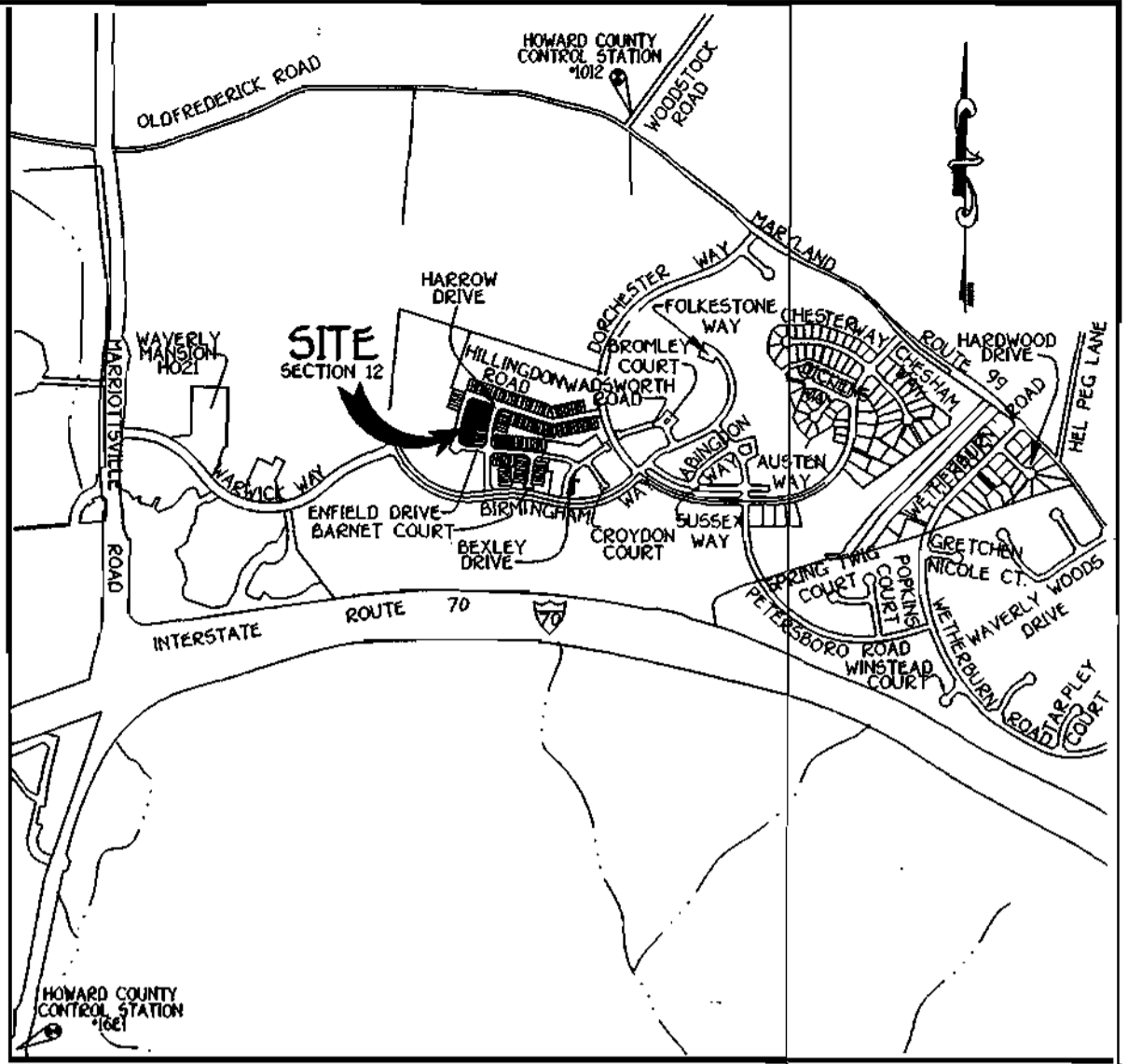


SHEET INDEX	
SHEET NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT/EROSION CONTROL PLAN
3	SEDIMENT/EROSION CONTROL NOTES AND DETAILS

**BENCHMARKS**

HO. CO. MON. NO. 1012 ELEV. 445.577  
 N 600601770 E 1345336.7500  
 LOCATED NEAR THE INTERSECTION OF  
 OLD FREDERICK ROAD & WOODSTOCK ROAD

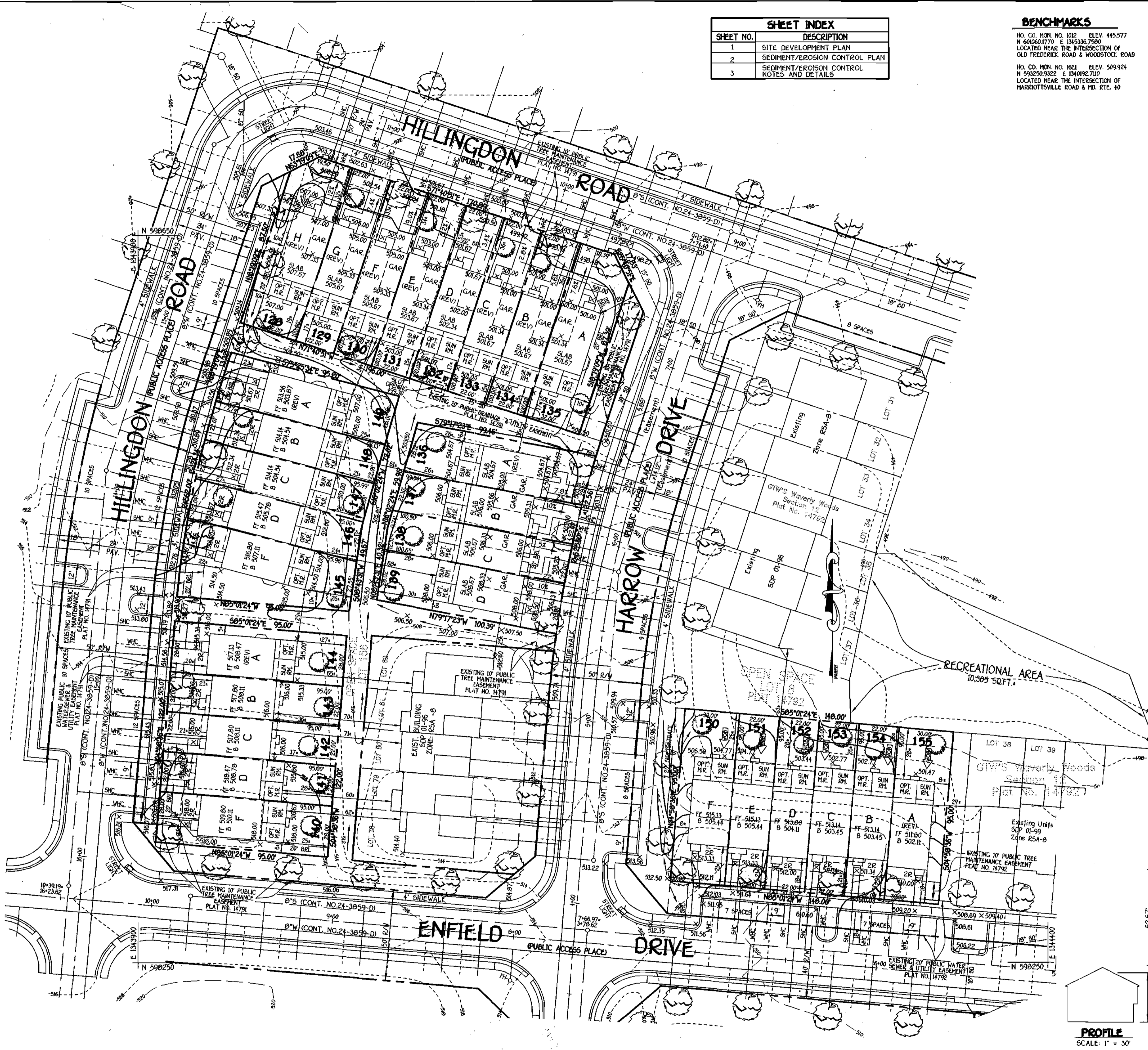
HO. CO. MON. NO. 1061 ELEV. 509.924  
 N 592503322 E 134092.710  
 LOCATED NEAR THE INTERSECTION OF  
 HARRISVILLE ROAD & MD. RTE. 40



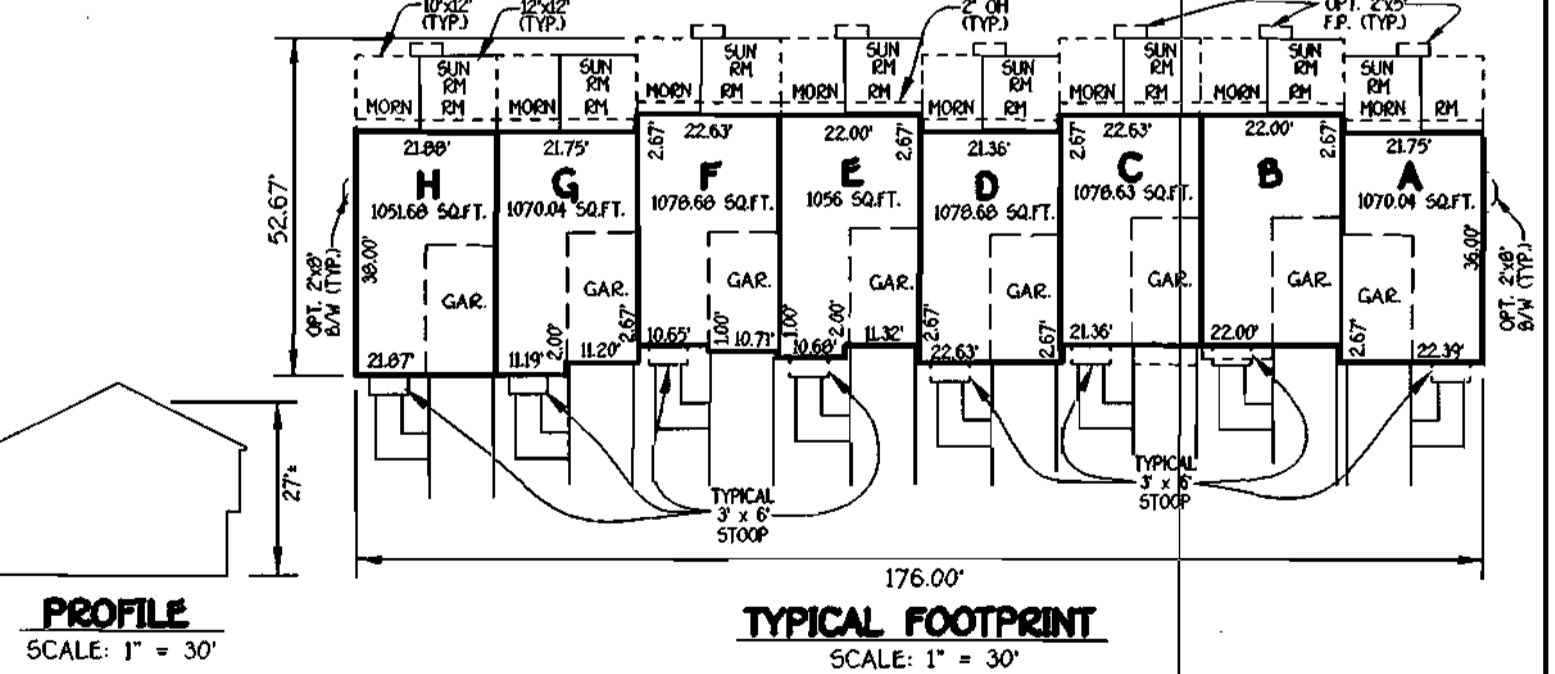
**VICINITY MAP**  
SCALE: 1" = 1200'

LOT INFORMATION CHART					
LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	HY. ELEV. @ PROF. LINE	LOT SIZE	MIN. LOT COVERAGE
129	10687 HILLINGTON ROAD	494.67	490.37	3122 Sqft.	34%
129	10687 HILLINGTON ROAD	494.01	489.71	2200 Sqft.	49%
130	10689 HILLINGTON ROAD	493.35	489.05	2200 Sqft.	49%
131	10689 HILLINGTON ROAD	492.66	488.36	2200 Sqft.	48%
132	10689 HILLINGTON ROAD	492.00	487.70	2200 Sqft.	49%
133	10679 HILLINGTON ROAD	491.37	487.07	2200 Sqft.	49%
134	10679 HILLINGTON ROAD	490.27	485.97	2200 Sqft.	48%
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143	10723 HILLINGTON ROAD	507.36	502.96	2090 Sqft.	51%
144	10721 HILLINGTON ROAD	506.66	502.46	2660 Sqft.	40%
145	10717 HILLINGTON ROAD	503.09	498.89	3393 Sqft.	32%
146	10715 HILLINGTON ROAD	503.19	498.99	2102 Sqft.	51%
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151	10756 ENFIELD DRIVE	501.47	497.26	2090 Sqft.	51%
152	10756 ENFIELD DRIVE	501.33	497.13	2090 Sqft.	52%
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LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - -	PROPOSED CONTOUR 2' INTERVAL
x624.07	SPOT ELEVATION
---S---S---	SUPER SILT FENCE
---	PROPOSED WALKOUT
---	EXISTING TREE LINE
LOD	LIMIT OF DISTURBANCE
○	EXISTING STREET TREES FROM F. 01-31
○	LANDSCAPE TREES



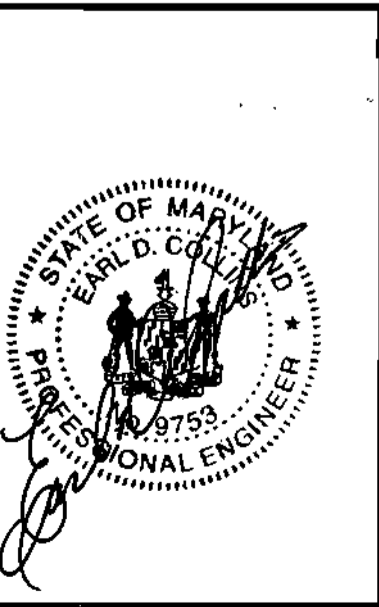
- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED RSA-B PER 10/28/93 COMPREHENSIVE ZONING PLAN.
  - THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)333-1800 AT LEAST 72 HOURS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY THE UTILITY AT (410)99-2777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES 5-94-07, F-04-49, F-01-31, P-00-17 AND ZONING BOARD CASE NO. 2005-11, M & S (CONT. NO. 24-3059-D).
  - TOPOGRAPHIC TAKEN FROM FBAL ROAD CONSTRUCTION, GRADING AND SEDIMENT CONTROL PLANS.
  - BOUNDARY SURVEY PERFORMED BY FISHER COLLINS AND CARTER INC. ON OR ABOUT AUGUST, 1990.
  - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS.
  - HOWARD COUNTY MONUMENT NO. 1012 N 600601770 E 1345336.7500 ELEV. 445.577  
HOWARD COUNTY MONUMENT NO. 1061 N 592503322 E 134092.710 ELEV. 509.924
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAYS OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-01-31, AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3780-D, 24-3059-D AND 24-3566-D.
  - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
  - STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-01-31.
  - TYPE ANALYSIS DATA:
    - A. TOTAL PROJECT AREA: 155 AC.
    - B. AREA OF PLAN SUBMISSION: 155 AC.
    - C. LIMIT OF DISTURBED AREA: 157 AC.
    - D. PRESENT ZONING: RSA-B
    - E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY ATTACHED DU.
    - F. TOTAL NUMBER OF UNITS ALLOWED: 20
    - G. TOTAL NUMBER OF UNITS PROPOSED: 20
    - H. NUMBER OF PARKING SPACES REQUIRED: 76
    - I. NUMBER OF PARKING SPACES PROVIDED: 76
    - J. INCLUDING 24 GARAGE PARKING SPACES
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.24 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF ELEVEN THOUSAND AND NINE HUNDRED DOLLARS (\$11,900).
  - GARAGES SHALL BE USED FOR PARKING PURPOSE ONLY IN ACCORDANCE WITH SECTION 13.03.2.A. OF THE HOWARD COUNTY ZONING REGULATIONS.
  - TYPICAL DRIVEWAY AREA DETAIL FOR ALL GARAGE UNITS TO BE HOWARD COUNTY CLOSED SECTION DETAIL, FOR SPECIFICATION HO. CO. STANDARD DETAIL 18.01.
  - THE FOREST CONSERVATION OBLIGATION FOR SECTION 12 HAS BEEN FULFILLED BY F-04-49.
  - IN ACCORDANCE WITH SECTION 12.03 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CORNERS OR EXTENSIVE STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
  - OPEN DECKS ARE NOT CONSIDERED STRUCTURES FOR CALCULATING LOT COVERAGE ON SINGLE FAMILY ATTACHED DWELLING PER HOWARD COUNTY ZONING REGULATIONS SECTION 12.03.2.C.
  - ALL DWELLINGS ARE SUBJECT TO SECTION 12.03.1.b AND c OF THE HOWARD COUNTY ZONING REGULATIONS.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12' (4' SERVING MORE THAN ONE RESIDENCE);
    - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/1/4" & 3/8" COATING 6-1/2" MIN; CEMENTRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS;
    - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS @25 LOADING;
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



DESIGN BY: JME  
 DRAWN BY: D.B.  
 CHECKED BY: JME

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL FEE  
 ELLICOTT CITY, MARYLAND 21117  
 410-410-3000

NO.	REVISION	DATE



**ENGINEER'S CERTIFICATE**

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

Signature of Engineer: *Earl D. Collins* EARL D. COLLINS Date: 2/2/04

**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 all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer: *John Lewis* JOHN LEWIS Date: 2/2/04

Reviewed for HOWARD SCD and meets Technical Requirements.

*Jim Meyer* 2-10-04 Date  
 US D.A. - Natural Resource Conservation Service

Approved for HOWARD SCD and meets Technical Requirements.

*John P. Robinson* 2-10-04 Date  
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

**DEVELOPER/OWNER**  
 WAVERLY WOODS DEVELOPMENT CORP.  
 c/o LAND DESIGN & DEVELOPMENT CORP.  
 8000 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21103  
 410-480-9105

**BUILDER**  
 RYAN HOMES  
 11460 CRONRIDGE DRIVE  
 SUITE 120  
 OWINGS HILLS, MARYLAND 21117  
 410-654-0501

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Paul A. Lough* 2/2/04 Date  
 Director - Department of Planning and Zoning

*Chris H. Hester* 2/11/04 Date  
 Chief, Department of Land Development

*William Deane* 2/11/04 Date  
 Chief, Development Engineering Division

SUBDIVISION	SECTION/AREA	LOT NO.
GTW'S WAVERLY WOODS	SECTION 12	128 THRU 155
PLAT NO.	BLOCK NO.	ZONE
10701-10912	5	RSA-B
TAX/ZONE	ELEC. DIST.	CENSUS TR.
16	THRD	6030
WATER CODE	SEWER CODE	
H-03	5993000	

**SITE DEVELOPMENT PLAN**

**GTW'S WAVERLY WOODS**  
 SECTION 12  
 LOTS 128 THRU 155

(A RESUBDIVISION OF PART OF THE PROPERTY OF GTW JOINT VENTURE, LIBER 2222, FOLIO 36) ZONED: RSA-B

TAX MAP NO.: 16 PARCEL NO.: 20 GRID NO.: 5  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: NOVEMBER, 2003  
 SHEET 1 OF 3

**SDP 04-071**

K:\SDSN\PROJ\03691\GTW\_SECTION12.dwg, 4/23/04, 4:46:27 PM

# PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein. All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug, no heated-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area", hereinafter "Landscape Guidelines" approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, latest edition, including all agenda. Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material. Contractor shall be responsible for notifying utility companies, utility contractors and "His Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor. Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line. Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction. Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications. Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plant list shall prevail. All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans. Positive drainage shall be maintained in planting beds 2 percent slope. Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - Two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen acidic fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines. Weed Control - Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated. All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

NOTE: CONTRACTOR TO REGRADE, SOD OR HYDRASEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.

SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURER'S STANDARDS

PRUNE 1/3 LEAF AREA BUT RETAIN NATURAL FORM OF TREE

2 PIECES OF REINFORCED RUBBER HOSE DOUBLE #12 GALVANIZED WIRE GUYS TWISTED

3-2X 2" OAK STAKES NOTCH STAKES TO HOLD WIRE

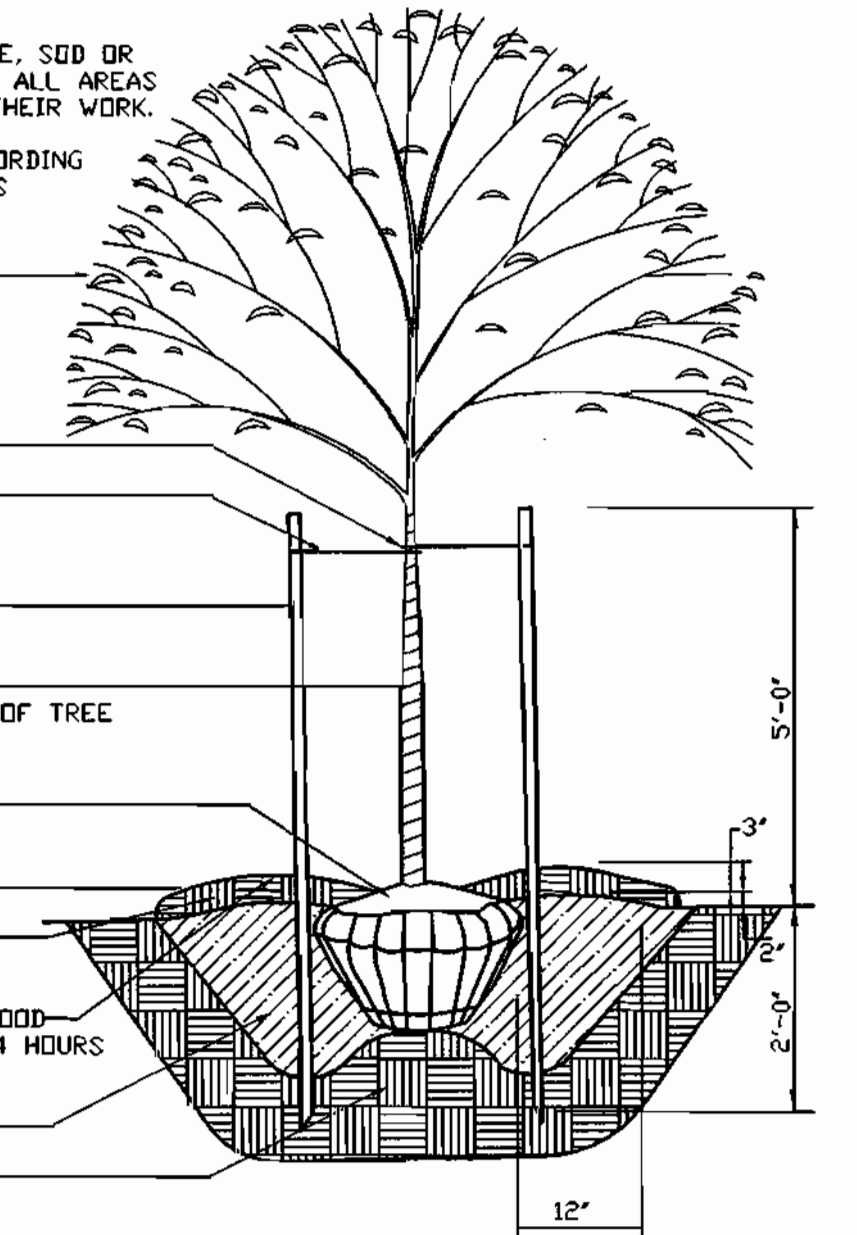
WRAP TRUNK TO SECOND TIER OF BRANCHES WITH WATERPROOF TREE WRAP, TIE AT 24" INTERVALS (EXCEPT EVERGREENS)

REMOVE ANY COVERING FROM TOP OF ROOT CROWN

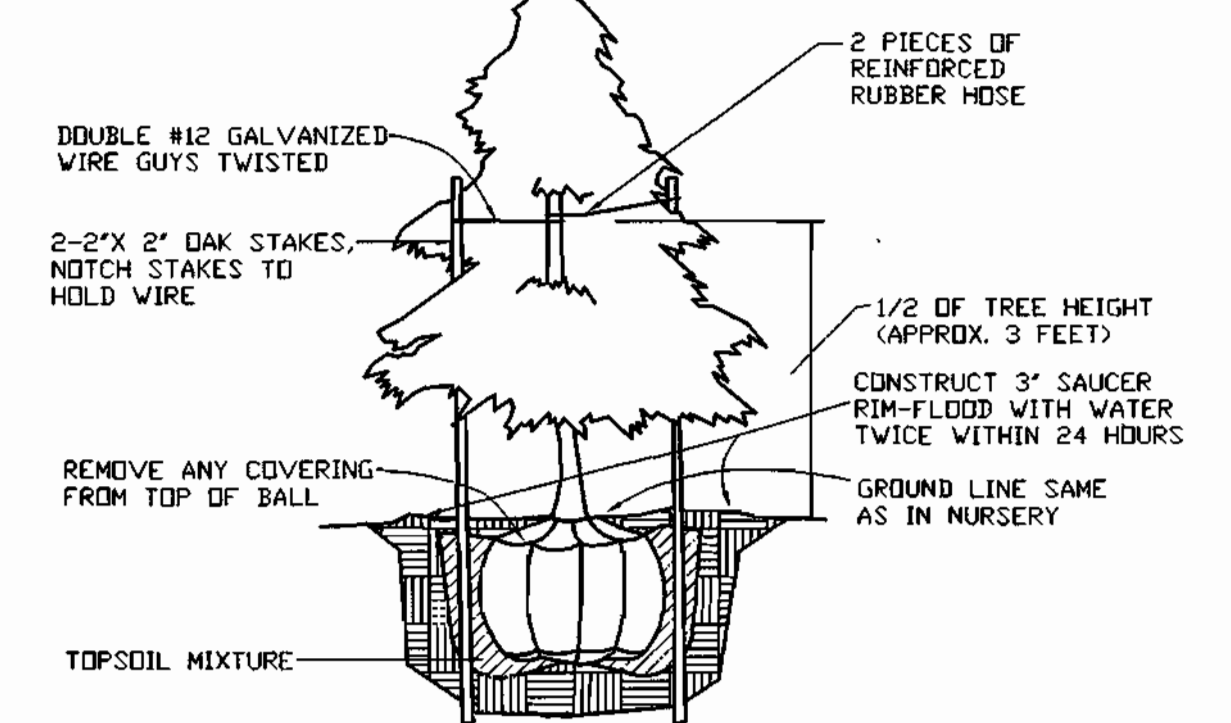
3" MULCH MAINTAIN GROUND LINE WITH TOP OF ROOT CROWN

CONSTRUCT 3" SAUCER RIM-FLOOD WITH WATER TWICE WITHIN 24 HOURS

TOP SOIL MIXTURE CONVEX BOTTOM 6" MIN. HT.



TREE PLANTING DETAIL NOT TO SCALE



EVERGREEN PLANTING DETAIL NOT TO SCALE

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
28		ACER RUBRUM OCTOBER GLORY OCTOBER GLORY MAPLE	2-1/2" - 3" CALIFER FULL CROWN B/B

FINANCIAL SURETY FOR THE INTERNAL LANDSCAPING IN THE AMOUNT OF \$4400.00 (28 x \$300) FOR THE REQUIRED 28 TREES WILL BE PAID FOR AT TIME OF GRADING PERMIT APPLICATION BY THE BUILDER.

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	28
NUMBER OF TREES REQUIRED (1 DU SFA: 1:3 DU APTS.)	28
NUMBER OF TREES PROVIDED (SHADE TREES OTHER TREES (2:1 SUBSTITUTION))	28



## BUILDER/DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

*John Lewis*  
JOHN LEWIS  
2/2/04  
DATE

## ENGINEER'S CERTIFICATE

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

*Earl D. Collins*  
Signature of Engineer  
EARL D. COLLINS  
2/2/04  
Date

## DEVELOPER'S CERTIFICATE

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

*John Lewis*  
Signature of Developer  
JOHN LEWIS  
2/2/04  
Date

Reviewed for HOWARD SCD and meets Technical Requirements.

*Jan Meyer*  
Signature  
2/10/04  
Date

*John R. Robertson*  
Signature  
2/10/04  
Date

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WAVERLY WOODS DEVELOPMENT CORP.  
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8000 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
410-4809105

**BUILDER**  
RYAN HOMES  
11460 CRONRIDGE DRIVE  
SUITE 128  
OWINGS MILLS, MARYLAND 21117  
410-654-0501

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Dave L. Wolfe*  
Director - Department of Planning and Zoning  
2/2/04  
Date

*Cathy Hamstra*  
Chief, Development Engineering Division  
2/15/04  
Date

SUBDIVISION	SECTION/AREA	LOT NO.
GTW'S WAVERLY WOODS	SECTION 12	128 THRU 155
PLAT NO. 19501-19516	BLOCK NO. 5	ZONE RSA-B
TAX/ZONE 16	ELEC. DIST. THIRD	CENSUS TR. 6030
WATER CODE H-03	SEWER CODE 5993000	

## SEDIMENT/EROSION CONTROL PLAN

**GTW'S WAVERLY WOODS**  
SECTION 12  
LOTS 128 THRU 155

(A RESUBDIVISION OF PART OF THE PROPERTY OF GTW JOINT VENTURE, LIBER 2222, FOLIO 36) ZONED: RSA-B  
TAX MAP NO.: 16 PARCEL NO.: 20 GRID NO.: 5  
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SHEET 2 OF 3

SDP 04-071

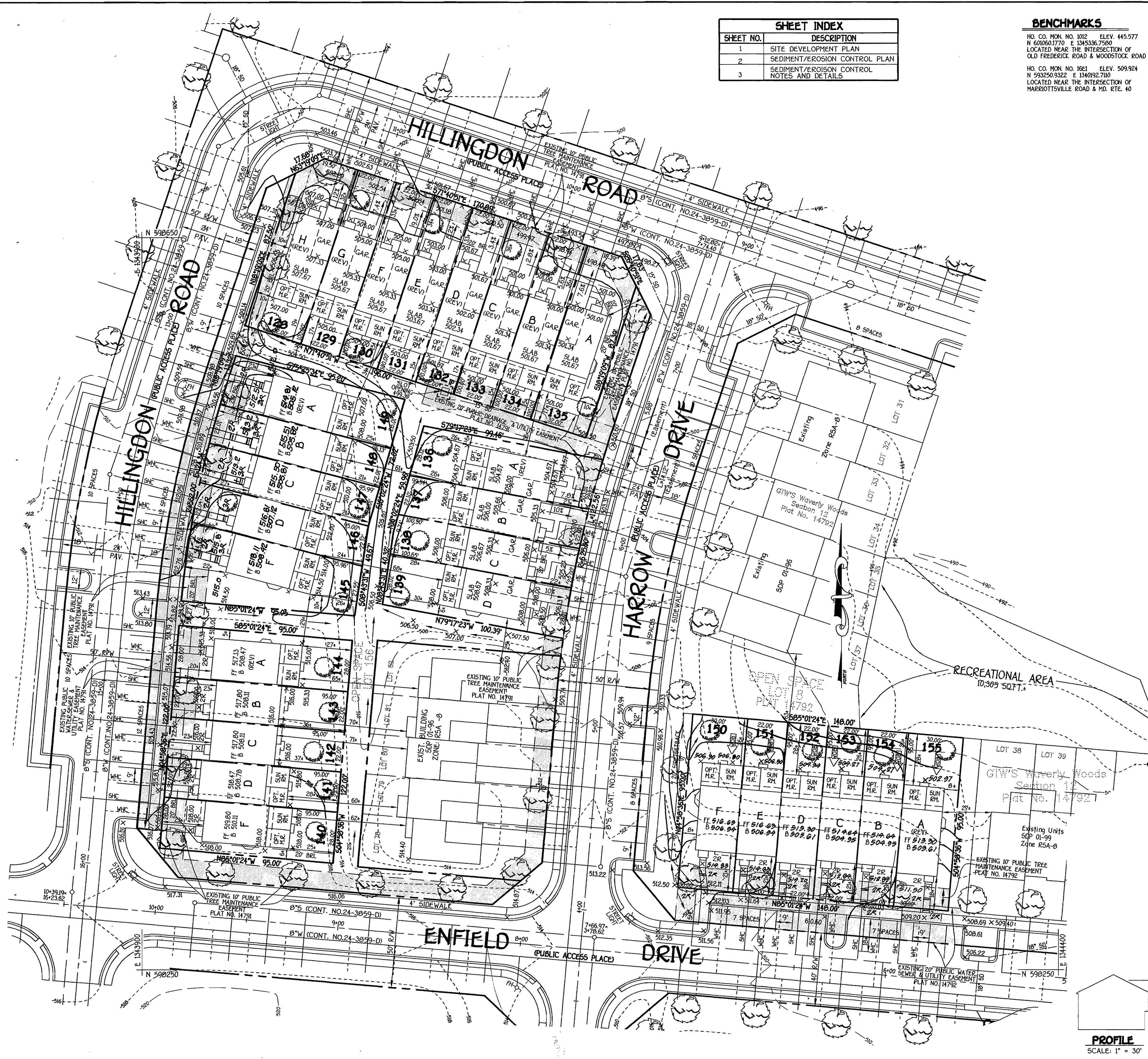


NO.	REVISION	DATE



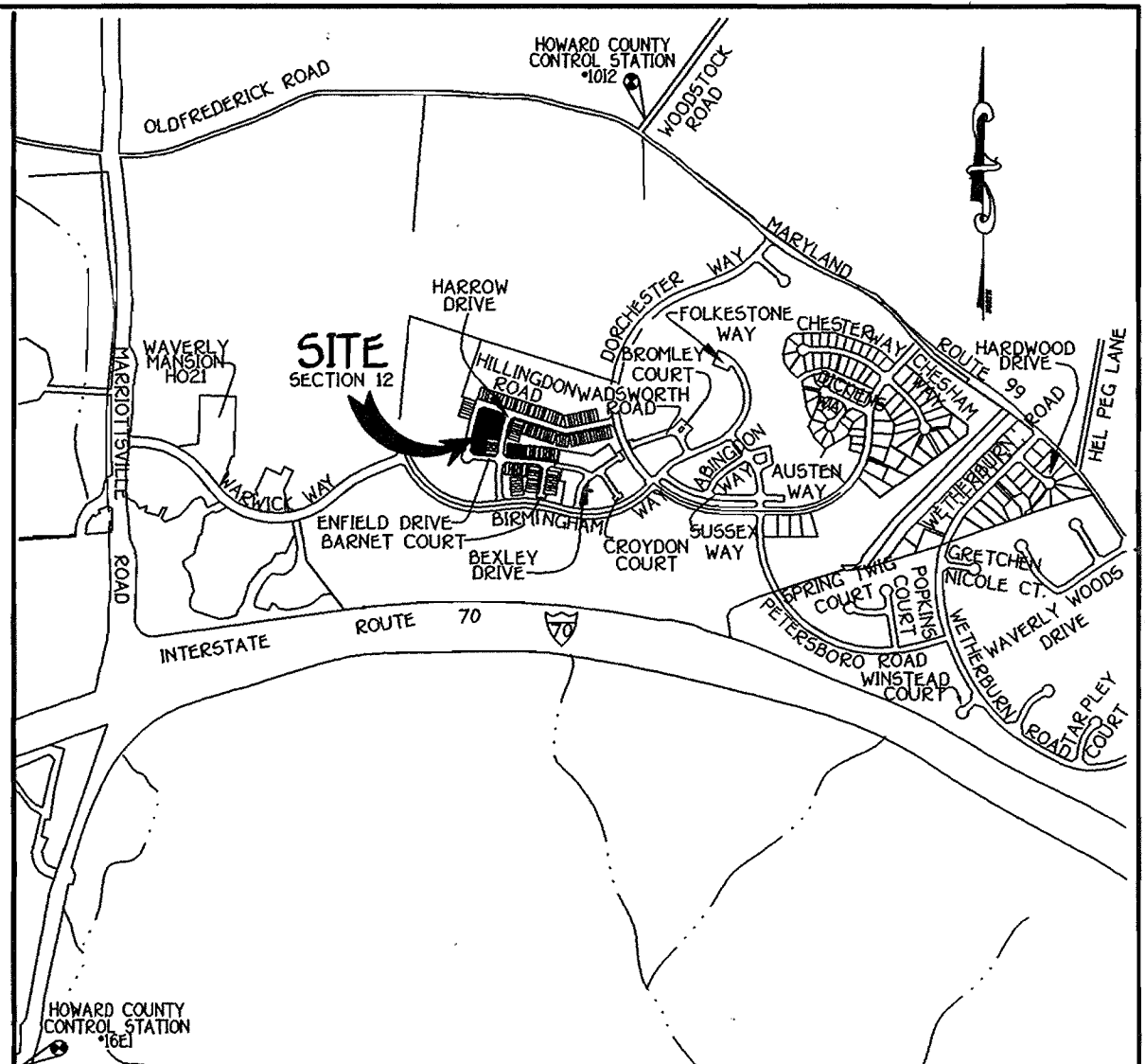
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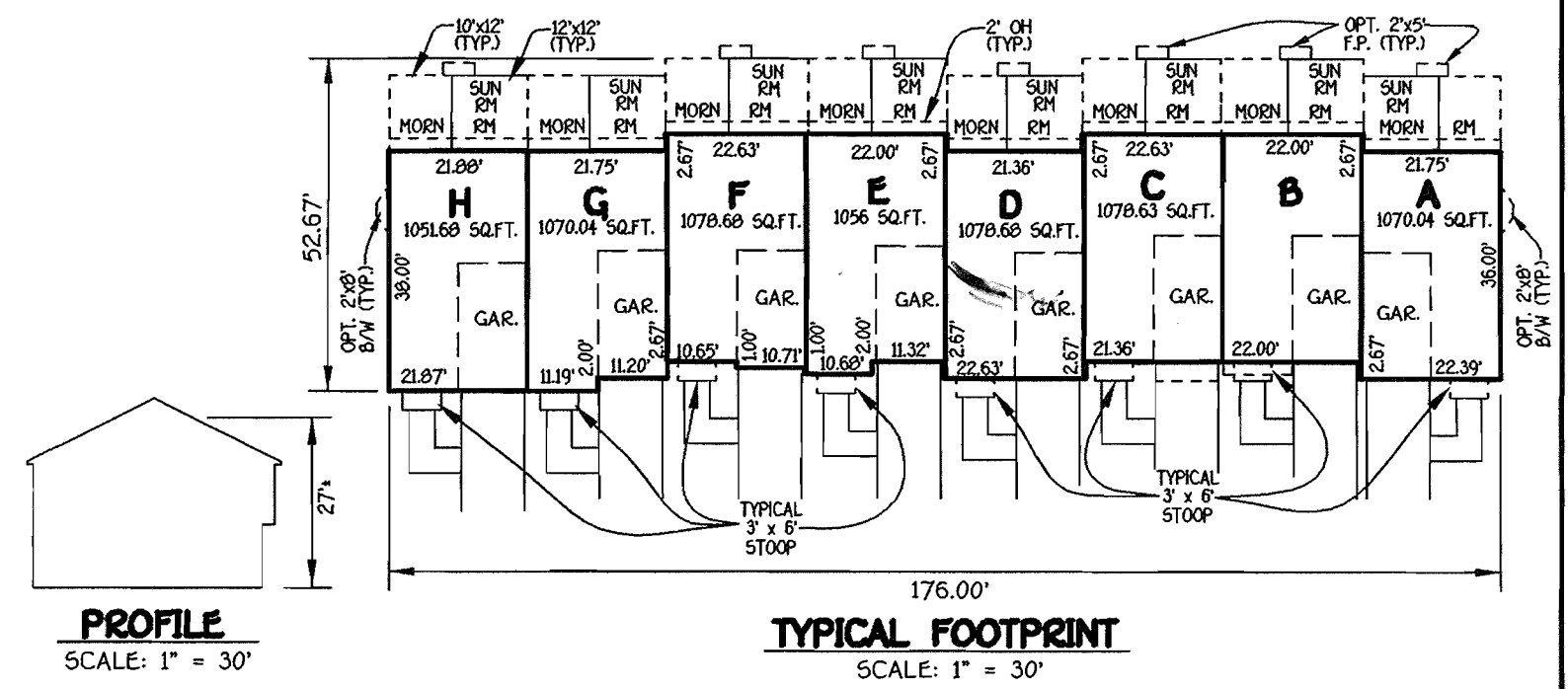
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**BENCHMARKS**  
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 HO. CO. MON. NO. 1661 ELEV. 509.924  
 N 932509322 E 134092710  
 LOCATED NEAR THE INTERSECTION OF  
 HARBOTTLE ROAD & MD. RTE. 40



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

- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED RSA-B PER 10/18/93 COMPREHENSIVE ZONING PLAN.
  - THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 48 HOURS BEFORE THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-277-7177 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES 5-94-07, F-04-49, F-01-31, P-00-17 AND ZONING BOARD CASE NO. 28929-H, W & S (CONT. NO. 24-3859-D).
  - TOPOGRAPHIC TAKEN FROM FINAL ROAD CONSTRUCTION, GRADING AND SEDIMENT CONTROL PLANS.
  - BOUNDARY SURVEY PERFORMED BY FISHER COLLINS AND CARTER INC. ON OR ABOUT AUGUST, 1990.
  - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS.
  - HOWARD COUNTY MONUMENT NO. 1012 N 670661770 E 1345367500 ELEV. 445.577 HOWARD COUNTY MONUMENT NO. 1661 N 932509322 E 134092710 ELEV. 509.924
  - ANY DAMAGE TO THE COUNTRY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAYS OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-01-31 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3780-D, 24-3859-D AND 24-3866-D.
  - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
  - STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-01-31.
  - SITE ANALYSIS DATA:
    - A. TOTAL PROJECT AREA: 155 AC±
    - B. AREA OF PLAN SUBMISSION: 155 AC±
    - C. LIMIT OF DISTURBED AREA: 167 AC±
    - D. PRESENT ZONING: RSA-B
    - E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY ATTACHED DU.
    - F. TOTAL NUMBER OF UNITS ALLOWED: 29
    - G. TOTAL NUMBER OF UNITS PROPOSED: 29
    - H. NUMBER OF PARKING SPACES REQUIRED: 76 (2 SPACES PER DWELLING UNIT)
    - I. NUMBER OF PARKING SPACES PROVIDED: 92 (INCLUDING 24 GARAGE PARKING SPACES)
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF ELEVEN THOUSAND AND NINE HUNDRED DOLLARS (\$11,900).
  - GARAGES SHALL BE USED FOR PARKING PURPOSE ONLY IN ACCORDANCE WITH SECTION 16122.A OF THE HOWARD COUNTY ZONING REGULATIONS.
  - TYPICAL DRIVEWAY APRON DETAIL FOR ALL GARAGE UNITS TO BE HOWARD COUNTY CLOSED SECTION DETAIL. FOR SPECIFICATION HO. CO. STANDARD DETAIL R.6.0.
  - THE FOREST CONSERVATION OBLIGATION FOR SECTION 12 HAS BEEN FULFILLED BY F-04-49.
  - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
  - OPEN DECKS ARE NOT CONSIDERED STRUCTURES FOR CALCULATING LOT COVERAGE ON SINGLE FAMILY ATTACHED DWELLING PER HOWARD COUNTY ZONING REGULATIONS SECTION 128.A.2.
  - ALL DWELLINGS ARE SUBJECT TO SECTION 128.A.1 B AND C OF THE HOWARD COUNTY ZONING REGULATIONS.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12' 0" SERVING MORE THAN ONE RESIDENCE;
    - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/1/4" & CHIP CONTACT 0-1/2" MIN; GEOMETRY - MAX. 1% GRADE; MAX. 10' GRADE CHANGE & MIN. 15' TURNING RADII;
    - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS @25' LOADING; DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



DESIGN BY: JME  
 DRAWN BY: D.B.  
 CHECKED BY: JME

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 1072 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21142  
 (410) 481-2955

2 Rev. FF, 8am Elev's and outside  
 grades to show AS-Built Conditions  
 Revised Units 150-155 by J.S. & regraded  
 DATE: 6-22-04  
 DATE: 5-9-04

**STATE OF MARYLAND**  
**EARL D. COLLINS**  
 PROFESSIONAL ENGINEER  
 No. 17553

**ENGINEER'S CERTIFICATE**  
 I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature of Engineer: *Earl D. Collins* Date: 2-2-04

**DEVELOPER'S CERTIFICATE**  
 I certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.  
 Signature of Developer: *John Lewis* Date: 2/2/04

Approved for HOWARD SCD and meets Technical Requirements.  
 Signature: *John P. Robertson* Date: 2-10-04  
 Title: SCD

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Signature: *Randy A. Lough* Date: 2/20/04  
 Title: Director - Department of Planning and Zoning  
 Signature: *Charles Henderson* Date: 2/11/04  
 Title: Chief, Development Engineering Division

**DEVELOPER/OWNER**  
 WAVERLY WOODS DEVELOPMENT CORP.  
 c/o LAND DESIGN & DEVELOPMENT CORP.  
 5000 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21143  
 410-480-9105

**BUILDER**  
 RYAN HOMES  
 11460 CROWNDRIVE DRIVE  
 SUITE 128  
 OWINGS MILLS, MARYLAND 21117  
 410-654-0501

SUBDIVISION	SECTION/AREA	LOT NO.
GTW'S WAVERLY WOODS	SECTION 12	128 THRU 155
PLAT NO.	BLOCK NO.	ZONE
10907-10912	5	RSA-B
TAX/ZONE	ELEC. DIST.	CENSUS TR.
16	THIRD	6030
WATER CODE	SEWER CODE	
H-03	5993000	

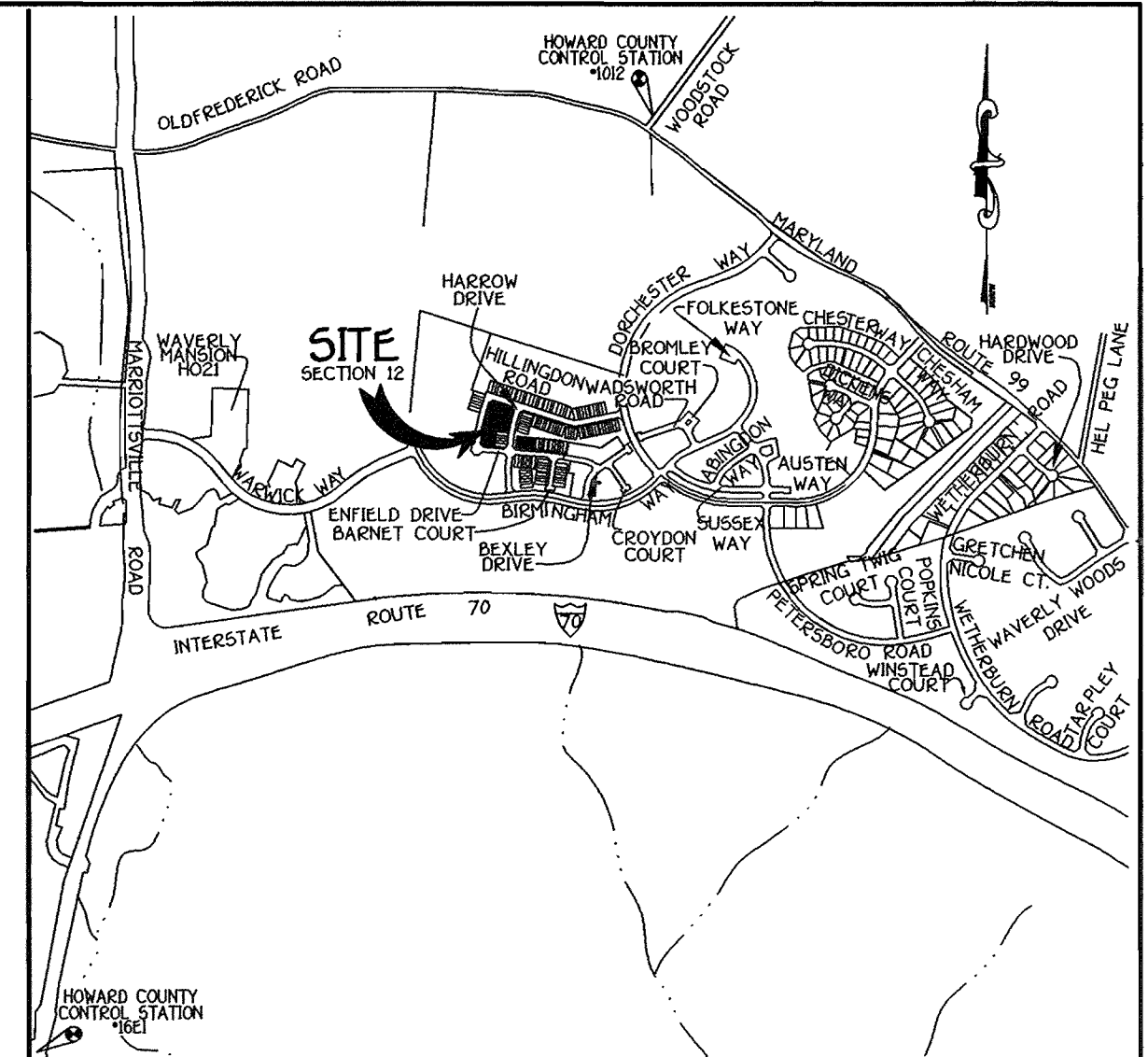
**SITE DEVELOPMENT PLAN**  
**GTW'S WAVERLY WOODS**  
 SECTION 12  
 LOTS 128 THRU 155  
 (A RESUBDIVISION OF PART OF THE PROPERTY OF GTW JOINT VENTURE, LIBER: 2222, FOLIO 36)  
 ZONED: RSA-B

TAX MAP NO.: 16 PARCEL NO.: 20 GRID NO.: 5  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: NOVEMBER, 2003  
 SHEET 1 OF 3

**SDP 04-071**

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT/EROSION CONTROL PLAN
3	SEDIMENT/EROSION CONTROL NOTES AND DETAILS

**BENCHMARKS**  
 HO. CO. MON. NO. 1012 ELEV. 445.577  
 N 600601770 E 1345336.7500  
 LOCATED NEAR THE INTERSECTION OF  
 OLD FREDERICK ROAD & WOODSTOCK ROAD  
 HO. CO. MON. NO. 1061 ELEV. 509.924  
 N 593250322 E 1340192.710  
 LOCATED NEAR THE INTERSECTION OF  
 HARBOR DRIVE & RD. RTE. 40



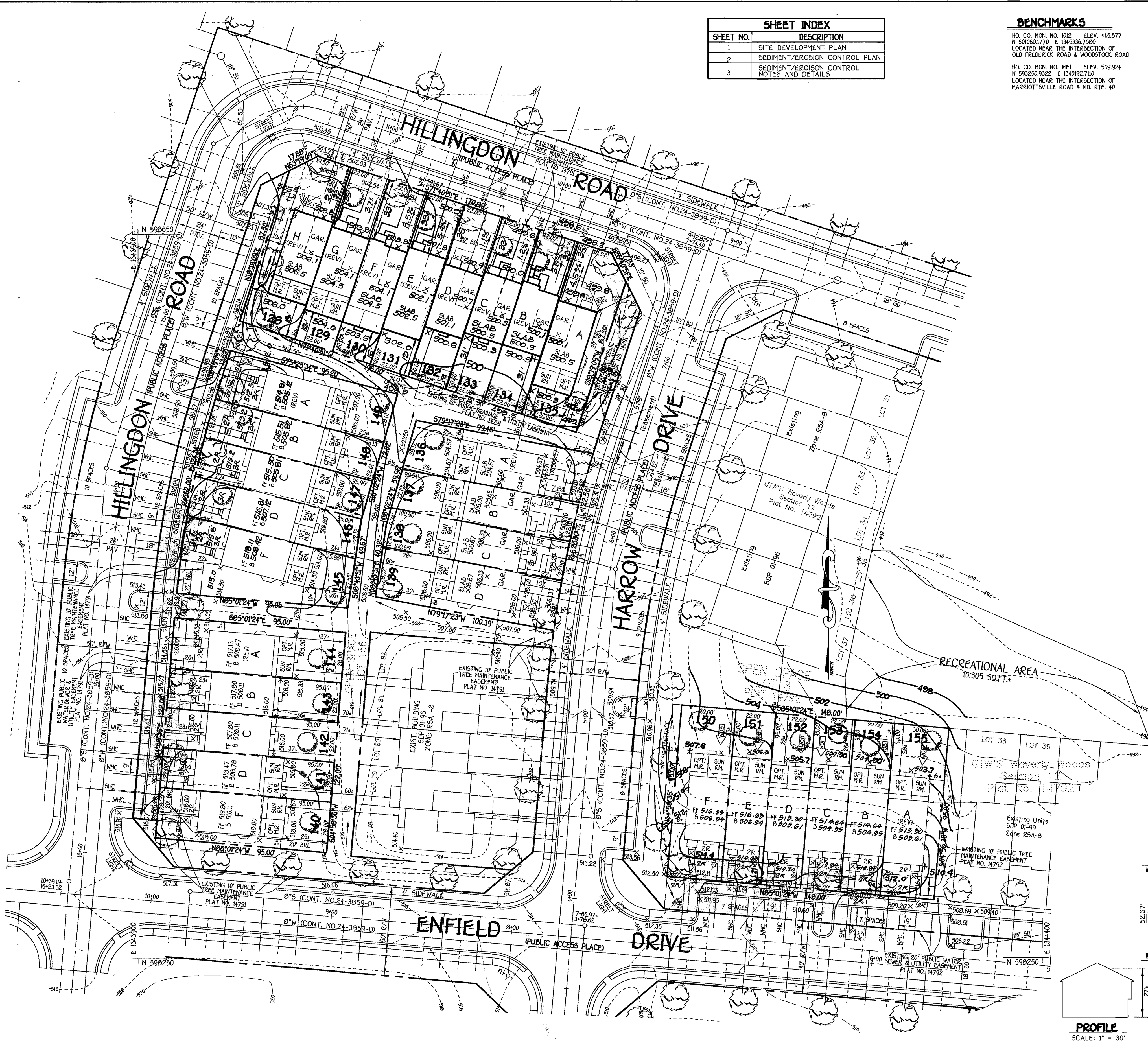
**VICINITY MAP**  
SCALE: 1" = 1200'

**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED RSA-B PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)318-8000 AT LEAST FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (410)257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES 5-94-07, F-04-49, F-01-31, P-01-07 AND ZONING BOARD CASE NO. 220298. W & S (CONT. NO. 24-3859-D).
- TOPOGRAPHIC TAKEN FROM FINAL ROAD CONSTRUCTION, GRADING AND SEDIMENT CONTROL PLANS.
- BOUNDARY SURVEY PERFORMED BY FISHER COLLINS AND CARTER, INC. ON OR ABOUT AUGUST, 1990.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS.  
 HOWARD COUNTY MONUMENT NO. 1012 N 600601770 E 1345336.7500 ELEV. 445.577  
 HOWARD COUNTY MONUMENT NO. 1061 N 593250322 E 1340192.710 ELEV. 509.924
- ANY DAMAGE TO THE COUNTRY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAYS OF THIS SDP ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-01-31, 24-3859-D AND 24-3586-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-01-31.
- SITE ANALYSIS DATA:  
 A. TOTAL PROJECT AREA: 155 AC.  
 B. AREA OF PLAN SUBMISSION: 155 AC.  
 C. LIMIT OF DISTURBED AREA: 167 AC.  
 D. PRESENT ZONING: RSA-B  
 E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY ATTACHED DU.  
 F. TOTAL NUMBER OF UNITS ALLOWED: 29  
 G. TOTAL NUMBER OF UNITS PROPOSED: 28  
 H. NUMBER OF PARKING SPACES REQUIRED: 56  
 I. 12 SPACES PER DWELLING UNIT  
 L. NUMBER OF PARKING SPACES PROVIDED (INCLUDING 24 GARAGE SPACES): 72
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF ELEVEN THOUSAND AND NINE HUNDRED DOLLARS \$11,900.
- GARAGES SHALL BE USED FOR PARKING PURPOSE ONLY IN ACCORDANCE WITH SECTION 133.02.A. OF THE HOWARD COUNTY ZONING REGULATIONS.
- TYPICAL DRIVEWAY APRON DETAIL FOR ALL GARAGE UNITS TO BE HOWARD COUNTY CLOSED SECTION DETAIL. FOR SPECIFICATION NO. CO STANDARD DETAIL 6.6.01.
- THE FOREST CONSERVATION OBLIGATION FOR SECTION 12 HAS BEEN FULFILLED BY F-04-49.
- IN ACCORDANCE WITH SECTION 129 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CORNICES OR EXTENSIVE STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS. OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- OPEN DECKS ARE NOT CONSIDERED STRUCTURES FOR CALCULATING LOT COVERAGE ON SINGLE FAMILY ATTACHED DWELLING PER HOWARD COUNTY ZONING REGULATIONS SECTION 129A.2.
- ALL DWELLINGS ARE SUBJECT TO SECTION 129A.1 b and c OF THE HOWARD COUNTY ZONING REGULATIONS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A FIRE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 WIDTH - 12' 1/4" SERVING MORE THAN ONE RESIDENCE;  
 SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR & CHIP COATING (1-1/2" MIN);  
 GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS;  
 STRUCTURES (CULVERTS/BROOKS) - CAPABLE OF SUPPORTING 25 GROSS TONS (95% LOADING);  
 DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1' FOOT DEPTH OVER DRAINAGE SURFACE.  
 MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

LOT INFORMATION CHART					
LOT NUMBER	STREET ADDRESS	MIN. COLLAR ELEV.	INV. ELEV. PROP. LINE	LOT SIZE	MIN. LOT COVERAGE
128	10682 HILLINGDON ROAD	494.67	490.37	3122 SqFt.	34%
129	10687 HILLINGDON ROAD	494.01	489.71	2200 SqFt.	49%
130	10686 HILLINGDON ROAD	493.35	489.05	2200 SqFt.	49%
131	10689 HILLINGDON ROAD	492.66	488.36	2200 SqFt.	48%
132	10691 HILLINGDON ROAD	492.00	487.70	2200 SqFt.	49%
133	10679 HILLINGDON ROAD	491.37	487.07	2200 SqFt.	49%
134	10677 HILLINGDON ROAD	490.27	485.97	2200 SqFt.	48%
135	10675 HILLINGDON ROAD	489.93	485.63	3120 SqFt.	34%
136	2137 HARROW DRIVE	498.31	494.11	2783 SqFt.	38%
137	2137 HARROW DRIVE	500.34	496.14	2199 SqFt.	48%
138	2139 HARROW DRIVE	501.98	497.78	2219 SqFt.	49%
139	2139 HARROW DRIVE	502.61	498.41	2812 SqFt.	38%
140	10729 HILLINGDON ROAD	509.16	504.96	2660 SqFt.	41%
141	10727 HILLINGDON ROAD	508.66	504.46	2090 SqFt.	52%
142	10725 HILLINGDON ROAD	508.16	503.96	2090 SqFt.	52%
143	10723 HILLINGDON ROAD	507.16	502.96	2090 SqFt.	51%
144	10721 HILLINGDON ROAD	506.66	502.46	2660 SqFt.	40%
145	10717 HILLINGDON ROAD	503.09	498.89	3393 SqFt.	32%
146	10715 HILLINGDON ROAD	503.19	498.99	2102 SqFt.	51%
147	10713 HILLINGDON ROAD	502.23	498.03	2103 SqFt.	51%
148	10711 HILLINGDON ROAD	501.54	497.34	2115 SqFt.	50%
149	10709 HILLINGDON ROAD	500.89	496.69	2680 SqFt.	40%
150	10760 ENFIELD DRIVE	501.62	497.42	2850 SqFt.	38%
151	10758 ENFIELD DRIVE	501.47	497.26	2090 SqFt.	51%
152	10756 ENFIELD DRIVE	501.33	497.13	2090 SqFt.	52%
153	10754 ENFIELD DRIVE	501.27	497.07	2090 SqFt.	52%
154	10752 ENFIELD DRIVE	501.15	496.95	2090 SqFt.	51%
155	10750 ENFIELD DRIVE	501.04	496.84	2850 SqFt.	38%

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
•	SPOT ELEVATION
—S—S—	SUPER SILT FENCE
—W—W—	PROPOSED WALKOUT
—T—T—	EXISTING TREE LINE
—L—L—	LIMIT OF DISTURBANCE
—S—S—	EXISTING STREET TREES FROM F 01-31
○	LANDSCAPE TREES



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

**TYPICAL FOOTPRINT**  
SCALE: 1" = 30'

DESIGN BY: JME  
 DRAWN BY: D.B.  
 CHECKED BY: JME

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21117  
 (410) 461-2855



**ENGINEER'S CERTIFICATE**  
 I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature of Engineer: *Earl D. Collins* Date: 2/2/04  
 EARL D. COLLINS

**DEVELOPER'S CERTIFICATE**  
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.  
 Signature of Developer: *John Lewis* Date: 2/2/04  
 JOHN LEWIS

Reviewed for HOWARD SCD and meets Technical Requirements.  
 Signature: *Jim Mayer* Date: 2-10-04  
 U.S. Fish & Wildlife Service  
 Conservation Service  
 This development plan is approved for soil erosion and sediment control by  
 Signature: *John P. Robertson* Date: 2-10-04  
 HOWARD SCD

**DEVELOPER/OWNER**  
 WAVERLY WOODS DEVELOPMENT CORP.  
 c/o LAND DESIGN & DEVELOPMENT CORP.  
 8000 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21143  
 410-480-9105

**BUILDER**  
 RYAN HOMES  
 11460 CROWNDRIVE DRIVE  
 SUITE 128  
 OWINGS MILLS, MARYLAND 21117  
 410-654-0501

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Signature: *Rank A. Leach* Date: 2/2/04  
 Director - Department of Planning and Zoning  
 Signature: *Chris Standaert* Date: 2/15/04  
 Chief, Division of Land Development  
 Signature: *William...* Date: 2/11/04  
 Chief, Development Engineering Division

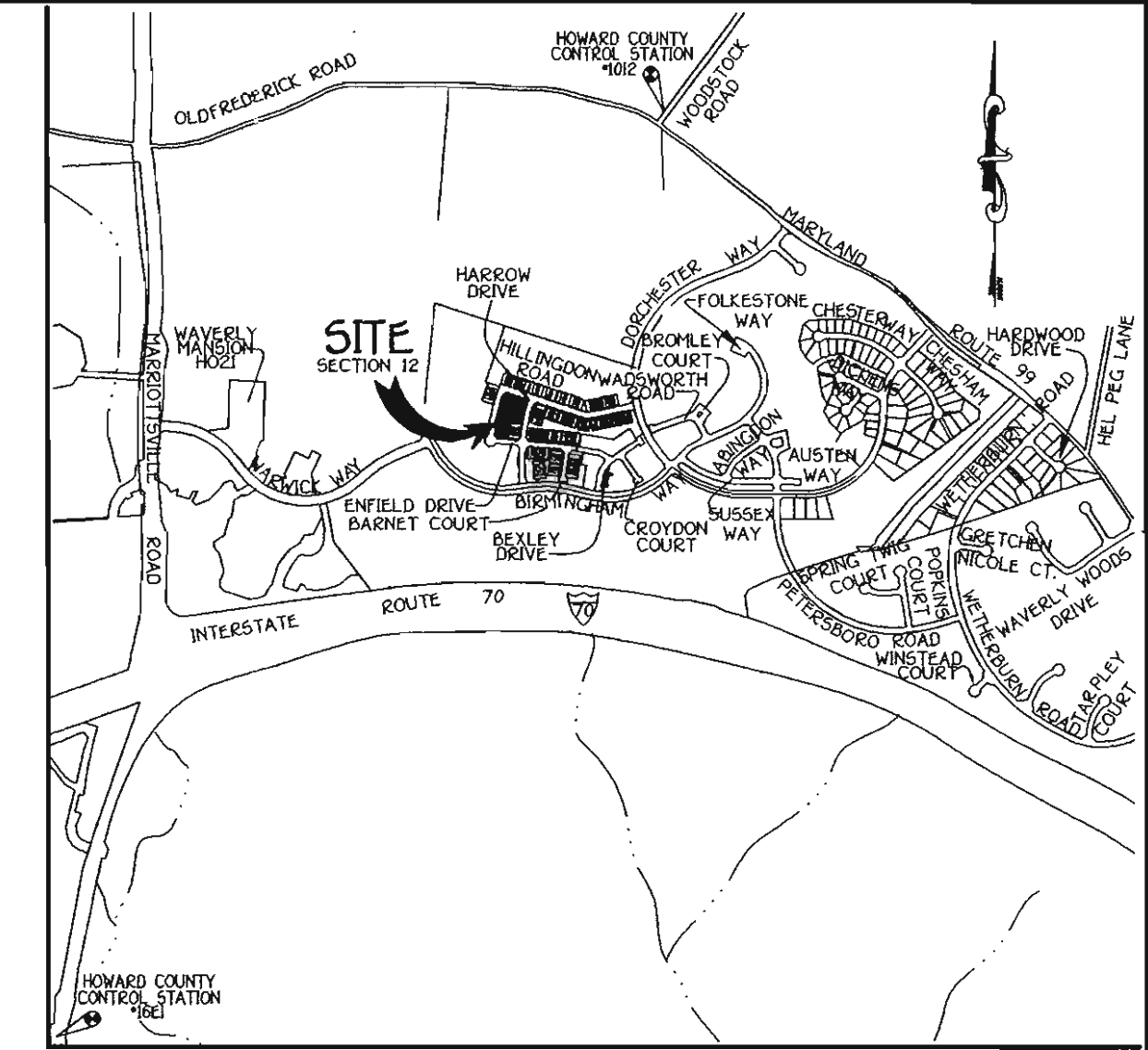
SUBDIVISION: GTW'S WAVERLY WOODS  
 SECTION/AREA: SECTION 12  
 LOT NO.: 128 THRU 155  
 PLAT NO.: 10907-10912  
 BLOCK NO.: 5  
 ZONE: RSA-B  
 TAX/ZONE: 16  
 ELEC. DIST.: THIRD  
 CENSUS TR.: 6030  
 WATER CODE: H-03  
 SEWER CODE: 5993000

**SITE DEVELOPMENT PLAN**  
**GTW'S WAVERLY WOODS**  
**SECTION 12**  
**LOTS 128 THRU 155**  
 (A RESUBDIVISION OF PART OF THE PROPERTY OF GTW JOINT VENTURE, LIBER 2222, FOLIO 36)  
 ZONED: RSA-B  
 TAX MAP NO.: 16 PARCEL NO.: 20 GRID NO.: 5  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: NOVEMBER, 2003  
 SHEET 1 OF 3

**SDP 04-071**

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT/EROSION CONTROL PLAN
3	SEDIMENT/EROSION CONTROL NOTES AND DETAILS

**BENCHMARKS**  
 HO. CO. MON NO. 1002 ELEV. 445.577  
 N 600601770 E 13453367500  
 LOCATED NEAR THE INTERSECTION OF  
 OLD FREDERICK ROAD & WOODSTOCK ROAD  
 HO. CO. MON NO. 1061 ELEV. 509.924  
 N 932509322 E 134092710  
 LOCATED NEAR THE INTERSECTION OF  
 HARRINGTON ROAD & MD. RTE. 40



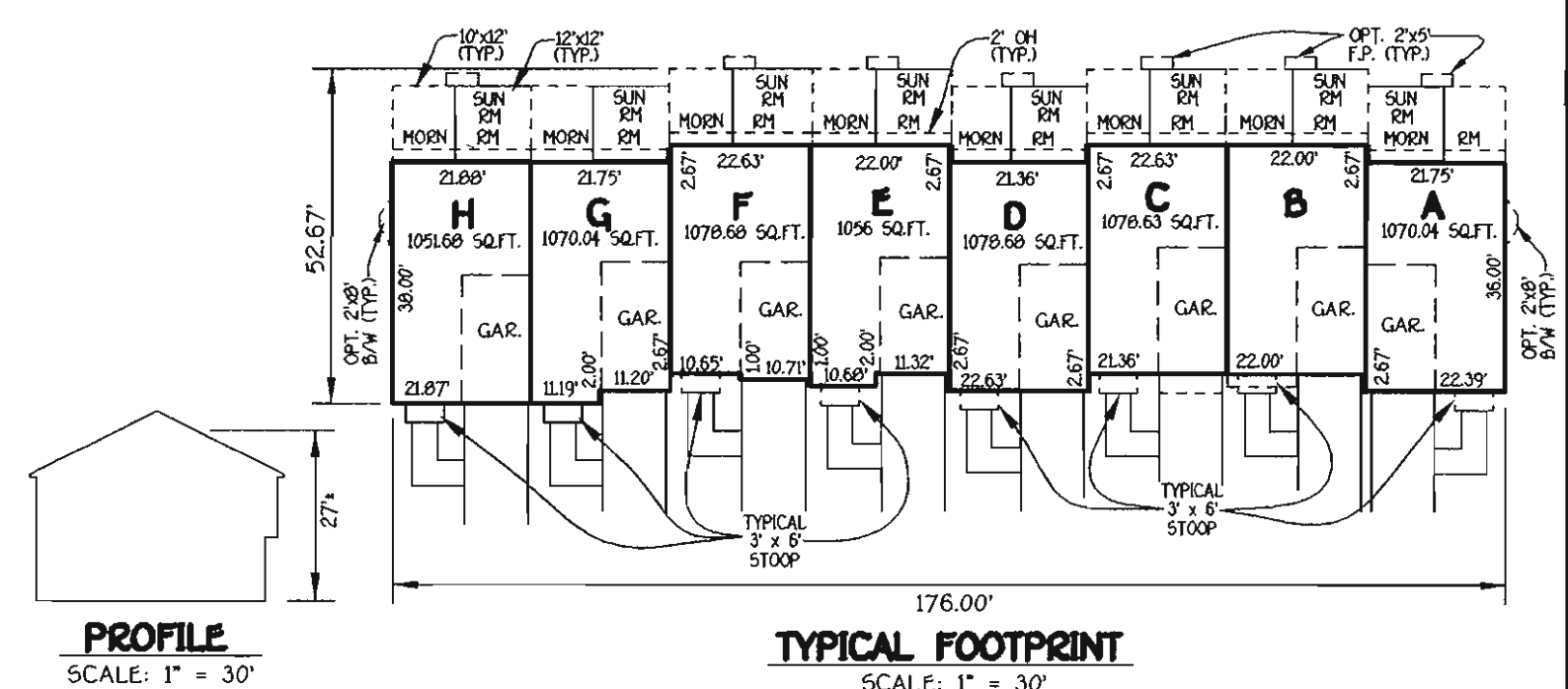
**VICINITY MAP**  
 SCALE: 1" = 1200'

LOT INFORMATION CHART					
LOT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. * PROF. LINE	LOT SIZE	MIN. LOT COVERAGE
128	10687 HILLINGTON ROAD	494.67	490.37	3122 SqFt.	34%
129	10687 HILLINGTON ROAD	494.01	489.71	2200 SqFt.	49%
130	10689 HILLINGTON ROAD	493.35	489.05	2200 SqFt.	49%
131	10689 HILLINGTON ROAD	492.66	488.36	2200 SqFt.	48%
132	10691 HILLINGTON ROAD	492.00	487.70	2200 SqFt.	49%
133	10679 HILLINGTON ROAD	491.37	487.07	2200 SqFt.	49%
134	10677 HILLINGTON ROAD	490.27	485.97	2200 SqFt.	48%
135	10675 HILLINGTON ROAD	489.93	485.63	3120 SqFt.	34%
136	2197 HARROW DRIVE	498.31	494.11	2783 SqFt.	38%
137	2197 HARROW DRIVE	500.34	496.14	2199 SqFt.	48%
138	2199 HARROW DRIVE	501.98	497.78	2219 SqFt.	49%
139	2199 HARROW DRIVE	502.61	498.41	2812 SqFt.	38%
140	10729 HILLINGTON ROAD	509.16	504.96	2660 SqFt.	41%
141	10727 HILLINGTON ROAD	508.66	504.46	2090 SqFt.	52%
142	10725 HILLINGTON ROAD	508.16	503.96	2090 SqFt.	51%
143	10723 HILLINGTON ROAD	507.16	502.96	2090 SqFt.	52%
144	10721 HILLINGTON ROAD	506.66	502.46	2660 SqFt.	40%
145	10717 HILLINGTON ROAD	503.09	498.89	3393 SqFt.	32%
146	10715 HILLINGTON ROAD	503.19	498.99	2102 SqFt.	51%
147	10713 HILLINGTON ROAD	502.23	498.03	2103 SqFt.	51%
148	10711 HILLINGTON ROAD	501.54	497.34	2115 SqFt.	50%
149	10709 HILLINGTON ROAD	500.89	496.69	2680 SqFt.	40%
150	10707 ENFIELD DRIVE	501.62	497.42	2850 SqFt.	38%
151	10706 ENFIELD DRIVE	501.47	497.26	2090 SqFt.	51%
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153	10704 ENFIELD DRIVE	501.27	497.07	2090 SqFt.	51%
154	10702 ENFIELD DRIVE	501.15	496.95	2090 SqFt.	51%
155	10700 ENFIELD DRIVE	501.04	496.84	2850 SqFt.	38%

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
x 624.07	SPOT ELEVATION
---	SUPER SILT FENCE
---	PROPOSED WALKOUT
---	EXISTING TREE LINE
---	LIMIT OF DISTURBANCE
---	EXISTING STREET TREES FROM F 01-31
○	LANDSCAPE TREES



- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED RSA-B PER 10/18/93 COMPREHENSIVE ZONING PLAN.
  - THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY THIS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES 5-94-07, F-04-49, F-01-31, P-01-17 AND ZONING BOARD CASE NO. 28020-N & S (CONT. NO. 24-3059-D).
  - TOPOGRAPHIC TAKEN FROM FINAL ROAD CONSTRUCTION GRADING AND SCOUR CONTROL PLANS.
  - DETAILED SURVEY PERFORMED BY FISHER COLLINS AND CARTER, INC. ON OR ABOUT AUGUST, 1990.
  - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS: HOWARD COUNTY MONUMENT NO. 1002 N 600601770 E 13453367500 ELEV. 445.577; HOWARD COUNTY MONUMENT NO. 1061 N 932509322 E 134092710 ELEV. 509.924.
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAYS OF THIS SDP ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-01-31, AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3780-D, 24-3059-D AND 24-3666-D.
  - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
  - STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-01-31.
  - SITE ANALYSIS DATA:
    - A. TOTAL PROJECT AREA: 155 AC\*
    - B. AREA OF PLAN SUBMISSION: 155 AC\*
    - C. LIMIT OF DISTURBED AREA: 157 AC\*
    - D. PRESENT ZONING: RSA-B
    - E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY ATTACHED DU.
    - F. TOTAL NUMBER OF UNITS ALLOWED: 29
    - G. TOTAL NUMBER OF UNITS PROPOSED: 29
    - H. NUMBER OF PARKING SPACES REQUIRED: 56
    - I. SPACES PER DWELLING UNIT: 2
    - J. NUMBER OF PARKING SPACES PROVIDED: 72 (INCLUDING 24 GARAGE PARKING SPACES)
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF ELEVEN THOUSAND AND NINE HUNDRED DOLLARS: \$11,000.00.
  - GARAGES SHALL BE USED FOR PARKING PURPOSE ONLY IN ACCORDANCE WITH SECTION 133.02.A OF THE HOWARD COUNTY ZONING REGULATIONS.
  - TYPICAL DRIVEWAY ARROW DETAIL FOR ALL GARAGE UNITS TO BE HOWARD COUNTY CLOSED SECTION DETAIL FOR SPECIFICATION HO. CO. STANDARD DETAIL 2.6.01.
  - THE FOREST CONSERVATION OBLIGATION FOR SECTION 12 HAS BEEN FULFILLED BY F-04-49.
  - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
  - OPEN DECKS ARE NOT CONSIDERED STRUCTURES FOR CALCULATING LOT COVERAGE ON SINGLE FAMILY ATTACHED DWELLING PER HOWARD COUNTY ZONING REGULATIONS SECTION 128A(2).
  - ALL DWELLINGS ARE SUBJECT TO SECTION 128A(1) b AND c OF THE HOWARD COUNTY ZONING REGULATIONS.
  - DEVELOPERS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12' OF SERVING HOSE THAN ONE RESIDENTIAL;
    - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR & CHIP COATING 0-1/2" MIN.;
    - GEOMETRY - MAX 1% GRADE; MAX 10% GRADE CHANGE & MIN 45' TURNING RADIUS;
    - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS @ 25' SPACING;
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



DESIGN BY: JME  
 DRAWN BY: D.B.  
 CHECKED BY: JME

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL FEE  
 ELLICOTT CITY, MARYLAND 21042  
 410-480-1255

NO.	REVISION	DATE
7	Rev. grad. lots 140-144 to show Ex. Conditions	11-2-04
6	Rev. grad. lots 145-149 to show Ex. Cond.	10-8-04
5	Rev. grad. Slab Elev's Lots 128-135 to show Ex. Cond.	9-14-04
4	Rev. Slab Elev's & grad. lots 128-135	7-16-04
3	Rev. grad. lots 150-155 to show As-Built Cond.	7-13-04
2	Rev. FF, 8am't Elev's and outside grades to show As-Built Cond. lots 145-149 & 20-04	
1	Revised Units 150-155 by 1.5' & regraded	5-3-04

**ENGINEER'S CERTIFICATE**  
 I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature of Engineer: EARL D. COLLINS  
 Date: 2-10-04

**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 all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.  
 Signature of Developer: JOHN LEWIS  
 Date: 2/2/04

Approved for HOWARD SCD and meets Technical Requirements.  
 U.S.A.-Natural Resources Conservation Service  
 Signature: Jim Meyer  
 Date: 2-10-04

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Signature: John P. Redmon  
 Date: 2-10-04

**DEVELOPER/OWNER**  
 WAVERLY WOODS DEVELOPMENT CORP.  
 c/o LAND DESIGN & DEVELOPMENT CORP.  
 8000 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043  
 410-480-9105

**BUILDER**  
 RYAN HOMES  
 11460 CROOKRIDGE DRIVE  
 SUITE 128  
 OWINGS MILLS, MARYLAND 21117  
 410-654-0501

APPROVED: DEPARTMENT OF PLANNING AND ZONING			
Signature: Mark A. Lough		Date: 2/24/04	
Director - Department of Planning and Zoning			
Signature: Judith Hamilton		Date: 2/15/04	
Chief, Department of Land Development			
Signature: Christopher Davis		Date: 2/11/04	
Chief, Development Engineering Division			
SUBDIVISION	SECTION/AREA	LOT NO.	
GTW'S WAVERLY WOODS	SECTION 12	128 THRU 155	
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE
10907-10912	5	RSA-B	16
WATER CODE	ELEC. DIST.	CENSUS TR.	
H-03	THIRD	6030	
SEWER CODE			
5993000			

**SITE DEVELOPMENT PLAN**

**GTW'S WAVERLY WOODS SECTION 12**  
 LOTS 128 THRU 155  
 (A RESUBDIVISION OF PART OF THE PROPERTY OF GTW JOINT VENTURE, LIBER 2222, FOLIO 36)  
 ZONED: RSA-B

TAX MAP NO: 16 PARCEL NO: 20 GRID NO: 5  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: NOVEMBER, 2003  
 SHEET 1 OF 3

**SDP 04-071**