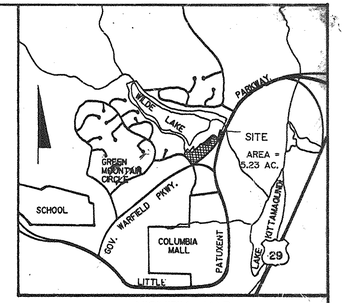
SITE ANALYSIS

A. AREA OF PARCEL: 5.323 AC.± 231,870 SF
B. PRESENT ZONING: N-T DISTRICT (APARTMENT USE) "FDP-42-A"
C. TOTAL FLOOR SPACE: 142,290 SF RESIDENTIAL
D. TOTAL NO. OF DWELLING UNITS ALLOWED: 150
E. TOTAL NO. OF DWELLING UNITS PROVIDED: 76
F. MINIMUM SF FLOOR AREA OF APARTMENT: 1129 SF
G. MAXIMUM NO. OF EMPLOYEES: 10
H. NUMBER OF PARKING SPACES REQUIRED: 152
I. NUMBER OF PARKING SPACES PROVIDED: 177
J. OPEN SPACE: 4.31 AC. = 82%
K. BUILDING COVERAGE = 0.95 AC. = 18%
   a. APARTMENT BUILDING = 17,662 SF = 0.4 AC. = 7.6%
   b. PARKING DECK = 23,994 SF = 0.55 AC. = 10.4%



VICINITY MAP
Scale: 1" = 2000'

SCALE: 1" = 30'
0 5 10 20 30 60

VILLAGE OF WILDE LAKE SECTION 3, AREA 2, LOT 4 (ZONED N-T APARTMENT USE)

MATCH LINE

PRIVATE DRIVE

30' EASEMENT FOR INGRESS & EGRESS PLAT NO. 4062

PROPOSED FUTURE RIGHT-OF-WAY

EXTEND EX. 6" F.H. MAIN 12' TO RELOCATE EX. F.H. BEHIND PROPOSED CURB

WINDSTREAM DRIVE (60' RIGHT OF WAY) PUBLIC ROAD

WINDSTREAM DRIVE LANE WIDENING TO BE CONSTRUCTED UNDER F-87-24

GOVERNOR WARFIELD PARKWAY (118' RIGHT OF WAY)
VEHICULAR INGRESS & EGRESS RESTRICTED

B.M. T.C. @ 2'x2' Grate Lt. Fr. Cr. Elev. 346.81

VILLAGE OF WILDE LAKE SECTION 3, AREA 2, LOT 4 (ZONED N-T APARTMENT USE)

VILLAGE OF WILDE LAKE WILDE LAKE & PORTOFINO LOT 2

VILLAGE OF WILDE LAKE SECTION 3 AREA 2 LOT 1 OPEN SPACE PLAT BOOK 18 FOLIO 37

HOWARD COUNTY STD. R-3.05 CONC. SIDEWALK WHERE INDICATED ON PLAN
HOWARD COUNTY STD. R-3.01 7" CONBANATION CURB AND GUTTER

TRAVELWAY PAVEMENT SECTION
① 2" MSHA TYPE SM BITUM. CONC.
② 3" MSHA TYPE BI BITUM. CONC.
③ 7" DENSE GRADED AGGREGATE (MSHA SPEC SCT 304)

PAVING SECTION

TWO - STORY PARKING DECK

16 SPACES @ 9' x 18'
11 SPACES @ 9' x 20'
14 SPACES @ 9' x 20'
17 SPACES @ 9' x 18'
6 SPACES @ 9' x 18'
2 @ 9' x 18'
1 @ 8' x 18'

STAIRWELL
ELEC. BOX
RETAINING WALL
STONE CURB
LAWN AREA
30' W & S EASEMENT PROPOSED
30' WIDE STONE PITCH
HERONWOOD 4 10'W/SIDE STREAM TO BE RELOCATED
100 YEAR FLOODPLAIN
PROPOSED 30' W & S EASEMENT
24' BK TO BK SWMF EXTENDS 15' FROM ENDWALL
PROPOSED 20' S.D. EASEMENT
PROPOSED 76 UNIT CONDOMINIUM
GROUND EL. 328 (AVERAGE)
STONE VEHICULAR ACCESS
EXISTING 10' S.D. EASEMENT TO BE ABANDONED
GENERATOR
FIRE ACCESS
LOWER LEVEL PARKING 76 SPACES SEE SHEET 10 OF 10
OIL WATER SEPARATOR
TRENCH DRAIN
RAMP
STD. R4.04
STONE CURB (PROPOSED)
STONE CURB FOR COURTYARD LAYOUT (SEE SHEET 4 OF 10)
FOR ENTRANCE LAYOUT SEE SHEET 4 OF 10
3'U-DRAIN W/4"OUTLET
EX. 24" RCP & ENDWALL
REMOVE & REPLACE
EX. 18" ACCP
EX. 18" CMP
EX. 12" RCP
EX. 10" S.D. EASEMENT TO BE ABANDONED
EMERGENCY GROUND ACCESS TRANSFORMER
8'-8"x10'-0" 8'-HIGH CANOPY
ELECTRIC TRANSFORMER (PROPOSED LOCATION)
Tel. box
Ex. 16" W/M
Ex. 8" W/M
Ex. 8" S.M.H.
Ex. 8" S.M.H. (TO BE ABANDONED)
Ex. 8" S.M.H. (TO BE RELOCATED)
Ex. Bldg. No. 10085
San MH Dp. 34.20
Utility MH
POLE LIGHT (typ.)
BOLLARD LIGHT (typ.)
Mac. Walk
MATCH LINE

LITTLE PATUXENT PARKWAY (VARIABLE RIGHT OF WAY) PUBLIC ROAD

NOTE:
At all handicapped spaces provide handicap signage per Howard County & Maryland State Building Code Requirements, See Detail A, Sheet 4 of 10.

3	ADD CANOPY	3/19/89
2	ADD SUBSURFACE DRAINAGE	12/30/88
1	REVISE PKG. GARAGE DRAINAGE. REVISE SANITARY HOUSE CONNECT. & WATER	3/21/89

2 BY GOUGER THOMPSON INC 429 E. LAKE AVE. BALTIMORE MD 21212 410-532-0101

STATE OF MARYLAND — LOUIS R. SCHNEIDER — No. 10020 — REGISTERED PROFESSIONAL ENGINEER

11-26-86
LKS

APPROVED: For Public Water and Public Sewerage, Storm Drain Systems and Public Roads
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE 11/22/88
CHIEF, BUREAU OF ENGINEERING — DATE 11-21-88

APPROVED: For Public Water and Public Sewerage Systems
HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 11-28-88

APPROVED: Howard County Office of Planning and Zoning

DIRECTOR — DATE 12.7.88
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 12-5-88
LKS

ENGINEER
URBAN ENGINEERING & ASSOCIATES, INC.
160 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
(301) 727 - 5590

OWNER
COVE WATERMARK LIMITED PARTNERSHIP
10005 OLD COLUMBIA ROAD
COLUMBIA, MARYLAND 21046

ADDRESS CHART	
PARCEL NUMBER	STREET ADDRESS
A-2	10,001 Windstream Drive

SUBDIVISION NAME				SECT/AREA	LOT/PARCEL
VILLAGE OF WILDE LAKE				3 / 2	PARCEL A-2
PLAT OR L/F	BLOCK	ZONE	TAX MAP	ELEC DIST	CENSUS TR
8223	20	NT APTS.	30	5	6052.01
WATER CODE		SEWER CODE			
E32		5601000			

Site Development Plan

WATERMARK CONDOMINIUMS

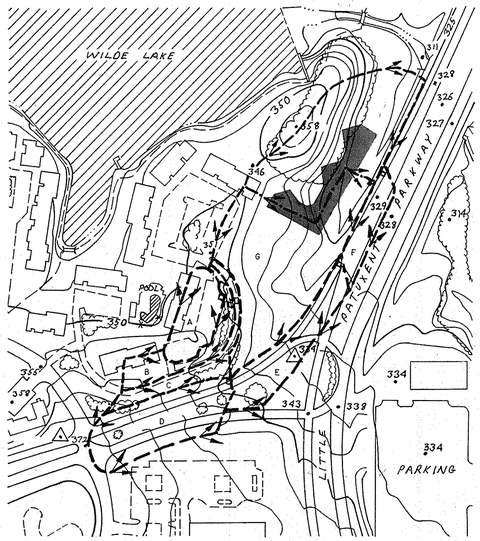
VILLAGE OF WILDE LAKE — SECTION 3, AREA 2, PARCEL A-2

SITE/GRADING PLAN

ELECTION DISTRICT NO. 5 — TAX MAP 30 BLOCK 20 PARCEL 357 — HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' — SHEET 1 OF 10 — SEPTEMBER 1986

Revision "A" by Verbal Conversation, Mr. Riley WH — SDP-87-26.

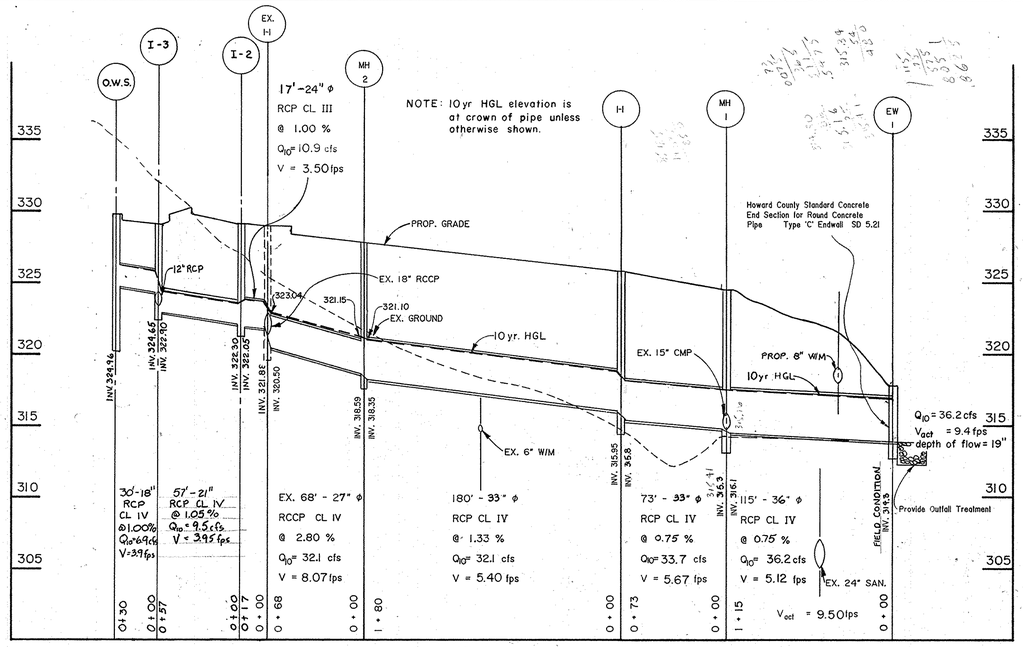
DRAINAGE AREA MAP



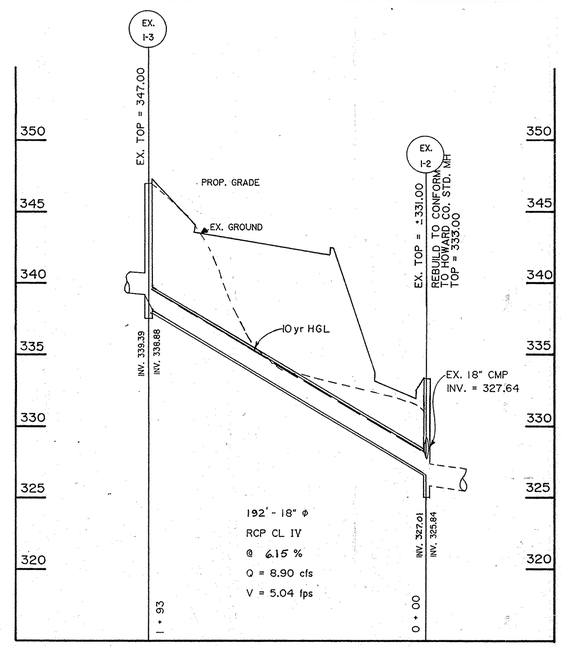
SCALE: 1" = 200'

EX. DRAINAGE AREA
PROP. DRAINAGE AREA

DRAINAGE AREAS	
A	0.64 AC.
B	0.53 AC.
C	0.49 AC.
D	1.33 AC.
E	0.95 AC.
F	0.42 AC.
G	SEE SEDIMENT CONTROL PLAN

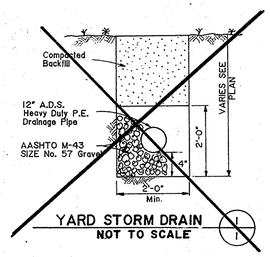


STORM DRAINAGE PROFILE

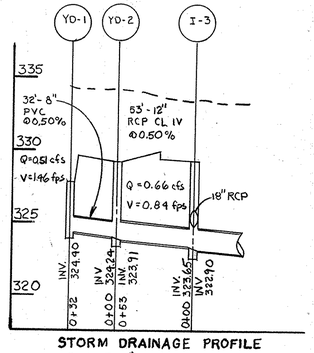


SCALE: 1" = 5' VERTICAL
1" = 50' HORIZONTAL

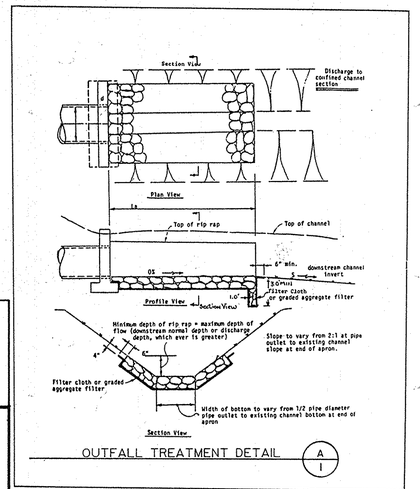
STRUCTURE	TYPE	INVERT IN	INVERT OUT	TOP ELEVATION	REMARKS
I - 3	Howard Co. Std. SD - 4.34	324.56	324.30	329.13	Double type 'S' comb inlet
I - 2	Howard Co. Std SD - 4.34	322.30	322.05	329.12	Double type 'S' comb inlet
EX. I - 1	Howard Co. Std. Manhole G 5.01	321.88	320.50	329.00	Reconstruct Ex. Inlet to conform to How. Co. Std. Manhole.
MH 2	Howard Co. Std. Manhole G 5.02	318.59	318.35	327.64	
I - 1	Howard Co. Std. SD - 4.34	315.95	315.34	325.66	Double type'S' comb inlet
MH 1	Howard Co. Std. Manhole G 5.02	314.24	313.27	324.22	
EW 1	Howard Co. Std. Type 'C' Endwall SD 5.21	312.00	–	316.00	
YD- 1	Howard Co. Std. SD - 4.14	331.00	324.40	327.90	
YD- 2	Howard Co. Std. SD - 4.14	324.08	323.83	329.08	



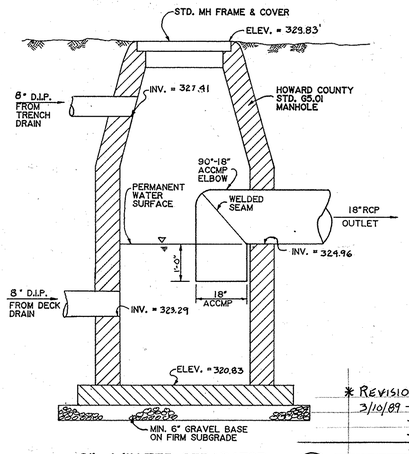
YARD STORM DRAIN
NOT TO SCALE (I/1)



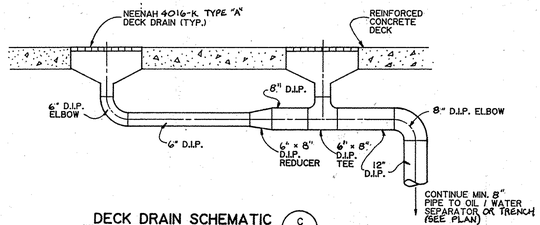
STORM DRAINAGE PROFILE
SCALE 1" = 5' VERTICAL
1" = 50' HORIZONTAL



OUTFALL TREATMENT DETAIL (A/1)



OIL / WATER SEPARATOR
SCALE 1" = 2' (B/1)



DECK DRAIN SCHEMATIC
NOT TO SCALE (C/1)

APPROVED: For Public Water and Public Sewerage, Storm Drain Systems and Public Roads
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE 11/22/88

CHIEF, BUREAU OF ENGINEERING — DATE 11-21-88

APPROVED: For Public Water and Public Sewerage Systems
HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 11-28-88

APPROVED: Howard County Office of Planning and Zoning

DIRECTOR — DATE 12.7.88

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 12-5-88 LKS

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 11-26-86
LKS

STATE OF MARYLAND
CHRIS MILDENBERG
No. 10020
REGISTERED
PROFESSIONAL ENGINEER

* REVISIONS
3/10/89 - Deck Drain Detail, change pipe size
- Oil/Water Separator, change elevations
- Add Yard Drain Profile
- Remove Yard Storm Drain Detail
- Storm Drain Profiles, change various slopes, lengths and inverts

ENGINEER
URBAN ENGINEERING & ASSOCIATES, INC.
1601 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
(301) 727 - 5590

OWNER
COVE WATERMARK LIMITED PARTNERSHIP
10005 OLD COLUMBIA ROAD
COLUMBIA, MARYLAND 21046

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS

SUBDIVISION NAME				SECT/AREA	LOT/PARCEL
PLAT OR L/F	BLOCK	ZONE	TAX MAP	ELEC DIST	CENSUS TR
WATER CODE			SEWER CODE		

Site Development Plan

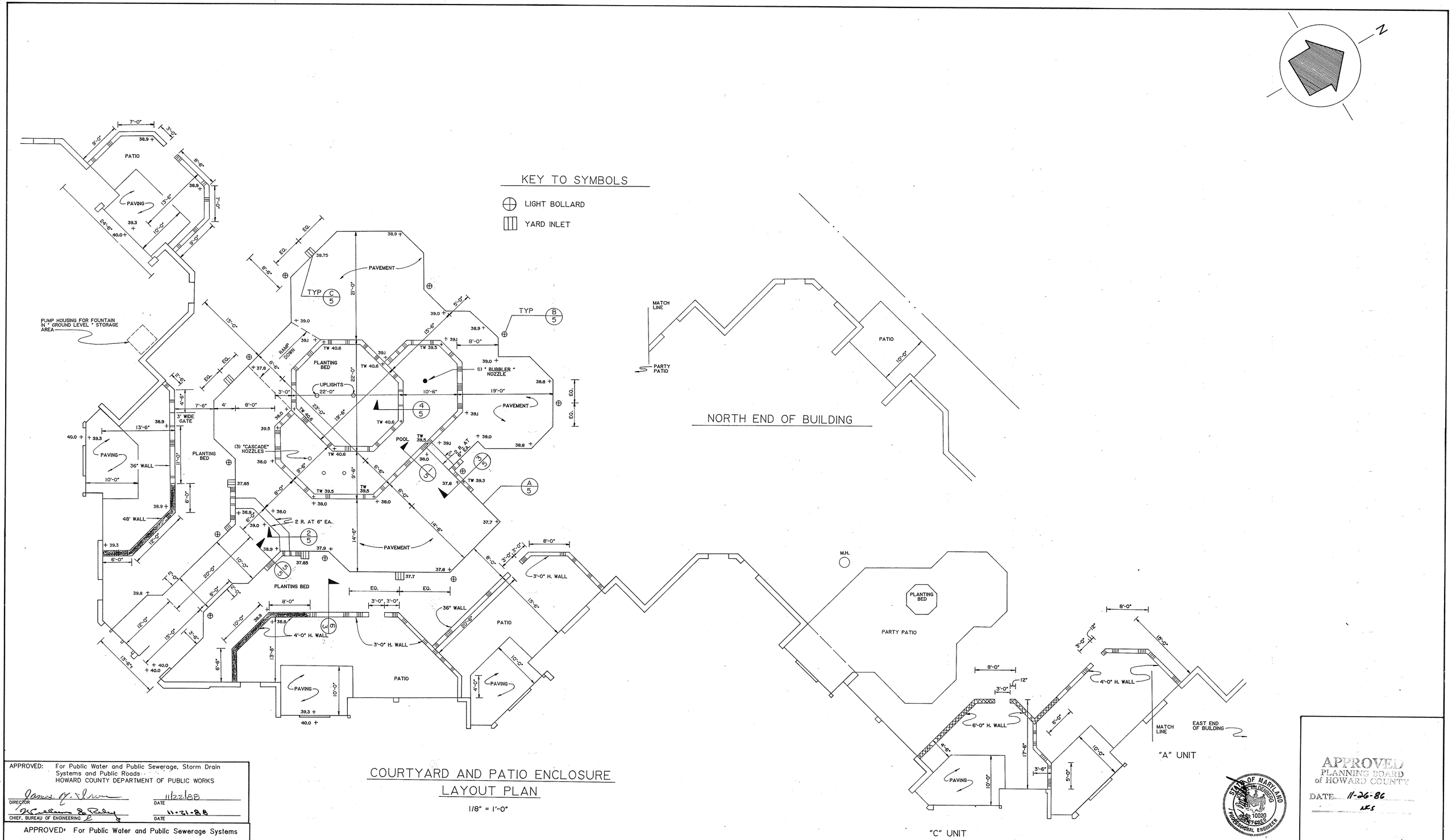
WATERMARK CONDOMINIUMS

VILLAGE OF WILDE LAKE — SECTION 3, AREA 2, PARCEL A-2

STORM WATER DRAINAGE PLAN

ELECTION DISTRICT NO. 5 — HOWARD COUNTY, MARYLAND
SCALE: AS NOTED — TAX MAP 30 BLOCK 20 PARCEL 357
SHEET 2 OF 10 — SEPTEMBER 1986

SDP-87-26c



NORTH END OF BUILDING

COURTYARD AND PATIO ENCLOSURE
LAYOUT PLAN

1/8" = 1'-0"

APPROVED: For Public Water and Public Sewerage, Storm Drain Systems and Public Roads
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

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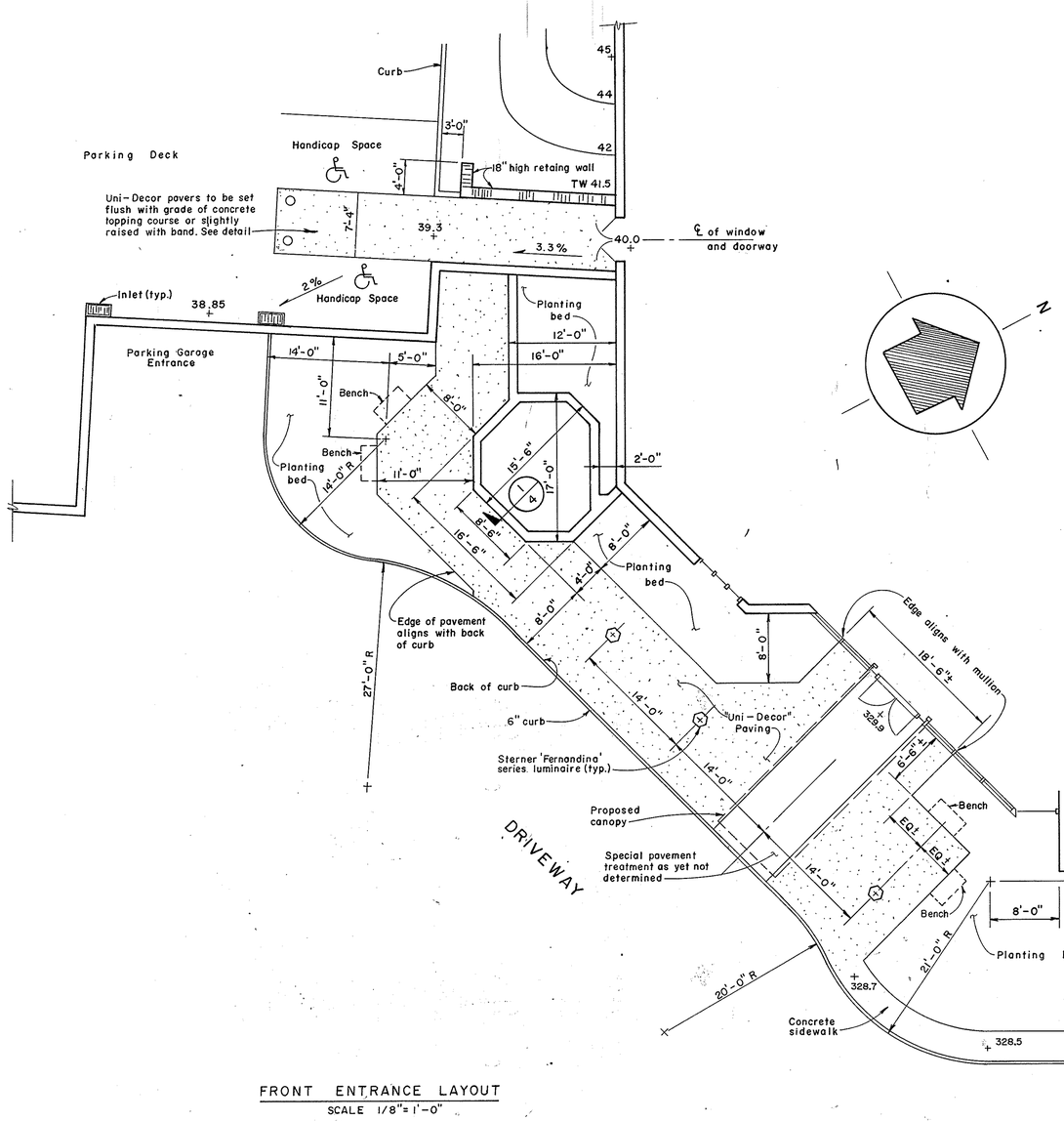
ADDRESS CHART	
LOT NUMBER	STREET ADDRESS

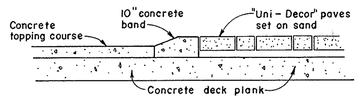
SUBDIVISION NAME			SECT/AREA	LOT/PARCEL
PLAT OR L/F	BLOCK	ZONE	TAX MAP	ELEC DIST	CENSUS TR
WATER CODE			SEWER CODE	

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 11-26-86

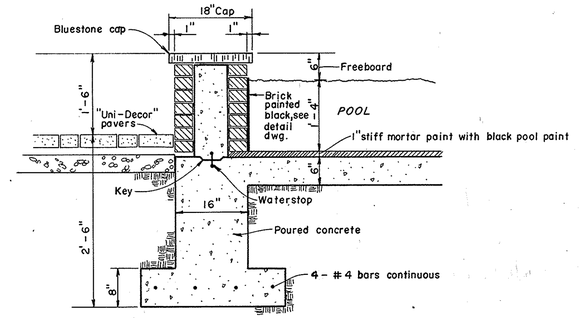
Site Development Plan
WATERMARK CONDOMINIUMS
VILLAGE OF WILDE LAKE SECTION 3, AREA 2, PARCEL A-2
COURTYARD LAYOUT PLAN
ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND
SCALE: AS NOTED TAX MAP 30 BLOCK 20 PARCEL 357 JULY 1986
SHEET 3 OF 10



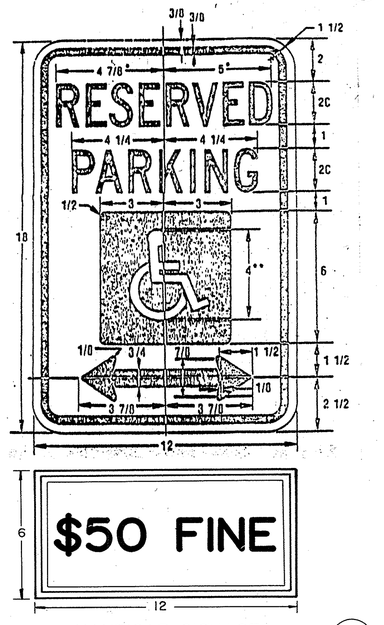
FRONT ENTRANCE LAYOUT
SCALE 1/8"= 1'-0"



CONCRETE BANDING DETAIL
SCALE 3/4"= 1'-0"



18" FOUNTAIN/SITTING WALL (1/4)
SCALE 3/4"= 1'-0"



HANDICAP SIGNAGE (A/1)
NOT TO SCALE

APPROVED: For Public Water and Public Sewerage, Storm Drain Systems and Public Roads
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE 11/22/88

CHIEF, BUREAU OF ENGINEERING — DATE 11-21-88

APPROVED: For Public Water and Public Sewerage Systems
HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 11-28-88

APPROVED: Howard County Office of Planning and Zoning

DIRECTOR — DATE 12.7.88

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 12-5-88 LKS

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OWNER
COVE WATERMARK LIMITED PARTNERSHIP
10005 OLD COLUMBIA ROAD
COLUMBIA, MARYLAND 21046

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS

SUBDIVISION NAME				SECT/AREA	LOT/PARCEL
PLAT OR L/F	BLOCK	ZONE	TAX MAP	ELEC DIST	CENSUS TR
WATER CODE			SEWER CODE		

STATE OF MARYLAND — JOHN R. MILDENBERG — No. 10020 — REGISTERED PROFESSIONAL ENGINEER

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 11-26-86
LKS

Site Development Plan

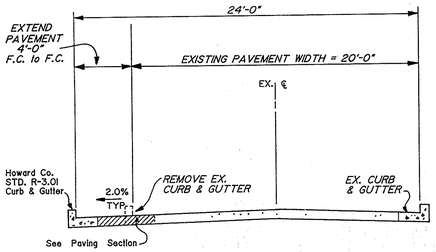
WATERMARK CONDOMINIUMS

VILLAGE OF WILDE LAKE — SECTION 3, AREA 2, PARCEL A-2

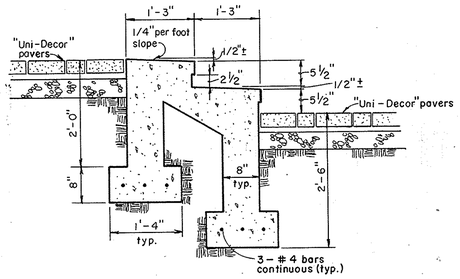
SECTIONS AND DETAILS

ELECTION DISTRICT NO. 5 — HOWARD COUNTY, MARYLAND
SCALE: AS NOTED — TAX MAP 30 BLOCK 20 PARCEL 357 — JULY 1986
SHEET 4 OF 10

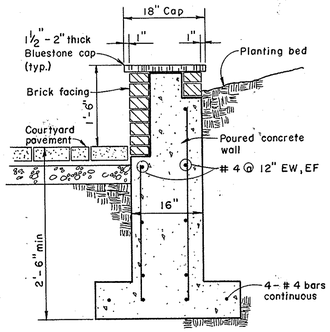
SDP-87-26c



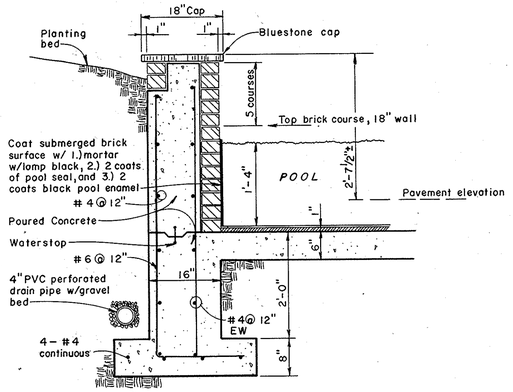
DRIVEWAY WIDENING (1/1)
SCALE 1" = 5'



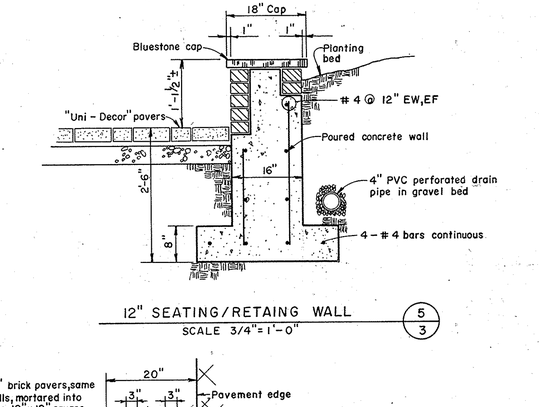
CONCRETE COURTYARD STEPS (2/3)
SCALE 3/4"=1'-0"



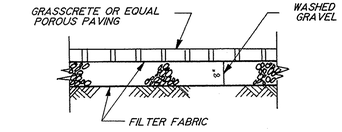
18" STEP WALL (3/3)
SCALE 3/4"=1'-0"



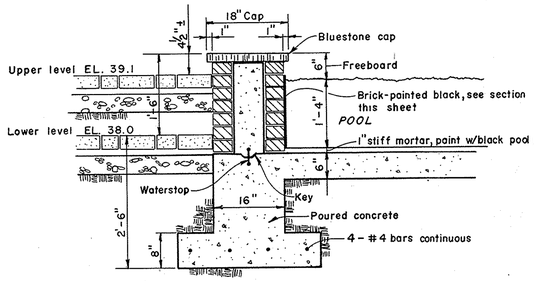
POOL/RETAINING WALL (4/3)
SCALE 3/4"=1'-0"



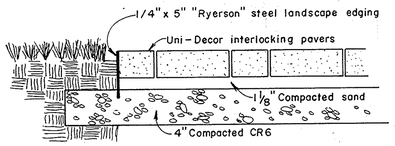
12" SEATING/RETAINING WALL (5/3)
SCALE 3/4"=1'-0"



FIRE ACCESS LANE PAVING (3/1)
NOT TO SCALE

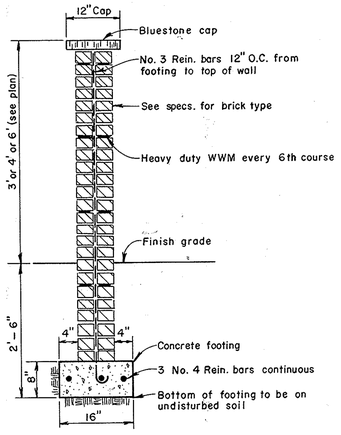


18" FOUNTAIN/SITTING WALL (1/3)
SCALE 3/4"=1'-0"

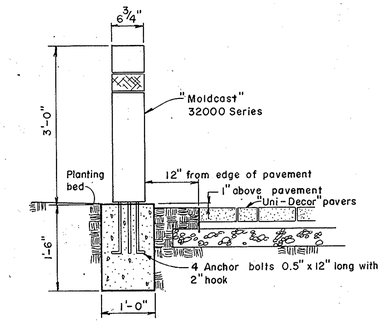


NOTES:
1. Remove subsoil to depth 7" below finished grade level and 6" wider than edge of walk. (See detail)
2. Vibrate existing subsoil.
3. Fill area with CR 6 compacted to 3½" below finish grade.
4. Establish perimeter of walkway according to plans and elevation required with steel landscape edging 1/4" thick, with stakes driven as required by steel specs. (See detail)
5. Install interlocking paver stones in pattern. Make cuts, vibrate area, sweep sand in joints.
6. Backfill with topsoil to top of stone.

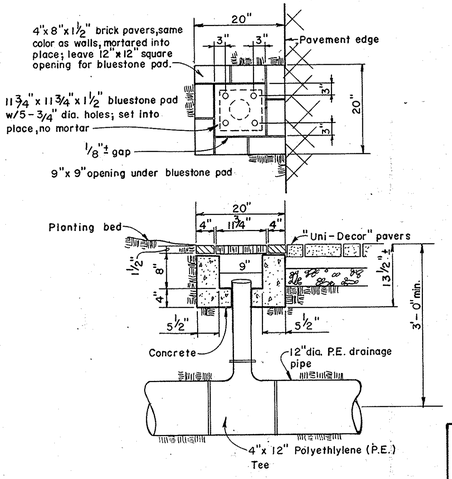
UNI-DECOR PAVING DETAIL (A/3)
SCALE 1½"=1'-0"



BRICK PATIO WALL (6/3)
SCALE 3/4"=1'-0"



LIGHT BOLLARD FOOTING (B/3)
SCALE 3/4"=1'-0"



BRICK-EDGED YARD INLET (C/3)
SCALE 3/4"=1'-0"

STATE OF MARYLAND
JAMES MILOSBERG
No 10020
REGISTERED
PROFESSIONAL ENGINEER

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 11-26-86
LKS

APPROVED: For Public Water and Public Sewerage, Storm Drain Systems and Public Roads
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE 11/22/88

CHIEF, BUREAU OF ENGINEERING — DATE 11-21-88

APPROVED: For Public Water and Public Sewerage Systems
HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 11-28-88

APPROVED: Howard County Office of Planning and Zoning

DIRECTOR — DATE 12.7.88

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 12-5-88 LKS

ENGINEER
URBAN ENGINEERING & ASSOCIATES, INC.
1601 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
(301) 727-5590

OWNER
COVE WATERMARK LIMITED PARTNERSHIP
10005 OLD COLUMBIA ROAD
COLUMBIA, MARYLAND 21046

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS

SUBDIVISION NAME			SECT/AREA	LOT/PARCEL
PLAT OR L/F	BLOCK	ZONE	TAX MAP	ELEC DIST	CENSUS TR
WATER CODE			SEWER CODE	

Site Development Plan

WATERMARK CONDOMINIUMS

VILLAGE OF WILDE LAKE — SECTION 3, AREA 2, PARCEL A-2

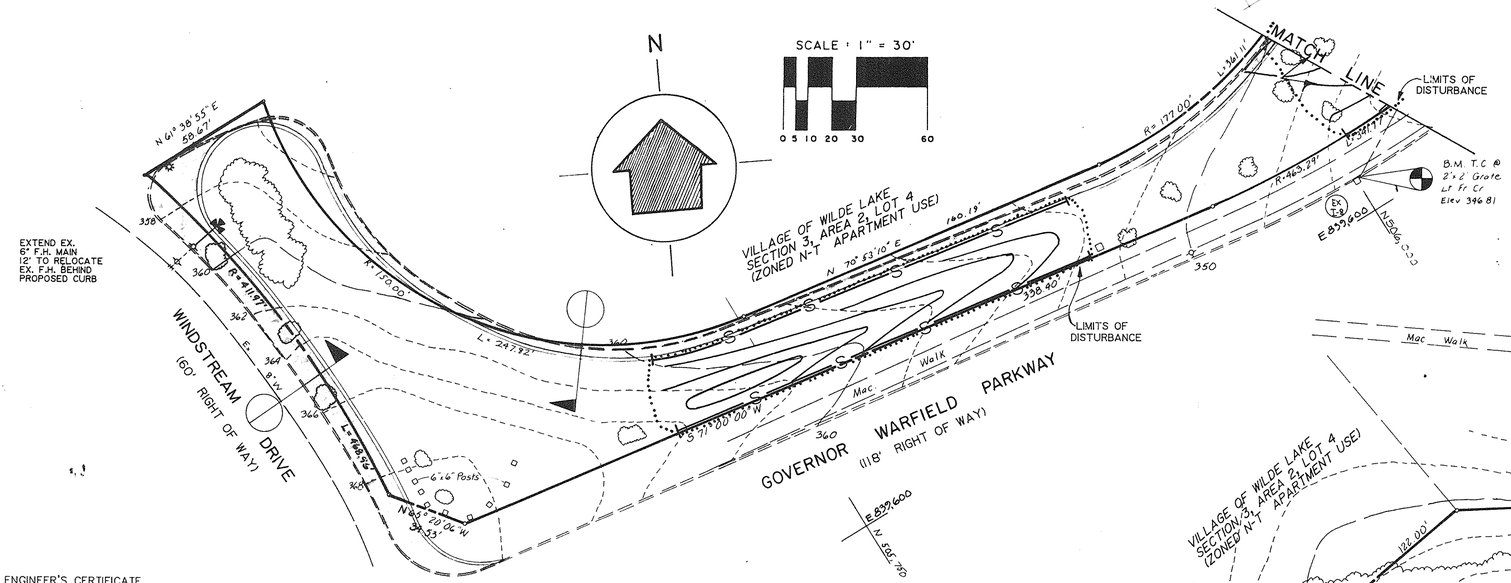
SECTIONS AND DETAILS

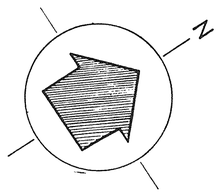
ELECTION DISTRICT NO. 5 — HOWARD COUNTY, MARYLAND

SCALE: AS NOTED — TAX MAP 30 — BLOCK 20 — PARCEL 357

SHEET 5 OF 10 — SEPTEMBER 1986

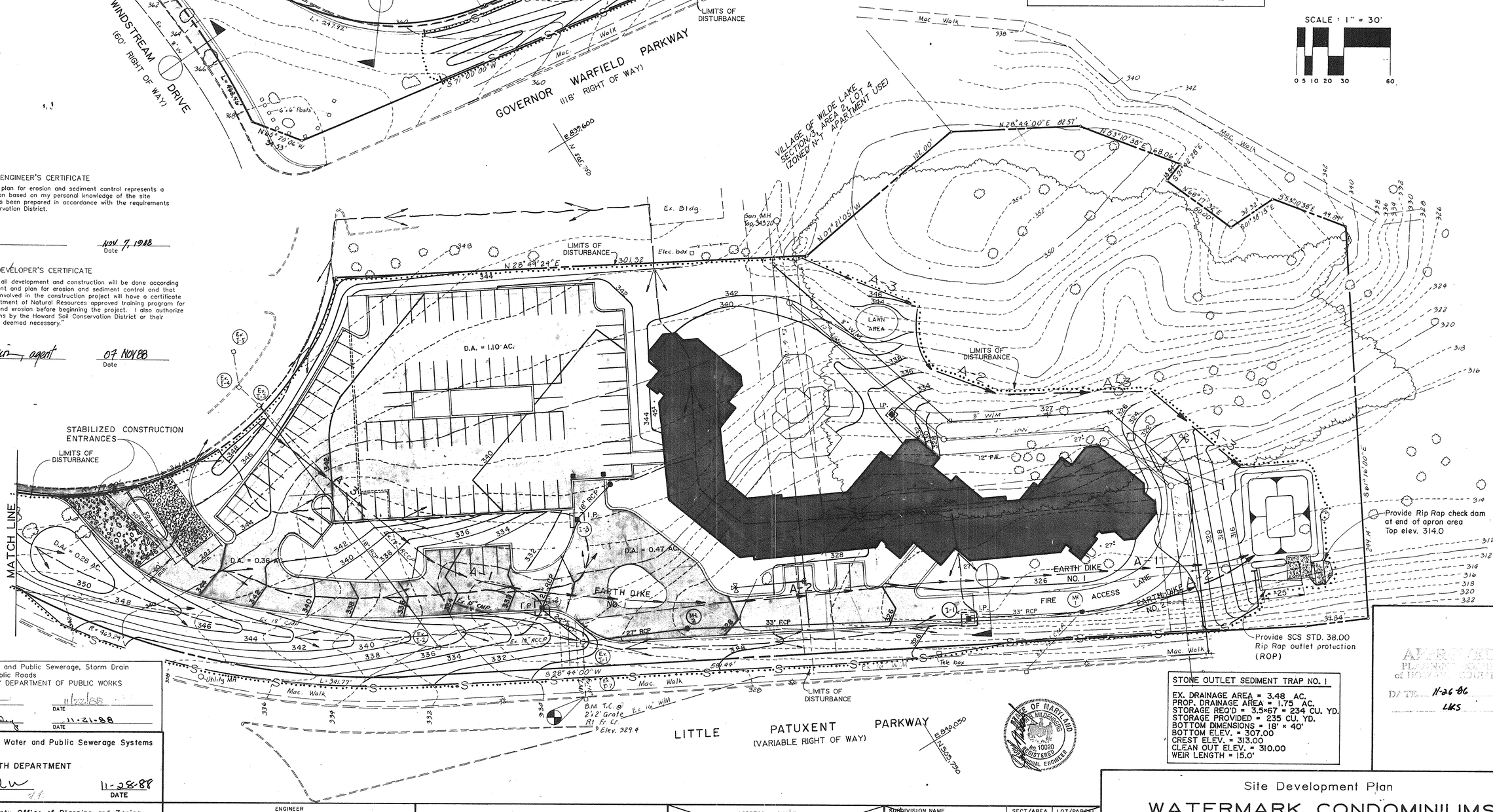
SDP-87-26c





Sediment Control Legend

EXISTING CONTOURS	999
PROPOSED CONTOURS	999
DISTURBED AREA	
EARTH DIKES (SCS/WRA ED-1)	A - 1
SILT FENCE (SCS/WRA SF-1)	S S
STABILIZED CONSTRUCTION ENTRANCE (SCS/WRA SCE-1)	
INLET PROTECTION (SCS/WRA IPD-1)	



ENGINEER'S CERTIFICATE

I hereby 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 has been prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer — Date: NOV 7, 1988

DEVELOPER'S CERTIFICATE

"I/We hereby certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project. I also authorize periodic on-site inspections by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

Signature of Developer — agent — Date: 07 NOV 88

APPROVED: For Public Water and Public Sewerage, Storm Drain Systems and Public Roads
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE: 11/28/88

CHIEF, BUREAU OF ENGINEERING — DATE: 11-21-88

APPROVED: For Public Water and Public Sewerage Systems
HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE: 11-28-88

APPROVED: Howard County Office of Planning and Zoning

DIRECTOR — DATE: 12.7.88

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE: 12-5-88

LRS

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(301) 727 - 5590

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COVE WATERMARK LIMITED PARTNERSHIP
10005 OLD COLUMBIA ROAD
COLUMBIA, MARYLAND 21046

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS

STONE OUTLET SEDIMENT TRAP NO. 1

EX. DRAINAGE AREA = 3.48 AC.
PROP. DRAINAGE AREA = 1.75 AC.
STORAGE REQ'D = 3.5x67 = 234 CU. YD.
STORAGE PROVIDED = 235 CU. YD.
BOTTOM DIMENSIONS = 18' x 40'
BOTTOM ELEV. = 307.00
CREST ELEV. = 313.00
CLEAN OUT ELEV. = 310.00
WEIR LENGTH = 15.0'

STATE OF MARYLAND — No. 10020 — REGISTERED PROFESSIONAL ENGINEER

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 11-26-86
LRS

SUBDIVISION NAME			SECT/AREA	LOT/PARCEL
PLAT OR L/F	BLOCK	ZONE	TAX MAP	ELEC DIST	CENSUS TR
WATER CODE			SEWER CODE	

Site Development Plan

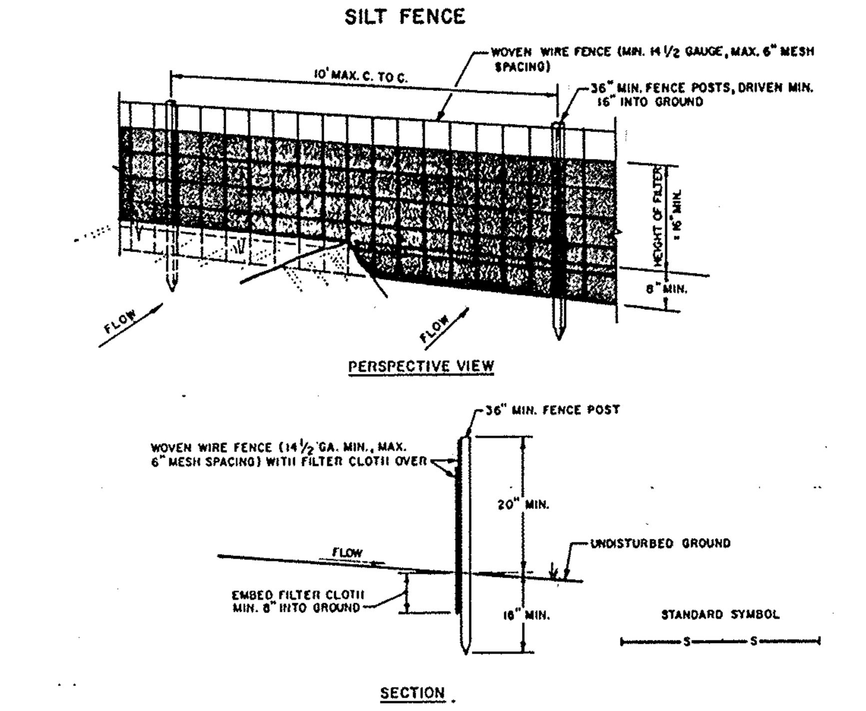
WATERMARK CONDOMINIUMS

VILLAGE OF WILDE LAKE — SECTION 3, AREA 2, PARCEL A-2

SEDIMENT CONTROL PLAN

ELECTION DISTRICT NO. 5 — HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' — TAX MAP 30 — BLOCK 20 — PARCEL 357 — SEPTEMBER 1986
SHEET 6 OF 10 — SDP-87-26E

SILT FENCE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
3. When two sections of filter cloth adjoin each other they shall be over-lapped by six inches and folded.
4. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

POSTS: Steel either T or U type or 2" hardwood

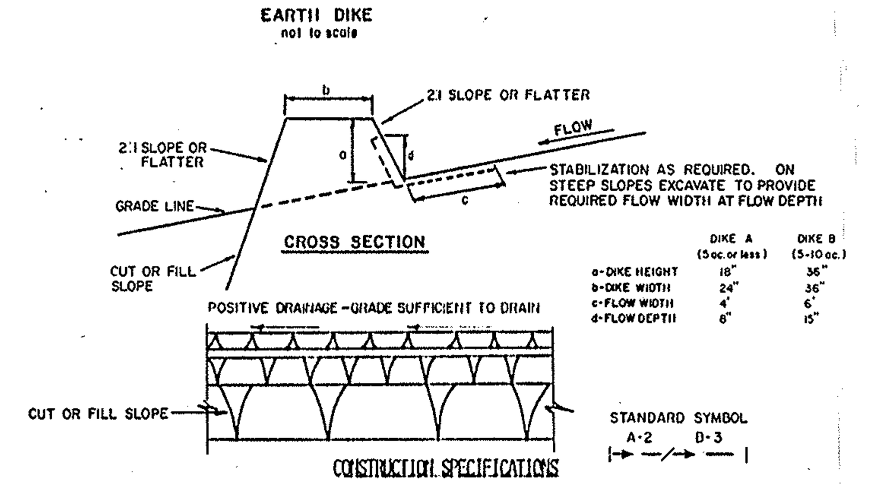
FENCE: Woven wire, 14 Ga. 6" Max. Mesh Opening

FILTER CLOTH: Filter X, Mirafi 100X, Stabilinka T140N or Approved Equal

PREFABRICATED UNIT: Geofab, Envirofence, or Approved Equal.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	SILT FENCE	STANDARD DRAWING SF-1

EARTH DIKE
not to scale



	DIKE A (5ac. or less)	DIKE B (5-10ac.)
a-DIKE HEIGHT	18"	36"
b-DIKE WIDTH	24"	36"
c-FLOW WIDTH	4'	6'
d-FLOW DEPTH	8"	15"

CONSTRUCTION SPECIFICATIONS

1. All dikes shall be compacted by earth-moving equipment.
2. All dikes shall have positive drainage to an outlet.
3. Top width may be wider and side slopes may be flatter if desired to facilitate crossing by construction traffic.
4. Field location should be adjusted as needed to utilize a stabilized safe outlet.
5. Earth dikes shall have an outlet that functions with a minimum of erosion. Runoff shall be conveyed to a sediment trapping device such as a sediment trap or sediment basin where either the dike channel or the drainage area above the dike are not adequately stabilized.
6. Stabilization shall be: (A) in accordance with standard specifications for seed and straw mulch or straw mulch if not in seeding season, (B) flow channel as per the chart below.

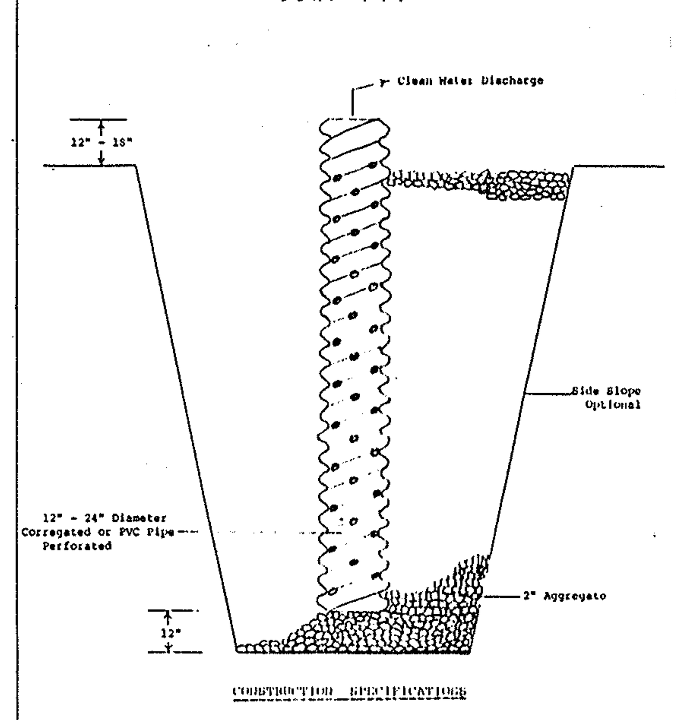
FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1	.5-3.0%	Seed and Straw Mulch	Seed and Straw Mulch
2	3.1-5.0%	Seed and Straw Mulch	Seed using Jute, or Excelsior; Sod; 2" Stone
3	5.1-8.0%	Seed with Jute, or Sod; 2" Stone	Lined Rip-Rap 4-8"
4	8.1-20%	Lined Rip-Rap 4-8"	Engineering Design

A. Stone to be 2 inch stone, or recycled concrete equivalent, in a layer at least 3 inches in thickness and be pressed into the soil with construction equipment.
B. Rip-Rap to be 4-8 inches in a layer at least 8 inches thickness and pressed into the soil.
C. Approved equivalents can be substituted for any of the above materials.
7. Periodic inspection and required maintenance must be provided after each rain event.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	EARTH DIKE	STANDARD DRAWING ED-1

SUMP PIT



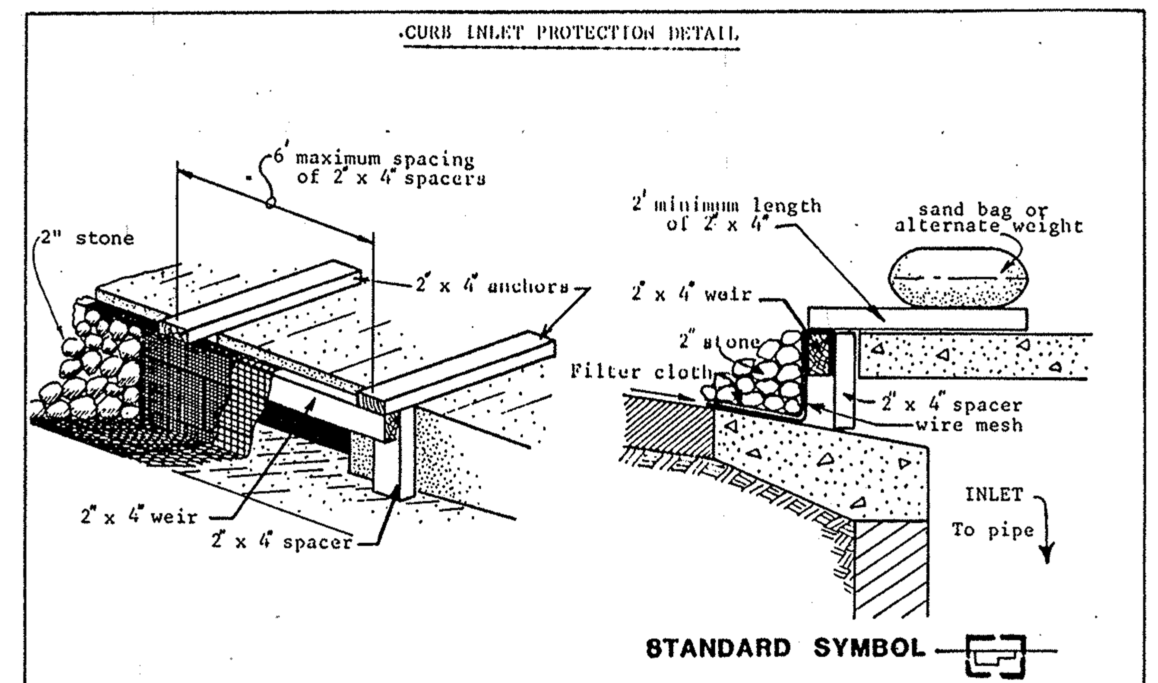
CONSTRUCTION SPECIFICATIONS

1. Pit dimensions are optional.
2. The standpipe should be constructed by perforating a 12" - 24" diameter corrugated or PVC pipe.
3. A base of 2" aggregate should be placed in the pit to a depth of 12". After installing the standpipe, the pit surrounding the standpipe should then be backfilled with 2" aggregate.
4. The standpipe should extend 12" - 18" above the lip of the pit.
5. If discharge will be pumped directly to a storm drainage system, the standpipe should be wrapped with filtercloth before installation.

If desired, ¼" - ½" hardware cloth may be placed around the standpipe, prior to attaching the filtercloth. This will increase the rate of water seepage into the pipe.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	SUMP PIT	STANDARD DRAWING SP - 1

CURB INLET PROTECTION DETAIL



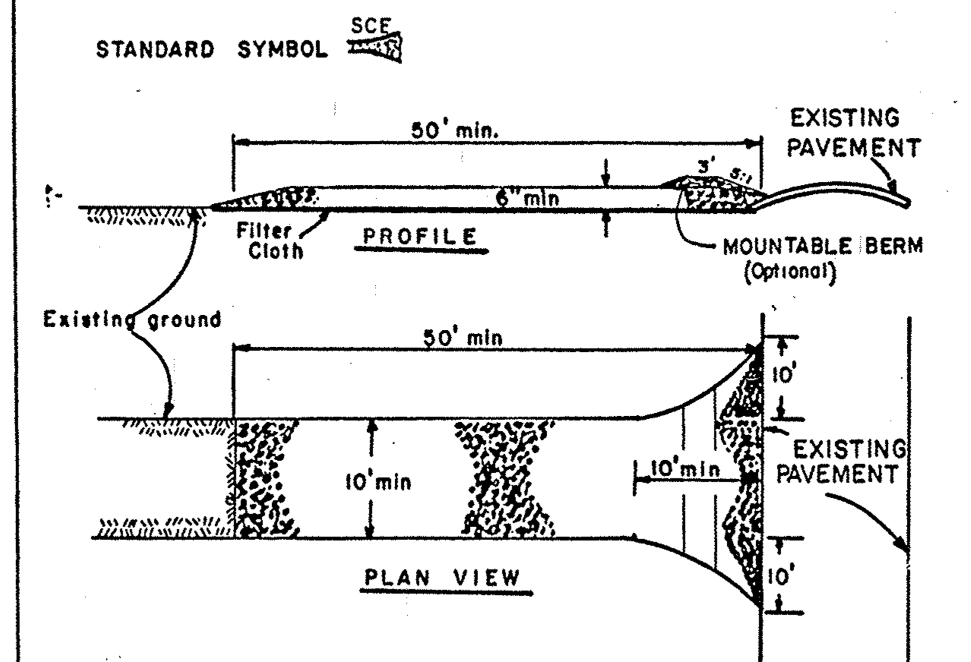
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	INLET PROTECTION DETAIL	STANDARD DRAWING IPD—1

Curb Inlet Protection.

1. Attach a continuous piece of wire mesh (30" min. width by throat length plus 4') to the 2" x 4" weir (measuring throat length plus 2') as shown on the standard drawing.
2. Place a piece of approved filter cloth (40-85 sieve) of the same dimensions as the wire mesh over the wire mesh and securely attach to the 2" x 4" weir.
3. Securely nail the 2" x 4" weir to 9" long vertical spacers to be located between the weir and inlet face (max. 6' apart).
4. Place the assembly against the inlet throat and nail (minimum 2' lengths of 2" x 4" to the top of the weir at spacer locations. These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.
5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
6. Form the wire mesh and filter cloth to the concrete gutter and against the face of curb on both sides of the inlet. Place clean 2" stone over the wire mesh and filter fabric in such a manner as to prevent water from entering the inlet under or around the filter cloth.
7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
8. Assure that storm flow does not bypass inlet by installing temporary earth or asphalt dikes directing flow into inlet.

STABILIZED CONSTRUCTION ENTRANCE
not to scale

STANDARD SYMBOL SCE

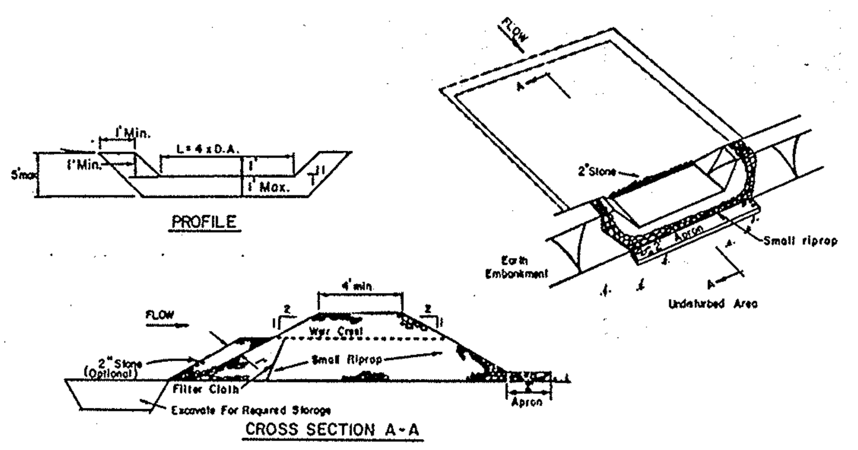


CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

U. S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE College Park, Md.	STABILIZED CONSTRUCTION ENTRANCE	Standard Drawing SCE-1

STONE OUTLET SEDIMENT TRAP V



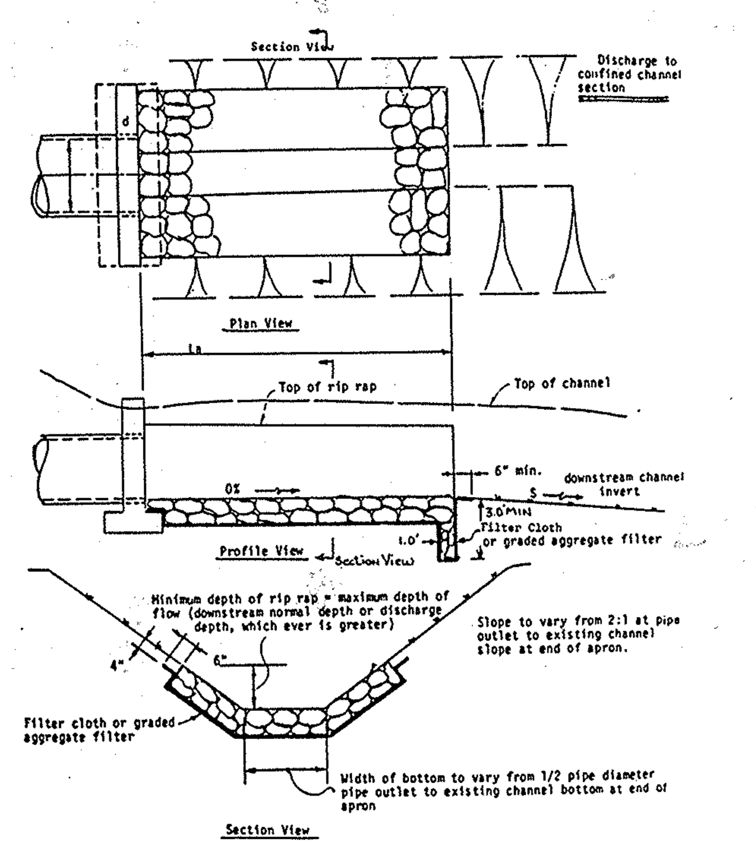
OPTION: A one foot layer of 2" stone may be placed on the upstream side of the riprap in place of the embedded filter cloth.

CONSTRUCTION SPECIFICATIONS FOR ST-V

1. Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
2. The fill material for the embankment shall be free of roots and other woody vegetation as well as over-sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
3. All cut and fill slopes shall be 2:1 or flatter.
4. The stone used in the outlet shall be small riprap 4"-8" along with a 1' thickness of 2" aggregate placed on the up-grade side on the small riprap OR embedded filter cloth in the riprap.
5. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to ½ the design depth of the trap.
6. The structure shall be inspected after each rain and repairs made as needed.
7. Construction operations shall be carried out in such a manner than erosion and water pollution is minimized.
8. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

Maximum Drainage Area: 5 Acres.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	STONE OUTLET SEDIMENT TRAP	STANDARD DRAWING ST-V



U.S DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	RIPRAP OUTLET PROTECTION-II	STANDARD DRAWING ROP-II

SEQUENCE OF CONSTRUCTION

1. Obtain grading permit.
2. Construct stabilized construction entrance.
3. Construct silt fence.
4. Construct stone outlet sediment trap as detailed.
5. Construct earth diversion dike No. 1.
6. Install temporary rip rap check dam.
7. Initiate site grading maintaining positive flow to the sediment trap at all times.
8. Construct storm drainage lines and rebuild existing inlets. Provide inlet protection as indicated. Upon completion remove earth diversion dike No. 1.
9. As fill in north area of the site progresses, reconstruct and maintain earth dike No. 2 to divert runoff into sediment trap.
10. Install utilities and complete grading as required to design contours.
11. Provide sump pit for dewatering garage and building foundation using accessible inlet to outlet.
12. Construct dense graded stone base on parking areas and construct curb and gutter.
13. When all contributing areas to a sediment control device have been stabilized, and with the approval of the sediment control inspector, remove sediment, bring site to design grades, and stabilize the area.

SEDIMENT CONTROL NOTES

1. A minimum of twenty-four (24) hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (992-2437).
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 1983 Maryland Standards and Specifications for soil erosion and sediment control.
3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within:
   a. Seven (7) calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1;
   b. Fourteen (14) days as to all other disturbed or graded areas on the project site.
4. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 Maryland Standards and Specifications for soil erosion and sediment control for permanent seedings (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
5. All sediment traps, basins shown must be fenced and warning signs posted around their perimeter in accordance with Volume 1, Chapter 12 of the Howard County Design Manual.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis:

Total Area of Site	5.323	Acres
Area Disturbed	3.8	Acres
Area to be Roofed or Paved	1.7	Acres
Area to be Vegetatively Stabilized	2.1	Acres
Total Cut	9,888	Cu. Yds.
Total Fill	22,038	Cu. Yds.

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment controls must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.

ENGINEER'S CERTIFICATE

I hereby 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 has been prepared in accordance with the requirements of the Howard Soil Conservation District

Signature of Engineer — Date NOV 7, 1988

DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources 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 or their authorized agents, as are deemed necessary."

Signature of Developer, agent — Date 07 NOV 88

Reviewed for Howard Soil Conservation District and meets technical requirements.

U.S. Soil Conservation Service — Date 11-14-88

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
APPROVED:

Howard Soil Conservation District — Date 11-14-88

STATE OF MARYLAND — MILDENBERG — NO. 10020 — REGISTERED PROFESSIONAL ENGINEER

APPROVED
PLANNING BOARD of HOWARD COUNTY
DATE 11-26-86
LKS

APPROVED: For Public Water and Public Sewerage, Storm Drain Systems and Public Roads
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE 11/22/88

CHIEF, BUREAU OF ENGINEERING — DATE 11-21-88

APPROVED Howard County Office of Planning & Zoning

DIRECTOR — DATE 12.7.88

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 12-5-88

LKS

APPROVED: For Public Water and Public Sewerage Systems

HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 11-28-88

ENGINEER
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ADDRESS CHART

LOT NUMBER	STREET ADDRESS

SUBDIVISION NAME					SECT/AREA	LOT/PARCEL
PLAT OR L/F	BLOCK	ZONE	TAX MAP	ELEC DIST	CENSUS TR	
WATER CODE			SEWER CODE			

Site Development Plan

WATERMARK CONDOMINIUMS

VILLAGE OF WILDE LAKE — SECTION 3, AREA 2, PARCEL A-2

SEDIMENT CONTROL PLAN

ELECTION DISTRICT NO.5 — HOWARD COUNTY, MARYLAND

TAX MAP 30 BLOCK 20 PARCEL 357

SCALE : NONE — SHEET 7 OF 10 — SEPTEMBER 1986

SDP 87-26 c

N

SCALE : 1" = 30'

0 5 10 20 30 60

EXISTING PINES

MATCH LINE

EXTEND EX. 6" F.M. MAIN 12' TO RELOCATE EX. F.H. BEHIND PROPOSED CURB

N 61° 38' 55" E 58.67'

R = 177.00

L = 341.77

B.M. T.C. @ 2'x2' Grate Lf Fr. Cr. Elev. 346.81

E 839,600 N 506,030

R = 463.77'

R = 350

VILLAGE OF WILDE LAKE SECTION 3, AREA 2, LOT 4 (ZONED N-T APARTMENT USE)

180.19'

N 70° 53' 10" E

R = 130.00'

L = 247.92'

WINDSTREAM DRIVE (60' RIGHT OF WAY)

R = 411.97'

L = 148.40'

N 82° 49' 06" W 39.53'

EXISTING DECIDUOUS

PS

Mac Walk

GOVERNOR WARFIELD PARKWAY (118' RIGHT OF WAY)

E 839,600 N 505,737

N

SCALE : 1" = 30'

0 5 10 20 30 60

WATERMARK -- TREE PLANTING LIST

QUAN...	SYMBOL	BOTANICAL NAME	COMMON NAME	REMARKS
6	APC	Acer platanoides 'Cleveland'	Cleveland Norway Maple	3-3 1/2" cal.
15	GT	Gleditsia tricanthos inermis 'Shademaster'	Shade Master Honeylocust	3-3 1/2" cal.
12 ~~23~~	PS	Pinus strobus	White Pine	10-12' Hgt.
23	PT	Pinus thunbergii	Japanese Black Pine	8-10' Hgt.
3	PCB	Pyrus calleryana 'Bradford'	Bradford Callery Pear	8-10' Hgt.
16	QR	Quercus rubrum	Northern Red Oak	3-3 1/2" cal.
5	SB	Salix babylonica	Babylon Weeping Willow	3-3 1/2" cal.
1	YW	Cladrastis lutea	Yellowwood	Specimen 4" cal.
12	PS2	PINUS STROBUS	WHITE PINE	6'-8' Hgt.

⚠ TREE PLANTING NOTES:

1. TREES AROUND BUILDING (SHOWN AS DASHED LINES) SHOWN ON 1/8" SCALE PLANTING DETAILS

EXISTING PINES

Ex. Bldg.

San MH Top 343.20

Elec box

N 28° 44' 00" E 122.00'

VILLAGE OF WILDE LAKE SECTION 3, AREA 2, LOT 4 (ZONED N-T APARTMENT USE)

N 53° 10' 38" E 68.06'

S 31° 42' 28" E 80.00'

N 68° 17' 32" E 32.32'

S 53° 10' 38" E 49.84'

S 28° 44' 00" W 601.38'

Mac Walk

PROPOSED TREE LINE

LAWN AREA

EXISTING TREE LINE

10" San

FIRE ACCESS LANE

24" RCP

27" RCP

33" RCP

8"-PCB

12"-PS-2

EMERGENCY GENERATOR, TRANSFORMERS, ETC

Utility MH

B.M. T.C. @ 2'x2' Grate RI fr. Cr. Elev. 329.4

LITTLE PATUXENT PARKWAY (VARIABLE RIGHT OF WAY)

E 840,050 N 503,750

MATCH LINE

R = 979.00'

S 28° 44' 00" W

Tee Box

Mac Walk

PS

PT

GT

QR

APC

SB

YW

I-1 I-2 I-3

MH 1 MH 2

Ex. I-5 Ex. I-4 Ex. I-3 Ex. I-2 Ex. I-1

STATE OF MARYLAND JOHN B. SLATER No. 286 REGISTERED LANDSCAPE ARCHITECT

⚠ REVISION #1 - REVISED EMERGENCY GENERATOR & TRANSFORMER & LANDSCAPE/SCREENING - BY LRJ INC

APPROVED For Public Water and Public Sewerage, Storm Drain Systems and Public Roads
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE 11/22/88

CHIEF, BUREAU OF ENGINEERING — DATE 11-21-88

APPROVED: For Public Water and Public Sewerage Systems
HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 11-28-88

APPROVED: Howard County Office of Planning and Zoning

DIRECTOR — DATE 12.7.88

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 12-7-88 LKS

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WATER CODE			SEWER CODE			

SLATER ASSOCIATES
SUITE 205 WILDE LAKE VILLAGE GREEN
COLUMBIA, MARYLAND 21044
LAND PLANNING
SITE PLANNING
LANDSCAPE ARCHITECTURE 992-0001

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 11-26-86
LKS

Site Development Plan

WATERMARK CONDOMINIUMS

VILLAGE OF WILDE LAKE — SECTION 3, AREA 2, PARCEL A-2

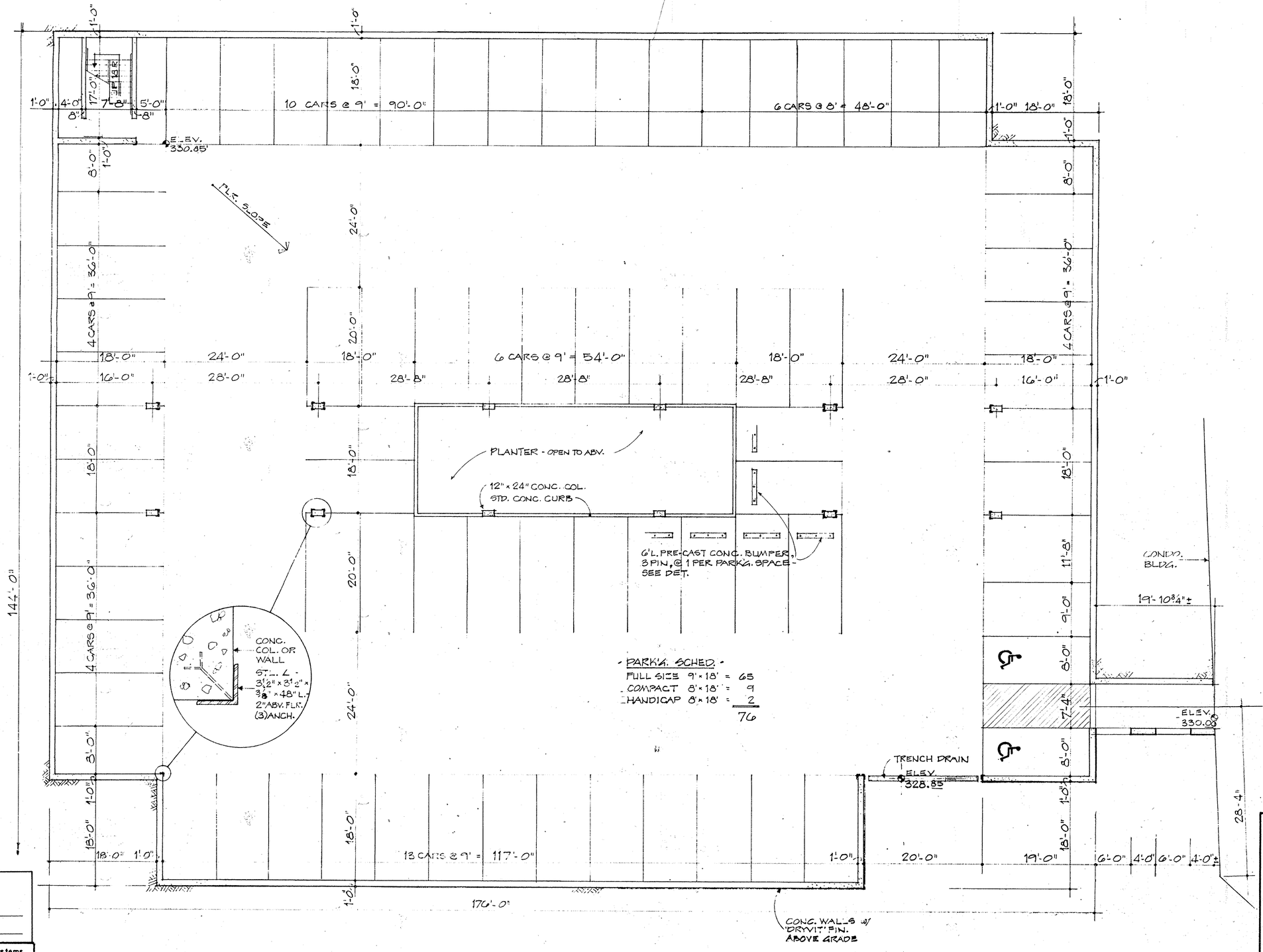
LANDSCAPE PLAN

ELECTION DISTRICT NO. 5 — HOWARD COUNTY, MARYLAND

SCALE: 1" = 30' — JULY 1986

SHEETS OF 10

SDP-87-26C



APPROVED: For Public Water and Public Sewerage, Storm Drain Systems and Public Roads
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE 11/22/88

CHIEF, BUREAU OF ENGINEERING — DATE 11-21-88

APPROVED: For Public Water and Public Sewerage Systems

HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 11-28-88

APPROVED: Howard County Office of Planning and Zoning

DIRECTOR — DATE 12.7.88

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 12-5-88

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 11-26-86
LKS

ENGINEER
URBAN ENGINEERING & ASSOCIATES, INC.
1601 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
(301) 727 - 5590

OWNER
COVE WATERMARK LIMITED PARTNERSHIP
10005 OLD COLUMBIA ROAD
COLUMBIA, MARYLAND 21046

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS

SUBDIVISION NAME				SECT/AREA	LOT/PARCEL
PLAT OR L/F	BLOCK	ZONE	TAX MAP	ELEC DIST	CENSUS TR
WATER CODE			SEWER CODE		

Site Development Plan

WATERMARK CONDOMINIUMS

VILLAGE OF WILDE LAKE — SECTION 3, AREA 2, PARCEL A-2

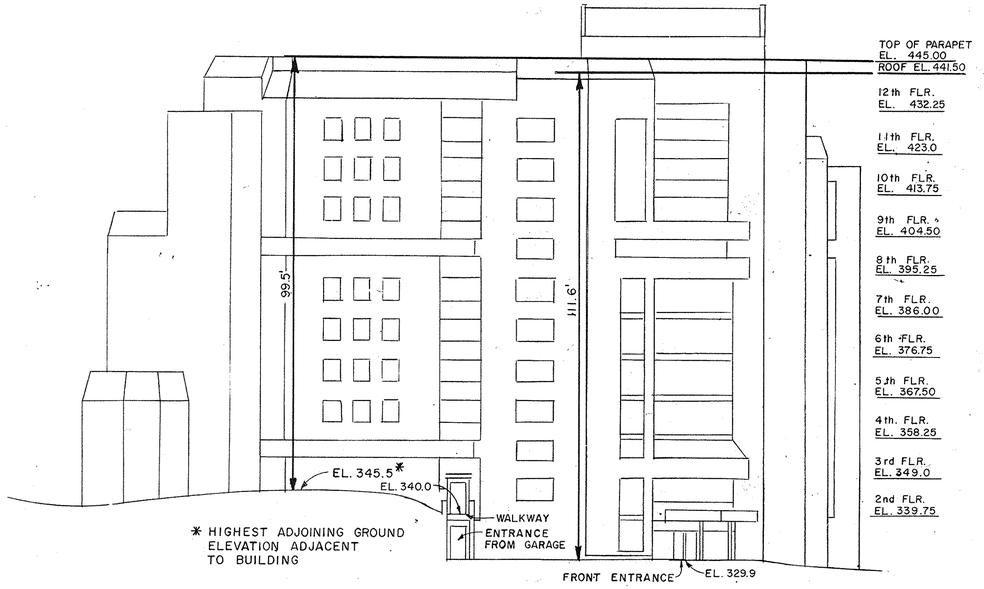
LOWER LEVEL GARAGE PLAN

ELECTION DISTRICT NO.5 — HOWARD COUNTY, MARYLAND

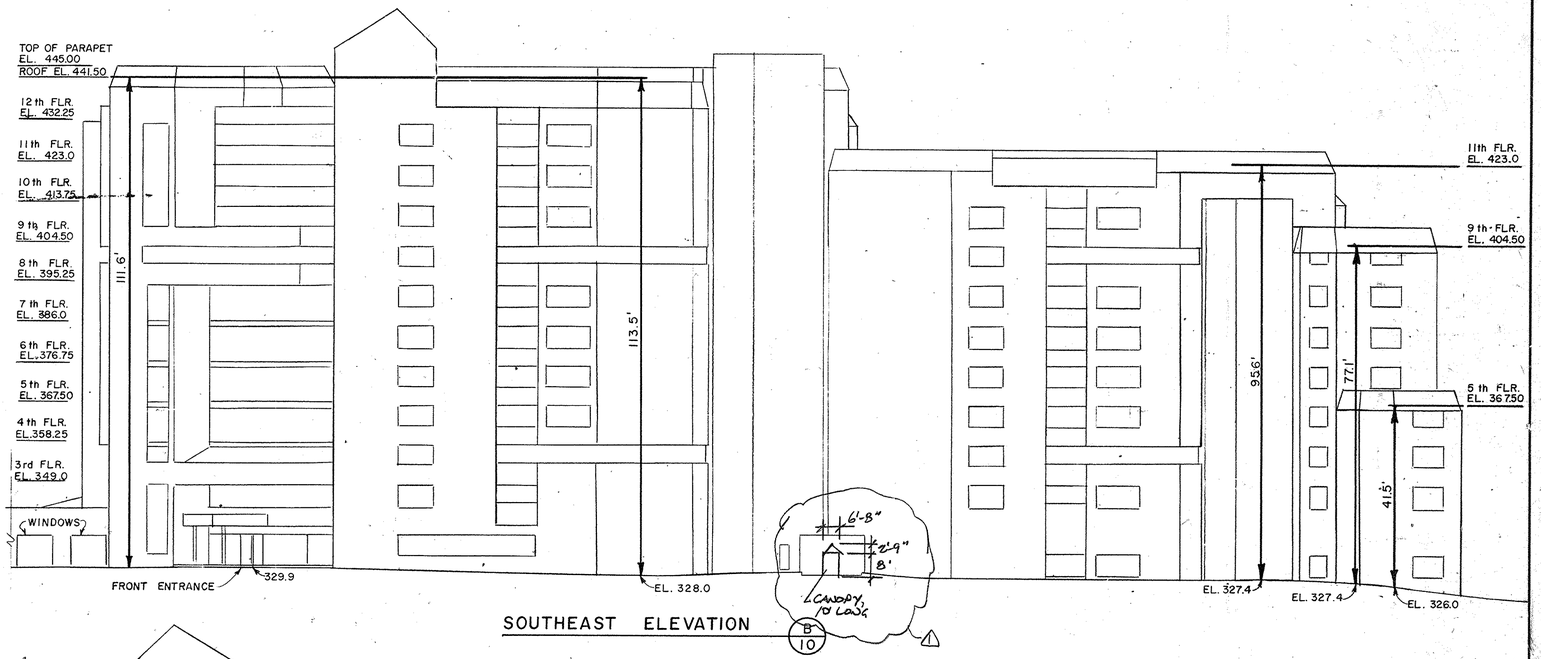
TAX MAP 30 BLOCK 20 PARCEL 357

SCALE : 1/8" = 1'-0" — SHEET 9 OF 10 — SEPTEMBER 1986

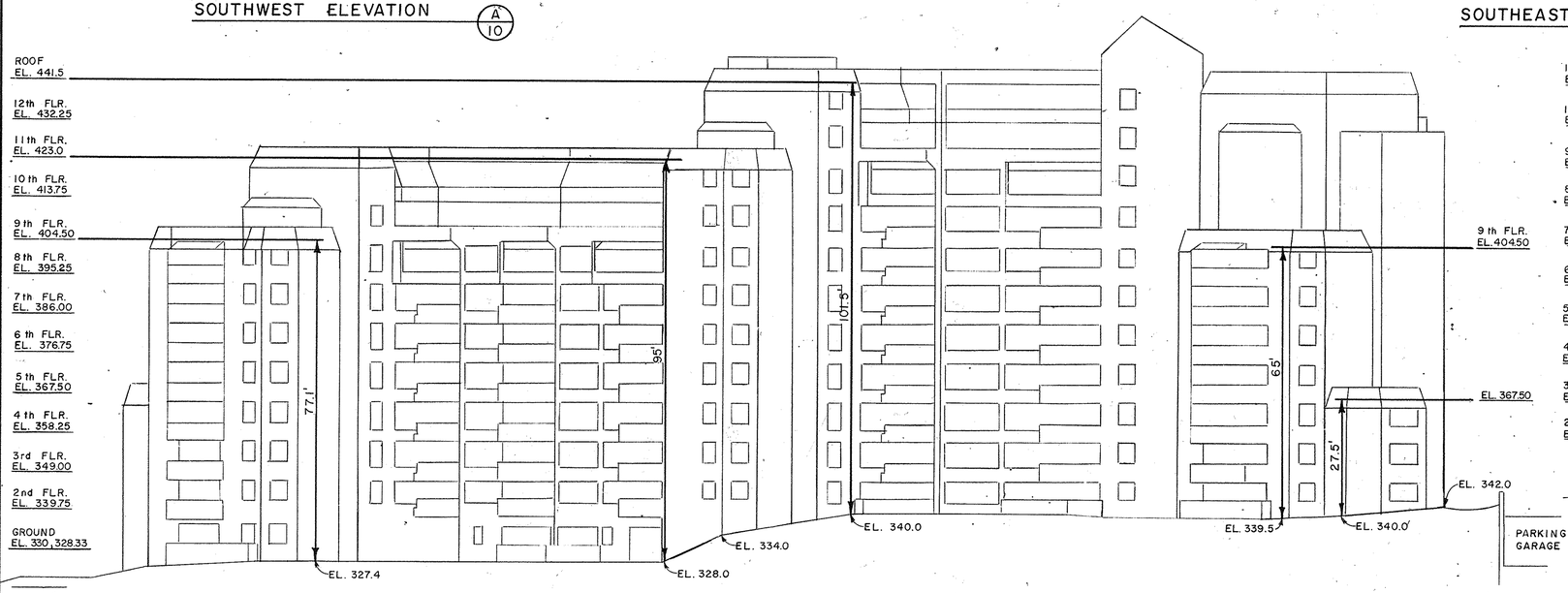
SDP-87-26c



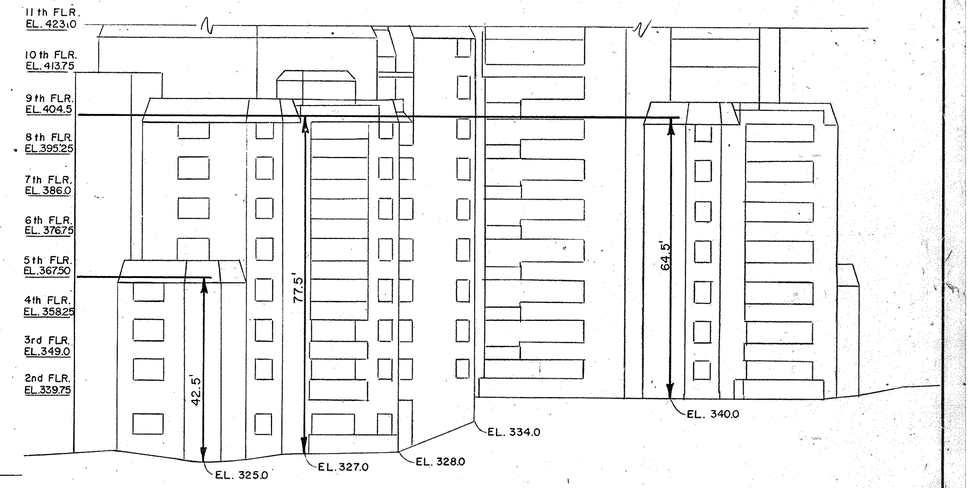
SOUTHWEST ELEVATION (A/10)



SOUTHEAST ELEVATION (B/10)

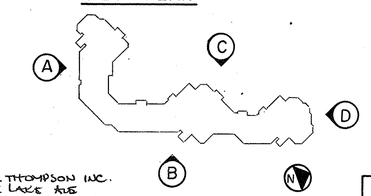


NORTHWEST ELEVATION (C/10)



NORTHEAST ELEVATION (D/10)

KEY PLAN



APPROVED: For Public Water and Public Sewerage, Storm Drain Systems and Public Roads
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE 11/22/88

CHIEF, BUREAU OF ENGINEERING — DATE 11-21-88

APPROVED: For Public Water and Public Sewerage Systems

HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 11-28-88

APPROVED Howard County Office of Planning and Zoning

DIRECTOR — DATE 12.7.88

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 12-5-88

LKS

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OWNER
COVE WATERMARK LIMITED PARTNERSHIP
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COLUMBIA, MARYLAND 21046

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS

SUBDIVISION NAME				SECT/AREA	LOT/PARCEL
PLAT OR L/F	BLOCK	ZONE	TAX MAP	ELEC DIST	CENSUS TR
WATER CODE			SEWER CODE		

STATE OF MARYLAND — JOHN B. MILDENBERG — No. 10020 — REGISTERED PROFESSIONAL ENGINEER

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 11-26-86
LKS

Site Development Plan

WATERMARK CONDOMINIUMS

VILLAGE OF WILDE LAKE — SECTION 3, AREA 2, PARCEL A-2

BUILDING ELEVATIONS

ELECTION DISTRICT NO. 5 — HOWARD COUNTY, MARYLAND

SCALE: 1" = 30' — TAX MAP 30 BLOCK 20 PARCEL 357

SHEET 10 OF 10 — SEPTEMBER 1986.

SDP-87-26c