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DEVELOPMENT CRITERIA
"THE COURTYARDS AT WAVERLY WOODS-WEST"
PLANNED SENIOR COMMUNITY

1. MAXIMUM OF 350 HOUSING UNITS WILL BE SPECIALLY DESIGNED FOR RESIDENTS OVER THE AGE OF 55 WITH WALKING PATHS, SEATING AREAS AND RECREATIONAL AMENITIES, ON A 145.40 ACRES BUILDING SITE.
2. 15 MODERATE INCOME DWELLINGS ARE REQUIRED TO BE PROVIDED.
3. THE PROJECTED DENSITY OF THE HOUSING IS 2.6298 UNITS PER NET ACRE.
4. ALL OF THE 139 SINGLE FAMILY ATTACHED GARAGE VILLAS TOWNHOUSES WILL BE CONSTRUCTED WITH FIRST FLOOR MASTER BEDROOMS AND SECOND AND THIRD BEDROOMS UPSTAIRS.
5. ALL OF THE SINGLE FAMILY ATTACHED GARAGE VILLAS TOWNHOUSES AND DETACHED UNITS WILL HAVE 2-CAR GARAGES.
6. THE EXTERIOR WALLS OF BOTH THE SINGLE FAMILY ATTACHED GARAGE VILLAS TOWNHOUSES AND DETACHED UNITS WILL BE BRICK AND/OR STONE AND HARD-PLANK.
7. ACCESS TO AND CIRCULATION WITHIN ALL OF THE BUILDINGS WILL BE WITHIN THE DESIGN CRITERIA OF THE AMERICANS WITH DISABILITIES ACT ("ADA").
8. THERE WILL BE A HEADING PATH THROUGH THE COMMUNITY.
9. WAVERLY WOODS GOLF COURSE IS AVAILABLE TO THE RESIDENTS.
10. A SHUTTLE SERVICE WILL TRANSPORT RESIDENTS TO MEDICAL AND OTHER SERVICES, AS NEEDED.
11. VEHICULAR ACCESS INTO AND OFF OF THE SITE WILL BE THROUGH BARNESLEY WAY TO BE BUILT LEADING TO HARRIOTTVILLE ROAD.
12. A 4490 SQUARE FOOT COMMUNITY BUILDING, CONTAINING A LIBRARY, MEETINGS ROOMS AND OTHER ACTIVITY AREAS WILL BE BUILT ON-SITE.
13. THE EXTERIOR OF THE COMMUNITY BUILDING WILL BE THE SAME STONE AND HARD-PLANK AS THE CONDOMINIUM SINGLE FAMILY ATTACHED GARAGE VILLAS TOWNHOUSES AND DETACHED UNITS.
14. PERSONS ELIGIBLE TO PURCHASE ANY OF THE DWELLINGS MUST BE 55 YEARS OF AGE OR OLDER.
15. CHILDREN UNDER THE AGE OF 18 MAY NOT RESIDE IN A DWELLING FOR MORE THAN 90 DAYS IN A CALENDAR YEAR.
16. SEE SHEET 9 FOR THE CONTINUATION OF THE DEVELOPMENT CRITERIA.

UNIVERSAL DESIGN GUIDELINES
FOR AGE-RESTRICTED ADULT HOUSING IN HOWARD COUNTY

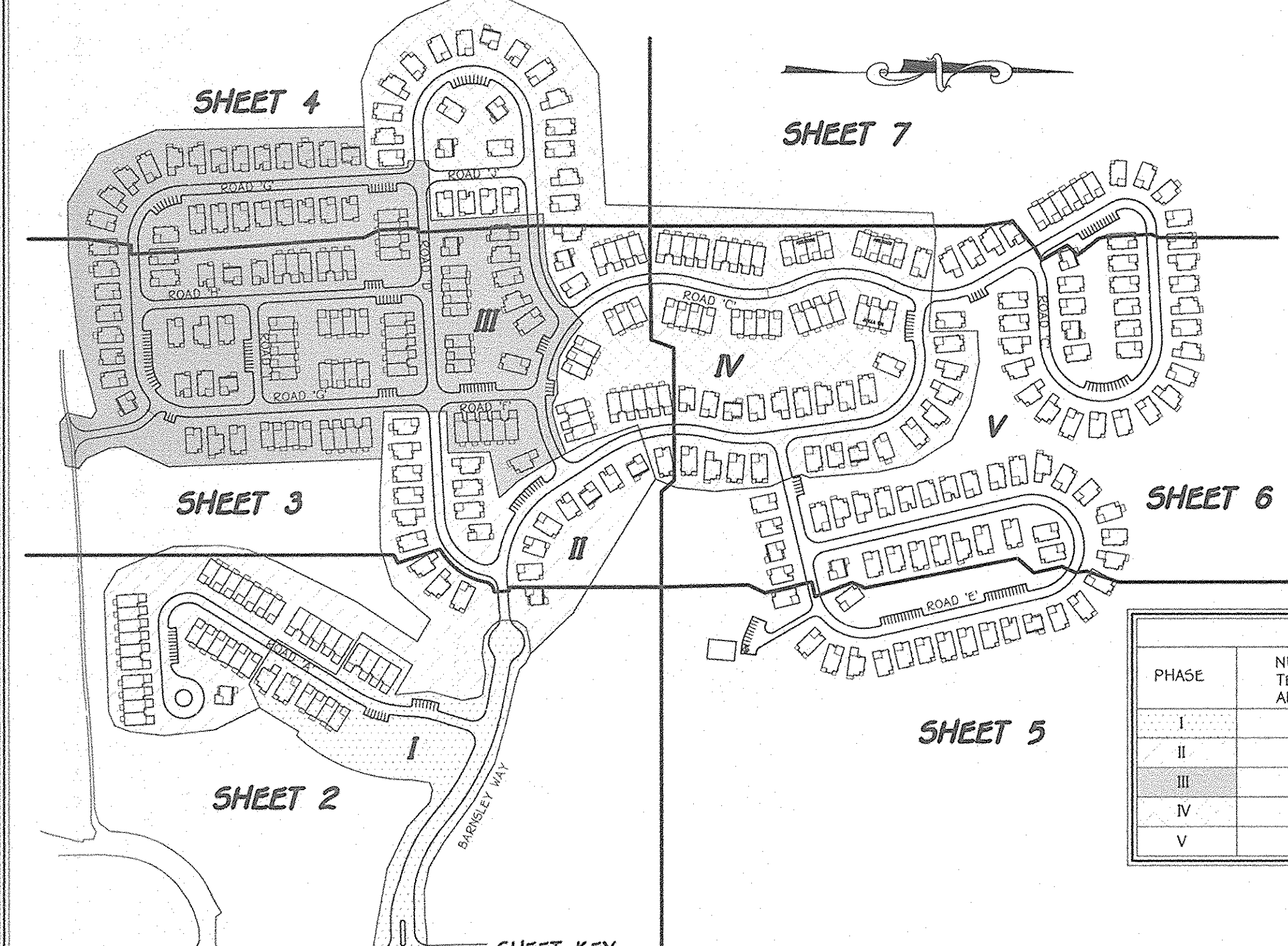
The Howard County Zoning Regulations allow for "active adult housing" as either a conditional use in residential zoning districts or as a permitted use in the Planned Senior Community Planned Office Research, Community Center Transition, and Residential Institutional zoning districts. Active adult developments must be appropriately designed for adults at least 55 years of age. Site improvements must ensure accessible routes between parking, dwelling units, and common areas. Individual dwellings must incorporate universal design features to be accessible for residents with mobility and functional limitations that affect their ability to use the dwelling.

Design standards for site accessibility and usable common areas have been established for multifamily housing by the Americans with Disabilities Act and the Fair Housing Act of 1988. While recognized standards for individual units for older adults have not been established, "universal design" is a relatively new, evolving concept that provides some guidance.

Accordingly, the Department of Planning and Zoning met with several senior housing developers, representatives of the Home for Life Coalition of Howard County, and the Department of Inspections, Licenses, and Permits to discuss minimum requirements. Several views were expressed regarding what features should be required vs. optional features vary considerably in cost, relevance for different users, and adaptability to different sites and project types. Developers' chief concerns were that the current market doesn't provide a need for most universal design features since the oldest boomers are still relatively young and aren't focused on how their needs may change over time. Concern was also expressed about increasing the cost of senior housing if more universal design features are required rather than optional.

These guidelines reflect a middle position focusing on requiring those features that are relatively inexpensive if part of initial construction but would require major renovation to retrofit in the future. Items that are relatively less expensive to retrofit in the future are listed as desirable or optional.

- REQUIRED:**
- for multi-family apartment or condo developments, an accessible path between parking, dwelling units, and common areas that meets ADA standards
 - for single family detached and attached developments, a "no-step" access to the front entrance to the community building and all dwellings is desirable, but not required at other entrances
 - 30" wide front door with exterior lighting of the entrance
 - all interior door swings are to be at least 36" in preference
 - hallways at least 36" wide (40"-42" is preferable)
 - complete living area including master bedroom & bath on first floor for elevator access if multi-story rental/condo apartments
 - lever handles on interior and exterior doors
 - hooking for grab bars in walls in bathroom with toilet and shower
- DESIRABLE:**
- low maintenance exterior materials
 - covered main entry
 - entry door approach with 18"-24" of clearance at side adjacent to handle
 - smooth transitions between rooms (vertical threshold of 2" or less)
 - slip resistant flooring
 - minimum accessible path between main living rooms (preferably 36"-42")
 - lever handles on kitchen and bathroom sinks, plus shower
 - anti-slip devices on all stumbling features
 - 90 degree radius or 1 turn in kitchen and first floor bathroom
 - landed and forward approach maneuvering space in front of appliances and plumbing fixtures
 - main electrical breaker box located on the first floor
 - switches, doorbells, thermostats, and breaker boxes should be located no more than 60" above the floor electrical receptacles should be at least 15" above the floor
- CUSTOMER OPTIONS:**
- security system
 - visual ID of visitors
 - visual smoke detectors
 - handrails on both sides of exterior and interior stairs
 - task lighting in kitchen, bath and other work spaces
 - rocker light switches
 - lighting in closets and pantry
 - cleared aisle width of 36" to 48"
 - slip resistant flooring in kitchen and bath
 - multi-level or adjustable kitchen countertops and work spaces
 - pull-out shelves for kitchen base cabinets
 - front mounted controls on stove
 - installation of grab bars in bathroom
 - hand held showerhead in shower
 - curtless shower



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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Marsha A. Loygle
 PLANNING DIRECTOR

1/17/07
 DATE

SKETCH PLAN

GTW'S WAVERLY WOODS

SECTION 14

BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - WEST"

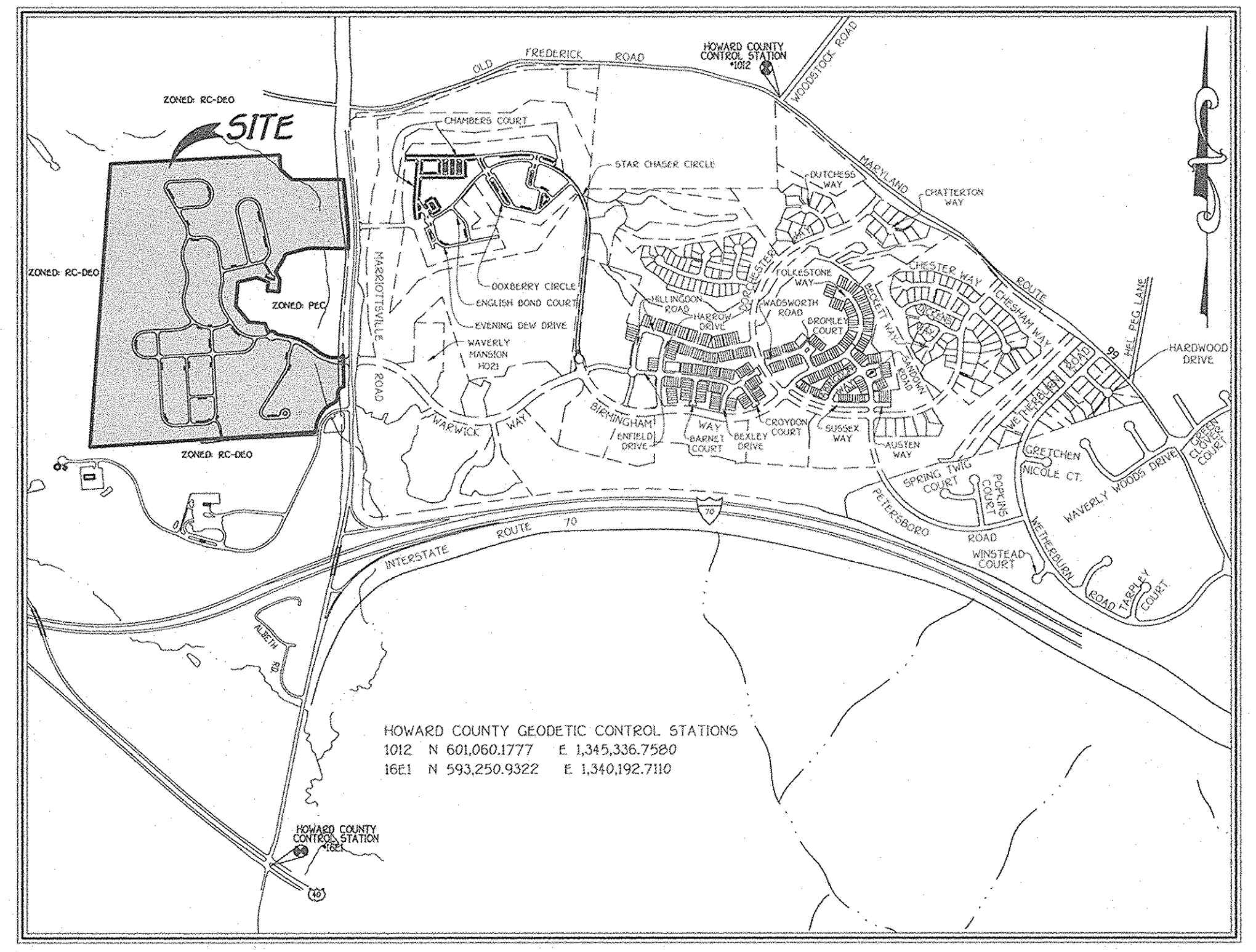
TOWNHOUSE CONDOMINIUMS & SINGLE FAMILY HOMES

"AGE-RESTRICTED ADULT HOUSING COMMUNITY"

A PRIVATE GATED COMMUNITY

ZONED : PSC (PLANNED SENIOR COMMUNITY DISTRICT)

TAX MAP No. 16 GRID No. 3 & 4 PARCEL No. 249



THIRD ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

PHASING TABULATION			
PHASE	NUMBER OF TENTATIVE ALLOCATIONS	ALLOCATION YEAR	PLANNING AREA
I	10	2010	ELLCOTT CITY
II	50	2011	SENIOR EAST
III	100	2012	SENIOR EAST
IV	100	2013	SENIOR EAST
V	90	2014	SENIOR EAST

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
ROAD 'A'	PRIVATE ACCESS STREET	N/A
ROAD 'B'	PRIVATE ACCESS STREET	N/A
ROAD 'C'	PRIVATE ACCESS STREET	N/A
ROAD 'D'	PRIVATE ACCESS STREET	N/A
ROAD 'E'	PRIVATE ACCESS STREET	N/A
ROAD 'F'	PRIVATE ACCESS STREET	N/A
ROAD 'G'	PRIVATE ACCESS STREET	N/A
ROAD 'H'	PRIVATE ACCESS STREET	N/A
ROAD 'I'	PRIVATE ACCESS STREET	N/A
ROAD 'J'	PRIVATE ACCESS STREET	N/A
BARNESLEY WAY	MINOR COLLECTOR	60'

PARKING SPACE TABULATION		
	REQUIRED	PROPOSED
SINGLE FAMILY HOMES - (211 UNITS)		
ATTACHED DOUBLE CAR GARAGE PARKING SPACES: (1 PER UNIT - 2 GARAGE AND 2 DRIVEWAYS)	422 SPACES	844 SPACES
TOWNHOUSES (139 UNITS)		
ATTACHED DOUBLE CAR GARAGE PARKING SPACES: (1 PER UNIT - 2 GARAGE AND 2 DRIVEWAYS)	278 SPACES	556 SPACES
OVERFLOW/GUEST PARKING SPACES:	---	193 SPACES
COMMUNITY BUILDING (3.3 PARKING SPACES/1,000 SQ.FT.)		
STANDARD PARKING SPACES: HANDICAPPED PARKING SPACES:	15 SPACES	13 SPACES 2 SPACES
TOTAL	715 SPACES	1608 SPACES

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED PSC IN ACCORDANCE WITH ZB 1027 M APPROVED ON JUNE 18, 2003 BY THE ZONING BOARD OF HOWARD COUNTY, MARYLAND FOR A RECLASSIFICATION OF 160.74 ACRES FROM PSC TO PSC. PREVIOUS HOWARD COUNTY FILES: 5-94-07, ZB-929-M, ZB 1027-M AND PLAT NUMBER 15222 (7-01-09), 15069 (7-01-09), 15109 (7-01-10), 15228 (7-01-10), 15271 (7-01-10). FOREST PLATS FOR F-90-80 ON THE WEST SIDE OF HARRIOTTVILLE ROAD WERE NOT RECORDED AND WILL BE RECORDED ON GTW'S WAVERLY WOODS, F-07-032.
 - TOTAL AREA OF PROPERTY - 145.40 AC.
 - TOTAL AREA OF FLOORPLAN - 16.31 AC.
 - TOTAL AREA OF SLOPES IN EXCESS OF 25% - 0.00 AC.
 - NET TRACT AREA - 133.09 AC.
 - AREA OF PUBLIC ROAD B/W HARRIOTTWAY AND - 1.31 AC.
 - TOTAL NUMBER OF BULDBLE UNITS ALLOWED - 1064 UNITS (133.09 AC x 8 UNITS/NET AC) = 1064 UNITS
 - TOTAL NUMBER OF PROPOSED AGE-RESTRICTED UNITS - 350 (26290 UNITS PER NET ACRE)
 - NUMBER OF SINGLE FAMILY ATTACHED GARAGE VILLAS (TOWNHOUSES) - 139
 - NUMBER OF SINGLE FAMILY DETACHED - 211
 - TOTAL NUMBER OF "MODERATELY INCOME HOUSING UNITS" REQUIRED PER SECTION 13.402 OF THE COUNTY CODE: 03% OF THE TOTAL NUMBER OF UNITS = 106 x 350 UNITS = 35 UNITS
 - THE HOMEOWNERS' ASSOCIATION WILL ENFORCE AGE RESTRICTIONS.
 - OPEN SPACE TABULATION
 - OPEN SPACE REQUIRED - 52.29 AC. (36340 AC x 35%)
 - TOTAL OPEN SPACE PROVIDED - 8319 AC. (55.7%)
 - CREATED OPEN SPACE PROVIDED - 8300 AC. (55.6%)
 - NON-CREATED OPEN SPACE PROVIDED - 0.19 AC. (0.13%)
 - THE PROPERTY SHOWN IS LOCATED IN THE METROPOLITAN DISTRICT.
 - TOPOGRAPHIC INFORMATION ESTABLISHED AT 2 FOOT CONTOUR INTERVALS BASED ON AERIAL PHOTOGRAPHIC CONTOUR MARKING ON OR ABOUT NOVEMBER 2000 PROVIDED BY HANDBOOK AERIALS.
 - BOUNDARY OUTLINE IS BASED ON A FIELD MONUMENTED SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT AUGUST 1990.
 - D.E.L. DESIGNER BUILDING RESTRICTION LINE.
 - NOTICE DECKS ARE ALLOWED TO FEET INTO THE PROJECT BOUNDARY SETBACK PER ZONING SECTION 12B.13(d)
 - REFUSE COLLECTION, SNOW REMOVAL AND PRIVATE ROAD MAINTENANCE WILL BE PROVIDED BY THE HOMEOWNERS' ASSOCIATION.
 - REQUIRED PARKING TABULATION
 - SINGLE FAMILY DETACHED PARKING PROVIDED - 422 SPACES
 - T1 UNITS = 2 SPACES (1 GARAGE & 1 PARKING PAD)
 - SINGLE FAMILY ATTACHED PARKING PROVIDED - 278 SPACES
 - T2 UNITS = 2 SPACES/UNIT
 - COMMUNITY CENTER PARKING SPACES REQUIRED - (4,490 sq.ft.) = 3.3 SPACES/1,000 sq.ft.) = 14.82 or 15 SPACES
 - TOTAL PARKING SPACES REQUIRED - 715 SPACES
 - PROVIDED PARKING TABULATION
 - SINGLE FAMILY DETACHED PARKING PROVIDED - 844 SPACES
 - T2 UNITS = 4 SPACES/UNIT
 - SINGLE FAMILY ATTACHED PARKING PROVIDED - 556 SPACES
 - T3 UNITS = 4 SPACES/UNIT
 - OVERFLOW/GUEST PARKING - 193 SPACES LOCATED IN PERPENDICULAR PARKING BAYS THROUGHOUT SITE
 - COMMUNITY CENTER PARKING SPACES - 13 STD. SPACES & 2 HANDICAP SPACES = 15 SPACES
 - TOTAL PARKING SPACES PROVIDED - 1608 SPACES (844 SPACES + 556 SPACES + 193 SPACES + 15 SPACES)
 - OVERALL PARKING SPACE RATIO = 4.5 SPACES/UNIT (5593 SPACES FOR 350 UNITS)
 - BARNESLEY WAY IS TO BE PUBLIC.
 - ALL INTERIOR ROADS AND PARKING AREAS ARE PRIVATELY OWNED AND MAINTAINED BY THE COURTYARDS AT WAVERLY WOODS-WEST CONDOMINIUM REGIME.
 - PUBLIC WATER AND SEWER WILL BE USED WITHIN THE PROJECT.
 - PUBLIC WATER AND SEWER ARE TO BE UTILIZED FOR THIS SITE AND WILL BE EXTENDED FROM THE LIMITS OF CONTRACT 15-3469-D AND 24-3566-D.
 - WIDTH - 12 FEET (5 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGING 25 GROSS
 - MINIMUM OF 45 FOOT TURNING RADIUS
 - STRUCTURES (CULVERTS/BROOKS) CAPABLE OF SUPPORTING 25 GROSS TONS (25) LOADING
 - ORANGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY CONTROL STATIONS 1022 AND 1021 WERE USED FOR THIS PROJECT.

HOWARD COUNTY MONUMENT 1021	N 60060.0177	ELEV. = 445.577
N 593250.9322	E 1345336.7580	N 593250.9322
HOWARD COUNTY MONUMENT 1022	E 1340192.7110	ELEV. = 509.924
 - ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
 - STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 308 SPECIFICATIONS. WATER QUALITY WILL BE PROVIDED BY APPROPRIATE BEST MANAGEMENT PRACTICES. SWM WILL BE PROVIDED WITH A COMBINATION OF TWO (2) HET EXTENDED DETENTION TRENCHES AND ONE (1) MEGALOPOL FACILITY.
 - 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 ALLOCATED FOR THIS DEVELOPMENT.
 - NOTE: THE STORMWATER MANAGEMENT STUDY FOR GTW'S WAVERLY WOODS, SECTION 14, BULK PARCEL A, HAS BEEN COMPLETED TO THE BASELINE STUDY PREPARED BY HILDEBRAND ASSOCIATES, INC., OCTOBER, 1994, FOR CONSISTENCY WITH THE ORIGINAL ASSUMPTIONS.
 - THE TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP AND APPROVED ON JULY 14, 1994 AS PART OF 5-94-07 AND AMENDED UNDER THIS PLAN.
 - SOILS INFORMATION TAKEN FROM SOIL MAP NO. 17, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
 - THE SOILS INVESTIGATION REPORT WAS PREPARED BY MARS GROUP DATED MARCH 2006.
 - STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL, STREET LIGHT PLACEMENT AND TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (09/93) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)" THE JUNE 1993 FILED WHICH INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN STREET LIGHT AND ANY TREE.
 - PERMITS APPLICABLE FOR THIS SUBDIVISION ARE AS FOLLOWS:
 - WETLAND PERMIT AUTHORIZATION No. CENAB-02-02 (GTW PROPERTY) 91-0921-5.
 - WATER QUALITY CERTIFICATION No. 91-90-0068 AND WQW WATER MANAGEMENT ADMINISTRATION LETTER OF RECEIPT TRACKING No. 19910921 AND 19910919 (R-WC-082).
 - ALL HANDICAP RAMPS SHALL MEET CURRENT ADA REQUIREMENTS.
 - VP 95-23 WAS APPROVED ON 1/23/99 FOR DISTURBANCE TO WETLANDS, FLOORPLAN, OR THEIR BUFFERS IN CERTAIN AREAS THROUGHOUT THE "WAVERLY WOODS" PROJECT. THE AREAS APPROVED UNDER THIS WETLANDS REPORT ASSOCIATED WITH THAT AREA OF THE PROJECT EAST OF HARRIOTTVILLE, THE PROPOSED BARNESLEY WAY ROAD ACCESS SHOWN ON THIS SKETCH PLAN HAS BEEN DETERMINED A NECESSARY DISTURBANCE FOR THE PURPOSE OF A PUBLIC ROAD ACCESS INTO THE SITE. PER SECTION 16(B)(6) ALL APPLICABLE MDE AND CORPS OF ENGINEERS PERMITS ARE BEING PROCESSED FOR THE PROPOSED ROAD CROSSING WHICH WILL BE VIA A BRIDGE CROSSING AT THE DIRECTION OF MDE AND THE CORPS OF ENGINEERS. DETAILED DESIGN PLANS WILL BE PREPARED WITH THE FINAL PLANS.
 - THE FOREST STAND DELINEATION PLAN WAS PREPARED BY "SEA" AND APPROVED UNDER 5-94-07, FOR THE LATEST FOREST CONSERVATION PLAN FOR THE ENTIRE "GTW'S WAVERLY WOODS" PROJECT. SEE F-04-56.
 - SOIL TYPES TAKEN FROM HOWARD COUNTY SOIL SURVEY DATED JULY 1968, PAGES 8 & 9.
 - THE PLANNING BOARD MAY REQUIRE FUTURE SITE DEVELOPMENT PLANS BE PRESENTED AT A PUBLIC MEETING FOR APPROVAL.
 - NOTE THAT DECKS ON THE UNITS ARE ALLOWED TO FEET INTO THE PROJECT BOUNDARY SETBACK PER ZONING SECTION 12B.13(d).
 - IN COMPLIANCE WITH MODERATE INCOME HOUSING UNITS HAVE BEEN PROVIDED OFF-SITE IN WAVERLY GARDENS (50P-04-60) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL OF ZB 1027M.
 - IN ACCORDANCE WITH ZONING SECTIONS 127.1.5.B.3 & b, THE REQUIRED MINIMUM SQ.FT. FLOOR AREA OF THE COMMUNITY BUILDING SHALL BE COMPIED AS FOLLOWS:
 - 20 sq.ft. OF FLOOR AREA PER UNIT FOR THE FIRST 99 UNITS = 1,980 sq.ft.
 - 10 sq.ft. OF FLOOR AREA PER UNIT FOR EACH ADDITIONAL UNIT ABOVE 99 = 2,510 sq.ft.
 - TOTAL sq.ft. FLOOR AREA REQUIRED FOR THE COMMUNITY BUILDING = 4,490 sq.ft.

GTW'S WAVERLY WOODS
 SECTION 14
 BULK PARCEL 'A'
 "THE COURTYARDS AT WAVERLY WOODS - WEST"
 TOWNHOUSE CONDOMINIUMS & SINGLE FAMILY HOMES
 "AGE-RESTRICTED ADULT HOUSING COMMUNITY"
 (A PRIVATE GATED COMMUNITY)

TAX MAP No. 16 PARCEL No. 249 GRID No. 3 & 4
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: DECEMBER, 2007
 SHEET 1 OF 9



1-14-08
 DATE

MATCH LINE SEE SHEET 3

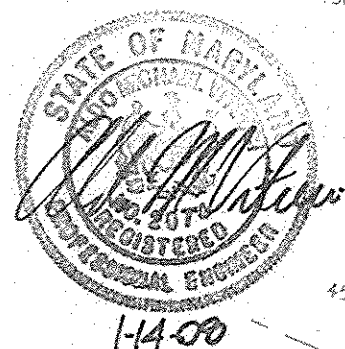
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Marsha M. Layton
PLANNING DIRECTOR
1/17/07
DATE

NOTE: THE MINIMUM DISTANCE BETWEEN THE FACE OF GARAGE AND THE BACK OF THE PROPOSED SIDEWALK SHALL BE 10'.

MATCH LINE SEE SHEET 3

NOTE: FUTURE ROAD BY HOWARD COUNTY DPM TO SERVE WATER TOWER AND ALSO SERVE AS SECOND EMERGENCY ACCESS ROAD FOR FIRE AND RESCUE.



- LEGEND**
- EXISTING 10' CONTOUR
 - EXISTING 2' CONTOUR
 - PROPOSED 6' WIDE MACADAM PATHWAY
 - 100 YEAR FLOODPLAIN
 - PROPOSED STORM DRAIN
 - EXISTING FOREST CONSERVATION EASEMENT
 - EXISTING FOREST CONSERVATION EASEMENT TO BE REMOVED
 - WETLAND BUFFER
 - WETLANDS
 - EX. GATED ENTRANCE TO HOWARD COUNTY LANDFILL TO REMAIN FOR EMERGENCY RESCUE

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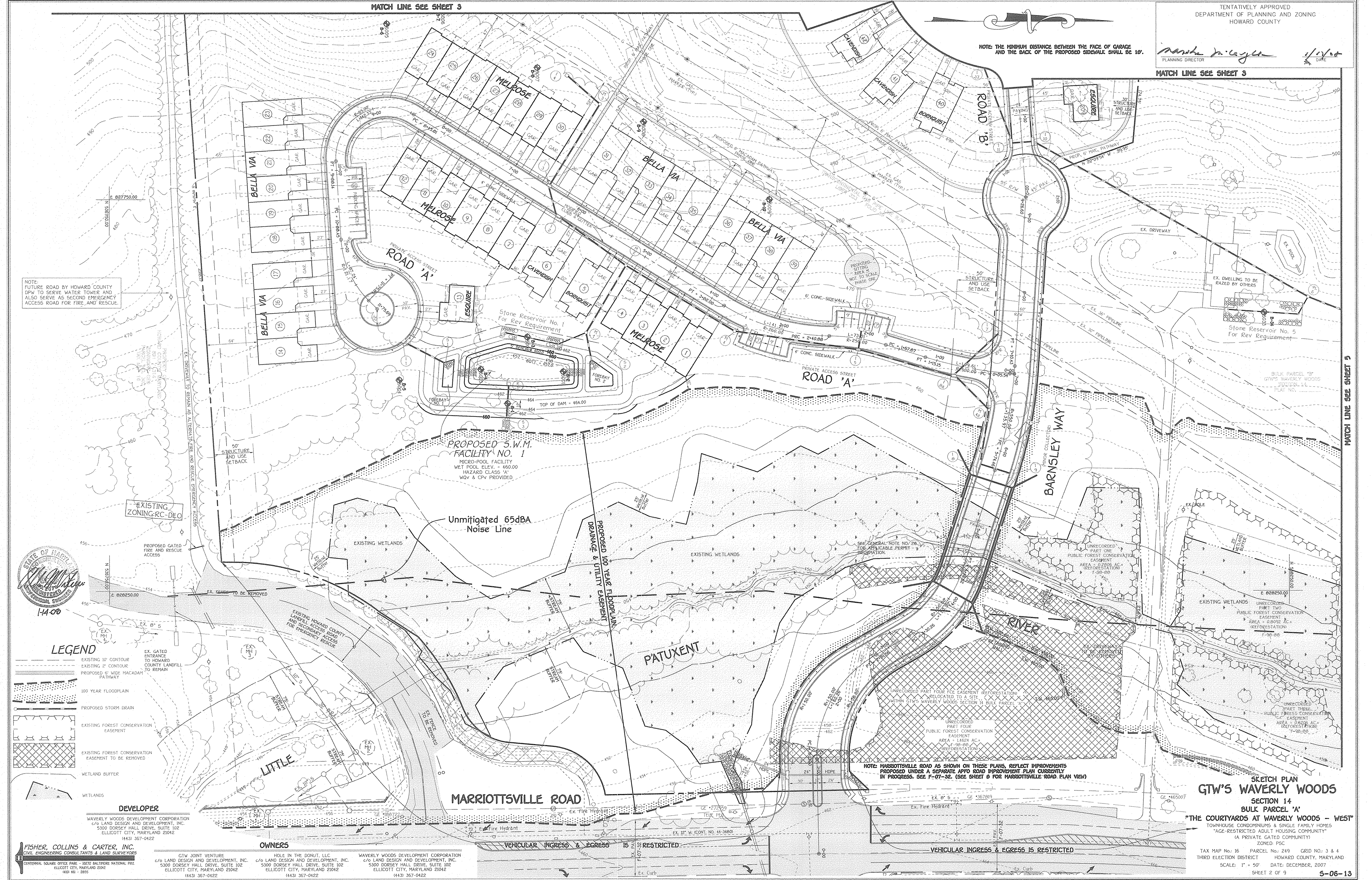
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NOTE: MARIOTTVILLE ROAD AS SHOWN ON THESE PLANS, REFLECT IMPROVEMENTS PROPOSED UNDER A SEPARATE APPO ROAD IMPROVEMENT PLAN CURRENTLY IN PROGRESS. SEE F-07-32. (SEE SHEET 6 FOR MARIOTTVILLE ROAD PLAN VIEW)

**SKETCH PLAN
GTW'S WAVERLY WOODS
SECTION 14
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - WEST"**
TOWNHOUSE CONDOMINIUMS & SINGLE FAMILY HOMES
AGE-RESTRICTED ADULT HOUSING COMMUNITY
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ZONED: PSC

TAX MAP No: 16 PARCEL No: 249 GRID No: 3 & 4
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: DECEMBER, 2007
SHEET 2 OF 9

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 4



MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2

LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED 6' WIDE MACADAM PATHWAY
- 100 YEAR FLOODPLAIN
- PROPOSED STORM DRAIN
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT TO BE REMOVED
- WETLAND BUFFER
- WETLANDS

NOTE: THE MINIMUM DISTANCE BETWEEN THE FACE OF GARAGE AND THE BACK OF THE PROPOSED SIDEWALK SHALL BE 10'.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark D. Wolfe
PLANNING DIRECTOR 1/2/08



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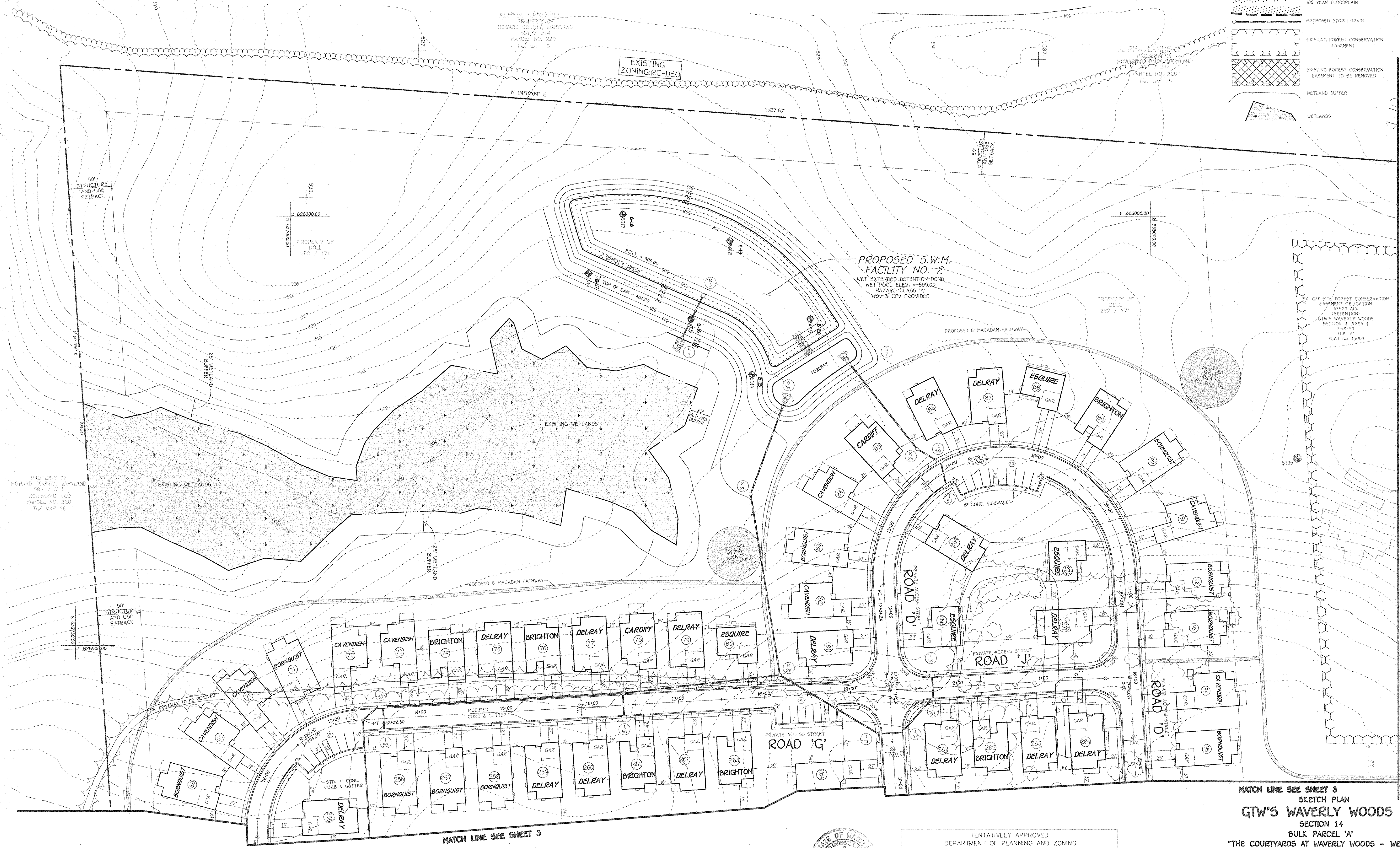
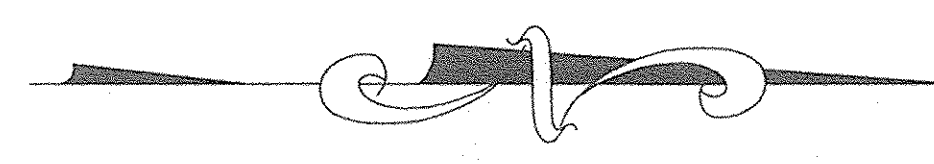
TAX MAP No: 16 PARCEL No: 249 GRID No: 3 & 4
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: DECEMBER, 2007
SHEET 3 OF 9

5-06-13
5-06-013

LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED 6' WIDE MACADAM PATHWAY
- 100 YEAR FLOODPLAIN
- PROPOSED STORM DRAIN
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT TO BE REMOVED
- WETLAND BUFFER
- WETLANDS

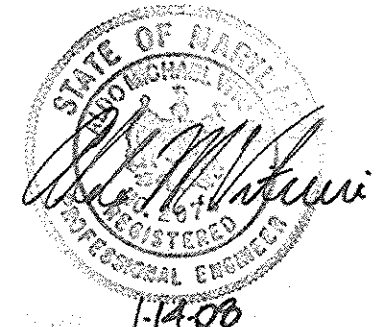
NOTE: THE MINIMUM DISTANCE BETWEEN THE FACE OF GARAGE AND THE BACK OF THE PROPOSED SIDEWALK SHALL BE 18".



MATCH LINE SEE SHEET 3
 SKETCH PLAN
GTW'S WAVERLY WOODS
 SECTION 14
 BULK PARCEL 'A'
 "THE COURTYARDS AT WAVERLY WOODS - WEST"
 TOWNHOUSE CONDOMINIUMS & SINGLE FAMILY HOMES
 "AGE-RESTRICTED ADULT HOUSING COMMUNITY"
 (A PRIVATE GATED COMMUNITY)
 ZONED: PSC
 TAX MAP No: 16 PARCEL No: 249 GRID No: 3 & 4
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: DECEMBER, 2007
 SHEET 4 OF 9

OWNERS
 GTW JOINT VENTURE
 c/o LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 (410) 367-0422

DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 c/o LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
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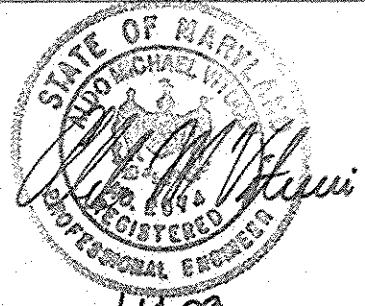
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Paul D. Lyle
 PLANNING DIRECTOR

1/13/08
 DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21044
 (410) 481-2855

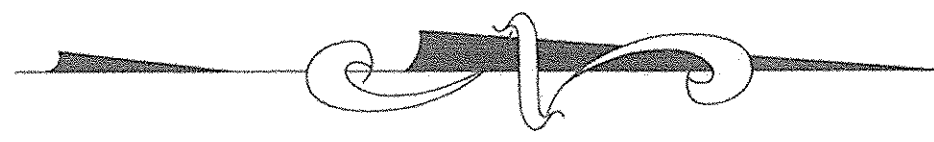
MATCH LINE SEE SHEET 7



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark L. Angle
PLANNING DIRECTOR 2/17/09

NOTE: THE MINIMUM DISTANCE BETWEEN THE FACE OF GARAGE
AND THE BACK OF THE PROPOSED SIDEWALK SHALL BE 10'.

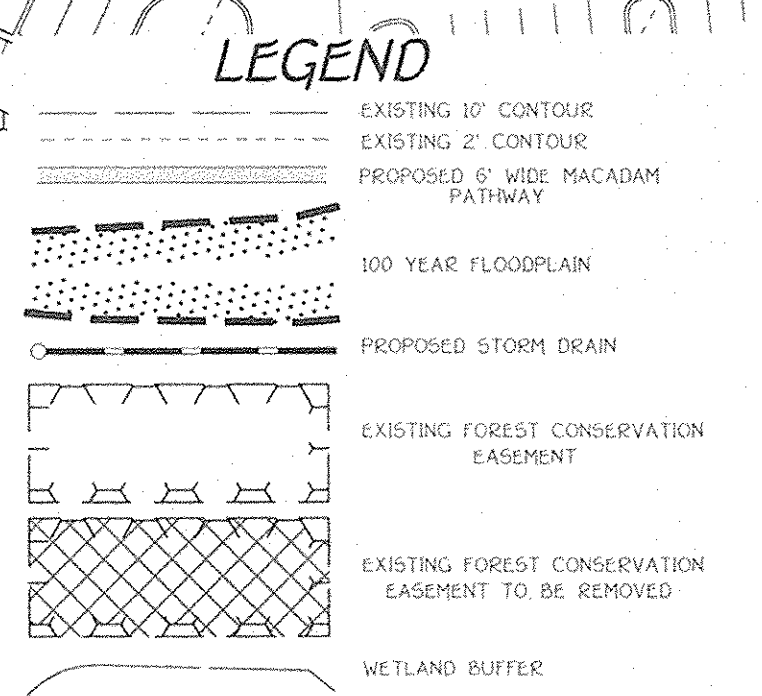
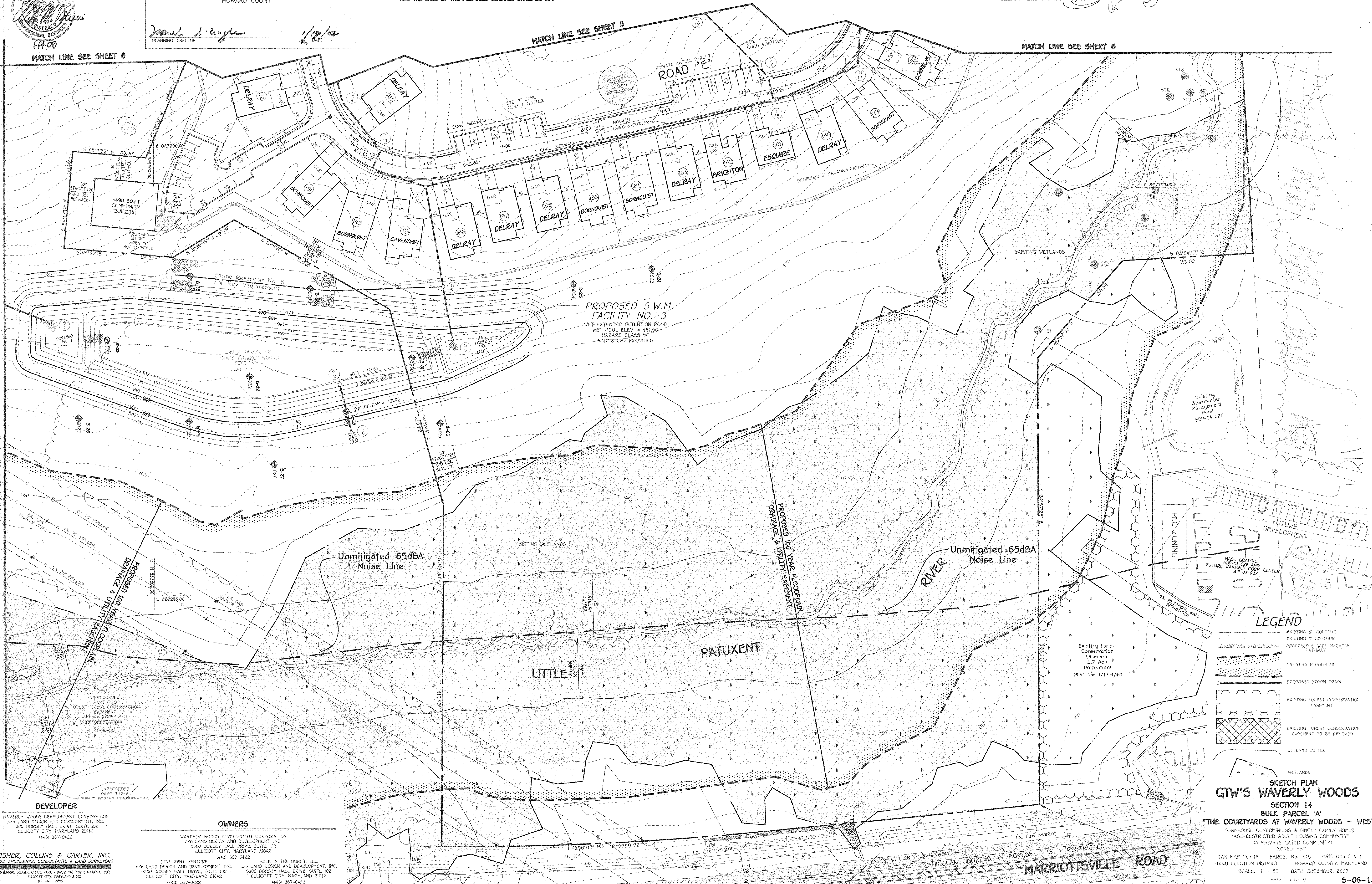


MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 2



**SKETCH PLAN
GTW'S WAVERLY WOODS
SECTION 14
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - WEST"**
TOWNHOUSE CONDOMINIUMS & SINGLE FAMILY HOMES
"AGE-RESTRICTED ADULT HOUSING COMMUNITY"
(A PRIVATE GATED COMMUNITY)
ZONED PSC
TAX MAP No: 16 PARCEL No: 249 GRID No: 3 & 4
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: DECEMBER, 2007
SHEET 5 OF 9

DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
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ELLCOTT CITY, MARYLAND 21042
(410) 461-2895

MATCH LINE SEE SHEET 7



MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

NOTE: THE MINIMUM DISTANCE BETWEEN THE FACE OF GARAGE AND THE BACK OF THE PROPOSED SIDEWALK SHALL BE 10'.

LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED 6' WIDE MACADAM PATHWAY
- 100 YEAR FLOODPLAIN
- PROPOSED STORM DRAIN



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Howard K. Unger
 PLANNING DIRECTOR

1/14/08
 DATE

OWNERS

- GTW JOINT VENTURE
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 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 4443 367-0422
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 4443 367-0422

SKETCH PLAN
GTW'S WAVERLY WOODS
 SECTION 14
 BULK PARCEL 'A'
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 TOWNHOUSE CONDOMINIUMS & SINGLE FAMILY HOMES
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ZONED: PSC
 TAX MAP No: 16 PARCEL No: 249 GRID No: 3 & 4
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: DECEMBER, 2007
 SHEET 6 OF 9

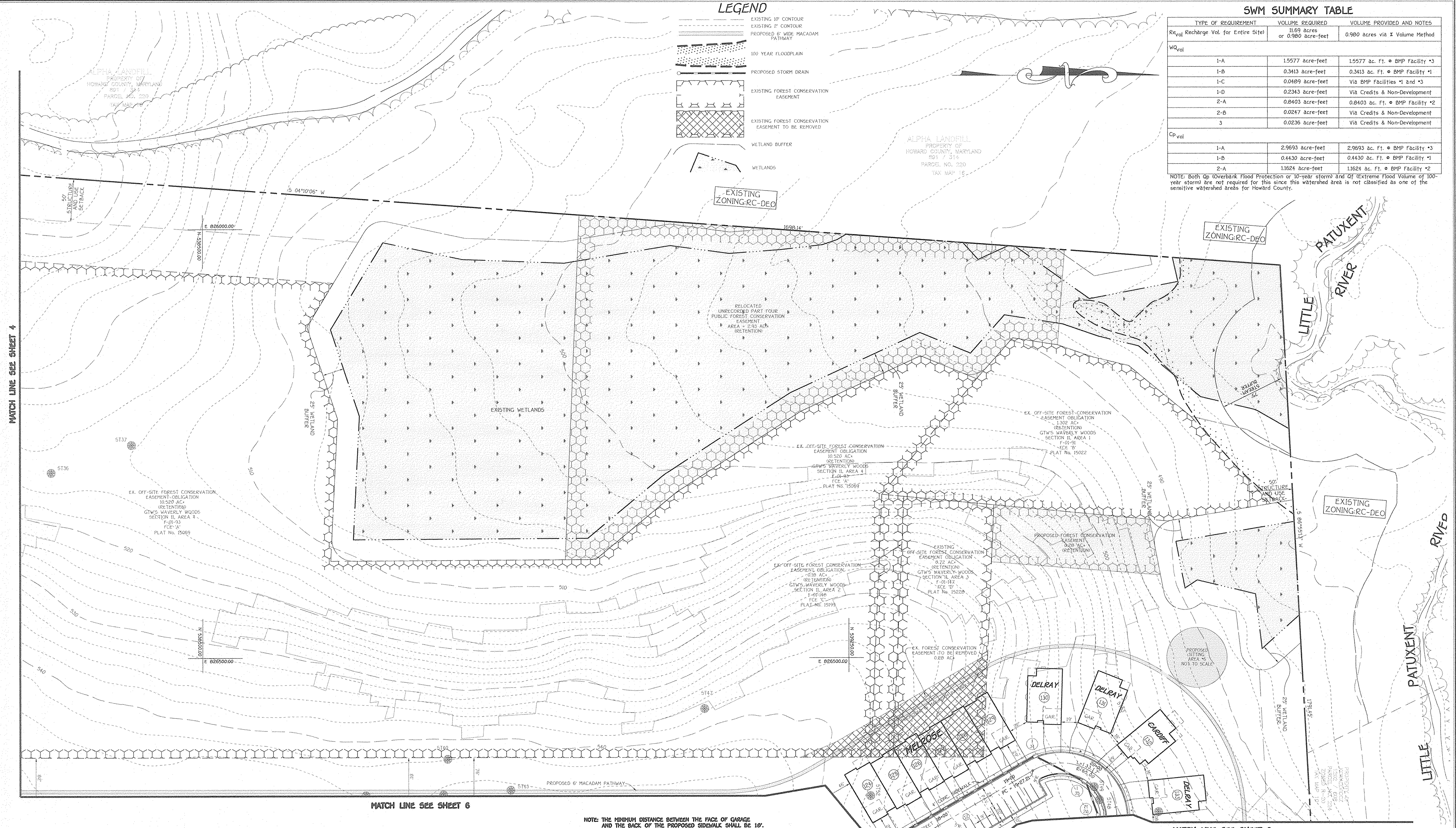
LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED 6' WIDE MACADAM PATHWAY
- 100 YEAR FLOODPLAIN
- PROPOSED STORM DRAIN
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT TO BE REMOVED
- WETLAND BUFFER
- WETLANDS

SWM SUMMARY TABLE

TYPE OF REQUIREMENT	VOLUME REQUIRED	VOLUME PROVIDED AND NOTES
Re Vol (Recharge Vol. for Entire Site)	11.89 acres or 0.980 acre-feet	0.980 acres via X Volume Method
WQ Vol		
1-A	1.5577 acre-feet	1.5577 ac. Ft. • BMP Facility *3
1-B	0.3413 acre-feet	0.3413 ac. Ft. • BMP Facility *1
1-C	0.0489 acre-feet	Via BMP Facilities *1 and *3
1-D	0.2343 acre-feet	Via Credits & Non-Development
2-A	0.8403 acre-feet	0.8403 ac. Ft. • BMP Facility *2
2-B	0.0247 acre-feet	Via Credits & Non-Development
3	0.0236 acre-feet	Via Credits & Non-Development
Cp Vol		
1-A	2.9693 acre-feet	2.9693 ac. Ft. • BMP Facility *3
1-B	0.4430 acre-feet	0.4430 ac. Ft. • BMP Facility *1
2-A	1.1624 acre-feet	1.1624 ac. Ft. • BMP Facility *2

NOTE: Both Op (Overbank Flood Protection or 10-year storm) and Qf (Extreme Flood Volume of 100-year storm) are not required for this since this watershed area is not classified as one of the sensitive watershed areas for Howard County.



NOTE: THE MINIMUM DISTANCE BETWEEN THE FACE OF GARAGE AND THE BACK OF THE PROPOSED SIDEWALK SHALL BE 10'.

K:\50590103070 GTW WEST.dwg (SKETCH) 3/27/07 SHEET 2-8 SKETCH PLAN.dwg, 11/14/2008 3:25:43 PM

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 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10072 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 1406

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 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

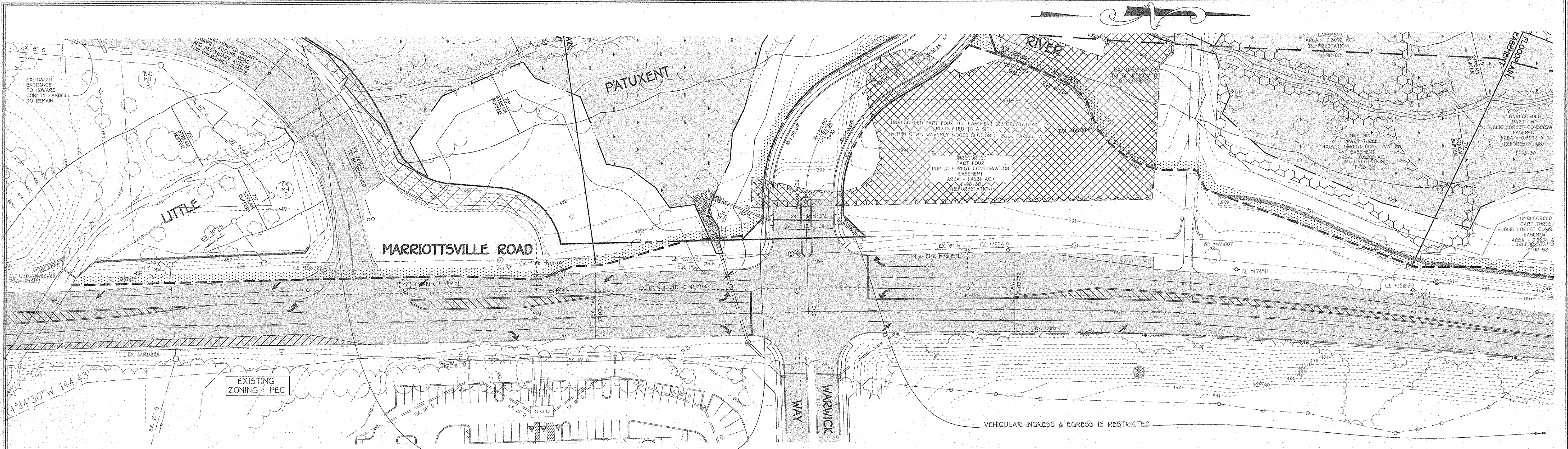
Mark A. Wolfe
 PLANNING DIRECTOR

11/2/07
 DATE

- OWNERS**
- GTW JOINT VENTURE
 c/o LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
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 - HOLE IN THE DONUT, LLC
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 c/o LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 (443) 367-0422
- DEVELOPER**
- WAVERLY WOODS DEVELOPMENT CORPORATION
 c/o LAND DESIGN AND DEVELOPMENT, INC.
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SKETCH PLAN
GTW'S WAVERLY WOODS
 SECTION 14
 BULK PARCEL 'A'
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 TOWNHOUSE CONDOMINIUMS & SINGLE FAMILY HOMES
 "AGE-RESTRICTED ADULT HOUSING COMMUNITY"
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 ZONED: PSC

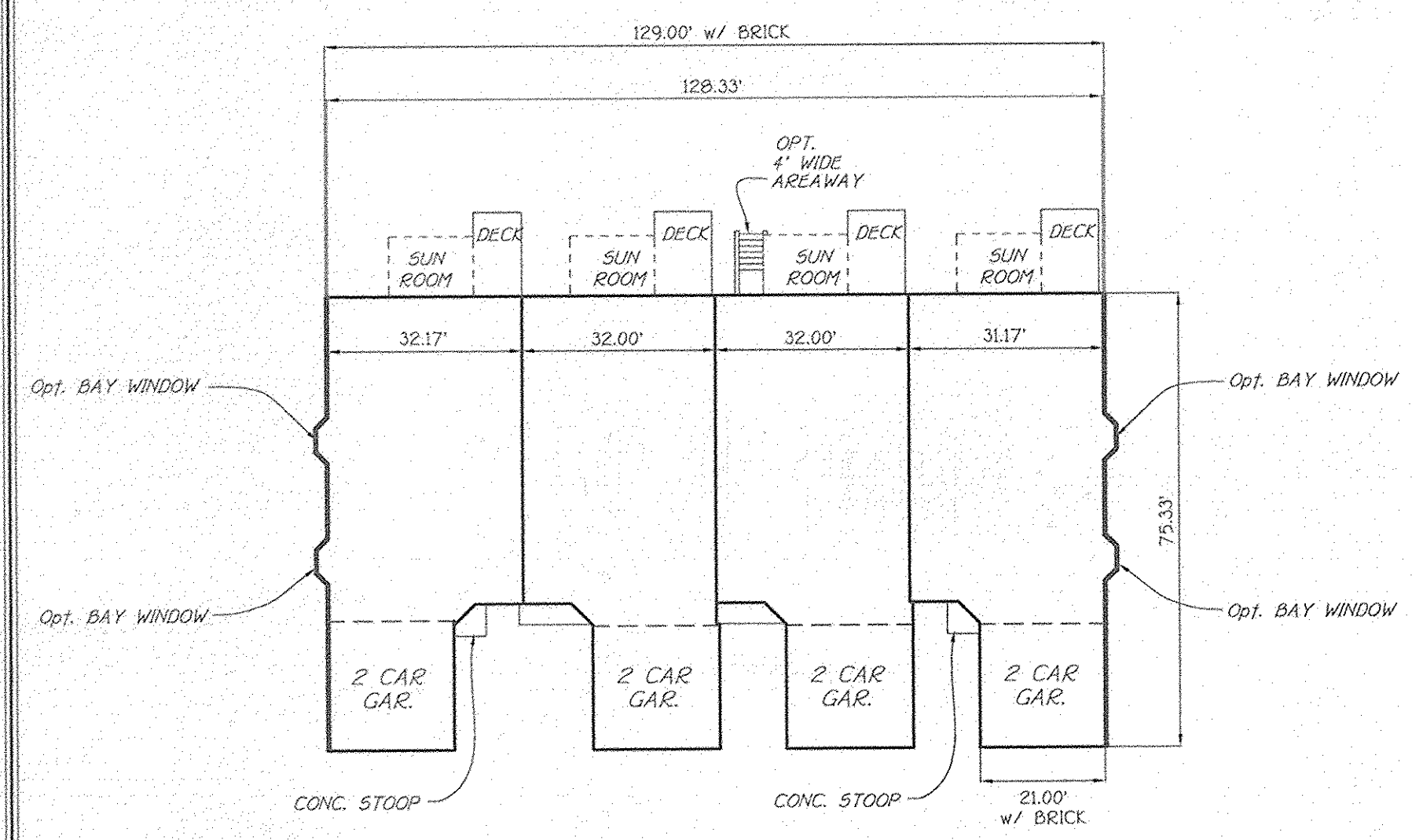
TAX MAP No: 16 PARCEL No: 249 GRID No: 3 & 4
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: DECEMBER, 2007
 SHEET 7 OF 9



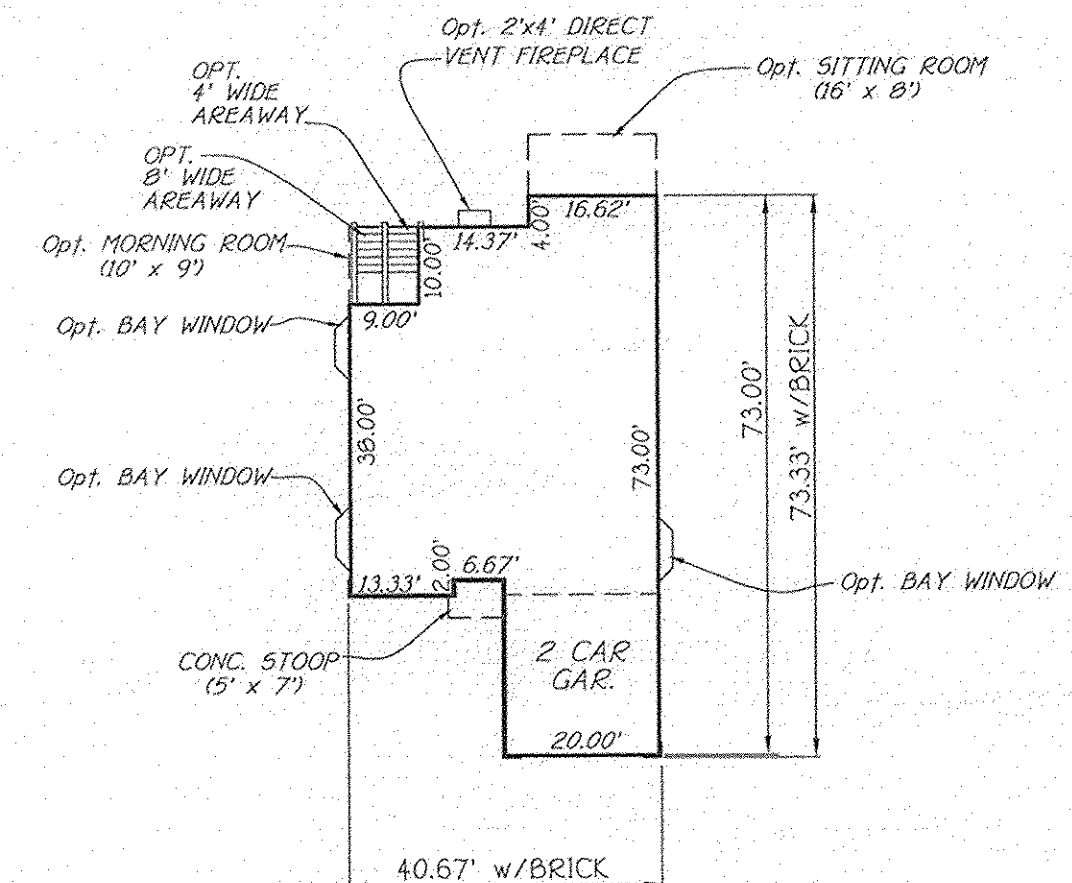
NOTE: MARRIOTTVILLE ROAD AS SHOWN ON THESE PLANS, REFLECT IMPROVEMENTS PROPOSED UNDER A SEPARATE APFO ROAD IMPROVEMENT PLAN CURRENTLY IN PROGRESS. SEE F-07-32.

LEGEND

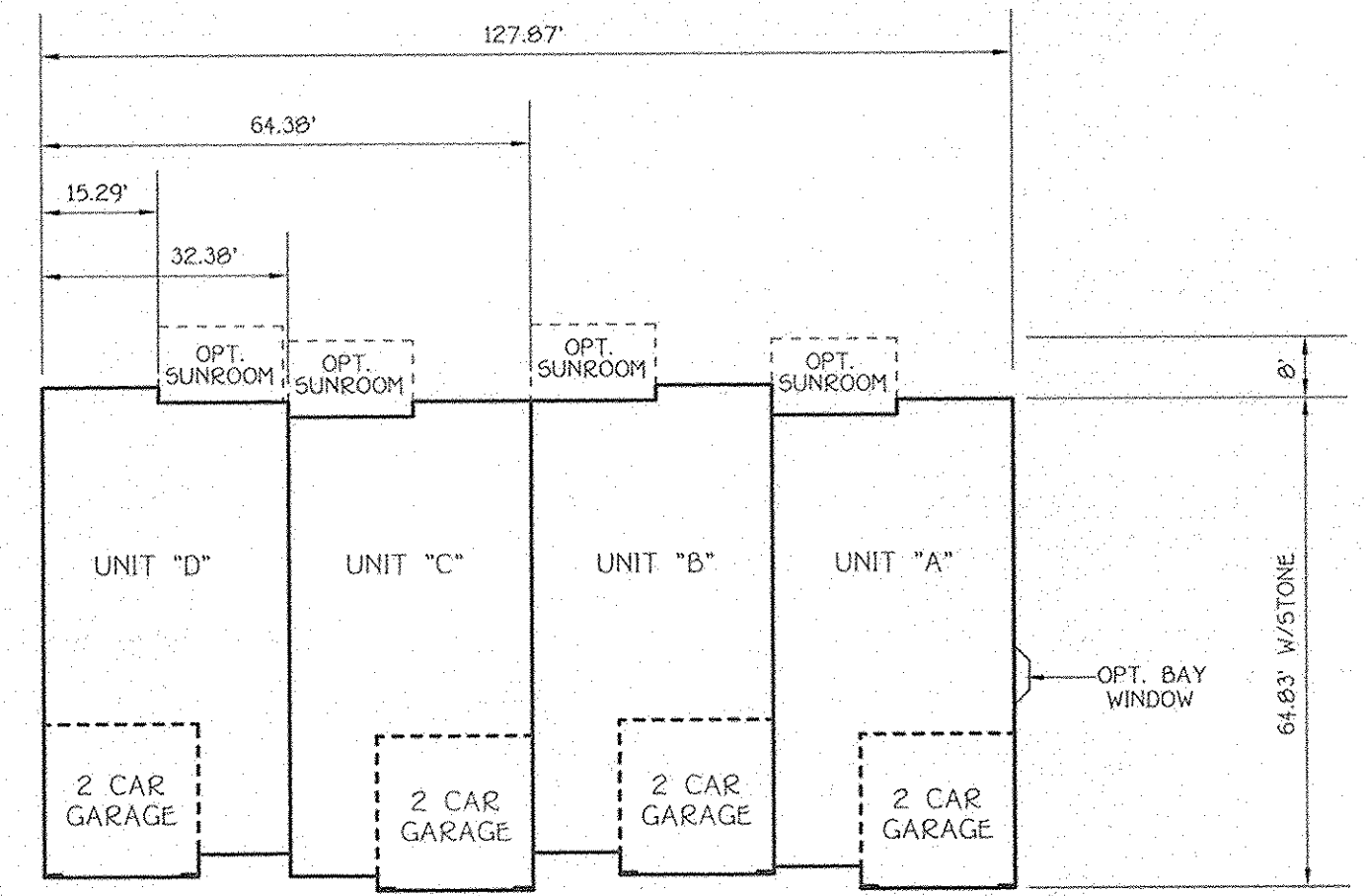
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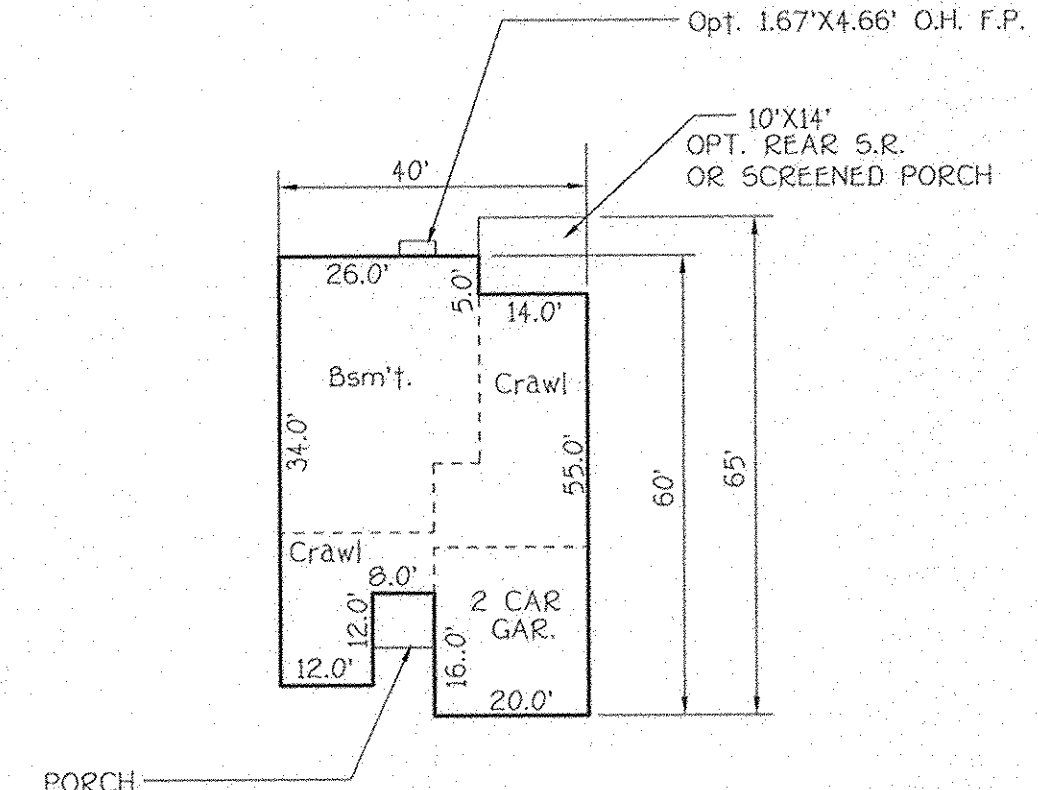
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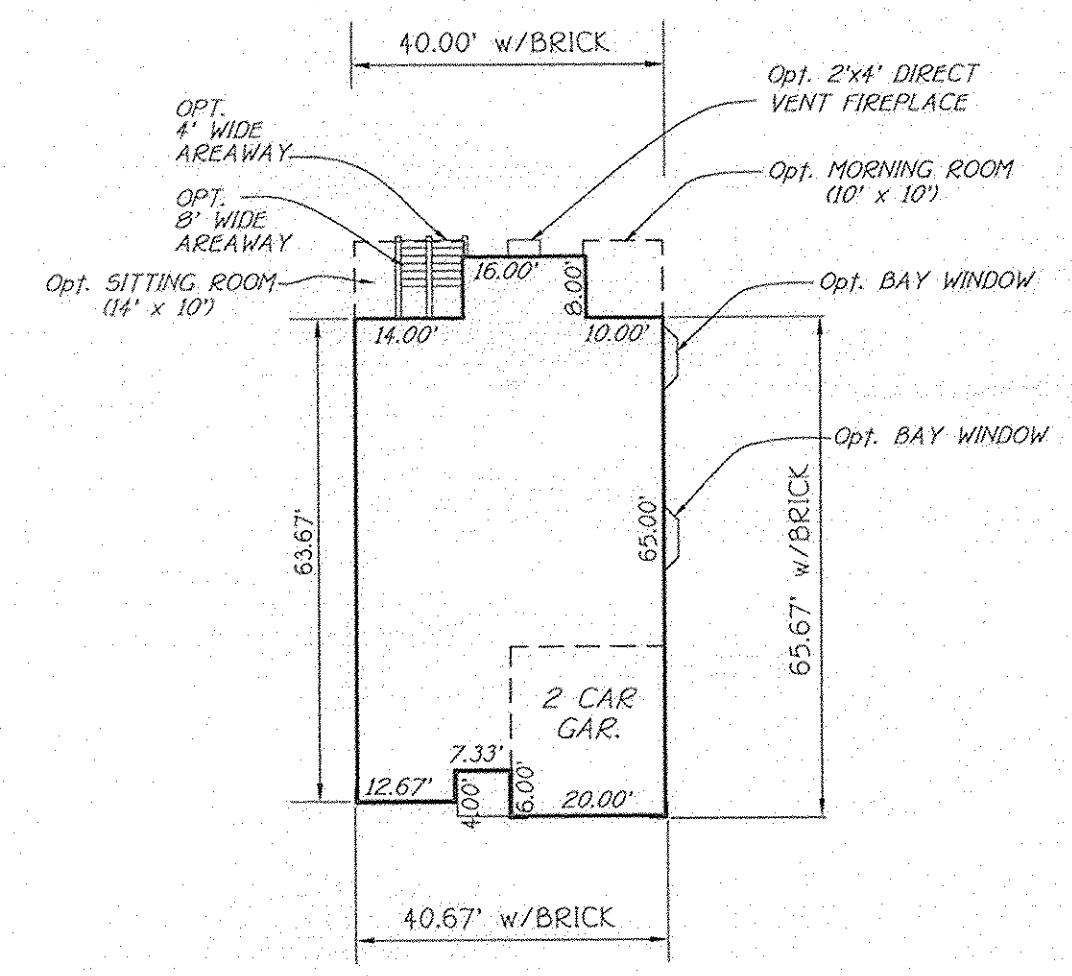
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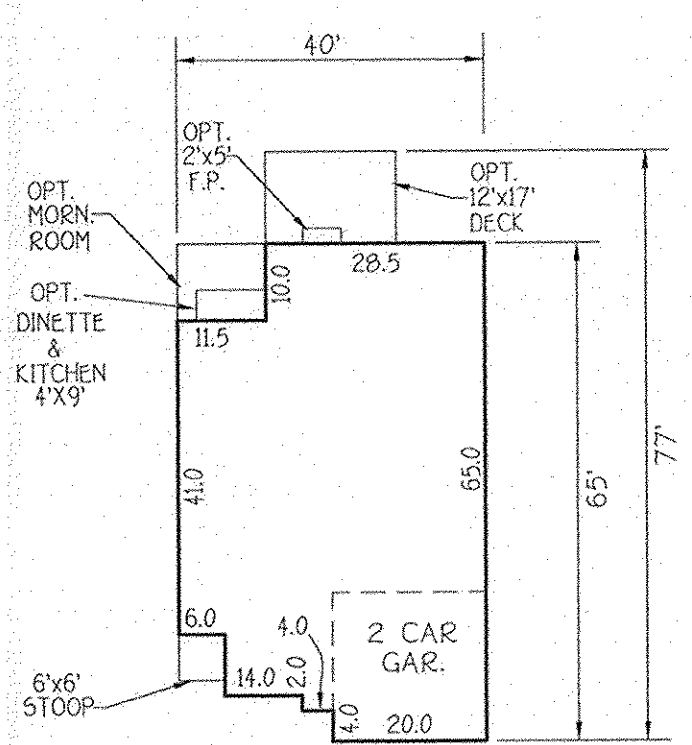
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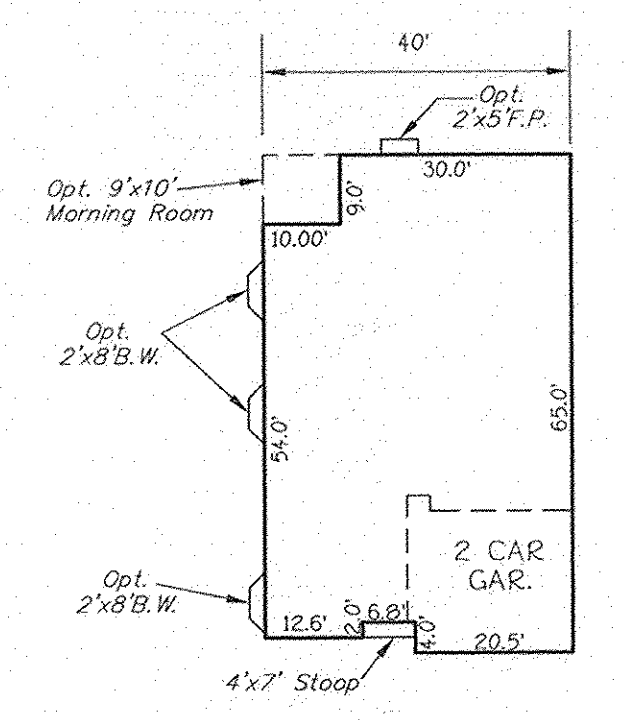
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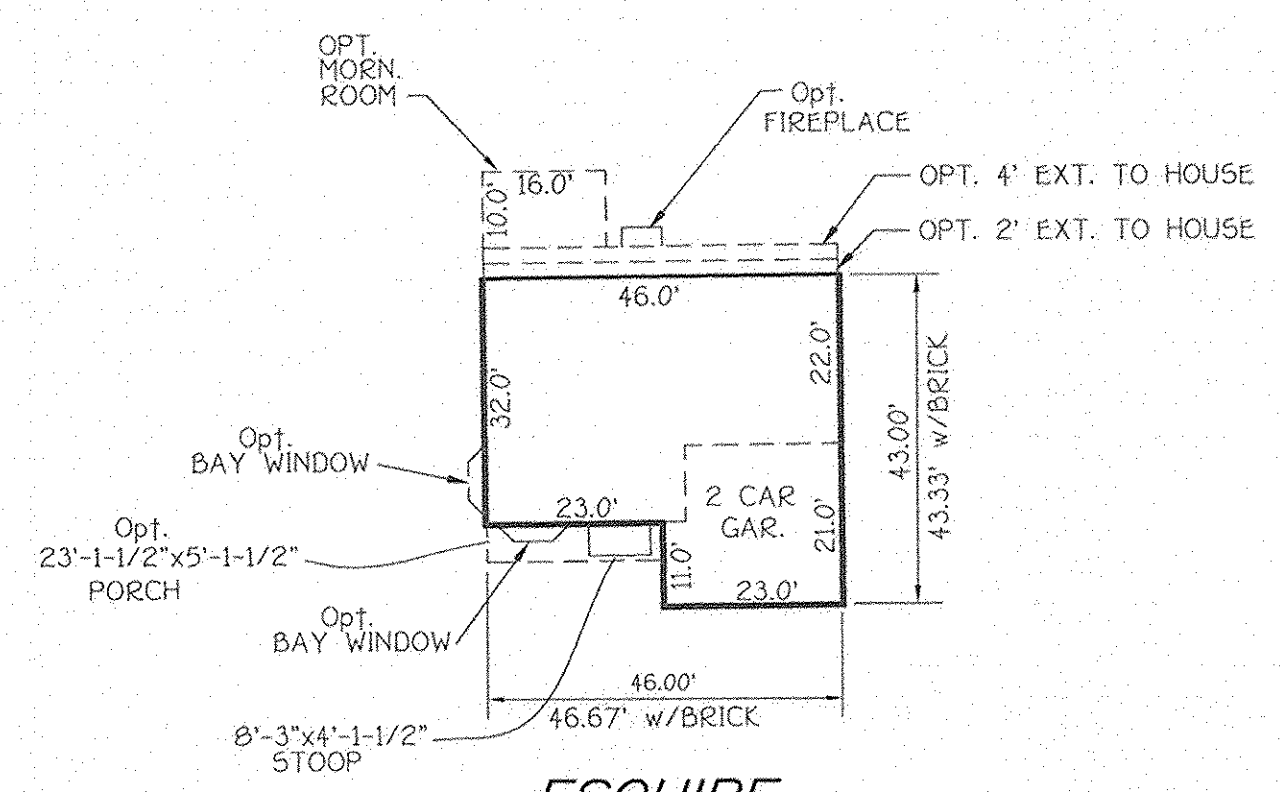
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CARDIFF



DELRAY

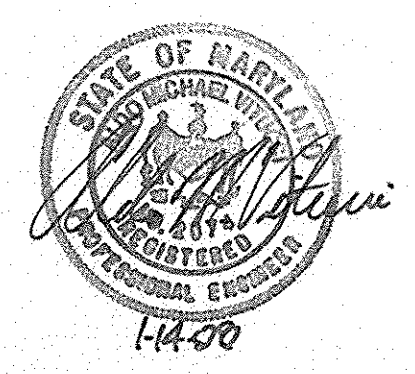


ESQUIRE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark J. Laughlin
PLANNING DIRECTOR

1/12/08
DATE



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 481-2955

OWNERS

GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443) 367-0422

HOLE IN THE DONUT, LLC
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
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(443) 367-0422

WAVELY WOODS DEVELOPMENT CORPORATION
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(443) 367-0422

DEVELOPER

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c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443) 367-0422

MARRIOTTVILLE ROAD PLAN
GTW'S WAVELY WOODS
SECTION 14
BULK PARCEL 'A'
"THE COURTYARDS AT WAVELY WOODS - WEST"
TOWNHOUSE CONDOMINIUMS & SINGLE FAMILY HOMES
"AGE-RESTRICTED ADULT HOUSING COMMUNITY"
(A PRIVATE GATED COMMUNITY)
ZONED: PISC

TAX MAP No. 16 PARCEL No. 249 GRID No. 3 & 4
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: DECEMBER, 2007
SHEET 8 OF 9

DEVELOPMENT CRITERIA
COURTYARDS AT WAVERLY WOODS WEST

Maximum Density
8 D.U. per Net Acre

Minimum Lot, Yard and Height Requirements for Residential Lots

	SFD	SFA
Net Lot Area	N/A	N/A
Front Yard (Minimum)	N/A	N/A
Lot Width (Minimum Frontage)	N/A	N/A
Lot Width at Building Restriction Line	N/A	N/A
Rear Yard (Minimum)	N/A	N/A
Maximum Height	40'	40'

Minimum Building Setbacks

	SFD	SFA
From Arterial/Collector Public Roads R/W Structures		
Front or Side	400'	400'
Rear	400'	400'
Uses	200'	200'
From Other Public Road R/W Structures		
Front or Side	40'	40'
Rear	40'	40'
Uses	20'	20'

Distance Between Units

Face to Face	50'	50'
Face to Side or Rear to Side	30'	30'
Side to Side	15'	15'
Rear to Rear	40'	40'
Rear to Face	75'	75'

Distance between Units and Edge of Private Roadway & Parking

Front	20'	20'
Side	15'	15'
Rear	40'	40'
Accessory Structure *	30'	30'

* Including Recreational Amenities (Gazebo, pool, pool house and community building)

Maximum Limitations

	SFD	SFA
Units per structure	N/A	8
Building length	N/A	210 FEET

However, The Director of the Department of Planning and Zoning may approve a greater length, up to a maximum of 250 feet based on a determination that the design of the building will mitigate the visual impact of the increased length.

Parking Requirements

Parking Spaces Per Unit	2 Spaces	2 Spaces
Community Building (3.3 Spaces/1,000 sq. ft.)	N/A	N/A

Additional, overflow/guest parking is required in accordance with Table 2.11 of the Design Manual, Volume III, page 2-42.

SEE SHEET 1 FOR THE BEGINNING OF THE DEVELOPMENT CRITERIA.

THE COURTYARDS @ WAVERLY WOODS - WEST
(S-06-013)
AMENDED DEVELOPMENT CRITERIA
PARKING COMPARISON CHART

SINGLE FAMILY ATTACHED AND DETACHED UNITS		
	Proposed on S-06-013	Ho. Co. Zoning Regulations
Parking Spaces	2 Spaces/D.U.	2 Spaces/D.U.

COMMUNITY BUILDING		
	Proposed on S-06-013	Ho. Co. Zoning Regulations
Parking Spaces	3.3 Spaces/1,000 Sq. Ft.	10 Spaces/1,000 Sq. Ft.

* PROVIDED 3.3 SPACES/1000 SQ.FT. FLOOR AREA FOR THE 4,490 SQ.FT. COMMUNITY BUILDING OR 15 PARKING SPACES IMMEDIATELY ADJACENT TO THE FACILITY WITH 35 OFF-STREET PARKING SPACES ALONG PROPOSED ROAD "E" TO COMPLEMENT AN ULTIMATE AVAILABILITY OF 50 PARKING SPACES. IF NEEDED, 10 PARKING SPACES/1000 SQ.FT. FLOOR AREA FOR THE 4,490 SQ.FT. COMMUNITY BUILDING.

THE COURTYARDS @ WAVERLY WOODS - WEST
(S-06-013)
AMENDED DEVELOPMENT CRITERIA
PDP BULK REGULATIONS COMPARISON CHART

SINGLE FAMILY DETACHED AND ATTACHED CONDOMINIUM UNITS		
Bulk Regulations	Proposed 'PDP' on S-06-013	Howard County R-SA-8 Zoning Regulations
1. Maximum Density	8 D.U. per Net Acre	8 D.U. Per Net Acre
2. Minimum Structure & Use Setbacks		
a). From Arterial or Collector Public Street R/W		
(1) Structures		
(a) Front or Side	400'	30'
(b) Rear	400'	50'
(2) Uses	200'	30'
b). From Other Public Street R/W		
(1) Structures		
(a) Front or Side	40'	20'
(b) Rear	40'	40'
(2) Uses	20'	20'
3. Maximum Units per Structure		
a. SFA Villas	8-units	8-units
b. Building Length	210' (with max. of 250')	120' (with max of 300')
4. Maximum Height Shall Not Exceed		
a. SFA Villas, Detached Dwellings	40'	40'
b. Pool House and Community Bldg.	34' (per PSC Zoning Regs.)	
c. Accessory Structure	15'*	15'
5. Minimum Distance between attached dwelling Villas or between Single Family Attached and Detached Dwelling Villas		
a. Face to Face	50'	30'
b. Face to Side or Rear to Side	30'	30'
c. Side to Side	15'	15'
d. Rear to Rear	60'	60'
e. Rear to face	100'*	100'
6. Minimum Distance between both SFA Villas and Single Family Detached and edge of Private Roadway & Parking		
a. Front	20'	N/A
b. Side	15'	N/A
c. Rear	40'	N/A
d. Accessory Structure	30'**	N/A

* Excluding any Poll House and Community Building

** Including recreational amenities (gazebo, pool, pool house, community building)

THE COURTYARDS @ WAVERLY WOODS - WEST
(S-06-013)
AMENDED DEVELOPMENT CRITERIA
LANDSCAPING/SCREENING COMPARISON CHART
LANDSCAPE EDGE TYPES

SCHEDULE 'B'		
Type	Proposed on S-06-013	Ho. Co. Landscape Manual
Parking Lot Internal Landscaping	1 Tree per 10 spaces	1 Tree per 10 spaces

SCHEDULE 'C'		
Residential Development Internal Landscaping For SFA Villas Units	Proposed on S-06-013	Ho. Co. Landscape Manual
	1 Tree per 1 dwelling unit	1 Tree per 1 dwelling unit

THE COURTYARDS @ WAVERLY WOODS - WEST
(S-06-013)
AMENDED DEVELOPMENT CRITERIA
LANDSCAPING/SCREENING COMPARISON CHART
PERIMETER LANDSCAPE TYPES - BASED ON ADJACENT LAND USE

TABLE NO. 1			
Landscape Edge Type "A" (Light Buffer)	As Proposed On S-06-013	Ho. Co. Landscape Manual	Comments
Shade Trees per L.F.	1:60	1:60	
Evergreen Trees per L.F.	0	0	
Shrubs per L.F.	0	0	
Landscape Edge Type "B" (Moderate Buffer)	As Proposed on S-06-013	Ho. Co. Landscape Manual	Comments
Shade Trees per L.F.	1:50	1:50	
Evergreen Trees per L.F.	1:40	1:40	
Shrubs per L.F.	0	0	
Landscape Edge Type "C" (Heavy Buffer)	As Proposed On S-06-013	Ho. Co. Landscape Manual	Comments
Shade Trees per L.F.	1:40	1:40	
Evergreen Trees per L.F.	1:20	1:20	
Shrubs per L.F.	0	0	
Landscape Edge Type "D" (Screen)	As Proposed on S-06-013	Ho. Co. Landscape Manual	Comments
Shade Trees per L.F.	1:60	1:60	
Evergreen Trees per L.F.	1:10	1:10	
Shrubs per L.F.	0	0	
Landscape Edge Type "E" (Parking Adj. to Road)	As Proposed On S-06-013	Ho. Co. Landscape Manual	Comments
Shade Trees per L.F.	1:40	1:40	
Evergreen Trees per L.F.	0	0	
Shrubs per L.F.	1:4	1:4	

THE COURTYARDS @ WAVERLY WOODS - WEST
(S-06-013)
AMENDED DEVELOPMENT CRITERIA
LANDSCAPING/SCREENING COMPARISON CHART
LANDSCAPING EDGES ADJACENT TO ROADWAYS

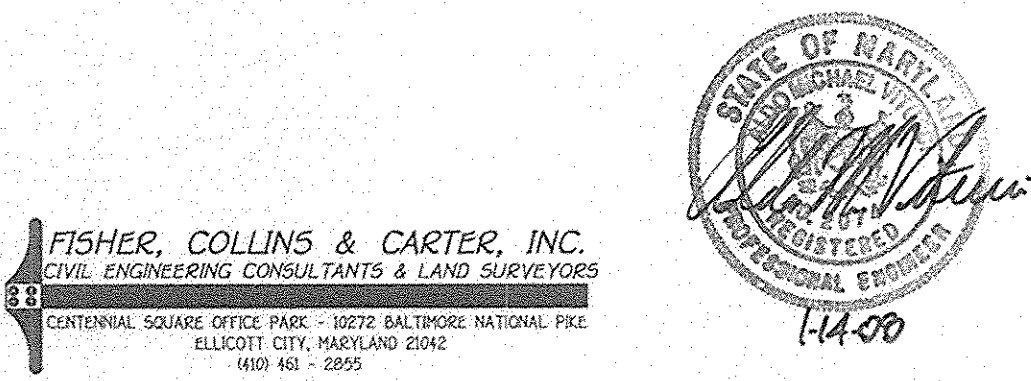
TABLE NO. 2				
Land Use	Orientation of Structure to Roadway	Landscape Edge Type (Proposed on S-06-013)	Landscape Edge Type (Per Ho. Co. Manual)	Comments
Single Family Attached Villas	Front	None	None	
Single Family Attached Villas	Side/Rear	C	C	
Single Family Detached	Front	None	None	
Single Family Detached	Side/Rear	B	B	
Non-Residential	Front/Side	B	B	
Non-Residential	Rear-if loading	D	D	
Non-Residential	Rear	C	C	
Parking	N/A	E	E	

THE COURTYARDS @ WAVERLY WOODS - WEST
(S-06-013)
AMENDED DEVELOPMENT CRITERIA
LANDSCAPING/SCREENING COMPARISON CHART
LANDSCAPE EDGES ADJACENT TO PERIMETER PROPERTIES

TABLE NO. 3				
Land Use	Orientation of Structure to Structure	Landscape Edge Type (Proposed on S-06-013)	Landscape Edge Type (Per Ho. Co. Manual)	Comments
Single Family Detached	All Uses	A	A	
Single Family Attached Villas	SFA	B	B	
Single Family Attached Villas	All Other Uses	A	A	
Non-Residential	Residential	C	C	
Non-Residential	All Other Uses	A	A	

DEVELOPMENT CRITERIA
GTW'S WAVERLY WOODS
SECTION 14
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - WEST"
TOWNHOUSE CONDOMINIUMS & SINGLE FAMILY HOMES
"AGE-RESTRICTED ADULT HOUSING COMMUNITY"
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No: 16 PARCEL No: 249 GRID No: 3 & 4
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: DECEMBER, 2007
SHEET 9 OF 9



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Paul A. Gangle
PLANNING DIRECTOR

1/27/08
DATE

OWNERS

GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443) 367-0422

HOLE IN THE DONUT, LLC
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443) 367-0422

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
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DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
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