

SITE DEVELOPMENT PLAN

G.T.W.'S WAVERLY WOODS

SECTION 5

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE IMPROVEMENTS PLAN AND LANDSCAPE PLAN
3	SITE IMPROVEMENTS PLAN AND LANDSCAPE PLAN
4	GRADING PLAN / SEDIMENT & EROSION CONTROL
5	GRADING PLAN / SEDIMENT & EROSION CONTROL
6	NOTES AND DETAILS
7	STORM DRAIN PROFILES, NOTES & DETAILS
8	PRIVATE SEWER PROFILES
9	PRIVATE SEWER PROFILES
10	DRAINAGE AREA MAP & EROSION CONTROL PLAN
11	DRAINAGE AREA MAP & EROSION CONTROL PLAN
12	DETAIL SHEET
13	DETAIL SHEET

LANDSCAPE LEGEND	
39	ACER RUBRUM OCTOBER GLORY/RED SUNSET RED MAPLE 2 1/2" - 3" cal.
45	PRUNUS YEDOENSIS/YOSHINO CHERRY 1 1/2" - 2" cal.
41	PINUS STROBUS/EASTERN WHITE PINE 6' TO 8' ht.
40	GLEDISIA TRIACANTIOS INERMIS SHADEMASTER SHADEMASTER THORNLESS HONEYLOCUST
32	FRAXINUS PENNSYLVANIA MARSHALL'S SEEDLESS/ MARSHALL'S SEEDLESS GREEN ASH

SURETY LEGEND
 156 SHADE TREES @ \$300.00 = \$46,800.00
 41 EVERGREEN TREES @ \$150.00 = \$6,150.00
TOTAL = \$52,950.00
 See note #12

DENSITY TABULATION					
SECTION/AREA	FILE*	PARCEL AREA	NO. OF UNITS ALLOWED	NO. OF UNITS PROPOSED	PARCEL
4/1	F-97-174	7.391 AC.	110	66	F
4/1	F-99-79	8.299 AC.	124	142	G-1
5	F-99-79	7.751 AC.	116	92	A-2
TOTALS		23.441 AC.	350	300	

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.

APPROVED: MARCH 23, 1999
 WAIVER TO DESIGN MANUAL VOLUME III SECTION 5.2.9. TO WAIVER PROVIDING NOISE MITIGATION MEASURES IN THE REAR USABLE YARDS FOR THE TOWNHOUSE CONDOMINIUM UNITS. THIS APPROVAL IS BASED PRINCIPALLY ON THE FACT THAT THERE IS NO FEE FOR REAR YARD AREAS, THEY HAVE OPEN SPACE AREAS ASSOCIATED WITH THE OUTSIDE PERIMETER OF THE UNITS AND THE GROUND FLOOR UNITS WILL BE CONSTRUCTED OF NOISE ATTENUATION MATERIALS.

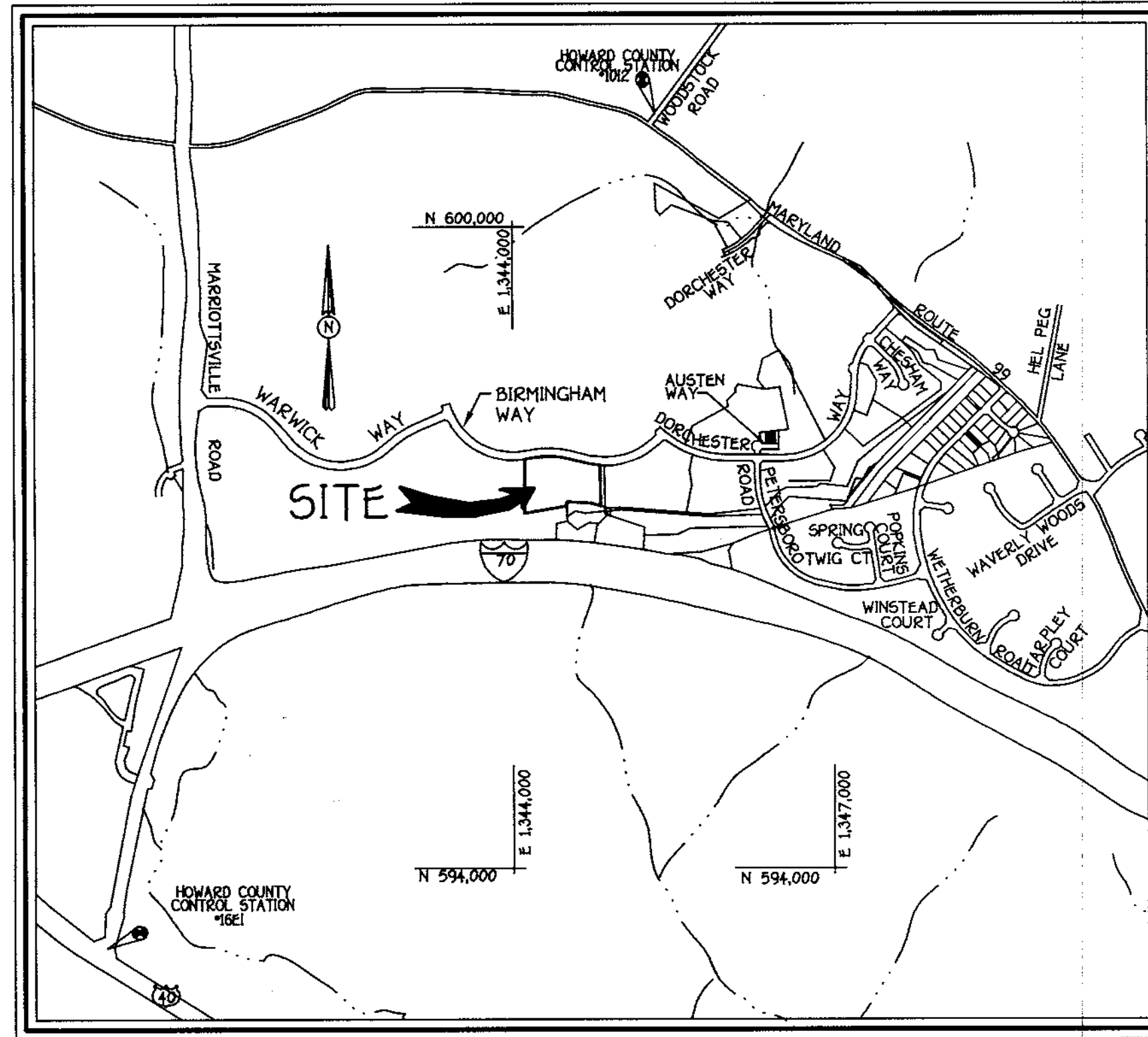


F-97-174
OPEN SPACE TABULATION
 A. OPEN SPACE REQUIRED FOR ALL R-A-15 ZONING: 0.665 AC.
 B. OPEN SPACE PROVIDED UNDER G.T.W.'S WAVERLY WOODS SECTION 4 AREA 1 (F-93-179) PLAT 12251 = 10.281 AC.
NET AREA OF R-A-15 WAVERLY WOODS SEC. 4 AREA 1
 350 UNITS ALLOWED*
 S.D.P. 97-61 UNITS: 66
 S.D.P. 98-10 UNITS: 72
 S.D.P. 99-61 UNITS: 70
 S.D.P. 99-112 UNITS: 92
RECREATIONAL AREA REQUIRED PER THIS SITE DEVELOPMENT PLAN
 92 UNITS X 250 S.F./UNIT = 23,000 S.F. (0.53 AC.) (23,000 S.F. PROVIDED)
 * SEE DENSITY TABULATION CHART THIS SHEET

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+ B24	SPOT ELEVATION
-SF - SF-	SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
BE	PROPOSED WALKOUT
---	SILT FENCE
-X - X-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
(S)	EXISTING STREET TREE

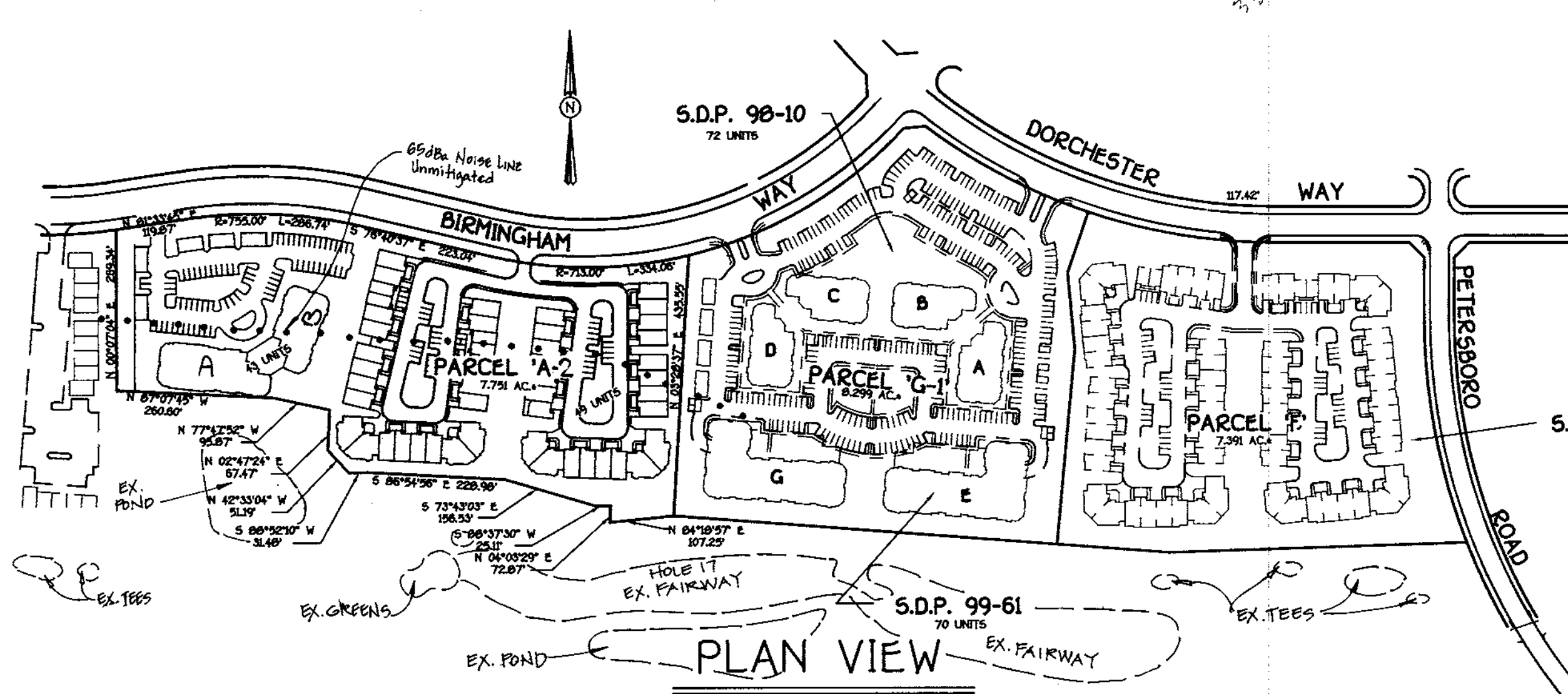
SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- INSTALL NEW SEDIMENT & EROSION CONTROL MEASURES AND REGRADE EXISTING MEASURES PER THIS PLAN. (1 WEEK)
- CLEAR AND GRUB SITE TO LIMITS OF DISTURBANCE. (4 DAYS)
- MASS GRADE SITE TO SUB-BASE. (2 WEEKS)
- INSTALL TEMPORARY SEEDING. (3 DAYS)
- CONSTRUCT UTILITIES. (STORM DRAINS, WATER AND SEWER LINES)
- INSTALL CURBS, SIDEWALKS AND SUB-BASE. (2 WEEKS)
- CONSTRUCT BUILDINGS. (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'



SCALE: 1"=200'

CATEGORY	PERIMETER LANDSCAPE EDGE					
	Adjacent to Roadways	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties
LANDSCAPE TYPE	A	A-1	B	C	D	E
LINEAR FEET CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	514	459	279	1053	436	42
CREDIT FOR WALL FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	15	9	160	5	20	7
SHADE TREES	26	11	-	-	-	4
EVERGREEN TREES	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED	13	9	5	10	7	1
SHADE TREES	26	11	-	-	-	4
EVERGREEN TREES	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-	-	-	-

* SOLID WASTE SERVICE PAD

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	111
NUMBER OF TREES REQUIRED (1:1)	111
NUMBER OF TREES PROVIDED	11
SHADE TREES	11
OTHER TREES (2:1 substitution)	-

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	92
NUMBER OF TREES REQUIRED	92
NUMBER OF TREES PROVIDED	92
SHADE TREES	92
OTHER TREES (2:1 substitution)	-

GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1000 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: S-94-07, P-95-07, F-95-173, F-96-179, F-97-174, S-DP 98-10, S-DP 96-115, F-99-79, AND F-97-302.
- BOUNDARY SURVEY PERFORMED BY FISHER COLLINS AND CARTER INC. ON OR ABOUT APRIL, 1996.
- EXISTING TOPOGRAPHY SHOWN HEREON IS FROM MASS GRADING PLAN SDP 96-115.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS: HOWARD COUNTY MONUMENT 1012 N 601060.177 ELEV. = 445.577 E 1345336.7580 ELEV. = 509.924 F 1344952.710
- 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. 24-3456-D & 24-3596-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-96-179.
- SITE ANALYSIS DATA:
 - TOTAL PRODUCT AREA: 7.751 AC.
 - AREA OF PLAN SUBMISSION: 8.90 AC.
 - LIMIT OF DISTURBED AREA: 8.90 AC.
 - PRESENT ZONING: R-A-15
 - PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY ATTACHED D.U. AND CONDOMINIUM BUILDINGS
 - TOTAL NUMBER OF UNITS ALLOWED: 116
 - SINGLE NUMBER OF UNITS PROPOSED: 92
 - SINGLE FAMILY ATTACHED = 49
 - CONDOMINIUMS = 43
 - NUMBER OF PARKING SPACES REQUIRED: 184 (2 SPACES PER DWELLING UNIT)
 - HANDICAPPED = 4
 - COMMON COURT PARKING = 111
 - CARAGE PARKING = 10
 - SINGLE FAMILY ATTACHED D.U. = 06 (1 CAR IN GARAGE PLUS 1 CAR IN DRIVEWAY)
 TOTAL = 219
 - OPEN SPACE REQUIREMENTS ARE PROVIDED PER F-97-174
 - RECREATIONAL OPEN SPACE REQUIRED = 0.53 AC. (23,000 S.F.)
 - 92 UNITS X 250 S.F. = 23,000 S.F. (PROVIDED) 23,000 S.F. (23,000 S.F.)
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 15.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE D.U.V. DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$64,950.
- 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 HIGH 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. 44-3762-D.
- THE SEWER MAIN THAT RUNS THROUGH PARCEL 'G' IS PRIVATE.
- EXISTING STORM WATER MANAGEMENT POND NO. 2 IS A PRIVATELY OWNED AND MAINTAINED. SEE F-95-173 FOR MAINTENANCE RESPONSIBILITIES.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE.
- TRAFFIC STUDY WAS PROVIDED BY THE TRAFFIC GROUP AND WAS APPROVED ON JULY 14, 1994 - S-94-01, P-95-07 AND F-96-179.
- GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY IN ACCORDANCE WITH SECTION 193.2.1.A. OF THE ZONING REGULATIONS.

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) 3/17/99
 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."

Jean Sanford
 Signature of Developer (Print name below signature) 3/17/99
 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

Cheryl Simmons 8/30/99
 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 8/30/99
 Howard SCD

OWNER / DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT
 8002 MAIN STREET
 SUITZ CITY, MARYLAND 21043
 TEL. (410) 740-2100

BUILDER

CHATEAU BUILDERS
 8805 COLUMBIA 100 PARKWAY
 SUITE 100, COLUMBIA, MARYLAND 21045
 TEL. (410) 720-0400

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Andy Hamelto 7/3/99
 Chief, Division of Land Development
Cheryl Simmons 9/1/99
 Chief, Development Engineering Division
John Robinson 9/7/99
 Director, Department of Planning and Zoning

PROJECT	SECTION/AREA	PARCEL
GTW'S WAVERLY WOODS	5	A-2 1/2 OPEN SPACE LOT 173
PLAT NO.	BLOCK NO.	ZONE
13059-19063	5	R-A-15
TAX/ZONE	ELEC. DIST.	CENSUS TR.
16	THIRD	6030
WATER CODE	SEWER CODE	
H - 05	5992500	

TITLE SHEET

GTW'S WAVERLY WOODS

SECTION 5

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDING

TAX MAP NO. 10 PARCEL: A-2 AND OPEN SPACE LOT 173
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MARCH, 1999
 SHEET 1 OF 13

SITE DEVELOPMENT PLAN

G.T.W.'S WAVERLY WOODS

SECTION 5

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS

SHEET INDEX	
SHEET NO.	DESCRIPTION
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7	STORM DRAIN PROFILES, NOTES & DETAILS
8	PRIVATE SEWER PROFILES
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10	DRAINAGE AREA MAP & EROSION CONTROL PLAN
11	DRAINAGE AREA MAP & EROSION CONTROL PLAN
12	DETAIL SHEET
13	DETAIL SHEET

No.	Date	Revisions
1	9-7-01	Revise parking tabulations
2	9-27-01	Revise landscaping to reflect as-built field conditions.

CATEGORY	SCHEDULE A PERIMETER LANDSCAPE EDGE					
	Adjacent to Roadways	Adjacent to Perimeter Properties A	Adjacent to Perimeter Properties B	Adjacent to Perimeter Properties C	Adjacent to Perimeter Properties D	Adjacent to Perimeter Properties E
LANDSCAPE TYPE	C	B	A	A	A	D
LINEAR FEET CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	241	450	270	1053	436	42
LINEAR FEET CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED						
SHADE TREES	13	9	160	3	7	1
EVERGREEN TREES	26	11	-	-	-	4
SHRUBS	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED						
SHADE TREES	13	9	5	10	7	1
EVERGREEN TREES	26	11	-	-	-	4
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-
SHRUBS (2:1 SUBSTITUTION)	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)						

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LANDSCAPE LEGEND	
39	ACER RUBRUM OCTOBER GLORY/RED SUNSET RED MAPLE 2 1/2" - 3" cal.
45	PRUNUS YEDOENSIS/YOSHINO CHERRY 1 1/2" - 2" cal.
41	PINUS STROBUS/EASTERN WHITE PINE 6" TO 8" HT.
40	GLEITSIA TRIACANTIOS INERMIS SHADEMASTER SHADEMASTER THORNLESS HONEYLOCUST
32	FRAXINUS PENNSYLVANICA MARSHALL'S SEEDLESS MARSHALL'S SEEDLESS GREEN ASH

AS-BUILT PLANT SCHEDULE 0-10-01		
Key	Species	Count
AK	Acer Rubrum - Red Maple	62
PA	Fraxinus Pennsylvanica - Patmore Ash	66
AD	Amelanchier Canadensis - Shadblow	70
PC	Ficus Colleryana - Pear	0
FY	Prunus Yoshino - Cherry	0
PS	Pinus Strobus - White Pine	50
MV	Magnolia Stellata - Star Magnolia	1
RK	Quercus Rubra - Red Oak	1
Total Count		207

SURETY LEGEND	
156 SHADE TREES @ \$300.00	= \$46,800.00
41 EVERGREEN TREES @ \$150.00	= \$6,150.00
TOTAL	= \$52,950.00

see note #12

DENSITY TABULATION					
SECTION/AREA	FILE*	PARCEL AREA	NO. OF UNITS ALLOWED	NO. OF UNITS PROPOSED	PARCEL
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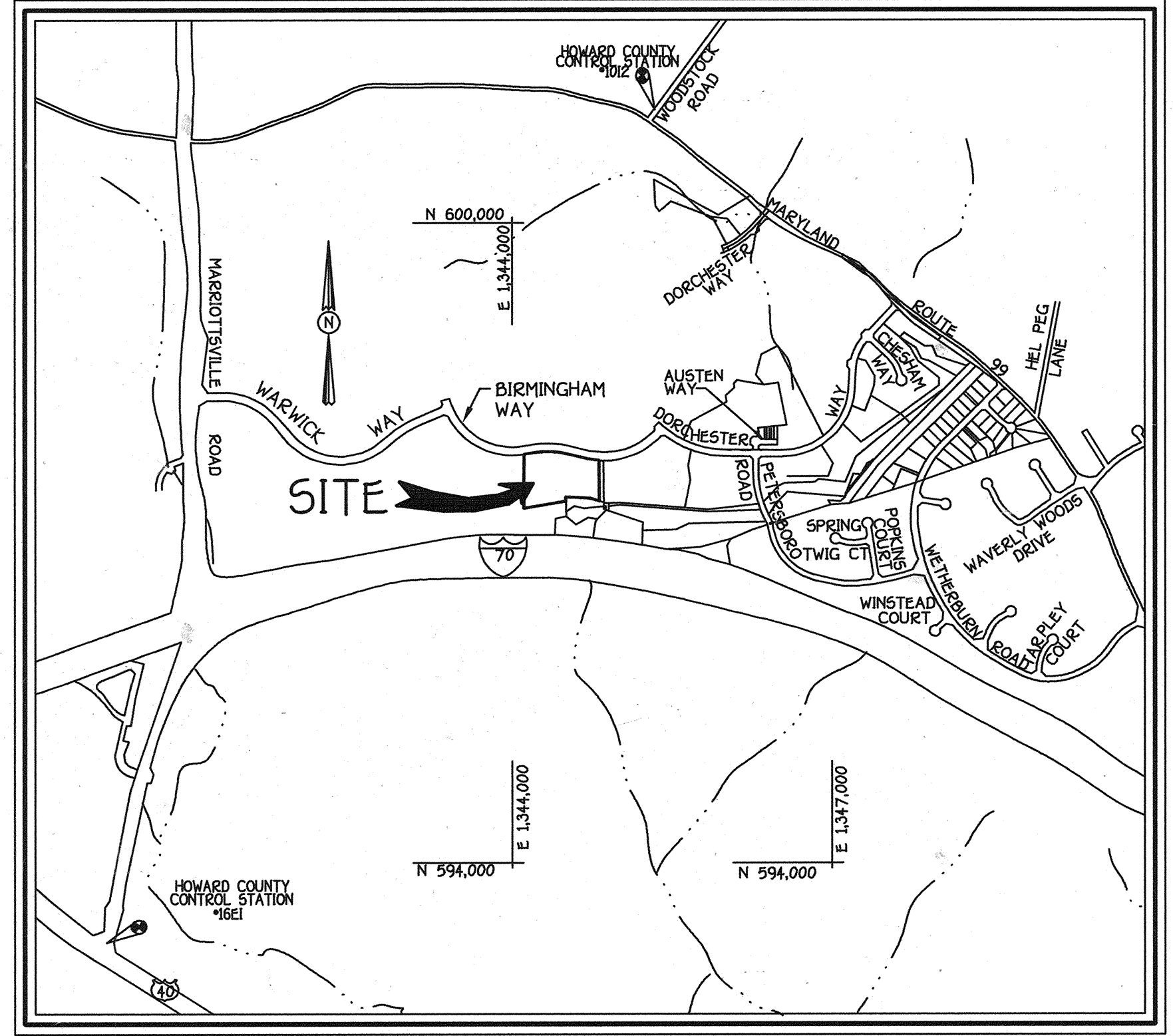
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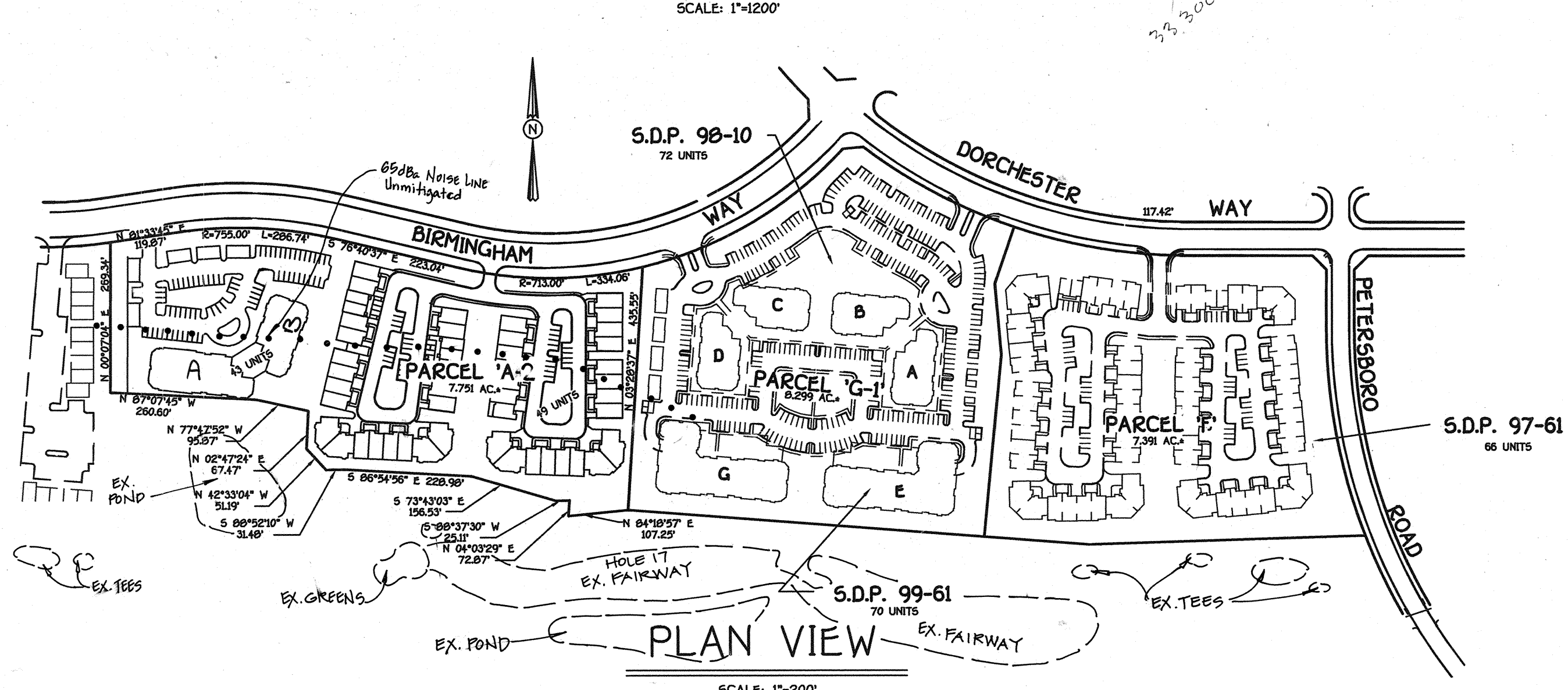
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F-97-174
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 92 UNITS X 250 S.F./UNIT = 23,000 S.F. (0.53 AC.) (23,053 S.F. PROVIDED)
 * SEE DENSITY TABULATION CHART THIS SHEET



VICINITY MAP
 SCALE: 1"=1200'



PLAN VIEW
 SCALE: 1"=200'

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	111
NUMBER OF TREES REQUIRED 1:10	11
NUMBER OF TREES PROVIDED	11
SHADE TREES	11
OTHER TREES (2:1 substitution)	-

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	92
NUMBER OF TREES REQUIRED	92
NUMBER OF TREES PROVIDED	92
SHADE TREES	92
OTHER TREES (2:1 substitution)	-

- GENERAL NOTES**
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: S-94-07, P-95-07, F-95-173, F-96-179, F-97-174, SDP 98-10, SDP 96-15, F99-79, AND F99-202.
 - BOUNDARY SURVEY PERFORMED BY FISHER COLLINS AND CARTER INC. ON OR ABOUT APRIL, 1995.
 - EXISTING TOPOGRAPHY SHOWN HEREON IS FROM MASS GRADING PLAN SDP 96-15.
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
 HOWARD COUNTY MONUMENT 102: N 601060.177 ELEV. = 445.577
 E 1345336.7580
 HOWARD COUNTY MONUMENT 16E1: N 593220.9322 ELEV. = 509.924
 E 1340956.7110
 - 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. 24-3456-D & 24-3596-D.
 - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
 - STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-96-179.
 - SITE ANALYSIS DATA:
 A. TOTAL PROJECT AREA: 7.751 AC.
 B. AREA OF PLAN SUBMISSION: 0.90 AC.
 C. LIMIT OF DISTURBED AREA: 0.90 AC.
 D. PRESENT ZONING: R-A-15
 E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY ATTACHED DU, AND CONDOMINIUM BUILDINGS
 F. TOTAL NUMBER OF UNITS ALLOWED: 116
 G. TOTAL NUMBER OF UNITS PROPOSED: 92
 SINGLE FAMILY ATTACHED = 49
 CONDOMINIUMS = 43
 H. NUMBER OF PARKING SPACES REQUIRED: 104
 (2 SPACES PER DWELLING UNIT)
 I. NUMBER OF PARKING SPACES PROVIDED
 A. Handicapped = 4
 B. "Carport Unit" Common Court Parking Spaces 66
 20
 C. Single Family Attached DU w/garage (43 units)
 (1 Car In Garage Plus 1 Car In Driveway) 86
 Single Family Attached DU, no-garage (6 units) 12
 Total Parking On Site 231
 J. OPEN SPACE REQUIREMENTS ARE PROVIDED PER F-97-174
 K. RECREATIONAL OPEN SPACE REQUIRED = 0.53 AC. (23,000 S.F.)
 92 UNITS @ 250 S.F. = 23,000 S.F. PROVIDED 23,053 S.F. (F-99-112)
 BUILDING COVERED AREA OF SITE 23%
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$62,950.
 - 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. 44-3762-D.
 - THE SEWER MAIN THAT RUNS THROUGH PARCEL 'G' IS PRIVATE.
 - EXISTING STORM WATER MANAGEMENT POND NO. 2 IS A PRIVATELY OWNED AND MAINTAINED. SEE F 95-173 FOR MAINTENANCE RESPONSIBILITIES.
 - THERE IS NO FLOODPLAIN ON THIS SITE.
 - THERE ARE NO WETLANDS ON THIS SITE.
 - TRAFFIC STUDY WAS PROVIDED BY THE TRAFFIC GROUP AND WAS APPROVED ON JULY 14, 1994 - 6/14-97, P.95-07 AND F.96-179
 - GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY IN ACCORDANCE WITH SECTION 193.02.A. OF THE ZONING REGULATIONS.

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+ 624	SPOT ELEVATION
-SF - SF	SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
---	PROPOSED WALKOUT
---	SILT FENCE
-X -X-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
(S)	EXISTING STREET TREE

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT.
 - INSTALL NEW SEDIMENT & EROSION CONTROL MEASURES AND REGRADE EXISTING MEASURES PER THIS PLAN. (1 WEEK)
 - CLEAR AND GRUB SITE TO LIMITS OF DISTURBANCE. (4 DAYS)
 - MASS GRADE SITE TO SUB-BASE. (2 WEEKS)
 - INSTALL TEMPORARY SEEDING. (3 DAYS)
 - CONSTRUCT UTILITIES. (STORM DRAINS, WATER AND SEWER LINES)
 - INSTALL CURBS, SIDEWALKS AND SUB-BASE. (2 WEEKS)
 - CONSTRUCT BUILDINGS. (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.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE
 ELLETTT CITY, MARYLAND 21041
 (410) 461 - 2955

REVISIONS

No.	Date	Revisions
2	8-22-02	Revise Overview Parcel A-2, Revise General Note I to Reflect the correct number of parking spaces

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.

Clell 3/10/99
 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.

Jann Sanford 3/17/99
 Signature of Developer (Print name below signature) Date

Reviewed for HOWARD SCD and meets Technical Requirements.

Clay Simmon 8/30/99
 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.

John K. Robertson 8/30/99
 Howard SCD Date

OWNER / DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT
 2000 MAIN STREET
 ELLETTT CITY, MARYLAND 21043
 TEL. (410) 740-2100

BUILDER
 CHATEAU BUILDERS
 2805 COLUMBIA 100 PARKWAY
 SUITE 100, COLUMBIA, MARYLAND 21045
 TEL. (410) 720-0400

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hammett 9/3/99
 Chief, Division of Land Development Date

John K. Robertson 9/1/99
 Chief, Department Engineering Division Date

John K. Robertson 9/7/99
 Director, Department of Planning and Zoning Date

PROJECT: GTW'S WAVERLY WOODS SECTION/AREA: 5 PARCEL: A-2 OPEN SPACE LOT 173

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
13069-13069	5	R-A-15	16	THIRD	6030

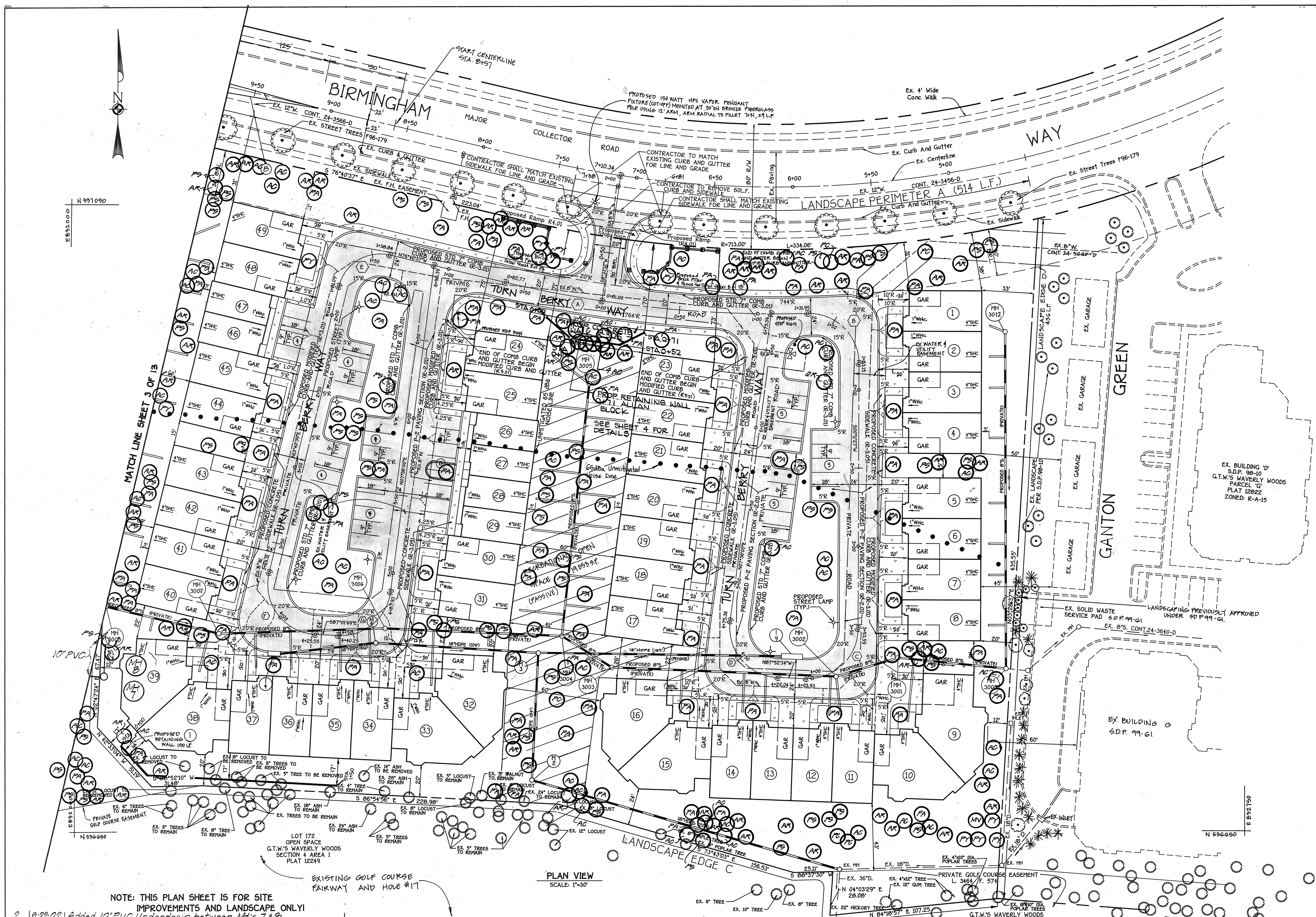
WATER CODE: H - 05 SEWER CODE: 5992500

TITLE SHEET

GTW'S WAVERLY WOODS SECTION 5

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDING

TAX MAP NO. 16 PARCEL: A-2 AND OPEN SPACE LOT 173
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MARCH, 1999
 SHEET 1 OF 13



LOT INFORMATION

UNIT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. • PROPERTY LINE (S.H.C.)
1	2109 TURN BERRY WAY	508.87	504.87
2	2107 TURN BERRY WAY	507.91	503.91
3	2109 TURN BERRY WAY	507.14	503.14
4	2111 TURN BERRY WAY	505.83	501.83
5	2116 TURN BERRY WAY	504.39	500.39
6	2117 TURN BERRY WAY	503.10	499.10
7	2119 TURN BERRY WAY	502.31	498.31
8	2121 TURN BERRY WAY	501.01	497.01
9	2125 TURN BERRY WAY	503.12	498.02
10	2127 TURN BERRY WAY	502.32	497.22
11	2129 TURN BERRY WAY	502.12	497.02
12	2131 TURN BERRY WAY	501.12	497.02
13	2133 TURN BERRY WAY	501.12	497.02
14	2135 TURN BERRY WAY	501.62	497.52
15	2137 TURN BERRY WAY	501.64	497.04
16	2139 TURN BERRY WAY	502.44	497.54
17	2143 TURN BERRY WAY	499.35	494.35
18	2145 TURN BERRY WAY	499.05	495.05
19	2147 TURN BERRY WAY	500.19	496.19
20	2149 TURN BERRY WAY	500.85	496.85
21	2151 TURN BERRY WAY	502.03	498.03
22	2153 TURN BERRY WAY	502.73	498.73
24	2160 TURN BERRY WAY	503.51	499.51
25	2158 TURN BERRY WAY	502.60	498.60

LOT INFORMATION

UNIT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. • PROPERTY LINE (S.H.C.)
26	2156 TURN BERRY WAY	502.09	498.09
27	2154 TURN BERRY WAY	501.32	497.32
28	2152 TURN BERRY WAY	500.61	496.61
29	2150 TURN BERRY WAY	499.91	495.91
30	2148 TURN BERRY WAY	499.28	495.28
31	2146 TURN BERRY WAY	498.13	494.13
32	2144 TURN BERRY WAY	497.62	493.62
33	2142 TURN BERRY WAY	498.32	494.32
34	2138 TURN BERRY WAY	498.66	494.56
35	2136 TURN BERRY WAY	497.16	493.06
36	2134 TURN BERRY WAY	497.08	492.98
37	2132 TURN BERRY WAY	493.13	489.03
38	2130 TURN BERRY WAY	493.91	489.31
39	2128 TURN BERRY WAY	494.00	489.10
40	2124 TURN BERRY WAY	493.54	488.54
41	2122 TURN BERRY WAY	493.86	488.86
42	2120 TURN BERRY WAY	494.06	489.06
43	2118 TURN BERRY WAY	494.37	489.09
44	2114 TURN BERRY WAY	495.22	490.94
45	2112 TURN BERRY WAY	496.84	492.56
46	2110 TURN BERRY WAY	497.74	493.46
47	2108 TURN BERRY WAY	498.64	494.36
48	2106 TURN BERRY WAY	499.54	495.26
49	2104 TURN BERRY WAY	500.51	496.19
23	2155 TURN BERRY WAY	503.53	499.53
BUILDING A	2150 TROON OVERLOOK	495.53	490.38
BUILDING B	2150 TROON OVERLOOK	495.16	490.51

CURVE DATE

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING AND DISTANCE
A	754.00'	194.72'	14°47'49"	97.91'	S 84°43'2" E 194.18'
B	32.00'	51.20'	91°39'53"	32.94'	S 45°38'30" E 45.91'
C	32.00'	51.35'	91°55'59"	33.10'	S 46°02'26" E 46.01'
D	32.00'	53.32'	95°28'34"	35.21'	S 40°01'17" E 47.37'
E	27.00'	42.24'	89°38'43"	26.83'	S 58°30'17" E 38.07'
F	32.00'	56.25'	100°42'28"	38.62'	S 36°40'35" E 49.28'
G	32.00'	47.68'	85°22'11"	29.51'	N 50°17'6" E 43.39'

ADDRESS CHART

GARAGE NUMBER	STREET ADDRESS
1	2113 TROON OVERLOOK
2	2109 TROON OVERLOOK
3	2105 TROON OVERLOOK
4	2104 TROON OVERLOOK
5	2108 TROON OVERLOOK

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
—	Earth Dike
X-X	Tree Protection
---	Existing Tree Line
L.O.D.	Limit of Disturbance
(T)	Existing Street Tree

NOTE: THIS PLAN SHEET IS FOR SITE IMPROVEMENTS AND LANDSCAPE ONLY!
 2/10/2002 Added 10" PVC Underdrain between MH's 7 & 8

REVISIONS

No.	Date	Revisions
1	02/20/02	Added 10" PVC Underdrain between MH's 7 & 8

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) **Charles J. Crovo** Date **3-17-99**

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 (Print name below signature) **Joann Sanford** Date **3-17-99**

Reviewed for SCD and meets Technical Requirements.
Chief Simmons 3/30/99
 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 K. Edwards 3/30/99
 HOWARD SCD

OWNER/DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT
 8000 MAIN STREET
 BLUETT CITY, MARYLAND 21043
 TEL: (410) 740-2100

BUILDER
 CHATEAU BUILDERS
 8805 COLUMBIA 100 PARKWAY
 SUITE 100, COLUMBIA, MARYLAND 21045
 TEL: (410) 720-0400

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Stamba 3/3/99
 Chief, Division of Land Development
John Danvers 3/1/99
 Chief, Department of Engineering Division
John K. Edwards 3/2/99
 Director - Department of Planning & Zoning 6B

PROJECT: GTW'S WAVERLY WOODS SECTION/AREA: 5 PARCEL: A-21 OPEN SPACE LOT 173

PLAT NO. 1386A-1986B BLOCK NO. 5 ZONE R-A-15 TAX/ZONE 16 ELEC. DIST. THIRD CENSUS TR. 6030

WATER CODE H 05 SEWER CODE 5992500

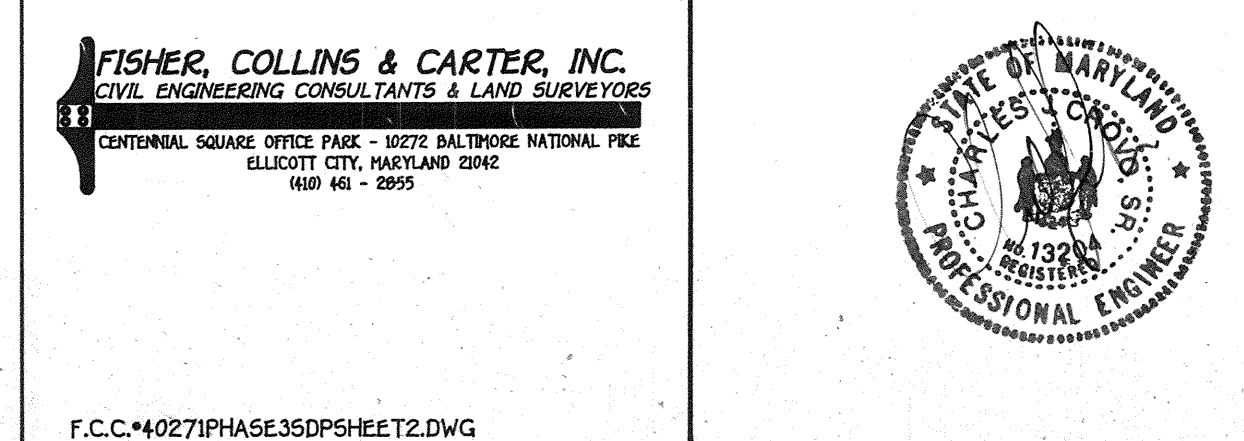
SITE IMPROVEMENTS PLAN AND LANDSCAPE PLAN

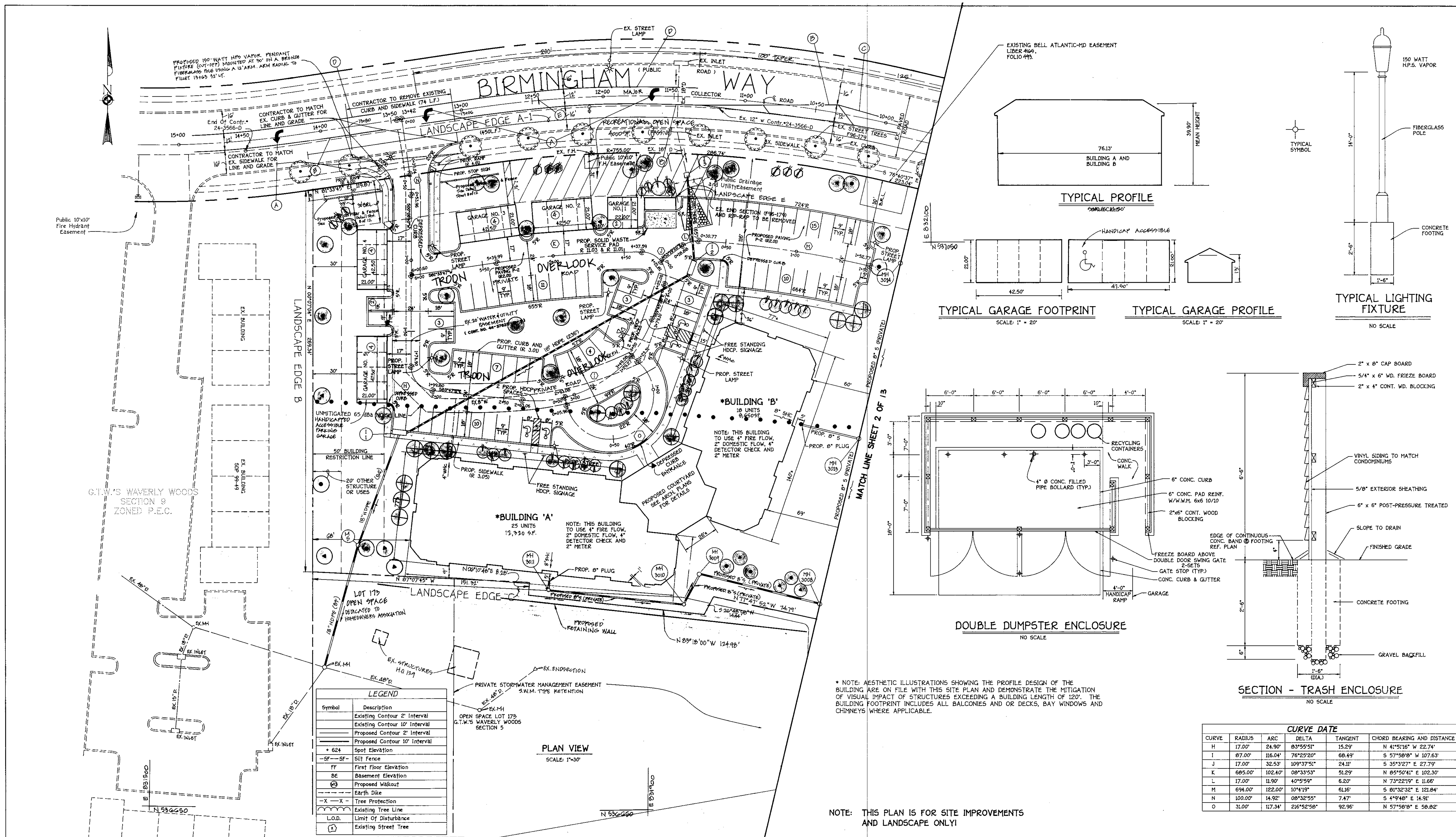
GTW'S WAVERLY WOODS

SECTION 5

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS

TAX MAP NO. 16 PARCEL: A-2 AND OPEN SPACE LOT 173
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MARCH, 1999
 SHEET 2 OF 13





CURVE DATA

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING AND DISTANCE
H	17.00'	24.90'	83°55'51"	15.29'	N 41°51'16" W 22.74'
I	87.00'	116.04'	76°25'20"	68.49'	S 57°58'08" W 107.63'
J	17.00'	32.53'	109°37'51"	24.11'	S 35°32'27" E 27.79'
K	685.00'	102.40'	08°33'53"	51.29'	N 05°50'41" E 102.30'
L	17.00'	11.90'	40°55'59"	6.20'	N 73°22'19" E 11.66'
M	694.00'	122.00'	10°41'19"	61.16'	S 01°32'32" E 121.84'
N	100.00'	14.92'	08°32'55"	7.47'	S 4°48'48" E 14.91'
O	31.00'	117.34'	216°52'58"	92.96'	N 57°58'08" E 58.82'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELLCOTT CITY, MARYLAND 21114
410-461-2895

STATE OF MARYLAND
PROFESSIONAL ENGINEER

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) **Charles J. Crovo** Date **3-17-99**

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 (Print name below signature) **James M. ...** Date **3-17-99**

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development **Chris ...** Date **3/1/99**
Chief, Development Engineering Division **...** Date **3/1/99**
Director, Department of Planning and Zoning **...** Date **3/1/99**

OWNER / DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT
8000 MAIN STREET
BETHESDA CITY, MARYLAND 20814
TEL. (410) 740-2100

BUILDER
CHATEAU BUILDERS
8805 COLUMBIA 100 PARKWAY
SUITE 100, COLUMBIA, MARYLAND 21045
TEL. (410) 720-0400

NOTE: THIS PLAN IS FOR SITE IMPROVEMENTS AND LANDSCAPE ONLY!

*** NOTE: AESTHETIC ILLUSTRATIONS SHOWING THE PROFILE DESIGN OF THE BUILDING ARE ON FILE WITH THIS SITE PLAN AND DEMONSTRATE THE MITIGATION OF VISUAL IMPACT OF STRUCTURES EXCEEDING A BUILDING LENGTH OF 120'. THE BUILDING FOOTPRINT INCLUDES ALL BALCONIES AND OR DECKS, BAY WINDOWS AND CHIMNEYS WHERE APPLICABLE.**

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
13859-13853	5	R-A-15	16	THIRD	6030

WATER CODE: H-05
SEWER CODE: 5992500

SITE IMPROVEMENTS PLAN AND LANDSCAPE PLAN
GTW'S WAVERLY WOODS SECTION 5
TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDING

TAX MAP NO. 16 PARCEL: A 2 AND OPEN SPACE LOT 173
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 1999
SHEET 3 OF 13



BIRMINGHAM

WAY

LANDSCAPE PERIMETER A

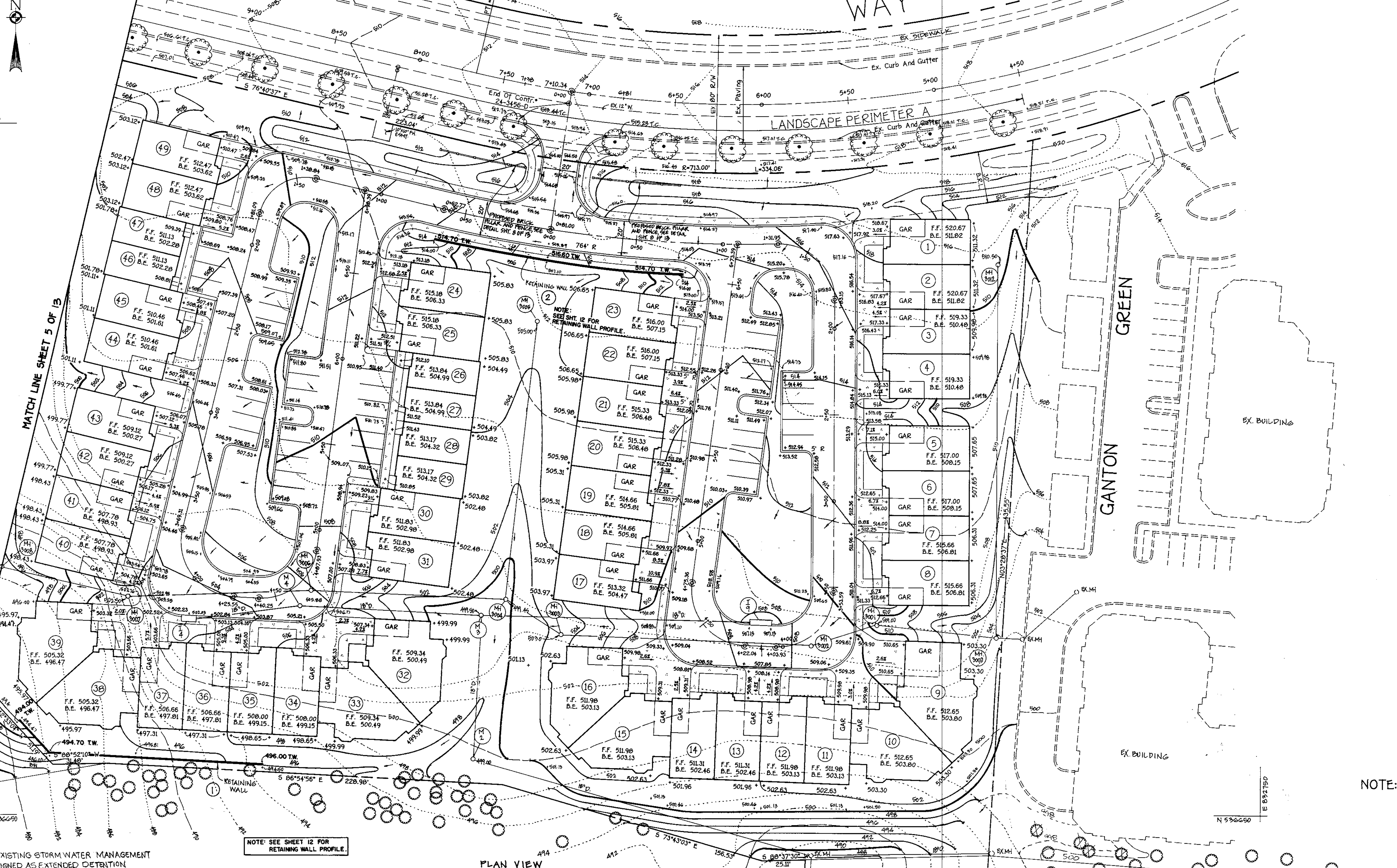
GREEN

GANTON

EX. BUILDING

EX. BUILDING

LEGEND	
Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
+ 624	Spot Elevation
-SF - SF-	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
⊙	Proposed Walkout
⊕	Earth Dike
-X-X-	Tree Protection
⌒	Existing Tree Line
L.O.D.	Limit Of Disturbance
⊙	Existing Street Tree



NOTE: THIS PLAN SHEET IS FOR GRADING ONLY!

NOTE THE EXISTING STORM WATER MANAGEMENT POND WAS DESIGNED AS EXTENDED DETENTION AND DESIGNED UNDER F16-119. THE MAINTENANCE RESPONSIBILITY IS THE WAVERLY WOODS HOMEOWNERS'S ASSOCIATION.

NOTE: SEE SHEET 12 FOR RETAINING WALL PROFILE.

PLAN VIEW
SCALE: 1"=30'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 1077 BALTIMORE NATIONAL TRAIL
ELLCOTT CITY, MARYLAND 21042
800 446-2995



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) Charles J. Crovo Date 3-17-99

DEVELOPER'S CERTIFICATE
"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) Jeanne Sanford Date 3-17-99

Approved for HOWARD SCD and meets Technical Requirements.
Charles J. Crovo 3/30/99
Date
This development plan is approved for soil erosion and sediment control by
John K. Robinson 3/30/99
Date
HOWARD SOIL CONSERVATION DISTRICT
Howard SCD

OWNER
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: (410) 740-2100

BUILDER
CHATEAU BUILDERS
2805 COLUMBIA 100 PARKWAY
SUITE 100, COLUMBIA, MARYLAND 21045
TEL: (410) 720-0400

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamata 7/2/99
Chief, Division of Land Development
Date
John S. Smith 9/1/99
Chief, Development Engineering Division
Date
John S. Smith 5/7/99
Director, Department of Planning and Zoning
Date

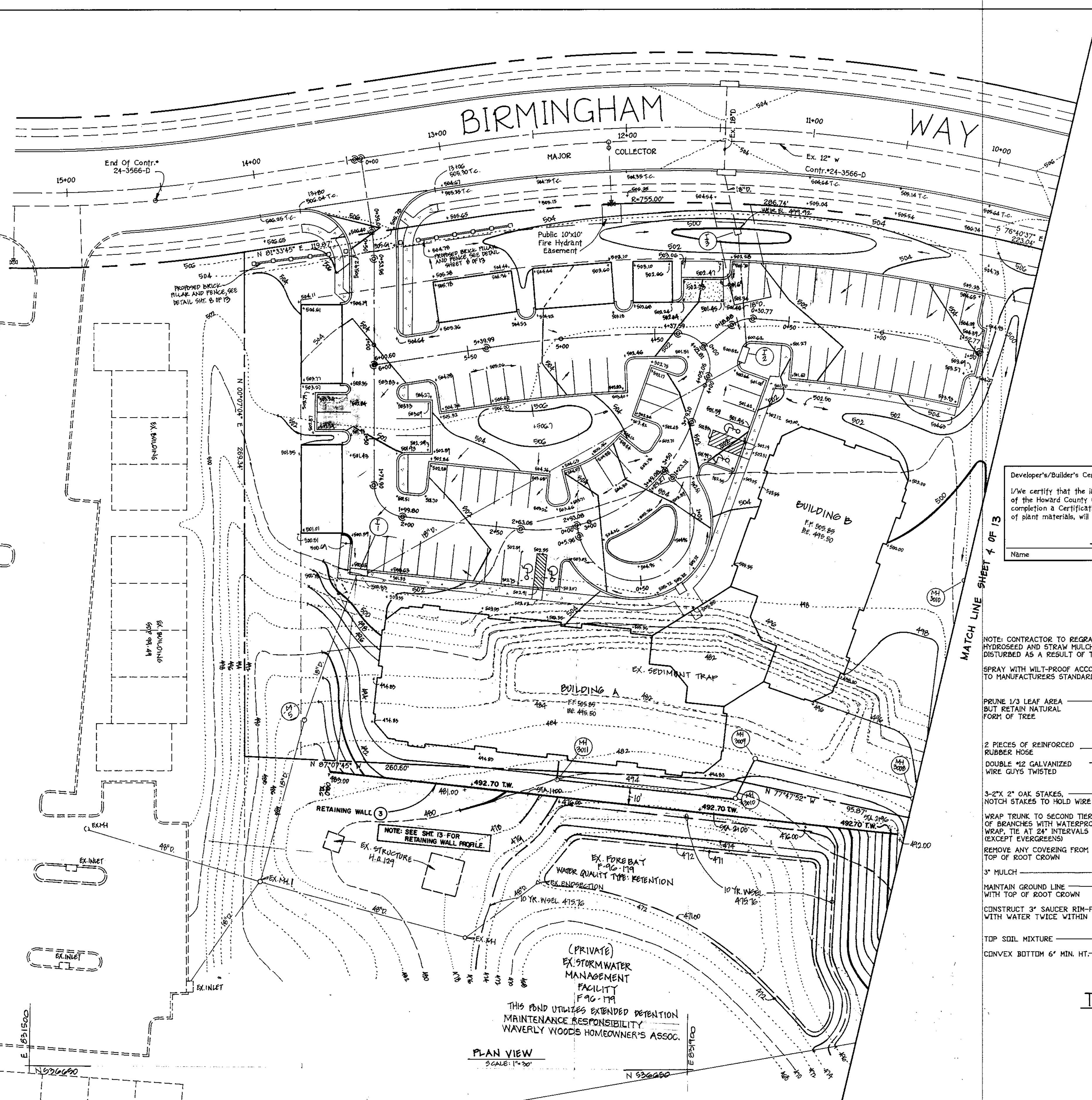
PROJECT		SECTION/AREA	PARCEL
GTW'S WAVERLY WOODS		5	A-2 OPEN SPACE LOT 175
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE
13859-1986B	5	R-A-15	16
WATER CODE		SEWER CODE	ELEC. DIST.
H-05		5992500	THRD
			CENSUS TR.
			6030

GRADING PLAN

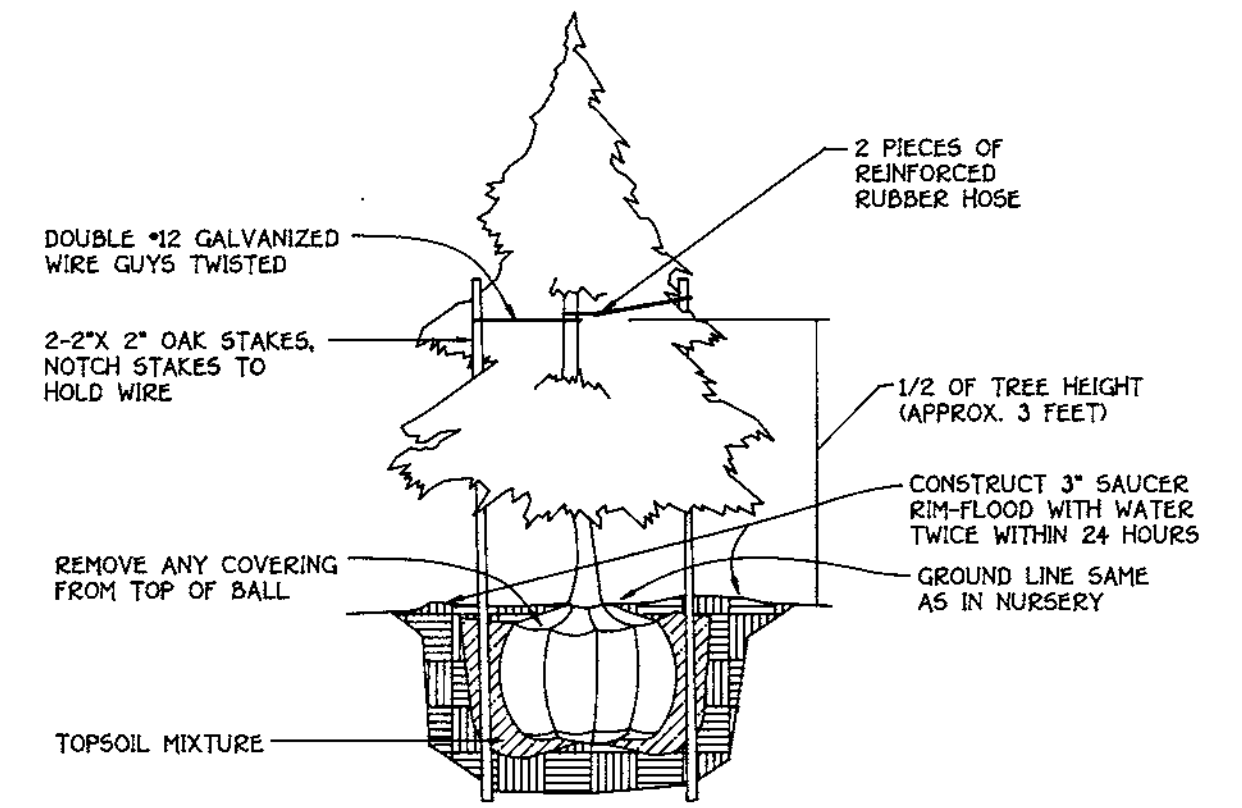
GTW'S WAVERLY WOODS

SECTION 5

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
TAX MAP NO. 16 / PARCEL: A-2 AND OPEN SPACE LOT 175
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 1999
SHEET 4 OF 13



LEGEND	
Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
+ 624	Spot Elevation
-SF - SF-	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
⊙	Proposed Walkout
---	Earth Dike
-X - X-	Tree Protection
---	Existing Tree Line
L.O.D.	Limit Of Disturbance
⊙	Existing Street Tree



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 (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 Area", 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.

Developer's/Builder'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.

James Sanford 5-29-99

Name Date

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

SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURERS STANDARDS

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

2 PIECES OF REINFORCED RUBBER HOSE DOUBLE #12 GALVANIZED WIRE GUY'S TWISTED

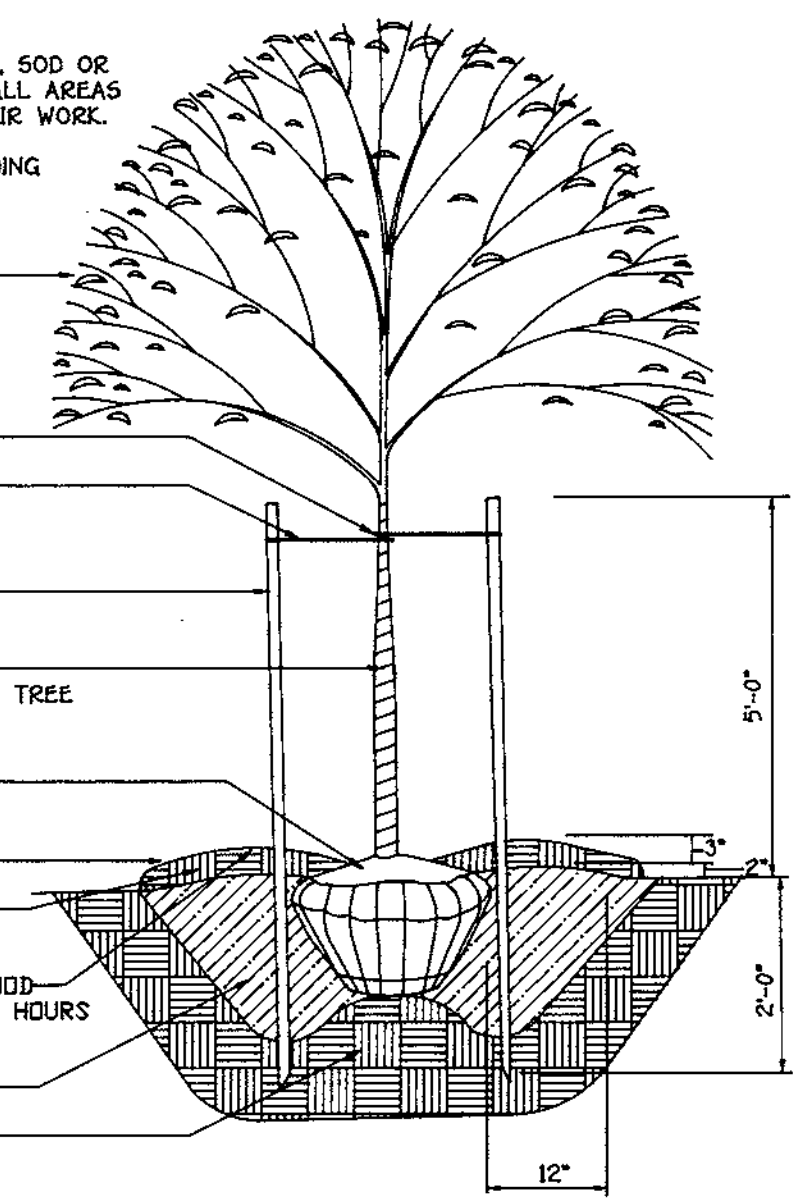
3-2\"/>

REMOVE ANY COVERING FROM TOP OF ROOT CROWN

3\"/>

CONSTRUCT 3\"/>

TOP SOIL MIXTURE CONVEX BOTTOM 6\"/>



TREE PLANTING DETAIL

TREE PLANTING DETAIL

NOTE: THIS PLAN SHEET IS FOR GARDING ONLY!

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 J. Crovo 3-17-99
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.

James Sanford 3-17-99
Signature of Developer (Print name below signature) Date

Checked for HOWARD SCD and meets Technical Requirements.
Chief Summer 3/30/99
USDA-Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John K. Roberts 3/30/99
HOWARD SCD

OWNER
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT
8002 MAIN STREET
BELLGATE CITY, MARYLAND 21045
TEL. (410) 740-2100

BUILDER
CHATEAU BUILDERS
8805 COLUMBIA 100 PARKWAY
SUITE 100, COLUMBIA, MARYLAND 21045
TEL. (410) 720-0400

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Carole Hanania 9/2/99
Chief, Division of Land Development Date
John Williams 9/1/99
Chief, Development Engineering Division Date
John Williams 9/2/99
Director, Department of Planning and Zoning Date

PROJECT: GTW'S WAVERLY WOODS SECTION/AREA: 5 PARCEL: A-24 OPEN SPACE LOT 173

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
1389A-1389B	5	R-A-15	16	THRD	6030

WATER CODE: H 05 SEWER CODE: 5992500

GRADING PLAN

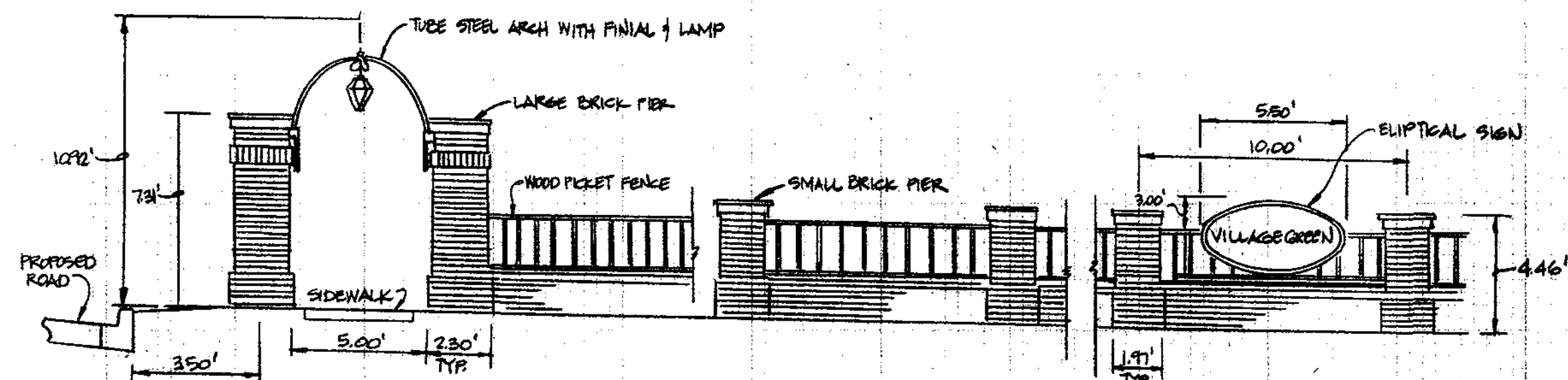
GTW'S WAVERLY WOODS

SECTION 5

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
TAX MAP NO. 16 PARCELS A-2 AND OPEN SPACE LOT 173
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 1999
SHEET 5 OF 13

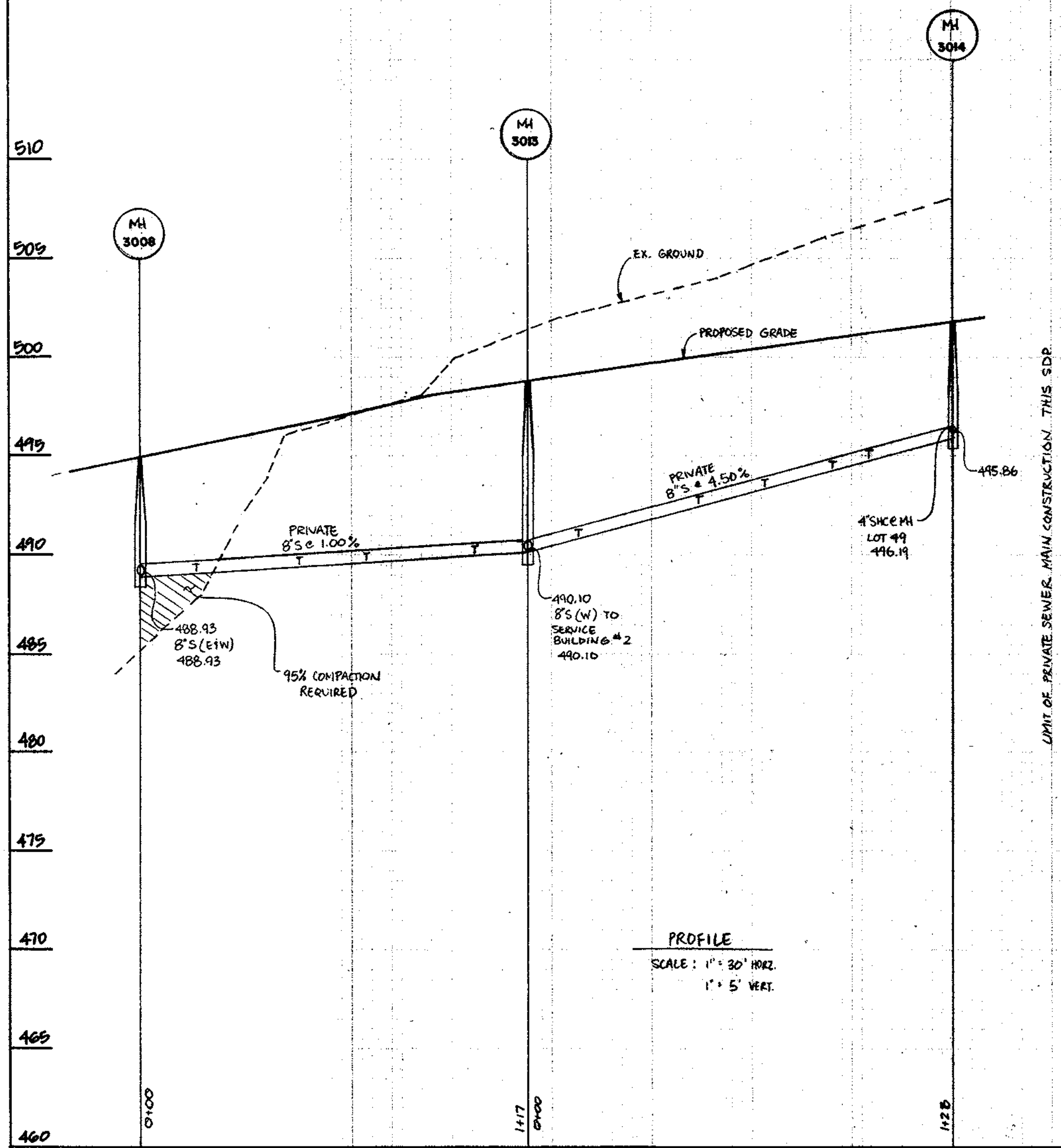
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTURIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELLIOTT CITY, MARYLAND 21042
(301) 461-2995





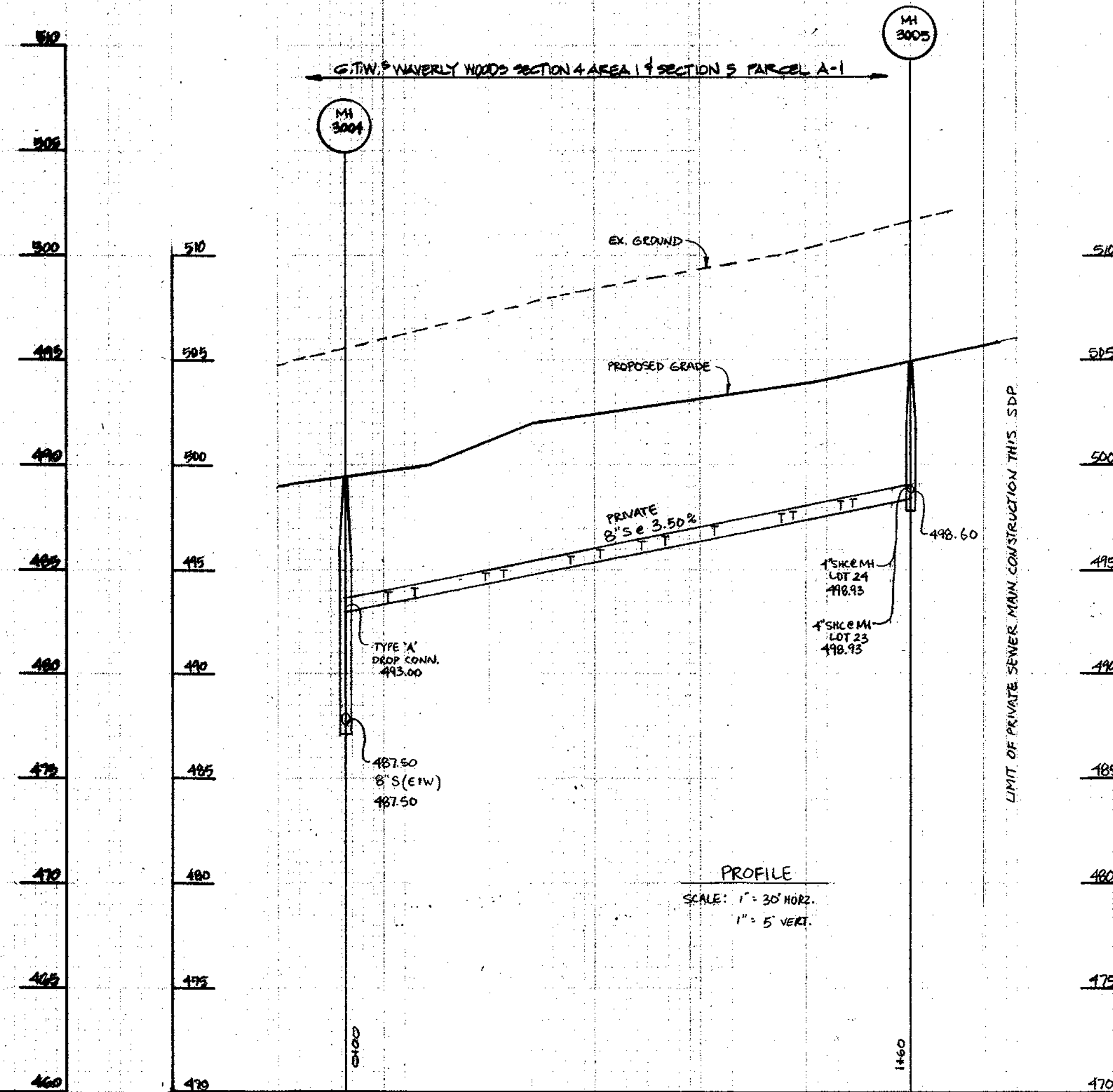
ENTRANCE FEATURE
HARDSCAPE DETAIL
NOT TO SCALE

G.T.W.'S WAVERLY WOODS SECTION 4 AREA 1 AND SECTION 5 PARCEL A-1



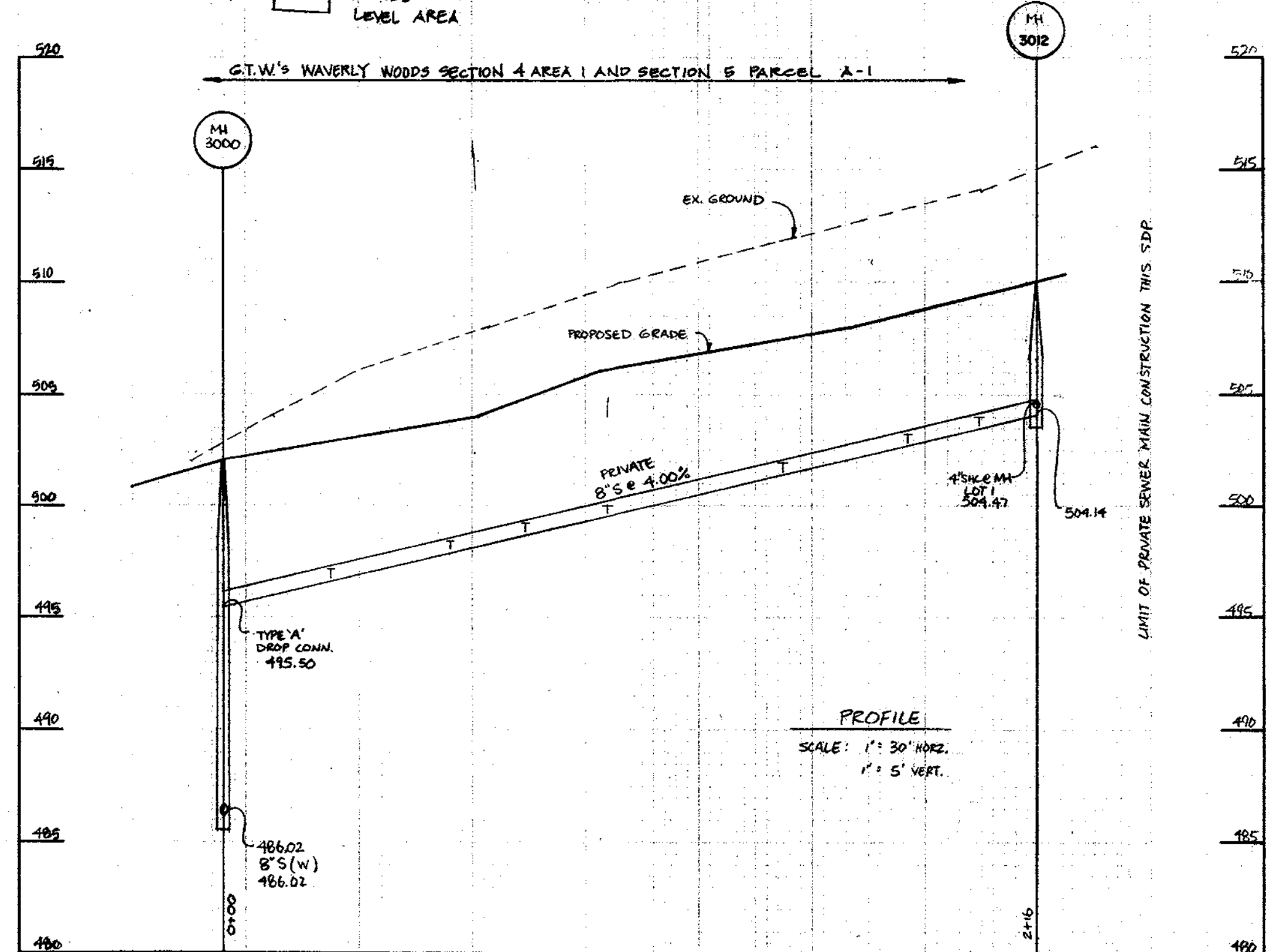
PROFILE
SCALE: 1" = 30' HORZ.
1" = 5' VERT.

LIMIT OF PRIVATE SEWER MAIN CONSTRUCTION THIS SDP



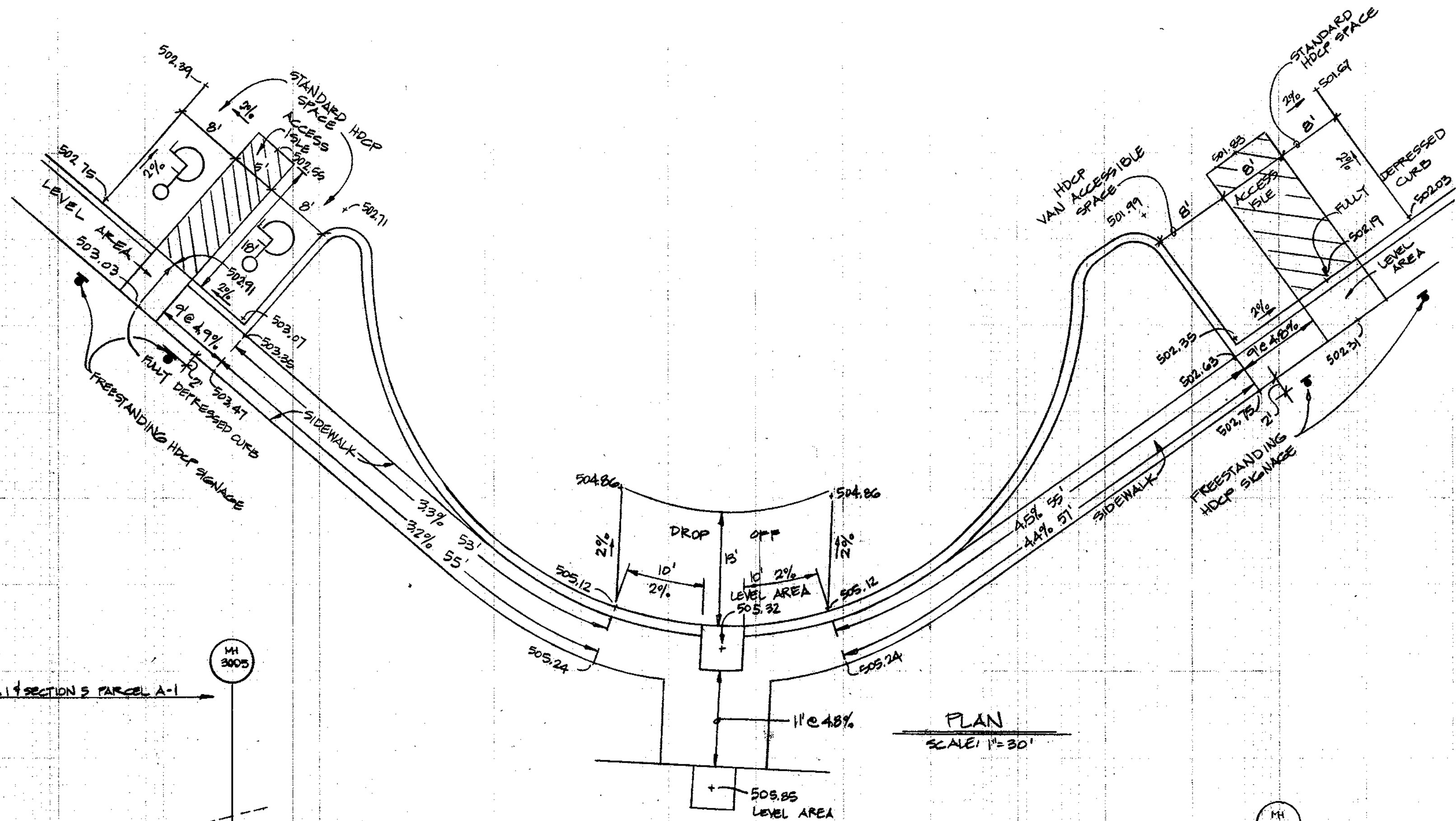
PROFILE
SCALE: 1" = 30' HORZ.
1" = 5' VERT.

LIMIT OF PRIVATE SEWER MAIN CONSTRUCTION THIS SDP



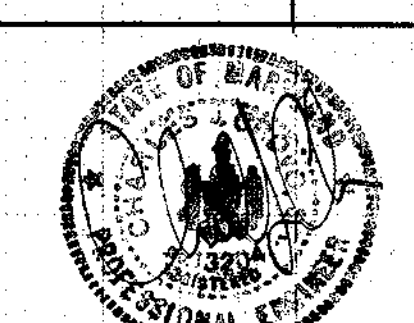
PROFILE
SCALE: 1" = 30' HORZ.
1" = 5' VERT.

LIMIT OF PRIVATE SEWER MAIN CONSTRUCTION THIS SDP



PLAN
SCALE: 1" = 30'

G.T.W.'S WAVERLY WOODS SECTION 4 AREA 1 AND SECTION 5 PARCEL A-1



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 3727 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21043
410 461-1295

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 J. Carter 3/17/99
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.
John Sanford 3/17/99
Signature of Developer (Print name below signature) Date

Reviewed for: DSD and SCD and meets Technical Requirements.
Charles J. Carter 3/30/99
John Sanford 3/30/99
Date Date

OWNER
WAVERLY WOODS DEVELOPMENT CORPORATION
270 LAND DESIGN AND DEVELOPMENT
2800 MAIN STREET
ELICOTT CITY, MARYLAND 21049
TEL. (410) 740-3100

BUILDER
CHATEAU BUILDERS
8805 COLUMBIA 100 PARKWAY
SUITE 100, COLUMBIA, MARYLAND 21045
TEL. (410) 720-0400

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamilton 3/13/99
Chief, Division of Land Development Date
John Sanford 3/11/99
Chief, Development Engineering Division Date
John Sanford 3/17/99
Director, Department of Planning and Zoning Date

PROJECT: G.T.W.'S WAVERLY WOODS SECTION/AREA: 5 PARCEL: A-2 (OPEN SPACE LOT #23)

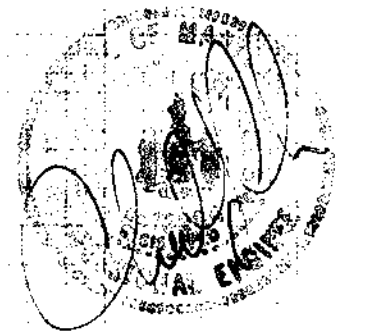
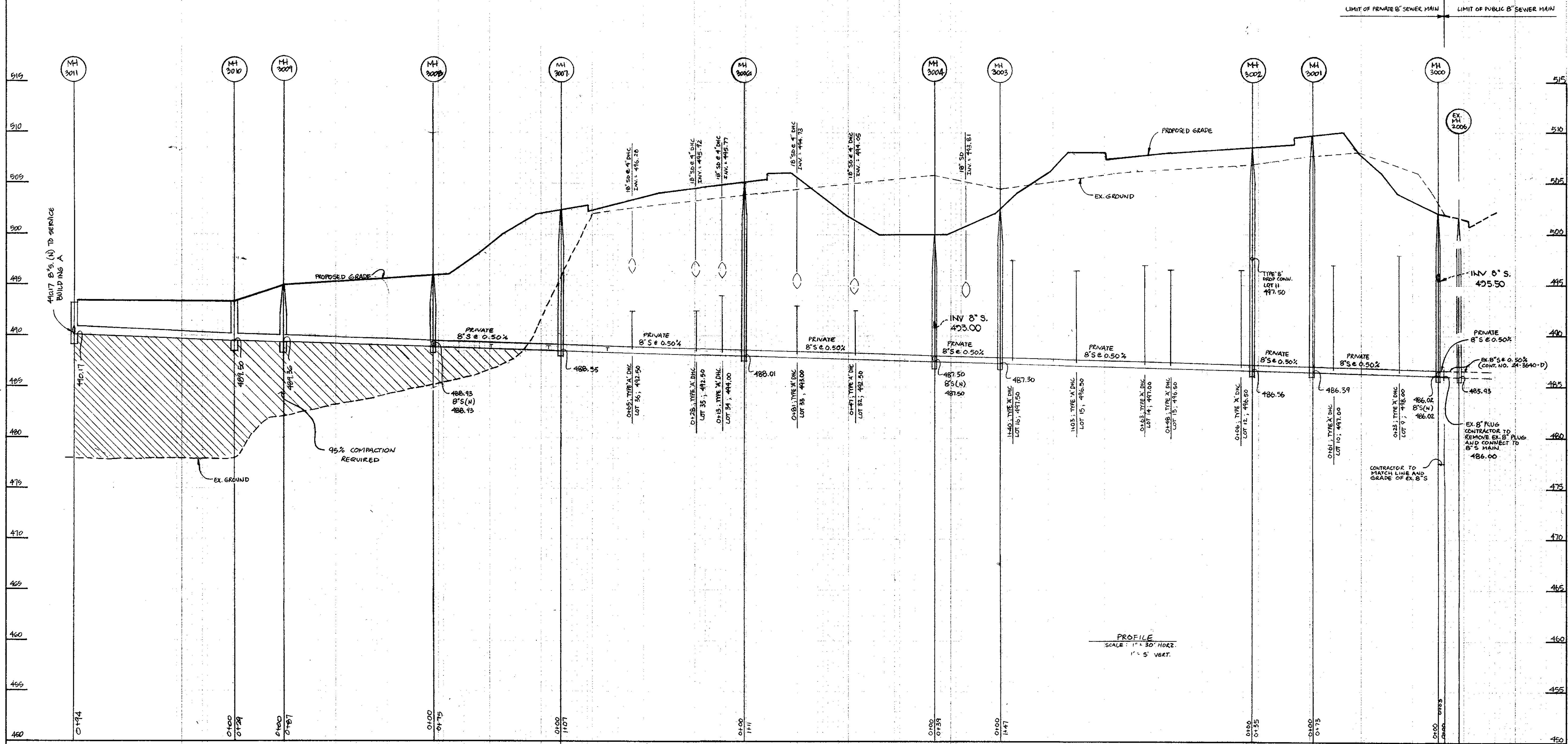
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
12869-13065	B	R.A-1B	1B	THRP	6030
WATER CODE			SEWER CODE		
H-05			5772500		

PRIVATE SEWER PROFILES

G.T.W.'S WAVERLY WOODS

SECTION 5
SINGLE FAMILY ATTACHED 4 CONDOMINIUM BUILDINGS
TAX MAP No. 16 PARCEL A-2 (OPEN SPACE LOT #23)
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 1999
SHEET 8 OF 12

G.T.W.'S WAVERLY WOODS SECTION 4 AREA 1 AND SECTION 5 PARCEL A-1



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 1122 BALTIMORE NATIONAL FREE
 BLISSCOTT CITY, MARYLAND 21045
 410-259-1100

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) Chris Sumner Date 3/12/99

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 of Developer (Print name below signature) Jean Saubel Date 3/12/99

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature of Reviewer Chris Sumner Date 3/30/99
 Signature of Reviewer John Kato Date 3/24/99

OWNER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT
 8000 MAIN STREET
 BLISSCOTT CITY, MARYLAND 21042
 TEL. (410) 740-2100

BUILDER
 CHATEAU BUILDERS
 8009 COLUMBIA 100 PARKWAY
 SUITE 100, COLUMBIA, MARYLAND 21045
 TEL. (410) 720-0400

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature of Approving Authority Chris Hamilton Date 7/3/99
 Signature of Approving Authority Chris Hamilton Date 9/1/99
 Signature of Approving Authority Chris Hamilton Date 9/7/99

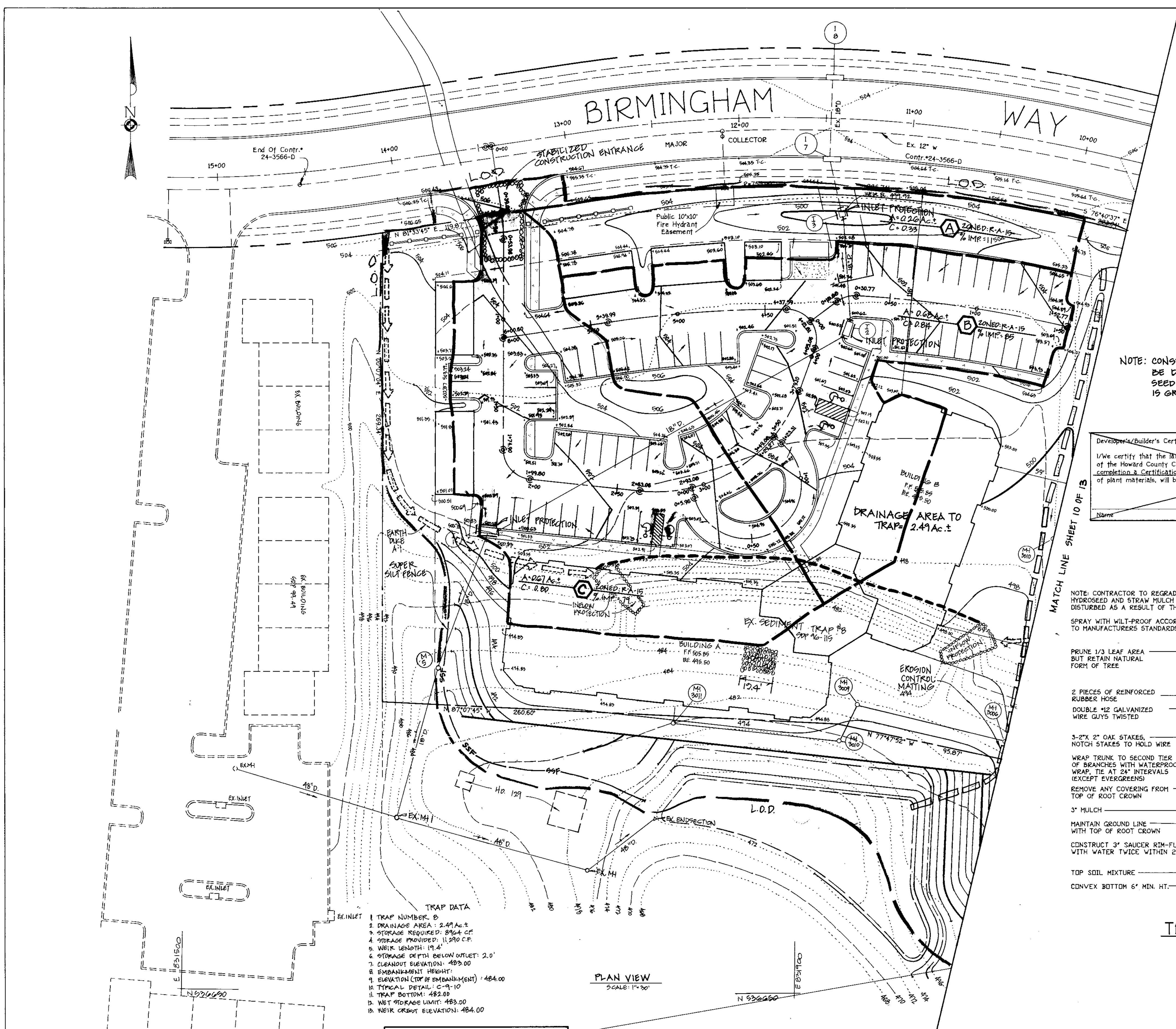
PROJECT: G.T.W.'S WAVERLY WOODS SECTION 4 AREA 1 PARCEL A-1
 SECTION/AREA: 5
 PARCEL: A-2 40' x 120' SPACE LOT 173

PLAT NO. 148059-130609 BLOCK NO. 5 ZONE K-A-13 TAX/ZONE 1G ELEC. DIST. THKD CENSUS TR. 6030
 WATER CODE H-05 SEWER CODE 599 2500

PRIVATE SEWER PROFILES

G.T.W.'S WAVERLY WOODS

SECTION 5
 TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
 TAX MAP No: 1G PARCEL: A-2 AND MEN SPACE LOT 173
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: SHEET 7 OF 13



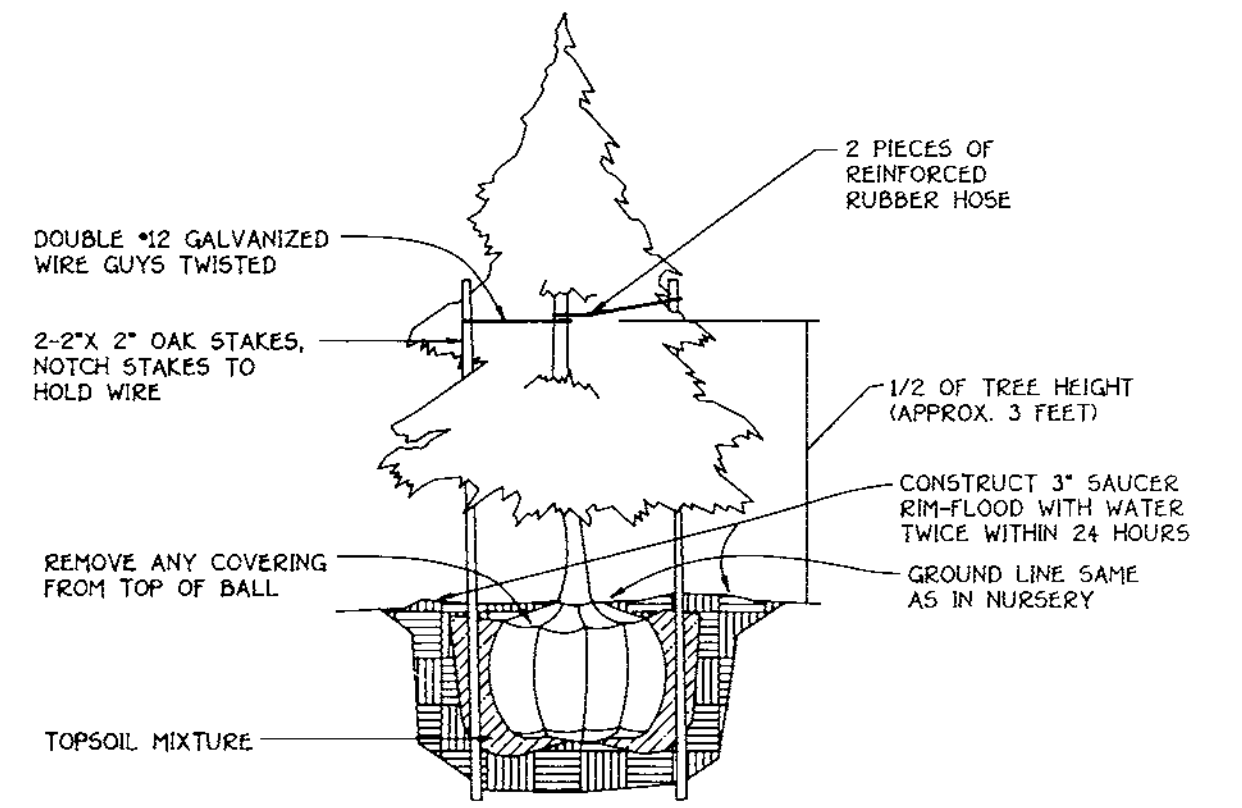
LEGEND	
Symbol	Description
(---)	Existing Contour 2' Interval
(---)	Existing Contour 10' Interval
(---)	Proposed Contour 2' Interval
(---)	Proposed Contour 10' Interval
(+ 624)	Spot Elevation
(-SF-SF-)	Silt Fence
(FF)	First Floor Elevation
(BE)	Basement Elevation
(W)	Proposed Walkout
(---)	Earth Dike
(-X-X-)	Tree Protection
(---)	Existing Tree Line
(L.O.D.)	Limit of Disturbance
(T)	Existing Street Tree

NOTE: CONSTRUCTION OF BUILDINGS A AND B TO BE DELAYED UNTIL UPLAND AREAS ARE SEEDBED PERMANENTLY AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR.

Developer/Builder'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 Landscaping will be submitted to the Department of Planning and Zoning.

Name: _____ Date: _____



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

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

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

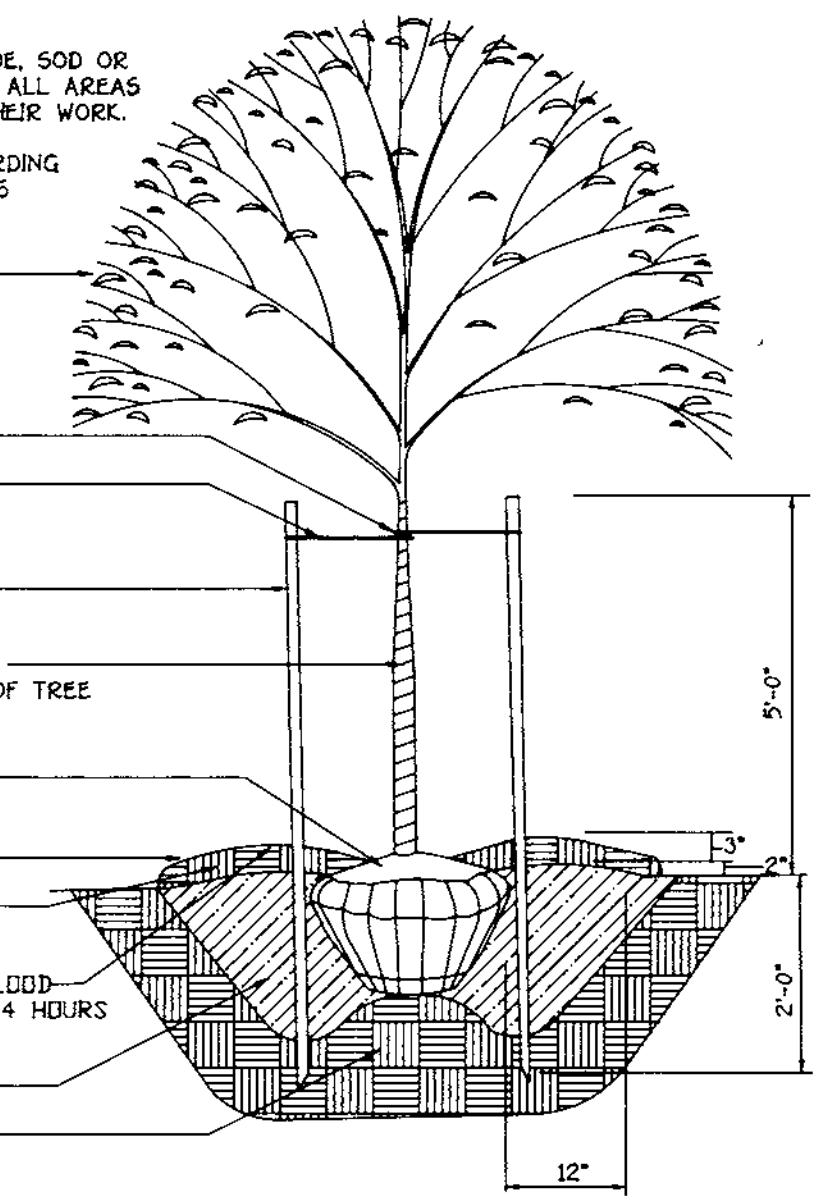
Positive drainage shall be maintained in planting beds 2 percent slope.

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.



TREE PLANTING DETAIL

TRAP DATA

- TRAP NUMBER: B
- DRAINAGE AREA: 2.49 AC ±
- STORAGE REQUIRED: 814 C.F.
- SIDELAGE PROVIDED: 11,290 C.F.
- WEIR LENGTH: 19.4'
- STORAGE DEPTH BELOW OUTLET: 2.0'
- CLEANOUT ELEVATION: 489.00
- EMBANKMENT HEIGHT:
- ELEVATION (TOP OF EMBANKMENT): 484.00
- TYPICAL DETAIL: C-9-10
- TRAP BOTTOM: 482.00
- NET STORAGE LIMIT: 483.00
- NET CREST ELEVATION: 484.00

PLAN VIEW SCALE: 1"=30'

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) **Charles J. Crovo** Date **3-17-99**

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 (Print name below signature) **John Sanford** Date **3-17-99**

Reviewed for H-100 SCD and meets Technical Requirements.

Charles J. Crovo 8/30/99 Date

John Sanford 8/30/99 Date

OWNER: WAYERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT
8000 MAIN STREET
BELLGATE CITY, MARYLAND 21043
TEL: (410) 740-2100

BUILDER: CHATEAU BUILDERS
8805 COLUMBIA 100 PARKWAY
SUITE 100, COLUMBIA, MARYLAND 21045
TEL: (410) 720-0400

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Carole Hamilton 9/1/99 Date
Chief, Division of Land Development

John D. Sullivan 9/1/99 Date
Chief, Development Engineering Division

John D. Sullivan 9/7/99 Date
Director - Department of Planning and Zoning

PROJECT	SECTION/AREA	PARCEL
GTW'S WAYERLY WOODS	5	A-2 OPEN SPACE LOT 17B
PLAT NO.	BLOCK NO.	ZONE
1985A-1986B	5	R-A-15
TAX/ZONE	ELEC. DIST.	CENSUS TR.
16	THRD	6030
WATER CODE	SEWER CODE	
H 05	5992500	

DRAINAGE AREA MAP
SEDIMENT AND EROSION CONTROL PLAN

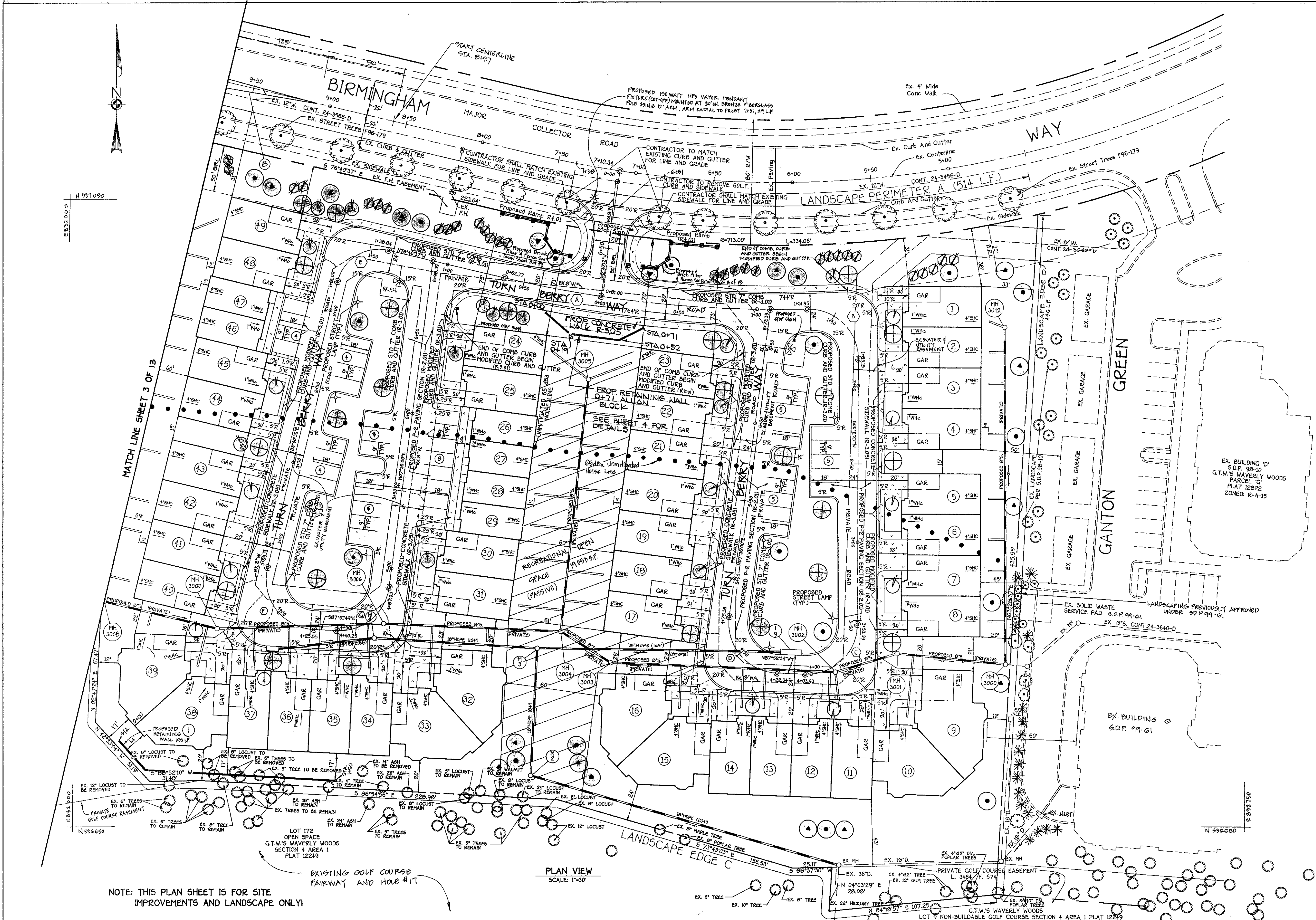
GTW'S WAYERLY WOODS

SECTION 5

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
TAX MAP NO 16 PARCEL: A-2 AND OPEN SPACE LOT 17B
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 1999
SHEET 11 OF 13

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21114
410 461 - 2955





LOT INFORMATION			
UNIT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. • PROPERTY LINE (S.H.C.)
1	2109 TURN BERRY WAY	508.87	504.87
2	2107 TURN BERRY WAY	507.91	503.91
3	2109 TURN BERRY WAY	507.14	503.14
4	2111 TURN BERRY WAY	505.83	501.83
5	2115 TURN BERRY WAY	504.39	500.39
6	2117 TURN BERRY WAY	503.10	499.10
7	2119 TURN BERRY WAY	502.31	498.31
8	2121 TURN BERRY WAY	501.01	497.01
9	2125 TURN BERRY WAY	503.12	498.02
10	2127 TURN BERRY WAY	502.32	497.72
11	2129 TURN BERRY WAY	502.12	498.02
12	2131 TURN BERRY WAY	501.12	497.02
13	2133 TURN BERRY WAY	501.12	497.02
14	2135 TURN BERRY WAY	501.62	497.52
15	2137 TURN BERRY WAY	501.64	497.04
16	2139 TURN BERRY WAY	502.44	497.54
17	2143 TURN BERRY WAY	498.35	494.35
18	2145 TURN BERRY WAY	499.05	495.05
19	2147 TURN BERRY WAY	500.19	496.19
20	2149 TURN BERRY WAY	500.85	496.85
21	2151 TURN BERRY WAY	502.03	498.03
22	2153 TURN BERRY WAY	502.73	498.73
24	2160 TURN BERRY WAY	503.51	499.51
25	2158 TURN BERRY WAY	502.60	498.60

LOT INFORMATION			
UNIT NUMBER	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. • PROPERTY LINE (S.H.C.)
26	2156 TURN BERRY WAY	502.09	498.09
27	2154 TURN BERRY WAY	501.32	497.32
28	2152 TURN BERRY WAY	500.61	496.61
29	2150 TURN BERRY WAY	499.91	495.91
30	2148 TURN BERRY WAY	499.28	495.28
31	2146 TURN BERRY WAY	498.13	494.13
32	2142 TURN BERRY WAY	497.62	493.62
33	2140 TURN BERRY WAY	498.32	494.32
34	2138 TURN BERRY WAY	498.66	494.66
35	2136 TURN BERRY WAY	497.16	493.16
36	2134 TURN BERRY WAY	497.08	493.08
37	2132 TURN BERRY WAY	493.13	489.13
38	2130 TURN BERRY WAY	493.91	489.91
39	2128 TURN BERRY WAY	494.00	489.10
40	2124 TURN BERRY WAY	493.54	489.54
41	2122 TURN BERRY WAY	493.86	489.86
42	2120 TURN BERRY WAY	494.06	489.78
43	2118 TURN BERRY WAY	494.37	489.09
44	2114 TURN BERRY WAY	495.22	490.94
45	2112 TURN BERRY WAY	496.84	492.56
46	2110 TURN BERRY WAY	497.74	493.46
47	2108 TURN BERRY WAY	498.64	494.36
48	2106 TURN BERRY WAY	499.54	495.26
49	2104 TURN BERRY WAY	500.51	496.19
23	2155 TURN BERRY WAY	503.53	499.53
BUILDING A	2120 TROON OVERLOOK	495.53	490.38
BUILDING B	2150 TROON OVERLOOK	493.16	490.51

CURVE DATA				
CURVE	RADIUS	ARC	TANGENT	CHORD BEARING AND DISTANCE
A	754.00'	194.72'	14°47'49"	97.91' S 84°43'2" E 194.18'
B	32.00'	51.20'	91°39'53"	32.94' S 45°38'30" E 45.91'
C	32.00'	51.35'	91°55'59"	33.10' S 46°9'26" W 46.01'
D	32.00'	53.32'	95°28'34"	35.21' S 40°01'7" E 47.37'
E	27.00'	42.24'	89°38'43"	26.83' S 58°30'1" W 38.07'
F	32.00'	56.25'	100°42'28"	38.62' S 36°40'35" E 49.28'
G	32.00'	47.68'	85°22'11"	29.51' N 50°17'6" E 43.39'

ADDRESS CHART	
GARAGE NUMBER	STREET ADDRESS
1	2113 TROON OVERLOOK
2	2109 TROON OVERLOOK
3	2105 TROON OVERLOOK
4	2104 TROON OVERLOOK
5	2108 TROON OVERLOOK

LEGEND	
Symbol	Description
---	Existing Contour 2' Interval
---	Existing Contour 10' Interval
---	Proposed Contour 2' Interval
---	Proposed Contour 10' Interval
+	Spot Elevation
-SF-SF-	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
⊙	Proposed Walkout
---	Earth Dike
-X-X-	Tree Protection
---	Existing Tree Line
L.O.D.	Limit of Disturbance
⊙	Existing Street Tree

NOTE: THIS PLAN SHEET IS FOR SITE IMPROVEMENTS AND LANDSCAPE ONLY!

PLAN VIEW SCALE: 1"=30'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 CLILCOTT CITY, MARYLAND 21046
 MD 96 - 2895



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) Charles J. Crovo Date 3-17-99

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 (Print name below signature) Jeanne Sanford Date 3-17-99

DATE	DESCRIPTION	REVISION
3-18-00	REVISE RETAINING WALL	
3-18-00	REVISE ENTRANCE FEATURE	

Reviewed for Howard SCD and meets Technical Requirements.
John K. Edwards 8/30/99
 Chief, Division of Land Development
 Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature of Engineer (Print name below signature) John K. Edwards Date 8/30/99

OWNER/DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 C/O LAND DESIGN AND DEVELOPMENT
 8000 MAIN STREET
 BELGOTT CITY, MARYLAND 21043
 TEL. (410) 740-2100

BUILDER
 CHATEAU BUILDERS
 8805 COLUMBIA 100 PARKWAY
 SUITE 100, COLUMBIA, MARYLAND 21045
 TEL. (410) 720-0400

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Henton 9/3/99
 Chief, Division of Land Development
Chris Henton 9/1/99
 Chief, Development Engineering Division
John K. Edwards 8/30/99
 Director - Department of Planning & Zoning

PROJECT	SECTION/AREA	PARCEL
GTW'S WAVERLY WOODS	5	A-24 OPEN SPACE LOT 173
PLAT NO.	BLOCK NO.	ZONE
13899-13863	5	R-A-15
TAX/ZONE	ELEC. DIST.	CENSUS TR.
16	THRD	6030
WATER CODE	SEWER CODE	
H 05	5992500	

SITE IMPROVEMENTS PLAN AND LANDSCAPE PLAN

GTW'S WAVERLY WOODS

SECTION 5

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS

TAX MAP NO. 1G PARCEL: A-2 AND OPEN SPACE LOT 173
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MARCH, 1999
 SHEET 2 OF 13



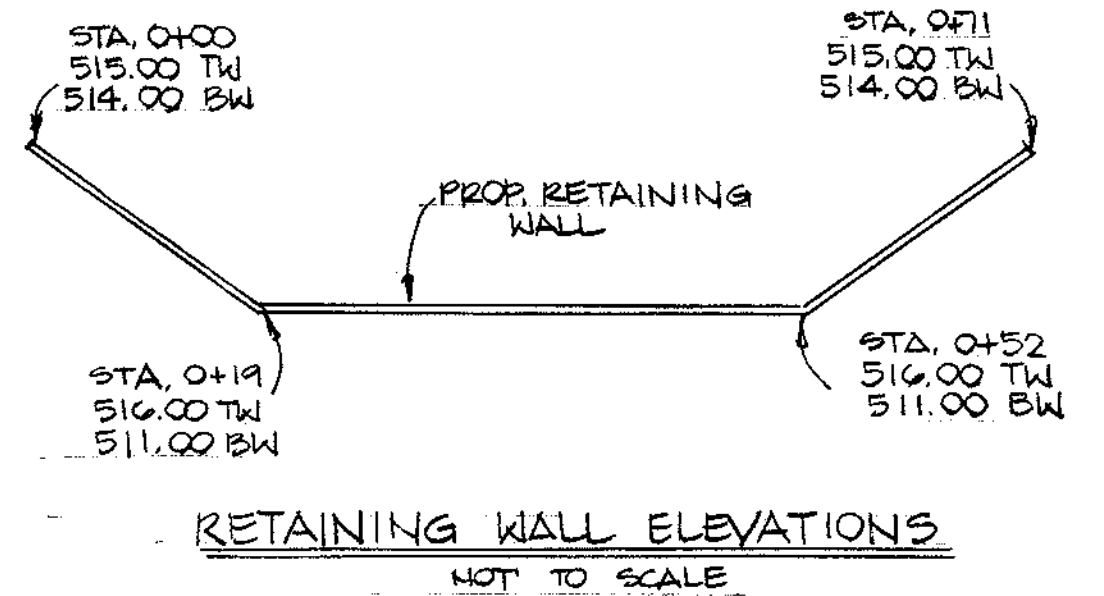
BIRMINGHAM

WAY

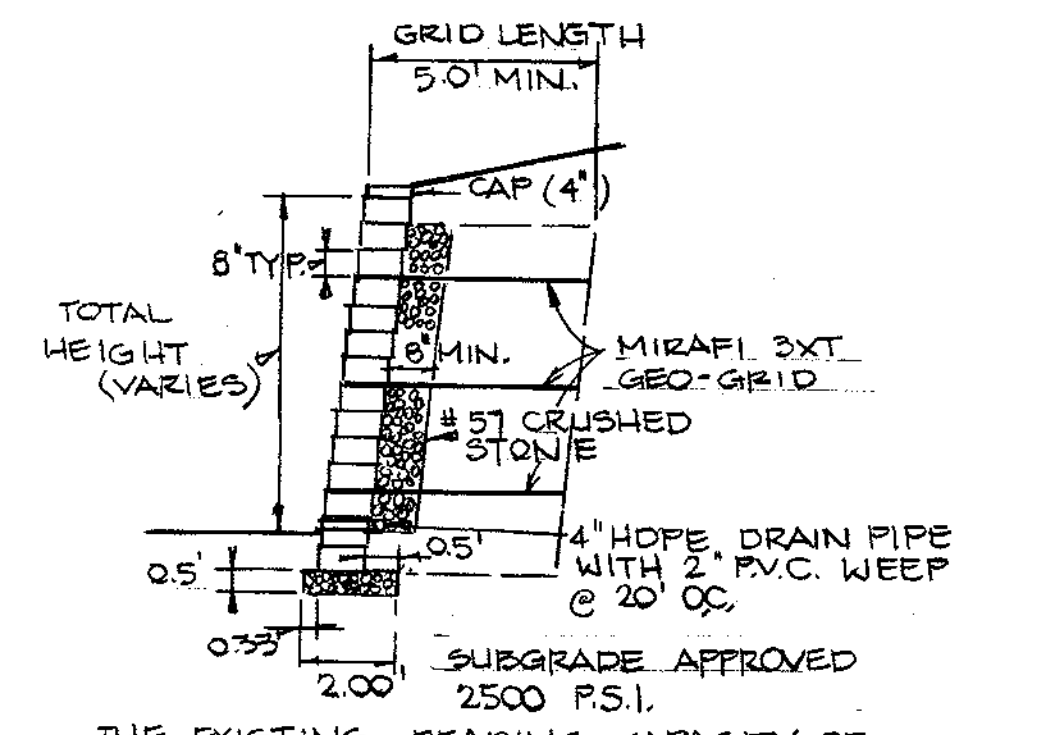
LANDSCAPE PERIMETER A

GREEN

GANTON



LEGEND	
Symbol	Description
(Dashed line)	Existing Contour 2' Interval
(Dashed line)	Existing Contour 10' Interval
(Dashed line)	Proposed Contour 2' Interval
(Dashed line)	Proposed Contour 10' Interval
+ 624	Spot Elevation
--SF--SF--	Silt Fence
FF	First Floor Elevation
BE	Basement Elevation
(Circle with 'W')	Proposed Walkout
(Circle with 'E')	Earth Dike
(Circle with 'X')	Tree Protection
(Circle with 'T')	Existing Tree Line
L.O.D.	Limit of Disturbance
(Circle with 'S')	Existing Street Tree



N 93°10'50"

MATCH LINE SHEET 5 OF 13

NOTE THE EXISTING STORM WATER MANAGEMENT POND WAS DESIGNED AS EXTENDED DETENTION AND DESIGNED UNDER F90-119, THE MAINTENANCE RESPONSIBILITY IS THE WAVERLY WOODS HOMEOWNERS ASSOCIATION.

NOTE: SEE SHEET 12 FOR RETAINING WALL PROFILE.

PLAN VIEW
SCALE: 1"=30'



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) *Charles J. Crovo* Date 3-17-99

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 (Print name below signature) *Jean Sanford* Date 3-17-99

Approved for Howard SCD and meets Technical Requirements.
John K. Hanson Date 3/30/99

This development plan is approved for erosion and sediment control by Howard SCD.
John K. Hanson Date 3/30/99

OWNER
WAVERLY WOODS DEVELOPMENT CORPORATION
C/O LAND DESIGN AND DEVELOPMENT
5000 MANN STREET
BLUKOTT CITY, MARYLAND 21043
TEL. (410) 749-2100

BUILDER
CHATEAU BUILDERS
8805 COLUMBIA 100 PARKWAY
SUITE 100, COLUMBIA, MARYLAND 21045
TEL. (410) 720-0400

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Hanania Date 3/3/99
Chief, Division of Land Development

John K. Hanson Date 3/1/99
Chief, Development Engineering Division

PROJECT: GTW'S WAVERLY WOODS SECTION/AREA: 5 PARCEL: A-2 OPEN SPACE LOT 173
PLAT NO. 1385A-1986B BLOCK NO. 5 ZONE R-A-15 TAX/ZONE 16 ELEC. DIST. THIRD CENSUS TR. 6030
WATER CODE H-05 SEWER CODE 5992500

GRADING PLAN

GTW'S WAVERLY WOODS

SECTION 5

TOWNHOUSE CONDOMINIUMS & CONDOMINIUM BUILDINGS
TAX MAP NO. 16 / PARCEL: A-2 AND OPEN SPACE LOT 173
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 1999
SHEET 4 OF 13

