

SITE DATA

1. LOCATION: TAX MAP 41, PARCELS 200 & 62, GRID 13
2. 5TH ELECTION DISTRICT
3. ZONING: RR-DEO
4. GROSS AREA OF PROJECT: 9.93 AC (PAR 200) + 51 AC (PAR. 62) = 60.93 AC.
5. NO. OF DWELLING UNITS PROPOSED (INCLUDING EXISTING RESIDENCES): 3
 EXISTING RESIDENCE ON LOT 4 (PARCEL 200): 1
 EXISTING RESIDENCE ON LOT 3 (PARCEL 62): 1
 NEW RESIDENCE PROPOSED ON LOT 2: 1
6. AREA OF PROPOSED RESIDENTIAL LOTS (LOT 2): 3.60 AC.
 AREA OF PIPESTEM = 0.60 AC.
 AREA OF PROPOSED LOT - PIPESTEM = 3.00 AC.
7. AREA OF PRESERVATION PARCELS: 0.00 AC
8. OPEN SPACE REQUIRED: NONE
9. RECREATION OPEN SPACE REQUIRED: NONE
10. AREA OF PROPOSED PUBLIC ROADS: 0.00 AC.
11. AREA OF 100 YEAR FLOODPLAIN PER FEMA MAP: 8.12 AC.
12. NO. OF LOTS/PARCELS: 3
13. NO. OF NEW LOTS/PARCELS PROPOSED: 1
14. GROSS AREA: 60.93 AC
 NET AREA: GROSS - (FP + STEEP SLOPE OUT OF F.P.) = 52.81 AC
 NUMBER OF 3 AC MIN. LOTS = 1 (LOT 2)
 NUMBER OF BUILDABLE RESERVE LOTS = 2 (LOT 3 & LOT 4)
 NUMBER OF BUILDABLE ENTITIES PROPOSED: 3
 BUILDABLE RESERVE AREA = GROSS AREA - PROPOSED LOT 2 = 57.33 AC
 IN REMAINDER NUMBER OF LOTS BY RIGHT = 1 LOT/4.25 GROSS AC. X BUILDABLE RESERVE AREA = 13

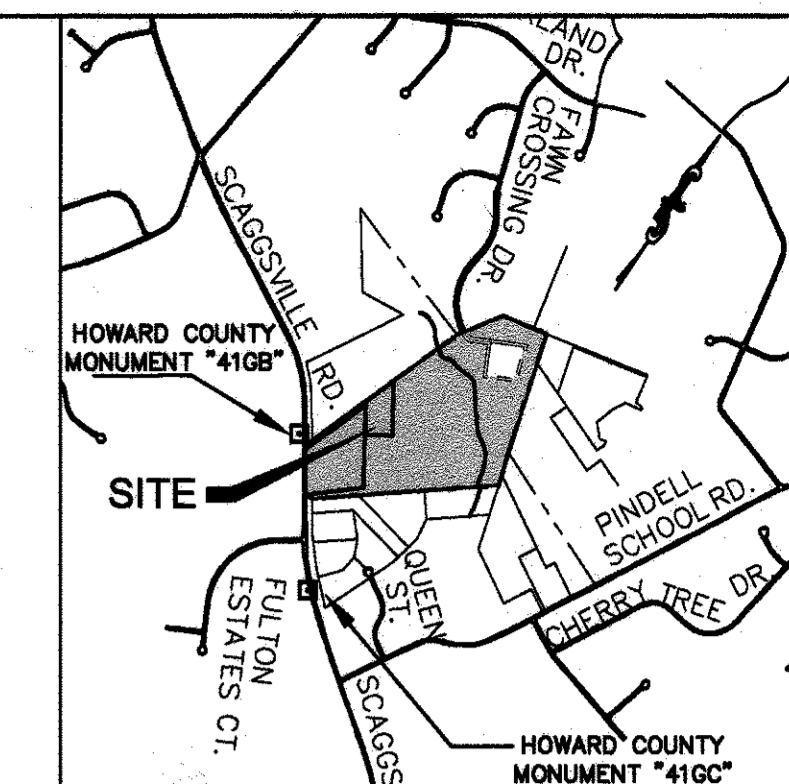
GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE A 3-ACRE MIN. LOT (PROPOSED LOT 2) AND 2 NEW BUILDABLE-RESERVE LOTS (LOTS 3 & 4) FROM PARCELS 62 & 200.
2. THE PROJECT PROPERTY IS ZONED RR-DEO PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
3. THIS PLAN SHALL BE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS PER COUNCIL BILL 45-2003 AND THE COMPREHENSIVE ZONING REGULATIONS, PER COUNCIL BILL 75-2003.
4. DEED REF.: LIBER 9339 FOLIO 717 & LIBER 190 FOLIO 306.
5. THE EXISTING SINGLE FAMILY RESIDENCE ON PARCELS 62 & 200 (LOTS 3 & 4) ARE TO REMAIN.
6. THE TOPOGRAPHIC INFORMATION IS TAKEN FROM 1) A FIELD RUN SURVEY PERFORMED BY AB CONSULTANTS, INC. FOR LOT 2 & MD RT. 216 DATED JANUARY 2007, 2) PERCOLATION CERTIFICATION PLAT BY LDE, INC., DATED MARCH 2004, 3) HOWARD COUNTY GIS INFORMATION.
7. THE BOUNDARY INFORMATION IS TAKEN FROM 1) A COMPLETE BOUNDARY SURVEY PERFORMED BY AB CONSULTANTS, INC. FOR PARCEL 200 (LOT 4) AND A ONE LINE DETERMINATION SURVEY FOR PARCEL 62 (LOT 3) DATED FEBRUARY 2007, 2) PERCOLATION CERTIFICATION PLAT BY LDE, INC., DATED MARCH 2004.
8. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NUMBERS "41GB" AND "41GC" WERE USED FOR THIS PROJECT.
9. STORMWATER MANAGEMENT PROVIDED BY ENVIRONMENTALLY SENSITIVE, DISCONNECTION OF ROOFTOP RUNOFF DRAIN, DISCONNECTION OF NON-ROOFTOP RUNOFF CREDIT AND GRASS CHANNEL FOR WATER CONTROL. QUANTITY CONTROL IS NOT REQUIRED, SINCE 1-YR PEAK DISCHARGE IS LESS THAN 2.0 CFS. SEE STORMWATER MANAGEMENT REPORT, DATED MAY 2007.
10. WATER WILL BE PRIVATE WELLS FOR ALL LOTS
11. SEWER WILL BE PRIVATE ON LOT SYSTEMS FOR ALL LOTS
12. FOREST STAND DELINEATION IS NOT REQUIRED PER MEETING WITH DPZ DATED 03/17/06. FOREST RESOURCES OF PARCEL 62 (LOT 3) ARE NOT IMPACTED BY THIS SUBDIVISION. THERE ARE NO FOREST RESOURCES ON LOT 2 OR PARCEL 200 (LOT 4). AN FSD WILL BE PROVIDED AT THE TIME OF SUBDIVISION OF PARCEL 62 (LOTS).
13. NO LANDSCAPING BOND IS REQUIRED FOR LOT 2, SINCE AN EXISTING DWELLING EXISTS ON LOT 2. HOWEVER, AN INSPECTION FEE OF \$144.00 WILL BE PAID TO THE COUNTY FOR LANDSCAPE COMPLIANCE SITE INSPECTION.
 PARCELS 62 & 200 (LOTS 3 & 4) ARE EXEMPT FROM THE LANDSCAPING REQUIREMENTS SINCE THEY EACH CONTAIN AN EXISTING HOUSE TO REMAIN. UPON SUBDIVISION OF THE PARCEL 62 & 200 (LOTS 3 & 4) REMAINDERS, LANDSCAPING WILL BE PROVIDED.
14. STREET LIGHTING IS NOT REQUIRED FOR THIS SITE.
15. THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
16. THERE ARE NO BURIAL OR CEMETERY LOCATIONS ON THIS SITE.
17. PLANNING & ZONING FILE NUMBERS: WP-07-003, WP-08-098, BA 07-041C
18. THERE ARE NO HISTORIC SITES ON THIS PROPERTY.
19. WATERSHED: PATUXENT. SUBWATERSHED: ROCKY GORGE DAM.
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
21. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
22. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
23. ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF ASTM D-1585.
24. A FOREST CONSERVATION PLAN IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD CO. CODE & THE FOREST CONSERVATION MANUAL IS PROVIDED AS PART OF THIS FINAL PLAN FOR THIS SITE. THE FOREST CONSERVATION OBLIGATIONS OF 0.72 ACRES FOR PROPOSED LOT 2 WILL BE PAID IN FEE-IN-LIEU IN THE AMOUNT OF \$23,522.40 (0.72 AC X \$0.75/SF).
25. NO APFO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
26. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
27. NO GEOTECHNICAL REPORT IS REQUIRED FOR THIS PROJECT.
28. WETLAND DELINEATION PERFORMED BY STEVE HUBER OF EXPLORATION RESEARCH, INC. ON APRIL 13, 2006. SEE WETLAND LETTER DATED 04/13/06. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS.
29. 100-YEAR FLOODPLAIN ON THIS SITE HAS BEEN DELINEATED PER FEMA MAP PANEL 38. THERE IS NO 100 YEAR FLOODPLAIN ON LOT 2 OR LOT 4 (PARCEL 200).
30. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (12 GAUGE) - 3" LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
31. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY MDE.
 DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 1) WIDTH --- 12' (16' SERVING MORE THAN ONE RESIDENCE);
 2) SURFACE --- 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 3) GEOMETRY --- MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 4) STRUCTURES --- (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (1/25 LOADING);
 5) DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING A 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 6) MAINTENANCE --- SUFFICIENT TO INSURE ALL WEATHER USE.
32. THERE ARE NO 15% TO 25% SLOPES AND 25% OR GREATER SLOPES ON-SITE.
33. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.

GRADING, LANDSCAPE, AND FOREST CONSERVATION PLANS

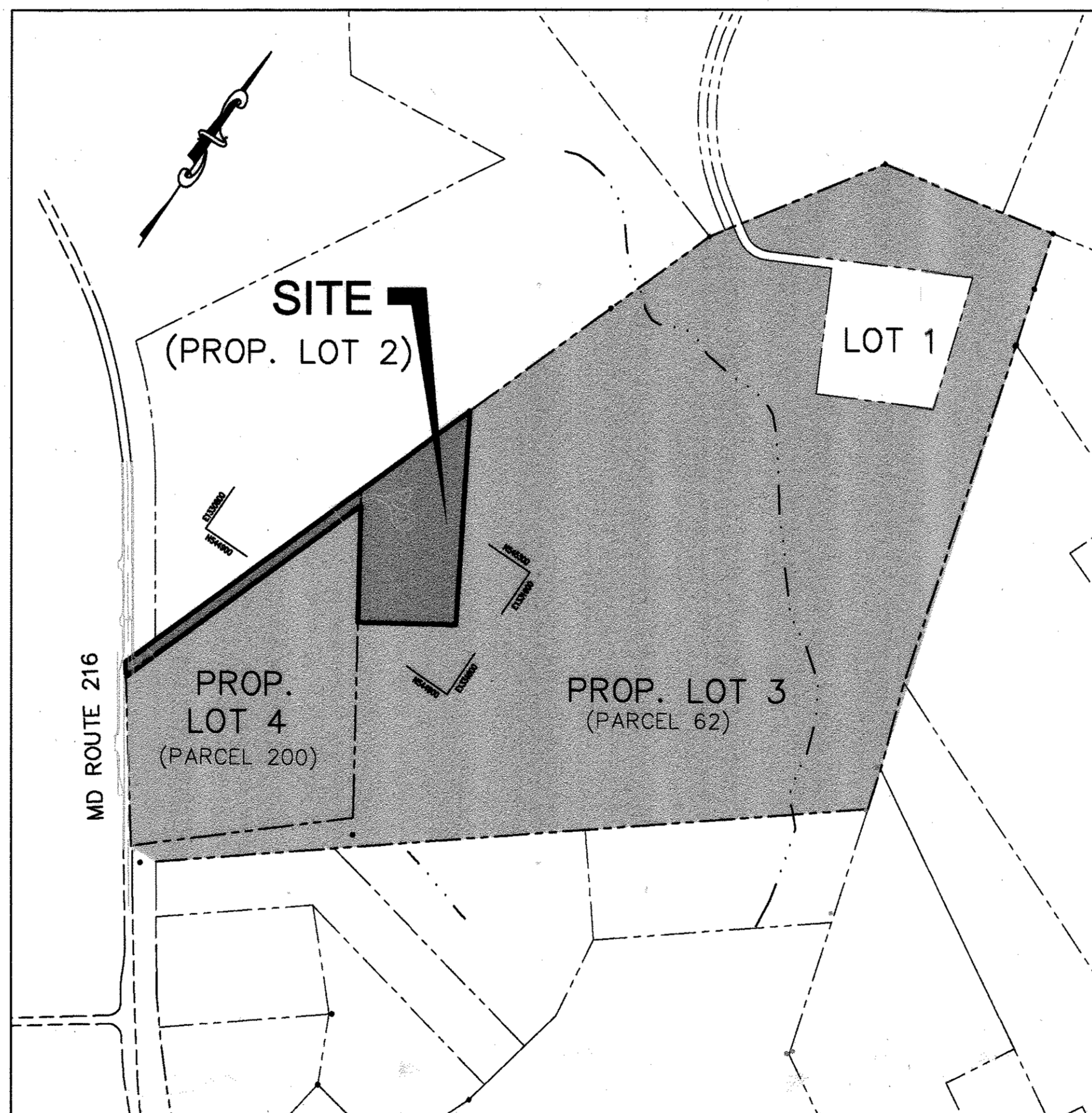
BOARMAN PROPERTY MINOR SUBDIVISION

**5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND**



VICINITY MAP
SCALE: 1"=2000'
HOWARD ADC MAP
PG. #18, GRIDS F-2, G-2, F-3 & G-3
COORDINATES:
483,500 N 819,500 E

| SHEET INDEX | |
|-------------|--|
| SHEET NO. | DESCRIPTION |
| 1 | TITLE SHEET |
| 2 | EXISTING CONDITION PLAN |
| 3 | LANDSCAPE/FOREST CONSERVATION PLAN, NOTES, & DETAILS |
| 4 | SIGHT DISTANCE STUDY |



SCALE: 1"=300'

NOTE
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.

PARCELS/LOT ADJUSTMENT CALCULATION

| | |
|------------------------------------|--|
| PROPOSED LOT 3 (PARCEL 62) | |
| ORIGINAL ACRE | 51.00 AC (BASED ON HOCO TAX ASSESSMENT RECORD) |
| | - 3.00 AC (RAND LOT, LOT ONLY) |
| REMAINING ACRE | 48.00 AC |
| PROPOSED LOT 4 (PARCEL 200) | |
| ORIGINAL ACRE | 9.93 AC (BASED ON DEED RECORDS) |
| | - 0.60 AC (RAND LOT, PIPESTEM ONLY) |
| | - 0.43 AC (SHA ROW DEDICATION) |
| REMAINING ACRE | 8.90 AC |
| PROPOSED LOT 2 (RAND LOT) | |
| | 3.00 AC (FROM PARCEL 62 FOR RAND LOT) |
| | + 0.60 AC (FROM PARCEL 200 FOR RAND PIPESTEM) |
| | - 0.04 AC (SHA ROW DEDICATION) |
| TOTAL LOT ACRE | 3.56 AC |

MINIMUM LOT SIZE CHART

| LOT NO | GROSS AREA | PIPESTEM AREA | MINIMUM LOT SIZE |
|--------|------------|---------------|------------------|
| 2 | 3.56 AC | 0.66 AC | 3.00 AC |
| 3 | 48.82 AC± | 0.82 AC± | 48.00 AC |

HOWARD COUNTY GEODETIC CONTROL

| MON. NOS. | N | E | ELEV. |
|-----------|--------------|----------------|--------|
| 41GB | 544,580.3744 | 1,330,741.3820 | 475.30 |
| 41GC | 543,290.6326 | 1,331,697.8578 | 468.37 |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chris Rand 12/3/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chris Rand 12/3/08
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

| DATE | NO. | REVISION |
|------|-----|----------|
| | | |

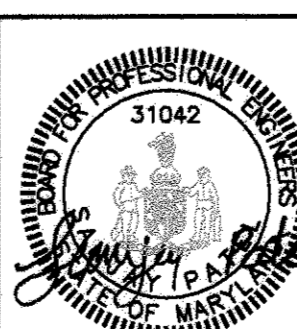
OWNERS:
PARCEL 62 FLORENTINE J. & ROSSETTE A. BOARMAN & CHRIS RAND
12124 N. ROUTE 216 FULTON, MD 20759
PHONE: 301-725-1894

DEVELOPER:
CHRIS RAND
12124 N. ROUTE 216 FULTON, MARYLAND 20759
PHONE: 301-725-0855

PARCEL 200 FLORENTINE J. & ROSSETTE A. BOARMAN
12125 N. ROUTE 216 FULTON, MD 20759
PHONE: 301-725-1894

34. A WAIVER WP-07-003, OF SUBDIVISION REGULATION SECTION 16.120(o)(1) WAS GRANTED ON OCTOBER 25, 2006 TO ALLOW RESIDENTIAL LOTS (LOT 2) TO DERIVE DIRECT ACCESS FROM MD ROUTE 216, A MINOR ARTERIAL HIGHWAY SUBJECT TO FOLLOWING CONDITIONS:

- 1) COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS GENERATED WITH THE FINAL PLAN APPLICATION. YOU ARE ADVISED THAT SINCE THE ACREAGE FOR THE PROPOSED LOT'S PIPESTEM WILL COME FROM ADJACENT PARCEL 200, BOTH PARCEL 62 AND PARCEL 200 MUST BE INCLUDED ON THIS PLAT.
- 2) PERIMETER LANDSCAPING SHALL BE INSTALLED ALONG THE PERIMETER OF THE DRIVEWAY AND THE BOUNDARY OF THE LOT.
- 3) THE AREA OF THE LOT EXCLUDING THE PIPESTEM MUST CONTAIN A MINIMUM OF 3 ACRES.
- 4) THE APPLICANT MUST RECEIVE APPROVAL OF A CONDITIONAL USE FOR THE FARM TENANT HOUSE TO REMAIN ON THE REDUCE PARCEL WHICH WILL BE LESS THAN 50 ACRES IN SIZE AFTER THE CREATION OF THIS LOT.
- 5) ON THE PLAT, RESTRICTION ACCESS NOTATIONS MUST BE SHOWN ALONG THE UNAPPROVED ACCESS AREAS ALONG MARYLAND ROUTE 32.
- 6) THE WAIVER PETITION NUMBER AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO THE PLAT.



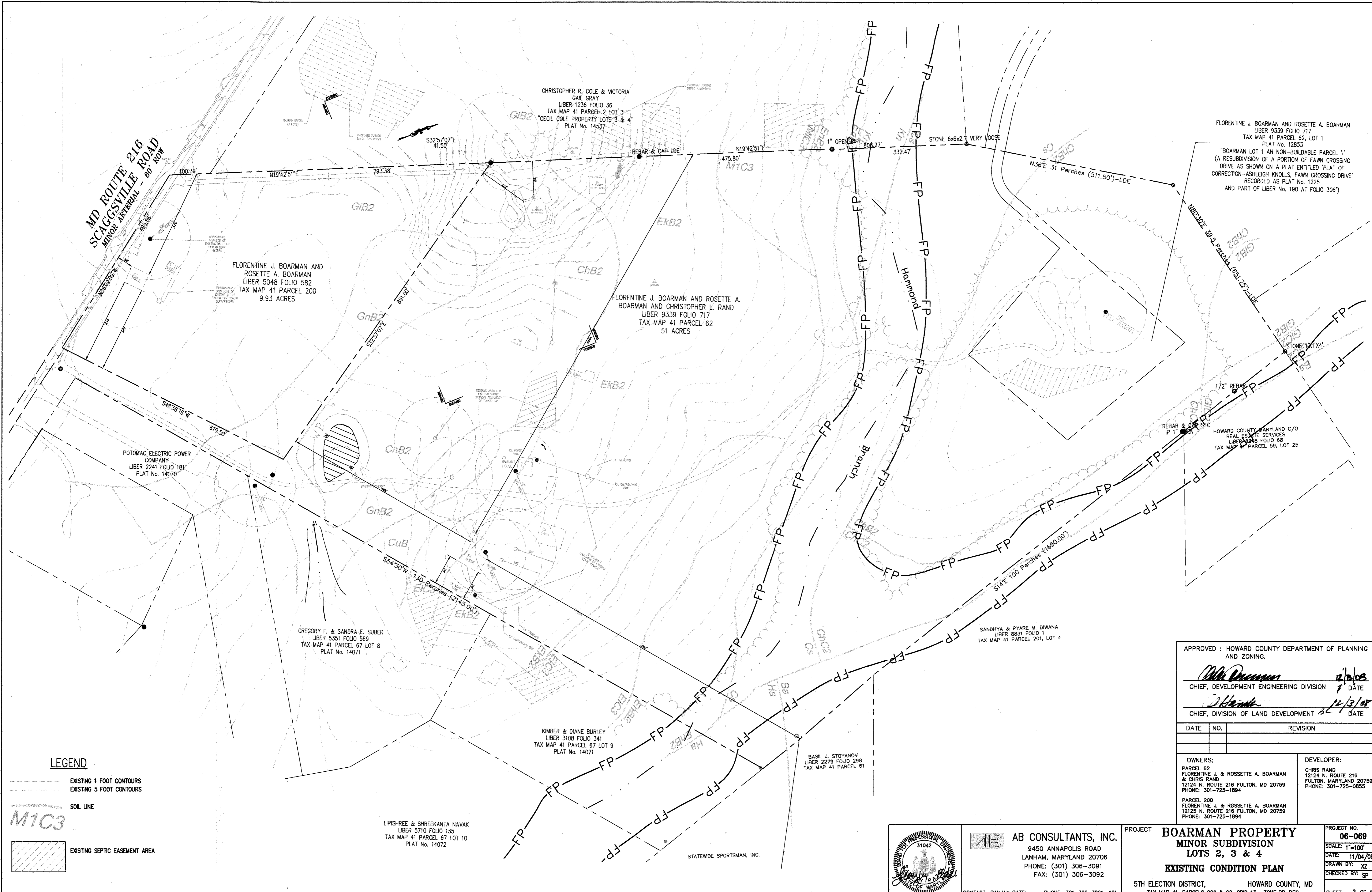
AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706
PHONE: (301) 306-3091
FAX: (301) 306-3092

CONTACT: SANJAY PATEL PHONE: 301-306-3091 x121

PROJECT BOARMAN PROPERTY MINOR SUBDIVISION LOTS 2, 3 & 4 TITLE SHEET

5TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 41, PARCELS 200 & 62, GRID 13. ZONE:RR-DEO

PROJECT NO. 06-069
SCALE: AS SHOWN
DATE: 11/04/08
DRAWN BY: HP
CHECKED BY: SP
SHEET: 1 OF 4



LEGEND

--- EXISTING 1 FOOT CONTOURS
 - - - EXISTING 5 FOOT CONTOURS

SOIL LINE

M1C3

EXISTING SEPTIC EASEMENT AREA

FLORENTINE J. BOARMAN AND ROSETTE A. BOARMAN
 LIBER 9339 FOLIO 717
 TAX MAP 41 PARCEL 62, LOT 1
 PLAT No. 12833

"BOARMAN LOT 1 AN NON-BUILDABLE PARCEL 'I'
 (A RESUBDIVISION OF A PORTION OF FAWN CROSSING
 DRIVE AS SHOWN ON A PLAT ENTITLED 'PLAT OF
 CORRECTION-ASHLEIGH KNOLLS, FAWN CROSSING DRIVE'
 RECORDED AS PLAT No. 1225
 AND PART OF LIBER No. 190 AT FOLIO 306")

FLORENTINE J. BOARMAN AND
 ROSETTE A. BOARMAN
 LIBER 5048 FOLIO 582
 TAX MAP 41 PARCEL 200
 9.93 ACRES

FLORENTINE J. BOARMAN AND ROSETTE A.
 BOARMAN AND CHRISTOPHER L. RAND
 LIBER 9339 FOLIO 717
 TAX MAP 41 PARCEL 62
 51 ACRES

POTOMAC ELECTRIC POWER
 COMPANY
 LIBER 2241 FOLIO 181
 PLAT No. 14070

GREGORY F. & SANDRA E. SIBER
 LIBER 5351 FOLIO 569
 TAX MAP 41 PARCEL 67 LOT 8
 PLAT No. 14071

KIMBER & DIANE BURLEY
 LIBER 3108 FOLIO 341
 TAX MAP 41 PARCEL 67 LOT 9
 PLAT No. 14071

BASIL J. STOYANOV
 LIBER 2279 FOLIO 298
 TAX MAP 41 PARCEL 61

SANDHYA & PYARE M. DIWANA
 LIBER 8831 FOLIO 1
 TAX MAP 41 PARCEL 201, LOT 4

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING.

Chris Rand 12/13/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

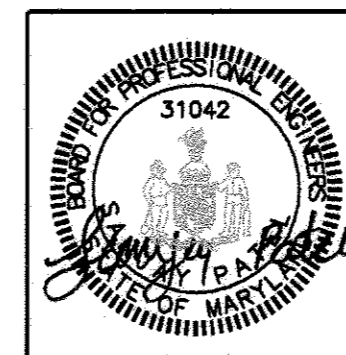
J. Hanley 12/13/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

| DATE | NO. | REVISION |
|------|-----|----------|
| | | |

OWNERS:
 PARCEL 62
 FLORENTINE J. & ROSETTE A. BOARMAN
 & CHRIS RAND
 12124 N. ROUTE 216 FULTON, MD 20759
 PHONE: 301-725-1894

DEVELOPER:
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 PHONE: 301-725-0855

PARCEL 200
 FLORENTINE J. & ROSETTE A. BOARMAN
 12125 N. ROUTE 216 FULTON, MD 20759
 PHONE: 301-725-1894



AB CONSULTANTS, INC.
 9450 ANNAPOLIS ROAD
 LANHAM, MARYLAND 20706
 PHONE: (301) 306-3091
 FAX: (301) 306-3092

CONTACT: SANJAY PATEL PHONE: 301-306-3091 x121

PROJECT **BOARMAN PROPERTY
 MINOR SUBDIVISION
 LOTS 2, 3 & 4**

EXISTING CONDITION PLAN

5TH ELECTION DISTRICT, HOWARD COUNTY, MD
 TAX MAP 41, PARCELS 200 & 62, GRID 13. ZONE:RR-DEO

PROJECT NO.
06-069

SCALE: 1"=100'

DATE: 11/04/08

DRAWN BY: XZ

CHECKED BY: SP

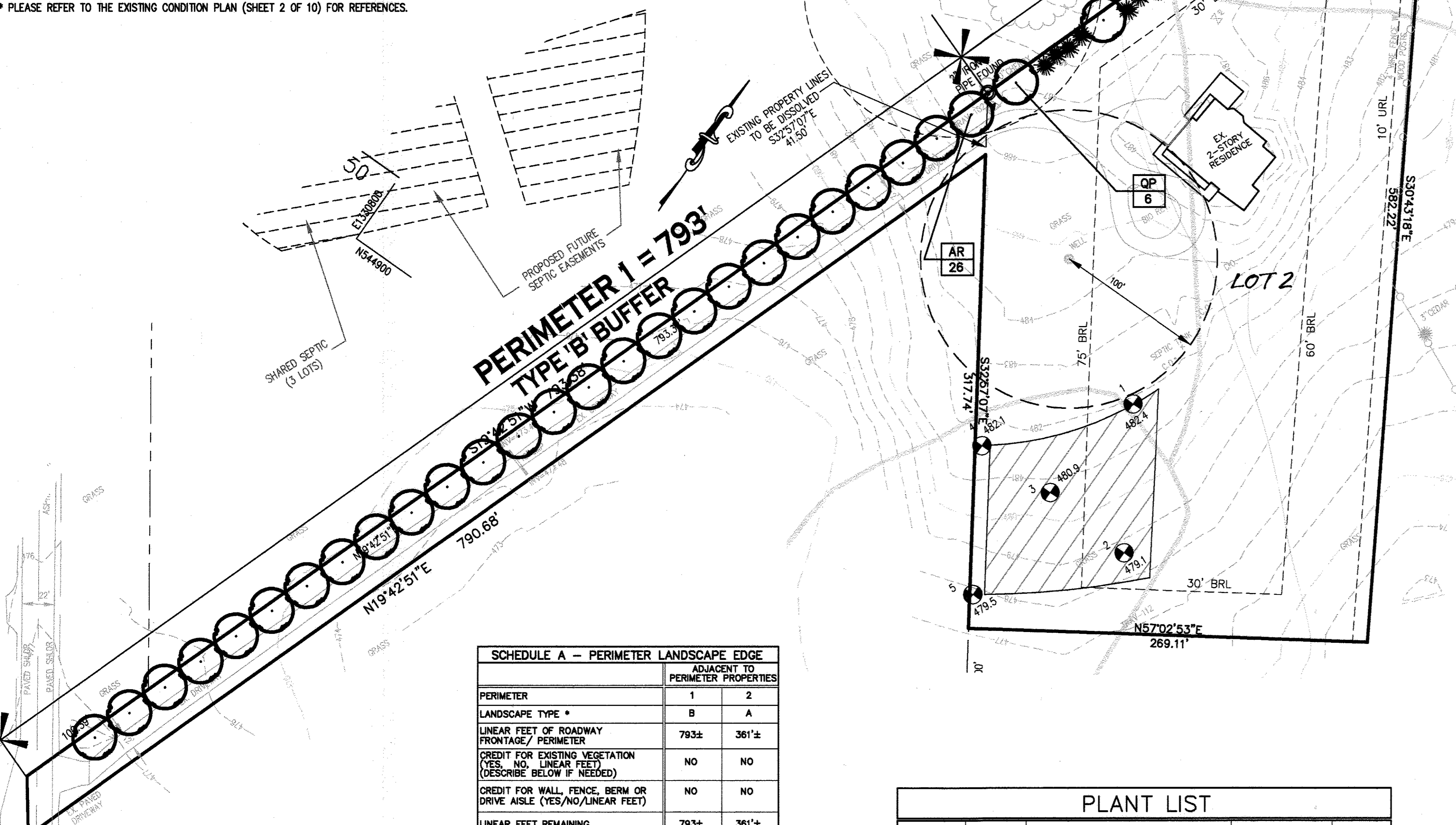
SHEET: 2 OF 4

FOREST CONSERVATION NOTES

1. WETLANDS, STREAMS, AND 100-YEAR FLOODPLAIN EXIST ON-SITE. *
 2. NO CRITICAL HABITATS OF RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
 3. NO TREES, SHRUBS, OR PLANTS IDENTIFIED AS RARE, THREATENED OR ENDANGERED WERE OBSERVED.
 4. THERE ARE NO KNOWN CEMETERY OR BURIAL PLOTS LOCATED ON THE SITE, ACCORDING TO THE HOWARD COUNTY HISTORIC AND CEMETERY SITE MAP.
 5. THE SITE CONTAINS NO HYDRIC SOILS.
 6. THE HOWARD COUNTY FOREST CONSERVATION MANUAL SUPERSEDES ANY DISCREPANCIES BETWEEN THE MANUAL AND THESE PLANS.
 7. THE FOREST CONSERVATION OBLIGATIONS OF 0.72 ACRES FOR PROPOSED LOT 2 WILL BE PAID IN FEE-IN-LIEU IN THE AMOUNT OF \$23,522.40 (0.72 AC X \$30.75/SF).
- * PLEASE REFER TO THE EXISTING CONDITION PLAN (SHEET 2 OF 10) FOR REFERENCES.

LEGEND

- PROP. SHADE TREE
- PROP. EVERGREEN TREE
- PERIMETER LANDSCAPE REQUIREMENT
- EXISTING TREELINE
- PROP. TREELINE



| SCHEDULE A - PERIMETER LANDSCAPE EDGE | | |
|---|----------------------------------|------|
| PERIMETER | ADJACENT TO PERIMETER PROPERTIES | |
| | 1 | 2 |
| LANDSCAPE TYPE * | B | A |
| LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER | 793± | 361± |
| CREDIT FOR EXISTING VEGETATION (YES/NO/ LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | NO | NO |
| CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO/ LINEAR FEET) | NO | NO |
| LINEAR FEET REMAINING | 793± | 361± |
| NUMBER OF PLANTS REQUIRED | | |
| SHADE TREES | 16 | 6 |
| EVERGREEN TREES | 20 | -- |
| SHRUBS | -- | -- |
| NUMBER OF PLANTS PROVIDED | | |
| SHADE TREES | 26 | 6 |
| EVERGREEN TREES | -- | 17 |
| SHRUBS | -- | -- |

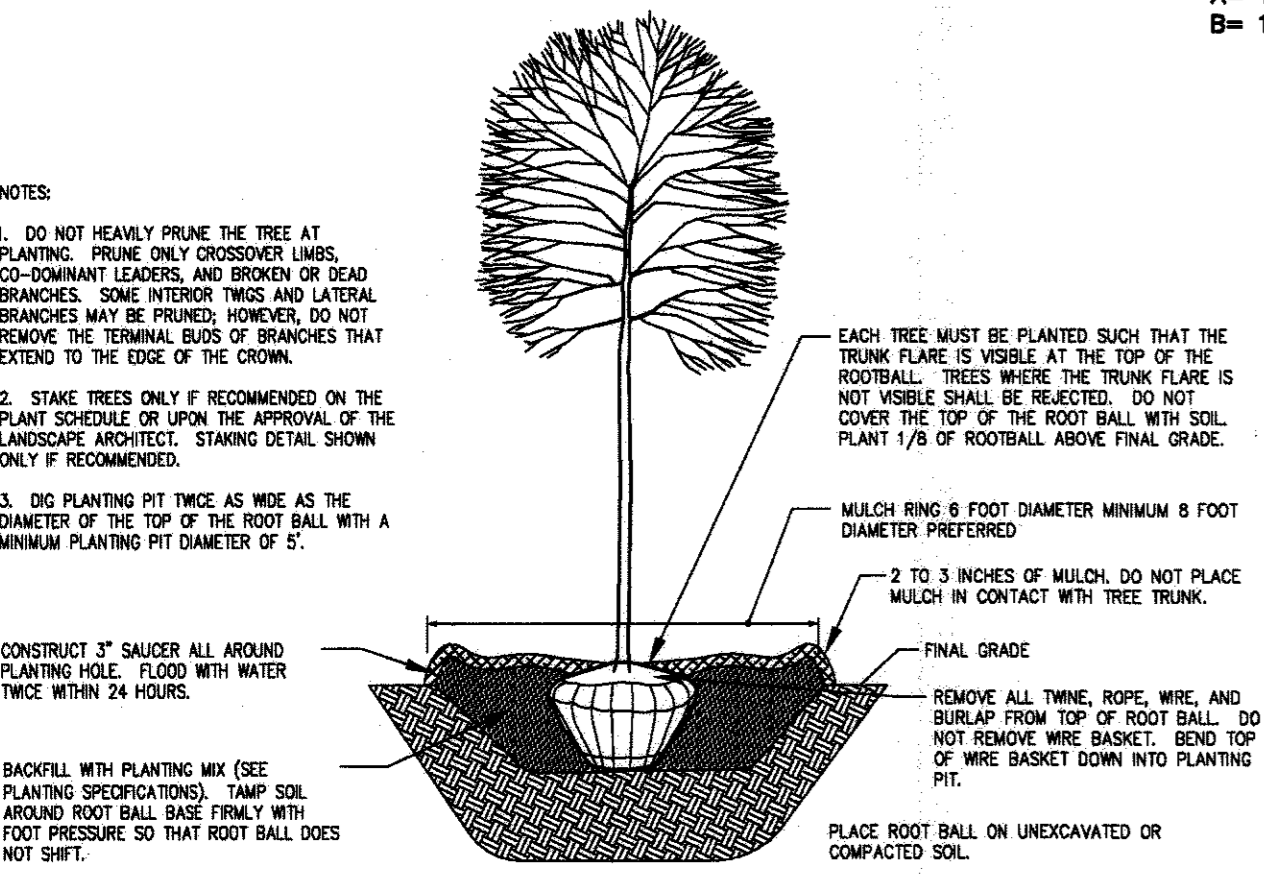
* A = 1 SHADE TREE/80 LF
B = 1 SHADE TREE/50 LF; 1 EVERGREEN/40 LF

| PLANT LIST | | | | |
|------------|------|---|-----------------|------|
| SYMBOL | QTY. | SCIENTIFIC/ COMMON NAME | SIZE | ROOT |
| AR | 26 | Acer rubrum 'Autumn Flame' Autumn Flame Red maple | 2 1/2 - 3" cal. | B&B |
| QP | 6 | Quercus polustris Pin Oak | 2 1/2 - 3" cal. | B&B |
| PS | 17 | Pinus strobus Eastern white pine | 6' - 8' ht. | B&B |

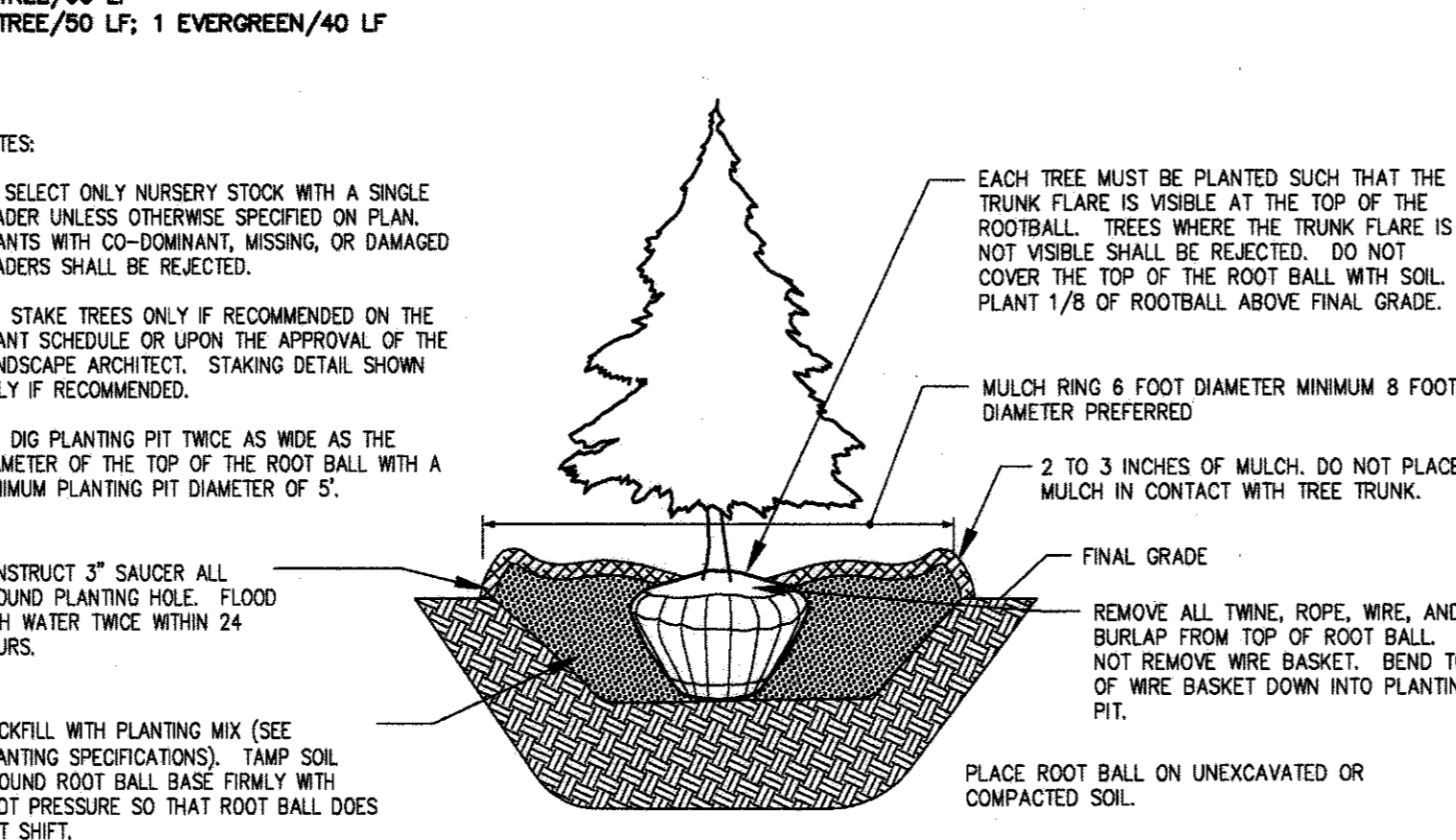
NOTES:

1. SELECT ONLY NURSERY STOCK WITH A SINGLE LEADER UNLESS OTHERWISE SPECIFIED ON PLAN. PLANTS WITH CO-DOMINANT, MISSING, OR DAMAGED LEADERS SHALL BE REJECTED.
2. STAKE TREES ONLY IF RECOMMENDED ON THE PLANT SCHEDULE OR UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. STAKING DETAIL SHOWN ONLY IF RECOMMENDED.
3. DIG PLANTING PIT TWICE AS WIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 5'.

- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOTBALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL. PLANT 1/8 OF ROOTBALL ABOVE FINAL GRADE.
- MULCH RING 8 FOOT DIAMETER MINIMUM 8 FOOT DIAMETER PREFERRED.
- 2 TO 3 INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.
- REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP OF ROOT BALL. DO NOT REMOVE WIRE BASKET. BEND TOP OF WIRE BASKET DOWN INTO PLANTING PIT.
- PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SOIL.



DECIDUOUS B&B TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN B&B TREE PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES

- 1) This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County code and the landscape manual.
- 2) This plan is for landscaping purposes only.
- 3) Contractor is solely responsible for construction means, methods, techniques, sequences, procedures, and safety precautions and programs.
- 4) All material selected shall be equal to or better than the requirements of the "usa standard for nursery stock", latest edition, as published by the American association of nurserymen.
- 5) All material shall be planted in accordance with the minimum standards cited in the latest edition of "landscape specification guidelines" published by the landscape contractors association.
- 6) At the time of installation, all shrubs and other plantings shall be of the proper height and/or spread requirements in accordance with this plan.
- 7) No substitutions or relocation of plants may be made without prior approval from the landscape architect.
- 8) At the time of plant installation, all shrubs and trees listed and approved on the landscape plan, shall comply with the proper height requirement in accordance with the Howard County landscape manual. In addition, no substitutions or relocations of the required plantings may be made without prior review and approval from the department of the planning and zoning. Any deviation from the approved landscape plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or relocations are made to the applicable plans.
- 9) The owner, tenants and/or their agents shall be responsible for maintenance of the required landscaping including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
- 10) No landscaping bond is required for Lot 2. However, an inspection fee of \$144.00 will be paid to the county for landscape compliance site inspection.

PLANTING SPECIFICATIONS

1. Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards & Guidelines referenced within these specifications and the Howard County Landscape Manual, the latter takes precedence.
2. All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) Standards will be rejected. Plant material that is not healthy, vigorous, free from defects, decay, disfiguring roots, sunscald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements will be rejected. Plant material that is weak or which has broken out back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will be rejected. All B & B plants shall be freshly dug; no heeled-in plants or plants from cold storage will be accepted.
3. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines by the Landscape Contractors Association of MD, DC, & VA", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.
4. Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.
5. Contractor shall be responsible for notifying all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.
6. Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high snow fence on the drip line, see detail.
7. Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Do not plant Pinus strobus or X Cupressocyparis leylandii between November 15 and March 15. Landscape plants are not to be installed before site is graded to final grade.
8. Contractor to regrade, fine grade, sod, hydroseed and straw mulch all areas disturbed by their work.
9. Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual site conditions differing from those indicated on drawings and specifications.
10. Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence. Where discrepancies on the plan exist between the symbols and the callout leader, the number of symbols take precedence.
11. All shrubs and groundcover areas shall be planted in continuous planting beds, prepared as specified, unless otherwise indicated on plans. (See Specification 13). Beds to be mulched with minimum 2" and maximum 3" of composted, double-shredded hardwood mulch throughout. 12. Positive drainage shall be maintained on planting beds (minimum 2 percent slope).
13. Bed preparation shall be as follows: Till into a minimum depth of 6" 1 yard of Compro or Leafgro per 200 SF of planting bed, and 1 yard of topsoil per 100 SF of bed. Add 3 lbs of standard 5-10-5 fertilizer per cubic yard of planting mix and till. Ericaceous plants (Azaleas, Rhododendrons, etc.); top dress after planting with iron sulfate or comparable product according to package directions. Toxic baccata 'Repandens' (English weeping yew); Top dress after planting with 1/4 to 1/2 cup lime each.
14. Planting mix: For trees not in a prepared bed, mix 50% Compro or Leafgro with 50 hole to use as backfill, see tree planting detail.
15. Weed & insect control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. For tree planting, apply a pre-emergent on top of soil and root ball before mulching. Caution: For areas to be planted with a ground cover, be sure to carefully check the chemical used to assure its adaptability to the specific groundcover to be treated. Maintain the mulch weed-free for the extent of the warranty period. Under no circumstances is a pesticide containing chlorpyrifos to be used as a means of pest control.
16. Water: All plant material planted shall be watered thoroughly the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unplanted plant material daily and as necessary to avoid desiccation.
17. Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.
18. All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded, grass seed planted, and covered with straw mulch.

FORCON WORKSHEET FOR PROPOSED LOT 2 & PARCEL 200

| | | |
|---|-----|-------|
| Project Name: Boarman Property | | Acres |
| State File #: | | |
| Date: June 28, 2007 | | |
| Net Tract Area | | |
| A. Total Tract Area | A = | 3.60 |
| B. Other Deductions | B = | 0.00 |
| C. Net Tract Area (Net Tract Area = A-B-C) | C = | 3.60 |
| Land Use Category: Residential - Rural Medium Density | | |
| D. Afforestation Threshold (Net Tract Area X .25%) | D = | 0.90 |
| E. Conservation Threshold (Net Tract Area X .25%) | E = | 0.90 |
| Existing Forest Cover | | |
| F. Existing Forest Cover within the Net Tract Area | F = | 0.00 |
| G. If the Existing Forest Cover (F) is greater than Conservation Threshold (E), then G = Existing Forest Cover (F) - Conservation Threshold (E). Otherwise G = 0 | G = | 0.00 |
| Break Even Point | | |
| H. Break Even (Amount of forest that must be retained so that no mitigation is required) | H = | FALSE |
| Proposed Forest Clearing | | |
| J. Total Area of Forest to be Cleared | J = | 0.00 |
| K. Total Area of Forest to be Retained | K = | 0.00 |
| Planting Requirements | | |
| If the Total Area of Forest to be Cleared (J) is at or above the Break Even Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0). If not, calculate the planting requirement below: | | |
| L. Reforestation for Clearing Above the Conservation Threshold | L = | 0.00 |
| (1) If the total area of forest to be retained (K) is greater than the Conservation Threshold (E), then L = the area of forest to be cleared (J) X 0.25; or (2) If the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then L = area of forest above Conservation Threshold (G) X 0.25 | | |
| M. Reforestation for Clearing Below the Conservation Threshold | M = | 0.00 |
| (1) If Existing Forest Cover (F) is greater than Conservation Threshold (E) and the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then M = 2.0 X (the Conservation Threshold (E) - the forest to be retained (K)) (2) If Existing Forest (F) is less than or equal to the Conservation Threshold (E), then M = 2.0 X Forest to be cleared (L) | | |
| N. Credit for Retention Above the Conservation Threshold | N = | 0.00 |
| If the area of forest to be retained (K) is greater than the Conservation Threshold (E), then N = K - E | | |
| P. Total Reforestation Required P = L + M - N | P = | 0.00 |
| Q. Total Afforestation Required | Q = | 0.72 |
| (1) If Existing Forest Cover (F) is less than the Afforestation Threshold (D) then Q = the Afforestation Threshold (D) - the Existing Forest Cover (F) | | |
| R. Total Planting Requirement R = P + Q | R = | 0.72 |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

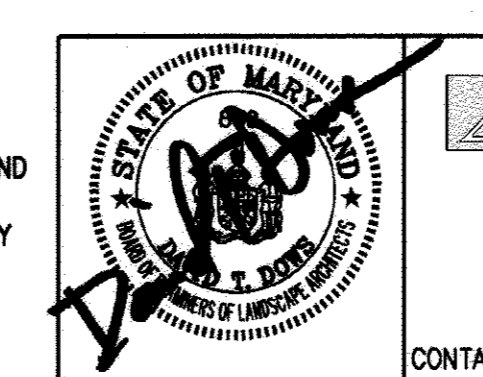
Chris Rand 12/3/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

Chris Rand 12/3/08
CHIEF, DIVISION OF LAND DEVELOPMENT & DATE

| DATE | NO. | REVISION |
|------|-----|----------|
| | | |

OWNERS:
PARCEL 82 FLORENTINE J. & ROSSETTE A. BOARMAN & CHRIS RAND
12124 N. ROUTE 216 FULTON, MD 20759
PHONE: 301-725-1894

DEVELOPER:
CHRIS RAND
12124 N. ROUTE 216 FULTON, MARYLAND 20759
PHONE: 301-725-0855



AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706
PHONE: (301) 306-3091
FAX: (301) 306-3092

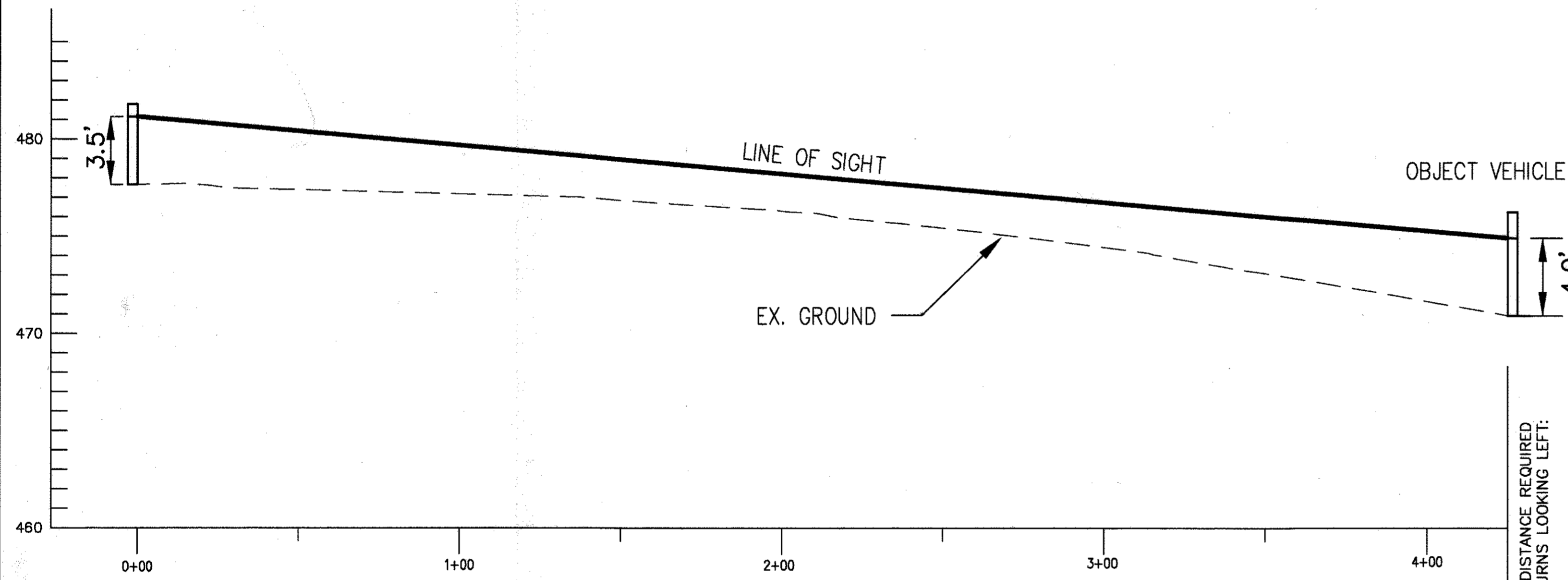
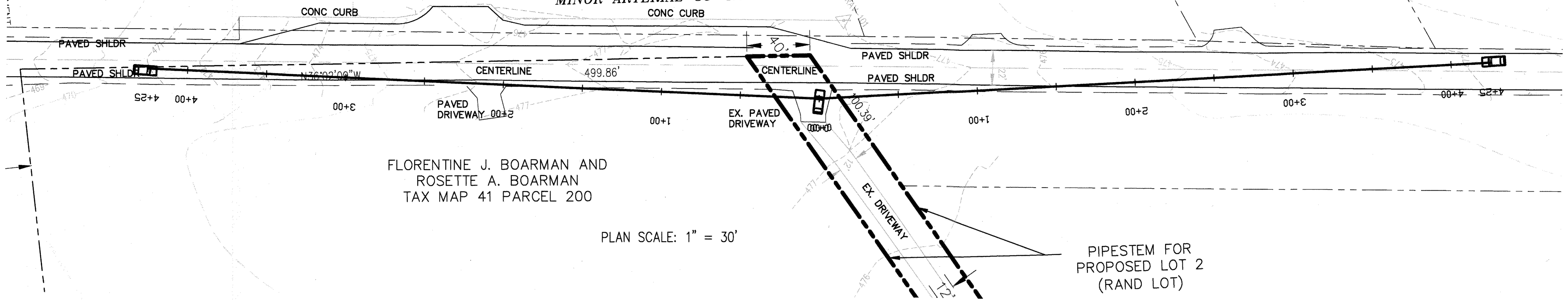
PROJECT BOARMAN PROPERTY MINOR SUBDIVISION LOTS 2, 3 & 4 LANDSCAPE & FOREST CONSERVATION PLANS, NOTES, & DETAILS
5TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 41, PARCELS 200 & 62, GRID 13. ZONE:RR-DEO

PROJECT NO. **06-069**
SCALE: 1"=50'
DATE: 11/04/08
DRAWN BY: XZ
CHECKED BY: DTD
SHEET: 3 OF 4

DEVELOPER'S/BUILDER'S CERTIFICATE:
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

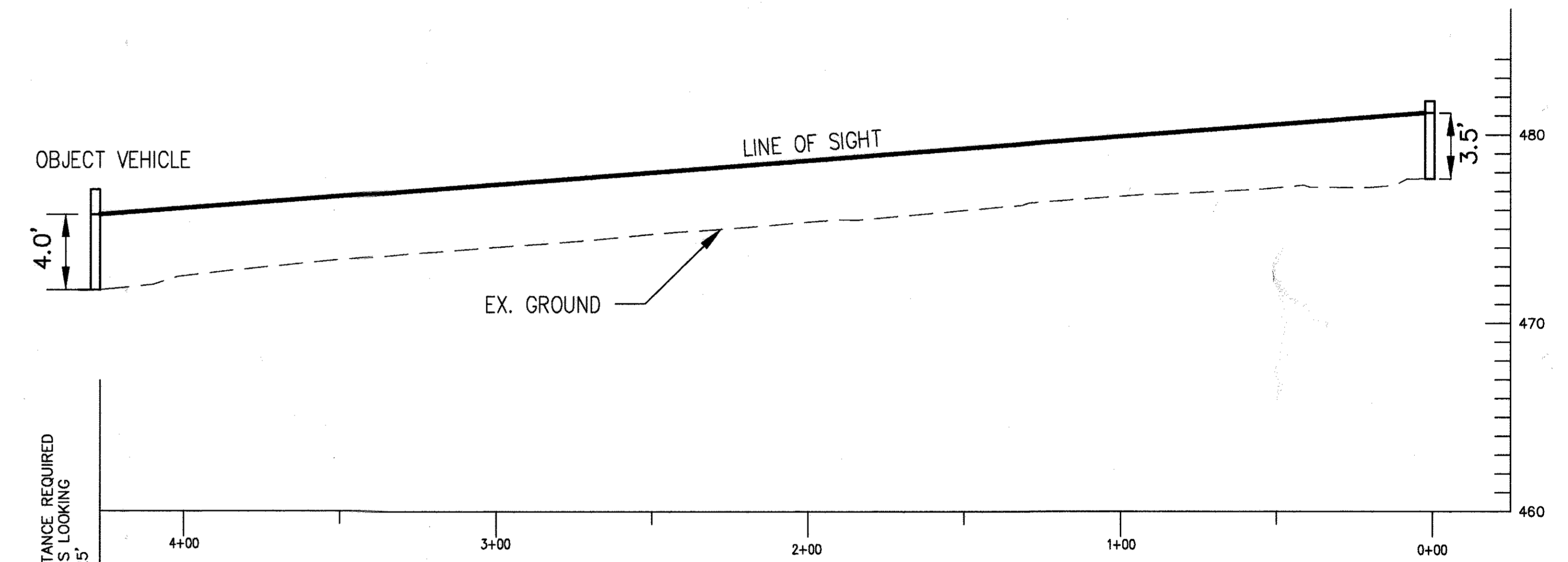
CONTACT: DAVID T. DOWS PHONE: 301-306-3091 x125

**MD ROUTE 216
SCAGGSVILLE ROAD
MINOR ARTERIAL-80' ROW**



PROFILE OF SIGHT DISTANCE ANALYSIS FOR LOOKING LEFT

GRADE FACTOR - DOWNGRADE (1%) = 1
 REQUIRED SIGHT DISTANCE = 425'
 AVAILABLE SIGHT DISTANCE = 425'+
 SCALE : 1"=30' (HORZ.)
 1"=5' (VERT.)



PROFILE OF SIGHT DISTANCE ANALYSIS FOR LOOKING RIGHT

GRADE FACTOR - DOWNGRADE (1%) = 1.0
 REQUIRED SIGHT DISTANCE = 425'
 AVAILABLE SIGHT DISTANCE = 425'+
 SCALE : 1"=30' (HORZ.)
 1"=5' (VERT.)

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 12/10/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 12/13/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

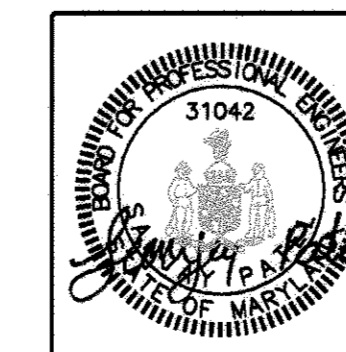
| DATE | NO. | REVISION |
|------|-----|----------|
| | | |

OWNERS:
 PARCEL 62
 FLORENTINE J. & ROSSETTE A. BOARMAN
 & CHRIS RAND
 12124 N. ROUTE 216 FULTON, MD 20759
 PHONE: 301-725-1894

DEVELOPER:
 CHRIS RAND
 12124 N. ROUTE 216
 FULTON, MARYLAND 20759
 PHONE: 301-725-0855

PARCEL 200
 FLORENTINE J. & ROSSETTE A. BOARMAN
 12125 N. ROUTE 216 FULTON, MD 20759
 PHONE: 301-725-1894

NOTE:
 1. MD ROUTE 216 SPEED: 35 MPH
 85th PERCENTILE SPEEDS:
 EASTBOUND: 50 MPH
 WESTBOUND: 50 MPH



AB CONSULTANTS, INC.
 9450 ANNAPOLIS ROAD
 LANHAM, MARYLAND 20706
 PHONE: (301) 306-3091
 FAX: (301) 306-3092
 CONTACT: SANJAY PATEL PHONE: 301-306-3091 x121

**PROJECT BOARMAN PROPERTY
 MINOR SUBDIVISION
 LOTS 2, 3 & 4
 SIGHT DISTANCE STUDY**

5TH ELECTION DISTRICT, HOWARD COUNTY, MD
 TAX MAP 41, PARCELS 200 & 62, GRID 13. ZONE:RR-DEO

PROJECT NO.
 06-069
SCALE: AS SHOWN
DATE: 11/04/08
DRAWN BY: XZ
CHECKED BY: SP
SHEET: 4 OF 4