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SHEET NO.	DESCRIPTION
1	TITLE SHEET
2 & 3	SITE DEVELOPMENT PLAN
4	STREET TREE & LANDSCAPE PLAN
5	ROADWAY DETAILS
6	BUILDING FOOTPRINTS & DETAIL SHEET
7	SEDIMENT CONTROL NOTES AND DETAILS
8 & 9	PRIVATE SEWER MAIN PROFILES
10	STORM DRAIN PROFILES
11	STORM DRAIN DRAINAGE AREA MAP & SOILS MAP
12 & 13	GRADING AND SEDIMENT CONTROL PLAN

SITE DEVELOPMENT PLAN

GTW'S WAVERLY WOODS

SECTION 13

BUILDABLE PARCEL 'F'

(A RESUBDIVISION OF BULK PARCEL 'E', GTW'S WAVERLY WOODS, SECTION 13, PLAT Nos. 17217-17223)

"THE ENCLAVE AT WAVERLY WOODS"

TOWNHOUSE CONDOMINIUMS
A PRIVATE GATED COMMUNITY

ZONED: R-5A-8

TAX MAP No. 16 GRID No. 5 PARCEL No. 20

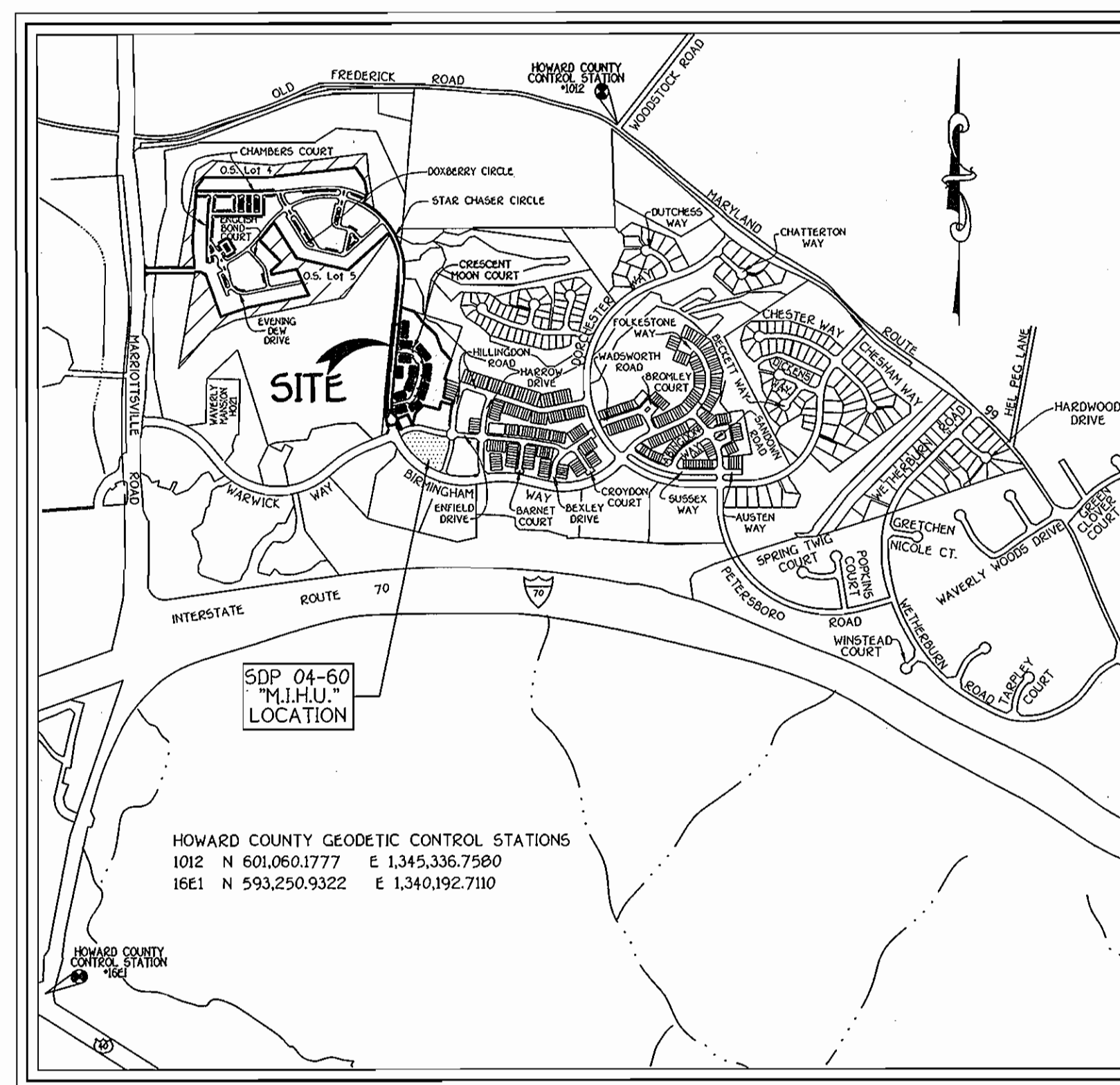
GENERAL NOTES

1. SUBJECT PROPERTY ZONED R-5A-8 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
2. THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F-04-58, F-04-184, 5-03-06, ZB 929M, ZB 1018M, F-05-076, 5-94-07 F-06-146 & SDP-06-105.
3. TOTAL AREA OF R-5A-8 ZONED PROPERTY = 9.799 AC.*
4. PROPOSED USE = TOWNHOUSE CONDOMINIUMS
5. TOTAL AREA OF THIS SUBMISSION = 9.799 AC.*
6. TOTAL AREA OF DISTURBANCE = 3.282 AC.*
7. TOTAL AREA OF FLOODPLAIN = 0.000 AC.
8. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.000 AC.
9. NET TRACT AREA = 9.799 AC.*
10. TOTAL NUMBER OF BUILDABLE UNITS ALLOWED = 76 UNITS (9.799 AC X 8 UNITS/AC) = 78 UNITS
11. TOTAL NUMBER OF PROPOSED BUILDABLE UNITS = 56 UNITS
12. TOTAL AREA OF ROADWAY DEDICATION = 0.000 AC.
13. PUBLIC WATER AND SEWER TO BE UTILIZED. EXISTING UTILITIES ARE BASED ON CURRENT HOWARD COUNTY CONTRACT DRAWINGS. EX. 8" WATER - CONTRACT NOS. 24-4112-D & 24-4306-D. EX. 8" SEWER - CONTRACT NO. 24-4306-D.
14. TRAFFIC STUDY WAS PERFORMED BY THE TRAFFIC GROUP AND APPROVED ON NOVEMBER 30, 1993 AND UPDATED BY REPORT LETTER DATED SEPTEMBER 18, 2002.
15. THE WETLANDS DELINEATION AND FOREST STAND DELINEATION STUDY WAS PREPARED BY EXPLORATION RESEARCH, INC. AND WAS COMPLETED SEPTEMBER 5, 1991. AN UPDATED STUDY WAS PREPARED BY ECO-SYSTEM 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. (SEE F-04-58)
16. THE PROPERTY SHOWN IS LOCATED IN THE METROPOLITAN DISTRICT.
17. TOPOGRAPHIC INFORMATION ESTABLISHED AT 2 FOOT CONTOUR INTERVALS BASED ON AERIAL PHOTOGRAPHIC CONTOUR MAPPING ON OR ABOUT NOVEMBER 2000 PROVIDED BY HARFORD AERIAL.
18. BOUNDARY OUTLINE IS BASED ON A FIELD MONUMENTED SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT AUGUST 1990.
19. B.R.L. DENOTES BUILDING RESTRICTION LINE.
20. REFUSE COLLECTION, SNOW REMOVAL AND PRIVATE ROAD MAINTENANCE WILL BE PROVIDED BY THE HOMEOWNERS' ASSOCIATION.
21. THIS PLAN MUST COMPLY WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS.
22. CRESCENT MOON COURT & PARKING AREAS ARE PRIVATELY MAINTAINED BY THE ENCLAVE AT WAVERLY WOODS CONDOMINIUM REGIME.
23. 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-95-747) FOR ALL OF THE PATAPSCO RIVER DRAINAGE AREA. FOR THAT PORTION OF THIS SITE DRAINING INTO THE LITTLE PATUXENT RIVER, WATER QUANTITY MANAGEMENT IS OVER COMPENSATED.
24. 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 1061 WERE USED FOR THIS PROJECT.
25. THIS PLAN IS NOT SUBJECT TO PROVIDING MODERATE INCOME HOUSING UNITS IN ACCORDANCE WITH SECTION 100E.2 OF THE HOWARD COUNTY REGULATIONS WHICH STATES THAT "SKETCH PLANS WHICH HAVE RECEIVED A TECHNICALLY COMPLETE LETTER FROM THE DEPARTMENT OF PLANNING AND ZONING PRIOR TO NOVEMBER 1, 2001 SHALL BE SUBJECT TO THE REGULATIONS IN EFFECT PRIOR TO THE EFFECTIVE DATE OF COUNCIL BILL NO. 50-2001."
26. IN ACCORDANCE WITH SECTION 16.120.B.4.G.I.C. FOR CONDOMINIUM UNITS, PROTECTED ENVIRONMENTAL FEATURES SHALL BE LOCATED IN OPEN SPACE WITH NO UNIT CLOSER THAN 15 FEET FROM THE PROTECTED FEATURES.
27. THE FOREST CONSERVATION OBLIGATION FOR THIS SITE DEVELOPMENT PLAN WAS PROVIDED WITH SECTION 13 (F-04-58) AND PROVIDED A TOTAL SURETY IN THE AMOUNT OF \$1,073,336.70 BASED ON THE FOLLOWING:
 - A) FOREST RETENTION - 23.99 ACRES WITH A SURETY IN THE AMOUNT OF \$209,000.00 (23.99 AC. X \$43,560.50 FT./AC. X \$40.20/5F) AND IS POSTED WITH THE DEVELOPER'S AGREEMENT UNDER F-04-58.
 - B) FOREST PLANTING (AFFORESTATION) = 4.13 ACRES ON SITE WITH A SURETY IN THE AMOUNT OF \$89,951.40 (4.13 AC. X \$43,560.50 FT./AC. X \$40.20/5F) AND 41.00 ACRES OFF-SITE WITH SURETY IN THE AMOUNT OF \$892,980.00 (41.00 AC. X \$43,560.50 FT./AC. X \$40.20/5F) THE HOWARD HUNT PROPERTIES, TAX MAP 6, PARCELS 51 AND 159, GRIDS 5 AND 6 IS POSTED WITH THE DEVELOPER'S AGREEMENT UNDER F-04-58.
 - C) TOTAL SURETY AMOUNT IS \$1,073,336.70 (\$209,000.00 + \$892,980.00 + \$89,951.40)
 - D) AS PART OF THIS PLAN OF EX. FCE No. 5, PLAT No. 18995 WAS RELOCATED AS SHOWN ON F-06-146, PLAT No. 18553.
28. THIS PLAN IS EXEMPT FROM PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124. THE SITE LOCATION IS INTERNAL TO THE PERIMETERS OF THE WAVERLY WOODS PROJECT THAT HAS PERIMETER LANDSCAPING PROVIDED FOR IT. WE HAVE PROVIDED PRIVATE STREET TREES, A SCHEDULE 'B' FOR PARKING LOT LANDSCAPING AND A SCHEDULE 'C' FOR INTERNAL LANDSCAPING.
29. IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 15 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK, PORCHES, OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
30. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
31. POSTING OF SURETY FOR THE REQUIRED LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL IN THE AMOUNT OF \$32,000.00 FOR THE 110 SHADE TREES (69 PERMETER AND 41 STREET TREES) & 8 EVERGREEN TREES WILL BE INCLUDED AS PART OF THE GRADING PERMIT.
32. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
33. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1800 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
34. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS TO ANY EXCAVATION WORK BEING DONE.
35. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
36. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
37. THERE IS NO FLOODPLAIN ON THIS SITE.
38. THERE IS NO SPECIMEN TREES ON THIS SITE.
39. IN ASSOCIATION WITH SITE PLAN, A FINAL RECORD PLAT (F-06-146) WILL BE RECORDED TO PROVIDE THE REQUIRED PUBLIC WATER MAIN & SEWER MAIN EASEMENTS AS WELL AS ADJUST PREVIOUS FOREST CONSERVATION RETENTION AREA BASED ON THE LIMIT OF DISTURBANCE SHOWN ON THIS PLAT

STREET SIGN CHART				
STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE
CRESCENT MOON COURT	0+27	15'L	STOP	R1-1
CRESCENT MOON COURT	7+90	15'R	STOP	R1-1

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
CRESCENT MOON COURT	PRIVATE ACCESS STREET	N/A

STREET ADDRESS CHART			
UNIT No.	STREET ADDRESS	UNIT No.	STREET ADDRESS
1	2075 CRESCENT MOON COURT	29	2005 CRESCENT MOON COURT
2	2073 CRESCENT MOON COURT	30	2003 CRESCENT MOON COURT
3	2071 CRESCENT MOON COURT	31	11030 STAR CHASER CIRCLE
4	2069 CRESCENT MOON COURT	32	11040 STAR CHASER CIRCLE
5	2065 CRESCENT MOON COURT	33	11042 STAR CHASER CIRCLE
6	2063 CRESCENT MOON COURT	34	11044 STAR CHASER CIRCLE
7	2061 CRESCENT MOON COURT	35	11046 STAR CHASER CIRCLE
8	2059 CRESCENT MOON COURT	36	11048 STAR CHASER CIRCLE
9	2055 CRESCENT MOON COURT	37	2002 CRESCENT MOON COURT
10	2053 CRESCENT MOON COURT	38	2004 CRESCENT MOON COURT
11	2051 CRESCENT MOON COURT	39	2006 CRESCENT MOON COURT
12	2049 CRESCENT MOON COURT	40	2008 CRESCENT MOON COURT
13	2047 CRESCENT MOON COURT	41	2032 CRESCENT MOON COURT
14	2045 CRESCENT MOON COURT	42	2034 CRESCENT MOON COURT
15	2041 CRESCENT MOON COURT	43	2036 CRESCENT MOON COURT
16	2039 CRESCENT MOON COURT	44	2038 CRESCENT MOON COURT
17	2037 CRESCENT MOON COURT	45	2046 CRESCENT MOON COURT
18	2035 CRESCENT MOON COURT	46	2048 CRESCENT MOON COURT
19	2033 CRESCENT MOON COURT	47	2050 CRESCENT MOON COURT
20	2031 CRESCENT MOON COURT	48	2052 CRESCENT MOON COURT
21	2025 CRESCENT MOON COURT	49	2060 CRESCENT MOON COURT
22	2023 CRESCENT MOON COURT	50	2070 CRESCENT MOON COURT
23	2021 CRESCENT MOON COURT	51	2072 CRESCENT MOON COURT
24	2019 CRESCENT MOON COURT	52	2074 CRESCENT MOON COURT
25	2017 CRESCENT MOON COURT	53	11020 STAR CHASER CIRCLE
26	2015 CRESCENT MOON COURT	54	11022 STAR CHASER CIRCLE
27	2009 CRESCENT MOON COURT	55	11024 STAR CHASER CIRCLE
28	2007 CRESCENT MOON COURT	56	11026 STAR CHASER CIRCLE



THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

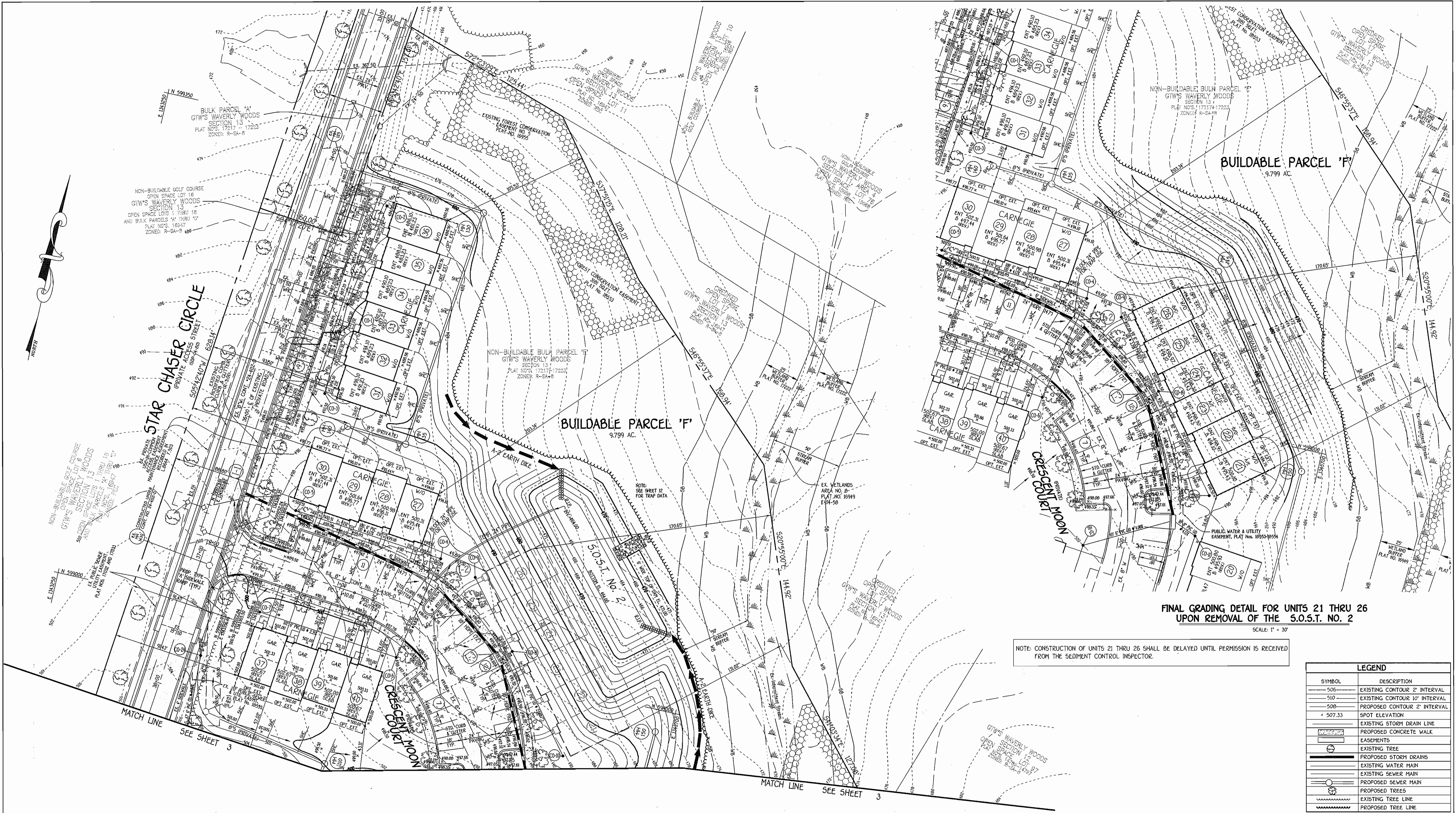
STREET LIGHT CHART				
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE	COMMENTS
STAR CHASER CIRCLE (PRIVATE)	37+15	24'L	150-WATT H.P.S. VAPOR PENDANT (CUTT-OFF) MOUNTED AT 30-FOOT ON A BRONZE FIBERGLASS POLE USING A 12' ARM.	ANGLE ARM AS SHOWN ON PLAN VIEW
	42+04	24'L		

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
x502.5	SPOT ELEVATION
---452---	PROPOSED CONTOUR 2' INTERVAL
---450---	PROPOSED CONTOUR 10' INTERVAL
-SF-SF-	SILT FENCE
-S6F-S6F-	SUPER SILT FENCE
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE

PARKING SPACE TABULATION	
TOWNHOUSES (56 UNITS)	
PARKING SPACES REQUIRED:	
56 UNITS X 2 PARKING SPACES PER UNIT	112 SPACES
PARKING SPACES PROVIDED:	
24 ATTACHED DOUBLE CAR GARAGE PARKING SPACES	48 SPACES
OFF-STREET PARKING SPACES	86 SPACES
	134 SPACES TOTAL

	<p>ENGINEER'S CERTIFICATE</p> <p>I certify that the design 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.</p> <p>Signature of <u>ALDO M. VITUCCI</u> Date <u>1-2-07</u></p> <p>DEVELOPER'S CERTIFICATE</p> <p>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.</p> <p>Signature of Developer <u>Carl R. G...</u> Date <u>12/27/06</u></p>	<p>Reviewed for HOWARD SCD and meets Technical Requirements.</p> <p>Signature of <u>Jim Meyer</u> Date <u>1/24/07</u></p> <p>Signature of <u>John K. G...</u> Date <u>1/24/07</u></p> <p>OWNER/DEVELOPER</p> <p>WAVERLY WOODS DEVELOPMENT CORPORATION C/O LAND DESIGN AND DEVELOPMENT, LLC 5300 DORSEY HALL DRIVE SUITE 130 ELLICOTT CITY, MARYLAND 21042 443-367-0422</p> <p>BUILDER</p> <p>N-HOMES 6095 MARSHALLS DRIVE SUITE 130 ELK RIDGE, MARYLAND 21075 410-379-5956</p>	<p>APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING</p> <p>Signature of <u>Conrad Hamant</u> Date <u>1/31/07</u></p> <p>Signature of <u>...</u> Date <u>1/26/07</u></p> <p>Signature of <u>...</u> Date <u>2/1/07</u></p> <p>TITLE SHEET</p> <p style="text-align: center;">GTW'S WAVERLY WOODS SECTION 13 BUILDABLE PARCEL 'F' (A RESUBDIVISION OF BULK PARCEL 'E', GTW'S WAVERLY WOODS, SECTION 13, PLAT Nos. 17217-17223) "THE ENCLAVE AT WAVERLY WOODS" TOWNHOUSE CONDOMINIUMS (A PRIVATE GATED COMMUNITY)</p> <p>TAX MAP No. 16 PARCEL No. 20 GRID No. 5 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: DECEMBER, 2006 SHEET 1 OF 13 SDP-06-079</p>										
	<table border="1" style="width: 100%;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE									
NO.	REVISION	DATE											

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FINAL GRADING DETAIL FOR UNITS 21 THRU 26
UPON REMOVAL OF THE S.O.S.T. NO. 2

SCALE: 1" = 30'

NOTE: CONSTRUCTION OF UNITS 21 THRU 26 SHALL BE DELAYED UNTIL PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR.

LEGEND	
SYMBOL	DESCRIPTION
--- 506 ---	EXISTING CONTOUR 2' INTERVAL
--- 510 ---	EXISTING CONTOUR 10' INTERVAL
--- 508 ---	PROPOSED CONTOUR 2' INTERVAL
+ 507.33	SPOT ELEVATION
---	EXISTING STORM DRAIN LINE
---	PROPOSED CONCRETE WALK
---	EASEMENTS
---	EXISTING TREE
---	PROPOSED STORM DRAINS
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	PROPOSED SEWER MAIN
---	PROPOSED TREES
---	EXISTING TREE LINE
---	PROPOSED TREE LINE

NO.	REVISION	DATE

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: Aldo M. Vitucci
ALDO M. VITUCCI
12/07
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: [Redacted]
12/21/06
Date

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature: Jim Martin
1/24/07
Date

Signature: [Redacted]
1/24/07
Date

OWNER/DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT, LLC
5300 DORSET HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
410-357-0422

BUILDER
NV-HOMES
6005 MARSHALLE DRIVE
SUITE 130
ELK RIDGE, MARYLAND 21075
410-379-5956

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: Cindy Hannah
1/24/07
Date

Signature: [Redacted]
1/20/07
Date

Signature: [Redacted]
2/1/07
Date

PROJECT: GTW'S WAVERLY WOODS
SECTION: 13
UNIT NO'S: 1 THRU 56

PLAT: 17217-17223	BLOCK NO: 5	ZONE: R-SA-B	TAX/ZONE: 16	ELEC. DIST.: THIRD	CENSUS TR.: 6030.00
WATER CODE: K02	SEWER CODE: 5992000				

SITE DEVELOPMENT PLAN
GTW'S WAVERLY WOODS
SECTION 13
BUILDABLE PARCEL 'F'
(A RESUBDIVISION OF BULK PARCEL 'E', GTW'S WAVERLY WOODS, SECTION 13, PLAT NOS. 17217-17223)
"THE ENCLAVE AT WAVERLY WOODS"
TOWNHOUSE CONDOMINIUMS
(A PRIVATE GATED COMMUNITY)

TAX MAP NO: 16
THIRD ELECTION DISTRICT
SCALE: 1" = 30'

PARCEL NO: 20
HOWARD COUNTY, MARYLAND
DATE: DECEMBER, 2006
SHEET 2 OF 13

GRID NO: 5
DATE: DECEMBER, 2006
SDP-06-079

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**FINAL GRADING DETAIL FOR UNITS 5 THRU 14
UPON REMOVAL OF THE EXISTING S.O.S.T. NO. 1**
SCALE: 1" = 30'

NOTE: CONSTRUCTION OF UNITS 5 THRU 14 SHALL BE DELAYED UNTIL PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR.

LEGEND	
SYMBOL	DESCRIPTION
(Line with dots)	EXISTING CONTOUR 2' INTERVAL
(Line with dashes)	EXISTING CONTOUR 10' INTERVAL
(Line with dots)	PROPOSED CONTOUR 2' INTERVAL
(Dot)	SPOT ELEVATION
(Line with 'X' marks)	EXISTING STORM DRAIN LINE
(Line with 'X' marks)	PROPOSED CONCRETE WALK
(Line with 'X' marks)	EASEMENTS
(Circle with 'X')	EXISTING TREE
(Line with 'X' marks)	PROPOSED STORM DRAINS
(Line with 'X' marks)	EXISTING WATER MAIN
(Line with 'X' marks)	EXISTING SEWER MAIN
(Line with 'X' marks)	PROPOSED SEWER MAIN
(Line with 'X' marks)	PROPOSED TREES
(Line with 'X' marks)	EXISTING TREE LINE
(Line with 'X' marks)	PROPOSED TREE LINE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410.461.1225

NO.	REVISION	DATE

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

Signature: *Aldo M. Vitucci* Date: 1-20-07
ALDO M. VITUCCI
Professional Engineer
DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I/We also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature: *John B. [unclear]* Date: 12/27/06

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

Signature: *[unclear]* Date: *[unclear]*
HOWARD SCD

OWNER/DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT, LLC
5300 DOGSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
443-367-0422

BUILDER
NY-HOMES
6085 MARSHALLEE DRIVE
ELKRODGE, MARYLAND 21075
410-379-5956

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Planning and Development: *Cynthia Harada* Date: 1/26/07
Chief, Engineering Division: *[unclear]* Date: 1/26/07
Director - Department of Planning and Zoning: *[unclear]* Date: 2/1/07

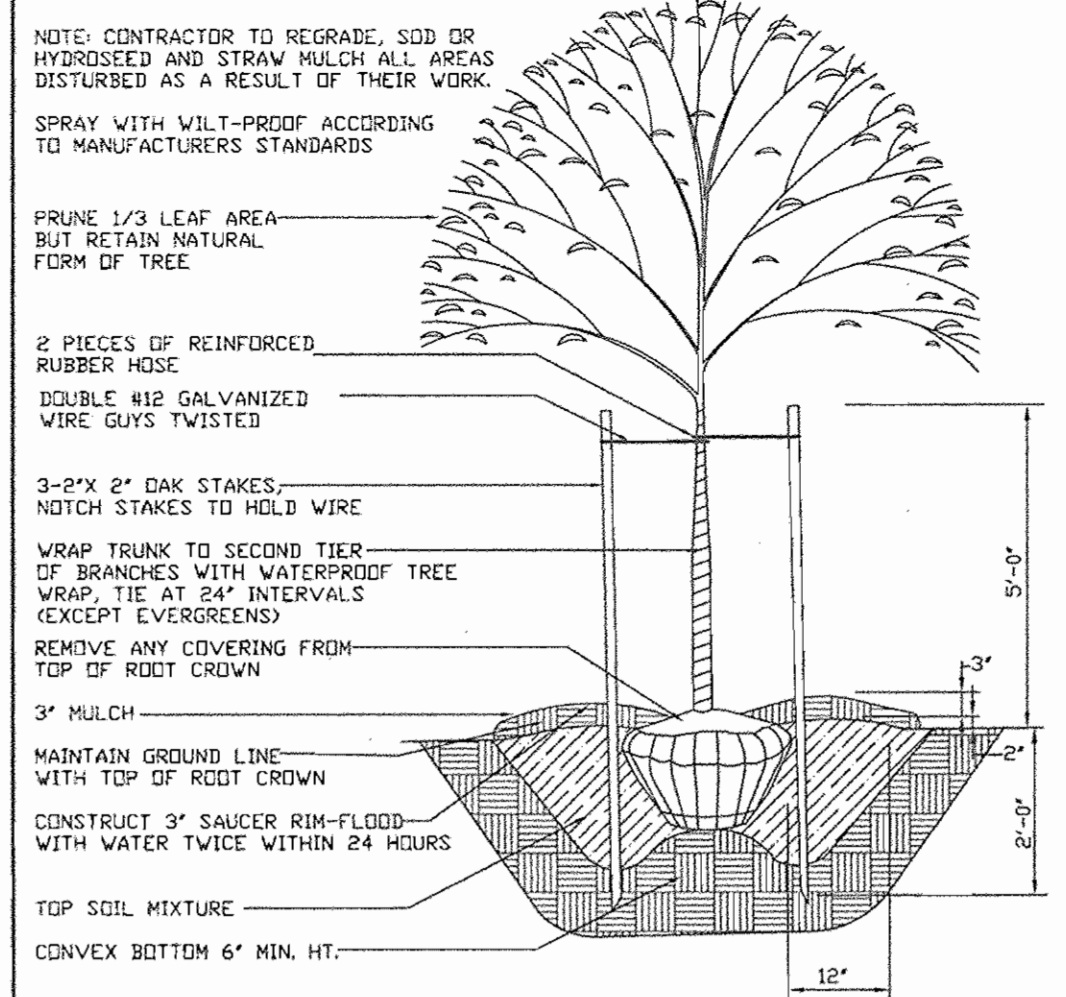
PROJECT	SECTION	UNIT NOS.
GTW'S WAVERLY WOODS	13	1 THRU 56

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
17217-17223	5	R-SA-B	16	THRD	6030.00

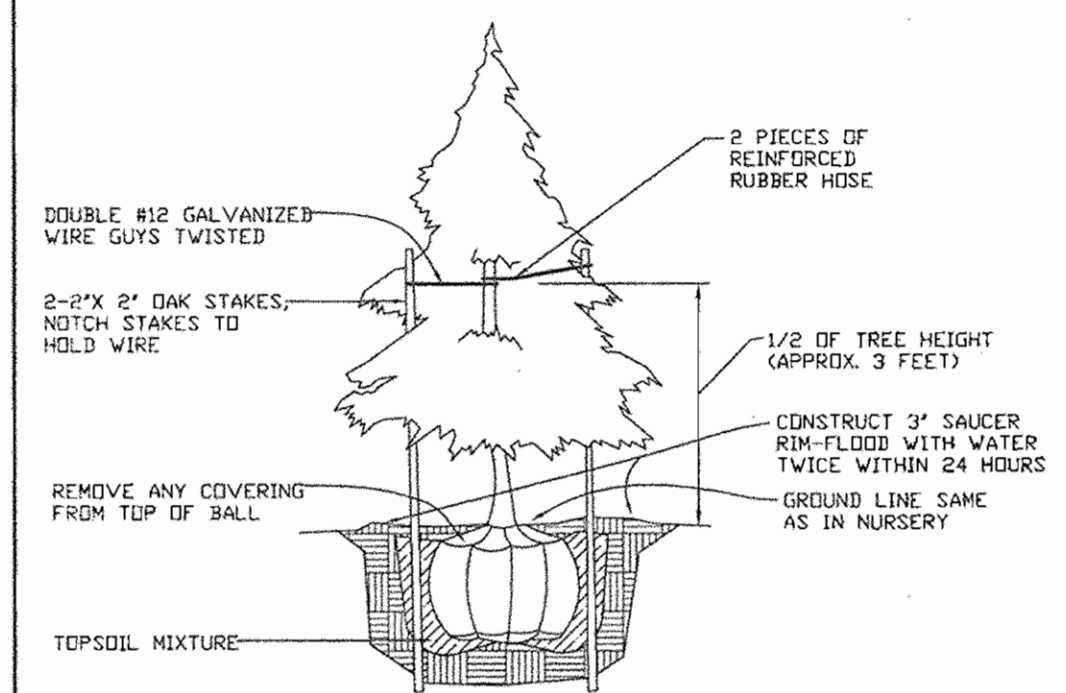
WATER CODE: K02 SEWER CODE: 5992000

SITE DEVELOPMENT PLAN
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(A PRIVATE GATED COMMUNITY)
ZONED: R-SA-B
TAX MAP NO.: 16 PARCEL NO.: 20 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: DECEMBER, 2006
SHEET 3 OF 13

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TREE PLANTING DETAIL



EVERGREEN PLANTING DETAIL

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 (AAND) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, diseases of the bark, plant girdler, insect pest eggs, borers and all forms of insect infestations or objectionable distortions. 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 head-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 Architects, latest edition, including all amendments.

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 is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

So shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the 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 manure 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.

LANDSCAPE DEVELOPER'S CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Walt B.
 Date: 12/27/06

STREET TREE SCHEDULE (PRIVATE ROADS)

SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	8750 / 40' x 20'4" x 2"	TINA CORDATA CHANCELLOR	2 1/2" - 3" CAL.	40' APART ALONG CRESCENT MOON COURT
	41	CHANCELLOR LITTLELEAF LINDEN	2 1/2" - 3" CAL.	40' APART ALONG CRESCENT MOON COURT

SCHEDULE A PERIMETER LANDSCAPE EDGE

UNIT NO.	PERIMETER	CATEGORY (PROPOSED/EXISTING/ROADWAYS)	LANDSCAPE TYPE	LINEAL FEET PER PERIMETER	CREED FOR EXISTING VEGETATION	REMAINING	SHADE TREES	EVERGREEN TREES	TOTAL TREES	SHADE TREES PROVIDED	EVERGREEN TREES PROVIDED	TOTAL TREES PROVIDED
1	P-1	ADJACENT TO ROADWAY	C	45.0'	NO	45.0'	1	2	3	1	2	3
30	P-2	ADJACENT TO ROADWAY	C	45.0'	NO	45.0'	1	2	3	1	2	3
37	P-3	ADJACENT TO ROADWAY	C	45.0'	NO	45.0'	1	2	3	1	2	3
50	P-4	ADJACENT TO ROADWAY	C	45.0'	NO	45.0'	1	2	3	1	2	3

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS	56
NUMBER OF TREES REQUIRED (60' SFA; 13 DU APTS)	56
NUMBER OF TREES PROVIDED (SHADE TREES; OTHER TREES (2:1 SUBSTITUTION))	56

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 REQUIRED 69 SHADE TREES, 8 EVERGREEN TREES AND 41 PRIVATE STREET TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$34,200.00.

LANDSCAPE PLANT LIST

QTY.	KEY	NAME	SIZE
22		PRUNUS SARGENTI SARGENT CHERRY	2 1/2" - 3" FULL CROWN B & B
22		ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" - 3" FULL CROWN D & B
14		GLEITSIA TRIACANTHOS INERMIS 'IMPERIAL' IMPERIAL THORNLESS HONEYLOCUST	2 1/2" - 3" FULL CROWN D & B
11		PLATANUS X ACERIFOLIA BLOODGOOD LONDON PLANE	2 1/2" - 3" FULL CROWN B & B
8		PINUS STROBUS EASTERN WHITE PINE	6' - 8' HT.

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	86
NUMBER OF TREES REQUIRED (1:10)	9
NUMBER OF TREES PROVIDED:	
SHADE TREES	9
OTHER TREES (2:1 SUBSTITUTION)	-

LEGEND

- DENOTES EXISTING STREET TREE PER SDP-04-90

- DENOTES TREE FOR SCHEDULE 'B' REQUIREMENT

NO.	REVISION	DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 410-418-3255

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 provisions of the Howard Soil Conservation District.

Signature: *Aldo M. Vitucci* Date: 1-2-07
 Signature: *Walt B.* Date: 12/27/06

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 this project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service Date: 1/2/07
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT. Date: 1/2/07

HOWARD SCD Date: 1/2/07

OWNER/DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, LLC
 5300 BOESKY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-357-0422

BUILDER
 NY-H0265
 6085 MARSHALLEE DRIVE
 SUITE 130
 ELK RIDGE, MARYLAND 21075
 410-379-5956

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

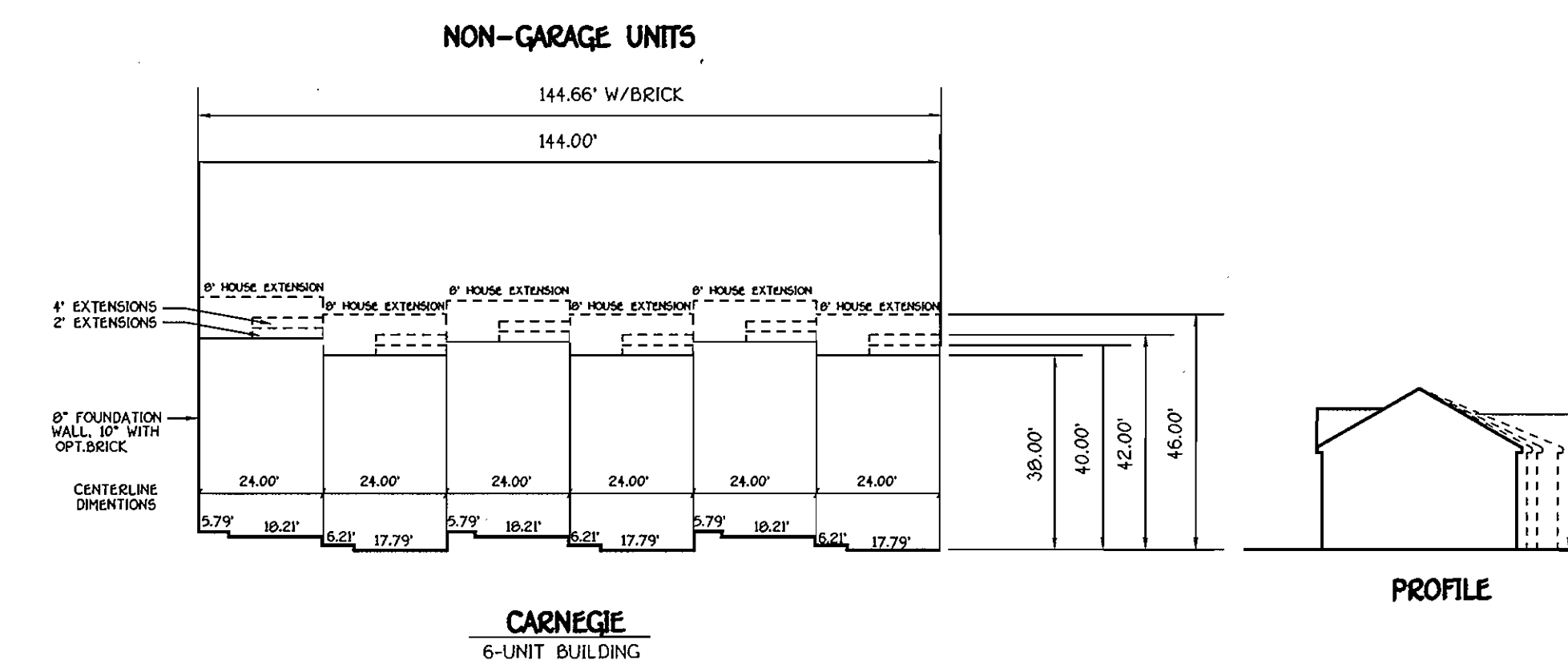
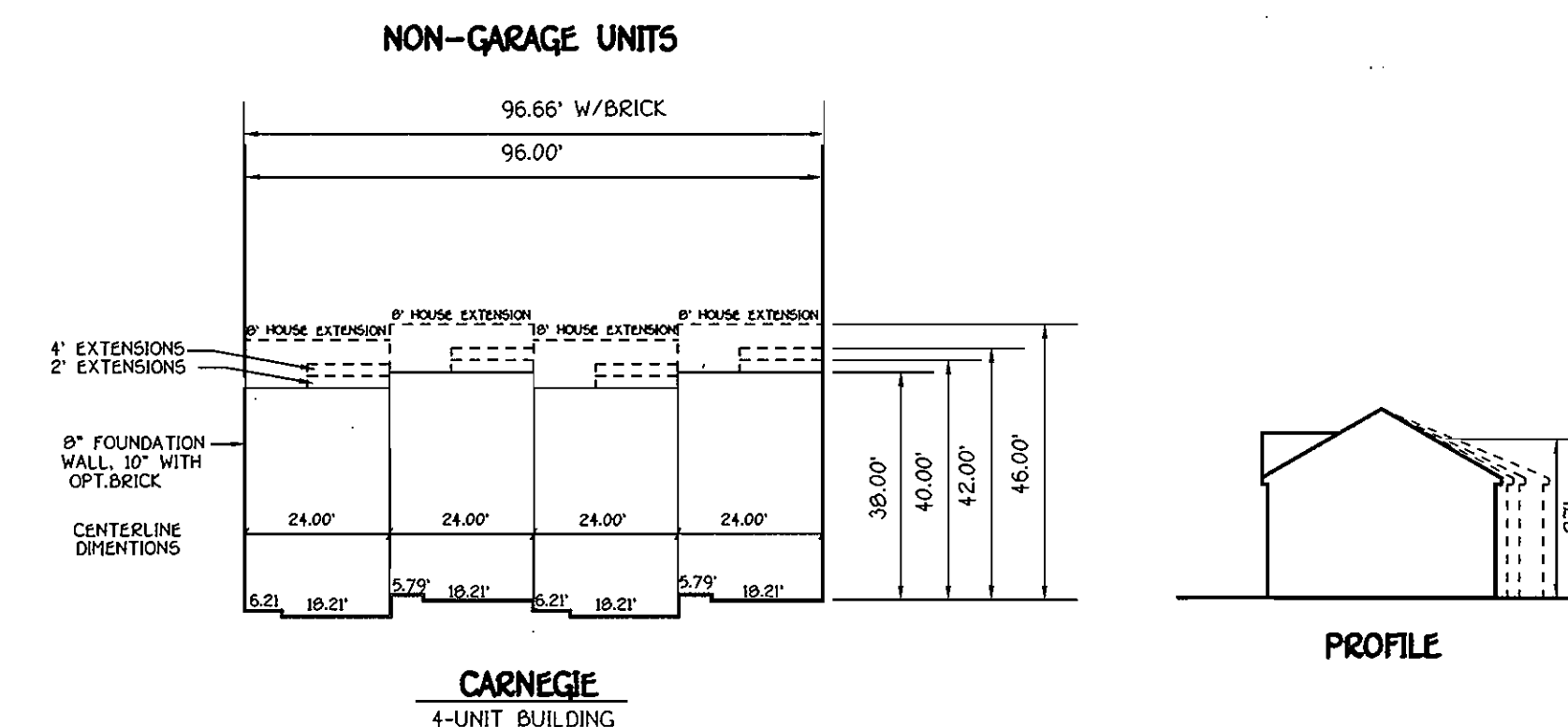
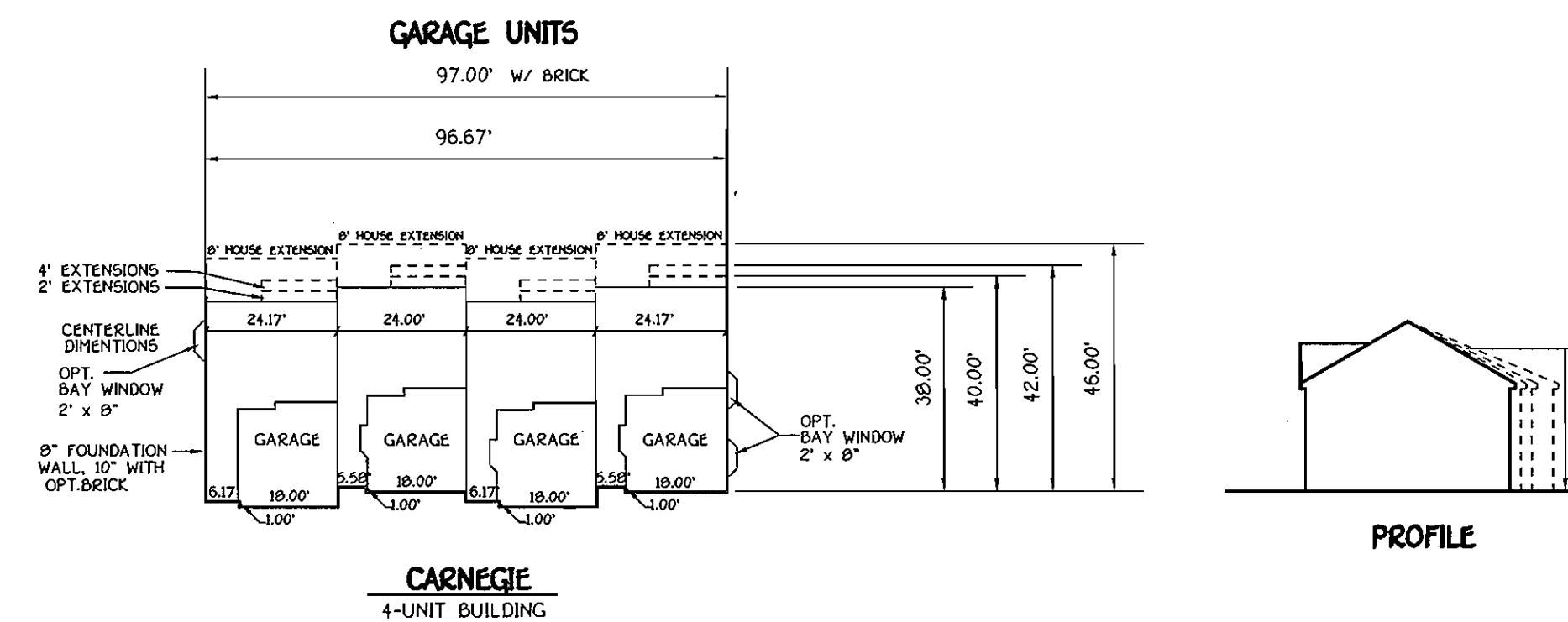
PROJECT: GTW'S WAVERLY WOODS SECTION: 13 UNIT NO'S.: 1 THRU 56

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
17217-17223	5	R-SA-B	16	THIRD	6030.00

WATER CODE: K02 SEWER CODE: 5992000

LANDSCAPE PLAN

GTW'S WAVERLY WOODS
 SECTION 13
 BUILDABLE PARCEL 'F'
 (A RESUBDIVISION OF BULK PARCEL '2', GTW'S WAVERLY WOODS, SECTION 13, PLAT Nos. 17217-17223)
 TOWNHOUSE CONDOMINIUMS
 (A PRIVATE GATED COMMUNITY)
 ZONED: R-SA-B
 TAX MAP NO: 16 PARCEL NO: 20 GRID NO: 5
 THIRD ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: DECEMBER, 2006
 SHEET 4 OF 13 SDP-06-079



K:\SDS\PROJ\00788 giv section 13\dwg\SDP-THE ENCLAVE\30788 - 04017 SHEET 6 BUILDING FOOTPRINTS.dwg, 12/4/2006 10:08:43 AM, 1:1

NO.	REVISION	DATE	

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: ALDO M. VITUCCI Date: 12/4/06

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: Date: 12/4/06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature: Date: 04/20

OWNER/DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT, LLC
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0422

BUILDER
NY-HOMES
6085 MARSHLEE DRIVE
SUITE 130
ELK RIDGE, MARYLAND 21075
410-379-5956

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development Date: 1/2/07

Chief, Development Engineering Division Date: 12/26/07

Director - Department of Planning and Zoning Date: 2/1/07

PROJECT	SECTION	UNIT NO'S.
GTW'S WAVERLY WOODS	13	1 THRU 56

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
17217-17223	5	R-5A-θ	16	THIRD	6030.00

WATER CODE: K02 SEWER CODE: 5992000

BUILDING FOOTPRINTS & DETAILS

GTW'S WAVERLY WOODS
SECTION 13
BUILDABLE PARCEL 'F'
(A RESUBDIVISION OF BULK PARCEL 'E', GTW'S WAVERLY WOODS, SECTION 13, PLAT Nos. 17217-17223)
"THE ENCLAVE AT WAVERLY WOODS"
TOWNHOUSE CONDOMINIUMS
(A PRIVATE GATED COMMUNITY)
ZONED: R-5A-θ
TAX MAP NO.: 16 PARCEL NO.: 20 GRID NO.: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: DECEMBER, 2006
SHEET 6 OF 13 5DP-06-079

DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	% IMP.
I-1	A	0.02 AC.	0.51	R-5A-B	91%
I-2	B	0.47 AC.	0.64	R-5A-B	74%
I-3	C	0.74 AC.	0.47	R-5A-B	42%
I-4	D	0.35 AC.	0.74	R-5A-B	82%
I-5	E	0.67 AC.	0.58	R-5A-B	51%
I-6	F	0.43 AC.	0.29	R-5A-B	26%
I-7	G	0.62 AC.	0.68	R-5A-B	66%

LEGEND	
SYMBOL	DESCRIPTION
---506---	EXISTING CONTOUR 2' INTERVAL
---510---	EXISTING CONTOUR 10' INTERVAL
---508---	PROPOSED CONTOUR 2' INTERVAL
SB	STREAM BUFFER
WB	WETLAND BUFFER
---	PROPOSED CONCRETE WALK
EASEMENTS	
---	EXISTING TREE
---	PROPOSED STORM DRAINS
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	PROPOSED SEWER MAIN
---	PROPOSE TREES

SOILS LEGEND		
SOIL	NAME	CLASS
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MIA	MANOR LOAM, 0 TO 3 PERCENT SLOPES	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
MID2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B

NOTES:
 *HYDRIC SOILS AND/OR CONTAINS HYDRIC INCLUSIONS
 **MAY CONTAIN HYDRIC INCLUSIONS
 †GENERALLY ONLY WITHIN 199-YEAR FLOODPLAIN AREAS

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410-411-3200

NO.	REVISION	DATE

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 standards of the Howard Soil Conservation District.
 Signature: *ALDO M. VITUCCI*
 Date: **1-201**

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: *Carl B.*
 Date: **12/27/06**

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature: *Jim M...* Date: **1/24/07**
 U.S.D.A. Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John Blawie* Date: **1/24/07**
 HOWARD SCD

OWNER/DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, LLC
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 413-367-0422

BUILDER
 NW-HOMES
 6085 MARSHALLS DRIVE
 SUITE 130
 ELK RIDGE, MARYLAND 21075
 410-579-5956

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature: *Andy Hamilton* Date: **1/21/07**
 Chief, Division of Development
 Signature: *Chris...* Date: **1/26/07**
 Chief, Development Engineering Division
 Signature: *...* Date: **2/1/07**
 Director - Department of Planning and Zoning

PROJECT	SECTION	UNIT NO'S.
GTW'S WAVERLY WOODS	13	1 THRU 56
PLAT	BLOCK NO.	ZONE
17217-17223	5	R-5A-B
18552-18554		
WATER CODE	TAX/ZONE	ELEC. DIST.
K.02	16	THRD
	CENSUS TR.	
	6030.00	
	SEWER CODE	
	5992000	

SOILS MAP & DRAINAGE AREA MAP
GTW'S WAVERLY WOODS
 SECTION 13
BUILDABLE PARCEL 'F'
 (A RESUBDIVISION OF BULK PARCEL 'E', GTW'S WAVERLY WOODS, SECTION 13, PLAT Nos. 17217-17223)
"THE ENCLAVE AT WAVERLY WOODS"
 TOWNHOUSE CONDOMINIUMS
 (A PRIVATE GATED COMMUNITY)
 TAX MAP NO: 16 PARCEL NO: 20 GRID NO: 5
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: DECEMBER, 2006
 SHEET 11 OF 13 50P-06-079

K:\SDS\PROJ\030788.gpw section 13.dwg - THE ENCLAVE AT WAVERLY WOODS - 0407 SHEET 11 Drainage Area Map Parcel E (50) dwg, 12/27/2006 1:56:21 PM, 1:50

TEMPORARY SEDIMENT TRAP
S.O.S.T. NO. 2
 INITIAL DRAINAGE AREA = 3.00 AC.
 FINAL DRAINAGE AREA = 3.30 AC.
 STORAGE REQUIRED
 WET = 1,800 X 3.30 = 5940 CU. FT.
 DRY = 1,800 X 3.30 = 5940 CU. FT.
 STORAGE PROVIDED
 WET = 8705 CU. FT. @ ELEV. 467.00
 DRY = 13505 CU. FT. @ ELEV. 470.00
 BOTTOM ELEVATION = 464.00
 STORAGE DEPTH = 3.0' (WET) 3.0' (DRY)
 TOP OF EMBANKMENT = 471.00
 CLEAN OUT ELEVATION = 465.5
 WEIR CREST ELEVATION = 470.00
 WEIR LENGTH = 10'
 FOR 1 YR. TEMP. STORAGE REQ. = 12634 CU.FT.
 STORAGE (DRY) PROVIDED @ 470.00 = 13505 CU. FT.



**FINAL GRADING DETAIL FOR UNITS 21 THRU 26
 UPON REMOVAL OF THE S.O.S.T. NO. 2**

NOTE: CONSTRUCTION OF UNITS 21 THRU 26 SHALL BE DELAYED UNTIL PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR.

LEGEND	
SYMBOL	DESCRIPTION
--- 506 ---	EXISTING CONTOUR 2' INTERVAL
--- 510 ---	EXISTING CONTOUR 10' INTERVAL
--- 508 ---	PROPOSED CONTOUR 2' INTERVAL
• 507.33	SPOT ELEVATION
---	EXISTING STORM DRAIN LINE
---	PROPOSED CONCRETE WALK
---	EASEMENTS
○	EXISTING TREE
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
---	SILT FENCE
---	EARTH DIKE
---	TREE PROTECTION FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE

NO.	REVISION	DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK • 20772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410.461.3900

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 standards of the Howard Soil Conservation District.
 Signature: *ALDO M. VITUCCI* Date: 1-2-07
PROFESSIONAL ENGINEER'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/Owner: *[Signature]* Date: 12/27/06

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature: *[Signature]* Date: 1/24/07
 Signature: *[Signature]* Date: 1/24/07
OWNER/DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, LLC
 5300 DORSEY HILL DRIVE
 SUITE 130
 ELLICOTT CITY, MARYLAND 21042
 410-367-0422
BUILDER
 NW HOMES
 6005 MARSHALLE DRIVE
 SUITE 130
 ELK RIDGE, MARYLAND 21075
 410-379-5556

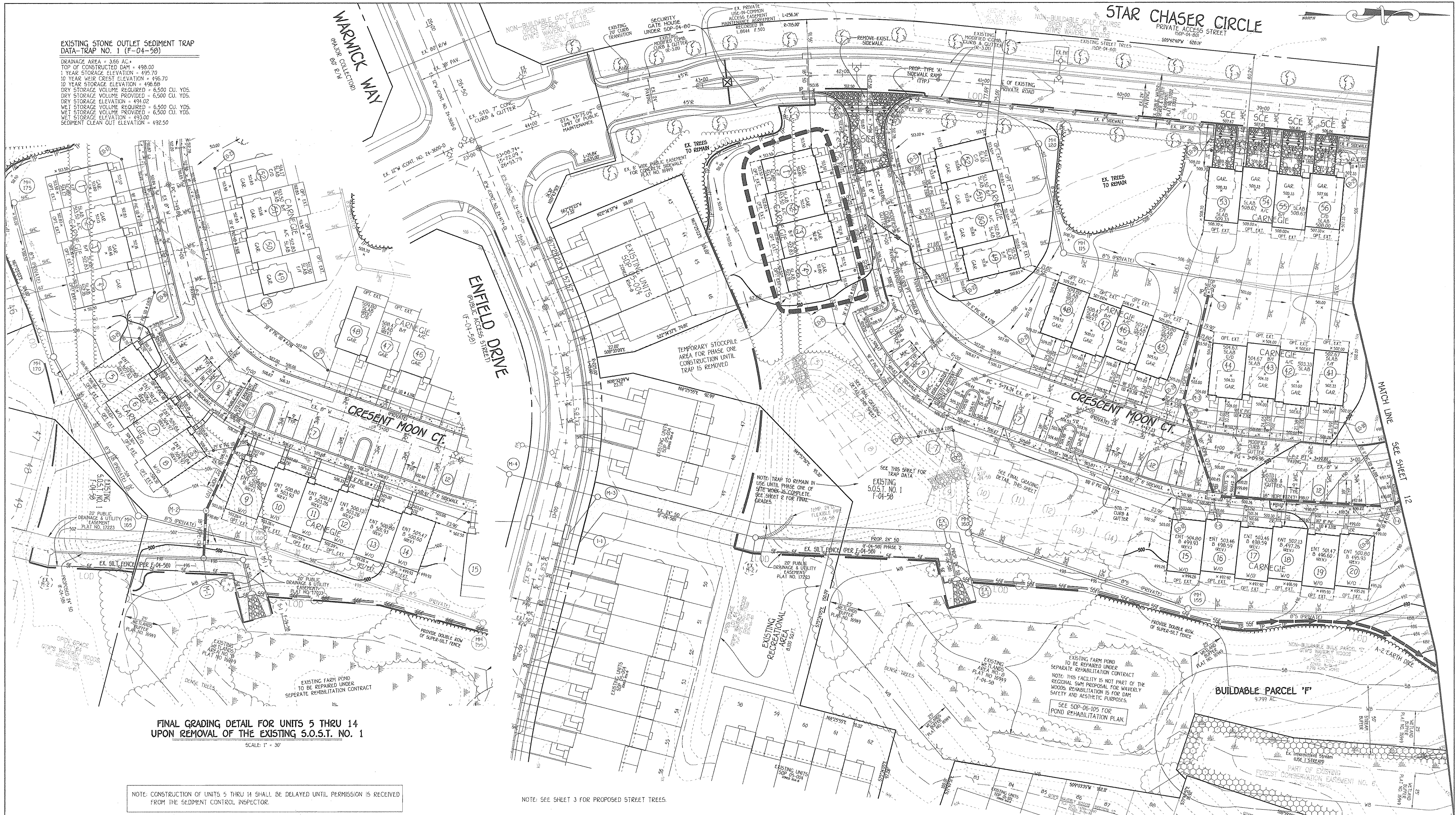
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature: *[Signature]* Date: 1/21/07
 Signature: *[Signature]* Date: 1/26/07
 Signature: *[Signature]* Date: 1/1/07
PROJECT
 GTW'S WAVERLY WOODS SECTION 13 UNIT NO'S. 1 THRU 56
PLAT 17217-17223 **BLOCK** 5 **ZONE** R-SA-B **TAX/ZONE** 16 **ELEC. DIST.** THIRD **CENSUS TR.** 6030.00
WATER CODE K02 **SEWER CODE** 5992000

GRADING AND SEDIMENT CONTROL PLAN
GTW'S WAVERLY WOODS
 SECTION 13
BUILDABLE PARCEL 'F'
 (A RESUBDIVISION OF BULK PARCEL 'F', GTW'S WAVERLY WOODS, SECTION 13, PLAT NO. 17217-17223)
"THE ENCLAVE AT WAVERLY WOODS"
 TOWNHOUSE CONDOMINIUMS
 (A PRIVATE GATED COMMUNITY)
 ZONED: R-SA-B PARCEL NO.: 20 GRID NO.: 5
 TAX MAP NO.: 16 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUGUST, 2006
 SHEET 12 OF 13 **50P-06-079**

K:\SDS\PROJ\030789.gdw section 13\dwg\SDS-THE ENCLAVE AT WAVERLY WOODS - 0407 SHEET 12 SEC Parcel E (MATCH 2).dwg, 12/27/2006 1:56:38 PM, 1:1

EXISTING STONE OUTLET SEDIMENT TRAP
DATA-TRAP NO. 1 (F-04-58)

DRAINAGE AREA = 3.65 AC.
 TOP OF CONSTRUCTED DAM = 498.00
 10 YEAR WEIR CREST ELEVATION = 495.70
 10 YEAR STORAGE ELEVATION = 496.50
 DRY STORAGE VOLUME REQUIRED = 6,500 CU. YDS.
 DRY STORAGE VOLUME PROVIDED = 6,500 CU. YDS.
 WET STORAGE ELEVATION = 491.02
 WET STORAGE VOLUME REQUIRED = 6,500 CU. YDS.
 WET STORAGE VOLUME PROVIDED = 6,500 CU. YDS.
 WET STORAGE ELEVATION = 493.00
 SEDIMENT CLEAN OUT ELEVATION = 492.50



FINAL GRADING DETAIL FOR UNITS 5 THRU 14
UPON REMOVAL OF THE EXISTING 5.0.S.T. NO. 1

SCALE: 1" = 30'

NOTE: CONSTRUCTION OF UNITS 5 THRU 14 SHALL BE DELAYED UNTIL PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR.

NOTE: SEE SHEET 3 FOR PROPOSED STREET TREES.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 5277 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-481-2955

ENGINEER'S CERTIFICATE
I certify that the erosion and sediment control represents a practical and workable plan based on a study of the site conditions and that it was prepared in accordance with the standards of the Howard Soil Conservation District.
Signature of Engineer: *[Signature]*
ALDO M. VITUCCI
Date: 1-2-07

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/Owner: *[Signature]*
Date: 12/27/06

Reviewed for HOWARD SCD and meets Technical Requirements.
Signature: *[Signature]*
Date: 1/24/07
U.S. Fish & Wildlife Service
Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Signature: *[Signature]*
Date: 1/24/07
Howard SCD

OWNER/DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT, LLC
5300 DORSEY HALL DRIVE
SUITE 100
ELLCOTT CITY, MARYLAND 21042
443-367-0422

BUILDER
NV-HOMES
6095 MARSHALLE DRIVE
ELKRIDGE, MARYLAND 21075
410-379-9956

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *[Signature]*
Date: 1/24/07
Chief, Division of Planning and Zoning

Signature: *[Signature]*
Date: 1/26/07
Chief, Development Engineering Division

Signature: *[Signature]*
Date: 2/1/07
Director - Department of Planning and Zoning

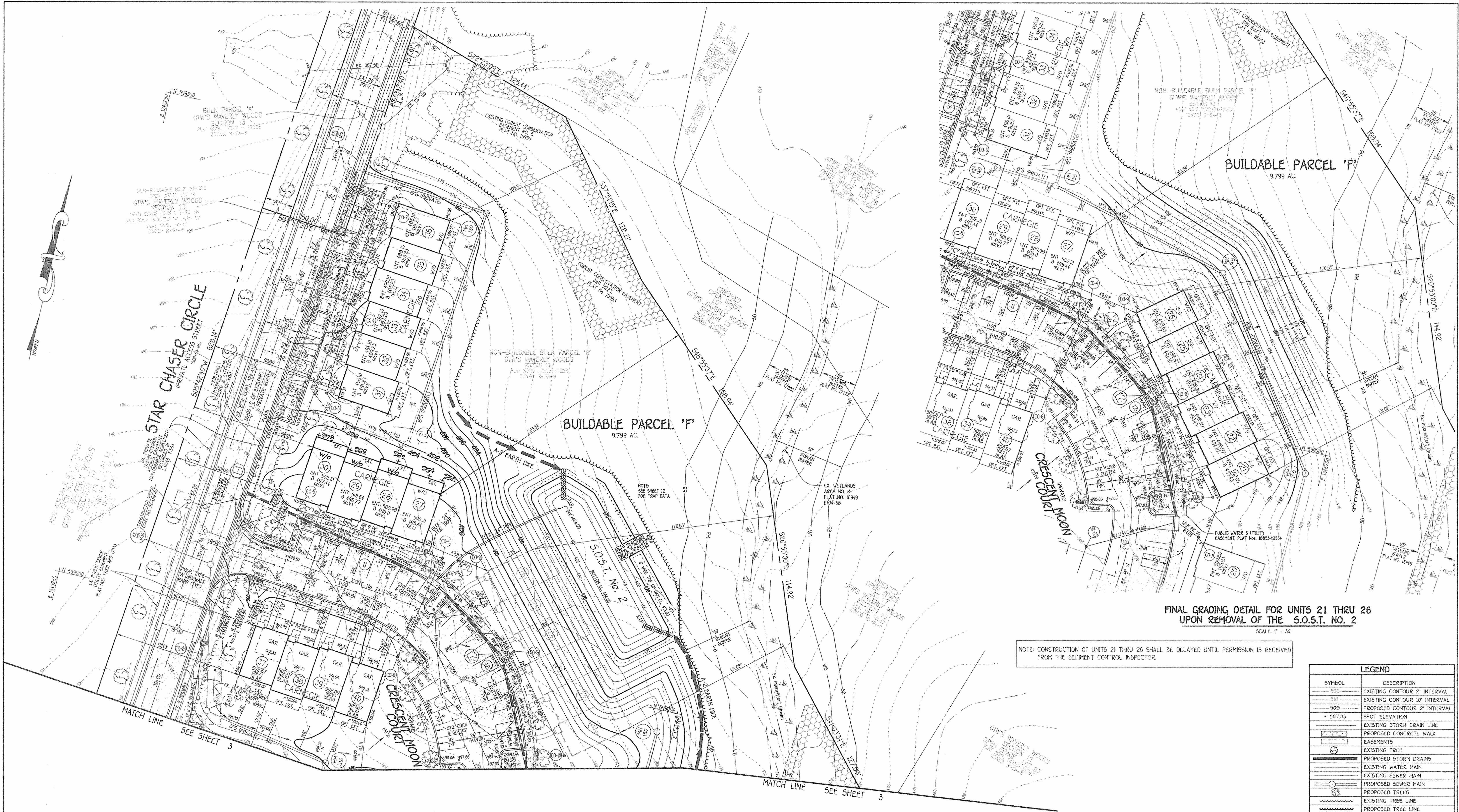
PROJECT	SECTION	UNIT NOS.
GTW'S WAVERLY WOODS	13	1 THRU 56

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
17217-17223		R-5A-B	16	THRD	6030.00

WATER CODE: K02 SEWER CODE: 5992000

GRADING AND SEDIMENT CONTROL PLAN
GTW'S WAVERLY WOODS
SECTION 13
BUILDABLE PARCEL 'F'
(A RESUBDIVISION OF BULK PARCEL 'E', GTW'S WAVERLY WOODS, SECTION 13, PLAT NOS. 17217-17223)
"THE ENCLAVE AT WAVERLY WOODS"
TOWNHOUSE CONDOMINIUMS
(A PRIVATE GATED COMMUNITY)
ZONED: R-5A-B
TAX MAP NO: 16 PARCEL NO: 20 GRID NO: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: DECEMBER, 2005
SHEET 13 OF 13 SDP-06-079

K:\SDP\030789.gw section 13.dwg (MATCH 1) dwg, 12/27/2006 1:47:15 PM, 1:1



FINAL GRADING DETAIL FOR UNITS 21 THRU 26 UPON REMOVAL OF THE S.O.S.T. NO. 2

SCALE: 1" = 30'

NOTE: CONSTRUCTION OF UNITS 21 THRU 26 SHALL BE DELAYED UNTIL PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR.

LEGEND	
SYMBOL	DESCRIPTION
--- 506 ---	EXISTING CONTOUR 2' INTERVAL
--- 510 ---	EXISTING CONTOUR 10' INTERVAL
--- 508 ---	PROPOSED CONTOUR 2' INTERVAL
• 507.33	SPOT ELEVATION
---	EXISTING STORM DRAIN LINE
---	PROPOSED CONCRETE WALK
---	EASEMENTS
○	EXISTING TREE
---	PROPOSED STORM DRAINS
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	PROPOSED SEWER MAIN
○	PROPOSED TREES
---	EXISTING TREE LINE
---	PROPOSED TREE LINE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21112
 (410) 461-2850

NO.	REVISION	DATE
1	Rev. grad. behind Units 27-30 to show ex. cond.	2-29-08

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: *ALDO M. VITUCCI* Date: 12/07
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: *[Signature]* Date: 12/21/06

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature: *Jim Moore* Date: 1/24/07
 Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John E. Robinson* Date: 1/24/07
 Howard SCD
OWNER/DEVELOPER
 WAVELY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT, LLC
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MARYLAND 21102
 443-357-0422
BUILDER
 NV HOMES
 6095 MARSHALEE DRIVE
 SUITE 130
 ELK RIDGE, MARYLAND 21075
 410-379-5536

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Signature: *Cynthia Hanna* Date: 1/21/07
 Chief, Division of Land Development
 Signature: *[Signature]* Date: 1/22/07
 Chief, Development Engineering Division
 Signature: *[Signature]* Date: 1/1/07
 Director - Department of Planning and Zoning

PROJECT	SECTION	UNIT NOS.
GTW'S WAVELY WOODS	13	1 THRU 56
PLAT	BLOCK NO.	ZONE
17217-17223	5	R-5A-B
TAX/ZONE	ELEC. DIST.	CENSUS TR.
18552-18564	16	THRD
6030.00		
WATER CODE	SEWER CODE	
K.02	9992000	

SITE DEVELOPMENT PLAN
GTW'S WAVELY WOODS
 SECTION 13
BUILDABLE PARCEL 'F'
 (A RESUBDIVISION OF BULK PARCEL 'F', GTW'S WAVELY WOODS, SECTION 13, PLAT NOS. 17217-17223)
"THE ENCLAVE AT WAVELY WOODS"
 TOWNHOUSE CONDOMINIUMS
 (A PRIVATE GATED COMMUNITY)
 ZONED: R-5A-B
 TAX MAP NO: 16 PARCEL NO: 20 GRID NO: 5
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: DECEMBER, 2005
 SHEET 2 OF 13 S0P-06-079

K:\SD\PROJ\0708\gtw section 13\dwg\SDP-THE ENCLAVE AT WAVELY WOODS - 04017 SHEET 2 Sdp Parcel E (MATCH 2).dwg, 12/21/2006 2:01:56 PM, 11



**FINAL GRADING DETAIL FOR UNITS 5 THRU 14
UPON REMOVAL OF THE EXISTING S.O.S.T. NO. 1**
SCALE: 1" = 30'

NOTE: CONSTRUCTION OF UNITS 5 THRU 14 SHALL BE DELAYED UNTIL PERMISSION IS RECEIVED FROM THE SEDIMENT INSPECTOR.

LEGEND	
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	500 SPOT ELEVATION
	EXISTING STORM DRAIN LINE
	PROPOSED CONCRETE WALK
	EASEMENTS
	EXISTING TREE
	PROPOSED STORM DRAINS
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	PROPOSED SEWER MAIN
	PROPOSED TREES
	EXISTING TREE LINE
	PROPOSED TREE LINE

NO.	REVISION	DATE
1	Rev. Slab Elevation & grade Units 4B-4E to show existing conditions	3-10-06

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 standards of the Howard Soil Conservation District.

Signature: *[Signature]* Date: 1-20-07
ALDO M. VITUCCI

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: *[Signature]* Date: 12/27/06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service Date: 1/26/07
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD Date: *[Signature]*

OWNER/DEVELOPER
WAVELY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT, LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLICOTT CITY, MARYLAND 21042 443-367-0422

BUILDER
NV-HOMES
6085 MARSHALLEE DRIVE SUITE 130
ELK RIDGE, MARYLAND 21075 410-379-5956

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Planning and Development Date: 1/26/07
Chief, Development Engineering Division Date: 2/1/07
Director - Department of Planning and Zoning Date: 2/1/07

PROJECT: GTW'S WAVELY WOODS SECTION: 13 UNIT NO'S: 1 THRU 56

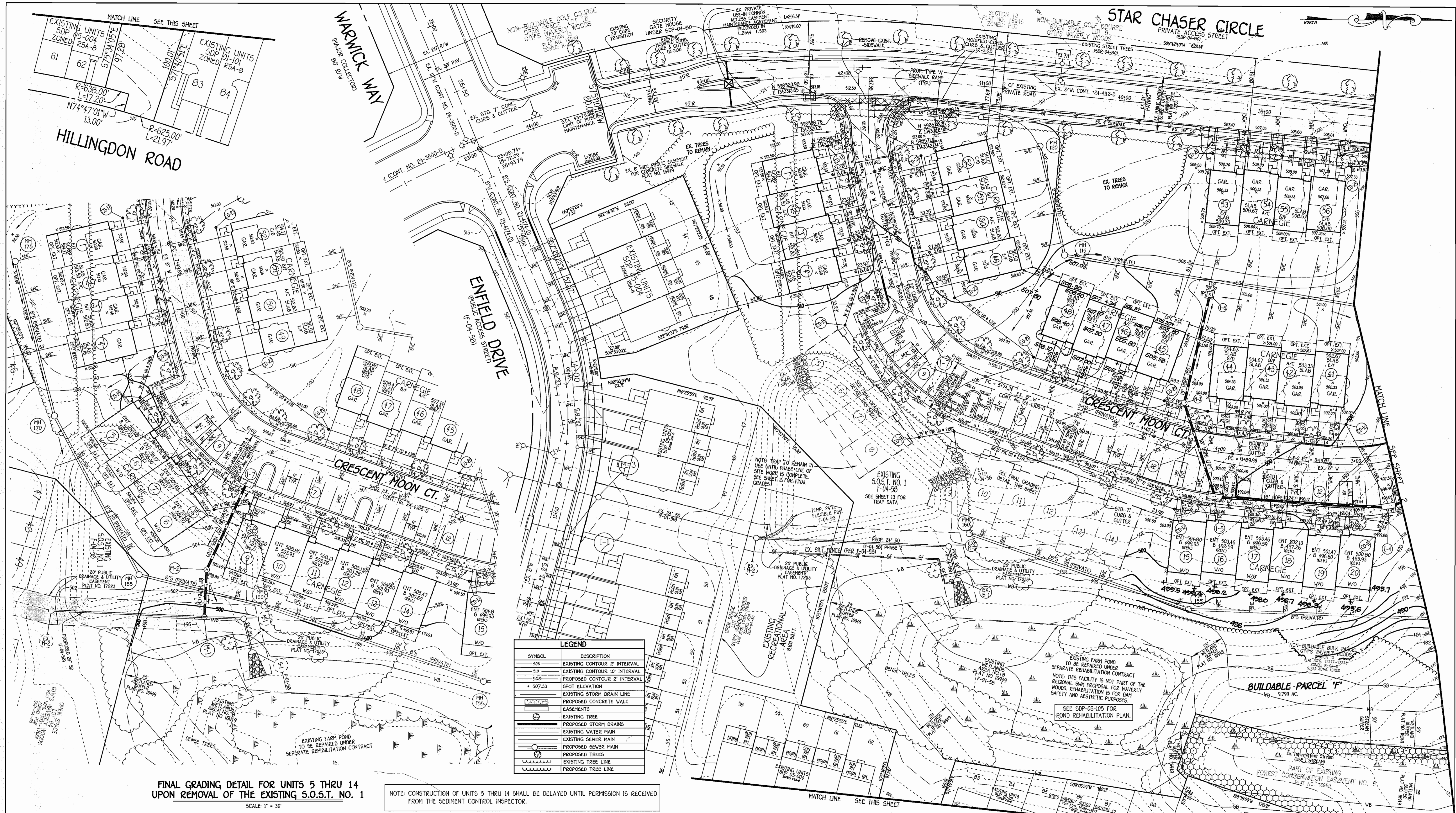
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
17217-17223	5	R-SA-B	16	THRD	6030.00

WATER CODE: K02 SEWER CODE: 5992000

SITE DEVELOPMENT PLAN
GTW'S WAVELY WOODS
SECTION 13
BUILDABLE PARCEL 'F'
(A RESUBDIVISION OF BULK PARCEL 'E', GTW'S WAVELY WOODS, SECTION 13, PLAT Nos. 17217-17223)
"THE ENCLAVE AT WAVELY WOODS"
TOWNHOUSE CONDOMINIUMS
(A PRIVATE GATED COMMUNITY)
ZONED: R-SA-B

TAX MAP NO: 16 PARCEL NO: 20 GRID NO: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: DECEMBER, 2006
SHEET 3 OF 13 SDP-06-079

K:\SDR\PROJ\130789.gpw section 13.dwg (SDP)-THE ENCLAVE AT WAVELY WOODS (MATCH 1).dwg, 12/20/06 2:01:07 PM, 11



**FINAL GRADING DETAIL FOR UNITS 5 THRU 14
UPON REMOVAL OF THE EXISTING S.O.S.T. NO. 1**
SCALE: 1" = 30'

NOTE: CONSTRUCTION OF UNITS 5 THRU 14 SHALL BE DELAYED UNTIL PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10022 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-418-2895

NO.	REVISION	DATE
2	Rev. grad. Units 15-20 to show As-Built Cond.	3-18-08
1	Rev. Slab Elevation & grade Units 46-48 to show existing conditions	3-18-08

ENGINEER'S CERTIFICATE
I certify that this plan, based on the information and data furnished to me, and the knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

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.

ENGINEER'S CERTIFICATE
Signature: *[Signature]* Date: 1-20-07
ALDO M. VITUCCI

DEVELOPER'S CERTIFICATE
Signature: *[Signature]* Date: 12/27/06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SCD
Date: *[Signature]*

OWNER/DEVELOPER
WAVELY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT, LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042 443-367-0422

BUILDER
NV-HOMES
6085 MARSHALEE DRIVE SUITE 102
ELK RIDGE, MARYLAND 21075 410-379-5956

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/21/07
Chief, Planning and Development

[Signature] 1/26/07
Chief, Development Engineering Division

[Signature] 2/1/07
Director - Department of Planning and Zoning

PROJECT: GTW'S WAVELY WOODS SECTION: 13 UNIT NO'S: 1 THRU 56

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
17217-17223	5	R-SA-B	16	THIRD	6030.00

WATER CODE: K02 SEWER CODE: 5992000

SITE DEVELOPMENT PLAN

GTW'S WAVELY WOODS
SECTION 13
BUILDABLE PARCEL 'F'
(A RESUBDIVISION OF BULK PARCEL 'E', GTW'S WAVELY WOODS, SECTION 13, PLAT Nos. 17217-17223)
"THE ENCLAVE AT WAVELY WOODS"
TOWNHOUSE CONDOMINIUMS
(A PRIVATE GATED COMMUNITY)
ZONED: R-SA-B

TAX MAP NO: 16 PARCEL NO: 20 GRID NO: 5
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: DECEMBER, 2006
SHEET 3 OF 13 SDP-06-079

K:\SDR\PROJ\070785-04017-Sheet 3-SDP-Parcel E (MATCH 1) (dwg, 12/07/06) 2:01:07 PM, 11