

**GENERAL NOTES:**

- ALL CONSTRUCTION IN SHA R/W SHALL BE DONE IN ACCORDANCE WITH ALL REQUIREMENTS OF THE MARYLAND STATE HIGHWAY ADMINISTRATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS" AND "BOOK OF STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES", LATEST EDITIONS, INCLUDING ALL APPLICABLE SUPPLEMENTS AND ADDENDA.
- ALL MATERIALS IN SHA R/W SHALL COME FROM OMT APPROVED SOURCES.
- CONCRETE MIX #3 (3,500 PSI) SHALL BE USED FOR ALL CURB & GUTTER AND SIDEWALKS IN SHA R/W.
- PROVIDE A MINIMUM OF 4" EAB UNDER ALL CURB & GUTTER.
- EXISTING UTILITIES AND OBSTRUCTIONS SHOWN HEREON ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR TO HIS OWN SATISFACTION PRIOR TO CONSTRUCTION. NEITHER THE OWNER NOR THE ENGINEER WARRANT OR GUARANTEE THE COMPLETENESS OR CORRECTNESS OF THE INFORMATION SHOWN HEREON.
- ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER OR ENGINEER.
- ALL FULL DEPTH ASPHALT PAVEMENT PATCHING OR INSTALLATION WITHIN THE LIMITS OF EXISTING SHA R/W SHALL HAVE A MINIMUM WIDTH OF 4'-0" TO HELP ENSURE PROPER COMPACTION.
- CURB AND GUTTER SHALL BE PLACED ON 12" OF GRADED AGGREGATE BASE EXTENDED 12" BEHIND THE BACK OF CURB.
- SIDEWALK SHALL BE PLACED ON 5" OF GRADED AGGREGATE BASE.

**SEQUENCE OF CONSTRUCTION:**

- CONDUCT PRE-CONSTRUCTION MEETING, NOTIFY THE MARYLAND STATE HIGHWAY ADMINISTRATION AT LEAST 48 HOURS BEFORE COMMENCING WORK. WORK MAY NOT COMMENCE UNTIL THE PERMITTEE OR THE RESPONSIBLE PERSONNEL HAVE MET ON-SITE WITH THE SHA INSPECTOR TO REVIEW PLANS. THE LIMIT OF DISTURBANCE (LOD) WILL NEED TO BE STATED. AFTER THE PRE-CONSTRUCTION MEETING, SHA WILL CONDUCT AN INSPECTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES. NO SITE WORK IS TO START PRIOR TO SHA APPROVING ALL SEDIMENT AND EROSION CONTROL MEASURES. DURATION: 1 DAY
- CLEAR AND GRADE FOR INSTALLATION OF PERIMETER CONTROLS. DURATION: 3 WEEKS
- AFTER INSTALLATION OF SEDIMENT CONTROL MEASURES, CONTRACTOR TO NOTIFY SHA TO OBTAIN CERTIFICATION OF SEDIMENT CONTROL MEASURES. UPON APPROVAL BY SHA INSPECTOR OF SEDIMENT CONTROL MEASURES, CONTRACTOR MAY PROCEED WITH PROPOSED WORK. APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR IS REQUIRED AFTER THE SEDIMENT CONTROLS ARE INITIALLY INSTALLED, AND IN BETWEEN EACH OF THE PHASES, AS NECESSARY. AFTER APPROVAL, ANY PROPOSED CHANGES TO THE SEQUENCE MUST BE APPROVED BY SHA. DURATION: 1 DAY
- UPON APPROVAL BY SHA INSPECTOR OF SEDIMENT CONTROL MEASURES CONTRACTOR MAY PROCEED WITH WORK. ANY REMAINING CLEARING & GRUBBING WITHIN INSTALLED PERIMETER CONTROLS. DURATION: 3 DAYS
- BEGIN ROAD/GRADING FOR FRONTAGE IMPROVEMENTS. DURATION: 1 WEEK
- BEGIN INSTALLATION OF STORM DRAINAGE WITHIN THE SHA RIGHT-OF-WAY. DURATION: 2 WEEKS
- BEGIN CONSTRUCTION OF CURB & GUTTER, BASE PAVING, SIDEWALK AND ALL OTHER FRONTAGE IMPROVEMENTS. DURATION: 2 WEEKS
- BEGIN FINAL GRADING, LANDSCAPING AND PERMANENT STABILIZATION. DURATION: 2 WEEKS
- BEGIN FINAL SURFACE PAVING, STRIPING AND SIGNAGE. DURATION: 1 WEEK
- WITH THE SHA INSPECTOR'S APPROVAL, REMOVE THE REMAINING SEDIMENT CONTROL FACILITIES, AND PERMANENTLY STABILIZE ANY REMAINING DISTURBED AREAS. DURATION: 1 WEEK

**LIST OF APPLICABLE SHA STANDARDS**

CONSTRUCTION DETAILS	STANDARD
CONCRETE CURB AND GUTTER, TYPE 'A'	MD 655.12
SIDEWALK RAMPS PARALLEL	
TRAFFIC CONTROL	MD 104.04-01
SHOULDER WORK / DIVIDED UNCON. GREATER THAN 40 MPH	MD 104.04-05
RIGHT LANE CLOSURE / DIVIDED UNCON. GREATER THAN 40 MPH	

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOWNLOADING THE LATEST STANDARDS, AS LISTED ABOVE, FROM THE FOLLOWING WEB ADDRESS:  
<http://apps.roads.maryland.gov/businesswithus/standards/specs/standardsbypublicationsonline.html#bookstd/index.asp>

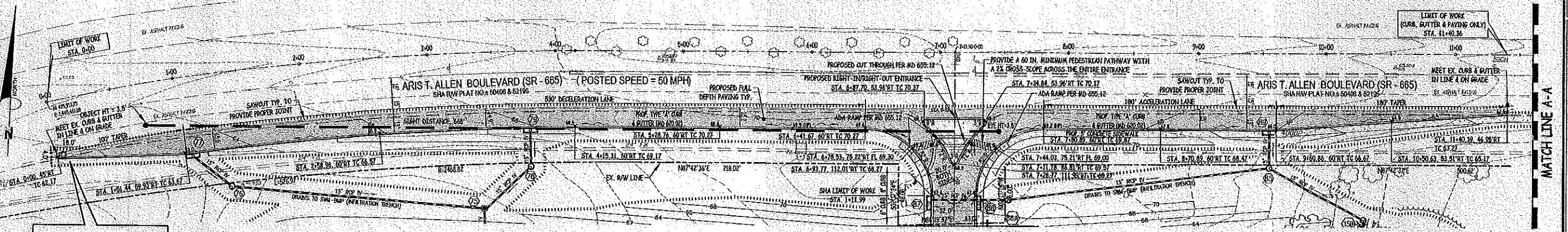
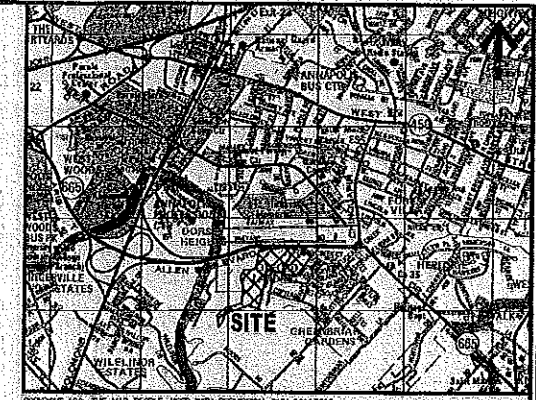
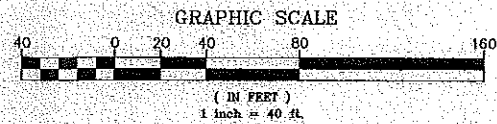
ALL WORK IN SHA R/W SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE REFERENCED STANDARD AT THE TIME OF CONSTRUCTION.

**EXISTING LEGEND**

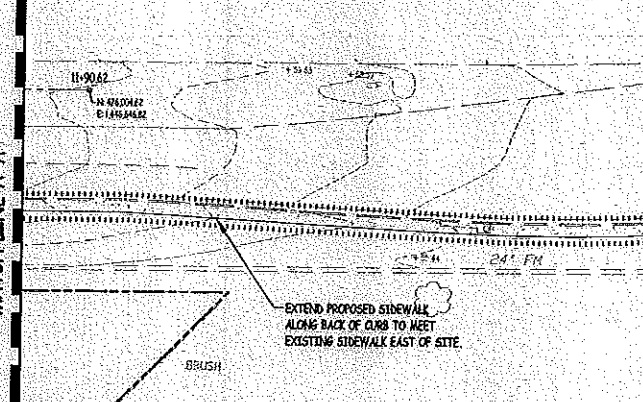
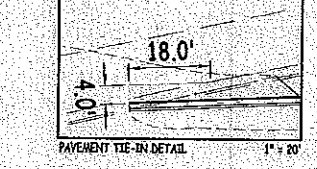
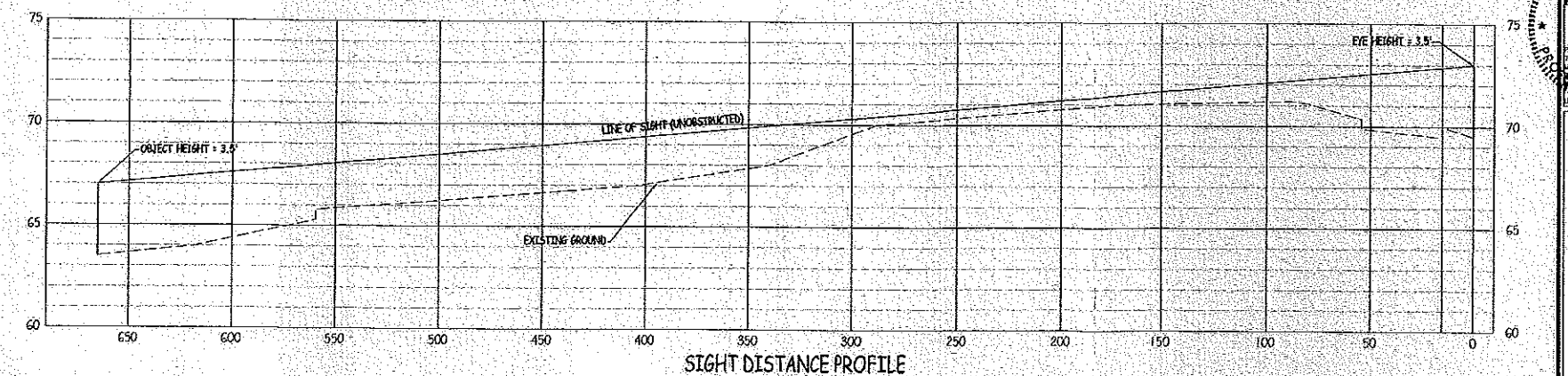
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPERTY BOUNDARY LINE
---	EXISTING CURB AND GUTTER
---	EXISTING TREE
---	EXISTING SIGN

**PROPOSED LEGEND**

---	LIMIT OF DISTURBANCE
---	CONSTRUCTION BASELINE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED TREE LINE
---	PROPOSED FULL DEPTH PAVING
---	PROPOSED CONCRETE PAVING
---	PROPOSED ADA SIDEWALK RAMP
---	PROPOSED CURB AND GUTTER



FOR CONTINUATION, REFER TO THE APPROVED SITE PLAN



**McLaren ENGINEERING GROUP**  
 901 East Pratt Street, Suite 300 Baltimore, Maryland 21202  
 T: (410) 242-8787 F: (410) 242-8655 www.mclaren.com

**APPLICABLE INNOVATION**

PROJECT: ARIS T. ALLEN BOULEVARD RESIDENTIAL PLANNED DEVELOPMENT PART 2 - LOTS 1 - 25 & 32 - 46  
 TAX MAP GRID: STER CITY OF ANNAPOLIS, MARYLAND  
 8TH ELECTION DISTRICT

AMD PERMIT #: 11APAA0060XX  
 MARYLAND STATE HIGHWAY ACCESS PLAN

PROJECT NO: 130003.03  
 SCALE: AS SHOWN  
 DATE: 6/5/2015  
 DRAWN BY: JDS  
 CHECKED BY: PVM/TJC  
 DRAWING NO: SHA-1

OWNER/APPLICANT:  
 RE 88-AQ-11 MD R60, LLC  
 JUAN C. QUETO  
 700 NW 107TH AVENUE, SUITE 400  
 MIAMI, FL 33172  
 (305) 485-2564

1 OF 7 SHEETS

FILE NAME: P:\Proj\130003.03\_Aris T. Allen Blvd - Engineering\0\_Design\200 Working\SHA Access Plan.dwg PLOT TIME: Fri, 05 Jun 2015 - 4:10pm LAST SAVE: Fri, 05 Jun 2015 - 3:55pm BY: jds

THESE PLANS ARE BASED UPON PLANS TITLED 'ARIS ALLEN BOULEVARD, LLC MIXED RESIDENTIAL' CREATED BY ROWAN CONSULTING, PORTIONS OF WHICH ARE USED HEREIN.

**SITE TABULATION NOTES**

- TOTAL SITE AREA:** 1,018,508 S.F. (23.382 AC.)  
 AREA OF PARCELS A THRU D = 802,537 S.F. (18.424 AC.)  
 AREA OF INDIVIDUAL LOTS = 145,128 S.F. (3.332 AC.)  
 AREA OF STREETS = 70,843 S.F. (1.626 AC.)
- EXISTING ZONING:**  
 AREA CURRENTLY ZONED-R1 = 25,718 S.F. (.59 AC.)  
 AREA CURRENTLY ZONED-R1A = 813,045 S.F. (18.66 AC.)  
 AREA CURRENTLY ZONED-R1B = 170,445 S.F. (4.11 AC.)  
 CRITICAL AREA = 235,925 S.F. (5.42 AC.)
- UNIT MIX AND LOT AREA:**  
 6- 20' X 70' TOWNHOUSE LOTS (1,400 S.F. AVG. EACH) (TOTAL 8,403 S.F.)  
 15- 24' X 70' TOWNHOUSE LOTS (1,881 S.F. AVG. EACH) (TOTAL 25,207 S.F.)  
 10- 34' X 70' TOWNHOUSE LOTS (2,475 S.F. AVG. EACH) (TOTAL 24,754 S.F.)  
 17- 40' X 130' (APPROX.) SINGLE FAMILY DETACHED LOTS (6,103 S.F. AVG. EACH) (TOTAL 66,756 S.F.)
- LOT COVERAGE:**  
 UNIT "A" BUILDING FOOTPRINT: 2,024 SQ. FT. (AVG. LOT COVERAGE- 47%)  
 UNIT "B" BUILDING FOOTPRINT: 2,024 SQ. FT. (AVG. LOT COVERAGE- 47%)  
 UNIT "C" BUILDING FOOTPRINT: 1,914 SQ. FT. (AVG. LOT COVERAGE- 46%)  
 UNIT "D" BUILDING FOOTPRINT: 1,998 SQ. FT. (AVG. LOT COVERAGE- 73%)  
 UNIT "E" BUILDING FOOTPRINT: 954 SQ. FT. (AVG. LOT COVERAGE- 75%)  
 UNIT "F" BUILDING FOOTPRINT: 1,003 SQ. FT. (AVG. LOT COVERAGE- 65%)  
 \*LOT COVERAGE INCLUDES DRIVEWAYS AND PARKING PADS.
- GROSS FLOOR AREA RATIO:**  
 UNIT "A"- 4,060 SQ.FT. (6 UNITS)- 24,360 SQ. FT.  
 UNIT "B"- 4,048 SQ.FT. (6 UNITS)- 24,288 SQ. FT.  
 UNIT "C"- 3,903 SQ.FT. (5 UNITS)- 19,515 SQ. FT.  
 UNIT "D"- 2,160 SQ.FT. (6 UNITS)- 12,960 SQ. FT.  
 UNIT "E"- 2,880 SQ.FT. (15 UNITS)- 43,200 SQ. FT.  
 UNIT "F"- 2,952 SQ.FT. (10 UNITS)- 29,520 SQ. FT.  
 GROSS FLOOR AREA (G.F.A.): 153,843 S.F. (3.53 AC.)  
 TOTAL SITE AREA: 1,018,490 S.F. (23.38 AC.)  
 G.F.A./TOTAL SITE AREA: 153,843 S.F./1,018,490 S.F.=15%
- OPEN SPACE:**  
 PROPOSED OPEN SPACE PROVIDED= 802,537 S.F. (18.42 AC.)  
 PERCENTAGE OF OPEN SPACE PROVIDED= 79%  
 CONSERVATION EASEMENT AREA = 507,204 S.F. (11.64 AC.)  
 PARCEL "A" = 17,905 Ac.  
 PARCEL "B" = 0.308 Ac.  
 PARCEL "C" = 0.107 Ac.  
 PARCEL "D" = 0.103 Ac.
- IMPERVIOUS AREA TABULATIONS**  
 TOTAL IMPERVIOUS AREA = 196,891 S.F. (4.52 AC.)  
 TOTAL DISTURBED AREA = 400,903 S.F. (9.20 AC.)  
 PERCENT IMPERVIOUS OF DISTURBED AREA = 49%  
 PERCENT IMPERVIOUS OF ENTIRE SITE = 19%
- UNIT DENSITY**  
 48 DWELLING UNITS PROPOSED  
 OVERALL UNIT DENSITY PROPOSED = 2.05 DWELLING UNITS PER ACRE
- PARKING**  
 GARAGE SPACES PROVIDED:  
 (96 SPACES) ALL UNITS PROVIDE 2 GARAGE SPACES (48 UNITS TOTAL)  
 (96 SPACES) TANDEM SURFACE SPACES  
 (48 SPACES) ON STREET PARALLEL SPACES PROVIDED  
 TOTAL PARKING PROPOSED: 240 PARKING SPACES (5.0 SPACES/UNIT)  
 TOTAL PARKING REQUIRED\*: 110 PARKING SPACES (2.3 SPACES/UNIT)  
 \*VISITOR/GUEST SPACES- 15% OF THE TOTAL REQUIRED.

**LEGEND**

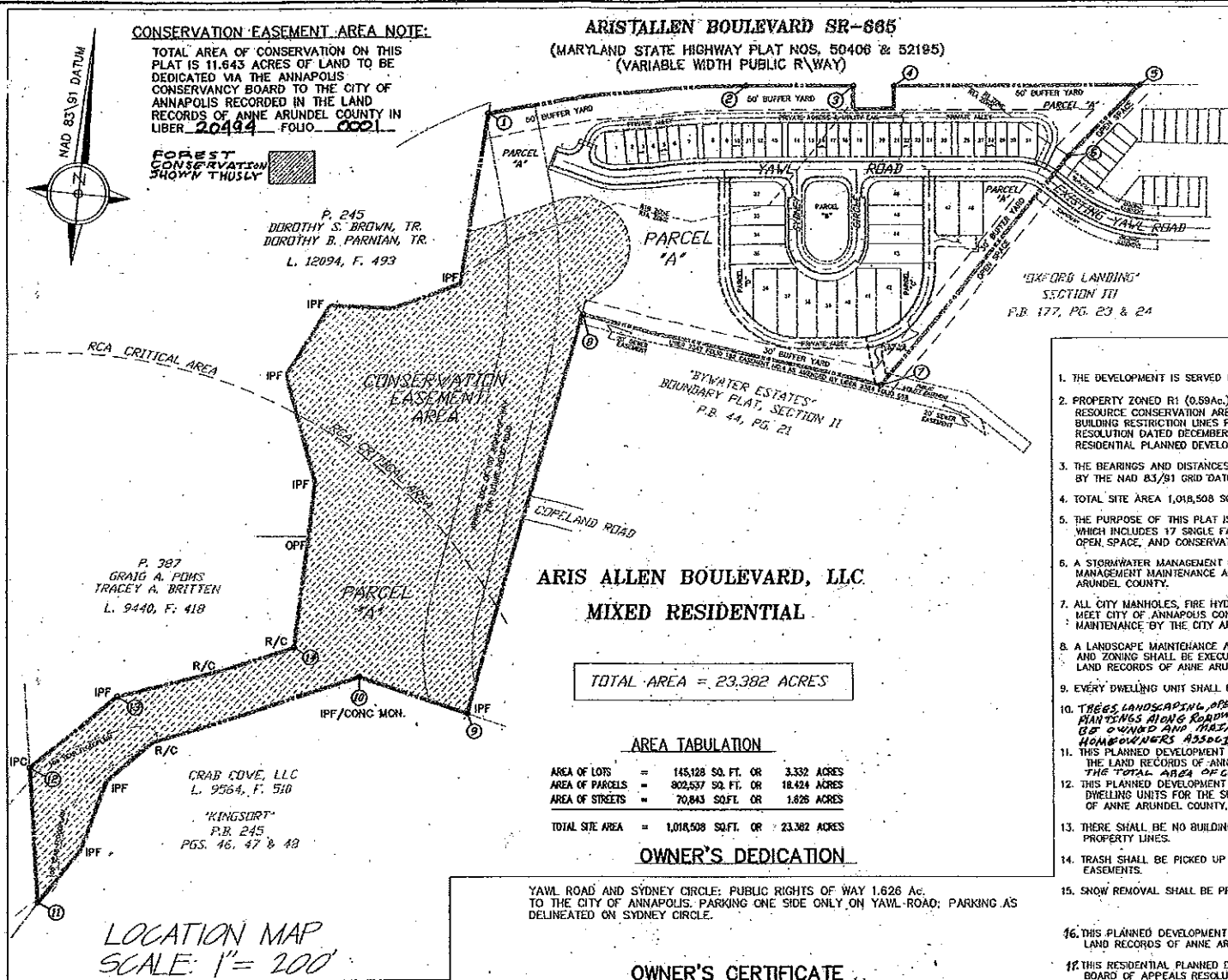
- CONCRETE MANHOLE
- OPEN PIPE FOUND
- IRON PIPE FOUND
- IRON PIPE & CAP FOUND
- REPAIR & CAP FOUND

PT#	NORTH	EAST
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3	475896.8504	1446128.2178
4	475900.1665	1446211.1474
5	475920.1680	1446711.3677
6	475768.0661	1446572.9443
7	475282.0424	1446208.0426
8	475408.0332	1445592.9452
9	474573.4835	1445384.0841
10	474840.6388	1445172.5805
11	474155.5275	1444538.7919
12	474421.4621	1444611.9000
13	474582.3058	1444683.9851
14	474697.3507	1445038.3697

**CONSERVATION EASEMENT AREA NOTE:**

TOTAL AREA OF CONSERVATION ON THIS PLAT IS 11.643 ACRES OF LAND TO BE DEDICATED VIA THE ANNAPOLIS CONSERVANCY BOARD TO THE CITY OF ANNAPOLIS RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 20494 FOLIO 0001

FOREST CONSERVATION SHOWN THUSLY



**ARIS ALLEN BOULEVARD, LLC**  
**MIXED RESIDENTIAL**

TOTAL AREA = 23.382 ACRES

**AREA TABULATION**

AREA OF LOTS	= 145,128 SQ. FT. OR 3.332 ACRES
AREA OF PARCELS	= 802,537 SQ. FT. OR 18.424 ACRES
AREA OF STREETS	= 70,843 SQ.FT. OR 1.626 ACRES
<b>TOTAL SITE AREA</b>	<b>= 1,018,508 SQ.FT. OR 23.382 ACRES</b>

**OWNER'S DEDICATION**

YAWL ROAD AND SYDNEY CIRCLE: PUBLIC RIGHTS OF WAY 1.626 AC. TO THE CITY OF ANNAPOLIS. PARKING ONE SIDE ONLY ON YAWL ROAD; PARKING AS DELINEATED ON SYDNEY CIRCLE.

**OWNER'S CERTIFICATE**

WE, ARIS ALLEN BOULEVARD, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKWAYS, OTHER EASEMENTS AND WIDENING STRIPS TO PUBLIC USE; SUCH LANDS TO BE DEDED TO THE CITY OF ANNAPOLIS. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION AND ALL PARTIES OF INTEREST HAVE THREAT TO AFFIRMED THEIR SIGNATURES, INDICATING THEIR ASSENT AND WILLINGNESS TO OPERATE IN THIS PLAN OF SUBDIVISION, FURTHER THE REQUIREMENTS OF SECTION 9-108 OF THE REAL PROPERTY ARTICLES ANNOTATED CODE OF MARYLAND (1996 REPLACEMENT VOLUME (25 SUPPLEMENT)) AND ARTICLE 28-2.

12/11/07 *[Signature]* WITNESS  
 DATE: BY: CHRISTOPHER S. DORMENT

BY: ROCKY GORGE DEVELOPMENT, LLC  
 A MARYLAND LIMITED LIABILITY COMPANY,  
 IT'S SOLE MEMBER

12/20/07 *[Signature]* WITNESS  
 DATE: TRUSTEE: M. KEVIN MCGUIRE  
 RECORDED IN LIBER 16543 PAGE 0290  
 DATE: JUNE 15, 2008

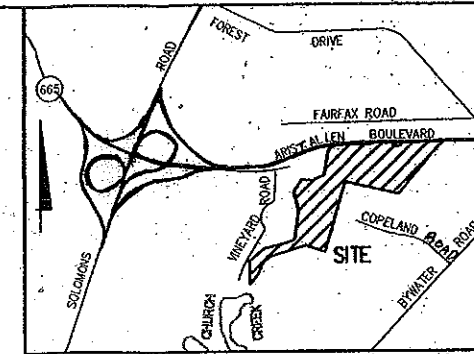
12/20/07 *[Signature]* WITNESS  
 DATE: TRUSTEE: ALAN W. BERNSTEIN  
 RECORDED IN LIBER 16543 PAGE 0315  
 DATE: JUNE 15, 2008

1/16/08 *[Signature]* WITNESS  
 DATE: TRUSTEE: MATTHEW D. BRUNNER  
 RECORDED IN LIBER 16543 PAGE 0339

\* RELATING TO THE MARKETING OF THIS PLAT AND THE SETTING OF MARKERS HAS BEEN COMPLETED WITH

**Bowman CONSULTING**

Bowman Consulting Group, Ltd.  
 2530 Peta Road, Suite 200  
 Annapolis, MD 21401  
 Phone: (410) 224-7590  
 Fax: (410) 224-7592  
 www.bowmanconsulting.com



VICINITY MAP SCALE: 1"=2000'

**GENERAL NOTES**

- THE DEVELOPMENT IS SERVED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
- PROPERTY ZONED R1 (0.59AC.), R1A (18.66AC.), & R1B (4.11AC.) ZONING DISTRICT, 5.42 AC. IN THE RESOURCE CONSERVATION AREA (RCA), CRITICAL AREA. BUILDING RESTRICTION LINES PER RESIDENTIAL PLANNED DEVELOPMENT APPROVAL IN BOARD OF APPEALS RESOLUTION DATED DECEMBER 20, 2006. THE APPLICANT COMPLIES WITH ALL STANDARDS FOR APPROVAL OF A RESIDENTIAL PLANNED DEVELOPMENT AND SITE DESIGN PLAN REVIEW (SECTION 21.24).
- THE BEARINGS AND DISTANCES SHOWN HEREON REFER TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE NAD 83/91 GRID DATUM.
- TOTAL SITE AREA 1,018,508 SQ. FT. OR 23.382 AC.
- THE PURPOSE OF THIS PLAT IS TO DEVELOP THE EXISTING SITE INTO A RESIDENTIAL PLANNED COMMUNITY WHICH INCLUDES 17 SINGLE FAMILY HOMES AND 31 TOWNHOUSES, PARK AREA, FUTURE RELIEF ROAD R/W, OPEN SPACE, AND CONSERVATION EASEMENT AREAS.
- A STORMWATER MANAGEMENT EASEMENT AREA SHALL BE MAINTAINED IN ACCORDANCE WITH A STORMWATER MANAGEMENT MAINTENANCE AGREEMENT WHICH SHALL BE RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY.
- ALL CITY MANHOLES, FIRE HYDRANTS, WATER MAINS AND SEWER MAINS WITHIN DEDICATED EASEMENTS SHALL MEET CITY OF ANNAPOLIS CONSTRUCTION STANDARDS AND SHALL BE DEEDED OVER FOR OWNERSHIP AND MAINTENANCE BY THE CITY AFTER COMPLETION AND ACCEPTANCE.
- A LANDSCAPE MAINTENANCE AGREEMENT, APPROVED BY THE CITY OF ANNAPOLIS, DEPARTMENT OF PLANNING AND ZONING SHALL BE EXECUTED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY.
- EVERY DWELLING UNIT SHALL BE PROVIDED WITH ITS OWN SEPARATE WATER-METER AND SEPARATE SEWER.
- TREES, LANDSCAPING, OPEN SPACE AND GREEN AREAS THROUGHOUT THE SITE INCLUDING HANDS ALONG ROADS, AS BIG STEPPED BOUNDARIES AND WETLAND BUFFER ZONES, SHALL BE PLANTED AND MAINTAINED EITHER BY THE LOT OWNERS OR THE HOMEOWNERS ASSOCIATION, BUT NOT BY THE CITY OF ANNAPOLIS.
- THIS PLANNED DEVELOPMENT IS SUBJECT TO THE DEED OF CONSERVATION EASEMENT AND AGREEMENT RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER FOLIO DATED BK 20494 PG 0001
- THIS PLANNED DEVELOPMENT IS SUBJECT TO THE CITY OF ANNAPOLIS, MARYLAND AGREEMENT TO BUILD MODERATELY PRICED DWELLING UNITS FOR THE SUBDIVISION KNOWN AS ARIS ALLEN MIXED-RESIDENTIAL RECORDED AMONGST THE LAND RECORD OF ANNE ARUNDEL COUNTY, MARYLAND, AT A LATER DATE.
- THERE SHALL BE NO BUILDING ENCROACHMENT OVER ANY NEW OR EXISTING UTILITY EASEMENTS, R.O.W., OPEN SPACES, AND PROPERTY LINES.
- TRASH SHALL BE PICKED UP BY THE DEPARTMENT OF PUBLIC WORKS IN PRIVATE ALLEYS WITH MUNICIPAL ACCESS EASEMENTS.
- SNOW REMOVAL SHALL BE PRIVATE FOR ALL PRIVATE ALLEYS.
- THIS PLANNED DEVELOPMENT IS SUBJECT TO THE DECLASSIFICATION OF COVENANTS AND RESTRICTIONS RECORDED AMONGST THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER FOLIO DATED Oct-29-2008 BK 20494 PG 0011
- THIS RESIDENTIAL PLANNED DEVELOPMENT IS GOVERNED BY SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH BOARD OF APPEALS RESOLUTION DATED DECEMBER 20, 2006, PLANNING AND ZONING FILE NO. SE RPO 2005-11-54E. ON FILE AT THE CITY OF ANNAPOLIS DEPARTMENT OF PLANNING AND ZONING.

**SURVEYOR'S CERTIFICATE**

WE HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF A PART OF THE LAND CONVEYED BY ARUNDEL LAND DEVELOPMENT TO ARIS ALLEN BOULEVARD, LLC, BY DEED DATED JUNE 15, 2006 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 16543 AT FOLIO 285 AND ALSO ORVILLE L. BOWEN AND ORVILLE L. BOWEN, TRUSTEE AND NICHOLAS J. KALLIS, TRUSTEE OF THE DOROTHY J. BOWEN MARITAL TRUST TO ARIS ALLEN BOULEVARD, MARYLAND LLC, BY DEED DATED JUNE 15, 2006 AND RECORDED IN LIBER 16487 AT FOLIO 504.

AND THAT THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 1,018,508 SQUARE FEET OR 23.382 ACRES OF LAND OF WHICH 70,843 SQUARE FEET OR 1.626 ARE HEREBY DEDICATED TO PUBLIC USE. THE UNDERSIGNED, BEING A LICENSED SURVEYOR, PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE PREPARATION OF THE RECORD PLAT IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMARY" TITLE 09, SUBTITLE 13, CHAPTER 08, REGULATION 12.

AND THE UNDERSIGNED, BEING A LICENSED SURVEYOR, PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE REQUIREMENTS SET FORTH IN "COMARY" TITLE 09, SUBTITLE 13, CHAPTER 08, REGULATION 12.

12-07-07  
 DATE:



BOWMAN CONSULTING GROUP  
 BY: MICHAEL EDWARDS  
 PROFESSIONAL LAND SURVEYOR  
 MD REG. NO. 21171

APPROVED: DEPARTMENT OF PUBLIC WORKS OF THE CITY OF ANNAPOLIS  
*[Signature]*  
 PUBLIC WORKS DIRECTOR DATE: 9/18/08

APPROVED: PLANNING COMMISSION OF THE CITY OF ANNAPOLIS  
 David M. DiGirolamo VICECHAIR 9/18/08  
 CHAIRMAN, PLANNING COMMISSION DATE: 9/18/08

APPROVED: DEPARTMENT OF PLANNING AND ZONING OF THE CITY OF ANNAPOLIS  
*[Signature]*  
 PLANNING AND ZONING DIRECTOR DATE: 9/18/08

APPROVED: FOR PUBLIC SYSTEMS HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND  
*[Signature]*  
 COUNTY HEALTH OFFICER DATE: 2/6/08

APPROVED: DEPARTMENT OF NEIGHBORHOOD ENVIRONMENTAL PROGRAMS OF THE CITY OF ANNAPOLIS  
*[Signature]*  
 NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS DIRECTOR DATE: 5-7-08

SHEET 1 OF 3  
**FINAL PLAT**  
**ARIS ALLEN BOULEVARD, LLC**  
**MIXED RESIDENTIAL**  
**LOTS 1-48 & PARCELS "A" THRU "D"**  
 ANNAPOLIS, MARYLAND 21403  
 2nd DISTRICT CITY OF ANNAPOLIS  
 RECEIVED FOR RECORD DECEMBER 7, 2007  
 CIRCUIT COURT FOR A.A. COUNTY

2008 OCT 31 P 2 22 MSA CSU 2081 5134-1  
 P161928

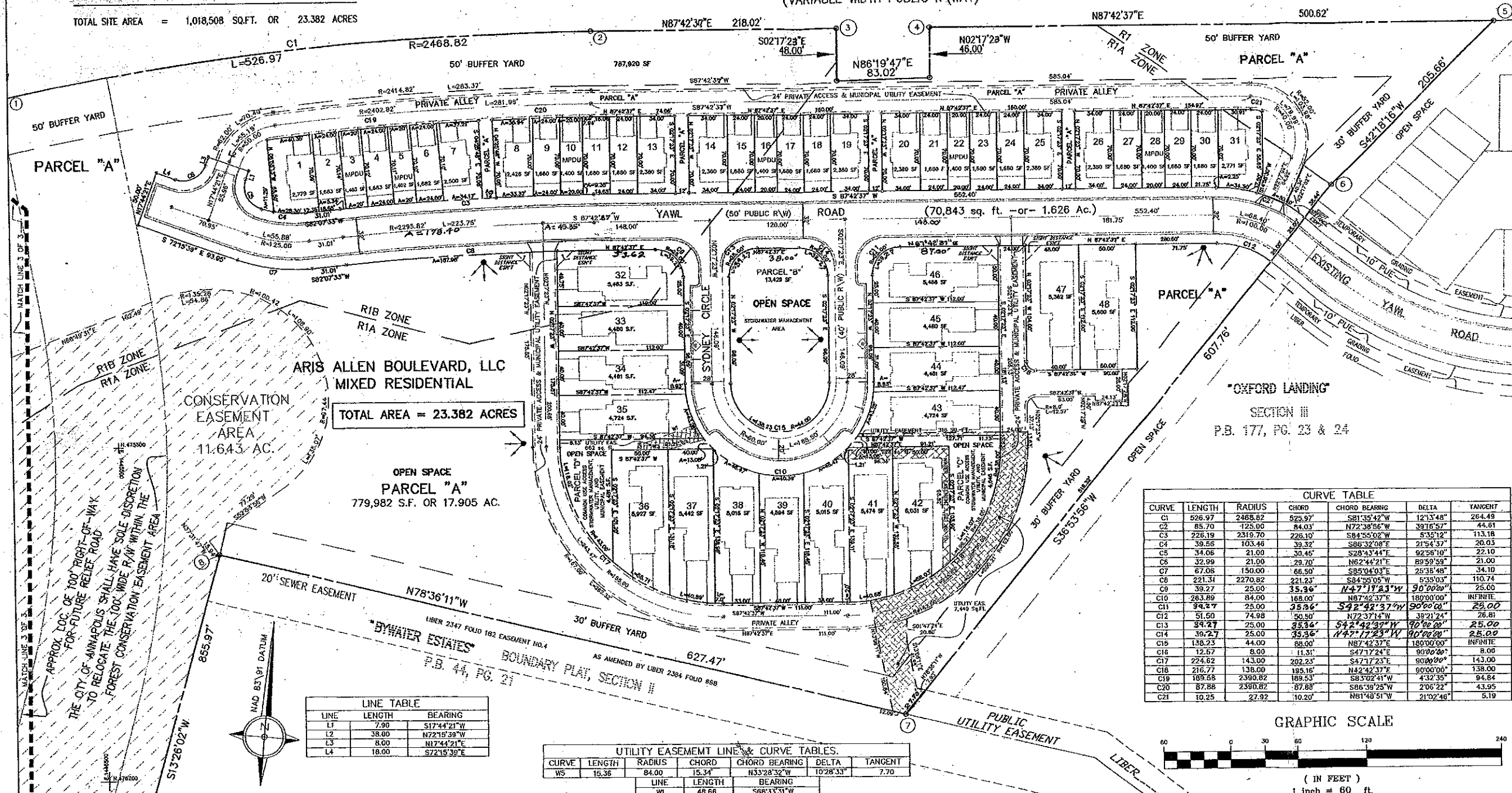
**AREA TABULATION**

AREA OF LOTS	=	145,128 SQ. FT. OR	3.332 ACRES
AREA OF PARCELS	=	802,537 SQ. FT. OR	18.424 ACRES
AREA OF STREETS	=	70,843 SQ. FT. OR	1.626 ACRES
TOTAL SITE AREA	=	1,018,508 SQ. FT. OR	23.382 ACRES

NOTE:  
CONTINUOUS RIGHT  
TO DISCHARGE STORM WATER  
GRANTED TO CITY OF ANNAPOLIS  
DEPARTMENT OF PUBLIC WORKS

**ARISTALLEN BOULEVARD SR-665**  
(MARYLAND STATE HIGHWAY PLAT NOS. 50406 & 52195)  
(VARIABLE WIDTH PUBLIC R/WAY)

CONSERVATION NOTE:  
TOTAL AREA OF CONSERVATION ON THIS  
PLAT IS 11.643 ACRES OF LAND.



CONSERVATION EASEMENT AREA  
11.643 AC.  
TOTAL AREA = 23.382 ACRES  
OPEN SPACE PARCEL "A"  
779,982 S.F. OR 17.905 AC.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
C1	526.97	2468.82	529.97	S81°35'42"W	12°13'48"	284.49
C2	85.70	125.00	84.03	N72°38'56"W	39°16'57"	44.61
C3	226.19	2319.70	226.10	S84°55'02"W	5°35'12"	113.18
C4	39.55	103.49	39.32	S86°32'08"E	21°54'37"	26.03
C5	34.05	21.00	30.45	S28°34'44"E	92°58'10"	22.10
C6	32.99	21.00	29.70	N62°44'21"E	59°59'59"	21.00
C7	67.06	150.00	66.50	S85°04'03"E	25°35'48"	34.10
C8	221.31	2270.82	221.23	S84°50'05"W	5°35'03"	110.74
C9	39.27	25.00	35.36	N47°17'23"W	90°00'00"	25.00
C10	263.89	84.00	168.00	N87°42'37"E	180°00'00"	INFINITE
C11	94.27	25.00	25.36	S42°42'37"W	90°00'00"	25.00
C12	51.50	74.98	50.50	N72°37'14"W	39°21'24"	26.81
C13	34.27	25.00	35.36	S42°42'37"W	90°00'00"	25.00
C14	34.27	25.00	35.36	N47°17'23"W	90°00'00"	25.00
C15	138.23	44.00	88.00	N87°42'37"E	180°00'00"	INFINITE
C16	12.57	8.00	11.31	S47°17'24"E	90°00'00"	8.00
C17	224.82	143.00	202.23	S47°17'23"E	90°00'00"	143.00
C18	216.77	138.00	195.16	N42°42'37"E	90°00'00"	138.00
C19	189.58	2390.82	189.53	S83°02'41"W	4°32'35"	94.84
C20	87.88	2390.82	87.88	S86°39'25"W	2°06'22"	43.95
C21	10.25	27.92	10.20	N81°48'51"W	21°02'46"	5.19

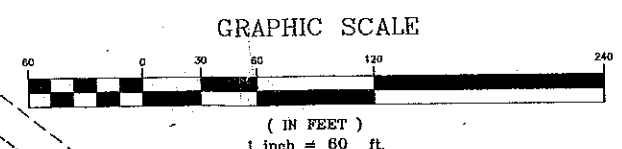
**LINE TABLE**

LINE	LENGTH	BEARING
L1	7.90	S17°44'21"W
L2	38.00	N72°15'39"W
L3	8.00	N17°44'21"E
L4	18.00	S72°15'39"E

**UTILITY EASEMENT LINE & CURVE TABLES**

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
W5	15.36	84.00	15.34	N33°28'32"W	10°28'33"	7.70

LINE	LENGTH	BEARING
W1	48.66	S68°33'31"W
W2	6.19	S02°17'23"E
W3	21.50	N87°42'37"E
W4	33.65	N72°08'04"E



APPROVED: DEPARTMENT OF PUBLIC WORKS OF THE CITY OF ANNAPOLIS  
*[Signature]* 7/16/08  
PUBLIC WORKS DIRECTOR DATE

APPROVED: PLANNING COMMISSION OF THE CITY OF ANNAPOLIS  
*[Signature]* 9/18/08  
CHAIRMAN, PLANNING COMMISSION DATE

APPROVED: FOR PUBLIC SYSTEMS HEALTH DEPARTMENT OF ARNE ARUNDEL COUNTY, MARYLAND  
*[Signature]* 2/6/08  
COUNTY HEALTH OFFICER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING OF THE CITY OF ANNAPOLIS  
*[Signature]* 7/16/08  
PLANNING AND ZONING DIRECTOR DATE

APPROVED: DEPARTMENT OF NEIGHBORHOOD ENVIRONMENTAL PROGRAMS OF THE CITY OF ANNAPOLIS  
*[Signature]* 5-7-08  
NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS DIRECTOR DATE

**Bowman CONSULTING**

Bowman Consulting Group, Ltd.  
2530 Flava Road, Suite 200  
Annapolis, MD 21401

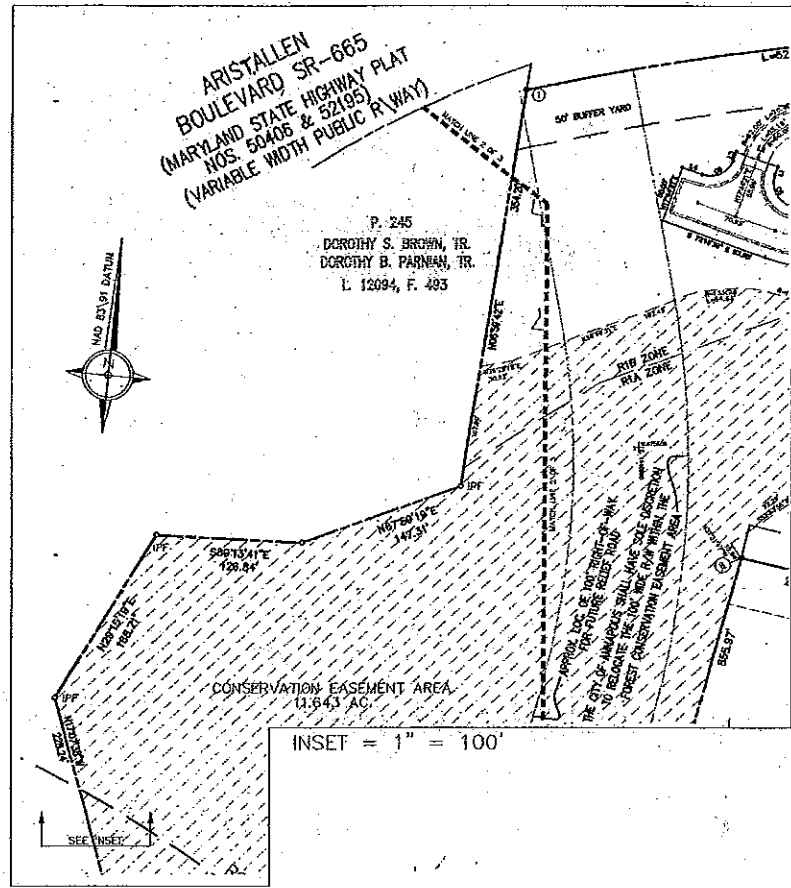
Phone: (410) 224-7590  
Fax: (410) 224-7592  
www.bowmanconsulting.com

SEE ALL NOTES ON COVER SHEET

SHEET 2 OF 3  
**FINAL PLAT**  
**ARIS ALLEN BOULEVARD, LLC**  
**MIXED RESIDENTIAL**  
**LOTS 1-48 & PARCELS "A" THRU "D"**

ANNAPOLIS, MARYLAND 21403  
2nd DISTRICT CITY OF ANNAPOLIS  
SCALE: 1"=60' DECEMBER, 2007

MSA CN 2081.5134-2  
P161929

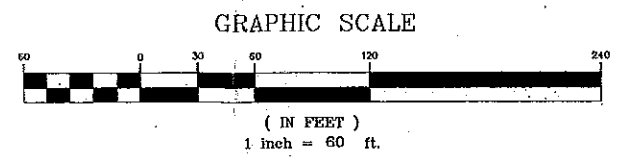
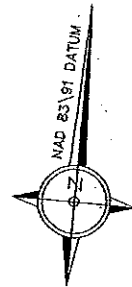
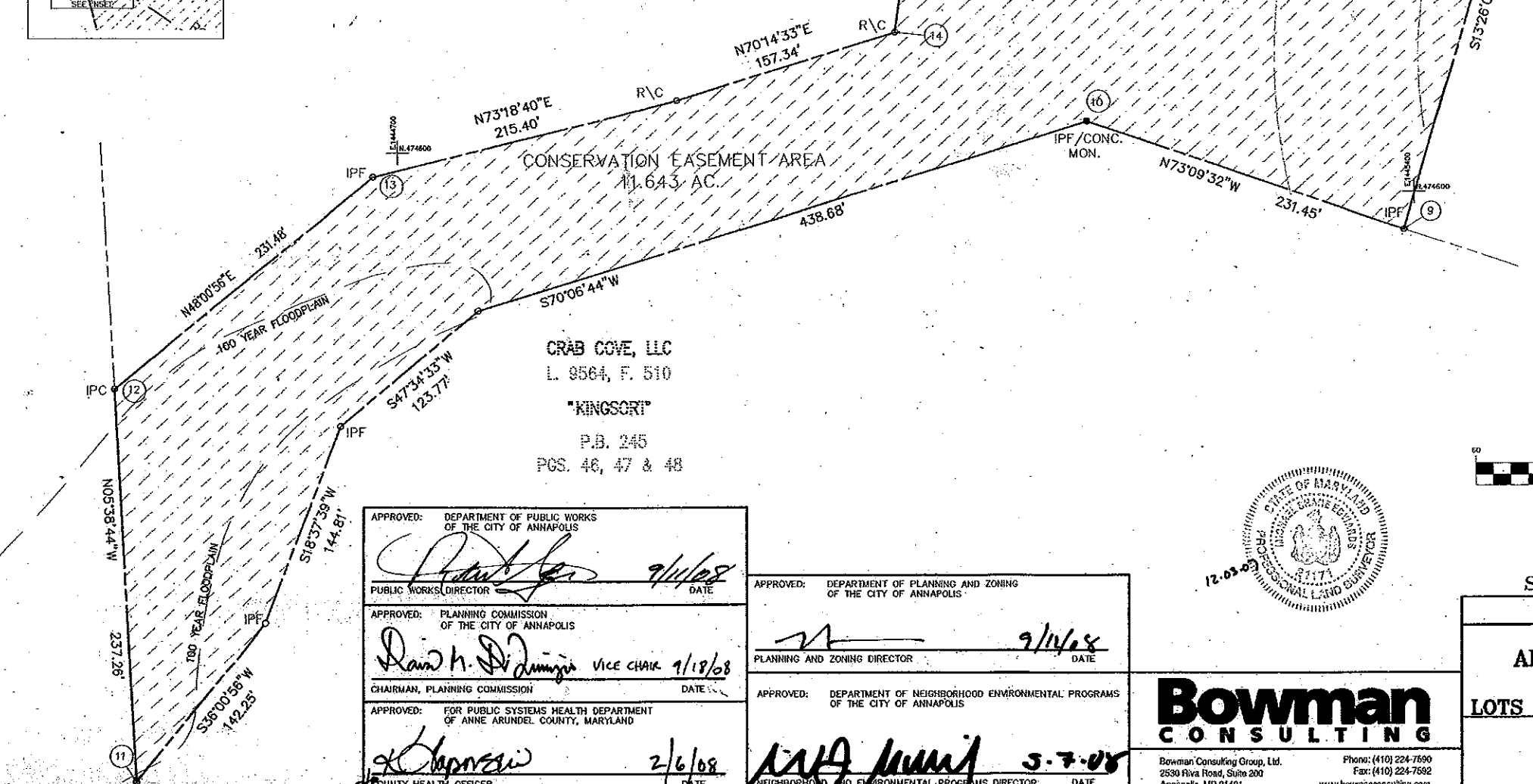


P. 387  
GRAIG A. POMS  
TRACEY A. BRITTEN  
L. 9440, F. 418

ARIS ALLEN MIXED RESIDENTIAL  
TOTAL AREA = 23,382 ACRES

OPEN SPACE PARCEL "A"  
779,982 S.F. OR 17.905 AC.

CRAB COVE, LLC  
L. 9564, F. 510  
"KINGSORT"  
P.B. 245  
PGS. 46, 47 & 48



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*[Signature]* 9/18/08  
PUBLIC WORKS DIRECTOR DATE

APPROVED: PLANNING COMMISSION OF THE CITY OF ANNAPOLIS  
*[Signature]* VICE CHAIR 9/18/08  
CHAIRMAN, PLANNING COMMISSION DATE

APPROVED: FOR PUBLIC SYSTEMS HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND  
*[Signature]* 2/6/08  
COUNTY HEALTH OFFICER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING OF THE CITY OF ANNAPOLIS  
*[Signature]* 9/18/08  
PLANNING AND ZONING DIRECTOR DATE

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*[Signature]* 3-7-08  
NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS DIRECTOR DATE



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SEE ALL NOTES ON COVER SHEET

SHEET 3 OF 3

**FINAL PLAT**  
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**MIXED RESIDENTIAL**  
**LOTS 1-48 & PARCELS "A" THRU "D"**  
ANNAPOLIS, MARYLAND 21403  
2nd DISTRICT CITY OF ANNAPOLIS  
SCALE: 1"=60' DECEMBER, 2007

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2008 OCT 31 P 2 23

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