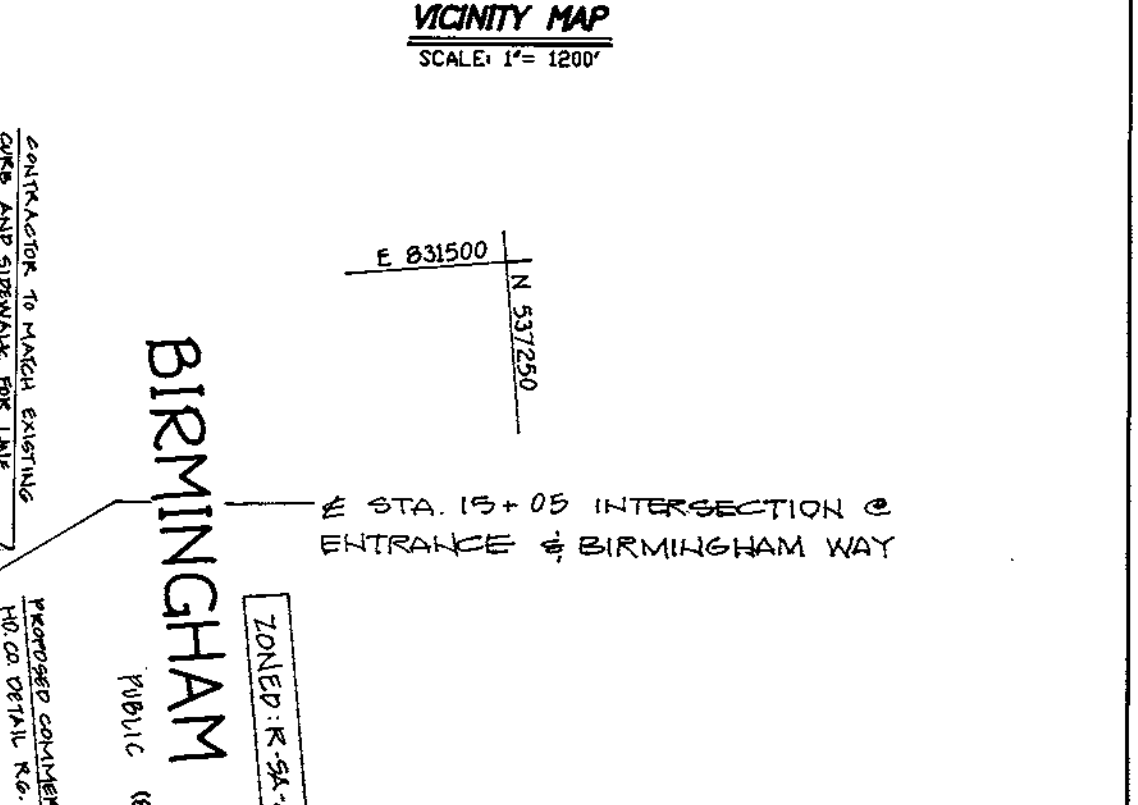
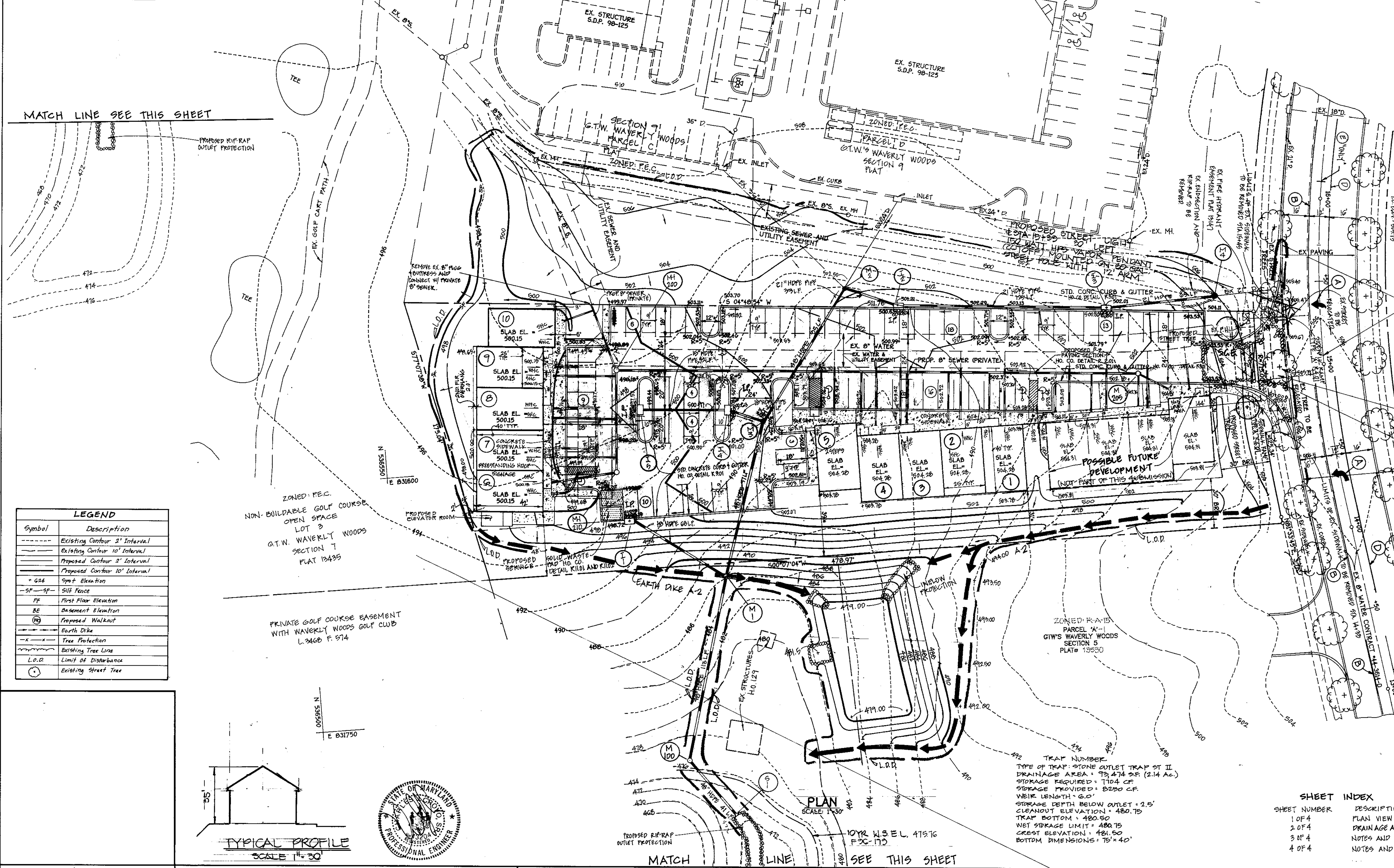
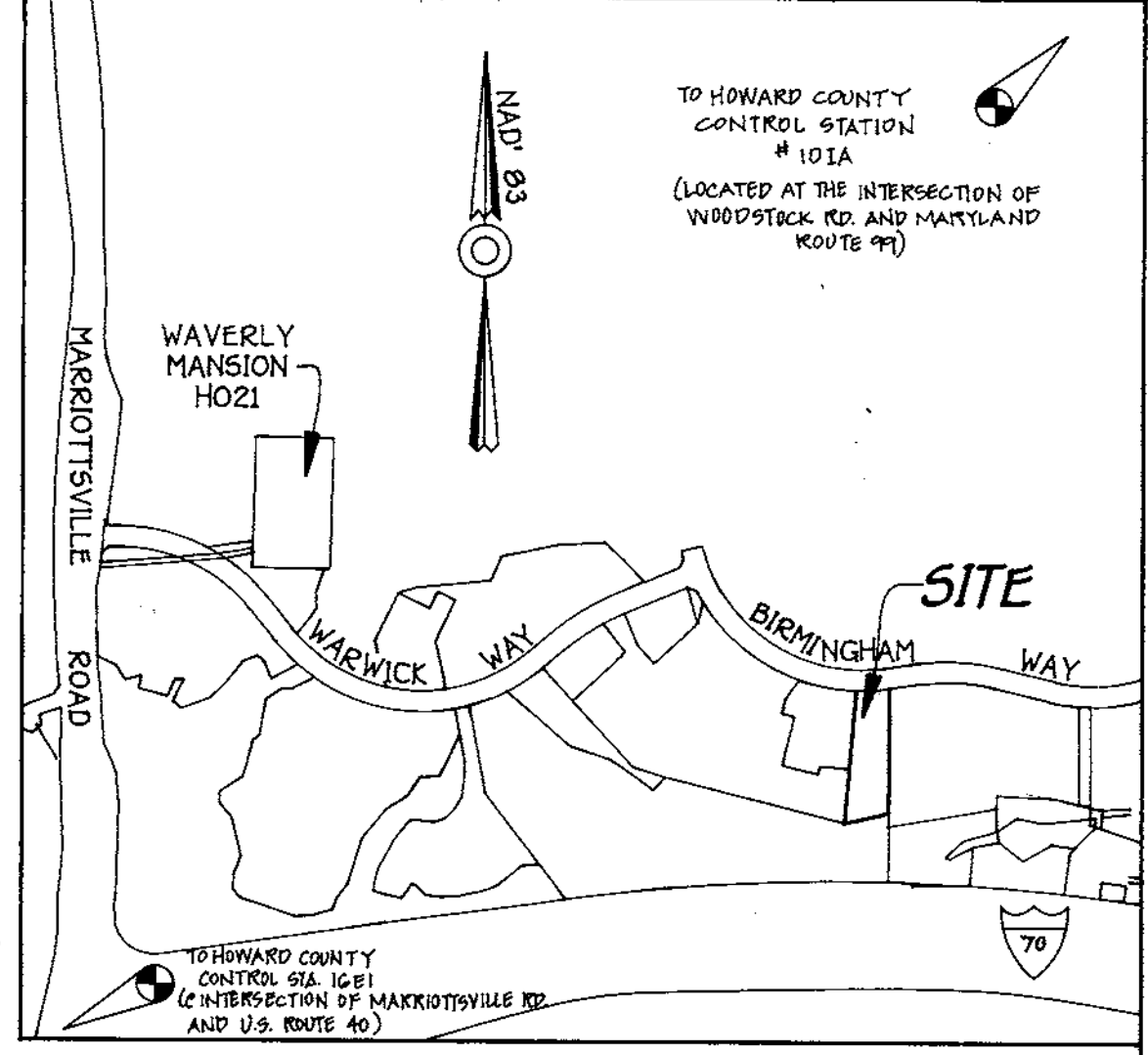


STREET ADDRESS CHART

UNIT NO.	STREET ADDRESS
1	10717 BIRMINGHAM WAY
2	10721 BIRMINGHAM WAY
3	10725 BIRMINGHAM WAY
4	10729 BIRMINGHAM WAY
5	10733 BIRMINGHAM WAY
6	10741 BIRMINGHAM WAY
7	10745 BIRMINGHAM WAY
8	10749 BIRMINGHAM WAY
9	10753 BIRMINGHAM WAY
10	10757 BIRMINGHAM WAY

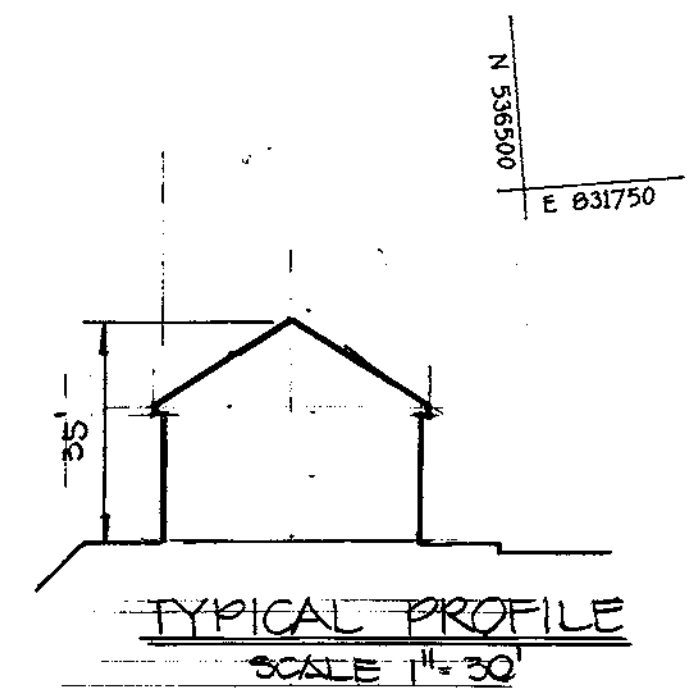
PART OF NON-BUILDABLE GOLF COURSE OPEN SPACE LOT 3



- GENERAL NOTES**
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 383-8800 AT LEAST 48 HOURS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY THE UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES 694-07, P95-07, P95-04, P97-74.
 - BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT APRIL 1998.
 - TOPOGRAPHY SHOWN HEREON IS BASED ON APPROVED ROAD DRAWINGS F 90-29.
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATION # HOWARD277 ELEV=445.577 EDC83537000 HOWARD COUNTY MONUMENT 1022 NS992503322 ELEV=509.924 EDC83537000
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - THIS PLAN IS FOR OFFICE TOWNHOUSES AND APARTMENTS. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F 78-29 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO.44-364 D.
 - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT BASEMENT LINE PRIOR TO CONSTRUCTION.
 - STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F 78-29. IN THE 30' STORAGE ADDITION, THE RESIDENTIAL CONCEPT LAND IS PERMITTED BY 2B.78A FILED IN ACCORDANCE WITH ZONING REGULATIONS, SECTION 100.0.
 - SITE ANALYSIS DATA:
 - A. TOTAL PROJECT AREA: 1.00 AC.
 - B. AREA OF PLAN SUBMISSION: 2.14 AC.
 - C. NET OF DISTURBED AREA: 2.14 AC.
 - D. PRESENT ZONING: P.E.C. OFFICE-TOWNHOUSES
 - E. PROPOSED USE FOR SITE AND STRUCTURES OFFICE
 - F. TOTAL SQUARE FOOTAGE PROPOSED: 20,000 SF.
 - G. NUMBER OF PARKING SPACES REQUIRED: 66
 - H. 3.3 SPACES
 - I. NUMBER OF PARKING SPACES PROVIDED: 83
 - J. BUILDING COVERAGE OF SITE
 - ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS OF HOWARD COUNTY.
 - THERE ARE NO PROPLAINS OR WETLANDS ASSOCIATED WITH THIS PARCEL.
 - TRAFFIC SIGN IS PROVIDED BY THE APPROVED ROAD DRAWINGS F 78-29.

LEGEND

Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
+ G.S.	Spot Elevation
-S/-F	Silt Fence
PF	First Floor Elevation
BE	Basement Elevation
(M)	Proposed Walkout
---	Earth Dike
---	Tree Protection
---	Balishing Tree Line
L.O.D.	Limit of Disturbance
(T)	Existing Street Tree



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 NATIONAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 410-461-8855

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 (Print name below signature) *Clayton Simmons* Date *5/26/99*
 U.S.A. Natural Resources Conservation Service

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan, 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 (Print name below signature) *Ronald P. Bower* Date *November 10, 1998*

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature of Engineer (Print name below signature) *Clayton Simmons* Date *5/26/99*
 U.S.A. Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature of Engineer (Print name below signature) *John R. Robertson* Date *5/26/99*
 Howard SCD

OWNER & DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, INC.
 1000 HICKORY RIDGE ROAD SUITE 225
 COLUMBIA, MARYLAND 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director - Department of Planning and Zoning *Lois S. Rantz* Date *6/10/99*
 Chief, Division of Land Development *Chris Stanetta* Date *6/1/99*
 Chief, Development Engineering Division *[Signature]* Date *5/27/99*

SUBDIVISION	SECTION	PARCEL
GTW'S WAVERLY WOODS	9	E
PLAT NO.	BLOCK NO.	ZONE
12671-12677	12	PEC
TAX/ZONE	ELEC. DIST.	CENSUS TR.
16	THIRD	6050
WATER CODE	SEWER CODE	
HO-5	5993000	

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1 OF 4	PLAN VIEW
2 OF 4	DRAINAGE AREA MAP, LANDSCAPE PLAN
3 OF 4	NOTES AND DETAILS
4 OF 4	NOTES AND DETAILS

SITE DEVELOPMENT PLAN

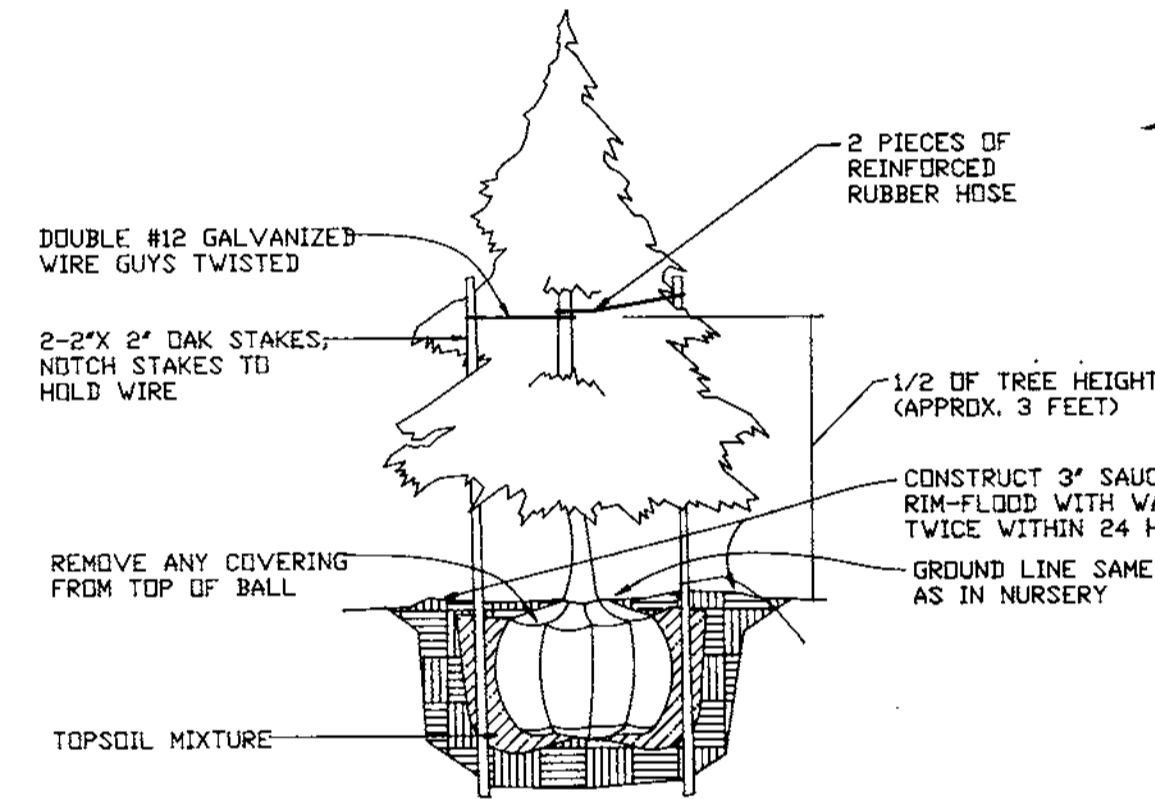
**VILLAGE CENTER
 GTW'S WAVERLY WOODS
 SECTION 9**

TAX MAP No: 16 PARCEL: E
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: NOVEMBER, 1998
 SHEET 1 OF 4

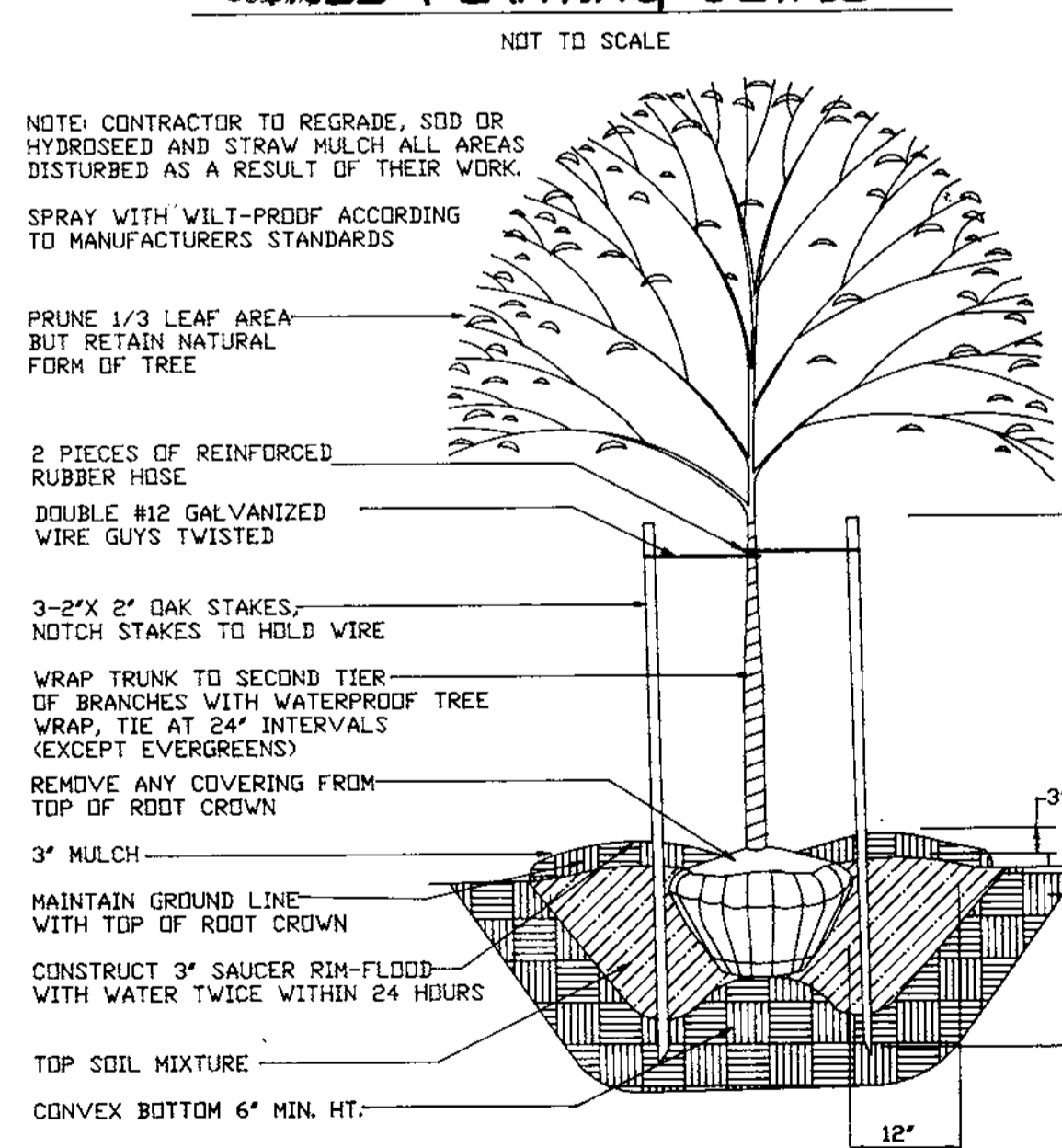
SCHEDULE A PERIMETER LANDSCAPE EDGE					
Category	Perimeter Edge				
	P1	P2	P3	P4	P5
Landscape Type	C	A	B	D	
Linear Feet Or Roadway Frontage/Perimeter	474'	176'	129'	32'	
Credit For Existing Vegetation (Yes, No Linear Feet) (Describe Below If Needed)	No	No	No	No	
Credit For Wall, Fence Or Berm (Yes, No Linear Feet) (Describe Below If Needed)	No	No	No	No	
Number Of Plants Required					
Shade Trees	12	3	3		
Evergreen Trees	24		3		
Shrubs					
Number Of Plants Provided					
Shade Trees	12	3	3	1	
Evergreen Trees	24		3	3	
Other Trees (2:1 Substitution)					
Shrubs (10:1 Substitution) (Describe Plant Substitution Credits Below If Needed)					

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	83
NUMBER OF TREES REQUIRED	4
NUMBER OF TREES PROVIDED	4
SHADE TREES	4
OTHER TREES (2:1 SUBSTITUTION)	-

EVERGREEN PLANTING DETAIL



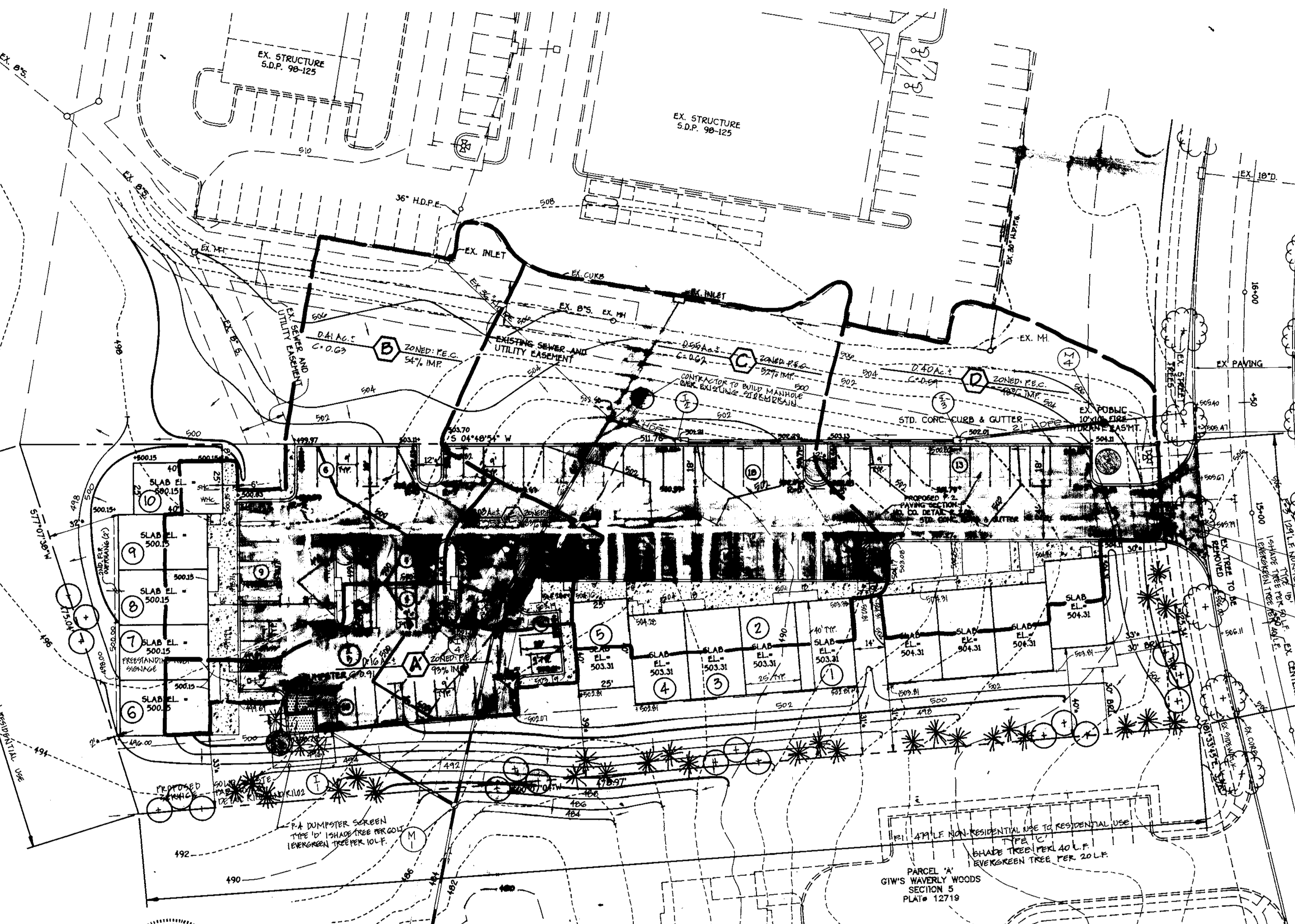
TREE PLANTING DETAIL



Developer's/Builder's Certificate

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certification of Landscape Installation, accompanied by an executed one-year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Name: Donald R. Pawas Date: 5.19.99



PLAN
SCALE: 1"=30'

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$11,720.

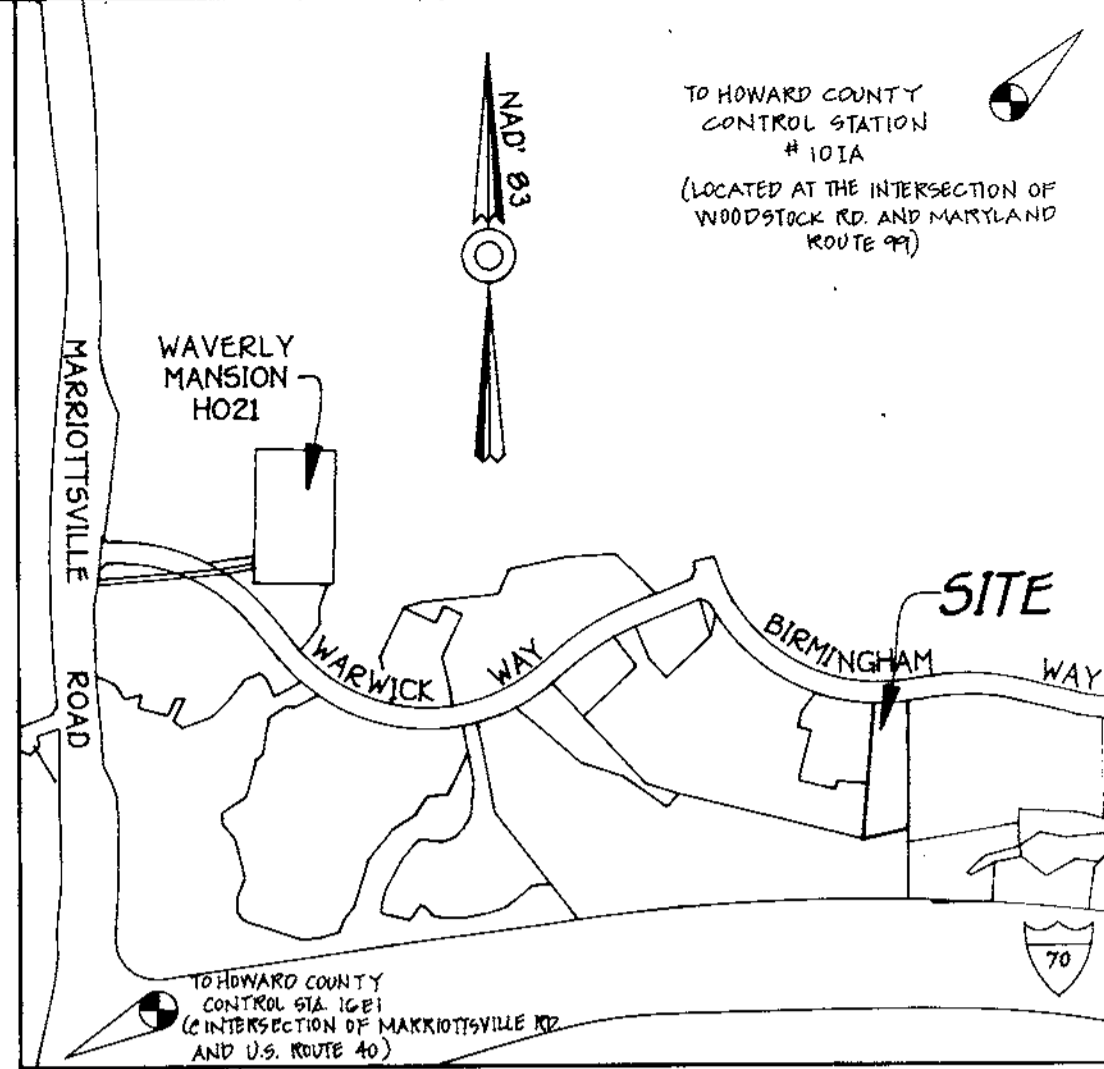
LANDSCAPE SCHEDULE				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
23	(Symbol)	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY MAPLE	2 1/2"-3"
30	(Symbol)	PINUS STROBUS	WHITE PINE	6'-8' HT.

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 (AAO) Standards. Plant material shall be healthy, vigorous, free from defects, decay, 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 longer grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no heeled-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", hereinafter "Landscape Guidelines" approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.
- 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 "Miss 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 drip 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 plant list 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.
- 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 (acidic) 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 planted.
- 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.

LANDSCAPE SURETY

23 SHADE TREES @ \$300 = \$6,900
 30 EVERGREEN TREES @ \$150 = \$4,500
 32 LF. FENCE @ \$10/LF = \$320
 TOTAL SURETY REQUIRED AT GRADING PERMIT APPLICATION = \$11,720



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 10000 SQUARE OFFICE PARK - 1875 BALDWIN NATIONAL PARK
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-1800

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 (Print name below signature) Paul Simmons Date 5/26/99

DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan, 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 (Print name below signature) Donald R. Pawas Date November 10, 1998

OWNER & DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, INC.
 10805 HICKORY RIDGE ROAD, SUITE #25
 COLUMBIA, MARYLAND 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature of Director Paul Simmons Date 6/10/99
 Director, Department of Planning and Zoning
 Signature of Chief John R. Pawas Date 6/8/99
 Chief, Division of Land Development
 Signature of Chief John R. Pawas Date 5/26/99
 Chief, Development Engineering Division

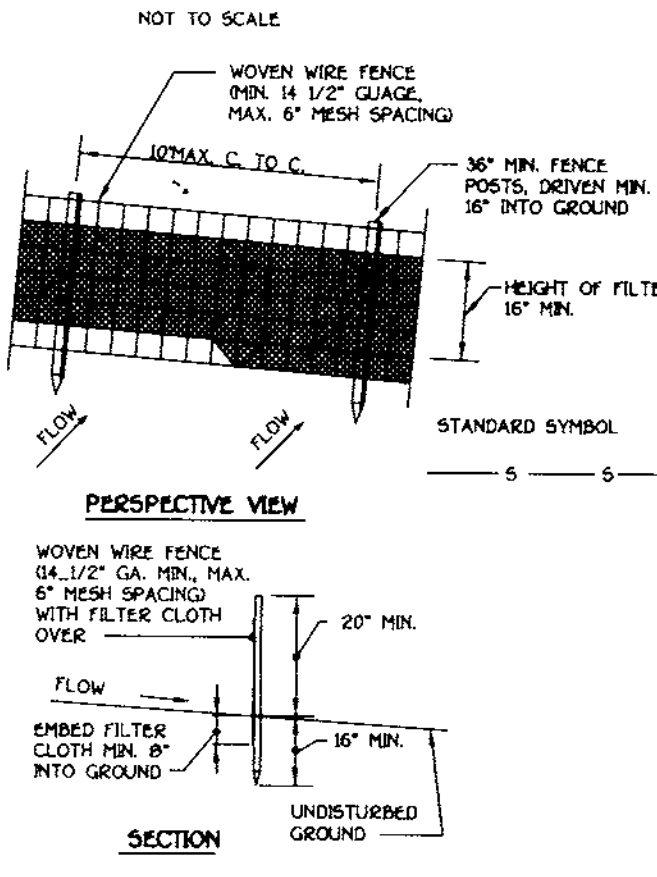
SUBDIVISION	SECTION	PARCEL
GTW'S WAVERLY WOODS	9	E
PLAT NO. 13671-13677	BLOCK NO. 12	ZONE P-16
TAX/ZONE 16	ELEC. DIST. THIRD	CENSUS TR. 6050
WATER CODE HO-5	SEWER CODE 5993000	

DRAINAGE AREA MAP LANDSCAPE PLAN

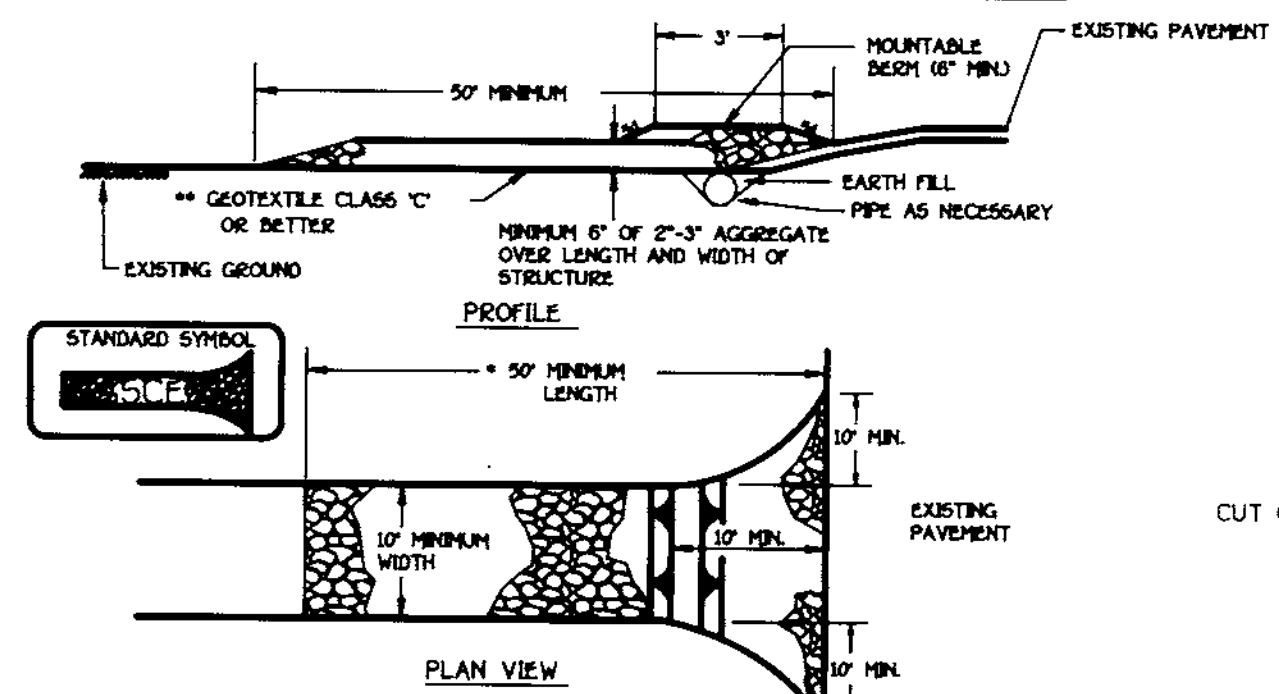
VILLAGE CENTER GTW'S WAVERLY WOODS SECTION 9

TAX MAP No: 16 PARCEL: E
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: NOVEMBER, 1998
 SHEET 2 OF 4

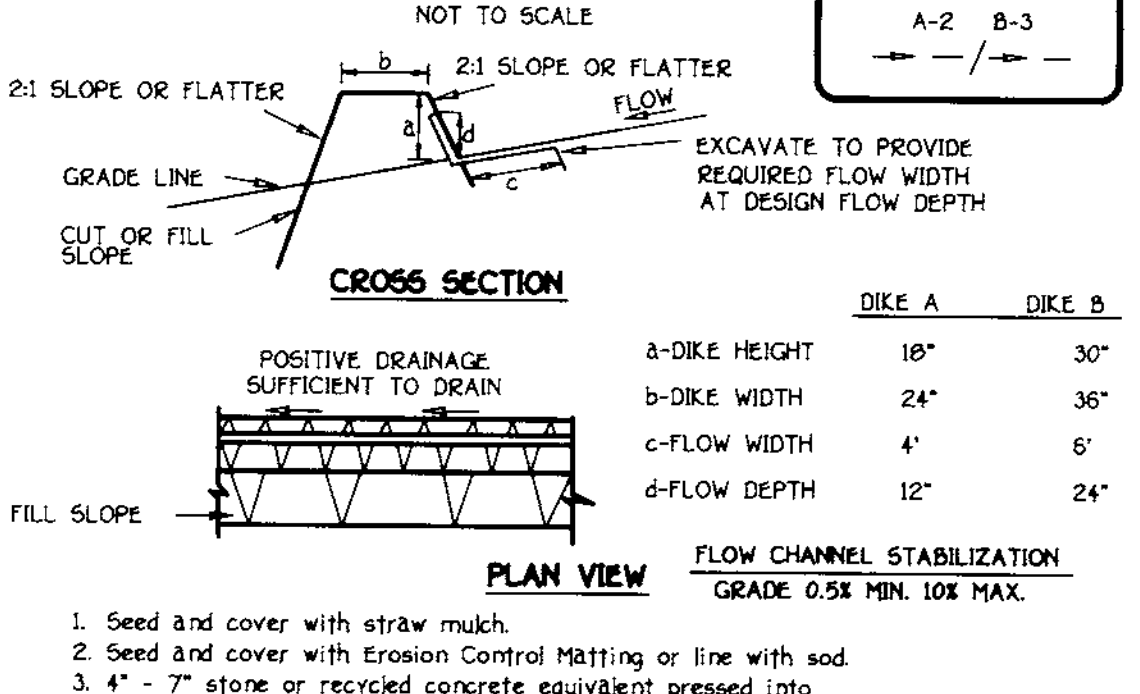
SILT FENCE



STABILIZED CONSTRUCTION ENTRANCE



EARTH DIKE



STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION: Vegetative stabilization is the process of establishing or restoring an exposed soil... SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS... I. Site Preparation... II. Soil Amendments... III. Seeding Preparation... IV. Seeding... V. Methods of Seeding... VI. Mulch Specifications... VII. Wood Cabbage... VIII. Section Sewer Match Lines...

- Construction Specification: Length - minimum of 50' (150' for single residence lot)... 1. Length - minimum of 50' (150' for single residence lot)...

- Construction Specifications: All temporary earth dikes shall have uninterrupted positive grade... 1. All temporary earth dikes shall have uninterrupted positive grade...

SEDIMENT CONTROL NOTES

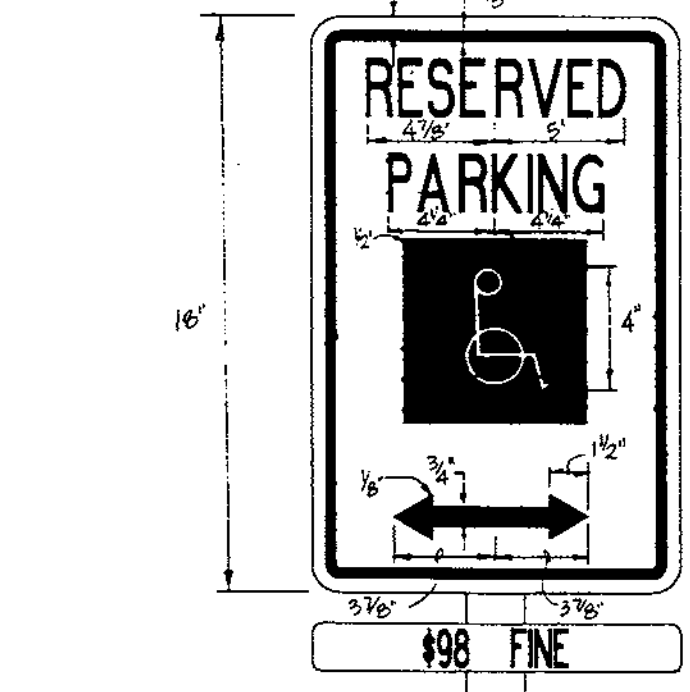
- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSING AND PERMITS, SEDIMENT CONTROL DIVISION... 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSING AND PERMITS, SEDIMENT CONTROL DIVISION...

TEMPORARY SEEDING NOTES

- APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED... SOIL AMENDMENTS: APPLY 500 LBS. PER ACRE 10-10-10 FERTILIZER... SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 15 THROUGH NOVEMBER 15...

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT. 2. INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN. 3. CONSTRUCT TRAP, STABILIZED CONSTRUCTION ENTRANCE, EARTH DIKE AND SILT FENCE. 4. MASS GRADE SITE TO SUBGRADE (1 DAY).

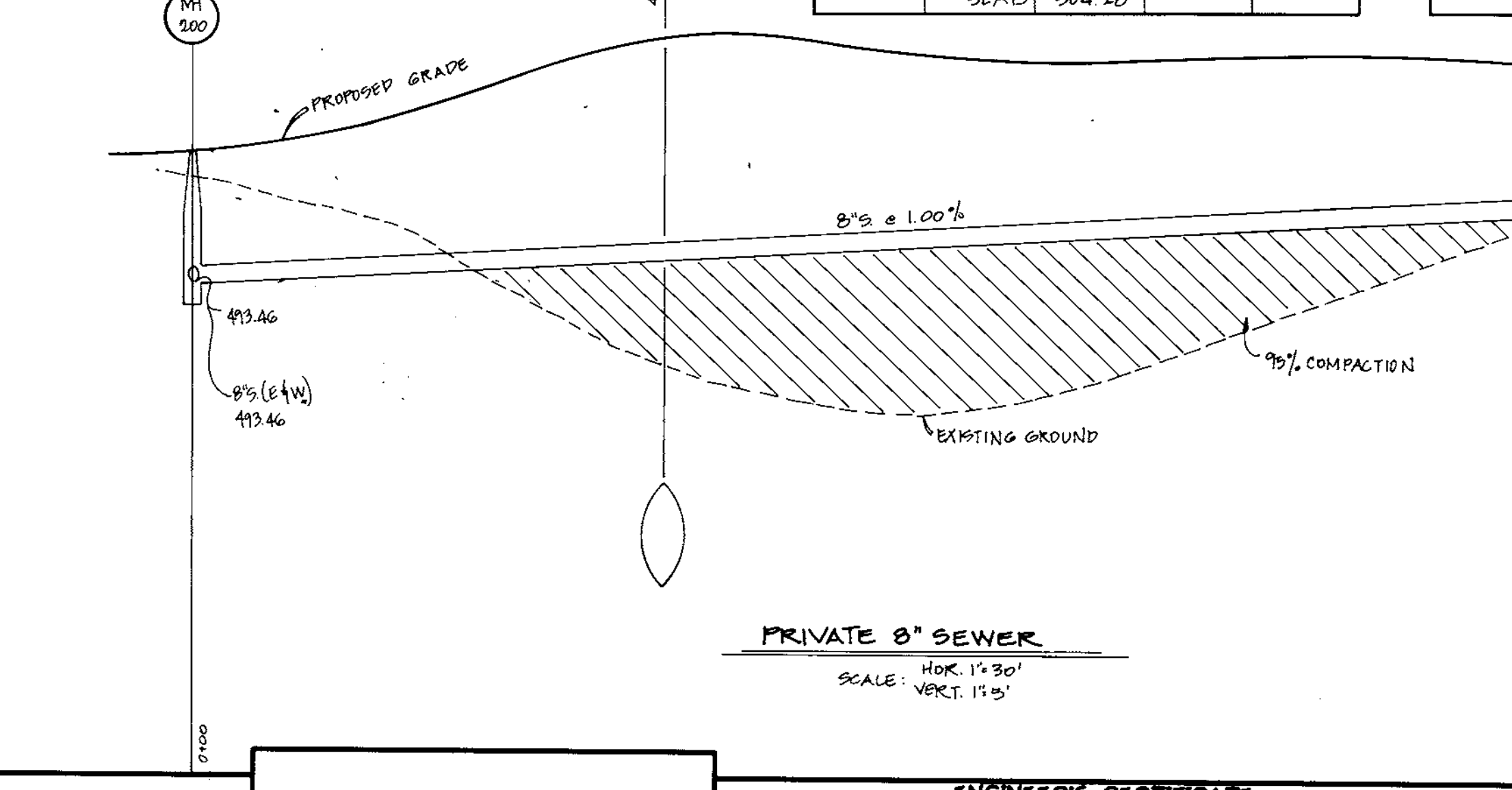


HANDICAPPED PARKING SIGN

LEGEND: GREEN - GREEN LEASING AND BORDER (GREEN) WHITE SYMBOL ON BLUE BACKGROUND BACKGROUND - WHITE

PERMANENT SEEDING NOTES

- ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS... SOIL AMENDMENTS: APPLY TWO TONS PER ACRE... SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 15 THROUGH NOVEMBER 15... MULCHING: APPLY 1 TO 2 TONS PER ACRE...



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 (Print name below signature) Date: 5/26/99

Signature of Developer (Print name below signature) Date: 11-10-99

OWNER

Waverly Woods Development Corporation C/O Land Design and Development, Inc. 10805 Hickory Ridge Road, Suite 215 Columbia, Maryland 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING

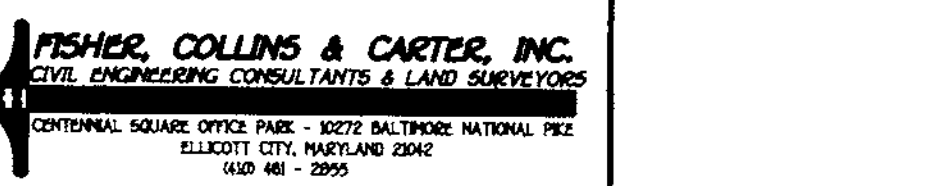
Signature of Planning and Zoning official Date: 6/18/99

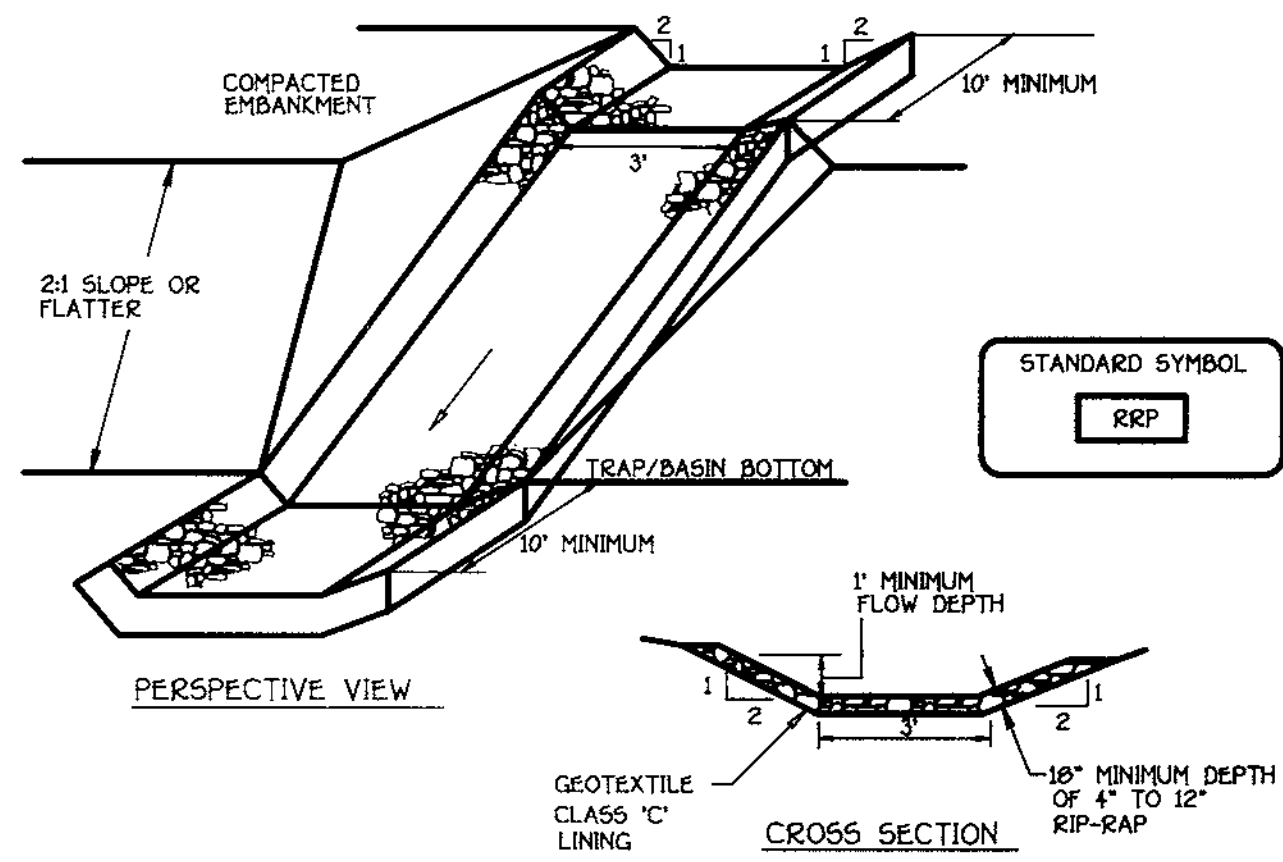
SITE DEVELOPMENT PLAN NOTES AND DETAILS

VILLAGE CENTER G.T.W.'S WAVERLY WOODS SECTION 9

Table with columns: SUBDIVISION, SECTION/AREA, PARCEL, PLAT NO., BLOCK NO., ZONE, TAX, ELEC. DIST., CENSUS TR., WATER CODE, SEWER CODE.

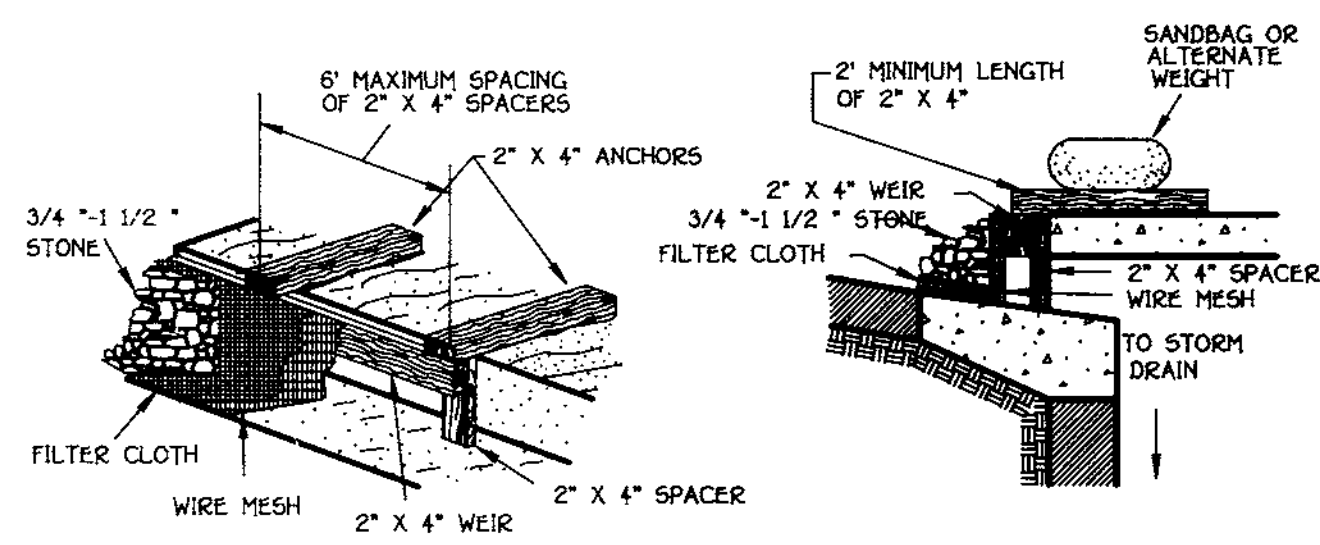
TAX MAP No: 16 PARCEL: E THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: NOVEMBER, 1998 SHEET 3 OF 4





- Construction Specifications**
- Rip-rap lined inflow channels shall be 1' in depth, have a trapezoidal cross section with 2:1 or flatter side slopes and 3' (min) bottom width. The channel shall be lined with 4" to 12" rip-rap to a depth of 10".
 - Filter cloth shall be installed under all rip-rap. Filter cloth shall be Geotextile Class C.
 - Entrance and exit sections shall be installed as shown on the detail section.
 - Rip-rap used for the lining may be recycled for permanent outlet protection if the basin is to be converted to a stormwater management facility.
 - Gabion Inflow Protection may be used in lieu of Rip-rap Inflow Protection.
 - Rip-rap should blend into existing ground.
 - Rip-rap Inflow Protection shall be used where the slope is between 4:1 and 10:1, for slopes flatter than 10:1 use Earth Dike or Temporary Swale lining criteria.

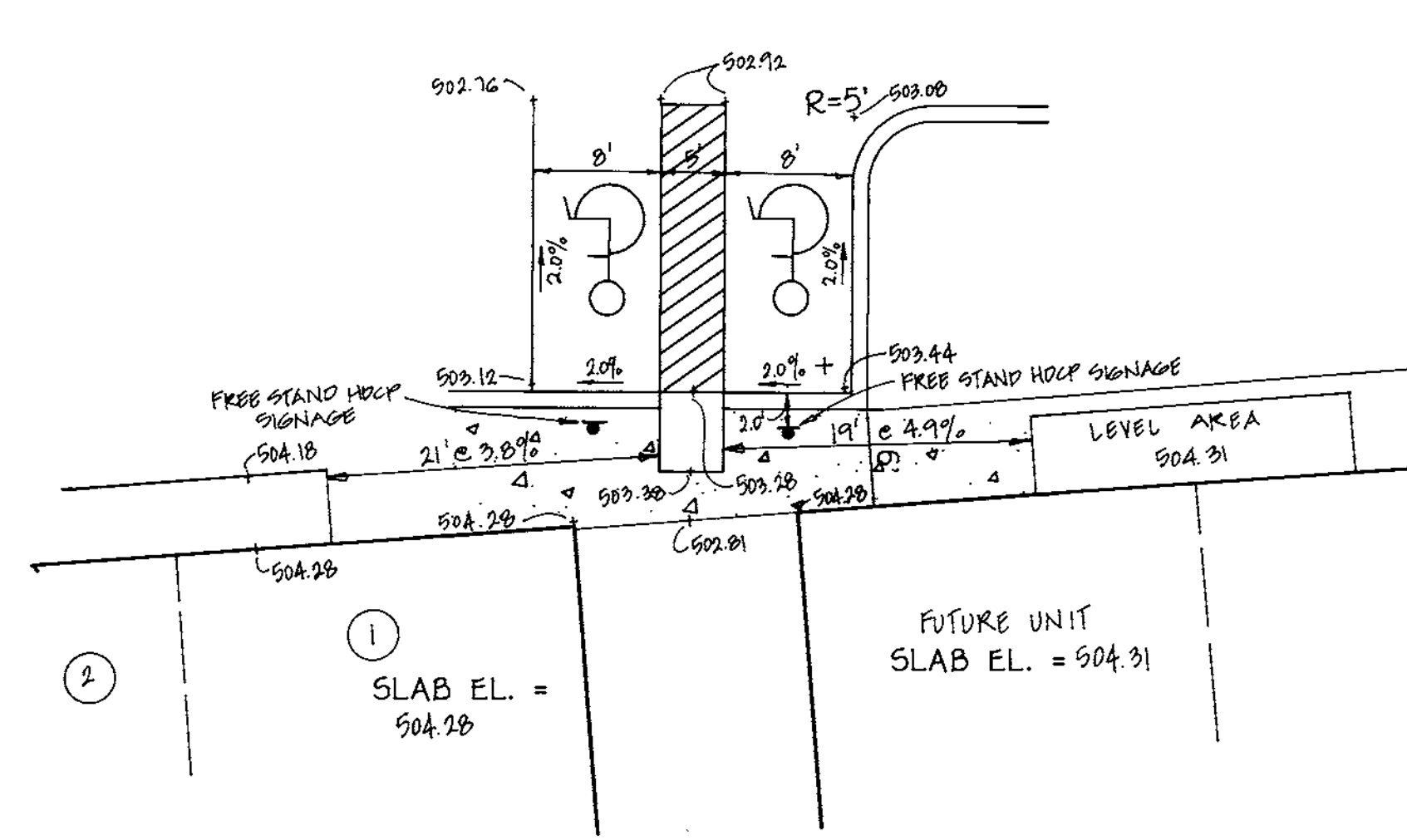
RIP-RAP INFLOW PROTECTION
NOT TO SCALE



MAX. DRAINAGE AREA = 1/4 ACRE

- Construction Specifications**
- Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4") to the 2" x 4" weir (measuring throat length plus 2") as shown on the standard drawing.
 - Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.
 - Securely nail the 2" x 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4" apart).
 - 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.
 - The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
 - Form the 1/2" x 1/2" wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4" x 1 1/2" stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.
 - This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
 - Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

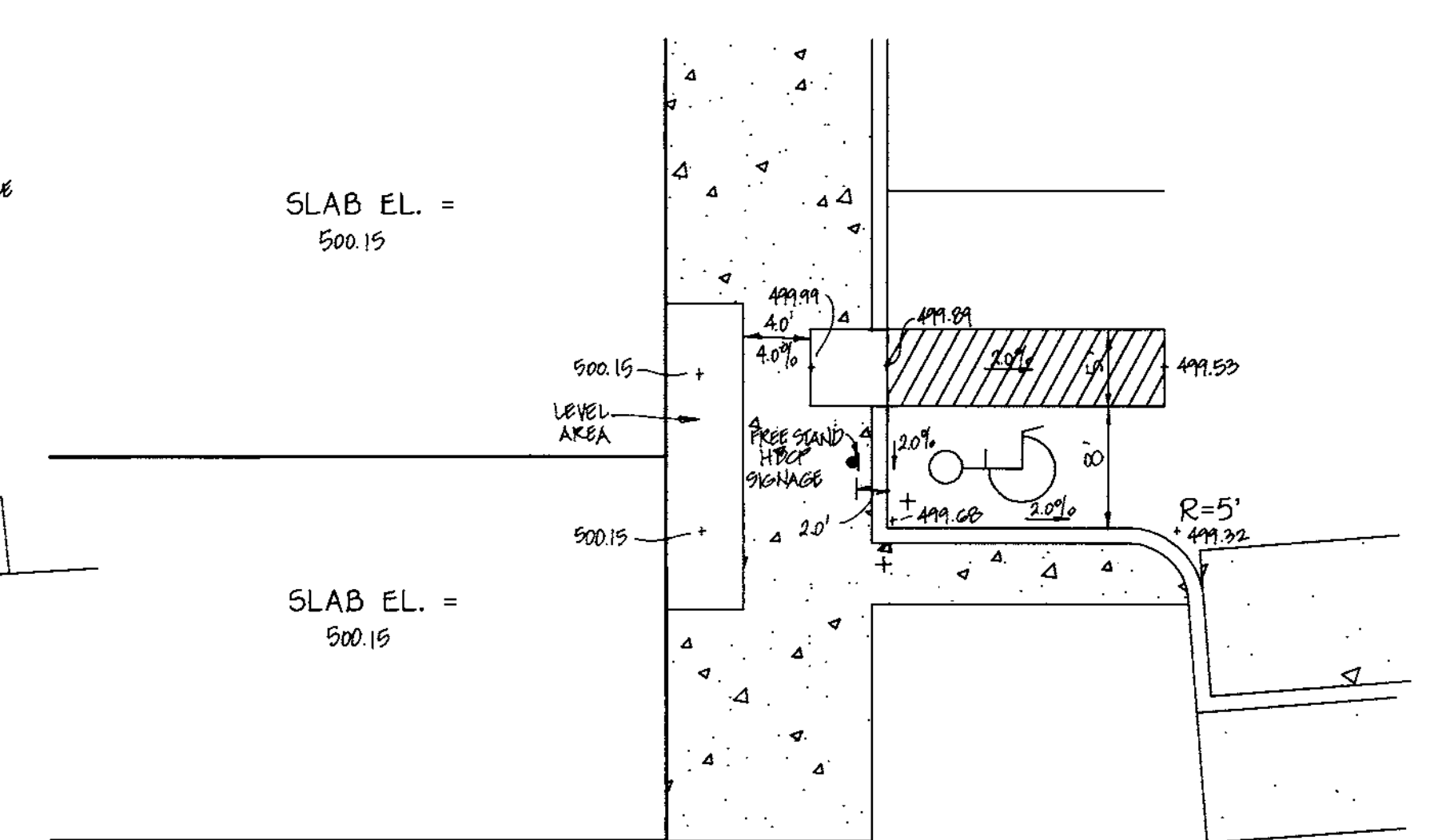
CURB INLET PROTECTION (COG OR COS INLETS)
NOT TO SCALE



HANDICAPPED PARKING DETAIL
SCALE: 1"=10'

HANDICAPPED PARKING DETAIL
SCALE: 1"=10'

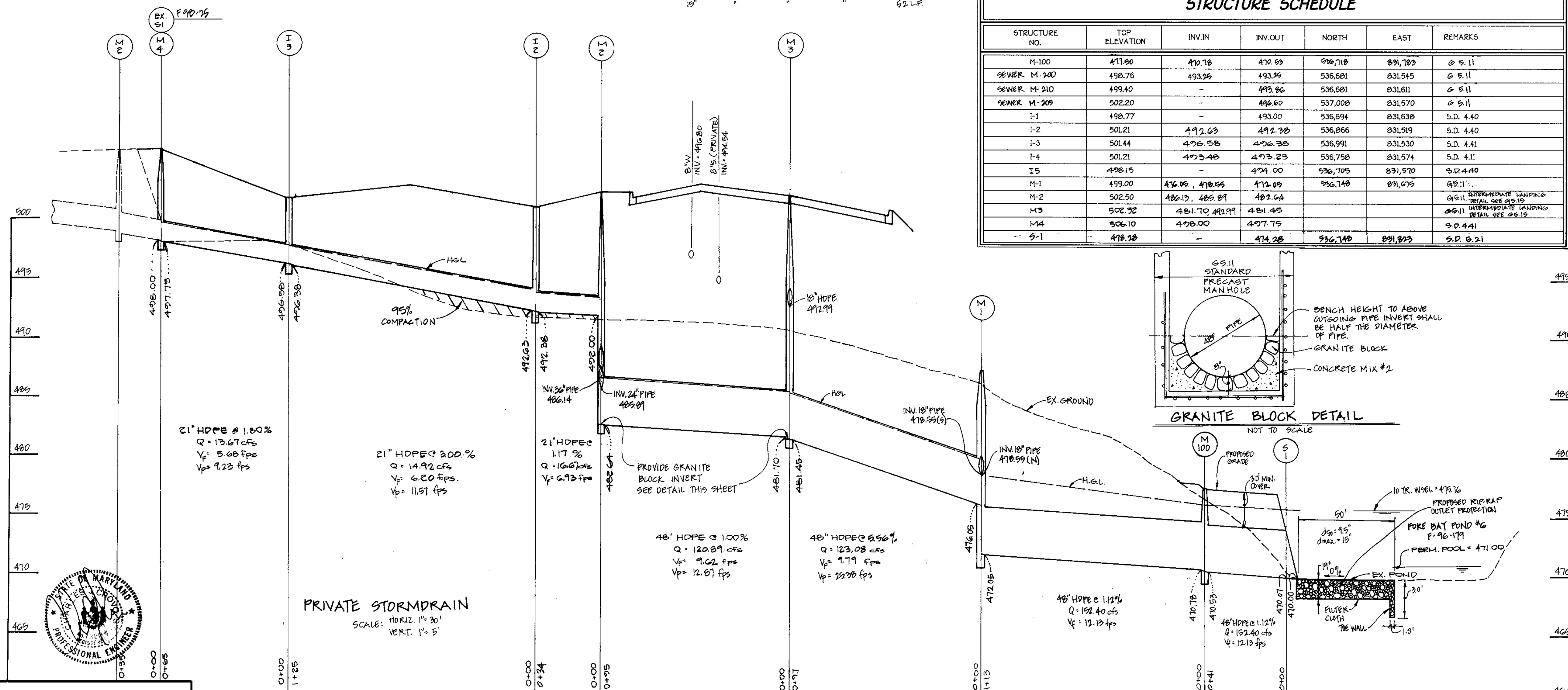
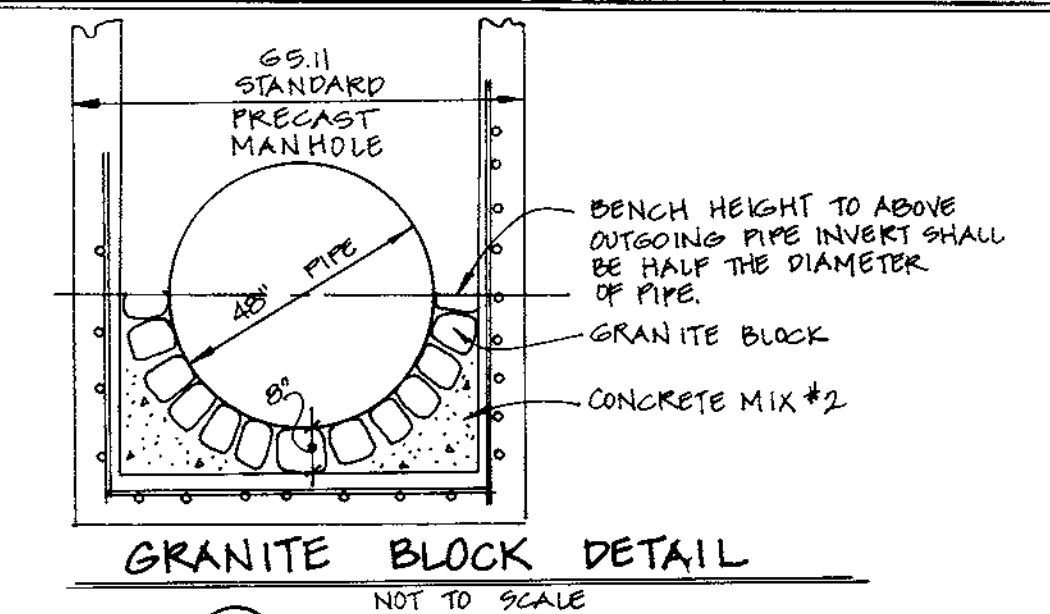
SIZE	PIPE SCHEDULE	TYPE	AMOUNT
48"	High Density	POLYETHYLENE PIPE	346 L.F.
21"	"	"	234 L.F.
18"	"	"	92 L.F.
15"	"	"	62 L.F.



HANDICAPPED PARKING DETAIL
SCALE: 1"=10'

STRUCTURE SCHEDULE

STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	NORTH	EAST	REMARKS
M-100	471.80	470.78	470.69	896.718	891.183	@ 5.11
SEWER M-200	498.76	493.25	493.25	536.681	831.545	@ 5.11
SEWER M-210	499.40	-	493.86	536.681	831.511	@ 5.11
SEWER M-209	502.20	-	496.60	537.008	831.570	@ 5.11
I-1	498.77	-	493.00	536.694	831.638	S.D. 4.40
I-2	501.21	492.63	492.63	536.866	831.519	S.D. 4.40
I-3	501.44	496.58	496.58	536.991	831.530	S.D. 4.41
I-4	501.21	493.48	493.23	536.758	831.574	S.D. 4.41
I-5	498.15	-	494.00	936.705	831.570	S.D. 4.40
M-1	499.00	476.05	472.05	936.748	891.678	@ 5.11
M-2	502.50	486.15	485.89	482.64	-	INTERMEDIATE LANDING DETAIL SEE 05.12
M-3	502.32	481.70	481.99	481.45	-	INTERMEDIATE LANDING DETAIL SEE 05.12
M-4	506.10	498.00	497.75	-	-	S.D. 4.41
S-1	478.28	-	474.28	536.748	891.823	S.D. 5.21



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 (Print name below signature) Donald E. Boynton Date 11/18/98

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, 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 (Print name below signature) Donald E. Boynton Date November 10, 1998

Approved for HOWARD SCD and meets Technical Requirements.
Signature of Cheryl Simmons Date 5/26/99
U.S.D.A.-Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Signature of John K. Robinson Date 5/26/99
Howard SCD

OWNER
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE 215
COLUMBIA, MARYLAND 21044

APPROVED DEPARTMENT OF PLANNING AND ZONING
Signature of Cindy Hamilton Date 6/15/99
Chief, Division of Land Development

Signature of John P. Smith Date 5/12/99
Chief, Development Planning Division

Signature of John P. Smith Date 6/10/99
Director of Planning and Zoning

SUBDIVISION: G.T.W.'S WAVERLY WOODS SECTION/AREA: 9 PARCEL: E

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
13671-13677	12	REC	16	THRD	6050

WATER CODE: HO-5 SEWER CODE: 59930000

**SITE DEVELOPMENT PLAN
DETAIL SHEET**
**VILLAGE CENTER
G.T.W.'S WAVERLY WOODS
SECTION 9**

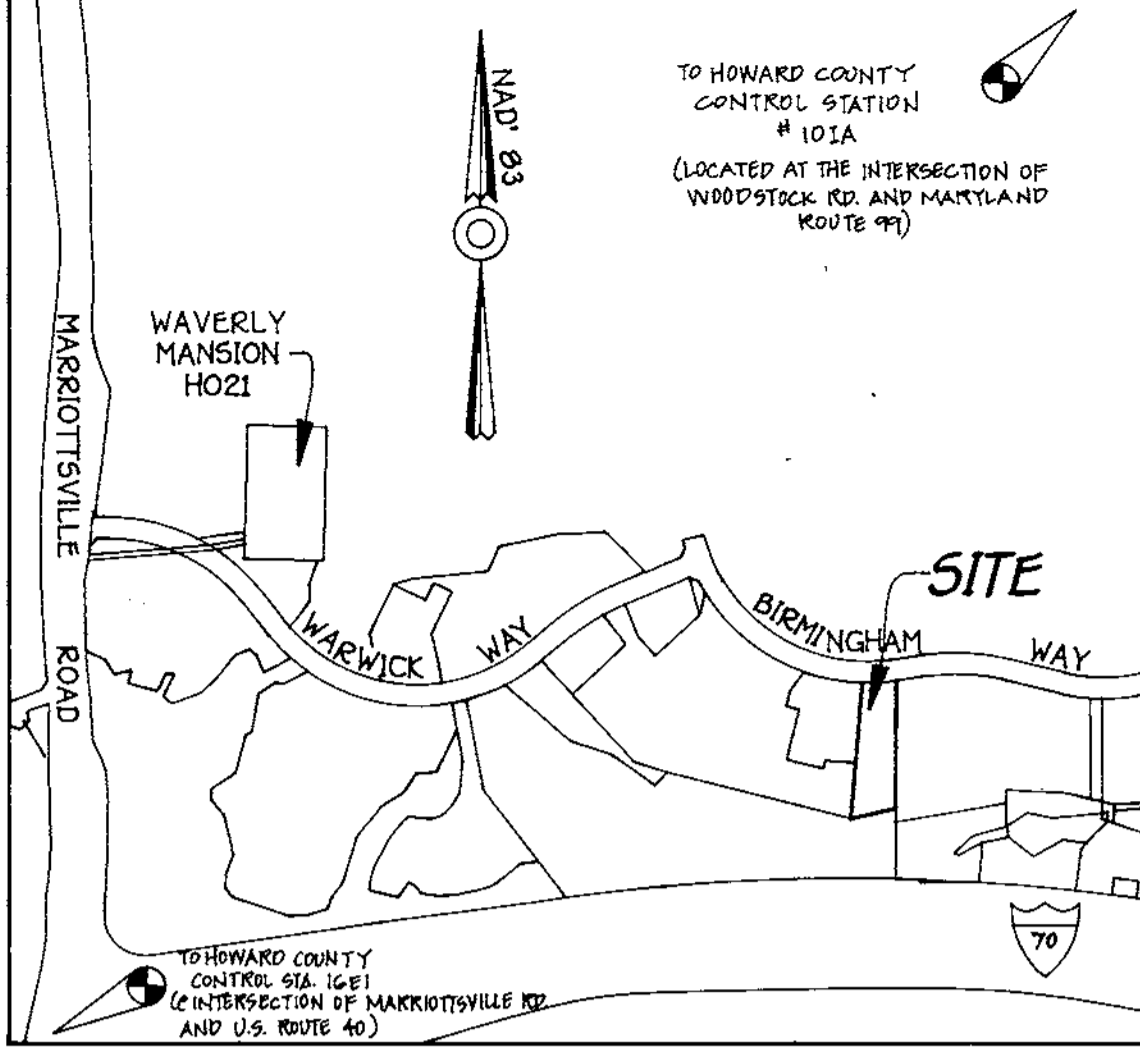
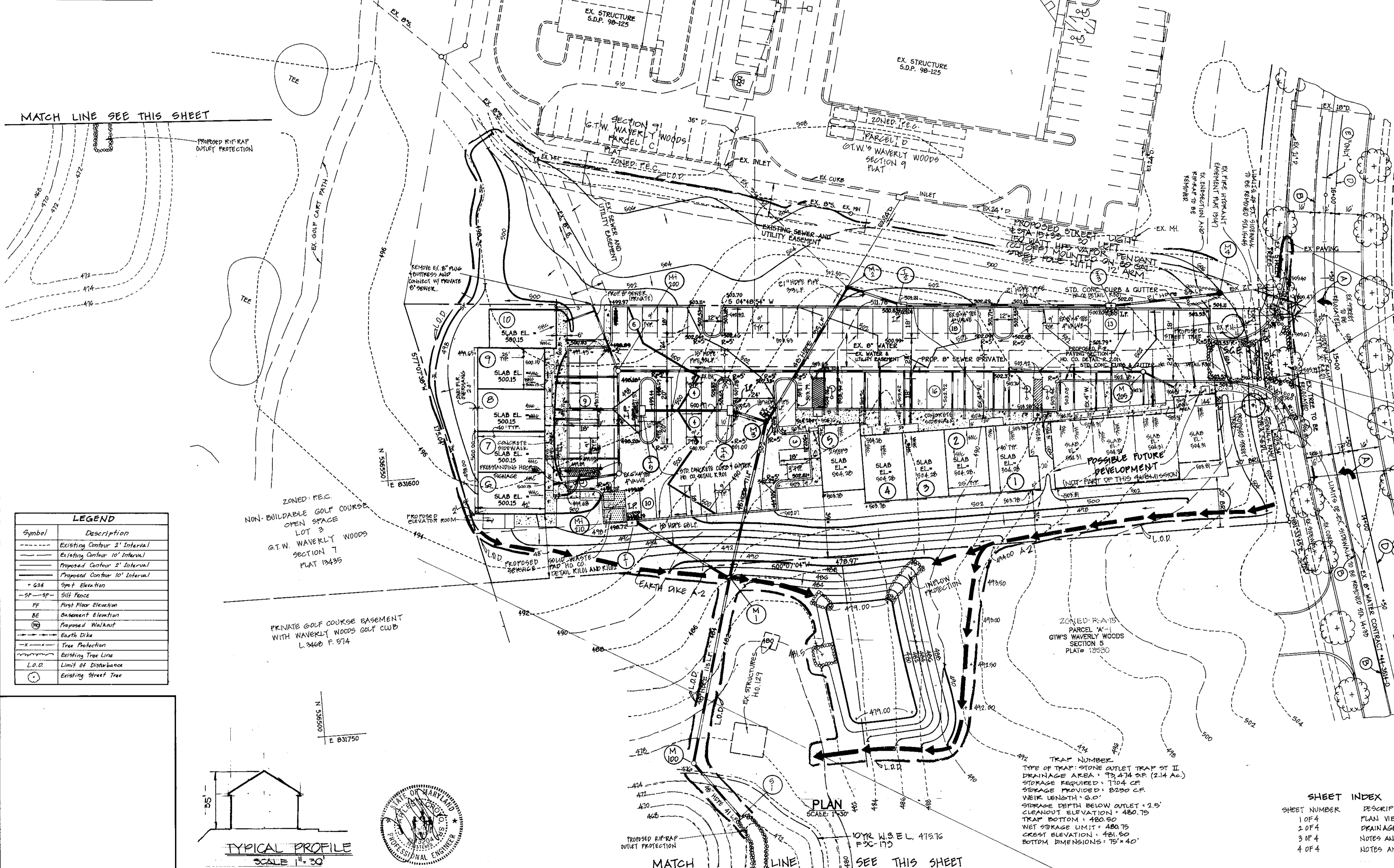
TAX MAP No: 16 PARCEL: E
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOVEMBER, 1998
SHEET 4 OF 4

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 5272 BALDORNE NATIONAL FEE
ELICOTT CITY, MARYLAND 21042
(410) 461-2899

STREET ADDRESS CHART

UNIT NO.	STREET ADDRESS
1	10717 BIRMINGHAM WAY
2	10712 BIRMINGHAM WAY
3	10725 BIRMINGHAM WAY
4	10721 BIRMINGHAM WAY
5	10739 BIRMINGHAM WAY
6	10741 BIRMINGHAM WAY
7	10745 BIRMINGHAM WAY
8	10747 BIRMINGHAM WAY
9	10755 BIRMINGHAM WAY
10	10797 BIRMINGHAM WAY

PART OF NON-BUILDABLE GOLF COURSE OPEN SPACE LOT 3



VICINITY MAP
SCALE 1" = 1200'

15 HOWARD COUNTY CONTROL STATION #101A
(LOCATED AT THE INTERSECTION OF WOODSTOCK RD. AND MARYLAND ROUTE 40)

BIRMINGHAM WAY
Public 60' R/W ROAD
ZONED R-5.5-B

15 STA. 15+05 INTERSECTION @ ENTRANCE @ BIRMINGHAM WAY

- GENERAL NOTES**
1. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 800-335-0860 AT LEAST 48 HOURS PRIOR TO THE START OF WORK.
 2. THE CONTRACTOR SHALL NOTIFY "888 UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 3. THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES 694-07, P-95-07, P-95-73, P-97-174.
 4. BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT APRIL, 1998.
 5. TOPOGRAPHY SHOWN HEREON IS BASED ON APPROVED ROAD DRAWINGS F-45-25.
 6. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS HOWARD COUNTY MONUMENT 102E NAD83/2011.77 ELEV. 445.577' EDMS 25.7590' HOWARD COUNTY MONUMENT 102E NAD83/2011.77 ELEV. 450.924' EDMS 40.92710'
 7. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 8. THIS PLAN IS FOR OFFICE TOWNHOUSES AND APARTMENTS. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-45-25 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 44-384 D.
 9. CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
 10. STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-45-25.
 11. THE "90" REFERENCE REGARDING THE PERMISSIBLY ZONED LAND IS PERMITTED BY 28-309, TITLE 28, SUBTITLE 3, REGULATIONS WITH ZONING REGULATIONS, SECTION 100.0.
 12. SITE ANALYSIS DATA:
 - A. TOTAL PROJECT AREA: 1.60 AC.
 - B. AREA OF PLAN SUBMISSIONS: 2.14 AC.
 - C. LEFT OF DISTURBED AREA: 2.14 AC.
 - D. PRESENT ZONING: P.E.C. OFFICE-TOWNHOUSES
 - E. PROPOSED USE FOR SITE AND STRUCTURES OFFICE
 - F. TOTAL SQUARE FEET PROPOSED BUILDING AREA: 10,000 SF.
 - G. NUMBER OF PARKING SPACES REQUIRED: 66
 - H. 53 SPACES PER 1000 SF.
 - I. NUMBER OF PARKING SPACES PROVIDED: 63
 - J. BUILDING COVERAGE OF SITE:
 13. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS OF HOWARD COUNTY.
 14. THERE ARE NO FLOODPLAINS OR WETLANDS ASSOCIATED WITH THIS PROJECT.
 15. TRAFFIC SIGNAGE IS PROVIDED BY THE APPROVED ROAD DRAWINGS F-45-25.

LEGEND

- A- LEFT TURN ARROW (WHITE)
- B- 5" LINE (YELLOW) DOUBLE CENTERLINE
- C- CROSS HATCHING (YELLOW) 12" WIDE 35' O/C
- D- 5" LINE (WHITE)
- E- "ONLY"

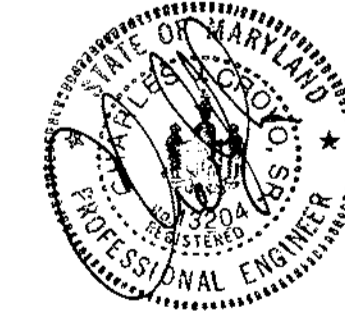
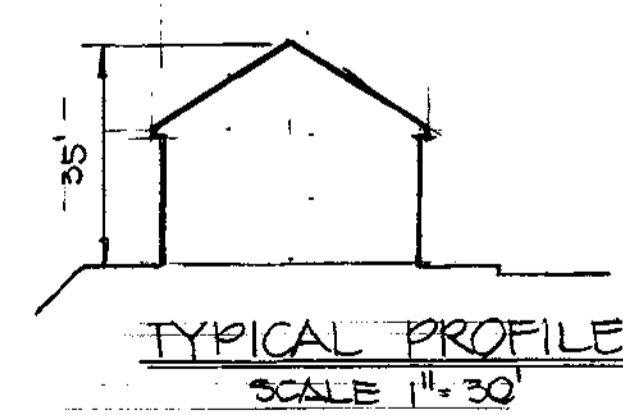
SHEET INDEX

SHEET NUMBER	DESCRIPTION
1 OF 4	PLAN VIEW
2 OF 4	DRAINAGE AREA MAP, LANDSCAPE PLAN
3 OF 4	NOTES AND DETAILS
4 OF 4	NOTES AND DETAILS

B-16-99 ADD EXT. TO BLDG. 4 ADD W/RE. COULT. 44-384-D.
REVISIONS

LEGEND

Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
+ G24	Spot Elevation
-SP -SP-	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
(M)	Proposed Walkout
---	Earth Dike
-x-	Tree Protection
---	Existing Tree Line
L.O.D.	Limit of Disturbance
(T)	Existing Street Tree



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
NATIONAL SQUARE OFFICE PARK - SUITE 3070 NATIONAL FORE
ELLIOTT CITY, MARYLAND 20601
(410) 461-8855

ENGINEER'S CERTIFICATE
Reviewed by HOWARD SCD and meets Technical Requirements.

Carol Simmons 5/26/99
U.S.D.A. Natural Resources Conservation Service
Date

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

John R. Robertson 5/26/99
Howard SCD
Date

DEVELOPER'S CERTIFICATE
"I/We certify that all development and construction will be done according to this plan, 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."

Ronald P. Kowner November 10, 1998
Signature of Developer (Print name below signature) Date

OWNER & DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE 225
COLUMBIA, MARYLAND 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Carol Hamilton 6/10/99
Director - Department of Planning and Zoning
Date

Carol Hamilton 6/10/99
Chief, Division of Land Development
Date

Carol Hamilton 5/27/99
Chief, Development Engineering Division
Date

SUBDIVISION	SECTION	PARCEL
GTW'S WAVERLY WOODS	9	E
PLAT NO. 19677	BLOCK NO. 12	ZONE PEC
TAX/ZONE 16	ELEC. DIST. THIRD	CENSUS TR. 6050
WATER CODE HO-5	SEWER CODE 5993000	

SITE DEVELOPMENT PLAN

VILLAGE CENTER
GTW'S WAVERLY WOODS
SECTION 9

TAX MAP No: 16 PARCEL: E
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOVEMBER, 1998

SHEET 1 OF 4

SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Perimeter Edge			
	P1	P2	P3	P4
Landscape Type	C	A	B	D
Linear Feet Or Roadway Frontage/Perimeter	474'	179'	124'	32'
Credit For Existing Vegetation (Yes, No Linear Feet) (Describe Below If Needed)	No	No	No	No
Credit For Wall, Fence Or Berm (Yes, No Linear Feet) (Describe Below If Needed)	No	No	No	No
Number Of Plants Required				
Shade Trees	12	3	3	
Evergreen Trees	24	-	3	
Shrubs	-	-	-	-
Number Of Plants Provided				
Shade Trees	12	3	3	
Evergreen Trees	24	-	3	
Other Trees (2:1 Substitution)	-	-	-	-
Shrubs (10:1 Substitution) (Describe Plant Substitution Credits Below If Needed)	-	-	-	-

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

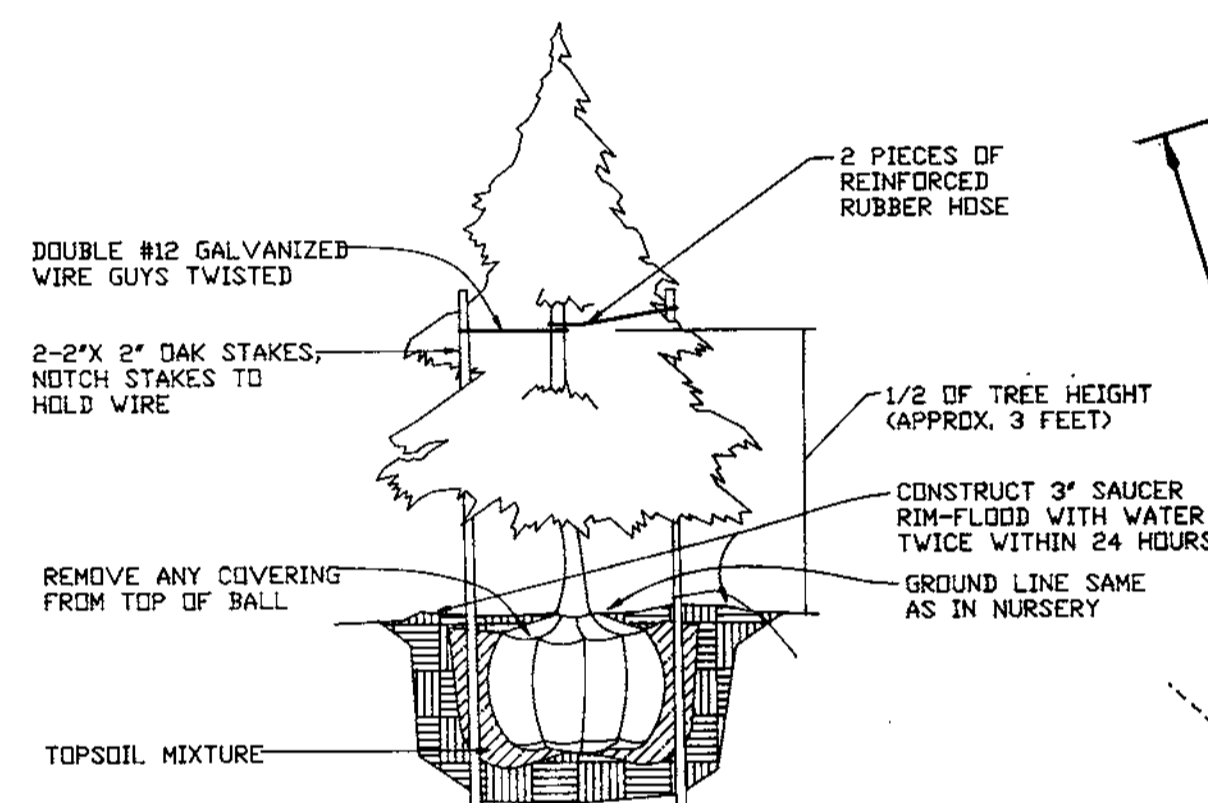
NUMBER OF PARKING SPACES	87
NUMBER OF TREES REQUIRED	4
NUMBER OF TREES PROVIDED	4
SHADE TREES	4
OTHER TREES (2:1 SUBSTITUTION)	-

Developer's/Builder's Certificate

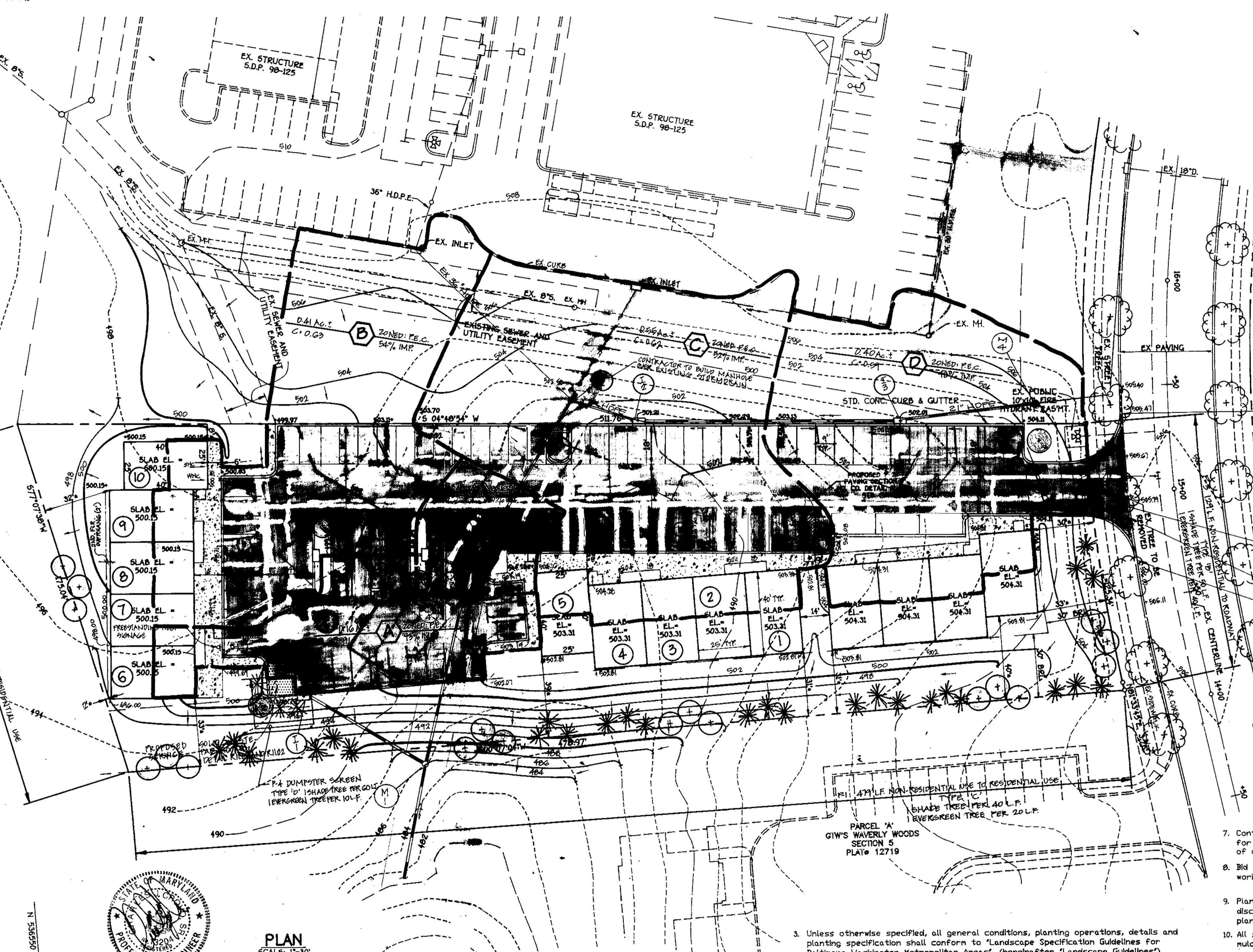
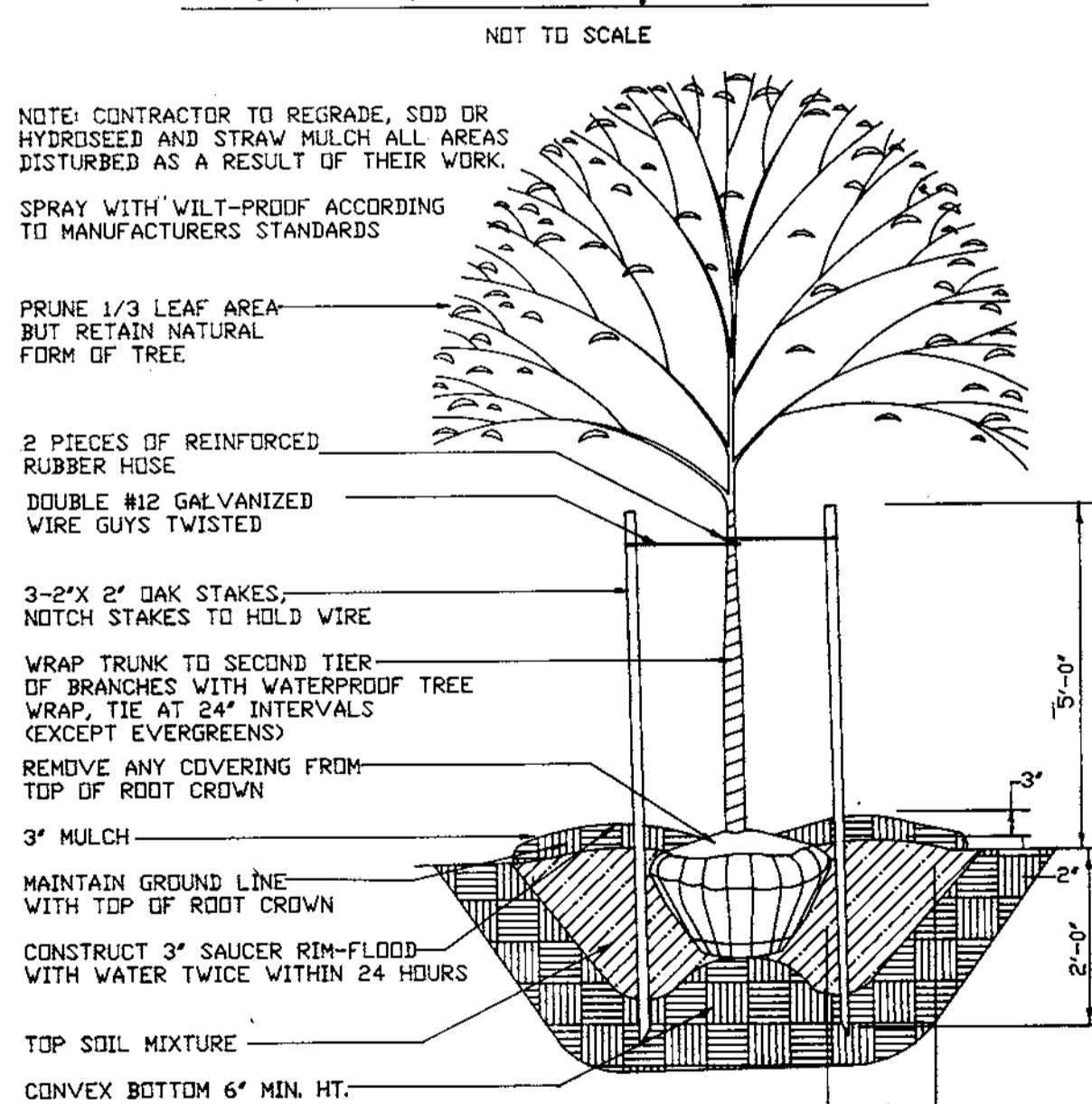
I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a certification of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Name: Donald P. Rowles Date: 5-19-99

EVERGREEN PLANTING DETAIL



TREE PLANTING DETAIL



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 (AA) Standards. Plant material shall be healthy, vigorous, free from defects, decay, 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 forked leaders will not be accepted. All plants shall be freshly dug; no heeled-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", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.
- 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 "Miss 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 drip line.

LANDSCAPE SCHEDULE

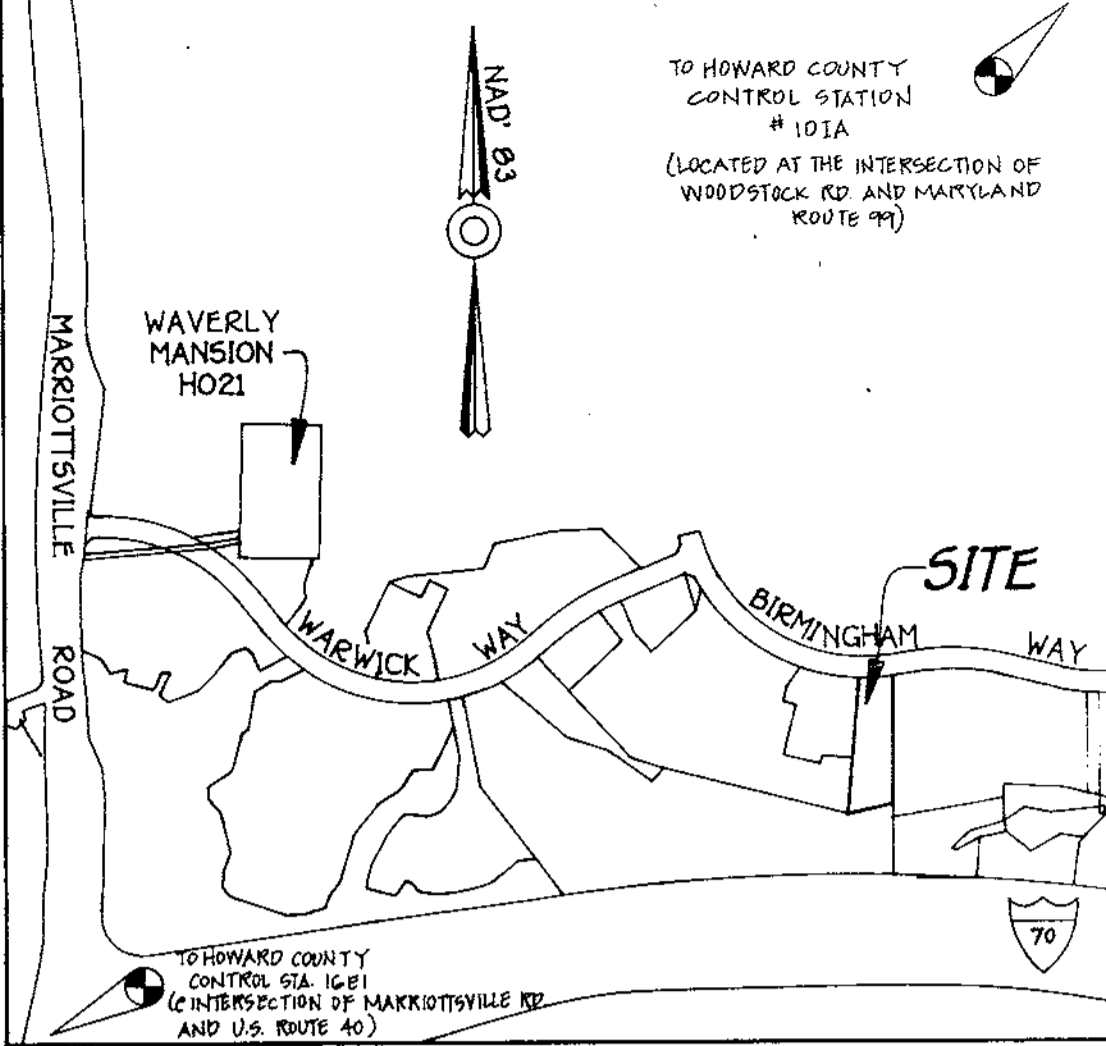
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
23	(Symbol)	ACER RUBRUM	OCTOBER GLORY MAPLE	2 1/2\"-3\"
30	(Symbol)	PINUS STROBUS	WHITE PINE	6\"-8\" HT.

Plan No: ADD 132112 13+14
 Signature of Engineer (Print name below signature) _____ Date: 5/11/98
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 (Print name below signature) _____ Date: 5/11/98
DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to the plan, 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 (Print name below signature) Donald P. Rowles Date: November 10, 1998

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature of Engineer (Print name below signature) Richard Simmons Date: 5/26/99
 Signature of Developer (Print name below signature) John P. Rowles Date: 5/26/99
OWNER & DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, INC.
 10005 HECROY RIDGE ROAD, SUITE 125
 COLUMBIA, MARYLAND 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature of Director (Print name below signature) _____ Date: 6/10/99
 Signature of Chief, Division of Land Development (Print name below signature) _____ Date: 6/15/99
SECTION 9
 SUBDIVISION: GTW'S WAVERLY WOODS
 PLAT NO.: 13211-13211
 BLOCK NO.: 12
 ZONE: PBC
 TAX/ZONE: 16
 ELEC. DIST.: THIRD
 CENSUS TR.: 6050
 WATER CODE: HO-5
 SEWER CODE: 5993000

DRAINAGE AREA MAP
LANDSCAPE PLAN
VILLAGE CENTER
GTW'S WAVERLY WOODS
SECTION 9
 TAX MAP No: 16 PARCEL: E
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: NOVEMBER, 1998
 SHEET 2 OF 4

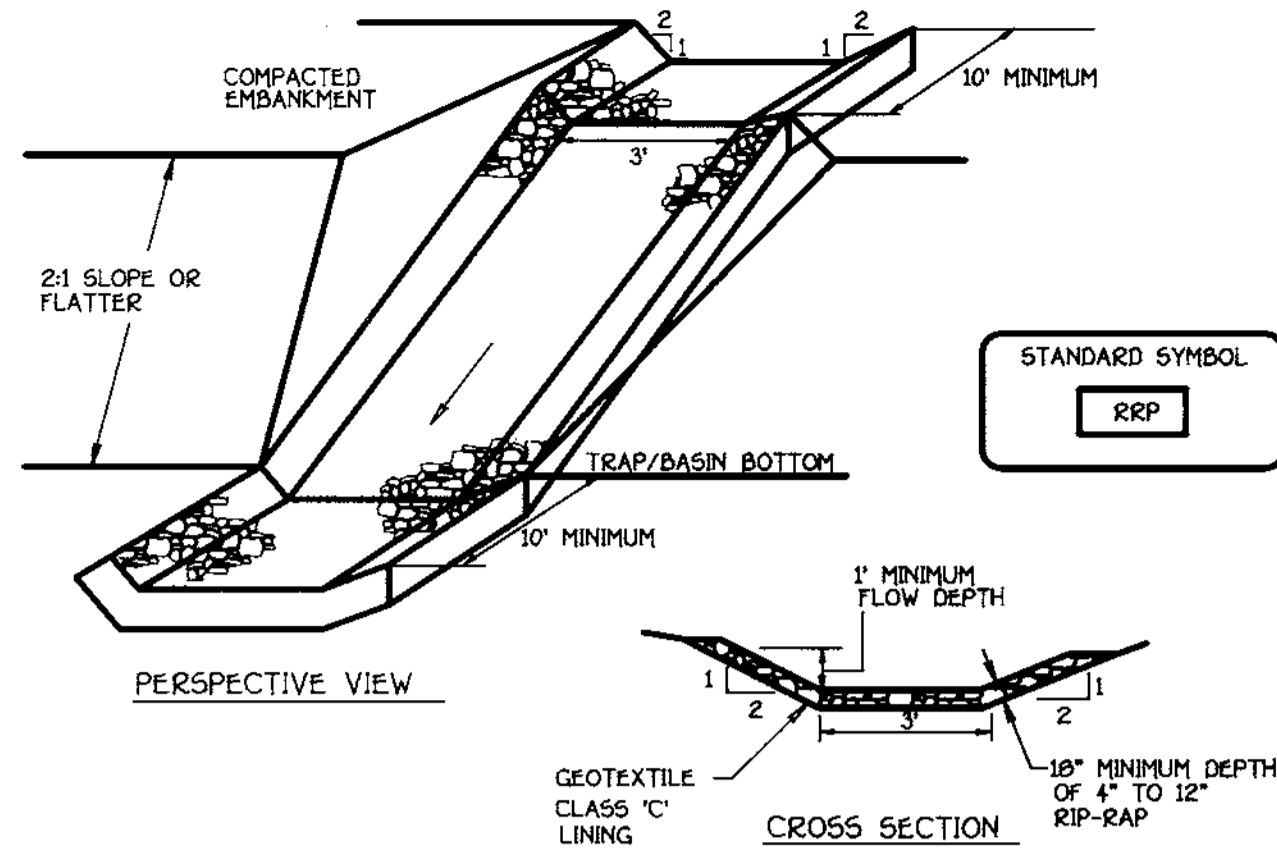


VICINITY MAP
 SCALE: 1\"/>

LANDSCAPE SURETY
 23 SHADE TREES @ \$300 = \$6,900
 30 EVERGREEN TREES @ \$150 = \$4,500
 32 LF FENCE @ \$10/LF = \$320
 TOTAL SURETY REQUIRED AT GRADING PERMIT APPLICATION = \$11,720

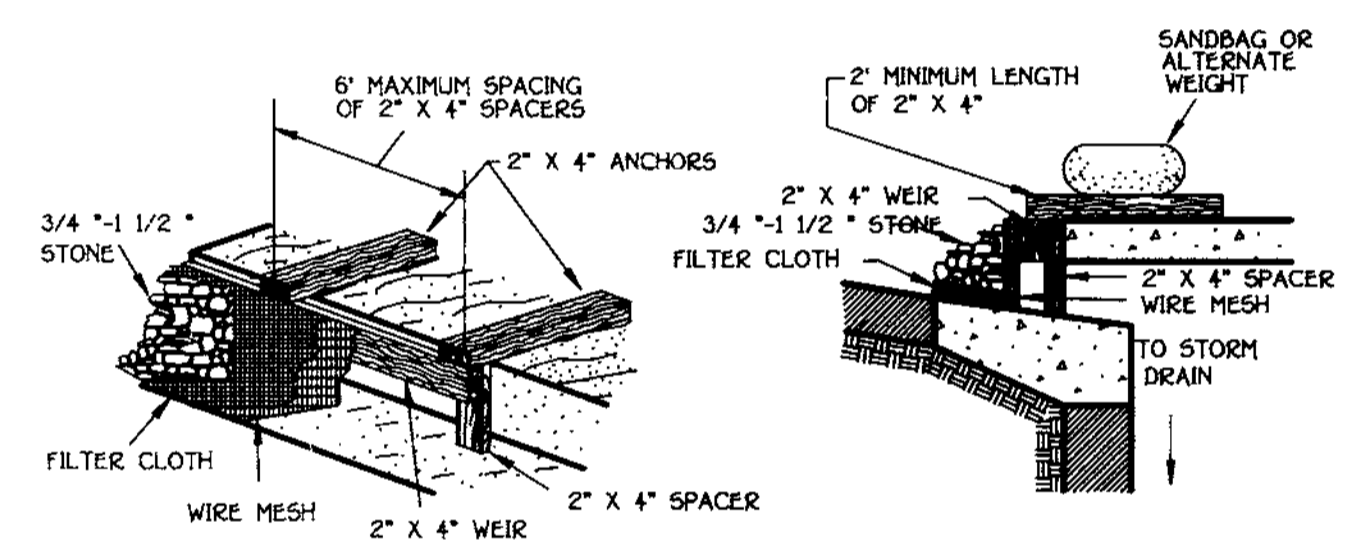
- Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.
- Bid shall be based on actual site conditions. No extra payment shall be made for work arising from 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 plant list 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.
- 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 (acidic) 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.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 PRINCIPAL OFFICE: 12072 BALTIMORE NATIONAL PIKE
 CLIDIST CITY, MARYLAND 21042
 (410) 461-2853



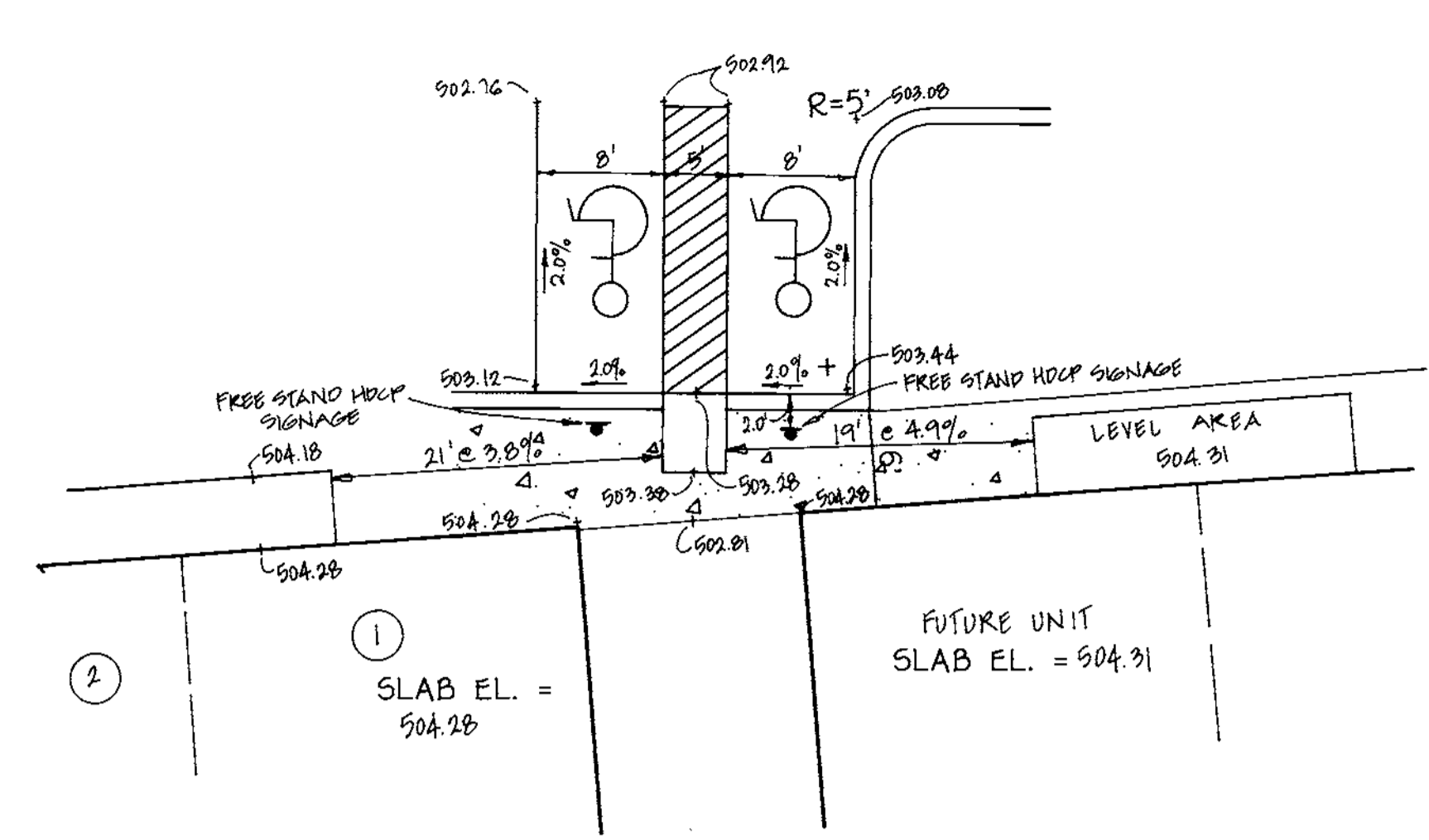
- Construction Specifications**
- Rip-rap lined inflow channels shall be 1' in depth, have a trapezoidal cross section with 2:1 or flatter side slopes and 3' (min) bottom width. The channel shall be lined with 4" to 12" rip-rap to a depth of 18".
 - Filter cloth shall be installed under all rip-rap. Filter cloth shall be Geotextile Class C.
 - Entrance and exit sections shall be installed as shown on the detail section.
 - Rip-rap used for the lining may be recycled for permanent outlet protection if the basin is to be converted to a stormwater management facility.
 - Gabion Inflow Protection may be used in lieu of Rip-rap Inflow Protection.
 - Rip-rap should blend into existing ground.
 - Rip-rap Inflow Protection shall be used where the slope is between 4:1 and 10:1, for slopes flatter than 10:1 use Farth Dike or Temporary Swale Lining criteria.

RIP-RAP INFLOW PROTECTION
NOT TO SCALE

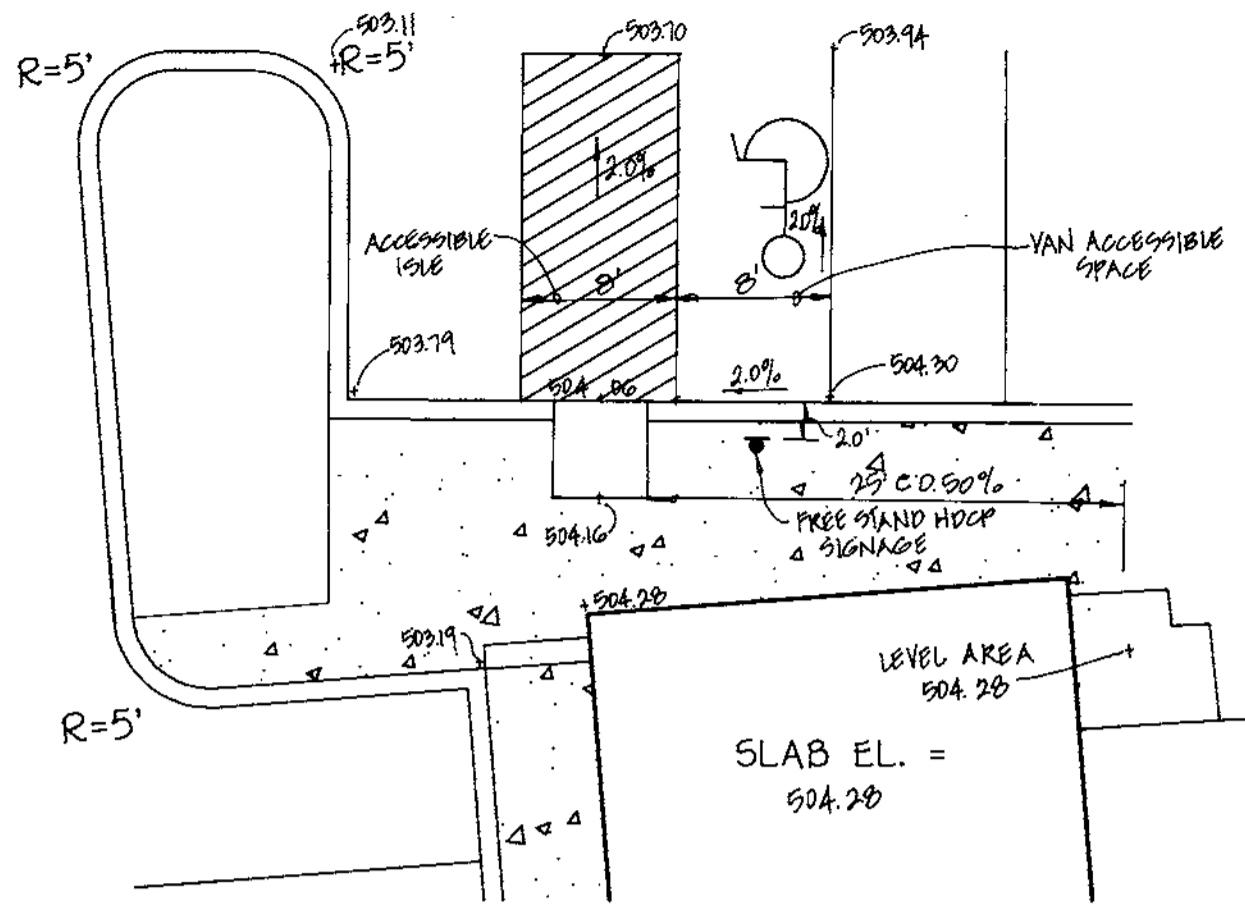


- Construction Specifications**
- Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4") to the 2" x 4" weir (measuring throat length plus 2") as shown on the standard drawing.
 - Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.
 - Securely nail the 2" x 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4" apart).
 - 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.
 - The assembly shall be placed so that the end spacers are a minimum 1" beyond both ends of the throat opening.
 - Form the 1/2" x 1/2" wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4" x 1 1/2" stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.
 - This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
 - Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

CURB INLET PROTECTION (COG OR COS INLETS)
NOT TO SCALE

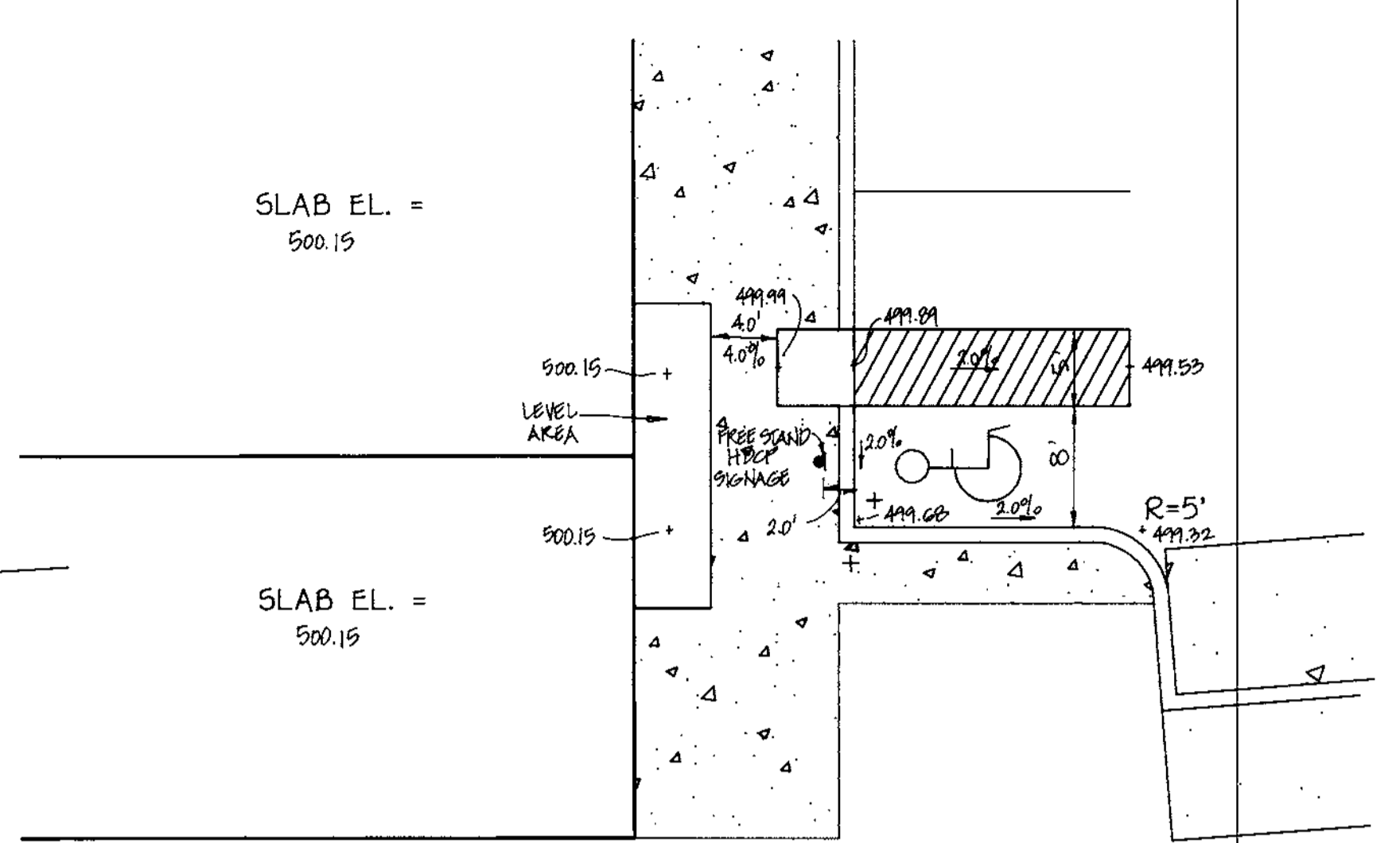


HANDICAPPED PARKING DETAIL
SCALE: 1"=10'



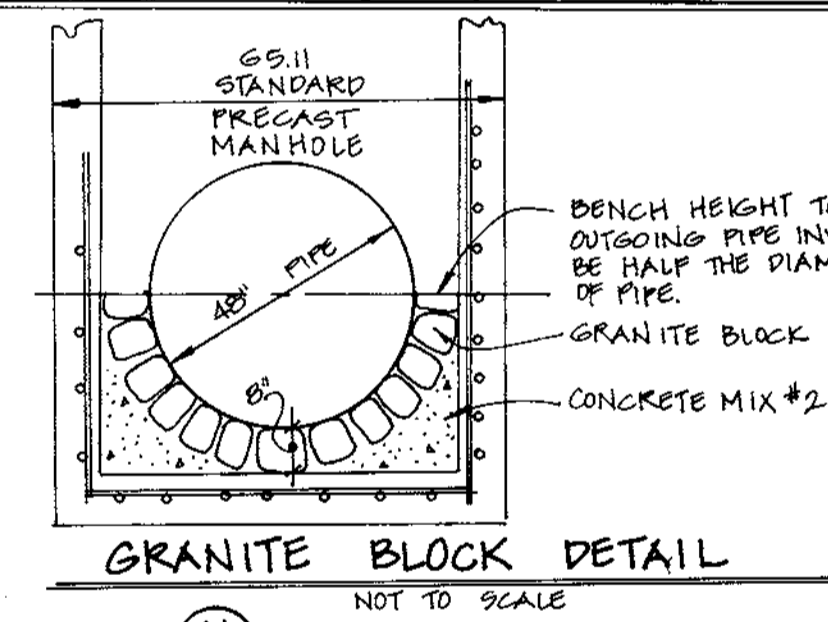
HANDICAPPED PARKING DETAIL
SCALE: 1"=10'

PIPE SIZE	PIPE SCHEDULE	TYPE	AMOUNT
48"	HIGH DENSITY	POLYETHYLENE PIPE	346 L.F.
21"	"	"	224 L.F.
18"	"	"	98 L.F.
15"	"	"	62 L.F.

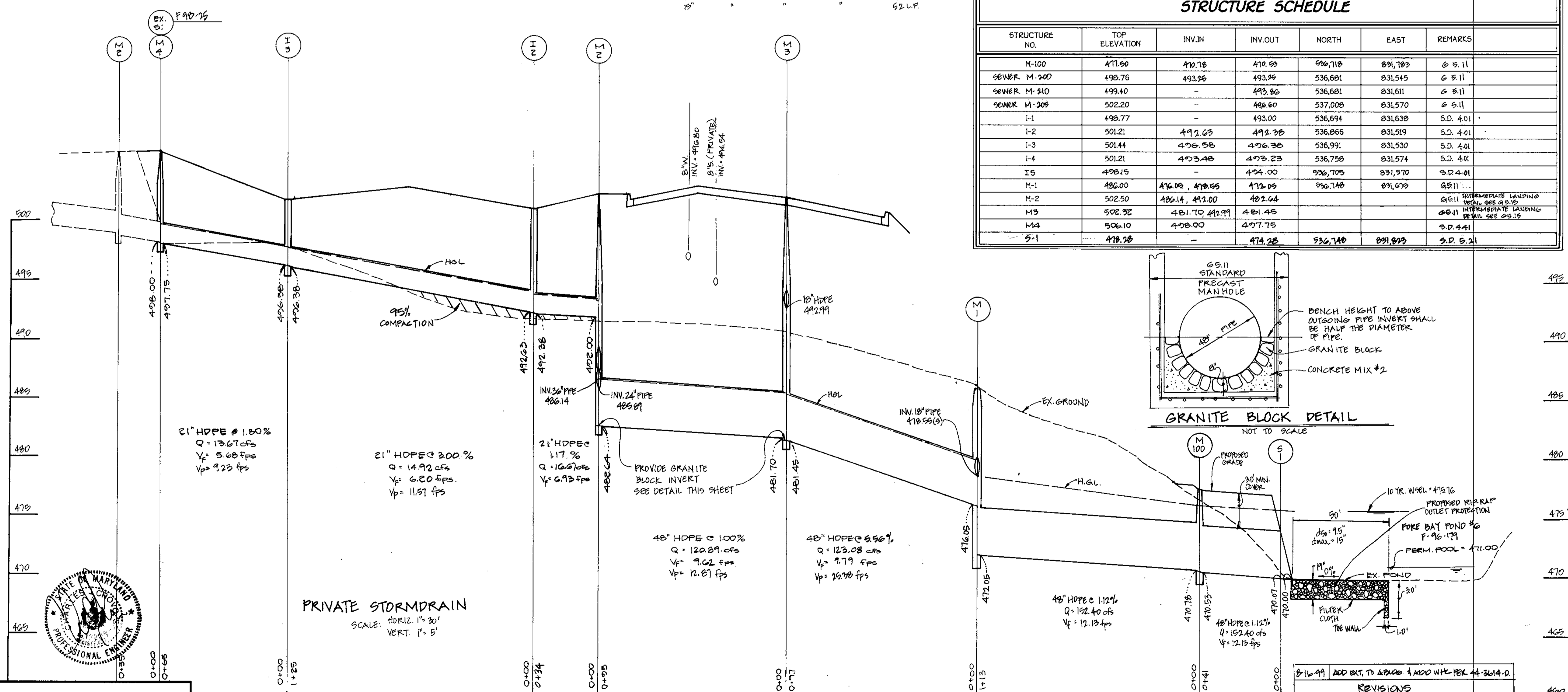


HANDICAPPED PARKING DETAIL
SCALE: 1"=10'

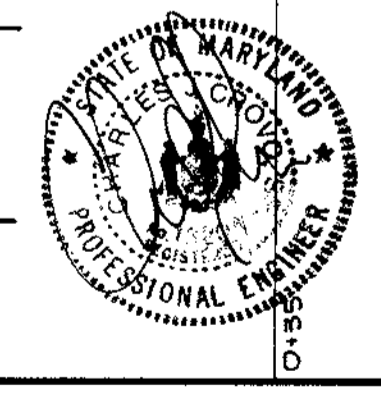
STRUCTURE SCHEDULE						
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	NORTH	EAST	REMARKS
M-100	477.80	470.78	470.59	596.718	891.783	Ø 5.11
SEWER M-200	498.76	493.26	493.26	536.681	831.545	Ø 5.11
SEWER M-210	499.40	-	493.86	536.681	831.611	Ø 5.11
SEWER M-205	502.20	-	496.60	537.008	831.570	Ø 5.11
I-1	498.77	-	493.00	536.694	831.638	S.D. 4.01
I-2	501.21	492.63	492.38	536.866	831.519	S.D. 4.01
I-3	501.44	496.58	496.38	536.991	831.530	S.D. 4.01
I-4	501.21	493.48	493.23	536.758	831.574	S.D. 4.01
I-5	498.15	-	494.00	536.705	831.570	S.D. 4.01
M-1	486.00	476.05	476.05	836.748	891.679	Ø 5.11
M-2	502.50	486.14	482.00			Ø 6.11 INTERMEDIATE LANDING DETAIL SEE 28.15
M-3	502.32	481.70	481.99			Ø 6.11 INTERMEDIATE LANDING DETAIL SEE 28.15
M-4	506.10	498.00	497.75			S.D. 4.41
S-1	478.28	-	474.28	536.748	891.823	S.D. 5.21



GRANITE BLOCK DETAIL
NOT TO SCALE



PRIVATE STORM DRAIN
SCALE: HORIZ. 1"=30'
VERT. 1"=5'



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 (Print name below signature) Donald F. Kanner Date 11/18/98

DEVELOPER'S CERTIFICATE

"I/we certify that all development and construction will be done according to this plan, 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 (Print name below signature) Donald F. Kanner Date November 10, 1998

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Reviewed for HOWARD SCD and meets Technical Requirements.
U.S.D.A. Natural Resources Conservation Service
Chief, Division of Land Development
Date 5/26/99
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Date 5/26/99

OWNER
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE 215
COLUMBIA, MARYLAND 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development
Date 6/15/99
Chief, Development Planning Division
Date 5/12/99
Date 6/10/99

PLAT NO.	BLOCK NO.	ZONE	TAX	ELEC. DIST.	CENSUS TR.
13671-13677	12	PEC	16	THRD	6050

**SITE DEVELOPMENT PLAN
DETAIL SHEET**

**VILLAGE CENTER
G.T.W.'S WAVERLY WOODS
SECTION 9**

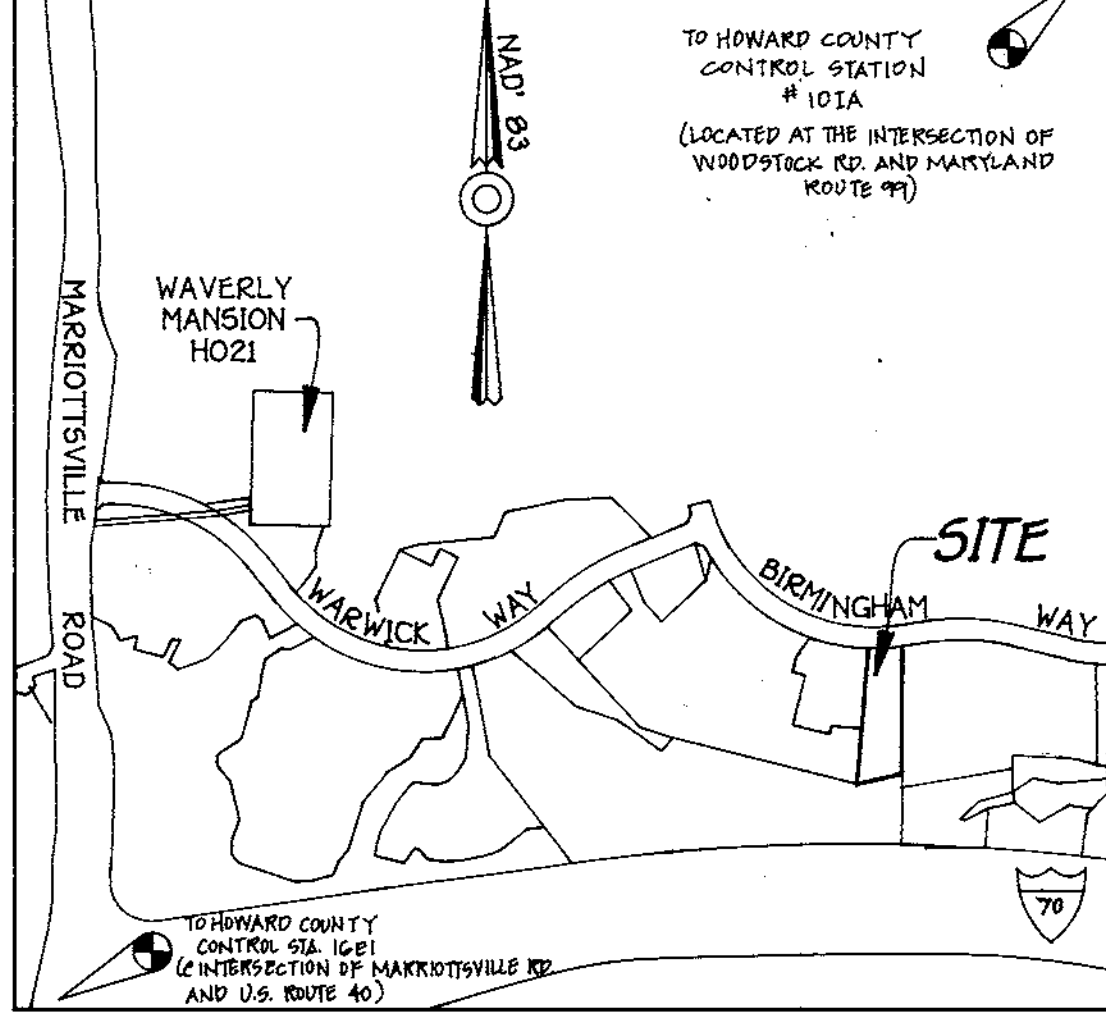
TAX MAP No: 16 PARCEL: E
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOVEMBER, 1998
SHEET 4 OF 4



STREET ADDRESS CHART

UNIT NO.	STREET ADDRESS
1	10711 BIRMINGHAM WAY
2	10712 BIRMINGHAM WAY
3	10713 BIRMINGHAM WAY
4	10714 BIRMINGHAM WAY
5	10715 BIRMINGHAM WAY
6	10716 BIRMINGHAM WAY
7	10717 BIRMINGHAM WAY
8	10718 BIRMINGHAM WAY
9	10719 BIRMINGHAM WAY
10	10720 BIRMINGHAM WAY

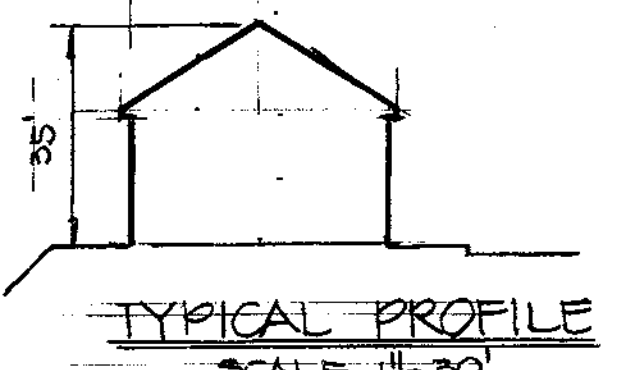
PART OF NON-BUILDABLE GOLF COURSE OPEN SPACE LOT 3



MATCH LINE SEE THIS SHEET

LEGEND

Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
---	Spot Elevation
---	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
(M)	Proposed Walkout
---	Earth Dike
---	Tree Protection
---	Existing Tree Line
L.O.D.	Limit of Disturbance
(T)	Existing Street Tree



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 NATIONAL SQUARE 07122 PARK - 10702 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-1885

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 (Print name below signature) *Carol Simmons* Date *5/26/99*

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan, 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 (Print name below signature) *Ronald P. Reuter* Date *November 10, 1998*

ENGINEER'S CERTIFICATE
 Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature of Engineer (Print name below signature) *Carol Simmons* Date *5/26/99*
 U.S.D.A. - National Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature of Engineer (Print name below signature) *John R. Robinson* Date *5/26/99*
 Howard SCD

OWNER & DEVELOPER
 WAYERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, INC.
 10005 HICKORY RIDGE ROAD, SUITE #215
 COLUMBIA, MARYLAND 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature of Director (Print name below signature) *Carol Simmons* Date *6/10/99*
 Director - Department of Planning and Zoning
 Signature of Chief (Print name below signature) *Carol Simmons* Date *6/10/99*
 Chief, Division of Land Development
 Signature of Chief (Print name below signature) *Carol Simmons* Date *5/26/99*
 Chief, Development Engineering Division

SUBDIVISION	SECTION	PARCEL
GTW'S WAYERLY WOODS	9	E
PLAT NO. 13671-13677	BLOCK NO. 12	ZONE PEC
TAX/ZONE 16	ELEC. DIST. THIRD	CENSUS TR. 6050
WATER CODE HO-5	SEWER CODE 5993000	

SITE DEVELOPMENT PLAN
VILLAGE CENTER
GTW'S WAYERLY WOODS
SECTION 9
 TAX MAP No: 16 PARCEL: E
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: NOVEMBER, 1998
 SHEET 1 OF 4

GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 323-2800 AT LEAST 48 HOURS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "888 UTILITY" AT 1-800-237-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY ELECTIONS-07, P.95-07, P.95-17, P.97-17.
- BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT APRIL, 1998.
- TOPOGRAPHY SHOWN HEREON IS BASED ON APPROVED ROAD DRAWINGS F-10-25.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATION #101A (HOWARD COUNTY MONUMENT #102) ELEVATION 445.577' (HOWARD COUNTY MONUMENT #101) ELEVATION 445.577' (HOWARD COUNTY MONUMENT #100) ELEVATION 445.577'.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR OFFICE TOWNHOUSES AND APARTMENTS. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-10-25 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 88-004-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EACH POINT PRIOR TO CONSTRUCTION.
- THE 30' SETBACK ADDRESSES THE RESIDENTIAL ZONED LAND IS PERMITTED BY 28-55A TITLE 28 IN ACCORDANCE WITH ZONING REGULATIONS, SECTION 20.0.
- SEE ANALYSIS DATA:
 A. TOTAL PROJECT AREA: 1.00 AC.
 B. AREA OF PLAN SUBMISSION: 2.14 AC.
 C. LIMIT OF DISTURBED AREA: 2.14 AC.
 D. PRESENT ZONING: P.E.C. OFFICE/TOWNHOUSES
 E. PROPOSED USE FOR SITE AND STRUCTURES: OFFICE
 F. TOTAL SQUARE FOOTAGE PROPOSED: 20,000 SF.
 G. NUMBER OF PARKING SPACES REQUIRED: 68
 H. 33 SPACES PER 1000 SF.
 I. NUMBER OF PARKING SPACES PROVIDED: 68
 J. BUILDING COVERAGE OF SITE:
 K. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE BUILDING REGULATIONS OF HOWARD COUNTY.
 L. THERE ARE NO FLOODPLAINING OR WETLANDS ASSOCIATED WITH THIS PARCEL.
 M. TRAFFIC SIGN 10 IS PROVIDED BY THE APPROVED ROAD DRAWINGS F-10-25.

LEGEND
 A- LEFT TURN ARROW (WHITE)
 B- 6" LINE (YELLOW) DOUBLE CENTERLINE
 C- CROSS HATCHING (YELLOW) 12" WIDE 35' O/C
 D- 5" LINE (WHITE)
 E- "ONLY"

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1 OF 4	PLAN VIEW
2 OF 4	DRAINAGE AREA MAP, LANDSCAPE PLAN
3 OF 4	NOTES AND DETAILS
4 OF 4	NOTES AND DETAILS

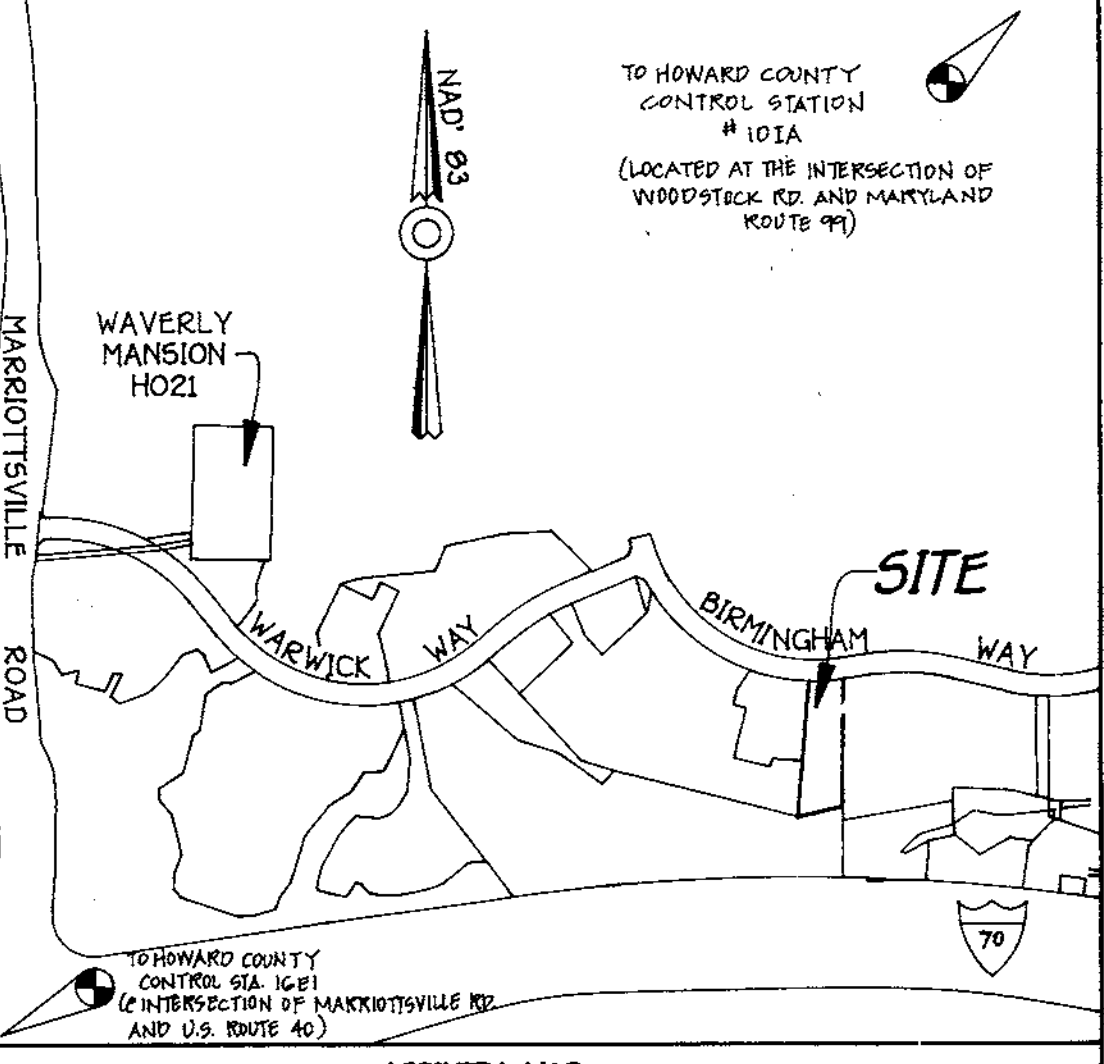
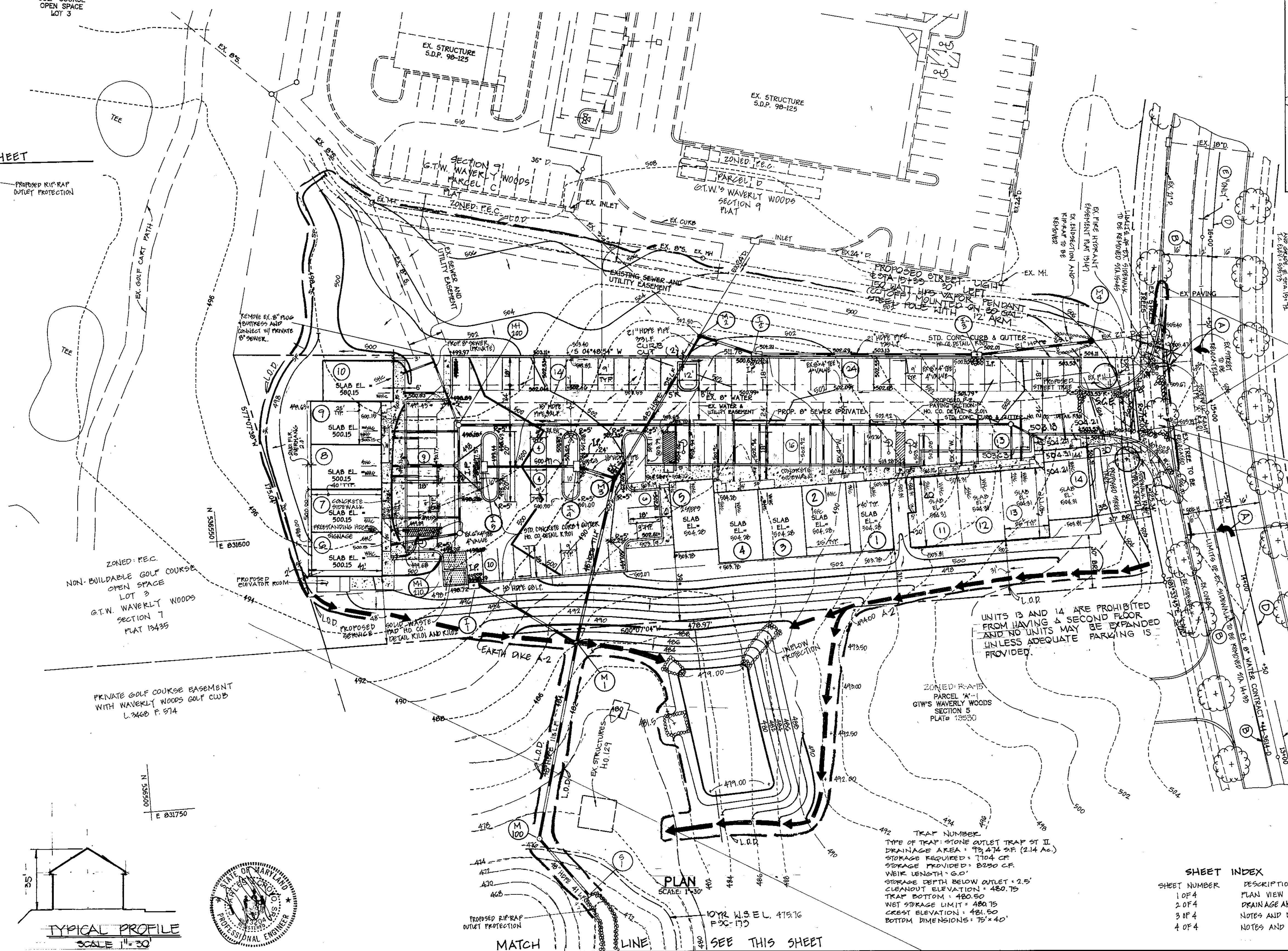
8-10-99 ADD EX. TO BLDG. 4 ADD WALK PERCENT. 44-3614-D.
 REVISIONS

STREET ADDRESS CHART

UNIT NO.	STREET ADDRESS
1	10717 BIRMINGHAM WAY
2	10721 BIRMINGHAM WAY
3	10725 BIRMINGHAM WAY
4	10729 BIRMINGHAM WAY
5	10733 BIRMINGHAM WAY
6	10741 BIRMINGHAM WAY
7	10745 BIRMINGHAM WAY
8	10749 BIRMINGHAM WAY
9	10753 BIRMINGHAM WAY
10	10757 BIRMINGHAM WAY
11	10713 BIRMINGHAM WAY
12	10711 BIRMINGHAM WAY
13	10709 BIRMINGHAM WAY
14	10707 BIRMINGHAM WAY

PART OF NON-BUILDABLE GOLF COURSE OPEN SPACE LOT 3

MATCH LINE SEE THIS SHEET



VICINITY MAP
SCALE 1" = 1200'

TO HOWARD COUNTY CONTROL STATION #101A (LOCATED AT THE INTERSECTION OF WOODSTEAK RD AND MARYLAND ROUTE 99)

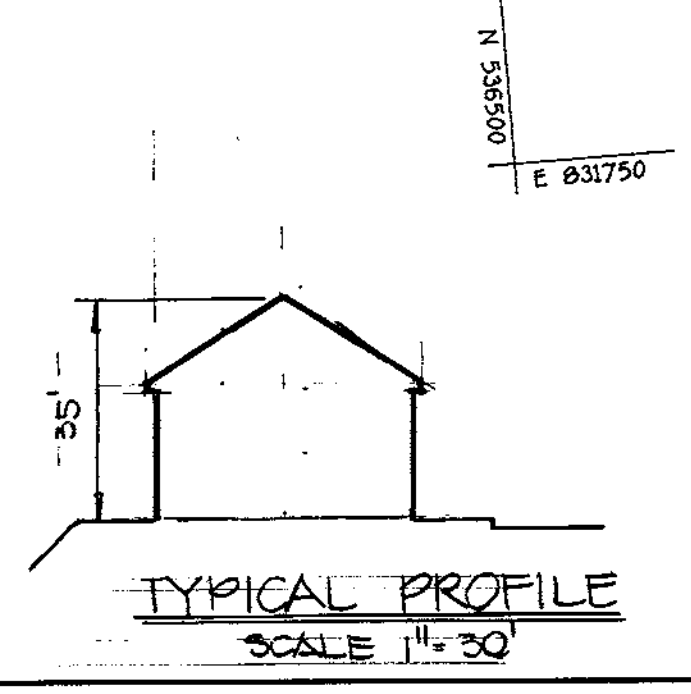
TO HOWARD COUNTY CONTROL STATION #101A (INTERSECTION OF MARYKROSVILLE RD AND U.S. ROUTE 40)

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 480-3000 AT LEAST 50 P.M. WORKING DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY THE UTILITY AT 1-800-255-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES 694-07, 695-07, 695-17, 697-17.
4. BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT APRIL, 1998.
5. TOPOGRAPHY SHOWN HEREON IS BASED ON APPROVED ROAD DRAWINGS F-90-25.
6. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS: HOWARD COUNTY MONUMENT 102E 1450060.077 ELEV. 445.577 1450060.700 ELEV. 445.577 HOWARD COUNTY MONUMENT 102E 1450060.822 ELEV. 445.924 1450060.710 ELEV. 445.924
7. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
8. THIS PLAN IS FOR OFFICE TOWNHOUSES AND APARTMENTS. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-90-25 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 44-384-D.
9. CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
10. STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-90-25.
11. THE 30' SETBACK ASSUMING THE INTERFERING ZONED LAND IS PERMITTED BY 2B-58A, FILED IN ACCORDANCE WITH ZONING REGULATIONS, SECTION 100.6.
12. SITE ANALYSIS DATA:
 - A. TOTAL PROJECT AREA: 1.06 AC.
 - B. AREA OF PLAN SUBMISSION: 2.14 AC.
 - C. LINE OF DISTURBED AREA: 2.14 AC.
 - D. PRESENT ZONING: P.E.C. OFFICE-TOWNHOUSES
 - E. PROPOSED USE FOR SITE AND STRUCTURES OFFICE
 - F. TOTAL SQUARE FOOTAGE PROPOSED: 25,000 SF.
 - G. NUMBER OF PARKING SPACES REQUIRED: 57
 - H. NUMBER OF PARKING SPACES PROVIDED: 57
 - I. BUILDING COVERED OF SITE: 24.2%
13. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 194 OF THE ZONING REGULATIONS OF HOWARD COUNTY.
14. THERE ARE NO PROPOSED LOTS OR WETLANDS ASSOCIATED WITH THIS PARCEL.
15. TRAFFIC SIGNAL IS PROVIDED BY THE APPROVED ROAD DRAWINGS F-90-25.

LEGEND

Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
+	Spot Elevation
-SF - SF	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
---	Proposed Walkout
---	Earth Dike
---	Tree Protection
---	Existing Tree Line
L.O.D.	Limit of Disturbance
○	Existing Street Tree



ENGINEER'S CERTIFICATE
Reviewed for HOWARD SCD and meets Technical Requirements.

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 (Print name below signature) Donald P. Keener Date 11/19/98

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, 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 (Print name below signature) Donald P. Keener Date November 10, 1998

OWNER & DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE #215
COLUMBIA, MARYLAND 21044

Signature of Owner/Developer John R. Robertson Date 5/26/99

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature of Director Carol Simons Date 6/10/99

Signature of Chief, Division Chris Hamstra Date 6/10/99

Signature of Chief, Development-Engineering Division John R. Robertson Date 5/26/99

SUBDIVISION	SECTION	PARCEL			
GTW'S WAVERLY WOODS	9	E			
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
13671-13677	12	PEC	16	THIRD	6050
WATER CODE	SEWER CODE				
HO-5	5993000				

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1 OF 4	PLAN VIEW
2 OF 4	DRAINAGE AREA MAP, LANDS
3 OF 4	NOTES AND DETAILS
4 OF 4	NOTES AND DETAILS

SITE DEVELOPMENT PLAN

VILLAGE CENTER
GTW'S WAVERLY WOODS
SECTION 9

TAX MAP No: 16 PARCEL: E
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOVEMBER, 1998

REVISIONS

NO.	DATE	DESCRIPTION
03-07-01		ADD UNITS 13 AND 14
05-12-00		ADD UNIT 11/12 AND STREET ADDRESSES
06-10-99		ADD EXT. TO BLDG. 9 ADD WHE. PER. CONT. 44-3614-D.

SHEET 1 OF 4

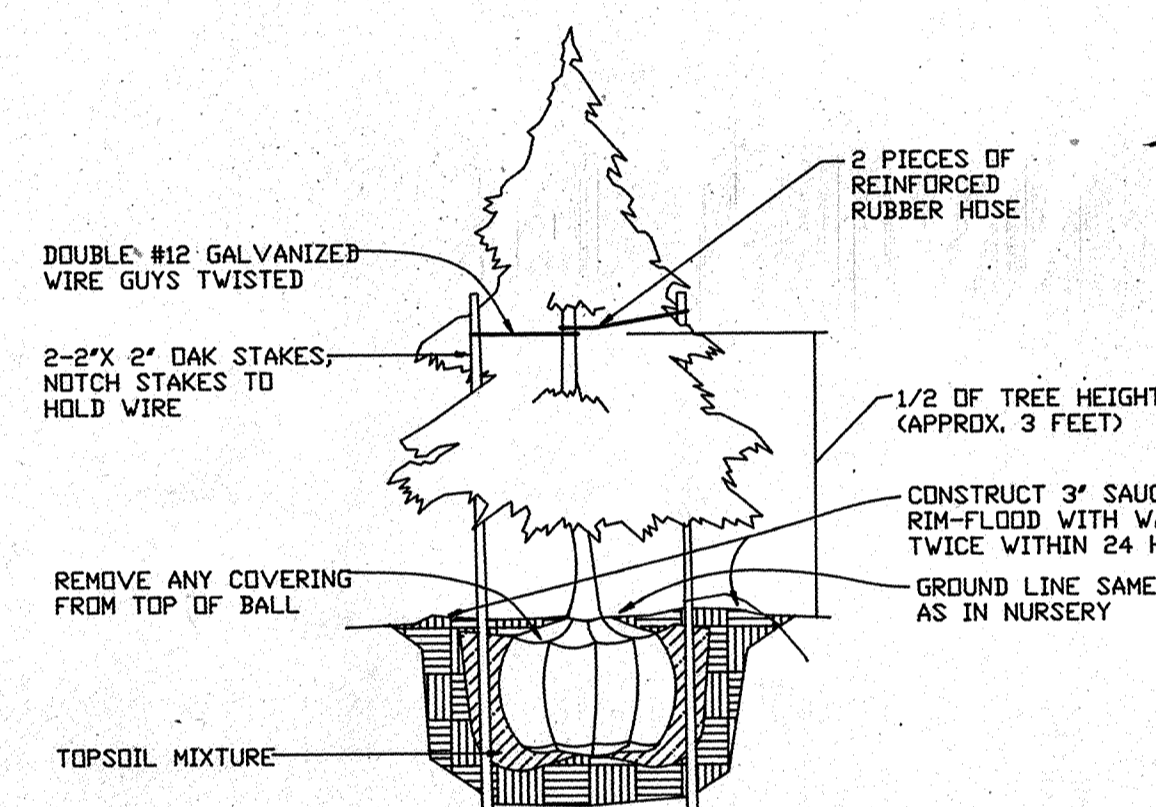
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
NATIONAL SQUARE OFFICE PARK - 10232 BALTHAZAR NATIONAL PARK
ELLIOTT CITY, MARYLAND 21842
(410) 461-8855

SCHEDULE A PERIMETER LANDSCAPE EDGE				
Category	Perimeter Edge			
	P1	P2	P3	P4
Landscape Type	C	A	B	D
Linear Feet Or Roadway Frontage/Perimeter	479'	176'	129'	32'
Credit For Existing Vegetation (Yes, No Linear Feet) (Describe Below If Needed)	No	No	No	No
Credit For Wall, Fence Or Berm (Yes, No Linear Feet) (Describe Below If Needed)	No	No	YES 1/4 LF WALL	No
Number Of Plants Required				
Shade Trees	12	3	3	1
Evergreen Trees	24	-	3	3
Shrubs	-	-	-	-
Number Of Plants Provided				
Shade Trees	25	6	3	1
Evergreen Trees	28	-	2	3
Other Trees (2:1 Substitution)	-	-	-	-
Shrubs (10:1 Substitution) (Describe Plant Substitution Credits Below If Needed)	-	-	-	-

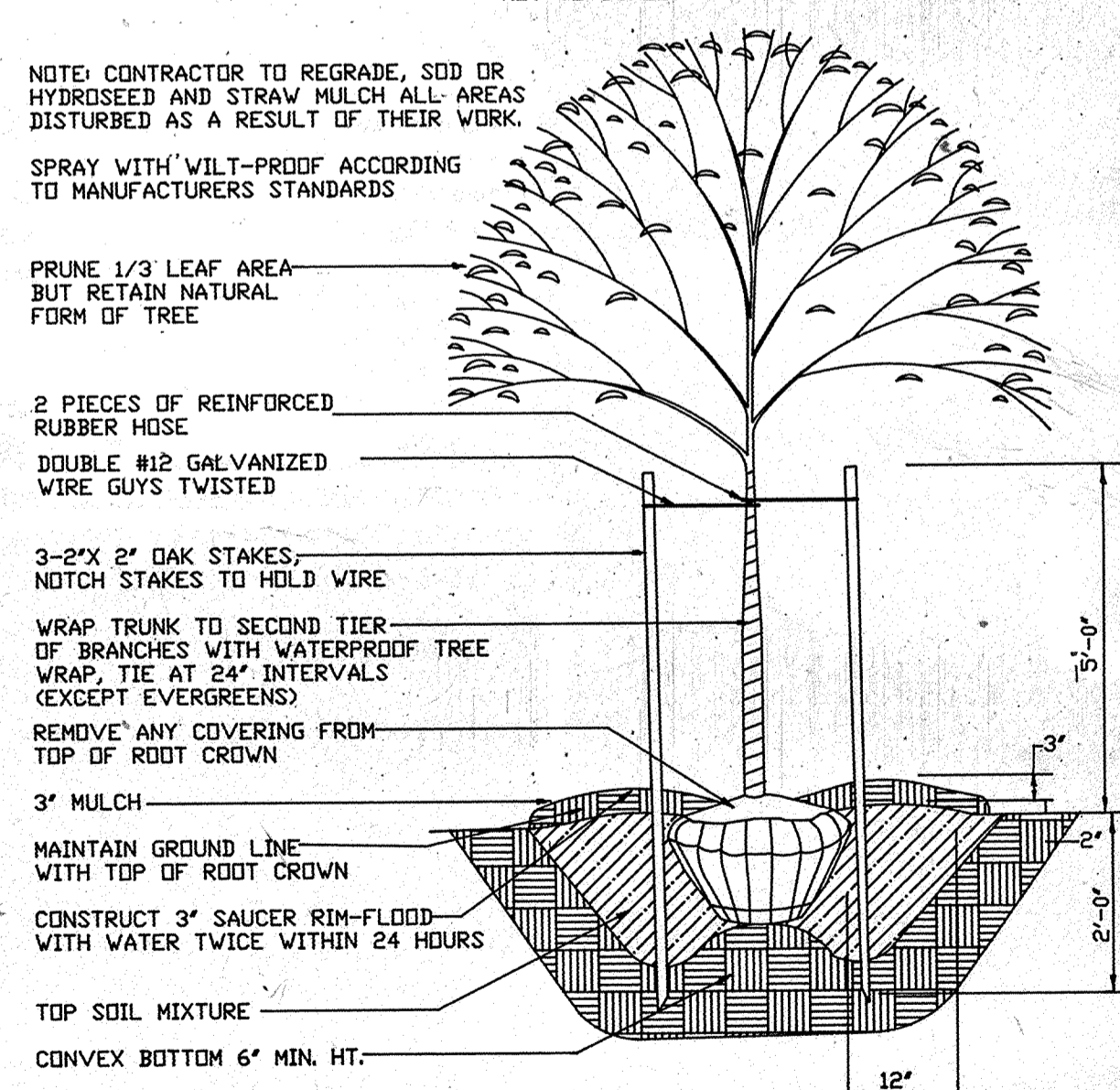
* ALONG PERIMETERS 1, 2, 3, 16 REQUIRED EVERGREENS HAVE BEEN REPLACED WITH 13 ADDITIONAL SHADE TREES ALONG PERIMETER 2 AND 3 ADDITIONAL SHADE TREES ALONG PERIMETER 2.

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	86
NUMBER OF TREES REQUIRED	4
NUMBER OF TREES PROVIDED	4
SHADE TREES	3
OTHER TREES (2:1 SUBSTITUTION)	-

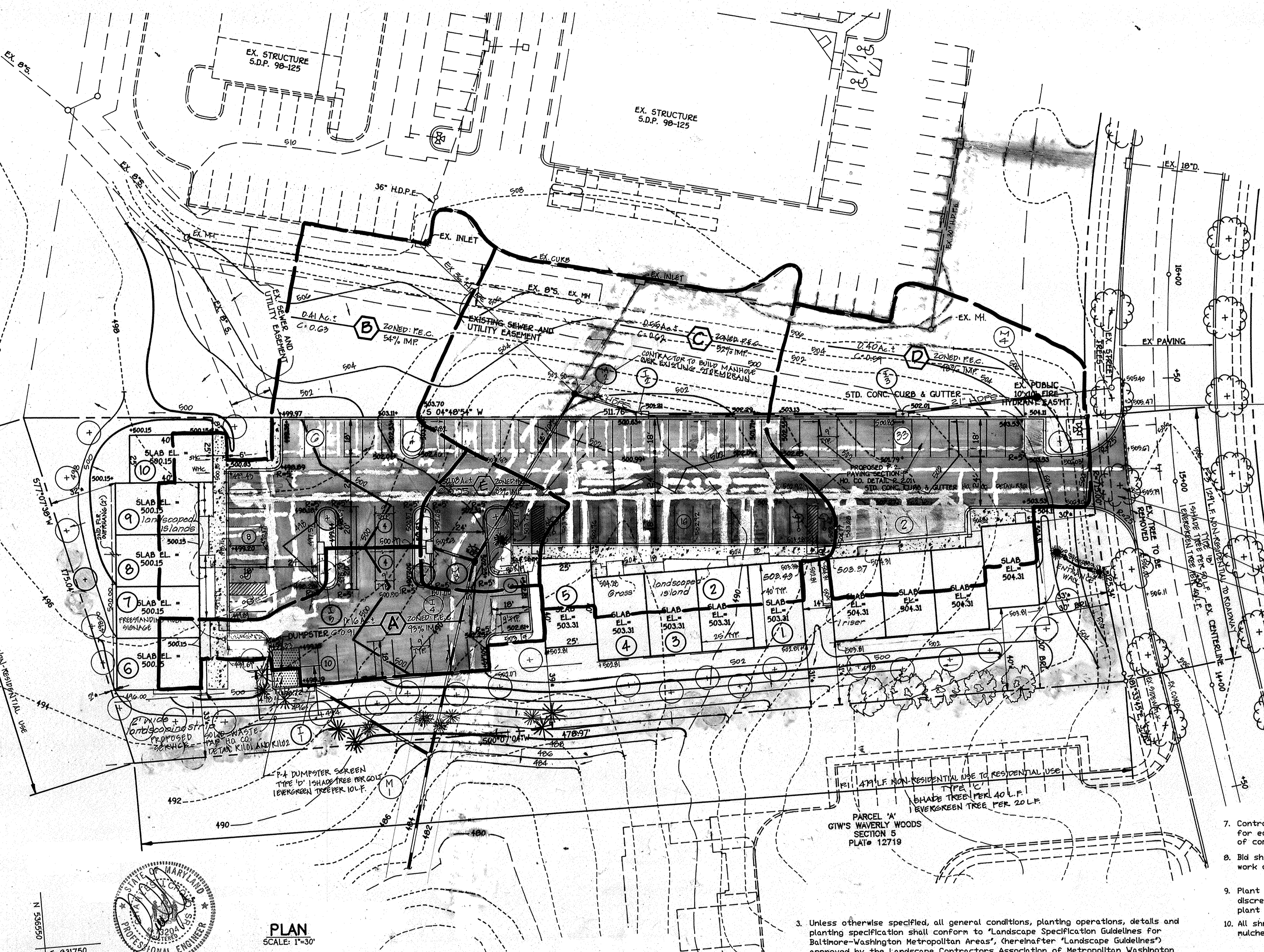
EVERGREEN PLANTING DETAIL



TREE PLANTING DETAIL



Developer's/Builder's Certificate
I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.
Name: Donald R. Rawas Date: 5.19.99



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 (AAND) Standards. Plant material shall be healthy, vigorous, free from defects, decay, 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 forked leaders will not be accepted. All plants shall be freshly dug; no heated-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," hereinafter "Landscape Guidelines," approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.
- 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 "Miss 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 drip 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
- 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 plant list 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
- 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 (acidic) 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
- 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.

LANDSCAPE SCHEDULE				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
4	(Symbol)	ACER RUBRUM	OCTOBER GLORY MAPLE	2 1/2"-3"
12	(Symbol)	PINUS STROBUS	WHITE PINE	6'-8" HT.
1	(Symbol)	FRAXINUS PENNSYLVANICA	MARSHALL'S SEEDLESS GREEN OAK	2 1/2" - 3"
3	(Symbol)	PIRUS CALLERIANA	REDSPINE PEAR	2 1/2" - 3"
3	(Symbol)	ILEX ATTENUATA 'FOSTERI'	FOSTER HOLLY	5'-6" HT.

3/02/01 ADD UNITS 13 + 14
6/18/04 SHOW AS-INSTALLED LANDSCAPING, ADD ENTRANCE SIGN, REVISE PARKING, AND REVISE LANDSCAPE SCHEDULE AND SCHEDULE A

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 (Print name below signature) John R. Rawas Date 11/1/98

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan 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 (Print name below signature) Donald R. Rawas Date November 10, 1998

Reviewed for HOWARD SCD and meets Technical Requirements.
Carol Simmons 5/26/99
U.S.D.A.-Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John R. Rawas 5/26/99
Howard SCD
OWNER & DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE 225
COLUMBIA, MARYLAND 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Carol Simmons 6/10/99
Director, Department of Planning and Zoning
Cindy Hamilton 6/15/99
Chief, Division #1 Land Development
John R. Rawas 5/26/99
Chief, Development Engineering Division
SUBDIVISION: GW'S WAVERLY WOODS SECTION: 9 PARCEL: E
PLAT NO. 13671-13677 BLOCK NO. 12 ZONE: PEC TAX/ZONE: 16 ELEC. DIST.: THIRD CENSUS TR.: 6050
WATER CODE: HO-5 SEWER CODE: 5993000

DRAINAGE AREA MAP
LANDSCAPE PLAN
VILLAGE CENTER
GW'S WAVERLY WOODS
SECTION 9
TAX MAP No: 16 PARCEL: E
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOVEMBER, 1998
SHEET 2 OF 4

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
NATIONAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461-8800