

COORDINATE TABLE		
PT.	NORTH	EAST
266	536854.954	835380.452
1983	537170.705	835582.010
2789	537700.727	836109.719
2954	537868.556	835974.812
2984	537720.755	836129.012
2985	537755.141	836126.448
4215	536712.646	834714.892
4216	536674.126	834700.555
5563	536647.765	834706.394
5569	537936.564	835876.031
5572	537023.743	834967.194

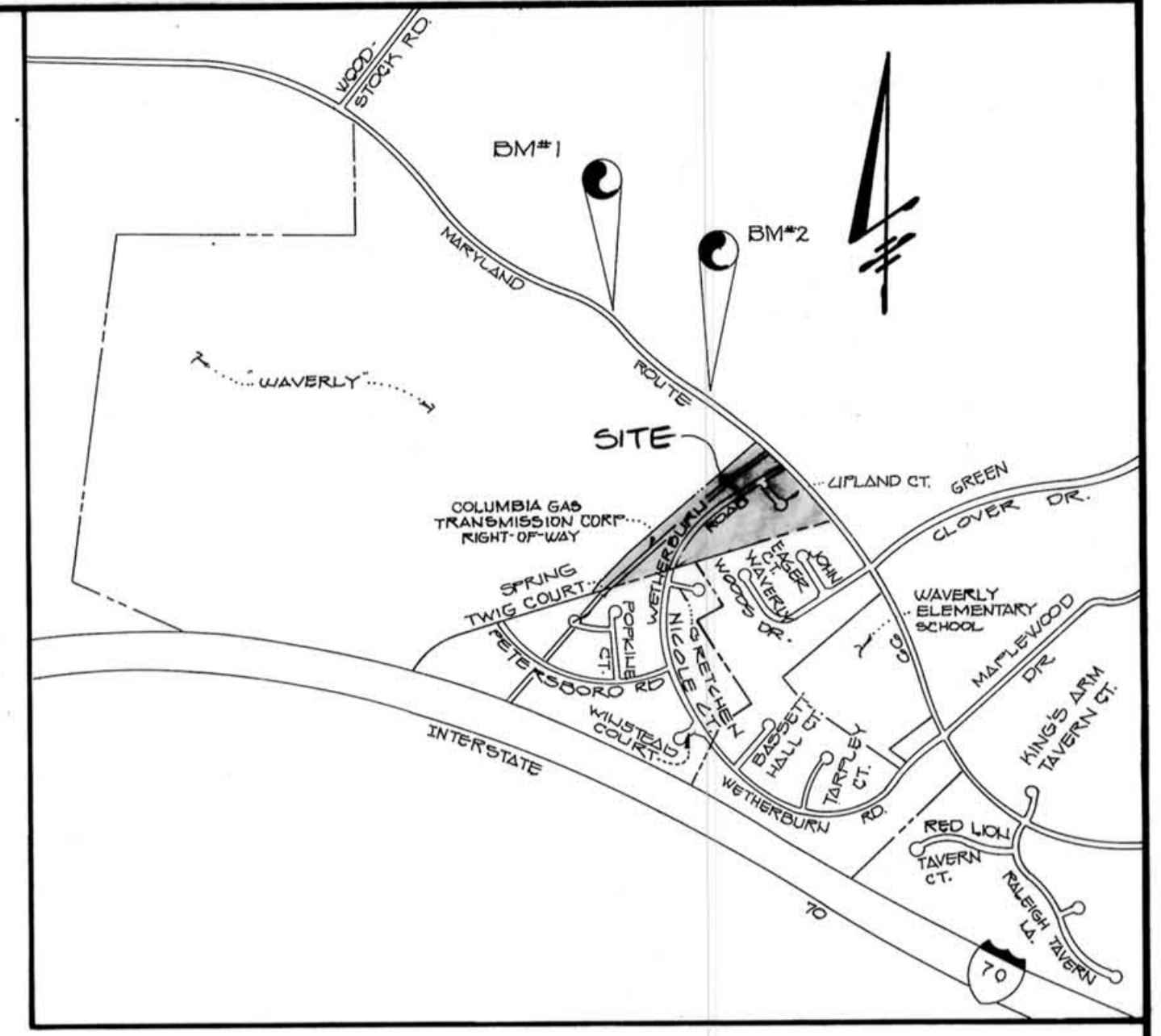
COORDINATE TABLE		
PT.	NORTH	EAST
257	536967.651	835747.098
1076	536877.613	835454.172
1808	537039.809	835944.813
1809	537098.068	836148.090
1810	537157.489	836352.444
1819	537202.403	836530.909
1984	537128.372	835624.529
2940	537658.394	836152.238
2942	537266.982	836625.162
2944	537416.370	836470.764
2946	537683.924	836210.282
2953	537491.301	836403.616
2972	537681.869	836174.784

POINT TO POINT	BEARING	DISTANCE
266 TO 1983	R=877.61'	L=377.50'
1983 TO 2789	S44°52'29"W	747.93'
2789 TO 2984	R=843.05'	L=27.81'
2984 TO 2985	S04°15'50"E	34.48'

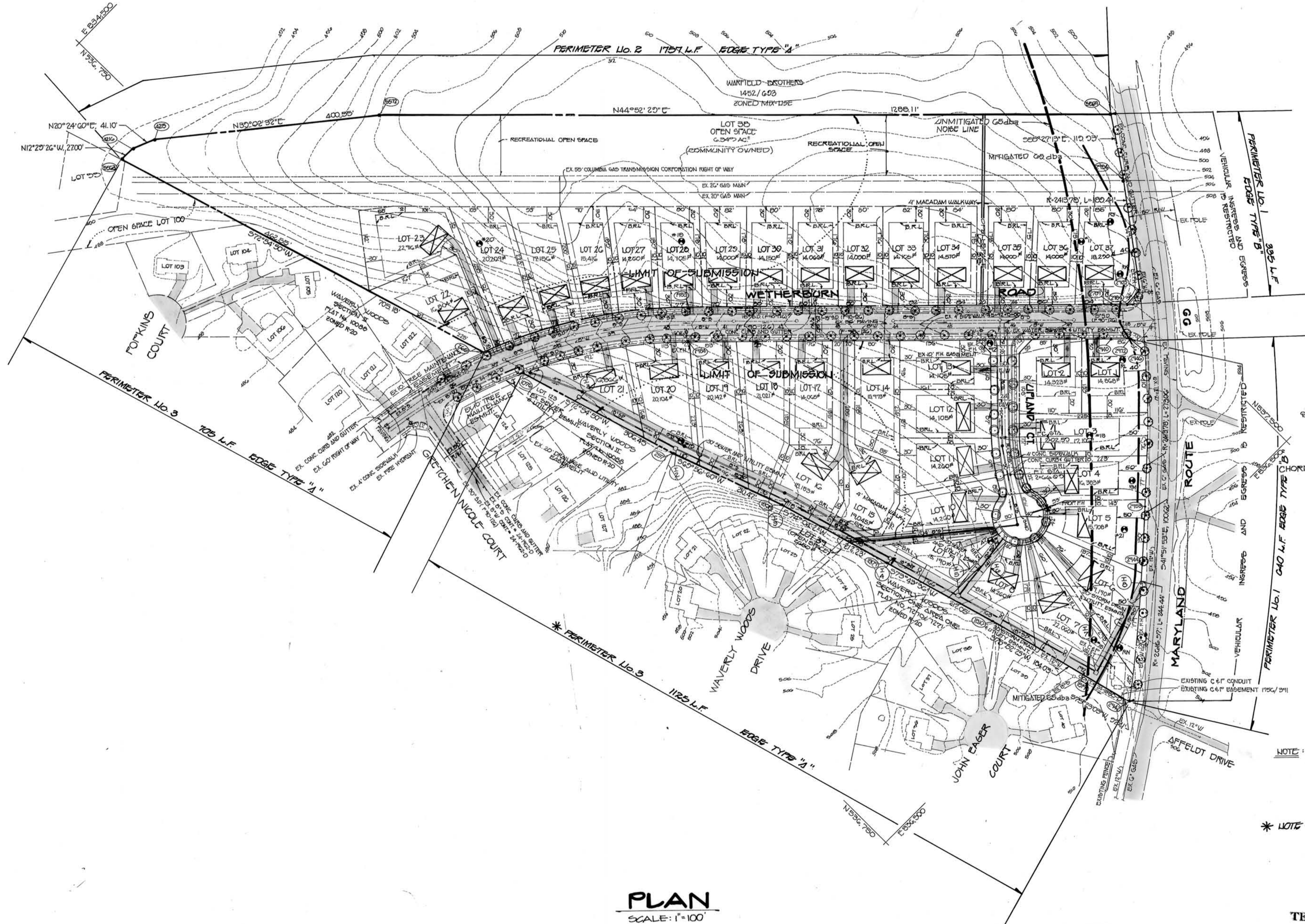
POINT TO POINT	BEARING	DISTANCE
1076 TO 1984	R=817.61'	L=304.92'
1984 TO 2940	N44°52'29"E	747.93'
2940 TO 2972	R=903.05'	L=32.55'
2972 TO 2946	N86°41'15"E	35.56'

OPEN SPACE TABULATION SUMMARY					
SECTION No.	% OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	GROSS AREA (R-20 ZONING)	FLOODPLAIN	NET AREA
SECT. 1 / AREA 1	30	3,902 AC.±	23,987 AC.±	0	23,978 AC.±
2	30	16,436 AC.±	16,210 AC.±	54,787 AC.±	51,335 AC.±
WAVELY WOODS	30	6,240 AC.±	6,349 AC.±	20,800 AC.±	20,800 AC.±
TOTAL	30	26,347 AC.±	26,461 AC.±	99,565 AC.±	96,113 AC.±

MINIMUM LOT SIZE CHART						
LOT NO.	GROSS AREA	PIPE STEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
15	19,046 SF	3,700 SF	15,346 SF	-----	-----	15,346 SF
16	18,183 SF	3,700 SF	14,483 SF	-----	-----	14,483 SF
23	22,916 SF	3,500 SF	19,416 SF	-----	-----	19,416 SF



VICINITY MAP
SCALE: 1"=1200'



UPLAND COURT
 CURVE DATA
 STA. 2+02.50 TO STA. 2+66.00
 R=275.00'
 T=33.00'
 L=635.00'
 Δ=15°15'46"
 CHORD BEARING & DISTANCE = S51°44'25"E, 62.36'

- GENERAL NOTES**
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - PROJECT BACKGROUND:
 LOCATION: MARYLAND ROUTE 99 AT THE EXISTING WETHERBURN ROAD INTERSECTION.
 TAX MAP: 16 P/O PARCEL NO. 21 DEED REF: 1091/117
 ZONED: R-20 AS PER ZONING BOARD CASE NO. 929 M APPROVED ON MARCH 22, 1993
 PART OF "WAVELY" SUBDIVISION
 TOTAL AREA OF PROPERTY: 20.80 AC+
 TOTAL AREA OF LOTS: 13.87 AC+
 NET AREA OF PROPERTY: 20.80 AC+
 TOTAL AREA OF ROADWAY: 0.52 AC+
 OPEN SPACE RECREATION AREA PROVIDED: 6.389 AC+
 OPEN SPACE RECREATION AREA REQUIRED: 37 UNITS X 200 SQ.FT./UNIT = 7,400 SQ.FT.
 OPEN SPACE RECREATION AREA PROVIDED: 175,200 SQ.FT.
 NUMBER OF PROPOSED LOTS: 1-17, AREA II, LOTS 18-37 AND 2 OPEN SPACE AREA I, 37 BUILDABLE 2 OPEN SPACE FOR 39 TOTAL LOTS
 - TOPOGRAPHY IS BASED ON AERIAL TOPO FLOWN BY PHOTO SCIENCE, INC. DATED 12/7/89, AS SHOWN ON A 2' CONTOUR INTERVAL.
 - HORIZONTAL AND VERTICAL CONTROL IS BASED ON THE FOLLOWING GEODETIC CONTROL STATIONS:
 3540003 N538430.823 ELEV=948.92
 835230.913 ELEV=458.58
 3639002 N540311.256 ELEV=445.47
 832918.467
 - PUBLIC WATER AND PUBLIC SEWER IS TO BE UTILIZED WITHIN THIS SUBDIVISION AT THE FINAL PLAN STAGE, CONTRACT # 24-3295-D.
 - STORMWATER MANAGEMENT FOR THIS SUBDIVISION HAS BEEN PROVIDED UNDER WAVELY WOODS, SECTION 2; P 90-126.
 - THE DEPARTMENT OF NATURAL RESOURCES WATER RESOURCES ADMINISTRATION ON AUGUST 16, 1993 HAS GRANTED AUTHORIZATION TO PROCEED TO ALLOW CONSTRUCTION OF UPLAND COURT, LOTS AND UTILITIES WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOODPLAIN.
 - THERE ARE NO WETLANDS LOCATED ON THIS PROPERTY, AS SHOWN UNDER THE STUDY PREPARED BY: EXPLORATION RESEARCH, INC. ON APRIL 15, 1993.
 - THE TRAFFIC STUDY HAS BEEN PREPARED BY THE TRAFFIC GROUP ON OCTOBER 21, 1993, APPROVED ON MARCH 22, 1993.
 - THE NOISE STUDY HAS BEEN COMPILED BY: WILDMAN ENVIRONMENTAL SERVICES ON DECEMBER 10, 1993, APPROVED ON JANUARY 27, 1994.
 - GEOTECHNICAL REPORT IS NOT REQUIRED SINCE STORMWATER MANAGEMENT HAS BEEN PROVIDED IN WAVELY WOODS, SECTION 2, P 90-126.
 - EXISTING UTILITIES THAT ARE SHOWN WERE LOCATED BY AS-BUILT UTILITY DRAWINGS.
 - TOTAL AREA OF STEEP SLOPES 25% AND GREATER=19,980 SQ.FT.
 - STEEP SLOPE AREAS WHICH ARE SHOWN ADJACENT TO WETHERBURN ROAD WERE CREATED DUE TO THE ROAD FILL FOR WETHERBURN ROAD UNDER WAVELY WOODS, SECTION 2, P 90-126.
 - THE FOREST CONSERVATION PROGRAM WAS PREPARED BY ESA, INC. AND WAS APPROVED ON NOVEMBER 19, 1993 UNDER S 94-07.
 - THIS PLAN IS SUBJECT TO ZONING BOARD CASE NO. ZB 929-M WHICH APPROVED ON MARCH 22, 1993 A REQUEST TO REZONE 682.18 ACRES OF RURAL LAND INTO MIXED-USE AREAS AS SHOWN ON S 94-07.

- NOTE:**
- DENOTES PROPOSED STREET TREE LOCATION.
 - DENOTES EXISTING STREET TREE LOCATION.
 - DENOTES NOISE INTERCEPTOR LOCATION.

* NOTE: LANDSCAPE PERIMETER PLANTING ALONG THE REAR OF LOTS 7 THRU 15, 10 AND 18 THRU 21 WILL BE SHOWN ON THE SITE DEVELOPMENT PLAN.

PLAN
SCALE: 1"=100'

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

PLANNING DIRECTOR *[Signature]* 4/13/94
 DATE

PRELIMINARY PLAN
WAVELY
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP #16 P/O PARCEL 21
 SCALE AS SHOWN SHEET 1 OF 2
 DATE: DECEMBER 21, 1993

OWNER & DEVELOPER
 KENNARD WARFIELD JR.
 14663 TRIADELPHIA RD.
 GLENELG, MARYLAND 21237



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 971 BALTIMORE NATIONAL PIKE, SUITE 100
 ELLICOTT CITY, MARYLAND 21042
 (301) 461-2855

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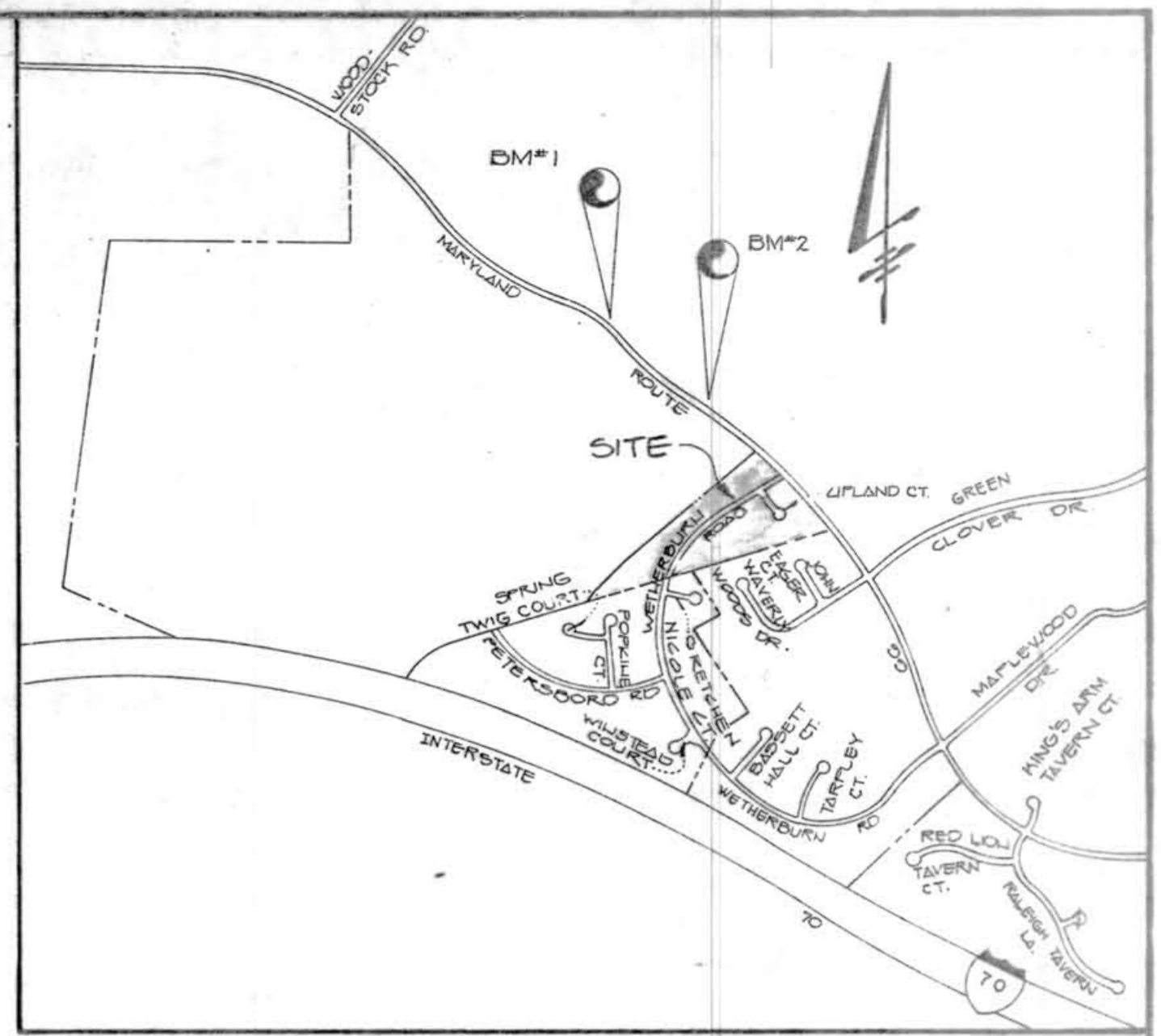
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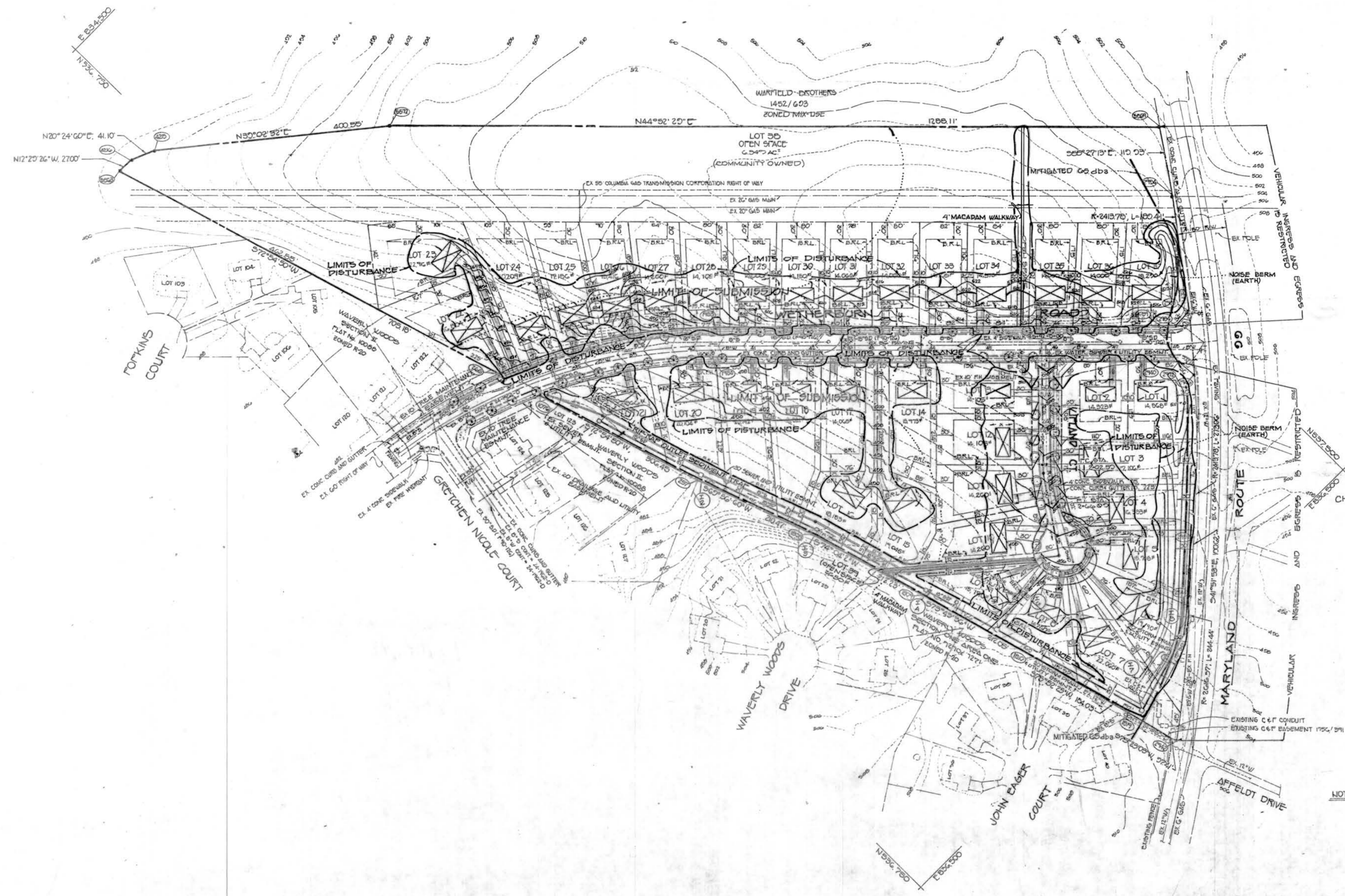
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- NOTE:
- DENOTES PROPOSED STREET TREE LOCATION.
 - DENOTES EXISTING STREET TREE LOCATION.
- SILT FENCE WILL BE PLACED IN THE FRONT OF LOTS 22-27.

PLAN
SCALE: 1"=100'

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

PLANNING DIRECTOR
 DATE: 4/13/94



OWNER & DEVELOPER
 KENNARD WARFIELD JR.
 14663 TRIADELPHIA RD.
 GLENELG, MARYLAND 21227

SCHEMATIC GRADING PLAN
"WAVERLY"
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP #6 170 PARCEL 21
 SCALE AS SHOWN SHEET 2 OF 2
 DATE: DECEMBER 21, 1993

FISHER, COLLINS & CARTER, INC.
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