

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10725 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2000

NO.	REV. HOC. & GRADE LOT 80	REVISION	DATE
1	REV. HOC. & GRADE LOT 80		1/2/04



ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer: *Earl D. Collins* Date: 11/19/03
 EARL D. COLLINS

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Signature of Developer: *John Lewis* Date: 11/19/03
 JOHN LEWIS

Approved for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD Date: _____

OWNER/DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, LLC
 8000 MAIN STREET
 ELICOTT CITY, MARYLAND 21043
 410-460-9105

BUILDER
 RYAN HOMES, INC.
 11460 CRONDRIDGE DRIVE
 SUITE 128
 OWINGS HILLS, MARYLAND 21117
 410-654-0501

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Planning and Zoning Development: *[Signature]* Date: 12/14/03
 Chief, Development Engineering Division: *[Signature]* Date: 12/14/03
 Director - Department of Planning and Zoning: *[Signature]* Date: 12/14/03

PROJECT: GTW'S WAVERLY WOODS SECTION/AREA: 11/2 & 3 LOT NO.: 81-90 & 92-96

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16242-16247	5	R-20	16	THIRD	603000

WATER CODE: H05 SEWER CODE: 5993000

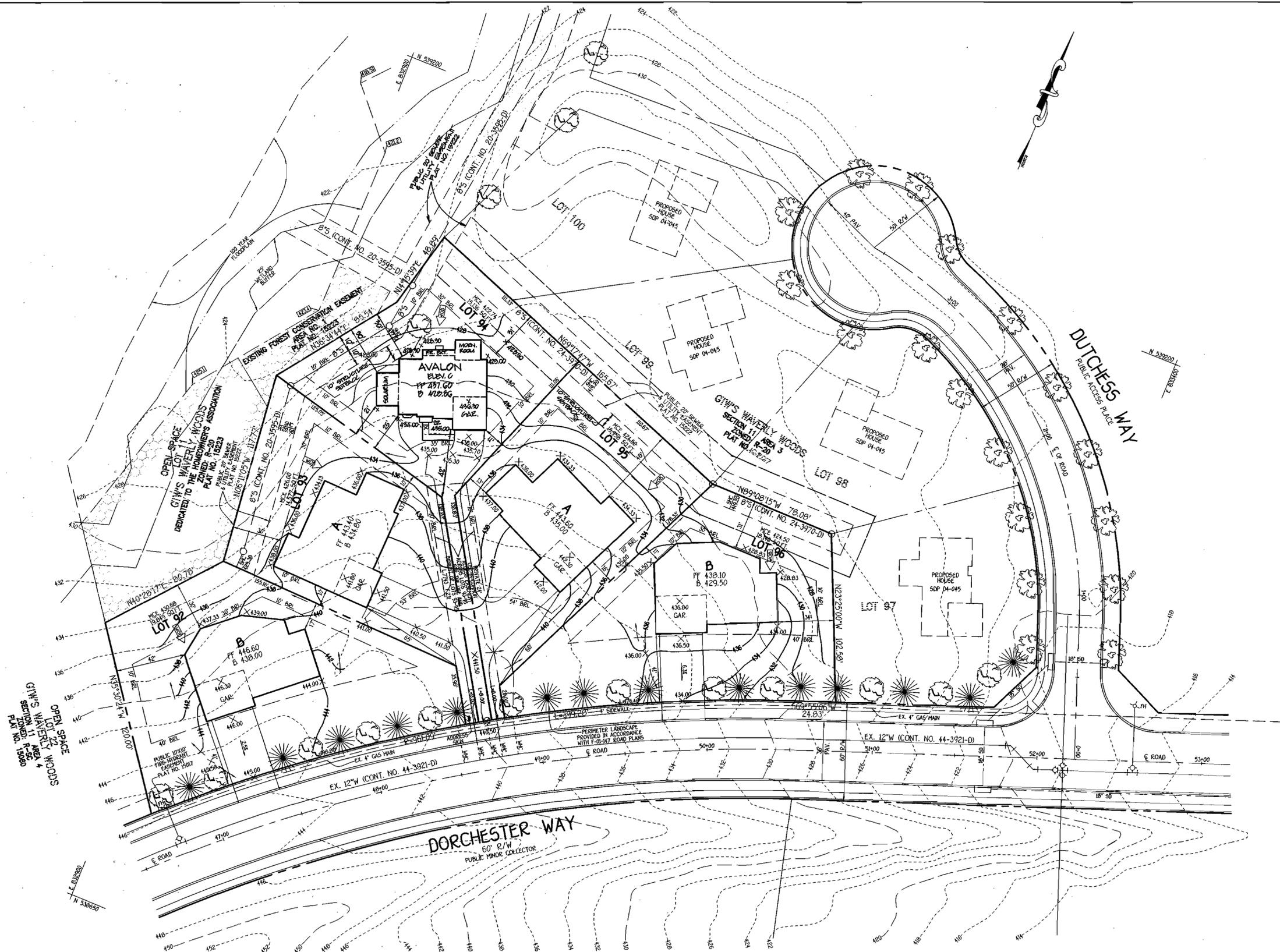
SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED
GTW'S WAVERLY WOODS
 SECTION 11 AREA 2, LOTS 81-90
 SECTION 11 AREA 3, LOTS 92-96

TAX MAP No: 16 PARCEL No: 20 GRID No: 5
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MARCH, 2003
 SHEET 2 OF 6

SDP 04-056

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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 18275 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043
 (410) 668-2355

NO.	REV.	DESCRIPTION	DATE
1		REV. HOUSE & GRADINA, LOT 94	1/2/04



ENGINEER'S CERTIFICATE
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 11460 CROWNDRIDGE DRIVE
 SUITE 129
 OWINGS MILLS, MARYLAND 21117
 410-654-0501

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development Date: 12/1/03
 Chief, Development Engineering Division Date: 11/24/03
 Director - Department of Planning and Zoning Date: 12/14/03

PROJECT	SECTION/AREA	LOT NO.
GTW'S WAVERLY WOODS	11/2 & 3	81-90 & 92-96

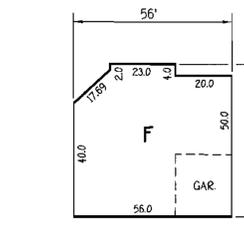
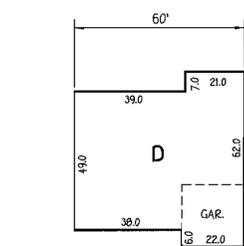
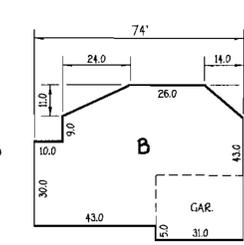
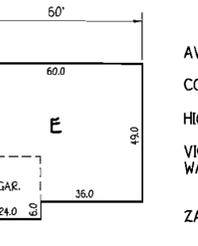
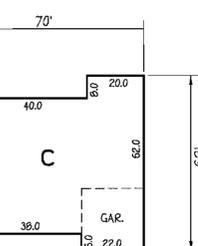
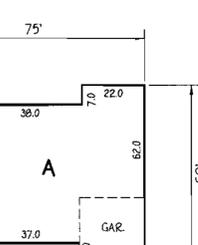
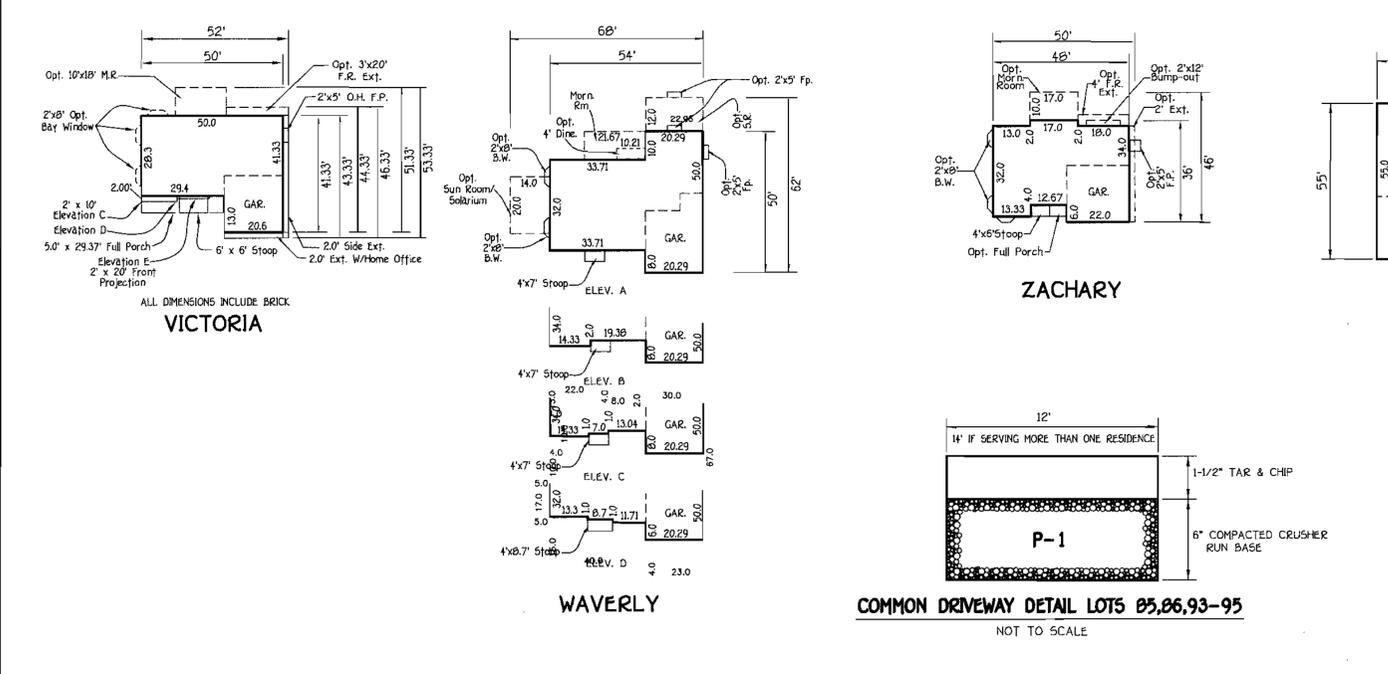
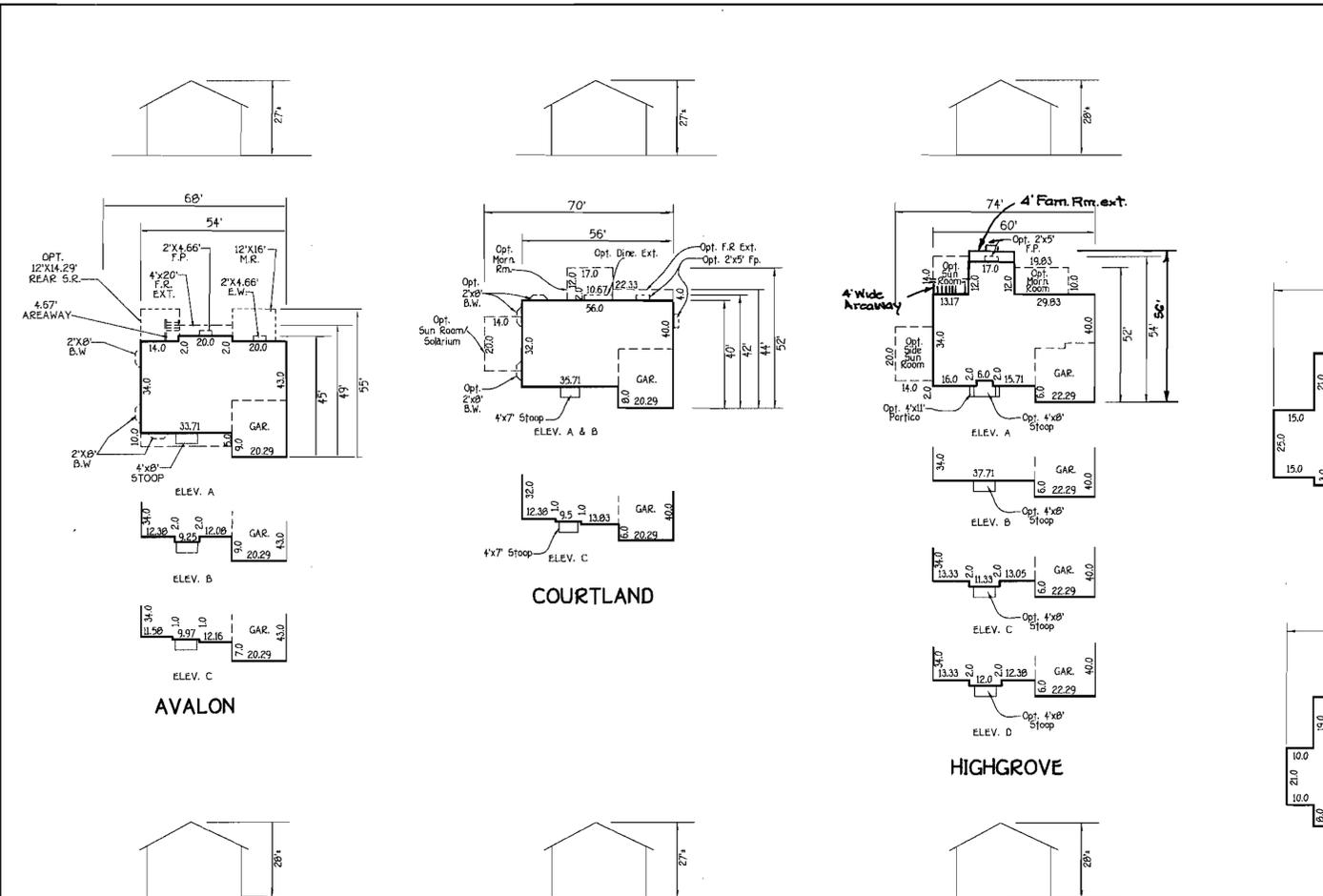
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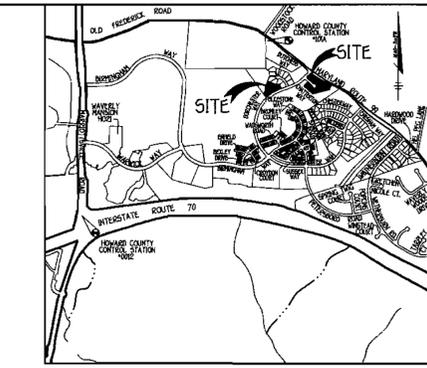
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 SHEET 3 OF 6

SDP 04-056

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BENCH MARKS
 T.P. 101A ELEV. 442.70
 N. 600,995.11
 E. 1410,060.575
 LOC. NEAR THE INTERSECTION
 OF MD. RTE 99 & WOODSTOCK ROAD
 T.P. 0012 ELEV. 496.89
 N. 596,502.760
 E. 1,340,064.365
 LOC. NEAR INTERSECTION OF I-70
 HARRIOTTSVILLE ROAD



VICINITY MAP
 SCALE: 1" = 200'

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SITE: 2.566 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 15
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1000 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: 694-07, P00-10, ZB293-M, F-01-147, F-01-148, F-04-008, F-04-012, W & S CONT. NO. 24-3469-D, W. CONT. NO. 44-3921-D, S. CONT. NO. 20-3995-D AND S. CONT. NO. 24-3970-D.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 1990 BY FISHER, COLLINS & CARTER, INC.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT 101A N. 600,995.11 E. 1410,060.575
 HOWARD COUNTY MONUMENT 0012 N. 596,502.760 E. 1,340,064.365
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITTING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION.
- FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-95-173, F-01-147 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3456-D, W. CONT. NO. 24-3970-D, S. CONT. NO. 20-3995-D & S. CONT. NO. 24-3970-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT PER F-01-147 AND F-01-148.
- PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-95-173.
- LANDSCAPING FOR LOTS 81-90 HAS BEEN PREVIOUSLY PROVIDED UNDER GTW'S WAVERLY WOODS SECTION II, AREA 2 (F-01-148). FINANCIAL SURETY FOR THE 56 REQUIRED LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$13,200.00. LANDSCAPING FOR LOTS 92-96 HAS BEEN PROVIDED PREVIOUSLY UNDER GTW'S WAVERLY WOODS, SECTION II, AREA 3 (F-01-147). FINANCIAL SURETY FOR THE 55 REQUIRED LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$13,250.00.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION AREA; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FOREST CONSERVATION OBLIGATION PROVIDED UNDER GTW WAVERLY WOODS, SECTION II, AREA 2, F-01-148. TOTAL FOREST CONSERVATION OBLIGATION OF 0.18 ACRES WITH A SURETY OF \$1,568,200. FOREST CONSERVATION OBLIGATION PROVIDED UNDER GTW WAVERLY WOODS, SECTION II, AREA 3, F-01-147. TOTAL FOREST CONSERVATION OBLIGATION OF 1.12 ACRES PROVIDED BY OFF-SITE RETENTION OF 0.72 ACRES WITH A FOREST SURETY OF \$6,273.00 AND ON-SITE RETENTION OF 0.41 ACRES WITH A FOREST SURETY OF \$3,571.92.
- STORMWATER MANAGEMENT (SWM) FOR THIS SITE IS PROVIDED BY AN EXISTING WET POOL DESIGN FACILITY CONSTRUCTED AT THE NORTHWEST CORNER OF THE INTERSECTION OF DORCHESTER WAY AND MARYLAND ROUTE 99 IN OPEN SPACE LOT 21, SECTION 4 AREA 2, WAVERLY WOODS F-95-174.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
- SITE DEVELOPMENT PLAN FOR SINGLE FAMILY DETACHED UNITS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH-12' (4' SERVING MORE THAN ONE RESIDENCE).
 B. SURFACE-6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN. C. GEOMETRY-MAX. 1% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS).
 D. STRUCTURES (GULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (255 LBS) LOADING.
 E. DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F. MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
- IN ACCORDANCE WITH SECTION 122 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 18 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS. OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.

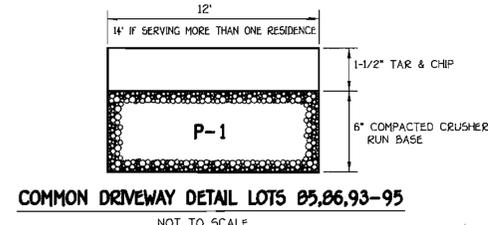
AVALON/NO REAR SUNROOM
 COURTLAND
 HIGHGROVE/NO REAR SUNROOM/NO 4' FAM. ROOM EXT.
 VICTORIA
 WAVERLY/NO REAR SUNROOM
 ZACHARY

AVALON/NO SIDE SUNROOM
 COURTLAND/NO SIDE SUNROOM
 HIGHGROVE/NO SIDE SUNROOM
 VICTORIA
 WAVERLY/NO SIDE SUNROOM
 ZACHARY

AVALON/NO SIDE SUNROOM
 REAR SUNROOM
 COURTLAND/NO REAR SUNROOM
 VICTORIA
 WAVERLY/NO REAR SUNROOM
 REAR FAM. RM.
 ZACHARY

ALL HOUSE TYPES
 W/ALL OPTIONS

AVALON/NO SIDE SUNROOM
 COURTLAND/NO SIDE SUNROOM
 HIGHGROVE/NO SIDE SUNROOM
 VICTORIA
 WAVERLY/NO SIDE SUNROOM
 ZACHARY



MINIMUM LOT AREA TABLE

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM AREA
05	24,669 SQ.FT.	1,976 SQ.FT.	22,693 SQ.FT.
06	14,982 SQ.FT.	981 SQ.FT.	14,001 SQ.FT.
93	14,577 SQ.FT.	208 SQ.FT.	14,269 SQ.FT.
94	15,136 SQ.FT.	1,100 SQ.FT.	14,026 SQ.FT.
95	15,958 SQ.FT.	160 SQ.FT.	15,798 SQ.FT.

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS 81-90
SHEET 3	SITE DEVELOPMENT PLAN, LOTS 92-96
SHEET 4	SEDIMENT/EROSION CONTROL PLAN, LOTS 81-90
SHEET 5	SEDIMENT/EROSION CONTROL PLAN, LOTS 92-96
SHEET 6	SEDIMENT/EROSION CONTROL NOTES & DETAILS

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
01	10601 CHATTERTON WAY
02	10605 CHATTERTON WAY
03	10609 CHATTERTON WAY
04	10613 CHATTERTON WAY
05	10617 CHATTERTON WAY
06	10621 CHATTERTON WAY
07	10625 CHATTERTON WAY
08	10629 CHATTERTON WAY
09	10633 CHATTERTON WAY
10	10637 CHATTERTON WAY
11	10641 CHATTERTON WAY
12	10645 CHATTERTON WAY
13	10649 CHATTERTON WAY
14	10653 CHATTERTON WAY
15	10657 CHATTERTON WAY
16	10661 CHATTERTON WAY
17	10665 CHATTERTON WAY
18	10669 CHATTERTON WAY
19	10673 CHATTERTON WAY
20	10677 CHATTERTON WAY
21	10681 CHATTERTON WAY
22	10685 CHATTERTON WAY
23	10689 CHATTERTON WAY
24	10693 CHATTERTON WAY
25	10697 CHATTERTON WAY
26	10701 CHATTERTON WAY
27	10705 CHATTERTON WAY

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
•	SPOT ELEVATION
—S—S—	SILT FENCE
—SS—SS—	SUPER SILT FENCE
---	PROPOSED WALKOUT
---	EXISTING TREE LINE
---	LIMIT OF DISTURBANCE
---	EROSION CONTROL MATTING
---	EXISTING STREET TREE TAKEN FROM F-01-137
---	EXISTING STREET TREE TAKEN FROM F-01-147

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21043
 (410) 486-2029

NO.	REVISION	DATE
1	Rev. Highgrove to add opt. 4' Fam Room & arceaway	2-12-04

ENGINEER'S CERTIFICATE
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 Signature: *[Signature]* Date: _____
 Howard SCD

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 C/O LAND DESIGN AND DEVELOPMENT, L.L.C.
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-480-9105

BUILDER
 RYAN HOMES, INC.
 11460 CRONRIDGE DRIVE
 SUITE 120
 OWINGS MILLS, MARYLAND 21117
 410-654-0501

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature: *[Signature]* Date: 12/4/03
 Chief, Department of Planning and Zoning
 Signature: *[Signature]* Date: 12/16/03
 Director - Department of Planning and Zoning
 Signature: *[Signature]* Date: 1/1/04

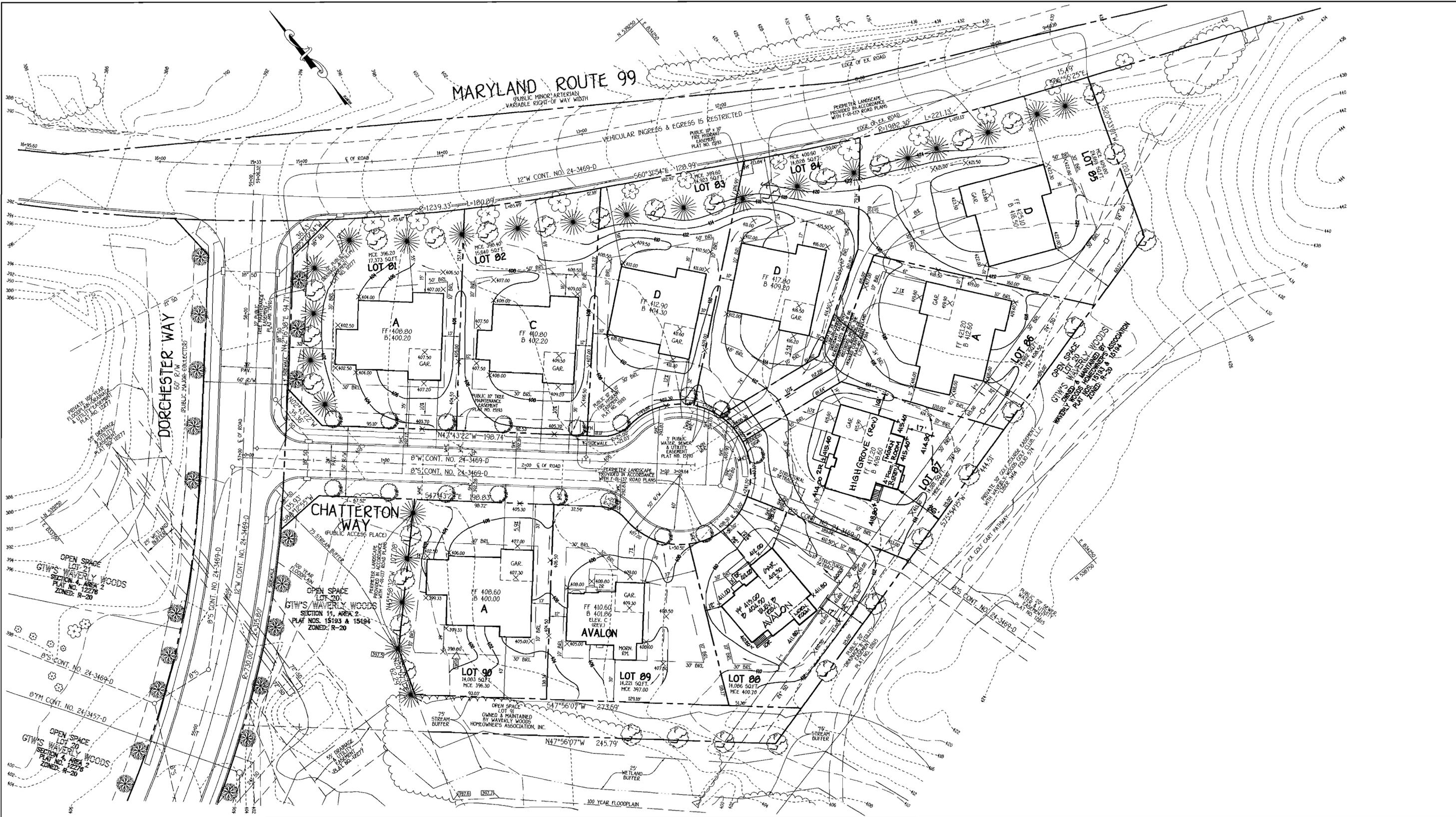
PROJECT: GTW'S WAVERLY WOODS SECTION: 11/2 & 3 LOTS NO.: 81-90 & 92-96

PLAT: 16242-16247, 16266-16272 BLOCK NO.: 5 ZONE: R-20 TAX/ZONE: 16 ELEC. DIST.: THIRD CENSUS TR.: 603000

WATER CODE: H05 SEWER CODE: 55993000

TITLE SHEET
 SINGLE FAMILY DETACHED
GTW'S WAVERLY WOODS
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 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
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 SHEET 1 OF 6

SDP 04-056



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 ELLICOTT CITY, MARYLAND 21114
 (410) 481-2055

NO.	REVISION	DATE
2	Rev. hse & grading, Lot 87	2-12-04
1	REV. HSE & GRADE LOT 82	11/2/04



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Chief, Division of Land Development: *[Signature]* Date: 12/14/03
 Chief, Development Engineering Division: *[Signature]* Date: 12/21/03
 Director - Department of Planning and Zoning: *[Signature]* Date: 12/14/03

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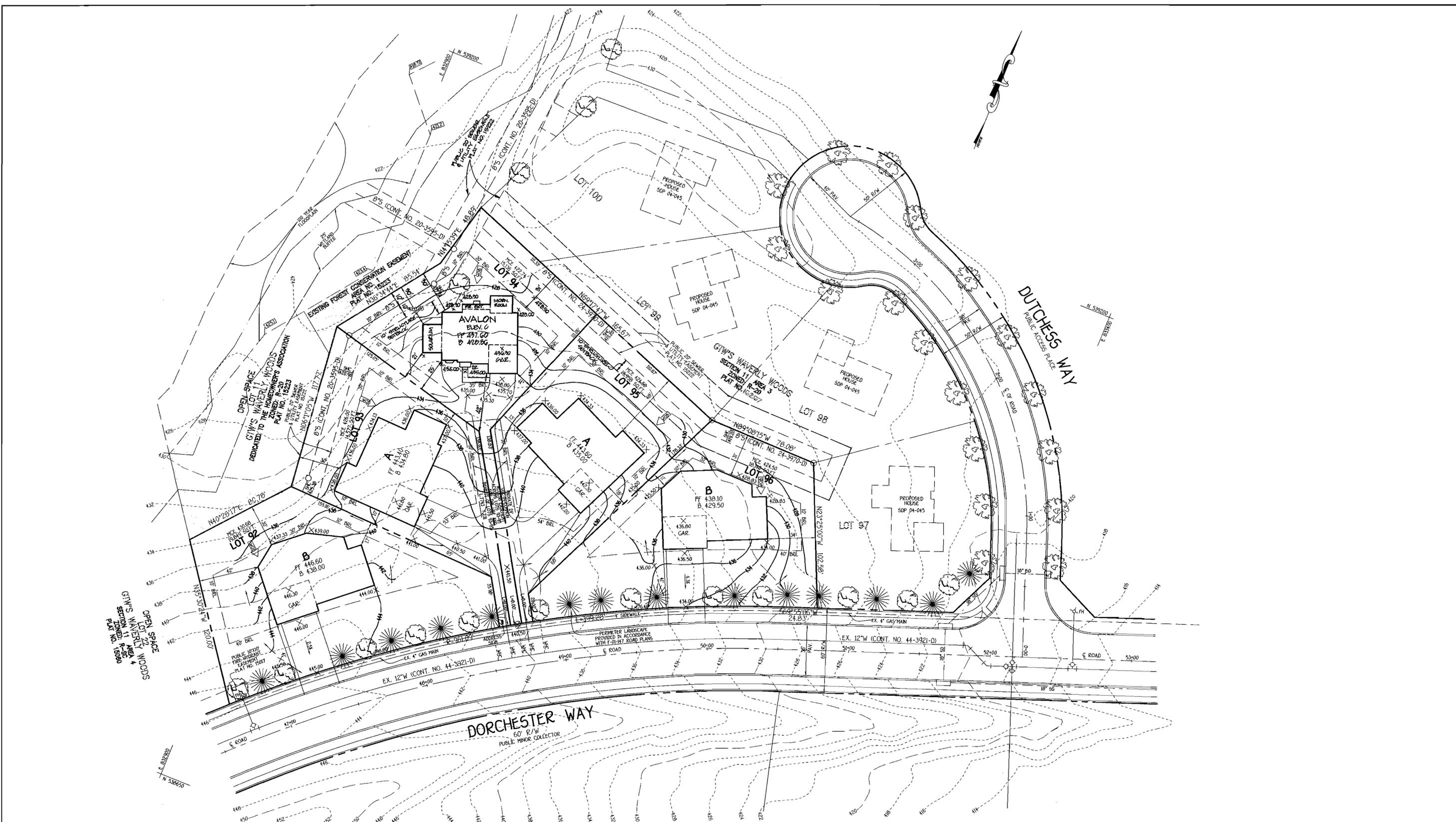
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 SHEET 2 OF 6

SDP 04-056

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 (410) 461-2995

NO.	REVISION	DATE
1	REV. HOUSE & GRADING, LOT 94	1/2/04

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 Chief, Development Engineering Division
 Director - Department of Planning and Zoning

Date: 12/14/03
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 Date: 12/14/03

PROJECT	SECTION/AREA	LOT NO.
GTW'S WAVERLY WOODS	11/2 & 3	81-90 & 92-96

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16242-16247 16266-16272	5	R-20	16	THIRD	0030.00

WATER CODE	SEWER CODE
H05	S5993000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED
GTW'S WAVERLY WOODS

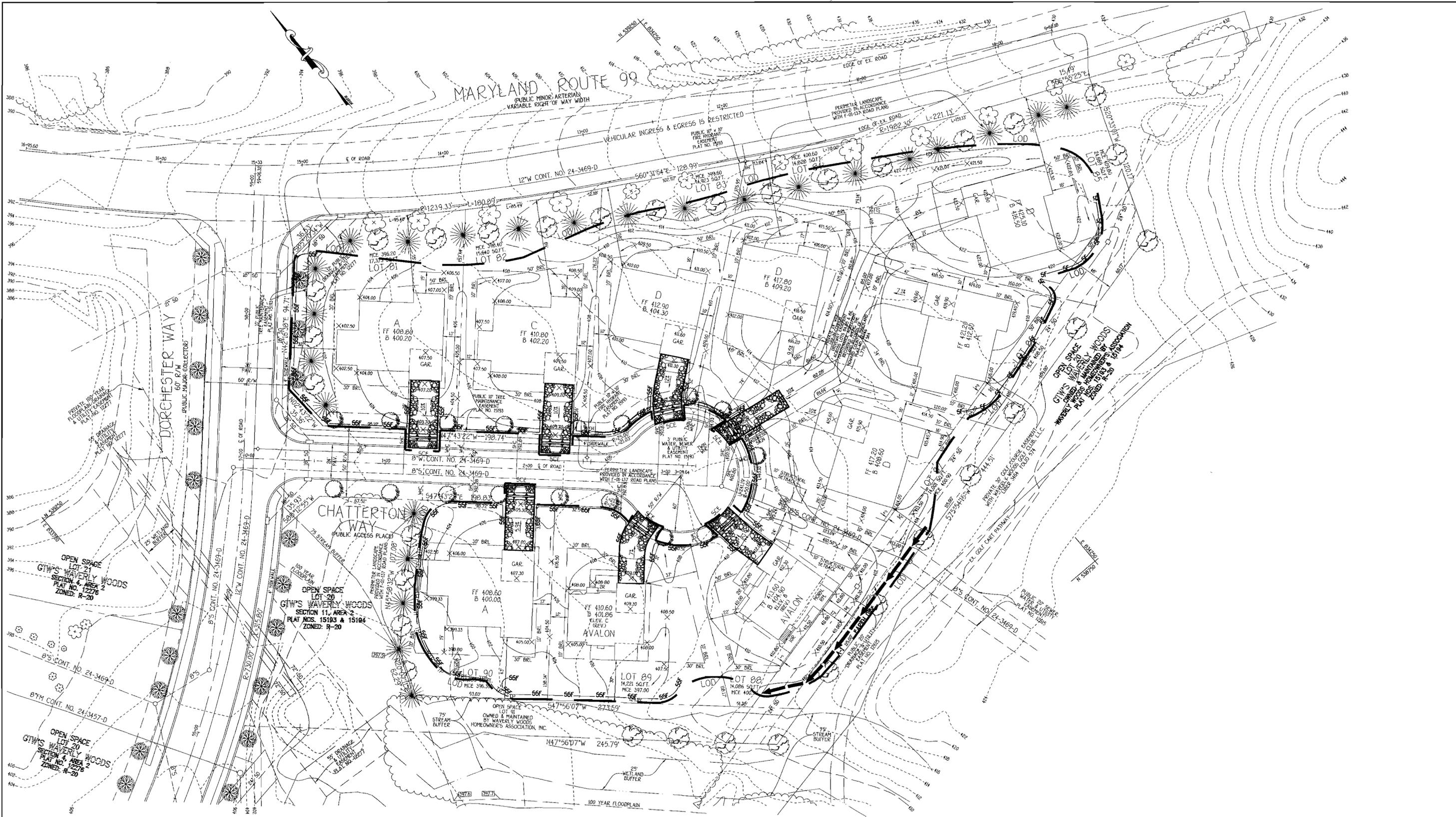
SECTION 11 AREA 2, LOTS 81-90
 SECTION 11 AREA 3, LOTS 92-96

TAX MAP No: 16 PARCEL No: 20 GRID No.: 5
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MARCH, 2003

SHEET 3 OF 6

SDP 04-056

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FISHER, COLLINS & CARTER, INC.
 CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE, OFFICE PARK - 1077 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21117
 (410) 461-2999

NO.	REVISION	DATE



ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Earl D. Collins
 EARL D. COLLINS 11/18/03
 Signature of Engineer Date

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

John Lewis
 JOHN LEWIS 11/18/03
 Signature of Developer Date

Reviewed for HOWARD SCD and meets Technical Requirements.

Jim Meyer 11/20/03
 JIM MEYER Date
 U.S.D.A.-Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

John R. Robertson 11/20/03
 JOHN R. ROBERTSON Date
 HOWARD SCD

OWNER/DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, LLC.
 8000 MAIN STREET SUITE 120
 ELLICOTT CITY, MARYLAND 21043 410-480-9105

BUILDER
 RYAN HOMES, INC.
 11460 KRONZBRIDGE DRIVE
 OWINGS MILLS, MARYLAND 21117 410-654-0501

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John R. Robertson 12/1/03
 JOHN R. ROBERTSON Date
 Chief, Division of Land Development

Mark R. Gough 12/1/03
 MARK R. GOUGH Date
 Chief, Development Engineering Division

Mark R. Gough 12/1/03
 MARK R. GOUGH Date
 Director - Department of Planning and Zoning

PROJECT	SECTION/AREA	LOT NO.
GTW'S WAVERLY WOODS	11/2 & 3	81-90 & 92-96

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16242-16247 16266-16272	5	R-20	16	THIRD	603000

WATER CODE	SEWER CODE
H05	55993000

SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED
GTW'S WAVERLY WOODS
 SECTION 11 AREA 2, LOTS 81-90
 SECTION 11 AREA 3, LOTS 92-96

TAX MAP No: 16 PARCEL No: 20 GRID No.: 5
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MARCH, 2003
 SHEET 4 OF 6

SDP 04-056

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20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION

Using vegetation as cover for barren soil to protect it from forces that cause erosion. Vegetative stabilization applications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to absorb precipitation of rainfall. Other reducing sediment loads and runoff to downstream areas and avoid resources.

CONDITIONS WHERE PRACTICE APPLIES

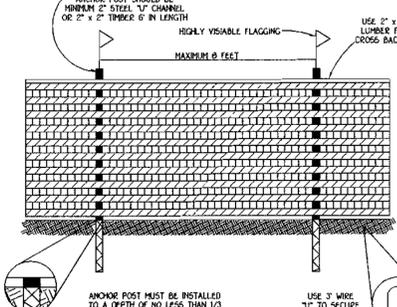
This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, Permanent Seeding, and Permanent Seeding with Mulch. Temporary Seeding is used for short duration (up to one year), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are: Temporary Soil Erosion, cleared areas between construction phases, earth dikes, etc. and for Permanent Seeding are: bare, denuded areas on all slopes and areas of final grade, former stockpile and storage areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volume and rates of runoff, infiltration, evaporation, transpiration, and recharge. Vegetation cover over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

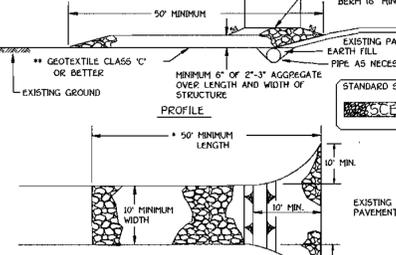
- Site Preparation**
 - Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
 - Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 - Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.
- Soil Amendments (Fertilizer and Lime Specifications)**
 - Soil tests must be performed to determine the exact rates and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used to determine the exact rates and application rates for both lime and fertilizer.
 - Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Fertilizer may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall be delivered to the site fully banded according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warrantee of the producer.
 - Lime materials shall be ground limestone (hydrated or burnt lime) or other suitable materials containing at least 90% total calcium oxide plus minimum calcium hydroxide. Limestone shall be ground to such fineness that at least 50% will pass through a 20 mesh sieve and 90-100% will pass through a 40 mesh sieve.
 - Ironstone lime and fertilizer into the top 3-5" of soil by disk or other suitable means.
- Seeded Preparation**
 - Seeded preparation shall consist of loosening soil to a depth of 3" to 6" by means of suitable equipment or construction equipment, such as disc harrows or chain plows or rippers mounted on construction equipment. After the soil is loosened it should not be ripped or dragged smooth, but left in the roughened condition. Sloped areas greater than 3:1 should be trenched before the surface in an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer as prescribed on the plans.
 - In appropriate time and fertilizer into the top 3-5" of soil by disk or other suitable means.
- Minimum soil conditions required for permanent vegetation establishment**
 - Soil pH shall be between 6.0 and 7.5.
 - Soil shall contain less than 10% clay, but enough fine grained material to hold water.
 - Soil shall contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soils on site, adding topsoil is required.
 - In accordance with Section 20.0 Standards and Specifications for Topsoil, areas previously graded in conformance with the standards shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit bonding of the topsoil to the surface and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
 - Apply soil amendments as per soil test or as included on the plans.
 - Mix soil amendments into the top 3-5" of topsoil by disk or other suitable means. Lawn areas should be trenched to smooth the surface, remove large objects like stones and branches, and ready the area for seed and application. Where site conditions will not permit normal seeded preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (steeper than 3:1) should be trenched by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-3" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.



- FOREST PROTECTION DEVICE ONLY
- DEFENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF DEFENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
- ROOT DAMAGE SHOULD BE MONITORED DURING CONSTRUCTION.
- PROTECTIVE SIGNAGE MAY ALSO BE USED.
- DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL

NOT TO SCALE



- Length - minimum of 50' (30' for single residence lot).
- Width - 12" minimum, should be fixed at the existing road to provide a turning radius.
- Geotextile fabric (either cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate 1/2" to 3/4" in maximum or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - All surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with mountable berms with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe shall be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. A 6" minimum will be required.
- Fill shall be compacted by earth moving equipment.
- All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
- Inspection and maintenance must be provided periodically and after each rain event.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

Design Criteria	Design Criteria	Design Criteria
Tensile Strength	50 lbs/in (min)	Test: HMT 509
Tensile Modulus	20 lbs/in (min)	Test: HMT 509
Flow Rate	0.3 gal/ft ² (min/ft ² max)	Test: HMT 322
Filtering Efficiency	75% (min)	Test: HMT 322

Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

EARTH DIKE

NOT TO SCALE

ENGINEER'S CERTIFICATE

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer: EARL D. COLLINGS Date: 11/10/03

DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer: JOHN LEWIS Date: 11/10/03

SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSING AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (30-1050)
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - 1 CALCAINE DAYS FOR ALL PERMANENT SEDIMENT CONTROL STRUCTURES, DIKES, PERMITS, STOPS AND ALL SLOPES STEEPER THAN 3:1 BY 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
 - 14 DAYS FOR ALL TEMPORARY SEDIMENT CONTROL STRUCTURES, DIKES, PERMITS, STOPS AND ALL SLOPES STEEPER THAN 3:1 BY 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1998 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 50), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 50). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS.
- SEEDING:
 - Excavate and substitute all temporary sods, side ditches, or berms that will be used to cover runoff from the excavation.
 - Perform Phase 1 excavation, dress and stabilize.
 - Perform Phase 2 excavation, dress and stabilize. Overseed Phase 1 areas as soon as possible.
 - Perform final phase excavation, dress and stabilize. Overseed previously seeded areas as necessary.

PURPOSE

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil conditions.

DEFINITION

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

CONDITIONS WHERE PRACTICE APPLIES

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with lime is not feasible.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silty clay loam, silty sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Subsoils shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of iron, manganese, slag, coarse fragments, rocks, sticks, twigs, or other materials larger than 1 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnson grass, medusa, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 1/2 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. The lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

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CONSTRUCTION AND MATERIAL SPECIFICATIONS

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silty clay loam, silty sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Subsoils shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of iron, manganese, slag, coarse fragments, rocks, sticks, twigs, or other materials larger than 1 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnson grass, medusa, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 1/2 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. The lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

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- Topsoil



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 DALTONS NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043
 (410) 481-2555

NO.	REVISION	DATE
2	Rev. house & grading, Lot 92	5/19/04
1	REV. HOUSE & GRADING, LOT 94	1/2/04



ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer: *Earl D. Collins* Date: 11/10/03
 EARL D. COLLINS

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer: *John Lewis* Date: 11/10/03
 JOHN LEWIS

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service Date: *[Signature]*
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

HowARD SCD Date: _____

OWNER/DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, L.L.C.
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-480-9105

BUILDER
 RYAN HOMES, INC.
 11460 CROWNCRIDGE DRIVE
 SUITE 120
 OWINGS MILLS, MARYLAND 21117
 410-654-0501

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development Date: 12/4/03
 Chief, Development Engineering Division Date: 12/2/03
 Director - Department of Planning and Zoning Date: 12/14/03

PROJECT	SECTION/AREA	LOT NO.
GTW'S WAVERLY WOODS	11/2 & 3	81-90 & 92-96

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16242-16247 16266-16272	5	R-20	16	THIRD	6030.00

WATER CODE	SEWER CODE
H05	55993000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED
GTW'S WAVERLY WOODS

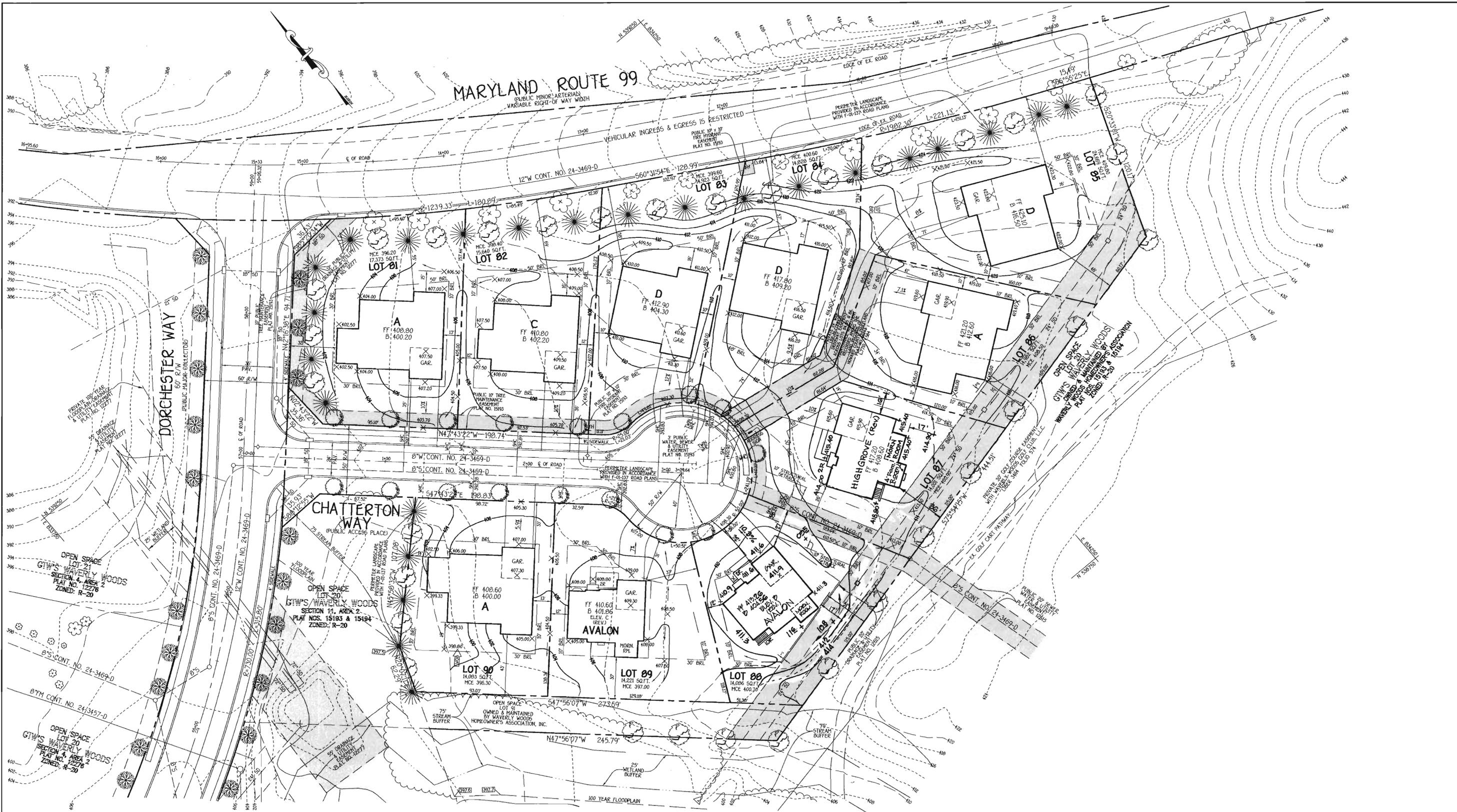
SECTION 11 AREA 2, LOTS 81-90
 SECTION 11 AREA 3, LOTS 92-96

TAX MAP No: 16 PARCEL No: 20 GRID No: 5
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MARCH, 2003

SHEET 3 OF 6

SDP 04-056

K:\Drawings\330696 GTW Section 11\FINAL\AREA 3\40386 SDP 0456.dwg, 11/10/2003 3:05:24 PM



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 8075 BALTIMORE NATIONAL PKE
 ELLICOTT CITY, MARYLAND 21117
 410-481-2555

NO.	REVISION	DATE
3	REV. GRD. LOT 88 TO SHOW AS-BUILT COND.	5-21-04
2	REV. HSE & GRADING LOT 87	2-12-04
1	REV. HSE & GRADING LOT 85	1/6/04



ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer: *Earl D. Collins* Date: 11/19/03

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Signature of Developer: *John Lewis* Date: 11/19/03

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service Date: *11/19/03*

This development plan is approved for soil and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD Date: *11/19/03*

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 8000 MAIN STREET
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Planning and Development: *Catherine* Date: 12/14/03
 Chief, Development Engineering Division: *John* Date: 12/14/03
 Director - Department of Planning and Zoning: *David* Date: 12/14/03

PROJECT	SECTION/AREA	LOT NO.
GTW'S WAVERLY WOODS	11/2 & 3	81-90 & 92-96

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16242-16247 16266-16272	5	R-20	16	THIRD	603000

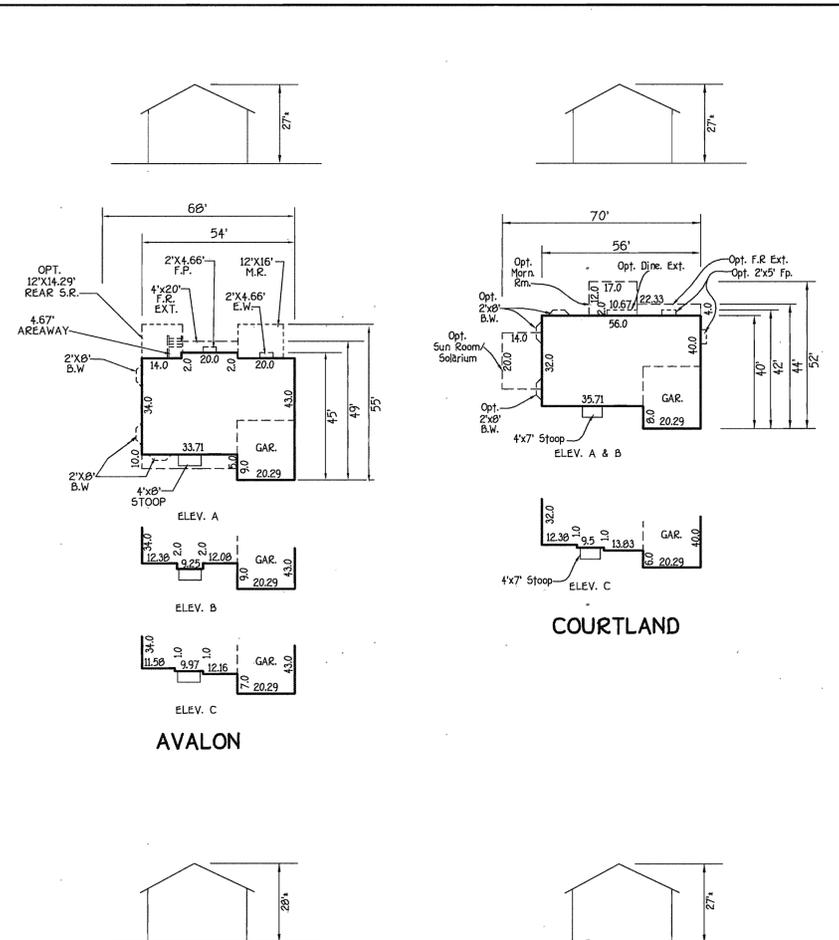
WATER CODE: H05
 SEWER CODE: 5993000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED
GTW'S WAVERLY WOODS
 SECTION 11 AREA 2, LOTS 81-90
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TAX MAP No: 16 PARCEL No: 20 GRID No.: 5
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 SCALE: 1" = 30' DATE: MARCH, 2003
 SHEET 2 OF 6

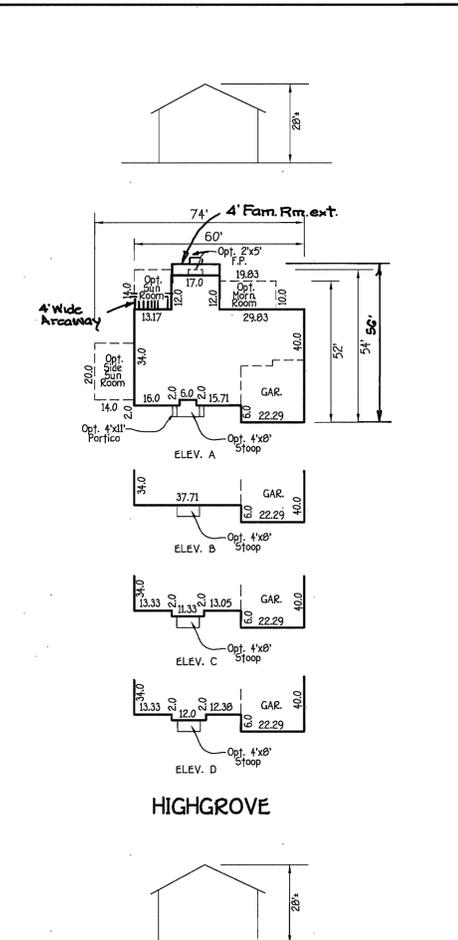
SOP 04-056



COURTLAND

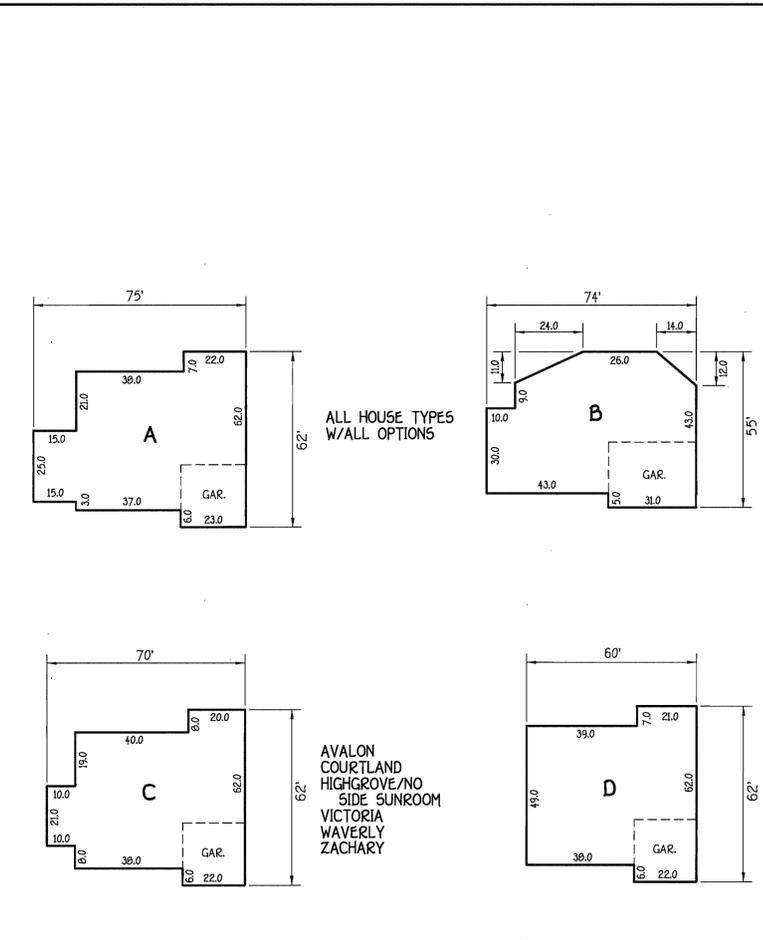
AVALON

VICTORIA



HIGHGROVE

ZACHARY



ALL HOUSE TYPES W/WALL OPTIONS

AVALON/COURTLAND/HIGHGROVE/NO SIDE SUNROOM

AVALON/NO SIDE SUNROOM/COURTLAND/NO SIDE SUNROOM/HIGHGROVE/NO SIDE SUNROOM/VICTORIA/WAVERLY/NO SIDE SUNROOM/ZACHARY

AVALON/NO REAR SUNROOM/COURTLAND/HIGHGROVE/NO REAR SUNROOM/NO 4' FAM. ROOM EXT.

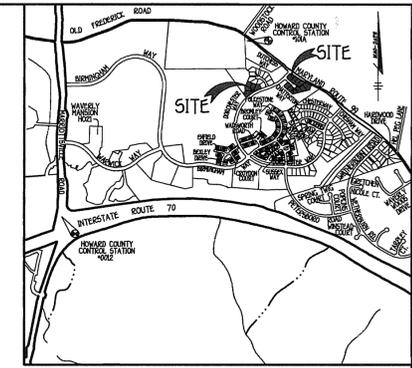
AVALON/NO SIDE SUNROOM/COURTLAND/NO SIDE SUNROOM/HIGHGROVE/NO SIDE SUNROOM/VICTORIA/WAVERLY/NO SIDE SUNROOM/ZACHARY

AVALON/NO SIDE SUNROOM/COURTLAND/NO REAR MORN. ROOM/COURTLAND/NO SIDE SUNROOM/VICTORIA/WAVERLY/NO SIDE SUNROOM/ZACHARY

BENCH MARKS

T.P. 101A ELEV 442.70
 N. 600,995.111
 E. 1410,060,575
 LOC. NEAR THE INTERSECTION
 OF MD. RTE 99 & WOODSTOCK ROAD

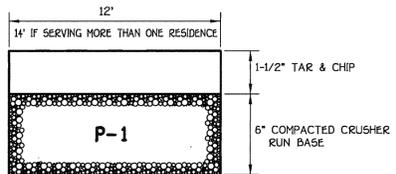
T.P. 0012 ELEV. 486.89
 N. 596,502.760
 E. 1,340,864.365
 LOC. NEAR INTERSECTION OF I-70
 HARRITTSVILLE ROAD



VICINITY MAP
 SCALE: 1" = 2000'

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER 10/10/93 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SITE: 5.566 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 15
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: 594-07, P00-18, ZB929-M, F-01-147, F-01-148, F-04-008, F-04-012, W & S. CONT. NO. 24-3469-D, W. CONT. NO. 44-3921-D, 5. CONT. NO. 20-3595-D AND S. CONT. NO. 24-3970-D.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 1990 BY FISHER, COLLINS & CARTER, INC.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT 101A N 600995.111 E 1410060.575
 HOWARD COUNTY MONUMENT 0012 N 596502.760 E 1340864.365
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITTING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION.
- FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-95-173, F-01-147 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3456-D, W. CONT. NO. 24-3970-D, S. CONT. NO. 20-3595-D & S. CONT. NO. 24-3970-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT PER F-01-147 AND F-01-148.
- PERMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-95-173.
- LANDSCAPING FOR LOTS 81-90 HAS BEEN PREVIOUSLY PROVIDED UNDER GTW'S WAVERLY WOODS SECTION II. AREA 2 (F-01-148). FINANCIAL SURETY FOR THE 56 REQUIRED LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$13,200.00. LANDSCAPING FOR LOTS 92-96 HAS BEEN PROVIDED PREVIOUSLY UNDER GTW'S WAVERLY WOODS, SECTION II, AREA 3 (F-01-147). FINANCIAL SURETY FOR THE 55 REQUIRED LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$13,950.00.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION AREA. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FOREST CONSERVATION OBLIGATION PROVIDED UNDER GTW WAVERLY WOODS, SECTION II, AREA 2, F-01-148. TOTAL FOREST CONSERVATION OBLIGATION OF 0.18 ACRES WITH A SURETY OF \$1,568.20. FOREST CONSERVATION OBLIGATION PROVIDED UNDER GTW WAVERLY WOODS, SECTION II, AREA 3, F-01-147. TOTAL FOREST CONSERVATION OBLIGATION OF 1.12 ACRES PROVIDED BY OFF-SITE RETENTION OF 0.72 ACRES WITH A FOREST SURETY OF \$6,273.00 AND ON-SITE RETENTION OF 0.41 ACRES WITH A FOREST SURETY OF \$3,571.92.
- STOPWATER MANAGEMENT (SWM) FOR THIS SITE IS PROVIDED BY AN EXISTING WET POOL DESIGN FACILITY CONSTRUCTED AT THE NORTHEAST CORNER OF THE INTERSECTION OF DORCHESTER WAY AND MARYLAND ROUTE 99 IN OPEN SPACE LOT 21, SECTION 4 AREA 2, WAVERLY WOODS F-95-174.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
- SITE DEVELOPMENT PLAN FOR SINGLE FAMILY DETACHED UNITS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH-12' 14" SERVING MORE THAN ONE RESIDENCE;
 B. SURFACE-6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 C. GEOMETRY-MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 D. STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADING);
 E. DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 F. MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.



COMMON DRIVEWAY DETAIL LOTS 85,86,93-95
 NOT TO SCALE

MINIMUM LOT AREA TABLE

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM AREA
85	24,669 SQ.FT.	1,976 SQ.FT.	22,693 SQ.FT.
86	14,982 SQ.FT.	981 SQ.FT.	14,001 SQ.FT.
93	14,577 SQ.FT.	288 SQ.FT.	14,289 SQ.FT.
94	15,136 SQ.FT.	1,100 SQ.FT.	14,026 SQ.FT.
95	15,998 SQ.FT.	160 SQ.FT.	15,798 SQ.FT.

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS 81-90
SHEET 3	SITE DEVELOPMENT PLAN, LOTS 92-96
SHEET 4	SEDIMENT/EROSION CONTROL PLAN, LOTS 81-90
SHEET 5	SEDIMENT/EROSION CONTROL PLAN, LOTS 92-96
SHEET 6	SEDIMENT/EROSION CONTROL NOTES & DETAILS

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
81	10601 CHATTERTON WAY
82	10605 CHATTERTON WAY
83	10609 CHATTERTON WAY
84	10613 CHATTERTON WAY
85	10617 CHATTERTON WAY
86	10621 CHATTERTON WAY
87	10616 CHATTERTON WAY
88	10612 CHATTERTON WAY
89	10608 CHATTERTON WAY
90	10604 CHATTERTON WAY
92	10775 DORCHESTER WAY
93	10783 DORCHESTER WAY
94	10787 DORCHESTER WAY
95	10791 DORCHESTER WAY
96	10795 DORCHESTER WAY

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+362.5	SPOT ELEVATION
-SF-SF	SILT FENCE
-SSF-SSF	SUPER SILT FENCE
WALK	PROPOSED WALKOUT
---	EXISTING TREE LINE
LOD	LIMIT OF DISTURBANCE
EC	EROSION CONTROL MATTING
⊙	EXISTING STREET TREE TAKEN FROM F-01-137
⊙	EXISTING STREET TREE TAKEN FROM F-01-147

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 410-481-1899

NO.	REVISION	DATE
1	Rev. Highgrove to add opt. 4' Fam Room & areaway	2-12-04

ENGINEER'S CERTIFICATE
 "I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
 Signature of Engineer: *Earl D. Collins* Date: 11-17-03
 EARL D. COLLINS

DEVELOPER'S CERTIFICATE
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 Signature of Developer: *John Lewis* Date: 11/17/03
 JOHN LEWIS

Approved for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John Lewis* Date: 11/17/03
 HOWARD SCD

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Planning and Zoning: *John Lewis* Date: 12/4/03
 Chief, Development Engineering Division: *John Lewis* Date: 12/10/03
 Director - Department of Planning and Zoning: *John Lewis* Date: 12/10/03

PROJECT: GTW'S WAVERLY WOODS SECTION: 11/2 & 3 SECTION NO.: 81-90 & 92-96

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PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
18242-16247 18266-18272	5	R-20	15	THIRD	603000

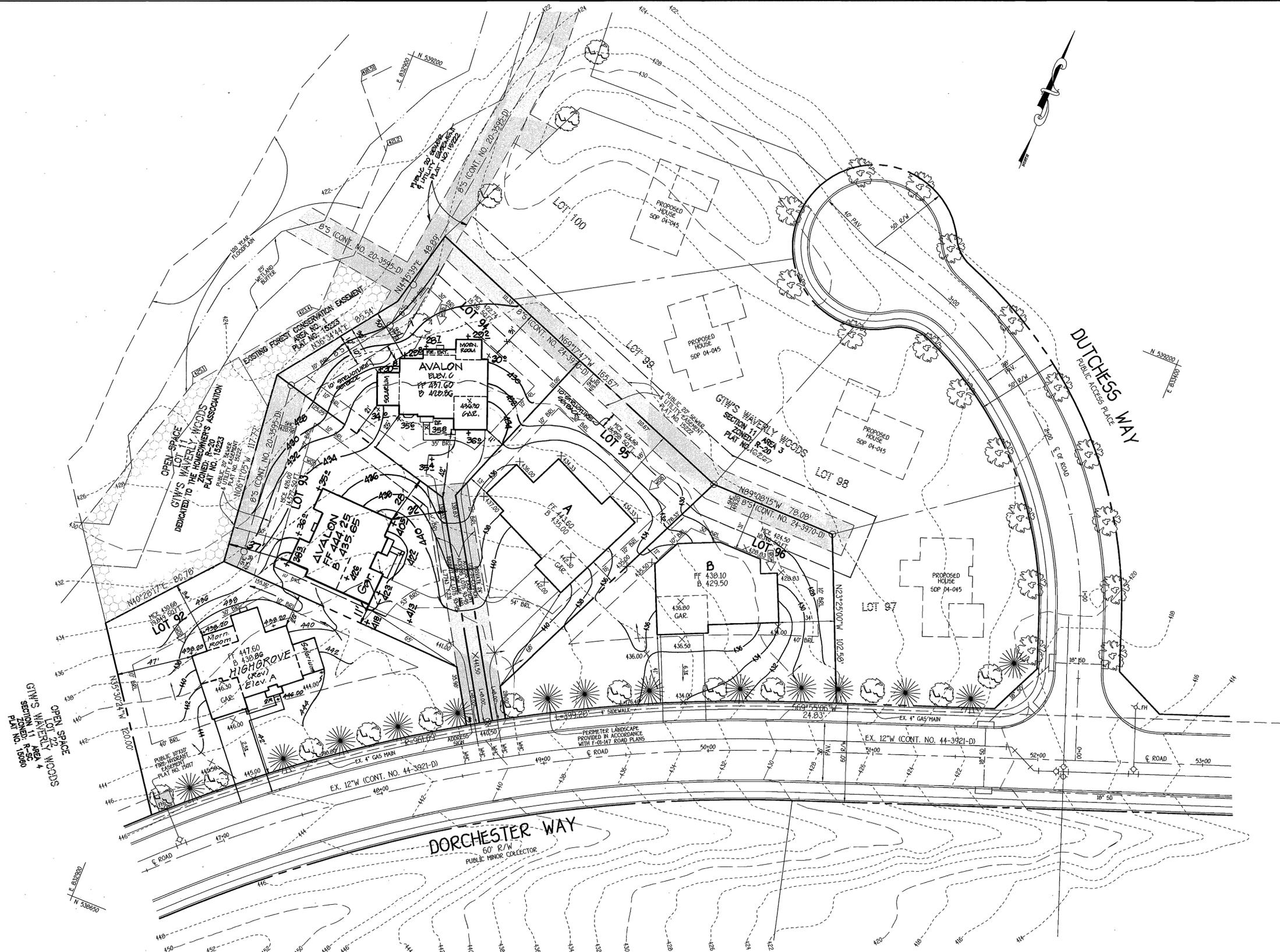
WATER CODE: H05 SEWER CODE: 55993000

TITLE SHEET

SINGLE FAMILY DETACHED
GTW'S WAVERLY WOODS
 SECTION 11 AREA 2, LOTS 81-90
 SECTION 11 AREA 3, LOTS 92-96

TAX MAP No: 16 PARCEL No: 20 GRID No: 5
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MARCH, 2003
 SHEET 1 OF 6

SDP 04-056



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10725 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 (410) 461-2955

NO.	REVISION	DATE
3	Rev. 9rd. lots 92 & 94 to show As-Built Card 7.3-04	3-19-04
2	Rev. house & grading, Lot 92	1/2/04
1	REV. HOUSE & GRADING, LOT 94	1/2/04



ENGINEER'S CERTIFICATE
 "I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer: *Earl D. Collins* Date: 11-10-03
 EARL D. COLLINS

DEVELOPER'S CERTIFICATE
 "I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer: *John Lewis* Date: 11/10/03
 JOHN LEWIS

Approved for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD Date: _____

OWNER/DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, LLC.
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21114
 410-460-9105

BUILDER
 RYAN HOMES, INC.
 11460 CRONRIDGE DRIVE
 SUITE 128
 OWINGS HILLS, MARYLAND 21117
 410-654-0501

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *William J. ...* Date: 12/1/03
 Chief, Development Engineering Division: *Mark A. ...* Date: 12/1/03
 Director - Department of Planning and Zoning: *Mark A. ...* Date: 12/1/03

PROJECT	SECTION/AREA	LOT NO.
GTW'S WAVERLY WOODS	11/2 & 3	81-90 & 92-96

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16242-16247 16266-16272	5	R-20	16	THIRD	0030.00

WATER CODE	SEWER CODE
H05	S5993000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED
GTW'S WAVERLY WOODS

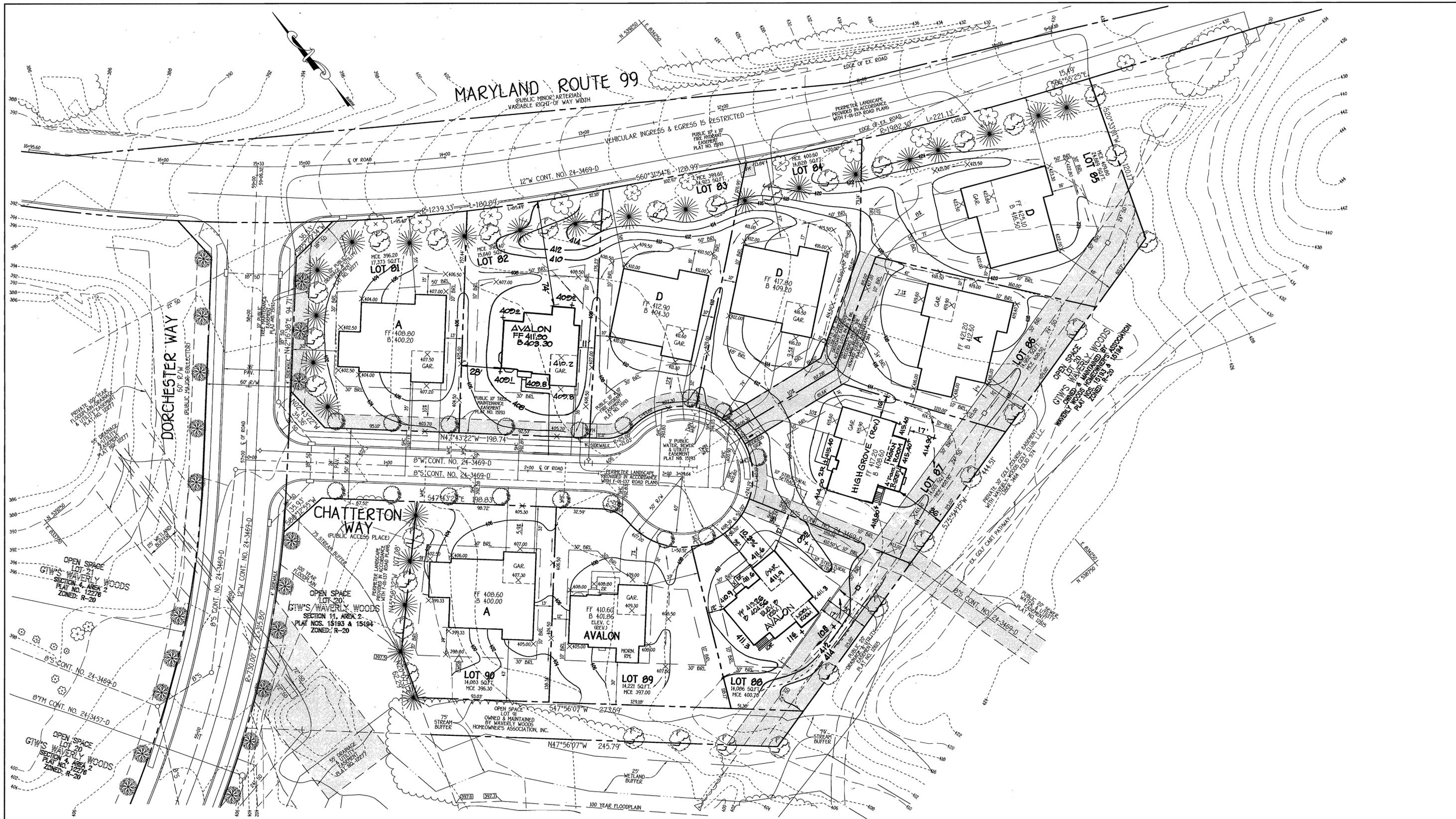
SECTION 11 AREA 2, LOTS 81-90
 SECTION 11 AREA 3, LOTS 92-96

TAX MAP No: 16 PARCEL No: 20 GRID No: 5
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MARCH, 2003

SHEET 3 OF 6

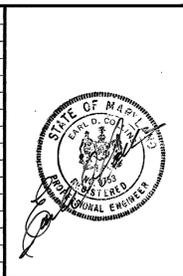
SDP 04-056

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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 410-461-2999

NO.	REVISION	DATE
4	Rev. hse. & grad. for 82 to show As-Built Cond.	7-16-04
3	Rev. grad. for 88 to show As-Built Cond.	5-21-04
2	Rev. hse. & grading, Lot 87	2-12-04
1	REV. HSE. & GRADE LOT 88	1/2/04



ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer: *Earl D. Collins* Date: 11/19/03
 EARL D. COLLINS

DEVELOPER'S CERTIFICATE
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Signature of Developer: *John Lewis* Date: 11/19/03
 JOHN LEWIS

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature: *[Signature]* Date: _____
 HOWARD SCD

OWNER/DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, LLC
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-480-9105

BUILDER
 RYAN HOMES, INC.
 1160 CROWBRIDGE DRIVE
 SUITE 128
 OWINGS MILLS, MARYLAND 21117
 410-854-0501

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Planning and Development: *[Signature]* Date: 12/1/03
 Chief, Development Engineering Division: *[Signature]* Date: 12/1/03
 Director - Department of Planning and Zoning: *[Signature]* Date: 12/1/03

PROJECT	SECTION/AREA	LOT NO.
GTW'S WAVERLY WOODS	11/2 & 3	81-90 & 92-96

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16242-16247 16266-16272	5	R-20	16	THIRD	603000

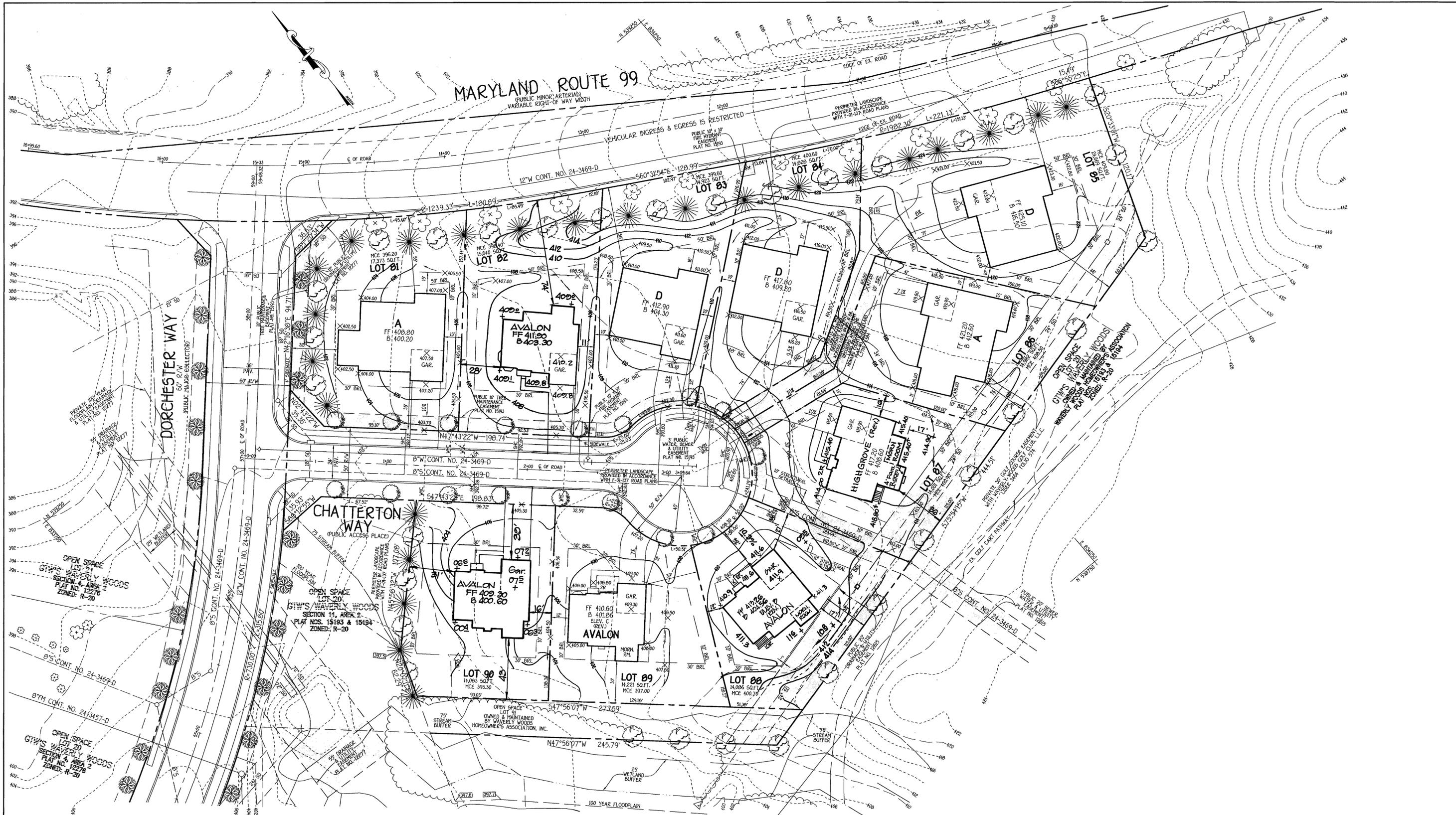
WATER CODE	SEWER CODE
H05	5993000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED
GTW'S WAVERLY WOODS
 SECTION 11 AREA 2, LOTS 81-90
 SECTION 11 AREA 3, LOTS 92-96

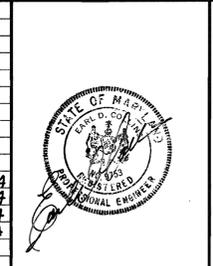
TAX MAP No: 16 PARCEL No: 20 GRID No: 5
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MARCH, 2003
 SHEET 2 OF 6

SDP 04-056



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410-461-2292

NO.	REVISION	DATE
5	Rev. hsc. & grad. lot 89 to show As-Built Cond. 7-30-04	
4	Rev. hsc. & grad. lot 82 to show As-Built Cond. 7-16-04	
3	Rev. grad. lot 85 to show As-Built Cond. 5-21-04	
2	Rev. hsc. & grading Lot 87	2-12-04
1	REV. HSC. & GRADE LOT 85	1/2/04



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 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer: *Earl D. Collins* Date: 11-19-03
 EARL D. COLLINS

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Signature of Developer: *John Lewis* Date: 11/19/03
 JOHN LEWIS

Approved for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature: *[Signature]* Date: *[Date]*

HOWARD SCD

OWNER/DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, LLC.
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-480-9105

BUILDER
 RYAN HOMES, INC.
 11460 CRONRIDGE DRIVE
 SUITE 128
 OWINGS MILLS, MARYLAND 21117
 410-654-0501

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Planning and Development: *[Signature]* Date: 10/14/04
 Chief, Development Engineering Division: *[Signature]* Date: 10/21/03
 Director - Department of Planning and Zoning: *[Signature]* Date: 12/14/03

PROJECT	SECTION/AREA	LOT NO.
GTW'S WAVERLY WOODS	11/2 & 3	81-90 & 92-96

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16242-16247 16266-16272	5	R-20	16	THIRD	603000

WATER CODE	SEWER CODE
H05	5993000

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED
GTW'S WAVERLY WOODS
 SECTION 11 AREA 2, LOTS 81-90
 SECTION 11 AREA 3, LOTS 92-96

TAX MAP No: 16 PARCEL No: 20 GRID No: 5
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MARCH, 2003

SHEET 2 OF 6

SDP 04-056

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