

WINCOPIA FARMS

SITE DEVELOPMENT PLAN

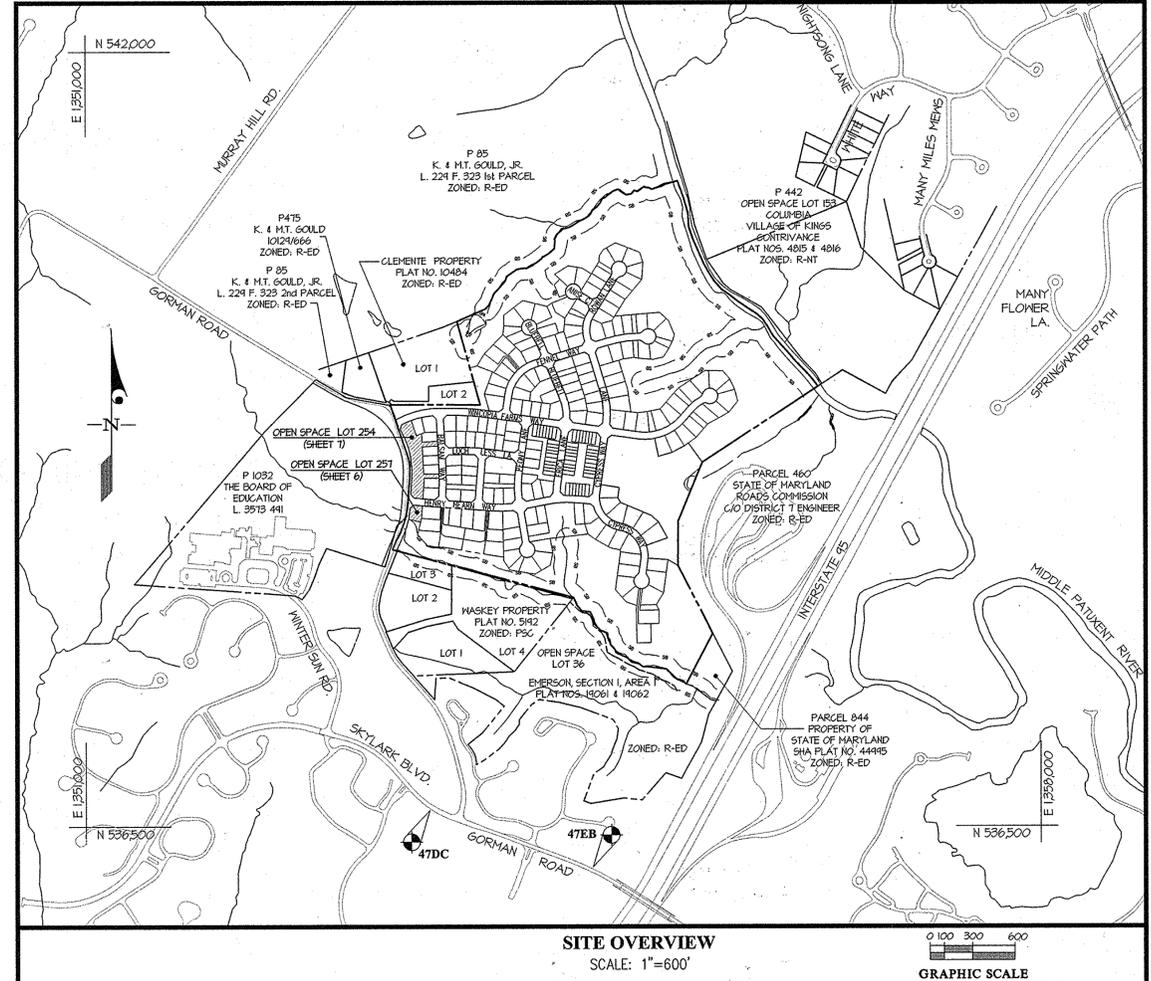
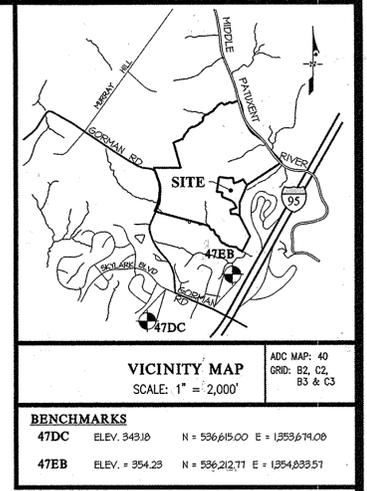
OPEN SPACE LOTS 254 & 257 (Entrance Features)

SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 318-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7111 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
4. PROJECT BACKGROUND: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET.
 LOCATION TAX MAP: 47
 ELECTION DISTRICT: 6
 ZONING: R-ED PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
 AREA OF OPEN SPACE LOTS 254 AND 257 FOR THIS SITE DEVELOPMENT PLAN: 15.8 ACRES.
 FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: SP-10-005, PB910, W-11-016, F-13-103, BA-13-024C and BA-14-13V.
5. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN PROCESSED.
6. THE SCENIC ROADS MAP INDICATES THAT GORMAN ROAD IS A SCENIC ROAD.
7. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE HARTLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY BENCHMARKS 47DC AND 47EB WERE USED FOR THIS PROJECT.
8. ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF STRUCTURE UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
9. EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-13-103 AND AERIAL TOPOGRAPHY PREPARED BY MCKENZIE-SNYDER DURING DECEMBER, 2009.
10. IF APPLICABLE PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY N4S CONTRACT NOS. 24-4611-D) AND THE WATER METER VAULTS IN OUTSIDE VAULTS.
11. STORMWATER MANAGEMENT FOR THIS PROJECT (WINCOPIA FARMS) WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE HOE STORMWATER DESIGN MANUAL. BASED ON TABLE 5.5, THIS SITE HAS A TARGET FE OF 1.0". IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF ROOFTOP DISCONNECT (N-1), SHEET FLOM TO BUFFER (N-3), DRY WELLS (M-5), RAIN BARRELS (M-1), POROUS PAVEMENT (A-2), GRASS SHALES (M-8), MICRO-BIORETENTION (M-4), AND A SAND FILTER (F-1) WILL BE USED. ALL OF THE HOE 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 HOA. THE HOA 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).
12. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
13. THIS PROJECT COMPLIES 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.
14. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING REGULATIONS ADOPTED JULY, 2006.
15. LANDSCAPING PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL IS NOT REQUIRED. IN ADDITION TO THE REQUIRED LANDSCAPE BUFFER AND STREET PLANTINGS APPROVED UNDER F-13-103, SUPPLEMENTAL LANDSCAPING MAY BE PLANTED IN THE OPEN SPACE LOTS BORDERING GORMAN ROAD. THE MAXIMUM HEIGHT OF ANY SUPPLEMENTAL TREES PLANTED WITHIN THE BOE GREEN PLANTING ZONE AND YELLOW PLANTING ZONE ALONG GORMAN ROAD SHALL NOT EXCEED 25-FEET & 40-FEET RESPECTIVELY. SEE F-13-103, SHEETS 65-65 FOR THE REQUIRED LANDSCAPE BUFFER & STREET TREE PLANTINGS.
16. IF DISCOVERY OF A CEMETERY IS MADE DURING CONSTRUCTION THE DEVELOPER SHALL COMPLY WITH SUBSECTION 16.1305(A) OF THE HOWARD COUNTY CODE.
17. ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
18. SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE ROAD CONSTRUCTION PLAN F-13-103 DRAWINGS FOR SEDIMENT & EROSION CONTROL SINCE THE ENTRANCE MONUMENT CONSTRUCTION SHALL TO BE DONE CONCURRENT WITH THE F-13-103 ROAD & UTILITY CONSTRUCTION WORK.
19. THE ENTIRE FENCE AND ENTRANCE FEATURES SHOWN ON THIS SDP IS PRIVATELY OWNED AND MAINTAINED BY THE HOA. ANY NEEDED REPAIRS TO THE FENCE OR ENTRANCE FEATURES DUE TO MAINTENANCE OF PUBLIC UTILITIES SHALL BE THE RESPONSIBILITY OF THE HOA AND NOT THE COUNTY.
20. THE SP-10-005 "GORMAN ROAD - INTERSECTION SITE DISTANCE" ANALYSIS SHOWS THAT THE SIGHT DISTANCE TRIANGLES WERE WINCOPIA FARMS WAY AND HENRY HEARN WAY INTERSECT GORMAN ROAD ARE WITHIN THE GORMAN ROAD PAVEMENT. THE ENTRANCE WALLS AND FENCES ARE BEHIND THE ROAD RIGHT-OF-WAY; THEREFORE, THEY ARE OUTSIDE THE SIGHT DISTANCE TRIANGLES.
21. BA-14-00V WAS APPROVED ON JUNE 16, 2014 GRANTING THE REDUCTION IN SETBACKS FROM 15' TO 10' FROM THE EXTERNAL PUBLIC STREET R/W AND FROM 30' TO 10' FROM THE INTERNAL PUBLIC STREET R/W FOR TWO DEVELOPMENT ENTRANCE WALL FEATURES SHOWN ON THIS SDP PROVIDED THAT:
 - THE VARIANCES SHALL APPLY ONLY TO THE USES AND FEATURES AS DESCRIBED ON THE VARIANCE ONLY AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES OR ADDITIONS ON THE PROPERTY.
 - THE PETITIONER (BEAZER HOME CORP) SHALL OBTAIN ALL REQUIRED PERMITS.



LEGEND

--- 400 ---	EXISTING CONTOUR
— 400 —	PROPOSED CONTOUR
~~~~~	EXISTING TREELINE
•••••	LIMIT OF DISTURBANCE
-----	EXISTING CURB AND GUTTER
~~~~~	FOREST CONSERVATION EASEMENT
-----	EASEMENTS

SHEET INDEX

1.	COVER SHEET
2.	ENTRY MONUMENT DETAILS
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5.	ENTRY MONUMENT DETAILS
6.	ENTRY MONUMENT DETAILS
7.	ENTRY MONUMENT DETAILS
8.	ENTRY MONUMENT DETAILS

ADDRESS CHART

LOT No.	STREET ADDRESS
OS, LOT 254 (ENTRY MONUMENT)	10002 WINCOPIA FARMS WAY
OS, LOT 257 (ENTRY MONUMENT)	4901 HENRY HEARN WAY

PERMIT INFORMATION CHART

WATER CODE: E21	SEWER CODE: 7645000
DEVELOPMENT NAME: WINCOPIA FARMS	DISTRICT/AREA: N/A
LOT: OS, 254 & OS, 257	CENSUS TRACT: 605102
PLAT: P.N. 22732-22752	ZONE: R-ED
TAX MAP: 47	GRID: 3
ELEC. DIST.: 6	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark Wright* Date: 9/17/14

Chief, Division of Land Development: *Victoria Rouse* Date: 9-17-14

Chief, Development Engineering Division: *Chad Edwards* Date: 9-16-14

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-889-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DES.	DRN.	CHK.	DATE	REVISION	BY	APPR.

PREPARED FOR:
 BEAZER HOMES CORP.
 8965 GULFROAD 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 29, 2016

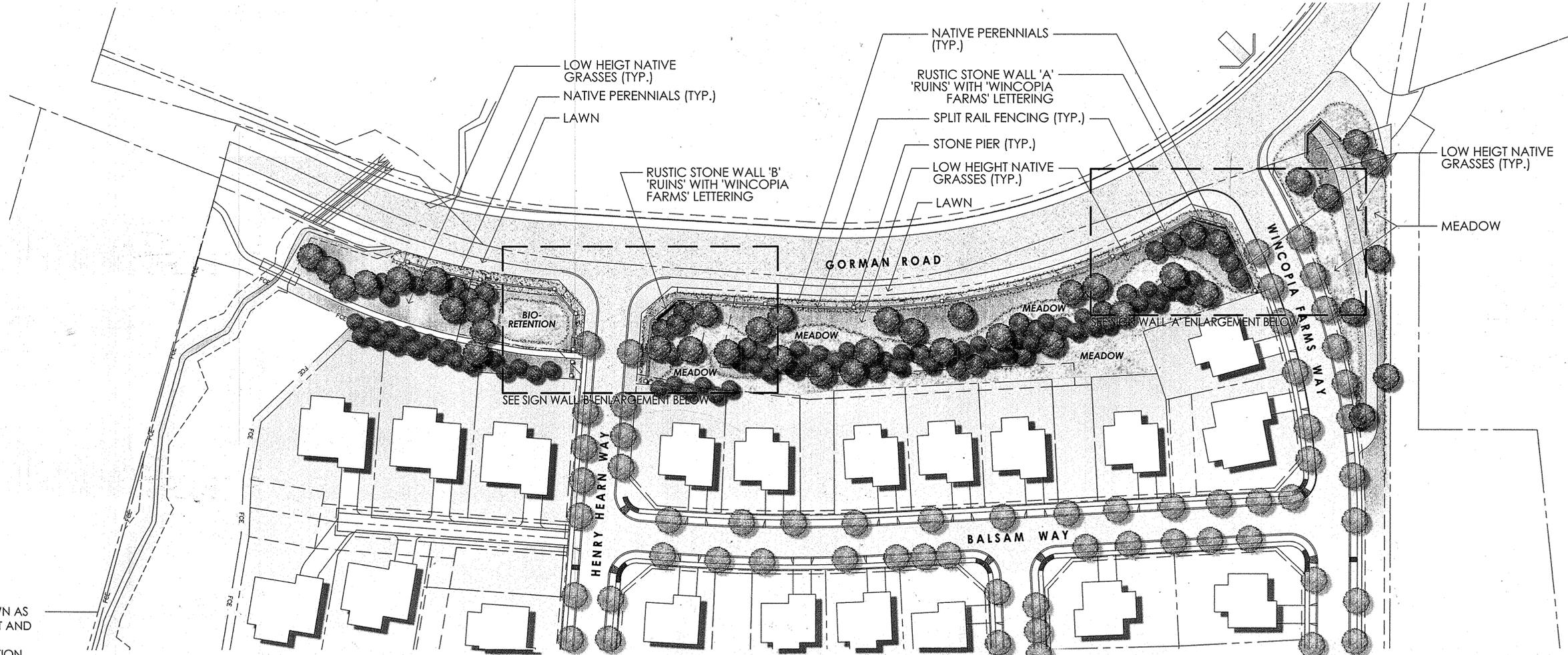
8/22/14

COVER SHEET

WINCOPIA FARMS
OPEN SPACE LOTS 254 & 257 (Entrance Features)
 PLAT No. 22732-22752

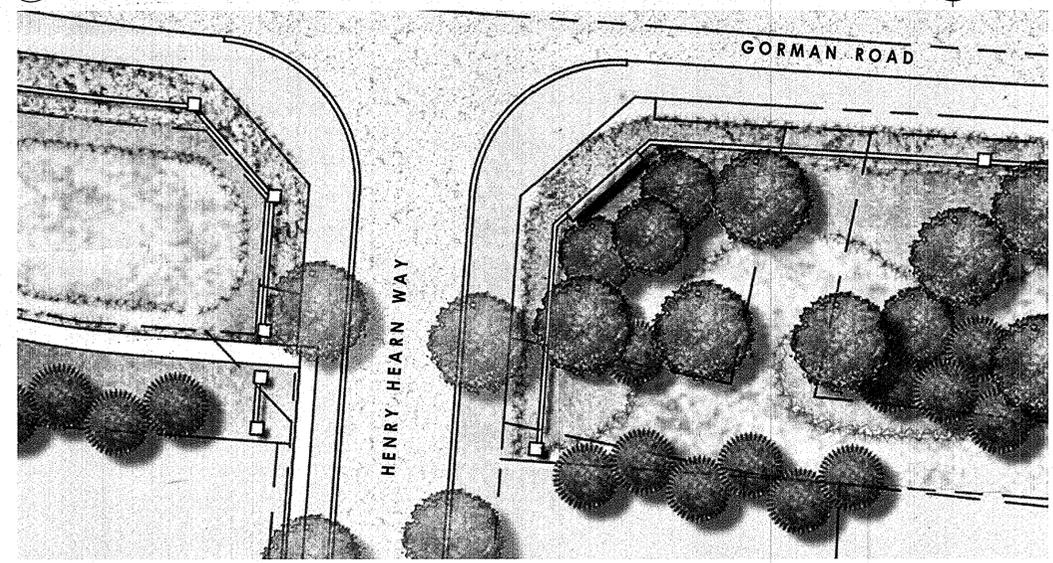
ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN	ZONING: R-ED	G. L. W. FILE No.: 08052
DATE: AUG. 2014	TAX MAP - GRID: 47-3	SHEET: 1 OF 8

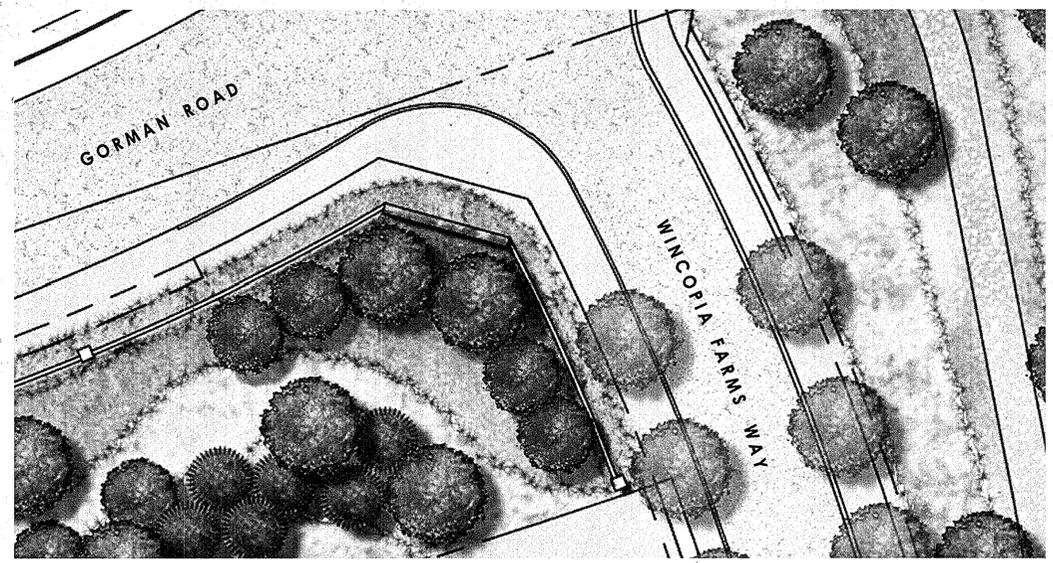


NOTE:
SHEETS 2-5 OF THIS SECTION ARE SHOWN AS PRELIMINARY / CONCEPTUAL CONTEXT AND BACKGROUND FOR CONSTRUCTION APPROVAL OF SHEETS 6-8 OF THIS SECTION.

1 CONCEPTUAL ENTRANCE SIGN WALL 'A' & 'B' SITE LOCATION ILLUSTRATION
PLAN VIEW SCALE: 1" = 50'-0" NORTH



2 CONCEPTUAL ENTRANCE SIGN WALL 'B' SITE LOCATION ILLUSTRATION ENLARGEMENT
PLAN VIEW SCALE: 1" = 20'-0" NORTH



3 CONCEPTUAL ENTRANCE SIGN WALL 'A' SITE LOCATION ILLUSTRATION ENLARGEMENT
PLAN VIEW SCALE: 1" = 20'-0" NORTH

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Michael A. Angell* 9/17/14
 Chief, Division of Land Development: *Kristen D. Deane* 9-17-14
 Chief, Development Engineering Division: *Chad C. Cook* 9-16-14

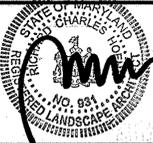
DATE	REVISION	BY	APPR.

PREPARED FOR:
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HoehnLA@HoehnLA.com

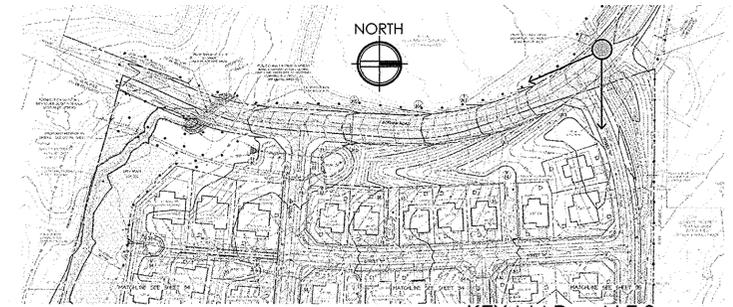


ENTRY MONUMENT DETAILS

WINCOPIA FARMS
OPEN SPACE LOTS 254 & 257 (Entrance Features)
PLAT No. 22732-22752

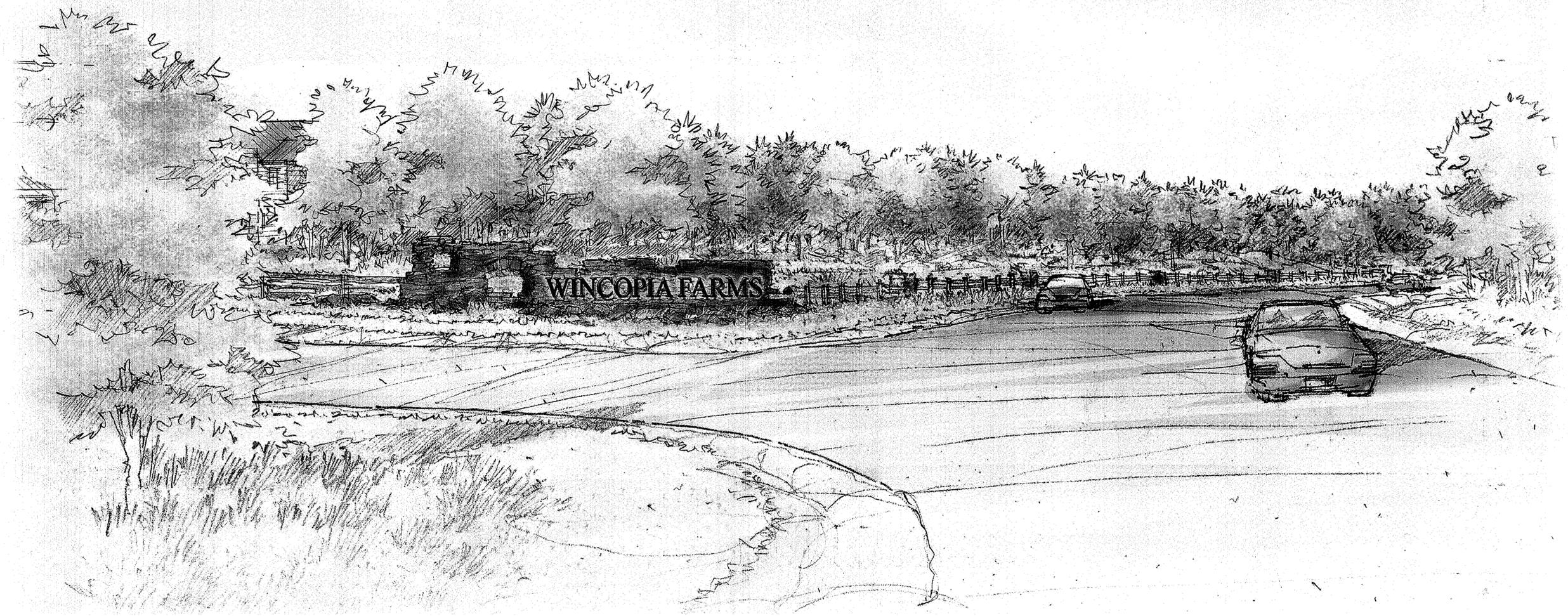
HOWARD COUNTY, MARYLAND

SCALE	ZONING	HILA PROJECT No.
AS SHOWN	R-ED	13111.H
DATE	TAX MAP - GRID	SHEET
AUGUST 2014	47-3	2 OF 8



KEY MAP: N.T.S.

NOTE:
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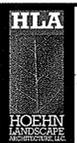


1 CONCEPTUAL ENTRANCE SIGN WALL 'A' AT WINCOPIA FARMS WAY- ARTIST RENDERING INTERPRETATION
PERSPECTIVE SCALE: N.T.S.

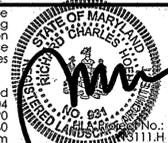
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director *Mark McCull* Date *9/17/14*
 Chief, Division of Land Development *Kevin Leavelle* Date *9-17-14*
 Chief, Development Engineering Division *Chris Adams* Date

DATE	REVISION	BY	APP'R.

PREPARED FOR:
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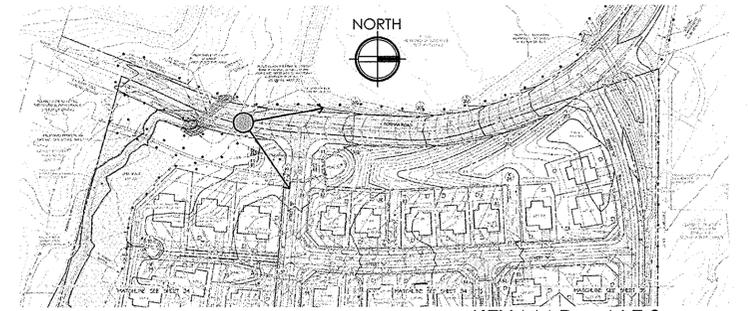
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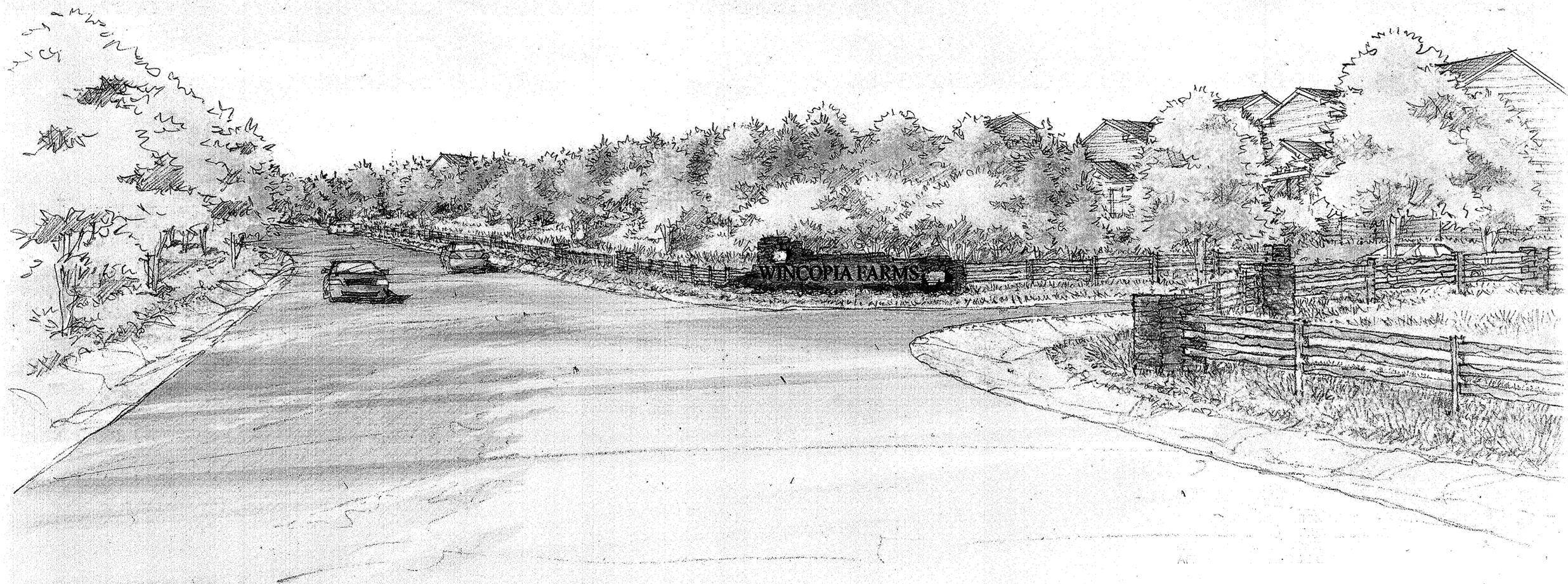
SCALE	ZONING	HLA PROJECT No.
N.T.S.	R-ED	13111.H
DATE	TAX MAP - GRID	SHEET
AUGUST 2014	47-3	3 OF 8



KEY MAP: N.T.S.

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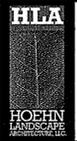
1 CONCEPTUAL ENTRANCE SIGN WALL 'B' AT HENRY HEARN WAY- ARTIST RENDERING INTERPRETATION
PERSPECTIVE SCALE: N.T.S.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark M. Long* Date: 9/17/14
 Chief, Division of Land Development: *Kevin S. O'Neil* Date: 9-17-14
 Chief, Development Engineering Division: *Chad E. Smith* Date: 9-16-14

DATE	REVISION	BY	APP'R.

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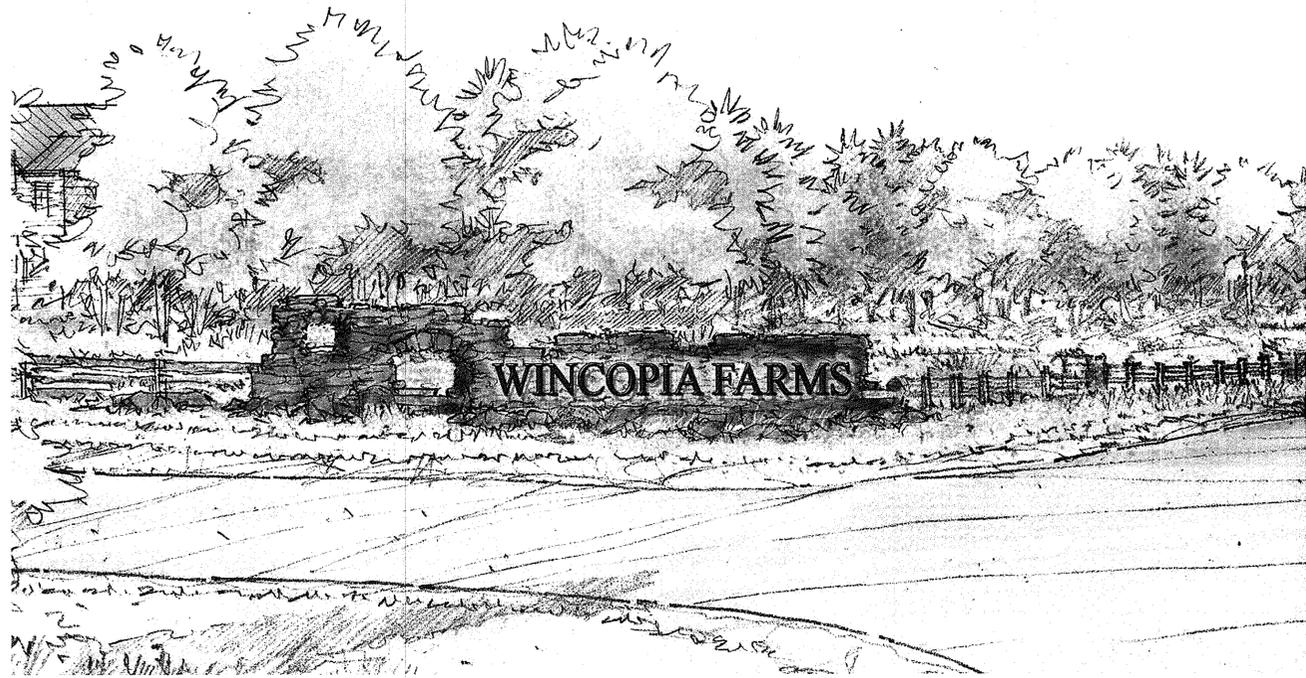
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ENTRY MONUMENT DETAILS

WINCOPIA FARMS
 OPEN SPACE LOTS 254 & 257 (Entrance Features)
 PLAT No. 22732-22752

SCALE	ZONING	HLA PROJECT No.
N.T.S.	R-ED	13111.H
DATE	TAX MAP - GRID	SHEET
AUGUST 2014	47-3	4 OF 8



1 CONCEPTUAL ENTRANCE SIGN WALL 'A' AT WINCOPIA FARMS WAY- ARTIST RENDERING ENLARGEMENT
PERSPECTIVE SCALE: N.T.S.



2 CONCEPTUAL ENTRANCE SIGN WALL 'B' AT HENRY HEARN WAY- ARTIST RENDERING ENLARGEMENT
PERSPECTIVE SCALE: N.T.S.



3 COMPARABLE IMAGES
SCALE: N.T.S.

NOTE:
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 9/17/14
 Chief, Division of Land Development: *[Signature]* Date: 9-17-14
 Chief, Development Engineering Division: *[Signature]* Date: 9-16-14

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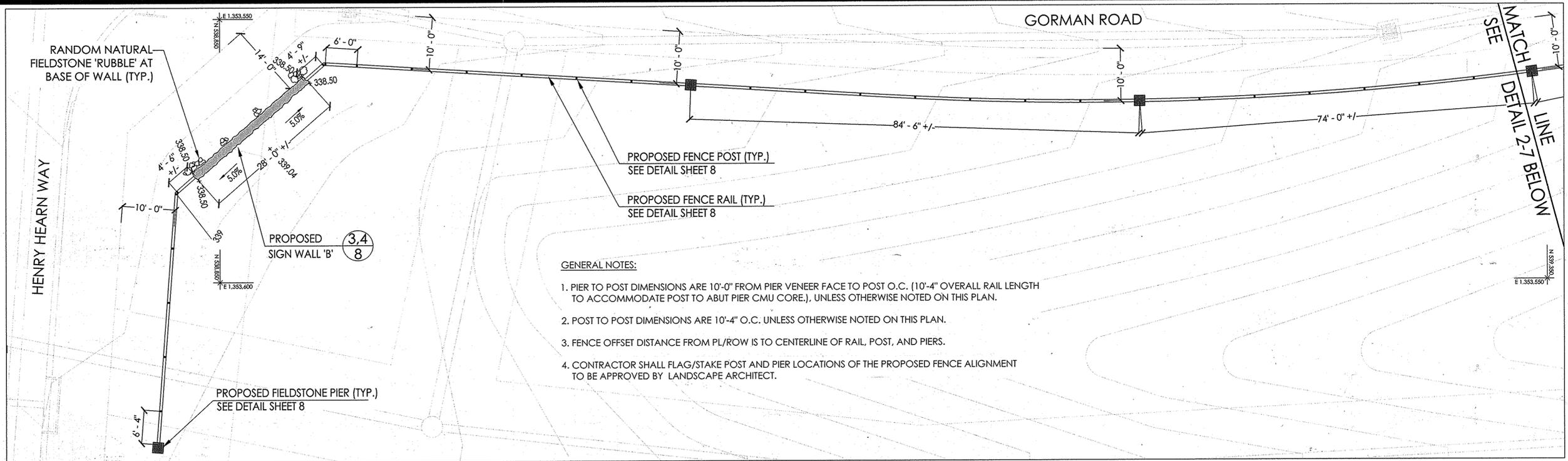
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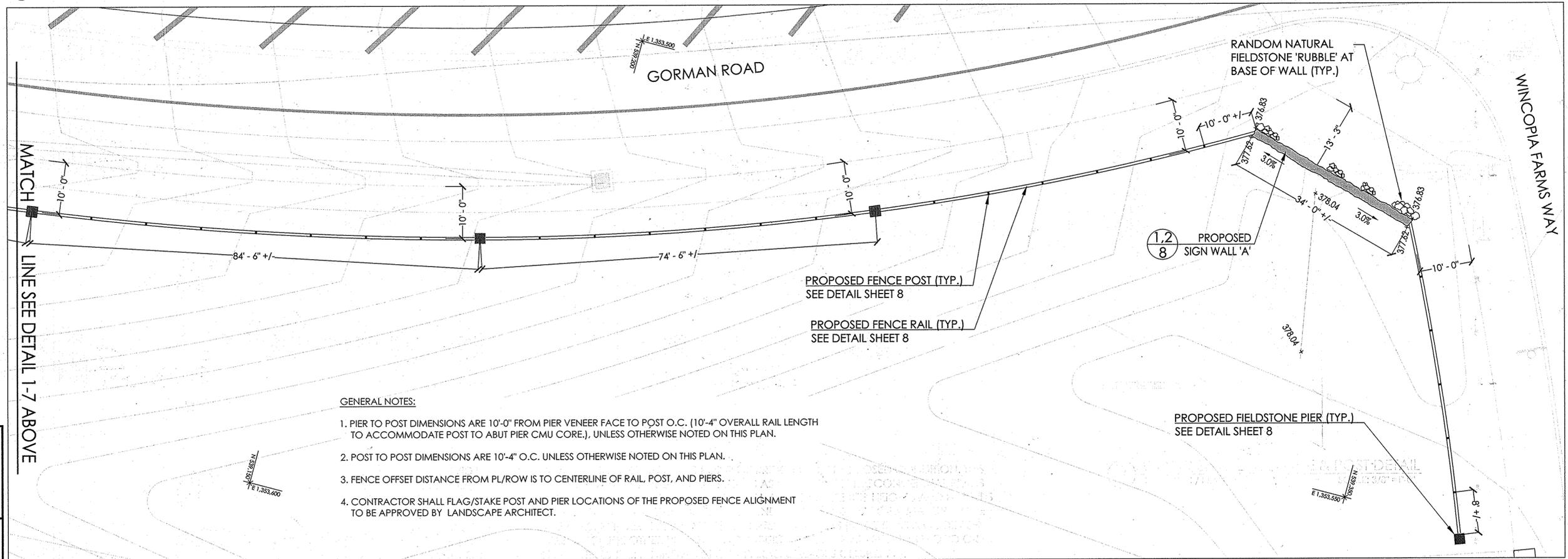
Project No.: 13111.H
 ELECTION DISTRICT No. 6

ENTRY MONUMENT DETAILS
WINCOPIA FARMS
 OPEN SPACE LOTS 254 & 257 (Entrance Features)
 PLAT No. 22732-22752
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	HILA PROJECT No.
N.T.S.	R-ED	13111.H
DATE	TAX MAP - GRID	SHEET
AUGUST 2014	47-3	5 OF 8



1 ENTRANCE SIGN WALL 'B' & FENCE PIER / POST DIMENSIONING PLAN (BETWEEN HENRY HEARN WAY AND WINCOPIA FARMS WAY)
 PLAN VIEW SCALE: 1" = 20'-0"



2 ENTRANCE SIGN WALL 'A' & FENCE PIER / POST DIMENSIONING PLAN (BETWEEN HENRY HEARN WAY AND WINCOPIA FARMS WAY)
 PLAN VIEW SCALE: 1" = 20'-0"

GENERAL NOTES:

1. PIER TO POST DIMENSIONS ARE 10'-0" FROM PIER VENEER FACE TO POST O.C. (10'-4" OVERALL RAIL LENGTH TO ACCOMMODATE POST TO ABUT PIER CMU CORE), UNLESS OTHERWISE NOTED ON THIS PLAN.
2. POST TO POST DIMENSIONS ARE 10'-4" O.C. UNLESS OTHERWISE NOTED ON THIS PLAN.
3. FENCE OFFSET DISTANCE FROM PL/ROW IS TO CENTERLINE OF RAIL, POST, AND PIERS.
4. CONTRACTOR SHALL FLAG/STAKE POST AND PIER LOCATIONS OF THE PROPOSED FENCE ALIGNMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.

GENERAL NOTES:

1. PIER TO POST DIMENSIONS ARE 10'-0" FROM PIER VENEER FACE TO POST O.C. (10'-4" OVERALL RAIL LENGTH TO ACCOMMODATE POST TO ABUT PIER CMU CORE), UNLESS OTHERWISE NOTED ON THIS PLAN.
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark K. Wycia* Date: 9/16/14
 Chief, Division of Land Development: *Kevin Deval* Date: 9-17-14
 Chief, Development Engineering Division: *Chris Elmer* Date: 9-16-14

DATE	REVISION	BY	APP'R.

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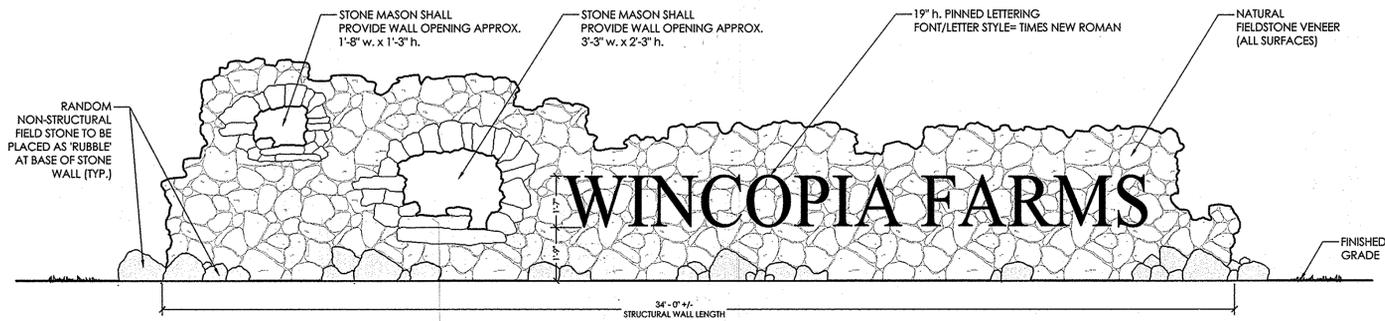
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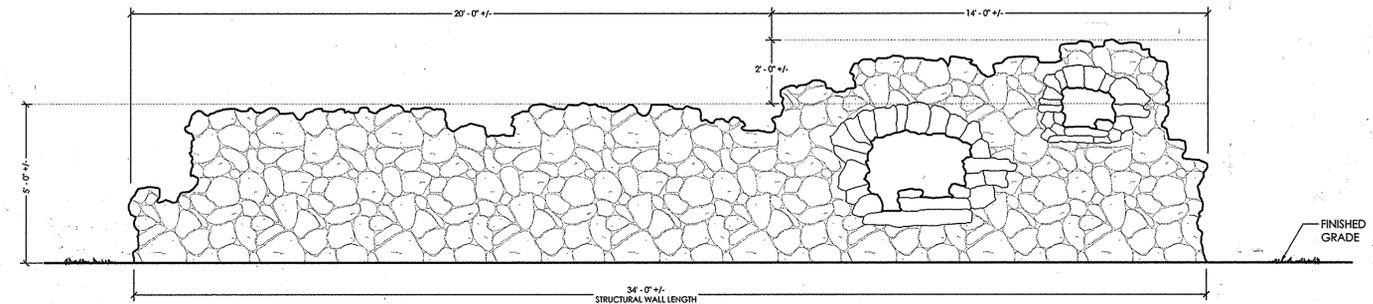
ENTRY MONUMENT DETAILS
WINCOPIA FARMS
 OPEN SPACE LOTS 254 & 257 (Entrance Features)
 PLAT No. 22732-22752

SCALE: 1" = 20'
 ZONING: R-ED
 HLA PROJECT No.: 13111.H
 DATE: AUGUST 2014
 TAX MAP - GRID: 47-3
 SHEET: 7 OF 8

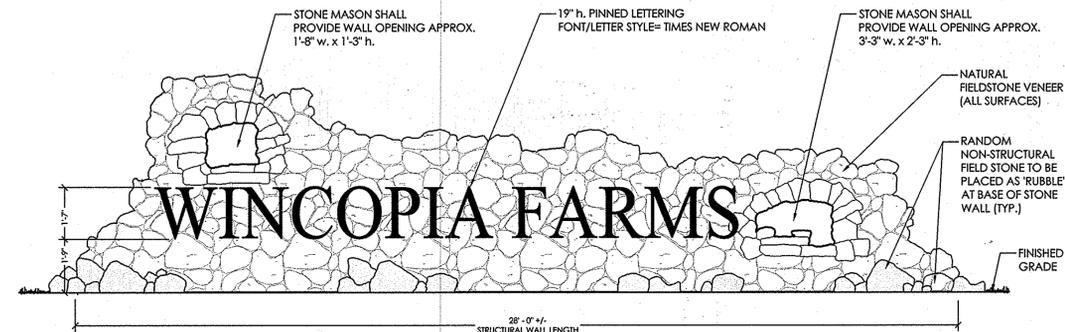
HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 6



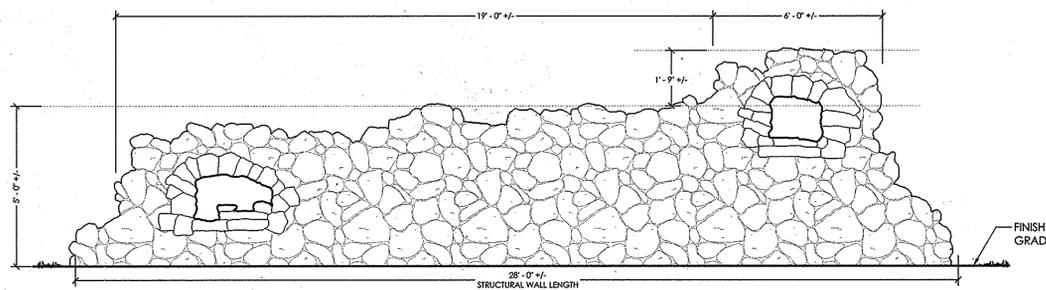
1 ENTRANCE SIGN WALL 'A' FRONT VIEW AT WINCOPIA FARMS WAY
ELEVATION SCALE: 3/8" = 1'-0"



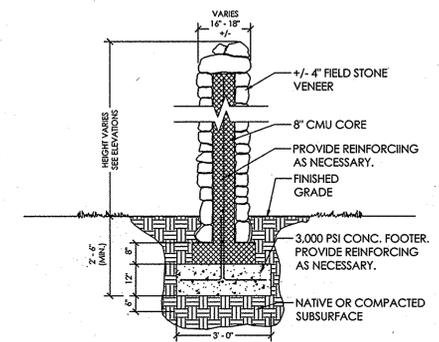
2 ENTRANCE SIGN WALL 'A' REAR VIEW AT WINCOPIA FARMS WAY
ELEVATION SCALE: 3/8" = 1'-0"



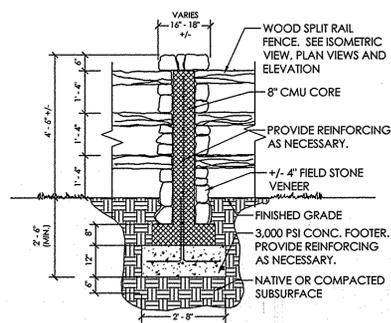
3 ENTRANCE SIGN WALL 'B' FRONT VIEW AT HENRY HEARN WAY
ELEVATION SCALE: 3/8" = 1'-0"



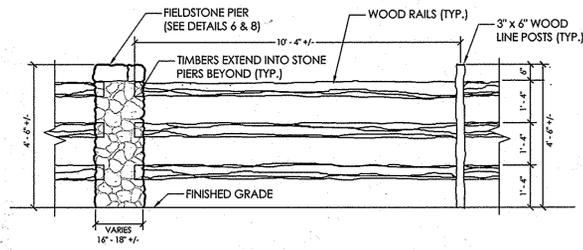
4 ENTRANCE SIGN WALL 'B' REAR VIEW AT HENRY HEARN WAY
ELEVATION SCALE: 3/8" = 1'-0"



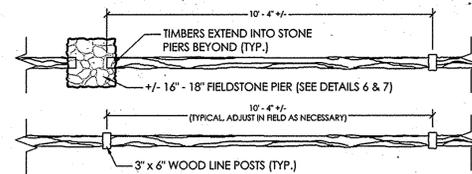
5 ENTRANCE 'A' / 'B' SIGN WALL TYPICAL DETAIL
SECTION SCALE: 3/8" = 1'-0"



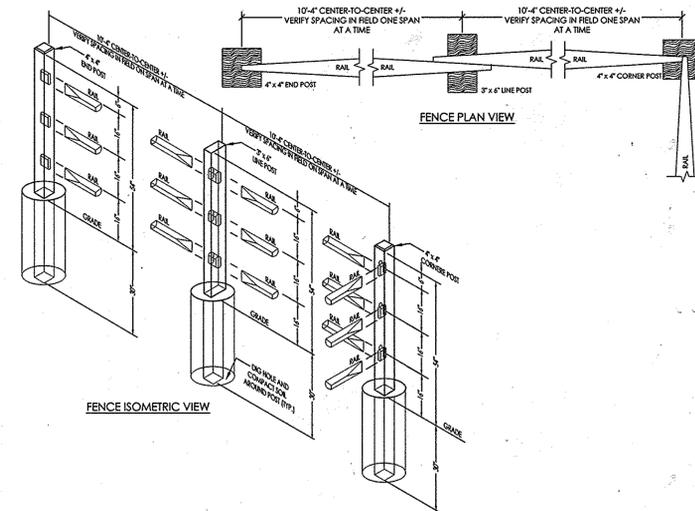
6 STONE PIER AND FENCING DETAIL
SECTION SCALE: 3/8" = 1'-0"



7 STONE PIER AND FENCING DETAIL
ELEVATION SCALE: 3/8" = 1'-0"



8 STONE PIER AND FENCING DETAIL
PLAN VIEW SCALE: 3/8" = 1'-0"



9 WOOD SPLIT RAIL FENCE & POST DETAIL
ISOMETRIC / PLAN VIEW SCALE: 3/8" = 1'-0"

NOTE:

THE PURPOSE OF THIS ENTRY WALL DESIGN IS TO BLEND IN AND OTHERWISE ENHANCE THE SCENIC ROAD CORRIDOR OF ITS PROPOSED CONDITION. THIS DRAWING DEPICTS THE APPROXIMATE HEIGHT AND LENGTH OF THE PROPOSED ENTRY FEATURE STONE WALLS AS DEPICTED ON THE CONCEPTUAL PLANS AND ARTIST RENDERINGS SHOWN ON SHEETS 2, 3, 4, AND 5. THE FINAL BUILT CONDITION OF THE WALLS WILL APPROXIMATE THE HEIGHTS AND LENGTHS SHOWN ON THIS DRAWING. HOWEVER, THE ACTUAL BUILT WALL WILL VARY FROM THE ELEVATIONS SHOWN UNDER THE GUIDANCE OF A MASTER STONE MASON USING BEST CONSTRUCTION PRACTICES, AND WHILE USING THE ARTIST RENDERINGS AND THE COMPARABLE IMAGES (SHEET 5) AS A GUIDE FOR THE GENERAL SHAPE AND MASSING OF THE WALLS. THE WALLS MAY ALSO INCLUDE OTHER USED SALVAGED BUILDING MATERIALS SUCH AS WOOD OR PRECAST FRAMING MATERIALS TO MIMIC STANDARD CONSTRUCTION PRACTICES (I.E.: AS SHOWN IN COMPARABLE IMAGES ON SHEET 5).

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 9/16/14
 Chief, Division of Land Development: *[Signature]* Date: 9-17-14
 Chief, Development Engineering Division: *[Signature]* Date: 9-16-14

NO.	DATE	REVISION	BY	APP'R.

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



landscape architecture
 land planning
 mining reclamation
 mixed-use
 site amenities



ENTRY MONUMENT DETAILS
WINCOPIA FARMS
 OPEN SPACE LOTS 254 & 257 (Entrance Features)
 PLAT No. 22752-22752

SCALE	ZONING	HILA PROJECT No.
3/8" = 1'-0"	R-ED	13111.H
DATE	TAX MAP - GRID	SHEET
AUGUST 2014	47-3	8 OF 8