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PRIVATE STREET LIGHT CHART				
STREET NAME	C.L. STATION	OFFSET	FIXTURE/POLE TYPE	
PARKING LOT A PUBLIC LIGHT	15+60	16'L	100-WATT "TRADITIONARE" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.	
PARKING LOT A PRIVATE LIGHT	17+52	22'L	100-WATT "TRADITIONARE" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.	

STREET SIGN CHART				
STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE
PARKING LOT A	17+56	21'R	STOP	R1-1

SITE TABULATION (SECOND AMENDED PER SP-15-007))
 *GROSS AREA OF SITE = 41,079 AC. (PARCEL 'C')

LAND USE	PROPOSED DENSITY RANGE	ACREAGE	PERCENT
Residential	10 Units (Per F-01-114)	12,413 ac.	30.2%
Single Family Attached	150 Units (Per SP-02-111, SP-05-022 & SP-05-023)	1,480 ac.	
Employment/Retail (Bulk Parcel 'K')		12,40 ac.	2,40/35,174 = 7.05%
Office	233,282 SF Maximum		(7.05% OF MXD-6)
Employment/Retail (Per SP-04-002)	8,032 S.F. Office & 10,602 S.F. Employment/Retail		(6.0% OF GROSS)

NOTE: PER SECTION 127.C.6.a MIN. AREA FOR EMPLOYMENT USE IS 6.0% OF MXD-6 DISTRICT.

Age Restricted Adult Housing
 (Per SP-08-077) 128 Units 160 Units Maximum +7,994 ac. 19.5%

Proposed Adult Units In MXD-6 (Parcel 'C') = 160 Units

PARKING REQUIREMENTS FOR BULK PARCEL 'K'

LAND USE	MINIMUM PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL "AGE RESTRICTED ADULT HOUSING" (1 SPACE / UNIT)	160	** 279
OVERFLOW PARKING = 0.3 PARKING SPACES PER UNIT	48	
TOTAL	208	279

** PARKING IS PROVIDED ON SURFACE PARKING LOTS, (214 STANDARD SPACES, 5 PARALLEL SPACES, 26 HANDICAP SPACES AND 34 EXISTING PARALLEL SPACES ALONG ICE CRYSTAL DRIVE). TOTAL NO. OF PARKING SPACES PROPOSED AND EXISTING = 279 SPACES.

*** THE UNIT AND OVERFLOW PARKING REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 133.0 OF THE HOWARD COUNTY ZONING REGULATIONS.

PARKING ANALYSIS (SDP-15-001)

- PARKING SPACES REQUIRED:
 - PARKING SPACES PER DWELLING UNIT (32 UNITS x 1 SPACES = 32 SPACES)
 - 0.3 PARKING SPACES/UNIT = 0.3 x 32 = 10 SPACES
 - TOTAL SPACES REQUIRED = 42
- PARKING SPACES PROVIDED:
 - STANDARD PARKING SPACES = 43
 - HANDICAP PARKING SPACES = 4
 - TOTAL SPACES = 47

SECOND AMENDED DEVELOPMENT CRITERIA

MINIMUM LOT, YARD AND HEIGHT REQUIREMENTS FOR RESIDENTIAL LOTS			
	SINGLE-FAMILY DETACHED		AGE RESTRICTED ADULT CONDOMINIUM
		SINGLE-FAMILY ATTACHED	

NET LOT AREA	6,000 SF.	N/A	N/A	N/A
FRONT YARD (MIN.)	10'	N/A	N/A	N/A
LOT WIDTH MINIMUM AT FRONTAGE	25'	N/A	N/A	N/A
LOT WIDTH MINIMUM AT BUILDING RESTRICTION LINE	40'	N/A	N/A	N/A
REAR YARD MINIMUM (WITH OR WITHOUT PERPENDICULAR PARKING)	25'	N/A	N/A	N/A
SIDE YARDS (MIN.)				
BOTH	5'	N/A	N/A	N/A
EITHER	5'	12'	15'	50'
MIN. SPACE BETWEEN END BUILDINGS*	N/A	N/A	15'	15'
MAXIMUM HEIGHT	35'	38'	38'	50'

*MIN. SEPARATION BETWEEN BUILDINGS WILL BE PROVIDED PER APPLICABLE FIRE CODE AT FINAL DESIGN PLANS.

MINIMUM BUILDING SETBACKS			
	SFD	SFA	AGE RESTRICTED ADULT CONDOMINIUM (COMMERCIAL/OFFICE BLDGS.)
FROM ARTERIAL STREET (RTE. 29) R.O.W.	N/A	N/A	35'
FROM LOCAL STREET R.O.W.	10'	10'	10'
FROM MULTI-FAMILY/COMM. DRIVEWAY FACE OF CURB	N/A	11'	N/A
FROM PRIVATE STREET (FACE OF CURB)	10'	10'	N/A
FROM R-20 ZONING	35'	50'	35'
FROM R-2 ZONING	N/A	N/A	35'
FROM OFF-SITE OPEN SPACE	N/A	35'	N/A
FROM PUMP STATION BUILDING (FRONT)	20'	20'	20'
FROM PUMP STATION BUILDING (SIDE)	0'	0'	0'
FROM PUMP STATION BUILDING (REAR)	25'	25'	25'

*** DOES NOT INCLUDE STORMWATER MANAGEMENT FACILITIES, PRIVATE OR PUBLIC STREETS OR THEIR RIGHT-OF-WAYS, UTILITIES OR DUMPSTERS.

** RESIDENTIAL AND COMMERCIAL PARKING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION 133.0 OF THE ZONING REGULATIONS.

SITE DEVELOPMENT PLAN

Age-Restricted Adult Housing

CHERRYTREE PARK

CONDOMINIUM BUILDINGS 9 & 10

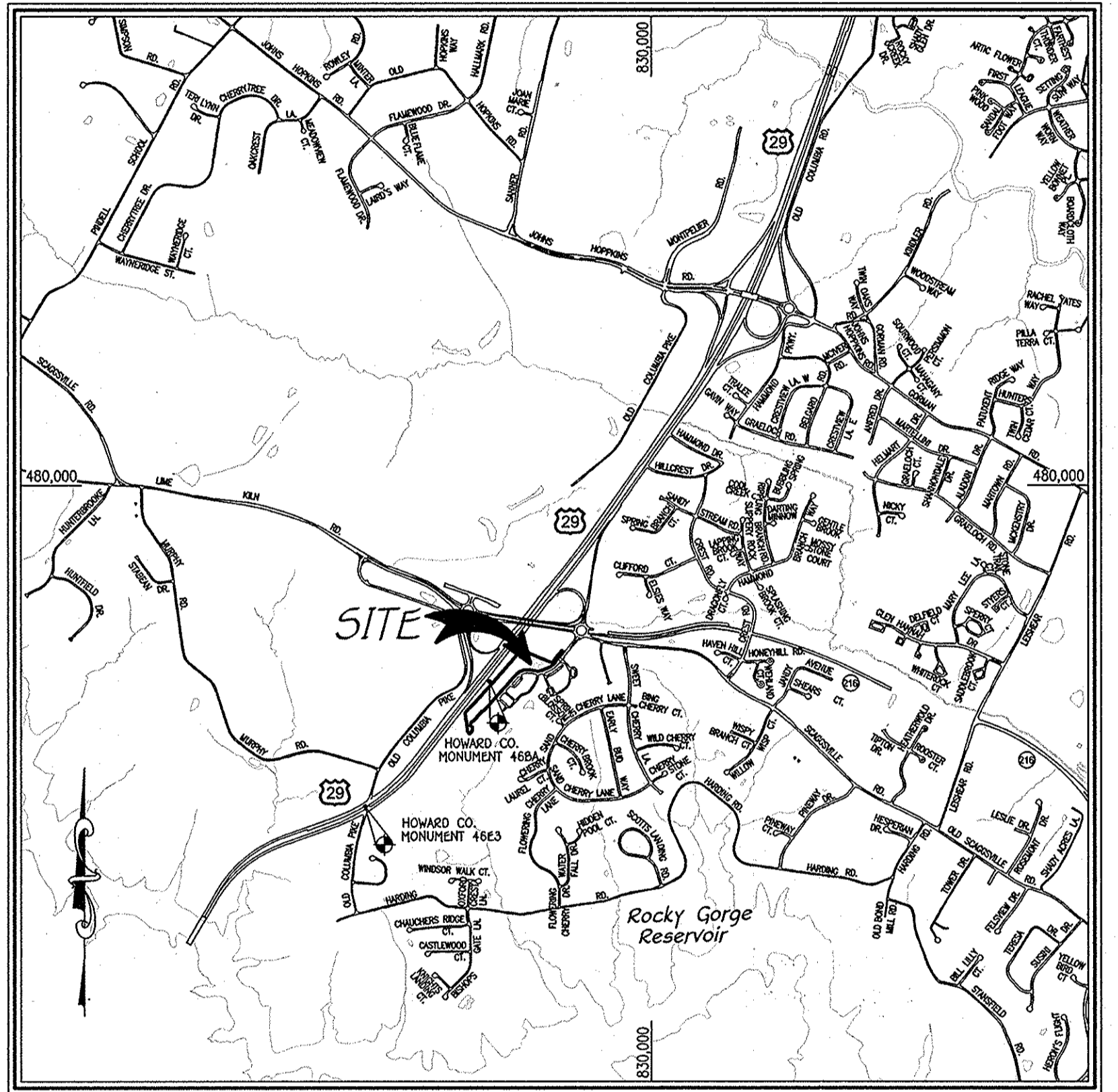
BULK PARCEL 'K'

ZONED MXD-6

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

SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



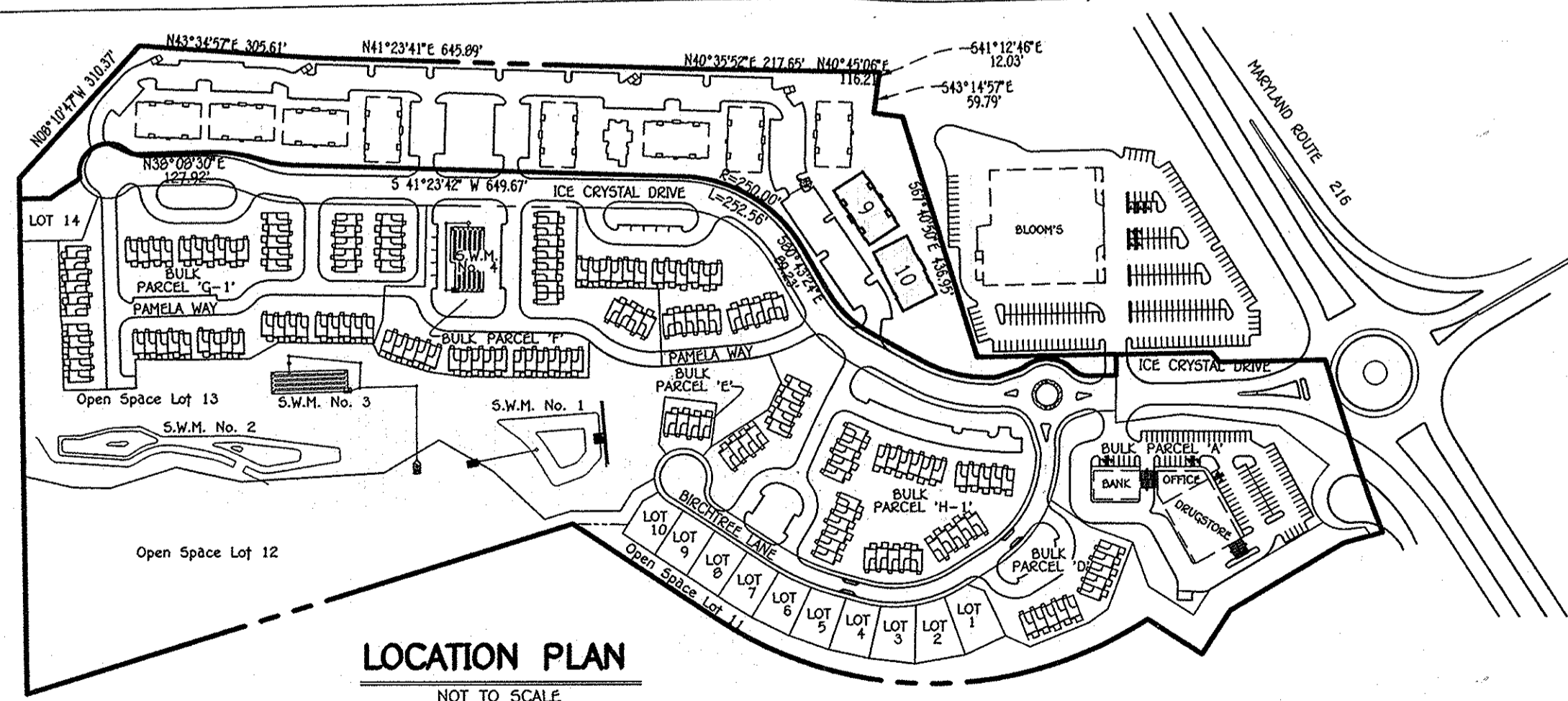
VICINITY MAP
SCALE: 1" = 2000'

REFER TO AOC MAP PAGE 19-A 6

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+	SPOT ELEVATION
---SF---	SILT FENCE
---SSR---	SUPER SILT FENCE
TP	TREE PROTECTION
-T-	EXISTING TREE LINE
-L-	LIMIT OF DISTURBANCE
---	EROSION CONTROL MATTING
---	PROPOSED QUARREL
---	PROPOSED RETAINING WALL
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED STORM DRAIN

NOTE:
ALL RESIDENTIAL UNITS IN THIS DEVELOPMENT ARE SUBJECT TO THE MHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

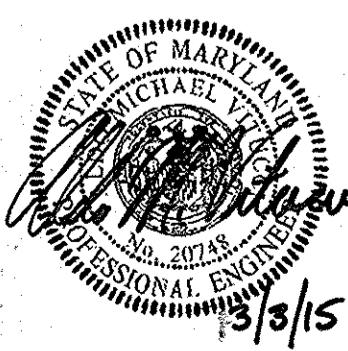
NOTE: SEE SHEET 2 FOR UNIVERSAL DESIGN GUIDELINES FOR AGE-RESTRICTED ADULT HOUSING IN HOWARD COUNTY



GENERAL NOTES

- SUBJECT PROPERTY ZONED POR-MXD-6 PER THE 10/06/13 COMPREHENSIVE ZONING PLAN, ZB CASE NO. 973H SIGNED ON 10/28/98, ZB CASE NO. 140H SIGNED BY THE ZONING BOARD ON 1/25/08 AND PLANNING BOARD CASE NO. 379 SIGNED ON JULY 19, 2007.
- ANALYSIS INFORMATION:
 - SUBMISSION NAME: CHERRYTREE PARK
 - TAX MAP NO. 46
 - PARCEL NO. 156
 - ZONING: POR-MXD-6
 - ELECTION DISTRICT: SIXTH
 - TOTAL TRACT AREA: 41,079 AC.
 - TOTAL AREA OF THIS SUBMISSION: 7.99 AC (BULK PARCEL 'C')
 - NO. OF CONDOMINIUM UNITS PROPOSED: 32 UNITS
 - PRELIMINARY EASEMENT PLAN APPROVAL DATE: SP-08-017 APPROVED 7/12/07
 - TOTAL NUMBER OF "MODERATELY INCOME HOUSING UNITS" REQUIRED PER SP-08-00 & PB-347 = 17 UNITS.
 - TOTAL NUMBER OF "MODERATELY INCOME HOUSING UNITS" PROVIDED UNDER SP-02-111 = 9 UNITS.
 - TOTAL NUMBER OF "MODERATELY INCOME HOUSING UNITS" PROVIDED UNDER SP-03-022 = 5 UNITS.
 - TOTAL NUMBER OF "MODERATELY INCOME HOUSING UNITS" PROVIDED UNDER SP-08-077 = 13 UNITS.
 - TOTAL NUMBER OF "MODERATELY INCOME HOUSING UNITS" PROVIDED UNDER THIS PLAN (SP-15-001) = 4 UNITS.
 - TOTAL NUMBER OF "MHU" PROVIDED UNDER SP-08-077 AND SP-15-001 = 17 UNITS.
 - NUMBER OF STRUCTURES EXISTING:
 - SFD RESIDENTIAL LOTS = 10
 - SFA RESIDENTIAL UNITS = 160
 - CONDOMINIUM BUILDINGS (PARCEL 'C') = 128 UNITS (8 BUILDINGS x 16 UNITS) & 1 COMMUNITY CENTER
 - NUMBER OF STRUCTURES PROPOSED:
 - AGE RESTRICTED ADULT HOUSING UNIT BUILDINGS = 2 - 16 UNIT BLDGS. = 32 UNITS
 - TOTAL NUMBER OF UNITS PROVIDED UNDER THIS SDP = 4 NEW MHU UNITS (10% REQUIRED FROM THE TOTAL NUMBER OF UNITS) (TOTAL MHU UNITS PROVIDED ON PARCEL 'C' = 17 UNITS)
 - TOTAL UNIT OF DISTURBANCE AREA: 1.73 AC.
 - IN THE MXD-6 ZONING DISTRICT, A DENSITY BONUS OF UP TO 2.05 UNITS PER ACRE IS ALLOWED FOR AGE RESTRICTED ADULT HOUSING UNITS WHICH MEET ALL REQUIREMENTS OF THE FOR ZONING DISTRICT IN ACCORDANCE WITH SECTION 127.C.6.A OF THE ZONING REGULATIONS (EXCEPT AS OTHERWISE PROVIDED IN THIS PROJECT'S AGE RESTRICTED ADULT HOUSING PLAN). UNITS PER ACRE = 246 UNITS + 84 BONUS UNITS (2.05 x 41,079) = A TOTAL OF 230 DWELLING UNITS FOR THIS PROJECT (170 EXISTING DWELLING UNITS).
 - TOTAL OPEN SPACE PROVIDED AND PROVIDED = 14.30 AC. (SEE GENERAL NOTE 22)
 - TOTAL RECREATIONAL OPEN SPACE REQUIRED = 1.44 AC.; PROVIDED = 5.92 AC. (SEE GENERAL NOTE 22)
 - TOTAL AREA OF COMMUNITY CENTER PROVIDED = 2,590 SQ. FT. FLOOR AREA/RECREATION UNIT FOR FIRST 99 UNITS 20' x 90' = 1,800 SQ. FT. AND 10 SQ. FT. FLOOR AREA/DWELLING UNIT FOR 100 THRU 160 (61 x 10) = 610 SQ. FT.)
 - TOTAL AREA OF COMMUNITY CENTER PROVIDED = 2,721 SQ. FT. (SP-08-077)
- ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT BEAMS AND DOWNLIGHTS ON-SITE AWAY FROM ALL ADJOINING PROPERTIES AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 15.4 OF THE HOWARD COUNTY ZONING REGULATIONS.
- ALL PROPOSED BUILDINGS WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- THE MODERATE INCOME HOUSING UNIT (MHU) AGREEMENT AND MHU COVENANTS AS REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY LAND RECORDS AS DEVELOPED UNDER SP-08-08 AND 28 CASE NO. 973H ON 4-14-15.
- THE HOA/CONDOMINIUM ASSOCIATION DOCUMENTS CONTAINING THE AGE RESTRICTION ENFORCEMENT AND MONITORING INFORMATION FOR THIS PROJECT WERE RECORDED AS LIBER/FOLIO 11356/054 ON 9/12/08. AGE RESTRICTION COVENANTS SHALL BE ENFORCED BY THE HOA. b. THE HOA COVENANTS AND LIBER/FOLIO 11356/054, AGE RESTRICTIONS SHALL BE ENFORCED BY THE HOA. ON 9-12-08
- THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- PREVIOUS HOWARD COUNTY FILES: PRELIMINARY DEVELOPMENT PLAN ZB-10429, ZB 973H, SP-08-00, PB-347, F-03-44, F-03-100, F-01-114, F-01-112, SP-02-111, SP-03-022, SP-04-002, SP-05-022, WF-05-76, PB-379, SP-08-017, SP-07-091, SP-08-097, F-08-170, F-14-017, SP-15-007, PB-411, & AZE-150.
- THE APFO/TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. DATED JULY 2000 AS PART OF SP-08-00 AND APPROVED UNDER THE SP-07-017 AND APPROVED ON MAY 10, 2007.
- THE FOREST STAND DELINEATION, FOREST CONSERVATION AND WETLANDS ANALYSIS PREPARED BY McCARLITHY AND ASSOCIATES, INC. DATED JULY, 2000 AS PART OF SP-08-00.
- THE NOISE STUDY WAS PREPARED BY HARRIS GROUP, DATED FEBRUARY, 2006 AND UPDATED MAY 2006.
- PREPARED LANDSCAPE, PARKING AND UNIT PLANNING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 15.12.4 OF THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR 33 SHADE TREES, 22 EVERGREEN TREES & 55 SHRUBS IN THE AMOUNT OF \$14,890.00 SHALL BE POSTED WITH THE GRADING PERMIT FOR THIS SDP-15-001.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS OR FLOODPLAIN LOCATED ON PARCEL 'C'.
- THE HORIZONTAL AND VERTICAL DATUM SHOWN ARE BASED ON THE FOLLOWING NAD83 HOWARD COUNTY CONTROL STATIONS:
 - 4623 N 535,810.715
 - E 1,335,927.633
 - 4624 N 537,645.840
 - E 1,339,849.050
- STORMWATER MANAGEMENT FOR THE OVERALL CHERRYTREE PARK PROJECT IS PROVIDED BY A COMBINATION OF FOUR SWM FACILITIES. TWO EXTENDED DETENTION VED FIELDS BUILT UNDER F-01-114 FACILITIES NO. 1 AND NO. 2) AND TWO UNDERGROUND SWM FACILITIES (NO. 3 & 4). SWM FACILITY NO. 4 BUILT AS PART OF SP-08-007 PROVIDES DPM FOR THIS SDP-15-001.
- THERE ARE NO HISTORIC STRUCTURES OR CEMETRIES 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-08-08 AND 28 CASE NO. 973H. THE PROPOSED AGE RESTRICTED ADULT HOUSING UNITS PROPOSED WITH THIS SDP (SDP-15-001) ARE IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND THE ADOPTED 2013 ZONING REGULATIONS.
- THE FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.12.02 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR DEVELOPMENT IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION GRADING OR SITE DEVELOPMENT PLAN HAVING BEEN FORWARDED TO THE HOWARD COUNTY FOREST CONSERVATION DIVISION FOR REVIEW. FOREST CONSERVATION EASEMENTS ARE ALLOWED. THE FOREST CONSERVATION REQUIREMENTS FOR THE ENTIRE SITE WERE MET BY PROVIDING 4.82 ACRES OF ON-SITE RESTORATION AND 8.9 ACRES OF OFF-SITE RESTORATION PLANTING ON OPEN SPACE LOTS 6 AND 12) OF THE ASHLIGH ENROLLS SUBDIVISION KNOWN AS F-93-116 AND F-95-22. THE SURETY AMOUNT FOR THIS PROJECT WAS \$168,533.40 UNDER F-01-114.
- PUBLIC WATER AND SEWER TO BE UTILIZED. EXISTING UTILITIES BASED ON CONT. NO. 24-4000-0 & 24-4542-0.
- DEVELOPMENT OR 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 1'-2' IN HEIGHT AND NO LESS THAN 15' FROM THE CURB. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED (INTEGRATED WITH THE FIRE ALARM SYSTEM).
- OPEN SPACE ANALYSIS:
 - GROSS AREA OF THE SITE WITHIN THE MXD-6 ZONE = 41,079 AC.
 - AREA IN RESIDENTIAL = 18,764 AC.
 - AREA IN EMPLOYMENT/RETAIL = 2.40 AC.
 - OPEN SPACE PER MXD OVERLAY DISTRICT:
 - AREA WITHIN THE MXD OVERLAY DISTRICT = 41,079 AC.
 - MINIMUM AREA REQUIRED = 30%
 - REQUIRED OPEN SPACE AREA = 14,30 AC.
 - OPEN SPACE PROVIDED UNDER PREVIOUS SDP PLANS:
 - TOTAL OPEN SPACE AREA PROVIDED = 14.30 AC.
 - FORMAL OPEN SPACE/COMMUNITY SPACE = 2,282 AC.
 - RESIDENTIAL/COMMERCIAL OPEN SPACE = 7,268 AC.
 - OPEN SPACE DEDICATION TO HOWARD COUNTY RECREATION & PARKS AND D.P.M. = 5,050 AC.
 - ACTIVE RECREATIONAL OPEN SPACE REQUIRED = 1.44 AC. (10% OF GROSS OPEN SPACE AREA OR 0.10 x 14,30 = 1.44 AC.)
 - ACTIVE/PASSIVE RECREATIONAL OPEN SPACE PROVIDED:
 - CREDIT FOR PEDESTRIAN JOGGING/BICYCLE PATHWAY 2200 L.F. x 4' WIDE x 3' 5" H. = 28,400 SQ.FT. OR 0.61 AC.
 - CREDIT FOR GARDEN PICNIC TABLE + 4 BENCHES = 1300 SQ.FT. OR 0.03 AC.
 - CREDIT FOR PASSIVE WOODED ENVIRONMENTAL AREA ON 0.5. LOT 12 = 4.82 AC. OF FOREST CONSERVATION.
 - TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED FOR PHASE I (SDP-08-111) = 5.26 AC.
 - TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED FOR PHASE II (SDP-08-022) = 0.38 AC. (AT FOCAL POINT)
 - TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED FOR PHASE III (SDP-08-022) = 0.00 AC.
 - TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED FOR SP-08-001 AND THIS SDP (SDP-15-001) = 0.28 AC. (AT FOCAL POINT) & 2,590 sq.ft. (COMMUNITY CENTER REQUIREMENT)
 - COMUNITY CENTER REQUIREMENT = 148. 99 UNITS x 20 sq. ft. + NEXT 61 UNITS x 10 sq. ft. = 2,590 sq. ft. (Min.)
- THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL CHAPTER 5. DESIGNER, 1998. AND SHOULD BE CONSIDERED TO LOCATE THE 65 DBA NOISE BOUNDARY AS 65 DBA NOISE BOUNDARY LINE 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.
- THE PLANNING BOARD REVIEWED AND APPROVED SP-15-007 ON 02/26/15
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST 5 WORKING DAYS PRIOR TO THE START OF NOISE.
- THE CONTRACTOR SHALL NOTIFY "MSS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III (2006), SECTION 5.5.4. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY STREET TREE.
- TRAFFIC CONTROL DEVICES:
 - THE R-1 (STOP) SIGNS AND THE STREET NAME SIGN (SNS) ASSEMBLIES FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - THE TRAFFIC CONTROL DEVICE LOCATIONS (SIGNS & PAVING MARKINGS) SHOWN ON THE PLANS ARE APPROPRIATE AND MUST BE FIELD APPROVED BY THE HOWARD COUNTY TRAFFIC ENGINEER TO THE INSTALLATION OF THE TRAFFIC CONTROL DEVICES.
 - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
 - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PEPPERBASTED SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PEPPERBASTED SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 2-FOOT CONTOUR TOPOGRAPHY AND EXISTING CONDITIONS BASED ON FIELD RUN SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT AUGUST 1998.
- THERE IS NO FLOODPLAIN ON THIS SITE.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONFIDENTIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FILE
 ELICOTT CITY, MARYLAND 21124
 (410) 461 - 2995



APPROVED
PLANNING BOARD
 of HOWARD COUNTY
 DATE: 2-26-15

STREET ADDRESS CHART	
BUILDING No.	STREET ADDRESS
9	8380 ICE CRYSTAL DRIVE
10	8370 ICE CRYSTAL DRIVE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature]
 Chief, Department of Planning and Zoning

[Signatures]
 Date: 4-14-15, 4-7-15, 4/7/15

TITLE SHEET

AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
 CONDOMINIUM BUILDINGS 9 & 10

BULK PARCEL 'K'

ZONED: POR-MXD-6
 TAX MAP No.: 46 PARCEL No.: 156
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MARCH 2, 2015
 SHEET 1 OF 11

PROJECT: CHERRYTREE PARK		PARCEL: 'K'		LOT NO.: BLDG. UNITS 9 & 10	
PLAT NO. 22515-22516	BLOCK NO. 4	ZONE POR-MXD-6	TAX MAP. 46	ELC. DIST. 6TH	CENSUS TR. 6068.02

OWNER/DEVELOPER
 ICE CRYSTAL, L.L.C.
 c/o TLC REAL ESTATE GROUP
 2835 O'DONNELL STREET, SUITE 203
 BALTIMORE, MARYLAND 21224
 ATTN: MR. NICK LIPARINI
 410-977-0578

I:\2009\04\16\SDP - Buildings 9 & 10\04041 Sheet 1 Title Sheet.dwg, 3/7/2015 2:54:56 PM, 11

PROPOSED CENTERLINE ALIGNMENT CURVE TABLE

Table with 5 columns: CURVE #, DELTA, ARC LENGTH, RADIUS, CHORD DIRECTION, CHORD LENGTH. Rows C1 and C2.

NOTE: SEE SHEET 7 FOR HANDICAP PLANS & DETAILS

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...

Design standards for site accessibility and useable common areas have been established for multifamily housing by the Americans with Disabilities Act and the Fair Housing Act of 1988...

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...

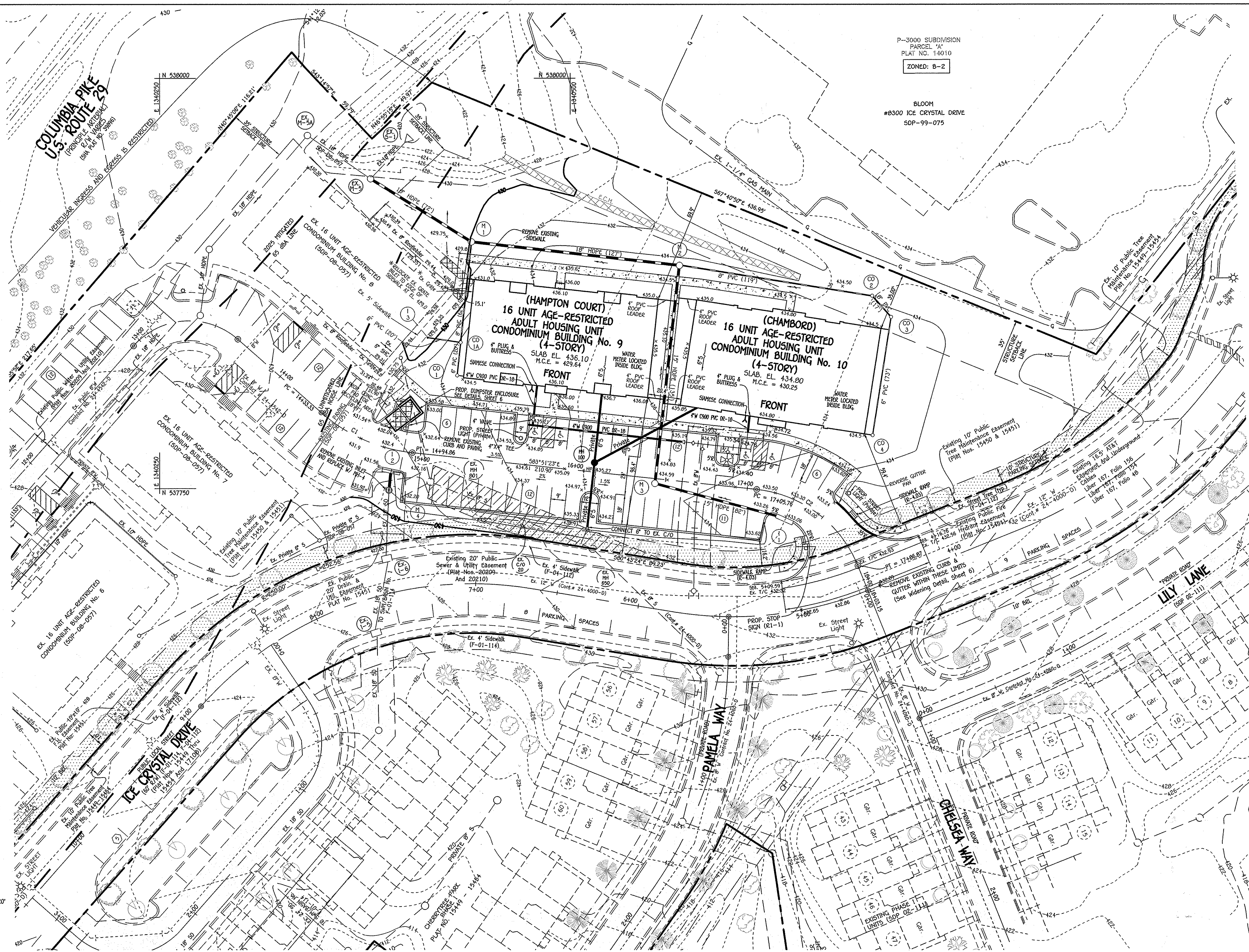
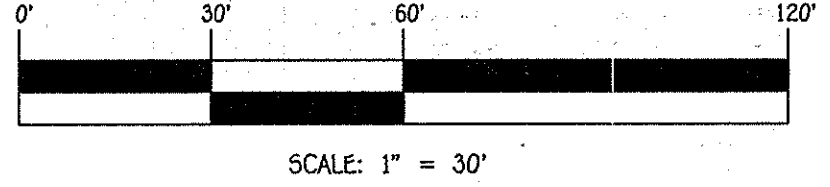
These guidelines reflect a middle position focusing on requiring those features that are relatively inexpensive if part of initial construction, but would require major renovation to retrofit in the future...

- 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...

- DESIRABLE
- low maintenance exterior materials
- covered main entry
- entry door approach with 18"-24" of clearance of 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')

- 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
- rocker light switches
- lighting in closets and pantry
- closet rods adjustable from 3' to 5'-6"

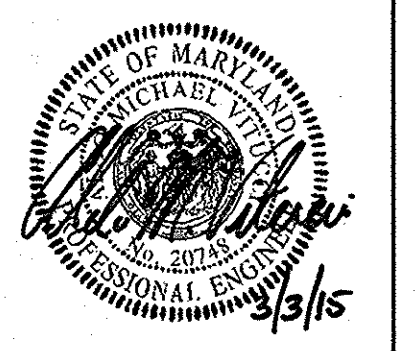
NOTE: ALL PROPOSED FACILITIES SHALL HAVE A NO STEP ACCESS.



P-3000 SUBDIVISION PARCEL 'K' PLAT NO. 14010 ZONED: B-2

BLOOM #8300 ICE CRYSTAL DRIVE SDF-99-075

Revision table with columns: NO., REVISION, DATE. Includes a grid for tracking changes.



FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK ELLICOTT CITY, MARYLAND 21042 (410) 481-2255

OWNER/DEVELOPER ICE CRYSTAL, L.L.C. c/o TLC REAL ESTATE GROUP 2835 O'DONNELL STREET, SUITE 203 BALTIMORE, MARYLAND 21224 ATTN: MR. NICK LIPARINI 410-977-0578

APPROVED: DEPARTMENT OF PLANNING AND ZONING. Includes signatures and dates for K. G. Dineen (4-14-15), M. J. Liparini (4-7-15), and M. A. Lytle (4/21/15).

Project information table with columns: PLAT NO., BLOCK NO., ZONE, TAX MAP, ELEC. DIST., CENSUS TR. Values: 22515-22516, 4, POR-MXD-6, 46, 6TH, 6060.02.

SITE DEVELOPMENT PLAN

AGE RESTRICTED ADULT HOUSING CHERRYTREE PARK CONDOMINIUM BUILDINGS 9 & 10 BULK PARCEL 'K'

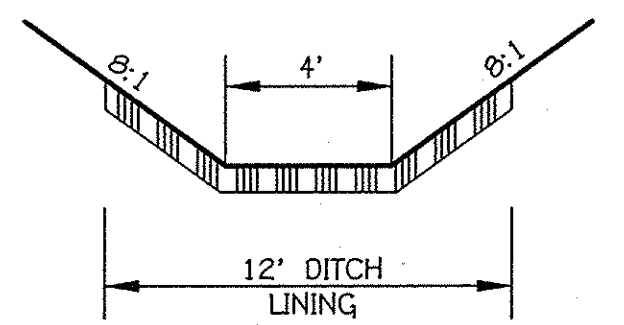
ZONED: POR-MXD-6 TAX MAP No.: 46 PARCEL No.: 156 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: MARCH 2, 2015 SHEET 2 OF 11

P-3000 SUBDIVISION
 PARCEL 'A'
 PLAT NO. 14010
 ZONED: B-2

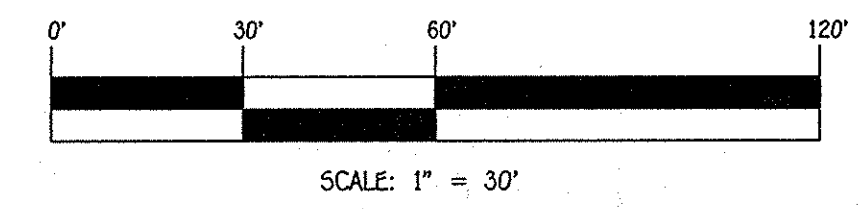
BLOOM
 #8300 ICE CRYSTAL DRIVE

LEGEND

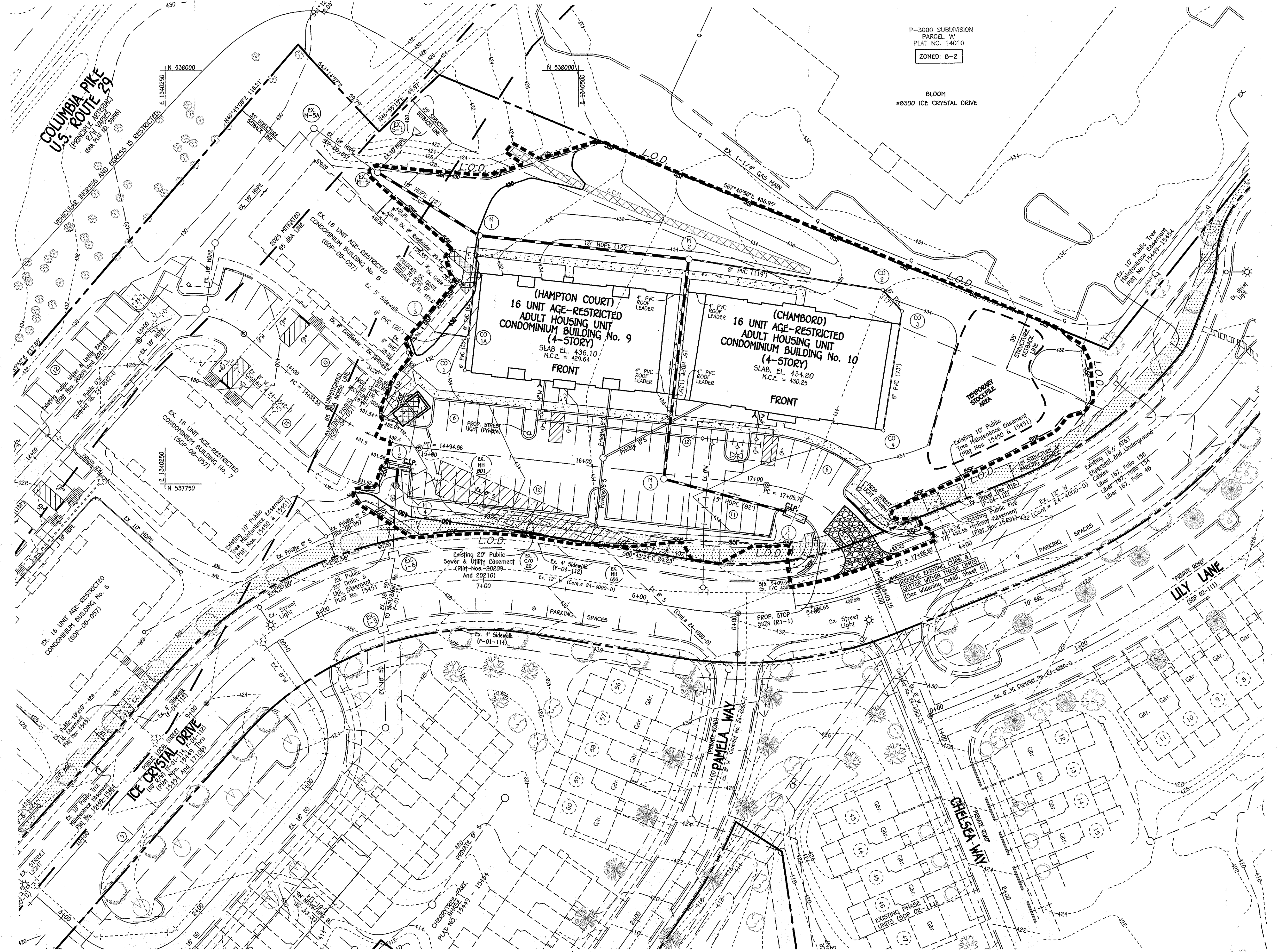
- SSF—SSF—SSF— SUPER-SILT FENCE
- [S.C.E.] STABILIZED CONSTRUCTION ENTRANCE
- [E.C.M.] DENOTES EROSION CONTROL MATTING
- — — — — DENOTES L.O.D. LIMITS OF DISTURBANCE
- [C.I.P.] DENOTES CURB INLET PROTECTION



TYPICAL DITCH SECTION
 NO SCALE



SCALE: 1" = 30'



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FILE
 ELKROTT CITY, MARYLAND 21046
 (410) 461-2995



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 (Ado Michael Vitucci, P.E.) 3/3/15
 Date
 "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. 207149, Expiration Date 2/22/15."
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) 3/4/15
 Date

Approved: This Development is Approved For Erosion And Sediment Control By The Howard Soil Conservation District.
 Signature of District Director (John R. Robertson) 3/19/15
 Date
OWNER/DEVELOPER
 ICE CRYSTAL, L.L.C.
 c/o TLC REAL ESTATE GROUP
 2835 O'DONNELL STREET, SUITE 203
 BALTIMORE, MARYLAND 21224
 ATTN: MR. NICK LIPARINI
 410-977-0578

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature of Director (K. O. S. J. J. J.) 4-14-15
 Date
 Chief, Division of Land Development

Signature of Chief (M. J. J.) 4-7-15
 Date
 Chief, Development Engineering Division

Signature of Director (M. J. J.) 4/1/15
 Date
 Director - Department of Planning and Zoning

PROJECT	PARCEL	LOT NO.
CHERRYTREE PARK	'K'	BLOG. UNITS 9 & 10

PLAT NO.	BLOCK NO.	ZONE	TAX MAP.	ELEC. DIST.	CENSUS TR.
22515-22516	4	POR-MXD-6	46	6TH	6068.02

GRADING AND SEDIMENT CONTROL PLAN

AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
 CONDOMINIUM BUILDINGS 9 & 10
BULK PARCEL 'K'
 ZONED: POR-MXD-6
 TAX MAP No.: 46 PARCEL No.: 156
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MARCH 2, 2015
 SHEET 3 OF 11

I:\2000\0401\tdwg\SDP - Buildings 9 & 10\0401 Sheet 3 grading plan.dwg 3/2/2015 3:17:14 PM 1:1

SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS (B-4-2)

- A. Soil Preparation
1. Temporary Stabilization
2. Permanent Stabilization
B. Topsoiling

PERMANENT SEEDING NOTES (B-4-5)

- A. Seed Mixtures
1. General Use
2. Turfgrass Mixtures
3. Kentucky Bluegrass/Parental Eye
4. Kentucky Bluegrass/Perennial Eye
5. Tall Fescue/Kentucky Bluegrass
6. Kentucky Bluegrass/Fine Fescue

- c. Ideal Times of Seeding for Turf Grass Mixtures
d. Till Areas to receive seed by disking or other approved methods

- e. If soil moisture is deficient, supply new seedings with adequate water for plant growth

Permanent Seeding Summary

Table with 4 columns: No., Species, Application Rate (lb/ac), Seeding Dates, Seeding Depth, N, P2O5, K2O, Lime Rate (tons/ac)

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
a.) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DICES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
b.) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

B-4-0 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

- Definition
Purpose
Conditions Where Practice Applies
Criteria
1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1.

DUST CONTROL

DEFINITION
CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.

PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY.

CONDITIONS WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

- TEMPORARY METHODS
1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
3. TILLAGE - TO SMOOTH SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS.

- PERMANENT METHODS
1. PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER AND PERMANENT STABILIZATION WITH SOD, EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
2. TOPSOILING - COVERING WITH LESS ERODIBLE SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING.
3. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMITS. (2 WEEKS)
2. NOTIFY "MMS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION DIVISION AT 410-313-1870 AT LEAST 24 HOURS BEFORE STARTING ANY WORK. IN ADDITION, NOTIFY ATAT PRIOR TO ANY ACTIVITY WITHIN THEIR EASEMENT.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE, SUPER-SILT FENCE AND TREE PROTECTION WHERE SHOWN ON THE PLANS. CLEAR AND GRUB WHERE NECESSARY FOR ROADWAY CONSTRUCTION. (1 WEEK)
4. STABILIZE ALL DISTURBED AREAS WITH TEMPORARY SEEDING. CONTACT THE COUNTY SEDIMENT EROSION CONTROL INSPECTOR BEFORE PROCEEDING. (2 DAYS)
5. GRADE SITE TO MASS GRADING CONTOURS AND GRADE ROADWAYS TO SUB BASE. (1 WEEK)
6. STABILIZE ALL DISTURBANCE WITH TEMPORARY SEEDING. RECEIVE PERMISSION TO CONTINUE FROM THE EROSION AND SEDIMENT CONTROL INSPECTOR. (2 DAYS)
7. INSTALL PROPOSED STORM DRAIN, WATER LINE AND SEWER LINE CONSTRUCTION. (1 WEEK)
8. ONCE STORM DRAINS ARE INSTALLED, PLACE ROADWAY SUB-BASE WITHIN ROAD, PAVE ROAD UP TO THE INTERMEDIATE SURFACE LAYER WITHIN THE P-2 PAVING SECTION. SEE R-2.01 OF THE HOWARD COUNTY DESIGN MANUAL VOLUME IV. (1 WEEK)
9. BEGYN CONDO CONSTRUCTION. (4 MONTHS)
10. FOLLOWING CONDO CONSTRUCTION, INSTALL SURFACE COURSE OF PAVING FOR ROADWAY AND SIDEWALKS. (2 WEEKS)
11. STABILIZE ALL REMAINING DISTURBED AREAS THAT ARE LOCATED ONSITE WITH PERMANENT SEEDING. (2 DAYS)
12. WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR START REMOVING ANY SEDIMENT CONTROL FEATURES. STABILIZE THE AREAS WITH PERMANENT SEEDING. (2 DAYS)

TEMPORARY SEEDING NOTES (B-4-4)

- Definition
Purpose
Conditions Where Practice Applies
Criteria
1. Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan.
2. For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.
3. When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3A.1.8 and maintain until the next seeding season.

Table with 4 columns: Species, Application Rate (lb/ac), Seeding Dates, Seeding Depth, Fertilizer Rate (10-20-20), Lime Rate

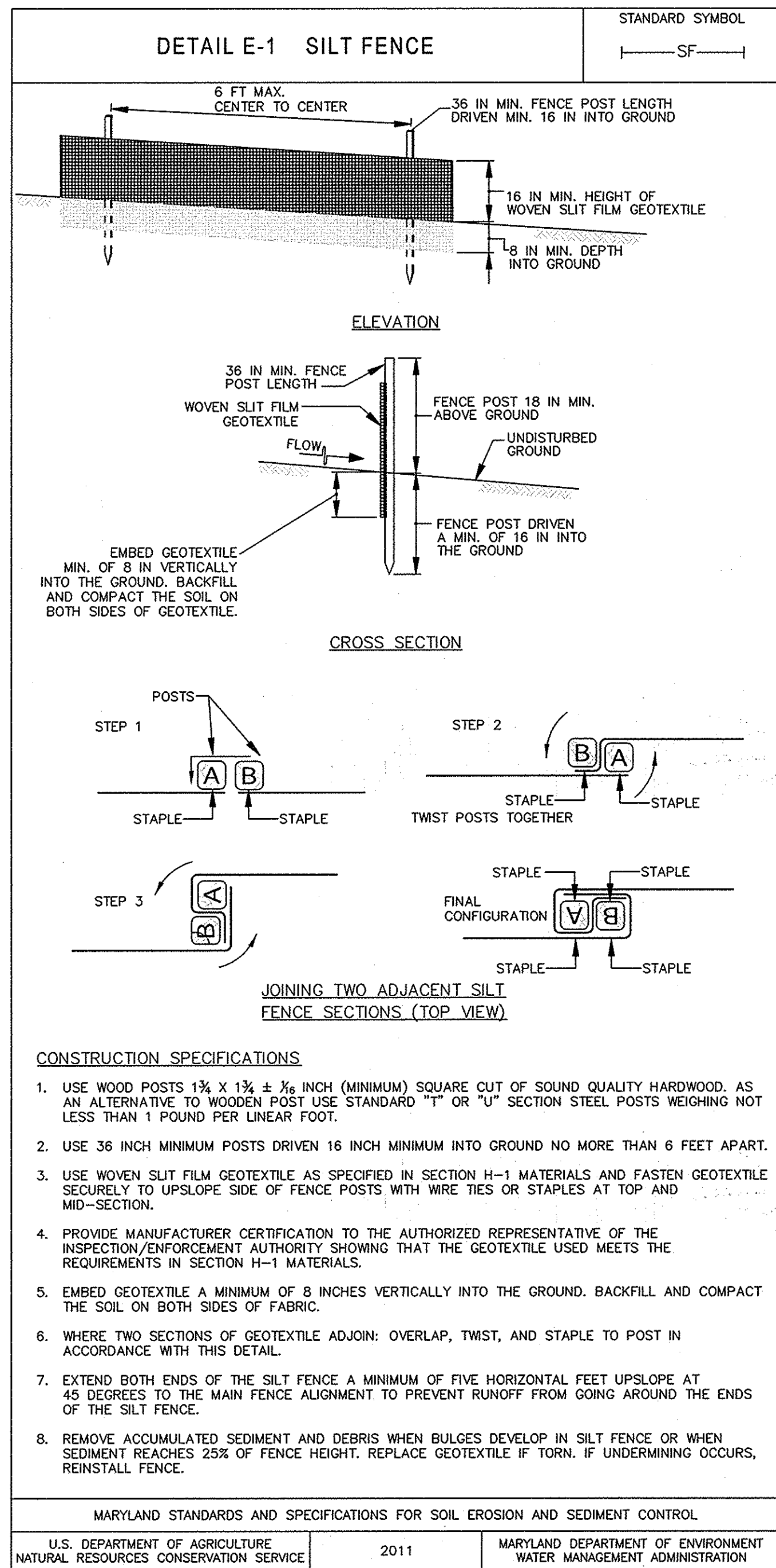


ENGINEER'S CERTIFICATE
'I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.'
Signature of Aldo M. Vitucci, 3/3/15
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, 3/4/15

Approved: This Development is Approved For Erosion And Sediment Control By
Signature of John P. Robertson, 3/19/15
District: Howard Soil Conservation Dist.
OWNER/DEVELOPER
ICE CRYSTAL, L.L.C.
c/o TLC REAL ESTATE GROUP
2805 O'DONNELL STREET, SUITE 203
BALTIMORE, MARYLAND 21224
ATTN: MR. NICK LIPARINI
410-977-0570

Table with 6 columns: PLAT NO., BLOCK NO., ZONE, TAX MAP, ELEC. DIST., CENSUS TR.

SEDIMENT CONTROL NOTES & DETAILS
AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
CONDOMINIUM BUILDINGS 9 & 10
BULK PARCEL 'K'
ZONED: POR-MXD-6
TAX MAP No.: 46 PARCEL No.: 156
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH 2, 2015
SHEET 4 OF 11

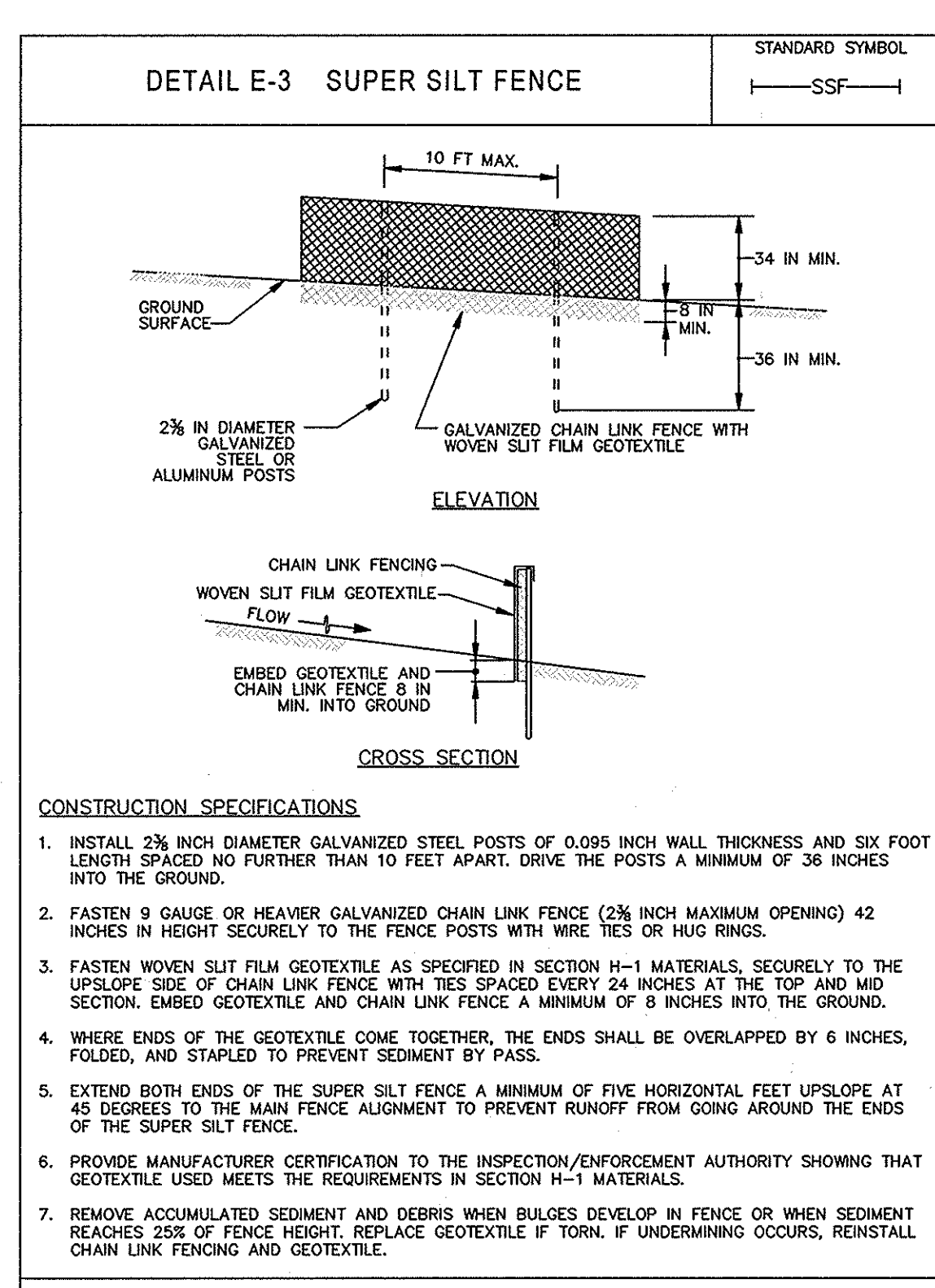


CONSTRUCTION SPECIFICATIONS

- USE WOOD POSTS 1 1/2 x 1 1/2 x 1/2 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
- USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
- USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
- EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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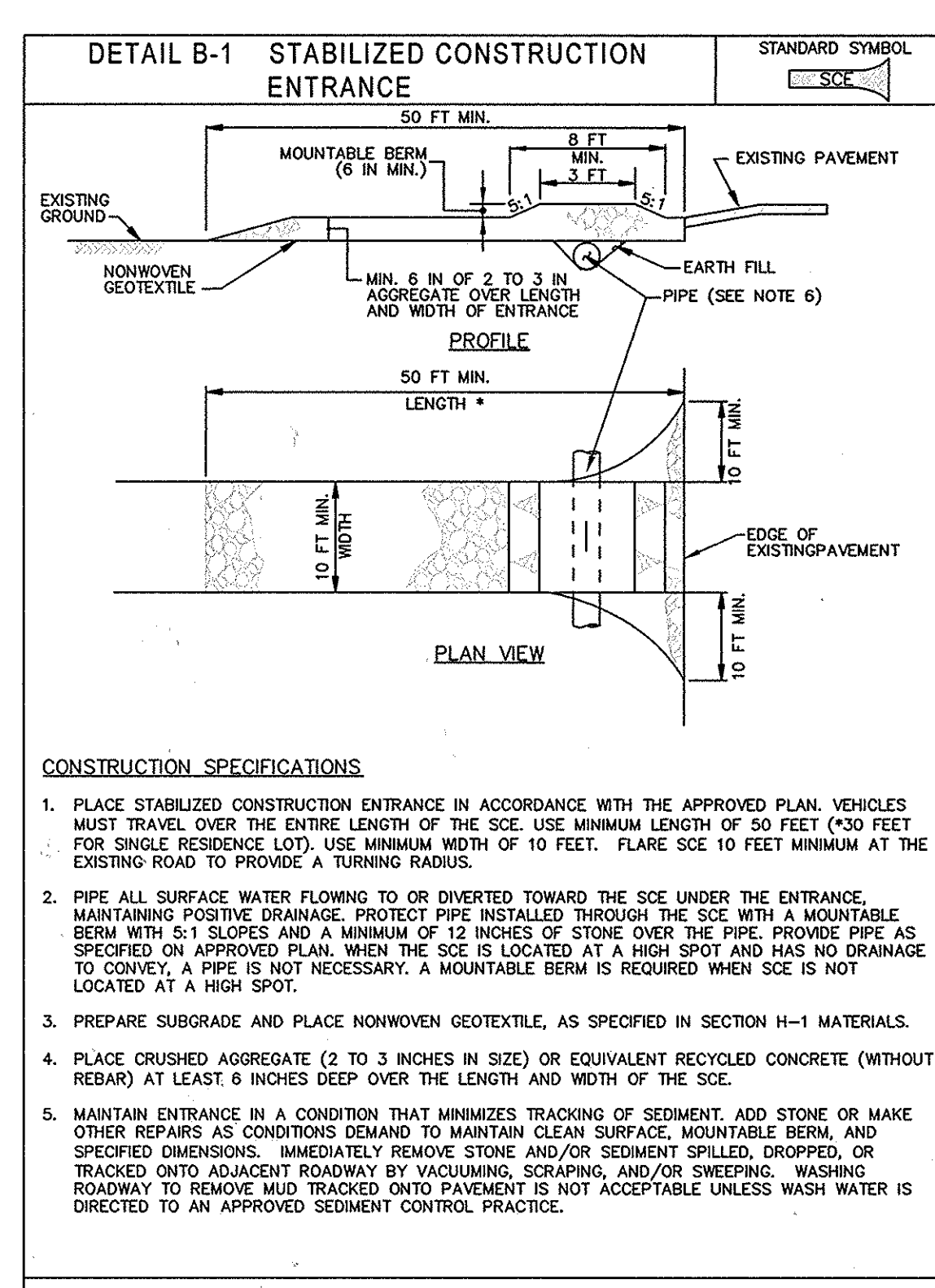


CONSTRUCTION SPECIFICATIONS

- INSTALL 2 3/8 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
- FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 1/2 INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR RING RINGS.
- FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
- WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
- EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
- PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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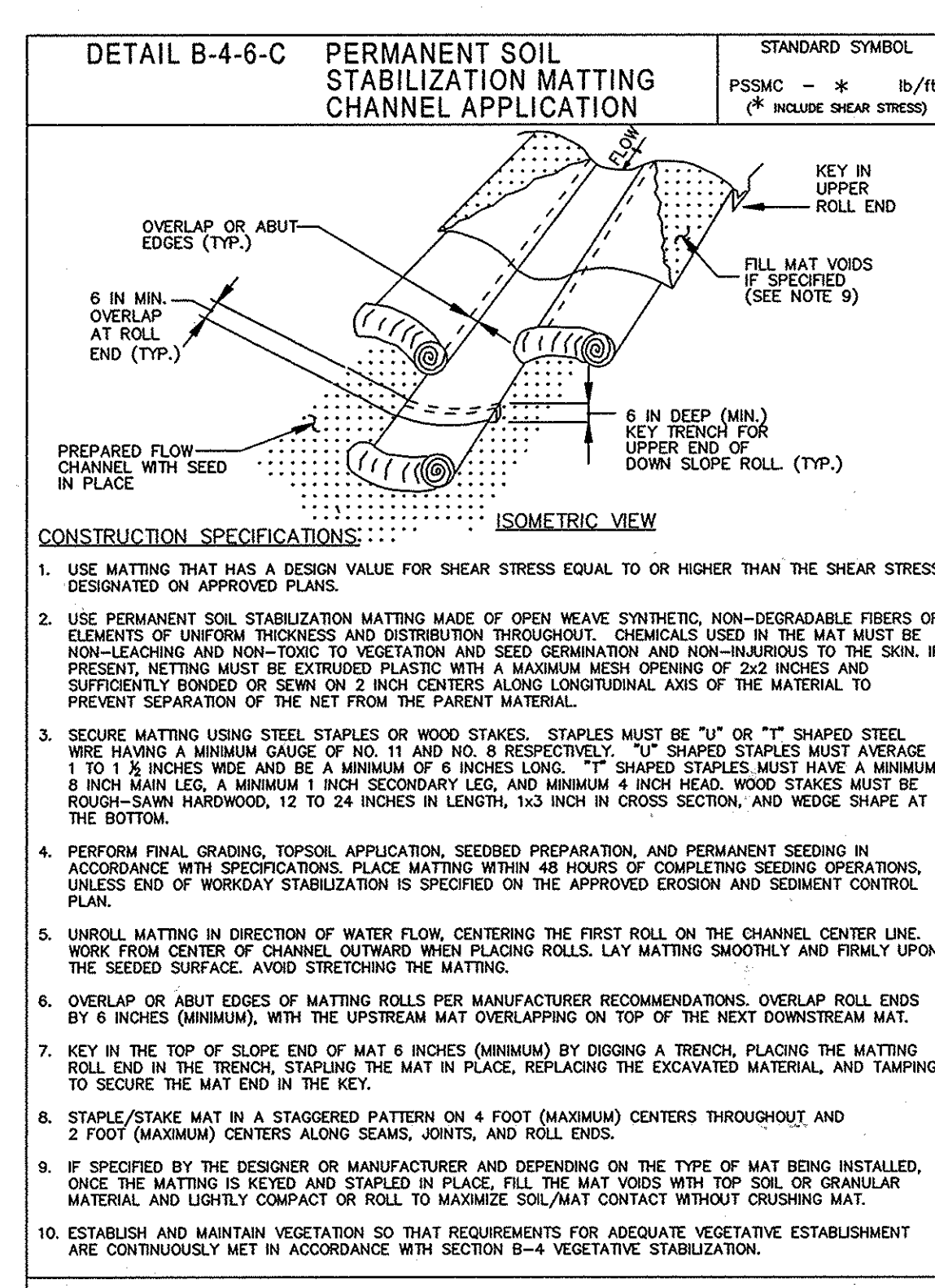


CONSTRUCTION SPECIFICATIONS

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. MAINTAIN POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 6:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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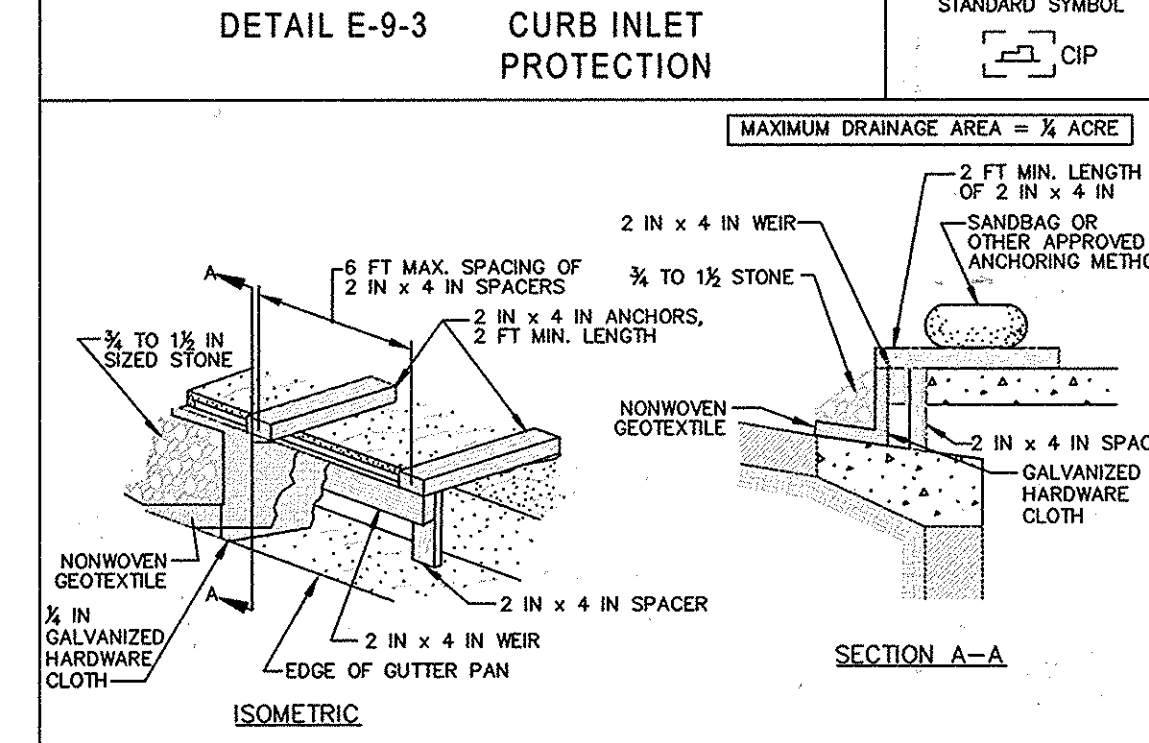


CONSTRUCTION SPECIFICATIONS

- USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
- USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-HARMFUL TO THE SOIL. IF PRESENT, NETTING MUST BE EXTENDED PLASTIC WITH A MAXIMUM MESH OPENING OF 5/8 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
- SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE 1/2" OR 1" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. 1" SHAPED STAPLES MUST AVERAGE 1 TO 1 1/2 INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. 1/2" SHAPED STAPLES MUST HAVE A MINIMUM 6 INCH HEAD, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1 1/2 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
- PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS. UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTER LINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDBED SURFACE. AVOID STRETCHING THE MATTING.
- OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSLOPE MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
- KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
- STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
- IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEVED AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL. USE COMPACT ROLL TO MINIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.
- ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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CONSTRUCTION SPECIFICATIONS

- USE NOMINAL 2 INCH x 4 INCH LUMBER.
- USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
- NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
- ATTACH A CONTINUOUS PIECE OF 1/2 INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE.
- PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
- PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
- INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.
- FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN 3/4 TO 1 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
- AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
- STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOSING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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FISHER, COLLINS & CARTER, INC.
SOIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONVENTIONAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
BLOOMING GARDEN, MARYLAND 21046
(410) 461-2295

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."

Aldo M. Vitucci 3/3/15
Signature of Engineer (Aldo Michael Vitucci, P.E.)
Date

"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 of 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] 3/14/15
Signature of Developer (Print name below signature)
Date

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

John R. [Signature] 3/17/15
Dist. Howard Soil Conservation Dist. Date

OWNER/DEVELOPER
ICE CRYSTAL, L.L.C.
c/o TLC REAL ESTATE GROUP
2835 O'DONNELL STREET, SUITE 203
BALTIMORE, MARYLAND 21224
ATTN: MR. NICK LIPARINI
410-977-0578

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 4-14-15
Chief, Division of Land Development Date

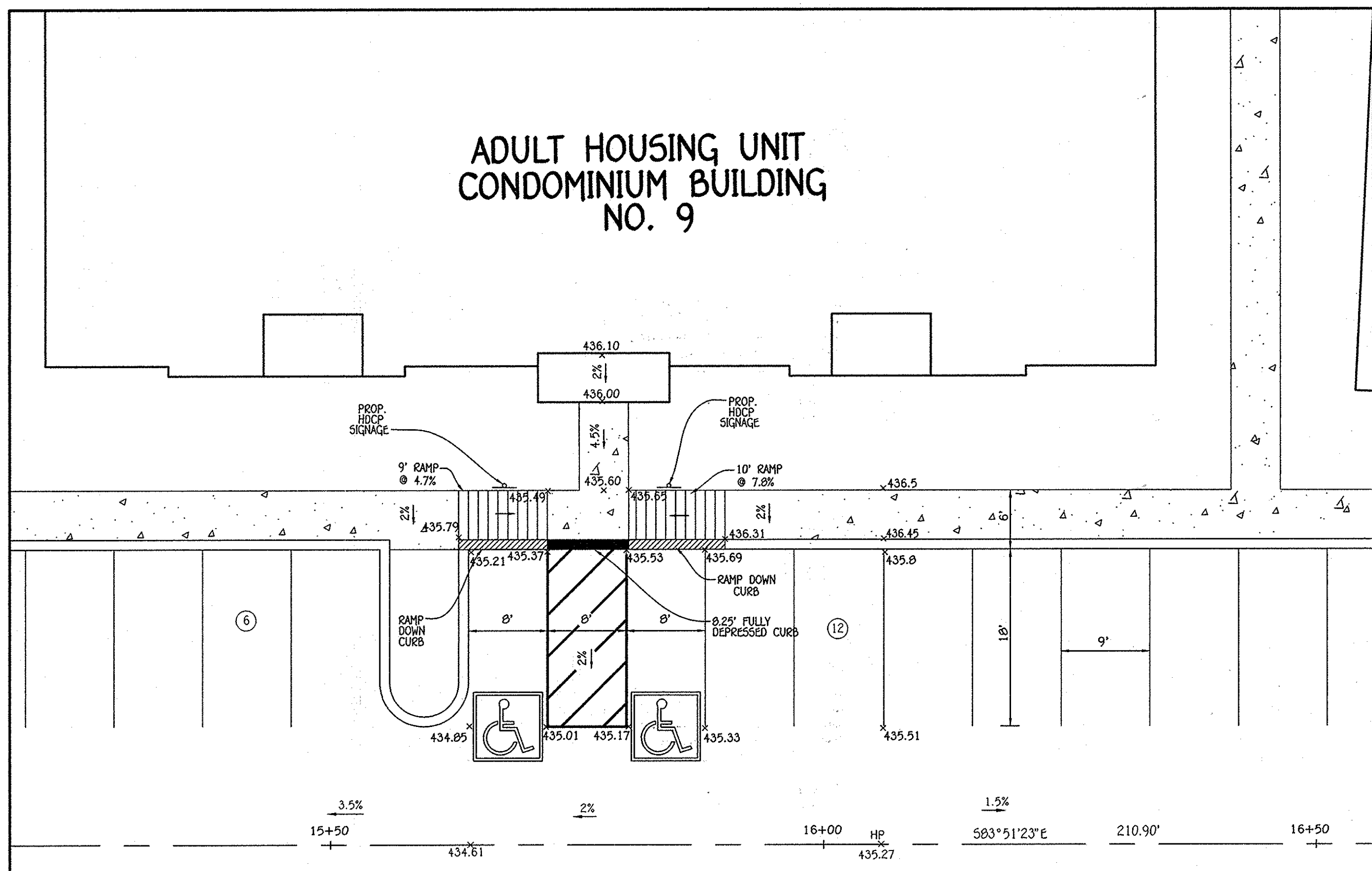
[Signature] 4-7-15
Chief, Development Engineering Division Date

[Signature] 4/14/15
Director - Department of Planning and Zoning Date

PROJECT	CHERRYTREE PARK	PARCEL	'K'	LOT NO.	BLOG. UNITS 9 & 10
PLAT NO.	22515-22516	BLOCK NO.	4	ZONE	POR-MXD-6
TAX MAP.	46	ELEC. DIST.	6TH	CENSUS TR.	6068.02

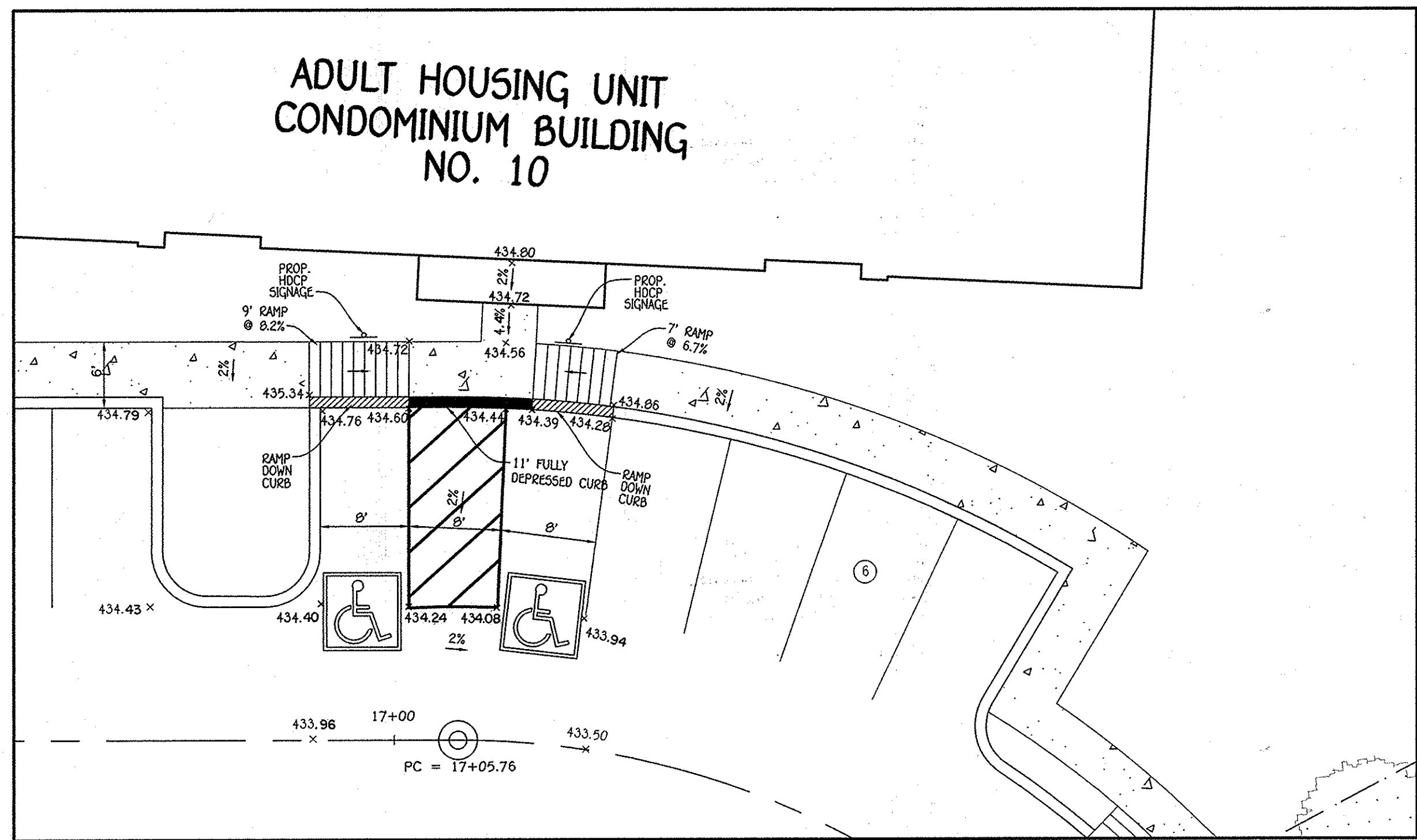
SEDIMENT CONTROL NOTES & DETAILS

AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
CONDOMINIUM BUILDINGS 9 & 10
BULK PARCEL 'K'
ZONED: POR-MXD-6
TAX MAP No.: 46 PARCEL No.: 156
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH 2, 2015
SHEET 5 OF 11



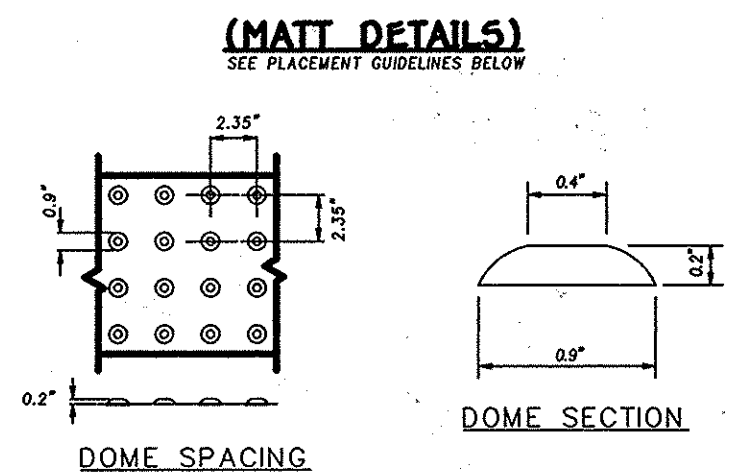
CONDO BUILDING No. 9 HANDICAP SPACE LAYOUT

SCALE: 1" = 10'

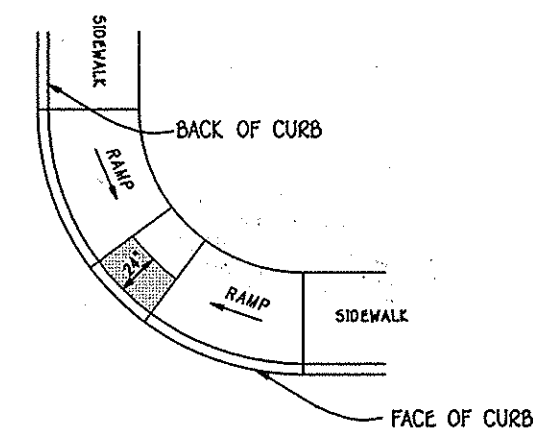


CONDO BUILDING No. 10 HANDICAP SPACE LAYOUT

SCALE: 1" = 10'



PLACEMENT GUIDELINES



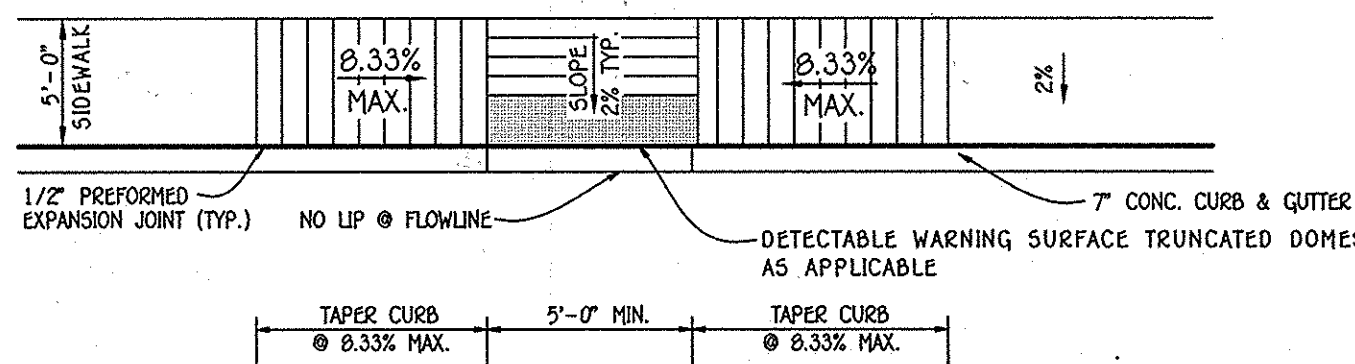
RAMP RADIAL AND ADJACENT TO CURB

NOTES

1. THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 TO 8 INCHES FROM THE FACE OF CURB.
2. FOR SKEWED APPLICATIONS DETECTABLE WARNING SHALL BE PLACED SUCH THAT THE DOMES CLOSEST TO THE BACK OF CURB ARE NO LESS THAN 0.5' AND NO MORE THAN 3.0' FROM THE BACK OF CURB. TRUNCATED DOME SHALL BE FABRICATED TO PROVIDE FULL DOMES ONLY.

SIDEWALK RAMP DETECTABLE WARNING TRUNCATED DOMES

STD. DETAIL R-4.07



NOTES

1. ALL RAMP SHALL HAVE DETECTABLE WARNING SURFACES. SEE DETAIL THIS SHEET (R-4.07).
2. GRASS AREA ADJACENT TO SIDEWALK MUST BE SLOPED TO MEET RAMP.

SIDEWALK RAMP PARALLEL TO CURB

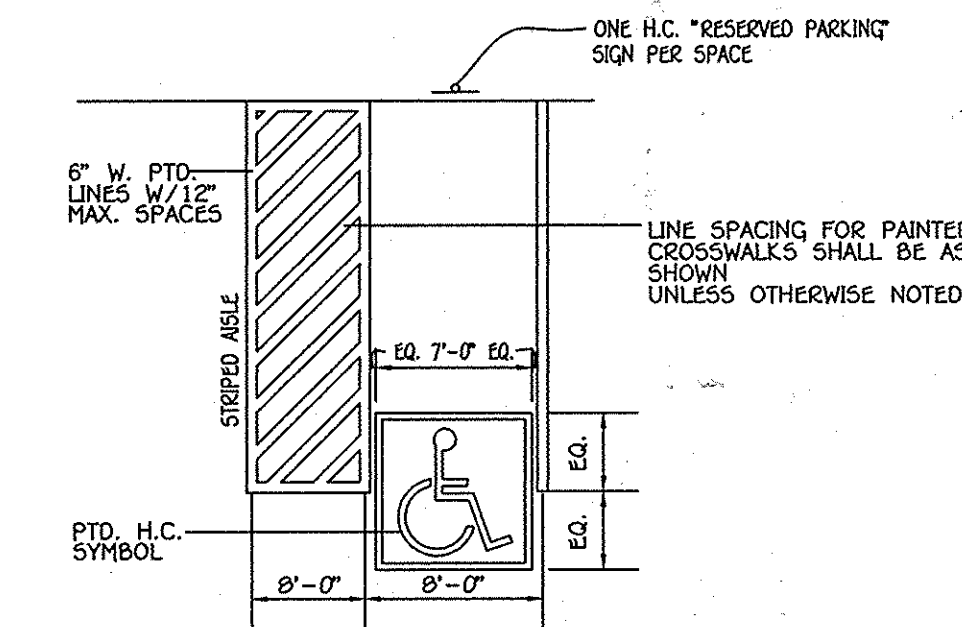
STD. DETAIL R-4.06



HANDICAP PARKING SIGN DETAIL

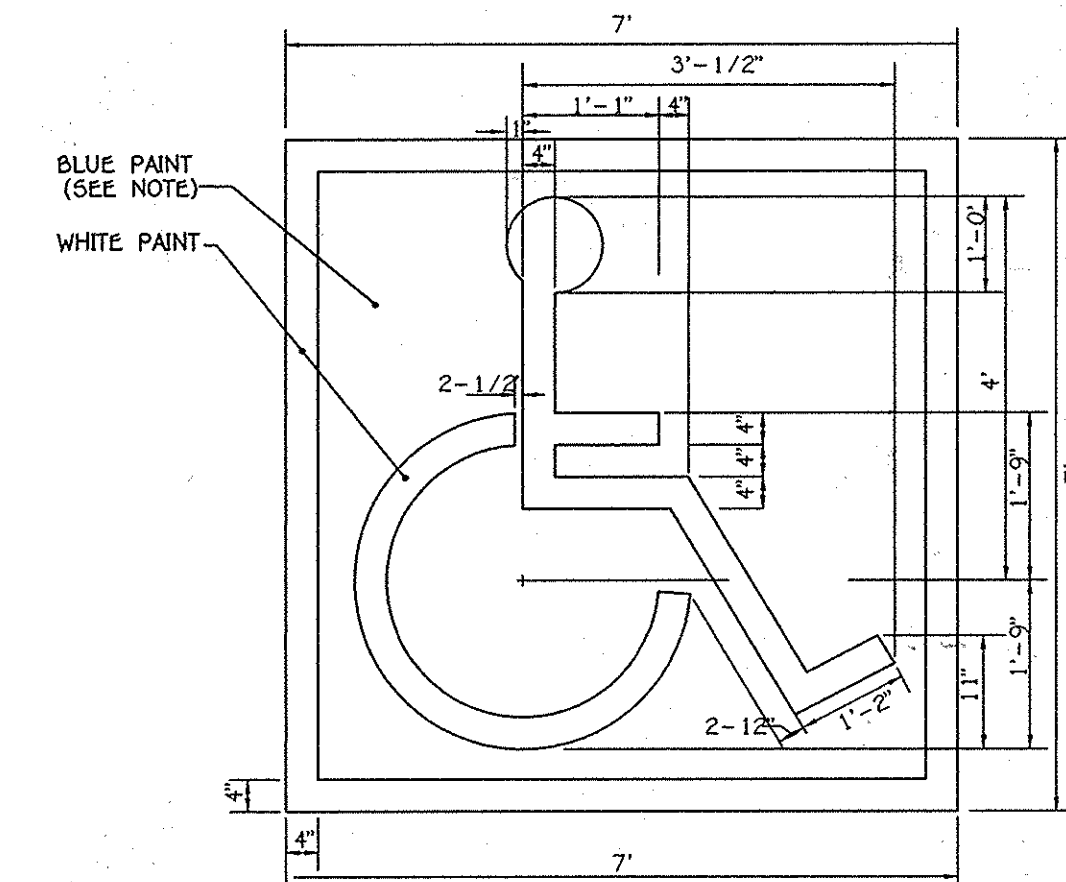
NOT TO SCALE

- GENERAL NOTES:
1. SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL K7-8.
 2. ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE IMPROVEMENT PLAN.
 3. SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS W/TOP OF SIGNS 9'-1" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
 4. SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
 5. COLORS: LEGEND AND BORDER-GREEN SYMBOL-WHITE ON BLUE BACKGROUND BACKGROUND-WHITE
 6. CONTRACTOR SHALL COORDINATE ARROW DIRECTION WITH LOCATION OF ADJACENT AISLE.



ACCESSIBLE SPACE LAYOUT

NO SCALE



HANDICAP SPACE STENCIL LAYOUT

NO SCALE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLSWORTH CITY, MARYLAND 21042
 (410) 461-2855



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Kevin Shalton 4/14/15
 Chief, Division of Land Development Date
David Shalton 4/17/15
 Chief, Development Engineering Division Date
Frank A. Lovell 4/17/15
 Director - Department of Planning and Zoning Date

OWNER/DEVELOPER

ICE CRYSTAL, L.L.C.
 c/o TLC REAL ESTATE GROUP
 2835 O'DONNELL STREET, SUITE 203
 BALTIMORE, MARYLAND 21224
 ATTN: MR. NICK LIPARINI
 410-977-0578

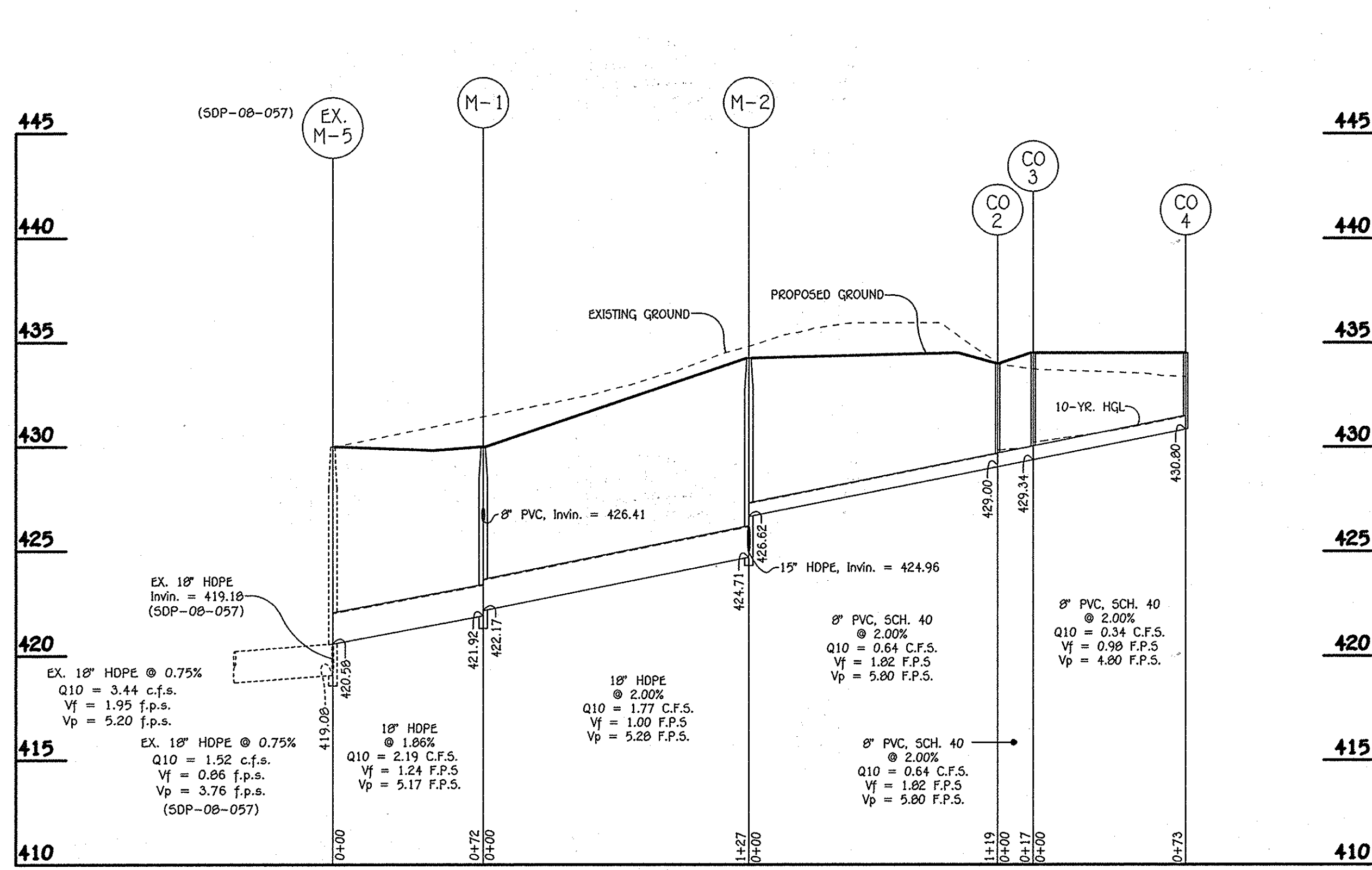
PROJECT	CHERRYTREE PARK	PARCEL	'K'	LOT NO.	BLDG. UNITS 9 & 10
PLAT NO.	BLOCK NO.	ZONE	TAX MAP.	ELEC. DIST.	CENSUS TR.
22515-22516	4	POR-MXD-6	46	6TH	6068.02

HANDICAP PARKING DETAILS

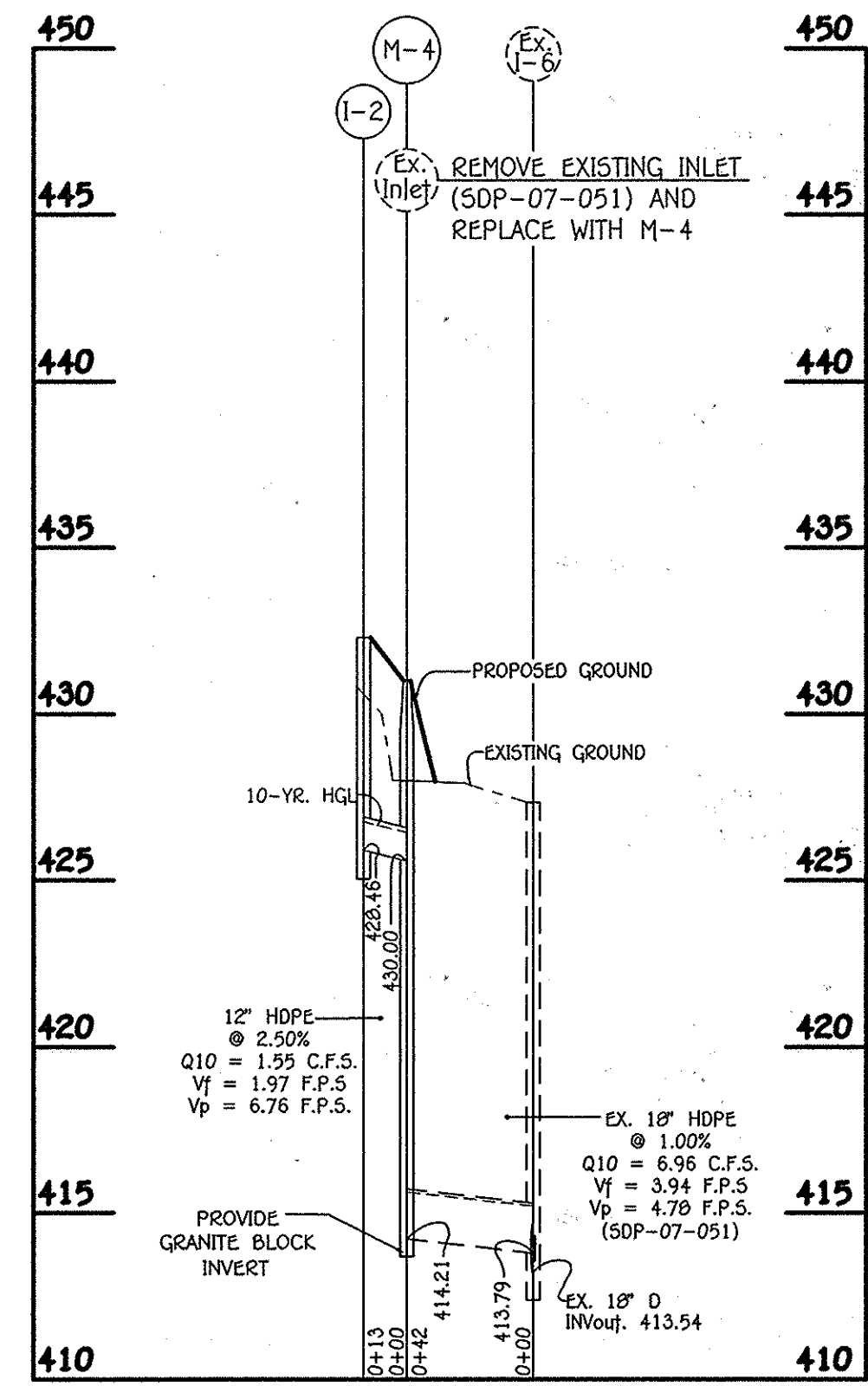
AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
 CONDOMINIUM BUILDINGS 9 & 10

BULK PARCEL 'K'

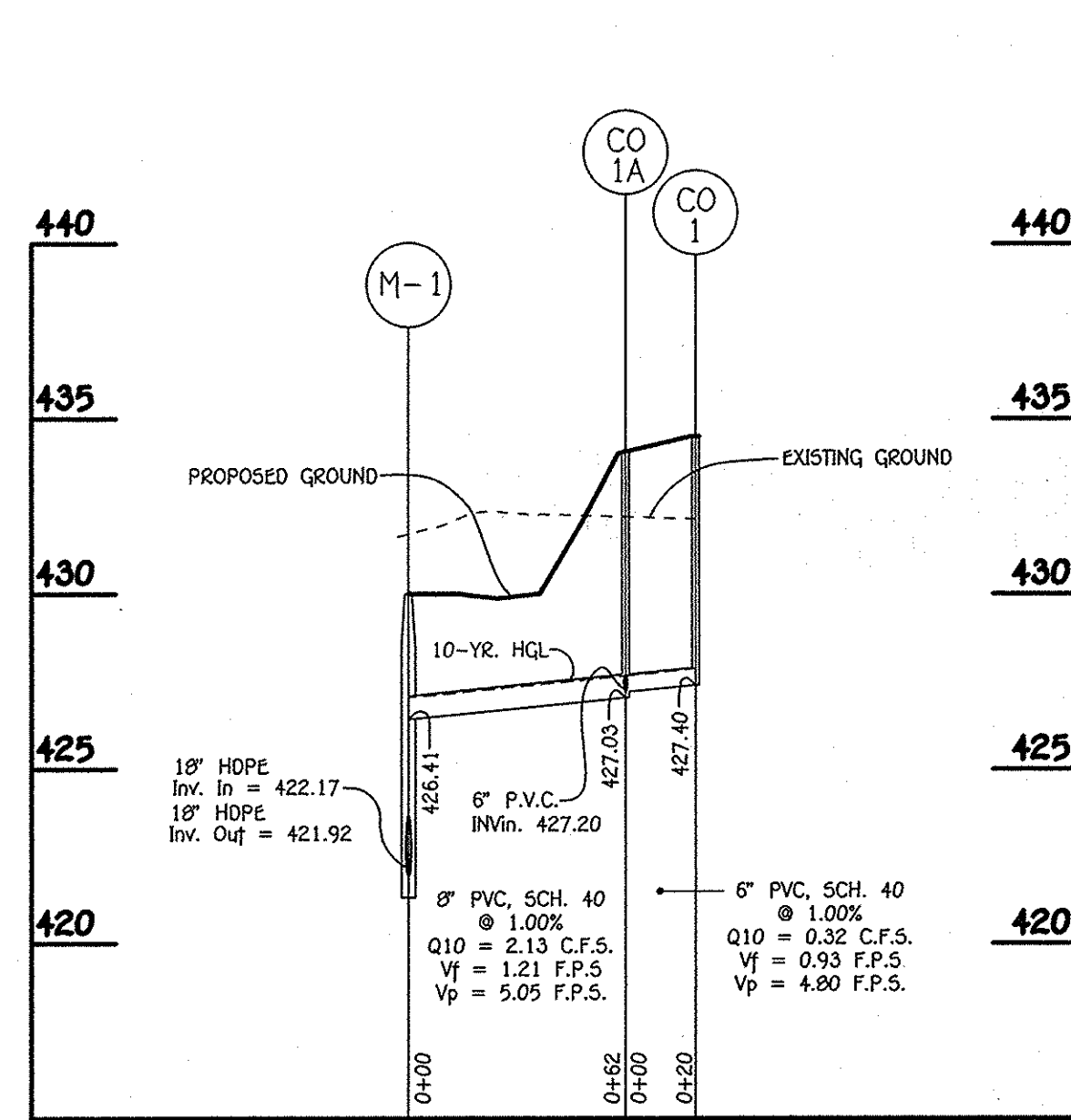
ZONED: POR-MXD-6
 TAX MAP No.: 46 PARCEL No.: 156
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MARCH 2, 2015
 SHEET 7 OF 11



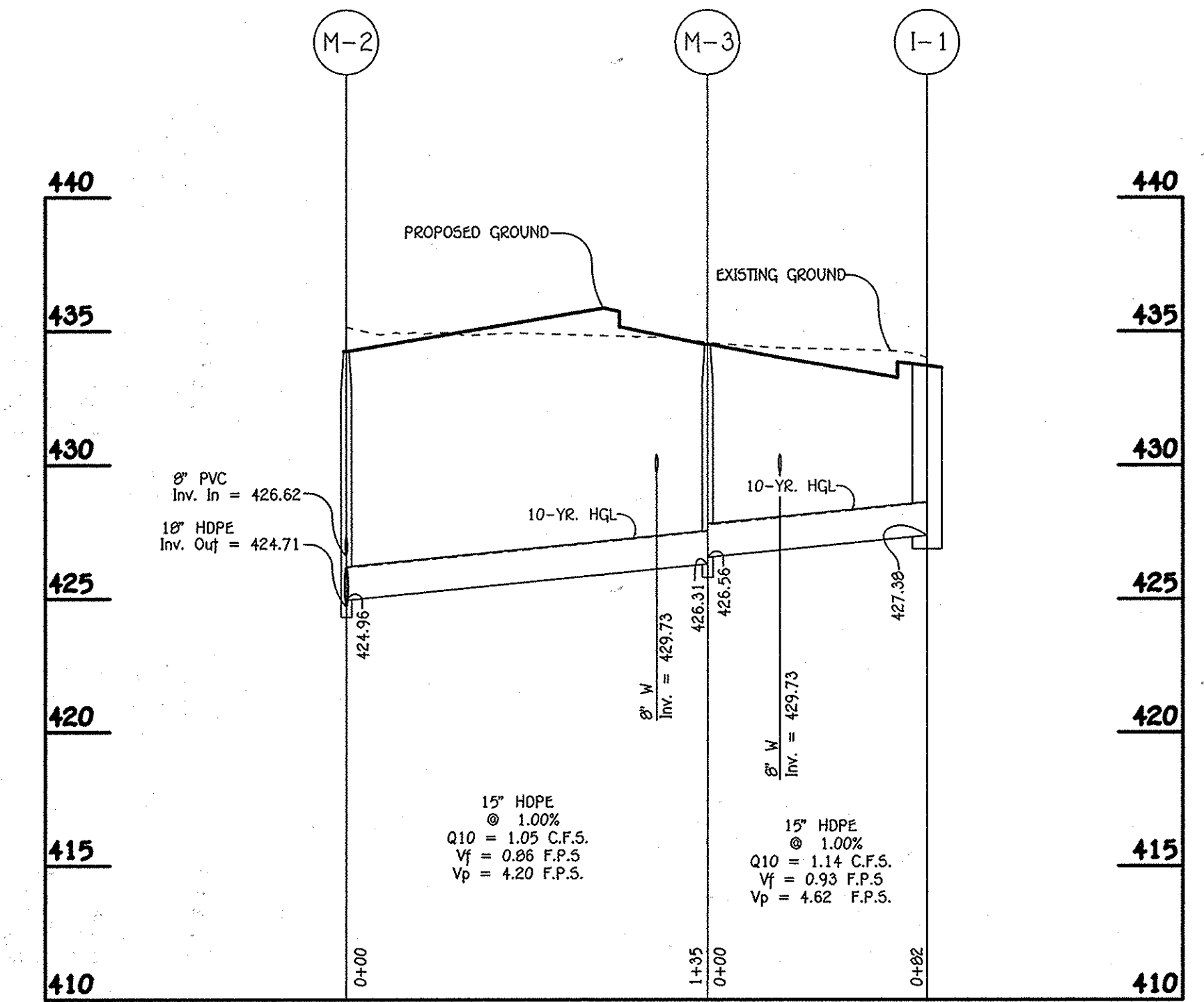
PROFILE
SCALE HORZ. 1"=50'
VERT. 1"=5'



PROFILE
SCALE HORZ. 1"=50'
VERT. 1"=5'



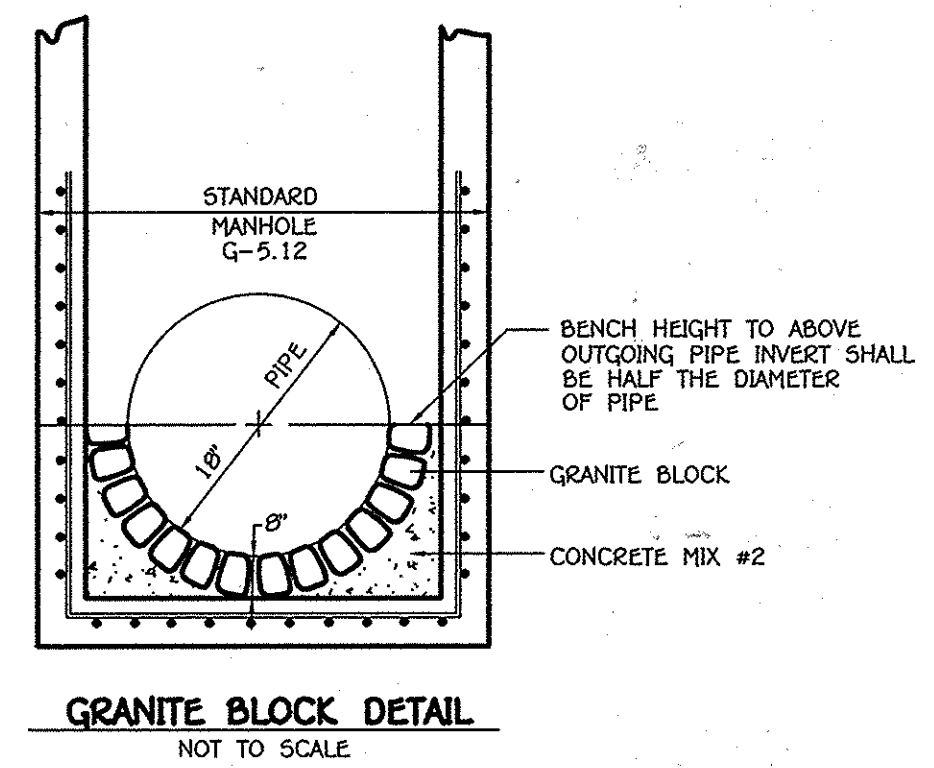
PROFILE
SCALE HORZ. 1"=50'
VERT. 1"=5'



PROFILE
SCALE HORZ. 1"=50'
VERT. 1"=5'

STRUCTURE SCHEDULE								
STRUCTURE NO.	TOP ELEVATION	INV.IN	INV.OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	REMARKS
I-1	433.64	-----	427.38	N 537,731, E 1,340,630	-----	-----	A-10	D-4.03
I-2	432.30	-----	428.46	N 537,762, E 1,340,391	-----	-----	A-10	D-4.03
I-3	429.00	-----	427.40 (6")	N 537,841, E 1,340,413	-----	-----	12" DRAIN BASIN W/12" DOME GRATE	ADS OR EQUAL
CO-1A	434.0	427.20	427.03	N 537,839, E 1,340,433	-----	-----	CLEANOUT	
CO-1	434.5	-----	427.40	N 537,819, E 1,340,431	-----	-----	CLEANOUT	
CO-2	434.0	429.00	429.00	N 537,867, E 1,340,684	-----	-----	CLEANOUT	
CO-3	434.2	429.34	429.34	N 537,854, E 1,340,695	-----	-----	CLEANOUT	
CO-4	434.5	-----	430.80	N 537,782, E 1,340,684	-----	-----	CLEANOUT	
M-1	430.00	426.41(8"), 422.17(18")	421.92	N 537,900, E 1,340,440	-----	-----	STD. MANHOLE	G-5.12
M-2	434.10	426.62(8"), 424.96(15")	424.71	N 537,894, E 1,340,583	-----	-----	STD. MANHOLE	G-5.12
M-3	434.66	426.56	426.31	N 537,750, E 1,340,568	-----	-----	STD. MANHOLE	G-5.12
M-4	431.00	430.00	414.21	N 537,790, E 1,340,389	-----	-----	STD. MANHOLE	G-5.12

PIPE SCHEDULE		
SIZE	CLASS	LENGTH
12"	HDPE	13'
15"	HDPE	217'
18"	HDPE	199'
6"	PVC, SCH. 40	113'
8"	PVC, SCH. 40	198'



GRANITE BLOCK DETAIL
NOT TO SCALE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2295



APPROVED: DEPARTMENT OF PLANNING AND ZONING
Verdell S. ... 4-14-15
Chief, Division of Land Development
... 4-7-15
Chief, Development Engineering Division
... 4/14/15
Director - Department of Planning and Zoning

OWNER/DEVELOPER
ICE CRYSTAL, L.L.C.
c/o TLC REAL ESTATE GROUP
2835 O'DONNELL STREET, SUITE 203
BALTIMORE, MARYLAND 21224
ATTN: MR. NICK LIPARINI
410-977-0578

PROJECT		PARCEL	LOT NO.		
CHERRYTREE PARK		'K'	BLOG. UNITS 9 & 10		
PLAT NO.	BLOCK NO.	ZONE	TAX MAP.	ELEC. DIST.	CENSUS TR.
22515-22516	4	POR-MXD-6	46	6TH	6068.02

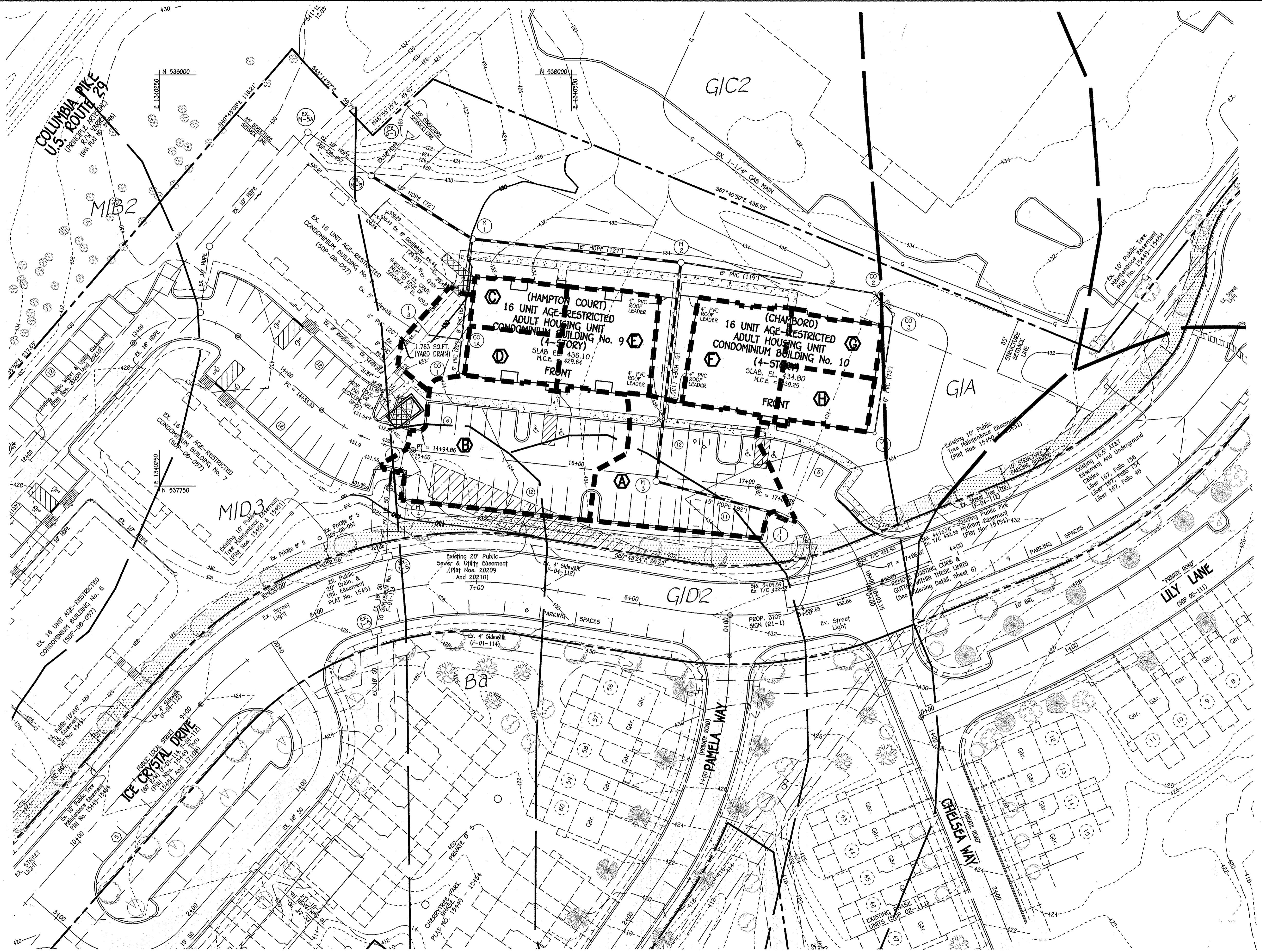
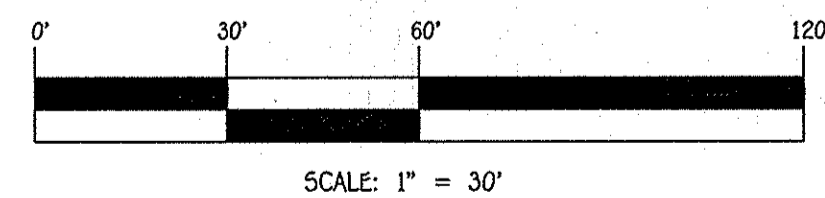
STORM DRAIN PROFILES

AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
CONDOMINIUM BUILDINGS 9 & 10
BULK PARCEL 'K'
ZONED: POR-MXD-6
TAX MAP No.: 46 PARCEL No.: 156
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH 2, 2015
SHEET 8 OF 11

SOILS LEGEND		
SOIL	NAME	CLASS
** Bā	Bāile silt loam	D
GIC2	Glenelg loam, 0 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
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.
I-1	A	0.17 AC.	0.70	RC-DEO	76%
I-2	B	0.22 AC.	0.83	RC-DEO	84%
CO-1	C	0.04 AC.	0.95	RC-DEO	100%
CO-2	D	0.04 AC.	0.95	RC-DEO	100%
M-2	E & F	0.17 AC.	0.95	RC-DEO	100%
CO-4	G	0.04 AC.	0.95	RC-DEO	100%
CO-5	H	0.04 AC.	0.95	RC-DEO	100%



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKTON CITY, MARYLAND 21828
 (410) 461-2295



OWNER/DEVELOPER
 ICE CRYSTAL, L.L.C.
 c/o TFC REAL ESTATE GROUP
 2835 O'DONNELL STREET, SUITE 203
 BALTIMORE, MARYLAND 21224
 ATTN: MR. NICK LIPARINI
 410-977-0578

APPROVED: DEPARTMENT OF PLANNING AND ZONING

K. T. Redmond 4-14-15
 Chief, Division of Land Development Date
Ch. Ed. ... 4-7-15
 Chief, Development Engineering Division Date
Patrick M. ... 4/2/15
 Director - Department of Planning and Zoning Date

PROJECT	CHERRYTREE PARK	PARCEL	'K'	LOT NO.	BLOG. UNITS 9 & 10
PLAT NO.	22515-22516	BLOCK NO.	4	TAX MAP.	46
ZONE	POR-MXD-6	ELEC. DIST.	6TH	CENSUS TR.	6068.02

DRAINAGE AREA MAP

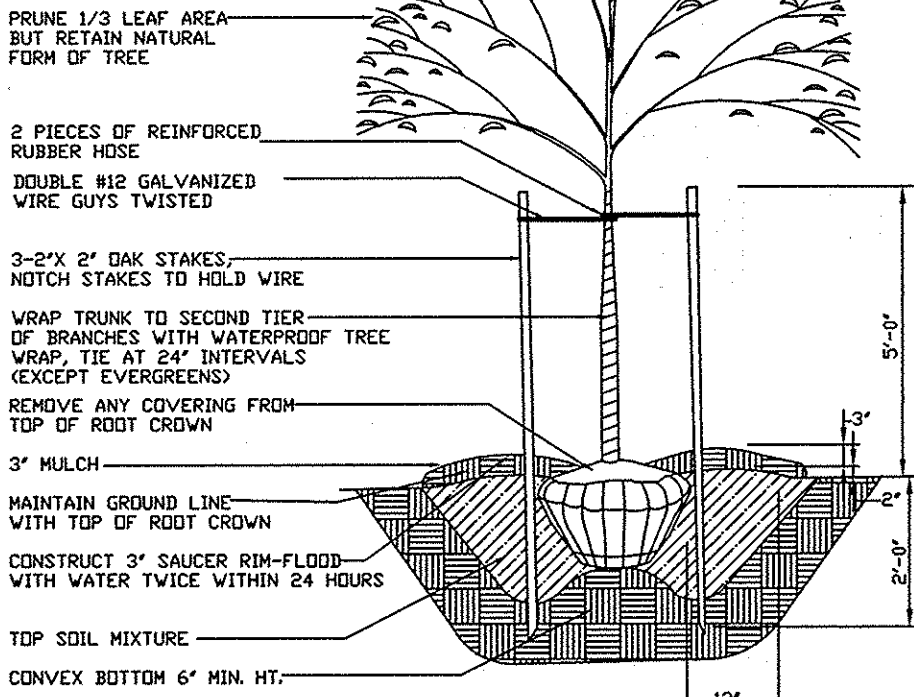
**AGE RESTRICTED ADULT HOUSING
 CHERRYTREE PARK
 CONDOMINIUM BUILDINGS 9 & 10**

BULK PARCEL 'K'
 ZONED: POR-MXD-6
 TAX MAP No.: 46 PARCEL No.: 156
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MARCH 2, 2015
 SHEET 9 OF 11

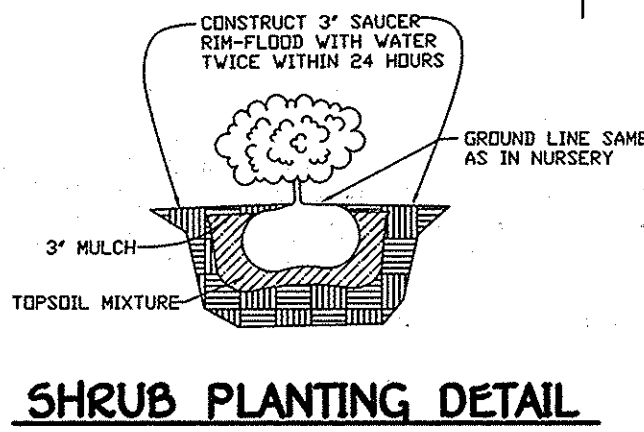
"At the time of plant installation, all trees listed and approved on the Landscape Plan, shall comply with the proper height requirement in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocations of the required plantings may be made without prior review and approval 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 compliance with applicable regulations. All the other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced."

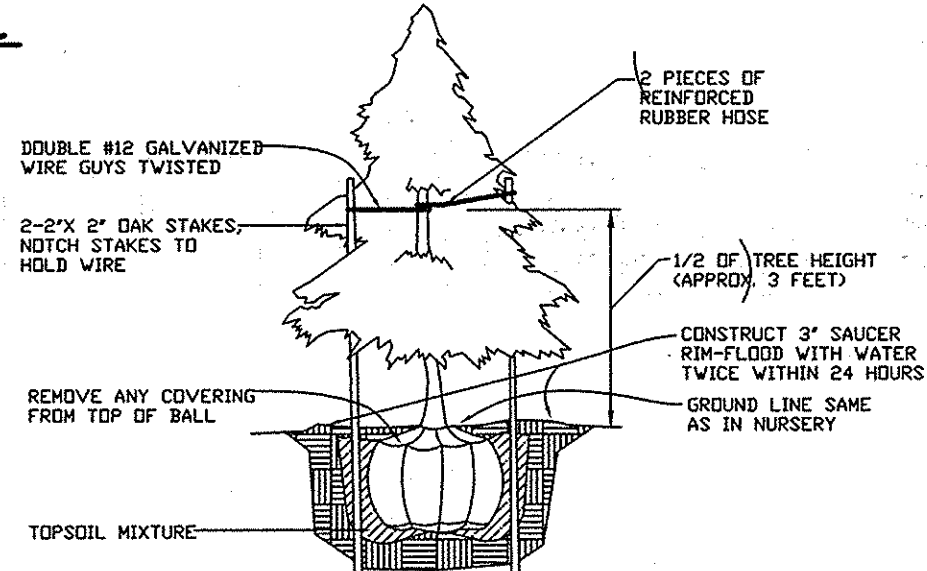
NOTE: CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK. SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURER'S STANDARDS.



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



EVERGREEN PLANTING DETAIL

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 specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no held-in plants from cold storage will be accepted.

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

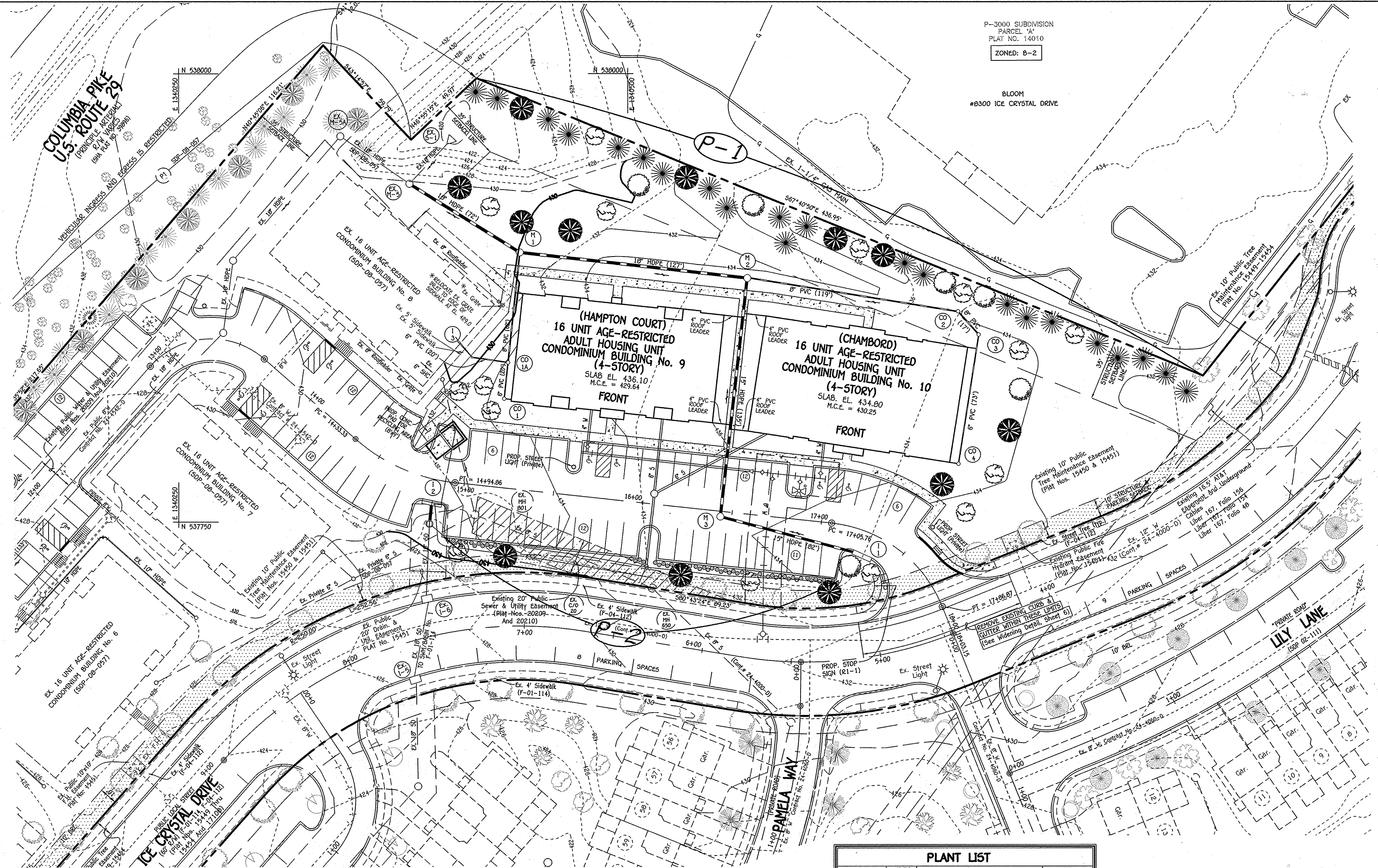
Positive drainage shall be maintained in planting beds 2 percent slope).

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.



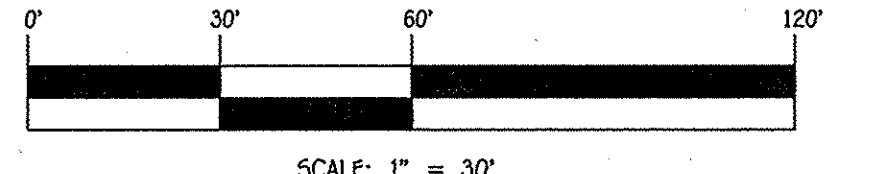
CATEGORY	SCHEDULE A PERIMETER LANDSCAPE EDGE	
	P-1 Adjacent to Perimeter Property	P-2 Parking Adjacent to Road
LANDSCAPE TYPE	C	E
LINEAR FEET OF PERIMETER	436.95'	220'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERR (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED & PROVIDED		TOTAL
SHADE TREES	11	17
EVERGREEN TREES	22	22
SHRUBS	-	55

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	49
NUMBER OF TREES REQUIRED (1:10 SPACES)	5
NUMBER OF TREES PROVIDED	5
SHADE TREES	5
OTHER TREES (2:1 SUBSTITUTION)	-

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	32
NUMBER OF TREES REQUIRED (1.0U SFA; 1.3 DU APTS)	11
NUMBER OF TREES PROVIDED	11
SHADE TREES	11
OTHER TREES (2:1 SUBSTITUTION)	-

QTY.	KEY	PLANT NAME	SIZE
15	(Symbol)	QUERCUS PHELLOS WILLOW OAK	2-1/2" - 3" CALIPER
6	(Symbol)	ACER RUBRUM 'BOWHALL' (BOWHALL RED MAPLE)	2-1/2" - 3" CALIPER
12	(Symbol)	QUERCUS PALUSTRIS 'SOVEREIGN' (SOVEREIGN PIN OAK)	2-1/2" - 3" CALIPER
22	(Symbol)	CUPRESSOCYPARIS LEYLANDI/LEYLAND CYPRESS	5'-6" HT.
55	(Symbol)	AZALEAS - 'GUMPO WHITE' (WHITE AZALEA), 'GUMPO PINK' (PINK 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 33 SHADE & 22 EVERGREEN TREES & 55 SHRUBS WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$14,850.00 FOR THIS SDP-15-001.



NO.	REVISION	DATE

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.

[Signature] 3/4/15

OWNER/DEVELOPER
ICE CRYSTAL, L.L.C.
c/o TLC REAL ESTATE GROUP
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BALTIMORE, MARYLAND 21224
ATTN: MR. NICK LIPARINI
410-977-0578

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 4-14-15
Chief, Division of Land Development
[Signature] 4/8/15
Chief, Development Engineering Division
[Signature] 4/14/15
Director - Department of Planning and Zoning

PROJECT	CHERRYTREE PARK	PARCEL	'K'	LOT NO.	BLDG. UNITS 9 & 10
PLAT NO.	22515-22516	BLOCK NO.	4	ZONE	POR-MXD-6
TAX MAP.	46	ELEC. DIST.	6TH	CENSUS TR.	6088.02

LANDSCAPE PLAN
AGE RESTRICTED ADULT HOUSING
CHERRYTREE PARK
CONDOMINIUM BUILDINGS 9 & 10
BULK PARCEL 'K'
ZONED: POR-MXD-6
TAX MAP No.: 46 PARCEL No.: 156
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH 2, 2015
SHEET 10 OF 11

FISHER, COLLINS & CARTER, INC.
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CENTRAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461 - 2895



