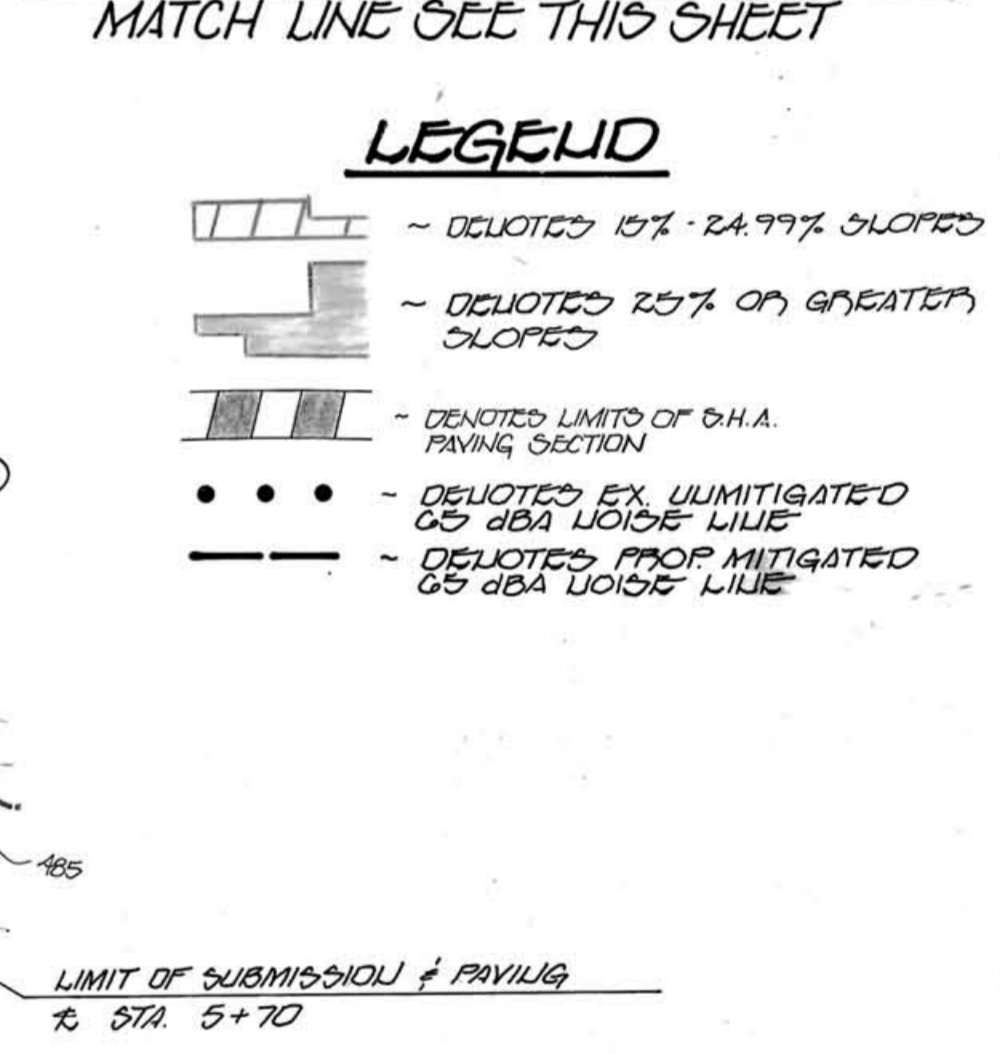
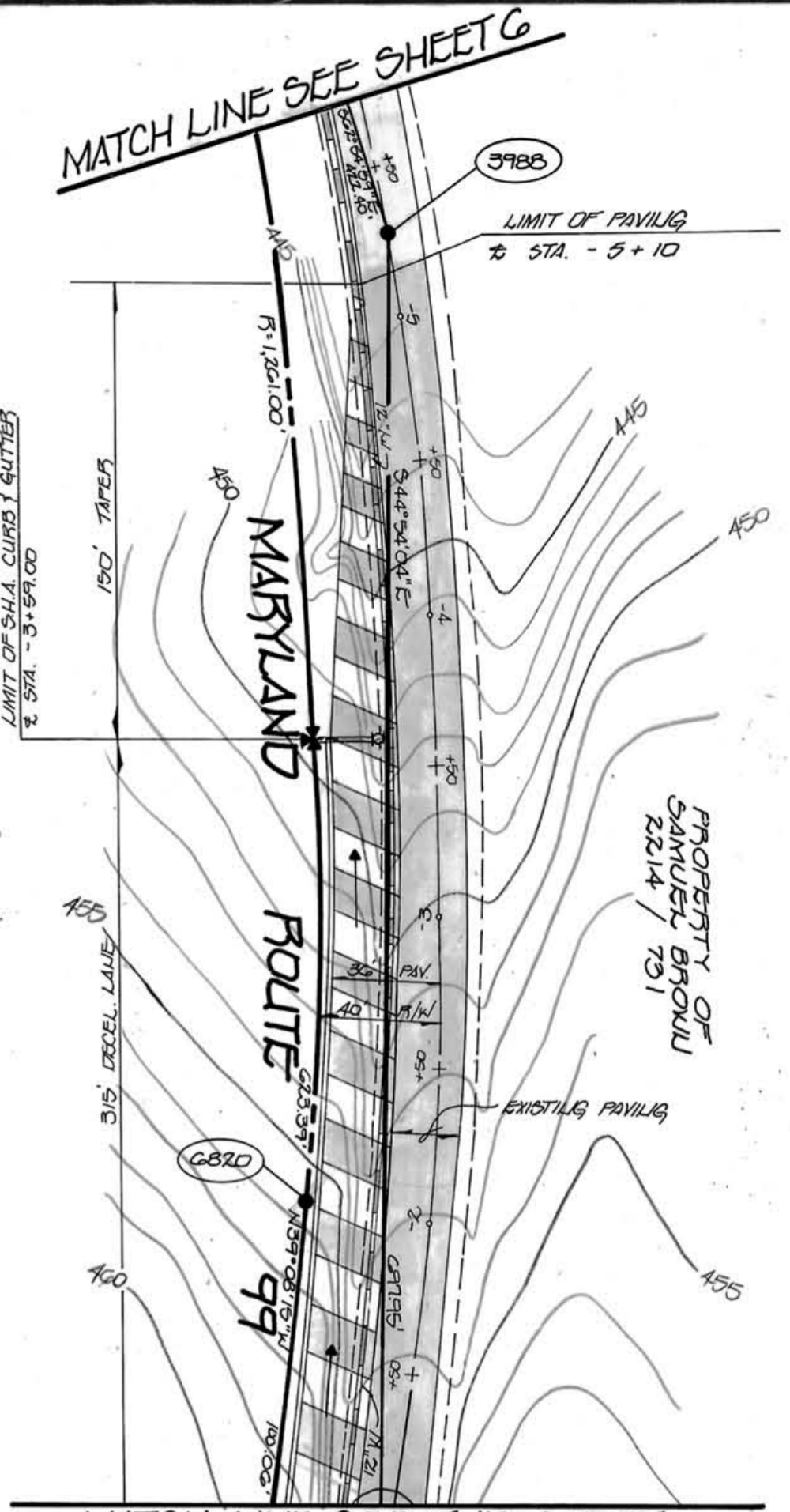


NAD '27 COORDINATE CHART

| PT No. | NORTH | EAST | PT No. | NORTH | EAST | PT No. | NORTH | EAST |
|--------|-------------|-------------|--------|-------------|-------------|--------|-------------|-------------|
| 1 | 536141.2170 | 833932.9900 | 2282 | 536188.1460 | 833029.2830 | 6072 | 539115.4625 | 833255.8115 |
| 2 | 536141.2170 | 833932.9900 | 2283 | 536188.1460 | 833133.3100 | 6073 | 539115.4625 | 833255.8115 |
| 3 | 536141.2170 | 833932.9900 | 2284 | 536188.1460 | 833237.3375 | 6074 | 539115.4625 | 833255.8115 |
| 4 | 536141.2170 | 833932.9900 | 2285 | 536188.1460 | 833341.3650 | 6075 | 539115.4625 | 833255.8115 |
| 5 | 536141.2170 | 833932.9900 | 2286 | 536188.1460 | 833445.3925 | 6076 | 539115.4625 | 833255.8115 |
| 6 | 536141.2170 | 833932.9900 | 2287 | 536188.1460 | 833549.4200 | 6077 | 539115.4625 | 833255.8115 |
| 7 | 536141.2170 | 833932.9900 | 2288 | 536188.1460 | 833653.4475 | 6078 | 539115.4625 | 833255.8115 |
| 8 | 536141.2170 | 833932.9900 | 2289 | 536188.1460 | 833757.4750 | 6079 | 539115.4625 | 833255.8115 |
| 9 | 536141.2170 | 833932.9900 | 2290 | 536188.1460 | 833861.5025 | 6080 | 539115.4625 | 833255.8115 |
| 10 | 536141.2170 | 833932.9900 | 2291 | 536188.1460 | 833965.5300 | 6081 | 539115.4625 | 833255.8115 |
| 11 | 536141.2170 | 833932.9900 | 2292 | 536188.1460 | 834069.5575 | 6082 | 539115.4625 | 833255.8115 |
| 12 | 536141.2170 | 833932.9900 | 2293 | 536188.1460 | 834173.5850 | 6083 | 539115.4625 | 833255.8115 |
| 13 | 536141.2170 | 833932.9900 | 2294 | 536188.1460 | 834277.6125 | 6084 | 539115.4625 | 833255.8115 |
| 14 | 536141.2170 | 833932.9900 | 2295 | 536188.1460 | 834381.6400 | 6085 | 539115.4625 | 833255.8115 |
| 15 | 536141.2170 | 833932.9900 | 2296 | 536188.1460 | 834485.6675 | 6086 | 539115.4625 | 833255.8115 |
| 16 | 536141.2170 | 833932.9900 | 2297 | 536188.1460 | 834589.6950 | 6087 | 539115.4625 | 833255.8115 |
| 17 | 536141.2170 | 833932.9900 | 2298 | 536188.1460 | 834693.7225 | 6088 | 539115.4625 | 833255.8115 |
| 18 | 536141.2170 | 833932.9900 | 2299 | 536188.1460 | 834797.7500 | 6089 | 539115.4625 | 833255.8115 |
| 19 | 536141.2170 | 833932.9900 | 2300 | 536188.1460 | 834901.7775 | 6090 | 539115.4625 | 833255.8115 |
| 20 | 536141.2170 | 833932.9900 | 2301 | 536188.1460 | 835005.8050 | 6091 | 539115.4625 | 833255.8115 |
| 21 | 536141.2170 | 833932.9900 | 2302 | 536188.1460 | 835109.8325 | 6092 | 539115.4625 | 833255.8115 |
| 22 | 536141.2170 | 833932.9900 | 2303 | 536188.1460 | 835213.8600 | 6093 | 539115.4625 | 833255.8115 |
| 23 | 536141.2170 | 833932.9900 | 2304 | 536188.1460 | 835317.8875 | 6094 | 539115.4625 | 833255.8115 |
| 24 | 536141.2170 | 833932.9900 | 2305 | 536188.1460 | 835421.9150 | 6095 | 539115.4625 | 833255.8115 |
| 25 | 536141.2170 | 833932.9900 | 2306 | 536188.1460 | 835525.9425 | 6096 | 539115.4625 | 833255.8115 |
| 26 | 536141.2170 | 833932.9900 | 2307 | 536188.1460 | 835629.9700 | 6097 | 539115.4625 | 833255.8115 |
| 27 | 536141.2170 | 833932.9900 | 2308 | 536188.1460 | 835733.9975 | 6098 | 539115.4625 | 833255.8115 |
| 28 | 536141.2170 | 833932.9900 | 2309 | 536188.1460 | 835838.0250 | 6099 | 539115.4625 | 833255.8115 |
| 29 | 536141.2170 | 833932.9900 | 2310 | 536188.1460 | 835942.0525 | 6100 | 539115.4625 | 833255.8115 |
| 30 | 536141.2170 | 833932.9900 | 2311 | 536188.1460 | 836046.0800 | 6101 | 539115.4625 | 833255.8115 |
| 31 | 536141.2170 | 833932.9900 | 2312 | 536188.1460 | 836150.1075 | 6102 | 539115.4625 | 833255.8115 |
| 32 | 536141.2170 | 833932.9900 | 2313 | 536188.1460 | 836254.1350 | 6103 | 539115.4625 | 833255.8115 |
| 33 | 536141.2170 | 833932.9900 | 2314 | 536188.1460 | 836358.1625 | 6104 | 539115.4625 | 833255.8115 |
| 34 | 536141.2170 | 833932.9900 | 2315 | 536188.1460 | 836462.1900 | 6105 | 539115.4625 | 833255.8115 |
| 35 | 536141.2170 | 833932.9900 | 2316 | 536188.1460 | 836566.2175 | 6106 | 539115.4625 | 833255.8115 |
| 36 | 536141.2170 | 833932.9900 | 2317 | 536188.1460 | 836670.2450 | 6107 | 539115.4625 | 833255.8115 |
| 37 | 536141.2170 | 833932.9900 | 2318 | 536188.1460 | 836774.2725 | 6108 | 539115.4625 | 833255.8115 |
| 38 | 536141.2170 | 833932.9900 | 2319 | 536188.1460 | 836878.3000 | 6109 | 539115.4625 | 833255.8115 |
| 39 | 536141.2170 | 833932.9900 | 2320 | 536188.1460 | 836982.3275 | 6110 | 539115.4625 | 833255.8115 |
| 40 | 536141.2170 | 833932.9900 | 2321 | 536188.1460 | 837086.3550 | 6111 | 539115.4625 | 833255.8115 |
| 41 | 536141.2170 | 833932.9900 | 2322 | 536188.1460 | 837190.3825 | 6112 | 539115.4625 | 833255.8115 |
| 42 | 536141.2170 | 833932.9900 | 2323 | 536188.1460 | 837294.4100 | 6113 | 539115.4625 | 833255.8115 |
| 43 | 536141.2170 | 833932.9900 | 2324 | 536188.1460 | 837398.4375 | 6114 | 539115.4625 | 833255.8115 |
| 44 | 536141.2170 | 833932.9900 | 2325 | 536188.1460 | 837502.4650 | 6115 | 539115.4625 | 833255.8115 |
| 45 | 536141.2170 | 833932.9900 | 2326 | 536188.1460 | 837606.4925 | 6116 | 539115.4625 | 833255.8115 |
| 46 | 536141.2170 | 833932.9900 | 2327 | 536188.1460 | 837710.5200 | 6117 | 539115.4625 | 833255.8115 |
| 47 | 536141.2170 | 833932.9900 | 2328 | 536188.1460 | 837814.5475 | 6118 | 539115.4625 | 833255.8115 |
| 48 | 536141.2170 | 833932.9900 | 2329 | 536188.1460 | 837918.5750 | 6119 | 539115.4625 | 833255.8115 |
| 49 | 536141.2170 | 833932.9900 | 2330 | 536188.1460 | 838022.6025 | 6120 | 539115.4625 | 833255.8115 |
| 50 | 536141.2170 | 833932.9900 | 2331 | 536188.1460 | 838126.6300 | 6121 | 539115.4625 | 833255.8115 |
| 51 | 536141.2170 | 833932.9900 | 2332 | 536188.1460 | 838230.6575 | 6122 | 539115.4625 | 833255.8115 |
| 52 | 536141.2170 | 833932.9900 | 2333 | 536188.1460 | 838334.6850 | 6123 | 539115.4625 | 833255.8115 |
| 53 | 536141.2170 | 833932.9900 | 2334 | 536188.1460 | 838438.7125 | 6124 | 539115.4625 | 833255.8115 |
| 54 | 536141.2170 | 833932.9900 | 2335 | 536188.1460 | 838542.7400 | 6125 | 539115.4625 | 833255.8115 |
| 55 | 536141.2170 | 833932.9900 | 2336 | 536188.1460 | 838646.7675 | 6126 | 539115.4625 | 833255.8115 |
| 56 | 536141.2170 | 833932.9900 | 2337 | 536188.1460 | 838750.7950 | 6127 | 539115.4625 | 833255.8115 |
| 57 | 536141.2170 | 833932.9900 | 2338 | 536188.1460 | 838854.8225 | 6128 | 539115.4625 | 833255.8115 |
| 58 | 536141.2170 | 833932.9900 | 2339 | 536188.1460 | 838958.8500 | 6129 | 539115.4625 | 833255.8115 |
| 59 | 536141.2170 | 833932.9900 | 2340 | 536188.1460 | 839062.8775 | 6130 | 539115.4625 | 833255.8115 |
| 60 | 536141.2170 | 833932.9900 | 2341 | 536188.1460 | 839166.9050 | 6131 | 539115.4625 | 833255.8115 |
| 61 | 536141.2170 | 833932.9900 | 2342 | 536188.1460 | 839270.9325 | 6132 | 539115.4625 | 833255.8115 |
| 62 | 536141.2170 | 833932.9900 | 2343 | 536188.1460 | 839374.9600 | 6133 | 539115.4625 | 833255.8115 |
| 63 | 536141.2170 | 833932.9900 | 2344 | 536188.1460 | 839478.9875 | 6134 | 539115.4625 | 833255.8115 |
| 64 | 536141.2170 | 833932.9900 | 2345 | 536188.1460 | 839583.0150 | 6135 | 539115.4625 | 833255.8115 |
| 65 | 536141.2170 | 833932.9900 | 2346 | 536188.1460 | 839687.0425 | 6136 | 539115.4625 | 833255.8115 |
| 66 | 536141.2170 | 833932.9900 | 2347 | 536188.1460 | 839791.0700 | 6137 | 539115.4625 | 833255.8115 |
| 67 | 536141.2170 | 833932.9900 | 2348 | 536188.1460 | 839895.0975 | 6138 | 539115.4625 | 833255.8115 |
| 68 | 536141.2170 | 833932.9900 | 2349 | 536188.1460 | 839999.1250 | 6139 | 539115.4625 | 833255.8115 |
| 69 | 536141.2170 | 833932.9900 | 2350 | 536188.1460 | 840103.1525 | 6140 | 539115.4625 | 833255.8115 |
| 70 | 536141.2170 | 833932.9900 | 2351 | 536188.1460 | 840207.1800 | 6141 | 539115.4625 | 833255.8115 |
| 71 | 536141.2170 | 833932.9900 | 2352 | 536188.1460 | 840311.2075 | 6142 | 539115.4625 | 833255.8115 |
| 72 | 536141.2170 | 833932.9900 | 2353 | 536188.1460 | 840415.2350 | 6143 | 539115.4625 | 833255.8115 |
| 73 | 536141.2170 | 833932.9900 | 2354 | 536188.1460 | 840519.2625 | 6144 | 539115.4625 | 833255.8115 |
| 74 | 536141.2170 | 833932.9900 | 2355 | 536188.1460 | 840623.2900 | 6145 | 539115.4625 | 833255.8115 |
| 75 | 536141.2170 | 833932.9900 | 2356 | 536188.1460 | 840727.3175 | 6146 | 539115.4625 | 833255.8115 |
| 76 | 536141.2170 | 833932.9900 | 2357 | 536188.1460 | 840831.3450 | 6147 | 539115.4625 | 833255.8115 |
| 77 | 536141.2170 | 833932.9900 | 2358 | 536188.1460 | 840935.3725 | 6148 | 539115.4625 | 833255.8115 |
| 78 | 536141.2170 | 833932.9900 | 2359 | 536188.1460 | 841039.4000 | 6149 | 539115.4625 | 833255.8115 |
| 79 | 536141.2170 | 833932.9900 | 2360 | 536188.1460 | 841143.4275 | 6150 | 539115.4625 | 833255.8115 |
| 80 | 536141.2170 | 833932.9900 | 2361 | 536188.1460 | 841247.4550 | 6151 | 539115.4625 | 833255.8115 |
| 81 | 536141.2170 | 833932.9900 | 2362 | 536188.1460 | 841351.4825 | 6152 | 539115.4625 | 833255.8115 |
| 82 | 536141.2170 | 833932.9900 | 2363 | 536188.1460 | 841455.5100 | 6153 | 539115.4625 | 833255.8115 |
| 83 | 536141.2170 | 833932.9900 | 2364 | 536188.1460 | 841559.5375 | 6154 | 539115.4625 | 833255.8115 |
| 84 | 536141.2170 | 833932.9900 | 2365 | 536188.1460 | 841663.5650 | 6155 | 539115.4625 | 833255.8115 |
| 85 | 536141.2170 | 833932.9900 | 2366 | 536188.1460 | 841767.5925 | 6156 | 539115.4625 | 833255.8115 |
| 86 | 536141.2170 | 833932.9900 | 2367 | 536188.1460 | 841871.6200 | 6157 | 539115.4625 | 833255.8115 |
| 87 | 536141.2170 | 833932.9900 | 2368 | 536188.1460 | 841975.6475 | 6158 | 539115.4625 | 833255.8115 |
| 88 | 536141.2170 | 833932.9900 | 2369 | 536188.1460 | 842079.6750 | 6159 | 539115.4625 | 833255.8115 |
| 89 | 536141.2170 | 833932.9900 | 2370 | 536188.1460 | 842183.7025 | 6160 | 539115.4625 | 833255.8115 |
| 90 | 536141.2170 | 833932.9900 | 2371 | 536188.1460 | 842287.7300 | 6161 | 539115.4625 | 833255.8115 |
| 91 | 536141.2170 | 833932.9900 | 2372 | 536188.1460 | 842391.7575 | 6162 | 539115.4625 | 833255.8115 |
| 92 | 536141.2170 | 833932.9900 | 2373 | 536188.1460 | 842495.7850 | 6163 | 539115.4625 | 833255.8115 |
| 93 | 536141.2170 | 833932.9900 | 2374 | 536188.1460 | 842599.8125 | 6164 | 539115.4625 | 833255.8115 |
| 94 | 536141.2170 | 833932.9900 | 2375 | 536188.1460 | 842703.8400 | 6165 | 539115.4625 | 833255.8115 |
| 95 | 536141.2170 | 833932.9900 | 2376 | 536188.1460 | 842807.8675 | 6166 | 539115.4625 | 833255.8115 |
| 96 | 536141.2170 | 833932.9900 | 2377 | 536188.1460 | 842911.8950 | 6167 | 539115.4625 | 833255.8115 |
| 97 | 536141.2170 | 833932.9900 | 2378 | 536188.1460 | 843015.9225 | 6168 | 539115.4625 | 833255.8115 |
| 98 | | | | | | | | |

| SCHEDULE A - PERIMETER LANDSCAPE EDGE | | | |
|---|----------------------------------|----------------------------------|----------------------------------|
| PERIMETER | 1 | 2 | 3 |
| CATEGORY | ADJACENT TO PERIMETER PROPERTIES | ADJACENT TO PERIMETER PROPERTIES | ADJACENT TO PERIMETER PROPERTIES |
| LANDSCAPE TYPE | C | B | E |
| LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER | 2000' | 3765' | 1975' |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR) (DESCRIBE BELOW IF NEEDED) | NO | NO | NO |
| CREDIT FOR WALL, FENCE OR DAM (YES, NO, LINEAR) (DESCRIBE IF NEEDED) | NO | NO | NO |
| NUMBER OF PLANTS REQUIRED | | | |
| SHADE TREES | 50 | 76 | 39 |
| EVERGREEN TREES | | | |
| SHRUBS | | | |
| NUMBER OF PLANTS PROVIDED | | | |
| SHADE TREES | 91 | 132 | 55 |
| EVERGREEN TREES | | | |
| OTHER TREES (2:1 SUBSTITUTION) | | | |
| SHRUBS (10:1 SUBSTITUTION) | | | |
| (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | | | |



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
977 BALTIMORE NATIONAL PIKE, SUITE 300
ELLSWORTH CITY, MARYLAND 21042
(410) 888-2855

OWNER AND DEVELOPER
GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044



PRELIMINARY PLAN
LOTS 36 thru 50, LOTS 69 thru 72, AND
OPEN SPACE LOTS 212 thru 228, AND
PARCELS 'A' & 'B'
WAVERLY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DECEMBER 2, 1994
SCALE: AS SHOWN
SHEET 2 OF 13

LANDSCAPING LEGEND

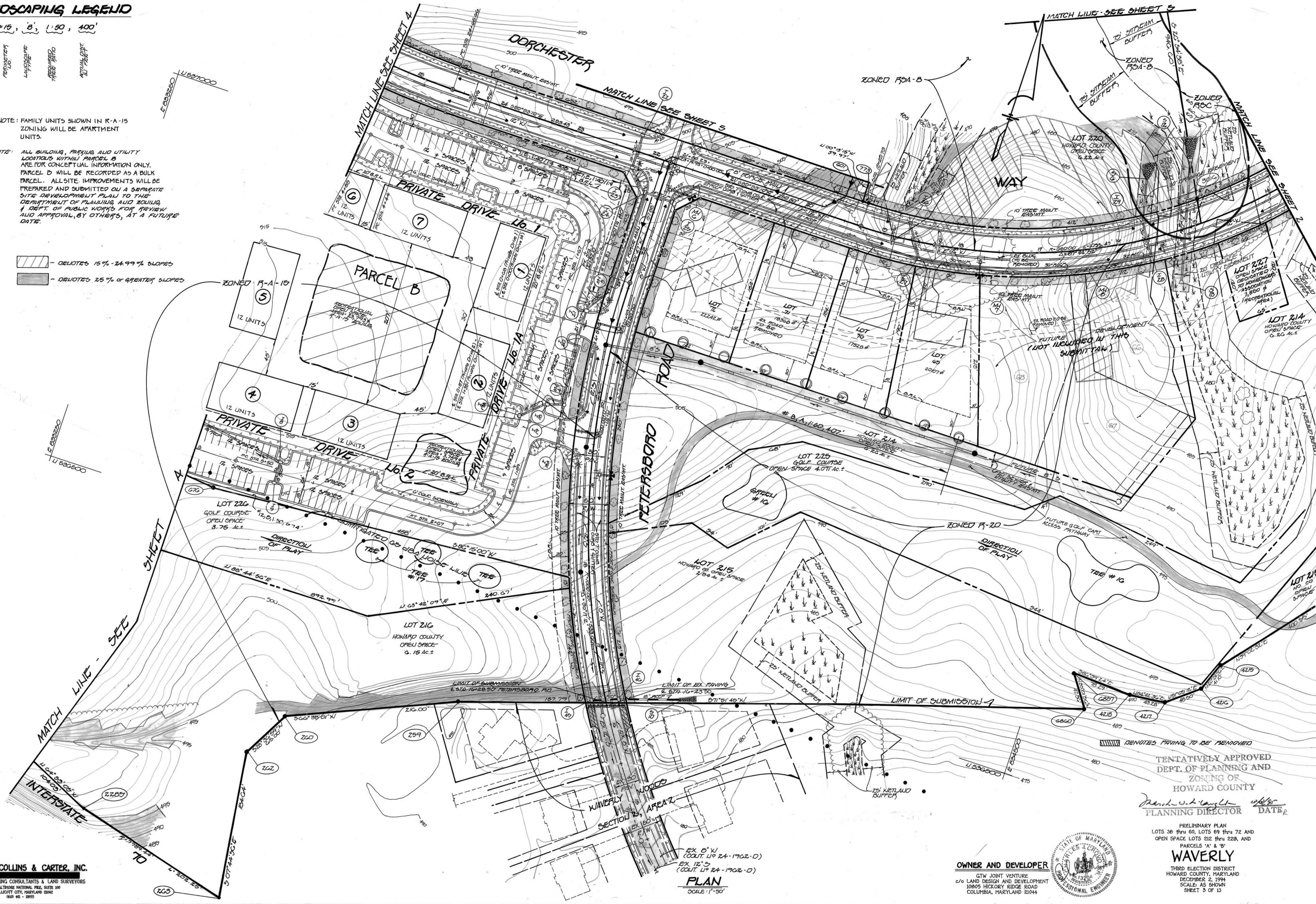
#15, #3, 1:50, 100'

- PROPERTY
- LANDSCAPE
- APPROVED
- ACTUAL

NOTE: FAMILY UNITS SHOWN IN R-A-15 ZONING WILL BE APARTMENT UNITS.

NOTE: ALL BUILDING, PARKING, AND UTILITY LOCATIONS WITHIN PARCEL B ARE FOR CONCEPTUAL INFORMATION ONLY. PARCEL D WILL BE RECORDED AS A BULK PARCEL. ALL SITE IMPROVEMENTS WILL BE PREPARED AND SUBMITTED ON A SEPARATE SITE DEVELOPMENT PLAN TO THE DEPARTMENT OF PLANNING AND ZONING, & DEPT. OF PUBLIC WORKS FOR REVIEW AND APPROVAL, BY OTHERS, AT A FUTURE DATE.

- DENOTES 15% - 24.99% SLOPES
- DENOTES 25% OR GREATER SLOPES



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 9071 BALTIMORE NATIONAL PIKE, SUITE 100
 ELICOTT CITY, MARYLAND 21042
 (410) 462-2825

OWNER AND DEVELOPER
 GTW JOINT VENTURE
 c/o LAND DESIGN AND DEVELOPMENT
 10805 HICKORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044

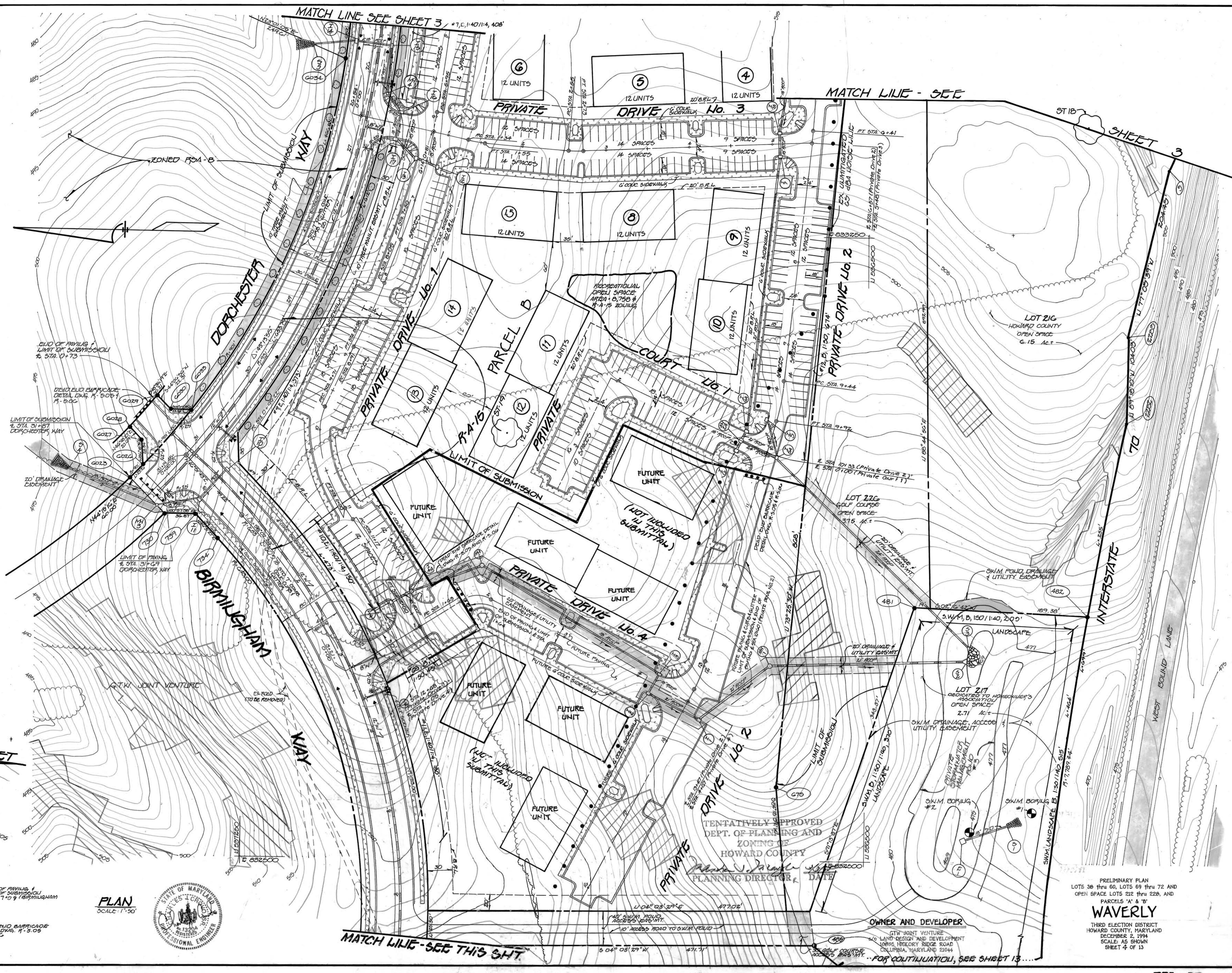
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Mark S. Knight 12/15/94
 PLANNING DIRECTOR DATE

PRELIMINARY PLAN
 LOTS 36 THRU 50, LOTS 69 THRU 72 AND
 OPEN SPACE LOTS 212 THRU 228, AND
 PARCELS 'A' & 'B'
WAVERLY
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DECEMBER 2, 1994
 SCALE: AS SHOWN
 SHEET 9 OF 13

LANDSCAPE LEGEND

#50, 'B', 1:50, 100'

- PERIMETER
- LANDSCAPE
- REQUIRED TREE
- UTILITY



NOTE: FAMILY UNITS SHOWN IN R-A-15 ZONING WILL BE APARTMENT UNITS.

NOTE: ALL BUILDING, PARKING AND UTILITY LOCATIONS WITHIN PARCEL B ARE FOR CONCEPTUAL INFORMATION ONLY. PARCEL B WILL BE REDIVIDED AS A BULK PARCEL. ALL SITE IMPROVEMENTS WILL BE PREPARED AND SUBMITTED ON A SEPARATE SITE DEVELOPMENT PLAN TO THE DEPT. OF PLANNING AND ZONING & DEPT. OF PUBLIC WORKS FOR REVIEW AND APPROVAL, BY OTHERS, AT A FUTURE DATE.

- DELINEATES 15% - 24.99% SLOPES
- DELINEATES 25% OR GREATER SLOPES

MATCH LINE - SEE THIS SHEET

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 971 BALTIMORE NATIONAL PLACE, SUITE 100
 ELICOTT CITY, MARYLAND 21043
 (410) 481-2225

PLAN
 SCALE: 1"=50'



MATCH LINE - SEE THIS SHEET

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Planning Director
 DATE



OWNER AND DEVELOPER

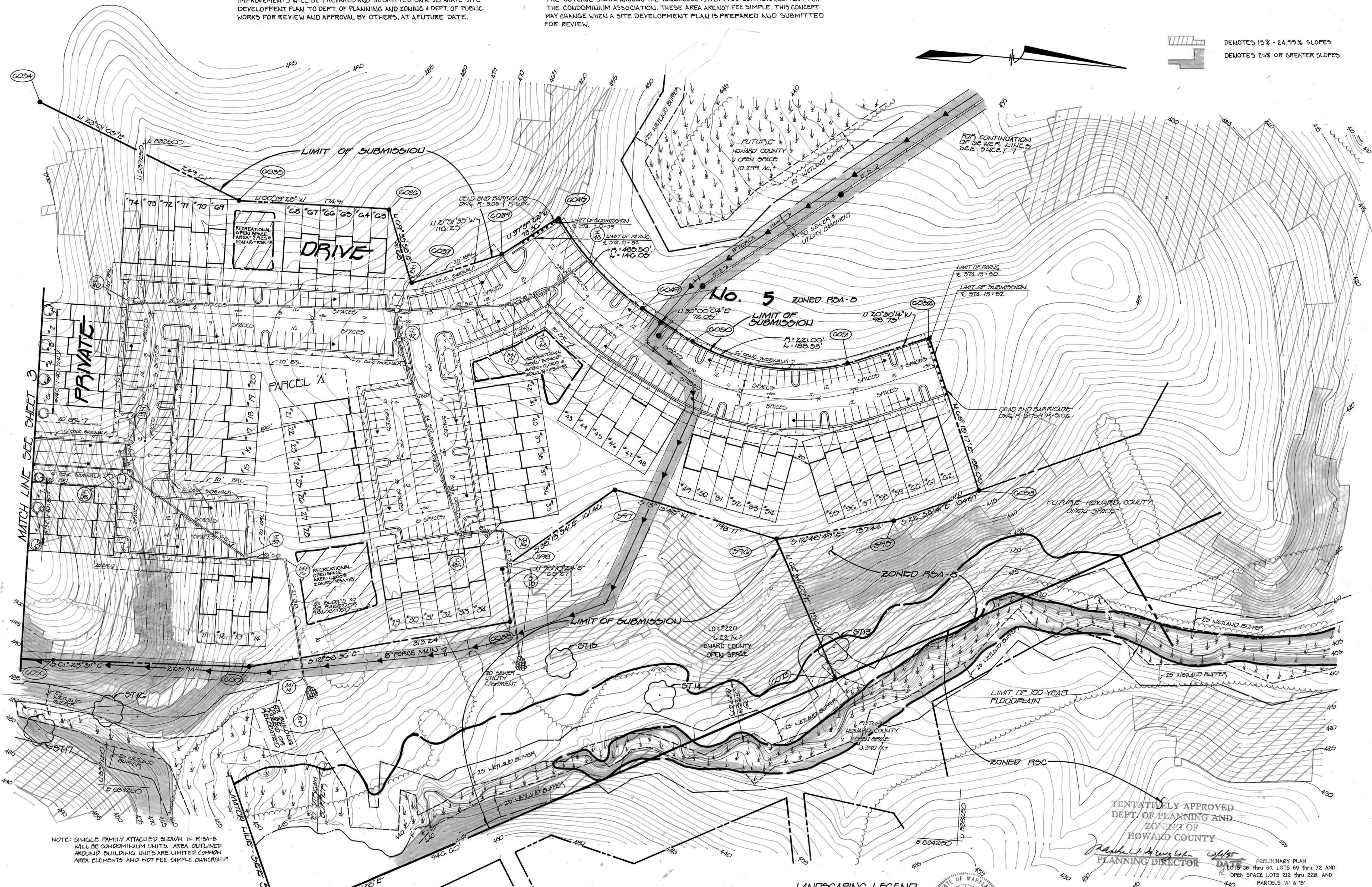
GTV JOINT VENTURE
 LAND DESIGN AND DEVELOPMENT
 10815 HICKORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044

PRELIMINARY PLAN
 LOTS 38 thru 60, LOTS 69 thru 72 AND
 OPEN SPACE LOTS 212 thru 228, AND
 PARCELS 'A' & 'B'
WAVERLY
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DECEMBER 2, 1994
 SCALE: AS SHOWN
 SHEET 4 OF 13

NOTE: ALL BUILDING, PARKING & UTILITY LOCATIONS WITHIN PARCEL 'B' ARE FOR CONCEPTUAL INFORMATION ONLY. PARCEL B WILL BE RECORDED AS A BULK PARCEL. ALL SITE IMPROVEMENTS WILL BE PREPARED AND SUBMITTED ON A SEPARATE SITE DEVELOPMENT PLAN TO DEPT. OF PLANNING AND ZONING & DEPT. OF PUBLIC WORKS FOR REVIEW AND APPROVAL BY OTHERS, AT A FUTURE DATE.

NOTE: THE TOWNHOMES UNITS HAVE BEEN NUMBERED TO ALLOW THE REVIEWER TO IDENTIFY BUILDING UNITS FOR COMPLIANCE WITH APFO AND PHASING SCHEDULE. THE OUTLINE SHOWN AROUND THE TOWNHOUSE IS A LIMITED COMMON ELEMENT FOR THE CONDOMINIUM ASSOCIATION. THESE ARE NOT FEE SIMPLE. THIS CONCEPT MAY CHANGE WHEN A SITE DEVELOPMENT PLAN IS PREPARED AND SUBMITTED FOR REVIEW.

 DENOTES 15% - 24.99% SLOPES
 DENOTES 25% OR GREATER SLOPES



MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

NOTE: SINGLE FAMILY ATTACHED SHOWN IN R-5A-B WILL BE CONDOMINIUM UNITS. AREA OUTLINED AROUND BUILDING UNITS ARE LIMITED COMMON AREA ELEMENTS AND NOT FEE SIMPLE OWNERSHIP.

PLAN
SCALE: 1" = 50'

LANDSCAPING LEGEND

- * 10 - DENOTES PERIMETER #
- C - DENOTES LANDSCAPE TYPE
- 1:40 - DENOTES REQUIRED TREE RATIO
- 120' - DENOTES ACTUAL DISTANCE IN FEET



OWNER AND DEVELOPER

GTW JOINT VENTURE
LAND DESIGN AND DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
OF
HOWARD COUNTY

James P. H. [Signature]
PLANNING DIRECTOR

PRELIMINARY PLAN
LOTS 36 thru 60, LOTS 69 thru 72 AND
OPEN SPACE LOTS 212 thru 228, AND
PARCELS 'A' & 'B'
WAVERLY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DECEMBER 2, 1994
SCALE: AS SHOWN
SHEET 5 OF 13

POND No. 1

NUMBER OF TREES REQUIRED : 2347 L.F. - TOTAL TREES
= 110 L.F. - 24.7% SLOPES
= 300 L.F. - BERM / DAM
1937 L.F. / 60" - 38.7' DIA. TOTAL
NUMBER OF TREES PROVIDED : SHADE TREES = 20
2:1 RATIO, EVERGREEN TREES = 04

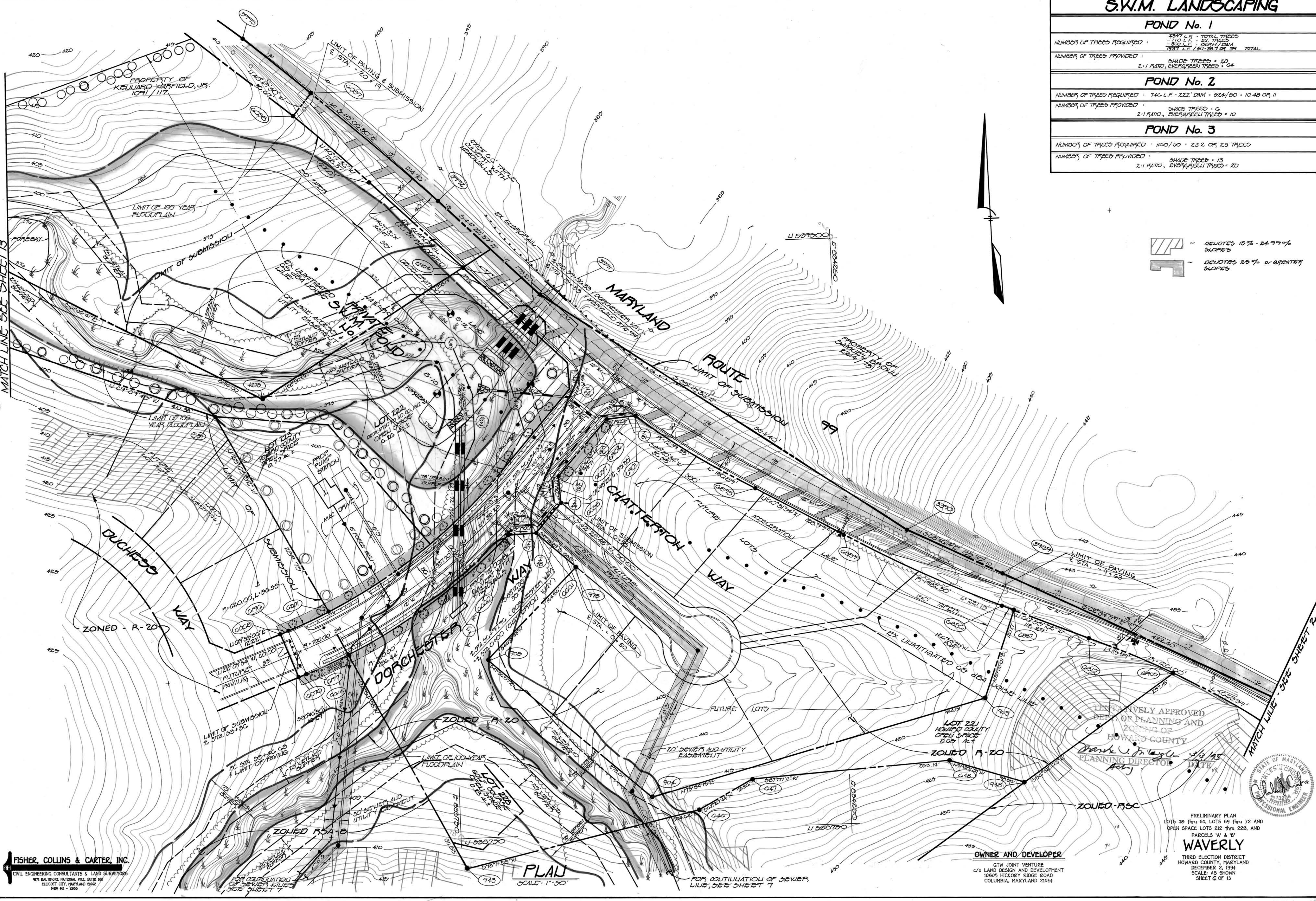
POND No. 2

NUMBER OF TREES REQUIRED : 746 L.F. - 222' DIA = 524/50 = 10.48 OR 11
NUMBER OF TREES PROVIDED : SHADE TREES = 6
2:1 RATIO, EVERGREEN TREES = 10

POND No. 3

NUMBER OF TREES REQUIRED : 1160/50 = 23.2 OR 23 TREES
NUMBER OF TREES PROVIDED : SHADE TREES = 13
2:1 RATIO, EVERGREEN TREES = 20

 - INDICATES 15% - 24.99% SLOPES
 - INDICATES 25% OR GREATER SLOPES



MATCH LINE SEE SHEET 13

MATCH LINE - SEE SHEET 2

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PKWY, SUITE 100
ELICOTT CITY, MARYLAND 21042
410 481 - 2895

PLAN
SCALE: 1"=50'

FOR CONTINUATION OF SEWER LINE, SEE SHEET 7

OWNER AND DEVELOPER
GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Date: 12/15/15
PLANNING DIRECTOR
DATE



PRELIMINARY PLAN
LOTS 38 thru 60, LOTS 69 thru 72 AND
OPEN SPACE LOTS 212 thru 228, AND
PARCELS 'A' & 'B'
WAVERLY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DECEMBER 2, 1994
SCALE: AS SHOWN
SHEET G OF 13

POND No. 1

2547 L.F. - TOTAL TREES
 = 110 L.F. - EX. TREES
 = 300 L.F. - BERM/DAM
 1937 L.F. / 60 = 32.28 TOTAL

NUMBER OF TREES PROVIDED : SHADE TREES = 20
 2:1 RATIO, EVERGREEN TREES = 04

POND No. 2

742 L.F. - 222' DAM = 524/50 = 10.48 OR 11

NUMBER OF TREES PROVIDED : SHADE TREES = 6
 2:1 RATIO, EVERGREEN TREES = 10

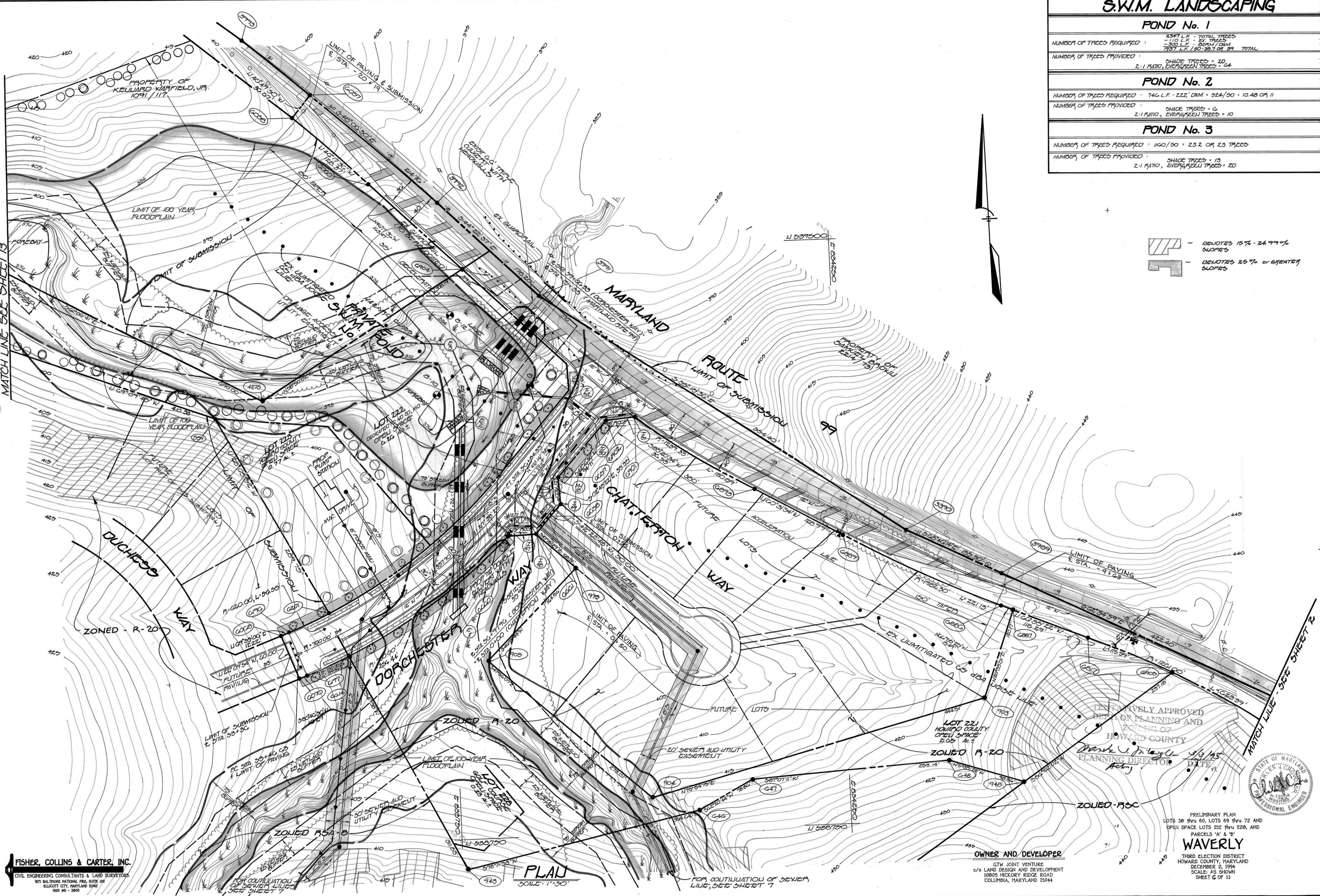
POND No. 3

1160/50 = 23.2 OR 23 TREES

NUMBER OF TREES PROVIDED : SHADE TREES = 13
 2:1 RATIO, EVERGREEN TREES = 20

 - DETOTES 15% - 24.99% SLOPES

 - DETOTES 25% or GREATER SLOPES



MATCH LINE SEE SHEET 13

MATCH LINE - SEE SHEET 2

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 971 BALTIMORE NATIONAL PKWY. SUITE 100
 ELKLOTT CITY, MARYLAND 21242
 410.661.2995

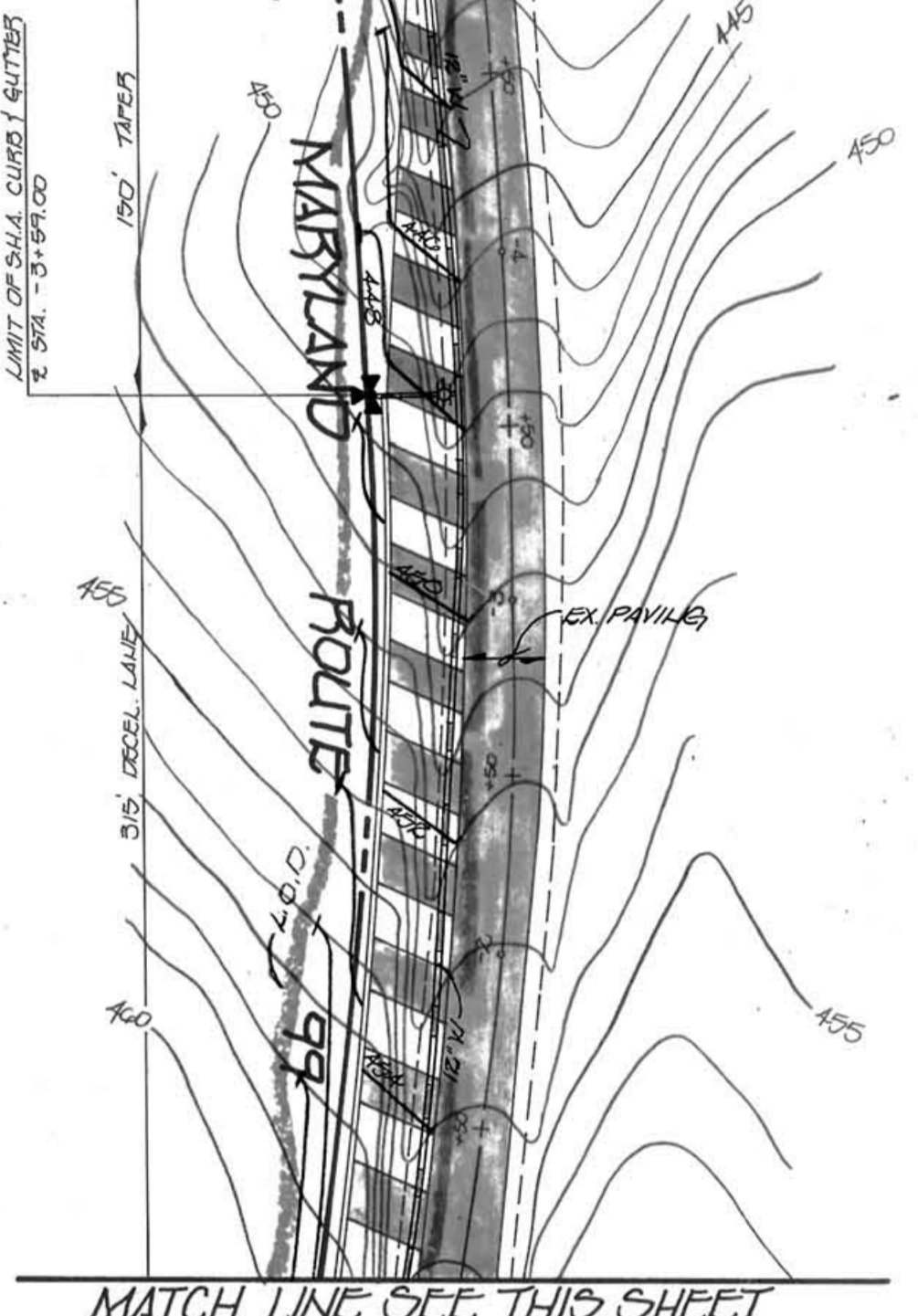
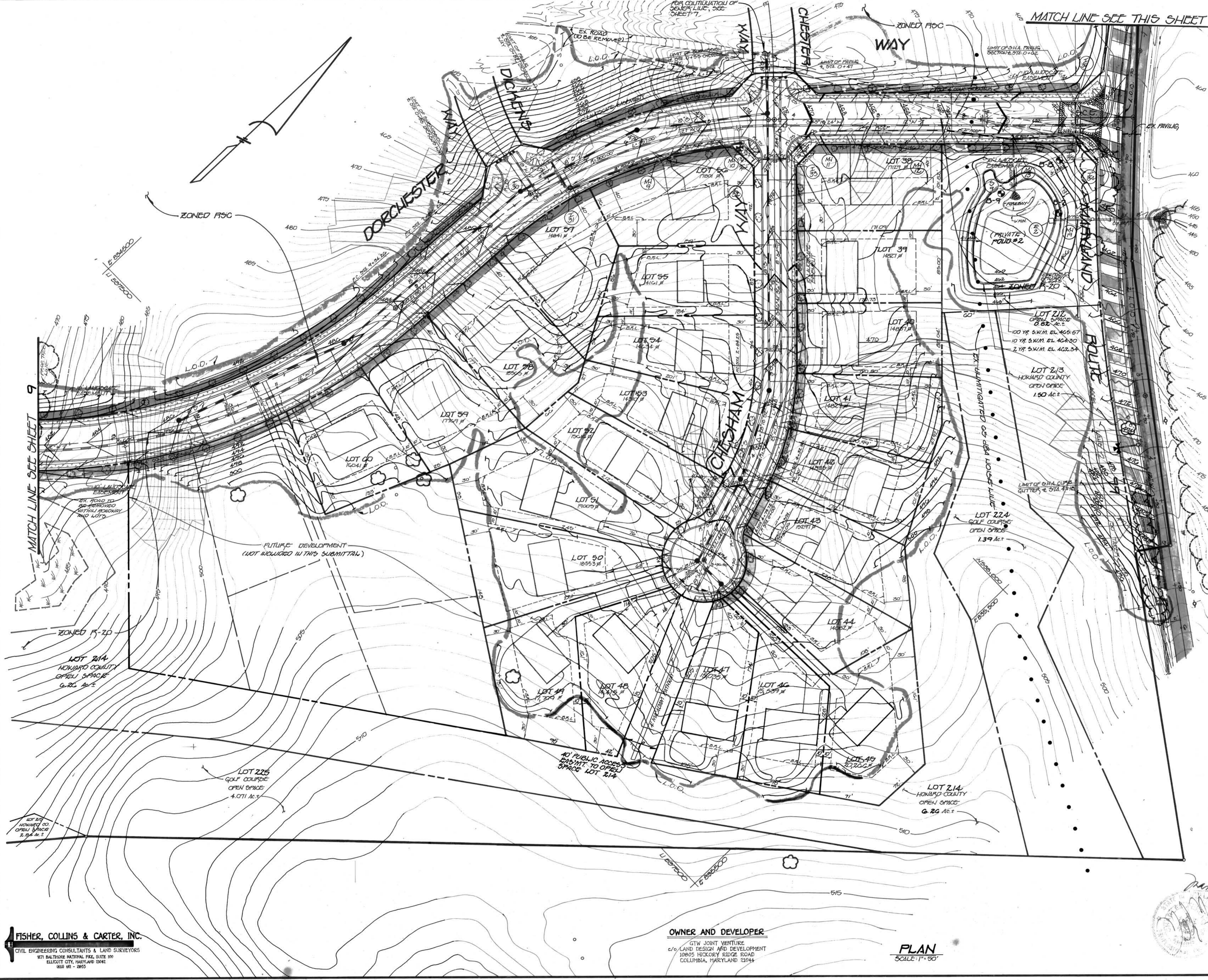
PLAN
 SCALE: 1" = 50'

OWNER AND DEVELOPER
 GTV JOINT VENTURE
 c/o LAND DESIGN AND DEVELOPMENT
 10805 HICKORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044

INTERIMLY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 Mark U. Pringle
 PLANNING DIRECTOR
 DATE



PRELIMINARY PLAN
 LOTS 38 thru 60, LOTS 69 thru 72 AND
 OPEN SPACE LOTS 212 thru 228, AND
 PARCELS 'A' & 'B'
WAVERLY
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DECEMBER 2, 1994
 SCALE AS SHOWN
 SHEET 6 OF 13



LEGEND

- DENOTES LIMITS OF S.H.A. PAVING SECTION
- DENOTES LIMIT OF DISTURBANCE
- DENOTES STABILIZED CONSTRUCTION ENTRANCE
- DENOTES CHUTE FENCE
- DENOTES EARTH CURB TYPE
- DENOTES 15% - 24.99% SLOPES
- DENOTES 25% or GREATER SLOPES

NOTE: THE PURPOSE OF THESE PLANS IS FOR SCHEMATIC GRADING ONLY & IS NOT INTENDED FOR USE IN BOUNDARY DETERMINATION.

FOUD #2
 HAZARD CLASSIFICATION - "B"
 DRAINAGE AREA - 23.4 ACRES
 EXISTING FOU - U
 PROPOSED FOU - L
 EXISTING TC - 0226 NF
 PROPOSED TC - 0226 NF
 WATER QUALITY TYPE EXTENDED DETENTION
 EX. DETENTION PFD. EL. - 402.84
 2 YR. STORM PFD. EL. - 402.65
 10 YR. STORM PFD. EL. - 404.30
 100 YR. STORM PFD. EL. - 405.37
 TOTAL FOREBAY VOLUME - 1,830 CF

NOTE: FOR FOU D.A. SEE STORM WATER MANAGEMENT REPORT
 TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING
 COUNTY OF
 HOWARD COUNTY

Mark S. Drayle 3/5/94
 ENGINEER
 DATE



WAVERLY
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DECEMBER 2, 1994
 SCALE AS SHOWN
 SHEET 2 OF 13

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 901 BALTIMORE NATIONAL PIKE, SUITE 100
 ELICOTT CITY, MARYLAND 21044
 (410) 681-2855

OWNER AND DEVELOPER
 GTW JOINT VENTURE
 c/o LAND DESIGN AND DEVELOPMENT
 10805 HICKORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044

PLAN
 SCALE: 1" = 50'

LANDSCAPING LEGEND

#15, #3, 1:50, 100'

- REFLECTOR
- LANDSCAPE
- REQUIRED
- ACTUAL DIST

LEGEND

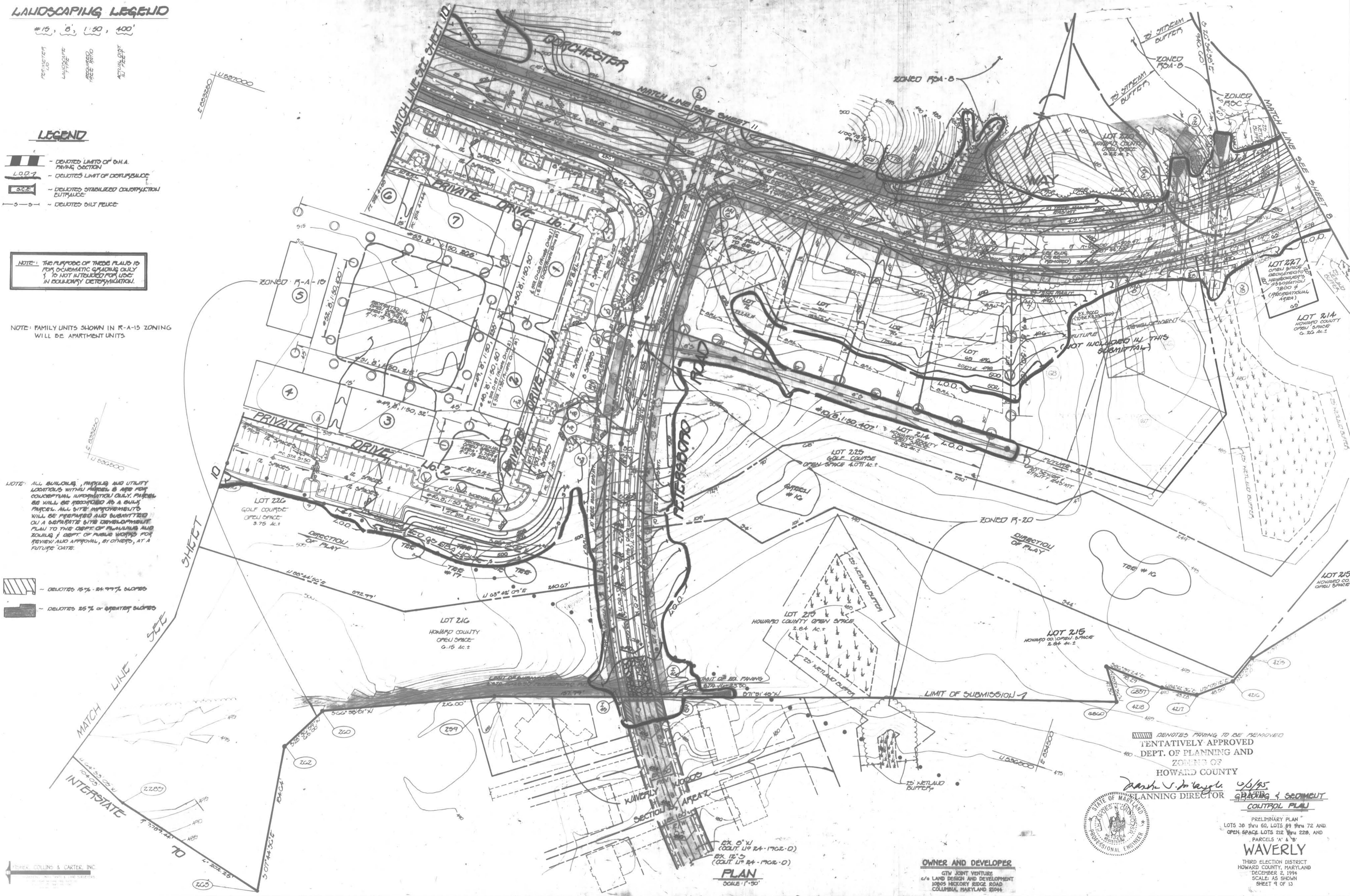
- DELINEATED LIMIT OF D.H.A. PAVING SECTION
- DELINEATED LIMIT OF DISTURBANCE
- DELINEATED STABILIZED CONSTRUCTION ENTRANCE
- DELINEATED GILT FENCE

NOTE: THE PURPOSE OF THESE PLANS IS FOR CONCEPTUAL GRADING ONLY. THESE ARE NOT INTENDED FOR USE IN BOUNDARY DETERMINATION.

NOTE: FAMILY UNITS SHOWN IN R-A-15 ZONING WILL BE APARTMENT UNITS.

NOTE: ALL BUILDINGS, PAVINGS AND UTILITY LOCATIONS WITHIN PARCELS B ARE FOR CONCEPTUAL INFORMATION ONLY. PARCELS B WILL BE PROPOSED AS A GOLF COURSE. ALL SITE IMPROVEMENTS WILL BE PREPARED AND SUBMITTED AS A SEPARATE SITE DEVELOPMENT PLAN TO THE DEPT. OF PLANNING AND ZONING & DEPT. OF PUBLIC WORKS FOR REVIEW AND APPROVAL, BY OTHERS, AT A FUTURE DATE.

- DELINEATED 15% - 24.99% SLOPES
- DELINEATED 25% or GREATER SLOPES



DECKER COLLINS & CARTER, INC.

PLAN
SCALE: 1"=50'

OWNER AND DEVELOPER
GTV JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT
JOHN HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044



DENOTES PAVING TO BE REMOVED
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Mark V. Layle 6/6/95
PLANNING DIRECTOR GRADING & SEWERAGE CONTROL PLAN

PRELIMINARY PLAN
LOTS 216 THRU 220, LOTS 69 THRU 72 AND
OPEN SPACE LOTS 212 THRU 228, AND
PARCELS 'A' & 'B'
WAVERLY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DECEMBER 2, 1994
SCALE: AS SHOWN
SHEET 9 OF 13

LANDSCAPE LEGEND

#50, 'B', 1:50, 100'

- PROPOSED LOT
- LANDSCAPE TYPE
- PROPOSED TREE
- ACTUAL DIST. TO POINT

- DENOTES 10% - 24.99% SLOPES
- DENOTES 25% OR GREATER SLOPES

NOTE: FAMILY UNITS SHOWN IN R-A-15 ZONING WILL BE APARTMENT UNITS.

NOTE: ALL BUILDING, PARKING, AND UTILITY LOCATIONS WITHIN PARCEL B ARE FOR CONCEPTUAL INFORMATION ONLY. PARCEL B WILL BE RECORDED AS A BULK PARCEL. ALL SITE IMPROVEMENTS WILL BE PREPARED AND SUBMITTED ON A SEPARATE SITE DEVELOPMENT PLAN TO THE DEPT. OF PLANNING AND ZONING, & DEPT. OF PUBLIC WORKS FOR REVIEW AND APPROVAL, BY OTHERS, AT A FUTURE DATE.

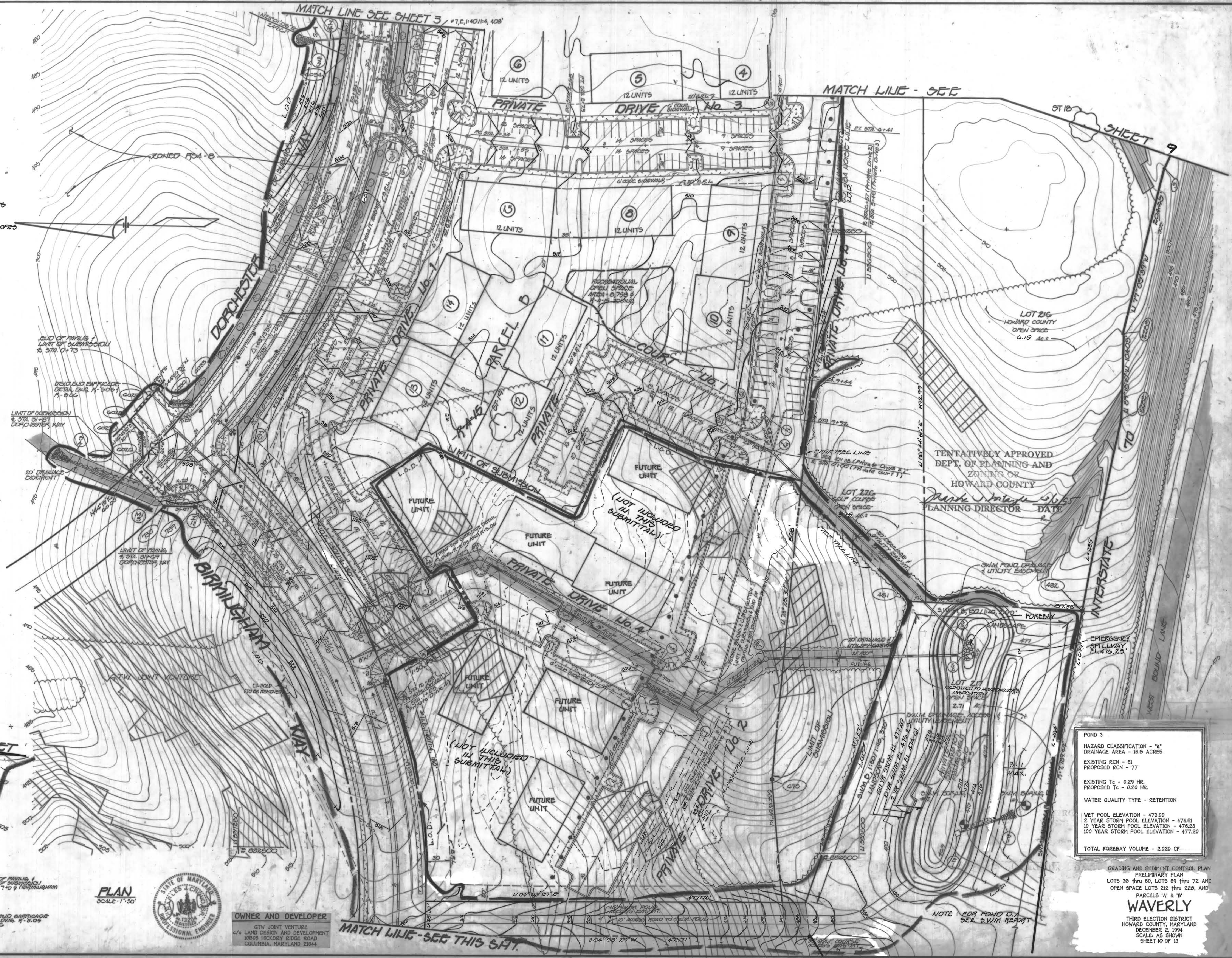
MATCH LINE - SEE THIS SHEET

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND DEVELOPERS
 400 WEST GAITHERSBURG ROAD, SUITE 200
 GAITHERSBURG, MARYLAND 20878
 PHONE: 301-281-1000

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 LICENSE NO. 13504

PLAN
 SCALE: 1"=50'

OWNER AND DEVELOPER
 GTV JOINT VENTURE
 LAND DESIGN AND DEVELOPMENT
 10905 HICKORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Mark Stapp, Planning Director
 DATE

POND 3
 HAZARDOUS CLASSIFICATION - "A"
 DRAINAGE AREA - 16.8 ACRES
 EXISTING RCN - 61
 PROPOSED RCN - 77
 EXISTING Tc - 0.29 HR.
 PROPOSED Tc - 0.20 HR.
 WATER QUALITY TYPE - RETENTION
 WET POOL ELEVATION - 473.00
 2 YEAR STORM POOL ELEVATION - 474.61
 10 YEAR STORM POOL ELEVATION - 476.23
 100 YEAR STORM POOL ELEVATION - 477.20
 TOTAL FOREBAY VOLUME - 2,020 CF

GRADING AND SEDIMENT CONTROL PLAN
 PRELIMINARY PLAN
 LOTS 36 thru 60, LOTS 69 thru 72 AND
 OPEN SPACE LOTS 212 thru 228, AND
 PARCELS 'A' & 'B'
WAVERLY
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DECEMBER 2, 1994
 SCALE: AS SHOWN
 SHEET 10 OF 13

NOTE: THE TOWNHOMES UNITS HAVE BEEN NUMBERED TO ALLOW THE REVIEWER TO IDENTIFY BUILDING UNITS FOR COMPLIANCE WITH APFO AND PHASING SCHEDULE. THE OUTLINE SHOWN AROUND THE TOWNHOUSE IS A LIMITED COMMON ELEMENT FOR THE CONDOMINIUM ASSOCIATION. THESE ARE NOT FEE SIMPLE. THIS CONCEPT MAY CHANGE WHEN A SITE DEVELOPMENT PLAN IS PREPARED AND SUBMITTED FOR REVIEW.

NOTE: THE PURPOSE OF THESE PLANS IS FOR SCHEMATIC GRADING ONLY & TO NOT BE USED FOR BOUNDARY DETERMINATION.

LEGEND

- DENOTES LIMITS OF PAVING SECTION
- DENOTES LIMIT OF DISTURBANCE
- DENOTES STABILIZED CONSTRUCTION CUT/FILL
- DENOTES SILT FENCE
- DENOTES EARTH COVER TYPE
- DENOTES 15% - 24.75% SLOPES
- DENOTES 25% OR GREATER SLOPES



MATCH LINE SEE SHEET 9

*RETAINING WALLS TO BE REQUIRED DESIGN PROVIDED AT SDP STAGE.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Mark J. Inghart 12/3/94
PLANNING DIRECTOR DATE

GRADING & SEDIMENT CONTROL PLAN
PRELIMINARY PLAN
LOTS 38 thru 60, LOTS 69 thru 72 AND
OPEN SPACE LOTS 212 thru 228, AND
PARCELS 'A' & 'B'

WAVERLY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DECEMBER 2, 1994
SCALE: AS SHOWN
SHEET 11 OF 13



PLAN
SCALE: 1"=30'



OWNER AND DEVELOPER
GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

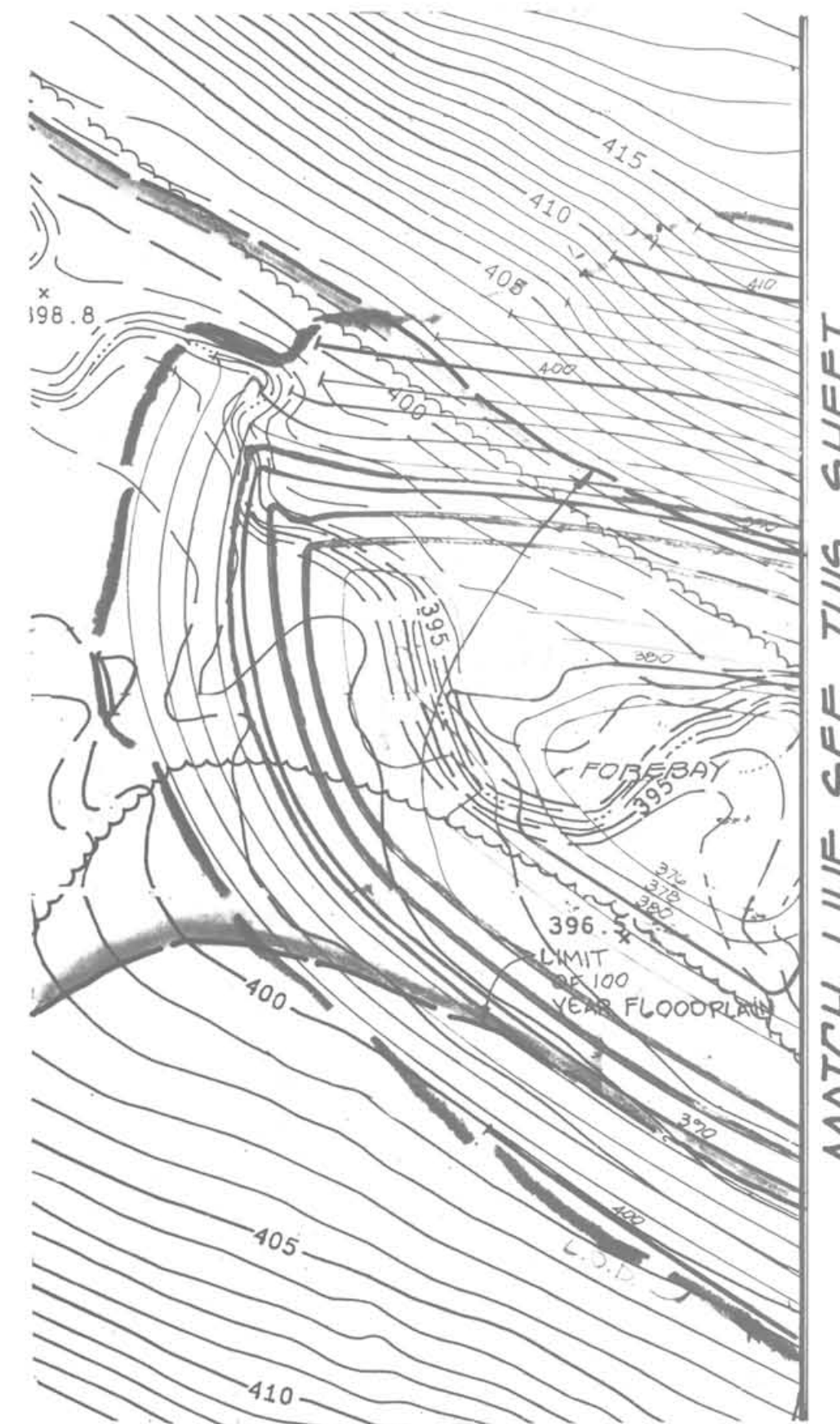
POUD No. 1

HAZARD CLASSIFICATION- "a"
 TOTAL DRAINAGE AREA- 404.8 ACRES
 PROPOSED RCN-72
 PROPOSED Tc- NA, ROUTED MODEL
 WATER QUALITY TYPE- RETENTION
 WET POOL EL.- 384.00
 2 YEAR STORM POOL EL.- 385.96
 10 YEAR STORM POOL EL.- 387.72
 100 YEAR STORM POOL EL.- 391.25 (ULTIMATE)
 100 YEAR STORM POOL EL.- 389.63 (ROUTED SYSTEM)
 TOTAL FOREBAY VOLUME- 36,000 C.F.

 - DENOTES 15% - 24.99% SLOPES
 - DENOTES 25% or GREATER SLOPES

MATCH LINE SEE THIS SHEET

MATCH LINE SEE THIS SHEET



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Markus J. Angle 12/1/94
 PLANNING DIRECTOR DATE



GRADING & SEDIMENT CONTROL PLAN
 PRELIMINARY PLAN
 LOTS 38 thru 60, LOTS 69 thru 72 AND
 OPEN SPACE LOTS 212 thru 228, AND
 PARCELS 'A' & 'B'
WAVERLY
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DECEMBER 2, 1994
 SCALE AS SHOWN
 SHEET 12 OF 13

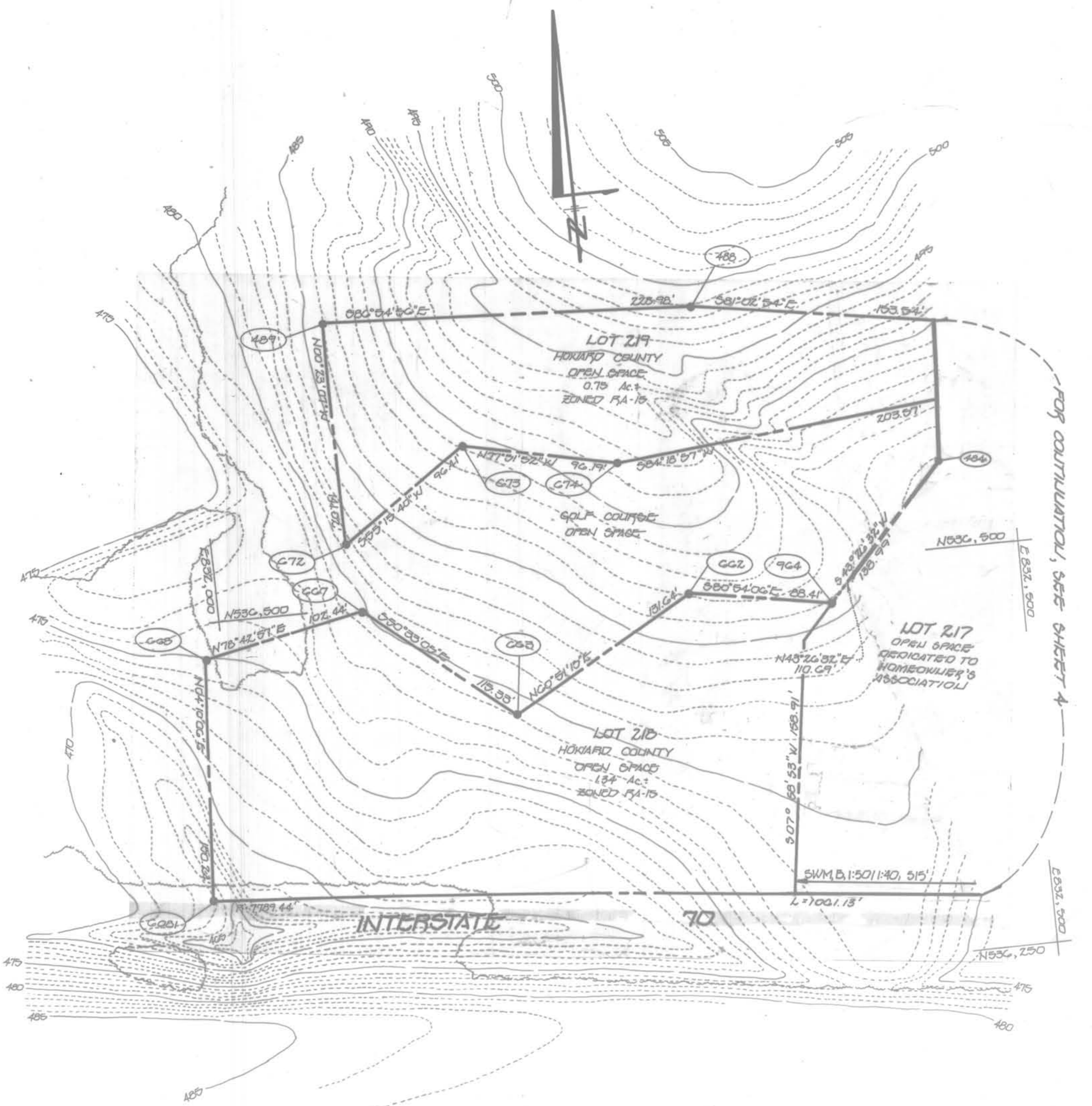
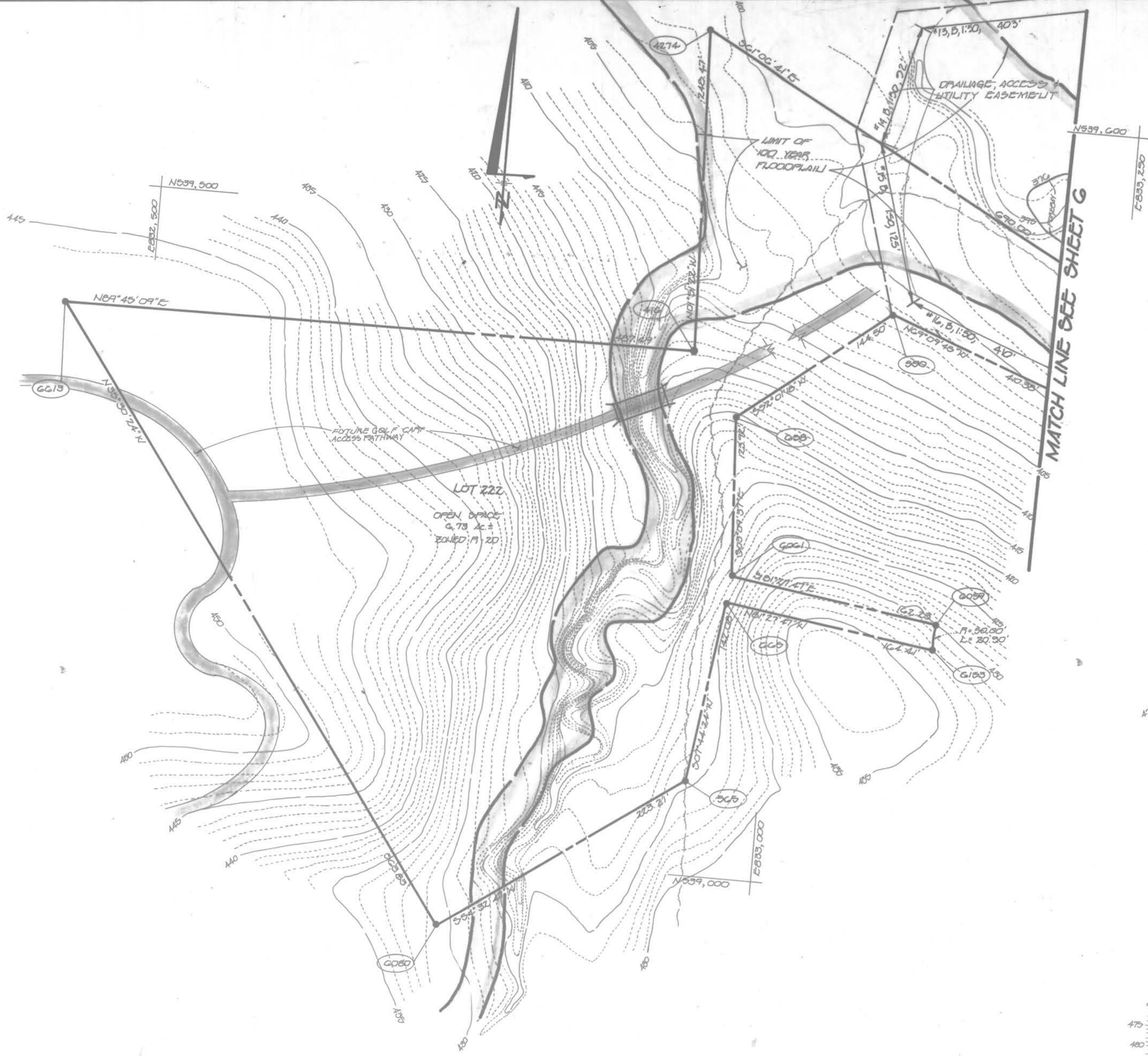
OWNER AND DEVELOPER
 GTW JOINT VENTURE
 c/o LAND DESIGN AND DEVELOPMENT
 10805 HICKORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044

PLAN
 SCALE: 1"=50'

FISHER, COLLINS & CARTER, INC.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 10000 WOODBURN ROAD, SUITE 100
 COLUMBIA, MARYLAND 21044
 410.321.1000

FOR CONTINUATION OF CENTER
 LINE SEE SHEET 7

FOR CONTINUATION OF CENTER
 LINE SEE SHEET 7



PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Franklin U. de Vaux, Jr. 12/2/95
PLANNING DIRECTOR DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
87 BALDWIN NATIONAL PARK DRIVE
BALTIMORE CITY, MARYLAND 21201
(410) 551-1891

OWNER AND DEVELOPER
GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044



PRELIMINARY PLAN
LOTS 30 thru 60, LOTS 69 thru 72 AND
OPEN SPACE LOTS 212 thru 228, AND
PARCELS 'A' & 'B'
WAVERLY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DECEMBER 2, 1994
SCALE AS SHOWN
SHEET 15 OF 13