

SITE DEVELOPMENT PLAN

G.T.W.'S WAVERLY WOODS

SECTION 4 AREA 1 CONDOMINIUM BUILDINGS 'E' AND 'G' PARCEL 'G-1'

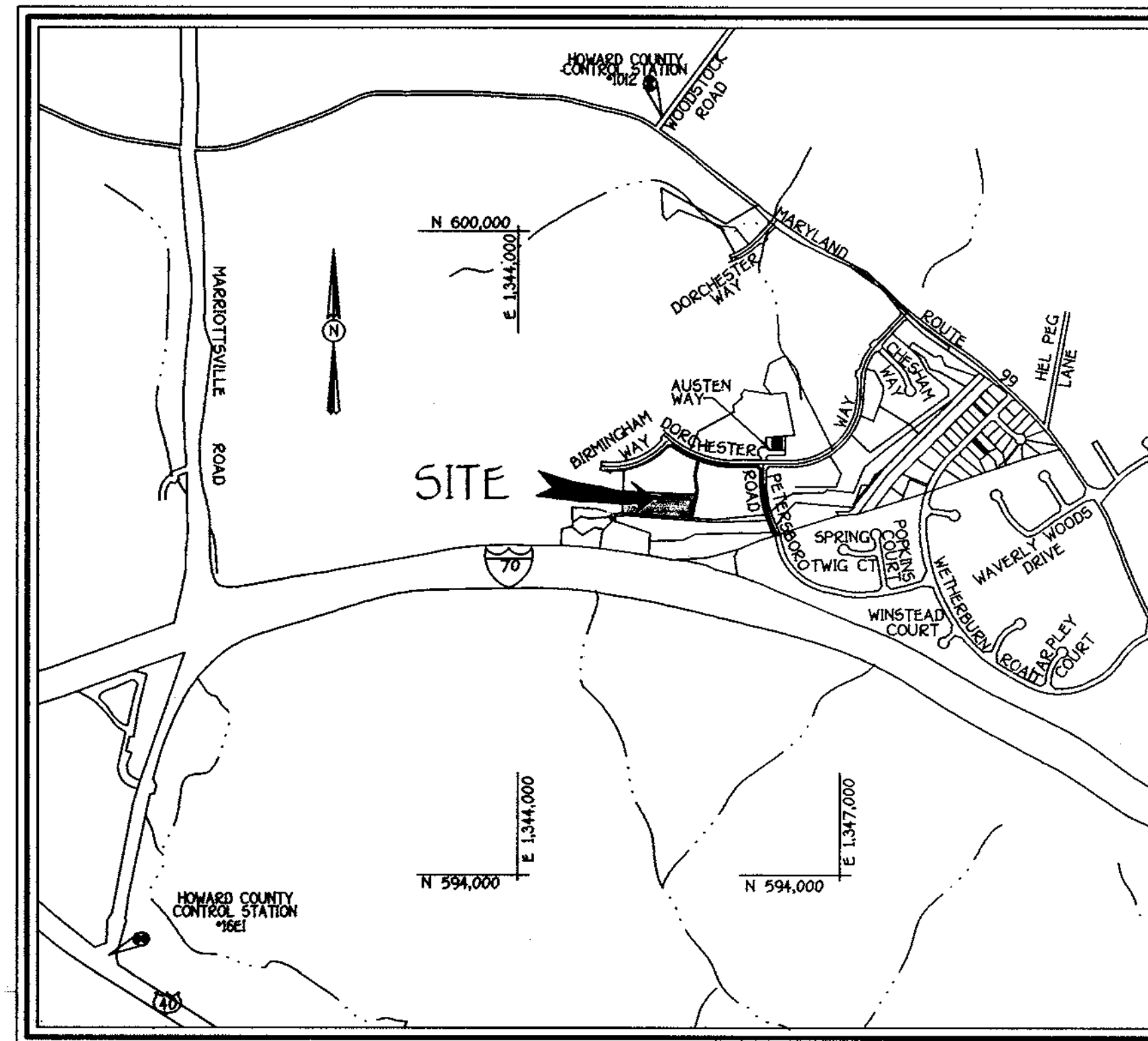
PIPE SCHEDULE		
SIZE	TYPE	LENGTH
18"	RCP	97'

STRUCTURE SCHEDULE - PRIVATE STORM DRAIN								
STRUCTURE	NORTH	EAST	TYPE	STD. DETAILS	TOP ELEV.	INV. IN	INV. OUT	REMARKS
I-11			A-5	SD 4.01	408.83	-	402.44	
I-20			A-5	SD 4.01	408.83	-	402.53	
I-21			A-5	SD 4.11	407.50	489.88	489.63	
TRENCH I-11			SEE SHEET 4		406.05		406.75	
TRENCH I-20			SEE SHEET 4		406.05		406.75	

ADDRESS CHART	
BUILDING / GARAGE NO.	STREET ADDRESS
BUILDING E	2111 GANTON GREEN
BUILDING G	2115 GANTON GREEN

DENSITY TABULATION				
PARCEL	FILE#	PARCEL AREA	NO. OF UNITS ALLOWED	NO. OF UNITS PROPOSED
F	F-97-174	7.391 AC.	110	66
G-1	F-97-174 F-99-179	8.209 AC.	124	72 + 70
TOTAL		15.600 AC.	234	206

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMITS.
 - INSTALL NEW SEDIMENT & EROSION CONTROL MEASURES AND REGRADE EXISTING MEASURES PER THIS PLAN. 1 WEEK.
 - CLEAR AND GRUB TO LIMIT OF DISTURBANCE. 4 DAYS
 - MASS GRADE SITE TO SUB-BASE. 2 WEEKS
 - INSTALL TEMPORARY SEEDING. 3 DAYS
 - CONSTRUCT UTILITIES (STORMDRAINS)
 - INSTALL CURBS, SIDEWALKS, AND SUBBASE. 2 WEEKS.
 - CONSTRUCT BUILDING. 1 YEAR.
 - FINE GRADE SITE. INSTALL PERMANENT SEEDING AND LANDSCAPING. 3 WEEKS
 - REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR.



VICINITY MAP

SCALE: 1" = 1200'

NOTE: THE UNDERGROUND PARKING GARAGE IS NOT CONTINUOUS ON BUILDING E+G. THERE IS A WALL WHICH SEPARATES THE GARAGE IN TWO PARKING AREAS FOR TRAFFIC CIRCULATION.

PARKING SPACE TABULATION	
S.D.P. 98-10	COMMON PARKING SPACES = 210 DETACHED GARAGE SPACES = 31 HANDICAPPED SPACES = 8
S.D.P. 98-01	COMMON PARKING SPACES = 90 (86) HANDICAPPED SPACES = 6 (4) () = UNDERGROUND SPACES
TOTAL	PARCEL G-1 345

IN ACCORDANCE WITH THE FAIR HOUSING ACT, 2 PERCENT OF ALL PARKING IS HANDICAPPED ACCESSIBLE.
345 SPACES x 2% = 7.1 SPACES REQUIRED
14 SPACES PROVIDED.

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN VIEW, SITE IMPROVEMENT PLAN
3	SEDIMENT AND EROSION CONTROL PLAN
4	STORMDRAIN PROFILES, NOTES, AND DETAILS
5	DRAINAGE AREA MAP
6	LANDSCAPE PLAN

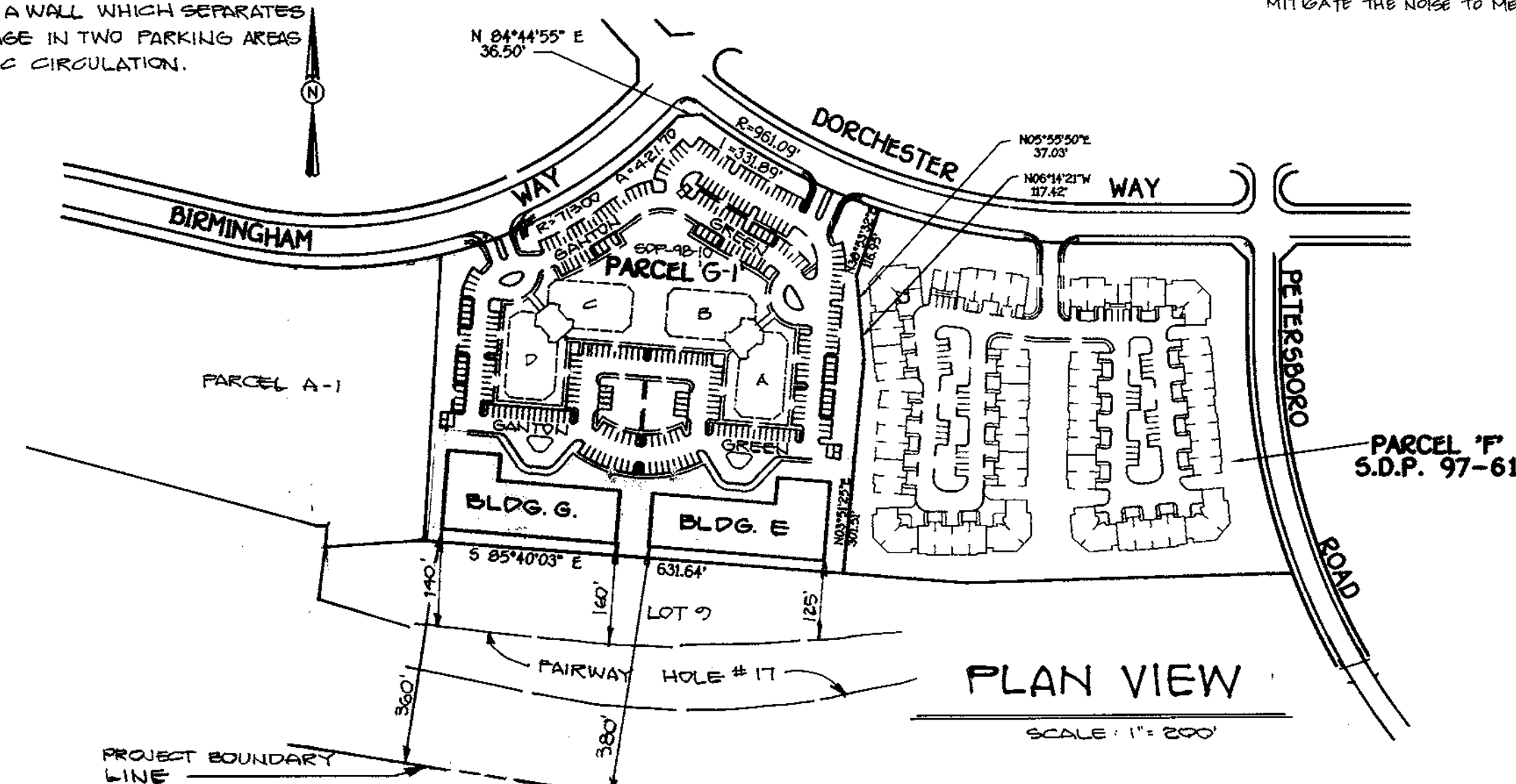
LEGEND	
SYMBOL	DESCRIPTION
(---)	EXISTING CONTOUR 2' INTERVAL
(---	EXISTING CONTOUR 10' INTERVAL
(---)	PROPOSED CONTOUR 2' INTERVAL
(---	PROPOSED CONTOUR 10' INTERVAL
(+)	SPOT ELEVATION
(-SF-)	SILT FENCE
(FF)	FIRST FLOOR ELEVATION
(BE)	BASEMENT ELEVATION
(---)	PROPOSED WALKOUT
(---)	SILT FENCE
(-X-)	TREE PROTECTION
(---)	EXISTING TREE LINE
(L.O.D.)	LIMIT OF DISTURBANCE
(X)	EXISTING STREET TREE

TRASH PICK-UP NOTES

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

NOTE: GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY IN ACCORDANCE WITH SECTION 193C14 OF THE ZONING REGULATIONS.

NOTE: BUILDINGS 'E' AND 'G' WILL HAVE THE FIRST FLOOR CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS TO MITIGATE THIS NOISE TO MEET THE GDBA LEVEL.

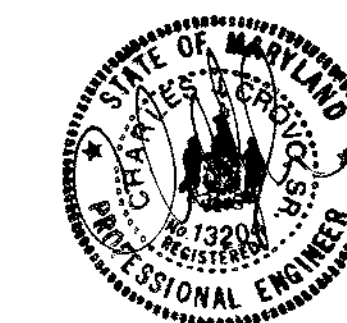


PLAN VIEW

SCALE: 1" = 200'

- GENERAL NOTES:**
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1890 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES.
 - BOUNDARY SURVEY PERFORMED BY: FISHER COLLINS AND CARTER INC. ON OR ABOUT APRIL, 1996
 - EXISTING TOPOGRAPHY SHOWN HEREON IS FROM MASS GRADING PLAN SIP 96-115.
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT 1012 N 60160177 ELEV. = 445.577
E 1345336.7500
HOWARD COUNTY MONUMENT 10E1 N 993250.9322 ELEV. = 509.924
E 1340192.7110
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - THIS PLAN IS FOR BUILDING SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-95-173 & F-96-179 AND / OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3640-D.
 - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
 - STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-95-173.

- 12. SITE ANALYSIS DATA:**
- AREA OF PARCEL 'G': 8,209 AC.
 - AREA OF PLAN SUBMISSION: 1,609 AC.
 - LIMIT OF DISTURBED AREA: 1,609 AC.
 - PRESENT ZONING: RA-15
 - PROPOSED USE FOR SITE AND STRUCTURES: 2 CONDO. BLDGS. 22,500 S.F. EA.
 - TOTAL NUMBER OF UNITS ALLOWED: SEE DENSITY TABULATION CHART THIS SHEET.
 - TOTAL NUMBER OF UNITS PROPOSED: 70 (35 UNITS IN EACH BUILDING)
 - NUMBER OF PARKING SPACES REQUIRED: 140 (12 SPACES PER DWELLING UNIT)
 - NUMBER OF PARKING SPACES PROVIDED: PARCEL G-1: 345
 - OPEN SPACE REQUIREMENTS ARE PROVIDED PER F-97-174
 - RECREATIONAL OPEN SPACE REQUIRED = 70 UNITS X 200 SQ.FT. 14,000 SQ.FT. PROVIDED = 14,400 SQ.F.
 - BUILDING COVERAGE OF SITE: 12.4%
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 15.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$1,660.00
 - UNMITIGATED 65 DBA NOISE LINE BASED ON LOCATION PROVIDED BY WILDMAN ENVIRONMENTAL SERVICES AND APPROVED ON NOVEMBER 30, 1993.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - THE ON-SITE WATER MAIN IS PUBLIC, AND WAS CONSTRUCTED UNDER CONTRACT NO. 24-3640-D.
 - THE SEWER MAIN THAT RUNS THROUGH PARCEL 'G' IS PUBLIC, AND WAS CONSTRUCTED UNDER CONTRACT NO. 24-3640-D.
 - EXISTING STORM WATER MANAGEMENT POND NO. 2 IS A PRIVATELY OWNED AND MAINTAINED EXTENDED RETENTION POND. SEE F-95-173 FOR MAINTENANCE RESPONSIBILITIES.
 - THE LOCATIONS OF EXISTING UTILITIES ARE BASED ON CONTRACT NOS. 24-3456-D AND 24-3596-D, F-95-173 AND S.D.P. 97-61.
 - THERE IS NO FLOODPLAIN ON THIS SITE.
 - THERE ARE NO WETLANDS ON THIS SITE.
 - THERE IS NO TRAFFIC STUDY REQUIRED FOR THIS PROJECT.
 - MITIGATED GDBA NOISE LINE BASED ON REPORT BY WILDMAN ENVIRONMENTAL SERVICES DATED AUGUST 10, 1998. BUILDINGS 'G' AND 'E' ARE IN A NOISE SENSITIVE AREA AND A PROLONGED OUTDOOR EXPOSURE MAY RESULT IN HEARING IMPAIRMENT (NOISE MITIGATION IS REQUIRED ONLY AT THE FIRST FLOOR LEVEL, BASED ON DEC LETTER PATED OCT. 1, 1998).



ENGINEER'S CERTIFICATE
"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
Signature of Engineer: *[Signature]* Date: 7/15/99

DEVELOPER'S CERTIFICATE
"I/we certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
Signature of Developer: *[Signature]* Date: 7/16/99

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
CHATEAU BUILDERS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT
SUITE 100
8000 MAIN STREET
ELLIOTT CITY, MARYLAND 21043
TEL. (410) 749-2100

BUILDER
CHATEAU BUILDERS
8905 COLUMBIA 100 PARKWAY
SUITE 100
COLUMBIA, MARYLAND 21045
TEL. (410) 720-0400

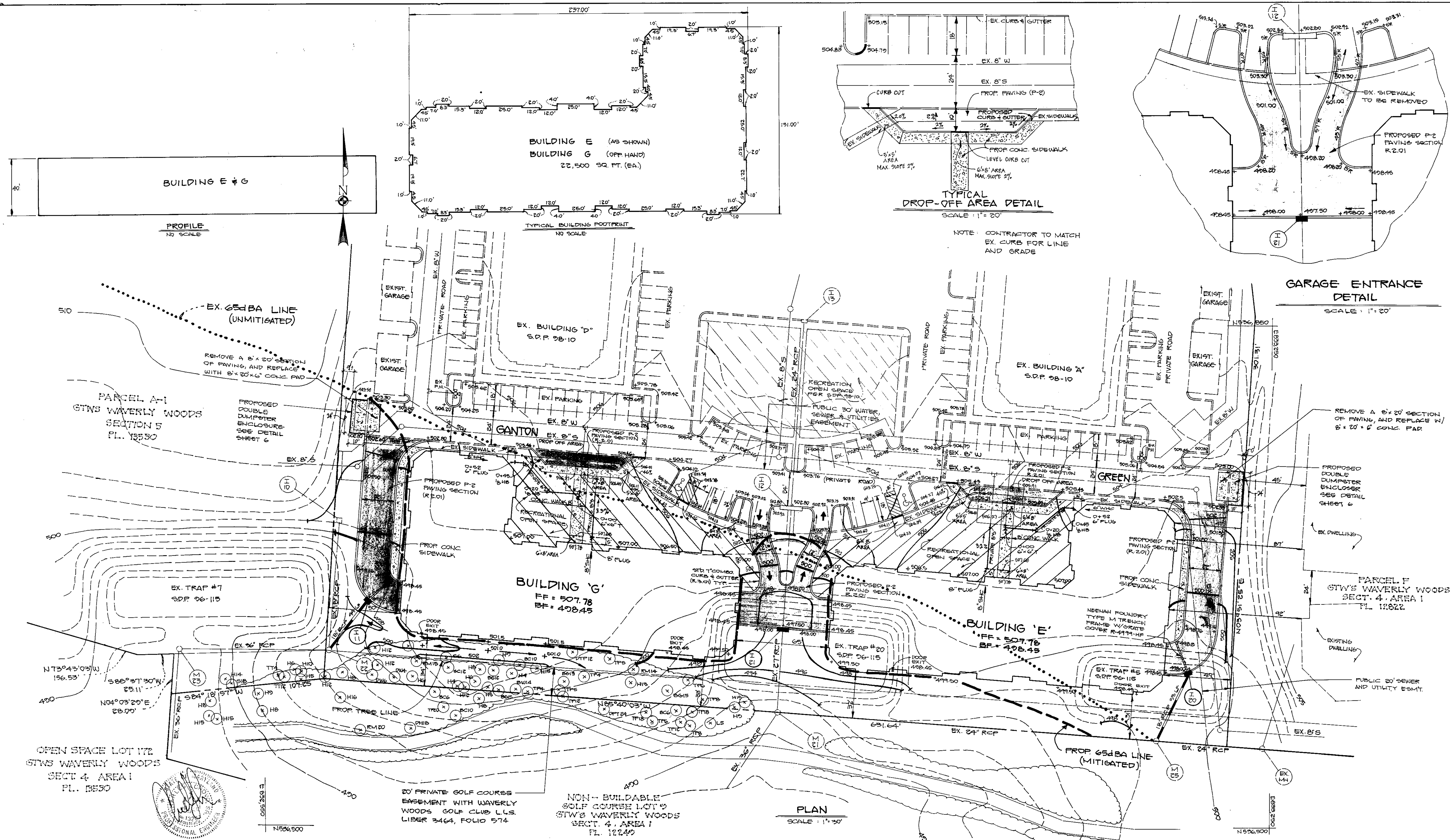
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Director: Department of Planning and Zoning
Date: 5/25/99
Chief, Division of Land Development
Date: 5/19/99
Chief, Development Engineering Division
Date: 5/14/99

SUBDIVISION	SECTION/AREA	UNITS
G.T.W.'S WAVERLY WOODS	4/1	70
PLAT NO.	BLOCK NO.	ZONE
12822	23	RA-15
WATER CODE	TAX/ZONE	ELEC. DIST.
H-05	36	THIRD
SEWER CODE	CENSUS TR.	
	6030	

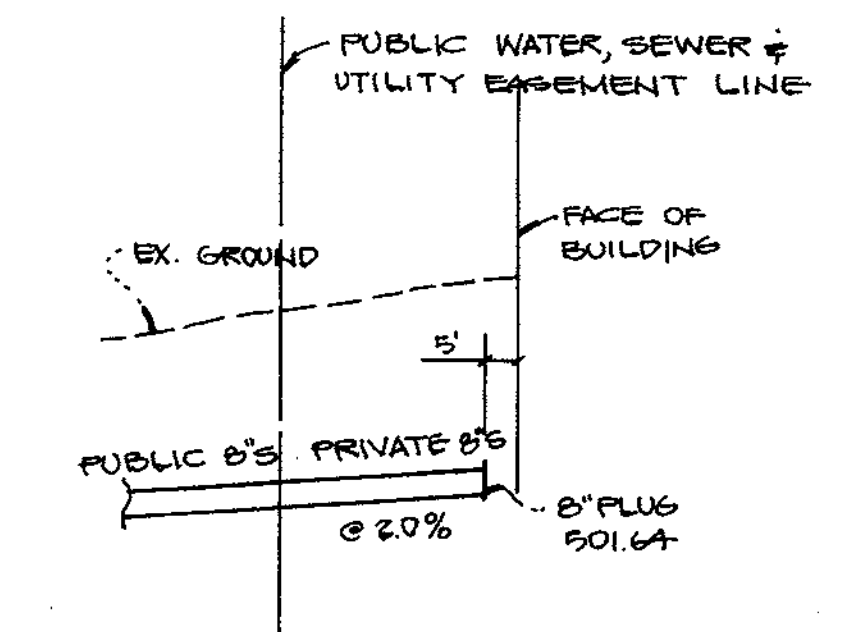
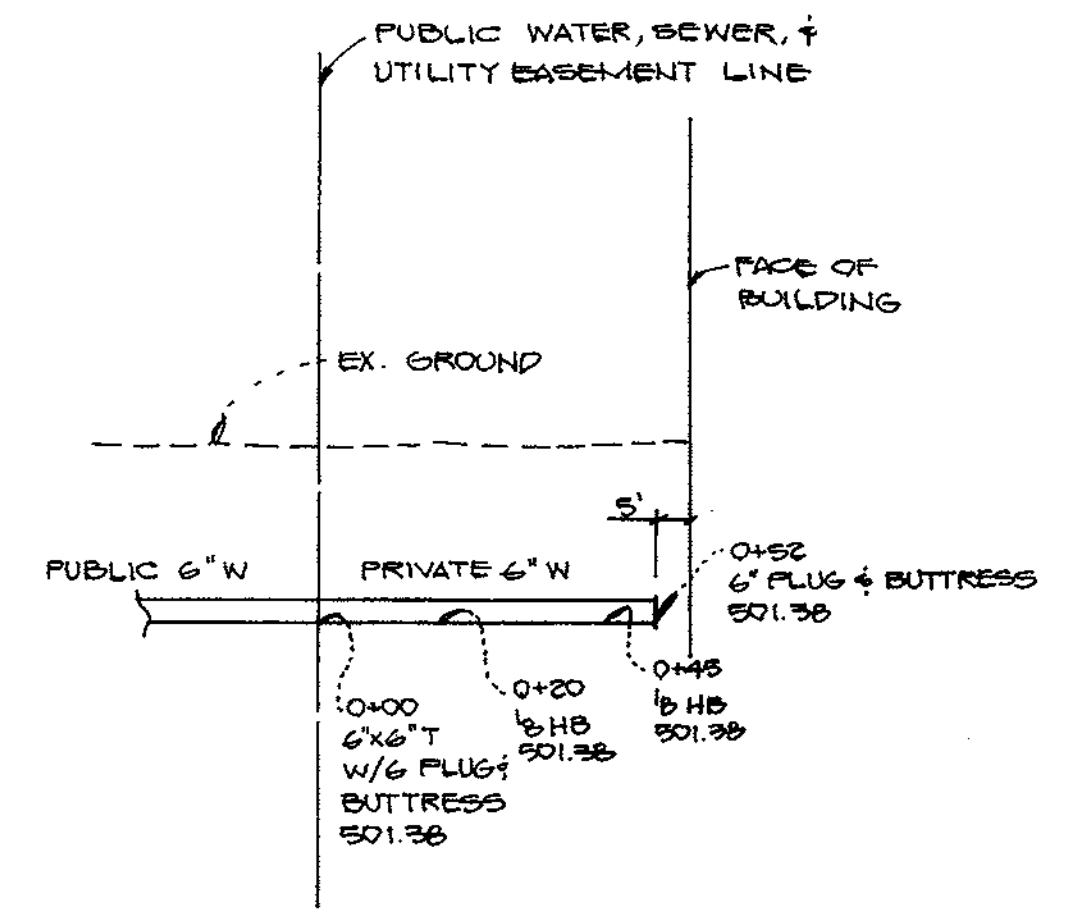
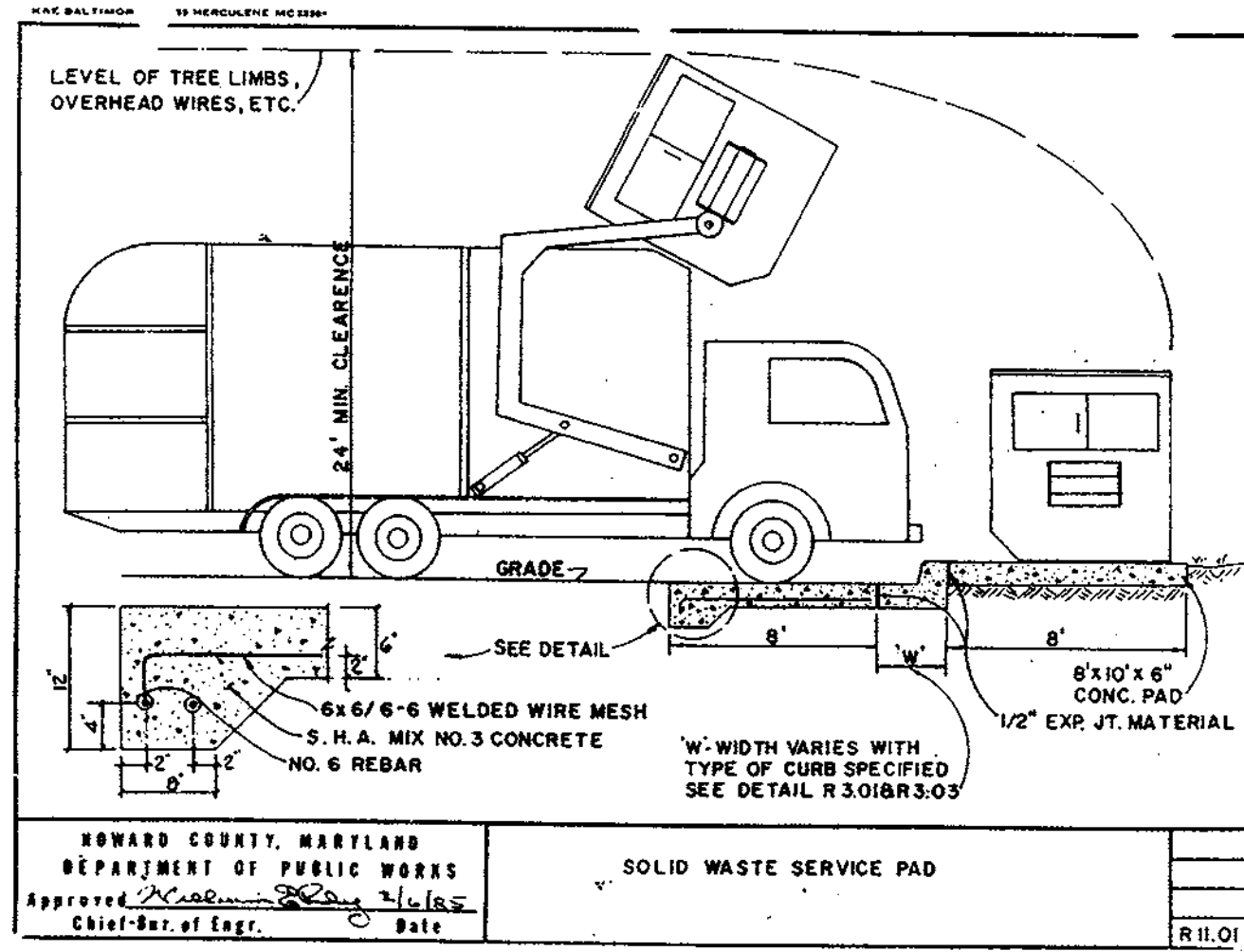
TITLE SHEET

GTW'S WAVERLY WOODS
SECTION 4, AREA 1
CONDOMINIUM BUILDINGS E+G

TAX MAP NO: 16 PARCEL: 'G-1'
3rd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE, 1998
SHEET 1 OF 6

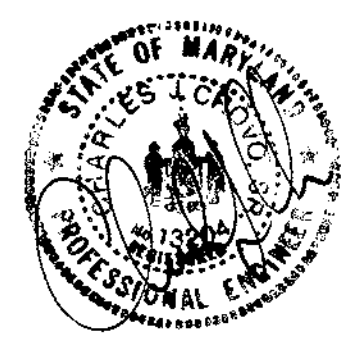
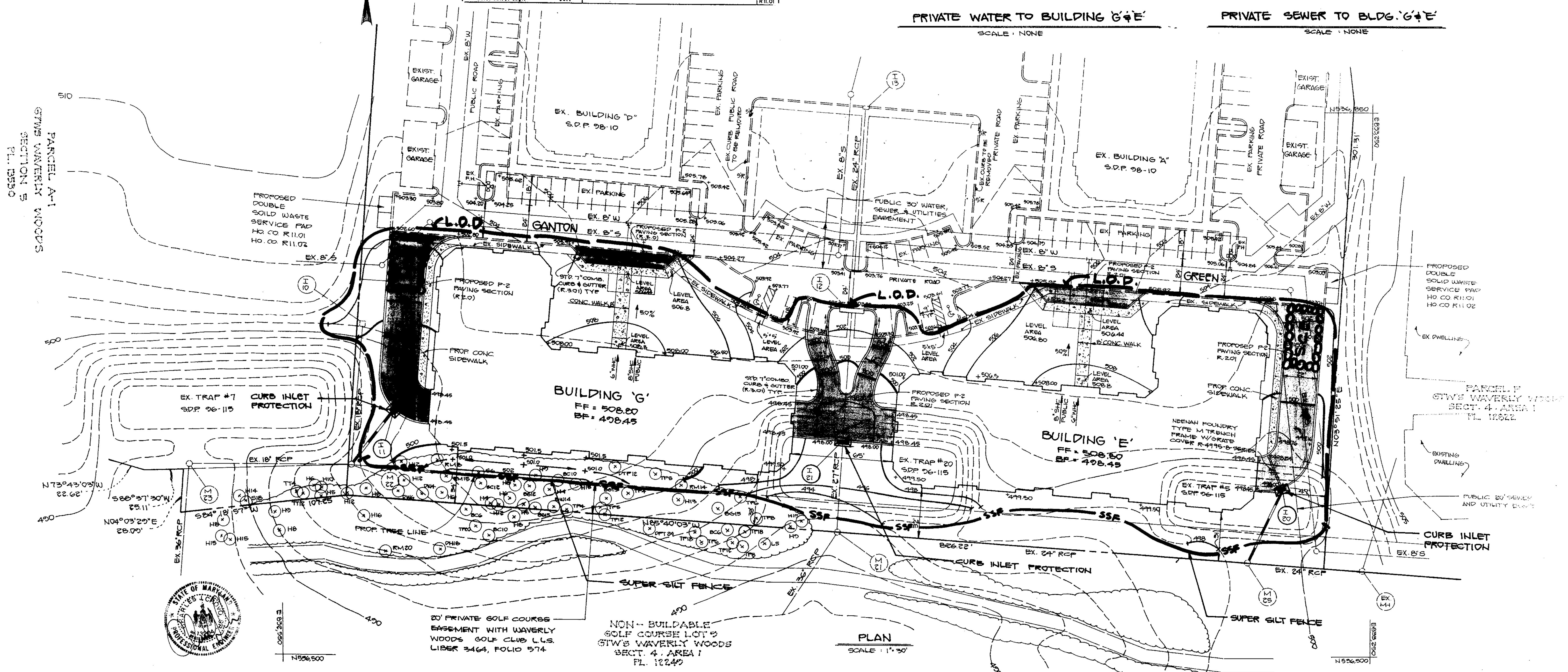


FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL MARIAGE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
410-461-3995



PRIVATE WATER TO BUILDING G & E
SCALE: NONE

PRIVATE SEWER TO BLDG. G & E
SCALE: NONE



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL REGIONAL OFFICE: 10000 BALDWIN BLVD., SUITE 100, BALTIMORE, MD 21286
ELICOTT CITY, MARYLAND 21043
TEL: 410-281-1000

ENGINEER'S CERTIFICATE

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

Chell
Signature of Engineer (Print name below signature) Date

DEVELOPER'S CERTIFICATE

"I/we certify that all development and construction will be done according to this plan, 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."

Richard O'Connell
Signature of Developer (Print name below signature) Date 5-6-99

Reviewed for HOWARD SCD and meets Technical Requirements.
Cheryl Simmons / GS 5/12/99
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.
J.K. Robinson / GS 5/12/99
Date

OWNER
WAVERLY WOODS DEVELOPMENT CORP.
C/O LAND DESIGN AND DEVELOPMENT
3000 WASH STREET
ELICOTT CITY, MARYLAND 21043
(410) 740-2100

BUILDER
CHATEAU BUILDERS
8005 COLUMBIA 100 PARKWAY
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COLUMBIA, MARYLAND 21046
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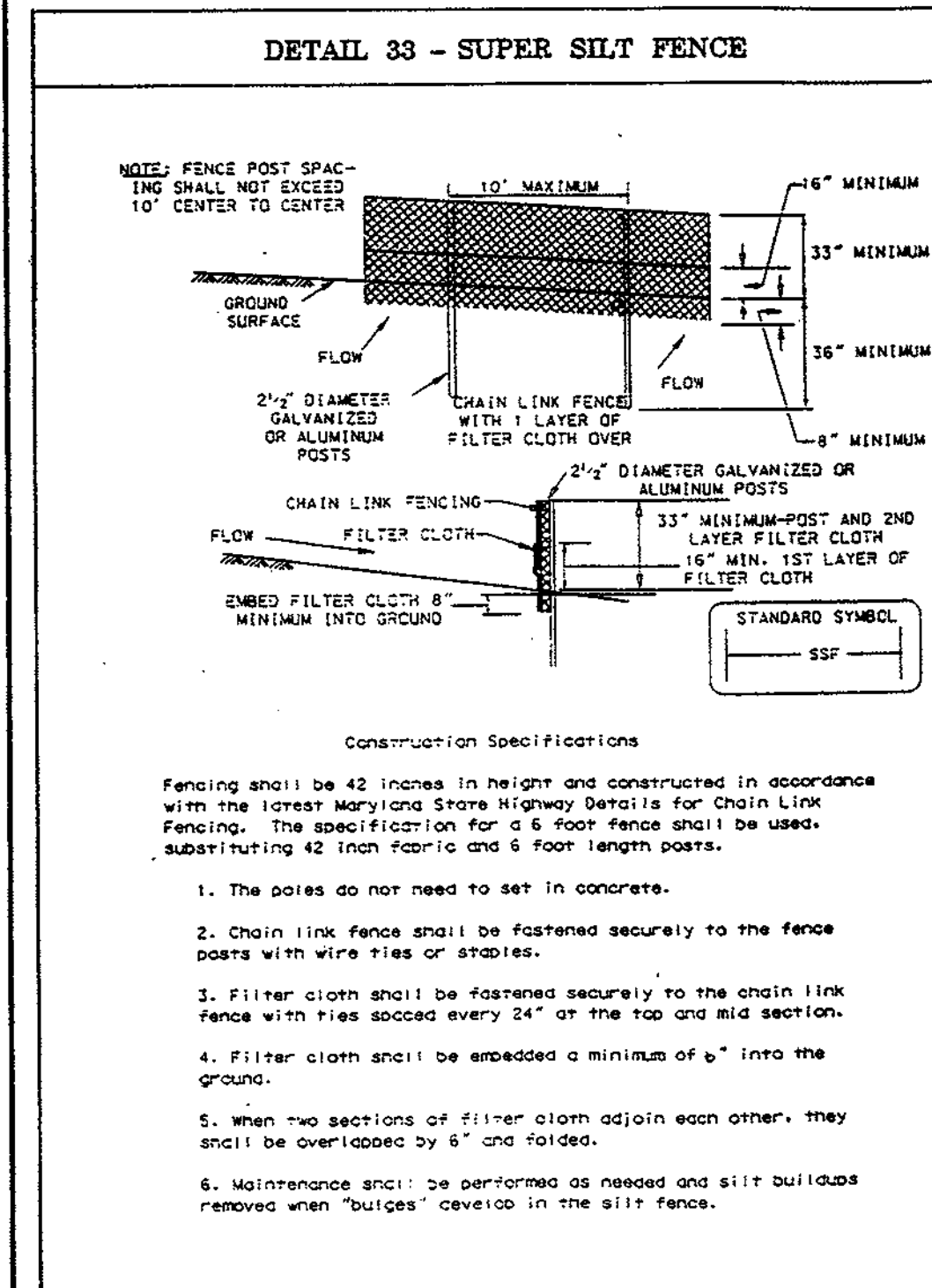
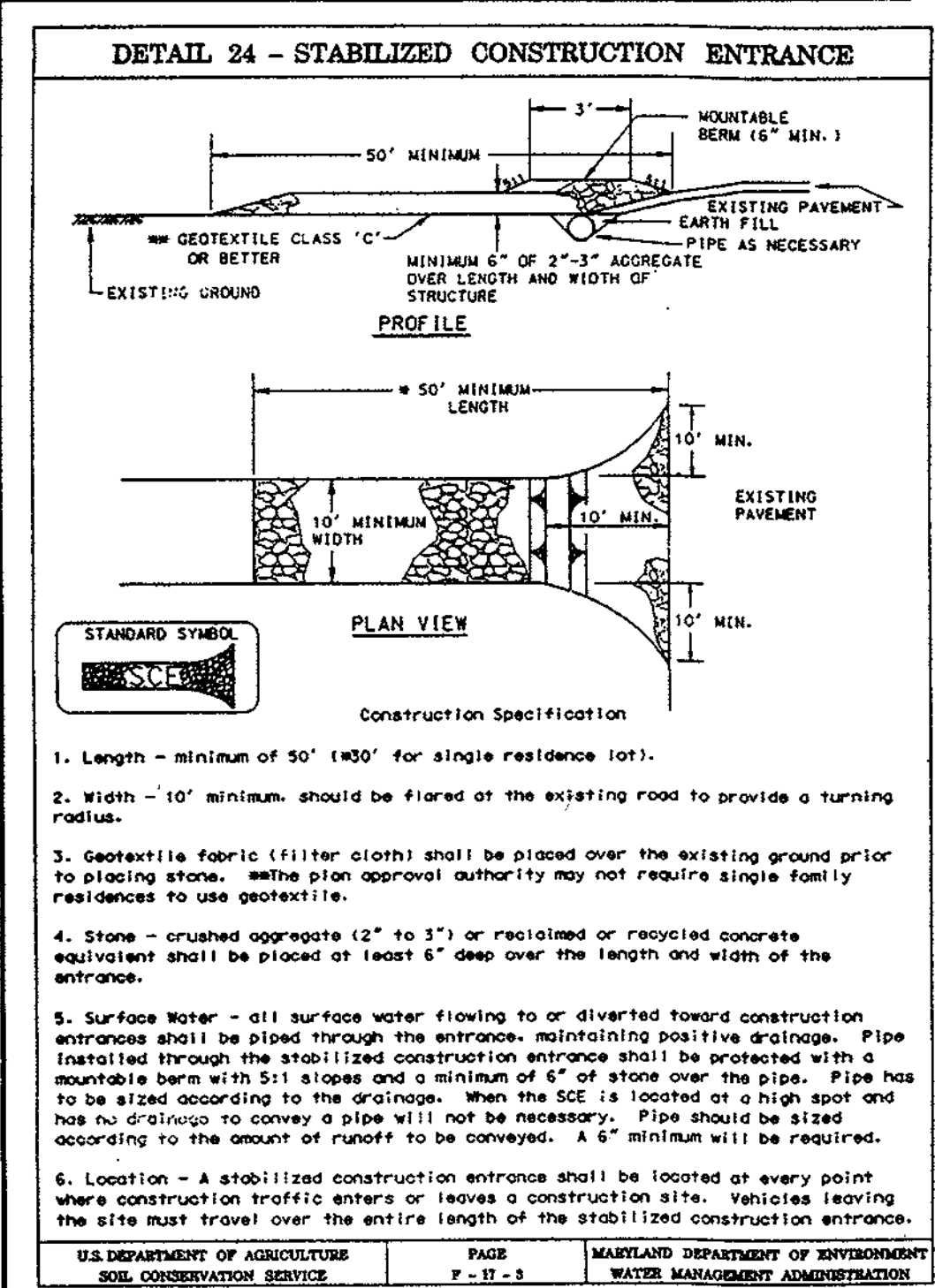
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamilton 5/19/99
Chief, Division of Land Development
Date
John P. ... 5/14/99
Chief, Development Engineering Division
Date
James P. ... 5/25/99
Date

PROJECT		SECTION/AREA		UNITS	
GTW'S WAVERLY WOODS		4 / 1		70	
PLAT No.	BLOCK No.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
12222	23	RA-15	16	THIRD	6030
WATER CODE			SEWER CODE		
405			5002500		

SEDIMENT CONTROL PLAN

CONDOMINIUM BUILDINGS E & G
GTW'S WAVERLY WOODS
SECTION 4, AREA 1

TAX MAP No: 16 PARCEL: G-1
ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOV, 1998
SHEET 3 OF 6



STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION
Using vegetation as cover for barren soil to protect it from erosion.

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 absorb infiltration of rainfall, thereby reducing sediment loads and runoff to downstream water bodies.

CONDITIONS WHERE PRACTICE APPLIES
This practice shall be used on disturbed areas as specified on the plan and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, 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, disturbed areas during construction phases such as ditches, etc. and for Permanent Seeding are lawns, dunes, cut and fill slopes and other areas of final grade, former stockpiles 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 volume and runoff. Infiltration, evaporation, transpiration, percolation and groundwater recharge. Vegetation over time will increase organic matter content and improve water holding capacity. Temporary and permanent cover will reduce erosion. 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 absorbing those substances present within the root zone. Sediment control devices must remain in place during grading, seed preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from violating into surface waters.

SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS

A. Site Preparation

- Install erosion and sediment control structures (either temporary or permanent) such as diversion, grade stabilization structures, berms, silt fences, or sediment control basins.
- Perform all grading operations at right angles to the slope. Final grading and shaping is not necessary for Temporary Seeding.
- Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed area over 5 acres.

B. Soil Amendment and Seed Preparation

- Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on 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 analysis.
- Fertilizer shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Fertilizer may be substituted for fertilizer with prior approval from the appropriate regulatory authority. Fertilizer shall be delivered to the site fully loaded according to the appropriate state fertilizer laws and shall bear the name, trade name or trademark and verbiage of the producer.
- Lime materials shall be ground limestone (hydrated or burnt lime) may be substituted with limestone that contain at least 50% total calcium carbonate plus magnesium oxide. Limestone shall be ground to a maximum size of 50 mesh (0.075 mm) and shall be placed through a 20 mesh sieve.
- Soil amendment and fertilizer shall be placed into the top 3-5" of soil by diking or other suitable means.

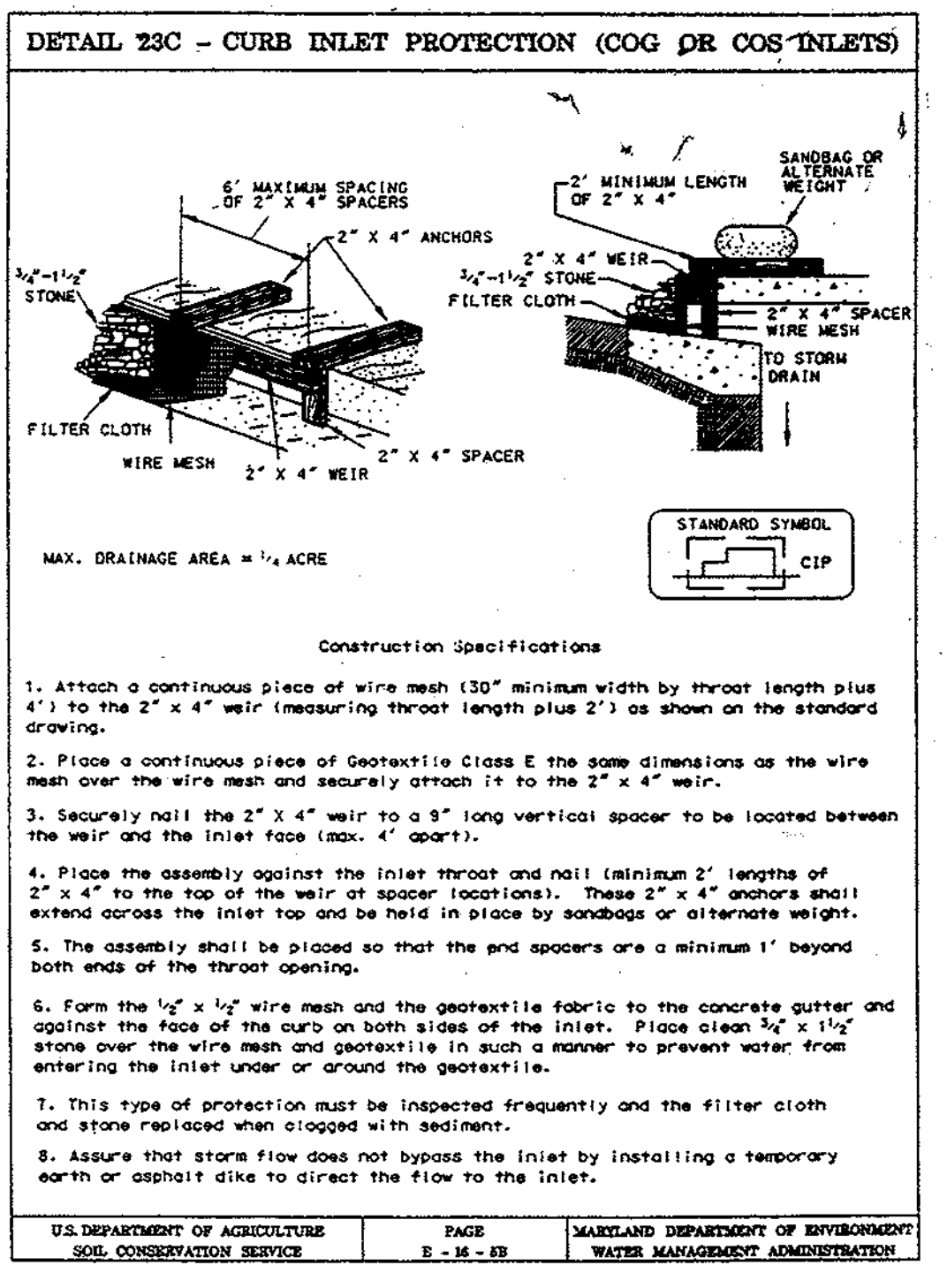
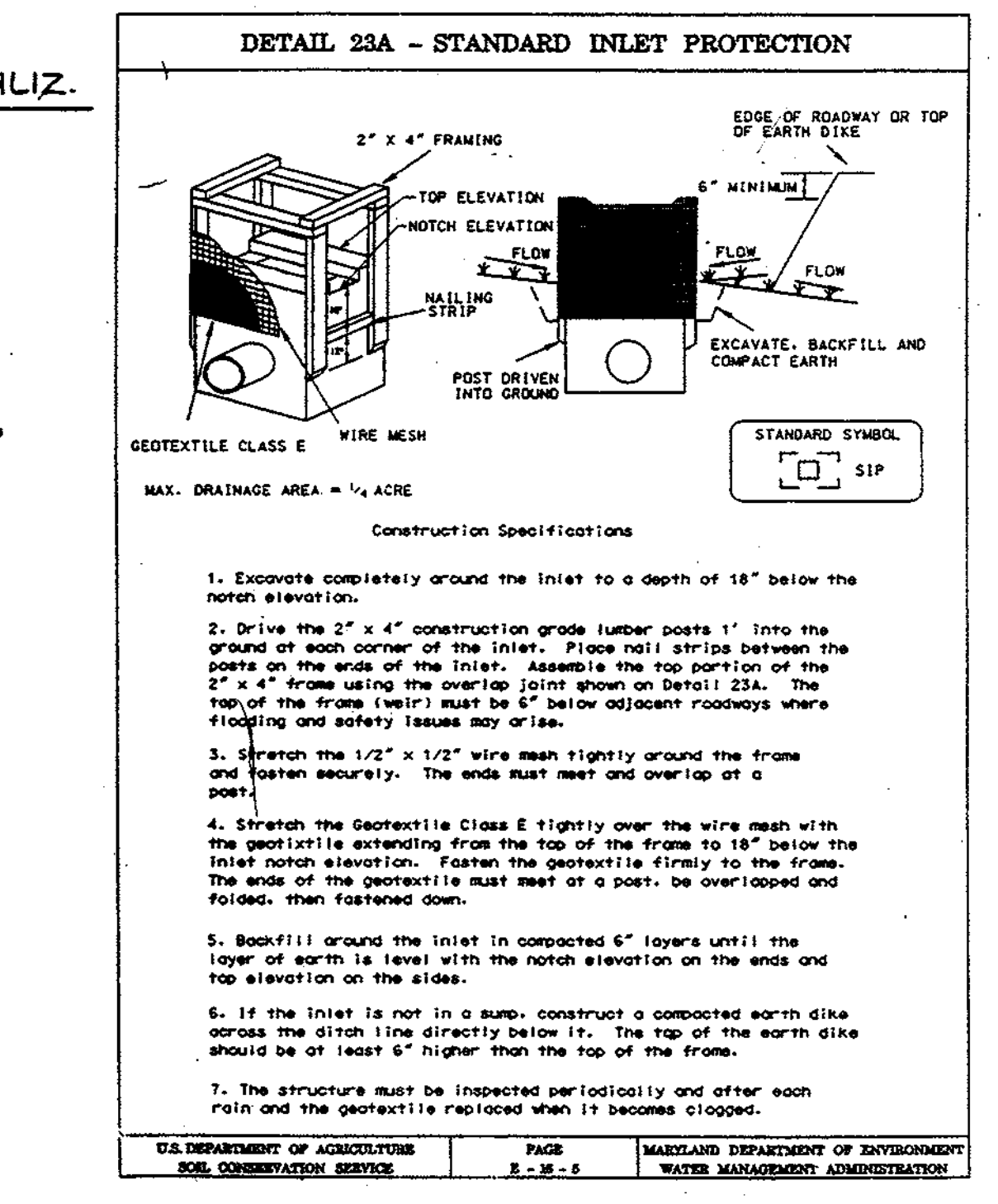
C. Seeding Preparation

1. Temporary Seeding

- Seeding 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 plow or by using a fertilizer banding system. The soil to be loosened shall be moist or damp and shall not be over 100% soil. Soil shall be loosened to a depth of 3" to 5" and shall not be over 100% soil. Soil shall be loosened to a depth of 3" to 5" and shall not be over 100% soil.
- Apply fertilizer and lime as prescribed on the plan.
- Apply a seed mix and fertilizer into the top 3-5" of soil by diking or other suitable means.

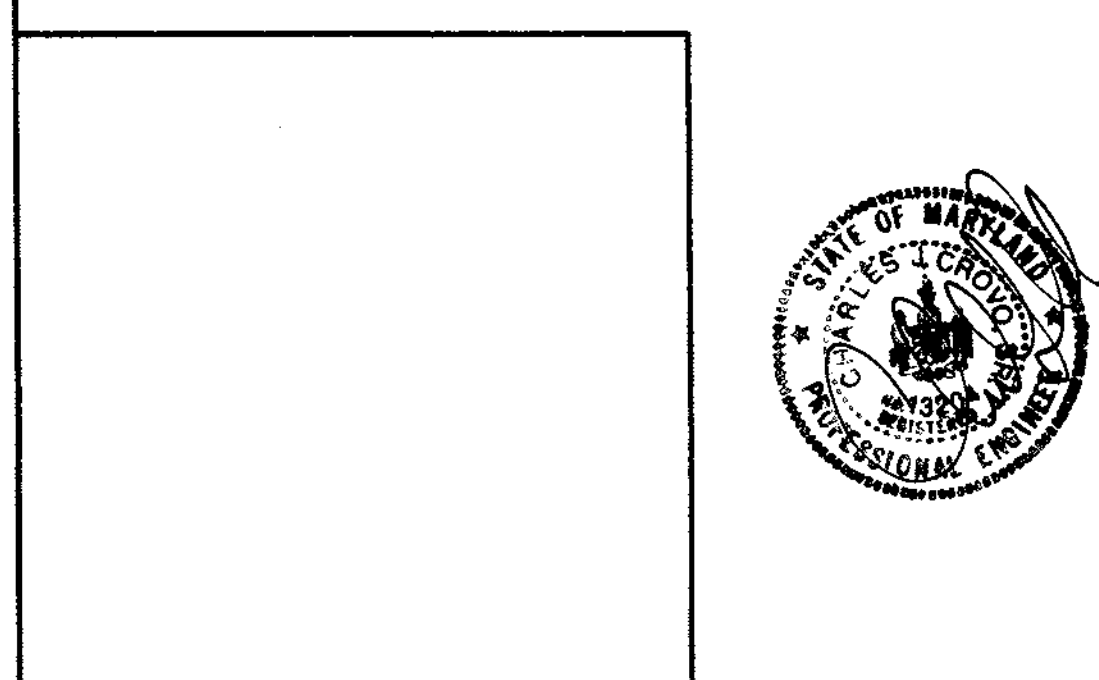
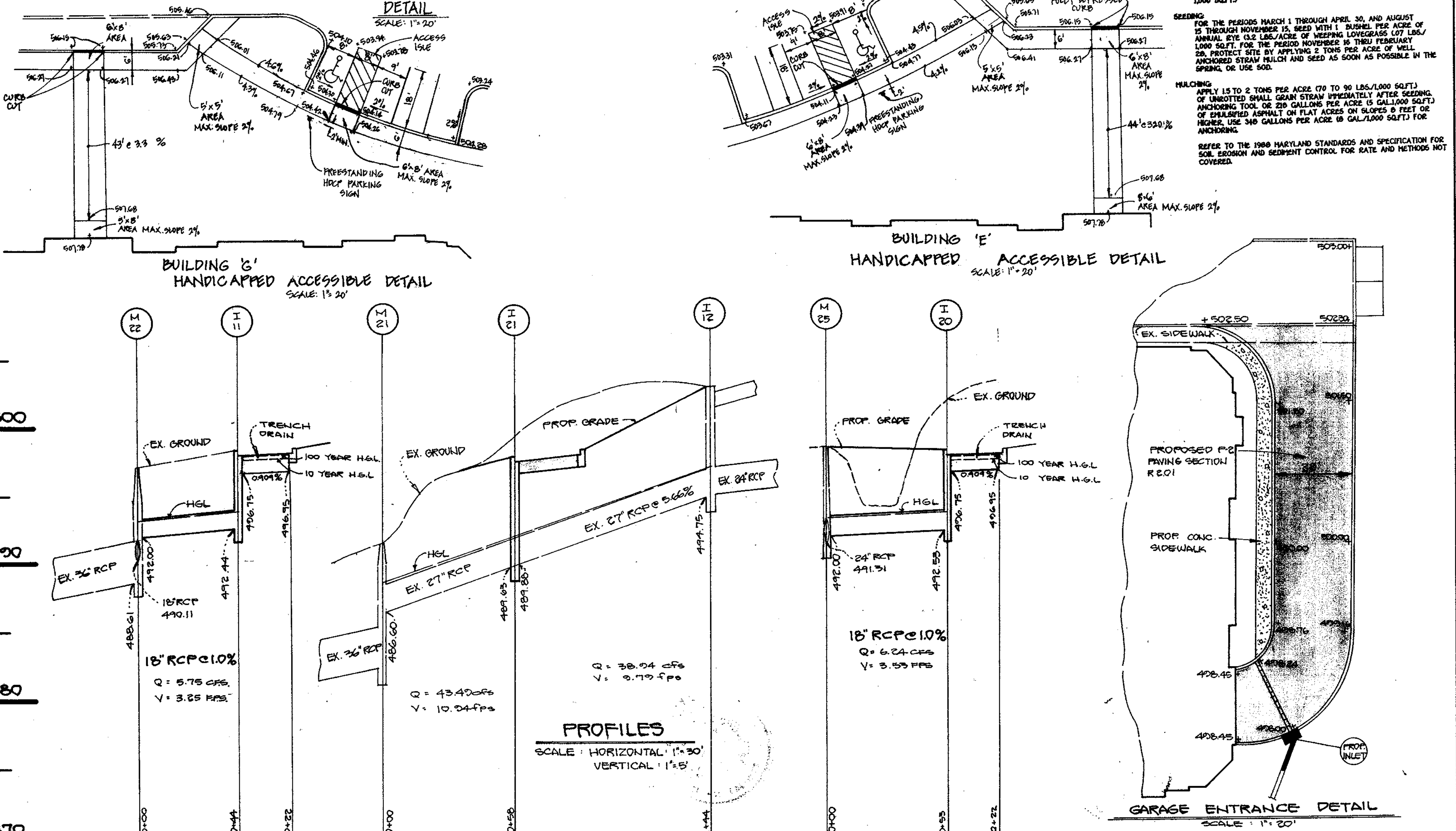
2. Permanent Seeding

- Soil shall be between 45 and 75%.
- Soil shall be between 1.5 and 4.0%.
- The soil shall contain less than 400 c/cy, but enough fine grained material to hold a 1" diameter amount of material. An exception is if borax or soda is used in the soil to stabilize the soil. In this case, the soil shall contain less than 1.5% borax or soda.
- Soil shall contain 1.5% minimum organic matter by weight.
- Soil shall contain sufficient water to permit seedling root penetration and shall be moist or damp. Soil shall be moist or damp.
- In accordance with Section 23 Standard and Specification for Topsoil, Areas previously graded in accordance with this specification in a true and even grade, that is not over 100% soil, shall be prepared to a depth of 3-5" to permit loosening the soil to the surface and to create horizontal erosion channels to prevent topsoil from sliding down a slope.
- Soil amendment shall be applied to the top 3-5" of soil by diking or other suitable means. Lawn areas shall be seeded with a seed mix and fertilizer. Lawn areas shall be seeded with a seed mix and fertilizer. Lawn areas shall be seeded with a seed mix and fertilizer.



SEDIMENT CONTROL NOTES

- A minimum of 10 business days notice must be given to the HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING PRIOR TO THE START OF ANY CONSTRUCTION OR DEMOLITION ACTIVITY IN ACCORDANCE WITH THE PROVISIONS OF THIS PLAN AND ASSESS TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND RELATIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-CONSTRUCTION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF THE INITIAL SOIL DISTURBANCE OR RE-CONSTRUCTION ACTIVITY. TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF THE INITIAL SOIL DISTURBANCE OR RE-CONSTRUCTION ACTIVITY. TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF THE INITIAL SOIL DISTURBANCE OR RE-CONSTRUCTION ACTIVITY.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF THE INITIAL SOIL DISTURBANCE OR RE-CONSTRUCTION ACTIVITY. TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF THE INITIAL SOIL DISTURBANCE OR RE-CONSTRUCTION ACTIVITY.
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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10777 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21043
(410) 462-3965

ENGINEER'S CERTIFICATE
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Charles 5/12/99
Signature of Engineer (Print name below signature) DATE

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, 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.
Richard Ayres 5-6-99
Signature of Developer (Print name below signature) DATE

Reviewed for HOWARD SCD and meets Technical Requirements.
Cheryl Sumner / as 5/12/99
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.
John Robinson / as 5/12/99
HOWARD SCD

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cheryl Sumner / as 5/12/99
Chief, Division of Land Development and Research
John Robinson / as 5/12/99
Chief, Development Engineering Division
John Robinson / as 5/12/99
DIRECTOR

SUBDIVISION	GTW'S WAVERLY WOODS	SECTION/AREA	4/1	LOT NO.	
PLAT NO.	12022	BLOCK NO.	23	ZONE	RA-15
TAX/ZONE	15	ELEC. DIST.	THIRD	CENSUS TR.	6030
WATER CODE	H05	SEWER CODE	8002500		

PERMANENT SEEDING NOTES

ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS

SEEDING PREPARATION

LOOSEN TOP THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

SOIL AMENDMENTS

APPLY TWO TONS PER ACRE DOLOMITE LIMESTONE (80% LBS./1,000 SQ.FT.) AND 600 LBS. PER ACRE 0-20-20 FERTILIZER (80 LBS./1,000 SQ.FT.) BEFORE SEEDING HARROW OR DISC. APPLY 400 LBS. PER ACRE 0-20-20 FERTILIZER AT TIME OF SEEDING. APPLY 600 LBS. PER ACRE 0-20-20 UREAPHOSPH FERTILIZER (90 LBS./1,000 SQ.FT.) AND 500 LBS. PER ACRE 0-15-15/1,000 SQ.FT. OF 10-20-20 FERTILIZER.

SEEDING

FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 100 LBS. PER ACRE 0-20-20 FERTILIZER (80 LBS./1,000 SQ.FT.) AND 600 LBS. PER ACRE 0-20-20 FERTILIZER (80 LBS./1,000 SQ.FT.) THROUGH JULY 31, SEED WITH 100 LBS./ACRE (80 LBS./1,000 SQ.FT.) OF FERTILIZER IN TALL FESCUE AND 100 LBS./ACRE (80 LBS./1,000 SQ.FT.) OF FERTILIZER IN TALL FESCUE AND 100 LBS./ACRE (80 LBS./1,000 SQ.FT.) OF FERTILIZER IN TALL FESCUE AND 100 LBS./ACRE (80 LBS./1,000 SQ.FT.) OF FERTILIZER IN TALL FESCUE. SEEDING SHALL BE COMPLETED WITHIN 30 DAYS OF THE INITIAL SOIL DISTURBANCE OR RE-CONSTRUCTION ACTIVITY. SEEDING SHALL BE COMPLETED WITHIN 30 DAYS OF THE INITIAL SOIL DISTURBANCE OR RE-CONSTRUCTION ACTIVITY.

MULCHING

APPLY 1.5 TO 2 TONS PER ACRE (90 TO 120 LBS./1,000 SQ.FT.) OF UNWEIGHED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (3 GALLONS/SQ.FT.) OF ENHANCED ASPHALT ON FLAT AREAS, ON SLOPES 6 FEET OR HIGHER USE 1/2 TON PER ACRE (3 GALLONS/SQ.FT.) OF ANCHORING MULCH.

MAINTENANCE

INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.
FOR PUBLIC PONDS SUBSTITUTE CHEMICAL CROCODREN AT 15 LBS./ACRE AND KENTUCKY 31 TALL FESCUE AT 40 LBS./ACRE AS THE SEEDING REQUIREMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RE-RESTORED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION

LOOSEN TOP THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS

APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (80 LBS./1,000 SQ.FT.)

SEEDING

FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 100 LBS. PER ACRE OF UNWEIGHED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHORING MULCH IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (3 GALLONS/SQ.FT.) OF ENHANCED ASPHALT ON FLAT AREAS, ON SLOPES 6 FEET OR HIGHER USE 1/2 TON PER ACRE (3 GALLONS/SQ.FT.) OF ANCHORING MULCH.

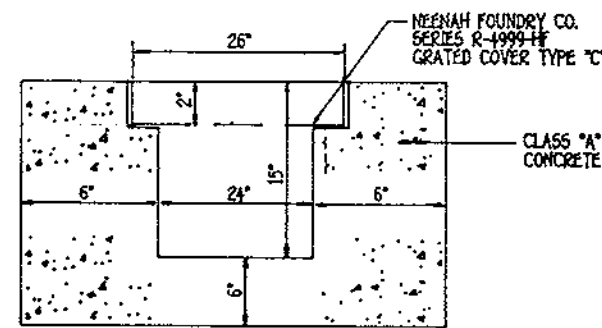
MULCHING

APPLY 1.5 TO 2 TONS PER ACRE (90 TO 120 LBS./1,000 SQ.FT.) OF UNWEIGHED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHORING MULCH IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (3 GALLONS/SQ.FT.) OF ENHANCED ASPHALT ON FLAT AREAS, ON SLOPES 6 FEET OR HIGHER USE 1/2 TON PER ACRE (3 GALLONS/SQ.FT.) OF ANCHORING MULCH.

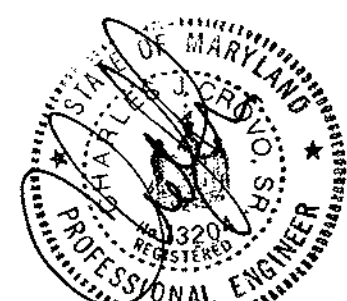
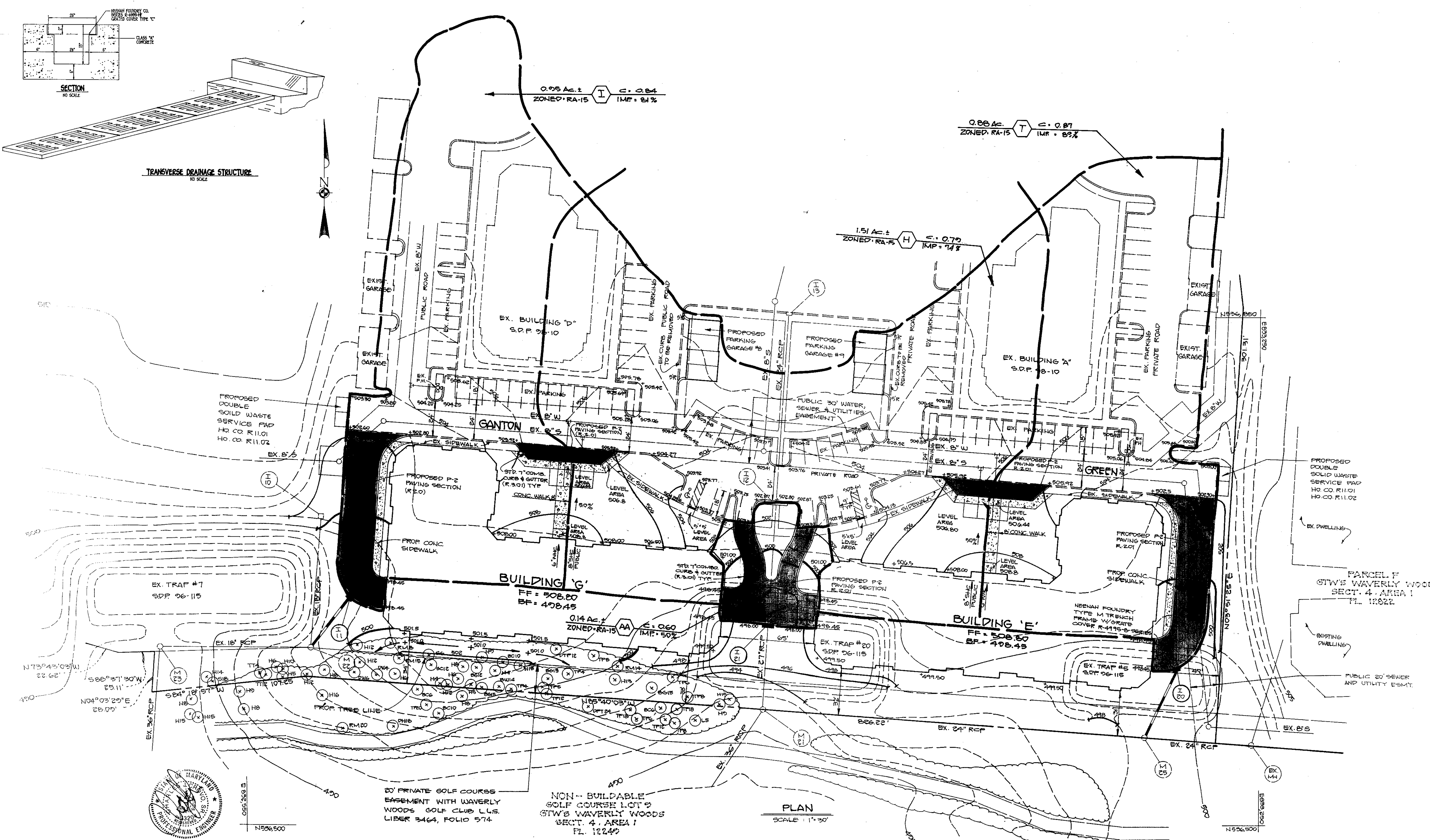
REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL, FOR DATE AND METHODS NOT COVERED.

DETAILS + PROFILES

CONDOMINIUM BUILDINGS E+G
GTW'S WAVERLY WOODS
SECT. 4, AREA 1
TAX MAP No: 16 PARCEL: G-1
ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOV, 1998
SHEET 4 OF 6



TRANSVERSE DRAINAGE STRUCTURE
NO SCALE



COLLINS & CARTER, INC.
ENGINEERS, ARCHITECTS, PLANNERS & LAND SURVEYORS
1000 MAIN STREET, SUITE 100, ELICOTT CITY, MARYLAND 21043
(410) 740-2100

ENGINEER'S CERTIFICATE
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Howard SCD
Signature of Engineer (Print name below signature) Howard SCD Date 7/15/98

DEVELOPER'S CERTIFICATE
I/we certify that all development and construction will be done according to this plan, 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.
Lester Agard
Signature of Developer (Print name below signature) Lester Agard Date 7/15/98

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.
Date 5/14/99
Signature [Signature]

U.S.D.A.-Natural Resources Conservation Service
Date 5/14/99
Signature [Signature]

U.S.D.A.-Natural Resources Conservation Service
Date 5/27/95
Signature [Signature]

OWNER:
WAVERLY WOODS DEVELOPMENT CORP.
C&S LAND DESIGN AND DEVELOPMENT
8000 MAIN STREET
ELICOTT CITY, MARYLAND 21043
(410) 740-2100

BUILDER:
CHATEAU BUILDERS
8805 COLUMBIA 100 PARKWAY
SUITE 100
COLUMBIA, MARYLAND 21046
(410) 720-0400

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] Chief, Division of Land Development
Date 5/14/99

[Signature] Chief, Department of Engineering Division
Date 5/27/95

PROJECT	SECTION/AREA	UNITS
GTW'S WAVERLY WOODS	4/1	70
PLAT No.	BLOCK No.	ZONE
12822	23	RA-15
WATER CODE	TAX/ZONE	ELEC. DIST.
H05	16	THIRD
	SEWER CODE	CENSUS TR.
	5902500	6030

DRAINAGE AREA MAP

CONDOMINIUM BUILDINGS E & G
GTW'S WAVERLY WOODS
SECTION 4, AREA I

TAX MAP No: 16 PARCEL: G-1
ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOV, 1998
SHEET 5 OF 6

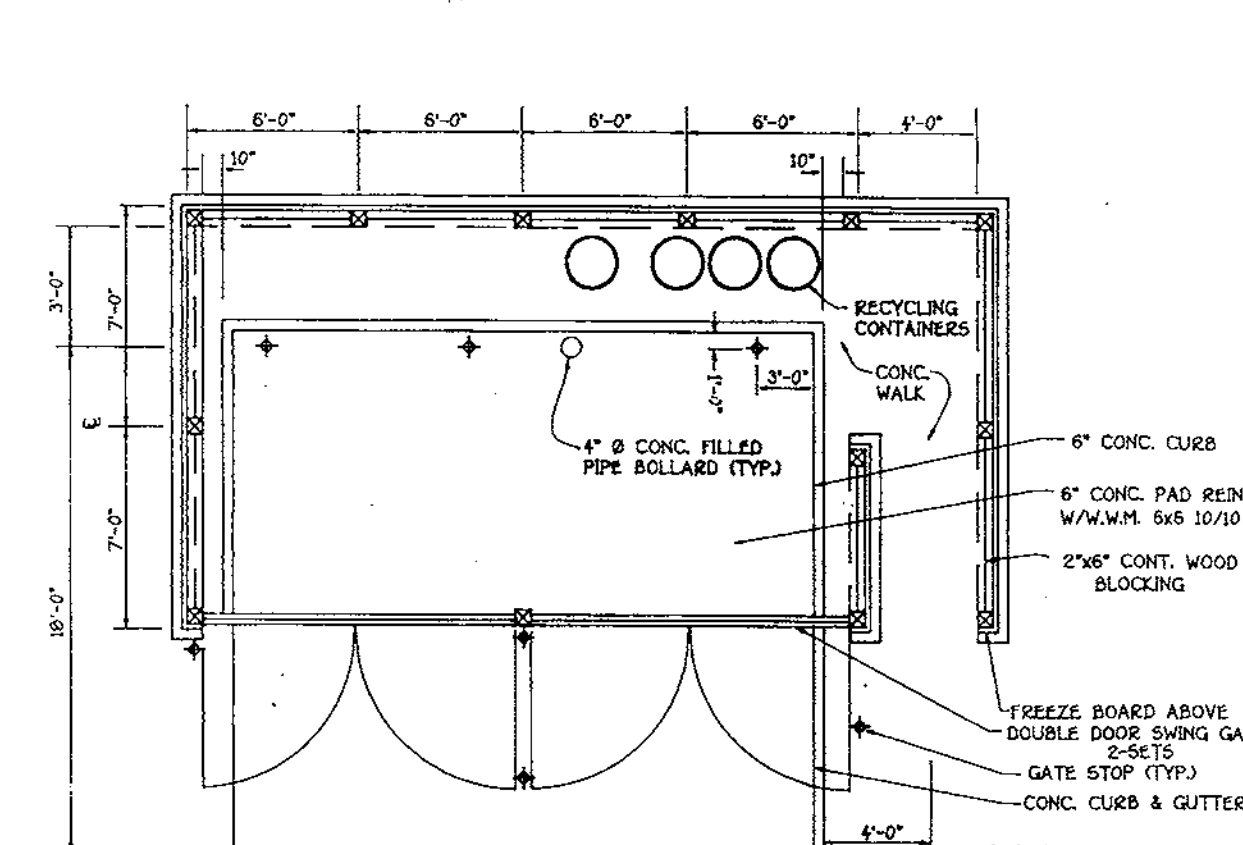
LANDSCAPE LEGEND		
QUANTITY	SYMBOL	DESCRIPTION
17		ACER RUBRUM, OCTOBER GLORY / RED SUNSET, RED MAPLE 2-1/2"-3" CAL.
32		PINUS STROBUS/EASTERN WHITE PINE 6'-8" HEIGHT
2		FRAXINUS PENNSYLVANICA 'MARSHALLS SEEDLESS' / MARSHALLS SEEDLESS GREEN ASH 2-1/2"-3" CAL.
12		CORNUS KOUSA/KOUSA DOGWOOD 8'-10" HEIGHT
12		PRUNUS YEDOENSIS/YOSHINO CHERRY 1-1/2"-2" CAL.
16		CUPRESSOCYPARIS LEYLANDI/LEYLAND CYPRESS 5'-6" HT.
		EX. SHADE TREE (S.D.P. 98-10)
		EX. EVERGREEN TREE (S.D.P. 98-10)

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	8
NUMBER OF TREES REQUIRED 1:10	1
NUMBER OF TREES PROVIDED	2
SHADE TREES	1
OTHER TREES (2:1 SUBSTITUTION)	1

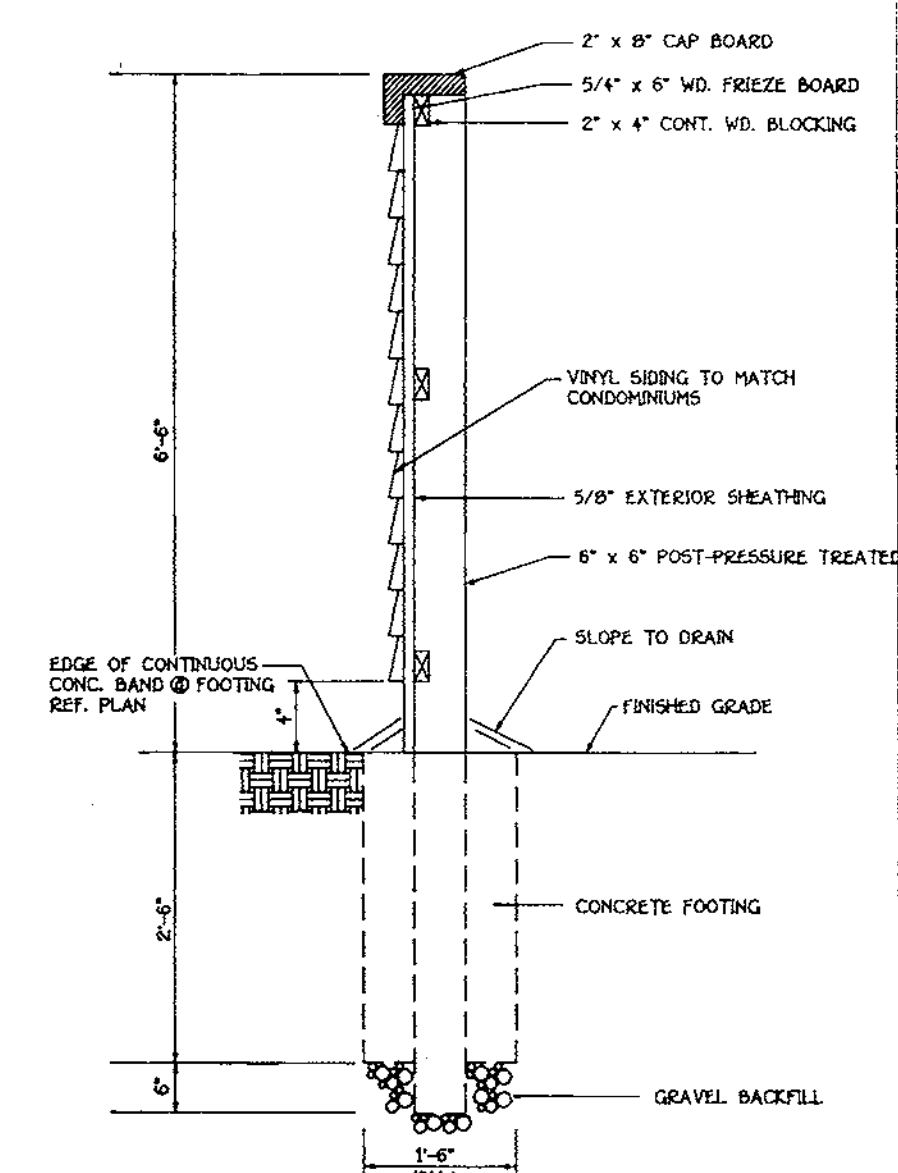
SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS (APARTMENTS)	70
NUMBER OF TREES REQUIRED	23
NUMBER OF TREES PROVIDED	19
SHADE TREES	19
OTHER TREES (2:1 substitution)	24 ORNAMENTAL + 32 EVERGREEN

TREE CHART			
ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
BC5	5" BLACK CHERRY	L5	5" LOCUST
BC10	10" BLACK CHERRY	RM4	14" RED MAPLE
BC12	12" BLACK GUM	RM15	15" RED MAPLE
BC13	13" BLACK GUM	RM18	18" RED MAPLE
BC15	15" BLACK GUM	RM20	20" RED MAPLE
BM14	14" BLACK WALNUT	56	6" SASSAFRAS
DW4	4" DOGWOOD	S18	18" SASSAFRAS
DW6	6" DOGWOOD	SC12	12" SWEET CHERRY
HH	4" HICKORY	TP4	4" TULIP POPLAR
H5	5" HICKORY	TP5	5" TULIP POPLAR
H6	6" HICKORY	TP6	6" TULIP POPLAR
H8	8" HICKORY	TP8	8" TULIP POPLAR
H9	9" HICKORY	TP12	12" TULIP POPLAR
H10	10" HICKORY	TP18	18" TULIP POPLAR
H12	12" HICKORY	TP20	20" TULIP POPLAR
H13	13" HICKORY	TP24	24" TULIP POPLAR
H14	14" HICKORY	DTPI2	12" DOUBLE TULIP POPLAR
H15	15" HICKORY	DTF24	24" DOUBLE TULIP POPLAR
H16	16" HICKORY	TT4	4" TULIP TREE
DHB	18" DOUBLE HICKORY	TT12	12" TULIP TREE

24 ORNAMENTAL TREES @ \$150 EA. = \$3,600
 19 SHADE TREES @ \$200 EA. = \$3,800
 12 EVERGREEN TREES @ \$150 EA. = \$1,800
 12 LF WALL @ \$10/ LF = \$1,200
 TOTAL SURETY REQUIRED WITH GRADING PERMIT = \$10,400

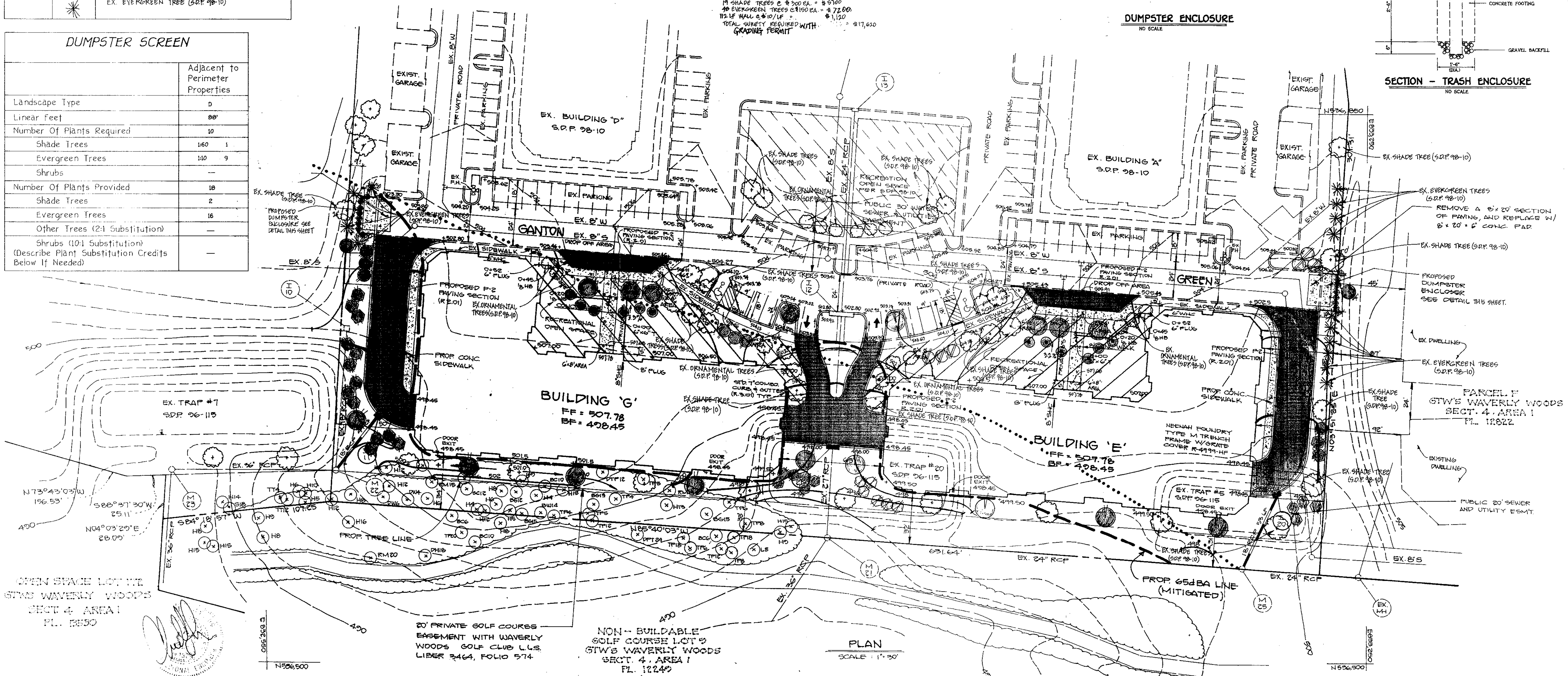


DUMPSTER ENCLOSURE
NO SCALE



SECTION - TRASH ENCLOSURE
NO SCALE

DUMPSTER SCREEN	
Landscape Type	Adjacent to Perimeter Properties
Linear Feet	88'
Number Of Plants Required	10
Shade Trees	1:60 1
Evergreen Trees	1:10 9
Shrubs	—
Number Of Plants Provided	10
Shade Trees	2
Evergreen Trees	16
Other Trees (2:1 Substitution)	—
Shrubs (10:1 Substitution)	—
Describe Plant Substitution Credits Below If Needed	



PLAN
SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 1000 BALTIMORE NATIONAL PLAZA
 ELLETTT CITY, MARYLAND 21043
 410-16-1995

ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature of Engineer (Print name below signature) _____ Date _____
DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan, 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 (Print name below signature) _____ Date _____

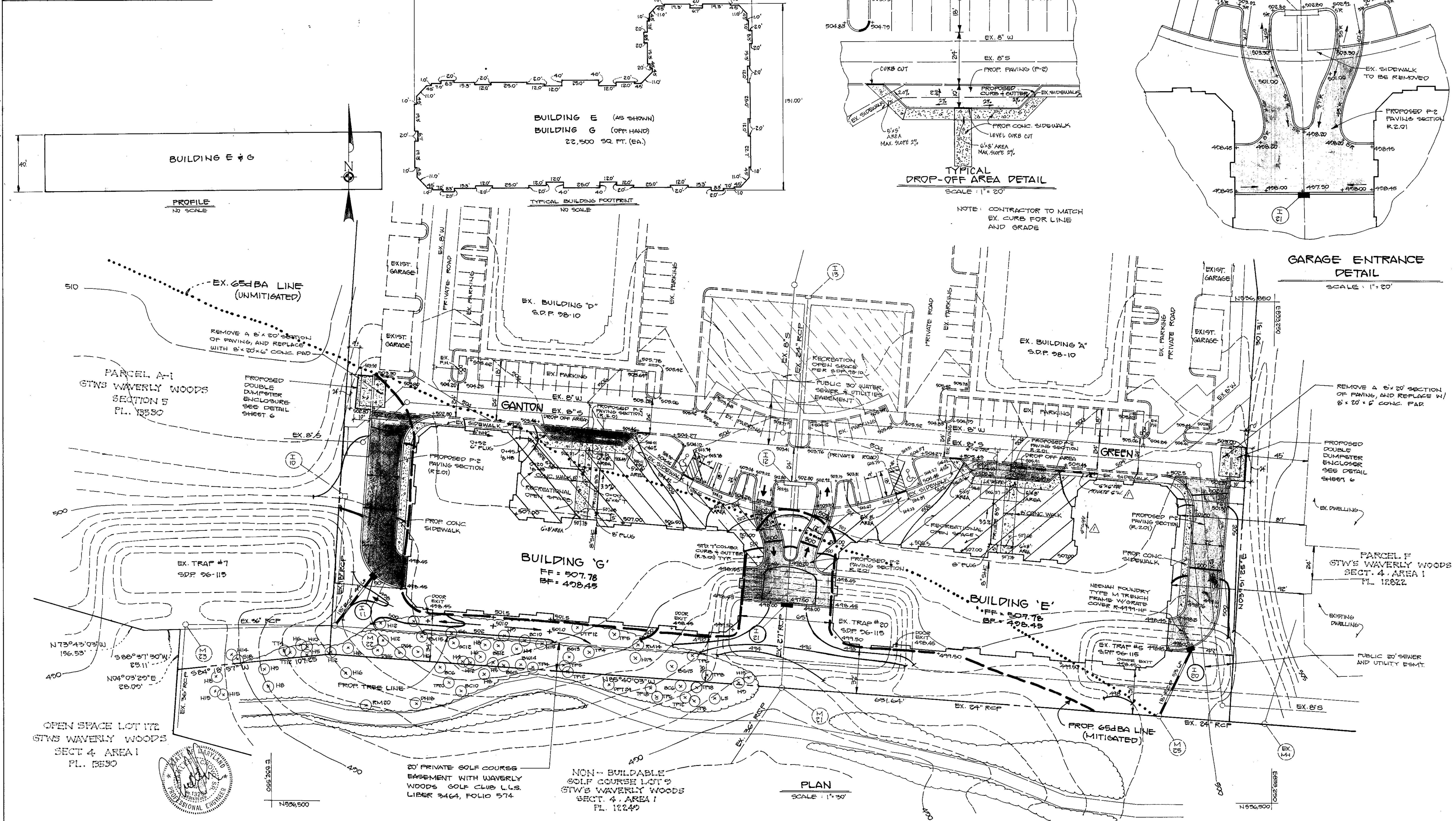
Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A. Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature _____ Date _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Chief, Development Engineering Division
 PROJECT: GTW'S WAVERLY WOODS
 SECTION/AREA: 4/1
 UNITS: 70
 PLAT No: 12822
 BLOCK No: 23
 ZONE: RA-15
 TAX/ZONE: 16
 ELEC. DIST.: THIRD
 CENSUS TR.: 6030
 WATER CODE: H05
 SEWER CODE: 5992500

LANDSCAPE PLAN
 CONDOMINIUM BUILDINGS E & G
GTW'S WAVERLY WOODS
 SECTION 4, AREA 1
 TAX MAP No: 16 PARCEL: 'G-1'
 ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: NOV, 1998
 SHEET 6 OF 6

g:\dwg\40271\40271condo bldg e & g.sdwg
 S.D.P. 99-61

REV.	DATE	REVISION	DATE
1	08-10-99	REVISE ALIGNMENT OF 6" G&BA LINE TO BUILDING 'E'	



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL OFFICE: 10722 BALDWIN NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21043
410-461-0295

ENGINEER'S CERTIFICATE
Signature of Engineer (Print name below signature) *Cheryl Heintz* Date *7/15/99*

DEVELOPER'S CERTIFICATE
Signature of Developer (Print name below signature) *Richard A. ...* Date *7/15/99*

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

OWNER
WAVERLY WOODS DEVELOPMENT CORP.
% LAND DESIGN AND DEVELOPMENT
8000 MAIN STREET
ELLSWORTH CITY, MARYLAND 21043
410-740-2100

BUILDER
CHATEAU BUILDERS
8805 COLUMBIA 100 PARKWAY
SUITE 100
COLUMBIA, MD. 21045
410-720-0400

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cheryl Heintz 5/19/99
Chief, Division of Land Development
JA

Michael ... 5/14/99
Chief, Development Engineering Division

James ... 5/25/99
DATE

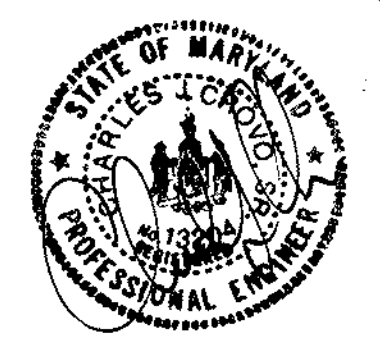
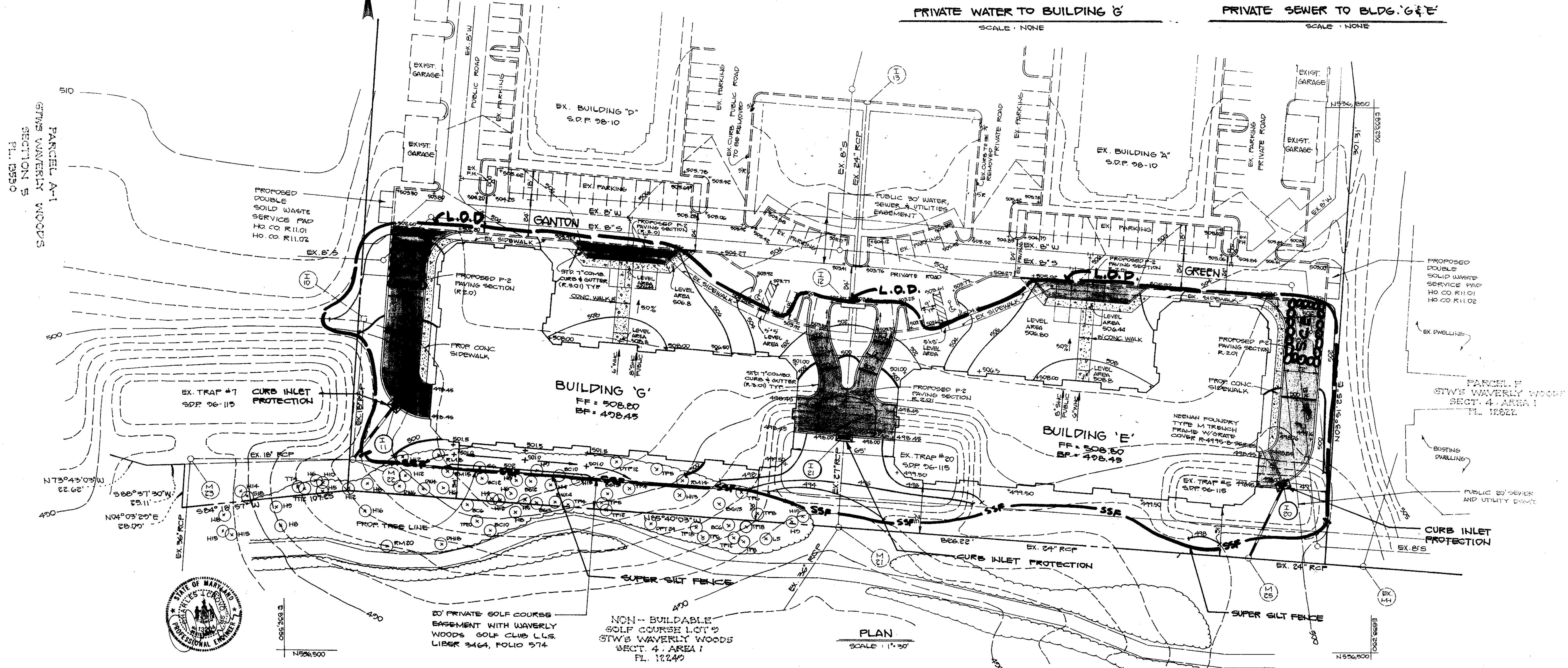
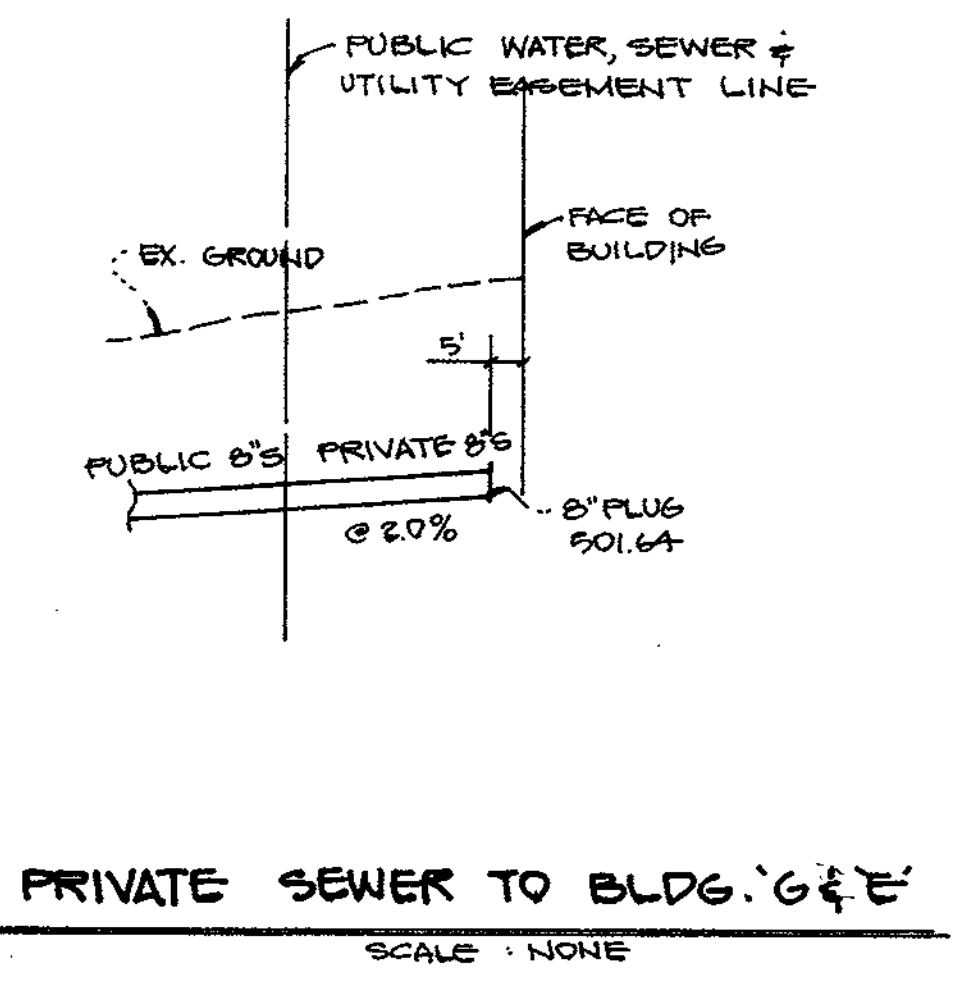
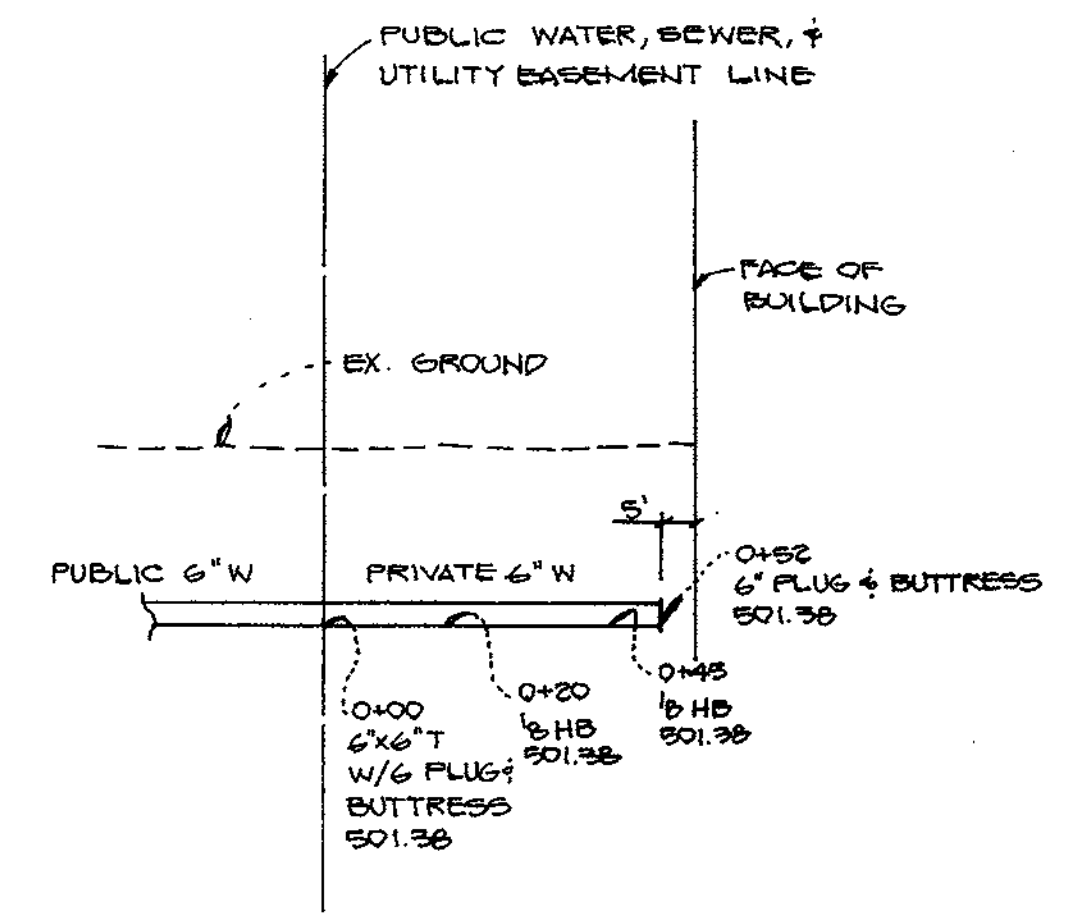
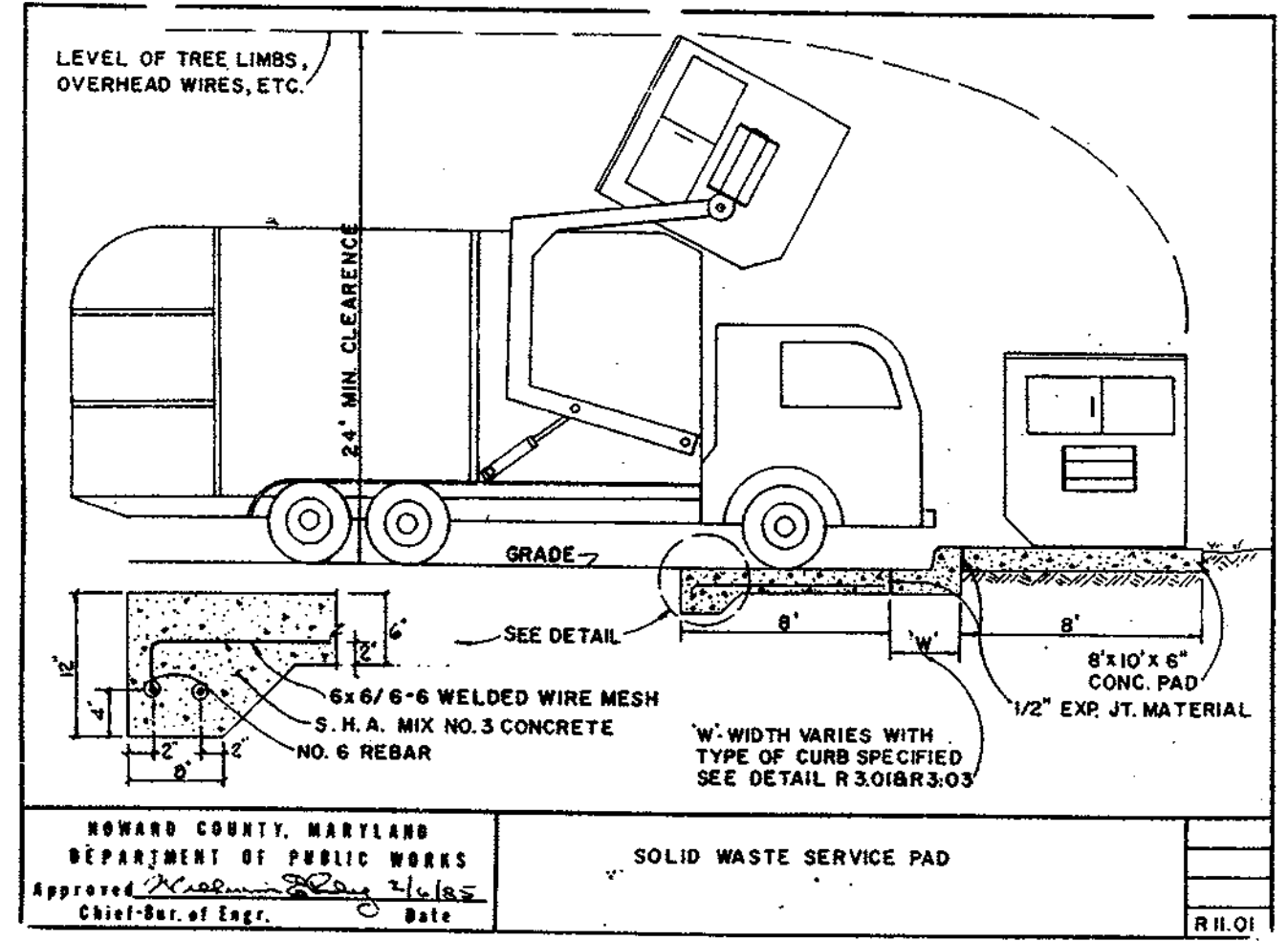
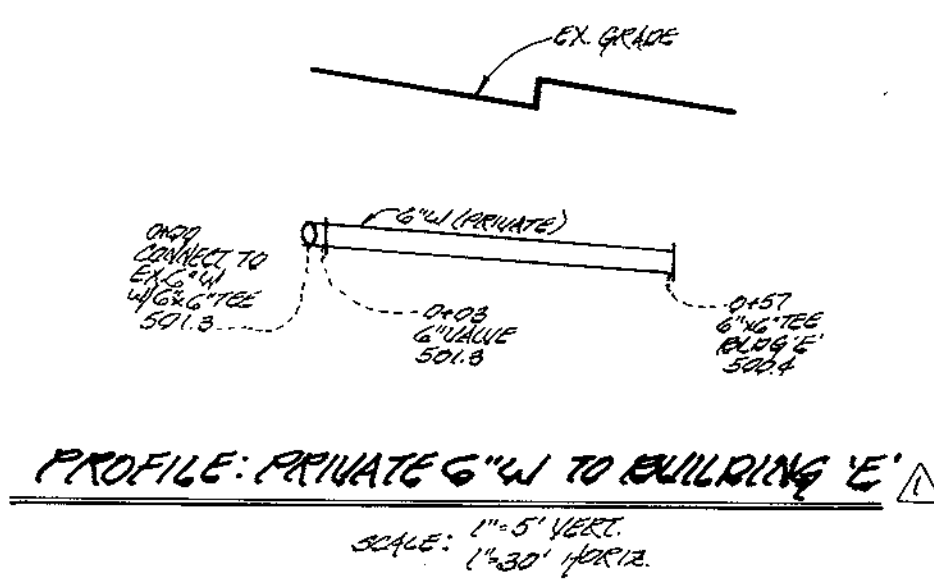
PROJECT	SECTION/AREA	UNITS			
GTW'S WAVERLY WOODS	4/1	70			
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
12022	23	RA-15	16	THIRD	6030
WATER CODE	SEWER CODE				
H05	5992500				

SITE DEVELOPMENT PLAN

CONDOMINIUM BUILDINGS E & G
GTW'S WAVERLY WOODS
SECTION 4, AREA 1

TAX MAP No: 16 PARCEL: 'G-1'
ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOV, 1998
SHEET 2 OF 6

REV.	NO.	REVISION	DATE
1	ADD PROFILE OF REVEED G' W/IC TO BUILDING 'E'	08-10-99	



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
COURTNEY SQUARE OFFICE PARK - SUITE 300
ELICOTT CITY, MARYLAND 21043
410-283-1200

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

[Signature]
Signature of Engineer (Print name below signature) Date 5/12/99

DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, 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 of Developer (Print name below signature) Date 5-6-99

Reviewed for HOWARD SCD and meets Technical Requirements.

[Signature] 5/12/99
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.

[Signature] 5/12/99
Howard SCD
Date

OWNER
WAVERLY WOODS DEVELOPMENT CORP.
C/O LAND DESIGN AND DEVELOPMENT
6000 HWY STREET
ELICOTT CITY, MARYLAND 21043
(410) 740-2100

BUILDER
CHATEAU BUILDERS
8805 COLUMBIA 100 PARKWAY
SUITE 100
COLUMBIA, MARYLAND 21046
(410) 720-0400

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/19/99
Chief, Division of Land Development
Date

[Signature] 5/14/99
Chief, Development Engineering Division
Date

[Signature] 5/25/99
Date

PROJECT: GTW'S WAVERLY WOODS SECTION/AREA: 4/1 UNITS: 70

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
12822	23	RA-15	16	THIRD	6030

WATER CODE: H05 SEWER CODE: 5992500

SEDIMENT CONTROL PLAN

CONDOMINIUM BUILDINGS E+G
GTW'S WAVERLY WOODS
SECTION 4, AREA 1

TAX MAP No: 16 PARCEL: G-1
ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOV, 1998
SHEET 3 OF 6

SDP 99-61