

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS HSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 315-1000 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: 4. ZONING: R-ED PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 1-28-06. AREA OF BUILDABLE LOTS (NO. 7-13, 108, 109, 115-119, 130, 180-192, 197-201, 258-259, 262-263 AND 208-212) FOR THIS SITE DEVELOPMENT PLAN, 0.641 ACRES. FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: SP-10-005, F-15-103, F-15-103, 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 RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-13-103 AND AERIAL PHOTOGRAPHY PREPARED BY MCKENZIE-SYNDER DURING DECEMBER, 2008.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY W45 CONTRACT NOS. 24-4691-D) AND THE WATER METER VAULTS IN OUTSIDE VAULTS.
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 9 OF THE MDE STORMWATER DESIGN MANUAL. BASED ON TABLE 9.3, THIS SITE HAS A TARGET FE OF 1.0". IN ORDER TO FILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF ROOFTOP DISCONNECT (N-1), SHEET PILE TO BUFFER (N-3), DRY WELLS (N-5), RAIN BARRELS (N-1), 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. (Discretion of Council).
- FINAL DIMENSIONS AND LOCATION OF STORMWATER DEVICES TO BE SHOWN ON BUILDING PERMIT FLOT 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 TREE 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 PLAN OR DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ. DPZ SHALL DETERMINE IF IMPACTS TO ENVIRONMENTAL RESOURCES ARE NECESSARY IN ACCORDANCE WITH SUBSECTION 16.10(A) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 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, 2008.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (\$110,000.00 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. FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 5 AND THE GRADING PERMIT CHART ON SHEET 1.
- THERE ARE NO WETLANDS, 100-YR FLOODPLAINS OR STREAMS ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN WINCOPIA 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 16.1305(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' (6" GRADING MORE THAN ONE RESIDENCE) B. SURFACE - P OR COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATINGS (1-1/2" MIN) C. GEOMETRY - MAX 1% GRADE, MAX 10% GRADE CHANGE AND MIN 45' TURNING RADII D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (1025 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 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 12.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 18 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: 42 SFD RESIDENTIAL DWELLINGS
 - PUBLIC WATER & SEWER TO BE UTILIZED (CONTR. 24-4691-D & 24-4812-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: 310,640 SF OR 0.641 AC.
 - AREA OF THIS PLAN SUBMISSION: 4.871 ACRES (LOD)
 - AREA OF DISTURBANCE BY THIS SDP: 4.871 ACRES

SINGLE FAMILY DETACHED PARKING ANALYSIS

NUMBER OF SINGLE-FAMILY DETACHED LOTS FOR THIS SDP = 42
 REQUIRED PARKING (2 SPACES PER UNIT) = 84 SPACES
 REQUIRED OVERFLOW PARKING (0.05 SPACES/UNIT PER DWY 3, TABLE 2.11) = 21 SPACES
 TOTAL REQUIRED SPACES = 105 SPACES
 PARKING PROVIDED:
 4 SPACES/UNIT (2 GARAGE & 2 DRIVEWAY) = 168 SPACES

LOT INFORMATION

LOT TYPE	LOTS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT ERL
SINGLE FAMILY DETACHED	7-13, 108, 109, 115-119, 130, 180-192, 197-201, 258-259, 262-263 & 208-212	6,000 SQUARE FEET	50'

SITE ANALYSIS CHART

NO. CO. FILE NO.	GROSS ACRES	100 YR FLOODPLAIN	STEEP SLOPES AREAS	NET ACRES	SFD ACRES (% OF GROSS AC.)	SFA ACRES (% OF GROSS AC.)	OPEN SPACE		PUBLIC R/W (% OF GROSS AC.)	NON-CREDITED OPEN SPACE AREAS (% OF GROSS AC.)	LIMIT OF DISTURBANCE AREAS (% OF GROSS AC.)						
							REQUIRED (% OF GROSS AC.)	PROVIDED (% OF GROSS AC.)									
SP-10-005/F-13-103	121.60	8.11	11.40	110.04	4.11	(32.28)	2.36	(0.88)	63.80	64.74	(4.78)	14.30	(11.38)	2.10	(1.78)	23.2	(15.28)

UNIT DENSITY TABULATION

NO. CO. FILE NO.	ZONING	SITE ACREAGE				REQUIRED MAXIMUM NO. OF UNITS		PROVIDED NO. OF UNITS		
		GROSS	100 YR FP	STEEP SLOPES	NET	MAX. UNIT DENSITY ALLOWED	MAX. UNITS ALLOWED	SFD PROVIDED	SFA PROVIDED	
SP-10-005/F-13-103	R-ED	121.60	8.11	11.40	110.04	2.0 UNITS / NET ACRE	220	171	41	220

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
T-13	2,001 AC	\$ 0.00	\$ 0.00
108-109, 115-119 & 130	2,351 AC	\$ 4,350.00	\$ 100.00
180-192	1,451 AC	\$ 1,950.00	\$ 100.00
181-182 & 187-189	2,001 AC	\$ 3,600.00	\$ 100.00
208-209, 258-259, 262-263 & 208-212	2,271 AC	\$ 1,200.00	\$ 100.00
TOTAL	4,871 AC	\$ 11,100.00	\$ 400.00

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 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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 9/15/14
 Chief, Division of Land Development: *[Signature]* Date: 9/19/14
 Chief, Development Engineering Division: *[Signature]* Date: 9/15/14

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-388-1800 DC/VA: 301-588-2524 FAX: 301-421-4186

PREPARED FOR:
 BEAZER HOMES CORP.
 8965 GUILDFORD ROAD
 SUITE 290
 COLUMBIA, MD 21046
 P.H.: 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. 12275.
 EXPIRATION DATE: MAY 26, 2016
 8/20/14



COVER SHEET

WINCOPIA FARMS
 LOT Nos. 7-13, 108, 109, 115-119, 130, 180-192, 197-201, 258-259, 262-263 & 208-212
 (SFD RESIDENTIAL USE)
 PLAT Nos. 22732-22752 and 23190-23191

PERMIT INFORMATION CHART

WATER CODE: E21	SEWER CODE: 1645000
DEVELOPMENT NAME: WINCOPIA FARMS	DISTRICT/AREA: N/A
PLAT: PM 22732-22752 (23190-23191)	ZONE: R-ED
TAX MAP: 47	GRID: 3
ELEC. DIST.: 6	DATE: AUG. 2014

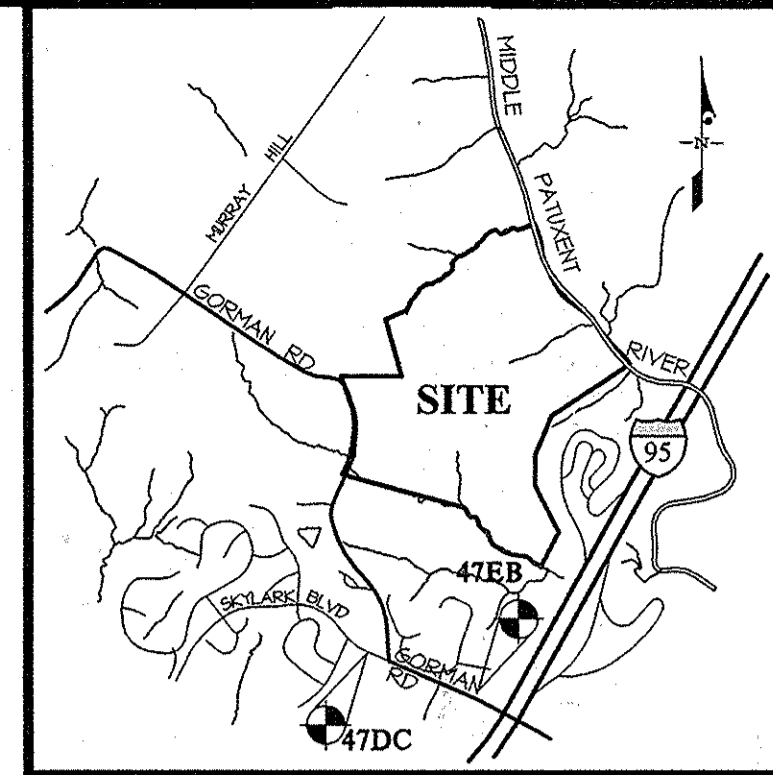
SCALE: AS SHOWN	ZONING: R-ED	G. L. W. FILE NO.: 08052
DATE: AUG. 2014	TAX MAP - GRID: 47 - 3	SHEET: 1 OF 8

WINCOPIA FARMS SITE DEVELOPMENT PLAN

LOT Nos. 7-13, 108, 109, 115-119, 130, 180-192,

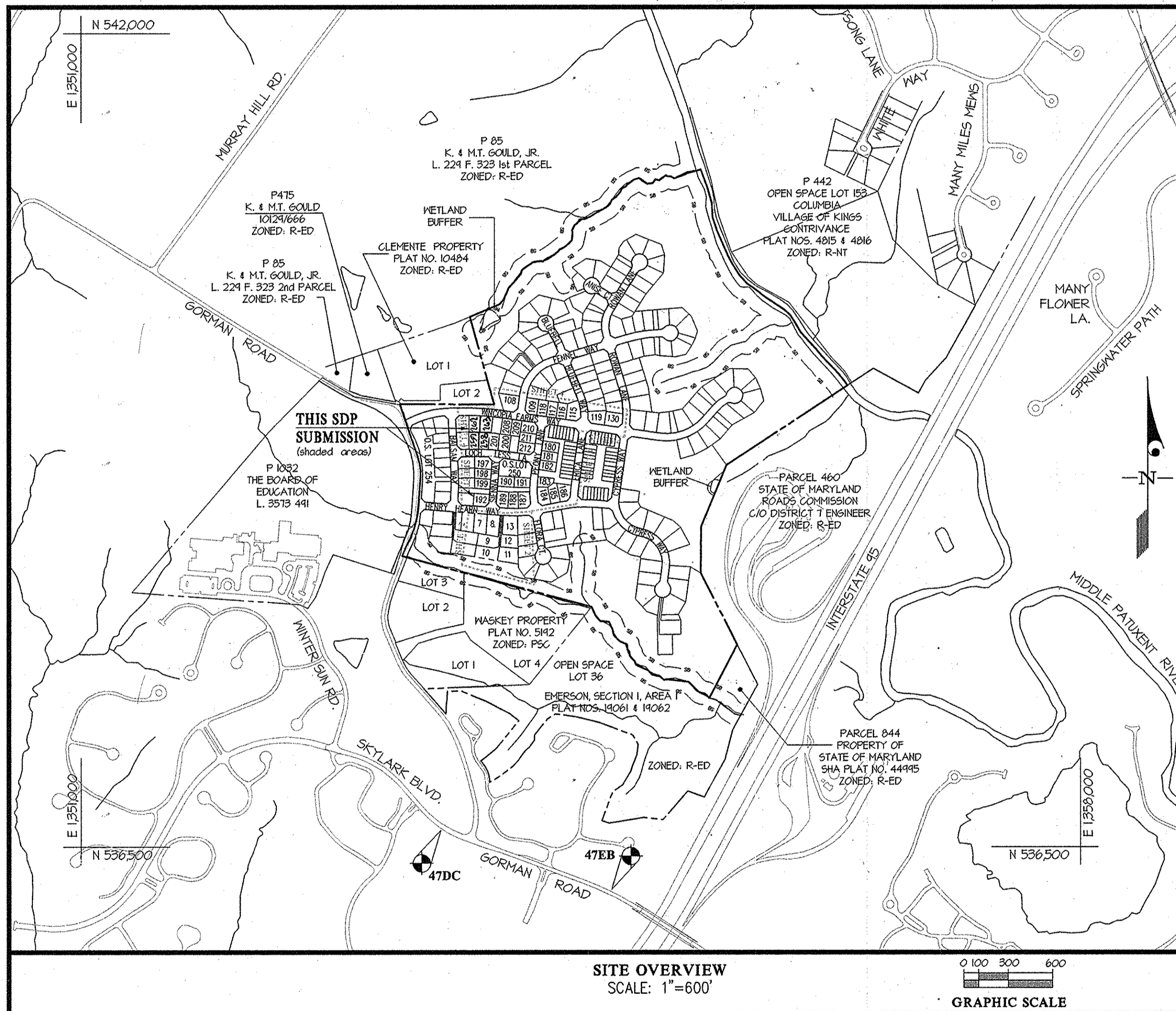
197-201, 258-259, 262-263 and 208-212

SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2,000'

BENCHMARKS
 47DC ELEV. 343.10 N = 536,615.00 E = 135,567.00
 47EB ELEV. = 954.25 N = 536,212.71 E = 135,483.57



RECREATIONAL OPEN SPACE CHART

TYPE	CRITERIA	REQUIRED	PROVIDED	WHERE PROVIDED
RECREATIONAL OPEN SPACE	400 SF PER SFA LOT X 41 LOTS	16,400 SF (0.45 AC.)	---	---
RECREATIONAL OPEN SPACE	300 SF PER SFD LOT X 171 LOTS	51,300 SF (1.18 AC.)	---	---
TOTAL	---	70,700 SF (1.63 AC.)	6.75 AC.	OS LOTS 227 AND 250

SETBACK REQUIREMENTS

SETBACK TYPE	SETBACK SINGLE FAMILY DETACHED
PROJECT BOUNDARY	30'
EXTERNAL PUBLIC R/W	75'
FRONT/SIDE ON INTERNAL PUBLIC R/W	20'
FRONT (PRINCIPAL STRUCTURE)	20'
SIDE (PRINCIPAL STRUCTURE)	75'
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

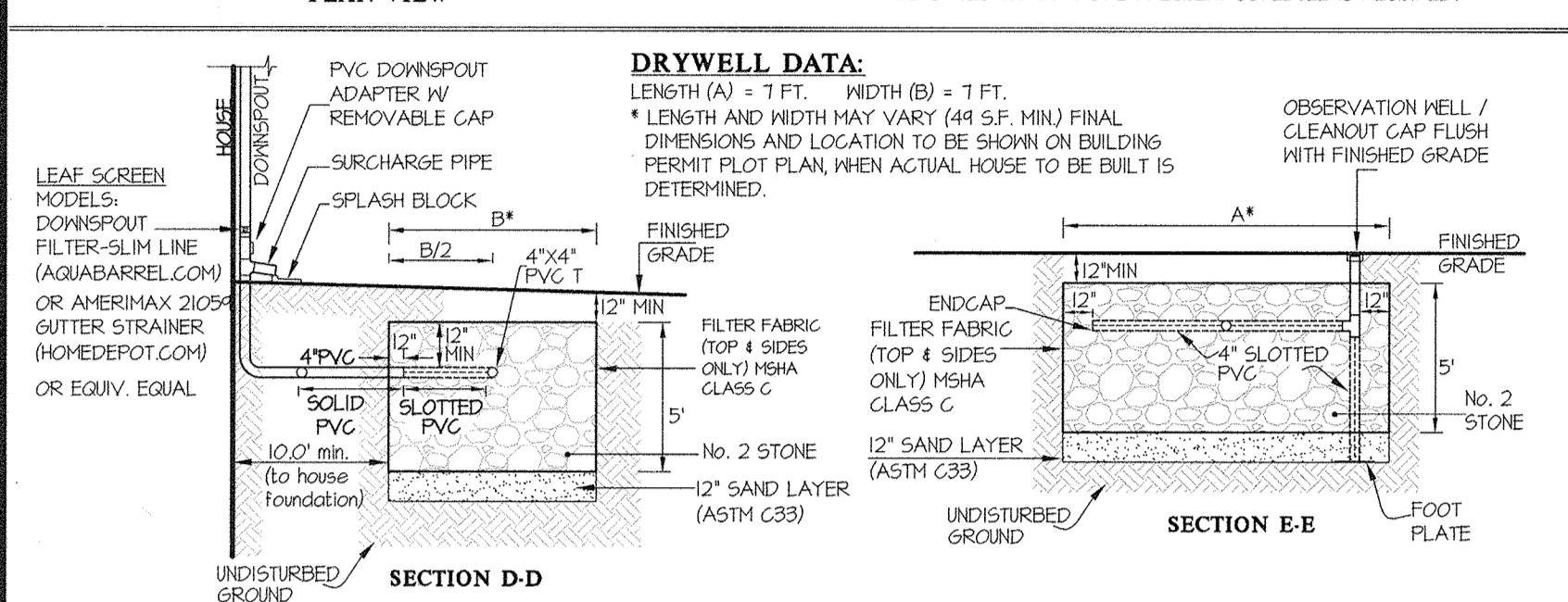
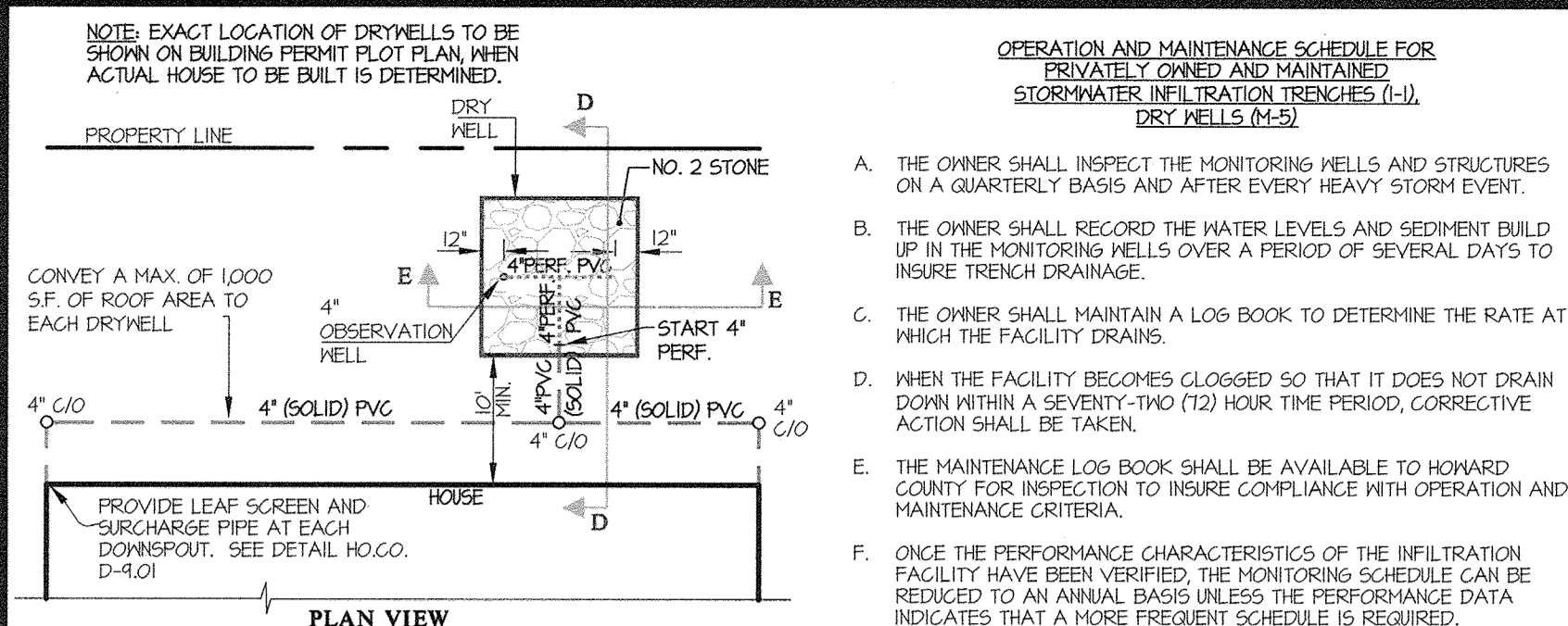
SHEET INDEX

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

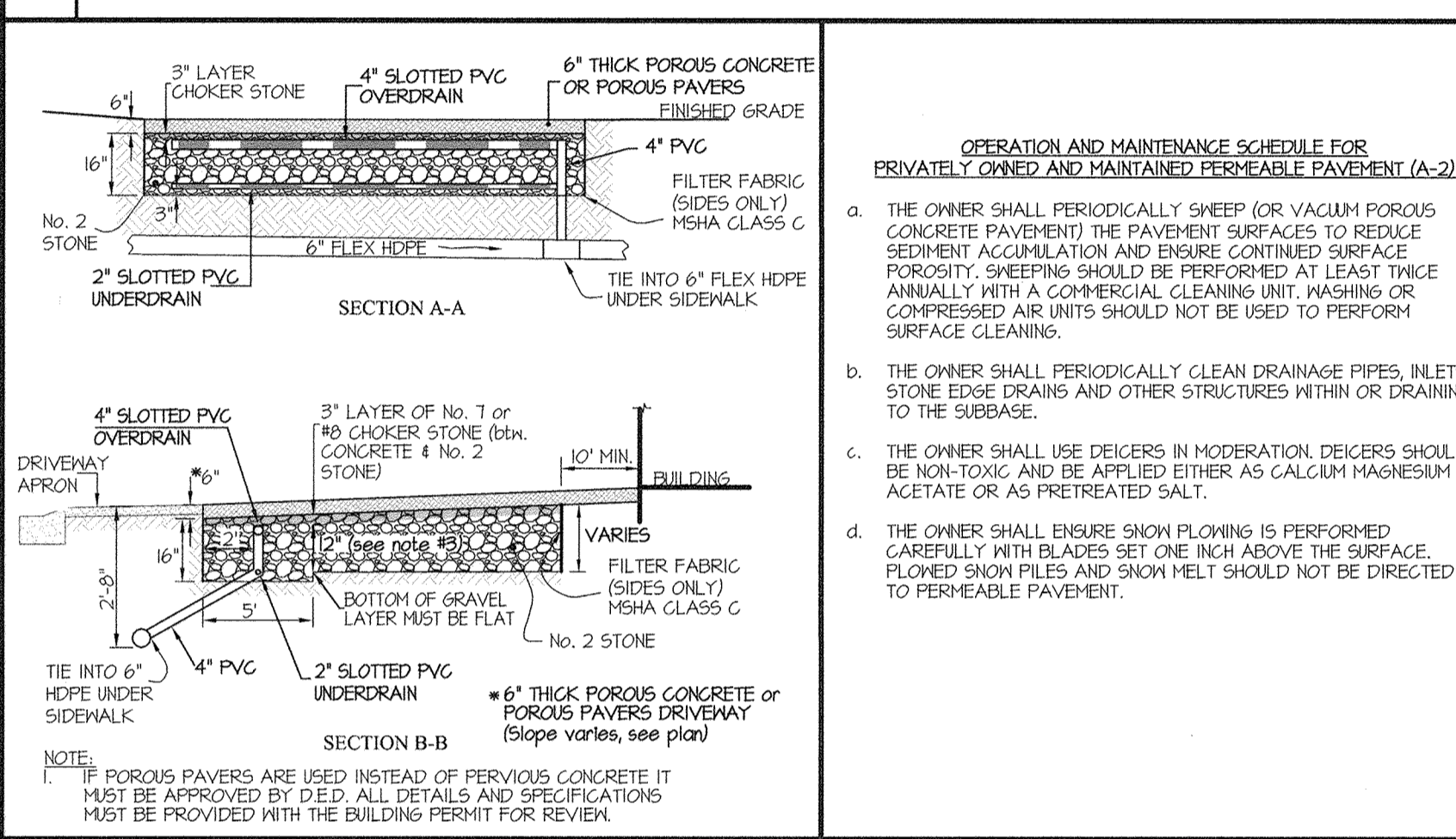
SEE SHEET 5 FOR SHM PRACTICE CHART

ADDRESS CHART

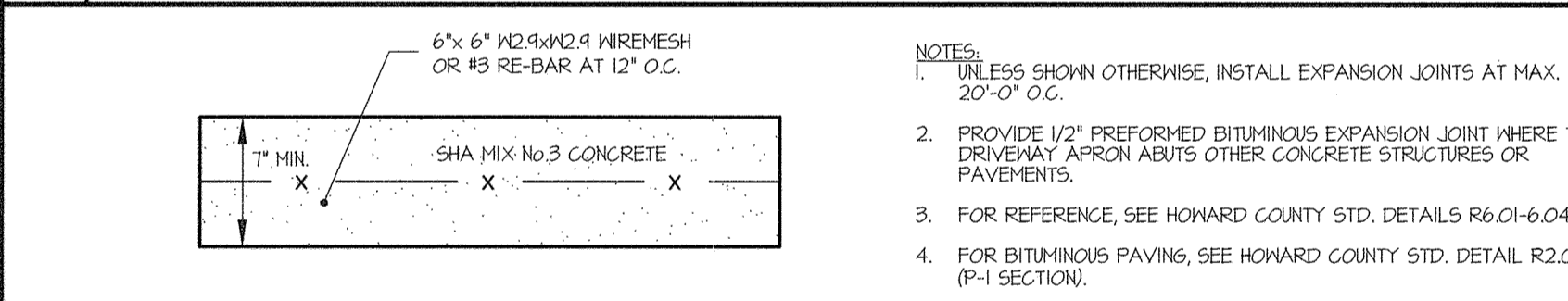
LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
7	9180 HENRY HEARN WAY	180	9120 PEONY LANE
8	9184	181	9116
9	9188	182	9112
10	9142	183	9108
11	9146	184	9104
12	9150	185	9100 HENRY HEARN WAY
13	9154	186	9100 ERICA LANE
108	10003 FENEL WAY	187	9101 HENRY HEARN WAY
109	10005	188	9103 HENRY HEARN WAY
110	10043 WINCOPIA FARMS WAY	189	9102 SIENNA WAY
111	10051 WINCOPIA FARMS WAY	190	9108 SIENNA WAY
112	10055 WINCOPIA FARMS WAY	191	9104 PEONY LANE
113	10051 WINCOPIA FARMS WAY	192	9101 SIENNA WAY
114	10041 WINCOPIA FARMS WAY	193	9100 LOCH LESS LANE
115	10002 BLUEBELL WAY	194	9111 SIENNA WAY
116		195	9107 SIENNA WAY
117		196	9114 LOCH LESS LANE
118		197	9115 LOCH LESS LANE
119		198	9116 LOCH LESS LANE
120		199	9117 LOCH LESS LANE
121		200	9118 LOCH LESS LANE
122		201	9119 LOCH LESS LANE
123		202	9120 LOCH LESS LANE
124		203	10024 WINCOPIA FARMS WAY
125		204	10026
126		205	10028
127		206	10030
128		207	10032
129		208	10034
130	10001 WINCOPIA FARMS WAY	209	9123 PEONY LANE
		210	9125 PEONY LANE
		211	9127 PEONY LANE
		212	9129 PEONY LANE



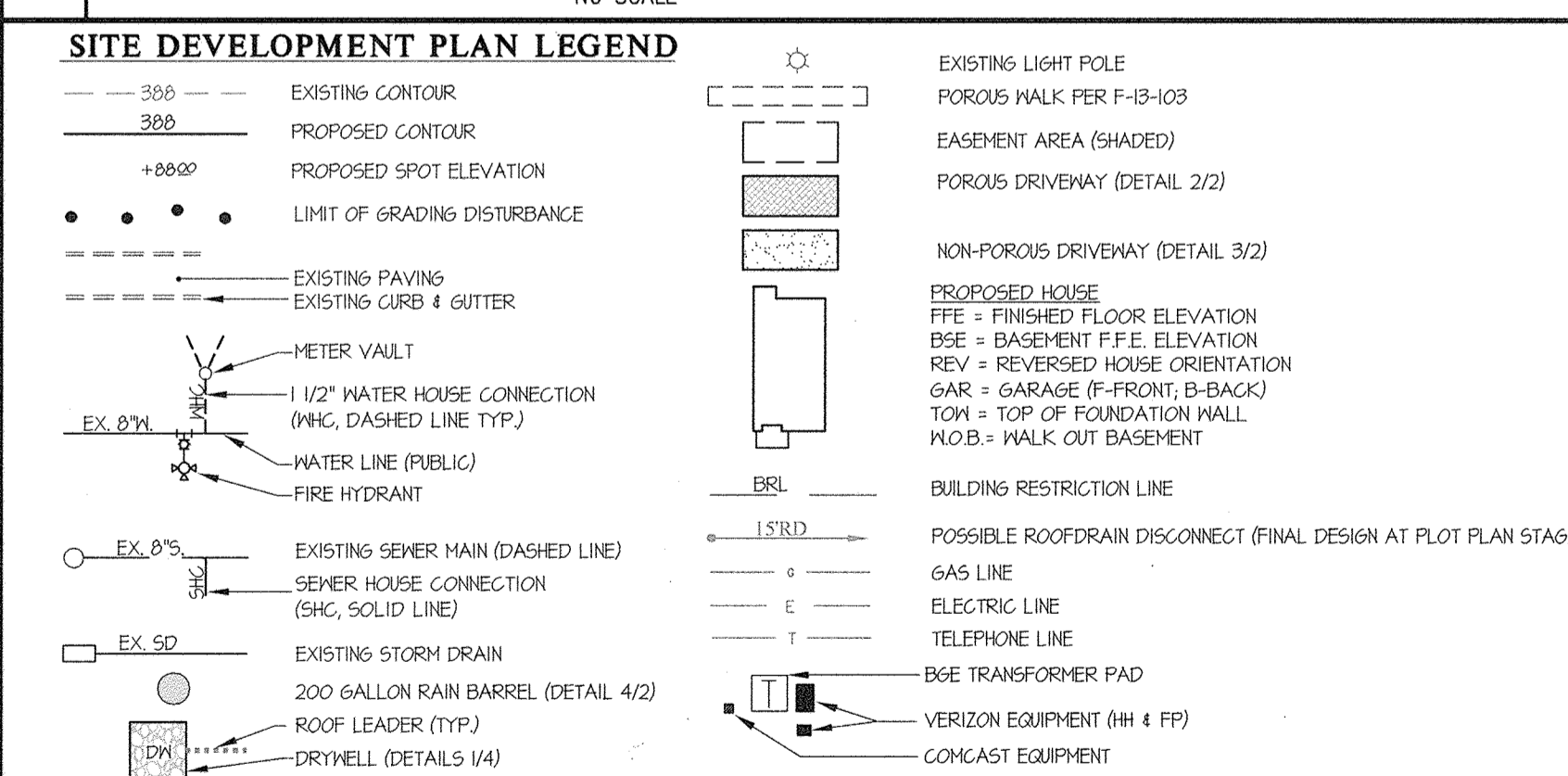
1 DRYWELL DETAILS NO SCALE



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: *[Signature]* Date: 7/6/14

Chief, Division of Land Development: *[Signature]* Date: 7-29-14

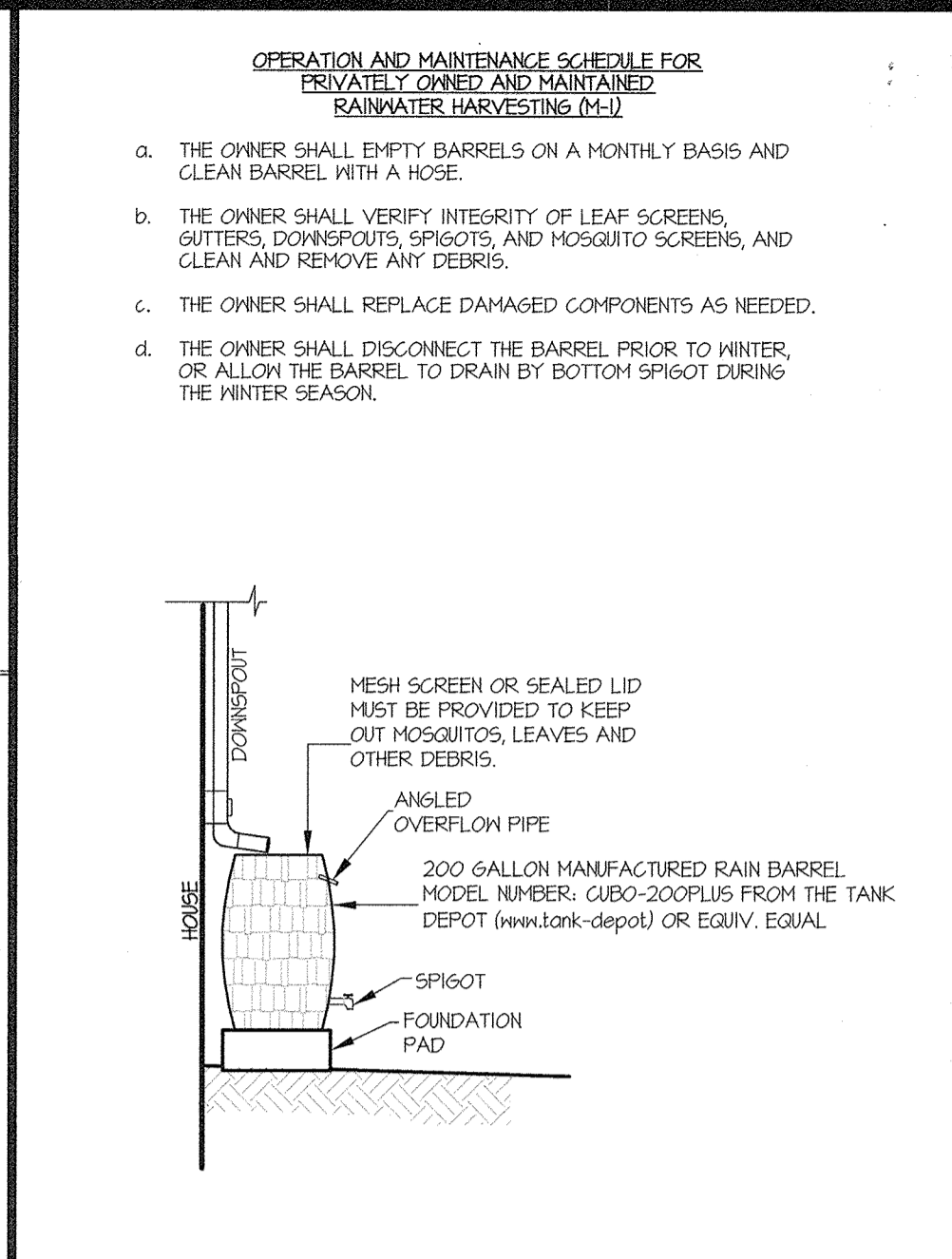
Chief, Development Engineering Division: *[Signature]* Date: 9-15-14

GRAPHIC SCALE: 0 15 30 60 90

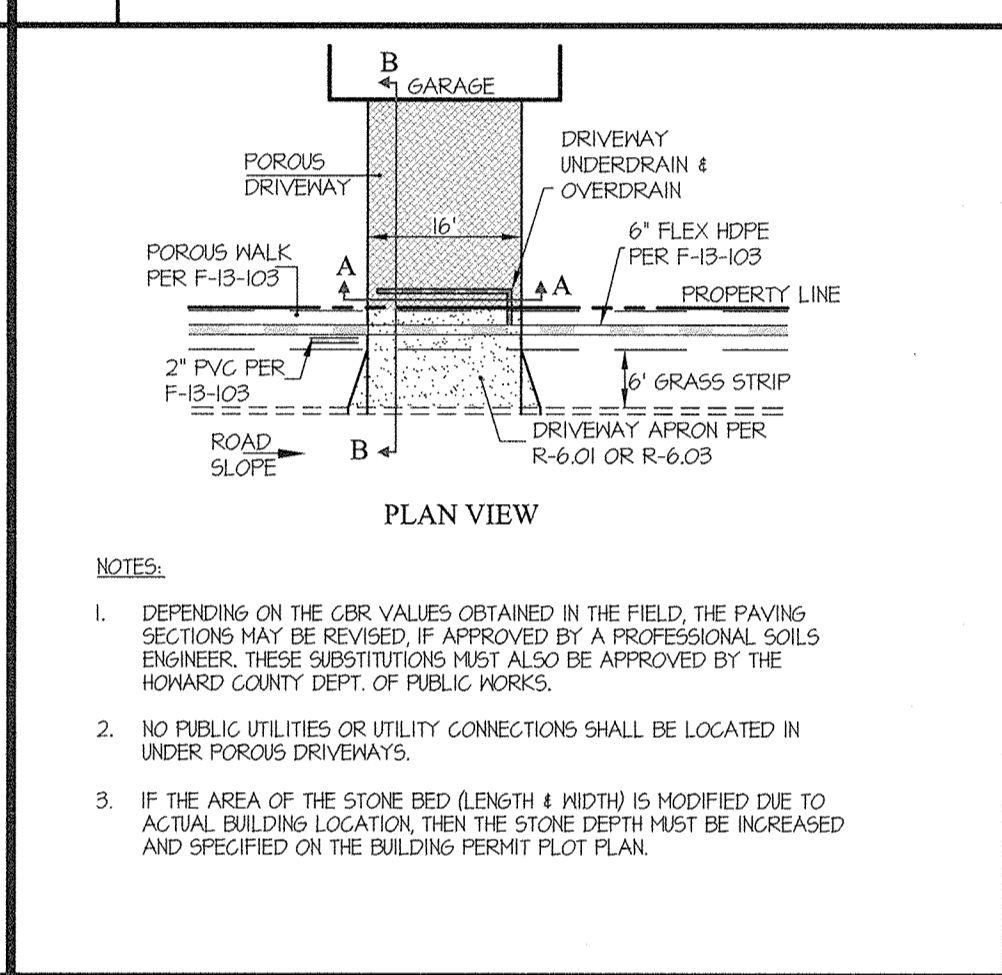
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BERTONVILLE OFFICE PARK
 BERTONVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2522 FAX: 301-421-4186

DATE: 08-13-14
 REVISION: 01-15-14 Rev. dim. Lot # 10, add alt. permeable paver driveway sections

BY: *[Signature]* APP'R: *[Signature]*



4 RAIN BARREL DETAIL NO SCALE



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

LOT	M.C.E.
7	331.00
8	330.00
9	328.10
10	321.40
11	323.10
12	333.40
13	339.62

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 INK'S TO THE SUBJECT LOTS OF THIS S.O.P. ARE 1/2" PER CONTRACT Nos. 24-4691-D AND THE WATER METER VAULTS ARE IN THE R.O.P.
- 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 D&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 DPM R-6.01 AND R-6.03.
- ON-LOT ESD STORMWATER DEVICES (DRYWELL, RAIN BARRELS, ROOF TOP DISCONNECT, ETC.) SHOWN ON THIS S.O.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 FLOT PLAN PACKAGE FOR AN ACTUAL HOUSE TO BE PERMITTED FOR CONSTRUCTION. FINAL ESD INFORMATION TO BE INCLUDED, AS APPLICABLE, WITH THE BUILD PERMIT FLOT PLAN PACKAGE ARE AS FOLLOWS:
 - ROOF TOP DISCONNECT (M-1) DISCONNECT LENGTH FROM DOWN SPOUTS.
 - RAIN BARRELS (M-1) LOCATION OF THE 200-GALLON BARREL AT BOTTOM OF A DOWN SPOUT.
 - POROUS DRIVEWAY (A-2) FINAL SIZE (LxW) OF THE STONE STORAGE REGION.
 - DRYWELLS (M-3) FINAL SIZE (LxW) AND LOCATION DIMENSIONS OF EACH DRYWELL, GROUND ELEVATIONS, INVERT VALUES AND PIPE SYSTEM CONNECTING DOWNPOUTS TO DRYWELL. TO BE SHOWN THE TOTAL ROOF AREA DRAINING TO AN INDIVIDUAL DRYWELL CANNOT EXCEED 1,000 SF.



PREPARED FOR: BEAZER HOMES CORP. 8965 CULLFORD ROAD SUITE 230 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. 12025 EXPIRATION DATE: May 26, 2016

STATE OF MARYLAND

SITE DEVELOPMENT PLAN

WINCOPIA FARMS
 LOT Nos. 7-13, 108, 109, 115-119, 130, 180-192, 197-201, 258-259, 261-263 & 208-212
 (SPD RESIDENTIAL USE)
 PLAT Nos. 22732-22752 and 23190-23191

SCALE: 1" = 30'

ZONING: R-ED

G. L. W. FILE No.: 08052

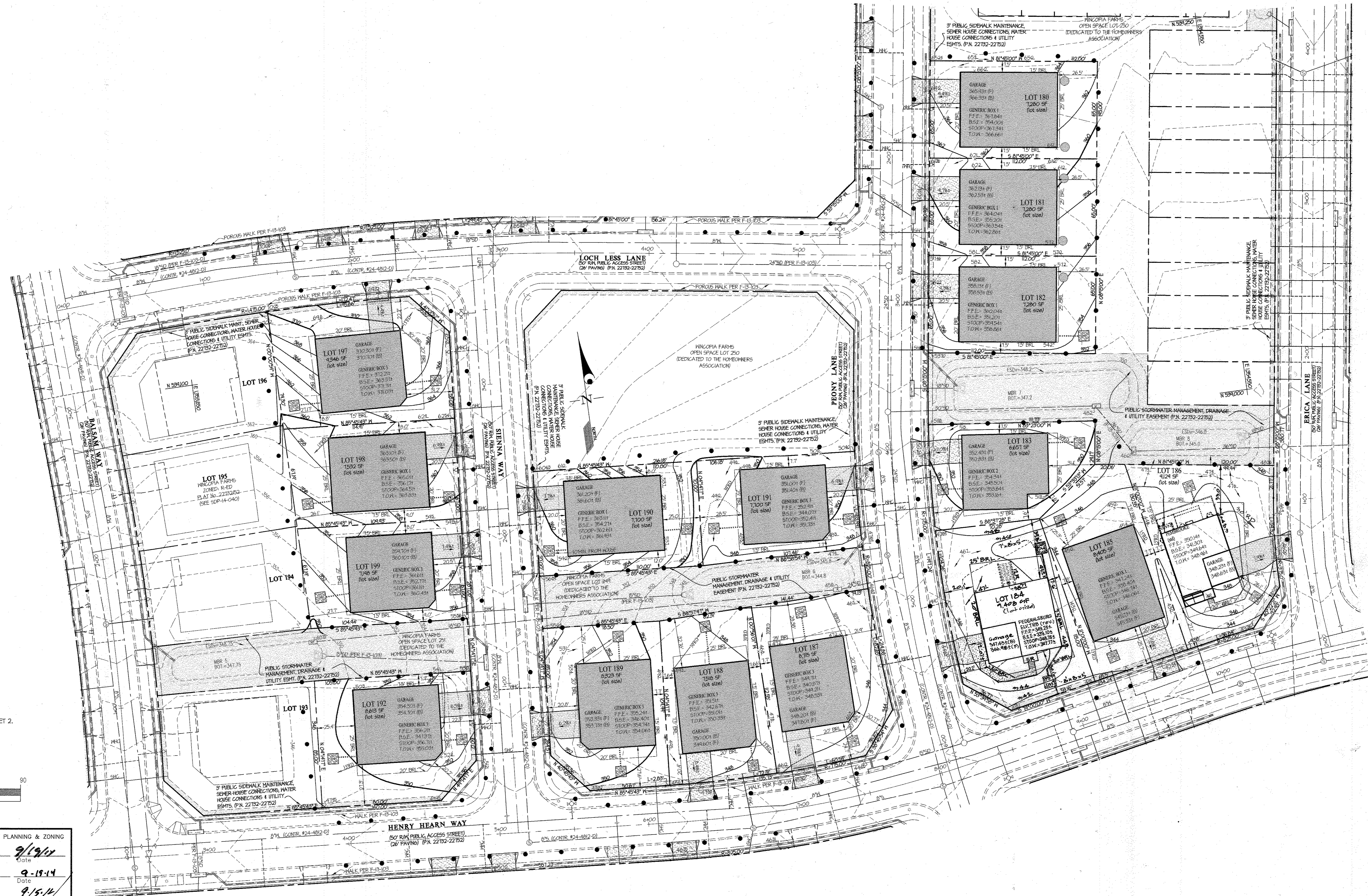
DATE: AUG. 2014

TAX MAP - GRID: 47 - 3

SHEET: 2 OF 8

ELECTION DISTRICT No. 6

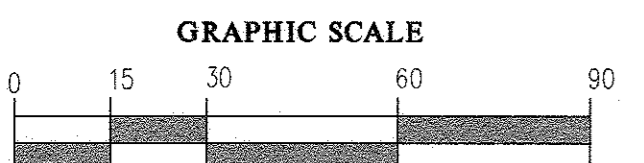
HOWARD COUNTY, MARYLAND



LOT	M.C.E.
180	356.10
181	352.80
182	346.19
183	342.71
184	334.33
185	334.42
186	334.82
187	337.36
188	339.62
189	342.00
190	352.00
191	342.23
192	341.50
193	350.70
194	353.40
195	350.40

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

NOTE: FOR SITE PLAN LEGEND SEE SHEET 2.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Frank Longley* 9/19/14
 Chief, Division of Land Development: *Neil Sheehan* 9-19-14
 Chief, Development Engineering Division: *Ch/Chh* 9/15/14

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
10/15/14	Resite Lot 184 with Federalburg	klp	klp
10/15/14	Rev Lot 186 to show updated Pembroke	klp	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. 12875, EXPIRATION DATE: May 26, 2016

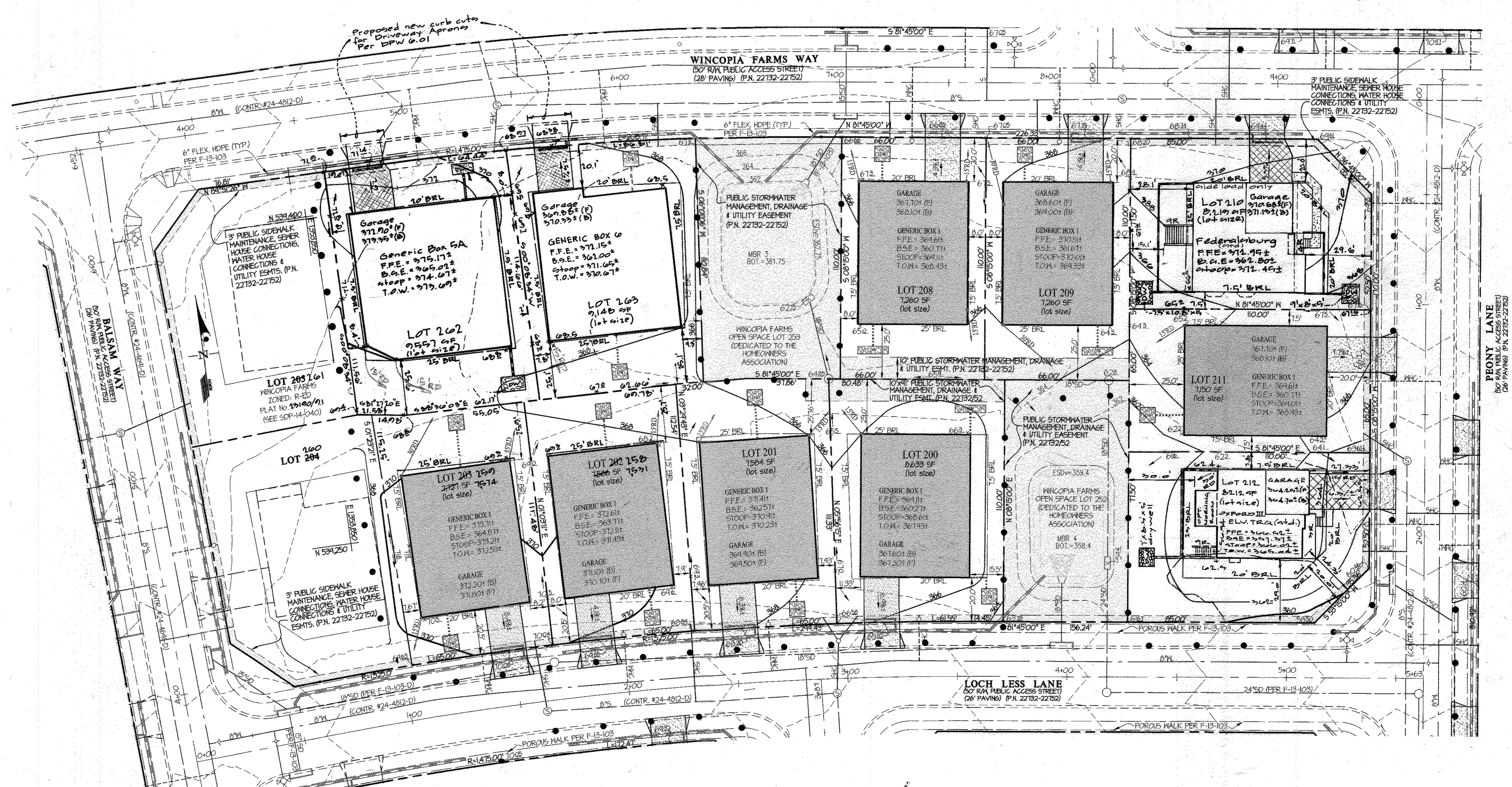
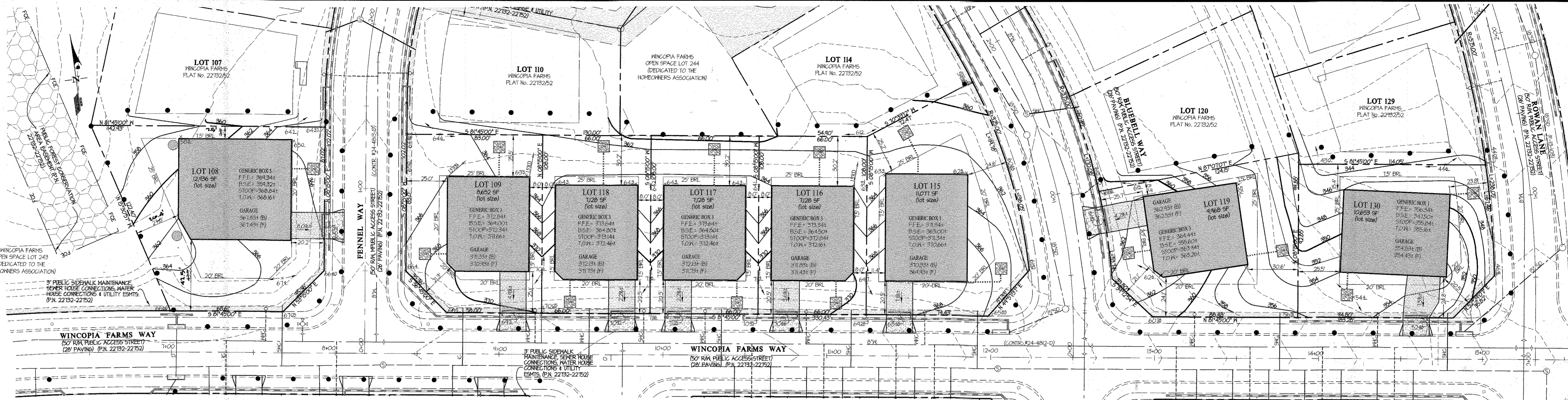
8/20/14

SITE DEVELOPMENT PLAN

WINCOPIA FARMS
 LOT Nos. 7-13, 108, 109, 115-119, 130, 180-192, 197-201, 150-159, 202-203 & 208-212
 (SFD RESIDENTIAL USE)
 PLAT Nos. 22732-22752 and 23190-23191

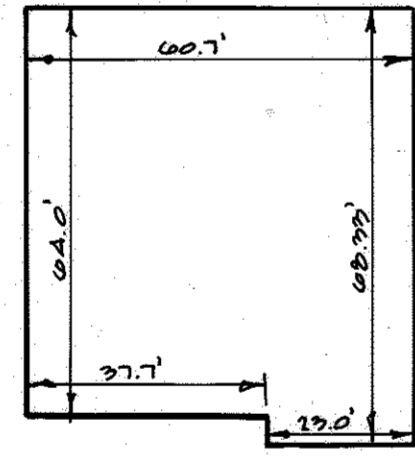
ELECTION DISTRICT No. 6

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG. 2014	47 - 3	3 OF 8



LOT	M.C.E.
200	351.40
201	354.80
202	361.63
203	362.35
205 101	361.80
201 102	353.52
204	351.10
201	351.70
210	360.11
211	351.39
212	354.64

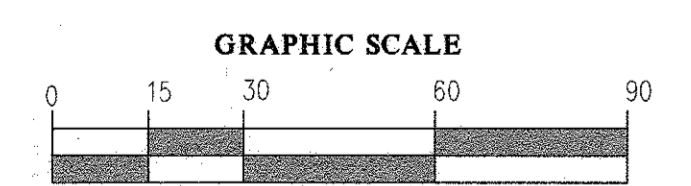
LOT	M.C.E.
109	358.40
104	360.10
105	360.10
106	361.50
107	362.20
108	362.20
111	351.65
110	344.18



NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

Generic Box Co (Lot 109 only)
 Fits All Houses shown on sheet 5 of this sddp except the Denton and the Edmonstons; & no rear garages for the Brookview, Federalburg & Lexington
 The Hampden fits w/o opt. 3' ext. & no driveway

NOTE: FOR SITE PLAN LEGEND SEE SHEET 2.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *David A. Gough* 9/15/14
 Chief, Division of Land Development: *Wesley Leach* 9-19-14
 Chief, Development Engineering Division: *Chad* 9-15-14

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

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

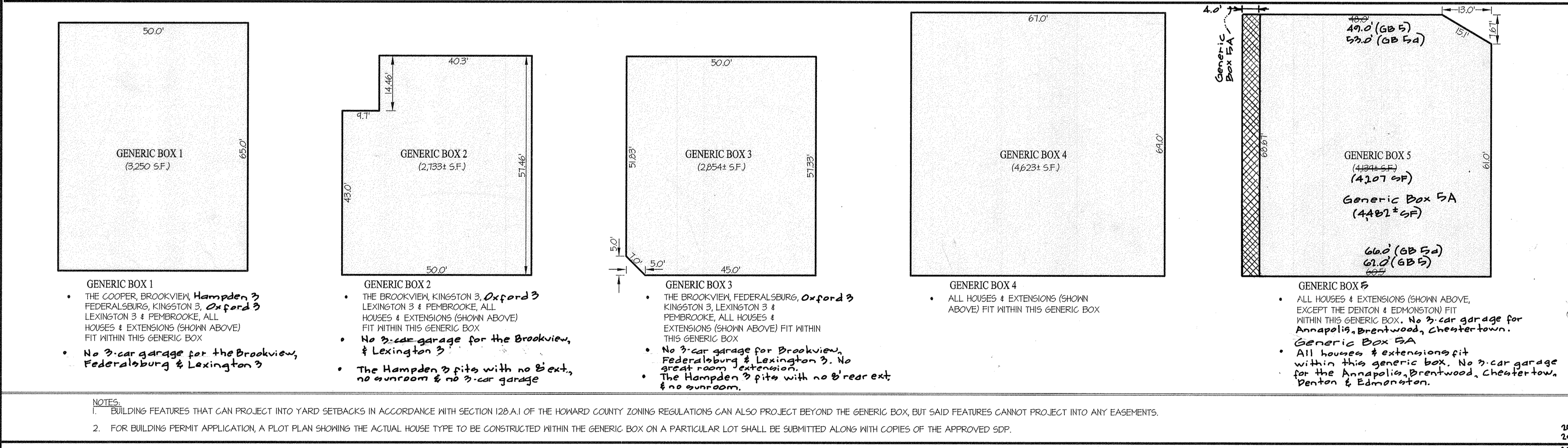
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 22975, EXPIRATION DATE: MAY 28, 2016
 8/20/14

SITE DEVELOPMENT PLAN
WINCOPIA FARMS
 LOT Nos. 7-13, 108, 109, 115-119, 130, 180-192, 197-201, 205-209, 210-212 & 210-212
 (SFD RESIDENTIAL USE)
 PLAT Nos. 22732-22752 and 23190-23191
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 30'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG. 2014	47 - 3	4 OF 8

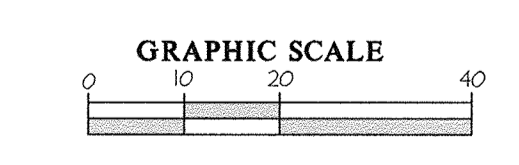


TYPICAL HOUSE FOOTPRINTS and ELEVATIONS (STANDARD (STD) ORIENTATION SHOWN) SCALE: 1" = 20'



GENERIC BOXES SCALE: 1" = 20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* 9/15/14
 Chief, Division of Land Development: *[Signature]* 9/15/14
 Chief, Development Engineering Division: *[Signature]* 9/15/14



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 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
10/15/14	Update stormwater management sheet	klp	klp
10/15/14	Add Oxford 3 & Hampden 3; add 3-car garage to Brookview, Federalburg & Lexington 3	klp	klp
10/15/14	Rev. Pembroke dimensions	klp	klp

PREPARED FOR:
 BEAZER HOMES CORP.
 8965 GUILFORD ROAD
 SUITE 230
 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. 12275
 EXPIRATION DATE: May 28, 2016
[Signature]
 8/20/14

LOT No.	ADDRESS	STORMWATER MANAGEMENT PRACTICES													
		GREEN ROOFS (CY)	PERMEABLE PAVEMENTS (CY)	REINFORCED TURF (CY)	DISCONNECTION OF ROOFTOP RUNOFF (NUMBER)	DISCONNECTION OF NON-ROOFTOP RUNOFF (CY)	SHEETFLOW TO CONSERVATION AREAS (CY)	RAINFALL HARVESTING (NUMBER)	SUBMERGED GRAVEL WETLANDS (NUMBER)	LANDSCAPE INFILTRATION (NUMBER)	INFILTRATION BERMS (NUMBER)	DRY WELLS (NUMBER)	MICRO-BIORETENTION (NUMBER)	RAIN GARDENS (NUMBER)	SWALES (NUMBER)
7	9930 HENRY HEARN WAY	N	N	N	0	N	0	0	0	0	0	0	0	0	0
8	9934	N	N	N	0	N	0	0	0	0	0	0	0	0	0
9	9936	N	N	N	0	N	0	0	0	0	0	0	0	0	0
10	9942	N	N	N	0	N	0	0	0	0	0	0	0	0	0
11	9946	N	N	N	0	N	0	0	0	0	0	0	0	0	0
12	9950	N	N	N	0	N	0	0	0	0	0	0	0	0	0
13	9954 HENRY HEARN WAY	N	N	N	0	N	0	0	0	0	0	0	0	0	0
108	10003 FENNEL WAY	N	Y	N	3	N	Y	0	0	0	0	1	0	0	0
109	10043 WINCOPIA FARMS WAY	N	Y	N	3	N	N	0	0	0	0	2	0	0	0
115	10059 WINCOPIA FARMS WAY	N	Y	N	3	N	N	0	0	0	0	2	0	0	0
116	10065 WINCOPIA FARMS WAY	N	Y	N	4	N	N	0	0	0	0	2	0	0	0
117	10081 WINCOPIA FARMS WAY	N	Y	N	4	N	N	0	0	0	0	2	0	0	0
118	10047 WINCOPIA FARMS WAY	N	Y	N	4	N	N	0	0	0	0	2	0	0	0
119	10002 BLUEBELL WAY	N	Y	N	4	N	N	0	0	0	0	2	0	0	0
130	10081 WINCOPIA FARMS WAY	N	Y	N	2	N	N	0	0	0	0	2	0	0	0
180	9920 PEONY LANE	N	N	N	3	N	N	2	0	0	0	0	0	0	0
181	9919	N	N	N	4	N	N	1	0	0	0	0	0	0	0
182	9912	N	N	N	3	N	N	0	0	0	0	0	0	0	0
183	9906	N	N	N	3	N	N	0	0	0	0	0	0	0	0
184	9902 PEONY LANE	N	N	N	3	N	N	0	0	0	0	2	0	0	0
185	9885 HENRY HEARN WAY	N	N	N	4	N	N	0	0	0	0	2	0	0	0
186	9903 ERICA LANE	N	Y	N	4	N	N	0	0	0	0	2	0	0	0
187	9957 HENRY HEARN WAY	N	Y	N	4	N	N	0	0	0	0	2	0	0	0
188	9905 HENRY HEARN WAY	N	N	N	4	N	N	0	0	0	0	2	0	0	0
189	9902 SIENNA WAY	N	Y	N	4	N	N	0	0	0	0	2	0	0	0
190	9908 SIENNA WAY	N	Y	N	3	N	N	0	0	0	0	2	0	0	0
191	9909 PEONY LANE	N	Y	N	4	N	N	0	0	0	0	2	0	0	0
192	9901 SIENNA WAY	N	Y	N	3	N	N	0	0	0	0	2	0	0	0
197	9908 LOCH LESS LANE	N	Y	N	2	N	N	0	0	0	0	2	0	0	0
198	9911 SIENNA WAY	N	Y	N	3	N	N	0	0	0	0	2	0	0	0
199	9907 SIENNA WAY	N	Y	N	3	N	N	0	0	0	0	2	0	0	0
200	9919 LOCH LESS LANE	N	Y	N	3	N	N	0	0	0	0	2	0	0	0
201	9915 LOCH LESS LANE	N	Y	N	4	N	N	0	0	0	0	2	0	0	0
202	9911 LOCH LESS LANE	N	Y	N	4	N	N	0	0	0	0	2	0	0	0
203	10024 WINCOPIA FARMS WAY	N	Y	N	4	N	N	0	0	0	0	2	0	0	0
207	10028	N	Y	N	4	N	N	0	0	0	0	2	0	0	0
208	10036	N	Y	N	4	N	N	0	0	0	0	2	0	0	0
209	10040	N	Y	N	4	N	N	0	0	0	0	2	0	0	0
210	10044	N	Y	N	4	N	N	0	0	0	0	2	0	0	0
211	9923 PEONY LANE	N	N	N	4	N	N	0	0	0	0	1	0	0	0
212	9919 PEONY LANE	N	N	N	3	N	N	0	0	0	0	1	0	0	0
199	9907 Loch Less Lane	N	Y	N	4	N	N	0	0	0	0	2	0	0	0

SITE DETAILS

SCALE: 1" = 20'

ZONING: R-ED

G. L. W. FILE No. 08052

DATE: AUG. 2014

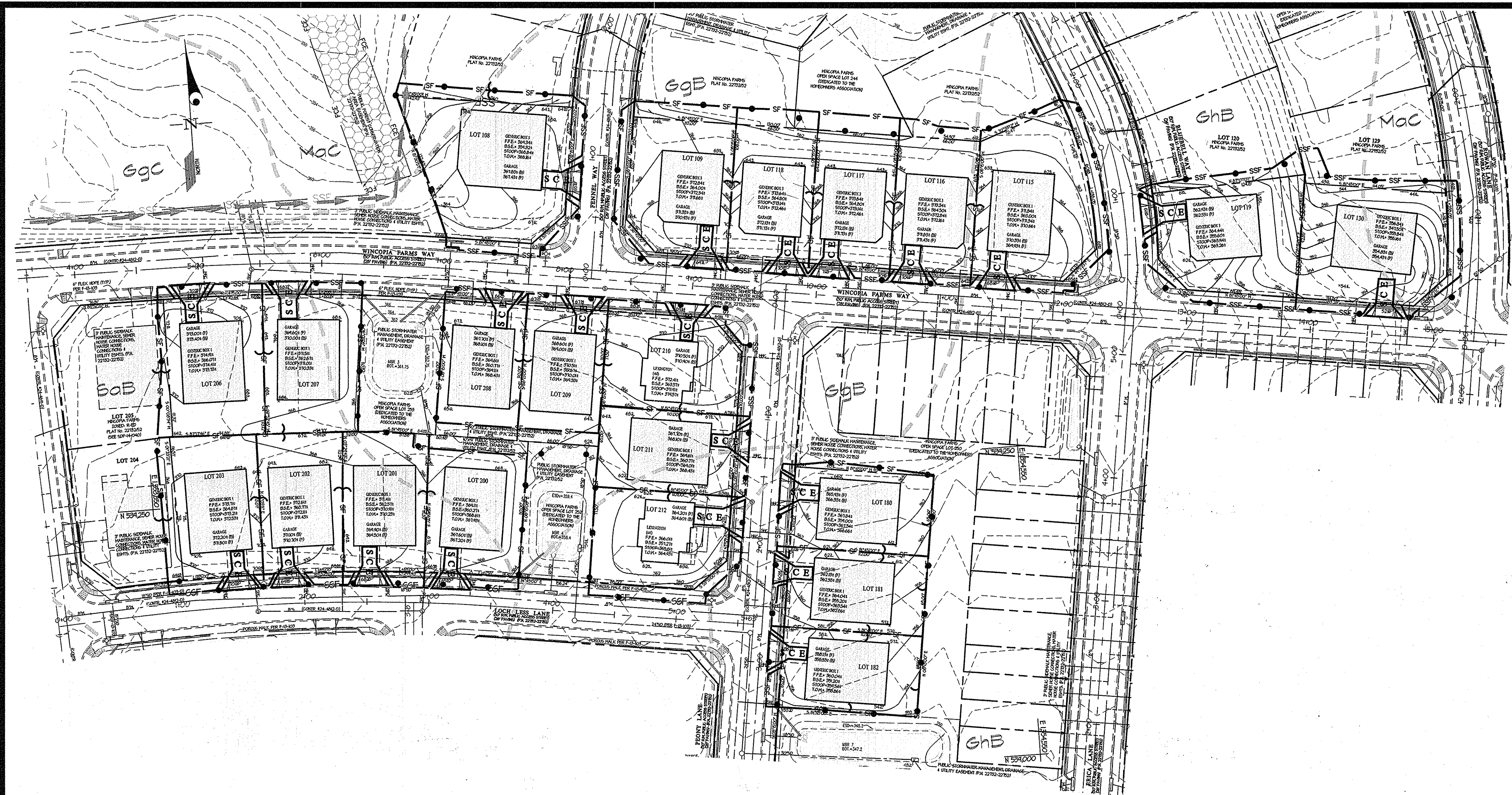
TAX MAP - GRID: 47 - 3

SHEET: 5 OF 8

WICOPIA FARMS
 LOT Nos. 7-13, 108, 109, 115-119, 130, 180-192, 197-201, 258-259, 262-263 & 208-212
 (SFD RESIDENTIAL USE)
 PLAT Nos. 22732-22752 and 23100-23101

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND



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 NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

A. SEED MIXTURES

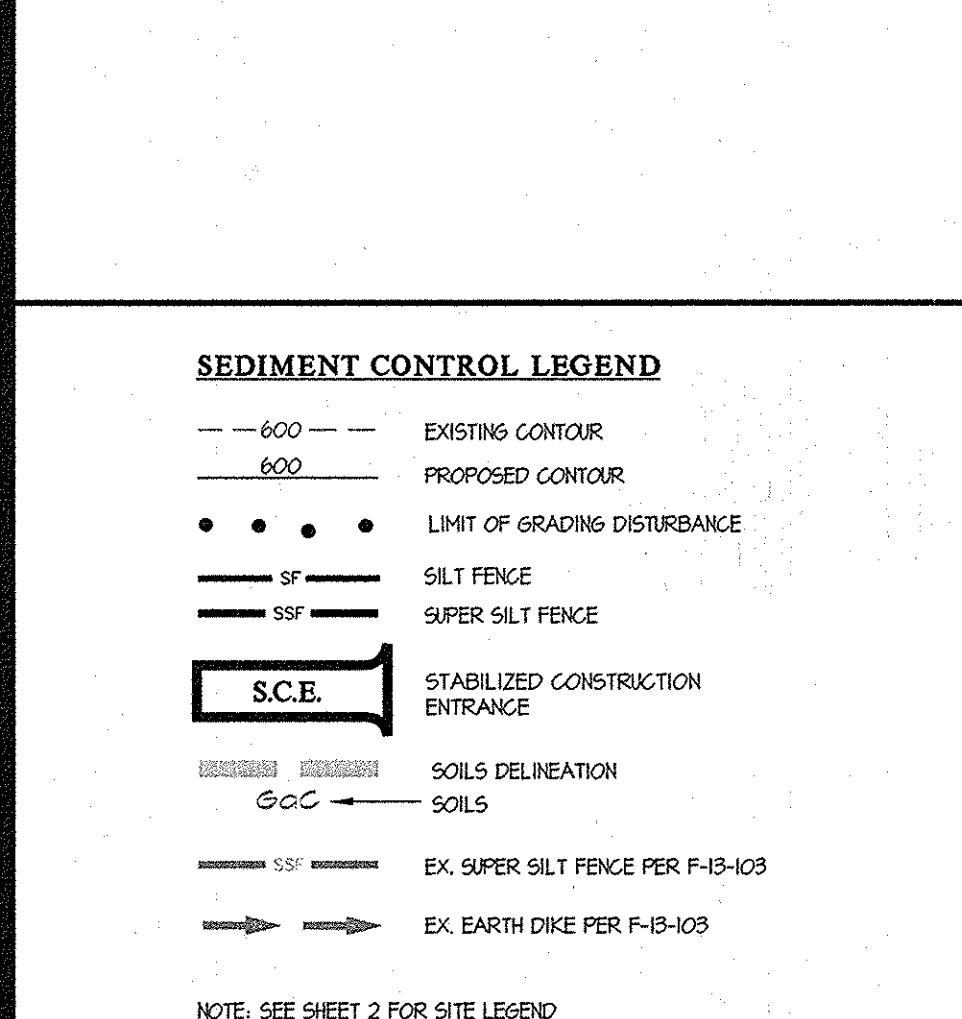
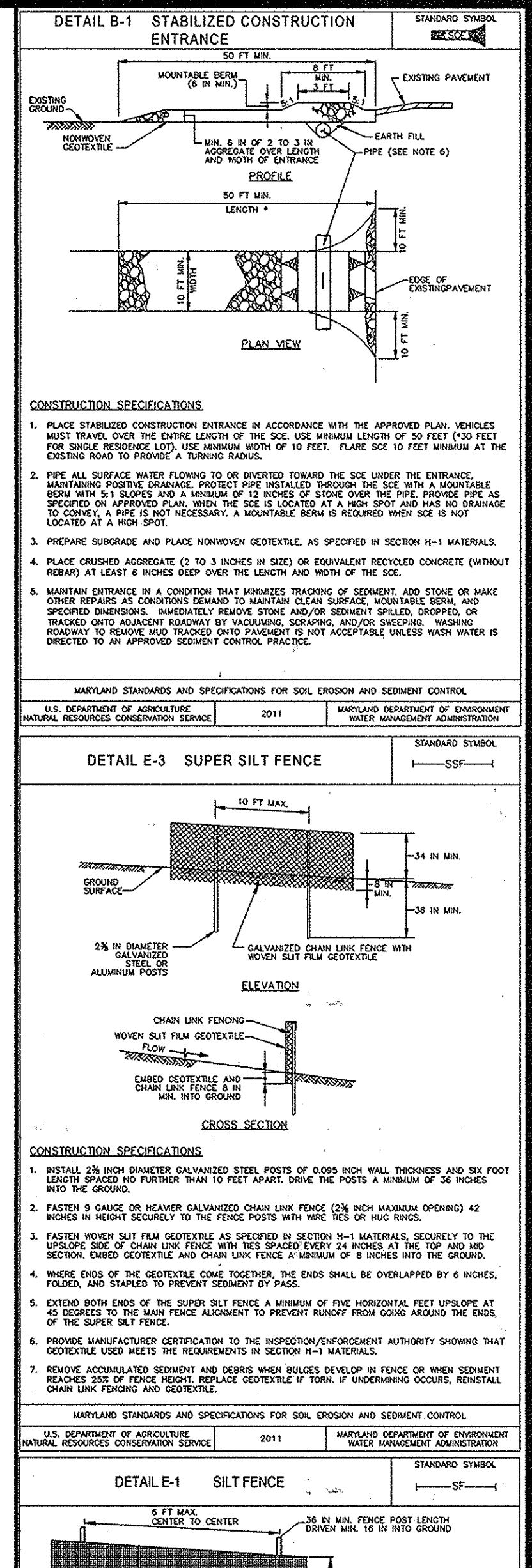
- GENERAL USE**
 - SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE 2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. 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 (2.5 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 (IRRIGATION REQUIRED). RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 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 FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 95 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 MAINTAINED TURF AREA. MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 11/2 TO 3 POUNDS PER 1000 SQUARE FEET.

NOTES

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

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

- IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES**
WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDNESS ZONES: 5B, 6A)
CENTRAL MD: 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 ZONES: 7A, 7B)
- TILL AREAS TO RECEIVE SEED BY DIGGING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.
- 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 ANOMALOUSLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

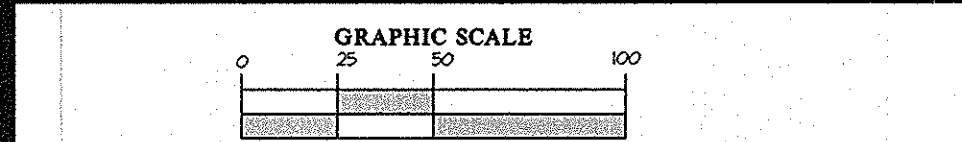


SEQUENCE OF CONSTRUCTION

- APPLY FOR A GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI). OBTAIN GRADING PERMIT FROM THE CSCI AT THE MEETING. Duration: 1/2 day.
- FOR EACH LOT UNDER GOING CONSTRUCTION, INSTALL THE STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF) AND SUPER SILT FENCE (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: 1-2 days.
- EXCAVATE AND GRADE THE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Duration: 2 days.
- CONSTRUCT THE FOUNDATION, INSTALL UTILITY CONNECTIONS, BURIED HOSE AND INSTALL THE DRYWELLS. Duration: 3-4 months.
NOTE: ONCE THE ROOF OUTLET 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 S.O.C. #6)
- 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 S.O.C. #6). Duration: 2-days.
- IF THE "NON-LOT" AREAS DRAINING TO A POROUS DRIVEWAY OR POROUS SIDEWALK SECTION 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 S.O.C.# FOR "SSF" REQUIREMENT WHEN ADJACENT LOT UPRIVAL 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.

No.	SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	
					SEEDING RATE	LIME RATE
9	Certified Tall Fescue blend (95% by weight), <i>Falcou IV, Penn 1807</i> & Certified Kentucky Bluegrass blend (5% by weight), <i>Courtyard, Raven & Yorker</i>	6-8 lb/1000 s.f.	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/4 - 1/2 in.	1.0 lb/1000 (45 lb/acre)	90 lb/1000 s.f. (1000 s.f.)

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



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Robert A. Lytle* 9/19/14

Chief, Division of Land Development: *W. J. ...* 9-19-14

Chief, Development Engineering Division: *...* 9-15-14

BUILDER'S CERTIFICATE

"I/WE 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: *J. ...* 8/19/14

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *John R. ...* 9/12/14

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: *...* 8/20/14

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

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.

Signature: *...* 8/20/14

STATE OF MARYLAND

Professional Engineer Seal

SEDIMENT CONTROL PLAN

WINCOPIA FARMS

LOT Nos. 7-13, 108, 109, 115-119, 130, 180-192, 197-203 and 206-212

(SFD RESIDENTIAL USE)

PLAT Nos. 22732-22752

ELECTION DISTRICT No. 6

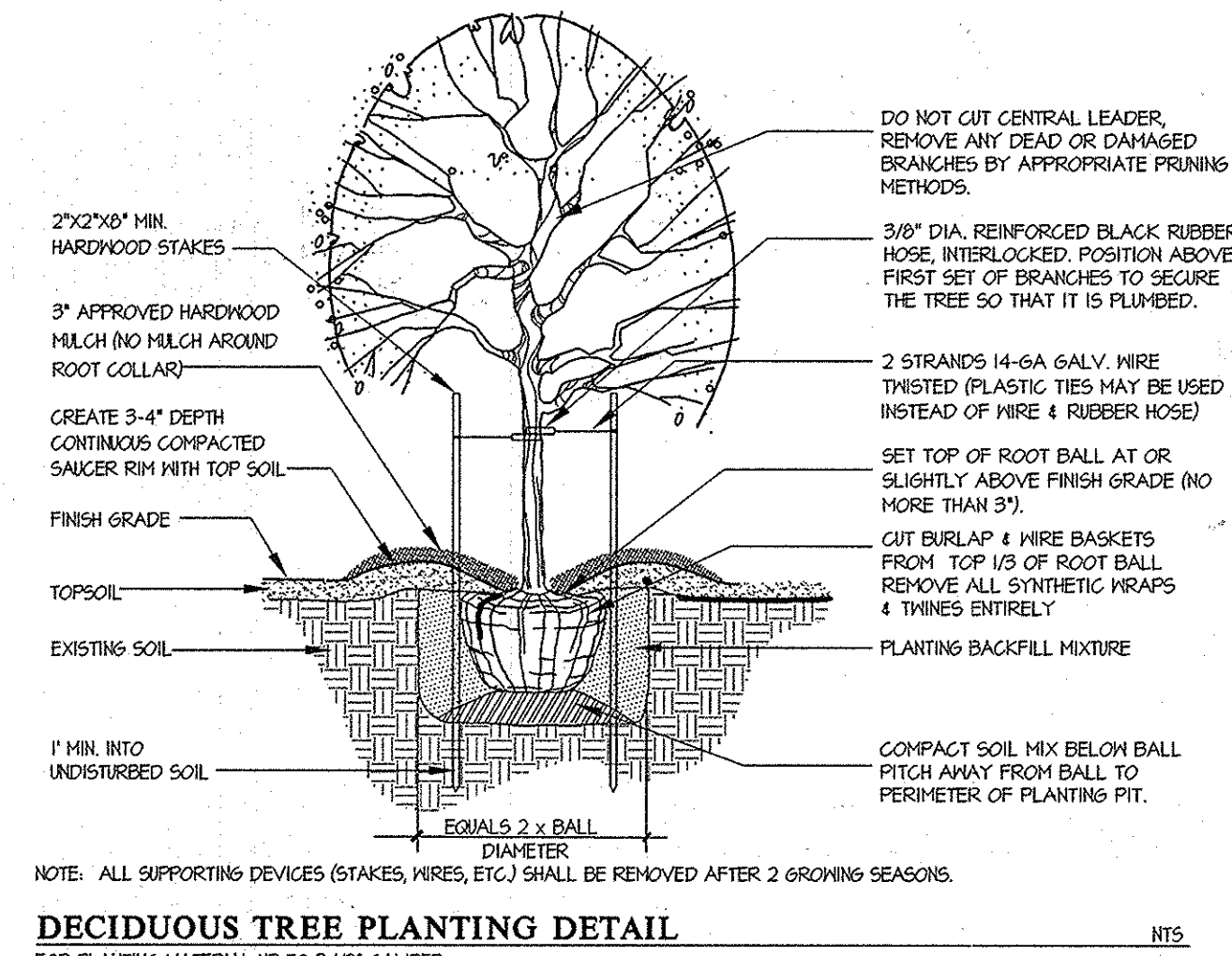
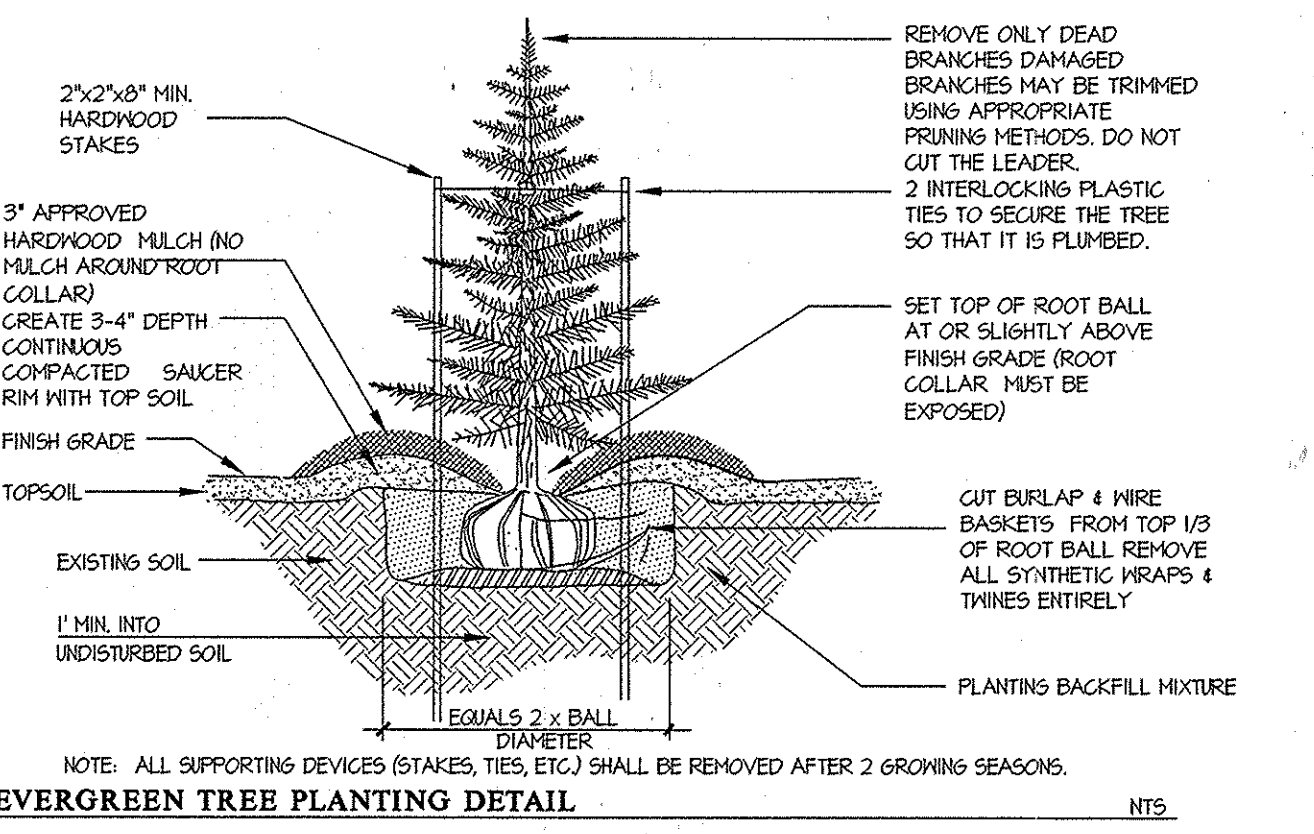
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG. 2014	47 - 3	7 OF 8

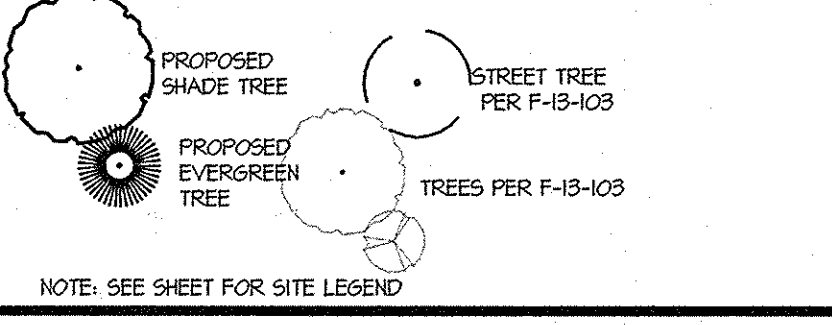
LANDSCAPE NOTES

- 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 NA 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. 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 SODED 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 1).
- 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 \$ 11,700.00 FOR THE LOTS PER THIS SFP AS FOLLOWS:
 25 SHADE TREES @ \$300 EACH = \$ 7,500.00
 28 EVERGREEN TREES @ \$150 EACH = \$ 4,200.00

- 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 BERMS, 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.



PLANTING LEGEND



LOT NO.	PLANT QUANTITY		SURETY AMOUNT
	SHADE TREES	EVERGREEN	
108	1	2	\$ 600.00
109	2	2	\$ 900.00
110	2	3	\$ 1,050.00
111	2	2	\$ 900.00
112	2	2	\$ 900.00
113	2	2	\$ 900.00
114	2	2	\$ 900.00
115	2	2	\$ 900.00
116	2	2	\$ 900.00
117	2	2	\$ 900.00
118	2	2	\$ 900.00
119	2	2	\$ 900.00
120	2	2	\$ 900.00
121	2	2	\$ 900.00
122	2	2	\$ 900.00
TOTAL	25	28	\$ 11,700.00

DEVELOPER'S/BUILDER'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 MFL 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.

[Signature] *[Signature]*
 NAME DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] *[Signature]*
 Director Date

[Signature] *[Signature]*
 Chief, Division of Land Development Date

[Signature] *[Signature]*
 Chief, Development Engineering Division Date

PLANT LIST				
SYMBOL	QUANT.	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUILDER	SIZE	COMMENTS
SHADE	25	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	28	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

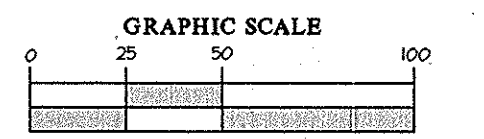
STATE OF MARYLAND
 Michael B. Tran
 833 LANDSCAPE ARCHITECT
 8.20.14

THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY

USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY											
	LOT 108	LOT 109	LOT 110	LOT 111	LOT 112	LOT 113	LOT 114	LOT 115	LOT 116	LOT 117	LOT 118	LOT 119
LANDSCAPE TYPE	(1.50 SHADE TREES, 1.40 EVER. TREES)											
PERIMETER LOCATION	LOT 108	LOT 109	LOT 110	LOT 111	LOT 112	LOT 113	LOT 114	LOT 115	LOT 116	LOT 117	LOT 118	LOT 119
SIDE LENGTH OF LOT	68.6'	83.0'	114.70'	88.48'	44.8'	104.26'	81.04'	82.65'	85.00'	80.00'	45.66'	85.00'
CREDIT FOR EXISTING VEGETATION	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED												
SHADE TREES	1	2	2	2	2	2	2	2	2	2	2	2
EVERGREEN TREES	2	2	3	2	2	3	2	2	2	2	2	2
SHRUBS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS PROVIDED												
SHADE TREES	1	2	2	2	2	2	2	2	2	2	2	2
EVERGREEN TREES	2	2	3	2	2	3	2	2	2	2	2	2
OTHER TREES (0.21 SUBSTITUTION)	0	0	0	0	0	0	0	0	0	0	0	0
SHRUBS (0.11 SUBSTITUTION)	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
 BURTONVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-899-2524 FAX: 301-421-4188

PREPARED FOR:
 BEAZER HOMES CORP.
 8965 GUILFORD ROAD
 SUITE 290
 COLUMBIA, MD 21046
 PH: 410-351-3222
 ATTN: BRIAN KNAUFF



LANDSCAPE PLAN

WINCOPIA FARMS
 LOT Nos. 7-13, 108, 109, 115-119, 130, 180-192, 197-203 and 206-212
 (SFD RESIDENTIAL USE)
 PLAT Nos. 22732-22752

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG. 2014	47 - 3	8 OF 8

DATE	REVISION	BY	APPR.

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND