

GENERAL NOTES

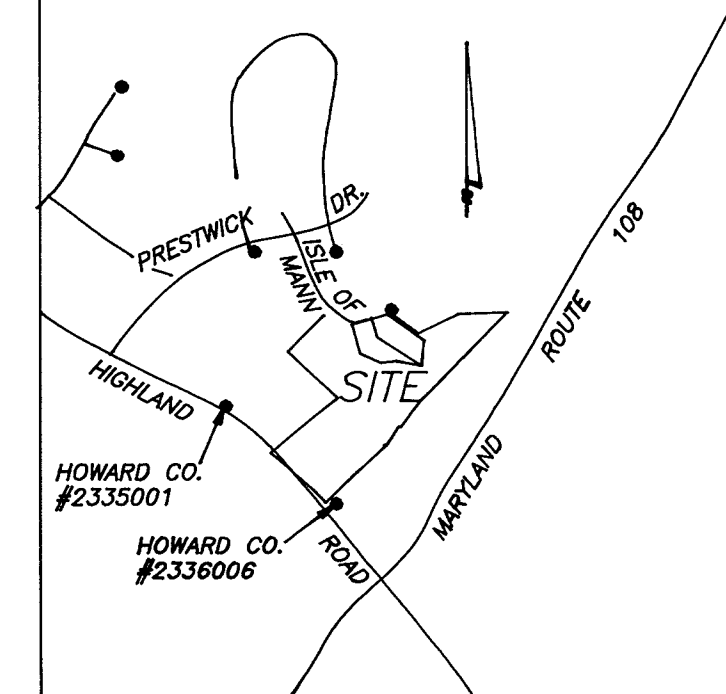
- EXISTING ZONING: RR-DEO
- GROSS AREA: 43.2265 AC±
- NET AREA: 36.6018 AC±
- AREA OF PROPOSED RESIDENTIAL LOTS: 16.4651 AC±
- AREA OF PROPOSED ROADS: 0.4811 AC±
- AREA OF PRESERVATION PARCEL: 21.3539 AC±
- AREA OF OPEN SPACE: 1.7000 AC±
- NO. OF PROPOSED LOTS: 12
- RESIDENTIAL OPEN SPACE: 1
- PRESERVATION 1 BUILDABLE
- PROPOSED WATER SYSTEM: PRIVATE INDIVIDUAL WELL ON EACH LOT
- PROPOSED SEWER SYSTEM: PRIVATE, ON-SITE
- OPEN SPACE REQUIRED: 1.7000 AC±
- THE EXISTING ON SITE TOPOGRAPHY IS TAKEN FROM A FIELD-RUN SURVEY WITH 2-FOOT CONTOUR INTERVAL PREPARED BY SHANABERGER & LANE IN FEB. 1987 AND UPDATED IN OCT. 1989, MAY, 1998 & JUNE, 2000. THE EXISTING OFF SITE TOPOGRAPHY IS TAKEN FROM HOWARD COUNTY 1"=200' AERIAL PHOTOGRAMMETRY WITH 5 FOOT CONTOUR INTERVAL.
- THIS PROPERTY IS OUTSIDE THE METROPOLITAN DISTRICT.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- STORMWATER MANAGEMENT FOR ROAD 'A' WILL BE PROVIDED BY BIORETENTION, WHICH WILL BE OWNED & MAINTAINED BY H.O.A.
- PURPOSE OF PRESERVATION PARCEL: AGRICULTURAL
- OWNERSHIP OF PRESERVATION PARCEL: JAMES & EMILY SANBORN
- OWNERSHIP OF EASEMENTS ON PRESERVATION PARCEL:
- DENSITY TABULATIONS:
GROSS AREA: 43.2265 AC±
NO. OF LOTS PERMITTED: 10 (SEE NOTE 26)
NO. OF LOTS PROPOSED: 13
DENSITY EXCHANGE UNITS REQUIRED: 3
- EXISTING UTILITIES ARE BASED ON AVAILABLE PLANS OF RECORD.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY EXPLORATION RESEARCH, INC., DATED SEPTEMBER 17, 1997 AND WAS SUBMITTED IN CONJUNCTION WITH S-99-07.
- THE GEOTECHNICAL STUDY FOR THIS PROJECT WAS PREPARED BY MARSHALL ENGINEERING, INC DATED JULY 6, 1998 AND APPROVED WITH S-99-07.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY LEE CUNNINGHAM & ASSOC., INC DATED NOVEMBER, 1998 AND APPROVED WITH S-99-07.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY SHANABERGER AND LANE AND APPROVED IN CONJUNCTION WITH F-90-76.

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
17	45,831 SF.	2,271 SF.	43,560 SF.
18	45,110 SF.	1,550 SF.	43,560 SF.
21	60,000 SF.	5,559 SF.	54,441 SF.

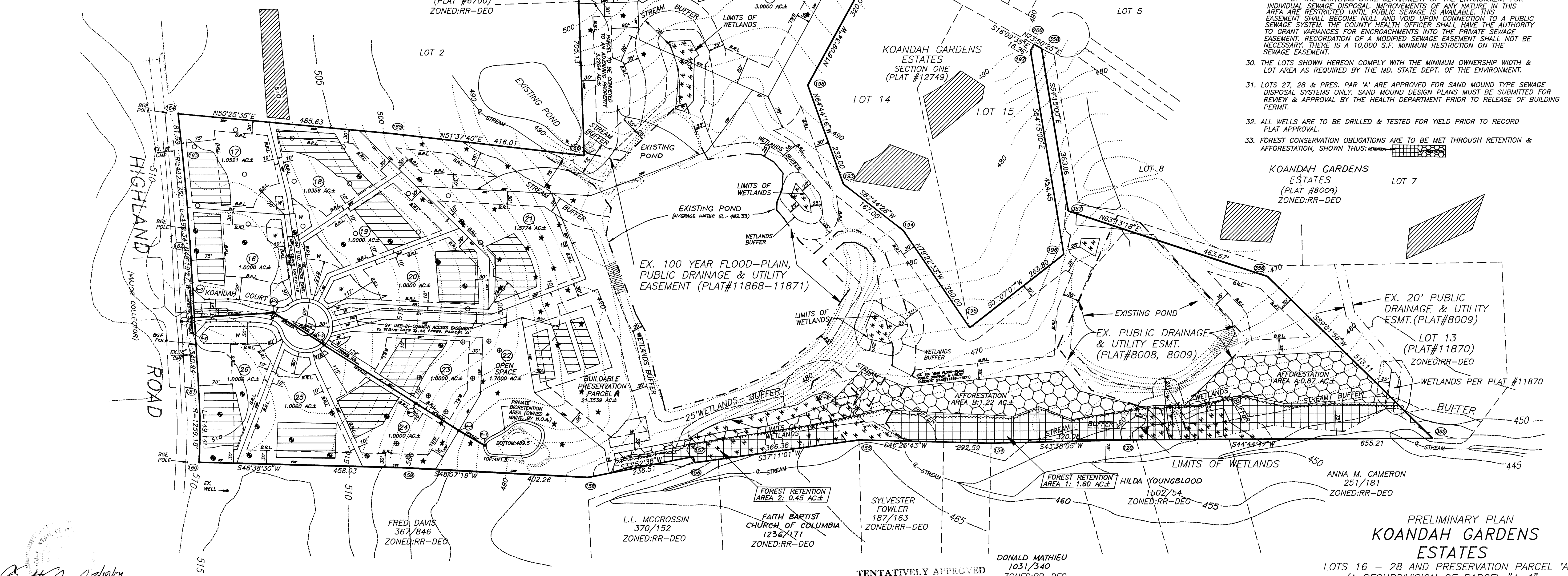
COORDINATES

NO.	NORTH (F)	EAST (F)	NO.	NORTH (F)	EAST (F)
120	492,419.903	812,687.068	166	492,001.650	811,381.126
154	492,188.232	812,466.196	167	492,483.108	810,865.954
155	491,986.646	812,294.154	193	492,362.090	811,831.458
156	491,694.753	812,032.727	194	492,383.191	811,997.120
157	491,701.070	812,020.397	195	492,335.256	812,252.663
158	491,504.715	811,888.565	196	492,597.022	812,285.354
159	491,236.188	811,589.055	197	492,862.530	811,916.540
160	490,921.721	811,256.031	198	492,461.099	811,621.646
161	491,027.243	811,150.763	199	492,768.456	811,532.588
162	491,263.938	810,996.110	200	492,878.146	811,917.015
163	491,382.836	810,744.070	356	492,880.219	812,638.880
164	491,434.024	810,680.646	357	492,671.317	812,224.935
165	491,743.406	811,054.977	358	492,883.438	811,930.281
			395	492,885.253	813,148.318



GENERAL NOTES

- DENSITY CALCULATIONS:
GROSS AREA: 43.2265 AC±
PARCEL CONV. TO ADJOINER: -3.2264 AC±
AREA OF 3 AC. LOTS: ** -6.0000 AC±
AREA OF CLUSTER LOTS: -10.4651 AC±
AREA OF L.O.S.: -1.7000 AC±
AREA OF ROAD R/W: -0.4811 AC±
AREA OF PRES. PARCEL: 21.3539 AC± (BUILDABLE)
NUMBER OF LOTS: 10 LOTS ALLOWED
PROPOSED: 12+HOUSE ON PRESERVATION PARCEL=13
DENSITY EXCHANGE UNITS REQUIRED=3
- DESIGNATES PROPOSED WELL AREA
- DESIGNATES SLOPES 15-24.9% SLOPES
- DESIGNATES SLOPES > 25%
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. THERE IS A 10,000 S.F. MINIMUM RESTRICTION ON THE SEWAGE EASEMENT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MD. STATE DEPT. OF THE ENVIRONMENT.
- LOTS 27, 28 & PRES. PAR 'A' ARE APPROVED FOR SAND MOUND TYPE SEWAGE DISPOSAL SYSTEMS ONLY. SAND MOUND DESIGN PLANS MUST BE SUBMITTED FOR REVIEW & APPROVAL BY THE HEALTH DEPARTMENT PRIOR TO RELEASE OF BUILDING PERMIT.
- ALL WELLS ARE TO BE DRILLED & TESTED FOR YIELD PRIOR TO RECORD PLAT APPROVAL.
- FOREST CONSERVATION OBLIGATIONS ARE TO BE MET THROUGH RETENTION & AFFORESTATION, SHOWN THUS: [Symbol]



SHANABERGER & LANE
8726 TOWN AND COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410)461-9663 FAX:461-9693

APPROVED FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPT.
DATE: 2/20/03

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE: 2/18/03

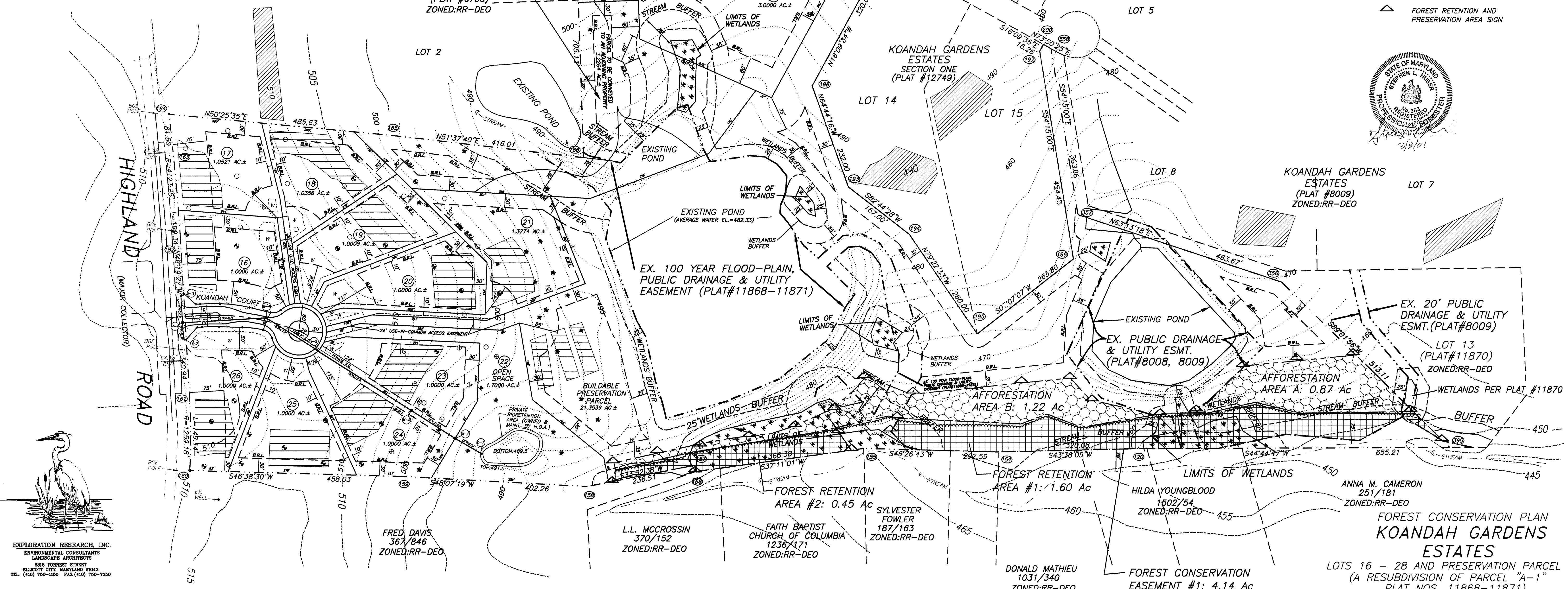
OWNERS/DEVELOPER:
JAMES M. SANBORN
EMILY S. SANBORN
4967 TEN OAKS ROAD
DAYTON, MD. 21036

PRELIMINARY PLAN
KOANDAH GARDENS ESTATES
LOTS 16 - 28 AND PRESERVATION PARCEL 'A'
(A RESUBDIVISION OF PARCEL "A-1"
PLAT NOS. 11868-11871)
TAX MAP 34 BLOCK 23 PARCEL 78
5TH ELECTION DIST. HOWARD CO., MD.
SCALE: 1"=100' DECEMBER 19, 2000 REV.2/16/01
PREVIOUS FILES:VP86-26, S87-49, P87-53
F87-200, F86-91, F90-76, F95-121, F97-145, S99-07

FOREST CONSERVATION WORKSHEET

	Acres
Net Tract Area	
A. Total Tract Area	43.23
B. Area Within 100 Year Floodplain	6.26
C. Other deductions	16.28
D. Net Tract Area	20.69
Zoning Use Category: High Density Residential	
Land Use Category	
E. Afforestation Minimum (20% x D)	4.14
F. Conservation Threshold (25% x D)	5.17
Existing Forest Cover	
G. Existing Forest on Net Tract Area	2.05
H. Forest Area Above Afforestation Threshold	0
I. Forest Area Above Conservation Threshold	0
Breakeven Point	
J. Forest Retention Above Threshold with no Mitigation	0
K. Clearing Permitted without Mitigation	0
Proposed Forest Clearing	
L. Forest Areas to be Cleared	0
M. Forest Areas to be Retained	2.05
Planting Requirements	
N. Reforestation for Clearing Above Threshold	0
P. Reforestation for Clearing Below the Threshold	0
Q. Credit for Retention Above Conservation Threshold	0
R. Total Reforestation Required	0
S. Total Afforestation Required	2.09
T. Total Reforestation and Afforestation Requirement	2.09

THIS LOT WAS EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WITH THIS SUBDIVISION DUE TO ITS BEING SOLD TO THE ADJACENT PROPERTY OWNER. HOWEVER, UPON SUBDIVISION OF THE PROPERTY TO WHICH THIS AREA IS BEING TRANSFERRED, SEPERATE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WILL BE PROVIDED BASED ON ITS ACREAGE SIZE.



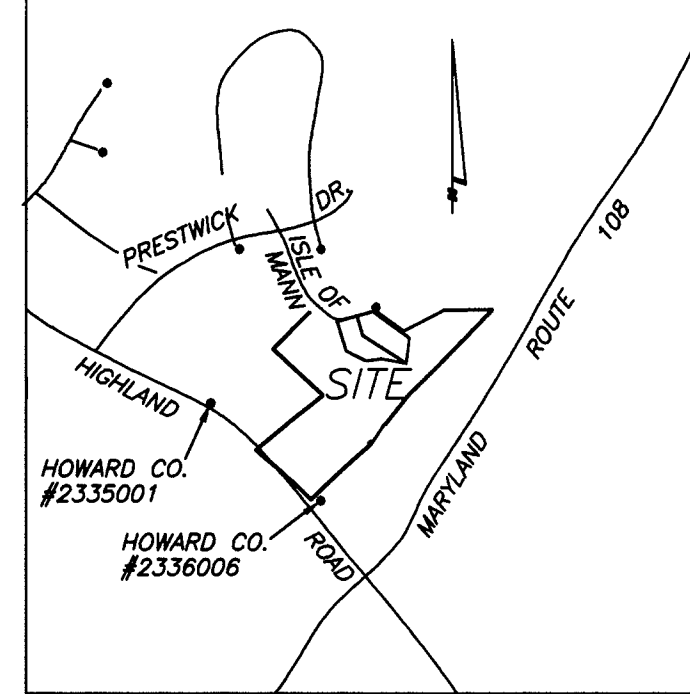
FOREST CONSERVATION NARRATIVE

This Forest Conservation Plan was prepared in accordance with the Howard County Forest Conservation Manual.

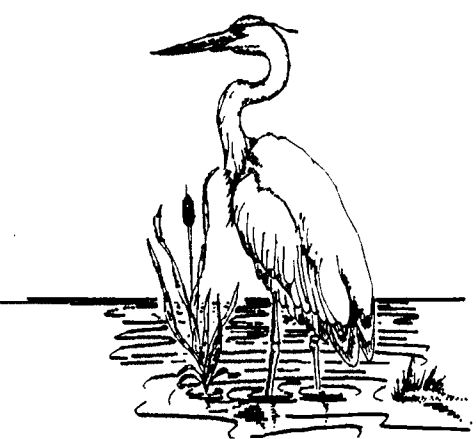
The existing site consists of 43.23 acres with 6.26 acres of floodplain. There are 2.05 acres existing forest on site. The Cluster Subdivision 'Option C' was utilized in the computations for forest conservation. The net tract area, based on buildable lots, open space lots, road ROW, and all existing forest resources, totalled 20.69 acres. As per the requirements of 'Option C' all existing forest are to be placed in protective easements totalling 2.05 acres. The afforestation requirement is 2.09 acres. Onsite afforestation proposed is 2.09 acres, to be placed in three afforestation areas of 0.87 acres and 1.22 acres which are contained within a Forest Conservation Easement. The easement also includes the forest conservation areas.

Afforestation area 'A' contains approximately 150 stems, 1" to 6" caliper, of mostly black cherry, persimmon, tulip poplar, and some catalpa. This area will be interplanted with 200 bare root seedlings with tree shelters.

Afforestation area 'B' is primarily open meadow as well as stream and wetland and wetland buffer areas, and will be planted with 350 stems/acre, bare root seedlings, with tree shelters.



- ### LEGEND
- 100 YEAR FLOODPLAIN
 - TREELINE
 - WETLANDS
 - PROPOSED FOREST CONSERVATION AREA
 - PROPOSED AFFORESTATION AREA
 - FOREST RETENTION AND PRESERVATION AREA SIGN



EXPLORATION RESEARCH, INC.
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LANDSCAPE ARCHITECTS
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(410)461-9563 FAX:461-9693

APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

OWNERS/DEVELOPER:
JAMES M. SANBORN
EMILY S. SANBORN
4967 TEN OAKS ROAD
DAYTON, MD. 21036

PLANNING DIRECTOR DATE

AFFORESTATION AREA 'A' 0.87 Ac

Qty	Botanical Name	Common Name	Min. Size	Spacing
50	Acer rubrum	Red Maple	WHIP	8' o.c.
50	Liquidambar styraciflua	Sweetgum	WHIP	8' o.c.
50	Quercus phellos	Willow Oak	WHIP	8' o.c.
50	Quercus rubra	Red Oak	WHIP	8' o.c.

NOTE: ALL TREES SHALL HAVE TREE SHELTERS INSTALLED AT TIME OF PLANTING

AFFORESTATION AREA 'B' 1.22 Ac

Qty	Botanical Name	Common Name	Min. Size	Spacing
106	Acer rubrum	Red Maple	WHIP	8' o.c.
107	Liquidambar styraciflua	Sweetgum	WHIP	8' o.c.
107	Quercus phellos	Willow Oak	WHIP	8' o.c.
107	Quercus rubra	Red Oak	WHIP	8' o.c.

NOTE: ALL TREES SHALL HAVE TREE SHELTERS INSTALLED AT TIME OF PLANTING

FOREST CONSERVATION EASEMENT TABLE

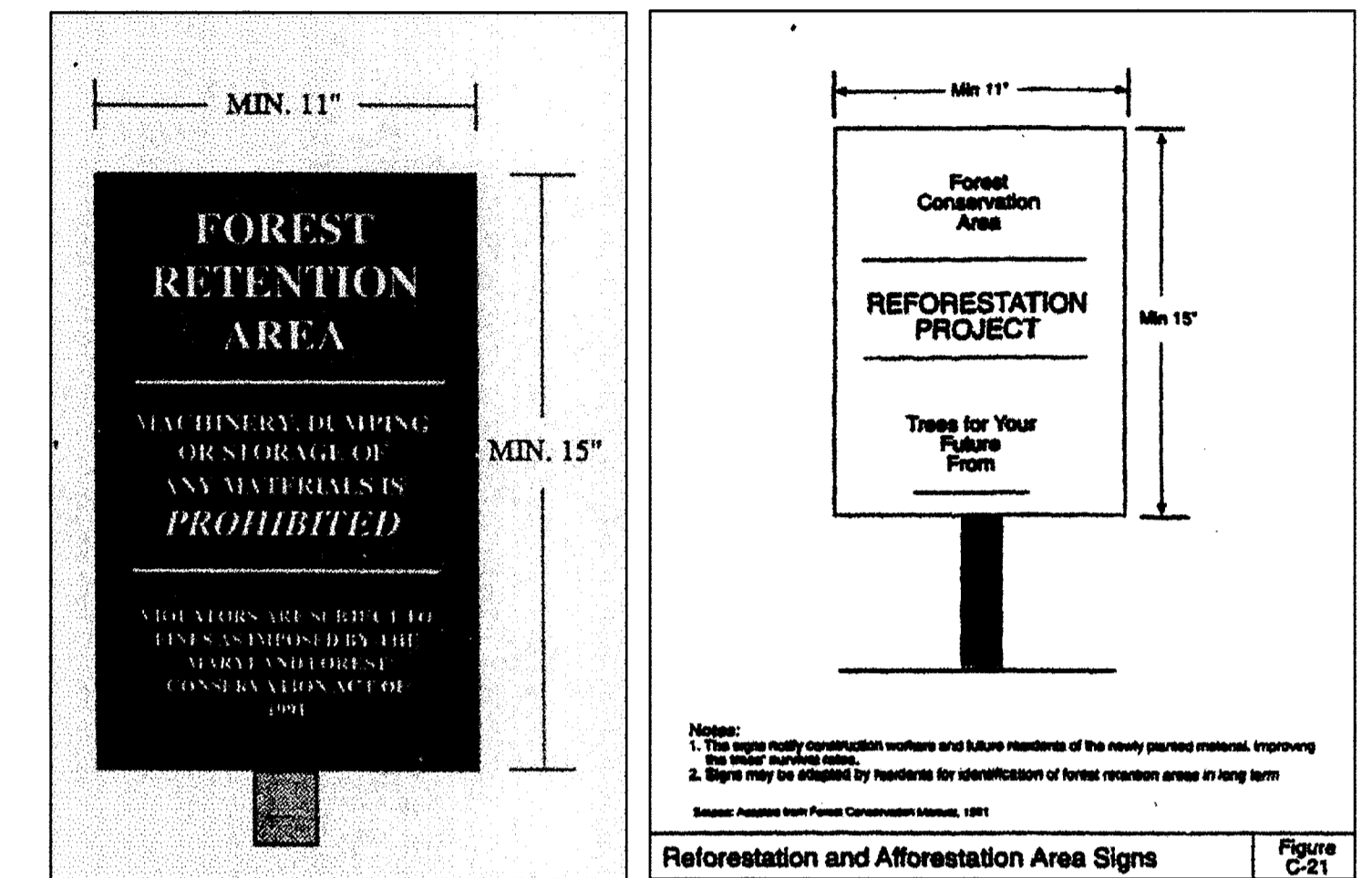
EASEMENT 1	4.14 AC
	2.05 AC CONSERVATION
	2.09 AC AFFORESTATION
TOTAL	4.14 AC
	2.05 AC RETENTION
	2.09 AC AFFORESTATION

AFFORESTATION AREA MONITORING NOTES

- Monthly visits during the first growing season are to assess the success of the plantings and to determine if supplemental watering, pest control or other actions are necessary. Early spring visits will document winter kill and autumn visits will document summer kill.
- The minimum survival rate shall be 75% of the total number of trees planted per acre at the end of the two year maintenance period. Wild tree seedlings from natural regeneration on the planting site may be counted up to 50% toward the total survival number if they are healthy native species at least 12 inches tall.
- Survival will be determined by a stratified random sampling of the plantings. The species composition of the sample population should be proportionate to the amount of each species in the entire planting to be sampled.
- Effective monitoring will assess plant survivability during the first growing season and make recommendations for reinforcement plantings if required at that time.

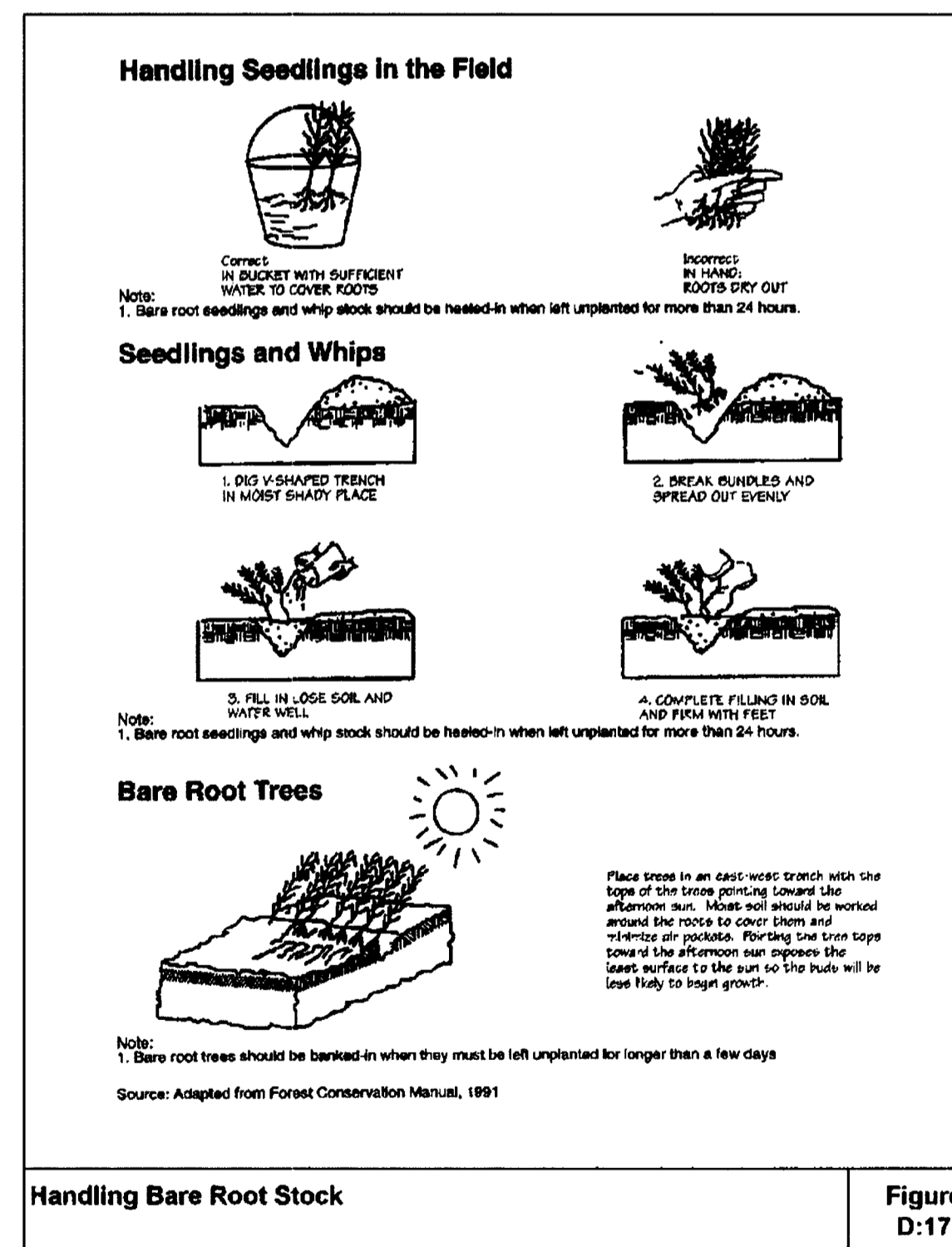
AFFORESTATION PLANTING NOTES

- Afforestation areas may be planted as soon as reasonable to do so. Late winter-early spring plantings are preferred. Earliest planting dates will vary from year to year but planting may generally begin as soon as the ground is no longer frozen. Alternate planting dates may be considered as condition warrants.
- Soil amendments and fertilization recommendations will be made based upon the results of soil analysis for nitrogen, phosphorus, potassium, organic matter content and pH. If required, fertilizer will be provided using a slow release, soluble 16-8-16 analysis designed to last 5-8 years contained in polyethylene perforated bags such as manufactured by ADCO Works, P.O. Box 310 Hollis, N.Y. 11423 or approved equal.
- Plant materials will be planted in accordance with the Planting Distribution Diagram, Planting Details and plant schedule.
- Plant material shall be nursery grown and inspected prior to planting. Plants not conforming to the American Standard for Nursery Stock specifications for size, form, vigor, or roots, or due to trunk wounds, breakage, desiccation, insect or disease must be replaced.
- Planting stock must be protected from desiccation at all times prior to planting. Materials held for planting shall be moistened and placed in cool shaded areas until ready for placement.
- Newly planted trees may require watering at least once per week during the first growing season depending on rainfall in order to get established. The initial planting operation should allow for watering during installation to completely soak backfill material.
- Mulch shall be applied in accordance with the diagram provided and shall consist of composted, shredded hardwood bark mulch, free of wood alcohol.

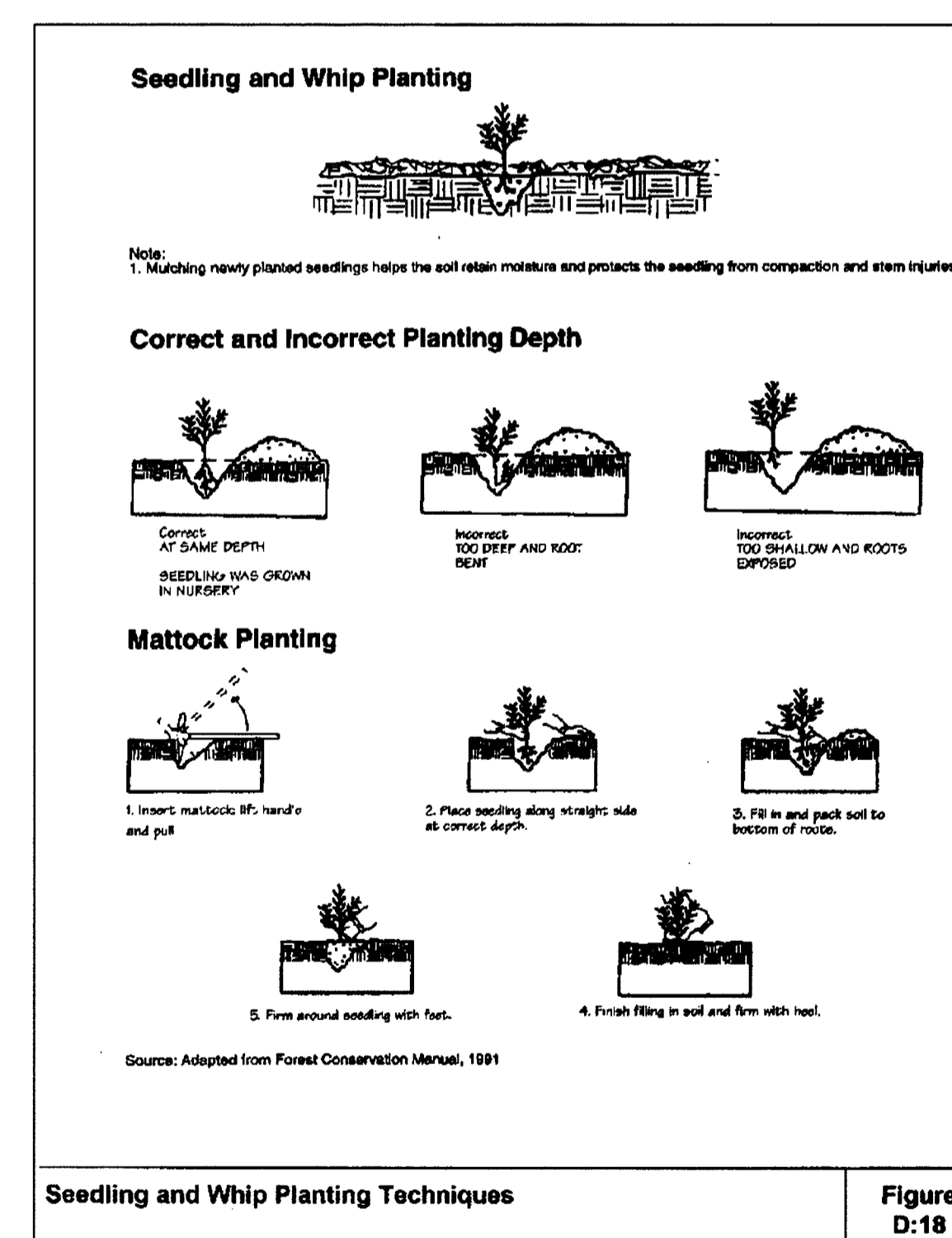


SIGN DETAIL: PERMANENT SIGN

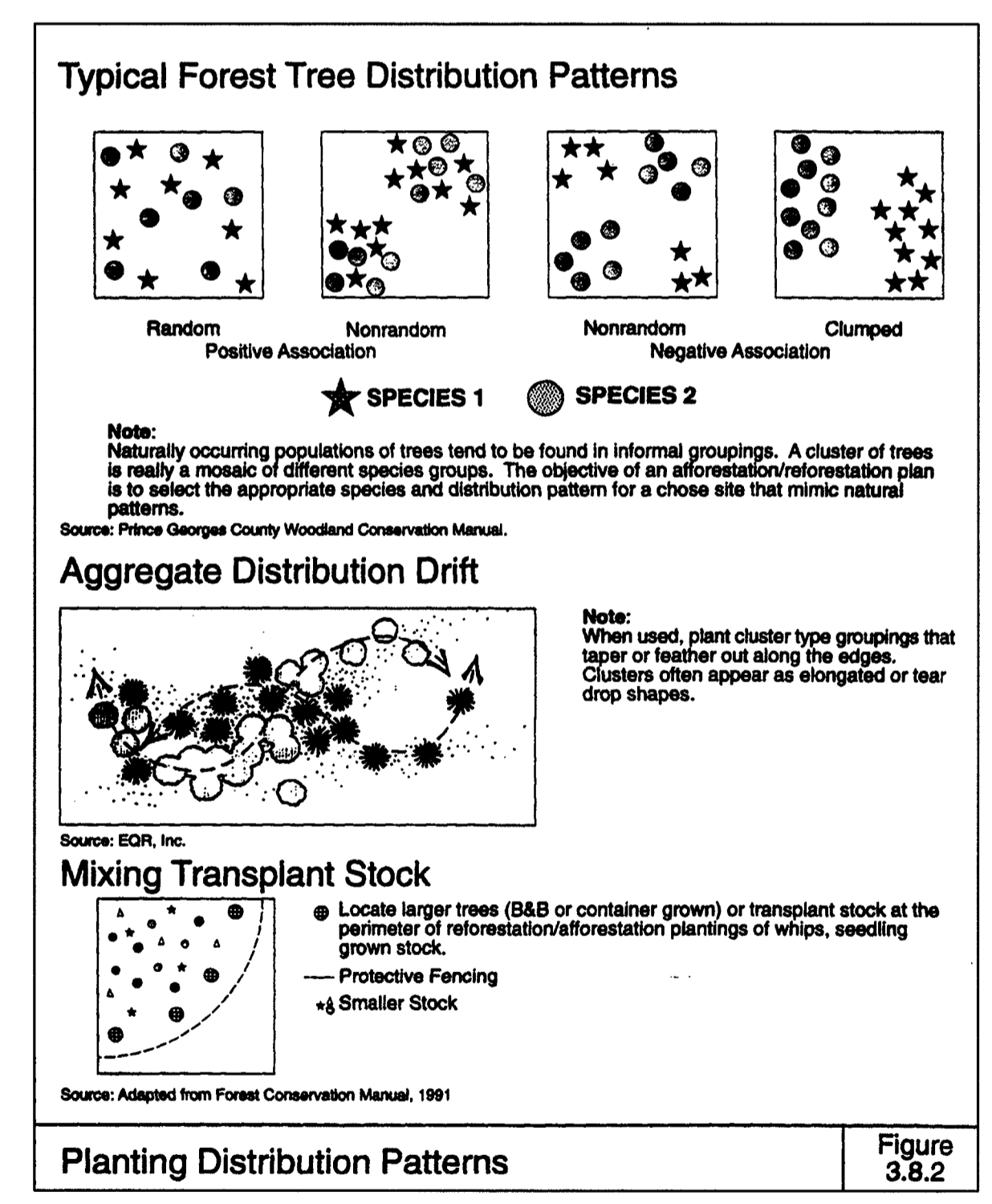
SIGNAGE NOTE: ALL TREE PROTECTION SIGNS SHALL BE PLACED ON ALUMINUM POSTS OR PRESSURE TREATED WOOD POLES. NO ATTACHMENT OF SIGNS TO TREES IS PERMITTED.



Handling Bare Root Stock Figure D:17



Seedling and Whip Planting Techniques Figure D:18



Planting Distribution Patterns Figure 3.8.2

Prepared by:



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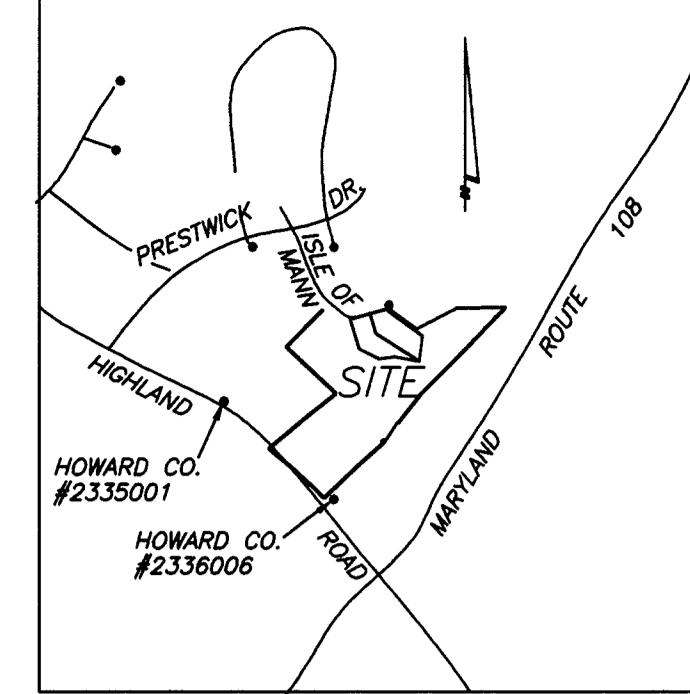
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FOREST CONSERVATION PLAN
KOANDAH GARDENS
ESTATES
LOTS 16 - 27 AND PRESERVATION PARCEL 'A'
(A RESUBDIVISION OF PARCEL "A-1"
PLAT NOS. 11868-11871)
TAX MAP 34 BLOCK 23 PARCEL 78
5TH ELECTION DIST. HOWARD CO., MD.
SCALE: 1"=100' DECEMBER 29, 2000 REV.02/16/01
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SHEET 3 OF 5

P01-03

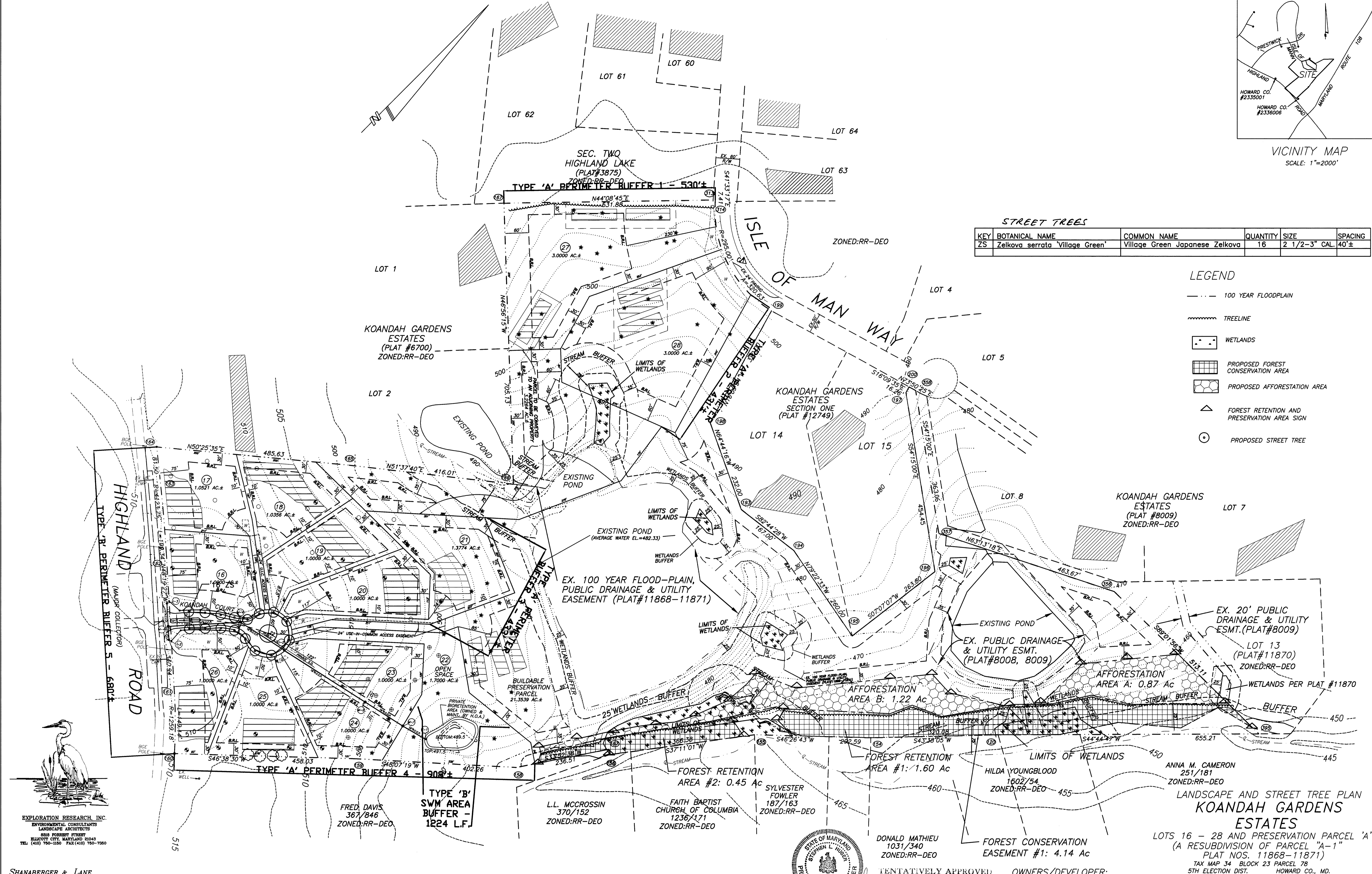


VICINITY MAP
SCALE: 1"=2000'

STREET TREES

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
ZS	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	16	2 1/2-3" CAL.	40'±

- LEGEND**
- 100 YEAR FLOODPLAIN
 - ~~~~~ TREELINE
 - WETLANDS
 - ▨ PROPOSED FOREST CONSERVATION AREA
 - ▩ PROPOSED AFFORESTATION AREA
 - △ FOREST RETENTION AND PRESERVATION AREA SIGN
 - PROPOSED STREET TREE



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THE DEVELOPER IS RESPONSIBLE FOR THE
 SURETY OF THE LANDSCAPE INSTALLATION
 AS PER THE DEVELOPERS AGREEMENT.



STATE OF MARYLAND
 DEPARTMENT OF PLANNING AND
 PROFESSIONAL FORESTRY
 TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 DATE 3/11/11

OWNERS/DEVELOPER:
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LANDSCAPE AND STREET TREE PLAN
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 SHEET 4 OF 5

BUFFER 1
SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
Landscape Type	SFD	SFD
Linear Feet of Roadway Frontage/Perimeter	0	530
Credit for Existing Vegetation	NO	NO
Credit for Wall, Fence, or Berm	NO	NO
Number of Plants Required		
Shade Trees	0	9
Evergreen Trees	0	0
Shrubs	0	0

SCHEDULE D
STORMWATER MANAGEMENT AREA LANDSCAPING

Linear Feet of Perimeter	1224
Number of Trees Required	
Shade Trees	24
Evergreen Trees	31
Credit for Existing Vegetation	NO
Credit for Other Landscaping	YES 4 SHADE TREES, 16.7% of shade trees will be provided by Buffer #4

THE DEVELOPER IS RESPONSIBLE FOR THE SURETY OF THE LANDSCAPE INSTALLATION AS PER THE DEVELOPERS AGREEMENT.

BUFFER 2
SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
Landscape Type	SFD	SFD
Linear Feet of Roadway Frontage/Perimeter	0	431
Credit for Existing Vegetation	NO	NO
Credit for Wall, Fence, or Berm	NO	NO
Number of Plants Required		
Shade Trees	0	7
Evergreen Trees	0	0
Shrubs	0	0

BUFFER 4
SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
Landscape Type	SFD	SFD
Linear Feet of Roadway Frontage/Perimeter	0	908
Credit for Existing Vegetation	NO	YES 4 WHITE PINE AT LOT 24
Credit for Wall, Fence, or Berm	NO	NO
Number of Plants Required		
Shade Trees	0	15
Evergreen Trees	0	0
Shrubs	0	0

BUFFER 3
SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
Landscape Type	SFD	SFD
Linear Feet of Roadway Frontage/Perimeter	0	433
Credit for Existing Vegetation	NO	NO
Credit for Wall, Fence, or Berm	NO	NO
Number of Plants Required		
Shade Trees	0	7
Evergreen Trees	0	0
Shrubs	0	0

BUFFER 1
SCHEDULE A
PERIMETER LANDSCAPE EDGE

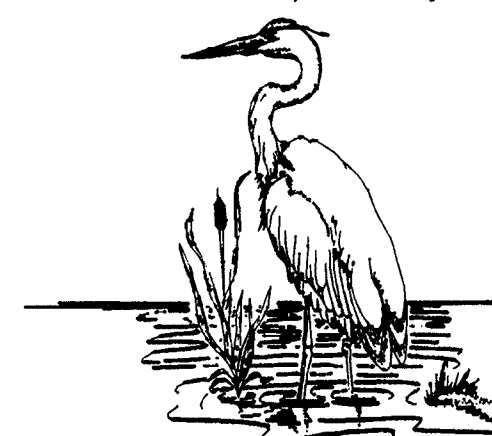
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
Landscape Type	SFD	SFD
Linear Feet of Roadway Frontage/Perimeter	680	0
Credit for Existing Vegetation	NO	NO
Credit for Wall, Fence, or Berm	NO	NO
Number of Plants Required		
Shade Trees	14	0
Evergreen Trees	17	0
Shrubs	0	0

Prepared for:

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TENTATIVELY APPROVED
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ZONING OF
HOWARD COUNTY
David J. Langley 2/14/01
PLANNING DIRECTOR DATE

LANDSCAPE AND STREET TREE PLAN
KOANDAH GARDENS
ESTATES

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