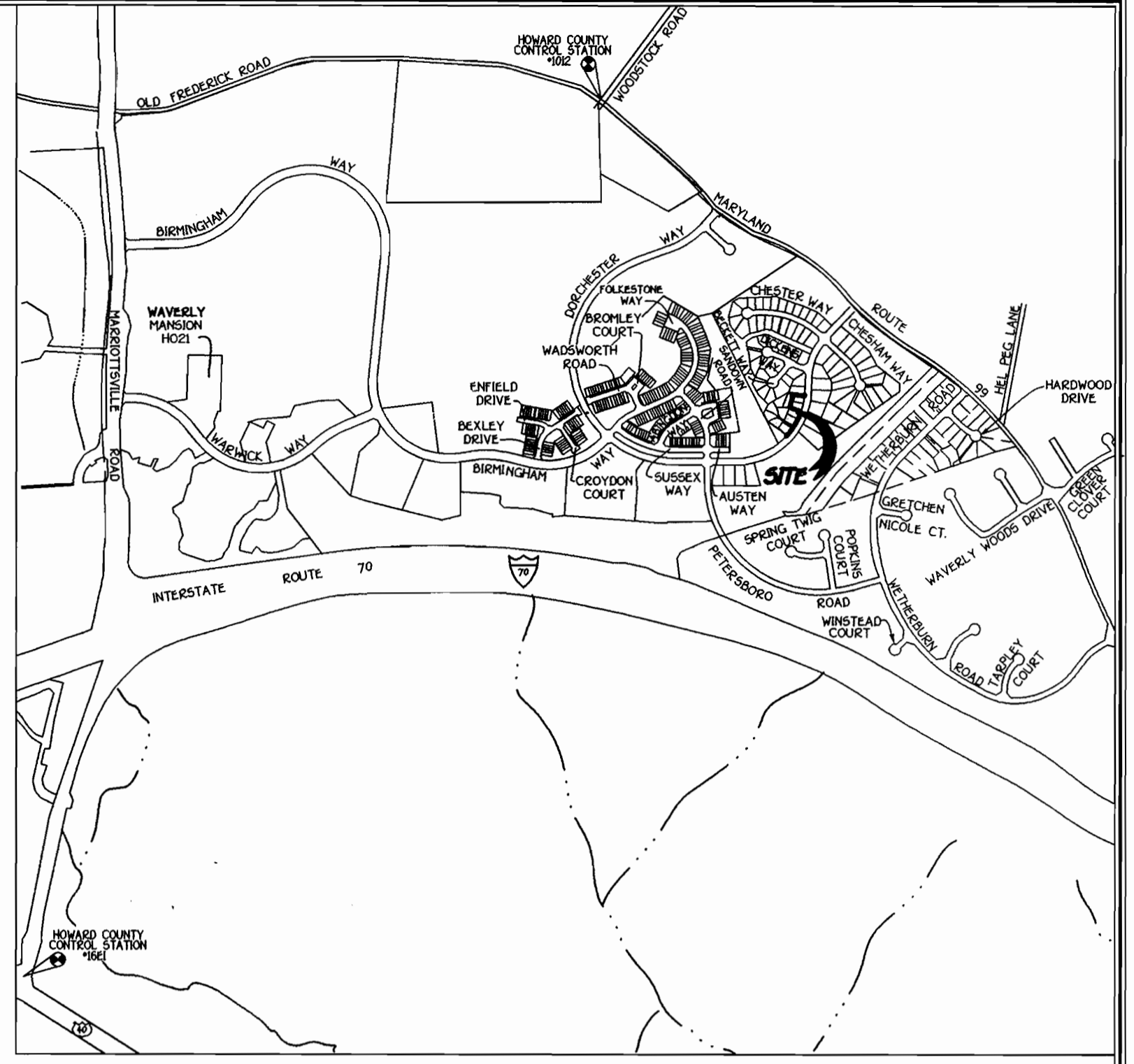


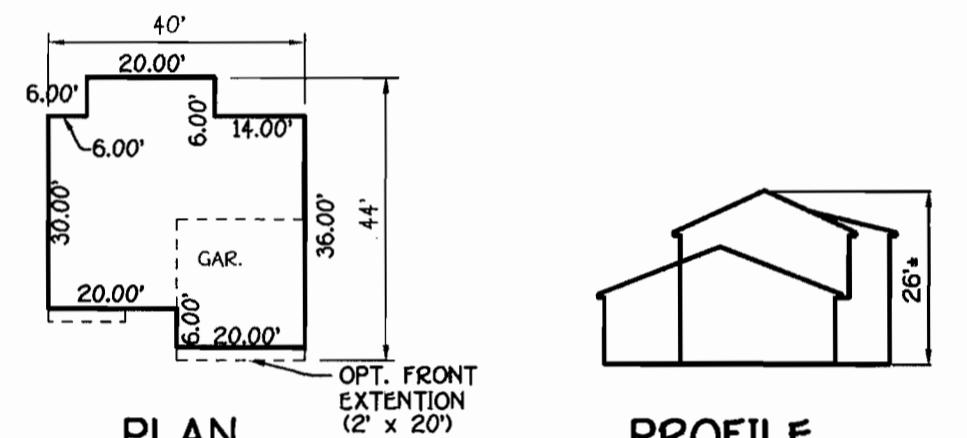
LOT INFORMATION					
LOT NUMBER	AREA	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. PROPERTY LINE (S.H.C.)	PROPERTY LINE (S.H.C.)
103	9859 Sq.Ft.	10520 DORCHESTER WAY	466.83	462.35	462.35
104	8295 Sq.Ft.	10522 DORCHESTER WAY	466.62	463.72	463.72
105	7293 Sq.Ft.	10530 DORCHESTER WAY	479.27	474.39	474.39
106	7157 Sq.Ft.	10534 DORCHESTER WAY	478.94	475.28	475.28
107	8657 Sq.Ft.	10538 DORCHESTER WAY	472.26	467.70	467.70
108	8906 Sq.Ft.	10542 DORCHESTER WAY	466.72	462.38	462.38
109	8372 Sq.Ft.	10546 DORCHESTER WAY	466.20	463.34	463.34
110	7413 Sq.Ft.	10550 DORCHESTER WAY	467.99	463.43	463.43
111	7370 Sq.Ft.	10554 DORCHESTER WAY	475.98	471.14	471.14

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
-SSF--SSF-	SUPER SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
⊕	PROPOSED WALKOUT
---	SILT FENCE
-X-X-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
⊕	EXISTING STREET TREE

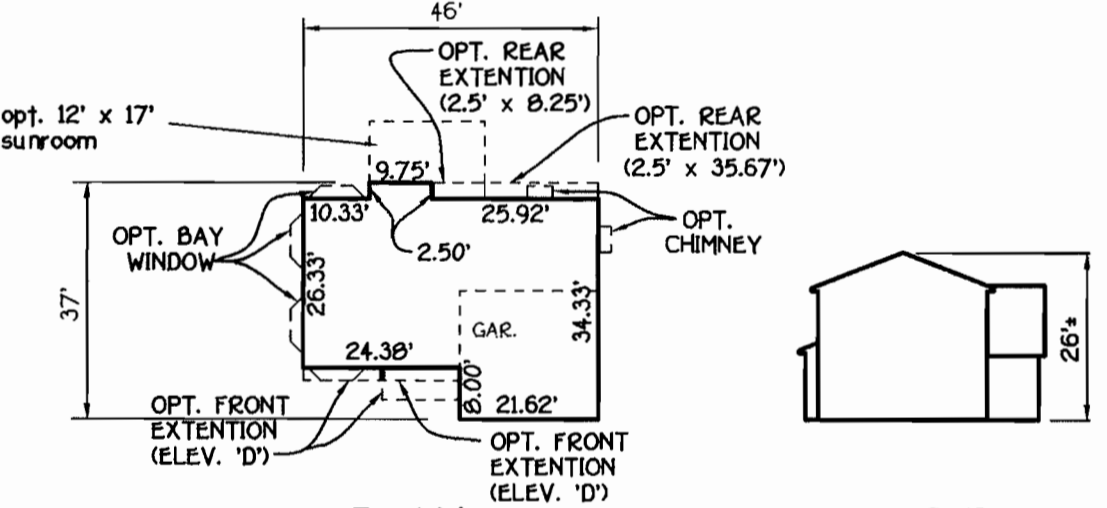


VICINITY MAP
SCALE 1" = 200'

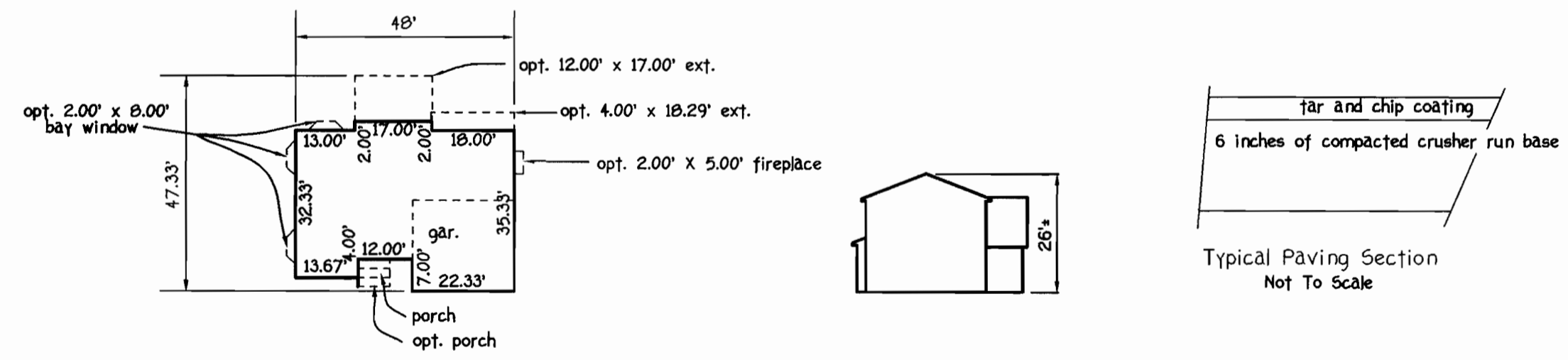
- GENERAL NOTES:**
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1000 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F 98-08 P 97-09, 5 94-07 and F01-49
 - BOUNDARY SURVEY PERFORMED BY FISHER COLLINS AND CARTER INC. ON OR ABOUT AUGUST, 1990
 - TOPOGRAPHY TAKEN FROM ROAD DRAWINGS F 98-08
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT 1012 N 601060.1777 E 1345336.7580
HOWARD COUNTY MONUMENT 176B N 593250.3922 E 1340192.7110
 - ANY DAMAGE TO THE COUNTY'S RIGHT-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-WAYS OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F 98-08 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 20-3876-D AND 24-3636-D
 - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
 - STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER SDP 96-35
 - SITE ANALYSIS DATA:
A. TOTAL PROJECT AREA: 1.683 AC.
B. AREA OF PLAN SUBMISSION: 1.683 AC.
C. LIMIT OF DISTURBED AREA: AC.
D. PRESENT ZONING: RSC PER THE 10/18/93 CONFORMANCE ZONING PLAN.
E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED D.U.
F. TOTAL NUMBER OF UNITS ALLOWED: 9
G. TOTAL NUMBER OF UNITS PROPOSED: 9
H. NUMBER OF PARKING SPACES REQUIRED: 18
I. (2 SPACES PER DWELLING UNIT)
J. NUMBER OF PARKING SPACES PROVIDED: 18
K. OPEN SPACE REQUIREMENTS ARE PROVIDED SEE F 98-08
 - Driveway(s) shall be constructed prior to residential occupancy to ensure safe access for fire and emergency vehicles per the following minimum requirements:
a) Width: 12 feet (4 feet serving more than one residence).
b) Surface: inches of compacted crusher run base with 1/4" and chip coating.
c) Geometry: Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
d) Structures (culvert/ bridges) - Capable of supporting 25 gross tons (H25 loading).
e) Drainage elements- Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
f) Structure clearances- minimum 12 feet.
g) Maintenance- Sufficient to insure all weather use.
 - THIS PLAN IS SUBJECT TO WAIVER PETITION # WP-95-23 FROM SECTION 16.116.a.1 & 16.116.a.2 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH RESTRICTS GRADING AND REMOVAL OF VEGETATIVE COVER FROM WETLANDS AND STREAM BUFFER AND FROM SECTION 16.116.b, WHICH RESTRICTS GRADING OF STEEP SLOPES OF 25% OR GREATER AND FROM SECTION WHICH RESTRICTS DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN. (SEE GENERAL NOTE NO. 23)
 - Forest conservation obligation has been met under F98-08 Section 5, GTW's Waverly Woods
 - Landscaping for lots 103 through 112 is provided in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Landscape surety in the amount of \$6,000.00 has been posted with the developer agreement for water and sewer.
 - Contractor to use Howard County Standard Detail R6.01 Residential Driveway Entrance.



PLAN PROFILE
CHANDLER



PLAN PROFILE
BELVEDERE



PLAN PROFILE
ZACHARY

SHEET INDEX	
Sheet No.	Description
1	Site Development Plan
2	Detail Sheet

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
1400 S. QUAKER STREET, SUITE 200 - BALTIMORE, MARYLAND 21204
410-461-2295
G:\LIBRARY\SDP\SINGLE LOT SDP BASE



ENGINEER'S CERTIFICATE
I certify that this plan for sediment and erosion 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.
Paul J. Ellis
Signature of Engineer (print name below signature) 11-20-00 Date

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that 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.
Mica Shearer
Signature of Developer (print name below signature) 11-20-00 Date

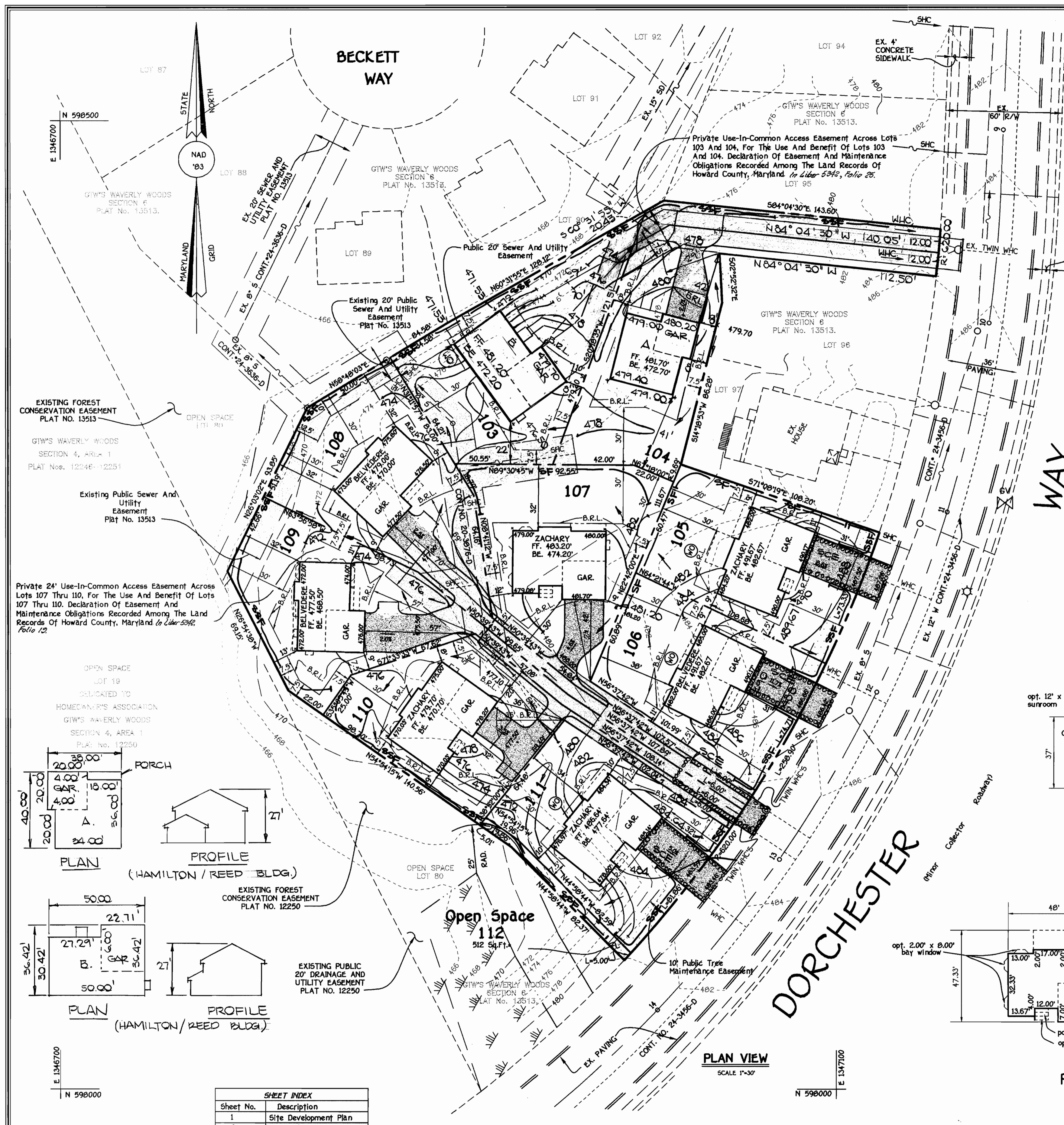
Reviewed for HOWARD SCD and meets Technical Requirements.
Jan Maguire 2/22/01 Date
Director, Natural Resources Conservation Service
This development plan is approved for sediment and erosion control by the HOWARD SOIL CONSERVATION DISTRICT.
John C. Panfili 2/22/01 Date
Howard SCD

OWNER/DEVELOPER
RYAN HOMES
OWINGS MILLS COMMERCE CENTER
11460 CROWNDRIVE
SUITE 128
OWINGS MILLS, MARYLAND 21117

APPROVED: DEPARTMENT OF PLANNING AND ZONING
David S. Rupp 2/20/01 Date
Director, Department of Planning and Zoning
Charles W. Warrick 2/25/01 Date
Chief, Division of Land Development
Michael J. ... 2/27/01 Date
Chief, Development Engineering Division

SUBDIVISION	GTW'S WAVERLY WOODS	SECTION	6	LOT NOS.	103-111
PLAT NO.	14-250-14635	BLOCK NO.	5	ZONE	RSC
TAX/ZONE	16	ELEC. DIST.	THIRD	CENSUS TR.	6030
WATER CODE	H05	SEWER CODE	5993000		

SITE DEVELOPMENT PLAN
GTW'S WAVERLY WOODS
SECTION 6
LOTS 103-111
TAX MAP No. 16 PARCEL No. 20
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST, 2000
SHEET 1 OF 2

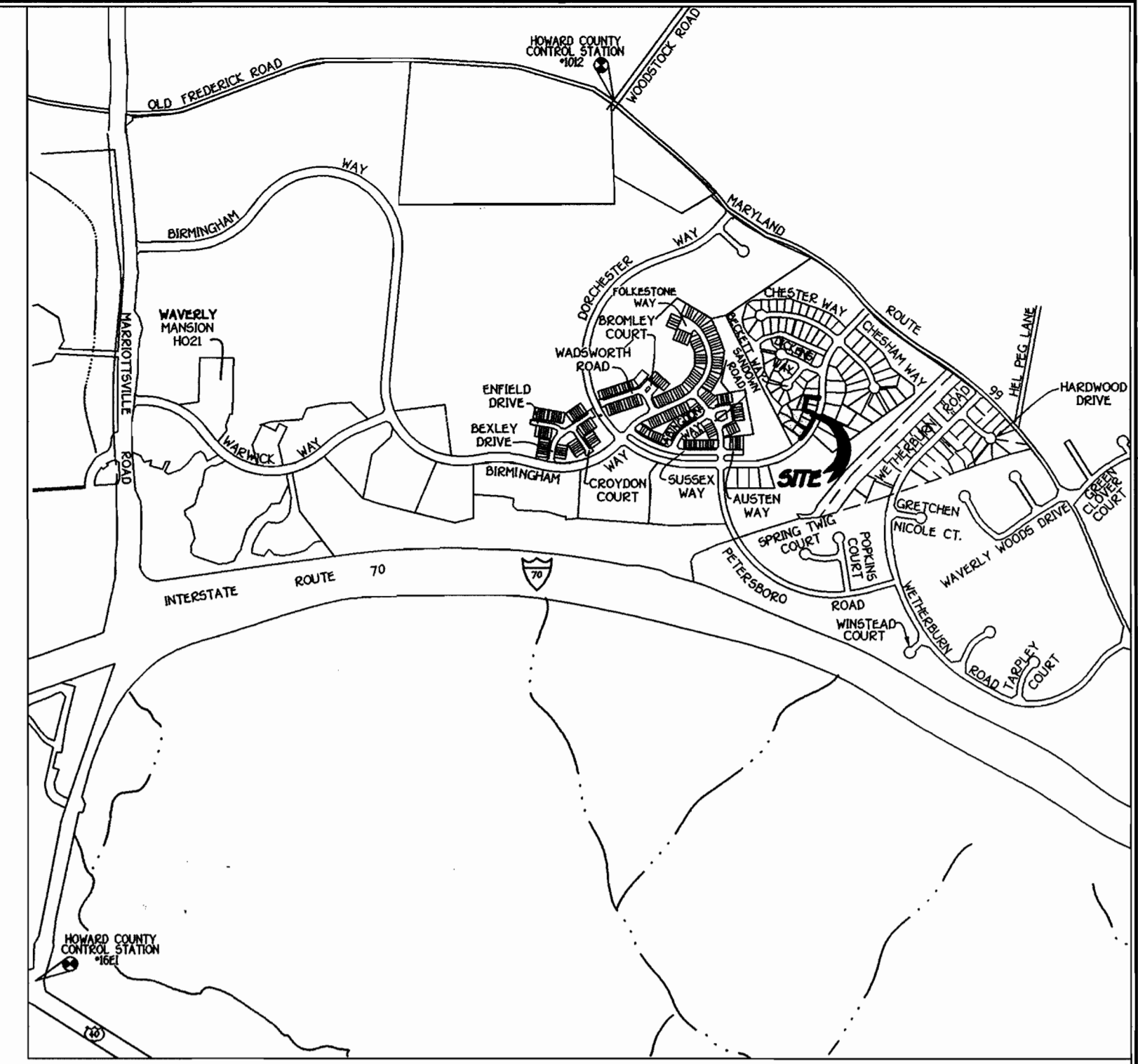


LOT INFORMATION

LOT NUMBER	AREA	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. * PROPERTY LINE (S.H.C.)
103	9899 Sq.Ft.	1052Q DORCHESTER WAY	466.83	462.35
104	8295 Sq.Ft.	10522 DORCHESTER WAY	466.62	463.72
105	7293 Sq.Ft.	1053Q DORCHESTER WAY	479.27	474.39
106	7157 Sq.Ft.	10534 DORCHESTER WAY	479.94	475.28
107	8657 Sq.Ft.	10538 DORCHESTER WAY	472.26	467.70
108	8906 Sq.Ft.	10542 DORCHESTER WAY	466.72	462.38
109	8372 Sq.Ft.	10546 DORCHESTER WAY	468.20	463.34
110	7413 Sq.Ft.	10550 DORCHESTER WAY	467.99	463.43
111	7378 Sq.Ft.	10554 DORCHESTER WAY	475.98	471.14

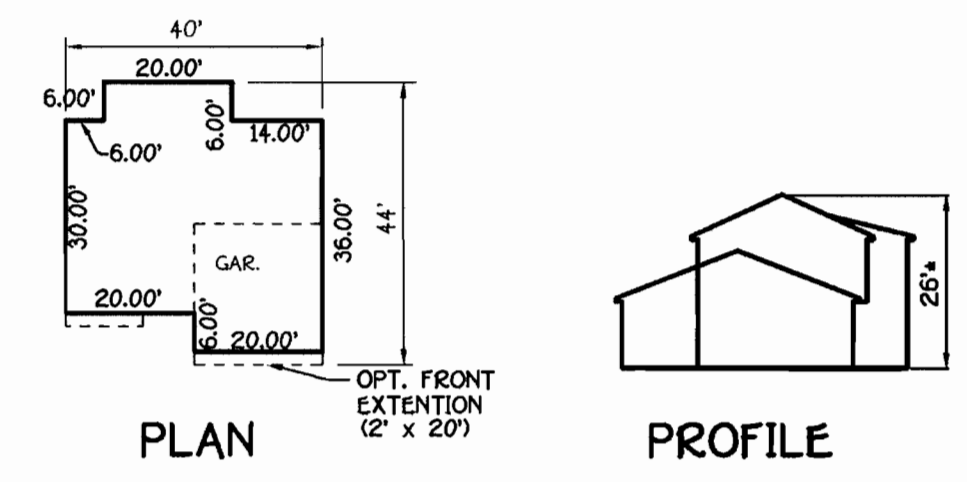
LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+ 624	SPOT ELEVATION
SF	SILT FENCE
SSF	SUPER SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
⊙	PROPOSED WALKOUT
---	SILT FENCE
-X-X-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
(T)	EXISTING STREET TREE

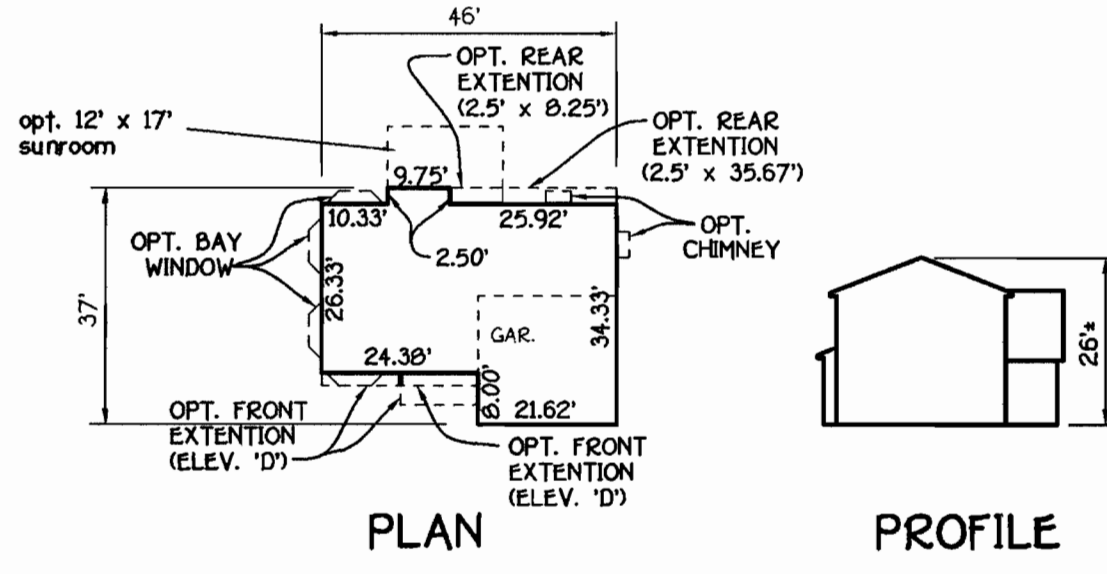


VICINITY MAP
SCALE: 1" = 200'

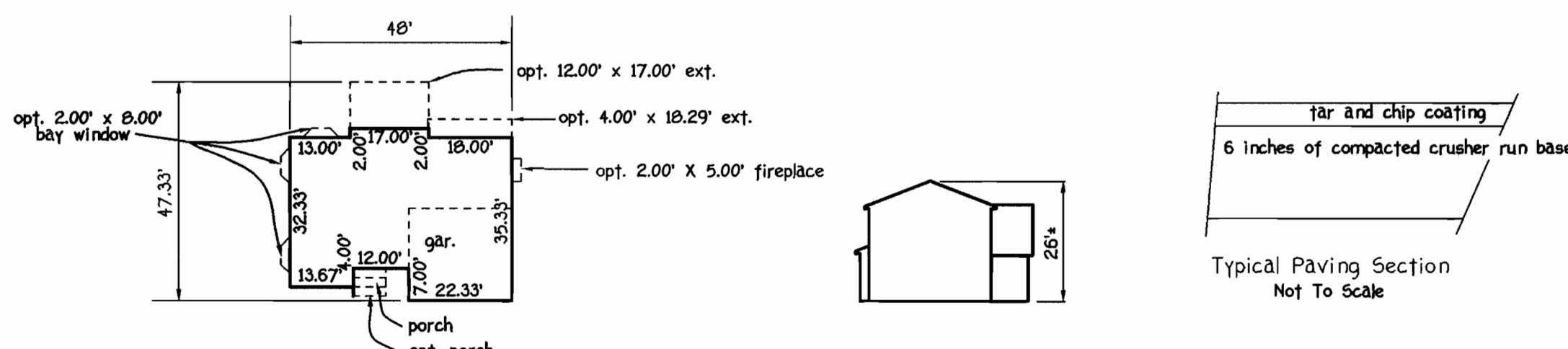
- GENERAL NOTES:**
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1889 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F 98-88 P 97-09, S 94-07 and F01-49
 - BOUNDARY SURVEY PERFORMED BY: FISHER COLLINS AND CARTER INC. ON OR ABOUT AUGUST, 1999
 - TOPOGRAPHY TAKEN FROM ROAD DRAWINGS F 98-88
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT 1012 N 601060.1777
E 1345336.7580
HOWARD COUNTY MONUMENT 176B N 593250.3922
E 1340192.7110
 - ANY DAMAGE TO THE COUNTY'S RIGHT-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-WAYS OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F 98-88 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 20-3876-D AND 24-3636-D
 - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
 - STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER SDP 96-35
 - SITE ANALYSIS DATA:
A. TOTAL PROJECT AREA: 1.683 AC.
B. AREA OF PLAN SUBMISSION: 1.683 AC.
C. LIMIT OF DISTURBED AREA: AC.
D. PRESENT ZONING: R5C PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED D.U.
F. TOTAL NUMBER OF UNITS ALLOWED: 9
G. TOTAL NUMBER OF UNITS PROPOSED: 9
H. NUMBER OF PARKING SPACES REQUIRED: 18
(2 SPACES PER DWELLING UNIT)
I. NUMBER OF PARKING SPACES PROVIDED: 18
J. OPEN SPACE REQUIREMENTS ARE PROVIDED SEE F 98-88
 - Driveway(s) shall be constructed prior to residential occupancy to ensure safe access for fire and emergency vehicles per the following minimum requirements:
a) Width- 12 feet 04 feet serving more than one residence.
b) Surface- inches of compacted crusher run base with tar and chip coating.
c) Geometry- Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
d) Structures (culvert/ bridges) - Capable of supporting 25 gross tons (H25 loading).
e) Drainage elements- Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
f) Structure clearances- minimum 12 feet.
g) Maintenance- Sufficient to insure all weather use.
 - THIS PLAN IS SUBJECT TO WAIVER PETITION * WP-95-23 FROM SECTION 16.116.a.1 & 16.116.a.2 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH RESTRICTS GRADING AND REMOVAL OF VEGETATIVE COVER FROM WETLANDS AND STREAM BUFFER AND FROM SECTION 16.116.b. WHICH RESTRICTS GRADING OF STEEP SLOPES OF 25% OR GREATER AND SECTION 16.115.a. WHICH RESTRICTS DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN. (SEE GENERAL NOTE NO. 23)
 - Forest conservation obligation has been met under F98-88 Section 6, GTW's Waverly Woods
 - Landscaping for lots 103 through 112 is provided in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Landscape surety in the amount of \$100,000 has been posted with the developer agreement for water and sewer.
 - Contractor to use Howard County Standard Detail R6.01 Residential Driveway Entrance.



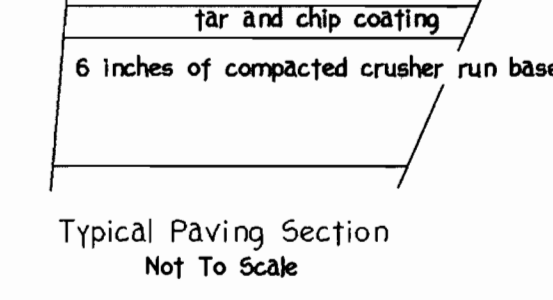
CHANDLER
PLAN PROFILE



BELVEDERE
PLAN PROFILE



ZACHARY
PLAN PROFILE



Typical Paving Section
Not To Scale

SHEET INDEX

Sheet No.	Description
1	Site Development Plan
2	Detail Sheet

ENGINEER'S CERTIFICATE
I certify that this plan for sediment and erosion 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 L. Lillis* 11/20/00 Date

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that 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 Cheover* 11/20/00 Date

Reviewed for HOWARD SCD and meets Technical Requirements.
Jan Mayes 2/22/01 Date
Linda-Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John R. Kuntz 2/22/01 Date
Howard SCD

OWNER/DEVELOPER
RYAN HOMES
OWINGS MILLS COMMERCE CENTER
11460 CROWCROFT DRIVE
SUITE 128
OWINGS MILLS, MARYLAND 21117

APPROVED: DEPARTMENT OF PLANNING AND ZONING
David H. Smith 2/22/01 Date
Director - Department of Planning and Zoning
Charles H. Hester 2/22/01 Date
Chief, Division of Land Development
William J. ... 2/22/01 Date
Chief, Development Engineering Division

SUBDIVISION: GTW'S WAVERLY WOODS SECTION: 6 LOT NOS.: 103-111
PLAT NO.: 14-25-5 ZONE: R5C TAX/ZONE: 16 ELEC. DIST.: THRD CENSUS TR.: 6030
WATER CODE: H05 SEWER CODE: 9993000

SITE DEVELOPMENT PLAN
GTW'S WAVERLY WOODS
SECTION 6
LOTS 103-111
TAX MAP No: 16 PARCEL No: 20
THIRD ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST, 2000
SHEET 1 OF 2

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 20428
410-461-3999
LIBRARY/SOP/SINGLE LOT SDP BASE



K:\Drawings\3\30685 GTW Section 11\SDP\30685SDP.dwg Mon Nov 20 07:30:33 2000 \\landdev2.wkt