SITE DEVELOPMENT PLAN

GTW'S WAVERLY WOODS

SECTION 13

BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS

(PHASE ONE & TWO) △2 & THREE

A PRIVATE GATED COMMUNITY

ZONED : PSC (PLANNED SENIOR COMMUNITY DISTRICT)

TAX MAP No. 16 GRID No. 5 PARCEL No. 406

SHEET INDEX

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17	BUILDING FOOTPRINTS & ROADWAY DETAIL SHEET
18	CULVERT DETAIL SHEET
19	SEDIMENT CONTROL NOTES AND DETAILS
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35	TEMPORARY SWM NOTES AND DETAILS
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44	EMERGENCY VEHICLE ACCESS ROAD PLAN

ROAD CLASSIFICATION CHART

ROAD NAME	CLASSIFICATION	R/W WIDTH
STAR CHASER CIRCLE	PRIVATE ACCESS STREET	N/A
CHAMBERS COURT	PRIVATE ACCESS STREET	N/A
DOXBERRY CIRCLE	PRIVATE ACCESS STREET	N/A
DERBY DAY DRIVE	PRIVATE ACCESS STREET	N/A
GLENCOE CIRCLE	PRIVATE ACCESS STREET	N/A
EVENING DEW DRIVE	PRIVATE ACCESS STREET	N/A
ENGLISH BOND COURT	PRIVATE ACCESS STREET	N/A

STREET ADDRESS CHART △1

UNIT NO.	STREET ADDRESS
66	2920 EVENING DEW DRIVE
67	2922 EVENING DEW DRIVE
68	2924 EVENING DEW DRIVE
69	2926 EVENING DEW DRIVE

STREET ADDRESS CHART

UNIT No.	STREET ADDRESS
BUILDING 12	11185 CHAMBERS COURT
15	11037 DOXBERRY COURT
16	11039 DOXBERRY COURT
17	11041 DOXBERRY COURT
18	11043 DOXBERRY COURT
19	11045 DOXBERRY COURT
82	2953 EVENING DEW DR.
83	2951 EVENING DEW DR
84	2949 EVENING DEW DR.
85	2947 EVENING DEW DR
86	2945 EVENING DEW DR.
87	2943 EVENING DEW DR.
108	11096 CHAMBERS CT.
109	11094 CHAMBERS CT.
110	11092 CHAMBERS CT
111	11090 CHAMBERS CT
112	11088 CHAMBERS CT
113	11086 CHAMBERS CT

STREET ADDRESS CHART

UNIT No.	STREET ADDRESS
BLDG 7	11170 CHAMBERS COURT
BLDG. 8	11180 CHAMBERS COURT
BLDG. 9	11165 CHAMBERS COURT
BLDG. 10	11125 CHAMBERS COURT
BLDG 11	11055 CHAMBERS COURT
BLDG 12	11185 CHAMBERS COURT

STREET LIGHT CHART

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE	COMMENTS
STAR CHASER CIRCLE (PRIVATE)	7+83	26'L	150-WATT H.P.S. VAPOR PENDANT (CUTT-OFF) MOUNTED AT 30-FOOT ON A BRONZE FIBERGLASS POLE USING A 12' ARM	ANGLE ARM AS SHOWN ON PLAN VIEW
	10+34	23'R		
	15+63	24'L		
	20+85	24'L		
	24+49	18'R		
	29+00	14'R		
CHAMBERS COURT (PRIVATE)	1+25	15'L	100-WATT "TRADITIONAIRE" H.P.S. VAPOR COLONIAL POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.	----
	3+53	15'L		
	5+88	15'L		
	10+65	15'R		
	15+20	14'R		

STREET SIGN CHART

STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE
STAR CHASER CIRCLE	42+00	14'L	SPEED LIMIT 25 MPH	R2-1
CHAMBERS COURT	0+29	16'L	STOP	R1-1
CHAMBERS COURT	2+05	27'R	STOP	R1-1
EVENING DEW DRIVE	2+80	27'L	STOP	R1-1
ENGLISH BOND COURT	0+36	14'L	STOP	R1-1
ENGLISH BOND COURT	3+82	14'R	STOP	R1-1
DOXBERRY CIRCLE	0+38	31'L	STOP	R1-1
DOXBERRY CIRCLE	11+63	14'R	STOP	R1-1
GLENCOE CIRCLE	0+36	31'L	STOP	R1-1
GLENCOE CIRCLE	5+70	19'R	STOP	R1-1
DERBY DAY DRIVE	0+28	19'L	STOP	R1-1
DERBY DAY DRIVE	1+98	14'R	STOP	R1-1
ROADWAY BETWEEN COMMUNITY CENTER AND SWIMMING POOL	0+35	31'L	STOP	R1-1
	1+14	31'R	STOP	R1-1
ROADWAY BETWEEN CHAMBERS COURT AND STAR CHASER CIRCLE ABOVE GLENCOE CIRCLE	0+34	31'L	STOP	R1-1
	0+50	31'R	STOP	R1-1
STAR CHASER CIRCLE	28+37	14'R	GOLF CART CROSSING AHEAD	----
STAR CHASER CIRCLE	29+53	14'L	GOLF CART CROSSING AHEAD	----

STREET ADDRESS CHART

UNIT No.	STREET ADDRESS	UNIT No.	STREET ADDRESS
BUILDING 1	11100 CHAMBERS COURT	53	2609 GLENCOE CIRCLE
BUILDING 2	11110 CHAMBERS COURT	54	2611 GLENCOE CIRCLE
BUILDING 3	11120 CHAMBERS COURT	55	11010 DOXBERRY CIRCLE
BUILDING 4	11130 CHAMBERS COURT	56	11008 DOXBERRY CIRCLE
BUILDING 5	11150 CHAMBERS COURT	57	11006 DOXBERRY CIRCLE
BUILDING 6	11160 CHAMBERS COURT	58	11004 DOXBERRY CIRCLE
BUILDING 10	11125 CHAMBERS COURT	59	11002 DOXBERRY CIRCLE
1	11003 DOXBERRY CIRCLE	60	2902 EVENING DEW DRIVE
2	11005 DOXBERRY CIRCLE	61	2904 EVENING DEW DRIVE
3	11007 DOXBERRY CIRCLE	62	2906 EVENING DEW DRIVE
4	11009 DOXBERRY CIRCLE	63	2908 EVENING DEW DRIVE
5	11011 DOXBERRY CIRCLE	64	2910 EVENING DEW DRIVE
6	11015 DOXBERRY CIRCLE	65	2912 EVENING DEW DRIVE
7	11017 DOXBERRY CIRCLE	70	2930 EVENING DEW DRIVE
8	11019 DOXBERRY CIRCLE	71	2932 EVENING DEW DRIVE
9	11021 DOXBERRY CIRCLE	72	2934 EVENING DEW DRIVE
10	11023 DOXBERRY CIRCLE	73	2936 EVENING DEW DRIVE
11	11027 DOXBERRY CIRCLE	74	2938 EVENING DEW DRIVE
12	11029 DOXBERRY CIRCLE	75	2940 EVENING DEW DRIVE
13	11031 DOXBERRY CIRCLE	76	2946 EVENING DEW DRIVE
14	11033 DOXBERRY CIRCLE	77	2948 EVENING DEW DRIVE
20	11049 DOXBERRY CIRCLE	78	2950 EVENING DEW DRIVE
21	11051 DOXBERRY CIRCLE	79	2952 EVENING DEW DRIVE
22	11053 DOXBERRY CIRCLE	80	2954 EVENING DEW DRIVE
23	11055 DOXBERRY CIRCLE	81	2956 EVENING DEW DRIVE
24	11057 DOXBERRY CIRCLE	88	2811 ENGLISH BOND COURT
25	11061 DOXBERRY CIRCLE	89	2809 ENGLISH BOND COURT
26	11063 DOXBERRY CIRCLE	90	2807 ENGLISH BOND COURT
27	11065 DOXBERRY CIRCLE	91	2805 ENGLISH BOND COURT
28	11067 DOXBERRY CIRCLE	92	2803 ENGLISH BOND COURT
29	11069 DOXBERRY CIRCLE	93	2801 ENGLISH BOND COURT
30	11068 DOXBERRY CIRCLE	94	2802 ENGLISH BOND COURT
31	11066 DOXBERRY CIRCLE	95	2804 ENGLISH BOND COURT
32	11064 DOXBERRY CIRCLE	96	2806 ENGLISH BOND COURT
33	11062 DOXBERRY CIRCLE	97	2808 ENGLISH BOND COURT
34	11060 DOXBERRY CIRCLE	98	2810 ENGLISH BOND COURT
35	11056 DOXBERRY CIRCLE	99	2935 EVENING DEW DRIVE
36	11054 DOXBERRY CIRCLE	100	2933 EVENING DEW DRIVE
37	11052 DOXBERRY CIRCLE	101	2931 EVENING DEW DRIVE
38	11050 DOXBERRY CIRCLE	102	2929 EVENING DEW DRIVE
39	11048 DOXBERRY CIRCLE	103	2911 EVENING DEW DRIVE
40	11046 DOXBERRY CIRCLE	104	2909 EVENING DEW DRIVE
41	2706 DERBY DAY DRIVE	105	2905 EVENING DEW DRIVE
42	2704 DERBY DAY DRIVE	106	2903 EVENING DEW DRIVE
43	2702 DERBY DAY DRIVE	107	2901 EVENING DEW DRIVE
44	2700 DERBY DAY DRIVE	114	11082 CHAMBERS COURT
45	2612 GLENCOE CIRCLE	115	11080 CHAMBERS COURT
46	2610 GLENCOE CIRCLE	116	11078 CHAMBERS COURT
47	2608 GLENCOE CIRCLE	117	11076 CHAMBERS COURT
48	2606 GLENCOE CIRCLE	118	11072 CHAMBERS COURT
49	2604 GLENCOE CIRCLE	119	11070 CHAMBERS COURT
50	2603 GLENCOE CIRCLE	120	11068 CHAMBERS COURT
51	2605 GLENCOE CIRCLE	121	11066 CHAMBERS COURT
52	2607 GLENCOE CIRCLE	122	11064 CHAMBERS COURT

STREET ADDRESS CHART

UNIT No.	STREET ADDRESS	FACILITY	STREET ADDRESS
123	11062 CHAMBERS COURT	COMMUNITY CENTER	11035 CHAMBERS COURT
124	11058 CHAMBERS COURT	POOL/POOL HOUSE	11101 CHAMBERS COURT
125	11056 CHAMBERS COURT	CROQUET & BOCCIE	11162 STAR CHASER CIRCLE
126	11054 CHAMBERS COURT	TENNIS COURTS	11171 STAR CHASER CIRCLE
127	11052 CHAMBERS COURT		2916 EVENING DEW DRIVE
128	11050 CHAMBERS COURT		
129	11048 CHAMBERS COURT		

AMENDED DEVELOPMENT CRITERIA PER ZONING, SECTION 127.1.C, D, E (1-5) AND K.I.e.

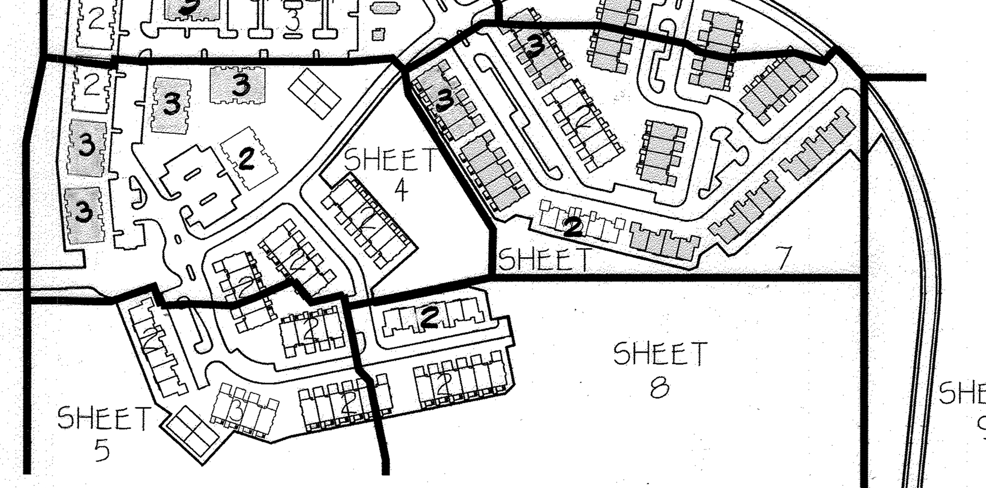
A. Permitted Uses:
1. Age-restricted adult housing.
2. Assisted living facilities.
3. Nursing homes.

B. Accessory Uses:
1. Services and businesses that serve the residents of the PSC District, including recreational, educational, health, personal, professional and business services and retail stores.
2. Home occupations, subject to the requirements of Section 128.C.1.

C. Bulk Regulations:
1. Maximum Density is 8.0 dwelling units per net acre.
Assisted living and nursing home beds shall be included in this density calculation based on One bed per 0.25 dwelling unit.
2. Minimum structure and use setbacks from perimeter of the PSC District
a. From arterial public street right-of-way = 50-feet for SFA Villas and 100-feet for Garden Condominiums
b. From RC, RR, R-ED, R-20, R-12 or R-SC Districts = 50-feet
(Except structures containing apartments, assisted living facilities or nursing homes) = 120-feet
c. From all other zoning districts = 30-feet (as per PSC Zoning)
3. Maximum units per structure:
a. Single family Attached Villas = 6 units per structure
b. Garden Condominiums = 16 units per structure
c. Building length = 210-feet for SFA Villas and 130-feet for Garden Condominiums.
(However, the Planning Board may approve a greater length, up to a maximum of 250-feet for SFA Villas and 200-feet for Garden Condos, based on a determination that the design of the building will mitigate the visual impact of the increased length.)
4. Maximum height shall not exceed:
a. Garden Condominiums = 60-feet
b. Single family attached Villas = 40-feet
c. Community Building = 40-feet
d. Pool House = 40-feet
e. Accessory Structures = 15-feet
5. Minimum distances between Single Family attached dwelling units and condominium buildings, provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board:
a. Face to Face = 50-feet
b. Face to Side/Rear to Side = 30-feet
c. Side to Side = 15-feet
d. Rear to Rear = 40-feet for SFA Villas and 60-feet for Garden Condominiums
e. Rear to Face = 75-feet for SFA Villas and 80-feet for Garden Condominiums
6. Minimum distances between single family attached residential dwelling units and edge of private roadway and/or parking areas:
a. Residential Front = 20-feet
b. Residential Side = 15-feet
c. Residential Rear = 40-feet
d. Residential Accessory structures = 30-feet (except recreational amenities)
7. Minimum distances between condominium residential buildings and edge of private roadway and/or parking areas:
a. Residential Front = 10-feet
b. Residential Side = 20 feet
c. Residential Rear = 10-feet
8. Minimum distances between community building, pool house and gazebo structures and edge of private roadway and/or parking areas = 10-feet

D. Other Provisions:
1. The provisions of Section 128 (Supplemental Zoning District Regulations) and Section 133 (Off-Street Parking and Loading Facilities) per approved October, 1993 Zoning Regulations shall apply in the PSC District unless different requirements are approved in the Comprehensive Sketch Plan.)
2. The Comprehensive Sketch Plan is consistent with the land uses set forth in the Howard County General Plan.
3. The plan allows for some flexibility in the exact location and density of land uses.

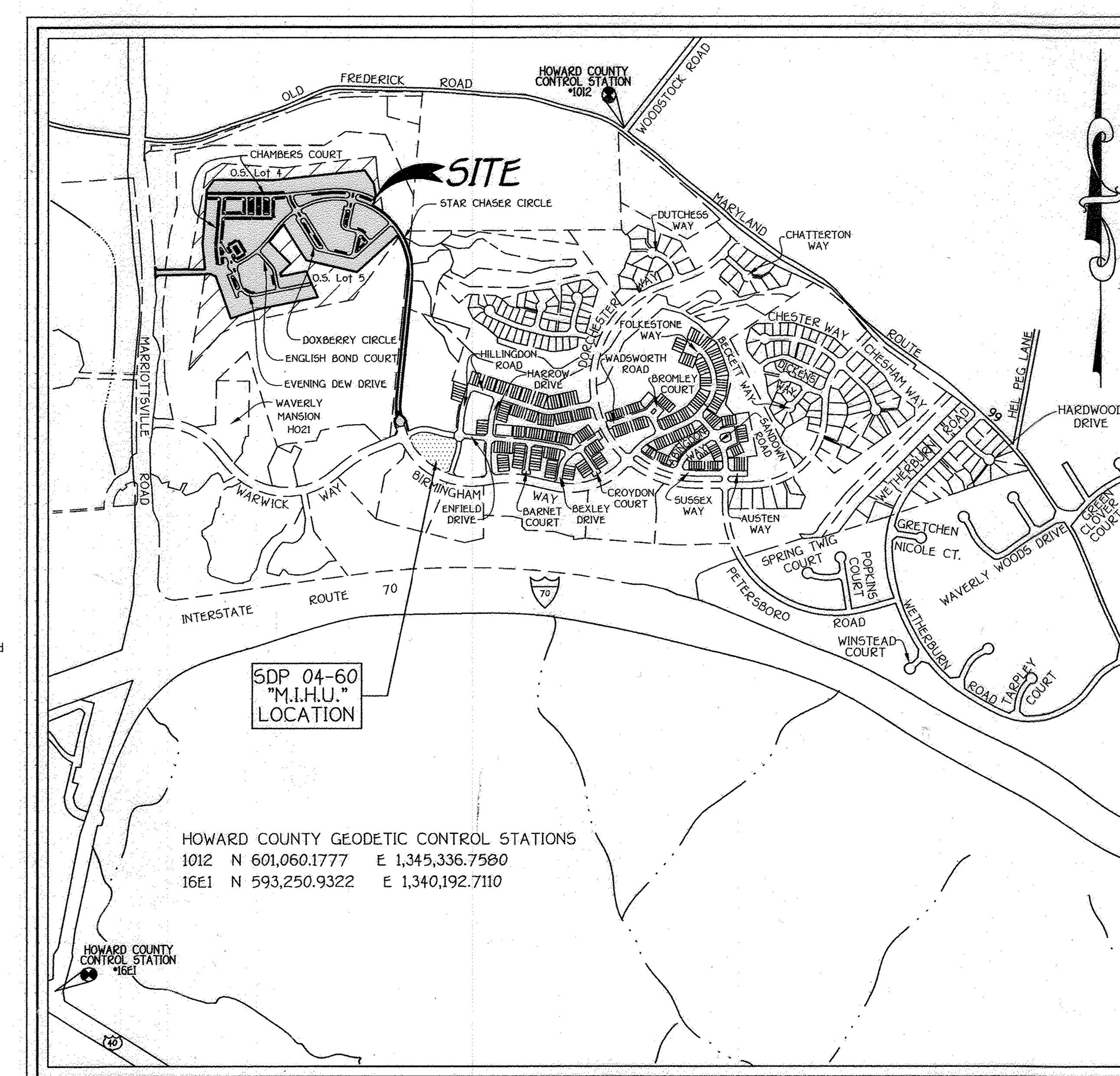
E. Landscaping and Screening:
1. Except for those modifications listed below, the Minimum Landscaping and Screening Requirements shall be in accordance with the Subdivision Regulations, the Zoning Regulations and the Howard County Landscaping Manual.
a. For Residential Developement Internal Landscaping Associated With Condominiums The Minimum Landscape Area Width Between Common Parking Area And Any Adjacent Residential Structure Shall Be 10 - Feet Wide.



SHEET KEY
NO SCALE

LEGEND

- DENOTES PHASE 1
- 2 - DENOTES PHASE 2
- 3 - DENOTES PHASE 3



VICINITY MAP
SCALE: 1"= 1200'

THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Note: The LOD of 400 Sf. For Revision 12 (6/1/23) Is Exempt From Providing S.W.M. As It Is Less Than 5,000 Sf. Any Future Increase In The Cumulative LOD Exceeding 5,000 Sf. Will Require S.W.M.

AGE RESTRICTED UNIVERSAL DESIGN FEATURES

FOR MULTI-FAMILY APARTMENT OR CONDO DEVELOPMENTS, AN ACCESSIBLE PATH BETWEEN PARKING, DWELLING UNITS AND COMMON AREAS THAT MEETS ADA STANDARDS.

FOR SINGLE FAMILY DETACHED AND ATTACHED DEVELOPMENTS, A "NO STEP" ACCESS TO THE FRONT ENTRANCE TO THE COMMUNITY BUILDING AND ALL DWELLINGS (A "NO STEP" ENTRANCE IS DESIRABLE, BUT NOT REQUIRED AT OTHER ENTRANCES.

36" WIDE FRONT DOOR WITH EXTERIOR LIGHTING OF THE ENTRANCE.

ALL INTERIOR DOORWAYS AT LEAST 32" WIDE (36" IS PREFERABLE).

HALLWAYS AT LEAST 36" WIDE, (40" - 42" IS PREFERABLE).

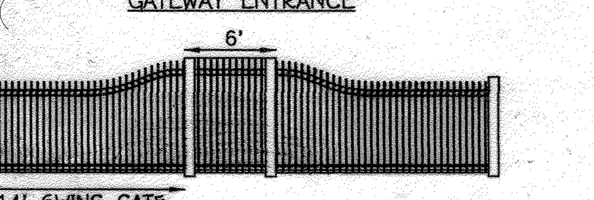
COMPLETE LIVING AREA INCLUDING MASTER BEDROOM & BATH ON FIRST FLOOR (OR ELEVATOR ACCESS IF MULTI-STORY RENTAL/CONDO APARTMENTS).

LEVER HANDLES ON INTERIOR AND EXTERIOR DOORS.

BLOCKING FOR GRAB BARS IN WALLS IN BATHROOM WALLS NEAR TOILET AND SHOWER.

NOTE:
PHASE ONE IS EXEMPT FROM THE "NO STEP" ACCESS TO THE FRONT ENTRANCE TO THE FAMILY ATTACHED DWELLINGS.

GATEWAY ENTRANCE



DETAIL:
1"=10'

DEVELOPMENT CRITERIA PER APPROVED PDP

1. MAXIMUM OF 328 HOUSING UNITS WILL BE SPECIALLY DESIGNED FOR RESIDENTS OVER THE AGE 55 WITH WALKING PATHS, SEATING AREAS AND RECREATIONAL AMENITIES, ON A 42 ACRE BUILDING SITE.
2. 36 MODERATE INCOME DWELLINGS ARE PLANNED.
3. THE PROJECTED DENSITY OF THE HOUSING IS 8 UNITS PER ACRE.
4. A TOTAL OF 196 CONDOMINIUM UNITS ARE PLANNED, CONTAINED WITHIN 10, 4 STORY, 16 UNIT BUILDINGS AND 3, 3-STORY, 12-UNIT BUILDING.
5. ALL OF THE CONDOMINIUM BUILDINGS WILL INCLUDE ELEVATORS.
6. MAXIMUM OF 132 GARAGE VILLAS (TOWNHOUSES) WILL BE CONSTRUCTED, WITH FIRST FLOOR MASTER BEDROOMS AND SECOND AND THIRD BEDROOMS UPSTAIRS.
7. THE END UNITS OF THE VILLAS WILL HAVE 2-CAR GARAGES.
8. THE EXTERIOR WALLS OF THE VILLAS AND CONDOMINIUMS WILL BE BRICK AND/OR STONE.
9. ACCESS TO AND CIRCULATION WITHIN ALL OF THE BUILDINGS WILL BE WITHIN THE DESIGN CRITERIA OF THE AMERICANS WITH DISABILITIES ACT ("ADA").
10. THERE WILL BE A MEANDERING PATH THROUGH THE COMMUNITY.
11. WAVERLY WOODS GOLF COURSE IS AVAILABLE TO THE RESIDENTS, ALONG WITH CROQUET, TENNIS, PUTTING AND BOCCE BALL COURTS.
12. A SHUTTLE SERVICE WILL TRANSPORT RESIDENTS TO MEDICAL AND OTHER SERVICES, AS NEEDED.
13. VEHICULAR ACCESS INTO AND OFF OF THE SITE WILL BE THROUGH AN INTERNAL ROAD TO BE BUILT THAT BISECTS THE SITE.
14. A 3300 SQUARE FOOT COMMUNITY BUILDING, CONTAINING A LIBRARY, EXERCISE ROOM, MEETINGS ROOMS AND OTHER ACTIVITY AREAS WILL BE BUILT IN THE CENTER OF THE SITE.
15. THE EXTERIOR OF THE COMMUNITY BUILDING WILL BE THE SAME STONE AS THE CONDOMINIUM BUILDINGS.
16. PERSONS ELIGIBLE TO PURCHASE ANY OF THE DWELLINGS MUST BE 55 YEARS OF AGE OR OLDER.
17. CHILDREN UNDER THE AGE OF 18 MAY NOT RESIDE IN A DWELLING FOR MORE THAN 90 DAYS IN A CALENDAR YEAR.

HOUSING UNIT ALLOCATIONS FOR PHASE THREE WILL NOT BE ISSUED UNTIL JULY, 2007 PHASE THREE IS NOT PART OF THIS PLAN

PHASE 1 & 2 PARKING SPACE TABULATION (PROVIDED) △1

CONDOMINIUMS (7 BUILDINGS @ 16 UNITS EACH = 112 UNITS)	
STANDARD PARKING SPACES:	338 SPACES
HANDICAPPED PARKING SPACES:	28 SPACES
TOWNHOUSES (129 UNITS)	
STANDARD PARKING SPACES:	140 SPACES
HANDICAPPED PARKING SPACES:	4 SPACES
19 ATTACHED SINGLE CAR GARAGE PARKING SPACES: (2 PER UNIT - 1 GARAGE AND 1 DRIVEWAY)	38 SPACES
110 ATTACHED DOUBLE CAR GARAGE PARKING SPACES: (4 PER UNIT - 2 GARAGE AND 2 DRIVEWAY)	440 SPACES
	988 SPACES TOTAL

NOTE: ALL STANDARD AND HANDICAPPED PARKING SPACES FOR THIS SUBDIVISION ARE PROPOSED UNDER PHASE ONE.

△2 REVISE PHASE TWO TO SHOW "no step" UNITS

PHASING TABULATION

PHASE	ALLOCATION YEAR	NUMBER OF SINGLE FAMILY TOWNHOUSE UNITS	CONDOMINIUM UNITS
1	2006	54	48
2	2007	54	64
3	2010	21	80
TOTAL		129	192

LEGEND

SYMBOL	DESCRIPTION
- - - - - -	EXISTING CONTOUR 2' INTERVAL
——	EXISTING CONTOUR 10' INTERVAL
+582.5	SPOT ELEVATION
—452—	PROPOSED CONTOUR 2' INTERVAL
—450—	PROPOSED CONTOUR 10' INTERVAL
—SF—SF—	SILT FENCE
—SSF—SSF—	SUPER SILT FENCE
	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE

GENERAL NOTES

1. SUBJECT PROPERTY ZONED PSC IN ACCORDANCE WITH ZB 1018 M APPROVED ON JUNE 19, 2002 BY THE ZONING BOARD OF HOWARD COUNTY, MARYLAND FOR A RECLASSIFICATION OF 53.97 ACRES FROM PEC TO PSC.
2. THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F 04-58, S 03-06, S-94-07, ZB 929M, ZB 1018M, PB 361, WP 04-56, WP 95-23, ZB 1003M, SDP 04-80 & SDP 04-60
3. TOTAL AREA OF PSC ZONED PROPERTY = 53.974 AC. ±
a. AREA OF BUILDABLE BULK PARCEL 'A' = 35.078 AC.
b. AREA OF CREDITED OPEN SPACE LOT 4 = 6.763 AC.
c. AREA OF CREDITED OPEN SPACE LOT 5 = 12.133 AC.
TOTAL AREA OF THIS SUBMISSION = 35.078 AC.±
4. TOTAL AREA OF FLOODPLAIN = 0.000 AC.
5. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.000 AC.
6. NET TRACT AREA = 35.078 Ac. +
7. TOTAL NUMBER OF BUILDABLE UNITS ALLOWED = 431 UNITS
(53.97 AC X 8 UNITS/AC) = 431 UNITS
TOTAL NUMBER OF BUILDABLE UNITS PROPOSED = 321 UNITS
8. TOTAL NUMBER OF PROPOSED BUILDABLE UNITS = 102 (PHASE ONE)
A. NUMBER OF SINGLE FAMILY ATTACHED (TOWNHOUSES) = 108 (PHASE ONE & TWO)
B. NUMBER OF APARTMENT UNITS = 112 (PHASE ONE & TWO)
9. TOTAL AREA OF ROADWAY DEDICATION = 0.000 AC.
10. PUBLIC WATER AND SEWER TO BE UTILIZED. EXISTING UTILITIES ARE BASED ON CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
EX. 12" WATER - CONTRACT NO. 44-3480
EX. 8" SEWER - CONTRACT NO. 20-3673-D
11. TRAFFIC STUDY WAS PERFORMED BY THE TRAFFIC GROUP AND APPROVED ON NOVEMBER 30, 1993 AND UPDATED BY REPORT LETTER DATED SEPTEMBER 18, 2002.
12. THE WETLANDS DELINEATION AND FOREST STAND DELINEATION STUDY WAS PREPARED BY EXPLORATION RESEARCH, INC. AND WAS COMPILED SEPTEMBER 5, 1991. AN UPDATED STUDY IS PREPARED BY ECO-SCIENCE PROFESSIONALS DATED OCTOBER 2002. THE TOTAL AREA OF EXISTING FOREST FROM THE F.S.D. PLAN LOCATED WITHIN THIS SITE IS 2.49 AC. OF FSD NO. 4 AND 3.00 AC. OF FSD NO. 7.
13. THE PROPERTY SHOWN IS LOCATED IN THE METROPOLITAN DISTRICT.
14. THE NOISE STUDY WAS PERFORMED BY THE MARS GROUP DATED OCTOBER, 2002.
15. TOPOGRAPHIC INFORMATION ESTABLISHED AT 2 FOOT CONTOUR INTERVALS BASED ON AERIAL PHOTOGRAPHIC CONTOUR MAPPING ON OR ABOUT NOVEMBER 2000 PROVIDED BY HARFORD AERIALS.
16. BOUNDARY OUTLINE IS BASED ON A FIELD MONUMENTED SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT AUGUST 1990.
17. B.R.L. DENOTES BUILDING RESTRICTION LINE.
18. THE AMENITIES (SITTING AREAS) TO BE CONSTRUCTED IN THE FUTURE PHASE 3 ARE AS FOLLOWED:
A. ADJACENT TO CONDO BUILDING NO. 1 IN PHASE 3
B. ADJACENT TO CONDO BUILDING NO. 12 IN PHASE 3
C. ADJACENT TO TOWNHOUSE UNIT 10 IN PHASE 3
19. REFUSE COLLECTION, SNOW REMOVAL AND PRIVATE ROAD MAINTENANCE WILL BE PROVIDED BY THE HOMEOWNER'S ASSOCIATION.
20. THIS PLAN MUST COMPLY WITH THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS.
21. REQUIRED PARKING TABULATION (PHASES 1, 2 & 3):
A. TOWNHOUSE PARKING REQUIRED = 258 SPACES
(129 UNITS @ 2 SPACES/UNIT)
B. APARTMENT PARKING REQUIRED = 192 SPACES
(192 UNITS @ 1 SPACE/UNIT)
B. TOTAL PARKING SPACES REQUIRED = 450 SPACES
22. PROVIDED PARKING TABULATION (PHASES 1, 2 & 3):
A. TOWNHOUSE PARKING PROVIDED = 622 SPACES
△1 1) 19 SINGLE CAR GARAGE (1 garage & 1 driveway) = 38 SPACES
2) 110 DOUBLE CAR GARAGE (2 garage & 2 driveway) = 440 SPACES
3) STANDARD PARKING SPACES = 140 SPACES
4). 4 HANDICAPPED PARKING SPACES
B. APARTMENT PARKING PROVIDED = 366 SPACES
1). 338 STANDARD PARKING SPACES
2). 28 HANDICAPPED PARKING SPACES
C. TOTAL PARKING SPACES PROVIDED:
a. 478 STANDARD PARKING SPACES (PHASE 1)
b. 32 HANDICAPPED SPACES (PHASE 1)
c. 408 GARAGE AND DRIVEWAY SPACES (PHASE 1 & 2)
TOTAL PARKING SPACES PROVIDED IN (a + b + c) = 918 SPACES (PHASE 1 & 2)
d. 70 GARAGE AND DRIVEWAY SPACES (PHASE 3)
TOTAL PARKING SPACES PROVIDED IN PHASES 1, 2 & 3 (a + b + c + d) = 988 SPACES
23. ALL ROADS AND PARKING AREAS ARE PRIVATELY MAINTAINED BY THE COURTYARDS AT WAVERLY WOODS - EAST CONDOMINIUM REGIME.
24. STORMWATER MANAGEMENT, QUANTITY AND QUALITY FOR THIS PROJECT IS PROVIDED BY THE EXISTING SWM POND NO. 1 (RETENTION POND) CONSTRUCTED UNDER "GTW'S WAVERLY WOODS, SECTION 4, AREA 2 (F 95-174)" FOR ALL OF THE PATAPSCO RIVER DRAINAGE AREA. FOR THAT PORTION OF THIS SITE DRAINING INTO THE LITTLE PATUXENT RIVER, WATER QUANTITY MANAGEMENT IS OVERCOMPENSATED.
25. THE HORIZONTAL AND VERTICAL DATUM SHOWN ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT Nos. 1012 AND 16E1 WERE USED FOR THIS PROJECT.
26. TOTAL NUMBER OF "MODERATELY INCOME HOUSING UNITS" REQUIRED FOR THIS SITE PER THE 'PSC' ZONING DISTRICT IS 10% OF THE TOTAL NUMBER OF UNITS."
A) TOTAL NUMBER OF "M.I.H.U." REQUIRED = 321 UNITS x 0.10 = 32.1 UNITS
B) TOTAL NUMBER OF "M.I.H.U." PROVIDED = 36 UNITS PER ZB CASE NO. 973M
[THE REQUIRED "M.I.H.U." UNITS ARE PROVIDED IN SDP 04-60 "WAVERLY GARDENS", (102 UNIT BUILDING), SEE VICINITY MAP, THIS SHEET FOR LOCATION.]
27. WP 95-23 WAS APPROVED ON 1/23/95 FOR DISTURBANCE TO WETLANDS, FLOODPLAIN, STREAMS, OR THEIR BUFFERS IN CERTAIN AREAS THROUGHOUT THE "WAVERLY WOODS" PROJECT. THE AREAS OF THIS SITE PLAN APPROVED UNDER THIS WAIVER FOR DISTURBANCE ARE AS FOLLOWS:
A. SHEET 9 - WETLANDS AND BUFFER IMPACTS FOR STORM DRAIN CULVERT AND ROAD CROSSING AT STATION 33+25 (STAR CHASER CIRCLE)
B. SHEET 9 - WETLANDS AND BUFFER IMPACTS FOR STORM DRAIN CULVERT AND ROAD CROSSING AT STATION 30+15 (STAR CHASER CIRCLE)
28. THE ZONING BOARD OF HOWARD COUNTY (ZB CASE NO. 1018M) APPROVED THE RECLASSIFICATION OF 53.97 ACRES FROM PEC TO PSC SUBJECT TO THE FOLLOWING CONDITIONS:
1. THAT THE PETITIONER SUBMIT A SITE DEVELOPMENT PLAN IN ACCORDANCE WITH THE HOWARD COUNTY ZONING REGULATIONS FOR APPROVAL OF THE DEPARTMENT OF PLANNING AND ZONING AND THE PLANNING BOARD.
2. THAT AT LEAST 11.7% OR 36 UNITS DESIGNATED FOR MODERATE INCOME RESIDENTS BE PROVIDED BY THE DEVELOPER OR THE PETITIONER; AS PROPOSED IN THE PETITION FOR RECLASSIFICATION.
3. THAT THE PETITIONER SUBMIT TO THE PLANNING BOARD A COMPREHENSIVE SKETCH PLAN FOR APPROVAL BY THE PLANNING BOARD AND THAT A SITE DEVELOPMENT PLAN BE SUBMITTED PRIOR TO FINAL CONSTRUCTION OF ANY HOME.
29. THE PLANNING BOARD OF HOWARD COUNTY ACTED TO APPROVE THE COMPREHENSIVE SKETCH PLAN FOR THE COURTYARDS AT WAVERLY WOODS - EAST PLAN. THE DECISION AND ORDER FOR PB CASE NO. 361 WAS SIGNED ON JANUARY 8, 2004.
30. NO APPROVAL OF ANY SITE DEVELOPMENT PLAN(S) FOR ANY OF THE DEVELOPMENT SHOWN ON THE SKETCH PLAN, S-03-06, THE COURTYARDS AT WAVERLY WOODS - EAST, BULK PARCEL 'A' AND OPEN SPACE LOTS 1 AND 2, SHALL BE GRANTED BY THE DPZ UNTIL ALL OF THE FOREST CONSERVATION REQUIREMENTS AND OBLIGATIONS FOR SITE DEVELOPMENT PLANS, SDP-96-354, WAVERLY GOLF COURSE, AND SDP-97-109, WAVERLY GOLF COURSE CLUBHOUSE HAVE BEEN MET AND PROVIDED. (SEE NOTE 32 BELOW)
31. IN ACCORDANCE WITH SECTION 16.120.B.4(iii)C, FOR CONDOMINIUM UNITS, PROTECTED ENVIROMENTAL FEATURES SHALL BE LOCATED IN OPEN SPACE WITH NO UNIT CLOSER THAN 15 FEET FROM THE PROTECTED FEATURES THIS REQUIREMENT COULD AFFECT DECK AND SUNROOM OPTIONS ON THE REAR OF UNITS 11-19, 65, 66 AND 83 OF THIS PLAN.
32. THE FOREST CONSERVATION OBLIGATIONS FOR THIS SDP-04-80 HAVE BEEN ADDRESSED UNDER F-04-58, AMENDED PLAT AND FOREST CONSERVATION PLAN AS PLAT Nos. 16941 THRU 16962.
33. LANDSCAPE SURETY FOR PHASE ONE FOR 330 PRIVATE ROAD STREET TREES AND 273 LANDSCAPE TREES IN THE AMOUNT OF $171,750.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
34. LANDSCAPE SURETY FOR PHASE TWO FOR 92 PRIVATE ROAD STREET TREES AND 75 LANDSCAPE TREES IN THE AMOUNT OF $50,100.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
35. THE FOREST CONSERVATION SURETY FOR 23.99 ACRES OF RETENTION (ON-SITE), 4.13 ACRES OF REFORESTATION (ON-SITE) AND 41.00 ACRES OF PLANTING (OFF-SITE) IN THE AMOUNT OF $1,191,132.28 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT.

BULK REGULATIONS PER APPROVED PDP

1. MINIMUM STRUCTURE AND USE SETBACK FROM ARTERIAL PUBLIC STREET:
A. 50 FEET FROM MARRIOTTSVILLE ROAD
B. 50 FEET FROM MD. ROUTE 99
2. MINIMUM STRUCTURE AND USE SETBACK FROM OTHER STREETS: 30 FEET
3. MINIMUM STRUCTURE AND USE SETBACK FROM RC-DEO DISTRICT: 50 FEET
4. MINIMUM STRUCTURE AND USE SETBACK FROM PEC DISTRICT: 30 FEET
5. MAXIMUM HEIGHT OF OTHER PRINCIPAL STRUCTURES (NOT APARTMENTS): 34 FEET

DATE	DESCRIPTION
6/1/23	ADD 2 DUAL ELECTRIC VEHICLE CHARGING STATIONS, REMOVE ONE PARKING SPACE TO ADD ACCESSIBLE SPACE
3/20/17	REMOVE ADDRESS FOR GATE HOUSE △
10/19/07	Revise address for Pool House
9/14/07	ADD ADDRESSES FOR UNITS 66-69 & BLDG NO. 12

REVISION BLOCK

DATE	DESCRIPTION
7.20.07	Add Address Chart for Condo. Bldg's 7, 8, 9, 11 & 12, Units 15-19, 66-69, 88-98, Correct Addresses for Condo. Bldg's 5, 6 & 10, Units 45-49, Pool House to Inc. PH. 3
4-26-07	Add Address Chart for Condo. Bldg. 12 & Units 15-19 & 82-87
2.28.07	Exchanging Units 88-93 & 94-98 Ph. 3 with units 15-19 & 82-87 in Ph. 2 Also Bldg 10 Ph. 2 w/ Bldg 12 Ph. 3
10/10/06	△2 To add "no step units to Phase Two
5/2/06	Removed "Hardi-Plank" From Development Criteria Note #8
3/24/06	Removed "Hardi-Plank" From Development Criteria Note #15
2/28/06	Add Phase One Exempt From "No Steps" Access For SFA Units
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.
2/21/05	Add Additional Landscaping to Support Phase Two Units.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(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 (M. VITUCCI, P.E.) 12-19-06 Date

DEVELOPER'S CERTIFICATE

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

Signature of Developer 12-19-06 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service Date

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

Howard SCD Date

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443) 367-0422

BUILDER
NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878
(410) 654-0501

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning 2/5/07 Date

Chief, Division of Land Development 2/7/07 Date

Chief, Development Engineering Division 1/17/07 Date

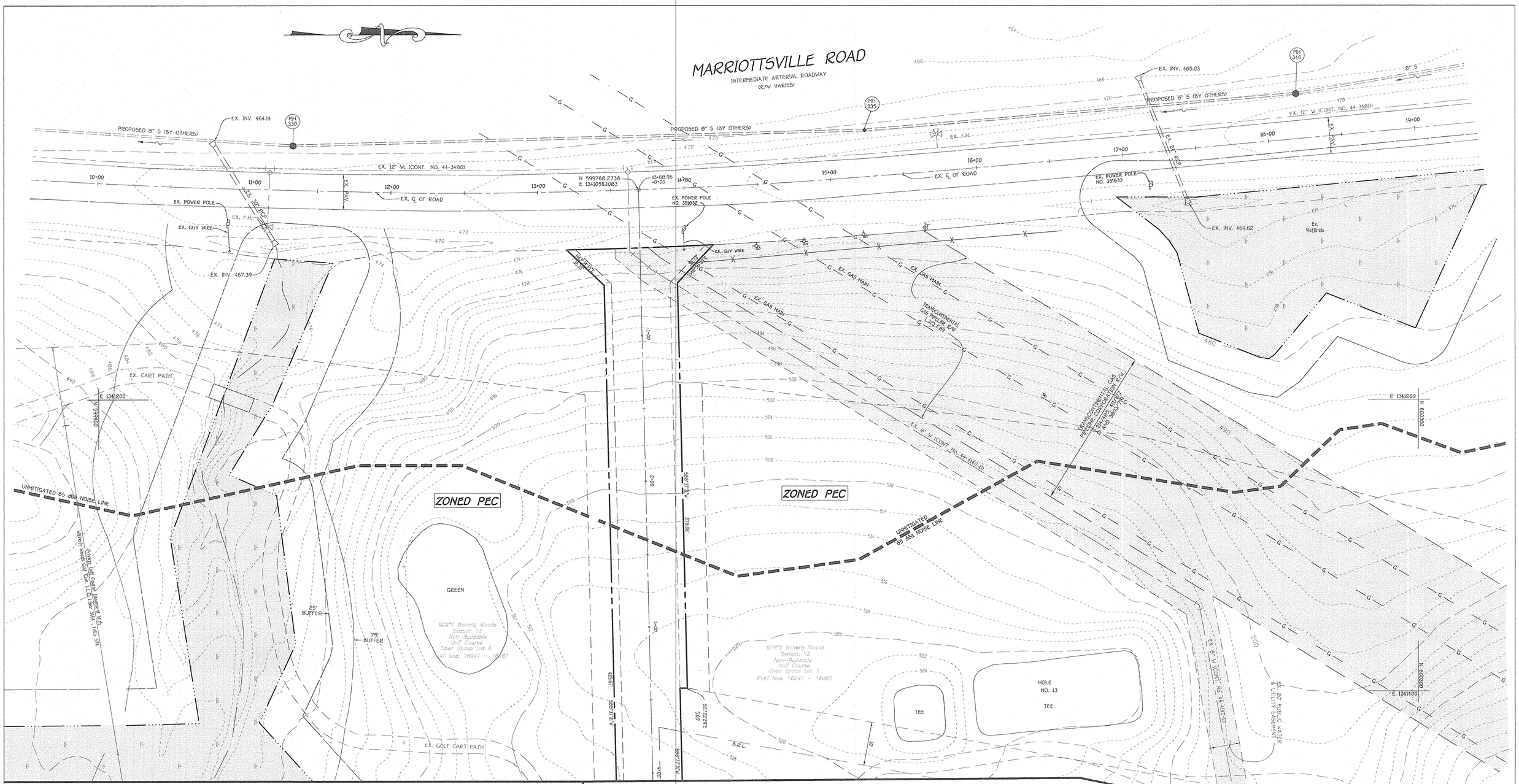
SUBDIVISION			PHASE	UNIT Nos.	
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO THREE	CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-129	
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE		
K-02			5992000		

REVISED
TITLE SHEET
AGE RESTRICTED COMMUNITY
AGE RESTRICTED

GTW'S WAVERLY WOODS
SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 1 OF 44

SDP 04-80

K:\SDSKPROJ\40353\dwg\SDP (40379)\REVISIONS TO SDP SUBMISSION for 2006\40353 SHEET 1 TITLE SHEET.dwg, 12/13/2006 11:48:19 AM, 1:1



PLAN
SCALE: 1" = 30'

NOTE:
PLACE SPOIL MATERIAL FROM TRENCHING OPERATIONS ON THE UPHILL SIDE OF THE UTILITY LINE.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Inc. Phase 3
2/21/05	REVISE NV HOMES MODEL FROM "SEVERN" TO "BELLA VIA".
2/21/05	REVISE UTILITIES AS RESULT OF UNIT MODEL CHANGE.
2/21/05	ADD PHASE TWO UNITS AS PROPOSED TO THIS SITE PLAN.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — DONALD M. VITUCCI — No. 15607 — REGISTERED PROFESSIONAL ENGINEER

Signature (DONALD M. VITUCCI, P.E.) — Date 12-19-06

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 — Date 12-19-06

~~Reviewed for HOWARD SCD and meets Technical Requirements.~~

~~U.S.D.A.-Natural Resources Conservation Service — Date~~

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

~~Howard SCD — Date~~

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443) 367-0422

BUILDER
NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/9/07

Chief, Division of Land Development — Date 2/7/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION	PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13	ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	

PRIVATE WATER	SEWER CODE
K-02	5992000

REVISED
SITE DEVELOPMENT, GRADING AND SEDIMENT CONTROL PLAN
AGE RESTRICTED

GTW'S WAVERLY WOODS
SECTION 13
BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007

SHEET 2 OF 44 SDP 04-80

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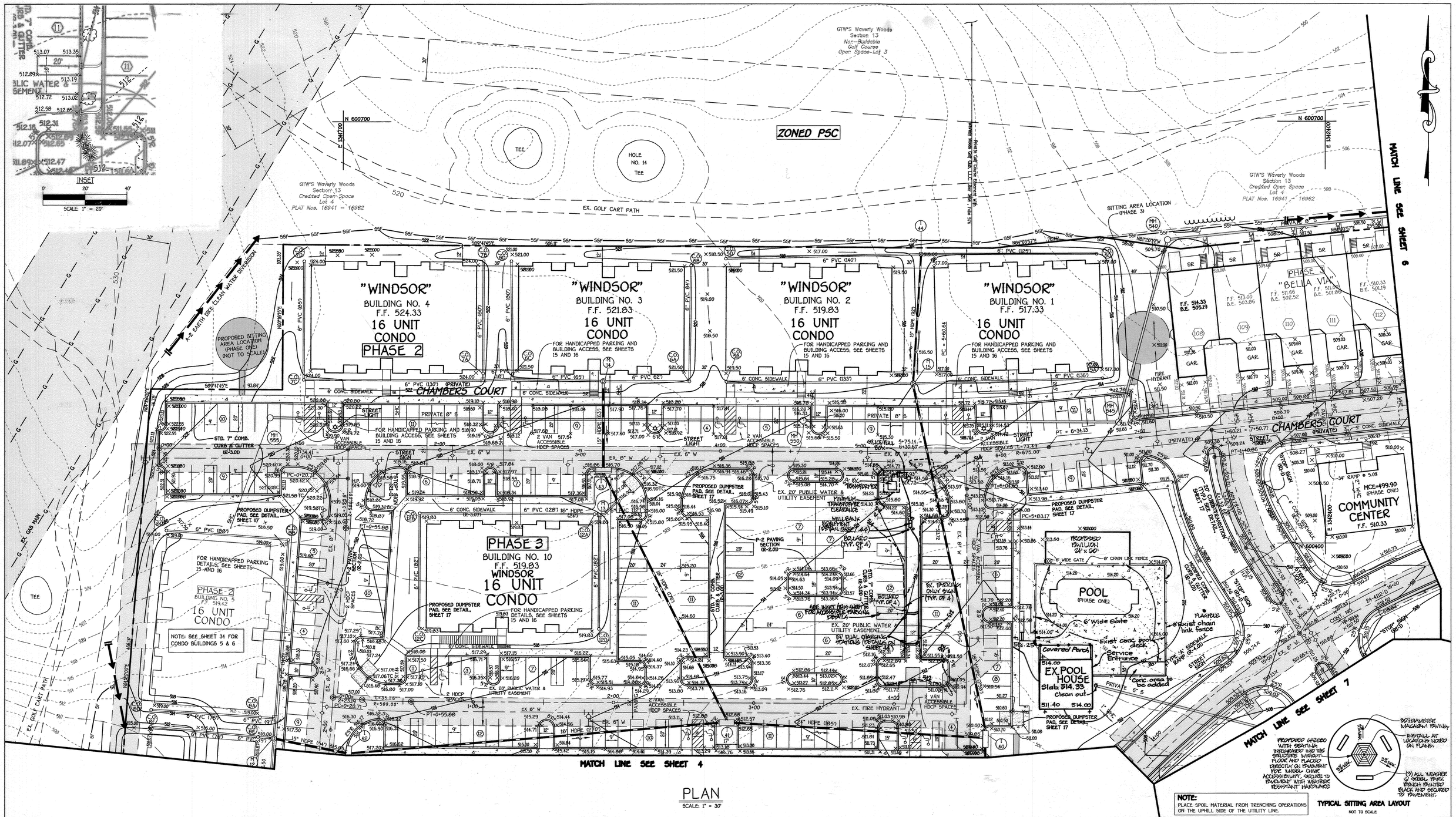

PLAN

SCALE: 1" = 30'

NOTE:
PLACE SPOIL MATERIAL FROM TRENCHING OPERATIONS ON THE UPHILL SIDE OF THE UTILITY LINE.

TYPICAL SITTING AREA LAYOUT
NOT TO SCALE

DATE	DESCRIPTION
6/1/23	ADD 2 DUAL ELECTRIC VEHICLE CHARGING STATIONS & DETAIL
9/1/12	REVISED SITTING AREA LAYOUT DETAIL
9-25-08	Show as built pool deck & new 11'x30' conc. addition
7-20-07	Incorporate Ph. 3 Bldg. 10 & Units 108-112, Rev. Pool Hse. & grd.
2-28-07	Change Bldg. 12 Ph. 3 w/ Bldg. 10 Ph. 2
2/21/05	Revise NV Homes Model from "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

ENGINEER'S CERTIFICATE

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

Signature of Engineer — R. VITUCCI, P.E.) — 12-19-06 Date

DEVELOPER'S CERTIFICATE

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

Signature of Developer — 12-19-06 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — 1/16/07 Date

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

Howard SCD — 1/16/07 Date

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443) 367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — 2/9/07 Date

Chief, Division of Land Development — 2/7/07 Date

Chief, Development Engineering Division — 1/17/07 Date

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12. TOWNHOUSE UNIT Nos. 1-120
PLAT NO. 16941 - 16962	BLOCK NO. 5	ZONE P5C	TAX/ZONE 16	ELEC. DIST. 3RD.	CENSUS TR.
WATER CODE K-02			SEWER CODE 5992000	

REVISED
SITE DEVELOPMENT, GRADING AND SEDIMENT CONTROL PLAN
AGE RESTRICTED

GTW'S WAVERLY WOODS
SECTION 13
BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: P5C

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 3 OF 44

SDP 04-80

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NOTE: SEE SHEET 34 FOR CONDO BUILDINGS 5 & 6

PLAN

SCALE: 1" = 30'

NOTE: SEE SHEET 34 FOR FINAL GRADING OF SEDIMENT BASIN AND P.O.S.T. AREAS.

TEMPORARY P.O.S.T. No. 1

INITIAL D.A. = 3.2 Ac.±
FINAL D.A. = 1.3 Ac±
STORAGE REQUIRED
WET = 1800 x 3.2 = 5760 Cu.Ft.
DRY = 1800 x 3.2 = 5760 Cu.Ft.
STORAGE PROVIDED
WET = 5760 Cu.Ft. @ ELEV. 507.90
DRY = 5940 Cu.Ft. @ ELEV. 508.70
BOTTOM ELEV. = 507.00
STORAGE DEPTH = 1.70'
TOP OF EMBANKMENT = 511.00
SIDE SLOPES: 2:1 AND 3:1
CLEAN OUT ELEV. = 507.50
RISER CREST ELEV. = 510.00
2 YR. ORIFICE INV. = 508.70
Q2 exist. = 1.03 c.f.s.
Q2 prop. = 0.9 c.f.s.

TEMPORARY SEDIMENT BASIN No. 4

INITIAL D.A. = 8.03 Ac.±
FINAL D.A. = 10.1 Ac±
STORAGE REQUIRED
WET = 1800 x 10.1 = 18180 Cu.Ft.
DRY = 1800 x 10.1 = 18180 Cu.Ft.
STORAGE PROVIDED
WET = 18180 Cu.Ft. @ ELEV. 491.40
DRY = 18180 Cu.Ft. @ ELEV. 493.05
BOTTOM ELEV. = 489.00
STORAGE DEPTH = 4.05'
TOP OF EMBANKMENT = 498.00
SIDE SLOPES: 2:1 AND 3:1
CLEAN OUT ELEV. = 490.25
RISER CREST ELEV. = 495.20
2 YR. ORIFICE INV. = 495.12
Q2 exist. = 3.4 c.f.s.
Q2 prop. = 3.4 c.f.s.

DATE	DESCRIPTION
6/1/12	ADDED BOCCE COURT
0/22/09	REV. UNITS 102-107 TO SHOW "AS BUILT" CONDITION
9-25-08	Rev. tennis court location and regrade
7-2-07	Incorporate Phase 3
2-28-07	Exchanging units 88-93 & 94-98 from Phase 2 to Phase 3
10/10/05	ADD NO STEP UNITS & ELEVATIONS
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — JOHN R. VITUCCI — No. 19704 — PROFESSIONAL ENGINEER

Signature — 12-19-06 Date

DEVELOPER'S CERTIFICATE

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

Signature of Developer — 12-19-06 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — 1/11/07 Date

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

Howard SCD — 1/11/07 Date

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(410) 367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — 2/3/07 Date

Chief, Planning and Development — 2/7/07 Date

Chief, Development Engineering Division — 1/17/07 Date

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
PRIVATE WATER			SEWER CODE	
K-02			5992000	

REVISED
SITE DEVELOPMENT, GRADING AND SEDIMENT CONTROL PLAN
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 4 OF 44

SDP 04-80

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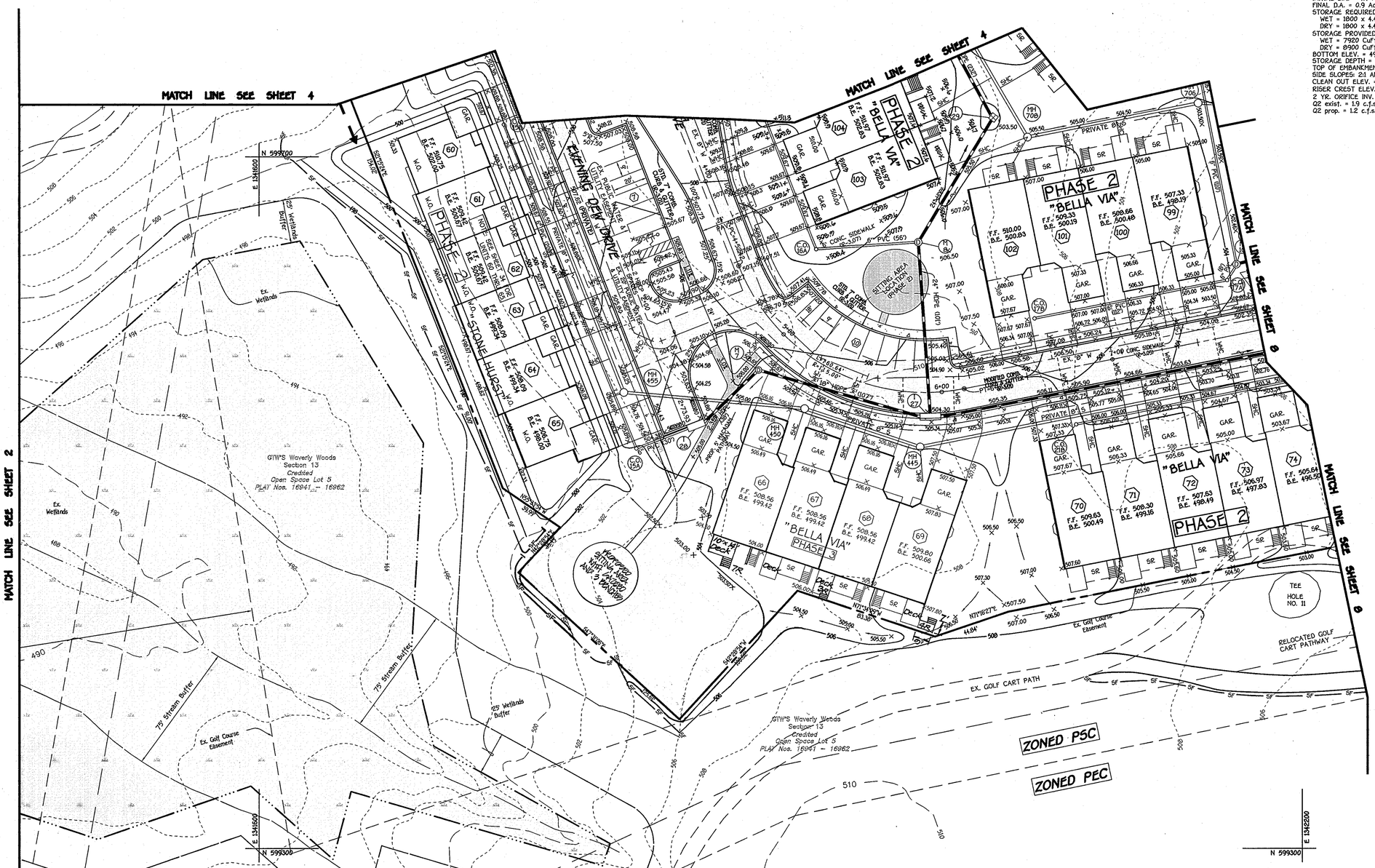
NOTE: SEE SHEET 34 FOR FINAL GRADING OF SEDIMENT BASIN AND P.O.S.T. AREAS.

TEMPORARY P.O.S.T. No. 2

INITIAL D.A. = 4.4 Ac.±
FINAL D.A. = 0.9 Ac±
STORAGE REQUIRED
WET = 1800 x 4.4 = 7920 CuFt.
DRY = 1800 x 4.4 = 7920 CuFt.
STORAGE PROVIDED
WET = 7920 CuFt. @ ELEV. 497.75
DRY = 8900 CuFt. @ ELEV. 498.50
BOTTOM ELEV. = 497.00
STORAGE DEPTH = 1.50'
TOP OF EMBANKMENT = 501.00
SIDE SLOPES: 2:1 AND 3:1
CLEAN OUT ELEV. = 497.40
RISER CREST ELEV. = 500.00
2 YR. ORIFICE INV. = 499.38
Q2 exist. = 1.9 c.f.s.
Q2 prop. = 1.2 c.f.s.



PLAN
SCALE: 1" = 30'

NOTE:
PLACE SPOIL MATERIAL FROM TRENCHING OPERATIONS ON THE UPHILL SIDE OF THE UTILITY LINE.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
6/1/12	REVISED SITTING AREA LAYOUT, REMOVED TENNIS COURT
9/22/09	REV. UNITS 103-107 TO SHOW "AS BUILT" CONDITION
3-25-08	Rev. tennis court location & regrade
3-14-08	Add deck steps Lots 66, 68 and 69
7-20-07	Incorporate Phase 3
10/10/06	ADD NO STEP UNITS & ELEVATIONS
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

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."

STATE OF MARYLAND — DONALD MICHAEL VITUCCI — No. 15641 — PROFESSIONAL ENGINEER

Signature (DONALD M. VITUCCI, P.E.) — Date 12-19-06

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 — Date 12-19-06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date 1/11/07

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

Howard SCD — Date 1/11/07

OWNER / DEVELOPER	BUILDER
WAVERLY WOODS DEVELOPMENT CORPORATION c/o LAND DESIGN AND DEVELOPMENT, INC. 5300 DORSEY HALL DRIVE, SUITE 102 ELLICOTT CITY, MARYLAND 21042 (443) 367-0422	NVR HOMES QUINCE DIAMOND EXECUTIVE CENTER 555 QUINCE ORCHARD ROAD SUITE 300 GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/2/07

Chief, Division of Land Development — Date 2/2/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO THREE	CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-120 20-65, 70-81.
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
PRIVATE WATER			SEWER CODE		
K-02			5992000		

REVISED
SITE DEVELOPMENT, GRADING AND SEDIMENT CONTROL PLAN
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 5 OF 44

SDP 04-80

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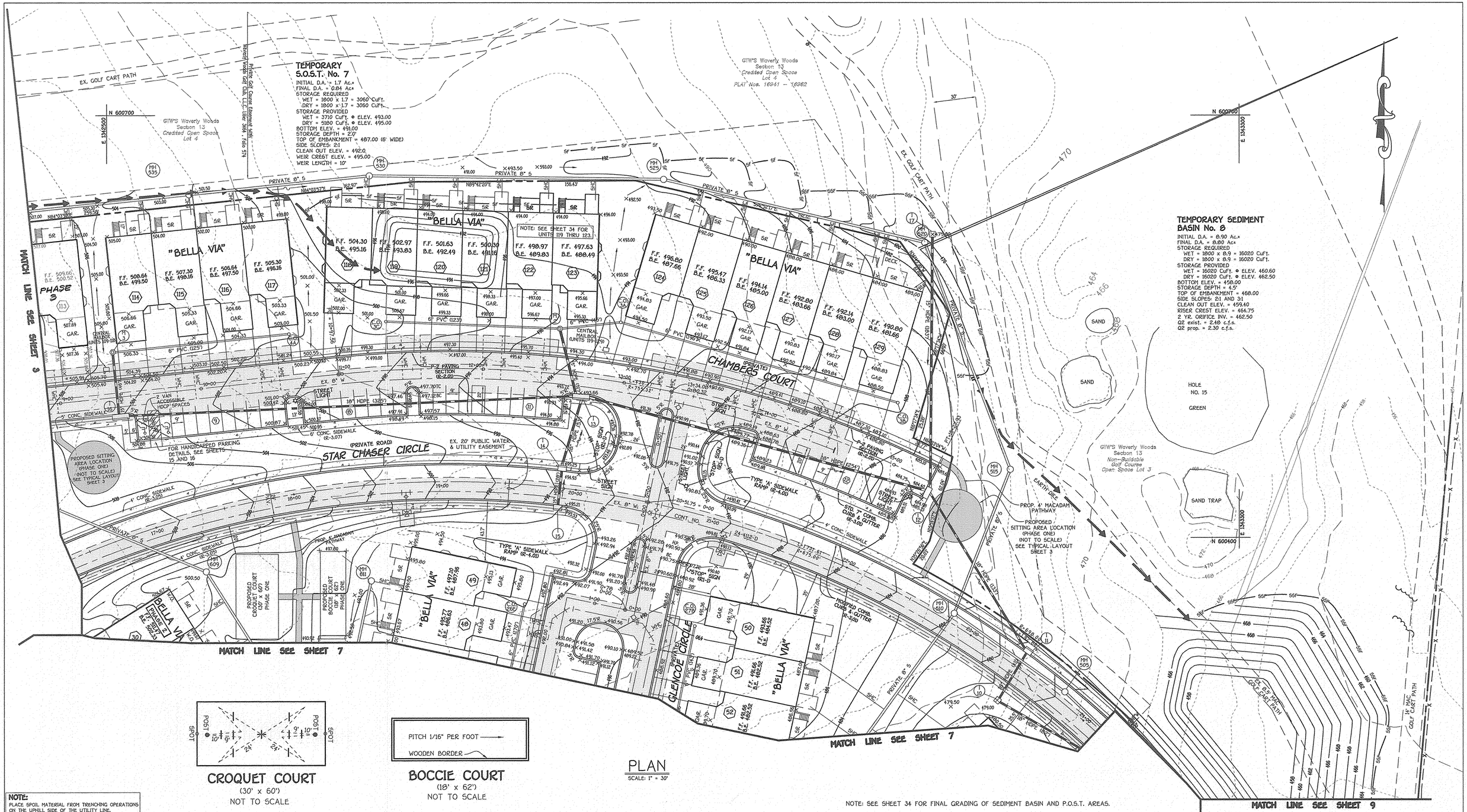

CROQUET COURT
(30' x 60')
NOT TO SCALE

BOCCIE COURT
(18' x 62')
NOT TO SCALE

PLAN
SCALE: 1" = 30'

NOTE: SEE SHEET 34 FOR FINAL GRADING OF SEDIMENT BASIN AND P.O.S.T. AREAS.

NOTE:
PLACE SPOIL MATERIAL FROM TRENCHING OPERATIONS ON THE UPHILL SIDE OF THE UTILITY LINE.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
10/10/06	Add No Step Units & Elevations
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

ENGINEER'S CERTIFICATE

"I certify that the soil 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 (ANTHONY M. VITUCCI, P.E.) — Date 12-19-06

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 — Date 12-19-06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date 1/11/07

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

Howard SCD — Date 1/11/07

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443) 367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/3/07

Chief, Division of Land Development — Date 2/3/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-120
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

REVISED
SITE DEVELOPMENT, GRADING AND SEDIMENT CONTROL PLAN
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007

SHEET 6 OF 44

SDP 04-80

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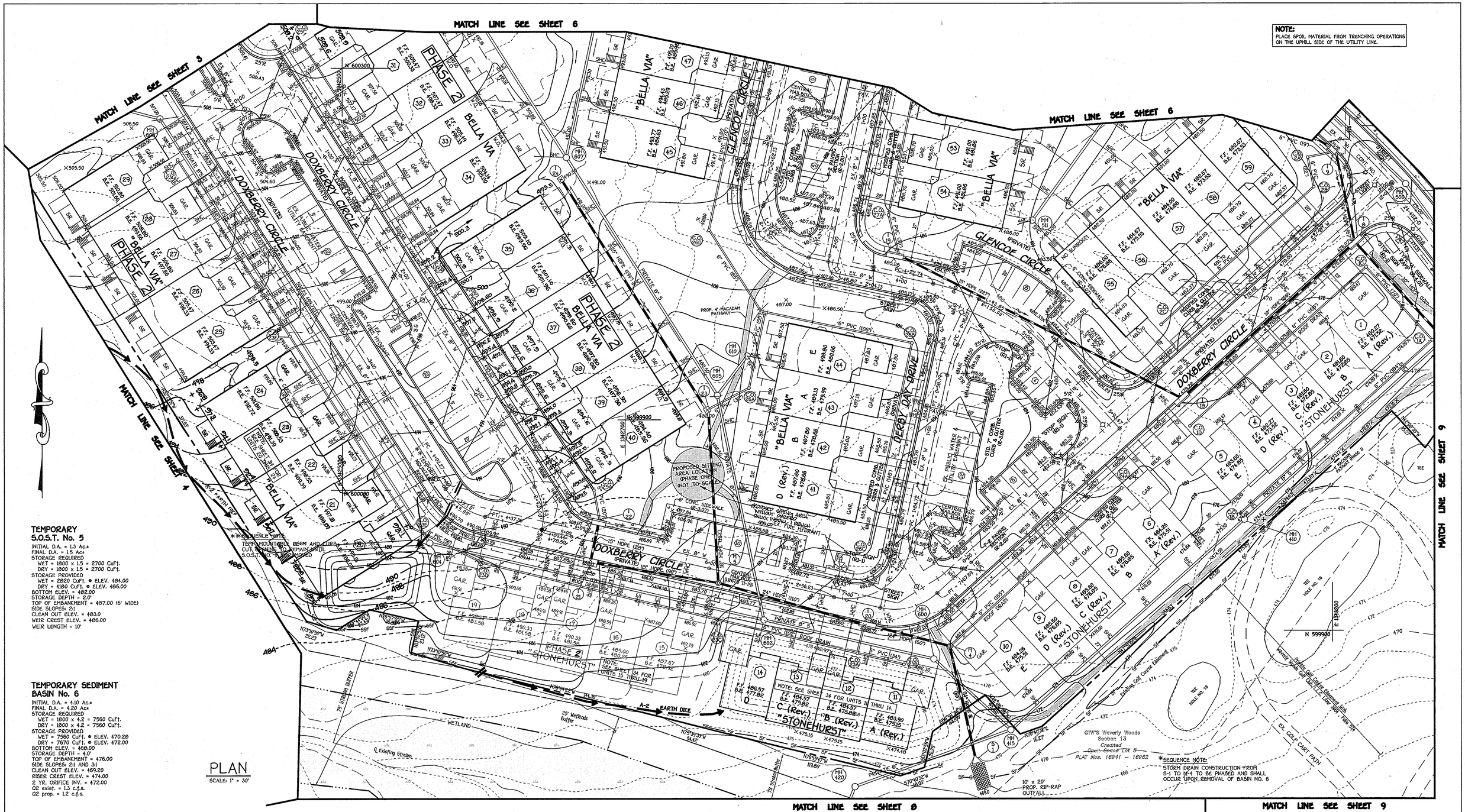

NOTE:
PLACE SPOIL MATERIAL FROM TRENCHING OPERATIONS ON THE UPHILL SIDE OF THE UTILITY LINE.

TEMPORARY S.O.S.T. No. 5

INITIAL D.A. = 1.3 Ac.±
FINAL D.A. = 1.5 Ac±
STORAGE REQUIRED
WET = 1800 x 1.5 = 2700 CuFt.
DRY = 1800 x 1.5 = 2700 CuFt.
STORAGE PROVIDED
WET = 2820 CuFt. @ ELEV. 484.00
DRY = 4180 CuFt. @ ELEV. 486.00
BOTTOM ELEV. = 482.00
STORAGE DEPTH = 2.0'
TOP OF EMBANKMENT = 487.00 (6' WIDE)
SIDE SLOPES: 2:1
CLEAN OUT ELEV. = 483.0
WEIR CREST ELEV. = 486.00
WEIR LENGTH = 10'

TEMPORARY SEDIMENT BASIN No. 6

INITIAL D.A. = 4.10 Ac.±
FINAL D.A. = 4.20 Ac±
STORAGE REQUIRED
WET = 1800 x 4.2 = 7560 CuFt.
DRY = 1800 x 4.2 = 7560 CuFt.
STORAGE PROVIDED
WET = 7560 CuFt. @ ELEV. 470.28
DRY = 7670 CuFt. @ ELEV. 472.00
BOTTOM ELEV. = 468.00
STORAGE DEPTH = 4.0'
TOP OF EMBANKMENT = 476.00
SIDE SLOPES: 2:1 AND 3:1
CLEAN OUT ELEV. = 469.20
RISER CREST ELEV. = 474.00
2 YR. ORIFICE INV. = 472.00
Q2 exist. = 1.3 c.f.s.
Q2 prop. = 1.2 c.f.s.

PLAN

SCALE: 1" = 30'

***SEQUENCE NOTE:**
TEMP. MOUNTABLE BERM AND CURB CUT OPENING TO REMAIN UNTIL S.O.S.T. NO. 5 IS REMOVED

***SEQUENCE NOTE:**
STORM DRAIN CONSTRUCTION FROM S-1 TO M-4 TO BE PHASED AND SHALL OCCUR UPON REMOVAL OF BASIN NO. 6

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DATE	DESCRIPTION
6/1/12	REMOVED SITTING AREA LAYOUT, REMOVED SITTING AREAS
12.12.08	Rev. grd. Unit 30 to show Ex. Conditions
10.31.07	Rev. Elev's. Lots 35-40 to show Ex. Cond.
7.20.07	Incorporate Phase 3
6.15.07	Rev. grd. Units 20-24 to show ex. conditions
2.28.07	Exchange Units 15-19 from Phase 3 to Phase 2
10/10/06	Add No Step Units And Elevations
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — JOHN M. VITUCCI — No. 19244 — PROFESSIONAL ENGINEER

Signature — JOHN M. VITUCCI, P.E. — 12.19.06 Date

DEVELOPER'S CERTIFICATE

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

Signature of Developer — 12.19.06 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A. - Natural Resources Conservation Service — 1/11/07 Date

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

Howard SCD — 1/11/07 Date

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
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(443) 367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — 2/5/07 Date

Chief, Division of Land Development — 2/2/07 Date

Chief, Development Engineering Division — 1/17/07 Date

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1 - 12 TOWNHOUSE UNIT Nos. 1 - 120
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

REVISED
SITE DEVELOPMENT, GRADING AND SEDIMENT CONTROL PLAN
AGE RESTRICTED

GTW'S WAVERLY WOODS
SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007

SHEET 7 OF 44

SDP 04-80

TEMPORARY P.O.S.T. No. 3

INITIAL D.A. = 3.40 Ac.±
FINAL D.A. = 7.80 Ac±
STORAGE REQUIRED
WET = 1800 x 7.80 = 14040 CuFt.
DRY = 1800 x 7.80 = 14040 CuFt.
STORAGE PROVIDED
WET = 14040 CuFt. @ ELEV. 483.55
DRY = 15045 CuFt. @ ELEV. 485.00
BOTTOM ELEV. = 482.00
STORAGE DEPTH = 3.0'
TOP OF EMBANKMENT = 490.00
SIDE SLOPES: 2:1 AND 3:1
CLEAN OUT ELEV. = 482.7
RISER CREST ELEV. = 487.00
2 YR. ORIFICE INV. = 485.00
Q2 exist. = 1.12 c.f.s.
Q2 prop. = 1.2 c.f.s.

NOTE: SEE SHEET 34 FOR FINAL GRADING OF P.O.S.T. AREA.

STREAM CROSSING NOTES:

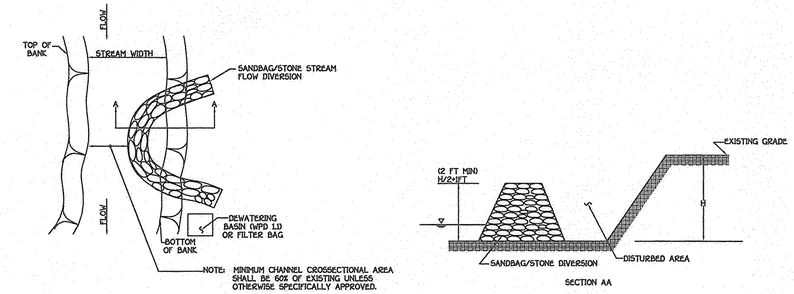
1. DELAY ALL WORK IN THE STREAM UNTIL THE START OF A 5-DAY CLEAR-WEATHER FORECAST. COMPLETE ALL WORK IN THE STREAM WITHIN THESE 5-DAYS.
2. FOLLOW THE SEQUENCE OF CONSTRUCTION: STREAM CROSSING FOR ALL WORK IN THE STREAM. (SEE THIS SHEET)
3. FOR THE STREAM CROSSING, THE CONTRACTOR SHALL USE THE FOLLOWING CONSTRUCTION DETAILS:

DETAIL	DESCRIPTION	SIZE
WPD 5.1	UTILITY CROSSING	N/A
WPD 2.3	SANDBAG/STONE FLOW DIVERSION	24"
WPD 3.1	RIPRAP OUTLET PROTECTION	CLASS I
SCS DETAIL 20B	SUMP PIT	N/A
FB	FILTER BAG	N/A

4. SEE SHEET 20 FOR BEST MANAGEMENT PRACTICES FOR WORK IN NONTIDAL WETLANDS AND WETLAND BUFFERS.

SEQUENCE OF CONSTRUCTION: STREAM CROSSING

1. OBTAIN THE REQUIRED PERMITS/APPROVALS FROM THE APPROPRIATE AGENCIES. NTW & WD LETTER OF AUTHORIZATION NO.
2. NOTIFY THE COMPLIANCE DIVISION OF THE MARYLAND WATER MANAGEMENT ADMINISTRATION AT LEAST FIVE (5) DAYS PRIOR TO THE INITIATION OF CONSTRUCTION AND FIVE (5) DAYS AFTER WORK ENDS. THE CITY OF BALTIMORE OFFICE PHONE NUMBER IS (410) 631-3510.
3. CONTRACTOR SHALL NOTE THE TIME OF YEAR RESTRICTIONS ON WORK WITHIN THE STREAM AS SHOWN ON THE PERMITS.
4. INSTALL THE SANDBAG/STONE DIVERSION, THE FILTER BAG AND THE SUMP PIT. THE SEDIMENT CONTROL INSPECTOR MUST APPROVE ALL CONTROLS BEFORE COMMENCING WORK.
5. INSTALL SEWER MAIN AND THE RIPRAP BANK PROTECTION ACCORDING TO THE DRAWINGS AND SPECIFICATIONS DURING A TIME OF FAVORABLE WEATHER FORECAST.
6. WITH MINIMAL DISTURBANCE, REMOVE DIVERSION CONTROLS AND FILTER BAG AND STABILIZE ALL DISTURBED AREAS.



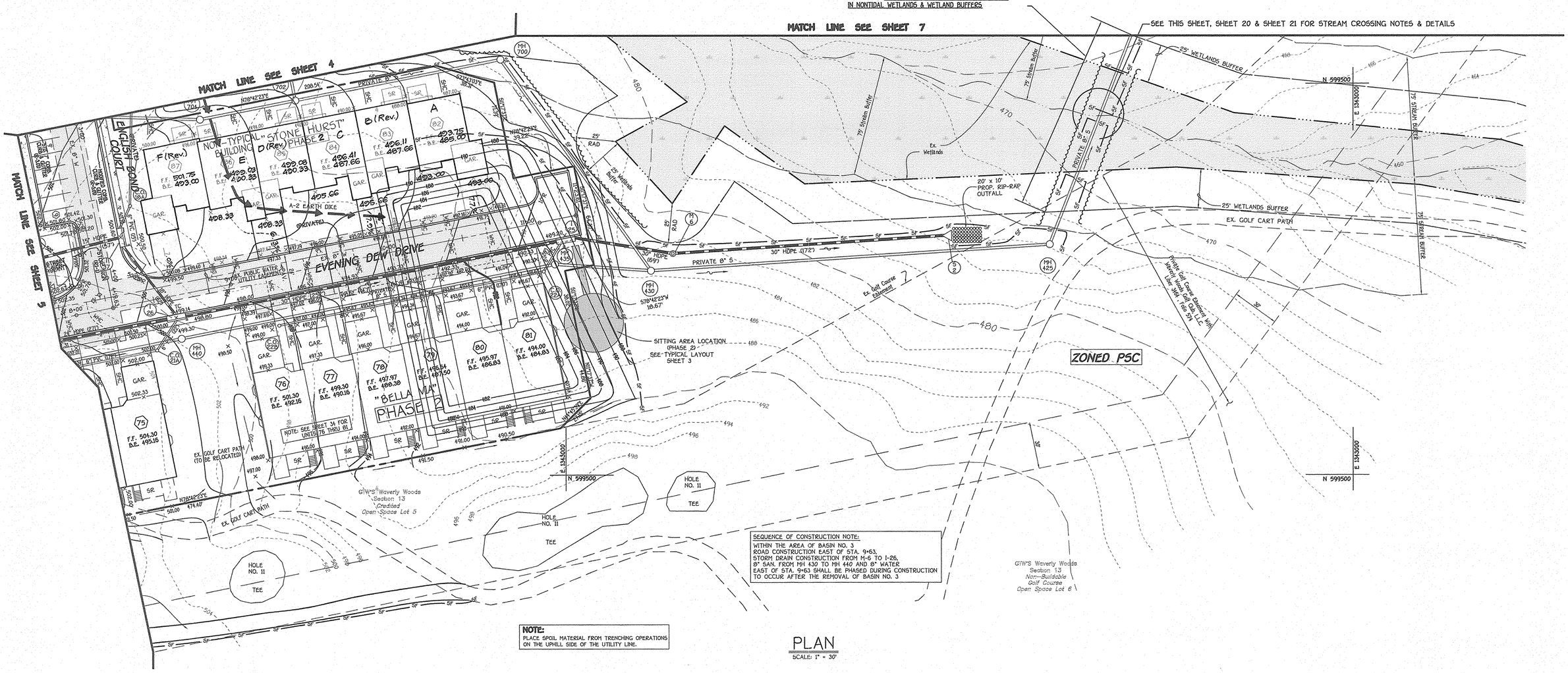
SANDBAG/STONE STREAM FLOW DIVERSION DETAIL

NO SCALE

SEE SHEET 20 FOR BEST MANAGEMENT PRACTICES FOR WORK IN NONTIDAL WETLANDS & WETLAND BUFFERS

MATCH LINE SEE SHEET 7

SEE THIS SHEET, SHEET 20 & SHEET 21 FOR STREAM CROSSING NOTES & DETAILS



SEQUENCE OF CONSTRUCTION NOTE:
WITHIN THE AREA OF BASIN NO. 3
ROAD CONSTRUCTION EAST OF STA. 9+63,
STORM DRAIN CONSTRUCTION FROM M-6 TO I-26,
8" SAN. FROM MH 430 TO MH 440 AND 8" WATER
EAST OF STA. 9+63 SHALL BE PHASED DURING CONSTRUCTION TO OCCUR AFTER THE REMOVAL OF BASIN NO. 3

NOTE:
PLACE SPOIL MATERIAL FROM TRENCHING OPERATIONS ON THE UPHILL SIDE OF THE UTILITY LINE.

PLAN

SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3, Rev. Bldg. Elev. Units 82-87
2-28-07	Change Units 82-87 from Phase 3 to Phase 2
10/10/06	Add No Step Units And Elevations.
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

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 (REGISTERED PROFESSIONAL ENGINEER) — Date 12-19-06

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 inspections by the Howard Soil Conservation District."

Signature of Developer — Date 12-19-06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A. - Natural Resources Conservation Service — Date 4/4/07

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

Howard SCD — Date 4/4/07

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443) 367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07
Chief, Division of Land Development — Date 2/2/07
Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE		
K-02			5992000		

REVISED
SITE DEVELOPMENT, GRADING AND SEDIMENT CONTROL PLAN
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)

ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007

SHEET 8 OF 44 SDP 04-80

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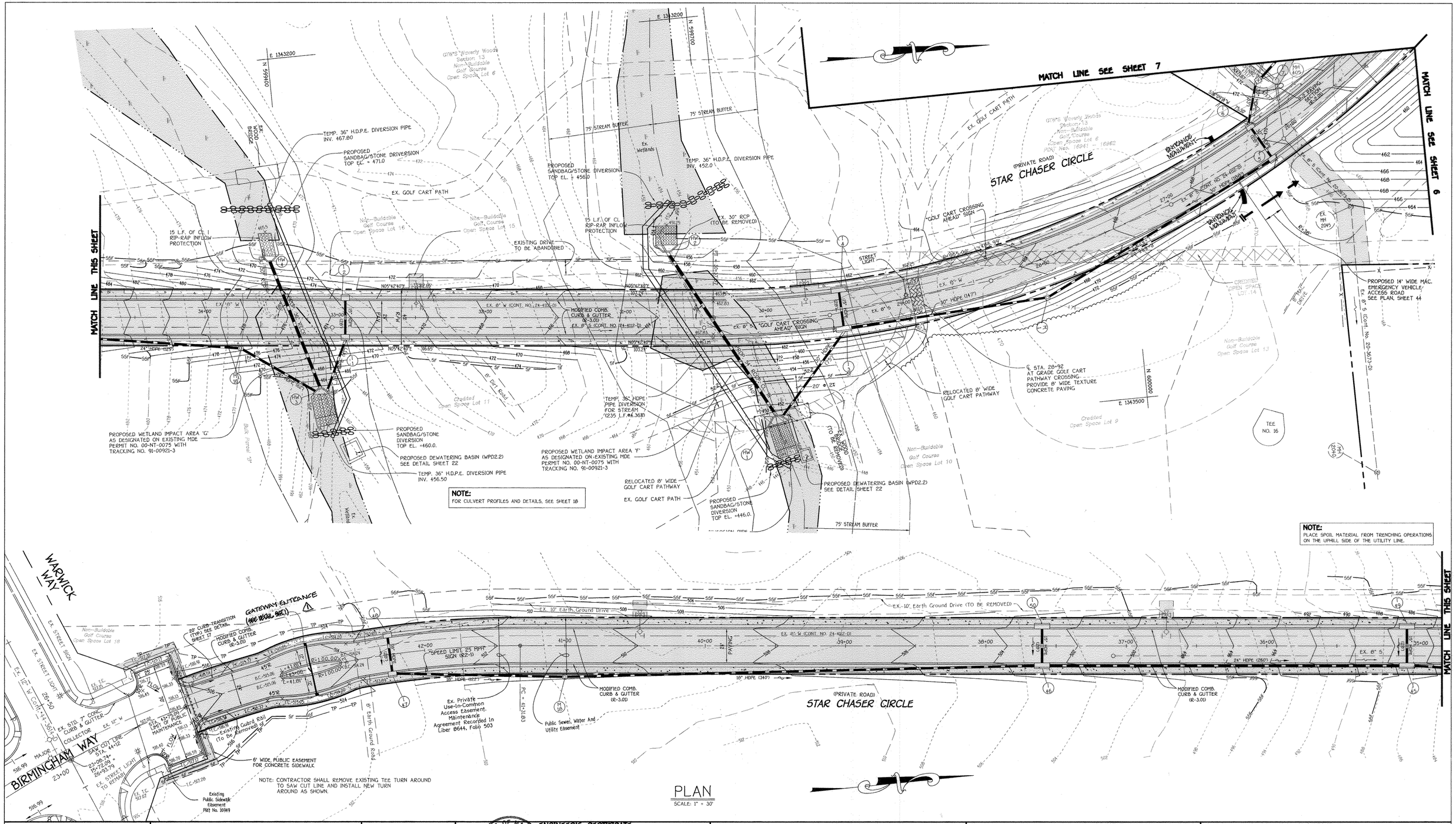

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
3/30/07	REVISED ENTRANCE FEATURE △1
6/1/12	ADDED ENTRANCE MONUMENTS
7-20-07	Incorporate Phase 3
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

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."

STATE OF MARYLAND — ANDRE M. VITUCCI — No. 27776 — REGISTERED PROFESSIONAL ENGINEER

Signature — ANDRE M. VITUCCI, P.E.) — Date 12-19-06

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 — Date 12-19-06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A. - Natural Resources Conservation Service — Date 1/11/07

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

Howard SCD — Date 1/11/07

OWNER / DEVELOPER

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c/o LAND DESIGN AND DEVELOPMENT, INC.
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BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07

Chief, Division of Land Development — Date 2/2/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-129
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

REVISED
SITE DEVELOPMENT, GRADING AND SEDIMENT CONTROL PLAN
AGE RESTRICTED

GTW'S WAVERLY WOODS
SECTION 13
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TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
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ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007

SHEET 9 OF 44

SDP 04-80

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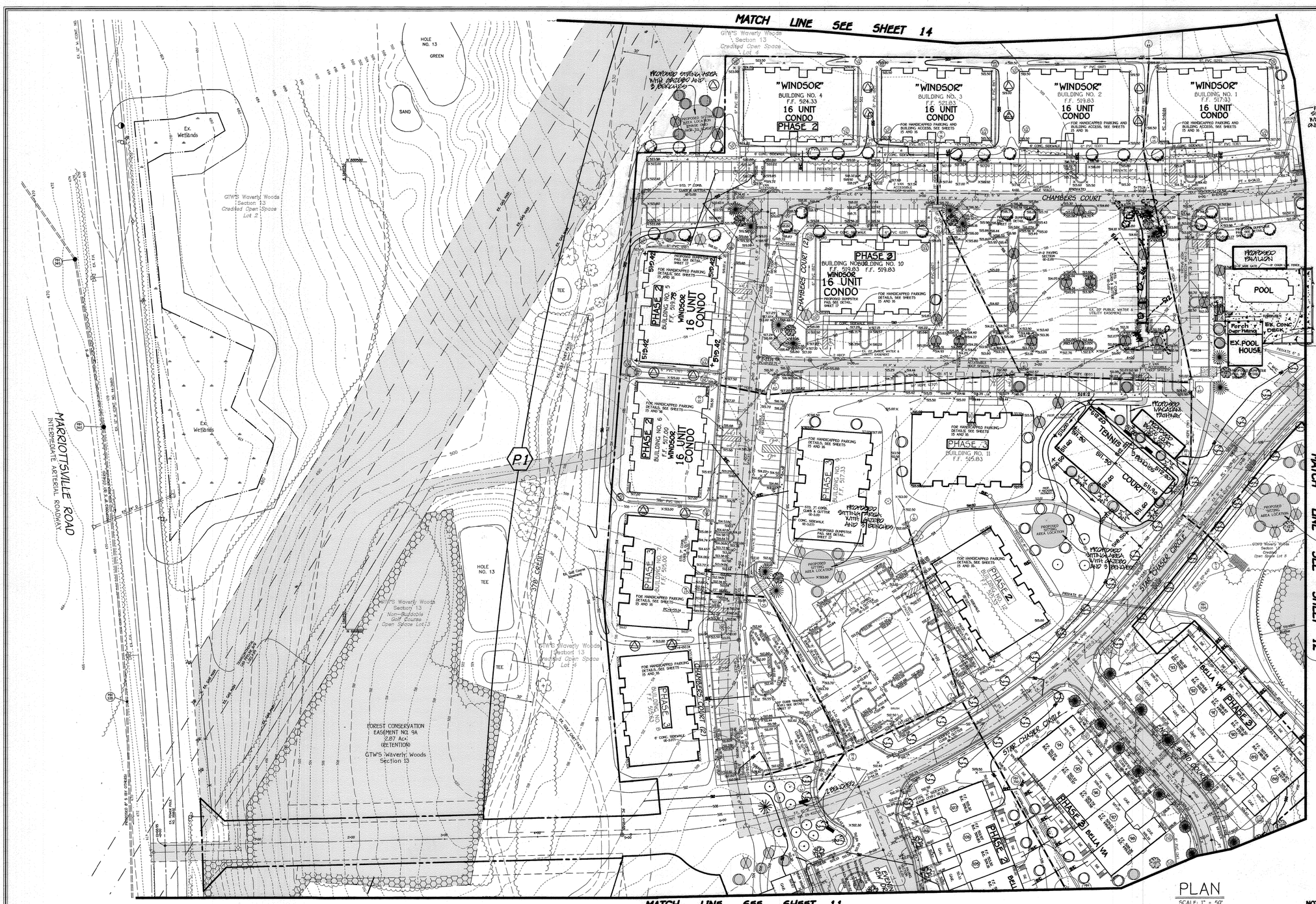
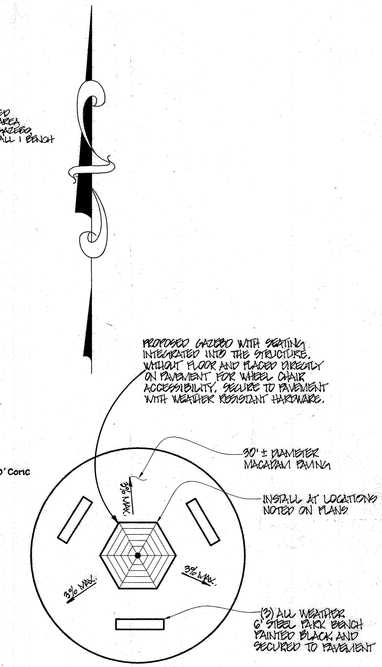




TYPICAL SITTING AREA LAYOUT

NOT TO SCALE

*NOTE: FOR DETAILS SEE SHEET 44

NOTE: LANDSCAPING CHARTS AND STREET TREE CHART, SEE SHEET 14

NOTE: THIS SHEET IS FOR STREET TREE AND LANDSCAPING ONLY.

DATE	DESCRIPTION
6/1/23	ADD 2 DUAL ELECTRIC VEHICLE CHARGING STATIONS & DETAIL
6/3/12	REVISED PLANTING AND SITTING AREA LAYOUT DETAIL
9-25-08	Rev. tennis court location & grading and add "As Built around ex. pool and pool house, add 10'x 30' conc. deck
7-20-07	Incorporate Phase 3 Condo. Bldg. 5, 7-11, Rev. El. Condo. Bldg. 5
2-28-07	Exchange Bldg. 10 Ph. 2 w/ Bldg. 12 Ph. 3 and Units 88-93 and 94-98 from Ph. 2 to Ph. 3
10/10/06	Add No Step Units And Elevations
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

K:/SDSKPROJ/40353/dwg/SDP (40379)/REVISIONS TO SDP SUBMISSION for 2006/40353 SHEET 10-14 NEW STREET TREE AND LANDSCAPE PLAN.dwg, 12/14/2006 4:00:22 PM, 1:1

K:/SDSKPROJ/40353/SDP (40379)/ SHEET 10-14.DWG

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — MICHAEL J. VITUCCI — No. 15281 — PROFESSIONAL ENGINEER

Signature of Engineer (MICHAEL J. VITUCCI, P.E.) — Date 12/13/06

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 inspections by the Howard Soil Conservation District."

Signature of Developer — Date 12/13/06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443) 367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/9/07

Chief, Division of Land Development — Date 2/7/07

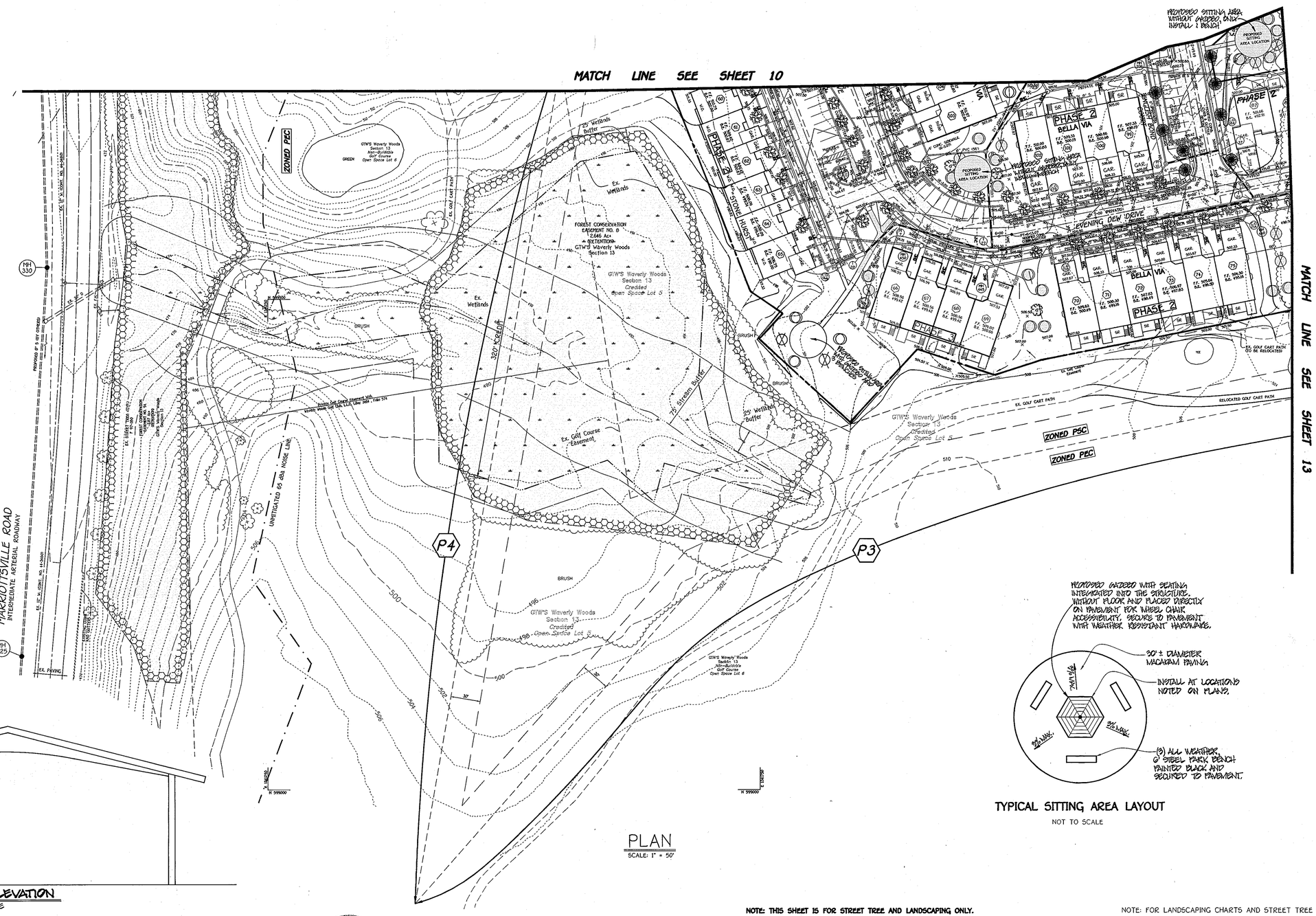
Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION		PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13		ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120
PLAT NO. 16941 - 16962	BLOCK NO. 5	ZONE PSC	TAX/ZONE 16	ELEC. DIST. 3RD.	CENSUS TR.
WATER CODE K-02		SEWER CODE 5992000	

REVISED
STREET TREE AND LANDSCAPE PLAN
AGE RESTRICTED

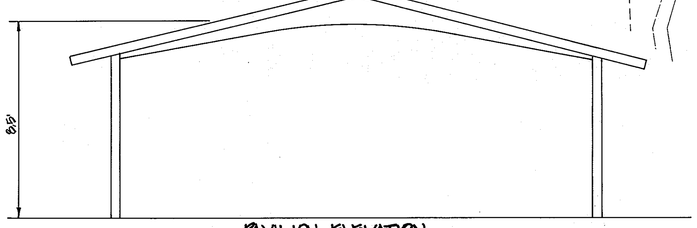
GTW'S WAVERLY WOODS
SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 10 OF 44

SDP 04-80



PLAN

SCALE: 1" = 50'



PAVILION ELEVATION

NO SCALE

TYPICAL SITTING AREA LAYOUT

NOT TO SCALE

NOTE: THIS SHEET IS FOR STREET TREE AND LANDSCAPING ONLY.

NOTE: FOR LANDSCAPING CHARTS AND STREET TREE CHART, SEE SHEET 14

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
6/1/12	REVISED PLANTING AND SITTING AREA LAYOUT DETAIL, ADDED PAVILION ELEVATION DETAIL.
9-24-08	Revise tennis court location & regrade
7-20-07	Incorporate Phase 3
2-28-07	Exchanging Unit 87 from phase 3 to phase 2
10/10/05	Add No Step Units And Elevations
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Added Phase 2 Landscaping Requirements
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

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ENGINEER'S CERTIFICATE

STATE OF MARYLAND
MICHAEL VINCENT VITUCCI
No. 19324
PROFESSIONAL ENGINEER

"I certify that the plan of development 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 (MICHAEL V. VITUCCI, P.E.) — Date 12-17-06

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 — Date 12-17-06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD

OWNER / DEVELOPER	BUILDER
WAVERLY WOODS DEVELOPMENT CORPORATION c/o LAND DESIGN AND DEVELOPMENT, INC. 5300 DORSEY HALL DRIVE, SUITE 102 ELLICOTT CITY, MARYLAND 21042 (443) 367-0422	NVR HOMES QUINCE DIAMOND EXECUTIVE CENTER 555 QUINCE ORCHARD ROAD SUITE 300 GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07

Chief, Division of Land Development — Date 2/7/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION	PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13	ONE, TWO & THREE	CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-129

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	

WATER CODE	SEWER CODE
K-02	5992000

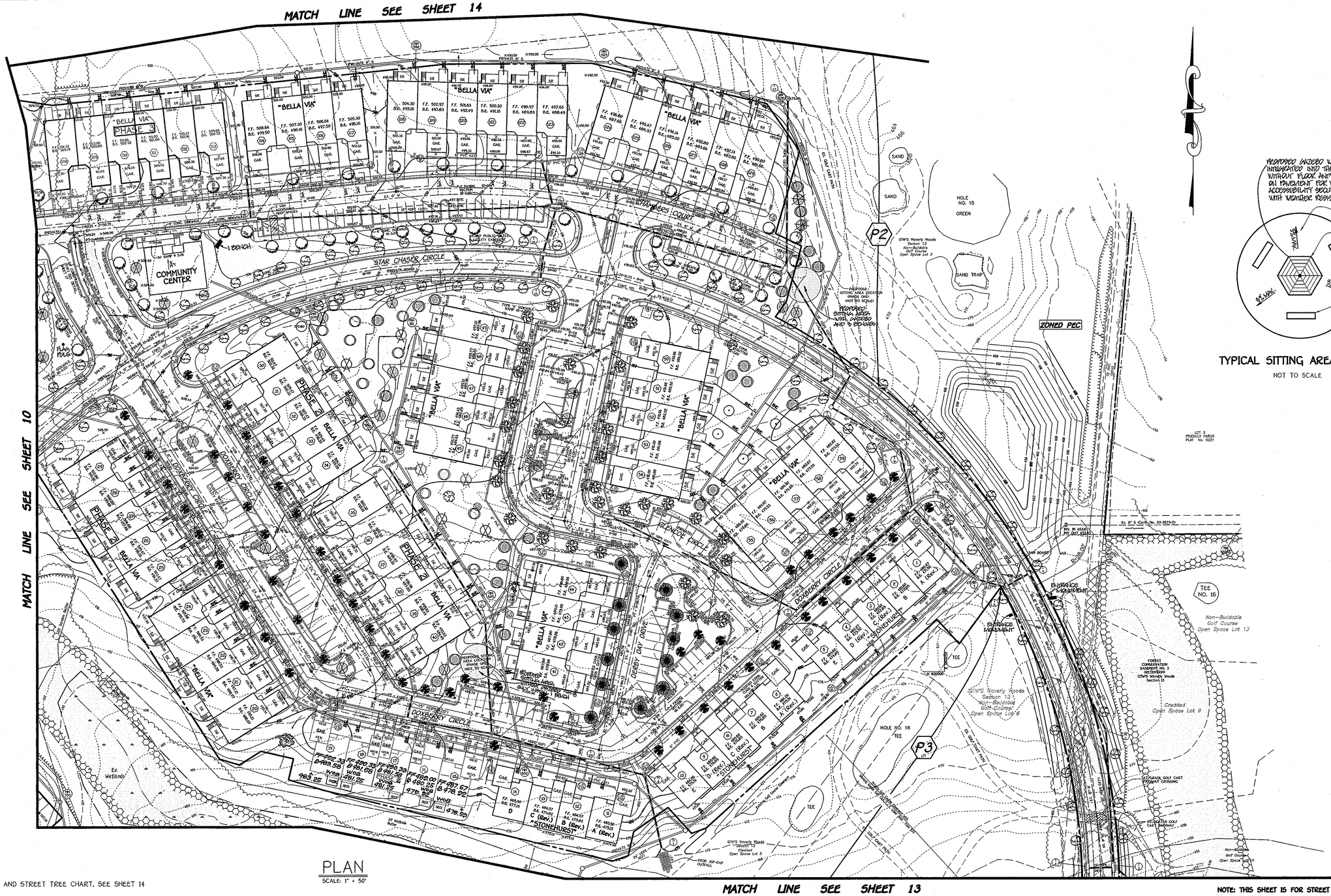
REVISED
STREET TREE AND LANDSCAPE PLAN
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 11 OF 44

SDP 04-80

MATCH LINE SEE SHEET 14



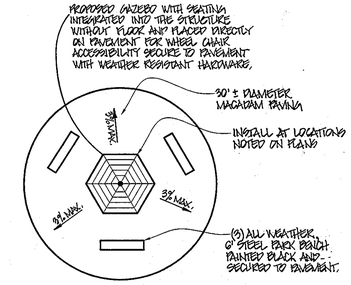
MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 13

PLAN

SCALE: 1" = 50'

NOTE: FOR LANDSCAPING CHARTS AND STREET TREE CHART, SEE SHEET 14



TYPICAL SITTING AREA LAYOUT

NOT TO SCALE

NOTE: THIS SHEET IS FOR STREET TREE AND LANDSCAPING ONLY.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

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DATE	DESCRIPTION REVISION BLOCK
6/1/12	REVISED PLANTING AND SITTING AREA LAYOUT DETAIL
7-20-07	Incorporate Phase 3
2-28-07	Exchange Units 15-19 from Phase 3 to Phase 2
8/14/06	ADD NO STEP UNITS AND ELEVATIONS
2/21/05	Revise NV Homes Model from "SEVERN" TO "BELLA VIA".
2/21/05	Added Phase 2 Landscaping Requirements
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

ENGINEER'S CERTIFICATE

"I certify that all development 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."

STATE OF MARYLAND — MICHAEL H. VITUCCI — No. 10001 — PROFESSIONAL ENGINEER

Signature (MICHAEL H. VITUCCI, P.E.) — Date 12-19-06

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 — Date 12-19-06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER	BUILDER
WAVERLY WOODS DEVELOPMENT CORPORATION c/o LAND DESIGN AND DEVELOPMENT, INC. 5300 DORSEY HALL DRIVE, SUITE 102 ELLICOTT CITY, MARYLAND 21042 (443) 367-0422	NVR HOMES QUINCE DIAMOND EXECUTIVE CENTER 555 QUINCE ORCHARD ROAD SUITE 300 GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07

Chief, Division of Land Development — Date 2/2/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-120
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

REVISED
STREET TREE AND LANDSCAPE PLAN
AGE RESTRICTED

GTW'S WAVERLY WOODS

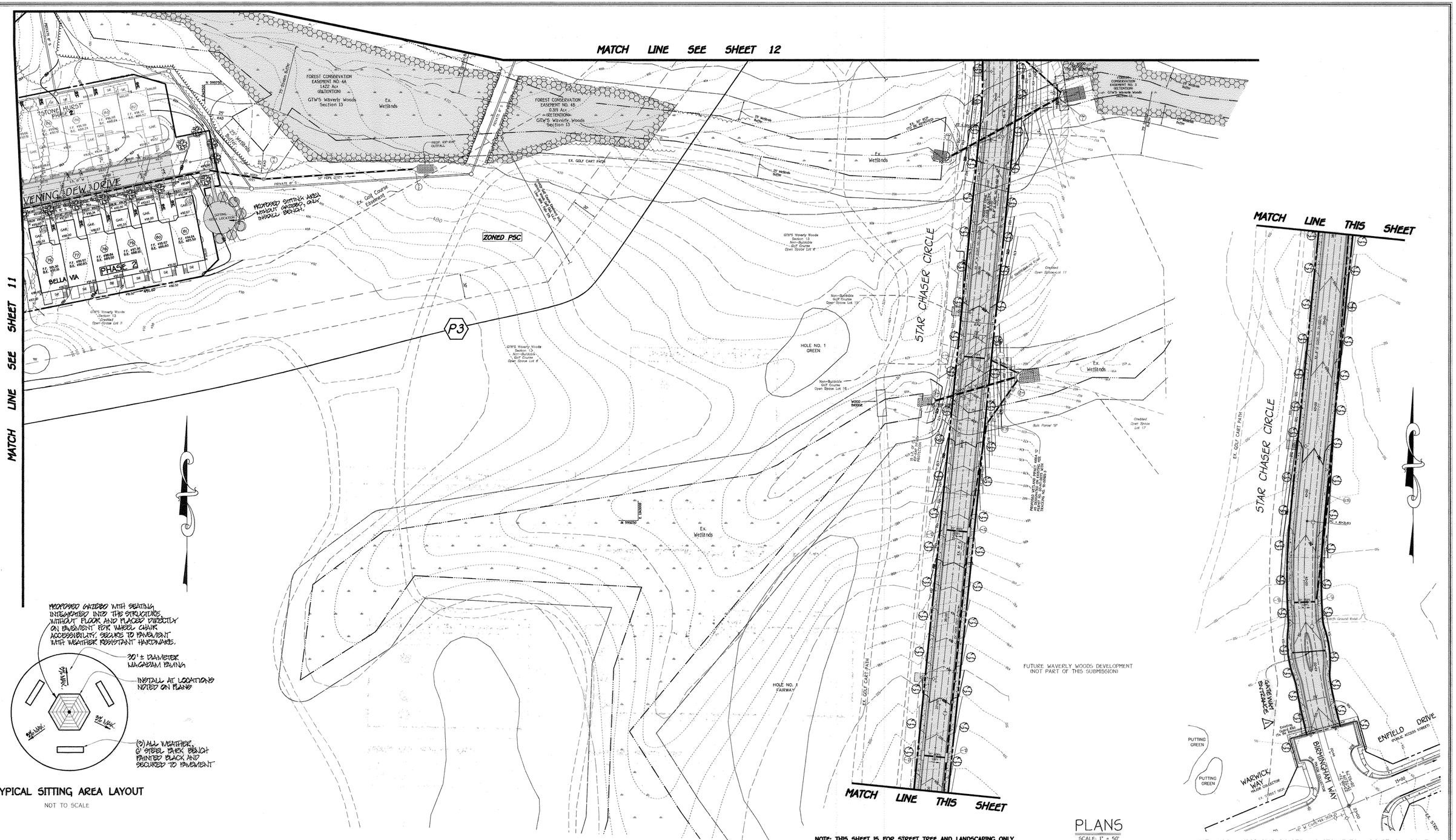
SECTION 13
BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 12 OF 44

SDP 04-80



PLANS

SCALE: 1" = 50'

NOTE: THIS SHEET IS FOR STREET TREE AND LANDSCAPING ONLY.

NOTE: FOR LANDSCAPING CHARTS AND STREET TREE CHART, SEE SHEET 14

DATE	DESCRIPTION
3/20/17	REVISE ENTRANCE FEATURE △1
9/1/12	REVISED PLANTING AND SITTING AREA LAYOUT DETAIL
7-20-07	Incorporate Phase 3
2-28-07	Change Units 82-86 from Ph.3 to Ph.2
10/10/06	Add No Step Units And Elevations
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Added Phase 2 Landscaping Requirements
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

ENGINEER'S CERTIFICATE

"I certify that the [illegible] and erosion control represents a practical and workable plan based on my [illegible] of the site conditions and that it was prepared in accordance with the [illegible] of the Howard Soil Conservation District."

Signature [illegible] M. VITUCCI, P.E.) — Date 12-19-06

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 [illegible] Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer — Date 12-19-06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER	BUILDER
WAVERLY WOODS DEVELOPMENT CORPORATION c/o LAND DESIGN AND DEVELOPMENT, INC. 5300 DORSEY HALL DRIVE, SUITE 102 ELLICOTT CITY, MARYLAND 21042 (443) 367-0422	NVR HOMES QUINCE DIAMOND EXECUTIVE CENTER 555 QUINCE ORCHARD ROAD SUITE 300 GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/3/07

Chief, Division of Land Development — Date 2/2/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE		UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE		CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-129
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE		
K-02			5992000		

REVISED
STREET TREE AND LANDSCAPE PLAN
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13

BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 13 OF 44

SDP 04-80

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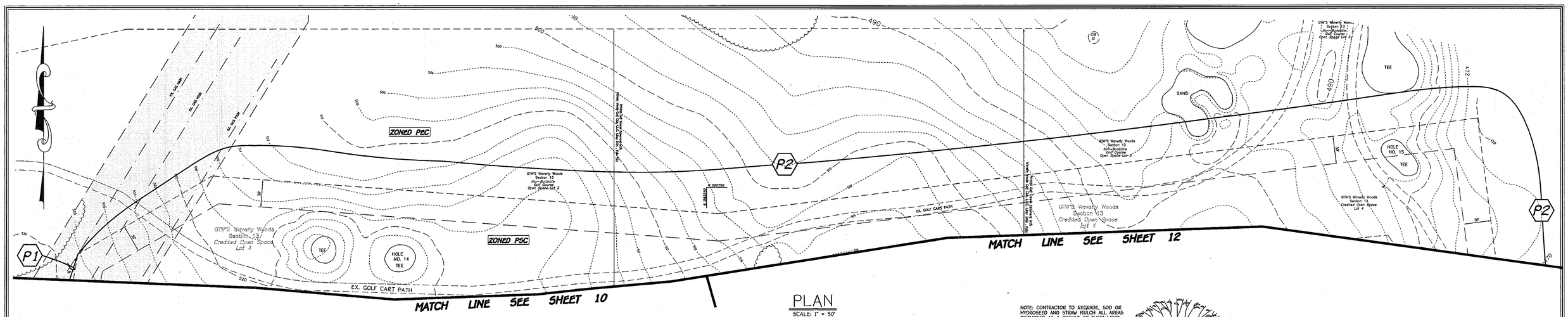
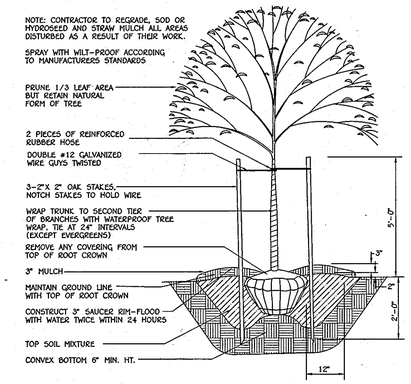


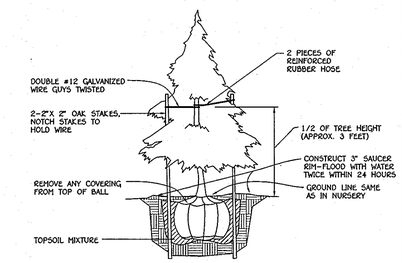
PLAN

SCALE: 1" = 50'

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



TREE PLANTING DETAIL



EVERGREEN PLANTING DETAIL

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	
CONDOMINIUMS	
STANDARD	342
HANDICAPPED	26
TOWNHOUSES	
STANDARD	145
TOTAL NUMBER OF PARKING SPACES	513
NUMBER OF TREES REQUIRED & PROVIDED (1:10 SPACES)	51

DUMPSTER LANDSCAPING

PERIMETER	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	NUMBER OF PLANTS REQUIRED		NUMBER OF PLANTS PROVIDED	
			SHADE TREES	EVERGREEN TREES	SHADE TREES	EVERGREEN TREES
SIX DUMPTER PADS	D	26' EACH	1 x 6 PADS	2 x 6 PADS	6	12

NOTE: THE DEPARTMENT OF PLANNING AND ZONING, VIA REDLINE REVISION DATED 4-27-12, HAS DETERMINED THAT THE PERIMETER LANDSCAPING REQUIREMENT PREVIOUSLY APPROVED UNDER THIS PLAN IS NOT REQUIRED PER THE COUNTY CODE AND LANDSCAPE MANUAL BECAUSE THIS SITE IS INTERNAL TO THE GTW'S WAVERLY WOODS SUBDIVISION.

PHASE TWO

LANDSCAPING PLANT LIST (SCHEDULE C)

QTY.	KEY	NAME	SIZE
8		PLATANUS OCCIDENTALIS 'BLOODGOOD' LONDON PLANETREE	2 - 2 1/2" CALIPER FULL CROWN, B&B
17		ACER SACCHARUM 'GREEN MOUNTAIN' SUGAR MAPLE	2 - 2 1/2" CALIPER FULL CROWN, B&B
18		PRUNUS SARGENTI SARGENT CHERRY	2 - 2 1/2" CALIPER FULL CROWN, B&B
13		JUNIPERUS VIRGINIANA CULTIVARS RED CEDAR	6' - 8' HT
19		LAGERSTROMIA INDICA CROAPEMYRTLE	6' - 8' HT
		CRIMSON PIGMY BARBERRY	18" - 24" SP
		PRUNUS LAUROCERASUS OTTO LUYKEN CHERRYLAUREL	18" - 24" SP

CONTRACTOR TO INSTALL 275-285 BARBERRIES AND CHERRY LAURELS BUSHES WITHIN 4 FEET OF EXISTING UTILITY BOXES IN ATERNATING PATTERN.

PHASE TWO

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS:	
SINGLE FAMILY ATTACHED	54
CONDOMINIUMS	64
NUMBER OF TREES REQUIRED & PROVIDED: (1:DU SFA; 1:3 DU APTS.)	
SINGLE FAMILY ATTACHED	1 TREE PER SFA = 54 SHADE TREES
CONDOMINIUMS	1 TREE PER 3 APTS. = 21 SHADE TREES

PHASE ONE

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS:	
SINGLE FAMILY ATTACHED	54
CONDOMINIUMS	48
NUMBER OF TREES REQUIRED & PROVIDED: (1:DU SFA; 1:3 DU APTS.)	
SINGLE FAMILY ATTACHED	1 TREE PER SFA = 54 SHADE TREES
CONDOMINIUMS	1 TREE PER 3 APTS. = 16 SHADE TREES

PHASE ONE

STREET TREE SCHEDULE (PRIVATE ROADS)

SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	182	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2-3" CAL.	40' APART ALONG STAR CHASER CIRCLE
	76	ACER RUBRUM 'ARMSTRONG' ARMSTRONG COLUMNAR RED MAPLE	2 1/2-3" CAL.	40' APART ALONG CHAMBERS COURT
	30	ACER RUBRUM 'RED SUNSET' RED MAPLE	2 1/2-3" CAL.	40' APART ALONG GLENCOE CIRCLE
	12	QUERCUS COCCINEA SCARLET OAK	2 1/2-3" CAL.	40' APART ALONG DERBY DAY DRIVE
	30	QUERCUS RUBRA RED OAK	2 1/2-3" CAL.	40' APART ALONG DOXBERRY CIRCLE (STA. 6+00 TO 12+00)

NOTE: CHAMBERS COURT (2) WILL BE BONDED UNDER PHASE 3.

PHASE ONE

LANDSCAPING PLANT LIST (SCHEDULE B & C AND DUMPSTERS)

QTY.	KEY	NAME	SIZE
6		PLATANUS OCCIDENTALIS 'BLOODGOOD' LONDON PLANETREE	2 - 2 1/2" CALIPER FULL CROWN, B&B
12		PINUS STROBUS 'EASTERN WHITE PINE'	6' - 8' HT.
56		ACER SACCHARUM 'GREEN MOUNTAIN' SUGAR MAPLE	2 - 2 1/2" CALIPER FULL CROWN, B&B
65		PRUNUS SARGENTII SARGENT CHERRY	2 - 2 1/2" CALIPER FULL CROWN, B&B

PHASE ONE SURETY NOTE:

"THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL". FINANCIAL SURETY FOR THE 348 REQUIRED LANDSCAPE TREES AND THE REQUIRED 330 PRIVATE ROAD STREET TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF $194,250.00.

PHASE TWO

STREET TREE SCHEDULE (PRIVATE ROADS)

SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	46	ACER RUBRUM 'RED SUNSET' RED MAPLE	2 1/2-3" CAL.	40' APART ALONG EVENING DEW DRIVE
	20	QUERCUS COCCINEA SCARLET OAK	2 1/2-3" CAL.	40' APART ALONG ENGLISH BOND COURT
	26	QUERCUS RUBRA RED OAK	2 1/2-3" CAL.	40' APART ALONG DOXBERRY CIRCLE

NOTES: FOUR (4) STREET TREES ALONG DOXBERRY CIRCLE, IN FRONT OF FUTURE UNITS 15-19 WILL BE BONDED IN PHASE 3.

TEN (10 STREET TREES ALONG EVENING DEW DRIVE, IN FRONT OF FUTURE UNITS 66-69 & 82-87 WILL BE BONDED IN PHASE 3.

PHASE TWO SURETY NOTE:

"THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL". FINANCIAL SURETY FOR THE 75 REQUIRED LANDSCAPE TREES AND THE REQUIRED 92 PRIVATE ROAD STREET TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF $50,100.00.

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 healed-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, 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 "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor id 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 base 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 plan take precedence

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

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

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (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: THIS SHEET IS FOR STREET TREE AND LANDSCAPING ONLY.

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — JOSEPH VITUCCI — No. 28324 — PROFESSIONAL ENGINEER

Signature of Engineer — 12-17-06 Date

DEVELOPER'S CERTIFICATE

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

Signature of Developer — 12-17-06 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443) 367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — 2/5/07 Date

Chief, Division of Land Development — 2/7/07 Date

Chief, Development Engineering Division — 1/17/07 Date

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

REVISED
STREET TREE AND LANDSCAPE PLAN
AGE RESTRICTED

GTW'S WAVERLY WOODS
SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 11 OF 14

SDP 04-80

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
9/1/12	REVISED PLANTING QUANTITIES
7-20-07	Incorporate Phase 3
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Added Phase 2 Landscaping Requirements
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan

REVISION BLOCK

K:\SDSKPROJ\40353\dwg\SDP (40379)\REVISIONS TO SDP SUBMISSION for 2006\40353 SHEET 10-14 NEW STREET TREE AND LANDSCAPE PLAN.dwg, 12/13/2006 4:57:34 PM, 1:1

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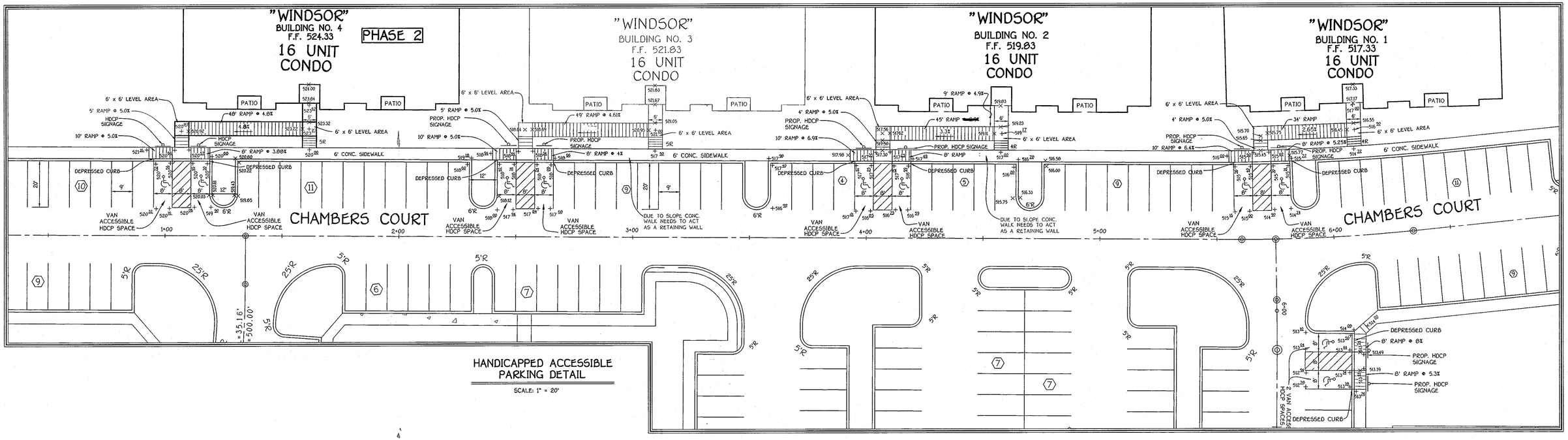
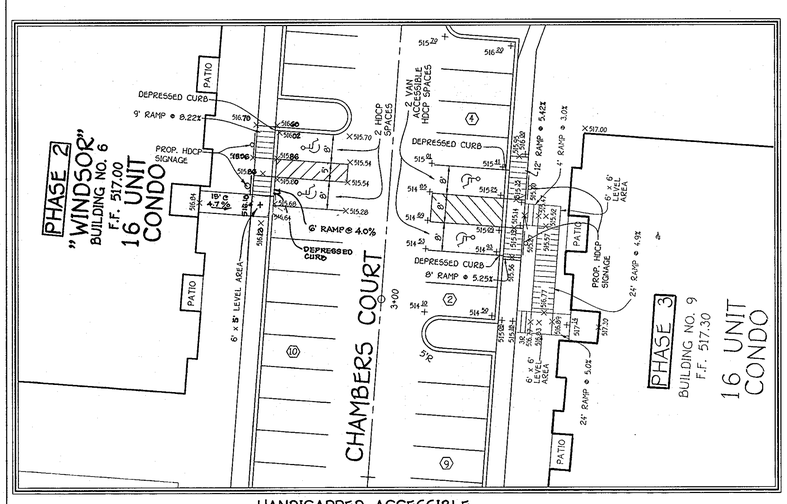


HANDICAPPED ACCESSIBLE PARKING DETAIL

SCALE: 1" = 20'



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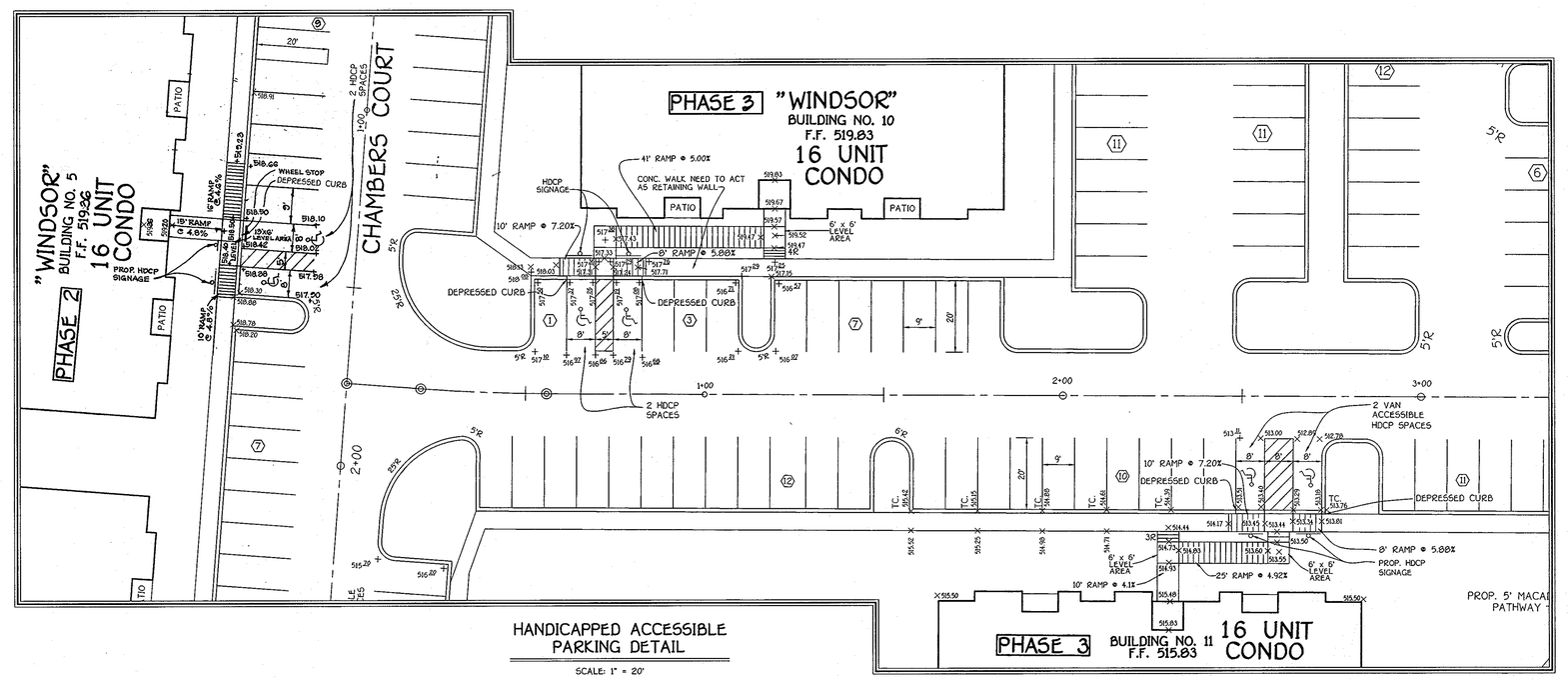


HANDICAPPED ACCESSIBLE PARKING DETAIL

SCALE: 1" = 20'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
2-28-07	Change Bldg. 12 Ph. 3 to Ph. 2
10/10/06	Add No Step Units And Elevations
2/21/05	Revise Handicapped Parking Spot Shots.
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — MICHAEL S. VITUCCI — No. 15141 — PROFESSIONAL ENGINEER

Signature — Professional Engineer (M. VITUCCI, P.E.) — 12-17-06 Date

DEVELOPER'S CERTIFICATE

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

Signature of Developer — 12-17-06 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07

Chief, Division of Land Development — Date 2/2/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-129
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

REVISED
HANDICAPPED PARKING DETAILS
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"

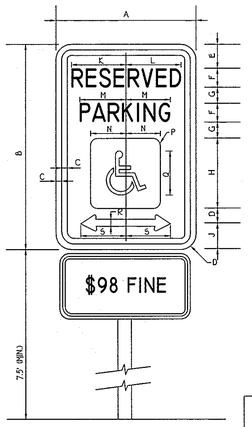
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007

SHEET 15 OF 44

SDP 04-80

K:\SDS\KFROJ\40333\wwjSDP (40379)\REVISIONS TO SDP SUBMISSION for 200640353 SHEET 15-16 HDCP DETAILS.dwg, 12/14/2006 6:44:52 PM, 1:1



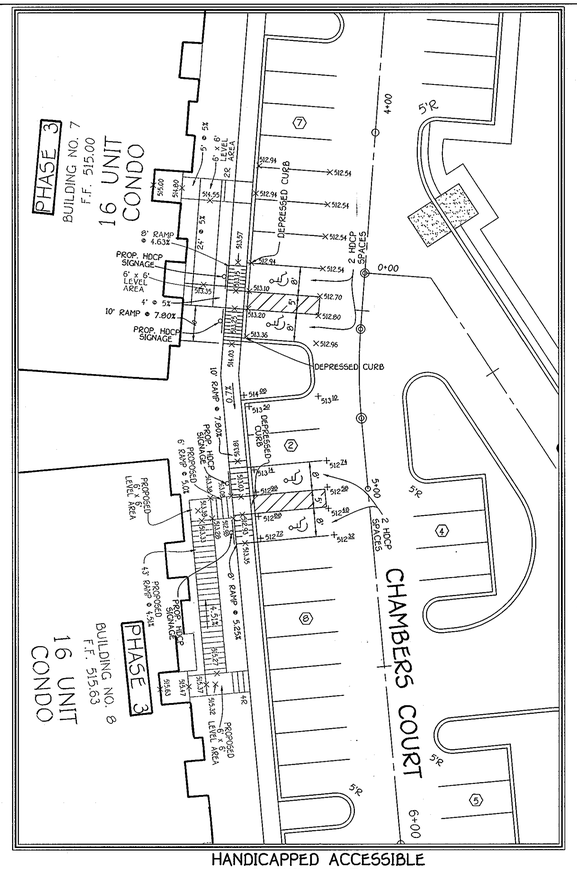
COLORS

DIRECTIONAL
LEGEND - WHITE
BACKGROUND - BLUE

REGULATORY
LEGEND - GREEN OR BLACK
BACKGROUND - WHITE

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

SIGN SIZE	DIMENSIONS (INCHES)															
	A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S
STD.	12	18	1/2	1-1/2	2	2 C	1	6	2-1/2	4-7/8	5	4-1/4	3	1/2	4	3/4	3-7/8



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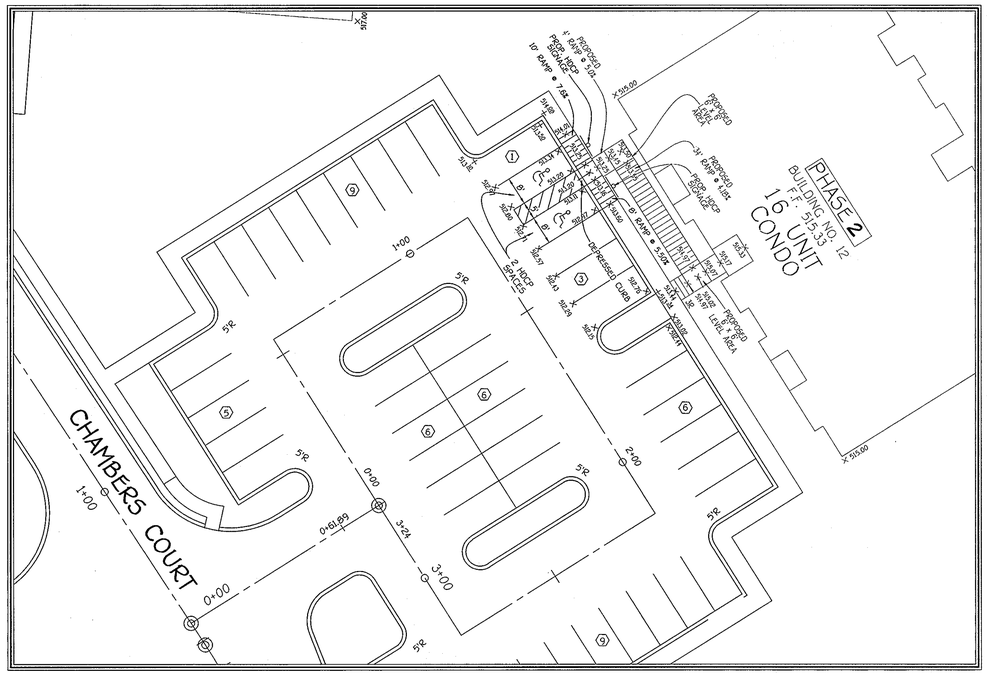
PARKING DETAIL

SCALE: 1" = 20'



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PARKING DETAIL

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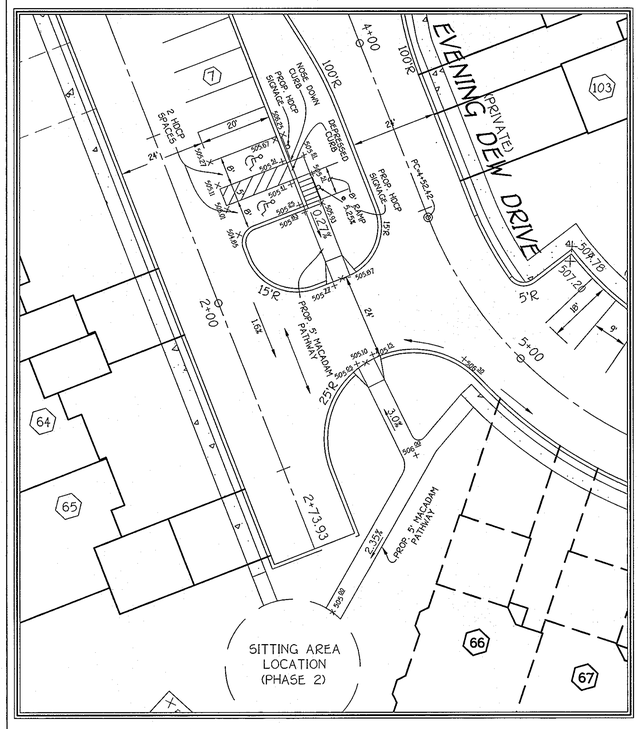

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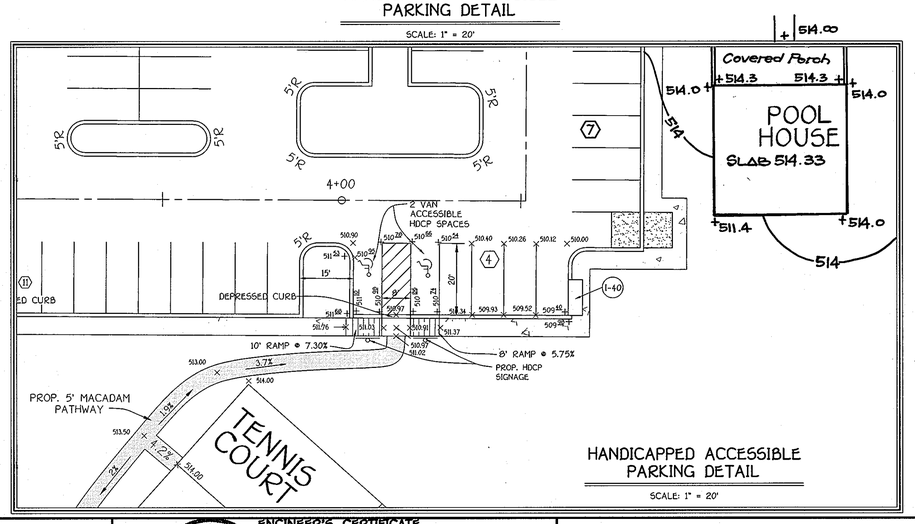
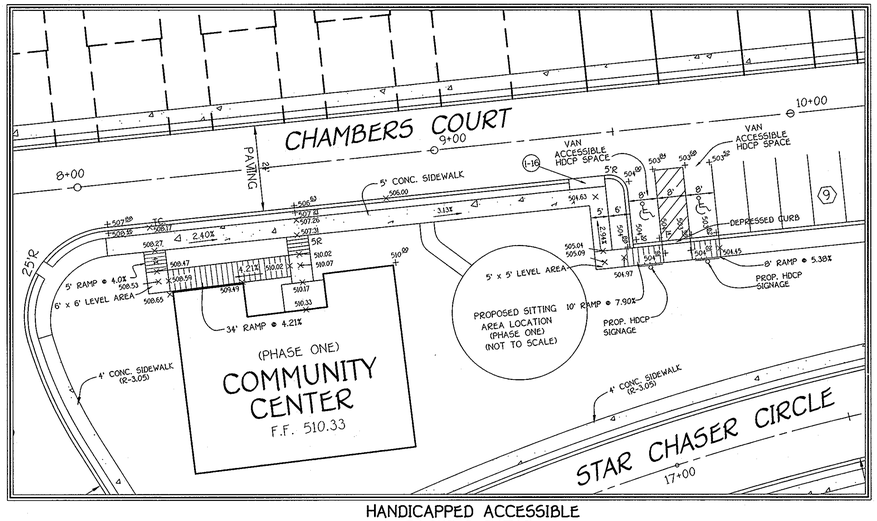
PARKING DETAIL

SCALE: 1" = 20'



HANDICAPPED ACCESSIBLE
PARKING DETAIL

SCALE: 1" = 20'



HANDICAPPED ACCESSIBLE
PARKING DETAIL

SCALE: 1" = 20'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorparate Ph.3, Rev. Pool House
2-28-07	Change Bldg.12 Ph.3 to Ph.2
10/10/06	Add No Step Units And Elevations
2/21/05	Revise Handicapped Parking Spot Shots.
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — JOHN MICHAEL VITUCCI — No. 11711 — PROFESSIONAL ENGINEER

Signature — JOHN M. VITUCCI, P.E.) — 12/19-06 Date

DEVELOPER'S CERTIFICATE

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

Signature of Developer — 12/19-06 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER

NVR HOMES
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555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — 2/5/07 Date

Chief, Division of Land Development — 2/2/07 Date

Chief, Development Engineering Division — 1/17/07 Date

SUBDIVISION			PHASE		UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE.		CONDO BUILDING Nos. 1-12. TOWNHOUSE UNIT Nos. 1-120
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE		
K-02			5992000		

REVISED
HANDICAPPED PARKING DETAILS
AGE RESTRICTED

GTW'S WAVERLY WOODS

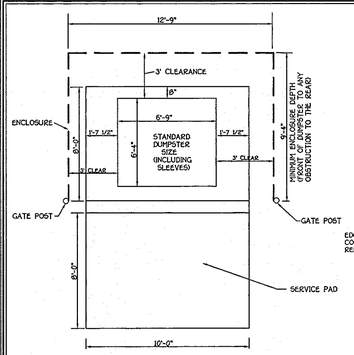
SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007

SHEET 16 OF 44

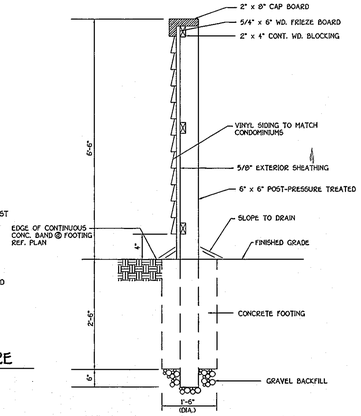
SDP 04-80

K:\SDSKPROJ\40353\dwg\SDP (40379)\REVISIONS TO SDP SUBMISSION for 2008\40353 SHEET 15-16 HDCP DETAILS.dwg, 12/14/2006 1:56:11 PM, 1:1



SOLID WASTE CONTAINER ENCLOSURE

NOT TO SCALE



SECTION - TRASH ENCLOSURE

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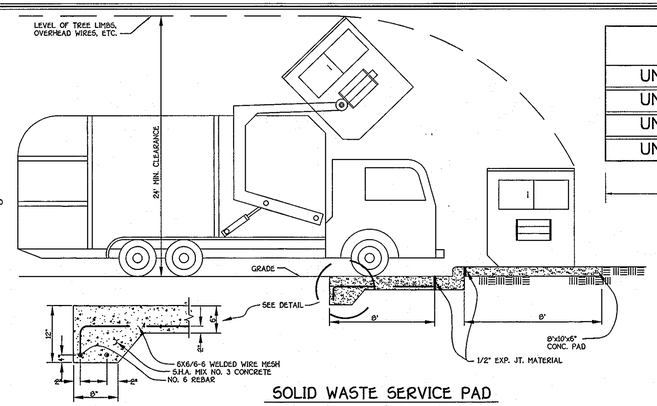
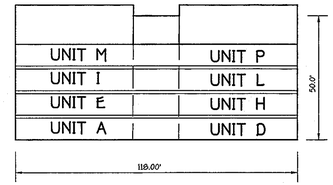


SOLID WASTE SERVICE PAD

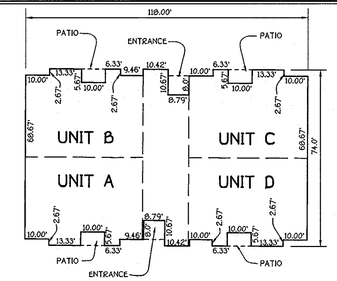
NOT TO SCALE



CONDO ELEVATION

SCALE: 1" = 30'

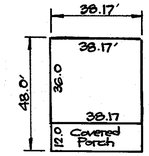
'WINDSOR'



TYPICAL CONDO FOOTPRINT

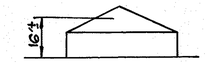
SCALE: 1" = 30'

'Bella Via'



POOL HOUSE FOOTPRINT

SCALE: 1" = 30'



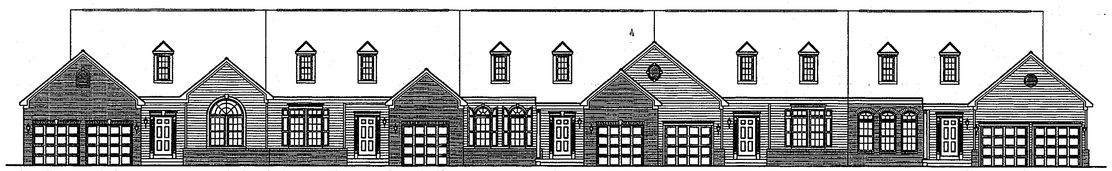
RIGHT SIDE ELEVATION

SCALE: 1" = 30'

FRONT ELEVATION

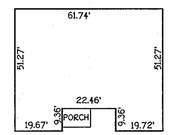
NO SCALE

'STONEHURST'



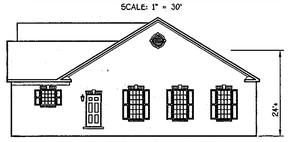
FRONT ELEVATION

NO SCALE



COMMUNITY CENTER FOOTPRINT

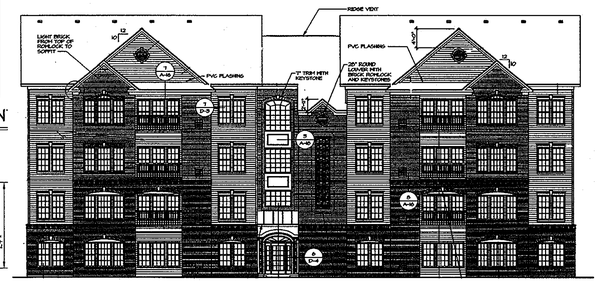
SCALE: 1" = 30'



RIGHT SIDE ELEVATION

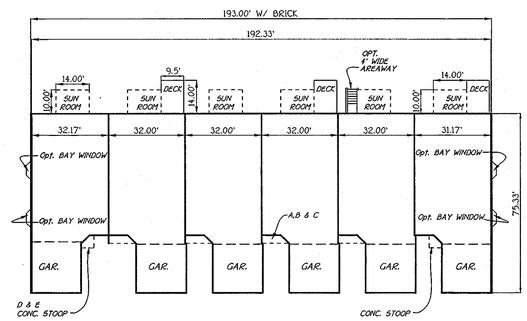
NO SCALE

'WINDSOR'



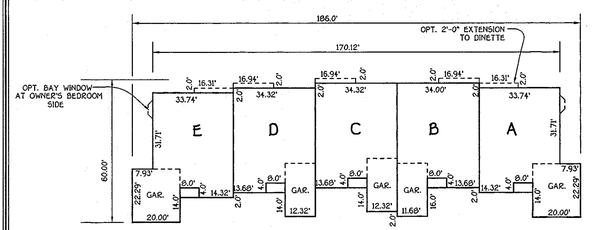
FRONT ELEVATION

NO SCALE



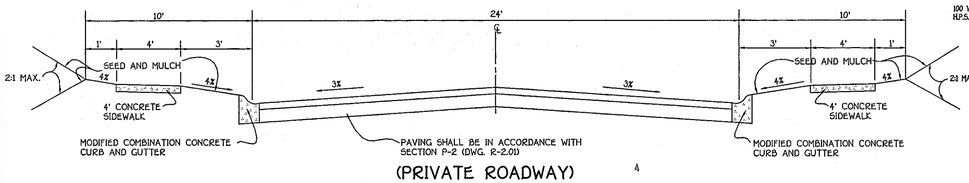
6 UNIT BELLA VIA

SCALE: 1" = 30'



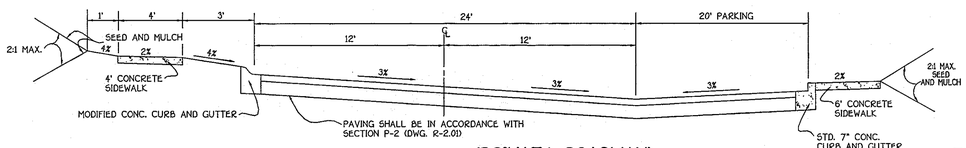
5 UNIT TOWNHOUSE FOOTPRINT

SCALE: 1" = 30'



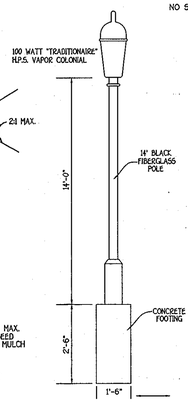
(PRIVATE ROADWAY)
TYPICAL ROADWAY SECTION

NO SCALE



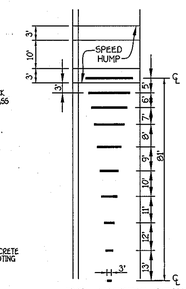
(PRIVATE ROADWAY)
TYPICAL ROADWAY SECTION WITH OFF-STREET PARKING

NO SCALE

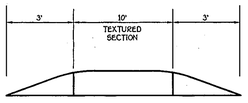


TYPICAL 100-WATT LIGHTING FIXTURE

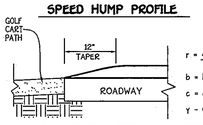
NO SCALE



TYP. MARKING DETAIL



SPEED HUMP PROFILE



GOLF CART TRANSITION

$r = \frac{4b - c}{8b} = 72.125$

b = height = (0.25)

c = cord distance = (12')

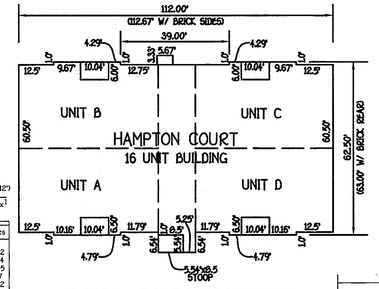
$y = (b - r) \times \sqrt{r^2 - x^2}$

x (ft.)	y (ft.) = inches
0	0.25 = 3.0
1	0.243 = 2.92
2	0.222 = 2.64
3	0.188 = 2.25
4	0.139 = 1.67
5	0.077 = 0.92
6	0.0 = 0.0

VERTICAL DIMENSIONS CHART

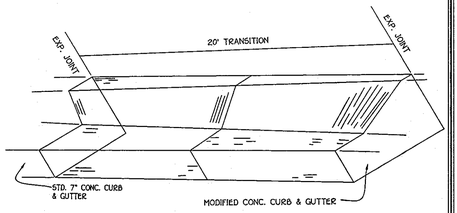
APPROACH ARC DETAIL

SEE VERTICAL DIMENSIONS CHART



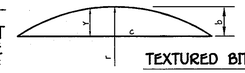
TYPICAL CONDO FOOTPRINT

NOT TO SCALE



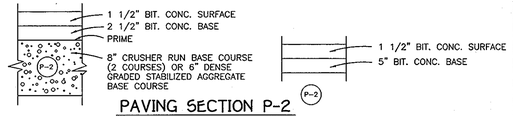
CONCRETE CURB & GUTTER TRANSITION

NO SCALE



TEXTURED BITUMINOUS GOLF CART AT-GRADE CROSSING

NOT TO SCALE



PAVING SECTION P-2

NO SCALE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Rev. Pool House Footprint
10/10/06	Added Typical Condo Footprint
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — MICHAEL O. MITUCCI — No. 11671 — PROFESSIONAL ENGINEER

Signature (MICHAEL O. MITUCCI, P.E.) — 12-19-06 Date

DEVELOPER'S CERTIFICATE

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

Signature of Developer — 12-19-06 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/9/07

Chief, Division of Land Development — Date 2/7/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION	PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13	ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-129

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	

WATER CODE	SEWER CODE
K-02	5992000

REVISED
BUILDING ELEVATIONS & FOOTPRINTS AND ROADWAY DETAIL SHEET
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"

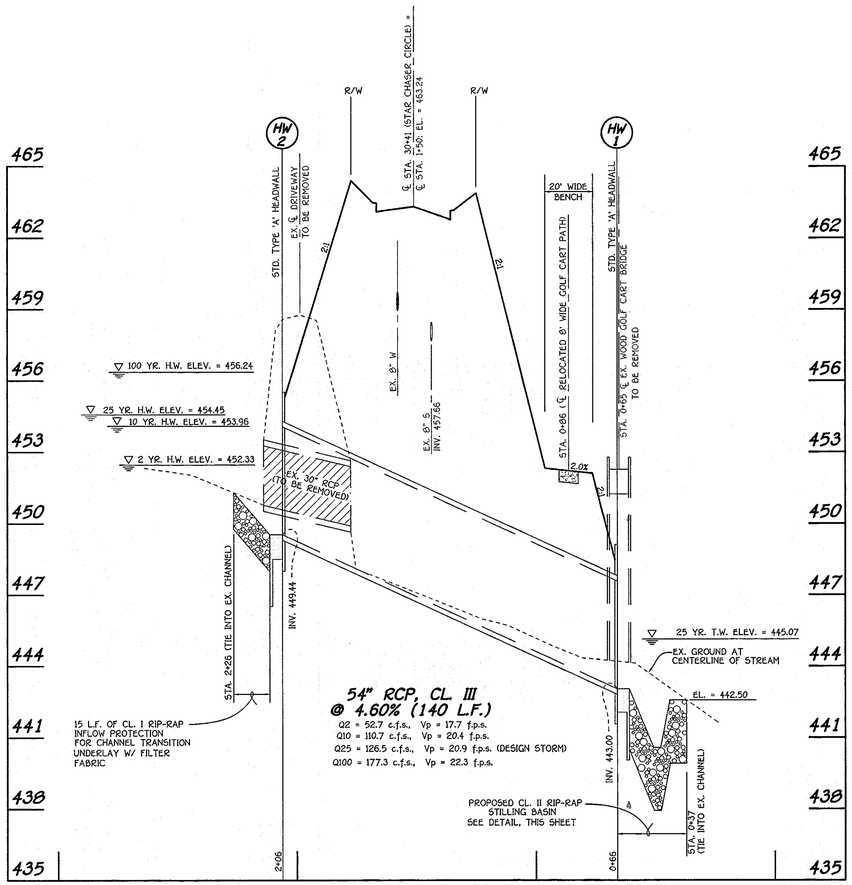
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 17 OF 44

SDP 04-80

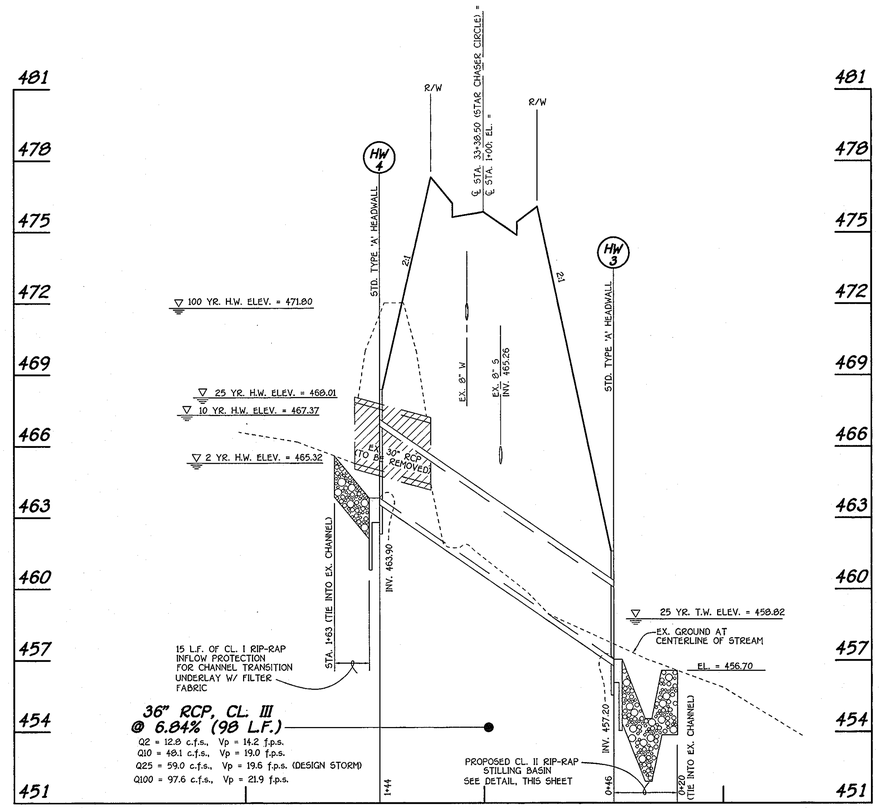
K:/DRAWINGS 4/40353/SDP/SHEET 17 DETAIL SHEET.DWG

K:\SDS\PROJ\40353\dwgs\SDP (40379)\REVISIONS TO SDP SUBMISSION for 2006\40353 SHEET 17 DETAIL SHEET.dwg, 12/13/2006 4:49:10 PM, 1:1



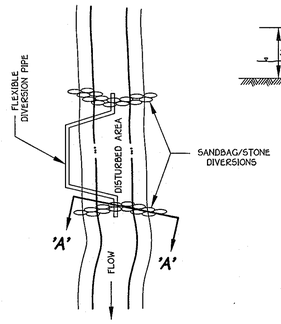
CULVERT NO. 1 PROFILE

SCALE: HOR. : 1" = 30'
VER. : 1" = 3'

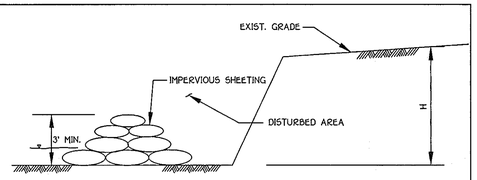


CULVERT NO. 2 PROFILE

SCALE: HOR. : 1" = 30'
VER. : 1" = 3'



PLAN VIEW



SANDBAG/STONE DIVERSION

SECTION A-A

I. DESCRIPTION
THE WORK SHALL CONSIST OF INSTALLING A FLOW DIVERSIONSTRUCTURE WHEN CONSTRUCTION ACTIVITIES TAKE PLACE WITHIN THE STREAM CHANNEL SUCH AS CULVERT CONSTRUCTION OR CULVERT REPLACEMENT.

II. MATERIAL SPECIFICATIONS
1. SANDBAGS: SANDBAGS SHALL CONSIST OF MATERIALS WHICH ARE RESISTANT TO ULTRA-VIOLET RADIATION, TEARING AND PUNCTURE AND WOVEN TIGHTLY ENOUGH TO PREVENT LEAKAGE OF FILL MATERIAL (i.e., SAND, FINE GRAVEL, ETC.).
2. STONE: STONE SHALL BE WASHED AND HAVE A MINIMUM DIAMETER OF 6 INCHES.
3. SHEETING: SHEETING SHALL CONSIST OF POLYETHYLENE OR OTHER MATERIAL WHICH IS IMPERVIOUS AND RESISTANT TO PUNCTURE AND TEARING.

III. CONSTRUCTION REQUIREMENTS
1. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS THE FIRST ORDER OF WORK.
2. THE HEIGHT OF THE SANDBAG/STONE DIVERSION STRUCTURE SHALL BE ONE HALF THE DISTANCE FROM THE STREAM BED TO THE BANK PLUS ONE FOOT, AS INDICATED IN SECTION A-A. THE SANDBAGS SHALL BE PLACED ON A SMOOTH, PREPARED SURFACE.
3. ALL EXCAVATED MATERIALS SHALL BE DISPOSED OF IN A SCD APPROVED DISPOSAL AREA OUTSIDE THE 100 YEAR FLOODPLAIN UNLESS OTHERWISE APPROVED ON THE PLANS BY THE WRA.
4. ALL DEWATERING OF THE CONSTRUCTION AREA SHALL BE PUMPED TO A FILTER BAG OF OTHERWISE APPROVED ON THE PLANS BY THE WRA.
5. SHEETING SHALL BE OVERLAPPED A MINIMUM OF 18 INCHES.
6. THE DIVERSION PIPE SHALL HAVE A MINIMUM DIAMETER OF SUFFICIENT SIZE TO CONVEY THE NORMAL STREAM FLOW.
7. IF NECESSARY, SILT FENCE OR STRAWBALES SHALL BE INSTALLED AROUND THE PERIMETER OF THE WORK AREA.
8. SEDIMENT CONTROL DEVICES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED AND THE INSPECTING AUTHORITY APPROVES THEIR REMOVAL.

DIVERSION PIPE

NOT TO SCALE

I. Description

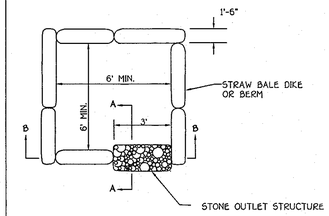
The work shall consist of the construction of a dewatering basin for the purpose of receiving sediment-laden water pumped from a construction site to allow filtration before the water re-enters the waterway.

II. Material Specifications

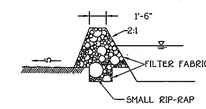
1. Riprap: Riprap shall consist of 4-8 inch washed stone or gravel.
2. Filter Fabric: The filter cloth shall be a woven or nonwoven fabric consisting only of continuous chain polymeric filaments or yarns of polyester. The fabric shall be inert to commonly encountered chemicals, hydrocarbons, mildew, and rot resistant. No. 6 stone (AASHTO 57) may be used on the inner-face for filtering instead of fabric.
3. Strawbales: Strawbales shall meet the criteria as specified in the Maryland Standards and Specifications for Soil Erosion and Sediment Control.

III. Construction Requirements

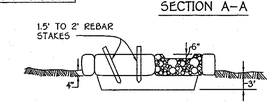
1. The contractor shall install all sediment and erosion control devices as the first order of business.
2. Excavated materials shall be stored such that sediments are prevented from entering the waterway; i.e., sediment perimeter controls may be necessary.
3. Excavated subsoil and topsoil shall be kept separate and replaced in their natural order.
4. Any dewatering of the construction area shall be filtered through a dewatering basin prior to entering the waterway.
5. The dewatering basin shall be excavated to a minimum depth of 3 feet.
6. Once the dewatering basin becomes filled to 1/2 of the excavated depth, accumulated sediment shall be removed and disposed of in a SCD approved disposal area outside the 100-year floodplain unless otherwise approved on the plans by the WRA.
7. Sediment control devices are to remain in place until all disturbed areas are stabilized and the inspecting authority approves their removal. All ground contours shall be returned to their original condition unless specifically approved otherwise by the Administration.



PLAN VIEW



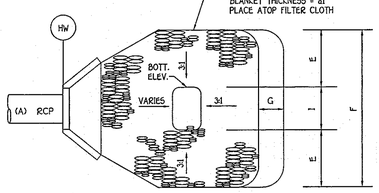
SECTION A-A



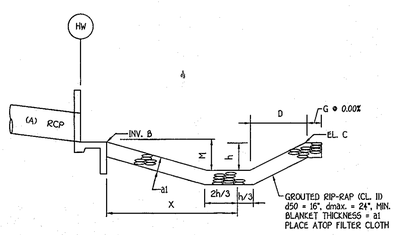
SECTION B-B

DEWATERING BASIN

(W.P.D. 1.1)
NO SCALE



PLAN



PROFILE

TYP. STILLING BASIN OUTFALL DETAIL

NO SCALE

STILLING BASIN DATA

STRUCTURE NO.	A (DIA.)	INV. B	EL. C	D	E	F	G	I	h	M	a1	X
HW-1	54"	443.00	442.50	4.0'	6.0'	18.0'	7.0'	6.0'	2.0'	2.50'	32"	17'
HW-3	36"	457.20	456.70	4.0'	6.0'	15.0'	6.0'	3.0'	2.0'	2.50'	32"	15'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

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."

STATE OF MARYLAND — MICHAEL VITUCCI — No. 17677 — PROFESSIONAL ENGINEER

Signature (MICHAEL DONALDO M. VITUCCI, P.E.) — Date 12-17-06

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 inspections by the Howard Soil Conservation District."

Signature of Developer — Date 12-19-06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-04223

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07
Chief, Division of Land Development — Date 2/7/07
Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

REVISED
CULVERT CROSSING DETAIL SHEET
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007

SHEET 18 OF 44 — SDP 04-80

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20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION

Using vegetation as cover for barren soil to protect it from forces that cause erosion.

PURPOSE

Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and run-off to downstream areas, and improving wildlife habitat and visual resources.

CONDITIONS WHERE PRACTICE APPLIES

This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration (Up to one year), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are temporary Soil Stockpiles, cleared areas being left idle between construction phases, earth dikes, etc. and for Permanent Seeding are lawns, dams, cut and fill slopes and other areas at final grade, former stockpile and staging areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration evaporation, transpiration, percolation, and groundwater recharge. Vegetation, over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth.
Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.
Sediment control devices must remain in place during grading, seedbed preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

A. Site Preparation
   i. Install erosion and sediment control structures (either temporary of permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
   ii. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
   iii. Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed area over 5 acres.
B. Soil Amendments (Fertilizer and Lime Specifications)
   i. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
   ii. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warrantee of the producer.
   iii. Lime materials shall be ground limestone (hydrated or burnt lime may be substituted) which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a #100 mesh sieve and 98-100% will pass through a #20 mesh sieve.
   iv. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
C. Seedbed Preparation
   i. Temporary Seeding
      a. Seedbed preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Sloped areas (greater than 3:1) should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
      b. Apply fertilizer and lime as prescribed on the plans.
      c. In corporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
   ii. Permanent Seeding
      a. Minimum soil conditions required for permanent vegetative establishment:
         1. Soil pH shall be between 6.0 and 7.0.
         2. Soluble salts shall be less than 500 parts per million (ppm).
         3. The soil shall contain less than 40% clay, but enough fine grained material (>30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if lovegrass or serecia lespedezas is to be planted, then a sandy soil (<30% silt plus clay) would be acceptable.
         4. Soil shall contain 1.5% minimum organic matter by weight.
         5. Soil must contain sufficient pore space to permit adequate root penetration.
         6. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil.
      b. Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
      c. Apply soil amendments as per soil test or as included on the plans.
      d. Mix soil amendments into the top 3-5" of topsoil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed and application. Where site conditions will not permit normal seedbed preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-3" of soil should be loose and friable. Seedbed loosening may not be necessary on newly disturbed areas.
D. Seed Specifications
   i. All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of sowing such material on this job.
   Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.
   ii. Inoculant - The inoculant for treating legume seed in the seed mixtures shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75°-80° F. can weaken bacteria and make the inoculant less effective.
E. Methods of Seeding
   i. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeded, or a cultipacker seeder.
      a. If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: nitrogen; maximum of 100 lbs. per acre total of soluble nitrogen; P205 (phosphorous): 200 lbs/ac; K20 (potassium): 200 lbs/ac.
      b. Lime - use only ground agricultural limestone, (Up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
      c. Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
   ii. Dry Seeding: This includes use of conventional drop or broadcast spreaders.
      a. Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 265 or 26. The seeded area shall then be rolled with a weighted roller to provide good seed to soil contact.
      b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
   iii. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
      a. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting.
      b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
F. Mulch Specifications (In order of preference)
   i. Straw shall consist of thoroughly threshed wheat, rye or oat straw, reasonable bright in color, and shall not be musty, moldy, caked, decayed, or excessively dusty and shall be free of noxious weed seeds as specified in the Maryland Seed Law.
   ii. Wood Cellulose Fiber Mulch (WCFM)
      a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
      b. WCFM shall be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
      c. WCFM, including dye, shall contain no germination or growth inhibiting factors.
      d. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a blotter-like ground cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
      e. WCFM material shall contain no elements or compounds at concentration levels that will be phytol-toxic.
      f. WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 1.6% maximum and water holding capacity of 90% minimum.
   Note: Only sterile straw mulch should be used in areas where one species of grass is desired.
G. Mulching Seeded Areas - Mulch shall be applied to all seeded areas immediately after seeding.
   i. If grading is completed outside of the seeding season, mulch along shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
   ii. When straw mulch is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Mulch shall be applied to a uniform loose depth of between 1" and 2". Mulch applied shall achieve a uniform distribution and depth so that the soil surface is not exposed. If a mulch anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
   iii. Wood cellulose fiber used as a mulch shall be applied at a net dry weight of 1,500 lbs. per acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons of water.
H. Securing Straw Mulch (Mulch Anchoring): Mulch anchoring shall be performed immediately following mulch application to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon size of area and erosion hazard:
   i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should be used on the contour if possible.
   ii. Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 pounds/acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
   iii. Application of liquid binders should be heavier at the edges where wind catches mulch, such as in valleys and crest of banks. The remainder of area should be appear uniform after binder application. Synthetic binders - such as Acrylic DLR (Agro-Tack), DCA-70 Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used at rates recommended by the manufacturer to anchor mulch.
   iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' feet wide and 300 to 3,000 feet long.

I. Incremental Stabilization - Cut Slopes
   i. All cuts slopes shall be dressed, prepared, seeded and mulched as the work progresses. Slopes shall be excavated and stabilized in equal increments not to exceed 15'.
   ii. Construction sequence (Refer to Figure 3 below):
      a. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to convey runoff from the excavation.
      b. Perform Phase 1 excavation, dress, and stabilize.
      c. Perform Phase 2 excavation, dress and stabilize. Overseed Phase 1 areas as necessary.
      d. Perform final phase excavation, dress and stabilize. Overseed previously seeded areas as necessary.
Note: Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions int he operation of completing the operation out of the seeding season will necessitate the application of temporary stabilization.
J. Incremental Stabilization of Embankments - Fill Slopes
   i. Embankments shall be constructed in lifts as prescribed on the plans.
   ii. Slopes shall be stabilized immediately when the vertical height of the multiple lifts reaches 15", or when the grading operation ceases as prescribed in the plans.
   iii. At the end of each day, temporary berms and pipe slope drains should be constructed along the top edge of the embankment to intercept surface runoff and convey it down the slope in a non-erosive manner to a sediment trapping device.
   iv. Construction sequence: Refer to Figure 4 (below).
      a. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to divert runoff around the fill. Construct slope silt fence on low side of fill as shown in Figure 5, unless other methods shown on the plans address this area.
      b. Place Phase 1 embankment, dress and stabilize.
      c. Place Phase 2 embankment, dress and stabilize.
      d. Place final phase embankment, dress and stabilize. Overseed previously seeded areas as necessary.
Note: Once the placement of fill has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

SECTION 2 - TEMPORARY SEEDING

Vegetation - annual grass or grain used to provide cover on disturbed areas for up to 12 months. For longer duration of vegetative cover, Permanent Seeding is required.

A. Seed mixtures - Temporary Seeding
   i. Select one or more of the species or mixtures listed in Table 26 for the appropriate Plant Hardiness Zone (from Figure 5) and enter them in the Temporary seeding summary below, along with application rates, seeding dates and seeding depths. If this summary is not put on the plans and completed, then Table 26 must be put on the plans.
   ii. For sites having soil tests performed, the rates shown on this table shall be deleted and the rates recommended by the testing agency shall be written in. Soil tests are not required for Temporary Seeding.

Seed Mixture (Hardiness Zone __6a___) From Table 26					Fertilizer Rate (10-10-10)	Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths		
1	RYE	140	3/15 - 5/31, 8/1 - 10/31	1" - 2"	600 lb/ac (15 lb/1000sf)	2 tons/ac (100 lb/1000sf)
2	BARLEY OR RYE PLUS FOXTAIL MILLOT	150	6/1 - 7/31	1"		

SECTION 3 - PERMANENT SEEDING

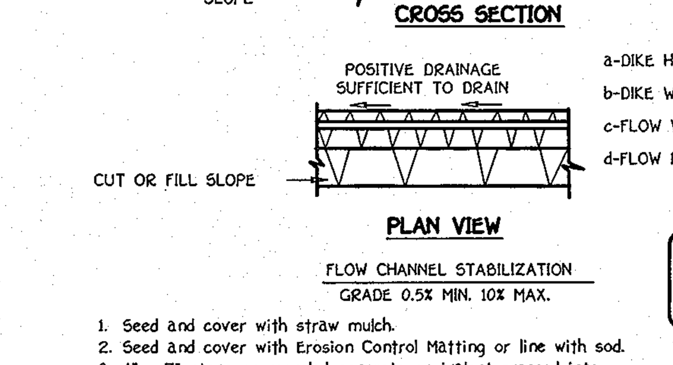
Seeding grass and legumes to establish groung cover for a minimum of one year on disturbed areas generally receiving low maintenance.

A. Seed mixtures - Permanent Seeding
   i. Select one or more of the species or mixtures listed in Table 25 for the appropriate Plant Hardiness Zone (from Figure 5) and enter them in the Permanent Seeding Summary below, along with application rates and seeding dates. Seeding depths can be estimated using Table 26. If this summary is not put on the construction plans and completed, then Table 25 must be put on the plans. Additional planting specifications for exceptional sites such as shorelines, streambanks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-SCS Techinical Field Office Guide, Section 342 - Critical Area Planting. For special lawn maintenance areas, see Sections IV Sod and V Turfgrass.
   ii. For sites having disturbed area over 5 areas, the rates shown on this table shall be deleted and the rates recommended by the soil testing agency shall be written in.
   iii. For areas receiving low maintenance, apply ureaform fertilizer (46-0-0) at 3 1/2 lbs/1000 sq. ft. (150 lbs/ac), in addition to the above soil amendments shown in the table below, to be performed at the time of seeding.

Seed Mixture (Hardiness Zone __6a___) From Table 25				Fertilizer Rate (10-20-20)			Lime Rate
Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P205	K20	
TALL FESCUE (85%) KENTUCKY BLUEGRASS (5%) PERENNIAL RYEGRASS (10%)	125 15 10	3/15 - 6/1, 8/1 - 10/1	1" - 2"	90 lb/ac (2.0 lb/ 1000sf)	175 lb/ac (4 lb/ 1000sf)	175 lb/ac (4 lb/ 1000sf)	2 tons/ac (100 lb/ 1000sf)
TALL FESCUE (80%) HARD FESCUE (20%)	120 30	3/15 - 6/1, 8/1 - 10/1	1" - 2"				

EARTH DIKE

NOT TO SCALE



	DIKE A	DIKE B
a-DIKE HEIGHT	18"	30"
b-DIKE WIDTH	24"	36"
c-FLOW WIDTH	4'	6'
d-FLOW DEPTH	12"	24"

FLOW CHANNEL STABILIZATION
GRADE 0.5% MIN. 10% MAX.

STANDARD SYMBOL
A-2 B-3

1. Seed and cover with straw mulch.
2. Seed and cover with Erosion Control Matting or line with sod.
3. 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum

Construction Specifications

1. All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.
2. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
4. All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
5. The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
6. Fill shall be compacted by earth moving equipment.
7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
8. Inspection and maintenance must be provided periodically and after each rain event.

TOPSOIL SPECIFICATIONS

Definition

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

Purpose

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

Conditions Where Practice Applies

I. This practice is limited to areas having 2:1 or flatter slopes where:

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant growth.

c. The original soil to be vegetated contains material toxic to plant growth.

d. The soil is so acidic that treatment with limestone is not feasible.

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications - Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at a rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

II. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 10.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

III. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.

b. Organic content of topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 10.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements.

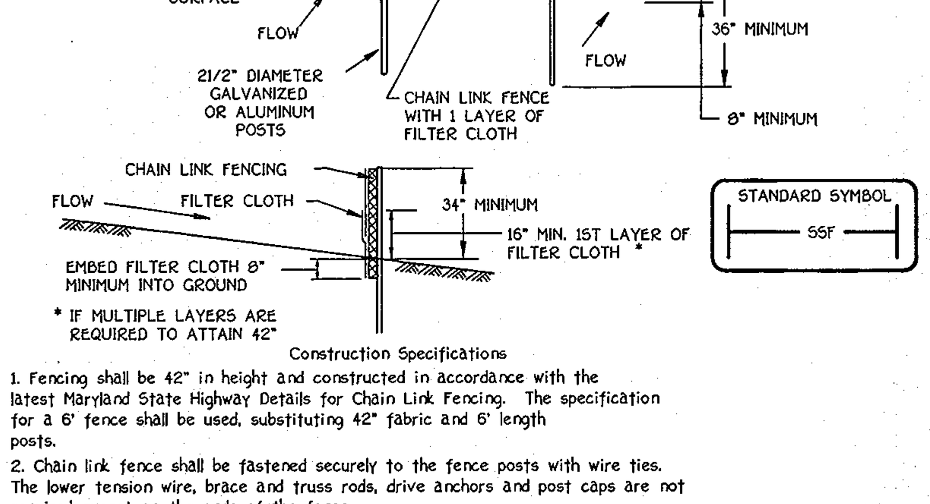
a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) bt the Maryland Department of the Environment under COMAR 26.04.06.

b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

SUPER SILT FENCE



Construction Specifications

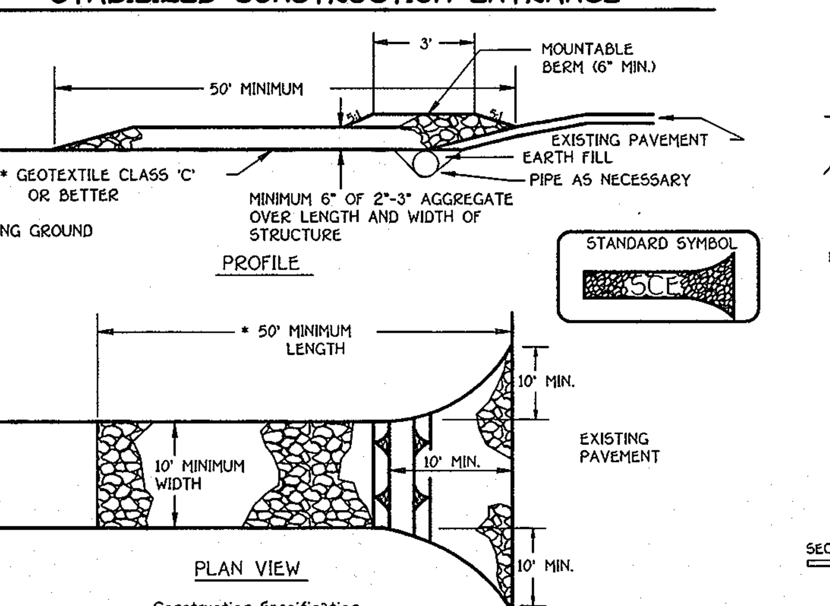
1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

Design Criteria

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

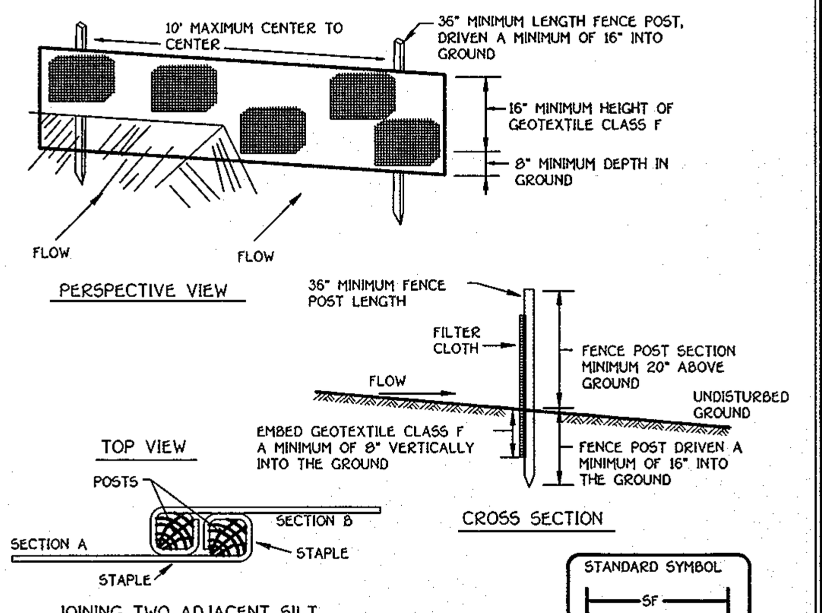
STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

SILT FENCE



Construction Specifications

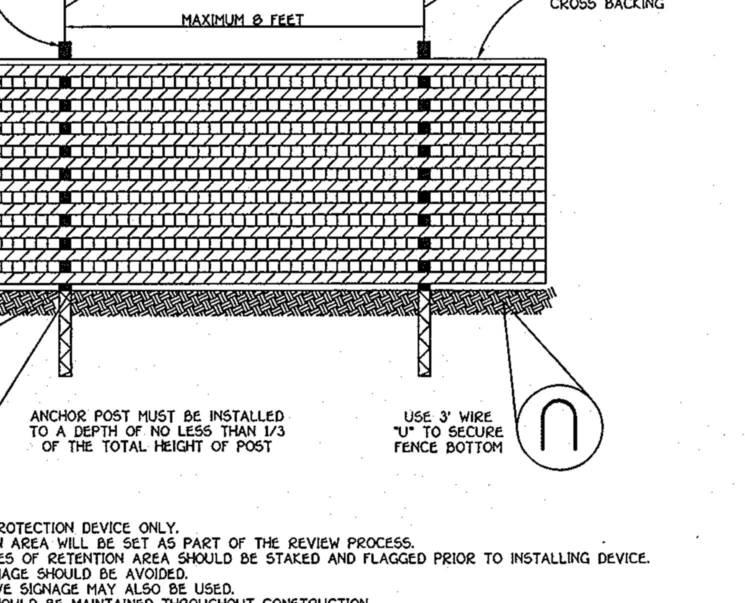
1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft / minute (max.)*	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

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



NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL

NOT TO SCALE

SEDIMENT CONTROL NOTES

1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LISCENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
3) FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, b) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4) ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6) ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7) SITE ANALYSIS:

TOTAL AREA OF SITE	35.08	ACRES
AREA DISTURBED	40.78	ACRES
AREA TO BE ROOFED OR PAVED	14.6	ACRES
AREA TO BE VEGETATIVELY STABILIZED	26.18	ACRES
TOTAL CUT	70710	CU.YDS.
TOTAL FILL	70710	CU.YDS.
ONSITE BORROW AREA LOCATION	N/A	CU.YDS.

8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9) ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
10) ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
11) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGHTS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

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ENGINEER'S CERTIFICATE

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

Signature of Engineer (print name below signature) ALDO M. VITUCCI, P.E.) — Date 12-19-06

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 — Date 12-19-06

Reviewed for HOWARD SCD and meets Technical Requirements.
U.S.D.A.-Natural Resources Conservation Service — Date 1/10/07

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Howard SCD — Date 1/11/07

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07
Chief, Division of Land Development — Date 2/7/07
Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION	PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13	ONE, TWO & THREE	CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-129

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	

WATER CODE	SEWER CODE
K-02	5992000

REVISED
SEDIMENT CONTROL NOTES AND DETAILS
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 19 OF 44

SDP 04-80

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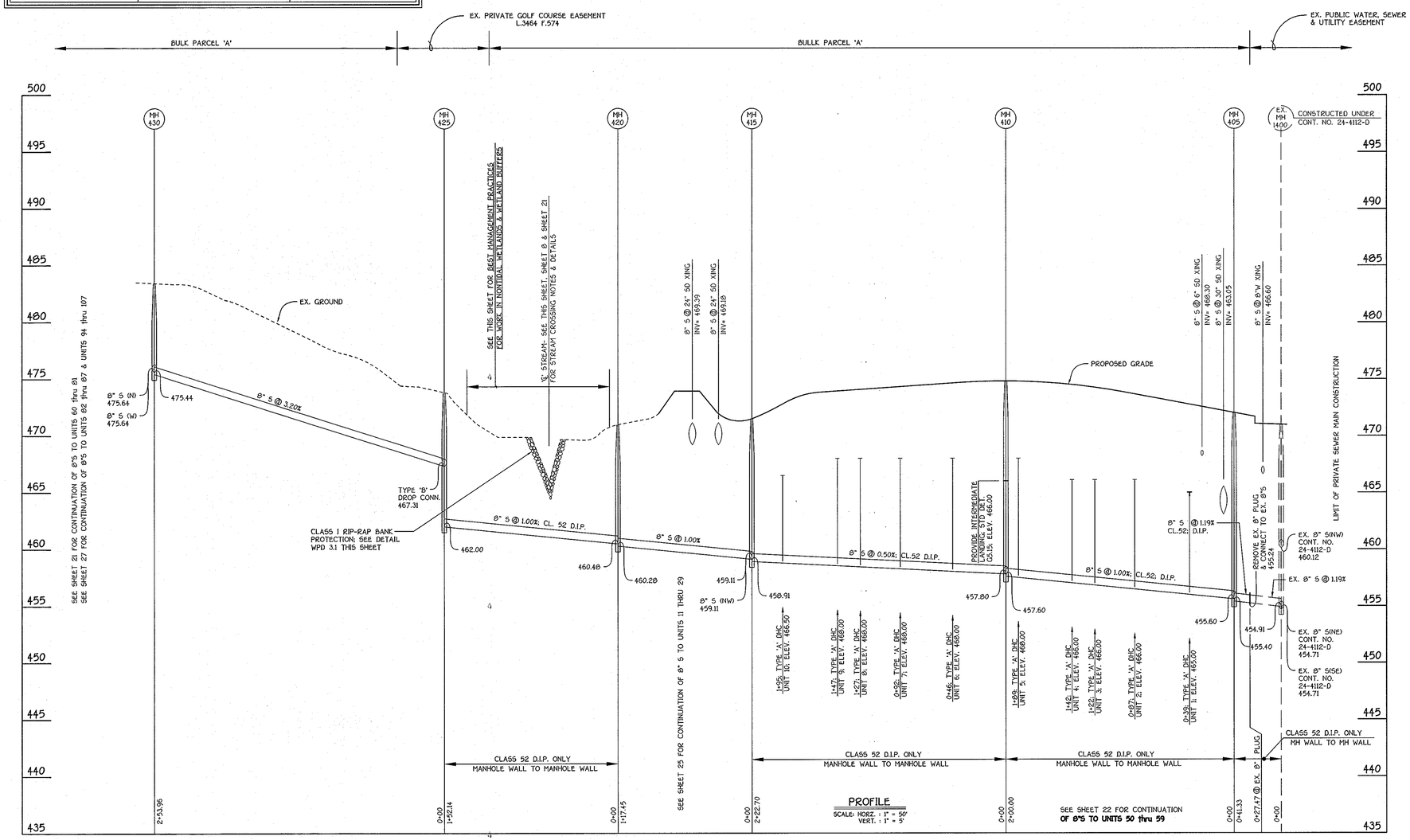
SHC INVERT @ 10' FROM BUILDING

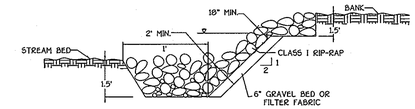
STATION	UNIT	ELEVATION
MH 405 TO MH 410		
0+39 RT.	1 (DHC)	465.12
0+87 RT.	2 (DHC)	466.08
1+22 RT.	3 (DHC)	466.04
1+42 RT.	4 (DHC)	466.04
1+89 RT.	5 (DHC)	468.08
MH 410 TO MH 415		
0+46 RT.	6 (DHC)	468.12
0+92 RT.	7 (DHC)	468.08
1+27 RT.	8 (DHC)	468.04
1+47 RT.	9 (DHC)	468.04
1+95 RT.	10 (DHC)	466.58

SET ALL MANHOLE RIMS FLUSH WITH PROPOSED GRADE OR EXISTING GROUND AS APPLICABLE; SEE SHEET 27 FOR MANHOLE TABULATION CHART



PROFILE
SCALE: HORZ. : 1" = 50'
VERT. : 1" = 5'

8" SEWER MAIN: UNITS 1 thru 10



DESCRIPTION

I. THIS WORK SHALL CONSIST OF PROTECTING SLOPES & CHANNELS FROM EROSION WITH COVERINGS OF STONE IN ACCORDANCE WITH THE PLANS & SPECIFICATIONS SHOWN ON THIS DRAWING.

II. MATERIAL SPECIFICATIONS

1. BEDDING:
   A. BANK RUN GRAVEL SHALL MEET THE FOLLOWING REQUIREMENTS:

% LESS THAN	U.S. STANDARD SIEVE SIZE
100	2 1/2 IN.
85-100	1 IN.
60-100	1/2 IN.
35-70	NO. 10
20-50	NO. 40
3-20	NO. 200

   B. GEOTEXTILE FILTER FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:

TENSILE STRENGTH	200 LBS.
BURST STRENGTH	350 LBS.
PUNCTURE STRENGTH	70 LBS.
PERMEABILITY	.02 CM/SEC.
ELONGATION AT FAILURE	30%
MINIMUM LAP LENGTH	24 IN.

III. CONSTRUCTION REQUIREMENTS

1. THE CONTRACTOR SHALL INSTALL ALL SEDIMENT & EROSION CONTROL DEVICES AS A FIRST ORDER OF BUSINESS.
2. PROVISIONS MUST BE MADE TO ANCHOR THE RIP-RAP AT THE STREAM BED SO AS TO PROVIDE PROTECTION AGAINST UNDERMINING. IF THIS CANNOT BE ACCOMPLISHED BY EXTENDING THE TOE TRENCH AS INDICATED IN CROSS SECTION, AN ALTERNATIVE METHOD OF PROTECTION MUST RECEIVE PRIOR WRITTEN APPROVAL OF THE ADMINISTRATION.
3. EXCAVATION FOR RIP-RAP SHALL BE MADE IN REASONABLY CLOSE CONFORMITY WITH THE EXISTING STREAM SLOPE & BED.
4. A FILTER BEDDING IS REQUIRED UNDER ALL RIP-RAP. BEDDING MATERIAL SHALL CONSIST OF EITHER A BANK RUN GRAVEL OR A GEOTEXTILE FILTER FABRIC MEETING THE SPECIFICATIONS OF II. 1. B ABOVE.
5. THE PLACEMENT OF RIP-RAP SHALL BEGIN WITH THE TOE. THE LARGER STONES SHALL BE PLACED IN THE TOE AND ALONG THE OUTSIDE EDGES OF THE LIMITS OF THE SLOPE & CHANNEL PROTECTION. THE RIP-RAP SHALL BE PLACED WITH SUITABLE EQUIPMENT IN SUCH A MANNER AS TO PRODUCE A REASONABLY GRADED MASS OF STONES WITH ZERO DROP HEIGHT. THE PLACING OF STONES THAT CAUSE EXTENSIVE SEGREGATION IS NOT ALLOWED.
6. ANY EXCAVATION VOIDS EXISTING ALONG THE EDGES OF THE COMPLETED SLOPE & CHANNEL PROTECTION SHALL BE BACKFILLED.
7. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH AN APPROVED SEDIMENT & EROSION CONTROL PLAN.

RIP RAP STREAM BANK PROTECTION DETAIL; WPD 3.1

NO SCALE

NOTE: SEE SHEET 8 & SHEET 21 FOR ADDITIONAL STREAM CROSSING NOTES & DETAILS

BEST MANAGEMENT PRACTICES FOR WORK IN NONTIDAL WETLANDS AND WETLAND BUFFERS

NTW & WD LETTER OF AUTHORIZATION NO.

1. CONDUCT ALL CONSTRUCTION ACTIVITIES SO AS NOT TO CAUSE OR CONTRIBUTE TO A DEGRADATION OF WATER QUALITY AS DETERMINED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
2. CONDUCT THE REGULATED CONSTRUCTION ACTIVITY SO AS NOT TO RESTRICT OR IMPEDE THE FOLLOWING:
   a. MOVEMENT OF WILDLIFE INDIGENOUS TO THE NONTIDAL WETLANDS OR ADJACENT WATER.
   b. PASSAGE OF NORMAL OR EXPECTED HIGH WATER FLOWS.
3. STREAMS ARE CLASSIFIED AS USE I WATERS: NO IN-STREAM WORK SHALL BE CONDUCTED DURING THE PERIOD MARCH 1st THRU JUNE 15th.
4. MAINTAIN THE HYDROLOGIC REGIME OF ALL ADJACENT NONTIDAL WETLANDS.
5. NO EXCESS FILL, CONSTRUCTION MATERIAL, OR DEBRIS SHALL BE STOCKPILED OR STORED IN THE WETLANDS OR BUFFERS.
6. PLACE MATERIALS IN A LOCATION AND MANNER WHICH DOES NOT ADVERSELY IMPACT SURFACE OR SUBSURFACE WATER FLOW INTO OR OUT OF THE NONTIDAL WETLANDS & BUFFERS.
7. DO NOT USE THE EXCAVATED MATERIAL AS BACKFILL IF IT CONTAINS WASTE METAL PRODUCTS, UNSIGHTLY DEBRIS, TOXIC MATERIAL OR ANY OTHER DELETERIOUS SUBSTANCE. IF ADDITIONAL BACKFILL IS REQUIRED, USE CLEAN MATERIAL FREE OF ANY DELETERIOUS SUBSTANCES.
8. PLACE HEAVY EQUIPMENT ON MATS OR SUITABLY OPERATE THE EQUIPMENT TO PREVENT DAMAGE TO THE NONTIDAL WETLANDS AND BUFFERS.
9. REPAIR AND MAINTAIN ANY SERVICEABLE STRUCTURE OR FILL SO THERE IS NO PERMANENT LOSS OF NONTIDAL WETLANDS IN EXCESS OF NONTIDAL WETLANDS LOST UNDER THE ORIGINAL CONSTRUCTION OR FILL.
10. RECTIFY ANY NONTIDAL WETLANDS TEMPORARILY IMPACTED BY ANY CONSTRUCTION OR MAINTENANCE ACTIVITY.
11. ALL STABILIZATION IN THE WETLANDS AND BUFFERS SHALL BE OF THE FOLLOWING RECOMMENDED SPECIES: ANNUAL RYEGRASS (LOLIUM MULTIFLORUM), MILLET (SETARIA ITALICA), BARLEY (HORDEUM SP.), OATS (AVENA SP.), AND OR RYE (SECALE CEREALE). THESE SPECIES WILL ALLOW FOR THE STABILIZATION OF THE SITE WHILE ALSO ALLOWING FOR THE VOLUNTARY REVEGETATION OF NATURAL WETLAND SPECIES. OTHER NON-PERSISTANT VEGETATION MAY BE ACCEPTABLE, BUT MUST BE APPROVED BY THE DIVISION. KENTUCKY 33 FESCUE SHALL NOT BE UTILIZED IN THE WETLAND OR BUFFER AREAS. THE AREA SHOULD BE SEEDED AND MULCHED TO REDUCE EROSION AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
12. AFTER INSTALLATION HAS BEEN COMPLETED, MAKE POST CONSTRUCTION GRADES AND ELEVATIONS OF NONTIDAL WETLANDS THE SAME AS THE ORIGINAL GRADES AND ELEVATIONS.
13. STORMWATER RUNOFF FROM ADJACENT IMPERVIOUS SURFACES SHALL BE CONTROLLED TO PREVENT THE WASHING OF DEBRIS INTO THE STREAM.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
	Revised SHC Invert Elevations Lots 1 - 10

REVISION BLOCK

ENGINEER'S CERTIFICATE

"I certify that the attached 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 (REGISTERED PROFESSIONAL ENGINEER) — LEONIDO M. VITUCCI, P.E.) — 12-17-06 Date

DEVELOPER'S CERTIFICATE

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

Signature of Developer — 12-17-06 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/3/07
Chief, Division of Land Development — Date 2/7/07
Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12, TOWNHOUSE UNIT Nos. 1-120
PLAT NOS.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

REVISED
PRIVATE SEWER MAIN PROFILES
STREAM CROSSING NOTES & DETAILS
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 20 OF 44

SDP 04-80

K:\SDSKPROJ\40353\SDP 140379\SDP SUBMISSION\PRIVATE SEWER PROFILES.DWG

K:\SDSKPROJ\40353\dwg\SDP (40379)\REVISIONS TO SDP SUBMISSION for 2006\40353 SHEET 20-28 PRIVATE SEWER PROFILES.dwg, 12/13/2006 4:41:19 PM, 1:50

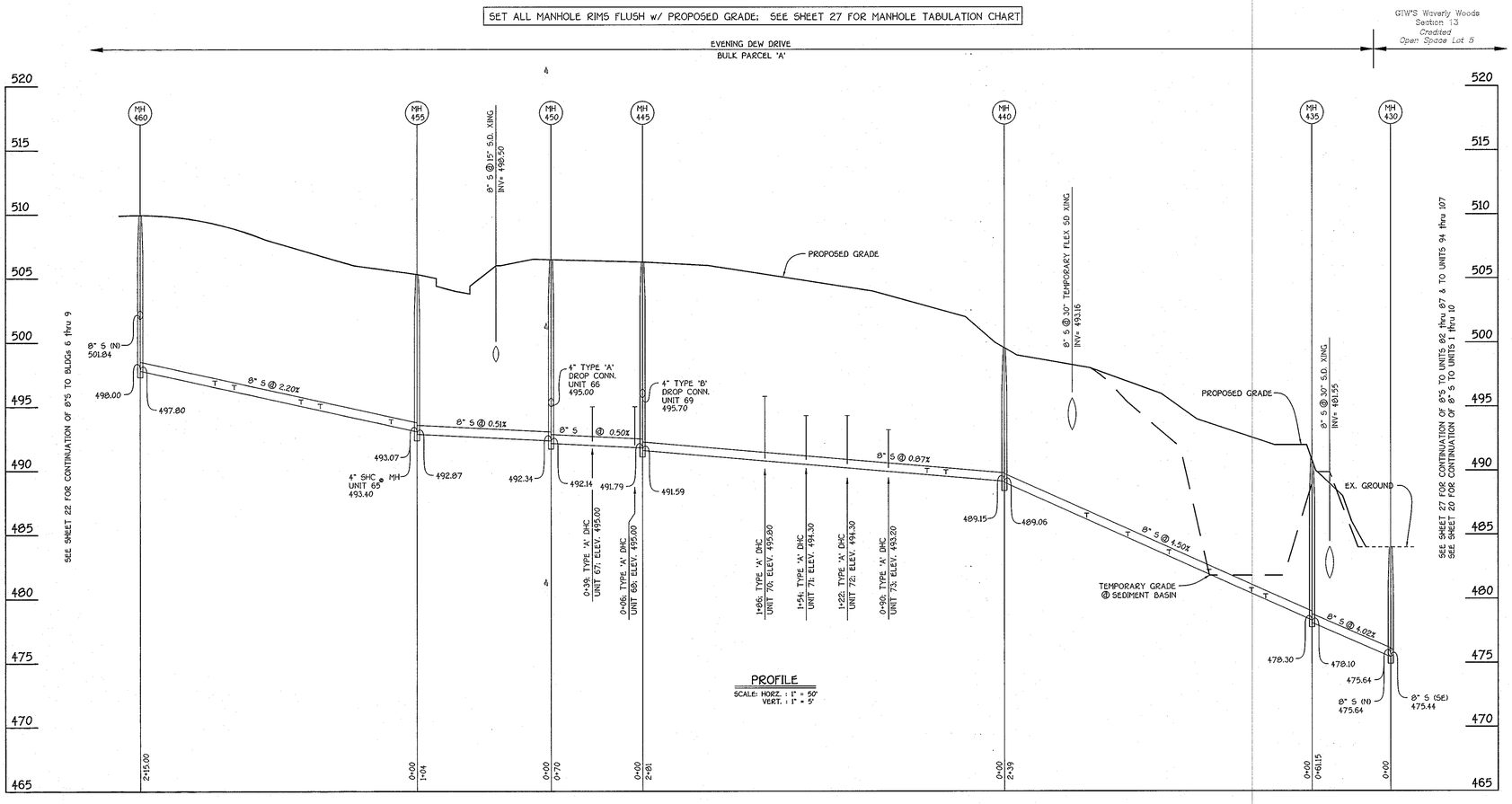
SHC INVERT @ 10' FROM BUILDING

STATION	UNIT	ELEVATION
MH 435 TO MH 440		
0+36 LT.	81	480.49
0+47 LT.	80	480.99
0+80 LT.	79	482.47
1+11 LT.	78	483.87
1+43 LT.	77	485.31
1+75 LT.	76	486.75
MH 440 TO MH 445		
0+46 LT.	75	490.12
0+59 LT.	74	490.23
0+90 LT.	73 (DHC)	493.60
1+22 LT.	72 (DHC)	494.70
1+54 LT.	71 (DHC)	494.70
1+86 LT.	70 (DHC)	496.20
@ MH 445 LT.	69 (DROP CONN.)	496.10
MH 445 TO MH 450		
0+06 LT.	68 (DHC)	495.36
0+39 LT.	67 (DHC)	495.36
@ MH 450 LT.	66 (DROP CONN.)	495.36

SHC INVERT @ 10' FROM BUILDING

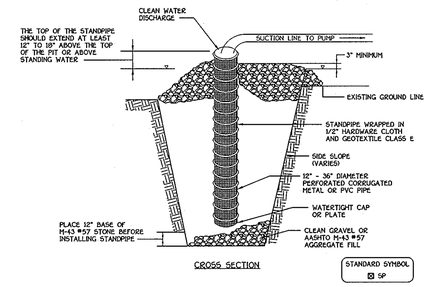
MH 455 TO MH 460		
@ MH 455 LT.	65	493.66
0+20 LT.	64	493.94
0+75 LT.	63	495.15
0+90 LT.	62	495.52
1+42 LT.	61	496.66
1+57 LT.	60	496.95
MH 465 TO MH 470		
0+20 LT.	BLDG. #8	504.17
MH 470 TO MH 475		
0+55 LT.	BLDG. #7	506.23
@ MH 475 RT.	BLDG. #9	507.39
@ MH 475 LT.	BLDG. #6	508.11
MH 510 TO MH 511		
0+72 LT.	59	467.15
0+84 RT.	50 (DHC)	478.14
1+02 LT.	58	468.04
1+12 RT.	51 (DHC)	476.88
1+17 LT.	57	468.51
1+42 RT.	52 (DHC)	476.64
1+66 LT.	56	470.02
1+71 RT.	53 (DHC)	476.40
@ MH 511 LT.	55	470.90
@ MH 511 RT.	54 (DROP CONN.)	477.20

SET ALL MANHOLE RIMS FLUSH w/ PROPOSED GRADE; SEE SHEET 27 FOR MANHOLE TABULATION CHART



PROFILE
SCALE: HORZ. : 1" = 50'
VERT. : 1" = 5'

8" SEWER MAIN: UNITS 60 thru 81

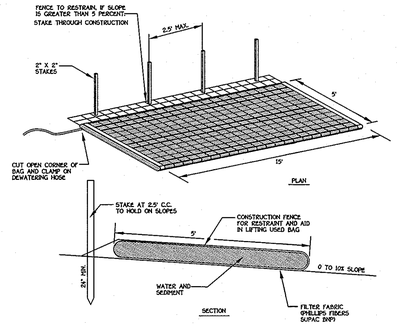


CROSS SECTION

1. PIT DIMENSIONS ARE VARIABLE, WITH THE MINIMUM DIAMETER BEING 2 TIMES THE STANDPIPE DIAMETER.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12" TO 24" DIAMETER CORRUGATED OR PVC PIPE, THEN WRAPPING WITH 1/2" HARDWARE CLOTH AND GEOTEXTILE CLASS E. THE PERFORATIONS SHALL BE 1/2" X 6" SLITS OR 1" DIAMETER HOLES.
3. A BASE OR FILTER MATERIAL CONSISTING OF CLEAN GRAVEL OR #57 STONE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH THE SAME FILTER MATERIAL.
4. THE STANDPIPE SHOULD EXTEND 12" TO 18" ABOVE THE LIP OF THE PIT OR THE RISER CREST ELEVATION (BASIN DEWATERING ONLY) AND THE FILTER MATERIAL SHOULD EXTEND 2" MINIMUM ABOVE THE ANTICIPATED STANDING WATER ELEVATION.

DETAIL 20B - SUMP PIT

NO SCALE



NOTES

1. FILTER BAG SHALL BE PLACED ON A SLOPING OR LEVEL, WELL GRADED VEGETATED SITE SUCH THAT WATER WILL FLOW AWAY FROM DEVICE AND ANY WORK AREAS.
2. WIDTH AND LENGTH SHALL BE AS SHOWN.
3. THE FILTER BAG MUST BE STAKED IN PLACE AND SECURED TO THE PUMP DISHARGE LINE.
4. FILTER BAG SHALL NOT BE USED FOR DISCHARGE FLOWS GREATER THAN 300 GPM.
5. DEVICE SHALL BE REMOVED AND DISPOSED OF AFTER BAG IS FILLED WITH SEDIMENT. SEDIMENT FROM BAG SHALL BE SPREAD IN AN UPLAND AREA.

AVAILABLE FROM:

INDIAN VALLEY INDUSTRIES, INC.
P.O. BOX 1012
JOHNSON CITY, NEW YORK 13790
(800) 659-5111

OR

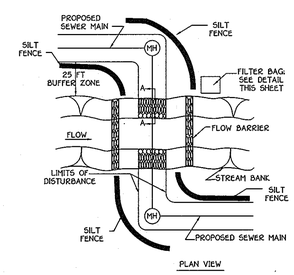
A.C.F. ENVIRONMENTAL
1905-A WILLIS ROAD
RICHMOND, VIRGINIA 23237
TOLL FREE 1-800-448-3636

OR

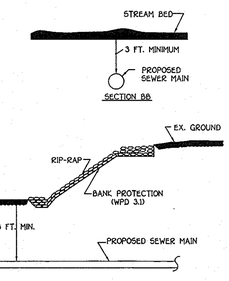
PRICE AND COMPANY, INC.
400 36TH STREET
WYOMING, IA 52362
(319) 530-8230

FILTER BAG DETAIL

NOT TO SCALE



NOTE: SEE SHEET 8 & SHEET 20 FOR ADDITIONAL STREAM CROSSING NOTES & DETAILS



I. DESCRIPTION

THIS WORK SHALL CONSIST OF INSTALLING EROSION CONTROL DEVICES IN & ADJACENT TO TEMPORARY STREAM CONSTRUCTION SUCH AS UTILITY CROSSINGS.

II. CONSTRUCTION REQUIREMENTS

1. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS THE FIRST ORDER OF WORK.
2. THE CONTRACTOR SHALL INSURE THAT A CONTINUOUS PERIMETER CONTROL BARRIER IS IN PLACE SO AS TO MINIMIZE POLLUTANTS ENTERING THE WATER.
3. EXCAVATED TOPSOIL & SUBSOIL SHALL BE KEPT SEPARATE & REPLACED IN THEIR NATURAL ORDER.
4. ALL EXCAVATED MATERIALS SHALL BE PLACED ON THE UPLAND SIDE OF THE EXCAVATION.
5. ALL CONSTRUCTION SHALL TAKE PLACE DURING STREAM LOW FLOWS. THE LENGTH OF CONSTRUCTION TIME SHALL BE LIMITED TO A MAXIMUM OF 5 DAYS FOR EACH CROSSING.
6. ALL UTILITY CROSSINGS SHALL BE PLACED AT LEAST THREE FEET BENEATH THE STREAM BED UNLESS AN ALTERNATIVE SECTION IS SPECIFICALLY APPROVED BY THE ADMINISTRATION.
7. THE CONTRACTOR MAY ELECT TO CONSTRUCT THE UTILITY CROSSING IN TWO STAGES. IN THIS CASE A WRA APPROVED FLOW BARRIER MAY BE CONSTRUCTED TO KEEP THE CONSTRUCTION AREA DRY.
8. SEDIMENT CONTROL DEVICES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH AN APPROVED SEDIMENT & EROSION CONTROL PLAN & THE INSPECTION AUTHORITY APPROVES THEIR REMOVAL.

UTILITY CROSSING DETAIL; WPD 5.1

NO SCALE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
	Moved MHS 440 & 450, Revised Grades
	Between MHs 435 & 445; Revised DHC & SHC
	Stations & Invert Elevations For Units 55-81; BLDG's. 6-9
	as required.

REVISION BLOCK

E:\SDSKPROJ\40353\SDP (40379)\SDP SUBMISSION\PRIVATE SEWER PROFILES.DWG

K:\SDSKPROJ\40353\dwg\SDP (40379)\REVISIONS TO SDP SUBMISSION for 2006\40353 SHEET 20-28 PRIVATE SEWER PROFILES.dwg, 12/13/2006 4:42:07 PM, 1:50

ENGINEER'S CERTIFICATE

"I certify that the 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."

12-19-06
Signature (LICENSED PROFESSIONAL ENGINEER) ALDO M. VITUCCI, P.E.) 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 inspections by the Howard Soil Conservation District."

12-19-06
Signature of Developer Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07
Chief, Division of Land Development — Date 2/7/07
Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE		UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE		CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120
PLAT NOS. 16941 - 16962	BLOCK NO. 5	ZONE PSC	TAX/ZONE 16	ELEC. DIST. 3RD.	CENSUS TR.
WATER CODE K-02			SEWER CODE 5992000		

REVISED
PRIVATE SEWER MAIN PROFILES
STREAM CROSSING NOTES & DETAILS
AGE RESTRICTED

GTW'S WAVERLY WOODS

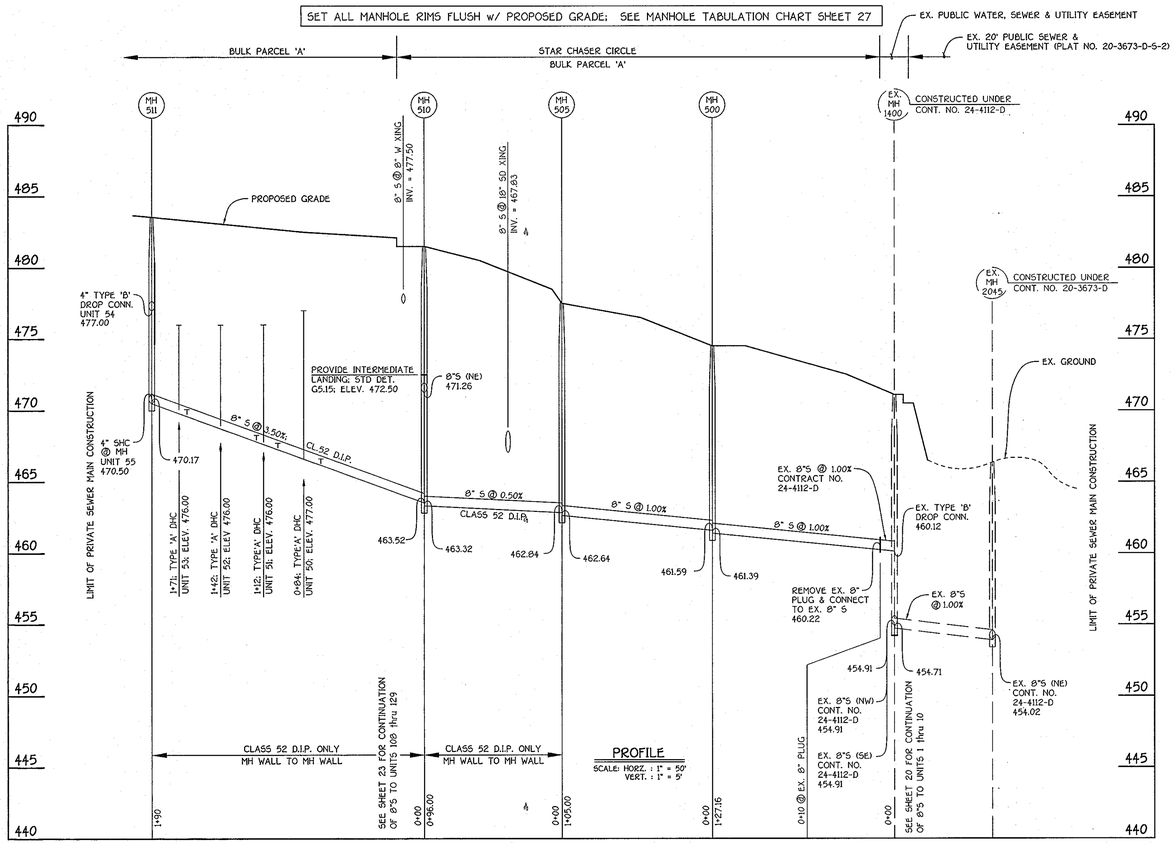
SECTION 13
BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"

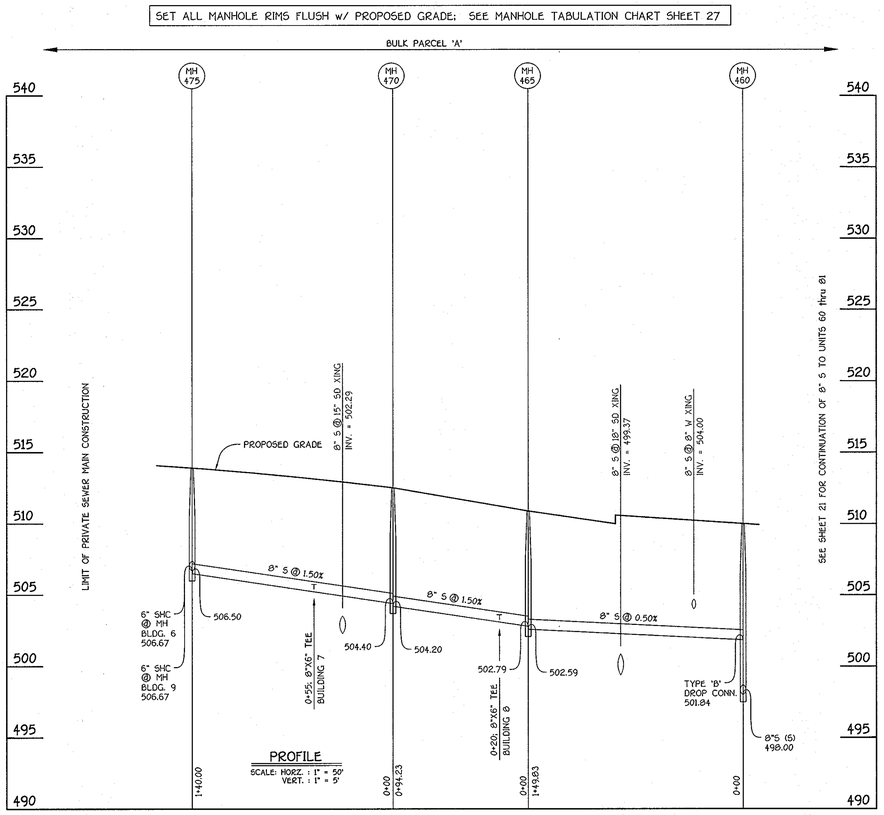
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 21 OF 44

SDP 04-80



8" SEWER MAIN: UNITS 50 thru 59 & STAR CHASER CIRCLE



8" SEWER MAIN: BLDGs 6 thru 9

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
	Moved MH 511; Revised DHC Stations & Elevations as required
	Between MH's 510 & 511.

REVISION BLOCK

E:\SDSKPROJ\40353\SDP (40379)\SDP SUBMISSION\PRIVATE SEWER PROFILES.DWG

ENGINEER'S CERTIFICATE

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

Signature (RICHARD O. M. VITUCCI, P.E.) — Date 12.19.06

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 — Date 12.19.06

Not reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER
NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07
Chief, Division of Land Development — Date 2/7/07
Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120
PLAT NOS.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

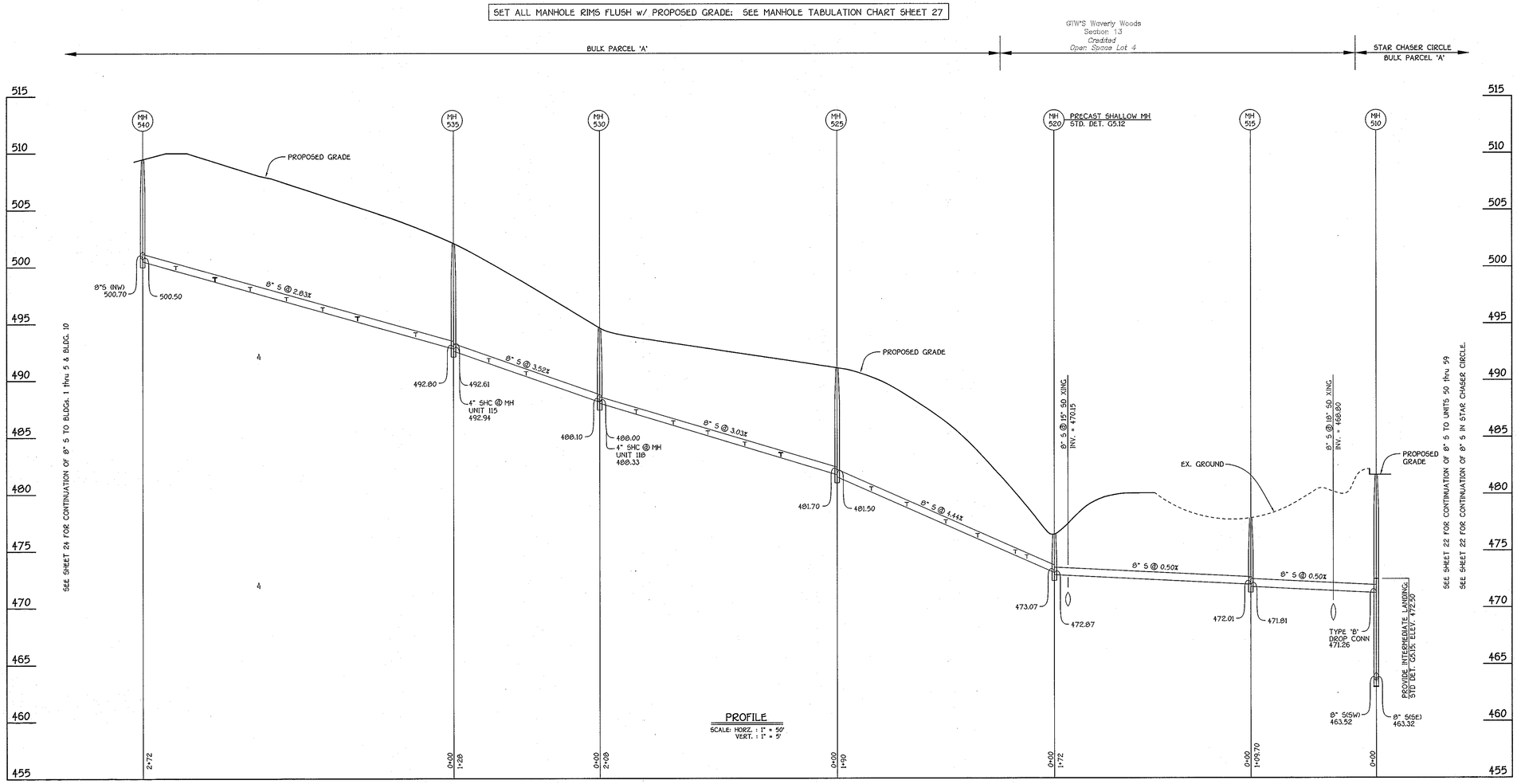
REVISED
PRIVATE SEWER MAIN PROFILES
AGE RESTRICTED

GTW'S WAVERLY WOODS
SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 22 OF 44

SDP 04-80

K:\SDSKPROJ\40353\DWG\SDP (40379)\REVISIONS TO SDP SUBMISSION for 2008\40353 SHEET 20-28 PRIVATE SEWER PROFILES.dwg, 12/13/2008 4:42:47 PM, 1:50

SET ALL MANHOLE RIMS FLUSH w/ PROPOSED GRADE: SEE MANHOLE TABULATION CHART SHEET 27



8" SEWER MAIN; UNITS 108 thru 129

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
	Revised Locations Of MH's 520,525,530,535, & 540;
	Revised Grades Of 8" Sewers Between
	MH's 520 And 540.

REVISION BLOCK

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ENGINEER'S CERTIFICATE

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

Signature (ALDO M. VITUCCI, P.E.) — Date 12-19-06

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 inspections by the Howard Soil Conservation District."

Signature of Developer — Date 12-19-06

Approved for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER
NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/9/07

Chief, Division of Land Development — Date 2/7/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO THREE	CONDO BUILDING Nos. 1-12, TOWNHOUSE UNIT Nos. 1-129
PLAT NOS.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 -16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

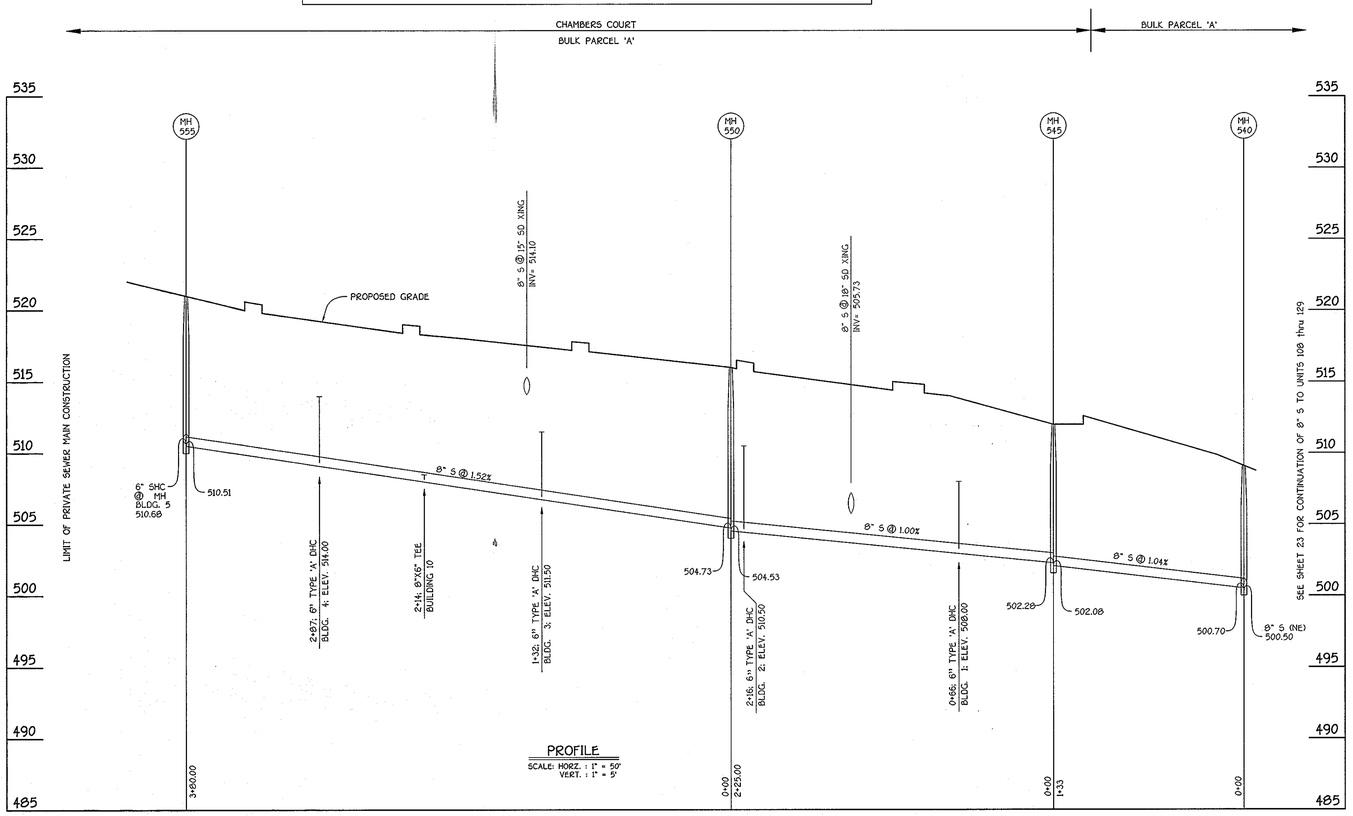
REVISED
PRIVATE SEWER MAIN PROFILES
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 23 OF 44

SDP 04-80

SET ALL MANHOLE RIMS FLUSH w/ PROPOSED GRADE; SEE MANHOLE TABULATION CHART SHEET 27



PROFILE
SCALE: HORZ. : 1" = 50'
VERT. : 1" = 5'

8" SEWER MAIN: BLDGs 1 thru 5 & BLDG 10

SHC INVERT @ 10' FROM BUILDING

STATION	UNIT	ELEVATION
MH 520 TO MH 525		
0+24 LT.	129	474.81
0+34 LT.	128	475.25
0+67 LT.	127	476.61
0+97 LT.	126	477.95
1+29 LT.	125	479.27
1+60 LT.	124	480.64
MH 525 TO MH 530		
0+48 LT.	123	483.62
0+80 LT.	122	484.59
1+12 LT.	121	485.56
1+43 LT.	120	486.50
1+76 LT.	119	487.50
@ MH 530 LT.	118	488.63
MH 530 TO MH 535		
0+64 LT.	117	490.82
0+98 LT.	116	491.95
@ MH 535 LT.	115	493.24
MH 535 TO MH 540		
0+31 LT.	114	494.15
0+84 LT.	113	495.65
1+16 LT.	112	496.55
1+48 LT.	111	497.46
1+78 LT.	110	498.31
2+10 LT.	109	499.21
2+43 LT.	108	500.15
MH 545 TO MH 550		
0+66 RT.	BLDG. #1 (DHC)	508.48
2+16 RT.	BLDG. #2 (DHC)	510.94
MH 550 TO MH 555		
1+32 RT.	BLDG. #3 (DHC)	511.94
2+14 LT.	BLDG. #10	509.30
2+87 RT.	BLDG. #4 (DHC)	514.44
@ MH 555 LT.	BLDG. #5	512.46

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
	Revised Grade Of 8"S Between MH'S 540 & 545;
	Revised SHC Stations & Inverts Lots 108-127 & SHC Inverts For
	BLDG's 3,4,5 & 10.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — RODNEY M. VITUCCI — No. 15822 — PROFESSIONAL ENGINEER

Signature — RODNEY M. VITUCCI, P.E.) — 12-17-06 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 inspections by the Howard Soil Conservation District."

Signature of Developer — 12-19-06 Date

~~Reviewed for HOWARD SCD and meets Technical Requirements.~~

~~U.S.D.A.-Natural Resources Conservation Service — Date~~

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

~~Howard SCD — Date~~

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER
NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — 2/5/07 Date

Chief, Division of Land Development — 2/7/07 Date

Chief, Development Engineering Division — 1/17/07 Date

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120
PLAT NOS.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 -16962	5	PSC	16	3RD.	
WATER CODE		SEWER CODE			
K-02		5992000			

REVISED
PRIVATE SEWER MAIN PROFILES
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 24 OF 44

SDP 04-80

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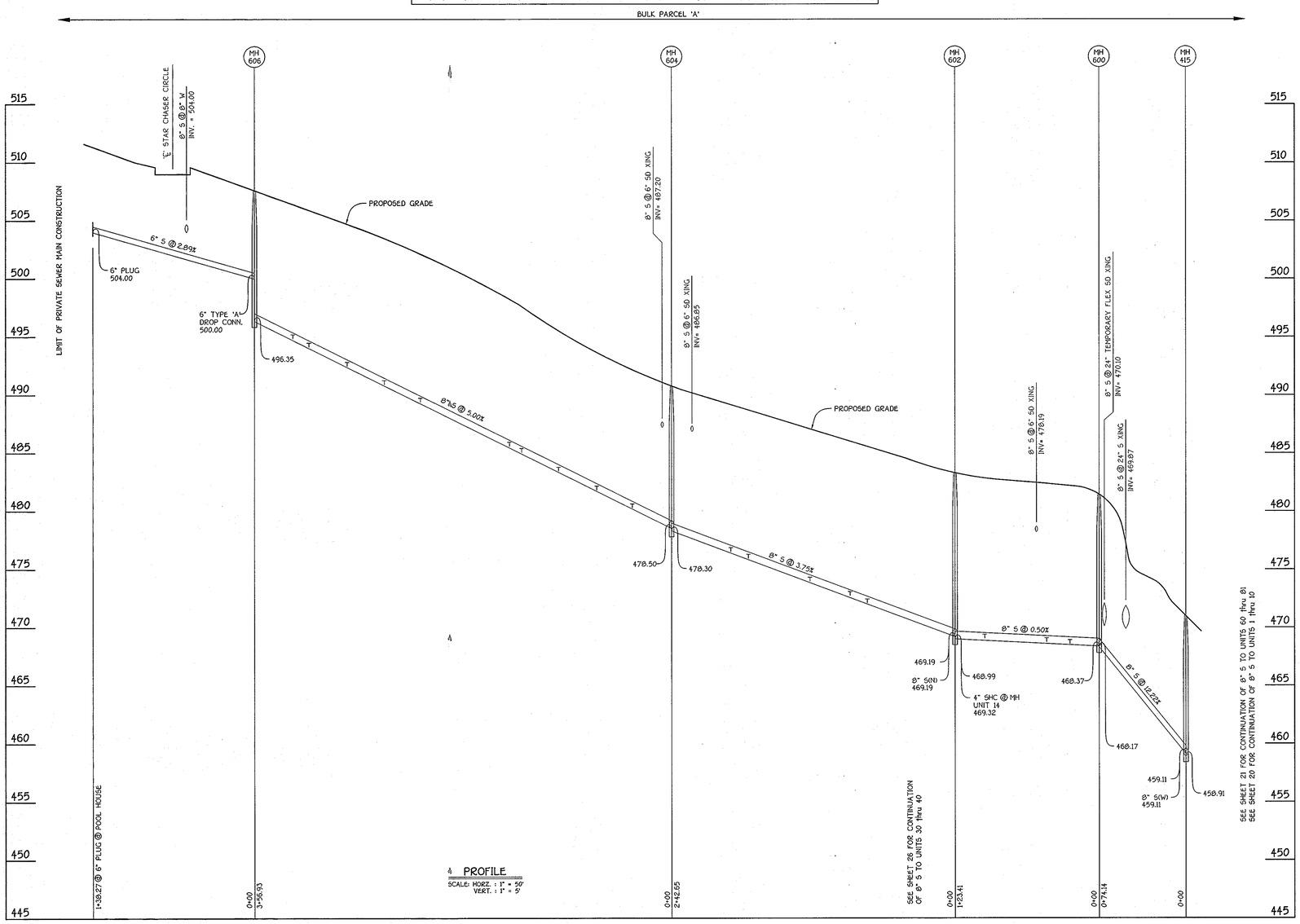
SET ALL MANHOLE RIMS FLUSH w/ PROPOSED GRADE: SEE MANHOLE TABULATION CHART SHEET 27



4 PROFILE
SCALE: HORZ. : 1" = 50'
VERT. : 1" = 5'

8" SEWER MAIN: UNITS 11 thru 29

SHC INVERT @ 10' FROM BUILDING

STATION	UNIT	ELEVATION
MH 600 TO MH 602		
0+25 LT.	11	468.93
0+45 LT.	12	469.07
0+98 LT.	13	469.33
@ MH 602 LT.	14	469.66
MH 602 TO MH 604		
0+74 LT.	15	472.36
0+89 LT.	16	472.94
1+23 LT.	17	474.21
1+76 LT.	18	476.18
1+91 LT.	19	476.76
MH 604 TO MH 606		
0+34 LT.	20	480.73
0+65 LT.	21	482.28
0+98 LT.	22	483.93
1+30 LT.	23	485.53
1+40 LT.	24	486.03
2+15 LT.	25	489.78
2+47 LT.	26	491.38
2+78 LT.	27	492.93
3+12 LT.	28	494.63
3+23 LT.	29	495.18
MH 602 TO MH 605		
0+92 RT.	41	471.38
1+42 RT.	42	472.83
MH 605 TO MH 607		
0+21 LT.	40 (DHC)	477.36
0+31 LT.	39 (DHC)	477.36
0+64 LT.	38 (DHC)	479.36
0+95 LT.	37 (DHC)	480.36
1+27 LT.	36 (DHC)	481.36
1+58 LT.	35 (DHC)	483.36
@ MH 607 LT.	34 (DROP CONN)	485.46
MH 607 TO MH 609		
0+45 LT.	33 (DHC)	491.84
0+78 LT.	32 (DHC)	492.64
1+09 LT.	31 (DHC)	493.64
1+40 LT.	30 (DHC)	494.64
MH 605 TO MH 610		
@ MH 610 RT.	43	473.78
@ MH 610 RT.	44	473.76
MH 607 TO MH 611		
0+10 RT.	45	479.67
0+40 RT.	46	480.39
0+70 RT.	47	481.11
1+05 RT.	48	481.95
@ MH 611 RT.	49	482.85

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

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DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
	Lowered 8" Sewer Mains Between MHS 600 & 606;
	Revised Stations & Invert Elevations Of SHC's & DHC's For Units
	11-49 as required.

REVISION BLOCK

4

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — RODOLDO M. VITUCCI — No. 17207 — PROFESSIONAL ENGINEER

Signature (RODOLDO M. VITUCCI, P.E.) — Date 12-19-06

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 — Date 12-19-06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER
NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07
Chief, Division of Land Development — Date 2/7/07
Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120
PLAT NOS.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 -16962	5	PSC	16	3RD.	
WATER CODE		SEWER CODE			
K-02		5992000			

REVISED
PRIVATE SEWER MAIN PROFILES
AGE RESTRICTED

GTW'S WAVERLY WOODS
SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 25 OF 44

SDP 04-80

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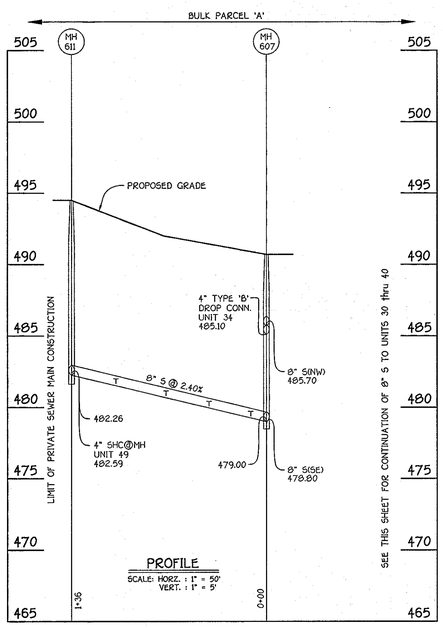
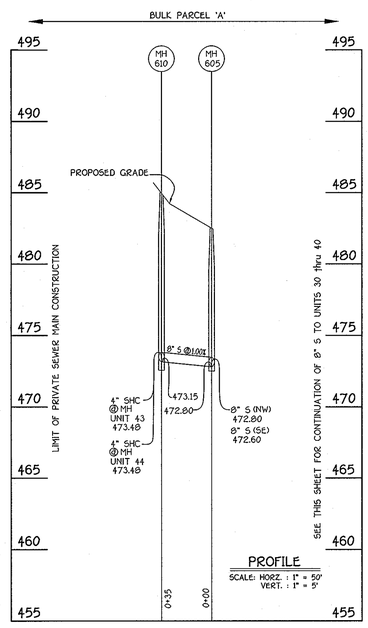
SET ALL MANHOLE RIMS FLUSH w/ PROPOSED GRADE: SEE MANHOLE TABULATION CHART SHEET 27

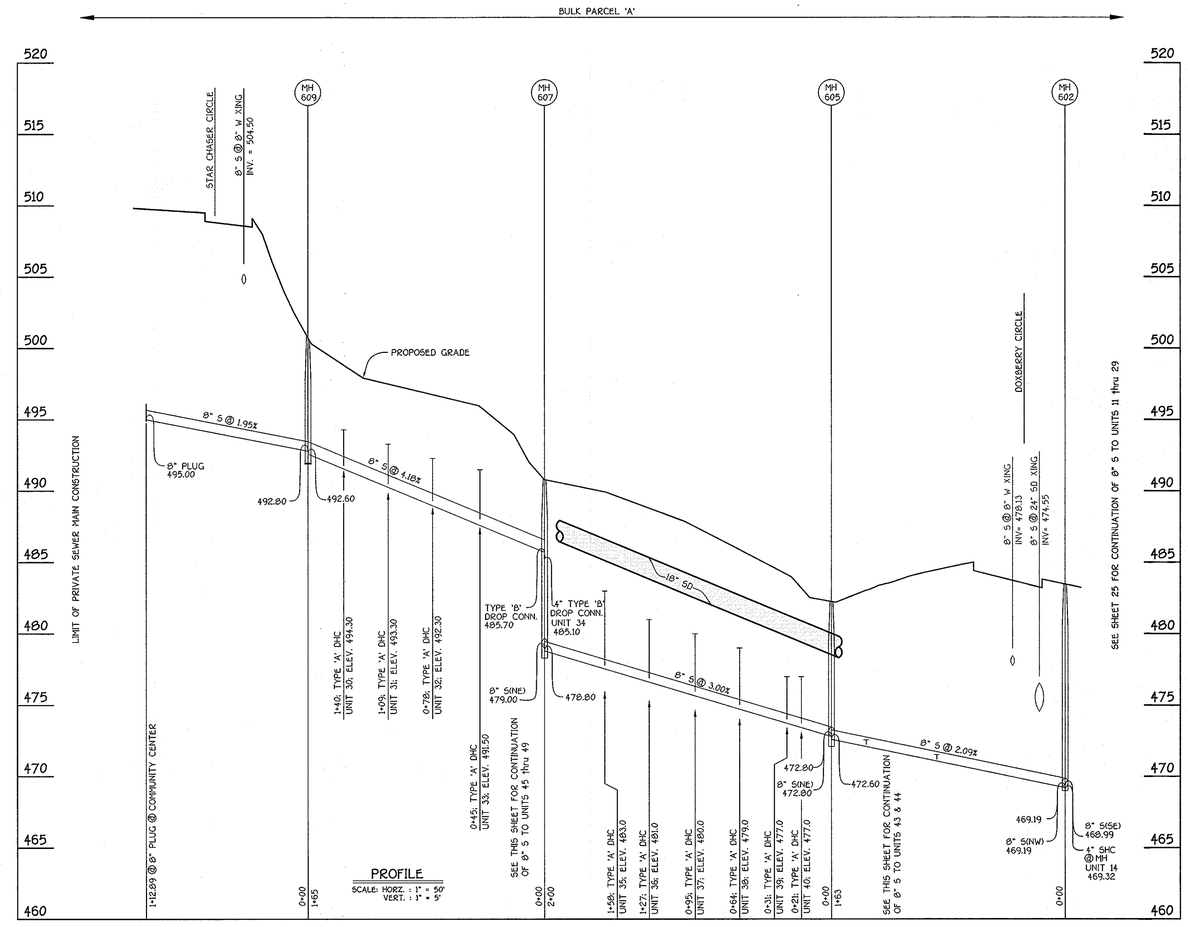


8" SEWER MAIN: UNITS 45 thru 49



8" SEWER MAIN: UNITS 43 & 44

SET ALL MANHOLE RIMS FLUSH w/ PROPOSED GRADE: SEE MANHOLE TABULATION CHART SHEET 27



8" SEWER MAIN: UNITS 30 thru 40

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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

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DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
	Moved MH's 605,607,609,610 & 611; Revised Grades Between MH's;
	Revised SHC & DHC Stations & Elevations as required.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — DONALD M. VITUCCI — No. 11668 — PROFESSIONAL ENGINEER

Signature (DONALD M. VITUCCI, P.E.) — Date 12-17-06

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 — Date 12-17-06

Approved for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER
NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07

Chief, Division of Land Development — Date 2/5/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12. TOWNHOUSE UNIT Nos. 1-129
PLAT NOS.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 -16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

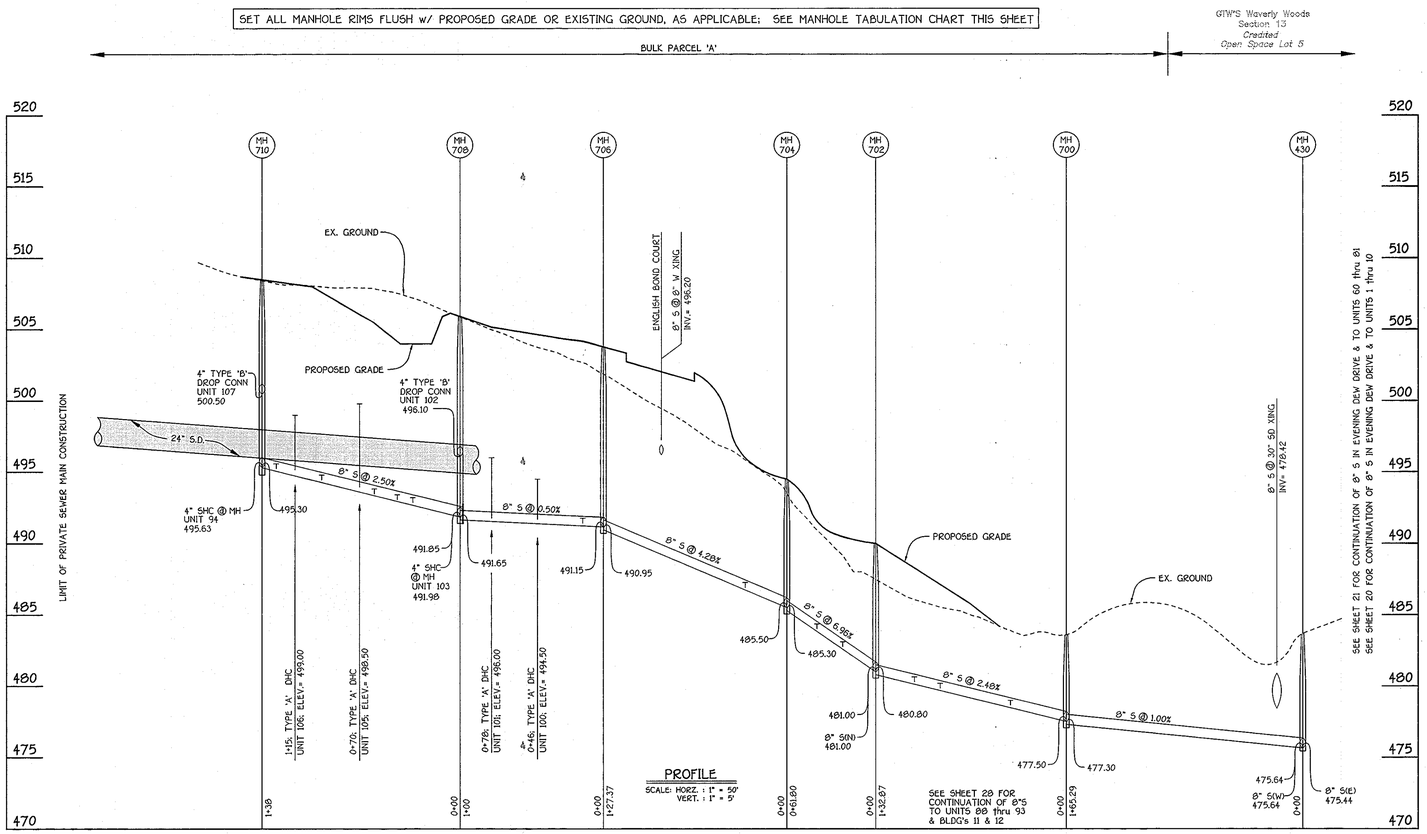
REVISED
PRIVATE SEWER MAIN PROFILES
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 26 OF 44

SDP 04-80



PROFILE
SCALE: HORZ. : 1" = 50'
VERT. : 1" = 5'

8" SEWER MAIN: UNITS 82 thru 87 & UNITS 94 thru 107

MANHOLE TABULATION CHART

NO.	NORTHING	EASTING	RIM ELEVATION
405	600113.17	1343286.11	472.10
410	599978.97	1343137.82	474.80
415	599829.54	1342972.69	471.20
420	599789.11	1342862.42	471.00
425	599647.26	1342807.41	474.00
430	599630.53	1342554.00	483.80
435	599634.61	1342492.99	490.00
440	599587.25	1342255.00	499.80
445	599532.23	1341980.32	506.40
450	599545.84	1341910.44	506.10
455	599563.71	1341809.82	505.30
460	599764.08	1341731.87	510.30
465	599905.81	1341686.26	510.80
470	600000.65	1341677.70	512.80
475	600140.25	1341688.28	514.00
500	600217.44	1343252.30	474.20
505	600290.41	1343176.80	477.70
510	600346.27	1343098.73	481.80
511	600191.74	1342988.18	484.00
515	600448.55	1343138.39	478.00
520	600609.63	1343078.08	476.50
525	600654.60	1342893.48	490.80
530	600657.21	1342685.50	494.00
535	600643.97	1342558.18	501.80
540	600615.85	1342287.64	509.50
545	600486.14	1342252.73	512.00
550	600487.33	1342027.73	516.00
555	600489.35	1341647.73	521.00
600	599879.85	1342918.23	482.00
602	599907.72	1342798.01	483.00
604	599962.50	1342561.62	491.50
606	600264.32	1342371.09	507.80
6" PLUG @ POOL HOUSE	600298.46	1342237.09	——
605	600067.39	1342765.22	482.30
607	600236.51	1342658.46	491.50
609	600376.03	1342570.38	500.50
8" PLUG @ COMM. CENTER	600419.99	1342466.40	——
610	600095.28	1342786.36	485.00
611	600369.52	1342686.80	493.80
700	599765.37	1342458.40	483.60
702	599739.35	1342328.11	489.80
704	599727.25	1342267.50	494.50
706	599731.06	1342140.19	504.00
708	599711.48	1342042.13	505.00
710	599830.74	1341972.69	508.70
703	599861.00	1342304.11	493.00
705	600013.25	1342169.84	495.30
707	600037.24	1342006.93	514.30
709	600142.26	1341941.37	514.80

NOTE: SET ALL MH RIMS FLUSH W/ PROPOSED FINISHED GRADE OR EXISTING GROUND, AS APPLICABLE. SEE PRIVATE SEWER MAIN PROFILES, SHEETS 20 thru 28

K:\SDSKPROJ\40353\SDP 140379\SDP SUBMISSION\PRIVATE SEWER PROFILES.DWG

K:\SDSKPROJ\40353\dwg\SDP (40379)\REVISIONS TO SDP SUBMISSION\ for 200804033 SHEET 20-28 PRIVATE SEWER PROFILES.dwg, 12/13/2006 4:46:12 PM, 1:50

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
	Moved MH's 708 & 710; Revised Grade & SHC & DHC Stations & Elevations As Required; Revised Coordinates & Rim Elevations In MH Tabulations Chart To Reflect Realignment Of Sewer Mains For This SDP.

REVISION BLOCK

ENGINEER'S CERTIFICATE

"I certify that all development and erosion control represents a practical and workable plan based on the topographic conditions of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature — Michael M. VITUCCI, P.E. — 12/19/06 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 inspections by the Howard Soil Conservation District."

Signature of Developer — 12/19/06 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-357-0422

BUILDER
NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — 2/5/07 Date

Chief, Division of Land Development — 2/7/07 Date

Chief, Development Engineering Division — 1/12/07 Date

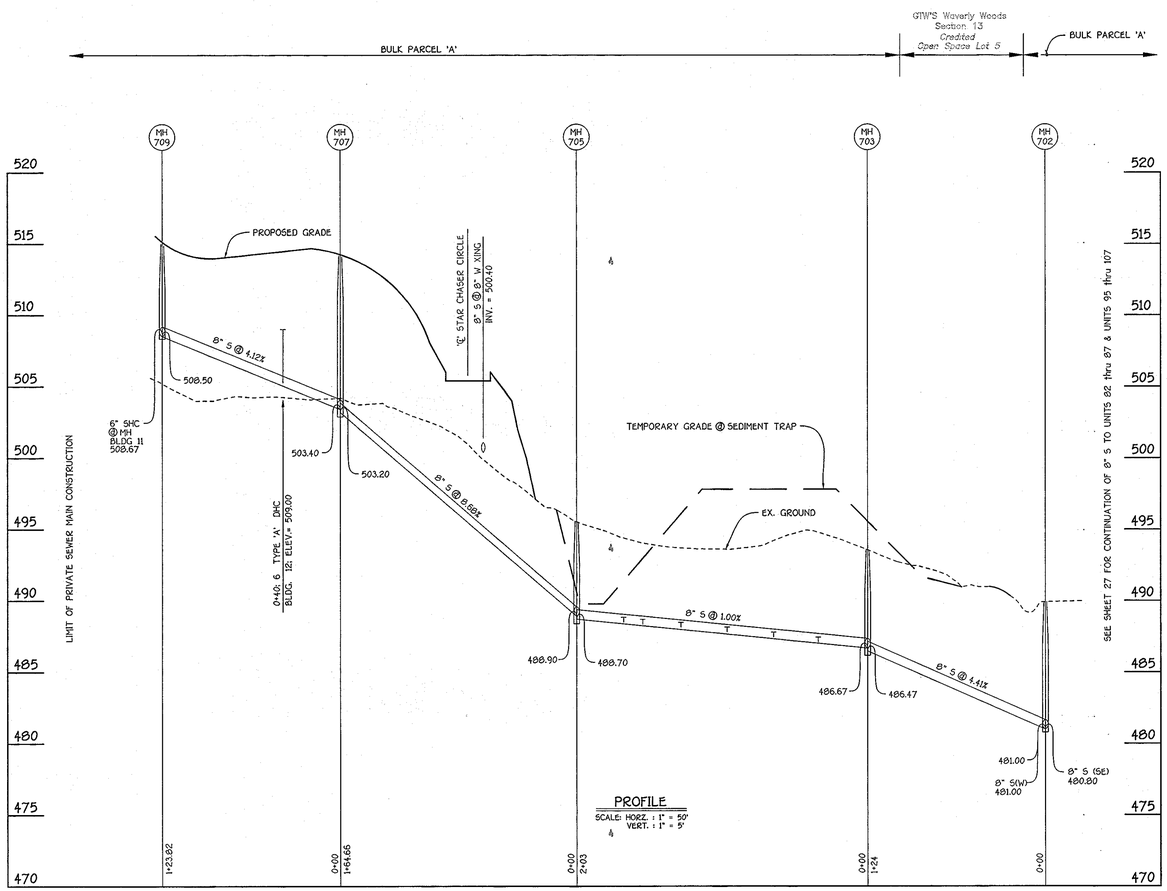
SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-129
PLAT NOS.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

REVISED
PRIVATE SEWER MAIN PROFILES
AGE RESTRICTED

GTW'S WAVERLY WOODS
SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 27 OF 44

SDP 04-80

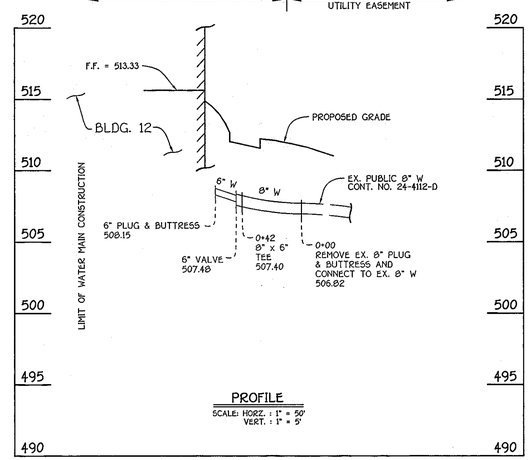
SET ALL MANHOLE RIMS FLUSH w/ PROPOSED GRADE OR EXISTING GROUND, AS APPLICABLE.: FOR MANHOLE TABULATION CHART SHEET 27



PROFILE
SCALE: HORZ. : 1" = 50'
VERT. : 1" = 5'

8" SEWER MAIN: UNITS 88 thru 93 & BLDGs 11 & 12

SEE SHEET 4 FOR PLAN VIEW



PROFILE
SCALE: HORZ. : 1" = 50'
VERT. : 1" = 5'

PRIVATE 8" W TO BLDG 12

SHC INVERT @10' FROM BUILDING

STATION	UNIT	ELEVATION
MH 700 TO MH 702		
0+39 LT.	82	478.90
0+88 LT.	83	480.07
1+06 LT.	84	480.44
MH 702 TO MH 704		
0+23 LT.	85	482.97
0+41 LT.	86	484.22
MH 704 TO MH 706		
0+29 LT.	87	487.11
MH 706 TO MH 708		
0+15 LT.	99	491.60
0+46 LT.	100 (DHC)	494.78
0+78 LT.	101 (DHC)	496.28
@ MH 708 LT.	102 (DROP CONN)	496.42
@ MH 708 LT.	103	492.86
MH 708 TO MH 710		
0+33 RT.	98	493.35
0+40 LT.	104	493.80
0+63 RT.	97	494.00
0+70 LT.	105 (DHC)	499.20
0+94 RT.	96	494.65
1+15 LT.	106 (DHC)	499.58
1+27 RT.	95	495.40
@ MH 710 RT.	94	495.83
@ MH 710 LT.	107 (DROP CONN)	501.00
MH 703 TO MH 705		
0+35 LT.	88	487.47
0+66 LT.	89	487.78
0+98 LT.	90	488.10
1+30 LT.	91	488.42
1+60 LT.	92	488.72
1+70 LT.	93	488.82
MH 707 TO MH 709		
0+40 LT.	BLDG. #12 (DHC)	509.10
@ MH 709 LT.	BLDG. #11	509.03

M.C.E. CHART

UNIT	M.C.E.	UNIT	M.C.E.	UNIT	M.C.E.	UNIT	M.C.E.
1	469.32	37	485.06	73	498.10	109	503.81
2	470.28	38	484.06	74	494.73	110	502.91
3	470.24	39	482.06	75	494.62	111	502.06
4	470.24	40	482.06	76	491.45	112	501.15
5	472.28	41	475.88	77	490.01	113	500.25
6	472.32	42	477.33	78	488.57	114	498.75
7	472.28	43	478.28	79	487.17	115	497.84
8	472.24	44	478.26	80	485.69	116	496.55
9	472.24	45	484.07	81	485.19	117	495.42
10	470.78	46	484.79	82	483.30	118	493.23
11	473.13	47	485.51	83	484.47	119	492.10
12	473.27	48	486.35	84	484.84	120	491.10
13	473.53	49	487.25	85	487.37	121	490.16
14	473.86	50	482.74	86	488.62	122	489.19
15	476.56	51	481.48	87	491.51	123	488.22
16	477.14	52	481.24	88	492.07	124	485.24
17	478.41	53	481.00	89	492.38	125	483.87
18	480.38	54	481.80	90	492.70	126	482.55
19	480.96	55	475.50	91	493.02	127	481.21
20	485.23	56	474.62	92	493.32	128	479.85
21	486.78	57	473.11	93	493.42	129	479.41
22	488.43	58	472.64	94	500.43		
23	490.03	59	471.75	95	500.00	BLDG.#1	514.18
24	490.53	60	501.35	96	499.25	BLDG.#2	516.64
25	494.28	61	501.06	97	498.60	BLDG.#3	517.64
26	495.88	62	499.92	98	497.95	BLDG.#4	520.14
27	497.43	63	499.55	99	496.28	BLDG.#5	518.16
28	499.13	64	498.34	100	499.38	BLDG.#6	513.81
29	499.68	65	498.06	101	500.88	BLDG.#7	511.93
30	499.14	66	500.06	102	501.02	BLDG.#8	509.87
31	498.14	67	500.06	103	497.46	BLDG.#9	513.09
32	497.14	68	500.06	104	498.40	BLDG.#10	515.00
33	496.34	69	500.60	105	503.80	BLDG.#11	514.73
34	490.16	70	500.70	106	504.18	BLDG.#12	514.80
35	488.06	71	499.20	107	505.60	COMM. CENT.	499.80
36	486.06	72	499.20	108	504.75	POOL HOUSE	507.60

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7.20.07	Incorporate Phase 3
	Moved MH's 703 & 705 & Revised Grades Between MH's 702 & 707;
	Revised SHC Stations & Elevations As Required; Revised MCE's For
	All Units & Bldg's; Revised SHC & DHC Stations And Inverts For
	Lots 82-106 & Bldg's 2 & 11.

REVISION BLOCK

E:\SDSEPROJ\40353\SDP 04037\9\SDP SUBMISSION\PRIVATE SEWER PROFILES.DWG

K:\SDSEPROJ\40353\dwg\SDP (40379)\REVISIONS TO SDP SUBMISSION for 2006\40353 SHEET 26-28 PRIVATE SEWER PROFILES.dwg, 12/13/2006 4:46:44 PM, 1:50

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — DOUGLAS M. VITUCCI — No. 20407 — REGISTERED PROFESSIONAL ENGINEER

Signature (DOUGLAS M. VITUCCI, P.E.) — Date 12-19-06

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 — Date 12-19-06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07

Chief, Division of Land Development — Date 2/7/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-120
PLAT NOS. 16941 - 16962	BLOCK NO. 5	ZONE PSC	TAX/ZONE 16	ELEC. DIST. 3RD.	CENSUS TR.
WATER CODE K-02		SEWER CODE 5992000		

REVISED
PRIVATE SEWER MAIN PROFILES
& PRIVATE WATER MAIN PROFILE
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 28 OF 44

SDP 04-80

INLET STRUCTURE SCHEDULE

STRUCTURE NO.	TOP ELEVATION	INV.IN	INV.OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	REMARKS	WIDTH
I-1	473.53	468.69	463.35	STAR CHASER CIRCLE	33+00	12.43'L	A-5	S.D. 4.40	2'-6"
I-2	473.53	-----	469.25	STAR CHASER CIRCLE	33+00	12.43'R	A-5	S.D. 4.40	2'-6"
I-3	462.69	454.50, 454.50	446.50	STAR CHASER CIRCLE	29+46.32	12.43'L	A-10	S.D. 4.41	2'-6"
I-4	462.69	-----	455.06	STAR CHASER CIRCLE	29+46.32	12.43'R	A-10	S.D. 4.41	2'-6"
I-5	470.12	461.21	460.71	STAR CHASER CIRCLE	26+21.62	12.43'L	A-5	S.D. 4.40	3'-0"
I-6	470.12	462.05	461.55	STAR CHASER CIRCLE	26+21.62	12.43'R	A-5	S.D. 4.40	2'-6"
I-7	* 471.50	468.04, 462.95	462.45	STAR CHASER CIRCLE	25+96.61	37'R	'D' INLET	S.D. 4.39	3'-0"
I-8	476.65	470.01, 464.66	464.16	DOXBERRY CIRCLE	11+54.16	12.43'R	A-10	S.D. 4.41	2'-6"
I-9	476.33	473.72, 465.96	465.46	STAR CHASER CIRCLE	24+27.59	12.43'R	A-5	S.D. 4.40	2'-6"
I-10	* 479.00	467.44	466.94	STAR CHASER CIRCLE	23+43	27'R	'D' INLET	S.D. 4.39	2'-6"
I-11	479.57	468.43	467.93	STAR CHASER CIRCLE	23+39.31	12.43'L	A-5	S.D. 4.40	2'-6"
I-12	484.98	478.95, 469.35	469.10	CHAMBERS COURT	15+27.93	6.5'R	A-10	S.D. 4.41	2'-6"
I-13	494.24	488.33, 486.13, 481.99	481.49	CHAMBERS COURT	12+71.09	12'R	A-10	S.D. 4.41	2'-6"
I-14	496.07	487.44	487.19	STAR CHASER CIRCLE	19+88.65	12.43'L	A-5	S.D. 4.40	2'-6"
I-15	496.07	-----	488.00	STAR CHASER CIRCLE	19+88.65	12.43'R	A-5	S.D. 4.40	2'-6"
I-16	504.68	495.08	494.83	CHAMBERS COURT	9+40.39	12'R	A-10	S.D. 4.41	2'-6"
I-17	* 475.00	-----	470.27	——	N 600,615.55 E 1,343,083.58	——	'D' INLET	S.D. 4.39	2'-6"
I-18	479.86	471.92	471.67	DOXBERRY CIRCLE	9+88.45	12.43'R	A-10	S.D. 4.41	2'-6"
I-19	485.86	482.12	481.00	GLENCOE CIRCLE	3+92.11	12.43'L	A-10	S.D. 4.41	2'-6"
I-20	480.72	477.92, 473.35	472.85	DOXBERRY CIRCLE	7+18.35	12.43'R	A-10	S.D. 4.41	2'-6"
I-21	488.13	480.35	480.10	DOXBERRY CIRCLE	5+18.00	12.43'R	A-10	S.D. 4.41	2'-6"
I-22	488.98	-----	481.00	DOXBERRY CIRCLE	5+18.00	12.43'L	A-10	S.D. 4.41	2'-6"
I-23	* 482.50	478.33, 478.25	478.00	——	N 600,056.89 E 1,342,757.84	——	'D' INLET	S.D. 4.39	2'-6"
I-24	* 489.50	-----	486.50	——	N 600,220.91 E 1,342,654.77	——	'D' INLET	S.D. 4.39	2'-6"
I-25	489.78	485.88,484.39	479.32	EVENING DEW DRIVE	11+14.12	12.43'R	A-10	S.D. 4.41	3'-0"
I-26	499.72	491.62, 489.93	489.43	EVENING DEW DRIVE	8+61.91	12.43'R	A-10	S.D. 4.41	3'-0"
I-27	504.88	500.47,497.00, 493.14	492.64	EVENING DEW DRIVE	5+93.05	12.43'R	A-10	S.D. 4.41	2'-6"
I-28	503.88	-----	498.75	EVENING DEW DRIVE	2+73.93	6.5'L	A-10	S.D. 4.41	2'-6"
I-29	* 503.50	495.03	494.78	——	N 599,722.63 E 1,342,022.54	——	'D' INLET	S.D. 4.39	2'-6"
I-30	510.98	507.20,497.02, 506.84	496.77	——	N 599,925.52 E 1,341,909.59	——	A-10	S.D. 4.41	2'-6"
I-31	510.08	500.47	499.52	CHAMBERS COURT	6+26.03	6.5'L	A-10	S.D. 4.41	2'-6"
I-32	511.78	-----	505.95	STAR CHASER CIRCLE	7+05	10'L	A-10	S.D. 4.41	2'-6"
I-35	511.88	505.50, 501.96	501.71	CHAMBERS COURT	4+29.48	26.5'L	A-10	S.D. 4.41	2'-6"
I-36	* 512.00	509.59	509.25	——	N 600,109.87 E 1,342,853.02	——	'D' INLET	S.D. 4.39	2'-6"
I-37	501.18	493.11	492.86	ENGLISH BOND COURT	3+76.67	12.43'L	A-10	S.D. 4.41	2'-6"
I-38	504.98	495.48	495.38	STAR CHASER CIRCLE	12+13.53	12.43'R	A-10	S.D. 4.41	2'-6"
I-39	504.98	495.86	495.76	STAR CHASER CIRCLE	12+13.53	12.43'L	A-10	S.D. 4.41	2'-6"
I-40	510.20	503.42, 500.59	497.50	——	N 600,260.69 E 1,342,157.75	——	A-10	S.D. 4.41	3'-0"
I-41	513.26	505.97, 504.79	504.29	——	N 600,272.44 E 1,341,973.31	——	A-10	S.D. 4.41	2'-6"
I-42	516.43	508.92	508.67	CHAMBERS COURT	2+15.39	12'L	A-5	S.D. 4.40	2'-6"
I-43	517.28	513.18	512.93	CHAMBERS COURT	3+16.50	12'R	A-10	S.D. 4.41	2'-6"
I-44	* 515.00	511.53, 511.50	511.00	——	N 600,605.69 E 1,342,111.85	——	'D' INLET	S.D. 4.39	2'-6"
I-45	487.64	482.50, 480.50	480.25	STAR CHASER CIRCLE	35+00	12.43'L	A-10	S.D. 4.41	3'-0"
I-46	503.37	499.04, 495.70	495.20	STAR CHASER CIRCLE	37+60	12.43'L	A-10	S.D. 4.41	3'-0"
I-47	513.80	505.44	505.19	STAR CHASER CIRCLE	42+25	12.43'L	A-5	S.D. 4.40	2'-6"
I-48	513.80	-----	506.00	STAR CHASER CIRCLE	42+25	12.43'R	A-5	S.D. 4.40	2'-6"
I-49	487.64	-----	483.50	STAR CHASER CIRCLE	35+00	12.43'R	A-10	S.D. 4.41	2'-6"
I-50	503.37	-----	499.60	STAR CHASER CIRCLE	37+60	12.43'R	A-10	S.D. 4.41	2'-6"

* -DENOTES THROAT ELEVATION

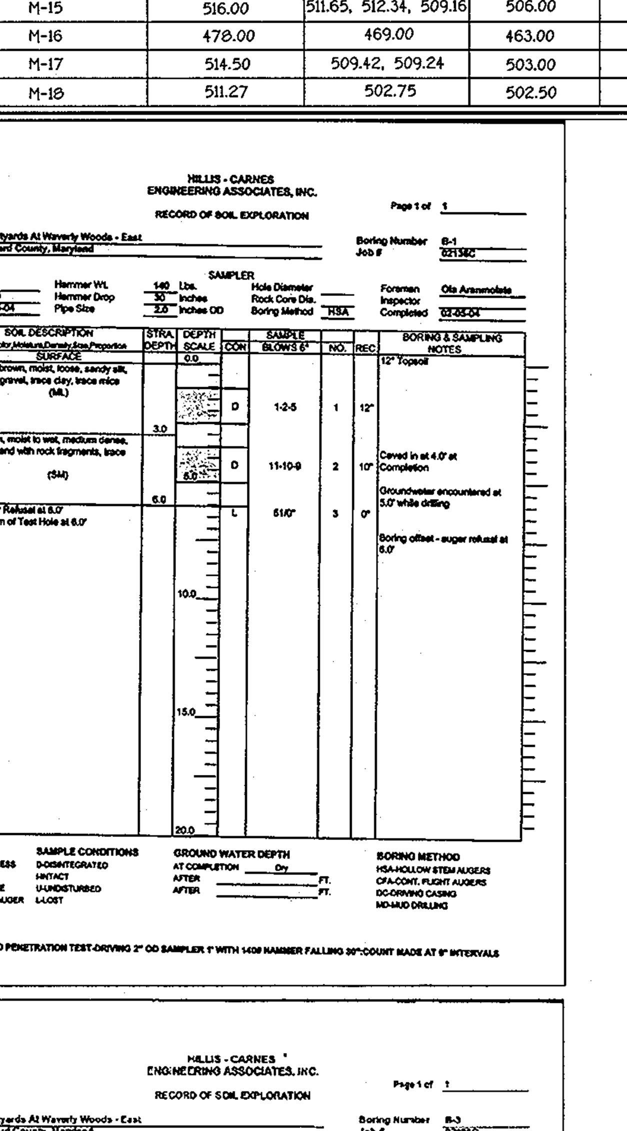
A.D.S. - ADVANCED DRAINAGE SYSTEMS
LONDON, OHIO
1-800-733-9554

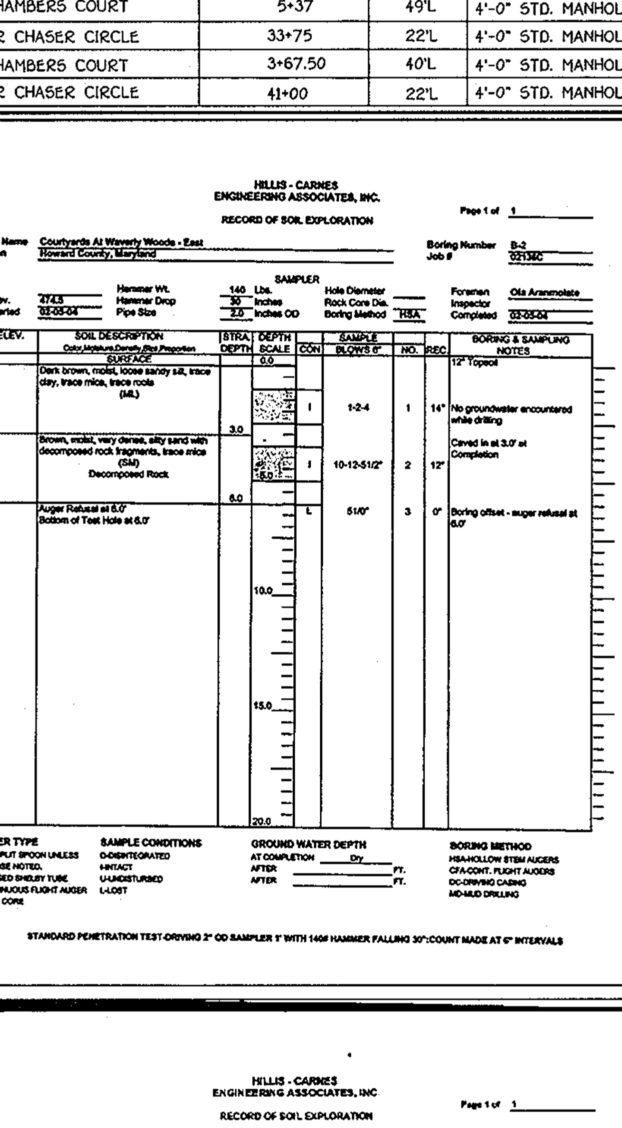
OUTFALL STRUCTURE SCHEDULE

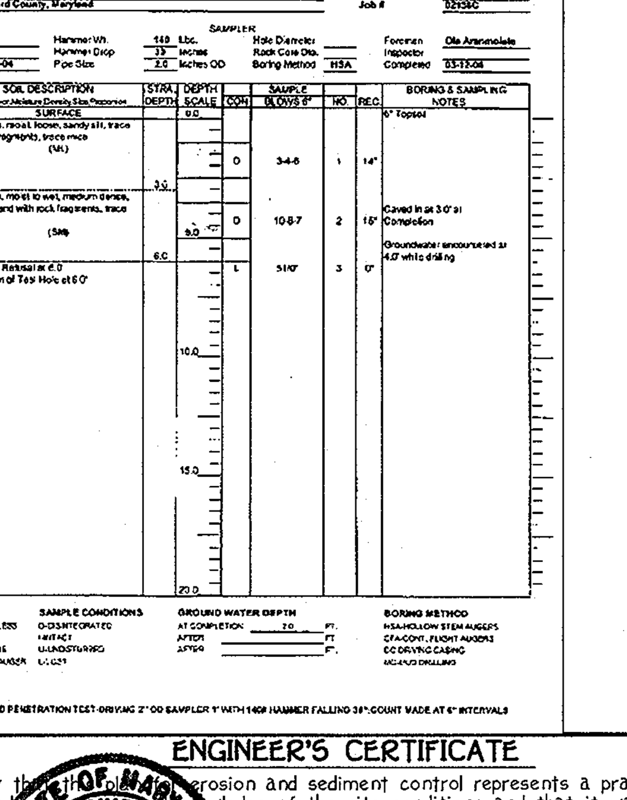
STRUCTURE NO.	TOP ELEVATION	INV.IN	INV.OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	REMARKS
S-1	471.00	469.00	——	——	N 599,807.93 E 1,342,947.97	——	HDPE END SECTION	A.D.S. Flared end section
S-2	476.50	474.00	——	——	N 599,652.79 E 1,342,739.32	——	HDPE END SECTION	A.D.S. Flared end section
S-3	496.74	494.24	——	STAR CHASER CIRCLE	12+10.70	52'R	HDPE END SECTION	A.D.S. Flared end section
HW-1	449.00	443.00, 443.00	——	STAR CHASER CIRCLE	29+97.60	69.5'L	TYPE 'A' HEADWALL	S.D. - 5.11
HW-2	455.44	——	449.44	STAR CHASER CIRCLE	30+73.80	51.9'R	TYPE 'A' HEADWALL	S.D. - 5.11
HW-3	461.70	457.20, 457.20	——	STAR CHASER CIRCLE	33+16.50	52.7'L	TYPE 'A' HEADWALL	S.D. - 5.11
HW-4	468.40	——	463.90	STAR CHASER CIRCLE	33+57.30	48.8'R	TYPE 'A' HEADWALL	S.D. - 5.11

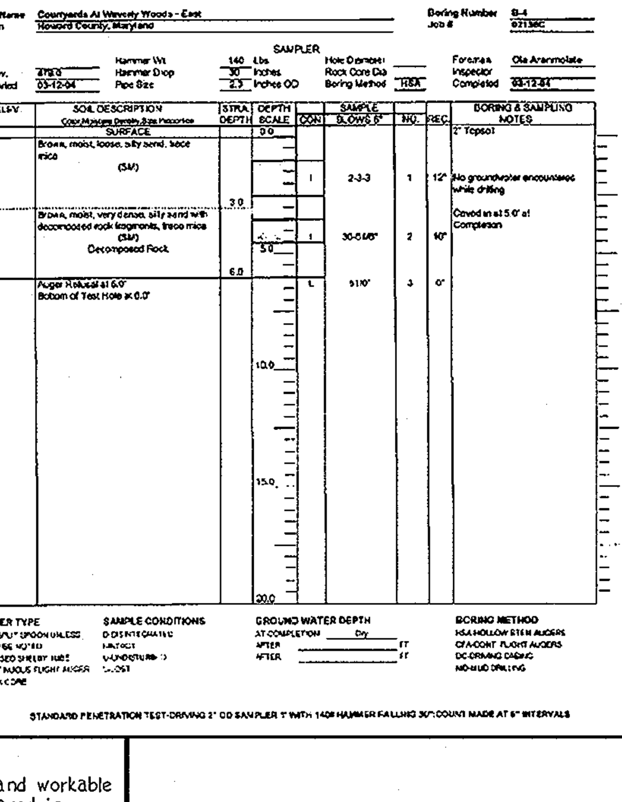
MANHOLE STRUCTURE SCHEDULE

STRUCTURE NO.	TOP ELEVATION	INV.IN	INV.OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	REMARKS
M-1	467.00	458.45	457.95	STAR CHASER CIRCLE	28+04	27'L	STD. MANHOLE	G - 5.11
M-2	495.50	490.85, 482.54	482.25	CHAMBERS COURT	12+51	32'L	4'-0" STD. MANHOLE	G - 5.12
M-3	505.50	501.45, 501.45, 496.25	496.00	CHAMBERS COURT	9+40.50	32'L	4'-0" STD. MANHOLE	G - 5.12
M-4	482.00	470.75	470.25	DOXBERRY CIRCLE	7+54.50	42'R	4'-0" STD. MANHOLE	G - 5.12
M-5	484.50	478.75, 475.50	475.00	DOXBERRY CIRCLE	6+08.70	8.7'R	4'-0" STD. MANHOLE	G - 5.12
M-6	482.50	477.94	477.44	——	N 599,641.47 E 1,342,567.96	——	STD. MANHOLE	G - 5.11
M-7	506.50	498.27	498.02	EVENING DEW DRIVE	5+03.70	25'R	4'-0" STD. MANHOLE	G - 5.12
M-8	507.50	494.15	493.90	——	N 599,650.62 E 1,341,979.29	——	4'-0" STD. MANHOLE	G - 5.12
M-9	512.35	503.89, 498.89, 498.54	498.04	——	N 599,867.63 E 1,341,786.03	——	4'-0" STD. MANHOLE	G - 5.12
M-10	503.50	-----	494.25	ENGLISH BOND COURT	3+79.70	43'R	4'-0" STD. MANHOLE	G - 5.12
M-11	511.00	496.72	496.47	STAR CHASER CIRCLE	12+66	43'L	STD. MANHOLE	G - 5.11
M-12	*516.00	-----	510.00	CHAMBERS COURT	2+09	40'R	4'-0" STD. MANHOLE	G - 5.12
M-13	517.50	512.33	511.83	CHAMBERS COURT	3+26.70	36'R	4'-0" STD. MANHOLE	G - 5.12
M-14	521.00	515.02, 515.25	514.75	CHAMBERS COURT	3+16.20	49'L	4'-0" STD. MANHOLE	G - 5.12
M-15	516.00	511.65, 512.34, 509.16	506.00	CHAMBERS COURT	5+37	49'L	4'-0" STD. MANHOLE	G - 5.12
M-16	478.00	469.00	463.00	STAR CHASER CIRCLE	33+75	22'L	4'-0" STD. MANHOLE	G - 5.12
M-17	514.50	509.42, 509.24	503.00	CHAMBERS COURT	3+67.50	40'L	4'-0" STD. MANHOLE	G - 5.12
M-18	511.27	502.75	502.50	STAR CHASER CIRCLE	41+00	22'L	4'-0" STD. MANHOLE	G - 5.12


HILLIS - CARNES ENGINEERING ASSOCIATES, INC.
RECORD OF SOIL EXPLORATION
Page 1 of 1
Project Name Courtyards At Waverly Woods - East
Location Howard County, Maryland
Boring Number B-1
Job # 02136C
Boring Method HSA
Foreman Ola Aranmolate
Dark brown, moist, loose, sandy silt, trace gravel, trace clay, trace mica (ML)
Brown, moist to wet, medium dense, silty sand with rock fragments, trace mica (SM)
Auger Refusal at 6.0'
Bottom of Test Hole at 6.0'
12" Topsoil
Caved in at 4.0' at Completion
Groundwater encountered at 5.0' while drilling
Boring offset - auger refusal at 6.0'
STANDARD PENETRATION TEST-DRIVING 2" OD SAMPLER 1' WITH 140# HAMMER FALLING 30";COUNT MADE AT 6" INTERVALS


HILLIS - CARNES ENGINEERING ASSOCIATES, INC.
RECORD OF SOIL EXPLORATION
Page 1 of 1
Project Name Courtyards At Waverly Woods - East
Location Howard County, Maryland
Boring Number B-2
Job # 02136C
Boring Method HSA
Foreman Ola Aranmolate
Dark brown, moist, loose sandy silt, trace clay, trace mica, trace roots (ML)
Brown, moist, very dense, silty sand with decomposed rock fragments, trace mica (SM) Decomposed Rock
Auger Refusal at 6.0'
Bottom of Test Hole at 6.0'
12" Topsoil
No groundwater encountered while drilling
Caved in at 3.0' at Completion
Boring offset - auger refusal at 6.0'
STANDARD PENETRATION TEST-DRIVING 2" OD SAMPLER 1' WITH 140# HAMMER FALLING 30";COUNT MADE AT 6" INTERVALS


HILLIS - CARNES ENGINEERING ASSOCIATES, INC.
RECORD OF SOIL EXPLORATION
Page 1 of 1
Project Name Courtyards At Waverly Woods - East
Location Howard County, Maryland
Boring Number B-3
Job # 02136C
Boring Method HSA
Foreman Ola Aranmolate
Brown, moist, loose, sandy silt, trace rock fragments, trace mica (ML)
Brown, moist to wet, medium dense, silty sand with rock fragments, trace mica (SM)
Auger Refusal at 6.0
Bottom of Test Hole at 6.0'
6" Topsoil
Caved in at 3.0' at Completion
Groundwater encountered at 4.0' while drilling
STANDARD PENETRATION TEST-DRIVING 2" OD SAMPLER 1' WITH 140# HAMMER FALLING 30";COUNT MADE AT 6" INTERVALS

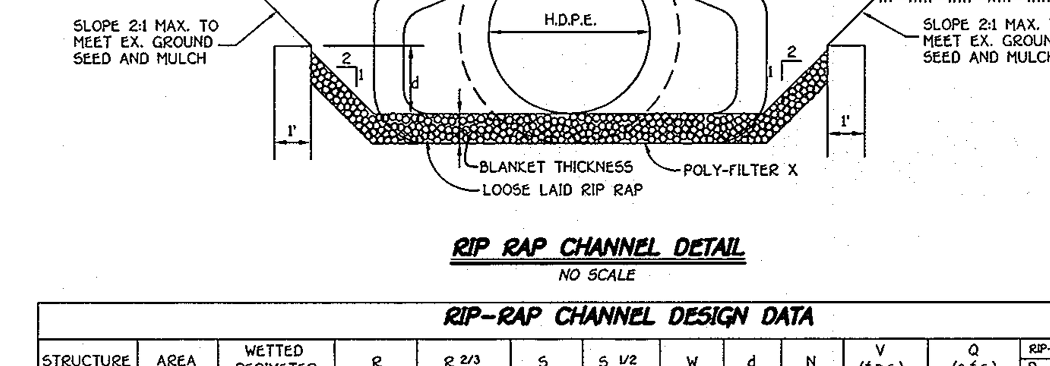

HILLIS - CARNES ENGINEERING ASSOCIATES, INC.
RECORD OF SOIL EXPLORATION
Page 1 of 1
Project Name Courtyards At Waverly Woods - East
Location Howard County, Maryland
Boring Number B-4
Job # 02136C
Boring Method HSA
Foreman Ola Aranmolate
Brown, moist, loose, silty sand, trace mica (SM)
Brown, moist, very dense, silty sand with decomposed rock fragments, trace mica (SM) Decomposed Rock
Auger Refusal at 6.0'
Bottom of Test Hole at 6.0'
2" Topsoil
No groundwater encountered while drilling
Caved in at 5.0' at Completion
STANDARD PENETRATION TEST-DRIVING 2" OD SAMPLER 1' WITH 140# HAMMER FALLING 30";COUNT MADE AT 6" INTERVALS

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMITS 2 WEEKS
2. NOTIFY " MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/ INSPECTION DIVISION AT 410-313-1870 AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
3. CLEAR FOR AND INSTALL/CONSTRUCT ALL PERIMETER TEMPORARY SEDIMENT DEVICES, INCLUDING SEDIMENT TRAPS AND BASINS. 3 WEEKS
4. CLEAR FOR AND ROUGH GRADE STAR CHASER CIRCLE FROM EXISTING MARRIOTTSVILLE ROAD TO CENTERLINE STATION 29+70. INSTALL STABILIZED CONSTRUCTION ENTRANCE ON STAR CHASER CIRCLE AT THE INTERSECTION WITH MARRIOTTSVILLE ROAD. 4 WEEKS
5. CLEAR FOR AND ROUGH GRADE ALL PRIVATE ROADS AND PARKING COURTS WHICH INTERSECT STAR CHASER CIRCLE CONSTRUCT WATER LINES;. 5 WEEKS
6. ROUGH GRADE PHASE 1; MASS GRADE PHASES 2 AND 3. STABILIZE ALL DISTURBED SLOPES WITH TEMPORARY SEEDING (BUILDER MAY BEGIN CONSTRUCTION OF ALL BUILDINGS IN PHASE 1) 5 WEEKS
7. INSTALL SANITARY SEWER FROM TIE-IN WITH EXISTING 8" SEWER TO MANHOLE MH - 420. CONSTRUCT STREAM DIVERSION. 2 WEEKS
8. INSTALL SANITARY SEWER FROM MANHOLE MH - 420 TO MANHOLE MH - 430. 1 WEEK
9. INSTALL FLEXIBLE STORM DRAIN FROM SEDIMENT BASIN 3 TO INLET I - 26; INSTALL FROM INLET I - 26 TO INLET I - 28; FROM I - 27 TO INLET I - 36; FROM INLET I - 30 TO INLETS I - 33 AND I - 34; FROM MANHOLE M - 9 TO MANHOLE M - 17; FROM INLET I - 26 TO MANHOLE M - 10; 3 WEEKS
10. INSTALL SANITARY SEWER FROM 130 FEET BELOW MANHOLE MH - 440 TO MANHOLE MH - 475. 2 WEEKS
11. INSTALL FROM INLET I - 22 TO MANHOLE M - 4; INSTALL FLEXIBLE STORM DRAIN PIPE FROM SEDIMENT BASIN 6 TO MANHOLE M - 4; INSTALL FROM INLET I - 19 TO HEADWALL HW - 1; 2 WEEKS
12. INSTALL TEMPORARY STREAM DIVERSION; CONSTRUCT STORM DRAIN FROM HEADWALL HW - 2 TO HEADWALL HW - 1; 3 WEEKS
13. INSTALL STORM DRAIN FROM HEADWALL HW - 1 TO INLET I - 4; 2 WEEKS
14. WITH GRADING INSPECTOR'S PERMISSION, REMOVE TEMPORARY STREAM DIVERSION AND ROUGH GRADE STAR CHASER CIRCLE FROM CENTERLINE STATION 29+70 TO CENTERLINE STATION 34+87.75; 3 WEEKS
15. INSTALL STORM DRAIN FROM INLET I - 3 TO MANHOLE M - 3; FROM INLET I - 13 TO MANHOLE M - 2 AND INLET I - 15; FROM INLET I - 12 TO INLET I - 17; FROM INLET I - 19 TO INLET I - 8; 4 WEEKS
16. INSTALL SANITARY SEWER FROM MANHOLE MH - 400 TO MANHOLE MH - 555; INSTALL MANHOLE MH - 510 TO MANHOLE MH - 511; 3 WEEKS
17. REMOVE STABILIZED CONSTRUCTION ENTRANCE, INSTALL CURB AND PAVING IN STAR CHASER CIRCLE; 3 WEEKS
18. WITH GRADING INSPECTOR'S PERMISSION, REMOVE ALL SEDIMENT BASINS AND TRAPS; STABILIZE THE GRADED AREAS; 2 WEEKS
19. INSTALL SANITARY SEWER FROM THE STUB 130 FEET BELOW MANHOLE MH 440 TO MANHOLE MH - 435; INSTALL STORM DRAIN FROM INLET I - 25 TO INLET I - 26; 2 WEEKS
20. INSTALL CURB, SIDEWALK AND PAVING IN ALL PRIVATE ROADWAYS; 4 WEEKS
21. AFTER STABILIZATION HAS BEEN ESTABLISHED ON ALL DISTURBED SLOPES AND WITH GRADING INSPECTOR'S PERMISSION, REMOVE ALL TEMPORARY PERIMETER SEDIMENT CONTROL DEVICES; 2 WEEKS
22. NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS FOR A FINAL INSPECTION OF THE COMPLETED SITE.

CLEAN-OUT SCHEDULE

STRUCTURE NO.	TOP ELEVATION	INVERT	LOCATION NORTH	LOCATION EAST	TYPE	REMARKS
C.O-1A	472.70	468.32	N 600106.33	E 1343271.1	SEE DETAIL	THIS SHEET
C.O-1B	475.30	472.00	N 599983.16	E 1343134.99		
C.O-1C	477.5	473.64	N 600158.23	E 1343224.13		
C.O-1D	480.0	477.00	N 600045.38	E 1343099.43		
C.O-2A	477.80	474.06	N 600235.9	E 1343173.33		
C.O-2B	478.50	474.50	N 600214.6	E 1343178.34		
C.O-2C	482.5	479.00	N 600117.53	E 1343079.21		
C.O-3A	494.30	482.97	N 600554.61	E 1342868.51		
C.O-3B	488.20	485.00	N 600495.87	E 1343058.95		
C.O-3C	500.5	497.00	N 600548.58	E 1342698.3		
C.O-4A	502.00	497.50	N 600544.83	E 1342628.76		
C.O-5A	516.0	513.00	N 600517.32	E 1342241.26		
C.O-5B	518.0	515.00	N 600514.95	E 1341973.17		
C.O-5C	516.0	514.00	N 600605.94	E 1342237.04		
C.O-5D	519.00	515.00	N 600596.61	E 1341973.68		
C.O-6A	520.0	516.18	N 600515.24	E 1341946.81		
C.O-6B	520.0	517.00	N 600597.64	E 1341948.13		
C.O-6C	520.0	516.32	N 600520.77	E 1341820.77		
C.O-6D	521.0	518.00	N 600600.93	E 1341819.95		
C.O-7A	522.50	517.65	N 600521.05	E 1341799.74		
C.O-7B	522.00	518.50	N 600600.94	E 1341800.17		
C.O-7C	521.80	518.30	N 600516.55	E 1341671.72		
C.O-7D	523.50	520.00	N 600600.89	E 1341672.16		
C.O-8A	518.20	513.92	N 600276.34	E 1341640.59		
C.O-8B	519.10	513.86	N 600402.67	E 1341660.84		
C.O-8C	517.80	514.30	N 600409.26	E 1341573.87		
C.O-8D	517.80	514.30	N 600281.74	E 1341562.98		
C.O-8E	516.00	512.74	N 600262.33	E 1341639.14		
C.O-8F	516.00	513.12	N 600269.66	E 1341562.58		
C.O-9E	515.20	513.34	N 600130.52	E 1341640.03		
C.O-9F	514.50	513.77	N 600137.00	E 1341553.79		
C.O-12A	518.30	514.80	N 600420.92	E 1341879.09		
C.O-12B	519.86	515.90	N 600421.58	E 1341754.53		
C.O-12C	519.80	515.50	N 600339.92	E 1341754.09		
C.O-12D	518.60	514.50	N 600339.24	E 1341882.09		
C.O-15A	504.62	501.20	N 599531.33	E 1341817.05		
C.O-15B	510.20	506.70	N 599718.72	E 1341740.82		
C.O-16A	508.80	505.30	N 599646.58	E 1341920.54		
C.O-16B	511.80	508.30	N 599785.90	E 1341866.34		
C.O-17A	504.20	500.70	N 599628.67	E 1342156.85		
C.O-17B	507.60	504.10	N 599606.57	E 1342046.16		
C.O-17C	504.50	501.00	N 599746.01	E 1342141.49		
C.O-17D	505.50	502.00	N 599780.28	E 1342138.21		
C.O-17E	509.30	505.80	N 599891.19	E 1342050.03		
C.O-18A	500.20	496.70	N 599672.16	E 1342223.09		
C.O-18B	504.10	500.60	N 599791.30	E 1342224.58		
C.O-18C	507.70	504.20	N 599922.80	E 1342108.27		
C.O-21A	502.00	498.50	N 599579.87	E 1342240.24		
C.O-21B	507.50	504.00	N 599545.26	E 1342070.02		
C.O-22A	491.50	488.00	N 599630.06	E 1342485.89		
C.O-22B	498.00	495.00	N 599595.61	E 1342317.86		
C.O-23A	482.5	478.35	N 599886.95	E 1342871.67		
C.O-23B	482.30	479.00	N 599875.98	E 1342897.1		
C.O-23C	484.10	480.60	N 599908.08	E 1342765.08		
C.O-23D	490.0	487.00	N 599952.32	E 1342601.34		
C.O-23E	492.60	489.10	N 599973.57	E 1342548.73		
C.O-23F	498.50	495.00	N 600111.02	E 1342470.56		
C.O-23G	507.90	504.40	N 600235.13	E 1342383.60		
C.O-24A	482.20	479.00	N 600001.29	E 1343051.07		
C.O-25A	488.70	485.20	N 599999.88	E 1342677.87		
C.O-25B	499.70	496.20	N 600169.54	E 1342567.70		
C.O-25C	508.00	504.50	N 600321.69	E 1342468.91		
C.O-26A	484.50	479.16	N 600072.54	E 1342787.64		
C.O-26B	486.30	479.97	N 600105.41	E 1342911.72		
C.O-26C	484.20	480.70	N 599961.54	E 1342872.6		
C.O-26D	489.30	491.00	N 600184.75	E 1342759.43		
C.O-26E	494.10	490.60	N 600353.06	E 1342795.18		
C.O-27A	487.80	482.68	N 600195.2	E 1342882.62		
C.O-27B	490.70	486.50	N 600337.32	E 1342915.36		



RIP RAP CHANNEL DETAIL

NO SCALE

RIP-RAP CHANNEL DESIGN DATA

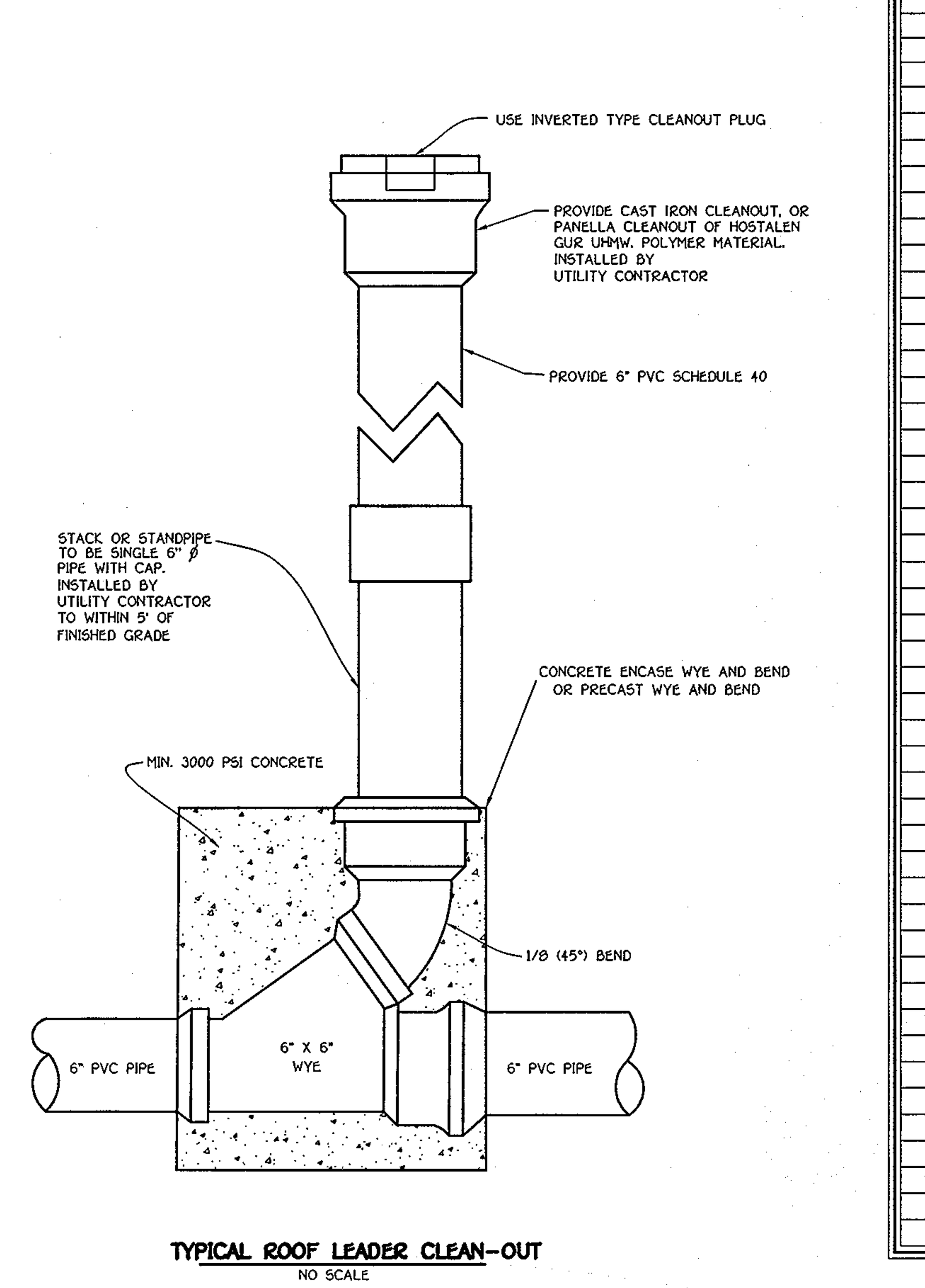
STRUCTURE	AREA	WETTED PERIMETER	R	$R^{2/3}$	S	$S^{1/2}$	W	d	N	V (f.p.s.)	Q (c.f.s.)	RIP-RAP SIZE D_{50}	RIP-RAP SIZE D_{MAX}	BLANKET THICKNESS
S-1	8.86 sf	11.81'	0.7502'	0.8256	0.005	0.0707	5.0'	1.08'	0.04	2.17	19.21	9.5"	15"	19"
S-2	7.12 sf	10.81'	0.6586'	0.7570	0.005	0.0707	5.0'	0.92'	0.04	1.99	14.17	9.5"	15"	19"
S-3	6.98 sf	10.72'	0.6511'	0.7512	0.005	0.0707	5.0'	0.91'	0.04	1.97	13.78	9.5"	15"	19"

CONSTRUCTION SPECIFICATIONS FOR RIP-RAP OUTFALLS

1. The subgrade for the filter, riprap or gabion shall be prepared to the required lines and grades. Any fill required in the subgrade shall be compacted to a density of approximately that of the surrounding undisturbed material.
2. The rock or gravel shall conform to the specified grading limits when installed respectively in the riprap or filter.
3. Filter cloth shall be protected from punching, cutting or tearing. Any damage other than an occasional shall hole shall be repaired by placing another piece of cloth over the damaged part or by completely replacing the cloth. All overlaps whether for repairs or for joining two pieces of cloth shall be a minimum of one foot.
4. Stone for the riprap or gabion outlets may be placed by equipment. Both shall each be constructed to the full course thickness in one operation and in such a manner as to avoid displacement of underlying materials. The stone for riprap or gabion outlets shall be delivered and placed in a manner that will insure that it is reasonably homogenous with the smaller stones and spalls filling the voids between the larger stones. Riprap shall be placed in a manner to prevent damage to the filter blanket or filter cloth. Hand placement will be required to the extent necessary to prevent damage to the permanent works.

PIPE SCHEDULE

SIZE	CLASS	LENGTH
15"	HDPE	1,500 L.F.
18"	HDPE	2,922 L.F.
24"	HDPE	1,791 L.F.
30"	HDPE	1,326 L.F.
36"	RCP, CL. III	98 L.F.
54"	RCP, CL. III	140 L.F.
6"	PVC, SCH. 40	13,571 L.F.



TYPICAL ROOF LEADER CLEAN-OUT

NO SCALE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7.20.07	Incorporate Phase 3
3/1/05	Revised Top Elev. Inverts & Road Stations For Inlets I-21 & I-22 In Inlet Structure Schedule; Revised Quantity For 6" PVC, 15" & 18" HDPE In Pipe Schedule.
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

Signature of Engineer (ALDO M. VITUCCI, P.E.) — 12-19-06 Date

DEVELOPER'S CERTIFICATE

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

Signature of Developer — 12-19-06 Date

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER
NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878
(410) 654-0501

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — 2/5/07 Date
Chief, Division of Land Development — 2/7/07 Date
Chief, Development Engineering Division — JA — 1/17/07 Date

SUBDIVISION	PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13	ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-129

PLAT NOS.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 -16962	5	PSC	16	3RD.	

WATER CODE	SEWER CODE
K-02	5992000

REVISED
STORM DRAIN STRUCTURE SCHEDULES
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007

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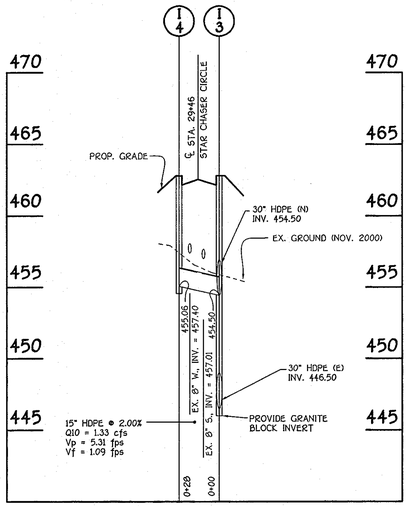
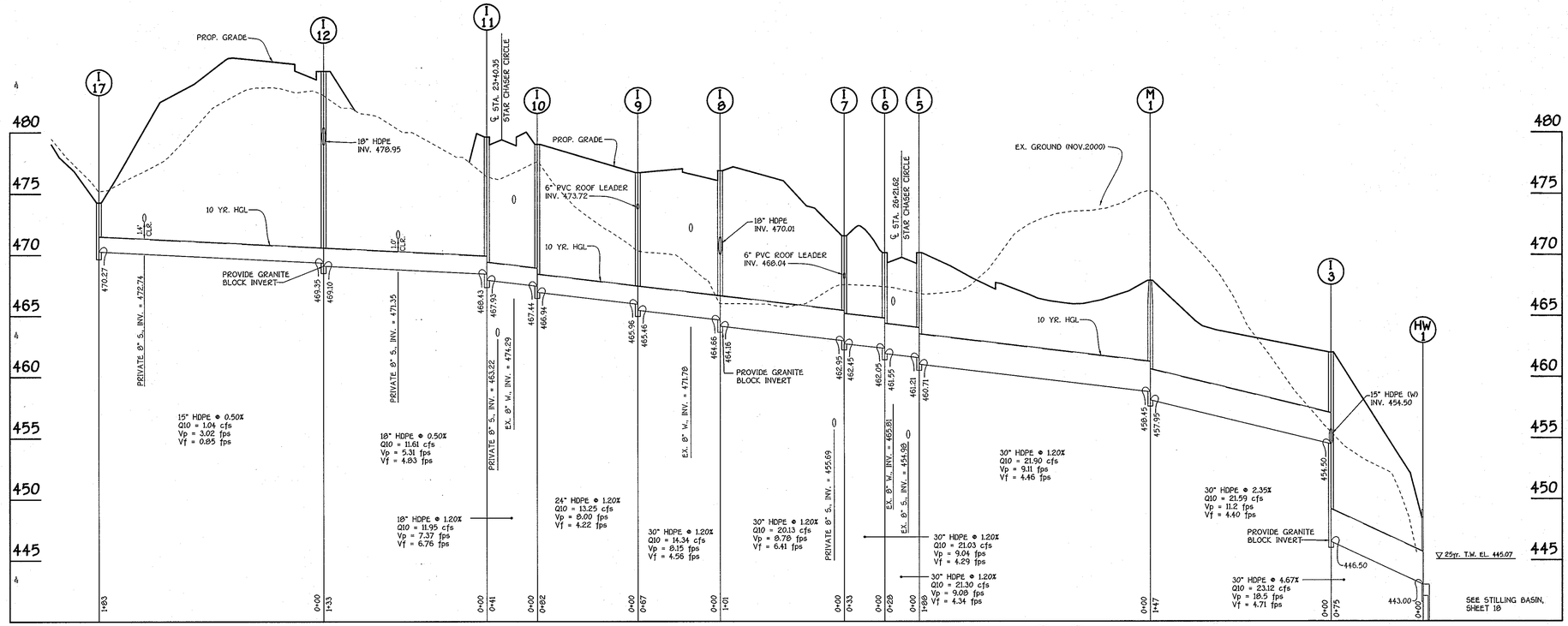


PROFILE

SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



PROFILE

SCALE: HORIZ. : 1" = 50'
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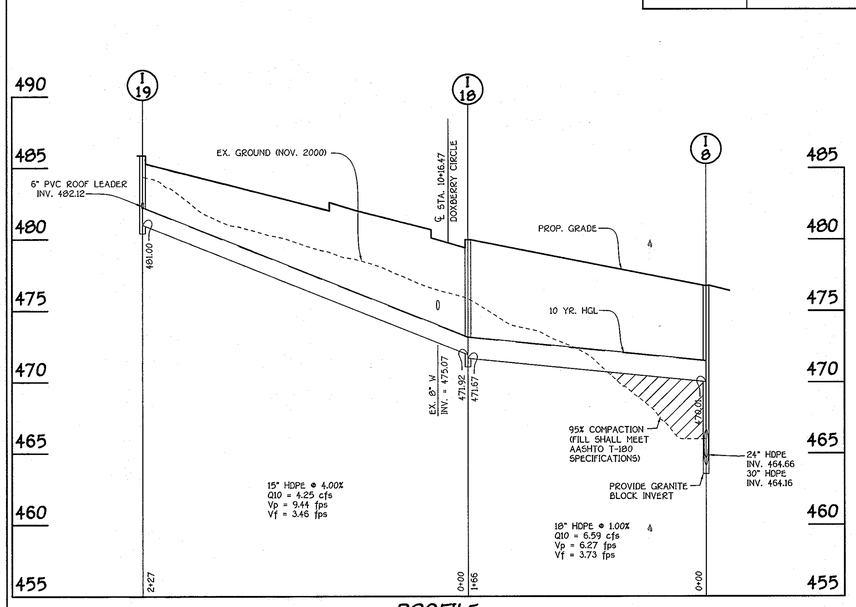

PROFILE

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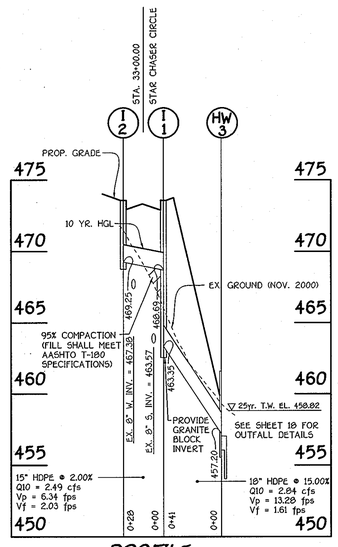

PROFILE

SCALE: HORIZ. : 1" = 50'
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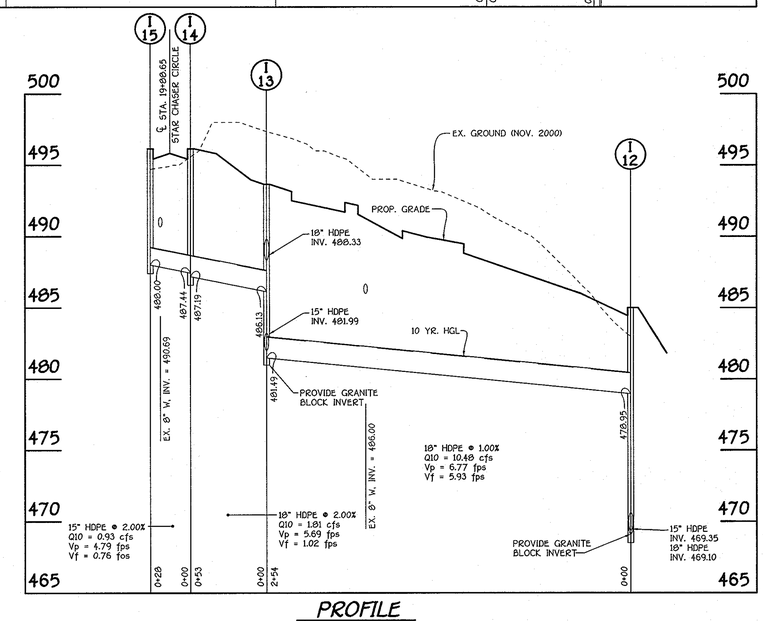

PROFILE

SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'

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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
3/1/05	Revised Proposed Grading At Inlet I-17.
2/21/05	Revise NV Homes Model From "SEVERN" To "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

Signature of Engineer — VITUCCI, P.E.) — 12-17-06 Date

DEVELOPER'S CERTIFICATE

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

Signature of Developer — 12-17-06 Date

OWNER / DEVELOPER	BUILDER
WAVERLY WOODS DEVELOPMENT CORPORATION c/o LAND DESIGN AND DEVELOPMENT, INC. 5300 DORSEY HALL DRIVE, SUITE 102 ELLICOTT CITY, MARYLAND 21042 443-367-0422	NVR HOMES QUINCE DIAMOND EXECUTIVE CENTER 555 QUINCE ORCHARD ROAD SUITE 300 GAITHERSBURG, MARYLAND 20878 (410) 654-0501

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07
Chief, Division of Land Development — Date 2/7/07
Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION		PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13		ONE, TWO & THREE	CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-129
PLAT NOS. 16941 - 16962	BLOCK NO. 5	ZONE PSC	TAX/ZONE 16
ELEC. DIST. 3RD.	CENSUS TR.		
WATER CODE K-02		SEWER CODE 5992000	

REVISED

STORM DRAIN PROFILES

AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13

BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS

(PHASE ONE, TWO & THREE)

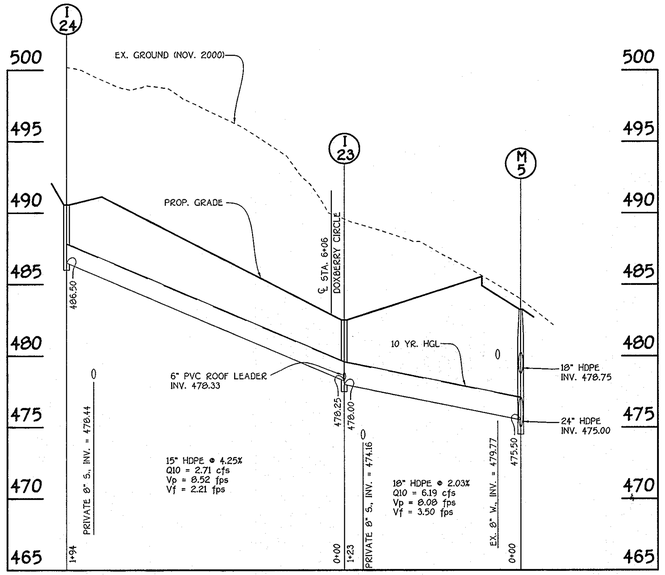
(A PRIVATE GATED COMMUNITY)

ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007

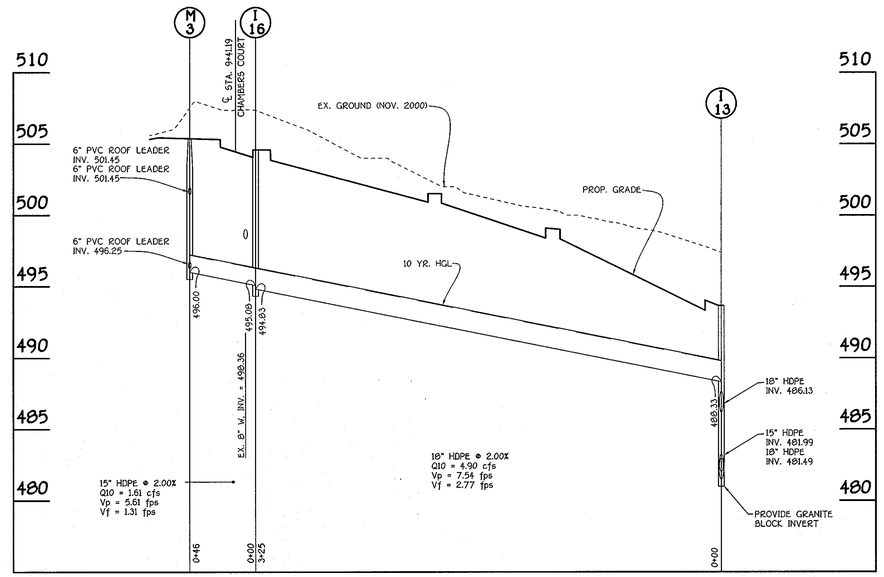
SHEET 30 OF 44

SDP 04-80



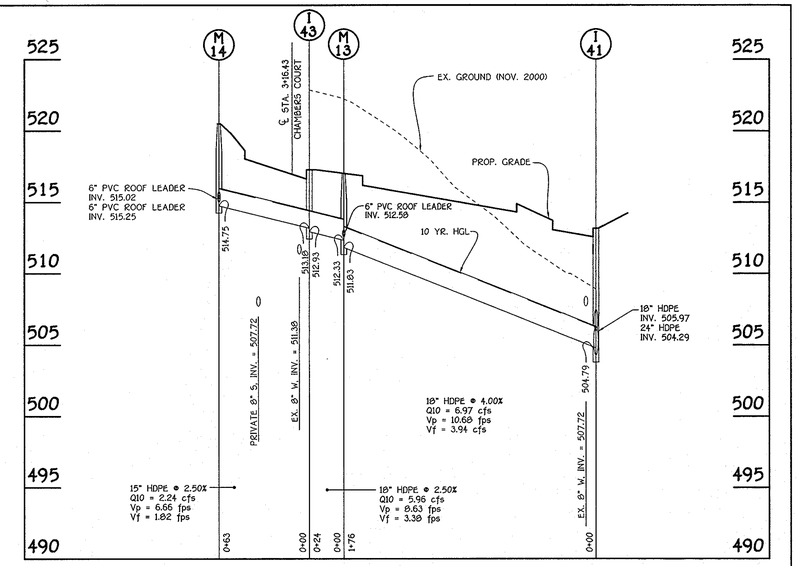
PROFILE

SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



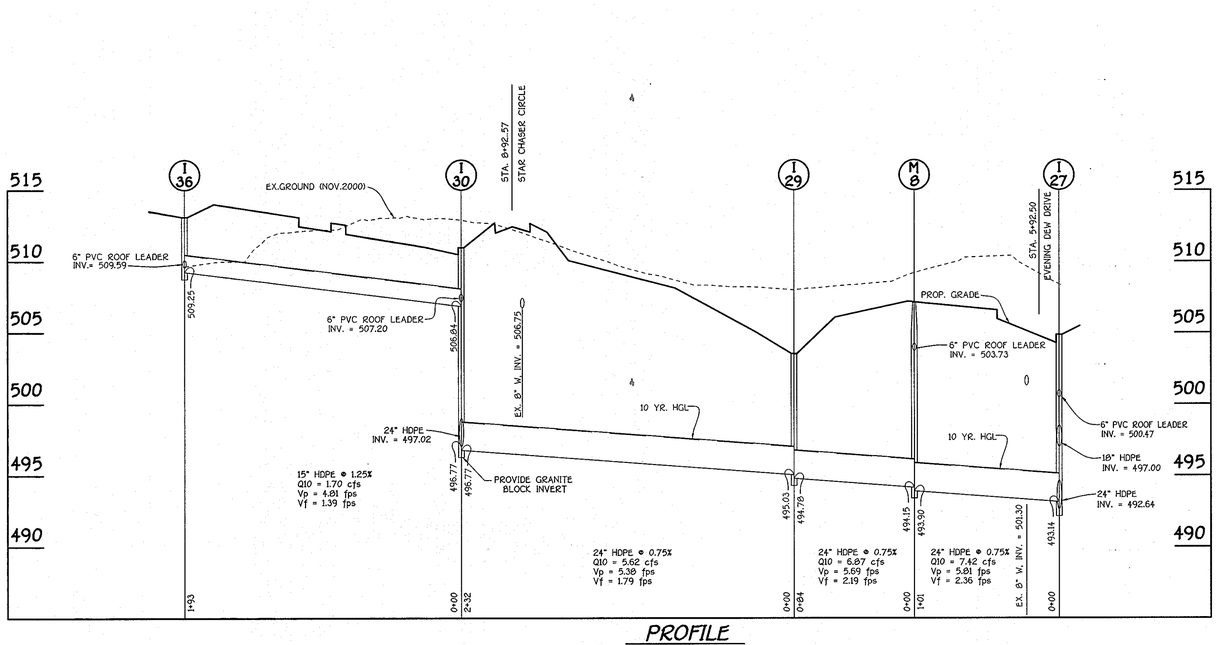
PROFILE

SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



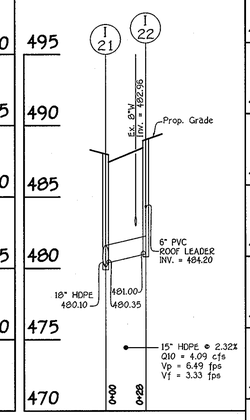
PROFILE

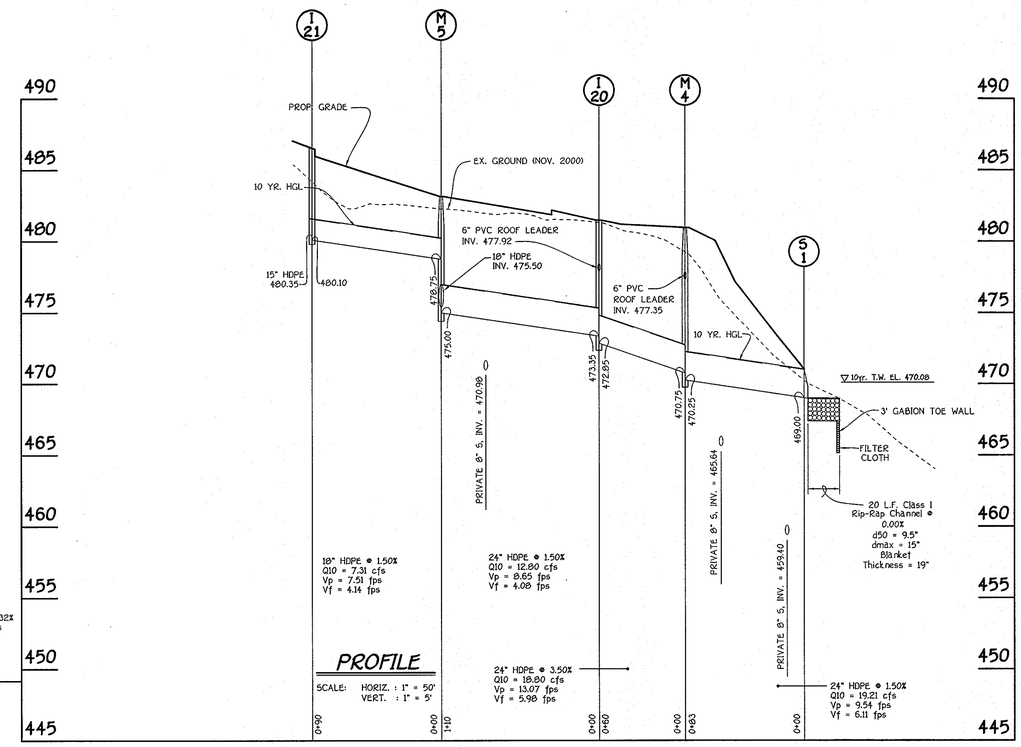
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



PROFILE

SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'





PROFILE

SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
3/1/05	Revised Location Of Inlets I-21 & I-22.
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — JOHN M. VITUCCI — No. 19681 — PROFESSIONAL ENGINEER

Signature of Engineer (JOHN M. VITUCCI, P.E.) — Date 12-19-06

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 course for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer — Date 12-19-06

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER
NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878
(410) 654-0501

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07
Chief, Division of Land Development — Date 2/7/07
Chief, Development Engineering Division — Date 1/19/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120
PLAT NOS.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

REVISED
STORM DRAIN PROFILES
AGE RESTRICTED

GTW'S WAVERLY WOODS

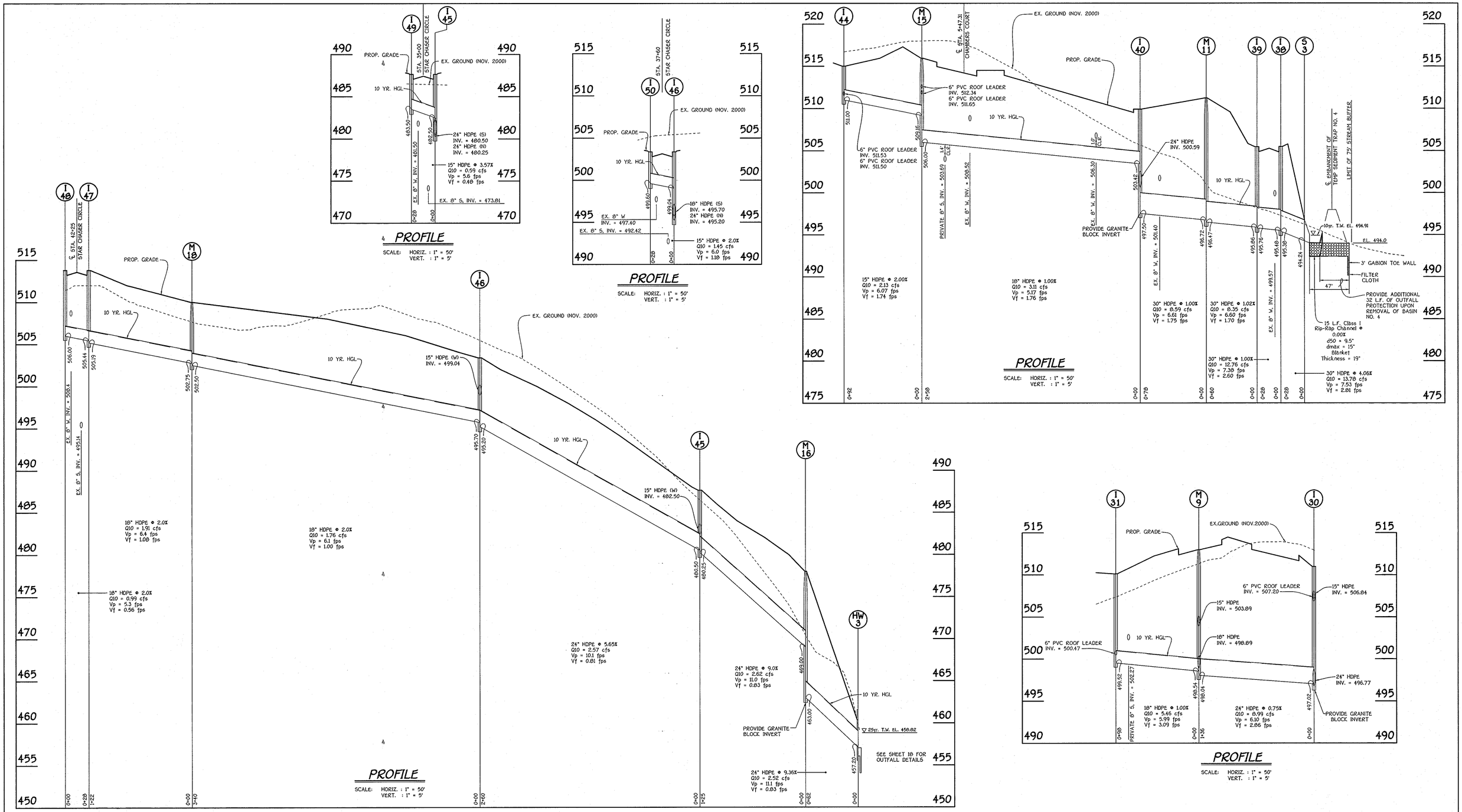
SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007

SHEET 31 OF 44

SDP 04-80

K:\SDS\PROJ\4035\3dwg\SDP (4037S)\REVISIONS TO SDP SUBMISSION for 2006\4035\3 SHEET 28-33 STORMDRAIN PROFILE.DWG, 12/13/2006 4:38:35 PM, 1:50



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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

Signature of Engineer (J. VITUCCI, P.E.) — Date 12-19-06

DEVELOPER'S CERTIFICATE

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

Signature of Developer — Date 12-19-06

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER
NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878
(410) 654-0501

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07
Chief, Division of Land Development — Date 2/7/07
Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION	PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13	1,2 & 3	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120

PLAT NOS.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	

WATER CODE	SEWER CODE
K-02	5992000

REVISED
STORM DRAIN PROFILES
AGE RESTRICTED

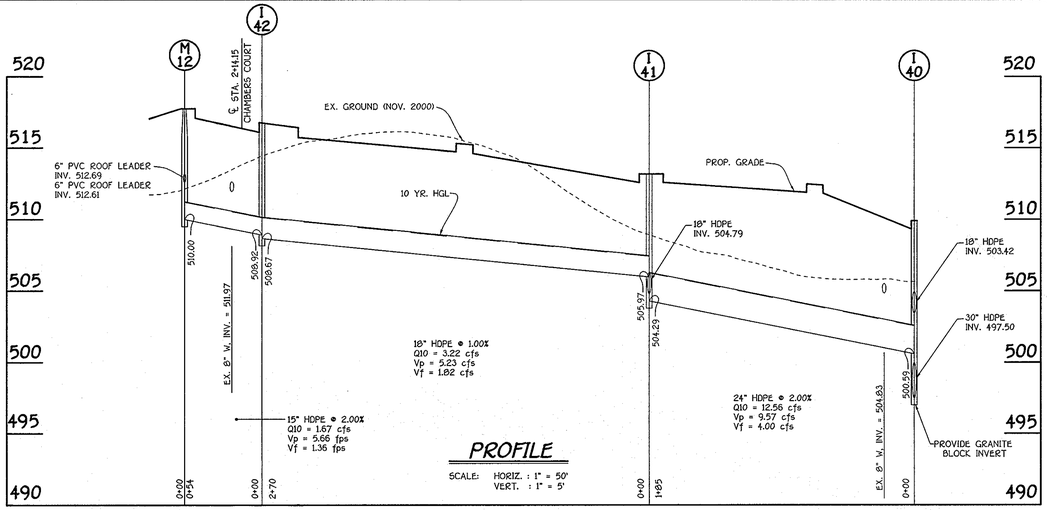
GTW'S WAVERLY WOODS

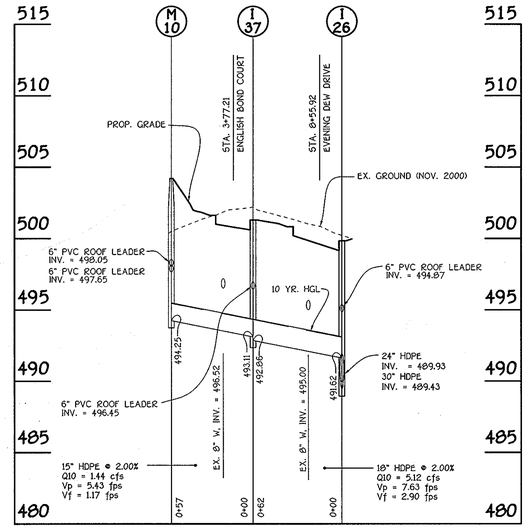
SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

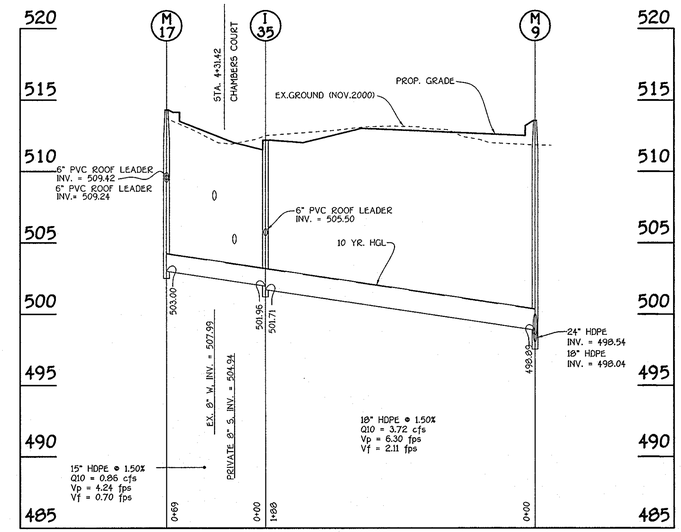
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007

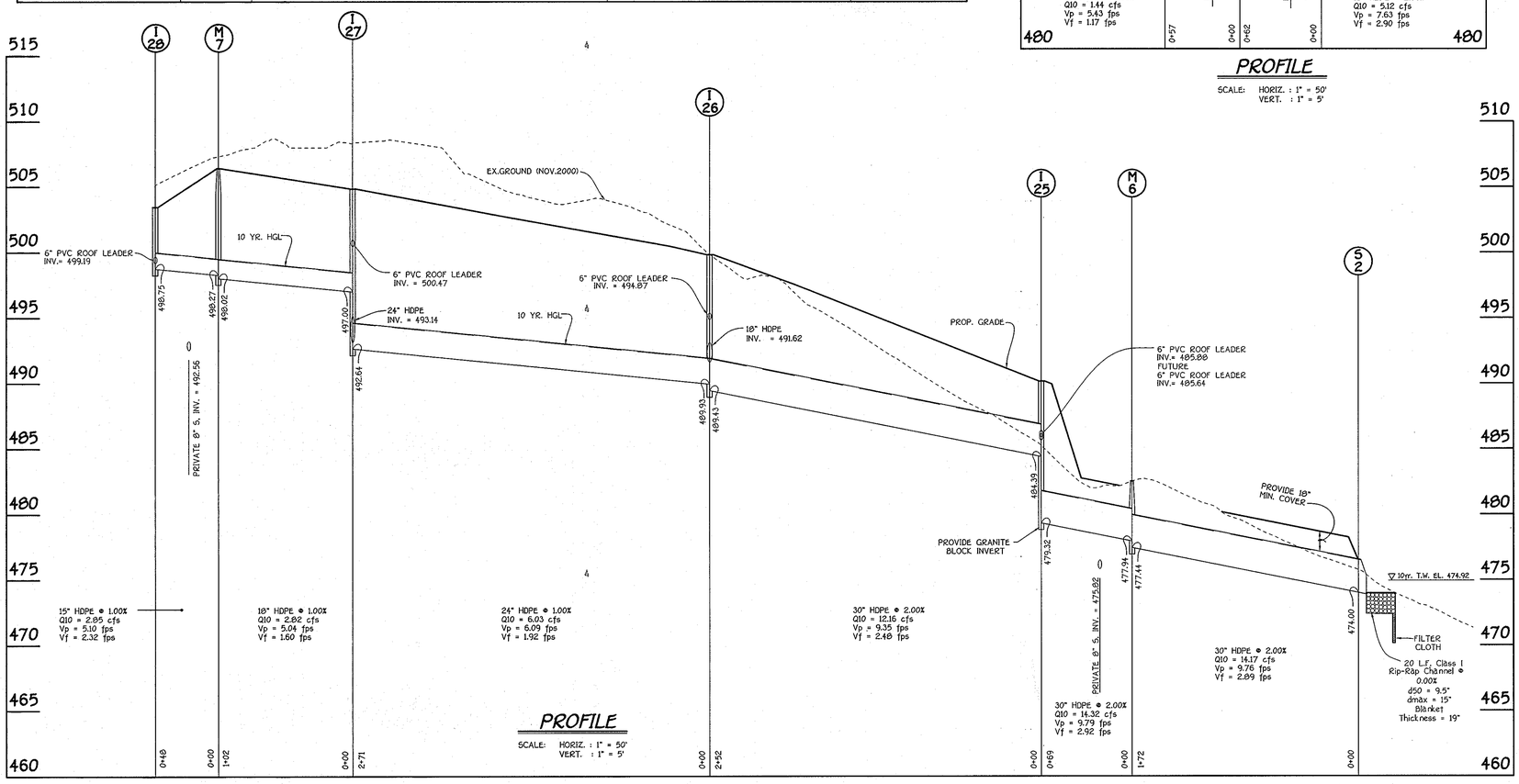
SHEET 32 OF 44

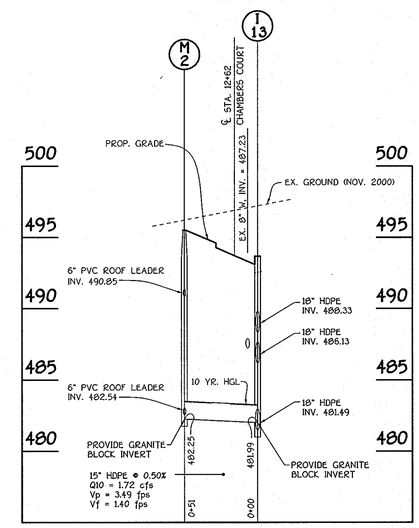
SDP 04-80

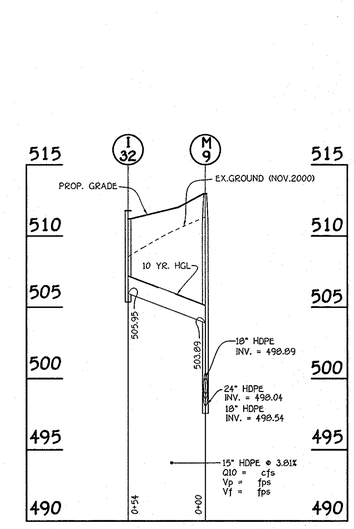












FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
2/21/05	Revise NV Homes Model From "SEVERN" To "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

Signature of Engineer — RICHARD M. VITUCCI, P.E. — 12-19-06 Date

DEVELOPER'S CERTIFICATE

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

Signature of Developer — 12-19-06 Date

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21043
(410) 465-1555

BUILDER
NVR HOMES
QUINCE DIMMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878
(410) 654-0501

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — 2/5/07 Date
Chief, Division of Land Development — 2/7/07 Date
Chief, Development Engineering Division — 1/17/07 Date

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			1, 2 & 3	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120
PLAT NOS.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

REVISED
STORM DRAIN PROFILES AND
B.M.P. FACILITY NO. 1 DETAILS
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007

SHEET 33 OF 44 SDP 04-80

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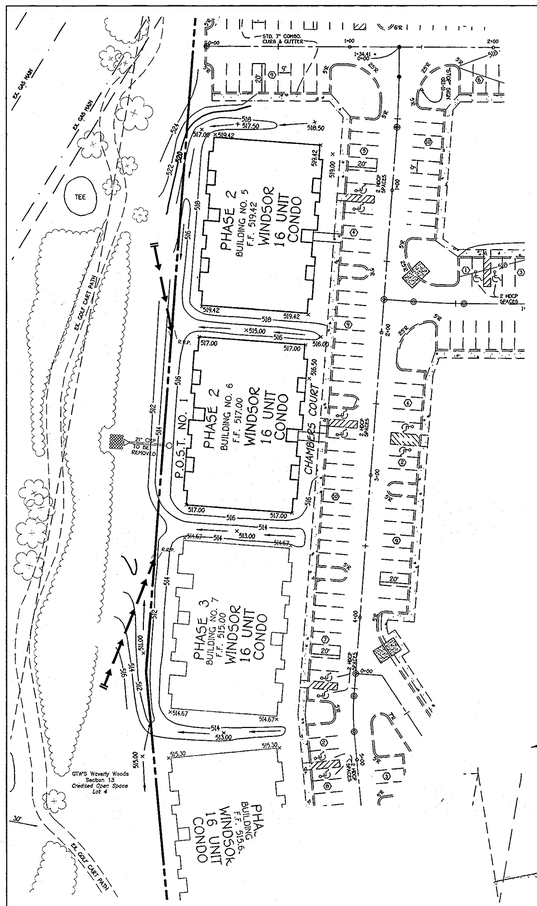
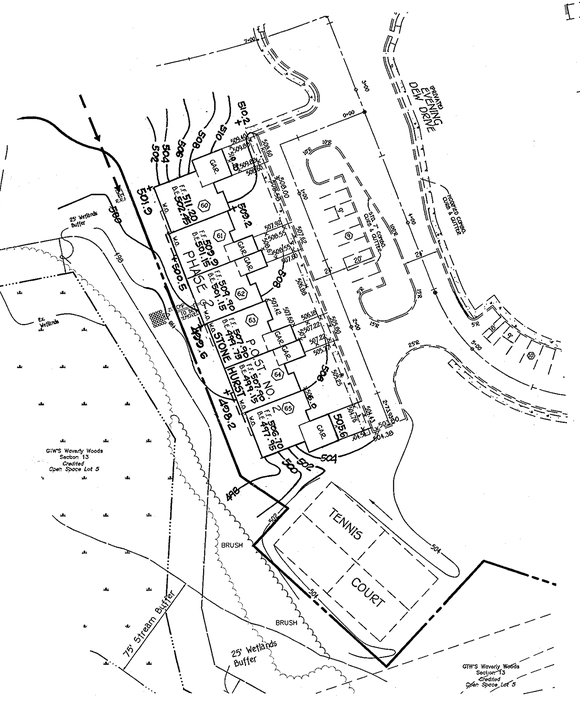


P.O.S.T. NO. 1

SCALE: 1" = 50'

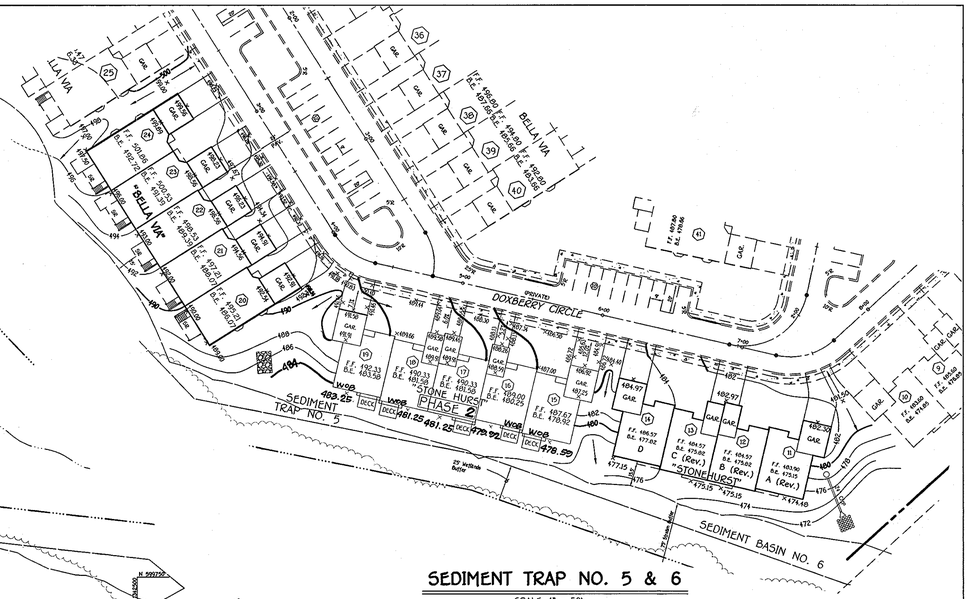


P.O.S.T. NO. 2

SCALE: 1" = 50'

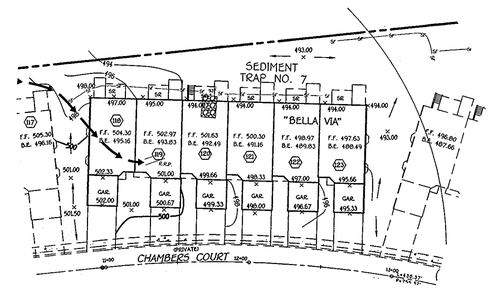
SEDIMENT BASIN NO. 3 & 4

SCALE: 1" = 50'



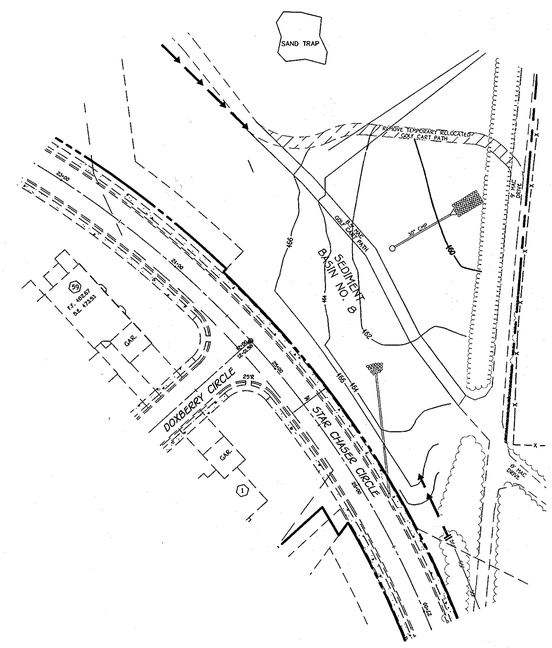
SEDIMENT TRAP NO. 5 & 6

SCALE: 1" = 50'



SEDIMENT TRAP NO. 7

SCALE: 1" = 50'



SEDIMENT BASIN NO. 8

SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-8-08	Revgrd. lots 88-93 to show "As Built" Cond.
7-20-07	Incorporate Phase 3
6-19-07	Rev. grd. Units 80-85 to show As-Built Cond. Change Units 15-19 from Ph. 3 to Ph. 2 and
2-28-07	Units 88-93 from ph. 2 to Ph. 3
10/10/06	Add No Step Units And Elevations
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — VINCENT J. VITUCCI — No. 11447 — PROFESSIONAL ENGINEER

Signature of Engineer (VINCENT J. VITUCCI, P.E.) — Date 12-19-06

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 — Date 12-19-06

Reviewed by HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD — Date

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/13

Chief, Division of Land Development — Date 2/7/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO THREE	CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-129
PLAT NOS.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

REVISED
FINAL GRADING DETAILS
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 34 OF 44

SDP 04-80

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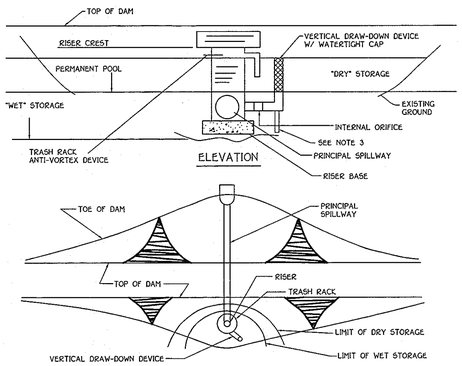
VERTICAL DRAW-DOWN DEVICE

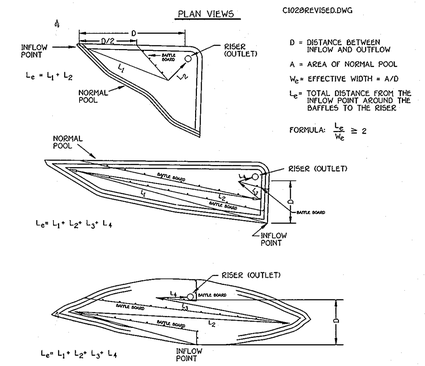


PLAN VIEW

CONSTRUCTION SPECIFICATIONS

1. PERFORATIONS IN THE DRAW-DOWN DEVICE MAY NOT EXTEND INTO THE WET STORAGE.
2. THE TOTAL AREA OF THE PERFORATIONS MUST BE GREATER THAN 2 TIMES THE AREA OF THE INTERNAL ORIFICE.
3. THE PERFORATED PORTION OF THE DRAW-DOWN DEVICE SHALL BE WRAPPED WITH 1/2" HARDWARE CLOTH AND GEOTEXTILE FABRIC. THE GEOTEXTILE FABRIC SHALL MEET THE SPECIFICATIONS FOR GEOTEXTILE CLASS E.
4. PROVIDE SUPPORT OF DRAW-DOWN DEVICE TO PREVENT SAGGING AND FLOATATION. AN ACCEPTABLE PREVENTATIVE MEASURE IS TO STAKE BOTH SIDES OF DRAW-DOWN DEVICE WITH 1" STEEL ANGLE, OR 1" BY 4" SQUARE OR 2" ROUND WOODEN POSTS SET 3' MINIMUM INTO THE GROUND THEN JOINING THEM TO THE DEVICE BY WRAPPING WITH 12 GAUGE MINIMUM WIRE.

SEDIMENT BASIN BAFFLES



D = DISTANCE BETWEEN INFLOW AND OUTFLOW

A = AREA OF NORMAL POOL

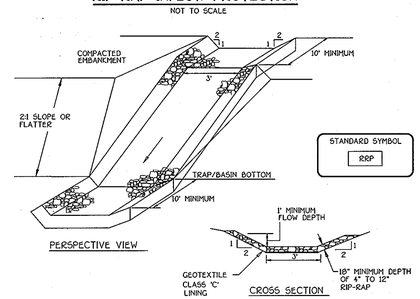
W_e = EFFECTIVE WIDTH = A/D

L_e = TOTAL DISTANCE FROM THE INFLOW POINT AROUND THE BAFFLES TO THE RISER

FORMULA: $\frac{L_e}{W_e} \geq 2$

RIP-RAP INFLOW PROTECTION

NOT TO SCALE



Construction Specifications

1. Rip-rap lined inflow channels shall be 1' in depth, have a trapezoidal cross section with 2:1 or flatter side slopes and 3' (min) bottom width. The channel shall be lined with 4" to 12" rip- rap to a depth of 18".

2. Filter cloth shall be installed under all rip-rap. Filter cloth shall be Geotextile Class C.

3. Entrance and exit sections shall be installed as shown on the detail section.

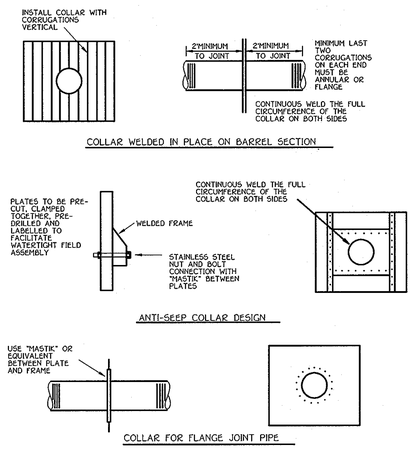
4. Rip-rap used for the lining may be recycled for permanent outlet protection if the basin is to be converted to a stormwater management facility.

5. Gabion Inflow Protection may be used in lieu of Rip-rap Inflow Protection.

6. Rip-rap should blend into existing ground.

7. Rip-rap Inflow Protection shall be used where the slope is between 4:1 and 10:1, for slopes flatter than 10:1 use Earth Dike or Temporary Swale lining criteria.

TYPICAL ANTI-SEEP COLLARS



Construction Specifications

1. Site Preparation: Perimeter sediment control devices must be installed prior to clearing and grubbing. Areas where the embankment is to be placed shall be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots or other objectionable material. The pool area shall not be cleared until completion of the dam embankment unless the pool area is to be used for borrow. In order to facilitate clean-out and restoration, the pool area (measured at the top of the pipe spillway) shall be cleared of all brush, trees, and other objectionable materials.

2. Cut-off Trench: A cut-off trench shall be excavated along the centerline of earth fill embankments. The minimum depth shall be four feet. The cut-off trench shall extend up both abutments to the riser crest elevation. The minimum bottom width shall be two feet, but wide enough to permit operation of excavation and compaction equipment. The side slopes shall be no steeper than 1:1. Compaction requirements shall be the same as those for the embankment. The trench shall be dewatered during the backfilling-compaction operations. For dewatering see Section D.

3. Embankment: The fill material shall be taken from approved areas shown on the plans. It shall be clean mineral soil free of roots, woody vegetation, oversized stones, rocks, or other objectionable material. Relatively pervious materials such as sand or gravel (Unified Soil Classes GW, GP, SW & SP) or organic materials (Unified Soil Classes OL and OH) shall not be placed in the embankment. Areas on which fill is to be placed shall be scarified prior to placement of fill. The fill material shall contain sufficient moisture so that it can be formed by hand into a ball without crumbling. If water can be squeezed out of the ball, it is too wet for proper compaction. Fill material shall be placed in six-inch to eight-inch thick continuous lifts over the entire length of the fill. Compaction shall be obtained by routing and hauling the construction equipment over the fill so that the entire surface of each layer of the fill is traversed by at least one wheel or tread track of the equipment or by the use of a compactor. The embankment shall be constructed to an elevation 10 percent higher than the design height to allow for settlement.

4. Principal Spillway: Steel risers shall be securely attached to the barrel or barrel stub by welding the full circumference making a watertight structural connection. Concrete risers shall be poured with the principal spillway in place or precast with voids around the principal spillway filled with concrete or shrink proof grout for watertight connection. The barrel stub must be attached to the riser at the same percent (angle) of grade as the outlet conduit. The connection between the riser and the riser base shall be watertight. All connections between barrel sections must be achieved by approved watertight band assemblies. The barrel and riser shall be placed on a firm, smooth foundation of impervious soil as the embankment is constructed. Breaching the embankment to install the barrel is unacceptable. Pervious materials such as sand, gravel, or crushed stone shall not be used as backfill around the pipe or anti-seep collars. The fill material around the pipe spillway shall be placed in four inch lifts and hand compacted under and around the pipe to at least the same density as the adjacent embankment. A depth of 1.5 times of pipe diameter (min) shall be backfilled over the principal spillway and hand compacted before crossing it with construction equipment.

5. Emergency Spillway: The emergency spillway shall be installed in undisturbed ground. The achievement of planned elevations, grades, design width, entrance and exit channel slopes are critical to the successful operation of the emergency spillway and must be constructed within a tolerance of + 0.2 feet.

6. Vegetative Treatment: Stabilize the embankment in accordance with the appropriate vegetative Standard and Specifications immediately following construction. In no case shall the embankment remain unstabilized for more than seven (7) days. Once constructed, the top and outside face of the embankment shall be stabilized with seed and mulch. The remainder of the interior slopes should be stabilized (one time) with seed and mulch upon basin completion and monitored and maintained erosion free during the life of the basin.

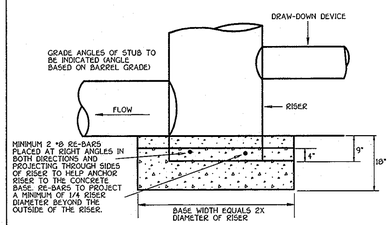
7. Safety: Local requirements concerning fencing and signs shall be met, warning the public of hazards of soft sediment and floodwater.

8. Maintenance: Repair all damage caused by soil erosion and construction equipment at or before the end of each working day. Sediment shall be removed from the basin when it reaches the specified distance below the top of the riser as shown on the riser. This sediment shall be placed in such a manner that it will not erode from the site. The sediment shall not be deposited downstream from the embankment, adjacent to a stream or floodplain. Disposal areas must be stabilized.

9. Final Disposal: When temporary structures have served their intended purpose and the contributing drainage area has been properly stabilized, the embankment and resulting sediment deposits are to be leveled or otherwise disposed of in accordance with the approved sediment control plan. The proposed use of a sediment basin site will often dictate final disposition of the basin and any sediment contained therein. If the site is scheduled for future construction, then the basin material and trapped sediments must be removed and safely disposed of and the basin shall be backfilled with a structural fill. When the basin area is to remain open space, the pond may be pumped dry (using methods in Section D - Dewatering), graded, and back filled.

10. Conversion to Stormwater Management Structure: After permanent stabilization of all disturbed contributory drainage areas, temporary sediment basins, if initially built and certified to meet permanent standards, may be converted to permanent stormwater management structures. To convert the basin from temporary to permanent use, the outlet structure must be modified in accordance with approved stormwater management design plans. Additional grading may also be necessary to provide the required storage volume in the basin. Conversion can only take place after all disturbed areas have been permanently stabilized to the satisfaction of the inspection authority and storm drains have been flushed.

RISER BASE DETAIL



Construction Specifications

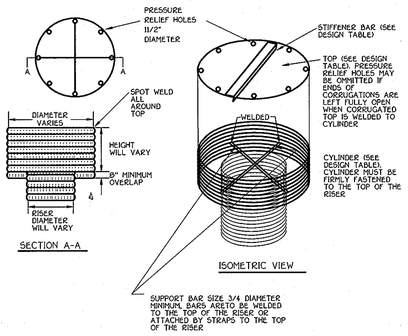
The riser shall have a base attached with a watertight connection and shall have sufficient weight to prevent flotation of the riser. Two approved bases for risers 10" or less in height are:

1. A concrete base 18" thick with the riser embedded 9" in the base.

2. A 1/4" minimum thickness steel plate attached to the riser by a continuous weld around the circumference of the riser to form a watertight connection. The plate shall have 2' of stone, gravel, or compacted earth placed on it to prevent flotation. In either case, each side of the square base shall be twice the riser diameter.

Note: For risers greater than ten feet high computations shall be made to design a base which will prevent flotation. The minimum factor of safety shall be 1.20 (downward forces = 1.20 x upward forces).

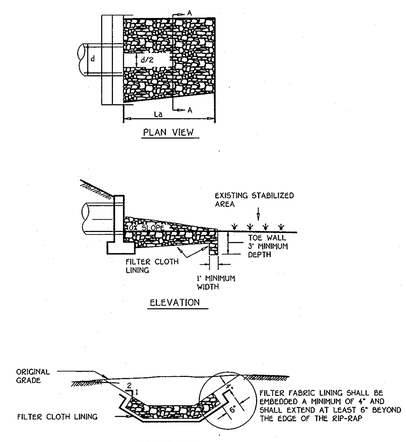
CONCENTRIC TRASH RACK AND ANTI-VORTEX DEVICE



Riser Diam. in.	Trash Rack Cylinder Diam. in.	Thick. gage	H. in.	Minimum Size Support Bar	Minimum Top Thickness	Stiffener
12	18	16	6	#6 rebar	16 ga.	--
15	21	16	7	#6 rebar	16 ga.	--
18	27	16	8	#6 rebar	16 ga.	--
21	30	16	11	#6 rebar	16 ga.	--
24	36	16	13	#6 rebar	14 ga.	--
27	42	16	15	#6 rebar	14 ga.	--
36	54	14	17	#8 rebar	12 ga.	--
42	60	14	19	#8 rebar	12 ga.	--
48	72	12	21	1-1/4" pipe or 1-1/4x1-1/4x1/4 angle	10 ga.	--
54	78	12	25	"	10 ga.	--
60	90	12	29	1-1/2" pipe or 1-1/2x1-1/2x1/4 angle	8 ga.	--
66	96	10	33	2" pipe or 2x2x3/16 angle	8 ga. w/stiffener	2x2x1/4 angle
72	102	10	36	"	8 ga. w/stiffener	2-1/2x2-1/2x 1/4 angle
78	114	10	39	2-1/2" pipe or 2x2x1/4 angle	8 ga. w/stiffener	2-1/2x2-1/2x 1/4 angle
84	120	10	42	2-1/2" pipe or 2-1/2x2-1/2x1/4 angle	8 ga. w/stiffener	2-1/2x2-1/2x 5/16 angle

Note: The above trash rack and anti-vortex device information is only for corrugated metal pipe. Concrete risers must meet the requirements of MD 378.

ROCK OUTLET PROTECTION III



Construction Specifications

1. The subgrade for the filter, rip-rap, or gabion shall be prepared to the required lines and grades. Any fill required in the subgrade shall be compacted to a density of approximately that of the surrounding undisturbed material.

2. The rock or gravel shall conform to the specified grading limits when installed respectively in the rip-rap or filter.

3. Geotextile shall be protected from punching, cutting, or tearing. Any damage other than an occasional small hole shall be repaired by placing another piece of geotextile over the damaged part or by completely replacing the geotextile. All overlaps whether for repairs or for joining two pieces of geotextile shall be a minimum of one foot.

4. Stone for the rip-rap or gabion outlets may be placed by equipment. They shall be constructed to the full course thickness in one operation and in such a manner as to avoid displacement of underlying materials. The stone for rip-rap or gabion outlets shall be delivered and placed in a manner that will ensure that it is reasonably homogeneous with the smaller stones and spalls filling the voids between the larger stones. Rip-rap shall be placed in a manner to prevent damage to the filter blanket or geotextile. Hand placement will be required to the extent necessary to prevent damage to the permanent works.

5. The stone shall be placed so that it blends in with the existing ground. If the stone is placed too high then the flow will be forced out of the channel and scour adjacent to the stone will occur.

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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
2/21/05	REVISE NV HOMES MODEL FROM "SEVERN" TO "BELLA VIA".
2/21/05	REVISE UTILITIES AS RESULT OF UNIT MODEL CHANGE.
2/21/05	ADD PHASE TWO UNITS AS PROPOSED TO THIS SITE PLAN.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND ANGELO M. VITUCCI No. 11971 PROFESSIONAL ENGINEER

Signature ANGELO M. VITUCCI, P.E.) — Date 12-19-06

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 inspections by the Howard Soil Conservation District."

Signature of Developer — Date 12-19-06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S. D.A.-Natural Resources Conservation Service — Date 1/11/07

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

Howard SCD — Date 1/11/07

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07

Chief, Division of Land Development — Date 2/2/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-129
PLAT NOS. 16941 - 16962	BLOCK NO. 5	ZONE PSC	TAX/ZONE 16	ELEC. DIST. 3RD.	CENSUS TR.
WATER CODE K-02			SEWER CODE 5992000	

REVISED

TEMPORARY S.W.M. NOTES AND DETAILS

AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13

BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS

(PHASE ONE, TWO & THREE)

(A PRIVATE GATED COMMUNITY)

ZONED: PSC

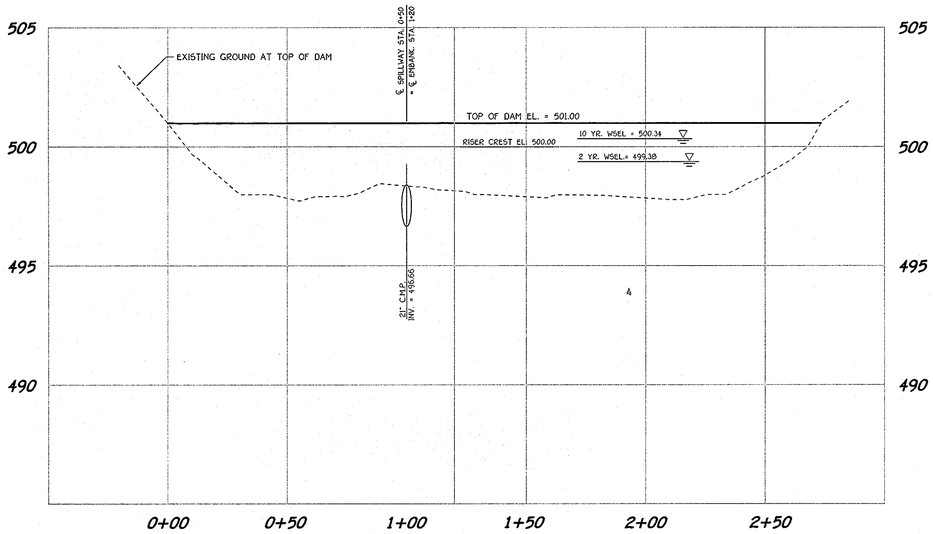
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY, 2007

SHEET 35 OF 44

SDP 04-80



P.O.S.T. NO. 2
PROFILE ALONG ℄ EMBANKMENT

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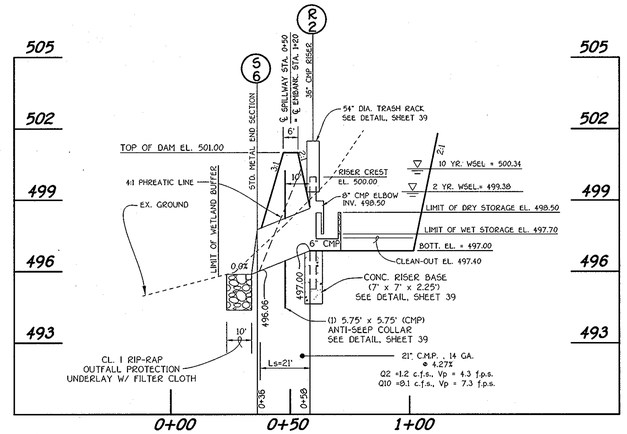
VERT. 1" = 3'



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PRINCIPLE SPILLWAY PROFILE

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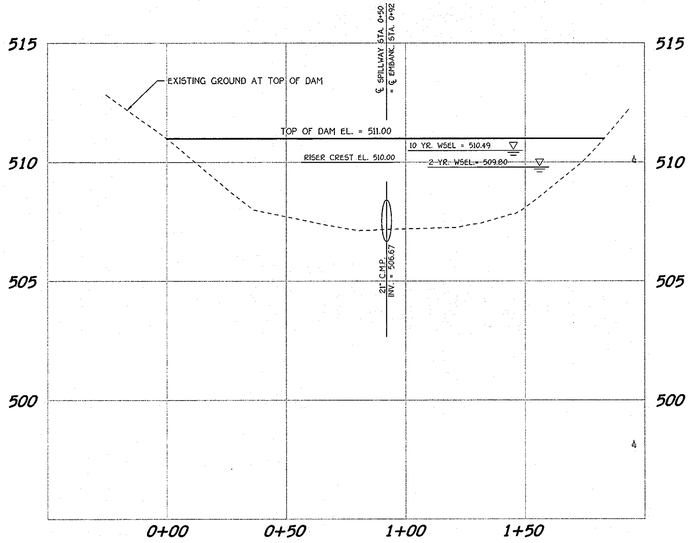
VER. : 1" = 3'



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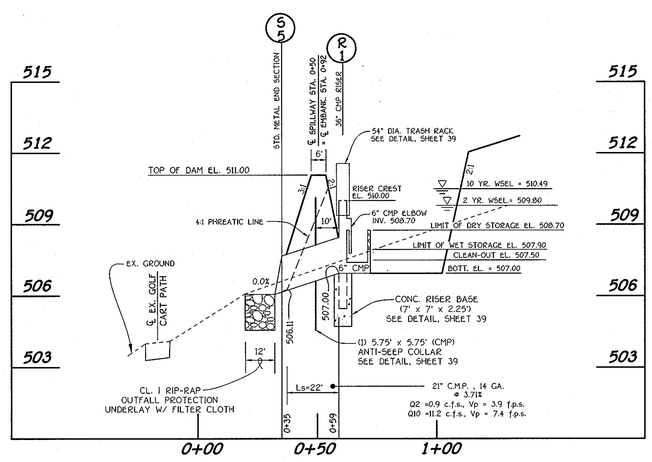
VERT. 1" = 3'



P.O.S.T. NO. 1
PRINCIPLE SPILLWAY PROFILE

SCALE: HOR. : 1" = 30'
VER. : 1" = 3'

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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
2/21/05	REVISE NV HOMES MODEL FROM "SEVERN" TO "BELLA VIA".
2/21/05	REVISE UTILITIES AS RESULT OF UNIT MODEL CHANGE.
2/21/05	ADD PHASE TWO UNITS AS PROPOSED TO THIS SITE PLAN.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

Signature of Engineer (ALDO M. VITUCCI, P.E.) — Date 12/17/06

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 inspections by the Howard Soil Conservation District."

Signature of Developer — Date 12/17/06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date 1/10/07

This development plan is [illegible] soil erosion and sediment control by [illegible]

Howard SCD — Date 1/10/07

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER
NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07

Chief, Division of Land Development — Date 2/7/07

Chief, Development Engineering Division — Date 1/12/07

SUBDIVISION	PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13	ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120

PLAT NOS.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	

WATER CODE	SEWER CODE
K-02	5992000

REVISED
TEMPORARY S.W.M. PROFILES
AGE RESTRICTED

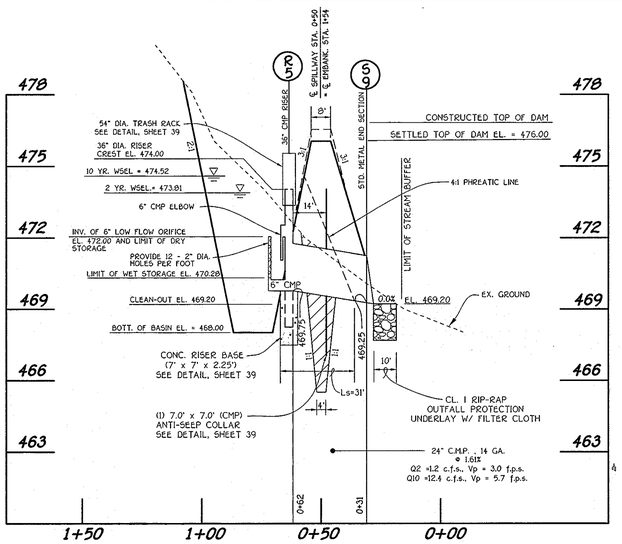
GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007

SHEET 36 OF 44

SDP 04-80



SEDIMENT BASIN NO. 6
PRINCIPLE SPILLWAY PROFILE

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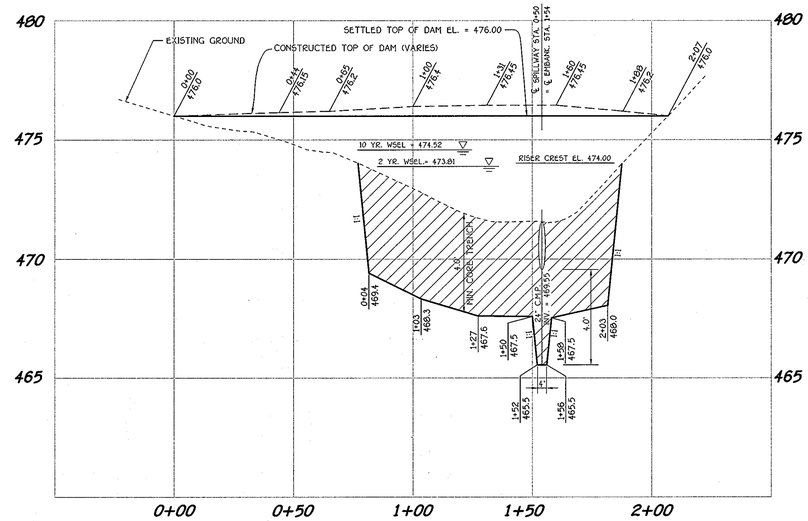
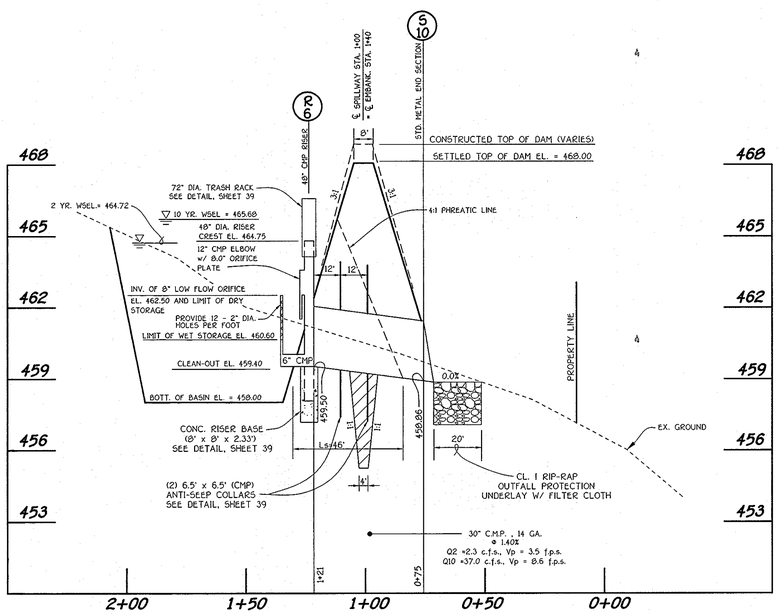
VER. : 1" = 3'



SEDIMENT BASIN NO. 6
PROFILE ALONG ℄ EMBANKMENT

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'



SEDIMENT BASIN NO. 8
PRINCIPLE SPILLWAY PROFILE

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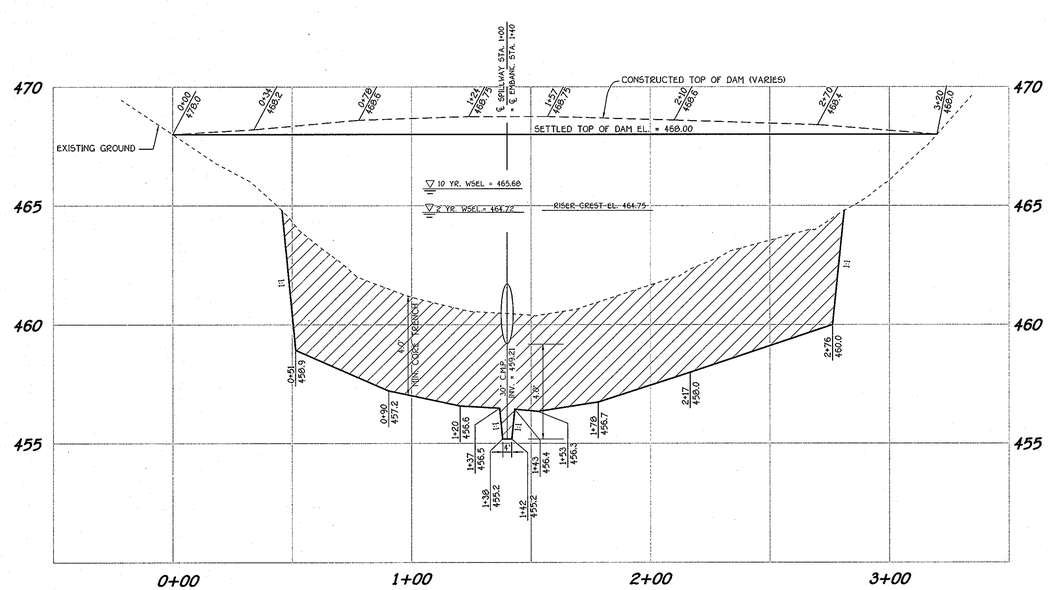

SEDIMENT BASIN NO. 8
PROFILE ALONG ℄ EMBANKMENT

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'

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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
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2/21/05	ADD PHASE TWO UNITS AS PROPOSED TO THIS SITE PLAN.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — ALDO HOWARD VITUCCI — No. 10607 — REGISTERED PROFESSIONAL ENGINEER

Signature (ALDO M. VITUCCI, P.E.) — Date: 12.19.06

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 — Date: 12.19.06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date: 1/11/07

Meets conditions of Section 104.16 of the Howard County soil erosion and sediment control by HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD — Date: 1/11/07

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-357-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date: 2/5/07

Chief, Division of Land Development — Date: 2/7/07

Chief, Development Engineering Division — Date: 1/12/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-129
PLAT NOS.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE		
K-02			5992000		

REVISED
TEMPORARY S.W.M. PROFILES
AGE RESTRICTED

GTW'S WAVERLY WOODS
SECTION 13
BULK PARCEL 'A'
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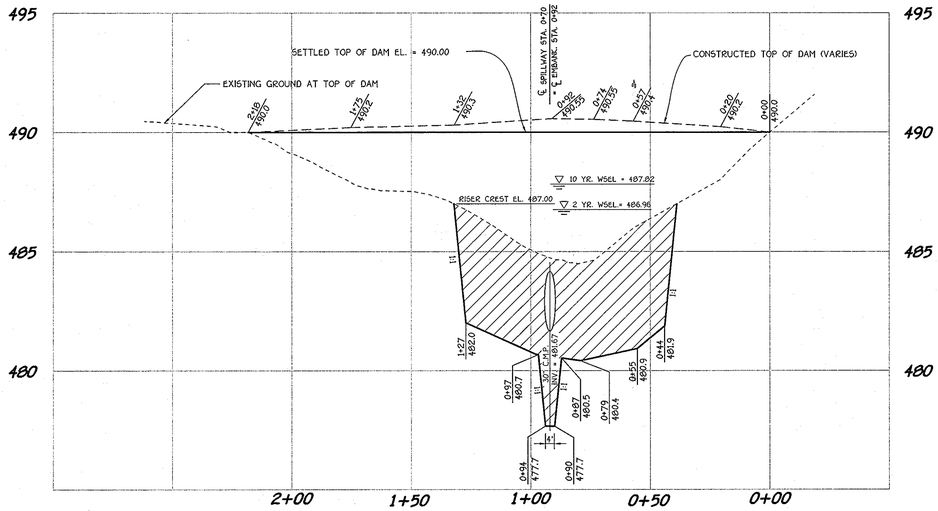
ZONED: PSC

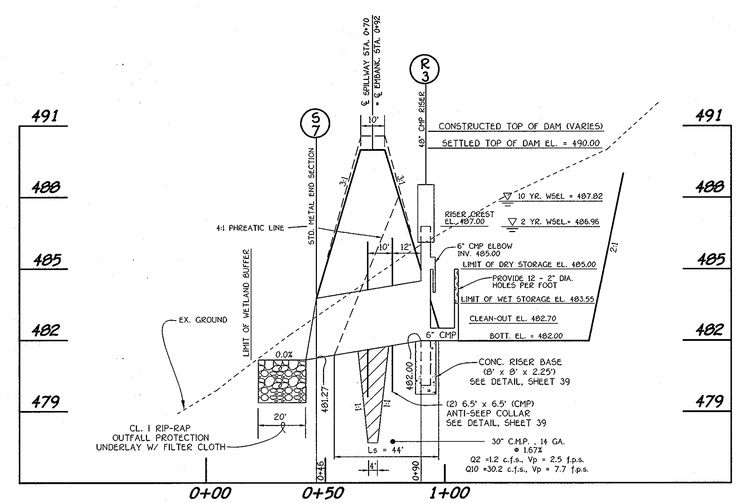
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 37 OF 44

SDP 04-80



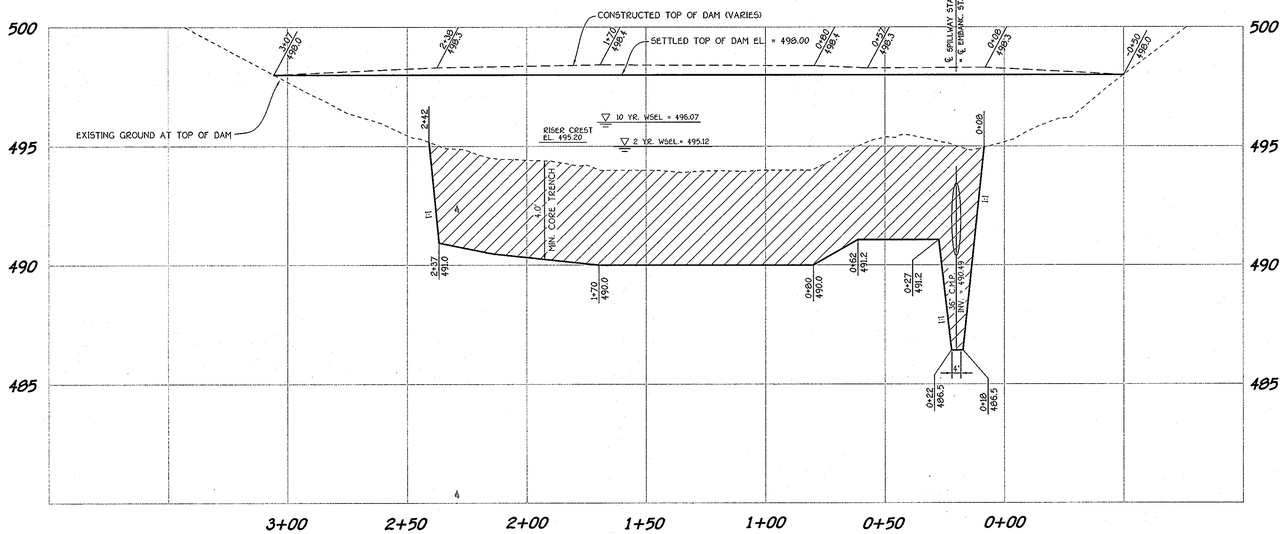
SEDIMENT BASIN NO. 3
PROFILE ALONG ℄ EMBANKMENT

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'



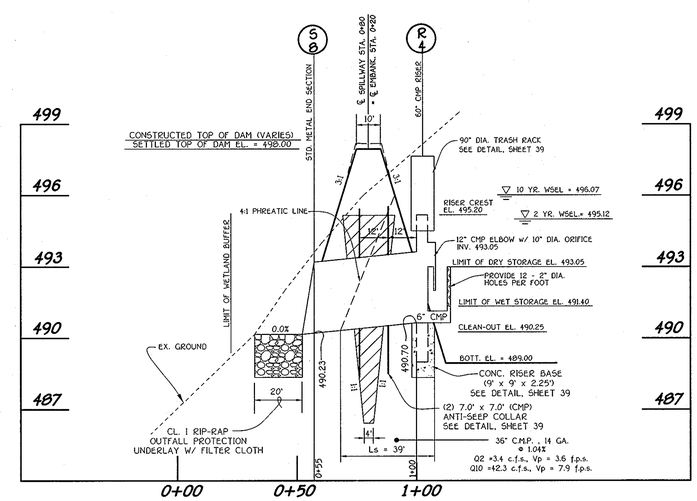
SEDIMENT BASIN NO. 3
PRINCIPLE SPILLWAY PROFILE

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'



SEDIMENT BASIN NO. 4
PROFILE ALONG ℄ EMBANKMENT

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'



SEDIMENT BASIN NO. 4
PRINCIPLE SPILLWAY PROFILE

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'

K:\SDSKPROJ\40353\dwg\SDP (40379)\REVISIONS TO SDP SUBMISSION for 2006\40353 SHEET 35-38 SWM PROFILES.dwg, 12/13/2006 4:35:52 PM, 1:1

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
2/21/05	REVISE NV HOMES MODEL FROM "SEVERN" TO "BELLA VIA".
2/21/05	REVISE UTILITIES AS RESULT OF UNIT MODEL CHANGE.
2/21/05	ADD PHASE TWO UNITS AS PROPOSED TO THIS SITE PLAN.

REVISION BLOCK

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — JOHN C. VITUCCI — No. 12607 — PROFESSIONAL ENGINEER

Signature — JOHN C. VITUCCI, P.E.) — Date 12-17-06

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 — Date 12-17-06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S. Natural Resources Conservation Service — Date 1/11/07

This development plan is in compliance with the Howard County Soil Conservation District. — Date 1/11/07

Howard SCD

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07

Chief, Division of Land Development — Date 2/7/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION		PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13		ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120
PLAT NOS. 16941 - 16962	BLOCK NO. 5	ZONE PSC	TAX/ZONE 16
ELEC. DIST. 3RD.	CENSUS TR.		
WATER CODE K-02		SEWER CODE 5992000	

REVISED
TEMPORARY S.W.M. PROFILES
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: July, 2007
SHEET 38 OF 44

SDP 04-80

SOILS LEGEND

SOIL	NAME	CLASS
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
CnB2	Chillum-Fairfax loams, 1 to 5 percent slopes, moderately eroded	C
GlB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GlC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
GlD2	Glenelg loam, 15 to 25 percent slopes, moderately eroded	B
GlD3	Glenelg loam, 15 to 25 percent slopes, severely eroded	B
* GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
GlC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	B
MlA	Manor loam, 0 to 3 percent slopes	B
MlC3	Manor loam, 8 to 15 percent slopes, severely eroded	B

NOTES:

* Hydric soils and/or contains hydric inclusions

** May contain hydric inclusions

† Generally only within 100-year floodplain areas

LEGEND

GLD2 / GLD3 — SOIL TYPE

P — STORM DRAIN DRAINAGE AREAS

AAA — CLEAN-OUT DRAINAGE AREAS

NOTE: FOR DRAINAGE AREA DATA, SEE SHEET 43

PLAN

SCALE: 1" = 50'

NOTE: THIS SHEET IS FOR DRAINAGE AREA AND SOILS INFORMATION ONLY.

ENGINEER'S CERTIFICATE

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

Signature (MICHAEL M. VITUCCI, P.E.) — 12-17-06 Date

DEVELOPER'S CERTIFICATE

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

Signature of Developer — 12-17-06 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — 1/11/07 Date

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

Howard SCD — 1/10/07 Date

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443) 367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director, Department of Planning and Zoning — 2/5/07 Date

Chief, Division of Land Development — 2/7/07 Date

Chief, Development Engineering Division — 1/12/07 Date

SUBDIVISION	PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13	ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	

WATER CODE	SEWER CODE
K-02	5992000

REVISED

DRAINAGE AREA MAP AND SOILS MAP

AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13

BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS

(PHASE ONE, TWO & THREE)

(A PRIVATE GATED COMMUNITY)

ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY, 2007

SHEET 39 OF 44

SDP 04-80

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
6/3/13	ADD 2 DUAL ELECTRIC VEHICLE CHARGING STATIONS
7-20-07	Incorporate Phase 3
10/10/06	Add No Step Units And Elevations
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

K:\SDSKPROJ\40353\dwg\SDP (40379)\REVISIONS TO SDP SUBMISSION for 2006\40353 SHEET 39-43 SD DRAINAGE AREA AND SOILS MAP.dwg, 12/13/2006 4:33:41 PM, 1:1

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PLAN
SCALE: 1" = 50'

NOTE: FOR DRAINAGE AREA DATA, SEE SHEET 43

SOILS LEGEND

SOIL	NAME	CLASS
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
CrB2	Chillum-Fairfax loams, 1 to 5 percent slopes, moderately eroded	C
GlB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GlC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
GlD2	Glenelg loam, 15 to 25 percent slopes, moderately eroded	B
GlD3	Glenelg loam, 15 to 25 percent slopes, severely eroded	B
* GrB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
GlC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	B
MlA	Manor loam, 0 to 3 percent slopes	B
MlC3	Manor loam, 8 to 15 percent slopes, severely eroded	B

NOTES:
* Hydric soils and/or contains hydric inclusions
** May contain hydric inclusions
† Generally only within 100-year floodplain areas

NOTE: THIS SHEET IS FOR DRAINAGE AREA AND SOILS INFORMATION ONLY.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
7-20-07	Incorporate Phase 3
10/10/06	Add No Step Units And Elevations
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

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ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — RICHARD M. VITUCCI — No. 20077 — PROFESSIONAL ENGINEER

Signature: Richard M. Vitucci, P.E. — Date: 12-17-06

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 inspections by the Howard Soil Conservation District."

Signature of Developer — Date: 12-17-06

Reviewed for HOWARD SCD and meets Technical Requirements. — Date: 1/11/07

For - S.C.D.A.-Natural Resources Conservation Service — Date: 1/11/07

For Land Development Plans, approved for soil erosion and sediment control. HOWARD SOIL CONSERVATION DISTRICT. — Date: 1/11/07

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
9300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443) 367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date: 2/5/07

Chief, Division of Land Development — Date: 2/7/07

Chief, Development Engineering Division — Date: 1/17/07

SUBDIVISION	PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13	ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-129

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	

WATER CODE	SEWER CODE
K-02	5992000

REVISED
DRAINAGE AREA MAP AND SOILS MAP
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 40 OF 44

SDP 04-80

SOILS LEGEND

SOIL	NAME	CLASS
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
CrB2	Chillum-Fairfax loams, 1 to 5 percent slopes, moderately eroded	C
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GLC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
GLD2	Glenelg loam, 15 to 25 percent slopes, moderately eroded	B
GLD3	Glenelg loam, 15 to 25 percent slopes, severely eroded	B
* GrB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
GLC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	B
MIA	Manor loam, 0 to 3 percent slopes	B
MIC3	Manor loam, 8 to 15 percent slopes, severely eroded	B

NOTES:

* Hydric soils and/or contains hydric inclusions

** May contain hydric inclusions

† Generally only within 100-year floodplain areas

PLAN

SCALE: 1" = 50'

NOTE: FOR DRAINAGE AREA DATA, SEE SHEET 43

NOTE: THIS SHEET IS FOR DRAINAGE AREA AND SOILS INFORMATION ONLY.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

K:\SDSKPROJ\40353\dwg\SDP (40379)\TITLE SHEET.DWG

DATE	DESCRIPTION REVISION BLOCK
7-20-07	Incorporate Phase 3
10/10/06	Add No Step Units And Elevations
2/21/05	Revised Location Of Inlets I-21 & I-22;
	Adjusted Sizes Of Drainage Areas T, U & V Accordingly; Rerouted Roof Drain
	To I-22; Eliminated C.O. 25 B.
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

ENGINEER'S CERTIFICATE

"I certify that the minimum 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."

STATE OF MARYLAND — JOHN M. VITUCCI — No. 17407 — PROFESSIONAL ENGINEER

Signature PROFESSIONAL ENGINEER JOHN M. VITUCCI, P.E.) — Date 12-19-06

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 inspections by the Howard Soil Conservation District."

Signature of Developer — Date 12-19-06

Reviewed for HCD, SCD and meets Technical Requirements.

U.S. Dept. of Natural Resources, Natural Resources Conservation Service — Date 1/11/07

Howard County Soil Conservation District — Date 1/11/07

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443) 367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/5/07

Chief, Division of Land Development — Date 2/2/07

Chief, Development Engineering Division — Date 1/17/07

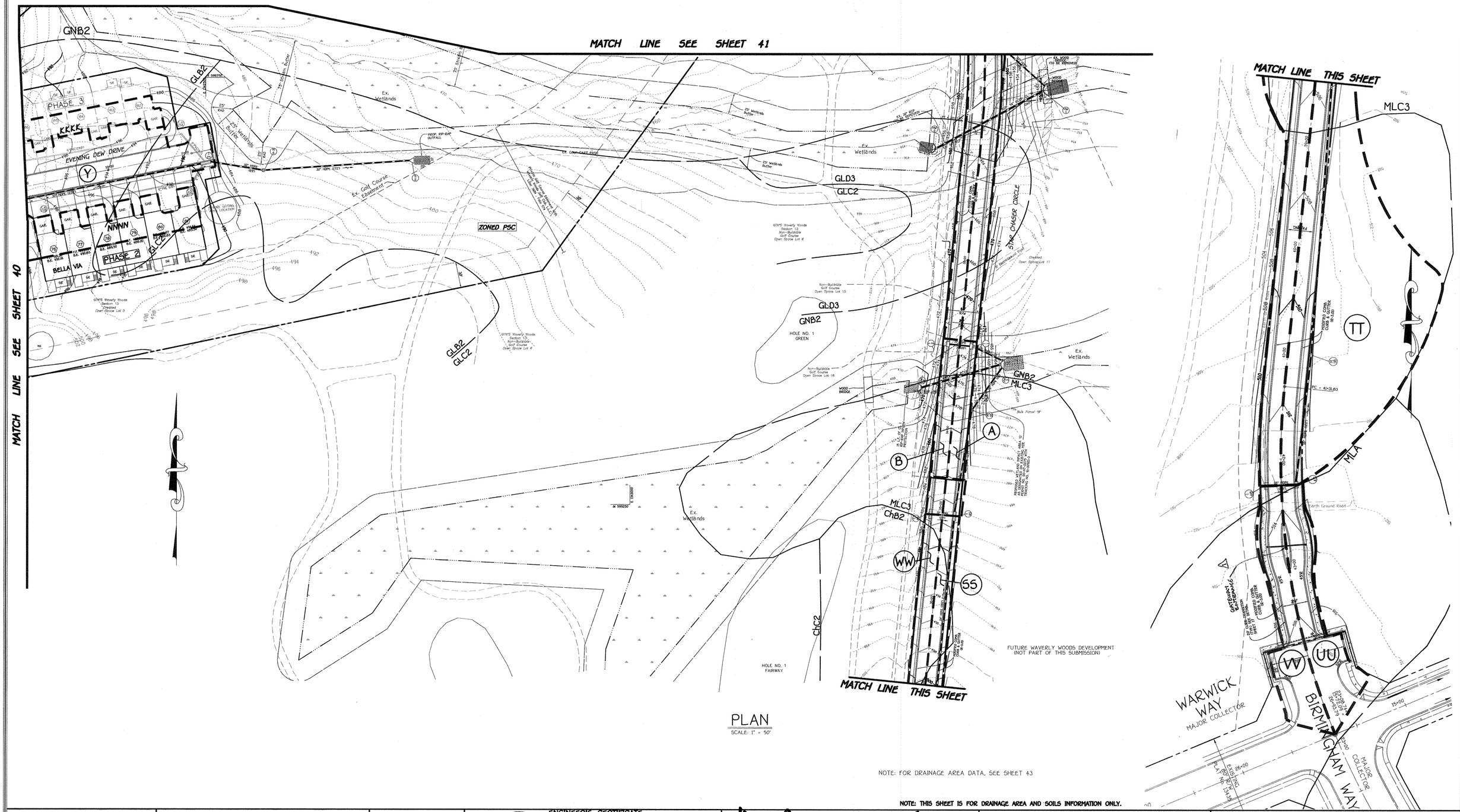
SUBDIVISION			PHASE	UNITS Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120
PLAT NO. 16941 - 16962	BLOCK NO. 5	ZONE P5C	TAX/ZONE 16	ELEC. DIST. 3RD.	CENSUS TR.
WATER CODE K-02			SEWER CODE 5992000	

REVISED
DRAINAGE AREA MAP AND SOILS MAP
AGE RESTRICTED

GTW'S WAVERLY WOODS
SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)

ZONED: P5C
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 41 OF 44

SDP 04-80



PLAN

SCALE: 1" = 50'

NOTE: FOR DRAINAGE AREA DATA, SEE SHEET 43

NOTE: THIS SHEET IS FOR DRAINAGE AREA AND SOILS INFORMATION ONLY.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION
3/20/17	REVISE ENTRANCE VERSIOCE △1
7-20-07	Incorporate Phase 3
10/10/06	Add No Step Units And Elevations
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan.

REVISION BLOCK

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K:\SDSKPROJ\40353\dwg\SDP (40379)\REVISIONS TO SDP SUBMISSION for 2006\40353 SHEET 39-43 SD DRAINAGE AREA AND SOILS MAP.dwg, 12/13/2006 4:31:37 PM, 1:1

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — REGISTERED PROFESSIONAL ENGINEER

Signature Of Engineer (FISHER, COLLINS & CARTER, INC. - R.M. VITUCCI, P.E.) — Date: 12-17-06

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 — Date: 12-17-06

Reviewed for HCSCD and meets Technical Requirements.

Date: 1/11/07

Urban-Natural Resources Conservation Service

This Development Plan is approved for sediment and erosion control by the WASTERSHED Soil Conservation District.

Howard SCD — Date: 1/11/07

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443) 367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date: 2/5/07

Chief, Division of Land Development — Date: 2/7/07

Chief, Development Engineering Division — Date: 1/17/07

SUBDIVISION	PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13	ONE, TWO & THREE	CONDO BUILDING Nos. 1-12; TOWNHOUSE UNIT Nos. 1-120

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	32D.	

WATER CODE	SEWER CODE
K-02	5992000

REVISED

DRAINAGE AREA MAP AND SOILS MAP

AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13

BULK PARCEL 'A'

"THE COURTYARDS AT WAVERLY WOODS - EAST"

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)

ZONED: PSC

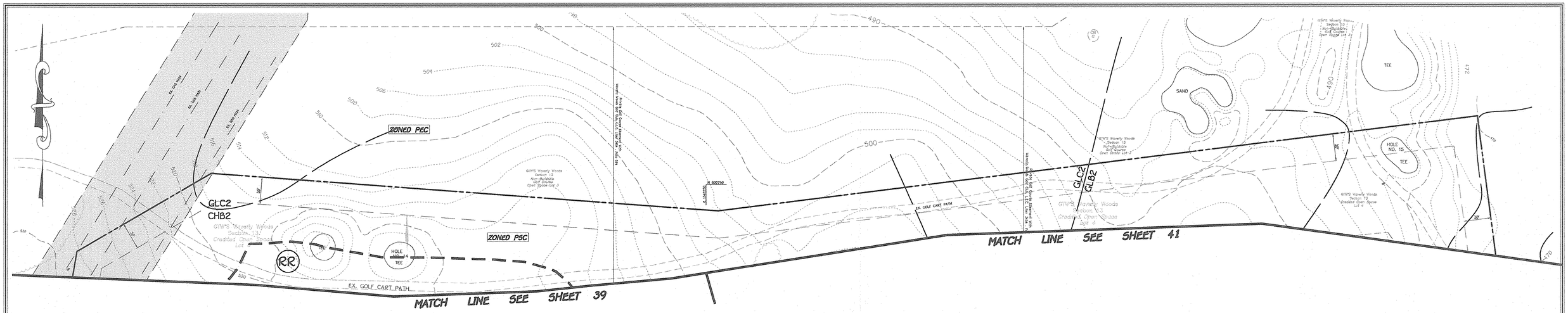
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY, 2007

SHEET 42 OF 44

SDP 04-80



PLAN

SCALE: 1" = 50'

DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	% IMP.
I-1	A	0.10	0.81	PSC	91
I-2	B	0.10	0.81	PSC	91
I-3	C	0.29	0.70	PSC	73
I-4	D	0.29	0.70	PSC	73
I-5	E	0.18	0.70	PSC	74
I-6	F	0.11	0.78	PSC	86
I-7	G	0.22	0.24	PSC	5
I-8	H	0.37	0.56	PSC	53
I-9	I	0.18	0.67	PSC	69
I-10	J	0.72	0.39	PSC	28
I-11	K	0.16	0.62	PSC	62
I-12	L	0.60	0.67	PSC	69
I-13	M	0.85	0.54	PSC	51
I-14	N	0.18	0.78	PSC	87
I-15	O	0.18	0.78	PSC	87
I-16	P	0.94	0.55	PSC	51
I-17	Q	0.52	0.36	PSC	23
I-18	R	0.75	0.54	PSC	50
I-19	S	0.99	0.53	PSC	48
I-20	T	0.98	0.59	PSC	58
I-21	U	0.93	0.55	PSC	52
I-22	V	0.61	0.65	PSC	67
I-23	W	0.72	0.48	PSC	41
I-24	X	1.00	0.41	PSC	30
I-25	Y	0.50	0.53	PSC	48
I-26	Z	0.45	0.50	PSC	44
I-27	AA	0.88	0.51	PSC	45
I-28	BB	0.60	0.53	PSC	49
I-29	CC	0.76	0.40	PSC	29
I-30	DD	0.70	0.73	PSC	79
I-31	EE	0.41	0.60	PSC	60
I-32	FF	0.15	0.81	PSC	91
I-35	II	0.91	0.52	PSC	47
I-36	JJ	0.39	0.25	PSC	2
I-37	KK	0.84	0.53	PSC	49
I-38	LL	0.24	0.83	PSC	94
I-39	MM	1.83	0.45	PSC	35
I-40	NN	1.50	0.67	PSC	69
I-41	OO	0.82	0.71	PSC	75
I-42	PP	0.39	0.64	PSC	65
I-43	QQ	1.19	0.49	PSC	42
I-44	RR	0.75	0.21	PSC	0
I-45	SS	0.11	0.81	PSC	91
I-46	TT	0.82	0.64	PSC	65
I-47	UU	0.19	0.81	PSC	91
I-48	VV	0.19	0.81	PSC	91
I-49	WW	0.11	0.81	PSC	91
I-50	XX	0.28	0.77	PSC	85

DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	% IMP.
CO-1A & 1B	AAA	0.08	0.87	PSC	100
CO-1C & 1D	BBB	0.11	0.87	PSC	100
CO-2B & 2C	CCC	0.14	0.87	PSC	100
CO-3A & 3B	DDD	0.16	0.87	PSC	100
CO-3C	EEE	0.14	0.87	PSC	100
CO-4A	FFF	0.11	0.87	PSC	100
CO-4B	GGG	0.16	0.87	PSC	100
CO-5A	HHH	0.10	0.87	PSC	100
CO-5C	III	0.10	0.87	PSC	100
CO-5B	JJJ	0.10	0.87	PSC	100
CO-5D	KKK	0.10	0.87	PSC	100
CO-6A & 6C	LLL	0.10	0.87	PSC	100
CO-6B & 6D	MMM	0.10	0.87	PSC	100
CO-7A & 7C	NNN	0.10	0.87	PSC	100
CO-7B & 7D	OOO	0.10	0.87	PSC	100
CO-8A & 8B	PPP	0.10	0.87	PSC	100
CO-8C & 8D	QQQ	0.10	0.87	PSC	100
CO-8E & 9E	RRR	0.10	0.87	PSC	100
CO-8F & 9F	SSS	0.10	0.87	PSC	100
CO-9A & 9C	TTT	0.10	0.87	PSC	100
CO-9B & 9D	UUU	0.10	0.87	PSC	100
CO-10A & 10B	VVV	0.10	0.87	PSC	100
CO-10C & 10D	WWW	0.10	0.87	PSC	100
CO-11A & 11B	XXX	0.10	0.87	PSC	100
CO-11C & 11D	YYY	0.10	0.87	PSC	100
CO-12A & 12B	ZZZ	0.10	0.87	PSC	100
CO-12C & 12D	AAAA	0.10	0.87	PSC	100
CO-13A & 13D	BBBB	0.10	0.87	PSC	100
CO-13B & 13C	CCCC	0.10	0.87	PSC	100
CO-14A & 14B	DDDD	0.10	0.87	PSC	100
CO-14C & 14D	EEEE	0.10	0.87	PSC	100
CO-15A & 15B	FFFF	0.13	0.87	PSC	100
CO-16A & 16B	GGGG	0.14	0.87	PSC	100
CO-17A & 17B	HHHH	0.11	0.87	PSC	100
CO-17D & 17E	IIII	0.14	0.87	PSC	100
CO-18B & 18C	JJJJ	0.16	0.87	PSC	100
CO-19A & 19B	KKKK	0.13	0.87	PSC	100
CO-20B & 20C	LLLL	0.11	0.87	PSC	100
CO-21A & 21B	MMMM	0.16	0.87	PSC	100
CO-22A & 22B	NNNN	0.16	0.87	PSC	100
CO-23F & 23G	OOOO	0.14	0.87	PSC	100
CO-23E	PPPP	0.14	0.87	PSC	100
CO-23C & 23D	QQQQ	0.11	0.87	PSC	100
CO-23B	RRRR	0.09	0.87	PSC	100
CO-24A & 24B	SSSS	0.11	0.87	PSC	100
CO-25C & 25B	TTTT	0.14	0.87	PSC	100
CO-25A	UUUU	0.16	0.87	PSC	100
CO-26B & 26C	VVVV	0.11	0.87	PSC	100
CO-26E	WWWW	0.16	0.87	PSC	100
CO-27A & 27B	XXXX	0.14	0.87	PSC	100

NOTE: THIS SHEET IS FOR DRAINAGE AREA AND SOILS INFORMATION ONLY.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	REVISION BLOCK
7-20-07	Incorporate Phase 3
2/21/05	Revised Sizes Of Drainage Areas T, U & V
2/21/05	Revise NV Homes Model From "SEVERN" TO "BELLA VIA".
2/21/05	Revise Utilities As Result Of Unit Model Change.
2/21/05	Add Phase Two Units As Proposed To This Site Plan

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — JOHN MICHAEL VITUCCI — No. 19072 — REGISTERED PROFESSIONAL ENGINEER

Signature - John M. VITUCCI, P.E.) — Date 12-17-06

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 — Date 12-17-06

Approved for use in the SCD and meets Technical Requirements.

U.S. Natural Resources Conservation Service — Date 1/11/07

This development plan is approved for erosion and sediment control by the Howard SCD — Date 1/11/07

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443) 367-0422

BUILDER

NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — Date 2/9/07

Chief, Division of Land Development — Date 2/7/07

Chief, Development Engineering Division — Date 1/17/07

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-120
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941 - 16962	5	PSC	16	3RD.	
WATER CODE			SEWER CODE	
K-02			5992000	

REVISED
DRAINAGE AREA MAP AND SOILS MAP
AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC
TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2007
SHEET 43 OF 44

SDP 04-80

K:\SDSKPROJ\40353\dwg\SDP (40379)\REVISIONS TO SDP SUBMISSION for 2006\40353 SHEET 39-43 SD DRAINAGE AREA AND SOILS MAP.dwg, 12/13/2006 1:08:17 PM, 1:1

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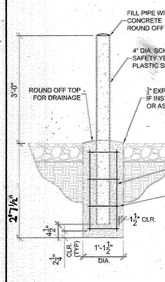
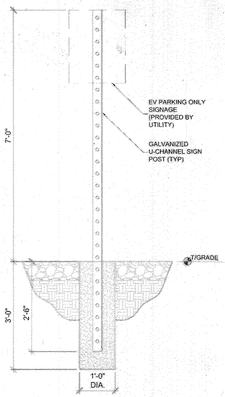


TYPICAL PIPE BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



TYPICAL EV PARKING ONLY SIGN DETAIL
SCALE: 3/4" = 1'-0"

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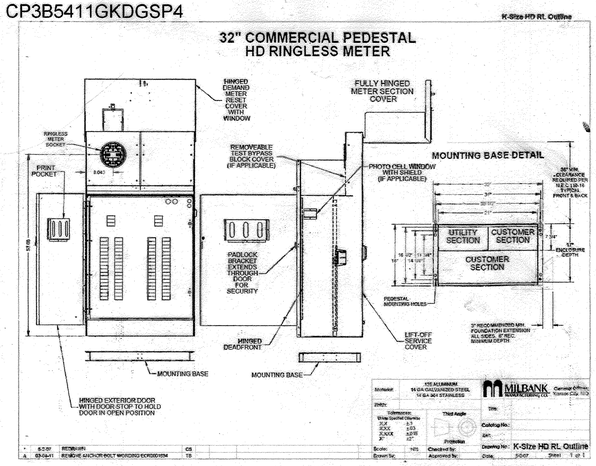
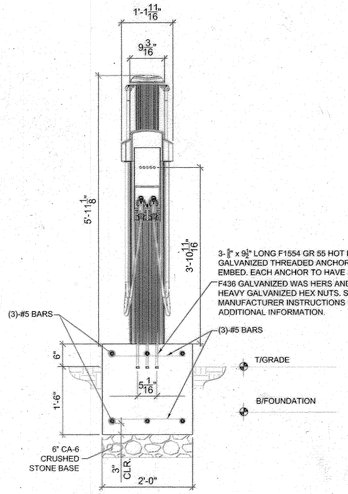
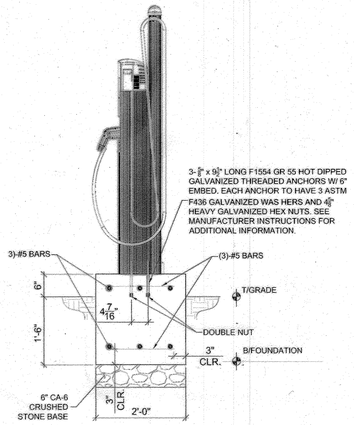
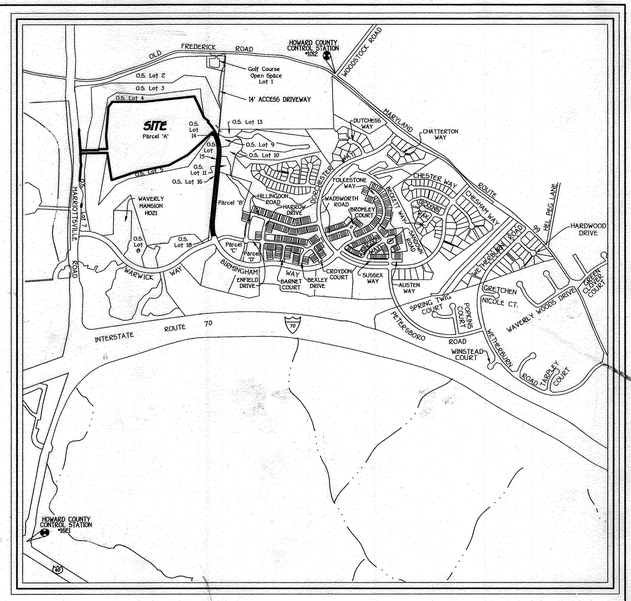




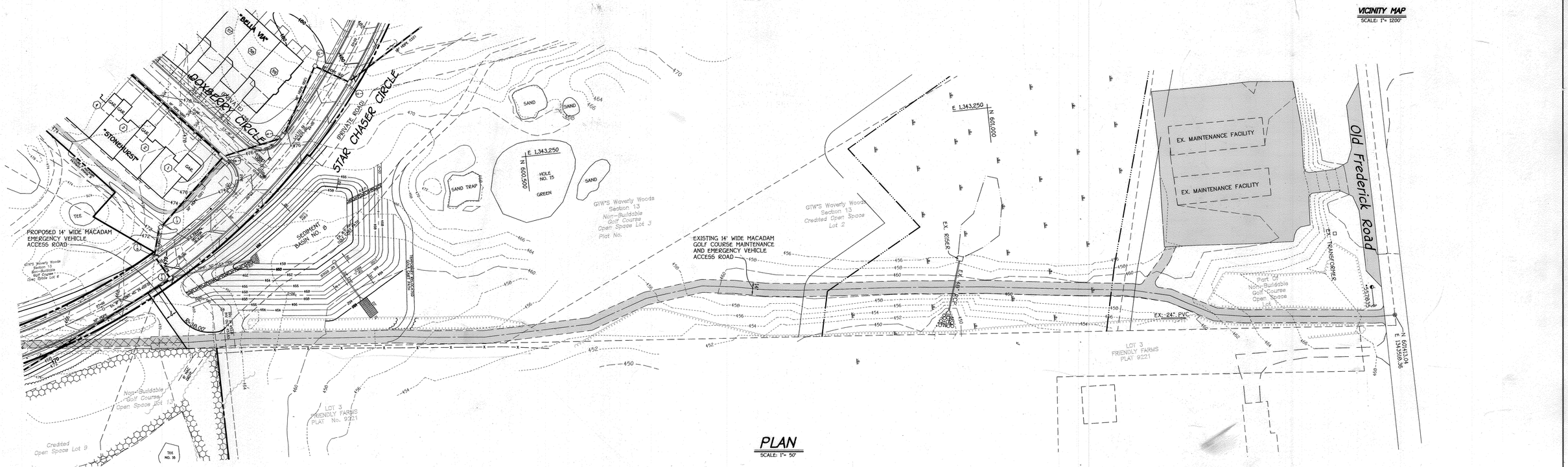
SECTION A-A:
CHARGEPOINT CHARGER
FOUNDATION SECTION
SCALE: 1" = 1'-0"



SECTION B-B:
CHARGEPOINT CHARGER
FOUNDATION SECTION
SCALE: 1" = 1'-0"



VICINITY MAP
SCALE: 1" = 1200'



PLAN
SCALE: 1" = 50'

C/1/23	ADD DUAL ELECTRIC VEHICLE CHARGING STATION DETAILS	
7-20-07	Incorporate Phase 3	
10/10/06	ADD PHASE NO STEP UNITS AND ELEVATIONS	
2/21/05	REVISE NV HOMES MODEL FROM "SEVERN" TO "BELLA VIA".	
2/21/05	REVISE UTILITIES AS RESULT OF UNIT MODEL CHANGE.	
2/21/05	ADD PHASE TWO UNITS AS PROPOSED TO THIS SITE PLAN.	
DATE	DESCRIPTION	
	REVISION BLOCK	

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ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

ENGINEER'S CERTIFICATE

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

STATE OF MARYLAND — JOHN M. VITUCCI — No. 11668 — PROFESSIONAL ENGINEER

Signature — John M. Vitucci, P.E.) — 12-19-06 Date

DEVELOPER'S CERTIFICATE

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

Signature of Developer — 12-19-06 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service — Date

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

Howard SCD

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER
NVR HOMES
QUINCE DIAMOND EXECUTIVE CENTER
555 QUINCE ORCHARD ROAD
SUITE 300
GAITHERSBURG, MARYLAND 20878

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning — 2/9/07 Date

Chief, Division of Land Development — 2/7/07 Date

Chief, Development Engineering Division — 1/17/07 Date

SUBDIVISION			PHASE	UNIT Nos.
GTW'S WAVERLY WOODS - SECTION 13			ONE, TWO & THREE	CONDO BUILDING Nos. 1-12 TOWNHOUSE UNIT Nos. 1-129
PLAT NOS.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16941-16962	5	PSC	16	3RD.	
PRIVATE WATER		SEWER CODE			
K-02		5992000			

REVISED
EMERGENCY VEHICLE ACCESS ROAD PLAN & ELECTRIC VEHICLE CHARGING STATION DETAILS — AGE RESTRICTED

GTW'S WAVERLY WOODS

SECTION 13
BULK PARCEL 'A'
"THE COURTYARDS AT WAVERLY WOODS - EAST"
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
(PHASE ONE, TWO & THREE)
(A PRIVATE GATED COMMUNITY)
ZONED: PSC

TAX MAP No.: 16 PARCEL No.: 406 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 5, 2007

SHEET 44 OF 44 — SDP 04-80

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