

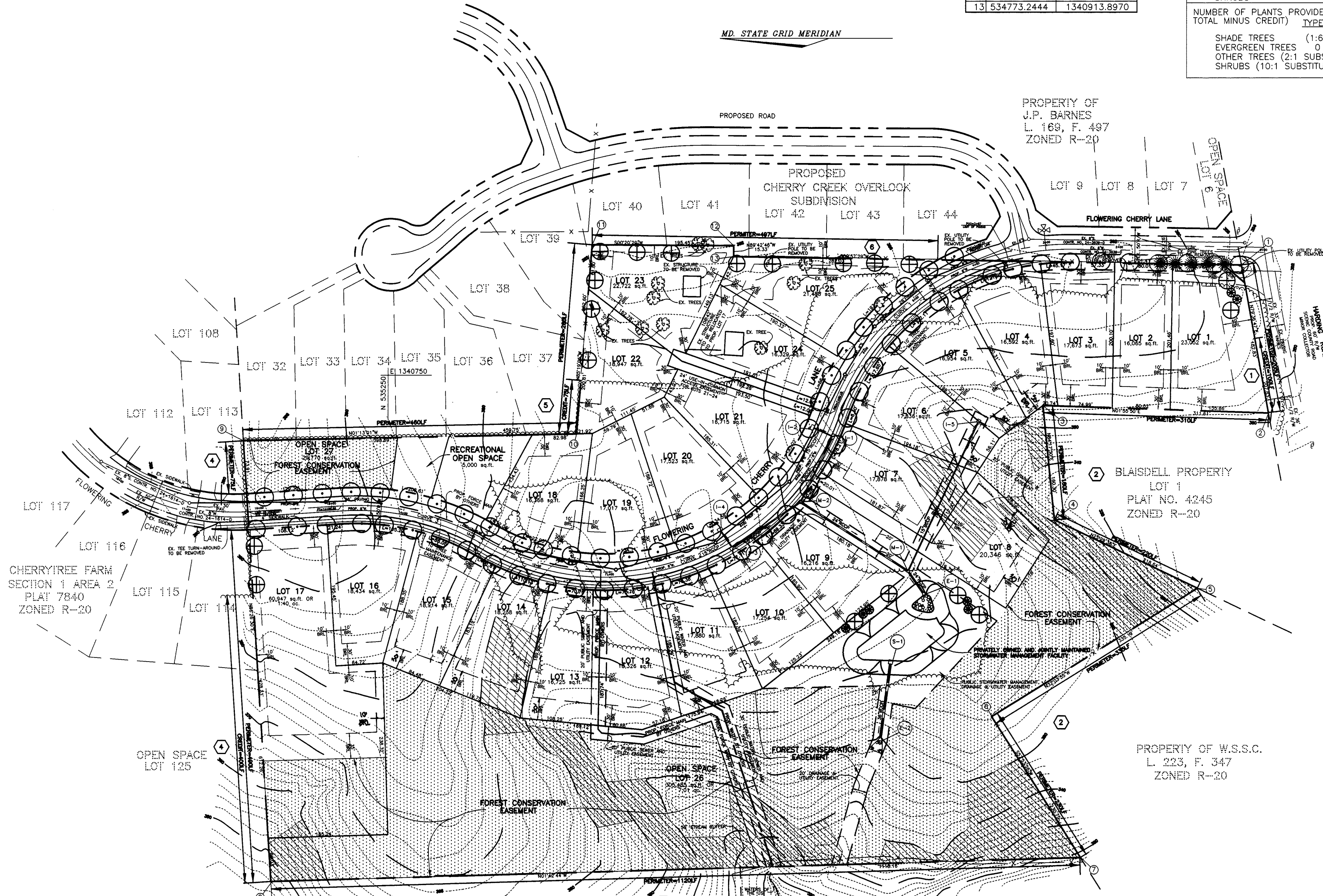
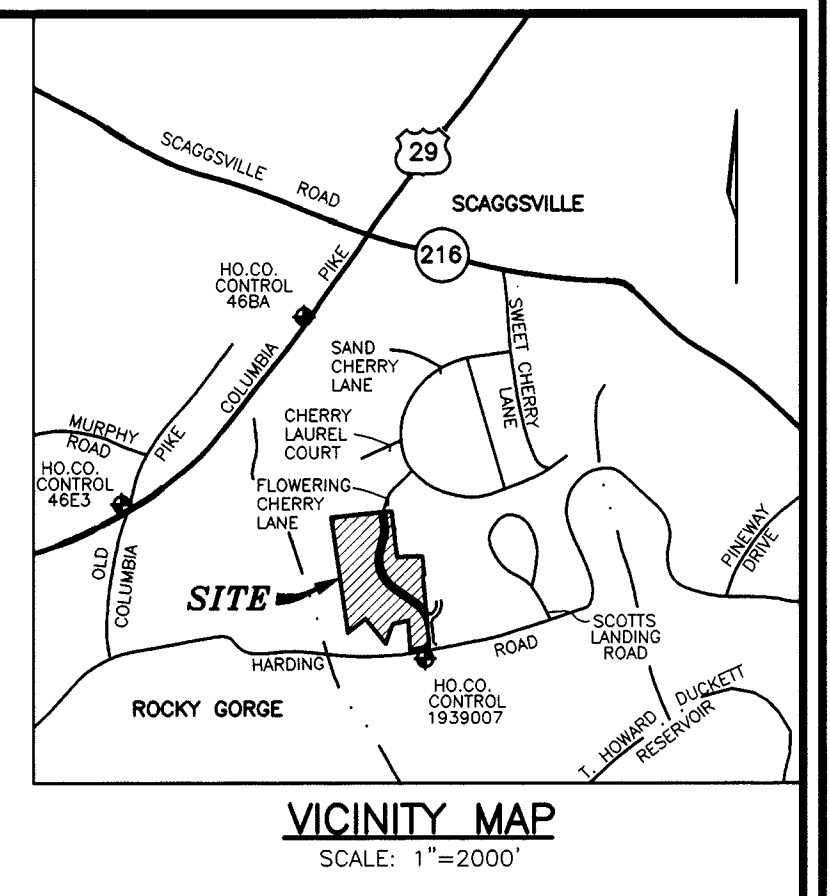
CURVE DATA CHART						
CURVE NO.	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CURVE 1	350.00'	304.12'	162.41'	294.64'	N45°43'15"W	49°47'04"
CURVE 2	330.00'	580.42'	398.72'	508.44'	N20°13'35"W	100°46'26"
CURVE 3	350.00'	205.98'	106.07'	203.02'	S13°18'04"W	33°43'08"

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
8	20,346 SF	3,641 SF	16,705 SF
22	18,947 SF	2,315 SF	16,632 SF
23	22,722 SF	2,299 SF	20,423 SF

COORDINATE SCHEDULE		
NO.	NORTH	SOUTH
1	534071.9312	1340902.1697
2	534034.4604	1340697.7474
3	534345.8970	1340708.2453
4	534329.9529	1340548.7402
5	534132.6044	1340454.6358
6	534416.6601	1340276.6881
7	534294.0360	1340081.2160
8	535411.6980	1340047.8081
9	535449.6981	1340658.8912
10	534990.0471	1340668.6547
11	534968.6129	1340930.3825
12	534773.1676	1340929.2263
13	534773.2444	1340913.8970

SCHEDULE A PERIMETER LANDSCAPE EDGE						
LANDSCAPE EDGE	1	2	3	4	5	6
LANDSCAPE TYPE	B	A	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	205	1255	1120	565	720	495
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 100	YES 1255	YES 1120	YES 475	YES 535	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED (BASED ON TOTAL PERIMETER) TYPE A TYPE B						
SHADE TREES (1:60) (1:50)	4	20	18	9	12	8
EVERGREEN TREES (1:40)	5	0	0	0	0	0
SHRUBS	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED (BASED ON TOTAL MINUS CREDIT) TYPE A TYPE B	205	NONE	NONE	565	720	8
SHADE TREES (1:60) (1:50)	105LF			90LF	185LF	
EVERGREEN TREES (1:40)	2			0	0	
OTHER TREES (2:1 SUBSTITUTION)	0			0	0	
SHRUBS (10:1 SUBSTITUTION)	0			0	0	

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LANDSCAPE TYPE	B
TOTAL LINEAR FEET OF PERIMETER	460
NUMBER OF TREES REQUIRED (SHADE TREES(1:50) EVERGREEN TREES(1:40))	9
CREDIT FOR EXISTING VEGETATION LINEAR FEET	YES* 270
CREDIT FOR OTHER LANDSCAPING	NO
NUMBER OF PLANTS PROVIDED (460-270=190LF) (SHADE TREES(1:50) EVERGREEN TREES(1:40) SHRUBS(10:1 TREE SUBSTITUTION))	4
	5
	0



- ### GENERAL NOTES
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - PROJECT BACKGROUND: LOCATION: TAX MAP 46 BLOCK 16 PARCEL 65 6TH ELECTION DISTRICT ZONING: R-20 TOTAL TRACT AREA: 20.51 AC. NUMBER OF PROPOSED LOTS: 25 SFD DATE SKETCH PLAN APPROVED: AUGUST 13, 1997 APPLICABLE DPZ FILE NUMBERS: S-97-19 3. TRACT BOUNDARY ESTABLISHED BY A BOUNDARY SURVEY BY MARKS & VOGEL ASSOCIATES, INC. DATED APRIL, 1997. 4. TOPOGRAPHY BASED ON A FIELD RUN SURVEY PREPARED BY MARKS & VOGEL ASSOCIATES, INC. DATED APRIL, 1997. CONTOUR INTERVAL IS 2 FEET. 5. COORDINATES: HORIZONTAL DATUMS BASED ON NAD 83 HO. CO. GEODETIC CONTROL STATIONS 468A AND 4683 VERTICAL DATUMS BASED ON NAD 29 HO. CO. GEODETIC CONTROL STATION 1939007. 6. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. CONTR. NO. 24-1614-D & 24-3639-D 7. EXISTING UTILITIES WERE LOCATED PER COUNTY DRAWINGS AND FIELD RUN SURVEY. 8. STORMWATER MANAGEMENT METHOD: DETENTION OF 2 YR. AND 10 YR. STORMS AND WATER QUALITY PROVIDED BY EXTENDED DETENTION OF THE 1 YR. STORM. HAZARD CLASSIFICATION FOR THE STRUCTURE SHALL BE 'A'. 9. THERE ARE NO WETLANDS ON SITE. 10. FOREST STAND DELINEATION PLAN PREPARED BY MARKS & VOGEL ASSOCIATES, INC. DATED SEPTEMBER, 1997. 11. A TRAFFIC STUDY IS NOT REQUIRED. 12. THERE IS NO FLOODPLAIN ON SITE. 13. A NOISE STUDY IS NOT REQUIRED. 14. GEOTECHNICAL REPORT PROVIDED BY HERBST/BENSON & ASSO. DATE OCTOBER 2, 1997. 15. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH (SEE THIS SHEET). 16. STREET LIGHTING WILL BE PROVIDED AT FINAL STAGE OF THE DEVELOPMENT. 17. PROPOSED FORCE MAIN SEWER AND WATER CONNECTION TO RESERVOIR OVERLOOK TO BE CONSTRUCTED BY OTHERS. 18. THE EXISTING HOUSE ON LOT 24 WILL BE RELOCATED TO LOT 17.

LEGEND

- EX. TREELINE
- 15% - 24.9% STEEP SLOPES
- RECREATIONAL OPEN SPACE
- FOREST CONSERVATION EASEMENT
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- PROP. SHADE TREES
- PROP. EVERGREEN TREES
- PROP. STREET TREES

- ### SITE DATA TABULATION
- GENERAL SITE DATA
- PRESENT ZONING: R-20
 - APPLICABLE DPZ FILE REFERENCES: S-97-19
 - PROPOSED USE OF SITE: 25 SFD HOMES
 - PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- AREA TABULATION
- TOTAL AREA OF SITE: 20.51 AC.
 - AREA OF 100 YEAR FLOODPLAIN: N/A
 - AREA OF STEEP SLOPES(25% OR GREATER): N/A
 - AREA OF THIS PLAN SUBMISSION: 20.51 AC.
 - APPROXIMATE LIMIT OF DISTURBANCE: 9.7 AC.
 - AREA OF PROPOSED BUILDABLE LOTS: 11.40 AC.
 - AREA OF PROPOSED OPEN SPACE LOTS: 7.70 AC.
 - AREA OF PROPOSED PUBLIC ROAD R/W DEDICATION: 1.41 AC.
- OPEN SPACE TABULATION
- MINIMUM LOT SIZE: 16,000 SF
 - OPEN SPACE AREA REQUIRED: 20% 20.51 AC. * 20% = 4.10 AC.
 - RECREATIONAL OPEN SPACE REQUIRED: 200 SF/UNIT 200 SF * 25 UNITS = 5,000 SF
 - OPEN SPACE AREA PROVIDED: 7.70 AC. (37%)
 - RECREATIONAL OPEN SPACE AREA PROVIDED: 5,000 SF
- LOT TABULATION
- TOTAL NUMBER OF RESIDENTIAL LOTS: 25
 - TOTAL NUMBER OF OPEN SPACE LOTS: 2
 - TOTAL NUMBER OF LOTS: 27

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
[Signature] 3/16/98
PLANNING DIRECTOR DATE

HARDING WOODS
LOTS 1 - 27
(FORMERLY CHERRYDELL WOODS)
PRELIMINARY PLAN

COUNTY REFERENCE NOS.: S-97-19
TAX MAP #46 PARCEL #65 BLOCK #16
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

MARKS & VOGEL ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS

3691 PARK AVENUE, SUITE 101 ELLICOTT CITY, MARYLAND 21043 TELEPHONE: (410) 461-5828 FAX: (410) 465-3966

DESIGN BY: J.C.O.
DRAWN BY: J.C.O.
CHECKED BY: R.H.V.
DATE: APRIL 1997
SCALE: 1"=100'
W.O. NO.: 96-72

1 SHEET OF 1

OWNER/DEVELOPER
BLAISDELL-IKO DEVELOPMENT LIMITED PARTNERSHIP
3403 OLANWOOD COURT, SUITE 101
OLNEY, MARYLAND 20832
(301) 924-5645