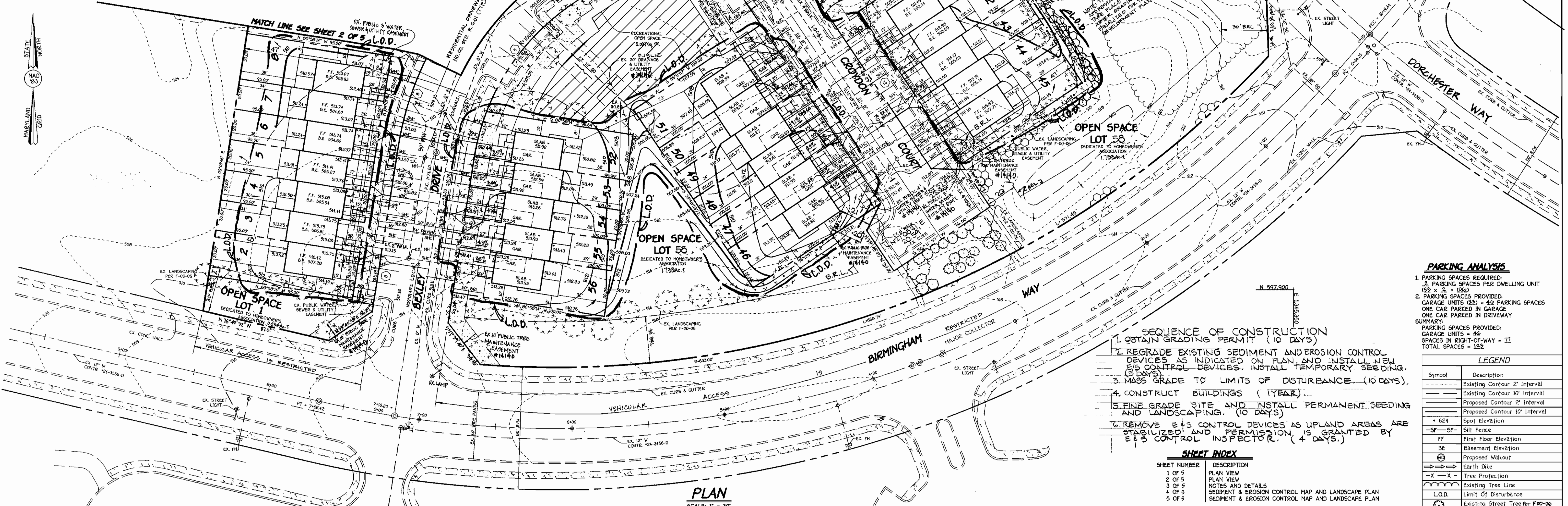
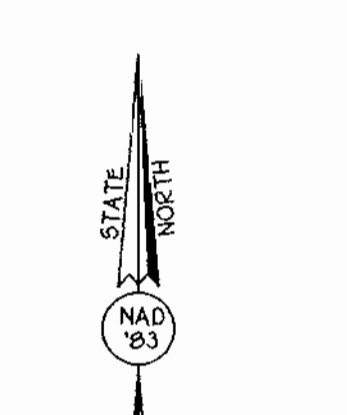
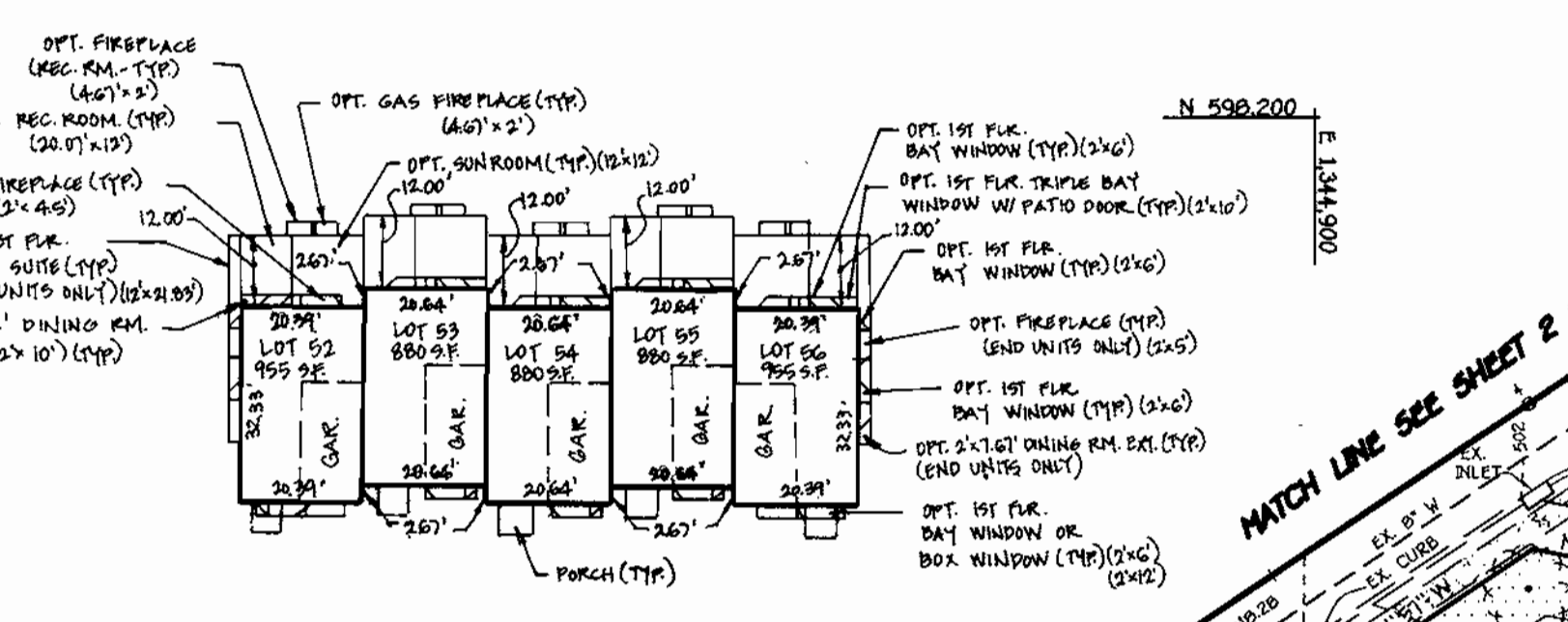
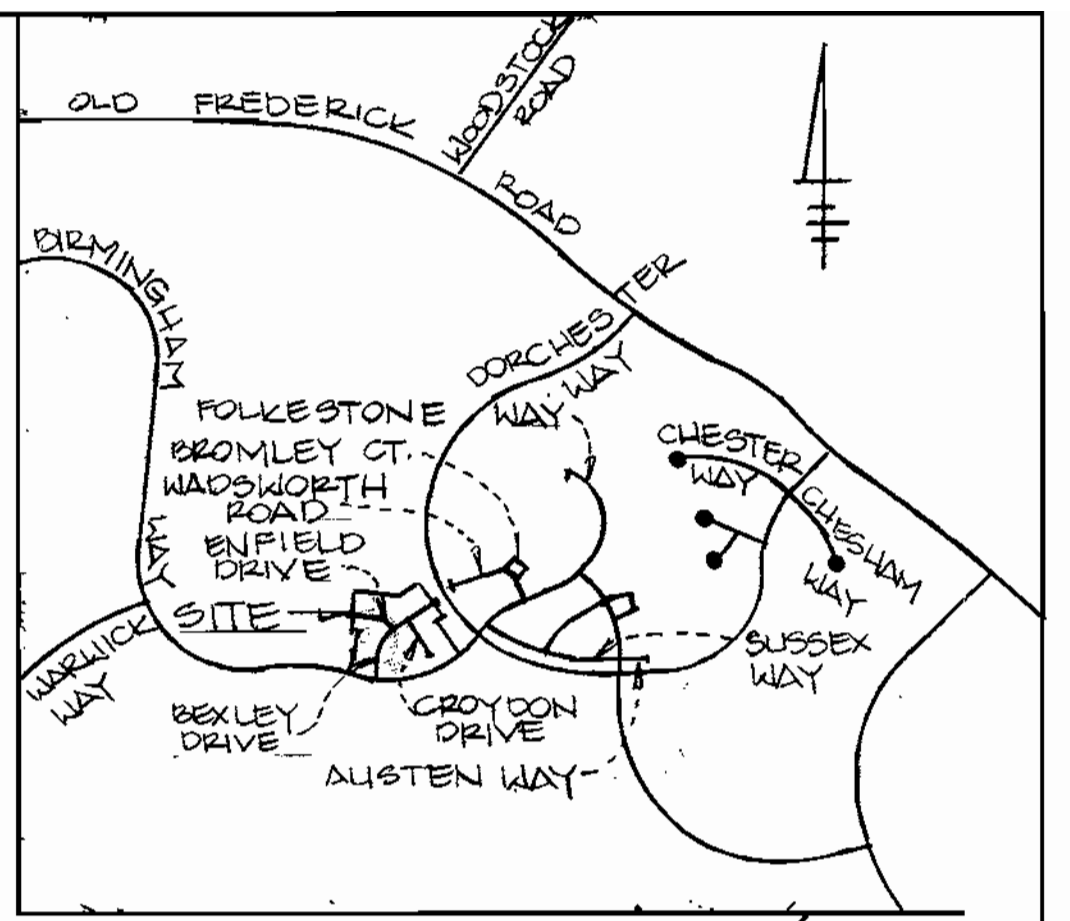
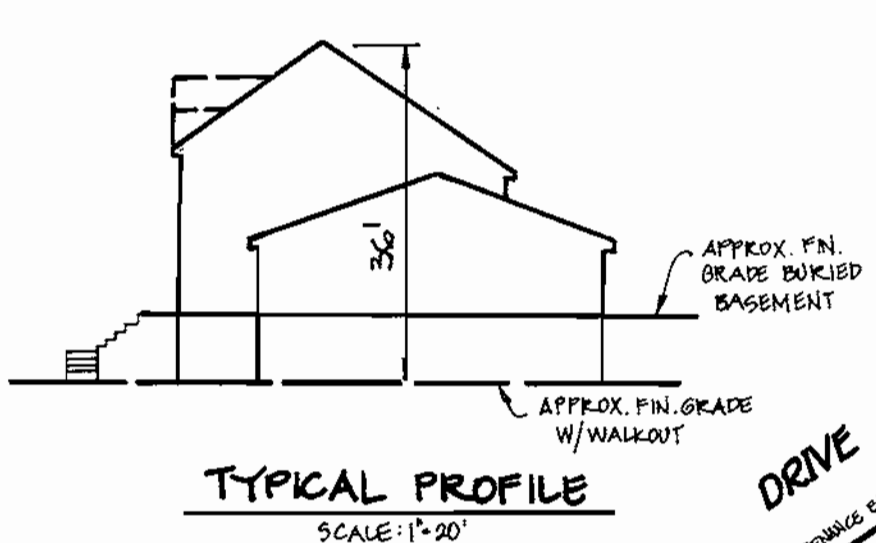
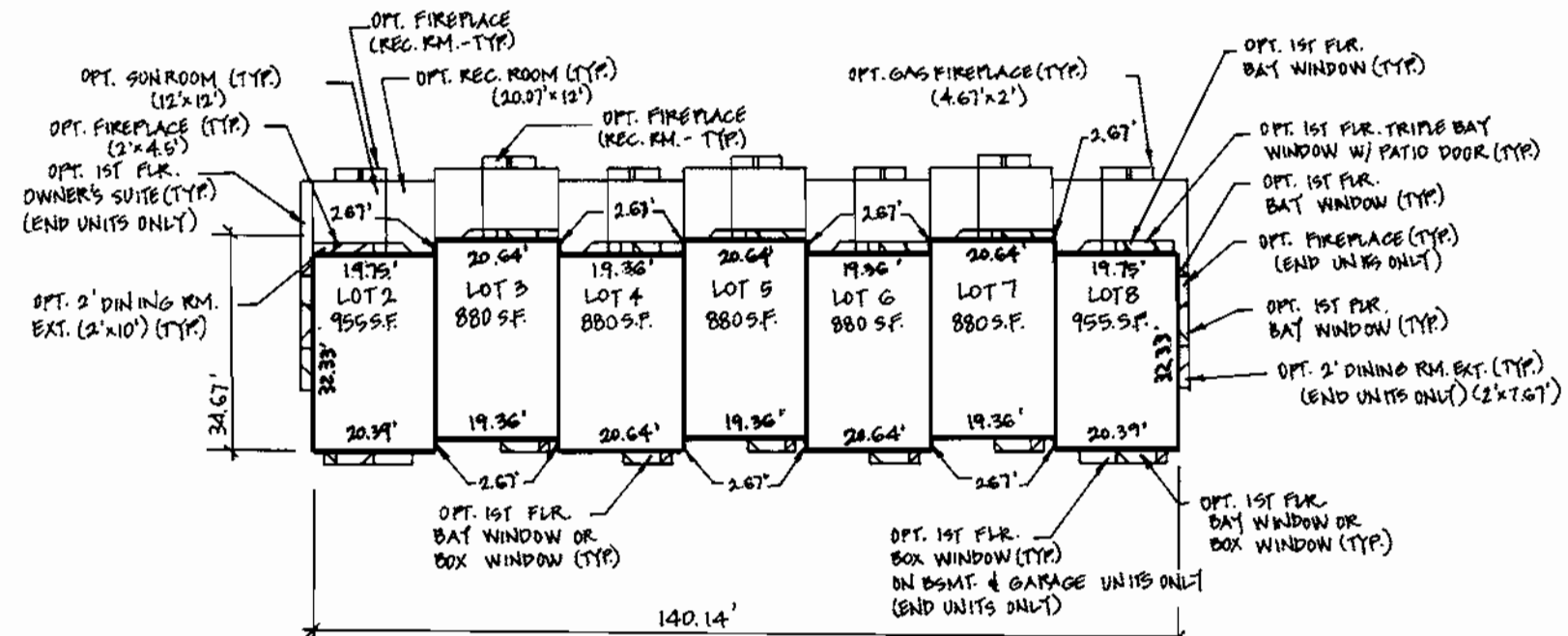


**GENERAL NOTES:**

1. THE CONTRACTOR SHALL NOTIFY THE THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-2800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY "MS&S UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: S 94-07, P 99-12, P 98-88, P 98-174, P 00-06, AND F 00-151.
4. BOUNDARY SURVEY PERFORMED BY: FISHER COLLINS AND CARTER INC. ON OR ABOUT APRIL, 1996
5. TOPOGRAPHIC SURVEY SHOWN HEREON IS FROM APPROVED ROAD CONSTRUCTION PLANS F-00-06.
6. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:  
 HOWARD COUNTY MONUMENT 1012 N 601060.777 ELEV. = 445.577  
 E 1345336.7580  
 HOWARD COUNTY MONUMENT 16E1 N 593250.9322 ELEV. = 509.924  
 E 1340992.710
7. ANY DAMAGE TO THE COUNTY'S RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
8. THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-98-88 & F-00-06, AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3636-D.
9. CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
10. STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-95-174.
11. THIS PLAN IS SUBJECT TO WAIVER PETITION NO. WP 95-23 FROM SEC. 18.118A THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH RESTRICTS GRADING AND REMOVAL OF VEGETATIVE COVER FROM WETLANDS AND STREAM BUFFER, AND FROM SECTION 18.116.b, WHICH RESTRICTS GRADING OF STEEP SLOPES OF 25% OR GREATER AND SECTION 18.115.a, WHICH RESTRICTS DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN, APPROVED JANUARY 23, 1995.
12. SITE ANALYSIS DATA:  
 A. TOTAL AREA OF BUILDABLE LOT: 2.76 AC.  
 B. AREA OF PLAN SUBMISSION: 3.14 AC.  
 C. LIMIT OF DISTURBED AREA: 3.14 AC.  
 D. PRESENT ZONING: R-SA-B  
 E. PROPOSED USE FOR SITE AND STRUCTURES: TOWNHOUSES  
 F. TOTAL NUMBER OF UNITS PROPOSED: 50  
 G. OPEN SPACE REQUIREMENTS ARE PROVIDED: SEE F-00-06.  
 H. RECREATIONAL OPEN SPACE REQUIREMENTS ARE PROVIDED: SEE F-00-06
13. GARAGES SHALL BE USED FOR PARKING PURPOSE ONLY IN ACCORDANCE WITH SECTION 12B.2.a. OF THE HOWARD COUNTY ZONING REGULATIONS.
14. TYPICAL DRIVEWAY APRON DETAIL FOR ALL GARAGE UNITS TO BE HOWARD COUNTY CLOSED SECTION DETAIL, SEE SHEET 3 OF 5 FOR SPECIFICATIONS. NO. 00 STANDARD DETAIL 18.G.01.
15. THE FOREST CONSERVATION OBLIGATION OF 0.76 ACRES FOR SECTION 10 HAS BEEN MET BY THE CREATION OF A 0.71 ACRE RECREATION AGREEMENT (ON PLOTS IN SECTION 10) AND BY THE CREATION OF TWO RECREATION AGREEMENTS, TOTALING 0.89 ACRES (OFF SITE SECTIONS 4), THE ADDITIONAL 0.78 ACRES OF RECREATION MAY BE USED FOR CREDIT FOR RE OBLIGATIONS FOR OTHER SECTIONS OF WASHINGTON WOODS.
16. OPEN SPACES ARE NOT CONSIDERED RECREATORS FOR CALCULATING LOT COVERAGE ON SINGLE FAMILY ATTACHED DWELLINGS PER HOWARD COUNTY ZONING REGULATIONS SECTION 12B.2.a.2).
17. ALL DWELLINGS ARE SUBJECT TO SECTION 12B.1.b.c OF THE HOWARD COUNTY ZONING REGULATIONS.



**PARKING ANALYSIS**

1. PARKING SPACES REQUIRED:  
 2. PARKING SPACES PER DWELLING UNIT (22 x 2 = 44)  
 2. PARKING SPACES PROVIDED:  
 GARAGE UNITS (23) = 46 PARKING SPACES  
 ONE CAR PARKED IN GARAGE  
 ONE CAR PARKED IN DRIVEWAY  
 SUMMARY:  
 PARKING UNITS = 46  
 SPACES IN RIGHT-OF-WAY = 11  
 TOTAL SPACES = 122

**LEGEND**

Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
+ 624	Spot Elevation
-SF-	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
⊙	Proposed Walkout
⊕	Earth Dike
-X-X-	Tree Protection
⊕	Existing Tree Line
L.O.D.	Limit of Disturbance
⊕	Existing Street Tree Per F-00-06

**SEQUENCE OF CONSTRUCTION**

1. OBTAIN GRADING PERMIT (10 DAYS)
2. REGRADE EXISTING SEDIMENT AND EROSION CONTROL DEVICES AS INDICATED ON PLAN AND INSTALL NEW E/S CONTROL DEVICES. INSTALL TEMPORARY SEEDING. (3 DAYS)
3. MASS GRADE TO LIMITS OF DISTURBANCE. (10 DAYS)
4. CONSTRUCT BUILDINGS (1 YEAR)
5. FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPING. (10 DAYS)
6. REMOVE E/S CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR. (4 DAYS)

**SHEET INDEX**

SHEET NUMBER	DESCRIPTION
1 OF 5	PLAN VIEW
2 OF 5	PLAN VIEW
3 OF 5	NOTES AND DETAILS
4 OF 5	SEDIMENT & EROSION CONTROL MAP AND LANDSCAPE PLAN
5 OF 5	SEDIMENT & EROSION CONTROL MAP AND LANDSCAPE PLAN

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 100 NATIONAL SQUARE, OFFICE PARK - 1072 BALTIMORE NATIONAL PKZ  
 ELLICOTT CITY, MARYLAND 21114  
 (410) 481-2095

**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) *Earl D. Collins* Date *11-05-99*  
**DEVELOPER'S CERTIFICATE**  
 I/we certify that all development and construction will be done according to this plan, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for 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) *Mike Shearer* Date *11-5-99*

Reviewed for HOWARD SCD, and meets Technical Requirements.  
 Signature of Engineer *Earl D. Collins* Date *4-5-00*  
 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 Engineer *Earl D. Collins* Date *4-5-00*  
 Howard SCD

**OWNER AND DEVELOPER**  
 WAVERLY WOODS DEVELOPMENT CORPORATION  
 c/o LAND DESIGN AND DEVELOPMENT, INC.  
 8000 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21103

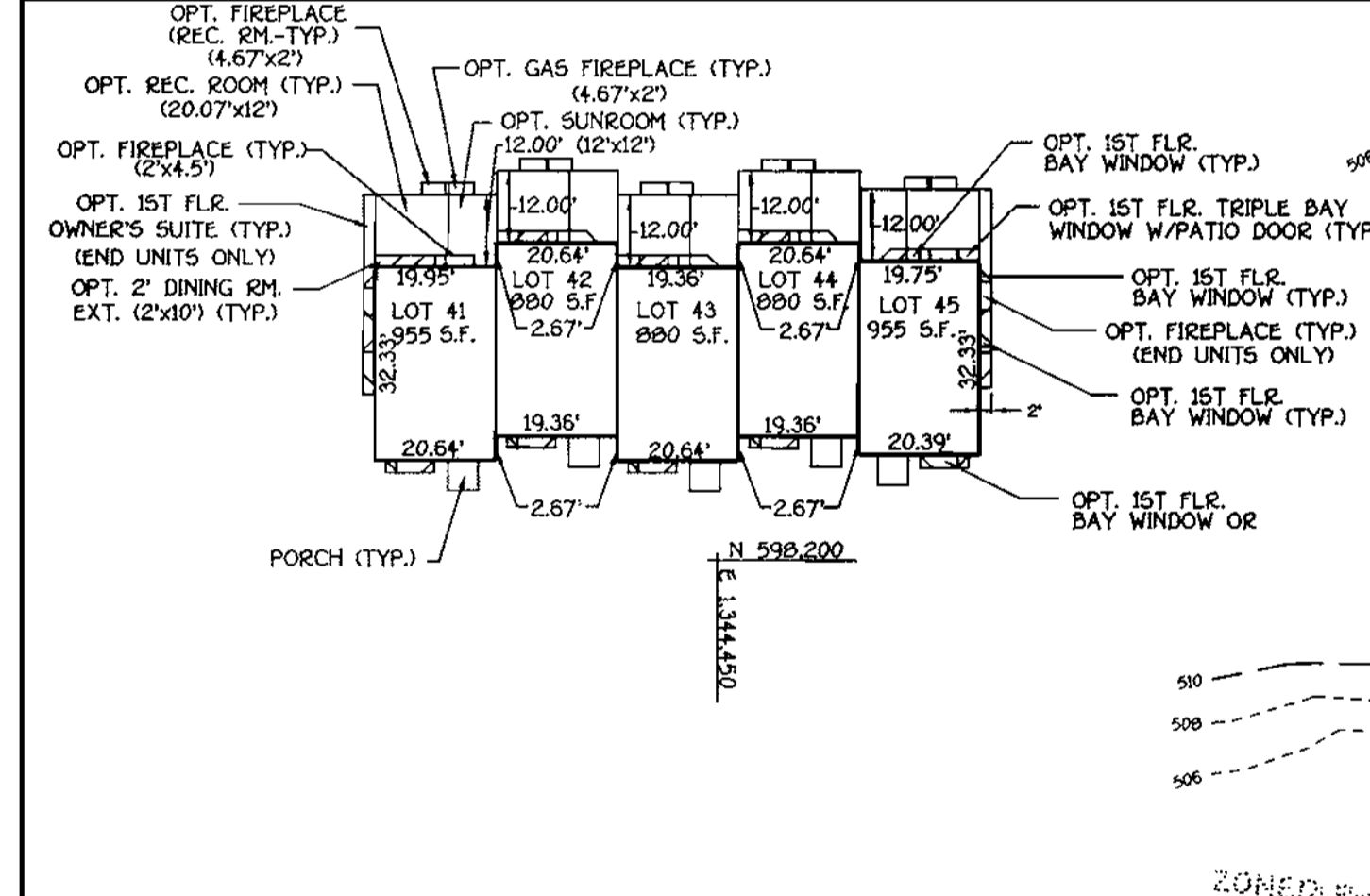
APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Chief, Division *Chris Hamilton* Date *5/22/00*  
 Chief, Development Engineering Division *Mike Shearer* Date *4/7/00*  
 Director, Department of Planning and Zoning *John Smith* Date *5/22/00*

PROJECT: GTW'S WAVERLY WOODS SECTION/AREA: SECTION 10 LOT NO.: LOTS 2-19, 21-33, AND 35-56

PLAT NO.: 14-217-143 BLOCK NO.: 14-217-219 ZONE: C TAX/ZONE: R-SA-B ELECTION DISTRICT: 16 CENSUS TRACT: 6030  
 WATER CODE: H-05 SEWER CODE: 599300

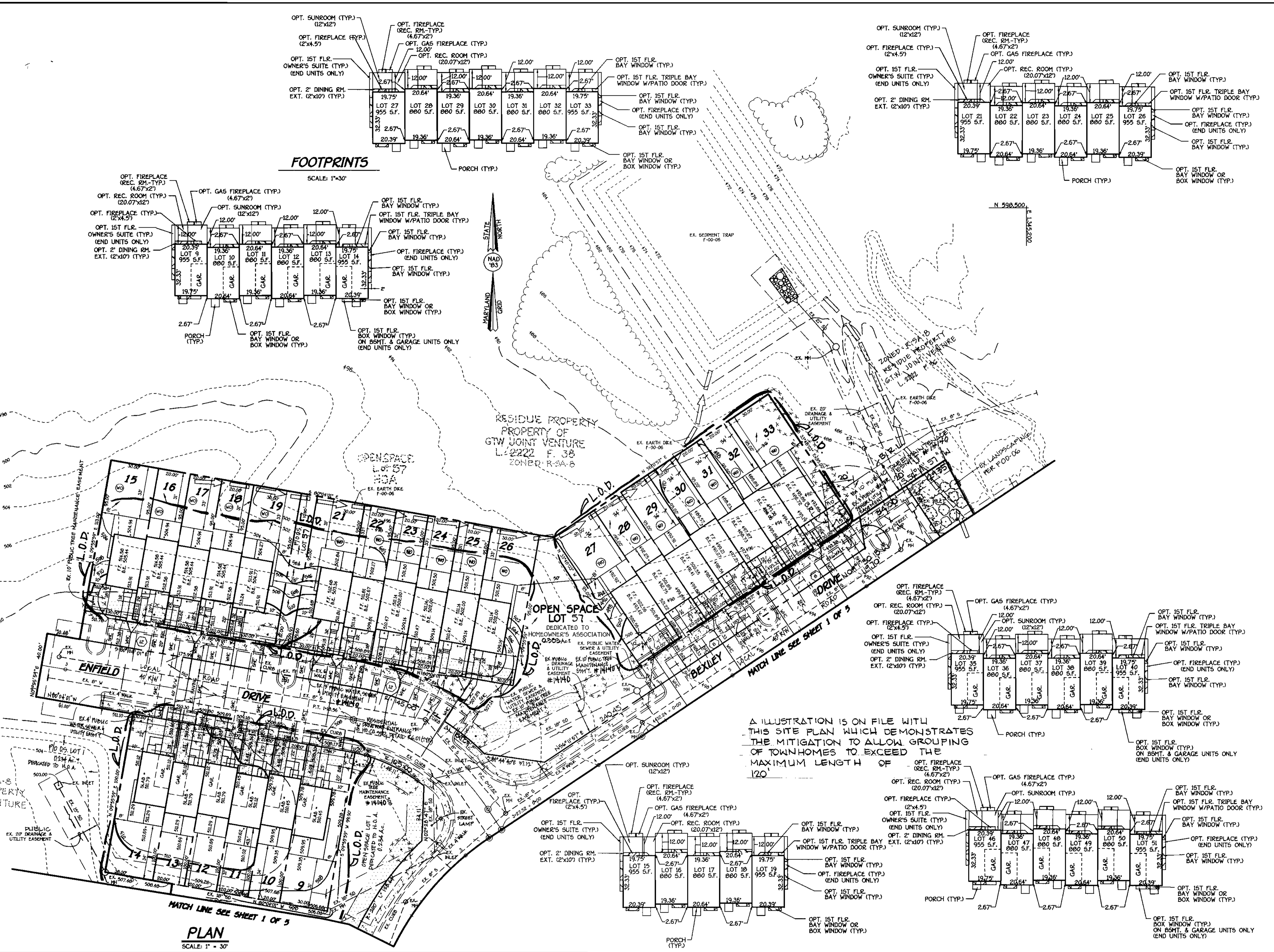
**SITE DEVELOPMENT PLAN**  
**GTW'S WAVERLY WOODS**  
**SECTION 10**  
 LOTS 2-19, 21-33, AND 35-56  
 TAX MAP No: 16 PART OF PARCEL No: 20  
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: OCTOBER, 1999  
 SHEET 1 OF 5

LOT INFORMATION						
UNIT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. & PROPERTY LINE (S.H.C.)	LOT SIZE	DWELLING UNIT TYPE WITH ALL OPTIONS	PERCENTAGE OF PORCHES
2	2103 BEXLEY DRIVE	504.9	500.97	2,850 Sq. Ft.	955	34
3	2105 BEXLEY DRIVE	504.6	500.67	1,900 Sq. Ft.	880	46
4	2107 BEXLEY DRIVE	504.5	500.57	1,900 Sq. Ft.	880	46
5	2109 BEXLEY DRIVE	504.3	500.38	1,900 Sq. Ft.	880	46
6	2111 BEXLEY DRIVE	504.4	500.43	1,900 Sq. Ft.	880	46
7	2113 BEXLEY DRIVE	503.3	499.31	1,900 Sq. Ft.	880	46
8	2115 BEXLEY DRIVE	502.7	498.73	2,850 Sq. Ft.	955	34
9	10701 ENFIELD DRIVE	502.5	498.54	2,998 Sq. Ft.	955	32
10	10703 ENFIELD DRIVE	503.5	499.54	2,000 Sq. Ft.	880	44
11	10705 ENFIELD DRIVE	504.5	500.54	2,000 Sq. Ft.	880	44
12	10707 ENFIELD DRIVE	504.5	500.54	2,000 Sq. Ft.	880	44
13	10709 ENFIELD DRIVE	505.5	501.54	2,000 Sq. Ft.	880	44
14	10711 ENFIELD DRIVE	504.5	500.54	3,000 Sq. Ft.	955	32
15	10712 ENFIELD DRIVE	503.6	499.60	2,850 Sq. Ft.	955	34
16	10720 ENFIELD DRIVE	503.1	499.10	2,850 Sq. Ft.	880	31
17	10718 ENFIELD DRIVE	503.1	499.10	2,850 Sq. Ft.	880	31
18	10716 ENFIELD DRIVE	503.1	499.10	2,850 Sq. Ft.	880	31
19	10714 ENFIELD DRIVE	503.1	499.10	2,850 Sq. Ft.	955	34
21	10710 ENFIELD DRIVE	501.1	497.10	2,850 Sq. Ft.	955	33
22	10708 ENFIELD DRIVE	500.6	496.60	2,850 Sq. Ft.	880	31
23	10706 ENFIELD DRIVE	500.6	496.60	2,850 Sq. Ft.	880	31
24	10704 ENFIELD DRIVE	500.6	496.60	2,850 Sq. Ft.	880	31
25	10702 ENFIELD DRIVE	500.1	496.12	2,850 Sq. Ft.	880	31
26	10700 ENFIELD DRIVE	495.4	491.44	2,850 Sq. Ft.	955	34
27	2121 BEXLEY DRIVE	491.2	487.27	2,850 Sq. Ft.	955	34
28	2123 BEXLEY DRIVE	490.6	486.60	1,900 Sq. Ft.	880	46
29	2125 BEXLEY DRIVE	489.7	485.70	1,900 Sq. Ft.	880	46
30	2127 BEXLEY DRIVE	488.8	484.83	1,900 Sq. Ft.	880	46
31	2129 BEXLEY DRIVE	488.1	484.12	1,900 Sq. Ft.	880	46
32	2131 BEXLEY DRIVE	487.7	483.71	1,900 Sq. Ft.	880	46
33	2133 BEXLEY DRIVE	486.4	482.47	2,850 Sq. Ft.	955	34
35	2135 BEXLEY DRIVE	486.1	482.17	3,000 Sq. Ft.	955	32
36	2128 BEXLEY DRIVE	487.3	483.33	2,000 Sq. Ft.	880	44
37	2126 BEXLEY DRIVE	486.3	484.30	2,000 Sq. Ft.	880	44
38	2124 BEXLEY DRIVE	489.2	485.25	2,000 Sq. Ft.	880	44
39	2122 BEXLEY DRIVE	489.8	485.84	2,000 Sq. Ft.	880	44
40	2120 BEXLEY DRIVE	490.7	486.78	2,991 Sq. Ft.	955	32
41	10701 CROYDON COURT	500.3	496.39	2,850 Sq. Ft.	955	34
42	10703 CROYDON COURT	501.8	497.84	1,900 Sq. Ft.	880	46
43	10705 CROYDON COURT	502.6	498.63	1,900 Sq. Ft.	880	46
44	10707 CROYDON COURT	503.8	499.84	1,900 Sq. Ft.	880	46
45	10709 CROYDON COURT	504.5	500.50	2,850 Sq. Ft.	955	33
46	10710 CROYDON COURT	508.5	504.50	3,000 Sq. Ft.	955	29
47	10708 CROYDON COURT	503.2	499.28	2,000 Sq. Ft.	880	44
48	10706 CROYDON COURT	502.1	498.13	2,000 Sq. Ft.	880	44
49	10704 CROYDON COURT	501.3	497.33	2,000 Sq. Ft.	880	44
50	10702 CROYDON COURT	498.9	494.98	2,000 Sq. Ft.	880	44
51	10700 CROYDON COURT	498.3	493.88	3,000 Sq. Ft.	955	32
52	2110 BEXLEY DRIVE	502.8	498.89	2,955 Sq. Ft.	955	32
53	2108 BEXLEY DRIVE	504.4	500.47	2,000 Sq. Ft.	880	44
54	2106 BEXLEY DRIVE	504.4	500.47	2,000 Sq. Ft.	880	44
55	2104 BEXLEY DRIVE	504.6	500.67	2,000 Sq. Ft.	880	44
56	2102 BEXLEY DRIVE	509.1	505.16	3,000 Sq. Ft.	955	32



LEGEND	
Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
+ 624	Spot Elevation
-SF	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
---	Proposed Walkout
---	Earth Dike
-X-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  
 4100 140 - 2895



**ENGINEER'S CERTIFICATE**  
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature of Engineer: *Earl D. Collins* Date: 11-05-99  
 Signature of Developer: *Mike Shearer* Date: 11-5-99

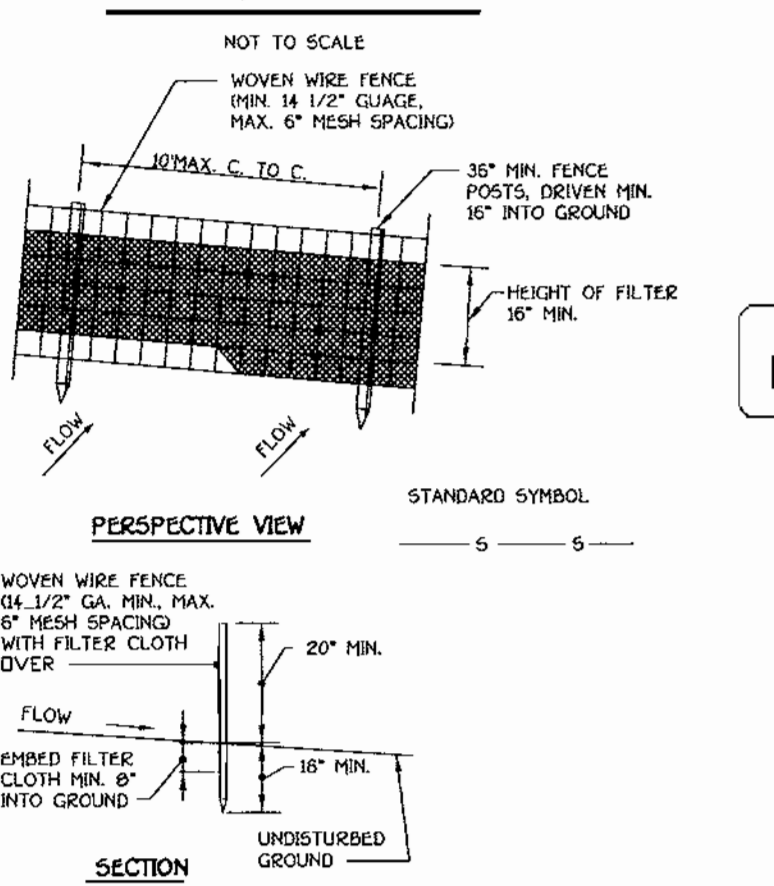
**DEVELOPER'S CERTIFICATE**  
 I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic periodic inspection by the Howard Soil Conservation District.  
 Signature of Developer: *Mike Shearer* Date: 11-5-99

**OWNER AND DEVELOPER**  
 WAVERLY WOODS DEVELOPMENT CORPORATION  
 c/o LAND DESIGN AND DEVELOPMENT, INC.  
 8000 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**  
 Chief, Division of Land Development: *Chris Stanetta* Date: 5/22/00  
 Chief, Development Engineering Division: *John P. ...* Date: 4/7/00  
 Director, Department of Planning and Zoning: *...* Date: 5/24/00

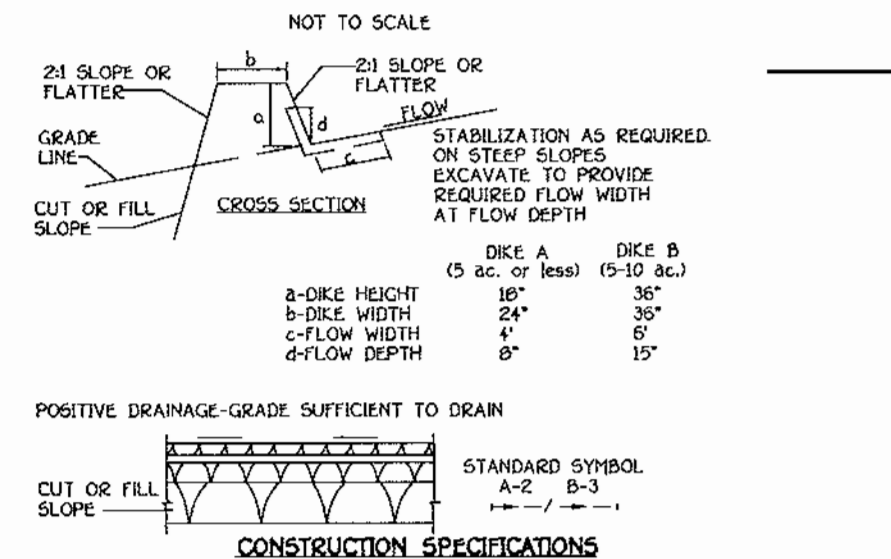
**SITE DEVELOPMENT PLAN**  
**GTW'S WAVERLY WOODS SECTION 10**  
 LOTS 2-19, 21-33 AND 35-56  
 TAX MAP No: 16 PART OF PARCEL No.: 20  
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: SEPTEMBER 27, 1999  
 SHEET 2 OF 5

SILT FENCE



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
1. WOMEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OF STAINLESS STEEL...

EARTH DIKE



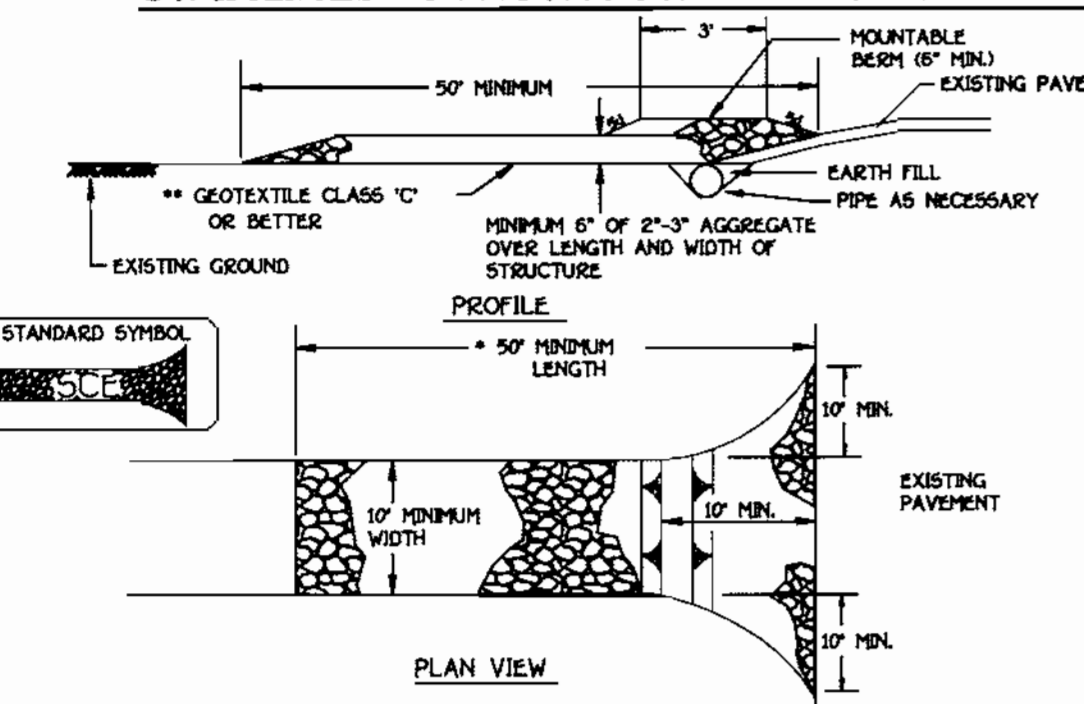
- CONSTRUCTION SPECIFICATIONS
1. ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT. DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET...

Table with 4 columns: TYPE OF CHANNEL, CHANNEL GRADE, DISCH. A, DISCH. B. Lists various channel types and their discharge capacities.

PERMANENT SEEDING NOTES

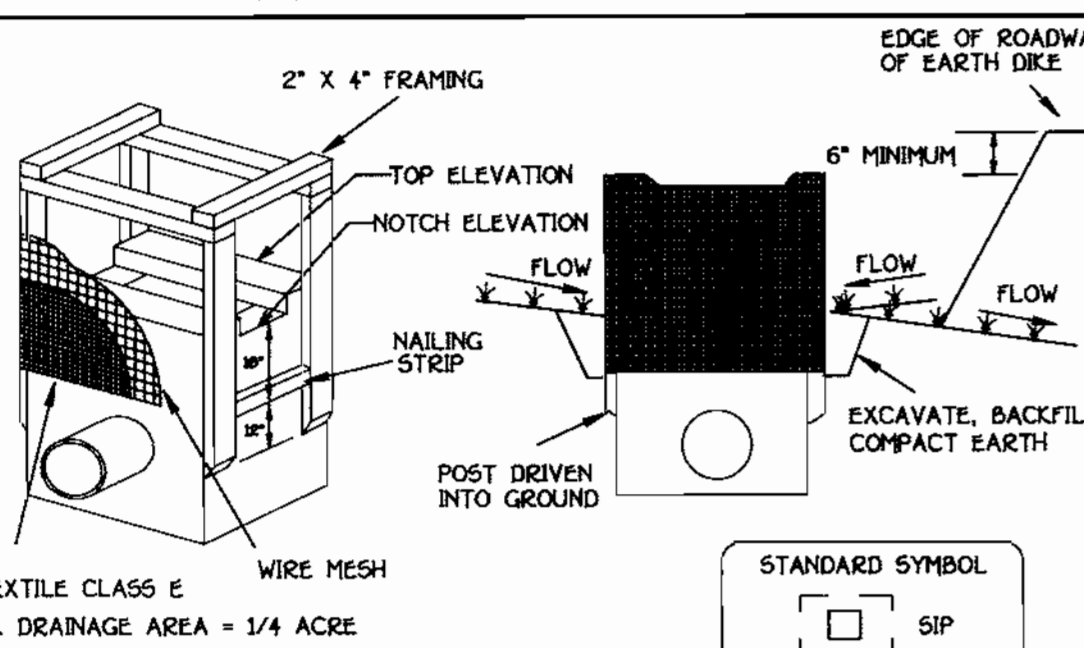
- ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:
SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

STABILIZED CONSTRUCTION ENTRANCE



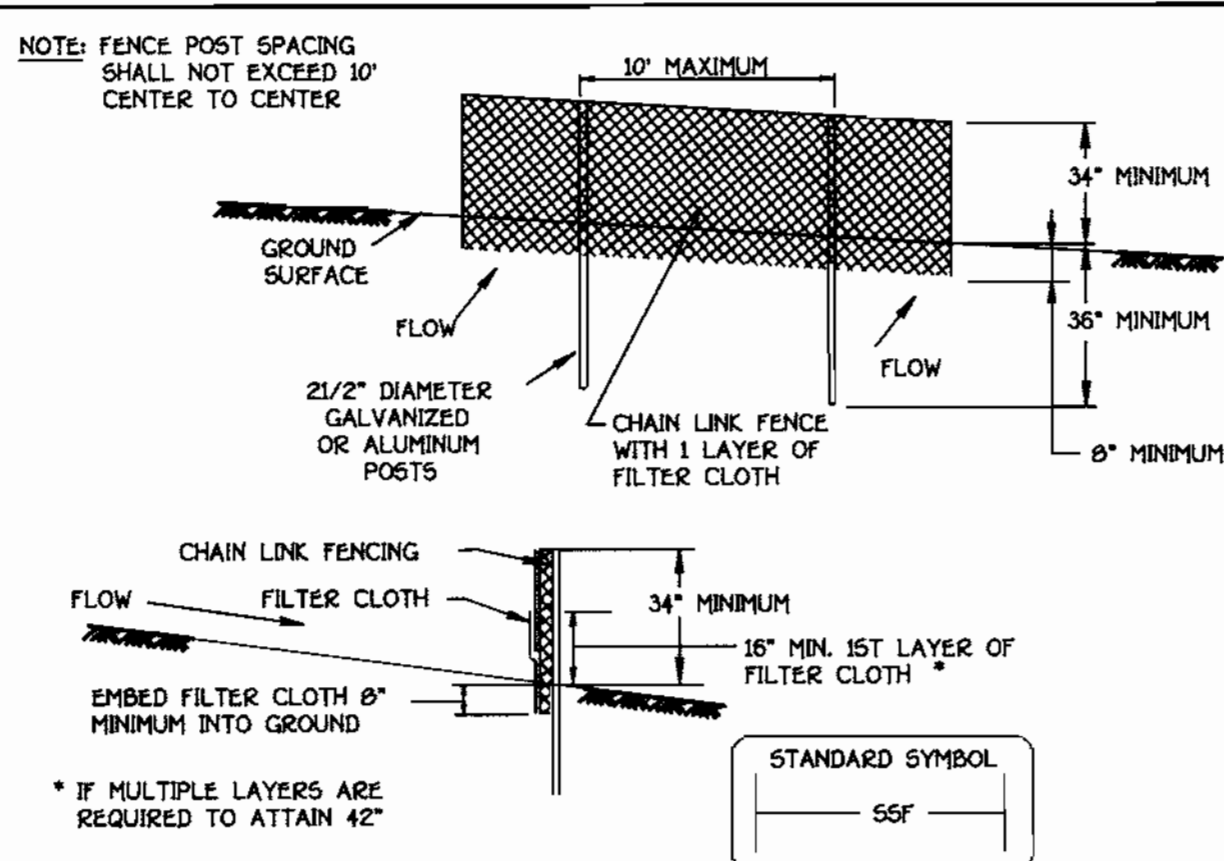
- Construction Specifications
1. Length - minimum of 50' (30' for single residence lots).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

STANDARD INLET PROTECTION



- Construction Specifications
1. Excavate completely around the inlet to a depth of 18" below the notch elevation.
2. Drive the 2" x 4" construction grade lumber posts 1" into the ground at each corner of the inlet.

SUPER SILT FENCE



- Construction Specifications
1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing.
2. Chain link fence shall be fastened securely to the fence posts with wire ties.

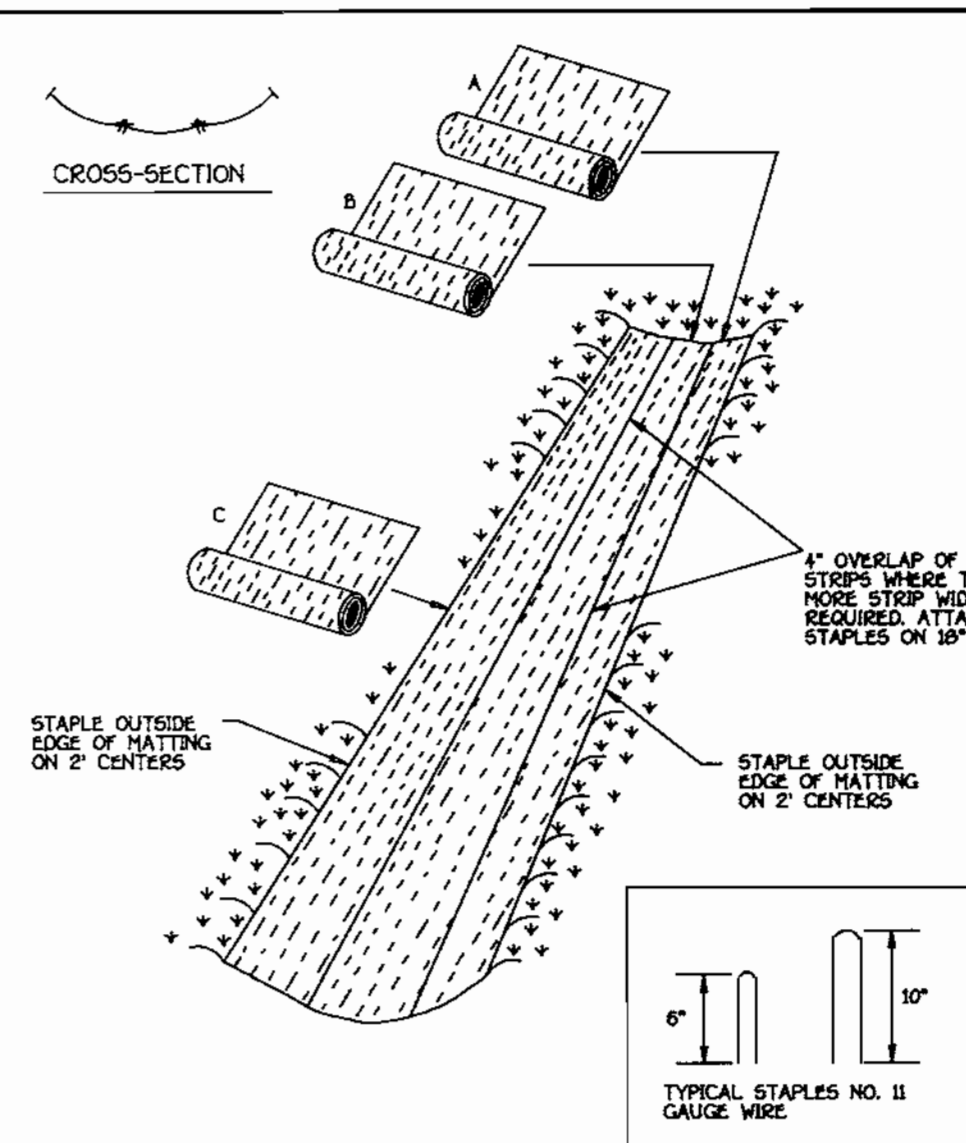
SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSING AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (15-1992).
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS...

STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

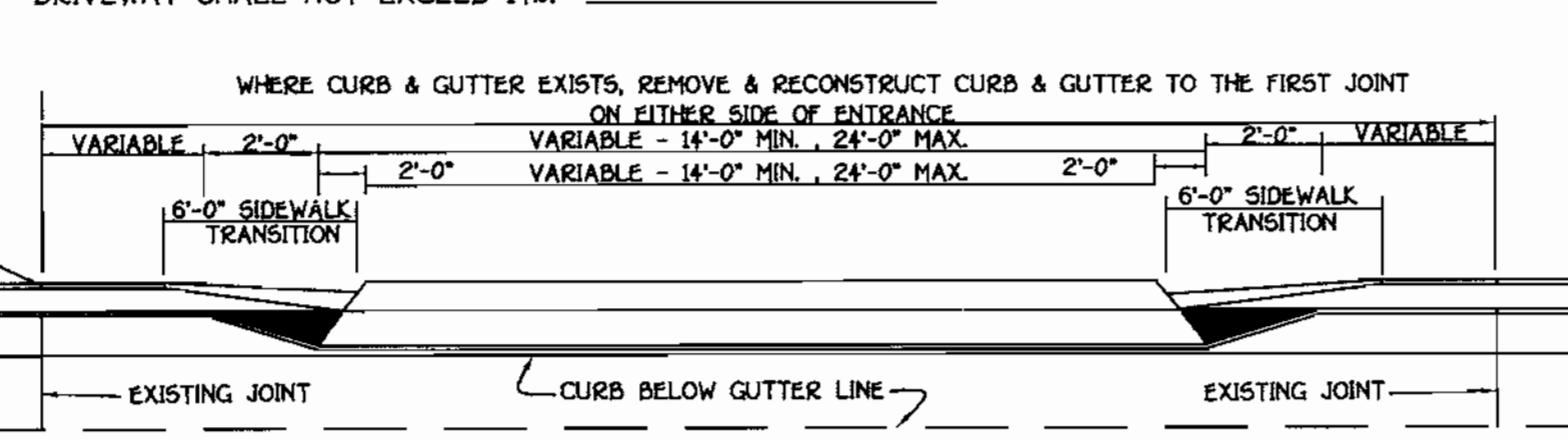
- DEFINITION: Using vegetation as cover for barren soil to protect it from forces that cause erosion.
Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil.
1. Site Preparation: Install erosion and sediment control structures (either temporary or permanent) such as diversion, grade stabilization structures, berms, waterways, or sediment control basins.

EROSION CONTROL MATTING



- Construction Specifications
1. Lay-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section.

RESIDENTIAL DRIVEWAY ENTRANCE



- Construction Specifications
1. Lay-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section.

RESIDENTIAL DRIVEWAY ENTRANCE

CLOSED SECTION W/STD. 7" COMB. CURB AND GUTTER AND SIDEWALK SET BACK FROM CURB

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) EARL D. COLLINS Date 11-5-99
Signature of Developer (Print name below signature) Mike Shearer Date 11-5-99

OWNER AND DEVELOPER

WAVELY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
8000 MAIN STREET
ELICOTT CITY, MARYLAND 21043

DETAILED SHEET

Approval signatures and stamps: Chief, Division of Land Development; Chief, Development Engineering Division; Director, Department of Planning and Zoning. Includes project details for GTW'S WAVELY WOODS SECTION 10.

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS. CENTRAL SQUARE OFFICE PARK - 10772 BALDORNE NATIONAL FRYE BLVD. SUITE 100, WINDY HILLS, MD 21096

**DEVELOPER'S/BUILDER'S CERTIFICATE**

"We certify that the landscaping shown on this plan will be done according to the plan, Section 16.12 of the Howard County Code and the Howard County Landscape Manual. 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.

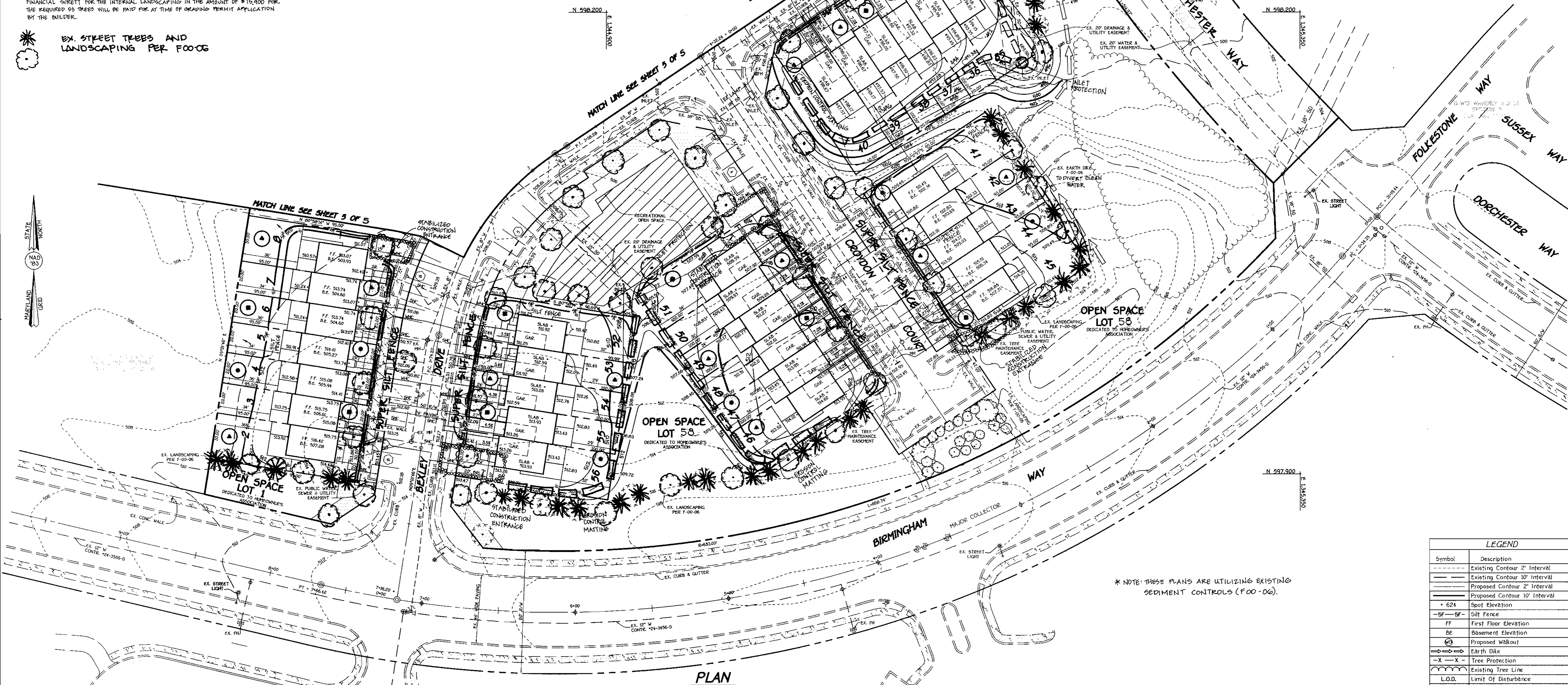
*Mike Shearer* MIKE SHEARER 11-5-99  
 Signature of Developer/Builder (Print name below signature) Date

**LANDSCAPE SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
19	(Symbol: Circle with triangle)	FRAXINUS AMERICANA AUTUMN PURPLE	AUTUMN PURPLE WHITE ASH	2 1/2"-3" CAL.
17	(Symbol: Circle with square)	LIQUIDAMBER STRACIFLUA	AMERICAN SWEETGUM	2 1/2"-3" CAL.
17	(Symbol: Circle with circle)	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL.

FINANCIAL SURETY FOR THE INTERNAL LANDSCAPING IN THE AMOUNT OF \$15,900 FOR THE REQUIRED 93 TREES WILL BE PAID FOR AT TIME OF GRADING PERMIT APPLICATION BY THE BUILDER.

EX. STREET TREES AND LANDSCAPING PER F00-06

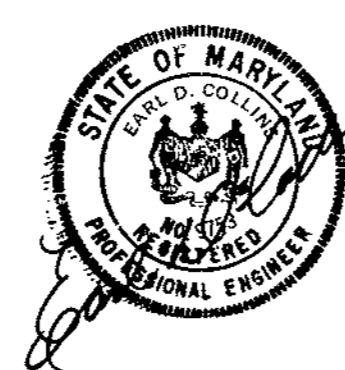


**PLAN**  
SCALE: 1" = 30'

LEGEND	
Symbol	Description
(Symbol: Dashed line)	Existing Contour 2' Interval
(Symbol: Dotted line)	Existing Contour 10' Interval
(Symbol: Solid line)	Proposed Contour 2' Interval
(Symbol: Dashed line)	Proposed Contour 10' Interval
(Symbol: Star)	Spot Elevation
(Symbol: SF)	First Floor Elevation
(Symbol: BE)	Basement Elevation
(Symbol: Circle with cross)	Proposed Walkout
(Symbol: Arrow)	Earth Dike
(Symbol: X)	Tree Protection
(Symbol: Circle with dot)	Existing Tree Line
(Symbol: Dashed line)	Limit of Disturbance
(Symbol: Circle with cross)	Existing Street Tree Per F00-06

\* NOTE: THESE PLANS ARE UTILIZING EXISTING SEDIMENT CONTROLS (F00-06).

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 100 NATIONAL SQUARE OFFICE PARK - 10072 BALTIMORE NATIONAL PARK  
 ELLICOTT CITY, MARYLAND 21114  
 (410) 481-2255



**ENGINEER'S CERTIFICATE**  
 "I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."  
*Earl D. Collins* EARL D. COLLINS 11-5-99  
 Signature of Engineer (Print name below signature) 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."  
*Mike Shearer* MIKE SHEARER 11-5-99  
 Signature of Developer (Print name below signature) Date

Reviewed for HOWARD SCD and meets Technical Requirements.  
*Cheryl Sumner* 4-5-00  
 Chief, Division of Land Development  
 U.S. Dept. of Resources Conservation Service  
 This development plan is approved for soil erosion and sediment control by HOWARD SOIL CONSERVATION DISTRICT.  
*John Robertson* 4-5-00  
 Howard SCD

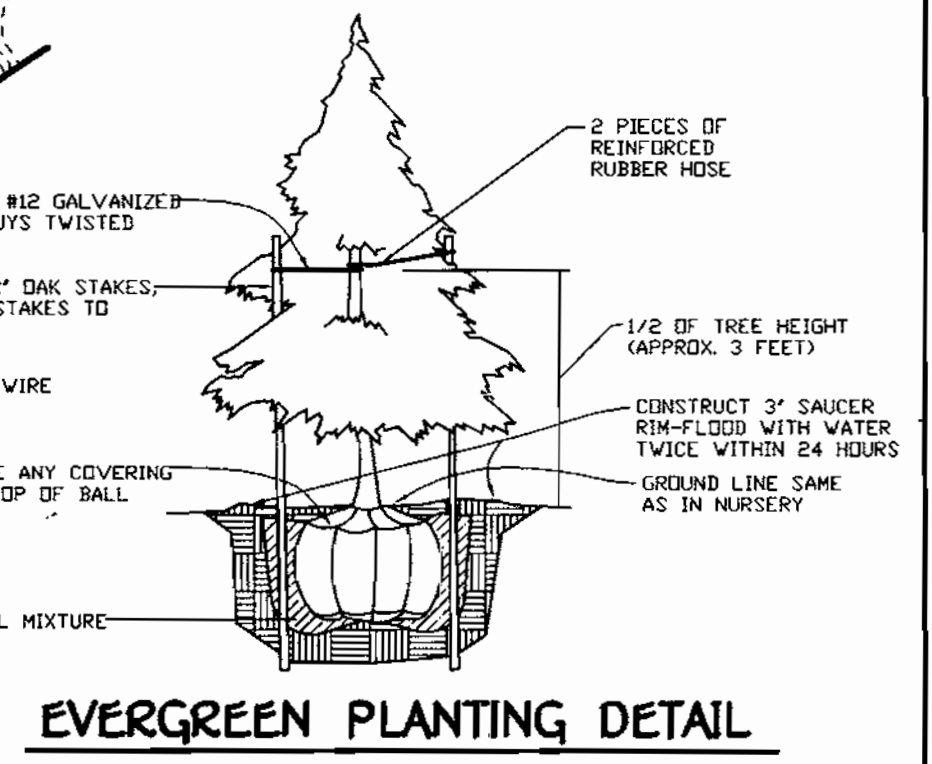
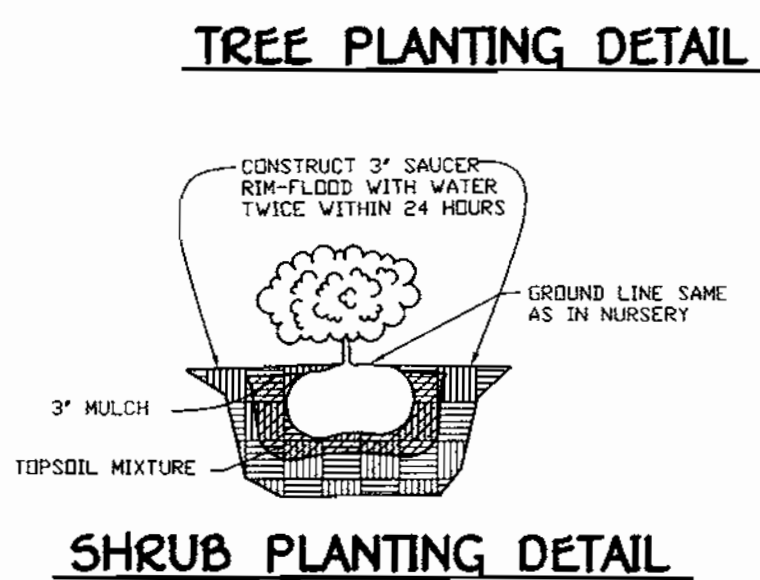
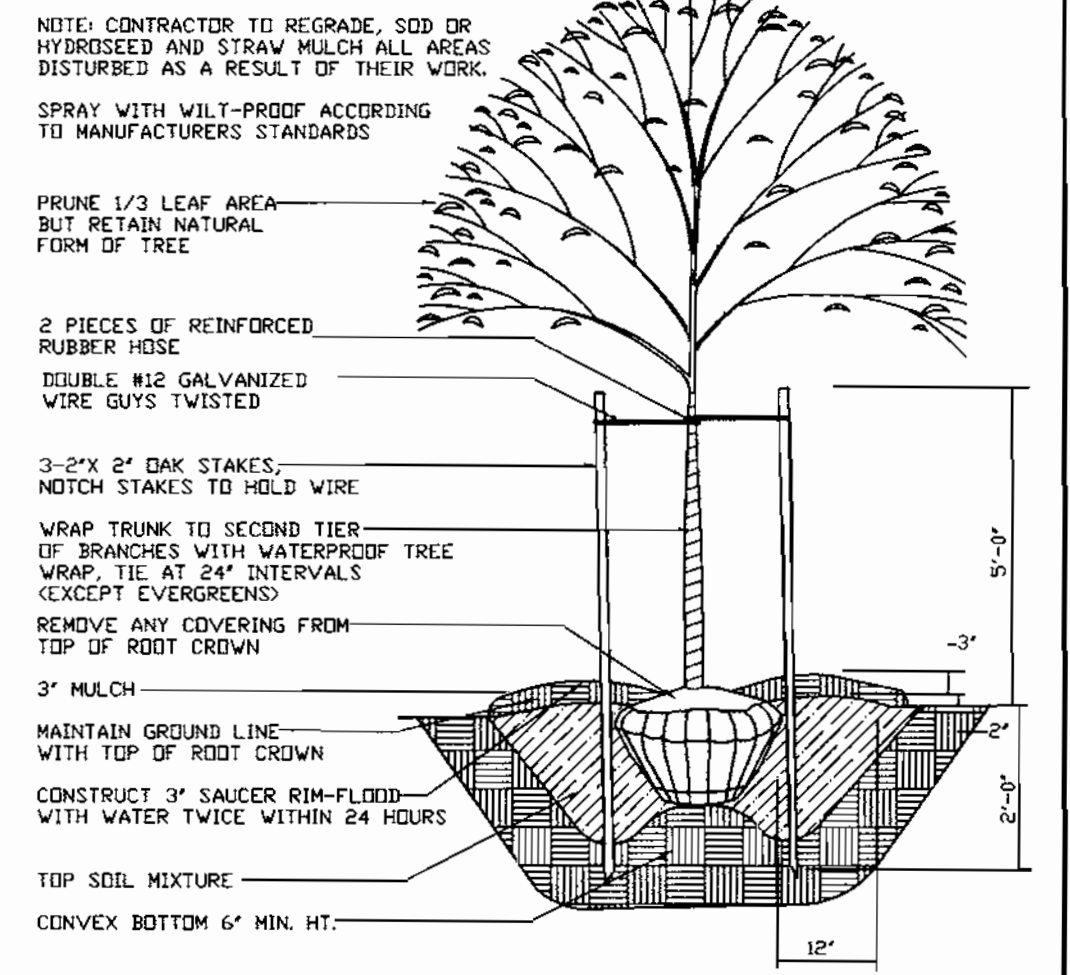
**OWNER AND DEVELOPER**  
 WAVERLY WOODS DEVELOPMENT CORPORATION  
 c/o LAND DESIGN AND DEVELOPMENT, INC.  
 8200 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*Craig Hamilton* 5/22/00  
 Chief, Division of Land Development  
*David Quinlan* 4/5/00  
 Chief, Development Engineering Division  
*David Hall* 5/22/00  
 Director, Department of Planning and Zoning

PROJECT: GTW'S WAVERLY WOODS SECTION/AREA: SECTION 10 LOT NO.: LOTS 2-19, 21-33, 35-56  
 PLAT NO.: 141E9A-143 BLOCK NO.: 6 ZONE: R-SA-B TAX/ZONE: 16 ELECTION DISTRICT: THIRD CENSUS TRACT: 6030  
 WATER CODE: H-05 SEWER CODE: 544300

**SEDIMENT & EROSION CONTROL MAP AND LANDSCAPE PLAN**  
**GTW'S WAVERLY WOODS SECTION 10**  
 LOTS 2-19, 21-33 AND 35-56  
 TAX MAP No: 16 PART OF PARCEL No.: 20  
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: SEPTEMBER 27, 1999  
 SHEET 4 OF 5

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	53
NUMBER OF TREES REQUIRED: (1:DU SFA: 1:3 DU APTS.)	53
NUMBER OF TREES PROVIDED: SHADE TREES	53
OTHER TREES (2:1 SUBSTITUTION)	0



**PLANTING SPECIFICATIONS**

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (A.A.N.) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable deformities. 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 cut, no healed-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area", approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, latest edition, including all addenda.

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 on plans.

Positive drainage shall be maintained in planting beds 2 percent slope.

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - Two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (code) 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.

**TREE PLANTING DETAIL**

NOT TO SCALE

**LEGEND**

Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
+ 624	Spot Elevation
-SF--SF-	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
⊙	Proposed Walkout
⊕	Earth Dike
-X-X-	Tree Protection
⊕	Existing Tree Line
L.O.D.	Limit of Disturbance
⊕	Existing Street Tree

**PLAN**

SCALE: 1" = 30'

**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) Earl D. Collins Date 11-5-99

**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 re-inspection by the Howard Soil Conservation District."

Signature of Developer (Print name below signature) Mike Shearer Date 11-5-99

**OWNER AND DEVELOPER**

Waverly Woods Development Corporation  
c/o Land Design and Development, Inc.  
8000 Main Street  
Ellicott City, Maryland 21043

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**

Chief, Division of Land Development 4/5/00 Date

Chief, Development Engineering Division 4/5/00 Date

Director - Department of Planning and Zoning 5/22/00 Date

PROJECT	SECTION/AREA	LOT NO.
GTW'S WAVERLY WOODS	SECTION 10	LOTS 2-19, 21, 23 AND 35-56

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELECTION DISTRICT	CENSUS TRACT
14139-143	6	R-5A-B	16	THIRD	6030

WATER CODE: H-09 SEWER CODE: 9913000

**SEDIMENT & EROSION CONTROL MAP AND LANDSCAPE PLAN**

**GTW'S WAVERLY WOODS SECTION 10**

LOTS 2-19, 21, 23 AND 35-56

TAX MAP No: 16 PART OF PARCEL No: 20

THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

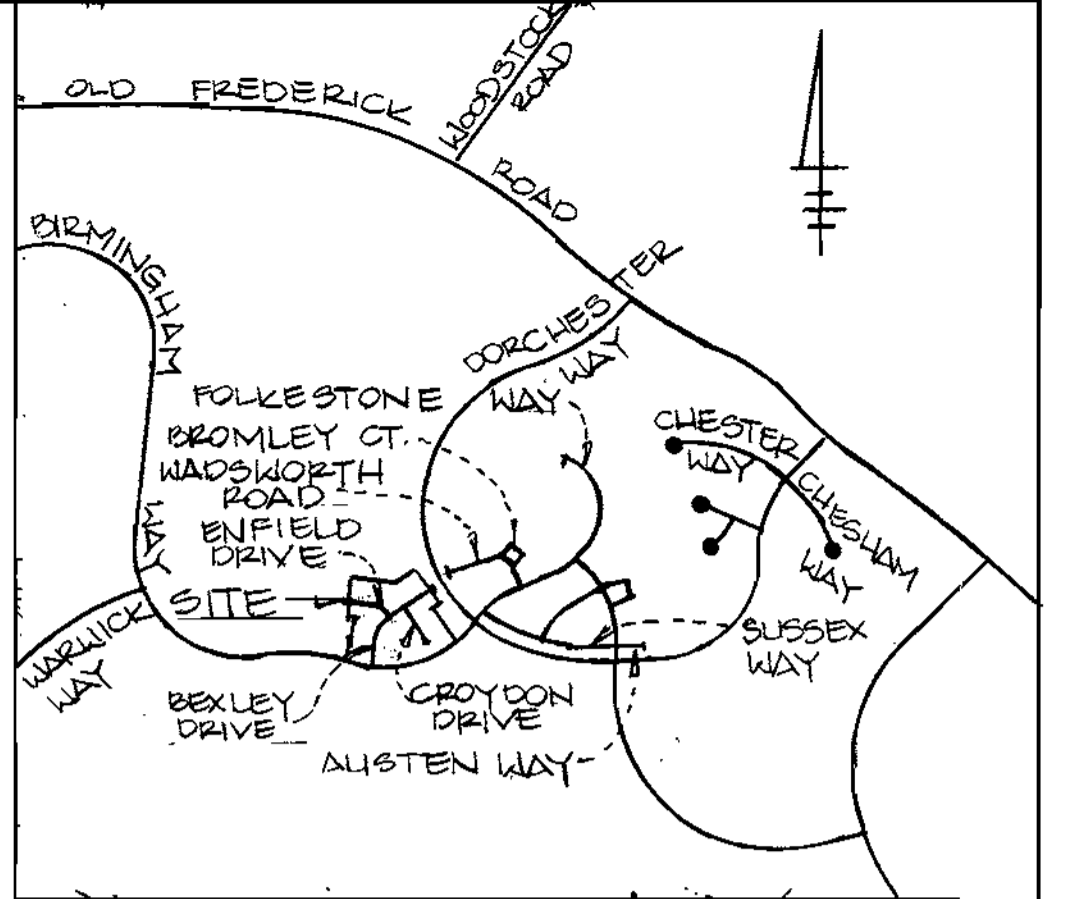
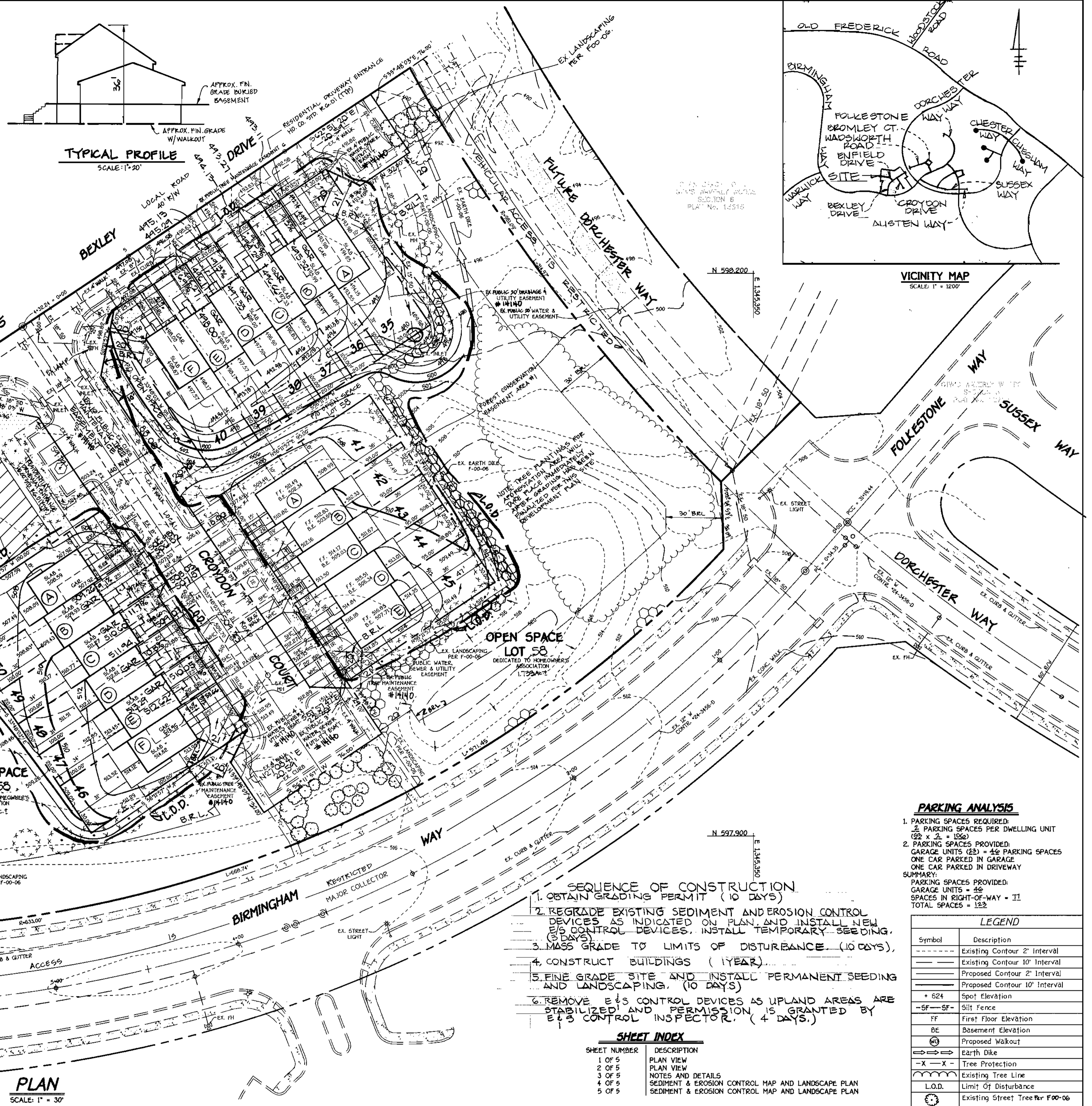
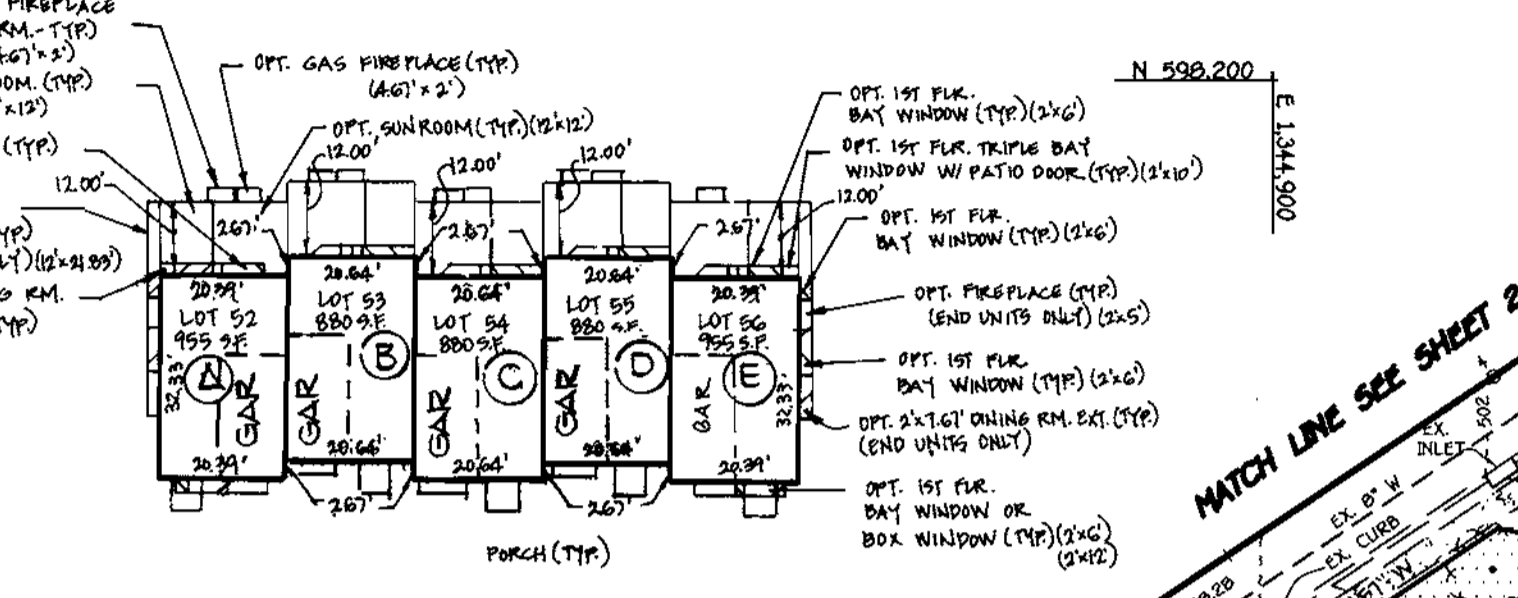
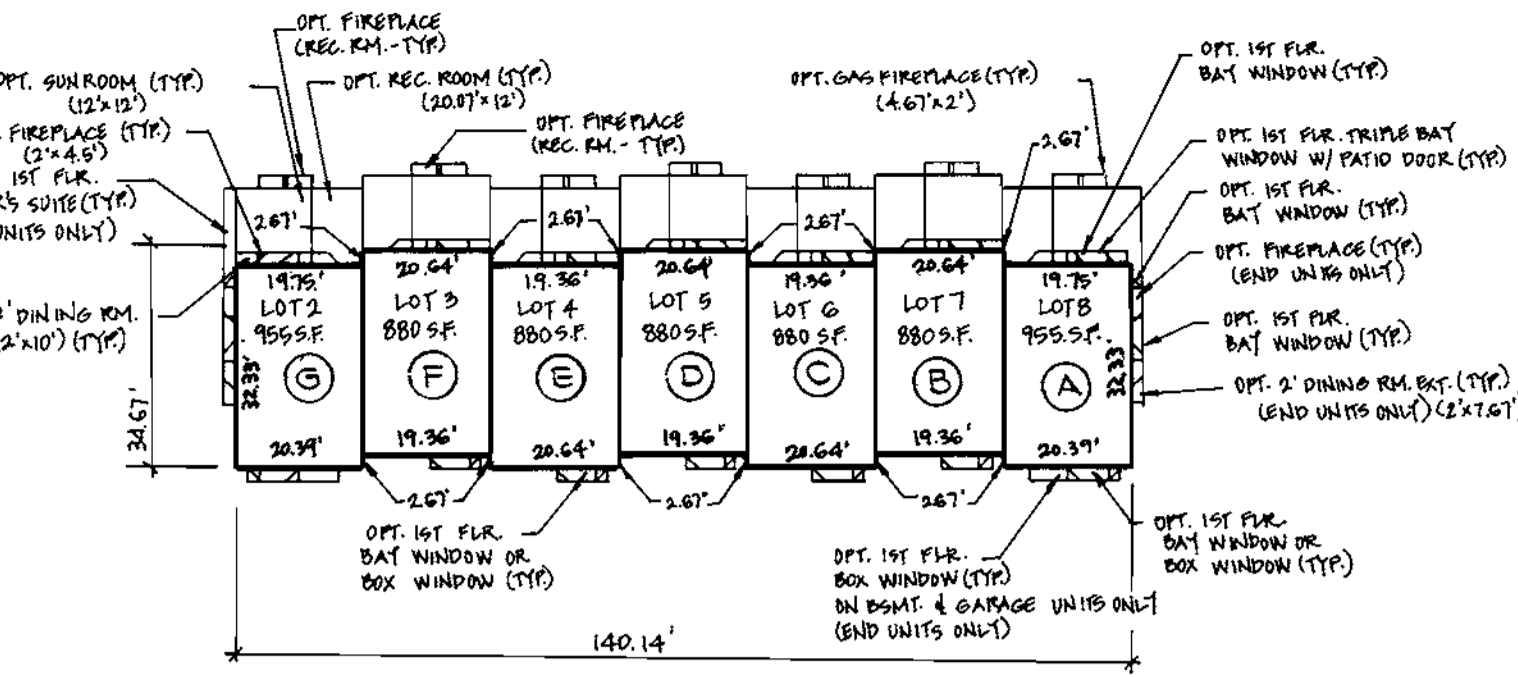
SCALE: AS SHOWN DATE: SEPTEMBER 27, 1999

SHEET 5 OF 5



**GENERAL NOTES:**

- THE CONTRACTOR SHALL NOTIFY THE THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: S-14-01, P-9-12, P-9-08, P-9-14, F-00-06, AND F-00-15-1.
- BOUNDARY SURVEY PERFORMED BY FISHER COLLINS AND CARTER INC. ON OR ABOUT APRIL, 1996
- TOPOGRAPHIC SURVEY SHOWN HEREON IS FROM APPROVED ROAD CONSTRUCTION PLANS F-00-06.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:  
HOWARD COUNTY MONUMENT 1012  
ELEV. = 445.577  
HOWARD COUNTY MONUMENT 1581  
ELEV. = 509.924
- ANY DAMAGE TO THE COUNTY'S RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-99-08 & F-00-06 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3636-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-95-174.
- THIS PLAN IS SUBJECT TO WALKER PETITION NO. WP 95-23 FROM SEC. 16.116A THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH RESTRICTS GRADING AND REMOVAL OF VEGETATIVE COVER FROM WETLANDS AND STREAM BUFFER, AND FROM SECTION 16.116, WHICH RESTRICTS GRADING OF STEEP SLOPES OF 25% OR GREATER AND SECTION 16.115A, WHICH RESTRICTS DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN. APPROVED JANUARY 23, 1995.
- SITE ANALYSIS DATA:  
TOTAL AREA OF BUILDABLE LOTS: 2.76 AC.  
A. AREA OF PLAN SUBMISSION: 3.14 AC.  
B. LIMIT OF DISTURBED AREA: 3.14 AC.  
C. PRESENT ZONING: R-5A-B  
D. PROPOSED USE FOR SITE AND STRUCTURES: TOWNHOUSES  
E. TOTAL NUMBER OF UNITS PROPOSED: 55  
F. OPEN SPACE REQUIREMENTS ARE PROVIDED: SEE F-00-06.  
G. RECREATIONAL OPEN SPACE REQUIREMENTS ARE PROVIDED: SEE F-00-06.  
H. GARAGES SHALL BE USED FOR TRAILERS PURPOSE ONLY IN ACCORDANCE WITH SECTION 193.0.3.A. OF THE HOWARD COUNTY ZONING REGULATIONS.  
I. TYPICAL DRIVEWAY AMONG DETAIL FOR ALL GARAGE UNITS TO BE HOWARD COUNTY CLOSED SECTION DETAIL, SEE SHEET 3 OF 5 FOR SPECIFICATIONS. HO CO STANDARD DETAIL R.G.01.  
J. THE FOREST CONSERVATION DELIGATION OF 0.76 ACRES FOR SECTION 10 HAS BEEN MET BY THE CREATION OF A 0.71 ACRE RECREATION BASKET (ON SITE IN SECTION 10) AND BY THE CREATION OF TWO RECREATION BASKETS, TOTALING 0.05 ACRES (OFF SITE SECTION 6). THE REMAINING 0.05 ACRES OF RECREATION MAY BE USED FOR CREDIT FOR FC OBLIGATIONS FOR OTHER SECTIONS OF WALKER WOODS.  
K. OPEN SPACES ARE NOT CONSIDERED STRUCTURES FOR CALCULATING LOT COVERAGE ON SINGLE FAMILY ATTACHED DWELLINGS PER HOWARD COUNTY ZONING REGULATIONS SECTION 12B.A.(2).  
L. ALL DWELLINGS ARE SUBJECT TO SECTION 12B.A.1 b c OF THE HOWARD COUNTY ZONING REGULATIONS.



- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT (10 DAYS)
  - REGRADE EXISTING SEDIMENT AND EROSION CONTROL DEVICES AS INDICATED ON PLAN AND INSTALL NEW E/S CONTROL DEVICES, INSTALL TEMPORARY SEEDING. (8 DAYS)
  - MASS GRADE TO LIMITS OF DISTURBANCE (10 DAYS)
  - CONSTRUCT BUILDINGS (1 YEAR)
  - FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPING. (10 DAYS)
  - REMOVE E/S CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR. (4 DAYS)

**PARKING ANALYSIS**

- PARKING SPACES REQUIRED:  
2. PARKING SPACES PER DWELLING UNIT (22 x 2 = 44)
- PARKING SPACES PROVIDED:  
GARAGE UNITS (23) = 46 PARKING SPACES  
ONE CAR PARKED IN GARAGE  
ONE CAR PARKED IN DRIVEWAY

**SUMMARY:**  
PARKING SPACES PROVIDED:  
GARAGE UNITS = 46  
SPACES IN RIGHT-OF-WAY = 11  
TOTAL SPACES = 123

**LEGEND**

Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
• 824	Spot Elevation
-SF-SF-	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
⊙	Proposed Walkout
⊕	Earth Dike
-X-X-	Tree Protection
⊕	Existing Tree Line
L.O.D.	Limit Of Disturbance
⊕	Existing Street Tree for F-00-06

**SHEET INDEX**

SHEET NUMBER	DESCRIPTION
1 OF 5	PLAN VIEW
2 OF 5	PLAN VIEW
3 OF 5	NOTES AND DETAILS
4 OF 5	SEDIMENT & EROSION CONTROL MAP AND LANDSCAPE PLAN
5 OF 5	SEDIMENT & EROSION CONTROL MAP AND LANDSCAPE PLAN

**FISHER COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CORPORATE OFFICE: 10772 ROUTE 203, NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
410-461-2895

DATE	DESCRIPTION	REVISION
7-24-00	REV GARAGE LOCATION ON LOTS 10-13, 36-39 41-50, 53-55, ADD UNIT LETTERS	



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

*Earl D. Collins*  
Signature of Engineer (Print name below signature) Date: 11-05-99

**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.

*Mike Shearer*  
Signature of Developer (Print name below signature) Date: 11-5-99

Reviewed for HOWARD SCD, and meets Technical Requirements.  
*Chris Summers*  
U.S.D.A.-Natural Resources Conservation Service  
Date: 4-5-00

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
*Jim K. ...*  
Howard SCD  
Date: 4-5-00

**OWNER AND DEVELOPER**  
WAVERLY WOODS DEVELOPMENT CORPORATION  
c/o LAND DESIGN AND DEVELOPMENT, INC.  
8000 MAIN STREET  
ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*Cindy Hamblet*  
Chief, Division of Land Development  
Date: 5/22/00

*Mike Shearer*  
Chief, Development Engineering Division  
Date: 4/7/00

*Earl D. Collins*  
Director - Department of Planning and Zoning  
Date: 5/22/00

PROJECT: GTW'S WAVERLY WOODS  
SECTION/AREA: SECTION 10  
LOT NO.: LOTS 2-19, 21-33, 35-56

PLAT NO.: 14-1591-143  
BLOCK NO.: 14-217-219  
WATER CODE: H-05

ZONE: C  
TAX/ZONE: R-5A-B  
SEWER CODE: 599300

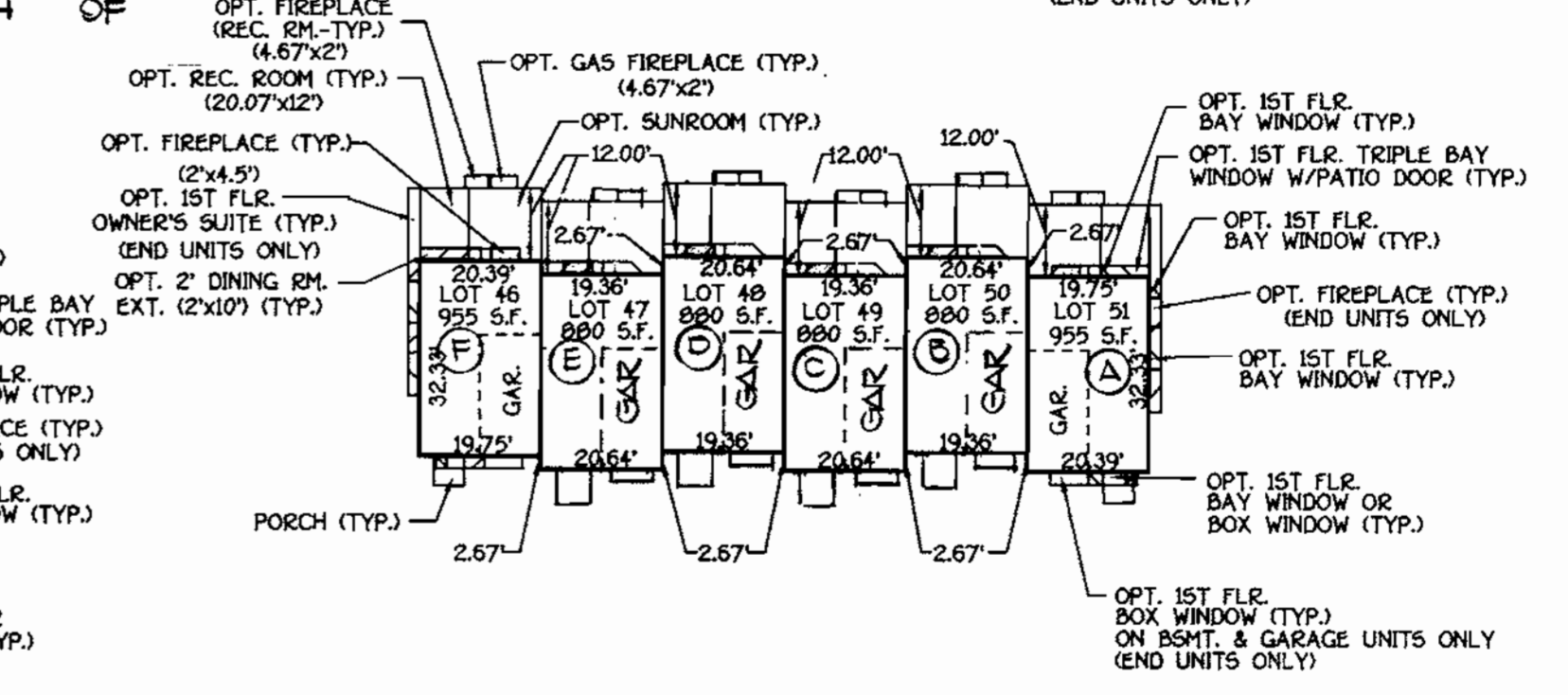
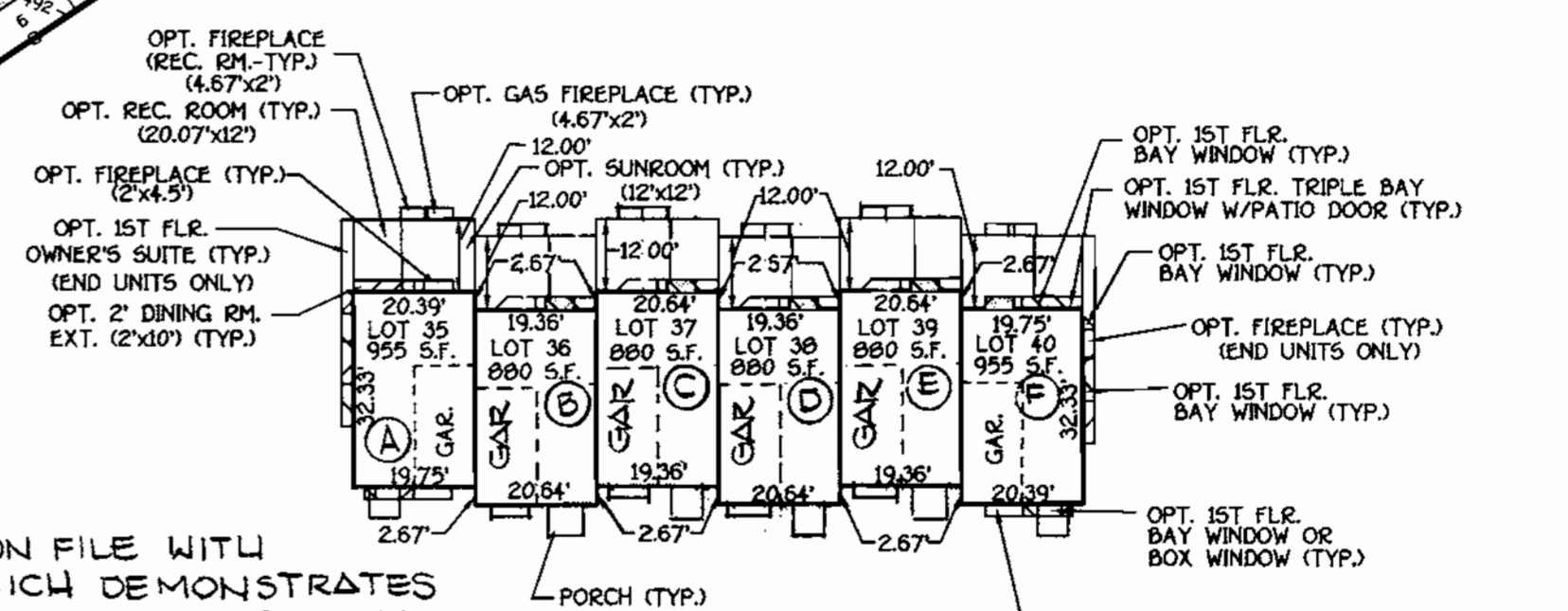
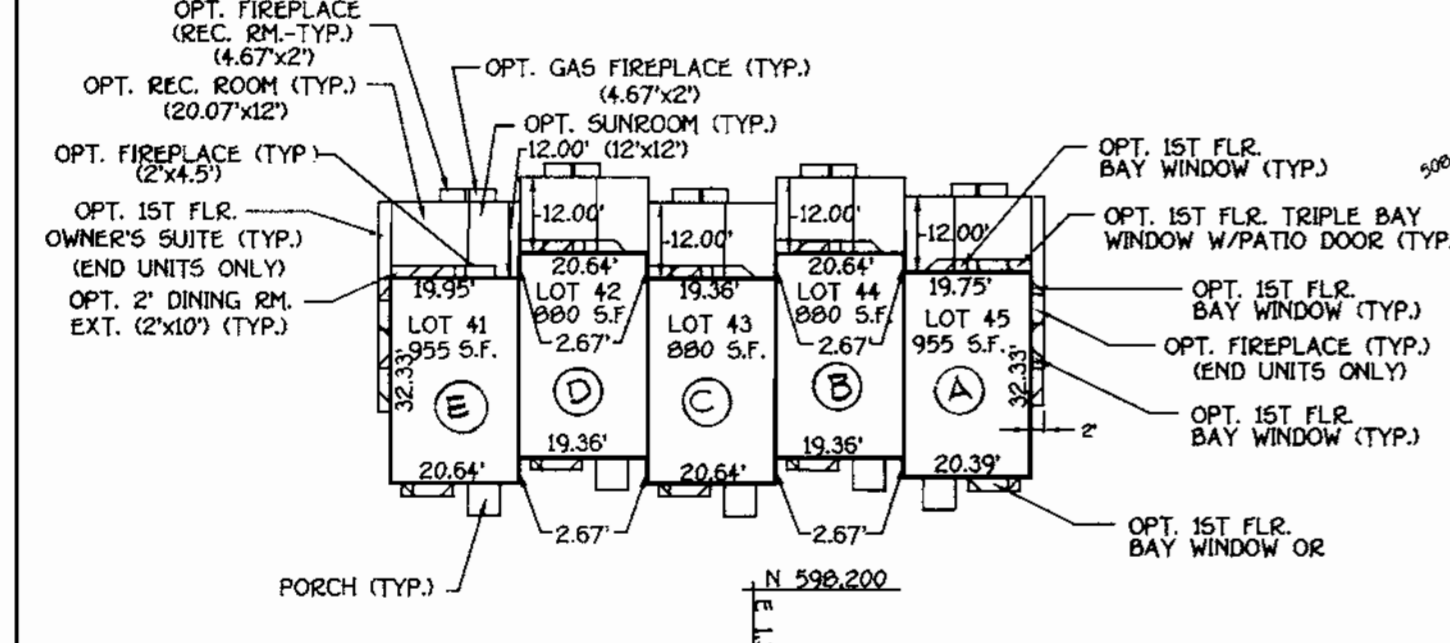
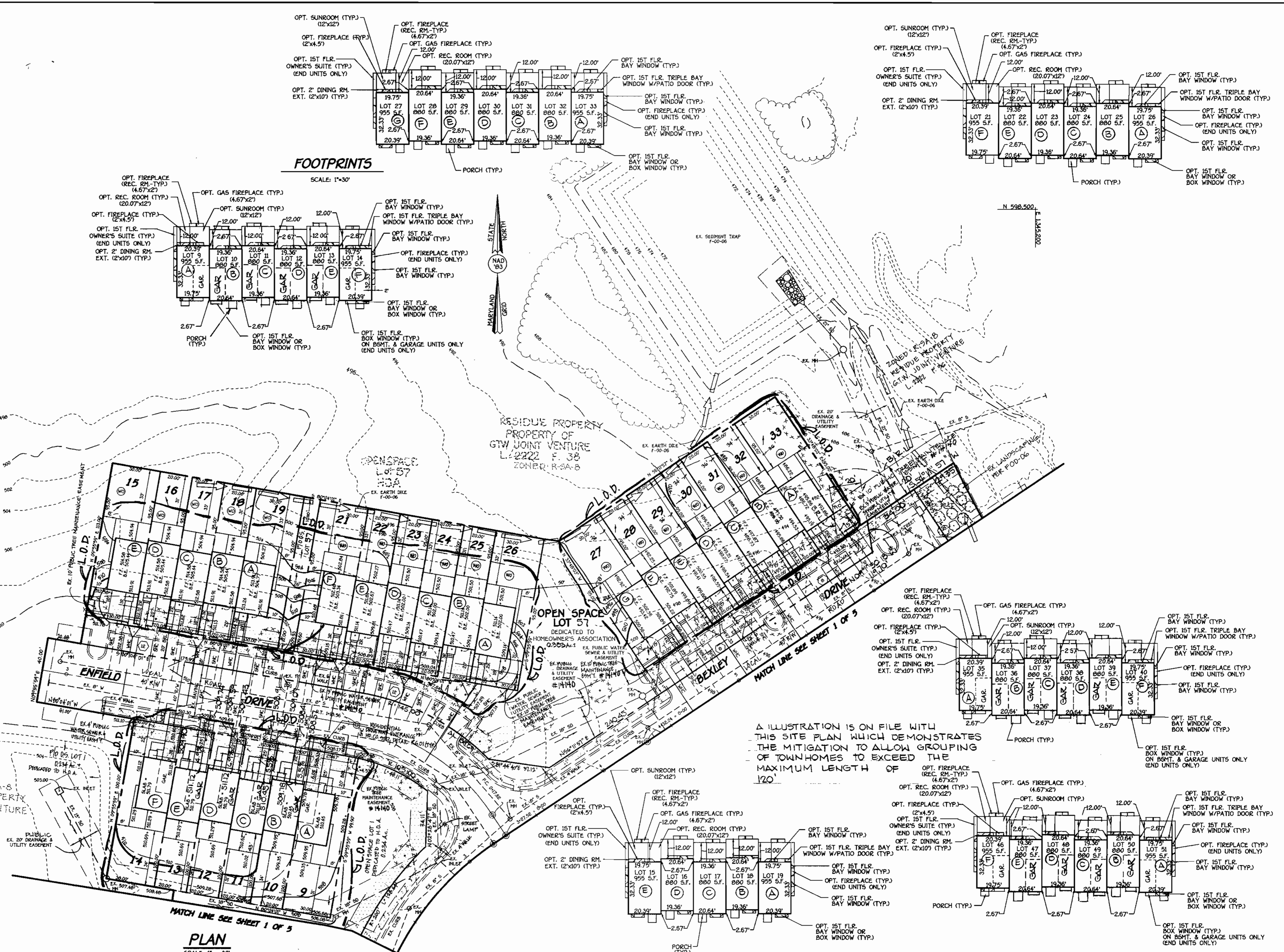
ELECTION DISTRICT: 16  
THIRD

CENSUS TRACT: 0330

**SITE DEVELOPMENT PLAN**  
**GTW'S WAVERLY WOODS**  
**SECTION 10**  
LOTS 2-19, 21-33, AND 35-56

TAX MAP No: 16 PART OF PARCEL No: 20  
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: OCTOBER, 1999  
SHEET 1 OF 5

LOT INFORMATION						
UNIT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. PROPERTY LINE (S.H.C.)	LOT SIZE	DWELLING UNIT TYPE WITH ALL OPTIONS	PERCENTAGE OF COVERAGE
2	2103 BEXLEY DRIVE	504.9	500.97	2,850 Sq. Ft.	955	34
3	2105 BEXLEY DRIVE	504.6	500.67	1,900 Sq. Ft.	860	46
4	2107 BEXLEY DRIVE	504.5	500.57	1,900 Sq. Ft.	860	46
5	2109 BEXLEY DRIVE	504.3	500.38	1,900 Sq. Ft.	860	46
6	2111 BEXLEY DRIVE	504.4	500.43	1,900 Sq. Ft.	860	46
7	2113 BEXLEY DRIVE	503.3	499.31	1,900 Sq. Ft.	860	46
8	2115 BEXLEY DRIVE	502.7	498.73	2,850 Sq. Ft.	955	34
9	10701 ENFIELD DRIVE	502.5	498.54	2,990 Sq. Ft.	955	32
10	10703 ENFIELD DRIVE	503.5	499.54	2,000 Sq. Ft.	860	44
11	10705 ENFIELD DRIVE	504.5	500.54	2,000 Sq. Ft.	860	44
12	10707 ENFIELD DRIVE	504.5	500.54	2,000 Sq. Ft.	860	44
13	10709 ENFIELD DRIVE	505.5	501.54	2,000 Sq. Ft.	860	44
14	10711 ENFIELD DRIVE	504.5	500.54	3,000 Sq. Ft.	955	32
15	10713 ENFIELD DRIVE	503.6	499.60	2,850 Sq. Ft.	955	34
16	10715 ENFIELD DRIVE	503.1	499.10	2,850 Sq. Ft.	860	31
17	10717 ENFIELD DRIVE	503.1	499.10	2,850 Sq. Ft.	860	31
18	10719 ENFIELD DRIVE	503.1	499.10	2,850 Sq. Ft.	860	31
19	10721 ENFIELD DRIVE	503.1	499.10	2,850 Sq. Ft.	955	34
20	10723 ENFIELD DRIVE	503.1	499.10	2,850 Sq. Ft.	955	34
21	10725 ENFIELD DRIVE	501.1	497.10	2,850 Sq. Ft.	955	33
22	10727 ENFIELD DRIVE	500.6	496.60	2,850 Sq. Ft.	860	31
23	10729 ENFIELD DRIVE	500.6	496.60	2,850 Sq. Ft.	860	31
24	10731 ENFIELD DRIVE	500.6	496.60	2,850 Sq. Ft.	860	31
25	10733 ENFIELD DRIVE	500.1	496.12	2,850 Sq. Ft.	860	31
26	10735 ENFIELD DRIVE	495.4	491.44	2,850 Sq. Ft.	955	34
27	2121 BEXLEY DRIVE	491.2	487.27	2,850 Sq. Ft.	955	34
28	2123 BEXLEY DRIVE	490.6	486.60	1,900 Sq. Ft.	860	46
29	2125 BEXLEY DRIVE	489.7	485.70	1,900 Sq. Ft.	860	46
30	2127 BEXLEY DRIVE	488.8	484.83	1,900 Sq. Ft.	860	46
31	2129 BEXLEY DRIVE	488.1	484.12	1,900 Sq. Ft.	860	46
32	2131 BEXLEY DRIVE	487.7	483.71	1,900 Sq. Ft.	860	46
33	2133 BEXLEY DRIVE	486.4	482.47	2,850 Sq. Ft.	955	34
34	2135 BEXLEY DRIVE	486.1	482.17	3,000 Sq. Ft.	955	32
35	2137 BEXLEY DRIVE	487.3	483.33	2,000 Sq. Ft.	860	44
36	2139 BEXLEY DRIVE	484.3	484.30	2,000 Sq. Ft.	860	44
37	2141 BEXLEY DRIVE	489.2	485.25	2,000 Sq. Ft.	860	44
38	2143 BEXLEY DRIVE	489.8	485.84	2,000 Sq. Ft.	860	44
39	2145 BEXLEY DRIVE	489.8	485.84	2,000 Sq. Ft.	860	44
40	2147 BEXLEY DRIVE	490.7	486.78	2,991 Sq. Ft.	955	32
41	10701 CROYDON COURT	500.3	496.39	2,850 Sq. Ft.	955	34
42	10703 CROYDON COURT	501.8	497.84	1,900 Sq. Ft.	860	46
43	10705 CROYDON COURT	502.6	498.63	1,900 Sq. Ft.	860	46
44	10707 CROYDON COURT	503.8	499.84	1,900 Sq. Ft.	860	46
45	10709 CROYDON COURT	504.5	500.50	2,850 Sq. Ft.	955	33
46	10711 CROYDON COURT	508.5	504.50	3,000 Sq. Ft.	955	29
47	10713 CROYDON COURT	503.2	499.28	2,000 Sq. Ft.	860	44
48	10715 CROYDON COURT	502.1	498.13	2,000 Sq. Ft.	860	44
49	10717 CROYDON COURT	501.3	497.33	2,000 Sq. Ft.	860	44
50	10719 CROYDON COURT	498.9	495.98	2,000 Sq. Ft.	860	44
51	10721 CROYDON COURT	493.8	493.80	3,000 Sq. Ft.	955	32
52	2110 BEXLEY DRIVE	502.8	498.89	2,965 Sq. Ft.	955	32
53	2108 BEXLEY DRIVE	504.4	500.47	2,000 Sq. Ft.	860	44
54	2106 BEXLEY DRIVE	504.4	500.47	2,000 Sq. Ft.	860	44
55	2104 BEXLEY DRIVE	504.5	500.67	2,000 Sq. Ft.	860	44
56	2102 BEXLEY DRIVE	509.1	505.16	3,000 Sq. Ft.	955	32



LEGEND	
Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
+	Spot Elevation
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⊙	Proposed Walkout
→	Earth Dike
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---	Existing Tree Line
L.O.D.	Limit Of Disturbance
⊙	Existing Street Tree

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK 10722 BALTIMORE NATIONAL FREE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 481-2855

**STATE OF MARYLAND**  
 EARL D. COLLINS  
 PROFESSIONAL ENGINEER

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

**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.

Requested for HOWARD SCD and meets Technical Requirements.

**Howard SCD**  
 Date: 4-5-00

**Owner and Developer**  
 WAVERLY WOODS DEVELOPMENT CORPORATION  
 c/o LAND DESIGN AND DEVELOPMENT, INC.  
 8000 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING AND ZONING

**Chief, Division of Land Development**  
 Date: 5/22/00

**Chief, Development Engineering Division**  
 Date: 4/7/00

**Director - Department of Planning and Zoning**  
 Date: 5/22/00

PROJECT	SECTION/AREA	LOT NO.
GTW'S WAVERLY WOODS	SECTION 10	LOTS 2-19, 21-33, 35-56

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELECTION DISTRICT	CENSUS TRACT
14139-143	6	R-5A-B	16	THRD	6030

WATER CODE: H-05  
SEWER CODE: 5993000

**SITE DEVELOPMENT PLAN**  
**GTW'S WAVERLY WOODS**  
**SECTION 10**  
 LOTS 2-19, 21-33 AND 35-56

TAX MAP No: 16 PART OF PARCEL No: 20

THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: SEPTEMBER 27, 1999  
 SHEET 2 OF 5

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/We certify that the landscaping shown on this plan will be done according to the plan section 16.12 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.

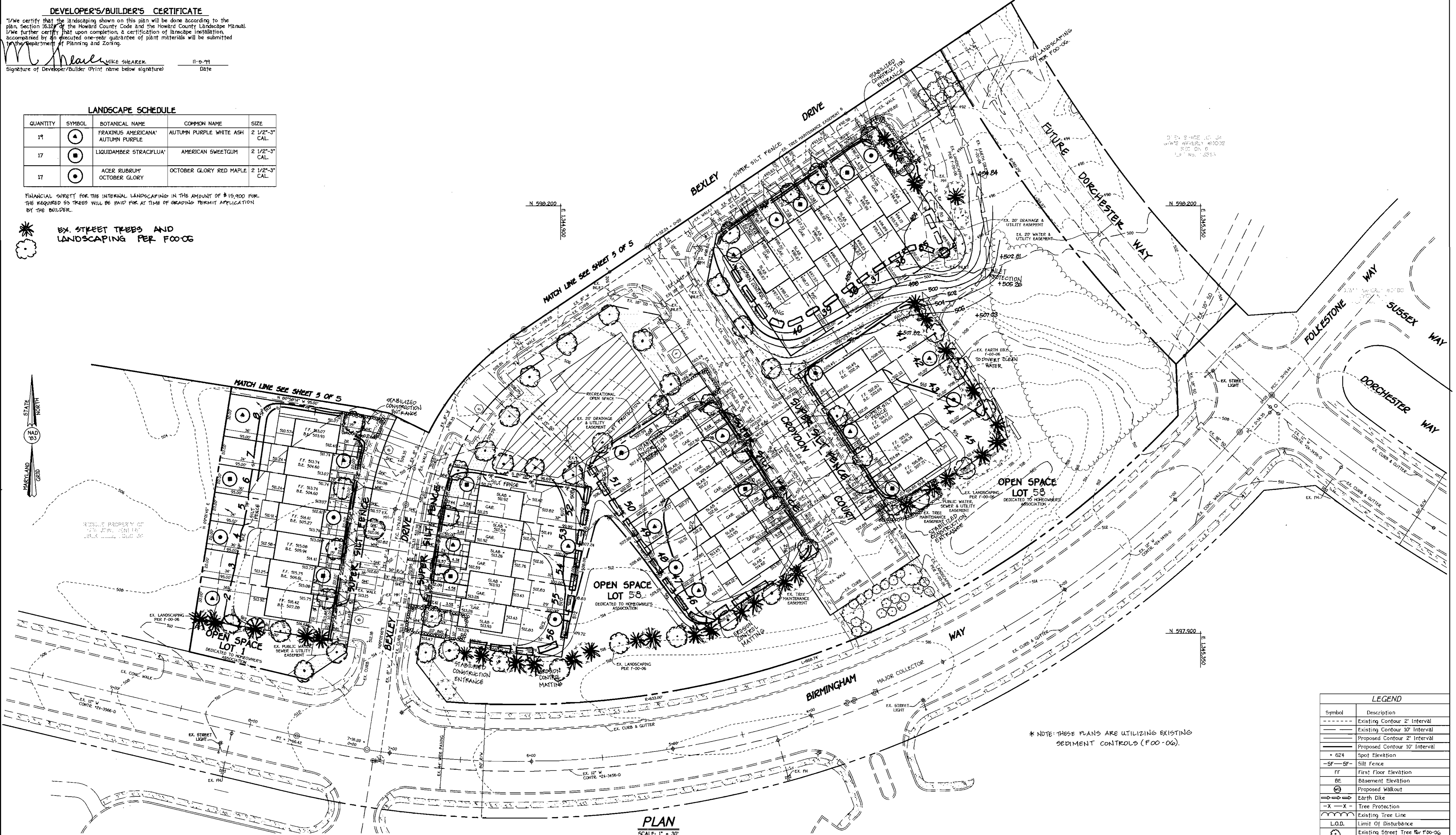
Signature of Developer/Builder (Print name below signature) Mike Shearer Date 11-5-99

**LANDSCAPE SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
19	⊙	FRAXINUS AMERICANA' AUTUMN PURPLE	AUTUMN PURPLE WHITE ASH	2 1/2"-3" CAL.
17	⊙	LIQUIDAMBER STRACIFLUA'	AMERICAN SWEETGUM	2 1/2"-3" CAL.
17	⊙	ACER RUBRUM' OCTOBER GLORY	OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL.

FINANCIAL SURETY FOR THE INTERNAL LANDSCAPING IN THE AMOUNT OF \$15,000 FOR THE REQUIRED 59 TREES WILL BE PAID FOR AT TIME OF GRADING PERMIT APPLICATION BY THE BUILDER.

EX. STREET TREES AND LANDSCAPING PER F00-06



**PLAN**  
SCALE: 1" = 30'

**LEGEND**

Symbol	Description
--- (dashed line)	Existing Contour 2' Interval
--- (long dashed line)	Existing Contour 10' Interval
--- (short dashed line)	Proposed Contour 2' Interval
--- (dash-dot line)	Proposed Contour 10' Interval
+ 624	Spot Elevation
-SF--SF-	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
⊙	Proposed Walkout
⊞	Earth Dike
-X-X-	Tree Protection
⊞	Existing Tree Line
L.O.D.	Limit Of Disturbance
⊙	Existing Street Tree R/F00-06

\* NOTE: THESE PLANS ARE UTILIZING EXISTING SEDIMENT CONTROLS (F00-06).

**REVISIONS**

No.	Description	Date
1	Rev. proposed grading rear of lots 35-40	1-4-02

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10725 BALDWIN NATIONAL Pkwy  
ELLICOTT CITY, MARYLAND 21042  
410.461.2899

**STATE OF MARYLAND**  
Professional Engineer

**ENGINEER'S CERTIFICATE**

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

Signature of Engineer (Print name below signature) Earl P. Collins Date 11-5-99

**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) Mike Shearer Date 11-5-99

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature of Engineer Charles Sumner Date 4-5-00

Signature of Engineer John H. Hester Date 4-5-00

**OWNER AND DEVELOPER**  
WAVERLY WOODS DEVELOPMENT CORPORATION  
c/o LAND DESIGN AND DEVELOPMENT, INC.  
8000 MAIN STREET  
ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature of Chief Chris Hamilton Date 5/22/00

Signature of Chief John Hester Date 4/2/00

Signature of Director John Hester Date 5/22/00

PROJECT: GTW'S WAVERLY WOODS SECTION 10 LOT NO. LOTS 219, 21-33, 35-56

PLAT NO. 14139-143 BLOCK NO. 6 ZONE R-SA-B TAX/ZONE 16 ELECTION DISTRICT THIRD CENSUS TRACT 6030

WATER CODE 14-06 SEWER CODE 599300

**SEDIMENT & EROSION CONTROL MAP AND LANDSCAPE PLAN**

**GTW'S WAVERLY WOODS SECTION 10**

LOTS 21-19, 21-33 AND 35-56

TAX MAP No: 16 PART OF PARCEL No.: 20

THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

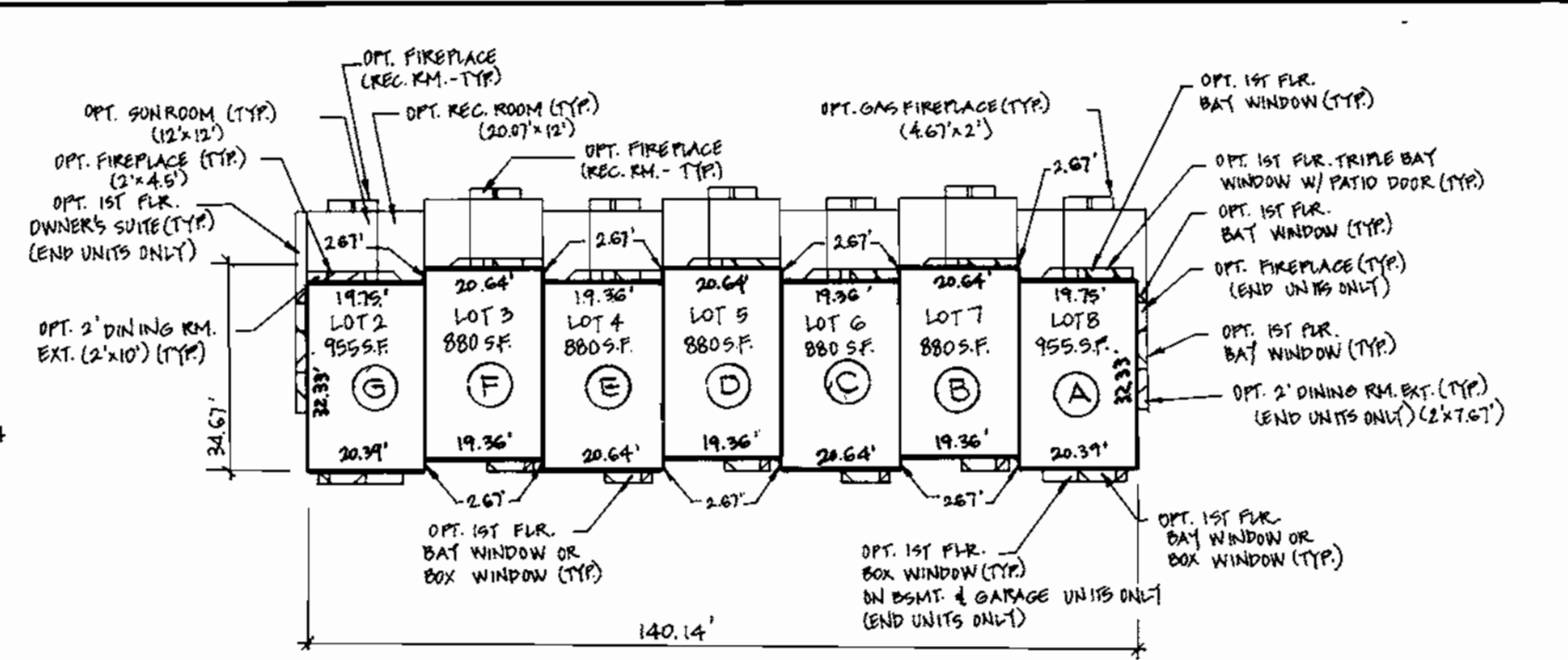
SCALE: AS SHOWN DATE: SEPTEMBER 27, 1999

SHEET 4 OF 5

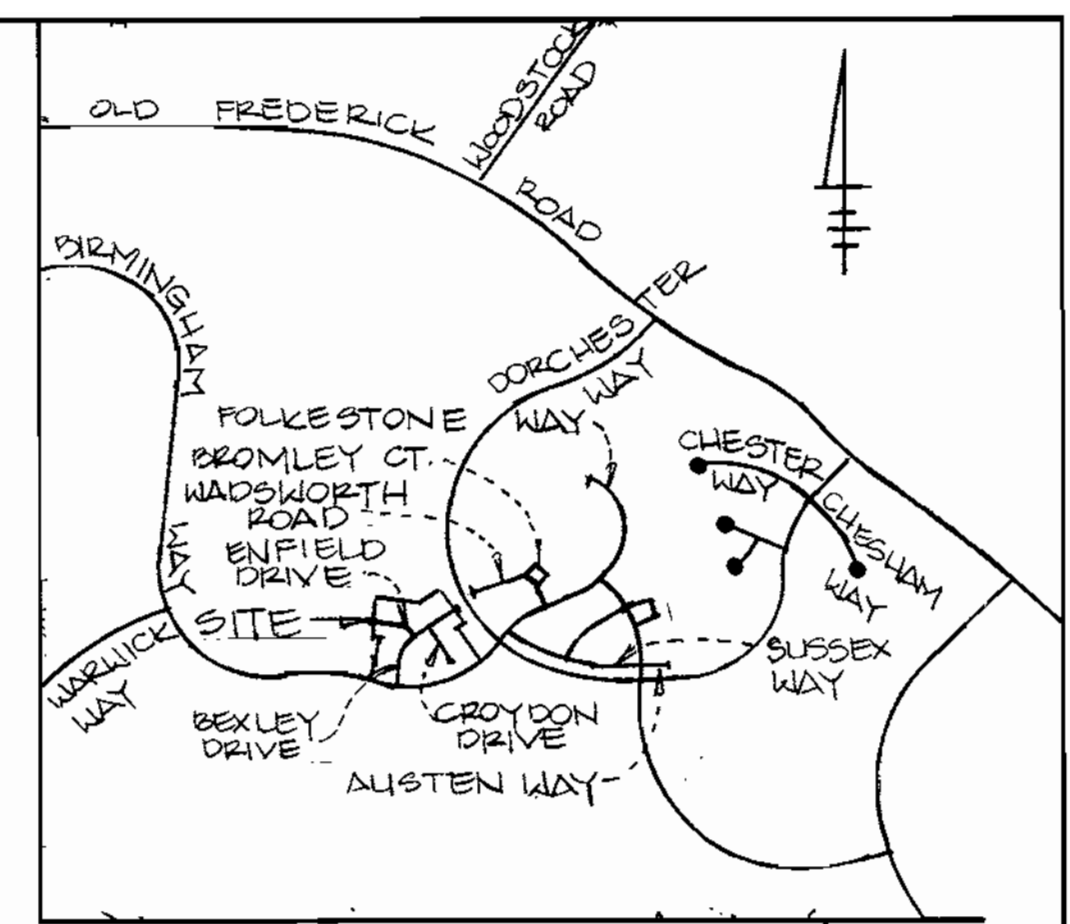


**GENERAL NOTES:**

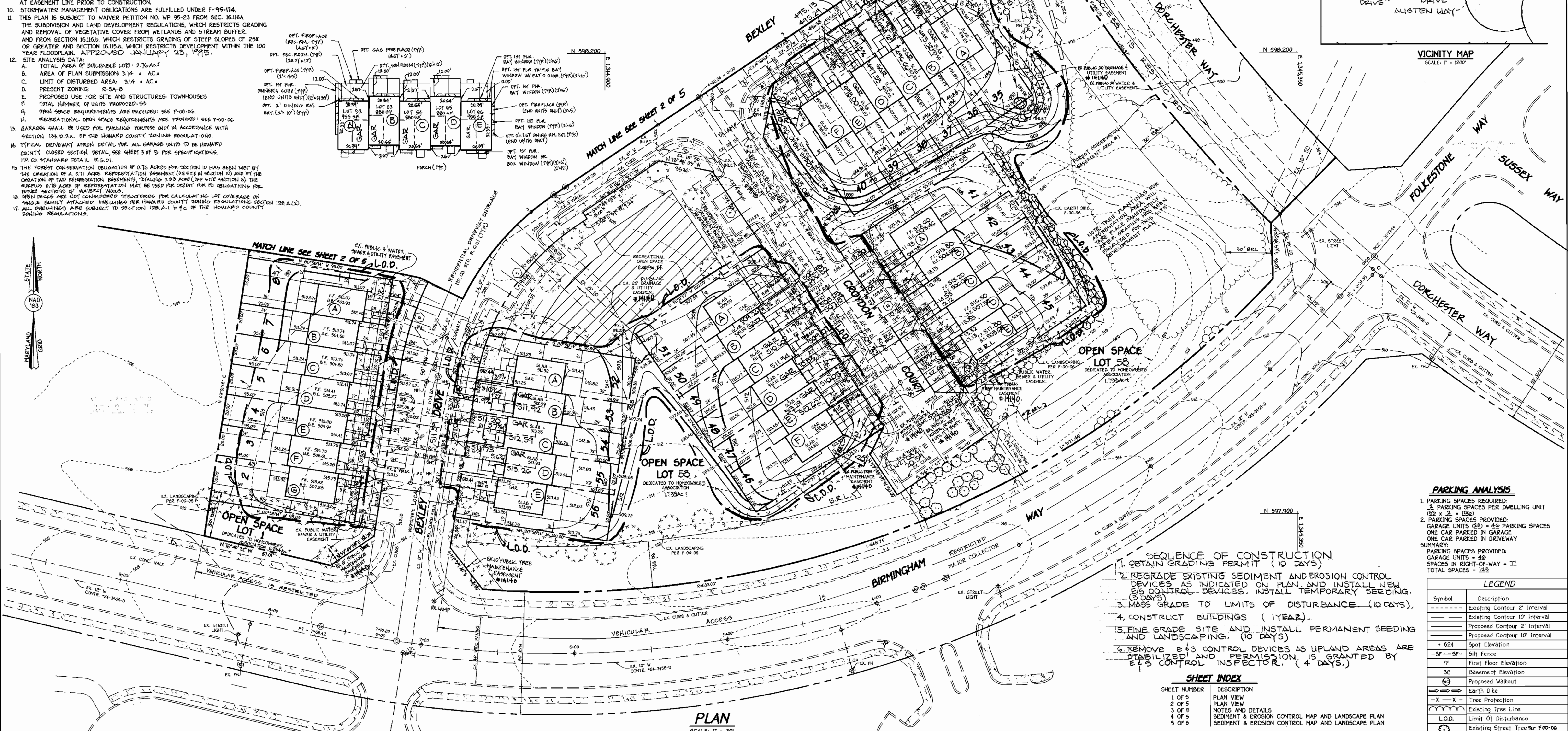
1. THE CONTRACTOR SHALL NOTIFY THE THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: 5-94-07, P99-12, P98-89, P95-174, F-00-06, A-110, F-00-151.
4. BOUNDARY SURVEY PERFORMED BY: FISHER COLLINS AND CARTER INC. ON OR ABOUT APRIL, 1996.
5. TOPOGRAPHIC SURVEY SHOWN HEREON IS FROM APPROVED ROAD CONSTRUCTION PLANS F-00-06.
6. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:  
HOWARD COUNTY MONUMENT 1012 N 601060.177 ELEV. = 445.577  
E 1345336.780  
HOWARD COUNTY MONUMENT 1661 N 593250.9322 ELEV. = 509.924  
E 1340392.710
7. ANY DAMAGE TO THE COUNTY'S RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
8. THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-98-88-4 F-00-06, AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3636-D.
9. CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
10. STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-95-174.
11. THIS PLAN IS SUBJECT TO WAIVER PETITION NO. WP 95-23 FROM SEC. 16.116A. THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH RESTRICTS GRADING AND REMOVAL OF VEGETATIVE COVER FROM WETLANDS AND STREAM BUFFER, AND FROM SECTION 16.116B, WHICH RESTRICTS GRADING OF STEEP SLOPES OF 25% OR GREATER AND SECTION 16.115A, WHICH RESTRICTS DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN. APPROVED JANUARY 23, 1995.
12. SITE ANALYSIS DATA:  
A. TOTAL AREA OF BUILDABLE LOTS: 2.76 AC.  
B. AREA OF PLAN SUBMISSION: 3.14 + AC.  
C. LIMIT OF DISTURBED AREA: 3.14 + AC.  
D. PRESENT ZONING: R-5A-B  
E. PROPOSED USE FOR SITE AND STRUCTURES: TOWNHOUSES  
F. TOTAL NUMBER OF UNITS PROPOSED: 65  
G. OPEN SPACE REQUIREMENTS ARE PROVIDED: SEE F-00-06.  
H. RECREATIONAL OPEN SPACE REQUIREMENTS ARE PROVIDED: SEE F-00-06.  
I. GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY IN ACCORDANCE WITH SECTION 17.9.0.2.A. OF THE HOWARD COUNTY ZONING REGULATIONS.  
J. TYPICAL DRIVEWAY JUNCTION DETAIL: ALL GARAGE UNITS TO BE HOWARD COUNTY CLOSED SECTION DETAIL, SEE SHEET 3 OF 5 FOR SPECIFICATIONS. HO CO STANDARD DETAIL: R.C.O.I.  
K. THE FOREST CONSERVATION DELIGATION OF 0.76 ACRES FOR SECTION 10 HAS BEEN MET BY THE CREATION OF A 0.71 ACRE RECREATION BASIN (ON SITE IN SECTION 10) AND BY THE CREATION OF TWO RECREATION BASINS, TOTALING 0.05 ACRES (OFF-SITE SECTION 5). THE REMAINING 0.00 ACRES OF RECREATION MUST BE USED FOR CREDIT FOR FC DELIGATIONS PER PERMITS SECTIONS OF WASHINGTON NOTES.  
L. OPEN SPACES ARE NOT CONSIDERED STRUCTURES FOR CALCULATING LOT COVERAGE ON SINGLE FAMILY ATTACHED DWELLINGS PER HOWARD COUNTY ZONING REGULATIONS SECTION 12B.A.(2).  
M. ALL DWELLINGS ARE SUBJECT TO SECTION 12B.A.1 b 4 C OF THE HOWARD COUNTY ZONING REGULATIONS.



**TYPICAL PROFILE**  
SCALE: 1" = 20'



**VICINITY MAP**  
SCALE: 1" = 1200'



**PLAN**  
SCALE: 1" = 30'

- SEQUENCE OF CONSTRUCTION**
1. OBTAIN GRADING PERMIT (10 DAYS)
  2. REGRADE EXISTING SEDIMENT AND EROSION CONTROL DEVICES AS INDICATED ON PLAN, AND INSTALL NEW E/S CONTROL DEVICES, INSTALL TEMPORARY SEEDING. (3 DAYS)
  3. MASS GRADE TO LIMITS OF DISTURBANCE (10 DAYS)
  4. CONSTRUCT BUILDINGS (1 YEAR)
  5. FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPING. (10 DAYS)
  6. REMOVE E/S CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR. (4 DAYS)

**SHEET INDEX**

SHEET NUMBER	DESCRIPTION
1 OF 5	PLAN VIEW
2 OF 5	PLAN VIEW
3 OF 5	NOTES AND DETAILS
4 OF 5	SEDIMENT & EROSION CONTROL MAP AND LANDSCAPE PLAN
5 OF 5	SEDIMENT & EROSION CONTROL MAP AND LANDSCAPE PLAN

**PARKING ANALYSIS**

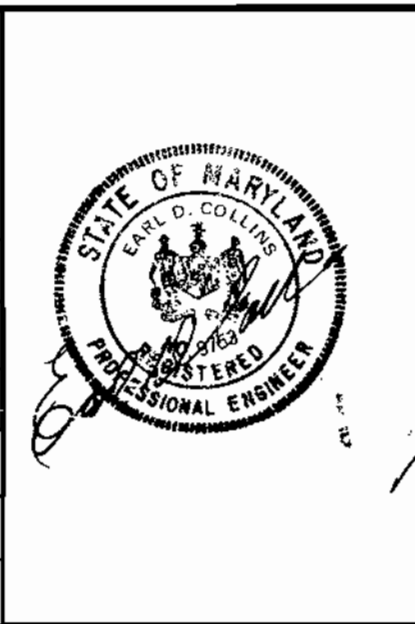
1. PARKING SPACES REQUIRED: 65
  2. PARKING SPACES PER DWELLING UNIT (22' x 22' = 186)
  3. PARKING SPACES PROVIDED: GARAGE UNITS (23) = 45 PARKING SPACES  
ONE CAR PARKED IN GARAGE  
ONE CAR PARKED IN DRIVEWAY
- SUMMARY:  
PARKING SPACES PROVIDED: GARAGE UNITS = 46  
SPACES IN RIGHT-OF-WAY = 11  
TOTAL SPACES = 123

**LEGEND**

Symbol	Description
---	Existing Contour 2' Interval
----	Existing Contour 10' Interval
----	Proposed Contour 2' Interval
----	Proposed Contour 10' Interval
+ 524	Spot Elevation
-5F - 5F-	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
---	Proposed Walkout
---	Earth Dike
-X-X-	Tree Protection
---	Existing Tree Line
L.O.D.	Limit Of Disturbance
---	Existing Street Tree Per F-00-06

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CONTINENTAL SQUARE OFFICE SPACE - 10725 WALTERS NATIONAL PARK  
ELLICOTT CITY, MARYLAND 21042  
(410) 481-1955

DATE	DESCRIPTION	REVISION
6-04-01	REV GRADE ON LOTS 41-45	
7-24-00	REV GARAGE LOCATION ON LOTS 10-13, 26-39 41-50, 53-55, ADD UNIT LETTERS	



**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) *Carl D. Collins* Date 11-05-99

**DEVELOPER'S CERTIFICATE**  
"I/we certify that all development and construction will be done according to this plan, and that all 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) *Mike Shearer* Date 11-5-99

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature: *Chris Summers* Date: 4-5-00  
U.S.D.A. - Natural Resources Conservation Service

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

Signature: *John P. Colwell* Date: 4-5-00  
HOWARD SCD

**OWNER AND DEVELOPER**  
WAVERLY WOODS DEVELOPMENT CORPORATION  
c/o LAND DESIGN AND DEVELOPMENT, INC.  
8000 MAIN STREET  
ELLICOTT CITY, MARYLAND 21043

APPROVED DEPARTMENT OF PLANNING AND ZONING

Signature: *Condy Stumler* Date: 5/22/00  
Chief, Division of Land Development

Signature: *William J. ...* Date: 4/7/02  
Chief, Development Engineering Division

Signature: *...* Date: 5/22/00  
Director - Department of Planning and Zoning

PROJECT: GTW'S WAVERLY WOODS SECTION 10 LOT NO. LOTS 2-19, 21-33, 35-56

PLAT NO. 14-139-143	BLOCK NO. 14-217-219	ZONE C	TAX/ZONE R-SA-B	ELECTION DISTRICT 16	CENSUS TRACT 3030
WATER CODE H-05			SEWER CODE 599300		

**SITE DEVELOPMENT PLAN**  
**GTW'S WAVERLY WOODS**  
**SECTION 10**  
LOTS 2-19, 21-33, AND 35-56

TAX MAP No: 16 PART OF PARCEL No: 20

THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: OCTOBER, 1999  
SHEET 1 OF 5