

SHEET INDEX	
SHEET No.	SHEET
1	TITLE SHEET
2-4	COMPREHENSIVE SKETCH PLAN AND SUBDIVISION PRELIMINARY EQUIVALENT SKETCH PLAN
5-7	SCHEMATIC GRADING PLAN
8	FOREST CONSERVATION PLAN

COMPREHENSIVE SKETCH PLAN AND SUBDIVISION PRELIMINARY EQUIVALENT SKETCH PLAN CHERRYTREE PARK LOTS 1 THRU 12 AND PARCELS 'A' THRU 'D' ZONED MXD-6 TAX MAP No. 46 PARCEL No. 156 GRID NO. 4 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

NAD27 COORDINATE TABULATION		
POINT	NORTH	EAST
253	N 477,952.19	E 828,771.19
249	N 477,484.44	E 828,941.63
293	N 477,440.19	E 829,054.78
241	N 477,376.08	E 829,039.16
240	N 477,148.88	E 829,006.14
255	N 477,063.32	E 829,034.06
256	N 477,028.37	E 828,927.99
257	N 476,998.38	E 828,923.63
259	N 476,499.71	E 828,455.98
260	N 476,359.80	E 828,164.14
219	N 475,439.49	E 827,798.95
221	N 475,393.85	E 827,054.43
237	N 476,300.83	E 827,048.67
230	N 476,523.64	E 827,257.10
231	N 477,011.82	E 827,680.01
232	N 477,267.60	E 827,894.76
233	N 477,514.95	E 827,944.76
234	N 477,249.25	E 827,980.91
235	N 477,096.91	E 828,306.51
244	N 477,407.19	E 828,637.00
252	N 477,407.05	E 828,637.82

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
ORCHARD PARK DRIVE	PUBLIC LOCAL STREET	60'
BIRCHTREE LANE	PUBLIC ACCESS STREET	40'
PAMELA WAY	PRIVATE ACCESS STREET	N/A
LILY LANE	PRIVATE ACCESS STREET	N/A
CHELSEA WAY	PRIVATE ACCESS STREET	N/A
APPLE ORCHARD COURT	PRIVATE ACCESS STREET	N/A
OAK LAWN DRIVE	PRIVATE ACCESS STREET	N/A
MERLOT LANE	PRIVATE ACCESS STREET	N/A
BERRY PLACE	PRIVATE ACCESS STREET	N/A

PROPORTION OF USES

LAND USE	PROPOSED DENSITY	PROPOSED ACREAGE \ PERCENT	REQUIRED MIN. PERCENTAGES PER MXD ZONING
Residential			
SINGLE-FAMILY DETACHED	10 UNITS	12.16 AC.* 28.7%	20%
SINGLE-FAMILY ATTACHED	160 UNITS		
Office / Retail			
OFFICE / RETAIL	208,050 SF. MAX. 10,602 SF. MAX.	10.84 AC.* 25.6%	15%
Open Space			
COMMUNITY OPEN SPACE (COMMERCIAL/RESIDENTIAL)		16.98 AC.* 40.0%	35%
HOWARD COUNTY RECREATION AND PARKS		11.93 AC.*	
Other Land Use			
PUBLIC ROAD R.O.W.		5.05 AC.*	
		2.43 AC.* 5.7%	
TOTALS	170 UNITS MAX. 238,652 SF. MAX.	42.41 AC.* 100%	

DEVELOPMENT CRITERIA PER APPROVED PDP

MINIMUM LOT, YARD AND HEIGHT REQUIREMENTS FOR RESIDENTIAL LOTS

	SINGLE-FAMILY DETACHED	SINGLE-FAMILY ATTACHED
NET LOT AREA	6,000 SF.	N/A
FRONT YARD (MIN.)	10'	N/A
LOT WIDTH MINIMUM AT FRONTAGE	25'	N/A
LOT WIDTH MINIMUM AT BUILDING RESTRICTION LINE	40'	N/A
REAR YARD MINIMUM (WITH OR WITHOUT PERPENDICULAR PARKING)	25'	N/A
SIDE YARDS (MIN.)		
ONE	0'	N/A
BOTH	8'	N/A
MIN. SPACE BETWEEN END BUILDINGS*	8'	12'
MAXIMUM HEIGHT	35'	30'
*MIN. SEPARATION BETWEEN BUILDINGS WILL BE PROVIDED PER APPLICABLE FIRE CODE AT FINAL DESIGN PLANS.		
MINIMUM BUILDING SETBACKS		
Minimum Building Setbacks	SFD	SFA
FROM ARTERIAL STREET (RTE. 29) R.O.W.	N/A	N/A
FROM LOCAL STREET R.O.W.	10'	10'
FROM ACCESS STREET R.O.W.	10'	10'
FROM MULTI-FAMILY/COMM. DRIVEWAY FACE OF CURB	N/A	N/A
FROM RESIDENTIAL STREET FACE OF CURB	N/A	10'
FROM R-20 ZONING	35'	50'
FROM R-2 ZONING	N/A	N/A
FROM OFF-SITE OPEN SPACE	N/A	35'
FROM PUMP STATION BUILDING (FRONT)	20'	20'
FROM PUMP STATION BUILDING (SIDE)	5'	5'
FROM PUMP STATION BUILDING (REAR)	25'	25'

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

DENSITY ANALYSIS

RESIDENTIAL DENSITY ALLOWED PER MXD-6 OVERLAY DISTRICT:	
AREA WITHIN THE MXD-6 ZONE	42.41 AC.* GROSS ACRES
RESIDENTIAL ALLOWED	6 UNITS/ACRE
TOTAL NUMBER OF UNITS ALLOWED	254 UNITS
RESIDENTIAL DENSITY PROPOSED:	
AREA WITHIN THE MXD-6 ZONE	42.41 AC.* GROSS ACRES
RESIDENTIAL PROPOSED	4 UNITS/ACRE
TOTAL NUMBER OF UNITS PROPOSED	170 UNITS MAXIMUM (*) SEE NOTE BELOW

COMMERCIAL DENSITY ALLOWED:	
COMMERCIAL AREA WITHIN THE MXD-6 ZONE	10.84 AC.*
TOTAL EMPLOYMENT SQUARE FOOTAGE ALLOWED @ 0.5 FAR (MAXIMUM)	238,652 SF.
TOTAL RETAIL SQUARE FOOTAGE ALLOWED (220 SF. PER GROSS ACRE MAXIMUM)	10,602 SF.
COMMERCIAL DENSITY PROPOSED:	
COMMERCIAL AREA WITHIN THE MXD-6 ZONE	10.84 AC.*
MAXIMUM DENSITY PROPOSED @ 0.46 FAR	218,652 SF.*

* INCLUDES A MAXIMUM OF 10,602 SF. OF RETAIL USE

OPEN SPACE ANALYSIS

GROSS AREA OF THE SITE WITHIN THE MXD-6 ZONE	42.41 AC.*
AREA IN RESIDENTIAL	12.16 AC.*
AREA IN EMPLOYMENT/RETAIL	10.84 AC.*
OPEN SPACE PER MXD OVERLAY DISTRICT:	
AREA WITHIN THE MXD OVERLAY DISTRICT	42.41 AC.*
MINIMUM AREA REQUIRED	30%
REQUIRED OPEN SPACE AREA	14.84 AC.*
OPEN SPACE PROPOSED:	
PROPOSED OPEN SPACE PROVIDED	16.98 AC.*
FORMAL GREENS/COMMUNITY PARK	138 AC.*
RESIDENTIAL/COMMERCIAL OPEN SPACE	10.55 AC.*
OPEN SPACE DEDICATED TO HOWARD COUNTY RECREATION AND PARKS	5.05 AC.*
ACTIVE RECREATIONAL OPEN SPACE REQUIRED (10% OF GROSS OPEN SPACE AREA)	1.70 AC.*

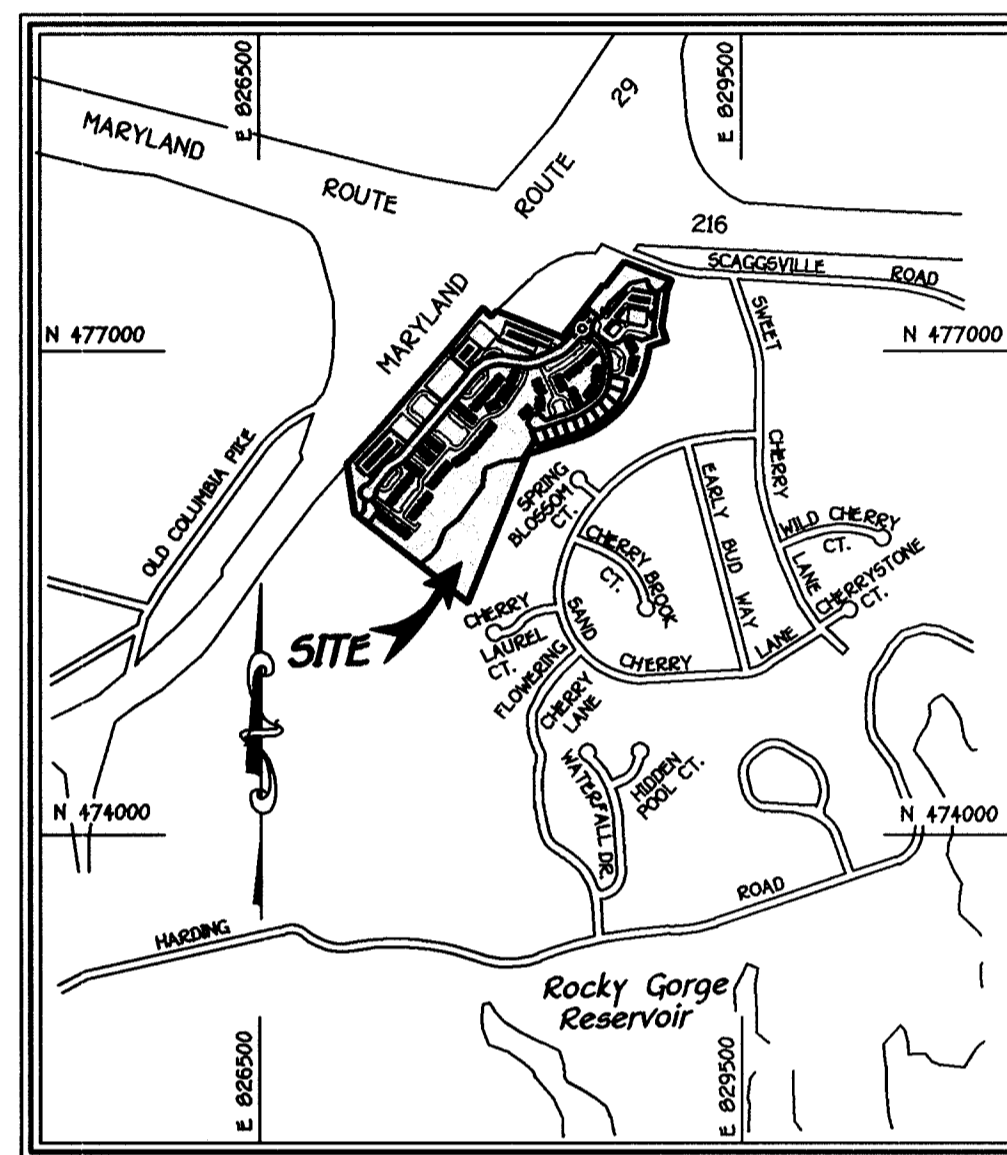
ACTIVE/PASSIVE RECREATIONAL OPEN SPACE PROVIDED:
CREDIT FOR PEDESTRIAN JOGGING/BIKING PATHWAY
2200 LF. x 4' WIDE x 3 SF. PER 1 SF. = 26,400 SQFT. OR 0.61 AC.*
CREDIT FOR GAZEBO
PICNIC TABLE + 4 BENCHES = 1300 SQFT. OR 0.03 AC.*
CREDIT FOR PASSIVE WOODED ENVIRONMENTAL AREA
ON 0.5 LOT II = 4.61 AC.* OF FOREST CONSERVATION.

OFFICE/RETAIL	RETAIL PROPOSED	OFFICE PROPOSED	TOTAL EMPLOYMENT PROPOSED
	10,602 SF.	208,050 SF.	218,652 SF.
POTENTIAL JOBS GENERATED			
EMPLOYMENT USE	AREA (SF.)	EMPLOYEE (SF.)	POTENTIAL JOBS GENERATED
RETAIL	10,602	1 PER 400 SF.	26
OFFICE	208,050	1 PER 200 SF.	1,040
TOTAL POTENTIAL JOBS			1,066

* NOTE: IN ACCORDANCE WITH SECTION 127.c.6.b. OF THE HOWARD COUNTY ZONING REGULATIONS, 17 OF THE SFA DWELLING UNITS ARE PROPOSED AS HOUSING UNITS BASED ON 10% OF THE TOTAL DWELLING UNITS FOR THIS MXD ZONING DISTRICT DEVELOPMENT.

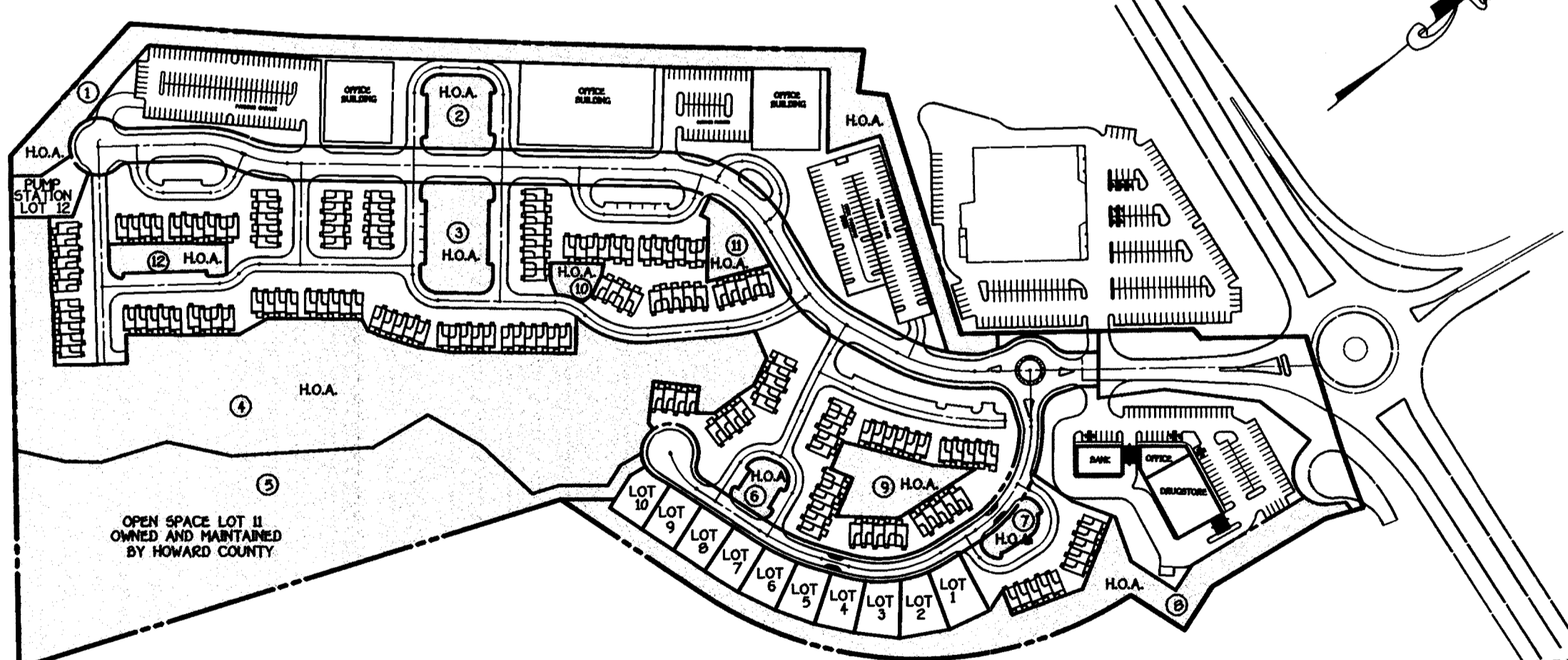
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE, OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELLIOTT CITY, MARYLAND 21042
(410) 461 - 2895

STREET LIGHT CHART			
STREET NAME	STATION	OFF-SET	FIXTURE/POLE TYPE
ORCHARD PARK DRIVE	CL. STA. 0+36	25R	150-WATT "TRADITIONAL" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 18'-FOOT BLACK FIBERGLASS POLE USING A 6" ARM
	CL. STA. 0+66	50L	
	CL. STA. 1+43	28L	
	CL. STA. 4+54	24L	
	CL. STA. 5+36	24L	
	CL. STA. 7+00	22R	
ORCHARD PARK DRIVE	CL. STA. 0+41	24L	100-WATT "TRADITIONAL" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 18'-FOOT BLACK FIBERGLASS POLE.
	CL. STA. 10+46	24L	
	CL. STA. 18+60	24L	
	CL. STA. 13+33	24L	
	CL. STA. 15+28	24L	
	CL. STA. 18+40	24L	
BIRCHTREE LANE	CL. STA. 2+24	16L	100-WATT "TRADITIONAL" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 18'-FOOT BLACK FIBERGLASS POLE.
	CL. STA. 2+67	9L	
	CL. STA. 3+60	16L	
	CL. STA. 5+79	9R	
	CL. STA. 7+32	17R	
	CL. STA. 8+43	17R	
BERRY PLACE	CL. STA. 1+30	2' BEHIND CURB	100-WATT "TRADITIONAL" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 18'-FOOT BLACK FIBERGLASS POLE.
	CL. STA. 0+44	15R	



VICINITY MAP

SCALE: 1" = 1200'

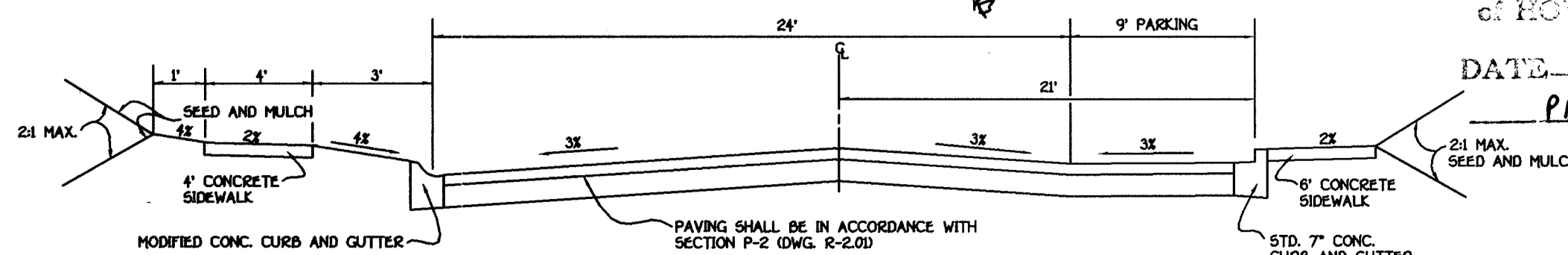


OPEN SPACE EXHIBIT

NOT TO SCALE

① = (2.05 Aca)	⑦ = (0.13 Aca)
② = (0.34 Aca)	⑧ = (1.78 Aca)
③ = (0.51 Aca)	⑨ = (0.43 Aca)
④ = (5.95 Aca)	⑩ = (0.11 Aca)
⑤ = (5.05 Aca)	⑪ = (0.23 Aca)
⑥ = (0.15 Aca)	⑫ = (0.24 Aca)

CREDITED OPEN SPACE PROVIDED: (16.98 Aca)

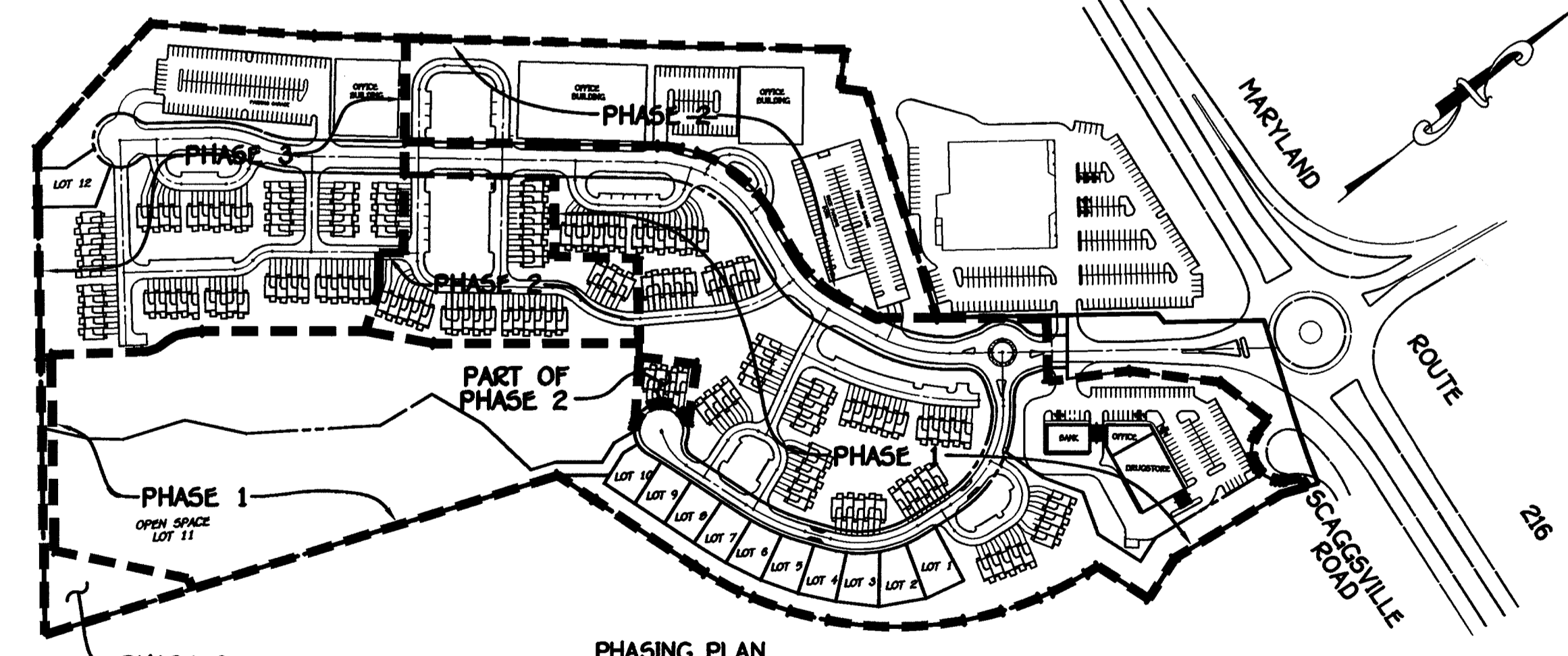


(PRIVATE ROADWAYS)
TYPICAL ROADWAY SECTION WITH OFF-STREET PARKING
NO SCALE

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	2,495'
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	YES (95% CREDIT) (1545')
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES REQUIRED: (TYPE 'D' BUFFER)	
SHADE TREES (50 LF)	31
EVERGREEN TREES (40 LF)	39
OTHER TREES (24 SUBSTITUTION)	-

SCHEDULE A PERIMETER LANDSCAPE EDGE										
PERIMETER	P-1	P-2	P-3	P-4	P-5	P-6	P-7	P-8	P-9	P-10
CATEGORY	Adjacent to Roadway	Adjacent to Perimeter Property	Adjacent to Perimeter Property	Adjacent to Perimeter Property	Adjacent to Perimeter Property	Adjacent to Perimeter Property	Adjacent to Perimeter Property	Adjacent to Perimeter Property	Adjacent to Perimeter Property	Adjacent to Perimeter Property
LANDSCAPE TYPE	C	C	C	C	C	C	C	C	C	C
LINEAR FEET OF PERIMETER	60'	399'	112'	88'	220'	992'	899'	31'	1289'	241'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	YES (99% CREDIT) (519')	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERT (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF TREES REQUIRED (TYPE 'D' BUFFER)										
SHADE TREES	16	10	3	10	5	0	15	0	33	10
EVERGREEN TREES	15	0	0	0	0	0	0	0	0	0

* ADDITIONAL LANDSCAPING WILL BE REQUIRED ALONG PERIMETERS P-2, P-3 & P-4 TO COMPLY WITH THE CONDITIONS OF APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN.



PHASING PLAN
NOT TO SCALE
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 11/29/00
PB CASE NO. 347

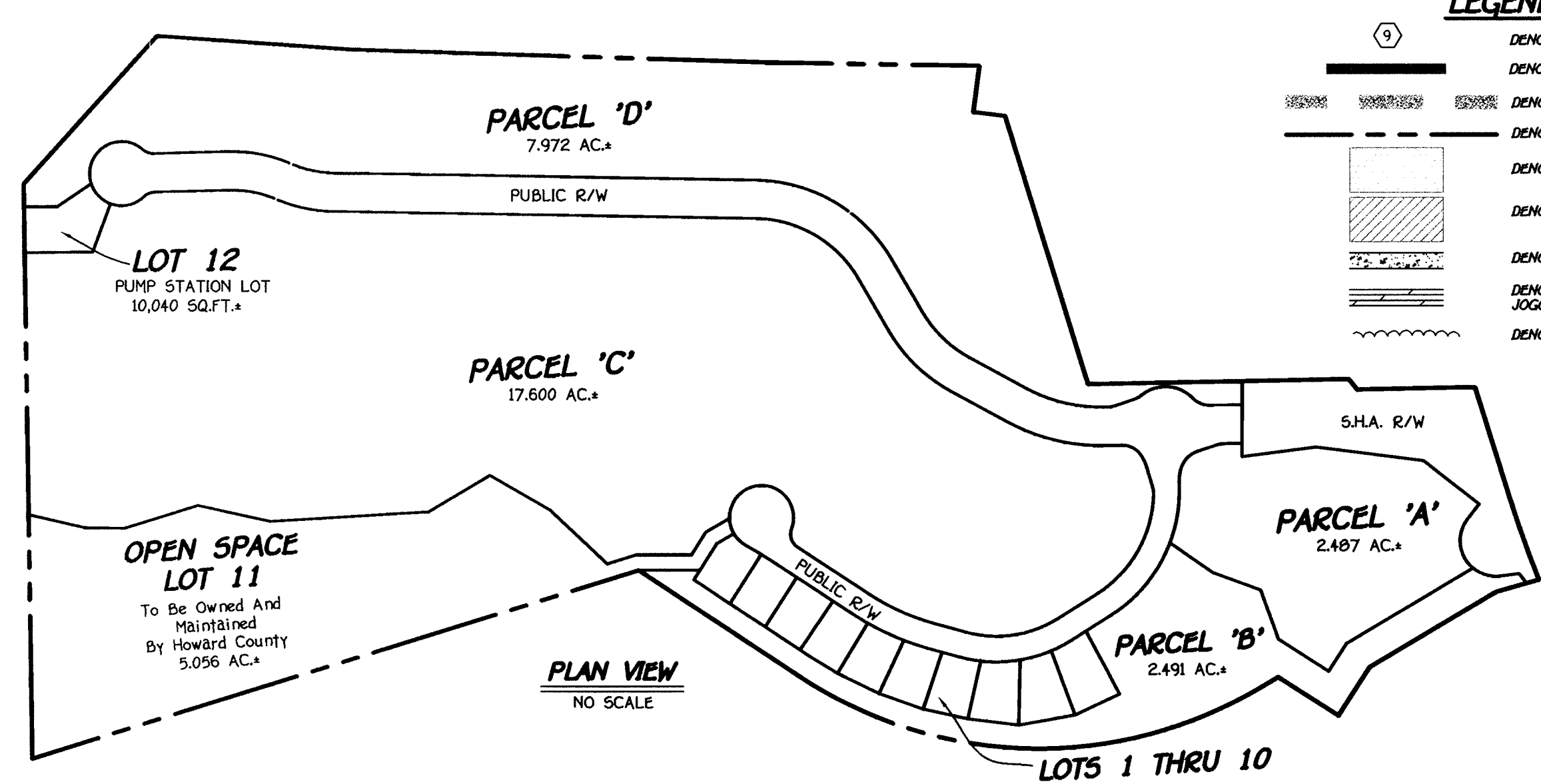
PHASING TABULATION			
PHASE	ALLOCATION YEAR	NUMBER OF RESIDENTIAL UNITS	AREA OF OFFICE AND RETAIL (SQ. FT.)
I	2003	84	18,852
II	2005	32	150,000
III	2006	54	50,000

NOTE: 50% OF THE PROPOSEDLY APPROVED DWELLING UNITS (PHASE I) WILL BE CONSTRUCTED UNDER PHASE I OF THIS DEVELOPMENT AND THE REMAINING 50% WILL BE CONSTRUCTED UNDER PHASES II AND III.

STATE OF MARYLAND
ALDO M. VITUCCI, P.E.
DATE: 9-22-00

COMPREHENSIVE SKETCH PLAN AND SUBDIVISION
PRELIMINARY EQUIVALENT SKETCH PLAN
CHERRYTREE PARK
LOTS 1 THRU 12 AND PARCELS 'A' THRU 'D'
ZONED MXD-6
TAX MAP NO. 46 PARCEL NO. 156 GRID NO. 4
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: SEPTEMBER 12, 2000
SHEET 1 OF 8

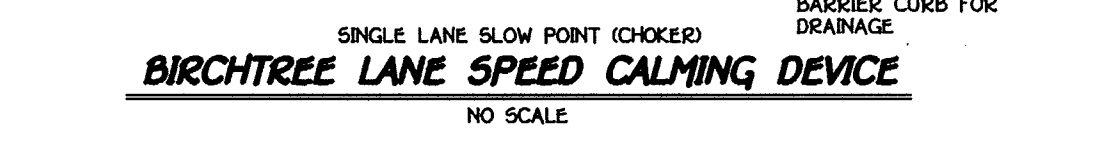
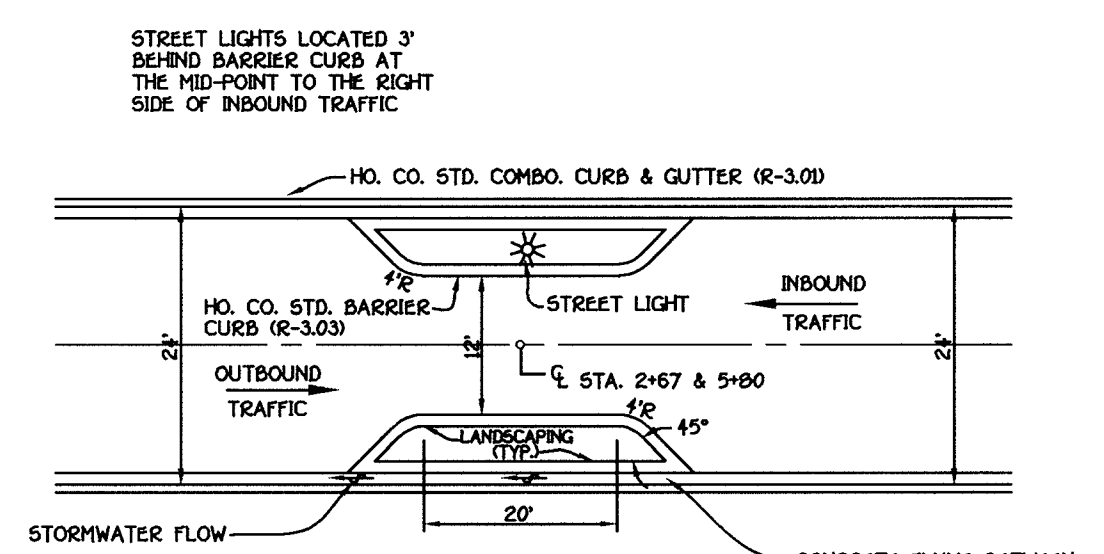
- LEGEND**
- DENOTES NUMBER OF PARKING SPACES
 - ▭ DENOTES ON-STREET PARKING AREA
 - DENOTES PHASING LINE
 - DENOTES BOUNDARY LINE
 - ▨ DENOTES 1% - 2% SLOPES
 - ▩ DENOTES 2% OR GREATER SLOPES
 - ▧ DENOTES CONCRETE SIDEWALK
 - ▦ DENOTES 4' WIDE MACADAM JOGGING/BIKING PATHWAY
 - DENOTES EXISTING TREE LINE



CENTERLINE CURVE DATA

ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
ORCHARD PARK DRIVE	1+06.53 TO 3+29.83	275.00' R	141.30'	29°26'23"
ORCHARD PARK DRIVE	4+29.44 TO 5+49.12	220.00' R	115.89'	31°10'13"
ORCHARD PARK DRIVE	6+43.66 TO 8+49.06	220.00' R	225.30'	56°41'49"
ORCHARD PARK DRIVE	15+29.29 TO 16+04.79	200.00' R	75.50'	21°37'49"
ORCHARD PARK DRIVE	16+11.85 TO 16+95.86	200.00' R	84.01'	24°04'06"
BIRCHTREE LANE	0+96.63 TO 3+13.03	210.00' R	214.40'	56°29'50"
BIRCHTREE LANE	3+09.28 TO 5+52.75	200.00' R	187.46'	47°58'28"
BIRCHTREE LANE	6+02.36 TO 7+42.59	300.00' R	119.03'	17°42'52"
BIRCHTREE LANE	9+53.79 TO 9+31.80	110.21' R	77.39'	40°14'03"
PANELA WAY	0+06.30 TO 1+57.31	250.00' R	149.02'	34°09'02"
PANELA WAY	2+97.56 TO 4+15.37	150.00' R	117.81'	45°00'00"
PANELA WAY	4+15.37 TO 4+74.28	75.00' R	58.90'	45°00'00"
PANELA WAY	6+79.57 TO 7+50.00	45.00' R	70.43'	89°40'19"
PANELA WAY	10+33.36 TO 10+74.22	45.00' R	40.87'	52°02'10"
PANELA WAY	10+74.22 TO 11+13.30	45.00' R	39.08'	49°45'21"
LILY LANE	1+43.59 TO 3+37.76	600.00' R	194.17'	18°32'31"
CHELSEA WAY	0+56.50 TO 1+70.72	1200.00' R	112.22'	05°21'29"
CHELSEA WAY *	0+05.23 TO 1+61.56	45.00' R	76.33'	97°11'21"
CHELSEA WAY *	1+77.22 TO 2+40.45	45.00' R	63.23'	80°30'21"

* DENOTES CURVE DATA WITHIN CHELSEA WAY HORSESHOE



(PRINCIPAL ARTERIAL) **US ROUTE 29**
 R/W VARIES
COLUMBIA PIKE

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2255

Abie M. Vitkus 9-13-02

OWNER AND DEVELOPER
 CHERRYTREE PARK, LLC
 7520 INDIAN PIPE COURT
 COLUMBIA, MARYLAND 21046

PLANNING DIRECTOR
 DATE 12/20/00

APPROVED
 DATE 11/29/00
 PB CASE No. 247

COMPREHENSIVE SKETCH PLAN AND SUBDIVISION
 PRELIMINARY EQUIVALENT SKETCH PLAN
CHERRYTREE PARK
 LOTS 1 THRU 12 AND PARCELS 'A' THRU 'D'
 ZONED: MXD-6
 TAX MAP NO. 46 PARCEL NO. 156 GRID NO. 4
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' DATE: SEPTEMBER 12, 2000
 SHEET 2 OF 8

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2

COLUMBIA PIKE US ROUTE 29
R/W VARIES

- LEGEND**
- (5) DENOTES NUMBER OF PARKING SPACES
 - DENOTES ON-STREET PARKING AREA
 - DENOTES PHASING LINE
 - - - DENOTES BOUNDARY LINE
 - DENOTES 15% - 24.99% SLOPES
 - ▨ DENOTES 25% OR GREATER SLOPES
 - ▤ DENOTES CONCRETE SIDEWALK
 - ▥ DENOTES 4' WIDE MACADAM JOGGING/BIKING PATHWAY
 - DENOTES EXISTING TREE LINE

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 4

COMPREHENSIVE SKETCH PLAN AND SUBDIVISION
PRELIMINARY EQUIVALENT SKETCH PLAN
CHERRYTREE PARK
LOTS 1 THRU 12 AND PARCELS 'A' THRU 'D'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

[Signature]
DATE 12/29/00

OWNER AND DEVELOPER
CHERRYTREE PARK, LLC
7520 INDIAN PIPE COURT
COLUMBIA, MARYLAND 21046

DATE 11/21/00
PB CASE NO. 347

ZONED: MXD-6
TAX MAP NO. 46, PARCEL NO. 156, GRID NO. 4
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=50' DATE: SEPTEMBER 12, 2000
SHEET 3 OF 8

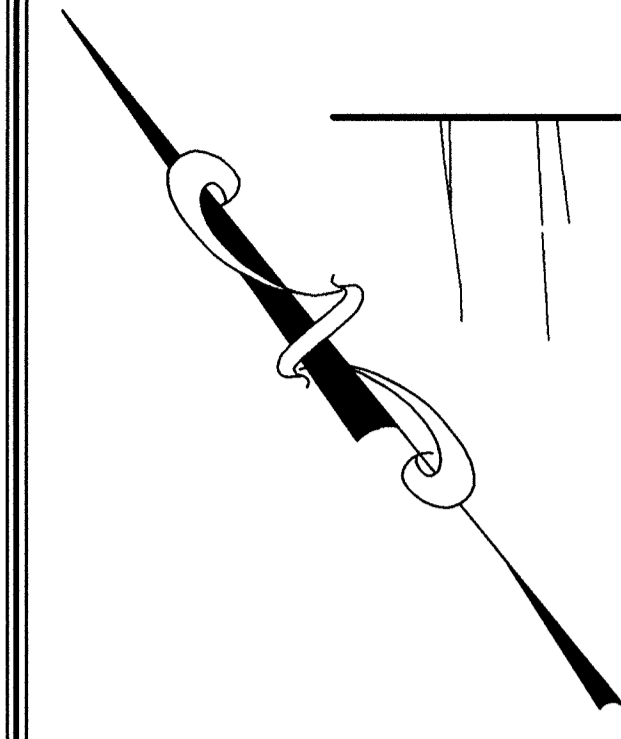


FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 18072 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21041
4100 461 - 2995

IN ACCORDANCE WITH JOINT ORDINANCE AND
ADDENDUM NO. 3, A 3' HIGH MINIMUM LANDSCAPED
BUSH IS TO BE CONSTRUCTED ALONG PERIMETERS
P-2, P-3 AND P-4 AND PLANTED WITH DENSE
SCREENING BUSHES AND MATURE TREES. THE
BUSH AND PLANTING OF DENSE SCREENING
SHRUBBERY AND TREES IS TO OCCUR AT THE
BEGINNING OF THE FIRST PHASE OF DEVELOPMENT.
THE LANDSCAPE PLAN SHALL BE PART OF THE
SITE DEVELOPMENT PLAN FOR PHASE I.

PRIVATE S.W.M. FACILITY NO. 1
AND TEMP. SEDIMENT BASIN
WATER QUALITY VIA WET POOL DETENTION
TEMP. SWM PROVIDED FOR 2 YR. STORM EVENT
WET POOL ELEV. = 391.00

FOREST CONSERVATION
EASEMENT NO. 1
0.85 AC. THIS SHEET
4.40 AC. TOTAL



11-00000 PRELIMINARY PLANNING

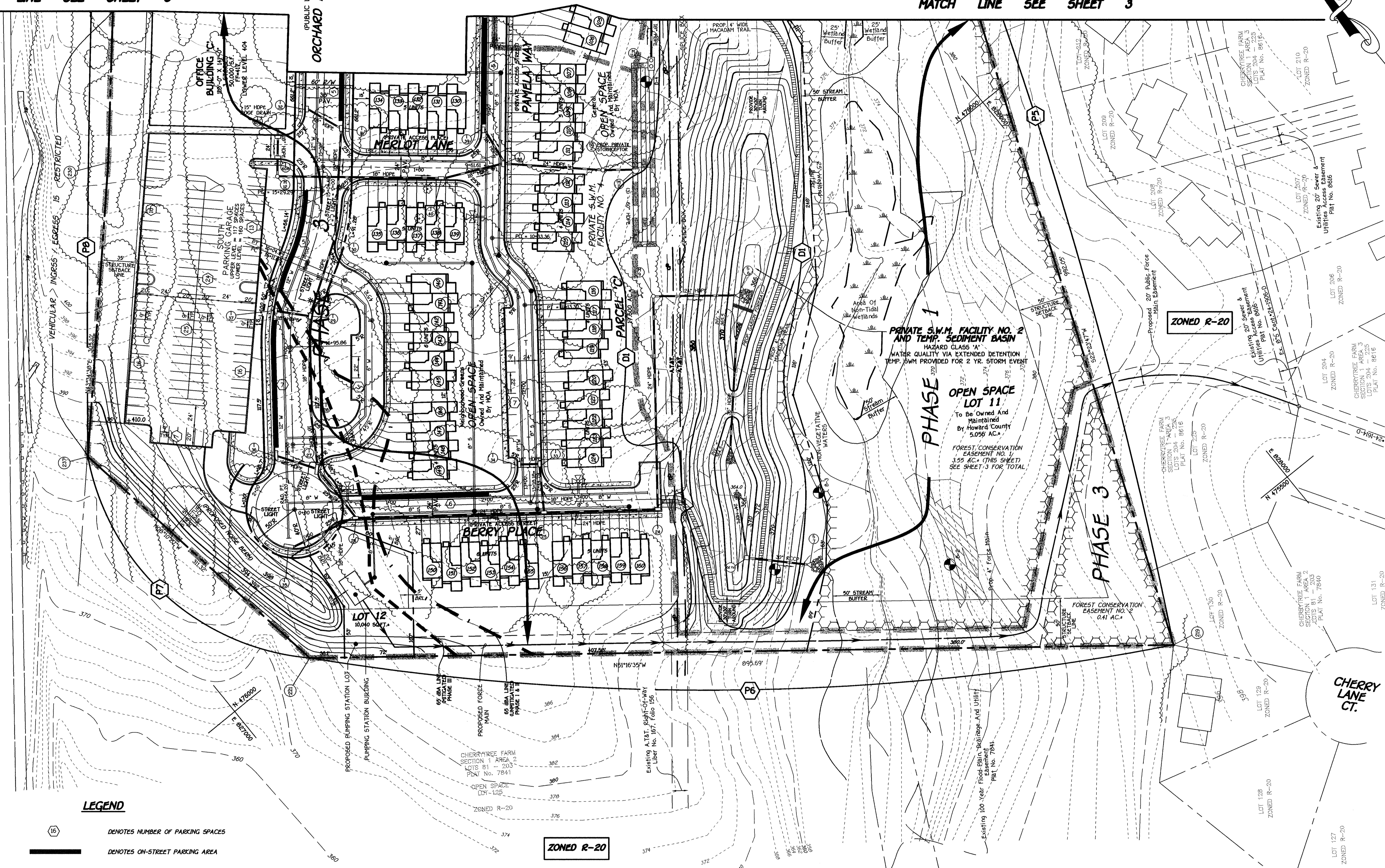
MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

ZONED R-20

COLUMBIA PIKE US ROUTE 29
(PRINCIPAL ARTERIAL)
R/W VARIES

PUBLIC LOCAL STREET
ORCHARD PARK DRIVE



LEGEND

- DENOTES NUMBER OF PARKING SPACES
- DENOTES ON-STREET PARKING AREA
- DENOTES PHASING LINE
- DENOTES BOUNDARY LINE
- DENOTES 15% - 24.99% SLOPES
- DENOTES 25% OR GREATER SLOPES
- DENOTES CONCRETE SIDEWALK
- DENOTES 4' WIDE MACADAM JOGGING/BIKING PATHWAY

ZONED R-20

APPROVED
 DATE: 11/29/00
 PB CASE No. 347

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

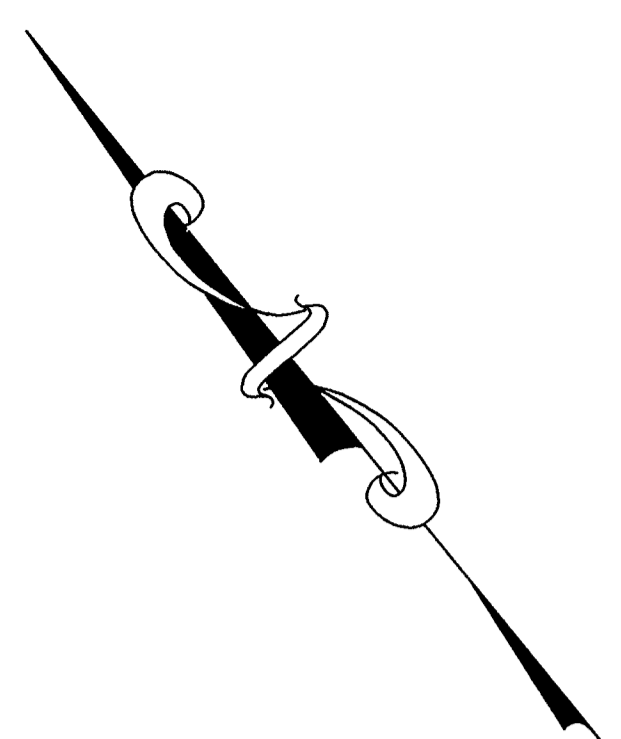
PLANNING DIRECTOR
 DATE: 12/20/00

COMPREHENSIVE SKETCH PLAN AND SUBDIVISION
 PRELIMINARY EQUIVALENT SKETCH PLAN
CHERRYTREE PARK
 LOTS 1 THRU 12 AND PARCELS 'A' THRU 'D'

ZONED: MXD-6
 TAX MAP NO. 46 PARCEL NO. 156 GRID NO. 4
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' DATE: SEPTEMBER 12, 2000
 SHEET 4 OF 8

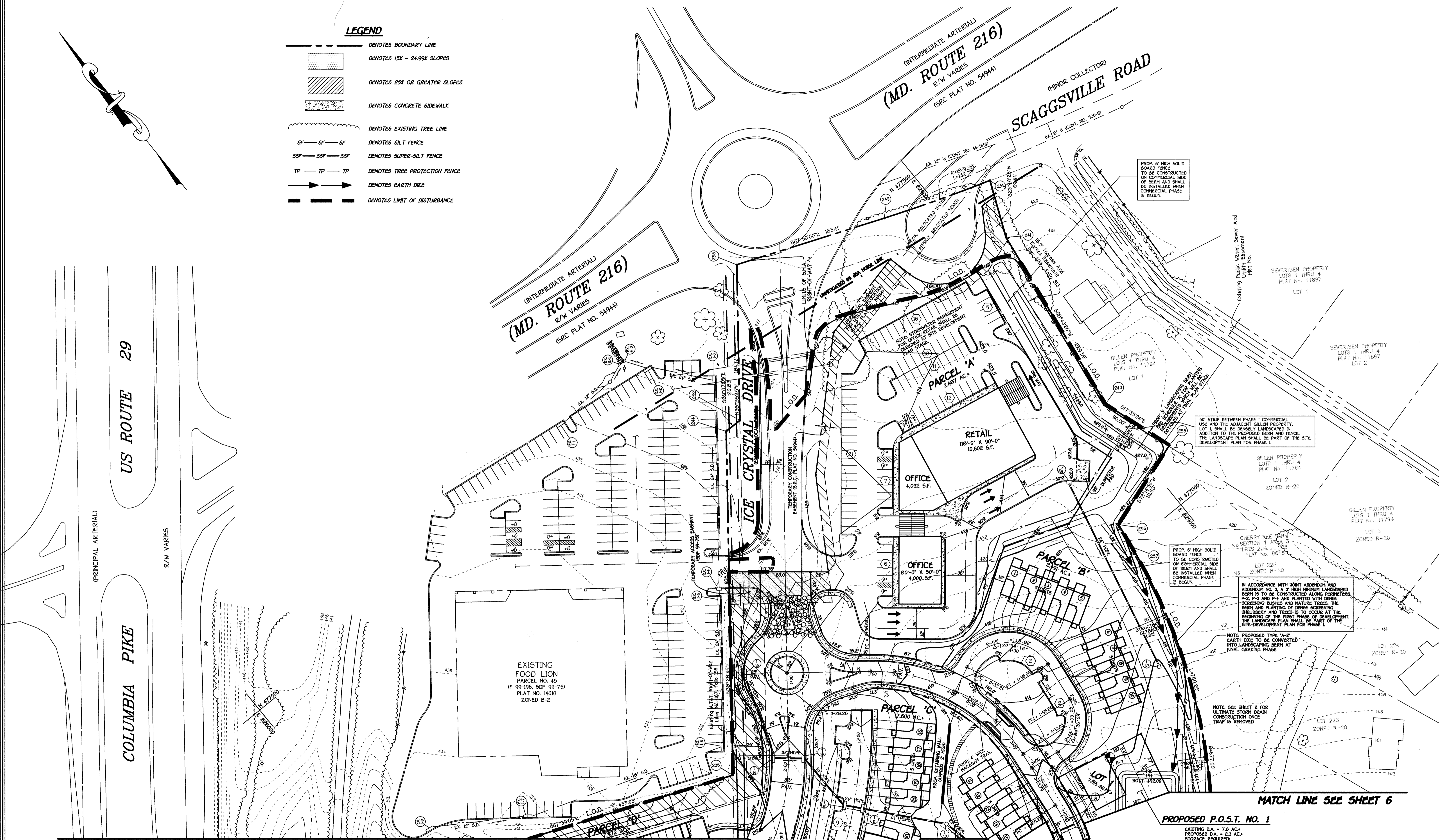
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKROTT CITY, MARYLAND 21042
 (410) 461-2255

OWNER AND DEVELOPER
 CHERRYTREE PARK, L.L.C.
 7520 INDIAN PIPE COURT
 COLUMBIA, MARYLAND 21046



LEGEND

	DENOTES BOUNDARY LINE
	DENOTES 15% - 24.99% SLOPES
	DENOTES 25% OR GREATER SLOPES
	DENOTES CONCRETE SIDEWALK
	DENOTES EXISTING TREE LINE
	DENOTES SILT FENCE
	DENOTES SUPER-SILT FENCE
	DENOTES TREE PROTECTION FENCE
	DENOTES EARTH DIKE
	DENOTES LIMIT OF DISTURBANCE



MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 6

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 12072 BALTIMORE NATIONAL PIKE
 ELKOTT CITY, MARYLAND 21042
 (410) 461-2255



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

[Signature]
 PLANNING DIRECTOR

12/26/00
 DATE

OWNER AND DEVELOPER
 CHERRYTREE PARK, LLC
 7520 INDIAN PIPE COURT
 COLUMBIA, MARYLAND 21046

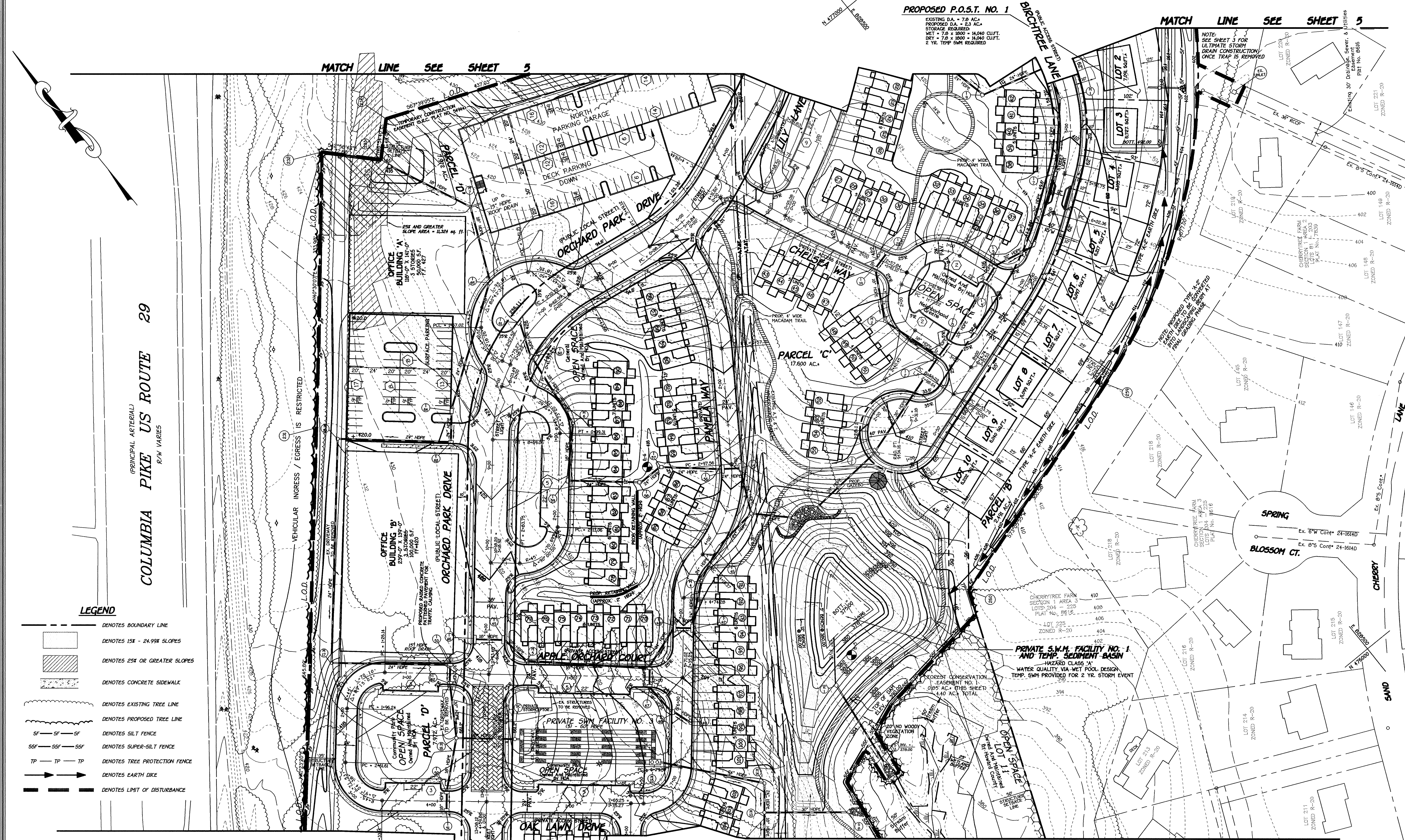
APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY

DATE 11/29/2000
 P.D. CASE NO. 347

PROPOSED P.O.S.T. NO. 1
 EXISTING D.A. - 7.8 AC.
 PROPOSED D.A. - 2.3 AC.
 STORAGE REQUIRED
 WT - 7.8 x 1800 = 14,040 CUFT.
 DRY - 7.8 x 1800 = 14,040 CUFT.
 2 YR. TEMP. SWM REQUIRED

SCHEMATIC GRADING PLAN
CHERRYTREE PARK
 LOTS 1 THRU 12 AND PARCELS 'A' THRU 'D'

ZONED: MXD-6
 TAX MAP NO. 46 PARCEL NO. 156 GRID NO. 4
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' DATE: SEPTEMBER 12, 2000
 SHEET 5 OF 8



PROPOSED P.O.S.T. NO. 1

EXISTING D.A. = 7.8 AC
 PROPOSED D.A. = 2.3 AC
 STORAGE REQUIRED
 WET = 7.8 x 1800 = 14,040 CUFT.
 DRY = 7.8 x 1800 = 14,040 CUFT.
 2 YR. STPM SWM REQUIRED

NOTE:
 SEE SHEET 3 FOR
 ULTIMATE STORM
 DRAIN CONSTRUCTION
 ONCE TRAP IS REMOVED

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

COLUMBIA PIKE US ROUTE 29
 (PRINCIPAL ARTERIAL)
 R/W VARIES

LEGEND

- DENOTES BOUNDARY LINE
- DENOTES 15% - 24.99% SLOPES
- DENOTES 25% OR GREATER SLOPES
- DENOTES CONCRETE SIDEWALK
- DENOTES EXISTING TREE LINE
- DENOTES PROPOSED TREE LINE
- DENOTES SILT FENCE
- DENOTES SUPER-SILT FENCE
- DENOTES TREE PROTECTION FENCE
- DENOTES EARTH DIKE
- DENOTES LIMIT OF DISTURBANCE

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 7

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

PLANNING DIRECTOR *[Signature]* DATE 12/26/00

OWNER AND DEVELOPER
 CHERRYTREE PARK, LLC
 7820 INDIAN PIPE COURT
 COLUMBIA, MARYLAND 21046

APPROVED
 PLANNING BOARD
 HOWARD COUNTY

DATE 11/29/00
 PB CASE No. 347

SCHMATIC GRADING PLAN
CHERRYTREE PARK
 LOTS 1 THRU 12 AND PARCELS 'A' THRU 'D'

ZONED: MXD-6
 TAX MAP NO. 46 PARCEL NO. 156 GRID NO. 4
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' DATE: SEPTEMBER 12, 2000
 SHEET 6 OF 8



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 18722 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21040
 (410) 461-2295

Aldo M. Vitelli 9-15-00

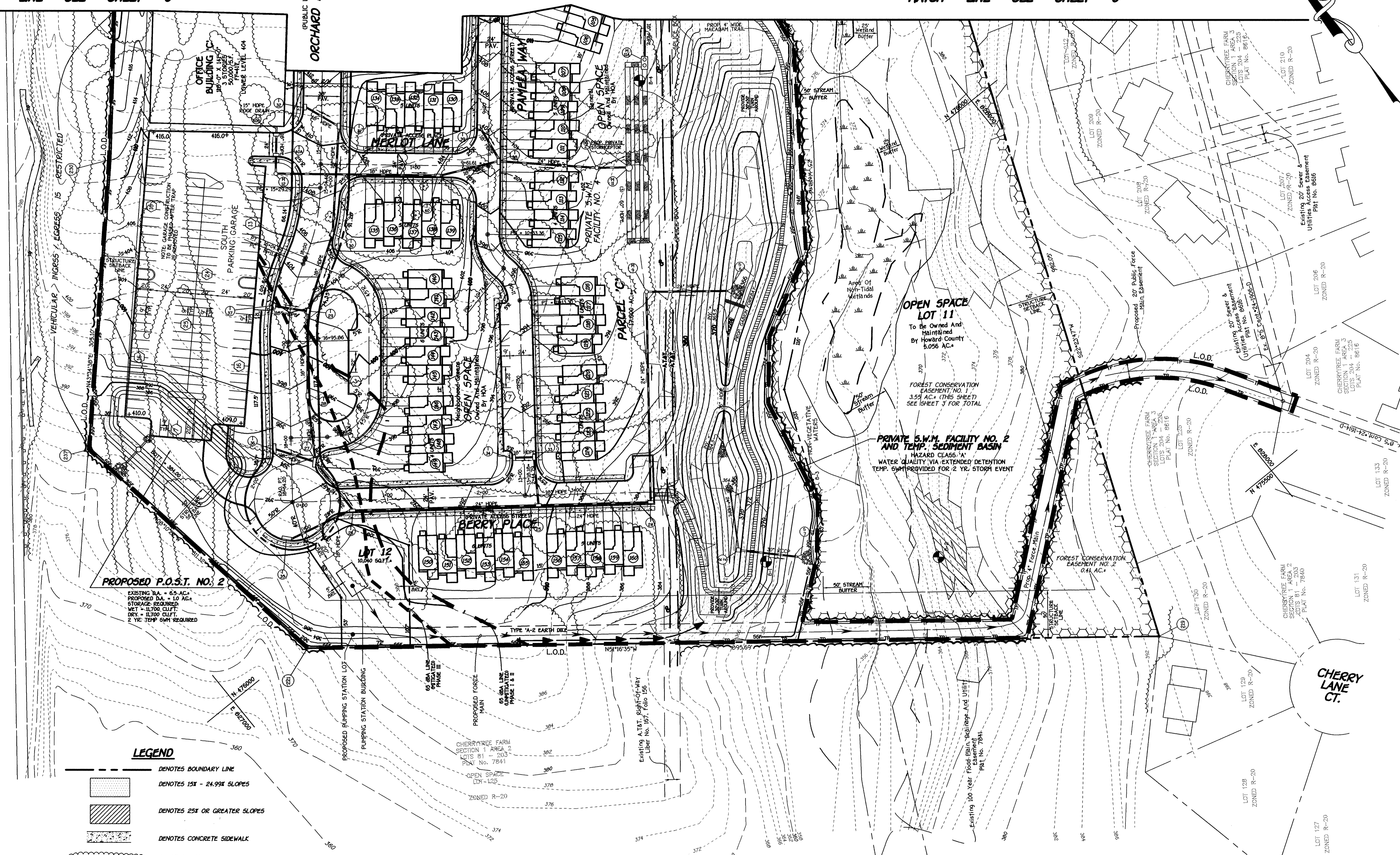
MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 6

COLUMBIA PIKE US ROUTE 29
R/W VARIES

(PRINCIPAL ARTERIAL)

ORCHARD PARK DRIVE
(PUBLIC LOCAL STREET)



LEGEND

- DENOTES BOUNDARY LINE
- DENOTES 15% - 24.99% SLOPES
- DENOTES 25% OR GREATER SLOPES
- DENOTES CONCRETE SIDEWALK
- DENOTES EXISTING TREE LINE
- DENOTES PROPOSED TREE LINE
- DENOTES SILT FENCE
- DENOTES SUPER-SILT FENCE
- DENOTES TREE PROTECTION FENCE
- DENOTES EARTH DIKE
- DENOTES LIMIT OF DISTURBANCE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR 12/20/00
DATE

APPROVED
BOARD OF
HOWARD COUNTY

DATE 11/29/00
PD CASE NO. 347

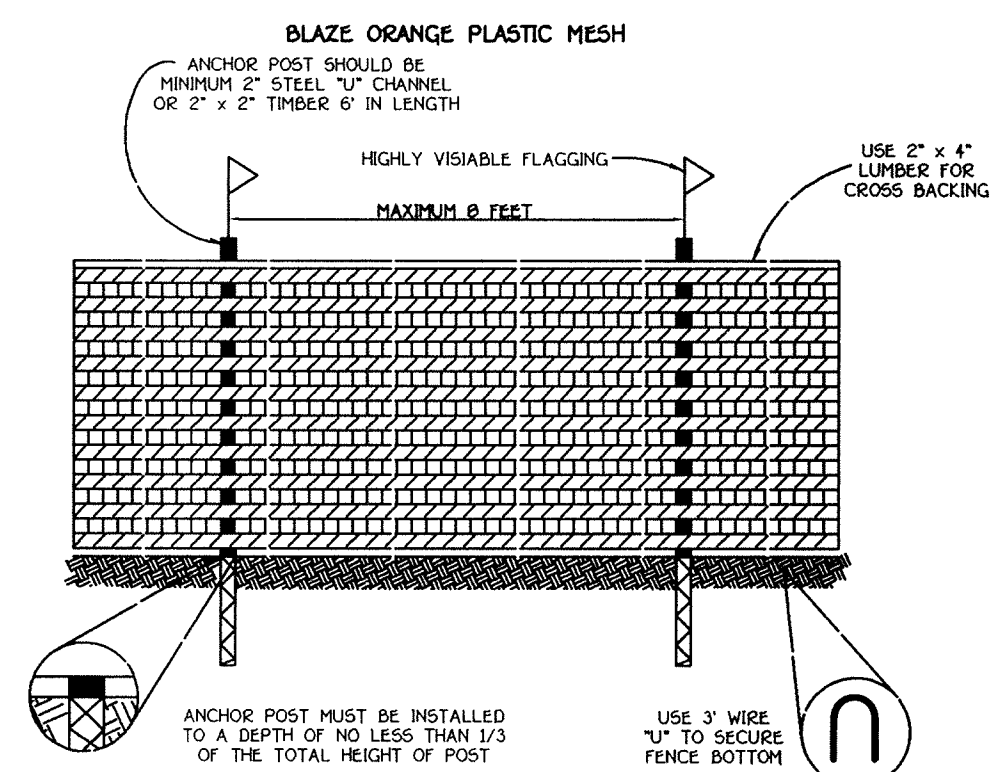
OWNER AND DEVELOPER
CHERRYTREE PARK, L.L.C.
7520 INDIAN PIPE COURT
COLUMBIA, MARYLAND 21046

**SCHEMATIC GRADING PLAN
CHERRYTREE PARK
LOTS 1 THRU 12 AND PARCELS 'A' THRU 'D'**

ZONED: MXD-6
TAX MAP NO. 46 PARCEL NO. 156 GRID NO. 4
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=50' DATE: SEPTEMBER 12, 2000
SHEET 7 OF 8



W. M. Vitucci 9-13-00
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLIOTT CITY, MARYLAND 21046
1430 461 - 2555



- NOTES:**
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 4. ROOT DAMAGE SHOULD BE AVOIDED.
 5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
 6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL
NOT TO SCALE

FOREST CONSERVATION NOTES:

1. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS PROJECT HAS BEEN FULFILLED BY THE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 4.81 ACRES. THE REMAINING OBLIGATION OF 5.52 ACRES OF REFORESTATION REQUIREMENT WILL BE PROVIDED BY PURCHASING 5.52 ACRES OF CREDITS AT A REFORESTATION BANK TO BE DETERMINED AT THE SITE DEVELOPMENT PLAN AND/OR FINAL PLAN PHASE OF DEVELOPMENT.
2. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

APPROVAL
HOWARD COUNTY

DATE: 11/29/2000
PB CASE NO. 347

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
[Signature] PLANNING DIRECTOR
DATE: 12/30/00

FOREST CONSERVATION WORKSHEET
VERSION 1.0

NET TRACT AREA:		42.41
A. TOTAL TRACT AREA:		42.41
B. AREA WITHIN 100 YEAR FLOODPLAIN:		0.0
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION:		0.0
D. NET TRACT AREA:		42.41

LAND USE CATEGORY: (from table 3.2.1, page 40, manual)

INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.

ARA	MOR	IDA	ARA	MPD	CIA	
0	0	0	0	1	0	

E. AFFORESTATION THRESHOLD: 15% x D = 6.36

F. CONSERVATION THRESHOLD: 15% x D = 6.36

EXISTING FOREST COVER:

G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN): 16.03

H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD: 9.67

I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD: 9.67

BREAK EVEN POINT:

J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION: 8.30

K. CLEARING PERMITTED WITHOUT MITIGATION: 1.11

PROPOSED FOREST CLEARING:

L. TOTAL AREA OF FOREST TO BE CLEARED: 11.22

M. TOTAL AREA OF FOREST TO BE RETAINED: 4.01

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD: 2.42

O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD: 3.10

P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD: 0.0

Q. TOTAL REFORESTATION REQUIRED: 5.52

R. TOTAL AFFORESTATION REQUIRED: 0.0

T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED: 5.52

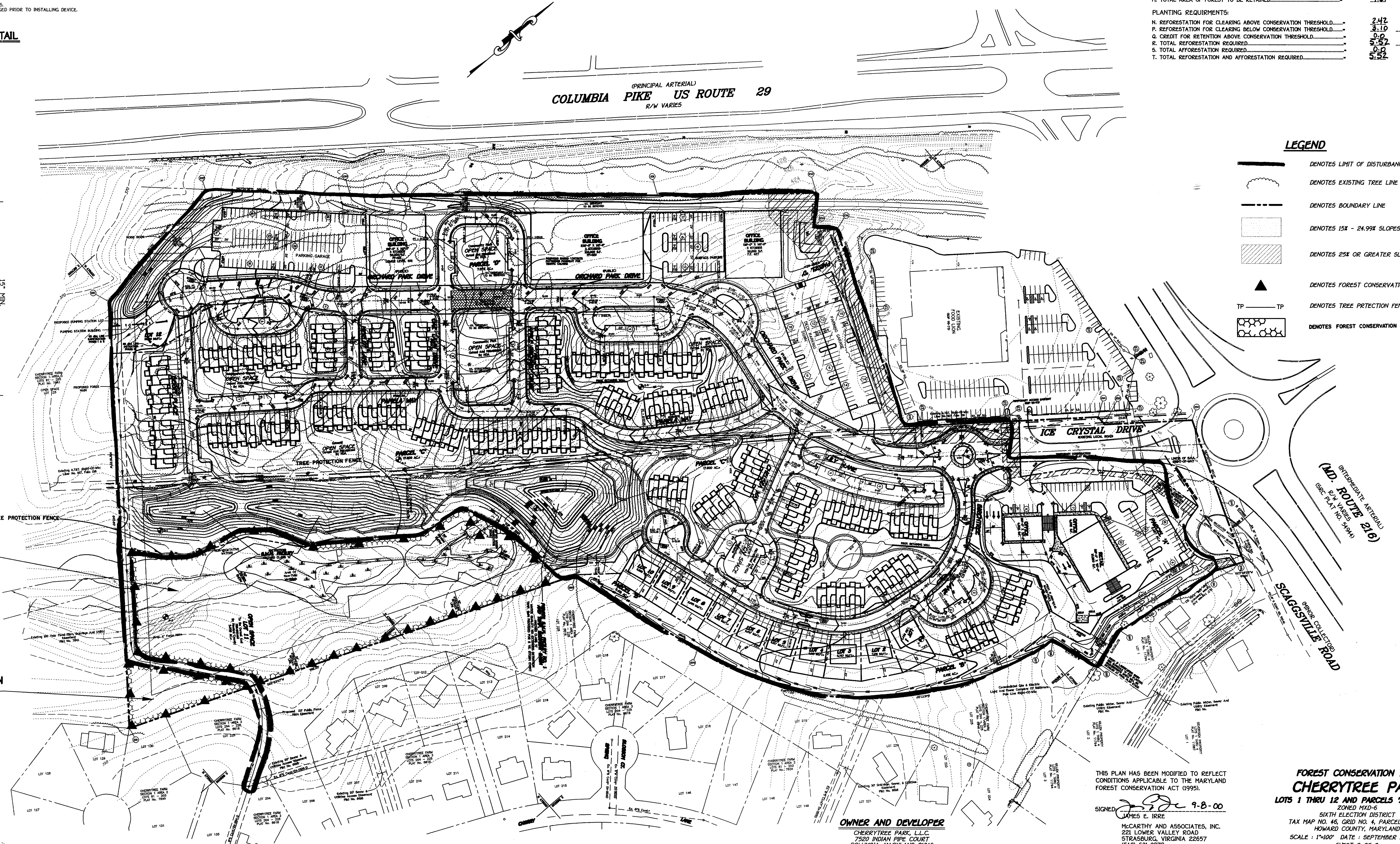
11" MIN

FOREST CONSERVATION AREA

DO NOT DISTURB

MACHINERY, DUMPING OR STORAGE OF AND MATERIALS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991



LEGEND

- DENOTES LIMIT OF DISTURBANCE
- - - DENOTES EXISTING TREE LINE
- - - DENOTES BOUNDARY LINE
- [Hatched Box] DENOTES 15% - 24.99% SLOPES
- [Diagonal Hatched Box] DENOTES 25% OR GREATER SLOPES
- ▲ DENOTES FOREST CONSERVATION SIGNAGE
- TP — TP DENOTES TREE PROTECTION FENCE
- [Cross-hatched Box] DENOTES FOREST CONSERVATION EASEMENT

STATE OF MARYLAND
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLETT CITY, MARYLAND 20424
410.461.2000

OWNER AND DEVELOPER
CHERRYTREE PARK, L.L.C.
7520 INDIAN PIPE COURT
COLUMBIA, MARYLAND 21046

THIS PLAN HAS BEEN MODIFIED TO REFLECT CONDITIONS APPLICABLE TO THE MARYLAND FOREST CONSERVATION ACT (1995).

SIGNED: *[Signature]* 9-8-00
JAMES E. IRRE

MCCARTHY AND ASSOCIATES, INC.
221 LOWER VALLEY ROAD
STRASBURG, VIRGINIA 22657
(540) 631-0979

FOREST CONSERVATION PLAN
CHERRYTREE PARK
LOTS 1 THRU 12 AND PARCELS 'A' THRU 'D'

SIXTH ELECTION DISTRICT
TAX MAP NO. 46, GRID NO. 4, PARCEL NO. 156
HOWARD COUNTY, MARYLAND
SCALE: 1"=100' DATE: SEPTEMBER 12, 2000
SHEET 8 OF 8