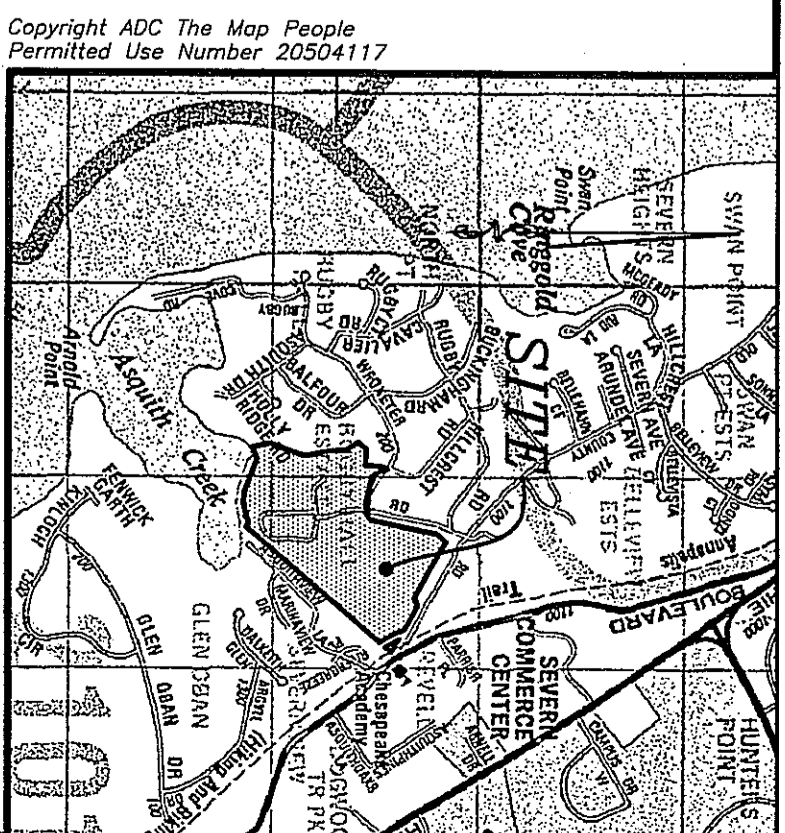


OVERALL PLAN VIEW
SCALE 1"=100'

LINE	BEARING	DISTANCE
L1	N 69°57'22" W	34.08±
L2	N 81°29'22" W	43.60±
L3	S 82°35'02" W	39.24±
L4	S 28°20'50" W	21.89±
L5	N 69°02'50" W	48.10±
L6	S 23°49'40" W	51.77±
L7	S 68°46'11" W	70.68±
L8	N 74°25'20" W	19.87±
L9	S 65°11'49" W	24.28±
L10	N 45°03'56" W	14.80±
L11	S 89°24'34" W	12.91±
L12	N 79°02'02" W	28.24±
L13	N 66°31'16" W	42.81±
L14	N 64°41'49" W	20.47±
L15	N 20°03'44" W	3.25±
L16	S 24°18'56" W	2.00±
L17	S 43°21'57" W	4.32±
L18	N 63°20'48" W	59.93±
L19	N 20°12'56" W	11.24±
L20	N 19°28'12" W	8.42±
L21	N 33°08'14" W	22.08±
L22	N 73°43'05" W	34.48±
L23	N 74°34'07" W	38.58±
L24	S 84°28'25" W	59.10±
L25	S 89°04'05" W	59.10±
L26	S 60°21'00" W	20.63±
L27	S 26°57'15" W	20.63±



VICINITY MAP
SCALE 1"=2000'

LEGEND

- Existing Club
- Existing Contour
- Existing Wood Fence
- Existing Wood Fence
- Existing Woods Line
- Existing Gas Line
- Existing Gas Valve
- Existing Stormwater Inlet
- Existing Stormwater Manhole
- Existing Sewer Manhole
- Existing Sewer Cleanout
- Existing Telephone Manhole
- Existing Utility Pole
- Existing Guy Wire
- Existing Water Valve
- Existing Water Meter
- Existing Fire Hydrant
- Existing Zoning Line
- Existing Side Line
- Chesapeake Bay
- Critical Area Line
- Expanded Critical Area Buffer
- Limit of Non-Tidal Wetlands
- Limit of Wetlands Buffer (25')
- Steep Slopes (15% - 25%)
- Steep Slopes (Greater Than 25%)
- Steep Slopes Buffer (25')
- Forest Stand Delineation Data Points
- Forest Stand Boundary Line
- Forest Stand Types
- Forest Stand Types
- Existing Specimen Tree
- Stand 1
- Stand 2
- STAND 1, 2

SITE ANALYSIS

Zoning	Ac
RI/OS	171.705
Critical Area Designation	RI/OS
Total Site Area	2,418,828 SF/1.4 (55,429 Ac.±)
Total Zoned RI Area	2,367,843 SF/1.4 (54,351 Ac.±)
Total Zoned OS Area	50,985 SF/1.1 (1,169 Ac.±)
Total Critical Area	1,236,392 SF/1.4 (28,343 Ac.±)
Net Tract Area	1,184,466 SF/1.4 (27,146 Ac.±)
Existing Woods (Within CA)	618,174 SF/1.4 (14,21 Ac.±)
Stand #1	483,131 SF/1.4 (11.12 Ac.±)
Stand #2	129,043 SF/1.4 (2.99 Ac.±)
Existing Non-Tidal Wetlands	180,449 SF/1.4 (4.14 Ac.±)
Existing Tidal Wetlands	506 SF/1.4 (0.01 Ac.±)
Expanded Critical Area Buffer	801,592 SF/1.4 (18.40 Ac.±)
Scattered Critical Area Buffer	42,197 SF/1.4 (0.98 Ac.±)
Existing Site Coverage (Within CA)	33,668 SF/1.4 (0.77 Ac.±)
Existing Site Coverage (Within CA)	71,087 SF/1.4 (1.63 Ac.±)
Total Disturbed Area	2,500 cu. yds. Cut
Grading Quantities	2,000 cu. yds. Fill

SOILS LEGEND

Tab. Thien loamy sand, 15 to 10% slopes, TPE (A)
 CSB. Collington, Wet and Wetlands, Slope 15 to 25% slopes, TPE (B)
 CSB. Collington, Wet and Wetlands, Slope 15 to 25% slopes, TPE (B)
 RBC. Midwater and level soils, 0 to 2% slopes, TPE (D)

SHEET INDEX

100 Scale Existing Conditions Overall Plan, Site Analysis	1
40 Scale Existing Conditions Critical Area Plans	2-4



Wetland Studies and Solutions, Inc.
 1131 Penfield Boulevard, Suite 1
 Millersville, MD 21108
 Phone: (410) 672-5990
 FAX: (410) 672-5993

EXISTING CONDITIONS CRITICAL AREA PLAN

WROXETER ESTATES

SUBDIVISION OF
 TAX MAP 39, BLOCK 9, PARCEL 51
 SUB #2017-018, PROJECT #2017-0086-00-NS
 VARIANCE CASE #2017-0235V

ANNE ARUNDEL CO., MD 21012

NO.	DATE	BY	REVISION	APPROVED	DATE

DEVELOPER
 UOHLLM INVESTORS, LLC
 2410 Evergreen Road, Suite 200
 Germantown, Maryland 21034
 (410) 721-7160

BASE DATA PROVIDED BY:
 Maryland Professional Engineering Firm License No. 47570
BOYD & DOWGLIATO, P.A.
 ENGINEERS/SURVEYORS/PLANNERS
 412 Headquarters Drive, Suite 5
 Millersville, Maryland 21108
 (410) 729-1234 (P)
 (410) 729-1243 (F)
 JEFFREY@BNDPA.COM

JOB NO. 16-723
 SHEET NO. 1 OF 4
 DRAWN BY:
 CHECKED BY: JET
 DATE: JUNE, 2018
 PERMIT #80201

THIRD DISTRICT, ZONED R1