

SHEET INDEX	
SHEET No.	SHEET
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2	ICE CRYSTAL DRIVE PLAN AND PROFILE
3	STREET TREE, GRADING AND SEDIMENT CONTROL PLAN
4	STORM DRAIN PROFILES
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6	SEDIMENT AND EROSION CONTROL NOTES & DETAILS

FINAL ROAD CONSTRUCTION, GRADING, STORM DRAINS AND SEDIMENT CONTROL PLANS

CHERRYTREE PARK

BULK PARCEL 'G-1' AND OPEN SPACE LOTS 13 & 14 (PHASES 1 AND 3)

(A RESUBDIVISION OF BULK PARCEL 'G', PLAT NO. 16102-16103)

ZONED MXD-6

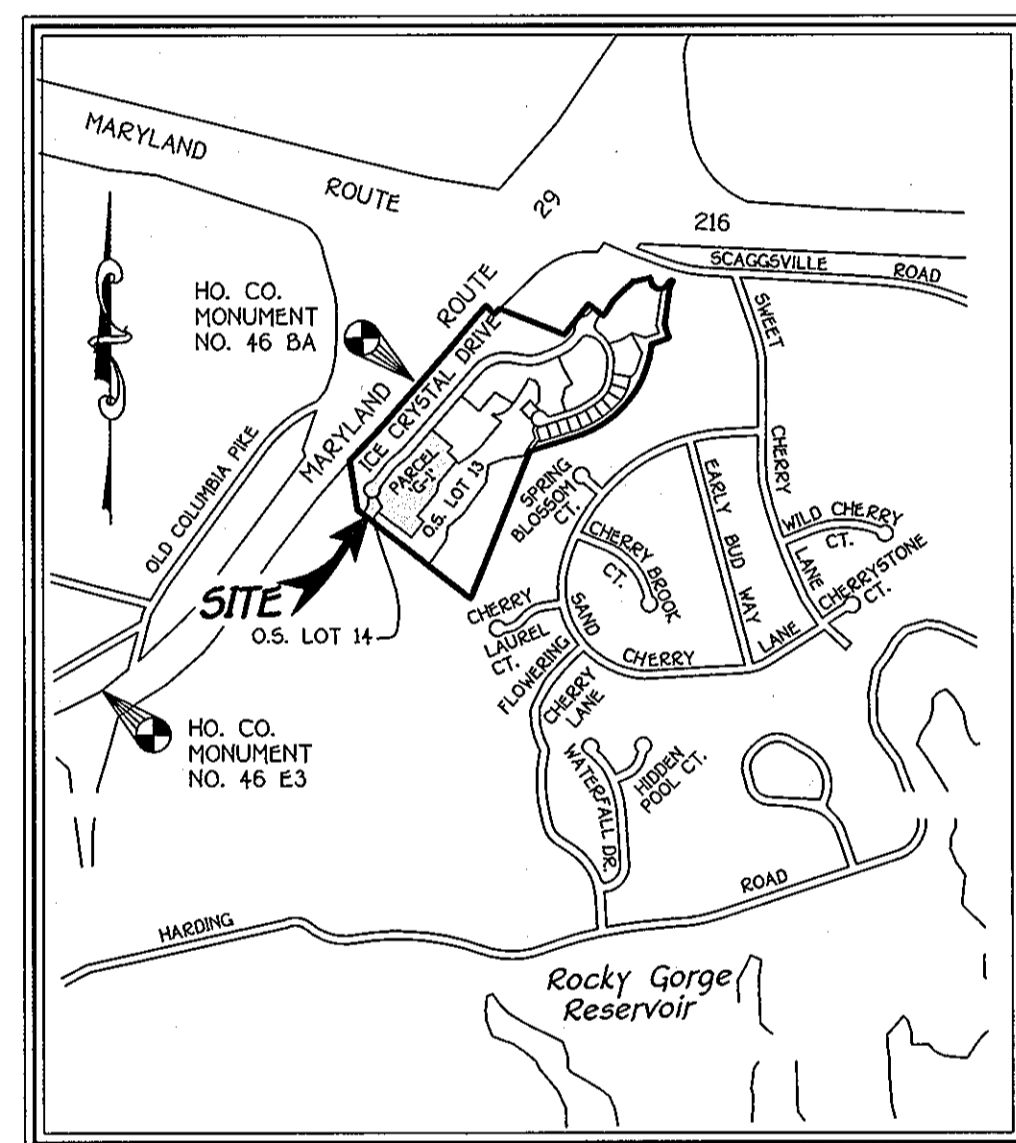
TAX MAP No. 46 PARCEL No. 156 GRID NO. 4

APPROVED: DEPARTMENT OF PUBLIC WORKS
 CHIEF, BUREAU OF HIGHWAYS *7/29/04* DATE
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT *8/25/04* DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION *8/24/04* DATE

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
ICE CRYSTAL DRIVE	PUBLIC LOCAL STREET	60'

STREET LIGHT CHART			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
ICE CRYSTAL DRIVE	C.L. STA. 15+47	25'L	150-WATT H.P.S. VAPOR PREMIER POST-TOP MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12" ARM ON A 14'-FOOT BLACK FIBERGLASS POLE.
ICE CRYSTAL DRIVE	C.L. STA. 16+70	25'L	150-WATT H.P.S. VAPOR PREMIER POST-TOP MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12" ARM ON A 14'-FOOT BLACK FIBERGLASS POLE.
ICE CRYSTAL DRIVE	C.L. STA. 17+94	28'L	150-WATT H.P.S. VAPOR PREMIER POST-TOP MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12" ARM ON A 14'-FOOT BLACK FIBERGLASS POLE.
ICE CRYSTAL DRIVE	C.L. STA. 19+04	40'L	150-WATT H.P.S. VAPOR PREMIER POST-TOP MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12" ARM ON A 14'-FOOT BLACK FIBERGLASS POLE.

STREET SIGN CHART				
STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE
ICE CRYSTAL DRIVE	C.L. STA. 15+11	35'L	STOP	R1-1
ICE CRYSTAL DRIVE	C.L. STA. 16+21	35'L	STOP	R1-1
ICE CRYSTAL DRIVE	C.L. STA. 18+05	35'L	STOP	R1-1
ICE CRYSTAL DRIVE	C.L. STA. 18+76	52'L	STOP	R1-1
ICE CRYSTAL DRIVE	C.L. STA. 14+37	21'L	SPEED LIMIT 25	R2-1



VICINITY MAP
 SCALE: 1" = 1200'

SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

AT&T EASEMENT NOTE:
 NO CONSTRUCTION ACTIVITIES ARE ALLOWED WITHIN THE AT&T CABLE EASEMENT WITHOUT DIRECT SUPERVISION BY AT&T PERSONNEL. NOTICE TO ENTER, CROSS & INSTALL THE PROPOSED STORM DRAINS WITHIN THE AT&T EASEMENT MUST BE GIVEN TO AT&T A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.

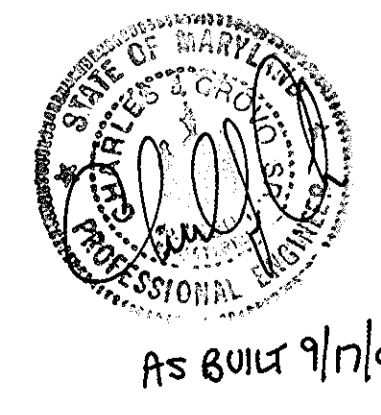
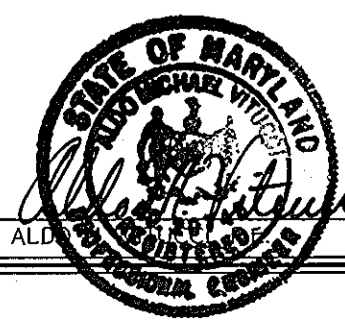
- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - 2 FOOT CONTOUR TOPOGRAPHY AND EXISTING CONDITIONS BASED ON FIELD RUN SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT AUGUST 1998.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46 BA AND NO. 46 E3
 √46 BA N 537,545.840
 E 1,339,849.050
 √46 E3 N 535,610.713
 E 1,337,927.533
 - PUBLIC WATER AND SEWER WILL BE USED WITHIN THE PROJECT, CONTRACT NO. 24-4089-D & 24-4000-D. LOCATED IN THE PATUXENT RIVER DRAINAGE AREA, WATERSHED CODE 02-13-11.
 - EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CURRENT PUBLIC WATER AND SEWER HOWARD COUNTY CONTRACT DRAWINGS.
 A. EXISTING WATER CONTRACT Nos. 24-4000-D AND 24-4089-D.
 B. EXISTING SEWER CONTRACT Nos. 24-4000-D.
 - THE TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED JULY, 2000.
 - BACKGROUND INFORMATION:
 A. SUBDIVISION NAME: CHERRYTREE PARK
 B. TAX MAP NO.: 46
 C. PARCEL NO.: 156
 D. ZONING: MXD-6
 E. ELECTION DISTRICT: SIXTH
 F. TOTAL TRACT AREA: 41,078 AC.
 G. TOTAL AREA OF PHASE 3: 5,179 AC.
 H. NO. OF BUILDABLE LOTS: 0
 I. NO. OF BULK PARCELS: 1
 J. NO. OF OPEN SPACE LOTS: 1
 K. PRELIMINARY EQUIVALENT SKETCH PLAN APPROVAL DATE: 12-20-00 (SP 00-08)
 L. PREVIOUS FILE Nos.: ZB 973M, SP 00-08
 - NO CEMETERIES EXIST ON THE PROPERTY.
 - ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T-180.
 - THE FOREST DELINEATION AND WETLAND ANALYSIS WERE DELINEATED BY MCCARTHY AND ASSOCIATES, INC. DATED JULY, 2000.
 - THE FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED UNDER F-01-114 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 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 OBLIGATION FOR THIS PROJECT IS 10.18 ACRES WITH 4.625 ACRES OF ON-SITE RETENTION AND 5.89 ACRES OF AFFORESTATION PLANTING OFF-SITE AT THE ASHLEIGH KNOLLS SUBDIVISION PER F-01-114 AND F-02-108.
 - STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY TWO EXISTING REGIONAL FACILITIES DESIGNED AND CONSTRUCTED UNDER F-01-114:
 TYPE - EXISTING POND No 1 IS A WET POOL DESIGN AND EXISTING POND No. 2 IS A EXTENDED DETENTION FACILITY. OWNER - HOMEOWNERS ASSOCIATION MAINTENANCE - PRIVATELY MAINTAINED.
 THESE TWO FACILITIES PROVIDE BOTH WATER QUALITY AND QUANTITY MANAGEMENT FOR THIS PHASE OF THE CHERRYTREE PARK PROJECT. ULTIMATELY S.W.M. FOR THE ENTIRE CHERRYTREE PARK PROJECT WILL BE CONTROLLED BY A TOTAL OF FOUR S.W.M. FACILITIES. REFER TO THE S.W.M. AND HYDROLOGY REPORT PREPARED UNDER SP-00-08 FOR FURTHER SUMMARY OF HOW THE FOUR FACILITIES WORK TOGETHER.
 - STREET LIGHTS WILL BE REQUIRED IN THE DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM OF 20" SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
 - THE NOISE STUDY WAS PREPARED BY STAIANO ENGINEERING, INC. DATED JULY, 2000. AND APPROVED UNDER SP-00-09.
 - THE PROPOSED 4' WIDE MACADAM PATHWAY SYSTEM UNDER SP-00-08 IS TO BE CONSTRUCTED WITH THE FUTURE SITE DEVELOPMENT PLAN SUBMISSIONS.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING, CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLSWORTH CITY, MARYLAND 20926
 410.461.2955

OWNERS
 CHERRYTREE II, L.L.C. (PARCEL 'G')
 10230 NEW HAMPSHIRE AVENUE, SUITE 300
 SILVER SPRING, MARYLAND 20903

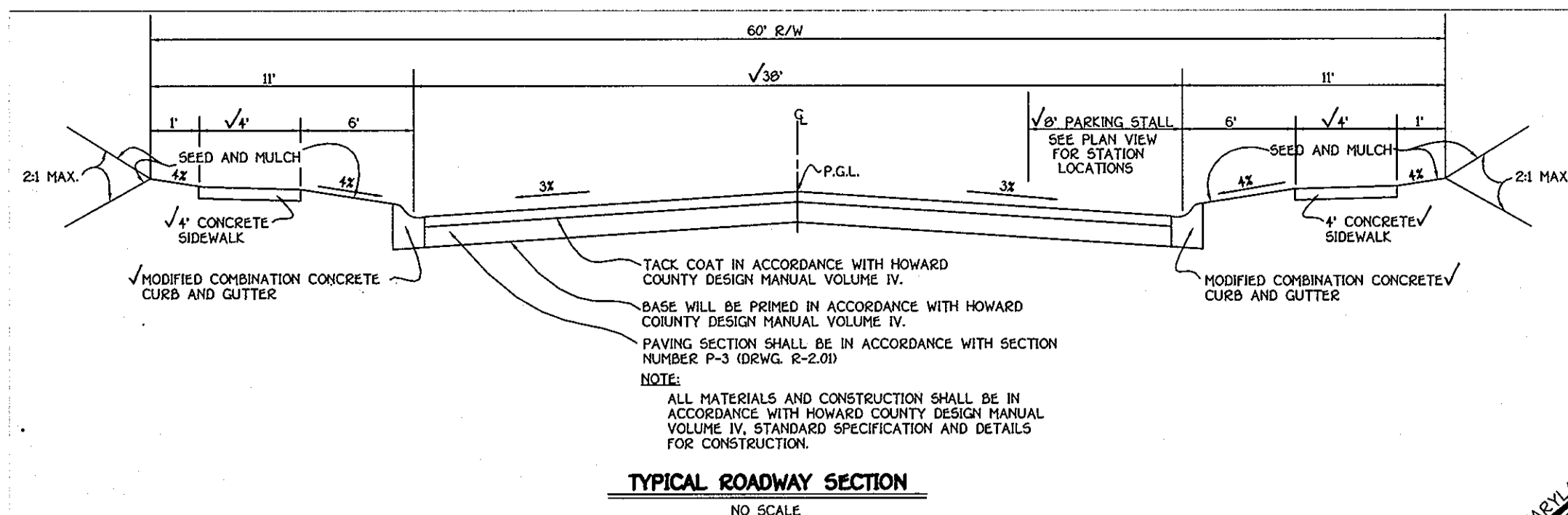
CHERRYTREE PARK HOMEOWNERS ASSOCIATION, INC.
 (OPEN SPACE LOT 13)
 10230 NEW HAMPSHIRE AVENUE, SUITE 300
 SILVER SPRING, MARYLAND 20903

DEVELOPER
 CHERRYTREE II, L.L.C.
 10230 NEW HAMPSHIRE AVENUE, SUITE 300
 SILVER SPRING, MARYLAND 20903

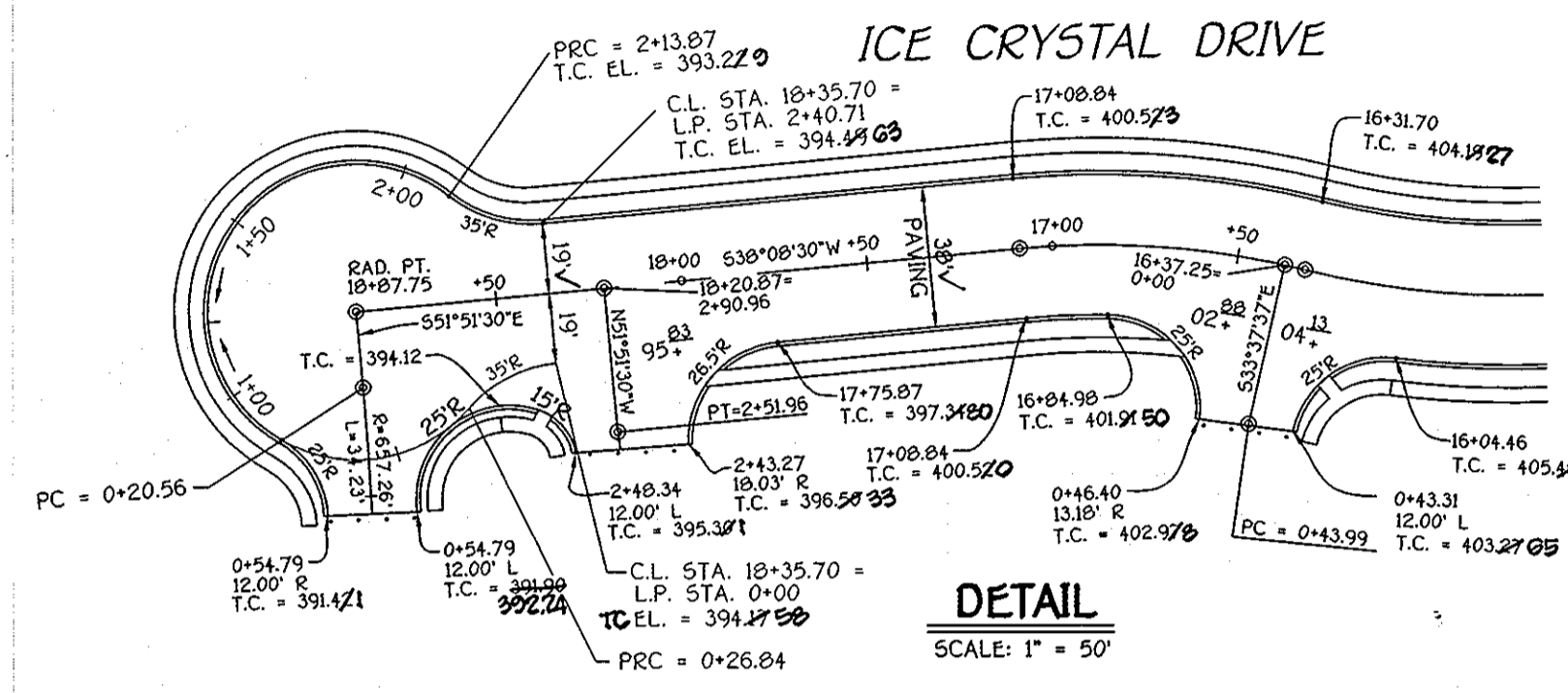


CHERRYTREE PARK
 BULK PARCEL 'G-1' AND OPEN SPACE LOTS 13 & 14
 (PHASES 1 AND 3)
 (A RESUBDIVISION OF BULK PARCEL 'G', PLAT NO. 16102-16103)
 ZONED MXD-6
 TAX MAP NO. 46 PARCEL NO. 156 GRID NO. 4
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: JUNE 15, 2004
 SHEET 1 OF 6

AS-BUILT



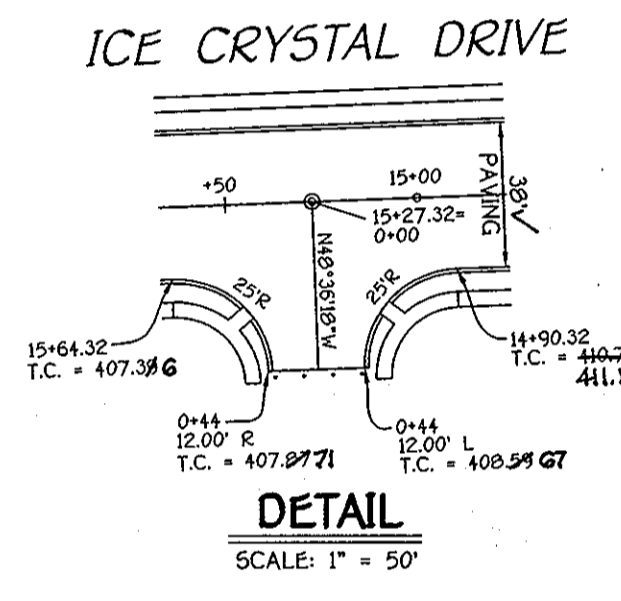
ROADWAY INFORMATION CHART					
ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	PAVING SECTION
ICE CRYSTAL DRIVE	PUBLIC LOCAL STREET	30 MPH	MXD-6	13+70.96 TO 18+07.75	P-3



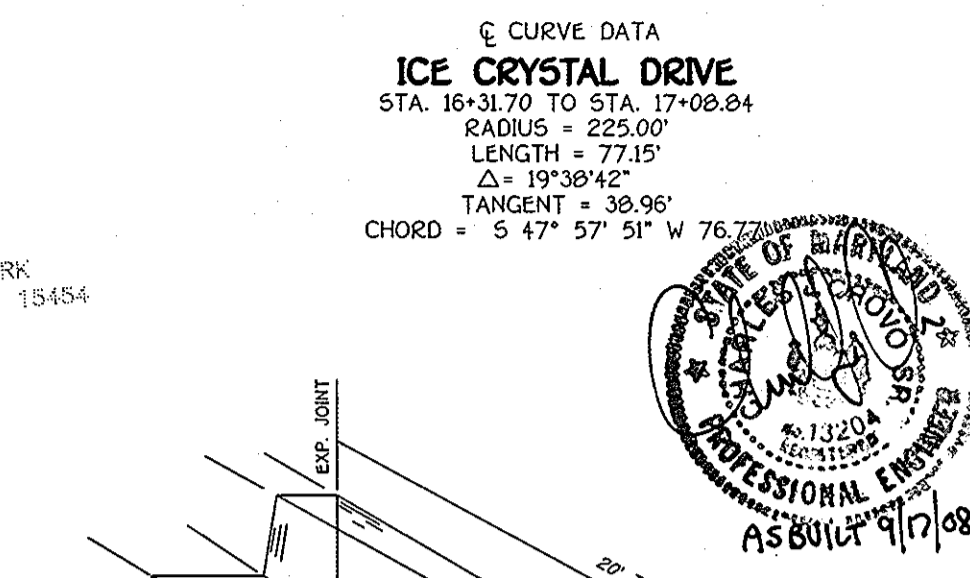
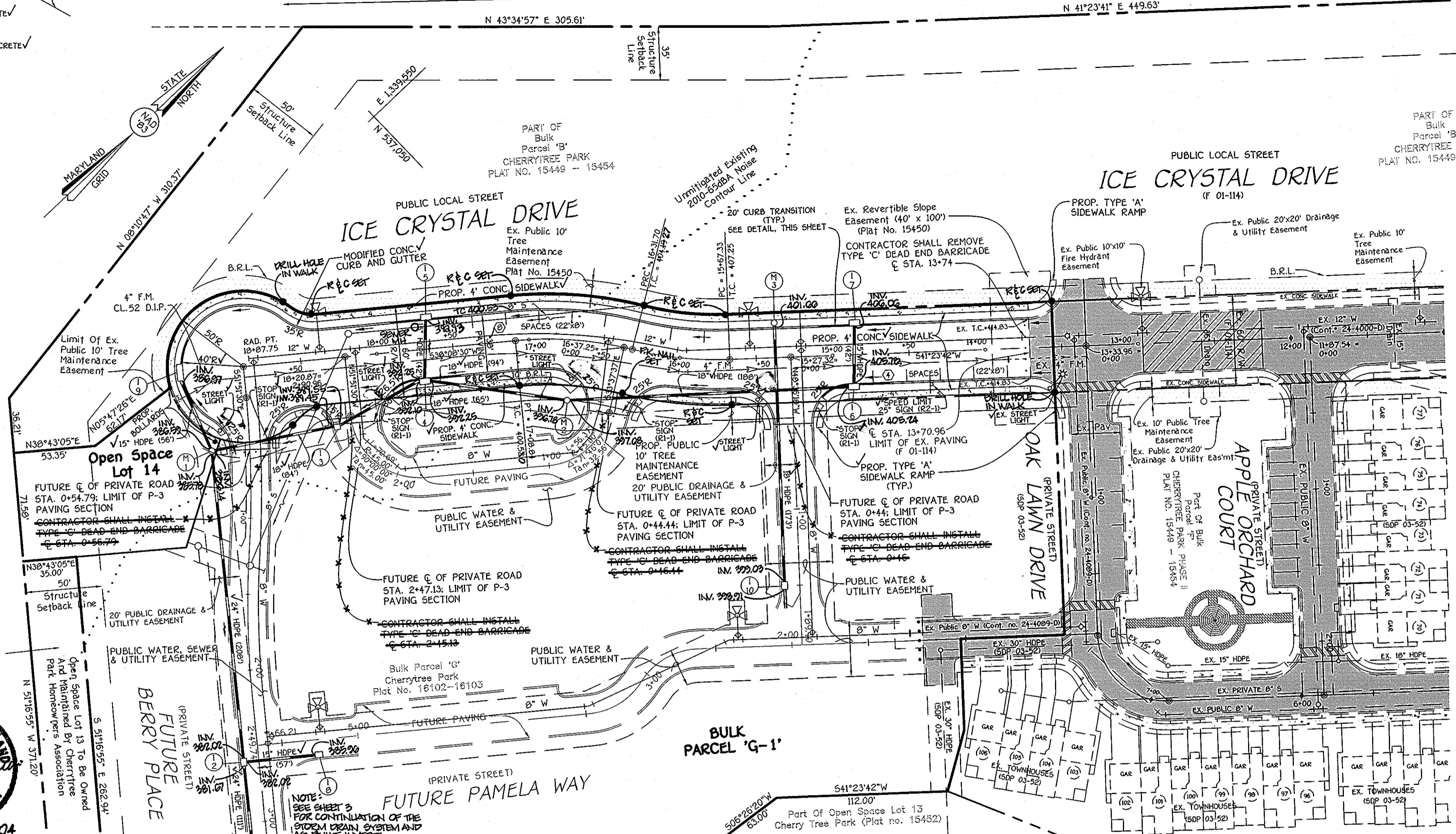
APPROVED
DEPARTMENT OF PLANNING AND ZONING
8/15/04
DATE

APPROVED
DEPARTMENT OF PLANNING AND ZONING
8/15/04
DATE

APPROVED
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
7/29/04
DATE



Columbia Pike US Route 29
(Principle Arterial) R/W Varies (SHA PLAT No. 39896)



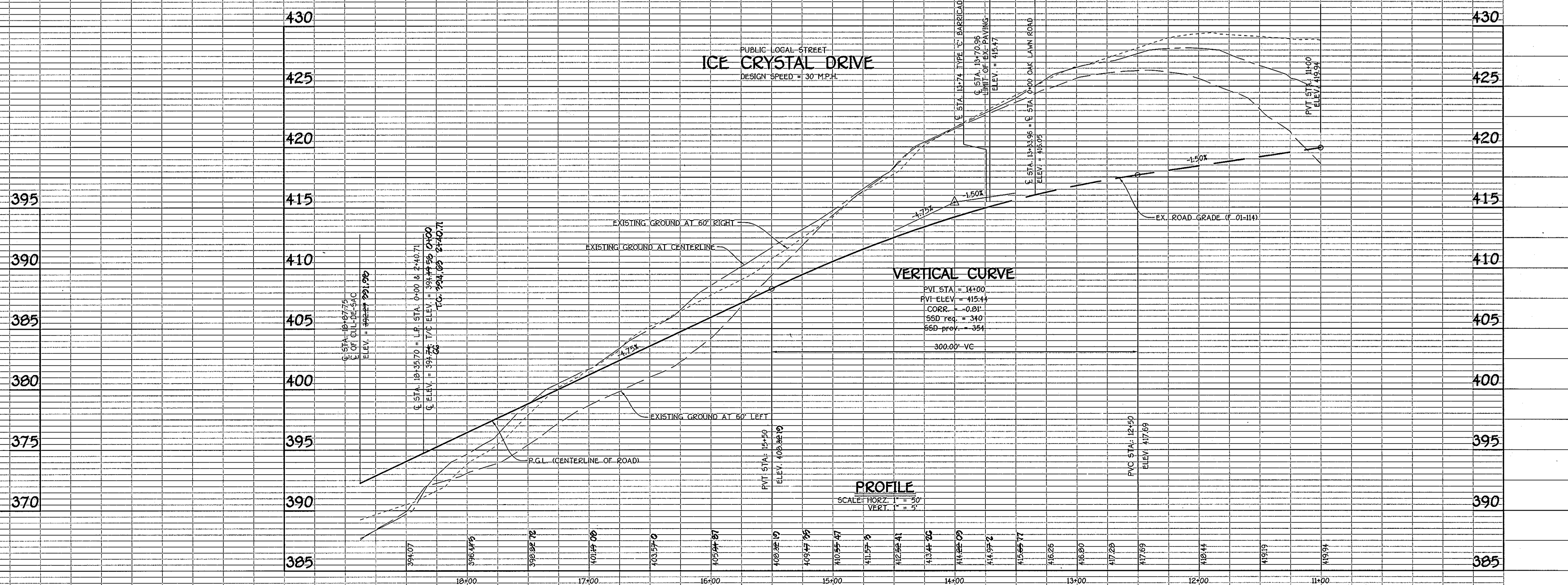
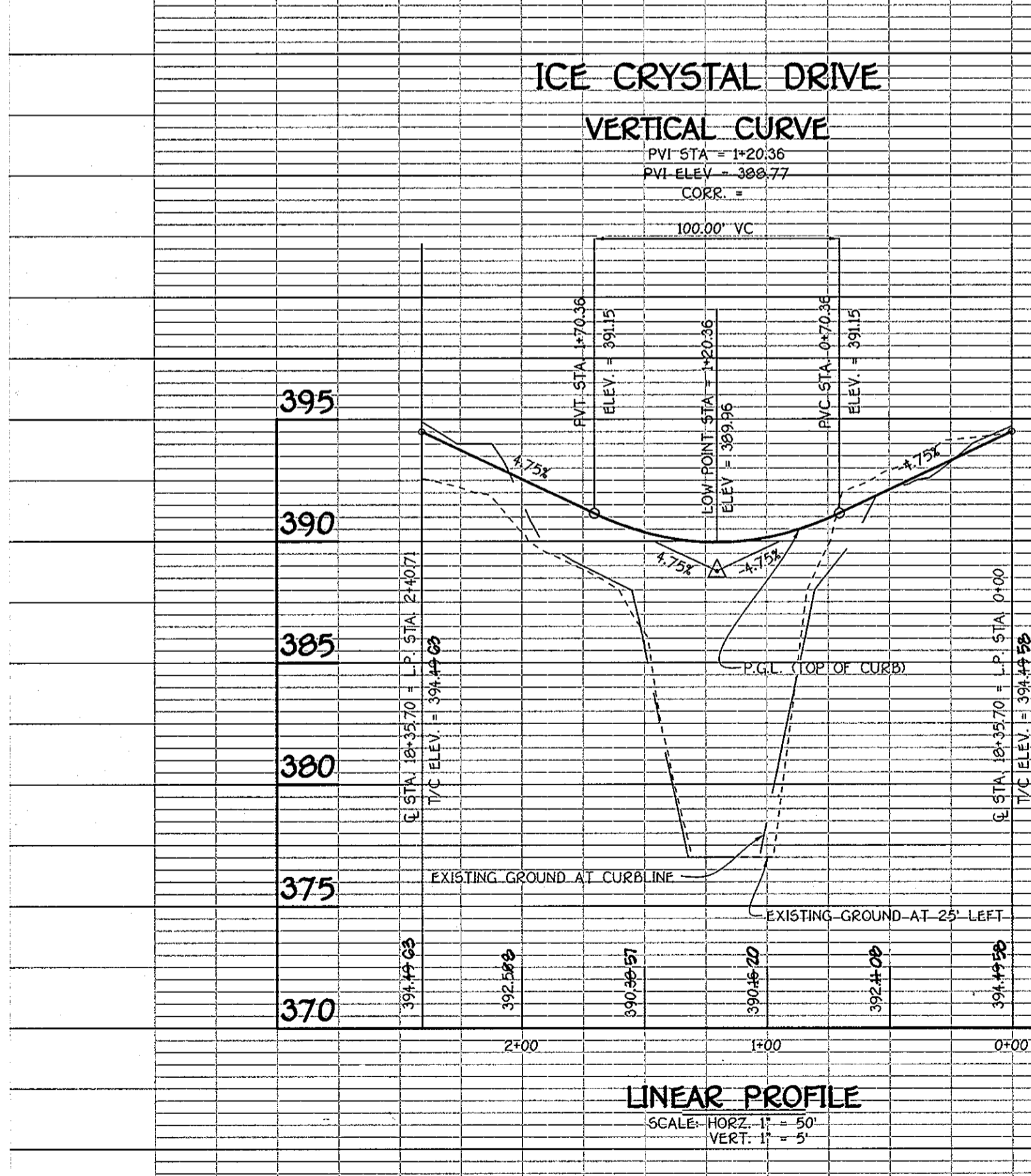
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(A RESUBDIVISION OF BULK PARCEL "G", PLAT NO. 16102-16103)
ZONED MXD-6
TAX MAP NO. 46 PARCEL NO. 156 GRID NO. 4
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

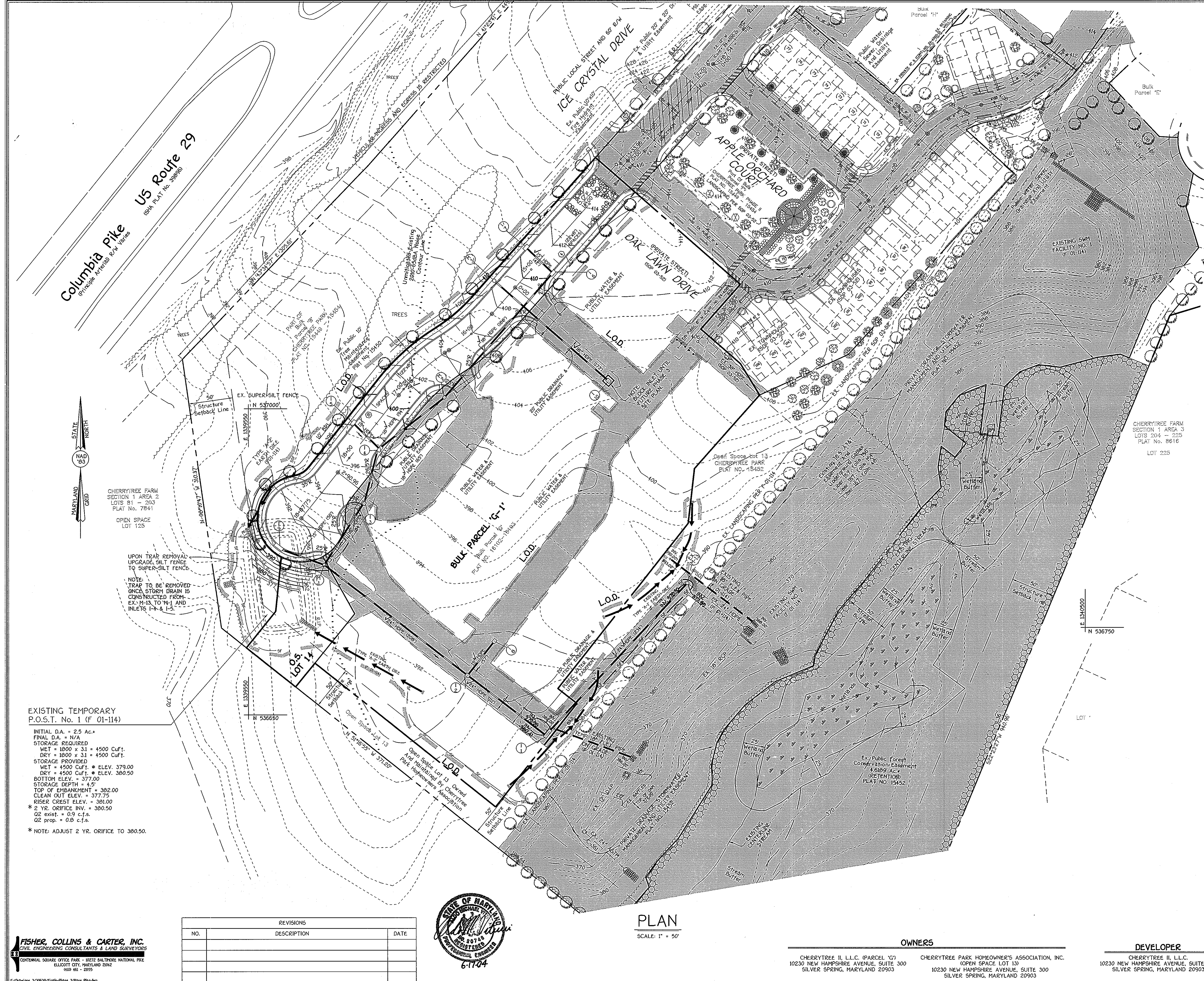
ICE CRYSTAL DRIVE PLAN AND PROFILE

OWNERS	DEVELOPER
CHERRYTREE II, L.L.C. (PARCEL "G") 10230 NEW HANOVER AVENUE, SUITE 300 SILVER SPRING, MARYLAND 20903	CHERRYTREE II, L.L.C. 10230 NEW HANOVER AVENUE, SUITE 300 SILVER SPRING, MARYLAND 20903

SCALE: 1" = 50' DATE: JUNE 15, 2004 DWG. NO. 2 OF 6
DES. AM.V. DRN. J.C.L. CHK. AM.V.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENIAL SQUARE OFFICE PARK - 1972 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 20828
(410) 661-2999





ENGINEER'S CERTIFICATE
 I hereby certify that this Plan For Erosion And Sediment Control
 Represents a true and correct copy of the original as prepared in accordance
 with the requirements of the Howard Soil Conservation District.
 Signature: *[Signature]* Date: 6-17-04

DEVELOPER'S CERTIFICATE
 "We Certify That All Development And Construction Will Be
 Done According To This Plan Of Development And Plan For Erosion
 And Sediment Control And That All Responsible Personnel Involved
 In The Construction Project Will Have A Certificate Of Attendance
 At A Department Of Natural Resources Approved Training Program
 For The Control Of Sediment And Erosion Before Beginning The Project.
 I Also Authorize Periodic On-Site Inspection By The Howard Soil
 Conservation District Or Their Authorized Agents, As Are Deemed Necessary."
 Signature of Developer: *[Signature]* Date: 6/21/04

Reviewed For Howard County Soil Conservation District And Meets
 Technical Requirements.
 Signature: *[Signature]* Date: 7/12/04
 U.S. Natural Resources Conservation Service

Approved: This Development Is Approved For Erosion And Sediment Control By
 The Howard Soil Conservation District.
 Signature: *[Signature]* Date: 7/12/04
 District Howard Soil Conservation Dist.

Approved: Department Of Planning And Zoning
 Signature: *[Signature]* Date: 8/25/04
 Chief, Division Of Land Development

Approved: Department Of Public Works
 Signature: *[Signature]* Date: 8/24/04
 Chief, Bureau Of Highways

STREET TREE SCHEDULE

SYMBOL	ROAD LENGTH	QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	516.79 L.F. (516.79 / 40 x 2) = 25.839 or 26	26	ACER RUBRUM "OCTOBER GLORY" RED MAPLE	2 1/2-3" CAL.	40' APART ON PUBLIC R/W

NOTE: FINANCIAL SURETY FOR THE 26 REQUIRED STREET TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT.

EXISTING TEMPORARY
 P.O.S.T. No. 1 (F 01-114)

INITIAL D.A. = 2.5 Ac.
 FINAL D.A. = N/A
 STORAGE REQUIRED
 WET = 1800 x 31 = 4500 Cuft.
 DRY = 1800 x 31 = 4500 Cuft.
 STORAGE PROVIDED
 WET = 4500 Cuft. @ ELEV. 379.00
 DRY = 4500 Cuft. @ ELEV. 380.50
 BOTTOM ELEV. = 377.00
 STORAGE DEPTH = 4.5'
 TOP OF EMBANKMENT = 382.00
 CLEAN OUT ELEV. = 377.75
 RISER CREST ELEV. = 381.00
 # 2 YR. ORIFICE INV. = 380.50
 Q2 exist. = 0.9 c.f.s.
 Q2 prop. = 0.8 c.f.s.
 * NOTE: ADJUST 2 YR. ORIFICE TO 380.50.

REVISIONS		
NO.	DESCRIPTION	DATE



PLAN
 SCALE: 1" = 50'

OWNERS
 CHERRYTREE II, L.L.C. (PARCEL 'G')
 10230 NEW HAMPSHIRE AVENUE, SUITE 300
 SILVER SPRING, MARYLAND 20903

CHERRYTREE PARK HOMEOWNER'S ASSOCIATION, INC.
 (OPEN SPACE LOT 13)
 10230 NEW HAMPSHIRE AVENUE, SUITE 300
 SILVER SPRING, MARYLAND 20903

DEVELOPER
 CHERRYTREE II, L.L.C.
 10230 NEW HAMPSHIRE AVENUE, SUITE 300
 SILVER SPRING, MARYLAND 20903



STREET TREE, GRADING & SEDIMENT CONTROL PLAN
CHERRYTREE PARK
 BULK PARCEL 'G-1' AND OPEN SPACE LOTS 13 & 14
 (PHASES 1 AND 3)
 (A RESUBDIVISION OF BULK PARCEL 'G', PLAT NO. 16012-16103)
 ZONED MXD-6
 TAX MAP NO. 46 PARCEL NO. 156 GRID NO. 4
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: JUNE 15, 2004
 SHEET 3 OF 6

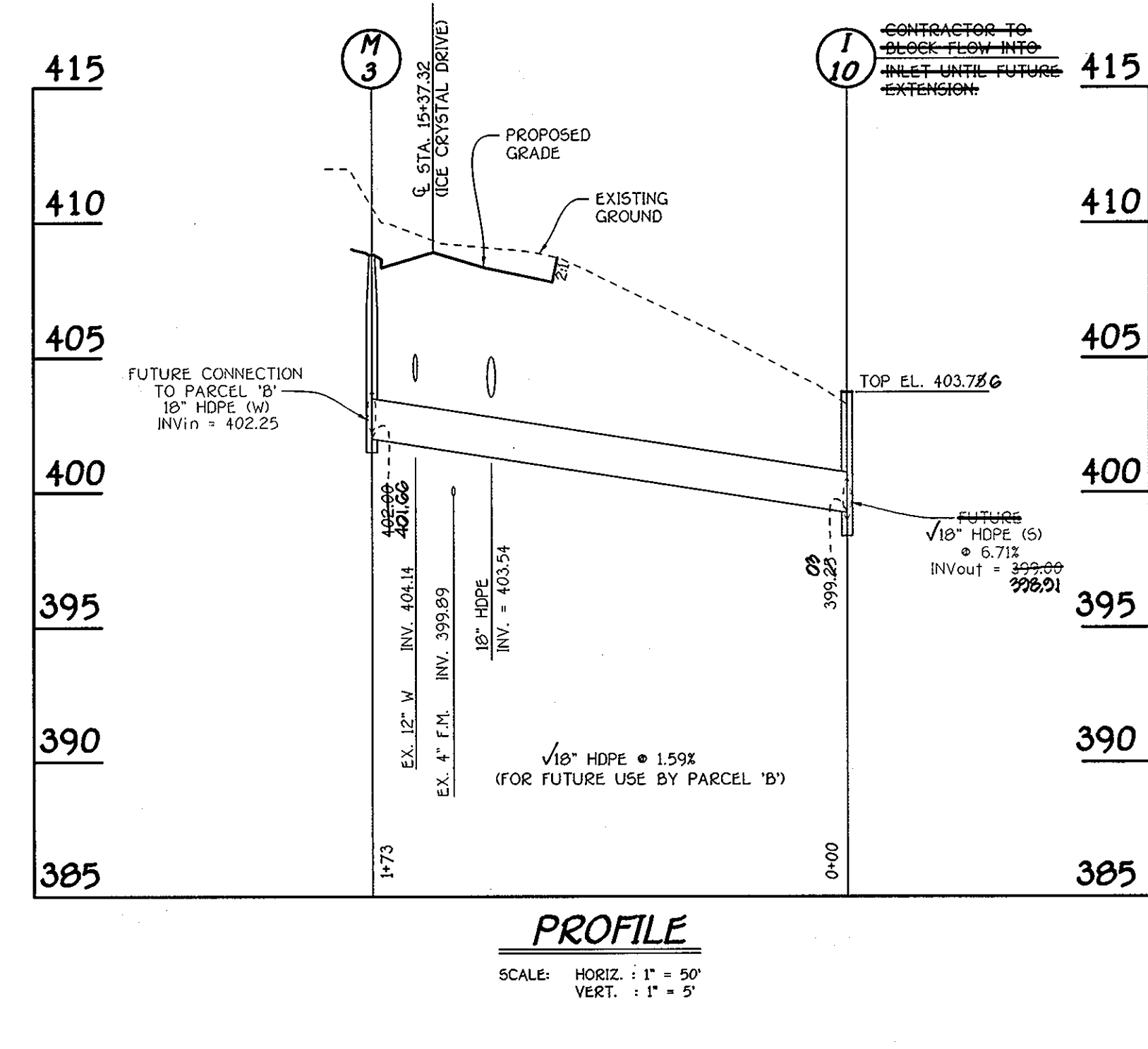
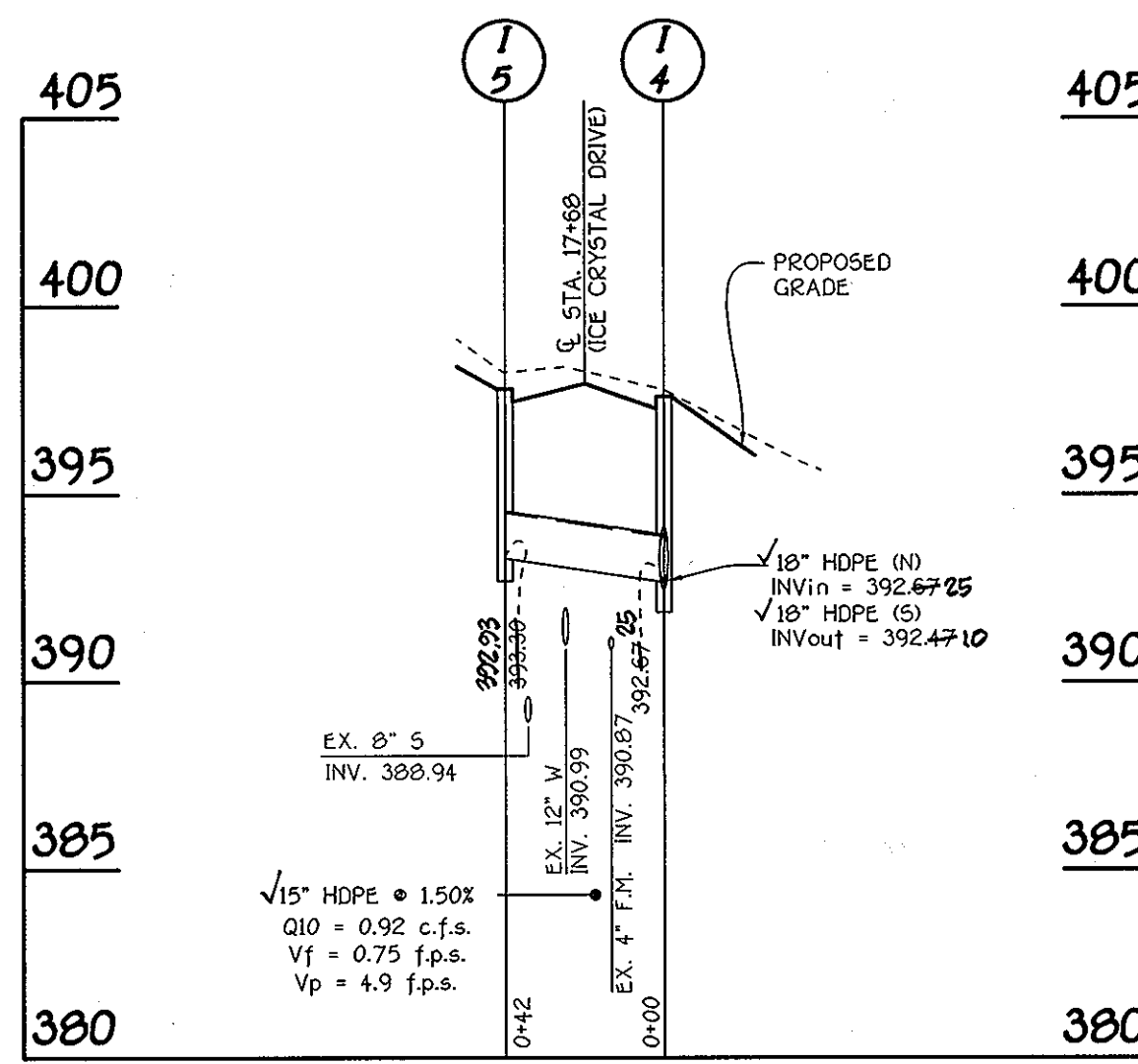
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLSWORTH CITY, MARYLAND 21042
 (410) 461-2895

AS-BUILT

STRUCTURE SCHEDULE								
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	ROAD NAME	C.L. ROAD STA.	OFFSET	TYPE	REMARKS
I-1	** 385.481	382.25	379.84	FUTURE BERRY PLACE	N 536.828	----	A-10V	S.D. - 4.41
I-2	** 387.73	384.52	381.50	FUTURE BERRY PLACE	N 538.829	----	WRV	S.D. - 4.38
I-3	* 394.9875	389.87	389.87	FUTURE LOOP ROAD	N 536.828	----	WRV	S.D. - 4.38
I-4	** 397.86	392.67	392.47	ICE CRYSTAL DRIVE	17+70.87	19' R/V	A-5V	S.D. - 4.40
I-5	** 398.0615	393.55	393.00	ICE CRYSTAL DRIVE	17+66.80	19' R/V	A-5V	S.D. - 4.40
I-6	** 411.14	406.00	405.25	ICE CRYSTAL DRIVE	14+88.02	19' R/V	A-5V	S.D. - 4.40
I-7	** 411.14	406.00	405.25	ICE CRYSTAL DRIVE	14+84.02	19' R/V	A-10V	S.D. - 4.40
I-8	** 390.3506	386.00	385.75	FUTURE PAMELA WAY	N 538.829	----	WRV	S.D. - 4.38
I-9	** 399.9597024	397.42	397.27	ICE CRYSTAL DRIVE	L.P. STA. 1+20.35V	----	A-10V	S.D. - 4.41
I-10	* 403.786	399.25	399.00	FUTURE MERLOT LANE	N 537.032	----	WRV	S.D. - 4.38
M-1	391.50	386.50	386.31	FUTURE BERRY PLACE	N 536.828	----	STD. MANHOLE	G - 5.12
M-2	401.99	397.52	397.25	ICE CRYSTAL DRIVE	N 538.829	----	STD. MANHOLE	G - 5.12
M-3	408.88	402.25	402.00	ICE CRYSTAL DRIVE	N 537.032	----	STD. MANHOLE	G - 5.12
EX. M-13	EX. 389.00	378.28	377.89	----	N 536.828	----	STD. MANHOLE	G - 5.12

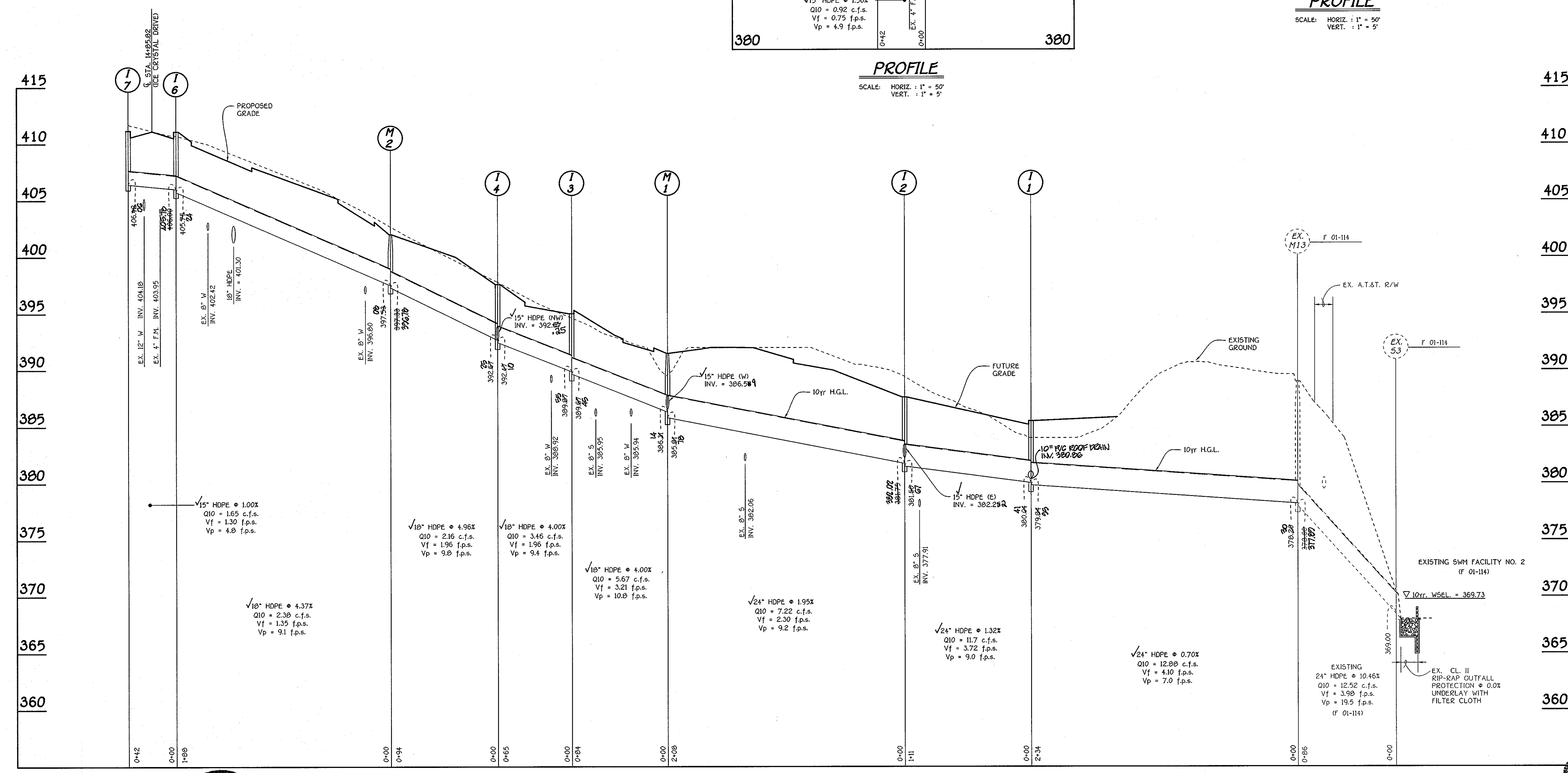
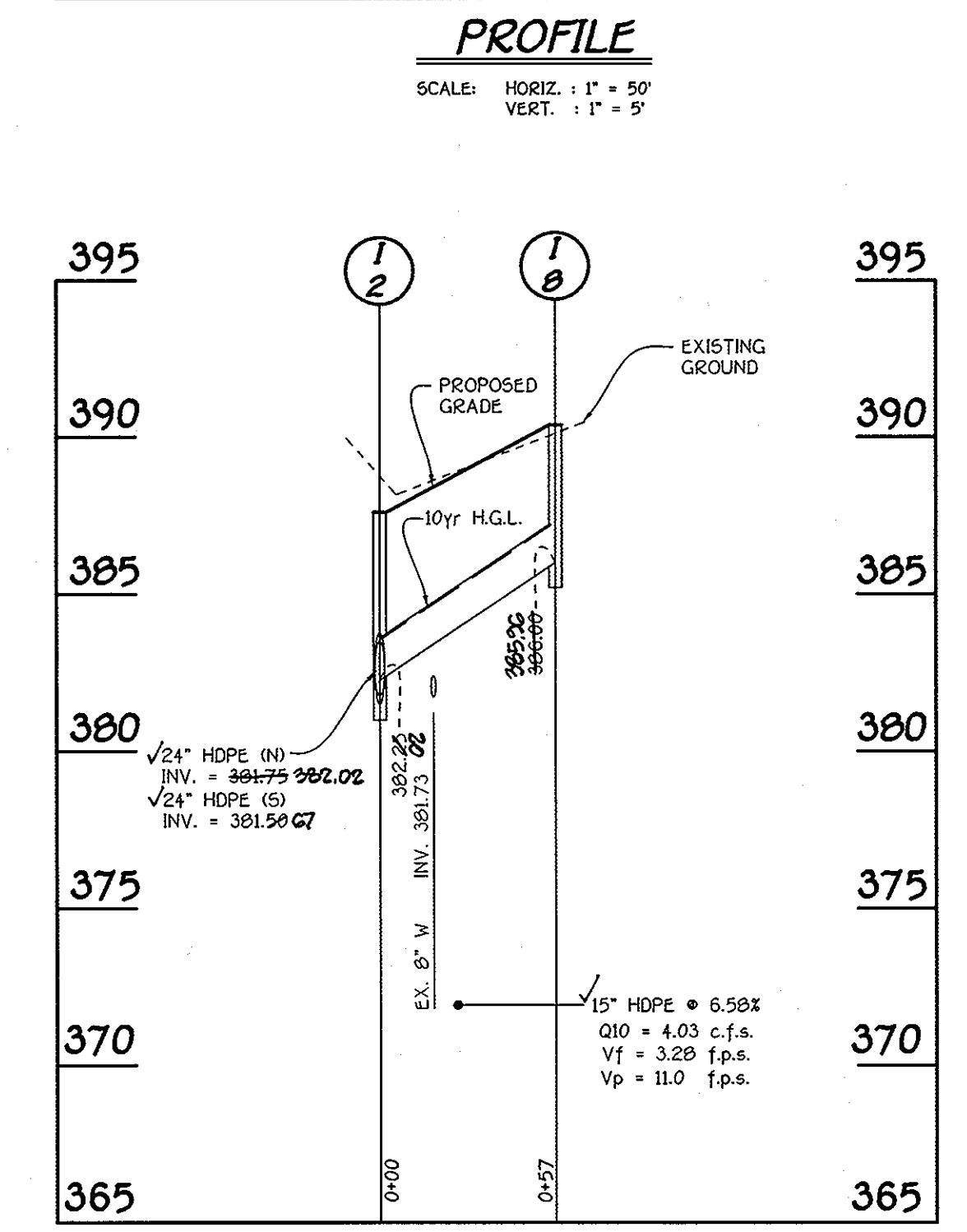
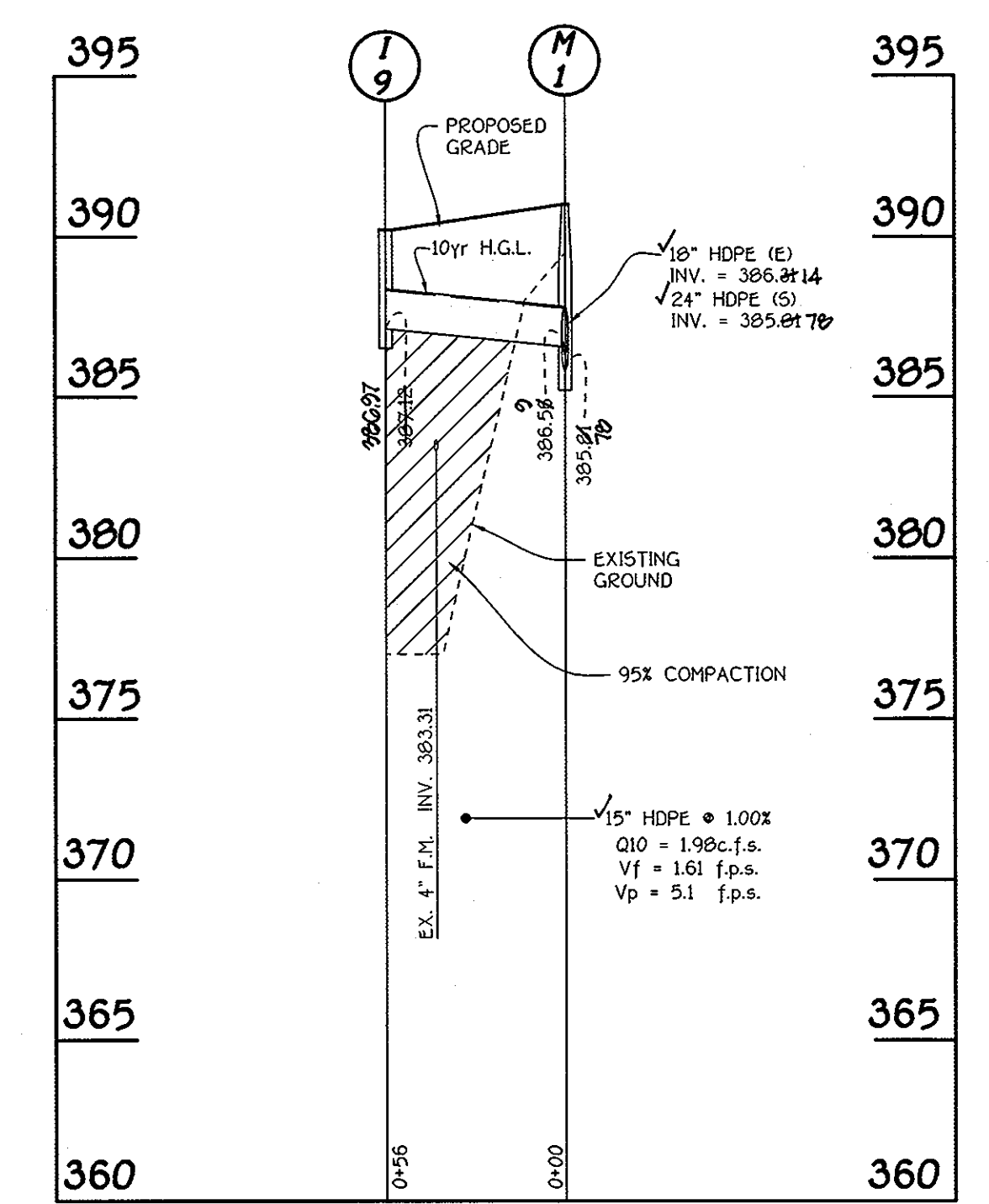
* - DENOTES TOP OF GRATE ELEVATION (WR INLETS)
 ** - DENOTES TOP OF CURB ELEVATION (CURB OPENING INLETS)

PIPE SCHEDULE		
SIZE	MATERIAL	LENGTH
15"	HDPE	197 L.F.
18"	HDPE	604 L.F.
24"	HDPE	553 L.F.



APPROVED: DEPARTMENT OF PUBLIC WORKS
 CHIEF, BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

REVISIONS		
NO.	DESCRIPTION	DATE



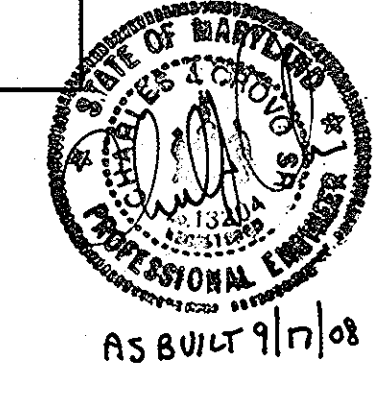
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895



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

OWNERS
 CHERRYTREE II, L.L.C. (PARCEL 'G')
 10230 NEW HAMPSHIRE AVENUE, SUITE 300
 SILVER SPRING, MARYLAND 20903

DEVELOPER
 CHERRYTREE PARK HOMEOWNER'S ASSOCIATION, INC.
 (OPEN SPACE LOT 13)
 10230 NEW HAMPSHIRE AVENUE, SUITE 300
 SILVER SPRING, MARYLAND 20903



STORM DRAIN PROFILES
CHERRYTREE PARK
 BULK PARCEL 'G'-1' AND OPEN SPACE LOTS 13 & 14
 (PHASES 1 AND 3)
 (A RESUBDIVISION OF BULK PARCEL 'G', PLAT NO. 16102-16103)
 ZONED MXD-6
 TAX MAP NO. 46, PARCEL NO. 156, GRID NO. 4
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: APRIL 22, 2004
 SHEET 4 OF 6

AS-BUILT

APPROVED: DEPARTMENT OF PUBLIC WORKS
 [Signature] 7/23/04
 CHIEF, BUREAU OF HIGHWAYS DATE

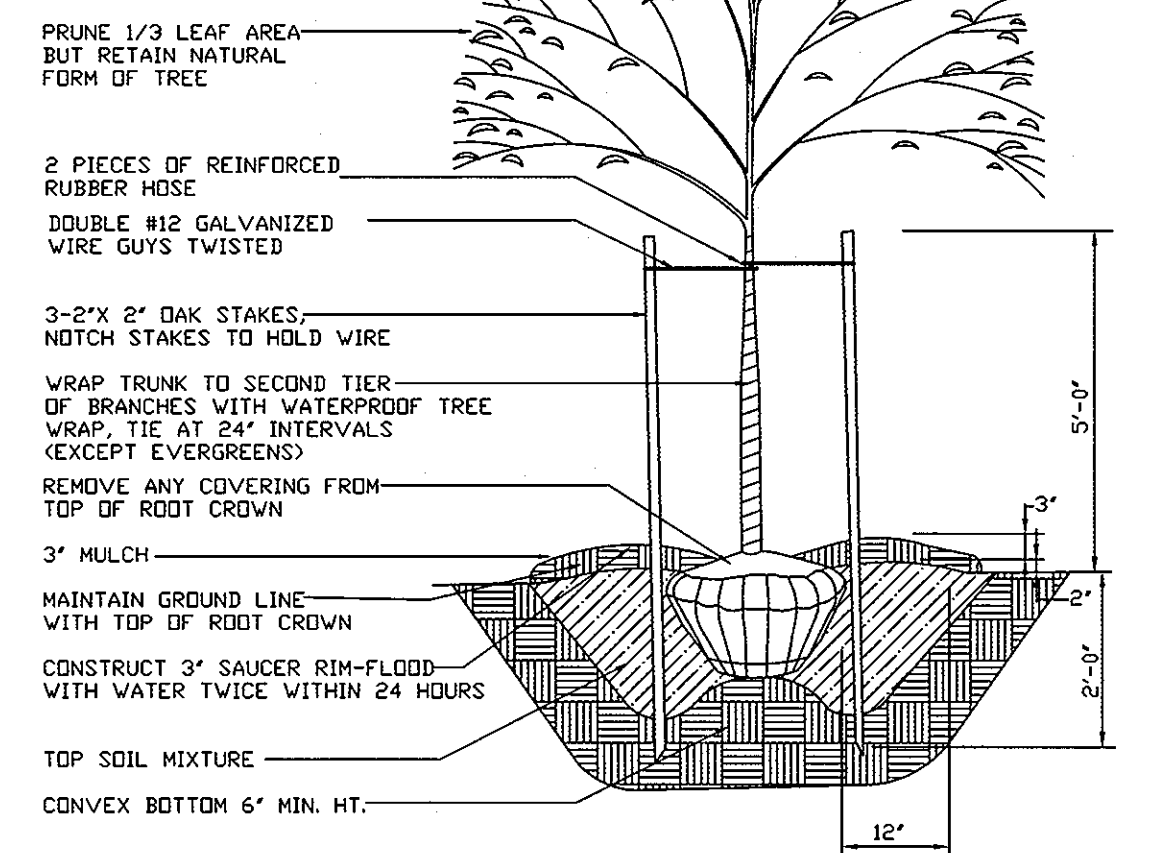
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 8/25/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 8/23/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

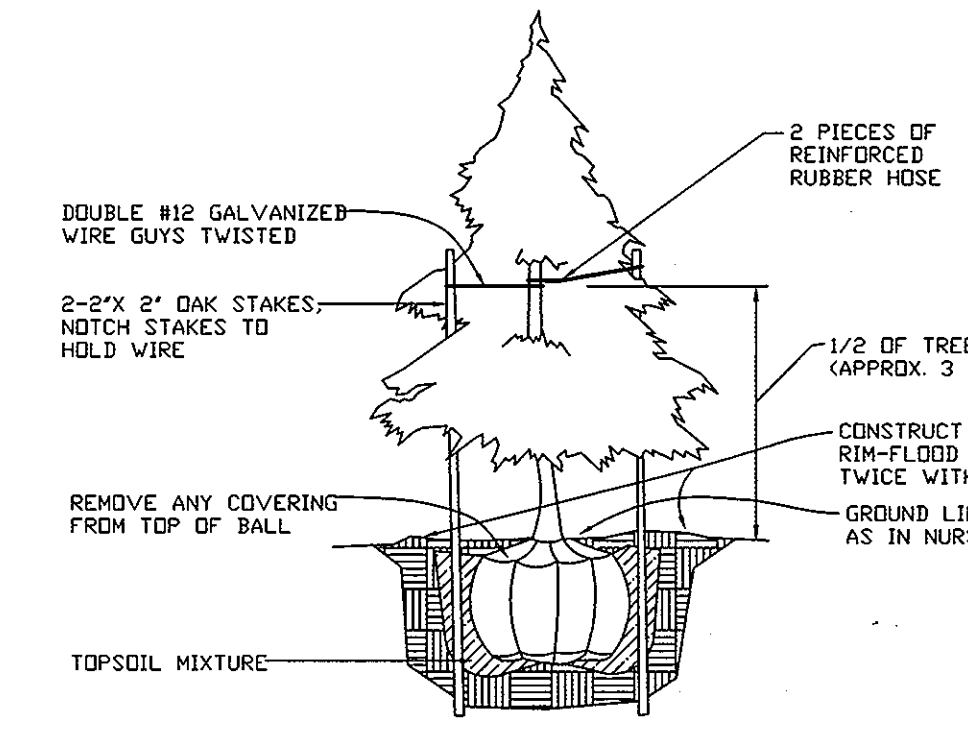
SCHEDULE A PERIMETER LANDSCAPE EDGE	
PERIMETER	P-6
CATEGORY	Adjacent to Perimeter Property
LANDSCAPE TYPE	C
LINEAR FEET OF PERIMETER	746'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES (336' CREDIT) (746' - 336' = 410') EX. WOODS (F.C.E.)
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	NO
NUMBER OF PLANTS REQUIRED & PROVIDED	
SHADE TREES	10
EVERGREEN TREES	20
SHRUBS	-

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 MANUFACTURERS STANDARDS



TREE 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 distortions. Plants not 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 heated-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", thereafter "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 appendices.

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 "less 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 end 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: Bedding Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Plants - Two parts topsoil, one part manure 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 suitability 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.

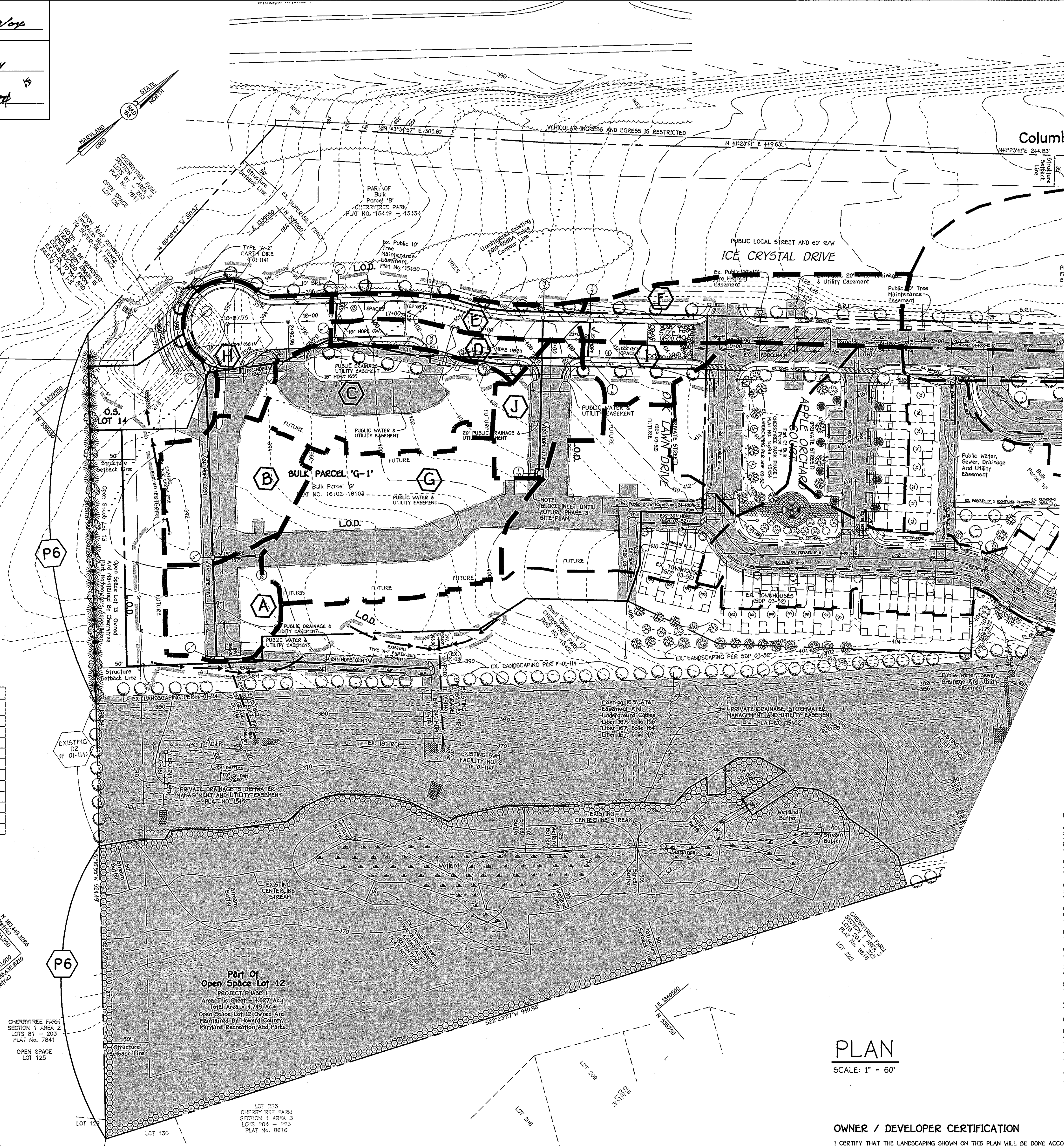
DRAINAGE AREA DATA

STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	% IMP.
I-1	A	0.29 acres	0.80	MXD-6	90.4%
I-2	B	0.48 acres	0.64	MXD-6	65.3%
I-3	C	0.98 acres	0.71	MXD-6	76.8%
I-4	D	0.16 acres	0.59	MXD-6	74.2%
I-5	E	0.23 acres	0.62	MXD-6	63.5%
I-6	F	0.17 acres	0.69	MXD-6	74.2%
I-7	F	0.55 acres	0.45	MXD-6	36.5%
I-8	G	0.95 acres	0.64	MXD-6	66.4%
I-9	H	0.37 acres	0.70	MXD-6	74.8%
I-10	J	0.35 acres	0.74	MXD-6	80.9%

LANDSCAPING PLANT LIST (PHASE III)

QTY.	KEY	NAME	SIZE
10	[Symbol]	ACER RUBRUM 'OCTOBER GLORY' (OCTOBER RED MAPLE)	3" - 3 1/2" CALIPER
20	[Symbol]	PINUS STROBUS EASTERN WHITE PINE	6" - 8' HT.

"THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL". FINANCIAL SURETY FOR THE PHASE III REQUIRED LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$6,000.00 FOR 10 SHADE TREES AND 20 EVERGREEN TREES.

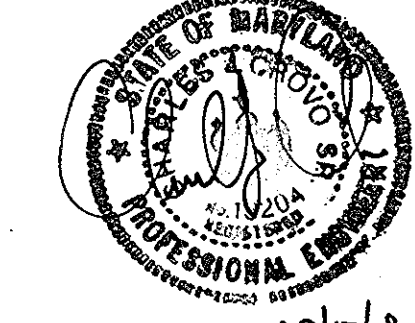


PLAN
 SCALE: 1" = 60'

OWNER / DEVELOPER CERTIFICATION

I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I 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] 6/29/04
 OWNER/DEVELOPER SIGNATURE DATE



STORM DRAIN CHERRYTREE PARK
CHERRYTREE PARK
 BULK PARCEL 'G-1' AND OPEN SPACE LOTS 13 & 14
 (PHASES I AND 3)
 (A RESUBDIVISION OF BULK PARCEL 'G', PLAT NO. 16102-16103)
 ZONED MXD-6
 TAX MAP NO. 45 PARCEL NO. 150, GRID NO. 4
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE - APRIL 22, 2004
 SHEET 3 OF 6

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 481-2000



OWNERS
 CHERRYTREE II, L.L.C. (PARCEL 'G')
 10230 NEW HAMPSHIRE AVENUE, SUITE 300
 SILVER SPRING, MARYLAND 20903

DEVELOPER
 CHERRYTREE PARK HOMEOWNER'S ASSOCIATION, INC.
 (OPEN SPACE LOT 13)
 10230 NEW HAMPSHIRE AVENUE, SUITE 300
 SILVER SPRING, MARYLAND 20903

AS-BUILT

STANDARDS AND SPECIFICATIONS FOR TOPSOIL

- Definition
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.
Purpose
To provide a suitable soil medium for vegetative growth.

- Conditions where Practice Applies
This practice is limited to areas having 2:1 or flatter slopes where:
a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

- Construction and Material Specifications
Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications.

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION DEFINITION

- PURPOSE
Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil.
CONDITIONS WHERE PRACTICE APPLIES
This practice shall be used on denuded areas as specified on the plan and may be used on highly erodible or critically eroding areas.

- EFFECTS ON WATER QUALITY AND QUANTITY
Planting vegetation in disturbed areas will have an effect on the water budget especially on volume and rates of runoff.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- A. Site Preparation
1. Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, walls, or ditches.

Incremental Stabilization - Cut Slopes

- i. All cut slopes shall be dressed, prepared, seeded and mulched as the work progresses.
ii. Construction sequence shall be as follows:
a. Excavate and stabilize all temporary, erosion, side ditches, or berms that will be used to convey runoff from the excavation.

SECTION 2 - TEMPORARY SEEDING

- A. Seed mixtures - Temporary Seeding
1. Select one or more of the species or mixtures listed in Table 26 for the appropriate Plant Hardiness Zone from Figure 9 and enter them in the Temporary Seeding Summary below.

Table with columns: Seed Mixture (Hardness Zone), Application Rate (lb/a/c), Seeding Dates, Seeding Depths, Fertilizer Rate, Lime Rate

SECTION 3 - PERMANENT SEEDING

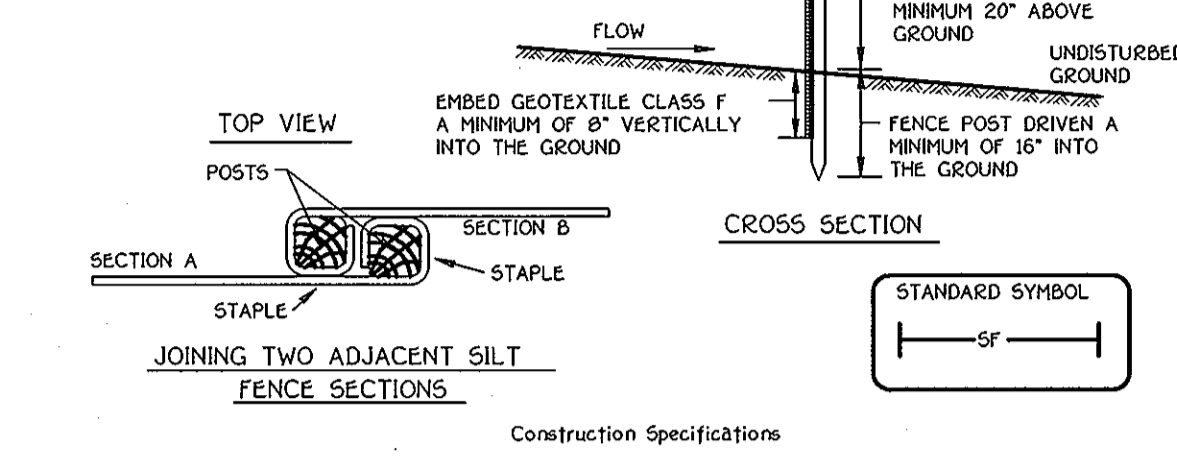
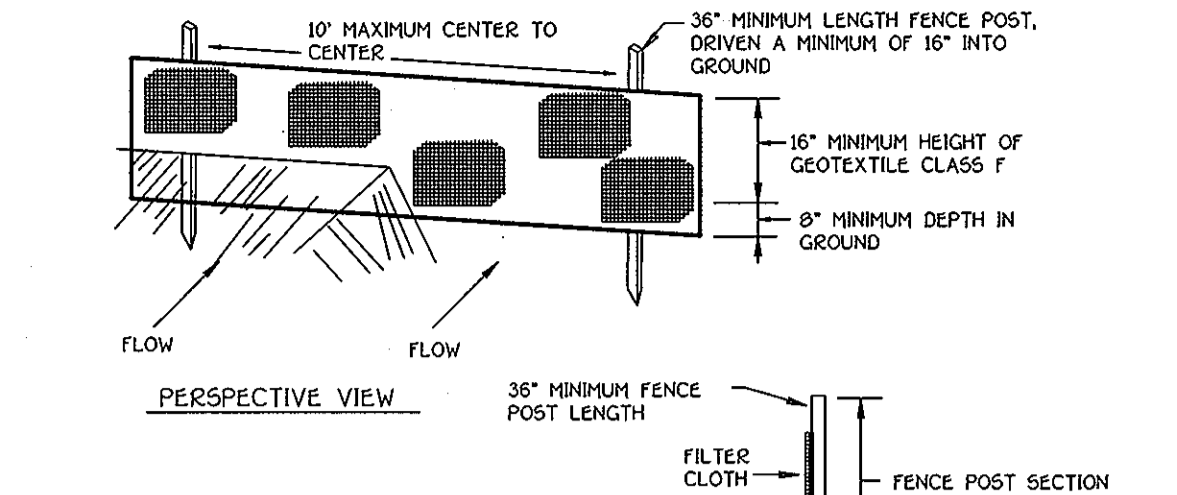
- A. Seed mixtures - Permanent Seeding
1. Select one or more of the species or mixtures listed in Table 25 for the appropriate Plant Hardiness Zone from Figure 9 and enter them in the Permanent Seeding Summary below.

Table with columns: Seed Mixture (Hardness Zone), Application Rate (lb/a/c), Seeding Dates, Seeding Depths, N, P205, K2O, Lime Rate

SEED SPECIFICATIONS

- 1. All seed must meet the requirements of the Maryland State Seed Law.
2. Seed lots shall be made available to the inspector to verify type and rate of seed used.

SILT FENCE



- 1. Fence posts shall be a minimum of 36" long driven 15" minimum into the ground.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

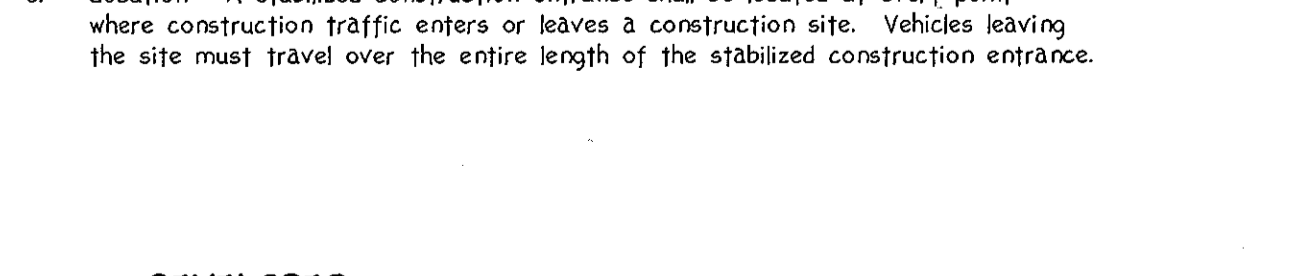
Table with columns: Property (Tensile Strength, Tensile Modulus, etc.), Value, Test Method

Silt Fence Design Criteria

Table with columns: Slope Steepness, Post Length, Silt Fence Length

Note: In areas of less than 2% slope and sandy soils USDA general classification system, soil class A) maximum slope length and silt fence length will be unlimited.

STABILIZED CONSTRUCTION ENTRANCE



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

CONSTRUCTION SPECIFICATIONS

- 1. FENCING SHALL BE 42" HIGH CHAIN LINK CONSTRUCTED IN ACCORDANCE WITH THE LATEST MARYLAND STATE HIGHWAY ADMINISTRATION STANDARD DETAILS 6900B AND 6900C.
2. CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.

Table with columns: Fabric Properties (Grab Tensile Strength, etc.), Value, Test Method

DESIGN CRITERIA

Table with columns: Slope Steepness, Slope Length (minimum), Silt Fence Length (minimum)

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION.
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

Table with columns: Description (Total Area of Site, Area Disturbed, etc.), Value, Units

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

OWNERS: CHERYTREE II, L.L.C. (PARCEL 'G') SILVER SPRING, MARYLAND 20903

DEVELOPER: CHERYTREE II, L.L.C. 10230 NEW HAMPSHIRE AVENUE, SUITE 300 SILVER SPRING, MARYLAND 20903

SUPER SILT FENCE NOT TO SCALE

ENGINEER'S CERTIFICATE: I Herewith certify that this Plan For Erosion And Sediment Control... Date: 6/17/04

DEVELOPER'S CERTIFICATE: I/We Certify That All Development And Construction Will Be Done According To This Plan... Date: 7/12/04

Reviewed For Howard County Soil Conservation District And Meets Technical Requirements. Signature: Jim Maynor, Date: 7/12/04

- SEQUENCE OF CONSTRUCTION
1. OBTAIN GRADING PERMITS. (2 WEEKS)
2. NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777.

Table with columns: Description (Silt Fence, Chain Link Fence, etc.), Quantity, Location

SEDIMENT AND EROSION CONTROL NOTES & DETAILS: CHERRYTREE PARK BULK PARCEL 'G'-1 AND OPEN SPACE LOTS 13 & 14 (PHASES 1 AND 3)

SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND DATE: APRIL 22, 2004 SHEET 6 OF 6 F.04-112