

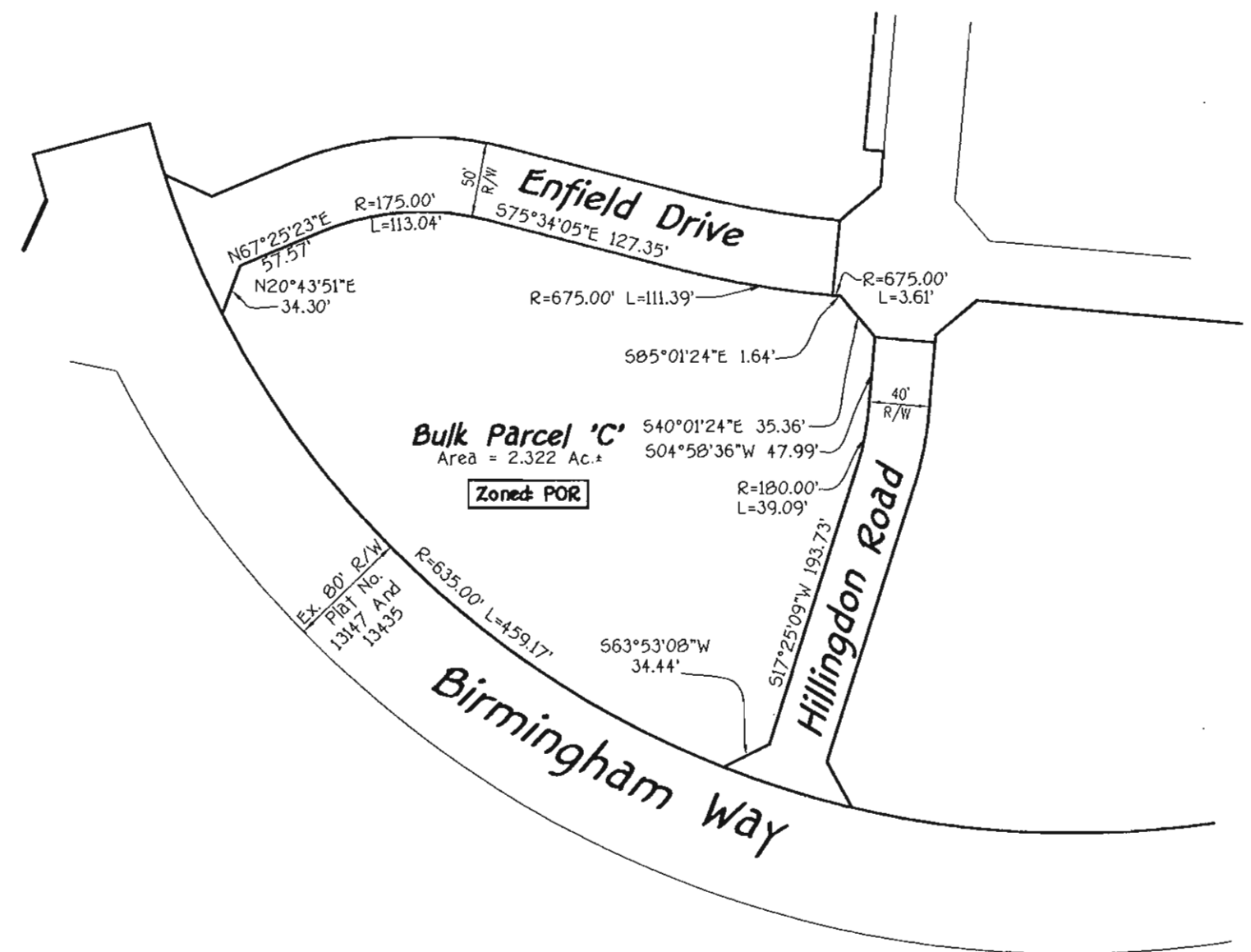
SITE DEVELOPMENT PLAN WAVERLY GARDENS

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

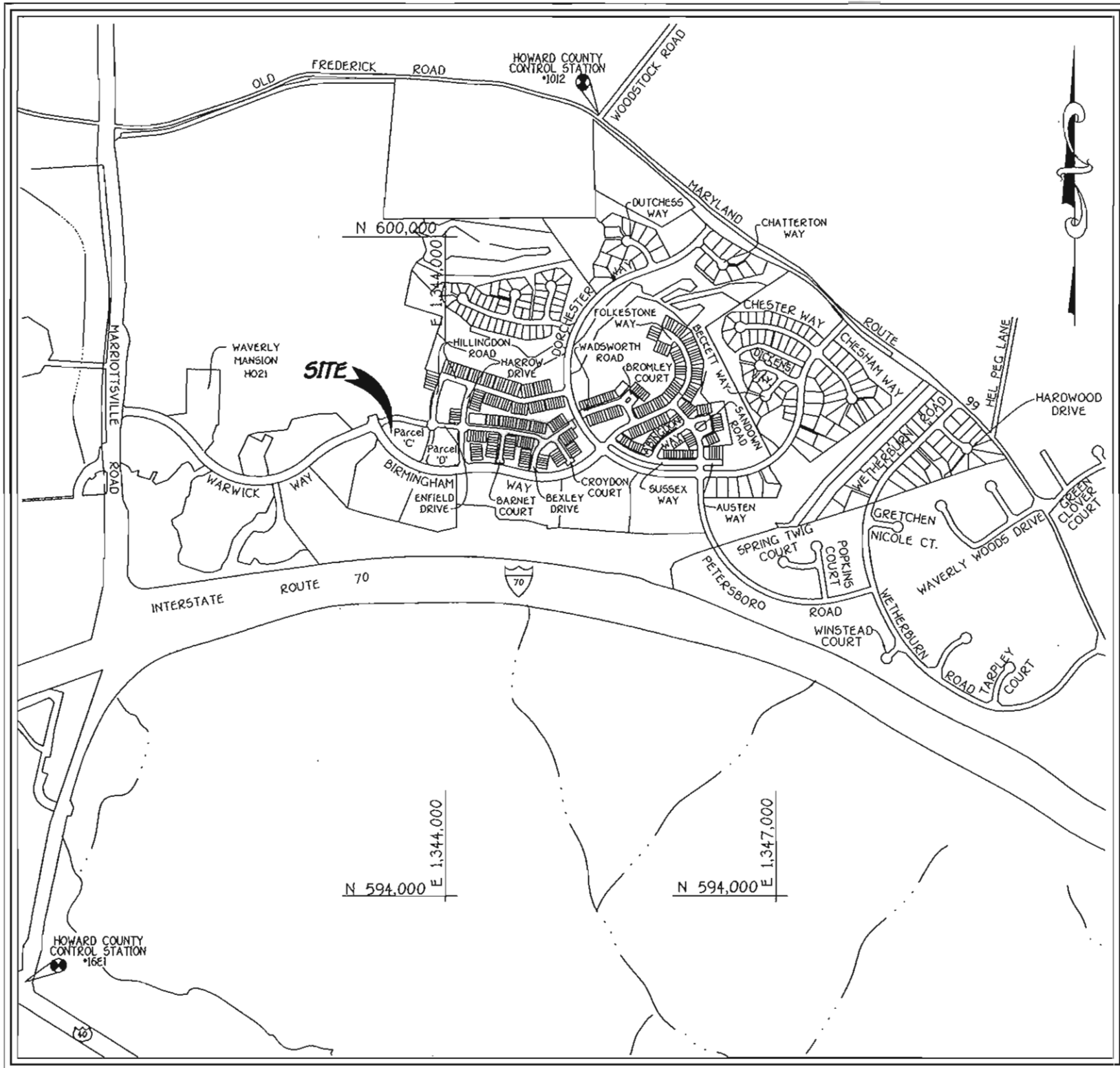
TAX MAP NO. 16 P/O PARCEL : 424
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES:

- SUBJECT PROPERTY ZONED POR PER ZB-1003, APPROVED BY THE ZONING BOARD ON JULY 2, 2001.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 333-8800 AT LEAST 151 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.
- BOUNDARY SURVEY PERFORMED BY FISHER COLLINS AND CARTER INC. ON OR ABOUT AUGUST, 1990.
- EXISTING TOPOGRAPHY SHOWN HEREON IS FROM MASS GRADING PLAN SDP 96-115.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT 102
N 60160.177 ELEV. = 445.577
E 134536.780
N 53259.322 ELEV. = 509.924
E 134092.710
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- 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.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- NOTE: THE GARAGE SPACES WILL BE FREE AND ACCESSIBLE TO ALL RESIDENTS OF THE COMPLEX.
- BUILDING COVERAGE OF SITE: 0.53 AC. - 1 BUILDING ONLY.
- BUILT OUT SITE (AREA OF BUILDING & PAVING) 0.53 + 0.69 = 1.22 AC. IMPERVIOUS COVER = 53%
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DRP DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$28,530.00 FOR 56 SHADE TREES, 42 EVERGREEN TREES AND 101 SHRUBS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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 ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE ON-SITE WATER MAIN IS PRIVATE, AND WILL BE CONSTRUCTED UNDER SDP 04-60. THE FIRE HYDRANT IS TO BE BUILT UNDER CONTRACT NO. 24-4174-D.
- THE SEWER MAIN SHOWN IN PARCEL 'C' IS PRIVATE.
- STORM WATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED BY THE EXISTING WET POND DESIGN FACILITY CONSTRUCTED AT THE NORTHWEST CORNER OF THE INTERSECTION OF BORCHESTER WAY AND MARYLAND ROUTE 99 IN OPEN SPACE LOT 24, SECTION 4, AREA 2, GTW'S WAVERLY WOODS (F-95-174).
- THE LOCATIONS OF EXISTING UTILITIES ARE BASED ON CONTRACT NO. 24-3600-D, 24-4174-D, 24-3859 D AND 24-3601-D, AND F 97-180.
- THERE IS NO FLOOD PLAIN LOCATED ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE.
- 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 REGULATIONS AND THE 1993 ZONING REGULATIONS (CB-50-2201).
- THIS PLAN HAS HAD FOREST CONSERVATION REQUIREMENTS SUBMITTED AND APPROVED UNDER I-97-180, AND AMENDED UNDER F-04-56.
- ALL WATER METERS TO BE LOCATED INSIDE THE BUILDING.
- TEMPORARY STORM WATER MANAGEMENT IS PROVIDED FOR UNDER GTW SECTION 13 ROADWAY PLANS F-04-56.
- THE EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS.
- 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.
- ZONING BOARD CASE HISTORY:
A. ZB CASE NO. 929M REZONED 68218 ACRES OF R ZONED PROPERTY TO 37215 ACRES PEC (PLANNED EMPLOYMENT CENTER), 8.50 ACRES B-1 (BUSINESS-LOCAL), 82.75 ACRES R-20 (RESIDENTIAL SINGLE), 68.50 ACRES R-5C (RESIDENTIAL SINGLE CLUSTER), 107.68 ACRES R-5A-B (RESIDENTIAL SINGLE ATTACHED), 42.50 ACRES R-A-15 (RESIDENTIAL APARTMENTS) BY DECISION AND ORDER APPROVED ON MARCH 22, 1993.
B. ZB CASE NO. 1027M REZONED 103.3 ACRES OF PEC (PLANNED EMPLOYMENT 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 EMPLOYMENT 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. 1018M AND 1027M THAT THE PETITIONER PROVIDE 10% OF THE TOTAL DENSITY OF THESE DEVELOPMENTS BE MHSUs. 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.

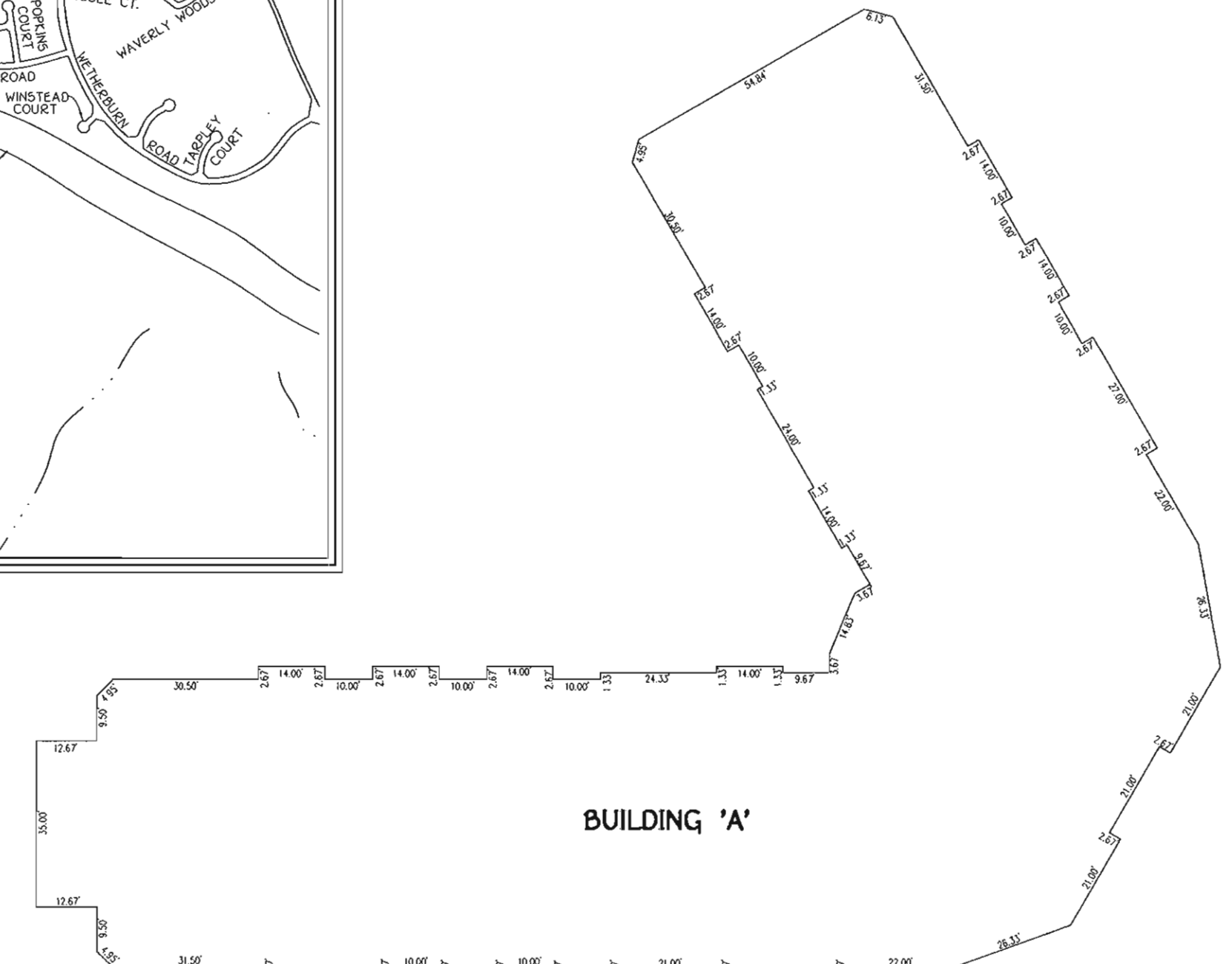


PLAN VIEW
SCALE: 1"=100'

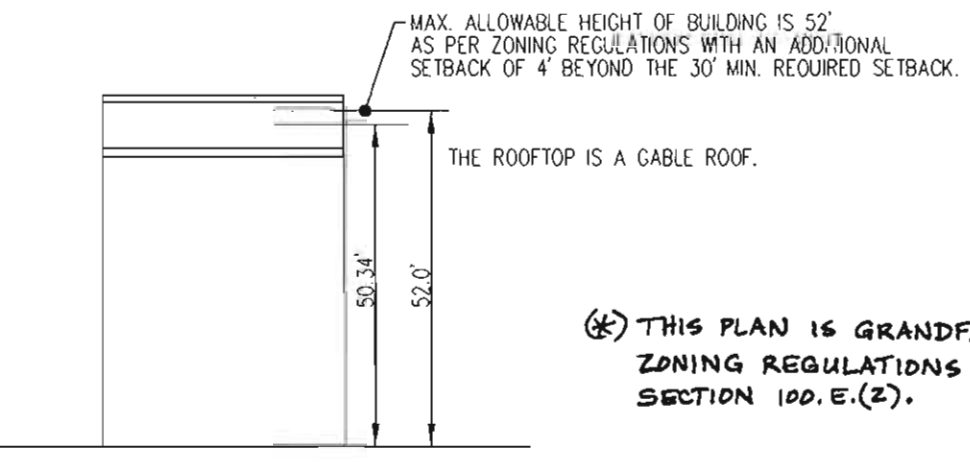


VICINITY MAP
SCALE: 1"=1200'

No.	STARTING STATION	ENDING STATION	RADIUS	LENGTH	DELTA	TANGENT	CHORD
CA	0+00.00	0+31.65	114.00'	31.65'	15°54'19"	S 83°31'14" E 31.54'	
CB	0+52.92	1+04.90	300.00'	51.98'	09°55'37"	S 70°36'15" E 51.91'	
CC	0+00.00	0+41.99	114.00'	41.99'	21°06'14"	S 77°58'29" W 41.75'	
CD	0+57.57	3+15.96	574.00'	258.39'	25°47'31"	S 44°05'24" W 256.21'	
CE	3+15.96	3+24.92	100.00'	8.96'	05°08'10"	S 54°25'04" E 8.96'	
CF	3+24.92	3+64.13	100.00'	39.20'	22°27'40"	S 63°04'50" E 38.95'	
CG	0+14.66	0+35.07	35.00'	20.42'	33°25'12"	N 01°01'16" W 20.13'	
CH	0+12.53	0+27.71	150.00'	15.18'	05°47'57"	S 24°28'49" W 15.18'	



PLAN



SCHEMATIC BUILDING PROFILE

BUILDING DETAILS
SCALE: 1"=30'

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.

PARCEL NUMBER	STREET ADDRESS
C	10201 ENFIELD DRIVE

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
---	DRAINAGE AREA
-X -X -	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
(S)	EXISTING STREET TREE

SHEET NO.	DESCRIPTION
1	TITLE SHEET, BUILDING FOOTPRINTS
2	PLAN VIEW, SITE IMPROVEMENT PLAN
3	HANDICAP DETAIL PLAN
4	GRADING PLAN / SEDIMENT & EROSION CONTROL
5	PRIVATE STORM DRAIN PROFILES & ROOF LEADERS
6	STORM DRAIN DRAINAGE AREA MAP
7	DETAIL SHEET
8	DETAIL SHEET, LIGHTING DETAIL
9	PRIVATE SEWER MAIN & WATER MAIN PROFILES
10	LANDSCAPING AND LIGHTING PLAN
11	TRAFFIC CONTROL PLAN

DWG. No.	STREET NAME	STATION	OFF-SET	FIXTURE/POLE TYPE
2	ENFIELD DRIVE	C.L. STA. 14+21	16' L	100-WATT H.P.S. VAPOR "88MHIES" POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.

STREET NAME	C.L. STATION	OFFSET	POSTED SIGN	SIGN CODE
PRIVATE DRIVE	0+28	21' L	STOP	R1-1

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: C. CROVO, SR. Date: 10/21/04

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: G. Enfield Date: 10-18-04

Reviewed for HOWARD SCD and meets Technical Requirements.
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 Director: [Signature] Date: 11/10/04

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development: [Signature] Date: 11/10/04
Chief, Development Engineering Division: [Signature] Date: 11/10/04
Director - Department of Planning and Zoning: [Signature] Date: 11/12/04

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NO.
GTW'S WAVERLY WOODS SECTION 13	13	PARCEL 'C'

PLAT	GRID NO.	ZONE	TAX MAP NO.	ELEC. DIST.	CENSUS TR.
16941 - 16962	4	POR	16	THIRD	6030.00

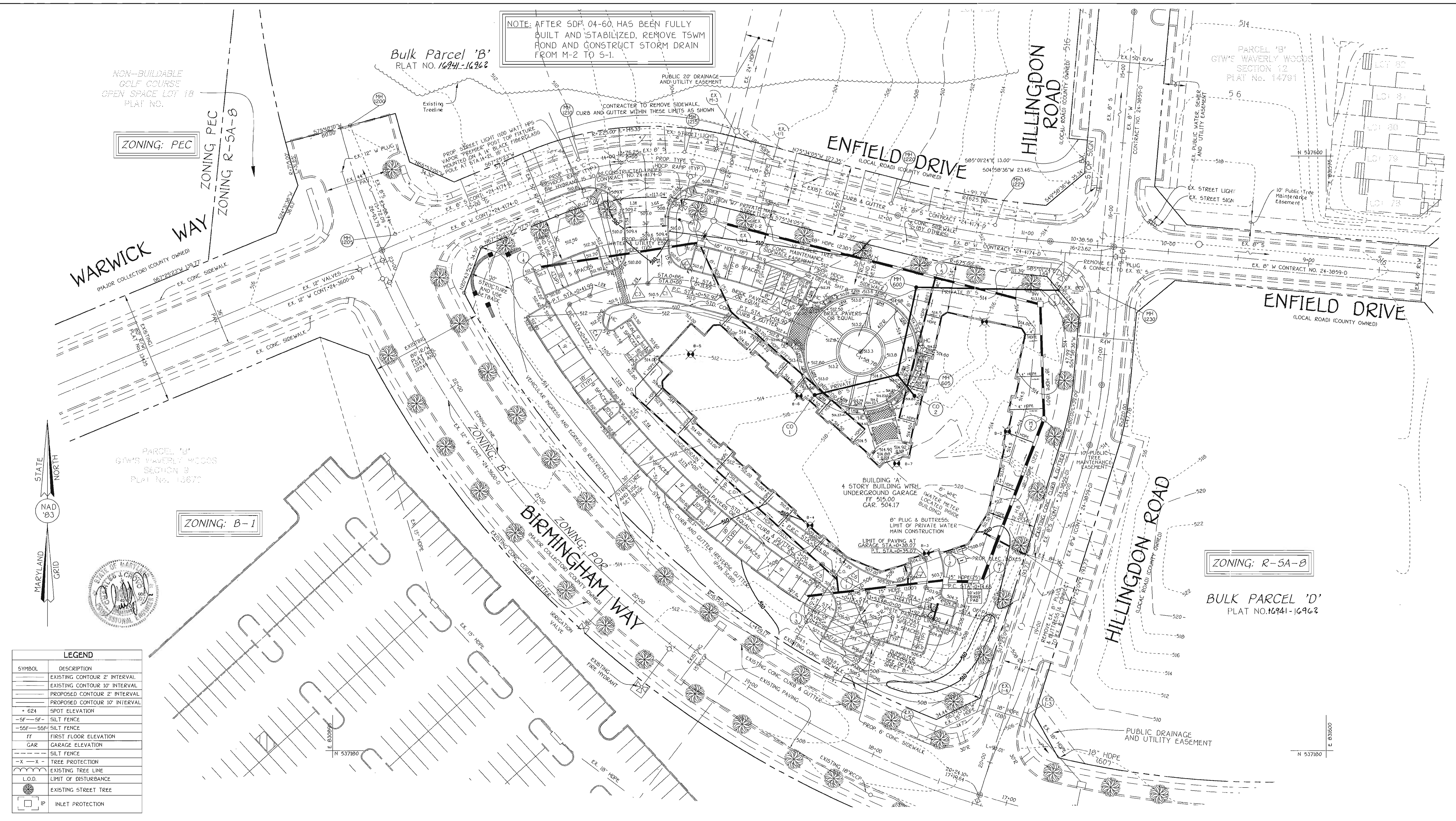
WATER CODE	SEWER CODE
H05	5992000

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
SHEET 1 OF 11 SDP 04-60

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLCIT CITY, MARYLAND 21043
(410) 481-2855

NOTE: AFTER SDP 04-60, HAS BEEN FULLY BUILT AND STABILIZED, REMOVE TSWM ROAD AND CONSTRUCT STORM DRAIN FROM M-2 TO 5-1.



NON-BUILDABLE GOLF COURSE OPEN SPACE LOT 18 PLAT NO.

ZONING: PEC

ZONING R-5A-B

WARWICK WAY (MAJOR COLLECTOR) (COUNTY OWNED)

PARCEL 'A' GTW'S WAVERLY WOODS SECTION 13 PLAT NO. 16962

ZONING: B-1

BIRMINGHAM WAY (MAJOR COLLECTOR) (COUNTY OWNED)

ZONING: POR

ENFIELD DRIVE (LOCAL ROAD) (COUNTY OWNED)

HILLINGTON ROAD (LOCAL ROAD) (COUNTY OWNED)

ENFIELD DRIVE (LOCAL ROAD) (COUNTY OWNED)

ZONING: R-5A-B

BULK PARCEL 'D' PLAT NO. 16941-16962



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
-55F - 55F	SILT FENCE
FF	FIRST FLOOR ELEVATION
GAR	GARAGE ELEVATION
-X - X	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
⊙	EXISTING STREET TREE
IP	INLET PROTECTION

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10212 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21117
 410.461.9999

NO.	REVISION	DATE

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: *Charles J. Crovo, Sr.* Date: 10/21/04
 CHARLES J. CROVO, SR.
 Professional 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.

Signature of Developer: *Edward A. Fields* Date: 10-18-04
 EDWARD A. FIELDS
 OWNER/DEVELOPER

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A. - Natural Resources Conservation Service
 Signature: *John M. ...* Date: 11/10/04
 Signature: *John M. ...* Date: 11/10/04
 HOWARD SCD

OWNER/DEVELOPER
 WAVERLY GARDENS, LLC
 C/O LAND DESIGN AND DEVELOPMENT
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21103
 (410) 480-9105

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Planning & Land Development: *John M. ...* Date: 11/10/04
 Chief, Development Engineering Division: *Mark A. ...* Date: 11/10/04
 Director - Department of Planning and Zoning: *Mark A. ...* Date: 11/10/04

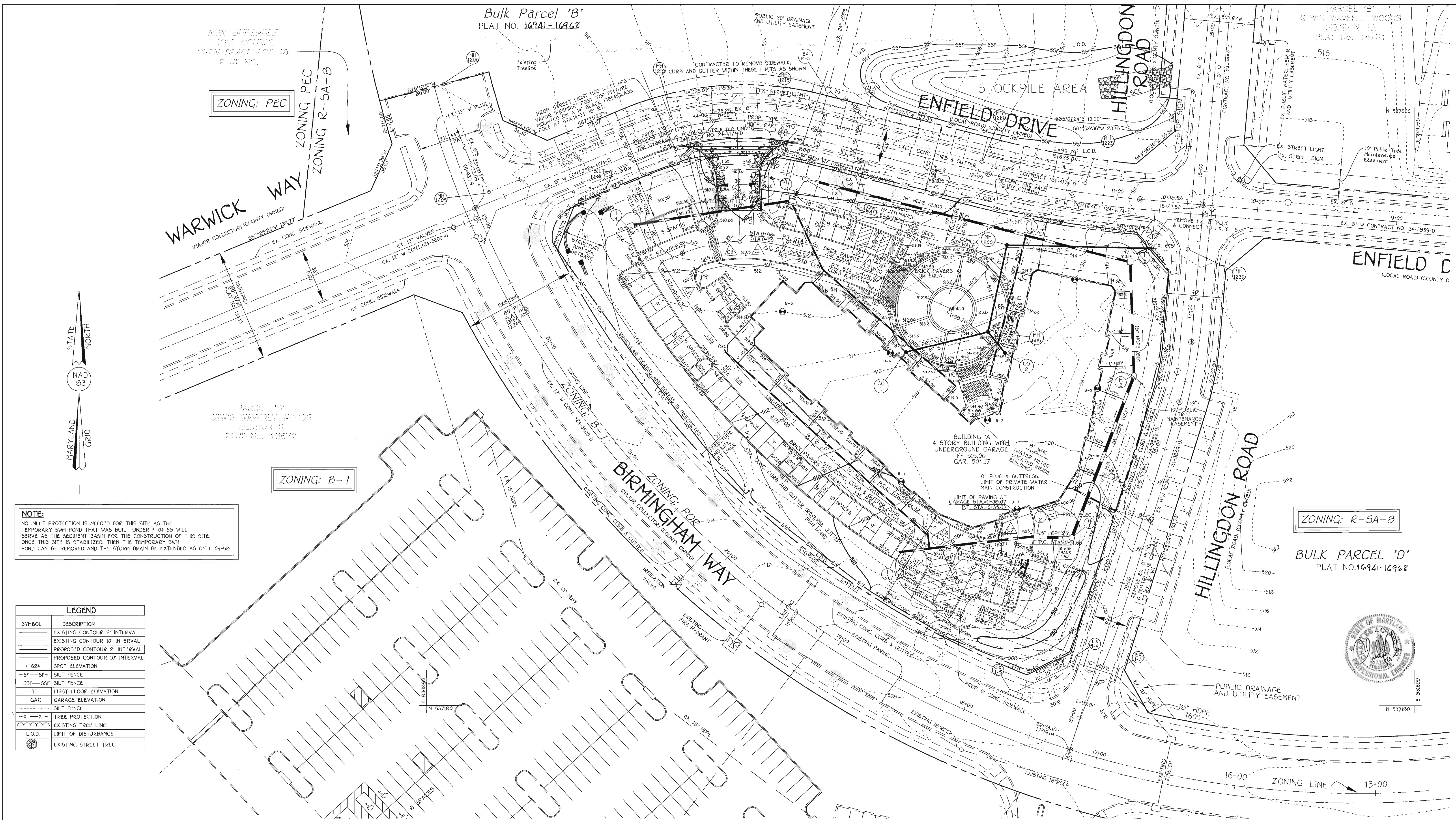
SUBDIVISION NAME: GTW'S WAVERLY WOODS SECTION 13
 SECTION/AREA: 13
 LOT/PARCEL NO.: PARCEL 'C'

PLAT: 16941 - 16962
 GRID NO.: 4
 ZONE: POR
 TAX MAP NO.: 16
 ELEC. DIST.: THIRD
 CENSUS TR.: 6030.00

WATER CODE: H05
 SEWER CODE: 5992000

SITE DEVELOPMENT PLAN
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 2 OF 11 SDP 04-60



NOTE:
 NO INLET PROTECTION IS NEEDED FOR THIS SITE AS THE TEMPORARY SWM POND THAT WAS BUILT UNDER F 04-56 WILL SERVE AS THE SEDIMENT BASIN FOR THE CONSTRUCTION OF THIS SITE. ONCE THIS SITE IS STABILIZED, THEN THE TEMPORARY SWM POND CAN BE REMOVED AND THE STORM DRAIN BE EXTENDED AS ON F 04-56.

SYMBOL	DESCRIPTION
(dashed line)	EXISTING CONTOUR 2' INTERVAL
(dashed line)	EXISTING CONTOUR 10' INTERVAL
(dashed line)	PROPOSED CONTOUR 2' INTERVAL
(dashed line)	PROPOSED CONTOUR 10' INTERVAL
* 62.4	SPOT ELEVATION
-SF	SILT FENCE
-SS	SILT FENCE
FF	FIRST FLOOR ELEVATION
GAR	GARAGE ELEVATION
-SILT FENCE	SILT FENCE
-X -X -	TREE PROTECTION
(dashed line)	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
(circle with cross)	EXISTING STREET TREE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 NATIONAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PARK
 ELLICOTT CITY, MARYLAND 21114
 (410) 461-2995

NO.	REVISION	DATE

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: *Charles J. Crovo, Sr.*
 Date: 10/21/04

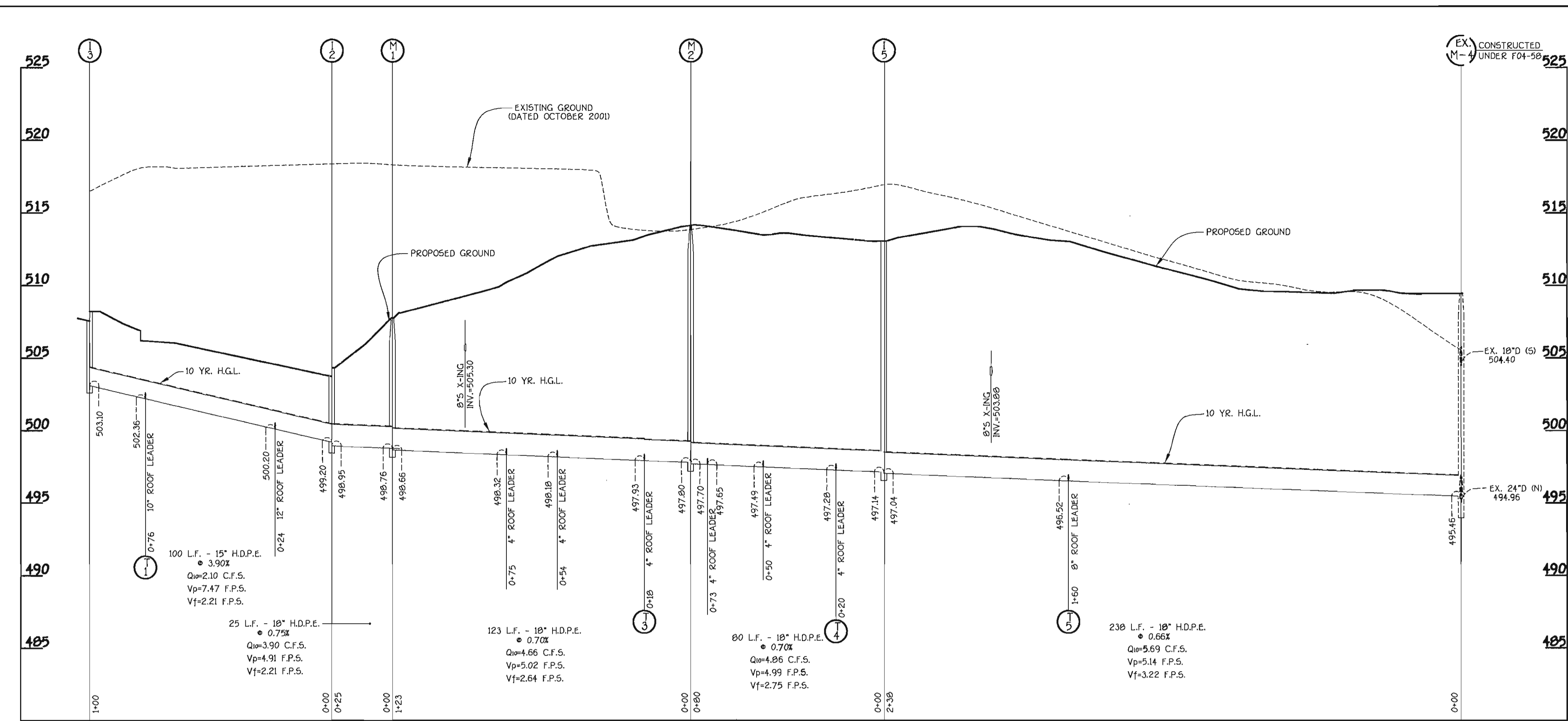
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 Signature of Developer: *William Arfield*
 Date: 10-18-04

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A. Natural Resource Conservation Service
 Date: 11/1/04
 Signature: *Jim Meyer*
 Date: 11/1/04
 Signature: *Howard SCD*
 Date: 11/1/04
OWNER/DEVELOPER
 WAVERLY GARDENS, LLC
 C/O LAND DESIGN AND DEVELOPMENT
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21103
 (410) 490-9105

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Date: 11/9/04
 Chief, Engineering Division
 Date: 11/8/04
 Director - Department of Planning and Zoning
 Date: 11/12/04
 SUBDIVISION NAME: GTW'S WAVERLY WOODS SECTION 13
 SECTION/AREA: 13
 LOT/PARCEL NO.: PARCEL 'C'
 PLAT: 16941 - 16962
 GRID NO.: 4
 ZONE: POR
 TAX MAP NO.: 16
 ELEC. DIST.: THIRD
 CENSUS TR.: 6030.00
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 SEWER CODE: 5992000

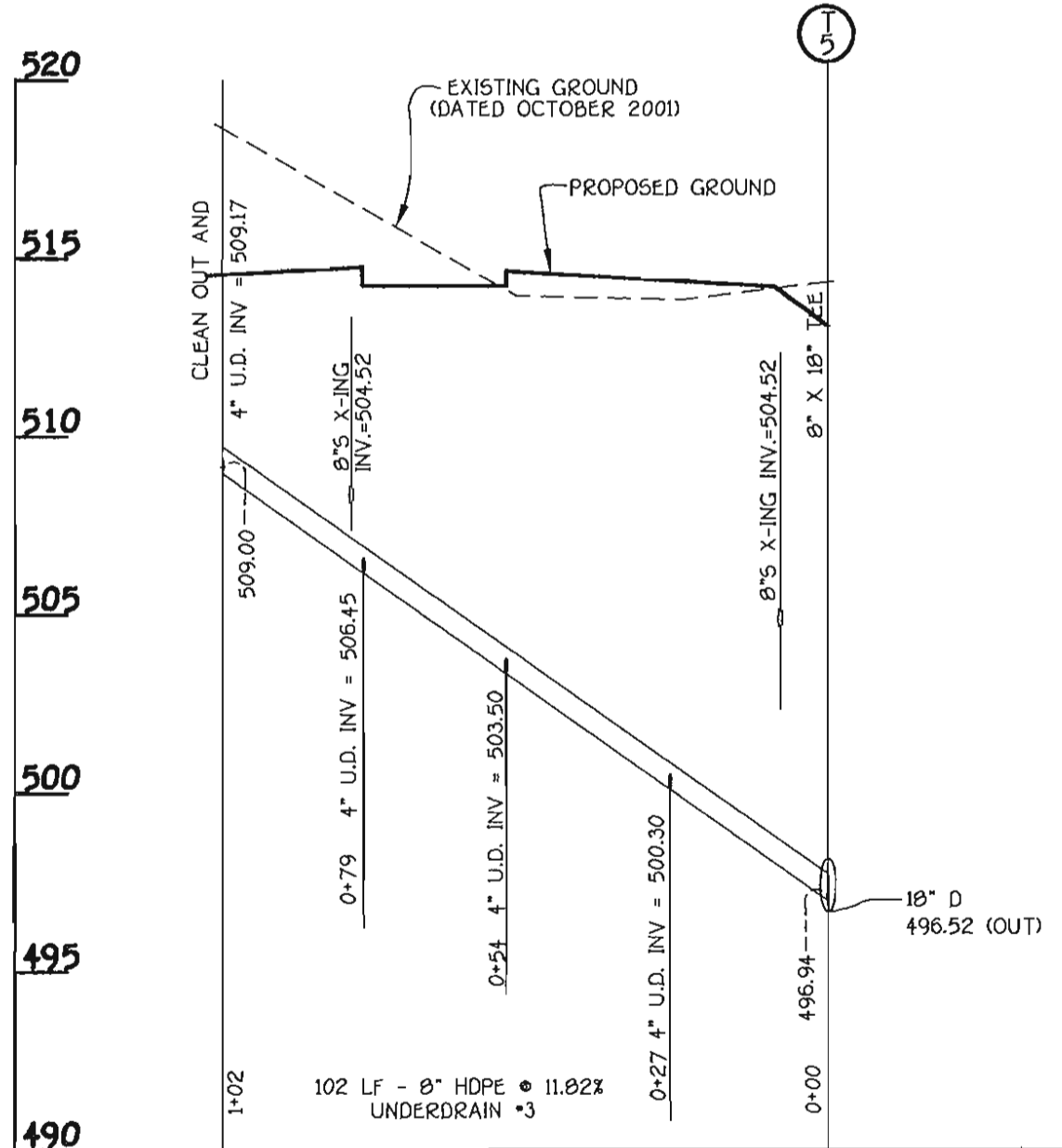
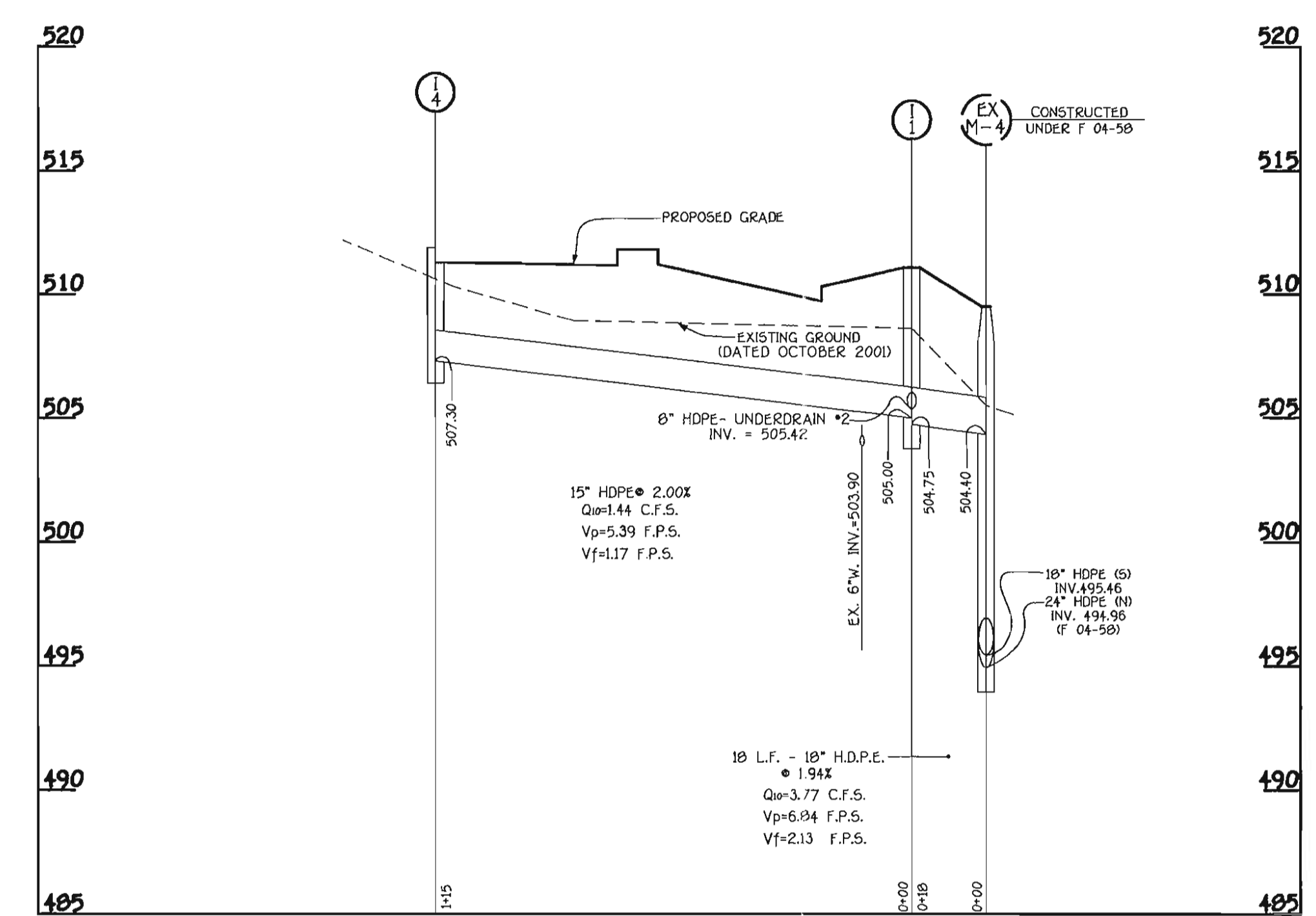
SEDIMENT/EROSION CONTROL PLAN
WAVERLY GARDENS
GTW'S WAVERLY WOODS
SECTION 13
PARCEL 'C'
 TAX MAP No: 16 P/O PARCEL: 424
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: OCTOBER 7, 2004
 SHEET 4 OF 11 **SDP 04-60**



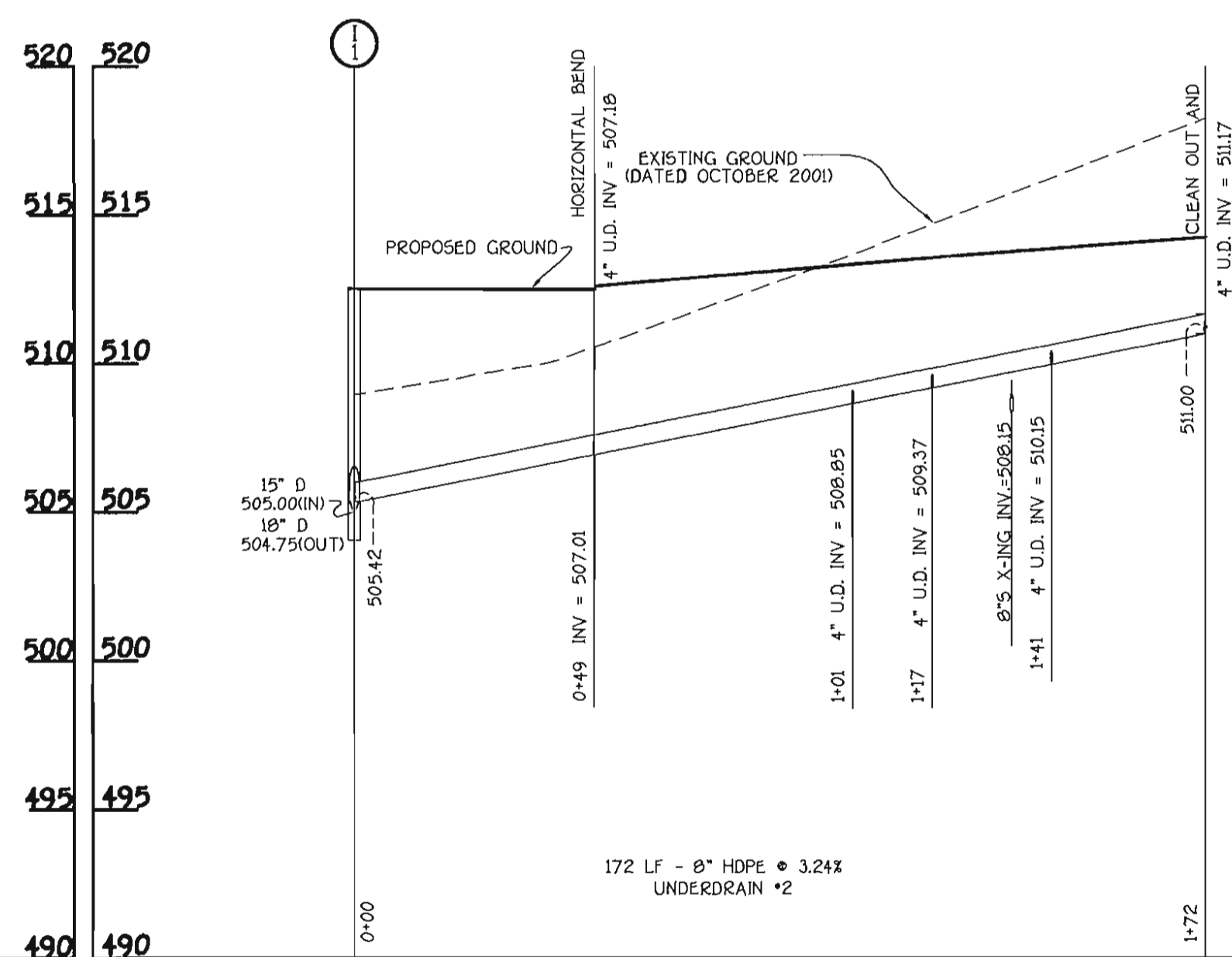


PROFILES
SCALE: 1" = 30' HOR.
1" = 5' VERT.

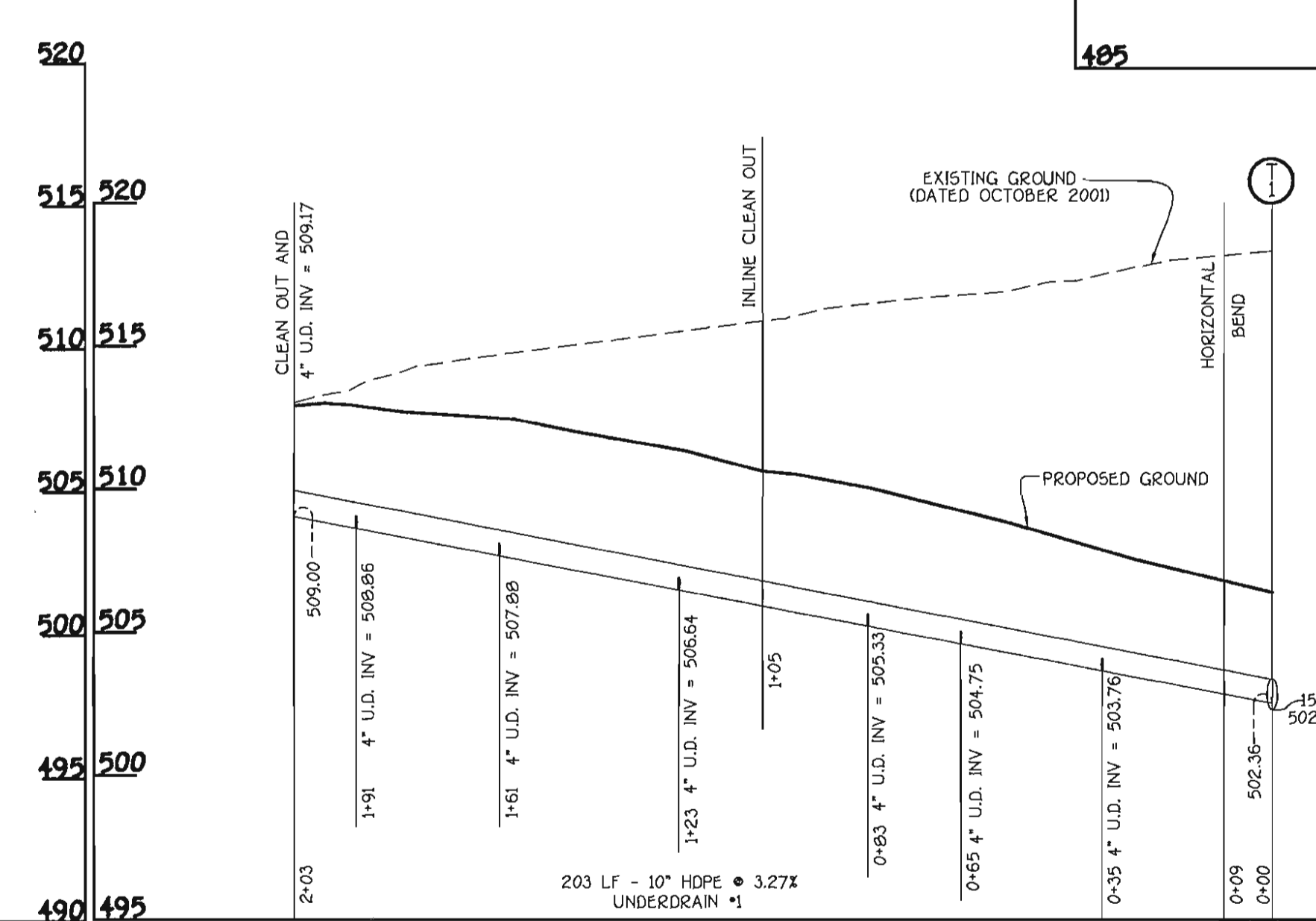
STRUCTURE SCHEDULE									
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	REMARKS	
I-1	511.7	505.00/505.42	504.75	N 590283.53 E 1343579.77	---	---	A-5	S.D. - 4.01	
I-2	504.37	499.20	490.95	N 5900430.34 E 1343749.05	---	---	A-5	S.D. - 4.01	
I-3	508.27	---	503.10	N 590037.06 E 1343640.40	---	---	A-5	S.D. - 4.01	
I-4	511.97	---	507.30	N 590267.09 E 1343466.35	---	---	A-5	S.D. - 4.01	
I-5	513.14	497.14	497.04	N 590244.40 E 1343817.00	---	---	YARD INLET	S.D. - 4.36	
M-1	507.80	498.76	498.66	N 590040.15 E 1343775.71	---	---	STO. PRECAST MH	G - 5.11	
M-2	514.00	497.80	497.70	N 590163.05 E 1343019.61	---	---	PRECAST MH	G - 5.11	
EX. M-4	509.50	495.46/504.40	494.96	N 590303.00 E 1343586.00	---	---	PRECAST MH	G - 5.11	



PROFILES
SCALE: 1" = 30' HOR.
1" = 5' VERT.



PROFILES
SCALE: 1" = 30' HOR.
1" = 5' VERT.



PROFILES
SCALE: 1" = 30' HOR.
1" = 5' VERT.

PIPE SCHEDULE		
SIZE	CLASS	LENGTH
4"	HDPE	401'
8"	HDPE	275'
10"	HDPE	205'
15"	HDPE	220'
18"	HDPE	482'



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 481-1295

NO.	REVISION	DATE

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: CHARLES J. CROVO, SR. Date: 10/11/04

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: [Signature] Date: 10-18-04

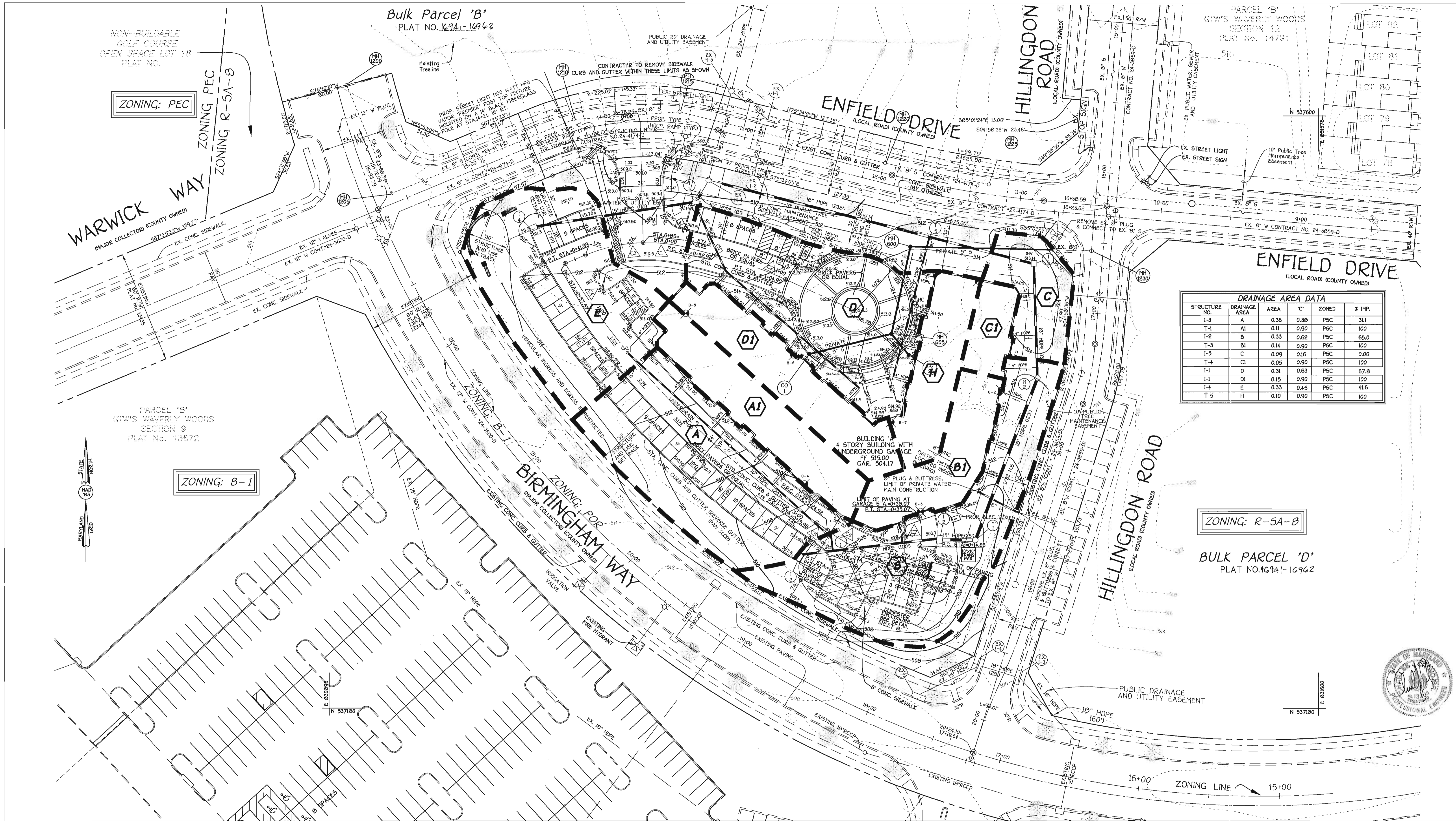
Reviewed for HOWARD SCD and meets Technical Requirements.
U.S.D.A.-Natural Resources Conservation Service Date: [Signature]
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Howard SCD Date: [Signature]

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
[Signature] Date: 11/10/04
[Signature] Date: 11/10/04
[Signature] Date: 11/12/04
Director - Department of Planning and Zoning

SUBDIVISION NAME: GTW'S WAVERLY WOODS SECTION 13
PLAT: 16941 - 16962 GRID NO.: 4 ZONE: POR TAX MAP NO.: 16 ELEC. DIST.: THIRD CENSUS TR.: 6030.00
WATER CODE: H05 SEWER CODE: 5992000

STORM DRAIN 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
SHEET 5 OF 11 **SDP 04-60**



DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	% C	ZONED	% IMP.
I-3	A	0.36	0.38	PSC	31.1
T-1	A1	0.11	0.90	PSC	100
I-2	B	0.33	0.62	PSC	65.0
T-3	B1	0.14	0.90	PSC	100
I-5	C	0.09	0.16	PSC	0.00
T-4	C1	0.05	0.90	PSC	100
I-1	D	0.31	0.63	PSC	67.8
I-1	D1	0.15	0.90	PSC	100
I-4	E	0.33	0.45	PSC	41.6
T-5	H	0.10	0.90	PSC	100

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTONAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-2855

NO.	REVISION	DATE

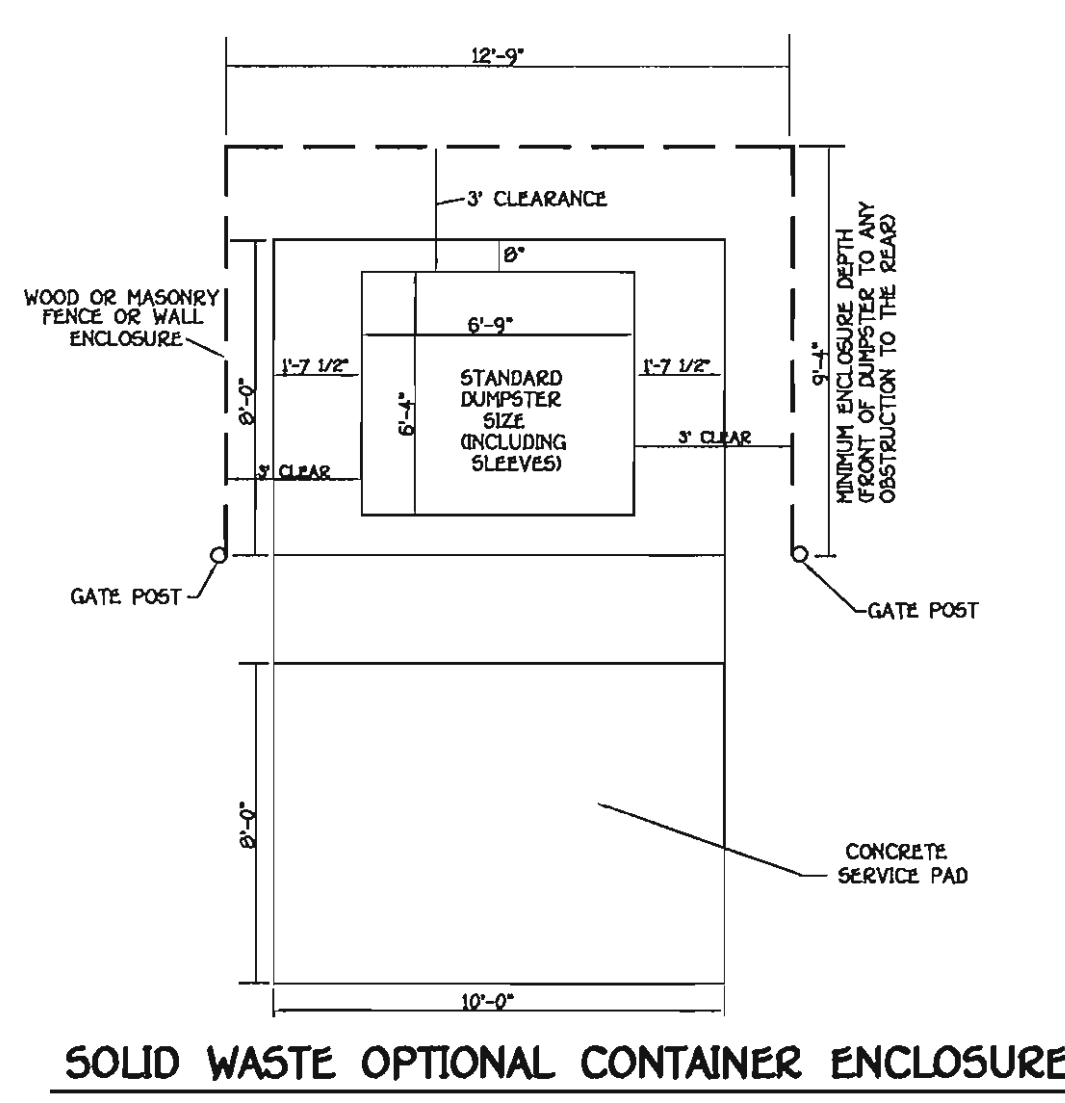
ENGINEER'S CERTIFICATE
 "I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
 Signature of Engineer: *Charles J. Crovo, Sr.* Date: 10/21/04

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: *Charles J. Crovo, Sr.* Date: 10-18-04

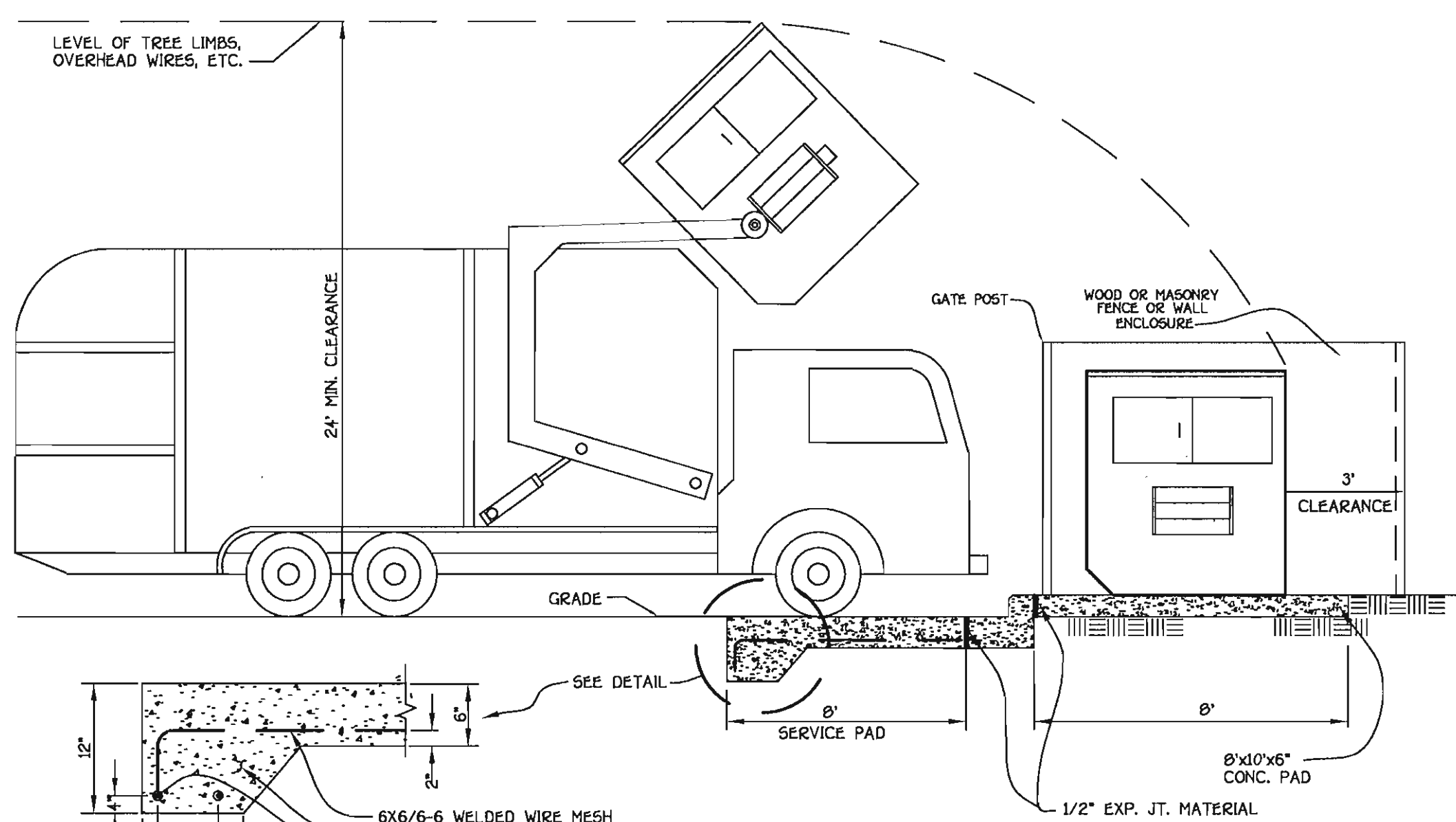
Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *[Signature]* Date: *[Date]*
OWNER/DEVELOPER
 WAVERLY GARDENS, LLC
 C/O LAND DESIGN AND DEVELOPMENT
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-9105

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development: *[Signature]* Date: 10/20/04
 Chief, Development Engineering Division: *[Signature]* Date: 10/20/04
 Director - Department of Planning and Zoning: *[Signature]* Date: 10/20/04
 SUBDIVISION NAME: GTW'S WAVERLY WOODS SECTION 13
 SECTION/AREA: 13
 LOT/PARCEL NO.: PARCEL 'C'
 PLAT: 16941 - 16962
 GRID NO.: 4
 ZONE: POR
 TAX MAP NO.: 16
 ELEC. DIST.: THIRD
 CENSUS TR.: 6030.00
 WATER CODE: H05
 SEWER CODE: 5992000

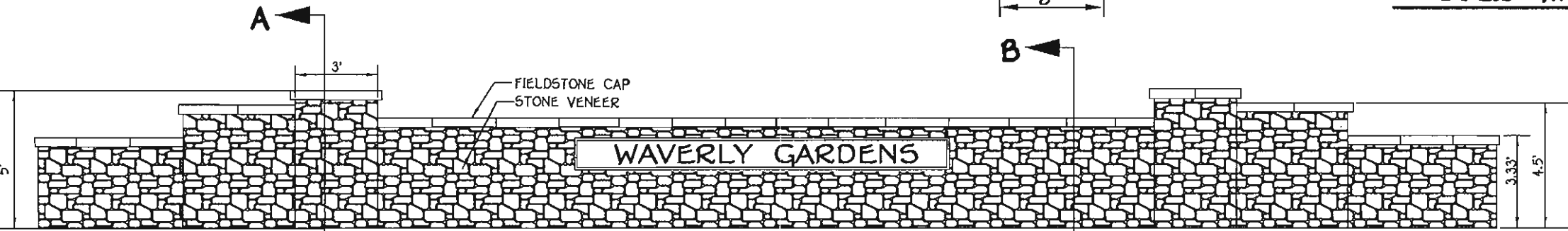
DRAINAGE AREA MAP
WAVERLY GARDENS
 GTW'S WAVERLY WOODS
 SECTION 13
 PARCEL 'C'
 TAX MAP No: 16 P/O PARCEL: 424
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: OCTOBER 7, 2004
 SHEET 6 OF 11 SDP 04-60



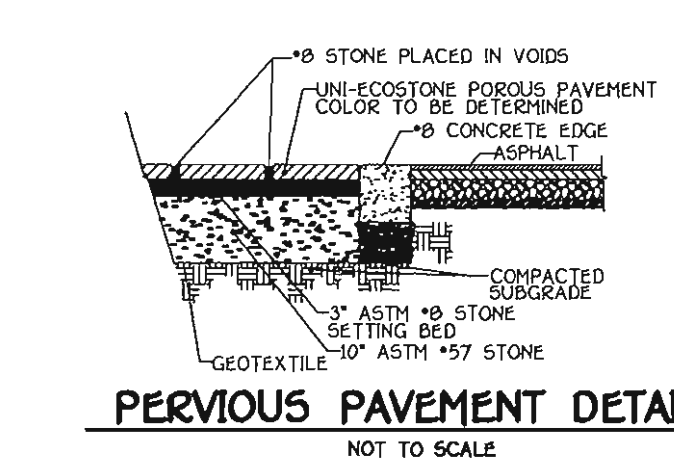
SOLID WASTE OPTIONAL CONTAINER ENCLOSURE
NOT TO SCALE



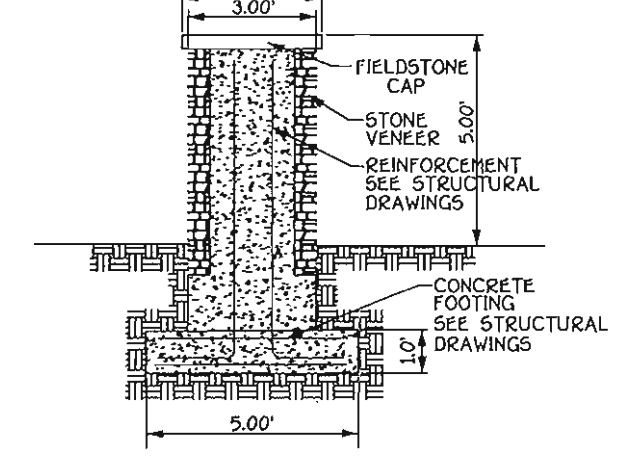
SOLID WASTE SERVICE PAD
NOT TO SCALE



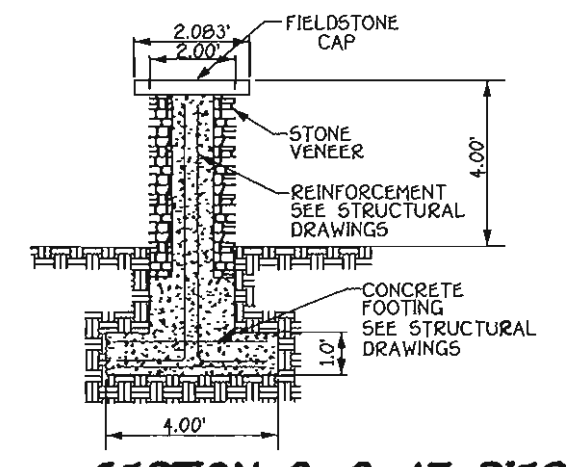
ELEVATION VIEW OF ENTRANCE SIGN
NOT TO SCALE



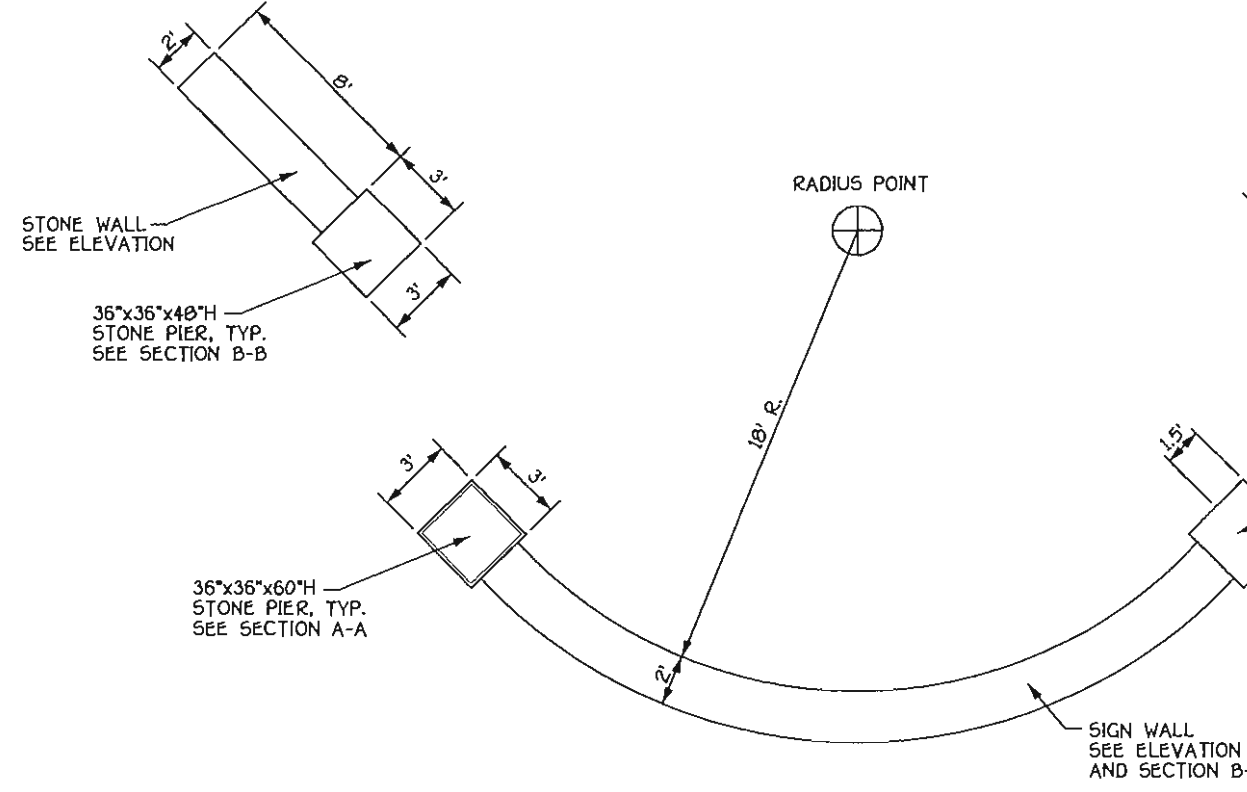
PERVIOUS PAVEMENT DETAIL
NOT TO SCALE



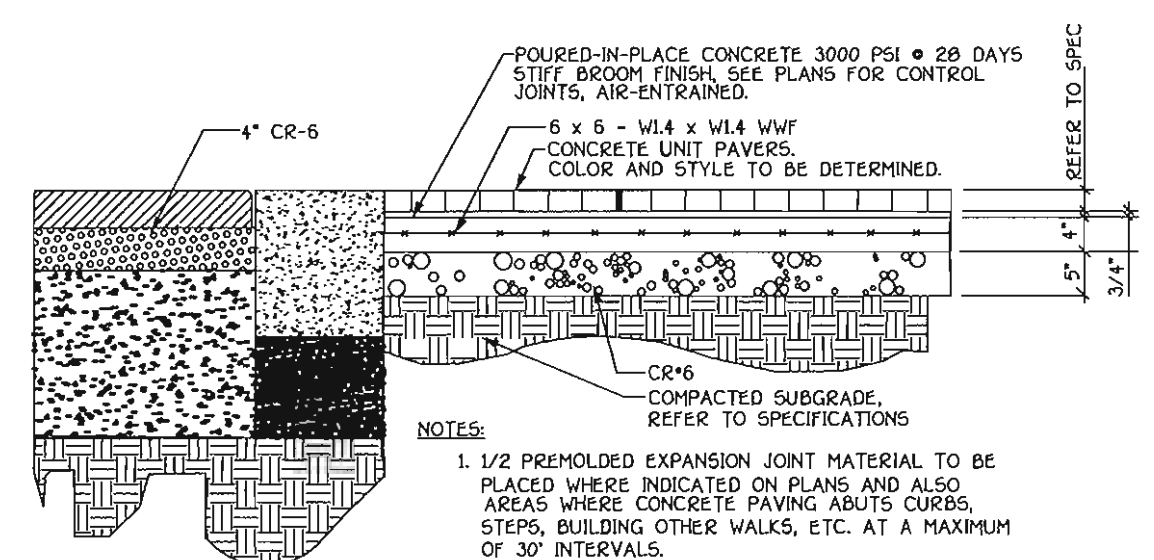
SECTION A-A AT PIER
NOT TO SCALE



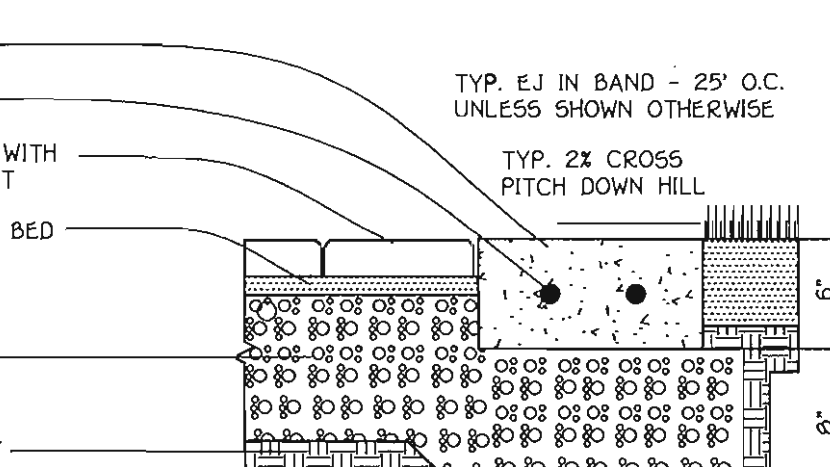
SECTION B-B AT PIER
NOT TO SCALE



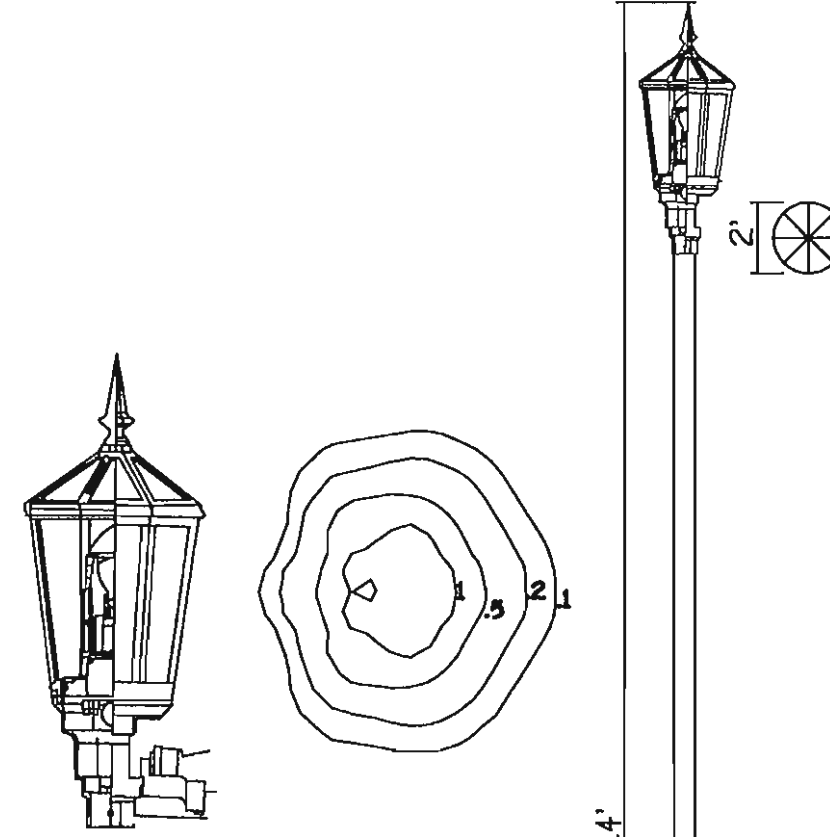
PLAN VIEW OF SIGN WALL
NOT TO SCALE



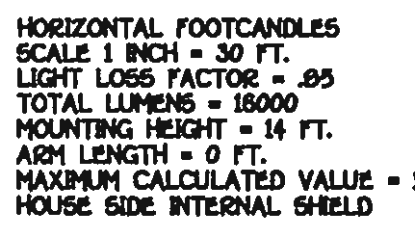
SECTION AT CONCRETE PAVER CROSSWALK
NOT TO SCALE



BRICK PAVING DETAIL
SCALE 1-1/2"=1'0"



TOP MOUNTED CIRCULAR CUTOFF LIGHTING (1000 WATT)
NOT TO SCALE

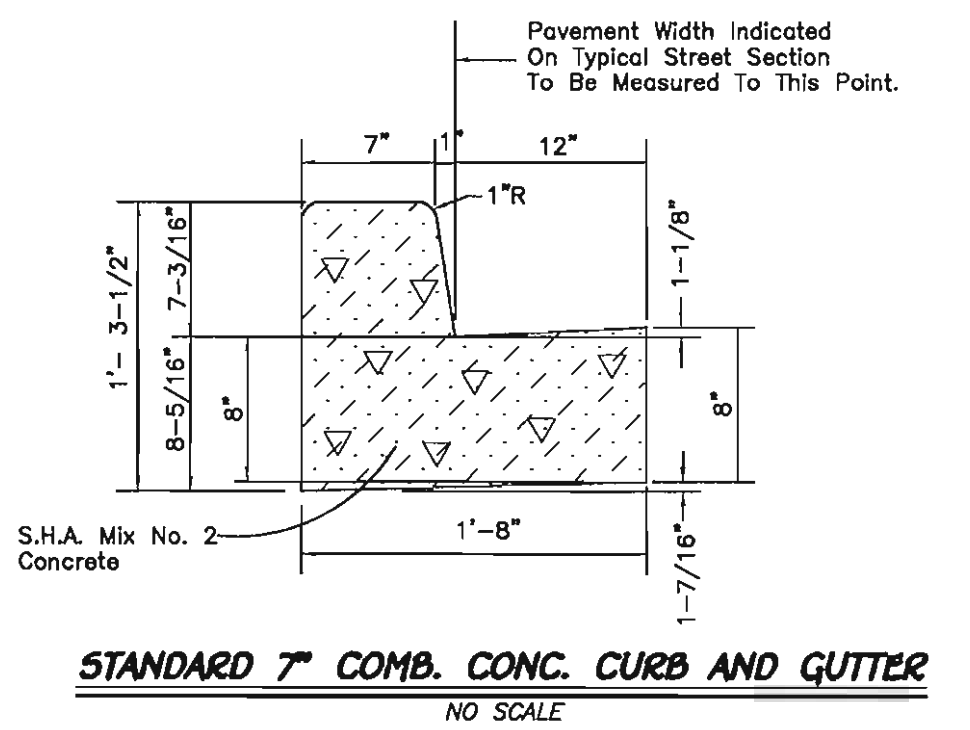


HORIZONTAL FOOTCANDLES
SCALE 1 INCH = 30 FT.
LIGHT LOSS FACTOR = .85
TOTAL LUMENS = 16000
MOUNTING HEIGHT = 14 FT.
ARM LENGTH = 0 FT.
MAXIMUM CALCULATED VALUE = 1.8
HOUSE SIDE INTERNAL SHIELD

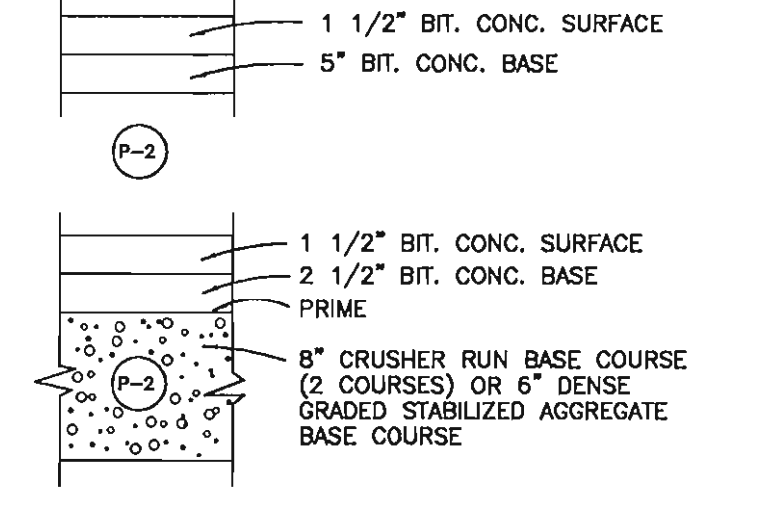
SIGN SIZE	DIMENSIONS (INCHES)									
	A	B	C	D	E	F	G	H	J	
MIN.	6	12	3/8	3/8	1-1/2	1-1/2	1D	1/2	1-1/2D	
STD.	9	18	3/8	3/8	1-1/2	2-1/4	1-1/2D	1	2D	

COLORS
DIRECTIONAL
LEGEND - WHITE
BACKGROUND - BLUE

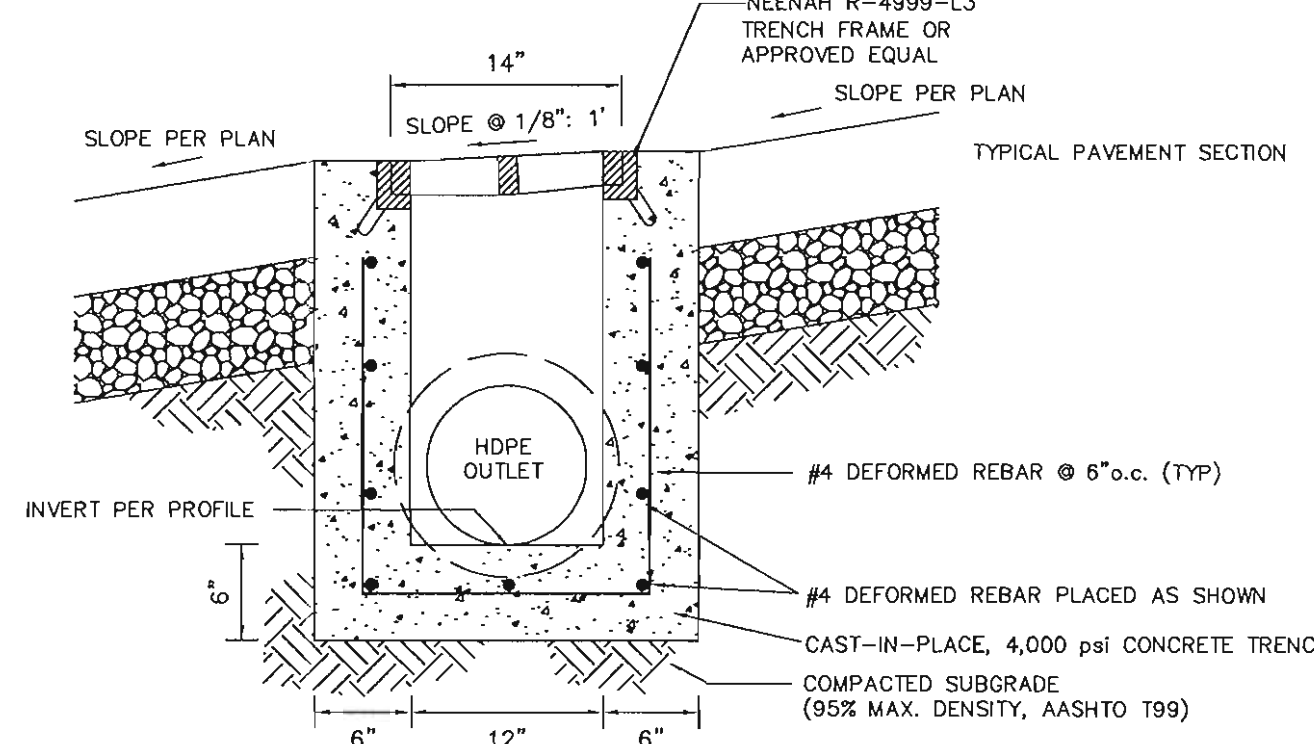
REGULATORY
LEGEND - GREEN OR BLACK
BACKGROUND - WHITE



STANDARD 7" COMB. CONC. CURB AND GUTTER
NO SCALE



PAVING SECTION P-2
NO SCALE



TRENCH DRAIN DETAIL (T-1)
NOT TO SCALE

NOTE: INSTALL TRENCH DRAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND PROCEDURES.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
410-481-2895

NO.	REVISION	DATE

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: *Charles J. Crovo, Sr.* Date: 10/21/04

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: *Edward A. Field* Date: 10-18-04

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service Date: *11/10/04*

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

Howard SCD Date: *11/10/04*

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

Chief, Division of Land Development Date: 11/9/04

Chief, Development Engineering Division Date: 11/10/04

Director - Department of Planning and Zoning Date: 11/2/04

SUBDIVISION NAME: GTW'S WAVERLY WOODS SECTION 13 LOT/PARCEL NO. 13 PARCEL 'C'

PLAT: 16941 - 16962 GRID NO. 4 ZONE: POR TAX MAP NO. 16 ELEC. DIST. THIRD CENSUS TR. 6030.00

WATER CODE: H05 SEWER CODE: 5992000

SITE DEVELOPMENT PLAN 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 8 OF 11 **SDP 04-60**

NON-BUILDABLE
GOLF COURSE
OPEN SPACE LOT 18
PLAT NO.



ZONING: PEC

WARWICK WAY
(MAJOR COLLECTOR) (COUNTY OWNED)

PARCEL 'B'
GTW'S WAVERLY WOODS
SECTION 13
PLAT NO. 16992

ZONING: B-1

ZONING: B-1

ZONING: POR

ENFIELD DRIVE
(LOCAL ROAD) (COUNTY OWNED)

HILLINGTON ROAD
(LOCAL ROAD) (COUNTY OWNED)

SCHEDULE A PERIMETER LANDSCAPE EDGE											
PERIMETER	CATEGORY (PROPERTIES/ ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION	REMAINING	NUMBER OF PLANTS REQUIRED			NUMBER OF PLANTS PROVIDED		
						SHADE TREES	EVERGREEN TREES	SHRUBS	SHADE TREES	EVERGREEN TREES	SHRUBS
P-1	PARKING ADJACENT TO ROADWAY	E	493.61'	NO	493.61'	12	0	123	12	0	123
P-2	ADJACENT TO ROADWAY	B	219.81'	NO	219.81'	4	5	0	4	5	0
P-3	PARKING ADJACENT TO ROADWAY	E	61.00'	NO	61.00'	2	0	15	2	0	15
	ADJACENT TO ROADWAY	B	104.14'	NO	104.14'	2	3	0	2	3	0
	PARKING ADJACENT TO ROADWAY	E	371.26'	NO	371.26'	9	0	93	14	0	43*

P-3 5 SHADE TREES SUBSTITUTED FOR 10 SHRUBS

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	47
NUMBER OF TREES REQUIRED (1:9 SPACES)	5
NUMBER OF TREES PROVIDED	
SHADE TREES	5
OTHER TREES (2:1 SUBSTITUTION)	-

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	102
NUMBER OF TREES REQUIRED (1:DU SFA; 1:3 DU APTS)	34
NUMBER OF TREES PROVIDED	
SHADE TREES	17
OTHER TREES (2:1 SUBSTITUTION)	34*

* 34 EVERGREEN TREES SUBSTITUTED FOR 17 SHADE TREES

LEGEND

EXISTING TREES

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
27		QUERCUS PHELLOS WILLOW OAK	2-1/2" - 3" CAL. 12'-14' HT.
7		BETULA NIGRA HERITAGE RIVER BIRCH	2-1/2" - 3" CAL. 8&B, 12'-14' HT.
12		AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE AUTUMN BRILLIANCE SERVICEBERRY	8' HT. 8&B OR CONT.
16		MALUS 'DONALD WYMAN' DONALD WYMAN CRABAPPLE	2-1/2" - 3" CAL.
28		PINUS STROBUS EASTERN WHITE PINE	12' HT.
5		PICEA PUNGENS VAR. GLAUCA COLORADO BLUE SPRUCE	8' - 10' HT.
3		ILEX OPECA AMERICAN HOLLY	5' - 6' HT. 8&B
181		AZALEA GLACIER GLACIER AZALEA	24" - 30" HT. 8&B OR CONT.



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: *Charles J. Crovo* 10/18/04
Date

DEVELOPER'S CERTIFICATE

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Signature of Developer: *Ernest A. Field, Jr.* 10-18-04
Date

Reviewed for HOWARD SCD and meets Technical Requirements.

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: _____ Date: _____
Howard SCD

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

Chief, Division of Land Development: *Kathleen Lewis* 10/18/04
Date
Chief, Development Engineering Division: *Mark A. Wright* 10/18/04
Date
Director - Department of Planning and Zoning: _____ Date

PLAT	GRID NO.	ZONE	TAX MAP NO.	ELEC. DIST.	CENSUS TR.
16941 - 16952	4	POR	16	THIRD	6030.00
WATER CODE	H05		SEWER CODE	5992000	

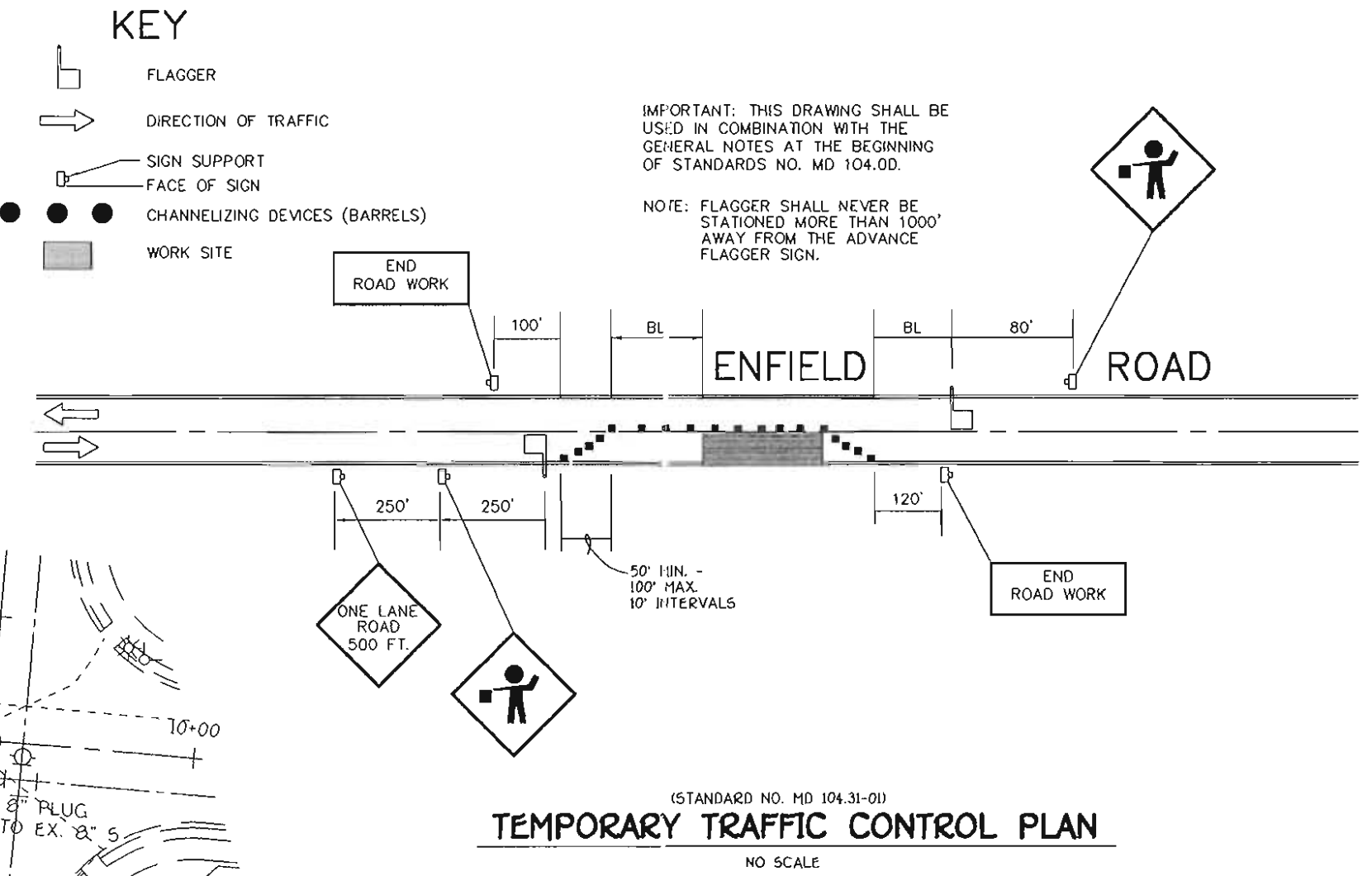
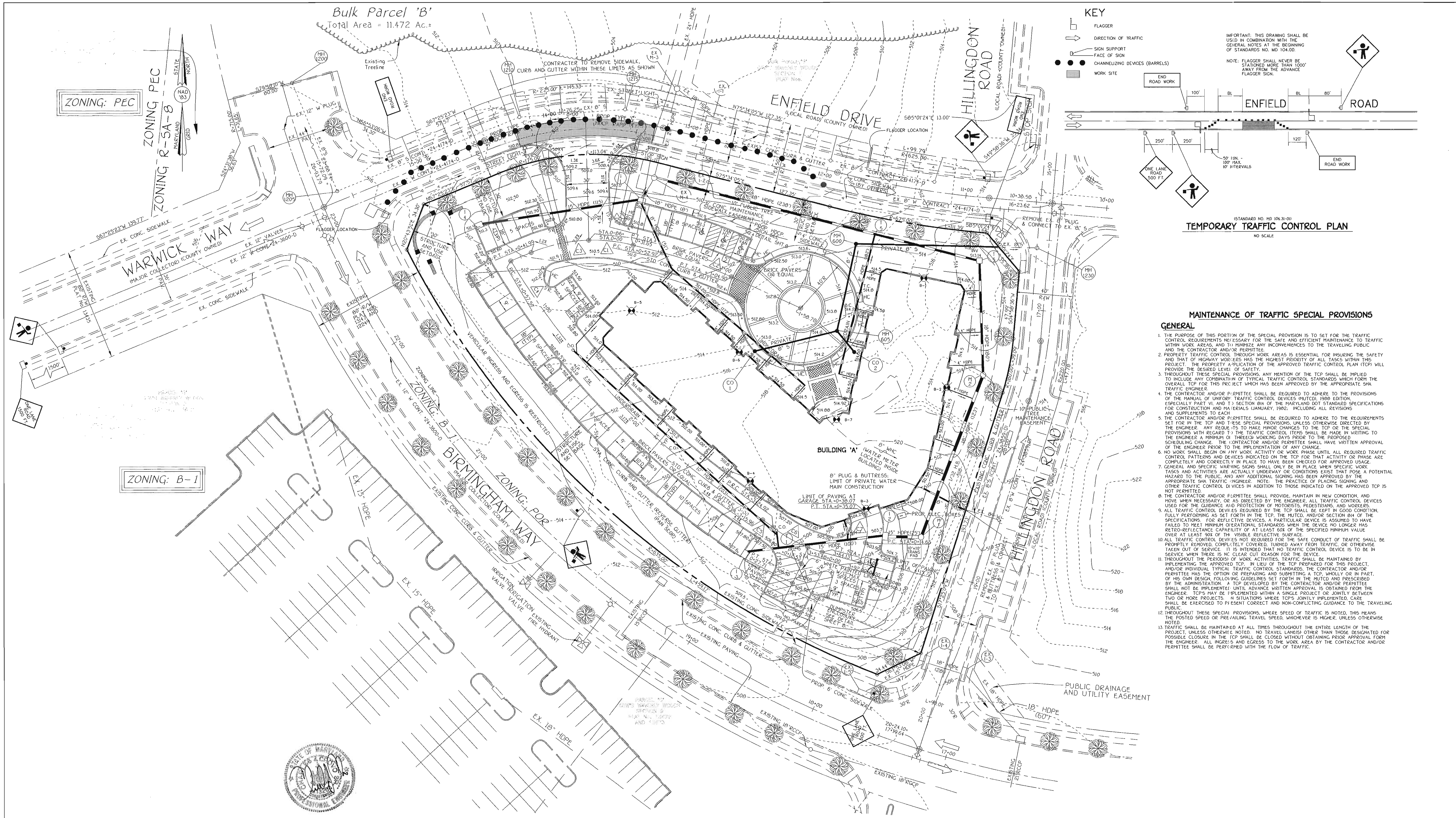
LANDSCAPE PLAN

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

FISHER, COLLINS & CARTER, INC.
CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 8255

NO.	REVISION	DATE



TEMPORARY TRAFFIC CONTROL PLAN
NO SCALE

MAINTENANCE OF TRAFFIC SPECIAL PROVISIONS

- GENERAL**
1. THE PURPOSE OF THIS PORTION OF THE SPECIAL PROVISIONS IS TO SET FOR THE TRAFFIC CONTROL REQUIREMENTS NECESSARY FOR THE SAFE AND EFFICIENT MAINTENANCE TO TRAFFIC WITHIN WORK AREAS, AND TO MINIMIZE ANY INCONVENIENCES TO THE TRAVELING PUBLIC AND THE CONTRACTOR AND/OR PERMITTEE.
 2. PROPER TRAFFIC CONTROL THROUGH WORK AREAS IS ESSENTIAL FOR INSURING THE SAFETY AND THAT OF HIGHWAY WORKERS HAS THE HIGHEST PRIORITY OF ALL TASKS WITHIN THIS PROJECT. THE PROPER APPLICATION OF THE APPROVED TRAFFIC CONTROL PLAN (TCP) WILL PROVIDE THE DESIRED LEVEL OF SAFETY.
 3. THROUGHOUT THESE SPECIAL PROVISIONS, ANY MENTION OF THE TCP SHALL BE IMPLIED TO INCLUDE ANY COMBINATION OF TYPICAL TRAFFIC CONTROL STANDARDS WHICH FORM THE OVERALL TCP FOR THIS PROJECT WHICH HAS BEEN APPROVED BY THE APPROPRIATE SHA TRAFFIC ENGINEER.
 4. THE CONTRACTOR AND/OR PERMITTEE SHALL BE REQUIRED TO ADHERE TO THE PROVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 1988 EDITION, ESPECIALLY PART VI, AND 3) SECTION 614 OF THE MARYLAND DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE, JANUARY, 1992, INCLUDING ALL REVISIONS AND SUPPLEMENTS TO EACH.
 5. THE CONTRACTOR AND/OR PERMITTEE SHALL BE REQUIRED TO ADHERE TO THE REQUIREMENTS SET FORTH IN THE TCP AND THESE SPECIAL PROVISIONS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. ANY REQUESTS TO MAKE MINOR CHANGES TO THE TCP OR THE SPECIAL PROVISIONS WITH REGARD TO THE TRAFFIC CONTROL ITEMS SHALL BE MADE IN WRITING TO THE ENGINEER A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE PROPOSED SCHEDULING CHANGE. THE CONTRACTOR AND/OR PERMITTEE SHALL HAVE WRITTEN APPROVAL OF THE ENGINEER PRIOR TO THE IMPLEMENTATION OF ANY CHANGE.
 6. NO WORK SHALL BEGIN ON ANY WORK ACTIVITY OR WORK PHASE UNTIL ALL REQUIRED TRAFFIC CONTROL PATTERNS AND DEVICES INDICATED ON THE TCP FOR THAT ACTIVITY OR PHASE ARE COMPLETELY AND CORRECTLY IN PLACE TO HAVE BEEN CHECKED FOR APPROVED USAGE.
 7. GENERAL AND SPECIFIC WARNING SIGNS SHALL ONLY BE IN PLACE WHEN SPECIFIC WORK TASKS AND ACTIVITIES ARE ACTUALLY IN PROGRESS OR CONDITIONS EXIST THAT POSE A POTENTIAL HAZARD TO THE PUBLIC, AND ANY ADDITIONAL SIGNING HAS BEEN APPROVED BY THE APPROPRIATE SHA TRAFFIC ENGINEER. NOTE: THE PRACTICE OF PLACING SIGNING AND OTHER TRAFFIC CONTROL DEVICES IN ADDITION TO THOSE INDICATED ON THE APPROVED TCP IS NOT PERMITTED.
 8. THE CONTRACTOR AND/OR PERMITTEE SHALL PROVIDE, MAINTAIN IN NEW CONDITION, AND MOVE WHEN NECESSARY, OR AS DIRECTED BY THE ENGINEER, ALL TRAFFIC CONTROL DEVICES USED FOR THE GUIDANCE AND PROTECTION OF MOTORISTS, PEDESTRIANS, AND WORKERS.
 9. ALL TRAFFIC CONTROL DEVICES REQUIRED BY THE TCP SHALL BE KEPT IN GOOD CONDITION, FULLY PERFORMING AS SET FORTH IN THE TCP, THE MUTCD, AND/OR SECTION 614 OF THE SPECIFICATIONS. FOR REFLECTIVE DEVICES, A PARTICULAR DEVICE IS ASSUMED TO HAVE FAILED TO MEET MINIMUM OPERATIONAL STANDARDS WHEN THE DEVICE NO LONGER HAS RETRO-REFLECTANCE CAPABILITY OF AT LEAST 60% OF THE SPECIFIED MINIMUM VALUE OVER AT LEAST 90% OF THE VISIBLE REFLECTIVE SURFACE.
 10. ALL TRAFFIC CONTROL DEVICES NOT REQUIRED FOR THE SAFE CONDUCT OF TRAFFIC SHALL BE PROPERLY REMOVED, COMPLETELY COVERED, TURNED AWAY FROM TRAFFIC OR OTHERWISE TAKEN OUT OF SERVICE. IT IS INTENDED THAT NO TRAFFIC CONTROL DEVICE IS TO BE IN SERVICE WHEN THERE IS NO CLEAR CUT REASON FOR THE DEVICE.
 11. THROUGHOUT THE PERIODS OF WORK ACTIVITIES, TRAFFIC SHALL BE MAINTAINED BY IMPLEMENTING THE APPROVED TCP. IN LIEU OF THE TCP PREPARED FOR THIS PROJECT, AND/OR INDIVIDUAL TYPICAL TRAFFIC CONTROL STANDARDS, THE CONTRACTOR AND/OR PERMITTEE HAS THE OPTION OF PREPARING AND SUBMITTING A TCP, WHOLLY OR IN PART, OF HIS OWN DESIGN, FOLLOWING GUIDELINES SET FORTH IN THE MUTCD AND PRESCRIBED BY THE ADMINISTRATION. A TCP DEVELOPED BY THE CONTRACTOR AND/OR PERMITTEE SHALL NOT BE IMPLEMENTED UNTIL ADVANCE WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. TCPS MAY BE IMPLEMENTED WITHIN A SINGLE PROJECT OR JOINTLY BETWEEN TWO OR MORE PROJECTS. IN SITUATIONS WHERE TCPS JOINTLY IMPLEMENTED, CARE SHALL BE EXERCISED TO PRESENT CORRECT AND NON-CONFLICTING GUIDANCE TO THE TRAVELING PUBLIC.
 12. THROUGHOUT THESE SPECIAL PROVISIONS, WHERE SPEED OF TRAFFIC IS NOTED, THIS MEANS THE POSTED SPEED OR PRE-FAVORING TRAVEL SPEED, WHICHEVER IS HIGHER, UNLESS OTHERWISE NOTED.
 13. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT UNLESS OTHERWISE NOTED. NO TRAVEL LANES OTHER THAN THOSE DESIGNATED FOR POSSIBLE CLOSURE IN THE TCP SHALL BE CLOSED WITHOUT OBTAINING PRIOR APPROVAL FROM THE ENGINEER. ALL INGRESS AND EGRESS TO THE WORK AREAS BY THE CONTRACTOR AND/OR PERMITTEE SHALL BE PERFORMED WITH THE FLOW OF TRAFFIC.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONVENTIONAL SQUARE OFFICE PARK - 18722 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
4100 461 - 2955

NO.	REVISION	DATE

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: *Charles J. Crovo, Sr.* Date: 10/21/04

DEVELOPER'S CERTIFICATE
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Signature of Developer: *Waverly Gardens, LLC* Date: 10-18-04

Reviewed for HOWARD SCD and meets Technical Requirements.

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: _____ Date: _____

OWNER/DEVELOPER
WAVERLY GARDENS, LLC
C/O LAND DESIGN AND DEVELOPMENT
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Planning and Land Development: *Patricia DeLoe* Date: 10/21/04

Chief, Development Engineering Division: *Masha D. Campbell* Date: 10/21/04

Director - Department of Planning and Zoning: *Masha D. Campbell* Date: 10/21/04

PLAT	18941 - 18962	GRID NO.	4	ZONE	POR	TAX MAP NO.	16	ELEC. DIST.	THIRD	CENSUS TR.	6030.00
WATER CODE	H05	SEWER CODE	5992000								

TRAFFIC CONTROL PLAN

**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 11 OF 11 **SDP 04-60**

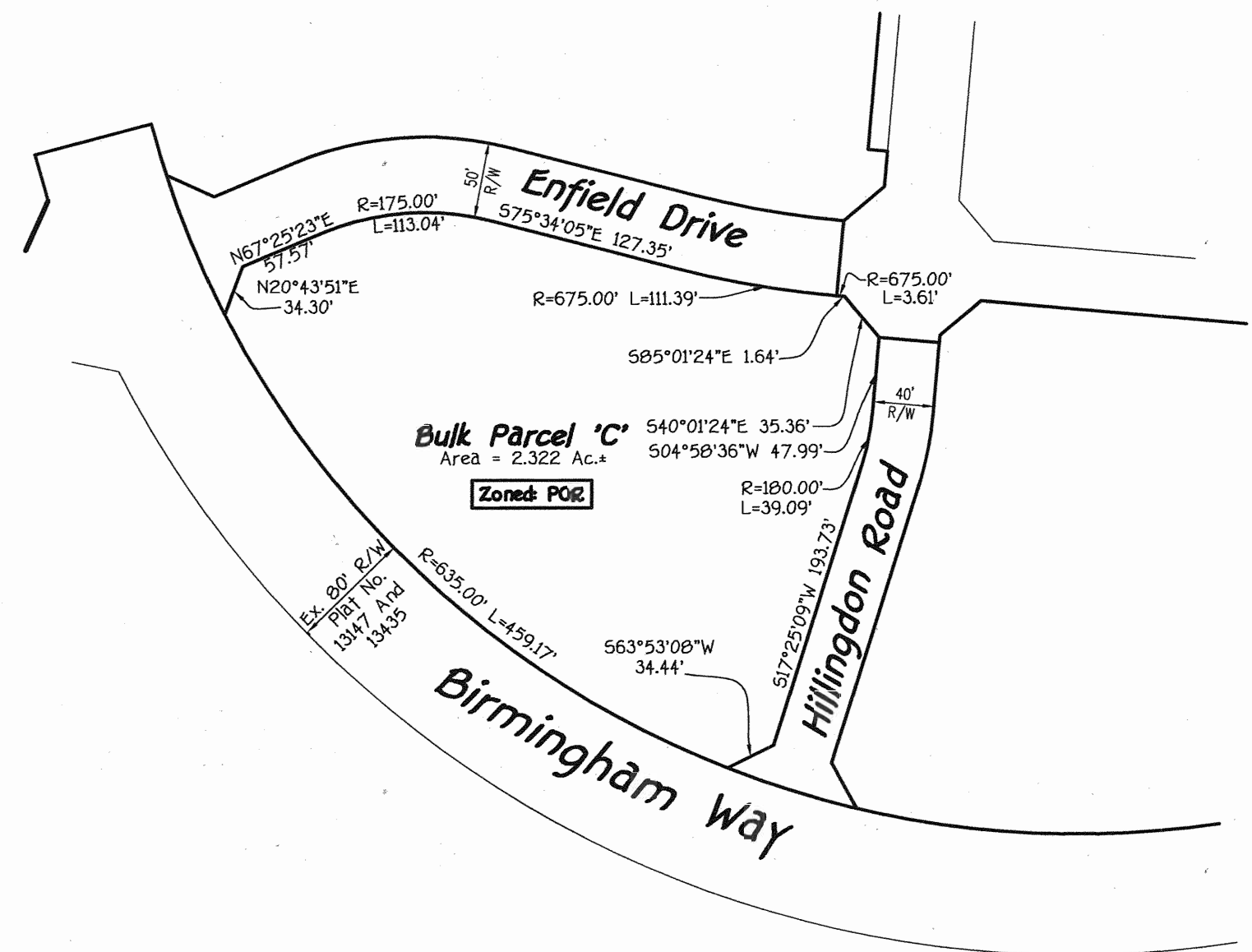
SITE DEVELOPMENT PLAN WAVERLY GARDENS

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

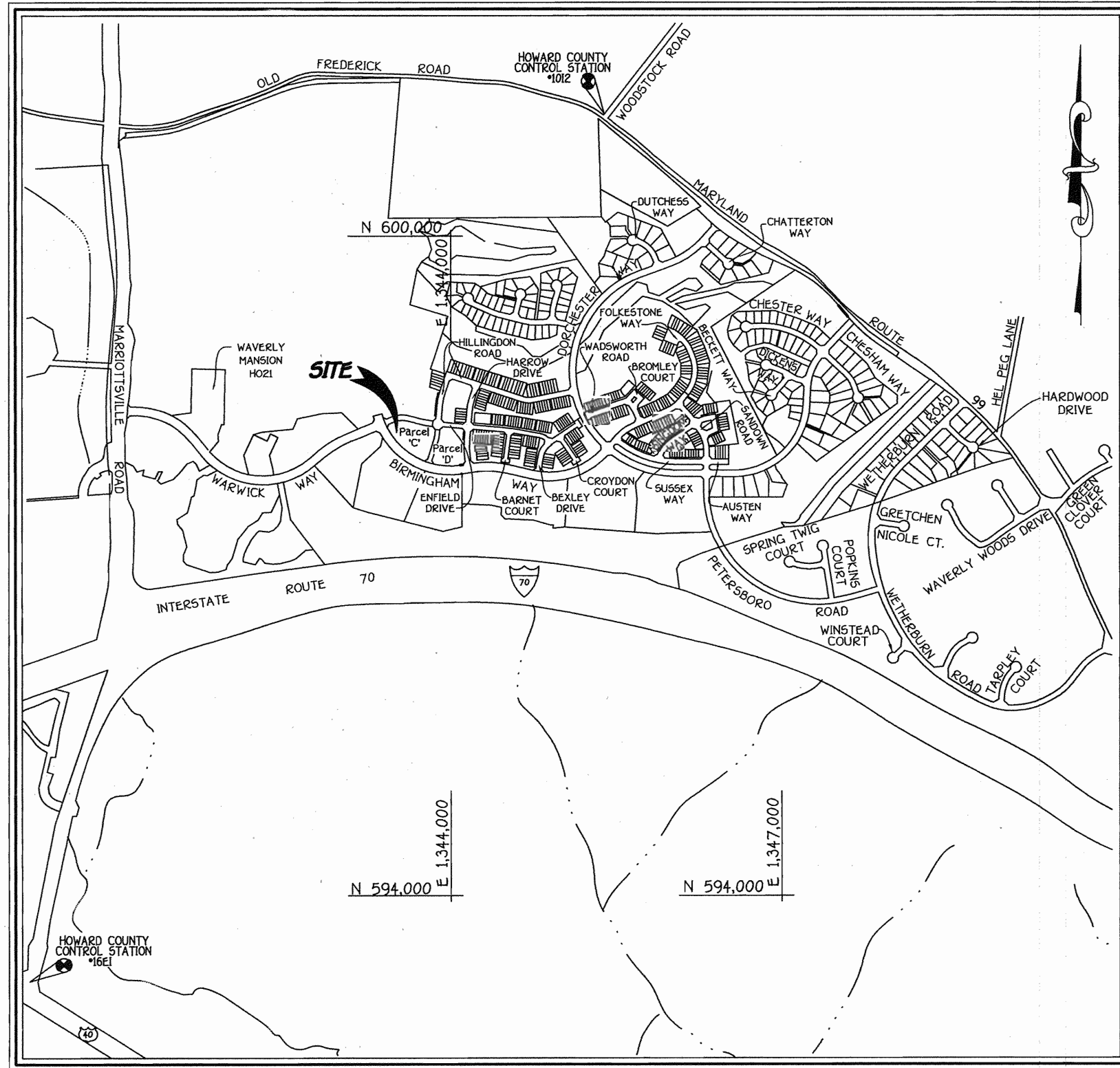
TAX MAP NO. 16 P/O PARCEL : 424
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES:

- SUBJECT PROPERTY ZONED FOR PER ZB-1003, APPROVED BY THE ZONING BOARD ON JULY 2, 2001.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES ZB 929-M, S 94-07, P 97-04, F 97-180, F 95-174, F 04-10, ZB-1003 AND ZB-1037.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 410 31880 AT LEAST 10 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.
- BOUNDARY SURVEY PERFORMED BY FISHER COLLINS AND CARTER INC. ON OR ABOUT AUGUST, 1990.
- EXISTING TOPOGRAPHY SHOWN HEREON IS FROM MASS GRADING PLAN SDP 96-15.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT 1012 N 601060.177 ELEV. = 445.577
HOWARD COUNTY MONUMENT 1012 E 1345336.7580 N 935260.5322 ELEV. = 509.924
HOWARD COUNTY MONUMENT 10E1 E 1340192.710
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- 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-95-179 AND / OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3640-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- 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.
D. PRESENT ZONING FOR
E. PROPOSED USE FOR SITE AND STRUCTURES: SENIOR HOUSING CONDOMINIUM CENTER (BUILDING A)
F. TOTAL NUMBER OF UNITS ALLOWED: 102 AS PER ZB-1003 7-M.
G. TOTAL NUMBER OF UNITS PROPOSED: 102



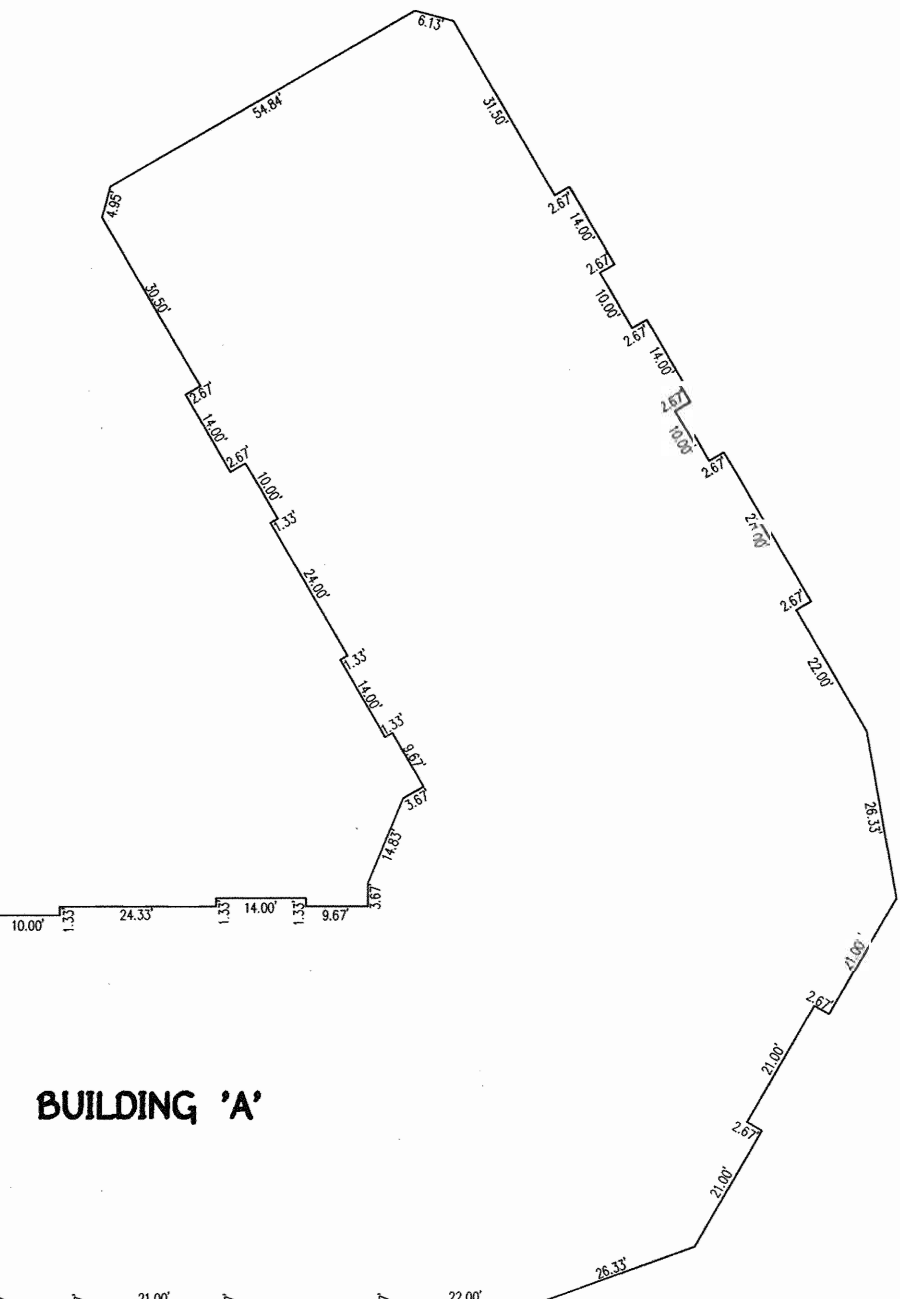
PLAN VIEW
SCALE: 1"=100'



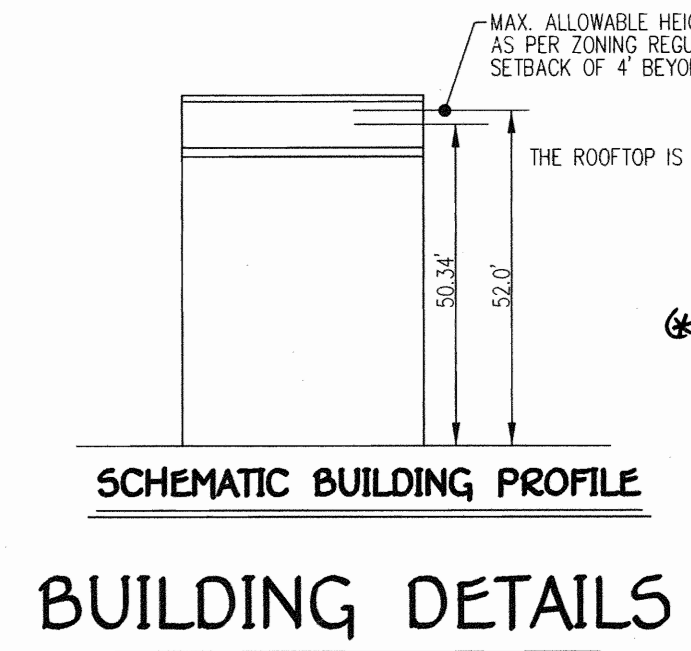
VICINITY MAP
SCALE: 1"=1200'

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'	S 83°31'14" E 31.54'
C2	0+52.92	1+04.90	300.00'	51.98'	09°55'37"	51.91'	S 70°36'15" E 51.91'
C3	0+00.00	0+41.99	114.00'	41.99'	21°06'14"	21.24'	S 77°50'29" W 41.75'
C4	0+57.57	3+15.96	574.00'	258.39'	25°47'31"	131.42'	S 44°05'24" W 256.21'
C5	3+15.96	3+24.92	100.00'	8.96'	05°08'10"	4.48'	S 54°25'04" E 8.96'
C6	3+24.92	3+64.13	100.00'	39.20'	22°27'40"	19.86'	S 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'
C8	0+12.53	0+27.71	150.00'	15.18'	05°47'57"	7.60'	S 24°28'49" W 15.18'

CURVE DATA CHART



PLAN



BUILDING DETAILS
SCALE: 1"=30'

- AGE RESTRICTED CONDOMINIUM UNITS 1 PARKING SPACE PER UNIT (REQUIRED)
SPACES REQUIRED: 102
SPACES PROVIDED: 103
47 OUTSIDE PARKING SPACES-THREE (3) HANDICAP
45 INSIDE PARKING SPACES-TWO (2) HANDICAP
- NOTE: THE GARAGE SPACES WILL BE FREE AND ACCESSIBLE TO ALL RESIDENTS OF THE COMPLEX.
- NUMBER OF PARKING SPACES PROVIDED: 103 TOTAL (FOR THIS PLAN-98 COMMON - 5 HANDICAP)
- BUILDING COVERAGE OF SITE: 0.53 AC +/- (BUILDINGS ONLY)
- BUILT UP SITE (AREA OF BUILDING & PAVING) 0.53 + 0.69 = 1.22 ±; IMPERVIOUS COVER = 53%
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE OPEN DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$28,530.00 FOR 56 SHADE TREES, 42 EVERGREEN TREES AND 181 SHRUBS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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 ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE ON-SITE WATER MAIN IS PRIVATE, AND WILL BE CONSTRUCTED UNDER SDP 04-60. THE FIRE HYDRANT IS TO BE BUILT UNDER CONTRACT NO. 24-4174-D.
- THE SEWER MAIN SHOWN IN PARCEL 'C' IS PRIVATE.
- STORM WATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED BY THE EXISTING WEST POND DESIGN FACILITY CONSTRUCTED AT THE NORTHWEST CORNER OF THE INTERSECTION OF BORDERSWAY WAY AND MARYLAND ROUTE 99 IN SECTION 4, AREA 2, GTW'S WAVERLY WOODS (F-95-174).
- THE LOCATIONS OF EXISTING UTILITIES ARE BASED ON CONTRACT NOS. 24-3600-D, 24-4174-D, 24-3859-D AND 24-3601-D, AND F 97-180.
- THERE IS NO FLOOD PLAIN LOCATED ON THIS SITE.
- THERE ARE NO WETLANDS LOCATED ON THIS SITE.
- 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 REGULATIONS AND THE 1993 ZONING REGULATIONS (CB-50-2001).
- THIS PLAN HAS HAD FOREST CONSERVATION REQUIREMENTS SUBMITTED AND APPROVED UNDER F-97-180, AND AMENDED UNDER F-04-180.
- ALL WATER METERS TO BE LOCATED INSIDE THE BUILDING.
- TEMPORARY STORM WATER MANAGEMENT IS PROVIDED FOR UNDER GTW SECTION 13 ROADWAY PLANS F-04-50.
- THE EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS.
- THE UNIT BREAKDOWN OF THE UNITS FOR MODERATE INCOME HOUSING ARE AS FOLLOWS:
A. 101 UNITS ARE ALLOCATED TO MODERATE INCOME HOUSING.
B. 35 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. 35 UNITS ARE ASSOCIATED WITH ZONING BOARD CASE ZB 1018-M AND ARE ZONED PSC.
- ZONING BOARD CASE HISTORY:
A. ZB CASE NO. 929M REZONED 68218 ACRES OF 8 ZONED PROPERTY TO 37215 ACRES PEC (PLANNED EMPLOYMENT CENTER); 8.50 ACRES R-1 (RESIDENTIAL: LOCAL); 82.79 ACRES R-20 (RESIDENTIAL: SINGLE); 68.50 ACRES R-5C (RESIDENTIAL: SINGLE CLUSTER); 107.68 ACRES R-5A-B (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 1513 ACRES OF PEC (PLANNED EMPLOYMENT CENTER) TO PSC (PLANNED SENIOR COMMUNITY) BY DECISION AND ORDER APPROVED ON JUNE 18, 2003.
C. ZB CASE NO. 1018M REZONED 5397 ACRES OF PEC (PLANNED EMPLOYMENT 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. 1018M AND 1027M THAT THE PETITIONER PROVIDE 10% OF THE TOTAL DENSITY OF THOSE DEVELOPMENTS AS MILLETA. 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 SHIPPING 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	
PARCEL NUMBER	STREET ADDRESS
C	10201 ENFIELD DRIVE

LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	EXISTING CONTOUR 2' INTERVAL
(Symbol)	EXISTING CONTOUR 10' INTERVAL
(Symbol)	PROPOSED CONTOUR 2' INTERVAL
(Symbol)	PROPOSED CONTOUR 10' INTERVAL
(Symbol)	SPOT ELEVATION
(Symbol)	SILT FENCE
(Symbol)	FIRST FLOOR ELEVATION
(Symbol)	BASEMENT ELEVATION
(Symbol)	PROPOSED WALKOUT
(Symbol)	DRAINAGE AREA
(Symbol)	TREE PROTECTION
(Symbol)	EXISTING TREE LINE
(Symbol)	L.O.D. LIMIT OF DISTURBANCE
(Symbol)	EXISTING STREET TREE

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET, BUILDING FOOTPRINTS
2	PLAN VIEW: SITE IMPROVEMENT PLAN
3	HANDICAP DETAIL PLAN
4	GRADING PLAN / SEDIMENT & EROSION CONTROL
5	PRIVATE STORM DRAIN PROFILES & ROOF LEADERS
6	STORM DRAIN DRAINAGE AREA MAP
7	DETAIL SHEET
8	DETAIL SHEET, LIGHTING DETAIL
9	PRIVATE SEWER MAIN & WATER MAIN PROFILES
10	LANDSCAPING AND LIGHTING PLAN
11	TRAFFIC CONTROL PLAN

STREET LIGHT CHART				
DWG. No.	STREET NAME	STATION	OFF-SET	FIXTURE/POLE TYPE
2	ENFIELD DRIVE	CL. STA. 14+21	16' L	100-WATT HP-S VAPOR "PREMIER" POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.

TRAFFIC CONTROL SIGNS				
STREET NAME	CL. STATION	OFFSET	POSTED SIGN	SIGN CODE
PRIVATE DRIVE	0+28	21' L	STOP	R1-1

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: C. GROVO, SR. Date: 10/18/04

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/We also authorize periodic on-site inspection by the Howard Soil Conservation District.
Signature of Developer: Date: 10-18-04

Reviewed for HOWARD SCD and meets Technical Requirements.
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 Howard SCD: Date: 10/18/04

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Department of Planning and Zoning: Date: 10/16/04
Director - Department of Planning and Zoning: Date: 10/16/04

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NO.
GTW'S WAVERLY WOODS SECTION 13	13	PARCEL 'C'

PLAT	GRID NO.	ZONE	TAX MAP NO.	ELEC. DIST.	CENSUS TR.
16941 - 16962	4	POR	16	THIRD	6030.00

WATER CODE: H05 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
SHEET 1 OF 11 SDP 04-60



