

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SKETCH PLAN
3	SKETCH PLAN
4	DEMOLITION PLAN
5	DEMOLITION PLAN

COORDINATE TABLE		
Number	Northing	Easting
1	551587.3847	1378005.0047
2	551531.5968	1377940.1603
3	551759.2993	1377503.9025
4	551698.4243	1376270.9016
5	551748.6141	1376418.0586
6	550965.8138	1376558.3420
7	551099.1177	1377442.9277
8	551465.3300	1377147.8619
9	552124.6807	1377005.7398
10	551824.5721	1377568.6960
11	551883.2307	1377460.1034
12	550496.3188	1376742.5487
13	550938.9133	1377326.5024
14	550758.1698	1377041.6562
15	550725.8912	1377003.4579

SKETCH PLAN

MORRIS PLACE

PARCEL A

ZONING: CAC-CLI (CORRIDOR ACTIVITY CENTER) DISTRICT
ZONING: CE-CLI (CORRIDOR EMPLOYMENT) DISTRICT

TAX MAP No. 43 GRID No. 4 PARCEL Nos. 599

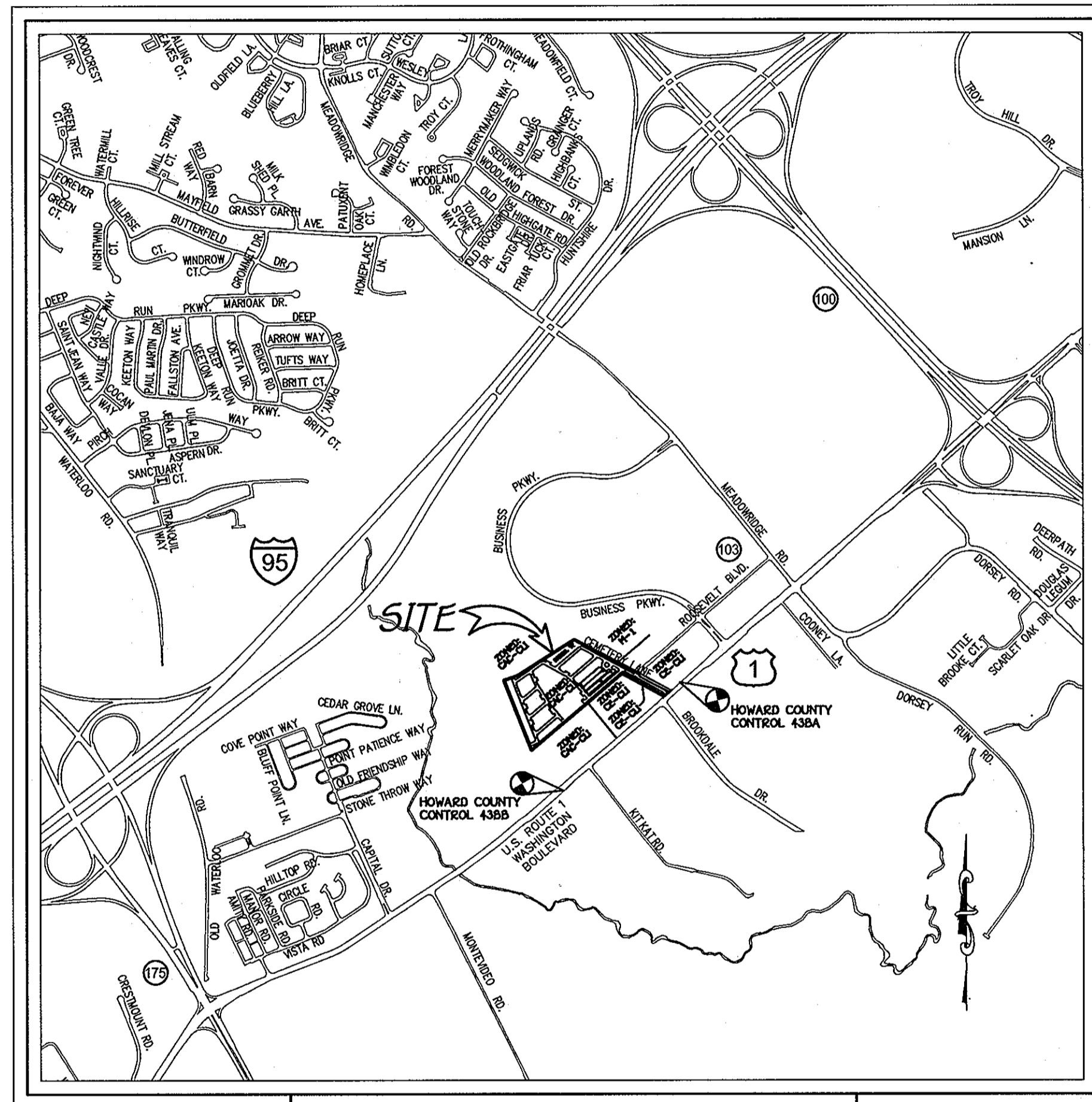
APFO PHASING CHART				
PHASE	APFO YEAR	ROUTE ONE UNITS	MIHU	TOTAL
I	2013	9	0	9
II	2014	0	0	0
III	2015	0	10	10
IV	2016	34	0	34
V	2017	16	18	34
VI	2018	97	0	97
TOTAL		156	28	184

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
CEMETERY LANE	MINOR COLLECTOR	35 M.P.H.	50'
ROAD 'A'	PUBLIC ROAD	25 M.P.H.	50'
ROAD 'B'	PRIVATE ROAD	25 M.P.H.	NA
ROAD 'C'	PRIVATE ROAD	25 M.P.H.	NA
ROAD 'D'	PRIVATE ROAD	25 M.P.H.	NA
ROAD 'E'	PRIVATE ROAD	25 M.P.H.	NA
ROAD 'F'	PRIVATE ROAD	25 M.P.H.	NA
ROAD 'G'	PRIVATE ROAD	25 M.P.H.	NA
ROAD 'H'	PRIVATE ROAD	25 M.P.H.	NA

RESIDENTIAL PARKING TABULATION	
TOTAL RESIDENTIAL PARKING REQUIRED:	423 PARKING SPACES
TOWNHOUSES: 2 SPACES PER UNIT	184 UNITS X 2 = 368 PARKING SPACES
OVERFLOW PARKING 0.3 PER UNIT	184 UNITS X 0.3 = 55 PARKING SPACES
TOTAL RESIDENTIAL PARKING PROVIDED:	743 PARKING SPACES
TOWNHOUSES:	
GARAGES (15 SINGLE) = 15 PARKING SPACES	
GARAGES (169 DOUBLE) = 338 PARKING SPACES	
DRIVEWAY (15 SINGLE) = 15 PARKING SPACES	
DRIVEWAY (169 DOUBLE) = 338 PARKING SPACES	
ON-STREET PARKING = 37 PARKING SPACES	

COMMERCIAL PARKING TABULATION	
TOTAL COMMERCIAL PARKING REQUIRED:	122 PARKING SPACES
(2 UNITS X 18,400 Sqft / UNIT X 3.3 SPACES / 1,000 Sqft)	
TOTAL COMMERCIAL PARKING PROVIDED:	125 PARKING SPACES

LEGEND	
SYMBOL	DESCRIPTION
[Solid Grey]	EXISTING PAVEMENT
[Diagonal Lines /]	EXISTING PAVEMENT TO BE REMOVED
[Diagonal Lines \]	EXISTING EASEMENT TO BE RELOCATED
[Dotted]	RELOCATED EASEMENT
[Horizontal Lines]	EXISTING EASEMENT
[Vertical Lines]	EXISTING EASEMENT TO BE REMOVED
[Cross-hatch]	EXISTING TREES TO BE REMOVED
[Dotted with Circles]	PROPOSED CONCRETE WALK
[Dotted with Squares]	EXISTING CONCRETE TO BE REMOVED
[Wavy Line]	EXISTING TREELINE
[Wavy Line with Dots]	PROPOSED TREELINE
[Star]	EXISTING TREES TO BE REMOVED
[Circle]	EXISTING TREES
[White]	OPEN SPACE AMENITY AREA



ADC STREET MAP: MAP 5054 GRID G2

VICINITY MAP
SCALE: 1" = 1200'

FIRST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 468-2895

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark J. Boyle 6/3/10
 PLANNING DIRECTOR DATE

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

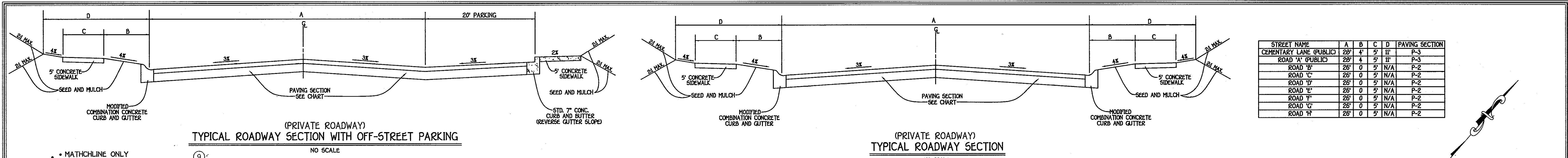
DEVELOPER
 LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELICOTT CITY, MARYLAND 21042
 443-367-0422



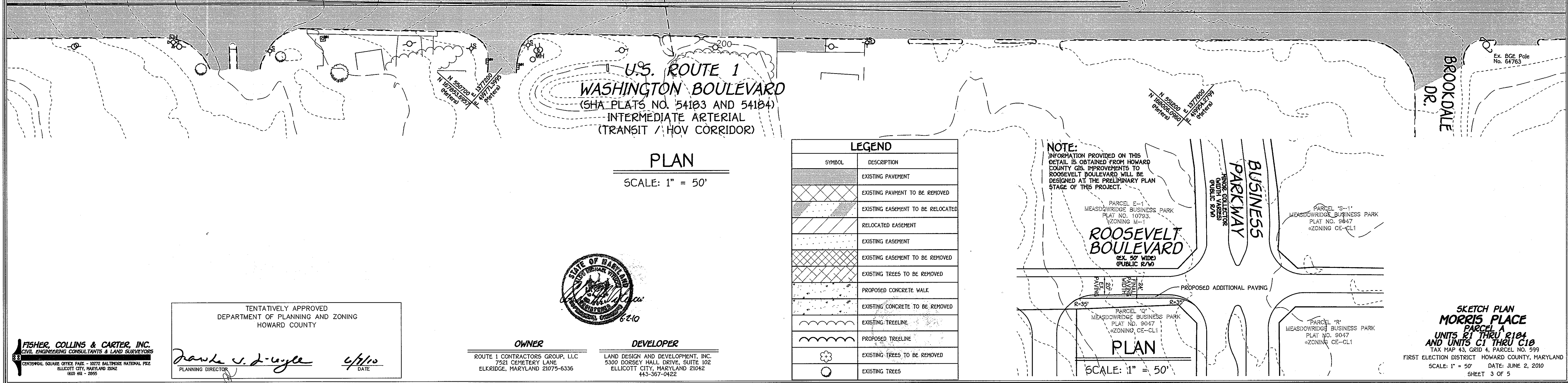
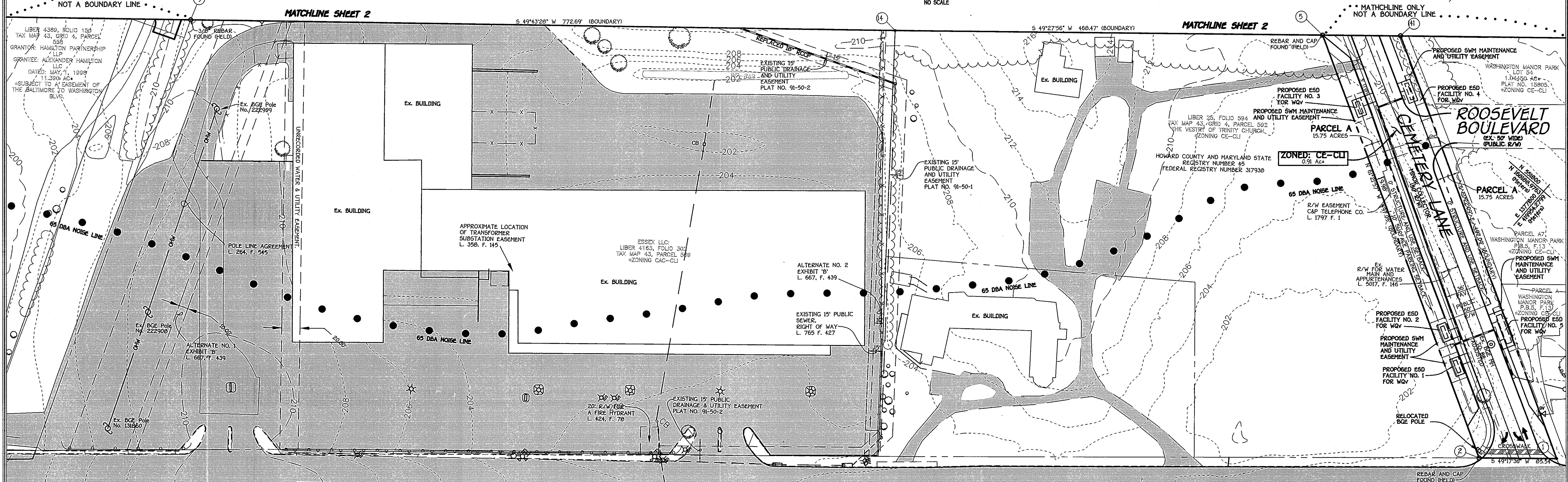
GENERAL NOTES

- 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.
- SUBJECT PROPERTY ZONED CAC & CE PER 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07-29-05.
- SITE ANALYSIS
 - ZONING = CAC-CLI & CE-CLI
 CAC-CLI = 16.34 AC*
 CE-CLI = 0.91 AC*
 - GROSS AREA OF TRACT = 17.25 AC*
 AREA OF FLOODPLAIN = 0.00 AC*
 AREA OF STEEP SLOPES (GREATER THAN 25%) = 0.00 AC*
 NET AREA OF TRACT = 17.25 AC*
 - AREA OF PROPOSED PARCEL = 15.75 AC*
 - AREA OF PROPOSED PUBLIC ROAD = 1.50 AC*
 - TOTAL NUMBER OF LOTS PROPOSED = 1
 NUMBER OF BUILDABLE LOTS = 1
 TOTAL NUMBER OF UNITS ALLOWED: (17.25 AC. X 25 UNITS/AC) = 431 UNITS
 TOTAL NUMBER OF UNITS PROVIDED: TOWNHOUSES = 184 UNITS
 TOTAL NUMBER OF COMMERCIAL REQUIRED = (184 UNITS X 200 Sqft PER UNIT = 36,800 Sqft / 18,400 Sqft PER UNIT) = 2 UNITS
 TOTAL NUMBER OF COMMERCIAL PROVIDED = 2 UNITS (36,800 Sqft)
 TOTAL NUMBER OF MIHU PROVIDED: (184 X .15) = 28 UNITS
 TOTAL NUMBER OF MIHU PROVIDED: 28 UNITS
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS = SOP-91-50
- PUBLIC WATER AND SEWER WILL BE USED FOR THIS PROJECT AND WILL BE EXTENDED FROM THE LIMITS OF CONTRACTS OF 14-1083-D AND 14-1074-D RESPECTIVELY.
 - AREA OF OPEN SPACE REQUIRED: (17.25 AC X 10%) = 1.72 AC.
 - AREA OF CREDITED OPEN SPACE PROVIDED: OPEN SPACE *1 = 1.79 AC. (AMENITY AREA)
 OPEN SPACE *2 = 0.12 AC. (AMENITY AREA)
- TOTAL OPEN SPACE PROVIDED: 1.91 AC. (AMENITY AREA)
- TOPOGRAPHIC CONTOURS ARE BASED ON AERIAL CONTOUR MAPPING BY HARFORD AERIAL PHOTOGRAPHED ON SEPTEMBER 18, 2007 AND SUPPLEMENTED WITH A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED OCTOBER 24, 2007.
- PROPERTY DEED REFERENCE: LIBER 6080 AT FOLIO 264.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
 - PUBLIC SEWER FRONTAGE PROVIDED BY CONTRACT NO. 14-1074-D.
 - PUBLIC WATER SERVICE PROVIDED BY CONTRACT NOS. 14-1074-D AND 14-1083-D.
- SOILS INFORMATION TAKEN FROM SOIL MAP NO. 30, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
- THE EXISTING INDUSTRIAL BUILDINGS AND ACCESSORY STRUCTURES LOCATED ON SITE ARE TO BE RAZED.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED OCTOBER, 2007.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL, VOLUME I, CHAPTER 5 AND THE MARYLAND STORMWATER ACT OF 2007 AT PRELIMINARY PLAN STAGE. OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUME ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
- THE TRAFFIC STUDY AND THE APFO (ADEQUATE PUBLIC FACILITIES ORDINANCE) ROAD FACILITIES TEST FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED JUNE, 2009, REVISED ON FEB. 2010.
- THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS PLAT WAS TAKEN FROM A NOISE STUDY PREPARED BY MARS GROUP DATED JUNE, 2009 AND 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.
- THERE IS NO FLOOD PLAIN LOCATED ON THIS PROPERTY.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY MCCARTHY AND ASSOCIATES, INC. JUNE, 2009.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED BY THE HOMEOWNERS CONDOMINIUM ASSOCIATION.
- NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 TURNING RADIUS.
 - STRUCTURES (CULVERTS/DRIBLES) CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL. STATIONS NO. 438A AND NO. 438B:
 HOWARD COUNTY MONUMENT NO. 438A N 551,676.4075 FT E 1,379,108.3982 FT ELEV. 209.431
 HOWARD COUNTY MONUMENT NO. 438B N 550,534.2019 FT E 1,376,905.2050 FT ELEV. 209.296
- PROPERTY IS SUBJECT TO A BGC&E R/W ON SITE OF UNDEFINED WIDTH RECORDED AMONG THE LAND RECORDS IN LIBER 1145, FOLIO 536
- POLE LINE LOCATION IS APPROXIMATE, BASED UPON THE ALTA SURVEY BY SHANABERGER AND LANE.
- PROPERTY IS POSSIBLY SUBJECT TO THE FOLLOWING NON-LOCATABLE AND NON-DIMENSIONAL AGREEMENTS AND RIGHT OF WAYS:
 - AMERICAN TELEPHONE AND TELEGRAPH COMPANY POLE LINE AGREEMENT RECORDED AMONG THE LAND RECORDS IN LIBER 92, FOLIO 99 (NON-DIMENSIONAL AND NON-LOCATEABLE)
 - AMERICAN TELEPHONE AND TELEGRAPH COMPANY POLE LINE AGREEMENT RECORDED AMONG THE LAND RECORDS IN LIBER 142, FOLIO 175 (NON-DIMENSIONAL)
 - PRIVATE RIGHT OF WAY ALONG CEMETERY ROAD GRANTED TO WILLIAM F. LANKFORD RECORDED AMONG THE LAND RECORDS IN LIBER 200, FOLIO 85 (NON-DIMENSIONAL)
 - CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY POLE LINE AGREEMENT RECORDED AMONG THE LAND RECORDS IN LIBER 256, FOLIO 286 (NON-DIMENSIONAL AND NON-LOCATEABLE)
- PARCEL 'A' WILL BE DEVELOPED AS A PRIVATE CONDOMINIUM REGIME AND ROADS 'B' THRU 'H' WILL BE PRIVATELY OWNED AND MAINTAINED.
- PARKING FOR BUSINESS VEHICLES WILL NOT BE ALLOWED ON-SITE.
- CEMETERY LANE AND ROAD 'A' WILL BE A PUBLIC ROADWAY MAINTAINED BY HOWARD COUNTY, MARYLAND. ALL OTHER ROADS ARE PRIVATE AND MAINTAINED BY HOMEOWNER'S ASSOCIATION, INC.
- THIS PLAN IS SUBJECT TO A LETTER DATED MARCH 16, 2010 WHICH GIVES THE PLANNING DIRECTOR'S APPROVAL OF ALLOWING A REDUCTION IN THE REQUIRED COMMERCIAL SPACE TO 200 SQUARE FEET PER RESIDENTIAL UNIT, HOWEVER, IF THE ADJOINING LUSKINS PROPERTY (PARCEL 599), WHICH HAS FRONTAGE ON ROUTE 1, IS LATER INTEGRATED WITH THIS PROJECT, 300 SQUARE FEET OF COMMERCIAL SPACE FOR EACH RESIDENTIAL UNIT MAY BE REQUIRED, OR WHAT REGULATIONS DICTATE AT THAT TIME.

TITLE SHEET
MORRIS PLACE
 PARCEL A
 UNITS R1 THRU R184
 AND UNITS C1 THRU C18
 TAX MAP 43, GRID 4, PARCEL NO. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JUNE 2, 2010
 SHEET 1 OF 5

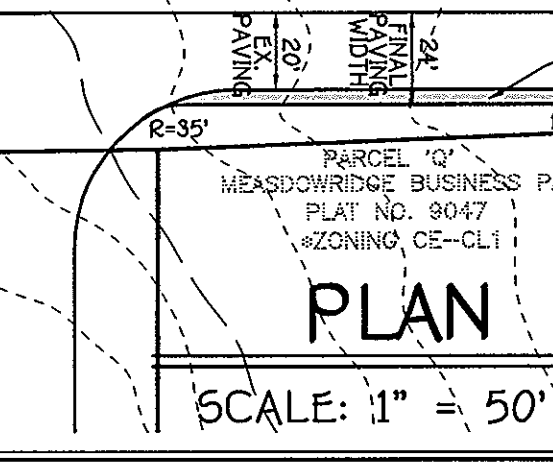


STREET NAME	A	B	C	D	PAVING SECTION
CENETERY LANE (PUBLIC)	28'	4'	5'	11'	P-3
ROAD 'A' (PUBLIC)	28'	4'	5'	11'	P-3
ROAD 'B'	26'	0'	5'	N/A	P-2
ROAD 'C'	26'	0'	5'	N/A	P-2
ROAD 'D'	26'	0'	5'	N/A	P-2
ROAD 'E'	26'	0'	5'	N/A	P-2
ROAD 'F'	26'	0'	5'	N/A	P-2
ROAD 'G'	26'	0'	5'	N/A	P-2
ROAD 'H'	26'	0'	5'	N/A	P-2



LEGEND	
SYMBOL	DESCRIPTION
[Solid Grey]	EXISTING PAVEMENT
[Diagonal Lines]	EXISTING PAVEMENT TO BE REMOVED
[Dotted]	EXISTING EASEMENT TO BE RELOCATED
[Horizontal Lines]	RELOCATED EASEMENT
[Vertical Lines]	EXISTING EASEMENT
[Cross-hatch]	EXISTING EASEMENT TO BE REMOVED
[Stippled]	EXISTING TREES TO BE REMOVED
[Dotted with Lines]	PROPOSED CONCRETE WALK
[Dotted with Lines]	EXISTING CONCRETE TO BE REMOVED
[Wavy Line]	EXISTING TREELINE
[Wavy Line]	PROPOSED TREELINE
[Star]	EXISTING TREES TO BE REMOVED
[Circle]	EXISTING TREES

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.



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Frank J. Doyle
 PLANNING DIRECTOR

[Signature]
 DATE



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

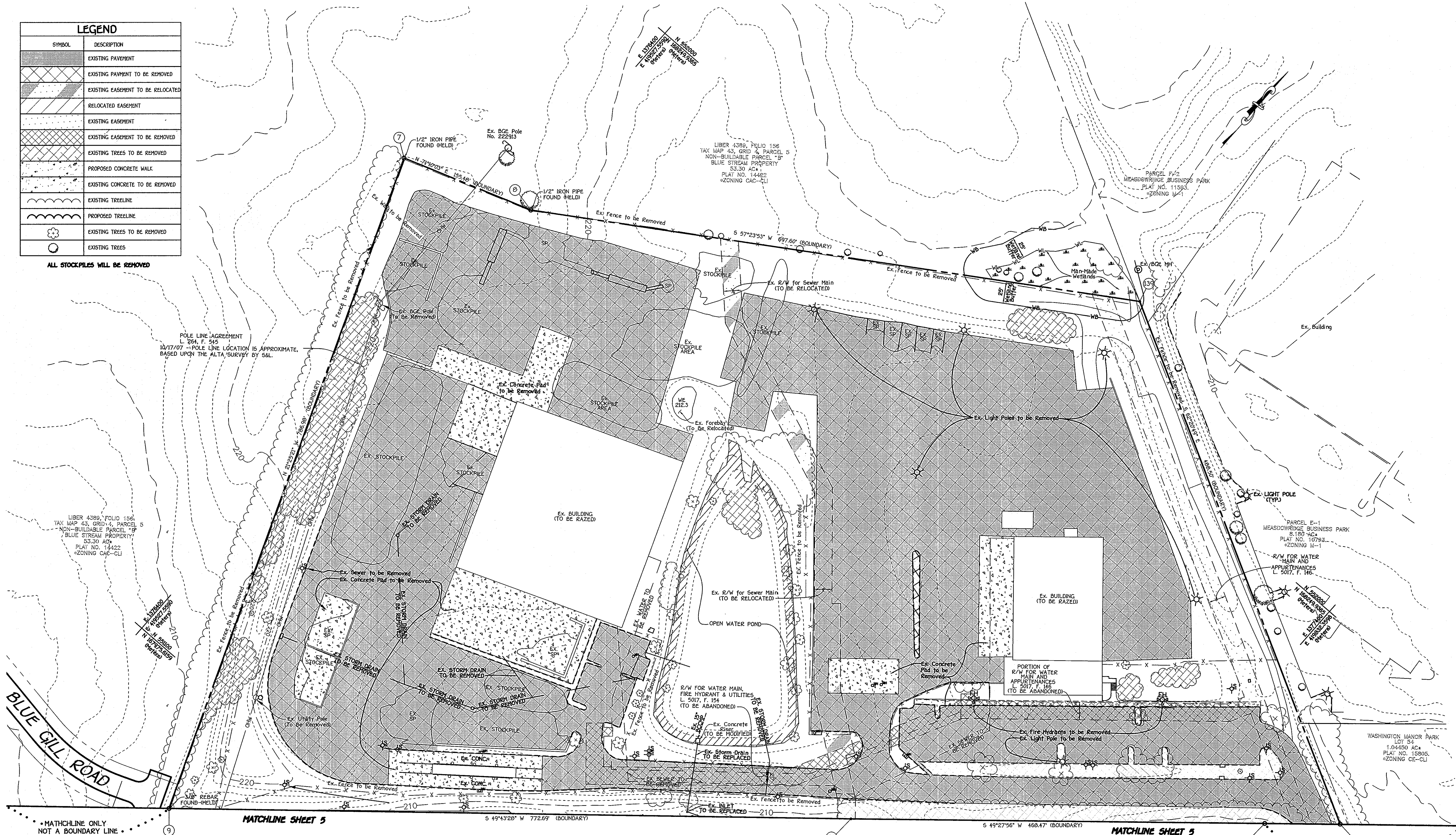
DEVELOPER
 LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

SKETCH PLAN
MORRIS PLACE
PARCEL A
UNITS R1 THRU R104
AND UNITS C1 THRU C10
 TAX MAP 43, GRID 4, PARCEL NO. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 DATE: JUNE 2, 2010
 SHEET 3 OF 5

1:2007/07/05/3:40pm/SKETCH PLANS/07053-3001 REVISED BASE PLAN NEW LAYOUT 12-28-09.dwg, 6/17/2010 1:50:00 PM, bony

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PAVEMENT
	EXISTING PAVEMENT TO BE REMOVED
	EXISTING EASEMENT TO BE RELOCATED
	RELOCATED EASEMENT
	EXISTING EASEMENT
	EXISTING EASEMENT TO BE REMOVED
	EXISTING TREES TO BE REMOVED
	PROPOSED CONCRETE WALK
	EXISTING CONCRETE TO BE REMOVED
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING TREES TO BE REMOVED
	EXISTING TREES

ALL STOCKPILES WILL BE REMOVED



PLAN

SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2825

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark J. Doyle
 PLANNING DIRECTOR

6/3/10
 DATE

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

DEVELOPER
 LAND DESIGN AND DEVELOPMENT, INC.
 5309 DORSEY HALL DRIVE, SUITE 102
 ELICOTT CITY, MARYLAND 21042
 443-367-0422



DEMOLITION PLAN
 MORRIS PLACE
 PARCEL A
 UNITS C1 THRU C104
 AND UNITS C1 THRU C10
 TAX MAP 43, GRID 4, PARCEL NO. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: JUNE 2, 2010
 SHEET 4 OF 5

