FINAL ROAD CONSTRUCTION, GRADING AND STORM DRAIN PLANS
KOANDAH GARDENS ESTATES
LOTS 16-28 & PRESERVATION PARCEL 'A'
TAX MAP 34 BLOCK 23 PARCEL 78
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

VICINITY MAP SCALE: 1" = 600'

ROAD CLASSIFICATION CHART

<table>
<thead>
<tr>
<th>ROAD NAME</th>
<th>CLASSIFICATION OF WIDTH</th>
<th>DESIGNED SPEED</th>
<th>PAVING TYPE</th>
<th>LIMITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>KOANDAH GARDENS LOCAL</td>
<td>25</td>
<td>Local - P-2</td>
<td>5x60-2x40-40</td>
<td></td>
</tr>
</tbody>
</table>

18. Landscaping survey has been provided in the amount of 7,500.00.

19. Since 13.00 acres of land have been transferred to an adjoining lot through 'P-2x40-2x40'-80
   upon submission of the lot to which it is transferred, separate forest conservation calculations
   and requirements will be provided based on its acreage and lot size.

20. This plan is subject to compliance with the provisions of the stormwater management regulations
   including, but not limited to, the requirements of the Maryland State Water Resources Administration.

Shanabarger & Lane
5433 Tamarind Road
Ellicott City, MD
30997

342946 KOANDAH GARDENS ESTATES
LOTS 16-28 & PRESERVATION PARCEL 'A'
7TH ELECTION DISTRICT
HOWARD COUNTY

OWNERS/DEVELOPERS
JAMES K. SHANABARGER, ESQ.
SHANABARGER & LANE
5433 TARMARIND ROAD
ELICOTT CITY, MD 21042

DATE: 3/1/93

F-63-456

DEPARTMENT OF PUBLIC WORKS
DEPARTMENT OF PLANNING AND ZONING
DEPARTMENT OF ENVIRONMENTAL SERVICES
KOANDAH GARDENS ESTATES
LOTS 16-28 & PRESERVATION PARCEL 'A'
TAX MAP 34 BLOCK 23 PARCEL 78
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DEVELOPER'S CERTIFICATE

I hereby 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 persons, involved in the construction project, will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as may be deemed necessary.

[Signature]

DEVELOPER'S CERTIFICATE

CONSULTANTS CERTIFICATE

I hereby certify that these plans 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.

[Signature]

CONSULTANTS CERTIFICATE

LEGEND

LIMIT OF DISTURBANCE
STABILIZED CONSTRUCTION ENTRANCE
SILT FENCE
STANDARD INLET PROTECTION
TREE PROTECTION FENCE

Sediment Trap Data
Traps:
- 10 x 10 ft.
- 4 x 4 ft.
- 2 x 2 ft.
- 1 x 1 ft.
- 1 x 1 ft.

Options:
- 10 x 10 ft.
- 4 x 4 ft.
- 2 x 2 ft.
- 1 x 1 ft.
- 1 x 1 ft.

Sediment Trap Test Data
- 10 x 10 ft.
- 4 x 4 ft.
- 2 x 2 ft.
- 1 x 1 ft.
- 1 x 1 ft.

Owner/Developer:
W.M. Rocco
4341/566
Zoned/RR-DEO

Shanaberger & Lane
8725 Town & Country Blvd.
Suite 201
Ellicott City, MD 21043
(410) 481-3963

[Signature]
**Forest Retention Area Protection Signages**

1. All proposed activities shall adhere to the conditions and terms of an approved wetlands control and erosion plan.

2. After the boundaries of the retention area have been staked and flagged out, before any development has taken place, an erosion control plan and the construction shall take place. The developer, contractor, or project manager, and appropriate County staff shall ensure that:
   - Site preparation for all retention areas
   - All construction activities shall be protected by sheeting, valley anchors, sediment retention basins, or other approved erosion control devices.

3. All construction activities shall be in place prior to any grading or field clearing.

4. Trees and vegetation shall be properly maintained and shall remain in place until construction has ceased.

5. All protective devices shall be properly maintained and shall remain in place until construction has ceased.

6. All protective devices shall be properly maintained and shall remain in place until construction has ceased.

7. All protective devices shall be properly maintained and shall remain in place until construction has ceased.

8. All protective devices shall be properly maintained and shall remain in place until construction has ceased.

9. During construction, permit, monitor, and control condition of exposed trees for soil compaction, root injury, frost conditions, and mechanical damage to exposed trees.

10. All protective devices shall be properly maintained and shall remain in place until construction has ceased.

**Critical Root Zone**

- For the edge of large areas, use the greater of the two zones below.
- For isolated specimen trees, use "CRZ = 1.0' x radius of tree at critical root zone.
- For isolated specimen trees, use "CRZ = 1.0' x radius of tree at critical root zone.

**Forest Conservation Segment Table**

<table>
<thead>
<tr>
<th>Segment</th>
<th>Acreage Segment Type</th>
<th>Total</th>
<th>AC Retention</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forest Retention</td>
<td>2.00 AC Retention</td>
<td>Total</td>
<td>0.60 AC Forest Retention</td>
</tr>
</tbody>
</table>

**Forest Conservation Plan**

- Koandah Gardens Estates
- Lots 16 – 27 and Preservation Parcel "A" (A Resubdivision of Parcel 7, 8.14 ACRES) WILL BE PLOTTED WITH THE DEVELOPER’S AGREEMENT IN THE AMOUNT OF $562,675.75

**Prepared For:**

- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates

**Prepared By:**

- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates

**AT LEAST 48 HOURS PRIOR TO DIGGING, CONTACT MISS Utility AT 1-888-267-7777**

**FOR THE REQUIRED FOREST CONSERVATION AGREEMENT: 27 1/2 ft. X 27 1/2 ft. (6.25 ACRES) WILL BE PLANNED WITH THE DEVELOPER’S AGREEMENT IN THE AMOUNT OF $562,675.75**

**APPROVED:**

- Waukesha County Department of Planning and Zoning
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates

**OWNERS:**

- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates
- Koandah Gardens Estates

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE TENTS HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT IN THE AMOUNT OF $16,000.

FINANCIAL SURETY FOR THE REQUIRED STREET TREES HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT IN THE AMOUNT OF $1,800.

Landscape Notes:
1. Plants and plant materials shall not exceed the details as shown on the plans and as described herein.
2. All plant materials, unless otherwise specified, shall be nursery grown, of good average, uniform and disease free when delivered. The developer shall provide the contractor with satisfactory evidence of the source of the plant materials which shall be equivalent in quality, type, and appearance to the plants. The developer shall not be liable for the death of any plants due to planting, transportation, weather, disease, or any other factors.
3. Plants shall be so designed as to maintain the integrity and appearance of the developer's premises, adjacent properties, and neighborhood. The developer shall not be responsible for any damage to adjacent properties or any other adjacent properties. All plants shall be placed so as to maintain their appearance and to provide a reasonable balance of beauty, color, and diversity.
4. Plantings shall be made in accordance with the plans as shown. The developer shall not be liable for any damage to adjacent properties or any other adjacent properties. All plants shall be placed so as to maintain their appearance and to provide a reasonable balance of beauty, color, and diversity.
5. All plantings shall be made in accordance with the plans as shown. The developer shall not be liable for any damage to adjacent properties or any other adjacent properties. All plants shall be placed so as to maintain their appearance and to provide a reasonable balance of beauty, color, and diversity.
6. All plans shall be reviewed and approved by the architect. The developer shall not be liable for any damage to adjacent properties or any other adjacent properties. All plants shall be placed so as to maintain their appearance and to provide a reasonable balance of beauty, color, and diversity.
7. All plantings shall be made in accordance with the plans as shown. The developer shall not be liable for any damage to adjacent properties or any other adjacent properties. All plants shall be placed so as to maintain their appearance and to provide a reasonable balance of beauty, color, and diversity.
8. The Commissioner of Conservation shall be notified of all plantings as shown on the plans as shown. The developer shall not be liable for any damage to adjacent properties or any other adjacent properties. All plants shall be placed so as to maintain their appearance and to provide a reasonable balance of beauty, color, and diversity.
9. The Commissioner of Conservation shall be notified of all plantings as shown on the plans as shown. The developer shall not be liable for any damage to adjacent properties or any other adjacent properties. All plants shall be placed so as to maintain their appearance and to provide a reasonable balance of beauty, color, and diversity.
10. No planting bales shall have more than 3 inches of shredded hardwood bark mulch placed on top of top soil.

EVERGREEN PLANTING DETAIL
(For plants greater than 8 ft in height)
Forest Stand Narrative

The site is a 17.5 acre site which is subject to regulation by the requirements of the County Zoning Ordinance and the County Development Code. The property is zoned R-2 (Residential) and the proposed development is a single-family residential subdivision.

There is a potential stream running within the floodplain as well as other areas that are subject to flooding.

Preliminary site analysis indicates that the site has a potential stream running within the floodplain. The site has a potential wetland that is subject to flooding.

Forest Conservation Narrative

Lot 1 of the Sanborn Property (F-89-21) will be used to build a single-family residence. Due to development in the area, some of the existing vegetation and wetlands may be affected. The proposed development will be in accordance with the existing regulations and requirements.

The site has been evaluated and found to be suitable for development, subject to the regulations and requirements. For county regulation purposes, the site will be considered a residential development, and the site will comply with the existing regulations and requirements.

FOREST STAND ANALYSIS TABLE

<table>
<thead>
<tr>
<th>KEY</th>
<th>TYPE OF COMMUNITY</th>
<th>AREA</th>
<th>SOIL INFORMATION</th>
<th>STAND CHARACTERISTICS</th>
<th>FOREST AREA</th>
<th>FIRE CLASSIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>F-1</td>
<td>Single Family Res.</td>
<td>4.8 A</td>
<td>Good</td>
<td>Existing Stand No. 5, 2, 3, 4, 5</td>
<td>38.2</td>
<td>Low</td>
</tr>
</tbody>
</table>

SURETY FOR THE REQUIRED FOREST
CONSERVATION RETENTION AREAS OF
271,378.6 SQ FT (6.23 ACRES) WILL BE
POSTED WITH THE DEVELOPER'S
AGREEMENT IN THE AMOUNT OF $66,270.76

LOT 1 OF SANBORNE PROPERTY
F-89-21

OFFSITE FOREST CONSERVATION PLAN
KOANDAH GARDENS ESTATES
F-02-04

In partial fulfillment of the Forest conservation obligation for F-02-04
TAX MAP: NO. 11, PARCEL: 46
5TH ELECTION DISTRICT HENRICO COUNTY, VIRGINIA

EXPLORATION RESEARCH, INC.

In partial fulfillment of the Forest conservation obligation for F-02-04
TAX MAP: NO. 11, PARCEL: 46
5TH ELECTION DISTRICT HENRICO COUNTY, VIRGINIA

APPROVED DEPARTMENT OF PLANNING AND ZONING

APPROVED: HENRICO COUNTY DEPARTMENT OF PLANNING AND ZONING