

PRELIMINARY EQUIVALENT SKETCH PLAN

MORRIS PLACE-PHASE VII

LOTS 194 THRU 202,

AND OPEN SPACE LOTS 203 AND 204

ZONING: CAC-CLI (CORRIDOR ACTIVITY CENTER) DISTRICT

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

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	PRELIMINARY EQUIVALENT SKETCH PLAN
4	AMENITY AREA LOCATION PLAN
5	GRADING PLAN
6	STORMDRAIN DRAINAGE AREA MAP
7	SEDIMENT EROSION CONTROL AND SOILS PLAN

General Notes Continued:

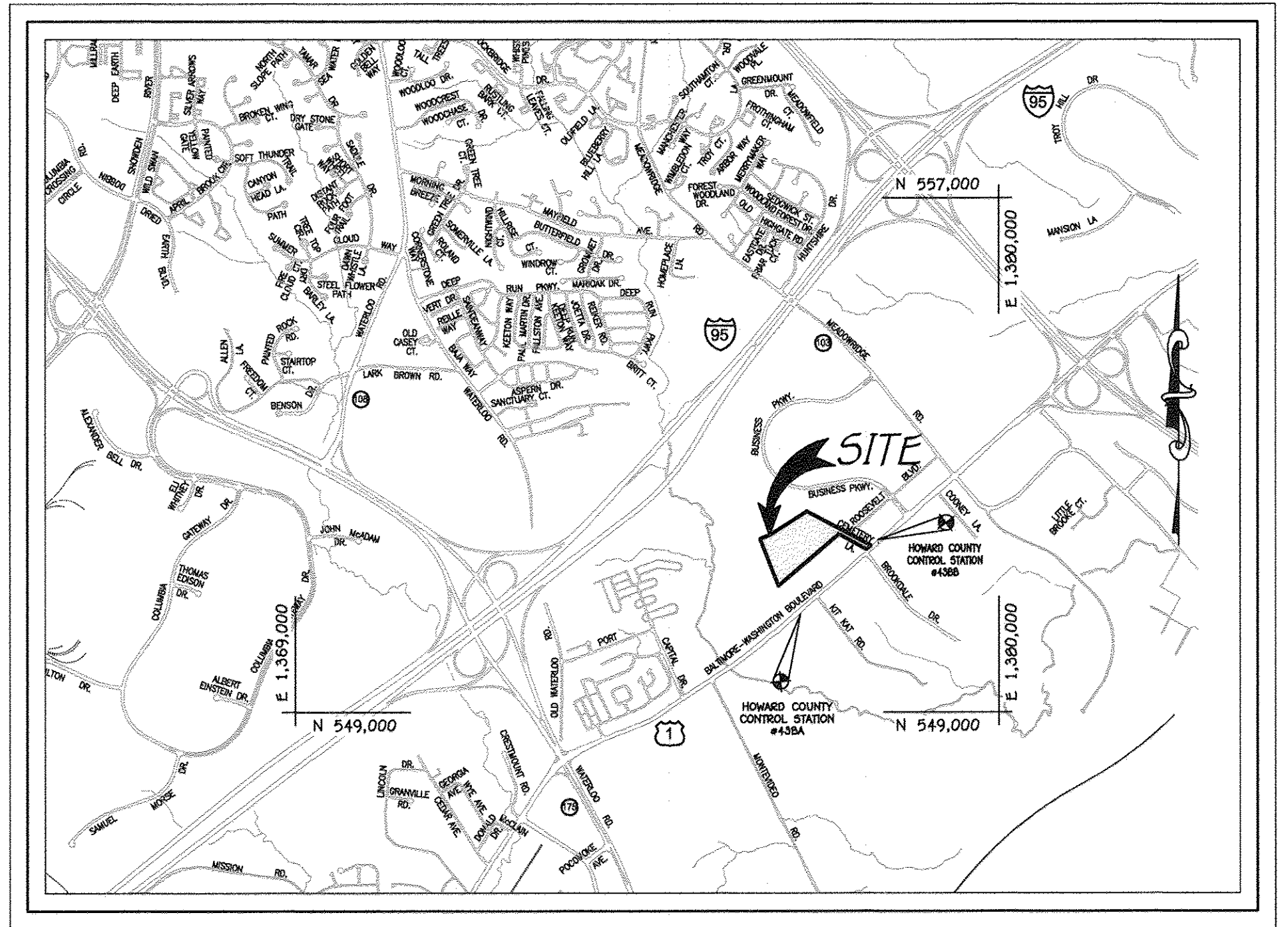
27. MODERATE INCOME HOUSING UNITS (M.I.H.U.) FOR PHASE I THRU VII TABULATION:
 A. TOTAL PROJECT M.I.H.U. REQUIREMENT (PHASES I-VII) = 26.25 = 27 UNITS (175 UNITS X 15%) = 26.25 M.I.H.U.
 B. M.I.H.U. FOR PHASE I THRU VI PROVIDED = 25 M.I.H.U.
 C. M.I.H.U. FOR PHASE VII REQUIRED = 2 M.I.H.U.
 (27 M.I.H.U. = 25 M.I.H.U.)
28. PLAT SUBJECT TO WP-14-068 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:
 1. THE PETITIONER OR DESIGNEE SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAFE VEHICULAR ACCESS TO ALL RESIDENTIAL UNITS. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, MAINTENANCE OF THE PRIVATE ROAD PROVIDING ACCESS TO THE RESIDENTIAL UNITS, MAINTENANCE OF THE PRIVATE ROAD SYSTEM INCLUDING FOR SNOW REMOVAL AND PLOWING ON THE PRIVATE ROAD.
 2. UPON COMPLETION OF ANY PORTION OF THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PETITIONER OR DESIGNEE SHALL PROVIDE ROAD MAINTENANCE, PRIVATE TRASH REMOVAL SERVICES, SNOW REMOVAL TO THE DEVELOPMENT UNTIL THE ROADS ARE TRANSFERRED TO THE H.O.A.
 3. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-14-068, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 4. ON ALL FUTURE SUBDIVISION PLANS, PROVIDE A BRIEF DESCRIPTION OF THE DESIGN MANUAL WAIVER, AS A GENERAL NOTE TO INCLUDE REQUESTS, ACTION AND DATE.
 5. COMPLIANCE WITH THE DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED JANUARY 10, 2014.
 6. SUBJECT TO PROVIDING THE REQUIRED VISITOR AND OVERFLOW PARKING SPACES FOR THE RESIDENTIAL UNITS ON THE SITE DEVELOPMENT PLAN(S).
 29. OPEN SPACE LOTS 203 AND 204 ARE HEREBY DEDICATED TO THE MORRIS PLACE HOMEOWNERS ASSOCIATION, INC. FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE IDENTIFIED IN GENERAL NOTE NO. 21.
 30. A MODERATE INCOME HOUSING UNIT (M.I.H.U.) AGREEMENT AND M.I.H.U. COVENANTS HAS BEEN RECORDED FOR PHASES I THRU VI, A SEPARATE M.I.H.U. AGREEMENT AND M.I.H.U. COVENANTS WILL BE RECORDED FOR PHASE VII.
 31. THE LOTS CREATED BY THIS SUBDIVISION PLAN ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY 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.
 32. H.O.A. COVENANTS AND RESTRICTIONS ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18221 AT FOLIO 418.
 33. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR PRIVATE ROADS AND ALLEYS ARE PROVIDED BY THE MORRIS PLACE HOMEOWNERS ASSOCIATION, INC. FOR THE TOWNHOUSE LOTS FRONTING PRIVATE STREETS AND ALLEYS.
 34. AT LEAST 15% OF THE UNITS SHALL BE MODERATE INCOME HOUSING UNITS (M.I.H.U.).
 35. A PRIVATE ROAD STREET NAME SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
 36. THE MARKET STUDY WAS PREPARED BY WAVERLY REAL ESTATE GROUP, LLC, DATED AUGUST 7, 2017 AND WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING ON AUGUST 15, 2017.
 37. THE COMMERCIAL COMPONENT WILL BE FULFILLED BY THE PAYMENT OF A FEE-IN-LIEU OF THE RESIDENTIAL UNITS ARE NOT LEED CERTIFIED WHICH ALLOWS FOR A REDUCTION IN THE FEE. ADDITIONAL AMENITY AREA NUMBER 9 HAS BEEN CREATED. CONTRIBUTIONS WERE NOT PAID FOR PUBLIC IMPROVEMENTS IN EXCESS OF THE PROPORTIONAL SHARE REQUIRED BY THE COUNTY.
 38. PHASE 7 IS SUBJECT TO FEE-IN-LIEU PAYMENT OF \$259,000.00 FOR REPLACING THE COMMERCIAL COMPONENT WITH RESIDENTIAL(TOWNHOUSE) DEVELOPMENT. SECTION 127.5.E.3.d PROVIDES THAT COMMERCIAL SPACE MAY BE REDUCED FROM 70 SQUARE FEET PER UNIT TO ZERO UPON PAYMENT OF \$25 PER SQUARE FOOT OF REQUIRED COMMERCIAL SPACE. THE FEE-IN-LIEU AMOUNT OF \$259,000.00 IS DERIVED AS FOLLOWS:
 1. TOTAL NUMBER OF TOWNHOUSES, PHASE I THRU 7 = 175 UNITS.
 2. TOTAL NUMBER OF M.I.H.U. UNITS, PHASES I THRU 7 = 27 UNITS.
 3. TOTAL NUMBER OF MARKET UNITS = 148 UNITS (175 UNITS - 27 UNITS).
 4. TOTAL COMMERCIAL AREA REQUIRED = 10,360 SQUARE FEET (148 UNITS X 70 SQUARE FEET/UNIT).
 5. FEE-IN-LIEU PAYMENT REQUIRED = \$259,000.00 (10,360 SQUARE FEET X \$25/SQUARE FOOT).
 39. CONTACT HOWARD COUNTY TRAFFIC ENGINEERING (410-313-7430) TWO (2) WEEKS PRIOR TO STARTING CONSTRUCTION.

RESIDENTIAL PARKING TABULATION	
TOTAL RESIDENTIAL PARKING REQUIRED:	23 PARKING SPACES
TOWNHOUSES: 2 SPACES PER UNIT	9 UNITS X 2 SPACES
OVERFLOW PARKING 0.5 PER UNIT	9 UNITS X 0.5 = 5 PARKING SPACES
TOTAL RESIDENTIAL PARKING PROVIDED:	41 PARKING SPACES
TOWNHOUSES:	
CARAGES (9 DOUBLE) = 18 PARKING SPACES	
DRIVEWAY (9 DOUBLE) = 18 PARKING SPACES	
ON-STREET PARKING = 5 PARKING SPACES	

COORDINATE TABLE		
Number	Northing	Eastng
141	551822.5721	1377580.9960
186	551822.4341	1377574.4442
187	551788.6779	1377417.8114
206	551976.5604	1377036.1531
207	552001.2854	1377041.5901
208	552033.4692	1377021.0123
390	552082.8983	1377084.0738
391	552088.7809	1377076.2233
392	551974.6393	1377037.2539
393	552013.6755	1377097.9757
394	552101.9833	1377103.0462
395	551819.6436	1377225.4224
396	551732.2910	1377296.4324
397	551700.0486	1377325.1994

STREET TREE SCHEDULE		
QTY.	SIZE	COMMENTS
380' / 40 = 9.5 9.5 x 2 = 19	2 1/2" - 3" CAL.	40' APART ON DAN CONWAY COURT
165' / 40 = 4.13 4.13 x 2 = 8.26	2 1/2" - 3" CAL.	40' APART ON KEN DANNAGER COURT

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING STORM DRAIN LINE
-x-x-x-	EXISTING FENCE
---	BOUNDARY/RIGHT OF WAY LINE
B.R.L.	BUILDING RESTRICTION LINE
---	PROPOSED CURB TRANSITION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED CONCRETE
---	PROPOSED PAVING
---	PROPOSED L.O.D.
---	SUPER SILT FENCE
---	SILT FENCE
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X 362.2	SPOT ELEVATION
---	WALKOUT BASEMENT
---	EROSION CONTROL MATTING
---	EXISTING WATER AND SEWER EASEMENT
---	STORM DRAIN EASEMENT



HOWARD COUNTY STATION 438A N 551676.380 E 1378108.486 ELEVATION: 209.471'
 HOWARD COUNTY STATION 438B N 550534.184 E 1376905.369 ELEVATION: 209.012'
 REFER TO HOWARD CO. ADC MAP 34-6F

VICINITY MAP
 SCALE: 1" = 2000'

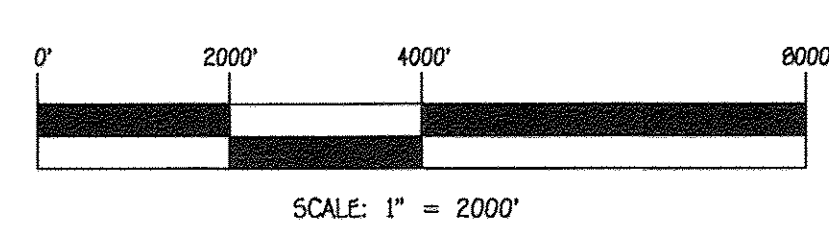
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
SINGLE FAMILY ATTACHED	
NUMBER OF PARKING SPACES	5
NUMBER OF TREES REQUIRED (1:10)	1
NUMBER OF TREES VISITOR PARKING AREA	5

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
SINGLE FAMILY ATTACHED	
NUMBER OF DWELLING UNITS	9
NUMBER OF TREES REQUIRED (1:10 SFA) (1:3 DU APTS)	9

APFO PHASING CHART						
HATCH	PHASE	APFO YEAR	ROUTE ONE UNITS	MIHU	TOTAL	DPZ FILE NOS.
---	I-IV	2014	44	9	53	F-14-028
---	V	2015	28	6	34	F-15-047
---	VI	2016	69	10	79	F-16-017
---	VII	2018	7	2	9	
TOTAL			148	27	175	

AMENITY AREA TABULATION			
AMENITY AREA No.	CREDITED AMENITY AREA	NON-CREDITED AMENITY AREA	TOTAL AREA
2	0.299 Ac.	0.000 Ac.	0.299 Ac.
4	0.000 Ac.	0.233 Ac.	0.233 Ac.
5	0.000 Ac.	0.117 Ac.	0.117 Ac.
6+7	0.441 Ac. (0.217 Ac.+0.224 Ac.)	0.000 Ac.	0.441 Ac.
8	0.646 Ac.	0.000 Ac.	0.646 Ac.
1+3+9	0.918 Ac. (0.069 Ac.+0.137 Ac.+0.712 Ac.)	0.000 Ac.	0.918 Ac.
TOTALS	2.302 Ac.	0.350 Ac.	2.652 Ac.



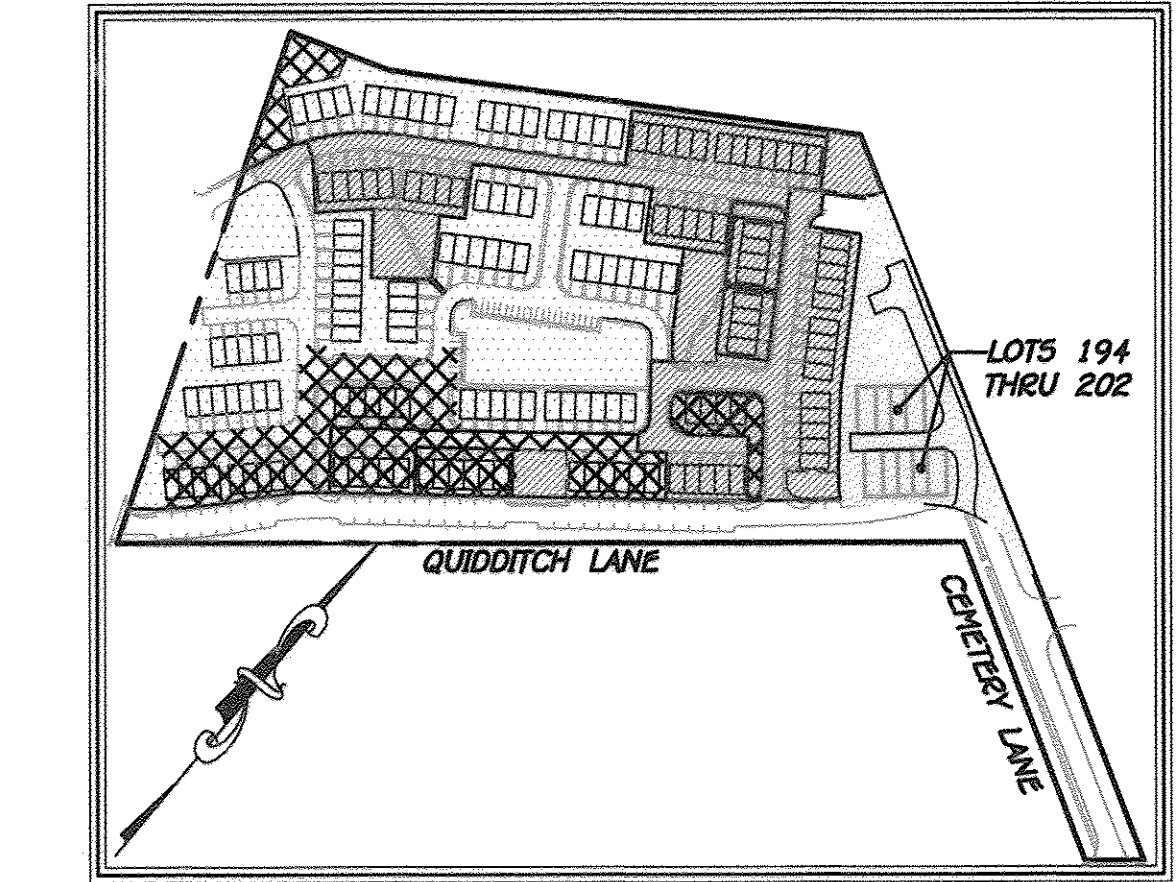
SITE ANALYSIS DATA CHART

- A. GROSS AREA = 1.547 ACRES
- B. DEVELOPABLE AREA / LIMIT OF DISTURBANCE = 1.48 ACRES
- C. PROPOSED IMPERVIOUS = 0.36 ACRES
- D. AREA OF 1% OR GREATER SLOPES = 0.000 ACRES
- E. FOREST AREA = 0.000 ACRES
- F. FLOODPLAIN AREA = 0.000 ACRES
- G. GREEN OPEN SPACE AREA (LOT 204) = 0.658 ACRES
- H. WETLAND/WETLAND BUFFER AREA = 0.000 ACRES
- I. ERODIBLE SOIL AREA = 0.000 ACRES

PRELIMINARY EQUIVALENT SKETCH PLAN MORRIS PLACE-PHASE VII

LOTS 194 THRU 202 AND OPEN SPACE LOTS 203 AND 204
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A',
 MORRIS PLACE, PHASE I-IV, PLAT NO. 23345-23348
 ZONING: CAC-CLI

PREVIOUS HOWARD COUNTY FILES: ECP-13-035, SDP-02-148, SDP-91-50, 5-10-02, P-13-001, WP-12-173, WP-14-068, F-14-028, F-15-047, F-16-017, SDP-15-017, SDP-15-029, SDP-16-001, W & S CONTR. NO. 14-4777-D AND CONTR. NO. 14-4897-D
 TAX MAP No. 43 GRID No. 4 PARCEL No. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: SEPTEMBER 25, 2017
 SHEET 1 OF 7



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL OFFICE: OFFICE PARK - 10272 BALDORNE NATIONAL PARK
 ELLSWORTH CITY, MARYLAND 21042
 (410) 461-1999

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER 17141/19.

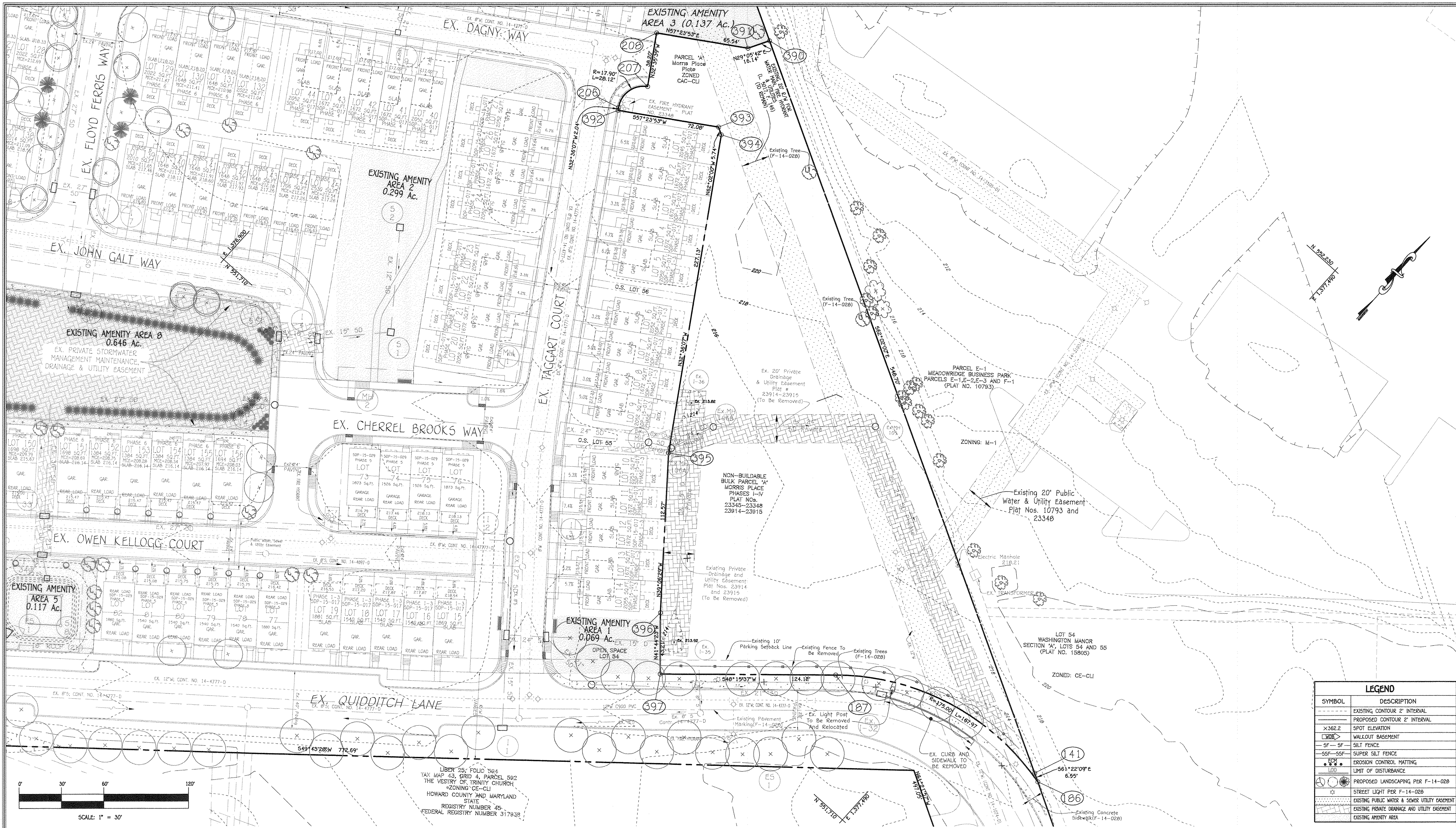
FRANK J. MANALANSAN II, PROFESSIONAL LAND SURVEYOR
 DATE: 9/28/17

OWNER
 C/O CDCQ 3 BZH LP
 C/O CDCQ ASSET MANAGEMENT, LLC
 8909 E. HARTFORD DRIVE
 SUITE 200
 SCOTTSDALE, AZ 85255
 ATTN: STEVEN S. BENSON
 (480) 696-3733

DEVELOPER
 BEAZER HOMES CORP
 8965 GUILFORD ROAD
 SUITE 290
 COLUMBIA, MD 21046
 ATTN: MICHAEL MCCANN
 (443) 539-9270

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

 PLANNING DIRECTOR DATE



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X362.2	SPOT ELEVATION
WALKOUT	WALKOUT BASEMENT
SF-SF	SILT FENCE
SSF-SSF	SUPER SILT FENCE
ERM	EROSION CONTROL MATTING
LD	LIMIT OF DISTURBANCE
PROPOSED LANDSCAPING PER F-14-02B	
STREET LIGHT PER F-14-02B	
EXISTING PUBLIC WATER & SEWER UTILITY EASEMENT	
EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT	
EXISTING AMENITY AREA	

EXISTING CONDITIONS AND DEMOLITION PLAN
MORRIS PLACE-PHASE VII
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 SHEET 2 OF 7

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLSWORTH CITY, MARYLAND 21042
 (410) 461-1000

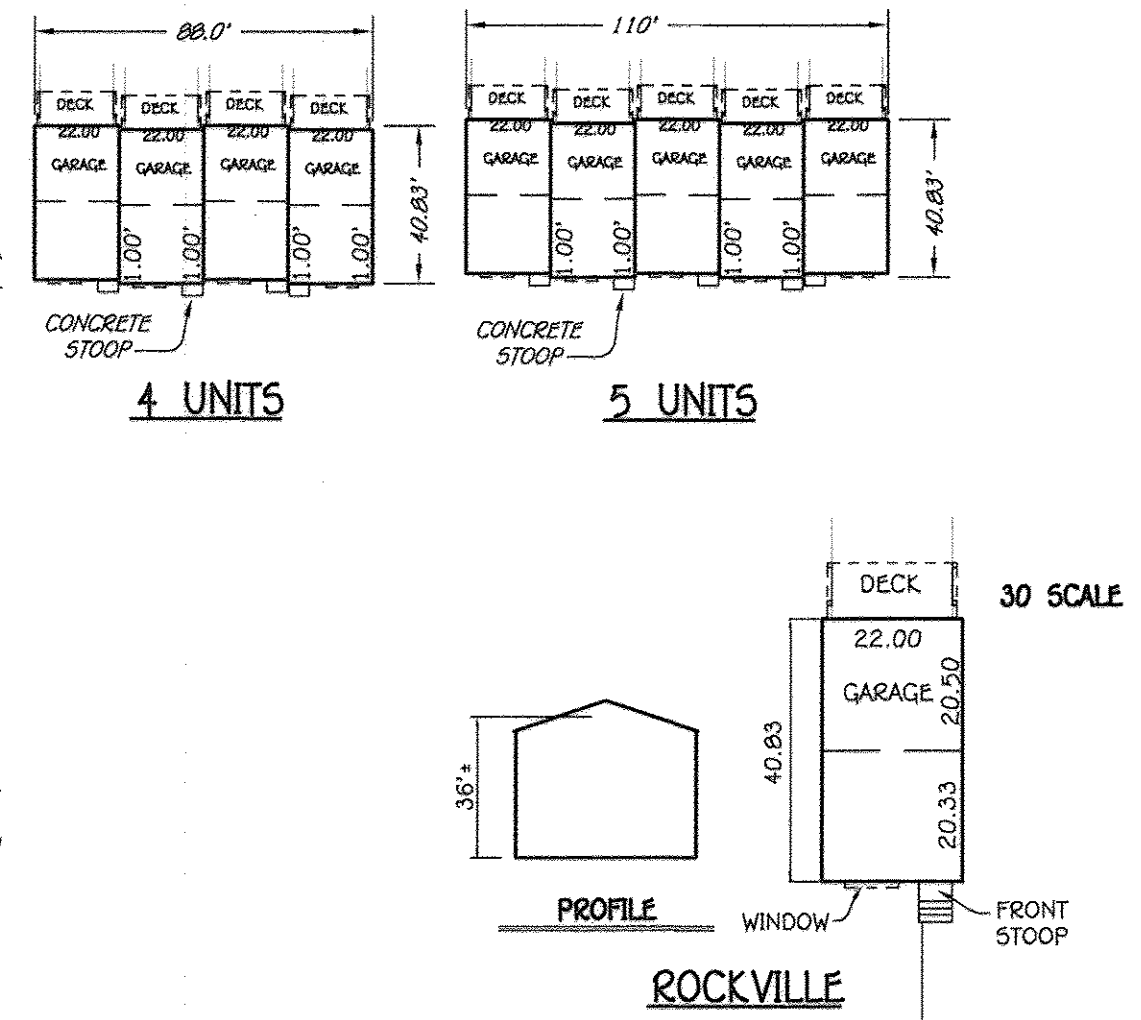
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER 14777-D EXPIRATION DATE IS 7/14/19.
Frank J. Manalansan II
 FRANK J. MANALANSAN II, PROFESSIONAL LAND SURVEYOR
 DATE: 7/28/17



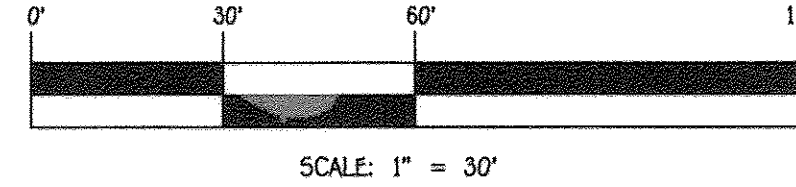
OWNER
 CDCG 3 BZH LP
 C/O CDCG ASSET MANAGEMENT, LLC
 8995 E. HARTFORD DRIVE
 SUITE 200
 SCOTTSDALE, AZ 85255
 ATTN: STEVEN S. BENSON
 (480) 696-3733

DEVELOPER
 BEAZER HOMES CORP
 8965 GULFROAD ROAD
 SUITE 290
 COLUMBIA, MD 21046
 ATTN: MICHAEL MCCANN
 (443) 539-9270

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Michael McCann
 PLANNING DIRECTOR
 DATE: 10-10-17



LEGEND	
SYMBOL	DESCRIPTION
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-x-x-x-	EXISTING FENCE
---	BOUNDARY/RIGHT OF WAY LINE
-B.E.L.-	BUILDING RESTRICTION LINE
---	PROPOSED CURB TRANSITION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED CONCRETE
---	PROPOSED PAVING
---	PROPOSED L.O.D.
SSP-SSP-SSP-SSP-SSP	SUPER SILT FENCE
SF-SF-SF-SF-SF	SILT FENCE
[216]	PROPOSED CONTOUR ELEVATION
---	EXISTING CONTOUR 2' INTERVAL
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X362.2	SPOT ELEVATION
[]	WALKOUT BASEMENT
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[]	EXISTING PRIVATE STORM DRAIN EASEMENT
[]	EXISTING AMENITY AREA



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Frank J. Malansan II
 FRANK J. MALANSAN II, PROFESSIONAL LAND SURVEYOR
 DATE: 7/24/17

OWNER
 CDCG 3 BZH LP
 C/O CDCG ASSET MANAGEMENT, LLC
 8905 E. HARTFORD DRIVE
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 SCOTTSDALE, AZ 85255
 ATTN: STEVEN S. BENSON
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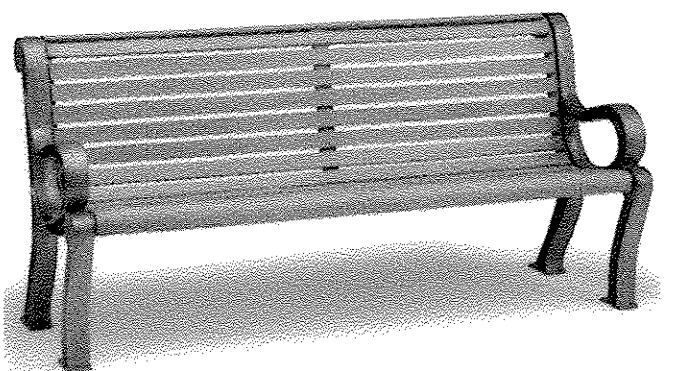
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 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Matthew J. ...
 10-10-17
 PLANNING DIRECTOR DATE

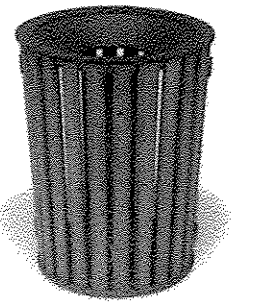
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 SHEET 3 OF 7

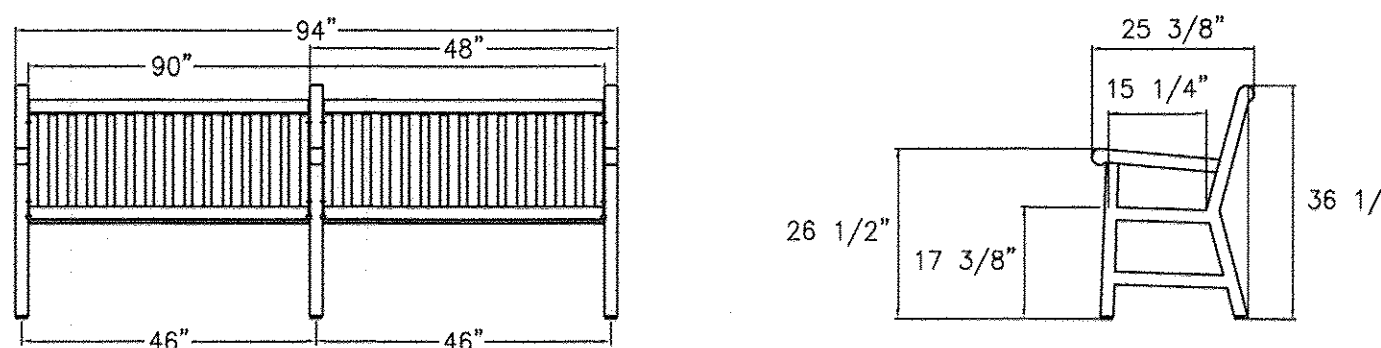
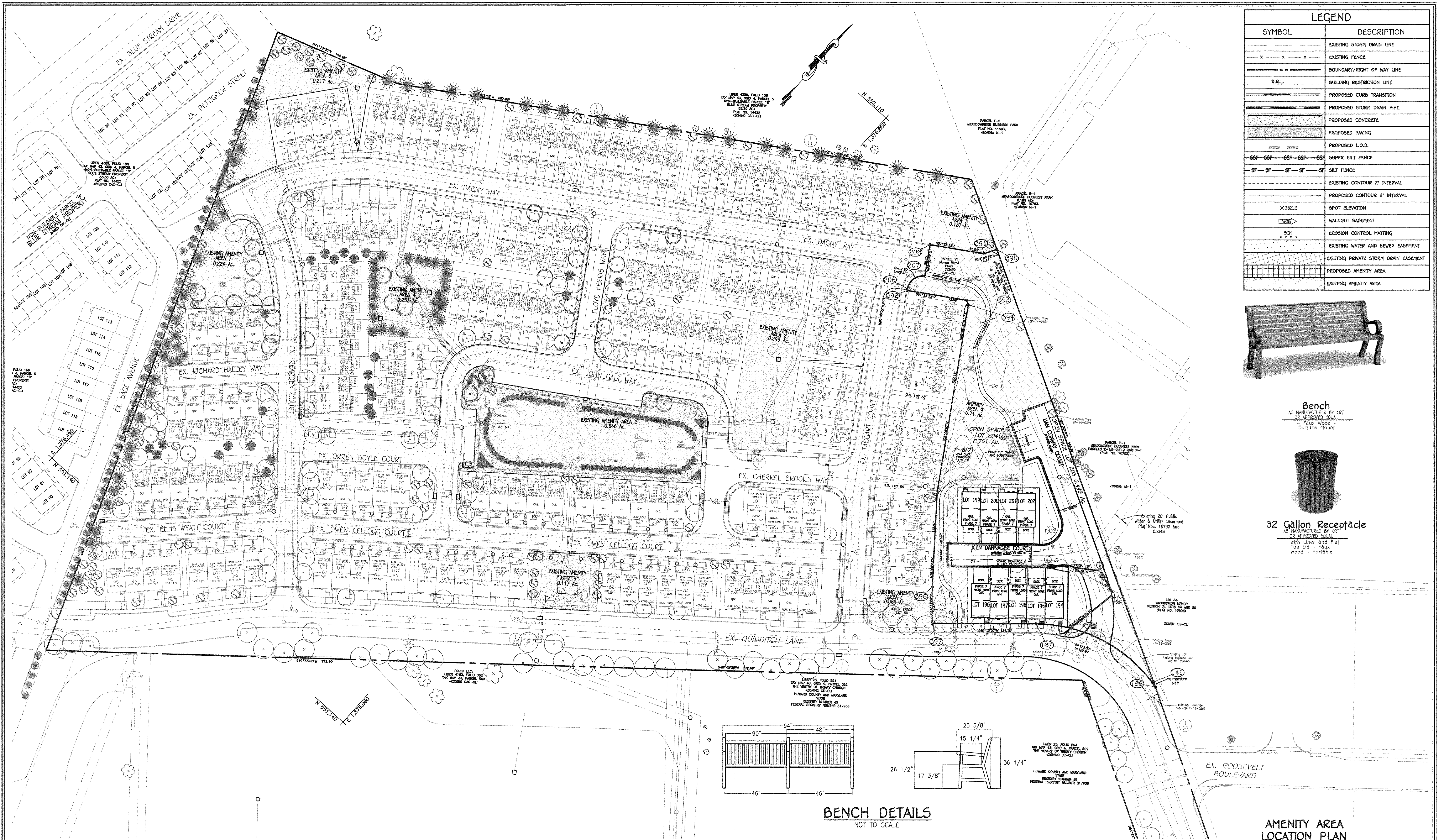
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	SILT FENCE
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	SPOT ELEVATION
	WALKOUT BASEMENT
	EROSION CONTROL MATTING
	EXISTING WATER AND SEWER EASEMENT
	EXISTING PRIVATE STORM DRAIN EASEMENT
	PROPOSED AMENITY AREA
	EXISTING AMENITY AREA



Bench
AS MANUFACTURED BY KRT
OR APPROVED EQUAL
1 1/2" x 4" Wood -
Surface Mount



32 Gallon Receptacle
AS MANUFACTURED BY CO
OR APPROVED EQUAL
with Liner and Flat
Top Lid - Flux
Wood - Portable



AMENITY AREA LOCATION PLAN
MORRIS PLACE-PHASE VII
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SHEET 4 OF 7

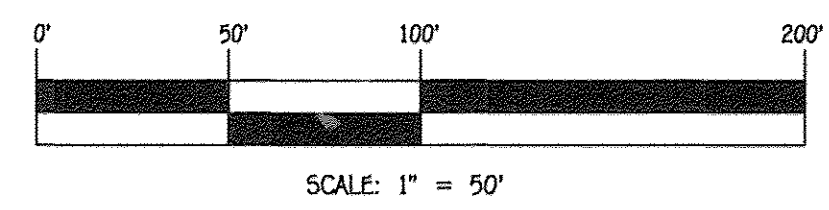
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FILE
ELLSWORTH CITY, MARYLAND 21042
(410) 661-3292

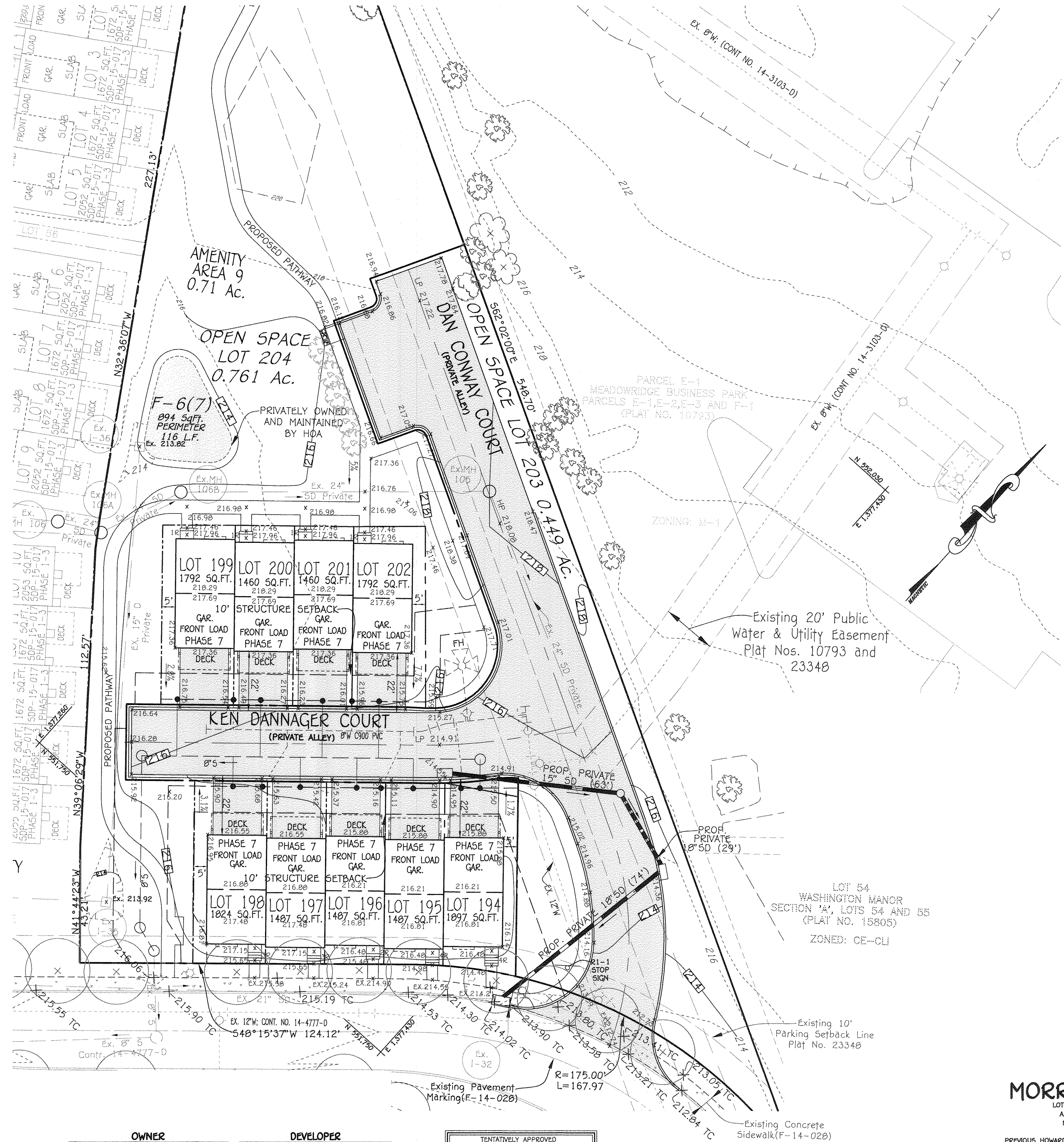
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Frank J. Malvarans II
FRANK J. MALVARANS II, PROFESSIONAL LAND SURVEYOR
DATE: 9/28/17

OWNER
CDCQ 3 BZH LP
C/O CDCQ ASSET MANAGEMENT, LLC
8995 E. HARTFORD DRIVE
SUITE 200
SCOTTSDALE, AZ. 85255
ATTN: STEVEN S. BENSON
(480) 696-3733

DEVELOPER
SEAZER HOMES CORP
8965 GUILFORD ROAD
SUITE 290
COLUMBIA, MD. 21046
ATTN: MICHAEL MCCANN
(443) 539-9270

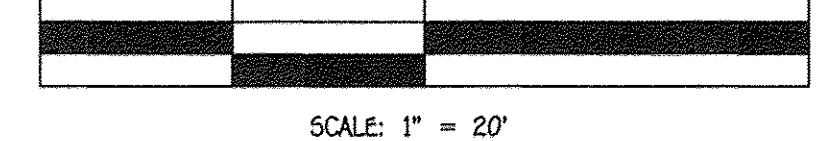
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Valerie J. ... 10-10-17
PLANNING DIRECTOR DATE





LEGEND	
SYMBOL	DESCRIPTION
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	EXISTING FENCE
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	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
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	PROPOSED PAVING
	PROPOSED L.O.D.
	SUPER SILT FENCE
	SILT FENCE
	PROPOSED CONTOUR ELEVATION
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 MORRIS PLACE, PHASE I-IV, PLAT NOS. 23345-23348
 ZONING: CE-CU
 PREVIOUS HOWARD COUNTY FILES: SGP-13-035, SGP-82-148, SGP-91-50, S-10-02,
 P-13-001, WP-12-173, WP-14-068, F-14-028, F-15-047, F-16-017, SGP-15-017,
 SGP-15-029, SGP-16-001, W & S CONTR. NO. 14-4777-D AND CONTR. NO. 14-4897-D
 TAX MAP NO. 43 GRID NO. 4 PARCEL NO. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: SEPTEMBER 25, 2017
 SHEET 5 OF 7



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Valerie Jim 10-10-17
 PLANNING DIRECTOR DATE

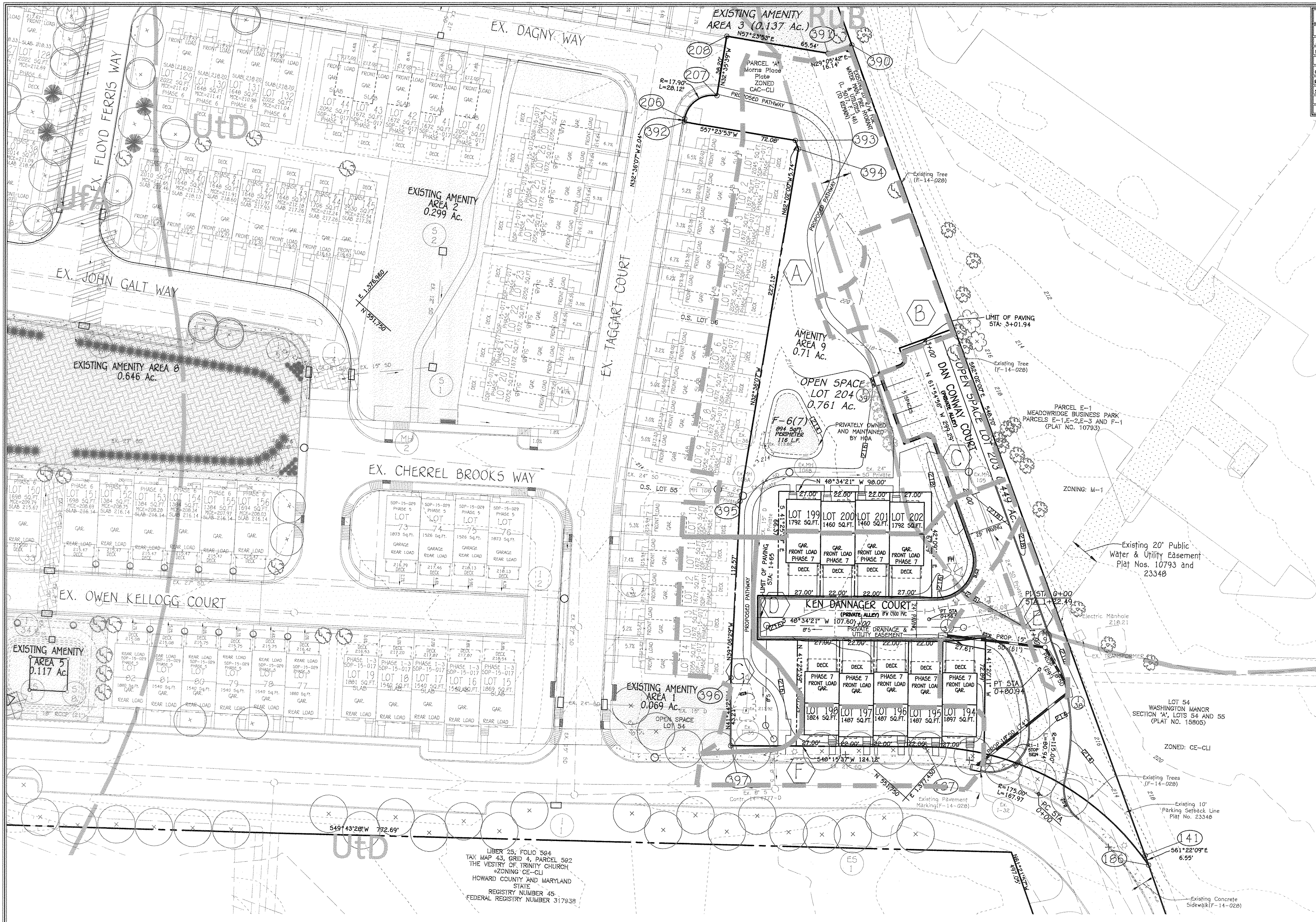
OWNER
 CDGC 3 BZH LP
 C/O CDGC ASSET MANAGEMENT, LLC
 8905 E. HARTFORD DRIVE
 SUITE 200
 SCOTTSDALE, AZ 85255
 ATTN: STEVEN S. BENSON
 (480) 698-3733

DEVELOPER
 BEAZER HOMES CORP
 8965 GUILFORD ROAD
 SUITE 200
 COLUMBIA, MD. 21046
 ATTN: MICHAEL MCCANN
 (443) 539-9270

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 27477. EXPIRES DATE IS 7/14/19.
Frank J. Manalansan II
 FRANK J. MANALANSAN II, PROFESSIONAL LAND SURVEYOR
 DATE: 7/29/17



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2992



SOILS LEGEND			
SOIL	NAME	CLASS	Kw
ArB	Allowly silt loam, 2 to 5 percent slopes	C	0.43
OhB	Downer-Hammorton sandy loams, 2 to 5 percent slopes	B	0.02
Fs	Fallington sandy loam, 0 to 2 percent slopes	D	N/A
GcC	Gadstone-Urban land complex, 0 to 15 percent slopes	B	0.37
RuB	Russell and Belleville soils, 2 to 5 percent slopes	C	N/A
SaB	Sassafras loam, 2 to 5 percent slopes	B	N/A
UaA	Urban land-Fallington complex, 0 to 2 percent slopes	D	N/A
UdD	Urban land-Urthorpe complex, 0 to 15 percent slopes	D	N/A

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

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING STORM DRAIN LINE
-x-x-x-	EXISTING FENCE
---	BOUNDARY/RIGHT OF WAY LINE
B.R.L.	BUILDING RESTRICTION LINE
---	PROPOSED CURB TRANSITION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED CONCRETE
---	PROPOSED PAVING
---	PROPOSED L.O.D.
SSP-SSP-SSP-SSP-SSP	SUPER SILT FENCE
SF-SF-SF-SF-SF	SILT FENCE
[215]	PROPOSED CONTOUR ELEVATION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X362.2	SPOT ELEVATION
[WOB]	WALKOUT BASEMENT
ECM	EROSION CONTROL MATTING
---	EXISTING PUBLIC WATER AND SEWER EASEMENT
---	EXISTING AMENITY AREA

DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	% IMP.
Ex. I-32	F	0.17 AC.	0.80	R-SC	82%
Ex. I-35	G	0.16 AC.	0.20	R-SC	11%
Ex. I-36	A	0.97 AC.	0.36	R-SC	27%
I-37	D	0.35 AC.	0.76	R-SC	77%
I-38	E	0.05 AC.	0.67	R-SC	64%
I-39	C	0.10 AC.	0.78	R-SC	80%
I-40	B	0.10 AC.	0.82	R-SC	83%

LIBER 25, FOLIO 584
 TAX MAP 43, GRID 4, PARCEL 582
 THE VESTRY OF TRINITY CHURCH
 ZONING CE-CL1
 HOWARD COUNTY AND MARYLAND
 STATE
 REGISTRY NUMBER 45
 FEDERAL REGISTRY NUMBER 317938

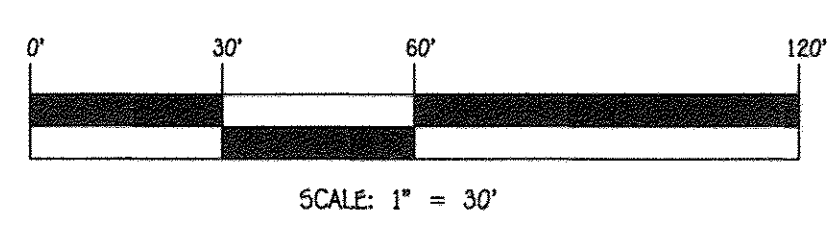
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 15774. DATE IS 7/14/17.

Frank J. Marulans II
 FRANK J. MARULANS II, PROFESSIONAL LAND SURVEYOR
 7/28/17
 DATE

OWNER
 CDG 3 B2H LP
 C/O CDG ASSET MANAGEMENT, LLC
 8505 E. HARTFORD DRIVE
 SUITE 200
 SCOTTSDALE, AZ 85255
 ATTN: STEVEN S. BENSON
 (480) 696-3733

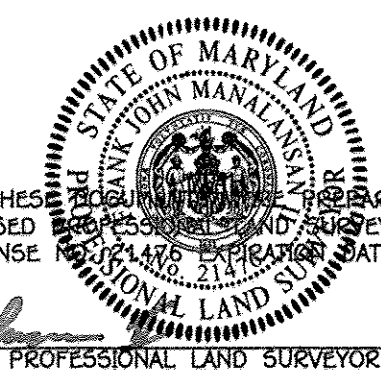
DEVELOPER
 BEAZER HOMES CORP
 8965 GUILFORD ROAD
 SUITE 290
 COLUMBIA, MD. 21046
 ATTN: MICHAEL MCCANN
 (443) 539-9270

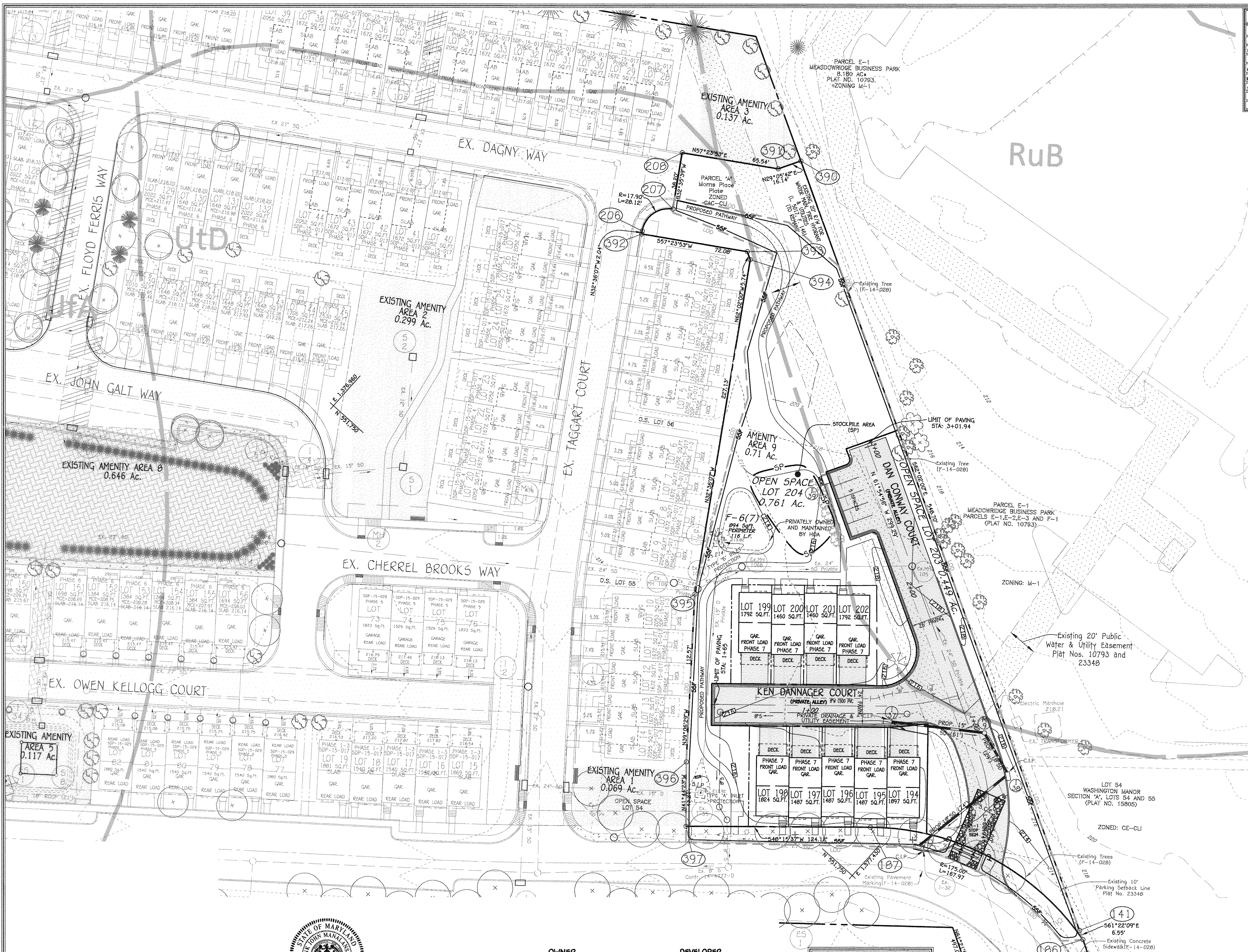
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Valerie J. ...
 PLANNING DIRECTOR
 DATE



STORMDRAIN DRAINAGE AREA MAP
MORRIS PLACE-PHASE VII
 LOTS 194 THRU 202 AND OPEN SPACE LOTS 203 AND 204
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A',
 MORRIS PLACE, PHASE I-IV, PLAT NO. 23345-23348
 ZONING: CAC-CL1
 PREVIOUS HOWARD COUNTY FILES: EOP-13-035, SGP-82-148, SGP-91-50, S-10-02,
 P-13-001, WP-12-173, WP-14-068, F-14-028, F-15-047, F-16-017, SGP-15-017,
 SGP-15-029, SGP-16-001, W & S CONTR. NO. 14-4777-D AND CONTR. NO. 14-4897-D
 TAX MAP NO. 43 GRID NO. 4 PARCEL NO. 599
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: SEPTEMBER 25, 2017
 SHEET 6 OF 7

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PLACE
 ELIOTT CITY, MARYLAND 21042
 (410) 461-1299





SOILS LEGEND

SOIL	NAME	CLASS	Kw
AuB	Allowly silt loam, 2 to 5 percent slopes	C	0.43
DuB	Downer-Hammorton sandy loams, 2 to 5 percent slopes	B	0.02
Fs	Fallingstone sandy loam, 0 to 2 percent slopes	B	N/A
GcC	Gladstone-Urban land complex, 0 to 15 percent slopes	D	0.37
RuB	Russett and Belleville soils, 2 to 5 percent slopes	C	N/A
SaB	Sassafras loam, 2 to 5 percent slopes	A	N/A
UaA	Urban land-Fallington complex, 0 to 2 percent slopes	D	N/A
UaD	Urban land-Udorthenta complex, 0 to 15 percent slopes	D	N/A

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

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING STORM DRAIN LINE
(Symbol)	EXISTING FENCE
(Symbol)	BOUNDARY/RIGHT OF WAY LINE
(Symbol)	BUILDING RESTRICTION LINE
(Symbol)	PROPOSED CURB TRANSITION
(Symbol)	PROPOSED STORM DRAIN PIPE
(Symbol)	PROPOSED CONCRETE
(Symbol)	PROPOSED PAVING
(Symbol)	PROPOSED LIMIT OF DISTURBANCE (L.O.D.)
(Symbol)	SUPER SILT FENCE
(Symbol)	SILT FENCE
(Symbol)	EXISTING CONTOUR 2' INTERVAL
(Symbol)	PROPOSED CONTOUR 2' INTERVAL
(Symbol)	SPOT ELEVATION
(Symbol)	WALKOUT BASEMENT
(Symbol)	EROSION CONTROL MATTING
(Symbol)	EXISTING WATER AND SEWER EASEMENT
(Symbol)	STABILIZED CONSTRUCTION ENTRANCE
(Symbol)	STOCKPILE AREA

SEDIMENT EROSION CONTROL AND SOILS PLAN

MORRIS PLACE-PHASE VII
 LOTS 194 THRU 202 AND OPEN SPACE LOTS 203 AND 204
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A',
 MORRIS PLACE, PHASE I-IV, PLAT NO. 23345-23348
 ZONING: CAC-CL
 PREVIOUS HOWARD COUNTY FILES: SCP-19-035, SGP-02-148, SGP-91-50, S-10-02,
 P-13-001, WP-12-173, WP-14-068, F-14-028, F-15-047, F-16-017, SGP-15-017,
 SGP-15-029, SGP-16-001, W & S CONTR. NO. 14-4777-D AND CONTR. NO. 14-4897-D
 TAX MAP No. 43 GRID No. 4 PARCEL No. 999
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: SEPTEMBER 25, 2017
 SHEET 7 OF 7

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SERVICE OFFICE: PARK - 10272 BALTIMORE NATIONAL PARK
 ELICOTT CITY, MARYLAND 21042
 (410) 461-3999

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 15178. EXPIRES DATE IS 7/14/19.
Paul H. [Signature]
 PAUL H. MARIANSKI II, PROFESSIONAL LAND SURVEYOR
 2/28/17

OWNER
 CDCQ 3 BZH LP
 C/O CDCQ ASSET MANAGEMENT, LLC
 8505 E. HARTFORD DRIVE
 SUITE 200
 SCOTTSDALE, AZ. 85255
 ATTN: STEVEN S. BENSON
 (480) 696-3733

DEVELOPER
 BEAZER HOMES CORP
 8965 GUILFORD ROAD
 SUITE 290
 COLUMBIA, MD. 21046
 ATTN: MICHAEL MCCANN
 (443) 539-9270

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Walker [Signature] 10-10-17
 PLANNING DIRECTOR DATE

