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7	DEVELOPMENT CRITERIA

COMPREHENSIVE SKETCH PLAN

THE COURTYARDS AT WAVERLY WOODS - EAST

BULK PARCEL A AND OPEN SPACE LOTS 1 AND 2

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS

A PRIVATE GATED COMMUNITY

ZONED : PSC (PLANNED SENIOR COMMUNITY DISTRICT)

TAX MAP No. 16 GRID No. 5 PARCEL No. 406

THIRD ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
STAR CHASER CIRCLE	PRIVATE ACCESS STREET	N/A
CHAMBERS COURT	PRIVATE ACCESS STREET	N/A
DOXBERRY CIRCLE	PRIVATE ACCESS STREET	N/A
DERBY DAY DRIVE	PRIVATE ACCESS STREET	N/A
GLENCOE CIRCLE	PRIVATE ACCESS STREET	N/A
EVENING DEW DRIVE	PRIVATE ACCESS STREET	N/A
ENGLISH BOND COURT	PRIVATE ACCESS STREET	N/A

Curve Data Chart						
PI-T	Radius	Arc Length	Delta	Tangent	Chord Bearing	Chord Distance
17246-17241	3879.72	100.00'	01°28'37"	50.00'	N02°01'35"W	100.00'
17249-17250	695.00	687.10'	56°30'41"	374.57'	S22°36'40"E	659.48'
17262-17263	695.00	105.99'	35°30'40"	209.791'	N12°02'44"W	359.52'

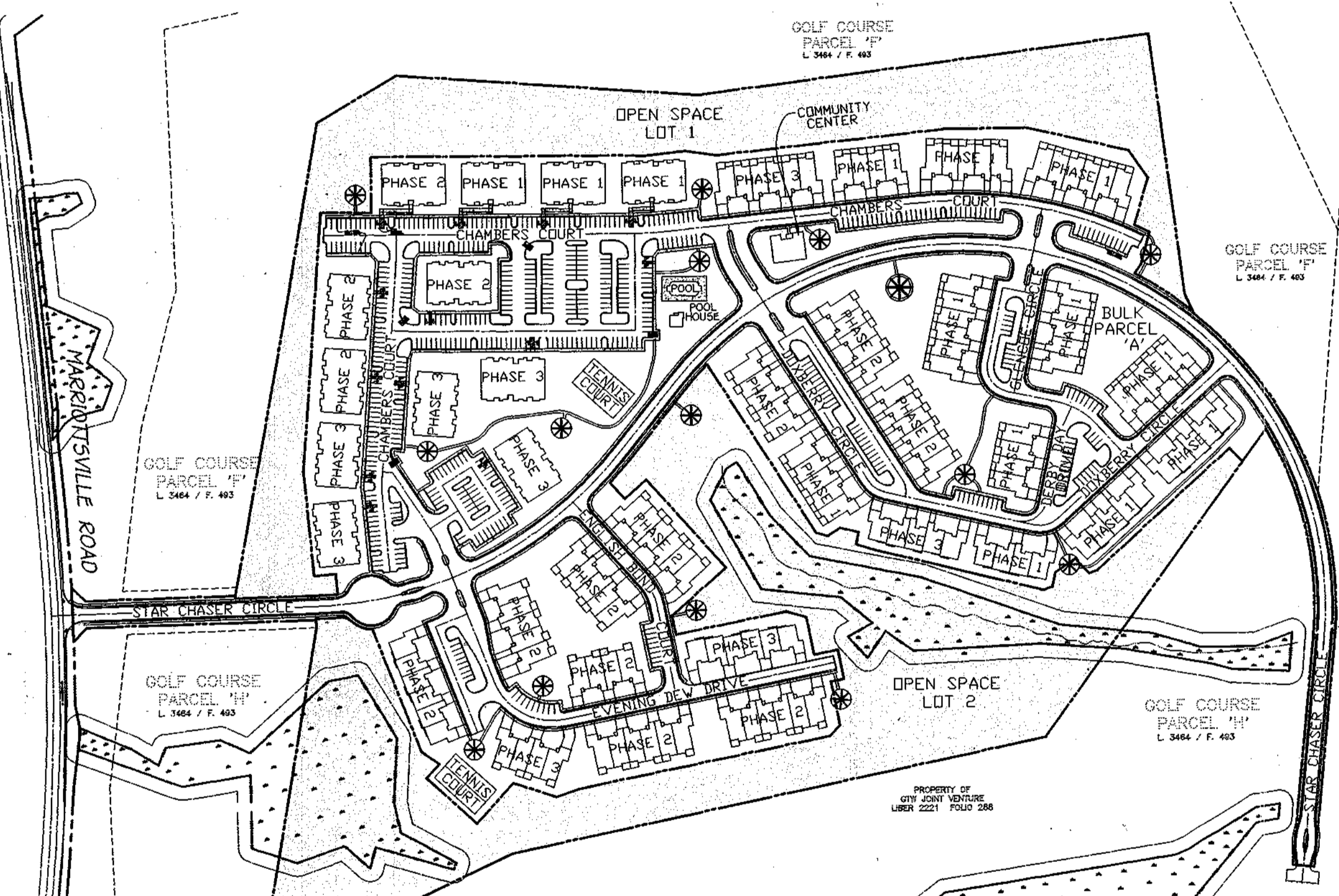
U.S. Equivalent Coordinate Table		
POINT	NORTH	EAST
2124	598083.967	134199.330
2125	599210.967	134199.330
2126	599318.967	134199.330
2127	599523.967	134298.330
2150	599740.998	134197.605
2151	600343.527	134312.150
2152	600825.967	134309.330
2153	600720.967	134263.330
2154	600762.967	134705.330
2155	600762.967	134557.330
2156	600338.967	134198.330
14240	598801.484	134197.912
17241	599819.187	134103.814
17242	599794.813	134103.814
17243	599755.254	134157.245
17245	599744.841	134121.700
17246	599719.249	134107.350
17249	600304.640	134317.954
17250	599828.019	134333.499
17251	599278.069	134339.714
17261	599282.049	134351.943
17262	599699.851	134393.697
17263	600090.572	134310.323

GENERAL NOTES

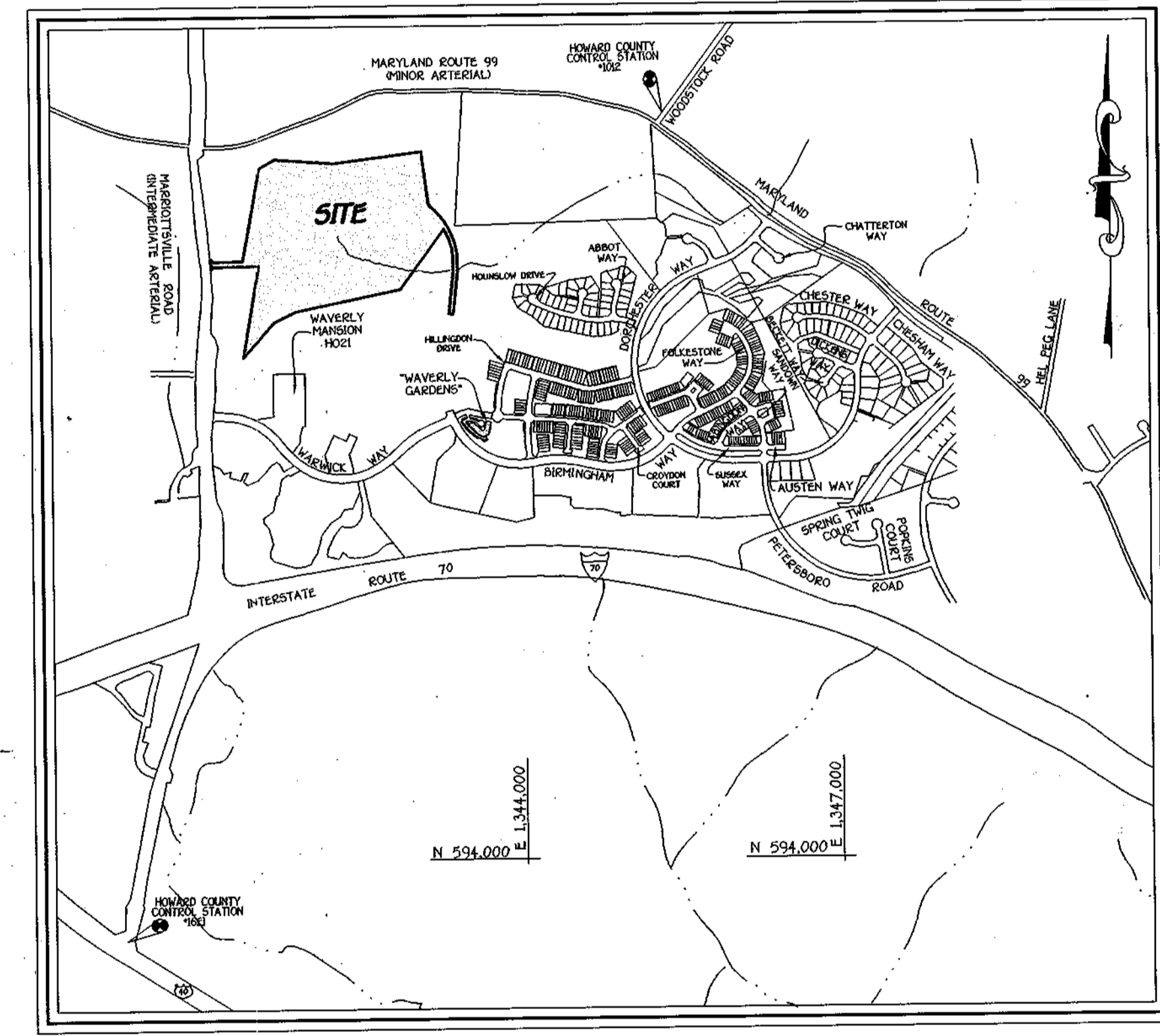
- SUBJECT PROPERTY ZONED PSC IN ACCORDANCE WITH ZB 10B APPROVED ON JUNE 19, 2002 BY THE ZONING BOARD OF HOWARD COUNTY, MARYLAND FOR A RECLASSIFICATION OF 53.97 ACRES FROM PEC TO PSC.
- TOTAL AREA OF ROADWAY DESIGNATION = 53.97 AC.
- TOTAL AREA OF FLOOD PLAIN = 0.000 AC.
- TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.000 AC.
- NET TRACT AREA = 53.97 AC.
- TOTAL NUMBER OF BULIDABLE UNITS ALLOWED = 431 UNITS (53.97 AC X 8 UNITS/AC = 431 UNITS)
- TOTAL NUMBER OF PROPOSED BULIDABLE UNITS = 321
 - NUMBER OF SINGLE FAMILY ATTACHED (TOWNHOUSES) = 129
 - NUMBER OF APARTMENT UNITS = 192
- TOTAL NUMBER OF PROPOSED OPEN SPACE LOTS = 2
- OPEN SPACE TABULATION
 - OPEN SPACE REQUIRED = 18.90 AC.
 - OPEN SPACE PROVIDED = 18.90 AC. (LOTS 1 & 2 AND COMMON OPEN AREAS)
- TOTAL AREA OF ROADWAY DESIGNATION = 0.000 AC. (ALONG MARIOTTVILLE ROAD)
- PUBLIC WATER AND SEWER TO BE UTILIZED. EXISTING UTILITIES ARE BASED ON CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
 - EX. 12" WATER - CONTRACT NO. 44-3480
 - EX. 8" SEWER - CONTRACT NO. 20-3673-D
- TRAFFIC STUDY WAS PERFORMED BY THE TRAFFIC GROUP AND APPROVED ON NOVEMBER 30, 1993 AND UPDATED BY REPORT LETTER DATED SEPTEMBER 18, 2002.
- THE WETLANDS DELINEATION AND FOREST STAND DELINEATION STUDY WAS PREPARED BY ENVIRONMENTAL SYSTEMS ANALYSIS AND APPROVED ON NOVEMBER 30, 1993. AN UPDATED STUDY IS PREPARED BY ECO-SCIENCE PROFESSIONALS DATED OCTOBER 2002. THE TOTAL AREA OF EXISTING FOREST FROM THE F.S.D. PLAN LOCATED WITHIN THE SITE IS 2.49 AC. OF F50 NO. 4 AND 3.00 AC. OF F50 NO. 7.
- THE PROPERTY SHOWN IS LOCATED IN THE METROPOLITAN AREA.
- THE NOISE STUDY WAS PERFORMED BY THE HAZARD GROUP DATED OCTOBER, 2002.
- TOPOGRAPHIC INFORMATION ESTABLISHED AT 2 FOOT CONTOUR INTERVALS BASED ON AERIAL PHOTOGRAPHS AND GROUND SURVEY DATA.
- BOUNDARY OUTLINE IS BASED ON A FIELD MONUMENTED SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT AUGUST 1990.
- B.L. DENOTES BUILDING RESTRICTION LINE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (8 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MINIMUM)
 - GEOMETRY - MAXIMUM GRADE, MAXIMUM 10% GRADE CHANGE AND FOOT TURNING RADII
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (250,000 LBS.)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS.
- REUSE COLLECTION, SNOW REMOVAL AND PRIVATE ROAD MAINTENANCE WILL BE PROVIDED BY THE HOMEOWNERS ASSOCIATION.
- THIS PLAN MUST COMPLY WITH THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE NEW ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 50-2001.
- REQUIRED PARKING TABULATION
 - TOWNHOUSE PARKING REQUIRED = 250 SPACES (129 UNITS X 2 SPACES/UNIT)
 - APARTMENT PARKING REQUIRED = 192 SPACES (192 UNITS X 1 SPACE/UNIT)
 - TOTAL PARKING SPACES REQUIRED = 450 SPACES
 - TOWNHOUSE PARKING PROVIDED = 503 SPACES
 - 79 SINGLE CAR GARAGE WITH PAD = 150 SPACES
 - 27 50 DOUBLE CAR GARAGE WITH PAD = 200 SPACES
 - ON-STREET PARKING SPACES = 153 SPACES
 - APARTMENT PARKING PROVIDED = 360 SPACES
 - 342 REGULAR PARKING SPACES
 - 26 HANDICAPPED PARKING SPACES
 - TOTAL PARKING SPACES PROVIDED = 871 SPACES
- ALL ROADS AND PARKING AREAS ARE PRIVATELY MAINTAINED BY THE COURTYARDS AT WAVERLY WOODS - EAST CONDOMINIUM REGIME.
- STORMWATER MANAGEMENT, QUANTITY AND QUALITY FOR THIS PROJECT IS PROVIDED BY THE EXISTING SWM FACILITY CONSTRUCTED UNDER "THE WAVERLY WOODS SECTION 4 AREA 2 OF 95-174" MAY BE ALL OF THE PATASCO RIVER DRAINAGE AREA. FOR THAT PORTION OF THIS SITE DRAINING INTO THE LITTLE PATUXENT RIVER, WATER QUALITY IS BEING PROVIDED BY A SURFACE SAND FILTER AND QUANTITY MANAGEMENT SYSTEM.
- 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, ALTHOUGH THE NUMBER OF UNITS ALLOWED FOR THIS DEVELOPMENT.
- THE HORIZONTAL AND VERTICAL DATUM SHOWN ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT Nos. 3012 AND 1061 WERE USED FOR THIS PROJECT.
- TOTAL NUMBER OF MODERATELY INCOME HOUSING UNITS REQUIRED FOR THIS SITE PER THE "PSC" ZONING DISTRICT IS 10% OF THE TOTAL NUMBER OF UNITS.
 - TOTAL NUMBER OF "MILHU" REQUIRED = 321 UNITS X 10% = 321 UNITS
 - TOTAL NUMBER OF "MILHU" PROVIDED = 36 UNITS PER ZB CASE NO. 1010M
 THE REQUIRED MODERATELY INCOME HOUSING UNITS WILL BE LOCATED IN A MULTI-LEVEL BUILDING (WAVERLY GARDENS) AT THE INTERSECTION OF WARWICK WAY AND BIRMINGHAM WAY. SEE VICINITY MAP, THIS SHEET.
- MP 95-23 WAS APPROVED ON 1/23/95 FOR DISTURBANCE TO WETLANDS, FLOODPLAIN, STREAMS, OR THEIR BUFFERS IN CERTAIN AREAS THROUGHOUT THE "WAVERLY WOODS" PROJECT. THE AREAS OF THIS SITE PLAN APPROVED UNDER THIS WAIVER FOR DISTURBANCE ARE AS FOLLOWS:
 - SHEET 5 - WETLANDS AND BUFFER IMPACTS FOR STORM DRAIN CULVERT AND ROAD CROSSING AT STATION 33+25 (STAR CHASER CIRCLE)
 - SHEET 5 - WETLANDS AND BUFFER IMPACTS FOR STORM DRAIN CULVERT AND ROAD CROSSING AT STATION 30+15 (STAR CHASER CIRCLE)
- THE ZONING BOARD OF HOWARD COUNTY (ZB CASE NO. 1089) APPROVED THE RECLASSIFICATION OF PLANNING AND ZONING AND THE PLANNING BOARD.
 - THAT THE PETITIONER SUBMIT A SITE DEVELOPMENT PLAN IN ACCORDANCE WITH THE HOWARD COUNTY ZONING REGULATIONS FOR APPROVAL OF THE DEPARTMENT OF PLANNING AND ZONING AND THE PLANNING BOARD.
 - THAT AT LEAST 11.7% OR 36 UNITS DESIGNATED FOR MODERATE INCOME RESIDENTS BE PROVIDED BY THE DEVELOPER OR THE PETITIONER, AS PROPOSED IN THE PETITION FOR RECLASSIFICATION.
 - THAT THE PETITIONER SUBMIT TO THE PLANNING BOARD A COMPREHENSIVE SKETCH PLAN FOR APPROVAL BY THE PLANNING BOARD AND THAT A SITE DEVELOPMENT PLAN BE SUBMITTED PRIOR TO FINAL CONSTRUCTION OF ANY HOME.
- THE PLANNING BOARD OF HOWARD COUNTY ACTED TO APPROVE THE COMPREHENSIVE SKETCH PLAN FOR THE COURTYARDS AT WAVERLY WOODS - EAST PLAN ON JANUARY 8, 2004.
- NO APPROVAL OF ANY SITE DEVELOPMENT PLANS FOR ANY OF THE DEVELOPMENT SHOWN ON THIS SKETCH PLAN, 5-03-06, THE COURTYARDS AT WAVERLY WOODS - EAST, BULK PARCEL "A" AND OPEN SPACE LOTS 1 AND 2 SHALL BE GRANTED BY THE DEPT. UNTIL ALL OF THE FOREST CONSERVATION REQUIREMENTS AND OBLIGATIONS FOR SITE DEVELOPMENT PLANS, 50P-96-354, WAVERLY GOLF COURSE, AND 50P-97-109, WAVERLY GOLF COURSE CLUBHOUSE HAVE BEEN MET AND PROVIDED.
- ALL COMMUNITY FEATURES INCLUDING SWIMMING POOL, TENNIS COURT, COMMUNITY BUILDING, TENNIS COURTS, GAZEBOS, PATHWAYS, PUTTING AND BOCCIE BALL COURTS, CROQUET FIELD WILL BE CONSTRUCTED IN PHASE 1 EXCEPT AS NOTED ON THE APPROVED SITE DEVELOPMENT PLAN FOR PHASE 1.

GENERAL NOTES CONTINUED

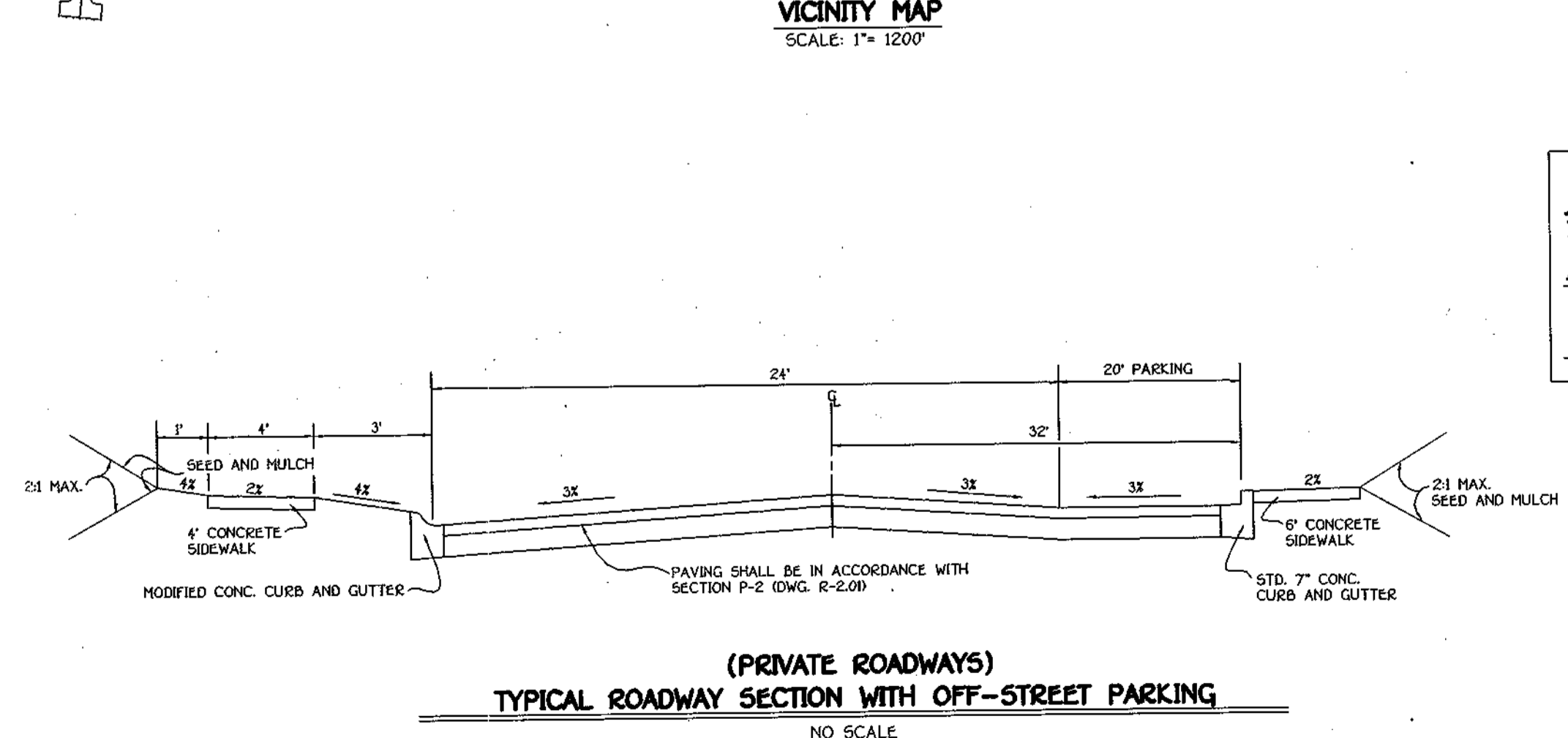
- THE EXISTING GOLF CART PATHWAYS, FAIRWAYS, TEES AND GREENS ARE IN SOME LOCATIONS WITHIN THE PROPOSED 30 - FOOT STRUCTURE AND USE SETBACK FROM THE PEC ZONING DISTRICT. IT HAS BEEN DETERMINED BY HOWARD COUNTY THAT THE "USE SETBACK" BETWEEN ZONING DISTRICTS IS NOT REQUIRED FOR THIS PROJECT BECAUSE BOTH USES SERVE THE SAME PURPOSE, AS PART OF THE GOLF COURSE COMMUNITY WHICH MEANDERS ACROSS THE DISTRICT LINES.
- IN ACCORDANCE WITH SECTION 16120.8.4H(1)(C), FOR CONDOMINIUM UNITS, PROTECTED ENVIRONMENTAL FEATURES SHALL BE LOCATED IN OPEN SPACE WITH NO UNIT CLOSER THAN 15 FEET FROM THE PROTECTED FEATURES THIS REQUIREMENT COULD AFFECT DECK AND SUNDOCK OPTIONS ON THE REAR OF UNITS 11-19, 65, 66 AND 83 OF THIS PLAN.



PHASING PLAN
SCALE: 1" = 200'



VICINITY MAP
SCALE: 1" = 1200'



(PRIVATE ROADWAYS)
TYPICAL ROADWAY SECTION WITH OFF-STREET PARKING
NO SCALE

PHASING TABULATION			
PHASE	ALLOCATION YEAR	NUMBER OF SINGLE FAMILY TOWNHOUSE UNITS	CONDOMINIUM UNITS
1	2006	54	48
2	2007	54	64
3	2008	21	80
TOTAL		129	192

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING, CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
(410) 461-2855

OWNER
GTJ JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

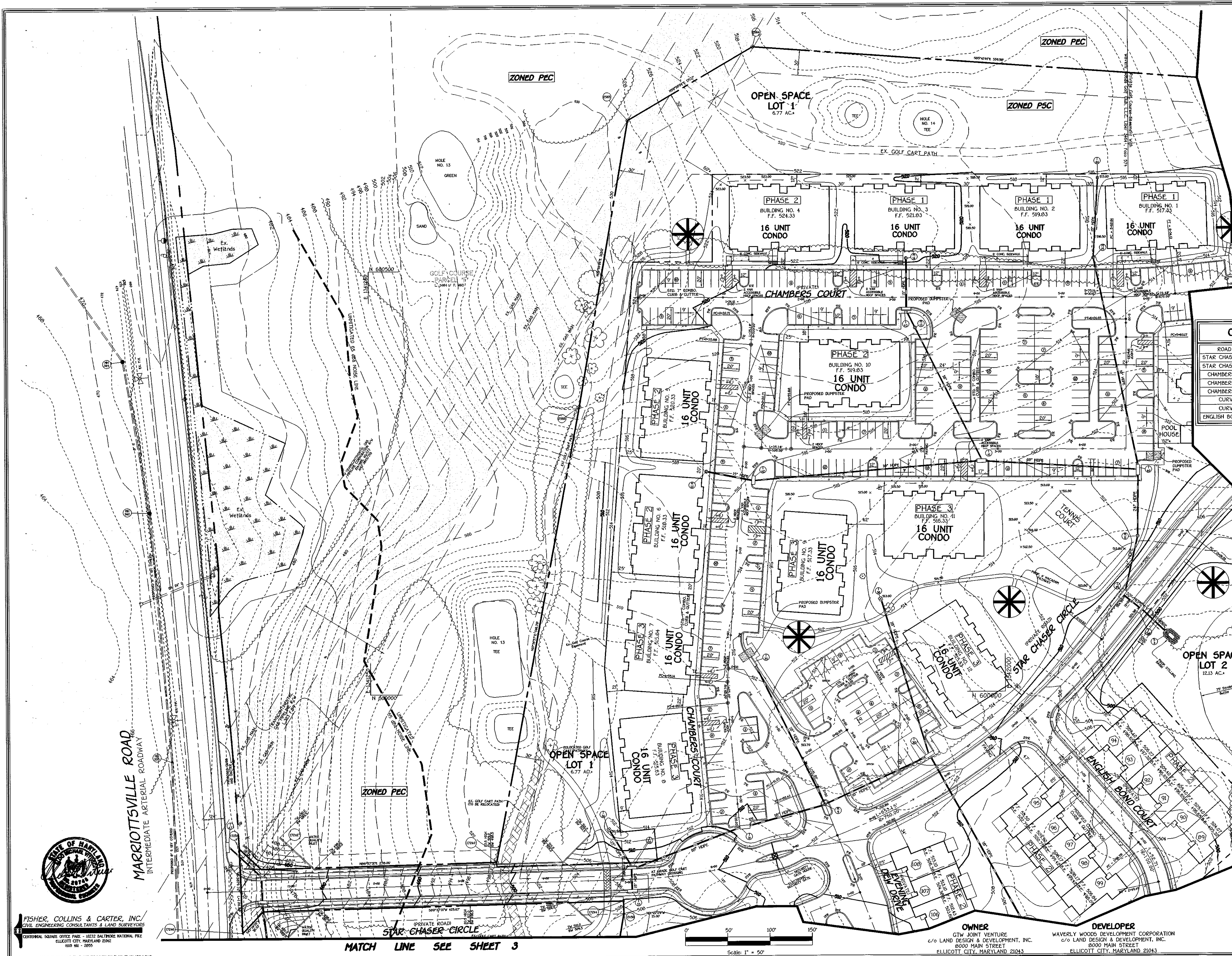
APPROVED
PLANNING BOARD OF HOWARD COUNTY
PB 861
12-11-05; P&D dated 1.8.04
DATE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
DATE: 4/11/06
PLANNING DIRECTOR



8-20-03
DATE

THE COURTYARDS AT WAVERLY WOODS - EAST
BULK PARCEL "A" AND OPEN SPACE LOTS 1 AND 2
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No. 16 GRID No. 5 PARCEL No. 406
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 19, 2003
SHEET 1 OF 7

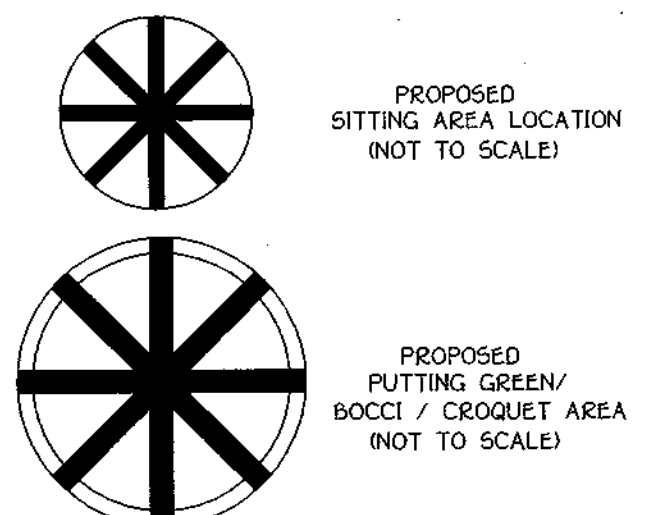


CENTERLINE CURVE DATA (THIS SHEET)

ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
STAR CHASER CIRCLE	4+79.01 TO 11+32.16	750.00'R	653.15'	49°53'50"
STAR CHASER CIRCLE	12+94.59 TO 30+26.19	675.00'R	1731.61'	146°59'00"
CHAMBERS COURT	1+90.07 TO 1+16.57	675.00'R	73.49'	06°14'38"
CHAMBERS COURT	0+20.71 TO 0+55.88	500.00'R	35.16'	04°01'45"
CHAMBERS COURT	4+55.14 TO 4+80.14	150.00'R	25.00'	09°32'51"
CURVE 'A'	0+20.71 TO 0+55.88	500.00'R	35.16'	04°01'45"
CURVE 'B'	5+83.17 TO 6+04.65	1000.00'R	21.48'	01°13'51"
ENGLISH BOND COURT	1+96.78 TO 2+49.49	100.00'R	52.71'	30°11'53"

MATCH LINE SEE SHEET 4

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Mark H. Taylor 8/13/14
PLANNING DIRECTOR DATE
JA



**COMPREHENSIVE SKETCH PLAN
THE COURTYARDS AT
WAVERLY WOODS - EAST**
BULK PARCEL 'A' AND OPEN SPACE LOTS 1 AND 2
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(A PRIVATE GATED COMMUNITY)

TAX MAP No. 16 GRID No. 5 PARCEL No. 406
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'
DATE: AUGUST 19, 2003
SHEET 2 OF 7

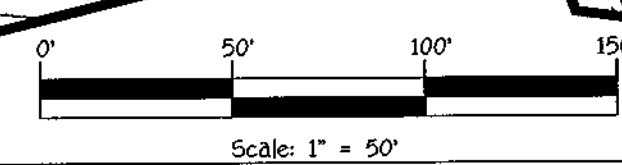


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410-481-2225

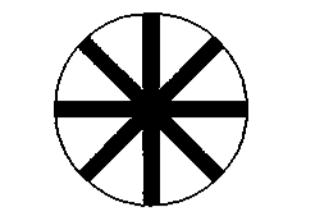
OWNER
GTW JOINT VENTURE
c/o LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043

DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043

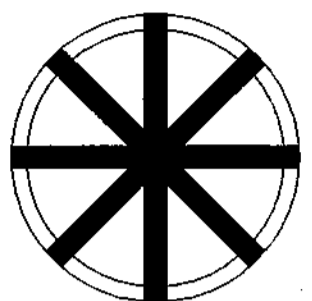
MATCH LINE SEE SHEET 3



MATCH LINE SEE SHEET 2



PROPOSED SITTING AREA LOCATION (NOT TO SCALE)



PROPOSED PUTTING GREEN/BOCCI / CROQUET AREA (NOT TO SCALE)



MATCH LINE SEE SHEET 5

MARRIOTTVILLE ROAD
INTERMEDIATE ARTERIAL ROADWAY

ZONED PEC

ZONED PEC

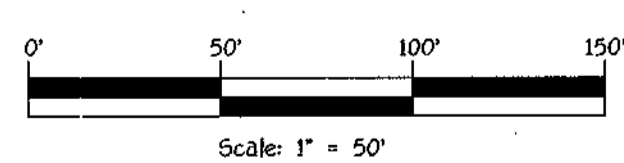
ZONED PSC

ZONED PEC

OPEN SPACE LOT 2
12.13 AC.

OPEN SPACE LOT 2
12.13 AC.

OPEN SPACE LOT 2
12.13 AC.



CENTERLINE CURVE DATA (THIS SHEET)				
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
EVENING DEW DRIVE	+52.42 TO 6+13.07	115.00'R	160.64'	80°02'18"

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

David Wyle
PLANNING DIRECTOR
DATE: 2/26/04
JA

COMPREHENSIVE SKETCH PLAN
**THE COURTYARDS AT
WAVERLY WOODS - EAST**
BULK PARCEL 'A' AND OPEN SPACE LOTS 1 AND 2
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No. 15 GRID No. 5 PARCEL No. 405
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'
DATE: AUGUST 19, 2003
SHEET 3 OF 7

FISHER, COLLINS & CARTER, INC.
CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS
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(410) 461-2255



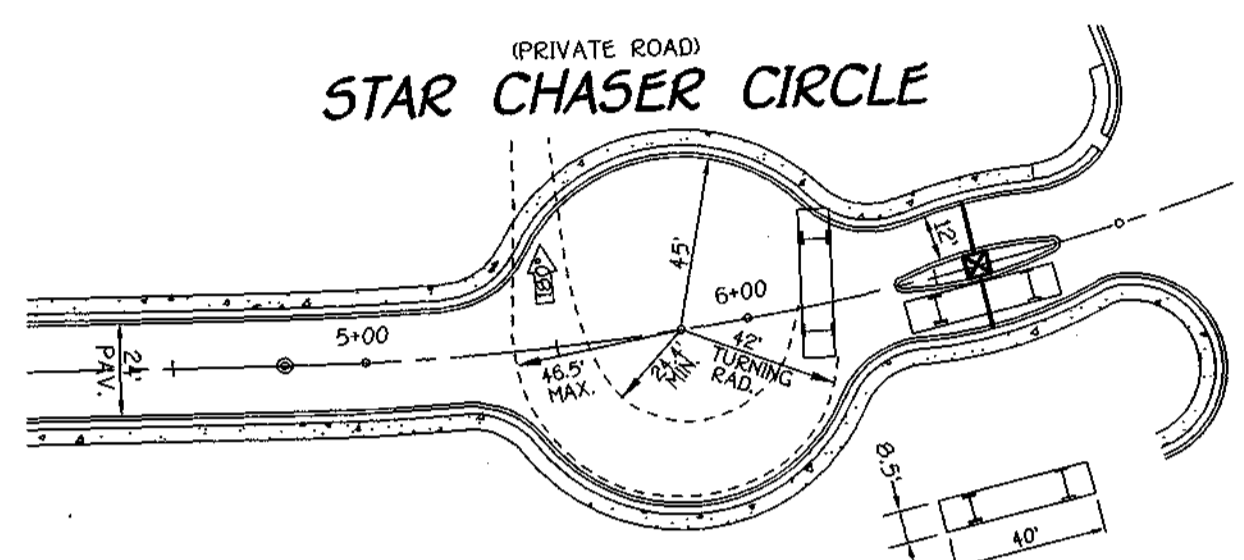
OWNER
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8000 MAIN STREET
ELLSWORTH CITY, MARYLAND 21043

DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLSWORTH CITY, MARYLAND 21043



CENTERLINE CURVE DATA (THIS SHEET)

ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
STAR CHASER CIRCLE	12+94.59 TO 30+26.19	675.00'R	1731.61'	146°59'00"
CHAMBERS COURT	3+46.86 TO 7+77.22	755.00'R	430.37'	32°38'45"
CURVE 'C'	0+71.93 TO 1+40.86	150.00'R	68.93'	26°19'48"
DOXBERRY CIRCLE	4+02.27 TO 4+37.36	45.00'R	35.10'	44°41'14"
DOXBERRY CIRCLE	3+77.53 TO 4+08.95	40.00'R	31.63'	45°18'46"
DOXBERRY CIRCLE	7+24.34 TO 7+67.69	45.00'R	43.35'	55°11'33"
DERBY DAY DRIVE	0+36.03 TO 0+58.79	100.00'R	22.76'	13°02'25"
DERBY DAY DRIVE	1+84.72 TO 2+56.23	45.00'R	71.50'	91°02'30"
GLENCOE CIRCLE	2+462.13 TO 3+32.82	45.00'R	70.69'	90°00'00"
GLENCOE CIRCLE	4+22.74 TO 5+16.59	150.00'R	93.85'	35°50'57"



BUS TURNING RADIUS DETAIL
SCALE: 1" = 50'

LOT 3 FRIENDLY FARMS PLAT No. 8221

Ev. B' 2 (Cont. No. 20-3673-D)



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James D. Cagle *4/13/03*
PLANNING DIRECTOR DATE

COMPREHENSIVE SKETCH PLAN
THE COURTYARDS AT
WAVERLY WOODS - EAST
BULK PARCEL 'A' AND OPEN SPACE LOTS 1 AND 2
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No. 16 GRID No. 5 PARCEL No. 406
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'
DATE: AUGUST 19, 2003
SHEET 4 OF 7

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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410.461.2855



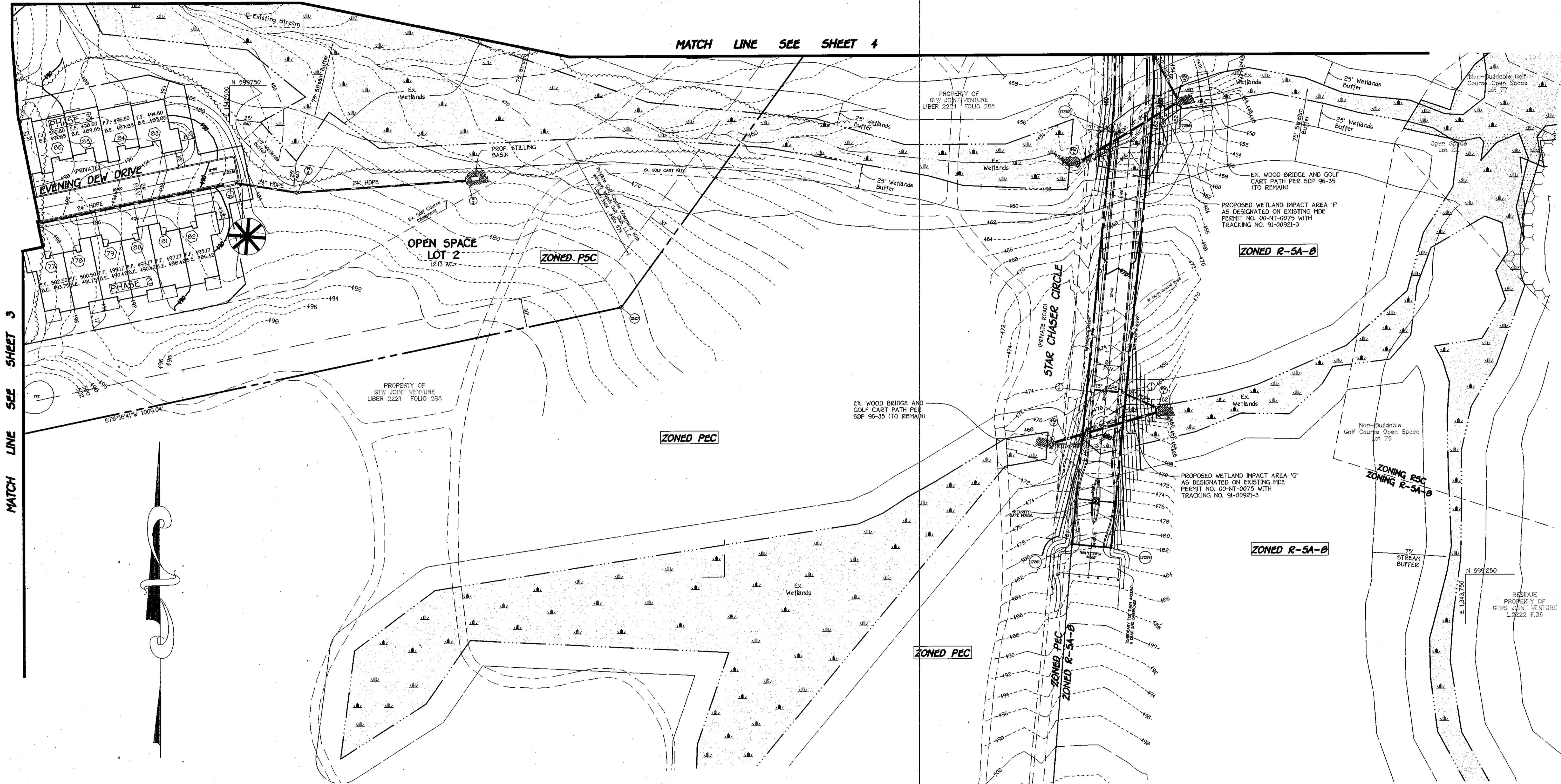
OWNER
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DEVELOPER
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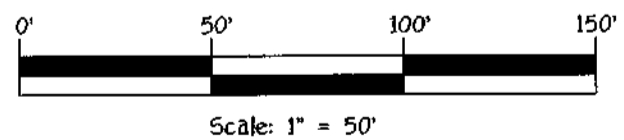
MATCH LINE SEE SHEET 5

CENTERLINE CURVE DATA (THIS SHEET)				
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
STAR CHASER CIRCLE	12+94.59 TO 30+28.19	675.00'R	1731.61'	146°59'00"

MATCH LINE SEE SHEET 4



MATCH LINE SEE SHEET 3



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Mark A. Cooper *W. J. ...*
 PLANNING DIRECTOR DATE

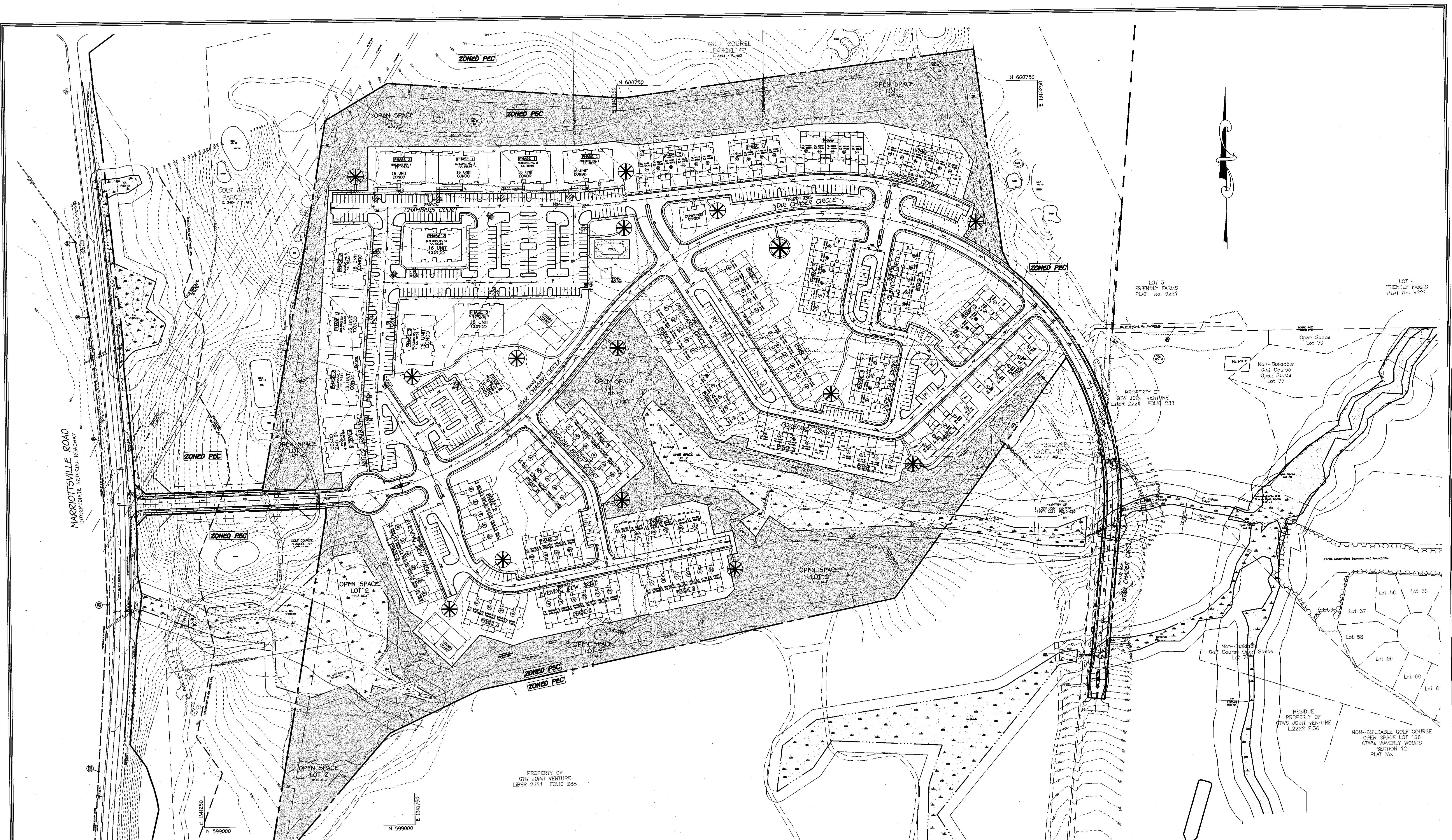
COMPREHENSIVE SKETCH PLAN
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 BULK PARCEL "A" AND OPEN SPACE LOTS 1 AND 2
 TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
 (A PRIVATE GATED COMMUNITY)
 ZONED: P5C
 TAX MAP No. 16 GRID No. 5 PARCEL No. 406
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 DATE: AUGUST 19, 2003
 SHEET 5 OF 7

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 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 3822 BALTIMORE NATIONAL PKWY
ELLICOTT CITY, MARYLAND 21114
410 461-2855

0-20-03

OWNER
GTW JOINT VENTURE
c/o LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

COMPOSITE COMPREHENSIVE SKETCH PLAN
**THE COURTYARDS AT
WAVERLY WOODS - EAST**
TENTATIVELY APPROVED
DEPT. OF PLANNING AND BULK PARCEL 'A' AND OPEN SPACE LOTS 1 AND 2
ZONING OF
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No. 16 GRID No. 5 PARCEL No. 406
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
DATE: AUGUST 19, 2003
SHEET 6 OF 7

PLANNING DIRECTOR *David A. Cagle* DATE *10/04*
JA

DEVELOPMENT CRITERIA PER APPROVED PDP PLAN

1. Maximum of 328 housing units will be specially designed for residents over the age of 55 with walking paths, seating areas and recreational amenities, on a 42-acre building site.
2. A total of 36 Moderately Income Dwellings are planned.
3. A total of 196 Condominium units are planned, contained within 10, 4-story, 16 unit buildings and three, 3-story, 12-unit buildings.
4. All of the condominium buildings will include elevators.
5. A maximum of 132 Garage Villas (Townhouses) will be constructed, with first floor master bedrooms and second and third bedrooms upstairs.
6. The end units of the Garage Villas will have 2-car garages.
7. The exterior walls of the Garage Villas and Condominiums will be brick and/or stone and hardiplank.
8. Access to and circulation within all of the buildings will be within the design criteria of the Americans with Disabilities Act ("ADA").
9. There will be a meandering path through the community.
10. Waverly Woods Golf Course is available to the residents, along with croquet, tennis, putting and bocce ball courts.
11. A shuttle service will transport residents to medical and other services, as needed.
12. Vehicular access into and off the site will be through an internal private road to be built that bisects the site.
13. A 3,300 square foot Community Building, containing a library, an exercise room, meeting rooms and other activity areas will be built within the center of the site.
14. The exterior of the community building will be the same brick and/or stone and hardiplank as the condominium buildings.
15. Persons eligible to purchase any of the dwelling units must be 55 years of age or older.
16. Children under the age of 18 may not reside in a dwelling for more than 90 days within a calendar year.

AMENDED DEVELOPMENT CRITERIA PER ZONING, SECTION 127.1.C, D, E (1-5) AND K.I.e.

- A. Permitted Uses:**
1. Age-restricted adult housing.
 2. Assisted living facilities.
 3. Nursing homes.
- B. Accessory Uses:**
1. Services and businesses that serve the residents of the PSC District, including recreational, educational, health, personal, professional and business services and retail stores.
 2. Home occupations, subject to the requirements of Section 128.C.1.
- C. Bulk Regulations:**
1. Maximum Density is 8.0 dwelling units per net acre. Assisted living and nursing home beds shall be included in this density calculation based on One bed per 0.25 dwelling unit.
 2. Minimum structure and use setbacks from perimeter of the PSC District
 - a. From arterial public street right-of-way = 50-feet for SFA Villas and 100-feet for Garden Condominiums
 - b. From RC, RR, R-ED, R-20, R-12 or R-5C Districts = 50-feet (except structures containing apartments, assisted living facilities or nursing homes) = 120-feet
 - c. From all other zoning districts = 30-feet (as per PSC Zoning)
 3. Maximum units per structure:
 - a. Single family Attached Villas = 6 units per structure
 - b. Garden Condominiums = 16 units per structure
 - c. Building length = 210-feet for SFA Villas and 130-feet for Garden Condominiums.
 (However, the Planning Board may approve a greater length, up to a maximum of 250-feet for SFA Villas and 200-feet for Garden Condos, based on a determination that the design of the building will mitigate the visual impact of the increased length.)
 4. Maximum height shall not exceed:
 - a. Garden Condominiums = 60-feet
 - b. Single family attached Villas = 40-feet
 - c. Community Building = 40-feet
 - d. Pool House = 40-feet
 - e. Accessory Structures = 15-feet
 5. Minimum distances between Single Family attached dwelling units and condominium buildings, provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board:
 - a. Face to Face = 50-feet
 - b. Face to Side/Rear to Side = 30-feet
 - c. Side to Side = 15-feet
 - d. Rear to Rear = 40-feet for SFA Villas and 60-feet for Garden Condominiums
 - e. Rear to Face = 75-feet for SFA Villas and 80-feet for Garden Condominiums
 6. Minimum distances between single family attached residential dwelling units and edge of private roadway and/or parking areas:
 - a. Residential Front = 20-feet
 - b. Residential Side = 15-feet
 - c. Residential Rear = 40-feet
 - d. Residential Accessory structures = 30-feet (except recreational amenities)
 7. Minimum distances between condominium residential buildings and edge of private roadway and/or parking areas:
 - a. Residential Front = 10-feet
 - b. Residential Side = 20 feet
 - c. Residential Rear = 10-feet
 8. Minimum distances between community building, pool house and gazebo structures and edge of private roadway and/or parking areas = 10-feet
- D. Other Provisions:**
1. The provisions of Section 128 (Supplemental Zoning District Regulations) and Section 133 (Off-Street Parking and Loading Facilities) per approved October, 1993 Zoning Regulations shall apply in the PSC District unless different requirements are approved in the Comprehensive Sketch Plan.)
 2. The Comprehensive Sketch Plan is consistent with the land uses set forth in the Howard County General Plan.
 3. The plan allows for some flexibility in the exact location and density of land uses.
- E. Landscaping and Screening:**
1. Except for those modifications listed below, the Minimum Landscaping and Screening Requirements shall be in accordance with the Subdivision Regulations, the Zoning Regulations and the Howard County Landscaping Manual.
 - a. For Residential Development Internal Landscaping Associated With Condominiums The Minimum Landscape Area Width Between Common Parking Area And Any Adjacent Residential Structure Shall Be 10 - Feet Wide.

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TENTATIVELY APPROVED
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 ZONING OF
 HOWARD COUNTY
David D. ...
 PLANNING DIRECTOR DATE: 2/12/14
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