

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/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 - MISS UTILITY 1-800-257-7777
 - VERIZON TELEPHONE COMPANY (410) 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
 - AT&T CABLE LOCATION DIVISION (410) 393-3533
 - BALTIMORE GAS & ELECTRIC (410) 685-0123
 - STATE HIGHWAY ADMINISTRATION (410) 531-5533
 - HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- PROJECT BACKGROUND:
 - LOCATION: SIXTH ELECTION DISTRICT - TAX MAP 46 - BULK PARCEL A OF PARCEL 156
 - ZONING: MXD-6
 - TOTAL TRACT AREA: 2.48 ACRES ±
 - F-01-114, SP-00-08, PB CASE NO. 347, ZB CASE NO. 973M
 - DPZ REFERENCE #: SP-02-111, SDP-03-52, F-03-44, F-03-153, PLAT NOS. 15449 THRU 15454, F-04-110
 - DEED REFERENCE: L4986/F039
- TWO FOOT CONTOUR TOPOGRAPHY, EXISTING CONDITIONS AND BOUNDARY BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT AUGUST 1998 AND FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2003.
- HORIZONTAL AND VERTICAL DATUMS BASED ON (NAD'83) MARYLAND STATE COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
 - STA. No. 46BA N 537545.840 ELEV. 426.390
 - E 1,339,849.050
 - STA. No. 46EA N 536,185.423 ELEV. 415.097
 - E 1,339,091.710
- PUBLIC WATER AND SEWER WILL BE USED WITHIN THE PROJECT, CONTRACT 24-4000-D LOCATED IN THE PATUXENT RIVER DRAINAGE AREA, WATERSHED CODE 02-13-11.
- EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
 - A. EXISTING WATER CONTRACT NO. 24-3741.
 - B. EXISTING SEWER CONTRACT NO. 24-3741 AND 24-1906-D.
- TRAFFIC IMPACT ANALYSIS PREPARED BY THE TRAFFIC GROUP, INC. DATED JULY, 2000 AND APPROVED UNDER F-01-114.
- THE FOREST DELINEATION AND WETLAND ANALYSIS WERE DELINEATED BY MCCARTHY AND ASSOCIATES, INC. DATED JULY, 2000 AND APPROVED UNDER F-01-114.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- NO STEEP SLOPES, WETLANDS, STREAMS, BUFFERS OR FLOOD PLAIN ARE LOCATED WITHIN PARCEL 'A'
- NO CEMETERY OR HISTORIC STRUCTURES EXIST ON-SITE.
- PROPERTY IS NOT ADJACENT TO ANY SCENIC ROADS.
- SITE ANALYSIS DATA CHART:
 - TOTAL PROJECT AREA: 2.48 ACRES
 - LIMIT OF DISTURBED AREA: 2.79 ACRES
 - PRESENT ZONING: MXD-6
 - FAR = 0.43AC/10.84AC = 0.04
 - BUILDING COVERAGE = 0.43AC/2.48AC = 17%
- BUILDING #1
 - PROPOSED USE: HYBRID RETAIL/OFFICE - TOTAL AREA 15634 SQ.FT.
 - RETAIL SPACE = 8,152 SQ.FT.
 - RESTAURANT SPACE = 2,450 SQ.FT.
 - OFFICE SPACE = 5,032 SQ.FT.
- BUILDING #2
 - PROPOSED USE: BANK - 3000 SQ.FT.
- NUMBER OF PARKING SPACES REQUIRED:
 - OFFICE SPACE = 3.3 SPACES PER 1,000 SQ.FT.
 - RETAIL SPACE = 5.0 SPACES PER 1,000 SQ.FT.
 - RESTAURANT SPACE = 14.0 SPACES PER 1,000 SQ.FT.
- BUILDING #1
 - RETAIL SPACE = 5.0 SPACES X 8,152 = 41 SPACES
 - RESTAURANT = 14.0 SPACES X 2,450 = 35 SPACES
 - OFFICE SPACE = 3.3 SPACES X 5,032 = 17 SPACES
 - TOTAL SPACES BUILDING #1 = 93 SPACES REQUIRED
- BUILDING #2
 - RETAIL SPACE (BANK) = 5.0 SPACES X 3.0 = 15 SPACES REQUIRED
- TOTAL PARKING REQUIRED = 108 SPACES
- TOTAL PARKING PROVIDED = 114 SPACES, INCLUDING 4 HANDICAPPED SPACES
- STORMWATER MANAGEMENT QUANTITY CONTROL IS TO BE PROVIDED VIA AN UNDERGROUND FACILITY. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION. FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED. PRE-TREATMENT FOR UNDERGROUND FACILITY IS BEING PROVIDED BY A STORMCEPTOR MANHOLE.
- FOREST CONSERVATION REQUIREMENTS FOR THIS SITE HAVE BEEN MET UNDER F-01-114 BY PROVIDING 4.62 ACRES OF ON-SITE RETENTION AND 5.89 ACRES OF OFF-SITE AFFORESTATION PLANTING ON OPEN SPACE LOTS 6 AND 129 OF THE ASHLEIGH KNOLLS SUBDIVISION KNOWN AS F-02-108. THE SURETY AMOUNT FOR THIS PROJECT HAS BEEN POSTED UNDER F-01-114 IN THE AMOUNT OF \$168,533.40. TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 10.18 ACRES.
- USE HOWARD COUNTY STD. P-3 PAVING SECTION UNLESS OTHERWISE SHOWN.
- USE CONCRETE CURB AND GUTTER STD. R-3-01 UNLESS OTHERWISE NOTED.
- WATER HOUSE CONNECTIONS ARE FOR INSIDE METER SETTING, FOR ALL CONNECTIONS.
- ALL STORM DRAIN PIPE TO BE H.D.P.E. TYPE "S" PIPES UNLESS OTHERWISE NOTED.
- THE FRONT OF THE RETAIL/OFFICE SPACE IS HANDICAPPED ACCESSIBLE. THE MAIN ENTRANCE OF THE BANK IS HANDICAPPED ACCESSIBLE.
- THE LANDSCAPE PLAN IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, ZB CASE NO. 973M AND PB CASE NO. 347.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (38 SHADE TREES, 44 EVERGREENS, 202 SHRUBS, 530 LF OF FENCING) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 29,380.00.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE DEVELOPMENT CRITERIA APPROVED PER THE PRELIMINARY DEVELOPMENT PLAN (PDP) FOR ZB CASE NO. 973M APPROVED ON OCTOBER 28, 1998 AND PER PLANNING BOARD CASE NO. 347 (SP-00-08) DATED DECEMBER 20, 2000.
 - A. JOINT ADDENDUM DOCUMENT TO PDP AND CRITERIA - CONCERNS THE HOURS OF OPERATION FOR THE RETAIL CENTER TO DISALLOW USES AFTER 12:00 MIDNIGHT UNTIL 6:00 AM. AN EXTERIOR LIGHTING SCHEME THAT FOCUSES THE LIGHT DOWN AND INWARDS ON-SITE, EXTERIOR SIGNS SHALL BE SMALL AND UNOBTRUSIVE, FAST FOOD RESTAURANTS ARE NOT PERMITTED, AND A DENSE SCREENING OF BUSHES AND MATURE TREES ON TOP OF A 3' HIGH BERM ALONG THE BOUNDARY BETWEEN THE NEW DEVELOPMENT AND THE EXISTING CHERRYTREE FARM SUBDIVISION.
 - B. ADDENDUM #1 TO AGREEMENT - CONCERNS THE INSTALLATION OF THE BERM FROM ROUTE 216 ALONG THE EAST BORDER OF CHERRYTREE PARK AND CONTINUE ACROSS THE SOUTHERN BORDER AND END AT THE EXISTING WOODED AREA, THE BERM WILL ALSO EXTEND INTO THE CHERRYTREE PARK DEVELOPMENT TO WRAP THE COMMERCIAL AREA AND PROVIDE SCREENING TO THE NEW TOWNHOUSES, THE BERM AND DENSE SCREENING OF SHRUBBERY AND TREES IS TO OCCUR AT THE FIRST PHASE OF DEVELOPMENT, AND A 6' HIGH SOLID BOARD FENCE IS TO BE ERRECTED ON THE COMMERCIAL SIDE OF THE BERM FROM ROUTE 216 SOUTH ALONG THE DEVELOPMENT AND THEN FOLLOW THE BERM INTO THE DEVELOPMENT BETWEEN THE COMMERCIAL AREA AND THE NEW TOWNHOUSES. BE ADVISED THAT THE FENCE CANNOT CROSS THE PROPERTY LINES.
 - C. RESIDENTIAL AND COMMERCIAL CONSTRUCTION PHASING - CONCERNS THE ZONING BOARD'S DECISION THAT ALL OF THE RESIDENTIAL AND NO MORE THAN 50% OF THE COMMERCIAL DEVELOPMENT FOR THE FIRST PHASE MAY BE COMPLETED BEFORE THE U.S. ROUTE 29/MD. ROUTE 216 INTERCHANGE IS COMPLETED AND OPEN FOR TRAFFIC.
 - D. PERMITTED AND PROHIBITED USES - CONCERNS THE USES PERMITTED AS A MATTER OF RIGHT IN THE "PDR" DISTRICT, EXCEPT: ADULT LIVE ENTERTAINMENT ESTABLISHMENTS, CARNIVALS AND FAIRS, CATERING ESTABLISHMENTS AND BANQUET FACILITIES, CONCERT HALLS, CONVENTS AND MONASTERIES USED FOR RESIDENTIAL PURPOSES, EXECUTIVE GOLF TRAINING AND RECREATION CENTERS, FARMING, LEGITIMATE THEATERS AND DINNER THEATERS, FAST FOOD RESTAURANTS AND RIDING ACADEMIES AND STABLES ARE PROHIBITED USES PERMITTED AS A MATTER OF RIGHT IN THE "B-1" DISTRICT, EXCEPT: ADULT BOOK OR VIDEO STORES, ANIMAL HOSPITAL, CARNIVALS AND FAIRS, MOBILE HOME AND MODULAR HOME SALES AND RENTALS, ONE DWELLING UNIT PER BUSINESS ESTABLISHMENT AND SWIMMING POOLS ARE PROHIBITED.
- THERE WILL BE NO BUSINESS VEHICLES PARKED ON-SITE.
- ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE HOURS OF OPERATION FOR THE RETAIL CENTER WILL DISALLOW USES AFTER 12:00 MIDNIGHT UNTIL 6:00 AM.
- THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS SHOWN AT THE SITE ENTRANCE ARE AS FOLLOWS:
 - 250-WATT HPS VAPOR PENDANT FIXTURE (SAG) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM ANGLED RADIAL TO THE FILLET AT ICE CRYSTAL DRIVE, STA. -0+65.90, 26' LT. & STA. 0+29.00, 28.75' LT.
- DEVELOPER IS RESPONSIBLE FOR ANY MODIFICATIONS TO EXISTING PAVEMENT MARKINGS.

SITE DEVELOPMENT PLAN

CHERRYTREE PARK

BULK PARCEL 'A'

CHERRYTREE CROSSING

SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

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

MINIMUM BUILDING SETBACKS	SFD	SFA	OTHER USES
FROM ARTERIAL STREET (RTE. 29) R.O.W.	N/A	N/A	35'
FROM LOCAL STREET R.O.W.	10'	10'	10'
FROM ACCESS STREET R.O.W.	10'	10'	10'
FROM MULTI-FAMILY/COMM. DRIVEWAY FACE OF CURB	N/A	11'	11'
FROM RESIDENTIAL STREET FACE OF CURB	N/A	10'	N/A
FROM R-20	35'	50'	50'
FROM B-2 ZONING	N/A	N/A	35'
FROM OFF-SITE OPEN SPACE	N/A	35'	35'

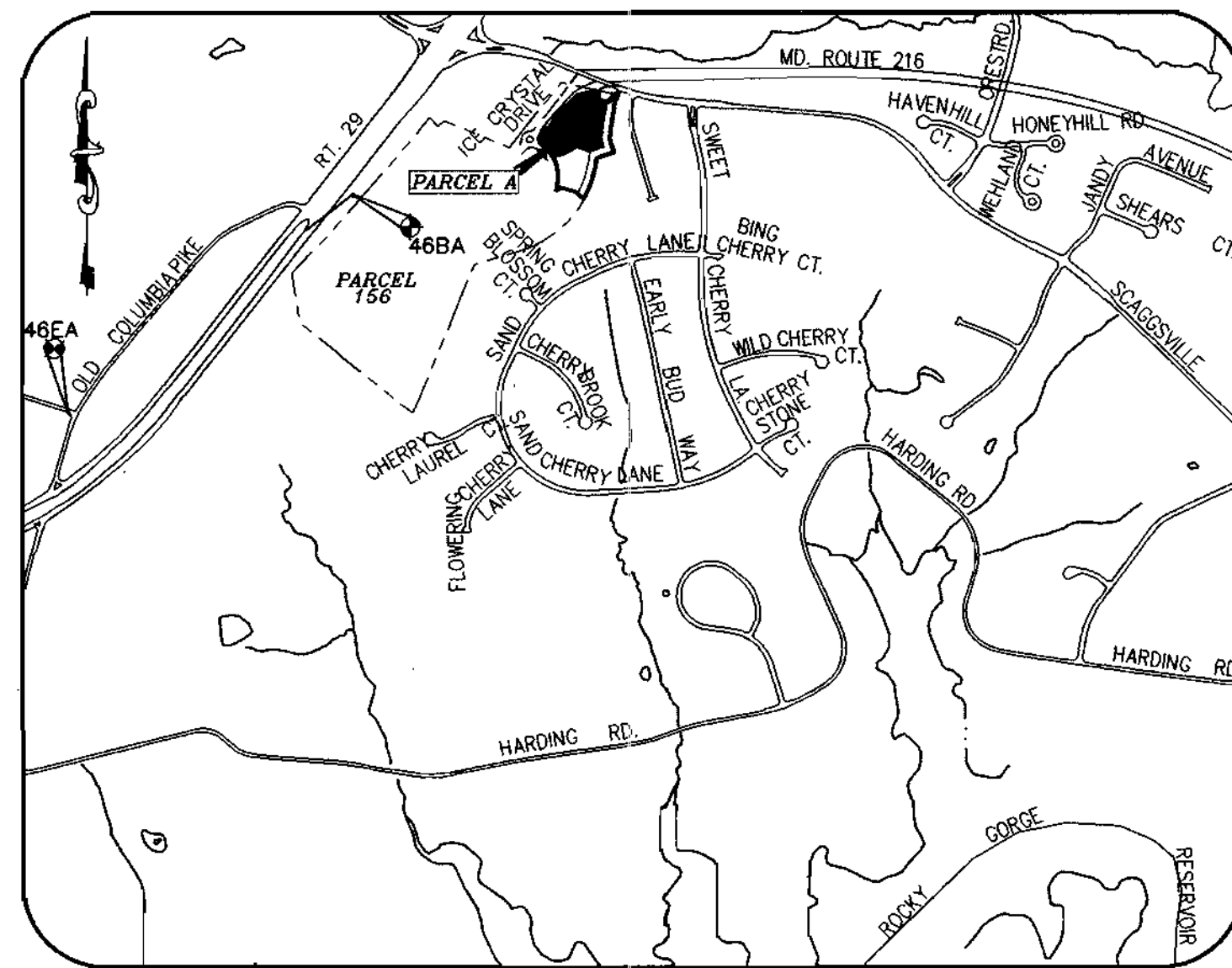
DENSITY ANALYSIS	10.84 AC.*
COMMERCIAL AREA WITHIN THE MXD-6 ZONE	236,095 S.F.*
TOTAL EMPLOYMENT SQUARE FOOTAGE ALLOWED @ 0.5 FAR (MAXIMUM)	10,602 S.F. (GROSS SITE ARE FOR CHERRY TREE PARK IS 42.41 ACRES)
TOTAL RETAIL SQUARE FOOTAGE ALLOWED (250 S.F. PER GROSS ACRE MAXIMUM)	

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

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

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

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



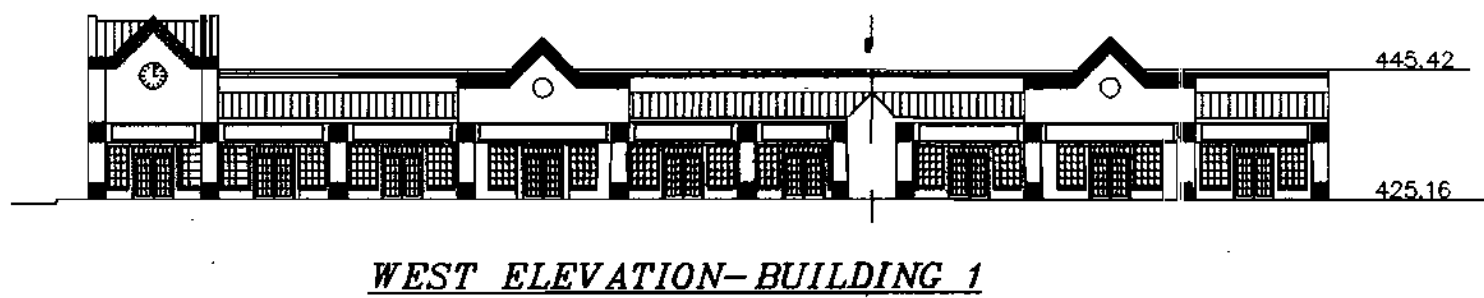
VICINITY MAP
SCALE: 1"=1000'

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

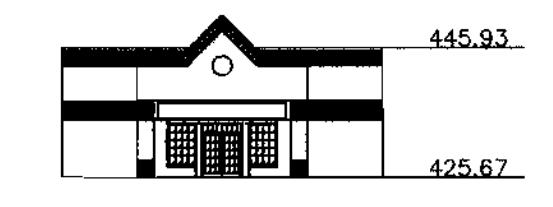
PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #	CHERRYTREE PARK PHASE I PARCEL 'A'		
PLAT #, JOB L/F	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
15454 & 15449	4	MXD-6	46	SIXTH	6068.02
WATER CODE	SEWER CODE				
E18	7602000				
PROPOSED IMPROVEMENTS: BUILDING CONSTRUCTION AND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

APPROVED
PLANNING BOARD
of HOWARD COUNTY

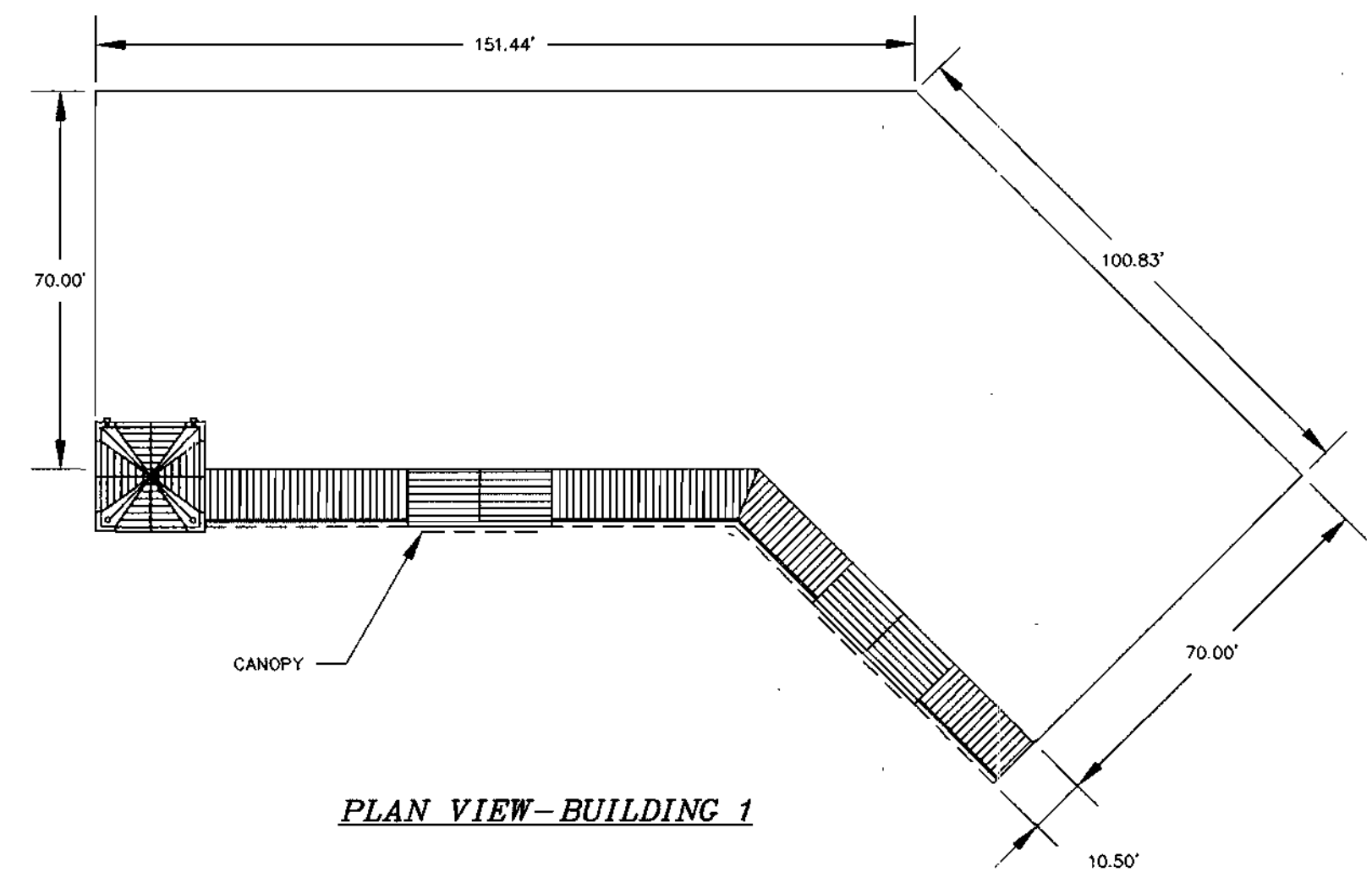
DATE: Jan 8, 2004



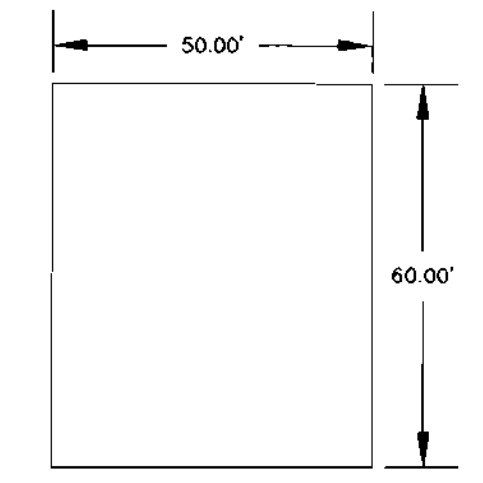
WEST ELEVATION-BUILDING 1



WEST ELEVATION-BUILDING 2



PLAN VIEW-BUILDING 1



PLAN VIEW-BUILDING 2

OWNER AND DEVELOPER

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

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Douglas P. Dixon 2/8/04
SIGNATURE OF DEVELOPER DATE
Douglas P. Dixon
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

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

J. J. Boender 2/8/04
SIGNATURE OF ENGINEER DATE
J. J. BOENDER
PRINTED NAME OF ENGINEER

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

Jim Mullen 3-11-04
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John R. Robertson 3/24/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
John R. Robertson 3/24/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
John R. Robertson 3/24/04
DIRECTOR DATE

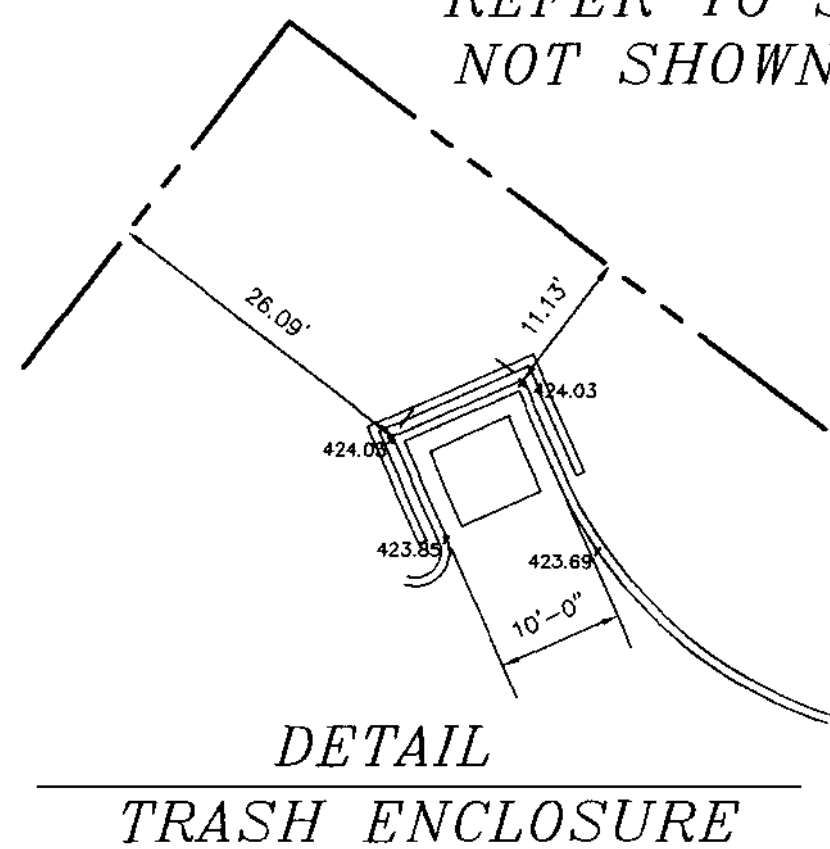
CHERRYTREE PARK - BULK PARCEL 'A' - CHERRYTREE CROSSING
 RETAIL/OFFICE CENTER
 TAX MAP 46 GRID 4 PARCEL 156
 HOWARD COUNTY, MARYLAND
 SIXTH ELECTION DISTRICT
 COVER SHEET

date	2003-02-08	description	engineering
project	2003-026	revision	HSP
illustration	HSP	scale	NONE
approval	HSP	no.	JBM

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0286 Fax (301) 621-5521 Wash. (410) 997-0288 Fax

1 OF 11

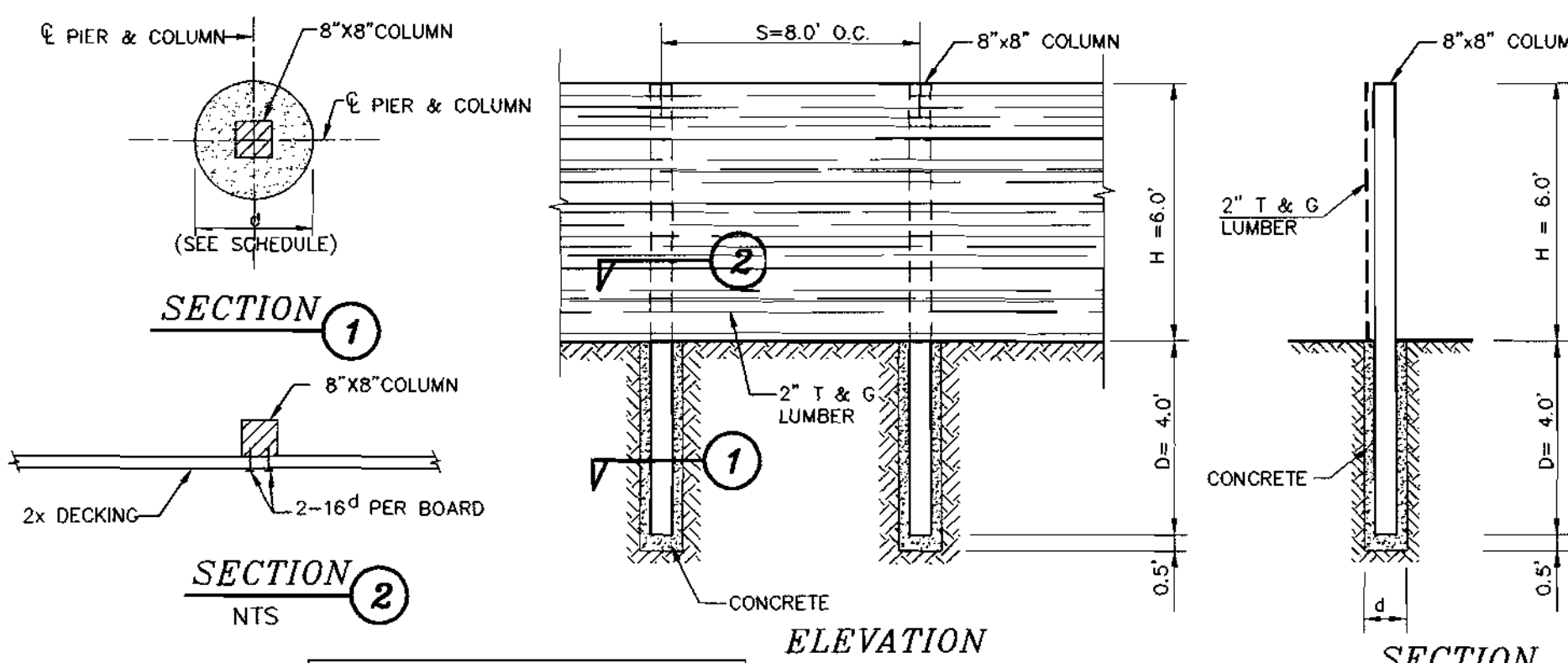
REFER TO SHEET 3 OF 11 FOR DIMENSIONS NOT SHOWN ON THIS DRAWING.



OPEN SPACE LOT 11
PLAT NO. 15454

OLLEN PROPERTY
LOTS 1 THRU 4
PLAT No. 11784
ZONED R-20
LOT 1

TRASH DUMPSTER
ENCLOSURE SEE DETAIL
EXISTING PRIVATE 1 1/2'
INGRESS/EGRESS EASEMENT
LIBER 406, FOLD 313

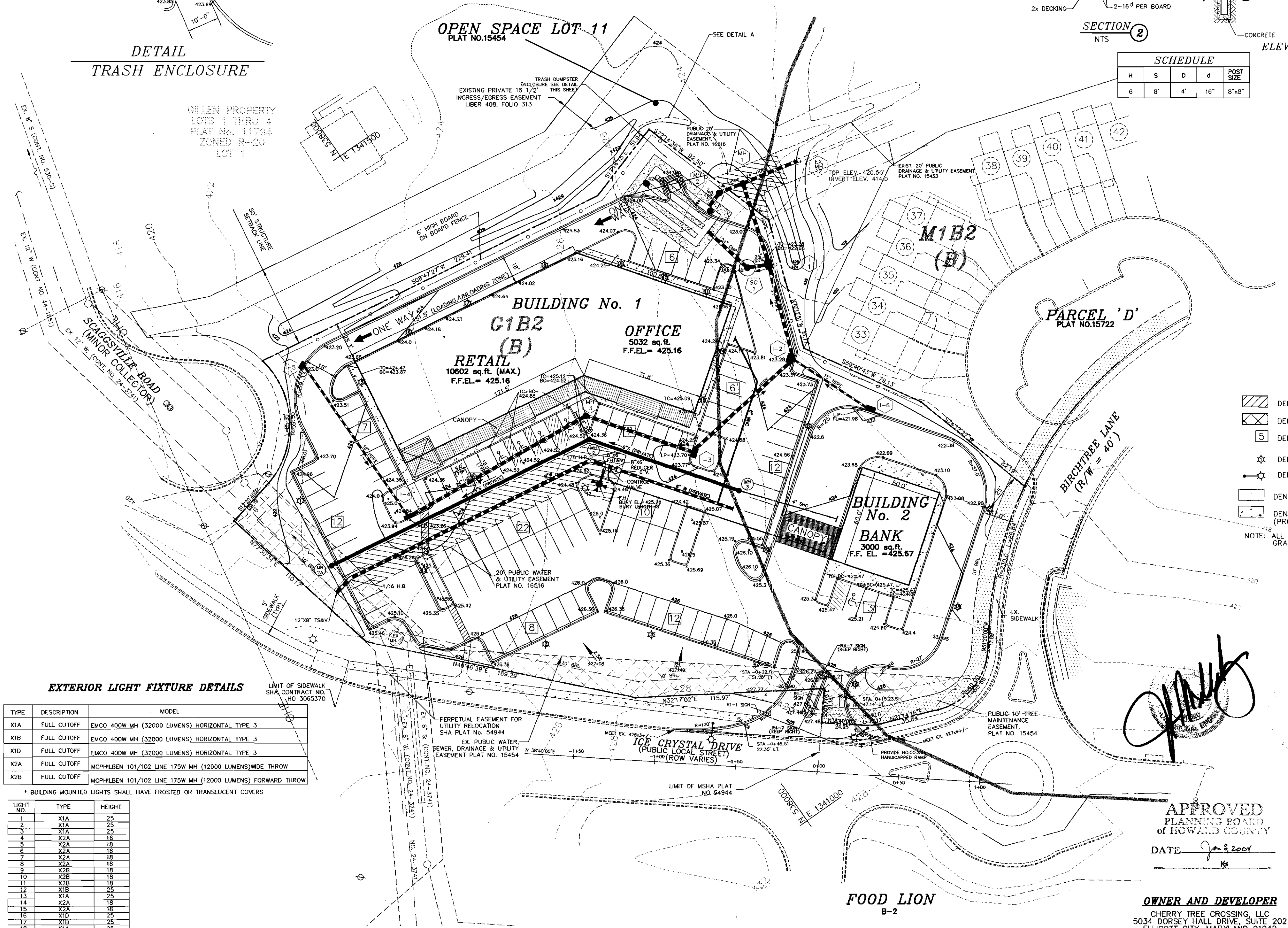


SCHEDULE				
H	S	D	d	POST SIZE
6	8'	4'	16"	8" x 8"

6' HIGH
BOARD ON BOARD
FENCE DETAIL
NTS

- NOTES:
- SIDING:
 - A. 2 INCH WOOD DECKING MATERIAL SHALL BE UTILIZED TO SPAN HORIZONTALLY BETWEEN POSTS. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ. IN. AND A 33 1/3% INCREASE IN STRESS FOR WIND LOADS AS CONSIDERED APPROPRIATE. DECKING SHALL BE M.C.G.I.
 - B. SIDING IN CONTACT WITH THE GROUND AND FOR A DISTANCE OF 6" ABOVE GRADE SHALL BE TREATED WITH WOOD PRESERVATIVE.
 - POSTS:
 - A. WOOD POST SHALL BE UTILIZED AT THE SPACING INDICATED ON THE SCHEDULE. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ. IN. AND A 33 1/3% INCREASE FOR WIND LOAD.
 - B. POST EMBEDDED IN CONCRETE SHALL BE TREATED WITH A WOOD PRESERVATIVE IN THE AREA OF EMBEDMENT AND 12" ABOVE GRADE.
 - CONCRETE:
 - A. CONCRETE IN THE PIERS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 LBS. PER SQ. IN.
 - B. CONCRETE SHALL BE PLACED IN DRILLED PIERS UTILIZING THE EARTH AS THE FORMS.
 - FOUNDATIONS:
 - A. THE DRILLED PIERS HAVE BEEN DESIGNED UTILIZING AN ALLOWABLE PASSIVE PRESSURE OF 300 LBS. PER SQ. FT. AND THE FOLLOWING FORMULA: $D = \sqrt[3]{\frac{1.5 M}{P}}$
 - M = MOMENT AT TOP OF DRILLED PIER (FT/LBS)
 - P = ALLOWABLE PASSIVE PRESSURE (300 LBS PER SQ. FT.)
 - d = DIAMETER OF PIER (FT.)
 - D = DEPTH OF PIER (FT.)
 - ALTERNATIVE #1 (PRESERVATIVE TREATMENT) ALTERNATIVE #1 REPRESENTS THE ADDITIONAL COST FACTOR FOR TREATING THE BASIC WOOD STRUCTURE INDICATED ON THIS REFERENCE PLAN. THE NECESSITY FOR TREATMENT AND THE TYPE OF PRESERVATIVE WILL BE SUBJECT TO LOCAL CONDITIONS. ALL TREATMENTS SHALL CONFORM TO ANPA STD C-14.
 - ALTERNATIVE #2 (PAINTING) ALTERNATIVE #2 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO PAINT ONE SIDE OF THE BASIC WOOD STRUCTURE SHOWN ON THIS REFERENCE PLAN. PAINTING SHALL CONSIST OF 3 APPLICATIONS OF PAINT. 2 COATS OF LATEX BASE PAINT CONFORMING TO FEDERAL SPECIFICATION TT-P-09996 SHALL BE APPLIED OVER PRIMER COAT CONFORMING TO FEDERAL SPECIFICATION TT-P-02250.
 - ALTERNATIVE #3 (STAINING) ALTERNATIVE #3 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO STAIN ONE SIDE OF BASIC WOOD STRUCTURE. STAIN SHALL CONSIST OF 2 COATS OF SEMI-TRANSPARENT SEALER STAIN APPLIED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

- ▨ DENOTES PROPOSED EASEMENTS
 - ▤ DENOTES EXISTING EASEMENTS
 - 5 DENOTES NUMBER OF PARKING SPACES
 - ⊙ DENOTES OFF-STREET LIGHT FIXTURES
 - ⊙ DENOTES ON-STREET LIGHT FIXTURES
 - ▭ DENOTES PUBLIC TREE MAINTENANCE EASEMENT
 - ▭ DENOTES PROPOSED SIDEWALK (PROVIDE HO. CO. STD. HANDICAPPED RAMP WHERE APPLICABLE)
- NOTE: ALL SPOT ELEVATIONS ARE FOR FLOW LINE GRADES UNLESS OTHERWISE NOTED.



EXTERIOR LIGHT FIXTURE DETAILS

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

* BUILDING MOUNTED LIGHTS SHALL HAVE FROSTED OR TRANSLUCENT COVERS

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

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: Jan 9, 2007

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

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature: *Joseph P. Dwyer* DATE: 2/20/07
Signature: *Douglas R. Dwyer* DATE: 2/20/07

ENGINEER'S CERTIFICATE

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

Signature: *John Mildeberg* DATE: 2/20/07
Signature: *John Mildeberg* DATE: 2/20/07

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

USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE: *Jan 9, 2007*

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

HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE: *Jan 9, 2007*

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: *John Mildeberg* DATE: 2/20/07
Signature: *John Mildeberg* DATE: 2/20/07
Signature: *John Mildeberg* DATE: 2/20/07

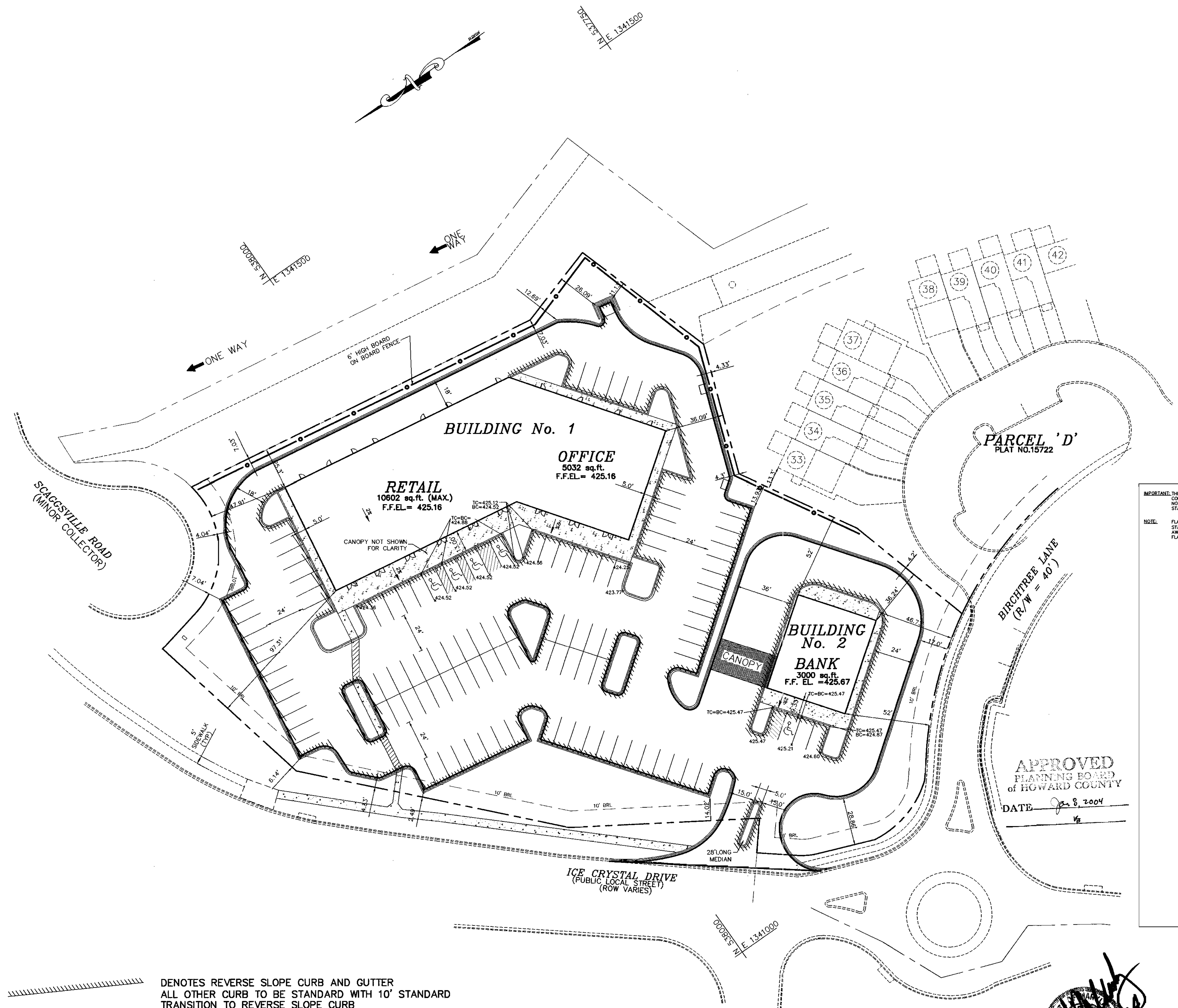
CHERRY TREE PARK - BULK PARCEL A - CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN


Project: 2003-026
date: FEB 2004
Illustration: HSP
Scale: 1" = 30'
HSP
HSP
JBM

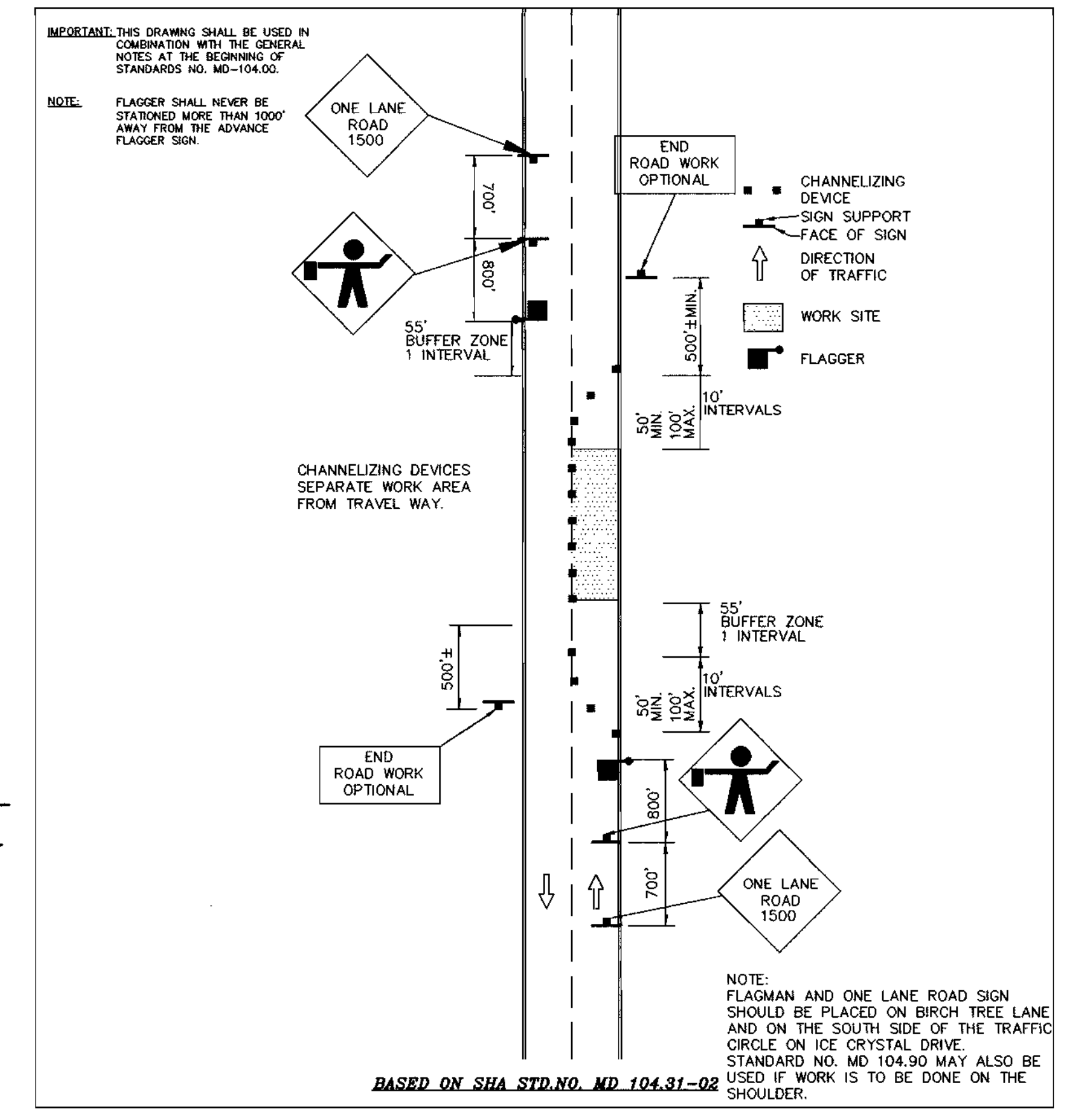
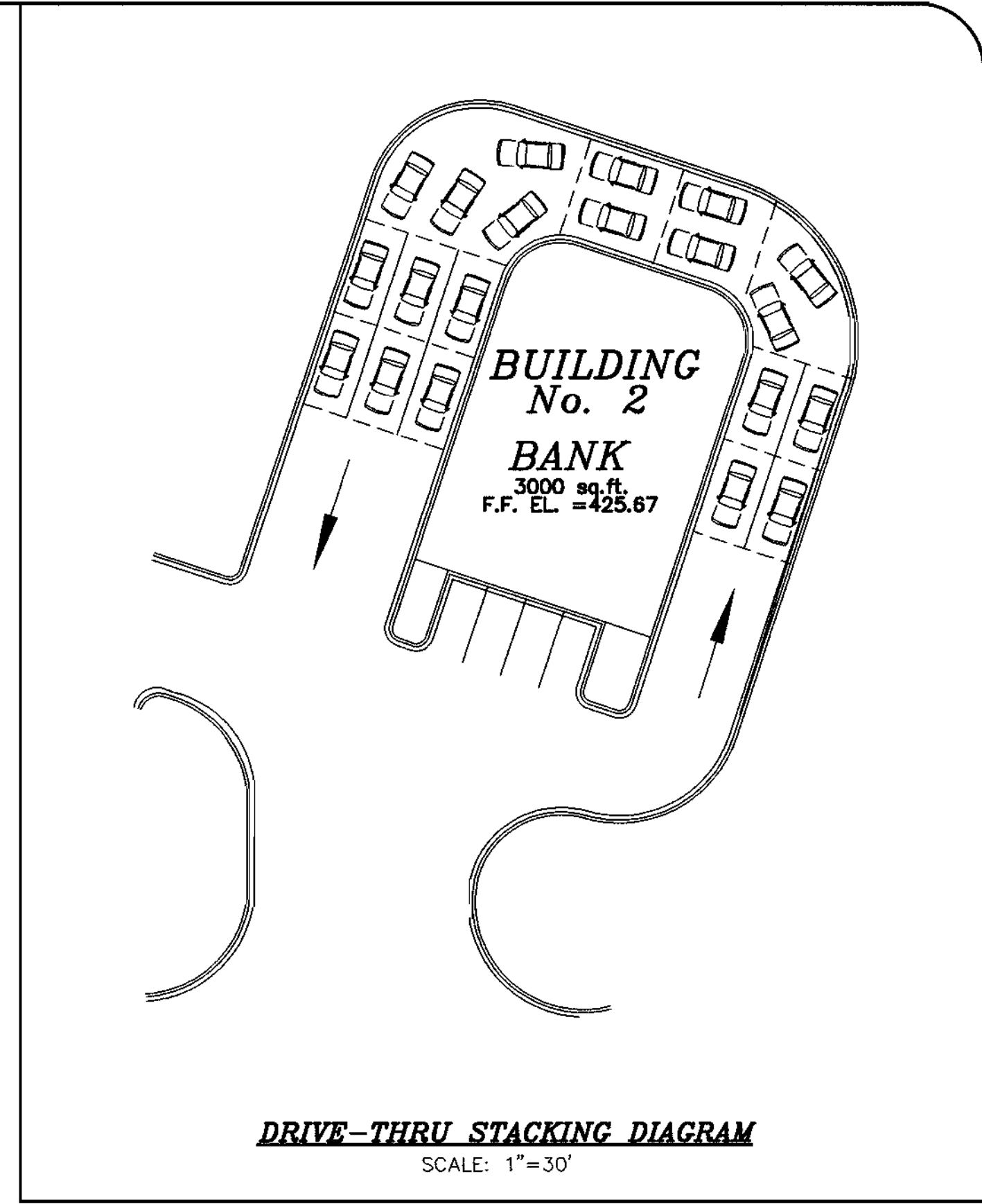
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 964-5100 Fax: (301) 964-5521 Wash. (410) 967-0298

2 OF 11

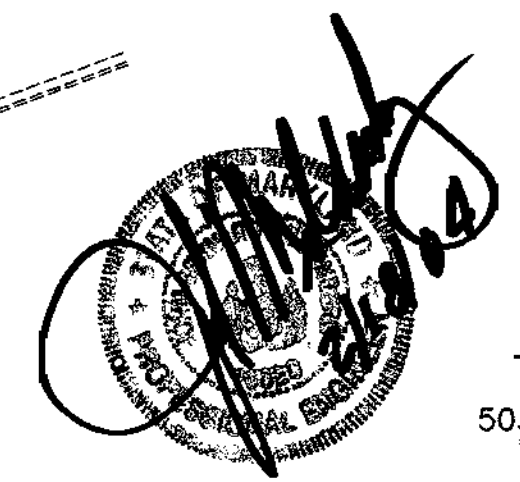
03-026 (DWG) 03026-SITEDETAIL.DWG



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



APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE Jan 8, 2004



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

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

DATE 3/24/04
 DATE 3/24/04
 DATE

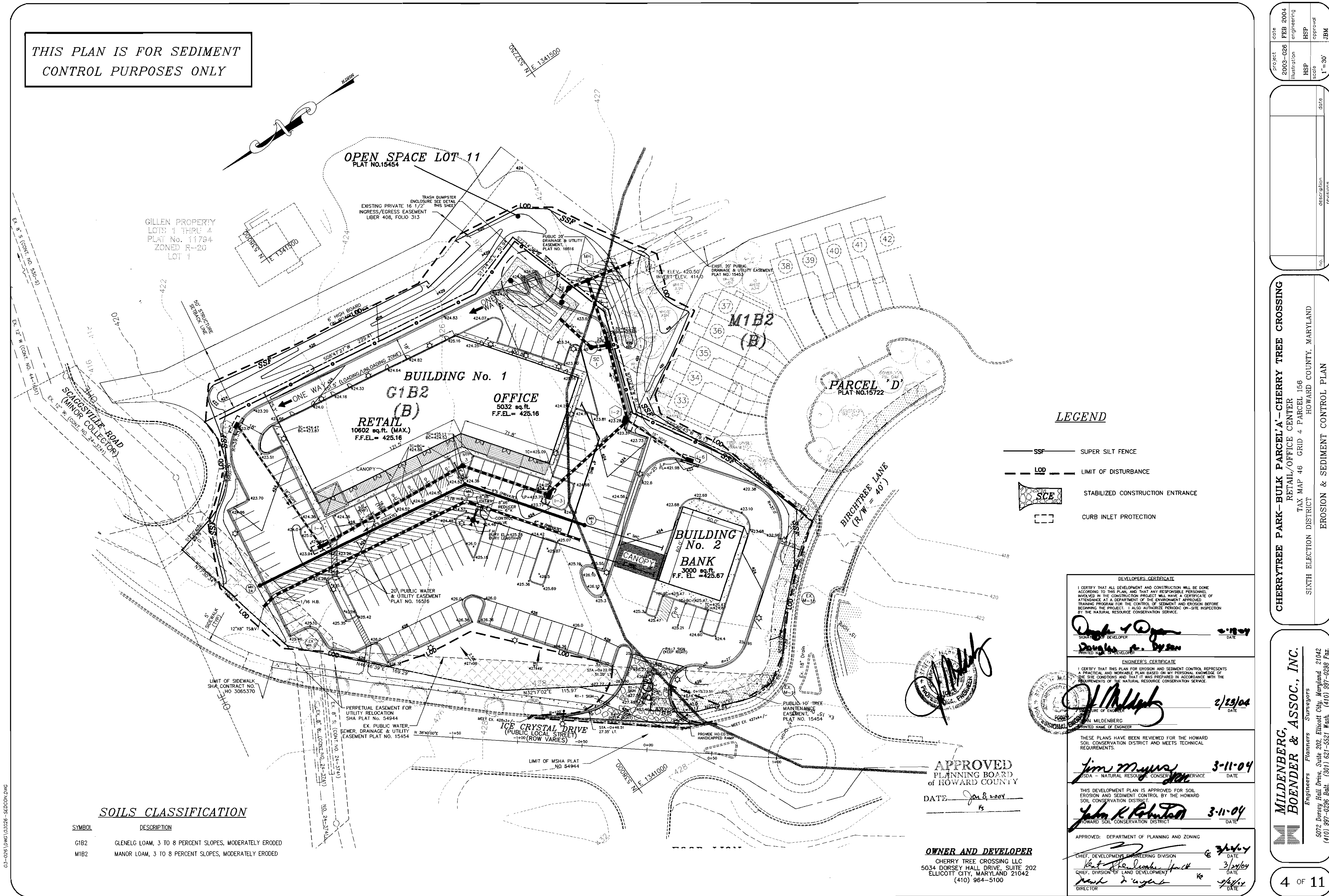
date	FEB 2004	engineering	HSP	approval	JBM
project	2003-026	illustration	HSP	scale	1"=30'

no.	description	revisions	date

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

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

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



SOILS CLASSIFICATION

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

LEGEND

- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- CURB INLET PROTECTION

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

David P. Dye 0-18-04
 SIGNATURE OF DEVELOPER DATE

David P. Dye
 PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

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

J. Miltenberg 2/23/04
 SIGNATURE OF ENGINEER DATE

John Miltenberg
 PRINTED NAME OF ENGINEER

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

Jim Myers 3-11-04
 HOWARD COUNTY SOIL CONSERVATION SERVICE DATE

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

John K. Robertson 3-11-04
 HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/24/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/24/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3/24/04
 DIRECTOR DATE

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY

DATE *Jan 8, 2004*

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

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

no.	description	date

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

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0296 Bldg. (301) 821-5521 Wash. (410) 987-0296 Fax

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

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

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

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

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL AT TIME OF SEEDING. APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 1.4 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) - 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOD. OPTION (3) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR PER 18 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

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

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

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE (5.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEED FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR PER 18 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

STANDARD SEDIMENT CONTROL NOTES

- 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. (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.5), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

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

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

- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING APPROVALS MAY NOT BE INTERFERED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

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

PURPOSE

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

CONDITIONS WHERE PRACTICE APPLIES

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
 - TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF COM-TRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CONCRETES, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
 - FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - PH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DEGRADATION OF PHYTO-TOXIC MATERIALS.
 - NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

TOPSOIL APPLICATION

- WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
- GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
- TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
- TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 28.04.06.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A MINIMUM 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

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

TEMPORARY DUST CONTROL MEASURES

- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOW SPACED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOSTLY WET AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
- BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BARRIERS, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVAL OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
- CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

SEQUENCE OF CONSTRUCTION

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



ALTERNATE "A" ALTERNATE "B"

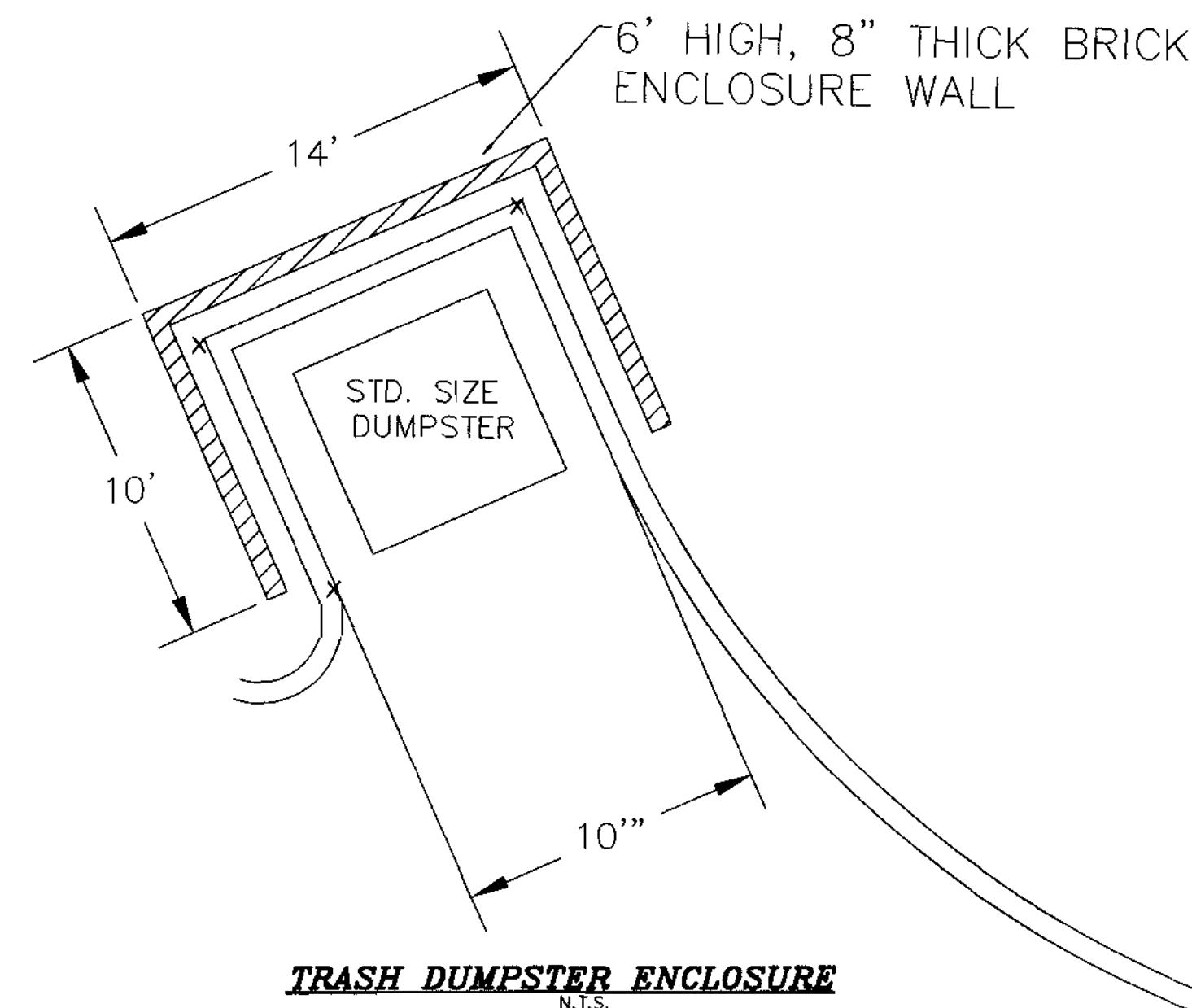
PAVING SECTION P-3

N.T.S.



HANDICAPPED SIGN AND POST

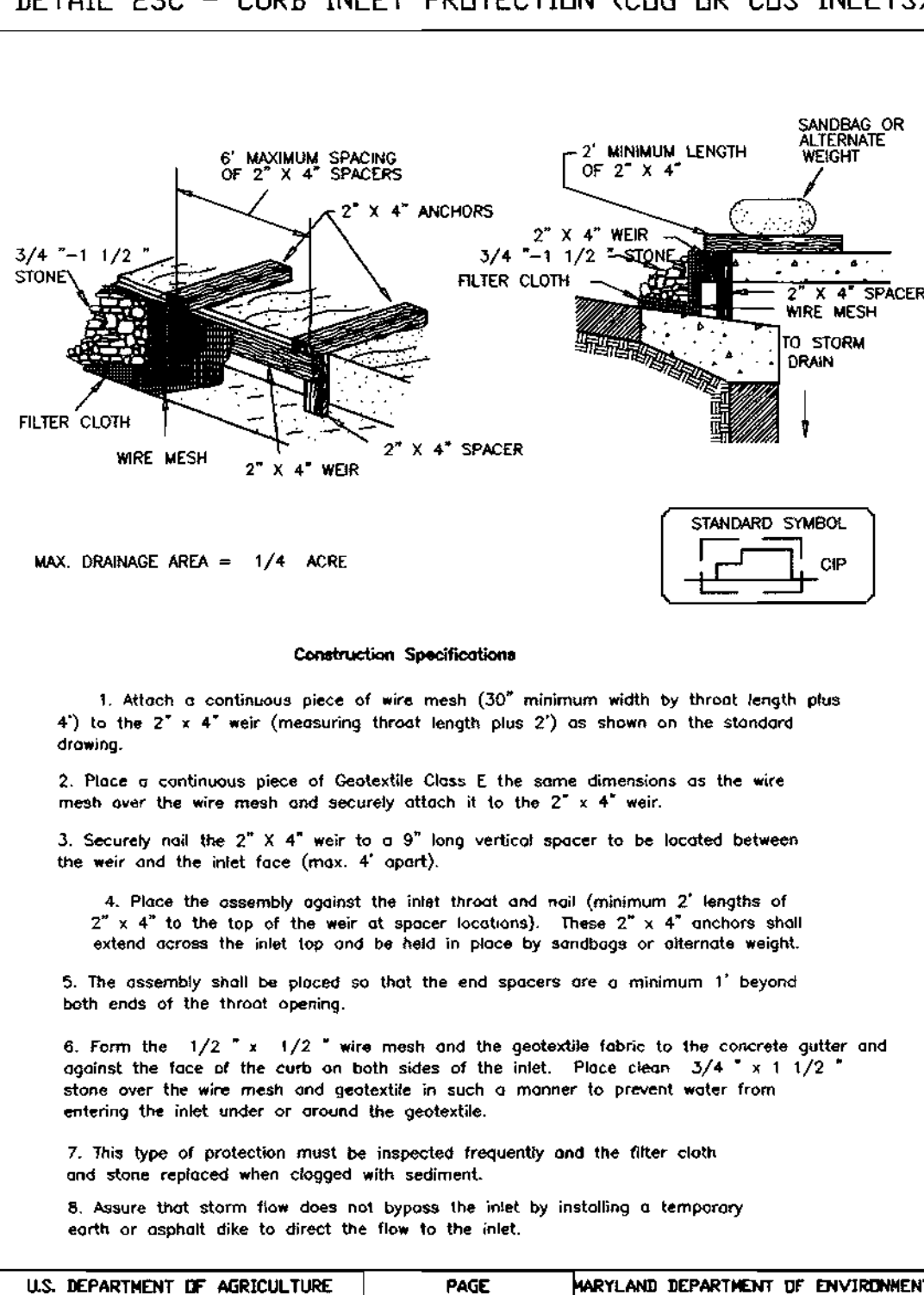
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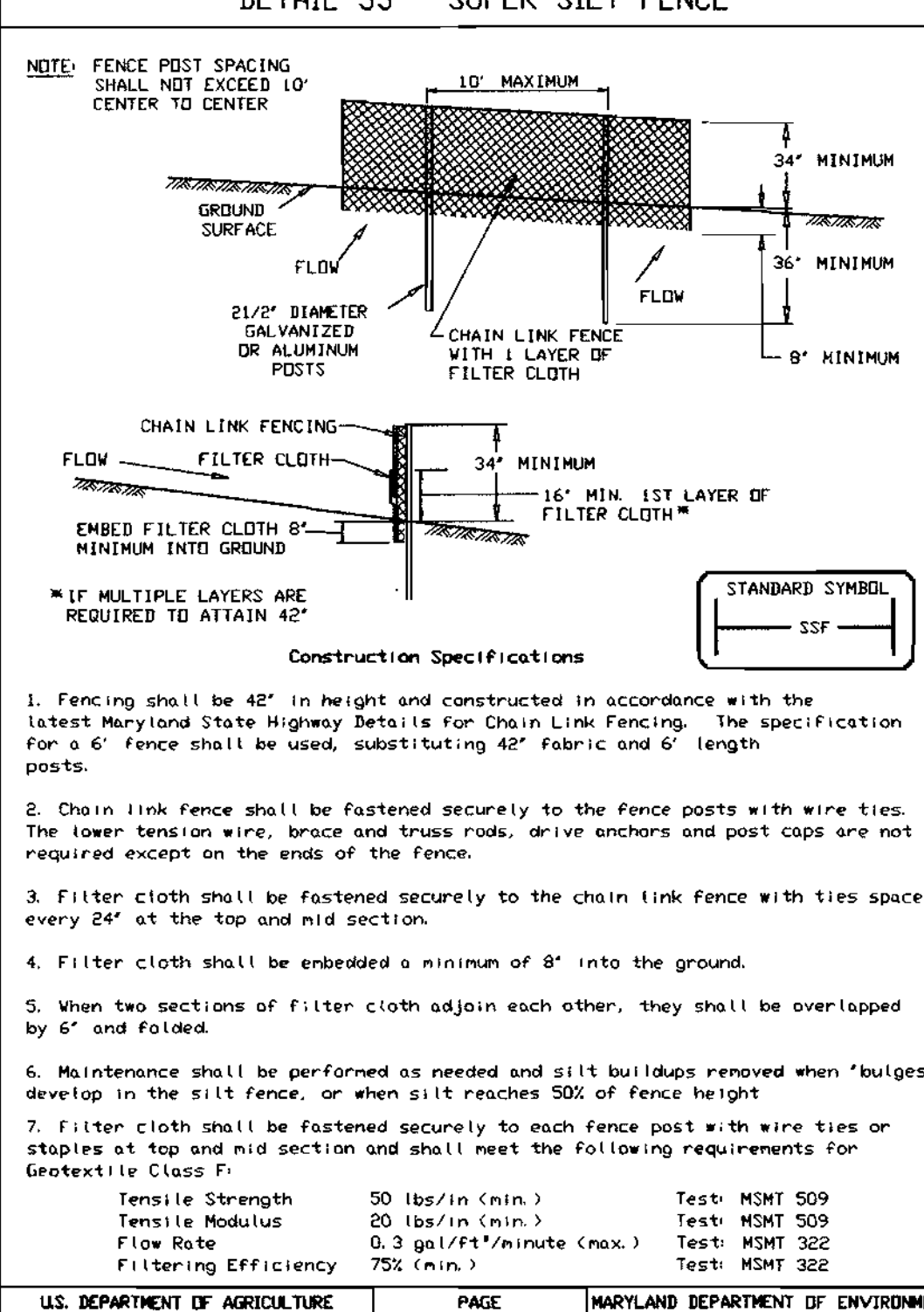
TRASH DUMPSTER ENCLOSURE

N.T.S.

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



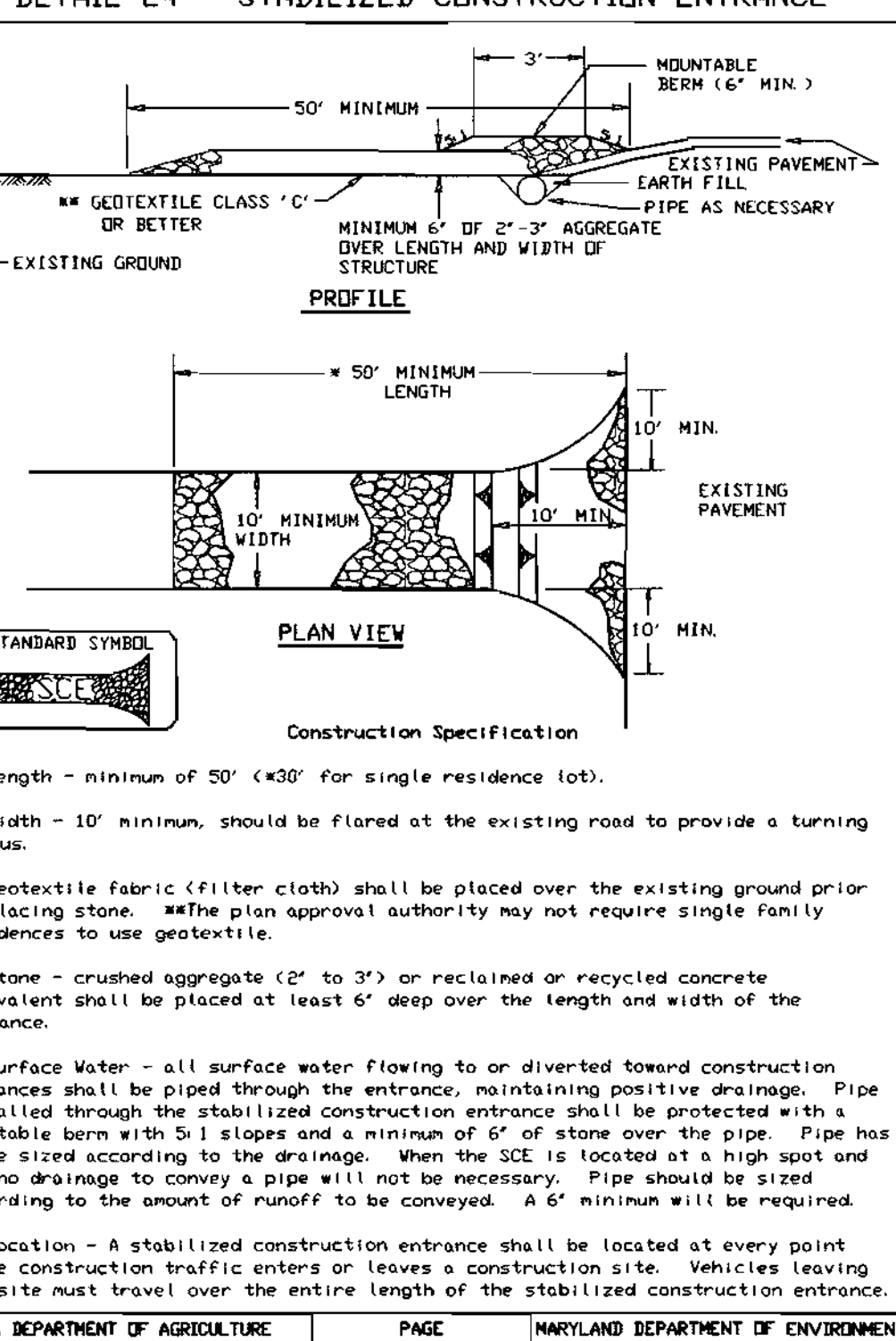
DETAIL 33 - SUPER SILT FENCE



SUPER SILT FENCE

Design Criteria			
Slope	Slope Steepness	Silt Fence Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 Feet	1,500 Feet
20 - 30%	5:1 - 3:1	100 Feet	1,000 Feet
33 - 50%	3:1 - 2:1	100 Feet	500 Feet
50% +	2:1 +	50 Feet	250 Feet

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 2-2-2004

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature: Douglas J. O'Connell, DEVELOPER, DATE: 2-18-04

Signature: Douglas L. Dwan, PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

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

Signature: John R. Reintzer, ENGINEER, DATE: 2/18/04

Signature: Jim Myers, DATE: 3-11-04

Signature: John R. Reintzer, DATE: 3-11-04

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: [unclear], DATE: 3/24/04

Signature: [unclear], DATE: 3/24/04

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

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

Project No.	2003-026	date	FEB 2004
Illustration	HSP	approval	HSP
scale	1" = 30'	revision	JBM

5 OF 11

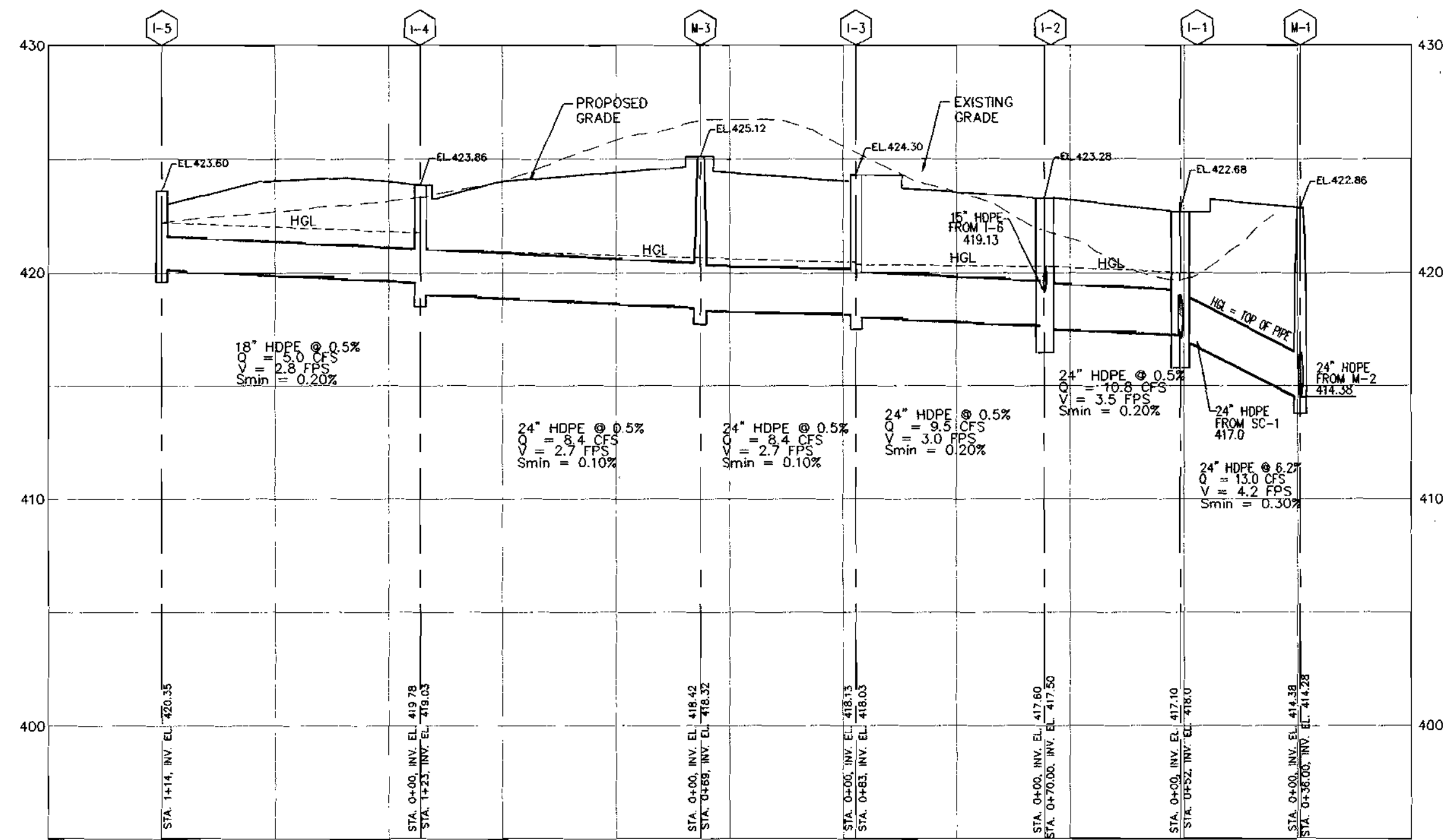
STRUCTURE SCHEDULE

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

* ELEVATIONS MEASURED TO CENTER OF ALL INLETS.

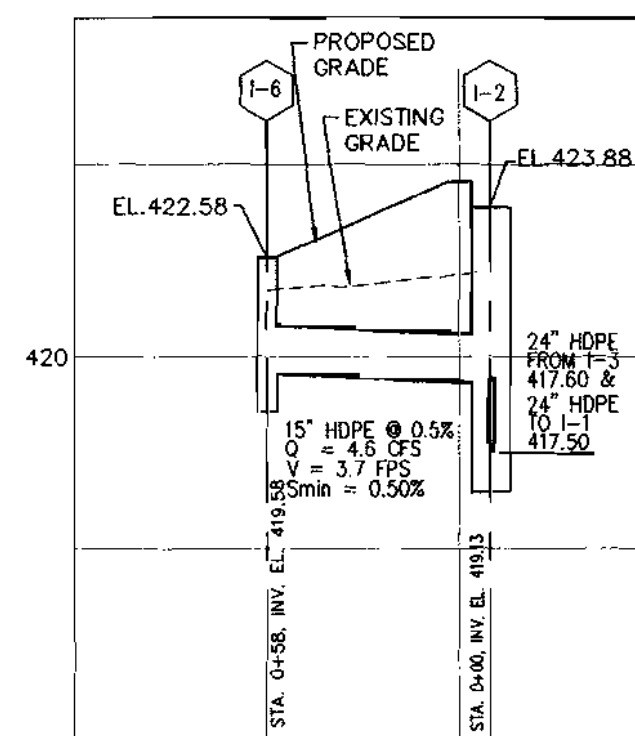
PIPE SCHEDULE

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



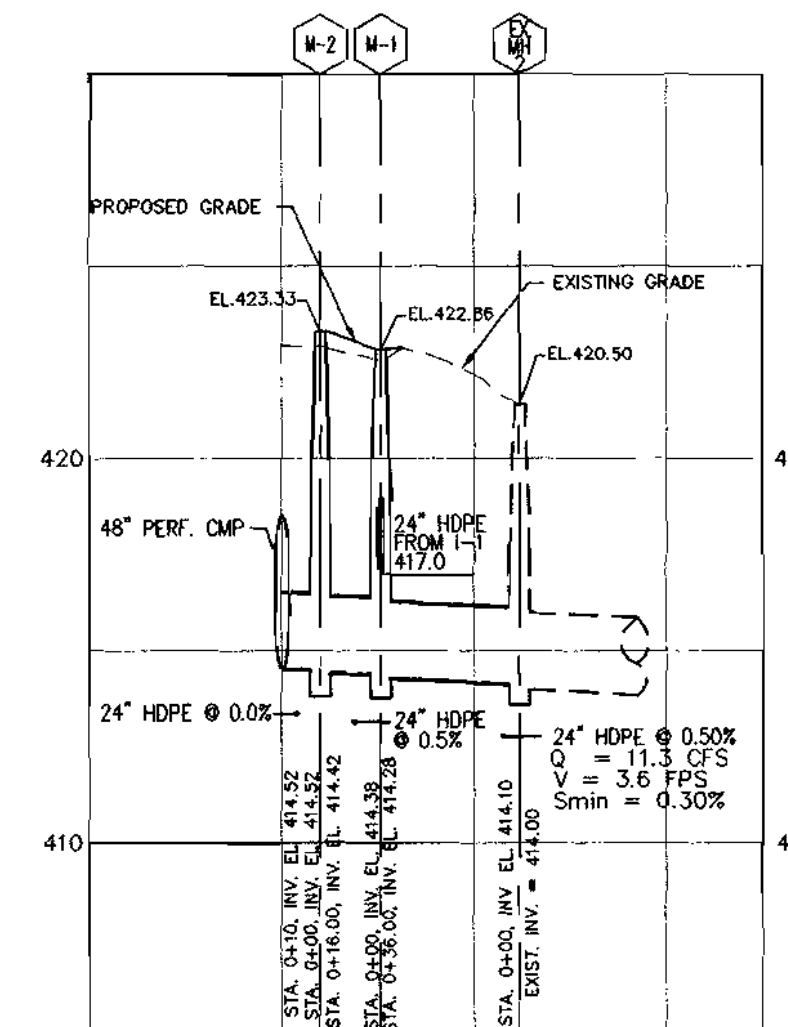
STORM DRAIN PROFILE I-5 TO M-1

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



STORM DRAIN PROFILE I-6 TO I-2

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



STORM DRAIN PROFILE SWM TO I-1

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

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE Jan 8, 2004
ks

[Signature]
2/10/04

OWNER AND DEVELOPER

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

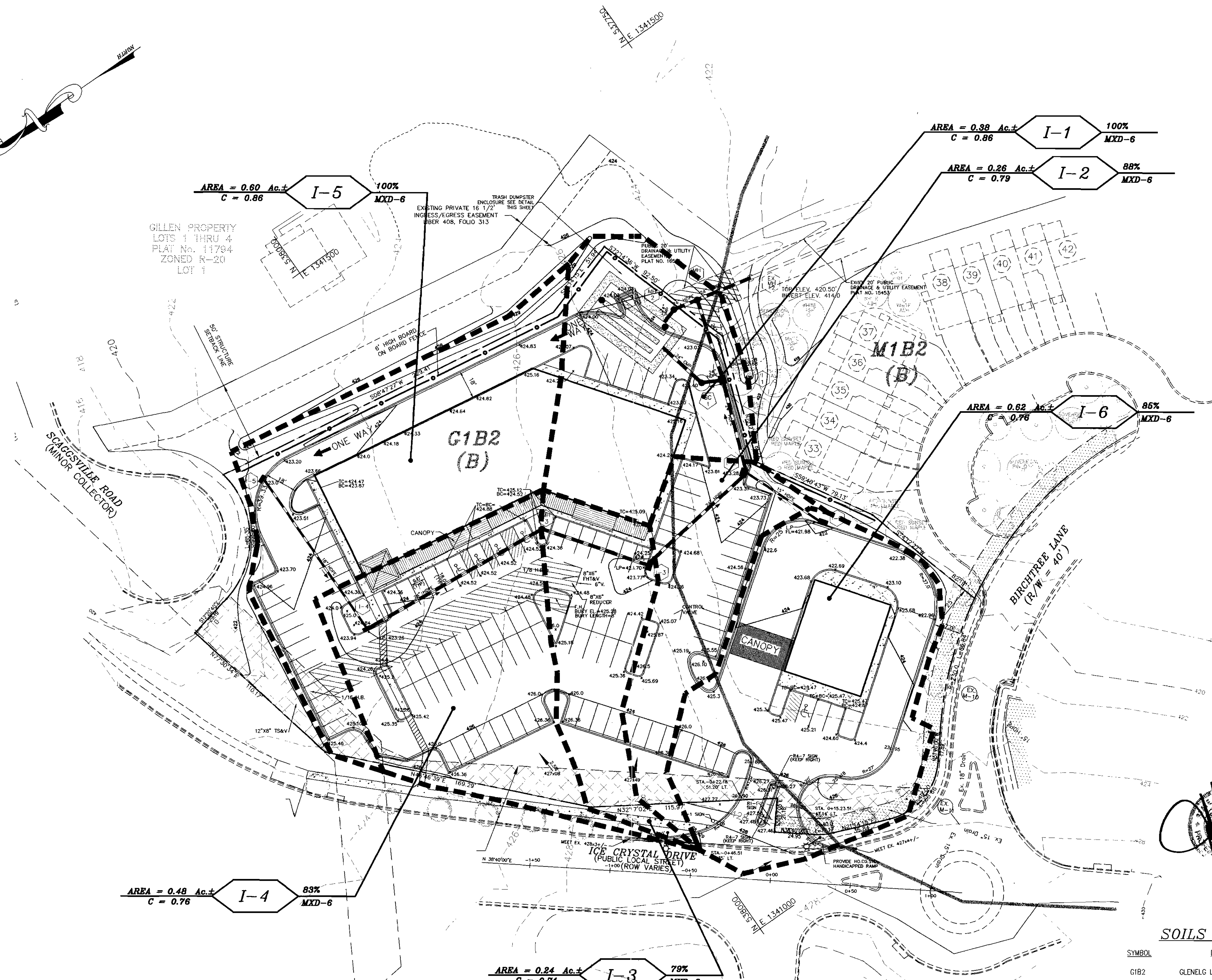
APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR

[Signatures]
DATE 3/24/04
DATE 3/24/04
DATE 3/24/04

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

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

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



APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE Jan 2, 2004

[Handwritten Signature]
 2/10/04

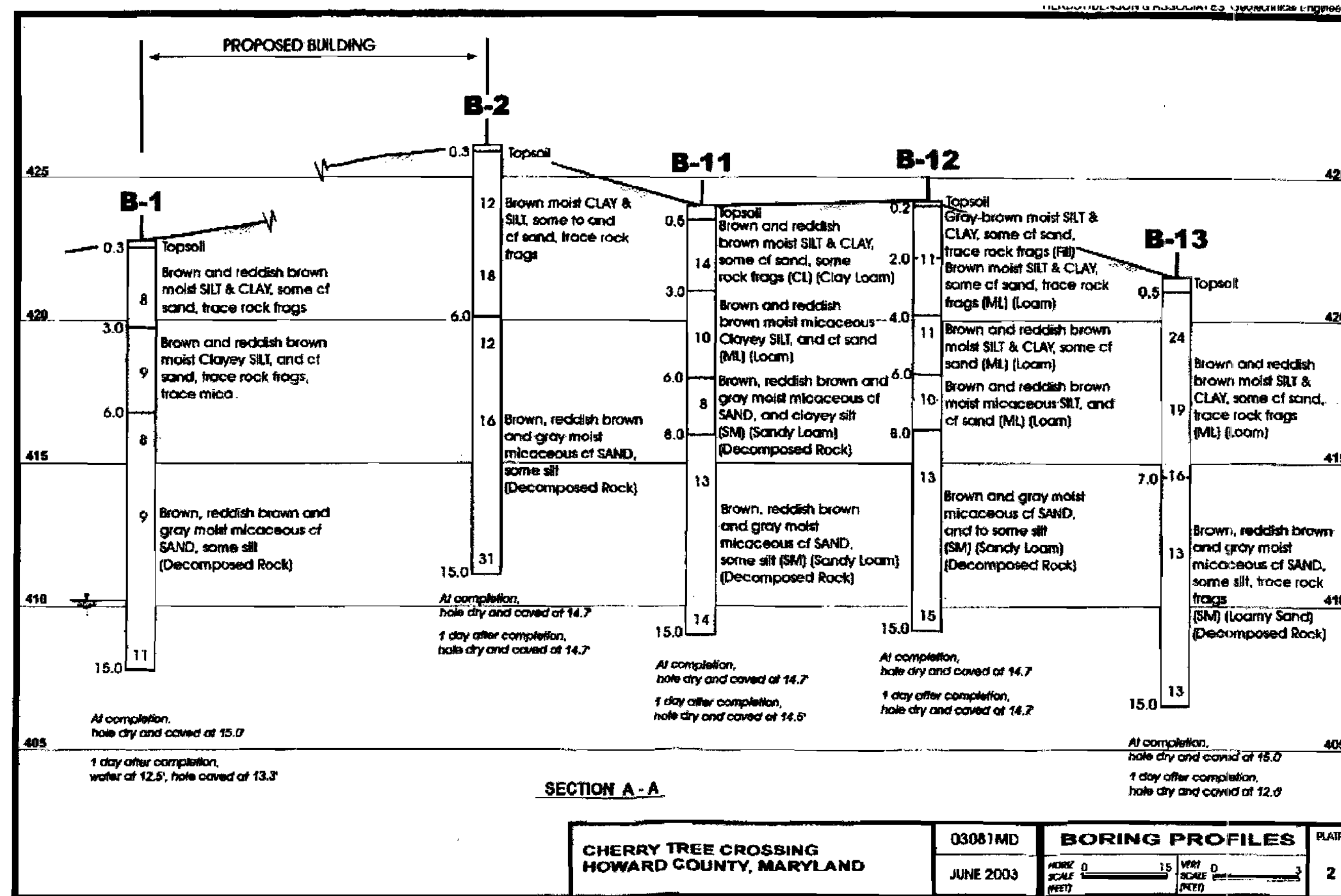
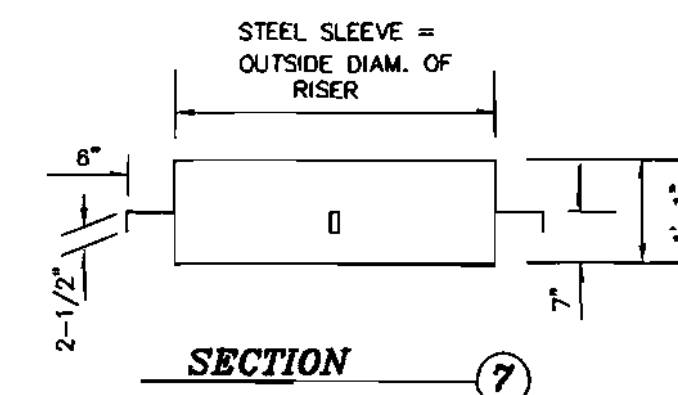
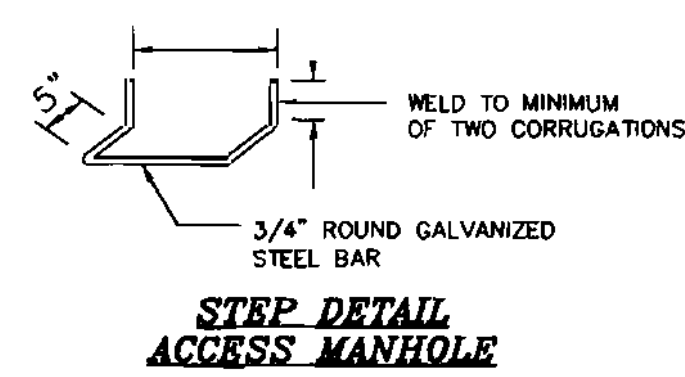
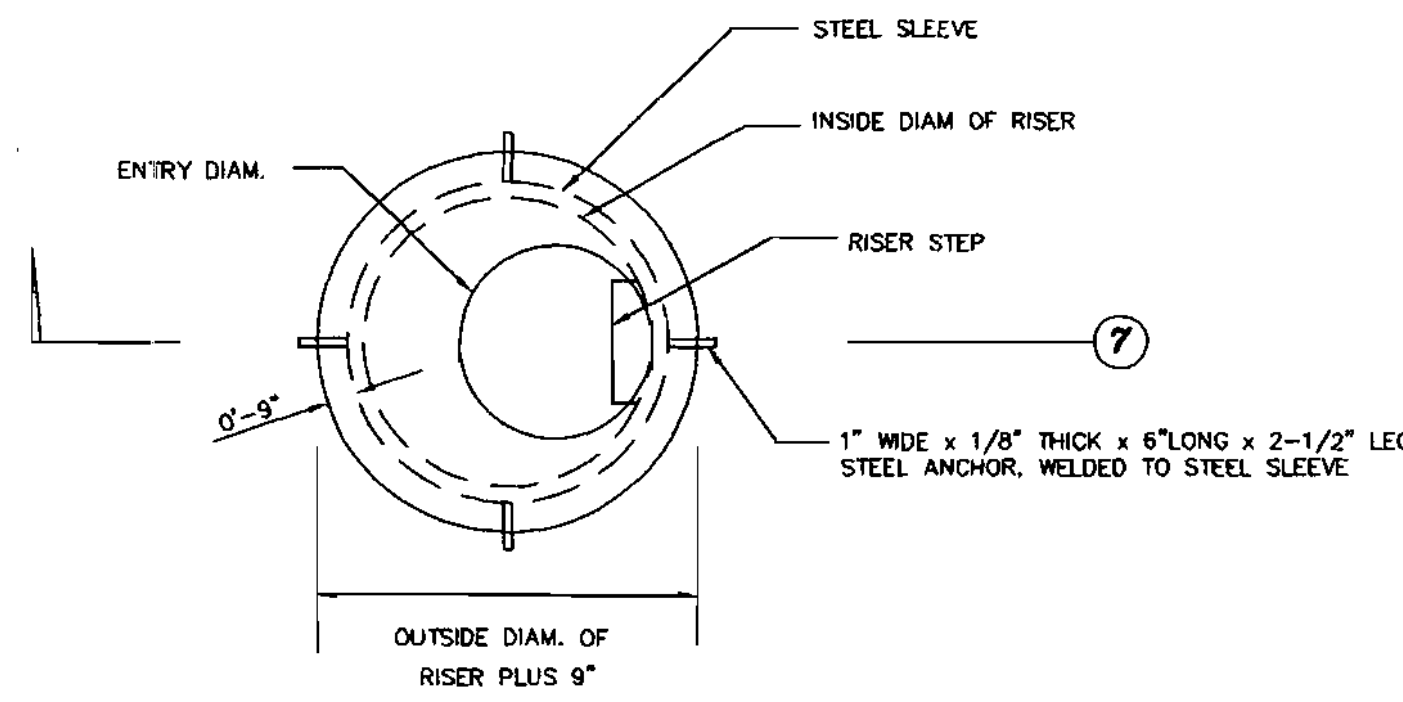
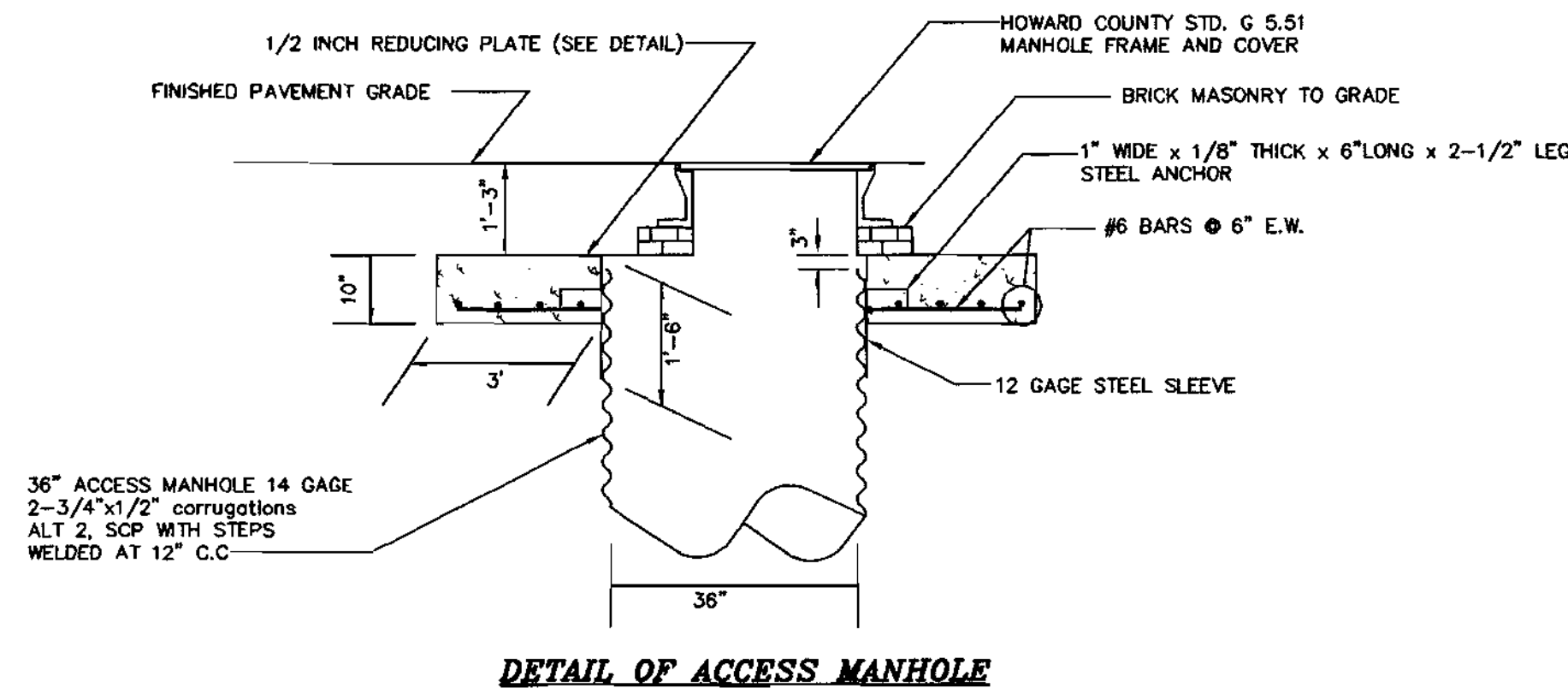
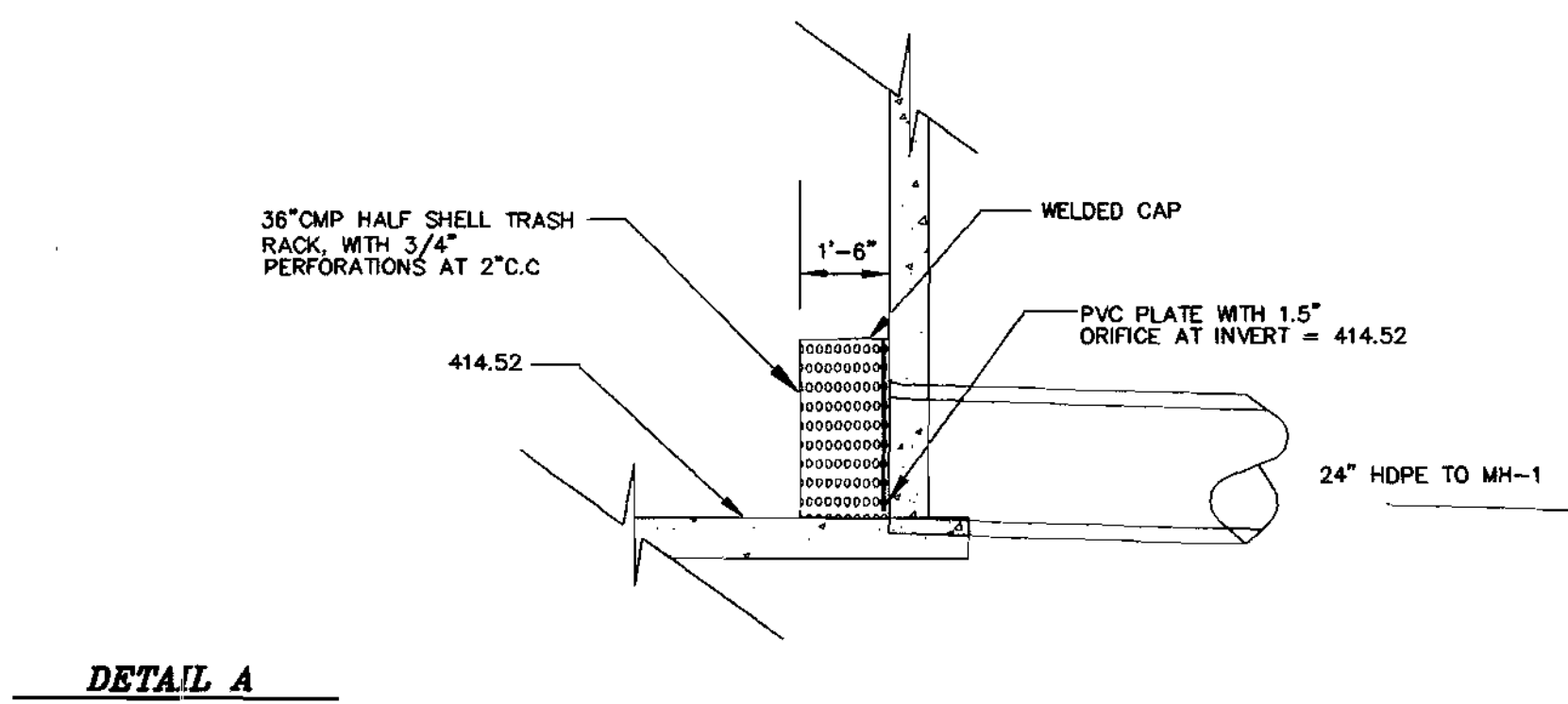
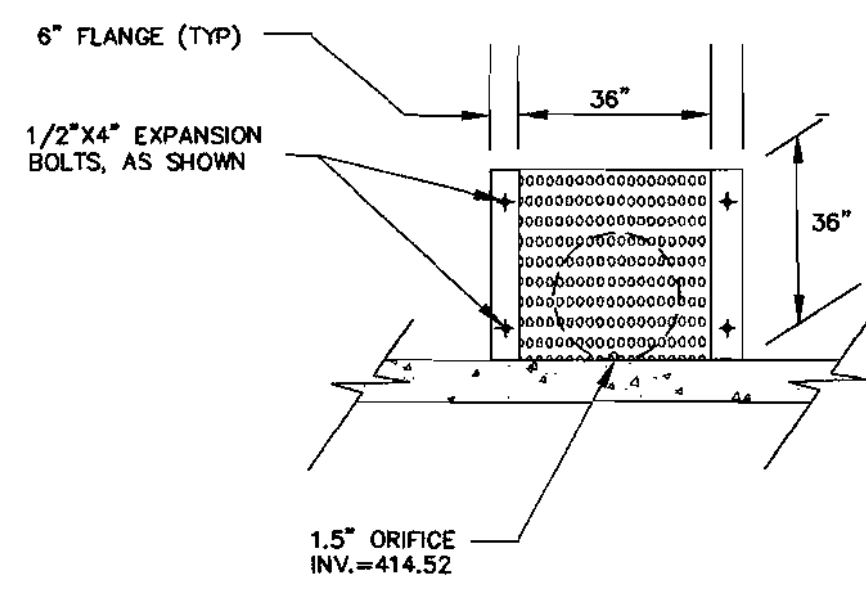
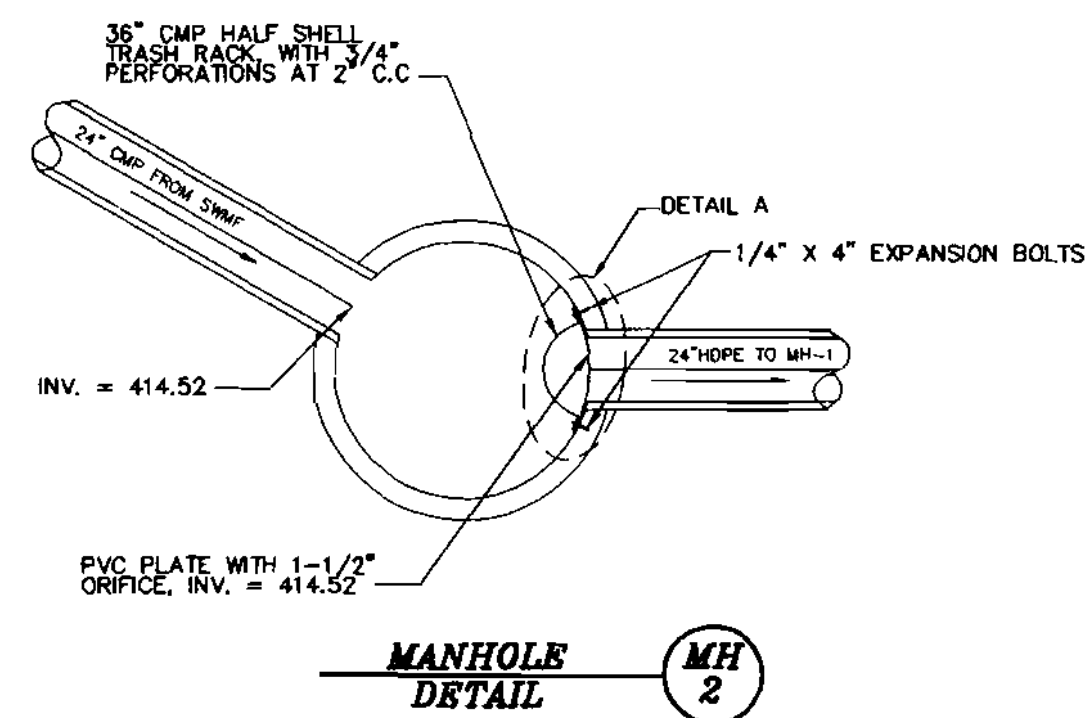
SOILS CLASSIFICATION

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

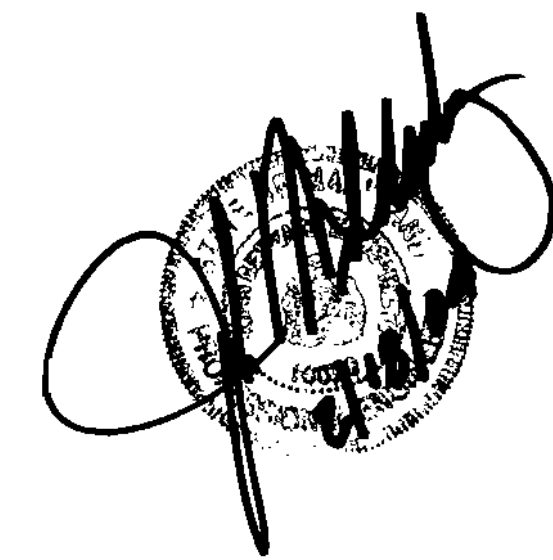
OWNER AND DEVELOPER
 CHERRY TREE CROSSING, LLC
 5034 DORSEY HALL DRIVE, SUITE 202
 ELLICOTT CITY, MARYLAND 21042
 (410) 964-1500

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

03-026 (DWG) (2/02/04) - SD - DAM.DWG



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE Jan 8 2004



CHERRY TREE CROSSING HOWARD COUNTY, MARYLAND	03081MD JUNE 2003	BORING PROFILES SCALE: HORIZ 0 = 15 FEET, VERT 0 = 3 FEET	PLAT 2
---	----------------------	--	-----------

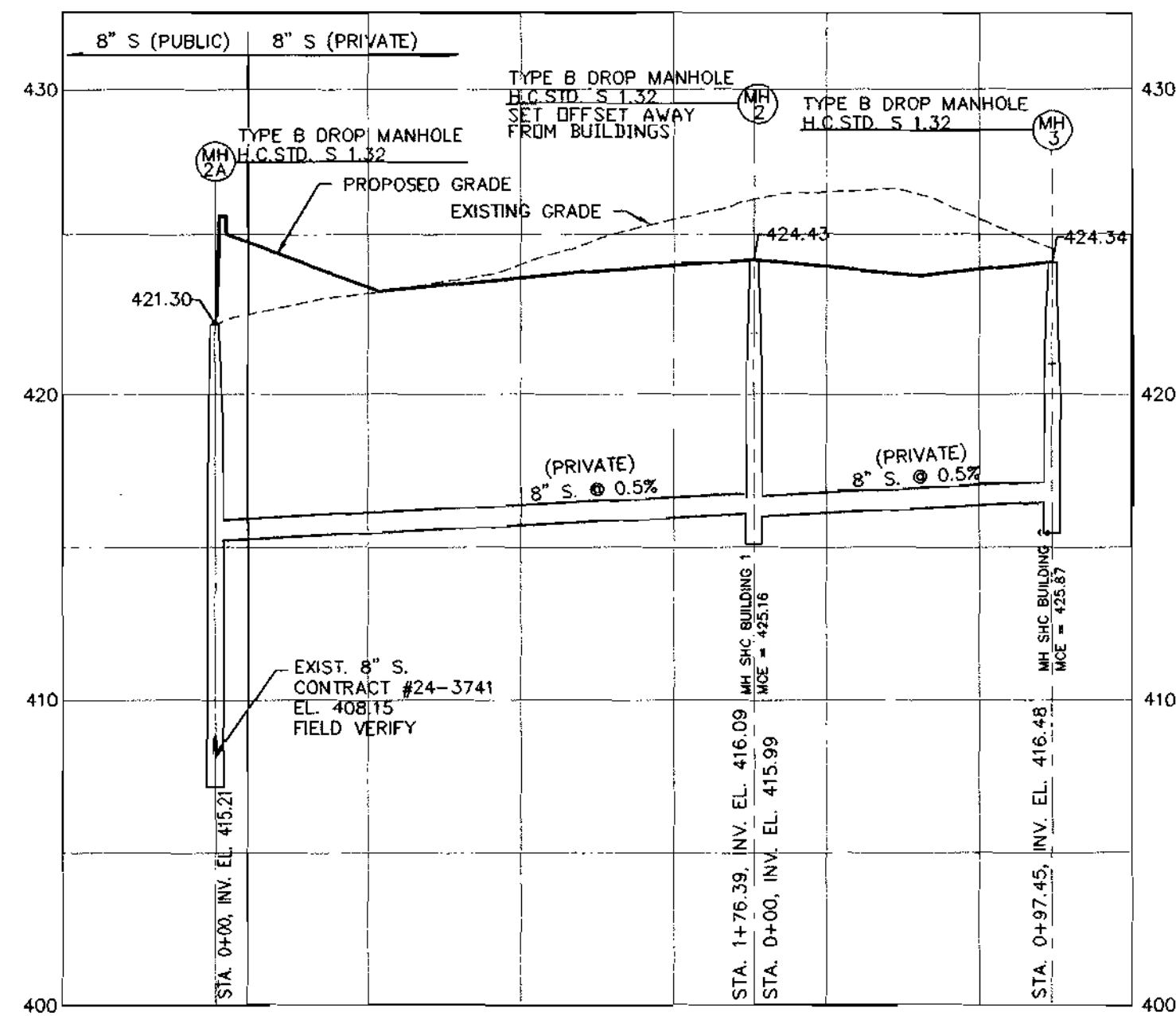
OWNER AND DEVELOPER
CHERRY TREE CROSSING, LLC
5034 DORSEY HALL DRIVE, SUITE 202
ELLCOTT CITY, MARYLAND 21042
(410) 964-5100

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR

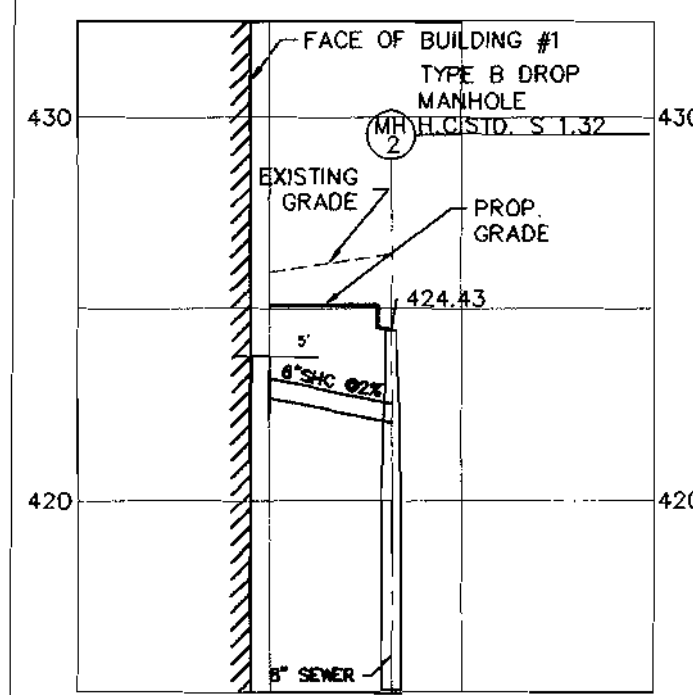
project 2003-026
date FEB 2004
illustration HSP
scale 1"=60'
approval HSP
JBM

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

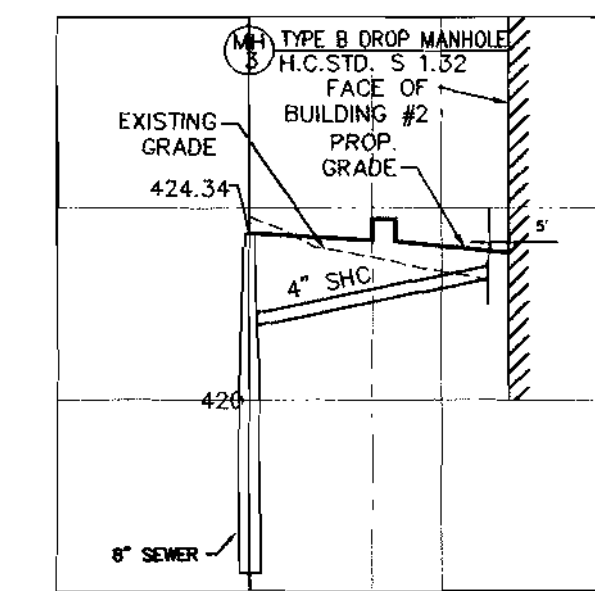
MILDENBERG,
BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax (301) 621-5521 Wash.



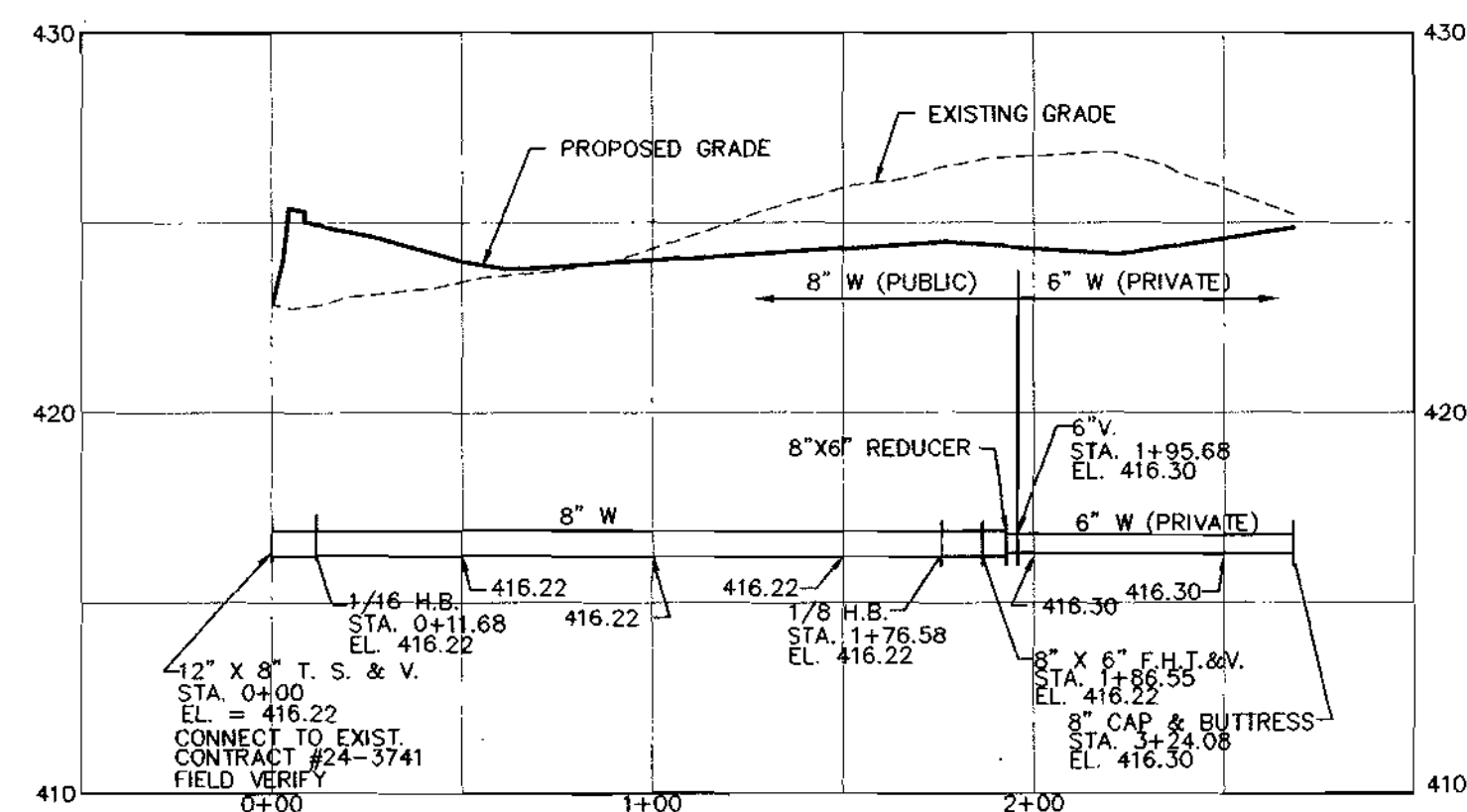
SEWER MAIN PROFILE
SCALE = 1"=50' HOR.
1"=5' VERT.



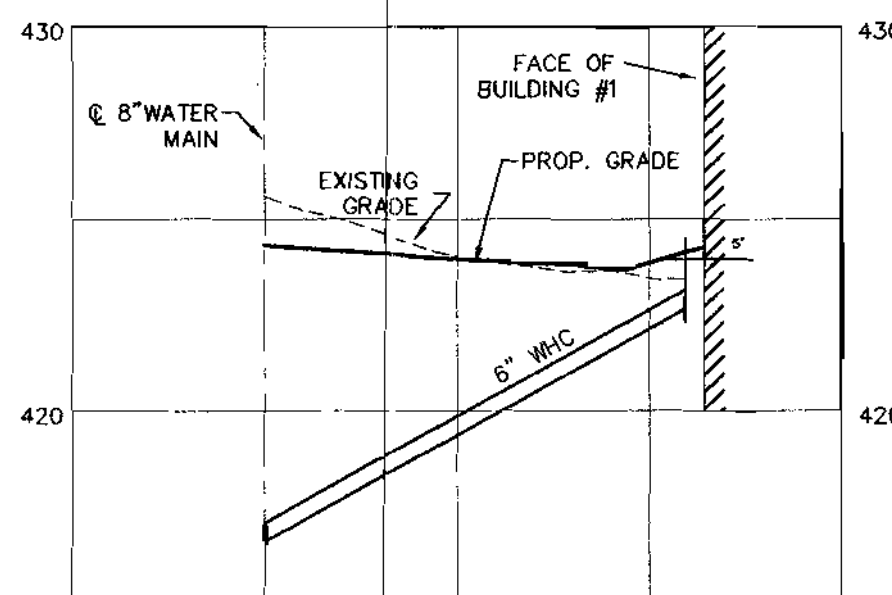
SHC BUILDING #1
SCALE = 1"=50' HOR.
1"=5' VERT.



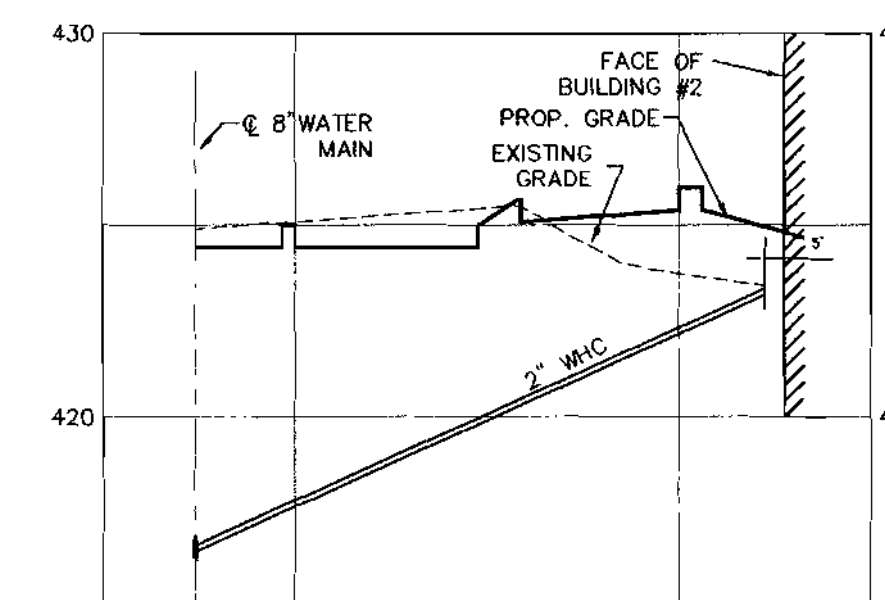
SHC BUILDING #2
SCALE = 1"=50' HOR.
1"=5' VERT.



WATER MAIN PROFILE
SCALE = 1"=50' HOR.
1"=5' VERT.



WHC BUILDING #1
SCALE = 1"=50' HOR.
1"=5' VERT.



WHC BUILDING #2
SCALE = 1"=50' HOR.
1"=5' VERT.

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: Jan 9, 2004

[Handwritten Signature]

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR

[Signatures]
DATE: 3/24/04

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

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

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

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

NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, ZB CASE NO. 973M AND PB CASE NO. 347.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (38 SHADE TREES, 44 EVERGREENS, 202 SHRUBS, 530 LF OF FENCING) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 29,360.00.
- SWM LANDSCAPING IS NOT REQUIRED. SWM IS PROVIDED VIA UNDERGROUND SWM FACILITY.
- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

SCHEDULE A : PERIMETER LANDSCAPED EDGE

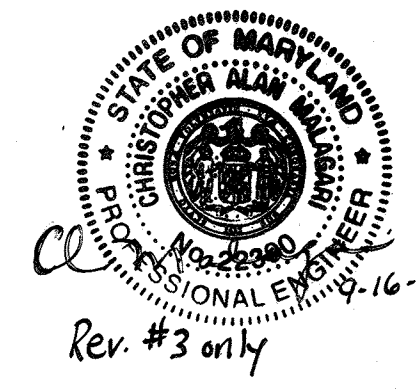
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS	TOTAL
LANDSCAPE TYPE	E (PERIMETERS 1)	E (PERIMETERS 2)	D (PERIMETERS 3)	D (PERIMETERS 4)	C (PERIMETERS 5)	E (PERIMETERS 6)	
LINEAR FEET OF PERIMETER	358.03 LF	114.53 LF	308.29 LF	95.18 LF	113 LF	212.48 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	YES 271.35 LF	YES 95.18 LF	YES 71.13 LF	NO	
NUMBER OF PLANTS REQUIRED			36.94 LF		33.87 LF		
SHADE TREES	9	3	1 X	0 X	1 X	6	20 X
EVERGREEN TREES	0	0	4 X	0 X	2 X	0	6 X
SHRUBS	90	29	0	0	0	53	172
NUMBER OF PLANTS PROVIDED							
SHADE TREES	9	3	5	2	3	6	41
EVERGREEN TREES	0	0	25 X	10	6	0	41 X
SUBSTITUTION TREES (2:1)	0	0	0	0	0	0	0
SHRUBS	90	29	30	0	0	53	202

SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

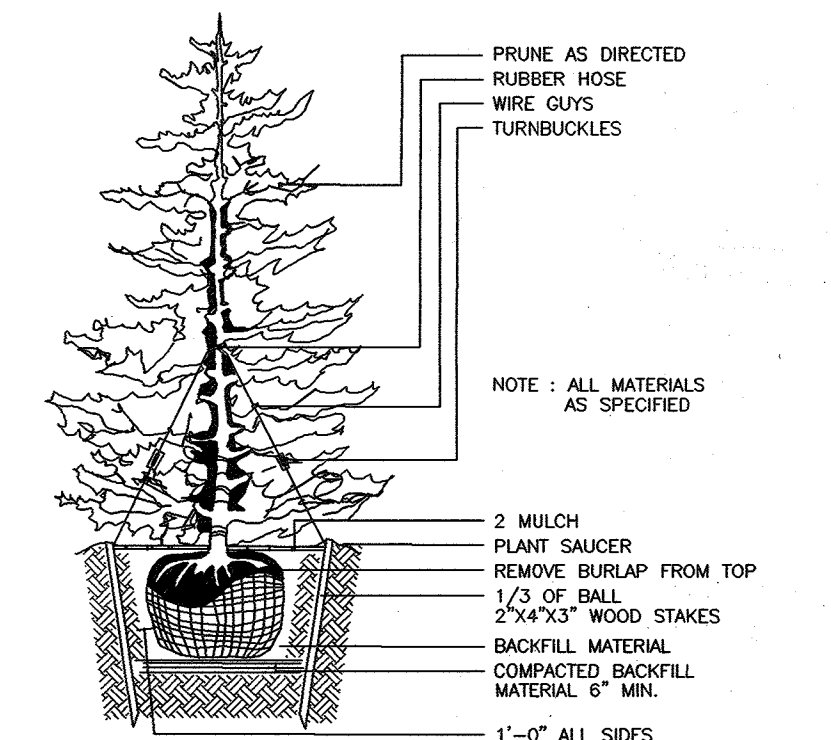
NUMBER OF PARKING SPACES	112
NUMBER OF PLANTING ISLANDS REQUIRED	6
NUMBER OF PLANTING ISLANDS PROVIDED	6 X
NUMBER OF TREES REQUIRED	6 SHADE TREES
NUMBER OF TREES PROVIDED	6 X SHADE TREES

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

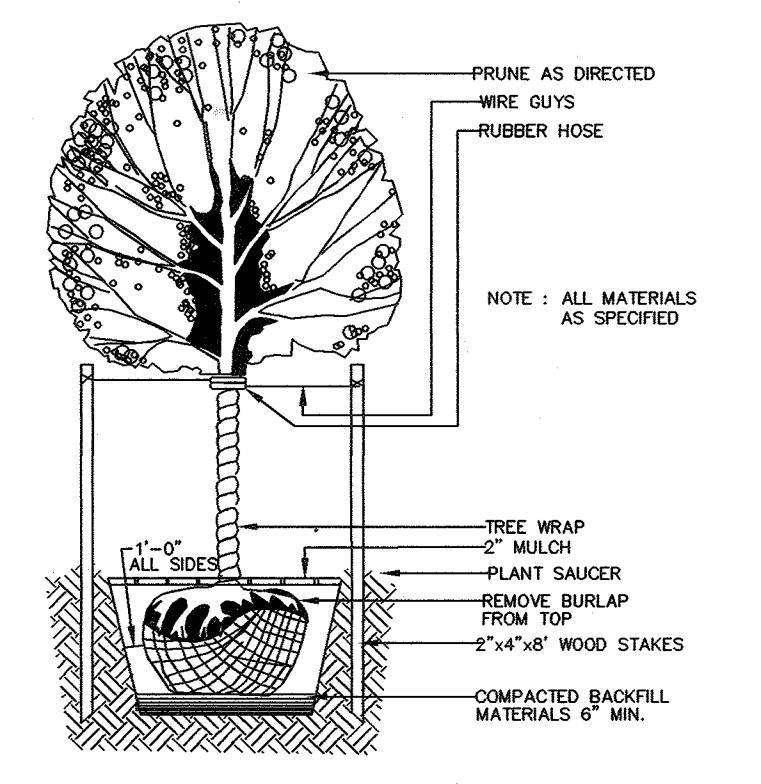
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
34 X		ACER RUBRUM 'OCTOBER GLORY' OR EQUIVALENT	OCTOBER GLORY RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
108		EUONYMUS ALATUS 'COMPACTA'	DWARF WINGED EUONYMUS	2' - 2 1/2' HT.
64		MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	2 1/2' - 3' HT.
41 X		PICEA PUNGENS OR EQUIVALENT	COLORADO SPRUCE OR EQUIVALENT	6' - 8' HT.
30		VIBURNUM PLICATUM 'MARIESII' OR EQUIVALENT	MARIESI DOUBLEFILE VIBURNUM OR EQUIVALENT	2 1/2' - 3' HT.
TOTAL				
277			34 X SHADE TREES, 41 X EVERGREEN TREES, & 202 SHRUBS	



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 22390 Expiration Date: 2021



TYPICAL EVERGREEN TREE PLANTING DETAIL
 NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL
 NOT TO SCALE

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: Jan 8, 2004



OWNER AND DEVELOPER

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

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

GILLEN PROPERTY
 LOTS 1 THRU 4
 PLAT NO. 11784
 ZONED R-20
 LOT 1

OPEN SPACE LOT 11
 PLAT NO. 15454

BUILDING No. 1
 OFFICE
 5032 sq.ft.
 F.F. EL. = 425.16

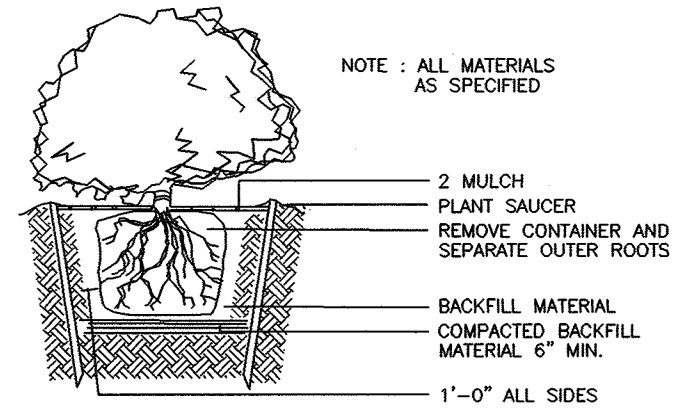
RETAIL
 10602 sq.ft. (MAX.)
 F.F. EL. = 425.16

BUILDING No. 2
 BANK
 3000 sq.ft.
 F.F. EL. = 424.60

ICE CRYSTAL DRIVE
 (PUBLIC LOCAL STREET)
 -1+00 (ROW VARIES)

LEGEND

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



TYPICAL SHRUB PLANTING DETAIL
 NOT TO SCALE

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: Stephen J. Demicheli
 DATE: 2/19/04

date	description	revision
FEB 2004	engineering	JDM
2003-026	illustration	HSP
9/15/04	revision	3/10/05
8/18/04	revision	8/18/04

no.	description	revision
1	REVISE PLAN FOR BUILDING 2 IN GRIDE CHANGES	8/18/04
2	REVISE PLAN FOR BUILDING 2 IN GRIDE CHANGES	8/18/04
3	REVISE PLAN FOR BUILDING 2 IN GRIDE CHANGES	8/18/04

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

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Surveyors Planners
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0296 Fax: (301) 821-5521 Wash. (410) 987-0298 Fax

SITE DEVELOPMENT PLAN

CHERRYTREE PARK

BULK PARCEL 'A'

CHERRYTREE CROSSING

SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

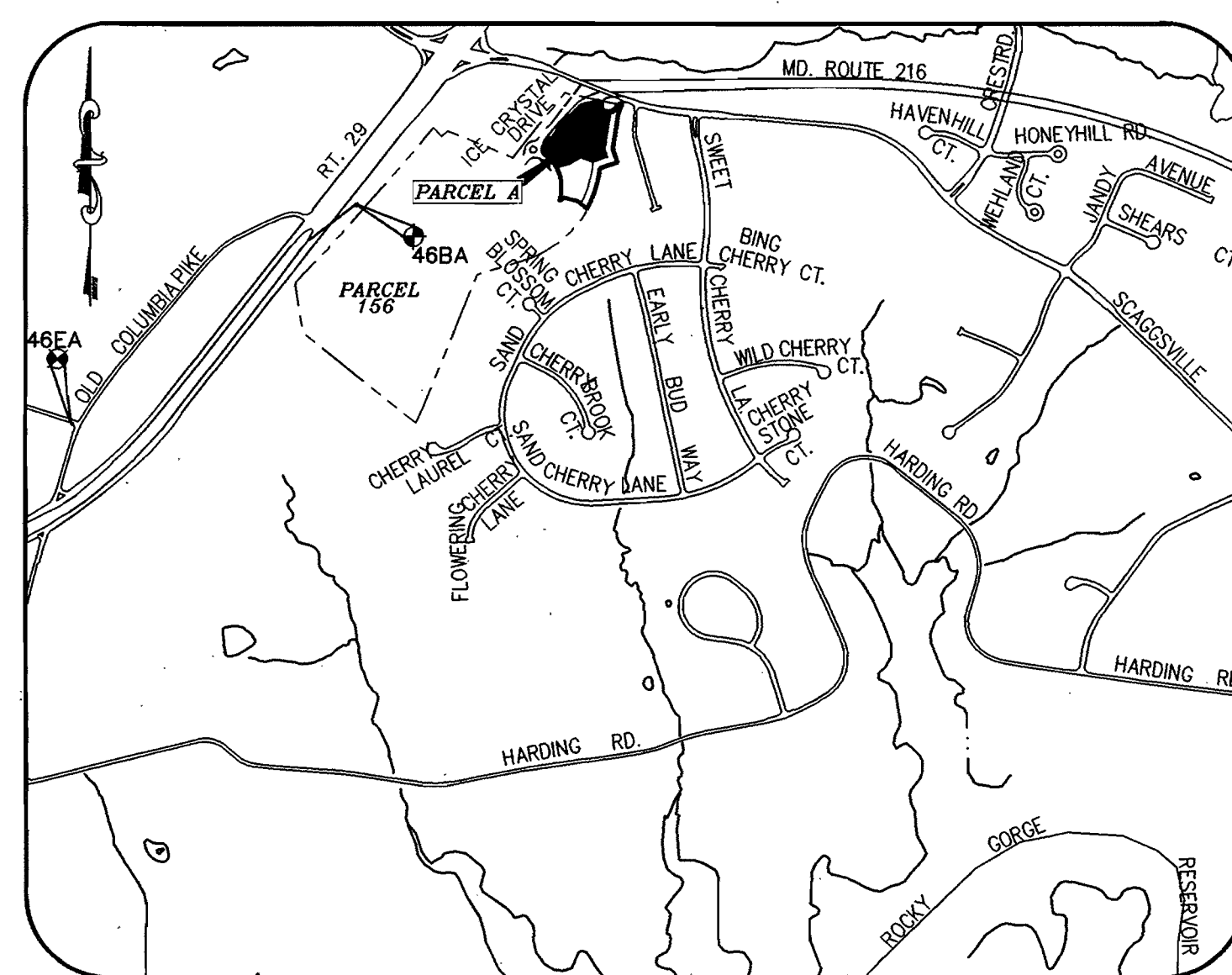
GENERAL NOTES

- 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/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

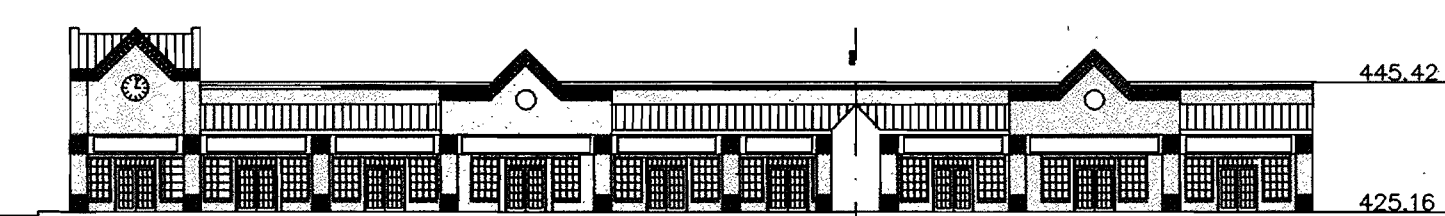
MISS UTILITY	1-800-257-7777
VERIZON TELEPHONE COMPANY	(410) 725-9876
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION	(410) 313-1880
- PROJECT BACKGROUND:
 LOCATION: SIXTH ELECTION DISTRICT - TAX MAP 46 - BULK PARCEL A OF PARCEL 156
 ZONING: MXD-6
 TOTAL TRACT AREA: 2.48 ACRES ±
 DPZ REFERENCE #: F-01-114, SP-00-08, PB CASE NO. 347, ZB CASE NO. 973M,
 SDP-02-111, SDP-03-52, F-03-44, F-03-153, PLAT NOS.15449 THRU 15454, F-04-101
 DEED REFERENCE: L4986/F039
- TWO FOOT CONTOUR TOPOGRAPHY, EXISTING CONDITIONS AND BOUNDARY BASED ON FIELD RUM SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT AUGUST 1998 AND FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2003.
- HORIZONTAL AND VERTICAL DATUMS BASED ON (NAD'83) MARYLAND STATE COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.

STA. No. 46BA	N 537545.840	ELEV. 426.390
	E 1,339,849.050	
STA. No. 46EA	N 536,185.423	ELEV. 415.097
	E 1,330,991.710	
- PUBLIC WATER AND SEWER WILL BE USED WITHIN THE PROJECT, CONTRACT 24-4000-D LOCATED IN THE PATUMENT RIVER DRAINAGE AREA. WATERSHED CODE 02-13-11.
- EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
 - EXISTING WATER CONTRACT NO. 24-3741.
 - EXISTING SEWER CONTRACT NO. 24-3741 AND 24-1906-D.
- TRAFFIC IMPACT ANALYSIS PREPARED BY THE TRAFFIC GROUP, INC. DATED JULY, 2000 AND APPROVED UNDER F-01-114.
- THE FOREST DELINEATION AND WETLAND ANALYSIS WERE DELINEATED BY MCCARTHY AND ASSOCIATES, INC. DATED JULY, 2000 AND APPROVED UNDER F-01-114.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- NO STEEP SLOPES, WETLANDS, STREAMS, BUFFERS OR FLOOD PLAIN ARE LOCATED WITHIN PARCEL 'A'.
- NO CEMETERY OR HISTORIC STRUCTURES EXIST ON-SITE.
- PROPERTY IS NOT ADJACENT TO ANY SCENIC ROADS.
- SITE ANALYSIS DATA CHART:

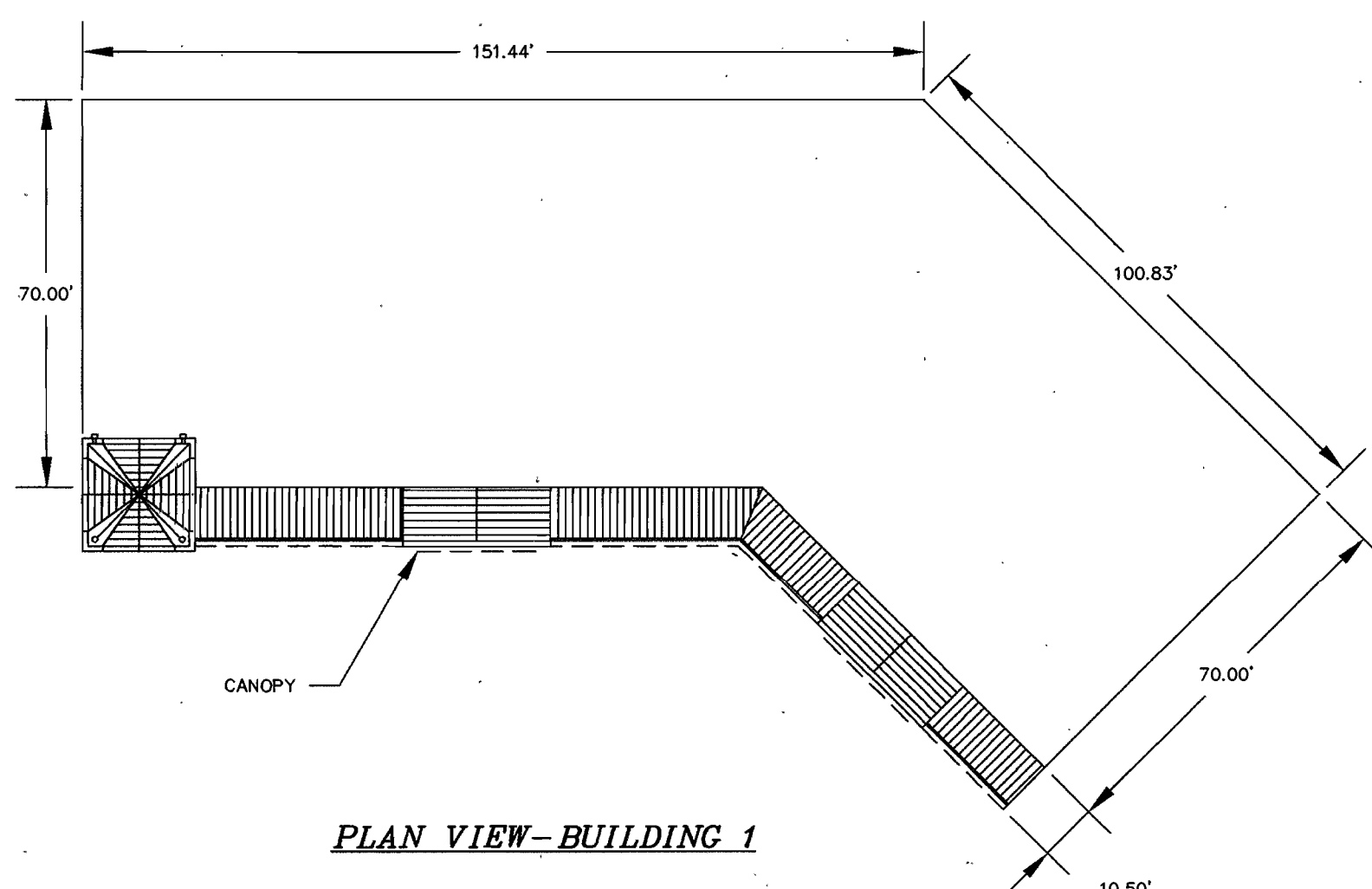
TOTAL PROJECT AREA: 2.48 ACRES	LIMIT OF DISTURBED AREA: 2.79 ACRES
PRESENT ZONING: MXD-6	FAR = 0.43AC/10,84AC = 0.04
BUILDING COVERAGE = 0.43AC/2.48AC = 17%	
- BUILDING #1
 PROPOSED USE: HYBRID RETAIL/OFFICE - TOTAL AREA 15634 SQ.FT.
 RETAIL SPACE = 8,152 SQ.FT.
 RESTAURANT SPACE = 2,450 SQ.FT.
 OFFICE SPACE = 5,032 SQ.FT.
 BUILDING #2
 PROPOSED USE: BANK - 3000 SQ.FT.
- NUMBER OF PARKING SPACES REQUIRED:
 OFFICE SPACE = 3.3 SPACES PER 1,000 SQ.FT.
 RETAIL SPACE = 5.0 SPACES PER 1,000 SQ.FT.
 RESTAURANT SPACE = 14.0 SPACES PER 1,000 SQ.FT.
- BUILDING #1
 RETAIL SPACE = 5.0 SPACES X 8,152 = 41 SPACES
 RESTAURANT = 14.0 SPACES X 2,450 = 35 SPACES
 OFFICE SPACE = 3.3 SPACES X 5,032 = 17 SPACES
 TOTAL SPACES BUILDING #1 = 93 SPACES REQUIRED
- BUILDING #2
 RETAIL SPACE (BANK) = 5.0 SPACES X 3.0 = 15 SPACES REQUIRED
- TOTAL PARKING REQUIRED = 108 SPACES
 TOTAL PARKING PROVIDED = 114 SPACES, INCLUDING 4 HANDICAPPED SPACES
- STORMWATER MANAGEMENT QUANTITY CONTROL IS TO BE PROVIDED VIA AN UNDERGROUND FACILITY. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION. FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED. PRE-TREATMENT FOR UNDERGROUND FACILITY IS BEING PROVIDED BY A STORMCEPTOR MANHOLE.
- FOREST CONSERVATION REQUIREMENTS FOR THIS SITE HAVE BEEN MET UNDER F-01-114 BY PROVIDING 4.62 ACRES OF ON-SITE RETENTION AND 5.89 ACRES OF OFF-SITE AFFORESTATION PLANTING ON OPEN SPACE LOTS 6 AND 129 OF THE ASHLEIGH KNOLLS SUBDIVISION KNOWN AS F-02-108. THE SURETY AMOUNT FOR THIS PROJECT HAS BEEN POSTED UNDER F-01-114 IN THE AMOUNT OF \$168,533.40. TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 10.18 ACRES.
- USE HOWARD COUNTY STD. P-3 PAVING SECTION UNLESS OTHERWISE SHOWN.
- USE CONCRETE CURB AND GUTTER STD. R-3-01 UNLESS OTHERWISE NOTED.
- WATER HOUSE CONNECTIONS ARE FOR INSIDE METER SETTING, FOR ALL CONNECTIONS.
- ALL STORM DRAIN PIPE TO BE H.D.P.E. TYPE "S" PIPES UNLESS OTHERWISE NOTED.
- THE FRONT OF THE RETAIL/OFFICE SPACE IS HANDICAPPED ACCESSIBLE. THE MAIN ENTRANCE OF THE BANK IS HANDICAPPED ACCESSIBLE.
- THE LANDSCAPE PLAN IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, ZB CASE NO.973M AND PB CASE NO. 347.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (38 SHADE TREES, 44 EVERGREENS, 202 SHRUBS, 530 LF OF FENCING) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 29,360.00.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE DEVELOPMENT CRITERIA APPROVED PER THE PRELIMINARY DEVELOPMENT PLAN (PDP) FOR ZB CASE NO. 973M APPROVED ON OCTOBER 28, 1998 AND PER PLANNING BOARD CASE NO. 347 (SP-00-08) DATED DECEMBER 20, 2000.
 - JOINT ADDENDUM DOCUMENT TO PDP AND CRITERIA - CONCERNS THE HOURS OF OPERATION FOR THE RETAIL CENTER TO DISALLOW USES AFTER 12:00 MIDNIGHT UNTIL 6:00 AM, AN EXTERIOR LIGHTING SCHEME THAT FOCUSES THE LIGHT DOWN AND INWARDS ON-SITE, EXTERIOR SIGNS SHALL BE SMALL AND UNOBTRUSIVE, FAST FOOD RESTAURANTS ARE NOT PERMITTED, AND A DENSE SCREENING OF BUSHES AND MATURE TREES ON TOP OF A 3' HIGH BERM ALONG THE BOUNDARY BETWEEN THE NEW DEVELOPMENT AND THE EXISTING CHERRYTREE FARM SUBDIVISION.
 - ADDENDUM #1 TO AGREEMENT - CONCERNS THE INSTALLATION OF THE BERM FROM ROUTE 216 ALONG THE EAST BORDER OF CHERRYTREE PARK AND CONTINUE TO THE SOUTHERN BORDER AND END AT THE EXISTING WOODED AREA, THE BERM WILL ALSO EXTEND INTO THE CHERRYTREE PARK DEVELOPMENT TO WRAP THE COMMERCIAL AREA AND PROVIDE SCREENING TO THE NEW TOWNHOUSES, THE BERM AND DENSE SCREENING OF SHRUBBERY AND TREES IS TO OCCUR AT THE FIRST PHASE OF DEVELOPMENT, AND A 6' HIGH SOLID BOARD FENCE IS TO BE CREATED ON THE COMMERCIAL SIDE OF THE BERM FROM ROUTE 216 SOUTH ALONG THE DEVELOPMENT AND THEN FOLLOW THE BERM INTO THE DEVELOPMENT BETWEEN THE COMMERCIAL AREA AND THE NEW TOWNHOUSES. BE ADVISED THAT THE FENCE CANNOT CROSS THE PROPERTY LINES.
 - RESIDENTIAL AND COMMERCIAL CONSTRUCTION PHASING - CONCERNS THE ZONING BOARD'S DECISION THAT ALL OF THE RESIDENTIAL AND NO MORE THAN 50% OF THE COMMERCIAL DEVELOPMENT FOR THE FIRST PHASE MAY BE COMPLETED BEFORE THE U.S. ROUTE 29/MO. ROUTE 216 INTERCHANGE IS COMPLETED AND OPEN FOR TRAFFIC.
 - PERMITTED AND PROHIBITED USES - CONCERNS THE USES PERMITTED AS A MATTER OF RIGHT IN THE "POR" DISTRICT, EXCEPT: ADULT LIVE ENTERTAINMENT ESTABLISHMENTS, CARNIVALS AND FAIRS, CATERING ESTABLISHMENTS AND BANQUET FACILITIES, CONCERT HALLS, CONVENTS AND MONASTERIES USED FOR RESIDENTIAL PURPOSES, EXECUTIVE GOLF TRAINING AND RECREATION CENTERS, FARMING, LEGITIMATE THEATERS AND DINNERS, THEATERS, FAST FOOD RESTAURANTS AND RIDING ACADEMIES AND STABLES ARE PROHIBITED. USES PERMITTED AS A MATTER OF RIGHT IN THE "B-1" DISTRICT, EXCEPT: ADULT BOOK OR VIDEO STORES, ANIMAL HOSPITAL, CARNIVALS AND FAIRS, MOBILE HOME AND MODULAR HOME SALES AND RENTALS, ONE DWELLING UNIT PER BUSINESS ESTABLISHMENT AND SWIMMING POOLS ARE PROHIBITED.
- THERE WILL BE NO BUSINESS VEHICLES PARKED ON-SITE.
- ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE HOURS OF OPERATION FOR THE RETAIL CENTER WILL DISALLOW USES AFTER 12:00 MIDNIGHT UNTIL 6:00 AM.
- THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS SHOWN AT THE SITE ENTRANCE ARE AS FOLLOWS:
 - 250-WATT HPS VAPOR PENDANT FIXTURE (SAG) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM ANGLED RADIAL TO THE FILLET AT ICE CRYSTAL DRIVE, STA. -0+65.90, 26' LT. & STA. 0+29.00, 28.75' LT.
- DEVELOPER IS RESPONSIBLE FOR ANY MODIFICATIONS TO EXISTING PAVEMENT MARKINGS.



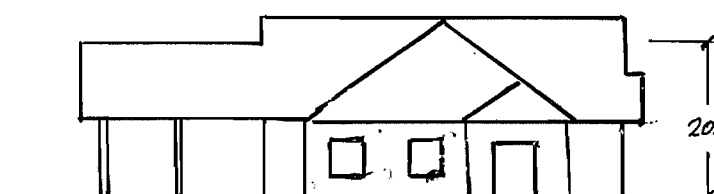
VICINITY MAP
SCALE: 1"=1000'



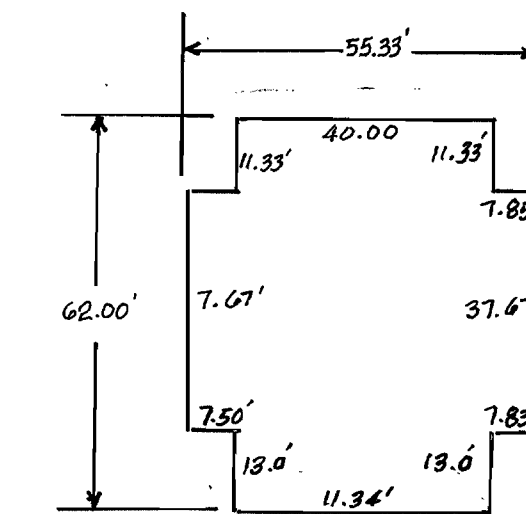
WEST ELEVATION-BUILDING 1



PLAN VIEW-BUILDING 1



WEST ELEVATION-BUILDING 2



PLAN VIEW-BUILDING 2

OWNER AND DEVELOPER

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

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

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #	PARCEL 'A'		
CHERRYTREE PARK	PHASE I				
PLAT #, DATE	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
15454 & 15449	4	MXD-6	46	SIXTH	6068.02
WATER CODE	SEWER CODE				
ETB	7802000				
PROPOSED IMPROVEMENTS: BUILDING CONSTRUCTION AND ASSOCIATED IMPROVEMENTS					

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: Jan 8, 2004

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Donald P. Ryan 3-10-04
SIGNATURE OF DEVELOPER DATE
Douglas L. Brown
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

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

John R. Robertson 3/11/04
SIGNATURE OF ENGINEER DATE
JOHN R. ROBERTSON
PRINTED NAME OF ENGINEER

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

Jim Myers 3-11-04
NADA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

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

DEVELOPMENT CRITERIA PER APPROVED PDP

TAKEN FROM SP-00-08

MINIMUM BUILDING SETBACKS	SFD	SFA	OTHER USES
FROM ARTERIAL STREET (RTE. 29) R.O.W.	N/A	N/A	35'
FROM LOCAL STREET R.O.W.	10'	10'	10'
FROM ACCESS STREET R.O.W.	10'	10'	10'
FROM MULTI-FAMILY/COMM. DRIVEWAY FACE OF CURB	N/A	10'	11'
FROM RESIDENTIAL STREET FACE OF CURB	N/A	10'	N/A
FROM R-20	35'	50'	50'
FROM B-2 ZONING	N/A	N/A	35'
FROM OFF-SITE OPEN SPACE	N/A	35'	35'

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

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

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

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

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

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

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #	PARCEL 'A'		
CHERRYTREE PARK	PHASE I				
PLAT #, DATE	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
15454 & 15449	4	MXD-6	46	SIXTH	6068.02
WATER CODE	SEWER CODE				
ETB	7802000				
PROPOSED IMPROVEMENTS: BUILDING CONSTRUCTION AND ASSOCIATED IMPROVEMENTS					

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: Jan 8, 2004

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Donald P. Ryan 3-10-04
SIGNATURE OF DEVELOPER DATE
Douglas L. Brown
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

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

John R. Robertson 3/11/04
SIGNATURE OF ENGINEER DATE
JOHN R. ROBERTSON
PRINTED NAME OF ENGINEER

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

Jim Myers 3-11-04
NADA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

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

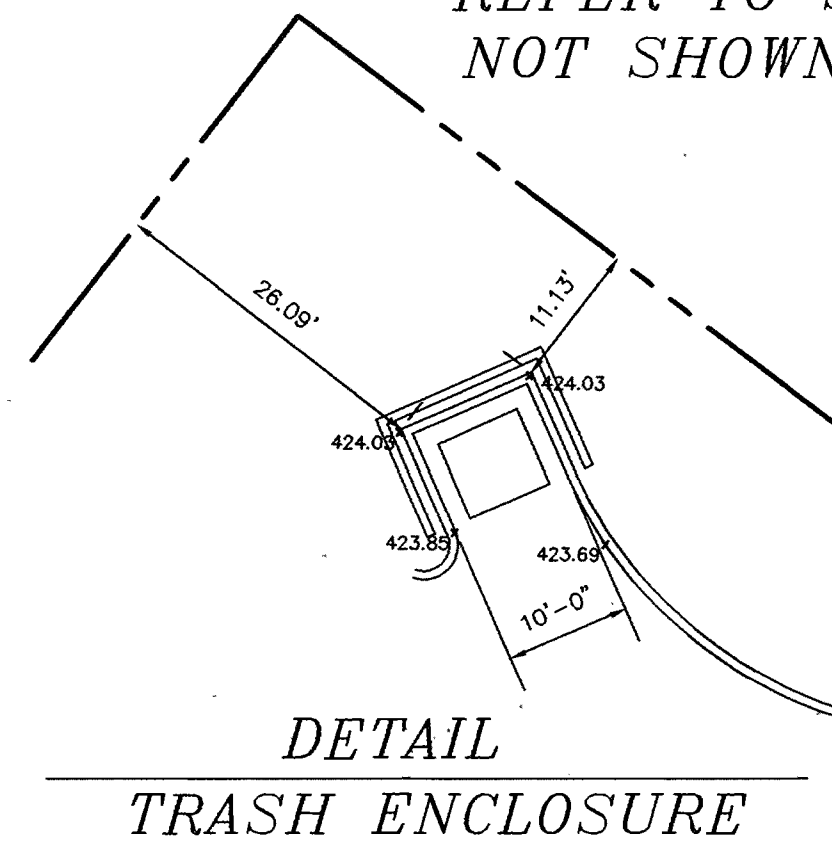
date	FEB 2004	approval	JEM
project	2003-026	scale	NONE
illustration	HSP	revisions	
engineering	HSP		

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

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

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0288 Fax.

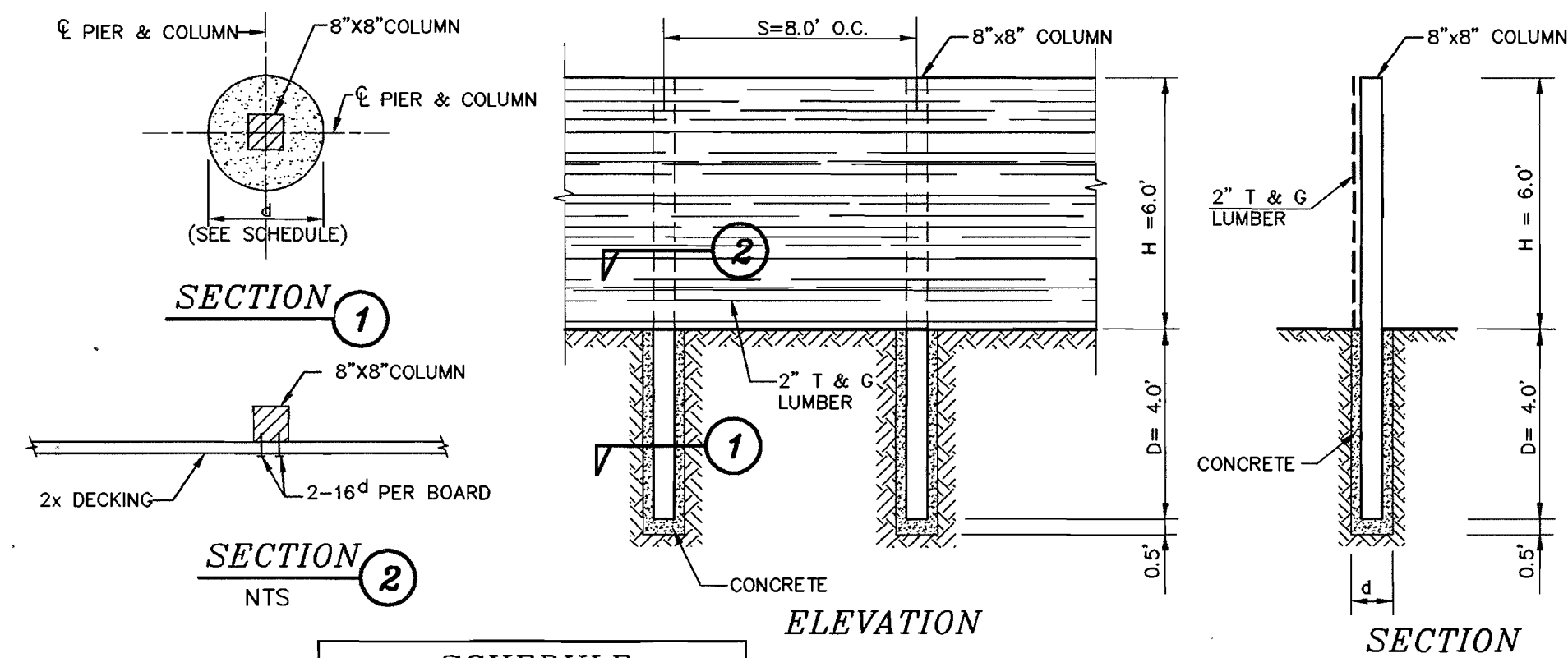
REFER TO SHEET 3 OF 11 FOR DIMENSIONS NOT SHOWN ON THIS DRAWING.



OPEN SPACE LOT 11
PLAT NO. 15454

GILLEN PROPERTY
LOTS 1 THRU 4
PLAT No. 11784
ZONED R-20
LOT 1

TRASH DUMPSTER
ENCLOSURE SEE DETAIL
EXISTING PRIVATE 16 1/2'
INGRESS/EGRESS EASEMENT
LIBER 408, FOLIO 313



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

6' HIGH
BOARD ON BOARD
FENCE DETAIL
NTS

- NOTES:
- SIDING:
 - 2 INCH WOOD SIDING MATERIAL SHALL BE UTILIZED TO SPAN HORIZONTALLY BETWEEN POSTS. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ. IN. AND A 33 1/3% INCREASE IN STRESS FOR WIND LOADS AS CONSIDERED APPROPRIATE. SIDING SHALL BE MC15.
 - SIDING IN CONTACT WITH THE GROUND AND FOR A DISTANCE OF 6' ABOVE GRADE SHALL BE TREATED WITH WOOD PRESERVATIVE.
 - POST:
 - WOOD POST SHALL BE UTILIZED AT THE SPACING INDICATED ON THE SCHEDULE. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ. IN. AND A 33 1/3% INCREASE FOR WIND LOAD.
 - POST EMBEDDED IN CONCRETE SHALL BE TREATED WITH A WOOD PRESERVATIVE IN THE AREA OF EMBEDMENT AND 12" ABOVE GRADE.
 - CONCRETE:
 - CONCRETE IN THE PIERS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 LBS. PER SQ. IN.
 - CONCRETE SHALL BE PLACED IN DRILLED PIERS UTILIZING THE EARTH AS THE FORMS.
 - FOUNDATIONS:
 - THE DRILLED PIERS HAVE BEEN DESIGNED UTILIZING AN ALLOWABLE PASSIVE PRESSURE OF 300 LBS. PER SQ. FT. AND THE FOLLOWING FORMULA: $D = \sqrt[3]{\frac{1.5M}{1.2}}$
 - M = MOMENT AT TOP OF DRILLED PIER (FT/LBS)
 - P = ALLOWABLE PASSIVE PRESSURE (300 LBS PER SQ. FT.)
 - D = DIAMETER OF PIER (FT)
 - D = DEPTH OF PIER (FT)
 - ALTERNATIVE #1 (PRESERVATIVE TREATMENT) ALTERNATIVE #1 REPRESENTS THE ADDITIONAL COST FACTOR FOR TREATING THE BASIC WOOD STRUCTURE INDICATED ON THIS REFERENCE PLAN. THE NECESSITY FOR TREATMENT AND THE TYPE OF PRESERVATIVE WILL BE SUBJECT TO LOCAL CONDITIONS. ALL TREATMENTS SHALL CONFORM TO ANPA STD C-14.
 - ALTERNATIVE #2 (PAINTING) ALTERNATIVE #2 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO PAINT ONE SIDE OF THE BASIC WOOD STRUCTURE SHOWN ON THIS REFERENCE PLAN. PAINTING SHALL CONSIST OF 3 APPLICATIONS OF FINISH PAINT. FINISH PAINT SHALL BE CONFORMING TO FEDERAL SPECIFICATION TT-P-009986 SHALL BE APPLIED OVER PRIMER COAT CONFORMING TO FEDERAL SPECIFICATION TT-P-009986. STAIN SHALL CONSIST OF 2 COATS OF SEMI-TRANSPARENT SEALER STAIN APPLIED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ALTERNATIVE #3 (STAINING) ALTERNATIVE #3 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO STAIN ONE SIDE OF BASIC WOOD STRUCTURE. STAIN SHALL CONSIST OF 2 COATS OF SEMI-TRANSPARENT SEALER STAIN APPLIED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

- DENOTES PROPOSED EASEMENTS
 - DENOTES EXISTING EASEMENTS
 - DENOTES NUMBER OF PARKING SPACES
 - DENOTES OFF-STREET LIGHT FIXTURES
 - DENOTES ON-STREET LIGHT FIXTURES
 - DENOTES PUBLIC TREE MAINTENANCE EASEMENT
 - DENOTES PROPOSED SIDEWALK (PROVIDE HO. CO. STD. HANDICAPPED RAMP WHERE APPLICABLE)
- NOTE: ALL SPOT ELEVATIONS ARE FOR FLOW LINE GRADES UNLESS OTHERWISE NOTED.

EXTERIOR LIGHT FIXTURE DETAILS

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

* BUILDING MOUNTED LIGHTS SHALL HAVE FROSTED OR TRANSLUCENT COVERS

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

03-026 UNIG 03/26-SDP.DWG

LIMIT OF SIDEWALK
SHA CONTRACT NO.
HO 3065370

PERPETUAL EASEMENT FOR
UTILITY RELOCATION
SHA PLAT NO. 54944
EX. PUBLIC WATER,
SEWER, DRAINAGE & UTILITY
EASEMENT PLAT NO. 15454

ICE CRYSTAL DRIVE
(PUBLIC LOCAL STREET)
-140' (ROW VARIES)

LIMIT OF MSHA PLAT
NO. 54944

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE Jan 9, 2007

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

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature: *Douglas P. Dwyer* DATE: 2/10/07
Signature: *Douglas P. Dwyer* DATE: 2/10/07

ENGINEER'S CERTIFICATE

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

Signature: *J. Milberg* DATE: 2/10/07
Signature: *J. Milberg* DATE: 2/10/07

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

USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE: *Non*

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

HOWARD COUNTY CONSERVATION DISTRICT DATE: *Non*

APPROVED: DEPARTMENT OF PLANNING AND ZONING

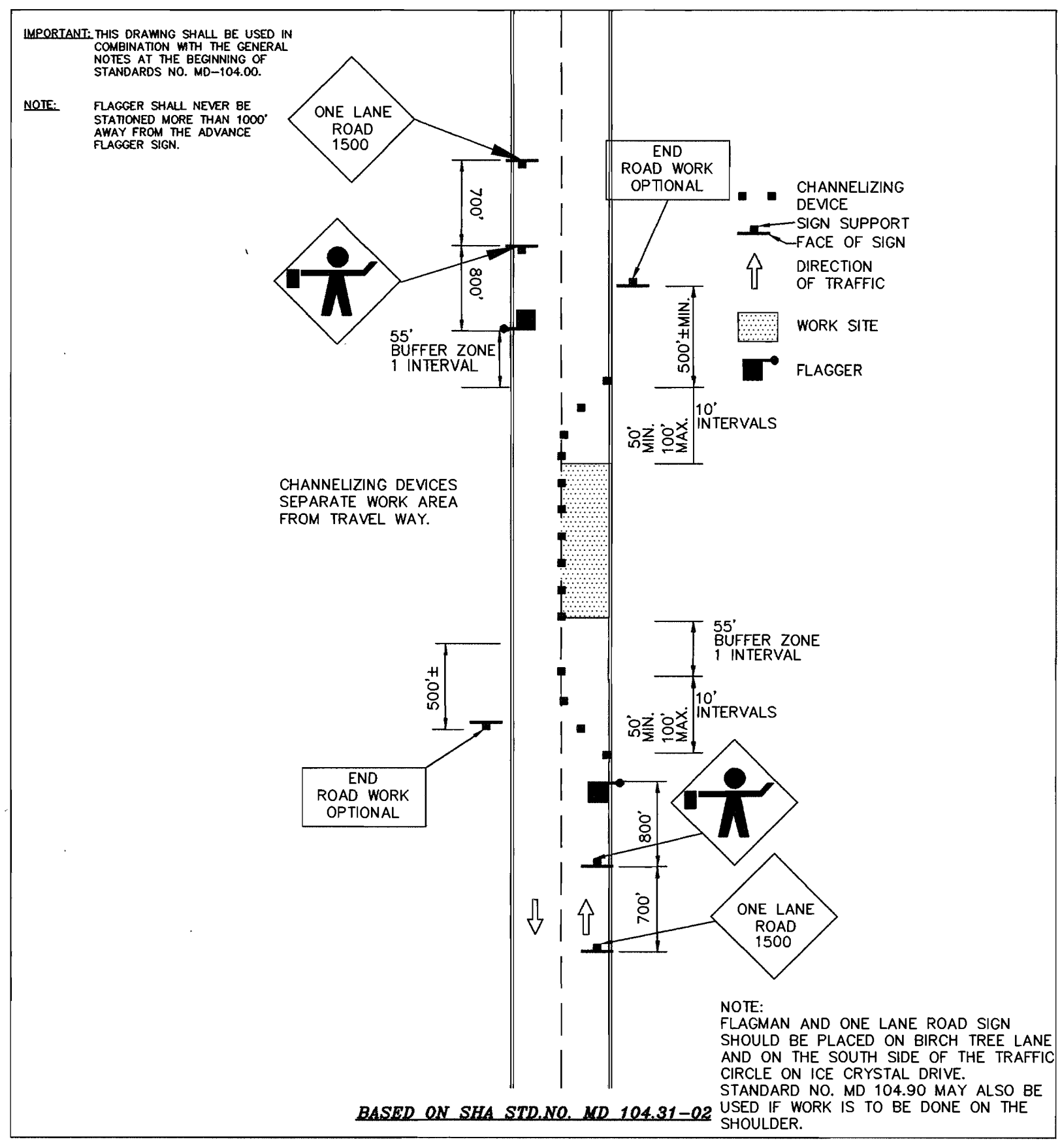
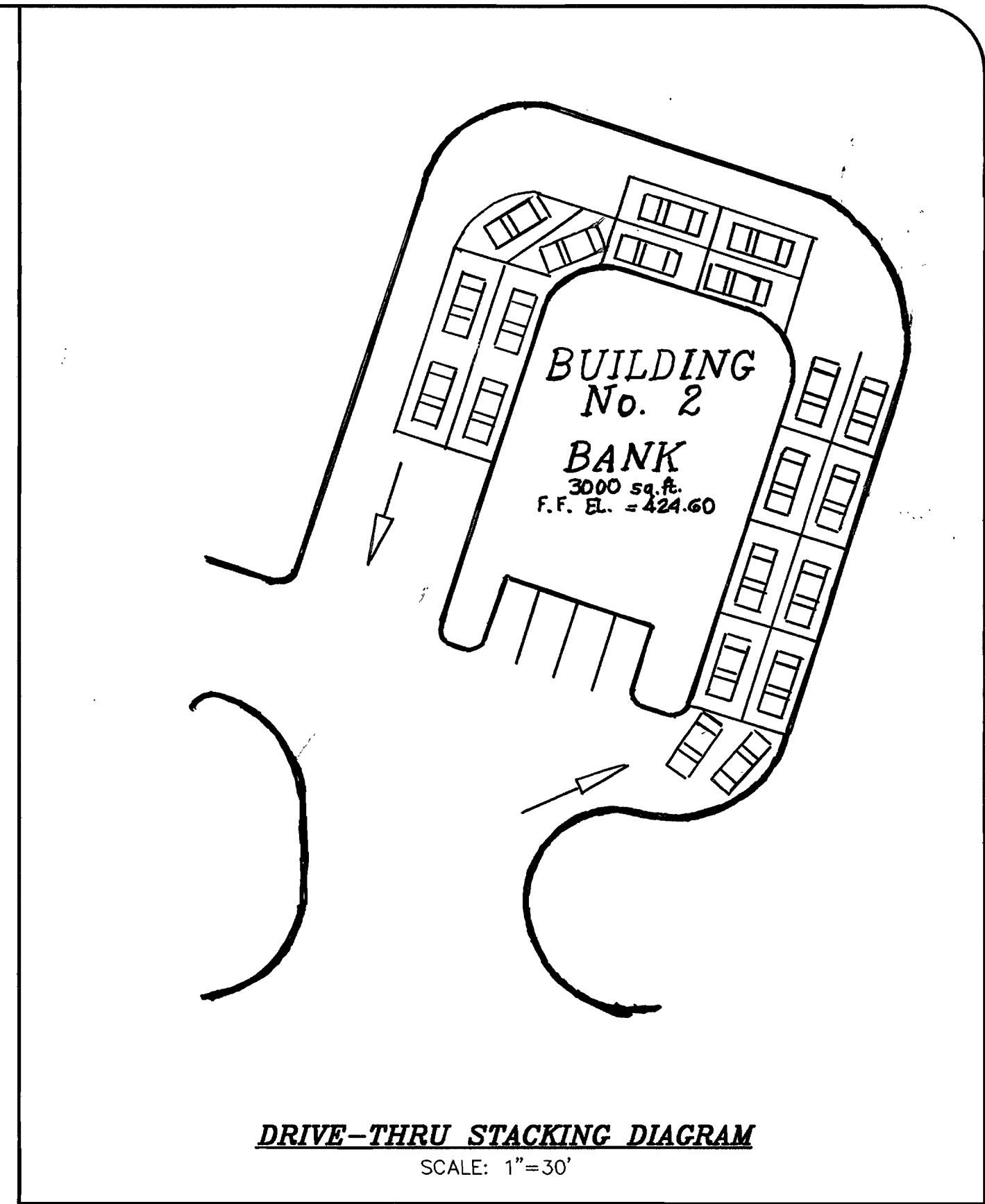
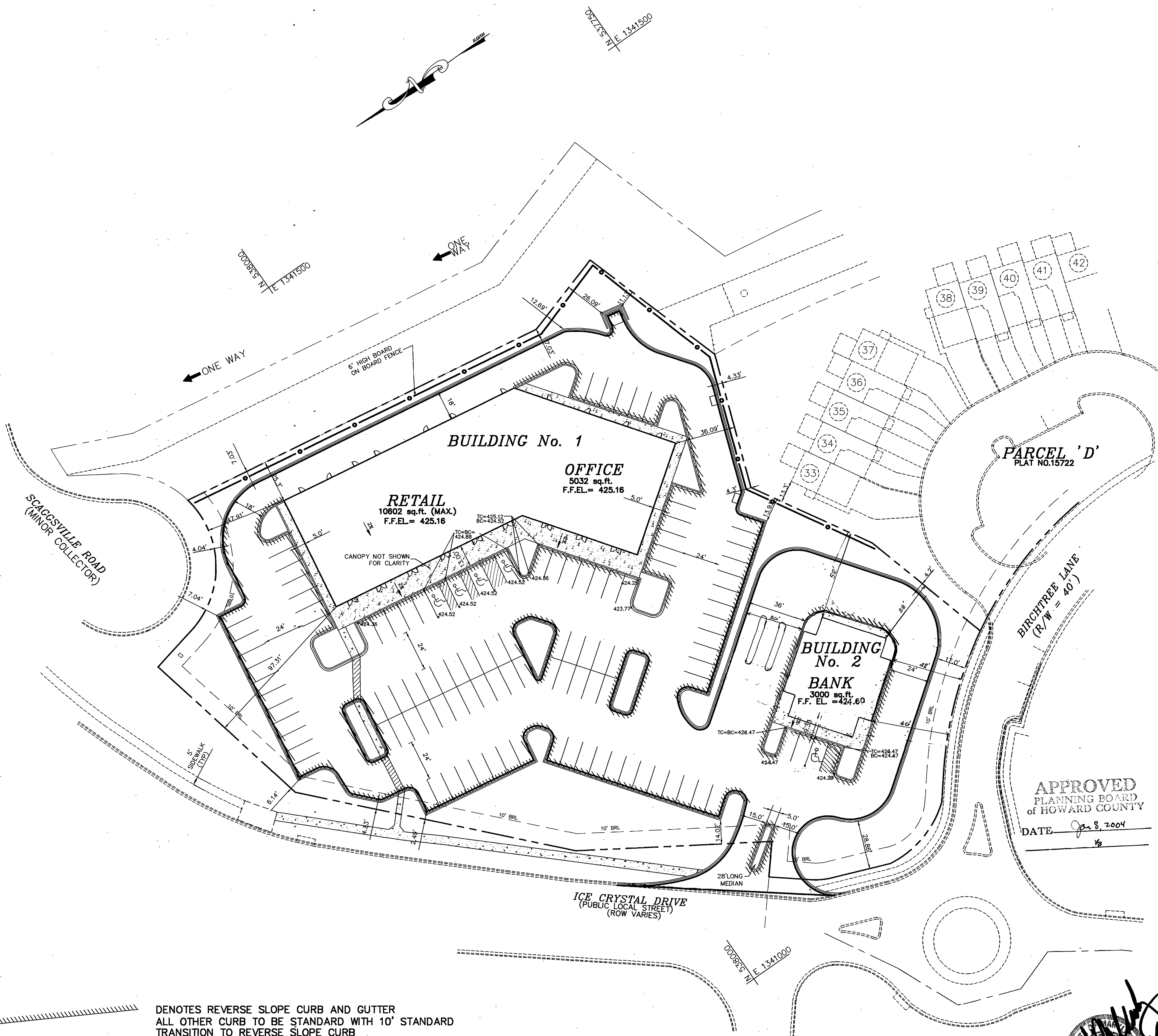
Signature: *W. Deane* DATE: 2/10/07
Signature: *W. Deane* DATE: 2/10/07
Signature: *Douglas P. Dwyer* DATE: 2/10/07

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

revision	description	date
1	REVISED PLAN FOR BUILDING 2 - W/GRABER CHANGES	8/16/04

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

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Bldg. (301) 621-6521 Wash. (410) 997-0298 Fax.



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

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004

FOOD LION
B-2

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR

DATE: 3/24/04
DATE: 3/24/04
DATE: 3/24/04

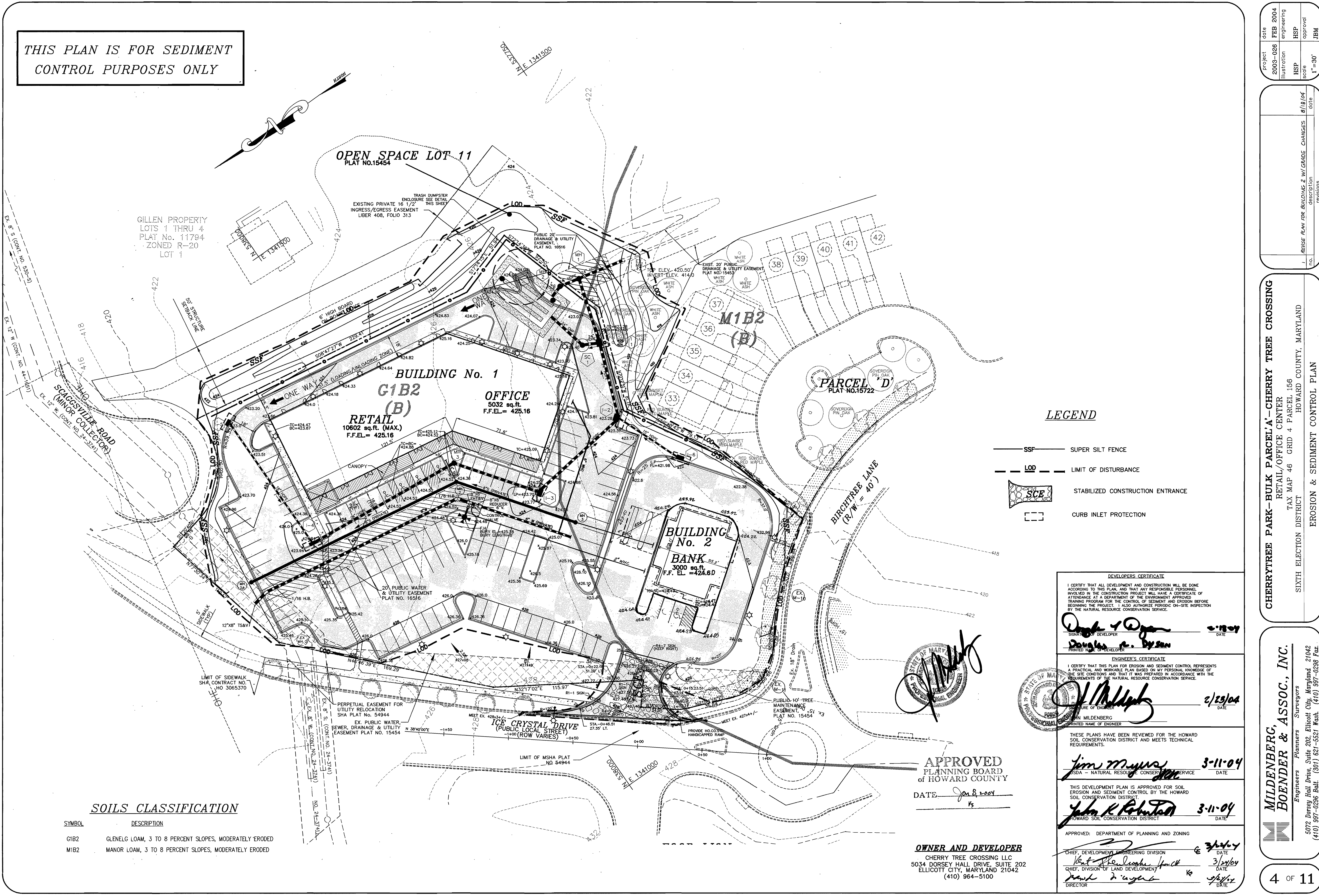
project	2003-026	date	FEB 2004
illustration	HSP	illustration	HSP
scale	1"=30'	approval	JBM

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

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

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0266 Fax: (301) 621-6521 Wash. (410) 997-0288 Fax.

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



GILLEN PROPERTY
LOTS 1 THRU 4
PLAT No. 11794
ZONED R-20
LOT 1

OPEN SPACE LOT 11
PLAT NO. 15454

BUILDING No. 1
G1B2 (B)
RETAIL
10602 sq.ft. (MAX.)
F.F.EL. = 425.16

OFFICE
5032 sq.ft.
F.F.EL. = 425.16

BUILDING No. 2
BANK
3000 sq.ft.
F.F. EL. = 424.60

PARCEL 'D'
PLAT NO. 15722

LEGEND

- SSF — SUPER SILT FENCE
- - - LOD - - - LIMIT OF DISTURBANCE
- [Symbol] SCE [Symbol] STABILIZED CONSTRUCTION ENTRANCE
- [Symbol] CURB INLET PROTECTION

SOILS CLASSIFICATION

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

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: Jan 8 2004

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

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Donna J. Dwyer 2/18/04
SIGNATURE OF DEVELOPER DATE

Donna J. Dwyer
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

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

J. Milberg 2/23/04
SIGNATURE OF ENGINEER DATE

Jim Myers 3-11-04
JSDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* 3/24/04 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT *[Signature]* 3/24/04 DATE

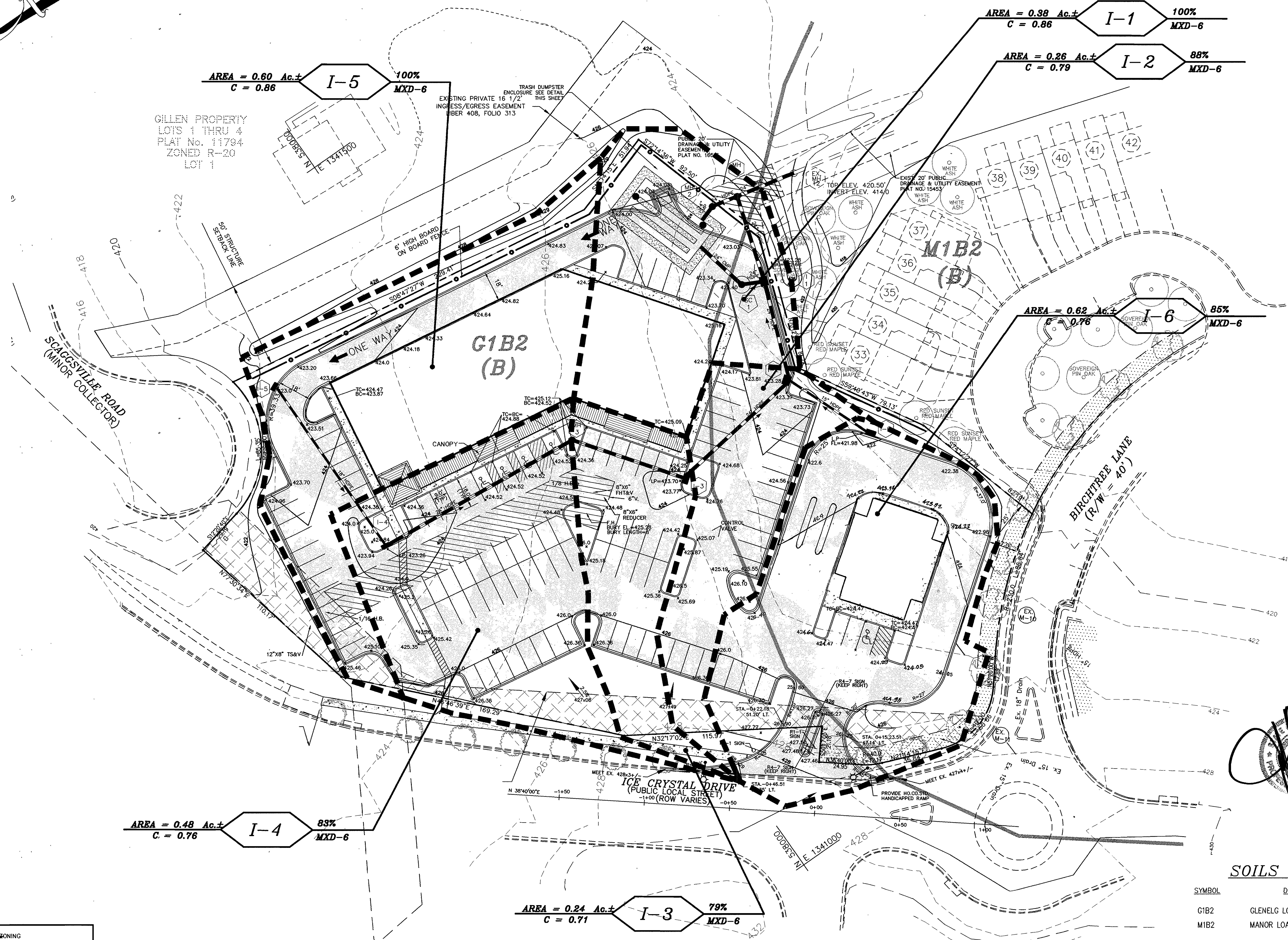
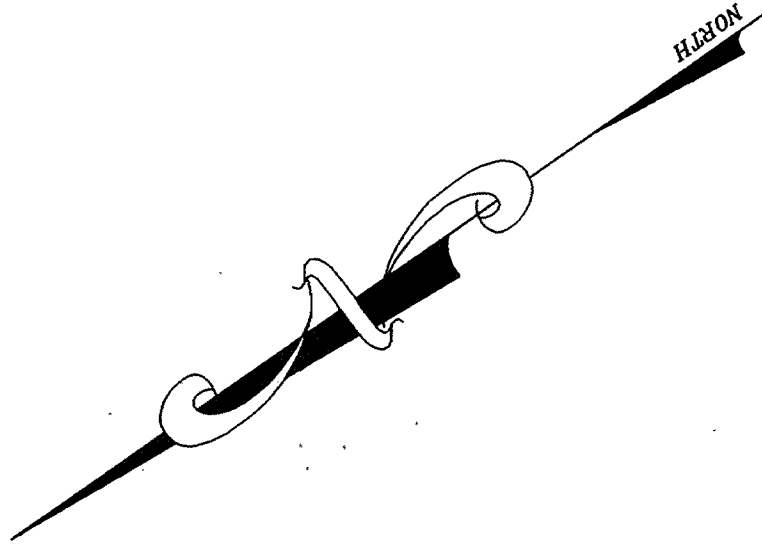
DIRECTOR *[Signature]* 3/24/04 DATE

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

revision	1	description	REVISE PLAN FOR BUILDING 2 W/ GRADE CHANGES	date	8/18/04
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CHERRY TREE PARK - BULK PARCEL 'A' - CHERRY TREE CROSSING
RETAIL/OFFICE CENTER
TAX MAP 46 GRID 4 PARCEL 156
HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT
EROSION & SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 DORSEY HALL DRIVE, SUITE 202, ELLCOTT CITY, MARYLAND 21042
(410) 997-0296 FAX (301) 621-6521 WASH. (410) 997-0298 FAX



AREA = 0.60 Ac.±
C = 0.86
I-5
100%
MXD-6

AREA = 0.38 Ac.±
C = 0.86
I-1
100%
MXD-6

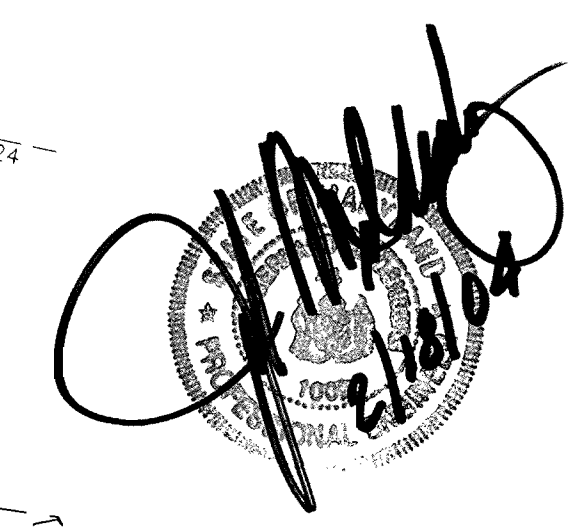
AREA = 0.26 Ac.±
C = 0.79
I-2
88%
MXD-6

AREA = 0.62 Ac.±
C = 0.76
I-6
85%
MXD-6

AREA = 0.48 Ac.±
C = 0.76
I-4
83%
MXD-6

AREA = 0.24 Ac.±
C = 0.71
I-3
79%
MXD-6

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 2, 2004



SOILS CLASSIFICATION

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

OWNER AND DEVELOPER

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

3/24/04
DATE

3/24/04
DATE

3/24/04
DATE

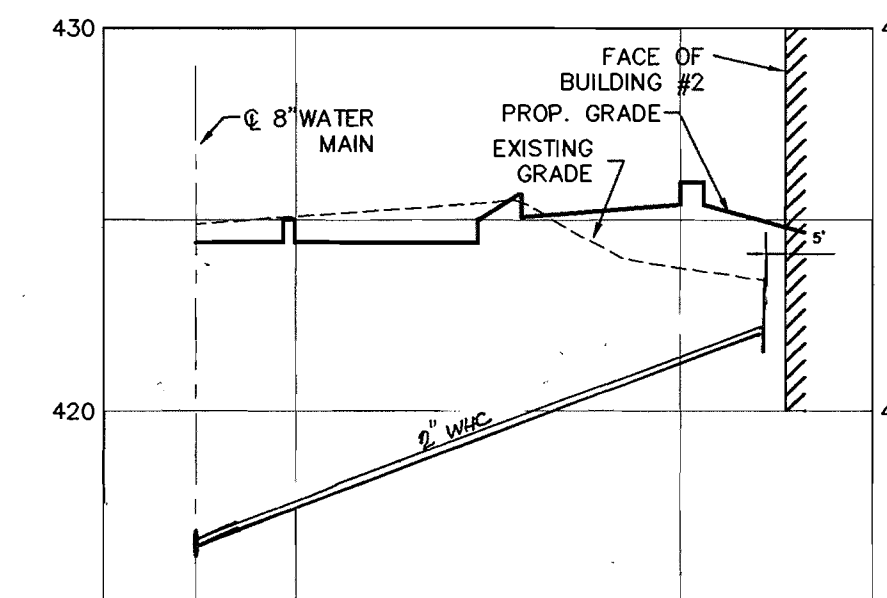
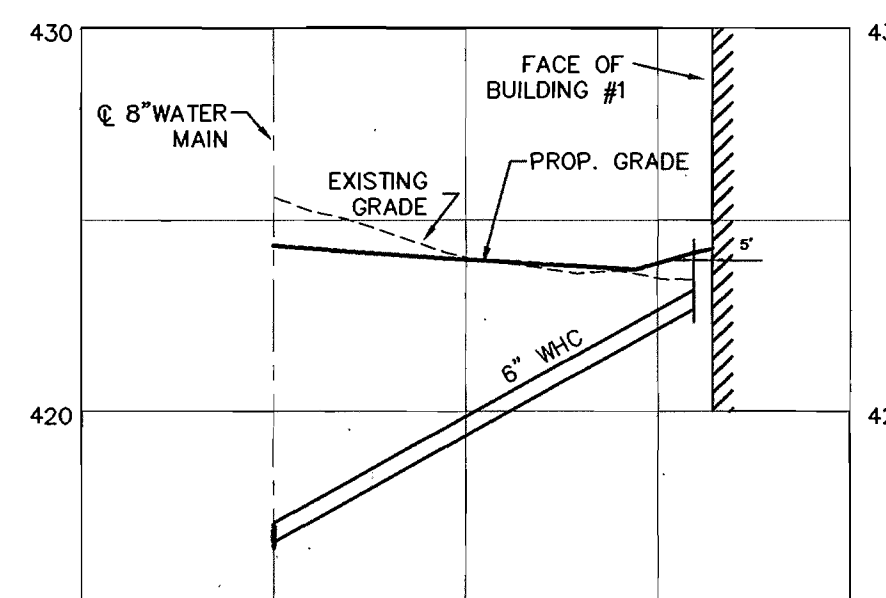
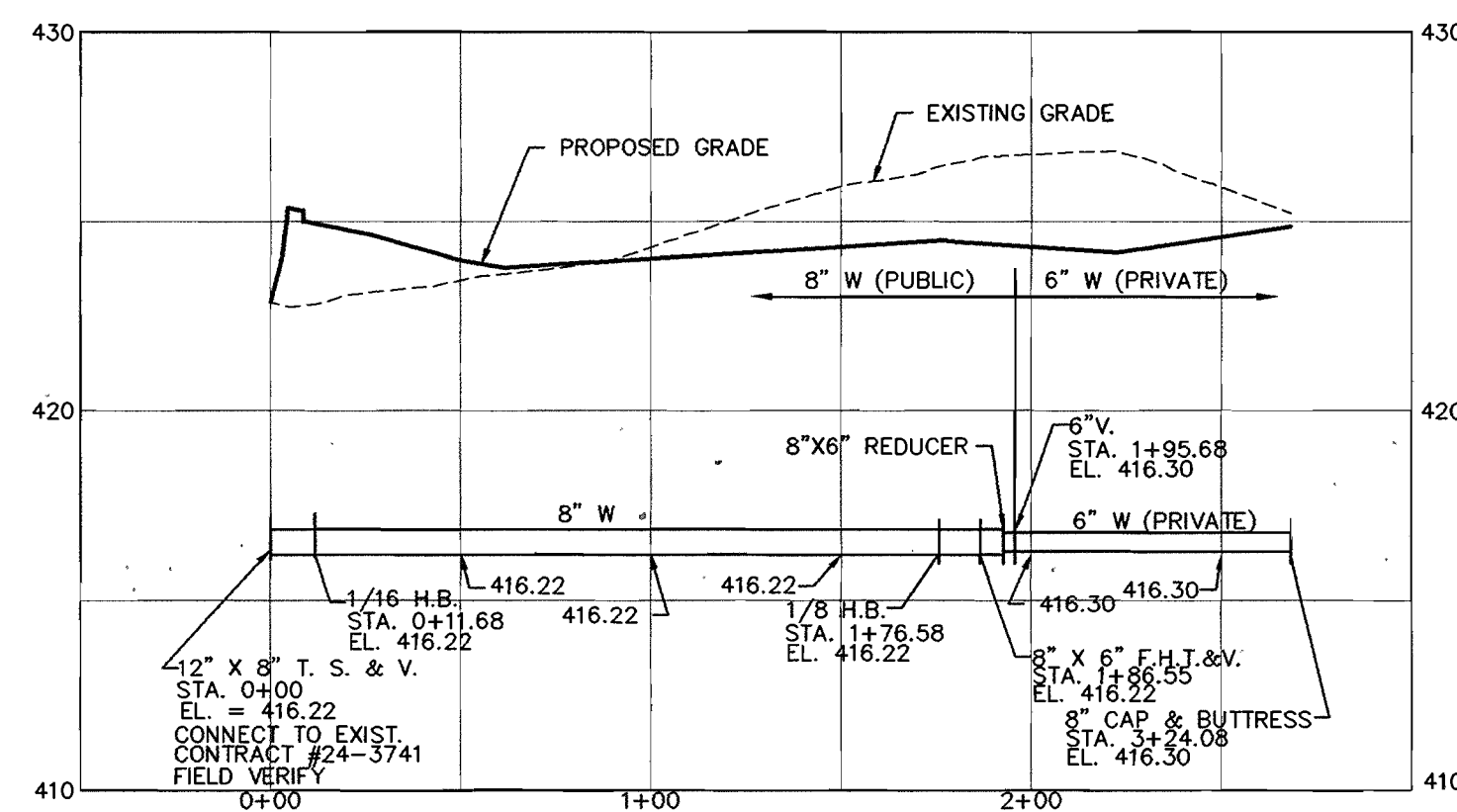
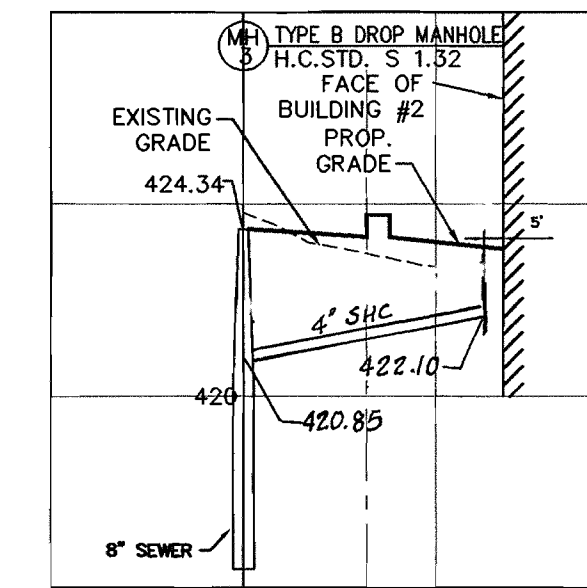
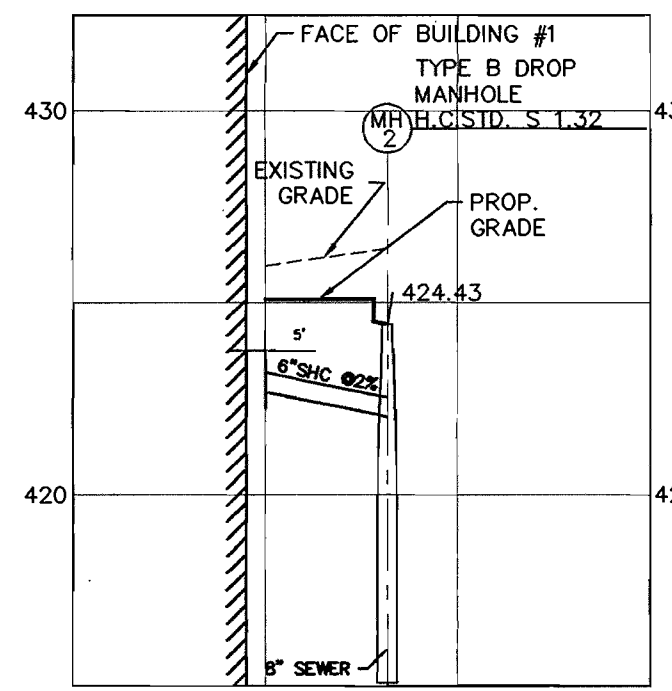
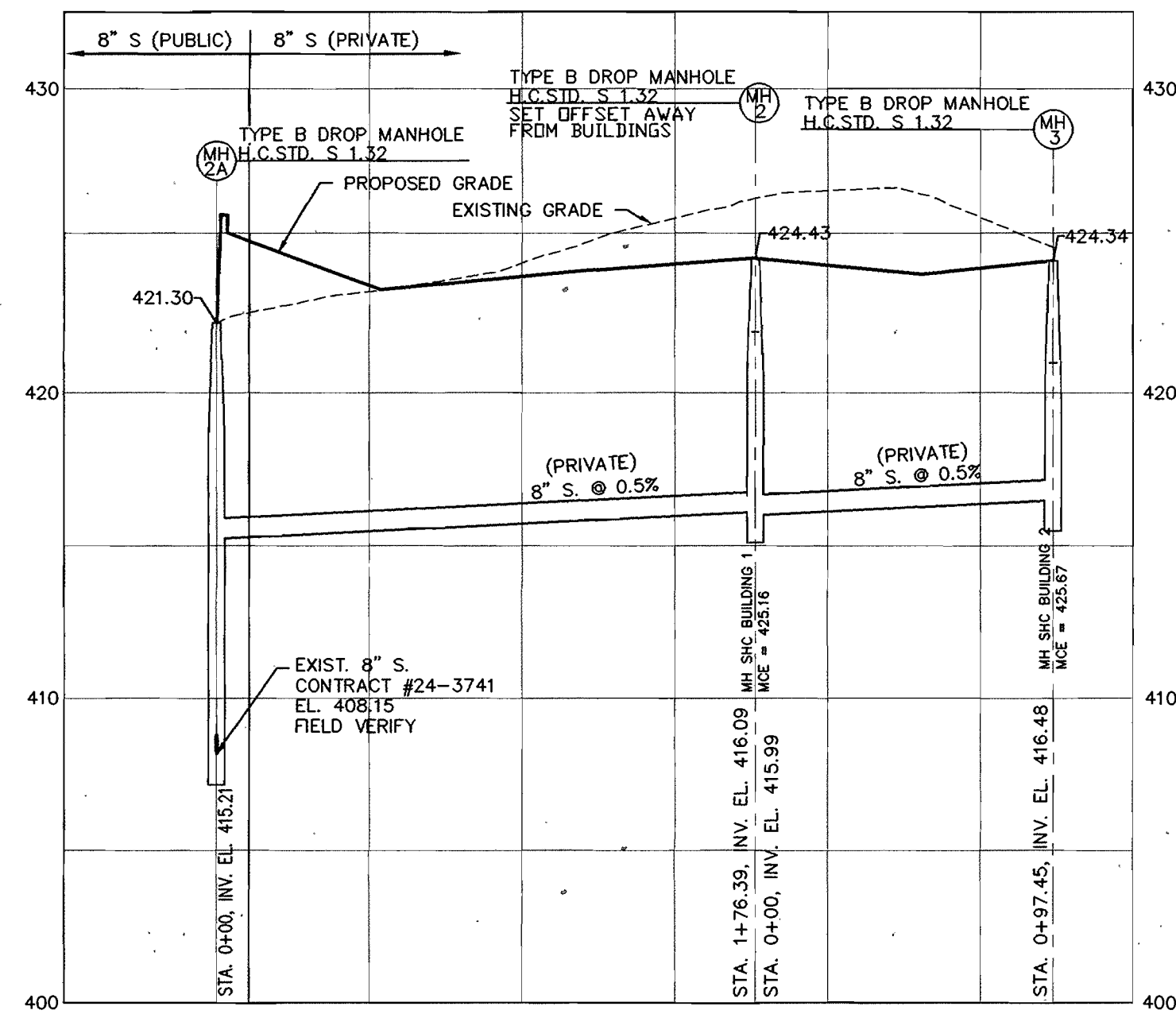
3/24/04
DATE

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

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

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

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0266 Balt. (301) 621-5621 Wash. (410) 997-0298 Fax.



APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE Jan 2, 2004

1/3

[Handwritten Signature]

OWNER AND DEVELOPER

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

DATE

DATE

DATE

DATE

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

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

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

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

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

NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, ZB CASE NO. 973M AND PB CASE NO. 347.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (38 SHADE TREES, 44 EVERGREENS, 202 SHRUBS, 530 LF OF FENCING) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 29,360.00.
- SWM LANDSCAPING IS NOT REQUIRED. SWM IS PROVIDED VIA UNDERGROUND SWM FACILITY.
- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

SCHEDULE A : PERIMETER LANDSCAPED EDGE

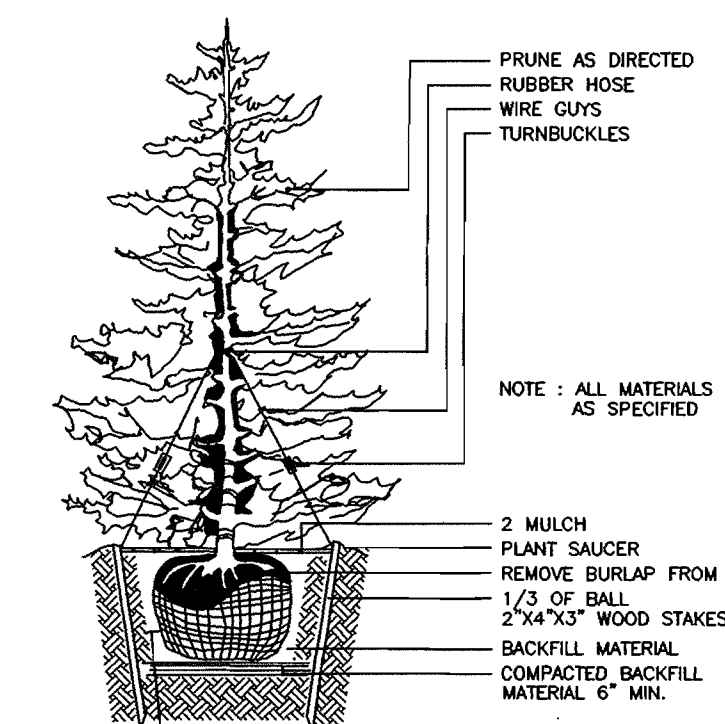
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LANDSCAPE TYPE	E (PERIMETERS 1)	E (PERIMETERS 2)	D (PERIMETERS 3)	D (PERIMETERS 4)	C (PERIMETERS 5)	E (PERIMETERS 6)	
LINEAR FEET OF PERIMETER	358.03 LF	114.53 LF	308.29 LF	95.18 LF	113 LF	212.48 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR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

SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

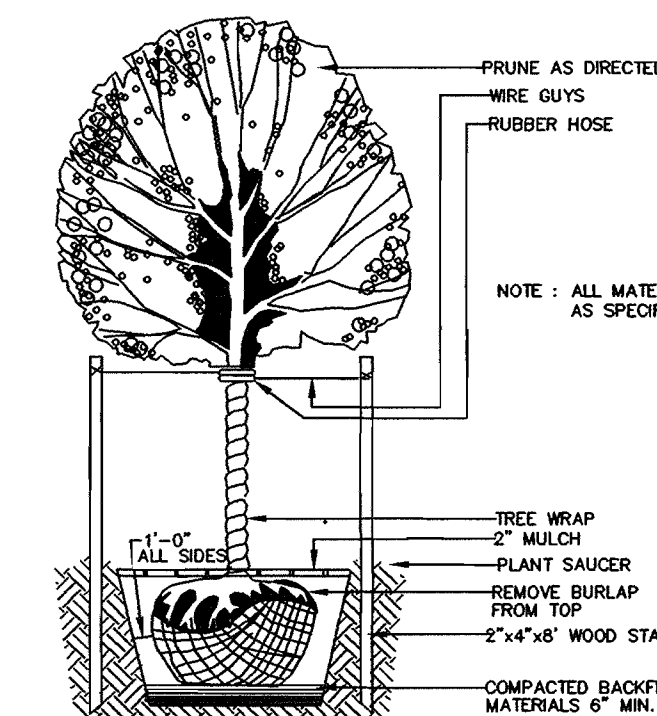
NUMBER OF PARKING SPACES	116
NUMBER OF PLANTING ISLANDS REQUIRED	6
NUMBER OF PLANTING ISLANDS PROVIDED	9
NUMBER OF TREES REQUIRED	6 SHADE TREES
NUMBER OF TREES PROVIDED	9 SHADE TREES

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
38	(Symbol)	ACER RUBRUM 'OCTOBER GLORY' OR EQUIVALENT	OCTOBER GLORY RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
108	(Symbol)	EUONYMUS ALATUS 'COMPACTA'	DWARF WINGED EUONYMUS	2' - 2 1/2' HT.
64	(Symbol)	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	2 1/2" - 3" HT.
44	(Symbol)	PICEA PUNGENS OR EQUIVALENT	COLORADO SPRUCE OR EQUIVALENT	6' - 8' HT.
30	(Symbol)	VIBURNUM PLICATUM 'MARISSI' OR EQUIVALENT	MARISSI DOUBLEFILE VIBURNUM OR EQUIVALENT	2 1/2" - 3" HT.
TOTAL				
284 TREES & SHRUBS (38 SHADE TREES, 44 EVERGREEN TREES, & 202 SHRUBS)				



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



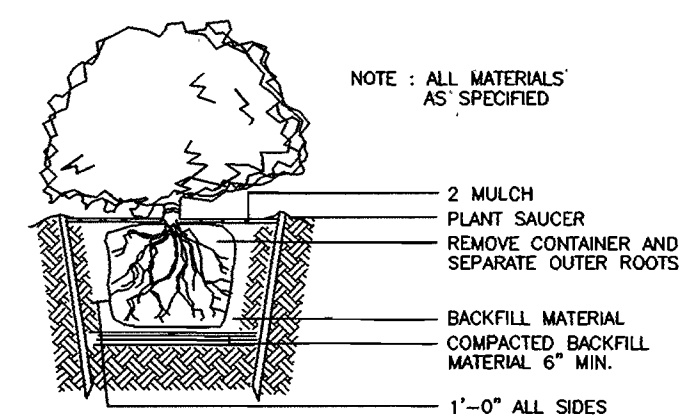
TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE Jan 8, 2004



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

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE 3/24/04
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE 3/24/04
DIRECTOR
DATE 02/27/04



TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: [Signature] DATE: 2-19-04

LEGEND

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

02-026 (REV) 03/26/04 - LANDSCAPE PLAN

Project date FEB 2004
Illustration engineering HSP/SID
HSP scale 1" = 30'
JBM approval

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

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

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0299 Fax.

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

NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, ZB CASE NO. 973M AND PB CASE NO. 347.
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SCHEDULE A : PERIMETER LANDSCAPED EDGE

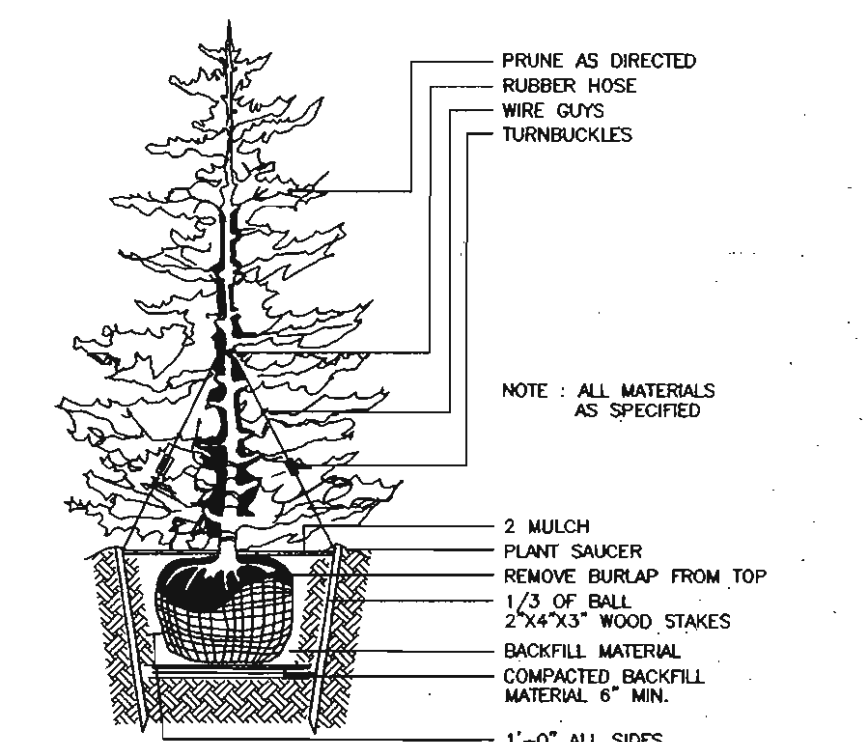
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS	TOTAL
LANDSCAPE TYPE	E (PERIMETERS 1)	E (PERIMETERS 2)	D (PERIMETERS 3)	D (PERIMETERS 4)	C (PERIMETERS 5)	E (PERIMETERS 6)	
LINEAR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

SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

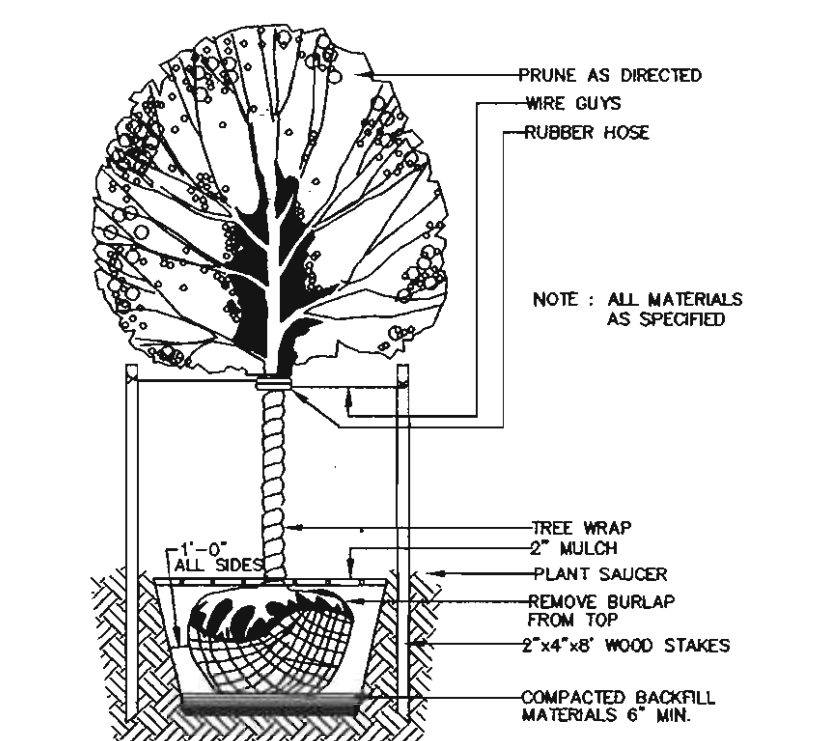
NUMBER OF PARKING SPACES	116
NUMBER OF PLANTING ISLANDS REQUIRED	6
NUMBER OF PLANTING ISLANDS PROVIDED	9
NUMBER OF TREES REQUIRED	6 SHADE TREES
NUMBER OF TREES PROVIDED	9 SHADE TREES

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
38	(Symbol)	ACER RUBRUM 'OCTOBER GLORY' OR EQUIVALENT	OCTOBER GLORY RED MAPLE	2 1/2" - 3" CAL.
108	(Symbol)	EUONYMUS ALATUS 'COMPACTA'	DWARF WINGED EUONYMUS	2' - 2 1/2' HT.
64	(Symbol)	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	2 1/2" - 3" HT.
44	(Symbol)	PICEA PUNGENS OR EQUIVALENT	COLORADO SPRUCE	6' - 8' HT.
30	(Symbol)	VIBURNUM PLICATUM 'MARIESI' OR EQUIVALENT	MARIESI DOUBLEFILE VIBURNUM	2 1/2" - 3" HT.
TOTAL				
284 TREES & SHRUBS (38 SHADE TREES, 44 EVERGREEN TREES, & 202 SHRUBS)				



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE Jan 8, 2004



OWNER AND DEVELOPER

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Kat Chalko 3/26/04
CHIEF, DIVISION OF LAND DEVELOPMENT
Mark D. Lytle 3/24/04
DIRECTOR

GILLEN PROPERTY
LOTS 1 THRU 4
PLAT NO. 11794
ZONED R-20
LOT 1

OPEN SPACE LOT 11
PLAT NO. 15454

BUILDING No. 1

OFFICE
5032 sq.ft.
F.F.EL. = 425.16

RETAIL
10602 sq.ft. (MAX.)
F.F.EL. = 425.16

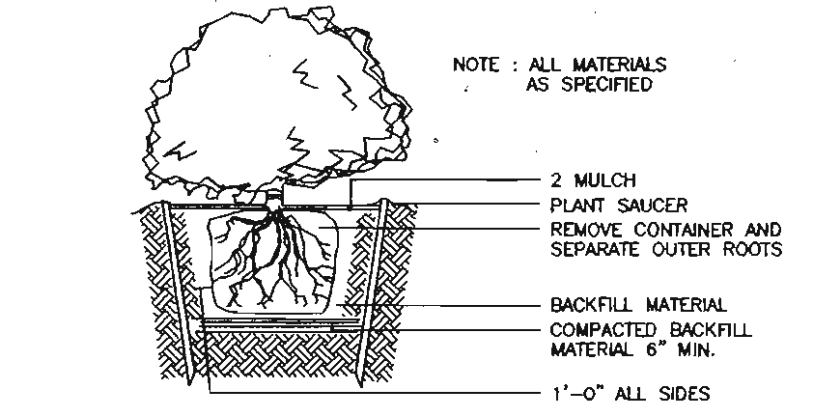
BUILDING No. 2

BANK
3000 sq.ft.
F.F. EL. = 424.60

ICE CRYSTAL DRIVE
(PUBLIC LOCAL STREET)
-1+00 (ROW VARIES)

LEGEND

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



TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

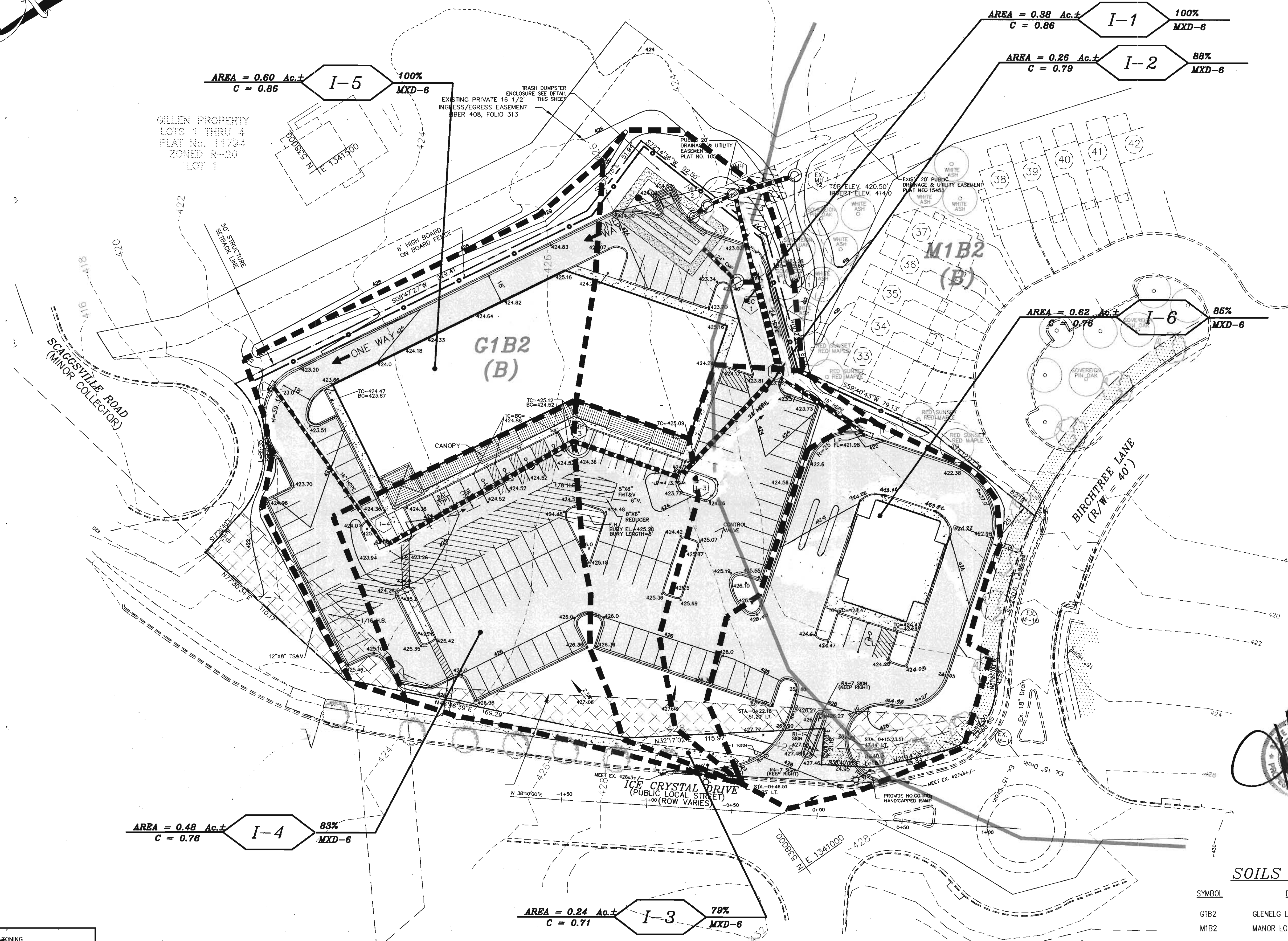
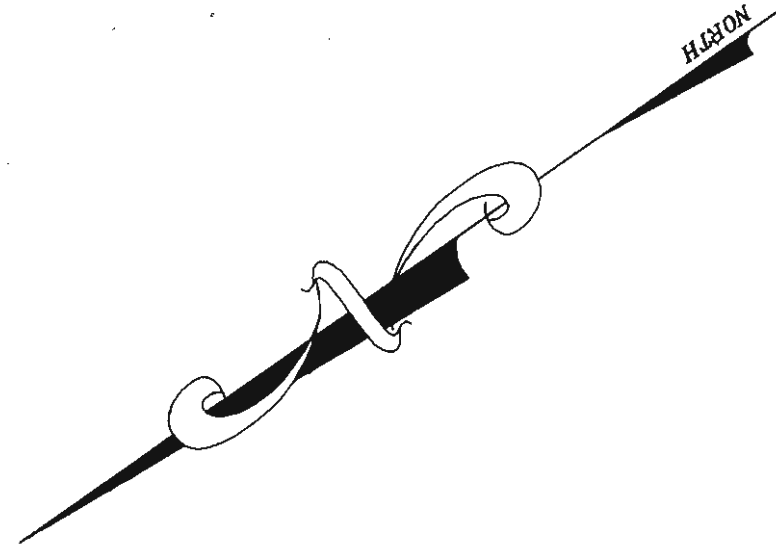
Paul J. Dwyer 2/10/04
NAME DATE

Project: 2003-026
date: FEB 2004
Illustration: HSP
scale: 1" = 30'

REVISIONS
1. REVISE PLAN FOR BUILDING #1 W/ GRADE CHANGES 8/18/04
2. RELOCATE TREES, ADJUST PLANTING SCHEDULES 11/16/04

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

MILDENBERG & ASSOC., INC.
Boender & Assoc., Inc.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 987-0286 Fax: (301) 821-5521 Wash. (410) 987-0288 Fax.



AREA = 0.60 Ac.±
C = 0.86
I-5
100%
MXD-6

AREA = 0.38 Ac.±
C = 0.86
I-1
100%
MXD-6

AREA = 0.26 Ac.±
C = 0.79
I-2
88%
MXD-6

AREA = 0.62 Ac.±
C = 0.76
I-6
85%
MXD-6

AREA = 0.48 Ac.±
C = 0.76
I-4
83%
MXD-6

AREA = 0.24 Ac.±
C = 0.71
I-3
79%
MXD-6

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Jan 8, 2004



SOILS CLASSIFICATION

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

OWNER AND DEVELOPER

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

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

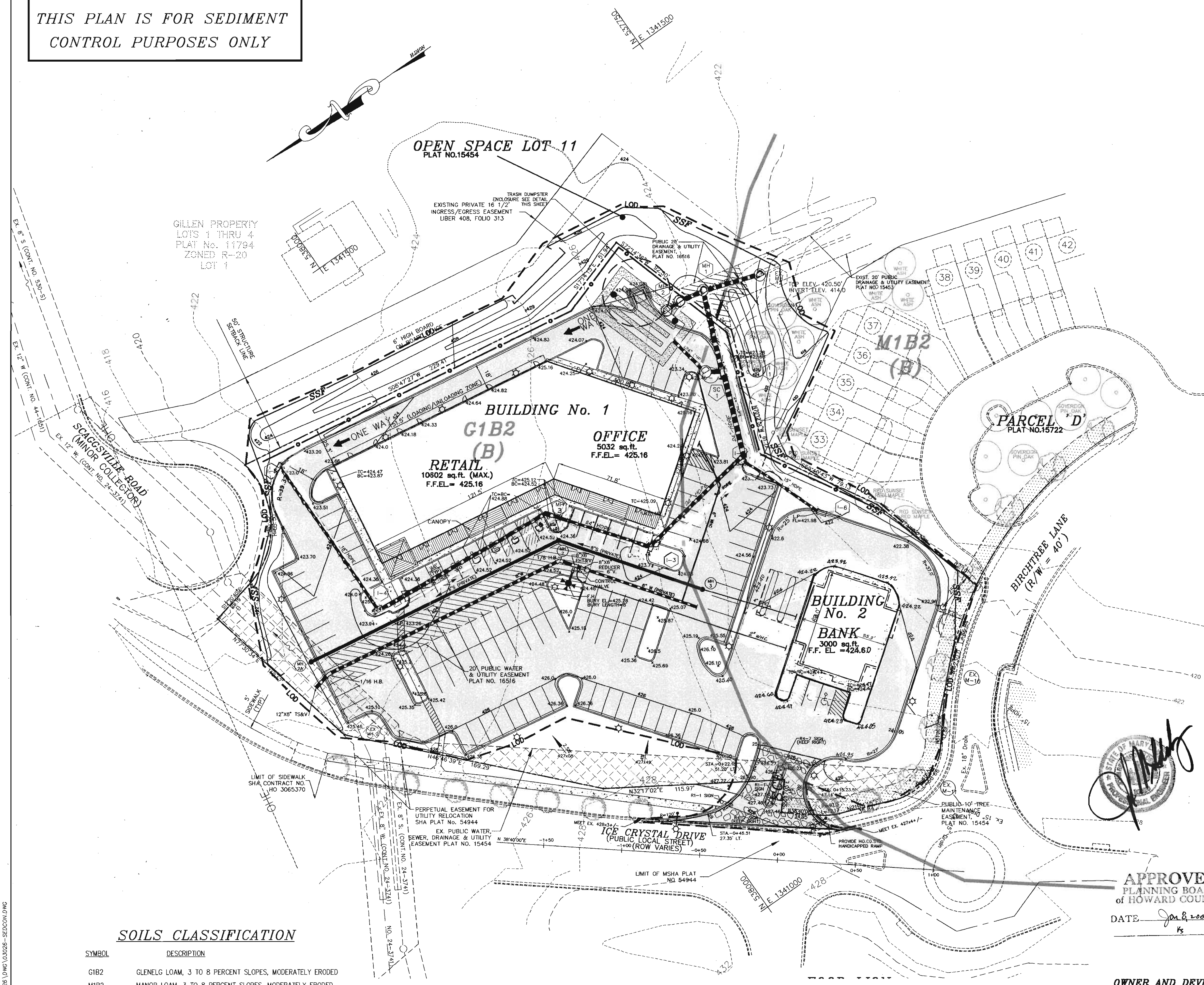
date	FEB 2004
project	2003-026
illustration	HSP
scale	1"=30'
approval	JBM

date	3/16/04
description	Revised drainage area map for building and utility easements on parcel 156.
revisions	1

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

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0266 Bldg. (301) 621-5521 Wash. (410) 997-0268 Fax.

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



LEGEND

- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- CURB INLET PROTECTION

SOILS CLASSIFICATION

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

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: Jan 8, 2004

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

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Douglas P. Dyan 2/18/04
SIGNATURE OF DEVELOPER DATE

Douglas P. Dyan
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

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

J. Mildenberg 2/23/04
SIGNATURE OF ENGINEER DATE

John Mildenberg
PRINTED NAME OF ENGINEER

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

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

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

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/11/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/11/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

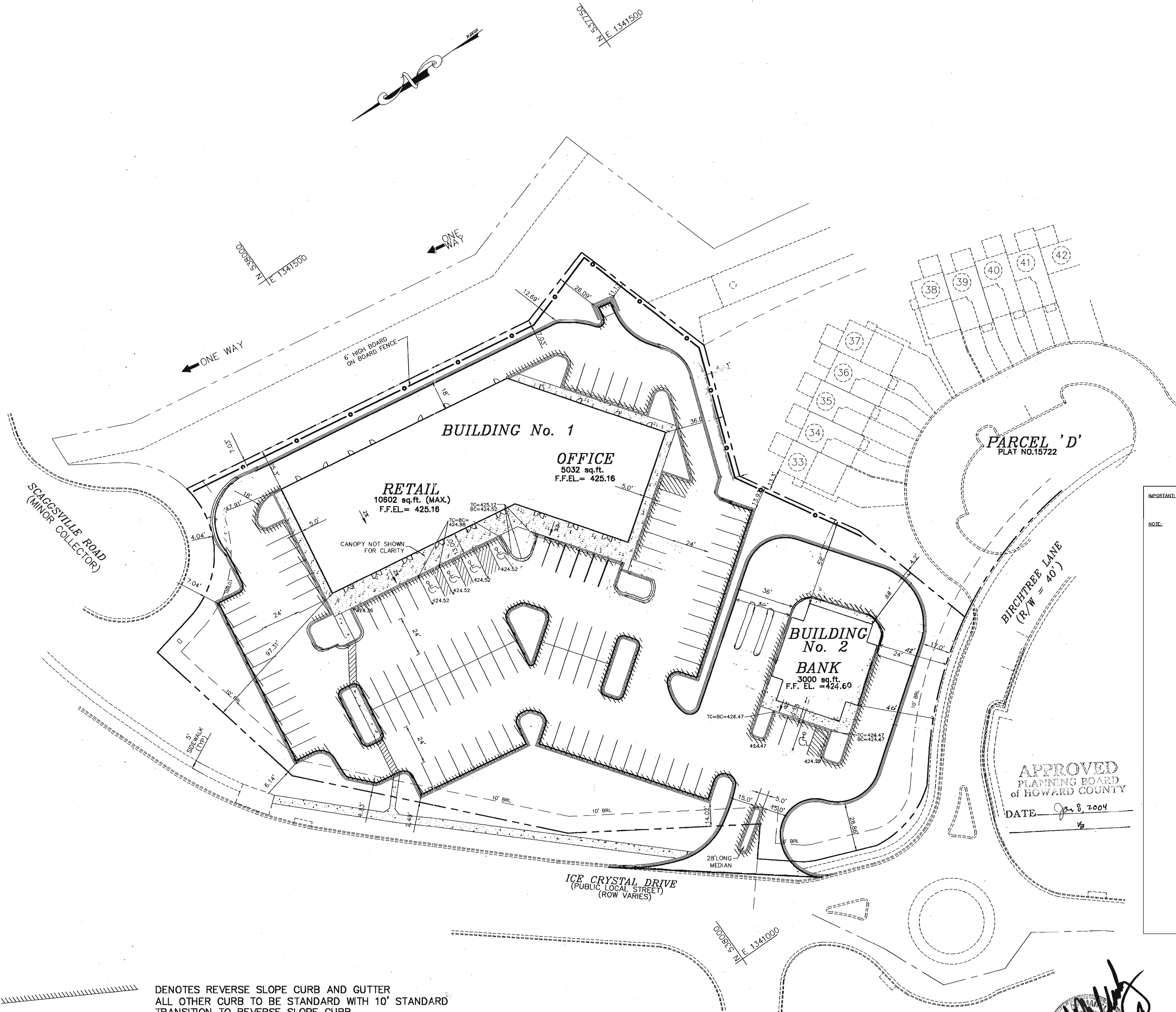
[Signature] 3/11/04
DIRECTOR DATE

Project	2003-026	date	FEB 2004
Illustration	HSP	Engineering	HSP
Scale	1"=30'	Approval	JBM

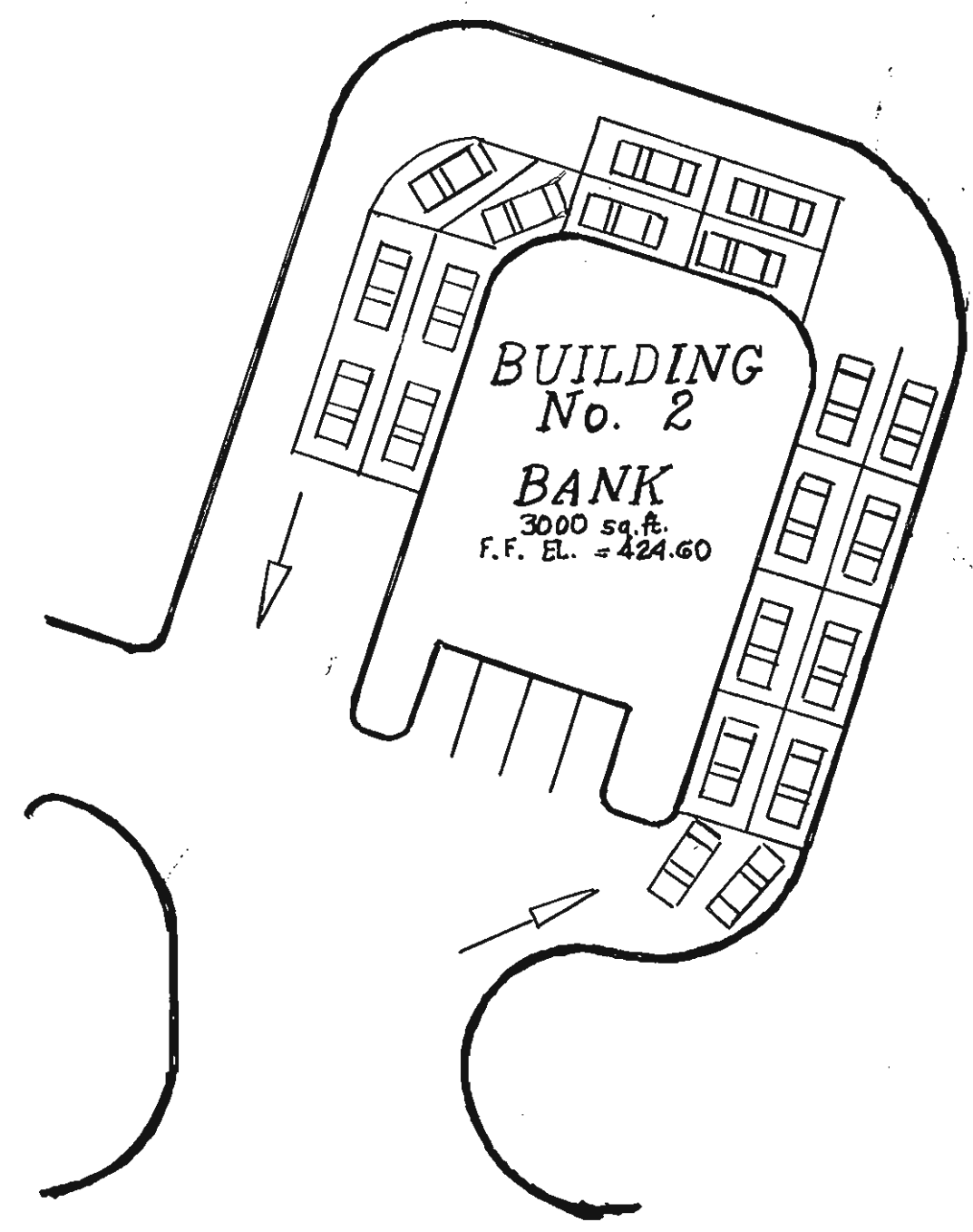
2.	Revised, updated plan for 11/18/03	date	3/17/03
1.	REVISE PLAN FOR BUILDING 2 WITH GRADE CHANGES	description	8/18/04
		revisions	

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

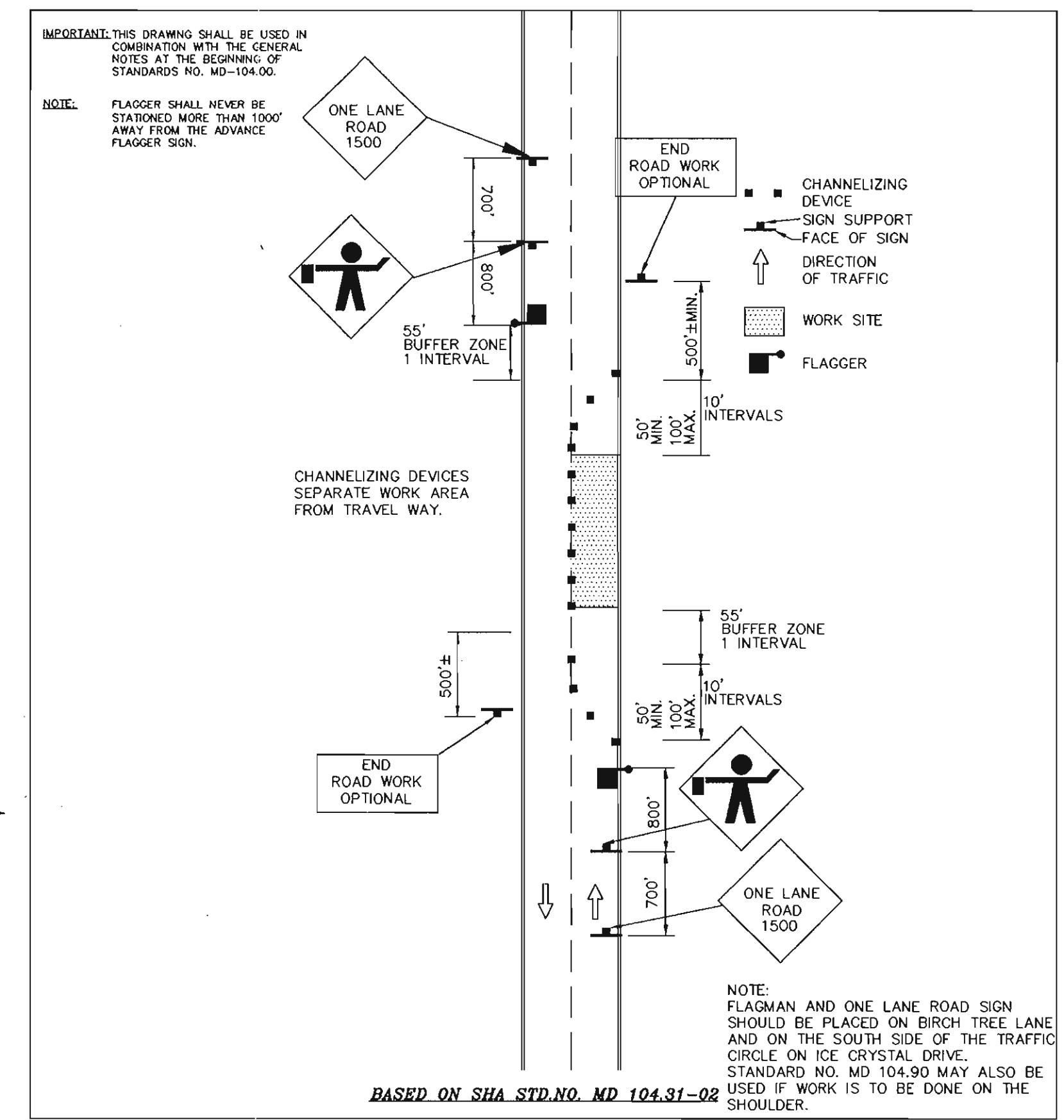
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 987-0236 Ext. (301) 621-5551 Wash. (410) 987-0288 Fax



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



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



TEMPORARY TRAFFIC CONTROL PLAN

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



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

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

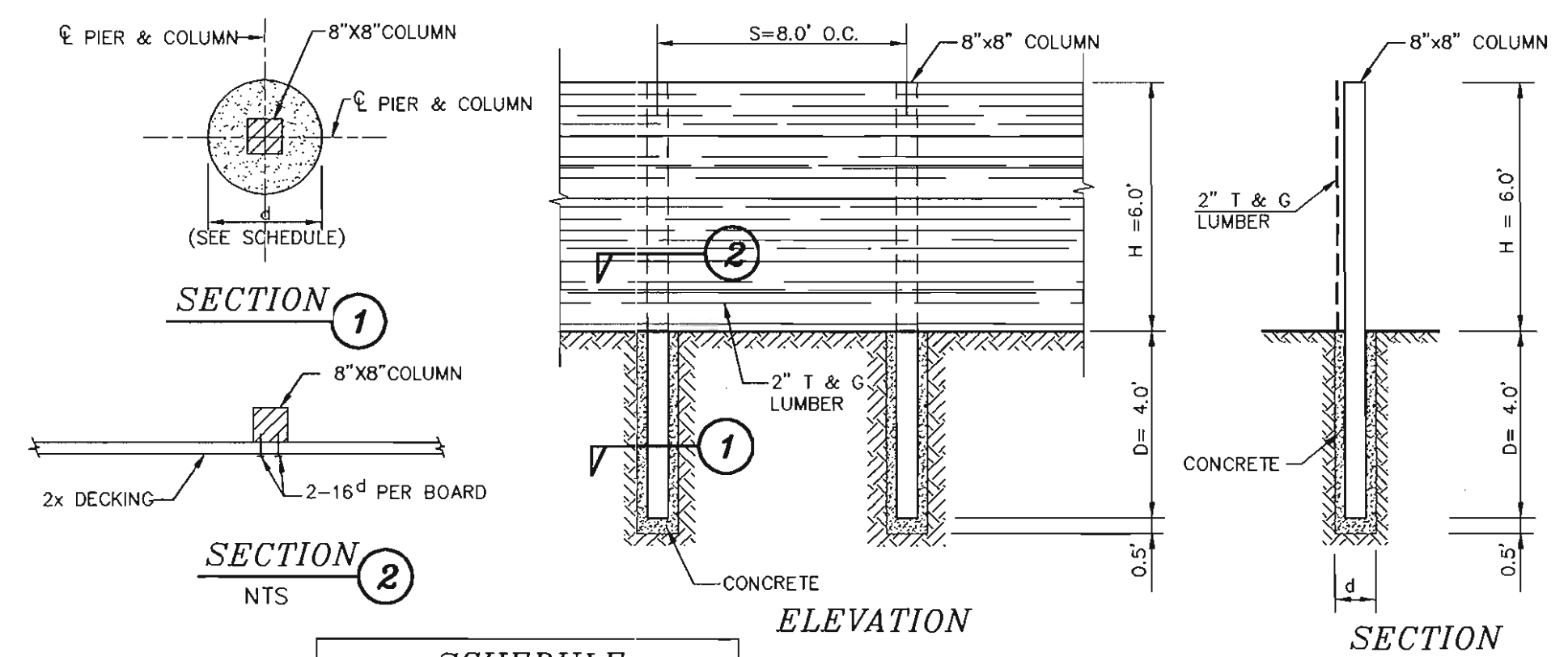
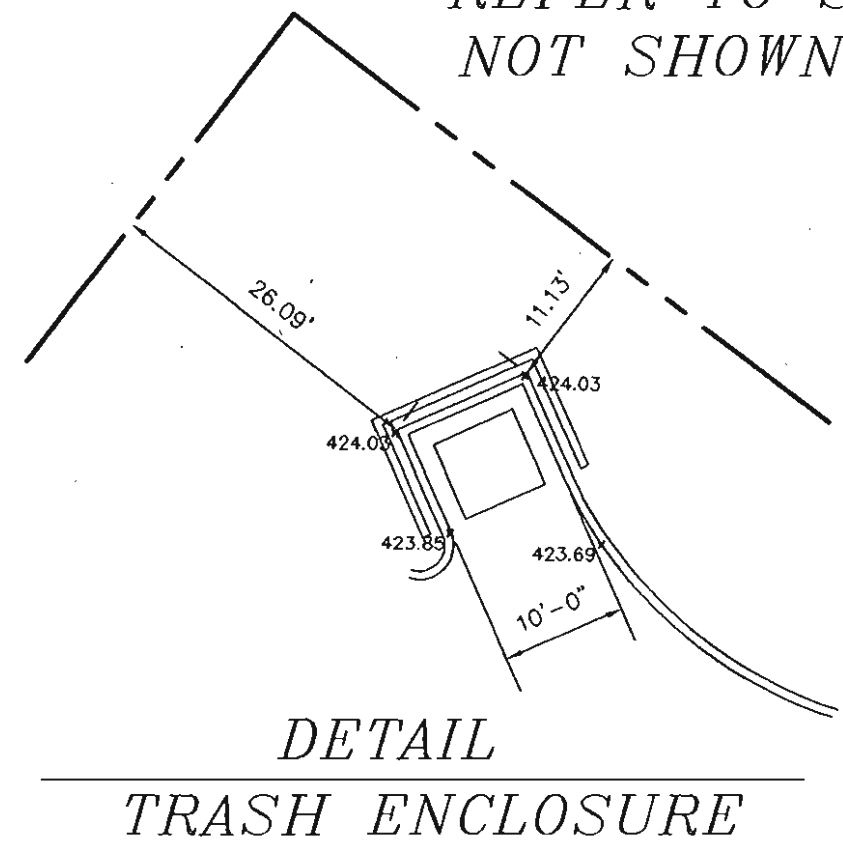
project	2003-026	date	FEB 2004
illustration	HSP	engineering	HSP
scale	1"=30'	approval	JBM

no.	2	description	relocated, abandoned pipes & utility and catch basins based on As-built conditions.	date	8/19/04
no.	1	description	REVISED PLAN VIEW & ELEVATION FOR BUILDING 2	date	8/19/04

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

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

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



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

6' HIGH BOARD ON BOARD FENCE DETAIL
NTS

- NOTES:
1. SILING:
 - A. 2 INCH WOOD DECKING MATERIAL SHALL BE UTILIZED TO SPAN HORIZONTALLY BETWEEN POSTS. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ. IN. AND A 33 1/3% INCREASE IN STRESS FOR WIND LOADS AS CONSIDERED APPROPRIATE. DECKING SHALL BE MC15.
 - B. SILING IN CONTACT WITH THE GROUND AND FOR A DISTANCE OF 6" ABOVE GRADE SHALL BE TREATED WITH WOOD PRESERVATIVE.
 2. POST:
 - A. WOOD POST SHALL BE UTILIZED AT THE SPACING INDICATED ON THE SCHEDULE. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ. IN. AND A 33 1/3% INCREASE FOR WIND LOAD.
 - B. POST EMBEDDED IN CONCRETE SHALL BE TREATED WITH A WOOD PRESERVATIVE IN THE AREA OF EMBEDMENT AND 12" ABOVE GRADE.
 3. CONCRETE:
 - A. CONCRETE IN THE PIERS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 LBS. PER SQ. IN.
 - B. CONCRETE SHALL BE PLACED IN DRILLED PIERS UTILIZING THE EARTH AS THE FORM.
 4. FOUNDATIONS:
 - A. THE DRILLED PIERS HAVE BEEN DESIGNED UTILIZING AN ALLOWABLE PASSIVE PRESSURE OF 300 LBS. PER SQ. FT. AND THE FOLLOWING FORMULA: $D = \sqrt[3]{\frac{1.52M}{Y}}$
 - M = MOMENT AT TOP OF DRILLED PIER (FT/LBS)
 - Y = ALLOWABLE PASSIVE PRESSURE (300 LBS PER SQ. FT.)
 - d = DIAMETER OF PIER (FT.)
 - D = DEPTH OF PIER (FT.)
 5. ALTERNATIVE #1 (PRESERVATIVE TREATMENT) ALTERNATIVE #1 REPRESENTS THE ADDITIONAL COST FACTOR FOR TREATING THE BASIC WOOD STRUCTURE INDICATED ON THIS REFERENCE PLAN. THE NECESSITY FOR TREATMENT AND THE TYPE OF PRESERVATIVE WILL BE SUBJECT TO LOCAL CONDITIONS. ALL TREATMENTS SHALL CONFORM TO ANPA STD C-14.
 6. ALTERNATIVE #2 (PAINTING) ALTERNATIVE #2 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO PAINT ONE SIDE OF THE BASIC WOOD STRUCTURE SHOWN ON THIS REFERENCE PLAN. PAINTING SHALL CONSIST OF 3 APPLICATIONS OF PAINT. 2 COATS OF LATEX BASE PAINT CONFORMING TO FEDERAL SPECIFICATION TT-P-009866 SHALL BE APPLIED OVER PRIMER COAT CONFORMING TO FEDERAL SPECIFICATION TT-P-002053.
 7. ALTERNATIVE #3 (STAINING) ALTERNATIVE #3 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO STAIN ONE SIDE OF BASIC WOOD STRUCTURE. STAIN SHALL CONSIST OF 2 COATS OF SEMI-TRANSPARENT SEALER STAIN APPLIED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

- ▨ DENOTES PROPOSED EASEMENTS
 - ▧ DENOTES EXISTING EASEMENTS
 - 5 DENOTES NUMBER OF PARKING SPACES
 - ⊙ DENOTES OFF-STREET LIGHT FIXTURES
 - ⊛ DENOTES ON-STREET LIGHT FIXTURES
 - ▨ DENOTES PUBLIC TREE MAINTENANCE EASEMENT
 - ▧ DENOTES PROPOSED SIDEWALK (PROVIDE HO. CO. STD. HANDICAPPED RAMP WHERE APPLICABLE)
- NOTE: ALL SPOT ELEVATIONS ARE FOR FLOW LINE GRADES UNLESS OTHERWISE NOTED.

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

David P. Dixon DATE: 2/20/04
 SIGNATURE OF DEVELOPER
David P. Dixon PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

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

J. Milberg DATE: 2/25/04
 SIGNATURE OF ENGINEER
 JOHN MILBERG PRINTED NAME OF ENGINEER

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

USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE: _____

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

HOWARD SOIL CONSERVATION DISTRICT DATE: _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John Milberg DATE: 2/25/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 5034 DORSEY HALL DRIVE, SUITE 202, ELLICOTT CITY, MARYLAND 21042 (410) 997-0296 FAX: (410) 997-0298 F.Z.

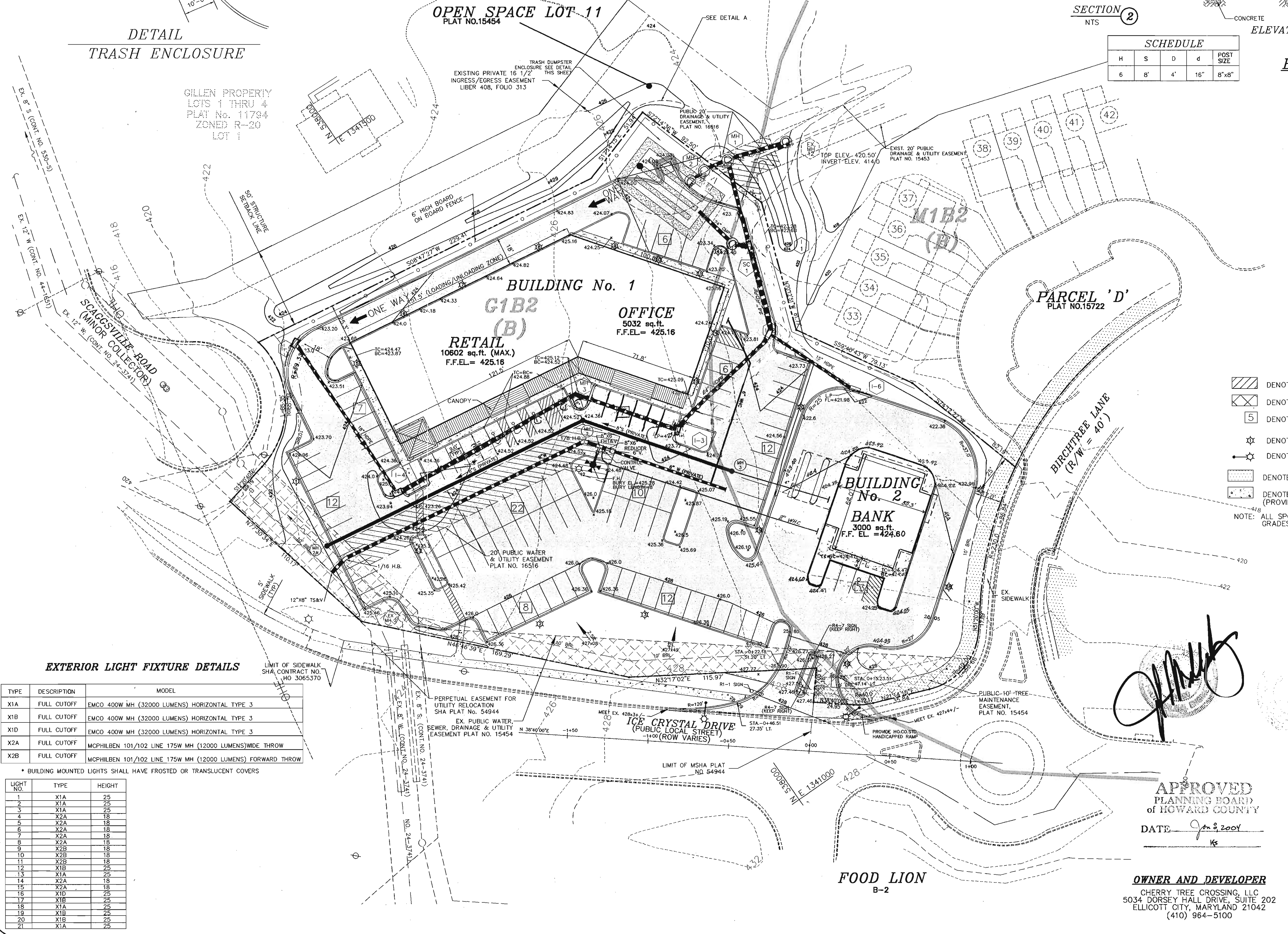
John Milberg DATE: 2/25/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

EXTERIOR LIGHT FIXTURE DETAILS

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

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



APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: Jan 9, 2004

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

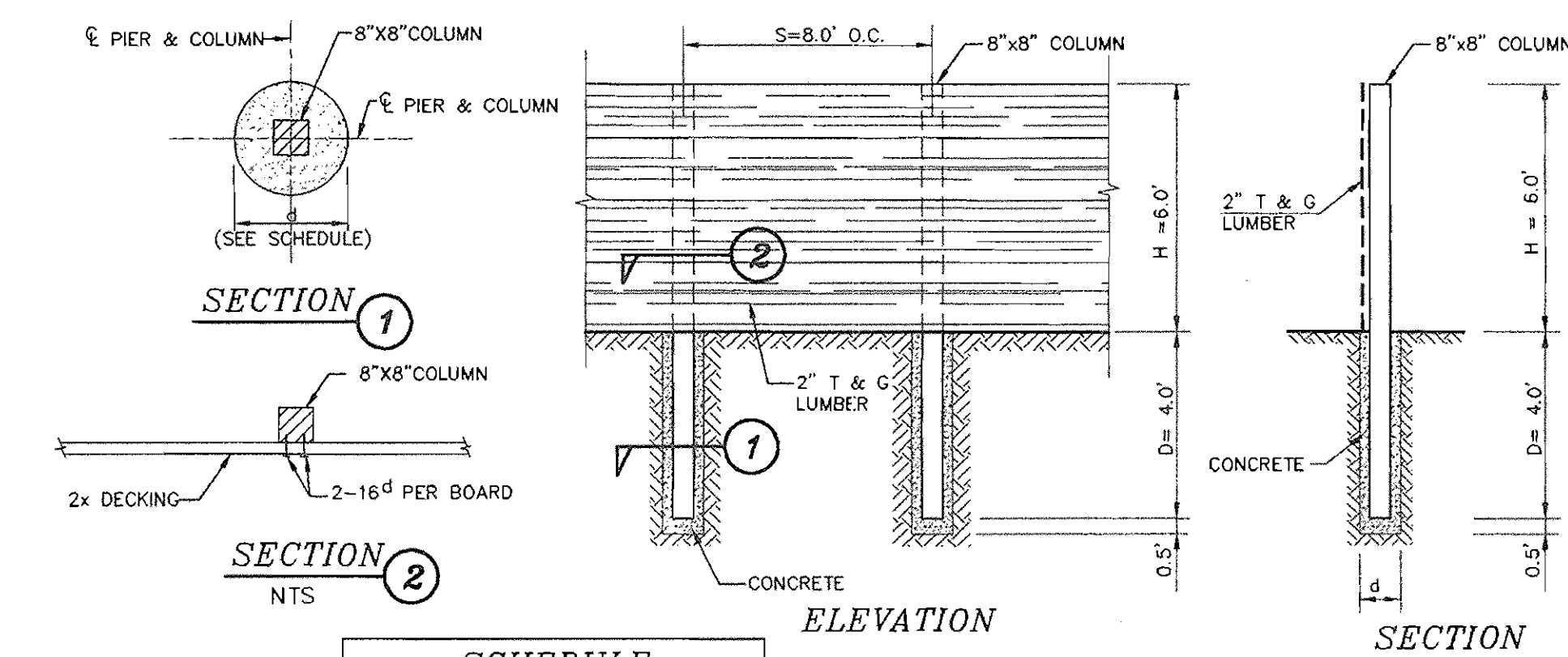
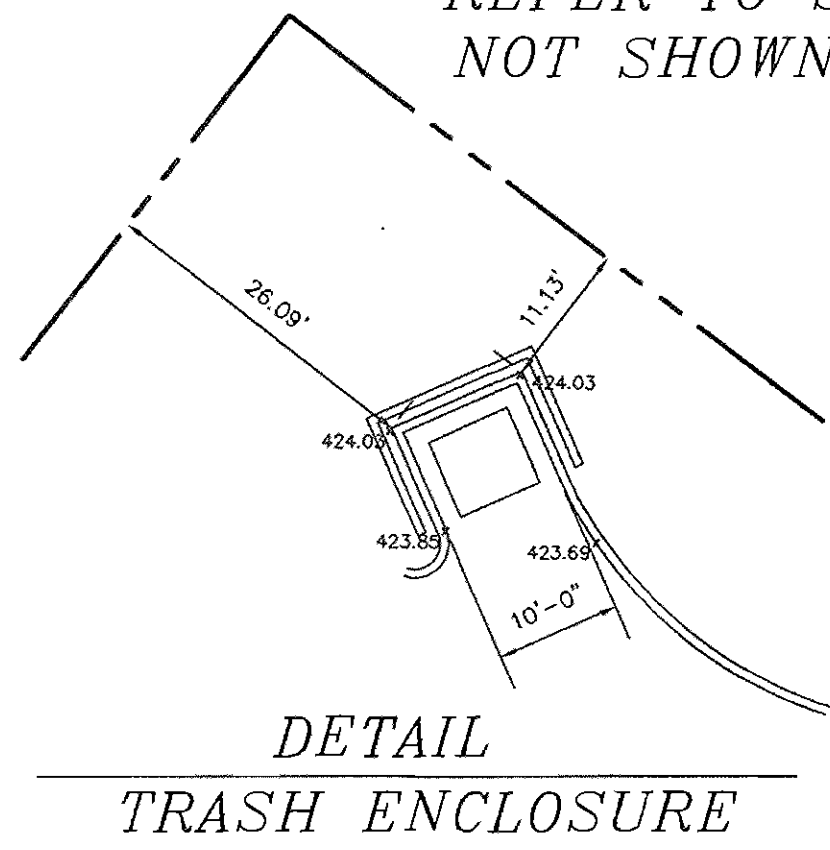
Project	2003-026	date	FEB 2004
Illustration	HSP	engineering	HSP
Scale	1"=30'	approval	JBM

Revised: stream drain pipes & inlets and curbs based on field conditions.
 1. REVISED PLAN FOR BUILDING 2. W/GRASSY EASEMENTS. 8/18/04
 JBM

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

MILBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0296 Fax: (301) 824-5521 Wash. (410) 997-0298 F.Z.

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



H	S	D	d	POST SIZE
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6' HIGH BOARD ON BOARD FENCE DETAIL

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- DENOTES PROPOSED EASEMENTS
 - DENOTES EXISTING EASEMENTS
 - DENOTES NUMBER OF PARKING SPACES
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 - DENOTES PROPOSED SIDEWALK (PROVIDE HO. CO. STD. HANDICAPPED RAMP WHERE APPLICABLE)
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EXTERIOR LIGHT FIXTURE DETAILS

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X1B	FULL CUTOFF	EMCO 400W MH (32000 LUMENS) HORIZONTAL TYPE 3
X1D	FULL CUTOFF	EMCO 400W MH (32000 LUMENS) HORIZONTAL TYPE 3
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3	X1A	25
4	X2A	18
5	X2A	18
6	X2A	18
7	X2A	18
8	X2A	18
9	X2B	18
10	X2B	18
11	X2B	18
12	X1B	25
13	X1A	25
14	X2A	18
15	X2A	18
16	X1D	25
17	X1B	25
18	X1A	25
19	X1B	25
20	X1B	25
21	X1A	25

OPEN SPACE LOT 11
PLAT NO. 15454

BUILDING No. 1
OFFICE
5032 sq. ft.
F.F. EL. = 425.16

RETAIL
10602 sq. ft. (MAX.)
F.F. EL. = 425.16

BUILDING No. 2
BANK
3000 sq. ft.
F.F. EL. = 424.60

FOOD LION
B-2

PARCEL 'D'
PLAT NO. 15722

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: Jan 9, 2007

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

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

David P. Dwyer
SIGNATURE OF DEVELOPER
DATE: 2/10/07

David P. Dwyer
PRINTED NAME OF DEVELOPER

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

J. Mildenberg
SIGNATURE OF ENGINEER
DATE: 2/15/07

JOHN MILDENBERG
PRINTED NAME OF ENGINEER

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

USDA - NATURAL RESOURCE CONSERVATION SERVICE
DATE: *Non*

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

HOWARD COUNTY CONSERVATION DISTRICT
DATE: *Non*

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 2/22/07

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 3/2/07

David P. Dwyer
DIRECTOR
DATE: 2/15/07

Project	Date	Scale	Approval
2003-026	FEB 2004	HSP	JBM

Revision	Description	Date
1	REVISED PLAN FOR BUILDING 2, W/GRADGE CHANGES	8/18/04
2	EXTERNAL COOLER ADDITION - 6" DIA. 1/2" THICK STEEL PIPES, 2" THICK AND CUBES based on Mechanical conditions.	9/19/05

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

MILDENBERG & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Bldg. (301) 621-6521 Wash. (410) 997-0298 Fax.

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/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK.

MISS UTILITY	1-800-257-7777
VERIZON TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 885-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880
- PROJECT BACKGROUND: LOCATION: SIXTH ELECTION DISTRICT - TAX MAP 46 - BULK PARCEL A OF PARCEL 156 ZONING: MXD-6 TOTAL TRACT AREA: 2.48 ACRES ± DPZ REFERENCE #: F-01-114, SP-00-08, PB CASE NO. 347, ZB CASE NO. 973M, SDP-02-111, SDP-03-52, F-03-44, F-03-153, PLAT NOS.15449 THRU 15454, F-04-101 DEEO REFERENCE: L4986/F039
- TWO FOOT CONTOUR TOPOGRAPHY, EXISTING CONDITIONS AND BOUNDARY BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT AUGUST 1998 AND FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2003.
- HORIZONTAL AND VERTICAL DATUMS BASED ON (NAD'83) MARYLAND STATE COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.

STA. No. 46BA	N 537545.840	ELEV. 426.390
	E 1,339,849.050	
STA. No. 46EA	N 536,185.423	ELEV. 415.097
	E 1,330,617.710	
- PUBLIC WATER AND SEWER WILL BE USED WITHIN THE PROJECT, CONTRACT 24-4000-D LOCATED IN THE PATUXENT RIVER DRAINAGE AREA, WATERSHED CODE 02-13-11.
- EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
 - EXISTING WATER CONTRACT NO. 24-3741.
 - EXISTING SEWER CONTRACT NO. 24-3741 AND 24-1908-D.
- TRAFFIC IMPACT ANALYSIS PREPARED BY THE TRAFFIC GROUP, INC. DATED JULY, 2000 AND APPROVED UNDER F-01-114.
- THE FOREST DELINEATION AND WETLAND ANALYSIS WERE DELINEATED BY MCCARTHY AND ASSOCIATES, INC. DATED JULY, 2000 AND APPROVED UNDER F-01-114.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- NO STEEP SLOPES, WETLANDS, STREAMS, BUFFERS OR FLOOD PLAIN ARE LOCATED WITHIN PARCEL 'A'
- NO CEMETERY OR HISTORIC STRUCTURES EXIST ON-SITE.
- PROPERTY IS NOT ADJACENT TO ANY SCENIC ROADS.
- SITE ANALYSIS DATA CHART:

TOTAL PROJECT AREA:	2.48 ACRES
LIMIT OF DISTURBED AREA:	2.79 ACRES
PRESENT ZONING:	MXD-6
FAR = 0.43AC/10.84AC = 0.04	
BUILDING COVERAGE = 0.43AC/2.48AC = 17%	
- BUILDING #1
PROPOSED USE: HYBRID RETAIL/OFFICE - TOTAL AREA 15634 SQ.FT.
RETAIL SPACE = 8,152 SQ.FT.
RESTAURANT SPACE = 2,450 SQ.FT. + 378 SQ.FT. = 2,828 SQ.FT.
OFFICE SPACE = 5,032 SQ.FT.
COOLER
- BUILDING #2
PROPOSED USE: BANK - 3000 SQ.FT.
- NUMBER OF PARKING SPACES REQUIRED:
OFFICE SPACE = 3.3 SPACES PER 1,000 SQ.FT.
RETAIL SPACE = 5.0 SPACES PER 1,000 SQ.FT.
RESTAURANT SPACE = 14.0 SPACES PER 1,000 SQ.FT.
- BUILDING #3
RETAIL SPACE = 5.0 SPACES X 8,152 = 41 SPACES
RESTAURANT = 14.0 SPACES X 2,450 = 35 SPACES
OFFICE SPACE = 3.3 SPACES X 5,032 = 17 SPACES
TOTAL SPACES BUILDING #1 = 93 SPACES REQUIRED
- BUILDING #2
RETAIL SPACE (BANK) = 5.0 SPACES X 3.0 = 15 SPACES REQUIRED
- TOTAL PARKING REQUIRED = 108 SPACES
TOTAL PARKING PROVIDED = 114 SPACES, INCLUDING 4 HANDICAPPED SPACES → **DEDUCT 2 SPACES FOR COOLER (NON-HANDICAPPED) = 112 SPACES PROVIDED**
- STORMWATER MANAGEMENT QUANTITY CONTROL IS TO BE PROVIDED VIA AN UNDERGROUND FACILITY. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION. FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED. PRE-TREATMENT FOR UNDERGROUND FACILITY IS BEING PROVIDED BY A STORMCEPTOR MANHOLE.
- FOREST CONSERVATION REQUIREMENTS FOR THIS SITE HAVE BEEN MET UNDER F-01-114, BY PROVIDING 4.62 ACRES OF ON-SITE RETENTION AND 5.89 ACRES OF OFF-SITE AFFORESTATION PLANTING ON OPEN SPACE LOTS 6 AND 129 OF THE ASHLEIGH KNOLLS SUBDIVISION KNOWN AS F-02-108. THE SURETY AMOUNT FOR THIS PROJECT HAS BEEN POSTED UNDER F-01-114 IN THE AMOUNT OF \$168,533.40. TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 10.18 ACRES.
- USE HOWARD COUNTY STD. P-3 PAVING SECTION UNLESS OTHERWISE SHOWN.
- USE CONCRETE CURB AND GUTTER STD. R-3-01 UNLESS OTHERWISE NOTED.
- WATER HOUSE CONNECTIONS ARE FOR INSIDE METER SETTING, FOR ALL CONNECTIONS.
- ALL STORM DRAIN PIPE TO BE H.D.P.E. TYPE "S" PIPES UNLESS OTHERWISE NOTED.
- THE FRONT OF THE RETAIL/OFFICE SPACE IS HANDICAPPED ACCESSIBLE. THE MAIN ENTRANCE OF THE BANK IS HANDICAPPED ACCESSIBLE.
- THE LANDSCAPE PLAN IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, ZB CASE NO.973M AND PB CASE NO. 347.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (38 SHADE TREES, 44 EVERGREENS, 202 SHRUBS, 530 LF OF FENCING) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 29,380.00.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE DEVELOPMENT CRITERIA APPROVED PER THE PRELIMINARY DEVELOPMENT PLAN (PDP) FOR ZB CASE NO. 973M APPROVED ON OCTOBER 28, 1998 AND PER PLANNING BOARD CASE NO. 347 (SP-00-08) DATED DECEMBER 20, 2000.
 - JOINT ADDENDUM DOCUMENT TO PDP AND CRITERIA - CONCERNS THE HOURS OF OPERATION FOR THE RETAIL CENTER TO DISALLOW USES AFTER 12:00 MIDNIGHT UNTIL 6:00 AM, AN EXTERIOR LIGHTING SCHEME THAT FOCUSES THE LIGHT DOWN AND INWARDS ON-SITE, EXTERIOR SIGNS SHALL BE SMALL AND UNOBTRUSIVE, FAST FOOD RESTAURANTS ARE NOT PERMITTED, AND A DENSE SCREENING OF BUSHES AND MATURE TREES ON TOP OF A 3' HIGH BERM ALONG THE BOUNDARY BETWEEN THE NEW DEVELOPMENT AND THE EXISTING CHERRYTREE FARM SUBDIVISION.
 - ADDENDUM #1 TO AGREEMENT - CONCERNS THE INSTALLATION OF THE BERM FROM ROUTE 216 ALONG THE EAST BORDER OF CHERRYTREE PARK AND CONTINUE ACROSS THE SOUTHERN BORDER AND END AT THE EXISTING WOODED AREA, THE BERM WILL ALSO EXTEND INTO THE CHERRYTREE PARK DEVELOPMENT TO WRAP THE COMMERCIAL AREA AND PROVIDE SCREENING TO THE NEW TOWNHOUSES, THE BERM AND DENSE SCREENING OF SHRUBBERY AND TREES IS TO OCCUR AT THE FIRST PHASE OF DEVELOPMENT, AND A 6" HIGH SOLID BOARD FENCE IS TO BE ERRECTED ON THE COMMERCIAL SIDE OF THE BERM FROM ROUTE 216 SOUTH ALONG THE DEVELOPMENT AND THEN FOLLOW THE BERM INTO THE DEVELOPMENT BETWEEN THE COMMERCIAL AREA AND THE NEW TOWNHOUSES. BE ADVISED THAT THE FENCE CANNOT CROSS THE PROPERTY LINES.
 - RESIDENTIAL AND COMMERCIAL CONSTRUCTION PHASING - CONCERNS THE ZONING BOARD'S DECISION THAT ALL OF THE RESIDENTIAL AND NO MORE THAN 50% OF THE COMMERCIAL DEVELOPMENT FOR THE FIRST PHASE MAY BE COMPLETED BEFORE THE U.S. ROUTE 29/MD. ROUTE 216 INTERCHANGE IS COMPLETED AND OPEN FOR TRAFFIC.
 - PERMITTED AND PROHIBITED USES - CONCERNS THE USES PERMITTED AS A MATTER OF RIGHT IN THE "POR" DISTRICT, EXCEPT: ADULT LIVE ENTERTAINMENT ESTABLISHMENTS, CARNIVALS AND FAIRS, CATERING ESTABLISHMENTS AND BANQUET FACILITIES, CONCERT HALLS, CONVENTS AND MONASTERIES USED FOR RESIDENTIAL PURPOSES, EXECUTIVE GOLF TRAINING AND RECREATION CENTERS, FARMING, LEGITIMATE THEATERS AND DINNER THEATERS, FAST FOOD RESTAURANTS AND RIDING ACADEMIES AND STABLES ARE PROHIBITED USES PERMITTED AS A MATTER OF RIGHT IN THE "B-1" DISTRICT, EXCEPT: ADULT BOOK OR VIDEO STORES, ANIMAL HOSPITAL, CARNIVALS AND FAIRS, MOBILE HOME AND MODULAR HOME SALES AND RENTALS, ONE DWELLING UNIT PER BUSINESS ESTABLISHMENT AND SWIMMING POOLS ARE PROHIBITED.
- THERE WILL BE NO BUSINESS VEHICLES PARKED ON-SITE.
- ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE HOURS OF OPERATION FOR THE RETAIL CENTER WILL DISALLOW USES AFTER 12:00 MIDNIGHT UNTIL 6:00 AM.
- THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS SHOWN AT THE SITE ENTRANCE ARE AS FOLLOWS:
 - 250-WATT HPS VAPOR PENDANT FIXTURE (SAG) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM ANGLED RADIAL TO THE FILLET AT ICE CRYSTAL DRIVE, STA. -0+85.90, 26' LT. & STA. 0+29.00, 28.75' RT.
- DEVELOPER IS RESPONSIBLE FOR ANY MODIFICATIONS TO EXISTING PAVEMENT MARKINGS.

SITE DEVELOPMENT PLAN

CHERRYTREE PARK

BULK PARCEL 'A'

CHERRYTREE CROSSING

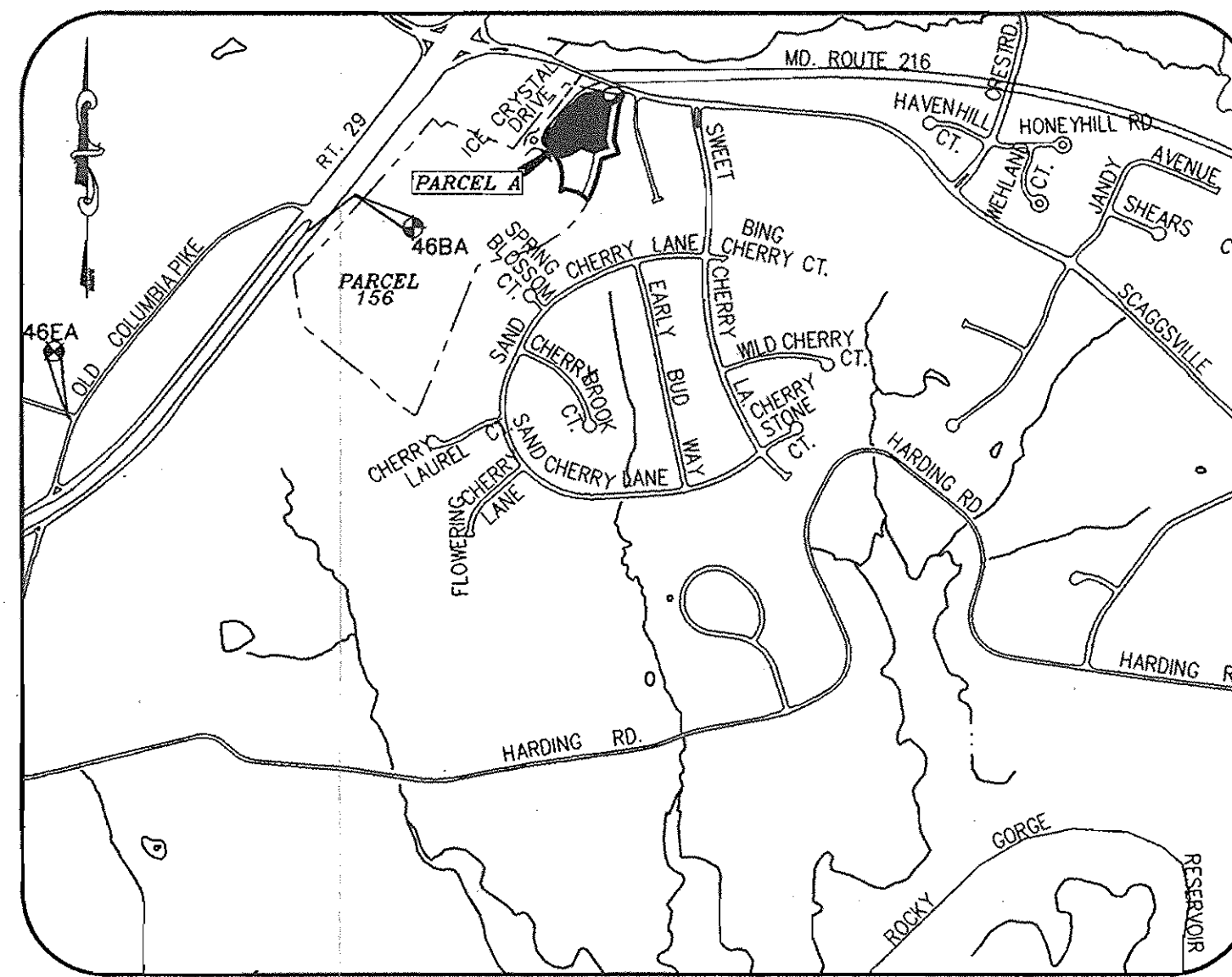
SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

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

	SFD	SFA	OTHER USES
MINIMUM BUILDING SETBACKS			
FROM ARTERIAL STREET (RTE. 29) R.O.W.	N/A	N/A	35'
FROM LOCAL STREET R.O.W.	10'	10'	10'
FROM ACCESS STREET R.O.W.	10'	10'	10'
FROM MULTI-FAMILY/COMM. DRIVEWAY FACE OF CURB	N/A	11'	11'
FROM RESIDENTIAL STREET FACE OF CURB	N/A	10'	N/A
FROM R-20	35'	50'	50'
FROM B-2 ZONING	N/A	N/A	35'
FROM OFF-SITE OPEN SPACE	N/A	35'	35'
DENSITY ANALYSIS			
COMMERCIAL AREA WITHIN THE MXD-6 ZONE	10.84 AC.*		
TOTAL EMPLOYMENT SQUARE FOOTAGE ALLOWED @ 0.5 FAR (MAXIMUM)	236,095 S.F.*		
TOTAL RETAIL SQUARE FOOTAGE ALLOWED (250 S.F. PER GROSS ACRE MAXIMUM)	10,602 S.F. (GROSS SITE ARE FOR CHERRY TREE PARK IS 42.41 ACRES)		
COMMERCIAL DENSITY PROPOSED:			
COMMERCIAL AREA WITHIN THE MXD-6 ZONE	10.84 AC.*		
MAXIMUM DENSITY PROPOSED @ 0.46 FAR	218,652 S.F.*		
* INCLUDES A MAXIMUM OF 10,602 SQ.FT. OF RETAIL USE			
EMPLOYMENT ANALYSIS			
OFFICE/RETAIL			
RETAIL PROPOSED	10,602 S.F.		
OFFICE PROPOSED	208,050 S.F.		
TOTAL EMPLOYMENT PROPOSED	218,652 S.F.		
POTENTIAL JOBS GENERATED			
EMPLOYMENT USE	AREA S.F.	EMPLOYEE (S.F.)	POTENTIAL JOBS GENERATED
RETAIL	10,602	1 PER 400 S.F.	26
OFFICE	208,050	1 PER 200 S.F.	1,040
TOTAL POTENTIAL JOBS			1,066

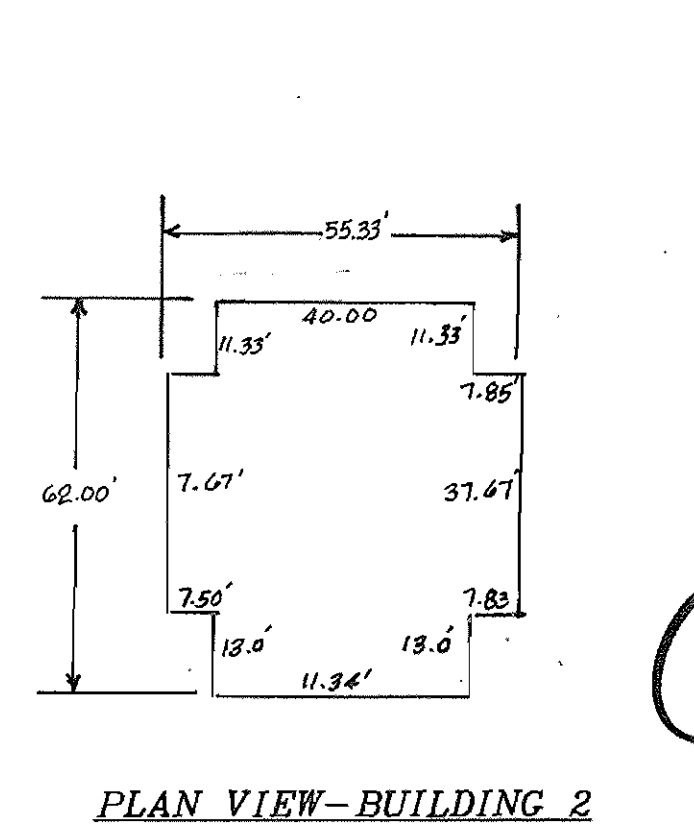
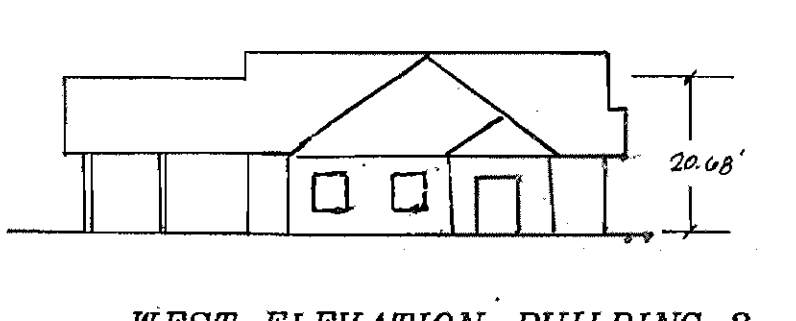
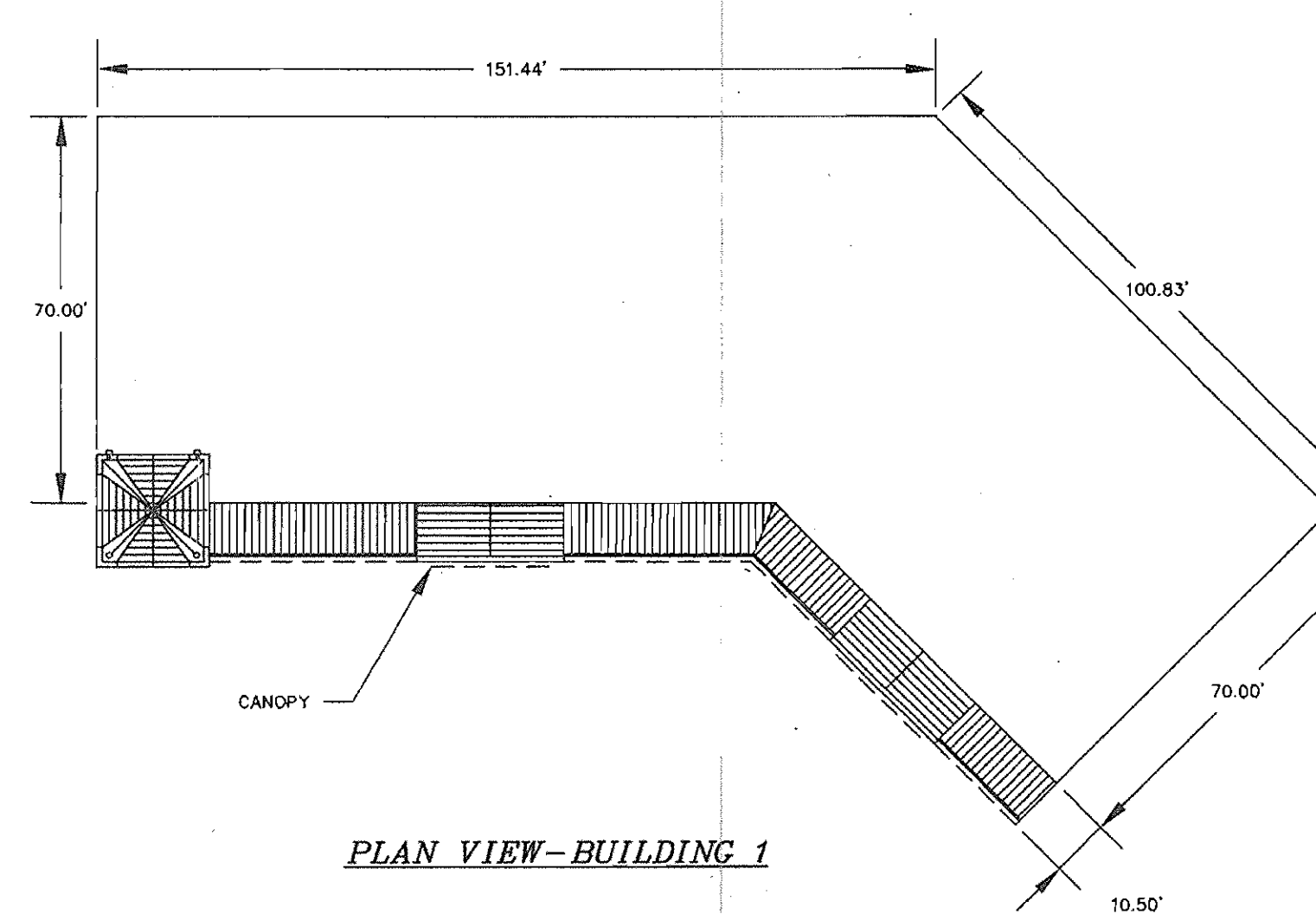
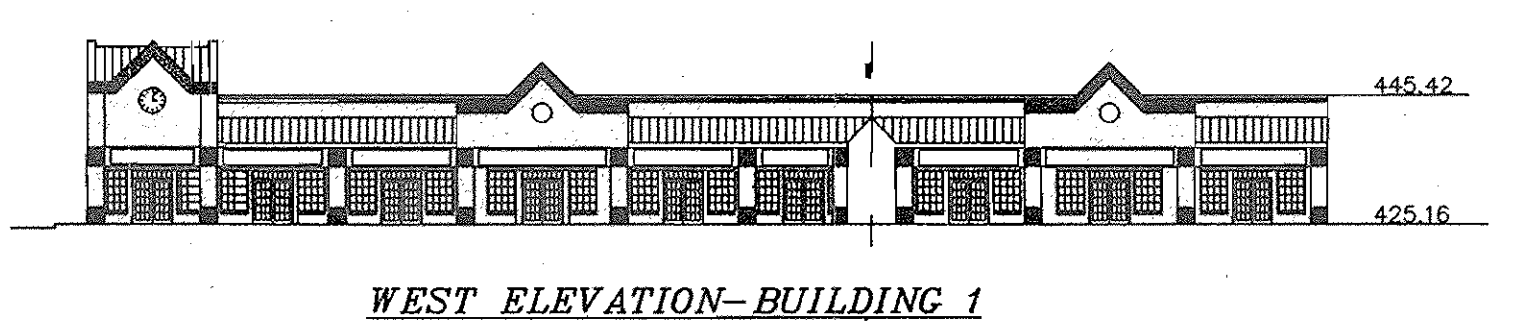


ADDRESS CHART	
BUILDING NO.	STREET ADDRESS
RETAIL/OFFICE	8305 ICE CRYSTAL DRIVE, SCAGGSVILLE, MD 20723
BANK	8315 ICE CRYSTAL DRIVE, SCAGGSVILLE, MD 20723

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #	PARCEL 'A'		
CHERRYTREE PARK	PHASE 1				
PLAT # 08-1/F 15454 & 15449	BLOCK # 4	ZONE MXD-6	TAX MAP 46	ELEC. DIST. SIXTH	CENSUS TRACT 6068.02
WATER CODE E19	SEWER CODE 7602000				
PROPOSED IMPROVEMENTS: BUILDING CONSTRUCTION AND ASSOCIATED IMPROVEMENTS					

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: Jan 8, 2004



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

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

DATE: Jan 8, 2004

ENGINEER'S CERTIFICATE

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

DATE: 1/8/04

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

DATE: 3-11-04

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

DATE: 3-11-04

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE: 3/10/04

DATE: 3/10/04

DATE: 3/10/04

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

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

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0286 Fax: (301) 821-5521 Wash. (410) 987-0288 Fax.

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