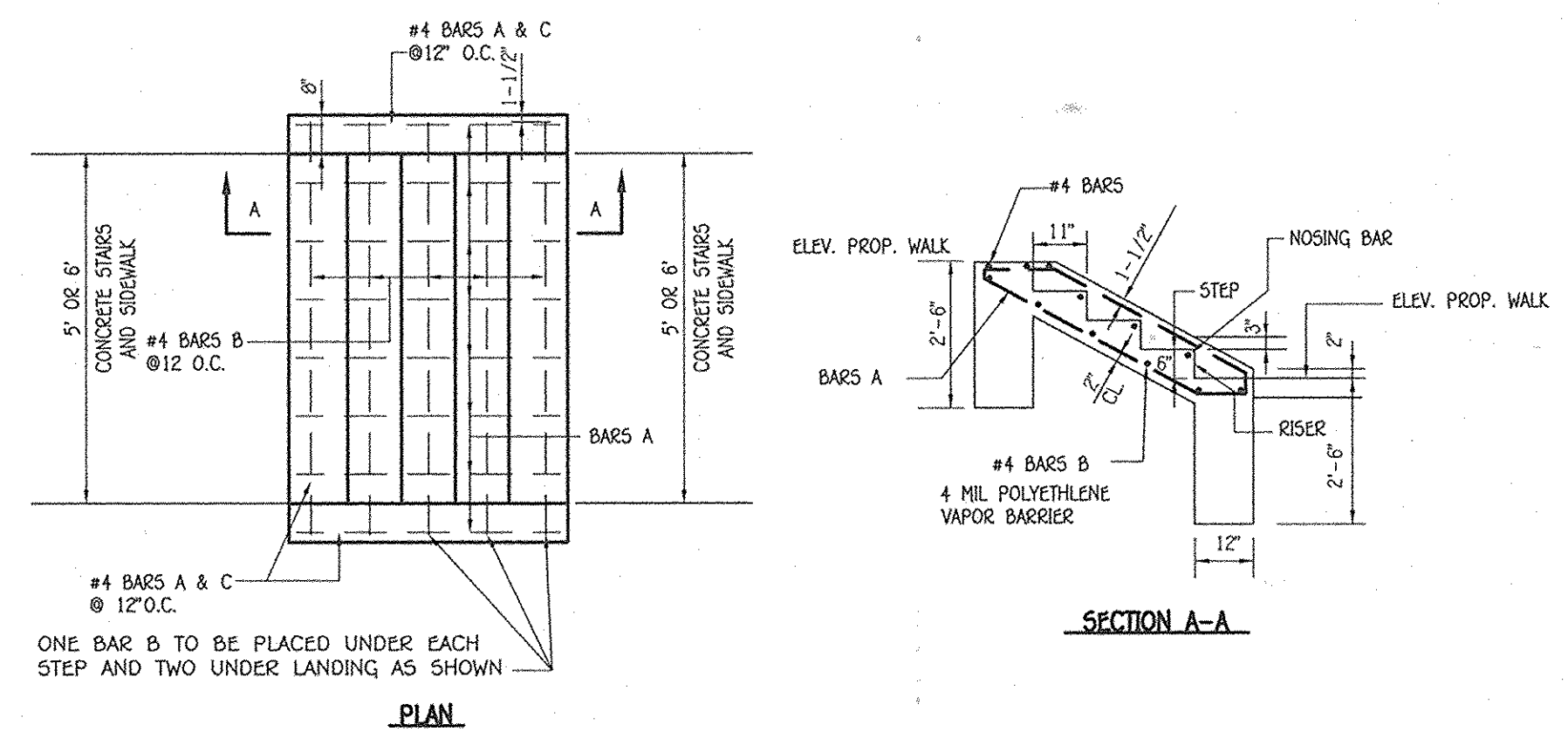
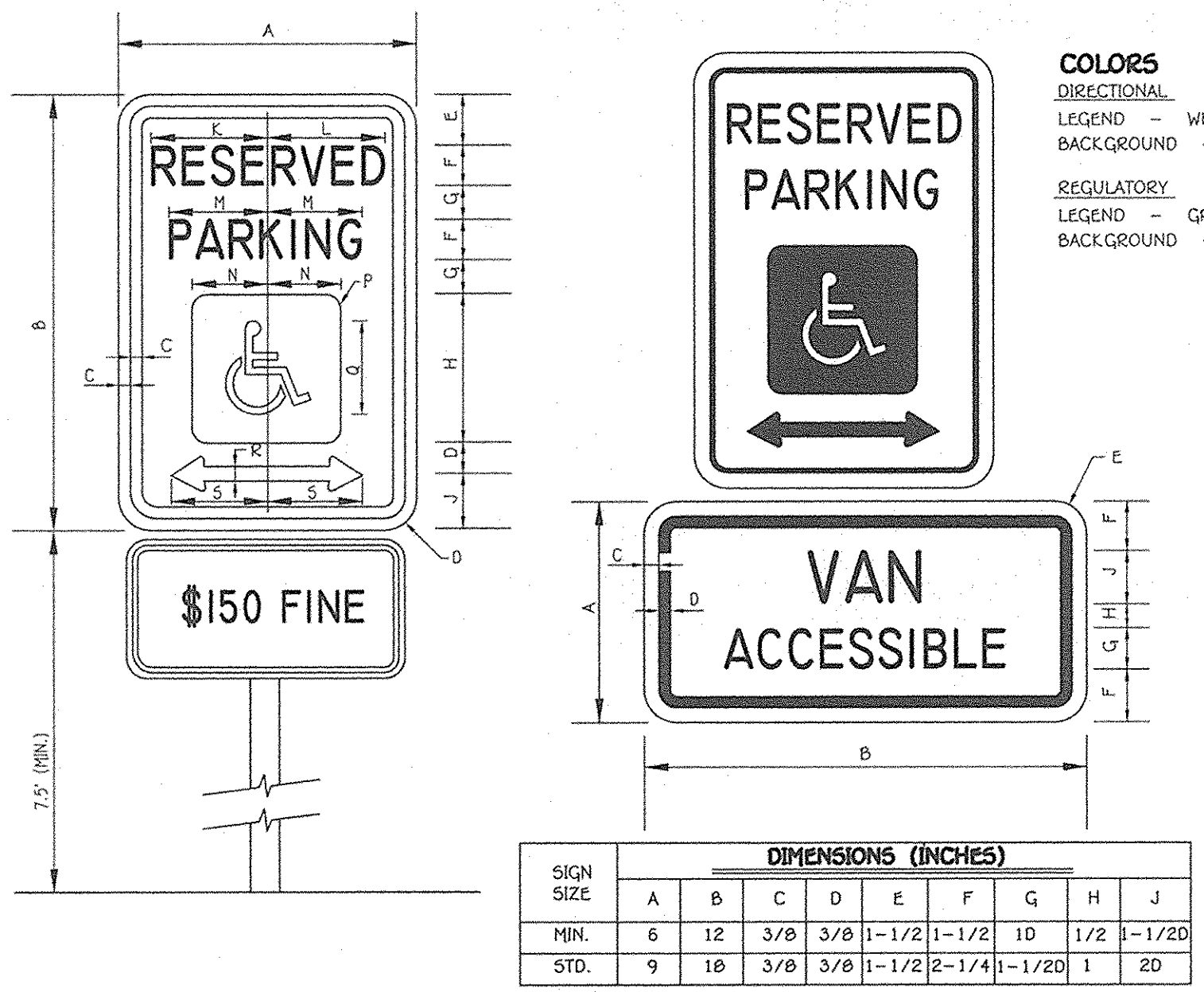
ZONED: MXD-6
TAX MAP No.: 46 - PARCEL No.: 156
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: AUGUST 1, 2008
SHEET 11 OF 22



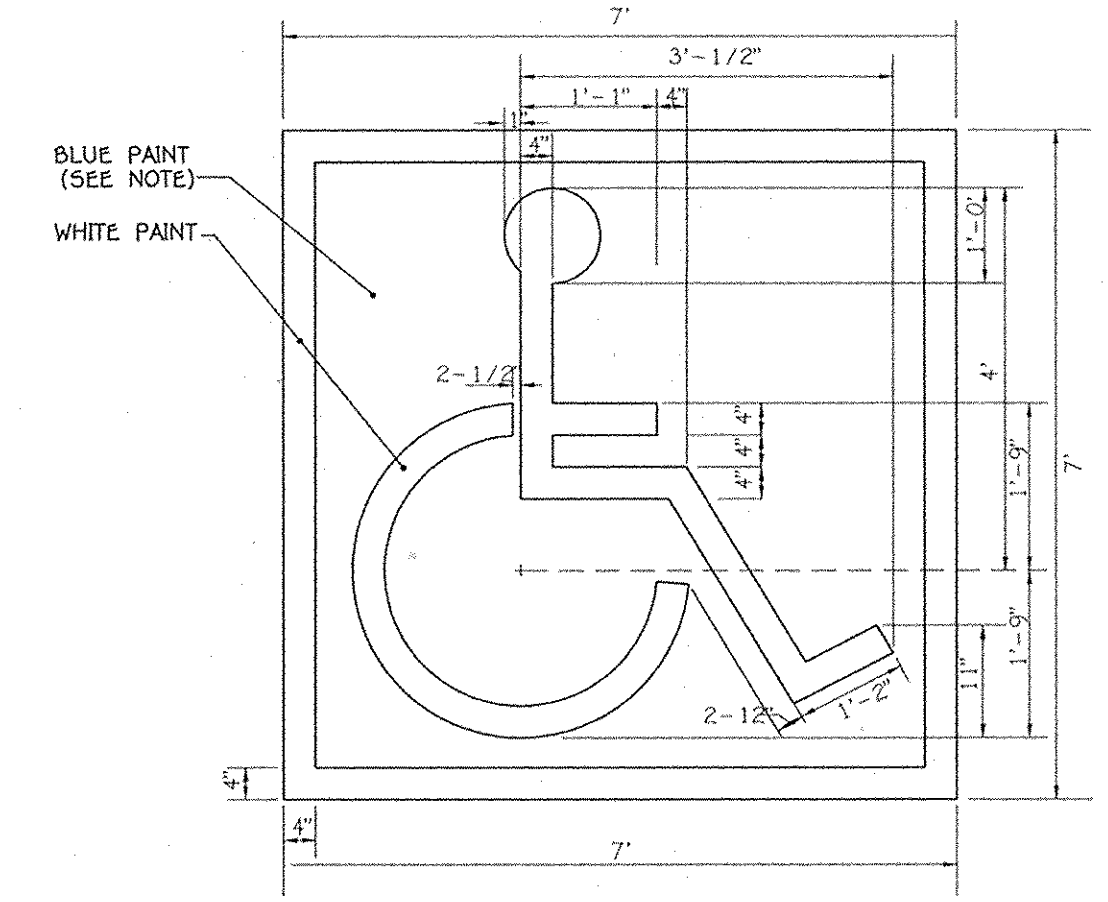
CONCRETE WALK DETAIL
NO SCALE

NOTE:
ALL PROPOSED FACILITIES SHALL HAVE A NO STEP ACCESS.

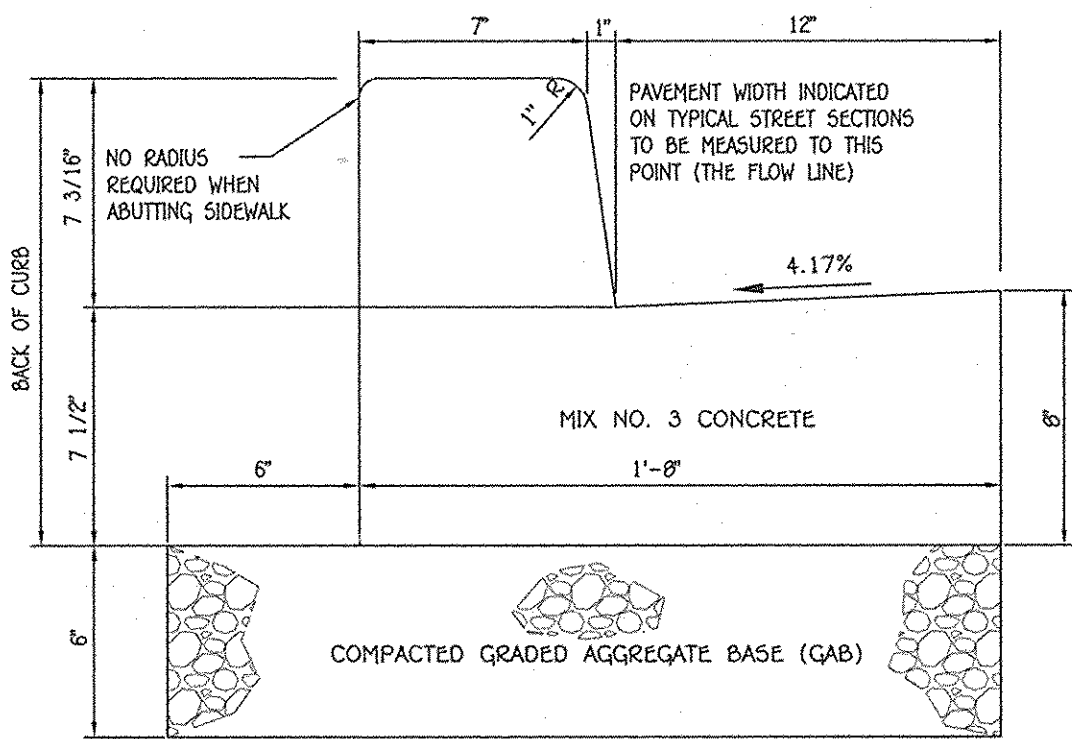
HANDICAP ACCESSIBLE PARKING DETAIL
SCALE = 1" = 20'



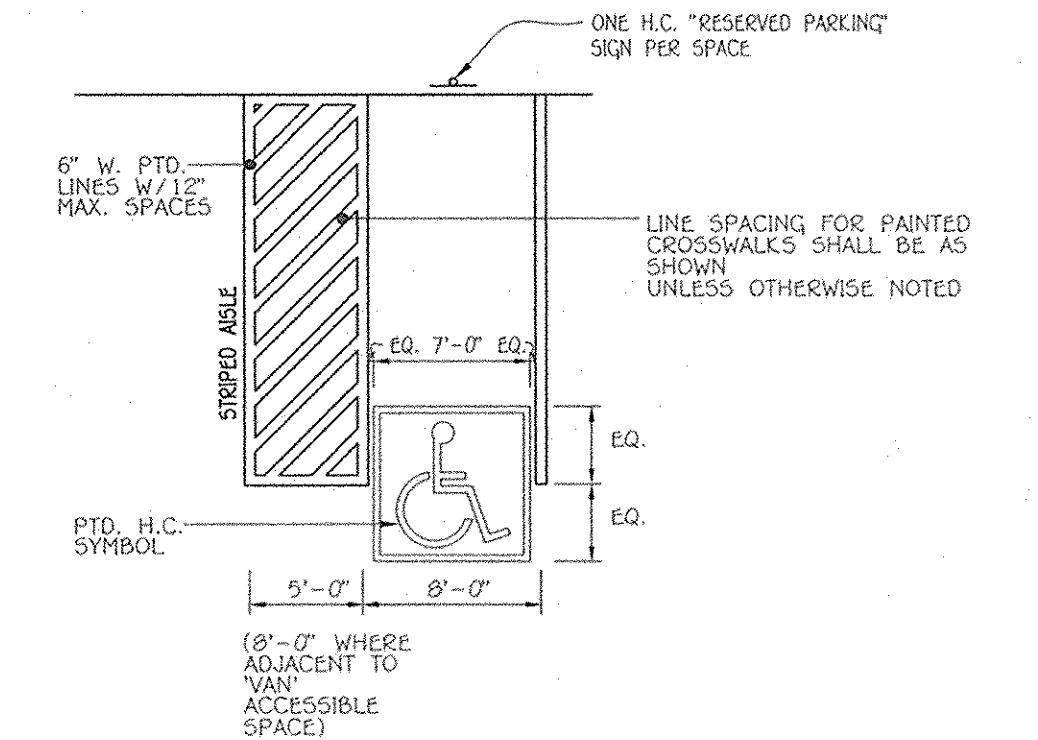
CONCRETE STEPS AND HANDRAIL DETAIL
NO SCALE



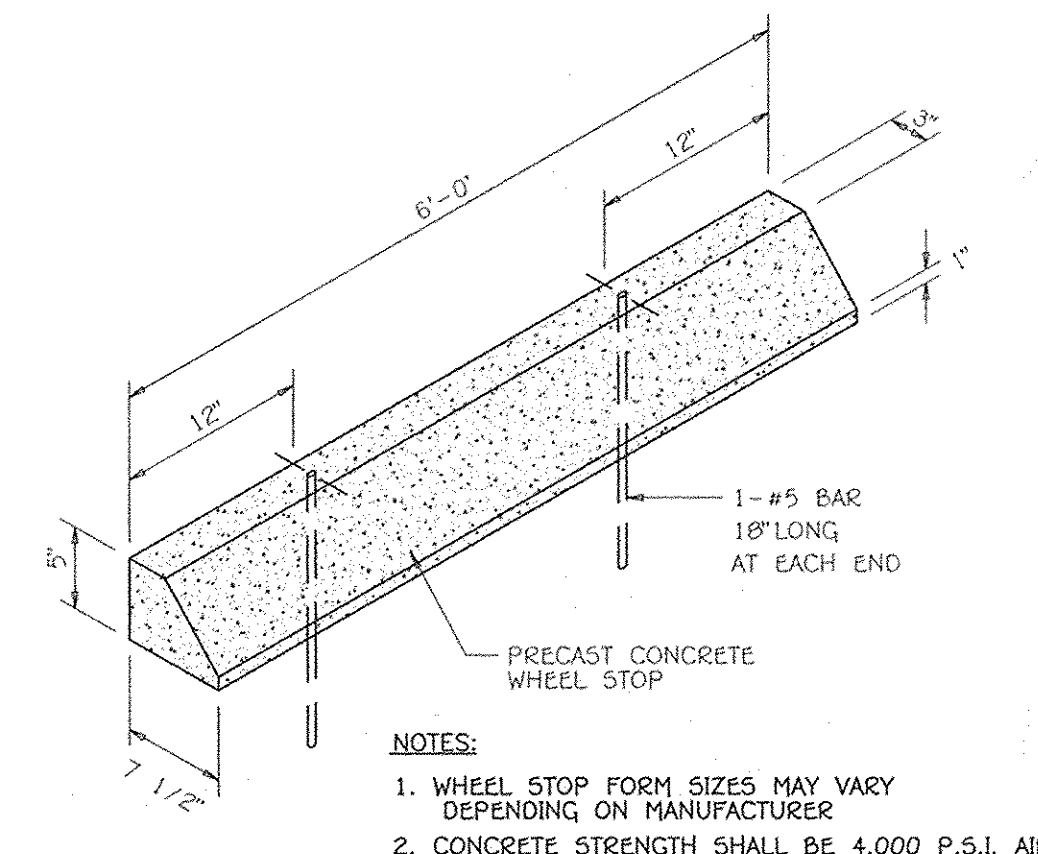
NOTE:
SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND (WHITE ON BLUE; COLOR NO. 105090 IN FED. STANDARD 5952-DOUBLE COAT TYP.)



STD. CONCRETE CURB DETAIL
NO SCALE

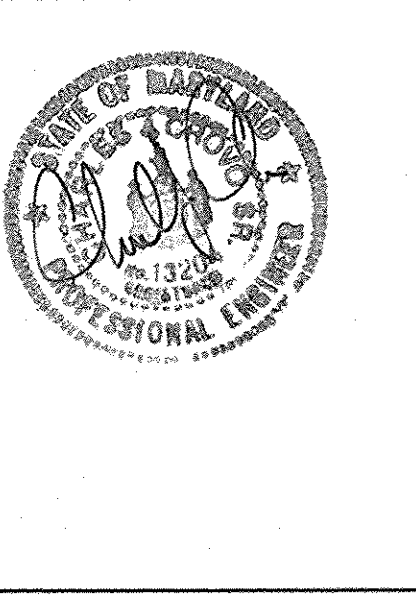


ACCESSIBLE SPACE LAYOUT
NO SCALE



WHEEL STOP DETAIL
NO SCALE

NO.	REVISION	DATE



ENGINEER'S CERTIFICATE
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer (CHARLES J. CROVO SR., P.E.)
Date: 7/21/10

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer (Print name below signature)
Date: 7/21/10

OWNER/DEVELOPER
ICE CRYSTAL, L.L.C.
15449 - P. COLUMBIA 100 PKWY.
COLUMBIA, MARYLAND 21045
(410) 730-0810
ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Karl S. ...
Chief, Division of Land Development
Date: 8/6/10

Chris ...
Chief, Development Engineering Division
Date: 7-28-10

Thomas ...
Director - Department of Planning and Zoning
Date: 8/6/10

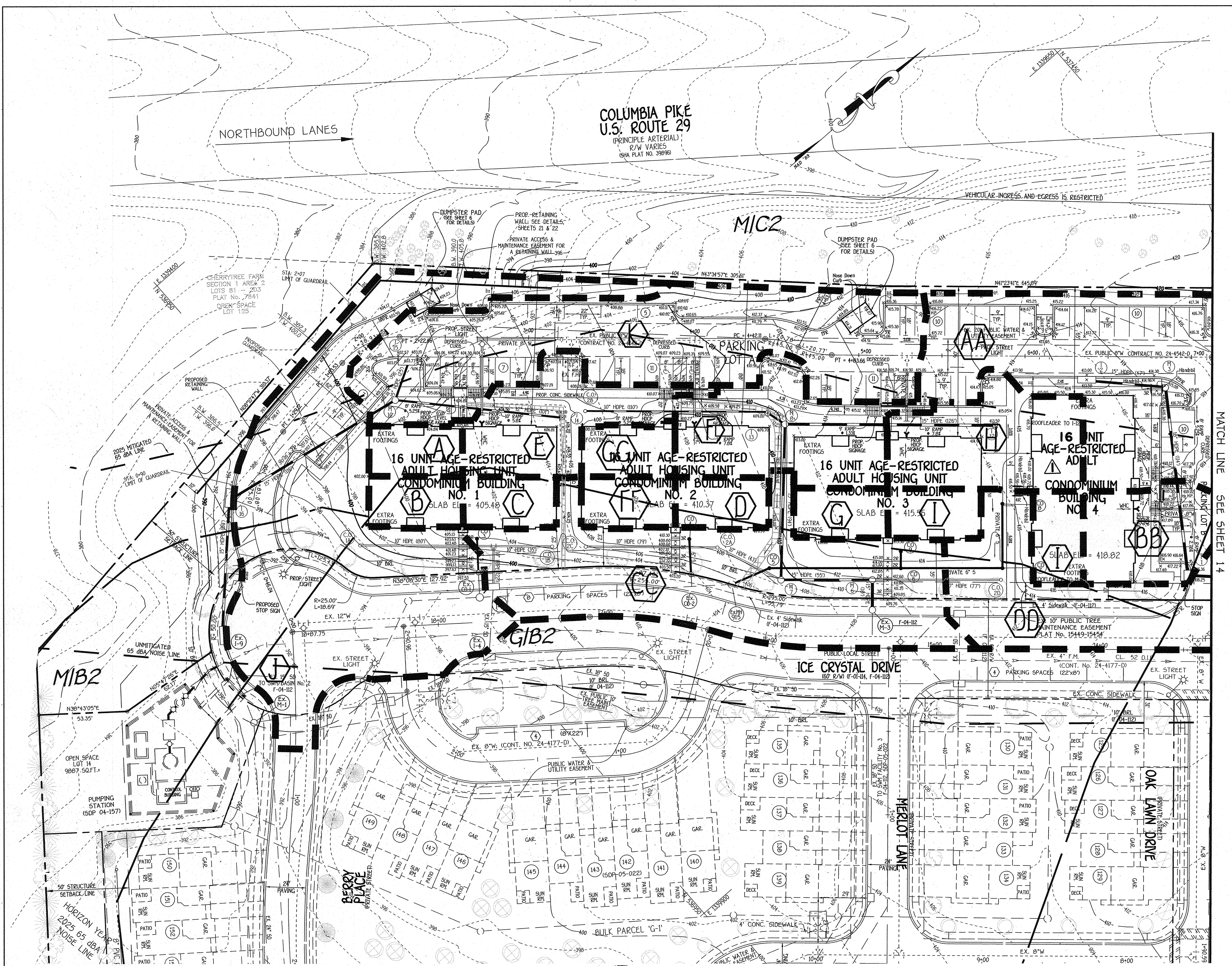
PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6068.02

PROJECT: CHERRYTREE PARK - BULK PARCELS 'I' & 'J'
SECTION/AREA: ---
LOT NO.: BLDG. UNITS 1-7

HANDICAP PARKING DETAILS
REVISED

AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
CONDOMINIUM BUILDINGS 1 THRU 7
BULK PARCEL 'I' & 'J', PHASES 1 AND 2
(A RESUBDIVISION OF BULK PARCEL 'B')

ZONED: MXD-6
TAX MAP No.: 46 PARCEL No.: 156
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 1, 2008
SHEET 12 OF 22



SOILS LEGEND		
SOIL	NAME	CLASS
**Ba	Baile silt loam	D
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
GID2	Glenelg loam, 15 to 25 percent slopes, moderately eroded	B
GIA	Glenelg loam, 0 to 3 percent slopes	B
MIB2	Manor loam, 3 to 8 percent slopes, moderately eroded	B
MIC2	Manor loam, 8 to 15 percent slopes, moderately eroded	B
MID2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
MID3	Manor loam, 15 to 25 percent slopes, severely eroded	B

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

DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	C'	ZONED	% IMP.
C.O.-1B	A	0.04 AC.	0.95	MXD-6	100%
C.O.-1A	B	0.0397 AC.	0.95	MXD-6	100%
M-10A	C	0.0394 AC.	0.95	MXD-6	100%
C.O.-2A	D	0.0395 AC.	0.95	MXD-6	100%
I-14	E	0.1320 AC.	0.79	MXD-6	77%
I-13	F	0.1695 AC.	0.66	MXD-6	58%
M-9	G	0.0391 AC.	0.95	MXD-6	100%
I-12	H	0.1507 AC.	0.69	MXD-6	63%
C.O.-2C	I	0.0396 AC.	0.95	MXD-6	100%
EX. I-9	J	0.5830 AC.	0.69	MXD-6	62%
I-15	K	0.4373 AC.	0.88	MXD-6	90%
I-11	L	0.6838 AC.	0.77	MXD-6	75%
I-10	M	0.6551 AC.	0.76	MXD-6	73%
I-9	N	0.0235 AC.	0.47	MXD-6	32%
C.O.-7A	O	0.0721 AC.	0.95	MXD-6	100%
I-8	P	0.85 AC.	0.88	MXD-6	90%
C.O.-7A	Q	0.15 AC.	0.85	MXD-6	85%
C.O.-6B	R	0.07 AC.	0.71	MXD-6	66%
I-6	S	0.2004 AC.	0.91	MXD-6	95%
C.O.-5C	T	0.0423 AC.	0.95	MXD-6	100%
I-5A	U	0.2069 AC.	0.72	MXD-6	67%
C.O.-5A	V	0.0404 AC.	0.95	MXD-6	100%
C.O.-5B	W	0.0399 AC.	0.95	MXD-6	100%
I-4	X	0.1499 AC.	0.84	MXD-6	84%
I-5	Y	0.0966 AC.	0.90	MXD-6	93%
I-3	Z	0.0650 AC.	0.94	MXD-6	98%
I-2	AA	0.8216 AC.	0.79	MXD-6	78%
I-1	BB	0.1094 AC.	0.85	MXD-6	86%
EX. I-5	CC	0.4123 AC.	0.52	MXD-6	39%
EX. I-7	DD	0.5855 AC.	0.59	MXD-6	49%
M-7	EE	0.0780 AC.	0.95	MXD-6	100%
EX. I-6	FF	0.7399 AC.	0.47	MXD-6	31%
C.O.-2B	GG	0.0400 AC.	0.95	MXD-6	100%
S-1	HH	0.8197 AC.	0.25	MXD-6	1%

PLAN
SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKLOTT CITY, MARYLAND 21042
 410-481-3359

NO.	REVISION	DATE
2	Revised Drainage Area Data	10/10/12
1	Moved Community Center Location, Revised Drainage Area Data, Removed I-7 & Added Co-6B	2/12/10

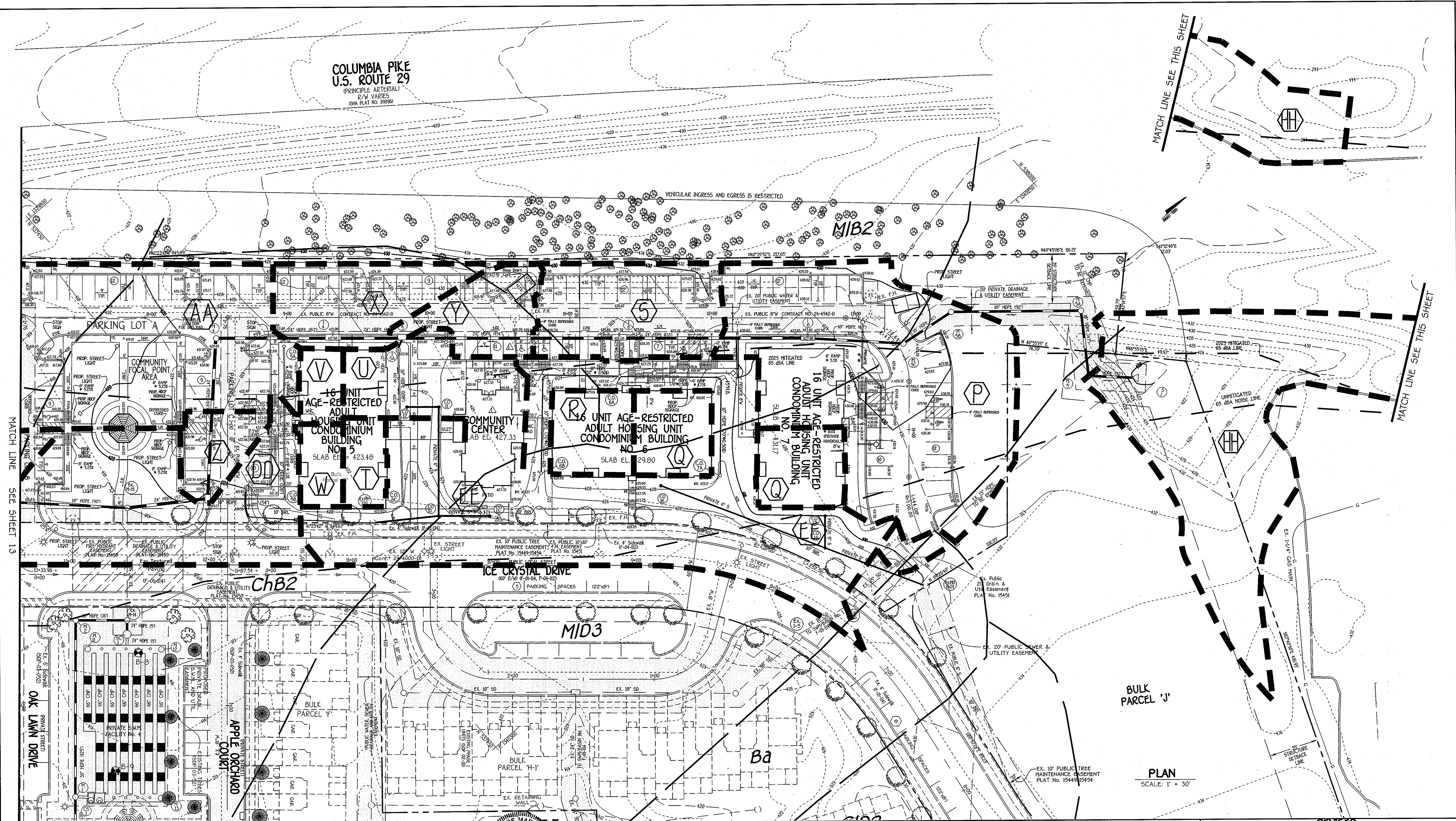
APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: JULY 17, 2008

ENGINEER'S CERTIFICATE
 I certify that the erosion and sediment control represents a practical and workable plan based on the best knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature: *Alfredo M. Vitucci, P.E.* Date: 7-20-08
 Professional Engineer under the laws of the State of Maryland, License No. 227268, Expiration Date 2-22-09.
DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: *John Liparini* Date: 7/20/08

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *Howard SCD* Date: *7/20/08*
OWNER/DEVELOPER
 ICE CRYSTAL, L.L.C.
 8835-P COLUMBIA 100 PKWY.
 COLUMBIA, MARYLAND 21045
 (410) 730-0210
 ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: *Cindy Hamer* Date: 10/22/08
 Chief, Planning & Land Development
 Signature: *Richard E. ...* Date: 10/15/08
 Chief, Development Engineering Division
 Signature: *...* Date: 7/24/08
 Director - Department of Planning and Zoning
 PROJECT: CHERRYTREE PARK - BULK PARCELS 'I' & 'J'
 SECTION/AREA: ---
 LOT NO.: BLDG. UNITS 1-7
 PLAT NO.: 15449 - 15454
 BLOCK NO.: 4
 ZONE: MXD-6
 TAX: 46
 ELEC. DIST.: 6TH
 CENSUS TR.: 6068.02
 WATER CODE: ---
 SEWER CODE: 7602000

STORM DRAIN DRAINAGE AREA MAP AND SOILS MAP
 AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
 CONDOMINIUM BUILDINGS 1 THRU 7
 BULK PARCEL 'I' & 'J', PHASES 1 AND 2
 (A RESUBDIVISION OF BULK PARCEL 'B')
 ZONED: MXD-6
 TAX MAP No.: 46 PARCEL No.: 156
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: A5 SHOWN DATE: AUGUST 1, 2008
 SHEET 13 OF 22



PLAN
SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTURION SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 4100 461 - 2955

NO.	REVISION	DATE
3	Revise Bids 7 WHC	5/22/13
2	REVISED BLDG. 6 & 7, PARKING AND STORM DRAIN	10-10-12
1	MOVED COMMUNITY CENTER, ENLARGED BLDG. NO. 6 AND CHANGED BUILDING NO. 8 TO BUILDING NO. 7.	2-12-10

ENGINEER'S CERTIFICATE
 I certify that the design and sediment control represents a practical and workable plan based on my knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature: *[Signature]* Date: 12/4/12
 Title: Professional Engineer
 License No. 20748, Expiration Date 2-22-13

DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature: *[Signature]* Date: 1/24/13
 Title: Developer

OWNER/DEVELOPER
 ICE CRYSTAL, L.L.C.
 8835-P COLUMBIA 100 PKWY.
 COLUMBIA, MARYLAND 21045
 (410) 730-0210
 ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/13/13
 Chief, Division of Land Development

[Signature] 2/8/13
 Chief, Development Engineering Division

[Signature] 3-13-13
 Director, Department of Planning and Zoning

PROJECT	SECTION/AREA	LOT NO.
CHERRYTREE PARK - BULK PARCELS 'T' & 'J'		BLDG. UNITS 1-7

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6060.02

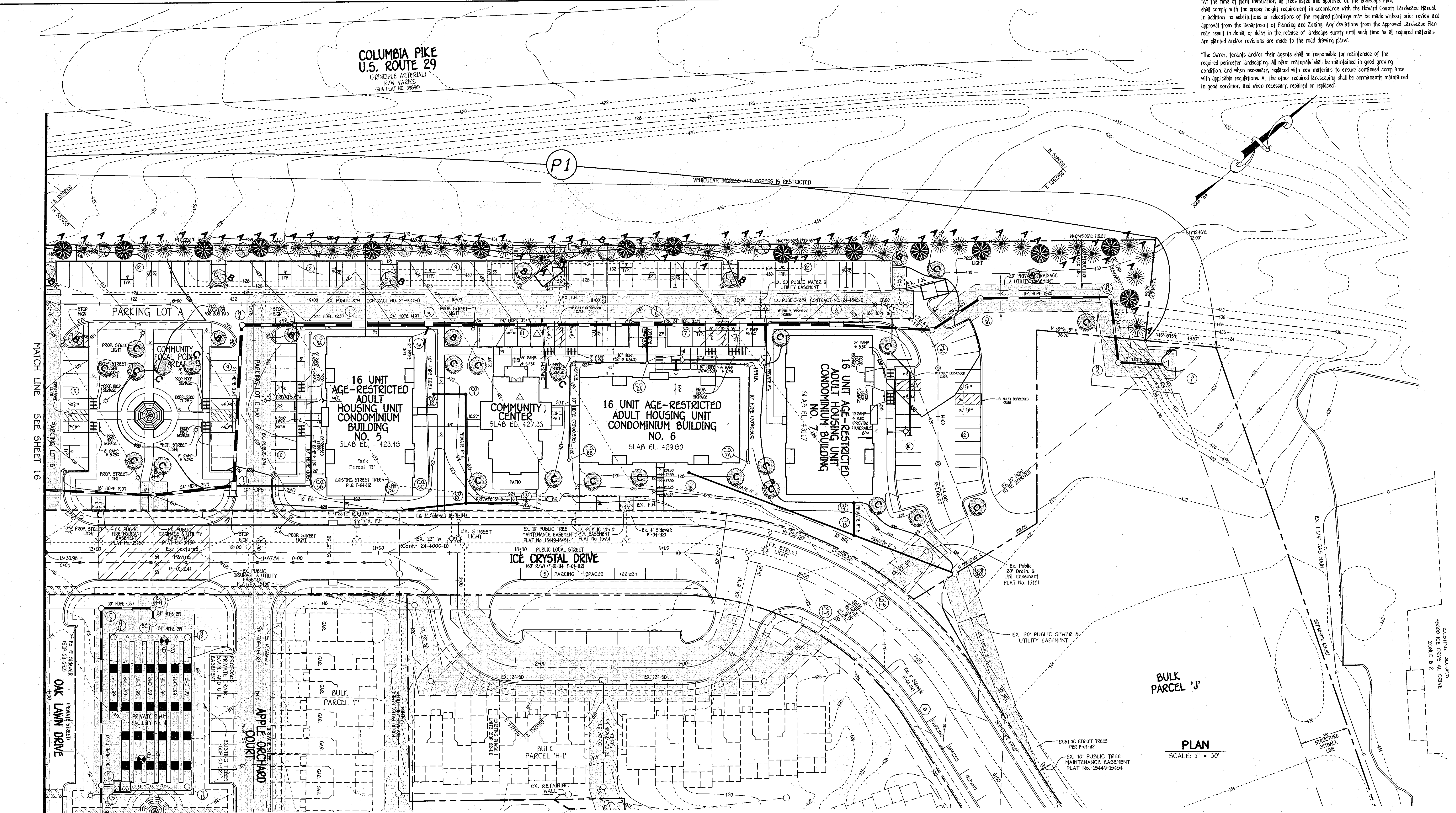
WATER CODE	SEWER CODE
E18	7602000

REVISED STORM DRAIN DRAINAGE AREA MAP AND SOILS MAP
 AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
 CONDOMINIUM BUILDINGS 1 THRU 7
BULK PARCEL 'T' & 'J', PHASES 1 AND 2
 (A RESUBDIVISION OF BULK PARCEL 'B')

ZONED: MXD-6
 TAX MAP No.: 46 PARCEL No.: 156
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 1, 2008
 SHEET 14 OF 22

"At the time of plant installation, all 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 deviations 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 road drawing plans."

"The Owner, tenants and/or their agents shall be responsible for maintenance of the required perimeter landscaping. All plant materials shall be maintained in good growing condition and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All the other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced."



PLAN
SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2200

NO.	REVISION	DATE
3	Revise Bldg 7 W/C	5/22/13
2	REVISE BLDG. 5 TO 16 UNITS, CHANGE ORIENTATION OF BLDG. 6 & 7 AND ADJUST PARKING COUNT	10/10/12
1	MOVED COMMUNITY CENTER LOCATION, ENLARGED BLDG. NO. 6, CHANGED BLDG. NO. 8 TO BLDG. NO. 7, REVISED UTILITIES AND PROPOSED TREE LOCATIONS AT BLDG. NO. 2	2/12/10

ENGINEER'S CERTIFICATE
 I certify that this plan, specification and sediment control represents a practical and workable plan based on a personal inspection of the site conditions and that it was prepared in accordance with the professional standards of the Howard Soil Conservation District.
 Signature: *[Signature]* Date: 10/4/12
 Professional Engineer, License No. 120748, Expiration Date: 2-22-13.

DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature: *[Signature]* Date: 1/24/13

OWNER/DEVELOPER
 ICE CRYSTAL, L.L.C.
 8035-P COLUMBIA 100 PKWY.
 COLUMBIA, MARYLAND 21045
 (410) 730-0210
 ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/13/13
 Chief, Division of Land Development

[Signature] 3/13/13
 Chief, Department of Planning Division

[Signature] 3-13-13
 Director - Department of Planning and Zoning

PROJECT	SECTION/AREA	LOT NO.
CHERRYTREE PARK - BULK PARCELS 'I' & 'J'		BLDG. UNITS 1-7

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6068.02

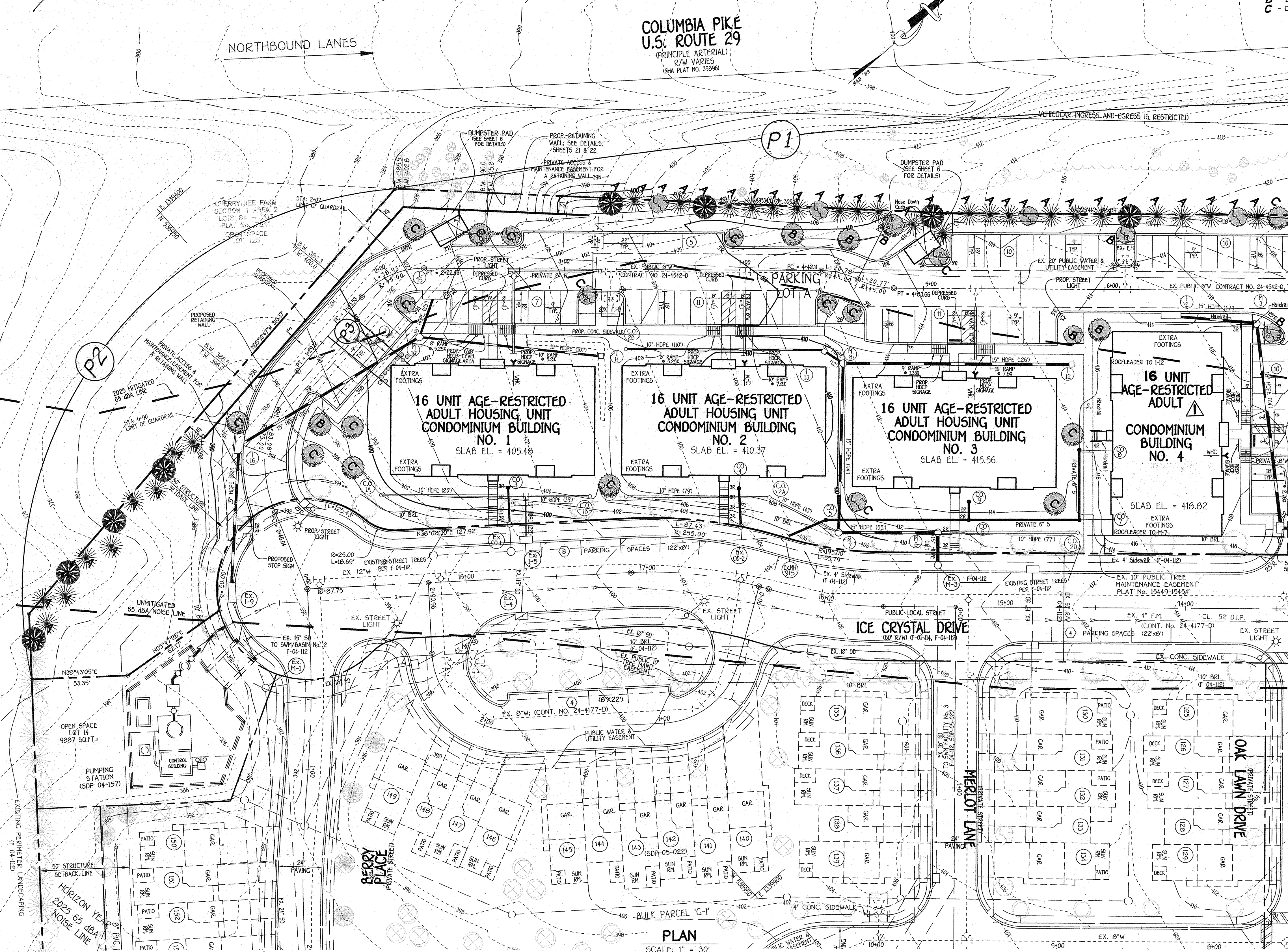
WATER CODE	SEWER CODE
E18	7602000

REVISED LANDSCAPE PLAN
 AGE RESTRICTED ADULT HOUSING
 CHERRYTREE PARK
 CONDOMINIUM BUILDINGS 1 THRU 7
 BULK PARCEL 'I' & 'J', PHASES 1 AND 2
 (A RESUBDIVISION OF BULK PARCEL 'B')

ZONED: MXD-6
 TAX MAP No: 46 PARCEL No: 156
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 1, 2008
 SHEET 15 OF 22

LANDSCAPE DEVELOPER'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 the Department of Planning and Zoning.

Name: *John L. Fisher* Date: *7/12/10*



NOTE:
 A - DENOTES SCHEDULE A TREES
 B - DENOTES SCHEDULE B TREES
 C - DENOTES SCHEDULE C TREES

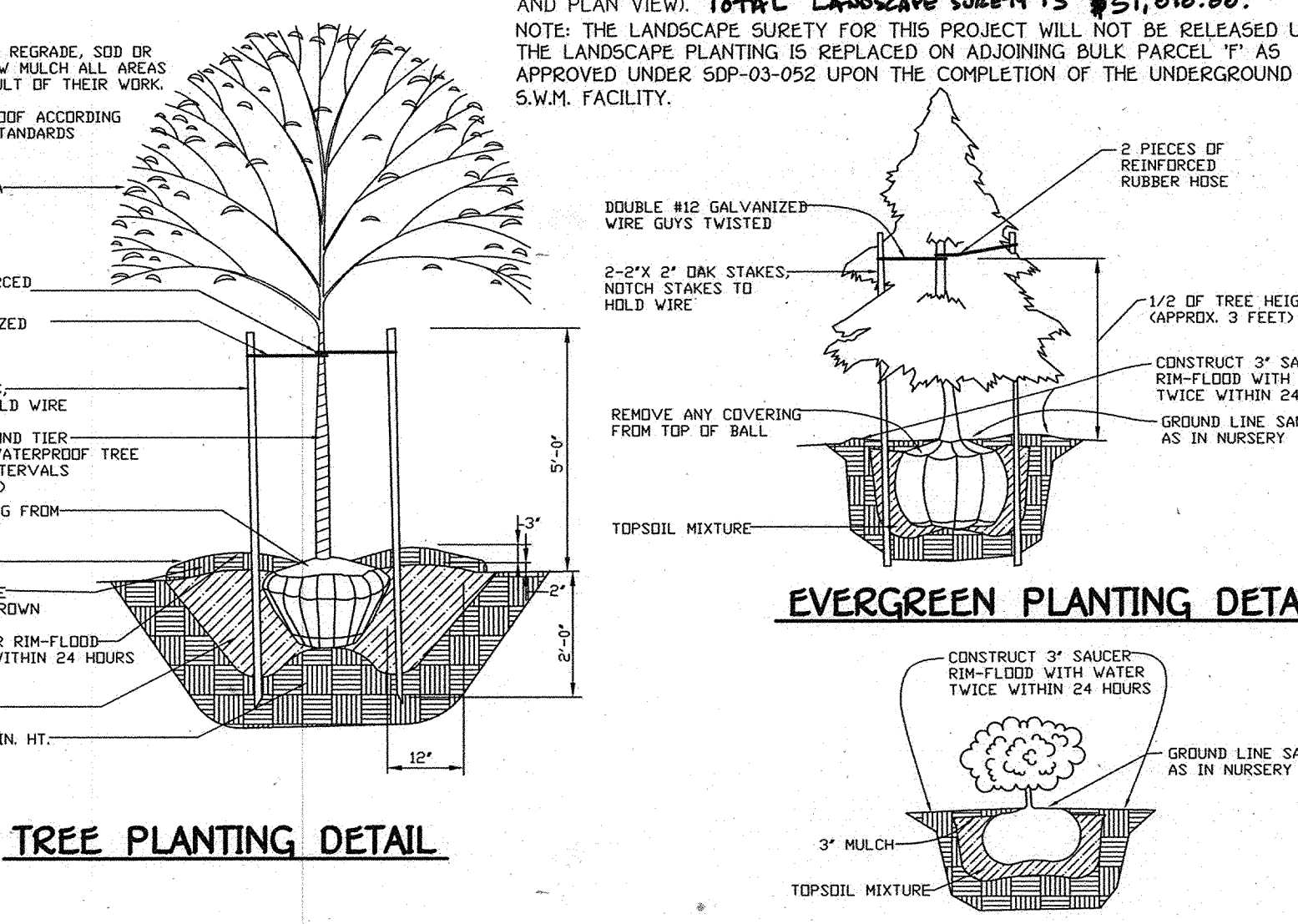
SCHEDULE A PERIMETER LANDSCAPE EDGE				
PERIMETER	P-1	P-2	P-3	TOTAL
CATEGORY	Adjacent to Roadway	Adjacent to Perimeter Property	BUFFER LESS THAN 15'	
LANDSCAPE TYPE	C	C	N/A	
LINEAR FEET OF PERIMETER	1337' (1234')	347' (178')		1684'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	YES (103' WALL)	YES (169' WALL)	NO	
NUMBER OF PLANTS REQUIRED & PROVIDED	31	4	-	35
SHADE TREES	62	9	-	71
EVERGREEN TREES	-	-	10	10
SHRUBS	-	-	-	-

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	200
NUMBER OF TREES REQUIRED (1:10 SPACES)	20
NUMBER OF TREES PROVIDED	20
SHADE TREES (2:1 SUBSTITUTION)	-

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	120
NUMBER OF TREES REQUIRED (1:3 DU APTS)	40
NUMBER OF TREES PROVIDED	42
SHADE TREES	-
OTHER TREES (2:1 SUBSTITUTION)	-

PLANT LIST			
QTY.	KEY	NAME	SIZE
32		QUERCUS PHELLOS WILLOW OAK	2-1/2"-3" CALIPER
42		ACER PLATANOIDES 'EMERALD QUEEN' (EMERALD QUEEN NORWAY MAPLE)	2-1/2"-3" CALIPER
23		QUERCUS PALYSTRIS 'SOVEREIGN' (SOVEREIGN PIN OAK)	2-1/2"-3" CALIPER
71		CUPRESSOCYPARIS LEYLANDI/ LEYLAND CYPRESS	5'-6" HT.
10		AZALEA 'GUMPO WHITE' GUMPO WHITE AZALEA	18"-24" SP.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 97 SHADE & 71 EVERGREEN TREES, 10 SHRUBS AND 272 LF. OF RETAINING WALL WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$45,490.00. (SEE SHEET 17 FOR FOCAL POINT LANDSCAPE PLANT LIST AND PLAN VIEW). TOTAL LANDSCAPE SURETY IS \$51,010.00.
 NOTE: THE LANDSCAPE SURETY FOR THIS PROJECT WILL NOT BE RELEASED UNTIL THE LANDSCAPE PLANTING IS REPLACED ON ADJOINING BULK PARCEL 'T' AS APPROVED UNDER SDP-03-052 UPON THE COMPLETION OF THE UNDERGROUND S.W.M. FACILITY.



NOTE: CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS NOT RETAINING NATURAL FORM OF TREE
 SPRAY WITH VILT-PROOF ACCORDING TO MANUFACTURER'S STANDARDS
 PRUNE 1/3 LEAF AREA BUT RETAIN NATURAL FORM OF TREE
 2 PIECES OF REINFORCED RUBBER HOSE DOUBLE #12 GALVANIZED WIRE GUYTS TWISTED
 3-2" X 2" OAK STAKES NOTCH STAKES TO HOLD WIRE WRAP TRUNK TO SECOND TIER OF BRANCHES WITH WATERPROOF TREE WRAP TIE AT 24" INTERVALS (EXCEPT EVERGREENS) REMOVE ANY COVERING FROM TOP OF ROOT CROWN
 3" MULCH MAINTAIN GROUND LINE WITH TOP OF ROOT CROWN CONSTRUCT 3" SAUCER RIM-FLOOD WITH WATER TWICE WITHIN 24 HOURS TOP SOIL MIXTURE CONVEX BOTTOM 6" MIN. HT.

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.
 All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specific requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be healthy, stored in cool storage and shall be accepted.
 Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to 'Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas', hereinafter 'Landscape Guidelines' approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all addenda.
 Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.
 Contractor shall be responsible for notifying utility companies, utility contractors and 'Mes Utility' a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.
 Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 Foot high snow fence or blaze orange safety fence at the drip line.
 Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.
 Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.
 Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.
 All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.
 Positive drainage shall be maintained in planting beds 2 percent slope.
 Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - Two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.
 Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.
 All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.
 This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-3255

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: July 17, 2008
 Signature: *[Signature]* Date: *7/20/08*

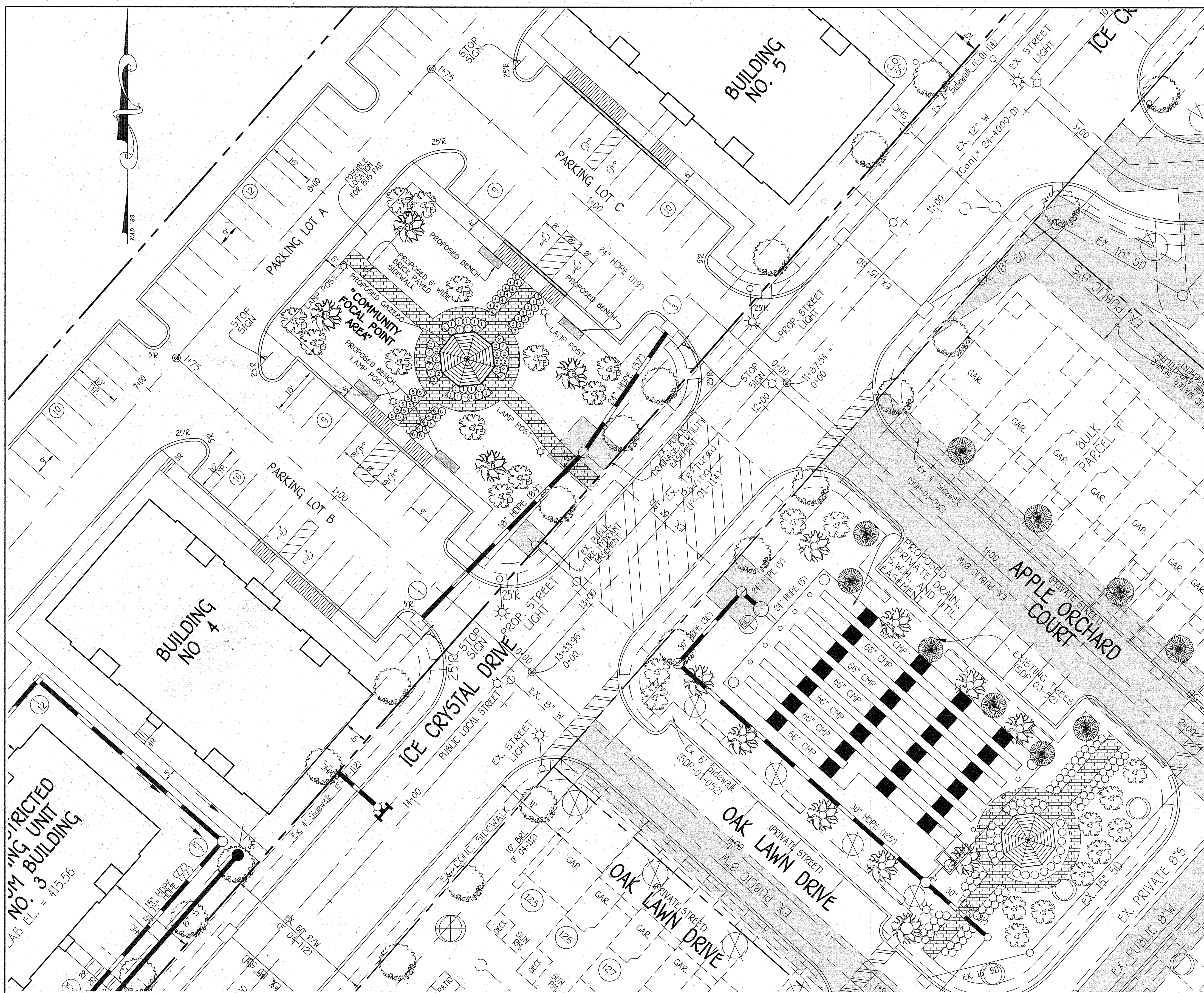
NO.	REVISION	DATE
1	Moved Community Center Location & Changed Bldg. No. From 16 Units To 16 Units.	2/12/10

ENGINEER'S CERTIFICATE
 I certify that this plan and sediment control represents a practical and workable plan based on the knowledge of the site conditions and that it was prepared in accordance with the laws of the State of Maryland.
 Signature: *[Signature]* Date: *7/20/08*
DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer (Print name below signature): *John L. Fisher* Date: *7/12/10*

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *[Signature]* Date: *7/20/08*
OWNER/DEVELOPER
 ICE CRYSTAL, L.L.C.
 8035-P COLUMBIA 100 PKWY.
 COLUMBIA, MARYLAND 21045
 (410) 730-0810
 ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: *[Signature]* Date: *10/23/08*
 Signature: *[Signature]* Date: *10/15/08*
 Signature: *[Signature]* Date: *10/12/10*
 PROJECT: CHERRYTREE PARK - BULK PARCELS 'I' & 'J'
 SECTION/AREA: ---
 LOT NO.: BLDG. UNITS 1-7
 PLAT NO.: 15449 - 15454
 BLOCK NO.: 4
 ZONE: MXD-6
 TAX: 46
 ELEC. DIST.: 6TH
 CENSUS TR.: 6068.02
 WATER CODE: SEWER CODE: E18
 7602000

LANDSCAPE PLAN
 AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
 CONDOMINIUM BUILDINGS 1 THRU 7
 BULK PARCEL 'I' & 'J', PHASES 1 AND 2
 (A RESUBDIVISION OF BULK PARCEL 'B')
 ZONED: MXD-6
 TAX MAP NO.: 46 PARCEL No.: 156
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: A5 SHOWN DATE: AUGUST 1, 2008
 SHEET 16 OF 22



FOCAL POINT LANDSCAPE PLAN

SCALE: 1" = 20'

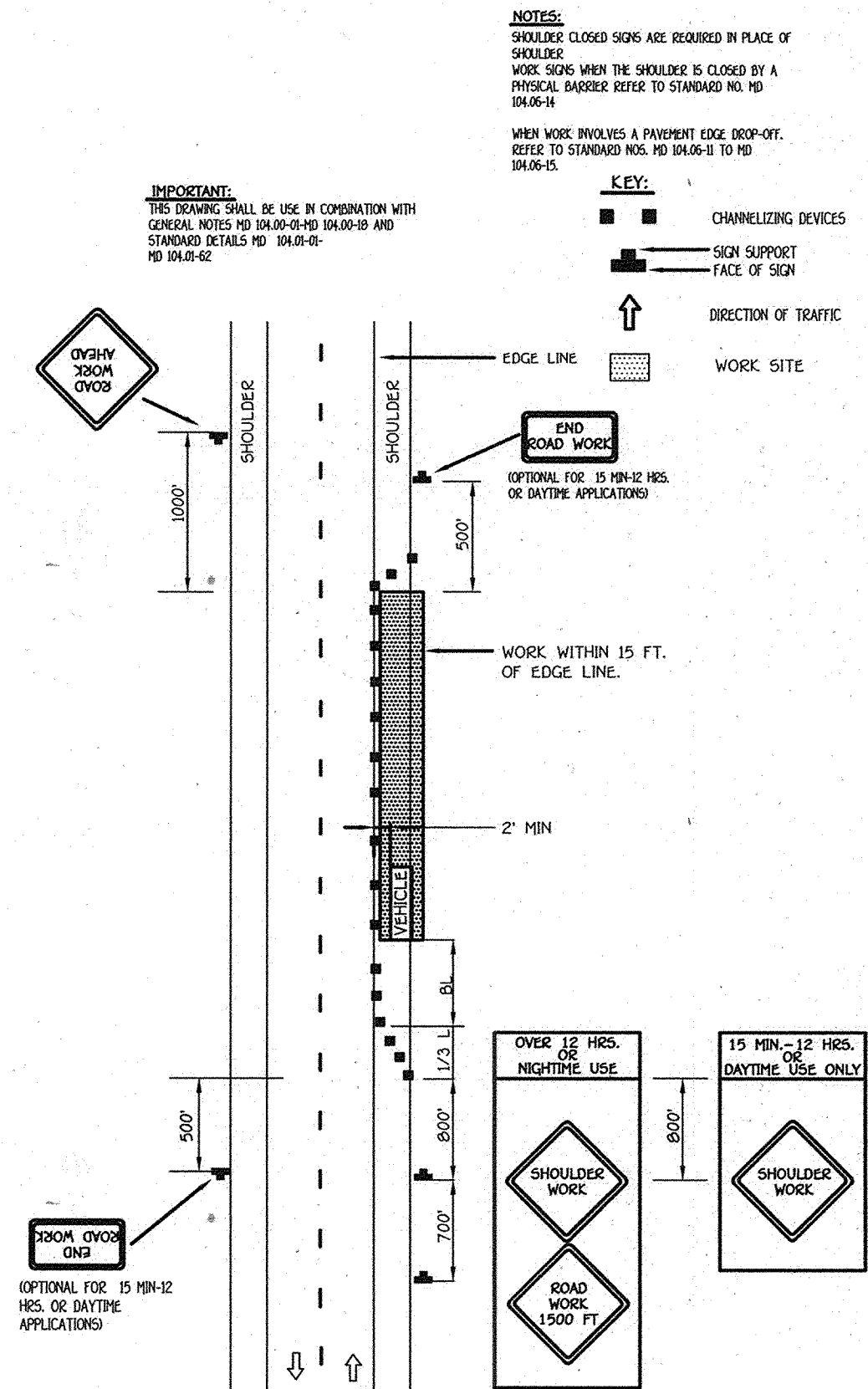
QTY.	KEY	NAME	SIZE
20	①	TAXUS BACCATA 'REPANDENS' / SPREADING ENGLISH YEW	18"-24" sp.
20	②	TAXUS MEDIA 'DENSIFORMIS' / DENSIFORMIS YEW	2-1/2'-3' ht.
12	③	LLEX x CRENATA 'COMPACTA' / COMPACTA JAPANESE HOLLY	2-1/2'-3' ht.
12	④	PYRACANTHA COCCINEA 'LOWBOY' / LOWBOY FIRETHORN	18"-24" sp.
10	⑤	VIBURNUM CARLESII / KOREAN SPICE VIBURNUM	2-1/2'-3' ht.
10	⑥	LLEX VERTICILLATA / WINTERBERRY	3'-4' ht.
12	⑦	CORNUS FLORIDA 'RUBRA' / RED FLOWERING DOGWOOD	8' - 10' HT.
4	⑧	ACER PLATANOIDES 'EMERALD QUEEN' (EMERALD QUEEN NORWAY MAPLE)	2-1/2"-3" CALIPER

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE FOCAL POINT LANDSCAPING (4 SHADE, 12 ORNAMENTAL & 84 SHRUBS) WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$5,520.00.

NOTE: ANY LANDSCAPING REMOVED BY THE INSTALLATION OF THE UNDERGROUND S.W.M. FACILITY WILL BE REPLACED OR RELOCATED.

MAINTENANCE OF TRAFFIC SPECIAL PROVISIONS

- GENERAL**
- THE PURPOSE OF THIS PORTION OF THE SPECIAL PROVISION IS TO SET FOR THE TRAFFIC CONTROL REQUIREMENTS NECESSARY FOR THE SAFE AND EFFICIENT MAINTENANCE TO TRAFFIC WITHIN WORK AREAS AND TO MINIMIZE ANY INCONVENIENCES TO THE TRAVELING PUBLIC AND THE CONTRACTOR AND/OR PERMITTEE.
 - PROPER TRAFFIC CONTROL THROUGH WORK AREAS IS ESSENTIAL FOR INSURING THE SAFETY AND THAT OF HIGHWAY WORKERS HAS THE HIGHEST PRIORITY OF ALL TASKS WITHIN THIS PROJECT. THE PROPER APPLICATION OF THE APPROVED TRAFFIC CONTROL PLAN (TCP) WILL PROVIDE THE DESIRED LEVEL OF SAFETY.
 - THROUGHOUT THESE SPECIAL PROVISIONS ANY MENTION OF THE TCP SHALL BE IMPLIED TO INCLUDE ANY COMBINATION OF TYPICAL TRAFFIC CONTROL STANDARDS WHICH FORM THE OVERALL TCP FOR THIS PROJECT WHICH HAS BEEN APPROVED BY THE APPROPRIATE SHA TRAFFIC ENGINEER.
 - THE CONTRACTOR AND/OR PERMITTEE SHALL BE REQUIRED TO ADHERE TO THE PROVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 1988 EDITION, ESPECIALLY PART VI AND TO SECTION 814 OF THE MARYLAND DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS (JANUARY, 1992), INCLUDING ALL REVISIONS AND SUPPLEMENTS TO EACH.
 - THE CONTRACTOR AND/OR PERMITTEE SHALL BE REQUIRED TO ADHERE TO THE REQUIREMENTS SET FORTH IN THE TCP AND THESE SPECIAL PROVISIONS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. ANY REQUESTS TO MAKE MINOR CHANGES TO THE TCP OR THE SPECIAL PROVISIONS WITH REGARD TO THE TRAFFIC CONTROL ITEMS SHALL BE MADE IN WRITING TO THE ENGINEER A MINIMUM OF THIRTEEN WORKING DAYS PRIOR TO THE PROPOSED SCHEDULING CHANGE. THE CONTRACTOR AND/OR PERMITTEE SHALL HAVE WRITTEN APPROVAL OF THE ENGINEER PRIOR TO THE IMPLEMENTATION OF ANY CHANGE.
 - NO WORK SHALL BEGIN ON ANY WORK ACTIVITY OR WORK PHASE UNTIL ALL REQUIRED TRAFFIC CONTROL PATTERNS AND DEVICES INDICATED ON THE TCP FOR THAT ACTIVITY OR PHASE ARE COMPLETELY AND CORRECTLY IN PLACE TO HAVE BEEN CHECKED FOR APPROVED USAGE.
 - GENERAL AND SPECIFIC WARNING SIGNS SHALL ONLY BE IN PLACE WHEN SPECIFIC WORK TASKS AND ACTIVITIES ARE ACTUALLY UNDERWAY OR CONDITIONS EXIST THAT POSE A POTENTIAL HAZARD TO THE PUBLIC, AND ANY ADDITIONAL SIGNING HAS BEEN APPROVED BY THE APPROPRIATE SHA TRAFFIC ENGINEER. NOTE: THE PRACTICE OF PLACING SIGNING AND OTHER TRAFFIC CONTROL DEVICES IN ADDITION TO THOSE INDICATED ON THE APPROVED TCP IS NOT PERMITTED.
 - THE CONTRACTOR AND/OR PERMITTEE SHALL PROVIDE, MAINTAIN IN NEW CONDITION, AND MOVE WHEN NECESSARY, OR AS DIRECTED BY THE ENGINEER, ALL TRAFFIC CONTROL DEVICES USED FOR THE GUIDANCE AND PROTECTION OF MOTORISTS, PEDESTRIANS, AND WORKERS.
 - ALL TRAFFIC CONTROL DEVICES REQUIRED BY THE TCP SHALL BE KEPT IN GOOD CONDITION, FULLY PERFORMING AS SET FORTH IN THE TCP, THE MUTCD, AND/OR SECTION 814 OF THE SPECIFICATIONS. FOR REFLECTIVE DEVICES, A PARTICULAR DEVICE IS ASSUMED TO HAVE FAILED TO MEET MINIMUM OPERATIONAL STANDARDS WHEN THE DEVICE'S LONGEST RETRO-REFLECTANCE CAPABILITY OF AT LEAST 60% OF THE SPECIFIED MINIMUM VALUE OVER AT LEAST 50% OF THE VISIBLE REFLECTIVE SURFACE.
 - ALL TRAFFIC CONTROL DEVICES NOT REQUIRED FOR THE SAFE CONDUCT OF TRAFFIC SHALL BE PROMPTLY REMOVED, COMPLETELY COVERED, TURNED AWAY FROM TRAFFIC, OR OTHERWISE TAKEN OUT OF SERVICE. IT IS INTENDED THAT NO TRAFFIC CONTROL DEVICE IS TO BE IN SERVICE WHEN THERE IS NO CLEAR CUT REASON FOR THE DEVICE.
 - THROUGHOUT THE PERIODS OF WORK ACTIVITIES, TRAFFIC SHALL BE MAINTAINED BY IMPLEMENTING THE APPROVED TCP. IN LIEU OF THE TCP PREPARED FOR THIS PROJECT, AND/OR INDIVIDUAL TYPICAL TRAFFIC CONTROL STANDARDS, THE CONTRACTOR AND/OR PERMITTEE HAS THE OPTION OF PREPARING AND SUBMITTING A TCP, WHOLLY OR IN PART, OF HIS OWN DESIGN, FOLLOWING GUIDELINES SET FORTH IN THE MUTCD AND PRESCRIBED BY THE ADMINISTRATION. A TCP DEVELOPED BY THE CONTRACTOR AND/OR PERMITTEE SHALL NOT BE IMPLEMENTED UNTIL ADVANCE WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. TCPS MAY BE IMPLEMENTED WITHIN A SINGLE PROJECT OR JOINTLY BETWEEN TWO OR MORE PROJECTS. IN SITUATIONS WHERE TCPS ARE JOINTLY IMPLEMENTED, CARE SHALL BE EXERCISED TO PRESENT CORRECT AND NON-CONFLICTING GUIDANCE TO THE TRAVELING PUBLIC.
 - THROUGHOUT THESE SPECIAL PROVISIONS, WHERE SPEED OF TRAFFIC IS NOTED, THIS MEANS THE POSTED SPEED OR PREVAILING TRAVEL SPEED, WHICHEVER IS HIGHER, UNLESS OTHERWISE NOTED.
 - TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT, UNLESS OTHERWISE NOTED. NO TRAVEL LANES OTHER THAN THOSE DESIGNATED FOR POSSIBLE CLOSURE IN THE TCP SHALL BE CLOSED WITHOUT OBTAINING PRIOR APPROVAL FROM THE ENGINEER. ALL INGRESS AND EGRESS TO THE WORK AREA BY THE CONTRACTOR AND/OR PERMITTEE SHALL BE PERFORMED WITH THE FLOW OF TRAFFIC.



SHOULDER WORK / 2-LANE, 2-WAY EQL/LESS THAN 40 MPH

NO SCALE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-1055

NO.	REVISION	DATE
1	Moved Community Center From Bldg. No. 4	2/12/10

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: **July 17, 2008**

ENGINEER'S CERTIFICATE
 I certify that this plan and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature: *[Signature]* Date: **9/20/08**
 Title: **Professional Engineer (P.E.)**
 License No. **1000000000**
 State of Maryland, License No. 20748, Expiration Date 2-22-09

DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer (Print name below signature): *[Signature]* Date: **9/24/08**

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Howard SCD Date: **6/5**

OWNER/DEVELOPER
 ICE CRYSTAL L.L.C.
 80335-P COLUMBIA 100 PKWY.
 COLUMBIA, MARYLAND 21045
 (410) 730-0810
 ATTN: MR. JOHN LIPARINI

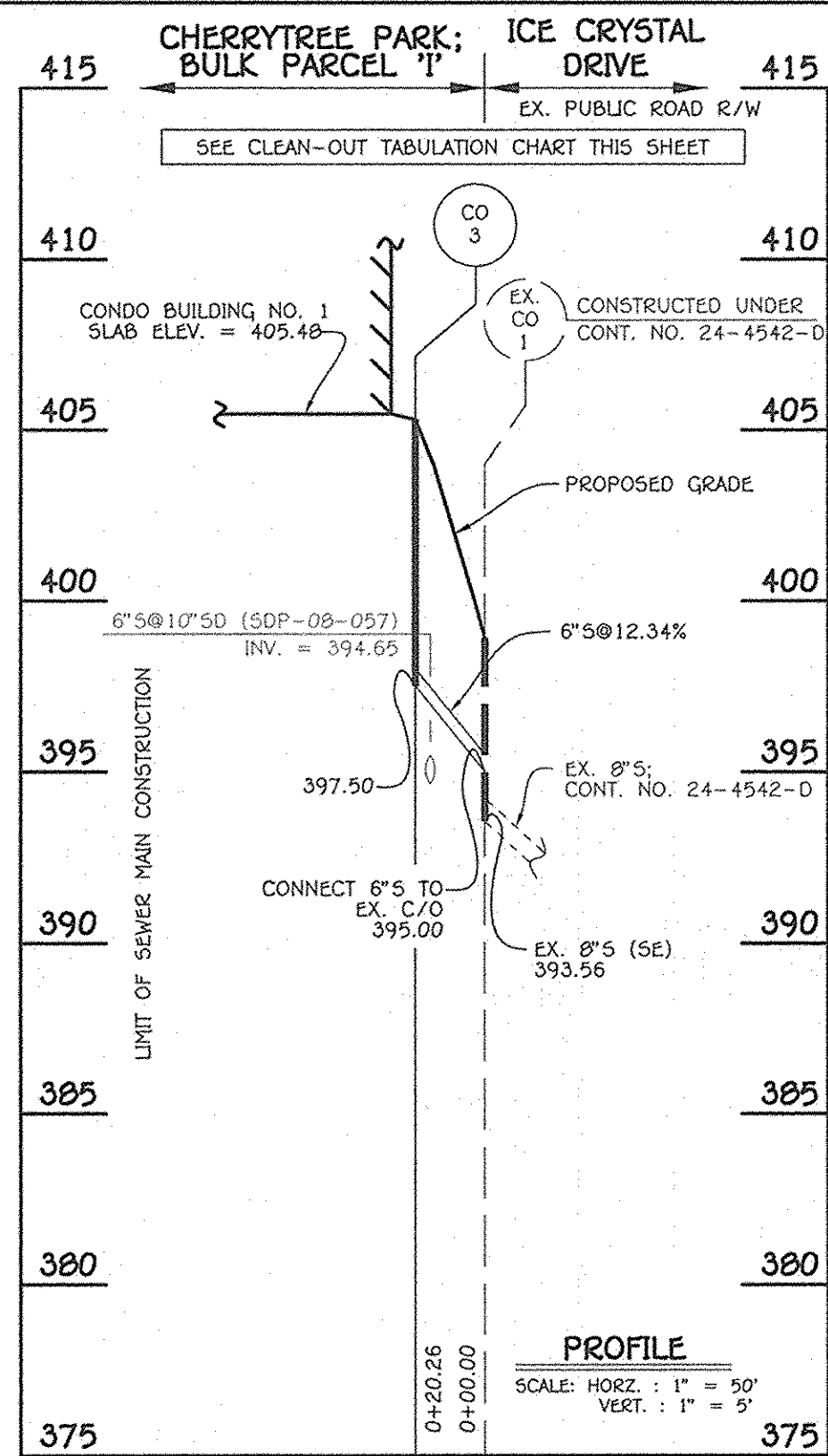
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Department of Planning and Zoning
 Chief, Development Engineering Division
 Director - Department of Planning and Zoning
 Date: **10/27/08**
 Date: **10/15/08**
 Date: **10/24/08**

PROJECT	SECTION/AREA	LOT NO.
CHERRYTREE PARK - BULK PARCELS 'I' & 'J'		BLDG. UNITS 1-7

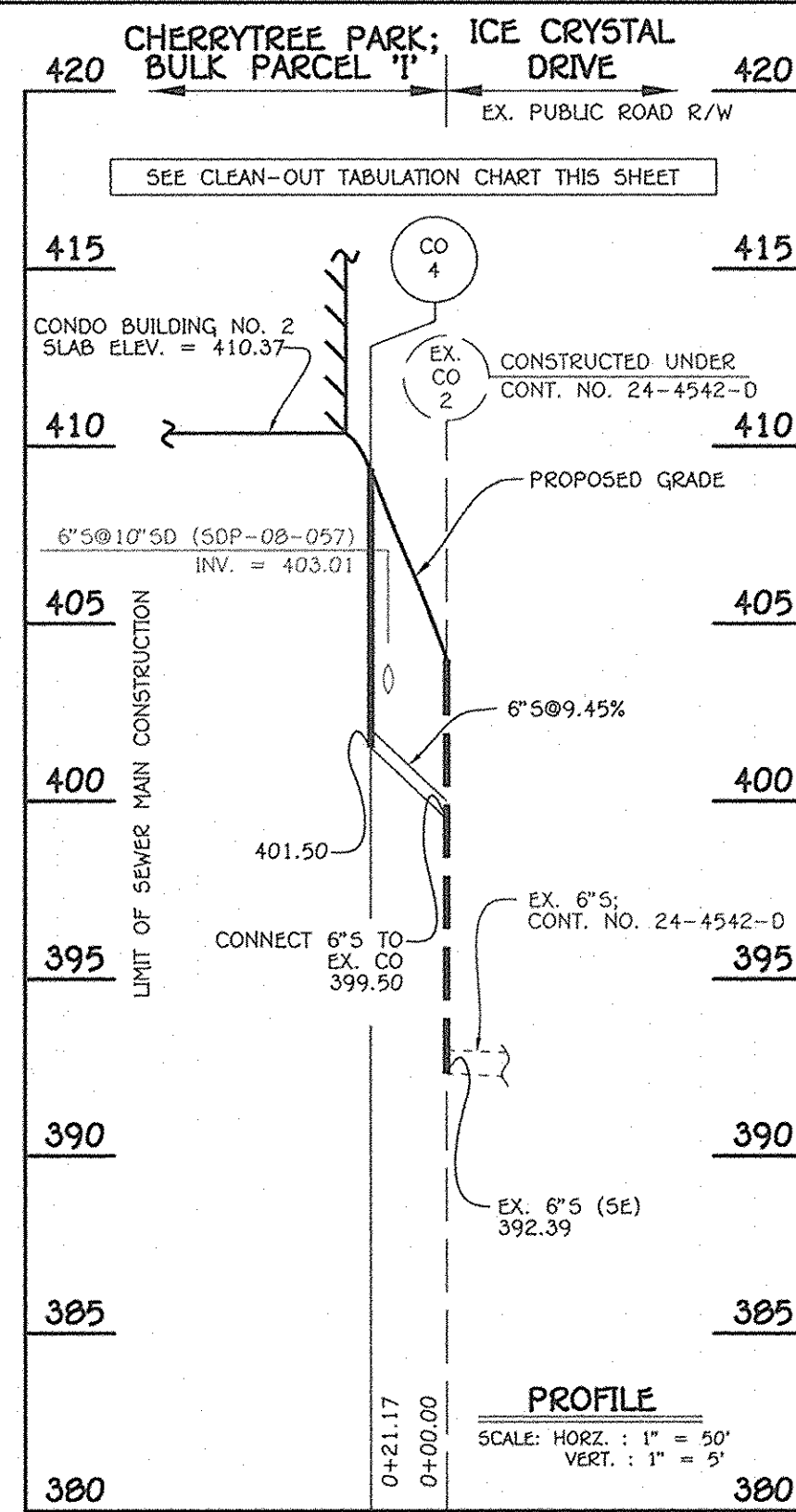
PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6068.02

WATER CODE: **E18** SEWER CODE: **7602000**

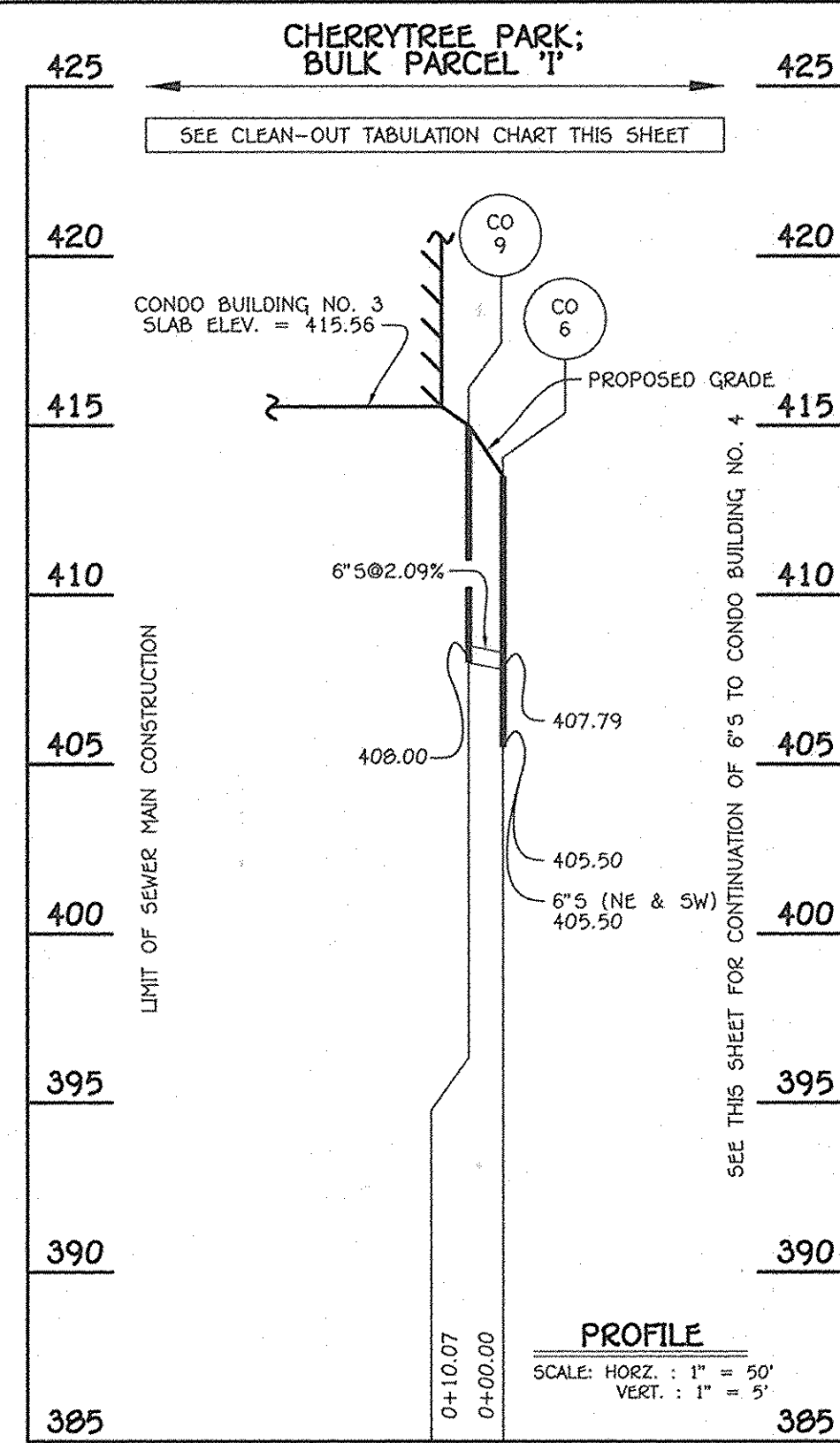
FOCAL POINT LANDSCAPE PLAN & TRAFFIC PLAN
 AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
 CONDOMINIUM BUILDINGS 1 THRU 7
BULK PARCEL 'I' & 'J', PHASES 1 AND 2
 (A RESUBDIVISION OF BULK PARCEL 'B')
 ZONED: MXD-6
 TAX MAP No.: 46 PARCEL No.: 156
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST 1, 2008
 SHEET 17 OF 22



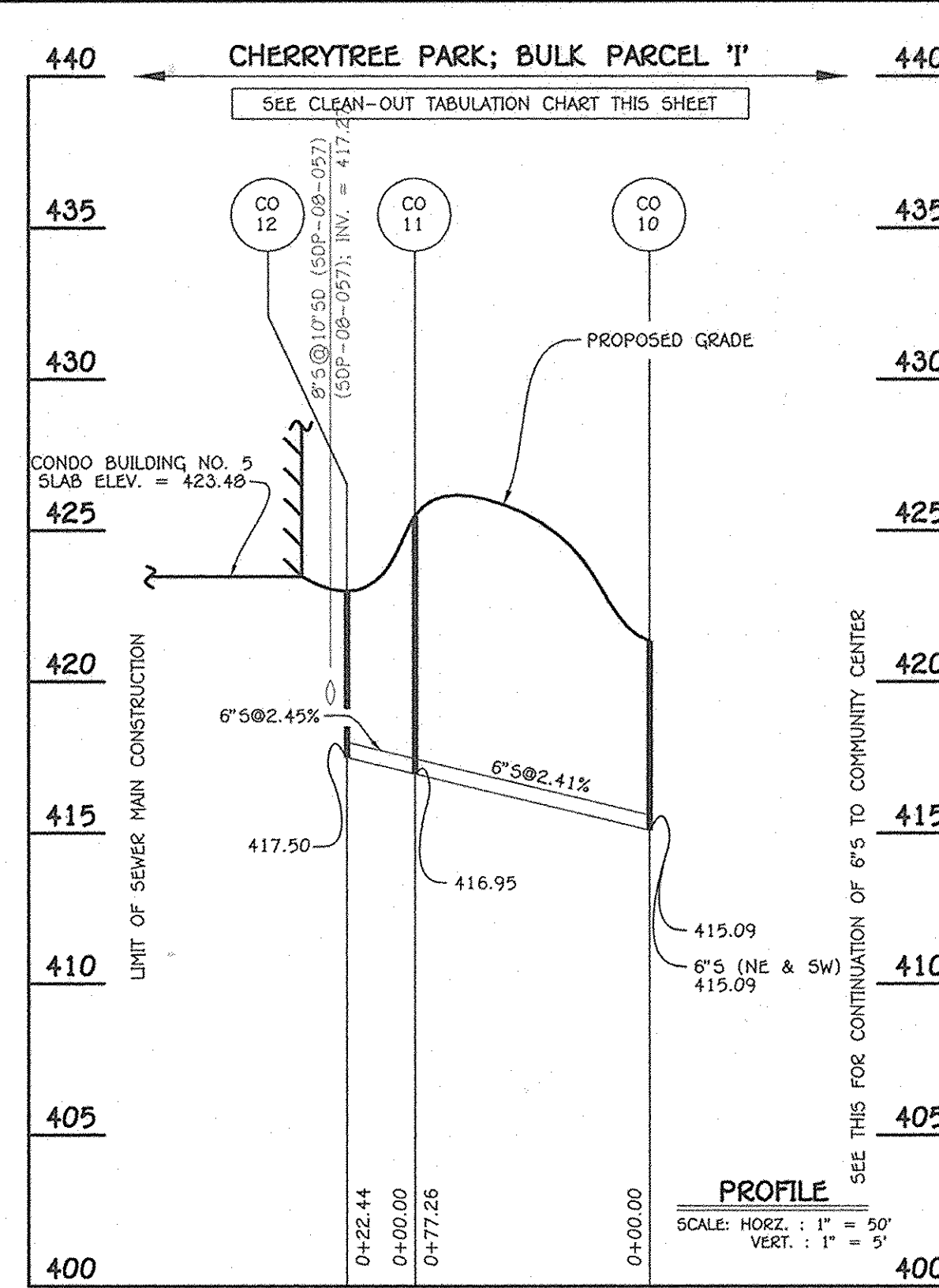
6" SEWER MAIN TO CONDO BUILDING NO. 1



6" SEWER MAIN TO CONDO BUILDING NO. 2



6" SEWER MAIN TO CONDO BUILDING NO. 3

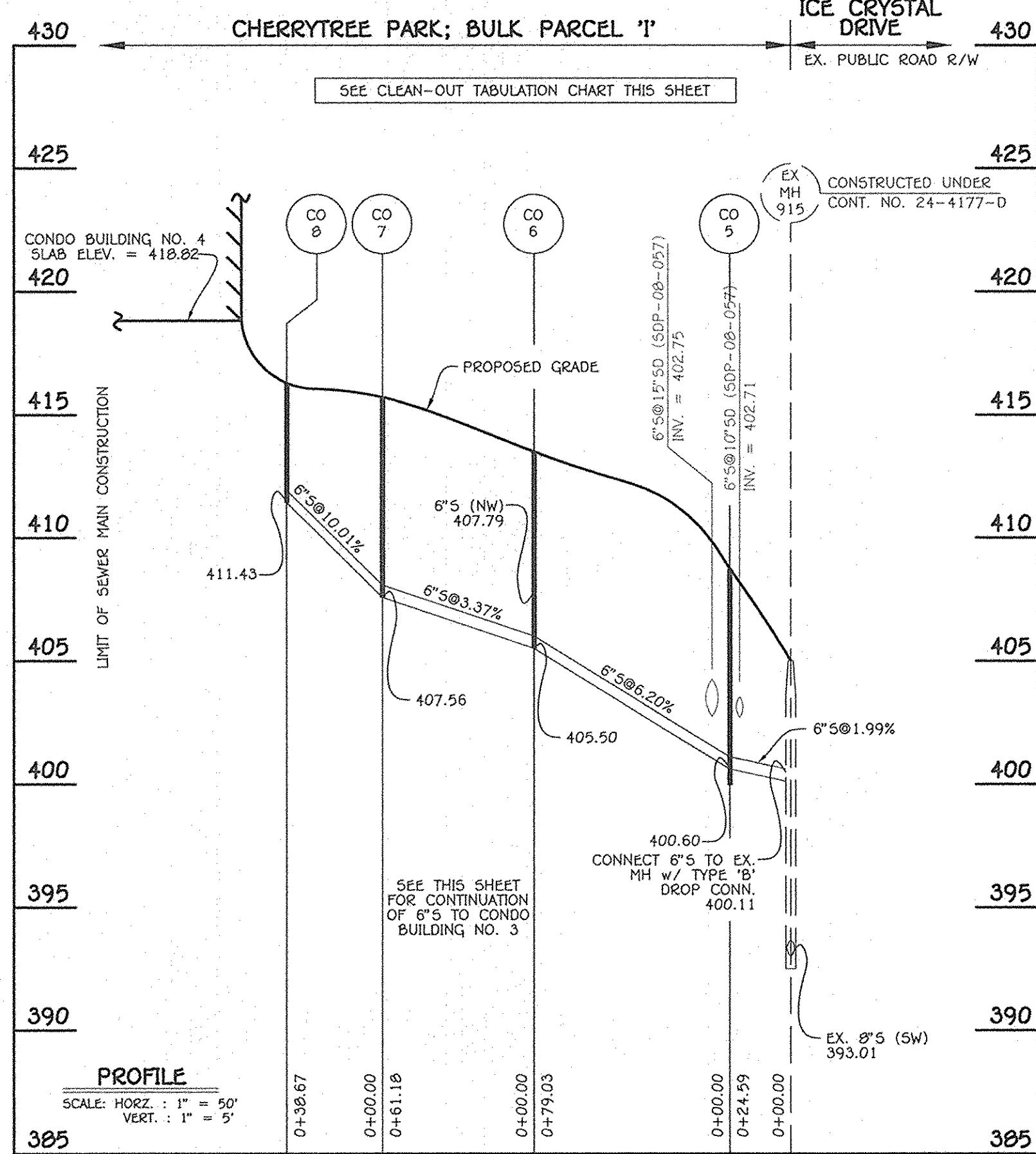


6" SEWER MAIN TO CONDO BUILDING NO. 5

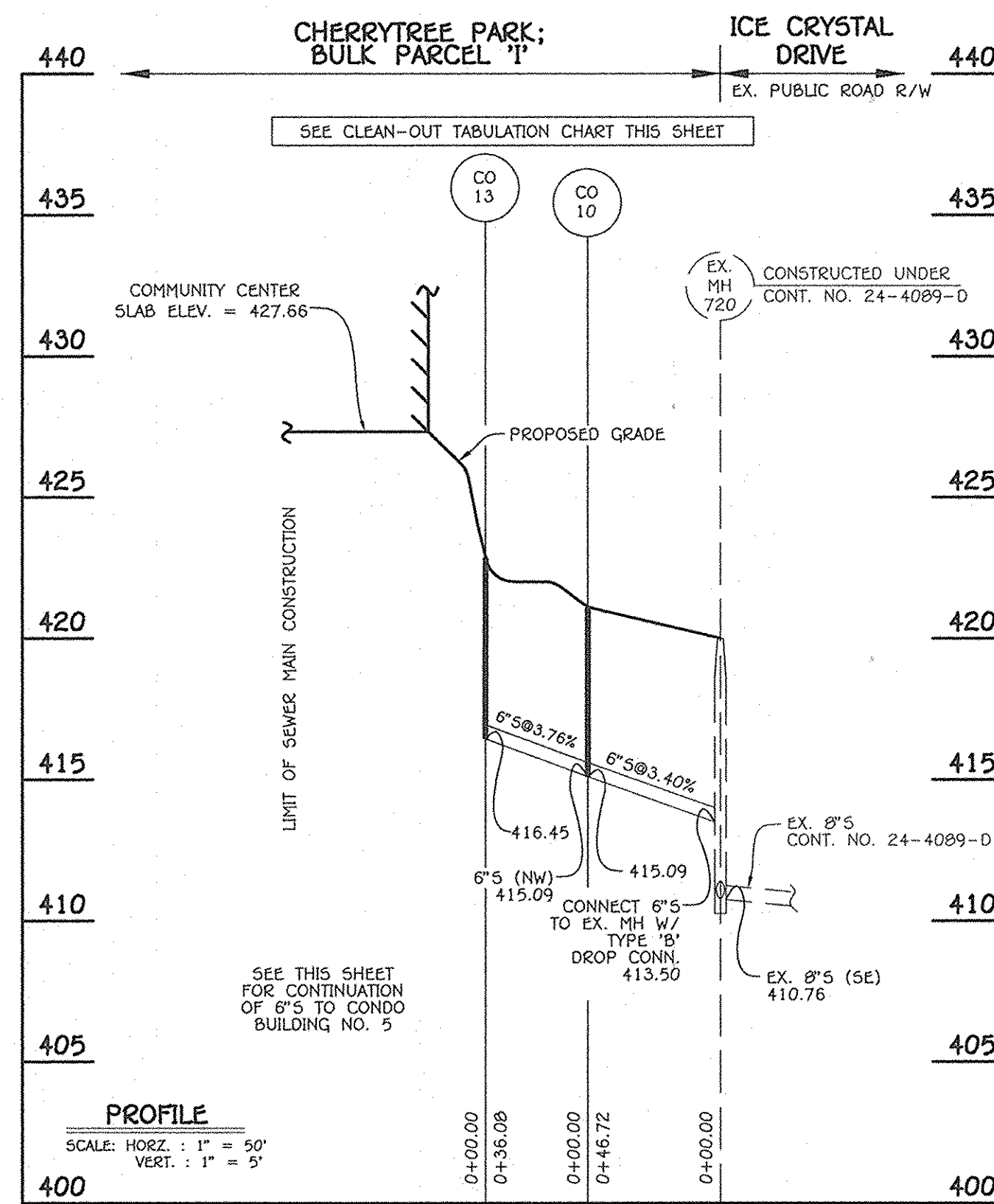
CLEAN-OUT TABULATION CHART			
NO.	NORTHING	EASTING	RIM ELEVATION
3	536995.15	1339640.74	404.00
4	537091.10	1339724.68	409.40
5	537115.92	1339769.47	409.00
6	537175.52	1339821.38	413.50
7	537221.66	1339861.55	413.90
8	537247.06	1339832.39	415.00
9	537182.17	1339813.83	415.00
10	537528.24	1340149.85	421.60
11	537579.25	1340091.82	426.00
12	537562.40	1340077.00	423.00
13	537555.32	1340173.70	422.85
14	537571.56	1340155.38	426.50
15	537787.29	1340377.14	428.80
16	537646.58	1340253.12	427.00
17	537657.55	1340240.67	428.85
18	537803.82	1340358.40	429.80

NOTE: *SET TOP OF CLEAN-OUTS FLUSH W/ PROPOSED GRADE.

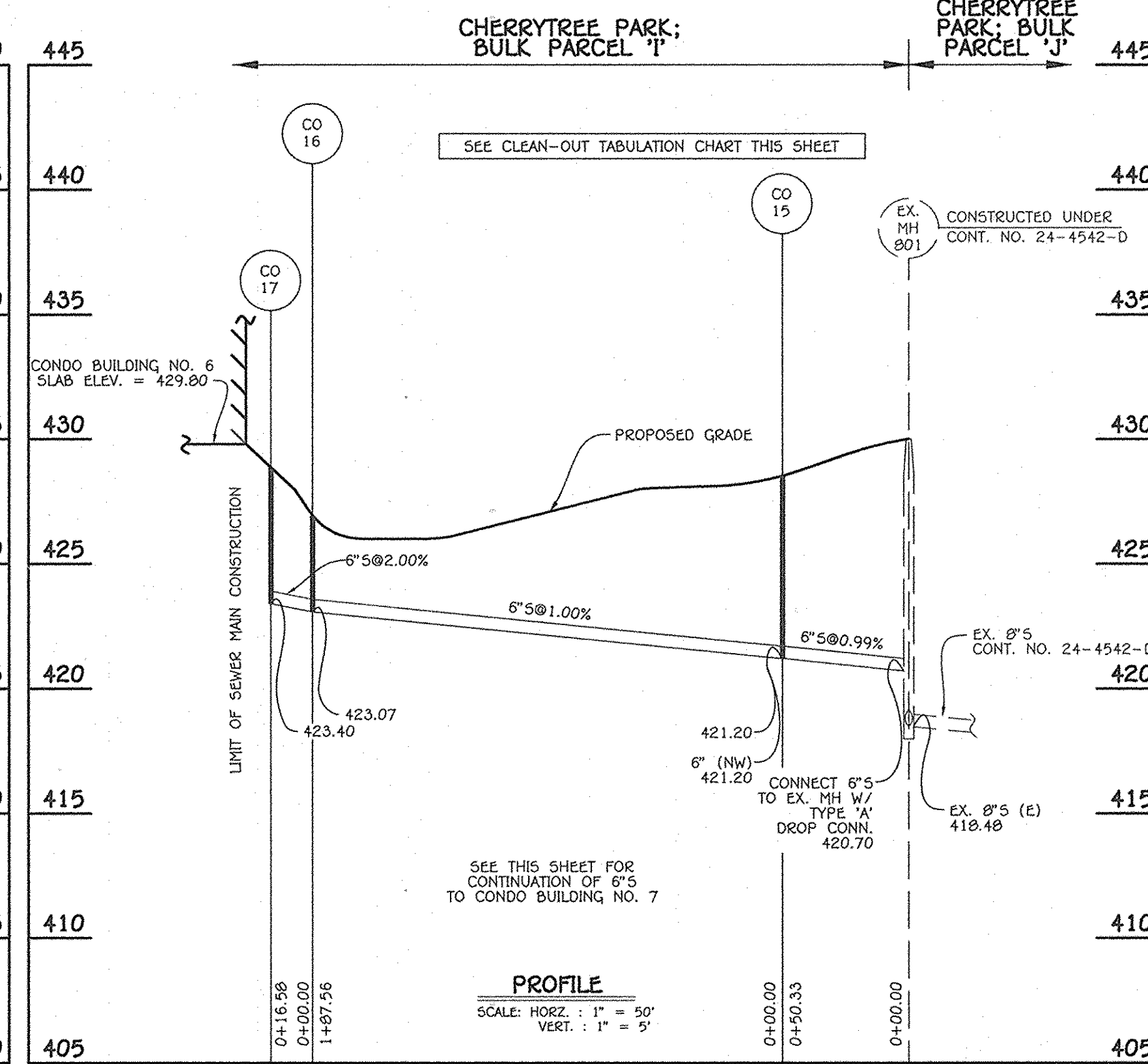
M.C.E. CHART	
UNIT	M.C.E.
1	402.84
2	406.90
3	413.36
4	416.99
5	423.00
COMMUNITY CENTER	421.05
6	428.70
7	427.80
FUTURE BLDG.	431.34



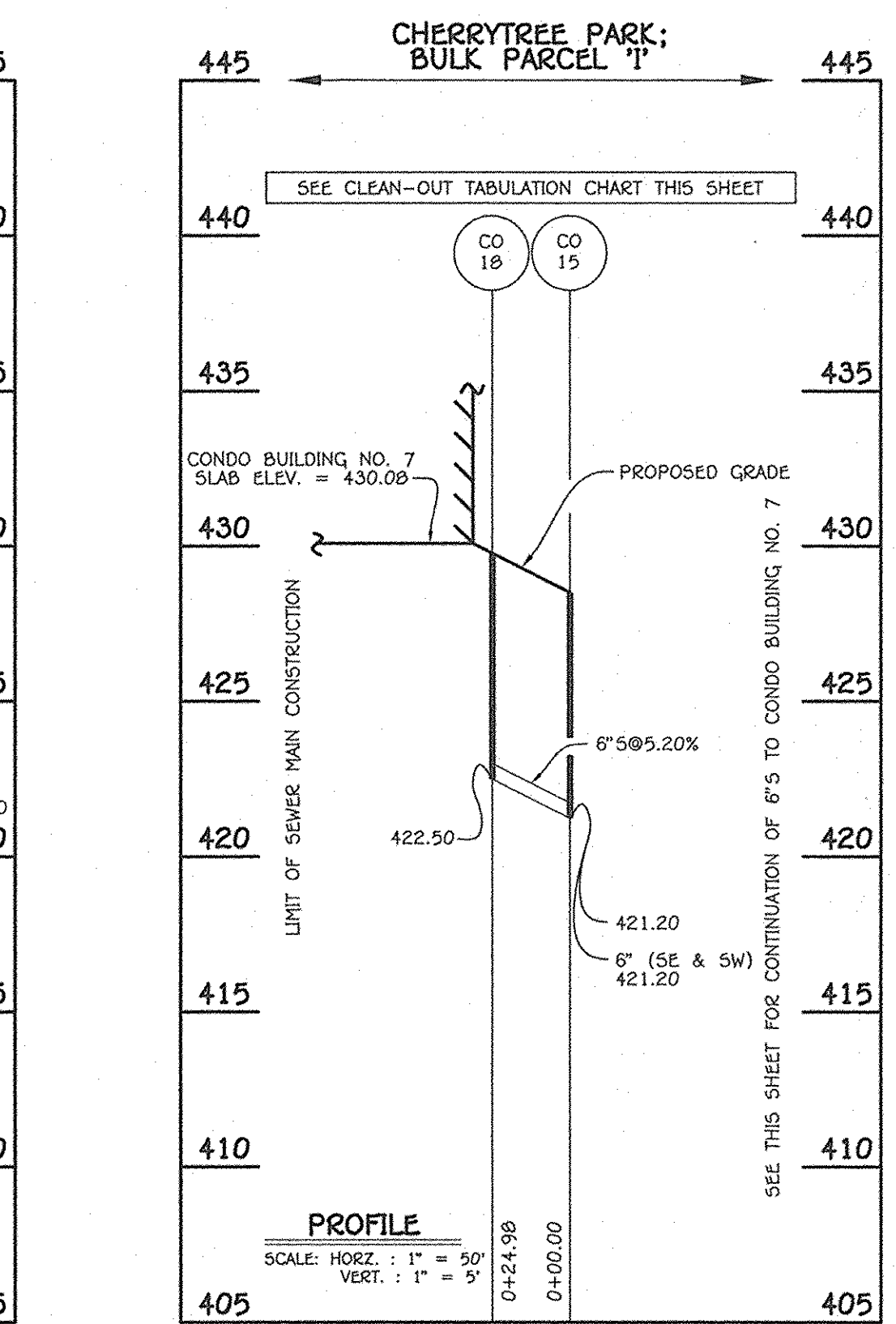
6" SEWER MAIN TO CONDO BUILDING NO. 4



6" SEWER MAIN TO COMMUNITY CENTER



6" SEWER MAIN TO CONDO BUILDING NO. 6



6" SEWER MAIN TO CONDO BUILDING NO. 7

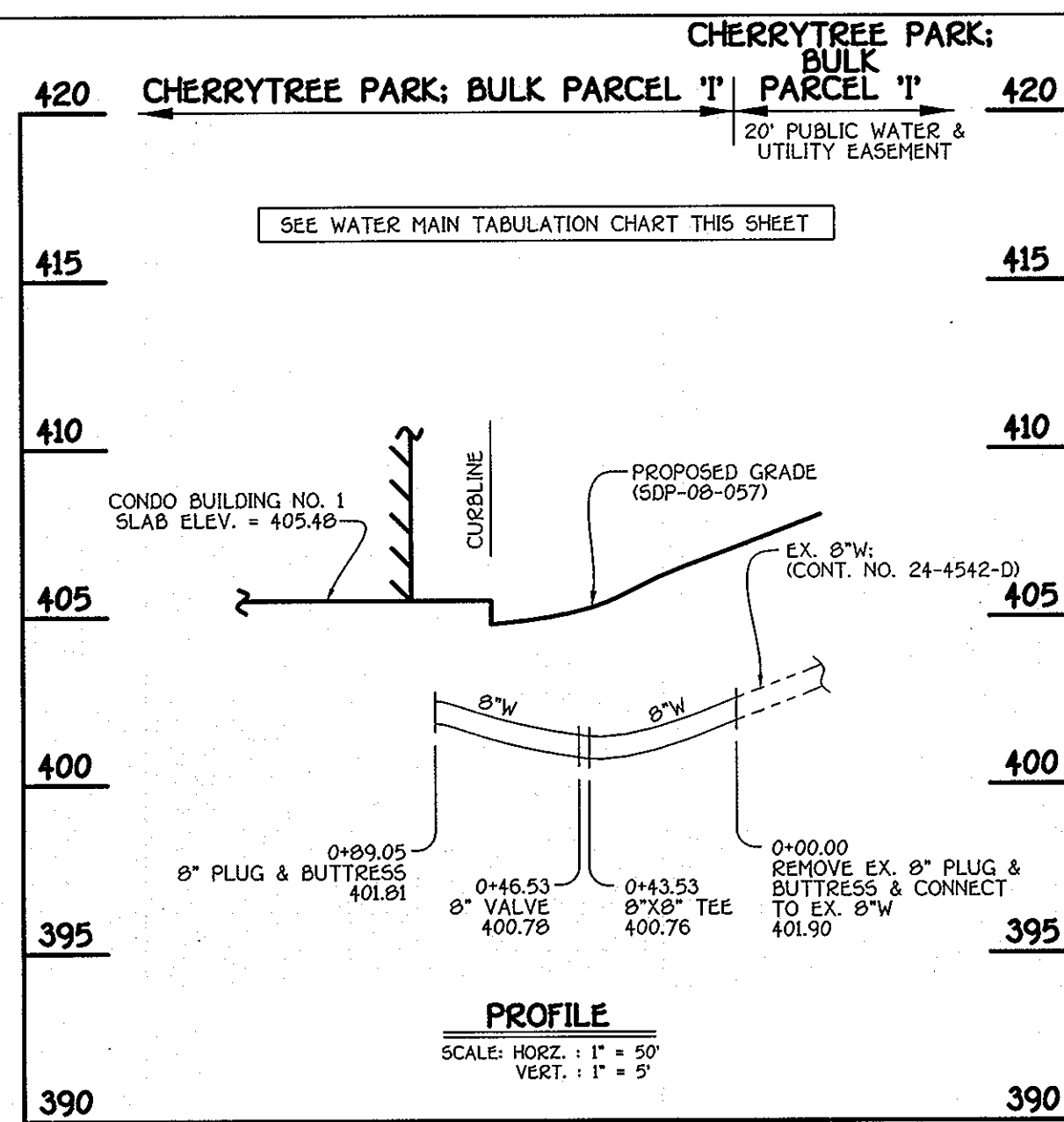
NO.	REVISION
1	REVISED SEWER PROFILES FOR COMMUNITY CENTER AND BLDG. NO. 6 & CHANGING BLDG NO. 8 TO BLDG. NO. 7
	DATE
	2/12/10

ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature of Engineer (CHARLES J. OSOVO SR., P.E.) 7/21/10
 Date
DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer (Print name below signature) 7/21/10
 Date

OWNER/DEVELOPER
 ICE CRYSTAL, L.L.C.
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045
 (410) 730-0810
 ATTN: MR. JOHN IPARINI

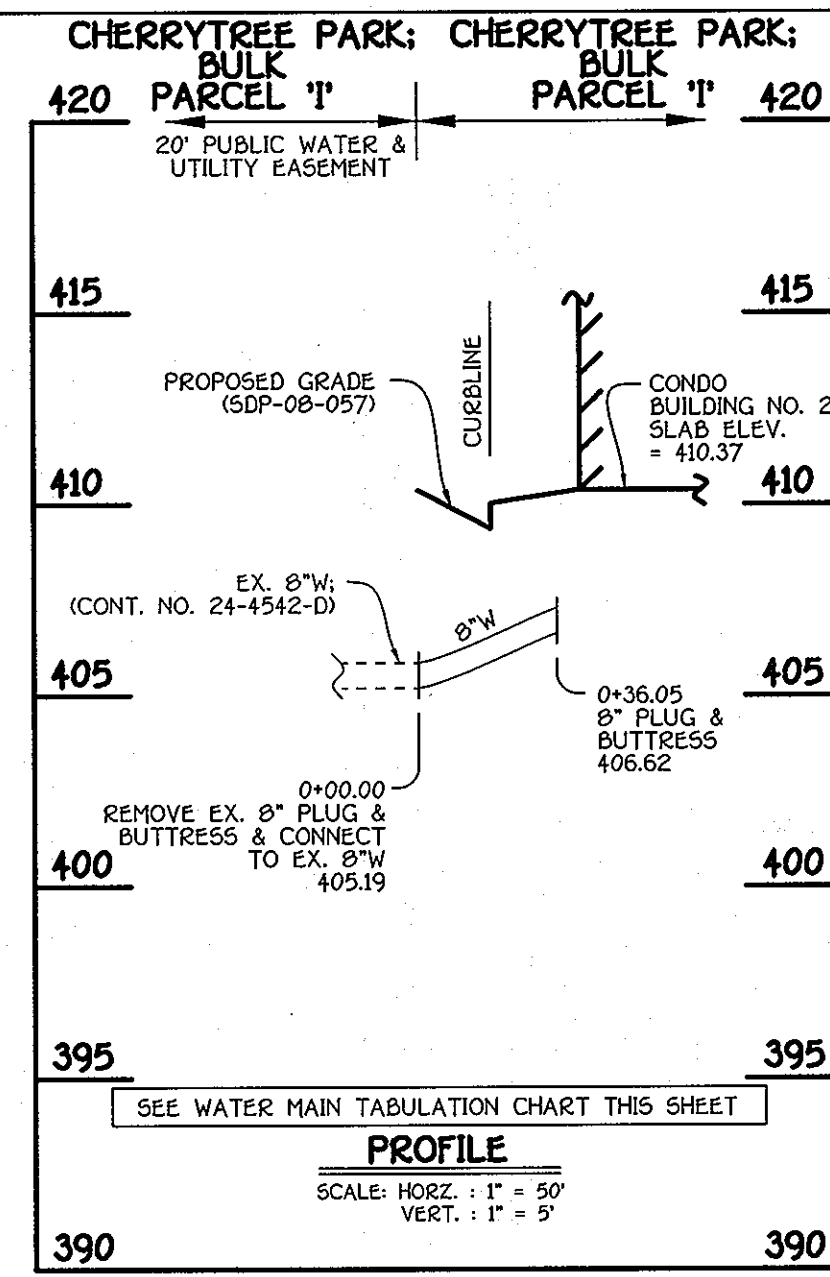
APPROVED: DEPARTMENT OF PLANNING AND ZONING			
<i>Kurt Schaefer</i> Chief, Division of Land Development	8/6/10	Date	
<i>Chris Evans</i> Chief, Development Engineering Division	7-28-10	Date	
<i>Thomas P. Butler</i> Director - Department of Planning and Zoning	8/6/10	Date	
PROJECT: CHERRYTREE PARK - BULK PARCELS 'I' & 'J'	SECTION/AREA: ---	LOT NO.: BLDG. UNITS 1-7	
PLAT NO.: 15449 - 15454	BLOCK NO.: 4	ZONE: MXD-6	TAX: 46
20209 - 20210		ELEC. DIST.: 6TH	CENSUS TR.: 6068.02
WATER CODE: E18	SEWER CODE: 7602000		

PRIVATE SEWER MAIN PROFILES
 REVISED
 AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
 CONDOMINIUM BUILDINGS 1 THRU 7
 BULK PARCELS 'I' & 'J'
 (A RESUBDIVISION OF BULK PARCEL 'B')
 ZONED: MXD-6
 TAX MAP No.: 46 PARCEL No.: 156
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JULY, 2010
 SHEET 18 of 22



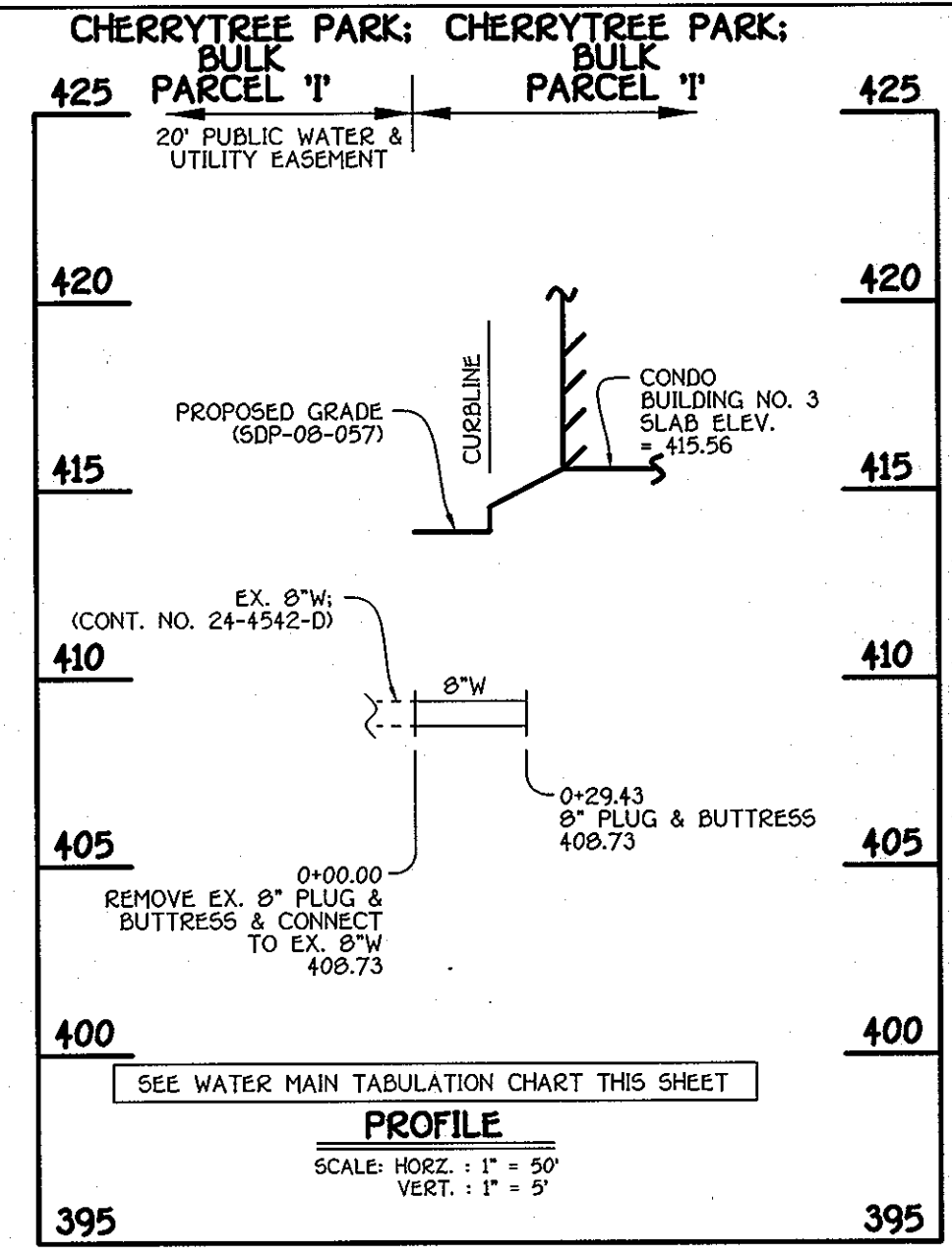
8" WATER MAIN TO CONDO BUILDING NO. 1

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
8" WATER MAIN TO CONDO BUILDING NO. 1			
0+00.00	EX. 8" PLUG & BUTTRESS	537108.97	1339581.31
0+43.53	8" X 8" TEE	537076.31	1339592.53
0+46.53	8" VALVE	537074.32	1339594.78
0+09.05	8" PLUG & BUTTRESS	537046.21	1339586.68



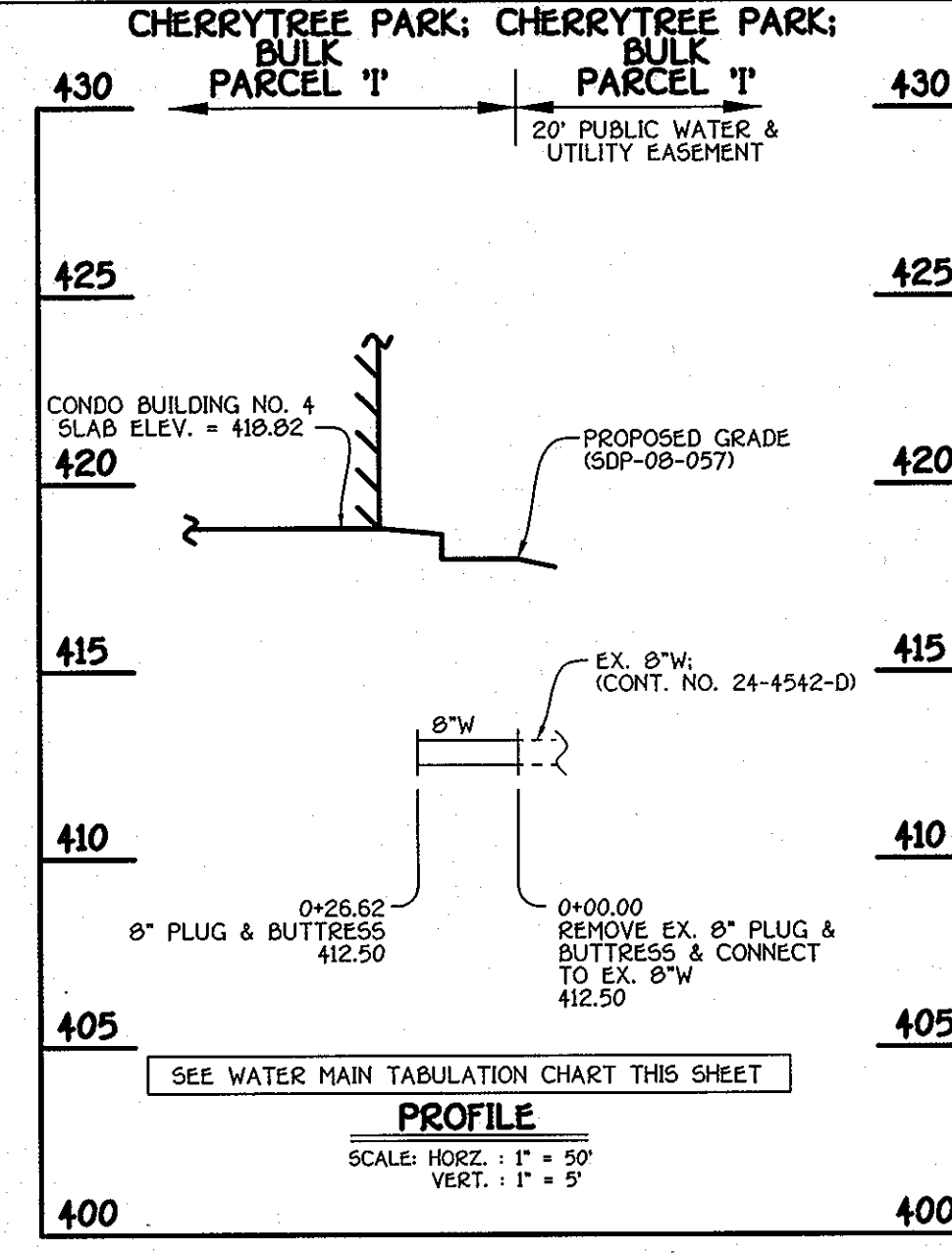
8" WATER MAIN TO CONDO BUILDING NO. 2

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
8" WATER MAIN TO CONDO BUILDING NO. 2			
0+00.00	EX. 8" PLUG & BUTTRESS	537165.48	1339644.44
0+36.05	8" PLUG & BUTTRESS	537161.64	1339671.50



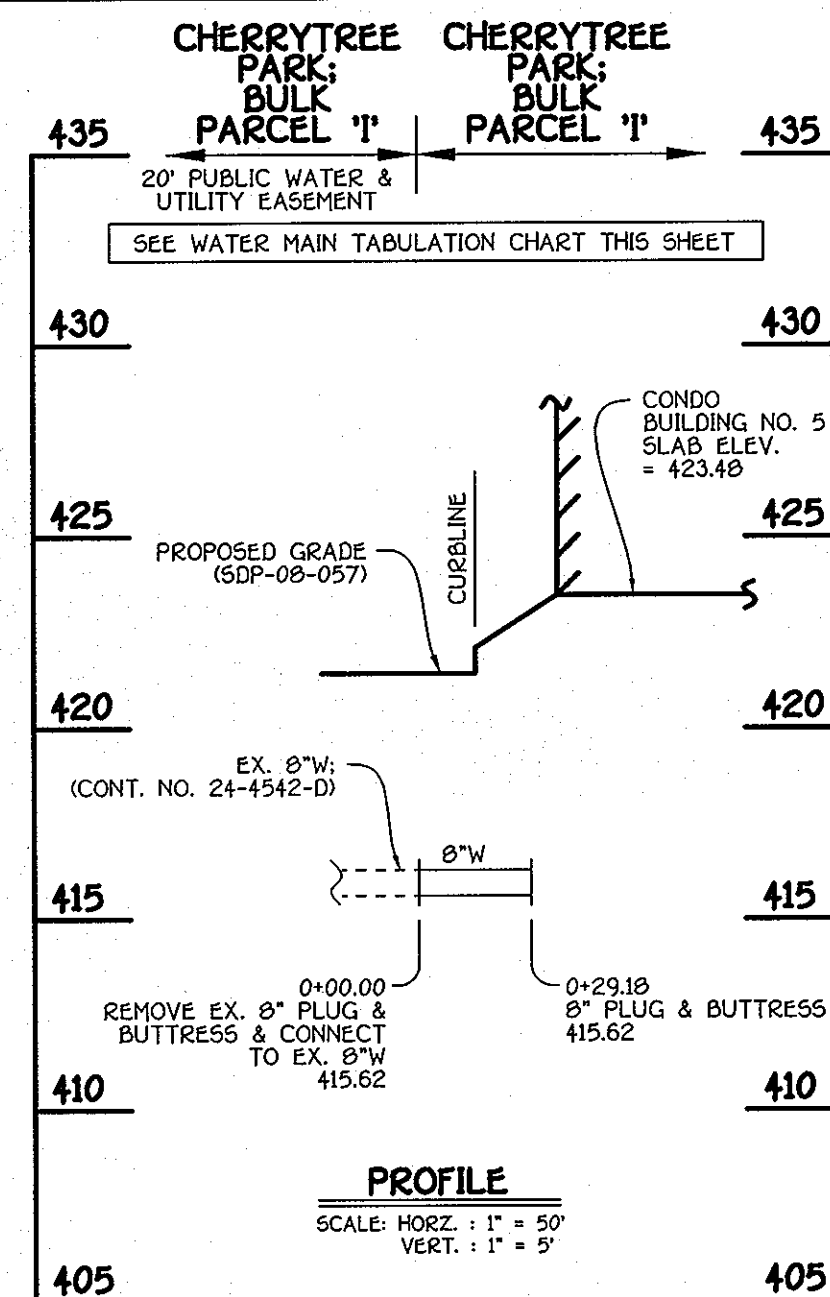
8" WATER MAIN TO CONDO BUILDING NO. 3

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
8" WATER MAIN TO CONDO BUILDING NO. 3			
0+00.00	EX. 8" PLUG & BUTTRESS	537255.79	1339735.07
0+29.43	8" PLUG & BUTTRESS	537236.33	1339757.15



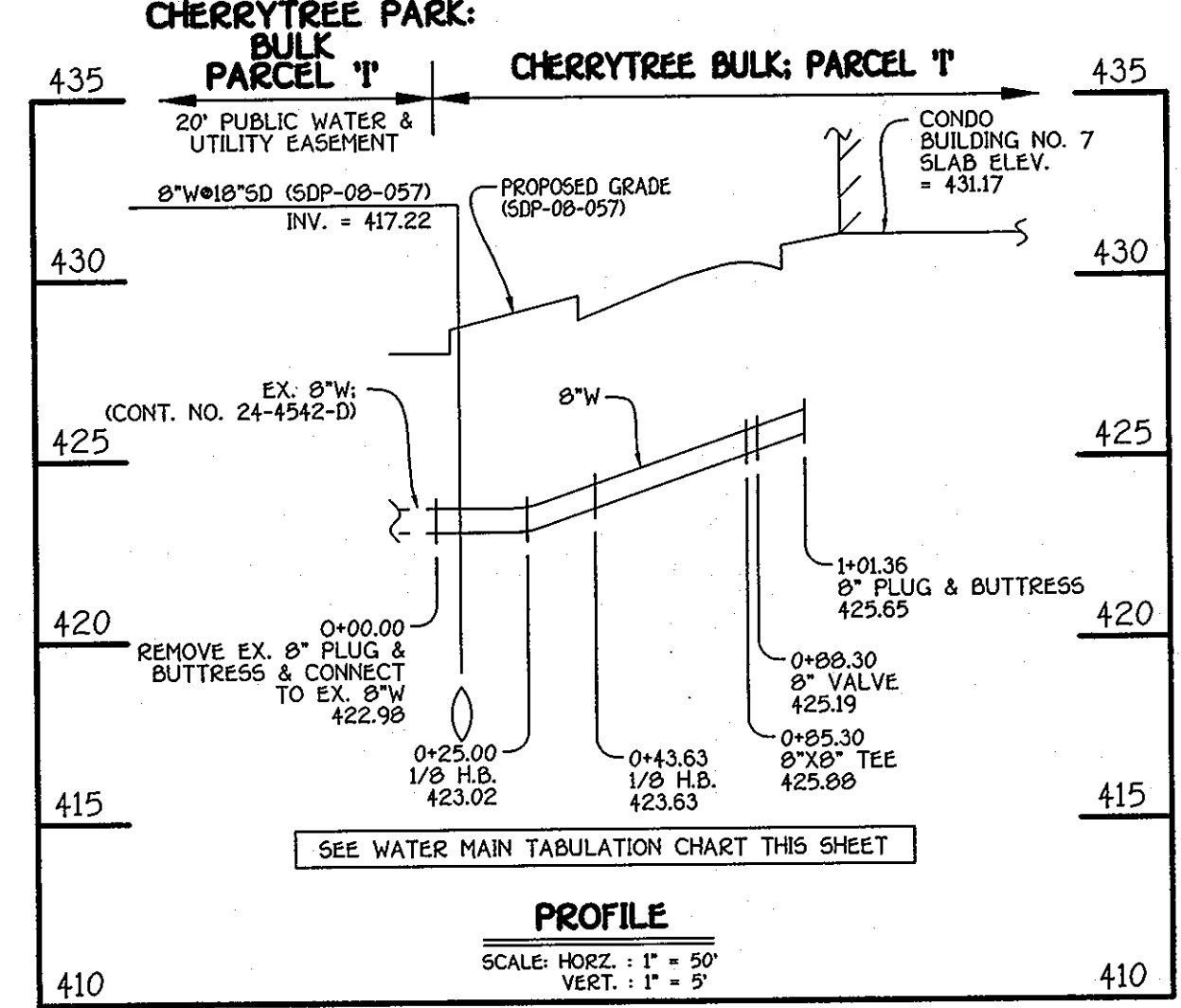
8" WATER MAIN TO CONDO BUILDING NO. 4

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
8" WATER MAIN TO CONDO BUILDING NO. 4			
0+00.00	EX. 8" PLUG & BUTTRESS	537331.89	1339910.75
0+26.62	8" PLUG & BUTTRESS	537311.93	1339893.15



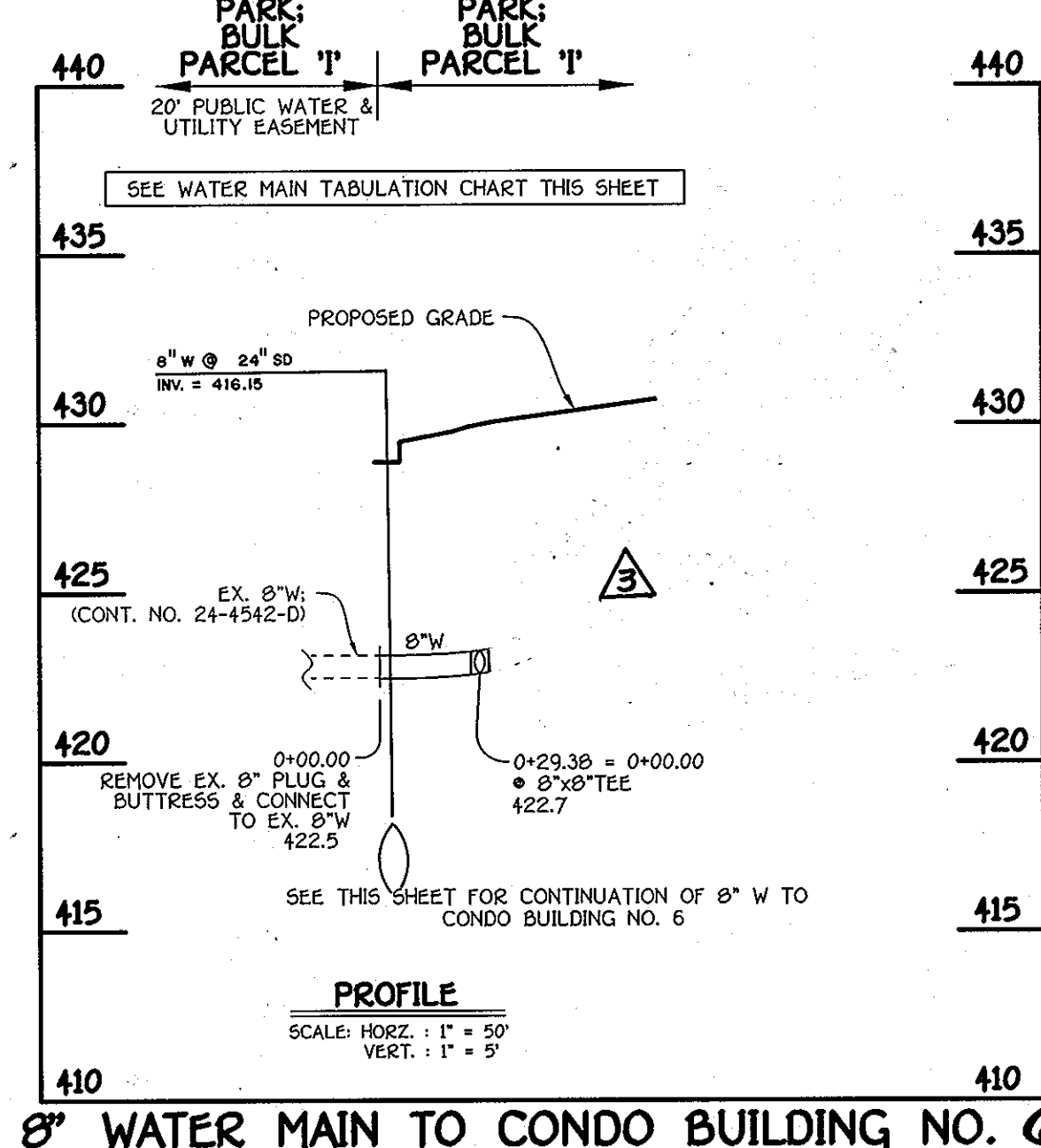
8" WATER MAIN TO CONDO BUILDING NO. 5

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
8" WATER MAIN TO CONDO BUILDING NO. 5			
0+00.00	EX. 8" PLUG & BUTTRESS	537475.78	1340006.75
0+29.05	8" PLUG & BUTTRESS	537497.68	1340026.05



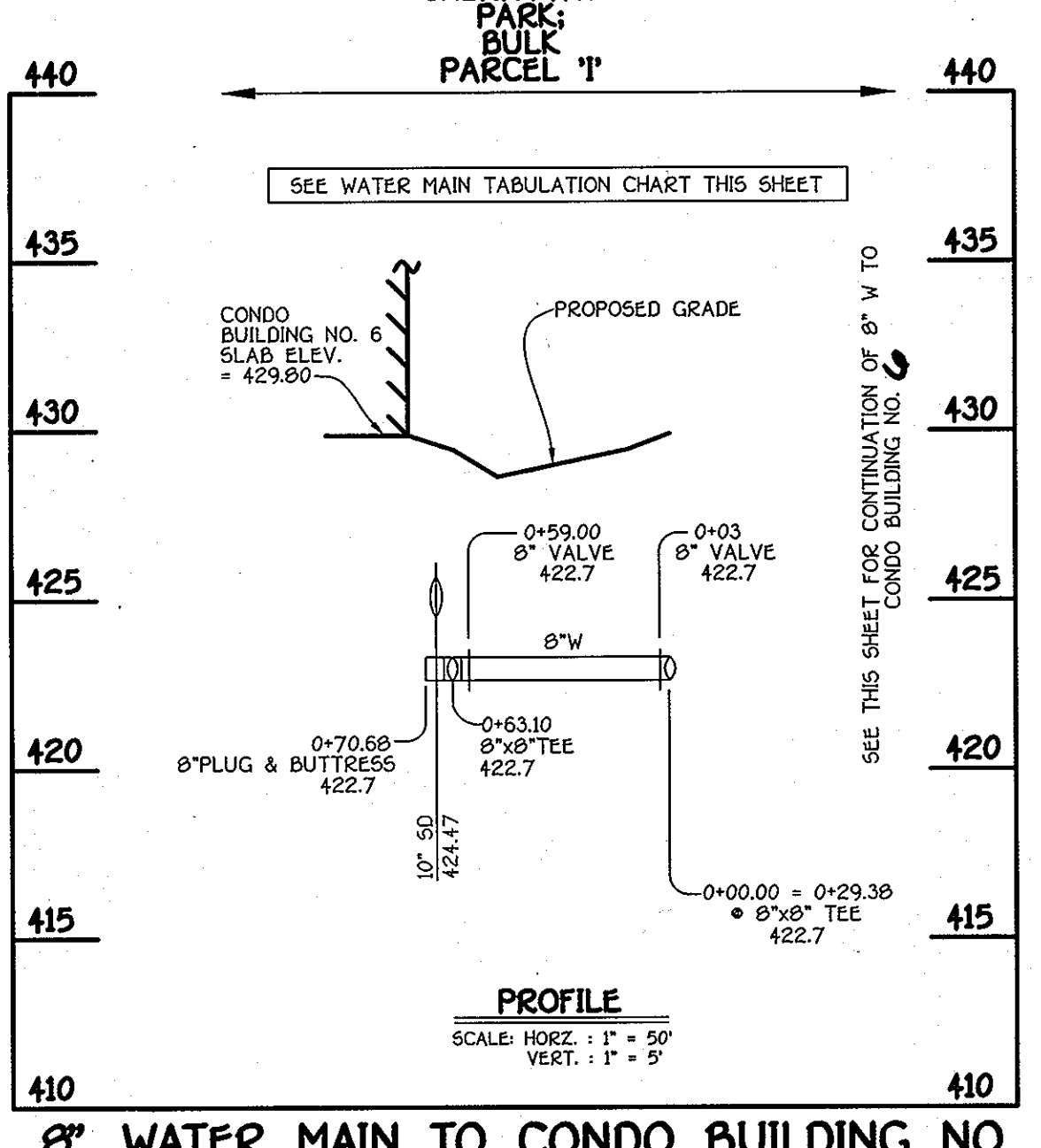
8" WATER MAIN TO CONDO BUILDING NO. 7

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
8" WATER MAIN TO CONDO BUILDING NO. 7			
0+00.00	EX. 8" PLUG & BUTTRESS	537839.16	1340249.29
0+25.00	1/8" H.B.	537822.63	1340268.05
0+43.63	1/8" H.B.	537824.04	1340286.62
0+85.30	8" X 8" TEE	537796.48	1340317.87
0+88.30	8" VALVE	537794.23	1340318.99
1+01.36	8" PLUG & BUTTRESS	537784.43	1340307.25



8" WATER MAIN TO CONDO BUILDING NO. 6

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
8" WATER MAIN TO CONDO BUILDING NO. 6			
0+00.00	EX. 8" PLUG & BUTTRESS	537773.06	1340191.02
0+29.38	8" X 8" TEE	537753.65	1340213.08
0+00.00	8" X 8" TEE	537788.16	1340250.01
0+02.67	8" VALVE	537722.63	1340056.68
0+06.68	8" PLUG & BUTTRESS	537787.99	1340057.78



8" WATER MAIN TO CONDO BUILDING NO. 6

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
8" WATER MAIN TO CONDO BUILDING NO. 6			
0+00.00	8" X 8" TEE	537753.65	1340213.08
0+03.00	8" VALVE	537751.98	1340210.98
0+59.00	8" VALVE	537709.18	1340173.89
0+63.10	8" X 8" TEE	537706.32	1340171.36
0+70.68	8" PLUG & BUTTRESS	537701.31	1340177.04

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 410-461-2355

NO.	REVISION	DATE
3	Revised Profile to Bldg. 6 & Added Bldg. 7	5/22/13
2	REVISED WATER PROFILES TO BLDG. 6 & 7	10/10/12
1	REVISED WATER PROFILE FOR COMMUNITY CENTER AND BLDG. NO. 6 & CHANGING BLDG. NO. 8 TO BLDG. NO. 7	2/12/10

ENGINEER'S CERTIFICATE
 I certify that the design for location and sediment control represents a practical and workable plan based on the best available knowledge of the site conditions and that it was prepared in accordance with the standards of the Howard Soil Conservation District.
 Signature: [Signature] Date: 10/10/12
 License No. 200748, Expiration Date 2-28-13.
DEVELOPER'S CERTIFICATE
 I certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer (Print name below signature): [Signature] Date: 1/24/13

OWNER/DEVELOPER
 ICE CRYSTAL, L.L.C.
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045
 (410) 730-0810
 ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Department of Land Development: [Signature] Date: 3/13/13
 Chief, Development Engineering Division: [Signature] Date: 3/13/13
 Director, Department of Planning and Zoning: [Signature] Date: 3-13-13

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15419 - 15454	4	MXD-6	46	6TH	6068.02

PROJECT: CHERRYTREE PARK - BULK PARCELS 'I' & 'J' SECTION/AREA: --- LOT NO.: --- BLDG. UNITS 1-7

WATER CODE: E18 SEWER CODE: 7602000

REVISED
 PRIVATE WATER MAIN PROFILES
 AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
 CONDOMINIUM BUILDINGS 1 THRU 7
BULK PARCELS 'I' & 'J'
 (A RESUBDIVISION OF BULK PARCEL 'B')
 ZONED: MXD-6
 TAX MAP No: 46 PARCEL No: 156
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JULY, 2010
 SHEET 19 OF 22

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

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

PURPOSE
Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas. Habitat and visual resources will be restored.

CONDITIONS WHERE PRACTICE APPLIES
This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is intended to quickly establish vegetative cover for short duration (30 to 90 days) to one year, and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are temporary soil stockpiles, cleared areas being left between construction phases, earth ditches, etc. and for Permanent Seeding are lawns, dams, cut and fill slopes and other areas at final grade, former stockpiles and staging areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY
Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Vegetation over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth.

VEGETATION
Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.

SEEDING
Seedling control devices must remain in place during grading, seedbed preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

A. Site Preparation

- Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways or sediment control basins.
- Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for Temporary Seeding.
- Schedule required soil tests to determine soil amendment composition and application rates for sites.

B. Soil Amendments (Fertilizer and Lime Specifications)

- Soil tests must be performed to determine the soil's nutrient status and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres.
- Soil tests must be performed to determine the soil's nutrient status and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres.
- Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by broadcast equipment. Fertilizer may be substituted for fertilizer with prior approval from the appropriate state authority. Fertilizers shall be delivered to the site fully baled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.
- Lime materials shall be ground limestone (hydrated or burnt lime) may be substituted which contains at least 80% total calcium oxide plus magnesium oxide. Magnesium shall be ground to such fineness that at least 50% will pass through a #100 mesh sieve and 90-100% will pass through a #20 sieve.
- Incorporate lime and fertilizer into the top 3-5" of soil by disk or other suitable means.

C. Temporary Seeding

- Seeding preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or ripers equipped on construction equipment. The soil shall be broken up and should not be rolled or dragged smooth, but left in the roughened condition. Sloped areas (greater than 1:1) shall be treated leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
- Apply fertilizer and lime as prescribed on the plans.
- Apply appropriate lime and fertilizer into the top 3-5" of soil by disk or other suitable means.

D. Permanent Seeding

- Seeding conditions for permanent vegetative establishment:

 - Soil shall be broken up to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or ripers equipped on construction equipment. The soil shall be broken up and should not be rolled or dragged smooth, but left in the roughened condition. Sloped areas (greater than 1:1) shall be treated leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Apply appropriate lime and fertilizer into the top 3-5" of soil by disk or other suitable means.

TOPSOIL SPECIFICATIONS

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:

- the texture of the exposed subsoil/parent material is not adequate to produce vegetative growth;
- 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 growth;
- the original soil to be vegetated contains material toxic to plant growth;
- 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 provided that it meets the standards as set forth in these specifications.

II. Topsoil Specifications - Soil to be used as topsoil must meet the following:

- 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, silt, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1/2" in diameter.
- Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
- Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at a 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.
- For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 10.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required by the soil in conjunction with the following procedures.
 - A pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of the 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
- For areas receiving low maintenance, apply urea-form fertilizer (46-0-0) at 3 1/2 lbs/1000 sq. ft. (100 lbs/acre) in addition to the above soil amendments shown in the table below, to be performed at the time of seeding.

Seed Mixture (Address Zone ...)	Application Rate (lb/acre)	Seeding Dates	Seeding Depth (inches)	Fertilizer Rate (lb/1000-sq-ft)	Lime Rate (tons/acre)
1 RYE	150	3/15 - 5/31	1" - 2"	600 lb/acre (4 lb/1000sq-ft)	2 tons/acre (100 lb/1000sq-ft)
2 BARDLEY OR RYE PLUS FOXTAIL MILLET	150	6/1 - 7/31	1" - 2"	600 lb/acre (4 lb/1000sq-ft)	2 tons/acre (100 lb/1000sq-ft)

SECTION 3 - PERMANENT SEEDING

A. Seed mixtures - Permanent Seeding

- Select one or more of the species or mixtures listed in Table 25 for the appropriate Plant Hardness Zone (from Figure 2) and enter them in the Permanent Seeding Summary below, along with application rates and seeding dates. Seeding depth shall be estimated using the information on the construction plans and completed, then Table 25 must be put on the plans. Additional planting specifications for species such as diversions, streambeds, or areas for special purposes such as wildlife or aesthetic treatment may be found in USDA-SCS Technical Field Office, Section 542, Critical Area Planning, for special low maintenance areas, see Sections 5 and 9, Turfgrass.
- For sites having disturbed areas over 5 acres, the rates shown on this table shall be deleted and the rates recommended by the soil testing agency shall be written in.
- For areas receiving low maintenance, apply urea-form fertilizer (46-0-0) at 3 1/2 lbs/1000 sq. ft. (100 lbs/acre) in addition to the above soil amendments shown in the table below, to be performed at the time of seeding.

Seed Mixture (Address Zone ...)	Application Rate (lb/acre)	Seeding Dates	Seeding Depth (inches)	N	P205	K2O	Lime Rate (tons/acre)
TALL FESCUE (TDF)	125	3/15 - 6/1	1" - 2"	50 lb/acre	175 lb/acre	175 lb/acre	2 tons/acre (100 lb/1000sq-ft)
KENTUCKY BLUEGRASS (KB)	125	6/1 - 10/1	1" - 2"	50 lb/acre	175 lb/acre	175 lb/acre	2 tons/acre (100 lb/1000sq-ft)
PERENNIAL RYEGRASS (PR)	125	10/1 - 1/31	1" - 2"	50 lb/acre	175 lb/acre	175 lb/acre	2 tons/acre (100 lb/1000sq-ft)
TALL FESCUE (TDF)	125	3/15 - 6/1	1" - 2"	50 lb/acre	175 lb/acre	175 lb/acre	2 tons/acre (100 lb/1000sq-ft)
KENTUCKY BLUEGRASS (KB)	125	6/1 - 10/1	1" - 2"	50 lb/acre	175 lb/acre	175 lb/acre	2 tons/acre (100 lb/1000sq-ft)
PERENNIAL RYEGRASS (PR)	125	10/1 - 1/31	1" - 2"	50 lb/acre	175 lb/acre	175 lb/acre	2 tons/acre (100 lb/1000sq-ft)

SEED SPECIFICATIONS

- All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to testing by a testing laboratory. The date of testing shall be tested within the 6 months immediately preceding such material on the job.
- Note: Seed tests shall be made available to the inspector to verify type and rate of seed used.
- The incubator for testing purposes shall be in the seed source shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Incubators shall be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use five times the recommended rate when hydroseeding. This is very important to keep inoculant as cool as possible. Temperatures above 75°F will kill the bacteria and make the inoculant less effective.

Methods of Seeding

- Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer, broadcast or drop seedings of a cultipacker seeder).
- If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: nitrogen maximum of 100 lbs. per acre total of soluble nitrogen (200 lbs/1000sq-ft); 200 lbs/acre phosphorus; 200 lbs/acre potassium.
- Lime - use only ground agricultural limestone. Up to 3 tons per acre may be applied by hydroseeding. Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
- Seed and fertilizer shall be mixed on site and seeding shall occur immediately and without interruption.
- Dry Seeding - This includes use of conventional drop or broadcast spreaders.
 - Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summary or 25. The seeded bonding shall then be rolled with a weighted roller to provide good seed to soil contact.
 - Apply the seeding rate in each direction.
- Cultipacker Seeding - Mechanized seeders that apply and cover seed with soil. Cultipacker seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil coverage. Seeding shall be performed in two directions perpendicular to each other.
- Apply full the seeding rate in each direction.

F. Much Specifications (in order of preference)

- Staples shall be galvanized, zinc or galvanized, reasonable bright in color and shall not be rusty, mottled, corroded, or excessively dusty and shall be free of residual weed seeds.
- WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
- WCFM shall be green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
- WCFM including dry shall contain no proportion of earth (mineral) matter and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The material shall form a batter-like ground cover, on application, having moisture absorption and permeability properties that will absorb and hold large quantities of water without inhibiting the growth of the grass species.
- WCFM shall contain no elements or compounds that are toxic to plants.
- WCFM must conform to the following physical requirements: fiber length to 1.5 times the diameter; ash content of 10% maximum and water holding capacity of 50% minimum.

Note: WCFM shall be applied to the soil surface in a uniform distribution and depth so that the soil surface is not exposed. If such anchoring tool is to be used, the rate shall be increased to 1.5 times the rate.

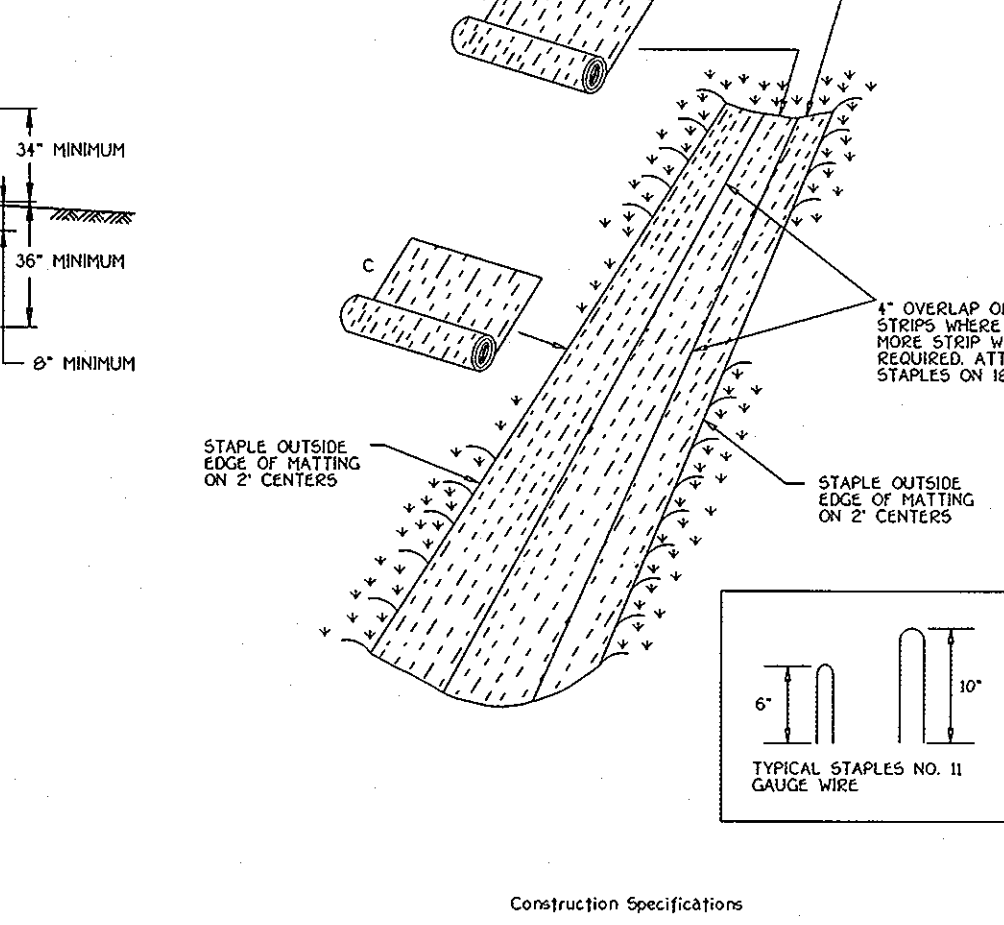
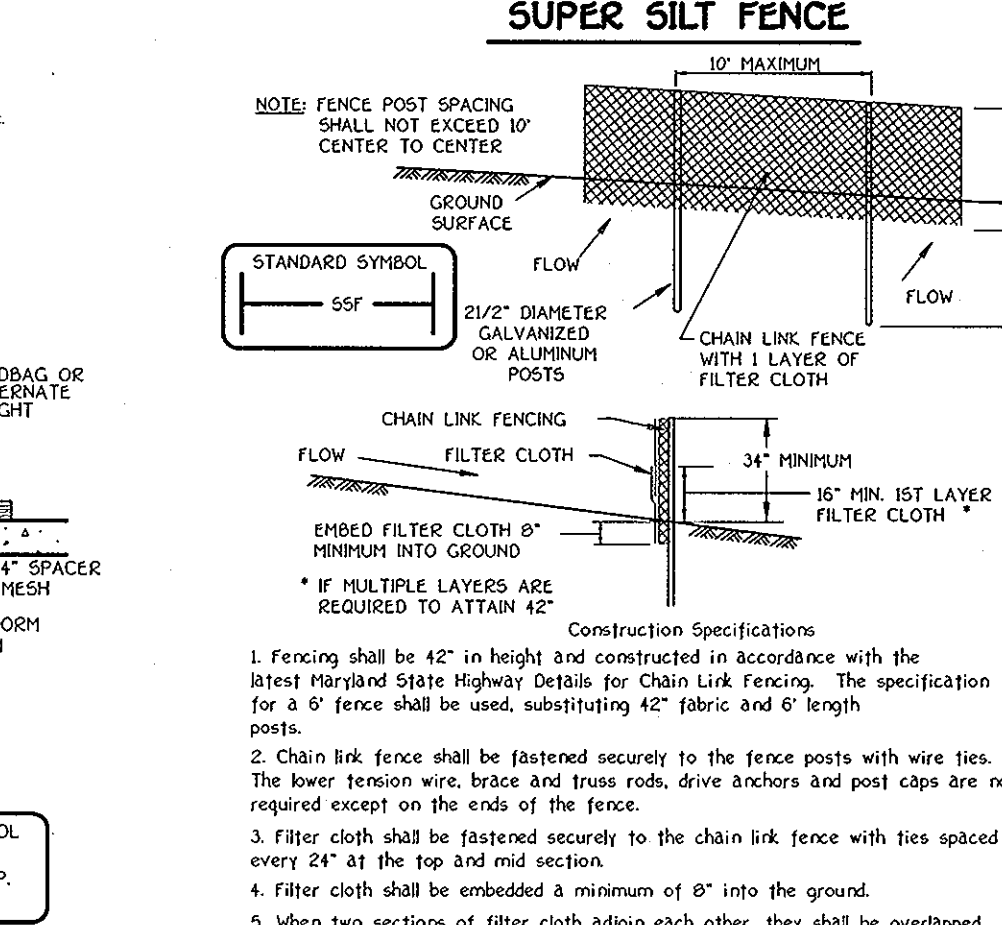
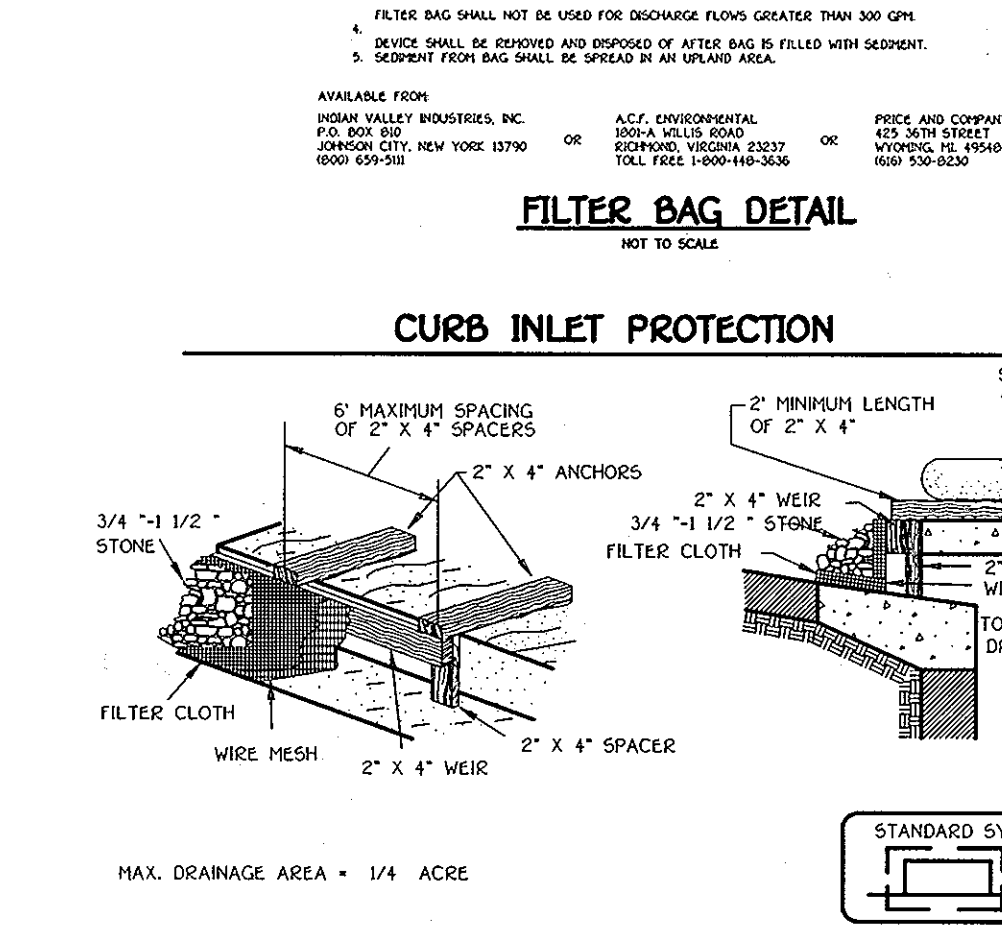
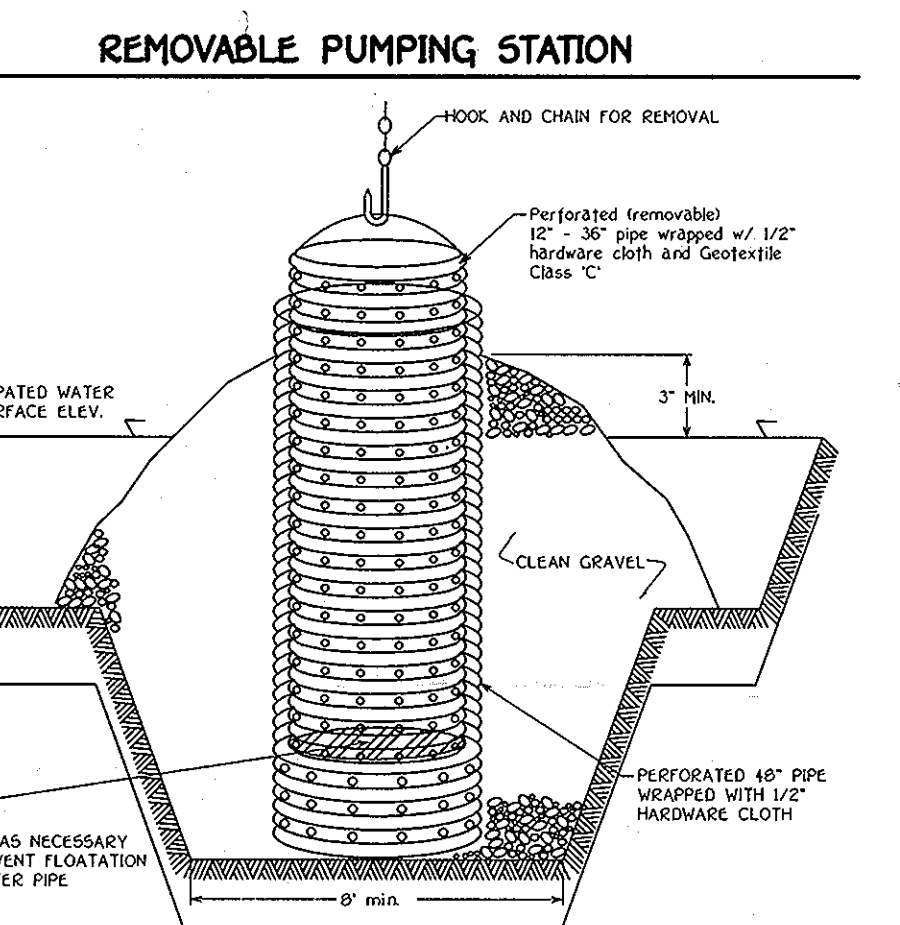
- Wood cellulose fiber used as a match shall be applied at a net dry weight of 1,500 lbs. per acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 8% of wood cellulose fiber per 100 gallons of water.
- Securing Straw Much (Mach Anchoring) - Much anchoring shall be performed immediately following much application to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon size of area and erosion hazard.

SEDIMENT CONTROL NOTES

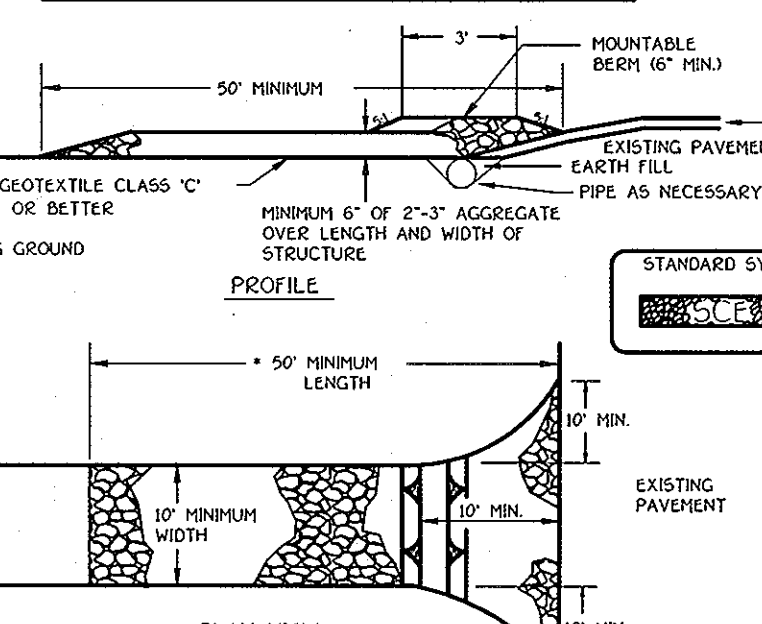
- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (SEE 300).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT HOWARD STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERE TO.
- FOLLOWING INITIAL SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL PERMITS SEDIMENT CONTROL STRUCTURES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, 3:1.4 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAP BASINS SHOWN SHALL BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1998 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. FOR PERMANENT SEEDING (SEE 50, 500 (EGC, 5A), TEMPORARY SEEDING (SEE 50, 500 (EGC, 5A), TEMPORARY STABILIZATION WITH HELIX ALONE (SEE 50, 500 (EGC, 5A), TEMPORARY STABILIZATION WITH HELIX AND CLOTH ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASS.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 7 SITE ANALYSIS:

TOTAL AREA OF SITE	7.99 ACRES
AREA TO BE ROOFED OR PAVED	2.80 ACRES
AREA TO BE VEGETATIVELY STABILIZED	1.55 ACRES
TOTAL CUT	19,900 CU.YDS.
TOTAL FILL	---
ON-SITE BOSSON AREA LOCATION	2' HWK BOSSON
- 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 CONTROLS 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 OBTAINED 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 SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

* SITE WITH APPROVED PLAN AND ACTIVE PERMIT APPROVED BY COUNTY INSPECTORS



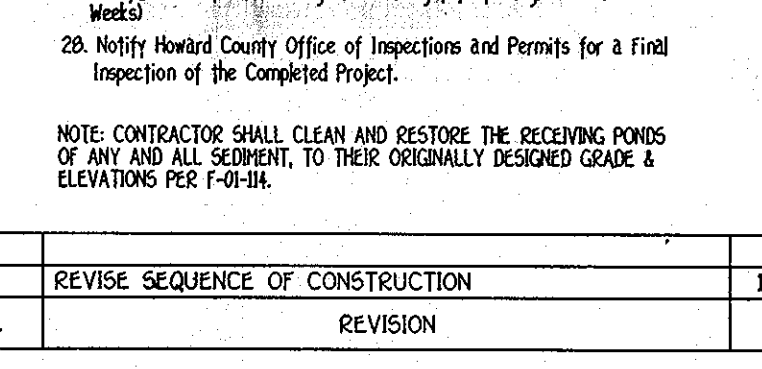
STABILIZED CONSTRUCTION ENTRANCE



Construction Sequence

- Obtain Building 1 & 5
- Notify Howard County Office of Inspections and Permits for a Final Inspection of the Completed Project.
- Obtain Building 2, 6, 7, 8
- Obtain Building 3, 4, 9
- Obtain Building 4, 5, 10
- Obtain Building 5, 11
- Obtain Building 6, 12
- Obtain Building 7, 13
- Obtain Building 8, 14
- Obtain Building 9, 15
- Obtain Building 10, 16
- Obtain Building 11, 17
- Obtain Building 12, 18
- Obtain Building 13, 19
- Obtain Building 14, 20
- Obtain Building 15, 21
- Obtain Building 16, 22
- Obtain Building 17, 23
- Obtain Building 18, 24
- Obtain Building 19, 25
- Obtain Building 20, 26
- Obtain Building 21, 27
- Obtain Building 22, 28
- Obtain Building 23, 29
- Obtain Building 24, 30
- Obtain Building 25, 31
- Obtain Building 26, 32
- Obtain Building 27, 33
- Obtain Building 28, 34
- Obtain Building 29, 35
- Obtain Building 30, 36
- Obtain Building 31, 37
- Obtain Building 32, 38
- Obtain Building 33, 39
- Obtain Building 34, 40
- Obtain Building 35, 41
- Obtain Building 36, 42
- Obtain Building 37, 43
- Obtain Building 38, 44
- Obtain Building 39, 45
- Obtain Building 40, 46
- Obtain Building 41, 47
- Obtain Building 42, 48
- Obtain Building 43, 49
- Obtain Building 44, 50
- Obtain Building 45, 51
- Obtain Building 46, 52
- Obtain Building 47, 53
- Obtain Building 48, 54
- Obtain Building 49, 55
- Obtain Building 50, 56
- Obtain Building 51, 57
- Obtain Building 52, 58
- Obtain Building 53, 59
- Obtain Building 54, 60
- Obtain Building 55, 61
- Obtain Building 56, 62
- Obtain Building 57, 63
- Obtain Building 58, 64
- Obtain Building 59, 65
- Obtain Building 60, 66
- Obtain Building 61, 67
- Obtain Building 62, 68
- Obtain Building 63, 69
- Obtain Building 64, 70
- Obtain Building 65, 71
- Obtain Building 66, 72
- Obtain Building 67, 73
- Obtain Building 68, 74
- Obtain Building 69, 75
- Obtain Building 70, 76
- Obtain Building 71, 77
- Obtain Building 72, 78
- Obtain Building 73, 79
- Obtain Building 74, 80
- Obtain Building 75, 81
- Obtain Building 76, 82
- Obtain Building 77, 83
- Obtain Building 78, 84
- Obtain Building 79, 85
- Obtain Building 80, 86
- Obtain Building 81, 87
- Obtain Building 82, 88
- Obtain Building 83, 89
- Obtain Building 84, 90
- Obtain Building 85, 91
- Obtain Building 86, 92
- Obtain Building 87, 93
- Obtain Building 88, 94
- Obtain Building 89, 95
- Obtain Building 90, 96
- Obtain Building 91, 97
- Obtain Building 92, 98
- Obtain Building 93, 99
- Obtain Building 94, 100

EROSION CONTROL MATTING



NO.	REVISION	DATE
1	REVISE SEQUENCE OF CONSTRUCTION	11/13/09

FISHER, COLLINS & CARTER, INC.
ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 1872 BALTIMORE NATIONAL PIKE
ELKLOTT CITY, MARYLAND 21242
(410) 461-9955

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: July 17, 2008
Signature: [Signature]
Date: 7/17/08

ENGINEER'S CERTIFICATE
I certify that the plan for erosion and sediment control represents a practical and workable plan based on the professional knowledge of the site conditions which was prepared in accordance with the provisions of the Howard Soil Conservation District.
Signature: [Signature]
Date: 9/25/08

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel on 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 beginning the project. I/We will submit periodic onsite inspection by the Howard Soil Conservation District.
Signature: [Signature]
Date: 9/25/08

OWNER/DEVELOPER
ICE CRYSTAL, L.L.C.
8035-P COLUMBIA 100 PKWY.
COLUMBIA, MARYLAND 21045
(410) 730-0910
ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development
Signature: [Signature]
Date: 10/27/08

Chief, Development Engineering Division
Signature: [Signature]
Date: 10/15/08

Director - Department of Planning and Zoning
Signature: [Signature]
Date: 10/27/08

PROJECT: CHERRYTREE PARK - BULK PARCELS 'I' & 'J'

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	606B.02

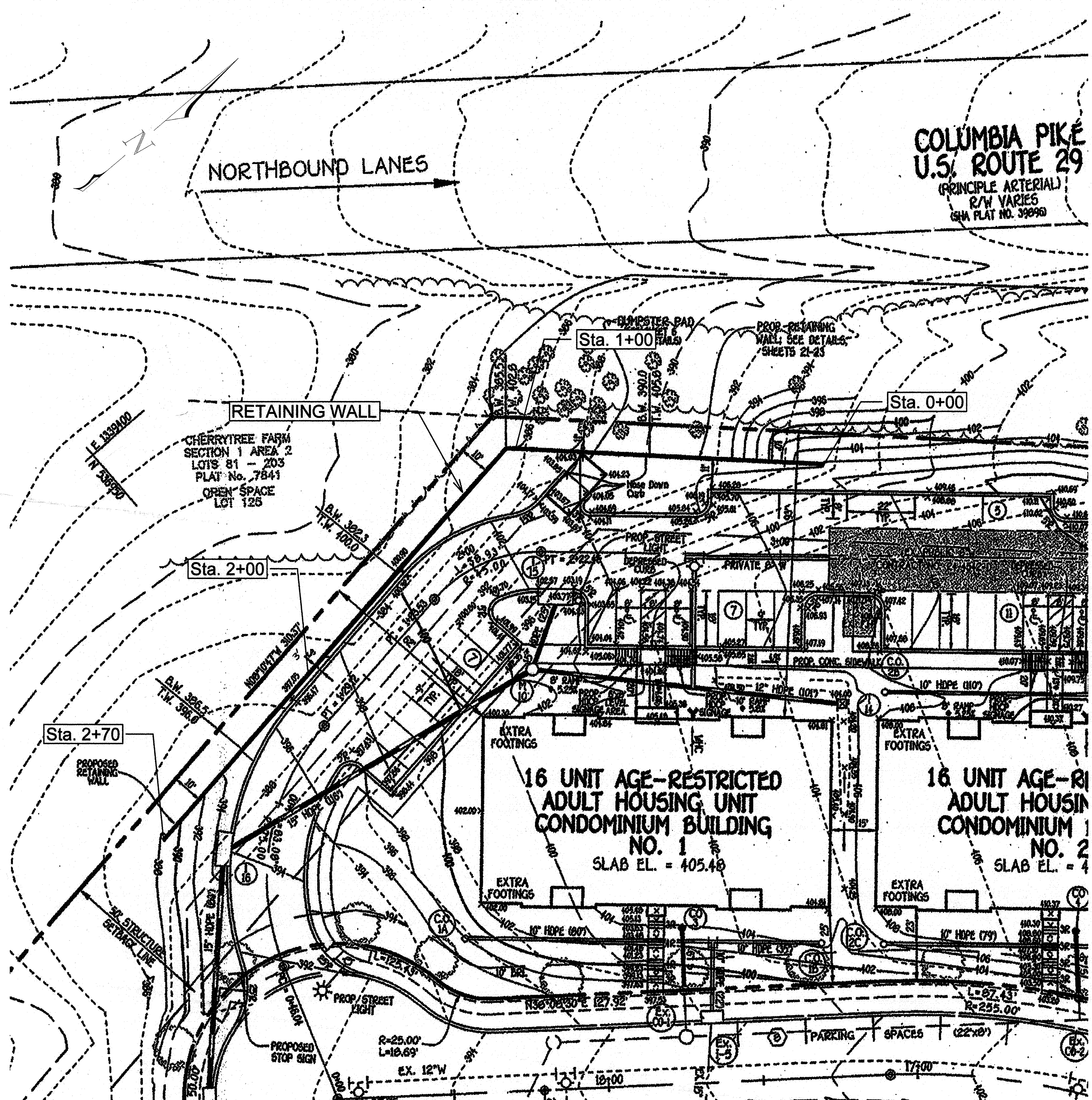
WATER CODE: E10 SEWER CODE: 7602000

SEDIMENT AND EROSION CONTROL NOTES & DETAILS

AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
CONDOMINIUM BUILDINGS 1 THRU 8
BULK PARCEL 'I' & 'J', PHASES 1 AND 2
(A RESUBDIVISION OF BULK PARCEL 'B')

ZONED: MXD-6
TAX MAP NO: 46 PARCEL NO: 156
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 1, 2008

SHEET 20 OF 22
SDP 08-057



WALL LOCATION PLAN
1" = 20'

SPECIFICATIONS
MODULAR CONCRETE BLOCK RETAINING WALL

PART 1: GENERAL

1.01 Description

- A. Work shall consist of furnishing and construction of a Modular Retaining Wall System in accordance with these specifications and in reasonably close conformity with the lines, grades, design, and dimensions shown on the plans.
- B. Work includes preparing foundation soil, furnishing and installing leveling pad, unit drainage fill and backfill to the lines and grades shown on the construction drawings.
- C. Work includes furnishing and installing geogrid soil reinforcement of the type, size, location, and lengths designated on the construction drawings.

1.02 Delivery, Storage and Handling

- A. Contractor shall check all materials upon delivery to assure that the proper type, grade, color, and certification has been received.
- B. Contractor shall protect all materials from damage due to job site conditions and in accordance with manufacturer's recommendations. Damaged materials shall not be incorporated into the work.

PART 2: PRODUCTS

2.01 Modular Concrete Retaining Wall Units

- A. Modular concrete units shall conform to the following architectural requirements:
 - face color - concrete gray - standard manufacturer's color may be specified by the Owner.
 - face finish - sculptured rock face in angular tri-planer or flat configuration. Other face finishes will not be allowed without written approval of Owner.
 - bond configuration - running with bonds nominally located at midpoint vertically adjacent units, in both straight and curved alignments.
 - exposed surfaces of units shall be free of chips, cracks or other imperfections when viewed from a distance of 10 feet under diffused lighting.
- B. Modular concrete materials shall conform to the requirements of ASTM C1372 - Standard Specifications for Segmental Retaining Wall Units.
- C. Modular concrete units shall conform to the following structural and geometric requirements measured in accordance with appropriate references:
 - compressive strength = 3000 psi minimum.
 - absorption = 8% maximum (8% in northern states) for standard weight aggregates.
 - dimensional tolerances = ± 1/8" from nominal unit dimensions - not including rough split face, ± 1/16" unit height - top and bottom planes.
 - unit size - 8" (H) x 18" (V) x 12" (D) minimum.
 - unit weight - 75 lbs/unit minimum for standard weight aggregates.

- inter-unit shear strength - 1000 pcf minimum at 2 psi normal pressure.
- geogrid/unit peak connection strength - 1000 pcf minimum at 2 psi normal force.
- D. Modular concrete units shall conform to the following constructability requirements: (If Applicable)
 - vertical setback = 1/8"± per course (near vertical) or 1"± per course per the design.
 - alignment and grid positioning mechanism - fiberglass pins, two per unit minimum.
 - maximum horizontal gap between erected units shall be - 1/2 inch.

2.02 Shear Connectors (If Applicable)

- A. Shear connectors shall be 1/2 inch diameter thermostat isophthalic polyester resin-primed fiberglass reinforcement rods or equivalent to provide connection between vertically and horizontally adjacent units.
- Strength of shear connectors between vertical adjacent units shall be applicable over a design temperature of 10 degrees F to + 100 degrees F.
- B. Shear connectors shall be capable of holding the geogrid in the proper design position during grid pre-tensioning and backfilling.

2.03 Base Leveling Pad Material

- A. Material shall consist of a compacted #57 crushed stone base as shown on the construction drawings.

2.04 Unit Drainage Fill

- A. Unit drainage fill shall consist of #57 crushed stone.

2.05 Reinforced Backfill

- A. Reinforced backfill shall type SM, be free of debris and meet the following gradation tested in accordance with ASTM D-422 and meet other properties shown on the plan:

Sieve Size	Percent Passing
2 inch	100-75
3/4 inch	100-75
No. 40	0-60
No. 200	0-40

Plasticity Index (PI) < 10 and Liquid Limit < 40 per ASTM D-4318.

- B. Material can be site excavated soils where the above requirements can be met. Unsuitable soils for backfill (high plastic clays or organic soils) shall not be used in the reinforced soil mass.

2.06 Geogrid Soil Reinforcement

- A. Geosynthetic reinforcement shall consist of geogrids manufactured specifically for soil reinforcement applications and shall be manufactured from high tenacity polyester yarn.

2.07 Drainage Pipe

- A. The drainage pipe shall be perforated corrugated HDPE pipe manufactured in accordance with ASTM D-1248.

PART 3 EXECUTION

3.01 Excavation

- A. Contractor shall excavate to the lines and grades shown on the construction drawings. Owner's representative shall be responsible for inspecting and approving the excavation prior to placement of leveling material or fill soils.

3.02 Base Leveling Pad

- A. Leveling pad material shall be placed to the lines and grades shown on the construction drawings, to a minimum thickness of 6 inches and extend laterally a minimum of 6' in front and behind the modular wall unit.
- B. Leveling pad shall be prepared to insure full contact to the base surface of the concrete units.

3.03 Modular Unit Installation

- A. First course of units shall be placed on the leveling pad at the appropriate line and grade. Alignment and level shall be checked in all directions and insure that all units are in full contact with the base and properly seated.
- B. Place the front of units side-by-side. Do not leave gaps between adjacent units. Layout of corners and curves shall be in accordance with manufacturer's recommendations.
- C. Install shear/connecting devices per manufacturer's recommendations.
- D. Place and compact drainage fill within and behind wall units. Place and compact backfill soil behind drainage fill. Follow wall erection and drainage fill closely with structure backfill.
- E. Maximum stacked vertical height of wall units, prior to unit drainage fill and backfill placement and compaction, shall not exceed three courses.

3.04 Structural Geogrid Installation

- A. Geogrid shall be oriented with the highest strength axis perpendicular to the wall alignment.
- B. Geogrid reinforcement shall be placed at the strengths, lengths, and elevations shown on the construction design drawings or as directed by the Engineer.
- C. The geogrid shall be laid horizontally on compacted backfill and attached to the modular wall units. Place the next course of modular concrete units over the geogrid. The geogrid shall be pulled taut, and anchored prior to backfill placement on the geogrid.

- D. Geogrid reinforcements shall be continuous throughout their embedment lengths and placed side-by-side to provide 100% coverage at each level. Spliced connections between shorter pieces of geogrid or gaps between adjacent pieces of geogrid are not permitted.

3.05 Reinforced Backfill Placement

- A. Reinforced backfill shall be placed, spread, and compacted in such a manner that minimizes the development of slack in the geogrid and installation damage.
- B. Reinforced backfill shall be placed and compacted in lifts not to exceed 6 inches where hand compaction is used, or 8 - 10 inches where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required density as required.
- C. Reinforced backfill shall be compacted to 95% of the maximum density as determined by ASTM D698. The moisture content of the backfill material prior to and during compaction shall be uniformly distributed throughout each layer and shall be + 3% to - 3% of optimum.
- D. Only lightweight hand-operated equipment shall be allowed within 3 feet from the tail of the modular concrete unit.
- E. Tracked construction equipment shall not be operated directly upon the geogrid reinforcement. A minimum fill thickness of 6 inches is required prior to operation of tracked vehicles over the geogrid. Tracked vehicle turning shall be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.
- F. Rubber lined equipment may pass over geogrid reinforcement at slow speeds, less than 10 MPH. Sudden braking and sharp turning shall be avoided.
- G. At the end of each day's operation, the Contractor shall slope the last lift of reinforced backfill away from the wall units to direct runoff away from wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.

3.06 Cap Installation

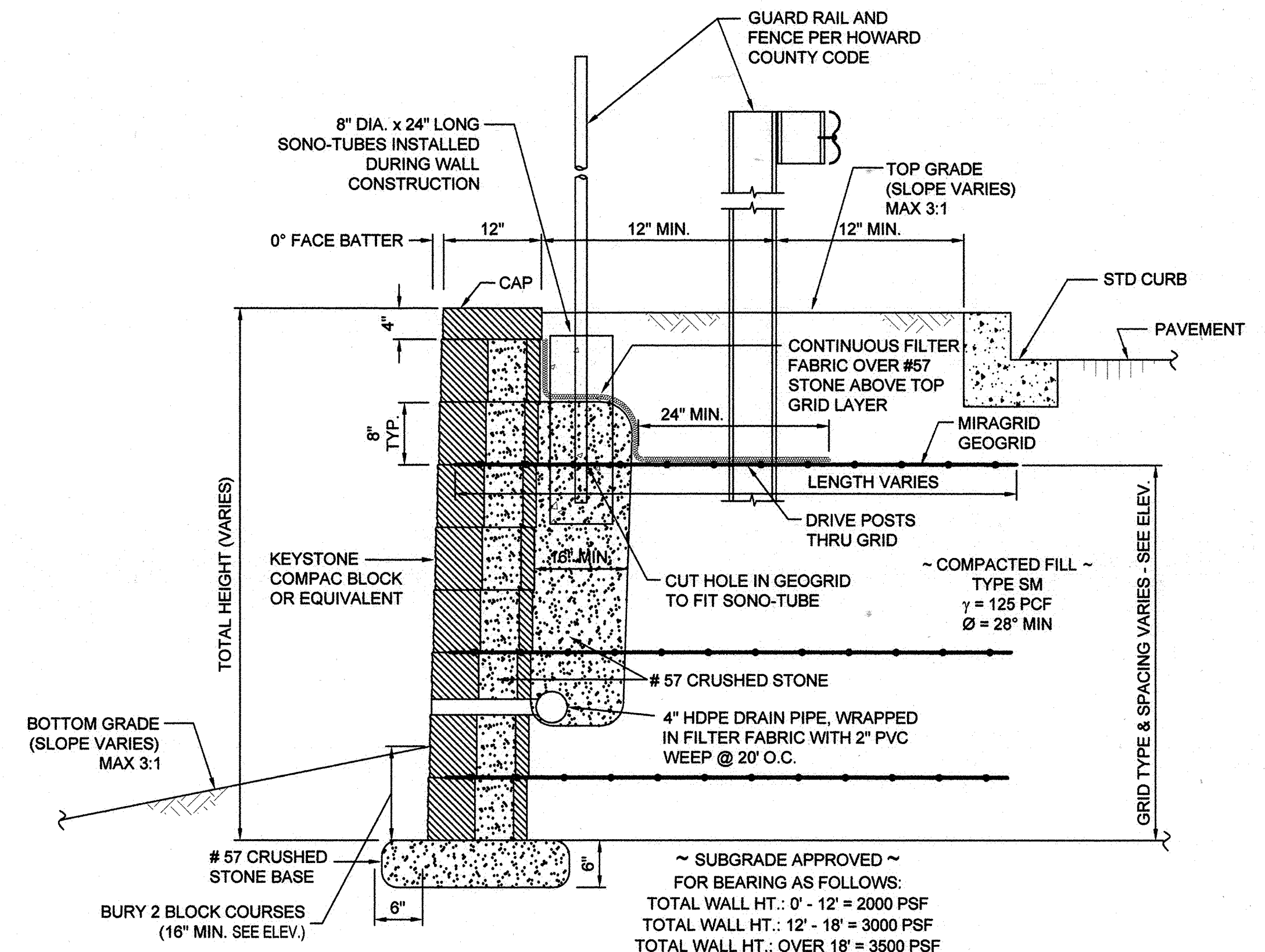
- A. Cap units shall be glued to underlying units with an all-weather adhesive recommended by the manufacturer.

3.07 Field Quality Control

- A. The Owner shall engage inspection and testing services, including independent laboratory, to provide quality assurance and testing services during construction.
- B. As a minimum, quality assurance testing should include foundation soil inspection, soil and backfill testing, verification of design parameters, and observation of construction for general compliance with design drawings and specifications.

NOTES:

1. No trees shall be planted within 10 feet of the top of the retaining wall.
2. Retaining walls shall only be constructed under the observation of a registered professional engineer and a (NICET, WACEL, or equiv.) certified soils technician.
3. One soil boring shall be required every one hundred feet along the entire length of the wall. Copies of all boring reports shall be provided to the Howard County Inspector Prior to the start of construction.
4. The required bearing pressure beneath the wall system shall be verified in the field by a certified soils technician. Testing documentation must be provided to the Howard County Inspector prior to start of construction. The required bearing test shall be the Dynamic Cone Penetrometer test ASTM STP-399.
5. The suitability of fill material shall be confirmed by the on-site soils technician. Each 8' lift must be compacted to a minimum 95% standard proctor density and the testing report shall be made available to the Howard County Inspector upon completion of construction.
6. Walls shall not be constructed on uncertified fill materials.
7. Walls shall not be constructed within a Howard Co. right-of-way or easement.



WALL TYPICAL SECTION
N.T.S.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
10975 GULLFORD ROAD, SUITE A ANNAPOLIS JUNCTION, MARYLAND 21408
(410) 860-4788

HILLIS-CARNES
ENGINEERING ASSOCIATES
10975 GULLFORD ROAD, SUITE A ANNAPOLIS JUNCTION, MARYLAND 21408
(410) 860-4788

NO.	REVISION	DATE

STATE OF MARYLAND
PROFESSIONAL ENGINEER
NO. 14434
EXPIRATION DATE: 05/13/08

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: July 17, 2008

OWNER / DEVELOPER
ICE CRYSTAL, L.L.C.
8835-P COLUMBIA 100 PARKWAY
COLUMBIA, MARYLAND 21045
(410) 730-0810
ATTN: MR. JOHN LIPARINI

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Quincy Harris 10/27/08
Chief, Division of Land Development Date

Paul A. Wall 10/15/08
Chief, Development Engineering Division Date

Paul A. Wall 10/22/12
Director - Department of Planning and Zoning Date

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
15449 - 15454	4	MXD-6	46	6TH	6068.02
2-2-9 - 2-2-10					

PROJECT: CHERRYTREE PARK - BULK PARCELS 'I' & 'J' SECTION/AREA: --- LOT NO. BLDG. UNITS 1-7

WATER CODE: E18 SEWER CODE: 7602000

RETAINING WALL PLAN & DETAILS

AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
CONDOMINIUM BUILDINGS 1 THRU 7
BULK PARCEL 'I' AND 'J', PHASES 1 AND 2
(A RESUBDIVISION OF BULK PARCEL 'B')

ZONED: MXD-6
TAX MAP No.: 46 PARCEL No.: 156
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER 19, 2008
SHEET 21 OF 22 HCEA PROJECT NO.: 00188-E

