

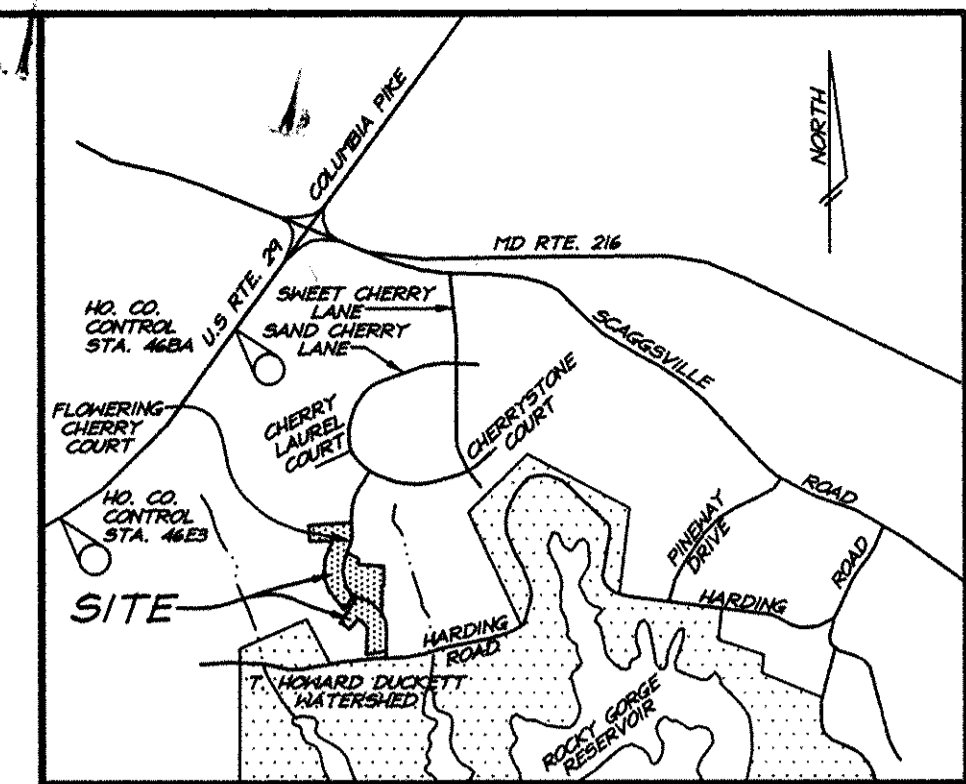
LOT No.	STREET ADDRESS
1	8620 FLOWERING CHERRY LANE
2	8680
3	8670
4	8650
5	8630
6	8610
7	8590
8	8570
9	8520
10	8510
11	8500
12	8490
13	8470
14	8460
15	8450
16	8440
18	8471
19	8491
20	8521
21	8541
22	8561
23	8581
24	8611
25	8621

**WATER FALL DRIVE (PUBLIC ROAD)**

SHEET INDEX	
DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLANS	1, 2 & 3 of 7
SEDIMENT & EROSION CONTROL PLANS	4, 5 & 6 of 7
SEDIMENT AND EROSION CONTROL DETAILS	7 of 7

**LEGEND**

- CONTOUR INTERVAL 2 FT.
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - DIRECTION OF DRAINAGE
  - WALK OUT BASEMENT
  - SPOT ELEVATION
  - EXISTING TREES TO REMAIN
- Approved Street Trees & Landscaping Per F-98-151



**BENCH MARKS**

- Ho. Co. Monument No. 46E3 = N.163254.4726(meters) Elev.=410.06 E.407801.1581(meters)
- Ho. Co. Monument No. 46BA = N.163844.2998(meters) Elev.=426.45 E.408386.8130(meters)

**GENERAL NOTES:**

- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 9.86 Acres
- The total number of lots included in this submission is: 24
- Improvement to property: Single Family Detached
- Shc elevations shown are located at the property line.
- Department of Planning and Zoning reference file numbers are: F-98-151; S-97-19; P-98-12;
- Utilities shown as existing are taken from approved Water and Sewer Plans Contract #24-3657-D, and approved Road Construction Plans F-98-151.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction Plans F-98-151 prepared by Vogel & Associates, Inc. in May 1998.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control stations: 46BA & 46E3
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03.
- In accordance with Section 128 of the Howard County Supplementary Zoning District Requirements, bay windows and chimneys not more than 16 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
- Stormwater Management is provided per: F-98-151.
- Existing street trees and landscape buffers shown are taken from approved Landscape plan F-98-151 prepared by Vogel & Associates, Inc. in May 1998 and are the responsibility of the developer.

**SPECIAL NOTES:**

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-151 and/or approved Water and Sewer Plans Contract 24-3657-D.

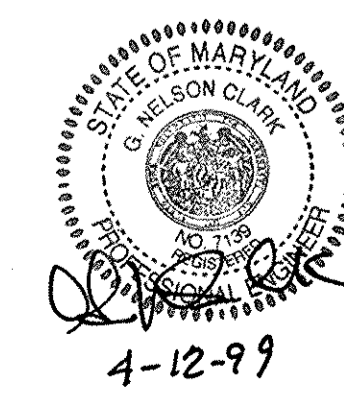
**OWNER/DEVELOPER**

BLAISDELL-IKO DEVELOPMENT LIMITED PARTNERSHIP  
3403 OLANWOOD COURT, SUITE 101  
OLNEY, MARYLAND 20832

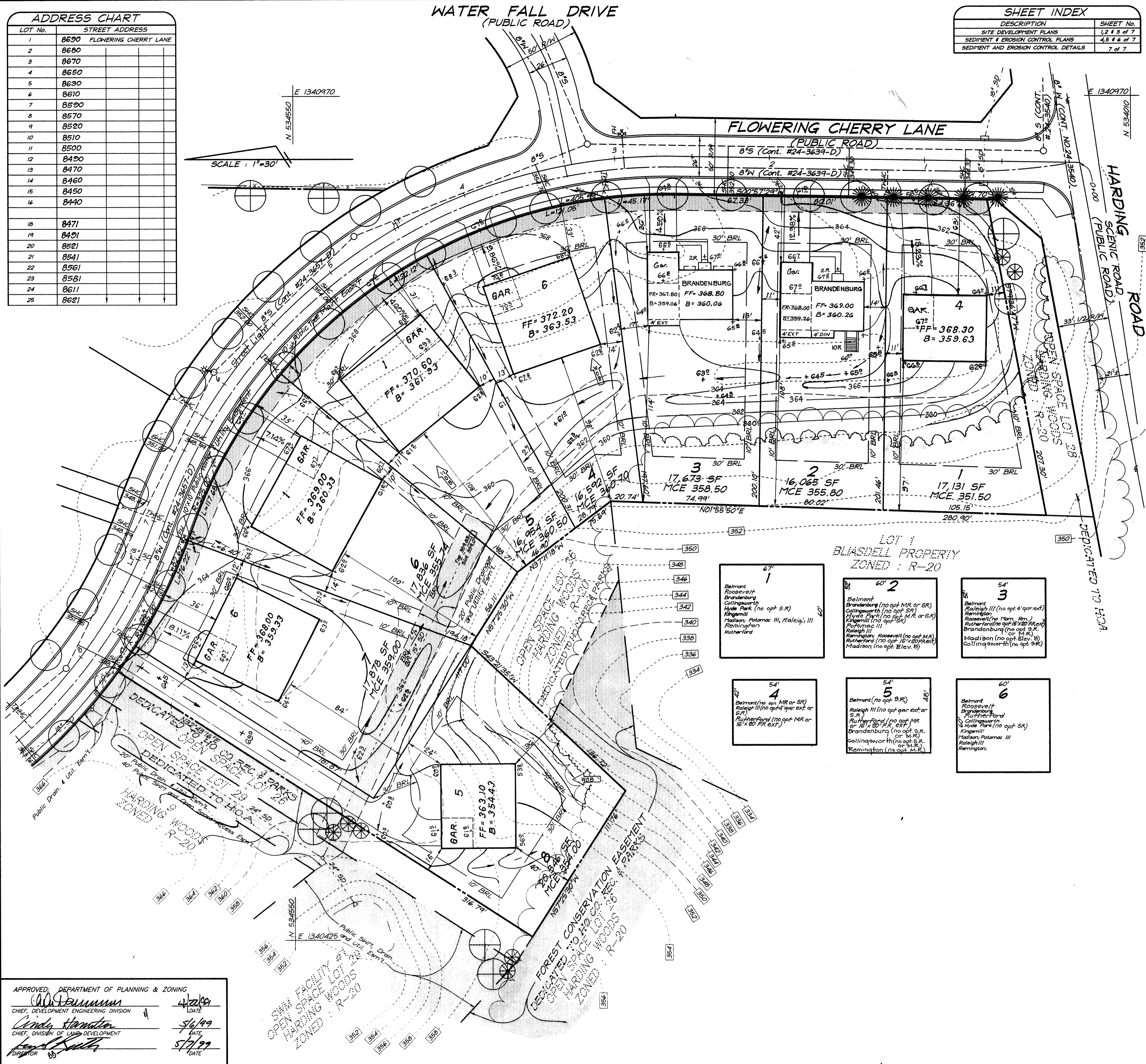
SUBDIVISION NAME		SECTION/AREA	LOTS/PARCELS	
HARDING WOODS		N/A	1 THRU 16 AND 18 THRU 25	
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.
13526-13528	16	R-20	46	6th
WATER CODE		SEWER CODE		
E-18		7602000		

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	DM	<b>SITE DEVELOPMENT PLAN</b> <b>LOTS 1 THRU 16 AND 18 THRU 25</b> <b>HARDING WOODS</b> TAX MAP 46 PARCEL 65 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE
DRAWN	PS		1" = 30'
CHECKED	gme		DRAWING
DATE	12-17-98		JOB NO.
FOR: NY HOMES 2200 Defense Highway, Suite 301 Crofton, Maryland 21114		FILE NO.	98-103X



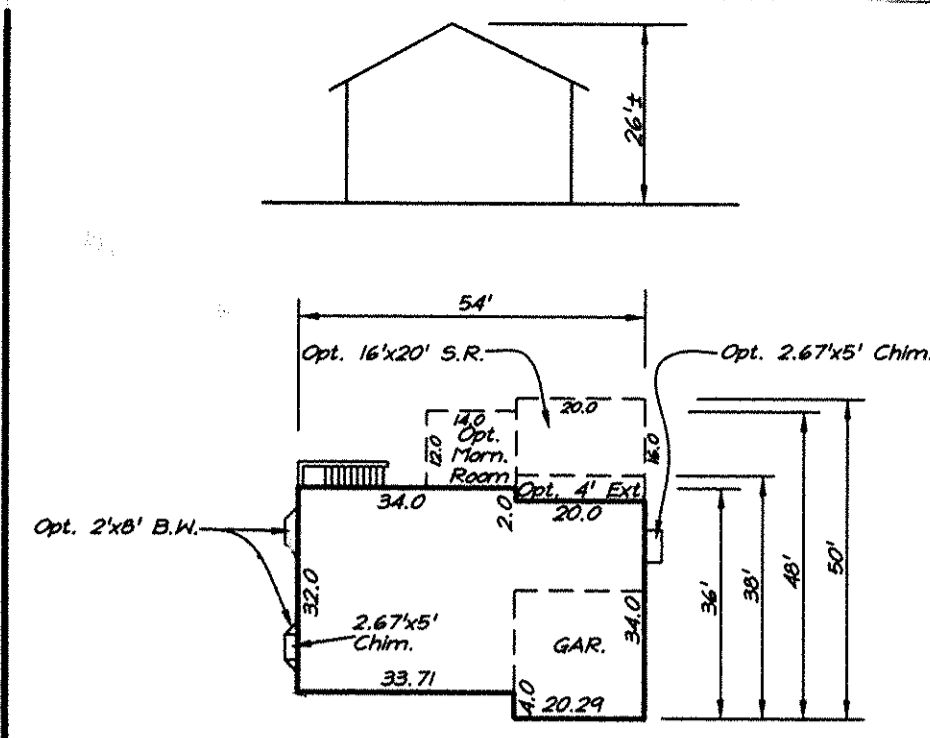
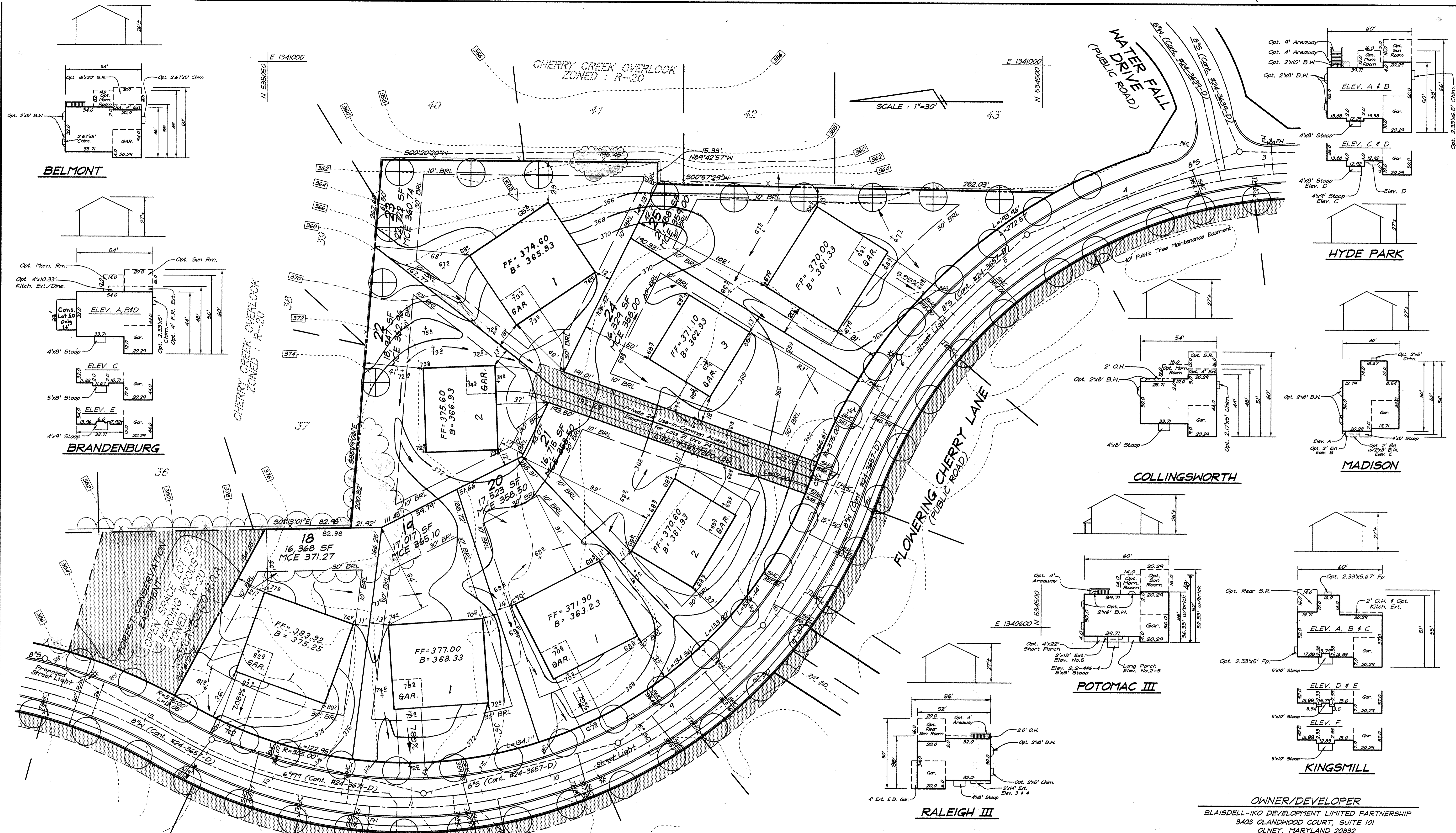
APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature] 4/22/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 5/6/99  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 5/7/99  
 DIRECTOR



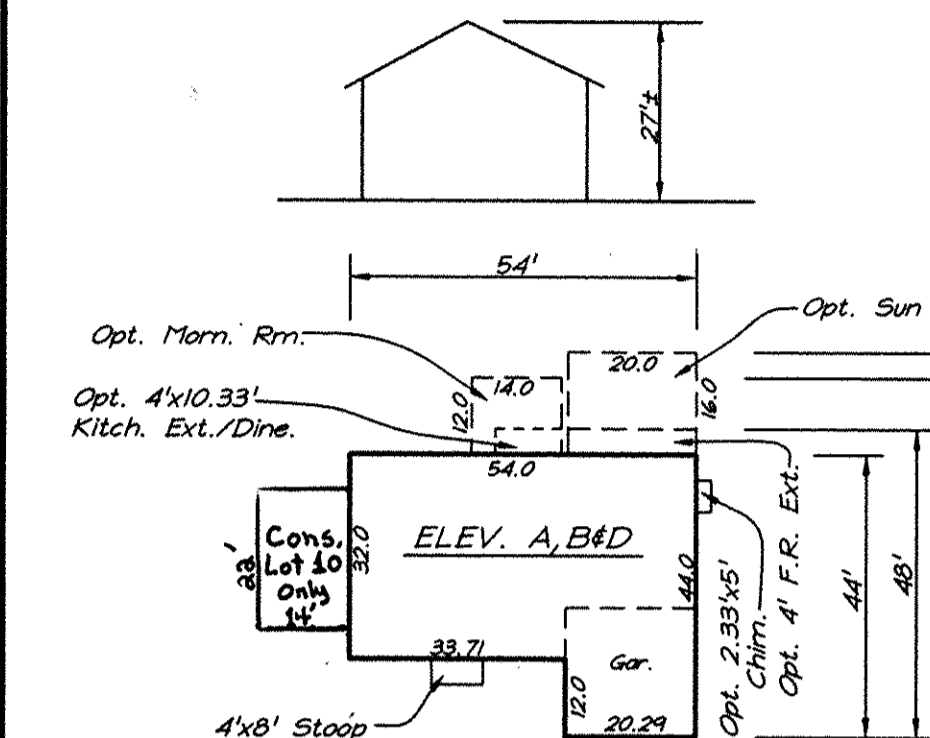
**LOT 1 BLAISDELL PROPERTY ZONED: R-20**

<p>1 Belmont Roosevelt Brandenburg Collingsworth Hyde Park (no opt S.R.) Kingsmill Madison, Potomac III, Raleigh, III Remington Rutherford</p>	<p>2 Belmont Brandenburg (no opt MR or BR) Collingsworth (no opt SR) Hyde Park (no opt MR or SR) Kingsmill (no opt SR) Raleigh III Remington, Roosevelt (no opt MR) Rutherford (no opt 18' x 20' FR ext) Madison (no opt Elev. B)</p>	<p>3 Belmont Raleigh III (no opt 4' gar ext) Remington Roosevelt (no 18m. 18m.) Rutherford (no opt 18' x 20' FR ext) Brandenburg (no opt S.R.) Kingsmill (no opt MR) Madison (no opt Elev. B) Collingsworth (no opt SR)</p>
<p>4 Belmont (no opt MR or SR) Raleigh III (no opt 4' gar ext or SR) Rutherford (no opt MR or 18' x 20' FR ext)</p>	<p>5 Belmont (no opt SR) Raleigh III (no opt gar ext or SR) Rutherford (no opt MR or 18' x 20' FR ext) Collingsworth (no opt SR or MR) Kingsmill Madison, Potomac III Raleigh III Remington (no opt MR)</p>	<p>6 Belmont Roosevelt Brandenburg Collingsworth Kingsmill Hyde Park (no opt SR) Madison, Potomac III Raleigh III Remington</p>

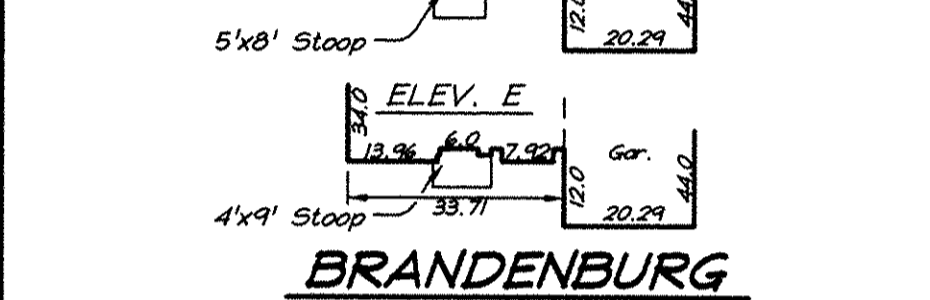
SOP 99-62



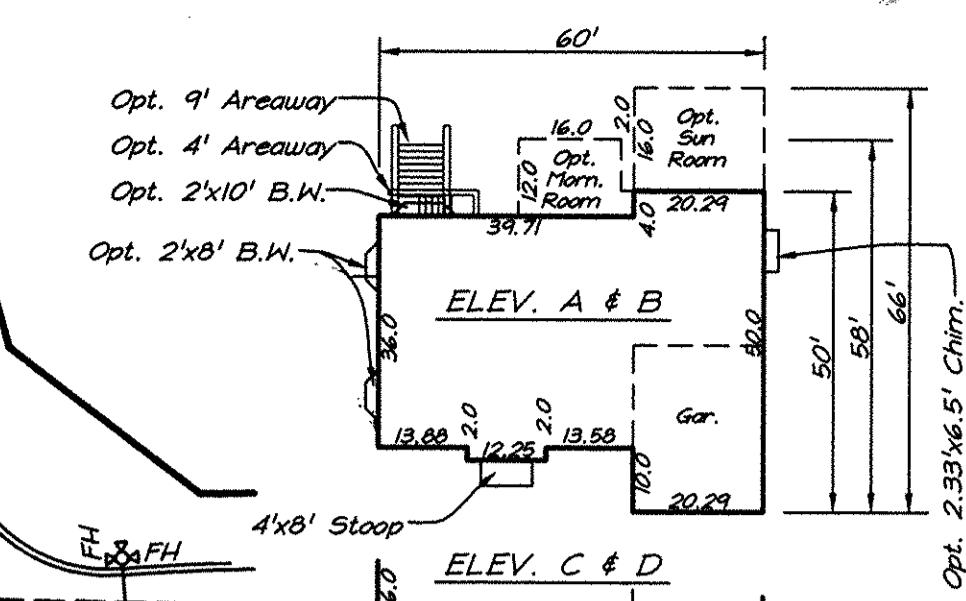
**BELMONT**



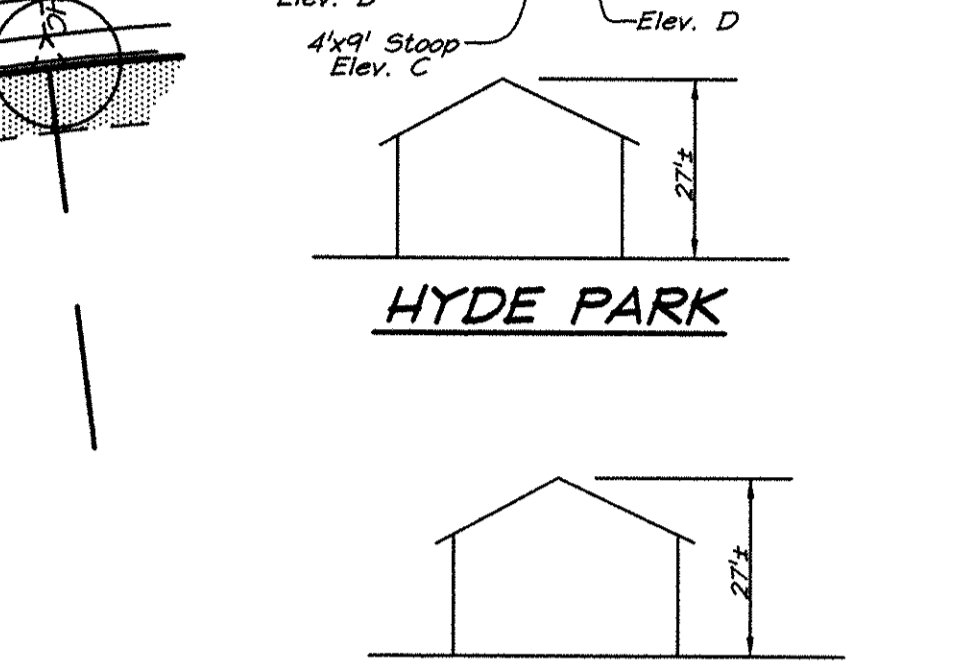
**BRANDENBURG**



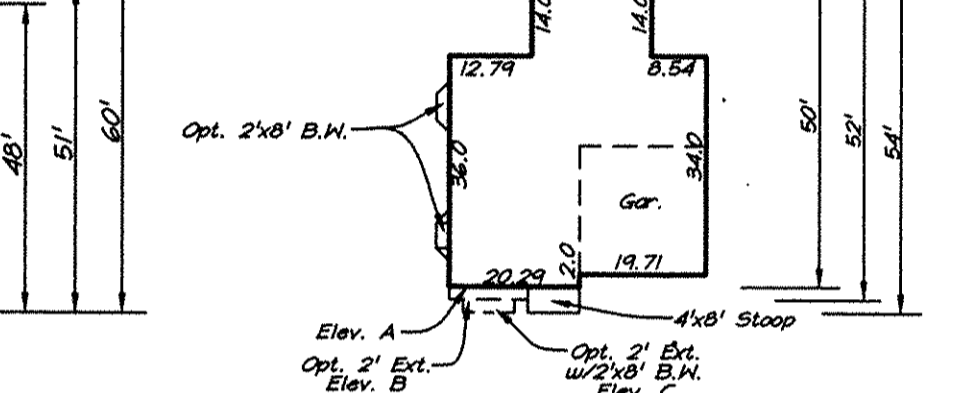
**BRANDENBURG**



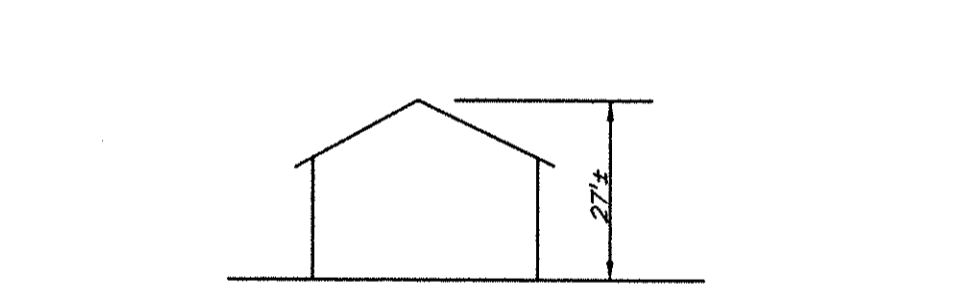
**HYDE PARK**



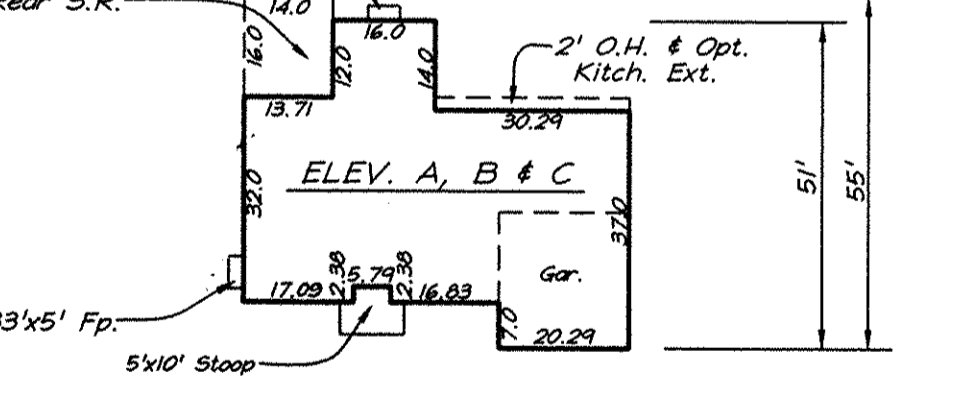
**HYDE PARK**



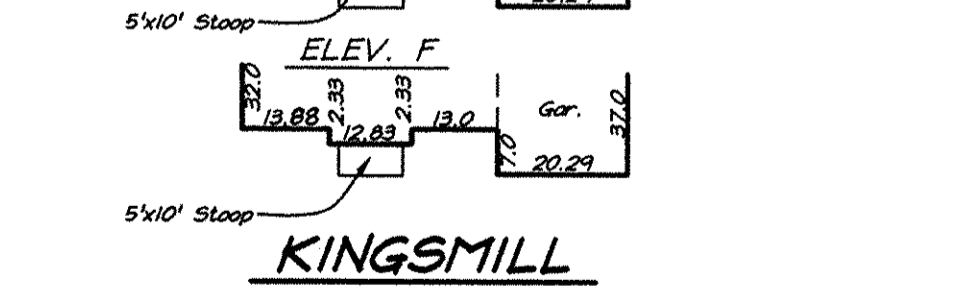
**MADISON**



**MADISON**



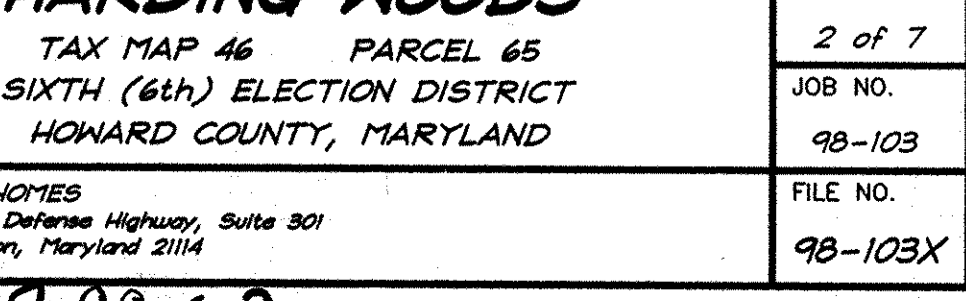
**POTOMAC III**



**POTOMAC III**

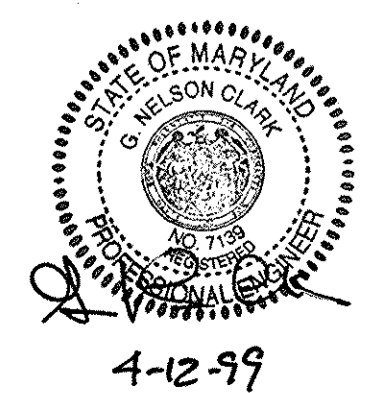


**RALEIGH III**



**KINGSMILL**

APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature] 4/22/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 5/6/99  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 5/7/99



<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED	<b>SITE DEVELOPMENT PLAN</b> <b>LOTS 1 THRU 16 AND 18 THRU 25</b> <b>HARDING WOODS</b> TAX MAP 46 PARCEL 65 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE
DRAWN		1" = 30'
PS		DRAWING
CHECKED		2 OF 7
DATE		JOB NO.
12-17-08	98-103	FILE NO.
	FOR: NY HOMES 2200 Defense Highway, Suite 301 Crofton, Maryland 21114	98-103X

SDP 99-62



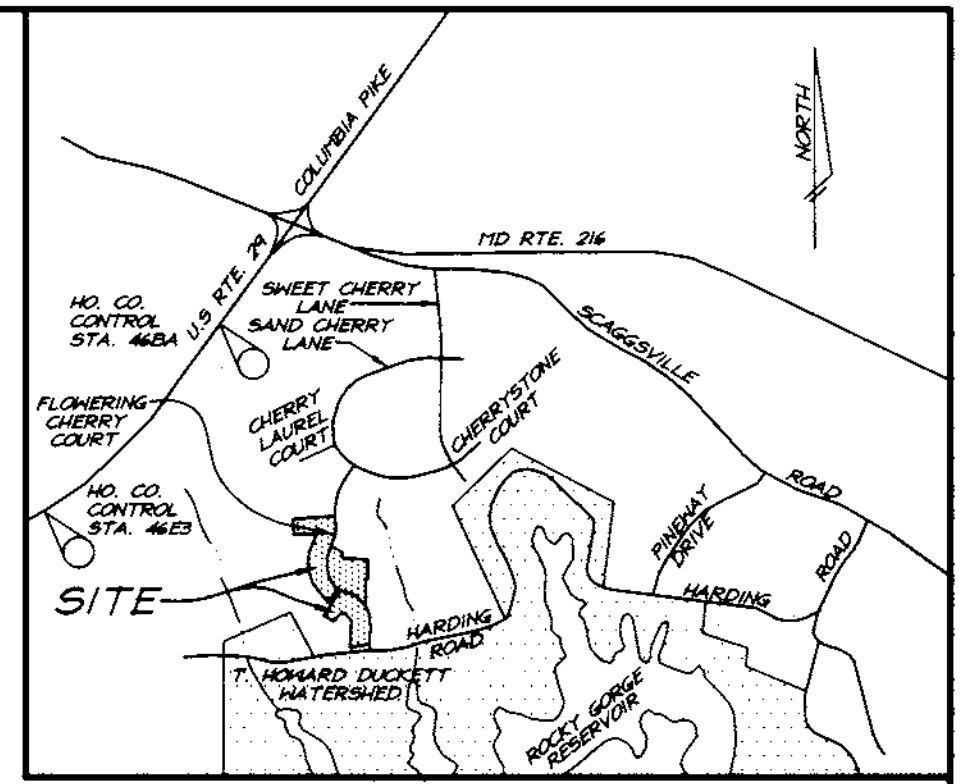
WATER FALL DRIVE  
(PUBLIC ROAD)

FLOWERING CHERRY LANE  
(PUBLIC ROAD)

HARDING ROAD  
(PUBLIC ROAD)

**LEGEND**

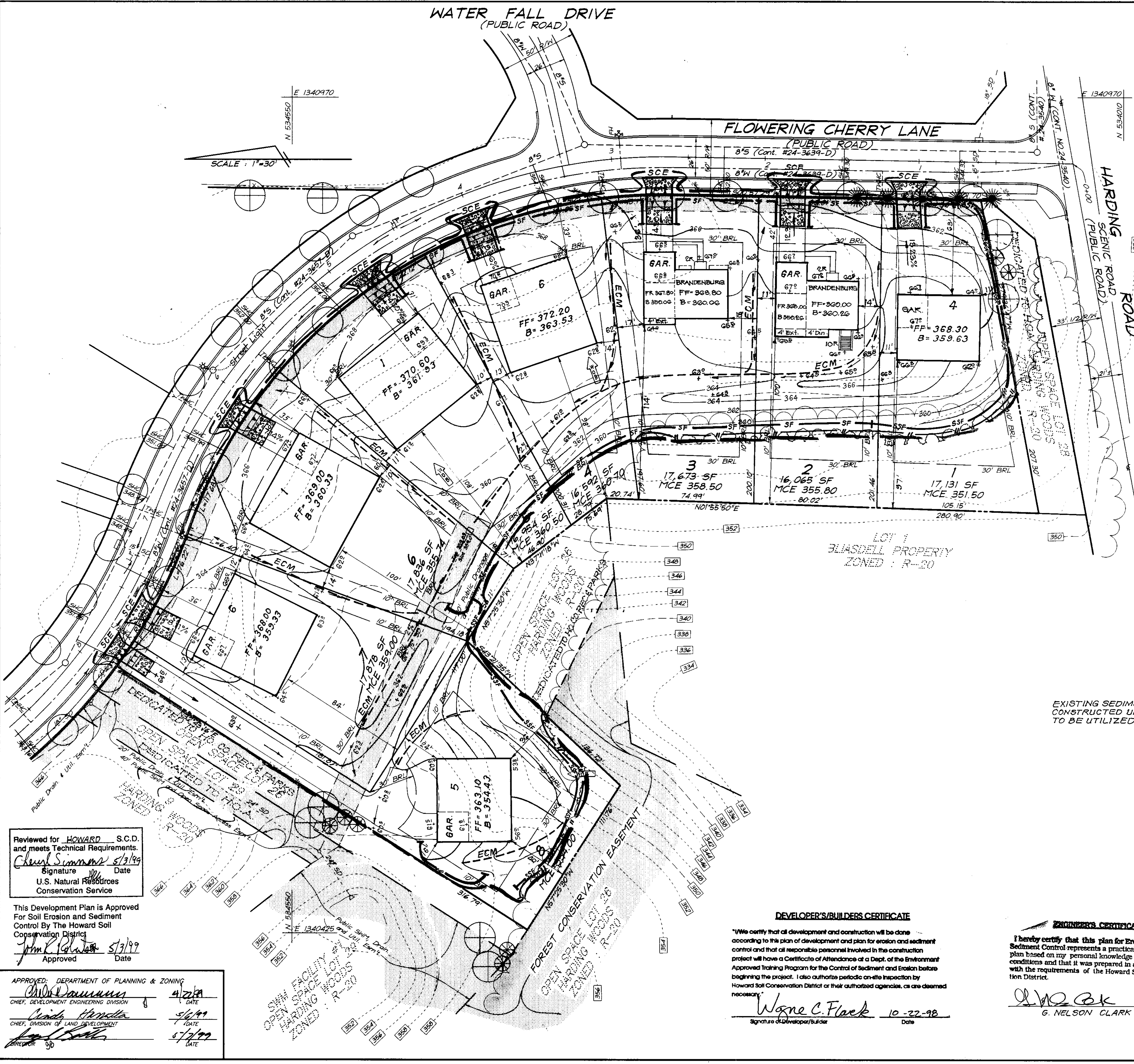
- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- SPOT ELEVATION
- EXISTING TREES TO REMAIN
- SUPER SILT FENCE INLET PROTECTION
- SILT FENCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING
- TREE PROTECTION FENCE
- LIMIT OF DISTURBANCE
- EARTH DIKE
- Super Diversion Fence



**BENCH MARKS**  
Scale: 1"=2000'

Ho. Co. Monument No. 46E3 = N 163254.4726(meters) Elev.=410.06  
E 407801.1581(meters)

Ho. Co. Monument No. 46BA = N 163844.2998(meters) Elev.=426.45  
E 408386.8130(meters)



EXISTING SEDIMENT BASIN  
CONSTRUCTED UNDER F 98-151  
TO BE UTILIZED.

Reviewed for HOWARD S.C.D.  
and meets Technical Requirements.  
*Cheryl Simmons* 5/19/99  
Signature Date  
U.S. Natural Resources  
Conservation Service

This Development Plan is Approved  
For Soil Erosion and Sediment  
Control By The Howard Soil  
Conservation District  
*John C. Blawie* 5/19/99  
Approved Date

APPROVED: DEPARTMENT OF PLANNING & ZONING  
*David Dammann* 4/21/99  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Wanda Hendrix* 5/6/99  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
*John C. Blawie* 5/19/99  
DIRECTOR DATE

**DEVELOPER'S/BUILDERS CERTIFICATE**

"We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. 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 Howard Soil Conservation District or their authorized agencies, as are deemed necessary."

*Wayne C. Flack* 10-22-98  
Signature of Developer/Builder Date

**ENGINEER'S CERTIFICATE**

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

*G. Nelson Clark* 4-12-99  
G. NELSON CLARK Date



**OWNER/DEVELOPER**

BLAISDELL-IKO DEVELOPMENT LIMITED PARTNERSHIP  
3403 OLANDWOOD COURT, SUITE 101  
OLNEY, MARYLAND 20832

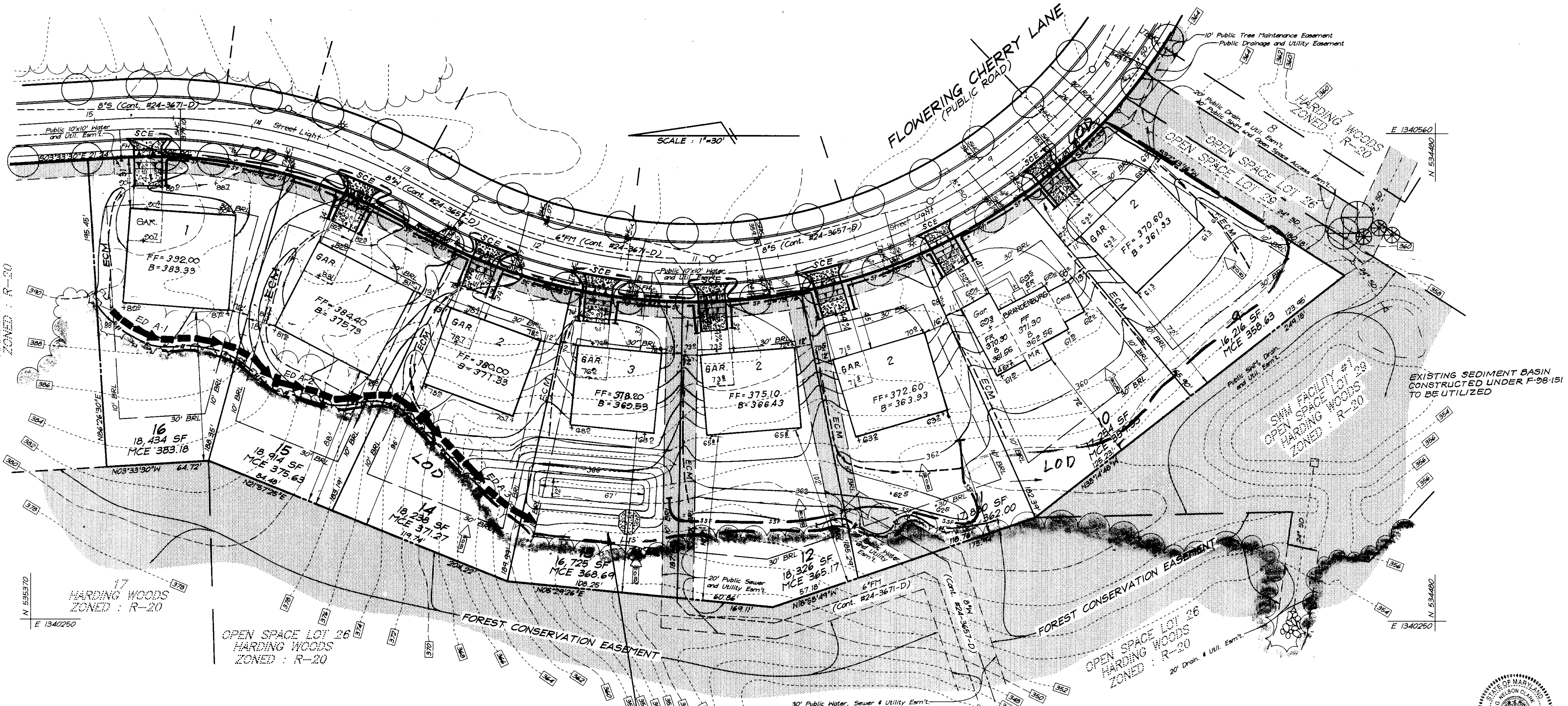
**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED DM	<b>SEDIMENT &amp; EROSION CONTROL PLAN</b> LOTS 1 THRU 16 AND 18 THRU 25 <b>HARDING WOODS</b> TAX MAP 46 PARCEL 65 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN PS		DRAWING 4 of 7
CHECKED TD		JOB NO. 98-103
DATE 12-17-98		FILE NO. 98-103-98
FOR: NV HOMES 2200 Defense Highway, Suite 301 Crofton, Maryland 21114		

SOP 99-62





**TRAP #1 S.O.S.T**  
 DRAINAGE AREA = 1.2 ACRES  
 WET STORAGE REQUIRED = 2,160 cf  
 WET STORAGE PROVIDED = 2,180 cf  
 WET STORAGE ELEVATION = 356.0  
 STONE OUTLET ELEVATION = 356.0  
 DRY STORAGE REQUIRED = 2,160 cf  
 DRY STORAGE PROVIDED = 2,180 cf  
 DRY STORAGE ELEVATION = 357.3  
 STONE CREST ELEVATION = 357.3  
 TOP OF DAM ELEVATION = 358.3  
 CREST LENGTH = 5.0'  
 BOTTOM ELEVATION = 354.0  
 BOTTOM DIMENSIONS = 12' x 67'  
 SIDE SLOPES = 2:1  
 CLEANOUT ELEVATION = 355.0

Reviewed for Howard S.C.D. and meets Technical Requirements.  
*Cheryl Simmons* 5/3/99  
 Signature Date  
 U.S. Natural Resources Conservation Service

This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District  
*Wayne C. Flack* 5/3/99  
 Approved Date

**DEVELOPER'S/BUILDERS CERTIFICATE**  
 "We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. 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 Howard Soil Conservation District or their authorized agencies, as are deemed necessary."  
*Wayne C. Flack* 12-17-98  
 Signature of Developer/Builder Date

**ENGINEER'S CERTIFICATE**  
 I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
*G. Nelson Clark* 4-12-99  
 G. NELSON CLARK Date

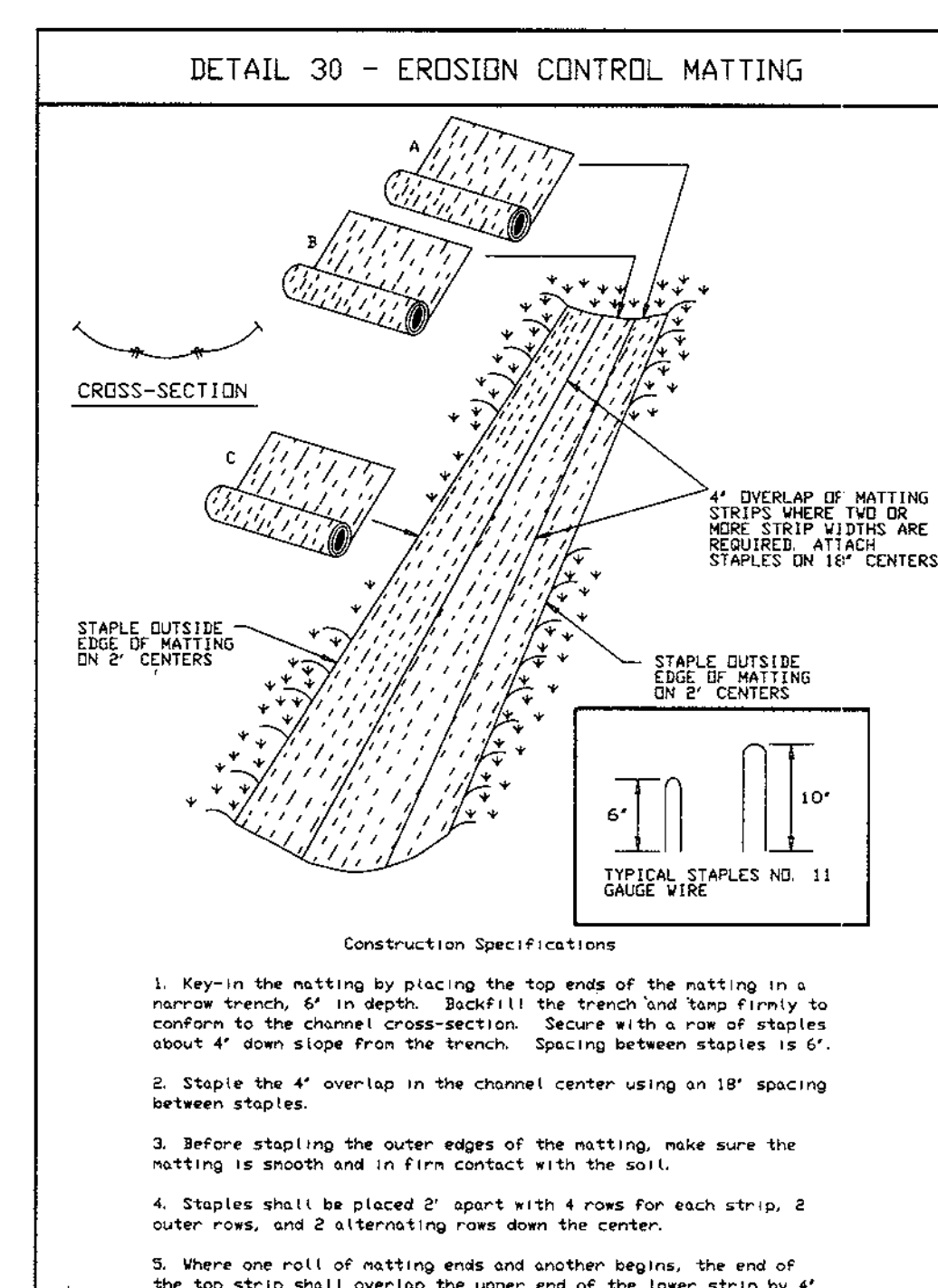
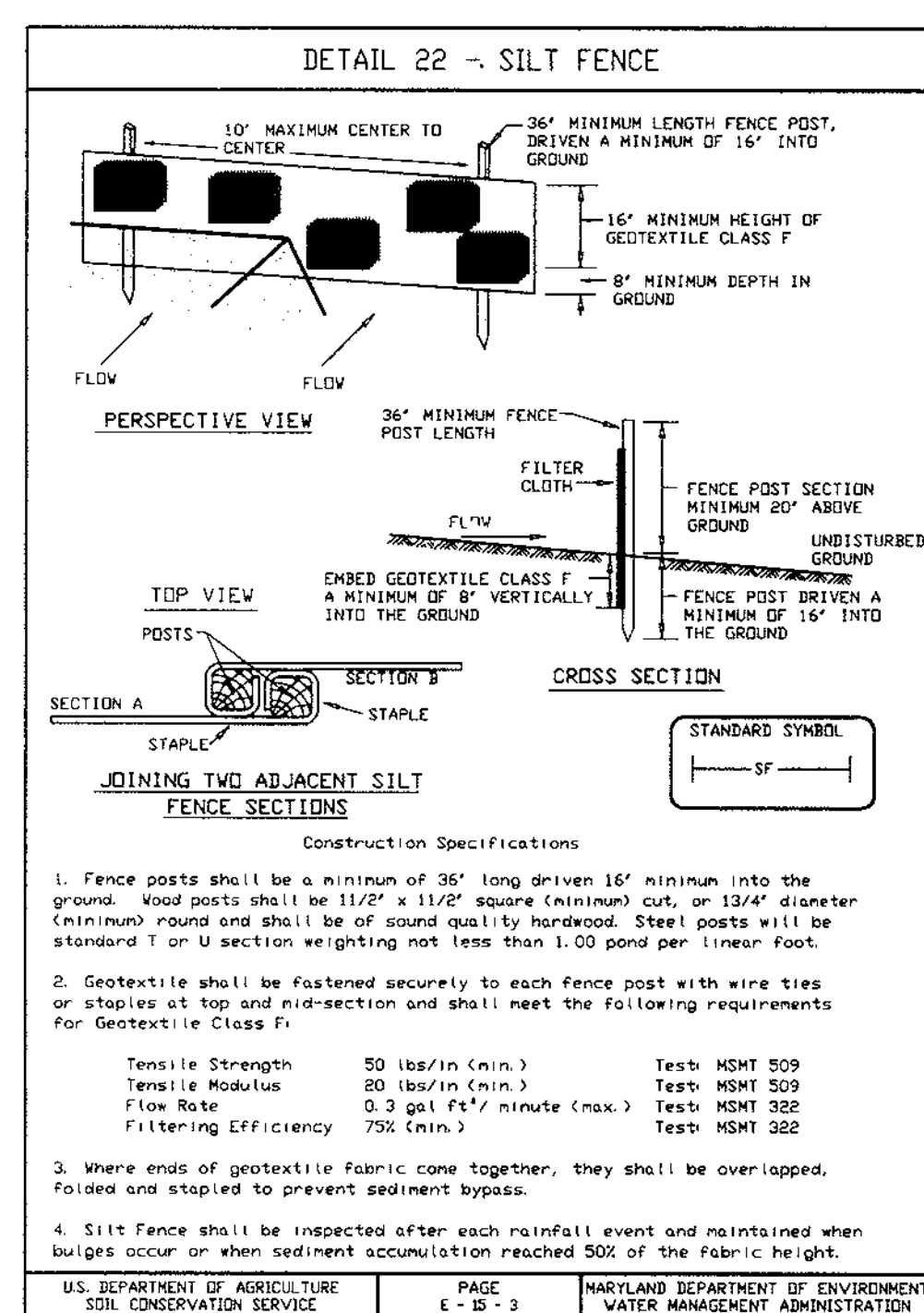
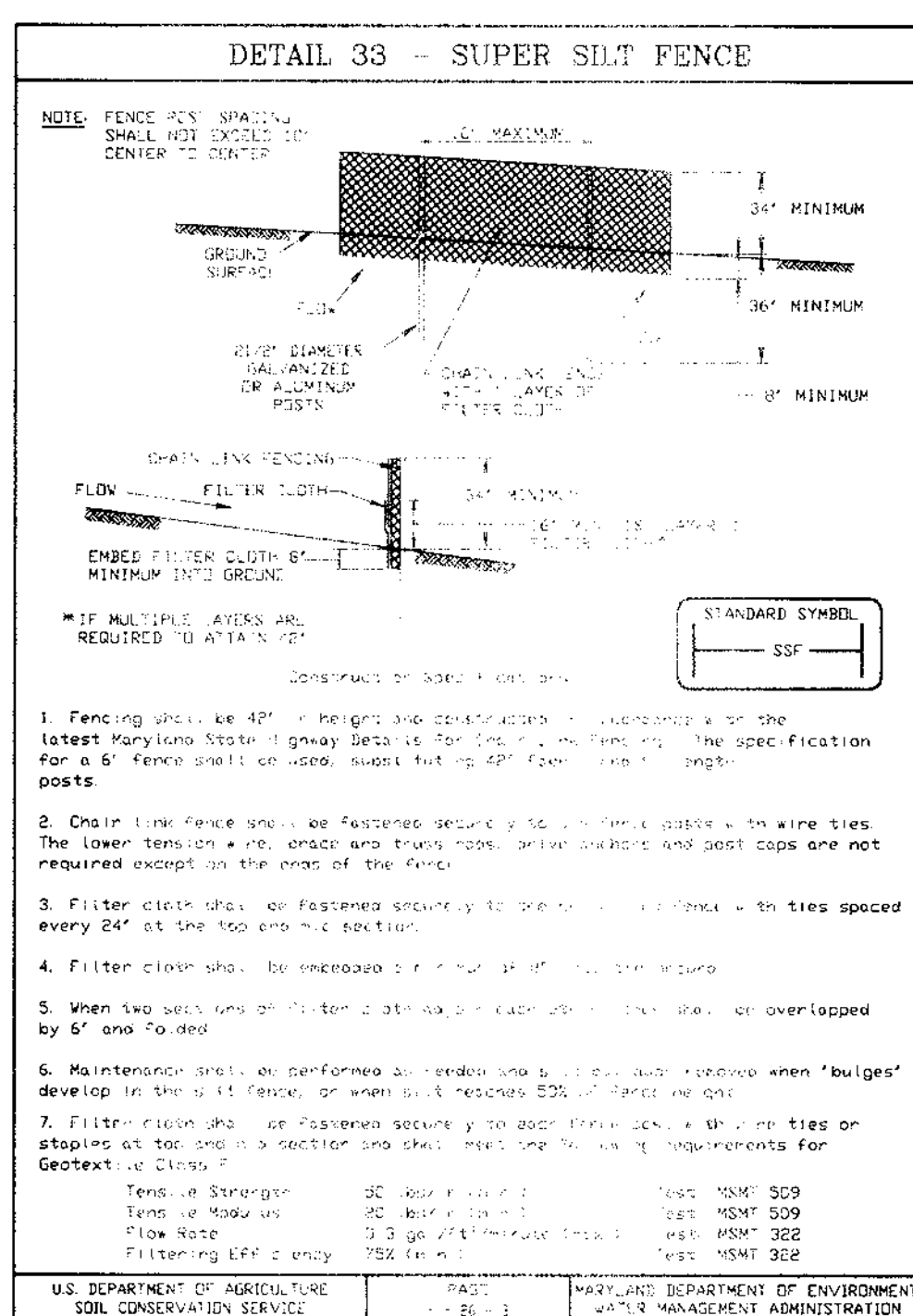
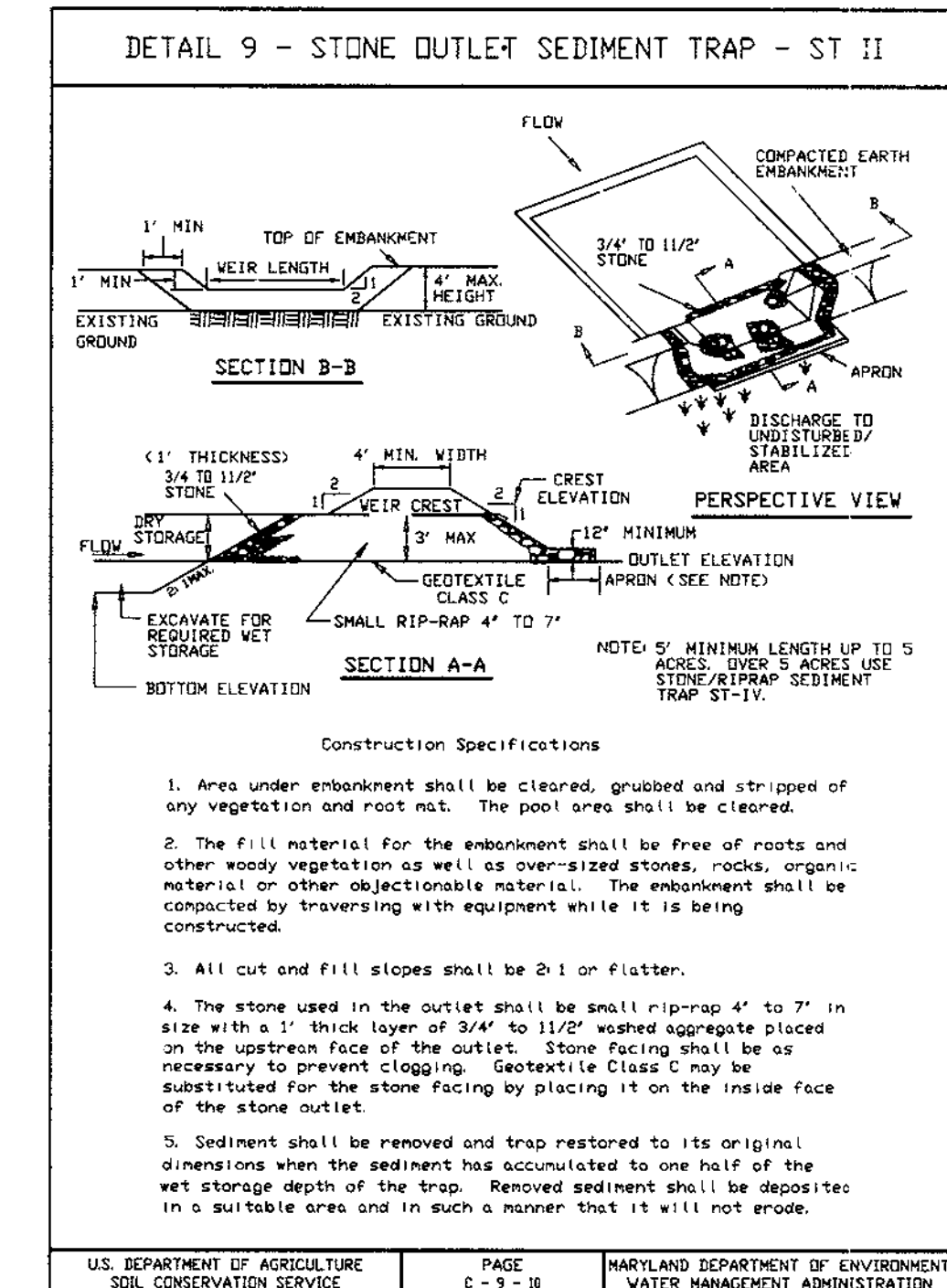
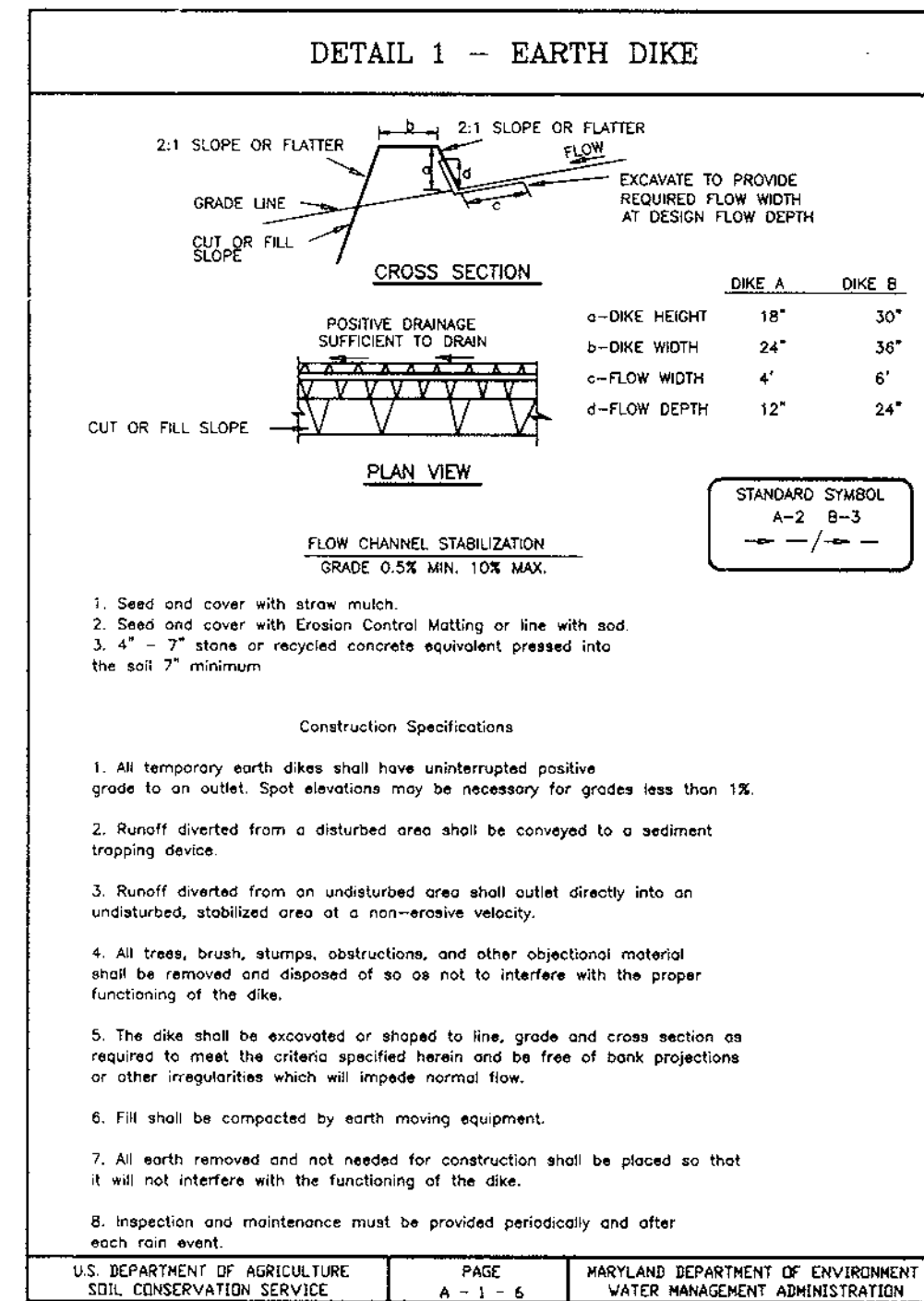
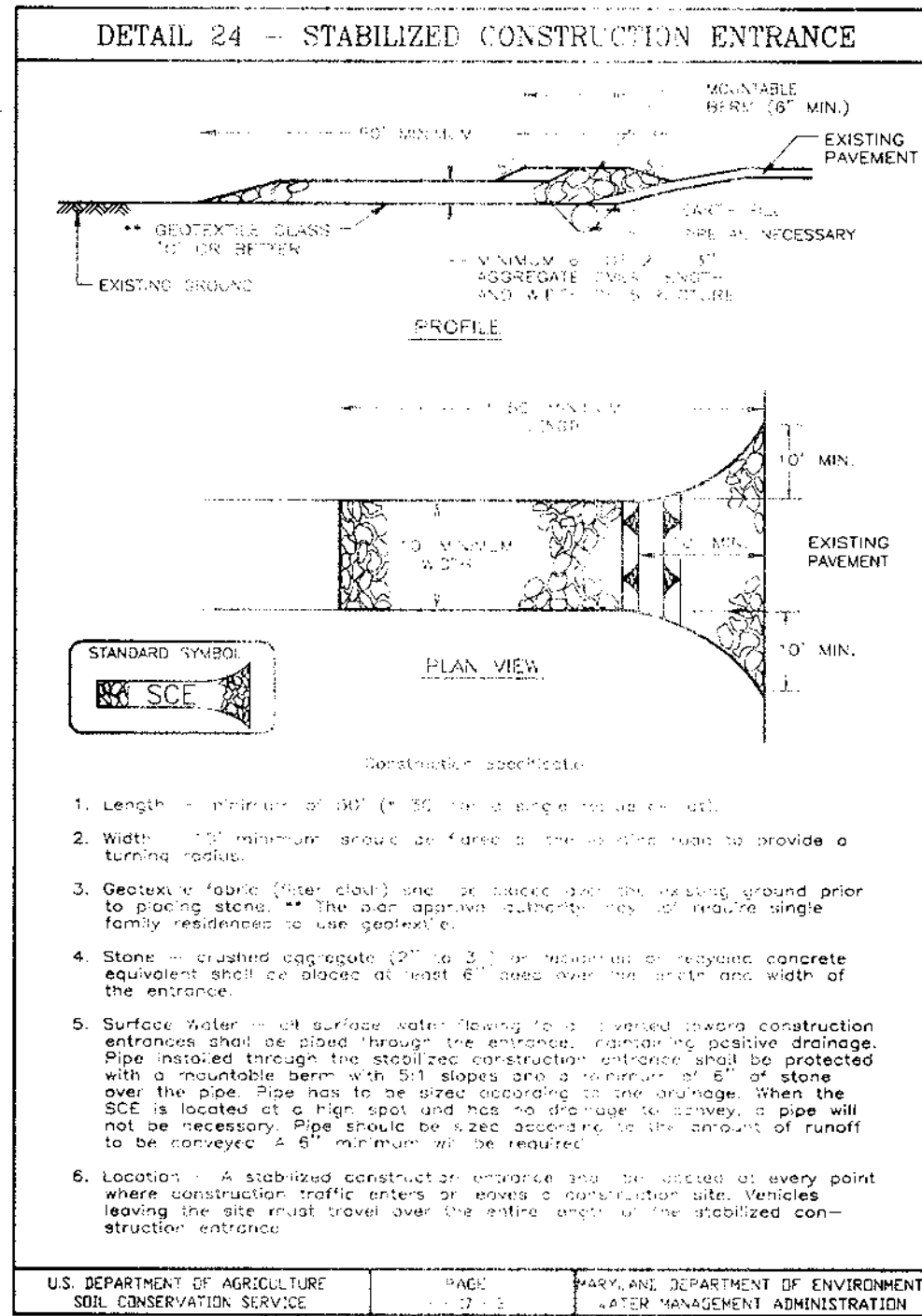
**OWNER/DEVELOPER**  
 BLAISDELL-IKO DEVELOPMENT LIMITED PARTNERSHIP  
 3403 OLANWOOD COURT, SUITE 101  
 OLNEY, MARYLAND 20832

**CLARK • FINEFROCK & SACKETT, INC.**  
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 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED DM	<b>SEDIMENT &amp; EROSION CONTROL PLAN</b> <b>LOTS 1 THRU 16 AND 18 THRU 25</b> <b>HARDING WOODS</b> TAX MAP 46 PARCEL 65 SIXTH (64) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN PS		DRAWING 6 of 7
CHECKED TD		JOB NO. 98-103
DATE 12-17-98		FILE NO. 98-103SE
FOR: NV HOMES 2200 Defense Highway, Suite 301 Crofton, Maryland 21114		

APPROVED: DEPARTMENT OF PLANNING & ZONING  
*Wanda Stanista* 5/7/99  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
*John Smith* 5/7/99  
 DIRECTOR DATE

SDP 99-62



### 21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

**Definition:** Placement of topsoil over a prepared subsoil to re-establish permanent vegetation.

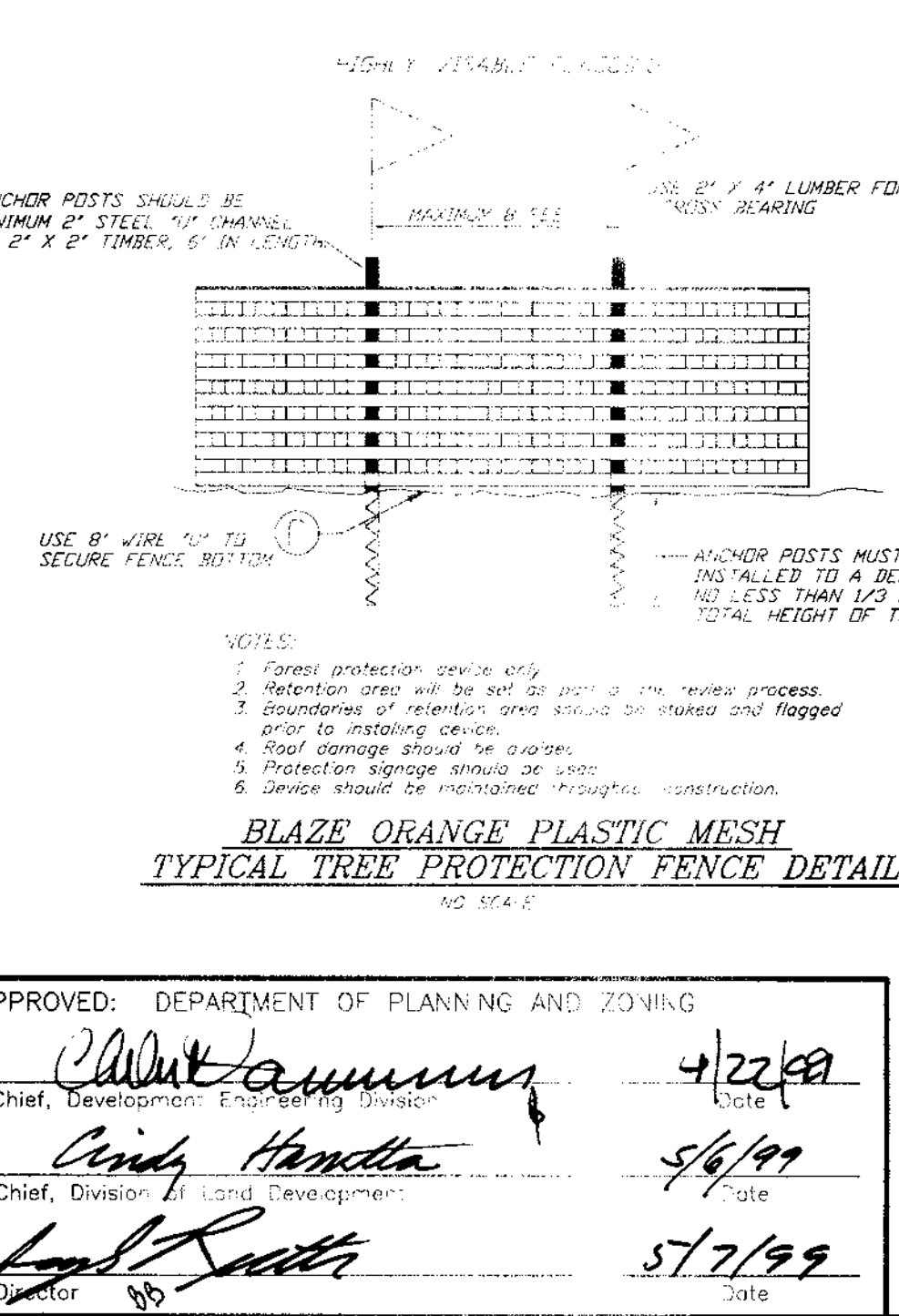
**Purpose:** To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, nutrient toxic to plants, or other unacceptable soil gradation.

**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 sustain plants or is not containing 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.

**Construction and Material Specifications:**

- Topsoil salvaged from the existing site may be used provided that it meets the standards 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 Survey Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as "soil" must meet the following:
  - Topsoil shall be a loam, sandy loam, clay loam, silty loam, sandy clay loam, sandy sand. Other soils may be used if recommended by an agronomist or a soil scientist approved by the appropriate regulatory authority. Topsoil shall not be a mixture of contrasting textures, subsoils and shall contain less than 5% volume of cinders, stones, slag, coarse fragments, gravel, stumps, roots, trash, or other materials larger than 1/2" diameter.
  - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, vinegargrass, nutgrass, or any, thistle, or others as specified.
  - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be applied at the rate of 4-8 lbs/acre (200-400 pounds per 1000 sq ft) 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 discussed in the following procedures.
- For sites having disturbed areas under 3 acres:
  - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
  - When topsoiling, maintain needed erosion and sediment control practices such as dikes, Grade Stabilization Structures, Earth Dikes, Slope Silt Fences and Sediment Traps and Basins.
    - Grades on the dikes to be topsoiled, which have been previously established, shall be maintained about 4" higher in elevation.
    - Topsoil shall be uniformly distributed in a 4" to 6" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that seeding or seeding on 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 loose or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.



### DEVELOPER'S/BUILDER'S CERTIFICATE

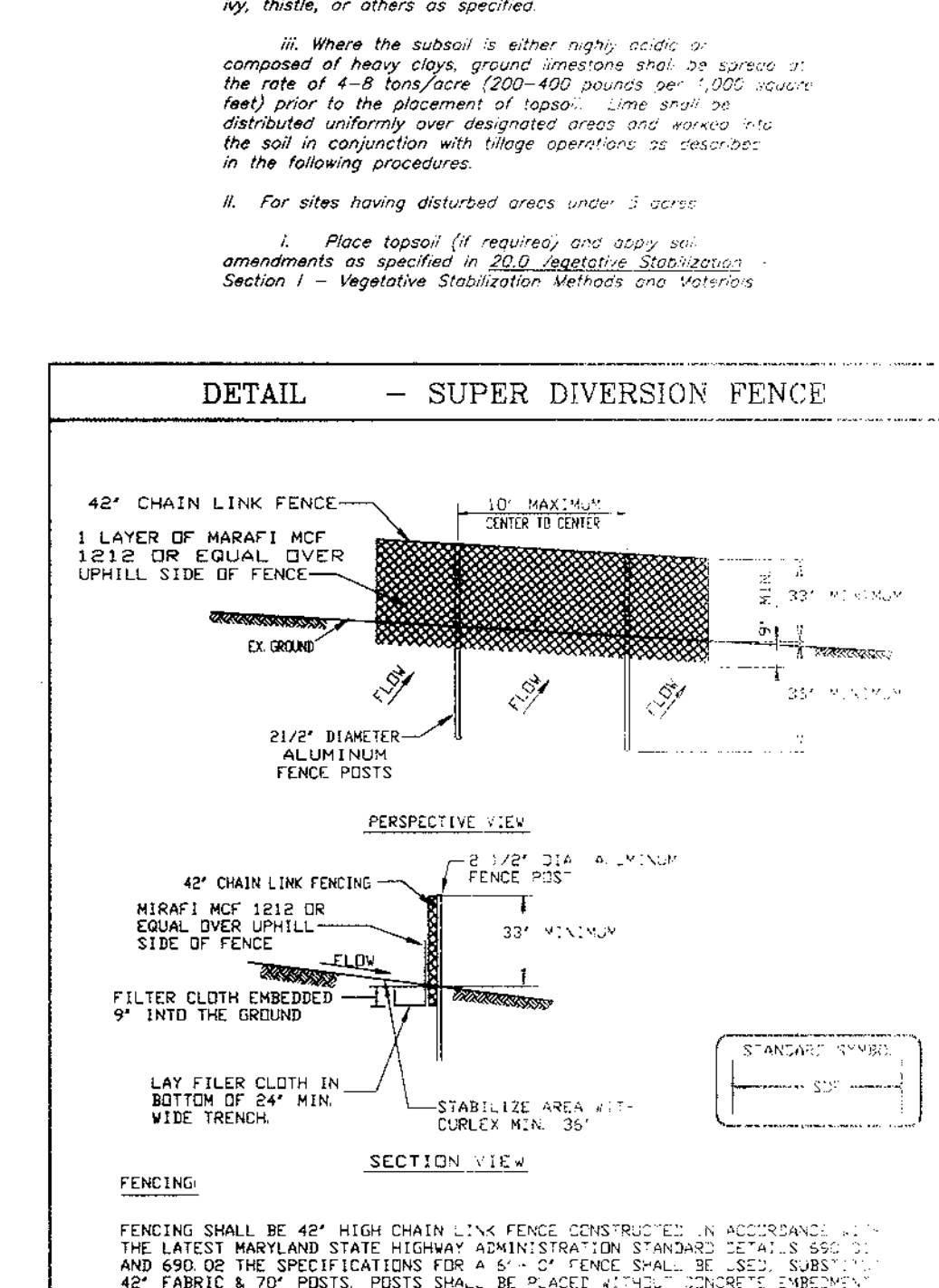
"We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance of a Department of the Environment Approver Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard County Conservation District or their authorized agents, as are deemed necessary."

Wayne C. Flach  
NAME  
12-17-98  
DATE

### ENGINEER'S CERTIFICATE

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

G. Nelson Clark  
NAME  
4-12-99  
DATE



### PERMANENT SEEDING NOTES

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

**SEEDING 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 800 lbs per acre 10-10-10 fertilizer (14 lbs./1000 sq ft.) before seeding. Harrow or disc into upper three inches of soil.
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (28 lbs./1000 sq ft.) before seeding. Harrow or disc into upper three inches of soil.

**SEEDING:** For periods March 1 thru April 30, and August 1 thru October 15, seed with 80 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. per acre (1.1 lbs./1000 sq ft.) of Kentucky 31 Tall Fescue and 2 lbs. per acre (0.2 lbs./1000 sq ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by seeding 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use seed, 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 untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (9 gal/1000 sq ft.) of emulsion asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (9 gal/1000 sq ft.) for anchoring.

**MAINTENANCE:** Inspect all seeded areas and make needed repairs, replacements and reseeding.

### TEMPORARY SEEDING NOTES

**SEEDING PREPARATION:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

**SOIL AMENDMENTS:** Apply 800 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 November 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq ft.). For the period November 1 thru February 28, protect site by seeding 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, at use post.

**MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (9 gal/1000 sq ft.) of emulsion asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (9 gal/1000 sq ft.) for anchoring.

**REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.**

### CONSTRUCTION SEQUENCE:

1. Obtain grading permit.	7
2. Install tree protection fence.	7
3. Install sediment and erosion control devices and stabilize.	18
4. Excavate for foundations, rough grade and temporarily stabilize.	30
5. Construct structures, sidewalks and driveways.	60
6. Final grade and stabilize in accordance with Sds. and Specs.	7
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	13

\* Delay construction of houses on lots: 13

Reviewed for HOWARD S.C.D. and meets Technical Requirements  
 (Signature) 5/17/99  
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 (Signature) 5/13/99  
 Approved

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	TD	SCALE	NO SCALE
DRAWN	TD	DRAWING	LOTS 1 THRU 16 AND 18 THRU 25
CHECKED	TD	JOB NO.	HARDING WOODS
DATE	12-17-98	FILE NO.	TAX MAP 46 PARCEL 65 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FOR: NV HOMES  
 2200 DEFENSE HIGHWAY, SUITE 301  
 CROFTON, MARYLAND 21114

809 99-62

LOT No.	STREET ADDRESS
1	8690 FLOWERING CHERRY LANE
2	8680
3	8670
4	8650
5	8630
6	8610
7	8590
8	8570
9	8520
10	8510
11	8500
12	8490
13	8470
14	8460
15	8450
16	8440
18	8471
19	8491
20	8521
21	8541
22	8561
23	8581
24	8611
25	8621

**WATER FALL DRIVE**  
(PUBLIC ROAD)

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLANS	1, 2 & 3 of 7
SEDIMENT & EROSION CONTROL PLANS	4, 5 & 6 of 7
SEDIMENT AND EROSION CONTROL DETAILS	7 of 7

**LEGEND**

CONTOUR INTERVAL 2 FT.

EXISTING CONTOUR

PROPOSED CONTOUR

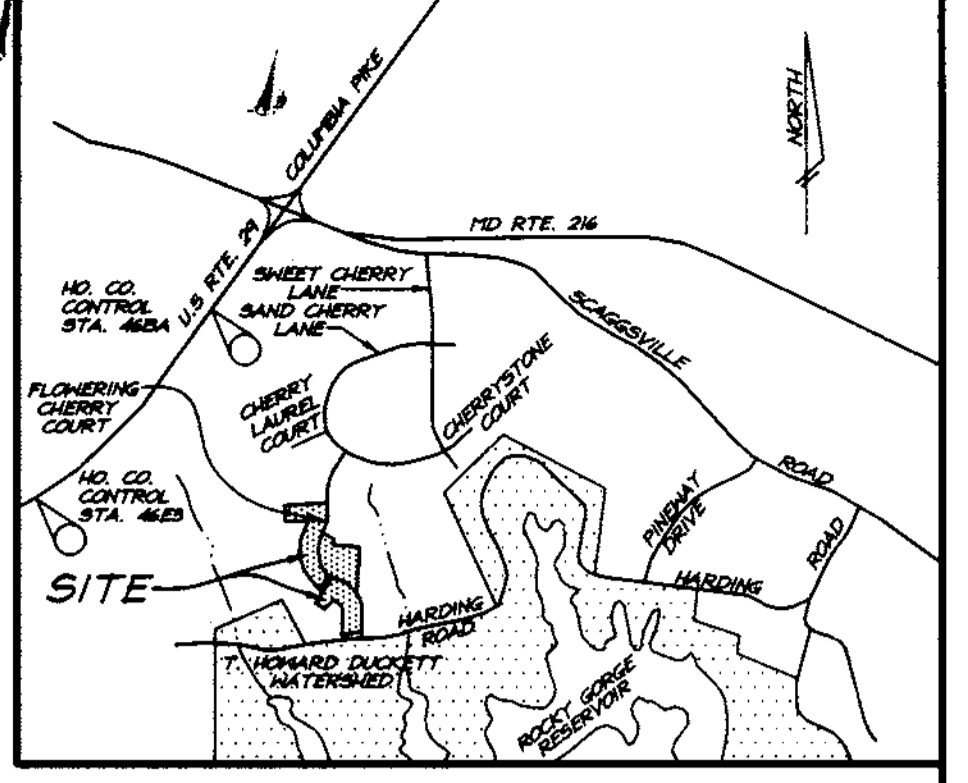
DIRECTION OF DRAINAGE

WALK OUT BASEMENT

SPOT ELEVATION

EXISTING TREES TO REMAIN

Approved Street Trees & Landscaping Per F-98-151



**BENCH MARKS**

Ho. Co. Monument No. 46E3 = N.163254.4726(meters) Elev.=410.06  
E.407801.1581(meters)

Ho. Co. Monument No. 46BA = N.163844.2998(meters) Elev.=426.45  
E.408386.8130(meters)

- GENERAL NOTES:**
- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 9.86 Acres
  - The total number of lots included in this submission is: 24
  - Improvement to property: Single Family Detached
  - Shc elevations shown are located at the property line.
  - Department of Planning and Zoning reference file numbers are: F-98-151; S-97-19; P-98-12;
  - Utilities shown as existing are taken from approved Water and Sewer Plans Contract #24-3657-D, and approved Road Construction Plans F-98-151.
  - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
  - All roadways are public and existing.
  - The existing topography was taken from Road Construction Plans F-98-151 prepared by Vogel & Associates, Inc. in May 1998.
  - The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plans Coordinate System - Howard County Control stations: 46BA & 46E3
  - The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
  - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
  - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03.
  - In accordance with Section 128 of the Howard County Supplementary Zoning District Requirements, bay windows and chimneys not more than 18 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
  - Stormwater Management is provided per: F-98-151.
  - Existing street trees and landscape buffers shown are taken from approved Landscape plan F-98-151 prepared by Vogel & Associates, Inc in May 1998 and are the responsibility of the developer.

**SPECIAL NOTES:**

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-98-151 and/or approved Water and Sewer Plans Contract 24-3657-D.

**OWNER/DEVELOPER**

BLAISDELL-IKO DEVELOPMENT LIMITED PARTNERSHIP  
3403 OLANWOOD COURT, SUITE 101  
OLNEY, MARYLAND 20832

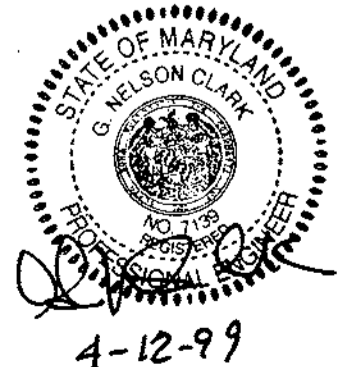
SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
HARDING WOODS	N/A	1 THRU 16 AND 18 THRU 25
PLAT NO. 13526-13528	BLOCK NO. 16	ZONE R-20
TAX MAP NO. 46	ELECTION DIST. 6th	CENSUS TRACT 6055
WATER CODE E-18	SEWER CODE 7602000	

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED DM	<b>SITE DEVELOPMENT PLAN</b> <b>LOTS 1 THRU 16 AND 18 THRU 25</b> <b>HARDING WOODS</b> TAX MAP 46 PARCEL 65 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN PS		DRAWING 1 of 7
CHECKED jgm		JOB NO. 98-103
DATE 12-17-98		FILE NO. 98-103X

FOR: NY HOMES  
2200 Defense Highway, Suite 301  
Cortier, Maryland 21114



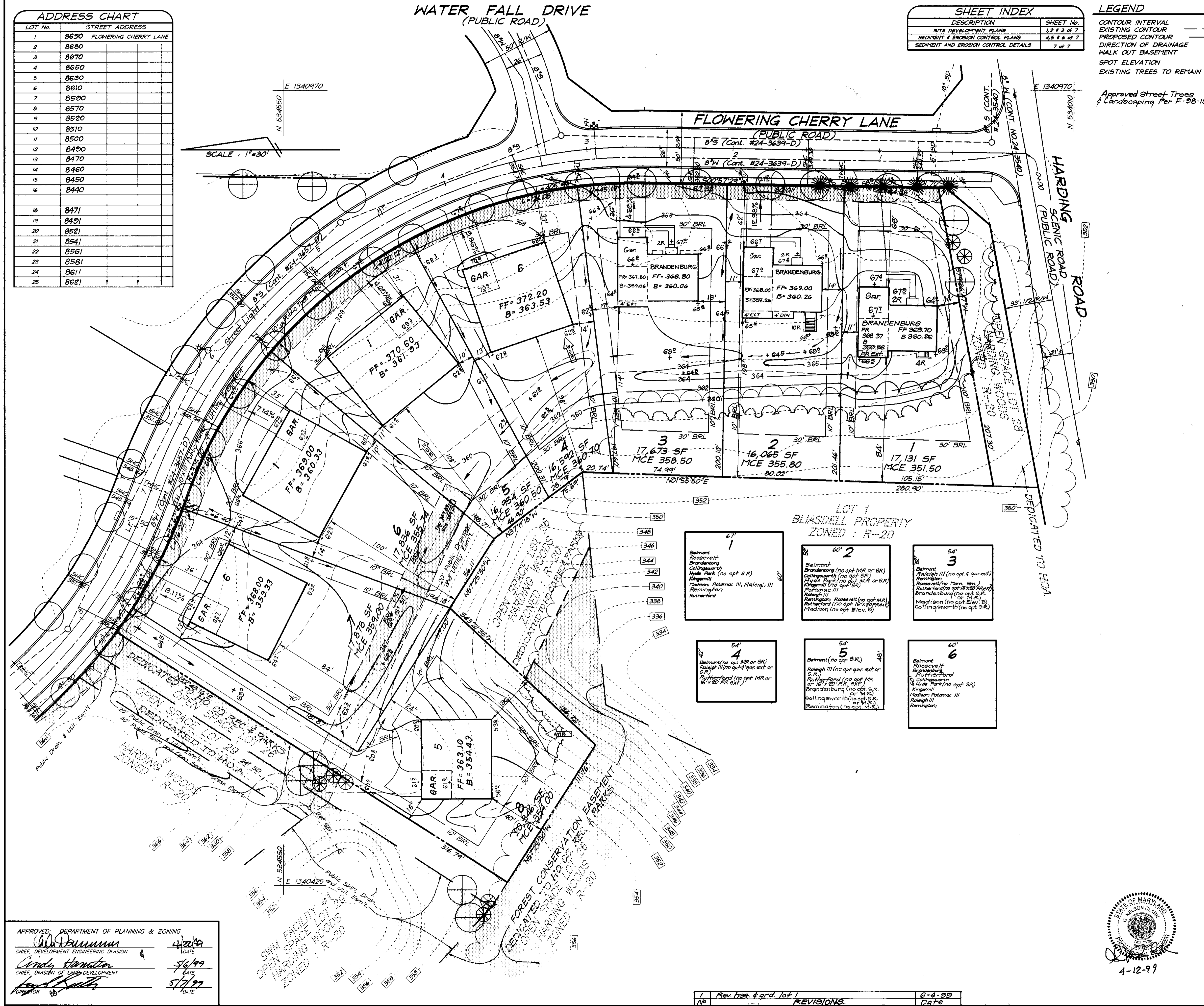
APPROVED: DEPARTMENT OF PLANNING & ZONING

*[Signature]* 4/22/99 DATE

*[Signature]* 5/6/99 DATE

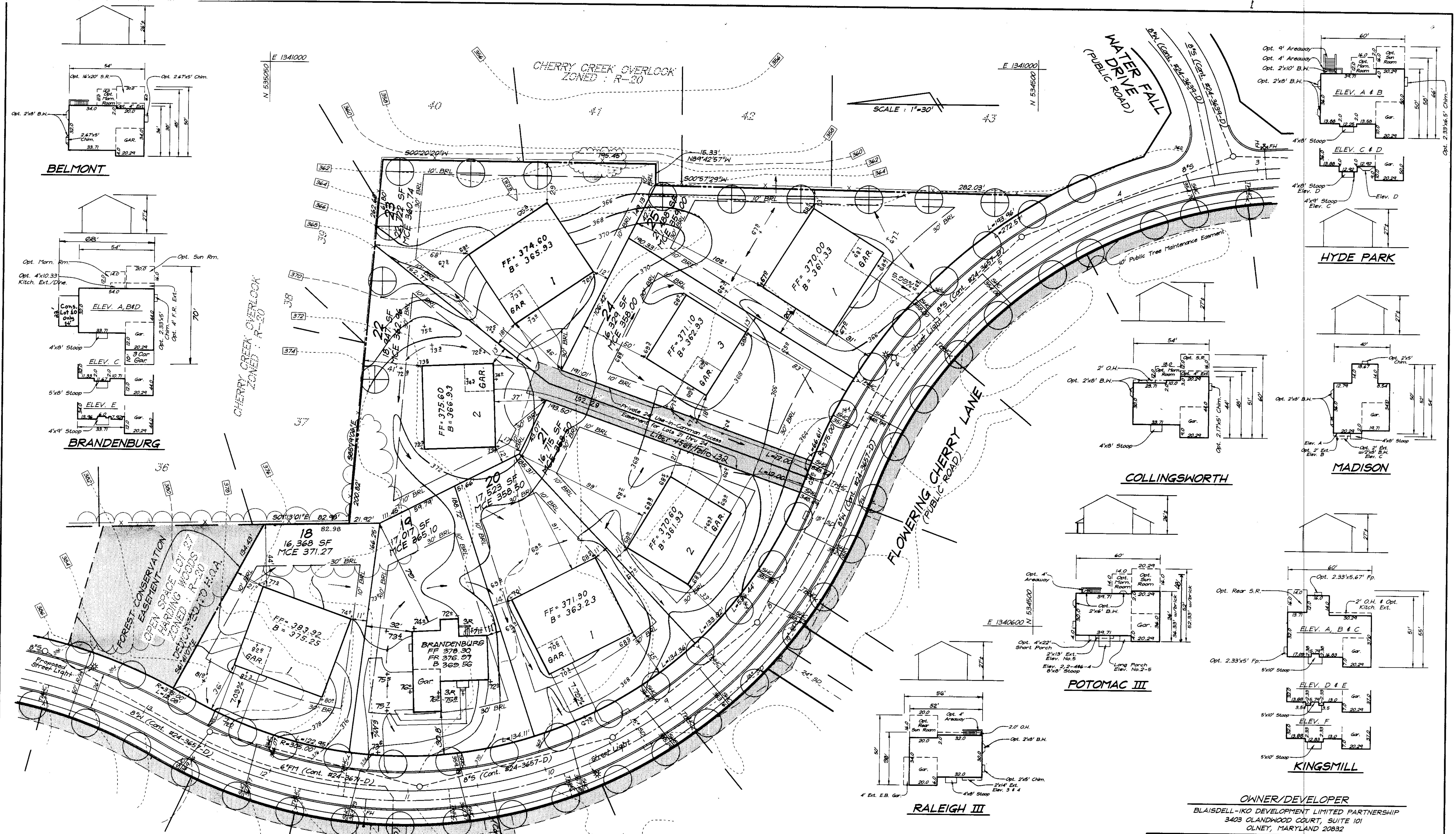
*[Signature]* 5/12/99 DATE

NO.	REVISIONS	DATE
1	Rev. hsc & grad. lot 1	6-4-99



SOP 99-62

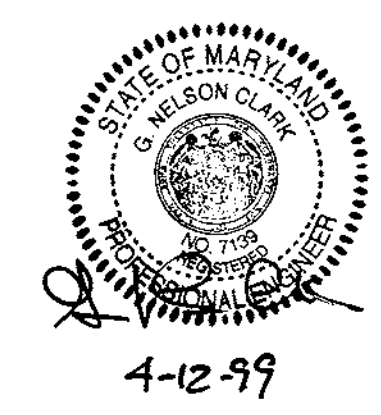




APPROVED: DEPARTMENT OF PLANNING & ZONING  
 Chief, Development Engineering Division  
 Chief, Division of Land Development

4/22/99  
 5/6/99  
 5/7/99

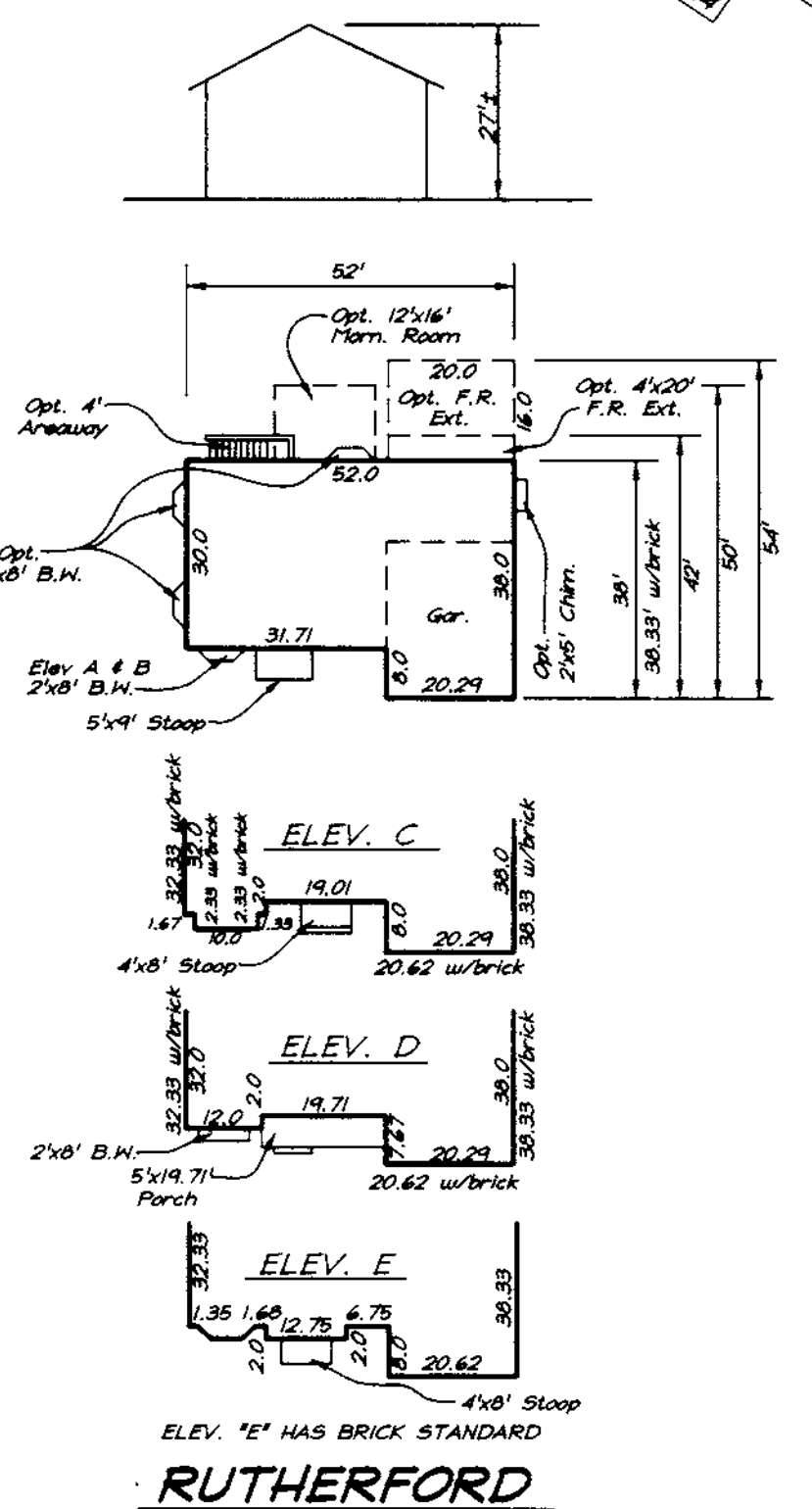
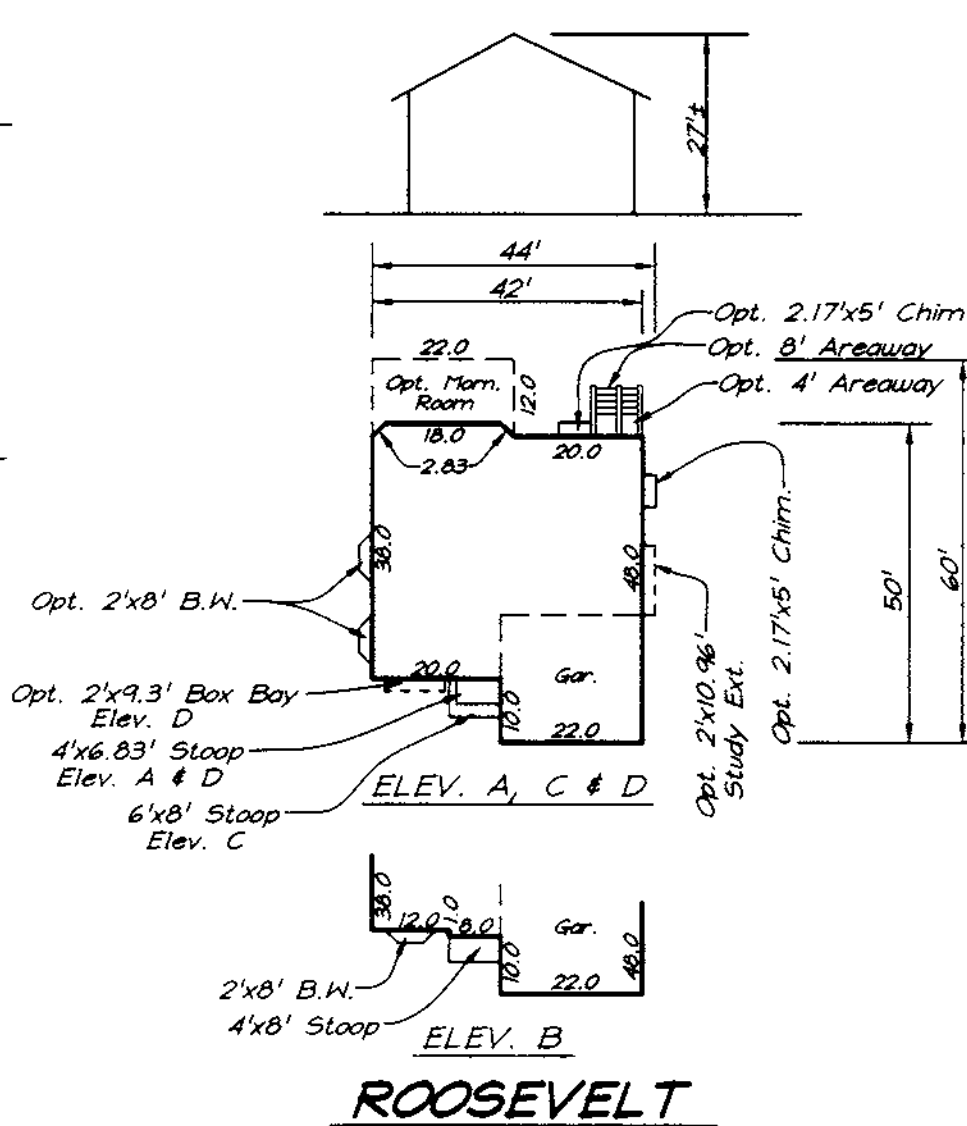
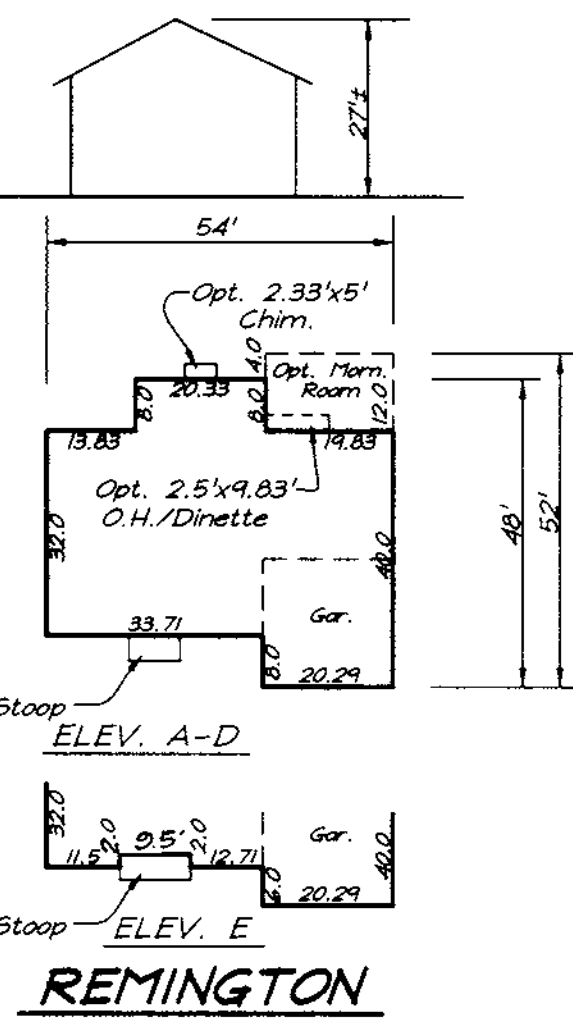
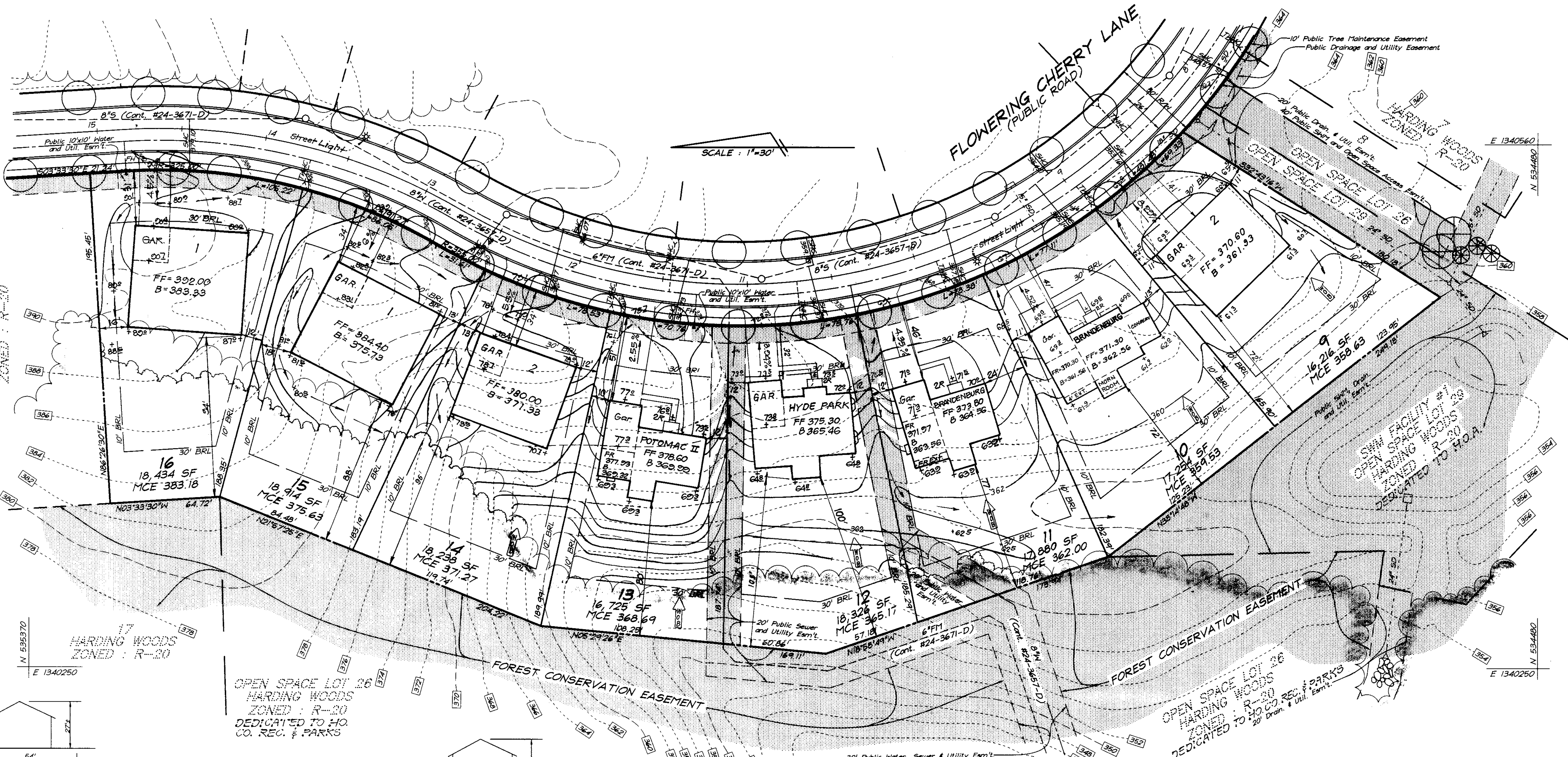
1	Rev. hse. & grad. lot 19, Add 3 Car Gar. to hse typical	7-13-99
2	REVISIONS	Date



**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED DM	<b>SITE DEVELOPMENT PLAN</b> <b>LOTS 1 THRU 16 AND 18 THRU 25</b> <b>HARDING WOODS</b> TAX MAP 46 PARCEL 65 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN PS		DRAWING 2 of 7
CHECKED jmu		JOB NO. 98-103
DATE 12-17-98		FILE NO. 98-103X
		FOR: NY HOMES 2200 Defense Highway, Suite 301 Crofton, Maryland 21114

SOP 99-62



APPROVED: DEPARTMENT OF PLANNING & ZONING  
 Chief, Development Engineering Division  
 Chief, Division of Land Development  
 Director

**OWNER/DEVELOPER**  
 BLAISDELL-IKO DEVELOPMENT LIMITED PARTNERSHIP  
 3403 OLANWOOD COURT, SUITE 101  
 OLNEY, MARYLAND 20832

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED DM	<b>SITE DEVELOPMENT PLAN</b> <b>LOTS 1 THRU 16 AND 18 THRU 25</b> <b>HARDING WOODS</b> TAX MAP 46 PARCEL 65 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN PS		DRAWING 3 of 7
CHECKED jmu		JOB NO. 98-103
DATE 12-17-98		FILE NO. 98-103X
FOR: NV HOMES 2200 Defense Highway, Suite 301 Crofton, Maryland 21114		

4-12-99

1	Rev. hse. # 9rd lot 5 11-13	6-4-99
N2	REVISIONS	Date

SDP 99-62

LOT No.	STREET ADDRESS
1	8690 FLOWERING CHERRY LANE
2	8680
3	8670
4	8650
5	8630
6	8610
7	8590
8	8570
9	8520
10	8510
11	8500
12	8490
13	8470
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**WATER FALL DRIVE**  
(PUBLIC ROAD)

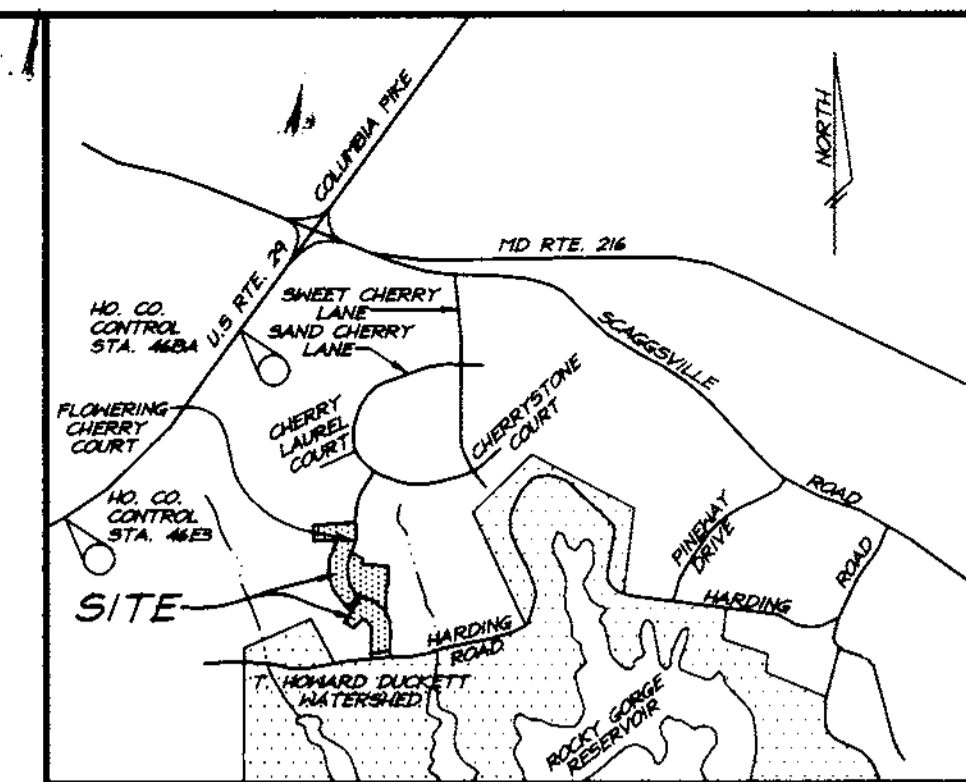
**SHEET INDEX**

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLANS	1, 2 & 3 of 7
SEDIMENT & EROSION CONTROL PLANS	4, 5 & 6 of 7
SEDIMENT AND EROSION CONTROL DETAILS	7 of 7

**LEGEND**

- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- WALK OUT BASEMENT
- SPOT ELEVATION
- EXISTING TREES TO REMAIN

Approved Street Trees & Landscaping Per F-98-151



**BENCH MARKS**

- Ho. Co. Monument No. 46E3 = N.163254.4726(meters) Elev.=410.06 E.407801.1581(meters)
- Ho. Co. Monument No. 46BA = N.163844.2998(meters) Elev.=426.45 E.408386.8130(meters)

**GENERAL NOTES:**

- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 9.86 Acres
- The total number of lots included in this submission is: 24
- Improvement to property: Single Family Detached
- Shc elevations shown are located at the property line.
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- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03.
- In accordance with Section 128 of the Howard County Supplementary Zoning District Requirements, bay windows and chimneys not more than 15 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
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**OWNER/DEVELOPER**

BLAISDELL-IKO DEVELOPMENT LIMITED PARTNERSHIP  
3403 OLANWOOD COURT, SUITE 101  
OLNEY, MARYLAND 20832

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
HARDING WOODS	N/A	1 THRU 16 AND 18 THRU 25
PLAT NO. 13526-13528	BLOCK NO. 16	ZONE R-20
TAX MAP NO. 46	ELECTION DIST. 6th	CENSUS TRACT 6055
WATER CODE E-18	SEWER CODE 7602000	

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED DM	<b>SITE DEVELOPMENT PLAN</b> <b>LOTS 1 THRU 16 AND 18 THRU 25</b> <b>HARDING WOODS</b> TAX MAP 46 PARCEL 65 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN PS		DRAWING 1 of 7
CHECKED jgm		JOB NO. 98-103
DATE 12-17-98		FILE NO. 98-103X

FOR: NV HOMES  
2200 Defense Highway, Suite 301  
Crofton, Maryland 21114



APPROVED: DEPARTMENT OF PLANNING & ZONING

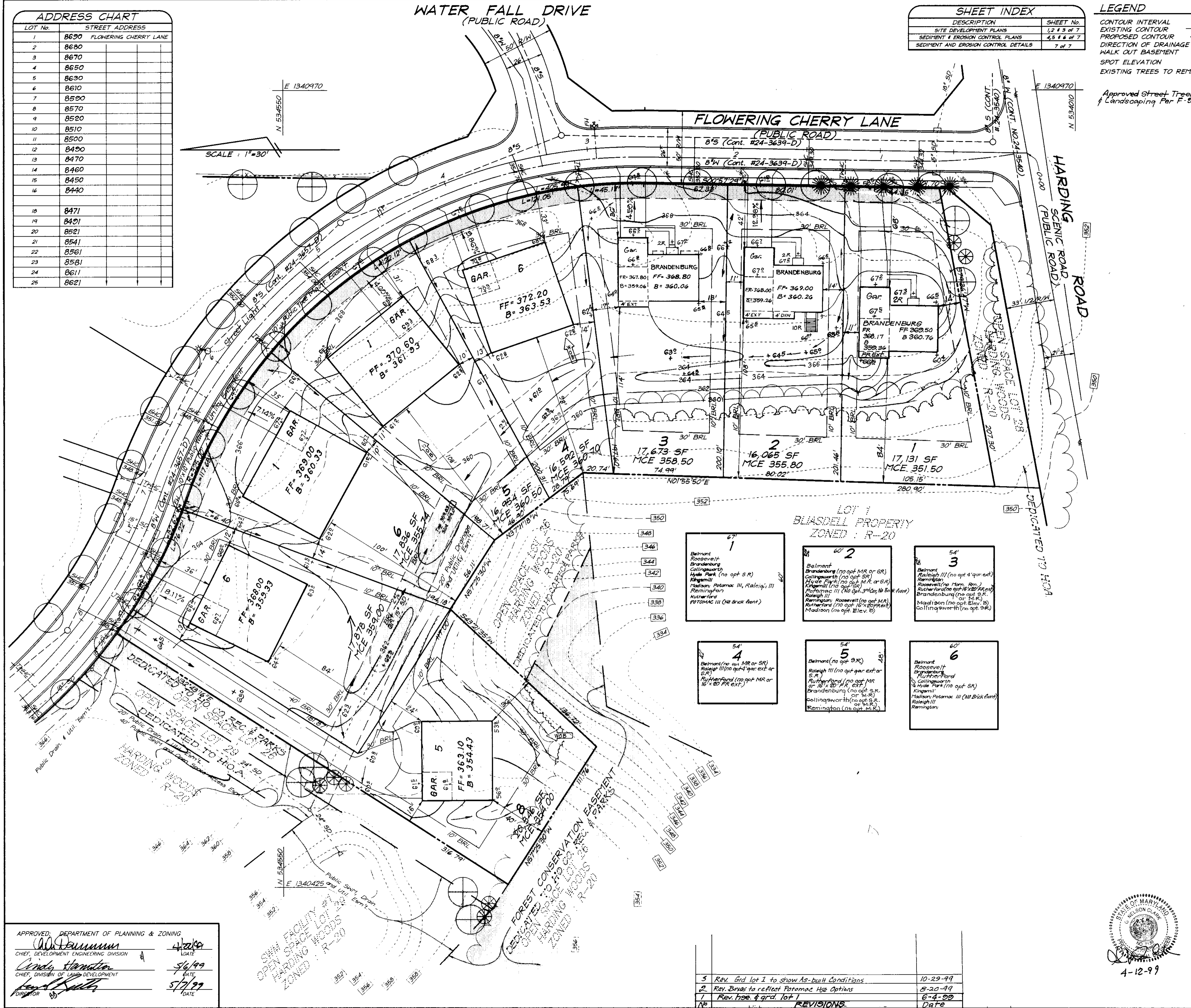
*[Signature]* 4/22/99  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

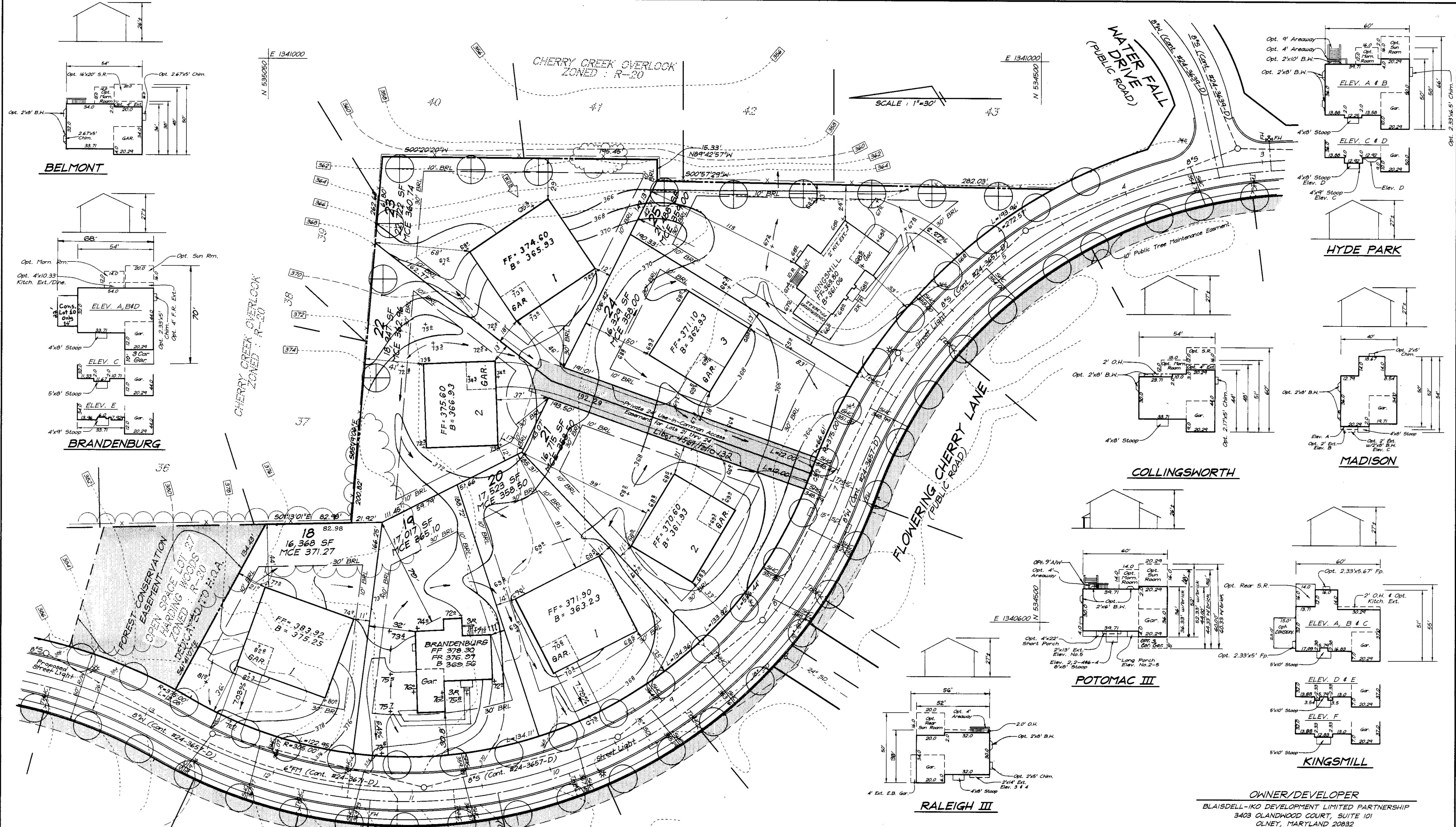
*[Signature]* 5/6/99  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 5/17/99  
DATE

**REVISIONS**

No.	Description	Date
5	Rev. Grd lot 1 to show As-built Conditions.	10-29-99
2	Rev. Dimes to reflect Potomac Use Options	8-20-99
1	Rev. hse. & grd. lot 1	6-4-99





APPROVED: DEPARTMENT OF PLANNING & ZONING  
 Chief, Development Engineering Division  
 Chief, Division of Land Development

4/22/99  
 5/6/99  
 5/7/99

NO	REVISIONS	DATE
3	Rev. Hse & Grd lot 25 from '1' Box to KINGSMILL / W SE. Gar.	11-18-99
2	Add Dims, 9' Arceway & Opt. 3 Car Gar.	8-20-99
1	Rev. hse. & grad. lot 19, Add 3 Car Gar. to hse typical	7-13-99
NB		



**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

**SITE DEVELOPMENT PLAN**  
**LOTS 1 THRU 16 AND 18 THRU 25**  
**HARDING WOODS**  
 TAX MAP 46 PARCEL 65  
 SIXTH (6th) ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

DATE 12-17-98 FOR: NY HOMES 2200 Defense Highway, Suite 301 Crofton, Maryland 21114

SCALE 1" = 30'  
 DRAWING 2 of 7  
 JOB NO. 98-103  
 FILE NO. 98-103X

SOP 99-62

LOT No.	STREET ADDRESS
1	8690 FLOWERING CHERRY LANE
2	8680
3	8670
4	8650
5	8630
6	8610
7	8590
8	8570
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**WATER FALL DRIVE (PUBLIC ROAD)**

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLANS	1, 2 & 3 of 7
SEDIMENT & EROSION CONTROL PLANS	4, 5 & 6 of 7
SEDIMENT AND EROSION CONTROL DETAILS	7 of 7

**LEGEND**

CONTOUR INTERVAL 2 FT.

EXISTING CONTOUR [Symbol]

PROPOSED CONTOUR [Symbol]

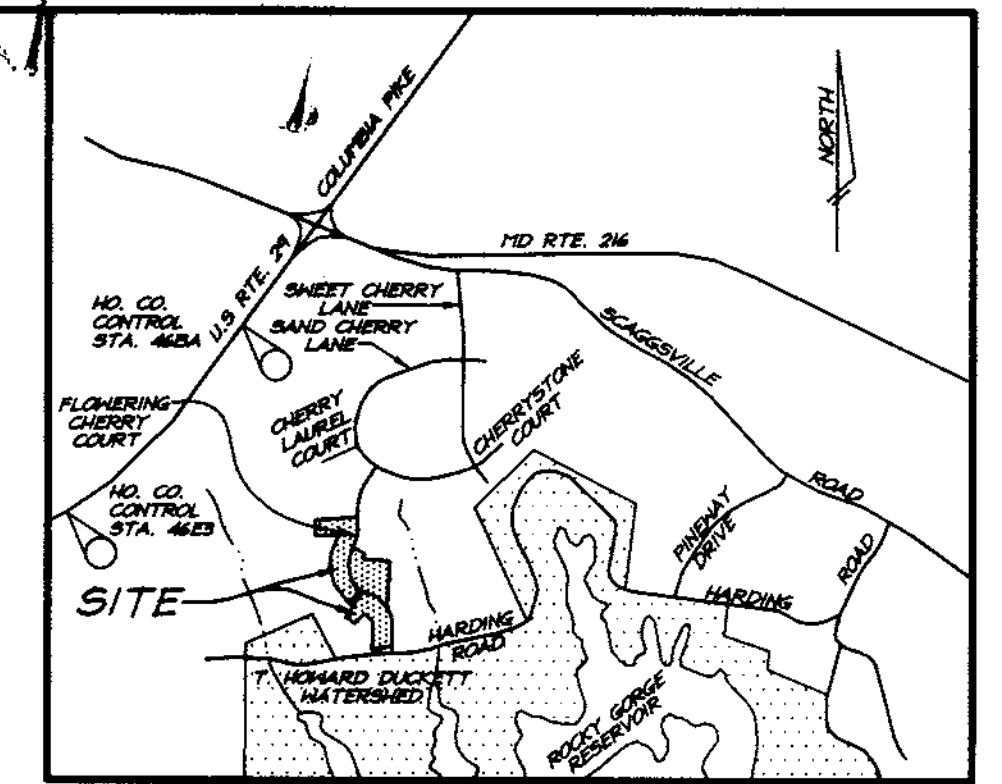
DIRECTION OF DRAINAGE [Symbol]

WALK OUT BASEMENT [Symbol]

SPOT ELEVATION [Symbol]

EXISTING TREES TO REMAIN [Symbol]

Approved Street Trees & Landscaping Per F-98-151 [Symbol]



**BENCH MARKS**

Scale: 1"=2000'

Ho. Co. Monument No. 46E3	N. 163254.4726 (meters)	Elev. = 410.06
	E. 407801.1581 (meters)	
Ho. Co. Monument No. 46BA	N. 163844.2998 (meters)	Elev. = 426.45
	E. 408386.8130 (meters)	

- GENERAL NOTES:**
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  - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
  - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03.
  - In accordance with Section 128 of the Howard County Supplementary Zoning District Requirements, bay windows and chimneys not more than 16 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
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**SPECIAL NOTES:**

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**OWNER/DEVELOPER**

BLAISDELL-100 DEVELOPMENT LIMITED PARTNERSHIP  
 3403 OLANWOOD COURT, SUITE 101  
 OLNEY, MARYLAND 20832

SUBMISSION NAME	SECTION/AREA	LOTS/PARCELS
HARDING WOODS	N/A	1 THRU 16 AND 18 THRU 25
PLAT NO. 13522B	BLOCK NO. 16	ZONE R-20
TAX MAP NO. 46	ELECTION DIST. 6th	CENSUS TRACT 6055
WATER CODE E-18	SEWER CODE 7602000	

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED DM	SCALE 1" = 30'
DRAWN PS	DRAWING 1 of 7
CHECKED [Signature]	JOB NO. 98-103
DATE 12-17-98	FILE NO. 98-103X

FOR: NV HOMES  
 2200 Defense Highway, Suite 301  
 Crofton, Maryland 21114

**REVISIONS**

No.	Rev. hse. & grd. lot 1	Date
5	Rev. hse. & grd. Lot 7 from G Box to Potomac III	5-1-00
4	Rev. hse. & 3rd lot 6	2-28-00
3	Rev. 3rd lot 1 to show As-built Conditions	10-29-99
2	Rev. Boxes to reflect Potomac Hse Options	8-20-99
1	Rev. hse. & grd. lot 1	6-4-99

APPROVED: DEPARTMENT OF PLANNING & ZONING

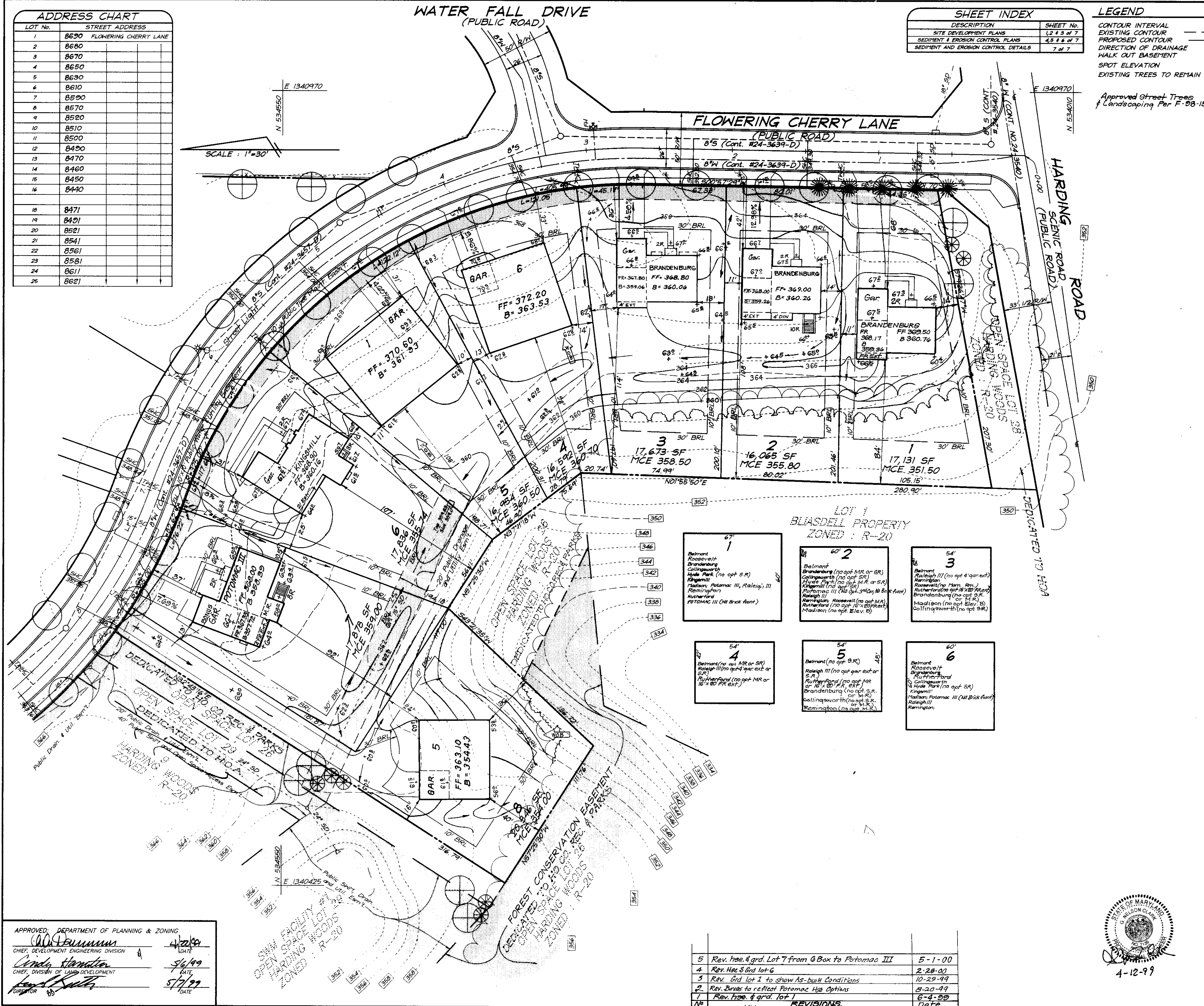
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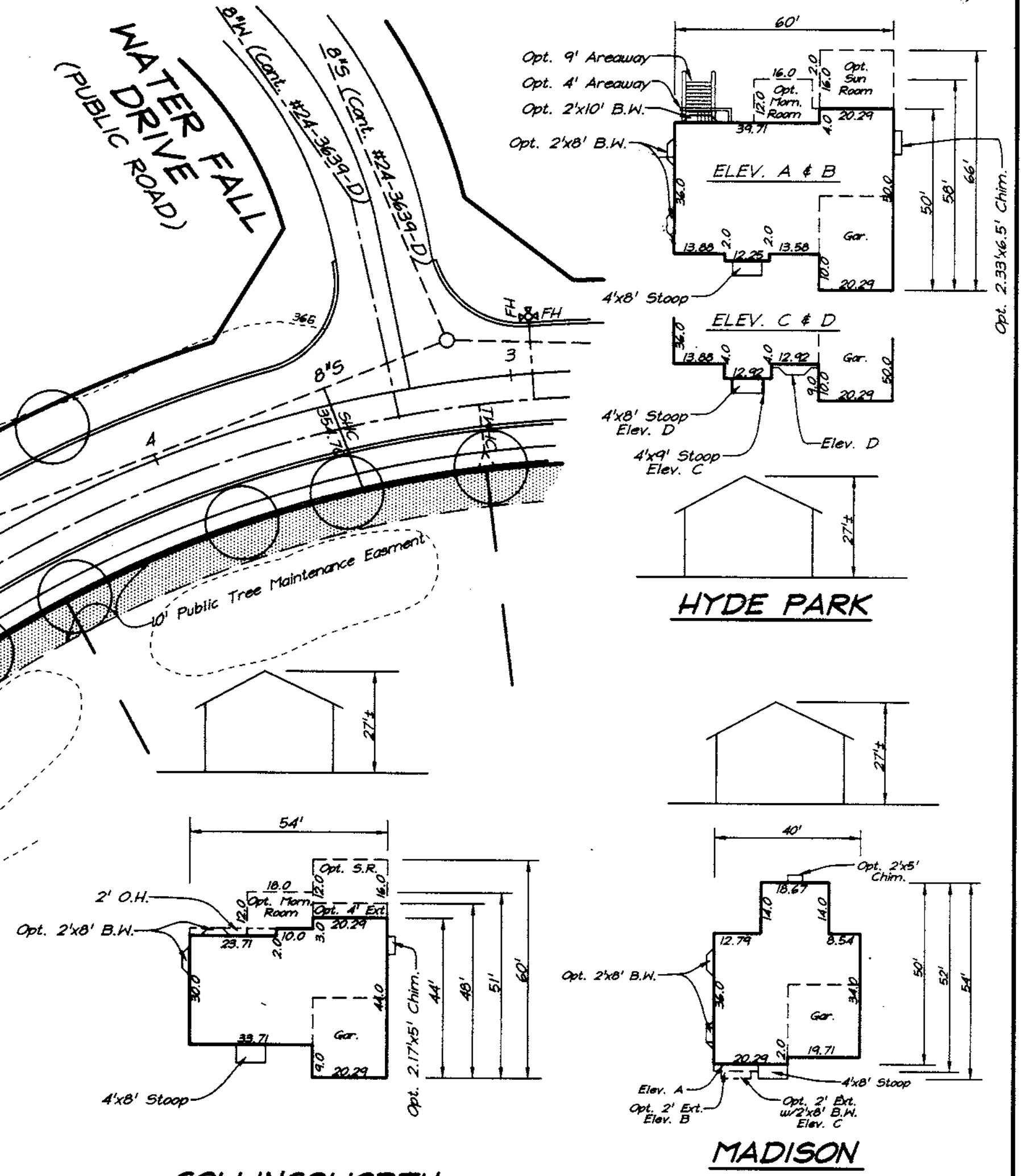
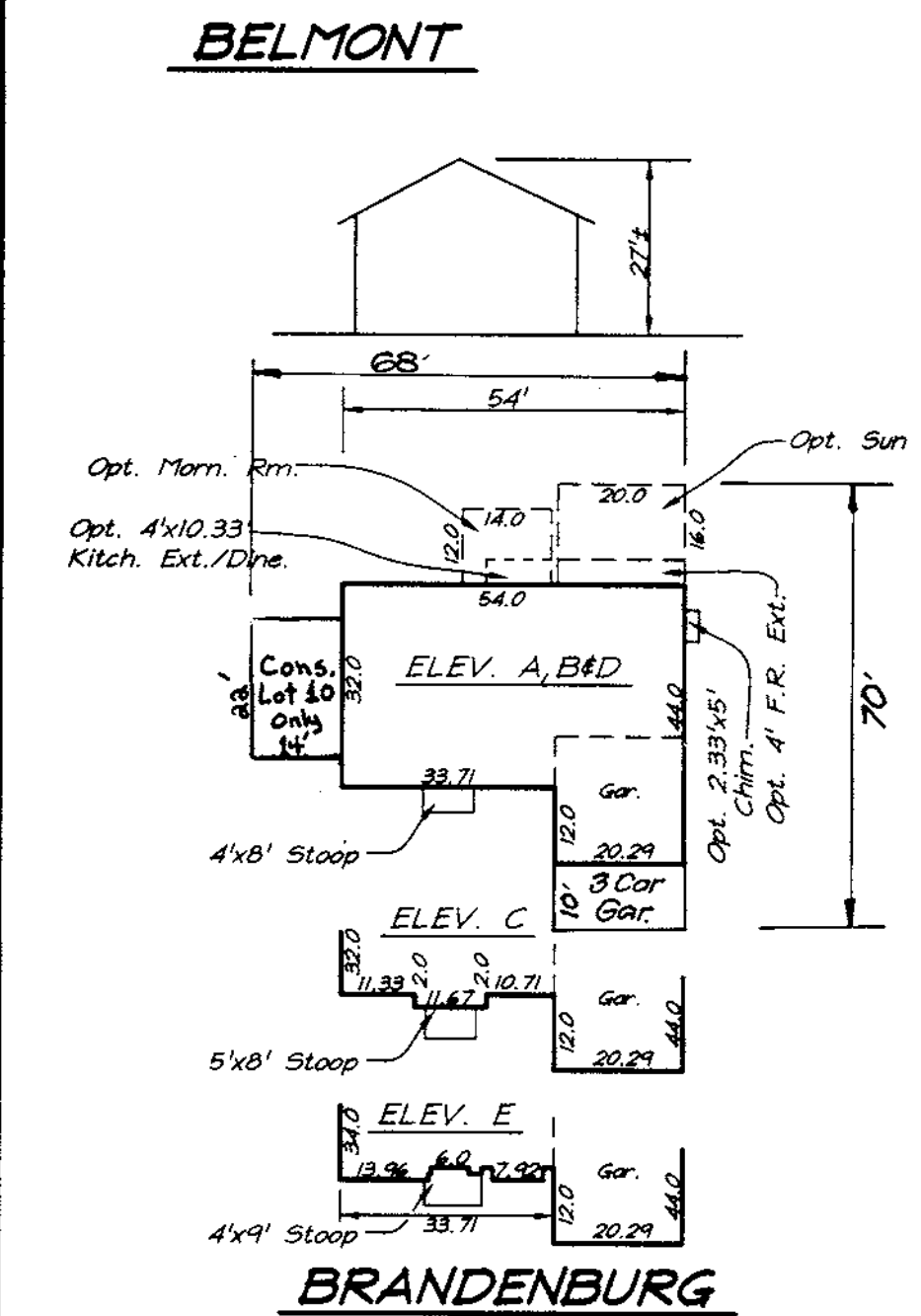
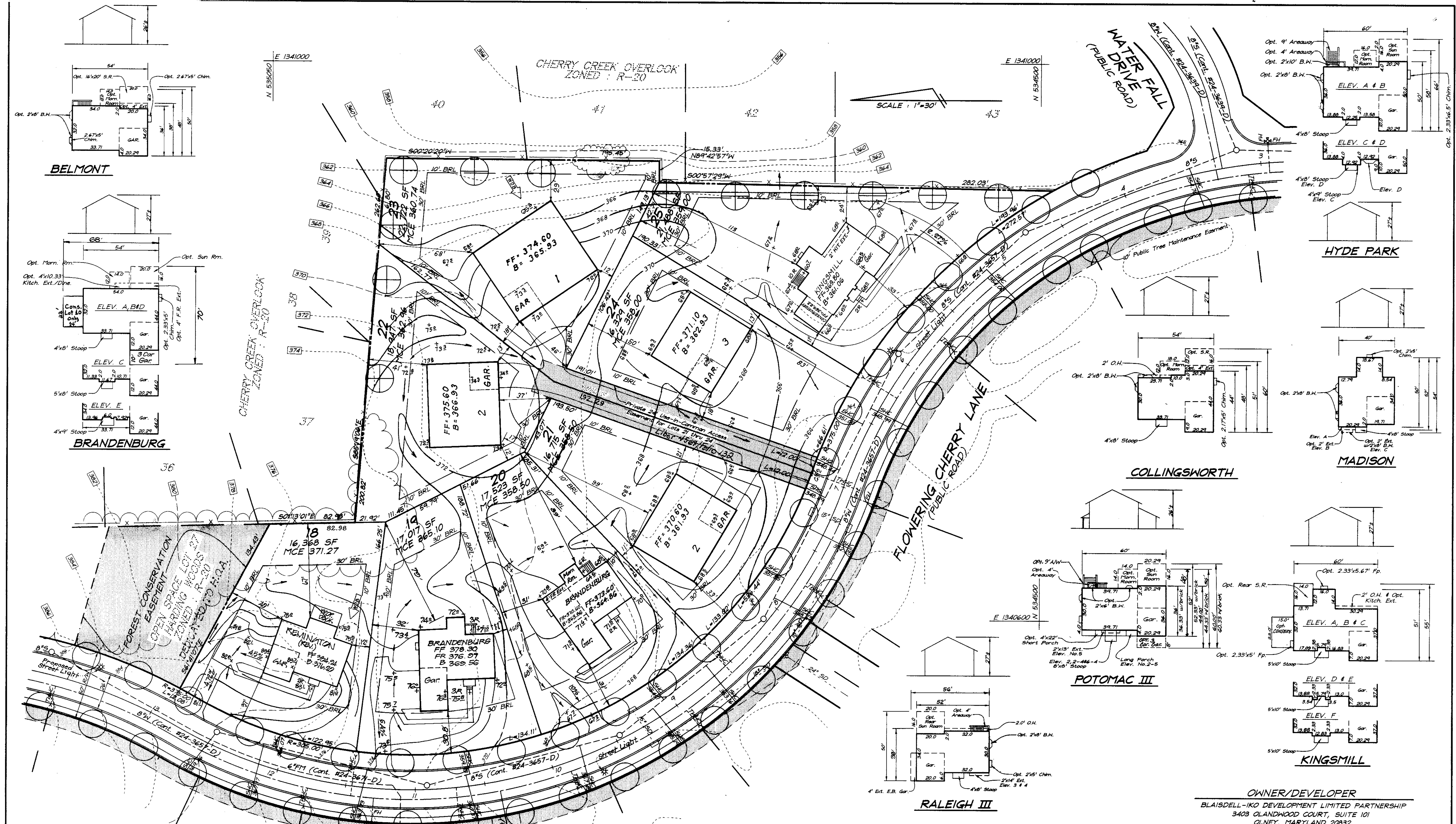
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 5/6/99 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

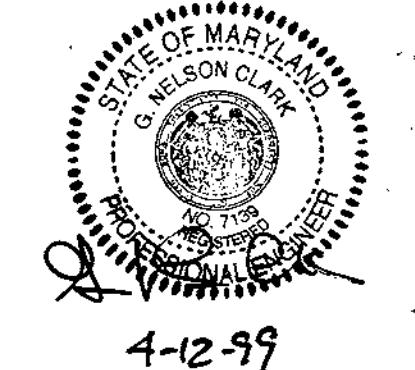
[Signature] 5/7/99 DATE





APPROVED: DEPARTMENT OF PLANNING & ZONING  
 Chief, Development Engineering Division  
 Chief, Division of Land Development  
 DATE: 4/22/99  
 DATE: 5/6/99  
 DATE: 5/7/99

NO	REVISIONS	DATE
5	Rev. Use 3 and lot 20	5-15-00
4	REV. HSE & 1/2" LOT 10 FROM 1" BOX TO REMINATION (REV.)	3-16-00
3	Rev. Hse & Grd lot 25 from 1" Box to KINGSMILL 1/4 SE. Car.	11-18-99
2	Add Dims; 8' Arceway & Opt. 3 Car. Gar.	8-20-99
1	Rev. hse. & grad. lot 18, Add 3 Car. Gar. to hse typical	7-13-99



**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

**SITE DEVELOPMENT PLAN**  
**LOTS 1 THRU 16 AND 18 THRU 25**  
**HARDING WOODS**  
 TAX MAP 46 PARCEL 65  
 SIXTH (6TH) ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

OWNER/DEVELOPER  
 BLAISDELL-1KO DEVELOPMENT LIMITED PARTNERSHIP  
 3403 OLANWOOD COURT, SUITE 101  
 OLNEY, MARYLAND 20832

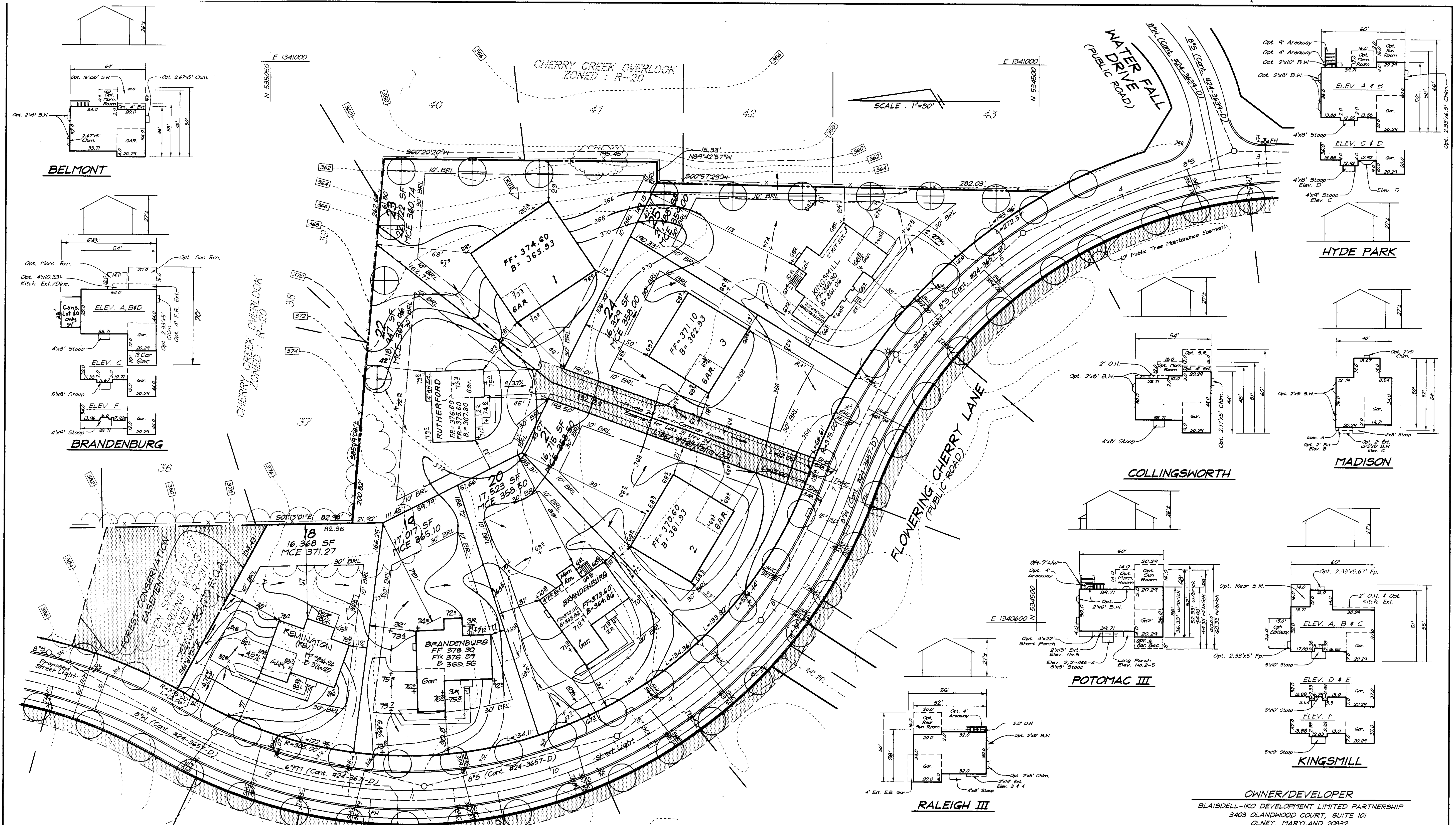
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 DRAWN: PS  
 CHECKED: jme  
 DATE: 12-17-08

SCALE: 1" = 30'  
 DRAWING: 2 of 7  
 JOB NO.: 98-103  
 FILE NO.: 98-103X

FOR: NV HOMES  
 2200 Defense Highway, Suite 301  
 Crofton, Maryland 21114

SOP 99-62





APPROVED: DEPARTMENT OF PLANNING & ZONING  
 Chief, Development Engineering Division  
 Chief, Division of Land Development  
 DATE: 4/2/99  
 DATE: 5/1/99  
 DATE: 5/17/99

REV	DESCRIPTION	DATE
6	Rev. hse. & grad. lot 22	9-6-00
5	Rev. hse & grad lot 20	5-15-00
4	REV. HSE & GRD LOT 20 FROM 1" BOX TO REMINATION (REV.)	9-16-00
3	Rev. Hse & Grad lot 25 from 1" Box to KINGSMILL 1/4 SE. Gar.	11-18-99
2	Add Dims, 2' Acreway & Opt. 3 Car Gar.	8-20-99
1	Rev. hse. & grad. lot 19, Add 3 Car Gar to hse. typical	7-13-99
1/2	REVISIONS	Date



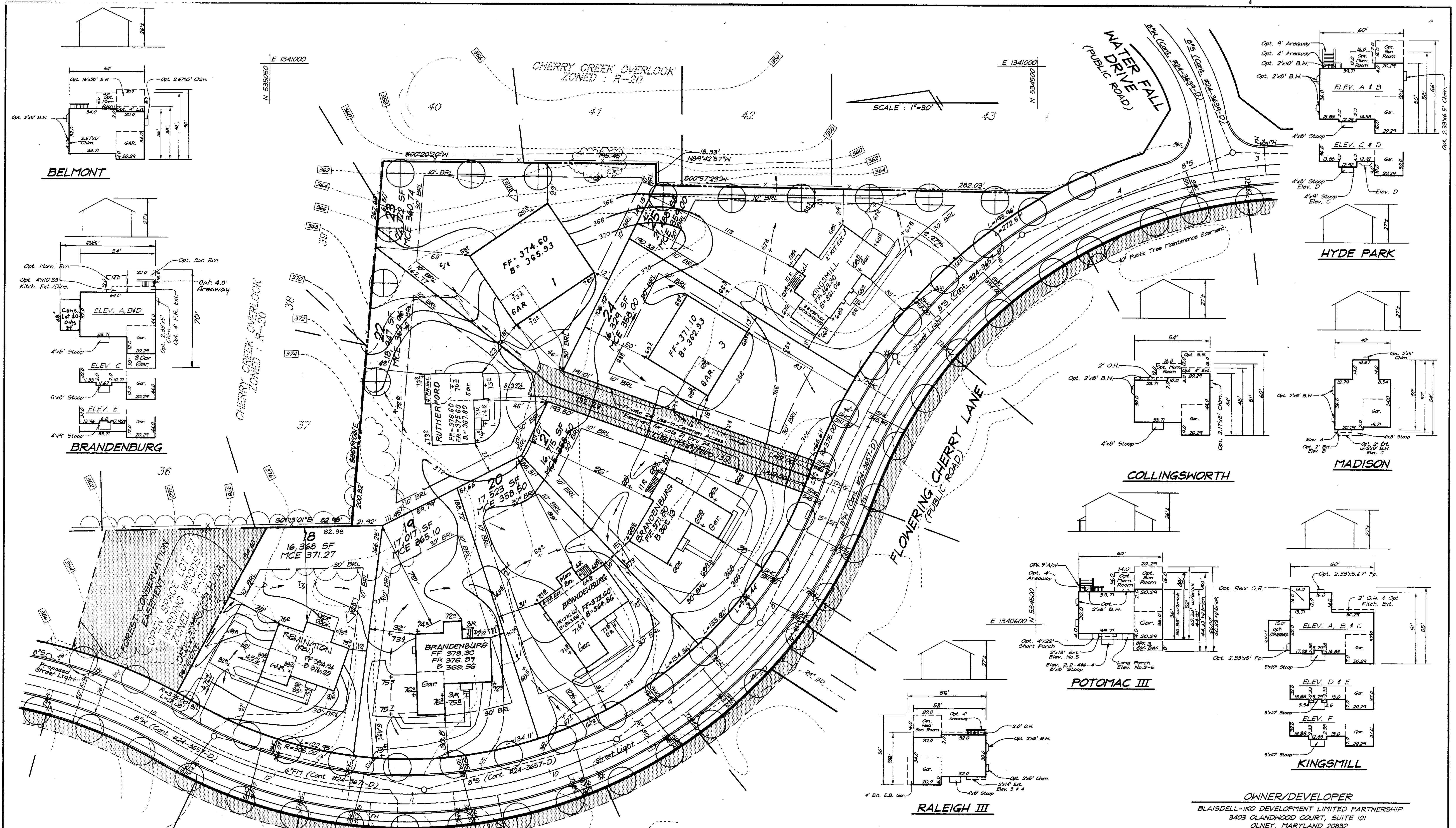
**CLARK • FINEFROCK & SACKETT, INC.**  
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OWNER/DEVELOPER  
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 3403 OLANWOOD COURT, SUITE 101  
 OLNEY, MARYLAND 20832

DESIGNED	DM	SITE DEVELOPMENT PLAN <b>LOTS 1 THRU 16 AND 18 THRU 25</b> <b>HARDING WOODS</b> TAX MAP 46 PARCEL 65 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE	1" = 30'
DRAWN	PS		DRAWING	2 OF 7
CHECKED	jmu		JOB NO.	98-103
DATE	12-17-08		FILE NO.	98-103X

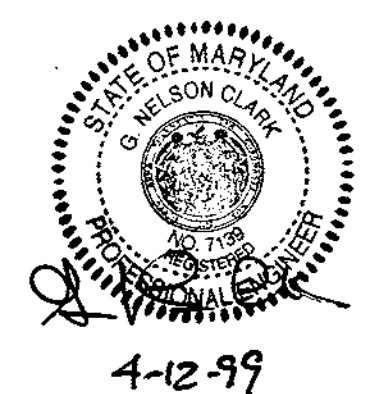
FOR: NV HOMES  
 2200 Defense Highway, Suite 301  
 Crofton, Maryland 21114





APPROVED: DEPARTMENT OF PLANNING & ZONING  
 [Signature] 4/2/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 5/6/99  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 5/7/99  
 DIRECTOR

NO	REVISIONS	DATE
7	Rev. hse. & grd. lot 21 to show As-Built Conditions	11-14-00
6	Rev. hse. & grd. lot 22	9-6-00
5	Rev. hse & grd lot 20	5-15-00
4	REV. HSE & GRD LOT 20 FROM 1" BOX TO REMINATIONS (REV.)	3-16-00
3	Rev. Hse & Grd lot 25 from 1" Box to KINGSMILL 1/4 SE. Cor.	11-18-99
2	Add Driv. & Arway & Opt. 3 Car Gar.	8-20-99
1	Rev. hse. & grd. lot 18, Add 3 Car Gar. to hse. typical	7-13-99



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DESIGNED: DM  
 DRAWN: PS  
 CHECKED: jmu  
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**SITE DEVELOPMENT PLAN**  
**LOTS 1 THRU 16 AND 18 THRU 25**  
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 TAX MAP 46 PARCEL 65  
 SIXTH (6th) ELECTION DISTRICT  
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