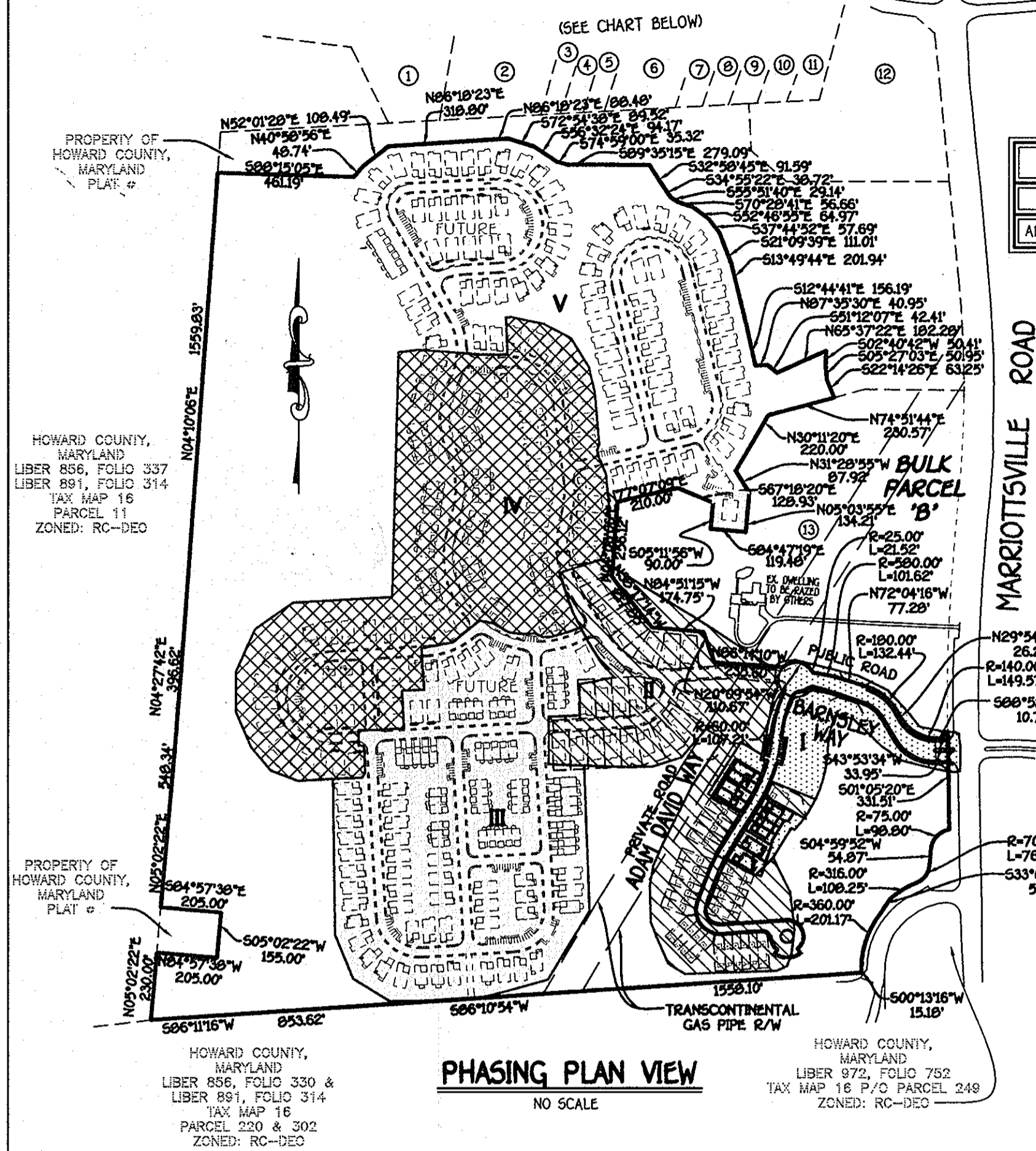


STREET NAME	STATION	OFFSET	FUTURE/POLE TYPE	COMMENTS
ADAM	2+16	24R	100-WATT "COLORHAI" SODIUM VAPOR	
DAVID WAY	2+40	15L	FUTURE, POST TOP FIXTURE MOUNTED ON	
(PRIVATE)	0+06	15L	A 4-FOOT BLACK BIRMINGHAM POLE	
IN CUL-DE-SAC	LP 2+12	10L		

STREET NAME	STATION	OFFSET	POSTED SIGN	BOX CODE
ADAM DAVID WAY	0+54	17L	STOP	R-11
ADAM DAVID WAY	1+00	15R	SPEED LIMIT 25 MPH	R2-1



ROAD NAME	CLASSIFICATION	R/W WIDTH
ADAM DAVID WAY	PRIVATE ACCESS STREET	N/A

LOT NO.	STREET ADDRESS
6	2325 ADAM DAVID WAY
7	2327 ADAM DAVID WAY
8	2329 ADAM DAVID WAY
9	2331 ADAM DAVID WAY
10	2335 ADAM DAVID WAY
11	2339 ADAM DAVID WAY
40	2326 ADAM DAVID WAY
41	2324 ADAM DAVID WAY
42	2322 ADAM DAVID WAY
43	2320 ADAM DAVID WAY

SITE DEVELOPMENT PLAN GTW'S WAVERLY WOODS SECTION 14

"THE COURTYARDS AT WAVERLY WOODS - WEST" PHASE I TOWNHOUSE & SINGLE FAMILY HOME CONDOMINIUMS AGE RESTRICTED ADULT HOUSING

ZONED: PSC (PLANNED SENIOR COMMUNITY DISTRICT)
TAX MAP No. 16 GRID No. 3 & 4 PARCEL No. 120, p/o 221, & p/o 249
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES CONTINUED

- THIS PROJECT IS SUBJECT TO MP-09-02 WHICH THE PLANNING DIRECTOR ON JUNE 17, 2009 APPROVED A REQUEST TO WAIVE SECTION 16.02(C)(2) TO NOT BE REQUIRED TO PROVIDE ANY OF THE REQUIRED MINIMUM SINGLE FAMILY ATTACHED LOT FRONTAGE OF 20 FEET ON AN APPROVED PUBLIC STREET AND SECTION 16.02(C)(3) TO NOT BE REQUIRED TO PROVIDE ANY OF THE REQUIRED MINIMUM SINGLE FAMILY ATTACHED LOT FRONTAGE OF 15 FEET ON AN APPROVED PUBLIC STREET AND BE PERMITTED TO HAVE THE "SINGLE FAMILY" PARCEL NUMBER OF THE PLATS TO BE THE SAME AS THE PARCEL NUMBER OF THE SUBDIVISION. THE SUBDIVISIONS OF THE PLATS TO BE CREATED FOR THE INDIVIDUAL RESIDENTIAL LOTS FOR EACH PHASE OF THE PROJECT SHALL BE COORDINATED WITH THE SITE DEVELOPMENT PLANS SUBMITTED FOR EACH OF THE FIVE PHASES OF THE PROJECT.
- ALL OF THE RESIDENTIAL LOTS SHALL FRONT ON AND OBTAIN ACCESS FROM THE PROPOSED PRIVATE ROADS WITHIN THE PROJECT AREA.
- THE PROPOSED PRIVATE ROADS WITHIN THE PROJECT AREA SHALL BE LOCATED ON PROPERTIES OWNED BY A HOMEOWNERS ASSOCIATION (HOA) AND BE MAINTAINED BY THE SAME HOA.
- THE PROPOSED PRIVATE ROADS WITHIN THE PROJECT AREA SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF DEED AND DEEDS.

SITE ANALYSIS DATA CHART

- TOTAL AREA OF THE SITE = 130,783 AC.
- TOTAL DISTURBED AREA OF THIS SITE PLAN PHASE I SUBMITTAL = 6.99 AC.
- PROPOSED USE: AGE RESTRICTED ADULT HOUSING (TOWNHOUSE & SINGLE FAMILY HOME CONDOMINIUMS)
- FLOOR SPACE ON EACH LEVEL OF BUILDING: N/A
- TOTAL NUMBER OF UNITS ALLOWED BY ACCORDANCE WITH APFO PHASING FOR DEVELOPMENT PHASE I = 10 UNITS
- TOTAL NUMBER OF PROPOSED UNITS ON THIS SUBMISSION: 10 UNITS
 - NUMBER OF SINGLE FAMILY ATTACHED (TOWNHOUSES) = 0
 - NUMBER OF SINGLE FAMILY UNITS = 2
 - NUMBER OF TOWNHOUSE UNITS = 8
- TOTAL NUMBER OF PARKING SPACES REQUIRED = 20 SPACES
- REQUIRED PARKING TABULATION (PHASE I):
 - TOWNHOUSE PARKING REQUIRED = 16 SPACES (8 UNITS * 2 SPACES/UNIT)
 - SINGLE FAMILY PARKING REQUIRED = 4 SPACES (2 UNITS * 2 SPACES/UNIT)
- TOTAL PARKING SPACES PROVIDED = 20 SPACES
- TOWNHOUSE PARKING PROVIDED: 16 SPACES PER UNIT X 8 UNITS = 128 SPACES
- SINGLE FAMILY PARKING PROVIDED: 4 SPACES PER UNIT X 2 UNITS = 8 SPACES
- ON-STREET PARKING SPACES PROVIDED: 24 SPACES
- TOTAL PARKING SPACES PROVIDED: 44 SPACES
- BUILDING COVERAGE OF SITE: N/A
- BUILDING FOOTPRINT AREA: 128,384 AC.
- TOTAL AREA OF FLOODPLAIN IN BULK PARCEL "A" = 6,399 AC.
- TOTAL AREA OF FLOODPLAIN IN EXCESS OF 25% IN BULK PARCEL "A" = 0.000 AC.
- NET TRACT AREA = 124,384 AC. (TOTAL SITE AREA - STEEP SLOPES AREA)
 - 130,783 AC - 6,399 AC = 0.000 AC
- DENSITY TABULATION:
 - ALLOWED DENSITY = 995 UNITS (NET TRACT AREA X 8 UNITS/NET ACRE)
 - PROPOSED RESIDENTIAL UNITS = 10 UNITS (SINGLE FAMILY DETACHED + SINGLE FAMILY ATTACHED) (209 UNITS + 141 UNITS)

FOREST CONSERVATION DATA

- AREA OF FOREST RETENTION REQ. = 17.46 AC.
- AREA OF CREDITED PLANTING PROVIDED = 17.46 AC.
- ABANDONED FCR = 182 AC.
- TOTAL = 17.46 AC.
- AREA OF FOREST PLANTING REQ. = 15.11 AC.
- AREA OF CREDITED PLANTING PROVIDED = 15.11 AC.
- OFFSITE MITIGATING HOUR FARM PROP. = 10.43 AC.
- TOTAL = 15.11 AC.

GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-333-9800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL MAINTAIN "MINIMUM UTILITY" AT 1400-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- SUBJECT PROPERTY ZONED PSC (PLANNED SENIOR COMMUNITY DISTRICT) AND THE PROPOSED ZONING DESIGNATION IS PSC (PLANNED SENIOR COMMUNITY DISTRICT).
- THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2005. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN. WAIVER PETITION APPLICATIONS OR BUILDING PERMITS AND THE COMPTON ZONING REGULATIONS DATED 08/11/2006.
- IN ACCORDANCE WITH SECTION 10.2 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, ORNATE OR EXCESSIVE STAIRWAYS NOT MORE THAN 15 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK. PORCHES OR DECKS OR ENCLOSURE MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK UNLESS TO RESIDENTIAL PORCHES.
- NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAINS.
- DEVELOPER SHALL MAINTAIN ACCESS TO ADJACENT PROPERTY AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' OF SERVING MORE THAN ONE RESIDENCE.
 - SURFACE - 1" OF COMPACTED GRANULAR FILL OVER 4" OF GRANULAR FILL.
 - GRADE - MAX. 1% GRADE, MAX. 1% GRADE CHANGE AND MIN. 4" TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25,000 LBS. LOADS.
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO OVERFLOW.
 - MAINTENANCE/SURVEILLANCE TO ENSURE ALL WEATHER USE.
- PROPERTY SUBJECT TO PRIOR DEVELOPMENT OF PLANNING AND ZONING FILE NO. 5-94-07, ZB CASE NO. 10277 M, ZB CASE NO. 9294M, PB CASE NO. 30L F-04-05, F-04-06, F-04-07, F-04-08, F-04-09, F-04-10, F-04-11, F-04-12, F-04-13, F-04-14, F-04-15, F-04-16, F-04-17, F-04-18, F-04-19, F-04-20, F-04-21, F-04-22, F-04-23, F-04-24, F-04-25, F-04-26, F-04-27, F-04-28, F-04-29, F-04-30, F-04-31, F-04-32, F-04-33, F-04-34, F-04-35, F-04-36, F-04-37, F-04-38, F-04-39, F-04-40, F-04-41, F-04-42, F-04-43, F-04-44, F-04-45, F-04-46, F-04-47, F-04-48, F-04-49, F-04-50, F-04-51, F-04-52, F-04-53, F-04-54, F-04-55, F-04-56, F-04-57, F-04-58, F-04-59, F-04-60, F-04-61, F-04-62, F-04-63, F-04-64, F-04-65, F-04-66, F-04-67, F-04-68, F-04-69, F-04-70, F-04-71, F-04-72, F-04-73, F-04-74, F-04-75, F-04-76, F-04-77, F-04-78, F-04-79, F-04-80, F-04-81, F-04-82, F-04-83, F-04-84, F-04-85, F-04-86, F-04-87, F-04-88, F-04-89, F-04-90, F-04-91, F-04-92, F-04-93, F-04-94, F-04-95, F-04-96, F-04-97, F-04-98, F-04-99, F-04-100.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED MARCH 2006 AND WAS APPROVED UNDER THE 5-06-03 PLAN DATED JANUARY 17, 2006.
- A NOISE STUDY WAS PREPARED BY MARS GROUP DATED MAY 2006 AND APPROVED UNDER THE 5-06-03 PLAN DATED JANUARY 17, 2006. THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS ACCEPTED BY THE HOWARD COUNTY ZONING DEPARTMENT. THE 65 DBA NOISE CONTOUR LINE IS NOT TO BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALLEVIATE DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY BECOME GENERALLY ACCEPTED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- A PUBLIC 100 YEAR FLOOD PLAN STUDY WAS PREPARED BY HILDEBRAND-BORDEUR ASSOCIATES AND APPROVED UNDER 5-94-07. A REVISION TO THAT FLOODPLAIN STUDY WAS PREPARED BY FISHER, COLLINS & CARTER, INC. AND APPROVED UNDER 5-06-03 ON JANUARY 17, 2006 AND UNDER F-08-00 ON DECEMBER 1, 2006.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP AND APPROVED ON JULY 16, 1998 AS PART OF 5-94-07 AND AMENDED UNDER 5-06-03 APPROVED ON JANUARY 17, 2006.
- A FOREST STAND DELINEATION PLAN WAS PREPARED BY ENVIRONMENTAL SYSTEM ANALYSIS, INC. AND APPROVED UNDER 5-94-07 ON NOVEMBER 30, 1993.
- SOILS INFORMATION TAKEN FROM SOILS MAP NO. 17, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1986 ISSUE. THE SOILS INVESTIGATION REPORT WAS PREPARED BY I.T.E., INC. ON JANUARY 17, 2006.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHIC CONTOUR MAPPING PROVIDED BY HASTWOOD AERIALS ON OR ABOUT NOVEMBER 2000 AND SUPPLEMENTED BY FISHER, COLLINS & CARTER, INC.
- BOUNDARY LINES SHOWN ON THIS PLAN ARE BASED ON A FIELD MEASUREMENT SURVEY PHOTOGRAPHED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT AUGUST, 1990.
- THE COORDINATE SYSTEM SHOWN HEREON IS BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY COORDINATE SYSTEM IS NOT USED FOR THIS PROJECT.
- HOWARD COUNTY MONUMENT IS# 1 1345336.7500 N 620061277 N 9325245322
- THESE ARE NOT TO BE LOCATED ON THE 1:50,000 SCALE.
- THE PROPERTY SHOWN IS LOCATED IN THE METROPOLITAN DISTRICT.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.020 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION EASEMENT AREAS ARE NOT TO BE DISTURBED. THE FOREST CONSERVATION EASEMENT IS PERMITTED TO BE USED FOR THE COURTYARDS AT WAVERLY WOODS - WEST HAS BEEN PROVIDED AS A FOREST CONSERVATION EASEMENT. THE TOTAL FOREST CONSERVATION OBLIGATION FOR THE COURTYARDS AT WAVERLY WOODS - WEST HAS BEEN PROVIDED AS A FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT IS NOT TO BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALLEVIATE DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY BECOME GENERALLY ACCEPTED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.02 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURVEY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT STATE IN THE AMOUNT OF \$20,000.00 FOR 37 PRIVATE STREET TREES AND 10 SHADE TREES FOR INTERNAL LANDSCAPING.
- ALL OPENINGS THROUGH PRIVATE ROADS MAINTENANCE WILL BE PROVIDED BY THE COURTYARDS AT WAVERLY WOODS - WEST HOMEOWNERS ASSOCIATION.
- PRIVATE ROADS AND PARKING AREAS ARE PRIVATELY MAINTAINED BY THE COURTYARDS AT WAVERLY WOODS - WEST HOMEOWNERS ASSOCIATION.
- IN ACCORDANCE WITH SECTION 16.020(C)(2) OF THE HOWARD COUNTY CODE, PROTECTED ENVIRONMENTAL FEATURES SHALL BE LOCATED IN AN OPEN AREA WITH NO UNIT CLOSER THAN 15 FEET FROM THE PROTECTED FEATURES. TREES ARE ALLOWED TO BE CUT INTO THE PROJECT BOUNDARY SETBACK PER ZONING SECTION 16.020(C)(2).
- STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL, THE STREET LIGHT PLACEMENT AND TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL VOLUME 10. THE STREET LIGHTS SHALL BE PROVIDED FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (NOV. 2006). THE NOV. 2006 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT, A MINIMUM SPACING OF 80' SHALL BE MAINTAINED BETWEEN STREET LIGHT AND ANY TREE.
- ALL HANDICAP ACCESS SHALL MEET CURRENT ADA REQUIREMENTS.
- THIS PLAN IS SUBJECT TO A LETTER DATED JUNE 4, 2008, WHICH APPROVES A REQUEST FOR A WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.3A.1.1 AND 2.3A.1.2. THAT WILL ALLOW CURBS WITH LESS THAN 2" BASIS FOR ADA COMPLIANCE THAT OBSERVED.
- MP-05-23 WAS APPROVED ON JANUARY 23, 1995 FOR DISTURBANCE TO WETLANDS, FLOODPLAIN AND BUFFER IN CERTAIN AREAS THROUGHOUT THE "WAVERLY WOODS" PROJECT. THE AREAS APPROVED UNDER THIS WAIVER WERE ASSOCIATED WITH THAT AREA OF THE PROJECT EAST OF MARIOTTVILLE ROAD. THE PROPOSED MARIOTTVILLE WAY ROAD ACCESS SHOWN ON THIS SECTION PLAN HAS BEEN DETERMINED A NECESSARY RESTRICTION FOR THE PURPOSES OF PUBLIC ROAD ACCESS INTO THE SITE. PER SECTION 16.02(A) APPLICABLE USE AND CORPS PERMITS ARE BEING PROCESSED AND DETAILED DESIGN DETAILS WILL BE INCLUDED IN THE FINAL PLANS.
- TOTAL NUMBER OF MODERATE INCOME HOUSING UNITS (MIHU) REQUIRED FOR THIS SITE PER THE PSC ZONING DISTRICT IS 10% OF THE TOTAL NUMBER OF UNITS CALCULATED AS FOLLOWS:
 - TOTAL NUMBER OF "MIHU" REQUIRED = 350 UNITS X 1 MIHU/10 UNITS = 35 UNITS
 - TOTAL NUMBER OF "MIHU" PROVIDED = 35 UNITS PER ZB CASE NO. 10277 M AND PB CASE NO. 30L THE REQUIRED MIHU UNITS ARE PROVIDED UNDER 5-04-60 "WAVERLY GARDENS" IN THE 102 UNIT BUILDING.
- USE THE CHART AND NOTES NEXT TO ADJACENT GENERAL NOTES 1 THRU 10.
- THE ZONING BOARD OF HOWARD COUNTY (ZB CASE NO. 102770 M AND PB CASE NO. 30L) APPROVED THE RECLASSIFICATION OF 163.3 ACRES FROM PSC TO PSC SUBJECT TO THE FOLLOWING CONDITIONS:
 - PETITIONER SHALL HAVE THE OPTION OF PROVIDING THE REQUIRED 35 MODERATE INCOME HOUSING UNITS OFF-SITE AT WAVERLY GARDENS (50P-04-60).
 - PETITIONER SHALL PROVIDE HANDICAP ACCESS TO THE GARAGES OF ALL DWELLING UNITS.
 - PETITIONER SHALL PROVIDE A CONNECTING PATHWAY TO THE PROPOSED COMMUNITY BUILDING AS DETAILED IN THIS DECISION.
 - PETITIONER SHALL INCLUDE THE SURVIVORSHIP PROVISIONS DETAILED IN THIS DECISION IN ITS AGE RESTRICTION ENFORCEMENT COVENANTS.
 - PETITIONER SHALL PROVIDE A HUMAN DESIGN FOR THE ACCESS TO THE SUBJECT PROPERTY AS DETAILED IN THIS DECISION.
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 - PETITIONER SHALL INCLUDE THE SURVIVORSHIP PROVISIONS DETAILED IN THIS DECISION IN ITS AGE RESTRICTION ENFORCEMENT COVENANTS.
 - PETITIONER SHALL PROVIDE A HUMAN DESIGN FOR THE ACCESS TO THE SUBJECT PROPERTY AS DETAILED IN THIS DECISION.
- WOODS GOLF COURSE AS DETAILED IN THIS DECISION AND
- THE ZONING BOARD OF HOWARD COUNTY (ZB CASE NO. 102770 M AND PB CASE NO. 30L) APPROVED THE RECLASSIFICATION OF 163.3 ACRES FROM PSC TO PSC SUBJECT TO THE FOLLOWING CONDITIONS:
 - PETITIONER SHALL HAVE THE OPTION OF PROVIDING THE REQUIRED 35 MODERATE INCOME HOUSING UNITS OFF-SITE AT WAVERLY GARDENS (50P-04-60).
 - PETITIONER SHALL PROVIDE HANDICAP ACCESS TO THE GARAGES OF ALL DWELLING UNITS.
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Q CURVE DATA

STA. 0+60.87 TO STA. 7+30.87
 R=500.00'
 L=100.00'
 Δ=102°23'
 TAN=50.17'
 CHORD=525'02"16" W 99.83

LEGEND

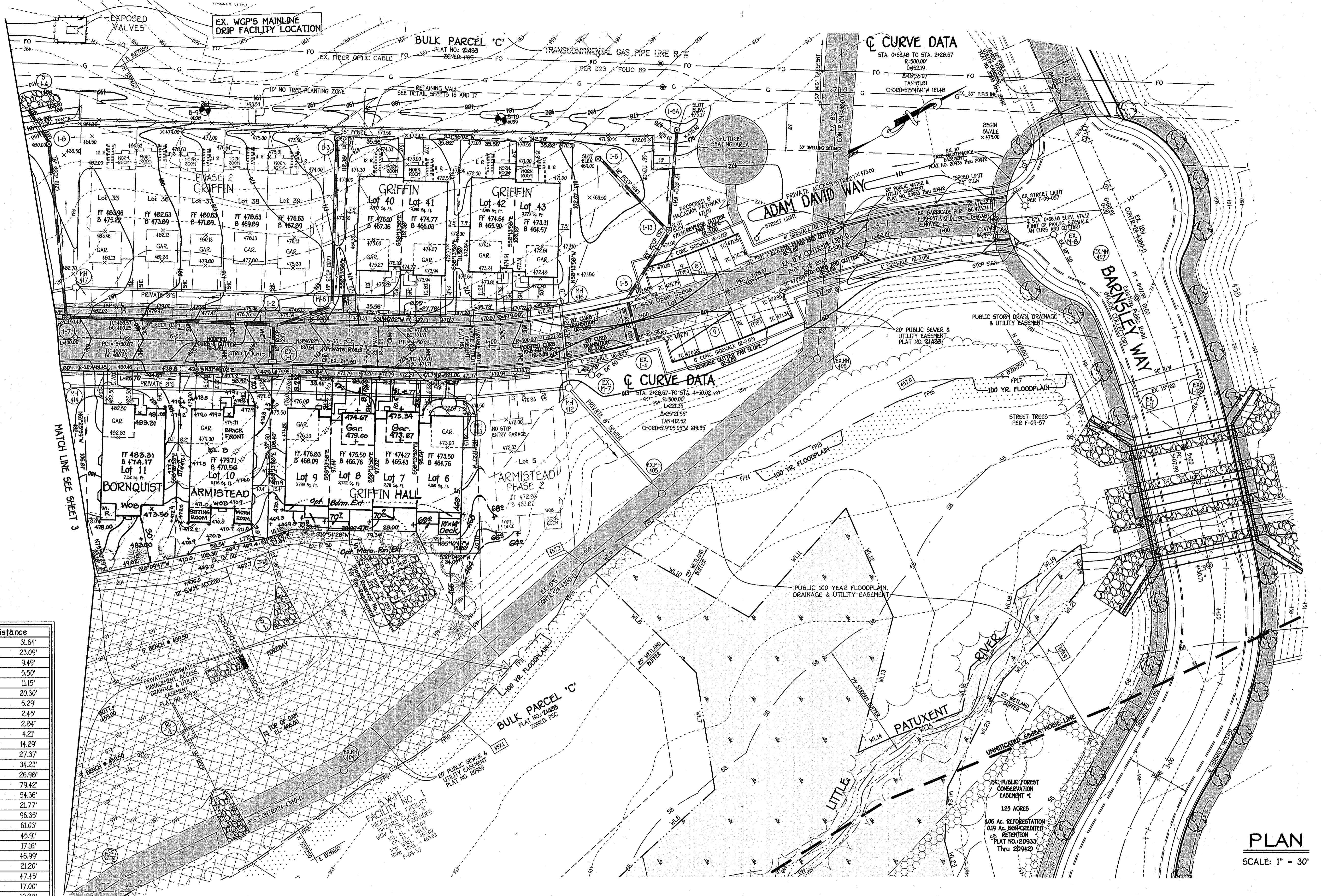
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
•	SPOT ELEVATION
---	WALKOUT BASEMENT
---	SILT FENCE
---	SUPER SILT FENCE
---	EROSION CONTROL MATTING
---	LIMIT OF DISTURBANCE
---	STREET LIGHT PER F-09-057
---	UNMITIGATED 65DBA NOISE LINE
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	15% TO 24.9% Slope
---	PROPOSED LANDSCAPING PER F-09-057
---	EXISTING TREES PER F-09-057
---	REVERSE GUTTER PAN SLOPE
---	EXISTING COMBINATION SUPER SILT FENCE AND TREE PROTECTION PROVIDED BY F-09-057
---	EXISTING SUPER SILT FENCE PROVIDED BY F-09-057
---	FOREST CONSERVATION
---	FOREST CONSERVATION PLANTING
---	PRIVATE STORMWATER MANAGEMENT, ACCESS, DRAINAGE & UTILITY EASEMENT PLAT NO.
---	WETLANDS

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE

SYM	BEARING & DISTANCE
FP1	S 10°32'25" W 29.27'
FP2	S 27°50'40" W 70.94'
FP3	S 08°59'55" W 40.57'
FP4	S 03°03'11" W 53.88'
FP5	S 15°01'13" W 46.83'
FP6	S 04°47'17" E 66.11'
FP7	S 32°22'07" E 36.87'
FP8	S 17°59'57" E 30.00'
FP9	S 06°43'02" E 38.30'
FP10	S 00°58'29" W 35.22'
FP11	S 04°59'50" E 87.97'
FP12	S 00°37'54" W 43.41'
FP13	S 20°30'30" W 27.80'
FP14	S 10°56'26" E 23.56'
FP15	S 20°28'07" E 48.02'
FP16	S 28°07'03" E 80.04'
FP17	S 19°42'24" E 64.03'
FP18	S 27°49'56" E 46.89'

WETLANDS LINE TABLE

Sym	Bearing & Distance	Sym	Bearing & Distance
WL1	N 26°08'29" E 27.04'	WL27	S 84°55'23" E 31.64'
WL2	N 10°02'32" W 43.99'	WL28	S 64°39'43" E 23.09'
WL3	N 04°58'20" W 43.29'	WL29	S 37°40'50" W 9.49'
WL4	S 63°56'41" W 72.27'	WL30	S 05°11'31" E 5.50'
WL5	N 19°49'23" W 100.46'	WL31	S 51°19'35" E 11.15'
WL6	N 12°33'45" W 167.34'	WL32	S 35°30'31" E 20.30'
WL7	N 68°59'11" W 75.55'	WL33	S 41°01'19" E 5.29'
WL8	S 75°03'52" W 90.72'	WL34	S 66°01'37" E 2.45'
WL9	S 11°04'20" E 25.07'	WL35	S 74°44'16" E 2.84'
WL10	N 59°46'09" E 90.77'	WL36	S 90°00'00" E 4.21'
WL11	N 18°21'09" W 93.02'	WL37	S 07°06'29" E 14.29'
WL12	S 83°17'18" E 75.48'	WL38	S 55°03'05" W 27.37'
WL13	S 45°31'49" E 89.72'	WL39	S 37°15'07" W 34.23'
WL14	N 06°12'46" E 24.84'	WL40	S 11°24'10" W 26.98'
WL15	N 09°20'56" E 46.32'	WL41	S 69°10'52" W 79.42'
WL16	N 49°12'26" W 28.61'	WL42	S 22°49'21" W 54.36'
WL17	N 12°27'27" W 30.06'	WL43	S 54°29'45" W 21.77'
WL18	N 45°07'31" W 29.81'	WL44	S 22°39'53" E 96.35'
WL19	N 05°41'07" W 49.80'	WL45	S 54°01'46" E 61.03'
WL20	S 64°32'54" E 24.60'	WL46	N 63°37'24" E 45.91'
WL21	S 22°41'23" E 43.15'	WL47	S 84°32'27" W 17.16'
WL22	S 17°10'38" E 37.43'	WL48	S 83°52'48" W 46.99'
WL23	S 32°46'52" E 76.68'	WL49	N 02°25'22" W 21.20'
WL24	S 56°43'12" E 35.08'	WL50	S 83°11'38" E 47.45'
WL25	S 74°29'12" E 73.68'	WL51	N 83°26'24" E 17.00'
WL26	S 63°44'12" E 30.13'	WL52	N 03°41'36" W 10.88'



PLAN
 SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 410-461-2992



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9757 EXPIRATION DATE IS 12/28/10.

Terrell A. Fisher
 TERRELL A. FISHER, PROFESSIONAL ENGINEER
 11/24/10 DATE

BUILDERS
 NV HOMES 6085 MARSHALEE DRIVE SUITE 130 ELK RIDGE, MD. 21075 410-379-5956
 RYAN HOMES 6085 MARSHALEE DRIVE SUITE 140 ELK RIDGE, MD. 21075 410-379-5956

DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

OWNERS
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 (443-367-0422)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

W. St. John
 Chief, Division of Land Development
 11/24/10 Date
 12-15-10 Date
 1/14/11 Date
 Director - Department of Planning and Zoning

PROJECT	GTW'S WAVERLY WOODS	SECTION	14	LOT NOS.	LOTS 6 THRU 11 LOTS 10 THRU 43
PLAT	21027-21456	BLOCK NO.	3 & 4	PSC	16
WATER CODE	K-02	SEWER CODE	5992000	ELEC. DIST.	THIRD
				CENSUS TR.	60300

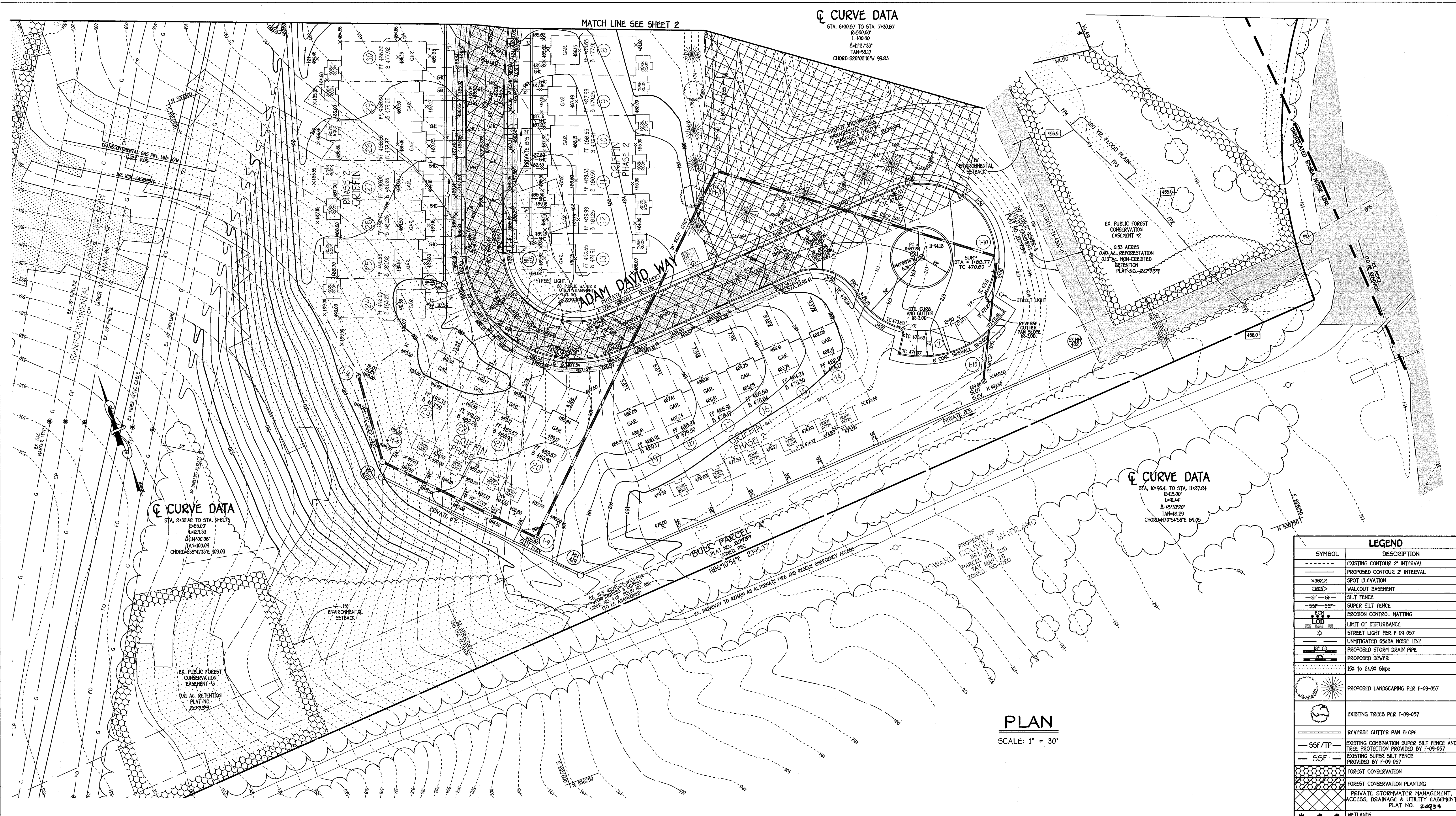
REVISED SITE DEVELOPMENT PLAN

AGE RESTRICTED ADULT HOUSING GTW'S WAVERLY WOODS SECTION 14 BULK PARCEL 'C'

"THE COURTYARDS AT WAVERLY WOODS - WEST" PHASE I - LOTS 6 THRU 11 & 40 THRU 43
 ZONING: PSC
 TAX MAP NO: 16 GRID NO: 3 & 4 PARCEL NO: 120, 221 & 249
 THIRD ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JUNE 4, 2010
 SHEET 2 OF 17

SDP-09-037

K:\GIS\PROJ\030770 GTW WEST WAVERLY WOODS DEVELOPMENT PLAN\Phase 1\30770 Sdp Model\Plan Units 2,7 & 36-39.dwg, 11/17/2010 3:27:03 PM, User: jk



C CURVE DATA
 STA. 6+30.87 TO STA. 7+30.87
 R=500.00
 L=100.00
 Δ=112°23'33"
 TAN=50.17
 CHORD=526°02'16" W 99.83

C CURVE DATA
 STA. 8+32.42 TO STA. 9+61.73
 R=65.00
 L=123.33
 Δ=114°00'06"
 TAN=100.09
 CHORD=536°43'37" E 109.03

C CURVE DATA
 STA. 10+96.41 TO STA. 11+87.84
 R=115.00
 L=94.44
 Δ=45°33'20"
 TAN=48.29
 CHORD=170°54'56" E 89.05

PLAN
 SCALE: 1" = 30'

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x362.2	SPOT ELEVATION
---	WALKOUT BASEMENT
—SF—SF—	SILT FENCE
—SF—SF—	SUPER SILT FENCE
---	EROSION CONTROL MATTING
---	LIMIT OF DISTURBANCE
---	STREET LIGHT PER F-09-057
---	UNMITIGATED 65DBA NOISE LINE
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	15% TO 24.9% Slope
---	PROPOSED LANDSCAPING PER F-09-057
---	EXISTING TREES PER F-09-057
---	REVERSE GUTTER PAN SLOPE
---	EXISTING COMBINATION SUPER SILT FENCE AND TREE PROTECTION PROVIDED BY F-09-057
---	EXISTING SUPER SILT FENCE PROVIDED BY F-09-057
---	FOREST CONSERVATION
---	FOREST CONSERVATION PLANTING
---	PRIVATE STORMWATER MANAGEMENT, ACCESS, DRAINAGE & UTILITY EASEMENT PLAT NO. 20939
---	WETLANDS

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10725 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 (410) 461-2855

NO.	REVISION	DATE



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9757 EXPIRATION DATE IS 2/28/10.

Terrell A. Fisher
 TERRELL A. FISHER, PROFESSIONAL ENGINEER 12/3/09 DATE

BUILDERS	
NY HOMES 6085 MARSHALLEE DRIVE SUITE 130 ELK RIDGE, MD. 21075 410-379-5956	RYAN HOMES 6085 MARSHALLEE DRIVE SUITE 140 ELK RIDGE, MD. 21075 410-379-5956
DEVELOPER	
WAVERLY WOODS DEVELOPMENT CORPORATION C/O LAND DESIGN AND DEVELOPMENT, INC. 5300 DORSEY HALL DRIVE, SUITE 102 ELLICOTT CITY, MARYLAND 21042 443-367-0422	
OWNERS	
WAVERLY WOODS DEVELOPMENT CORPORATION, C/O LAND DESIGN AND DEVELOPMENT, INC. 5300 DORSEY HALL DRIVE, SUITE 102 ELLICOTT CITY, MARYLAND 21042 (443-367-0422)	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Thomas E. Siddle
 Chief, Department of Planning and Zoning

12/1/10 DATE
 12/24/09 DATE
 12/1/10 DATE

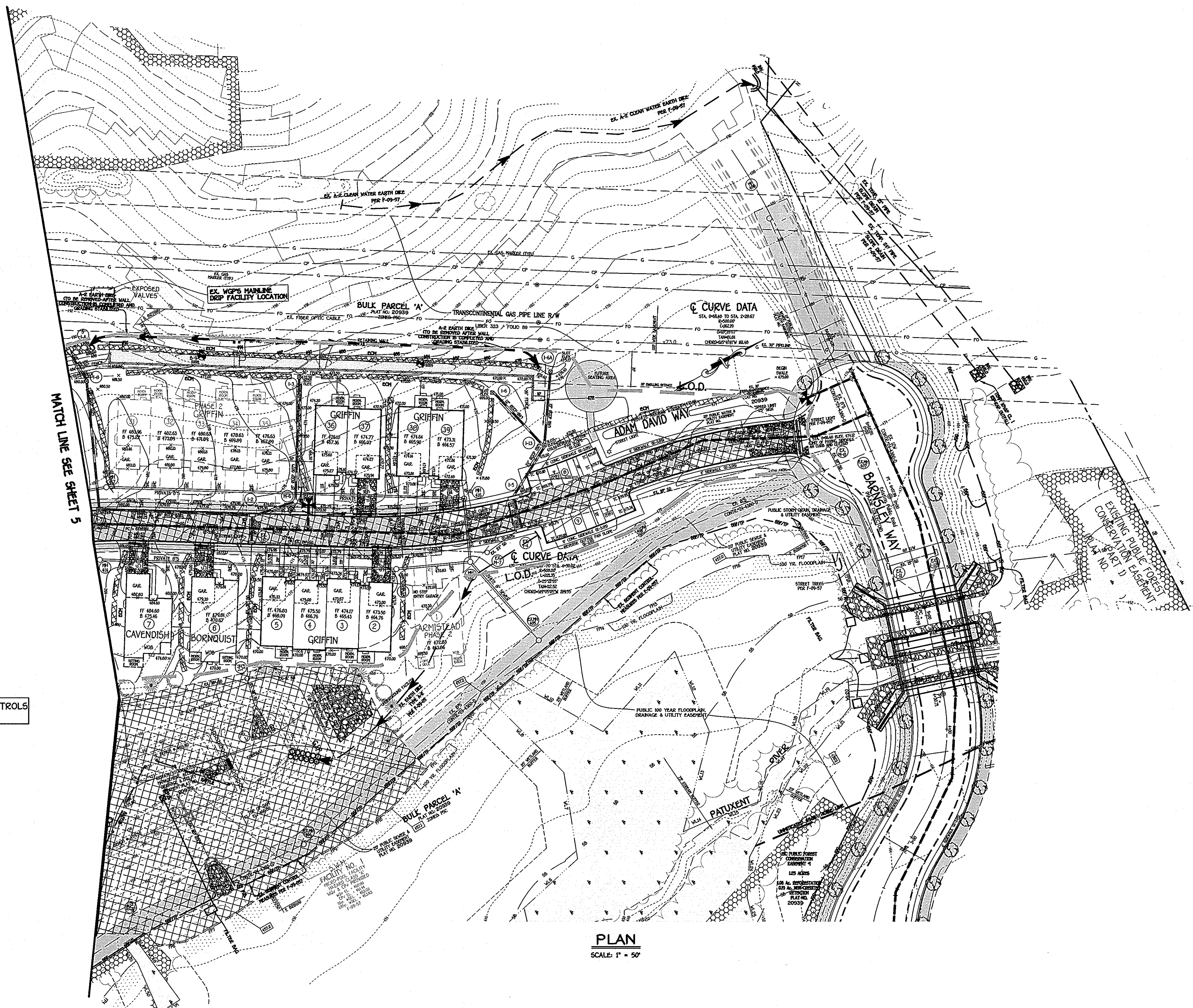
PROJECT	SECTION	UNIT NOS.
GTW'S WAVERLY WOODS	14	UNITS 2 THRU 7 & UNITS 36 THRU 39
PLAT	BLOCK NO.	ZONE
207935 - 207932	3 & 4	PSC
TAX/ZONE	ELEC. DIST.	CENSUS TR.
16	THIRD	60300
WATER CODE	SEWER CODE	
K-02	5992000	

SITE DEVELOPMENT PLAN

AGE RESTRICTED ADULT HOUSING
 GTW'S WAVERLY WOODS
 SECTION 14
 BULK PARCEL 'A' PLAT NO. - WEST
 "THE COURTYARDS AT WAVERLY WOODS - WEST"
 PHASE 1 - UNITS 2 THRU 7 & 36 THRU 39

ZONING: PSC
 TAX MAP NO: 16 GRID NO: 3 & 4 - PARCEL NO: 120, 221 & 249
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: OCTOBER, 2009
 SHEET 3 OF 17

SDP 09-037



F-09-057 SEDIMENT AND EROSION CONTROLS ARE TO BE USED FOR THIS SDP

PLAN
SCALE: 1" = 50'

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	SPOT ELEVATION
---	WALLOUT BASEMENT
---	SILT FENCE
---	SEEDING
---	EROSION CONTROL MATTING
---	LIMIT OF DISTURBANCE
---	STREET LIGHT PER 2009
---	UNDESIGNED EXISTING NOISE LINE
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SLOPE
---	USE 24" SLOPE
---	PROPOSED LANDSCAPING PER F-09-057
---	EXISTING TREES PER F-09-057
---	REVERSE GUTTER PAN SLOPE
---	EXISTING CORRELATION SURVEY GAT FORCE AND TREE POSITION PROVIDER BY 2009-07
---	EXISTING SURVEY GAT FORCE PROVIDED BY F-09-057
---	FOREST CONSERVATION
---	FOREST CONSERVATION PLANTING
---	PRIVATE SUBDIVISION MANAGEMENT ACCESS, DRAINAGE & UTILITY EASEMENT PLAT NO. 2004-34
---	WETLANDS

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Terrell A. Fisher 12/3/09
TERRELL A. FISHER, PROFESSIONAL ENGINEER DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY
ELLCOTT CITY, MARYLAND 21042
(410) 481-2855



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: *Terrell A. Fisher* 12/3/09
TERRELL A. FISHER, P.E. DATE

BUILDER/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 R. By* 12-3-2009
DATE

This development is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John R. By 12/7/09
Howard SCD DATE

BUILDERS	
RYAN HOMES 6095 MARSHALLEE DRIVE SUITE 130 ELKRIDGE, MD. 21075 410-379-5956	RYAN HOMES 6095 MARSHALLEE DRIVE SUITE 140 ELKRIDGE, MD. 21075 410-379-5956
DEVELOPER	
WAVERLY WOODS DEVELOPMENT CORPORATION C/O LAND DESIGN AND DEVELOPMENT, INC. 5300 DORSEY HALL DRIVE, SUITE 102 ELLCOTT CITY, MARYLAND 21042 443-367-0422	
OWNERS	
WAVERLY WOODS DEVELOPMENT CORPORATION C/O LAND DESIGN AND DEVELOPMENT, INC. 5300 DORSEY HALL DRIVE, SUITE 102 ELLCOTT CITY, MARYLAND 21042 443-367-0422	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development <i>Victoria...</i>	12/10 DATE
Chief, Development Engineering Division <i>Thomas...</i>	12/21/09 DATE
Director - Department of Planning and Zoning	12/10 DATE
PROJECT: GTW'S WAVERLY WOODS	SECTION: 14
UNIT NOS.: UNITS 2 THRU 7 & UNITS 36 THRU 39	
PLAT: 20733-20742	BLOCK NO.: 3 & 4
ZONE: PSC	TAX/ZONE: 16
ELEC. DIST.: THIRD	CENSUS TR.: 60300
WATER CODE: K-02	SEWER CODE: 5992000

SEDIMENT AND EROSION CONTROL PLAN

AGE RESTRICTED ADULT HOUSING
GTW'S WAVERLY WOODS
SECTION 14
BULK PARCEL 'A' PLAT NO. "THE COURTYARDS AT WAVERLY WOODS - WEST" PHASE 1 - UNITS 2 THRU 7 & 36 THRU 39 TOWNHOUSE CONDOMINIUMS & SINGLE FAMILY HOMES
ZONING: PSC
TAX MAP NO: 16 GRID NO: 3 & 4 PARCEL NO: 120, 221 & 249
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: OCTOBER, 2009
SHEET 4 OF 17

SDP-09-037

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION DEFINITION

Using vegetation as cover for barren soil to protect it from forces that cause erosion. PURPOSE: Vegetative stabilization specifications 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 allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat and visual resources.

CONDITIONS WHERE PRACTICE APPLIES
This practice shall be used on denuded areas as specified on the plans and used on highly erodible or critically eroding areas. This specification defines the criteria for establishing vegetative cover 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 stockpiles, cleared areas left between construction phases, earth dikes, and for Permanent Seeding are levees, dams, cut and fill slopes and other areas at final grade, former stockpile and staging areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY
Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff. Infiltration evaporation and groundwater recharge. Vegetation 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 chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone. Sediment control devices must remain in place during grading, seeded preparation, seeding, mulling and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- A. Site Preparation
 1. Initial erosion and sediment control structures (either temporary or permanent) such as diversion, grade stabilization structures, berms, waterways, or sediment control basins.
 2. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 3. Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.
- B. Soil Amendments (Fertilizer and Lime Specifications)
 1. Soil tests must be performed to determine the exact ratios 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 for chemical analysis.
 2. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall be delivered to the site fully blended according to the applicable state fertilizer laws and shall bear the name, trade name or trademark, and warranty of the producer.
 3. Lime materials shall be ground limestone hydrated or burnt lime may be substituted which contains at least 50% total calcium oxide making up the remainder of the weight. Limestone shall be ground to a fineness that at least 50% will pass through a 400 mesh sieve and 98-100% will pass through a #20 mesh sieve.
 4. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
- C. Seeded Preparation
 1. Temporary Seeding
 - a. Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Sloped areas lighter than 3:1 should be treated leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
 - b. Apply fertilizer and lime as prescribed on the plans.
 - c. In corporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
 2. Permanent Seeding
 - a. Minimum seed conditions required for permanent vegetative establishment:
 1. Soil pH shall be between 6.0 and 7.0.
 2. Soluble salts shall be less than 500 parts per million (ppm).
 3. The soil shall contain less than 400 clay, but not less than 10% clay.
 4. The soil shall contain less than 400 clay, but not less than 10% clay.
 5. The soil shall contain less than 400 clay, but not less than 10% clay.
 - b. Areas previously graded in conformance with the drawings 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 area and to create horizontal erosion check spots to prevent topsoil to the surface area and to create horizontal erosion check spots to prevent topsoil from sliding down a slope.
 - c. Apply soil amendments as per soil test or as indicated on the plans.
 - d. Mix soil amendments into the top 3-5" of topsoil by disking or other suitable means. Lawn areas should be rolled to smooth the surface, remove large objects like stones and branches, and make the surface smooth for seed application. Areas where normal seeded preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Strip slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 3-5" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.

- G. Making Seeded Areas - Much shall be applied to all seeded areas immediately after seeding.
 1. If grading is completed outside of the seeding season, much shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
 2. When straw mulch is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Much shall be applied to a uniform loose depth of between 1" and 2". Much applied shall achieve a uniform distribution and depth so that the soil surface is not exposed. If a much anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
 3. Wood cellulose fiber used as a much shall be applied at a net dry weight of 1,500 lbs. per acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons of water.
- H. Securing Straw Mulch (Much Anchoring) - Much anchoring shall be performed immediately following much application to minimize loss by wind or water. This practice is most effective on steep slopes, but is limited to flatter slopes of 2:1 or less. If used on a steep slope, this practice should be used on the contour if possible.
 1. A much anchoring tool is a tractor drawn implement designed to punch and anchor much into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to flatter slopes of 2:1 or less. If used on a steep slope, this practice should be used on the contour if possible.
 2. Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 pounds per acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
 3. Application of liquid binders should be heavier at the edges where wind catches much, such as in valleys and crest of banks. The remainder of area should be applied uniform after binder application. Synthetic binders - such as Acrylic D.E. (Gardolac), DCK-70 (Petrolac), Terra Tax II, Terra Tack AK or other approved equal may be used at rates recommended by the manufacturer to anchor much.
 4. Lightweight plastic netting may be stapled over the much according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' feet wide and 300 to 3,000 feet long.
- I. Incremental Stabilization - Cut Slopes
 1. All cut slopes shall be dressed, prepared, seeded and mulched as the work progresses. Slopes shall be excavated and stabilized in 15' increments not to exceed 15'.
 2. Construction sequence (Refer to Figure 3 below):
 - a. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to convey runoff from the excavation.
 - b. Perform Phase I excavation, dress, and stabilize.
 - c. Perform Phase II excavation, dress and stabilize. Overseed Phase I areas as necessary.
 - d. Perform final phase excavation, dress and stabilize. Overseed previously seeded areas as necessary.

- J. Incremental Stabilization of Embankments - Fill Slopes
 1. Embankment shall be constructed in lifts as prescribed on the plans.
 2. Slopes shall be stabilized immediately when the vertical height of the multiple lifts reaches 15', or when the grading operation ceases as prescribed in the plans.
 3. The top of the embankment to intercept surface runoff and convey it down the slope in a non-erosive manner to the construction sequence. Refer to Figure 4 below.
 - a. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to divert runoff around the fill. Construct slope fill force on low side of fill as shown in Figure 5, unless other methods shown on the plans address this area.
 - b. Place Phase I embankment, dress and stabilize.
 - c. Place Phase II embankment, dress and stabilize.
 - d. Place final phase embankment, dress and stabilize. Overseed previously seeded areas as necessary.

- K. SEDIMENT CONTROL NOTES
 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION TO THE START OF ANY CONSTRUCTION PROJECT.
 2. 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.
 3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 48 HOURS.
 4. CALENDAR DATES FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERMETER STOPS AND ALL SLOPES STEEPER THAN 3:1, BY 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
 5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR PERMANENT SEEDING (SEC. 50), SOIL EROSION (SEC. 50), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 50). TEMPORARY STABILIZATION WITH MULCH ALONG CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
 6. 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 SEDIMENT CONTROL INSPECTOR.
 7. SITE ANALYSIS

TOTAL AREA OF SITE	130,703 ACRES
AREA DISTURBED	6,975 ACRES
AREA TO BE ROOFED OR PAVED	0,945 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0,8725 ACRES
TOTAL CUT	3,432 CUYD.
TOTAL FILL	14,550 CUYD.
OFFSITE WASTE/DROPPED AREA LOCATION	19,145 CUYD.
 8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY.
 9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
 10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY MUST BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMETER EROSION AND SEDIMENT CONTROL, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
 11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

- L. SEQUENCE OF CONSTRUCTION
 1. NOTE: TRAILING PERMITS NOW ASSOCIATED WITH THIS SUBDIVISION ARE AS FOLLOWS:
 - a. N. 20096282 MARSHVILLE ROAD
 - b. N. 20096282 MARSHVILLE ROAD
 - c. N. 20096282 MARSHVILLE ROAD
 2. OBTAIN A GRADING PERMIT.
 3. NOTIFY "HSA UTILITIES" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1400-2577777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION INSPECTION AT 410-313-1430 24 HOURS BEFORE STARTING WORK.
 4. GROUND SURVEY TO BE CONDUCTED BY A LICENSED SURVEYOR COMPONENTS AND APPURTENANCES IS IN PLACE UNDER F-09-027.
 5. CLEAR AND GRUB FOR SEDIMENT CONTROL MEASURES ONLY. INSTALL STABILIZED CONSTRUCTION ENTRANCES (2 each).
 6. INSTALL THE REMAINING SEDIMENT CONTROL MEASURES, (2 each).
 7. OBTAIN PERMISSION OF THE SEDIMENT CONTROL INSPECTOR PRIOR TO PROCESSING.
 8. CLEAR AND GRUB FOR THE REMAINDER OF THE SITE. (2 each).
 9. GROUND SURVEY TO BE CONDUCTED BY A LICENSED SURVEYOR COMPONENTS AND APPURTENANCES IS IN PLACE UNDER F-09-027.
 10. INSTALL BASE COURSE PAVING FOR THE PROPOSED ROADS. (2 each).
 11. INSTALL STONE CONSTRUCTION ENTRANCES AND SILT FENCE FOR UNIT CONSTRUCTION. REMOVE STONE CONSTRUCTION ENTRANCES FOR ROAD. (2 each).
 12. CONSTRUCT BUILDINGS (3 months).
 13. REMOVE STONE WALLS AND OBTAIN PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR PRIOR TO PROCESSING.
 14. WHEN ALL CONSTRUCTION AREAS TO THE BASIN HAVE BEEN STABILIZED AND WITH THE PERMITS FOR THE SEDIMENT CONTROL INSPECTOR, THE SEDIMENT CONTROL DEVICES MAY BE REMOVED, BACKFILLED OR DEGRADED TO THE PROPOSED FINAL GRADES FOR ALL S.W.F. FACILITIES. STABILIZE ALL REMAINING AREAS WITH PERMANENT SEEDING NOTES. (2 each).
 15. NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS FOR A FINAL INSPECTION OF THE COMPLETED PROJECT.

NOTE: THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON ALL SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON AFTER EACH WORKING DAY AND ON A WEEKLY BASIS FOR THE REMAINDER OF THE PROJECT. ALL TRAPS WHEN CLEAN UP ELEVATIONS ARE REACHED. ALL SEDIMENTS MUST BE PLACED UPSTREAM OF ANY APPROVED DRAIN OR TRAP DEVICE.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9757 EXPIRATION DATE IS 2/28/10.

TERRILL A. FISHER 12/3/09 DATE
TERRILL A. FISHER, PROFESSIONAL ENGINEER

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.

TERRILL A. FISHER 12/3/09 DATE
TERRILL A. FISHER, P.E.

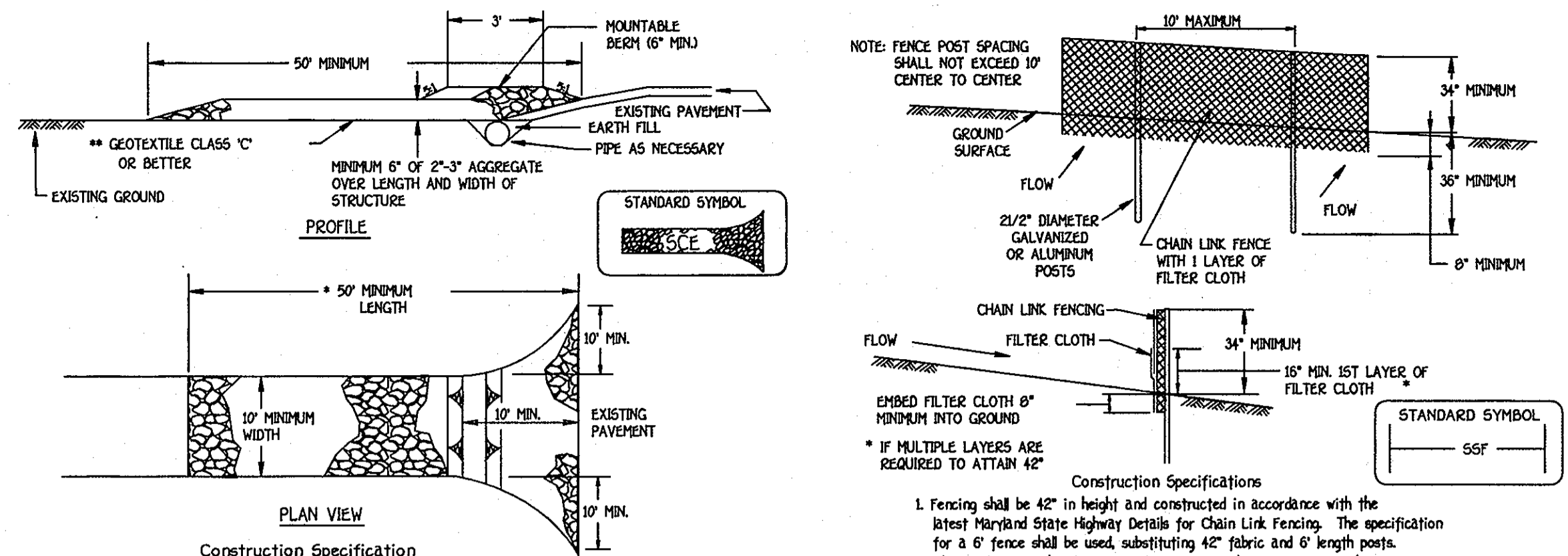
DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, for sedimentation and erosion control and that any responsible persons involved in the construction project will have a Certificate of Adequacy of a Department of the Environment Approved Training 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.

TERRILL A. FISHER 12-3-09 DATE
TERRILL A. FISHER

STANDARDS AND SPECIFICATIONS FOR TOPSOIL

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

- Definition: 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 graination.
- Purpose: This practice is limited to areas having 2:1 or flatter slopes where:
 - a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuous supplies of nutrients and water.
 - c. The original soil to be vegetated contains material toxic to plant growth.
 - d. The soil is so acidic that treatment with limestone is not feasible.
- Conditions Where Practice Applies: For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

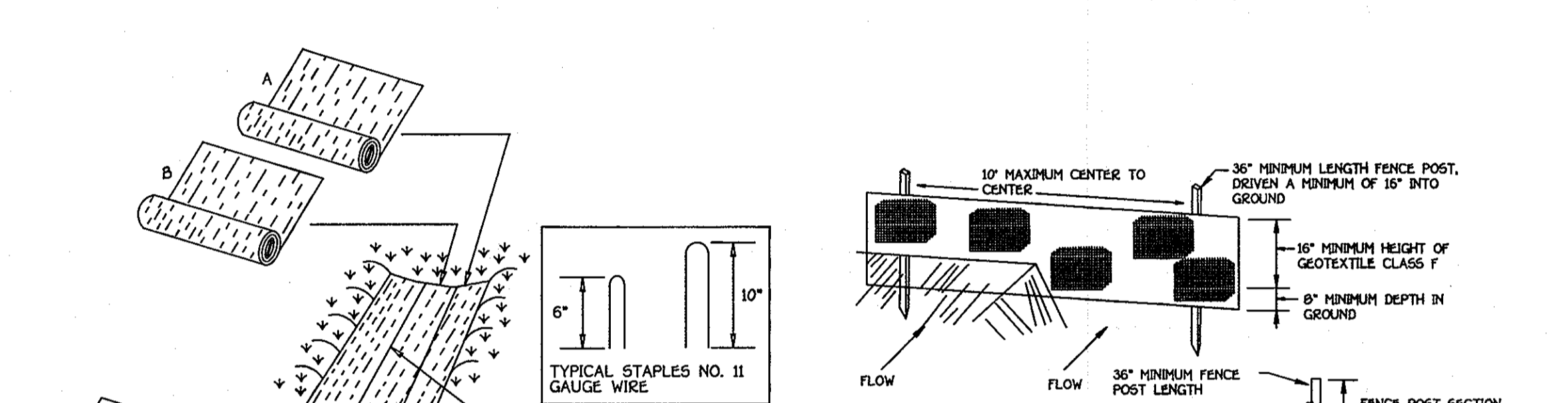


- Construction Specifications:
 1. Topsoil shall be a loam, sandy loam, city loam, loam, sandy city loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textures unless such mixture contains less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, rocks, roots, or other materials larger than 1 1/2" in diameter.
 2. Topsoil must be free of plants or plant parts such as bermudagrass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
 3. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over the entire area and worked into the soil in conjunction with tillage operations as described in the following procedures:
 - a. For sites having disturbed areas over 5 acres:
 - b. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 - c. For sites having disturbed areas over 5 acres:
 4. On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, additional lime shall be prescribed based on the soil pH to 6.5 or higher.
 - b. Organic content of topsoil shall be not less than 1.5 percent by weight.
 - c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - d. No soil or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days minimum) to permit dissipation of phytotoxic materials.

Design Criteria

Slope	Slope Steepness	Slope Length (Maximum)	Silt Fence Length (Minimum)
0 - 10%	0 - 10%	Unlimited	Unlimited
10 - 20%	10% - 5%	200 feet	1500 feet
20 - 30%	5% - 3%	100 feet	1000 feet
33 - 50%	3% - 2%	100 feet	500 feet
50%	2% - 1%	50 feet	250 feet

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



- Construction Specifications:
 1. Key-in the matting by placing the top ends of the matting in a square trench 6" in depth and the trench and frame firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Space between staples in 6".
 2. Staple the 4" overlap in the channel center using an 18" spacing between staples.
 3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
 4. Staples shall be placed 2' apart with 4 rows for each strip. 2 outer rows, and 2 alternating rows down the center.
 5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", overlap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
 6. The discharge end of the matting line should be similarly secured with 2 double rows of staples.
 - Note: If flow will enter from the edge of the matting then the area effected by the flow must be kept in mind.

Silt Fence Design Criteria

Slope Steepness	(Maximum)	Slope Length	Silt Fence Length
Flatter than 50%	unlimited	unlimited	unlimited
50% to 10%	125 feet	1000 feet	750 feet
10% to 5%	100 feet	500 feet	500 feet
5% to 3%	50 feet	250 feet	250 feet
3% to 2%	25 feet	125 feet	125 feet

Note in areas of low topsoil and sandy soils USDA general classification system soil class A maximum slope length and silt fence length is limited. In these areas a silt fence may be the only perimeter control required.

EROSION CONTROL MATTING
NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/11/09 DATE
Chief, Division of Land Development

[Signature] 12/24/09 DATE
Chief, Development Engineering Division

[Signature] 12/11/09 DATE
Director - Department of Planning and Zoning

PROJECT: GTW'S WAVERLY WOODS SECTION: 14

LOT NOS. 1078 & 1079 11 & 1078 & 1079 43

PLAT: 20733-20742 BLOCK NO: 3 & 4 ZONE: PSC TAX/ZONE: 16 ELEC. DIST.: THIRD CENSUS TR.: 60300

WATER CODE: K-02 SEWER CODE: 9992000

TAX MAP NO: 16 GRID NO: 3 & 4 PARCEL NO: 120, 221 & 249 THIRD ELECTION DISTRICT: HOWARD COUNTY, STATE OF MARYLAND SCALE: AS SHOWN DATE: JUNE 2, 2010 SHEET 6 OF 17

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SOURCE OFFICE PARK - 10272 MILLPOUR NATIONAL Pkwy
ELLCOTT CITY, MARYLAND 21112
TEL: 410-461-2892

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

[Signature] 12-3-09 DATE
TERRILL A. FISHER

This development plan is approved for soil erosion and sediment control by the HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 12/17/09 DATE
Howard SCD

BUILDERS:
RYAN HOMES
6085 MARSHALEE DRIVE SUITE 130 ELKRDIDGE, MD. 21075 410-379-5956

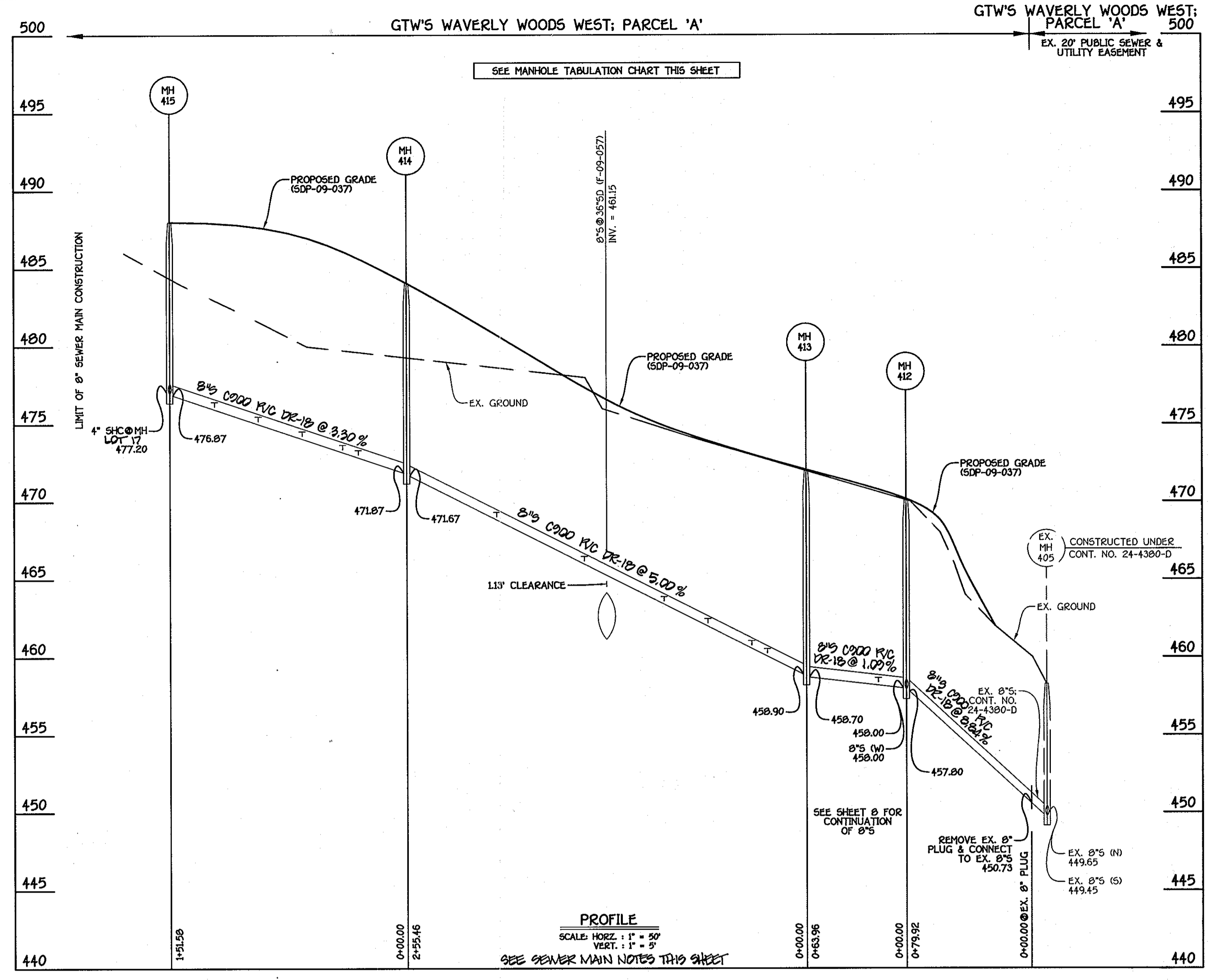
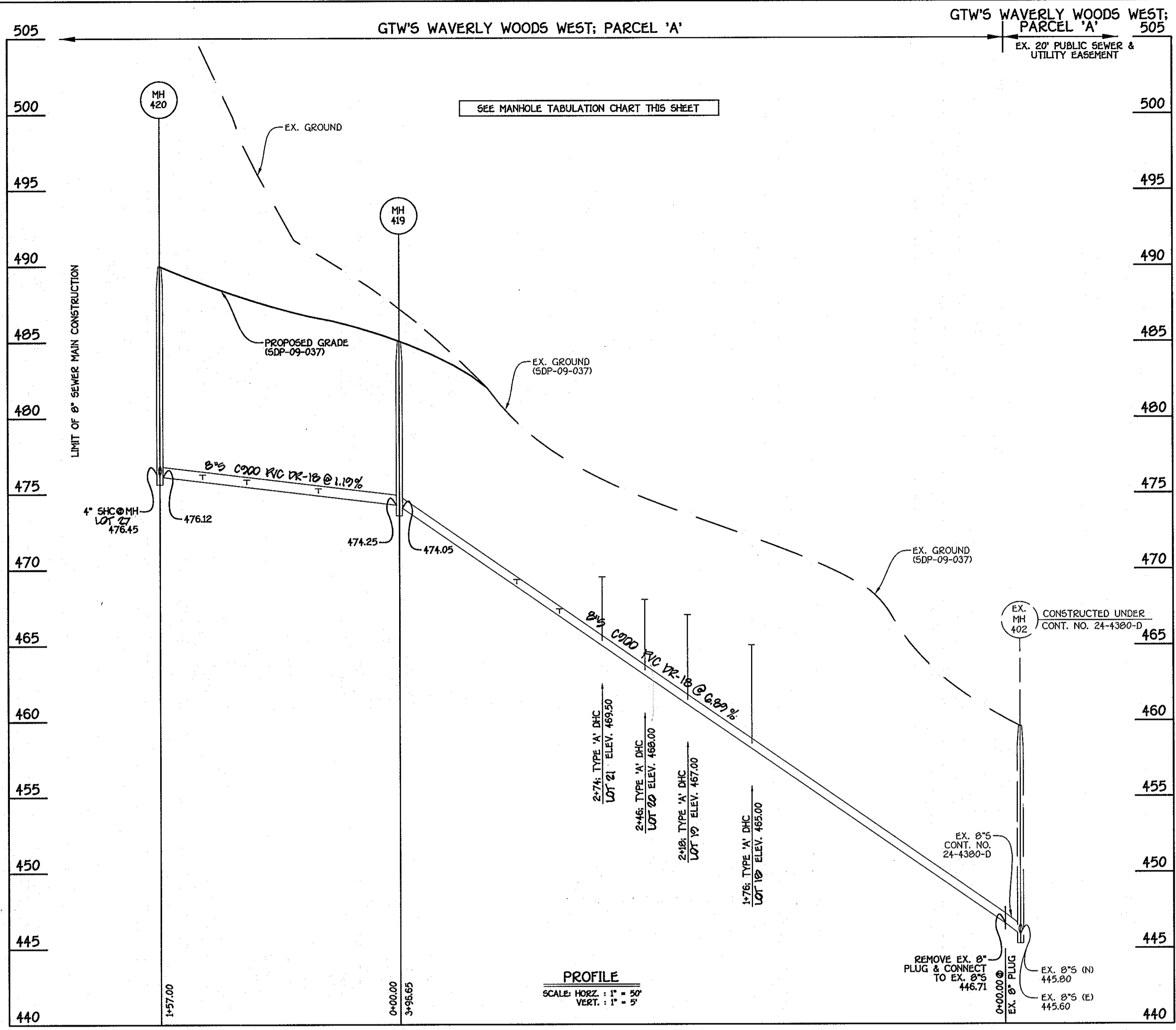
OWNERS:
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042 (443-367-0422)

SEDIMENT/EROSION CONTROL NOTES & DETAILS

AGE RESTRICTED ADULT HOUSING
GTW'S WAVERLY WOODS

SECTION 14
BULK PARCEL C/O PLAT NO.
"THE COURTYARDS AT WAVERLY WOODS - WEST"
PHASE 1 - LOTS 6 THRU 11 & 40 THRU 43

ZONING: PSC
TAX MAP NO: 16 GRID NO: 3 & 4 PARCEL NO: 120, 221 & 249
THIRD ELECTION DISTRICT: HOWARD COUNTY, STATE OF MARYLAND
SCALE: AS SHOWN DATE: JUNE 2, 2010
SHEET 6 OF 17



8" SEWER MAIN: LOTS 5 THRU 17

SEWER MAIN NOTES:
 1. ALL SEWER MAINS SHALL BE ANNA C900 PVC DR-18 PIPE
 2. ALL PIPE BEDDING SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME II WATER AND SEWER STANDARDS FOR ANNA C900 PVC SEWER PIPE INSTALLATION.

8" SEWER MAIN: LOTS 18 THRU 27

SHC INVERT @ 10' FROM BUILDING		
STATION	LOT	ELEVATION
EX. MH 402 TO MH 419		
1+76 RT.	18 (DHC)	465.20
2+18 RT.	19 (DHC)	467.20
2+46 RT.	20 (DHC)	468.20
2+74 RT.	21 (DHC)	469.70
3+02 RT.	22	467.10
3+30 RT.	23	469.11
MH 419 TO MH 420		
0+53 RT.	24	475.45
1+00 RT.	25	476.01
1+29 RT.	26	475.36
0+ MH 420 RT.	27	476.85

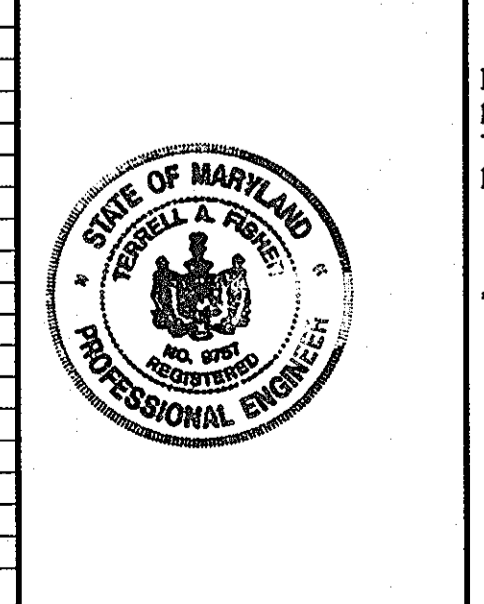
MANHOLE TABULATION CHART				
NO.	NORTHING	EASTING	RIM ELEVATION	
412	598289.44	1340339.05	470.00	
413	598231.22	1340312.57	472.00	
414	598014.03	1340178.08	484.00	
415	597871.87	1340254.47	488.00	
419	597635.50	1340076.60	485.00	
420	597749.13	1339968.26	490.00	

NOTE: SET MH RIMS FLUSH W/PROPOSED GRADE.

SHC INVERT @ 10' FROM BUILDING		
STATION	LOT	ELEVATION
MH 412 TO MH 413		
0+18 LT.	5	458.47
MH 413 TO MH 414		
0+25 LT.	6	460.42
0+35 LT.	7	460.92
0+63 LT.	8	462.32
0+91 LT.	9	463.72
1+42 LT.	10	466.27
1+98 LT.	11	469.37
MH 414 TO MH 415		
0+31 LT.	12	473.16
0+41 LT.	13	473.49
0+67 LT.	14	474.35
0+95 LT.	15	475.28
1+23 LT.	16	476.20
0+ MH 415 LT.	17	477.30

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410.461.2222

NO.	REVISION	DATE
1	ADD RECORDED LOTS AND REVISE EASEMENT PER P. 10, 11 AND RELOCATE PUBLIC SEWER	11/10/10



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9757 EXPIRATION DATE IS 2/28/10.

Terrell A. Fisher 12/3/09
 TERRELL A. FISHER, PROFESSIONAL ENGINEER

BUILDERS
 NV HOMES 6085 MARSHALEE DRIVE SUITE 130 ELK RIDGE, MD 21075 410-379-5956
 RYAN HOMES 6085 MARSHALEE DRIVE SUITE 140 ELK RIDGE, MD 21075 410-379-5956

DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
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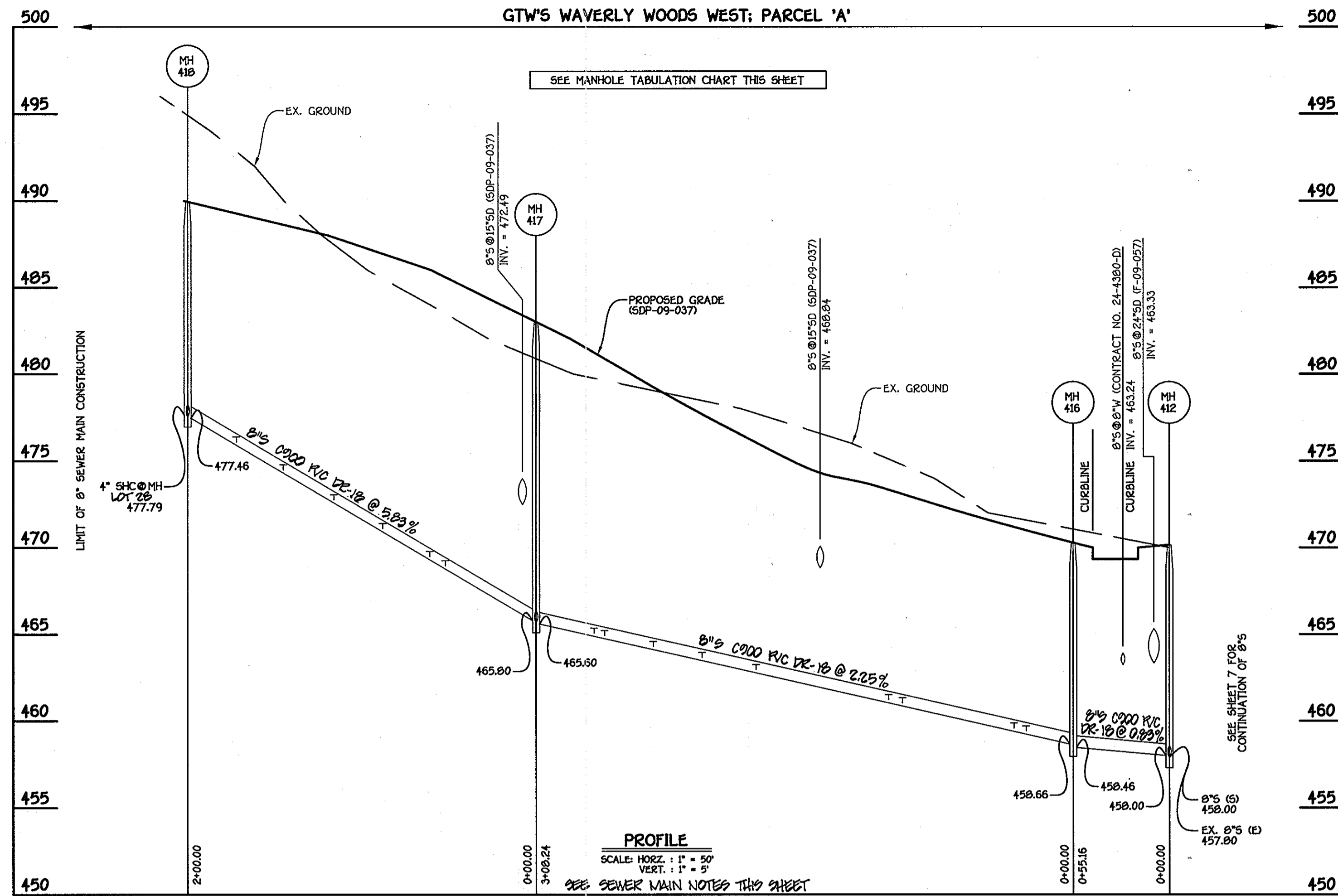
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development: *John D. ...* 11/21/10
 Chief, Development Engineering Division: *Thomas J. ...* 12/21/10
 Director - Department of Planning and Zoning: *Thomas J. ...* 11/21/10

PROJECT: GTW'S WAVERLY WOODS SECTION: 14 LOT NOS.: LOTS 6 THRU 11 & 40 THRU 43

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
20933-20942	3 & 4	PSC	16	THIRD	60300

WATER CODE: K-02 SEWER CODE: 5992000

PRIVATE SEWER MAIN PROFILES
 AGE RESTRICTED ADULT HOUSING
 GTW'S WAVERLY WOODS
 SECTION 14
 BULK PARCEL "C" PLAT NO. "THE COURTYARDS AT WAVERLY WOODS - WEST" PHASE ONE - LOTS 6 THRU 11 & 40 THRU 43
 TOWNHOUSE CONDOMINIUMS & SINGLE FAMILY HOMES
 ZONING: PSC
 TAX MAP NO. 16 GRID ZONING: 3 & 4 PARCEL NO.: 120, 221 & 249
 THIRD ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JUNE 4, 2010
 SHEET 7 OF 17



SEE MANHOLE TABULATION CHART THIS SHEET

PROFILE
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

8" SEWER MAIN: TO LOTS 28 THRU 43

- SEWER MAIN NOTES:**
1. ALL SEWER MAINS SHALL BE ANNA C900 PVC DR-10 PIPE
 2. ALL PIPE BEDDING SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME II WATER AND SEWER STANDARDS FOR ANNA C900 PVC SEWER PIPE INSTALLATION.

M.C.E. CHART	
LOT	M.C.E.
5	463.01
6	464.72
7	465.16
8	466.62
9	467.98
10	470.69
11	473.79
12	477.50
13	477.75
14	478.73
15	479.60
16	480.58
17	481.62
18	470.05
19	472.02
20	473.02
21	474.52
22	472.00
23	473.93
24	480.25
25	480.81
26	481.16
27	481.65
28	482.29
29	480.50
30	478.92
31	477.23
32	475.60
33	474.03
34	473.50
35	469.52
36	469.38
37	468.75
38	468.12
39	467.43
40	465.72
41	465.54
42	464.10
43	463.94

SHC INVERT @ 10' FROM BUILDING		
STATION	LOT	ELEVATION
MH 416 TO MH 417		
0+27 RT.	43	463.94
0+34 RT.	42	464.10
0+98 RT.	41	465.54
1+06 RT.	40	465.72
1+82 RT.	39	467.43
2+13 RT.	38	468.12
2+41 RT.	37	468.75
2+69 RT.	36	469.38
2+75 RT.	35	469.52
MH 417 TO MH 418		
0+52 RT.	34	473.50
0+61 RT.	33	474.03
0+88 RT.	32	475.60
1+16 RT.	31	477.23
1+45 RT.	30	478.92
1+72 RT.	29	480.50
2+18 RT.	28	482.29

MANHOLE TABULATION CHART			
NO.	NORTHING	EASTING	RIM ELEVATION
416	598312.28	1340288.83	470.25
417	598050.28	1340126.46	483.00
418	597862.71	1340057.04	490.00

NOTE: SET MH RIMS FLUSH W/PROPOSED GRADE.



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9757 EXPIRATION DATE IS 2/28/10.

Terrell A. Fisher 12/3/09 DATE
TERRELL A. FISHER, PROFESSIONAL ENGINEER

BUILDERS

NV HOMES 6085 MARSHALEE DRIVE SUITE 130 ELKRIDGE, MD. 21075 410-379-5956	RYAN HOMES 6085 MARSHALEE DRIVE SUITE 140 ELKRIDGE, MD. 21075 410-379-5956
--	--

DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

OWNERS
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443-367-0422)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Ketchum 12/10 Date
Chief, Division of Land Development

Thomas J. Butler 12/10 Date
Chief, Development Engineering Division
Director - Department of Planning and Zoning

PROJECT: GTW'S WAVERLY WOODS SECTION: 14 LOT NOS.: 28 THRU 43 & 40 THRU 43

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
20993-20942	3 & 4	PSC	16	THIRD	60300

WATER CODE: K-02 SEWER CODE: 5992000

PRIVATE SEWER MAIN PROFILES

AGE RESTRICTED ADULT HOUSING
GTW'S WAVERLY WOODS

SECTION 14
BULK PARCEL 'C' PLAT NO.
"THE COURTYARDS AT WAVERLY WOODS - WEST"
PHASE ONE - LOTS 6 THRU 11 & 40 THRU 43
TOWNHOUSE CONDOMINIUMS & SINGLE FAMILY HOMES

ZONING: PSC
TAX MAP NO: 16 GRID NO: 3 & 4 PARCEL NO: 120, 221 & 249
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 4, 2010
SHEET 8 OF 17

SDP-09-037

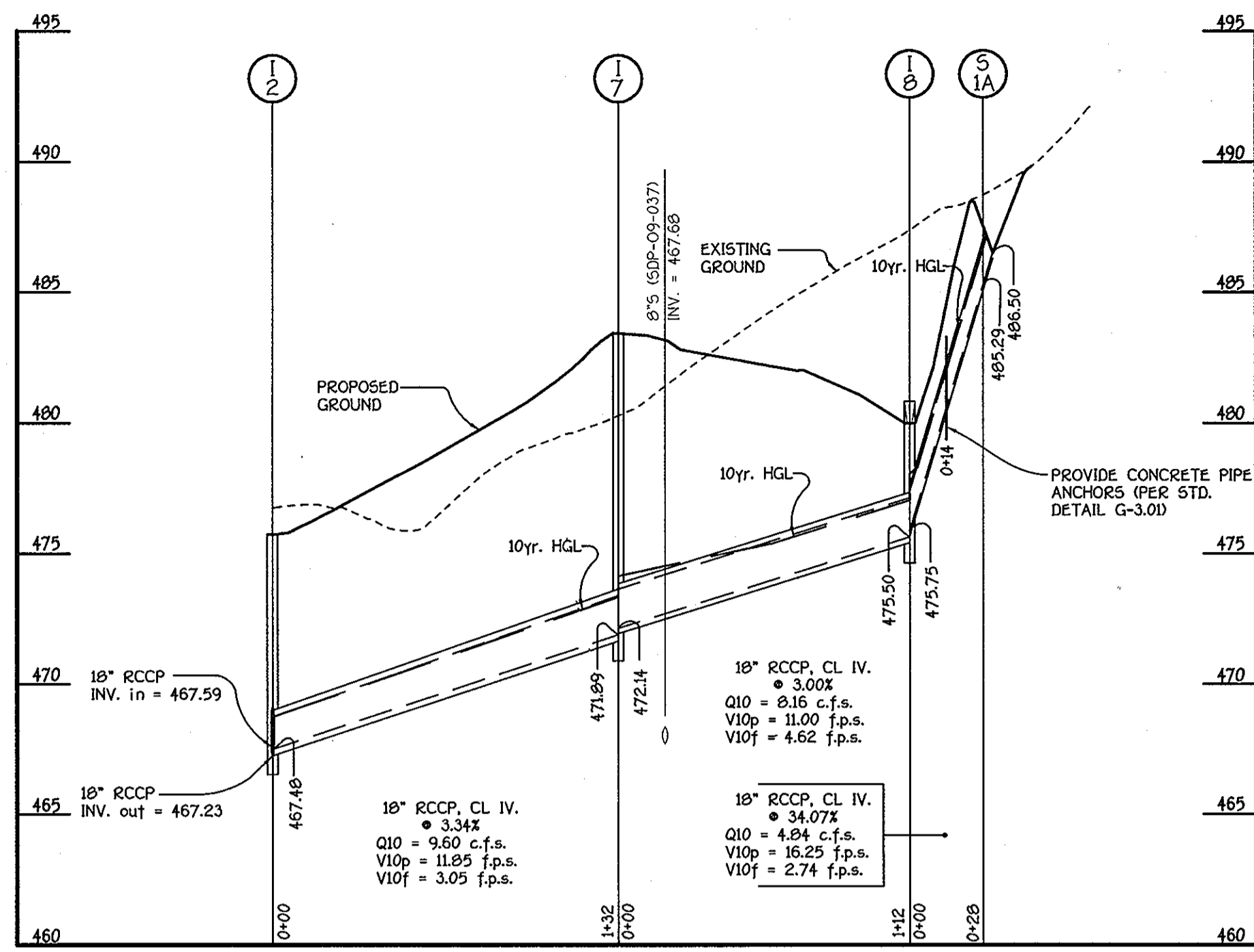
K:\SDP\037\0370 GTW WEST\0370 SITE DEVELOPMENT PLAN\0370 Water & Sewer Base Plan - Phase 1.dwg, 11/16/2009 8:20:56 AM, AutoCAD

STRUCTURE SCHEDULE (PRIVATE)									
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	LOCATION	ROAD STA./COORDINATE	OFFSET	TYPE & WIDTH	REMARKS	
Ex-1-1	475.06	466.64	Ex. 462.27	ADAM DAVID WAY	5+30	13.0' L	DOUBLE 'D'	D - 4.23	
I-2	** 475.06	467.59	467.49	ADAM DAVID WAY	5+30	13.0' R	DOUBLE 'D'	D - 4.23	
I-3	* 472.50	---	469.53	---	---	---	'D' INLET	D - 4.10	
Ex-1-4	469.37	464.10	Ex. 464.50	ADAM DAVID WAY	3+07.25	---	3.5' WIDE A-10	D - 4.03	
I-5	469.37	464.34	464.24	ADAM DAVID WAY	3+07.25	13.0' E	2.5' WIDE A-10	D - 4.03	
I-6	* 469.00	---	466.46	---	---	---	'D' INLET	D - 4.10	
I-6A	* 475.17	---	470.16	---	---	---	'D' INLET	D - 4.10	
I-7	462.26	472.14	471.89	ADAM DAVID WAY	6+69	13.0' E	2.5' WIDE A-5	D - 4.01	
I-8	* 460.00	475.75	475.50	---	---	---	'D' INLET	D - 4.10	
I-9	* 469.00	462.50	462.35	---	---	---	'D' INLET	D - 4.10	
I-10	470.29	465.33	464.83	ADAM DAVID WAY	L.P. STA. H09.77	---	2.5' WIDE A-10	D - 4.03	
I-13	* 470.50	467.75	465.60	ADAM DAVID WAY	2+66	50.0' R	MODIFIED 'D' INLET SEE DETAIL THIS SHEET		
I-14	* 469.00	---	465.19	---	---	---	'D' INLET	D - 4.10	
I-15	* 469.00	---	465.92	---	---	---	'D' INLET	D - 4.10	
Ex-M-3	475.35	470.69	463.42	---	---	---	5' DIA. MANKOLE	G - 5.13	
M-5	469.25	464.87	464.82	---	---	---	4' DIA. MANKOLE	G - 5.12	
M-6	474.00	469.00	468.75	ADAM DAVID WAY	4+99	25' R	4' DIA. MANKOLE	G - 5.12	
S-1A	488.00	486.50	485.29	---	---	---	4' DIA. MANKOLE	G - 5.12	

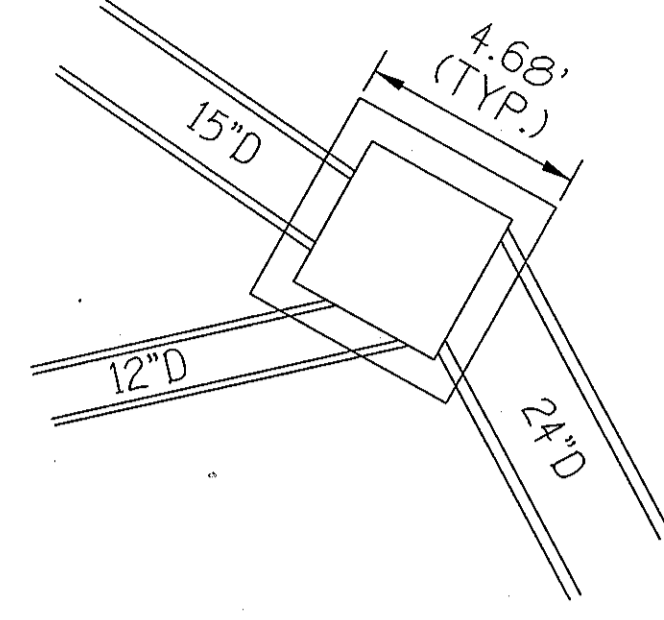
* - DENOTES THROAT ELEVATION
 ** - DENOTES CENTERLINE ELEVATION AT TOP OF GRATE AT FLOW LINE OF CURB

PIPE SCHEDULE (PRIVATE)		
SIZE	CLASS	LENGTH
12"	RCCP, CL. IV.	153'
15"	RCCP, CL. IV.	234'
18"	RCCP, CL. IV.	959'
24"	RCCP, CL. IV.	80'

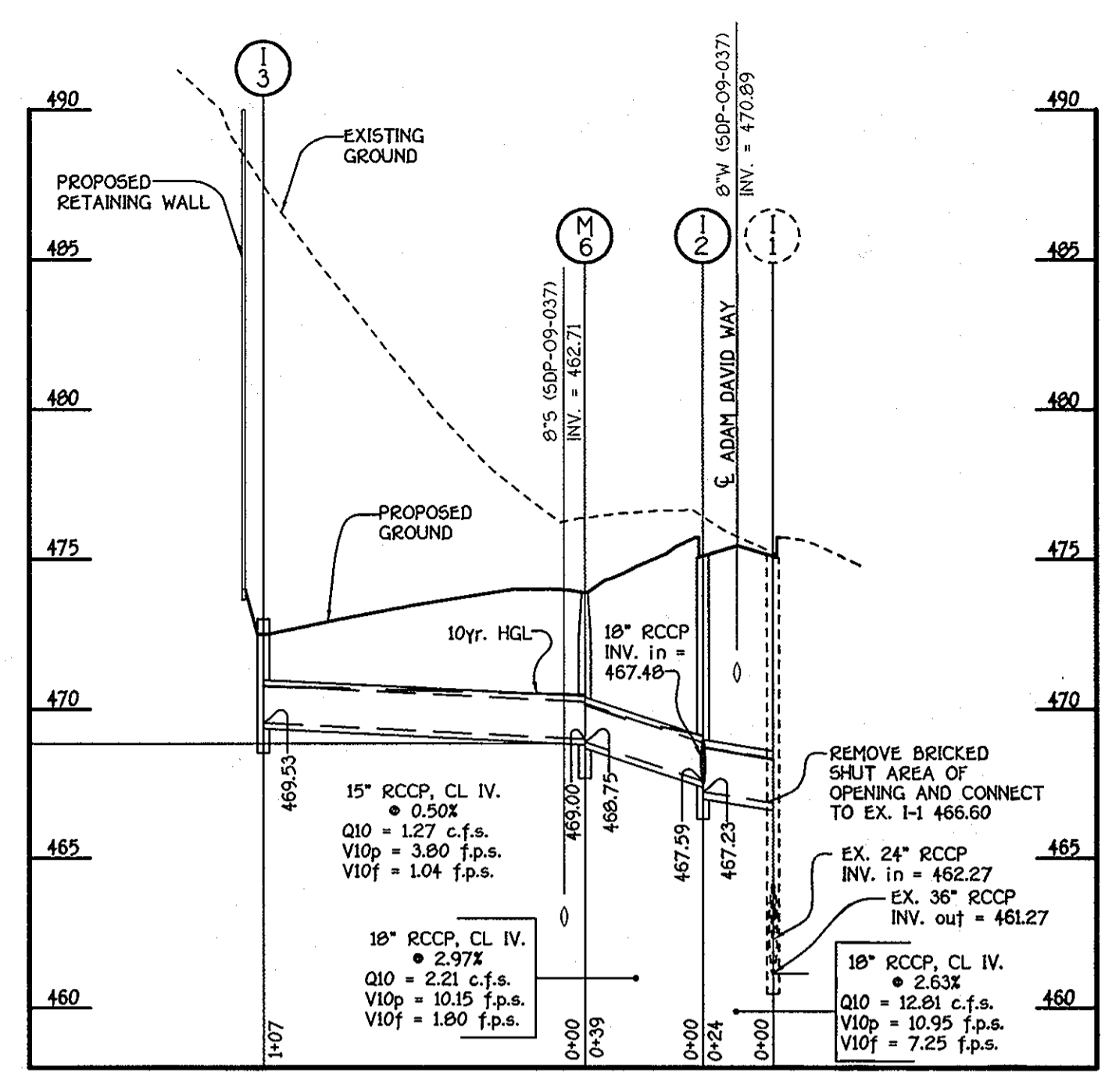
NOTE: RCCP, CL. IV MAY BE SUBSTITUTED WITH HDPE PIPE MATERIAL.



PROFILE
 SCALE: HORIZ. 1" = 50'
 VERT. 1" = 5'



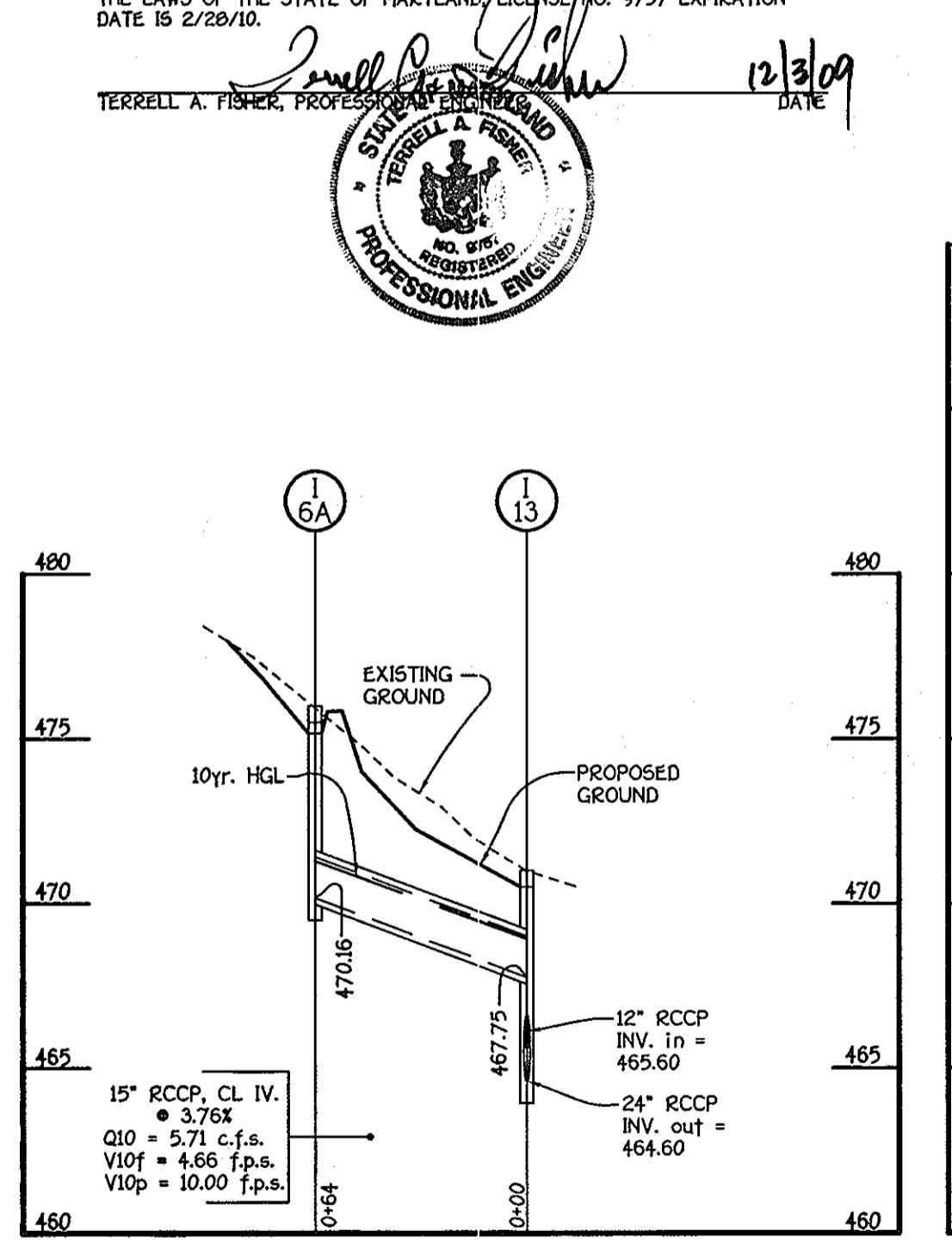
MODIFIED 'D' INLET @ I-13
 SCALE: NOT TO SCALE



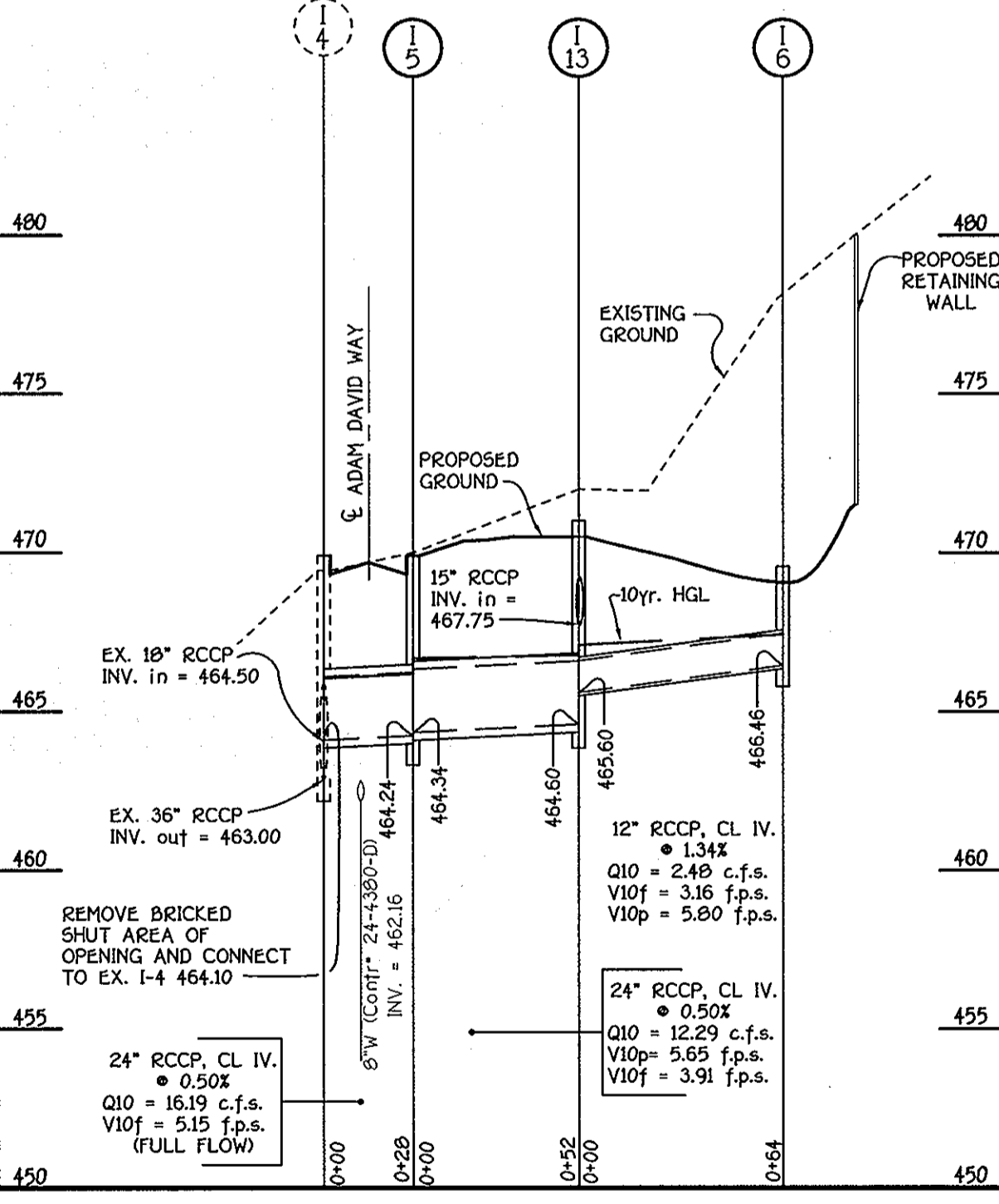
PROFILE
 SCALE: HORIZ. 1" = 50'
 VERT. 1" = 5'

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9757 EXPIRATION DATE IS 2/28/10.

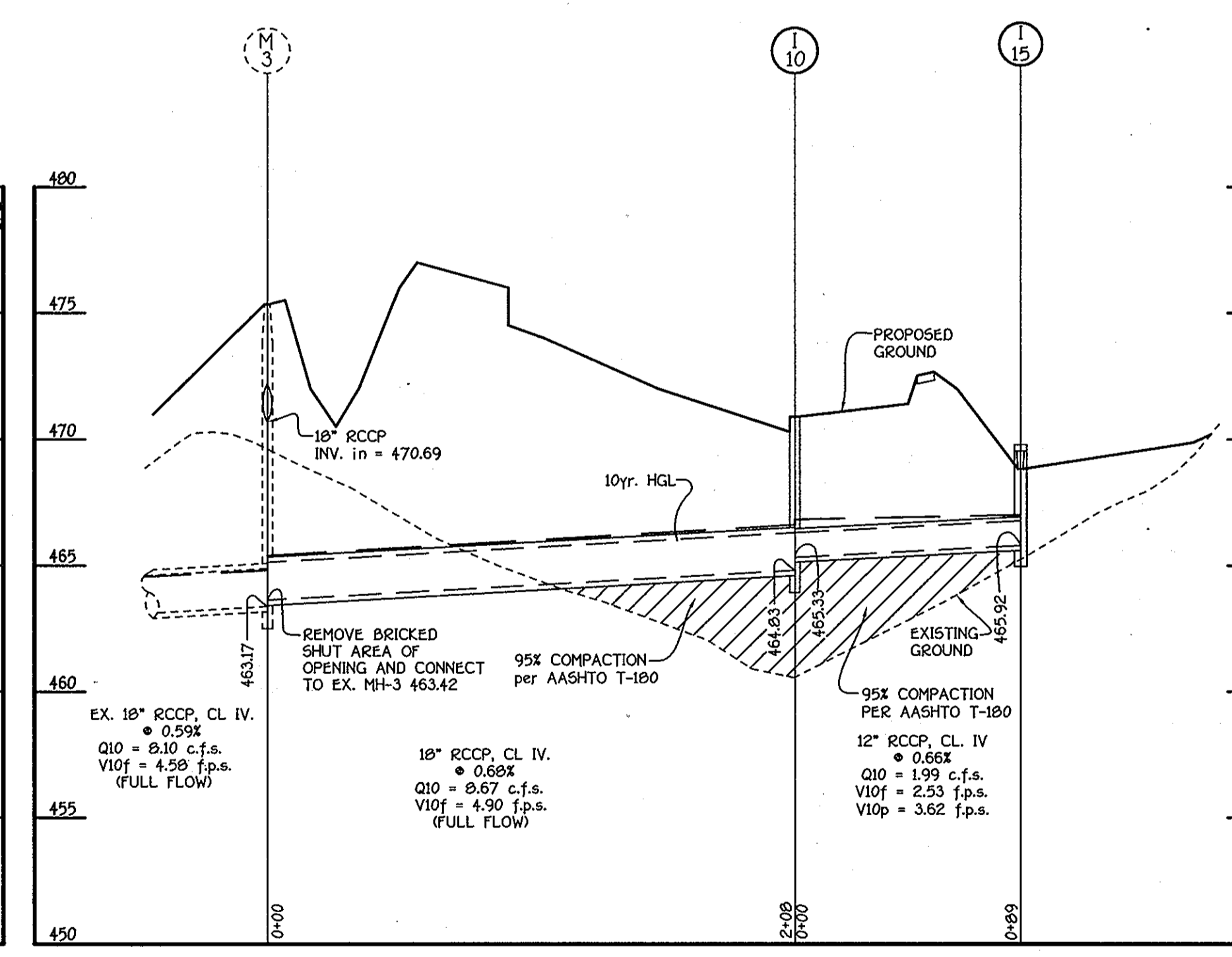
TERRELL A. FISHER, PROFESSIONAL ENGINEER
 DATE: 12/3/09



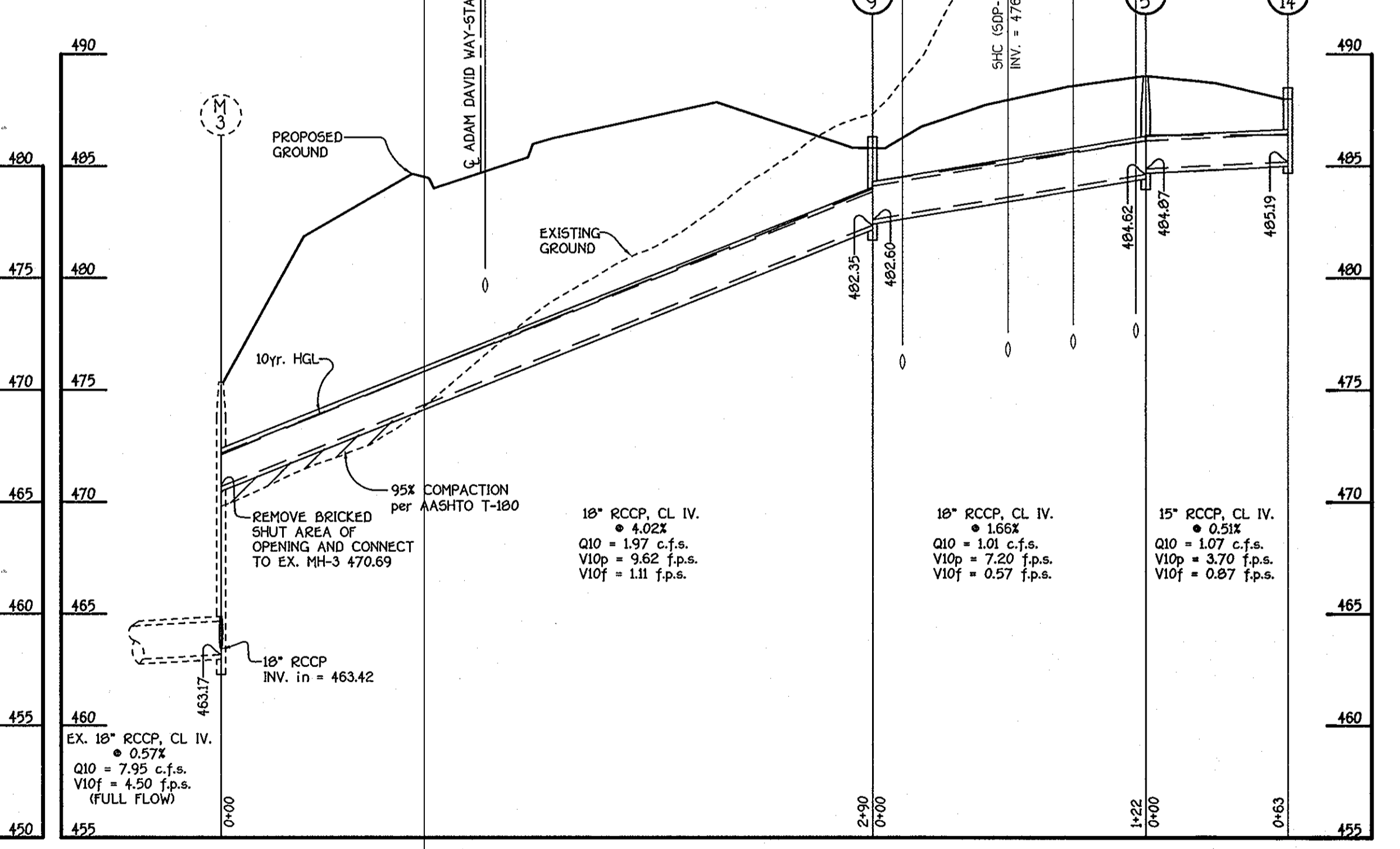
PROFILE
 SCALE: HORIZ. 1" = 50'
 VERT. 1" = 5'



PROFILE
 SCALE: HORIZ. 1" = 50'
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PROFILE
 SCALE: HORIZ. 1" = 50'
 VERT. 1" = 5'



PROFILE
 SCALE: HORIZ. 1" = 50'
 VERT. 1" = 5'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410-461-2895

NO.	REVISION	DATE
1	ADD RECORDED LOTS AND REVISE EASEMENT PER P-10-113 AND RESUBMIT PUBLIC COMMENT	11/18/10

BUILDERS
 NV HOMES 6085 MARSHALLEE DRIVE SUITE 130 ELK RIDGE, MD. 21075 410-379-5956
 RYAN HOMES 6085 MARSHALLEE DRIVE SUITE 140 ELK RIDGE, MD. 21075 410-379-5956

DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

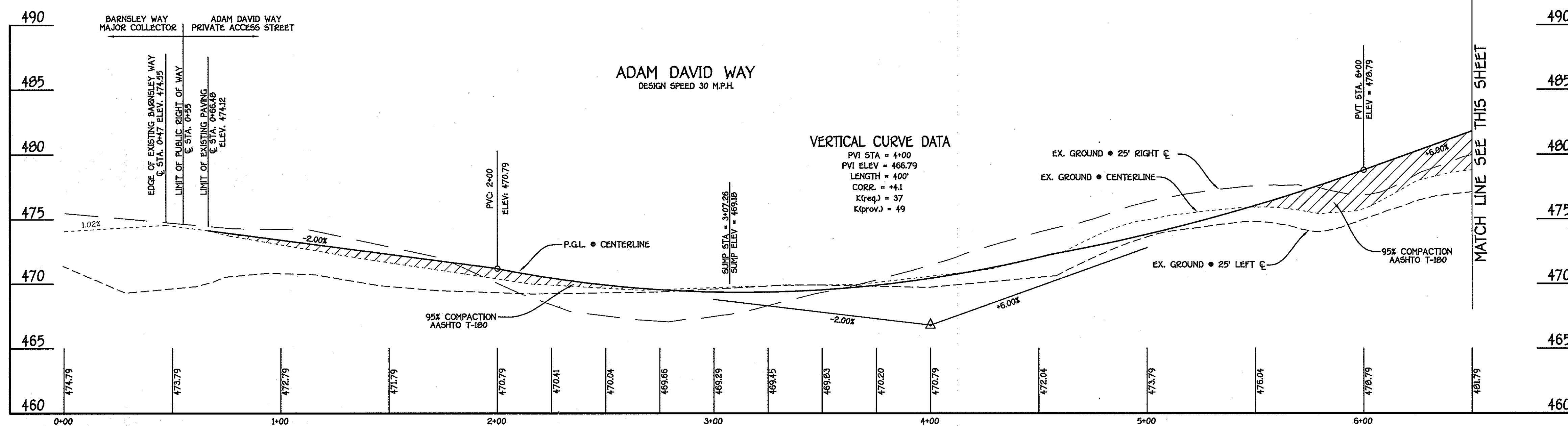
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 ELLICOTT CITY, MARYLAND 21042
 (443-367-0422)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development: *Kevin L. Lumb* Date: 12/10/09
 Chief, Development Engineering Division: *John D. Williams* Date: 12/24/09
 Director - Department of Planning and Zoning: *Thomas E. Sullivan* Date: 12/10/09

PROJECT: GTW'S WAVERLY WOODS SECTION: 14
 LOT NOS. 1018 & THRU 11 & 1019 & THRU 13
 PLAT: 207933-207942 BLOCK NO. 3 & 4 ZONE PSC TAX/ZONE 16 ELEC. DIST. THIRD CENSUS TR. 60300
 WATER CODE K-02 SEWER CODE 5992000

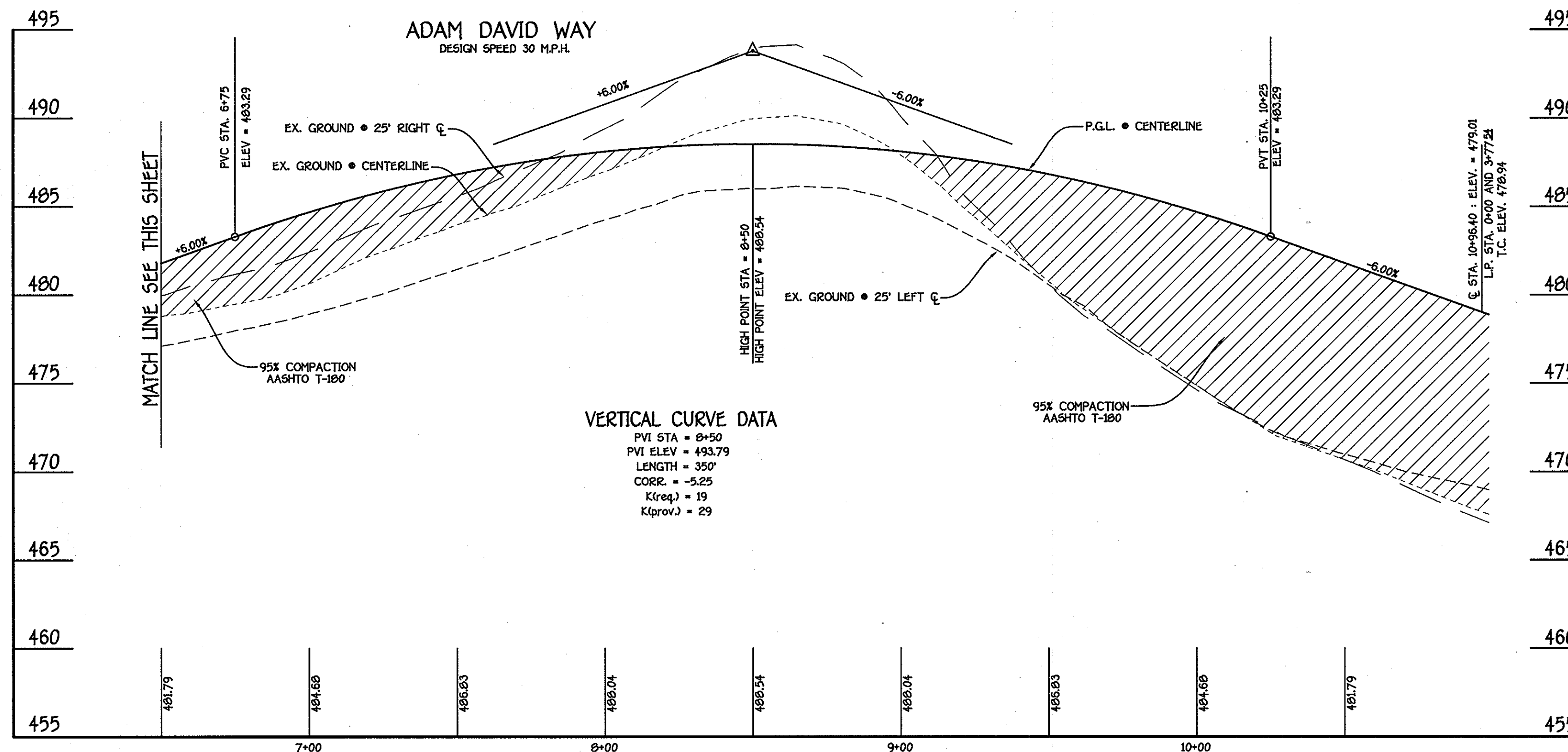
STORM DRAIN PROFILES
 AGE RESTRICTED ADULT HOUSING
 GTW'S WAVERLY WOODS
 SECTION 14
 BULK PARCEL 'C' PLAT No.
 "THE COURTYARDS AT WAVERLY WOODS - WEST"
 PHASE ONE - LOTS G THRU 11 & 40 THRU 43
 ZONING: PSC
 TAX MAP NO: 16 GRID NO.: 3 & 4 PARCEL NO.: 120, 221 & 249
 THIRD ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JUNE 4, 2010
 SHEET 9 OF 17

SDP-09-037



PROFILE ADAM DAVID WAY

SCALE: HORIZ. 1" = 30'
VERT. 1" = 5'



PROFILE ADAM DAVID WAY

SCALE: HORIZ. 1" = 30'
VERT. 1" = 5'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2200



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TERRELL A. FISHER, PROFESSIONAL ENGINEER
DATE: 12/3/09

BUILDERS

BUILDERS
NY HOMES
6085 MARSHALLE DRIVE
SUITE 130
ELKRIDGE, MD. 21075
410-379-5956

DEVELOPER

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

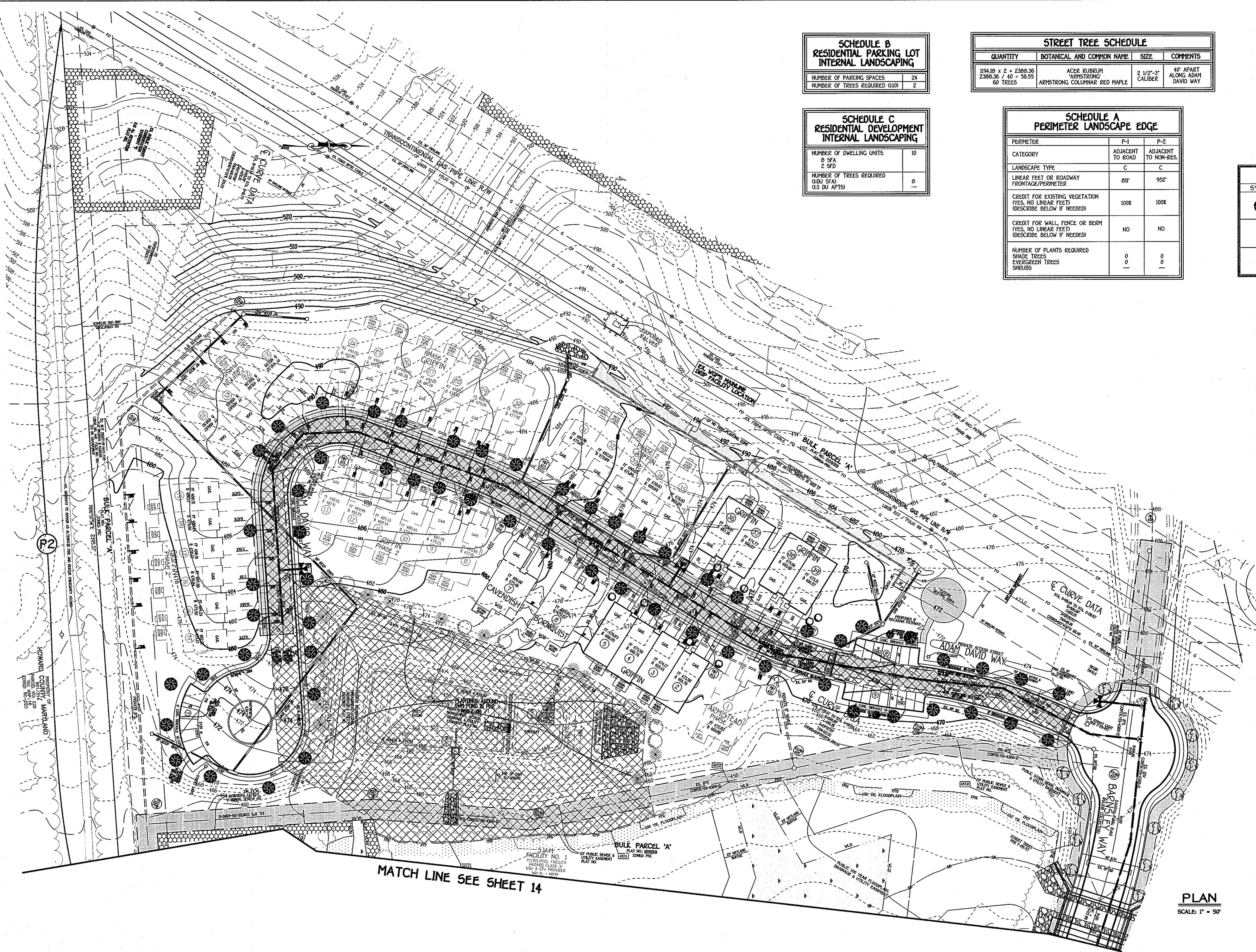
Katshelme
Chief, Division of Land Development
Date: 12/2/09
Mona Z. Kullen
Chief, Development Engineering Division
Director - Department of Planning and Zoning
Date: 12/2/09

PROJECT	SECTION	LOT NOS.
GTW'S WAVERLY WOODS	14	LOTS 6 THRU 11 & 40 THRU 43
PLAT	BLOCK NO.	ZONE
20933-20942	3 & 4	PSC
TAX/ZONE	ELEC. DIST.	CENSUS TR.
16	THIRD	60300
WATER CODE	SEWER CODE	
K-02	5992000	

ROAD PROFILES

AGE RESTRICTED ADULT HOUSING
GTW'S WAVERLY WOODS
SECTION 14
BULK PARCEL 'C' PLAT No.
"THE COURTYARDS AT WAVERLY WOODS - WEST"
PHASE ONE - LOTS 6 THRU 11 & 40 THRU 43
TOWNHOUSE CONDOMINIUMS & SINGLE FAMILY HOMES
ZONING: PSC
TAX MAP NO: 16 GRID NO: 3 & 4 PARCEL NO: 120, 221 & 249
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE 4, 2010
SHEET 12 OF 17

SDP-09-037



SCHEDULE B RESIDENTIAL PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	24
NUMBER OF TREES REQUIRED (800)	2

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	10
8 SFA	
2 SFD	
NUMBER OF TREES REQUIRED	8
(800 SFA)	
(800 DU APTS)	

STREET TREE SCHEDULE			
QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
194.18 x 2 = 2388.36	ACER RUBRUM	2 1/2"-3"	40' APART
2388.36 / 40 = 59.71	ARMSTRONG	CALIBER	ALONG ADAM DAVID WAY
60 TREES	ARMSTRONG COLUMNAR RED MAPLE		

SCHEDULE A PERIMETER LANDSCAPE EDGE		
PERIMETER	P-1	P-2
CATEGORY	ADJACENT TO ROAD	ADJACENT TO NON-RES.
LANDSCAPE TYPE	C	C
LINEAR FEET OR ROADWAY FRONTAGE/PERIMETER	811'	952'
CREDIT FOR EXISTING VEGETATION (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	100%	100%
CREDIT FOR WALL, FENCE OR BERM (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED	0	0
SHADE TREES	0	0
EVERGREEN TREES	0	0
SHRUBS	0	0

PHASE ONE LANDSCAPING PLANT LIST (SCHEDULE A, B & C)				
SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
●	60	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2"-3" CAL.	40' APART ALONG ADAM DAVID WAY
○	8	ACER RUBRUM 'ARMSTRONG' ARMSTRONG COLUMNAR RED MAPLE	2 1/2"-3" CAL.	NEAR PROPOSED UNITS
●	2	ACER RUBRUM 'RED SUNSET' RED MAPLE	2 1/2"-3" CAL.	ALONG PARKING

NOTE: PHASE ONE SURETY NOTE:
 THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE 8 REQUIRED INTERNAL LANDSCAPE TREES, 2 REQUIRED PARKING LANDSCAPE TREES AND THE REQUIRED 60 PRIVATE ROAD STREET TREES WILL BE POSTED AS PART OF THE GRADING PERMIT STAGE IN THE AMOUNT OF \$ 20,100.00

DEVELOPER'S / BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

W.C. 18
 NAME: _____ DATE: 12-3-09

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EXISTING ELEVATION
---	PROPOSED ELEVATION
---	WALLOUT BOUNDARY
---	SALE FENCE
---	DIAPHRAGM WALL
---	EROSION CONTROL MATTING
---	LINE OF BOUNDARY
---	STREET LIGHT PER F-09-057
---	UNLIMITED FROM WORK LINE
---	PROPOSED SIDEWALK PER F-09-057
---	PROPOSED SEWER
---	SEE IN PLAN SHEET
---	PROPOSED LANDSCAPING PER F-09-057
---	EXISTING TREES PER F-09-057
---	REVERSE CUTTER FILL SLOPE
---	EXISTING CONTOUR 2' INTERVAL AND TREE PROTECTION PROVIDED BY F-09-057
---	EXISTING SUPER SALT FENCE
---	PROPOSED SUPER SALT FENCE
---	PROPOSED CONCENTRATION PLANTING
---	PRIVATE STORAGE/STORAGE MANAGEMENT, ACCESS, DRAINAGE & UTILITY EQUIPMENT
---	PROPOSED STREET TREE
---	PROPOSED INTERNAL LANDSCAPING
---	PROPOSED PARKING LOT LANDSCAPING
---	WETLANDS

MATCH LINE SEE SHEET 14

PLAN
SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 (410) 461-2995



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Terrell A. Fisher
 TERRELL A. FISHER, PROFESSIONAL ENGINEER
 12/3/09 DATE

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 (443-367-0422)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

W.C. 18
 Chief, Division of Land Development
W.C. 18
 Chief, Department of Planning and Zoning
Thomas J. Subler
 Director - Department of Planning and Zoning

PROJECT: GTW'S WAVERLY WOODS SECTION: 14 UNIT NOS.: UNITS 2 THRU 7 & UNITS 36 THRU 39

PLAT: 20933-20942 BLOCK NO.: 3 & 4 ZONE: PSC TAX/ZONE: 16 ELEC. DIST.: THIRD CENSUS TR.: 60300

WATER CODE: K-02 SEWER CODE: 5992000

STREET TREES AND LANDSCAPE PLAN

AGE RESTRICTED ADULT HOUSING
 GTW'S WAVERLY WOODS
 SECTION 14
 BULK PARCEL 'A' PLAT No. "THE COURTYARDS AT WAVERLY WOODS - WEST" PHASE 1 - UNITS 2 THRU 7 & 36 THRU 39 ZONING: PSC

TAX MAP NO.: 16 GRID NO.: 3 & 4 PARCEL NO.: 120, 221 & 249 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: 1" = 50' DATE: OCTOBER, 2009

SHEET 13 OF 17

SDP-09-037

LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	EXISTING CONTOUR 2' INTERVAL
(Symbol)	PROPOSED CONTOUR 2' INTERVAL
(Symbol)	SPOT ELEVATION
(Symbol)	VALLEY MARKING
(Symbol)	SALT FENCE
(Symbol)	SUPER SALT FENCE
(Symbol)	DESIGN CONTROL: PAVING
(Symbol)	LIMIT OF OBSTACLES
(Symbol)	STREET LIGHT PER F-09-057
(Symbol)	UNMITIGATED NOISE LINE
(Symbol)	PROPOSED STORM DRAIN PIPE
(Symbol)	PROPOSED NOTE
(Symbol)	SEE IN BLUE INVA
(Symbol)	PROPOSED LANDSCAPING PER F-09-057
(Symbol)	EXISTING TREES PER F-09-057
(Symbol)	REVERSE GUTTER PAV SLURR
(Symbol)	EXISTING OPERATOR SUPER SALT FENCE AND TREE PROTECTION FENCE PER F-09-057
(Symbol)	EXISTING SUPER SALT FENCE PROTECTED BY CONCRETE
(Symbol)	FOREST CONSERVATION
(Symbol)	FOREST CONSERVATION PLANTING
(Symbol)	PROPOSED STORMWATER MANAGEMENT, EROSION, DRAINAGE & UTILITY (AS SHOWN) PLAN NO. 20-0373
(Symbol)	PROPOSED STREET TREE
(Symbol)	PROPOSED INTERNAL LANDSCAPING
(Symbol)	PROPOSED PARKING LOT LANDSCAPING

PLANTING SPECIFICATIONS

PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.

ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLANT LIST AND THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISEASE, DISFIGURING ROOTS, SUN SCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BORERS AND ALL FORMS OF INSECT INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORGED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FREELY DUG, NO HEALED-IN PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATION SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS", PRESENTLY THE "LANDSCAPE GUIDELINES" APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, LATEST EDITION, INCLUDING ALL AMENDMENTS.

CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.

CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "BESS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UTILITIES. DAMAGE TO EXISTING STRUCTURE AND UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

PROTECTION OF EXISTING VEGETATION TO REMAIN SHALL BE ACCOMPLISHED BY THE TEMPORARY INSTALLATION OF 4 FOOT HIGH SNOW FENCE OR BLAZE ORANGE SAFETY FENCE AT THE DEEP LINE.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIAL IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. ALL PLANTING IS TO BE COMPLETED WITHIN THE GROWING SEASON OF COMPLETION OF SITE CONSTRUCTION.

BID SHALL BE BASED ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS.

PLANT QUANTITIES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN TAKE PRECEDENCE.

ALL SHRUBS SHALL BE PLANTED IN CONTINUOUS TRENCHES OR PREPARED PLANTING BEDS AND MULCHED WITH COMPOSTED HARDWOOD MULCH AS DETAILS AND SPECIFIED EXCEPT WHERE NOTED ON PLANS.

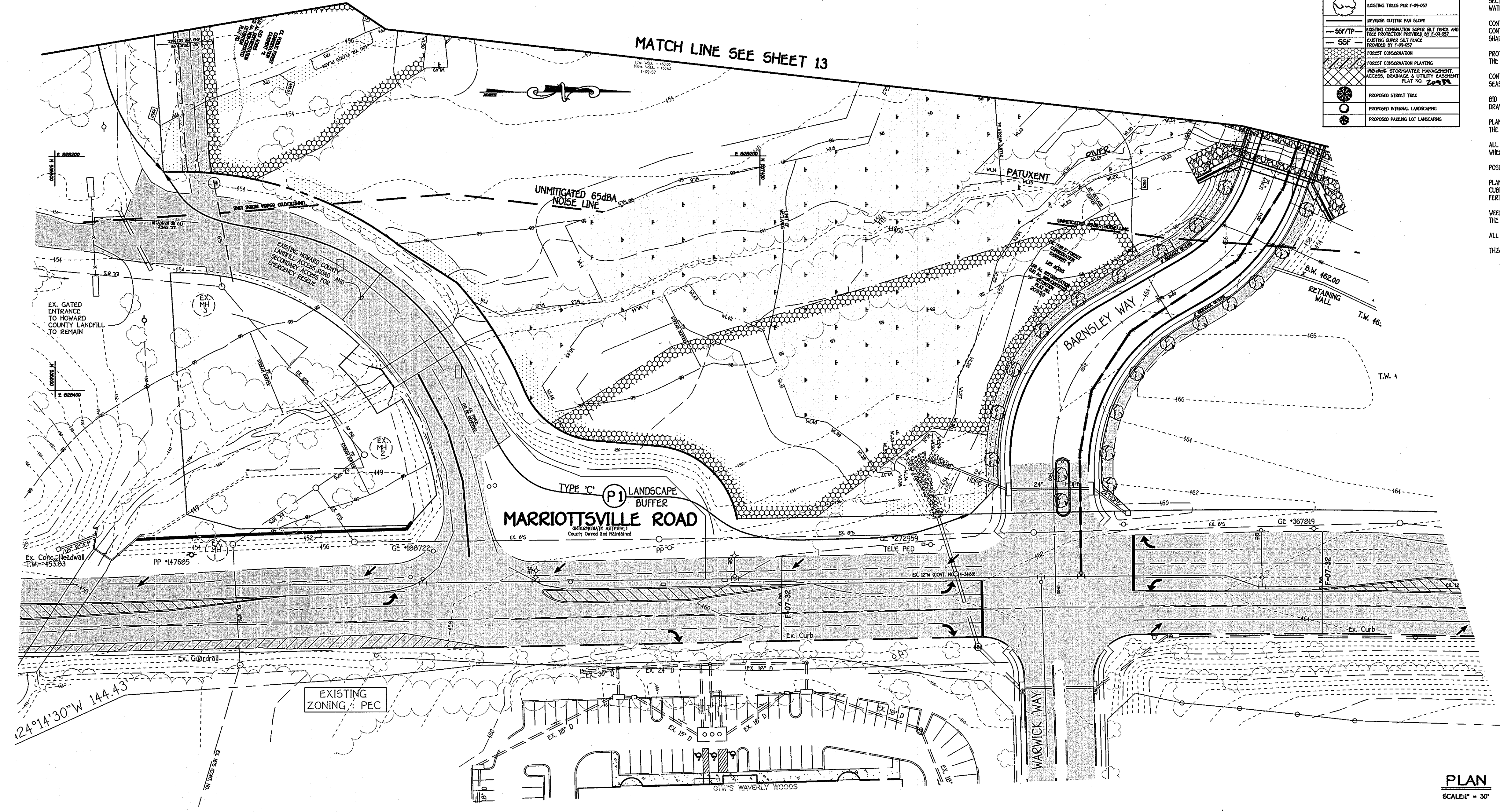
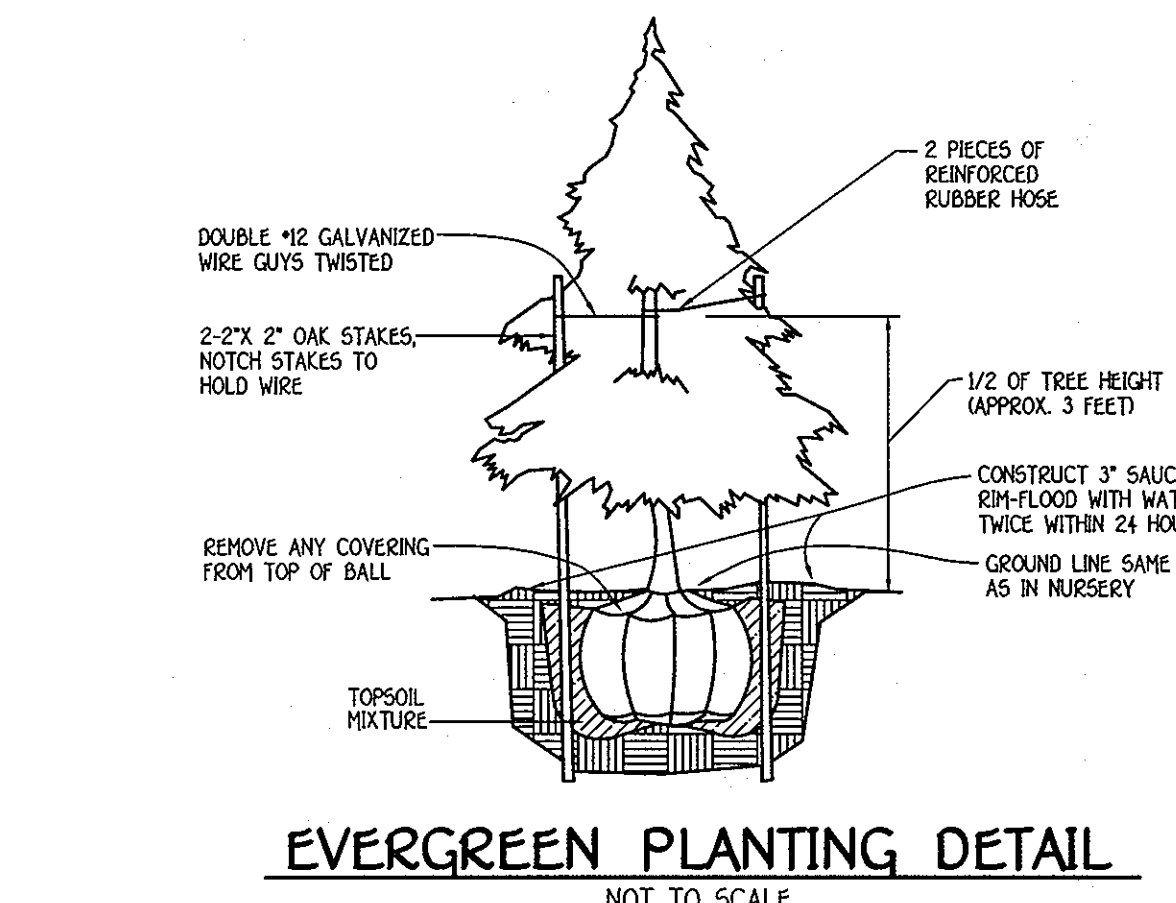
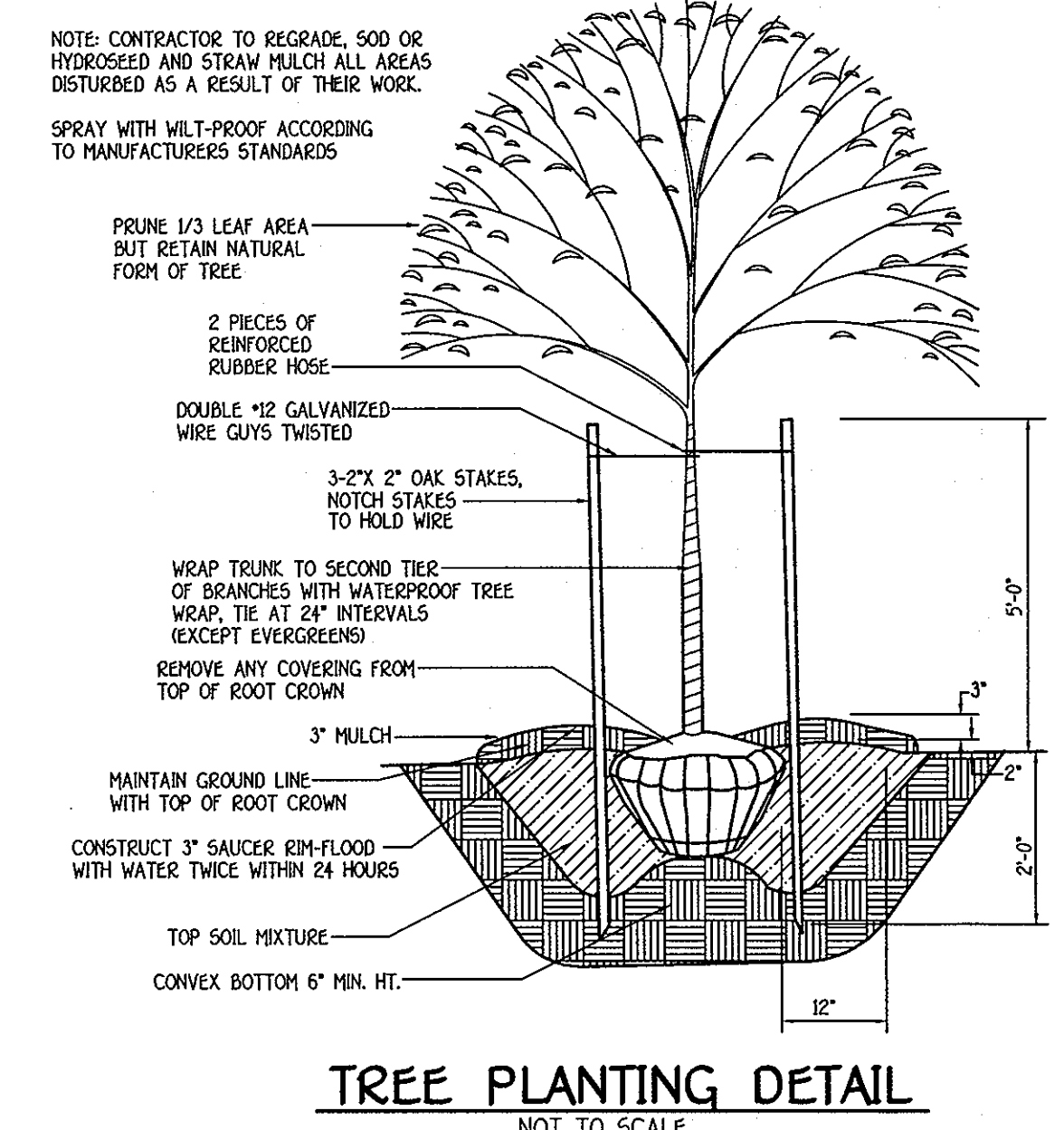
POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS 2 PERCENT SLOPE.

PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE, ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL. ADD 3 LBS. OF EVERGREEN (ACCORD) FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED.

ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDED.

THIS PLAN IS INTENDED FOR LANDSCAPE USE ONLY. SEE OTHER PLAN SHEETS FOR MORE INFORMATION ON GRADING, SEDIMENT CONTROL, LAYOUT, ETC.



PLAN
SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2050

TERRELL A. FISHER
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9757 EXPIRATION DATE IS 2/28/10.

Terrell A. Fisher
TERRELL A. FISHER, PROFESSIONAL ENGINEER

12/3/09 DATE

NO.	REVISION	DATE
1	ADD RECORDED LOTS AND REVISE DOCUMENT PER F-10-113	11/10/10

BUILDERS	
NY HOMES 6085 MARSHALLEE DRIVE SUITE 130 ELKRIDGE, MD. 21075 410-379-5956	RYAN HOMES 6085 MARSHALLEE DRIVE SUITE 140 ELKRIDGE, MD. 21075 410-379-5956
DEVELOPER	
WAVERLY WOODS DEVELOPMENT CORPORATION C/O LAND DESIGN AND DEVELOPMENT, INC. 5300 DORSEY HALL DRIVE, SUITE 102 ELICOTT CITY, MARYLAND 21042 443-367-0422	
OWNERS	
WAVERLY WOODS DEVELOPMENT CORPORATION C/O LAND DESIGN AND DEVELOPMENT, INC. 5300 DORSEY HALL DRIVE, SUITE 102 ELICOTT CITY, MARYLAND 21042 443-367-0422	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *Michael...* 12/1/10 Date

Chief, Development Engineering Division: *...* 12/24/09 Date

Director - Department of Planning and Zoning: *...* 12/1/10 Date

PROJECT	SECTION	LOT NOS.
GTW'S WAVERLY WOODS	14	LOTS G THRU J1 & J2 THRU J3
PLAT	BLOCK NO.	ZONE
20-033 - 20-042	3 & 4	PSC
WATER CODE	SEWER CODE	ELEC. DIST.
K-02	5992000	THIRD
		CENSUS TR.
		60300

STREET TREES AND LANDSCAPE PLAN

**AGE RESTRICTED ADULT HOUSING
GTW'S WAVERLY WOODS**

SECTION 14
BULK PARCEL 'C' PLAT No.
"THE COURTYARDS AT WAVERLY WOODS - WEST"
PHASE I - LOTS G THRU J1 & J2 THRU J3

ZONING: PSC
TAX MAP NO: 16 GRID NO: 3 & 4 PARCEL NO: 120, 221 & 249
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'
DATE: JUNE 4, 2010

SHEET 14 OF 17

K:\S\6030\03770 GTW WEST\03770 SITE DEVELOPMENT PLAN\Phase One\03770 Street Tree and Landscape Plan Units 2-7 & 36-39.dwg, 11/16/2009 7:15:37 AM, tony

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

	SFD	SFA
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 COMPLIMENT 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 Pool 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	Proposed on S-06-013	Ho. Co. Landscape Manual
For SFA Villas Units	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	



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9757 EXPIRATION DATE IS 2/28/10.

TERRELL A. FISHER, PROFESSIONAL ENGINEER 12/3/09 DATE

BUILDERS

NV HOMES 6085 MARSHALLEE DRIVE SUITE 130 ELK RIDGE, MD. 21075 410-379-5956
RYAN HOMES 6085 MARSHALLEE DRIVE SUITE 140 ELK RIDGE, MD. 21075 410-379-5956

DEVELOPER

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C/O LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELICOTT CITY, MARYLAND 21042
(443-367-0422)

OWNERS

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C/O LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELICOTT CITY, MARYLAND 21042
(443-367-0422)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

PROJECT	SECTION	LOT NOS.
GTW'S WAVERLY WOODS	14	LOTS 6 THRU 11 & 40 THRU 43
PLAT	BLOCK NO.	ZONE
20933-20742	3 & 4	PSC
TAX/ZONE	ELEC. DIST.	CENSUS TR.
16	THIRD	60300
WATER CODE	SEWER CODE	
K-02	5992000	

DEVELOPMENT CRITERIA

AGE RESTRICTED ADULT HOUSING
GTW'S WAVERLY WOODS
SECTION 14
"THE COURTYARDS AT WAVERLY WOODS - WEST"
PHASE I - LOTS 6 THRU 11 & 40 THRU 43
ZONING: PSC
TAX MAP NO: 16 GRID NO: 3 & 4 PARCEL NO: 120, 221 & 249
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JUNE 4, 2010
SHEET 15 OF 17

SDP-09-037

SPECIFICATIONS
KEYSTONE MODULAR CONCRETE BLOCK RETAINING WALL

PART 1: GENERAL

1.01 Description
A. Work shall consist of furnishing and construction of a KEYSTONE Retaining Wall System in accordance with these specifications and in reasonably close conformity with the lines, grades, design, and dimensions shown on the plans.
B. Work includes preparing foundation soil, furnishing and installing leveling pad, unit drainage fill and backfill to the base and grades shown on construction drawings.
C. Work includes furnishing and installing geogrid soil reinforcement of the type, size, location, and length designated on the construction drawings.

1.02 Delivery, Storage and Handling
A. Contractor shall check all materials upon delivery to assure that the proper type, grade, color, and certification has been received.
B. Contractor shall protect all materials from damage due to job site conditions and in accordance with manufacturer's recommendations. Damaged materials shall not be incorporated into the work.

PART 2: PRODUCTS

2.01 Modular Concrete Retaining Wall Units
A. Modular concrete units shall conform to the following architectural requirements:
face color - concrete gray - standard manufacturer's color may be specified by the Owner.
face finish - roughcast rock face in angular tri-planar configuration. Other face finishes will not be allowed without written approval of Owner.
bond configuration - running with bonds nominally located at midpoint vertically adjacent units, in both straight and curved alignments.
exposed surfaces of units shall be free of chips, cracks or other imperfections when viewed from a distance of 10 feet under diffused lighting.
B. Modular concrete modules shall conform to the requirements of ASTM C1822 - Standard Specifications for Segmental Retaining Wall Units.
C. Modular concrete units shall conform to the following structural and geotechnical requirements measured in accordance with appropriate references:
compressive strength - 3000 psi minimum;
absorption - 8% maximum (6% in northern states) for standard weight aggregate;
dimensional tolerance - +.125" from nominal unit dimensions not including rough split face, +/-1/16" unit height - top and bottom planes;
unit size - 8" (H) x 18" (W) x 16" (D) minimum;
unit weight - 100 lbs/unit minimum for standard weight

aggregate;
inter-unit shear strength - 1000 psi minimum at 2 psi normal pressure;
geogrid/unit peak connection strength - 1000 psi minimum at 2 psi normal force.
D. Modular concrete units shall conform to the following consistency requirements:
vertical offset - 1/8" per course (near vertical) or 1/4" per course per the design;
alignment and grid positioning mechanism - fiberglass pins, two per unit minimum;
maximum horizontal gap between erected units shall be 1/2 inch.

2.02 Shear Connections
A. Shear connectors shall be 1/2 inch diameter threaded toothed polyester resin-protected fiberglass reinforcement rods or equivalent to provide connection between vertically and horizontally adjacent units.
Strength of shear connectors between vertical adjacent units shall be applicable over a design temperature of 10 degrees F to +100 degrees F.
B. Shear connectors shall be capable of holding the geogrid in the proper design position during grid pre-tensioning and backfilling.

2.03 Base Leveling Pad Material
A. Material shall consist of compacted #57 crushed stone base as shown on the construction drawings.
2.04 Unit Drainage Fill
A. Unit drainage fill shall consist of #57 crushed stone.
2.05 Reinforced Backfill
A. Reinforced backfill shall type SMA, be free of debris and meet the following gradation listed in accordance with ASTM D-422 and used other properties shown on the plan:

Sieve Size	Percent Passing
2 inch	100-75
3/4 inch	100-75
No. 40	0-50
No. 200	0-40

Plasticity Index (PI) -10 and Liquid Limit <40 per ASTM D-419.
B. Material can be site excavated soils where the above requirements can be met. Unsuitable soils for backfill (high plastic clays or organic soils) shall not be used in the reinforced soil mass.
2.06 Geogrid Soil Reinforcement

A. Geosynthetic reinforcement shall consist of geogrids manufactured specifically for soil reinforcement applications and shall be manufactured from high tenacity polyester yarn.

2.07 Drainage Pipe
A. The drainage pipe shall be perforated corrugated HDPE pipe manufactured in accordance with ASTM D-4243.

PART 3: EXECUTION

3.01 Excavation
A. Contractor shall excavate to the lines and grades shown on the construction drawings. Owner's representative shall be responsible for inspecting and approving the excavation prior to placement of leveling material or fill soils.

3.02 Base Leveling Pad
A. Leveling pad material shall be placed to the lines and grades shown on the construction drawings, to a minimum thickness of 6 inches and extend laterally a minimum of 6' in front and behind the modular wall unit.
B. Leveling pad shall be prepared to insure full contact to the base surface of the concrete units.

3.03 Modular Unit Installation
A. Leveling pad material shall be placed on the leveling pad at the specified locations. Alignment and level shall be checked in all directions and insure that all units are in full contact with the base and properly seated.
B. Place the front of units side-by-side. Do not leave gaps between adjacent units. Layout of corners and curves shall be in accordance with manufacturer's recommendations.
C. Install shearconnecting device per manufacturer's recommendations.
D. Place and compact drainage fill within and behind wall units. Place and compact backfill soil behind drainage fill. Follow wall erection and drainage fill closely with structure backfill.
E. Maximum stacked vertical height of wall units, prior to unit drainage fill and backfill placement and compaction, shall not exceed three courses.

3.04 Structural Geogrid Installation
A. Geogrid shall be oriented with the highest strength axis perpendicular to the wall alignment.
B. Geogrid reinforcement shall be placed at the strengths, lengths and elevations shown on the construction design drawings or as directed by the Engineer.
C. The geogrid shall be laid horizontally on compacted backfill and attached to the modular wall units. Place the next course of modular concrete units over the geogrid. The geogrid shall be pulled taut, and anchored prior to

backfill placement on the geogrid.
D. Geogrid reinforcement shall be continuous throughout their embedment lengths and placed side-by-side to provide 100% coverage at each level. Spliced connections between shorter pieces of geogrid or gaps between adjacent pieces of geogrid are not permitted.

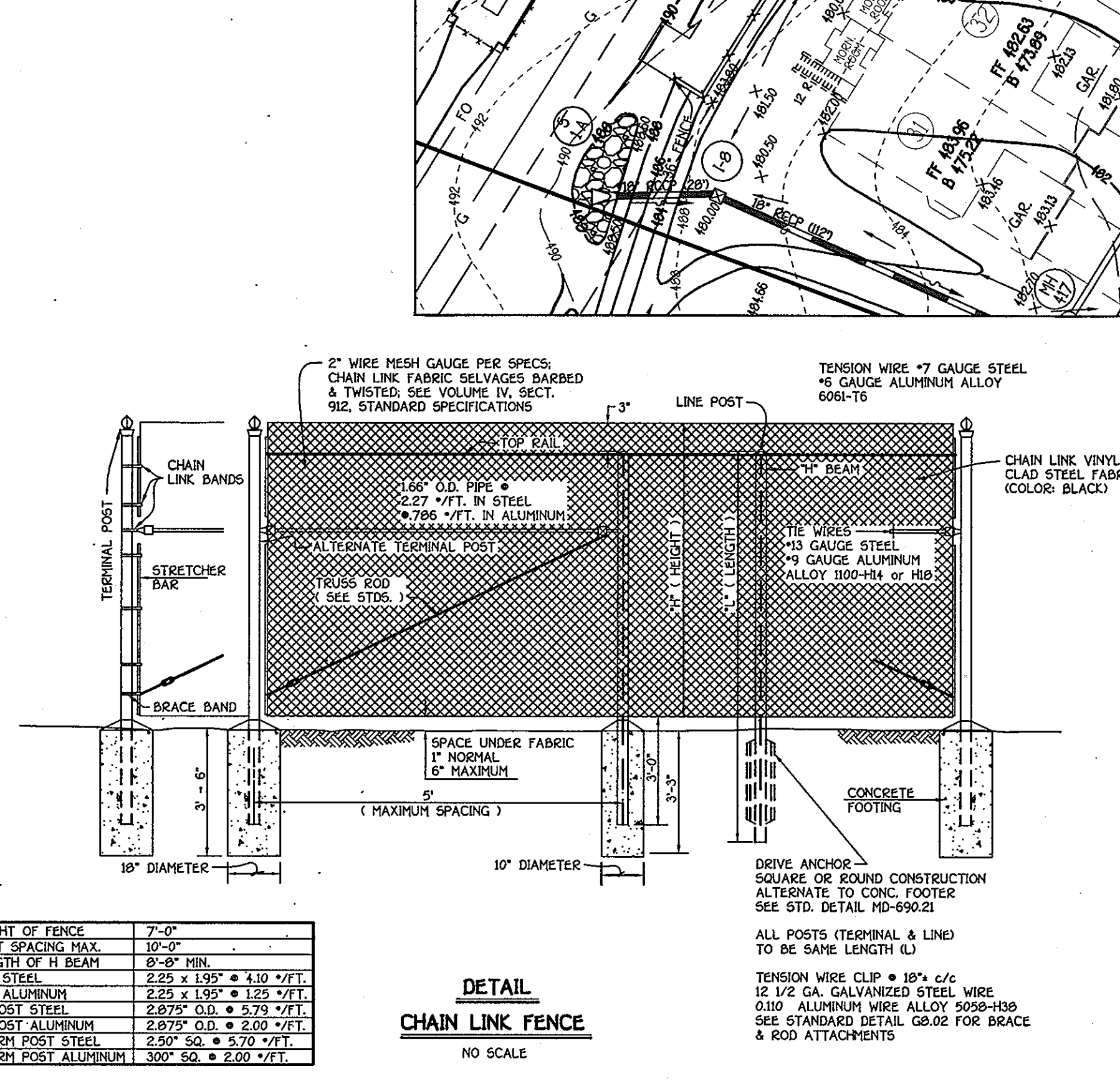
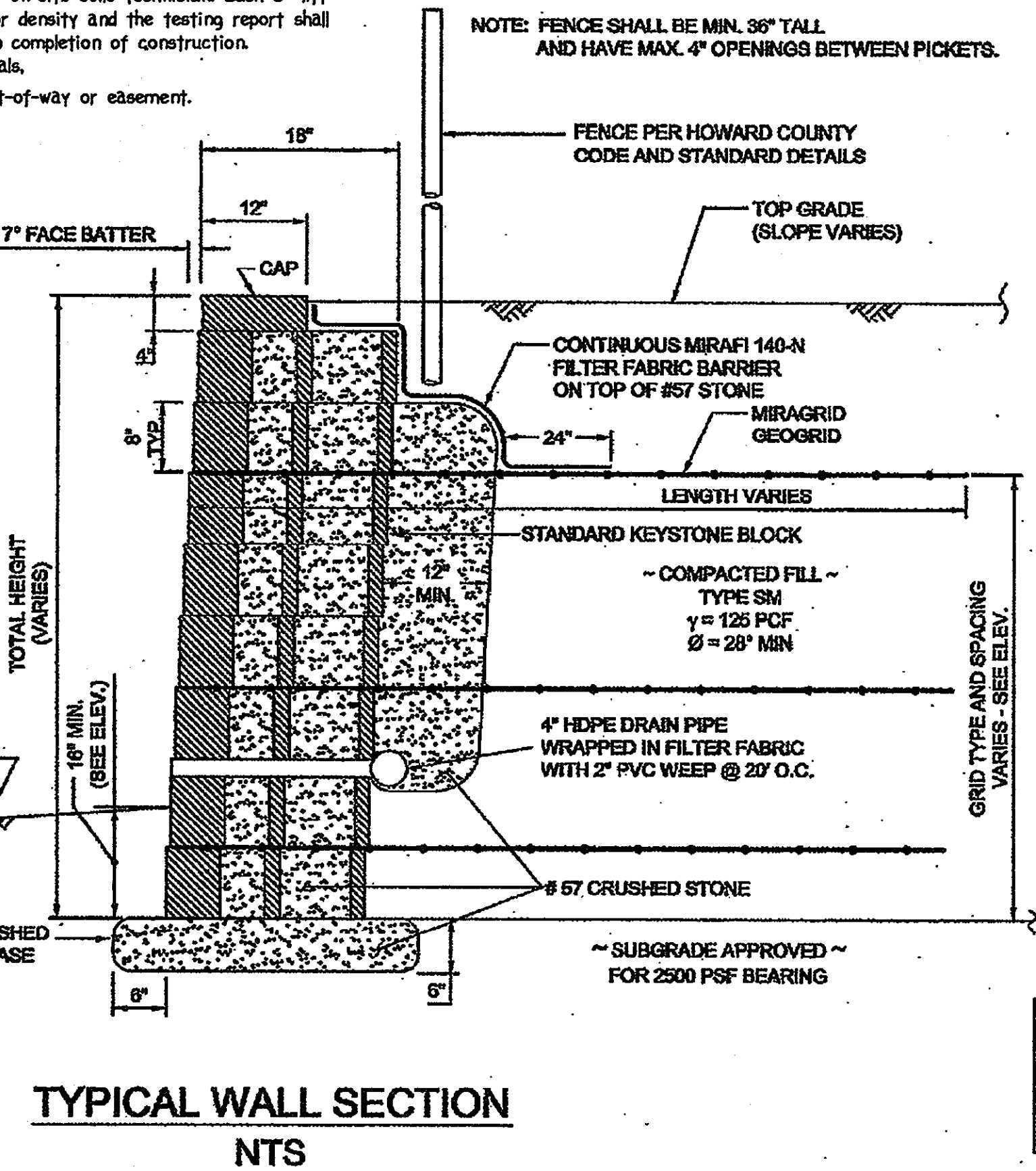
3.05 Reinforced Backfill Placement
A. Reinforced backfill shall be placed, spread, and compacted in such a manner that minimizes the development of slack in the geogrid and installation damage.
B. Reinforced backfill shall be placed and compacted in lifts not to exceed 6 inches where hand compaction is used, or 8-10 inches where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required density as required.
C. Reinforced backfill shall be compacted to 95% of the maximum density as determined by ASTM D698. The moisture content of the backfill material prior to and during compaction shall be uniformly distributed throughout each layer and shall be +.3% to -.9% of optimum.
D. Only lightweight hand-operated equipment shall be allowed within 3 feet from the tail of the modular concrete unit.
E. Tracked construction equipment shall not be operated directly upon the geogrid reinforcement. A minimum fill thickness of 6 inches is required prior to operation of tracked vehicles over the geogrid. Tracked vehicle treading should be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.
F. Rubber tired equipment may pass over geogrid reinforcement at slow speeds, less than 10 MPH. Sudden turning and sharp turning shall be avoided.
G. At the end of each day's operation, the Contractor shall slope the front of reinforced backfill away from the wall units to direct runoff away from wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.

3.06 Cap Installation
A. Units shall be glued to underlying units with an all-weather adhesive recommended by the manufacturer.

3.07 Field Quality Control
A. The Owner shall engage inspection and testing services, including independent laboratories, to provide quality assurance and testing services during construction.
B. As a minimum, quality assurance testing should include foundation soil inspection, soil and backfill testing, verification of design parameters, and observation of construction for general compliance with design drawings and specifications.

GENERAL NOTES:

- No trees shall be planted within 10 feet of the top of the retaining wall.
- Retaining walls shall only be constructed under the observation of a registered professional engineer and a (NICET, WACEL, or equiv) certified soils technician.
- The required bearing pressure beneath the wall system will be verified in the field by a certified soils technician. Testing documentation must be provided to the Howard County Inspector prior to start of construction. The required bearing test shall be the Dynamic Cone Penetrometer test ASTM STP-399.
- The suitability of fill material shall be confirmed by the on-site soils technician. Each 6" lift must be compacted to a minimum 95% standard proctor density and the testing report shall be made available to the Howard County Inspector upon completion of construction.
- Walls shall not be constructed on uncertified fill materials.
- Walls shall not be constructed within a Howard Co. right-of-way or easement.



DESCRIPTION	QUANTITY
7\"/>	

HILLIS-CARNES ENGINEERING ASSOCIATES
10075 Guilford Road, Suite A
(410) 820-4788
Annapolis Junction, MD
Fax: (410) 860-4098

APPROVED: [Signature]
DATE: 12/24/09

OWNER: GTW JOINT VENTURE
14451 TRADEFAIR ROAD
GLENELBA, MARYLAND 21787-0080
(410) 442-2337

DEVELOPER: WAVERLY WOODS DEVELOPMENT CORP.
SUITE 102, 5300 DORSEY HALL DRIVE
ELLICOTT CITY, MARYLAND 21042
(443) 387-0422

REVISIONS:

NO.	DESCRIPTION

JOB NUMBER: 07390-B
DESIGNED BY: AM
DRAWN BY: AM
APPROVED BY: RWS

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14423, EXPIRATION DATE: 02/15/2010

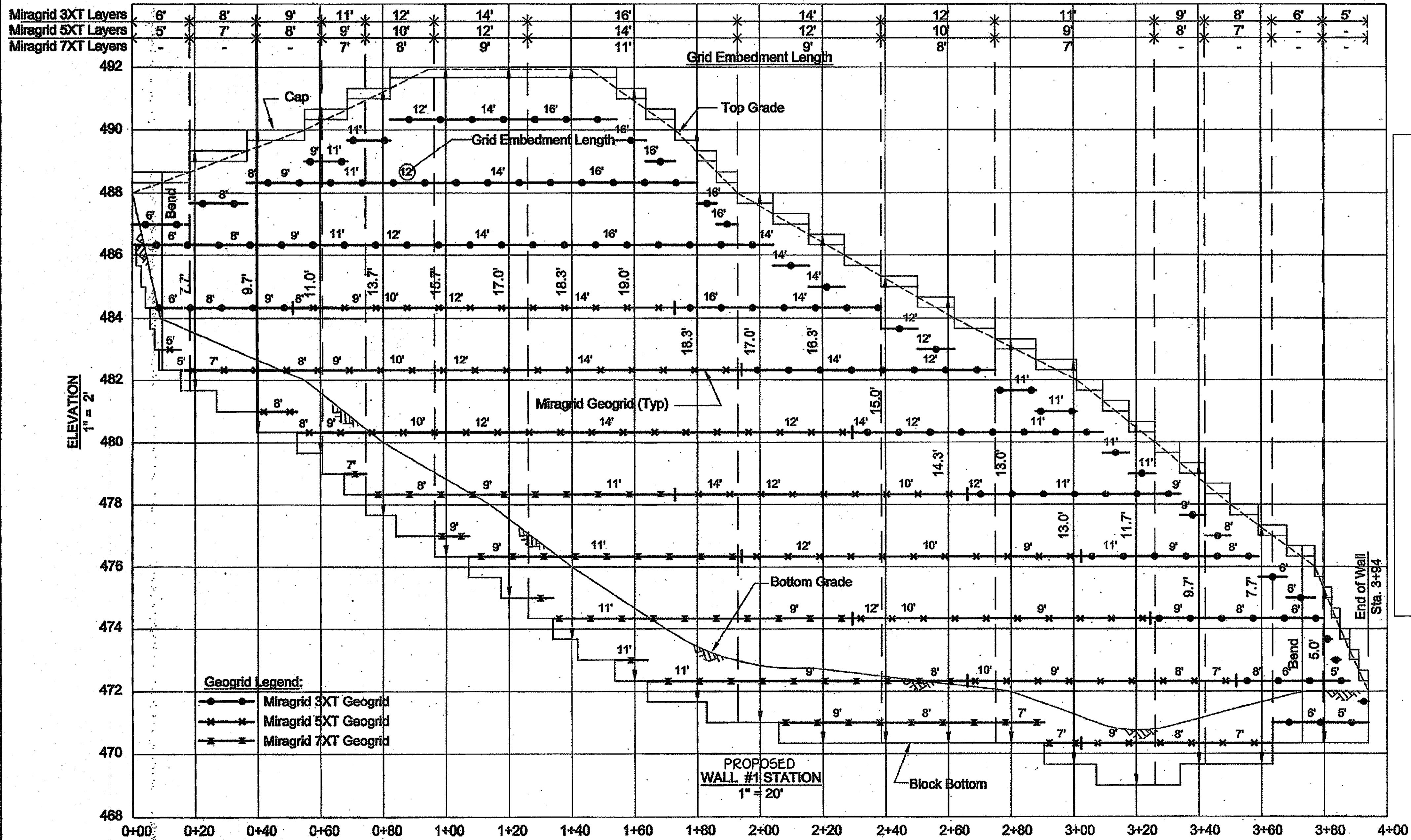
STATE OF MARYLAND PROFESSIONAL ENGINEER

RETAINING WALL PLAN & CONSTRUCTION DETAILS

AGE RESTRICTED ADULT HOUSING
GTW'S WAVERLY WOODS
SECTION 14
BULK PARCEL 'A' PLAT No.
"THE COURTYARDS AT WAVERLY WOODS - WEST"
PHASE I - UNITS 2 THRU 7 & 36 THRU 39

ZONING: PSC
TAX MAP No. 16 GRID No. 3 & 4 PARCEL No. 120, 221 & 249
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: OCTOBER, 2009
SHEET 16 OF 17

SDP-09-037



Geogrid Legend:
 ●●● Miragrid 3XT Geogrid
 ××× Miragrid 5XT Geogrid
 — Miragrid 7XT Geogrid

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Waverly Woods West-Crestline
 Location: Howard County, Maryland
 Date: 11/23/07
 Date Started: 11/23/07
 Date Completed: 11/23/07

Depth	SOIL SAMPLE COLLECTION	Description	Soils and Sample Data	Moist.	SH	SW	SPY	SPY	SPY
0'-0"	Topsoil	Topsoil	10'	3-3	8	10	10	10	10
0'-6"	Topsoil	Topsoil	10'	3-4	8	10	10	10	10
0'-12"	Topsoil	Topsoil	10'	4-0	15	10	10	10	10
0'-18"	Topsoil	Topsoil	10'	5-4	11	10	10	10	10
0'-24"	Topsoil	Topsoil	10'	6-0	11	10	10	10	10
0'-30"	Topsoil	Topsoil	10'	7-0	12	10	10	10	10
0'-36"	Topsoil	Topsoil	10'	7-12	20	10	10	10	10

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

Project Name: Waverly Woods West-Crestline
 Location: Howard County, Maryland
 Date: 11/23/07
 Date Started: 11/23/07
 Date Completed: 11/23/07

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0'-6"	Topsoil	Topsoil	10'	4-0	15	10	10	10	10
0'-12"	Topsoil	Topsoil	10'	5-4	11	10	10	10	10
0'-18"	Topsoil	Topsoil	10'	6-0	11	10	10	10	10
0'-24"	Topsoil	Topsoil	10'	7-0	12	10	10	10	10
0'-30"	Topsoil	Topsoil	10'	7-12	20	10	10	10	10

RETAINING WALL ELEVATIONS

AGE RESTRICTED ADULT HOUSING
GTW'S WAVERLY WOODS
 SECTION 14
 BULK PARCEL 'C' PLAT No. "THE COURTYARDS AT WAVERLY WOODS - WEST" PHASE I - LOTS 6 THRU 11 & 40 THRU 43

ZONING: PSC
 TAX MAP NO: 16 GRID NO: 3 & 4 PARCEL NO: 120, 221 & 249
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JUNE 4, 2010
 SHEET 17 OF 17

HILLIS-CARNES ENGINEERING ASSOCIATES
 10976 Guilford Road, Suite A Annapolis Junction, MD (410) 880-4788
 14063504

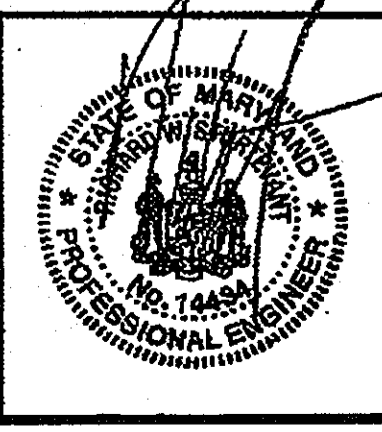
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature]
 [Signature]
 [Signature]

OWNER
 GTW JOINT VENTURE
 14451 TRADELPHIA ROAD
 GLENELG, MARYLAND 21737-0030
 (410) 442-2237

DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORP.
 SUITE 102, 6300 DORSEY HALL DRIVE
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REVISIONS:
 JOB NUMBER: 07390-B
 DESIGNED BY: AM
 DRAWN BY: AM
 APPROVED BY: RWS

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26435, EXPIRATION DATE: 02/28/2010.



SDP 09 037