

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	EROSION & SEDIMENT CONTROL PLAN
4	EROSION & SEDIMENT CONTROL NOTES AND DETAILS
5	STORM DRAIN DRAINAGE AREA MAP
6-7	STREET TREE & LANDSCAPE PLANS
8	GEOMETRY PLAN

NOTE:
DIMENSIONS FROM BUILDING TO PROPERTY LINES HAVE BEEN PROVIDED ON SHEET 8.
DIMENSIONS DELINEATING THE REQUIRED 10 FOOT PARKING AREA HAVE BEEN PROVIDED ON SHEET 2.

LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	PHASE I-IV SDP-15-017
[Symbol]	PHASE V SDP-15-029
[Symbol]	PHASE VI

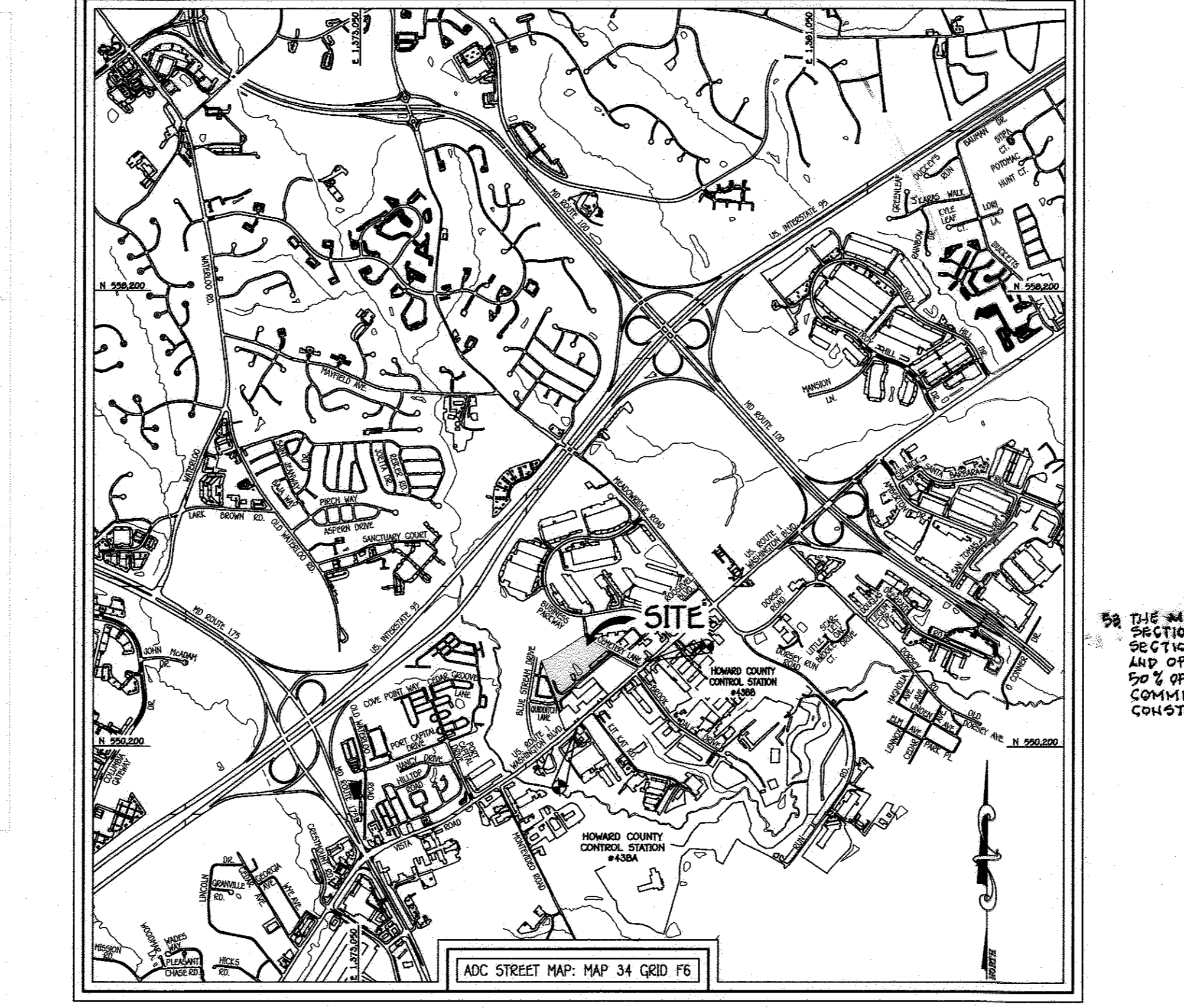
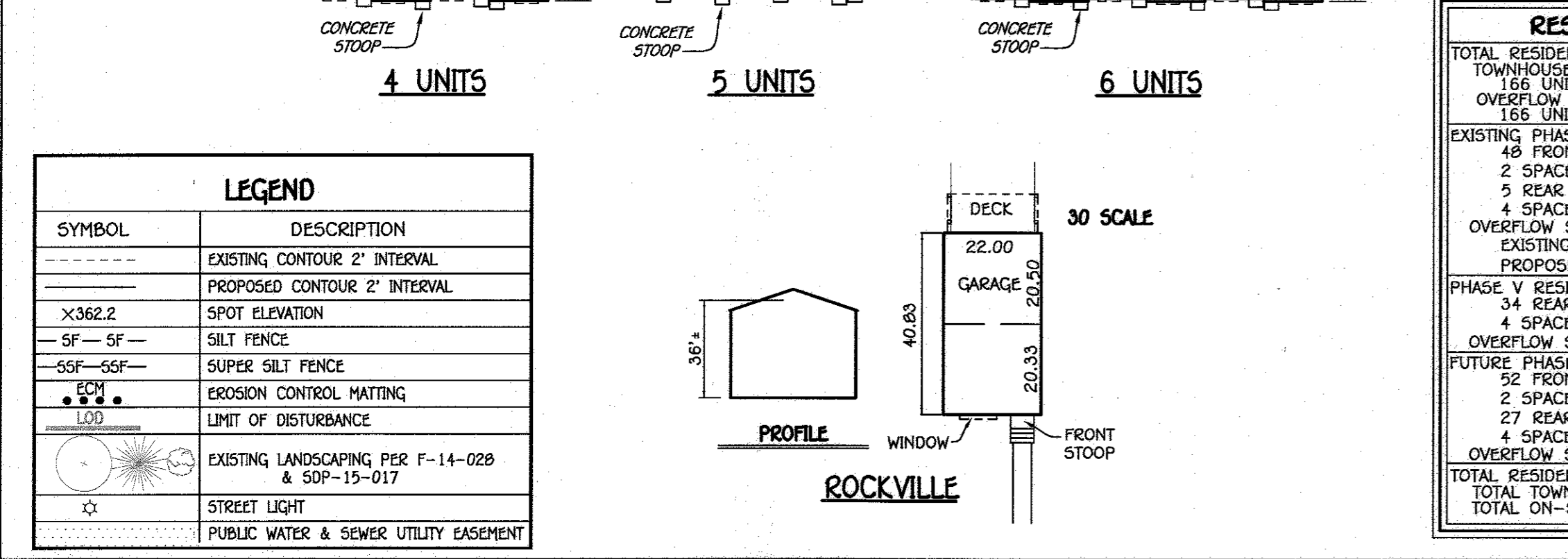
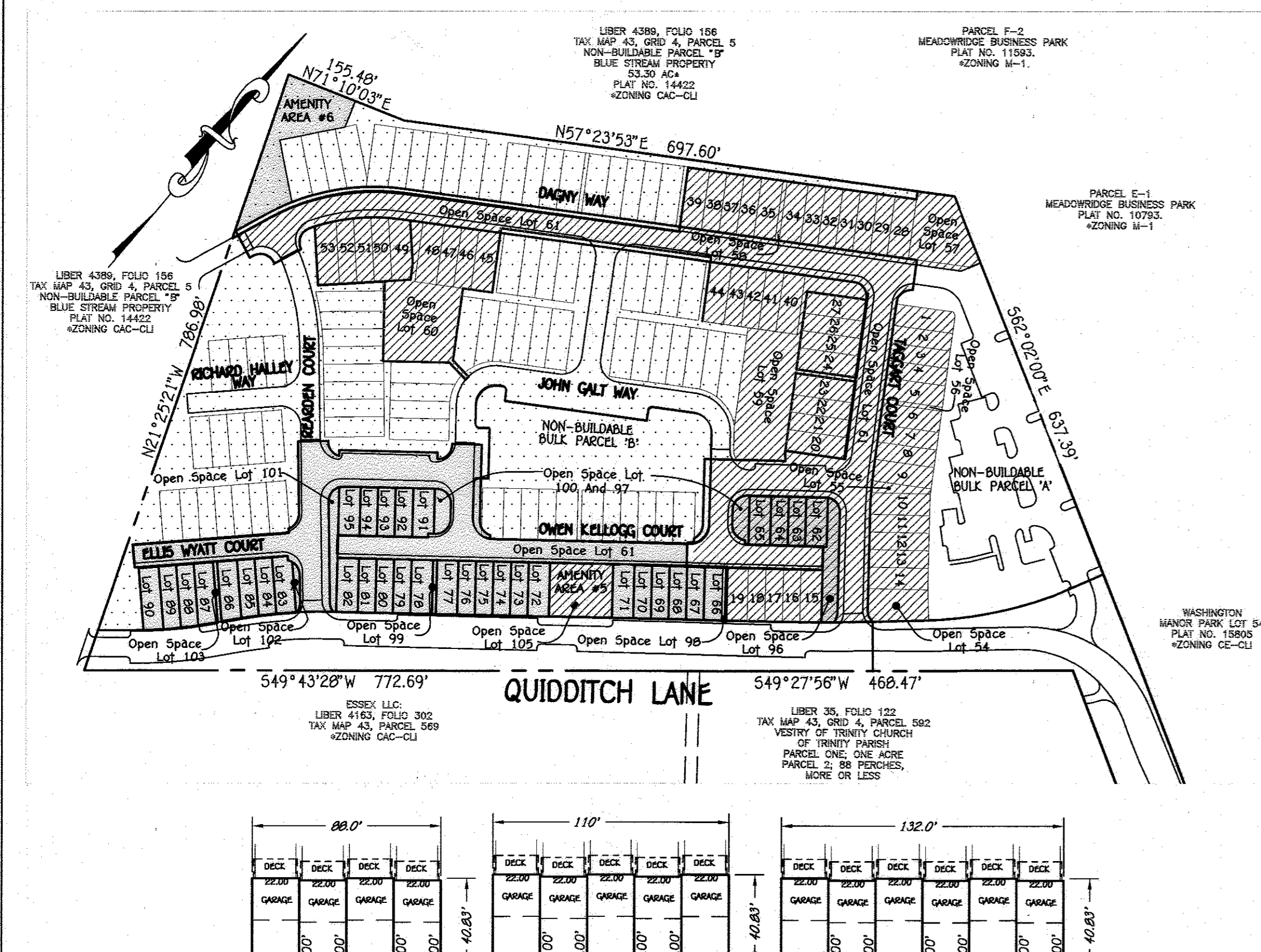
STREET ADDRESS CHART			
LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
62	7807 CHERREL BROOKS WAY	89	7902 QUIDDITCH LANE
63	7805 CHERREL BROOKS WAY	90	7900 QUIDDITCH LANE
64	7803 CHERREL BROOKS WAY	91	7809 ORREN BOYLE COURT
65	7801 CHERREL BROOKS WAY	92	7807 ORREN BOYLE COURT
66	7964 QUIDDITCH LANE	93	7805 ORREN BOYLE COURT
67	7962 QUIDDITCH LANE	94	7803 ORREN BOYLE COURT
68	7960 QUIDDITCH LANE	95	7801 ORREN BOYLE COURT
69	7958 QUIDDITCH LANE	106	7780 DAGNY WAY
70	7956 QUIDDITCH LANE	107	7778 DAGNY WAY
71	7954 QUIDDITCH LANE	108	7776 DAGNY WAY
72	7952 QUIDDITCH LANE	109	7774 DAGNY WAY
73	7940 QUIDDITCH LANE	110	7772 DAGNY WAY
74	7938 QUIDDITCH LANE	111	7768 DAGNY WAY
75	7936 QUIDDITCH LANE	112	7766 DAGNY WAY
76	7934 QUIDDITCH LANE	113	7764 DAGNY WAY
77	7932 QUIDDITCH LANE	114	7762 DAGNY WAY
78	7928 QUIDDITCH LANE	115	7760 DAGNY WAY
79	7926 QUIDDITCH LANE	116	7756 DAGNY WAY
80	7924 QUIDDITCH LANE	117	7754 DAGNY WAY
81	7922 QUIDDITCH LANE	118	7752 DAGNY WAY
82	7920 QUIDDITCH LANE	119	7750 DAGNY WAY
83	7918 QUIDDITCH LANE	120	7748 DAGNY WAY
84	7914 QUIDDITCH LANE	121	7744 DAGNY WAY
85	7912 QUIDDITCH LANE	122	7742 DAGNY WAY
86	7910 QUIDDITCH LANE	123	7740 DAGNY WAY
87	7908 QUIDDITCH LANE	124	7738 DAGNY WAY
88	7906 QUIDDITCH LANE	125	7736 DAGNY WAY

SITE DEVELOPMENT PLAN MORRIS PLACE

LOTS 62 THRU 95 AND OPEN SPACE LOTS 96 104

PHASE V

TAX MAP No. 43 GRID No. 4 PARCEL NO. 599
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



PHASE	REQUIRED	PROVIDED	AREA #	PROGRAM
EXISTING I-III	0.50 AC.	0.51 AC.	5	PASSIVE SITTING AREA W/BENCHES, SHADE TREES AND PLANTED SWM FACILITY
EXISTING IV	0.22 AC.	0.22 AC.	2	WALKING/SITTING AREA W/BENCHES AND SHADE TREES
V	0.27 AC.	0.34 AC.	6	PASSIVE SITTING AREA W/BENCHES, SHADE TREES, WALKWAY, PLANTED SWM FACILITIES AND 40'x20' OPEN PLAY AREA
FUTURE VI	0.74 AC.	0.86 AC.	7	MULTI-USE RECREATION AREA - DETAILS WITH FUTURE SDP
TOTAL	1.73 AC.	1.95 AC.		

General Notes Continued:

- PLAT SUBJECT TO WP-14-028 WHICH THE PLANNING DIRECTOR ON JANUARY 17, 2014 APPROVED TO WAIVE SECTION 16.120(C)(4) - SINGLE FAMILY ATTACHED LOTS SHALL HAVE A MINIMUM 15 FEET OF FRONTAGE ON A PUBLIC ROAD. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER OR DESIGNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAFE VEHICULAR ACCESS TO ALL RESIDENTIAL UNITS. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, MAINTENANCE OF PRIVATE ROAD PAVING ACCESS TO THE RESIDENTIAL UNITS, MAINTENANCE OF THE PRIVATE ROAD SYSTEM INCLUDING FOR SNOW REMOVAL AND FLOWING ON THE PRIVATE ROAD.
 - UPON COMPLETION OF ANY PORTION OF THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PETITIONER OR DESIGNER SHALL PROVIDE ROADWAY DEVELOPMENT, PRIVATE TRASH REMOVAL SERVICES, SNOW REMOVAL TO THE DEVELOPMENT UNTIL THE ROADS ARE TRANSFERRED TO THE H.O.A.
 - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WATER PETITION, WP-14-088, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 - ON ALL FUTURE SUBDIVISION PLANS, PROVIDE A BRIEF DESCRIPTION OF THE DESIGN MANUAL WAIVER, AS A GENERAL NOTE TO INCLUDE REQUESTS, ACTION AND DATE.
 - COMPLIANCE WITH THE DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED JANUARY 10, 2014.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS AND AGREEMENTS PER COUNCIL BILL NO. 49-2003 AND A MODERATE INCOME HOUSING UNIT (M.I.H.U.) AGREEMENT AND M.I.H.U. COVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN.
- CONFORM WITH THE SUBDIVISION MAP ACT AND SUBDIVISION MAP ACT REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003 AND THE "COMP-LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH ALL APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- TOPOGRAPHIC CONTOURS ARE BASED ON AERIAL CONTOUR MAPPING BY HARFORD AERIAL PHOTOGRAPHED ON SEPTEMBER 18, 2007 AND SUPPLEMENTED WITH A FIELD SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. DATED OCTOBER 24, 2007.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IS APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING INSPECTION DIVISION AT (410) 313-1860 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "PSES UTILITIES" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE. ANY DAMAGE TO PUBLIC ROADS OR EXISTING UTILITIES WILL BE CORRECTED AT CONTRACTOR'S EXPENSE AND DATE.
- TRAFFIC CONTROL DEVICES:
 - THE R1-1 (STOP) SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - THE TRAFFIC CONTROL DEVICES LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410) 313-2430 PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
 - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED (QUICK PUNCH) SQUARE TUBE (POST 1 1/4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO QUICK PUNCH HOLES ABOVE GRADE LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE APPROVED BY THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- PRIVATE ROAD SIGNAGE SHALL BE FABRICATED AND INSTALLED (FOR EACH OF THE PRIVATE ROADS INTERSECTING QUIDDITCH LANE) BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S/OWNER'S EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT (410) 313-5782 FOR DETAILS AND COST ESTIMATES.
- ALL WETLANDS AND SLOPES SHALL BE PERMANENTLY SEEDING OR OTHERWISE STABILIZED.
- ALL FILL AREAS (ROADWAYS, UNDER STRUCTURES, ETC.) TO BE COMPACTED TO A MINIMUM OF 95% RELATIVE DENSITY AS REQUIRED BY ASHTO 180.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 15 FEET IN WIDTH MAY PROJECT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES, OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THERE ARE NO WETLANDS OR WETLANDS LOCATED WITHIN SUBMISSION LIMITS FOR MORRIS PLACE, APFO PHASE V.
- TRAFFIC STUDY PREPARED BY TRAFFIC GROUP WAS APPROVED UNDER F-14-028.

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED CAC-CU1 AND CE-CU1 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING AMENDMENTS EFFECTIVE 07/28/06.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 4388 AND 4389.
 - STA. 4388 N 951,676.4075 E 1,376,108.3982 ELEVATION 209.431
 - STA. 4389 N 950,534.2018 E 1,376,905.2059 ELEVATION 209.296
- THIS PLAN IS BASED ON FIELD SURVEY MONUMENTED SURVEY PERFORMED ON OR ABOUT OCTOBER 2007, BY FISHER, COLLINS AND CARTER, INC.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT. DISTANCES 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:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN) GEOMETRY, MAX 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (25K LOADS)
 - DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRAINAGE ELEMENTS
 - MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE
- PROPERTY SUBJECT TO PRIDE DEPARTMENT OF PLANNING AND ZONING FILE NO'S: ECP-13-035, SDP-91-50, S-10-02, P-13-001, WP-12-173, WP-14-068, F-14-028, SDP-15-017, W & S CONTRACT NO.14-4777-D AND CONTRACT NO.14-4997-D.
- TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES EXIST ON SITE BY BOTH VISUAL OBSERVATION AND REVIEW OF AVAILABLE HOWARD COUNTY INFORMATION.
- THERE IS NO FLOODPLAIN WITHIN THE LIMITS OF THIS FINAL PLAT SUBMITTAL.
- TRAFFIC STUDY DATED JANUARY, 2012 WAS PREPARED BY THE TRAFFIC GROUP, INC. AND WAS APPROVED ON MARCH 14, 2013.
- THIS PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 49-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003 AND THE "COMP-LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH ALL APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- ARTICLES OF INCORPORATION FOR THE MORRIS PLACE COMMUNITY ASSOCIATION, INC. WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON SEPTEMBER 23, 2014, RECEIPT NO. D1890468.
- EXISTING BUILDINGS AND ACCESSORY STRUCTURES HAVE BEEN REMOVED PRIOR TO RECORDED OF THE FINAL PLAT FOR F-14-028.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION REPORT FOR THIS PROJECT WAS PREPARED BY MCGRAW HILL CONSULTANTS AND WAS APPROVED WITH THE COMPREHENSIVE SLETCH PLAN, 5-10-02 BY THE PLANNING DIRECTOR ON JUNE 7, 2010.
- THE TRAFFIC STUDY AND THE APFO (ADEQUATE PUBLIC FACILITIES ORDINANCE) ROAD FACILITIES TEST FOR THIS DEVELOPMENT WAS APPROVED WITH THE COMPREHENSIVE SLETCH PLAN, 5-10-02, BY THE PLANNING DIRECTOR, ON JUNE 7, 2010.
- PUBLIC WATER AND SEWER SERVICE PROVIDED UNDER CONTRACT NOS. 14-4777-D AND 14-4997-D OF THE HOWARD COUNTY CODE.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON AUGUST 12, 2009 FOR THIS PROJECT.
- THE 65 DBA NOISE CONTOUR LINE WAS OBTAINED FROM A NOISE STUDY PREPARED BY MARG GROUP DATED JUNE, 2009 AND IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 2009. THE 65 DBA NOISE CONTOUR LINE IS LOCATED TO EXACTLY LOCATE THE 65 DBA NOISE CONTOUR. THE 65DBA NOISE CONTOUR LINE REQUIREMENT WAS ESTABLISHED BY HOWARD COUNTY TO ALLEVIATE DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THERE ARE NO WETLANDS, STREAMS, 100 YEAR FLOODPLAIN OR STEEP SLOPES WITH A CONTIGUOUS AREA GREATER THAN 20,000 SQUARE FEET LOCATED ON THIS SITE DEVELOPMENT PLAN. THERE ARE NO WETLANDS ON-SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
- FOREST CONSERVATION HAS BEEN PROVIDED UNDER F-14-028 IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WITH OFF-SITE RESTORATION OF 2.99 ACRES.
- NO FOREST RESOURCES EXIST ON THIS SITE PER THE FOREST STAND DELINEATION REPORT DATED JUNE, 2009 PREPARED BY MCGRAW HILL CONSULTANTS AND ASSOCIATES.
- PLAT SUBJECT TO WP-12-173 WHICH THE PLANNING DIRECTOR ON JUNE 25, 2012 APPROVED TO WAIVE SECTION 16.144(G) REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN WITHIN FOUR (4) MONTHS OF SKECH PLAN APPROVAL AND SECTION 18.112 REQUIRING RESIDENTIAL PROJECTS WITH 101 PLUS HOUSING UNITS NINE (9) MONTHS AFTER STARTING DATE SUBJECT TO:
 - THE PRELIMINARY PLAN FOR PHASES I THROUGH III FOR 19 UNITS MUST BE SUBMITTED TO DPZ ON OR BEFORE NOVEMBER 15, 2012.
 - A 10' PUBLIC TREE MAINTENANCE EASEMENT AND A 10' PRIVATE PARKING SETBACK RUNNING ALONG ALL EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THIS PLAN OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON TO THE HOWARD COUNTY CODE SECTION 18.112. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF THE INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY OWNED TREES LOCATED WITHIN THE BOUNDARIES OF THE PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
 - THE LOTS CREATED BY THIS SUBDIVISION PLAN ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFERRED ALL OR PART OF THE DEVELOPER'S COST OF THE INSTALLATION OF THE WATER AND SEWER FACILITIES, PURSUANT TO THE HOWARD COUNTY CODE SECTION 18.112. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.
 - THE FEE OR ASSESSMENT SHALL BE RECORDED WITH THE PLAN AND SHALL BE ENFORCED BY THE HOWARD COUNTY CODE SECTION 18.112.
 - REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR PRIVATE ROADS ARE PROVIDED BY THE MORRIS PLACE COMMUNITY ASSOCIATION, INC. FOR THE TOWNHOUSE LOTS FRONTING PRIVATE STREETS.
 - CEMETERY LANE AND QUIDDITCH LANE ARE PUBLIC ROADS MAINTAINED BY HOWARD COUNTY, MARYLAND. ALL OTHER ROADS OR STREETS ARE PRIVATELY OWNED AND MAINTAINED BY THE MORRIS PLACE COMMUNITY ASSOCIATION, INC.
- THIS PLAN IS SUBJECT TO A LETTER DATED MARCH 16, 2010 WHICH THE PLANNING DIRECTOR GRANTED APPROVAL TO ALLOW A REDUCTION IN THE REQUIRED COMMERCIAL SPACE TO 200 SQUARE FEET PER RESIDENTIAL UNIT. HOWEVER, IF THE ADDING LUKENS PROPERTY (PARCEL 569), WHICH HAS FRONTAGE ON ROUTE 1 IS LATER INTEGRATED WITH THIS SUBDIVISION, 300 SQUARE FEET OF COMMERCIAL SPACE FOR EACH RESIDENTIAL UNIT MAY BE REQUIRED, OR WHAT REGULATIONS DICTATE AT THAT TIME.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LANDSCAPING OBLIGATIONS FOR THIS SITE DEVELOPMENT (APFO PHASE V) HAS BEEN PROVIDED IN THE AMOUNT OF \$10,000 BASED ON 4.4 SHADING TREES @ \$300/SHADE TREE. INTERNAL RESIDENTIAL AND PARKING LANDSCAPING, AS WELL AS PRIVATE ROAD TREE TREES WILL BE POSTED AS PART OF THE GRADING PERMIT FOR THIS SITE DEVELOPMENT PLAN.
- THIS PROJECT IS SUBJECT TO THE DEPARTMENT OF PLANNING AND ZONING DISTRICT.
- ON FEBRUARY 6, 2012 AND JULY 10, 2013 THE DEPARTMENT OF PLANNING AND ZONING HAS TENTATIVELY ALLOCATED FOR THIS SUBDIVISION IN THE ROUTE 1 PLANNING AREA IN ACCORDANCE WITH THE FOLLOWING ALLOCATION SCHEDULE AND MILESTONES:

PHASE NO.	FILE NO.	ALLOCATION YEAR	NO. OF ROUTE 1 ALLOCATIONS	NO. OF M.I.H.U. ALLOCATIONS	TOTAL NO. OF ALLOCATIONS	FINAL PLANS OR SITE DEVELOPMENT PLAN
I-IV	F-14-028	2016	44	9	53	FINAL PLANS BY NOVEMBER 9, 2015
V	F-15-047	2017	28	6	34	SITE DEVELOPMENT PLAN BETWEEN 07/01/14 & 11/01/14
VI		2018	69	10	79	SITE DEVELOPMENT PLAN BETWEEN 07/01/15 & 11/01/16
TOTALS			141	25	166	
- AMENITY AREA REQUIREMENTS PROVIDED WITH SDP FOR APFO PHASES I THRU IV AND PHASE V - SEE AMENITY AREA CHART THIS SHEET.
- STORMWATER MANAGEMENT FOR THIS REDEVELOPMENT PROJECT HAS BEEN PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MARYLAND DEPARTMENT OF ENVIRONMENT STORM WATER DESIGN MANUAL, VOLUMES I AND II, REVISED 2009, ON F-14-028. THERE WILL BE NO SWM DEVICES CONSTRUCTED ON SLOPES IN EXCESS OF 15% > 0.00 AC.
- MODERATE INCOME HOUSING UNITS (M.I.H.U.) FOR PHASE V TABULATION:
 - TOTAL PROJECT M.I.H.U. REQUIREMENT = 25 M.I.H.U. (166 UNITS X 15%) = 24.9 M.I.H.U.
 - M.I.H.U. FOR PHASE I THRU IV REQUIRED = 8 M.I.H.U. (53 UNITS X 15%) = 7.95 M.I.H.U.
 - M.I.H.U. FOR PHASE V REQUIRED = 5 M.I.H.U. (34 UNITS X 15%) = 5.1 M.I.H.U.
 - TOTAL M.I.H.U. PROVIDED IN PHASE I THRU IV AND PHASE V = 13 M.I.H.U.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
10272 MALDEN ROAD, SUITE 200
ELLIOTT CITY, MARYLAND 21142
(410) 461-2995

DATE: 8/19/16
REVISION: NO.

FRANK MANALANSAN, II
PROFESSIONAL LAND SURVEYOR
STATE OF MARYLAND
LICENSE NO. 21476

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/17.

FRANK JOHN MANALANSAN II, L.S. NO. 21476
DATE: 8-4-15

OWNER:
CDOG 3 BZH LP,
C/O CDOG ASSET MANAGEMENT, LLC
9595 E. HARTFORD DRIVE
SUITE 200
SCOTTSDALE, AZ 85255
ATTN: STEVEN S. BENSON
(480) 696-3733

DEVELOPER/BUILDER:
BEAZER HOMES CORP
8965 GUILFORD ROAD
SUITE 290
COLUMBIA, MD 21046
ATTN: EDWARD GOLD
(410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith L. Lunde
Chief, Division of Land Development
DATE: 1-19-16

Neil Chohan
Chief, Development Engineering Division
DATE: 1-5-16

Valerie Miller
Director - Department of Planning and Zoning
DATE: 1-19-16

PROJECT	SECTION	LOTS NO.
MORRIS PLACE	N/A	LOTS 62 THRU 95

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
2357C-2357D	4	CAC-CU1 & CE-CU1	43	6	6069.02

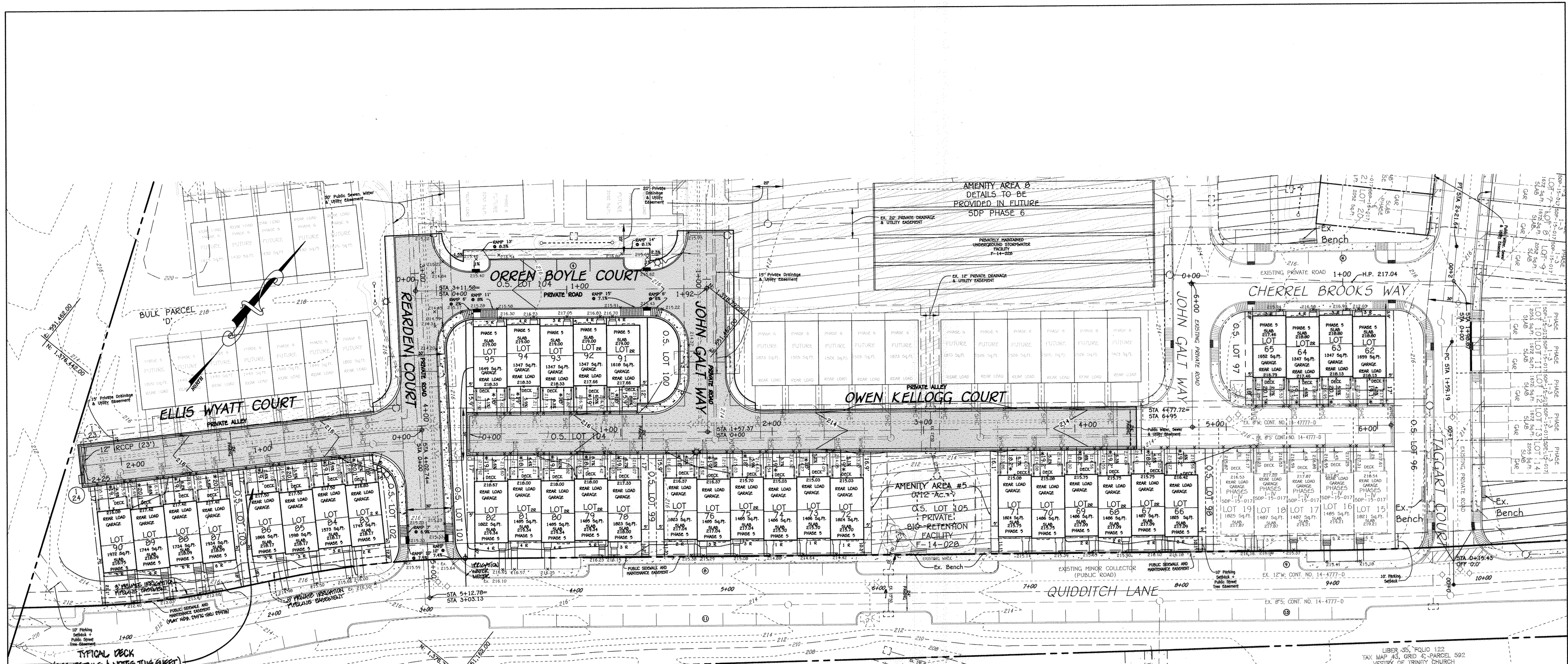
WATER CODE: C-02
SEWER CODE: 7390000

COVER SHEET

**SINGLE FAMILY TOWNHOUSE
MORRIS PLACE
PHASE V**

**LOTS 62 THRU 95
AND OPEN SPACE LOTS 96 THRU 104**

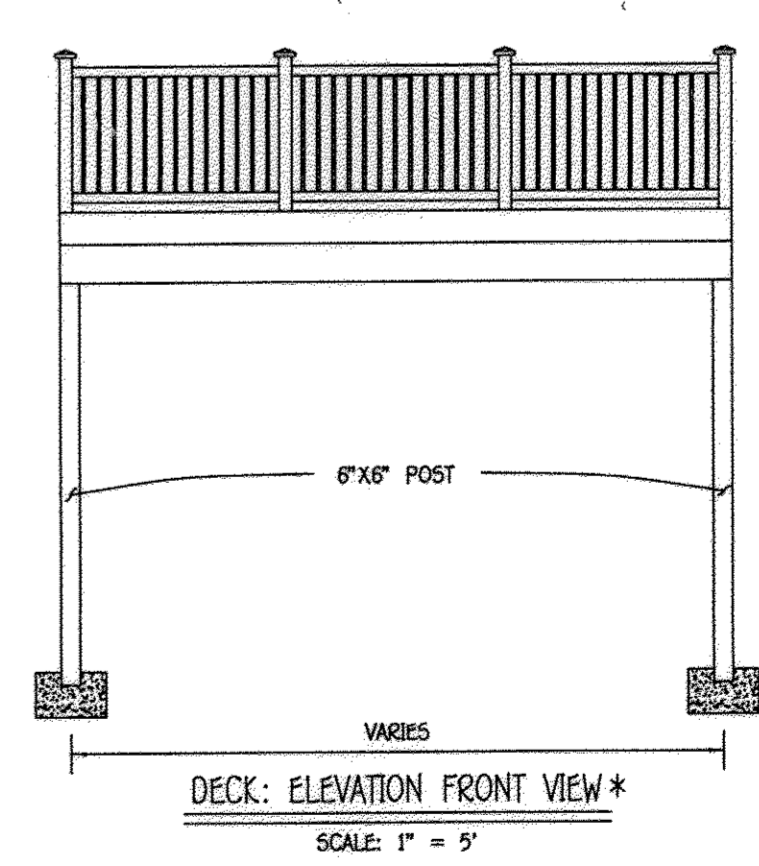
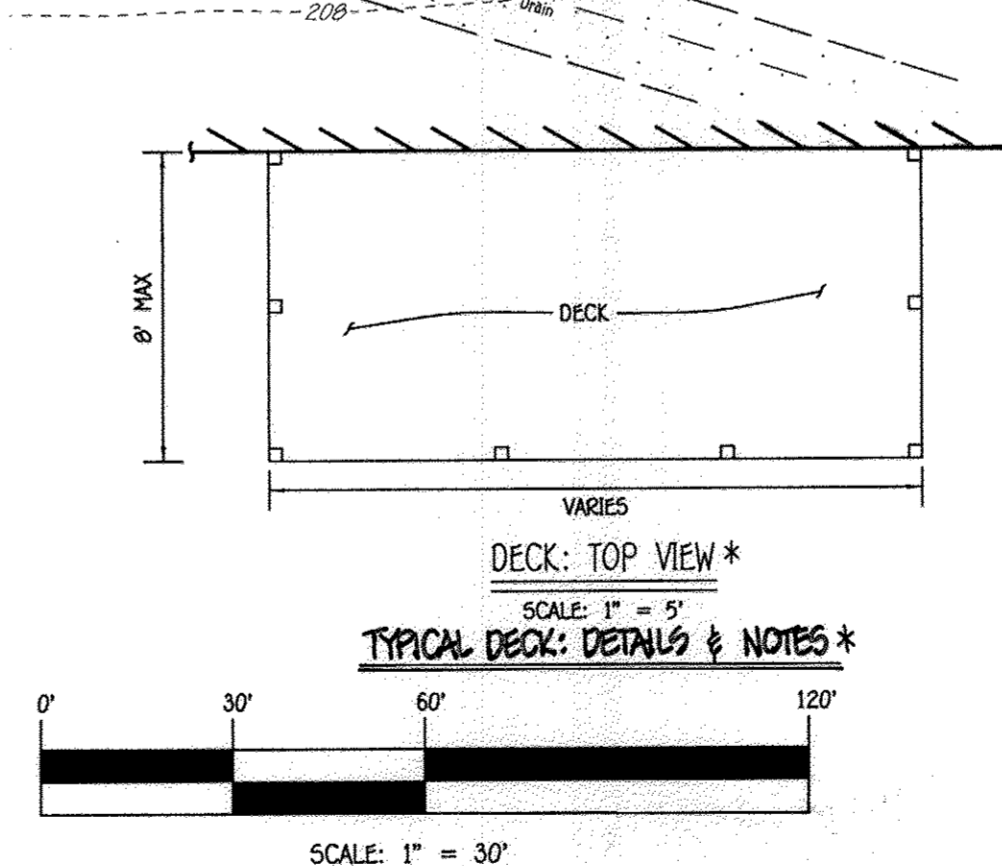
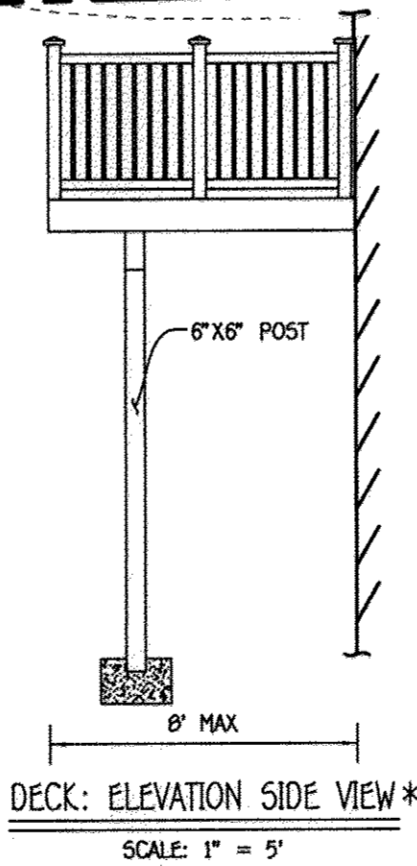
SINGLE FAMILY ATTACHED HOUSING
ZONED: CAC-CU1
PREVIOUS HOWARD COUNTY FILES: SDP-82-148, SDP-91-50, S-10-02, WP-12-173, P-13-001, F-14-028, F-15-047, SDP-15-017, W & S CONTRACT NO. 14-4777-D AND CONTRACT NO. 14-4997-D
TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 30, 2015
SHEET 1 OF 8 SDP-15-029



TYPICAL DECK
(SEE DETAILS & NOTES THIS SHEET)

* - Denotes Measurement From Building Face To Flow Line Of Curb

- DECK CONDITIONS / LIMITATIONS:**
1. PROPOSED DECK SHALL BE A MAXIMUM SIZE OF 8 FEET DEEP.
 2. THE FOUNDATION FOR EACH DECK POST SHALL BE A MINIMUM OF 5 FEET FROM ANY WATER METER OR SEWER CLEANOUT, OR PUBLIC WATER/SEWER APPURTENANCE.
 3. THE CONSTRUCTION OF ACCESS STEPS, FROM/TO EXTERIOR GRADE, FOR THE DECKS SHALL NOT BE PERMITTED.
 4. REFERENCE WAIVER APPROVAL LETTER DATED DECEMBER 13, 2016.
 5. THE WAIVER APPROVAL FOR CONT. NO. 14-4897-D (LETTER OF DECEMBER 13, 2016) IS LIMITED ONLY TO LOTS 68 THRU 95, LOTS 146 THRU 155, LOTS 157 THRU 163, LOTS 164 THRU 172 AND A SEPARATE WAIVER SHALL BE REQUIRED FOR PROPOSED DECKS ON TOWNHOME GROUPINGS ELSEWHERE WITHIN THE DEVELOPMENT, SHOULD THE PROPOSED DECKS NOT MEET HOWARD COUNTY WATER AND SEWER DESIGN MANUAL, VOLUME II REQUIREMENTS.



LEGEND	
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X.362.2	SPOT ELEVATION
WALKOUT	WALKOUT BASEMENT
SF - SF	SILT FENCE
SSF - SSF	SUPER SILT FENCE
EROSION	EROSION CONTROL MATTING
100	LIMIT OF DISTURBANCE
PROPOSED	PROPOSED LANDSCAPING PER F-05-09
STREET LIGHT	STREET LIGHT PER F-05-09
PUBLIC WATER & SEWER	PUBLIC WATER & SEWER UTILITY EASEMENT

OPEN SPACE LOT SIZES	
LOT #	LOT SIZE
96	3,013 Sq Ft
97	786 Sq Ft
98	337 Sq Ft
100	1,017 Sq Ft
101	1,564 Sq Ft
102	409 Sq Ft
103	380 Sq Ft
104	38,360 Sq Ft
105	5,334 Sq Ft

DECK WAIVER REFERENCE NOTE
BY LETTER DATED DECEMBER 13, 2016, MR. THOMAS BUTLER, DEPUTY DIRECTOR, DEPARTMENT OF PUBLIC WORKS, APPROVED A WAIVER ALLOWING THE CONSTRUCTION OF A DECK, 8' DEEP MAXIMUM, ON LOTS 68 THRU 95, LOTS 146 THRU 155 & LOT 164 THRU 172 WHICH PROVIDES A MAXIMUM OF 5' INTO THE 10' STRUCTURE SETBACK FROM THE PUBLIC SEWER, WATER & UTILITY EASEMENT AND WHICH PROVIDES A MAXIMUM OF 7' INTO THE STRUCTURE SETBACK FOR LOTS 157 THRU 163.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
GAITHERSBURG, MARYLAND 21042
(410) 461-2095

NO. 1
REVISION
ADDED IRRIGATION WATER METER
DATE: 8/19/16

FRANK MANALANSAN, II

ESSEX LLC
LIBER 4163, FOLIO 302
TAX MAP 43, PARCEL 569
ZONING CAC-CL1

PROFESSIONAL LAND SURVEYOR

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/17.

Frank John Manalansan, II
FRANK JOHN MANALANSAN II, L.S. NO. 21476
DATE: 8/14/16

OWNER
CDCA 3 BZH LP
C/O CDCX ASSET MANAGEMENT, LLC
8965 QUILFORD ROAD
SUITE 200
SCOTTSDALE, AZ 85255
ATTN: STEVEN S. BENSON
(480) 898-3733

DEVELOPER/BUILDER
BEAZER HOMES CORP
8965 QUILFORD ROAD
SUITE 290
COLUMBIA, MD 21046
ATTN: EDWARD GOLD
(410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development
Date: 1-19-16

Chief, Development Engineering Division
Date: 1-6-15

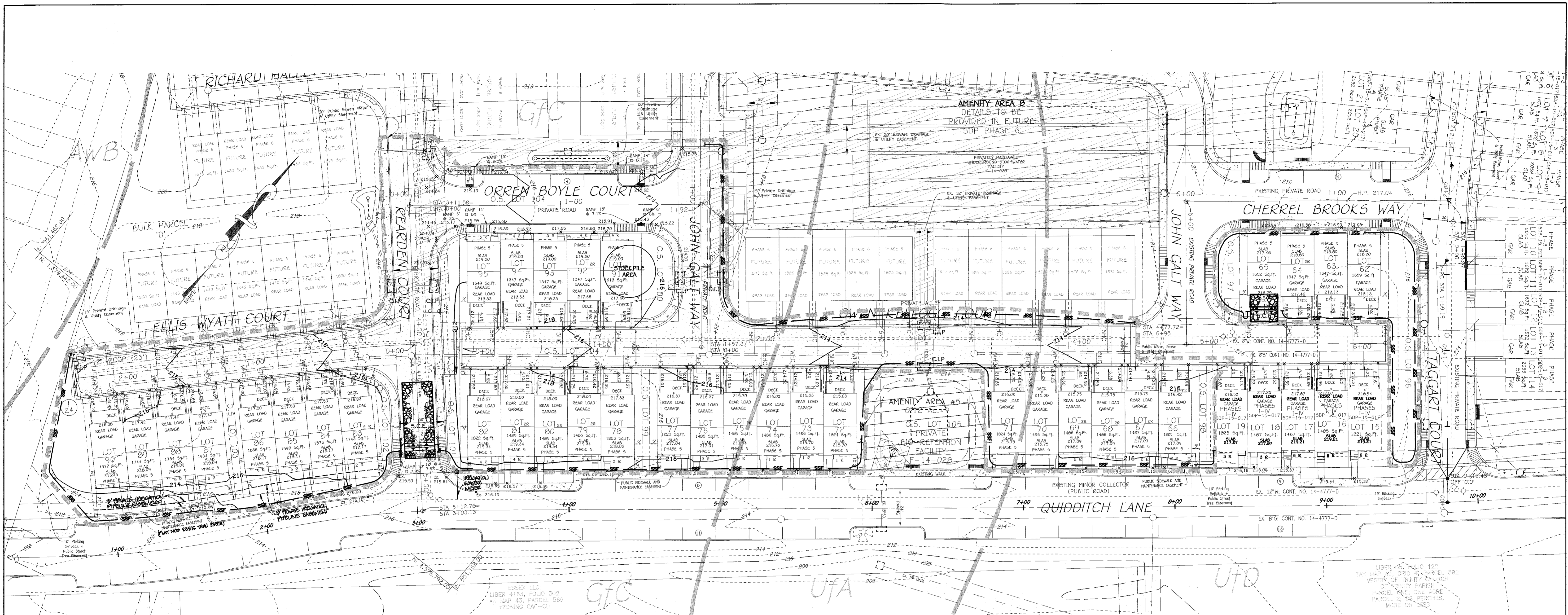
Director - Department of Planning and Zoning
Date: 1-19-16

PROJECT: MORRIS PLACE
SECTION: N/A
LOTS NO.: LOTS 62 THRU 95

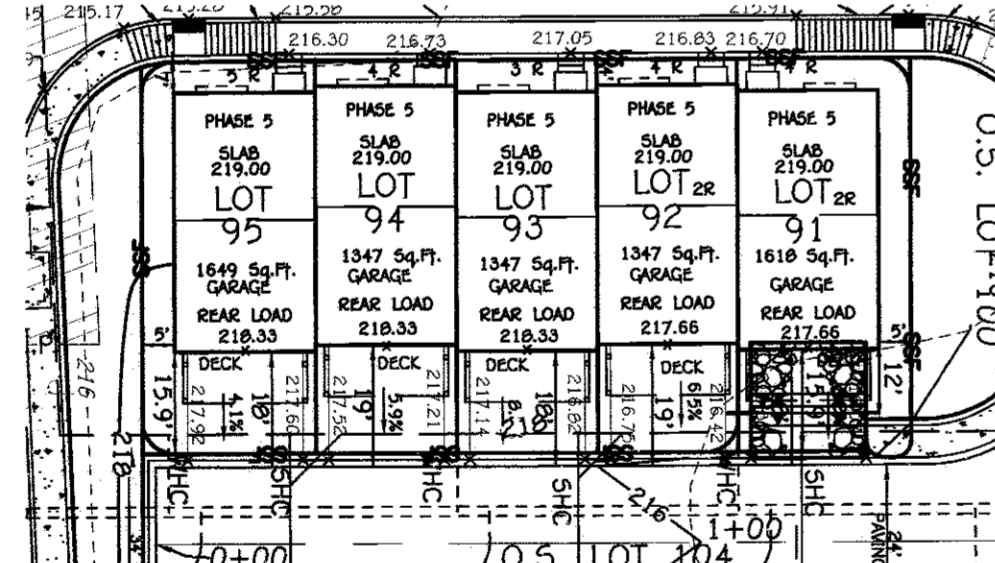
PLAT: 2357C-2357E	BLOCK NO.: 4	ZONE: CAC-CL1 & CE-CL1	TAX/ZONE: 43	ELEC. DIST.: 6	CENSUS TR.: 6069.02
WATER CODE: C-02	SEWER CODE: 7390000				

SITE DEVELOPMENT PLAN
SINGLE FAMILY TOWNHOUSE
MORRIS PLACE
PHASE V
LOTS 62 THRU 95
AND OPEN SPACE LOTS 96 THRU 104
SINGLE FAMILY ATTACHED HOUSING

ZONED: CAC-CL1
PREVIOUS HOWARD COUNTY FILES: SDP-02-148, SDP-91-50, 5-10-02, WP-12-173, F-13-001, F-14-025, F-15-047, SDP-15-017, F-15-047
TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 30, 2015
SHEET 2 OF 8 SDP-15-029



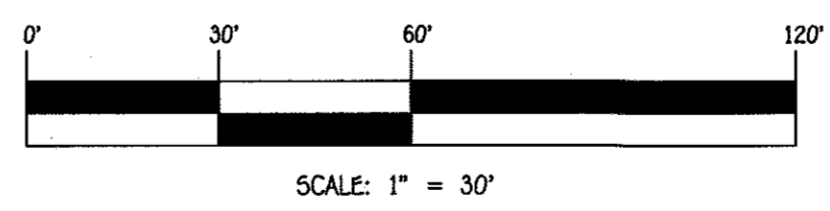
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X 362.2	SPOT ELEVATION
WALK	WALKOUT BASEMENT
SF - SF	SILT FENCE
SSF - SSF	SUPER SILT FENCE
EROSION CONTROL MATTING	
LOD	LIMIT OF DISTURBANCE
PROPOSED LANDSCAPING PER F-05-09	
STREET LIGHT PER F-05-09	
PUBLIC WATER & SEWER UTILITY EASEMENT	



TYPICAL SEDIMENT AND EROSION CONTROL FOR TOWNHOUSE CONSTRUCTION

SOILS LEGEND		
SOIL	NAME	CLASS
AwB	Alloway silt loam, 2 to 8 percent slopes	B
GfC	Gladstone-Urban land complex, 8 to 15 percent slopes	B
UfA	Urban land-Fallsington complex, 0 to 2 percent slopes	B/D
UfD	Urban land-Udorthents complex, 0 to 15 percent slopes	A

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



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2255

NO.	REVISION	DATE
1	APPROVED IRRIGATION WATER METER	8/10/16



PROFESSIONAL CERTIFICATE
 "I certify that this plan 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 of Surveyor: *Franke John Manalansan II* Date: 8/14/16
 FRANK JOHN MANALANSAN II, L.S.
 LICENSE NO. 21476
 EXPIRATION DATE: 7/14/17

BUILDER/DEVELOPER'S CERTIFICATE
 "I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment 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."
 Signature of Developer: *Edmund Bauhoff* Date: 8/10/16
 EDWARD BAHOFF

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature of Howard SCD: *John H. ...* Date: 8/14/16
 JOHN H. ...
 HOWARD SCD

OWNER
 C/O CDOG ASSET MANAGEMENT, LLC
 SUITE 230
 COLUMBIA, MD 21046
 ATTN: STEVEN S. BENSON
 (410) 696-3733

DEVELOPER/BUILDER
 BEAZER HOMES CORP
 8965 GUILFORD ROAD
 SUITE 230
 COLUMBIA, MD 21046
 ATTN: EDWARD GOLD
 (410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *...* Date: 1-19-16
 Chief, Development Engineering Division: *...* Date: 1-19-16
 Director - Department of Planning and Zoning: *...* Date: 1-19-16

PROJECT	SECTION	LOTS NO.
MORRIS PLACE	N/A	LOTS 62 THRU 95

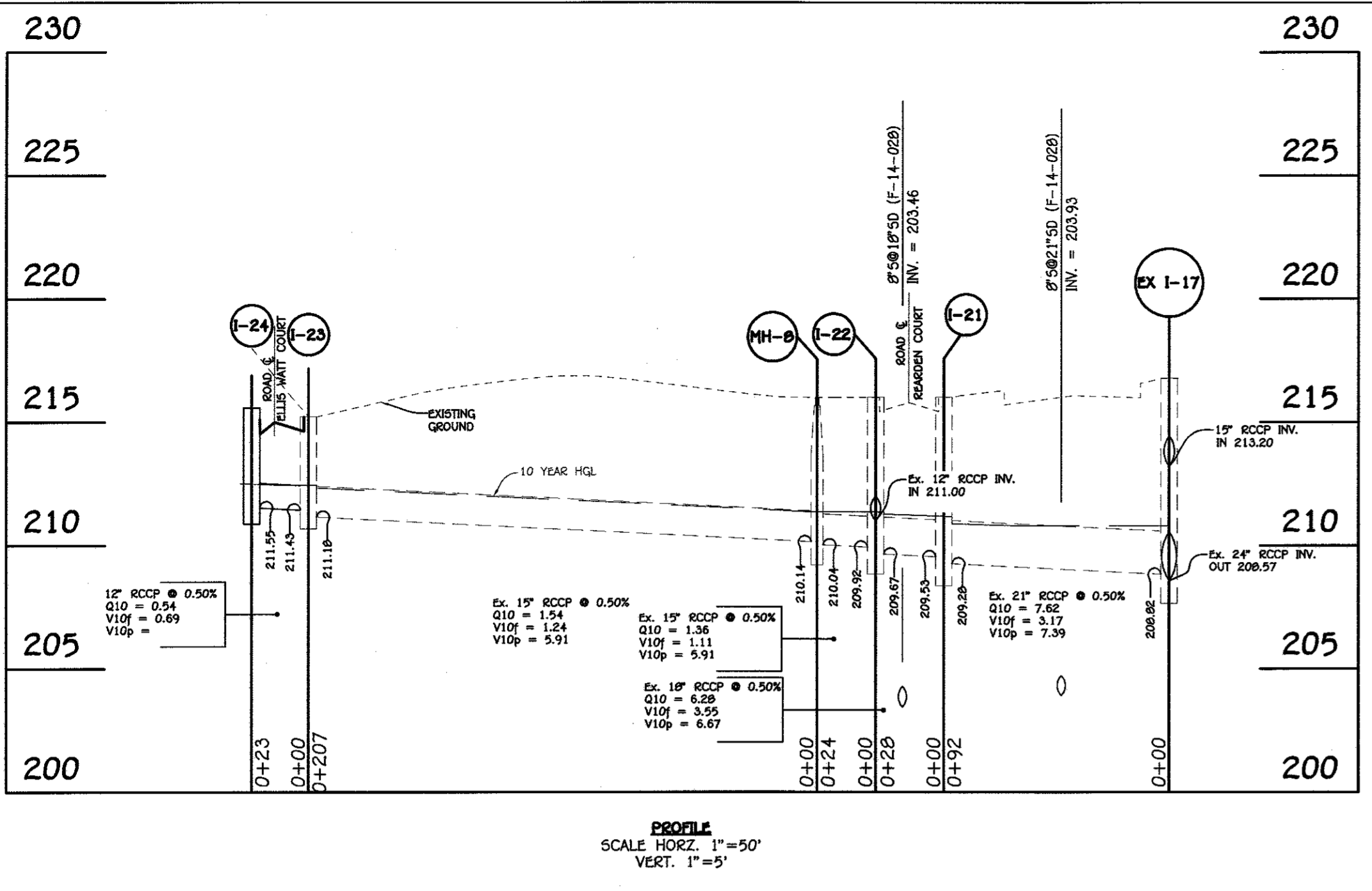
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
2357C-2357D	4	CAC-CLIA CE-CL1	43	6	6069.02

WATER CODE: C-02
 SEWER CODE: 7390000

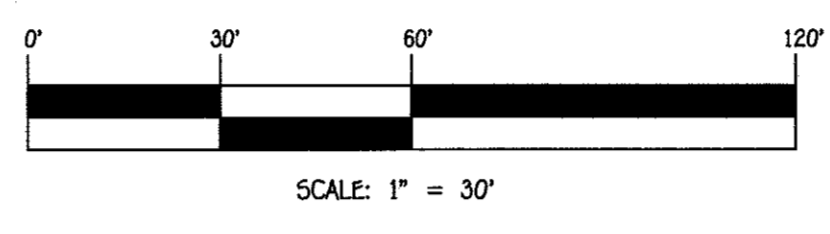
EROSION & SEDIMENT CONTROL PLAN

SINGLE FAMILY TOWNHOUSE MORRIS PLACE PHASE V
 LOTS 62 THRU 95
 AND OPEN SPACE LOTS 96 THRU 104
 SINGLE FAMILY ATTACHED HOUSING

PREVIOUS HOWARD COUNTY FILES: SDP-82-148, SDP-91-50, S-10-02, WP-12-173, P-13-001, F-14-025, F-14-025, SDP-15-017, F-15-047
 TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
 FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JULY 30, 2015
 SHEET 3 OF 8 SDP-15-029

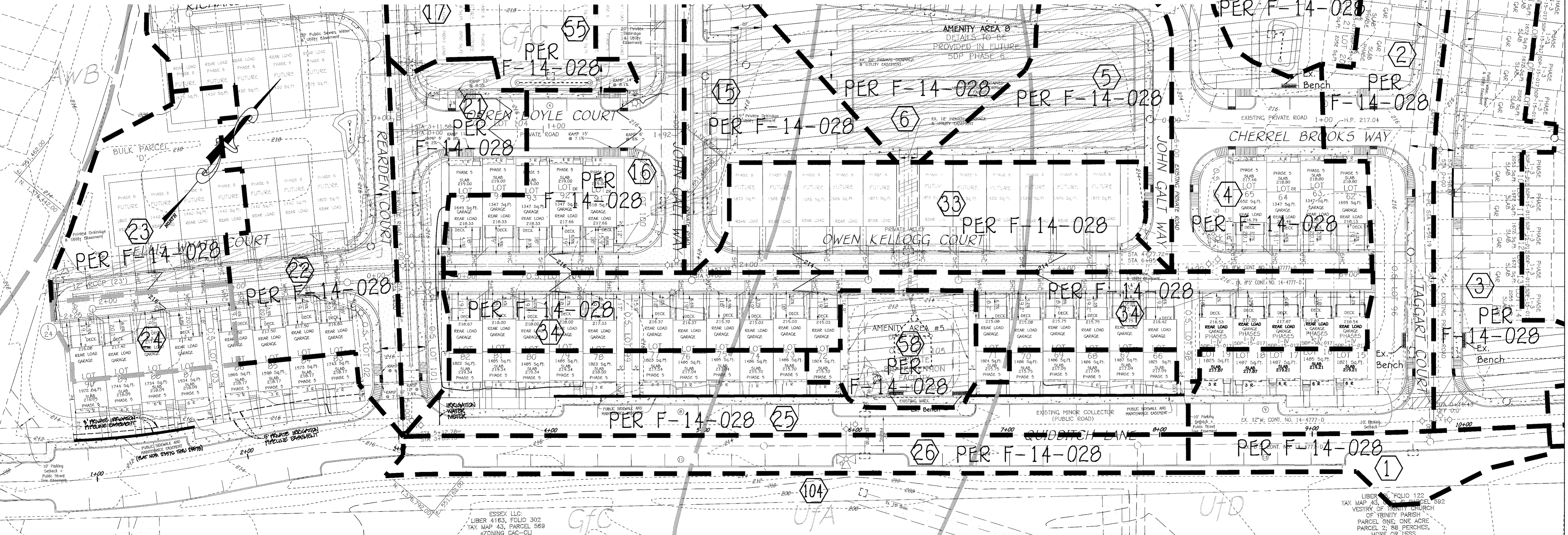


STRUCTURE SCHEDULE							
STRUCTURE NO.	OWNERSHIP AND MAINTENANCE	TOP ELEVATION	INV IN	INV OUT	COORDINATES	TYPE	REMARKS
I-24	PUBLIC	215.58	----	211.54	12° N 551105.22 E 1376516.85	A-5 INLET	D-4.01



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
X362.2	SPOT ELEVATION
WALKOUT	WALKOUT BASEMENT
SF - SF	SILT FENCE
SSP - SSP	SUPER SILT FENCE
ECM	EROSION CONTROL MATTING
---	LIMIT OF DISTURBANCE
PLANT SYMBOLS	PROPOSED LANDSCAPING PER F-05-09
★	STREET LIGHT PER F-05-09
---	PUBLIC WATER & SEWER UTILITY EASEMENT

STORM DRAINAGE AREAS					
SUB AREA (B)	ZONING	AREA (A)	"C" FACTOR (C)	% IMPERVIOUS (P)	Tc (hr)
I-24	CAC-CL1	0.14	0.79	80	0.08



<p>FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE ELLSWORTH CITY, MARYLAND 21144 (410) 461-2299</p>		<p>FRANK MANALANSAN, II</p>
NO.	REVISION	DATE
1	ADDED IRRIGATION WATER METER	6/10/16

ESSEX LLC
LIBER 4163, FOLIO 302
TAX MAP 43, PARCEL 569
#ZONING CAC-CL1

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/17.

Frank John Manalansan II
FRANK JOHN MANALANSAN II, L.S. NO. 21476
DATE: 6/1/16

OWNER
C/O C/O ASSET MANAGEMENT, LLC
8585 E. HARTFORD DRIVE
SUITE 200
COLUMBIA, MD 21046
ATTN: STEVEN S. BENSON
(410) 696-3733

DEVELOPER/BUILDER
BEAZER HOMES CORP
8965 GUILFORD ROAD
SUITE 290
COLUMBIA, MD 21046
ATTN: EDWARD GOLD
(410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County Department of Planning and Zoning
Date: 1-19-16

W. J. ...
Date: 1-5-16

W. J. ...
Date: 1-19-16

PROJECT	SECTION	LOTS NO.
MORRIS PLACE	N/A	LOTS 62 THRU 95

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
2357C-2357B	4	CAC-CL1 CE-CL1	43	6	6069.02

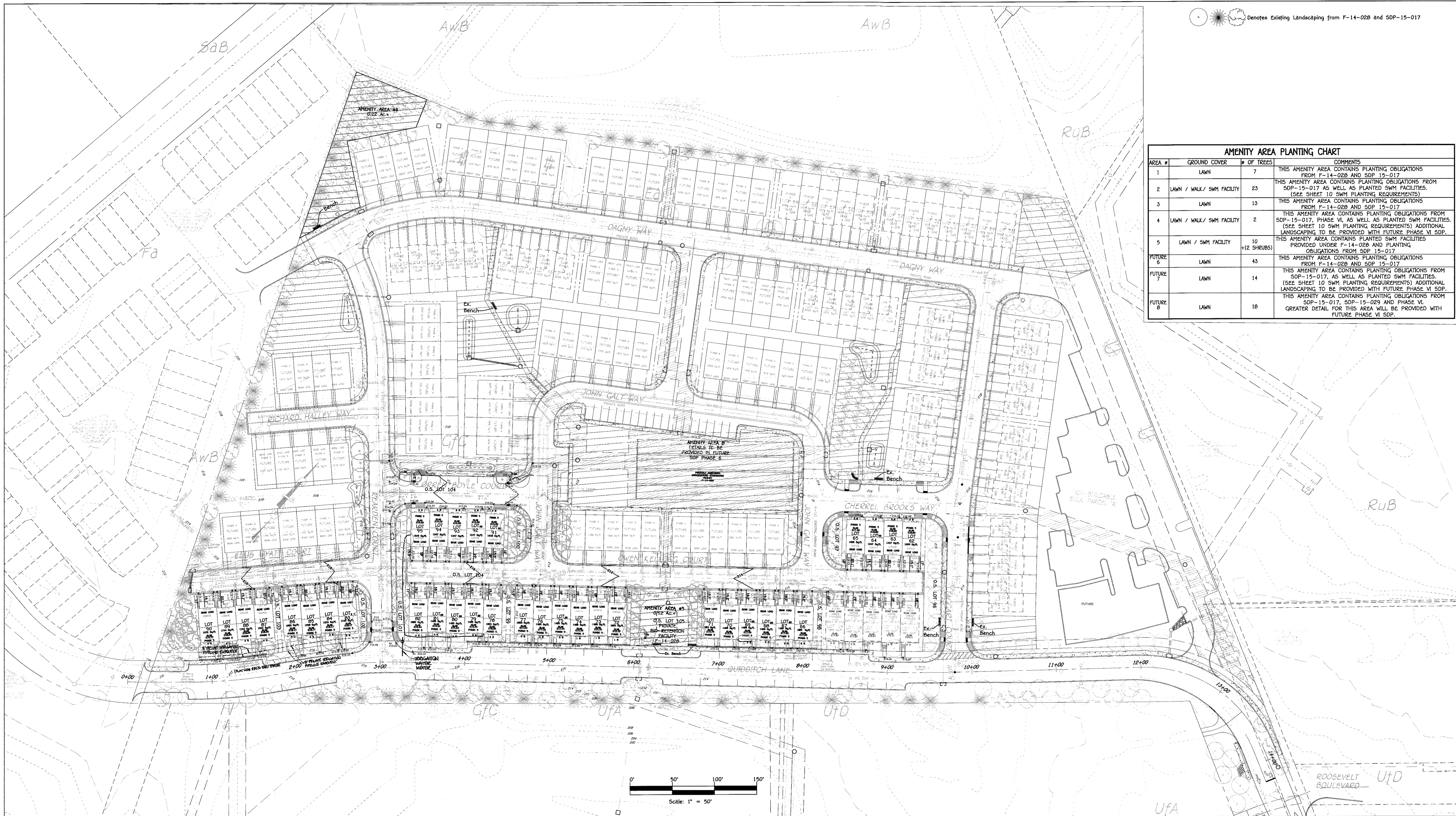
WATER CODE	SEWER CODE
C-02	7390000

STORM DRAIN DRAINAGE AREA MAP

SINGLE FAMILY TOWNHOUSE MORRIS PLACE
PHASE V
LOTS 62 THRU 95
AND OPEN SPACE LOTS 96 THRU 104
SINGLE FAMILY ATTACHED HOUSING

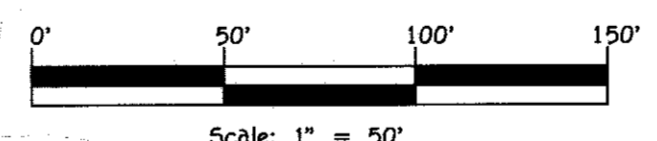
ZONED: CAC-CL1
PREVIOUS HOWARD COUNTY FILES: SDP-82-148, SDP-91-50, 5-10-02, WP-12-173, P-13-001, F-14-025, F-15-047, SDP-15-017, F-15-047
TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 30, 2015

SHEET 5 OF 8
SDP-15-029



Denotes Existing Landscaping from F-14-02B and SDP-15-017

AMENITY AREA PLANTING CHART			
AREA #	GROUND COVER	# OF TREES	COMMENTS
1	LAWN	7	THIS AMENITY AREA CONTAINS PLANTING OBLIGATIONS FROM F-14-02B AND SDP 15-017
2	LAWN / WALK / SWM FACILITY	23	THIS AMENITY AREA CONTAINS PLANTING OBLIGATIONS FROM SDP-15-017 AS WELL AS PLANTED SWM FACILITIES. (SEE SHEET 10 SWM PLANTING REQUIREMENTS)
3	LAWN	13	THIS AMENITY AREA CONTAINS PLANTING OBLIGATIONS FROM F-14-02B AND SDP 15-017
4	LAWN / WALK / SWM FACILITY	2	THIS AMENITY AREA CONTAINS PLANTING OBLIGATIONS FROM SDP-15-017, PHASE VI, AS WELL AS PLANTED SWM FACILITIES. (SEE SHEET 10 SWM PLANTING REQUIREMENTS) ADDITIONAL LANDSCAPING TO BE PROVIDED WITH FUTURE PHASE VI SDP.
5	LAWN / SWM FACILITY	10 (+2 SHRUBS)	THIS AMENITY AREA CONTAINS PLANTED SWM FACILITIES PROVIDED UNDER F-14-02B AND PLANTING OBLIGATIONS FROM SDP 15-017
FUTURE 6	LAWN	43	THIS AMENITY AREA CONTAINS PLANTING OBLIGATIONS FROM F-14-02B AND SDP 15-017
FUTURE 7	LAWN	14	THIS AMENITY AREA CONTAINS PLANTING OBLIGATIONS FROM SDP-15-017, AS WELL AS PLANTED SWM FACILITIES. (SEE SHEET 10 SWM PLANTING REQUIREMENTS) ADDITIONAL LANDSCAPING TO BE PROVIDED WITH FUTURE PHASE VI SDP.
FUTURE 8	LAWN	18	THIS AMENITY AREA CONTAINS PLANTING OBLIGATIONS FROM SDP-15-017, SDP-15-029 AND PHASE VI. GREATER DETAIL FOR THIS AREA WILL BE PROVIDED WITH FUTURE PHASE VI SDP.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FILE
 ELLETTT CITY, MARYLAND 21042
 (410) 461-2959

NO.	REVISION	DATE
1	APPROX IRRIGATION WATER NETWORK	8/17/16

#21476

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/17.

Frank John Manalansan II 8/4/15
 FRANK JOHN MANALANSAN II, L.S. NO. 21476

OWNER
 C/O CDBG ASSET MANAGEMENT, LLC
 8585 E. HARTFORD DRIVE, SUITE 200
 COLUMBIA, MD 21046
 ATTN: STEVEN S. BENSON
 (480) 696-3733

DEVELOPER/BUILDER
 BEAZER HOMES CORP
 8965 GUILFORD ROAD, SUITE 250
 COLUMBIA, MD 21046
 ATTN: EDWARD GOLD
 (410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kevin J. ... 1-19-16
 Chief, Division of Land Development Date

... 1-5-16
 Chief, Development Engineering Division Date

... 1-19-16
 Director - Department of Planning and Zoning Date

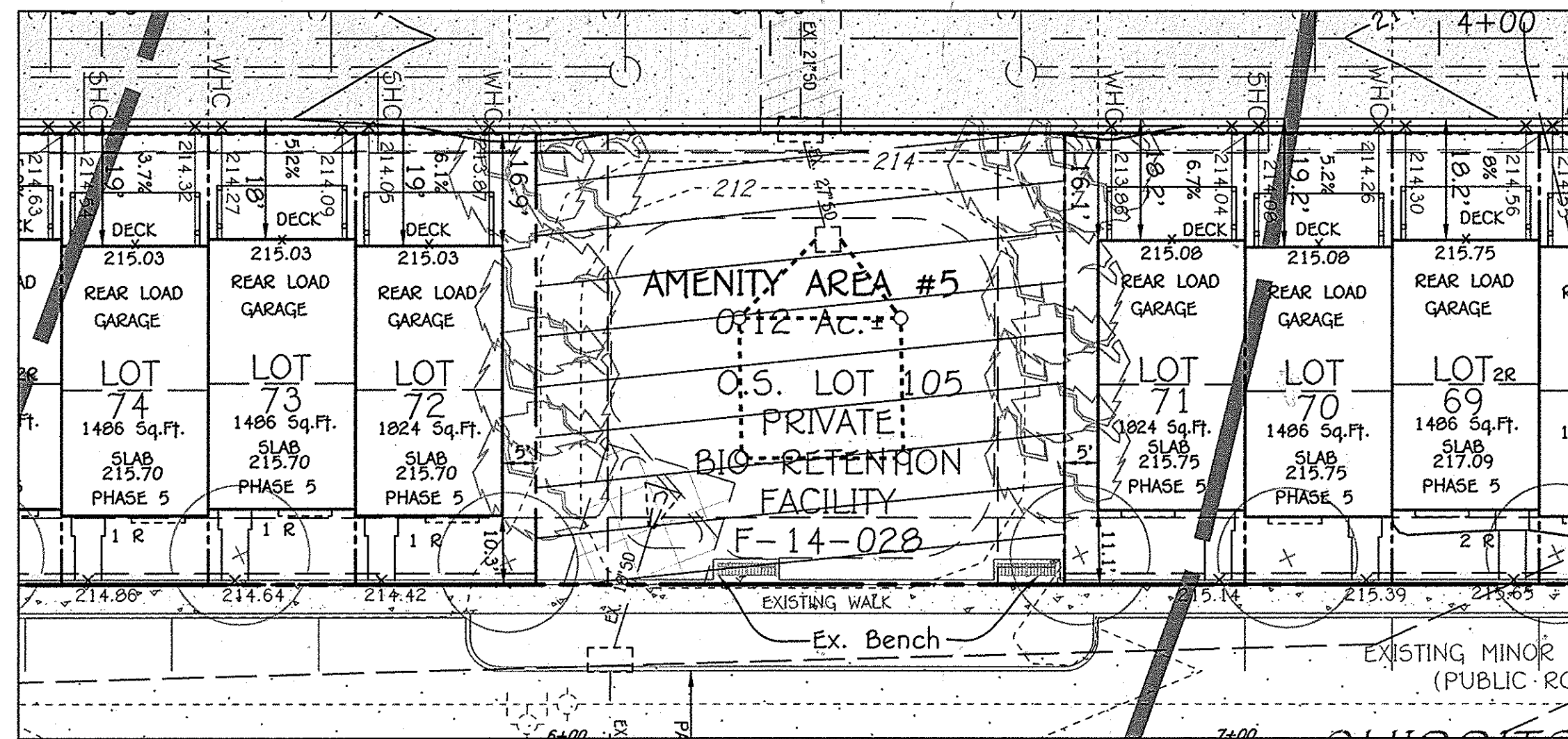
PROJECT	SECTION	LOTS NO.
MORRIS PLACE	N/A	LOTS 62 THRU 95
PLAT	BLOCK NO.	ZONE
2387G-2387E	4	CAC-CL1 & CE-CL1
TAX/ZONE	ELEC. DIST.	CENSUS TR.
43	6	6069.02
WATER CODE	SEWER CODE	
C-02	7390000	

LANDSCAPE PLAN

SINGLE FAMILY TOWNHOUSE MORRIS PLACE
 PHASE V
 LOTS 62 THRU 95
 AND OPEN SPACE LOTS 96 THRU 104
 SINGLE FAMILY ATTACHED HOUSING

PREVIOUS HOWARD COUNTY FILES: SDP-82-148, SDP-91-50, S-10-02, WP-12-173, P-13-001, F-14-025, F-15-047, SDP-15-017, F-15-047
 TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JULY 30, 2015
 SHEET 6 OF 8 SDP-15-029

EXISTING AMENITY AREA #5



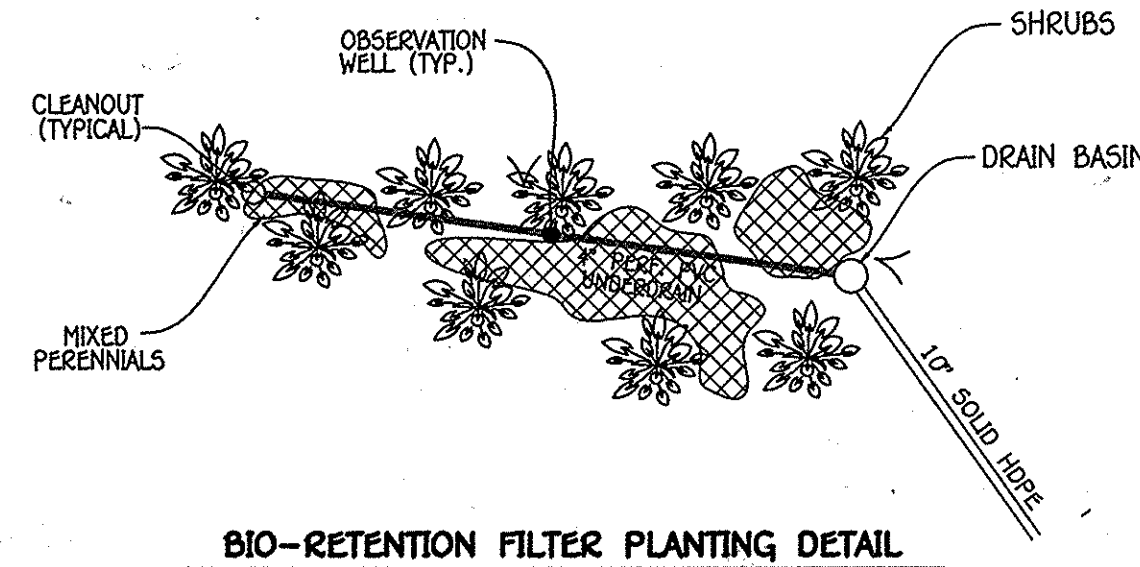
- NOTE:**
1. THE BIO-RETENTION FACILITY LOCATED WITHIN AMENITY AREA #5 HAS BEEN PROVIDED UNDER F-14-028. THE QUANTITY AND SPECIES FOR THE REQUIRED PLANTINGS TO SUPPORT THIS FACILITY ARE SHOWN BELOW.
 2. THE TREE PLANTING SURROUNDING THIS FACILITY ARE TO SUPPORT THE LANDSCAPE OBLIGATION REQUIRED FOR SDP-15-029. THERE WILL BE 10 ACER SUBBUM ARMSTRONG, RED MAPLES PLANTED ALONG THE PERIMETER OF THIS FACILITY.
 3. BENCHES WILL BE BLACK FRAMED WITH COMPOSITE SLATES THAT RESEMBLE NATURAL WOOD.

Bio-Retention plant and shrub species to be planted within Amenity Area#5

MIXED PERENNIALS
 OUT-LEAF CONEFLOWER
 CARDINAL FLOWERS
 TRANSCENDANT ASTER

SHRUBS
 BARBERIS
 ARBORYVITIS
 WINTERSPRING
 INK BERRY
 WITCH HAZEL
 BUTTERNUT
 BUCKEYE
 BOTTLEBRUSH BUCKEYE

ANY OF THE SHRUBS LISTED MAY BE USED



BIO-RETENTION FILTER PLANTING DETAIL
 NO SCALE

PLANT MATERIAL - BIO-RETENTION No. 1		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
232	MIXED PERENNIALS	1 FT.
116	SHRUBS	2 FT.

LANDSCAPING PLANT LIST				
SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	35	ACER RUBRUM ARMSTRONG RED MAPLE	2 1/2-3" CAL.	
	29	PRUNUS SARGENTII SARGENT CHERRY	2 1/2-3" CAL.	
	20	CLETHRA ALNIFOLIA SUMMERSWEET CLETHRA	2 1/2-3" CAL.	

NOTE:
 THE LANDSCAPE MANUAL SURETY IN THE AMOUNT OF \$19,200.00 FOR 62 SHADE TREES, 20 SHRUBS SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS PLAN (SDP-15-029).

LANDSCAPE DEVELOPER'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 certification of landscape installation accompanied by an executed one-year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

[Signature] Date 7/20/15

This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the developer's agreement.

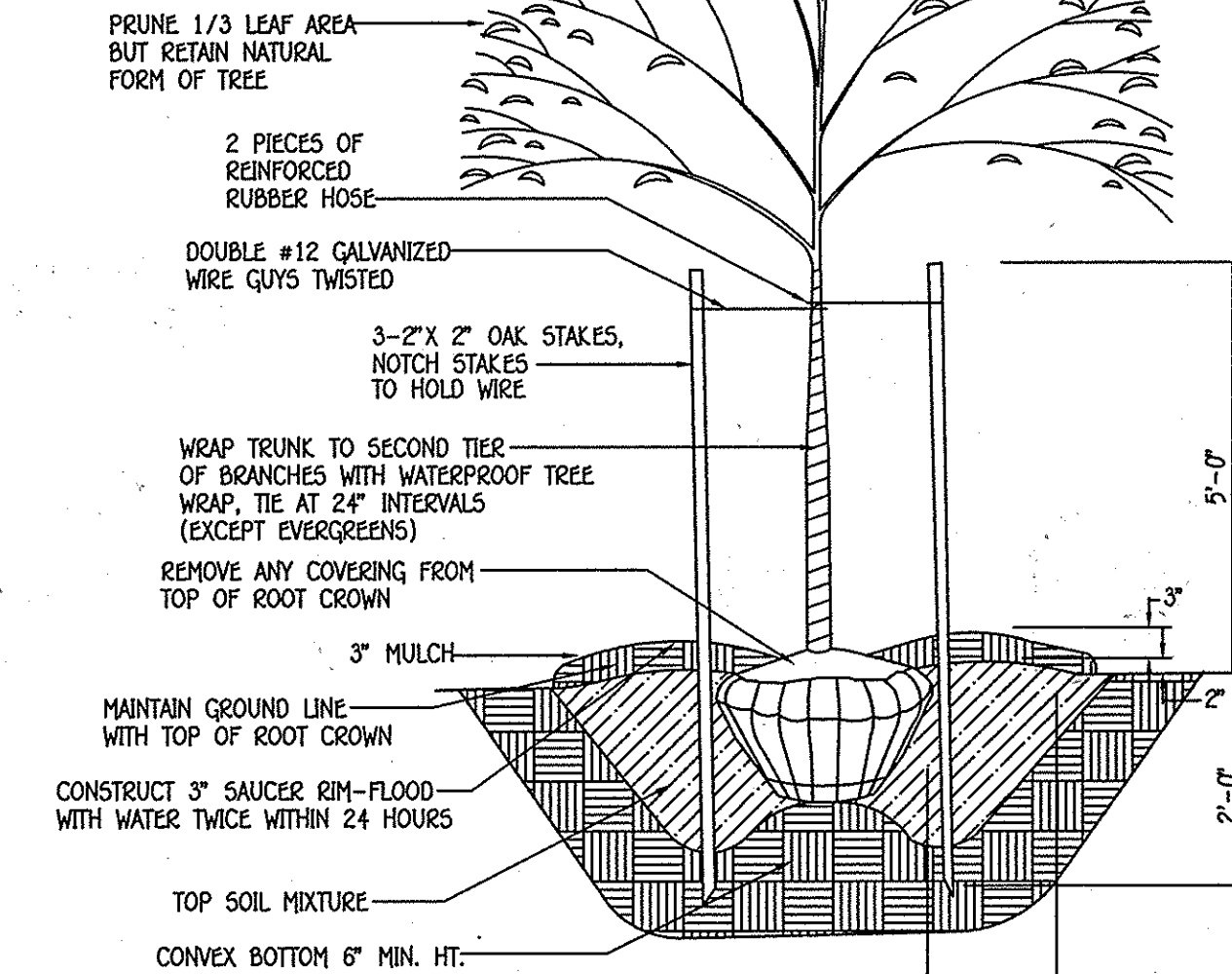
STREET TREE SCHEDULE		
QTY.	SIZE	COMMENTS
237.70/40 = 5.94 5.94 x 2 = 11.89 12 TREES	2 1/2-3" CAL.	40' APART (Part of Rearden Court) Sta 2+75 to 5+12.70
193/40 = 4.83 4.83 x 2 = 9.65 10 TREES	2 1/2-3" CAL.	40' APART (Orren Boyle Court)
131/40 = 3.28 3.28 x 2 = 6.56 7 TREES	2 1/2-3" CAL.	40' APART (Part of John Galt Way) Sta 0+00 to 1+31

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
SINGLE FAMILY ATTACHED	
NUMBER OF PARKING SPACES	4
NUMBER OF TREES REQUIRED (1:10)	1

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
SINGLE FAMILY ATTACHED	
NUMBER OF DWELLING UNITS	32
NUMBER OF TREES REQUIRED (1:13 DU APTS)	34

NOTE: CONTRACTOR TO REGRADE, SOO OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.

SPRAY WITH MILT-PROOF ACCORDING TO MANUFACTURERS STANDARDS



TREE PLANTING DETAIL
 NOT TO SCALE

PLANTING SPECIFICATIONS

PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.

ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLANT LIST AND THE AMERICAN ASSOCIATION OF NURSERYMEN (AAO) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DISEASE, DEFOLIATING INSECTS, SOFT SCALE INSECTS, MARSHMOWS OF THE WIND, PLANT GROUND, INSECT PESTS, DISEASE, AND ALL FORMS OF INSECT INFESTATIONS OR DISEASABLE DEFOLIATIONS. PLANT MATERIAL THAT IS WIND OR MARCH CUT BACK FROM LARGER GRASSES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORCED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FREELY DUG, NO HEAVY-IN PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA" (UNOFFICIAL "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECT, LATEST EDITION, INCLUDING ALL ADDENDA.

CONTRACTOR SHALL BE RESPONSIBLE TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPAIR/REPLACEMENT OF SPECIFIED PLANT MATERIAL.

CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "TREE UTILITY" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UTILITIES, DAMAGE TO EXISTING STRUCTURE AND UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

PROTECTION OF EXISTING VEGETATION TO REMAIN SHALL BE ACCOMPLISHED BY THE TEMPORARY INSTALLATION OF 4 FOOT HIGH SNAPE FENCE OR BLAZE ORANGE SAFETY FENCE AT THE DEEP LINE.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIAL IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. ALL PLANTING IS TO BE COMPLETED WITHIN THE GROWING SEASON OR COMPLETION OF SITE CONSTRUCTION.

SOIL SHALL BE BASE ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS.

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.

ALL SHRUBS SHALL BE PLANTED IN CONTINUOUS TRENCHES OR PREPARED PLANTING BEDS AND MULCHED WITH COMPOSTED HARDWOOD MULCH AS DETAILS AND SPECIFIED EXCEPT WHERE NOTED ON PLANS.

POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS 2 PERCENT SLOPE.

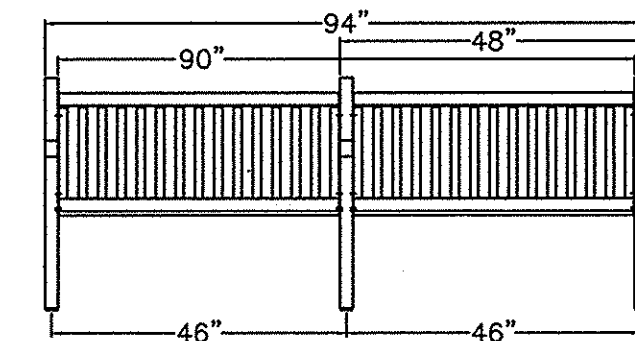
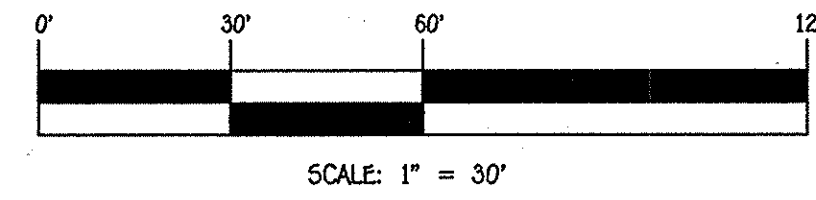
PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE, ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HORN OR OTHER APPROVED ORGANIC MATERIAL, ADD 3 LBS. OF EVERGREEN (NUTRIENT) FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED.

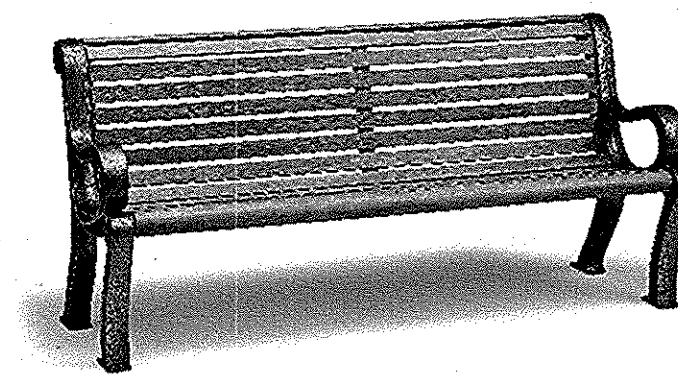
ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDED.

THIS PLAN IS INTENDED FOR LANDSCAPE USE ONLY. SEE OTHER PLAN SHEETS FOR MORE INFORMATION ON GRADING, SEGMENT CONTROL, LAYOUT, ETC.

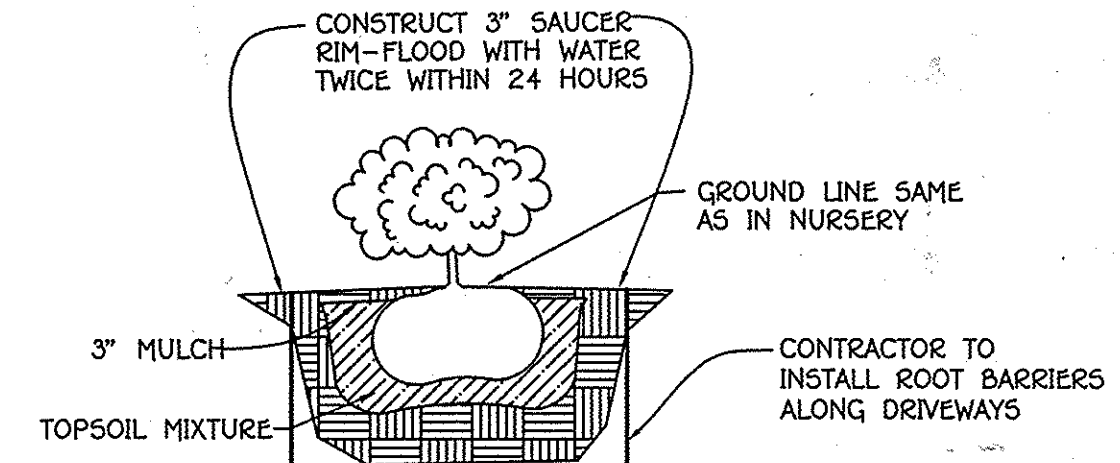
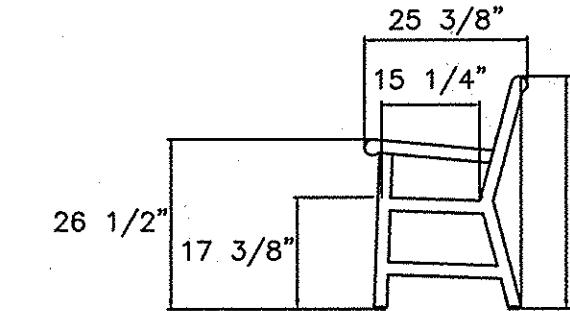
CONTRACTOR TO INSTALL ROOT BARRIERS ALONG DRIVEWAYS



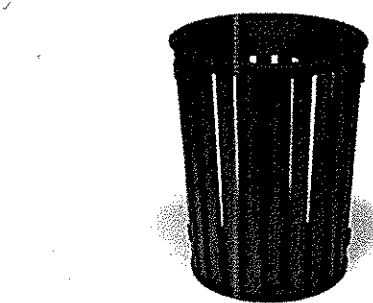
BENCH DETAILS
 NOT TO SCALE



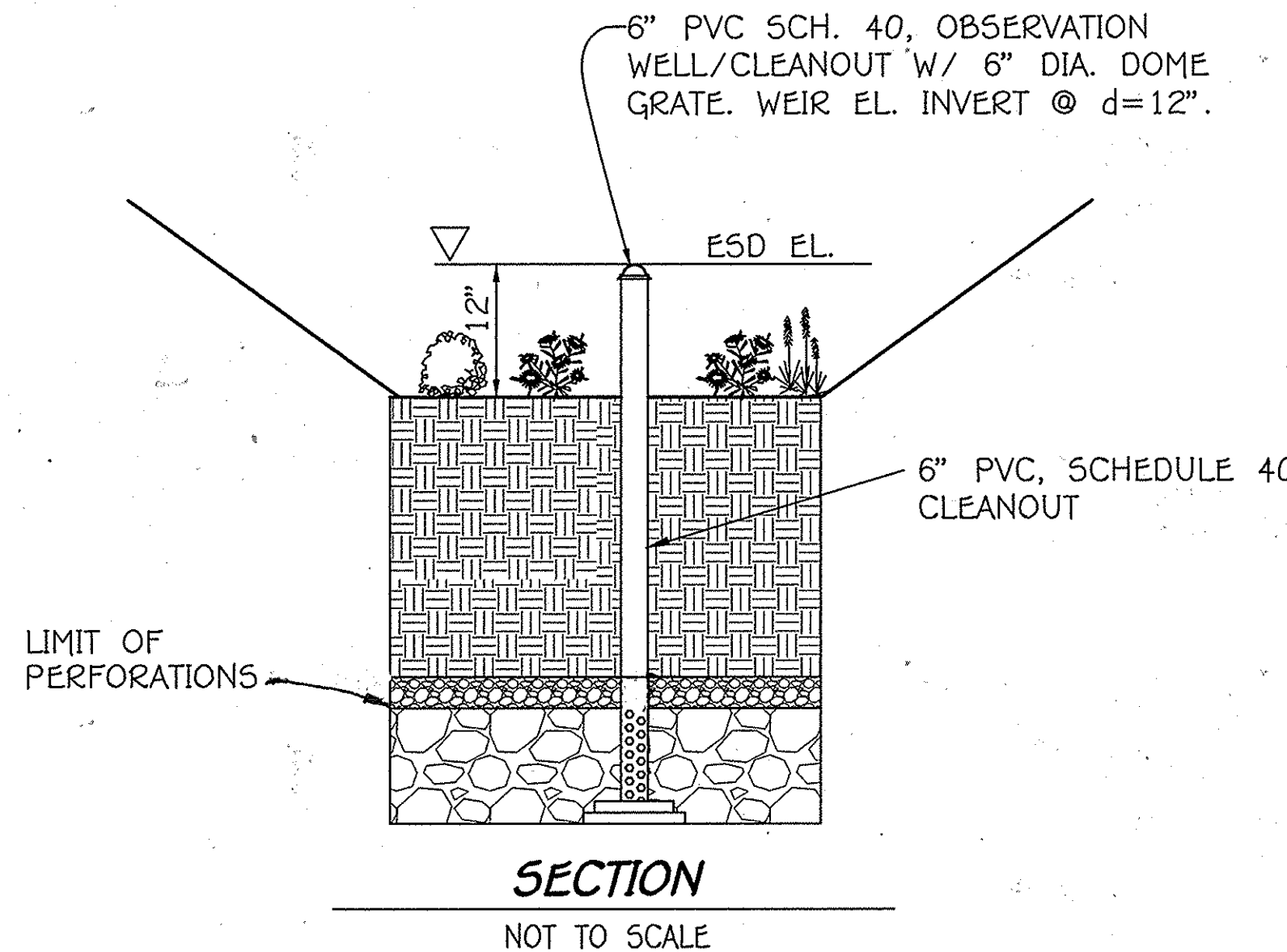
Bench
 AS MANUFACTURED BY L&T OR APPROVED EQUAL
 Flux Wood
 Surface Mount



SHRUB PLANTING DETAIL
 NOT TO SCALE



32 Gallon Receptacle
 AS MANUFACTURED BY L&T OR APPROVED EQUAL
 with Liner and Flap
 Top Lid - Flux
 Wood Portable



SECTION
 NOT TO SCALE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL OFFICE: 10725 BAYVIEW NATIONAL PkE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895

STATE OF MARYLAND
 PROFESSIONAL LAND SURVEYOR
 No. 21476

NO.	REVISION	DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/17.

[Signature] 8/4/15
 FRANK JOHN MANALANSAN II, L.S. NO. 21476

OWNER
 JUDGE S BETH LE
 C/O CDCX ASSET MANAGEMENT, LLC
 8989 E. HARTFORD DRIVE
 SUITE 200
 SCOTTSDALE, AZ 85255
 ATTN: STEVEN S. BENSON
 (480) 696-3733

DEVELOPER/BUILDER
 BEAZER HOMES CORP
 8965 GUILFORD ROAD
 SUITE 290
 COLUMBIA, MD 21046
 ATTN: EDWARD GOLD
 (410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1-19-16
 Chief, Division of Land Development Date

[Signature] 1-5-16
 Chief, Development Engineering Division Date

[Signature] 1-19-16
 Director - Department of Planning and Zoning Date

PROJECT: MORRIS PLACE SECTION: N/A LOTS NO.: LOTS 62 THRU 95

PLAT: 235TG-235T2 BLOCK NO.: 4 ZONE: CAC-CLJ CE-CLJ TAX/ZONE: 43 ELEC. DIST.: 6 CENSUS TR.: 6069.02

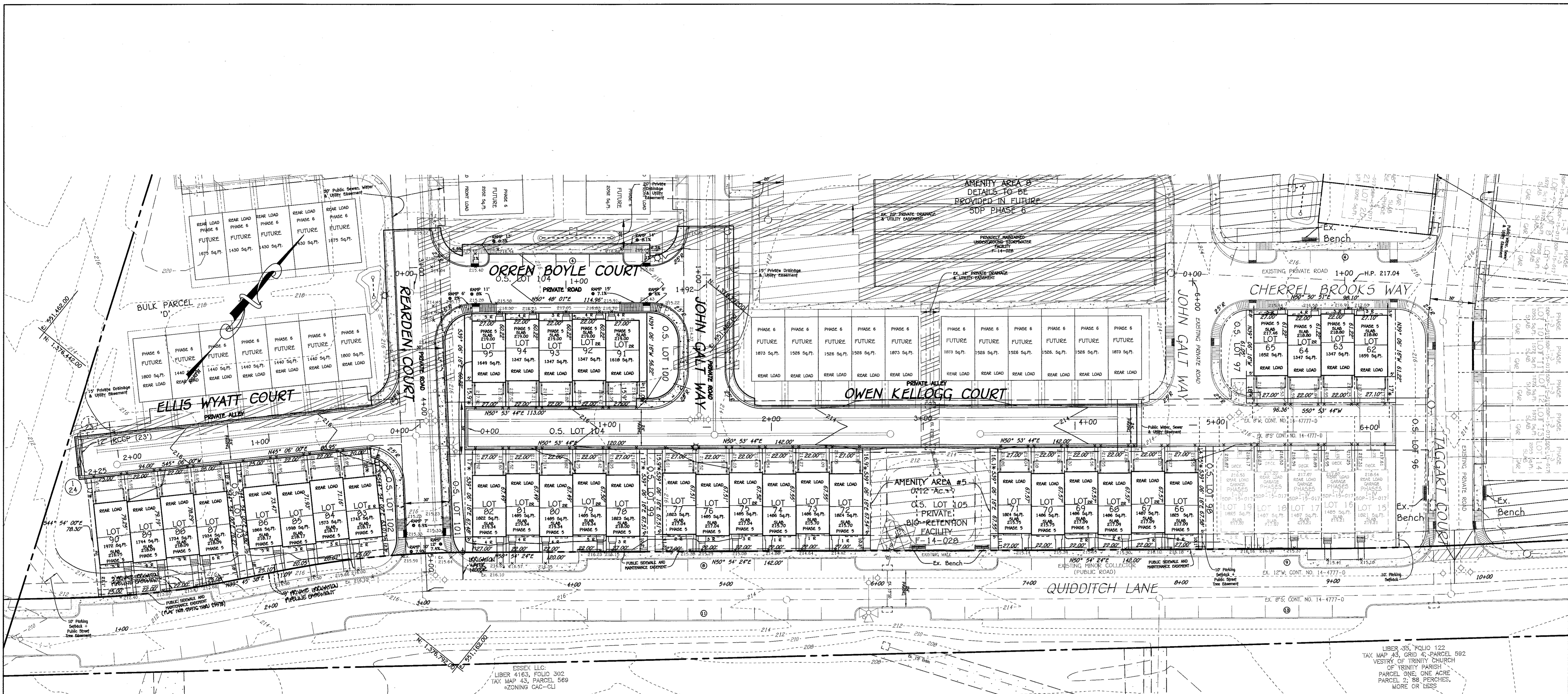
WATER CODE: C-02 SEWER CODE: 7390000

LANDSCAPE PLAN DETAILS

SINGLE FAMILY TOWNHOUSE
MORRIS PLACE
 PHASE V
 LOTS 62 THRU 95
 AND OPEN SPACE LOTS 96 THRU 104
 SINGLE FAMILY ATTACHED HOUSING
 ZONED: CAC-CLJ

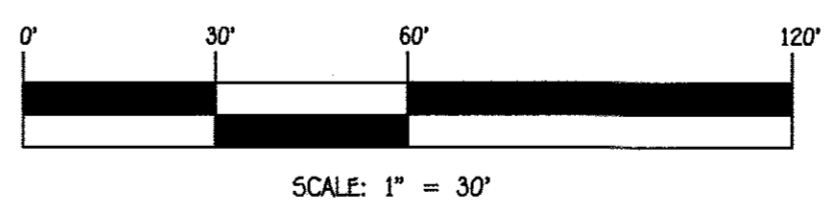
PREVIOUS HOWARD COUNTY FILES: SDP-82-140, SDP-91-50, S-10-02, WP-12-173, P-13-001, F-14-025, F-15-047, SDP-15-017, F-15-047
 TAX MAP NO.: 43 PARCEL NO.: 599 GRID NO.: 4
 FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JULY 30, 2015

SHEET 7 OF 8 SDP-15-029



*-Denotes Measurement From Building Face To Nearest Property Line.

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - -	PROPOSED CONTOUR 2' INTERVAL
x362.2	SPOT ELEVATION
WALK	WALKOUT BASEMENT
SF - SF	SILT FENCE
SF - SF	SUPER SILT FENCE
● ● ● ●	EROSION CONTROL MATING
○ ○ ○ ○	LIMIT OF DISTURBANCE
○ ○ ○ ○	PROPOSED LANDSCAPING PER F-05-09
○ ○ ○ ○	STREET LIGHT PER F-05-09
○ ○ ○ ○	PUBLIC WATER & SEWER UTILITY EASEMENT



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

NO.	REVISION	DATE
1	ADD INVESTIGATION WATER MARK	9/19/10

#21476

FRANK MANALANSAN, II

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/17.

Frank Manalansan II 8-4-15
 FRANK MANALANSAN II, L.S. NO. 21476 DATE

OWNER
 CHECK 3 BRT LP
 C/O CDG ASSET MANAGEMENT, LLC
 8585 E. HARTFORD DRIVE
 SUITE 290
 COLUMBIA, MD 21046
 ATTN: STEVEN S. BENSON
 (410) 696-3733

DEVELOPER/BUILDER
 BEAZER HOMES CORP
 8965 GUILFORD ROAD
 SUITE 290
 COLUMBIA, MD 21046
 ATTN: EDWARD GOLD
 (410) 720-5071

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kristen Deane 1-19-16
 Chief, Division of Land Development Date

John Edinger 1-5-16
 Chief, Development Engineering Division Date

Thomas J. Jelle 1-19-16
 Director - Department of Planning and Zoning Date

PROJECT	SECTION	LOTS NO.
MORRIS PLACE	N/A	LOTS 62 THRU 95

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
2357C-2357E	4	CAC-CLIA CE-CL1	43	6	6069.02

WATER CODE	SEWER CODE
C-02	7390000

GEOMETRY PLAN

SINGLE FAMILY TOWNHOUSE MORRIS PLACE PHASE V

LOTS 62 THRU 95
 AND OPEN SPACE LOTS 96 THRU 104
 SINGLE FAMILY ATTACHED HOUSING

ZONED: CAC-CL1
 PREVIOUS HOWARD COUNTY FILES: SDP-02-148, SDP-01-50, S-10-02, WP-12-173, P-13-001, F-14-025, F-15-047, SDP-15-017, F-15-047
 TAX MAP NO. 43 PARCEL NO.: 599 GRID NO.: 4
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JULY 30, 2015

SHEET 8 OF 8 5DP-15-029