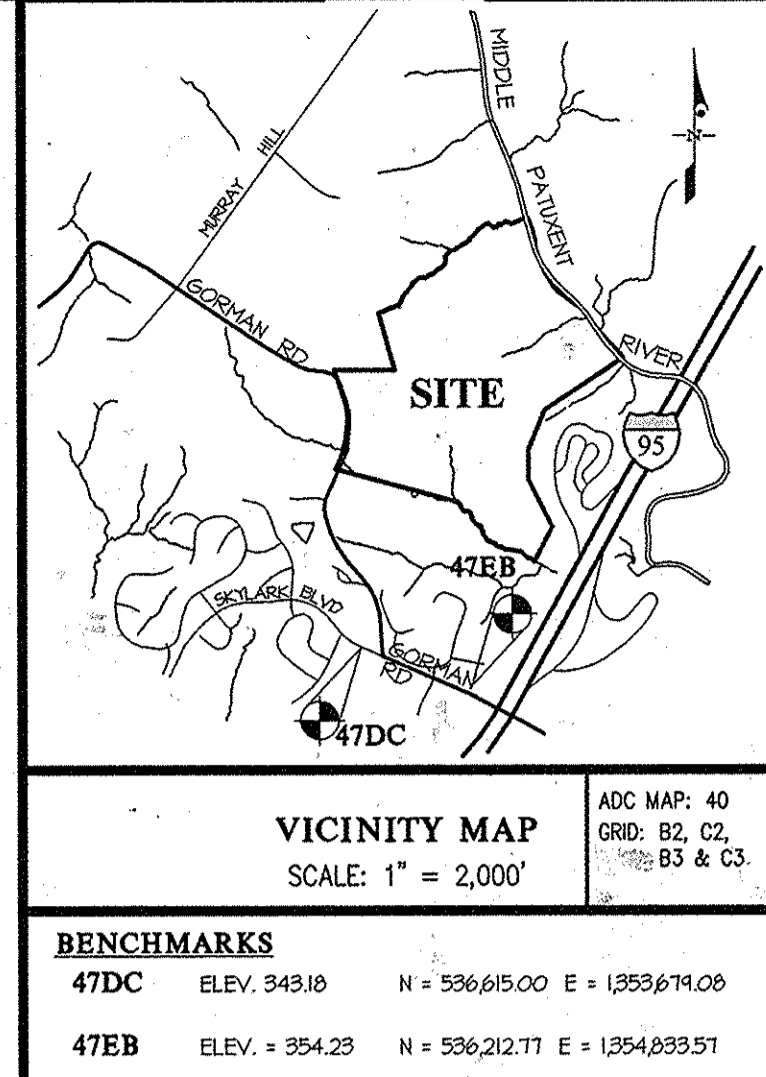
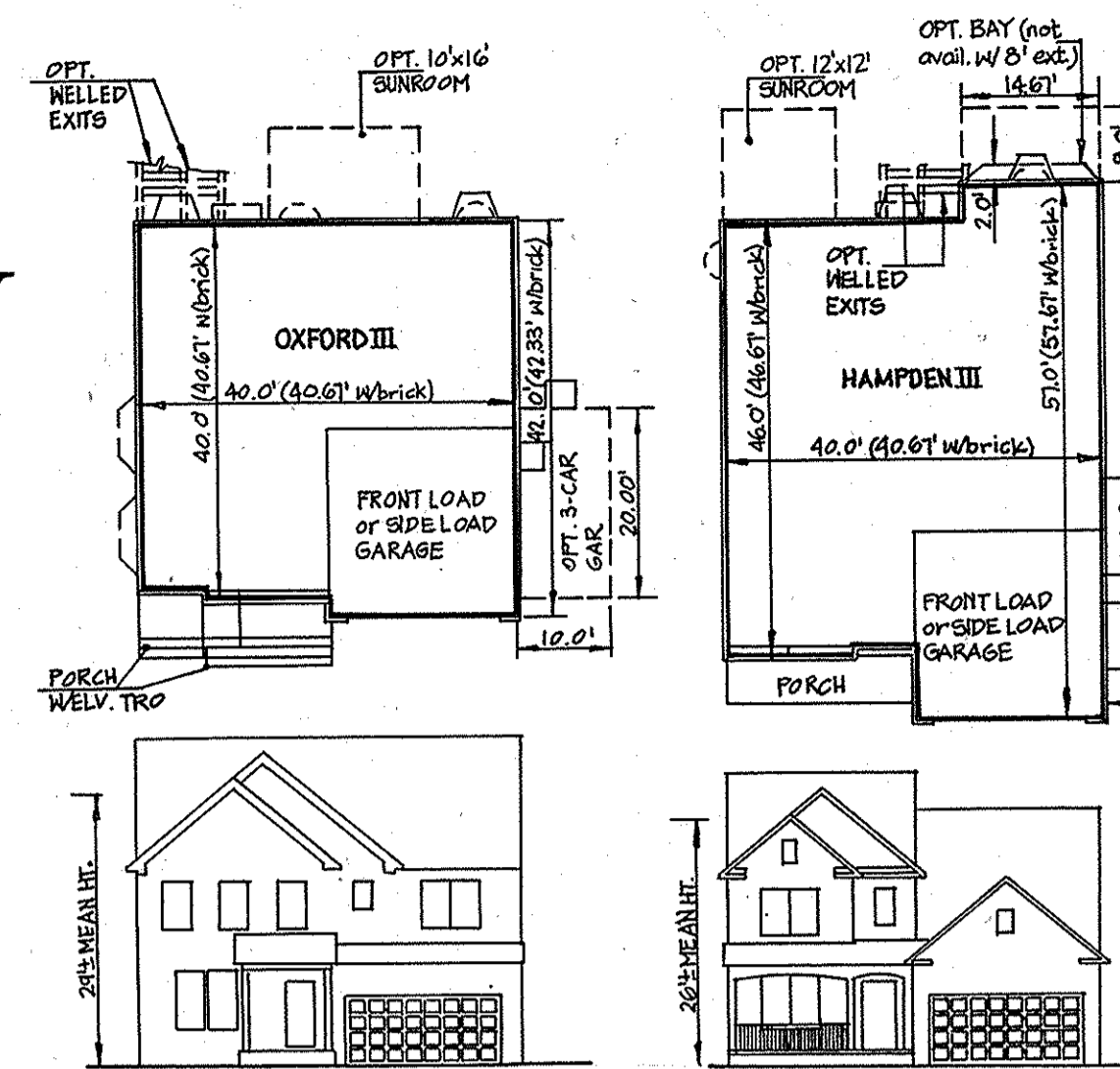


WINCOPIA FARMS SITE DEVELOPMENT PLAN

LOT Nos. 193-196, 260-261, 213-219 and 220

SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TITTI AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
 - PROJECT BACKGROUND:
LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
TAX MAP: 47
ELECTION DISTRICT: 6
ZONING: RFD PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 1-28-06.
AREA OF BUILDABLE LOTS (NOS. 193-196, 213-219, 220) FOR THIS SITE DEVELOPMENT PLAN: 3.00± ACRES.
FOR OTHER SUBDIVISIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: SP-01-005, PER-01-076 & 1-15-105.
 - THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE NOTED.
 - THE SCENIC ROADS MAP INDICATES THAT GORMAN ROAD IS A SCENIC ROAD.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY BENCHMARKS +TDC, AND 47EB WERE USED FOR THIS PROJECT.
 - ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDINGS UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
 - EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-13-103 AND AERIAL PHOTOGRAPHY PREPARED BY MCKENZIE-SINDBER DURING DECEMBER, 2009.
 - PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M45 CONTRACT NOS. 24-464H-D) AND THE WATER METER VALVES IN OUTSIDE VALVES.
 - STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL, BASED ON TABLE 5.3. THIS SITE HAS A TARGET PE OF 12". IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF ROOFTOP DISCONNECT (N-1), SHEET FLOW TO BUFFER (N-3), DRY WELLS (N-5), RAIN BARRELS (N-4), POROUS PAVEMENT (A-2), GRASS SHALES (N-6), MICRO-BIORETENTION (M-6) AND A SAND FILTER (F-1) WILL BE USED. ALL OF THE ESD STORMWATER DEVICES ON BUILDABLE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED. ALL MICRO-BIORETENTION FACILITIES IN A PUBLIC EASEMENT AND THE SAND FILTER WILL BE JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOMEOWNER. THE HOMEOWNER WILL BE RESPONSIBLE FOR THE ROUTINE MAINTENANCE FOR THE POROUS SIDEWALKS. ALL "ON-LOT" STORMWATER MANAGEMENT DEVICES ARE SUBJECT TO THE RECORDED D.O.C. (Declaration of Covenant).
 - FINAL DIMENSIONS AND LOCATION OF STORMWATER DEVICES TO BE SHOWN ON BUILDING PERMIT PLOT PLAN, WHEN ACTUAL HOSE TO BE BUILT IS DETERMINED.
 - THIS PROJECT COMPLES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-13-103.
 - MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING REGULATIONS ADOPTED JULY, 2006.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 5 TO SATISFY SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR LOTS SHOWN ON THIS SDP (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEETS 3 & 6.
 - IF DISCOVERY OF A CEMETERY IS MADE DURING CONSTRUCTION THE DEVELOPER SHALL COMPLY WITH SUBSECTION 16.1303(A) OF THE HOWARD COUNTY CODE.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12' (10' SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 4" OF COMPACTED CRUSHER RUN BASE WITH AN AND GHP COATINGS (1/2" MIN)
C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADII.
D. STRUCTURES - CULVERTS/BRIDGES - CAPABLE OF SUPPORTING 25 GROSS TONS (102 LOADS)
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - FOR FLAG AND PIPESTEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
 - ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
 - BUILDABLE LOTS SHOWN HEREON SHALL HAVE A 3' PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION AND SEWER HOUSE CONNECTION.
 - IN ACCORDANCE WITH SECTION 129 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES, OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.



LOT DEVELOPMENT DATA

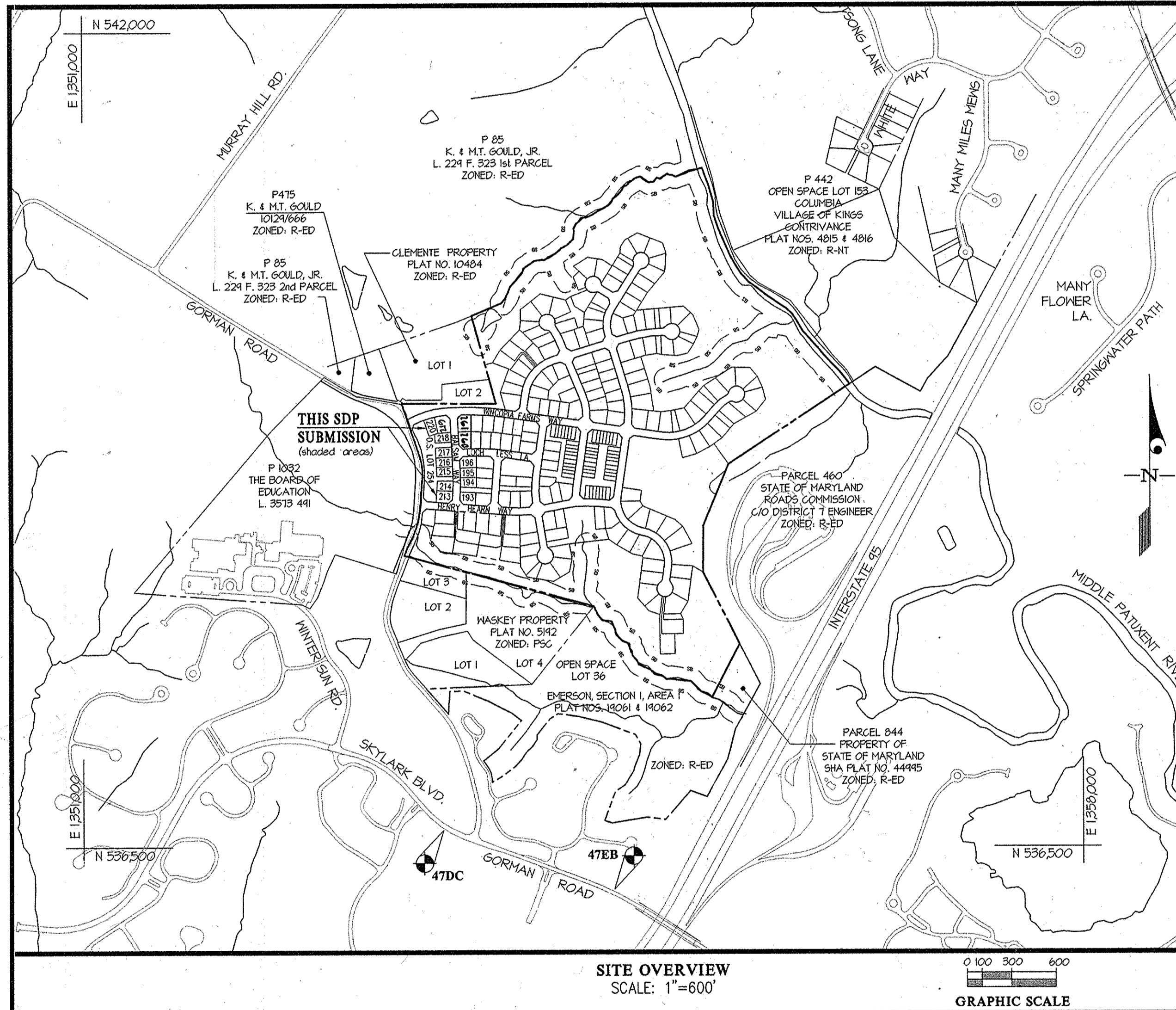
- GENERAL SITE ANALYSIS DATA
 - PRESENT ZONING: R-ED PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 1-28-06.
 - PROPOSED USE OF SITE: 14 SFD RESIDENTIAL DWELLINGS
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. 24-464H-D)
 - PARKING REQUIRED AND PROVIDED: SEE CHART BELOW
 - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-14-103 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
 - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 115,478± SF OR 1.66± AC.
 - AREA OF THIS PLAN SUBMISSION: 3.01 ACRES (L.O.D.)
 - AREA OF DISTURBANCE BY THIS SDP: 3.01 ACRES

SINGLE FAMILY ATTACHED PARKING ANALYSIS

NUMBER OF SINGLE-FAMILY DETACHED LOTS FOR THIS SDP = 14
 REQUIRED PARKING (2 SPACES PER UNIT) = 28 SPACES
 REQUIRED OVERFLOW PARKING (0.25 SPACES/UNIT PER DAV 3, TABLE 211) = 7 SPACES
 TOTAL REQUIRED SPACES = 35 SPACES
 PARKING PROVIDED:
 4 SPACES/UNIT (2 GARAGE & 2 DRIVEWAY) = 56 SPACES

LOT INFORMATION

LOT TYPE	LOTS	MINIMUM LOT SIZE	MIN LOT WIDTH AT FRONT ERL
SINGLE FAMILY DETACHED	193-196, 204-205, 213-219 & 220	6,000 SQUARE FEET	50'



RECREATIONAL OPEN SPACE CHART

TYPE	CRITERIA	REQUIRED	PROVIDED	WHERE PROVIDED
RECREATIONAL OPEN SPACE	400 SF PER SFA LOT X 49 LOTS	19,600 SF (0.45 AC.)	---	---
RECREATIONAL OPEN SPACE	300 SF PER SFD LOT X 171 LOTS	51,300 SF (1.18 AC.)	---	---
TOTAL	---	70,900 SF (1.63 AC.)	6.75 AC.	05 LOTS 221 AND 230

SETBACK REQUIREMENTS

SETBACK TYPE	SETBACK
PROJECT BOUNDARY	30'
EXTERNAL PUBLIC R/W	75'
FRONT/SIDE ON INTERNAL PUBLIC R/W	20'
FRONT (PRINCIPAL STRUCTURE)	20'
SIDE (PRINCIPAL STRUCTURE)	7.5'
REAR (PRINCIPAL STRUCTURE)	25'
FACE TO FACE	N/A
FACE TO SIDE / REAR TO SIDE	N/A
SIDE TO SIDE	N/A
REAR TO REAR	N/A
REAR TO FACE	N/A

THE GRADING PERMIT GROUPING IS AS FOLLOWS:

LOT GROUP	DISTURBED AREA	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
193-196, 260-261, 213-219 & 220	2.66± AC.	\$4500.00	\$ 100.00
219	0.30± AC.	\$400.00	\$ 100.00
TOTAL	2.96± AC.	\$ 5,400.00	\$ 200.00

WITHIN 1 YEAR OF SIGNATURE APPROVAL OF THIS SDP BY THE DIRECTOR OF DPZ, THE BUILDER SHALL APPLY TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS FOR BUILDING PERMIT TO INITIATE THE CONSTRUCTION ON THIS SDP. THE BUILDER SHALL APPLY FOR BUILDING PERMIT FOR ALL CONSTRUCTION AUTHORIZED ON THIS SDP WITHIN 2 YEARS OF ITS APPROVAL.

Builder (For Lot 219)
 NVR INC.
 9110 Baltent Woods Dr.
 Columbia, Md 21046
 Ph: 410-391-5956
 Attn: Tim Naughton

SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN
- SEDIMENT CONTROL PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
193	4902 BALSAM WAY	213	4903 BALSAM WAY
194	4900	214	4907
195	4912	215	4911
		216	4915
196	4904 LOCH LESS LANE	217	4914
		218	4923
200	4922 BALSAM WAY	219	10010 Wincofia Farms Way
		220	10006 WINCOPIA FARMS WAY
201	10020 WINCOPIA FARMS WAY		

STORMWATER MANAGEMENT PRACTICES

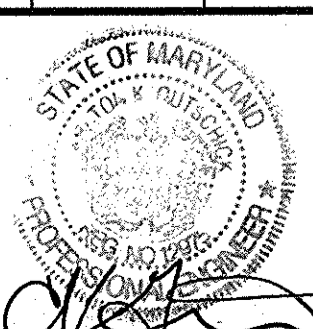
LOT NUMBER	ADDRESS	GREEN ROOFS	PERMEABLE PAVEMENTS	REINFORCED TURF	DISCONNECTION OF ROOFTOP RUNOFF	DISCONNECTION OF NON-ROOFTOP RUNOFF	SHEETFLOW TO CONSERVATION AREAS	RAINWATER HARVESTING	SUBMERGED GRAVEL WETLANDS	LANDSCAPE INFILTRATION	INFILTRATION BERMS	DRY WELLS	MICRO-BIORETENTION	RAIN GARDENS	SWALES	ENHANCED FILTERS
193	8902 Balsam Way	N	Y	N	3	N	N	0	0	0	0	2	0	0	0	0
194	8908 Balsam Way	N	N	N	3	N	N	0	0	0	0	2	0	0	0	0
195	8912 Balsam Way	N	N	N	2	N	N	0	0	0	0	2	0	0	0	0
196	8904 Loch Less Lane	N	Y	N	0	N	N	0	0	0	0	2	0	0	0	0
199	8922 Balsam Way	N	Y	N	4	N	N	0	0	0	0	2	0	0	0	0
201	10020 Wincofia Farms Way	N	N	N	4	N	N	0	0	0	0	2	0	0	0	0
213	8903 Balsam Way	N	Y	N	3	N	N	0	0	0	0	2	0	0	0	0
214	8904 Balsam Way	N	Y	N	4	N	N	0	0	0	0	2	0	0	0	0
215	8911 Balsam Way	N	N	N	4	N	N	0	0	0	0	2	0	0	0	0
216	8915 Balsam Way	N	Y	N	4	N	N	0	0	0	0	2	0	0	0	0
217	8919 Balsam Way	N	Y	N	4	N	N	0	0	0	0	2	0	0	0	0
218	8923 Balsam Way	N	Y	N	4	N	N	0	0	0	0	2	0	0	0	0
220	10006 Wincofia Farms Way	N	Y	N	4	N	N	0	0	0	0	2	0	0	0	0
219	10010 Wincofia Farms Way	N	Y	N	4	N	N	0	0	0	0	2	0	0	0	0

COVER SHEET

WINCOPIA FARMS
 LOTS 193-196, 260-261, 213-219 and 220
 (SFD RESIDENTIAL USE)
 PLAT Nos. 22732-22732 and 23100-23101

PREPARED FOR:
 BEAZER HOMES CORP.
 8965 GUILFORD ROAD
 SUITE 290
 COLUMBIA, MD 21046
 PH: 410-391-3222
 ATTN: BRIAN KNAUFF

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875.
 EXPIRATION DATE: 09/30/2014



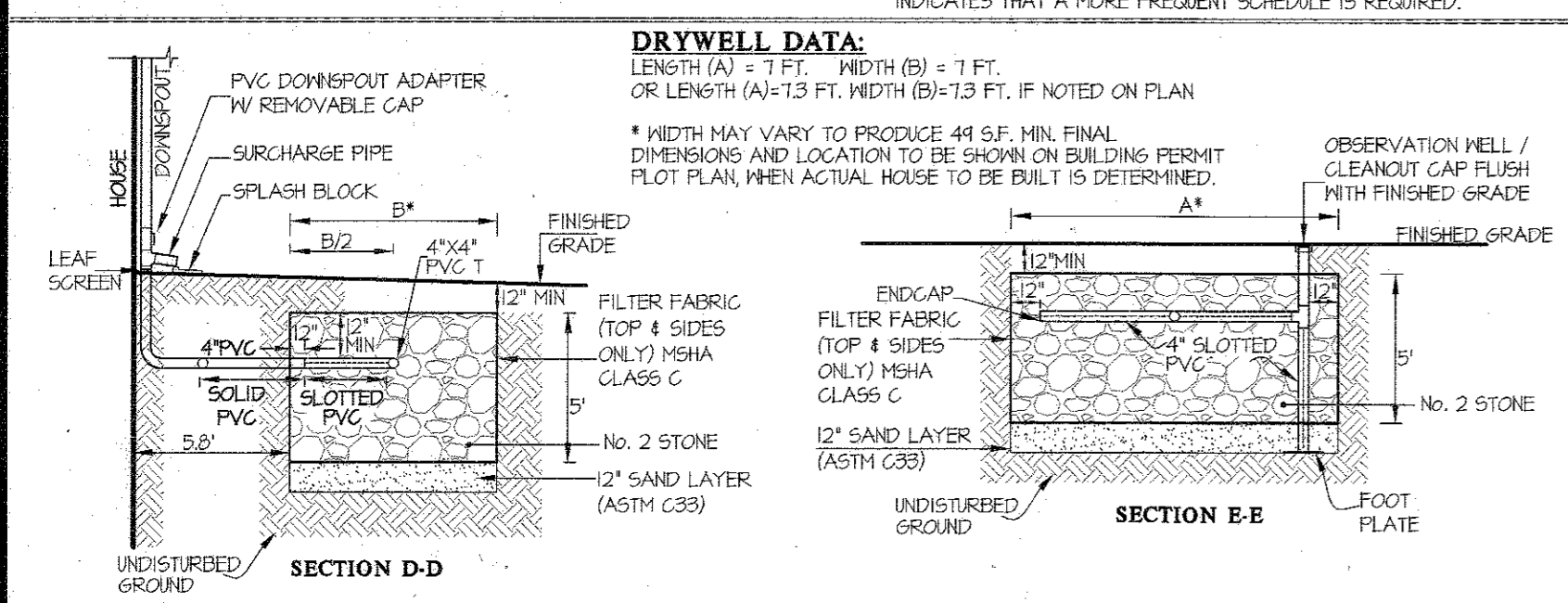
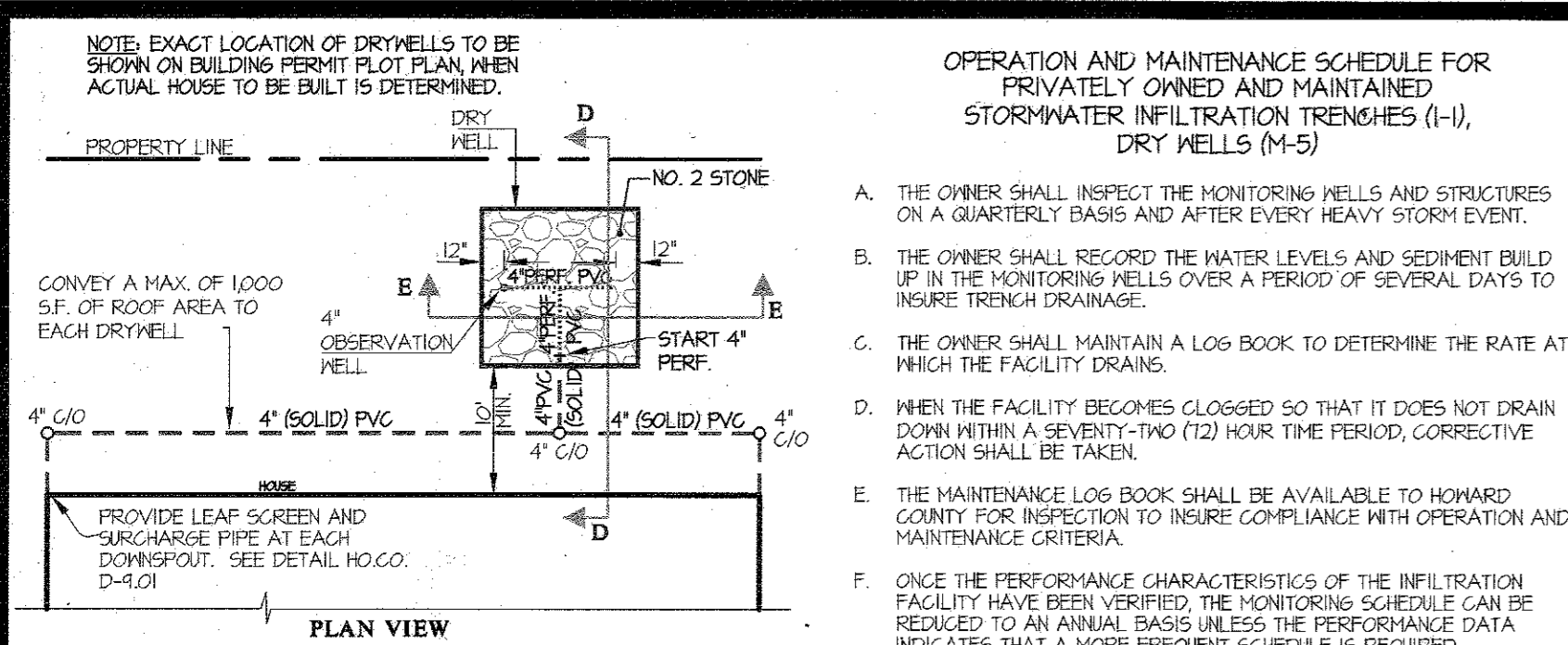
PERMIT INFORMATION CHART

WATER CODE: E21	SEWER CODE: 1645000
DEVELOPMENT NAME: WINCOPIA FARMS	DISTRICT/AREA: N/A
PLAT: (P) 22732-22732	ZONE: R-ED
TAX MAP: 41	GRID: 3
ELEC. DIST.: 6	
SCALE: AS SHOWN	ZONING: R-ED
DATE: April/2014	TAX MAP - GRID: 47-3
	SHEET: 1 OF 6

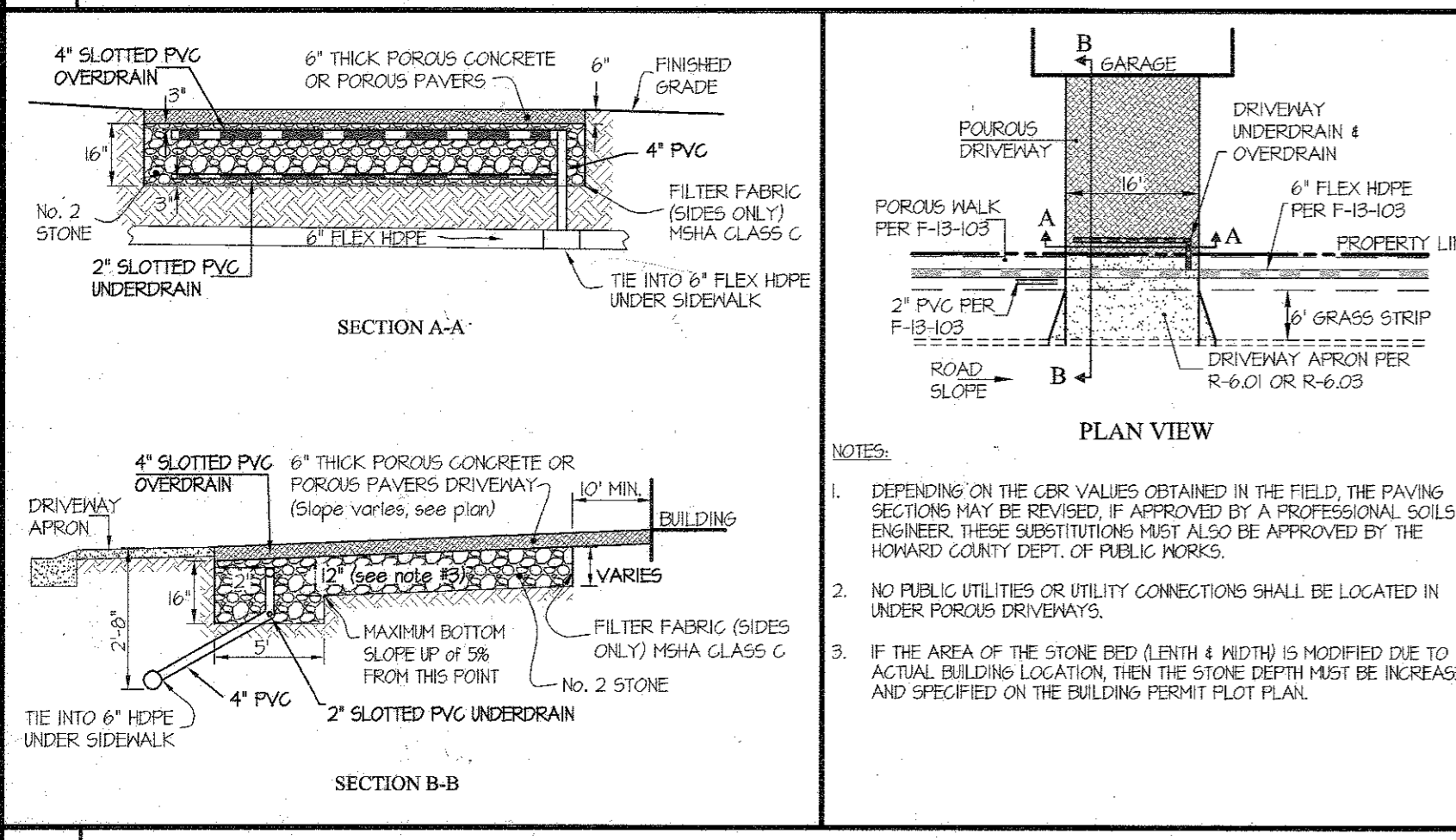
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: Mark A. Long
 Date: 5/13/14
 Chief, Division of Land Development: [Signature]
 Date: 5-12-14
 Chief, Development Engineering Division: [Signature]
 Date: 5.9.14

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2324 FAX: 301-421-4186

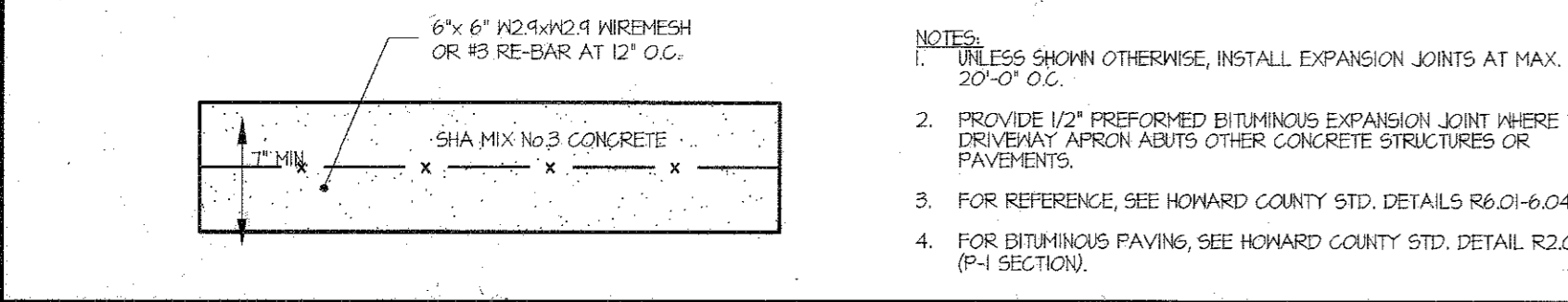
DATE	REVISION	BY	APPR.
4-7-10	add the Oxford III & the Hampden III house footprints & elevations	k.l.p.	
10-15-11	Re-sub. Lots 104 & 105, new lot numbers are 100 & 101	k.l.p.	
2014-08	Add NVR to Lot 219	gt	



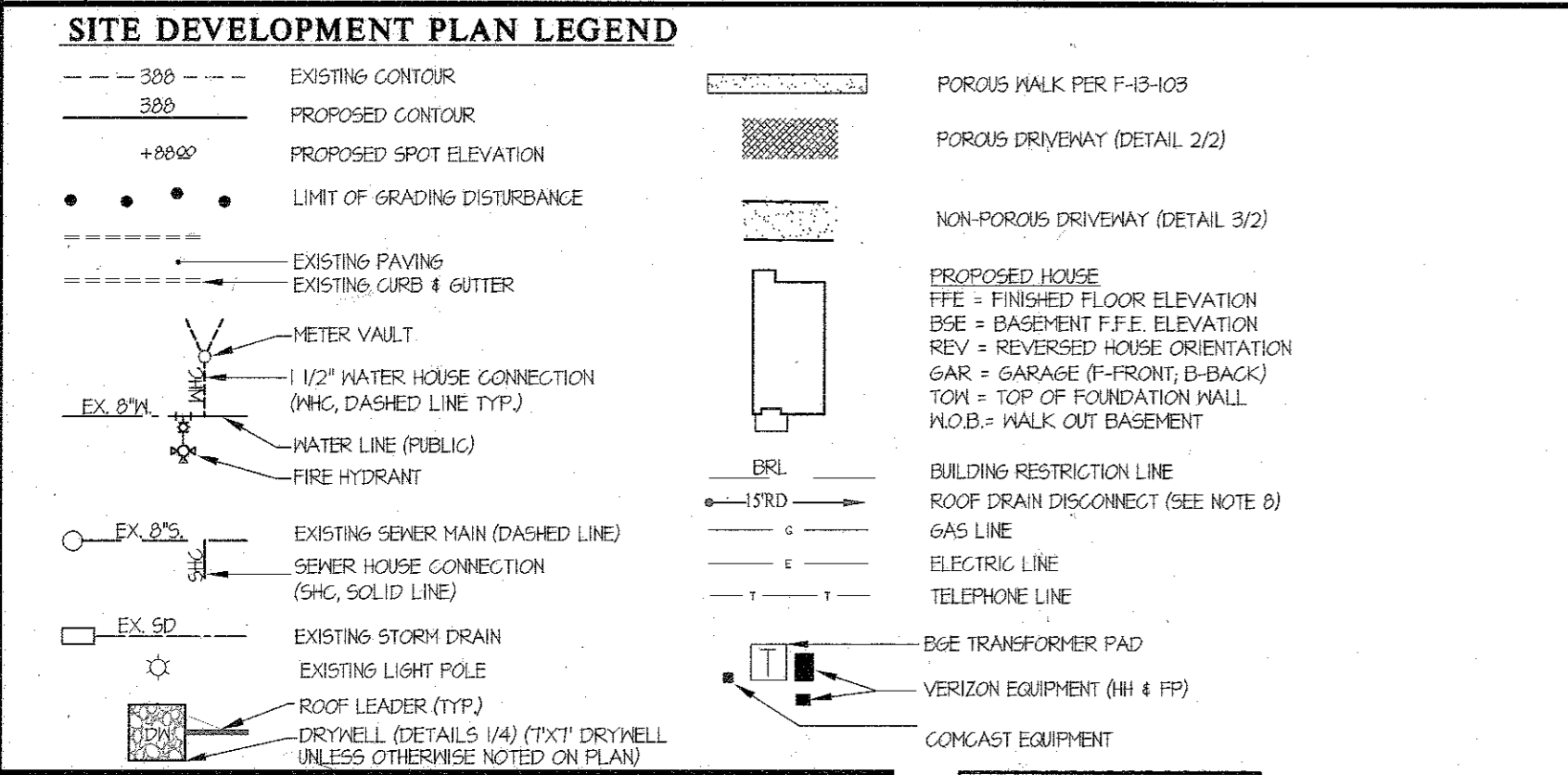
1 DRYWELL DETAILS NO SCALE



2 POROUS DRIVEWAY PLAN VIEW and SECTIONS NO SCALE



3 NON-POROUS CONCRETE DRIVEWAY PAVEMENT SECTION NO SCALE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark A. Lough* Date: 5/14/14

Chief, Division of Land Development: *W. J. ...* Date: 5-12-14

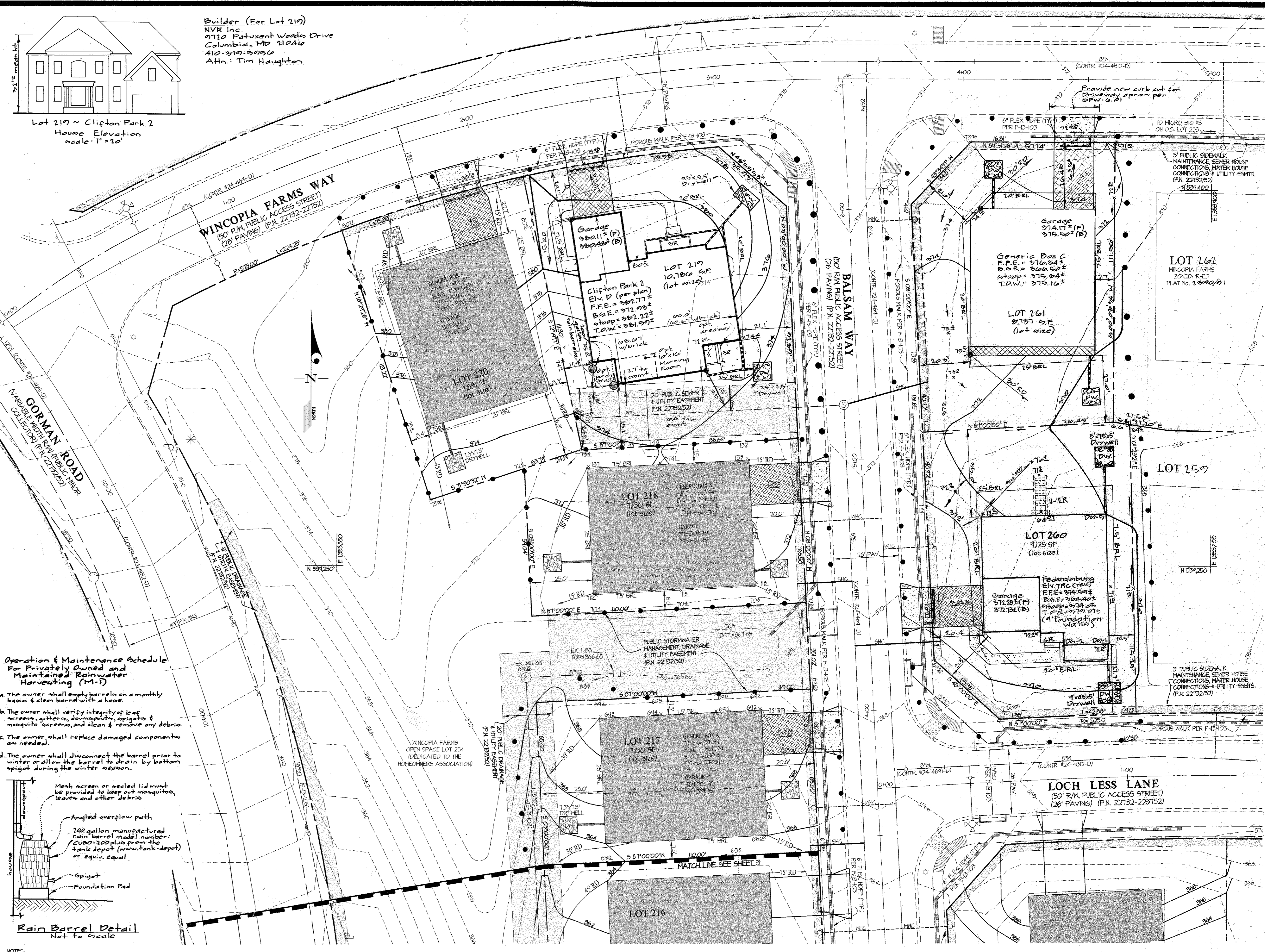
Chief Engineer: *Ed ...* Date: 5.7.14

Ed, Development Engineering Division

LOT	M.C.E.
204	360.40
205	365.40
217	360.40
218	364.10
220	372.11
219	371.00

NOTE: ALL SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS & INVERT ELEVATION @ P.I.

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4\"/>



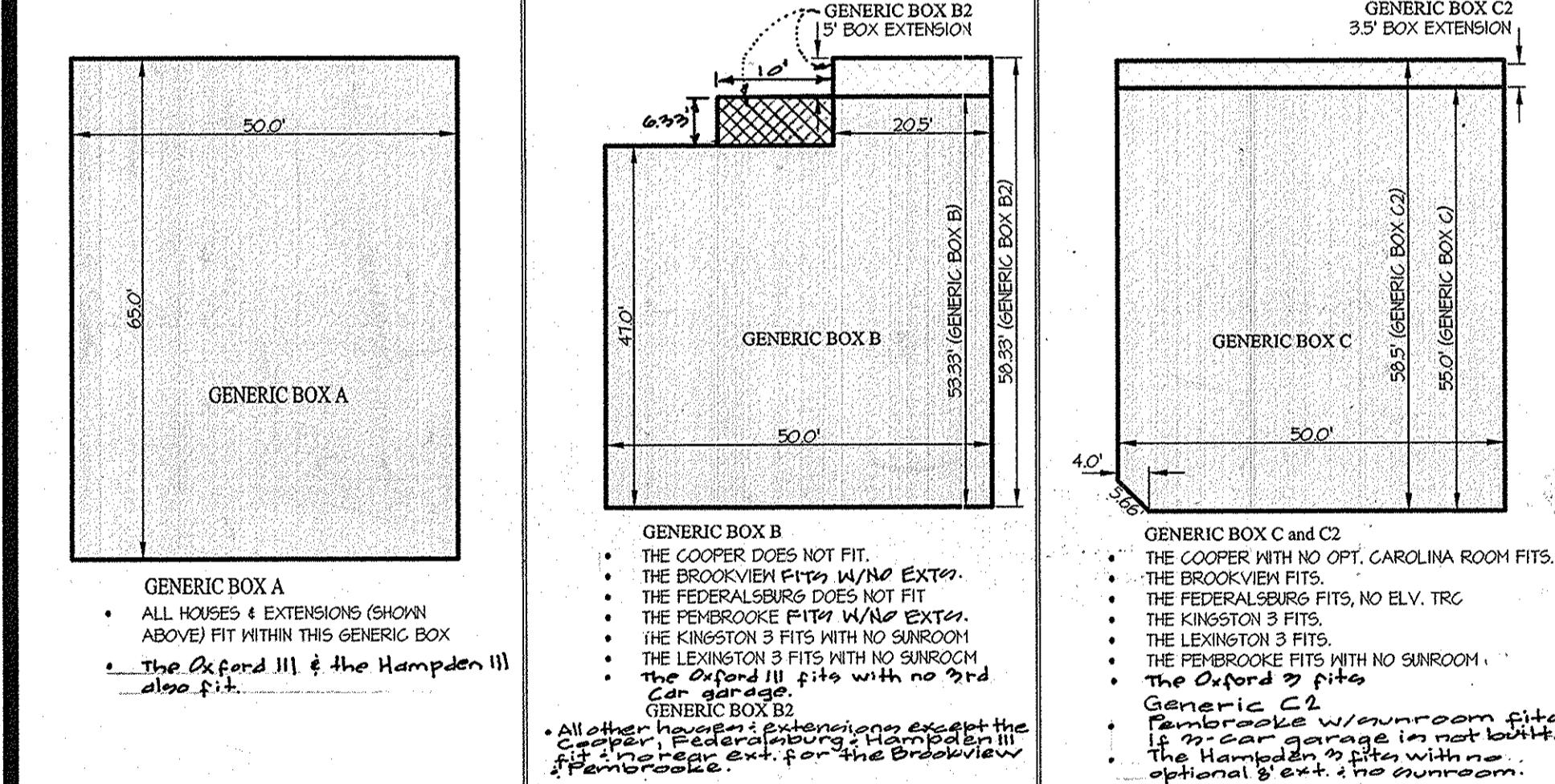
NOTES:

- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EASEMENT.
- BRICK POINT ALL BUILDINGS CONSTRUCTION UNLESS NOTED OTHERWISE.
- ALL W/H'S TO THE SUBJECT LOTS OF THIS S.D.P. ARE 1 1/2" PER CONTRACT Nos. 24-464-D AND THE WATER METER VALVES ARE IN THE R.O.V.
- SEE THE CHART ON SHEETS 2-3 FOR S.H.C. INFORMATION, CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
- ALL BUILDINGS WITHIN 10' OF A B.G.E. TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
- THE STEPS AT THE FRONT LEAD WALK CAN BE BROKEN UP INTO TWO SETS DEPENDING ON THE SPECIFIC HOUSE AND ELEVATION SELECTED.
- DRIVEWAY APRONS PER DPK R-6.01 AND R-6.03.
- ON-LOT ESD STORMWATER DEVICES (DRYWELL, RAIN BARRELS, ROOF TOP DISCONNECT, ETC.) SHOWN ON THIS S.D.P. ARE CONCEPTUAL IN NATURE BECAUSE GENERIC BOXES ARE SHOWN INSTEAD OF ACTUAL HOUSES. THEREFORE, THE APPLICABLE ON-LOT ESD DEVICES SHALL BE FINALIZED AND SUBMITTED (ALONG WITH ANY NECESSARY COMPUTATIONS) AS PART OF THE BUILDING PERMIT PLOT PLAN PACKAGE FOR AN ACTUAL HOUSE TO BE PERMITTED FOR CONSTRUCTION. FINAL ESD INFORMATION TO BE INCLUDED, AS APPLICABLE, WITH THE BUILD PERMIT PLOT PLAN PACKAGE ARE AS FOLLOWS:
 - ROOF TOP DISCONNECT (R.T.D.) DISCONNECT LENGTH FROM DOWN SPOUTS.
 - RAIN BARRELS (M-I) LOCATION OF THE 200-GALLON BARREL AT BOTTOM OF A DOWN SPOUT.
 - POROUS DRIVEWAY (A-2) FINAL SIZE (L/W/D) OF THE STONE STORAGE REGION.
 - DRYWELLS (M-5) FINAL SIZE (L/W/D) AND LOCATION DIMENSIONS OF EACH DRYWELL. GERMENE ELEVATIONS, INVERT VALUES AND PIPE SYSTEM CONNECTIONS DOWNPOUTS TO DRYWELL TO BE SHOWN. THE TOTAL ROOF AREA DRAINING TO AN INDIVIDUAL DRYWELL CANNOT EXCEED 1000 S.F.
- A waiver of the 10-foot minimum horizontal clearance requirement per DMV11 section 5.4.B.5 and reduction of the clearance requirement to 27 feet below the power easement line and the corner of the power easement line was approved by the Department of Public Works on May 30, 2014, provided that:
 - No improvements shall be constructed or placed within the public sewer & utility easement that will impede or hinder access to the sewer main.
 - Structures such as decks & fencing shall not be placed within the easement area.

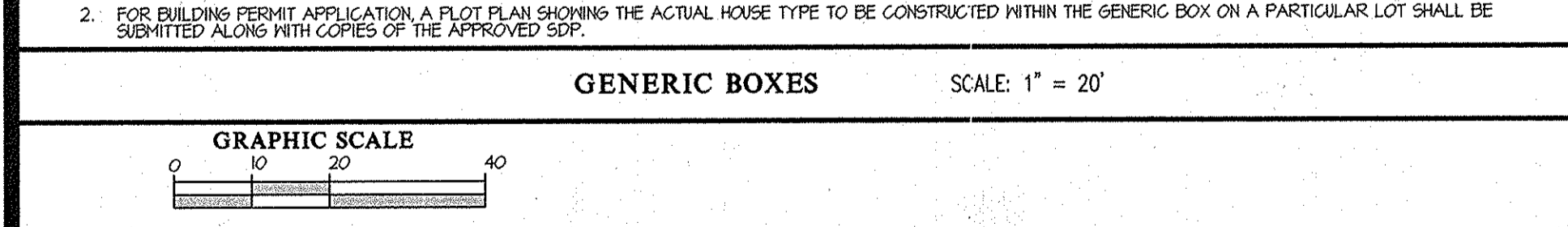
GLW GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK BURTONTOWN, MARYLAND 20866 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186	PREPARED FOR: BEAZER HOMES CORP. 8965 GULFORD ROAD SUITE 290 COLUMBIA, MD 21046 PH: 410-381-3222 ATTN: BRIAN KNAUFF	PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975 EXPIRATION DATE: May 26, 2014	SITE DEVELOPMENT PLAN WINCOPIA FARMS LOTS 193-196, 260-261, 213-219 and 220 (SFD RESIDENTIAL USE) PLAT Nos. 22732-22752 and 23170-23171 HOWARD COUNTY, MARYLAND	SCALE 1" = 20' DATE April/2014	ZONING R-ED TAX MAP - GRID 47-3	G. L. W. FILE No. 08052 SHEET 2 OF 6																
	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>BY</th> <th>APP'R.</th> </tr> </thead> <tbody> <tr> <td>2014-09</td> <td>Re-site Lot 200 w/ Federalburg</td> <td>gjt</td> <td></td> </tr> <tr> <td>2015-09</td> <td>Rev. SWM on Lot 219</td> <td>kjp</td> <td></td> </tr> <tr> <td>2015-01</td> <td>Re-sub. Lots 204 & 205, new lot numbers 200 & 201</td> <td>kjp</td> <td></td> </tr> <tr> <td>02-20-2014</td> <td>Site NVA Clifton Park on Lot 219 & add related information</td> <td>kjp</td> <td></td> </tr> </tbody> </table>	DATE	REVISION	BY	APP'R.	2014-09	Re-site Lot 200 w/ Federalburg	gjt		2015-09	Rev. SWM on Lot 219	kjp		2015-01	Re-sub. Lots 204 & 205, new lot numbers 200 & 201	kjp		02-20-2014	Site NVA Clifton Park on Lot 219 & add related information	kjp		ELECTION DISTRICT No. 6
DATE	REVISION	BY	APP'R.																			
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02-20-2014	Site NVA Clifton Park on Lot 219 & add related information	kjp																				



TYPICAL HOUSE FOOTPRINTS and ELEVATIONS
(STANDARD (STD) ORIENTATION SHOWN) SCALE: 1" = 20'



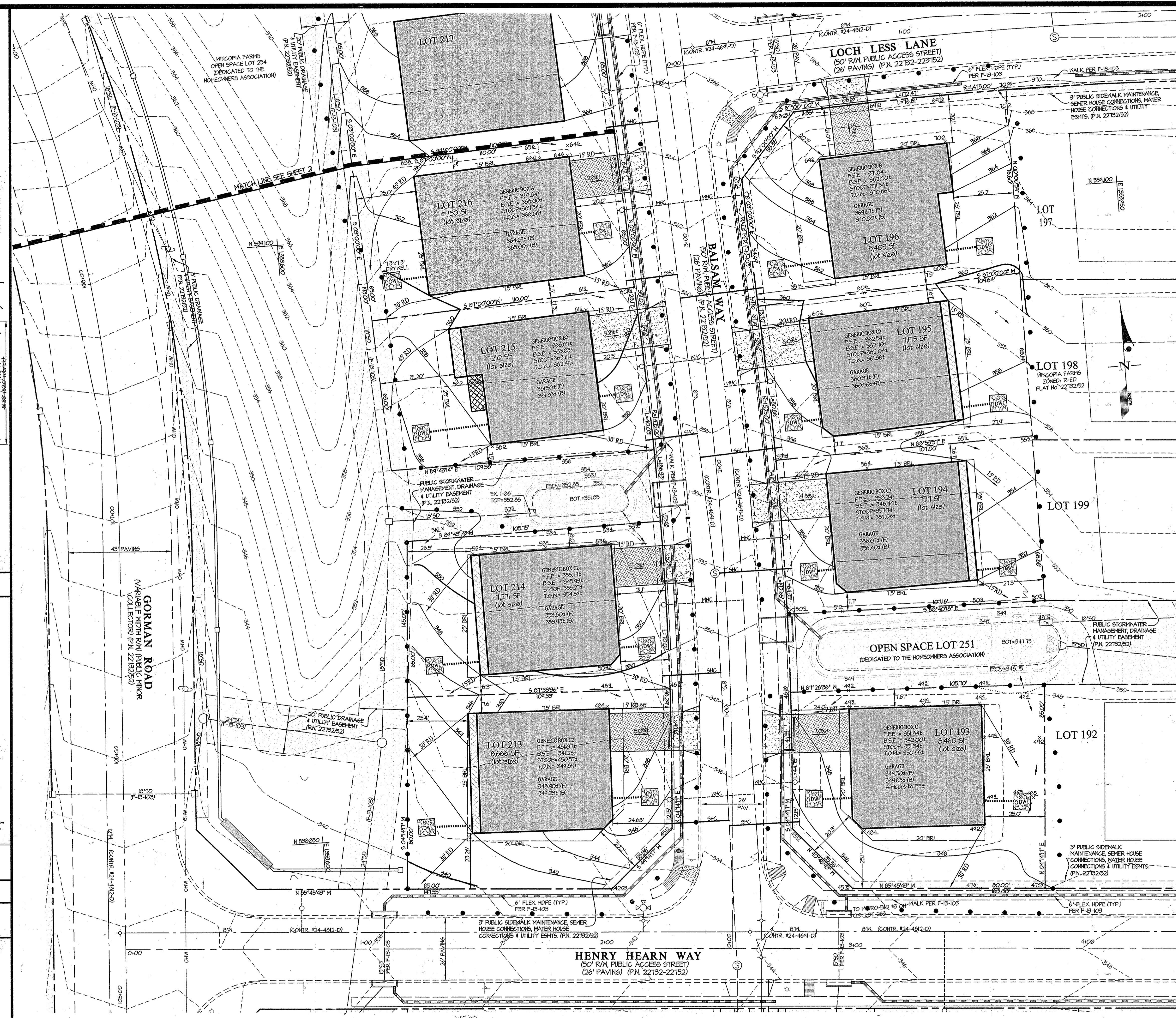
GENERIC BOXES SCALE: 1" = 20'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 7/17/14
 Chief, Division of Land Development: *[Signature]* Date: 7-16-14
 Chief, Development Engineering Division: *[Signature]* Date: 7-16-14

LOT	M.C.E.	LOT	M.C.E.
H3	334.32	H3	334.40
H4	346.60	H4	345.00
H5	350.81	H5	351.08
H6	354.44	H6	354.22

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 TEL: 301-421-4024 FAX: 301-989-2524

DATE	REVISION	BY	APPR.
2014-06	Update Generic Box B, C1, C2 notes	gt	
2015-01	Update Pembroke House Footprint	kjp	
2014-07	ADDED BROOKVIEW, FEDERALBURG & PEMBROKE; UPDATE KINGSTON & LEXINGTON; REV. GRADING TO REFLECT HOLD DOWN GRASSES		

PREPARED FOR:
 BEAZER HOMES CORP.
 8965 GUILFORD ROAD
 SUITE 290
 COLUMBIA, MD 21046
 PH: 410-381-3222
 ATTN: BRIAN KINAUFF

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12275
 EXPIRATION DATE: MAY 28, 2015

(REVISED) SITE DEVELOPMENT PLAN
WINGOPIA FARMS
 LOTS 193-196, 260-261, 213-218 and 220
 (SFD RESIDENTIAL USE)
 PLAT Nos. 22732-22752, & 23100-23101
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 20'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
April/2014	47 - 3	3 OF 6

B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION: THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CRITERIA: WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

A. SOIL PREPARATION

- 1. TEMPORARY STABILIZATION
a. SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 6 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT...

2. PERMANENT STABILIZATION

- i. SOIL PH BETWEEN 6.0 AND 7.0.
ii. SOLUBLE SALTS LESS THAN 400 PARTS PER MILLION (PPM).
iii. SOIL CONTAINS LESS THAN 50 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE...

B. TOPSOILING

- 1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.
2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS...

C. MULCHING

- 1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR...
b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE...

2. APPLICATION

- a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
b. WCFM MATERIALS ARE TO BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 GALLONS OF WATER PER 100 GALLONS OF WCFM...

3. ANCHORING

- a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER.
b. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE...

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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] Date: 4/12/14
Chief, Division of Land Development: [Signature] Date: 5-12-14
Chief, Development Engineering Division: [Signature] Date: 5-7-14

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BALTUNTSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CRITERIA: TO THE SURFACE OF ALL PERMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

A. SEEDING

- 1. SPECIFICATIONS
a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE TESTED BY A SEEDING TESTER...

2. APPLICATION

- a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
b. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES...

B. MULCHING

- 1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR...

2. APPLICATION

- a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
b. WCFM MATERIALS ARE TO BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 GALLONS OF WATER PER 100 GALLONS OF WCFM...

3. ANCHORING

- a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER.
b. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE...

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.

Builder's Certificate
I hereby certify that all development and/or 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 Maryland 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 H.C.S.D.

Builder's Certificate
I hereby certify that all development and/or 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 Maryland 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 H.C.S.D.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] Date: 4/12/14
Chief, Division of Land Development: [Signature] Date: 5-12-14
Chief, Development Engineering Division: [Signature] Date: 5-7-14

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B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CRITERIA: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

TEMPORARY SEEDING SUMMARY

Table with columns: No., Species, Rate (lb/acre), Seeding Dates, Seeding Depth, Fertilizer Rate (lb/acre), Lime Rate (lb/acre)

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION.
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THEREIN.

- 7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

- 1. PURPOSE: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.
2. TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

PERMANENT SEEDING SUMMARY

Table with columns: No., Species, Application Rate, Seeding Dates, Seeding Depths, Fertilizer Rate, Lime Rate

2. SOIL INSTALLATION

- a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOIL.
b. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY BEDDED AGAINST EACH OTHER.

3. SOD MAINTENANCE

- a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY TO MAINTAIN MOST SOIL TO A DEPTH OF 4 INCHES.
b. WATER SO DURING THE HEAT OF THE DAY TO PREVENT WILTING.

PREPARED FOR: BEAZER HOMES CORP. 8965 GUILDFORD ROAD SUITE 290 COLUMBIA, MD 21046 PH: 410-381-3222 ATTN: BRIAN KNAUFF

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CRITERIA: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

A. SEED MIXTURES

- 1. GENERAL USE
a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITIONS OR PURPOSES FOUND ON TABLE B.2 (ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY).

2. TURFGRASS MIXTURES

- i. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT.
ii. KENTUCKY BLUEGRASS/PRENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE INTENSIVE MANAGEMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT.

- 12. A PROJECT IS TO BE SEQUENCED SO THAT THE GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM AVERAGE OF 20 AC. PER GRADING UNIT) AT A TIME WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WITH AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY.

PERMANENT SEEDING SUMMARY

Table with columns: No., Species, Application Rate, Seeding Dates, Seeding Depths, Fertilizer Rate, Lime Rate

B. SOD

- 1. GENERAL SPECIFICATIONS
a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.

2. SOIL INSTALLATION

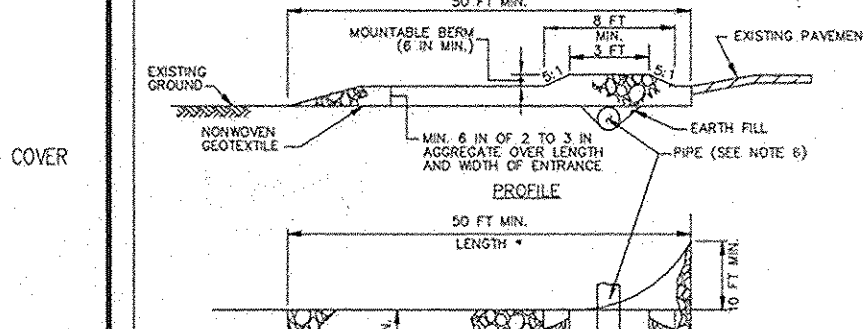
- a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOIL.
b. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY BEDDED AGAINST EACH OTHER.

3. SOD MAINTENANCE

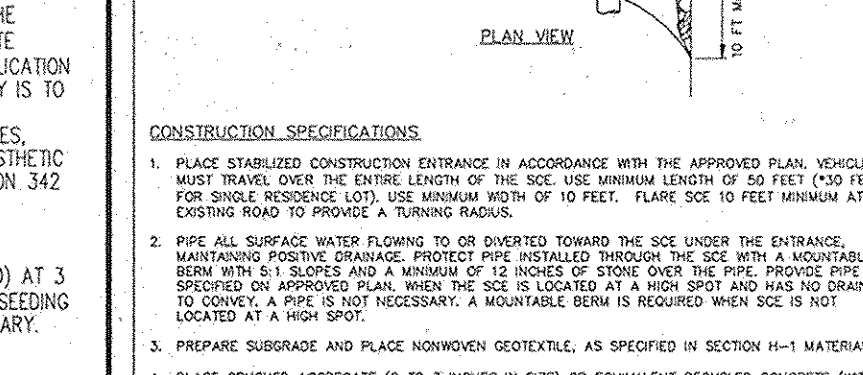
- a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY TO MAINTAIN MOST SOIL TO A DEPTH OF 4 INCHES.
b. WATER SO DURING THE HEAT OF THE DAY TO PREVENT WILTING.

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975 EXPIRATION DATE: May 26, 2014

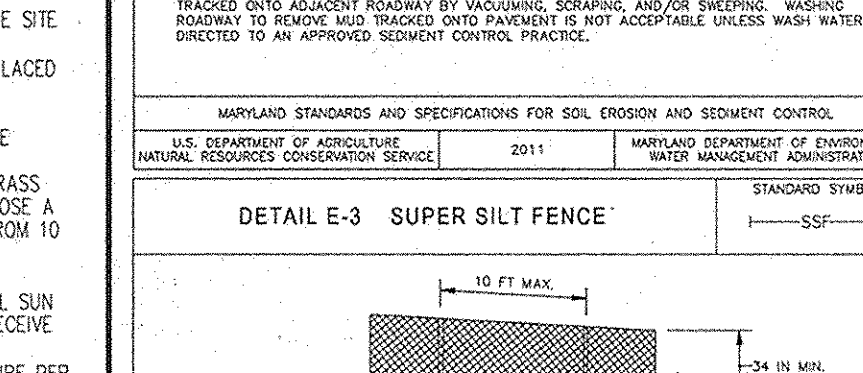
DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE



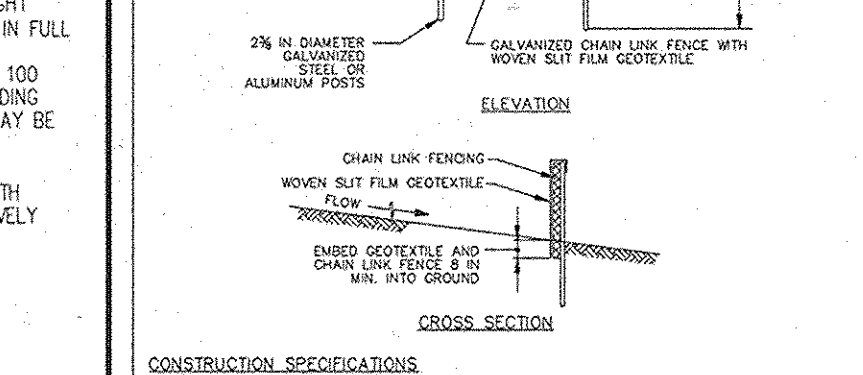
DETAIL E-3 SUPER SILT FENCE



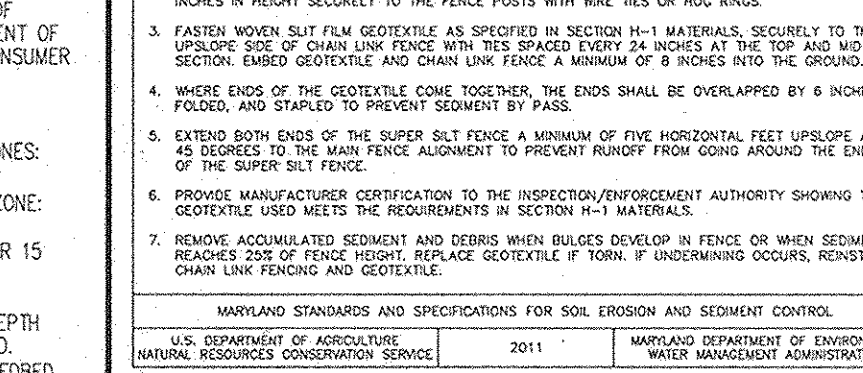
DETAIL E-1 SILT FENCE



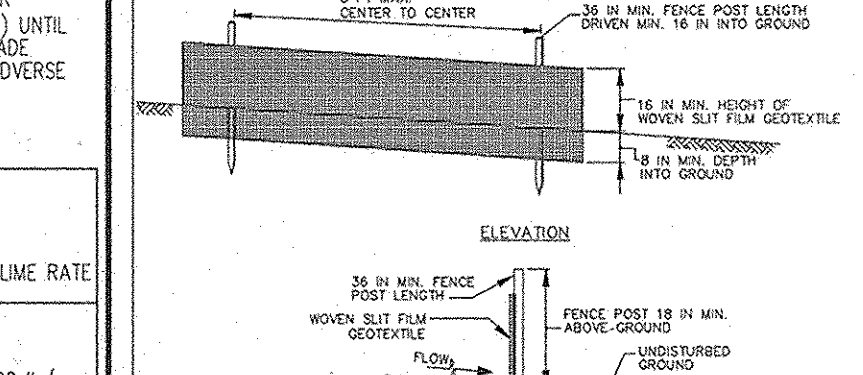
DETAIL E-1 SILT FENCE



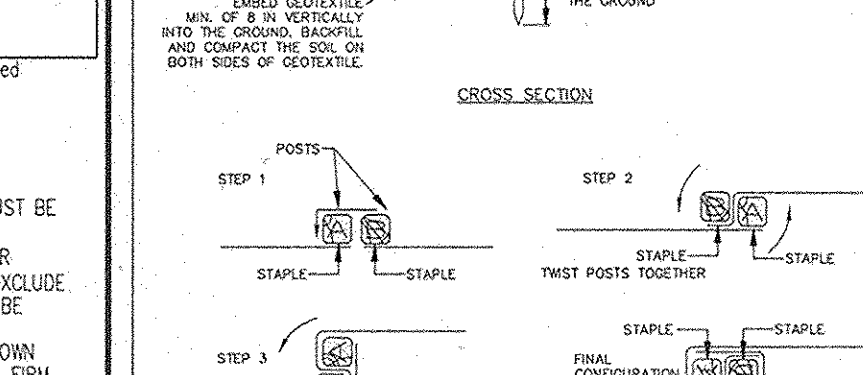
DETAIL E-1 SILT FENCE



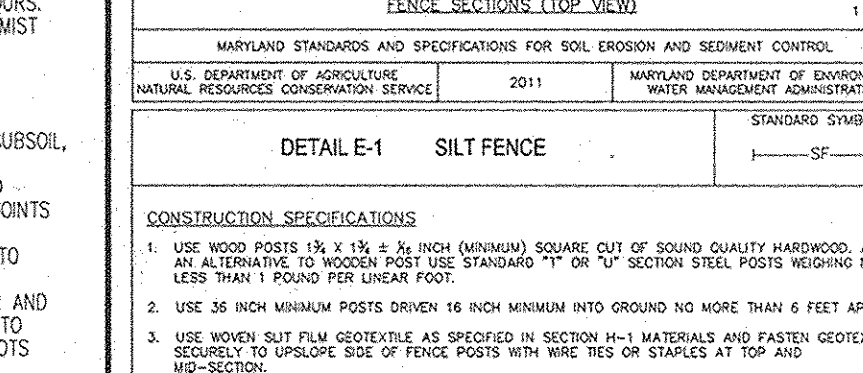
DETAIL E-1 SILT FENCE



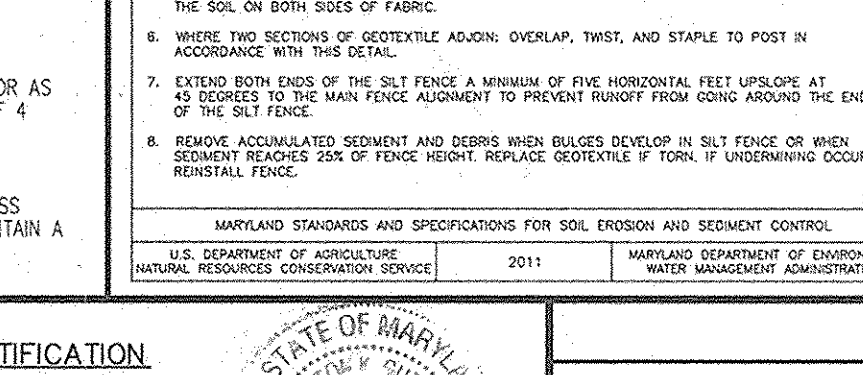
DETAIL E-1 SILT FENCE



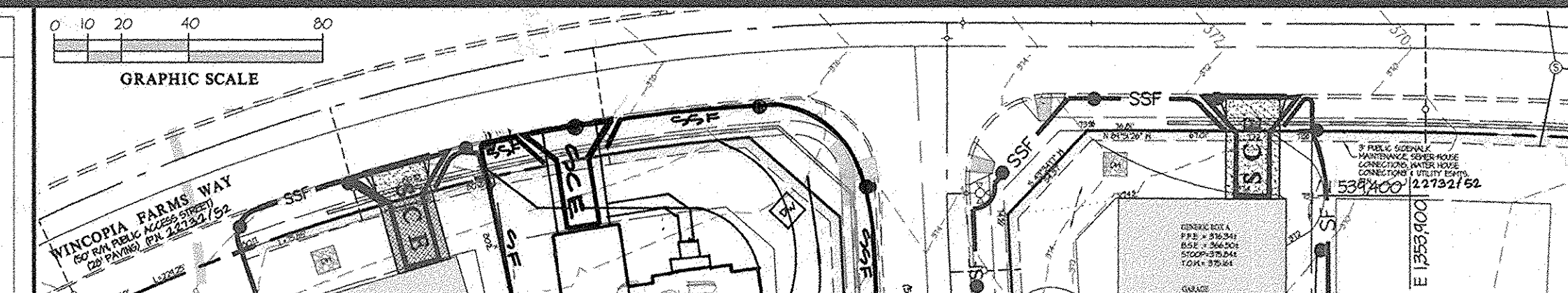
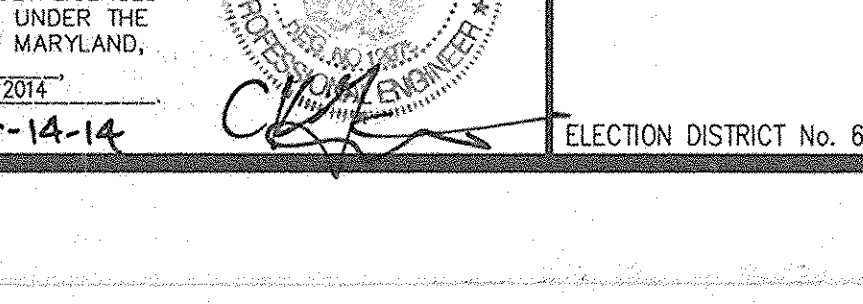
DETAIL E-1 SILT FENCE



DETAIL E-1 SILT FENCE



DETAIL E-1 SILT FENCE



CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEGETABLES SHOULD BE PLANTED AT THE END OF THE ENTRANCE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. PREPARE SURFACE AND PLACE NONWOOL GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.

CONSTRUCTION SPECIFICATIONS

- 1. INSTALL 2x6 INCH DIAMETER GALVANIZED STEEL POSTS OF 6000 RING WALL THICKNESS AND SIX FOOT LENGTHS TO BE PLACED AT THE END OF THE ENTRANCE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. FASTEN A GAUGE OF HEAVY GALVANIZED STEEL CHAIN LINK FENCE (16x16 MESH) TO THE POSTS.

CONSTRUCTION SPECIFICATIONS

- 1. APPLY FOR A GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSDI).
2. FOR EACH LOT UNDER GOING CONSTRUCTION, INSTALL THE STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (-SF-) AND SUPER SILT FENCES (-SSF-) UPSTREAM OR INSTALL ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE CSDI.

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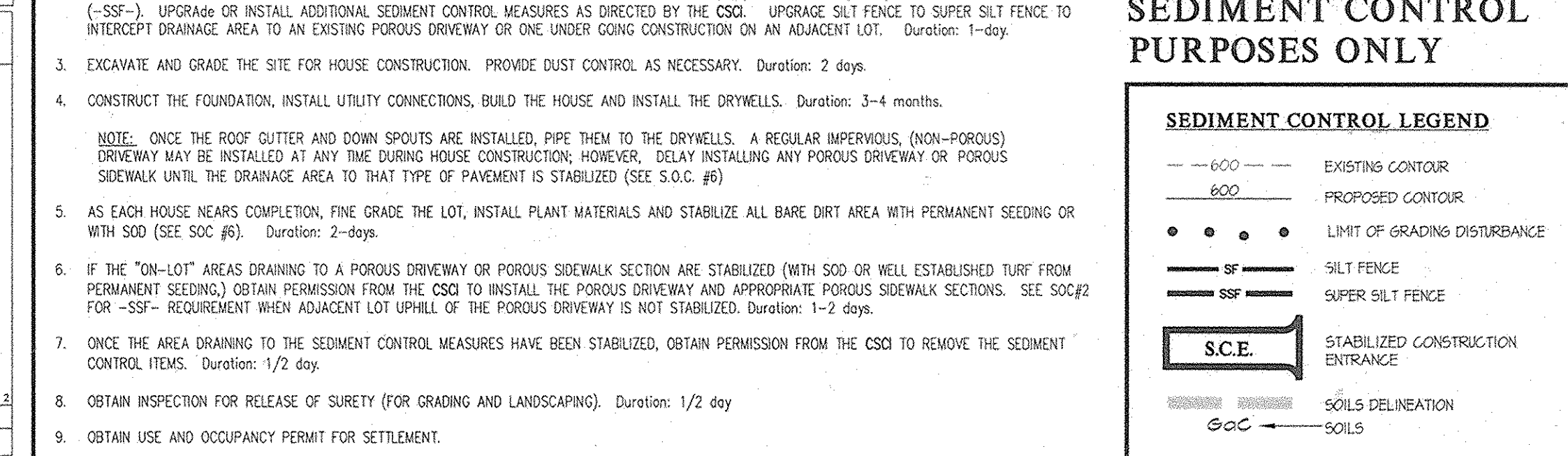
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THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



SEDIMENT CONTROL PLAN

WINCOPIA FARMS
LOTS 193-199, 200-206, 213-219 and 220
(SFD RESIDENTIAL USE)
PLAT NOS. 22732-22752, & 23170-23191

SCALE: 1" = 40'
ZONING: R-ED
G. L. W. FILE NO.: 08052
DATE: April/2014
TAX MAP - GRID: 47-3
SHEET: 4 OF 6

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SODDERED OR SEEDING IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 4).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- "SCHEDULE A AND SCHEDULE C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF \$400.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:
 12 SHADE TREES @ \$300 EACH = \$3600.00
 12 EVERGREEN TREES @ 150 EACH = \$1800.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2950. SEE THE CHART ON THIS SHEET FOR THE BREAK-DOWN OF THE SURETY ON A PER LOT BASIS.

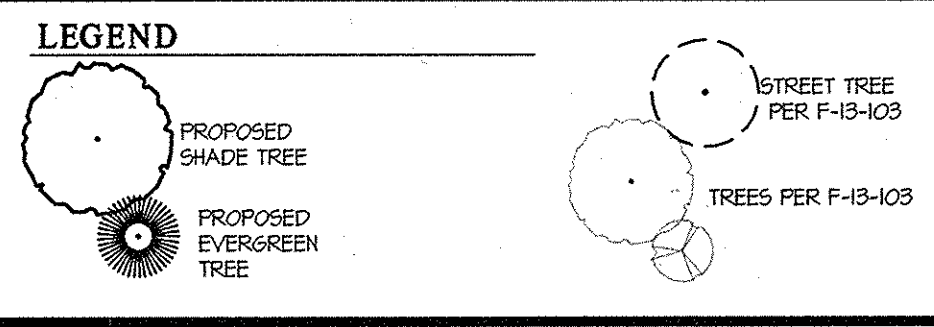
- NOTES**
- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
 - THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BENCHES, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

PLANT LIST				
SYMBOL	QUANT.	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	SIZE	COMMENTS
SHADE	12	SOPHORA JAPONICA / JAPANESE PAGODA TREE BETULA NIGRA HERITAGE / HERITAGE CLUMP BIRCH CERCIDIPHYLLUM JAPONICA / KATSURATREE	2 1/2 - 3" CAL. MIN. 10' - 12' HT. MIN.	
EVERGREEN	12	PICEA OMORICA / SERBIAN SPRUCE ILEX OPACA / AMERICAN HOLLY ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY CEDRIS DEODORA / DECOR CEDAR	6-8' HT.	ALL B4B

LANDSCAPE SURETY PER LOT			
LOT NO.	PLANT QUANTITY	SURETY AMOUNT	
	SHADE TREES	EVERGREEN	
193	2	2	\$ 900.00
194	n/a	n/a	
195	n/a	n/a	
196	2	2	\$ 900.00
204	2	2	\$ 900.00
205	2	2	\$ 900.00
219	2	2	\$ 900.00
214	n/a	n/a	
215	n/a	n/a	
216	n/a	n/a	
217	n/a	n/a	
218	n/a	n/a	
220	n/a	n/a	
TOTAL	10	10	\$ 4500.00

Landscape Surety Per Lot			
Lot No.	Plant Quantity	Surety Amount	
	Shade Trees	Evergreen	
219	2	2	\$900.00
Total	2	2	\$900.00

Builder (For Lot 219)
 NFE Inc.
 7722 Reisterstown Road, Pk
 Columbia, MD 21046
 Ph: 410-379-5950
 Attn: Tim Naughton



DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE WITH THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL, AND THE LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN ESCROWED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: [Signature] DATE: 4/14/14

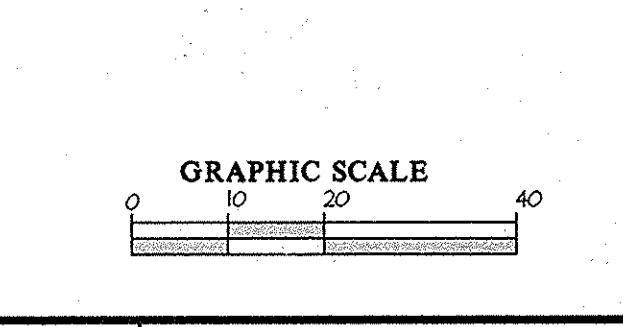
DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE WITH THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN ESCROWED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF BUILDER FOR LOT 219 DATE: 8/20/14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

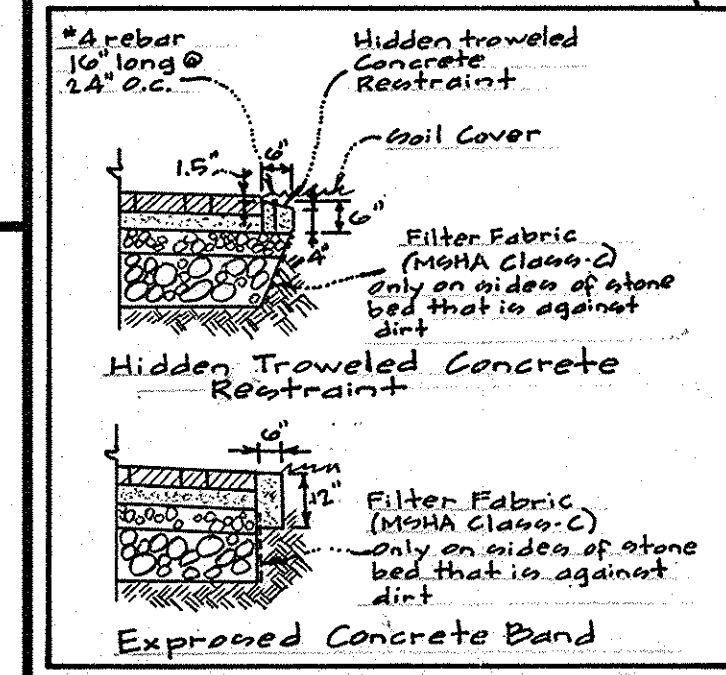
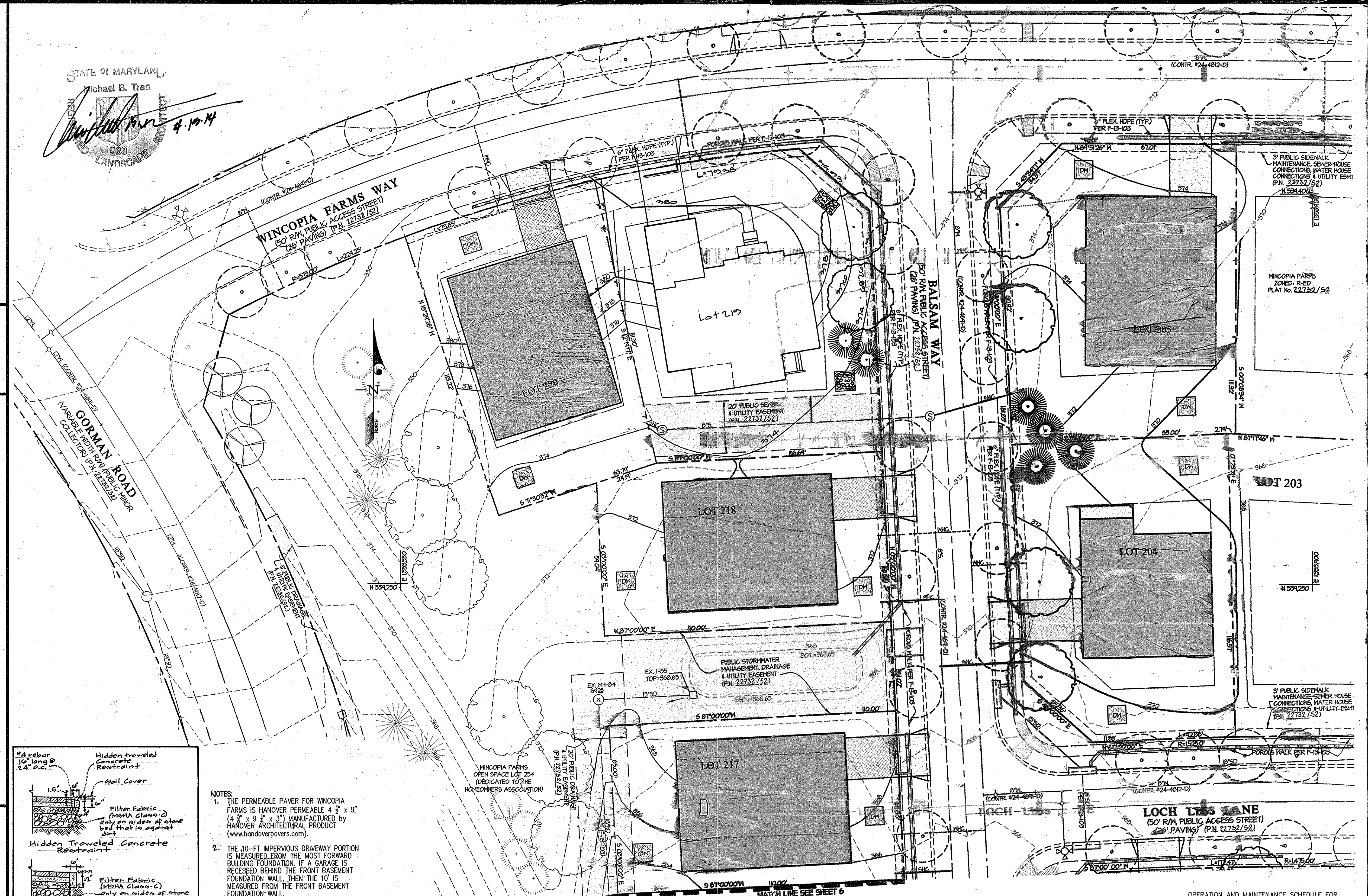
Director: [Signature] DATE: 5/14/14
 Chief, Division of Land Development: [Signature] DATE: 5/12/14
 Chief, Development Engineering Division: [Signature] DATE: 5/7/14



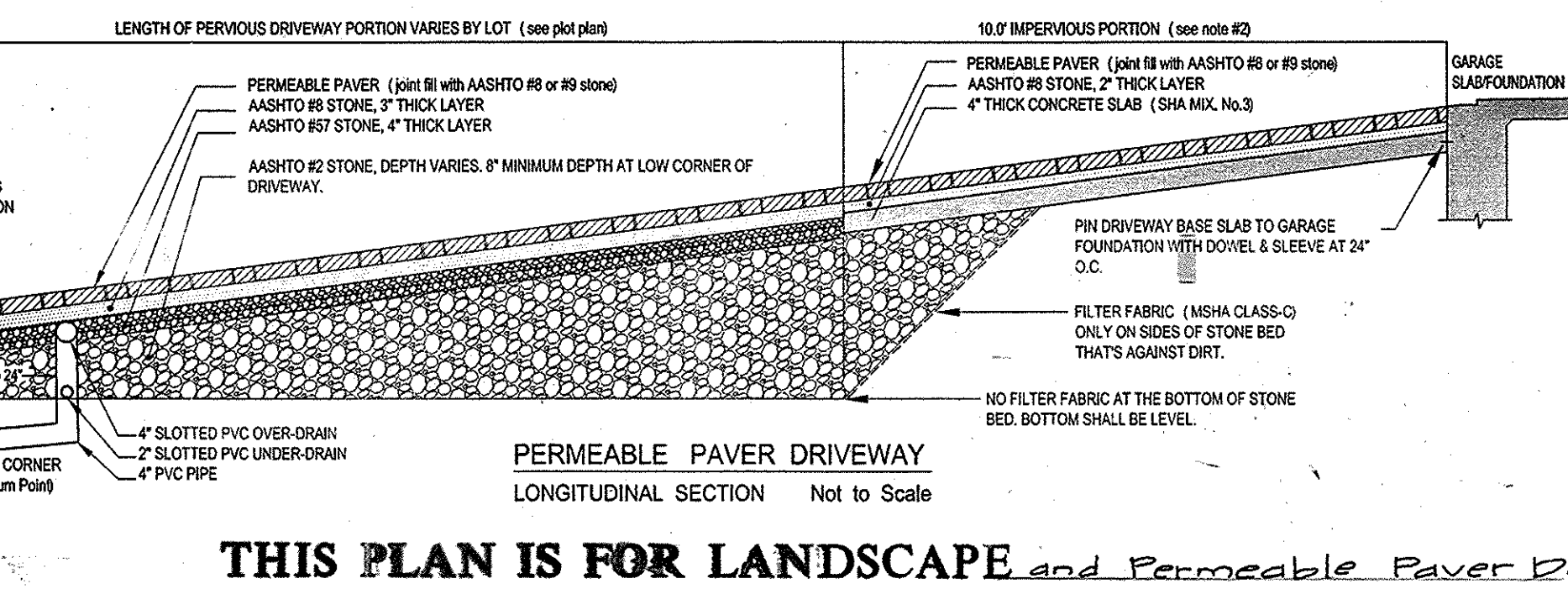
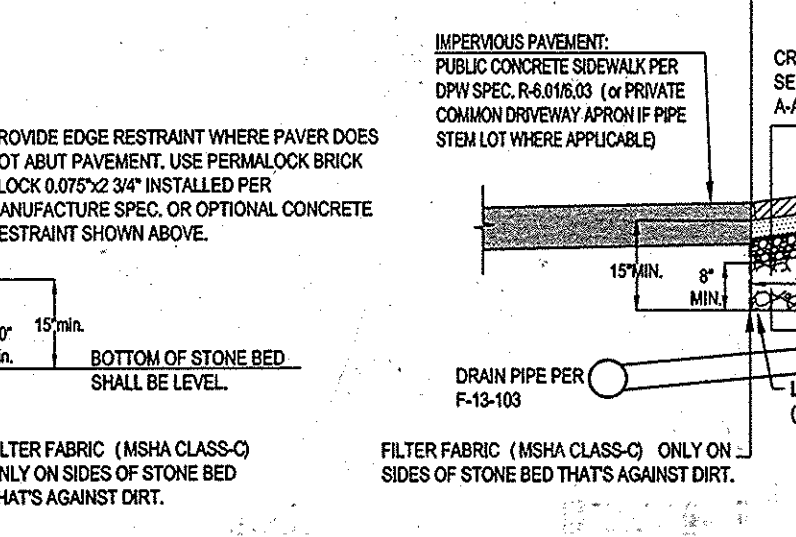
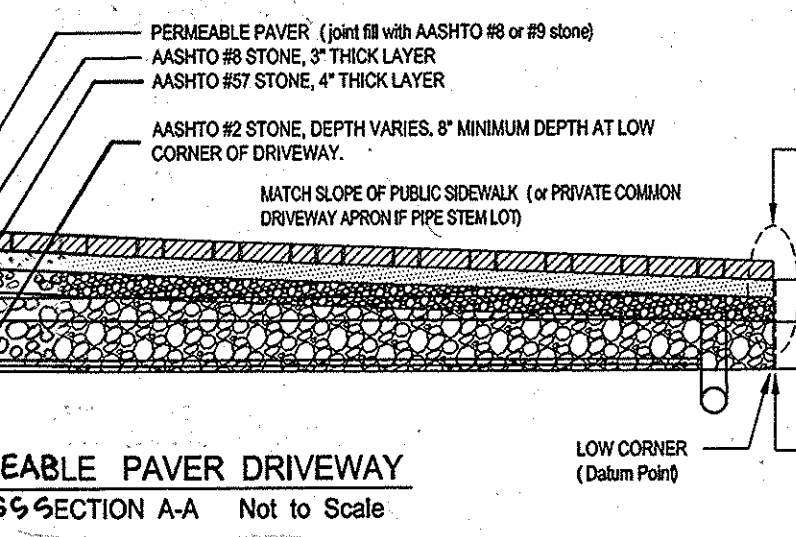
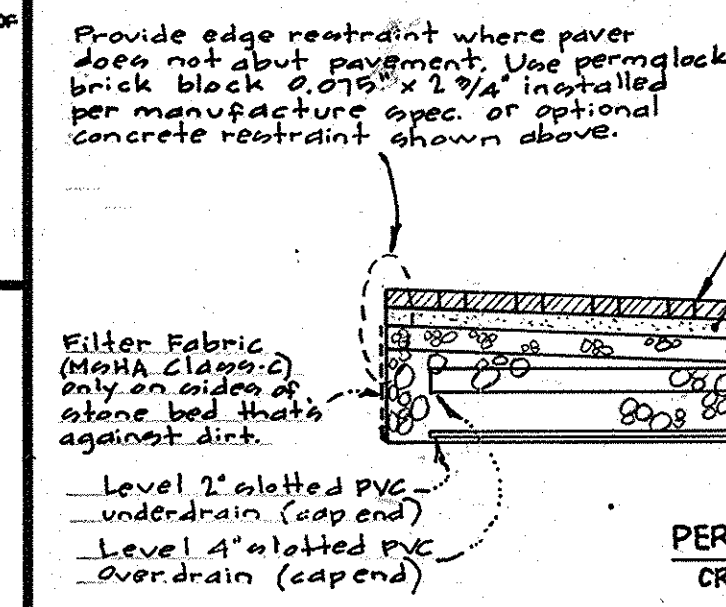
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND, 20866
 TEL: 301-421-4024 BALT: 410-380-1620 DOWNTOWN: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APPR.
4-17-14	add permeable paver details	kjp	
20-14-08	ADD NEW LOT 219 TO PLAN VIEW, REV. LANDSCAPE SURETY AND PLANT QUANTITIES ACCORDINGLY	NW/gq	

PREPARED FOR:
 BEAZER HOMES CORP.
 8965 GUILFORD ROAD
 SUITE 290
 COLUMBIA, MD 21046
 PH.: 410-381-3222
 ATTN: BRIAN KNAUFF



- NOTES:**
- THE PERMEABLE PAVEMENT FOR WINCOPIA FARMS IS HANOVER PERMEABLE 4" x 9" (4 1/2" x 9 1/2" x 3/4") MANUFACTURED BY HANOVER ARCHITECTURAL PRODUCT (www.hanoverpavers.com).
 - THE 10'-FT IMPERVIOUS DRIVEWAY PORTION IS MEASURED FROM THE MOST FORWARD BUILDING FOUNDATION. IF A GARAGE IS RECESSED BEHIND THE FRONT BASEMENT FOUNDATION WALL, THEN THE 10' IS MEASURED FROM THE FRONT BASEMENT FOUNDATION WALL.
 - FOR USE AS AN ALTERNATE TO THE PRIVATE POROUS CONCRETE DRIVEWAY SECTION DETAILS SHOWN ON SH. 2.



- OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)**
- THE OWNER SHALL PERIODICALLY SWEEP (OR VACUUM POROUS CONCRETE PAVEMENT) THE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
 - THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, ALLEYS, STONE DICE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE.
 - THE OWNER SHALL USE DEICERS IN MODERATION. DEICERS SHOULD BE NON-TOXIC & BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT.
 - THE OWNER SHALL ENSURE SNOW PLOWING IS PERFORMED CAREFULLY WITH BLADES SET ONE INCH ABOVE THE SURFACE. PLOWED SNOW PILES AND SNOW MELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

THIS PLAN IS FOR LANDSCAPE and Permeable Paver Details

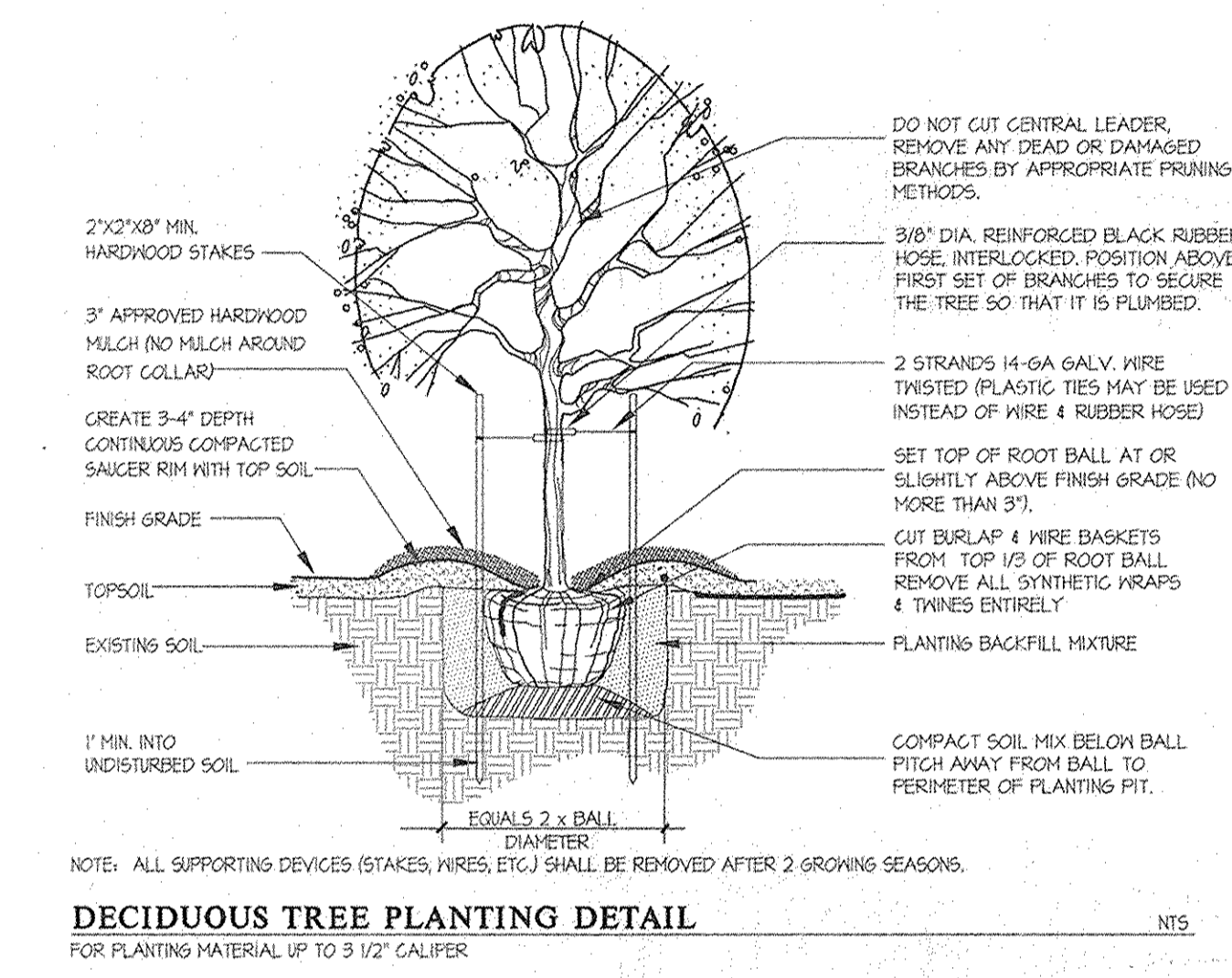
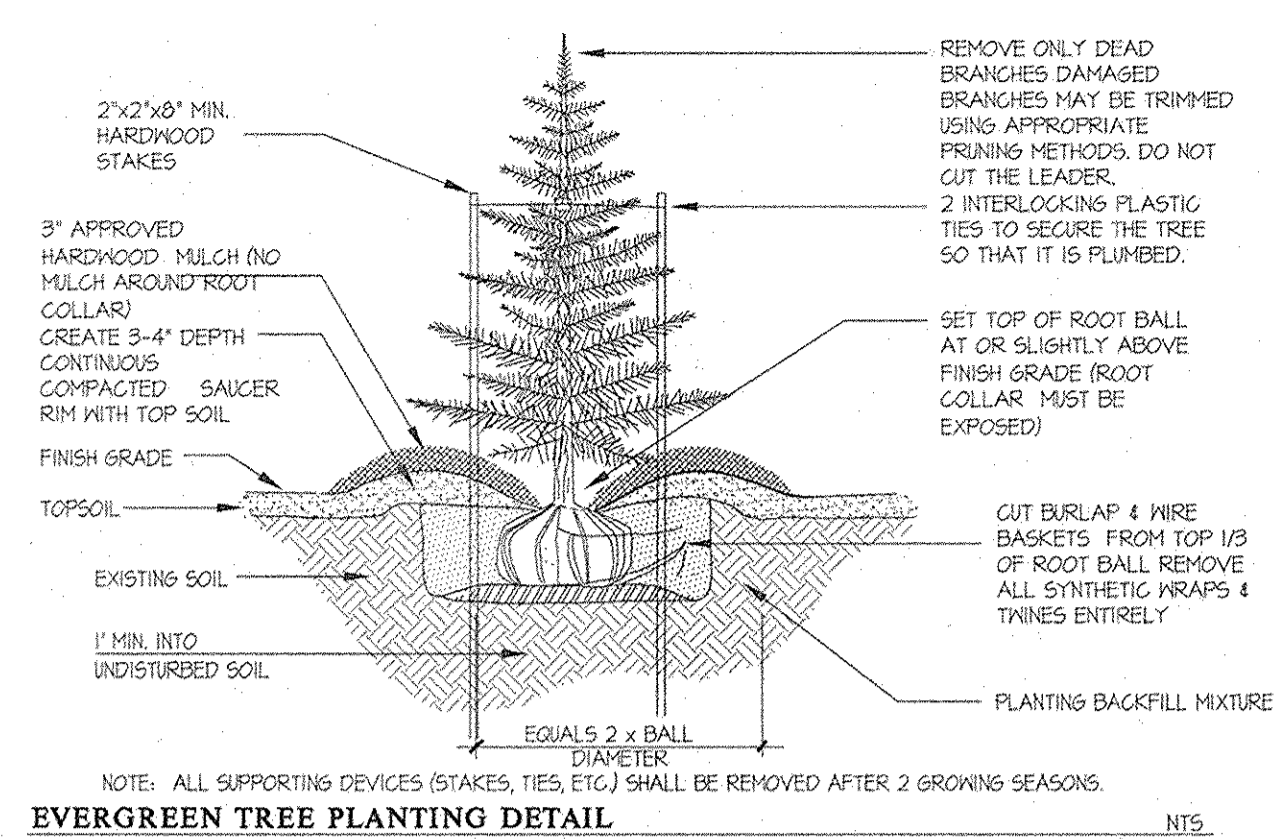
Landscape Plan

WINCOPIA FARMS
 LOTS 193-196, 204-206, 213-219 and 220
 (SFD RESIDENTIAL USE)
 22732 - 22752 & 23108 - 23121

ELECTION DISTRICT No. 6

SCALE	ZONING	G. L. W. FILE NO.
1" = 20'	R-ED	08052
DATE	TAX MAP - Grid	SHEET
April 2014	47-3	5 OF 6

HOWARD COUNTY, MARYLAND



RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE A)

USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY					
	LOT 193	LOT 196	LOT 204	LOT 205	LOT 213	LOT 219
LANDSCAPE TYPE	TYPE B' BUFFER (1:50 SHADE TREES, 1:40 EVGR. TREES)					
PERIMETER LOCATION	LOT 193	LOT 196	LOT 204	LOT 205	LOT 213	LOT 219
SIDE LENGTH OF LOT (P.L.)	80'	88.66'	90.92'	90.92'	85'	92.9'
CREDIT FOR EXISTING VEGETATION	N/A	N/A	N/A	N/A	N/A	N/A
CREDIT FOR WALL, FENCE OR BERM	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED						
SHADE TREES	2	2	2	2	2	2
EVERGREEN TREES	2	2	2	2	2	2
SHRUBS	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS PROVIDED						
SHADE TREES	2	2	2	2	2	2
EVERGREEN TREES	2	2	2	2	2	2
OTHER TREES (@ 2:1 SUBSTITUTION)	0	0	0	0	0	0
SHRUBS (@ 1:1 SUBSTITUTION)	N/A	N/A	N/A	N/A	N/A	N/A

DEVELOPER'S/BUILDER'S CERTIFICATE

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NAME: *Michael B. Tran* DATE: 4/14/14

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SIGNATURE OF BUILDER FOR LOT 219: *[Signature]* DATE: 8/28/14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 5/12/14

Chief, Division of Land Development: *[Signature]* Date: 5-12-14

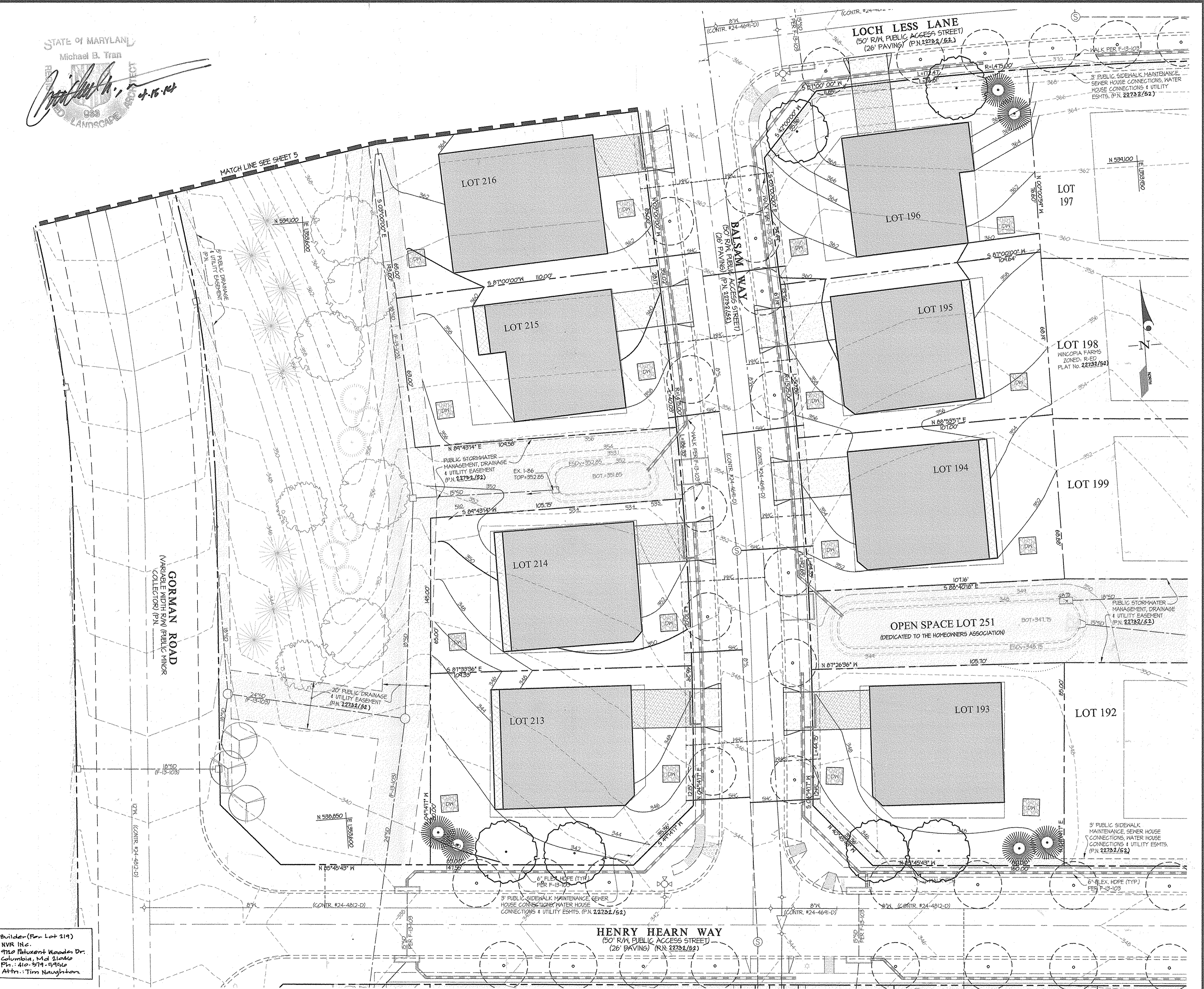
Chief, Development Engineering Division: *[Signature]* Date: 5-7-14

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

GRAPHIC SCALE 0 20 40

DATE	REVISION	BY	APPR.
2014-08	Add NVRs Lot 219 to schedule A	gt	

Builder (For Lot 219)
NVR Inc.
The Retreat Woods Dr.
Columbia, Md 21046
Ph: 410-381-9566
Attn: Tim Naughton



THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY