



VICINITY MAP
SCALE: 1" = 2000'

SAND BARRIER ELEVATION*

| POINT | HEIGHT | POINT | HEIGHT |
|-------|--------|-------|--------|
| A | 487 | F | 489 |
| B | 498 | G | 489 |
| C | 495 | H | 467 |
| D | 460 | I | 483 |
| E | 460 | J | 483 |

PAVESTON AND STEEP SLOPE TABULATION

| LOT NO. | GROSS AREA SQUARE FT. | PAVESTON AREA SQUARE FT. | STEEP SLOPES | NET LOT AREA SQUARE FEET |
|---------|-----------------------|--------------------------|-----------------------------------|--------------------------|
| 28 | 20,729 | 3,600 | CONTIGUOUS AREAS LESS THAN 20,000 | 17,129 |
| 29 | 22,678 | 3,600 | | 19,078 |
| 30 | 17,850 | 1,400 | | 16,450 |
| 31 | 17,850 | 1,400 | | 16,450 |
| 32 | 14,700 | 3,000 | | 11,700 |
| 33 | 15,400 | 3,000 | | 12,400 |
| 34 | 15,400 | 3,000 | | 12,400 |
| 35 | 17,850 | 3,000 | | 14,850 |
| 36 | 17,850 | 3,000 | | 14,850 |
| 37 | 17,850 | 3,000 | | 14,850 |
| 38 | 17,850 | 3,000 | | 14,850 |
| 39 | 17,850 | 3,000 | | 14,850 |
| 40 | 17,850 | 3,000 | | 14,850 |
| 41 | 17,850 | 3,000 | | 14,850 |

COORDINATE TABLE

| NO. | NORTH | EAST |
|-----|-----------|-----------|
| 1 | 535158.15 | 835639.56 |
| 2 | 535367.71 | 835260.93 |
| 3 | 536044.21 | 833622.00 |
| 4 | 536227.16 | 833597.11 |
| 5 | 536284.22 | 833628.24 |
| 6 | 536369.89 | 833826.53 |
| 7 | 536490.36 | 834194.30 |
| 8 | 536852.33 | 835371.92 |
| 9 | 537405.90 | 835786.87 |
| 10 | 537457.36 | 835874.94 |
| 11 | 537599.34 | 836047.84 |
| 12 | 537682.24 | 836078.27 |
| 13 | 537714.33 | 836063.41 |
| 14 | 537792.78 | 836060.31 |
| 15 | 538127.48 | 835576.86 |
| 16 | 538172.00 | 835607.69 |
| 17 | 537709.92 | 836246.56 |
| 18 | 537238.71 | 836670.13 |
| 19 | 537228.00 | 836629.04 |
| 20 | 537546.24 | 836340.26 |
| 21 | 537676.42 | 836166.68 |
| 22 | 537661.56 | 836134.60 |
| 23 | 537578.66 | 836104.16 |
| 24 | 537405.55 | 835905.20 |
| 25 | 537354.10 | 835817.13 |
| 26 | 536867.76 | 835422.10 |
| 27 | 536967.65 | 835747.10 |
| 28 | 536692.91 | 835874.10 |
| 29 | 536595.18 | 835938.41 |
| 30 | 536471.49 | 835750.44 |
| 31 | 535866.66 | 836148.34 |
| 32 | 535637.84 | 835882.10 |

TENTATIVELY APPROVED
ON DATE
OFFICE OF PLANNING AND ZONING
HOWARD COUNTY
[Signature] 2.20.90
PLANNING DIRECTOR

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED 'R-20' AND 'R'.
 - TOTAL NUMBER OF PROPOSED BUILDABLE LOTS: 94.
 - TOTAL AREA OF PROPOSED LOTS: 28.97 AC.±.
 - TOTAL NUMBER OF OPEN SPACE LOTS: 5.
 - TOTAL AREA OF OPEN SPACE PROVIDED: 16.44 AC.±.
 - TOTAL AREA OF OPEN SPACE REQUIRED: 16.44 AC.±.
 - TOTAL AREA OF ROADWAY: 7.83 AC.±.
 - TOTAL AREA OF PROPERTY IN R-20 ZONE: 54.79 AC.±.
 - TOTAL AREA OF PROPERTY IN 'R' ZONE: 2.71 AC.±.
 - TOTAL AREA OF SUBDIVISION: 57.50 AC.±.
 - PUBLIC WATER AND SEWER TO BE UTILIZED.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND ONTO THE FLAG OR PIPE STEM DRIVEWAY.
 - PROPERTY IS LOCATED ON TAX MAPS NO. 16 AND 17 AS PARCELS 21 AND 22.
 - SEE OFFICE OF PLANNING AND ZONING FILES S-89-44.
 - B.R.L.-DENOTES BUILDING RESTRICTION LINE.
 - /// DENOTES 15% SLOPES < 25%.
 - /// DENOTES SLOPES > 25%.
 - ⊕ DENOTES BORING LOCATION.

NOTE: SLOPES THAT ARE 25% AND GREATER DO NOT AFFECT LOTS 2-4, 14-16, 27-29, 30 AND 32.

PRELIMINARY PLAN
WAVERLY FARMS
2ND & 3RD ELECTION DISTRICT
HOWARD COUNTY MARYLAND

OWNER
WAVERLY WOODS INC.
14663 TRIADLEPHIA ROAD
GLENELG MD. 21737

DEVELOPER
RICHMOND AMERICAN
1531 SOUTH EDGEWOOD ST. SUITE M
BALTIMORE MARYLAND, 21227

TAX MAP 16 & 17 PARCEL 21 & 22
SCALE: 1" = 100' MAY 26, 1989
SHEET 1 OF 1

FISHER, COLLINS AND CARTER, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
8388 COURT AVENUE
ELLICOTT CITY, MARYLAND 21043

DENSITY TABULATIONS

| OPEN SPACE REQUIRED | OPEN SPACE PROVIDED | GROSS AREA 'R-20' ZONE | FLOOD PLAIN STEEP SLOPES | FLOOD NET AREA | NO. OF DWELLING UNITS ALLOWED | FLOOD PLAIN LOT ADJUSTMENT | TOTAL # OF DWELLING UNITS ALLOWED | TOTAL # OF DWELLING UNITS PROPOSED | DENSITY PER ACRE |
|---------------------|---------------------|------------------------|--------------------------|----------------|-------------------------------|----------------------------|-----------------------------------|------------------------------------|------------------|
| 16.44 AC.± | 16.44 AC.± | 54.79 AC.± | 3.81 AC.± | 51.18 AC.± | 111 | NONE | 111 | 9 | 1.84 |