

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-8	PRELIMINARY PLAN, LANDSCAPING & STORMWATER MANAGEMENT PLAN
9-10	DEMOLITION AND SEDIMENT & EROSION CONTROL PLAN
11-12	SEDIMENT & EROSION CONTROL PLAN
13-14	STORM DRAIN DRAINAGE AREA MAP & SOILS MAP

COMMERCIAL PARKING TABULATION	
TOTAL COMMERCIAL PARKING REQUIRED:	110 PARKING SPACES
33,200 Sqft (3.3 SPACES PER 1,000 Sqft.)	
TOTAL COMMERCIAL PARKING PROPOSED:	110 PARKING SPACES

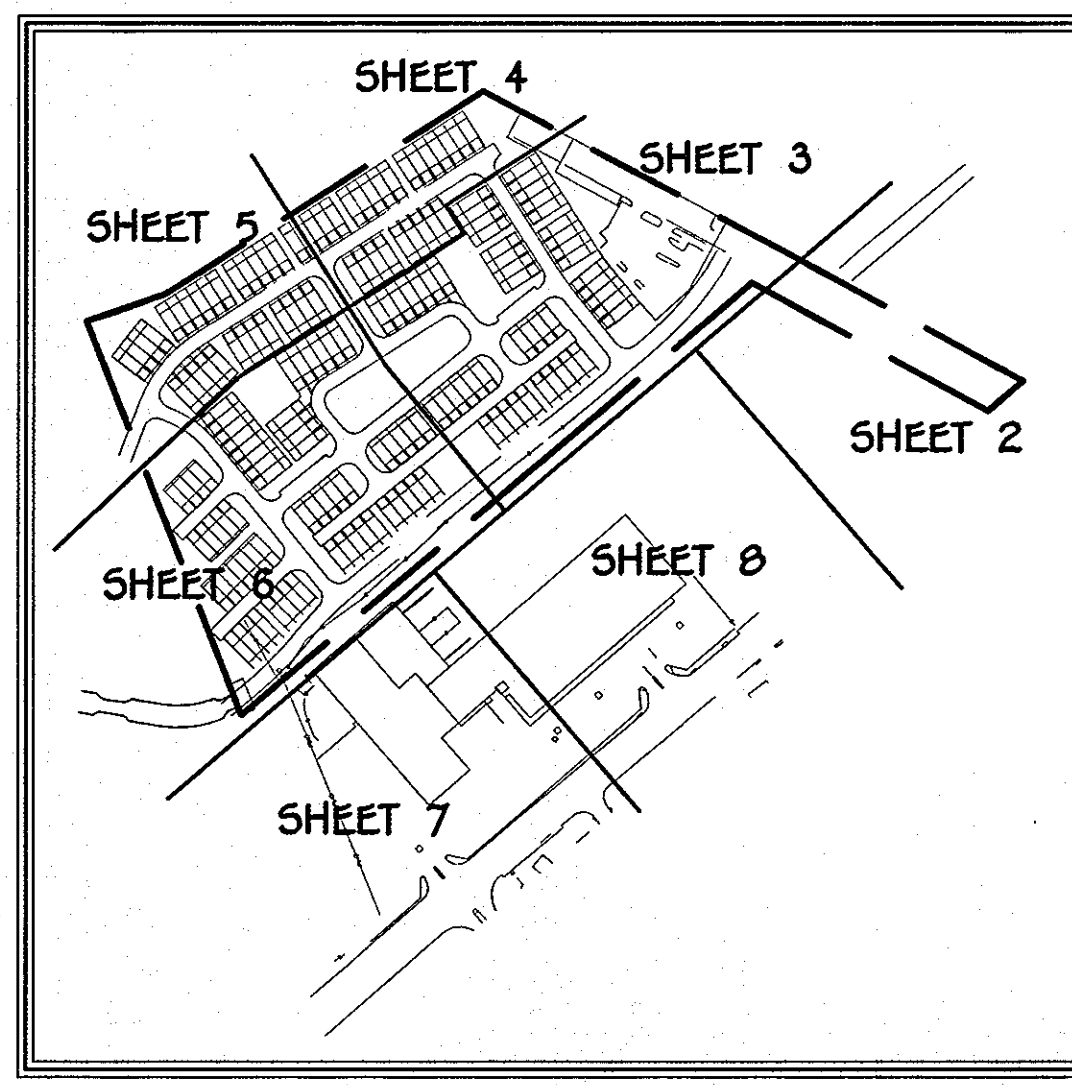
RESIDENTIAL PARKING TABULATION	
TOTAL RESIDENTIAL PARKING REQUIRED:	382 PARKING SPACES
166 UNITS X 2 = 332 PARKING SPACES	
OVERFLOW PARKING 0.3 PER UNIT	166 UNITS X 0.3 = 50 PARKING SPACES
TOTAL RESIDENTIAL PARKING PROVIDED:	752 PARKING SPACES
TOWNHOUSES:	
GARAGES (166 DOUBLE) =	332 PARKING SPACES
DRIVEWAY (166 DOUBLE) =	332 PARKING SPACES
ON-STREET PARKING =	88 PARKING SPACES

COORDINATE TABLE		
Number	Northing	Easting
1	551587.3847	1378009.0047
2	551531.5968	1377940.1603
3	551769.7893	1377520.9035
4	551698.4243	1376270.9016
5	551748.6141	1376418.0986
6	550298.9138	1377568.3420
7	551099.1177	1377442.9277
8	551465.3300	1377174.8619
9	552124.4807	1377009.7398
10	551825.5721	1377568.6960
11	551883.2307	1377460.1034
12	550496.3186	1377472.5487
13	550298.9133	1377326.5024
14	550758.1698	1377041.6950
15	550725.8912	1377003.4579

PRELIMINARY PLAN MORRIS PLACE

LOTS 1 - 19, OPEN SPACE LOTS 167, PARCEL 'E' AND BULK PARCELS 'A' THRU 'D' PHASES 1-3

ZONING: CAC-CLI (CORRIDOR ACTIVITY CENTER) DISTRICT ZONING: CE-CLI (CORRIDOR EMPLOYMENT) DISTRICT TAX MAP No. 43 GRID No. 4 PARCEL Nos. 599



NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	17.25
B. DEDUCTIONS (AREA WITHIN 100 YEAR FLOODPLAIN)	0
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0
D. NET TRACT AREA	17.25
LAND USE CATEGORY: MIXED USE	
E. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 15%)	2.59
F. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 15%)	2.59
EXISTING FOREST COVER	
G. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	0
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	0
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0
BREAK-EVEN POINT	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	0
K. CLEARING PERMITTED WITHOUT MITIGATION	0
PROPOSED FOREST CLEARING	
L. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE	0
M. TOTAL AREA OF FOREST TO BE RETAINED	0
PLANTING REQUIREMENTS	
N. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0
O. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0
P. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	2.59
Q. CREDIT FOR RETENTION BELOW THE CONSERVATION THRESHOLD	0
R. TOTAL REFORESTATION REQUIRED	2.59
S. TOTAL AFFORESTATION REQUIRED	0
T. TOTAL PLANTING REQUIREMENT	2.59

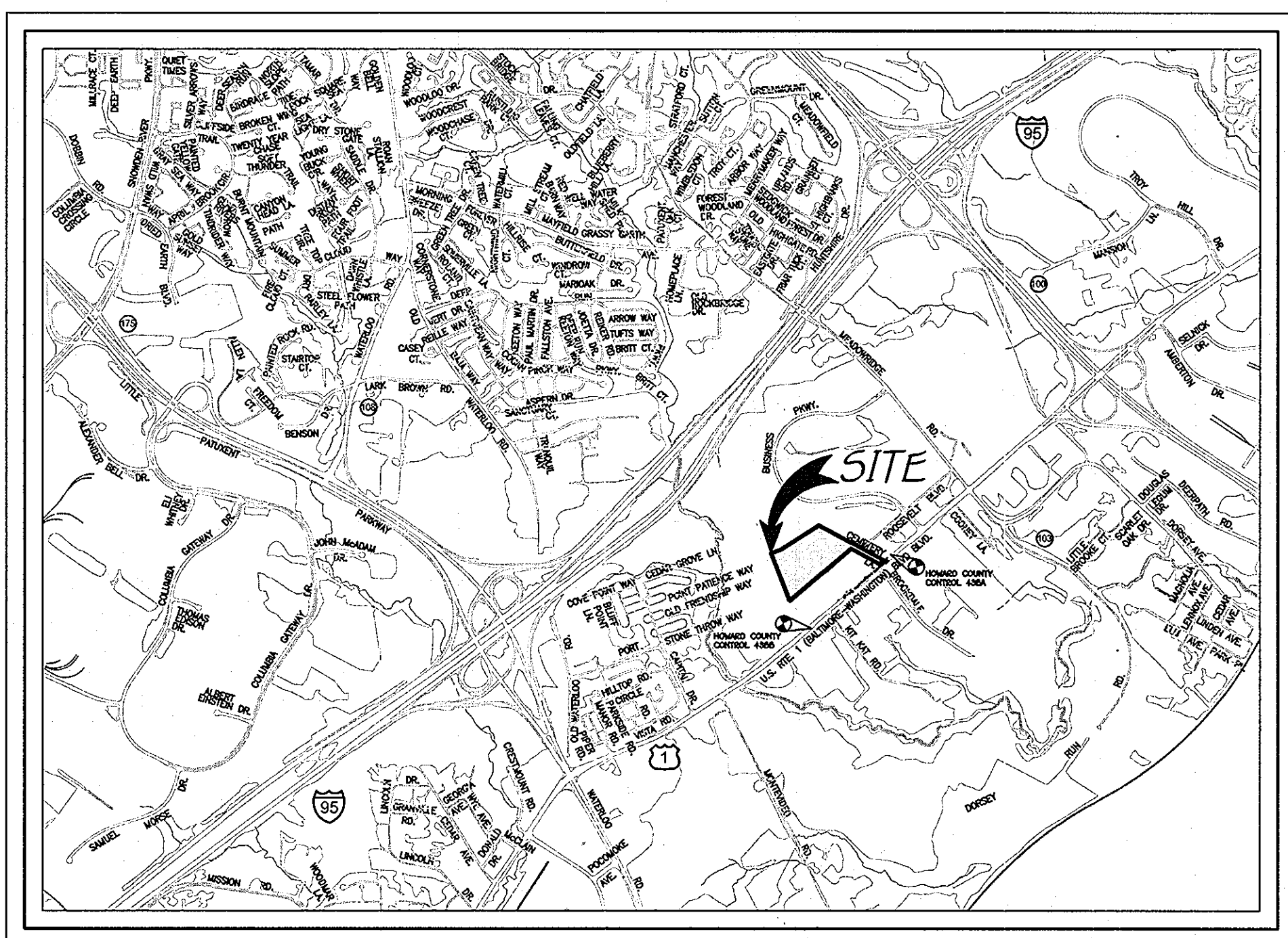
STREET TREE SCHEDULE		
QTY.	SIZE	COMMENTS
1273/40 = 31.82 31.82 x 2 = 63.65 64 TREES	2 1/2" - 3" CAL	40' APART ON PUBLIC R/W (Quidditch Lane)
622/40 = 15.55 15.55 x 2 = 31.10 31 TREES	2 1/2" - 3" CAL	40' APART ON PUBLIC R/W (Cemetery Lane)
467/40 = 11.67 11.67 x 2 = 23.35 23 TREES	2 1/2" - 3" CAL	40' APART (Taggart Court)
694/40 = 17.35 17.35 x 2 = 34.7 35 TREES	2 1/2" - 3" CAL	40' APART (Cherrel Brooks Way)
198/40 = 4.95 4.95 x 2 = 9.90 10 TREES	2 1/2" - 3" CAL	40' APART (Floyd Ferris Way)
882/40 = 22.05 22.05 x 2 = 44.10 44 TREES	2 1/2" - 3" CAL	40' APART (Dagny Way)
513/40 = 12.82 12.82 x 2 = 25.64 26 TREES	2 1/2" - 3" CAL	40' APART (Rearden Court)
371/40 = 9.27 9.27 x 2 = 18.54 19 TREES	2 1/2" - 3" CAL	40' APART (John Galt Way)

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	93
NUMBER OF TREES REQUIRED (1:20)	5

SCHEDULE C PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	72
NUMBER OF TREES REQUIRED (1:10)	7

SCHEDULE D RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	166
NUMBER OF TREES REQUIRED (1:30 SFA) (1:3 DU APTS)	166

APFO PHASING CHART					
HATCH	PHASE	APFO YEAR	ROUTE ONE UNITS	MIHU	TOTAL
[Hatch]	I-III	2013	16	3	19
[Hatch]	IV	2014	28	6	34
[Hatch]	V	2015	28	6	34
[Hatch]	VI	2016	69	10	79
TOTAL			141	25	166



HOWARD COUNTY STATION 438A N 551676.4075 E 1378108.3982 ELEVATION: 209.431'
 HOWARD COUNTY STATION 438B N 550534.2018 E 1376905.2050 ELEVATION: 209.296'
 REFER TO HOWARD CO. ADC MAP 34-F6

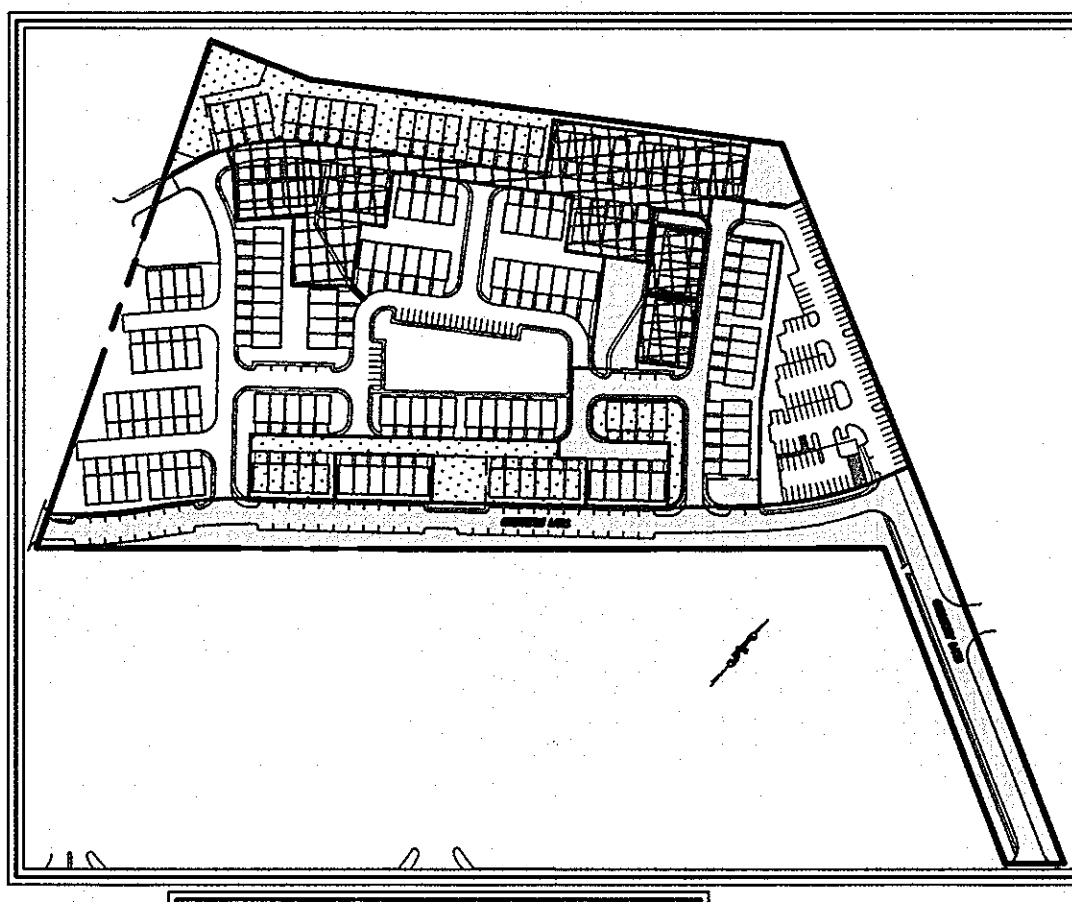
VICINITY MAP
SCALE: 1" = 2000'

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCHEDULE A PERIMETER LANDSCAPE EDGE				
PERIMETER	P-1	P-2	P-3	P-4
CATEGORY	Non-Residential to Non-Residential	Residential to Non-Residential	SFA TO SFA	SFA TO SFA
LANDSCAPE TYPE	C	C	B	B
LINEAR FEET OR ROADWAY FRONTAGE/PERIMETER	560.6'	1241.2'	786.9'	853.1'
CREDIT FOR EXISTING VEGETATION (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	-	-	-	-
CREDIT FOR WALL, FENCE OR BERM (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	-	-	-	-
NUMBER OF PLANTS REQUIRED				
SHADE TREES	14	31	16	17
EMERSON TREES	28	62	20	21
SHRUBS	-	-	-	-

AMENITY AREA CHART		
PHASE	REQUIRED	PROVIDED
I-III	0.50 AC.	0.51 AC. AMENITY AREAS 1-3
IV	0.22 AC.	0.22 AC. AMENITY AREA 4
V	0.27 AC.	0.34 AC. AMENITY AREAS 5-6
VI	0.74 AC.	0.88 AC. AMENITY AREAS 7-8
TOTAL	1.73 AC.	1.95 AC.

FOREST CONSERVATION WORKSHEET VERSION 1.0 PHASING DESIGNATIONS



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR DATE

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.
[Signature]
FRANK J. MANALANSAY, P.
DATE: 6-25-13

OWNER: ROUTE 1 CONTRACTORS GROUP, LLC
7921 CEMETERY LANE
ELK RIDGE, MARYLAND 21075-6336

DEVELOPER: LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
443-367-0422

PRELIMINARY PLAN
MORRIS PLACE
LOTS 1-19, OPEN SPACE LOT 167, PARCEL 'E'
AND BULK PARCELS 'A' THRU 'D'
PHASES 1-3
ZONING: CAC-CLI & CE-CLI
TAX MAP No. 43 GRID No. 4 PARCEL No. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JUNE, 2013
SHEET 1 OF 14

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BATHORNE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
4102 461 - 8000

MATCH LINE SEE SHEET 3

CONC. CURB & OUTER
APPROVED COMPACTED SUBGRADE
2 1/2" HOT MIX ASPHALT SUPERPAVE 12.5 MM FOR SURFACE, PG 64-22, LEVEL 2
6" HOT MIX ASPHALT SUPERPAVE 19.0 MM FOR BASE, PG 64-22, LEVEL 2 (2 - 3" LF
1" BASE COURSE USING GRADED AGGREGATE (2 - 5" LF)

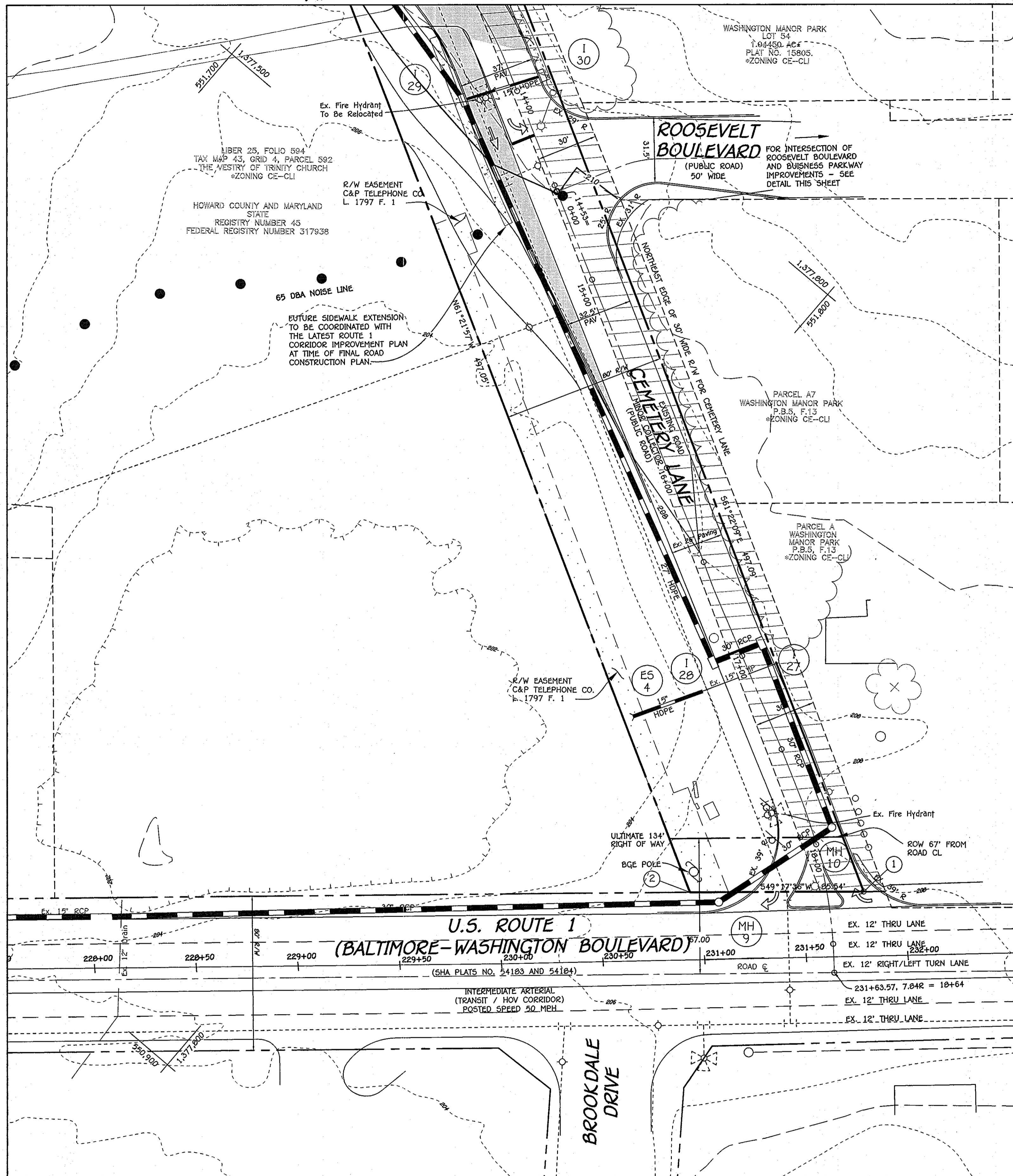
NOTE:
INFORMATION PROVIDED ON THIS DETAIL IS OBTAINED FROM HOWARD COUNTY GIS. IMPROVEMENTS TO ROOSEVELT BOULEVARD WILL BE DESIGNED AT THE PRELIMINARY PLAN STAGE OF THIS PROJECT.

CEMETERY LANE / U.S. ROUTE 1
10'-N WITH 50' RIGHT OF WAY
NOT TO SCALE

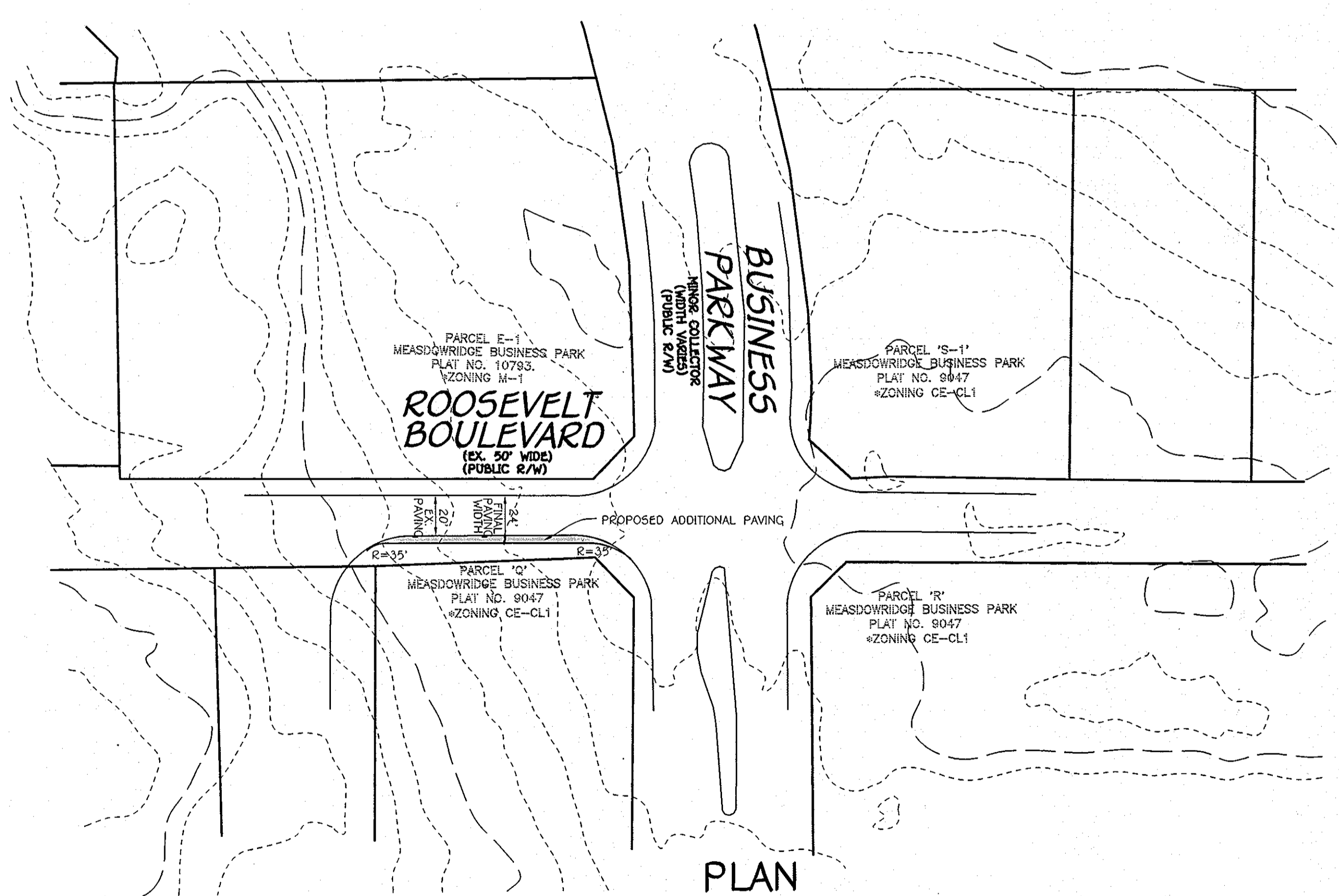
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X 362.2	SPOT ELEVATION
---	ADIRITY AREA
---	LIMIT OF DISTURBANCE
---	PERKINS PARKWAY
---	EXISTING WATER & SEWER UTILITY CASING
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SLOPE
---	15% to 24.9% Slope
---	PROPOSED STREET TREES
---	PROPOSED TREES
---	EXISTING WATER
---	EXISTING STORMDRAIN
---	EXISTING SEWER
---	55F
---	SUPER SALT FENCE

ROADWAY INFORMATION CHART					
CURVE	ROAD NAME	STA. TO STA.	RADIUS	ARC	DELTA
C-1	QUIDDITCH LANE	0+70.16 TO 1+70.01	600.00	100.97'	10.2989°
C-2	QUIDDITCH LANE	2+10.71 TO 3+27.43	600.00	116.72'	11.1461°
C-3	QUIDDITCH LANE	8+83.88 TO 9+99.35	2500.00	115.47'	2.6463°
C-4	QUIDDITCH LANE	11+85.36 TO 13+69.59	150.00	184.23'	70.3704°
C-5	REARDEN COURT	0+12.34 TO 1+72.41	300.00	150.18'	30.5707°
C-6	DAGNY WAY	0+37.09 TO 2+03.41	262.00	163.55'	36.3728°
C-7	TAGGART COURT	2+45.24 TO 3+07.70	550.00	62.45'	6.5061°
C-8	JOHN GALT WAY	1+79.27 TO 2+41.59	37.00	55.21	96.5025°
C-9	JOHN GALT WAY	4+09.54 TO 5+43.46	37.00	49.27	83.4975°

MATCH LINE SEE SHEET 8



PLAN
SCALE: 1" = 30'



PLAN
SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410.461-2200

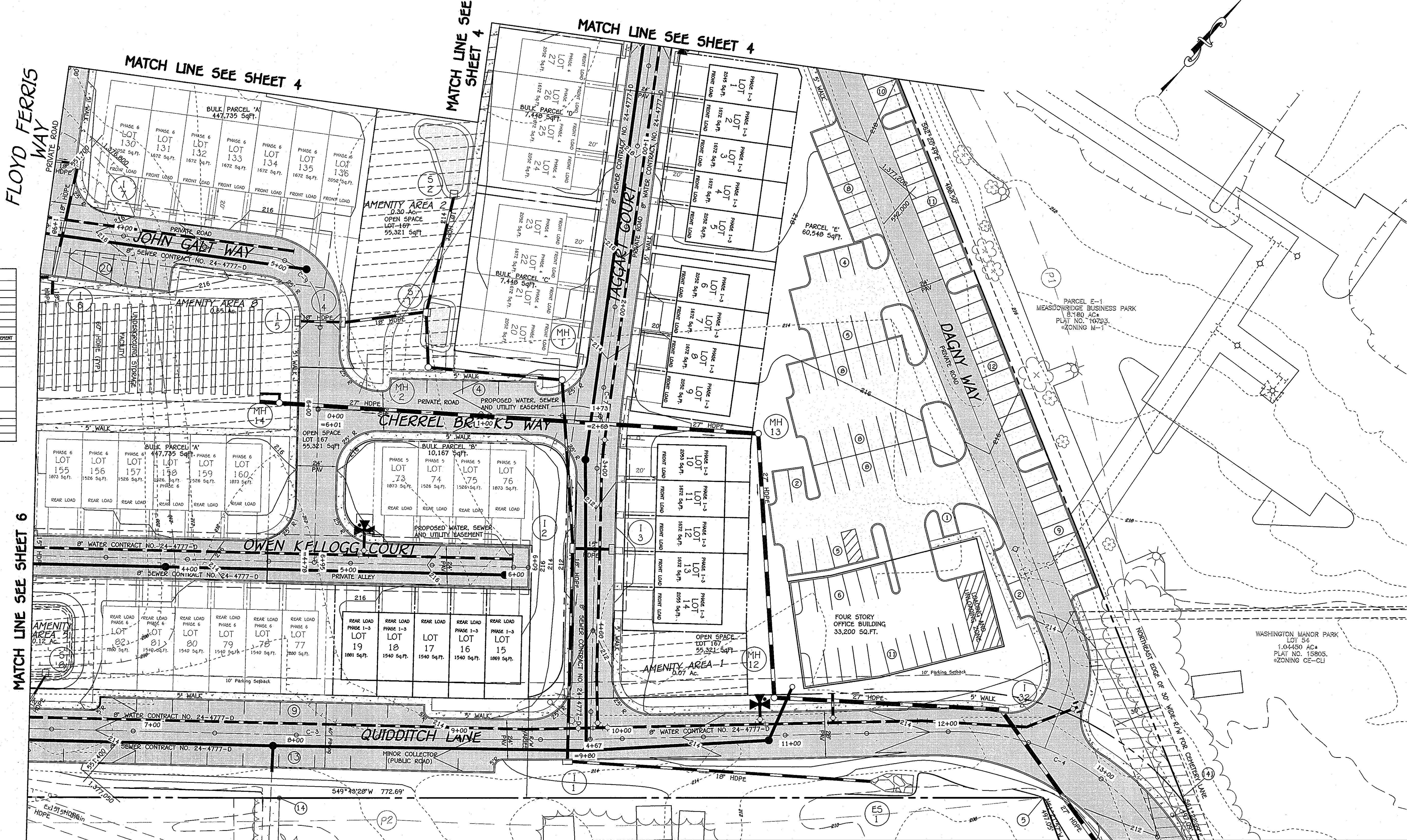
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
DANIEL H. WYLLIE 7/3/13
PLANNING DIRECTOR DATE

OWNER
ROUTE 1 CONTRACTORS GROUP, LLC
7921 CEMETERY LANE
ELKRIDGE, MARYLAND 21075-6336

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
443-367-0422

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. MY EXPIRES ON 7/14/15.
FRANK J. MANALANSAN, PROFESSIONAL LAND SURVEYOR
6-25-13 DATE

PRELIMINARY PLAN
MORRIS PLACE
LOTS 1-19, OPEN SPACE LOT 167, PARCEL 'E'
AND BULK PARCELS 'A' THRU 'D'
PHASES 1-3
ZONING: CAC-CL1 & CE-CL1
TAX MAP No. 43 GRID No. 4 PARCEL No. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JUNE, 2013
SHEET 2 OF 14



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X-362.2	SPOT ELEVATION
---	LINE OF DISTURBANCE
---	PERVIOUS PAVEMENT
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	1% TO 24.9% SLOPE
---	PROPOSED STREET TREES
---	PROPOSED TREES
---	EXISTING WATER
---	EXISTING STORMDRAIN
---	EXISTING SEWER
---	55F SUPER SALT FENCE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2000

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
David L. Cuyler 7/6/13
 PLANNING DIRECTOR DATE

OWNER
 ROUTE 1 CONTRACTORS GROUP, LLC
 7921 CEMETERY LANE
 ELK RIDGE, MARYLAND 21075-6336

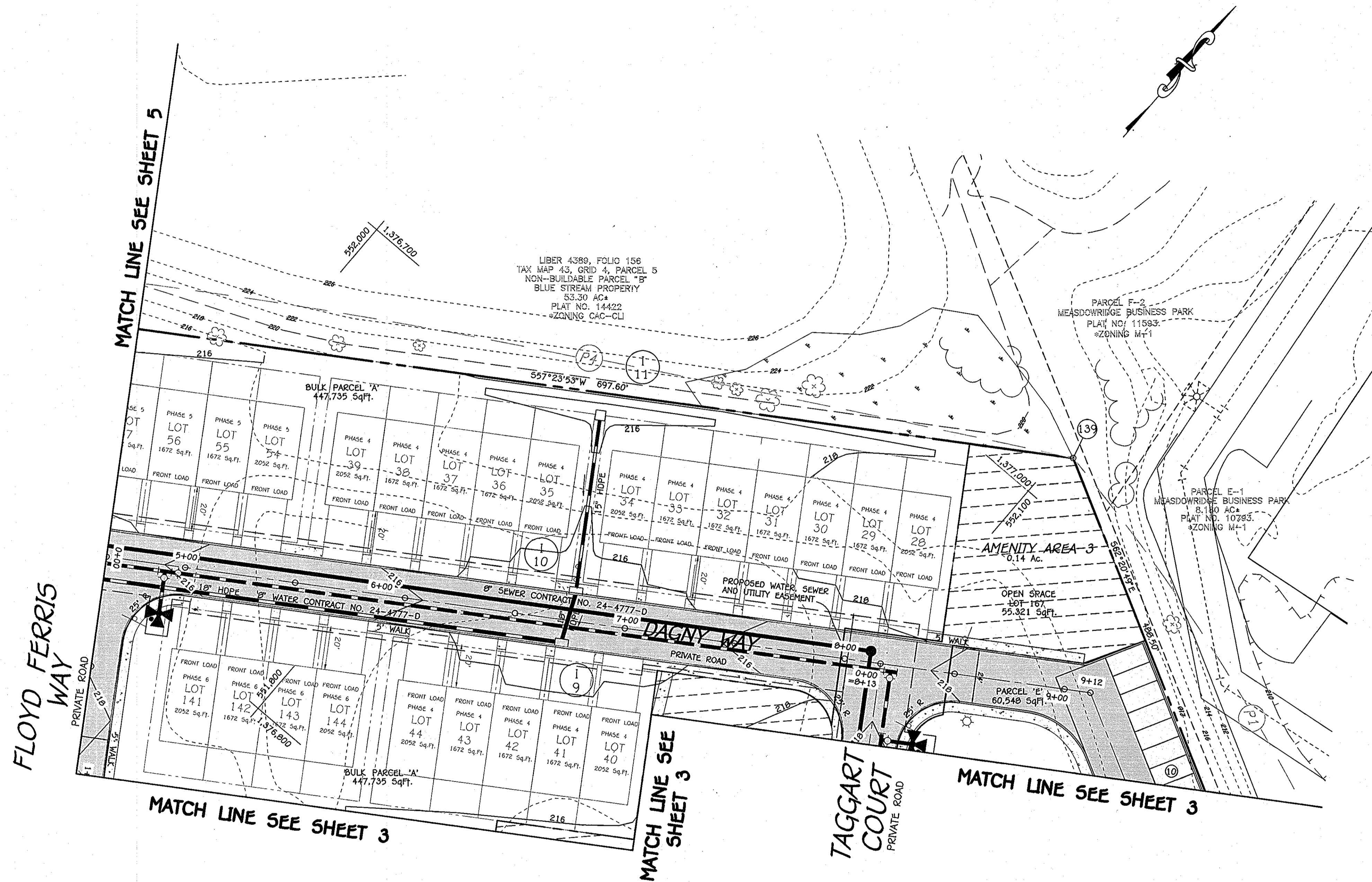
DEVELOPER
 LAND DESIGN AND DEVELOPMENT, INC.
 5300 DOBNEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

PLAN
 SCALE: 1" = 30'

I HEREBY CERTIFY THAT THE PRELIMINARY PLAN WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. MY EXPIRATION DATE IS 7/14/15.

 FRANK J. PANALASAN II, PROFESSIONAL LAND SURVEYOR
 6-26-13 DATE

**PRELIMINARY PLAN
 MORRIS PLACE**
 LOTS 1-19, OPEN SPACE LOT 167, PARCEL "E"
 AND BULK PARCELS "A" THRU "D"
 PHASES 1-3
 ZONING: CAC-CL1 & CE-CL1
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: JUNE, 2013
 SHEET 3 OF 14



LIBER 4389, FOLIO 156
 TAX MAP 43, GRID 4, PARCEL 5
 NON-BUILDABLE PARCEL "B"
 BLUE STREAM PROPERTY
 53.30 AC
 PLAT NO. 14422
 ZONING CAC-CL1

PARCEL F-2
 MEADOWBRIDGE BUSINESS PARK
 PLAT NO. 11593
 ZONING IH-4

PARCEL E-1
 MEADOWBRIDGE BUSINESS PARK
 8.180 AC
 PLAT NO. 10793
 ZONING IH-4

PLAN
 SCALE: 1" = 30'

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X-350.2	SPOT ELEVATION
---	AMENITY AREA
---	LIMIT OF DISTURBANCE
---	PREVIOUS PAVEMENT
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	1% to 24.9% Slope
---	PROPOSED STREET TREES
---	PROPOSED TREES
---	EXISTING WATER
---	EXISTING STORMDRAIN
---	EXISTING SEWER
---	SUPER SALT FENCE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
David A. Coyle 7/6/13
 PLANNING DIRECTOR DATE

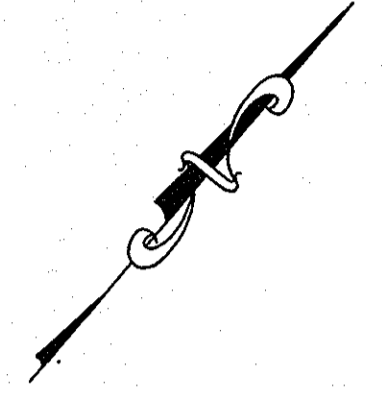
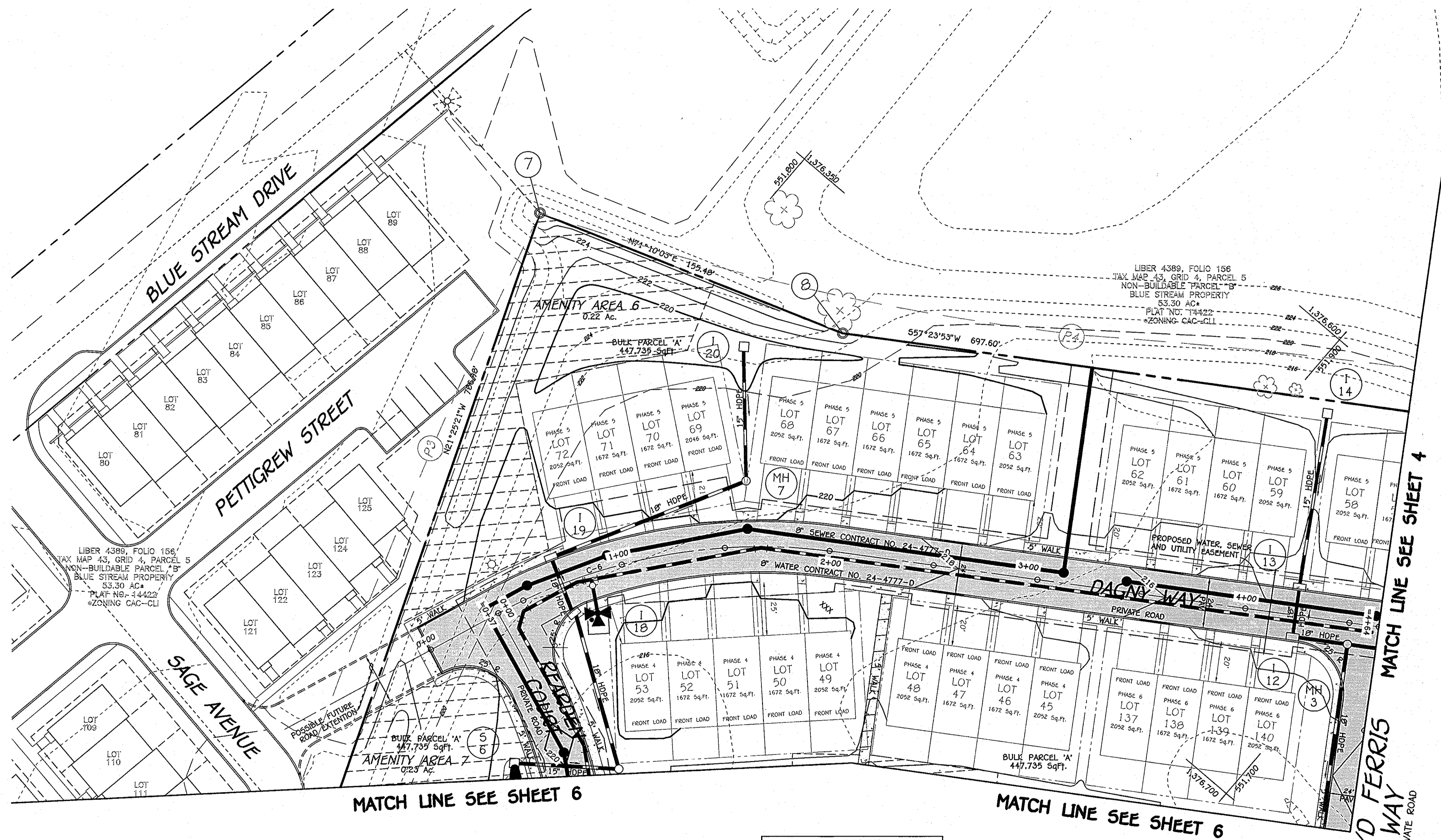
I HEREBY CERTIFY THAT THE PRELIMINARY PLAN WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. MY EXPIRATION DATE IS 7/14/15.
Frank J. Pantalone II
 FRANK J. PANTALONE II, PROFESSIONAL LAND SURVEYOR
 6-25-13 DATE

OWNER
 ROUTE 1 CONTRACTORS GROUP, LLC
 7921 CEMETERY LANE
 ELKRIDGE, MARYLAND 21075-6336

DEVELOPER
 LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

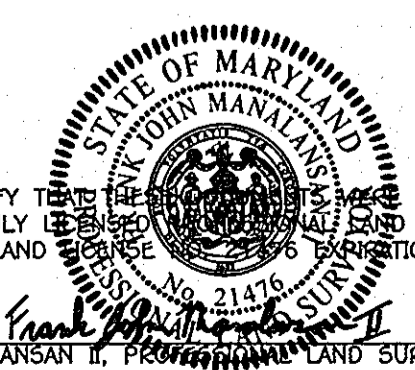
PRELIMINARY PLAN
MORRIS PLACE
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 PHASES 1-3
 ZONING: CAC-CL1 & CE-CL1
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: JUNE, 2013
 SHEET 4 OF 14

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2000



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - -	PROPOSED CONTOUR 2' INTERVAL
x=32.2	SPOT ELEVATION
---	AMENITY AREA
---	LINE OF DISTURBANCE
---	PREVIOUS PAVEMENT
---	EXISTING WATER & SEWER UTILITY CASING
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	15% to 24.9% Slope
---	PROPOSED STREET TREES
---	PROPOSED TREES
---	EXISTING WATER
---	EXISTING STORMDRAIN
---	EXISTING SEWER
---	SSP
---	SUPER SALT FENCE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Frank J. Manalansan II 7/3/13
PLANNING DIRECTOR DATE



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE IS 7/14/15.
Frank J. Manalansan II
FRANK J. MANALANSAN II, PROFESSIONAL LAND SURVEYOR
6-25-13 DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2000

OWNER
ROUTE 1 CONTRACTORS GROUP, LLC
7921 CEMETERY LANE
ELK RIDGE, MARYLAND 21075-6336

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELICOTT CITY, MARYLAND 21042
443-367-0422

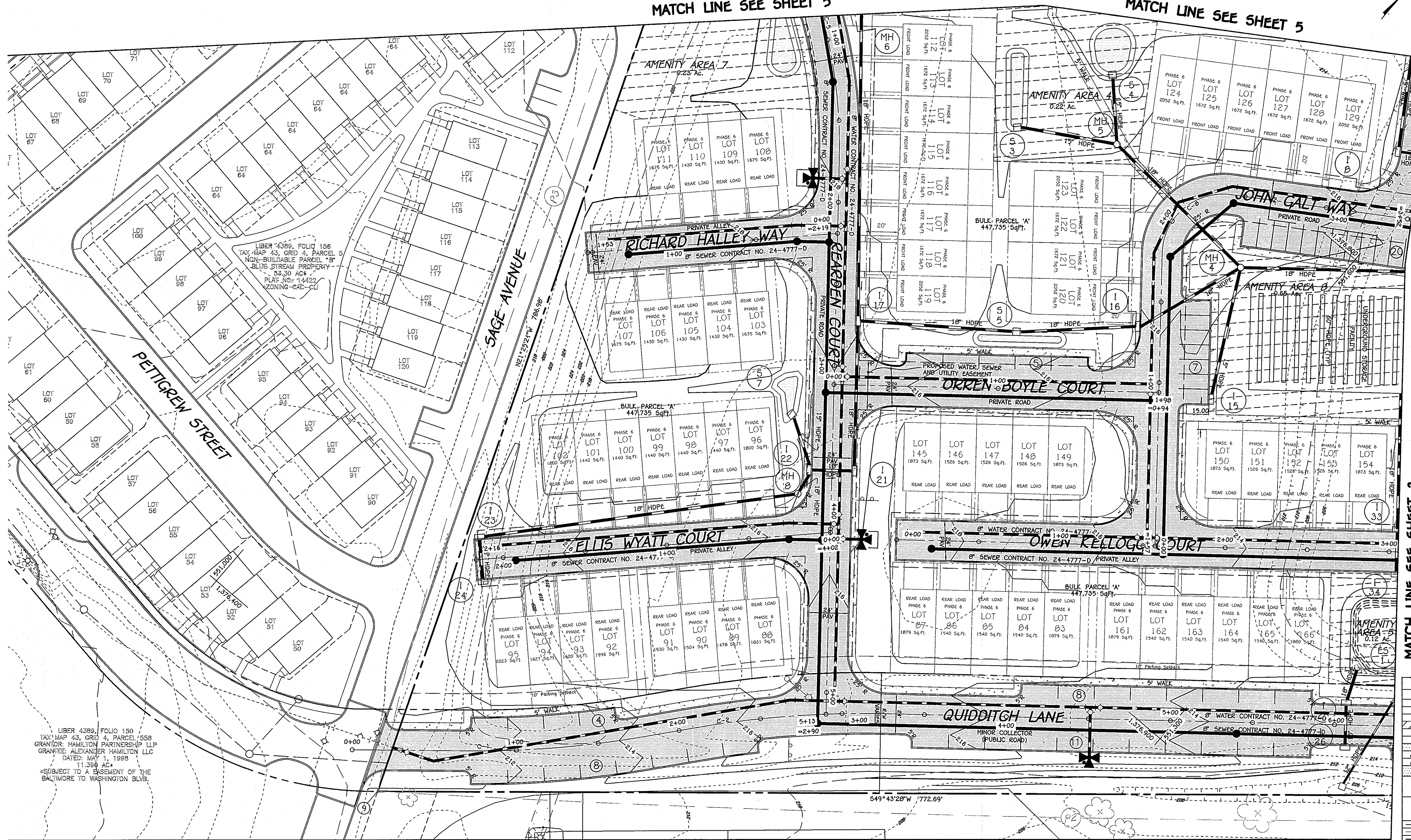
PRELIMINARY PLAN
MORRIS PLACE
LOTS 1-19, OPEN SPACE LOT 167, PARCEL "E"
AND BULK PARCELS "A" THRU "D"
PHASES 1-3
ZONING: CAC-CL1 & CE-CL1
TAX MAP No. 43 GRID No. 4 PARCEL No. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JUNE, 2013
SHEET 5 OF 14

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3



LIBER 4389, FOLIO 150
 TAX MAP 43, GRID 4, PARCEL 538
 GRANTEE: HAMILTON PARTNERSHIP LLP
 GRANTEE: ALEXANDER HAMILTON LLC
 DATED: MAY 1, 1998
 11.389 AC
 *SUBJECT TO A EASEMENT OF THE
 BALTIMORE TO WASHINGTON BLVD.

MATCH LINE SEE SHEET 7

PLAN
SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2000

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
David A. ... 7/1/13
 PLANNING DIRECTOR DATE

OWNER
 ROUTE 1 CONTRACTORS GROUP, LLC
 7921 CEMETERY LANE
 ELK RIDGE, MARYLAND 21075-6336

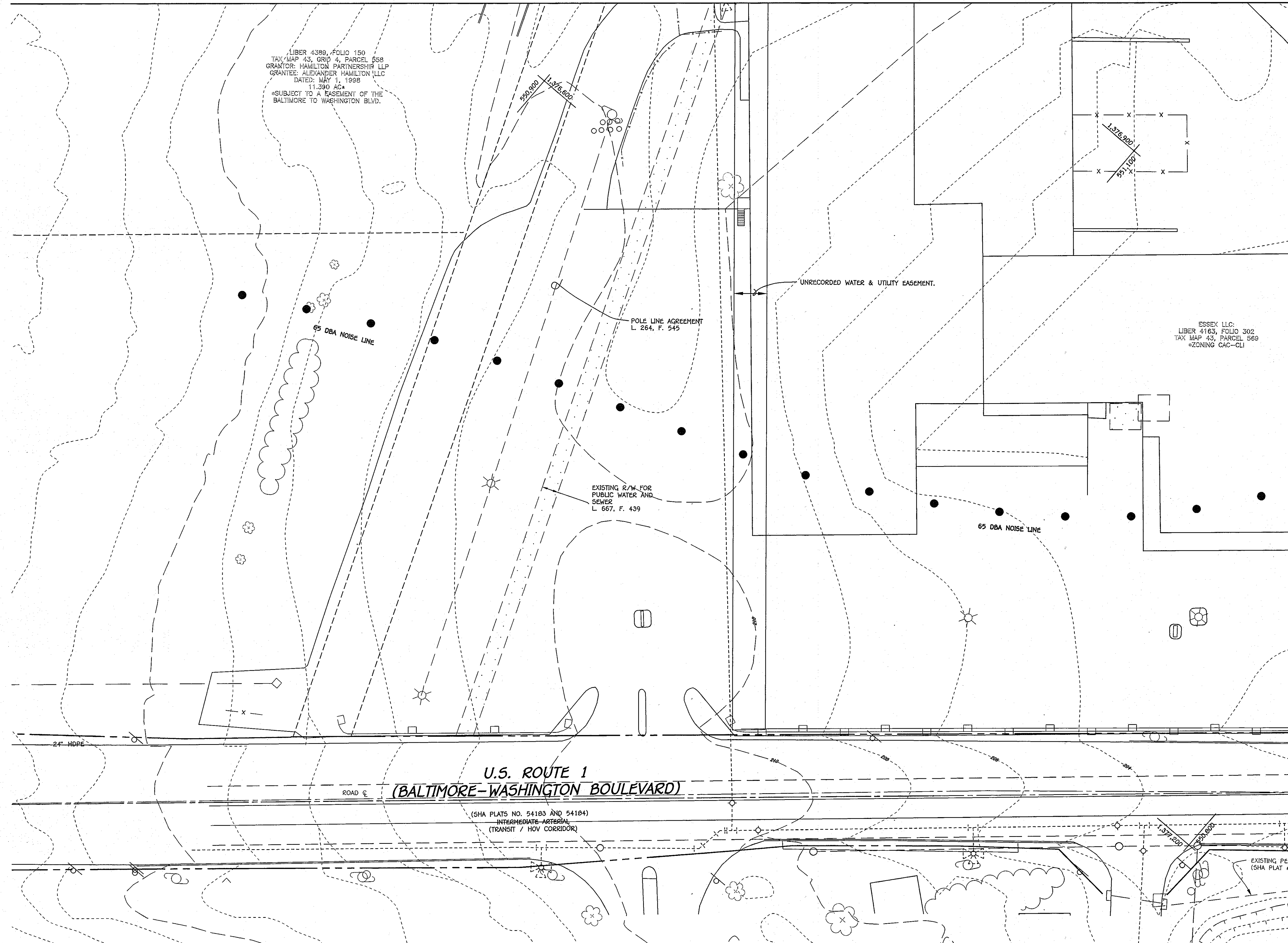
DEVELOPER
 LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRES: 7/14/15.
Frank J. ...
 FRANK J. ... PROFESSIONAL LAND SURVEYOR
 6-25-13
 DATE

PRELIMINARY PLAN
MORRIS PLACE
 LOTS 1-19, OPEN SPACE LOT 167, PARCEL "E"
 AND BULK PARCELS "A" THRU "D"
 PHASES 1-3
 ZONING: CAC-CL1 & CE-CL1
 TAX MAP NO. 43 GRID NO. 4 PARCEL NO. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: JUNE, 2013
 SHEET 6 OF 14

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x382.2	SPOT ELEVATION
---	ADVEY AREA
---	LIMIT OF DISTURBANCE
---	PERVIOUS PAVEMENT
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED GRADE
---	15% to 24.9% Slope
---	PROPOSED STREET TREES
---	PROPOSED TREES
---	EXISTING WATER
---	EXISTING STORMDRAIN
---	EXISTING SEWER
---	SSP SUPER SALT PAVEMENT

MATCH LINE SEE SHEET 6



LIBER 4389, FOLIO 150
TAX MAP 43, GRID 4, PARCEL 588
GRANTOR: HAMILTON PARTNERSHIP LLP
GRANTEE: ALEXANDER HAMILTON LLC
DATED: MAY 1, 1998
11.390 AC
*SUBJECT TO A EASEMENT OF THE
BALTIMORE TO WASHINGTON BLVD.

ESSEY LLC
LIBER 4163, FOLIO 302
TAX MAP 43, PARCEL 569
*ZONING CAC-CLI

POLE LINE AGREEMENT
L. 264, F. 545

EXISTING R/W FOR
PUBLIC WATER AND
SEWER
L. 667, F. 439

UNRECORDED WATER & UTILITY EASEMENT.

65 DBA NOISE LINE

65 DBA NOISE LINE

U.S. ROUTE 1
(BALTIMORE-WASHINGTON BOULEVARD)

(SHA PLATS NO. 54183 AND 54184)
INTERMEDIATE ARTERIAL
(TRANSIT / HOV CORRIDOR)

MATCH LINE SEE SHEET 8

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X 382.2	SPOT ELEVATION
	UTILITY AREA
---	LIMIT OF DISTURBANCE
---	PERVIOUS PAVEMENT
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	1% to 24.9% Slope
---	PROPOSED STREET TREES
---	PROPOSED TREES
---	EXISTING WATER
---	EXISTING STORMDRAIN
---	EXISTING SEWER
---	SUPER SET PRICE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410 461 - 2025

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
David G. White
PLANNING DIRECTOR DATE

OWNER
ROUTE 1 CONTRACTORS GROUP, LLC
7521 CEMETERY LANE
ELKRIDGE, MARYLAND 21075-6336

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
443-367-0422

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.
FRANK J. MANALANSAN II, PROFESSIONAL LAND SURVEYOR
6-25-13 DATE

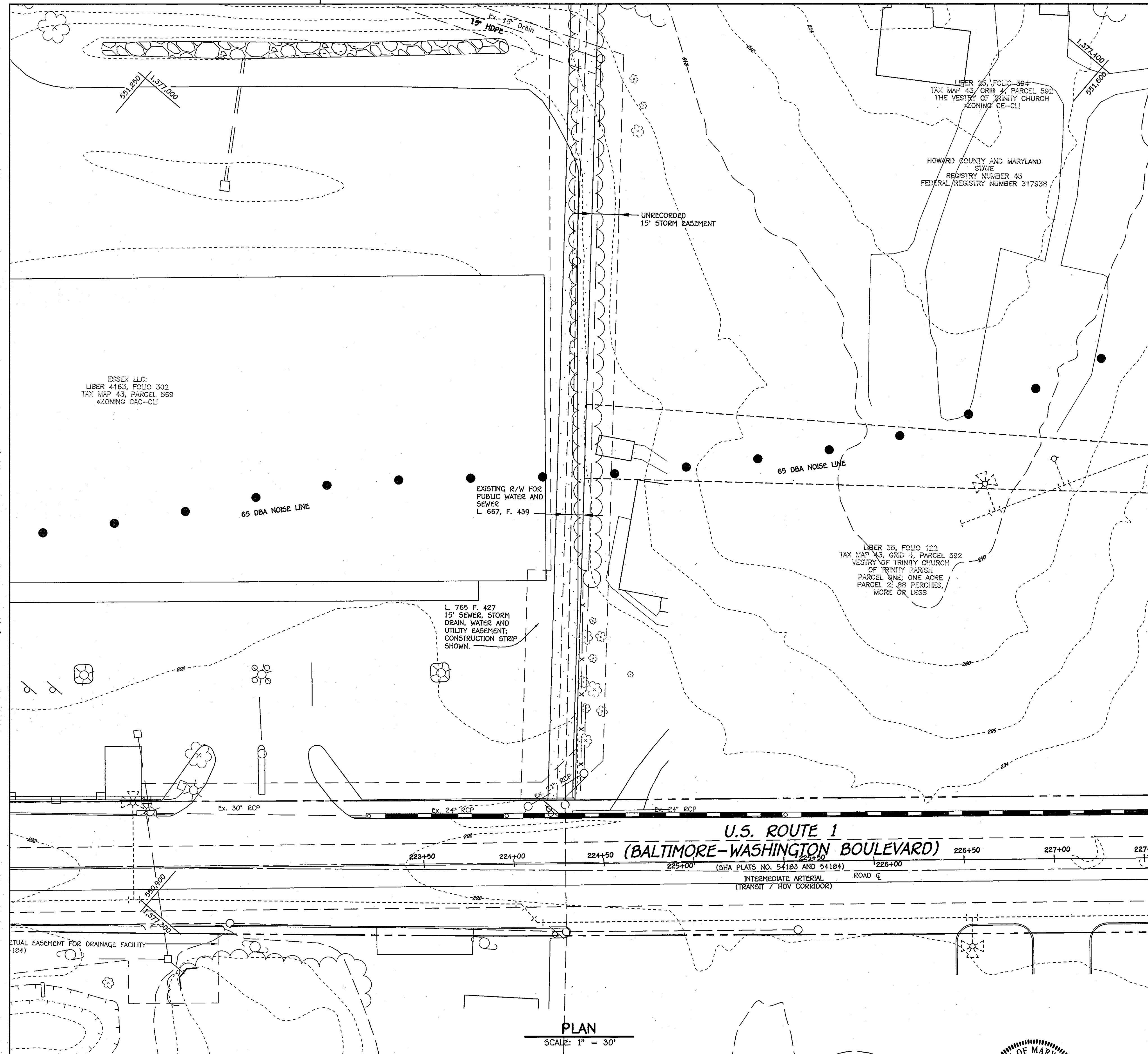
PRELIMINARY PLAN
MORRIS PLACE
LOTS 1-19, OPEN SPACE LOT 167, PARCEL 'E'
AND BULK PARCELS 'A' THRU 'D'
PHASES 1-3
ZONING: CAC-CLI & CE-CLI
TAX MAP No. 43 GRID No. 4 PARCEL No. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JUNE, 2013
SHEET 7 OF 14

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 2



PLAN
SCALE: 1" = 30'

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x 562.2	SPOT ELEVATION
---	LIMIT OF DISTURBANCE
---	PREVIOUS PAVEMENT
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	15% to 24.5% slope
---	PROPOSED STREET TREES
---	PROPOSED TREES
---	EXISTING WATER
---	EXISTING STORMDRAIN
---	EXISTING SEWER
---	55F SUPER SILT FENCE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2200

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
David L. Grogan
 PLANNING DIRECTOR DATE

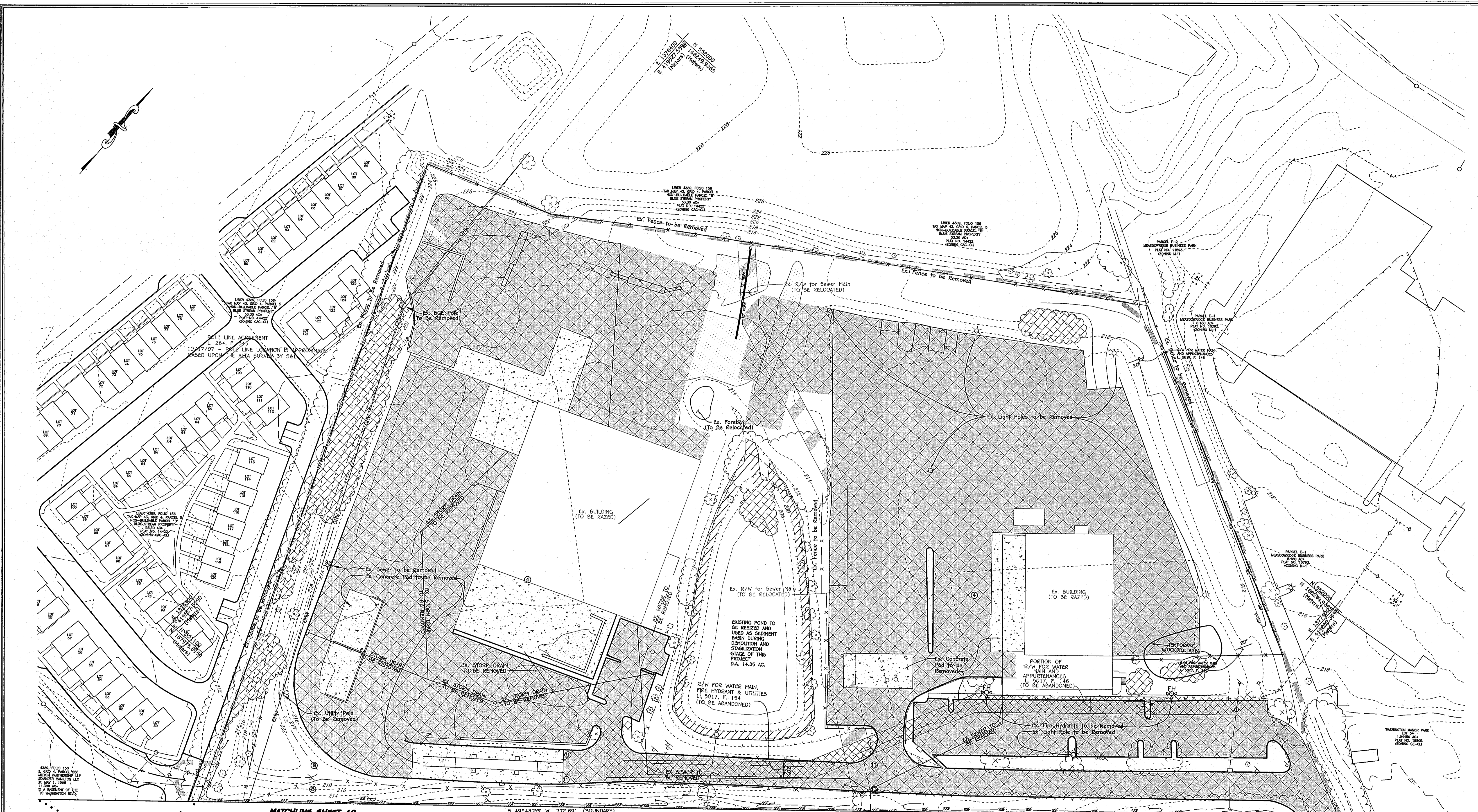
OWNER
 ROUTE 1 CONTRACTORS GROUP, LLC
 7921 CHESTNUT LANE
 ELKRIDGE, MARYLAND 21075-6336

DEVELOPER
 LAND DESIGN AND DEVELOPMENT, INC.
 5300 DOGSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

I HEREBY CERTIFY THAT THE PRELIMINARY PLAN WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRES 7/14/15.

 FRANK J. MAULANSKY II, PROFESSIONAL LAND SURVEYOR
 DATE: 6-25-13

**PRELIMINARY PLAN
 MORRIS PLACE**
 LOTS 1-19, OPEN SPACE LOT 167, PARCEL "E"
 AND BULK PARCELS "A" THRU "D"
 PHASES 1-3
 ZONING: CAC-CL1 & CE-CL1
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: JUNE, 2013
 SHEET 8 OF 14



MATCHLINE ONLY
NOT A BOUNDARY LINE

MATCHLINE SHEET 10

S 49°43'28" W 772.69' (BOUNDARY)

S 49°27'56" W 468.47' (BOUNDARY)

MATCHLINE SHEET 11
ZONED: CE-CU1

MATCHLINE ONLY
NOT A BOUNDARY LINE

DEMOLITION AND SEDIMENT & EROSION CONTROL PLAN
MORRIS PLACE

LOTS 1-19, OPEN SPACE LOT 167, PARCEL 'E'
AND BULK PARCELS 'A' THRU 'D'
PHASES 1-3
ZONING: CAC-CU1 & CE-CU1
TAX MAP No. 43 GRID No. 4 PARCEL No. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JUNE, 2015
SHEET 9 OF 14

PLAN
SCALE: 1" = 50'

OWNER
ROUTE 1 CONTRACTORS GROUP, LLC
7921 CHESTNUT LANE
ELK RIDGE, MARYLAND 21075-6336

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
443-367-0422

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. My Commission Expires on 7/14/15.
FRANK J. MANALANSAN II, PROFESSIONAL LAND SURVEYOR
6-25-15
DATE

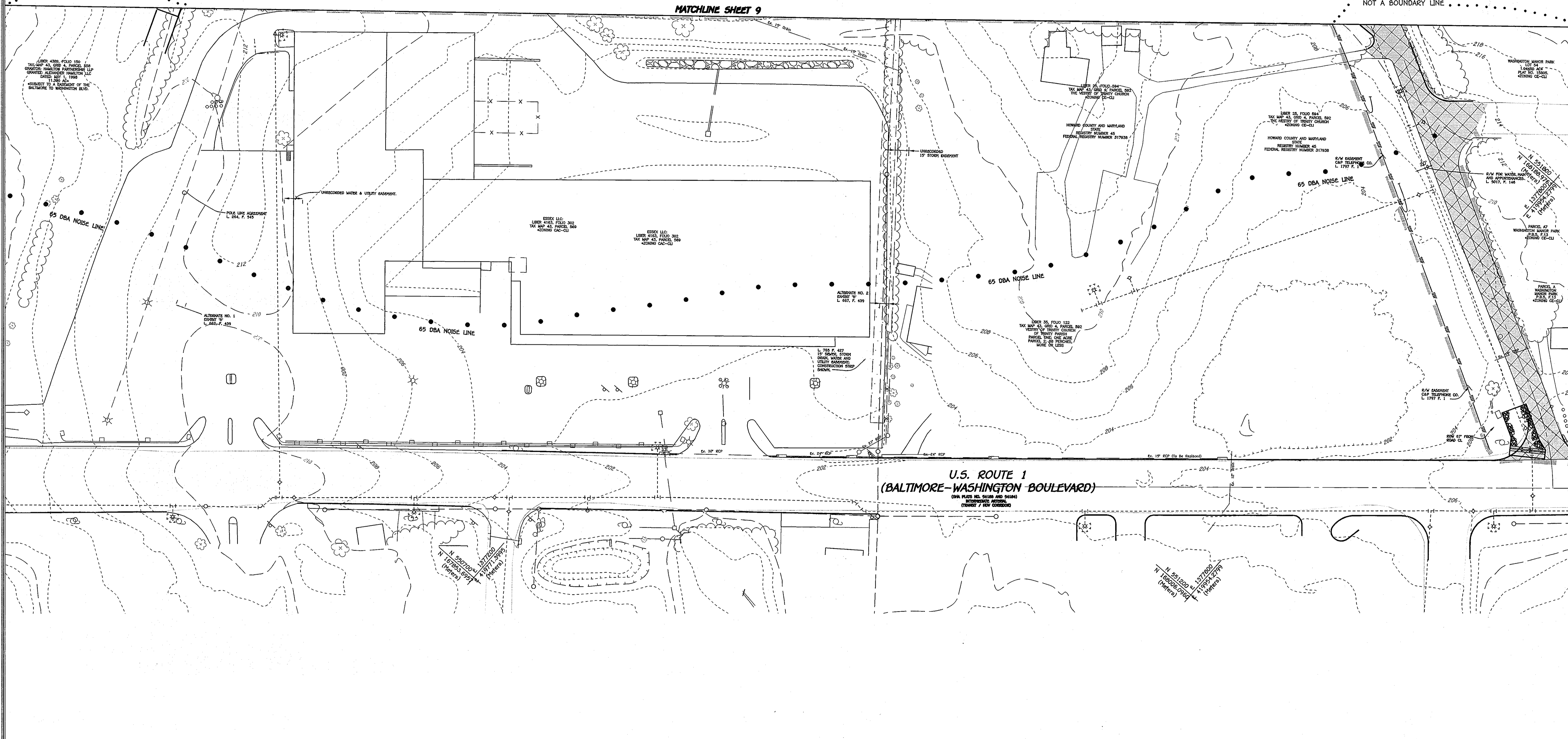
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALDORF NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410) 461 - 2000

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Frank J. Manalansan II
PLANNING DIRECTOR DATE

MATCHLINE ONLY
NOT A BOUNDARY LINE

MATCHLINE ONLY
NOT A BOUNDARY LINE

MATCHLINE SHEET 9



PLAN

SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2000

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
David L. Gyle 7/5/12
 PLANNING DIRECTOR DATE

OWNER
 ROUTE 1 CONTRACTORS GROUP, LLC
 7921 CEMETERY LANE
 ELK RIDGE, MARYLAND 21075-6336

DEVELOPER
 LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

I HEREBY CERTIFY THAT THE PLAN HAS BEEN PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. MY EXPIRATION DATE IS 7/14/15.

 FRANK J. MANALANSAN II, LAND SURVEYOR
 6-25-13 DATE

DEMOLITION & SEDIMENT AND EROSION CONTROL PLAN
MORRIS PLACE
 LOTS 1-19, OPEN SPACE LOT 167, PARCEL 'E' AND BULK PARCELS 'A' THRU 'D' PHASES 1-3
 ZONING: CAC-CU & CE-CU
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: JUNE, 2013
 SHEET 10 OF 14



MATCHLINE ONLY
NOT A BOUNDARY LINE

MATCHLINE SHEET 12

S 49°43'28" W 772.69' (BOUNDARY)

S 49°27'56" W 468.47' (BOUNDARY)

MATCHLINE SHEET 12
ZONED: CE-CU

PLAN
SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2000

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Deborah A. Wright
PLANNING DIRECTOR DATE

OWNER
ROUTE 1 CONTRACTORS GROUP, LLC
7921 CEMETERY LANE
ELKRIDGE, MARYLAND 21075-6336

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
5300 GORSEY HALL DRIVE, SUITE 102
ELICOTT CITY, MARYLAND 21042
443-367-0422

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. MY EXPIRATION DATE IS 7/14/15.
Frank J. Marulanan
FRANK J. MARULANAN, LICENSED LAND SURVEYOR
6-25-13 DATE

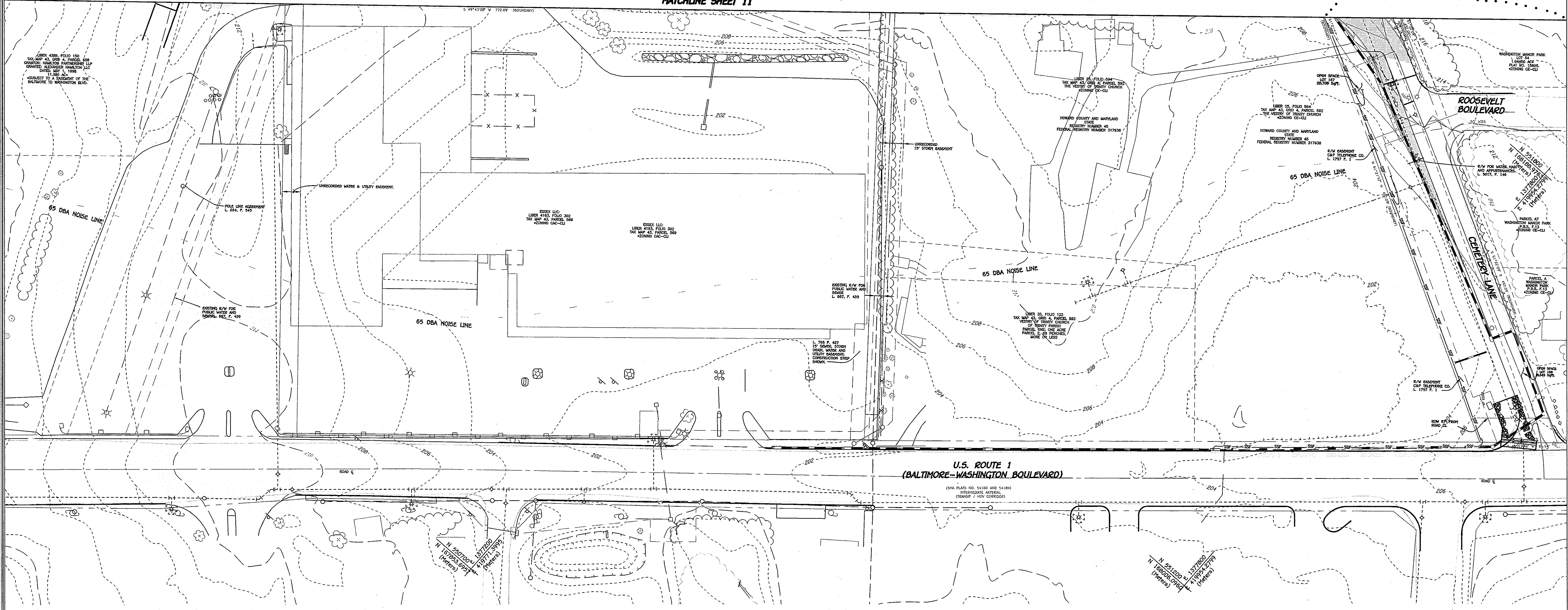


MATCHLINE ONLY
NOT A BOUNDARY LINE
SEDIMENT & EROSION CONTROL PLAN
MORRIS PLACE
LOTS 1-19, OPEN SPACE LOT 167, PARCEL "E" AND BULK PARCELS "A" THRU "D" PHASES 1-3
ZONING: CAC-CU & CE-CU
TAX MAP No. 43 GRID No. 4 PARCEL No. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JUNE, 2013
SHEET 11 OF 14

• MATHCHLINE ONLY
NOT A BOUNDARY LINE •

••• MATHCHLINE ONLY
NOT A BOUNDARY LINE •••

MATCHLINE SHEET 11



PLAN
SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2000

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Mark A. Taylor 7/6/13
 PLANNING DIRECTOR DATE

OWNER
 ROUTE 1 CONTRACTORS GROUP, LLC
 7521 CEMETERY LANE
 ELK RIDGE, MARYLAND 21075-6336

DEVELOPER
 LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELICOTT CITY, MARYLAND 21042
 443-367-0422

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. MY EXPIRATION DATE IS 7/14/15.

Prank J. Manalansan II
 PRANK J. MANALANSAN II, PROFESSIONAL LAND SURVEYOR
 6-25-13 DATE

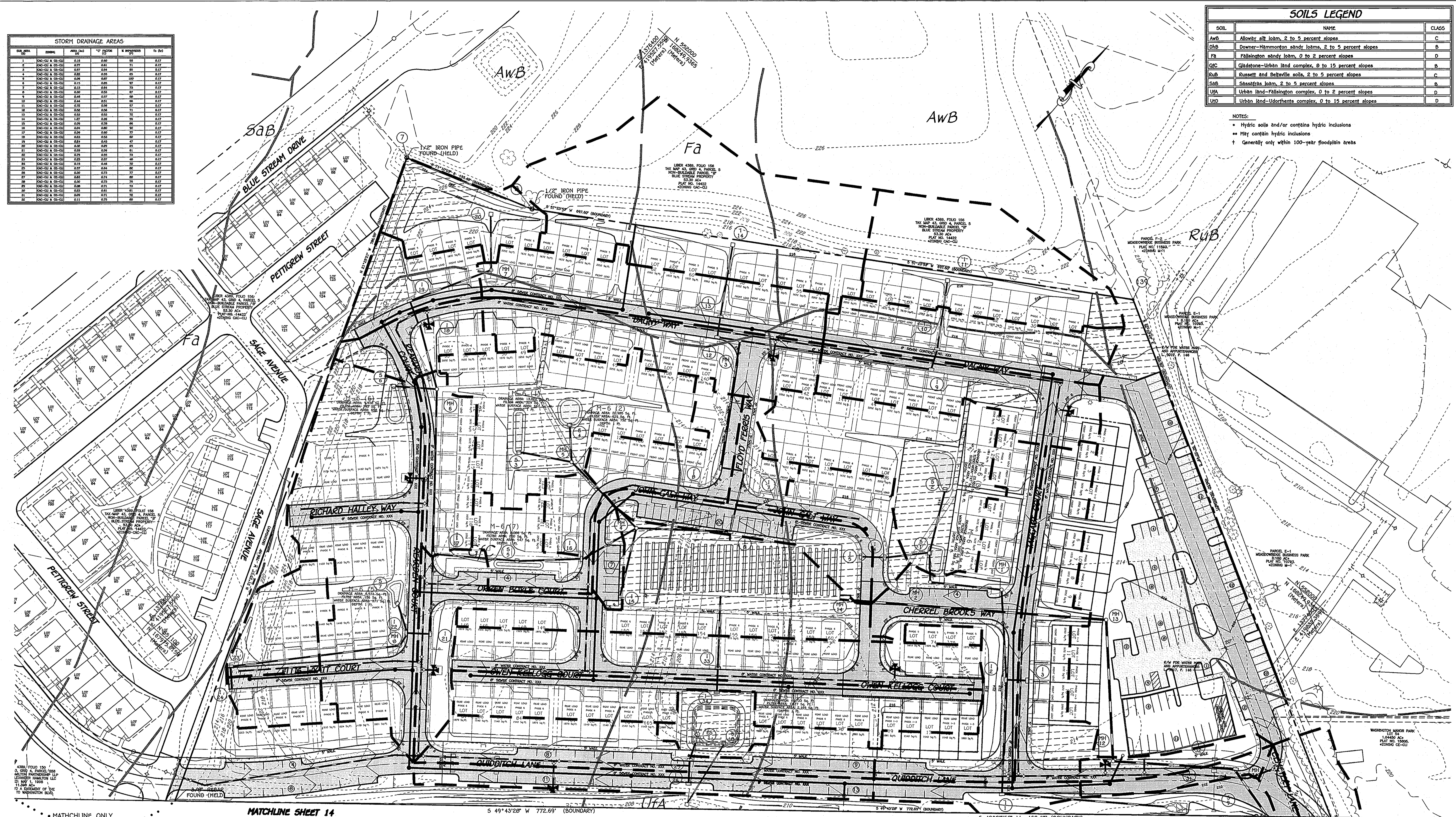
SEDIMENT & EROSION CONTROL PLAN
MORRIS PLACE
 LOTS 1-19, OPEN SPACE LOT 167, PARCEL 'E' AND BULK PARCELS 'A' THRU 'D' PHASES 1-3
 ZONING: CAC-CU & CE-CU
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: JUNE, 2013
 SHEET 12 OF 14

P-13-001

STORM DRAINAGE AREAS					
NO.	AREA	AREA (AC)	% IMPERVIOUS	PERCENT	TO DRAINAGE
1	CAC-CL & CE-CL	0.13	0.00	00	0.13
2	CAC-CL & CE-CL	0.37	0.01	71	0.17
3	CAC-CL & CE-CL	0.57	0.04	80	0.17
4	CAC-CL & CE-CL	0.22	0.05	65	0.17
5	CAC-CL & CE-CL	0.28	0.06	60	0.17
6	CAC-CL & CE-CL	0.15	0.05	57	0.17
7	CAC-CL & CE-CL	0.13	0.04	73	0.17
8	CAC-CL & CE-CL	0.20	0.03	87	0.17
9	CAC-CL & CE-CL	0.44	0.07	68	0.17
10	CAC-CL & CE-CL	0.44	0.04	68	0.17
11	CAC-CL & CE-CL	0.32	0.04	57	0.17
12	CAC-CL & CE-CL	0.42	0.04	71	0.17
13	CAC-CL & CE-CL	0.33	0.03	72	0.17
14	CAC-CL & CE-CL	0.27	0.03	61	0.17
15	CAC-CL & CE-CL	0.09	0.03	68	0.17
16	CAC-CL & CE-CL	0.29	0.00	77	0.17
17	CAC-CL & CE-CL	0.29	0.00	77	0.17
18	CAC-CL & CE-CL	0.23	0.03	60	0.17
19	CAC-CL & CE-CL	0.24	0.03	61	0.17
20	CAC-CL & CE-CL	0.32	0.03	65	0.17
21	CAC-CL & CE-CL	0.23	0.03	61	0.17
22	CAC-CL & CE-CL	0.35	0.03	73	0.17
23	CAC-CL & CE-CL	0.23	0.03	68	0.17
24	CAC-CL & CE-CL	0.15	0.04	70	0.17
25	CAC-CL & CE-CL	0.21	0.04	77	0.17
26	CAC-CL & CE-CL	0.20	0.03	75	0.17
27	CAC-CL & CE-CL	0.20	0.03	75	0.17
28	CAC-CL & CE-CL	0.20	0.03	75	0.17
29	CAC-CL & CE-CL	0.20	0.03	75	0.17
30	CAC-CL & CE-CL	0.20	0.03	75	0.17
31	CAC-CL & CE-CL	0.20	0.03	75	0.17
32	CAC-CL & CE-CL	0.11	0.03	60	0.17

SOILS LEGEND		
SOIL	NAME	CLASS
AWB	Alloway silt loam, 2 to 5 percent slopes	C
DHB	Downer-Hammonton sandy loams, 2 to 5 percent slopes	B
Fa	Fallington sandy loam, 0 to 2 percent slopes	D
GFC	Gladstone-Urban land complex, 0 to 15 percent slopes	B
RUB	Russett and Belleville soils, 2 to 5 percent slopes	C
SAB	Sassafras loam, 2 to 5 percent slopes	B
UJA	Urban land-Fallington complex, 0 to 2 percent slopes	D
UHD	Urban land-Udorthens complex, 0 to 15 percent slopes	D

NOTES:
 * Hydric soil and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



MATCHLINE ONLY
NOT A BOUNDARY LINE

MATCHLINE SHEET 14

S 49°43'28" W 772.69' (BOUNDARY)

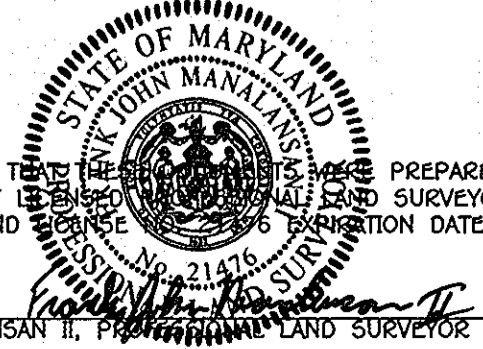
S 49°27'56" W 468.47' (BOUNDARY)

MATCHLINE SHEET 14
ZONED: CE-CL1

MATCHLINE ONLY
NOT A BOUNDARY LINE

STORM DRAIN DRAINAGE AND SOILS MAP
MORRIS PLACE
 LOTS 1-19, OPEN SPACE LOT 187, PARCEL "E" AND BULK PARCELS "A" THRU "D" PHASES 1-3
 ZONING: CAC-CL1 & CE-CL1
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: JUNE, 2013
 SHEET 13 OF 14

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
David M. Lytle 7/6/14
 PLANNING DIRECTOR DATE



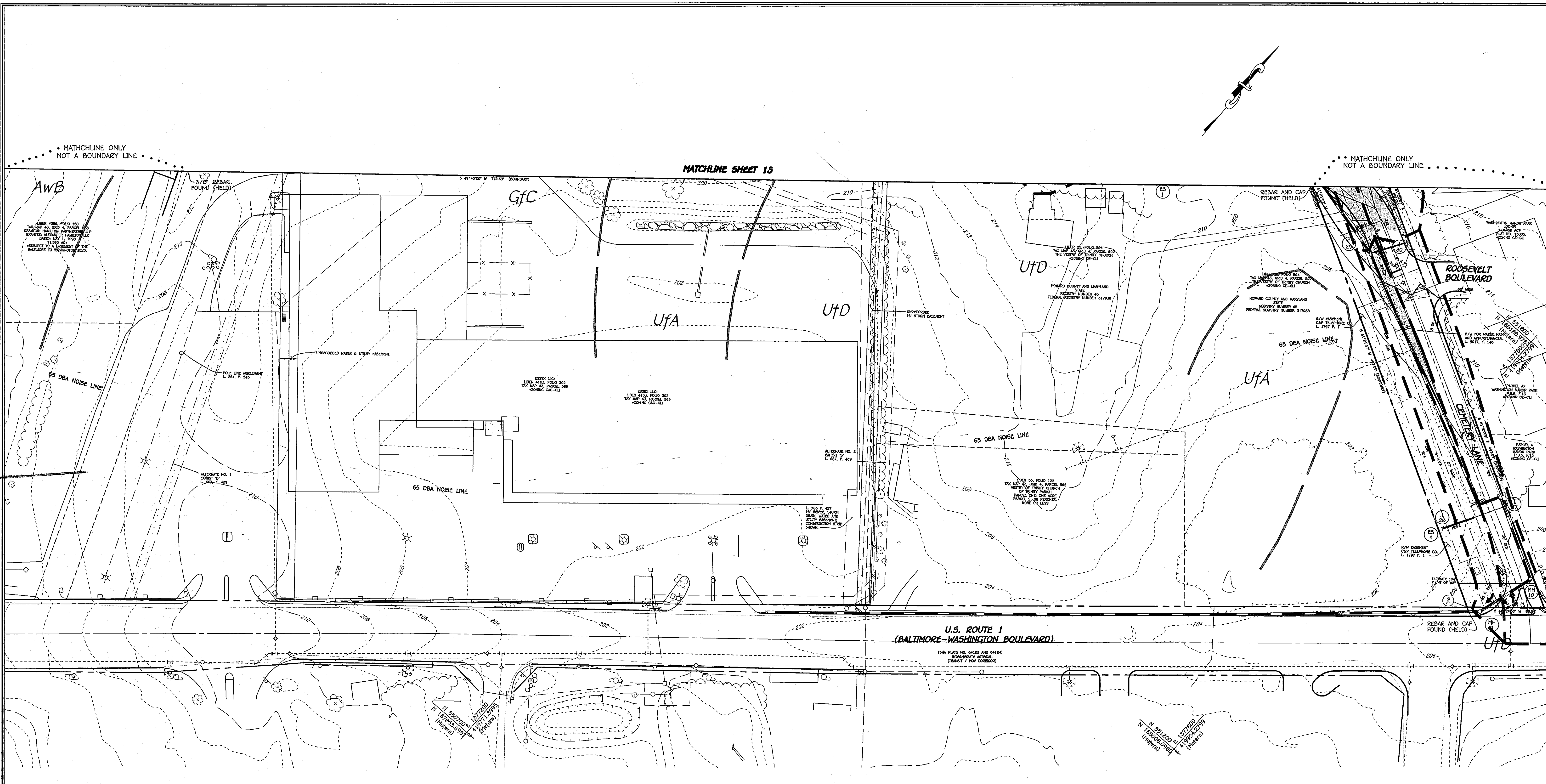
I HEREBY CERTIFY THAT THIS MAP WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. MY EXPIRATION DATE IS 7/14/15.
 FRANK J. MANALANSAN II, LICENSED PROFESSIONAL LAND SURVEYOR
 6-25-13 DATE

OWNER
 ROUTE 1 CONTRACTORS GROUP, LLC
 7921 CHEMISTERY LANE
 ELKRIDGE, MARYLAND 21075-6336

DEVELOPER
 LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

PLAN
 SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2000



MATCHLINE SHEET 13

MATCHLINE ONLY
NOT A BOUNDARY LINE

MATCHLINE ONLY
NOT A BOUNDARY LINE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
David A. Lytle 7/4/13
PLANNING DIRECTOR DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2000

PLAN
SCALE: 1" = 50'

OWNER
ROUTE 1 CONTRACTORS GROUP, LLC
7921 CEMETERY LANE
ELKRIDGE, MARYLAND 21075-6336

DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
443-367-0422

I HEREBY CERTIFY THAT THE SURVEYING WORK PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRES: 7/14/15.
Frank J. Manalansan II
FRANK J. MANALANSAN II, PROFESSIONAL LAND SURVEYOR
6-25-13 DATE

STORM DRAIN DRAINAGE AND SOILS MAP
MORRIS PLACE
LOTS 1-19, OPEN SPACE LOT 187, PARCEL "E" AND BULK PARCELS "A" THRU "D" PHASES 1-3
ZONING: CAC-CL1 & CE-CL1
TAX MAP No. 43 GRID No. 4 PARCEL No. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JUNE, 2013
SHEET 14 OF 14