

		CURVE	DATA	CHA	RT		
No.	STARTING STATION	ENDING STATION	RADIUS	LENGTH	DELTA	TANGENT	CHORD
<u>C1</u>	0+00.00	0+31.65	114.00	31.65'	15°54'19"	15.93'	5 Ø3°31'14" E 31.54'
C2	0+52.92	1+04.90	300.00	51.98'	09°55'37"	51.91'	5 70°36'15" E 51.91'
C3	0+00.00	0+41.99	114.00'	41.99'	21°06'14"	21.24'	5 77°58'29" W 41.75'
C4	0+57.57	3+15.96	574.00'	258.39'	25°47'31"	131.42'	5 44°05'24" W 256.21'
<u>C5</u>	3+15.96	3+24.92	100.00'	8.96'	05°08'10"	4.48'	5 54°25'04" E Ø.96'
C6	3+24.92	3+64.13	100.00'	39.20'	22°27'40"	19.86'	5 63°04'50" E 38.95'
⟨c7\	0+14.66	0+35.07	35.00'	20.42'	33°25'12"	10.51	N 01°01'16" W 20.13'
CB	0+12.53	0+27.71	150.00	15.18'	05°47'57"	7.60'	5 24°28'49" W 15.18'

	LEGEND	SHEET INDEX					
SYMBOL	DESCRIPTION	SHEET NO.	DESCRIPTION				
	EXISTING CONTOUR 2' INTERVAL	1	TITLE SHEET, BUILDING FOOTPRINTS				
		2	PLAN VIEW; SITE IMPROVEMENT PLAN				
	EXISTING CONTOUR 10' INTERVAL	3	HANDICAP DETAIL PLAN				
	PROPOSED CONTOUR 2' INTERVAL	4	GRADING PLAN / SEDIMENT & EROSION CONTROL				
	PROPOSED CONTOUR 10' INTERVAL	5	PRIVATE STORM DRAIN PROFILES & ROOF LEADERS				
+ 624	SPOT ELEVATION	. 6	STORM DRAIN DRAINAGE AREA MAP				
-5F5F-	SILT FENCE	7	DETAIL SHEET				
FF	FIRST FLOOR ELEVATION	8	DETAIL SHEET, LIGHTING DETAIL				
8E	BASEMENT ELEVATION	9	PRIVATE SEWER MAIN & WATER MAIN PROFILES				
	-	10	LANDSCAPING AND LIGHTING PLAN				
₩ 9	PROPOSED WALKOUT	11	TRAFFIC CONTROL PLAN				
~	DRAINAGE AREA						
-xx -	TREE PROTECTION						
\sim	EXISTING TREE LINE		_				
L.O.D.	LIMIT OF DISTURBANCE						

EXISTING STREET TREE

X:\Drawings 4\40362 Waverly Gardens Sr. Housing\SOP\40362 Sheet 1 TITLE SHEET.dvg

	STREET LIGHT CHART					
DWG. No.	STREET NAME	STATION	OFF-SET	FIXTURE/POLE TYPE		
2	ENFIELD DRIVE	C.L. 5TA. 14+21	16, F	100-WATT H.P.S. VAPOR "PREMIER" POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.		

TRAF	FIC	CONT	ROL SIGNS	
STREET NAME	C.L. STATION	OFFSET	POSTED SIGN	SIGN CODE
PRIVATE DRIVE	0+28	21' L	5TOP	R1-1



SECTION 13, PARCEL 'C' TAX MAP NO. 16 P/O PARCEL: 424 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND



SITE DEVELOPMENT PLAN

WAVERLY GARDENS

GTW'S WAVERLY WOODS

BUILDING 'A'

PLAN -MAX. ALLOWABLE HEIGHT OF BUILDING IS 52 AS PER ZONING REGULATIONS WITH AN ADDITIONAL SETBACK OF 4' BEYOND THE 30' MIN. REQUIRED SETBACK. THE ROOFTOP IS A GABLE ROOF. (THIS PLAN IS GRANDFATHERED TO THE 1993 ZONING REGULATIONS IN ACCORDANCE WITH SECTION 100. E.(Z).

SCHEMATIC BUILDING PROFILE

SCALE: 1"= 30'

BUILDING DETAILS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING LOT/PARCEL NO. GTW'S WAVERLY WOODS PARCEL 'C' SECTION 13 ZONE TAX MAP NO. ELEC. DIST. CENSUS TR.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS ELLICOTT CITY, MARYLANO 21042

REVISION

C. CROVO, SR. Signature of Engineer DEVELOPER'S CERTIFICATE "I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. Lalso authorize periodic on-site inspection by the Howard Soil

ENGINEER'S CERTIFICATE

accordance with the requirements of the Howard Soil Conservation District."

"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

OWNER/DEVELOPER WAVERLY GARDENS, LLC C/O LAND DESIGN AND DEVELOPMENT ELLICOTT CITY, MARYLAND 21043 (410) 480-9105

Reviewed for HOWARD SCD and meets Technical Requirements.

This development plan is approved for soil erosion and sediment control by

Conservation Service

the HOWARD SOIL CONSERVATION DISTRICT.

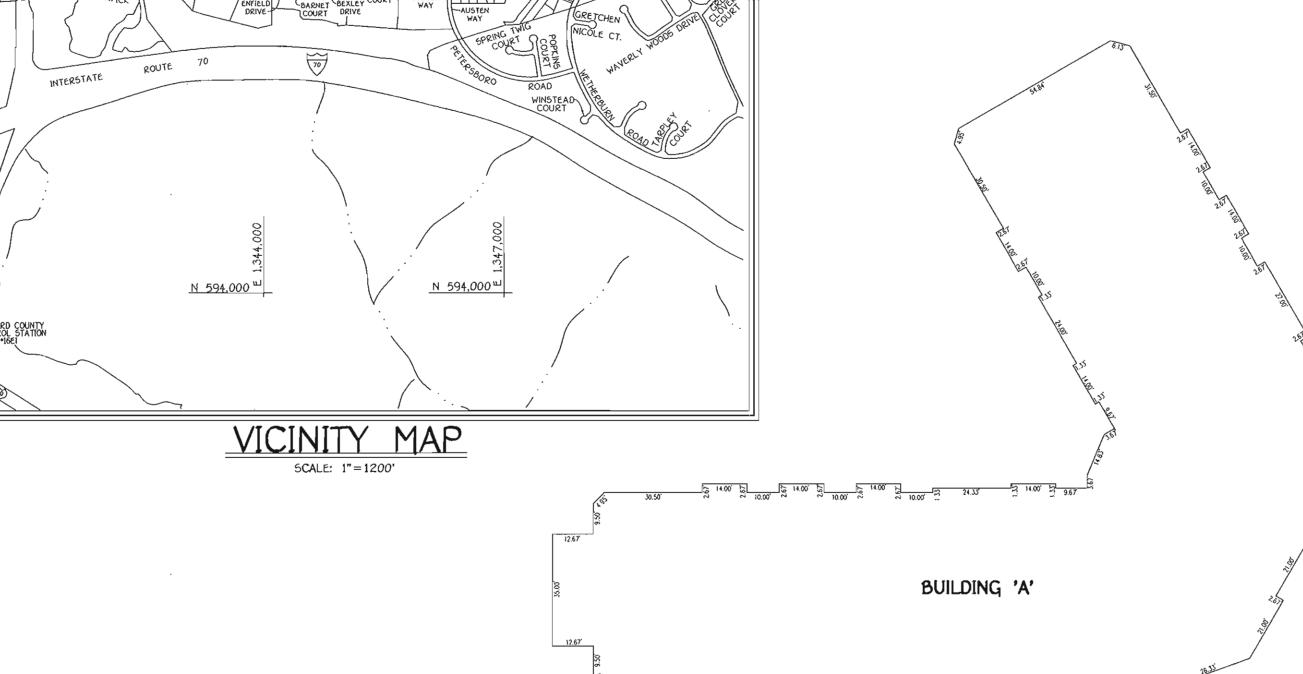
16941 - 16962 POR WATER CODE SEWER CODE 5992000 TITLE SHEET

WAVERLY GARDENS GTW'S WAVERLY WOODS SECTION 13 PARCEL 'C'

TAX MAP No: 16 P/O PARCEL: 424

THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND SCALE: 1" = 30' DATE: OCTOBER 7, 2004

5DP 04-60 SHEET 1 OF 11



17. THE ON-SITE WATER MAIN IS PRIVATE, AND WILL BE CONSTRUCTED UNDER SDP 04-60. THE FIRE HYDRANT ID TO BE BUILT UNDER CONTRACT NO. 24-4174-D. 23. A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. AND A.P.F.O. REGULATIONS WERE COMPLIED WITH AND WAS APPROVED ON OCT. 21, 1993.

* 24. THIS PLAN SHALL BE SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND THE 1993 ZONING REGULATIONS (CB-50-2001).

EXHIBIT 2. 31. THIS DEVELOPMENT IS SUBJECT TO A MODERATE INCOME HOUSING UNIT AGREEMENT AND COVENANTS, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, L. 8732, F. 354.

1 PER 25 SPACES = 4 REQUIRED = 3 PROVIDED 2. VAN ACCESSIBILITY HANDICAP = 2 PROVIDED 3. TOTAL HANDICAP SPACES PROVIDED = 5 TOTAL TOTAL SPACES PROVIDED = 103 TRASH PICKUP NOTES

HANDICAPPED SPACES = 5

GENERAL NOTES:

2. THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES ZB 929-M, 5 94-07, P 97-04, F 97-180, F 95-174, F 04-48, ZB-1003 AND ZB-1037.

6. BOUNDARY SURVEY PERFORMED BY: FISHER COLLINS AND CARTER INC.

7. EXISTING TOPOGRAPHY SHOWN HEREON IS FROM MASS GRADING PLAN

8. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD

9. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED

11. CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION

F. TOTAL NUMBER OF UNITS ALLOWED: 102AS PER ZB-1037-M.

SPACES REQUIRED: 102 SPACES PROVIDED: 103

J. BUILDING COVERAGE OF SITE: 0.53 Ac.+/- (BUILDINGS ONLY)

AT EASIMENT LINE PRIOR TO CONSTRUCTION.

3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1000 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.

4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-000-257-7777

AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.

ON OR ABOUT AUGUST, 1990

COUNTY GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT 1012

HOWARD COUNTY MONUMENT 16E1

AT THE DEVELOPER'S EXPENSE.

A. TOTAL PROJECT AREA: 2.322 AC.+

B. AREA OF PLAN SUBMISSION: 2.322 AC.+ C. LIMIT OF DISTURBED AREA: 2.322 AC.

G. TOTAL NUMBER OF UNITS PROPOSED: 102 H. NUMBER OF PARKING SPACES REQUIRED:

12. SITE ANALYSIS DATA:

D. PRESENT ZONING: POR

1. SUBJECT PROPERTY ZONED POR PER ZB-1003, APPROVED BY THE ZONING BOARD ON JULY 2, 2001.

E 1345336.7580

E. PROPOSED USE FOR SITE AND STRUCTURES: SENIOR HOUSING CONDOMINIUM CENTER (BUILDING A)

47 OUTSIDE PARKING SPACES-(THREE 3 HANDICAP) 56 INSIDE PARKING SPACES-(TWO 2 HANDICAP)

I. NUMBER OF PARKING SPACES PROVIDED: 103 TOTAL (FOR THIS PLAN)-90 COMMON - 5 HDCP.

13. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16,124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE

15. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST 1:DITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF

14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF

16. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

18. THE SEWER MAIN SHOWN IN PARCEL 'C' IS PRIVATE.

UNDER 1-97-180, AND AMENDED UNDER F-04-50.

GTW. SECTION 13 ROADWAY PLANS F-04-50.

30. ZONING BOARD CASE HISTORY:

26. ALL WATER METERS TO BE LOCATED INSIDE THE BUILDING.

ANI) ORDER APPROVED ON MARCH 22, 1993.

FOLLOWING CONDITIONS:

27. TEMPORARY STORM WATER MANAGEMENT IS PROVIDED FOR UNDER

A. 101 UNITS ARE ALLOCATED TO MODERATE INCOME HOUSING.

24-3859 D AND 24-3601-D, AND F 97-180. 21. THERE IS NO FLOOD PLAIN LOCATED ON THIS SITE. 22. THERE ARE NO WETLANDS LOCATED ONSITE.

K. BUILT OUT SITE (AREA OF BUILDING & PAVING) 0.53 + 0.69 = 1.22 %; IMPERVIOUS COVER = 53%

REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$20,530.00 FOR 56 SHADE TREES, 42 EVERGREEN TREES AND 101 SHRUBS.

19. STORM WATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED BY THE EXISTING WET POND DESIGN FACILITY CONSTRUCTED AT THE NORTHWEST CORNER OF THE INTERSECTION OF DORCHESTER WAY AND MARYLAND ROUTE 99 IN OPEN SPACE LOT 21, SECTION 4, AREA 2, GTW'S WAVERLY WOODS (F-95-174).

20. THE LOCATIONS OF EXISTING UTILITIES ARE BASED ON CONTRACT NOs. 24-3600-D, 24-4174-D,

25. THIS PLAN HAS HAD FOREST CONSERVATION REQUIREMENTS SUBMITTED AND APPROVED

28. THE EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS. 29. THE UNIT BREAKDOWN OF THE UNITS FOR MODERATE INCOME HOUSING ARE AS FOLLOWS:

B. 30 UNITS ARE ASSOCIATED WITH ZONING BOARD CASE ZB 929-M AND ARE ZONED RA-15. C. 35 UNITS ARE ASSOCIATED WITH ZONING BOARD CASE ZB 1027-M AND ARE ZONED PSC. D. 36 UNITS ARE ASSOCIATED WITH ZONING BOARD CASE ZB 1010-M AND ARE ZONED PSC.

A. ZB CASE NO. 929M REZONED 602.10 ACRES OF R ZONED PROPERTY TO 372.15 ACRES PEC (PLANNED EMPLOYMENT CENTER); 8.50 ACRES B-1 (BUSINESS: LOCAL); 82.75 ACRES R-20 (RESIDENTIAL SINGLE); 60.50 ACRES R-SC (RESIDENTIAL: SINGLE CLUSTER); 107.60 ACRES R-SA-0 (RESIDENTIAL: SINGLE ATTACHED); 42.60 ACRES R-A-15 (RESIDENTIAL: APARTMENTS) BY DECISION

B. ZB CASE NO. 1027M REZONED 151.3 ACRES OF PEC (PLANNED EMPLOYEMENT CENTER) TO PSC (PLANNED SENIOR COMMUNITY) BY DECISION AND ORDER APPROVED ON JUNE 18, 2003. C. ZB CASE NO. 1010M REZONED 53.97 ACRES OF PEC (PLANNED EMPLOYEMENT CENTER) TO PSC (PLANNED SENIOR COMMUNITY) BY DECISION AND ORDER APPROVED ON JUNE 19, 2002. D. ZB CASE NO. 1037 APPROVED ON OCTOBER 4, 2004, APPROVED THE ADDITIONAL DENSITY FOR THE SOLE PURPOSE OF MEETING THE REQUIREMENT FROM ZONING BOARD CASE Nos. 1010M AND 1027M THAT THE PETITIONER PROVIDE 10% OF THE TOTAL DENSITY OF THOSE DEVELOPMENTS

AS MILHUS. THE TOTAL NUMBER OF UNITS ALLOWED ON PARCEL "C" WAS INCREASED FROM 60 to 102. APPROVAL IS SUBJECT TO THE

1.) THE PETITIONER SHALL WORK WITH HOWARD COUNTY TO PROVIDE SAFE PEDESTRIAN ACCESS TO THE SHOPPING CENTER.

2) THE DEVELOPMENT SHALL BE CONSTRUCTED TO ACHIEVE THE "LEED" CERTIFIED SILVER STANDARDS SET FORTH IN APPLICANT'S

102 AGE RESTRICTED CONDOMINIUM UNITS 1 PARKING SPACE PER UNIT (REQUIRED)

NOTE: THE GARAGE SPACES WILL BE FREE AND ACCESSIBLE TO ALL RESIDENTS OF THE COMPLEX.

E 1340192.7110

10. THIS PLAN IS FOR BUILDING SITTING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION.

AND / OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3640-D.

FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-95-173 & F-96-179

N 593250.9322 ELEV. = 509.924

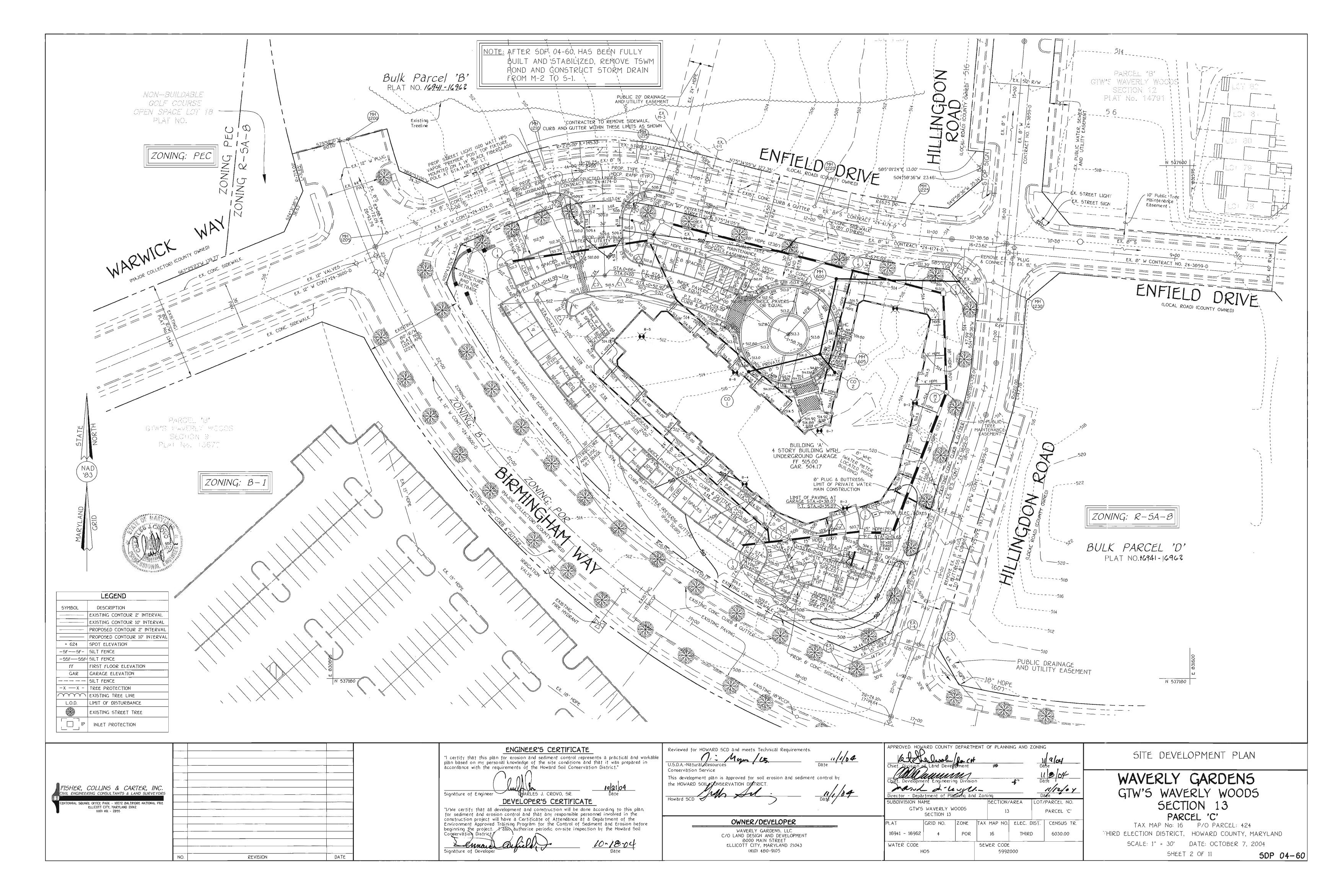
A. Howard County or its Contractors will not be liable for repairs or damage to the roadway, pavement, etc. to the private roads in this development.

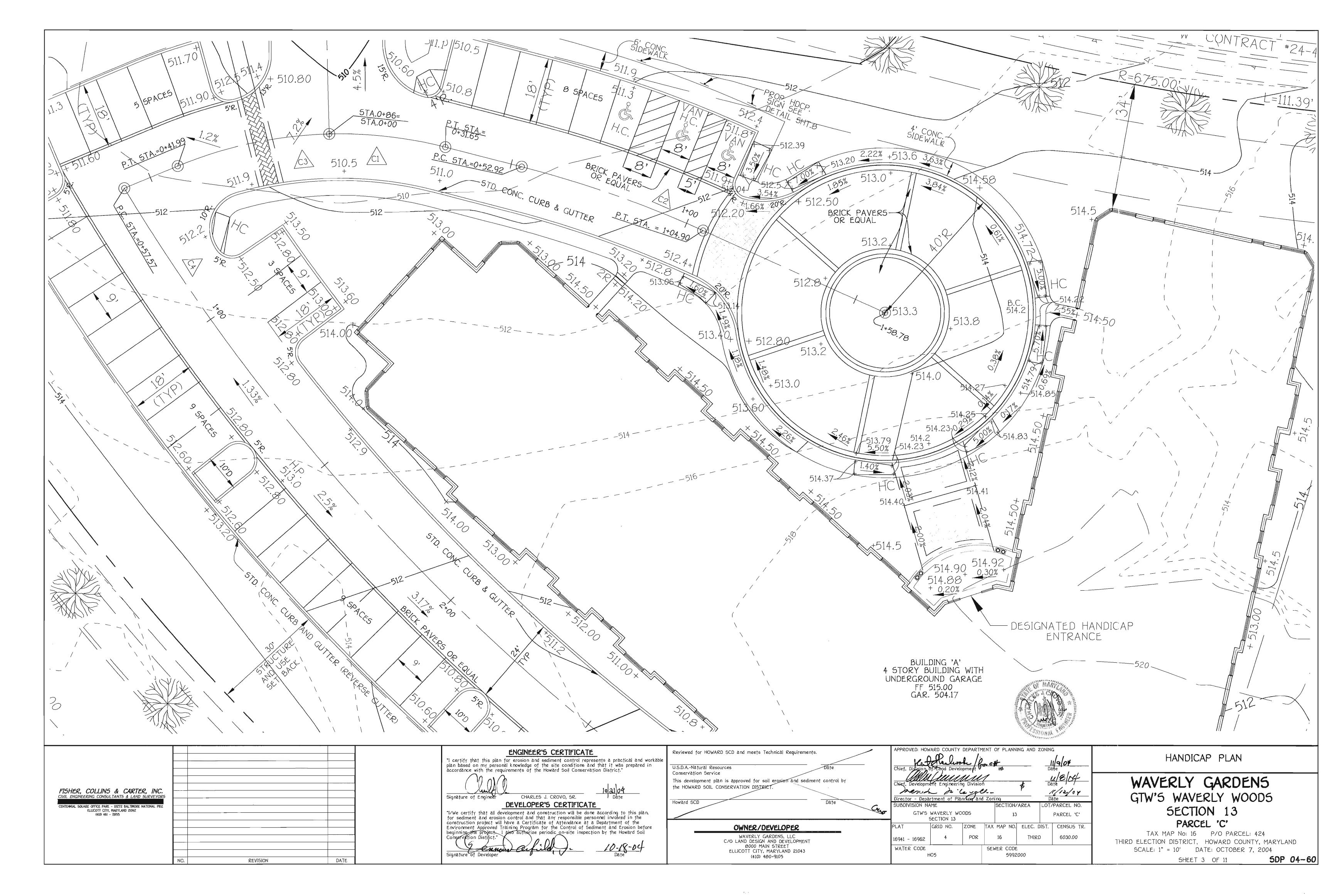
PARKING SPACE TABULATION

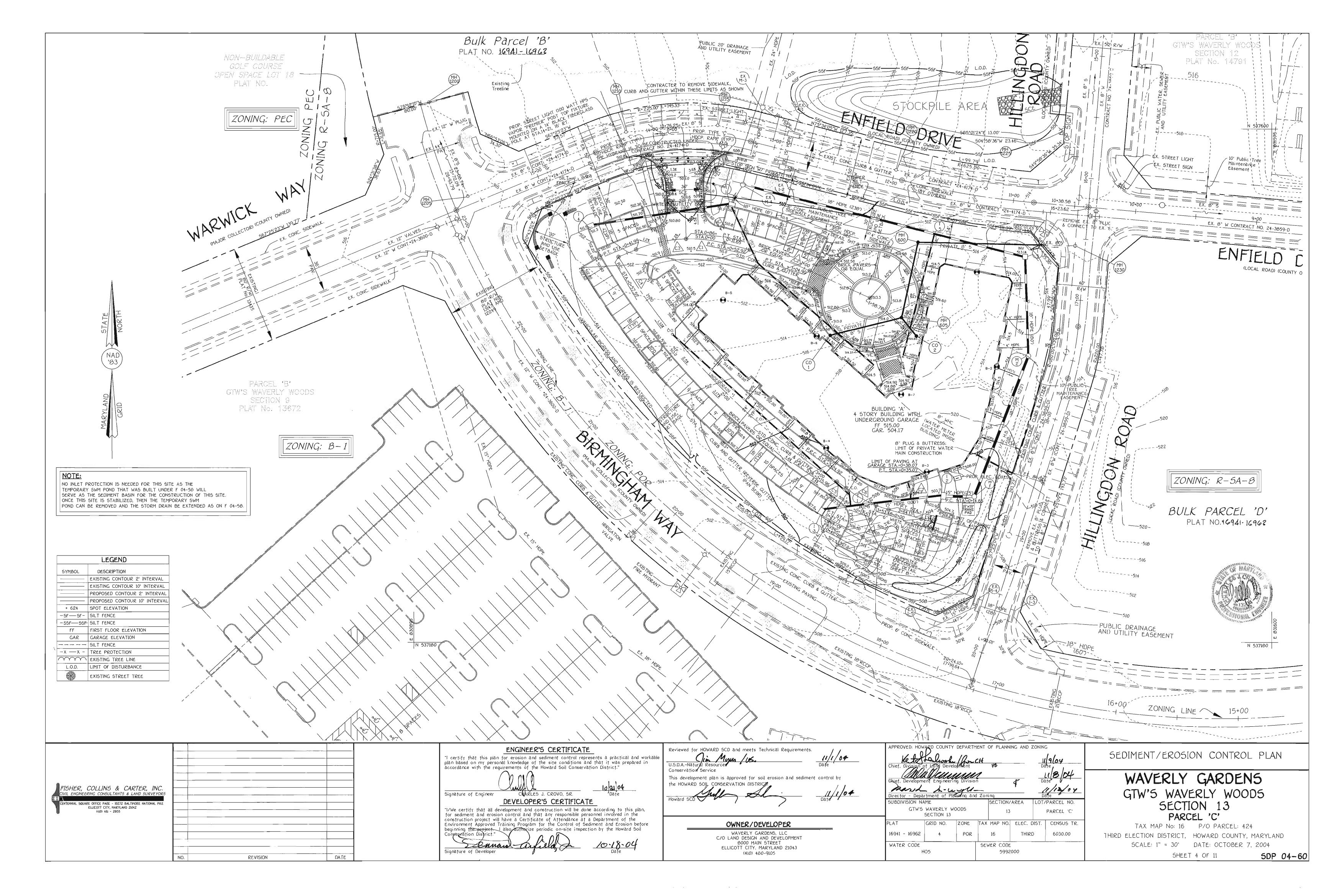
COMMON PARKING SPACES = 98

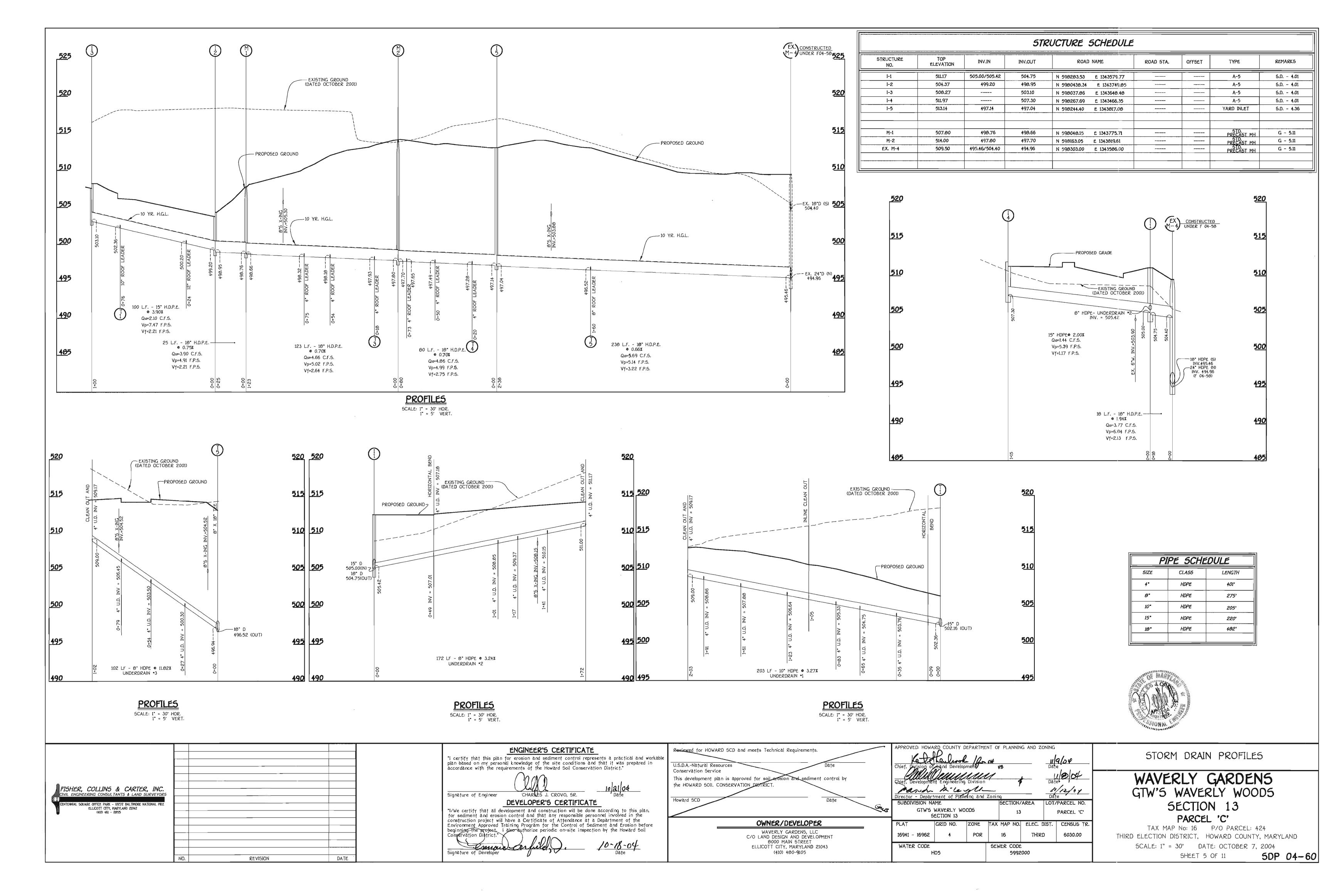
B. Proper snow and ice removal must be maintained through the winter months to allow safe access for the collection vehicles. Improper snow or ice removal will result in missed trash or recycling collections.

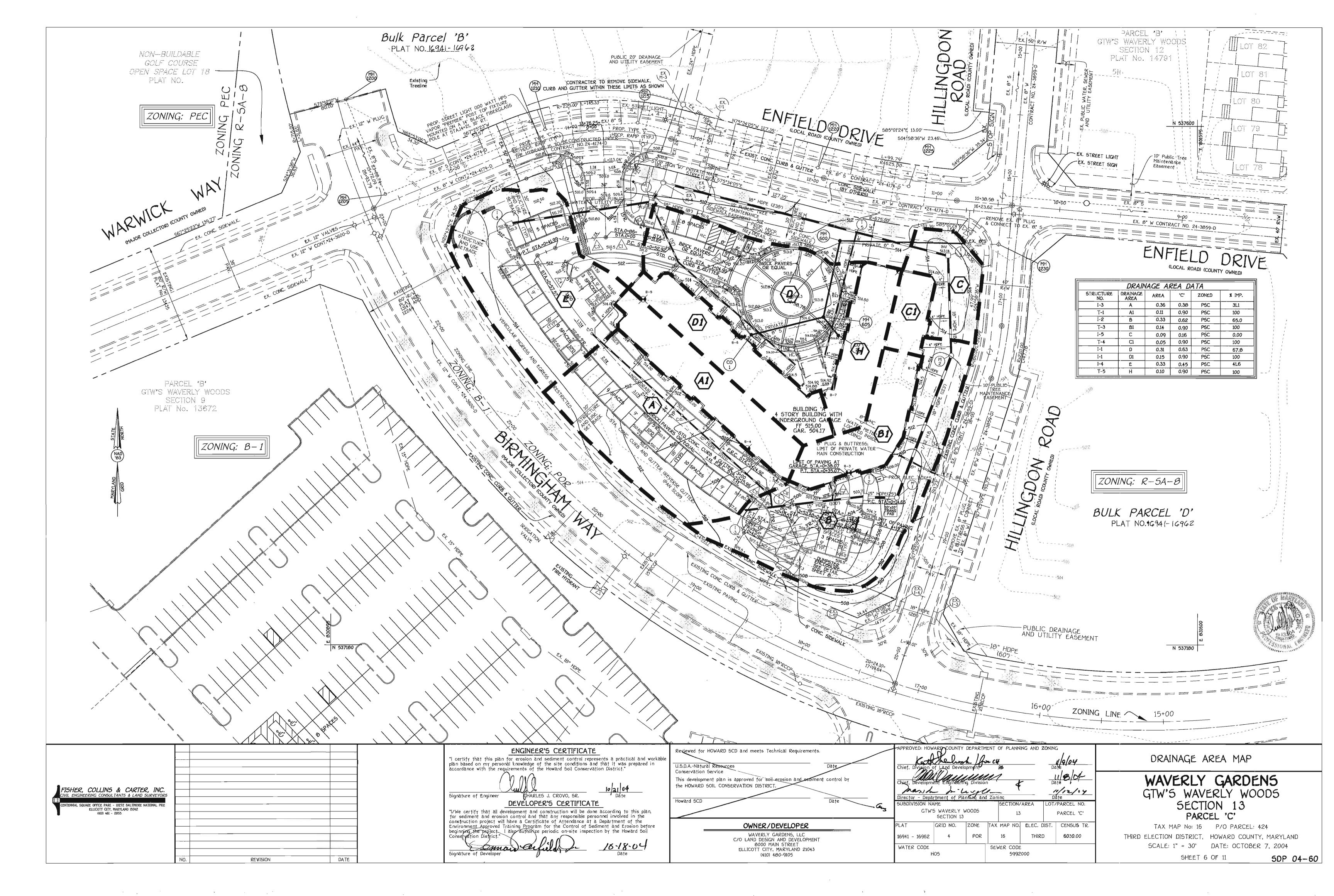
ADDRESS CHART PARCEL NUMBER STREET ADDRESS 10801 ENFIELD DRIVE



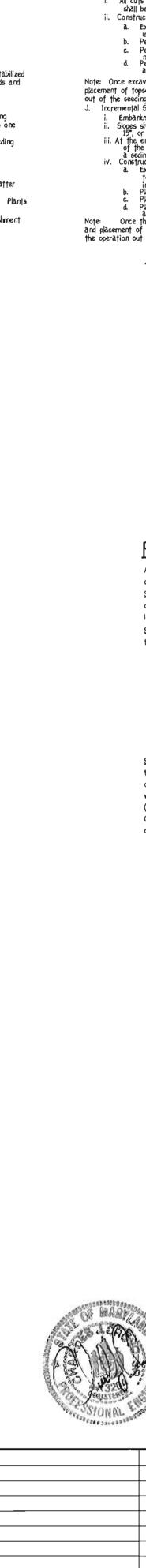








20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION DEFINITION Using vegetation as cover for barren soil to protect it from forces that cause erosion PURPOSE Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilize with vegetation, the soil is less likely to erode and more likely to allow infiltration of raintall, thereby reducing sediment loads and run-off to downstream areas, and improving wildlife habitat and visual resources. CONDITIONS WHERE PRACTICE APPLIES This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration Olup to one year), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are temporary Soil Stockpikes, cleared areas being left idle between construction phases, earth dikes, etc. and for Permanent Seeding are lawns, dams, cut and fill slopes and other areas at final grade, former stockpike and staging areas, etc. EFFECTS ON WATER QUALITY AND QUANTITY Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration evaporation, transpiration, percolation, and groundwater recharge. Vegetation, over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone. Sediment control devices must remain in place during grading, seedbed preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters. SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS Install erosion and sediment control structures (either temporary of permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins. ii. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding. iii. Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed area over 5 acres. B. Soil Amendments (Fertilizer and Lime Specifications) Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses. ii. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warrantee iii. Lime materials shall be ground limestone (hydrated or burnt lime may be substituted) which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a *100 mesh sieve and 98-100% will pass through a *20 mesh sieve. 1. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means. Seedbed Preparation i. Temporary Seeding a. Seedbed preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rolled or dragged smooth, but left in the roughened condition. Sloped areas (greater than 3-1) should be tracked leaving the surface in an irregular condition with ridges b. Apply fertilizer and lime as prescribed on the plans. c. In corporate lime and fertilizer into the top 3-5° of soil by disking or other suitable means. ii. Permanent Seeding a. Minimum soil conditions required for permanent vegetative establishment: 1. Soil ph shall be between 6.0 and 7.0. Soluble salts shall be less than 500 parts per million (ppm). The soil shall contain less than 40% clay, but enough fine grained material 030% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if lovegrass of serecia lespedezas is to be planted, then a sandy soil (30% si plus clay) would be acceptable. Soil shall contain 15% minimum organic matter by weight. Soil must contain sufficient pore space to permit adequate root penetration If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil b. Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit bonding of the toosoil to the surface area and to create horizontal erosion check slots to prevent toosoi to the surface area and to create horizontal erosion check slots to prevent topsoil from Apply soil amendments as per soil test or as included on the plans. Mix soil amendments into the top 3-5" of topsoil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed and application. Where site conditions will not permit normal seedbed preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-3" of soil should be loose and friable. Seedbed loosening may not be necessary on newly disturbed areas. All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of sowing such material on this job. Note: Seed tags shall be made available to the inspector to verify type and rate of seed used. ii. Inoculant - The inoculant for treating legume seed in the seed mixtures shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the date indicated on the comainer. Add fresh inoculant as directed on package. Use four times the ecommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible intil used. Temperatures above 75°-80° r. can weaken bacteria and make the inoculant less effective. Methods of Seeding i. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeded, or a cultipacker seeder. If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: nitrogen maximum of 100 lbs. per acre total of soluble nitrogen P205 (phosphorous): 200 lbs/ac; K20 (potassium): 200 lbs/ac. Lime - use only ground agricultural limestone. (Up to 3 tons per acre may be applied hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding. Seed and tertilizer shall be mixed on site and seeding shall be done immediately and ii. Dry Seeding: This includes use of conventional drop or broadcast spreaders. a. Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 265 or 26. The seeded area shall then be rolled with a weighted roller to provide good seed to soil contact. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction. iii. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction. F. Mulch Specifications (In order of preference) Straw shall consist of thoroughly threshed wheat, rye or oat straw, reasonable bright in color, and shall not be musty, moldy, caked, decayed, or excessively dusty and shall be free of noxious weed seeds as specified in the Maryland Seed Law. ii. Wood Cellulose Fiber Mulch (WCFM) a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state. b. WCFM shall be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread shury. c. WCFM, including dye, shall contain no germination or growth inhibiting factors. d. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under aditation and will blend with seed, fertilizer and other additives to form a homogeneous sturry. the mulch material shall form a blotter-like ground cover, on application having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings. WCFM material shall contain no elements or compounds at concentration levels that will be phyto-toxic. f. WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 1.6% maximum and water holding capacity of 90% minimum. Note: Only sterile straw mulch should be used in areas where one species of grass is desired. Mulching Seeded Areas - Mulch shall be applied to all seeded areas immediately after seeding. If grading is completed outside of the seeding season, much along shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications. ii. When straw mulch is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Mulch shall be applied to a uniform loose depth of between 1° and 2°. Mulch applied shall achieve a uniform distribution and depth so that the soil surface is not exposed. If a mulch anchoring tool is to be used, the rate should be increased to 2.5 tons/acre. iii. Wood cellulose fiber used as a mulch shall be applied at a net dry weight of 1,500 lbs. per acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lb of wood cellulose fiber per 100 gallons of water. Securing Straw Mulch (Mulch Anchoring): Mulch anchoring shall be performed immediately following mulch application to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon size of area and erosion hazard i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. It used on sloping land, this practice should be used on the comfour if possible. ii. Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 pounds/acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water. iii. Application of liquid binders should be heavier at the edges where wind catches much, such as in valleys and crest of banks. The remainder of area should be appear uniform after binder application. Synthetic binders - such as Acrylic DLR (Agro-Tack), DCA-70 Petroset, Terra Tax Terra Tack AR or other approved equal may be used at rates recommended by the anufacturer to anchor mulch. iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' feet wide and 300 to 3,000 feet long.



I. Incremental Stabilization - Cut Slopes All cuts slopes shall be dressed, prepared, seeded and mulched as the work progresses. Slopes shall be excavated and stabilized in equal increments not to exceed 19 ii. Construction sequence (Refer to Figure 3 below): a. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to convey runoff from the excavation.
 b. Perform Phase I excavation, dress, and stabilize. Perform Phase 2 excavation, dress and stabilize. Overseed Phase 1 areas as d. Perform final phase excavation, dress and stabilize. Overseed previously seeded Note: Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation of completing the operation out of the seeding season will necessitate the application of temporary stabilization J. Incremental Stabilization of Embankments - Fill Slopes Embankments shall be constructed in lifts as prescribed on the plans. ii. Slopes shall be stabilized immediately when the vertical height of the multiple lifts reaches

15°, or when the grading operation ceases as prescribed in the plans.

iii. At the end of each day, temporary berms and pipe slope drains should be constructed along the top edge
of the embankment to intercept surface runoff and convey it down the slope in a non-crosive manner to of the embarkment to infercept surface runoft and convey it down the slope in a non-erosive a sediment trapping device.

Construction sequence: Refer to figure 4 (below).

a. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to divert runoff around the fill. Construct slope silt fence on low side of fill as shown in figure 5, unless other methods shown on the plans address this area.

b. Place Phase 1 embarkment, dress and stabilize.

c. Place Phase 2 embarkment, dress and stabilize.

d. Place first page embarkment, dress and stabilize. Place final phase embankment, dress and stabilize. Overseed previously seeded Note: Once the placement of till has begun the operation should be continuous from grubbing through the completion of and elacement of toosoil (if required) grading and permanent seed and mulch. any interruptions in the operation or completing 7) SITE ANALYSIS: the operation out of the seeding season will necessitate the application of temporary stabilization TEMPORARY SEEDING NOTES Apply to groded or cleored oreos likely to be redisturbed where o short-term vegetative cover is needed. Seedbed Preparation: Loosen upper three inches of soil by raking discing or other occeptable means before seeding, if not previously Soil Amendments: Apply 600 lbs, per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.). Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per ocre of onnuol rye (3.2 lbs. per 1000 sq.ft.). For the period Moy 1 thru August 14, seed with 3 lbs. per ocre of weeping lovegross (0.07 lbs. per 1000 sq.ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchared strow mulch and seed as soon as possible in the spring, or use sod. Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately ofter seeding. Anchor mulch immediately after application using mulch onchoring tool or 218 got, per acre (5 got, per 1000 sq.ft.) of emulsified asphalt on flot areas. On slopes, 8 ft. or higher, use 347 gol. per acre (8 gol. per 1000 sq.ft.) for anchoring. Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rote and methods not covered. PERMANENT SEEDING NOTES Apply to groded or cleared areas nat subject to immediate further disturbance where a permanent long-lived vegetative cover is needed. Seedbed Preparation: Loosen upper three inches of soil by roking. discing or other acceptable means before seeding, if not previously Soil Amendments: In lieu of soil test recommendations, use one of the following schedules: 1) Preferred - Apply 2 tons per acre delemitic limestone (92 lbs. per 1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.) before seeding. Horrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per ocre 30-0-0 ureaform fertilizer (9 lbs. per 1000 sq.ft.). 2) Acceptoble - Apply 2 tons per ocre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per ocre 10-10-10 fertilizer (23 lbs. per 1000 sq.ft.) before seeding. Horrow or disc into upper three inches of soil. Seeding: For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs, per ocre (1.4 lbs, per 1000 sq.ft,

*-CONTRACTOR TO UTILIZE THE TEMPORARY SWM POND CONSTRUCTED UNDER F 04-58 TO FUNCTION AS SEDIMENT BASIN. ONCE THIS SITE IS STABILIZED. THE EXISTING TOWN POND CAN BE REMOVED AND THE STORM DRAIN SYSTEM SHALL BE CONSTRUCTED AS SHOWN ON F04-58. STABILIZE THE AREA OF THE TSWM POND AND COMPACT THE GROUND TO AT LEAST 95% COMPACTION. 3) Seed with 60 lbs. per acre Kentucky 31 Toll Fescue and mulch with 2 tons per ocre well onchored straw. Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted smoll grain strow immediately ofter seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 goi, per ocre (5 gal. per 1000 sq.ft.) af emulsified asphalt on flat oreos. On slopes, 8 ft. or higher, use 347 gol. per ocre (8 gol.

of Kentucky 31 Toll Fescue. For the period Moy 1 thru July 31, seed with 60 lbs. Kentucky 31 Toll Fescue per ocre and 2 lbs. per ocre (0.05 lbs. per 1000 sq.ft.) of weeping lovegrass. During the period October 16 thru February 28, protect site by one of the following 1) 2 tons per acre of well-anchored mulch strow and seed as soon os possible in the spring. MOUNTABLE BERM (6" MIN.) - 50' MINIMUM EXISTING PAVEMENT //8///8///8 - EARTH FILL ** GEOTEXTILE CLASS 'C' PIPE AS NECESSARY OR BETTER MINIMUM 6" OF 2"-3" AGGREGATE OVER LENGTH AND WIDTH OF EXISTING GROUND STRUCTURE STANDARD SYMBOL PROFILE ##SCE## * 50' MINIMUM LENGTH PAVEMENT MINIMUM PLAN VIEW Construction Specification 1. Length - minimum of 50' (*30' for single residence lot). 2. Width - 10' minimum, should be flared at the existing road to provide a turning 3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing atome. **The plan approval authority may not require single family 4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the 5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a

mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required. Location - A stabilized construction entrance shall be located at every point

where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

OPSOIL NOTES

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

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

This practice is limited to areas having 2:1 or flatter slopes where: a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth. b. The soil material is so shallow that the rooting zone is not deep enough to support plants or

furnish continuing supplies of moisture and plant nutrients. c. The original soil to be vegetated contains material toxic to plant growth. d. The soil is so acidic that treatment with limestone is not feasible. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1

shall have the appropriate stabilization shown on the plans. ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER Construction and Material Specifications Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth

in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-5CS in cooperation with Maryland Agricultural Experimental Station. Topsoil Specifications - Soil to be used as topsoil must meet the following: i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 11/2" in diameter.

8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING (SDP 04-80) 23,227 CU. YDS. ii. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified. iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of toosoil. Lime shall be distributed uniformly over designated areas and worked into the soil

> in confunction with tillage operations as described in the following procedures For sites having, disturbed areas under 5 acres: i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following: a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 60 sufficient lime shall be perscribed to raise the pH to 65 or higher b. Organic content of topsoil shall be not less than 1.5 percent by weight. c. Topsoil havina soluble salt content greater than 500 parts per million shall not be used. d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials. Note: Topsoil substitutes or amendments, as recommended by a gualified agranomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

Stabilization - Section I - Vegetative Stabilization Methods and Materials. Topsoil Application i. When topsoiling, maintain needed erosion and sediment control practices such as diversions. Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins. ii. Grades on the areas to be toosoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.

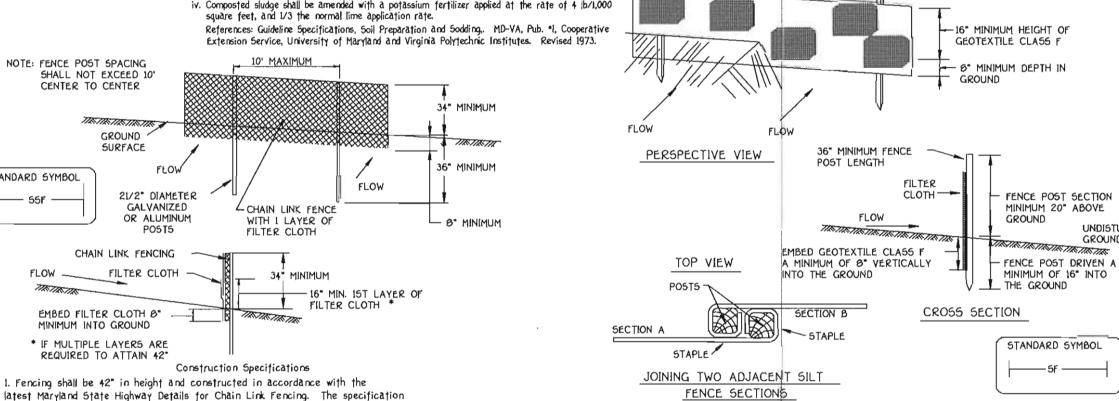
ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative

iii. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seedine can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets. iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when

the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper orading and seedbed preparation. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted studge and amendments may be applied as specified below: i. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06. b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use. c. Composted studge shall be applied at a rate of I ton/1,000 square feet.

iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate. References: Guideline Specifications, Soil Preparation and Sodding. MD-VA, Pub. 1. Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1973.

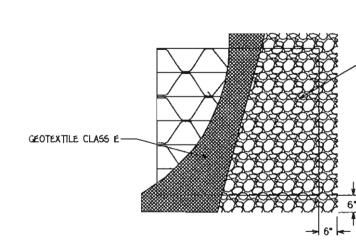


Construction Specifications 1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot. 2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F 50 lbs/in (min.) Test: MSMT 509 Tensile Strength Test: M5MT 509 20 lbs/in (min.) 0.3 gal ft / minute (max.)* Test: M5MT 322 Flow Rate Filtering Efficiency 75% (min.) Test: M5MT 322 3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height. Silt Fence Design Criteria

(Maximum) (Maximum) Silt Fence Length Slope Steepness 5lope Length Flatter than 50: unlimited unlimited 50:1 to 10:1 125 feet 1.000 feet 10:1 †0 5:1 750 feet 5:1 to 3:1 60 feet 500 feet 3:1 to 2:1 40 feet 250 feet 2:1 and steeps Note: In areas of less than 2x slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control

> SILT FENCE NOT TO SCALE



2' MINIMUM LENGTH

TO STORM

STANDARD SYMBOL

OF 2" X 4"

2" X 4" WEIR

3/4 "-1 1/2 " STONE

FILTER CLOTH

~ 2" X 4" ANCHORS

2" X 4" SPACER

Construction Specifications

Attach a continuous piece of wire mesh (30" minimum width by throat length plus

Securely rail the 2" X 4" weir to a 9" long vertical spacer to be located between

2" x 4" to the top of the weir at spacer locations). These 2" x 4" anchors shall

extend across the injet top and be held in place by sandbags or alternate weight.

6. Form the 1/2 " x 1/2 " wire mesh and the geotextile fabric to the concrete gutter and

stone over the wire mesh and geotextile in such a manner to prevent water from

against the face of the curb on both sides of the inlet. Place clean 3/4 " x 1 1/2 "

CURB INLET PROTECTION (COG OR COS INLETS)

36° MINIMUM LENGTH FENCE POST,

DRIVEN A MINIMUM OF 16" INTO

GROUND

2. 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.

4. Place the assembly against the inlet throat and nail (minimum 2' lengths of

5. The assembly shall be placed so that the end spacers are a minimum 1' beyond

7. This type of protection must be inspected frequently and the filter cloth

8. Assure that storm flow does not bypass the inlet by installing a temporary

4") to the 2" x 4" weir (measuring throat length plus 2") as shown on the standard

2" X 4" WEIR

the weir and the inlet face (max. 4' apart).

entering the inlet under or around the geotextile.

and stone replaced when cloqued with sediment.

earth or asphalt dike to direct the flow to the inlet.

both ends, of the throat opening.

10' MAXIMUM CENTER TO

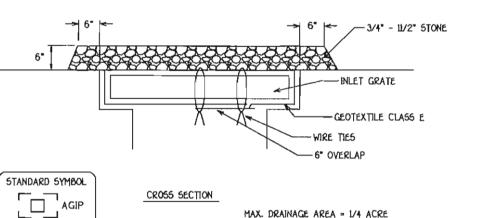
CENTER_

MAX. DRAINAGE AREA = 1/4 ACRE

3/4 *-1 1/2

STONE \

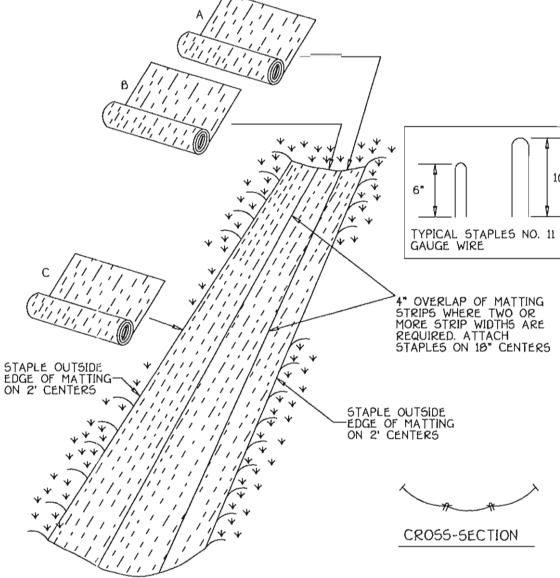
PLAN/CUT AWAY VIEW



Construction Specifications

1 Liff grate and wrap with Geofextile Class E to completely cover all openings. then set grate back in place. 2. Place 3/4" to 11/2" stone, 4"-6" thick on the grate to secure the fabric and provide additional filtration

AT GRADE INLET PROTECTION



Construction Specifications

Key-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. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6". Staple the 4" overlap in the channel center using an 10" spacing

between staples.

Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.

Staples shall be placed 2' apart with 4 rows for each strip. 2 outer rows, and 2 alternating rows down the center. Where one roll of matting ends and another begins, the end of

the top strip shall overlap the upper end of the lower strip by 4",

shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side. The discharge end of the matting liner should be similarly secured with 2 double rows of staples.

Note: If flow will enter from the edge of the matting then the area effected by the flow must be keyed-in

EROSION CONTROL MATTING

FISHER, COLLINS & CARTER, INC. (410) 461 - 2055

DATE

REVISION

ENGINEER'S CERTIFICATE 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."

CHARLES J. CROVO, SR. Signature of Engineer DEVELOPER'S CERTIFICATE

'I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District)

SEDIMENT CONTROL NOTES

DEPARTMENT OF INSPECTIONS, LISCENSES AND PERMITS, SEDIMENT CONTROL

CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.

1) A MINIMUM OF 40 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY

DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855)

2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED

ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN

OLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT

OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 7
CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES,

DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 31, b) 14 DAYS

AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS

PERMANENT SEEDING (SEC. 51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 5

AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE C

THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT

OFFSITE WASTE/BORROW AREA LOCATION: WAVERLY WOODS-COURTYARDS EAST

1.7493 ACRES

0.5455 ACRES

1.2038 ACRES

10 DAYS

NOTE: FENCE POST SPACING

STANDARD SYMBOL

778778

SHALL NOT EXCEED 10

TISTISTISTISTIST &

GROUND <

CHAIN LINK FENCING

EMBED FILTER CLOTH 6"

REQUIRED TO ATTAIN 42"

required except on the ends of the fence.

every 24" at the top and mid section.

Tensile Strength

Tensile Modulus

Filtering Efficiency 75% (min.)

Steepness

0 - 10:1

Flow Rate

by 6" and folded.

Geotextile Class F:

0 - 10%

MINIMUM INTO GROUND

* IF MULTIPLE LAYERS ARE

FILTER CLOTH

21/2" DIAMETER

GAL VANIZED

OR ALUMINUM

for a 6' fence shall be used, substituting 42" fabric and 6' length

4. Filter cloth shall be embedded a minimum of 8" into the ground.

develop in the silt fence, or when silt reaches 50% of fence height

2. Chain link fence shall be fastened securely to the fence posts with wire ties.

The lower tension wire, brace and truss rods, drive anchors and post caps are not

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced

5. When two sections of filter cloth adjoin each other, they shall be overlapped

7. Filter cloth shall be fastened securely to each fence post with wire ties of

staples at top and mid section and shall meet the following requirements for

6. Maintenance shall be performed as needed and silt buildups removed when "bulges"

50 lbs/in (min.)

20 lbs/in (min.)

Design Criteria

SUPER SILT FENCE

NOT TO SCALE

CENTER TO CENTER

AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR

6) ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE

TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR

ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE

APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT

DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL

ID TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE

SEQUENCE OF CONSTRUCTION

INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN

*5. CONSTRUCT PARKING LOT AND ASSOCIATED UTILITIES, STORM DRAIN,

ND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR.

. FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPE

8. REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED

LENGHTS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN

9) ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH

10) ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES,

SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1

CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE 5) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD

4) ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING

GERMINATION AND ESTABLISHMENT OF GRASSES.

AREA DISTURBED AREA TO BE ROOFED OR PAVED

AREA TO BE VEGETATIVELY STABILIZED

TOTAL AREA OF SITE

SAME DAY OF DISTURBANCE.

ROUGH GRADE SITE AND BUILDING PAD

INSTALL TEMPORARY SEEDING

WATER AND SEWER

CONSTRUCT BUILDING

Maintenance : Inspect all seeded greas and make needed repairs.

replacements and reseedings.

BY THE INSPECTION AGENCY IS MADE.

ONE WORKING DAY, WHICHEVER IS SHORTER.

Reviewed for HOWARD SCD and meets Technical Requirements. Conservation Service This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRI

Test: MSMT 509

Test: MSMT 509

Silt Fence Length

(maximum)

Unlimited

1,000 feet

250 feet

0.3 gal/ft /minute (max.) Test: MSMT 322

Slope Length

(maximum)

Unlimited

100 feet

50 feet

OWNER/DEVELOPER WAVERLY GARDENS, LLC C/O LAND DESIGN AND DEVELOPMENT 8000 MAIN STREET ELLICOTT CITY, MARYLAND 21043 (410) 480-9105

APPROVED: HOWARD, COUNTY DEPARTMENT OF PLANNING AND ZONING 1/9/04 Date sent sugle 11/11/04 Director - Department of Planning and Zoning OT/PARCEL NO. ECTION/AREA GTW'S WAVERLY WOODS PARCEL 'C' SECTION 13 TAX MAP NO. ELEC. DIST. ZONE GRID NO. CENSUS TR 16941 POR THIRD 6030.00 WATER CODE SEWER CODE HO5 5992000

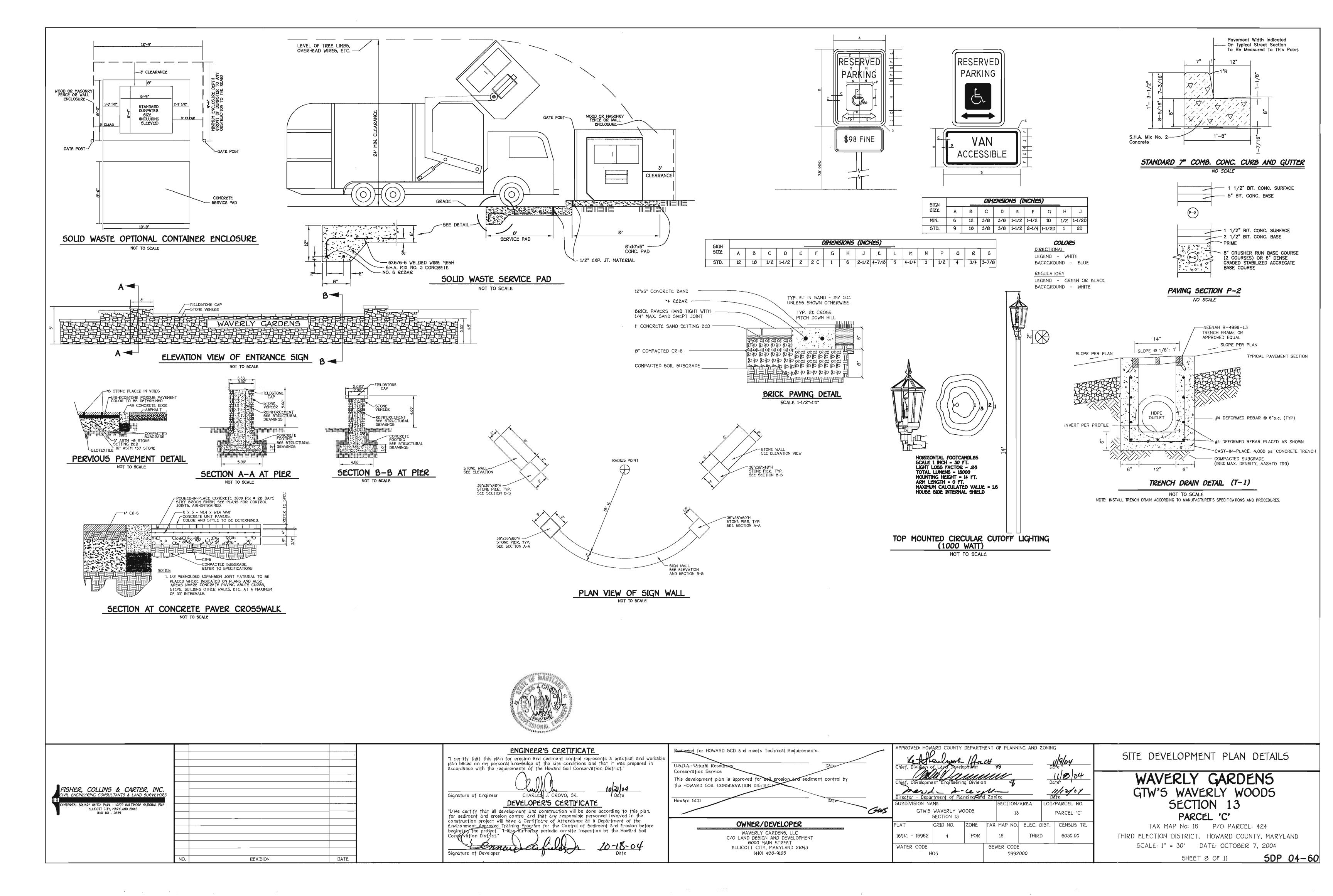
SEDIMENT/EROSION CONTROL NOTES & DETAILS

WAVERLY GARDENS GTW'S WAVERLY WOODS SECTION 13 PARCEL 'C'

TAX MAP No: 16 P/O PARCEL: 424 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND SCALE: 1" = 30' DATE: OCTOBER 7, 2004

SHEET 7 OF 11

5DP 04-60



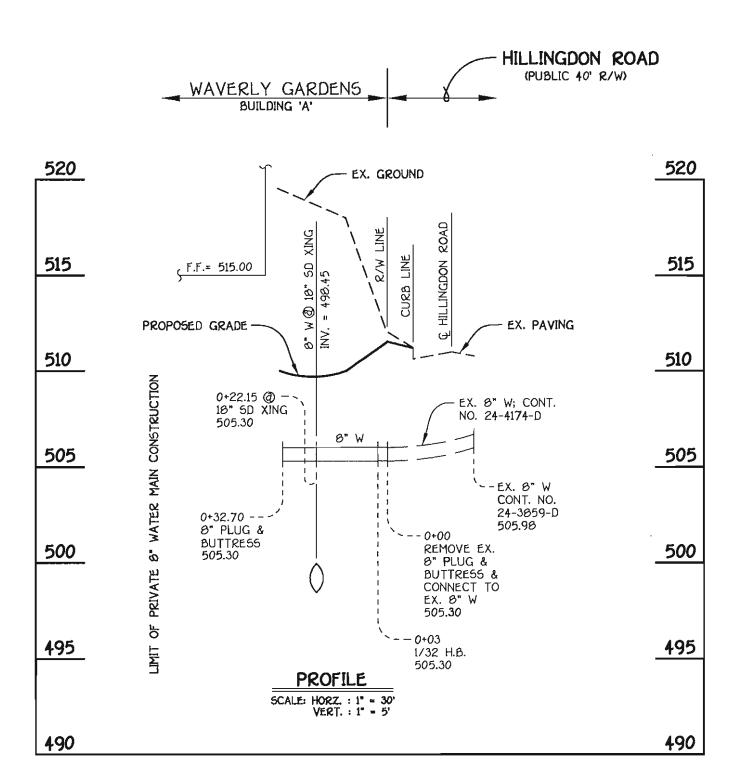
WATER MAIN TABULATION CHART								
W.M. STATION	W.M. STATION APPURTENANCE NORTHING EASTING							
	8" WATER MAIN: BUILDING 'A'							
0+00.00	CONNECT TO EX. 8" W	537310.73	631366.34					
0+03.00	1/32 H.B.	537319.67	831385.49					
0+32.01	9" PLUG & BUTTRESS	537333.60	ø3135 9. 26					

MANHOLE TABULATION CHART							
NO.	NORTHING	EASTING	RIM ELEVATION				
EX. 6" PLUG	537504.97	831411.77					
600	537507.25	Ø31311.37	513.79*				
605	537445.51	Ø31297.9 4	514.10*				
CO 1	537431.10	Ø31239.7Ø	514.50*				
CO 2	537430.53	Ø31310.04	514.50*				

^{*} SET ALL MANHOLE RIMS AND/OR CLEAN-OUT CAPS FLUSH W/ PROPOSED FINISHED GRADE

SEE SHEET 2 OF 11 FOR PLAN ALIGNMENT OF 8" PRIVATE WATER MAIN.

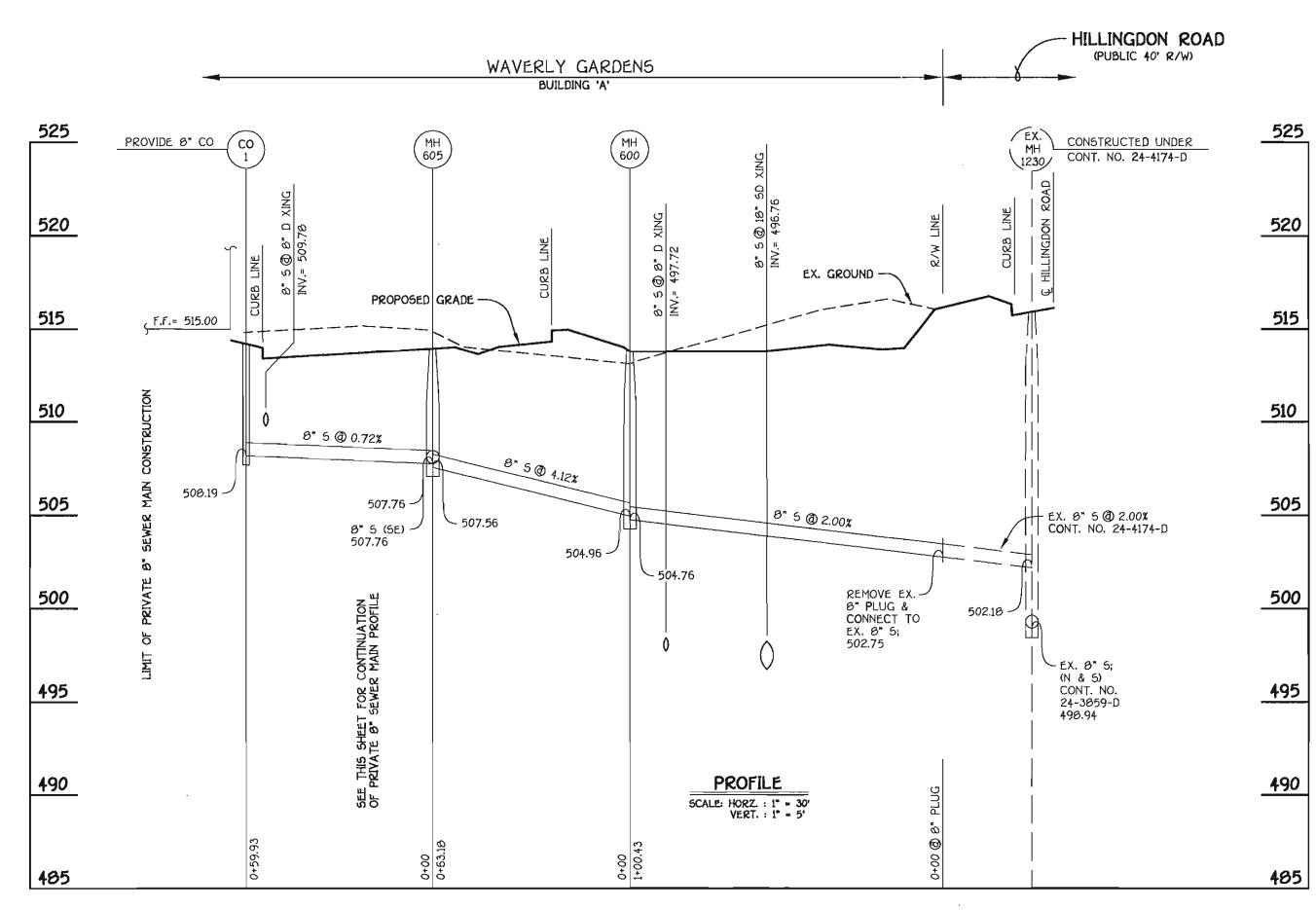
SEE SHEET 2 OF 11 FOR PLAN ALIGNMENT OF 8" PRIVATE SEWER MAINS.



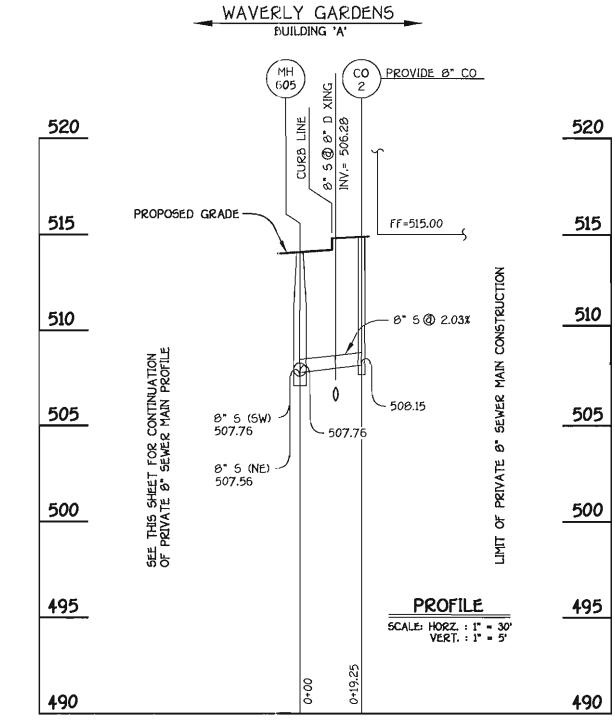
8" WATER MAIN PROFILE

REVISION

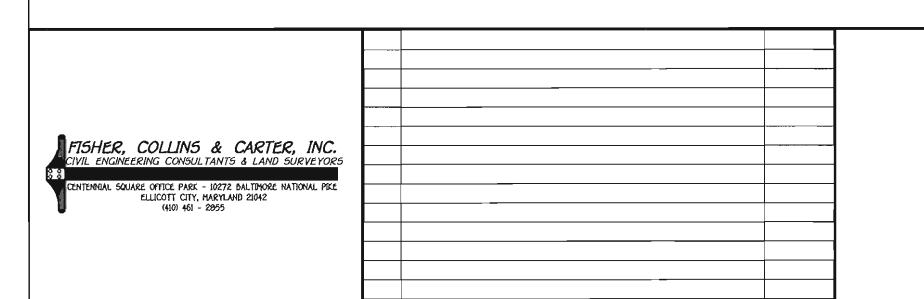
DATE



8" SEWER MAIN PROFILE



8" SEWER MAIN PROFILE



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."
Chuld 10/21/04
Signature of Engineer CHARLES J. CROVO, SR. 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 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 Date

Reviewed for HOWARD SCD and meets Technical Requirements.	APPR
U.S.D.ANatural Resources Conservation Service	Chief
This development plan is approved for soil eroster and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.	Chie
Howard SCD Date	Direct SUBI
OWNER/DEVELOPER	PLAT
WAVERLY GARDENS, LLC C/O LAND DESIGN AND DEVELOPMENT 8000 MAIN STREET	1694
ELLICOTT CITY, MARYLAND 21043 (410) 480-9105	WAT

APPROVED: HOW Chief, Division of	Kenlund	10-	ENT CH	OF PLAN	INING A	ND ZON	VING Dat	9/04 1e	Р
Chief, Developme	rtment of Plan	rege	<u> </u>			_	Dai Dai	12/04 te	
SUBDIVISION NA GTW'S	ME WAVERLY WOO SECTION 13	DS		SECT10	N/ARE/ 13	A L		PARCEL NO. PARCEL 'C'	
LAT	GRID NO.	ZONE	TAX	MAP NO	D. ELI	EC. DIS	T.	CENSUS TR.	1
16941 - 16962	4	POR		16	-	THIRD		6030.00	
WATER CODE H	05		5EV	VER COI	DE 92000				

PRIVATE WATER AND SEWER MAIN PROFILES

WAVERLY GARDENS
GTW'S WAVERLY WOODS
SECTION 13
PARCEL 'C'

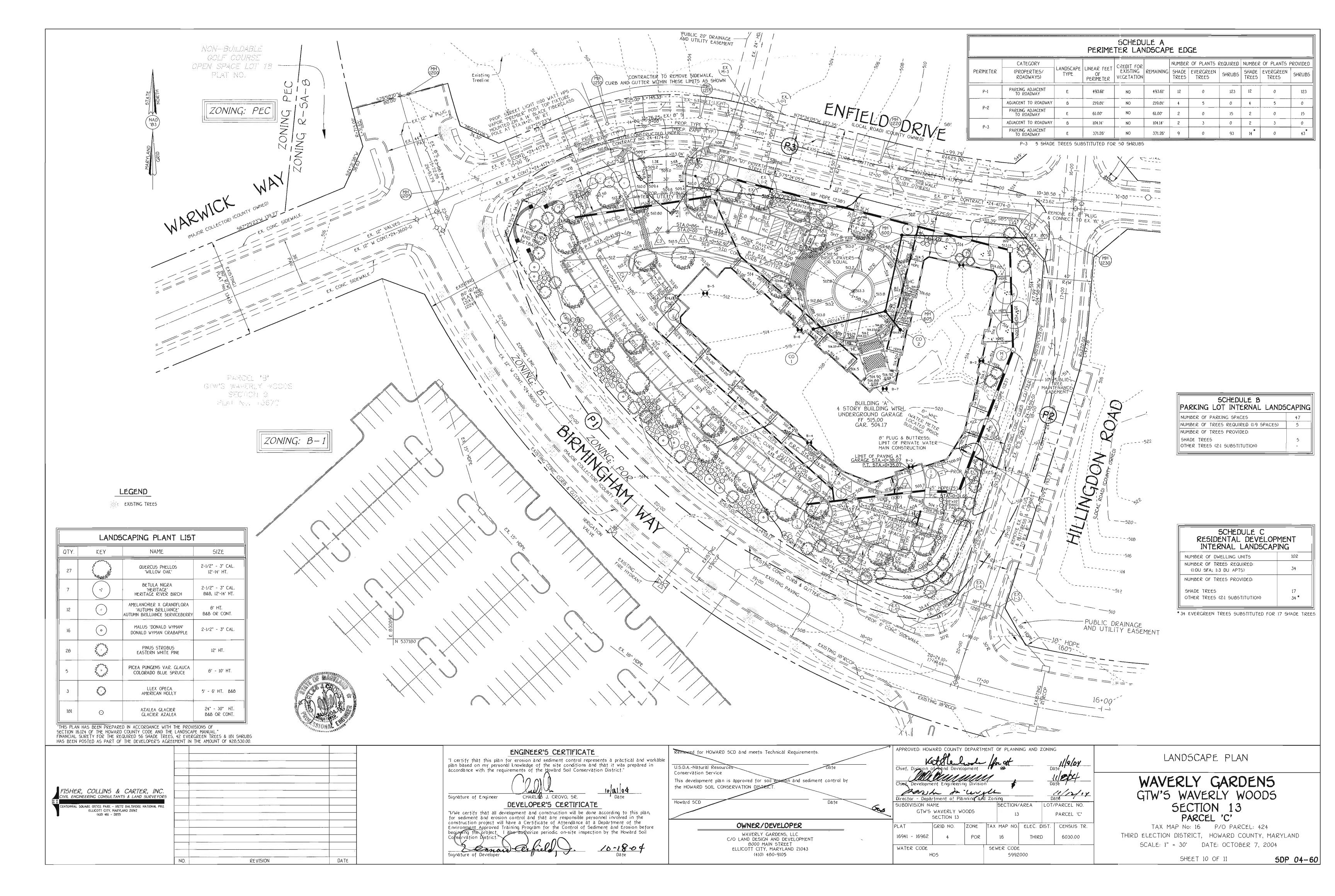
PARCEL 'C'

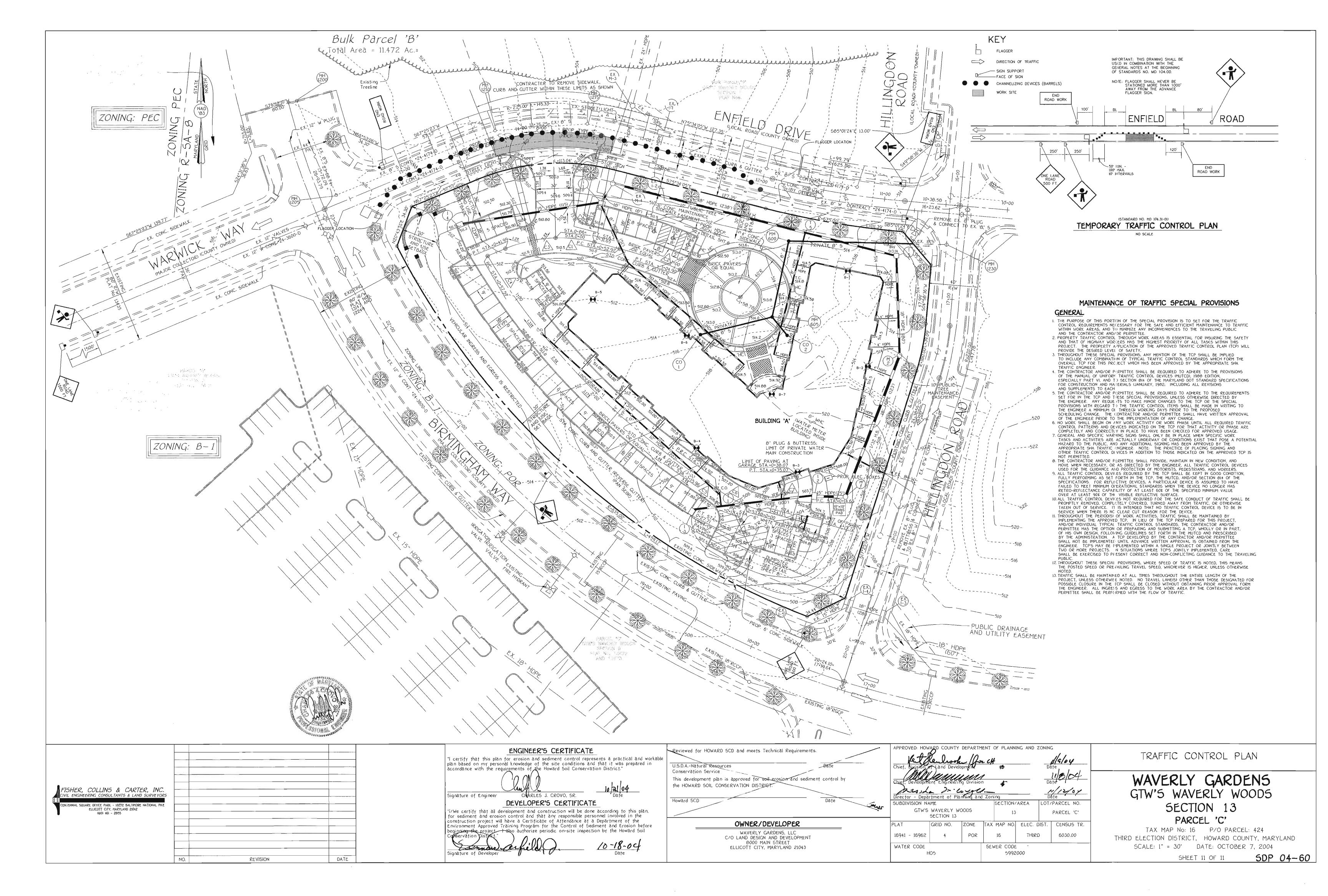
TAX MAP No: 16 P/O PARCEL: 424

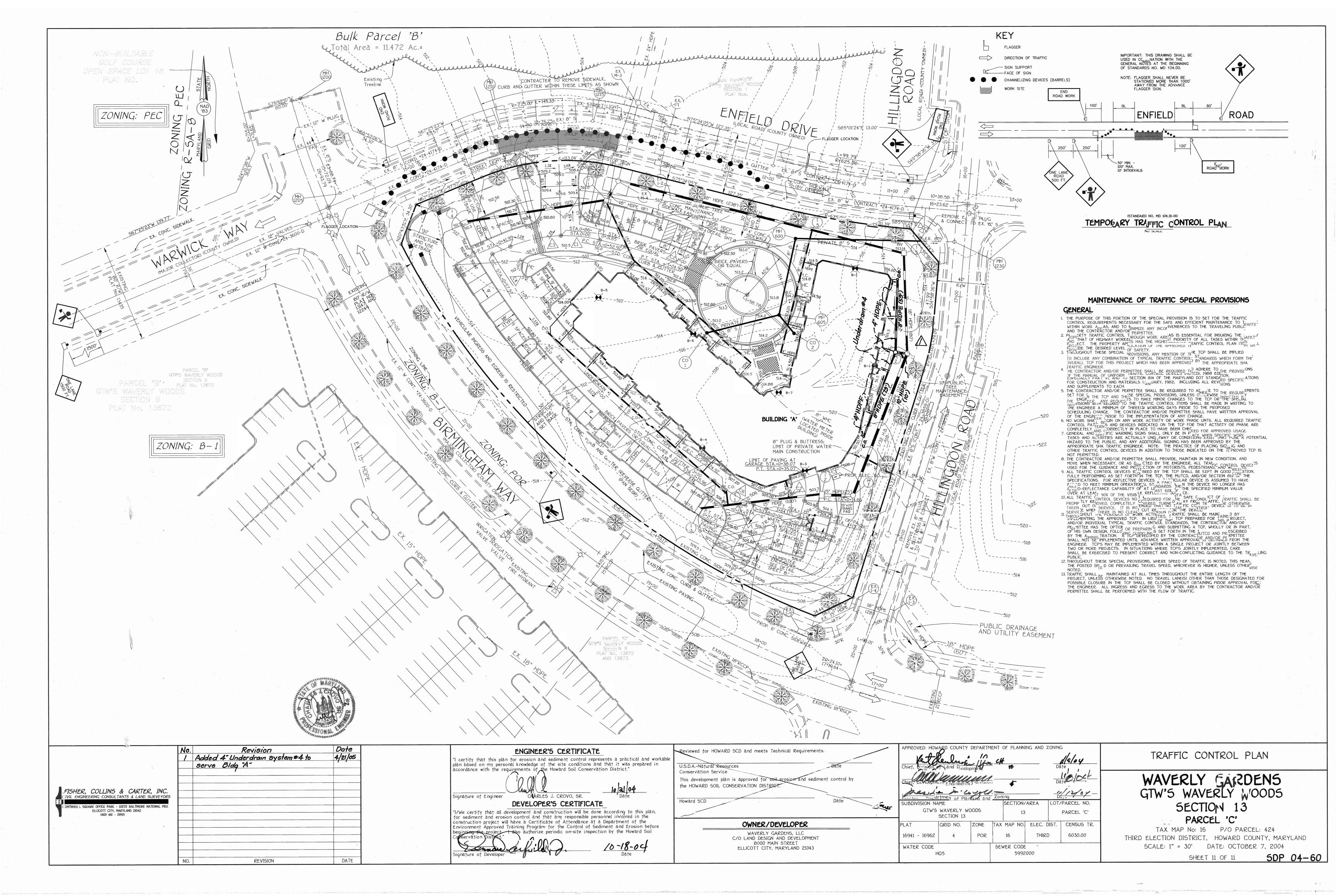
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

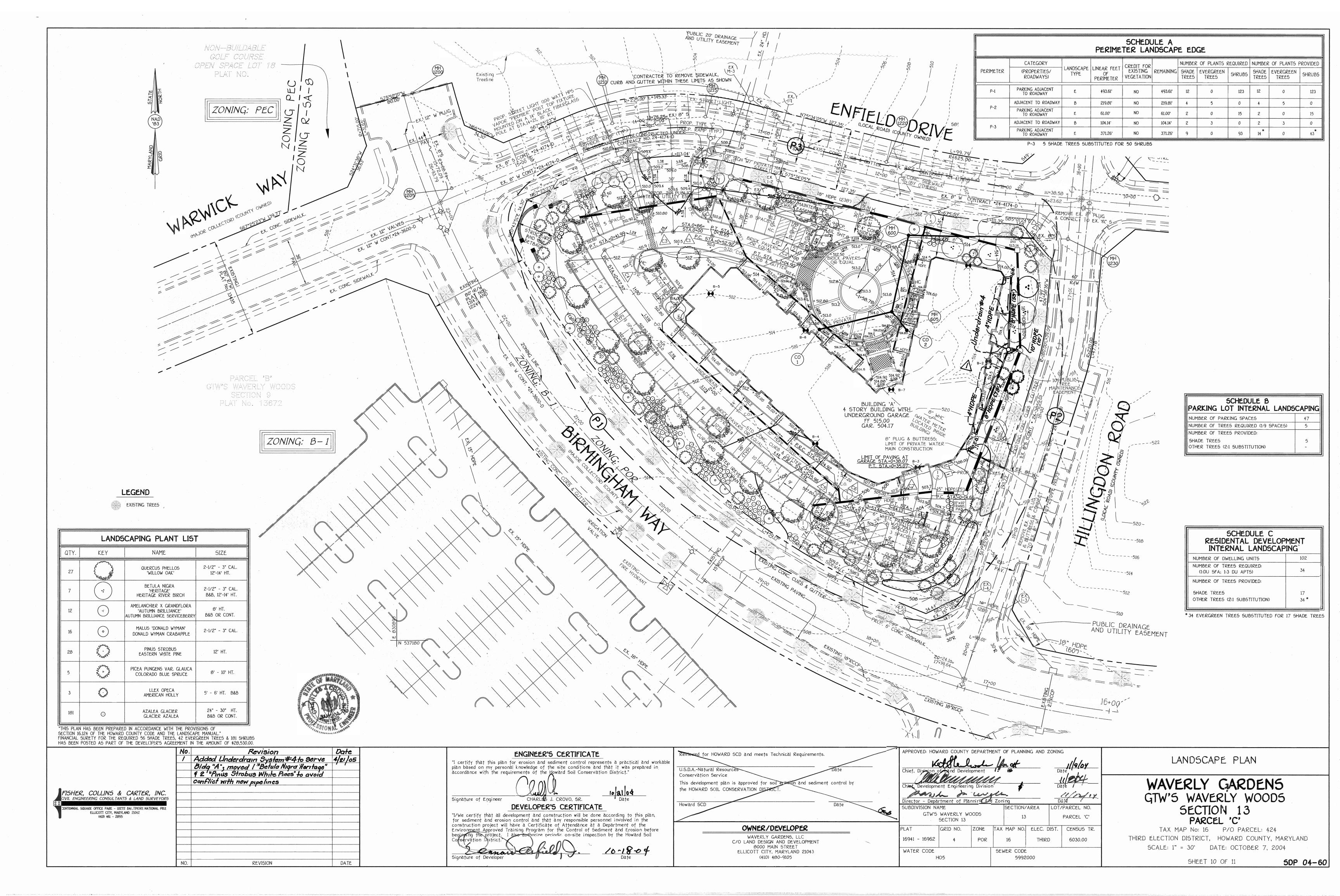
SCALE: 1" = 30' DATE: OCTOBER 7, 2004

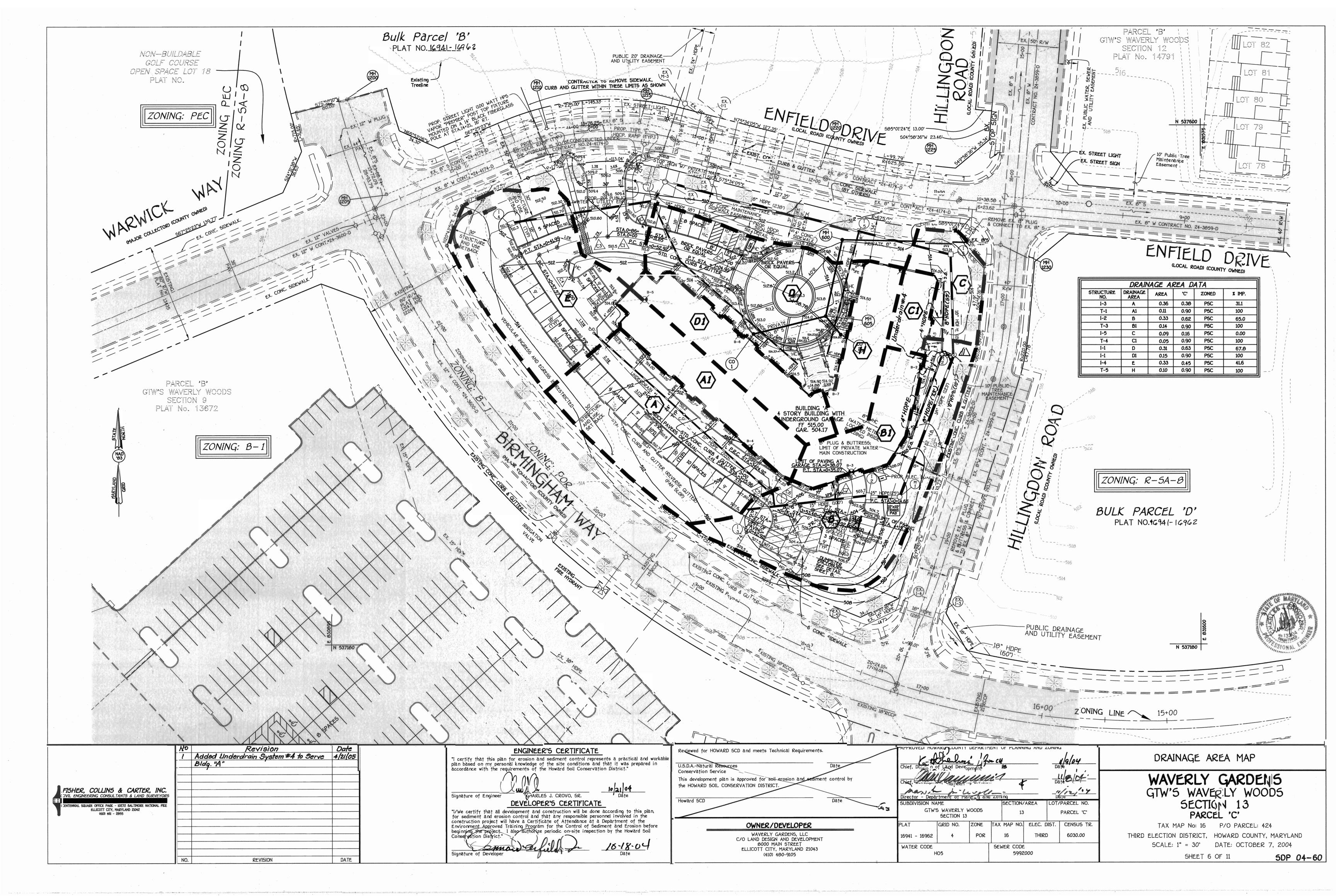
SHEET 9 OF 11 5DP 04-60

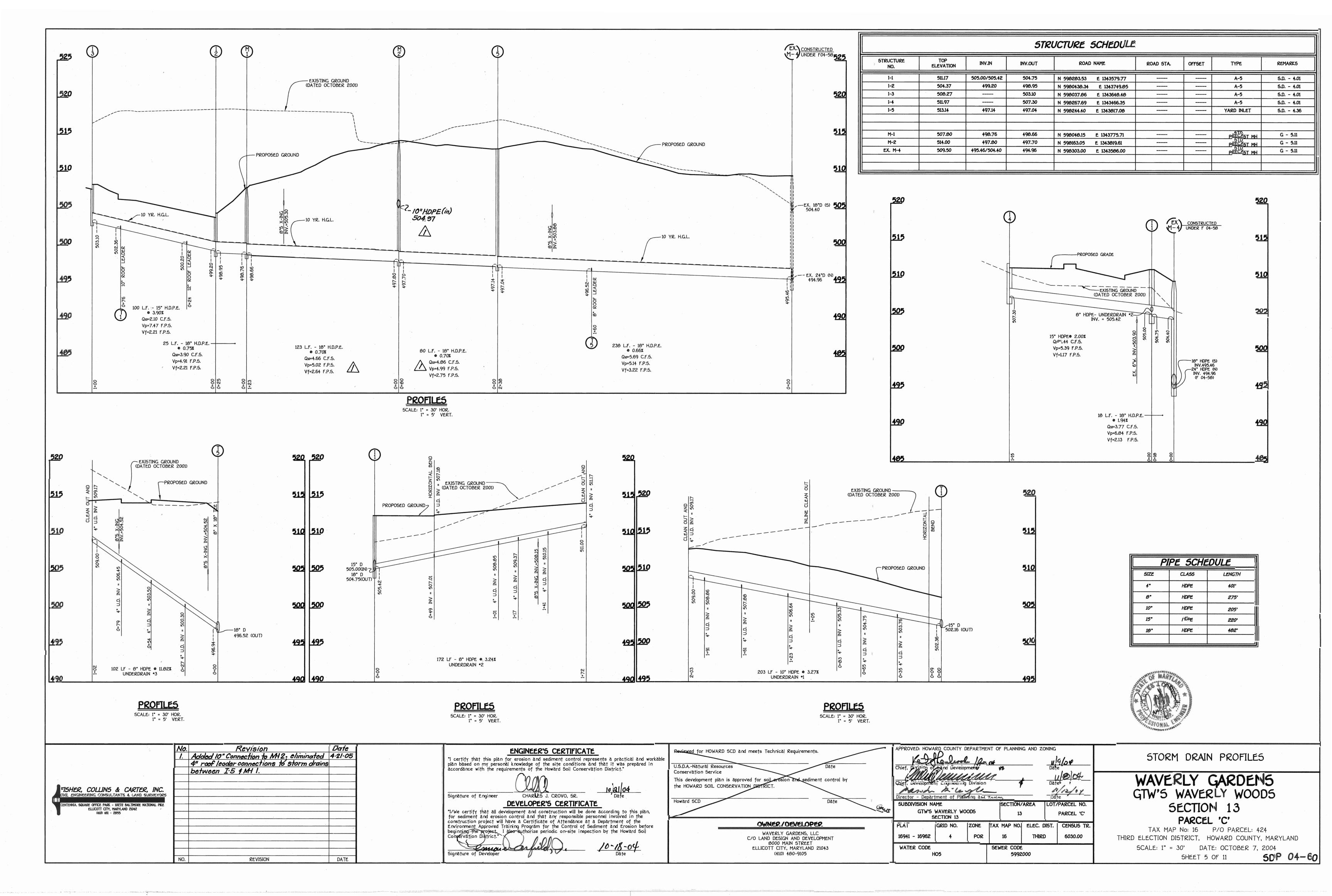


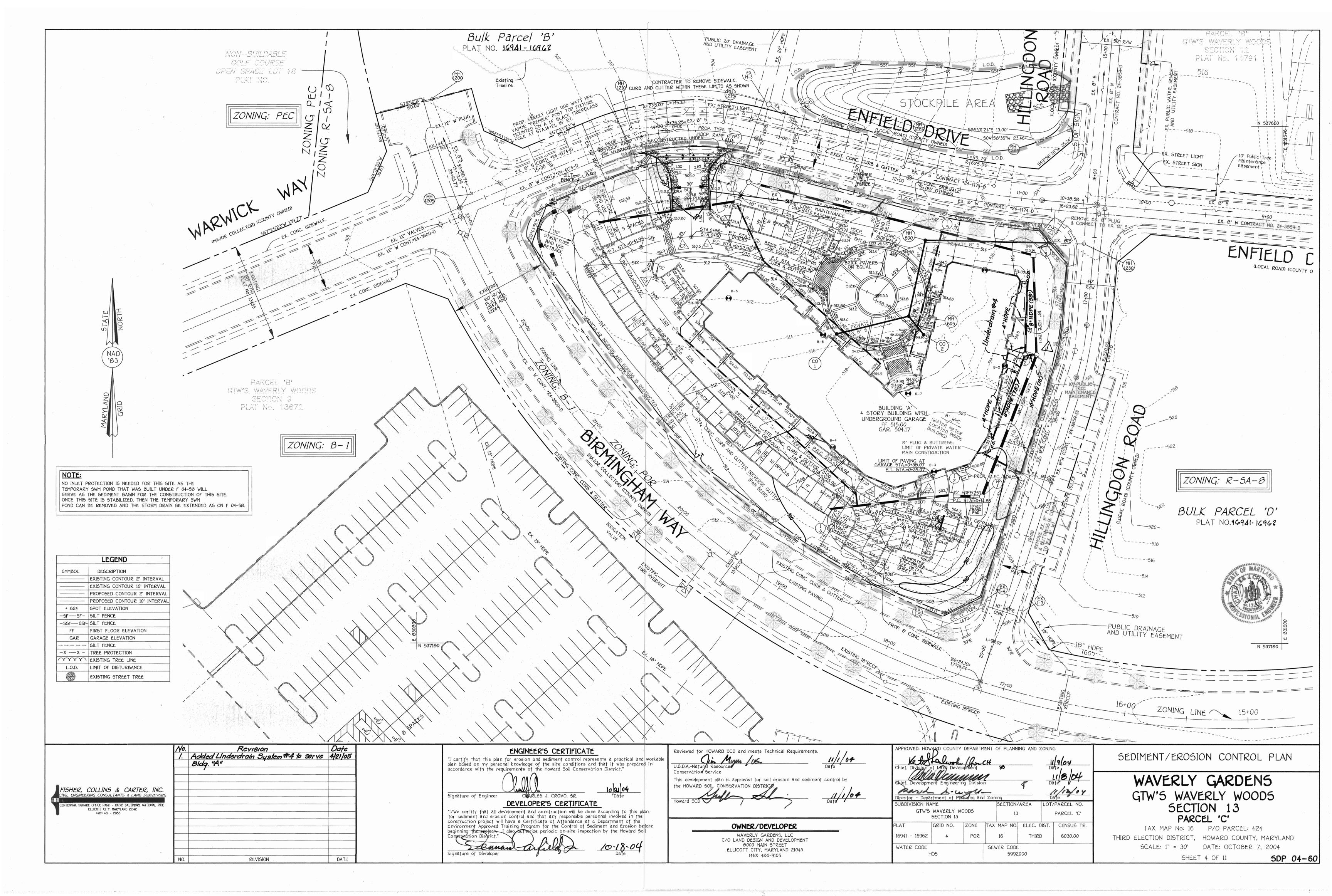


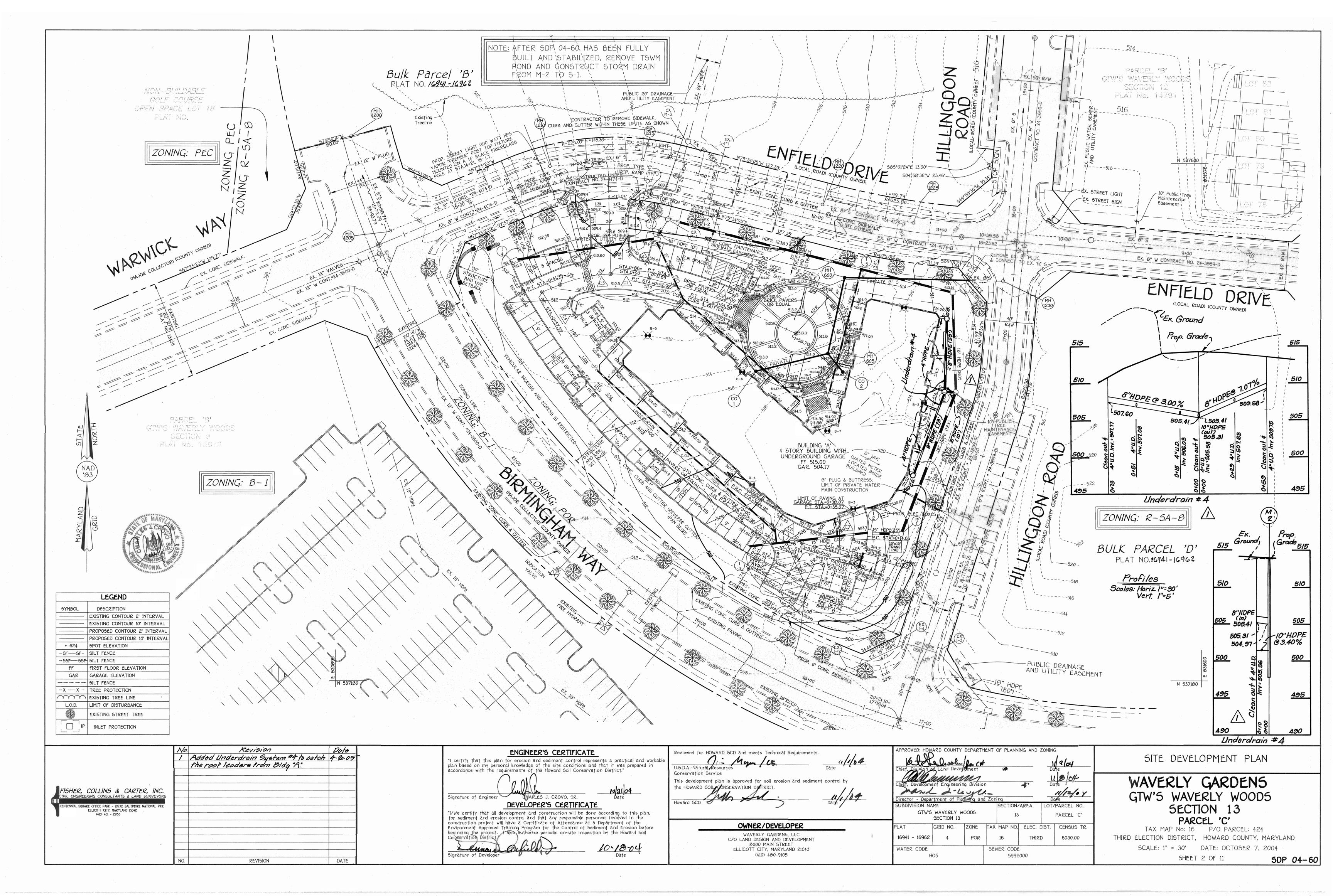


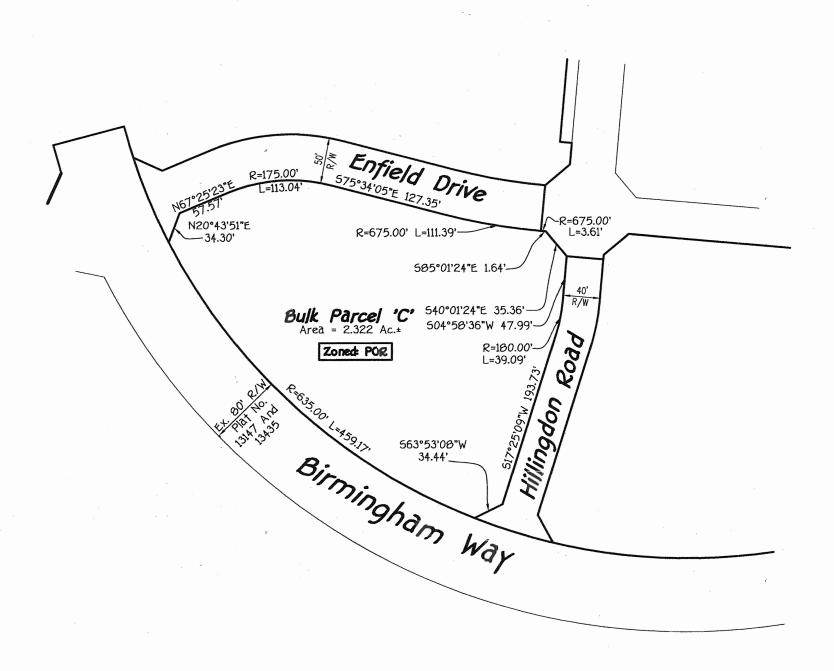












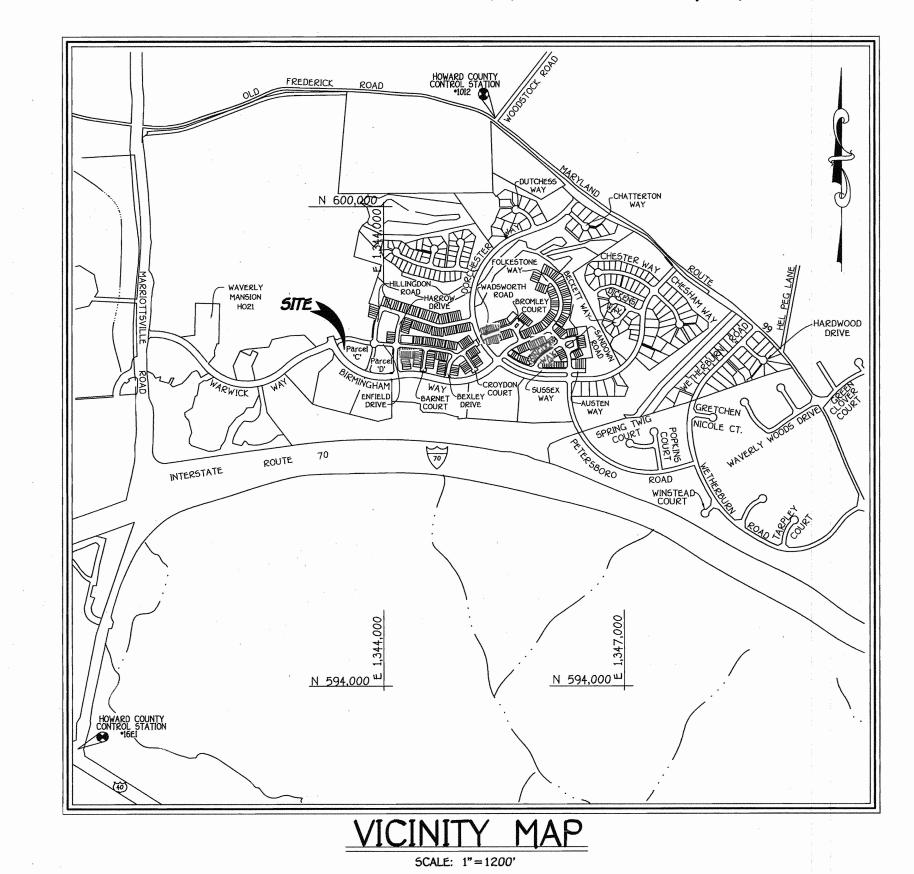
		CURVE	DATA	CHA	RT	t	
No.	STARTING STATION	ENDING STATION	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	0+00.00	0+31.65	114.00'	31.65'	15°54'19"	15.93'	5 83°31'14" E 31.54'
<u>C2</u>	0+52.92	1+04.90	300.00	51.98'	09°55'37"	51.91'	5 70°36'15" E 51.91'
C3	0+00.00	0+41.99	114.00'	41.99'	21°06'14"	21.24'	5 77°58'29" W 41.75'
C4	0+57.57	3+15.96	574.00'	258.39'	25°47'31"	131.42'	5 44°05'24" W 256.21'
<u>C5</u>	3+15.96	3+24.92	100.00'	8.96'	05°08'10"	4.48'	5 54°25'04" E 8.96'
C6	3+24.92	3+64.13	100.00'	39.20'	22°27'40"	19.86'	5 63°04'50" E 38.95'
⟨c→	0+14.66	0+35.07	35.00'	20.42'	33°25'12"	10.51'	N 01°01'16" W 20.13'
CE	0+12.53	0+27.71	150.00'	15.18'	05°47'57"	7.60'	5 24°28'49" W 15.18'

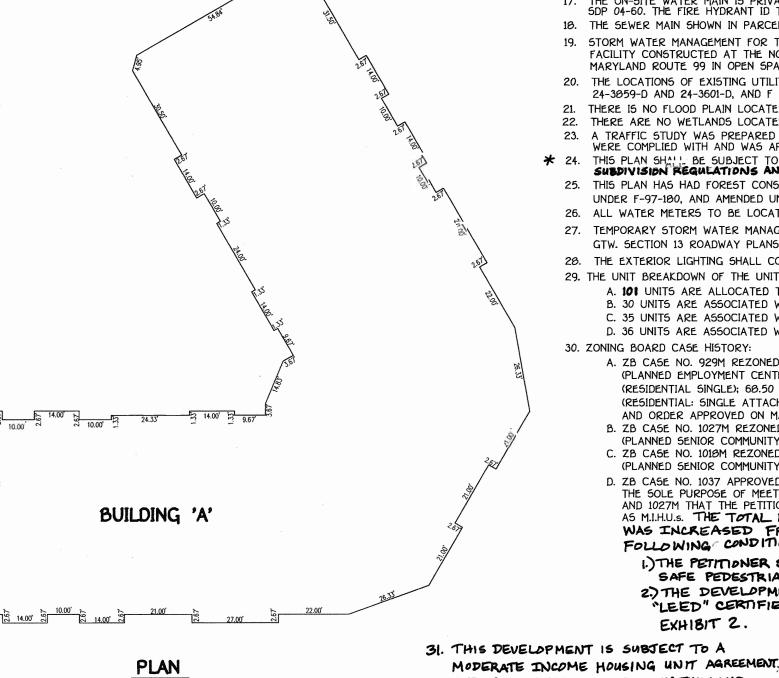
SITE DEVELOPMENT PLAN WAVERLY GARDENS

GTW'S WAVERLY WOODS SECTION 13, PARCEL 'C'

P/O PARCEL: 424 TAX MAP NO. 16

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND





GENERAL NOTES:

- 1. SUBJECT PROPERTY ZONED POR PER ZB-1003, APPROVED BY THE ZONING BOARD ON JULY 2, 2001.
- 2. THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES ZB 929-M, 5 94-07, P 97-04, F 97-180, F 95-174, F 04-48, ZB-1003 AND ZB-1037.
- 3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- 4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 40 HOURS PRIOR TO ANY EXCAVATION WORK.
- 6. BOUNDARY SURVEY PERFORMED BY: FISHER COLLINS AND CARTER INC. ON OR ABOUT AUGUST, 1990
- 7. EXISTING TOPOGRAPHY SHOWN HEREON IS FROM MASS GRADING PLAN
- 8. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD
- COUNTY GEODETIC CONTROL STATIONS: N 601060.177 ELEV. = 445.577 HOWARD COUNTY MONUMENT 1012 F 1345336,7580
- HOWARD COUNTY MONUMENT 16E1 N 593250.9322 ELEV. = 509.924
- 9. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- 10. THIS PLAN IS FOR BUILDING SITTING 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-95-173 & F-96-179
- AND / OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3640-D. 11. CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION
- AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- 12. SITE ANALYSIS DATA: A. TOTAL PROJECT AREA: 2.322 AC.+
- B. AREA OF PLAN SUBMISSION: 2.322 AC.+
- C. LIMIT OF DISTURBED AREA: 2.322 AC.+
- E. PROPOSED USE FOR SITE AND STRUCTURES: SENIOR HOUSING CONDOMINIUM CENTER (BUILDING A)
- F. TOTAL NUMBER OF UNITS ALLOWED: 102AS PER ZB-1037-M.
- G. TOTAL NUMBER OF UNITS PROPOSED: 102
- H. NUMBER OF PARKING SPACES REQUIRED: 102 AGE RESTRICTED CONDOMINIUM UNITS 1 PARKING SPACE PER UNIT (REQUIRED)
 - SPACES REQUIRED: 102 SPACES PROVIDED: 103
 - 47 OUTSIDE PARKING SPACES-(THREE 3 HANDICAP)
- 56 INSIDE PARKING SPACES-(TWO 2 HANDICAP) NOTE: THE GARAGE SPACES WILL BE FREE AND ACCESSIBLE TO ALL RESIDENTS OF THE COMPLEX. I. NUMBER OF PARKING SPACES PROVIDED: 103 TOTAL (FOR THIS PLAN)-96 COMMON - 5 HDCP.
- J. BUILDING COVERAGE OF SITE: 0.53 Ac.+/- (BUILDINGS ONLY) K. BUILT OUT SITE (AREA OF BUILDING & PAVING) 0.53 + 0.69 = 1.22 %; IMPERVIOUS COVER = 53%
- 13. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.124
- OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT
- IN THE AMOUNT OF \$20,530.00 FOR 56 SHADE TREES, 42 EVERGREEN TREES AND 101 SHRUBS.
- 14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF
- 15. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE
- LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
- ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF
- 16. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 17. THE ON-SITE WATER MAIN IS PRIVATE, AND WILL BE CONSTRUCTED UNDER SDP 04-60. THE FIRE HYDRANT ID TO BE BUILT UNDER CONTRACT NO. 24-4174-D.
- 18. THE SEWER MAIN SHOWN IN PARCEL 'C' IS PRIVATE. 19. STORM WATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED BY THE EXISTING WET POND DESIGN
- FACILITY CONSTRUCTED AT THE NORTHWEST CORNER OF THE INTERSECTION OF DORCHESTER WAY AND
- MARYLAND ROUTE 99 IN OPEN SPACE LOT 21, SECTION 4, AREA 2, GTW'S WAVERLY WOODS (F-95-174).
- 20. THE LOCATIONS OF EXISTING UTILITIES ARE BASED ON CONTRACT NOs. 24-3600-D, 24-4174-D,
- 24-3659-D AND 24-3601-D, AND F 97-160.
- 21. THERE IS NO FLOOD PLAIN LOCATED ON THIS SITE. 22. THERE ARE NO WETLANDS LOCATED ONSITE.
- 23. A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. AND A.P.F.O. REGULATIONS WERE COMPLIED WITH AND WAS APPROVED ON OCT. 21, 1993.
- THIS PLAN SHALL BE SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION REQULATIONS AND THE 1993 ZONING REGULATIONS (CB-50-2001).

- 25. THIS PLAN HAS HAD FOREST CONSERVATION REQUIREMENTS SUBMITTED AND APPROVED UNDER F-97-180, AND AMENDED UNDER F-04-58.
- 26. ALL WATER METERS TO BE LOCATED INSIDE THE BUILDING.

AND COVENANTS, RECORDED IN THE LAND

RECORDS OF HOWARD COUNTY, L. 8732,

(4) THIS PLAN IS GRANDFATHERED TO THE 1993

ZONING REGULATIONS IN ACCORDANCE WITH

F. 354.

- 27. TEMPORARY STORM WATER MANAGEMENT IS PROVIDED FOR UNDER
- GTW. SECTION 13 ROADWAY PLANS F-04-58. 28. THE EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS.
- 29. THE UNIT BREAKDOWN OF THE UNITS FOR MODERATE INCOME HOUSING ARE AS FOLLOWS: A. 101 UNITS ARE ALLOCATED TO MODERATE INCOME HOUSING.
- B. 30 UNITS ARE ASSOCIATED WITH ZONING BOARD CASE ZB 929-M AND ARE ZONED RA-15. C. 35 UNITS ARE ASSOCIATED WITH ZONING BOARD CASE ZB 1027-M AND ARE ZONED PSC.
- D. 36 UNITS ARE ASSOCIATED WITH ZONING BOARD CASE ZB 1018-M AND ARE ZONED PSC 30. ZONING BOARD CASE HISTORY: A. ZB CASE NO. 929M REZONED 602.10 ACRES OF R ZONED PROPERTY TO 372.15 ACRES PEC
 - (PLANNED EMPLOYMENT CENTER); 8.50 ACRES 8-1 (BUSINESS: LOCAL); 82.75 ACRES R-20 (RESIDENTIAL SINGLE); 60.50 ACRES R-SC (RESIDENTIAL: SINGLE CLUSTER); 107.60 ACRES R-SA-0 (RESIDENTIAL: SINGLE ATTACHED); 42.60 ACRES R-A-15 (RESIDENTIAL: APARTMENTS) BY DECISION
- AND ORDER APPROVED ON MARCH 22, 1993. B. ZB CASE NO. 1027M REZONED 151.3 ACRES OF PEC (PLANNED EMPLOYEMENT CENTER) TO PSC
- (PLANNED SENIOR COMMUNITY) BY DECISION AND ORDER APPROVED ON JUNE 18, 2003. C. ZB CASE NO. 1018M REZONED 53.97 ACRES OF PEC (PLANNED EMPLOYEMENT CENTER) TO PSC (PLANNED SENIOR COMMUNITY) BY DECISION AND ORDER APPROVED ON JINE. 19, 2002.
- D. ZB CASE NO. 1037 APPROVED ON OCTOBER 4, 2004, APPROVED THE ADDITIONAL DENSITY FOR THE SOLE PURPOSE OF MEETING THE REQUIREMENT FROM ZONING BOARD CASE Nos. 1010M
- AND 1027M THAT THE PETITIONER PROVIDE 10% OF THE TOTAL DENSITY OF THOSE DEVELOPMENTS AS MIHUS. THE TOTAL NUMBER OF UNITS ALLOWED ON PARCEL "C" WAS INCREASED FROM 60 to 102. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS!
- 1.) THE PETITIONER SHALL WORK WITH HOWARD COUNTY TO PROVIDE SAFE PEDESTRIAN ACCESS TO THE SHOPPING CENTER.

2) THE DEVELOPMENT SHALL BE CONSTRUCTED TO ACHIEVE THE "LEED" CERTIFIED SILVER STANDARDS SET FORTH IN APPLICANT'S EXHIBIT 2.

PARKING SPACE TABULATION COMMON PARKING SPACES = 98

HANDICAPPED SPACES = 5 1 PER 25 SPACES = 4 REQUIRED = 3 PROVIDED 2. VAN ACCESSIBILITY HANDICAP = 2 PROVIDED

3. TOTAL HANDICAP SPACES PROVIDED = 5 TOTAL

TOTAL SPACES PROVIDED = 103

TRASH PICKUP NOTES

- A. Howard County or its Contractors will not be liable for repairs or damage to the roadway , pavement , etc. to the private roads in this development.
- B. Proper snow and ice removal must be maintained through the winter months to allow safe access for the collection
- vehicles. Improper snow or ice removal will result in missed trash or recycling collections.

ADDRESS CHART

STREET ADDRESS 10801 ENFIELD DRIVE

BUILDING DETAILS

SCHEMATIC BUILDING PROFILE

	VOTE
	4-20.051
	2
*	
A TOURS A CLOTTE THE	
FISHER, COLLINS & CARTER, INC	95
0 0	
CENTENNIIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIK ELLICOTT CITY, MARYLAND 21042	£
(410) 461 - 2055	·
,	
	·

LEGEND

DESCRIPTION

SPOT ELEVATION

FIRST FLOOR ELEVATION

BASEMENT ELEVATION

LIMIT OF DISTURBANCE EXISTING STREET TREE

PROPOSED WALKOUT

SILT FENCE

DRAINAGE AREA

-X -X - TREE PROTECTION

EXISTING TREE LINE

+ 624

EXISTING CONTOUR 2' INTERVAL

EXISTING CONTOUR 10' INTERVAL

PROPOSED CONTOUR 2' INTERVAL

PROPOSED CONTOUR 10' INTERVAL

Revision Added Underdroin System No.4 to serve K:\Drawings 4\10362 Waverly Gardens Sr. Housing\SOP\40362 Sheet 1 TITLE SHEET.dwg

SHEET INDEX

4 GRADING PLAN / SEDIMENT & EROSION CONTROL

TITLE SHEET, BUILDING FOOTPRINTS

PLAN VIEW; SITE IMPROVEMENT PLAN

6 STORM DRAIN DRAINAGE AREA MAP

LANDSCAPING AND LIGHTING PLAN

8 DETAIL SHEET, LIGHTING DETAIL

TRAFFIC CONTROL PLAN

3 HANDICAP DETAIL PLAN

7 DETAIL SHEET

DESCRIPTION

PRIVATE STORM DRAIN PROFILES & ROOF LEADERS

PRIVATE SEWER MAIN & WATER MAIN PROFILES

SHEET NO.

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." C. CROVO, 5R. DEVELOPER'S CERTIFICATE "I/We certify that all development and construction will be done according to this plan,

SIGN CODE

R1-1

STREET LIGHT CHART

TRAFFIC CONTROL SIGNS

C.L. STATION OFFSET

0+28

STREET NAME

STREET NAME

PRIVATE DRIVE

STATION

FIXTURE/POLE TYPE

POST TOP FIXTURE MOUNTED ON A 14-FOOT

100-WATT H.P.S. VAPOR "PREMIER"

POSTED SIGN

BLACK FIBERGLASS POLE.

for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. Lake authorize periodic on-site inspection by the Howard Soil

Reviewed for HOWARD SCD and meets Technical Requirements. Conservation Service This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT. OWNER/DEVELOPER WAVERLY GARDENS, LLC C/O LAND DESIGN AND DEVELOPMENT

ELLICOTT CITY, MARYLAND 21043

(410) 480-9105

rector - Department of Williaming and Zoning LOT/PARCEL NO. GTW'S WAVERLY WOODS PARCEL 'C' SECTION 13 ZONE TAX MAP NO. ELEC. DIST. CENSUS TR. 16941 - 16962 POR WATER CODE SEWER CODE 5992000

AS PER ZONINĢ REGULATIONS WITH AN ADDITIONAL

THE ROOFTOP IS A GABLE FRANCE.

SETBACK OF 4' BEYOND THE 30' MIN. REQUIRED SETBACK.

SECTION 100. E.(2).

TITLE SHEET

WAVERLY GARDENS GTW'S WAVERLY WOODS SECTION 13

PARCEL 'C' TAX MAP No: 16 P/O PARCEL: 424

THIRD ELECTION DISTRICT. HOWARD COUNTY, MARYLAND SCALE: 1" = 30' DATE: OCTOBER 7, 2004

> 5DP 04-60 SHEET 1 OF 11

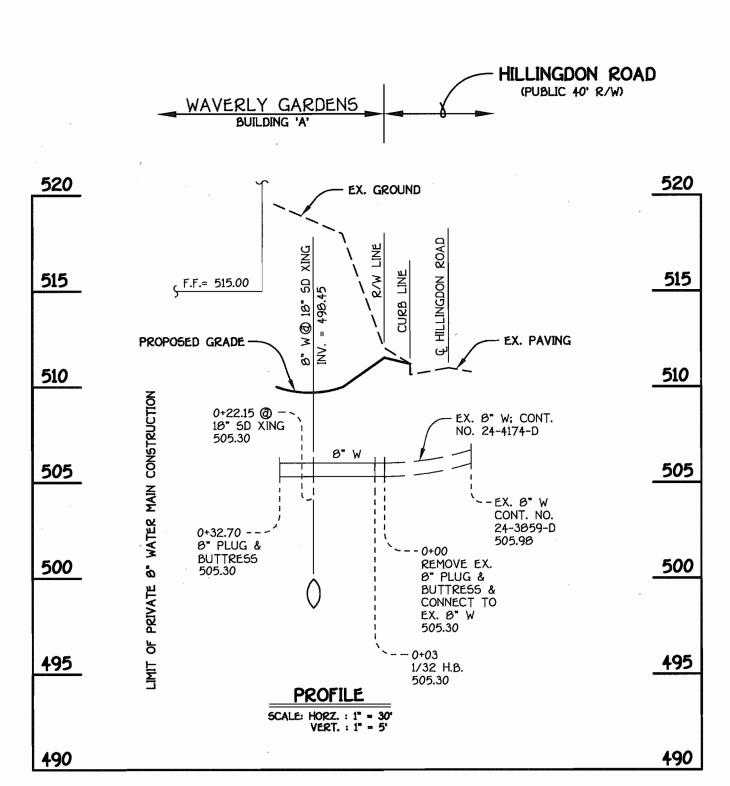
WATER MAIN TABULATION CHART								
W.M. STATION APPURTENANCE NORTHING EASTING								
	8" WATER MAIN: BUILDING 'A'							
0+00.00 CONNECT TO EX. 8° W 537318.73 831388.								
0+03.00	1/32 H.B.	537319.67	631365.49					
	6" PLUG & BUTTRESS	537333.60	<i>9</i> 31359.26					

MANHOLE TABULATION CHART			
NO.	NORTHING	EASTING	RIM ELEVATION
EX. 6° PLUG	537504.97	831411.77	
600	537507.25	631311.37	513.79*
605	537445.51	631297.94	514.10*
CO 1	537431.10	631239.76	514.50*
CO 2	537430.53	631310.04	514.50*

^{*} SET ALL MANHOLE RIMS AND/OR CLEAN-OUT CAPS FLUSH W/ PROPOSED FINISHED GRADE

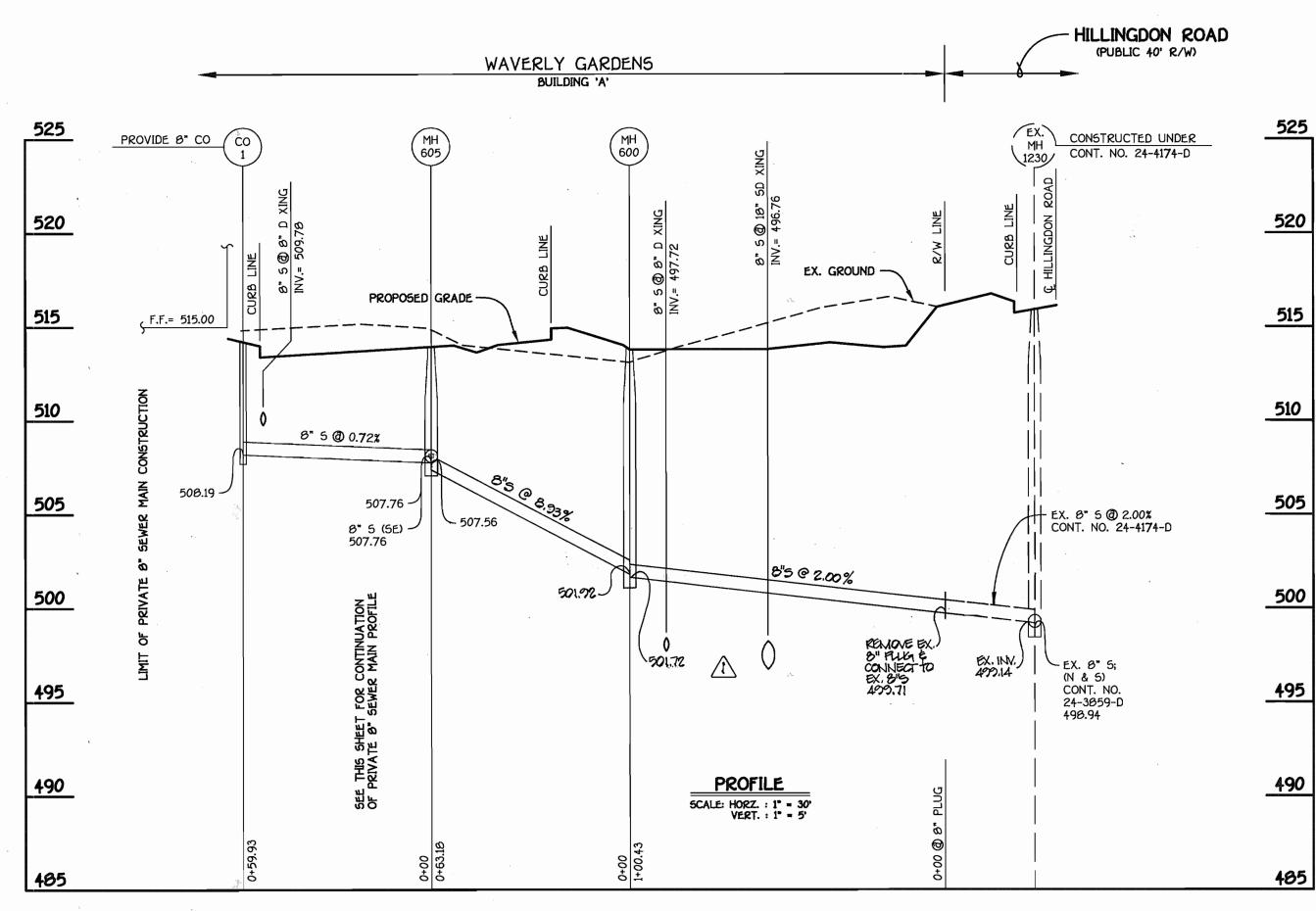
SEE SHEET 2 OF 11 FOR PLAN ALIGNMENT OF 8" PRIVATE WATER MAIN.

SEE SHEET 2 OF 11 FOR PLAN ALIGNMENT OF 8" PRIVATE SEWER MAINS.



8" WATER MAIN PROFILE

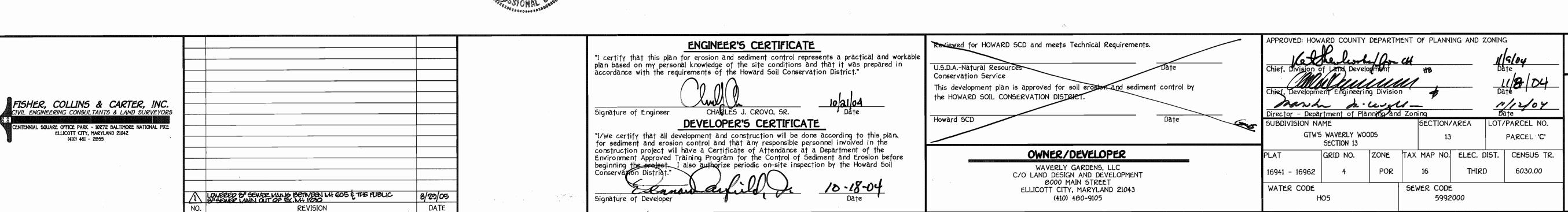
REVISION



8" SEWER MAIN PROFILE

PROPOSED GRADE -FF=515.00 --- 8° 5 **@** 2.03% **-** 508.15 505 505 8" 5 (5W) -507.76 8" 5 (NE) -507.56 500 500 495 PROFILE 495 5CALE: HORZ. : 1" = 30" VERT. : 1" = 5" 490 8" SEWER MAIN PROFILE





PRIVATE WATER AND SEWER MAIN PROFILES

WAVERLY GARDENS GTW'S WAVERLY WOODS SECTION 13 PARCEL 'C'

TAX MAP No: 16 P/O PARCEL: 424 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND SCALE: 1" = 30' DATE: OCTOBER 7, 2004

> 5DP 04-60 SHEET 9 OF 11