



CURVE DATA					
NO.	Δ	R	T	L	CH. L. CH. B.
1	89°33'39"	125.00	124.05'	195.34'	176.10' N78°07'05"W
2	12°05'37"	500.00	52.97'	105.54'	108.34' N21°17'34"W

INTERSECTION ANGLES FOR
 MD RT 99 / WAVERLY WOODS DR = 90°
 WW D / JOHN EAGER CT = 90°

VICINITY MAP
 SCALE = 2,000

North	East
1. 535864.687	236149.274
2. 536614.920	237018.956
3. 537298.889	237953.430
4. 537922.511	238853.680
5. 538496.469	239719.472
6. 539020.459	240551.224
7. 539494.489	241349.472
8. 539918.479	242107.224
9. 540292.469	242825.472
10. 540616.459	243503.724
11. 540890.449	244142.472
12. 541114.439	244741.724
13. 541288.429	245301.472

Summary

Tax Map Number	16617
Parcel Number	22 (Portion of)
Existing Zoning	R-20
Gross Area of Tract	23.98 Ac.
Area of Proposed Lots (not incl. o.s. or pipe stem)	16.88 Ac.
Area of Proposed Roads (gravel)	2.01 Ac.
Additional Area Dedicated to Road R/W	0.83 Ac.
Area of Open Space	3.90 Ac.
Number of Proposed Lots (including open space)	45
Public Water & Public Sewer Systems are Proposed	
Deed Reference	1441701

Proposed Lot Requirements

A. Minimum Lot Size	14000 Sq. Ft.
B. Minimum Lot Width at Building Restriction Line	60 Ft.

- General Notes**
1. Preliminary Boundary Survey based on deed 1091/117.
 2. TOPOG. PREPARED AERIAL MAPPING SERVICES (NO SCALE, 1/8" = 1' AS SHOWN).
 3. Property acreage and outline are subject to final survey and computations.
 4. Topo subject to field verification.
 5. Public Sewer System shall connect to existing manhole #426 (Contract #2740-5).
 6. Howard County to be granted a perpetual easement of flood plain.
 7. Storm Drainage & Utility Easements to be dedicated to Howard County.
 8. Sediment Control to be shown on Final Plan.
 9. All improvements to Maryland Route 99 to be in accordance with all MSHA rules, regulations, and requirements.
 10. Public Roadways are proposed for this site.
 - A. Waverly Woods Drive & John Eager Court are Cul-De-Sac streets.
 - B. All streets are to be closed section.
 11. Sanitary Sewer Extension and Pathways to Open Space to be provided within Proposed Easements and subject to final survey and computation.
 12. Street light to be provided as required.
 13. Street trees to be provided as required.
 14. Sketch Plan No. S-86-73.
 15. SWM Pond shall be retention type.
 16. MD Rt 99 is classified as a minor arterial roadway on 1982 General Plan, A R/W of 100 feet is required (50' from the centerline).

DENSITY AND MANDATORY OPEN SPACE PROVISIONS

Lot Size (sq. ft.)	No. of Lots	Area of Lots in acres	Mandatory Open Space Provisions	Area of Open Space in acres
20,000 or larger	4	2.31	6 percent	0.14
18,000 to 19,999	7	3.02	10 percent	0.30
16,000 to 17,999	4	1.61	20 percent	0.32
14,000 to 15,999	30	9.94	30 percent	2.98
Totals	45	16.88		3.74

TOTAL O.S. PROVIDED = 3.90 AC.
 TOTAL AREA OF LOT PIPE STEMS = 0.36 AC.

PRELIMINARY PLAN
WAVERLY WOODS
 SECTION I AREA I
 TAX MAP NO. 16 & 17 PARCEL 22
 2ND ELECTION DISTRICT HOWARD CO., MD

SHEET 1 OF 1

KIDDE CONSULTANTS, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 1100 WEST STREET, SUITE 400 - LAUREL, MD 20704
 (301) 453-1822 / 782-9886 (FAX)

DATE: _____ REVISION: _____ BY: _____

DESIGNED BY: K.C.I.
 CHECKED BY: K.C.I.
 DRAWN BY: D.M.W.
 SCALE: AS SHOWN
 M.S.S.

JOHN E.C. PATMORE MD PE 0976
 DATE: OCT '86 SCALE: 1" = 50'

TENTATIVELY APPROVED ON Oct 17, 1986
 OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
 Planning Director: *Donald Hamby* 11-13-86
 DATE: _____

OWNER: KENNARD WARFIELD JR
 14663 TRIADAPHA ROAD
 GLENELG, MD 21737
 (301) 489-4978

DEVELOPER: HOWARD COUNTY LAND SERVICES INC.
 40 MR DONALD REUWER, PRESTON
 10176 BALTIMORE NATIONAL PIKE
 ROOM 202
 ELLICOTT CITY, MD 21043
 (301) 465-5855

OPEN SPACE LOT #46
 LOT AREA = 3.66 AC
 PIPE STEM AREA = 0.11 AC
 TOTAL = 3.77 AC

LOT AREA = 14,145.00 #
PIPE STEM AREA = 11,206.00 #
TOTAL = 25,351.00 #

LOT AREA = 14,174.35 #
PIPE STEM AREA = 11,206.00 #
TOTAL = 25,380.35 #

LOT AREA = 14,174.35 #
PIPE STEM AREA = 11,206.00 #
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MATCH LINE SEE THIS SHEET