

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SKETCH PLAN
3	S.H.A. WIDENING PLAN

COORDINATE TABLE

Number	Northing	Easting
131	600965.3380	1338943.0527
132	601591.2316	1338940.8950
133	601581.9072	1338960.7474
136	600539.7316	1339202.9989
137	600530.4816	1339030.6120
146	601403.8172	1339211.4062
147	601347.9470	1339343.3733
403	600788.4126	1338904.1620
406	600824.9715	1338965.2788
481	600903.0160	1338491.7275

SKETCH PLAN

HEARTHSTONE AT LITTLE PATUXENT

LOTS 1 - 21 AND OPEN SPACE LOTS 22 THRU 24

ZONING: R-20

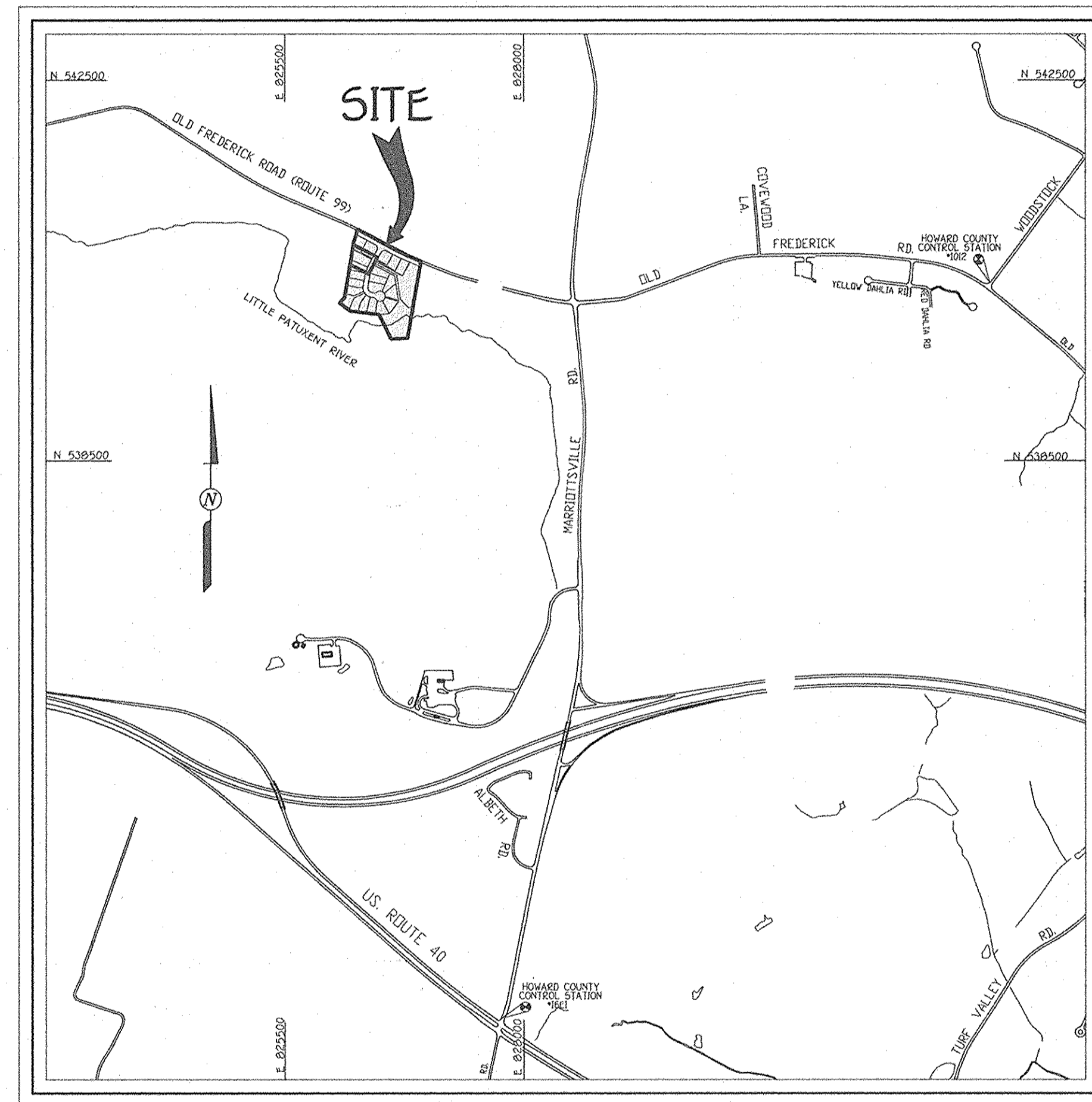
TAX MAP Nos. 10 & 16 GRID Nos. 4 & 21 PARCEL Nos. 207 & 224

LOT No.	GROSS AREA Sq.ft.	PIPESTEM AREA Sq.ft.	MINIMUM LOT SIZE Sq.ft.
2	16,057	1,529	14,528
3	18,592	2,753	15,839
14	16,360	2,256	14,102
19	16,716	660	16,056
20	18,798	1,607	17,191

ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
MANSION OVERLOOK COURT	PUBLIC ACCESS STREET	25 MPH	50'

LEGEND

- SLOPES BETWEEN 15% AND 24.9%
- FLOODPLAIN DELINEATION BASED ON CAPITAL PROJECT D-4-1007.
- EXISTING WOODS LINE
- STREAM BANK BUFFER
- WETLAND BUFFER
- UNMITIGATED 65dbA NOISE CONTOUR LINE
- FOREST CONSERVATION EASEMENT
- WETLAND BOUNDARY
- WETLAND AREA



VICINITY MAP
SCALE: 1" = 1200'

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE OF ITS SUBMISSION AFTER MAY 22, 2003.
2. SUBJECT PROPERTY ZONED R-20 PER 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07-28-06.
3. SITE ANALYSIS
 - a. GROSS AREA OF TRACT = 13,503 AC.
 - b. AREA OF FLOODPLAIN = 0.70 AC.
 - c. NET AREA OF TRACT = 12,803 AC.
 - d. AREA OF PROPOSED LOTS = 7,429 AC.
 - e. AREA OF PROPOSED ROADS = 1,849 AC.
 - f. TOTAL AREA OF OPEN SPACE LOTS = 4.22 AC.
 - g. TOTAL NUMBER OF LOTS PROPOSED = 24
 - h. NUMBER OF BUILDABLE LOTS = 21
 - i. NUMBER OF OPEN SPACE LOTS = 3
4. OPEN SPACE TABULATION
 - a. AREA OF OPEN SPACE REQUIRED (13,503 AC x 30%) = 4.05 AC.
 - b. AREA OF OPEN SPACE PROVIDED = 4.225 AC.
5. RECREATIONAL OPEN SPACE TABULATION
 - a. AREA OF RECREATIONAL OPEN SPACE REQUIRED = 4,200 SQ.FT. (200 SF/LOTx21 LOTS)
 - b. AREA OF RECREATIONAL OPEN SPACE PROVIDED = 4,471 SQ.FT. (209 SF/LOTx21 LOTS)
6. PROPERTY DEED REFERENCE: LIBER 10360 AT FOLIO 68 AND LIBER 9216 AT FOLIO 001.
7. PROPERTY SUBJECT TO DEPARTMENT OF PLANNING AND ZONING FILE NO. 5-07-002.
8. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
9. SOILS INFORMATION TAKEN FROM SOIL MAP Nos. 8 & 9, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1958 ISSUE.
10. THE EXISTING DWELLING AND ACCESSORY STRUCTURES LOCATED ON SITE ARE TO BE RAISED.
11. BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED JUNE, 2005.
12. TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. DATED JAN. 2006 AND SUPPLEMENTED WITH AERIAL CONTOUR MAPPING BY HARFORD AERIAL ON JANUARY 21, 2005.
13. THERE ARE NO STEEP SLOPES (25% OR GREATER) LOCATED ON THIS PROPERTY.
14. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 37B SPECIFICATIONS. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF A STONE RESERVOIR. WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY A POCKET POND. OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUME ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION. THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOWED FOR THIS DEVELOPMENT.
15. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED AUGUST, 2006.
16. NOISE STUDY PREPARED BY MARS GROUP DATED AUGUST, 2006.
17. FLOOD PLAN STUDY SHOWN HEREON IS BASED ON DELINEATION FROM HOWARD COUNTY CAPITAL PROJECT D-4-1007, LITTLE PATUXENT STUDY.
18. THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, DATED MAY, 2007.
19. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT THE PIPESTEM LOT DRIVEWAY.
20. NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
21. B.R.L. DENOTES BUILDING RESTRICTION LINE.
22. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a. WIDTH - 12 FEET (8 FEET SERVING MORE THAN ONE RESIDENCE)
 - b. SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - c. GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 TURNING RADIUS.
 - d. STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS IN 25 LOADING.
 - e. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - f. STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - g. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
23. COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 1012 AND NO. 16E1
 - HOWARD COUNTY MONUMENT NO. 1012 N 60,060,177.7 FT
E 1,345,336,798.0 FT
 - HOWARD COUNTY MONUMENT NO. 16E1 N 593,250,932.2 FT
E 1,340,192,710.7 FT
24. THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA NOISE EXPOSURE. THE 65DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT 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.
25. PUBLIC SEWER FRONTAGE PROVIDED BY CAPITAL PROJECT 5-6257, CONTRACT NO. 20-4398-D.
26. PUBLIC WATER SERVICE PROVIDED BY CONTRACT NO. 44-3480.
27. ALL EXISTING ON-SITE WELLS AND SEPTIC SYSTEMS WILL BE ABANDONED BY A LICENSED WELL DRILLER AND STATE FORMS SUBMITTED AS DOCUMENTATION PRIOR TO FINAL PLAT SIGNATURE.
28. THE FOREST CONSERVATION ACT REQUIREMENTS FOR THIS PROJECT WILL BE MET THROUGH THE RETENTION OF 1.2 ACRES OF FOREST. THE AFOREMENTIONED OBLIGATION WILL BE MET THROUGH 0.7 ACRES OF OFFSITE PLANTING AT THE PROPERTY OF DONALD R. REUWER JR. AND DEBORAH L. REUWER, TAX MAP No. 21, GRID No. 13, PARCEL No. 221.
29. EXISTING PRIVATE 20' WIDE RIGHT OF WAY AND EXISTING BIET ACCESS DRIVEWAY LOCATED ALONG THE REAR OF LOTS 14 THRU 25 SHALL BE REMOVED PRIOR TO FINAL PLAT RECORDATION.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 16275 BALTIMORE NATIONAL PPK
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark J. Leight
 PLANNING DIRECTOR

4/16/07
 DATE

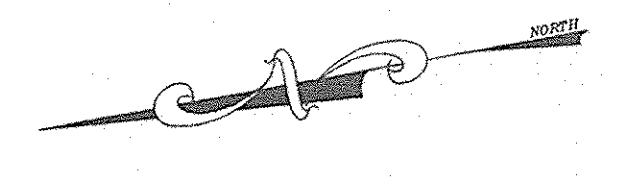
OWNER AND DEVELOPER
 MORSBERGER, LLC
 C/O LAND DESIGN & DEVELOPMENT, INC.
 SUITE 102
 5300 DORSEY HALL DRIVE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0415

Terrell A. Fisher
 DATE: 4/16/07

TITLE SHEET
HEARTHSTONE AT LITTLE PATUXENT
 LOTS 1 - 21 AND OPEN SPACE LOTS 22 THRU 24

ZONED: R-20
 GRID Nos. 4 & 21 PARCEL Nos. 207 & 224
 TAX MAP Nos. 10 & 16
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: MAY 30, 2007
 SHEET 1 OF 3

5-07-002



NOTE:
SEE SHEET 3 FOR CONTINUATION OF S.H.A. WIDENING



FOREST CONSERVATION EASEMENT NO. 1
TOTAL RETENTION- 1.9 AC
FLOODPLAIN AREA- 0.70 AC
CREATED FOREST RETENTION- 1.2 AC

Stream Bank Buffer To Be Conserved Is 1.2 Acres. It Is Approximately 150' Wide And 320' Long (measured Along The Centerline Of The Stream).

NOTE: SEVERAL SPECIMEN TREES WERE IDENTIFIED WITHIN THE EXISTING FOREST. THESE TREES WERE NOT SPECIFICALLY IDENTIFIED GIVEN THAT NO DISTURBANCES ARE PROPOSED WITHIN THE EXISTING FOREST.

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- WETLAND AREA

NOTE: THERE ARE NO SLOPES 25% OR GREATER ON-SITE AS DEFINED IN HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

PLAN
SCALE: 1" = 50'

OWNER AND DEVELOPER
MORSBERGER, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
SUITE 102
5300 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21042
443-367-0415

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

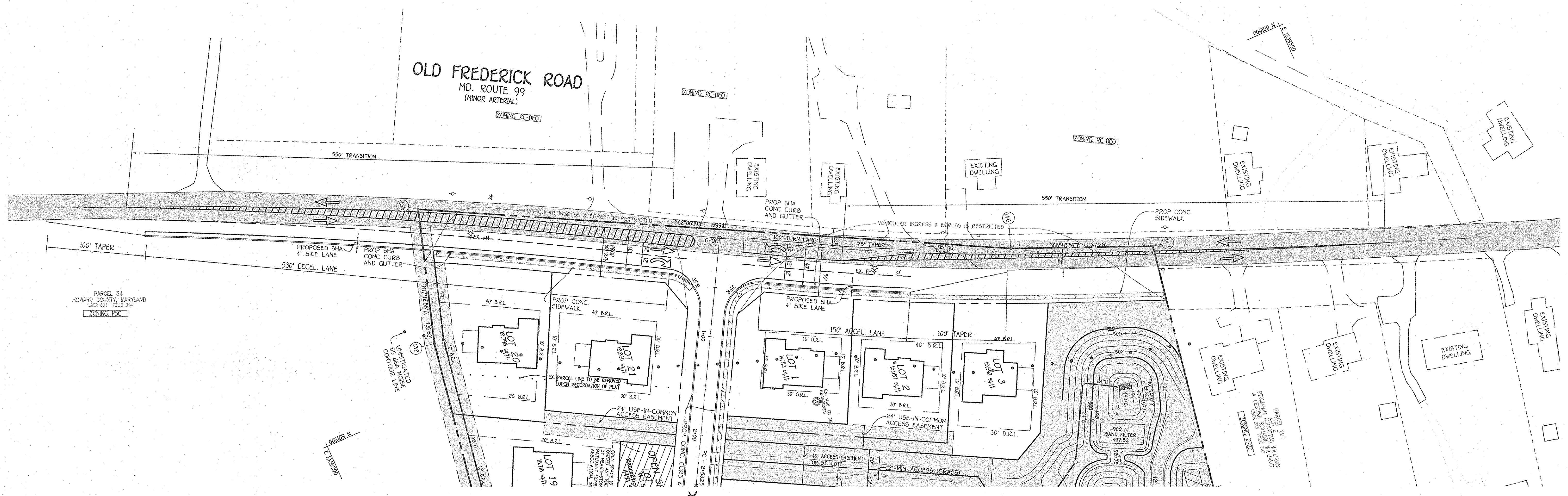
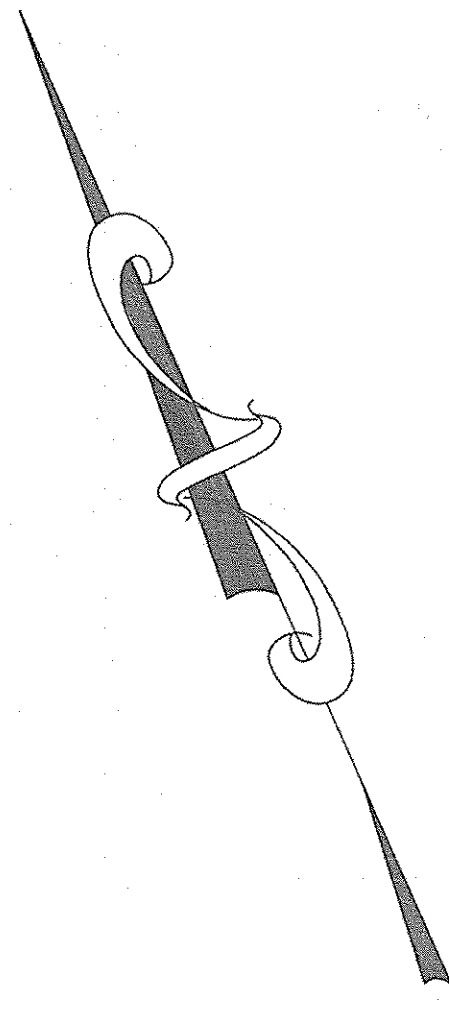
Paul J. Cagli
PLANNING DIRECTOR

4/1/07
DATE

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GRID Nos. 4 & 21 PARCEL Nos. 207 & 224
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DATE: MAY 30, 2007
SHEET 2 OF 3



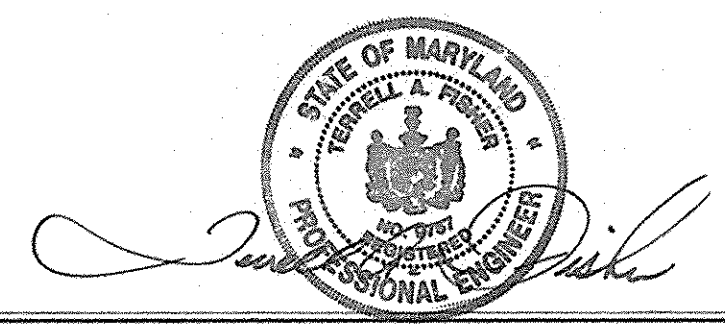


PLAN
SCALE: 1"=50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark R. Light 4/1/07
PLANNING DIRECTOR DATE

OWNER AND DEVELOPER
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SUITE 102
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S.H.A. WIDENING PLAN
HEARTHSTONE AT LITTLE PATUXENT
LOTS 1 - 21 AND OPEN SPACE LOTS 22 THRU 24

ZONED: R-20
GRID Nos. 4 & 21
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: MAY 30, 2007
SHEET 3 OF 3

5-07-002

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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
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