

MARYLAND STATE GRID MERIDIAN

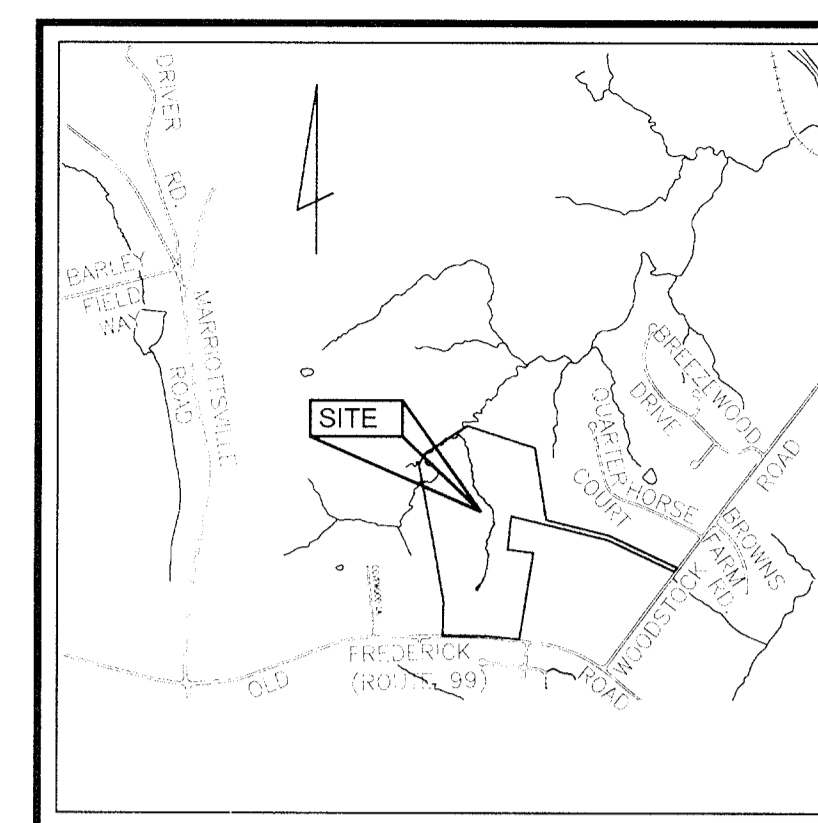
MARRIOTTVILLE ESTATES
PLAT NO. 8842

JOHN L. CLARK
284/549

ASHER PROPERTY
PLAT NO. 6228

LEGEND

- EXISTING CONTOUR
- EXISTING TREES TO REMAIN
- SOIL BOUNDARY
- C STREAM
- STREAM BUFFER
- WETLAND BUFFER
- WETLAND
- 100 YEAR FLOODPLAIN
- SLOPE > 25%
- SLOPES 15% TO 24.9%
- NATURAL AREA EASEMENT
- SEPTIC EASEMENT



VICINITY MAP
SCALE: 1"=200'

RICHARD CONREY
4490/326
EASEMENT HELD BY THE MARYLAND
AGRICULTURAL LAND PRESERVATION
FOUNDATION EASEMENT #13-03-80-02Ae

STORMWATER MANAGEMENT REQUIREMENTS

FACILITY	WQV	CPV	NEW
1	0.15 ac-ft	0.28 ac-ft	0.24 ac-ft
2	0.07 ac-ft	0.24 ac-ft	0.23 ac-ft
3	0.11 ac-ft	0.24 ac-ft	0.23 ac-ft

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE : 3419/444 (PARCEL '102'); 1453/747 (PARCEL '304')
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL & ASSOCIATES DATED MARCH 2001.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL PREPARED BY POTOMAC AERIAL SURVEYS DATED 4/14/01.
- WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT. WATER QUALITY TO BE PROVIDED BY: FACILITY NO. 1: A MICROPOND EXTENDED DETENTION POND (HAZARD CLASS 'A') FACILITY NO. 2: POCKET POND (HAZARD CLASS 'A') FACILITY NO. 3: POCKET POND (HAZARD CLASS 'A')
- WETLANDS DELINEATED BY ECO-SCIENCES 09-27-00.
- THE FLOODPLAIN IS BASED ON PLAT NO. 6385.
- FOREST STAND DELINEATION PLAN PREPARED BY FREDERICK WARD AND ASSOC. DATED 7-21-01.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED 2-22-01.
- THERE IS NO GRADING OR DISTURBANCE WITHIN STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS NOT REQUIRED FOR THIS SITE.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- TRASH COLLECTION AND RECYCLING WILL BE CURBSIDE PICKUP AT COUNTY ROADWAY.
- A NOISE STUDY WAS PERFORMED BY VOGEL AND ASSOC. DATED JUNE, 1999. THE NOISE CONTOURS ARE BASED ON PLAT NO. 13808.
- DENSITY:
NUMBER OF ENTITIES PERMITTED BY RIGHT: 49.53/4.25 = 11
MAXIMUM RECEIVING YIELD: 44.13/2 = 22
NUMBER OF BUILDABLE ENTITIES PROPOSED: 21 LOTS AND 1 BUILDABLE PRESERVATION PARCEL = 22 TOTAL
NUMBER OF DEO UNITS NEEDED: 22-11 = 11
- AS A CONSEQUENCE OF ITS SUBMISSION FOR COUNTY REVIEW PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE IT DID NOT HAVE PRELIMINARY APPROVAL PRIOR TO NOVEMBER 1, 2001, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS.
- THE EXISTING DRIVEWAY FROM WOODSTOCK ROAD WILL BE REMOVED WEST OF LOT 8 OF HIGHPOINT AT BREEZEWOOD FARMS.
- THE FOREST CONSERVATION EASEMENT TO BE RECORDED AS PART OF SHADOW SHADE, PLAT NO. 13808 WILL NOT BE RETAINED AS PART OF THIS SUBDIVISION.
- PRESERVATION PARCELS 'A'-'F' TO BE PRIVATELY OWNED WITH HOWARD COUNTY AND THE HOA AS EASEMENT HOLDERS.

SOILS LEGEND			TYPE
EIC3	ELOAK SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED		B
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED		B
GIC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED		B
GIC3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED		B
GIB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED		C
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED		B
MID3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED		B
MIE	MANOR LOAM, 25 TO 45 PERCENT SLOPES		B

SITE DATA

LOCATION: TAX MAP 10, PARCELS '309' & '102'
 4TH ELECTION DISTRICT
 EXISTING ZONING: RC-DEO
 GROSS AREA OF PARCEL: 2,157,527 SQ. FT. (49.53 ACRES)
 AREA OF RIGHT OF WAY: 115,420 SQ. FT. (2.65 ACRES)
 AREA TO BE DEDICATED TO HOWARD COUNTY: 1735 SQ. FT. (0.04 ACRES)
 AREA OF EX. FLOODPLAIN: 102,824 SQ.FT (2.36 ACRES)
 AREA OF STEEP SLOPES (NOT LOCATED IN FLOODPLAIN): 132,279 SQ. FT. (3.04 ACRES)
 NET AREA OF PROJECT: 1,928,660 SQ. FT. (44.13 ACRES)
 NUMBER OF PROPOSED RESIDENTIAL LOTS/PARCELS: 22
 AREA OF PROPOSED RESIDENTIAL LOTS 1-21: 1,103,176 SQ. FT. (25.33 ACRES)
 AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A': 637,092 SQ. FT. (14.63 ACRES)
 NUMBER OF PROPOSED PRESERVATION PARCELS: 6 (1 BUILDABLE; 5 NON-BUILDABLE)

VINCENT J. BRACCIALE, JR.
1285/247

Phasing
7 allocations for 2004
12 allocations for 2005

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

David R. Vogt
DIRECTOR 2/26/02
DATE

OWNER/DEVELOPER

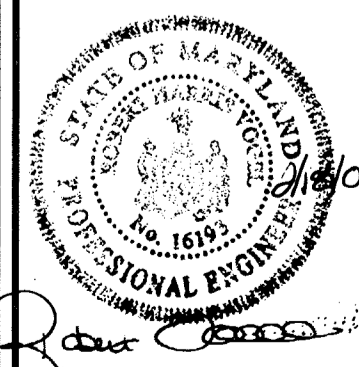
BI HOMES, INC.
7320 GRACE DR.
CO. UMBA, MD 21044
(410) 531-8444

SKETCH PLAN

THE PRESERVE AT WAVERLY GLEN

TAX MAP 10 BLOCK 23 PARCELS '304' & '102'
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia



DESIGN BY: RHW
 DRAWN BY: CMH/KO
 CHECKED BY: JOD
 DATE: FEB. 11, 2002
 SCALE: 1"=100'
 W.O. NO.: 2017139.00