

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) 318-8800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7111 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: R-ED PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-20-06.
AREA OF BUILDABLE LOTS (NO. 43-59, 74-93, 101-107, 110-114 & 120-129) FOR THIS SITE DEVELOPMENT PLAN: 14.41 ACRES.
FOR OTHER SUBDIVISIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: SP-10-005, PB940, NP-01-076, F-13-103, SDP-14-040
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN PROCESSED.
- 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 47DC AND 47EB WERE USED FOR THIS PROJECT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-13-103 AND AERIAL TOPOGRAPHY PREPARED BY MCKENZIE-SNYDER DURING DECEMBER, 2008
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M/S CONTRACT NOS. 24-4811-D, 24-4813-D & 24-4814-D) AND THE WATER METER VAULTS IN OUTSIDE VAULTS.
- 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 10". IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF ROOFTOP DISCREET (R-D) SHEET FLOW TO BUFFER (M-3), DRY WELLS (M-4), POROUS PAVEMENT (A-2), GRASS SWALES (M-8), 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 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).
- FINAL DIMENSIONS AND LOCATION OF STORMWATER DEVICES TO BE SHOWN ON BUILDING PERMIT PLOT PLAN, WHEN ACTUAL HOUSE TO BE BUILT IS DETERMINED.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION IS ALLOWED. NO GRADING, PAVING, REMOVAL OF VEGETATIVE COVER OR TREES OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS AND THEIR REQUIRED BUFFERS, AND 100 YEAR FLOODPLAIN AREAS IS ALLOWED UNLESS PERMITTED UNDER AN APPROVED WAIVER OR DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ. DPZ SHALL DETERMINE IF IMPACTS TO ENVIRONMENTAL RESOURCES ARE NECESSARY IN ACCORDANCE WITH SUBSECTION 16.16(c) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.12.00 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 (\$185,000 AS SHOWN ON SHEET 8 TO SATISFY SECTION 16.12.4 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (WHERE APPLICABLE). FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 8.
- THERE ARE NO WETLANDS, 100-YR FLOODPLAINS OR STREAMS ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN WINGCOPIA FARMS OPEN SPACE LOTS THERE ARE WETLANDS, 100-YR FLOODPLAIN, STREAMS AND STREAM BUFFERS.
- IF DISCOVERY OF A CEMETERY IS MADE DURING CONSTRUCTION THE DEVELOPER SHALL COMPLY WITH SUBSECTION 16.10(5)(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 UNDER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12' (10' SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE (1/4" AND CHIP COATING (1/2" MIN)
C. GEOMETRY - MAX 10% GRADE CHANGE AND 10' TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADINGS)
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 SIGN 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 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 12B 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 SETBACK. ALSO, REAR ROOM EXTENSIONS AND BUILDING ADDITIONS UNDER THE R-ED ZONING DISTRICT ARE ALLOWED TO ENOUGH 10 FEET INTO A REAR SETBACK, ALONG NOT MORE THAN 60% OF THE REAR FACE OF A DWELLING ON A LOT WHICH ADJOINS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE ACCORDING TO SECTION 12B.01(A).J.
- LOTS 44 THRU 50 ARE NOT-BUILDABLE UNTIL THE EXISTING CELL PHONE TOWERS AND ASSOCIATED APPURTENANCES HAVE BEEN PROPERLY REMOVED IN ACCORDANCE WITH PN 22182 (NOV 1901). EACH OF THOSE SEVEN (7) ARE CROSSED OUT WITH AN "X" ON SHEET #2 AND NOTED ACCORDINGLY. ONCE THE CELL TOWERS AND APPURTENANCES ARE REMOVED AND DPZ IS PROVIDED WITH DOCUMENTATION TO THAT EFFECT, THIS SDP CAN THEN BE AMENDED THROUGH THE REDLINE REVISION PROCESS TO REMOVE THE CROSSED OUT "X" AND THE "NON-BUILDABLE LOT NOTE" FROM SHEET #2.

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 7-20-06.
 - PROPOSED USE OF SITE: 54 SFD RESIDENTIAL DWELLINGS
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. NOS. 24-4811-D, 24-4813-D & 24-4814-D)
 - PARKING REQUIRED AND PROVIDED: SEE CHART BELOW
 - RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-13-103 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION
 - AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 625,245.51 SF OR 14,351.31 AC.
 - AREA OF THIS PLAN SUBMISSION: 15.81 ACRES (L.O.D.)
 - AREA OF DISTURBANCE BY THIS SDP: 15.8+ ACRES

SINGLE FAMILY ATTACHED PARKING ANALYSIS

NUMBER OF SINGLE-FAMILY DETACHED LOTS FOR THIS SDP = 54
 REQUIRED PARKING (2 SPACES PER UNIT) = 108 SPACES
 REQUIRED OVERFLOW PARKING (0.05 SPACES/UNIT PER DMV 3, TABLE 2.11) = 30 SPACES
 TOTAL REQUIRED SPACES = 148 SPACES
 PARKING PROVIDED:
 4 SPACES/UNIT (2 GARAGE & 2 DRIVEWAY) = 236 SPACES

LOT INFORMATION

LOT TYPE	LOTS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL
SINGLE FAMILY DETACHED	43-59, 74-93, 101-107, 110-114 & 120-129	6,000 SQUARE FEET	50'

SITE ANALYSIS CHART

HO. CO. FILE NO.	GROSS ACREAGE	100 YR FLOODPLAIN	STEEP SLOPE AREAS	NET ACREAGE	SFD ACREAGE (% OF GROSS AC.)	SFA ACREAGE (% OF GROSS AC.)	OPEN SPACE REQUIRED (% OF GROSS AC.)	PROVIDED (% OF GROSS AC.)	PUBLIC R/W (% OF GROSS AC.)	NON-CREDITED OPEN SPACE AREAS (% OF GROSS AC.)	LIMIT OF DISTURBANCE AREAS (% OF GROSS AC.)
SP-10-005/F-13-103	121.60	6.11	11.40	110.09	4.11 (3.28%)	2.36 (1.88%)	63.80	64.74 (54.78%)	14.36 (11.83%)	2.16 (1.78%)	63.2 (52.28%)

UNIT DENSITY TABULATION

HO. CO. FILE NO.	ZONING	SITE ACREAGE			NET	REQUIRED (MAXIMUM No. OF UNITS)		PROVIDED No. OF UNITS		
		GROSS	100 YR FP	STEEP SLOPES		MAX. UNITS ALLOWED	SFD PROVIDED	SFA PROVIDED	TOTAL	
SP-10-005/F-13-103	R-ED	121.60	6.11	11.40	110.09	2.0 UNITS / NET ACRE	220	171	44	220

RECREATIONAL OPEN SPACE CHART

TYPE	CRITERIA	REQUIRED	PROVIDED	WHERE PROVIDED
RECREATIONAL OPEN SPACE	400 SF PER SFA LOT X 44 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.)	6.15 AC.	05 LOTS 221 AND 250

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Debra A. Long* 6/24/15
 Chief, Division of Land Development: *Keith Johnson* 6-24-15
 Chief, Development Engineering Division: *Chad Johnson* 6-19-15

GLW Gutschick 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: 301-889-2524 FAX: 301-421-4186

THIS PLAN HAS BEEN SET UP TO ALLOW FOR MULTIPLE GRADING PERMITS. THE LOTS FOR EACH GRADING PERMIT ARE GROUPED AS FOLLOWS:

LOT GROUPS	DISTURBED AREA	LANDSCAPE SURETY AMOUNT	LANDSCAPE INSPECTION FEES PAID
43-59	5,26+ AC	\$ 1,050,000	\$ 100,000
74-93	5,26+ AC	\$ 1,050,000	\$ 100,000
101-107	1,75+ AC	\$ 0.00	\$ 100,000
110-114	1,21+ AC	\$ 900,000	\$ 100,000
120-129	2,34+ AC	\$ 1,850,000	\$ 100,000
TOTAL	15.81 AC	\$ 7,650,000	\$ 500,000

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 PERMITS TO INITIATE THE CONSTRUCTION ON THIS SDP. THE BUILDER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED ON THIS SDP WITHIN 2 YEARS OF ITS APPROVAL.

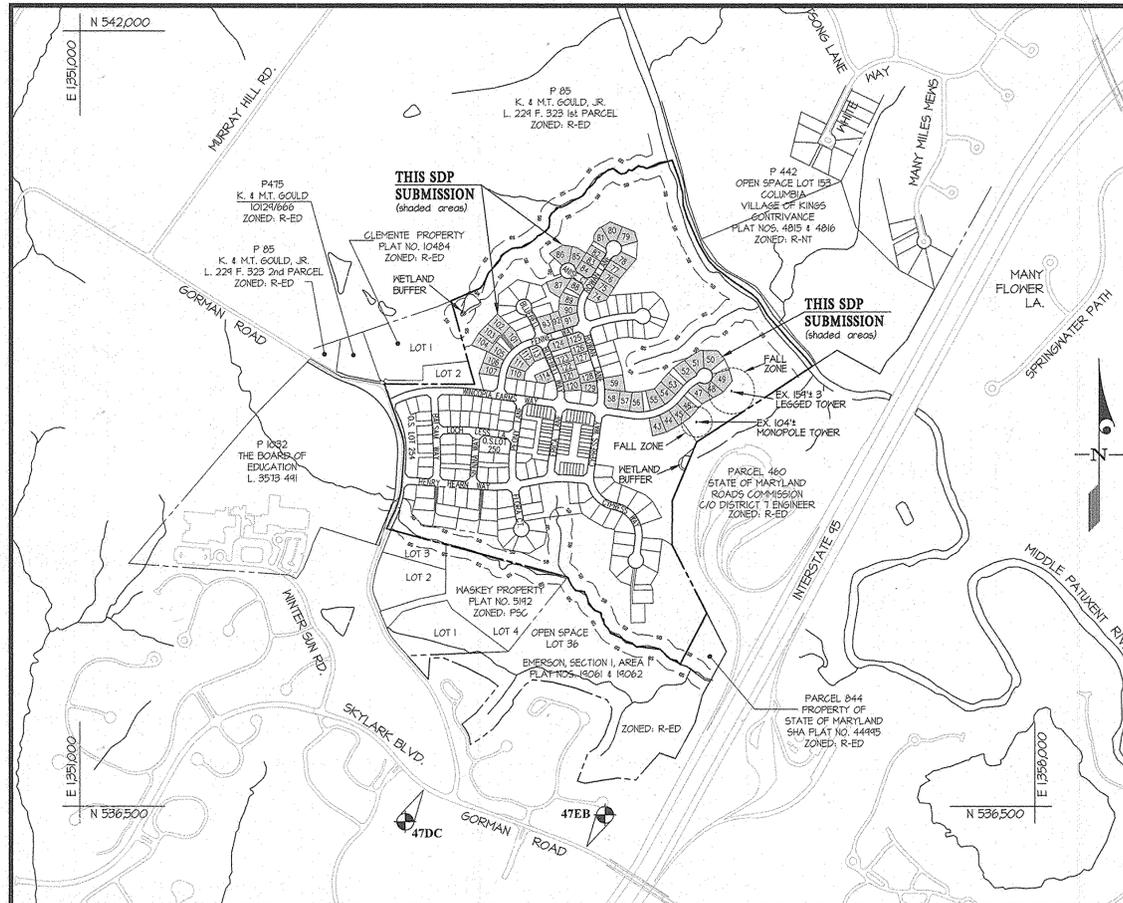
WINGCOPIA FARMS

SITE DEVELOPMENT PLAN

LOT Nos. 43-59, 74-93, 101-107, 110-114 and 120-129

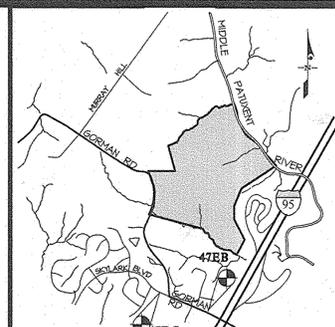
SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



SITE OVERVIEW
SCALE: 1"=600'

GRAPHIC SCALE



VICINITY MAP
SCALE: 1" = 2,000'
 ADC MAP: 40
 GRID: B2, C2, B3 & C3
BENCHMARKS
 47DC ELEV. 343.18 N = 536,615.00 E = 1255,619.08
 47EB ELEV. = 354.23 N = 536,212.71 E = 1254,639.51

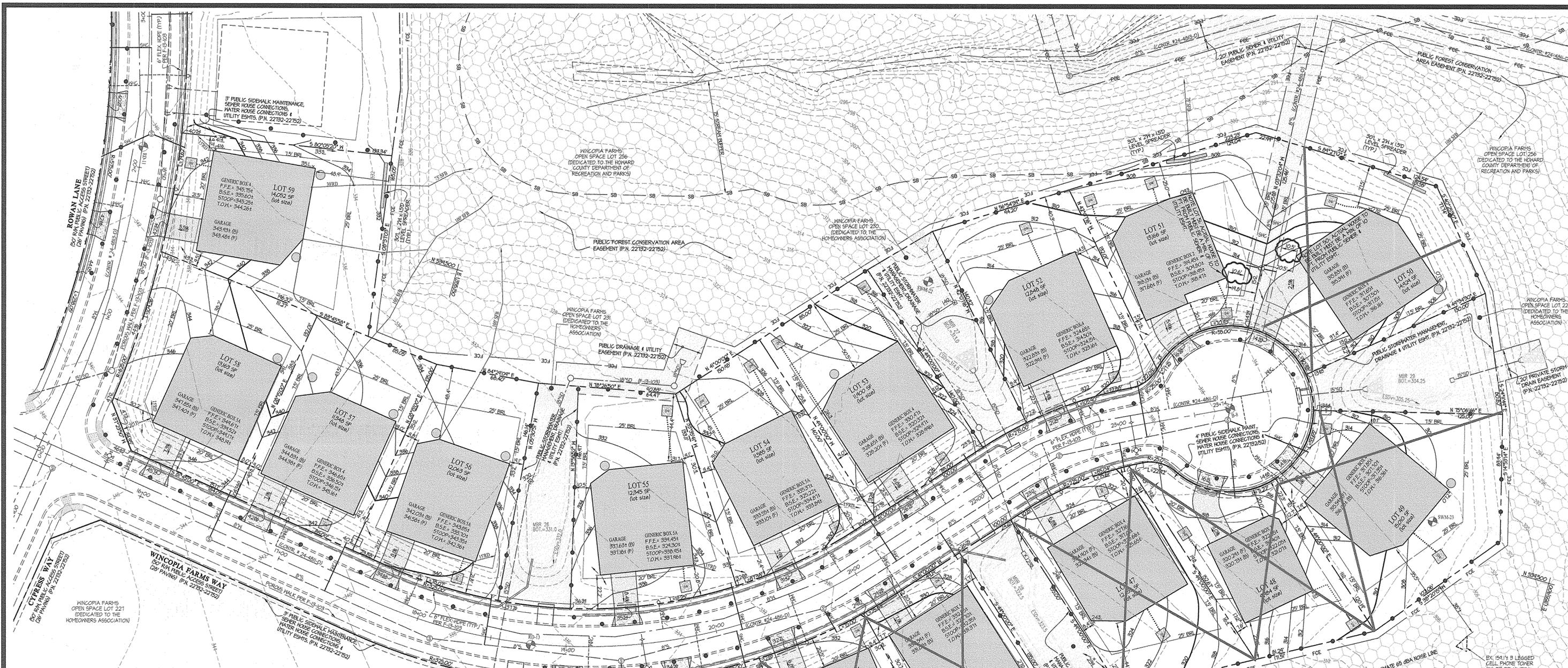
LOT No.	ADDRESS	STORMWATER MANAGEMENT PRACTICES														
		GREEN ROOFS	PERMEABLE PAVEMENTS	BIOPOROSITY TURF	DISCREET ROOFTOP RUNOFF	DISCREET ROOFTOP RUNOFF	SHELFLOW TO CONSERVATION AREAS	PERMEABLE PAVEMENTS	SUBMERGED GRIT/VEGETABLE	LANDSCAPE INFILTRATION	INFILTRATION BERMS	DRY WELLS	MICRO-BIORETENTION	RAIN GARDENS	STABILIS	BIOPOROSITY FILTERS
43	10006 WINGCOPIA FARMS WAY	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
44	10100	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
45	10104	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
46	10108	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
47	10112	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
48	10116	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
49	10120	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
50	10124	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
51	10128	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
52	10132	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
53	10136	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
54	10140	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
55	10144	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
56	10148	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
57	10152	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
58	10006 WINGCOPIA FARMS WAY	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
59	10008 ROWAN LANE	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
60	10010 ROWAN LANE	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
61	10012	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
62	10014	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
63	10016	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
64	10018	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
65	10020 ANISE COURT	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
66	10022 ANISE COURT	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
67	10024	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
68	10026	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
69	10028 ROWAN LANE	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
70	10030 ROWAN LANE	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
71	10032	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
72	10034	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
73	10036	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
74	10038	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
75	10040	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
76	10042	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
77	10044	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
78	10046	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
79	10048	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
80	10050	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
81	10052	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
82	10054	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
83	10056	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
84	10022 ANISE COURT	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
85	10026 ANISE COURT	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
86	10010	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
87	10025	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
88	10045 ROWAN LANE	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
89	10034 ROWAN LANE	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0
90	10035 ROWAN LANE	N	Y	N	4	N	N	0	0	0	0	0	0	0	0	0

SETBACK REQUIREMENTS

SETBACK TYPE	SETBACK
PROJECT BOUNDARY	5'
EXTERNAL PUBLIC R/W	75'
FRONT/SIDE ON INTERNAL PUBLIC R/W	20'
FRONT (PRINCIPAL STRUCTURE)	20'
SIDE (PRINCIPAL STRUCTURE)	15'
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

ADDRESS CHART

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
43	10006 WINGCOPIA FARMS WAY		
44	10100		
45	10104	41	10044 FENNEL WAY
46	10108	42	10045 FENNEL WAY
47	10112	43	10041 FENNEL WAY
48	10116		
49	10120	101	10031 FENNEL WAY
50	10124		



SITE DEVELOPMENT PLAN LEGEND

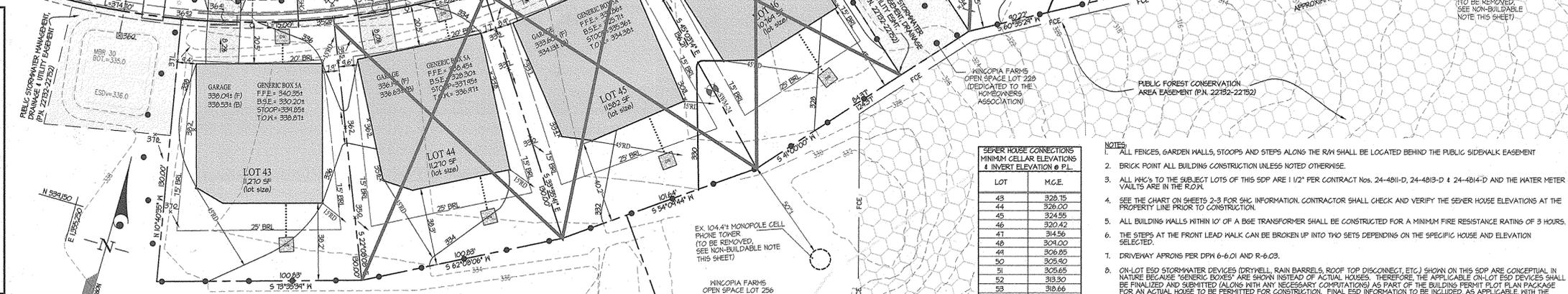
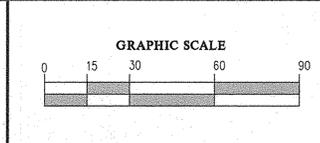
--- 300 ---	EXISTING CONTOUR	--- 300 ---	EXISTING LIGHT POLE
--- 300 ---	PROPOSED CONTOUR	---	MALK PER F-13-103
--- 300 ---	PROPOSED SPOT ELEVATION	---	EASEMENT AREA (SHADED)
--- 300 ---	LIMIT OF GRADING DISTURBANCE	---	POROUS DRIVEWAY (DETAIL 1/0 or 2/5)
---	EXISTING PAVING	---	NON-POROUS DRIVEWAY (DETAIL 3/5)
---	EXISTING CURB & GUTTER	---	PROPOSED HOUSE
---	METER VAULT	---	F.F.E. = FINISHED FLOOR ELEVATION
---	1/2" WATER HOUSE CONNECTION (4HC, DASHED LINE TYP.)	---	B.B.E. = BASEMENT F.F.E. ELEVATION
---	WATER LINE (PUBLIC)	---	R.O.V. = REVERSED HOUSE ORIENTATION
---	FIRE HYDRANT	---	GAR. = GARAGE (F-FRONT, B-BACK)
---	EXISTING SEWER MAIN (DASHED LINE)	---	T.O.M. = TOP OF FOUNDATION WALL
---	SEWER HOUSE CONNECTION (S.H.C., SOLID LINE)	---	M.O.B. = MALK OUT BASEMENT
---	EXISTING STORM DRAIN	---	ESD = EXISTING STORM DRAIN
---	200 GALLON RAIN BARREL (DETAIL 2/5)	---	ESD 30 BOT. = 335.0
---	ROOF LEADER (TYP.)	---	ESD 30 BOT. = 335.0
---	DRYWELL (DETAILS 1/5)	---	ESD 30 BOT. = 335.0
---	LEVEL SPREADER (DETAIL 5/5)	---	ESD 30 BOT. = 335.0
---	EXISTING SEWER MAIN (DASHED LINE)	---	ESD 30 BOT. = 335.0
---	SEWER HOUSE CONNECTION (S.H.C., SOLID LINE)	---	ESD 30 BOT. = 335.0
---	EXISTING STORM DRAIN	---	ESD 30 BOT. = 335.0
---	200 GALLON RAIN BARREL (DETAIL 2/5)	---	ESD 30 BOT. = 335.0
---	ROOF LEADER (TYP.)	---	ESD 30 BOT. = 335.0
---	DRYWELL (DETAILS 1/5)	---	ESD 30 BOT. = 335.0
---	LEVEL SPREADER (DETAIL 5/5)	---	ESD 30 BOT. = 335.0

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Jason A. Gault* 6/21/15

Chief, Division of Land Development: *Keith Stalder* 6-28-15

Chief, Development Engineering Division: *Old* 6-19-15



NON-BUILDABLE LOT NOTE:

LOTS 44 THRU 50 ARE CROSSED OUT WITH AN "X" BECAUSE THEY ARE NOT-BUILDABLE UNTIL THE EXISTING CELL PHONE TOWERS AND ASSOCIATED APPURTENANCES HAVE BEEN PROPERLY REMOVED IN ACCORDANCE WITH PN 22752 (MAY 18/15). ONCE THE CELL TOWERS AND APPURTENANCES ARE REMOVED AND DPZ IS PROVIDED WITH DOCUMENTATION TO THAT EFFECT, THIS SDP CAN THEN BE AMENDED THROUGH THE REDLINE REVISION PROCESS TO REMOVE THIS NOTE AND THE CROSSED OUT "X" FROM EACH OF THE SEVEN LOTS.

SEWER HOUSE CONNECTIONS INVERT ELEVATION @ P.L.

LOT	M.C.E.
43	328.75
44	328.00
45	324.55
46	320.42
47	314.56
48	304.00
49	306.95
50	305.40
51	305.65
52	313.30
53	310.66
54	321.62
55	326.12
56	331.10
57	335.20
58	339.50
59	334.99

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 BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL M.C.E.'S TO THE SUBJECT LOTS OF THIS SDP ARE 1/2" PER CONTRACT Nos. 24-4811-D, 24-4813-D & 24-4814-D AND THE WATER METER VAULTS ARE IN THE R.O.M.
 - SEE THE CHART ON SHEETS 2-3 FOR SHC INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
 - ALL BUILDING WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATINGS 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 DPM 6-6.01 AND R-6.03.
 - ON-LOT ESD STORAGE DEVICES (DRYWELL, RAIN BARRELS, ROOF TOP DISCONNECT, ETC.) SHOWN ON THIS SDP 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 CONNECTIONS 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-TD): DISCONNECT LENGTH FROM DOWN SPOUTS.
 - RAIN BARRELS (R-B): LOCATION OF THE 200-GALLON BARREL AT BOTTOM OF A DOWN SPOUT.
 - POUROUS DRIVEWAY (A-2): FINAL SIZE (L/W/D) OF THE STONE STORAGE REGION.
 - DRY WELLS (M-5): FINAL SIZE (L/W/D) AND LOCATION DIMENSIONS OF EACH DRYWELL. GERMANE ELEVATIONS, INVERT VALUES AND PIPE SYSTEM CONNECTING DOWNSPOUTS TO DRYWELL TO BE SHOWN. THE TOTAL ROOF AREA DRAINING TO AN INDIVIDUAL DRYWELL CANNOT EXCEED 1000 SF.
 - LEVEL SPREADER: FINAL SIZE (LENGTH) AND LOCATION TO BE SHOWN ON PERMIT PLOT PLAN BASED ON ACTUAL DRAINAGE AREA.

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. 410-881-1820 DV/MA 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:

BEAZER HOMES CORP.

8965 GUILFORD 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. 12375.

EXPIRATION DATE: May 26, 2018

5/27/15



SITE DEVELOPMENT PLAN

WINCOPIA FARMS

LOT Nos. 43-59, 74-93, 101-107, 110-114 and 120-129

(SFD RESIDENTIAL USE)

PLAT Nos. 22732-22752

SCALE: 1" = 30'

ZONING: R-ED

G. L. W. FILE No. 08052

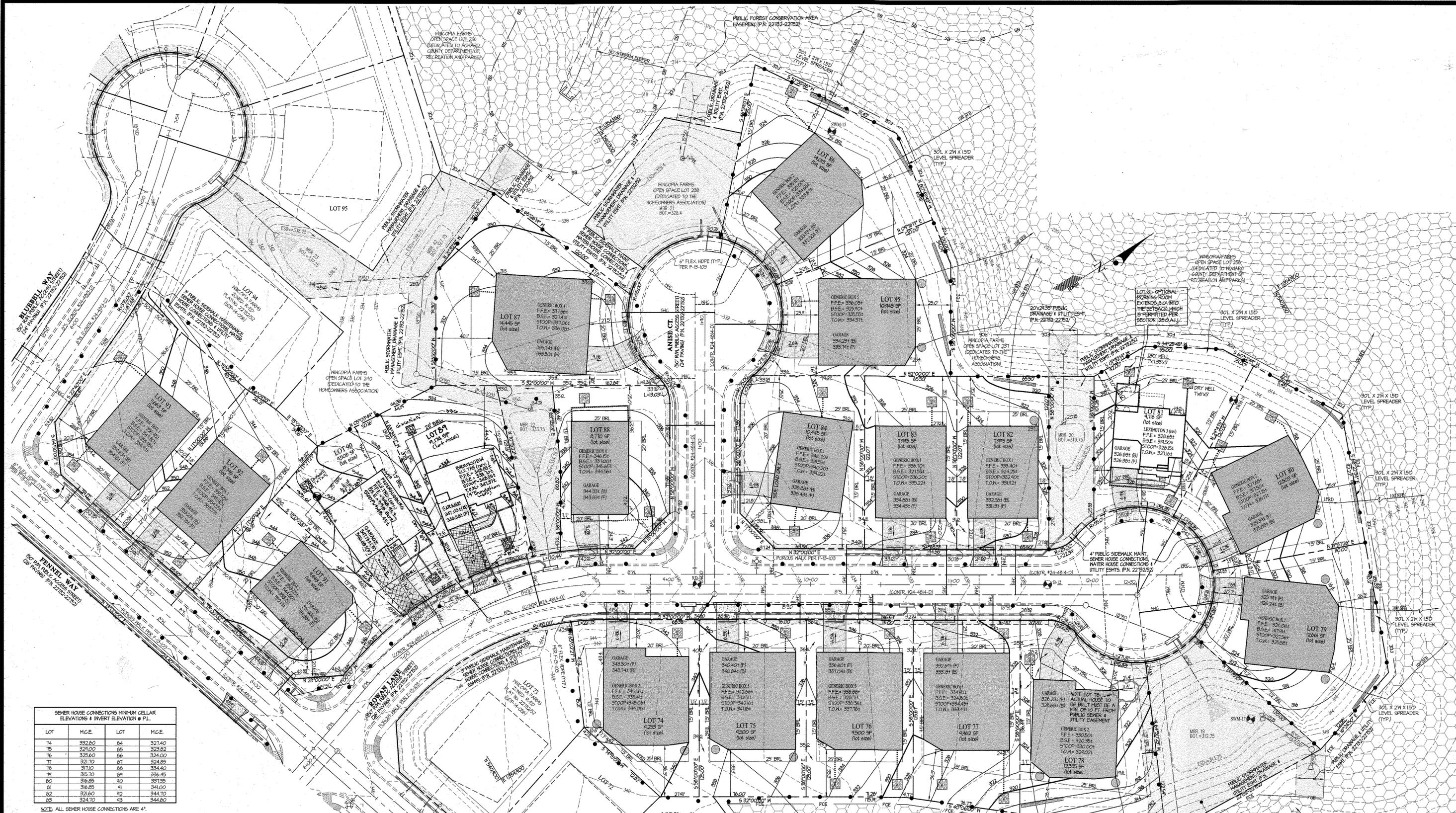
DATE: MAY 2015

TAX MAP - GRID: 47 - 3

SHEET: 2 OF 8

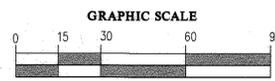
HOWARD COUNTY, MARYLAND

ELECTION DISTRICT No. 6



LOT	M.C.E.	LOT	M.C.E.
T4	332.80	B4	327.40
T5	324.00	B5	322.80
T6	325.60	B6	324.00
T7	321.10	B7	324.85
T8	311.10	B8	334.40
T9	315.10	B9	336.45
B0	316.85	B0	337.55
B1	316.85	B1	341.00
B2	321.60	B2	344.10
B3	324.10	B3	344.80

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Josh A. Wynn Director Date: 6-17-15

Keith S. Leonard Chief, Division of Land Development Date: 6-17-15

Chad E. Edwards Chief, Development Engineering Division Date: 6-17-15

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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
11.1.16	Resite Lot 89 with Brookview	JK	KLP
6.9.16	Resite Lot 92 with Fennelway	JK	KLP

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. 10278.
 EXPIRATION DATE: May 28, 2018
 52715



SITE DEVELOPMENT PLAN

WINCOPIA FARMS
 LOT Nos. 43-59, 74-93, 101-107, 110-114 and 120-129
 (8FD RESIDENTIAL USE)
 PLAT No. 22732-22752

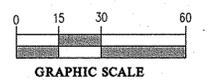
SCALE: 1" = 30'
 ZONING: R-ED
 DATE: MAY 2015
 TAX MAP - GRID: 47 - 3
 SHEET: 3 OF 8

ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

G. L. W. FILE NO. 08052

LOT	M.G.E.	LOT	M.G.E.
101	350.10	120	353.30
102	343.60	121	352.28
103	343.60	122	350.50
104	345.40	123	348.81
105	353.10	124	346.53
106	355.08	125	341.00
107	356.30	126	335.20
108	356.30	127	331.71
109	353.00	128	331.64
110	349.60	129	334.95
111	350.12		

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David A. Gygis Director Date: 6-24-15

Veronica Chief, Division of Land Development Date: 6-19-15

Paul Chief, Development Engineering Division Date:

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: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
12-17-2015	Resite Lot 107 w/ Lexington III	klp	

PREPARED FOR:
 BEAZER HOMES CORP.
 8965 GUILFORD 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. 12875
 EXPIRATION DATE: MAY 28, 2016



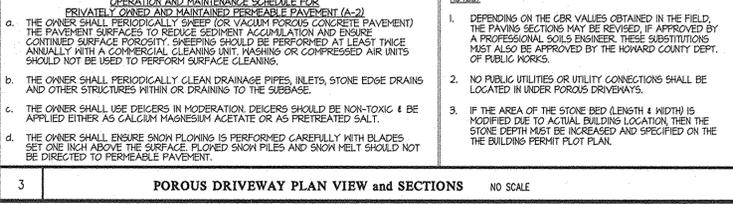
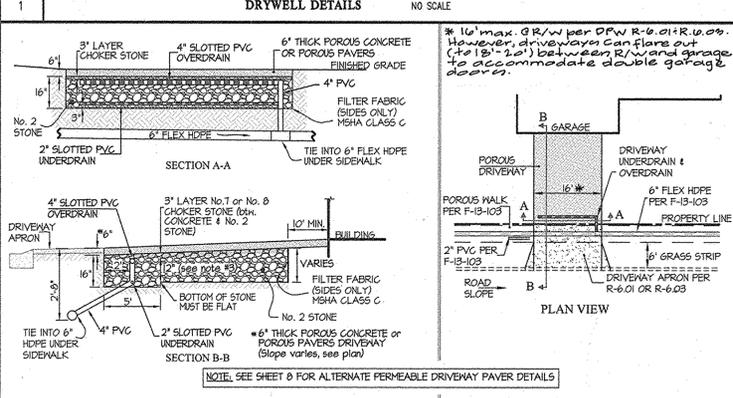
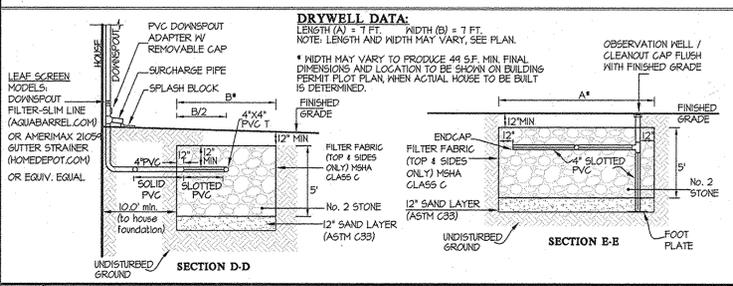
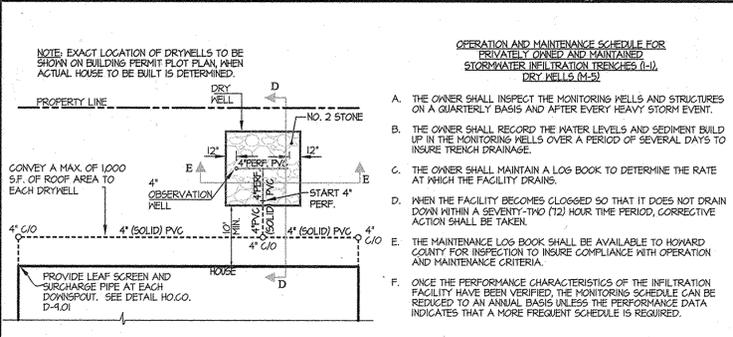
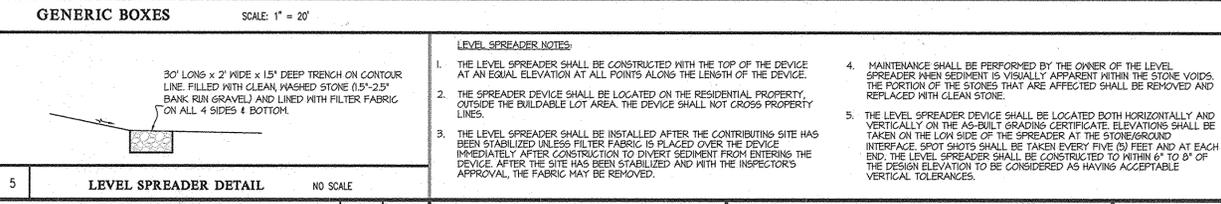
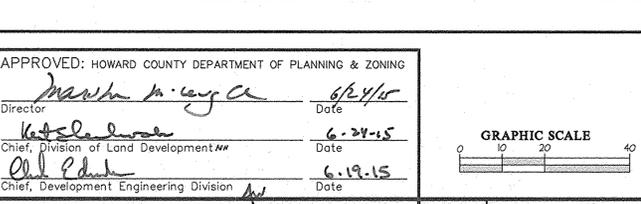
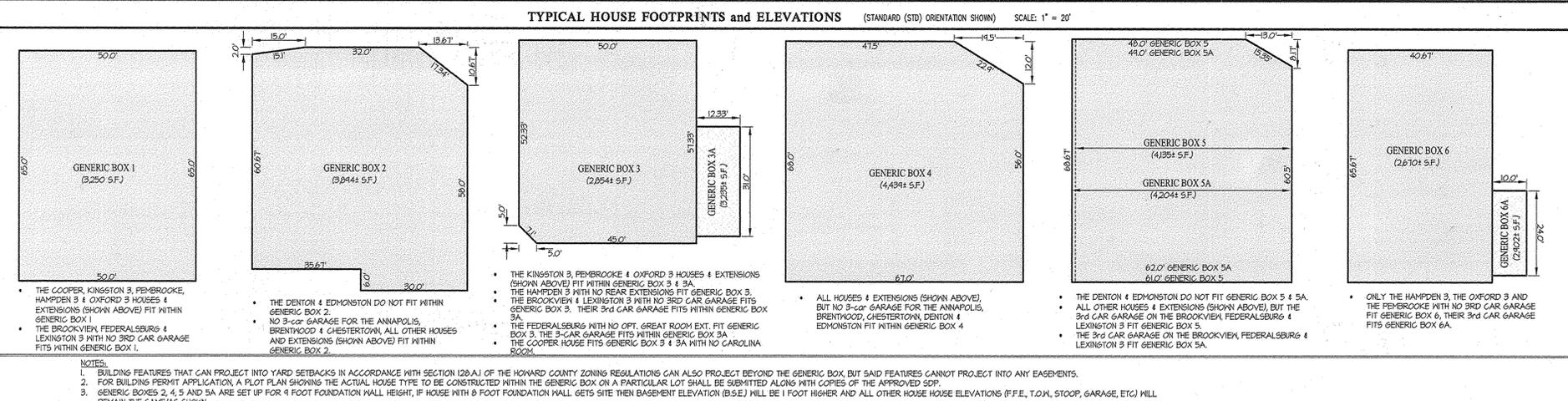
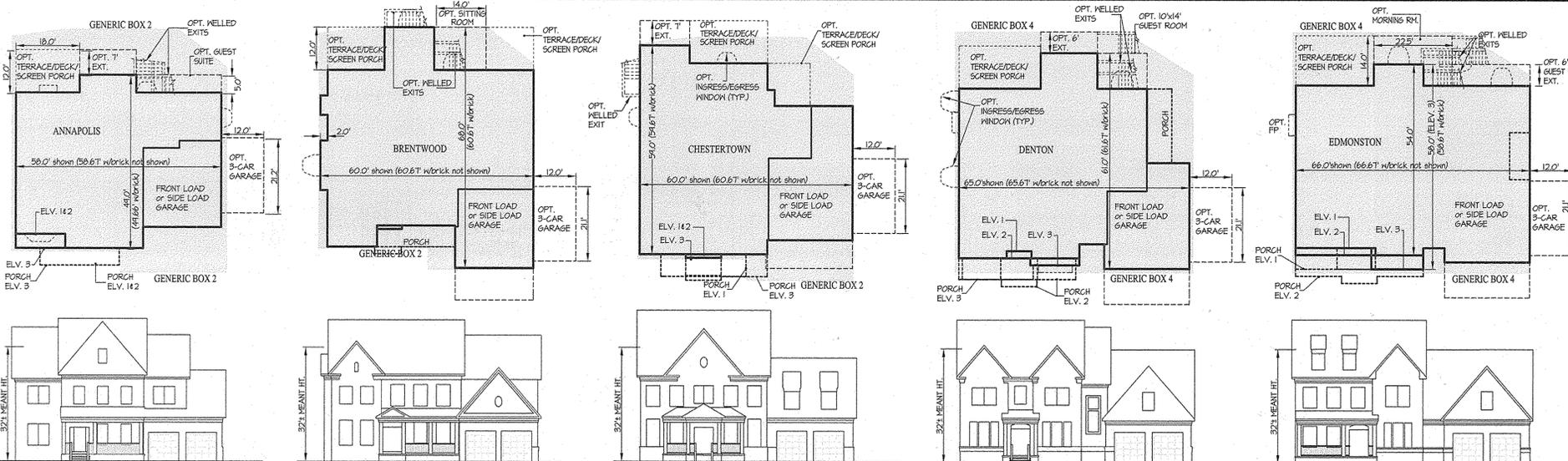
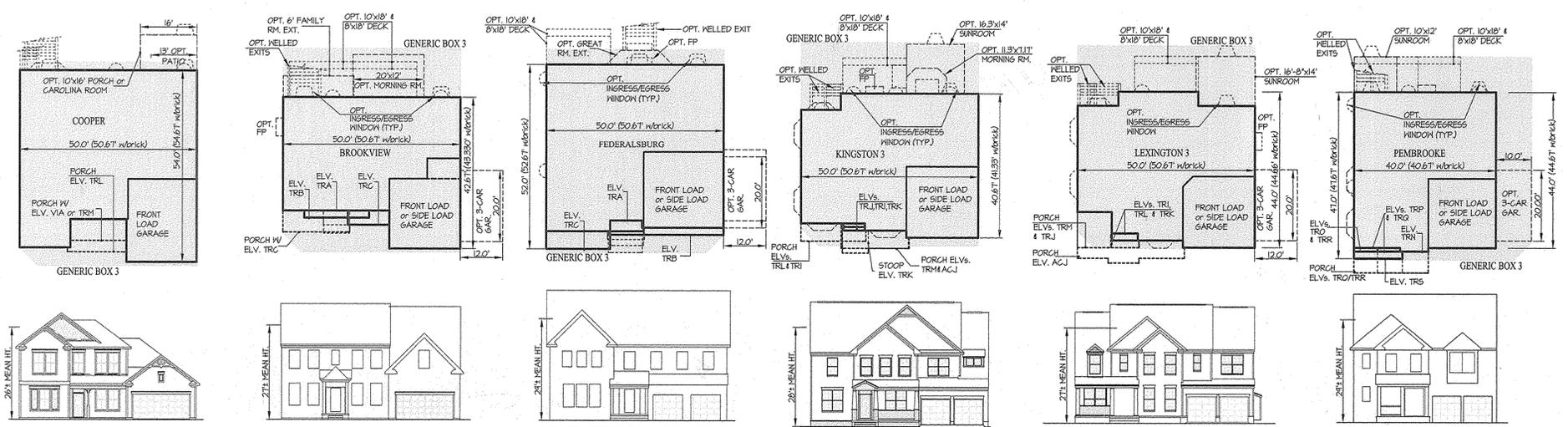
ELECTION DISTRICT No. 6

SITE DEVELOPMENT PLAN

WINCOPIA FARMS
 LOT Nos. 43-59, 74-93, 101-107, 110-114 and 120-129
 (SPD RESIDENTIAL USE)
 PLAT Nos. 22732-22752

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
MAY 2015	47 - 3	4 OF 8

HOWARD COUNTY, MARYLAND



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *M. M. [Signature]* Date: 6/24/15

Chief, Division of Land Development: *[Signature]* Date: 6-24-15

Chief, Development Engineering Division: *[Signature]* Date: 6-19-15

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 BAL: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

REVISION	DATE	BY	APPR.

PREPARED FOR:

BEAZER HOMES CORP.
8965 GUILFORD ROAD
SUITE 280
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. 12875

EXPIRATION DATE: May 26, 2018

5/27/15



SITE DETAILS

WINCOPIA FARMS

LOT Nos. 43-59, 74-93, 101-107, 110-114 and 120-129

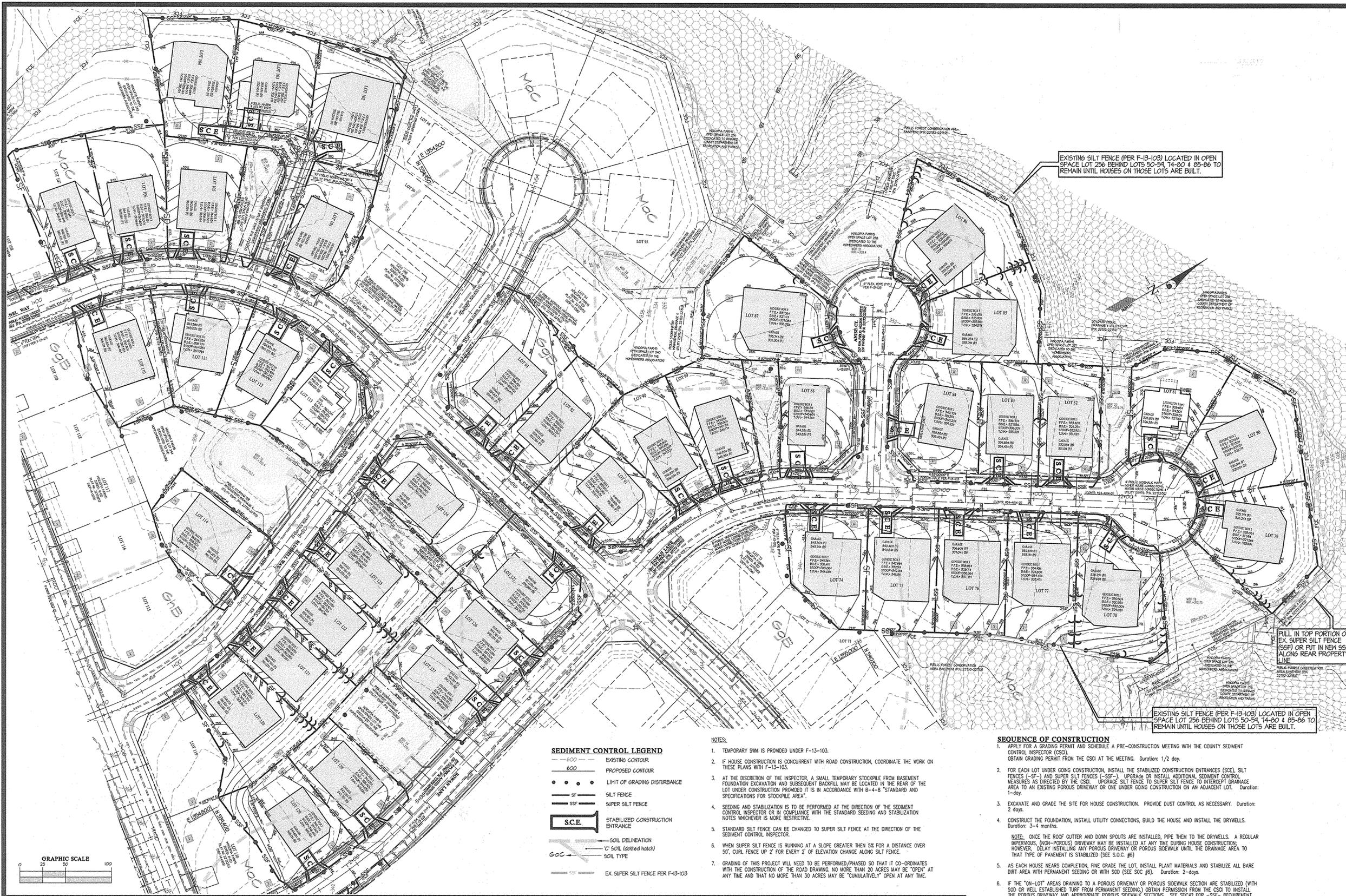
(SF RESIDENTIAL USE)

PLAT Nos. 22732-22752

HOWARD COUNTY, MARYLAND

ELECTION DISTRICT No. 6

SCALE	ZONING	G. L. W. FILE NO.
1" = 20'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
MAY 2015	47 - 3	5 OF 8



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.

CONDITIONS WHERE PRACTICE APPLIES
EXPOSED SOILS WHERE GROUND COVER IS HEADED FOR 6 MONTHS OR MORE.

CRITERIA

A. SEED MIXTURES

- GENERAL USE**
 - 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 CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.
 - FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.
 - FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
- TURFGRASS MIXTURES**
 - AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
 - SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - KENTUCKY BLUEGRASS/ FULL SUN MIXTURE:** FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL, MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE:** FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. RECOMMENDED CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE:** FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADY AREAS. RECOMMENDED CERTIFIED TALL FESCUE CULTIVARS 55 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
 - KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE:** FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

NOTES

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND"

CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE

I. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES

WESTERN MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONE: 5B, 6A)

CENTRAL MD: EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONE: 6B)

SOUTHERN MD: EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONE: 7A)

J. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES. LEVEL AND BAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.

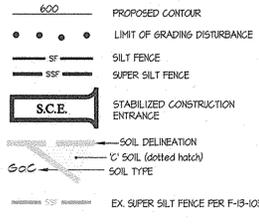
K. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

PERMANENT SEEDING SUMMARY

No.	SEED MIXTURE #9 (Tall Fescue/ Kentucky Bluegrass)	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	
					LIME RATE	LIME RATE
9	Certified Tall Fescue Blend (55% by weight) Penn 1201 & Penn 1202 and Certified Kentucky Bluegrass Blend (55% by weight) Courtyard, Penn & Hovard	8-8 lb / 1000 s.f. / 1000 s.f.	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/4 - 1/2 in.	1.0 lb / 1000 s.f. (45 lb/acre)	90 lb / 1000 s.f.

* Other cultivars listed as "proven" in the most current LMD 11-77 may also be used

SEDIMENT CONTROL LEGEND



NOTES

- TEMPORARY SIM IS PROVIDED UNDER F-13-103.
- F HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION. COORDINATE THE WORK ON THESE PLANS WITH F-13-103.
- AT THE DISCRETION OF THE INSPECTOR, A SMALL TEMPORARY STOCKPILE FROM BASEMENT FOUNDATION EXCAVATION AND SUBSEQUENT BACKFILL MAY BE LOCATED IN THE REAR OF THE LOT UNDER CONSTRUCTION PROVIDED IT IS IN ACCORDANCE WITH 4-4-B STANDARD AND SPECIFICATIONS FOR STOCKPILE AREA.
- SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR IN COMPLIANCE WITH THE STANDARD SEEDING AND STABILIZATION NOTES WHICH EVER IS MORE RESTRICTIVE.
- STANDARD SILT FENCE CAN BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- WHEN SUPER SILT FENCE IS RUNNING AT A SLOPE GREATER THAN 5% FOR A DISTANCE OVER 50', CURL FENCE UP 2' FOR EVERY 2' OF ELEVATION CHANGE ALONG SILT FENCE.
- GRADING OF THIS PROJECT WILL NEED TO BE PERFORMED/PHASED SO THAT IT CO-ORDINATES WITH THE CONSTRUCTION OF THE ROAD DRAWING. NO MORE THAN 20 ACRES MAY BE "OPEN" AT ANY TIME AND THAT NO MORE THAN 30 ACRES MAY BE "CUMULATIVELY" OPEN AT ANY TIME.

SEQUENCE OF CONSTRUCTION

- APPLY FOR A GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI).
- FOR EACH LOT UNDER GOING CONSTRUCTION, INSTALL THE STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (-SF-) AND SUPER SILT FENCES (-SSF-). UPGRADE OR INSTALL ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE CSCI. UPGRADE SILT FENCE TO SUPER SILT FENCE TO INTERCEPT DRAINAGE AREA TO AN EXISTING POROUS DRIVEWAY OR ONE UNDER GOING CONSTRUCTION ON AN ADJACENT LOT. Duration: 1-day.
- EXCAVATE AND GRADE THE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Duration: 2 days.
- CONSTRUCT THE FOUNDATION, INSTALL UTILITY CONNECTIONS, BUILD THE HOUSE AND INSTALL THE DRYWELLS. Duration: 3-4 months.
- NOTE: ONCE THE ROOF GUTTER AND DOWN SPOUTS ARE INSTALLED, PIPE THEM TO THE DRYWELLS. A REGULAR IMPERVIOUS, (NON-POROUS) DRIVEWAY MAY BE INSTALLED AT ANY TIME DURING HOUSE CONSTRUCTION. HOWEVER, DELAY INSTALLING ANY POROUS DRIVEWAY OR POROUS SIDEWALK UNTIL THE DRAINAGE AREA TO THAT TYPE OF PAVEMENT IS STABILIZED (SEE SDC #9).
- AS EACH HOUSE NEARS COMPLETION, FINE GRADE THE LOT, INSTALL PLANT MATERIALS AND STABILIZE ALL BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD (SEE SDC #6). Duration: 2-4 days.
- IF THE "ON-LOT" AREAS DRAINING TO A POROUS DRIVEWAY OR POROUS SIDEWALK ARE STABILIZED (WITH SOD OR WELL ESTABLISHED TURF FROM PERMANENT SEEDING) OBTAIN PERMISSION FROM THE CSCI TO INSTALL THE POROUS DRIVEWAY AND APPROPRIATE POROUS SIDEWALK SECTIONS. SEE SDC#2 FOR -SSF- REQUIREMENT WHEN ADJACENT LOT UPHILL OF THE POROUS DRIVEWAY IS NOT STABILIZED. Duration: 1-2 days.
- ONCE THE AREA DRAINING TO THE SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE CSCI TO REMOVE THE SEDIMENT CONTROL ITEMS. Duration: 1/2 day.
- OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). Duration: 1/2 day
- OBTAIN USE AND OCCUPANCY PERMIT FOR SETTLEMENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Frank M. Goyette* Date: 6/12/15

Chief, Division of Land Development: *Kevin D. Smith* Date: 6-24-15

Chief, Development Engineering Division: *Chris E. Smith* Date: 6-19-15

BUILDER'S CERTIFICATE

I, *Frank M. Goyette*, CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 HSCD.

SIGNATURE OF DEVELOPER/BUILDER: *Frank M. Goyette* DATE: 6/24/15

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: *Frank M. Goyette* DATE: 6/19/15

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. 12375.

EXPIRATION DATE: May 26, 2016

SIGNATURE OF ENGINEER: *Frank M. Goyette* DATE: 5/27/15

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

GLW Gutschick 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: 410-850-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:

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

SEDIMENT CONTROL PLAN

WINCOPIA FARMS

LOT Nos. 43-59, 74-93, 101-107, 110-114 and 120-129

(SFD RESIDENTIAL USE)

PLAT Nos. 22732-22752

ELECTION DISTRICT No. 6

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
MAY 2015	47 - 3	7 OF 8

HOWARD COUNTY, MARYLAND

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16124 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 SOCCED OR SEEDED 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 7).
- 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.

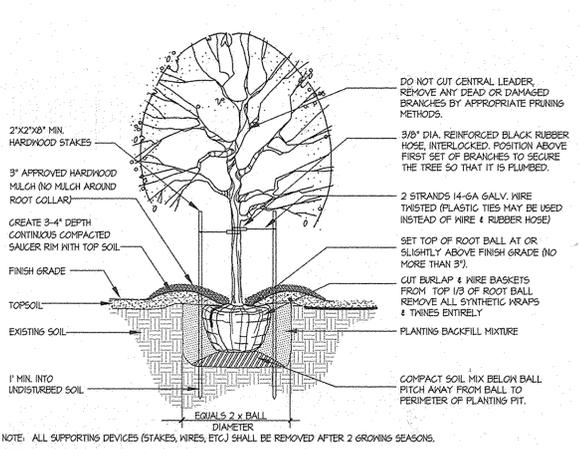
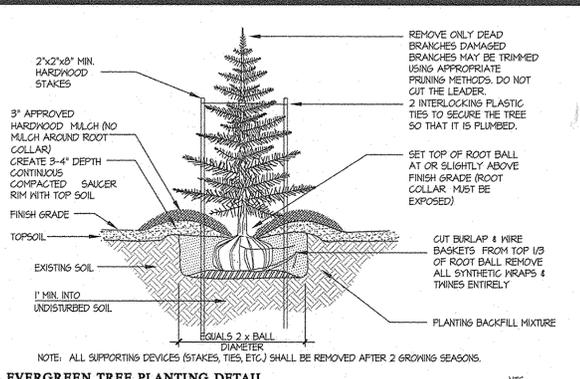
- SCHEDULE 'A' AND SCHEDULE 'C'** IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF \$ 165000 FOR THE LOTS PER THIS SDP AS FOLLOWS:
 16 SHADE TREES @ \$300 EACH = \$ 4800.00
 14 EVERGREEN TREES @ \$150 EACH = \$ 2100.00

- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2850. 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 TO SUBSTITUTIONS OR LOCATIONS OF 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 BERRIES, 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.

LANDSCAPE SURETY PER LOT

LOT No.	PLANT QUANTITY		SURETY AMOUNT
	SHADE TREES	EVERGREEN	
50	2	3	\$ 1050.00
84	2	2	\$ 900.00
88	2	2	\$ 900.00
91	2	2	\$ 900.00
93	2	3	\$ 1050.00
113	2	2	\$ 900.00
124	3	3	\$ 1050.00
125	2	2	\$ 900.00
TOTAL	16	14	\$ 16500.00



RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)

USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY							
LANDSCAPE TYPE	(1:50 SHADE TREES, 1:40 EVERGREEN TREES)							
PERIMETER LOCATION	LOT 50	LOT 84	LOT 88	LOT 91	LOT 93	LOT 113	LOT 124	LOT 125
SIDE LENGTH OF LOT	104.36'	71.55'	71.55'	44.64'	107.67'	18.0'	121.44'	42.46'
CREDIT FOR EXISTING VEGETATION	N/A	N/A	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	N/A	N/A
NUMBER OF PLANTS REQUIRED								
SHADE TREES	2	2	2	2	2	2	2	2
EVERGREEN TREES	3	2	2	2	3	2	3	2
SHRUBS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS PROVIDED								
SHADE TREES	2	2	2	2	2	2	2	2
EVERGREEN TREES	3	2	2	2	3	2	3	2
OTHER TREES (0.2:1 SUBSTITUTION)	0	0	0	0	0	0	0	0
SHRUBS (0.1:1 SUBSTITUTION)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

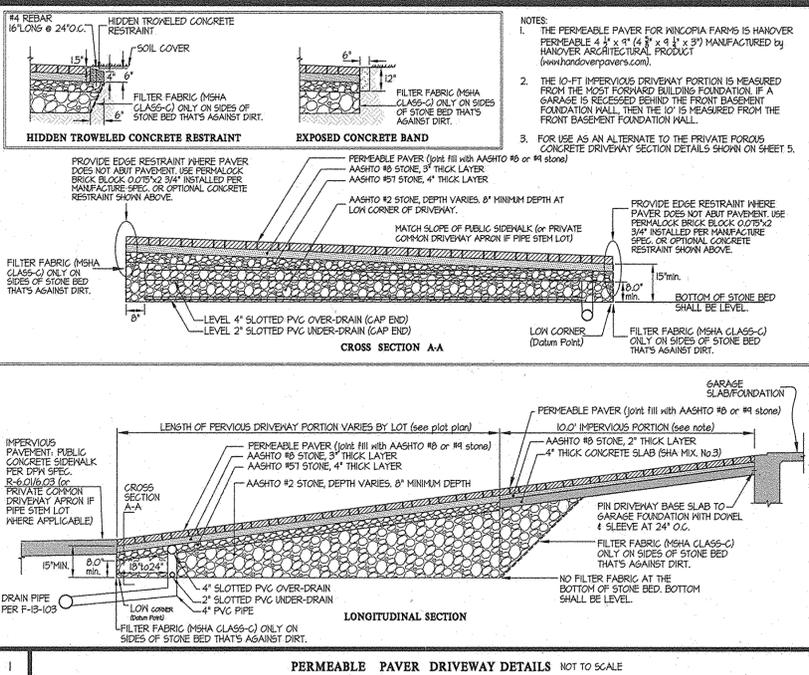
PLANT LIST

SYMBOL	QUANT.	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BYTER	SIZE	COMMENTS
SHADE	16	SOPHORA JAPONICA / JAPANESE PASCOA TREE BETULA NIGRA HERITAGE / HERITAGE CLUMP BIRCH CERUDIPHILLUM JAPONICA / KATSURATREE	2 1/2" - 3" CAL. MIN. 10' - 12' HT. MIN.	
EVERGREEN	14	PICEA OMORICA / SERBIAN SPRUCE ILEX OPACA / AMERICAN HOLLY ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY CEDRUS DEODORA / DEODAR CEDAR	6-8' HT.	ALL B4B

LEGEND



THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY



DEVELOPER'S/BULDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE SELF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 6/24/15
 Chief, Division of Land Development: [Signature] Date: 6-24-15
 Chief, Development Engineering Division: [Signature] Date: 6-19-15

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: 410-380-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
 BEAZER HOMES CORP.
 8965 GUILFORD ROAD
 SUITE 290
 COLUMBIA, MD 21048
 PH: 410-381-3222
 ATTN: BRIAN KNAUFF

GRAPHIC SCALE
 0 25 50 100

LANDSCAPE PLAN
WINCOPIA FARMS
 LOT Nos. 43-59, 74-93, 101-107, 110-114 and 120-129
 (SFD RESIDENTIAL USE)
 PLAT Nos. 22732-22752

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
MAY 2015	47 - 3	8 OF 8