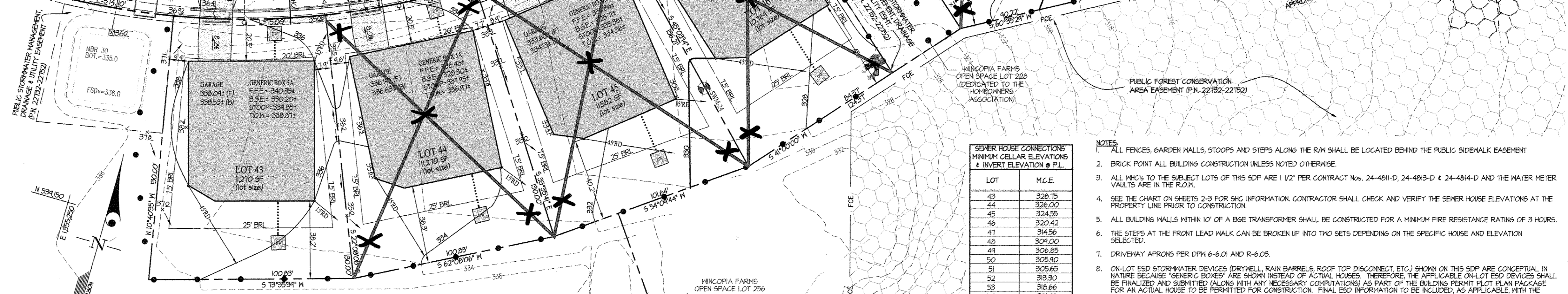
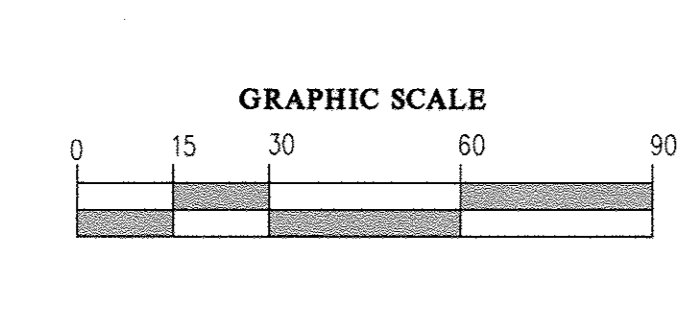


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark P. Goyell* 6/24/15

Chief, Division of Land Development: *Kevin Stalham* 6-24-15

Chief, Development Engineering Division: *Oliver P. ...* 6/19/15



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 HIC'S TO THE SUBJECT LOTS OF THIS SDP ARE 1/2" PER CONTRACT Nos. 24-4811-D, 24-4811-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 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 DFM 6-6.01 AND R-6.03.
- ON-LOT ESD STORMWATER 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 COMPUTATIONS) AS PART OF THE BUILDING PERMIT PLOT PLAN PACKAGE FOR AN ACTUAL HOUSE TO BE PERMITTED FOR CONSTRUCTION. FINAL ESD INFORMATION TO BE INCLUDED, AS APPLICABLE WITH THE BUILD PERMIT PLOT PLAN PACKAGE ARE AS FOLLOWS:
  - ROOF TOP DISCONNECT (R-TD): DISCONNECT LENGTH FROM DOWN STROUTS.
  - RAIN BARRELS (R-B): LOCATION OF THE 200-GALLON BARREL AT BOTTOM OF A DOWN SPOUT.
  - POROUS DRIVEWAY (A-2): FINAL SIZE (L/W/D) OF THE STONE STORAGE REGION.
  - DRY WELLS (M-1): FINAL SIZE (L/W/D) AND LOCATION DIMENSIONS OF EACH DRYWELL. GERMANE ELEVATIONS, INVERT VALUES AND PIPE SYSTEM CONNECTIONS 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.

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

**GLWGUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

BURTONSVILLE, MARYLAND 20866

TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APP'R
2-14-15	Remove Lot 58 to a single lead	g-h	k-l-p
3-11-15	Remove level spreader on lot 50 & 51. Remove non-buildable lot note	g-h	k-l-p

PREPARED FOR:

BEAZER HOMES CORP.

8965 WILFORD 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 26, 2016

5/27/15



**SITE DEVELOPMENT PLAN**

**WINCOPIA FARMS**

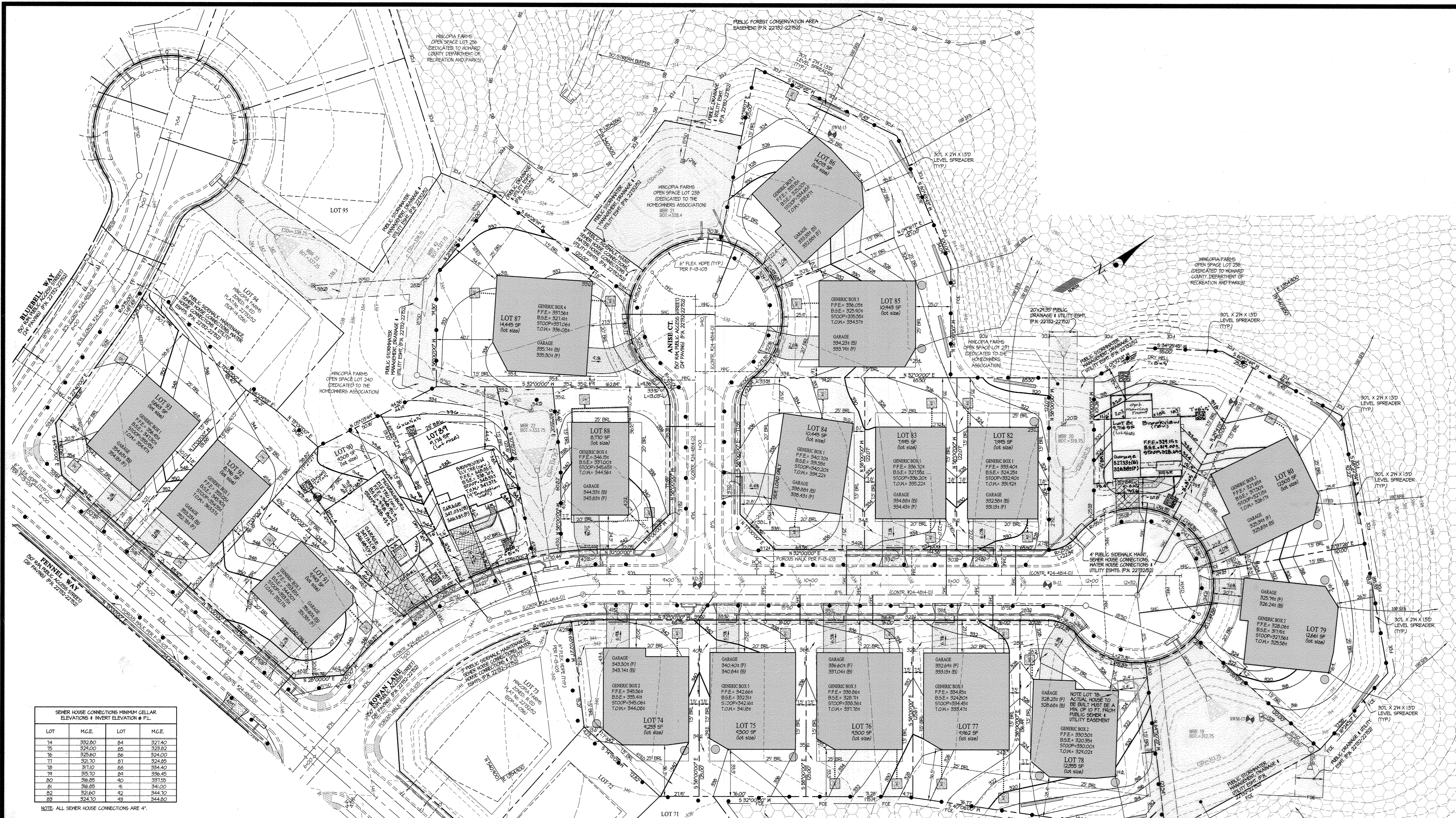
LOT Nos. 43-59, 74-93, 101-107, 110-114 and 120-129

(SPD RESIDENTIAL USE)

PLAT Nos. 22732-22752

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
MAY 2015	47 - 3	2 OF 8



LOT	M.C.E.	LOT	M.C.E.
74	332.80	84	321.40
75	324.00	85	325.82
76	325.80	86	324.00
77	321.10	87	324.85
78	317.10	88	334.40
79	315.10	89	336.45
80	316.85	40	337.95
81	316.85	41	341.00
82	321.60	42	344.10
83	324.10	43	344.80

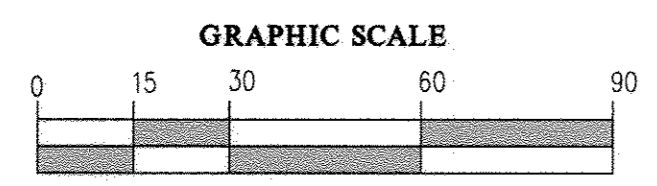
NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Jane P. Wynn* 6/19/15  
 Director Date

*Kate Schuler* 6-24-15  
 Chief, Division of Land Development Date

*Chad Eds* 6-19-15  
 Chief, Development Engineering Division Date



**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK  
 BURTONTOWNE, MARYLAND 20866  
 TEL: 301-421-0224 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
11.1.10	Re-site Lot 81 with Brookview	JK	WLB
11.1.10	Re-site Lot 89 with Brookview	JK	WLB
6.29.10	Re-site Lot 92 with Brookview	JK	WLB

DATE	REVISION	BY	APPR.

PREPARED FOR:  
 BEAZER HOMES CORP.  
 8965 GULFORD ROAD  
 SUITE 250  
 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

*[Signature]*  
 5/21/15



**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

HOWARD COUNTY, MARYLAND

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

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	359.08	125	341.00
107	356.30	126	335.20
108	356.30	127	331.71
109	353.00	128	331.64
110	351.23	129	334.96
111	349.60	124	334.96
114	350.12		

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*David A. Goyce* Director Date: 6-24-15  
*Veronica...* Chief, Division of Land Development Date: 6-19-15  
*Paul...* Chief, Development Engineering Division 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: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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

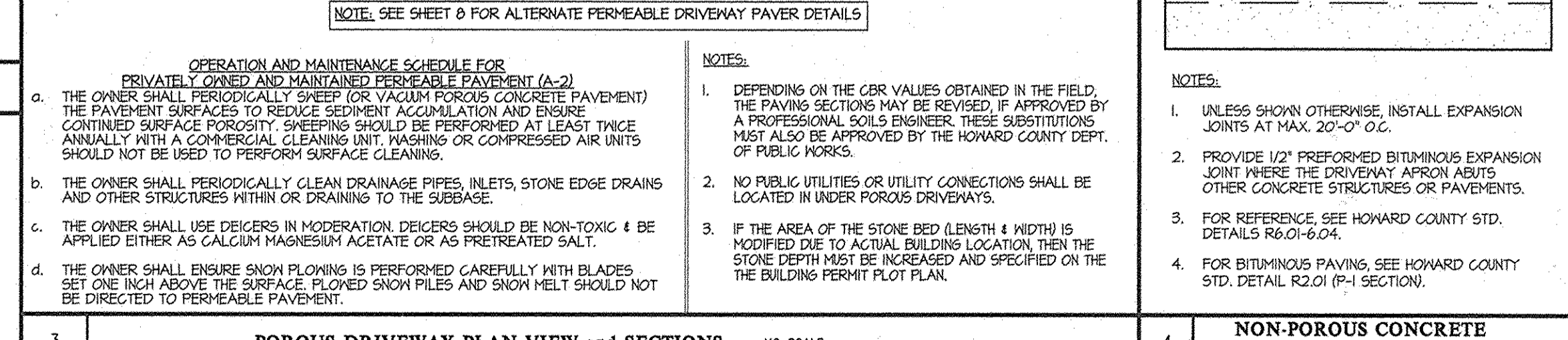
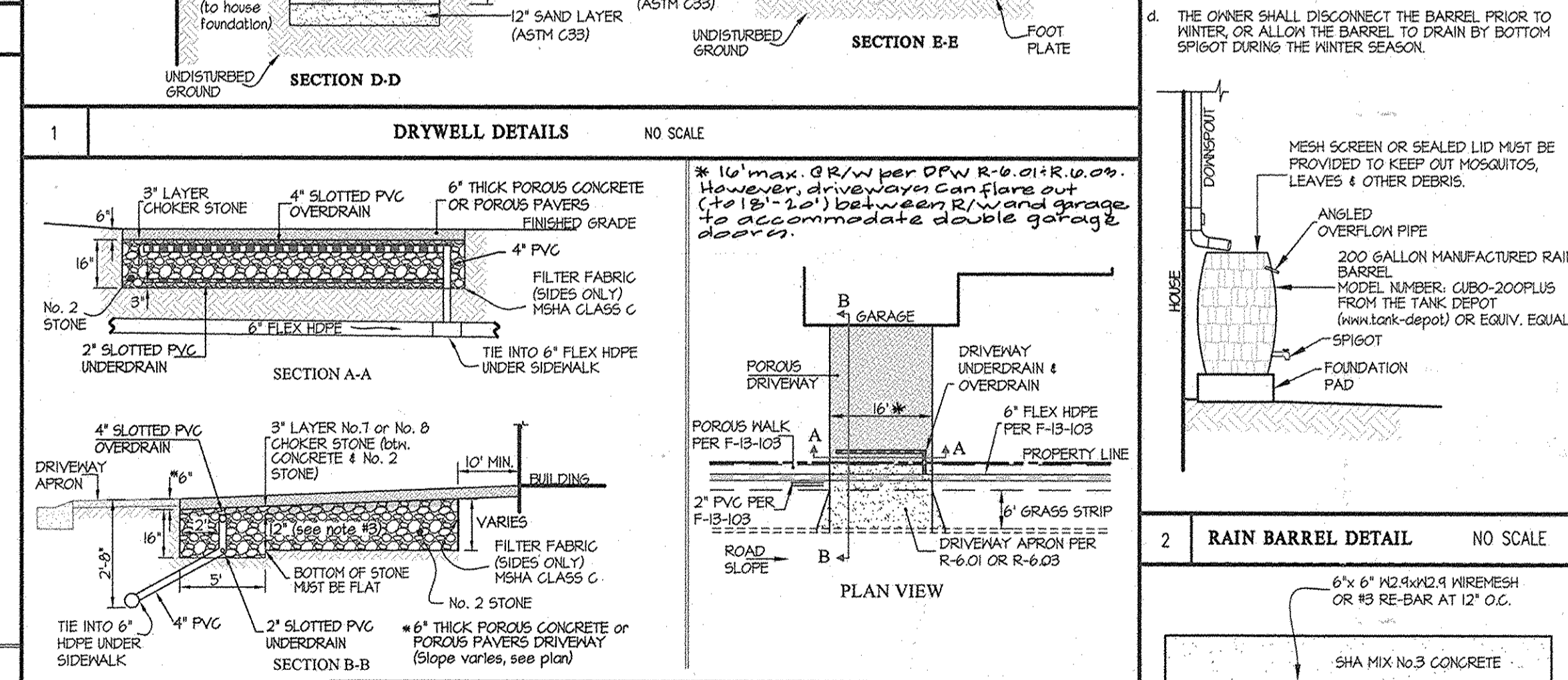
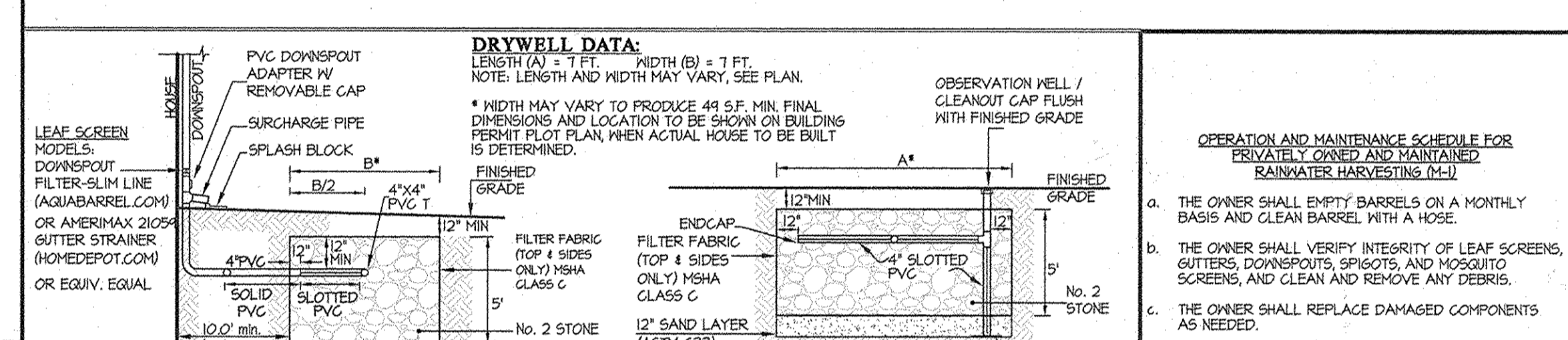
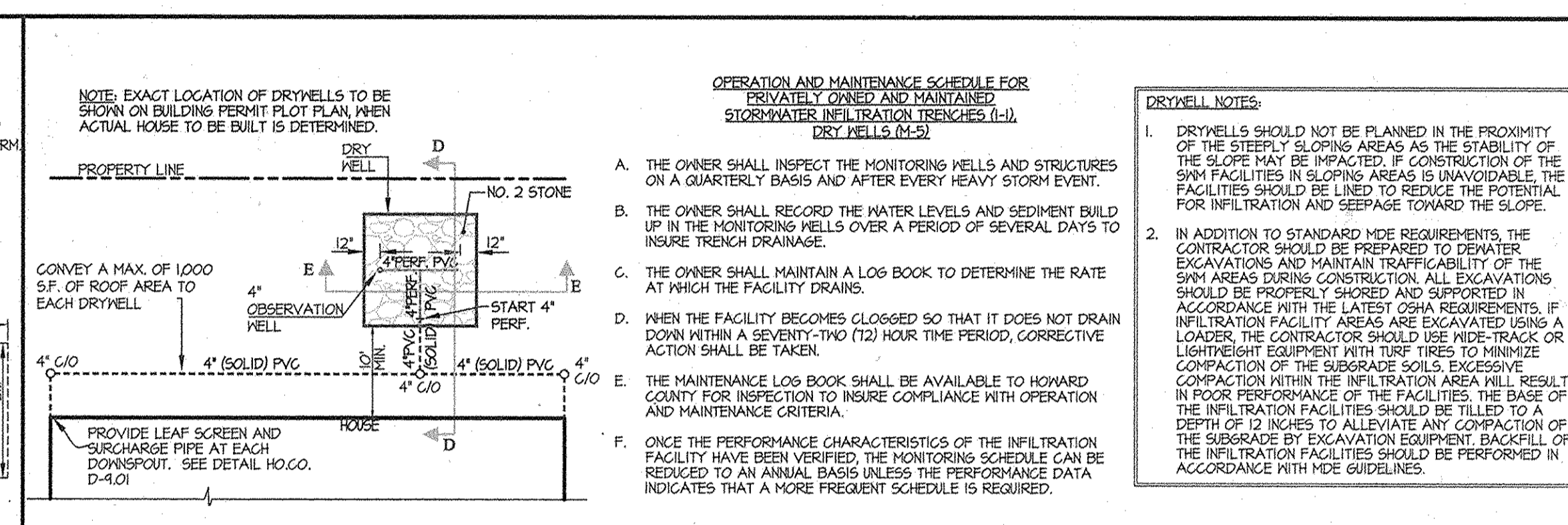
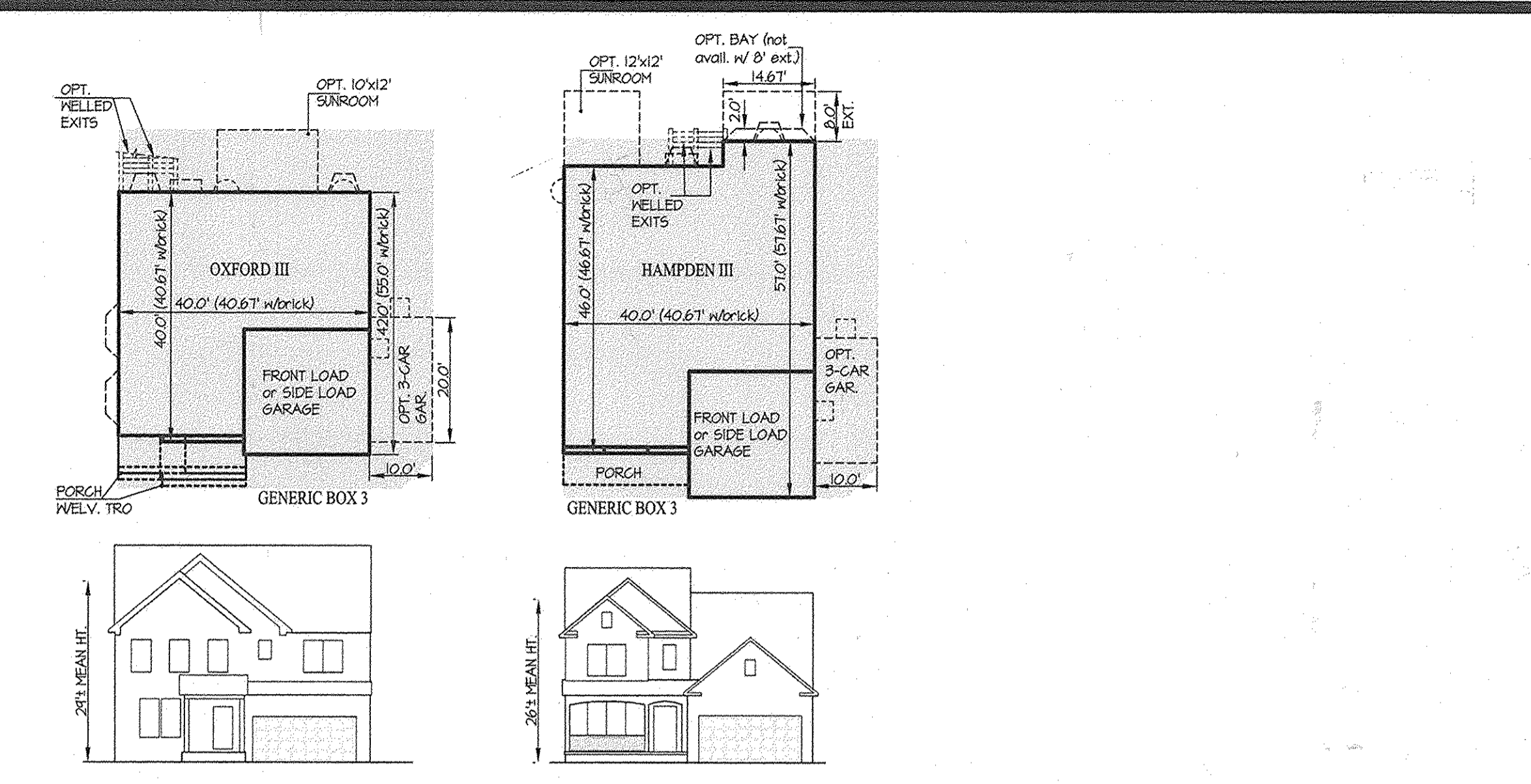
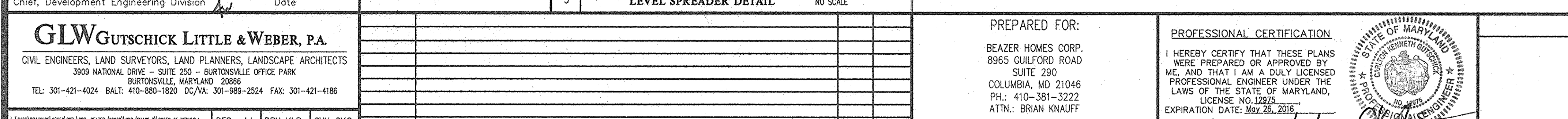
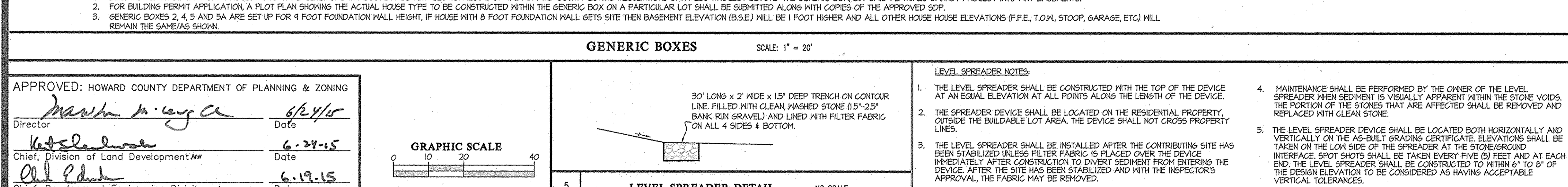
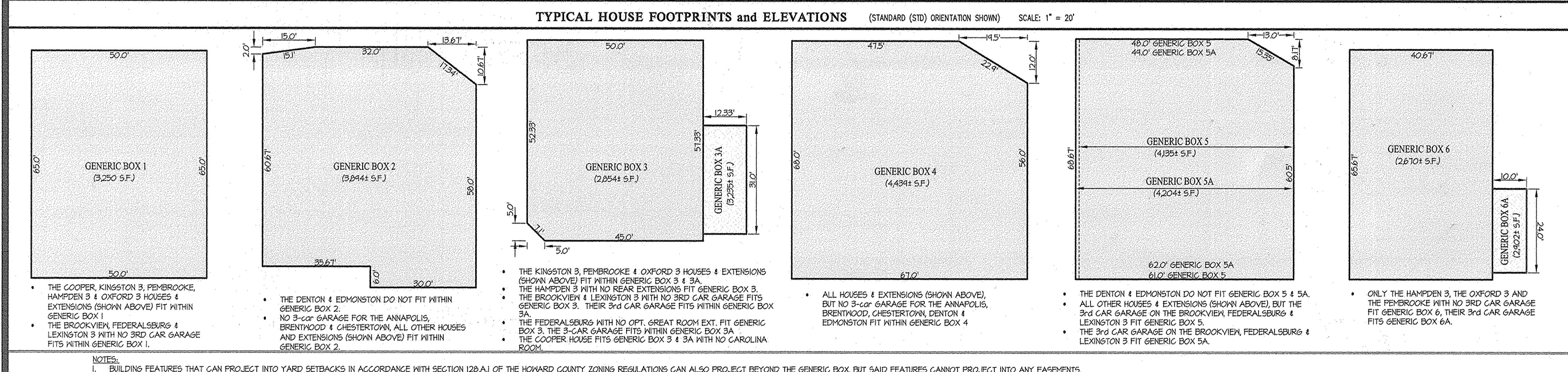
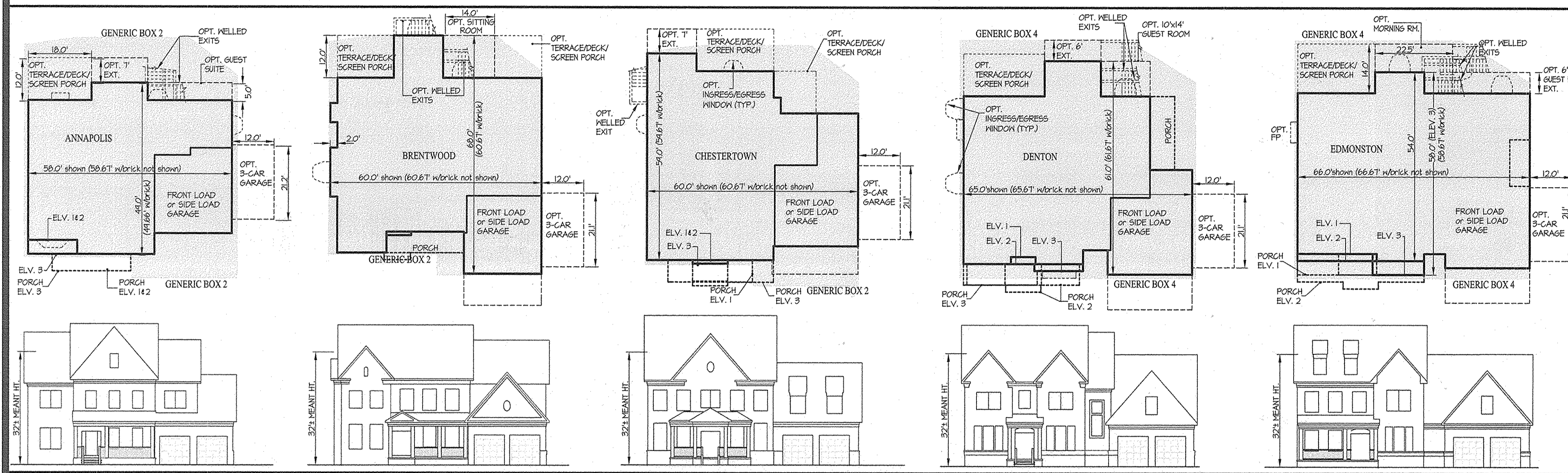
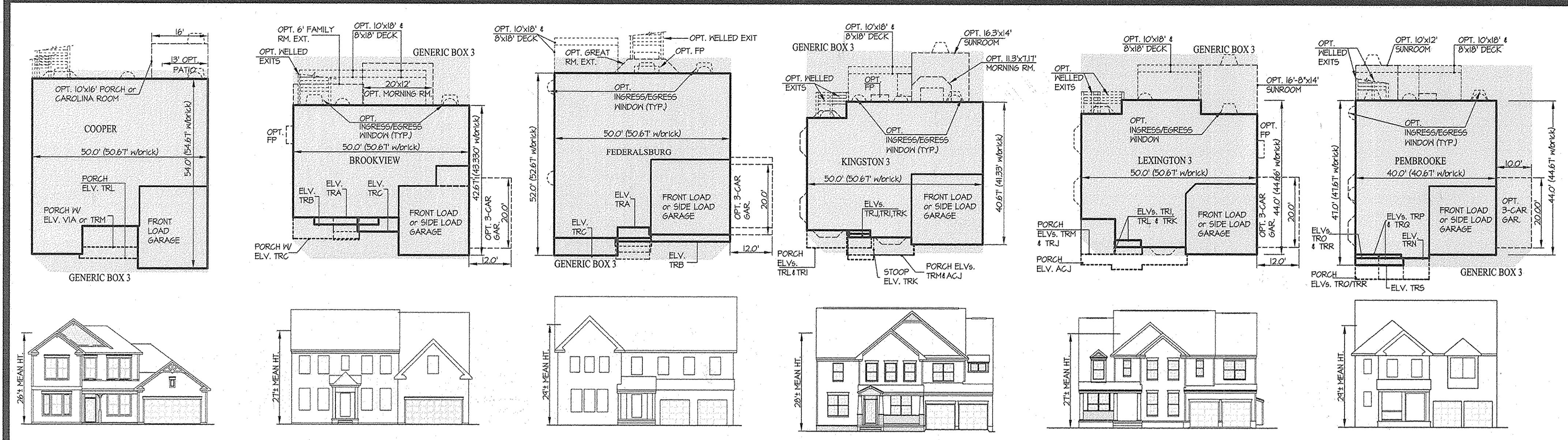
PREPARED FOR:  
 BEAZER HOMES CORP.  
 8965 GUILFORD ROAD  
 SUITE 290  
 COLUMBIA, MD 21046  
 PH: 410-381-3222  
 ATTN: BRIAN KNAUFF

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  
 5/21/15



**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  
 HOWARD COUNTY, MARYLAND  
 ELECTION DISTRICT No. 6

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



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

NO.	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



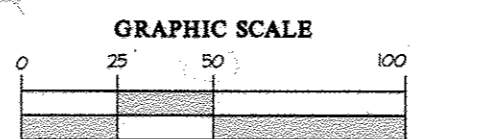
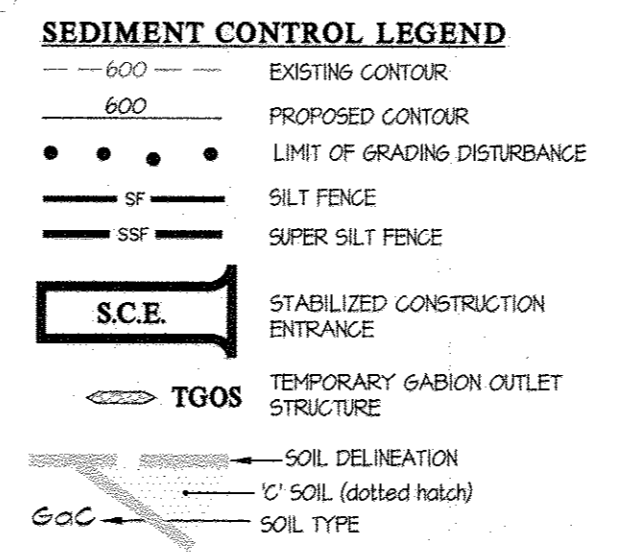
SITE DETAILS  
 WINCOPIA FARMS  
 LOT Nos. 43-59, 74-93, 101-107, 110-114 and 120-129  
 (SF RESIDENTIAL USE)  
 PLAT Nos. 22732-22752  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 20'  
 ZONING: R-ED  
 G. L. W. FILE NO.: 08052  
 DATE: MAY 2015  
 TAX MAP - GRID: 47-3  
 SHEET: 5 OF 8

NOTES:

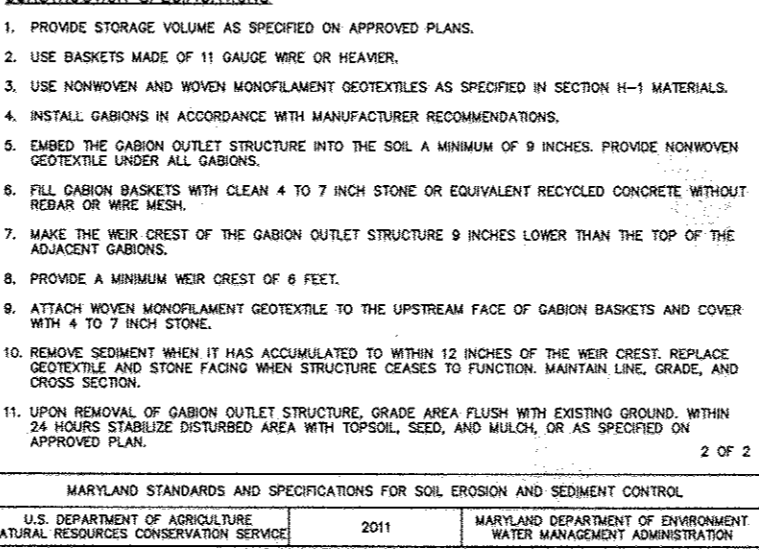
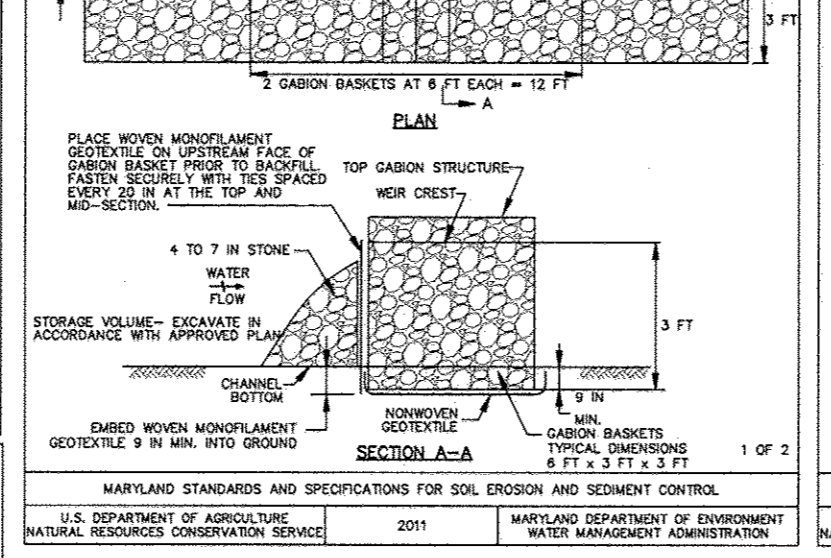
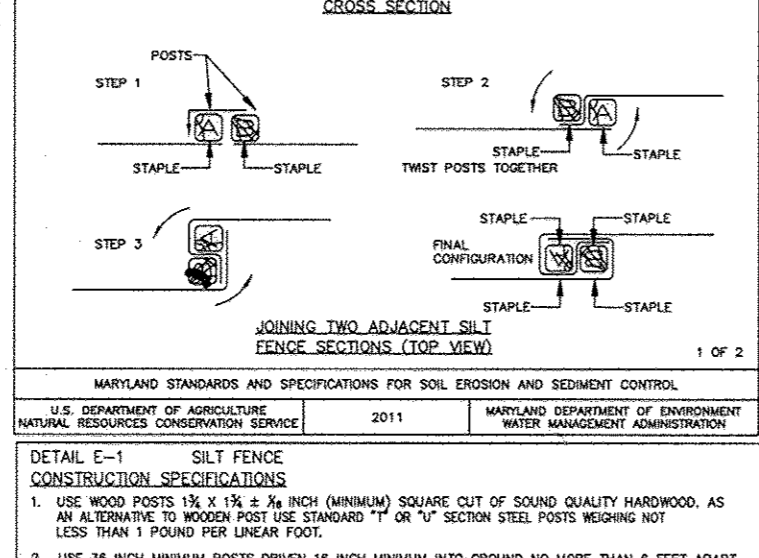
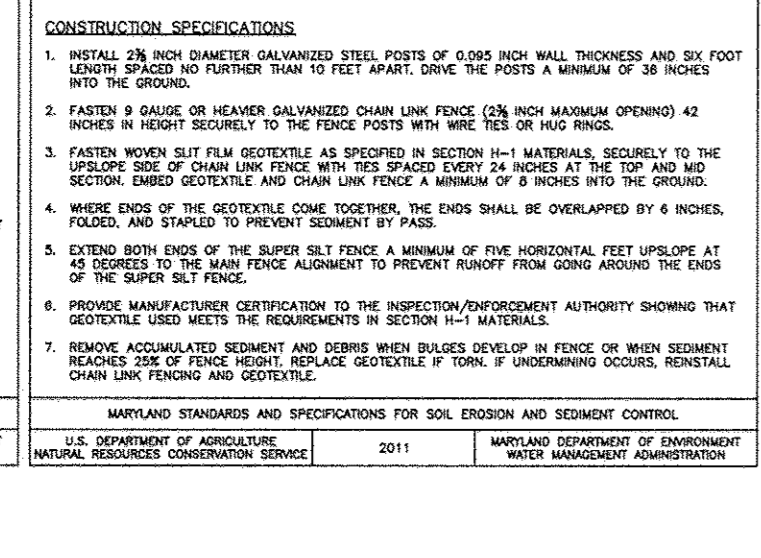
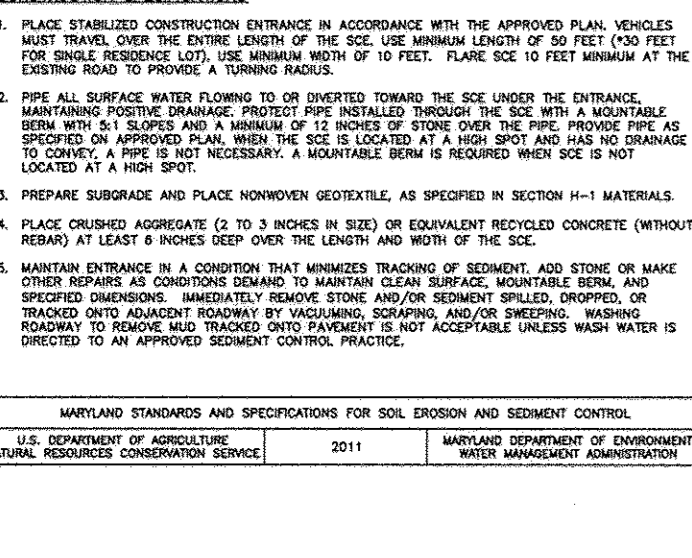
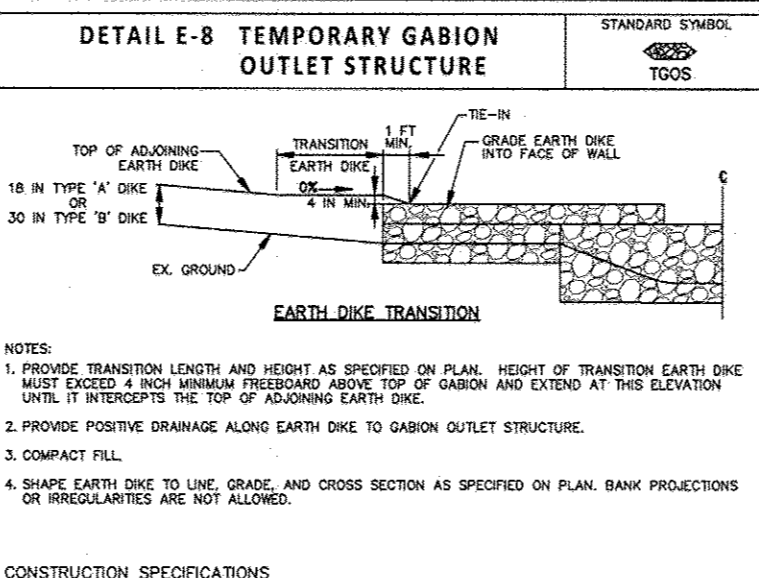
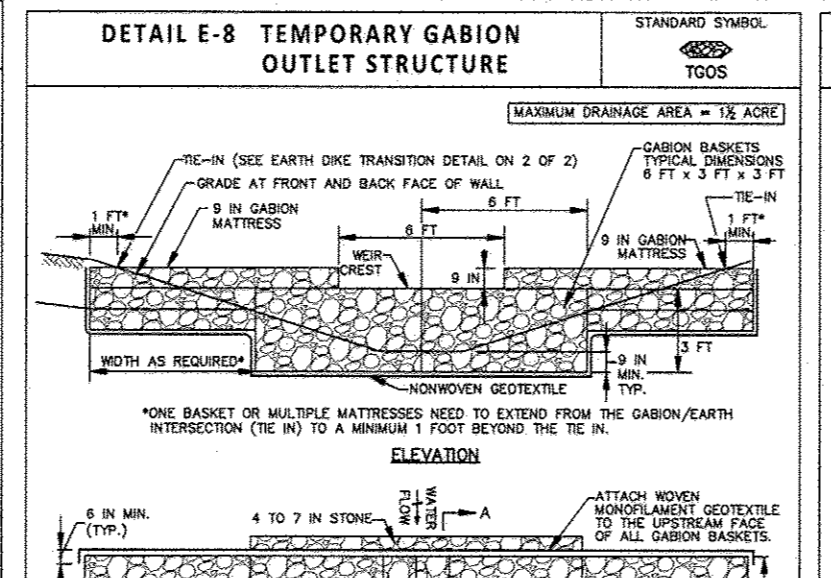
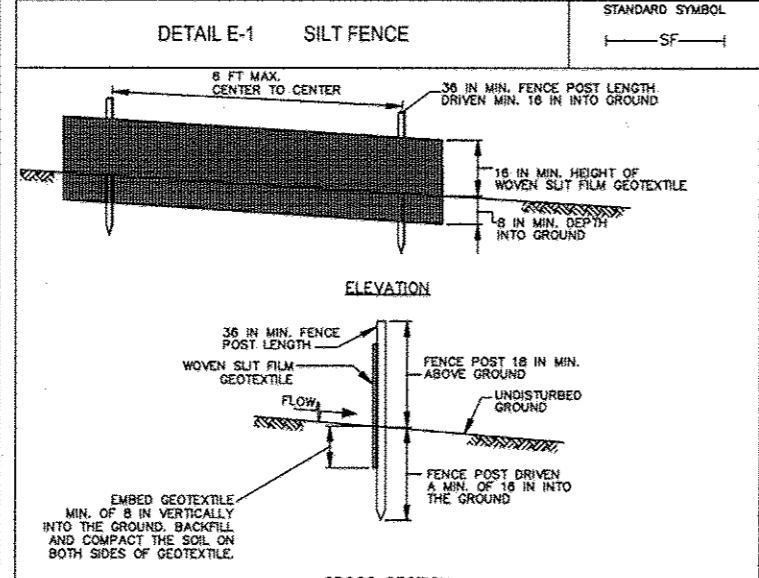
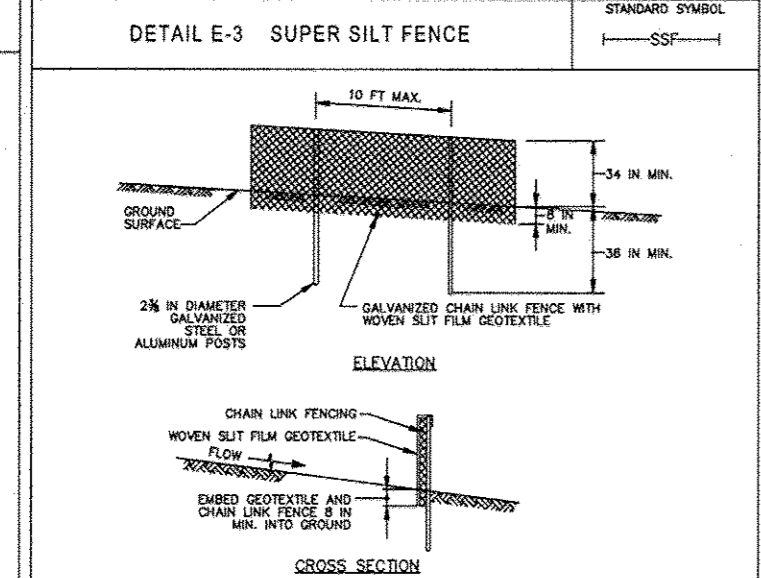
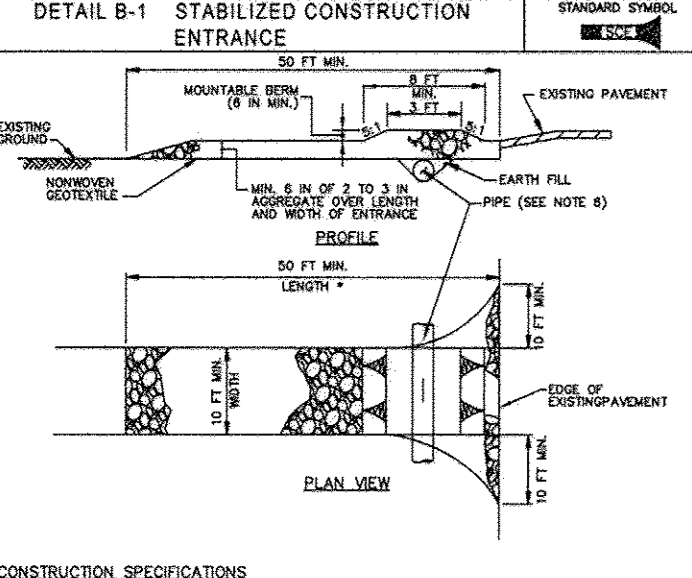
- 1. TEMPORARY SWIM IS PROVIDED UNDER F-13-103.
2. IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-13-103.
3. AT THE DISCRETION OF THE INSPECTOR, A SMALL TEMPORARY STOCKPILE FROM BASEMENT FOUNDATION EXCAVATION AND SUBSEQUENT BACKFILL MAY BE LOCATED IN THE REAR OF THE LOT UNDER CONSTRUCTION PROVIDED IT IS IN ACCORDANCE WITH B-4-8 STANDARD AND SPECIFICATIONS FOR STOCKPILE AREA.

FILL IN TOP PORTION OF EX SUPER SILT FENCE (SFF) OR PUT IN NEW SFF ALONG REAR PROPERTY LINE

EXISTING SILT FENCE (PER F-13-103) LOCATED IN OPEN SPACE LOT 256 BEHIND LOTS 50-54 74-80 & 85-86 TO REMAIN UNTIL HOUSES ON THOSE LOTS ARE BUILT



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: Mark H. ... Date: 6/24/15. Chief, Division of Land Development: ... Date: 6/24/15.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: ... Date: 6/24/15. Chief, Development Engineering Division: ... Date: 6/24/15.

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS. 3959 NATIONAL DRIVE, SUITE 250 - BURTNSVILLE OFFICE PARK, BURTNSVILLE, MARYLAND 20866.

CONSTRUCTION SPECIFICATIONS for silt fence, gabion outlet structure, and earth dike transition.

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...

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...

REVISION table with columns for DATE, REVISION, and BY/APP'R.

PREPARED FOR: BEAZER HOMES CORP. 8965 CUMFORD 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...

SEDIMENT CONTROL PLAN. WINGCOPIA FARMS LOT Nos. 43-59, 74-93, 101-107, 110-114 and 120-129 (SFD RESIDENTIAL USE) PLAT No. 22732-22752.

STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS. DEFINITION: THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

STANDARD AND SPECIFICATIONS FOR SEEDING AND MULCHING. DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

STANDARD AND SPECIFICATIONS FOR TEMPORARY STABILIZATION. DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

SOIL PREPARATION. 1. TEMPORARY STABILIZATION. a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT...

TOPSOILING. 1. TOPSOILING IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE OF TOPSOILING IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH...

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

SEEDING. 1. SPECIFICATIONS. a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO TESTING BY A RECOGNIZED SEED LABORATORY...

MULCHING. 2. APPLICATION. a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR...

SEEDING. 2. APPLICATION. a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO TESTING BY A RECOGNIZED SEED LABORATORY...

MULCHING. 3. ANCHORING. a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER...

SEEDING. 3. ANCHORING. a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER...

MULCHING. 4. DUST CONTROL. a. CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES. PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES...

SEEDING. 4. DUST CONTROL. a. CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES. PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES...

TEMPORARY SEEDING SUMMARY. TABLE with columns for No., SPECIES, APPLICATION RATE, SEEDING DATES, SEEDING DEPTH, FERTILIZER RATE, and LIME RATE.

SEDIMENT CONTROL NOTES. 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION...

SEDIMENT CONTROL NOTES. 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...

SEDIMENT CONTROL NOTES. 3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a. 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1...

SEDIMENT CONTROL NOTES. 4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (Sec. B-4-3), TEMPORARY SEEDING (Sec. B-4-4) AND MULCHING (Sec. B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES...

SEDIMENT CONTROL NOTES. 5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

SEDIMENT CONTROL NOTES. 6. SITE ANALYSIS. TABLE with columns for TOTAL AREA OF SITE, AREA TO BE ROOFED OR PAVED, AREA TO BE VEGETATIVELY STABILIZED, TOTAL CUT, and OFF-SITE WASTE/BORROW AREA LOCATION.

SEDIMENT CONTROL NOTES. 7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

SEDIMENT CONTROL NOTES. 8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

SEDIMENT CONTROL NOTES. 9. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMITS FOR EROSION AND SEDIMENT CONTROL, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

STOCKPILE AREA. DEFINITION: A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

STOCKPILE AREA. CONDITIONS WHERE PRACTICE APPLIES: TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

STOCKPILE AREA. CONDITIONS WHERE PRACTICE APPLIES: STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SAVE AND STORE SOIL FOR LATER USE.

STOCKPILE AREA. CRITERIA: 1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.

STOCKPILE AREA. CRITERIA: 2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND STORED ON A SLOPE OF 2:1 OR STEEPER THAN 2:1.

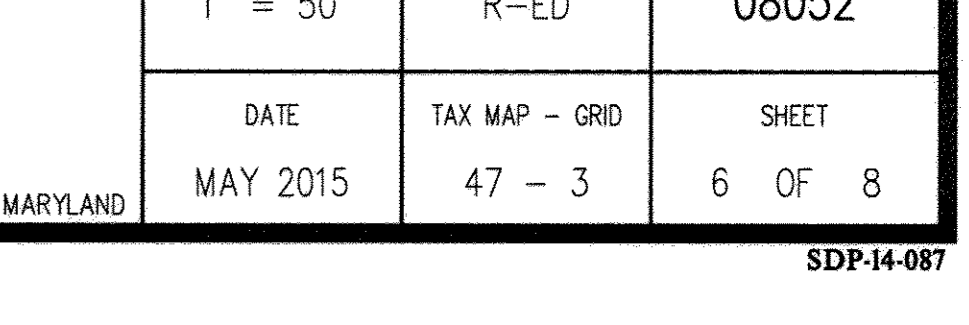
STOCKPILE AREA. CRITERIA: 3. RAINFALL FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.

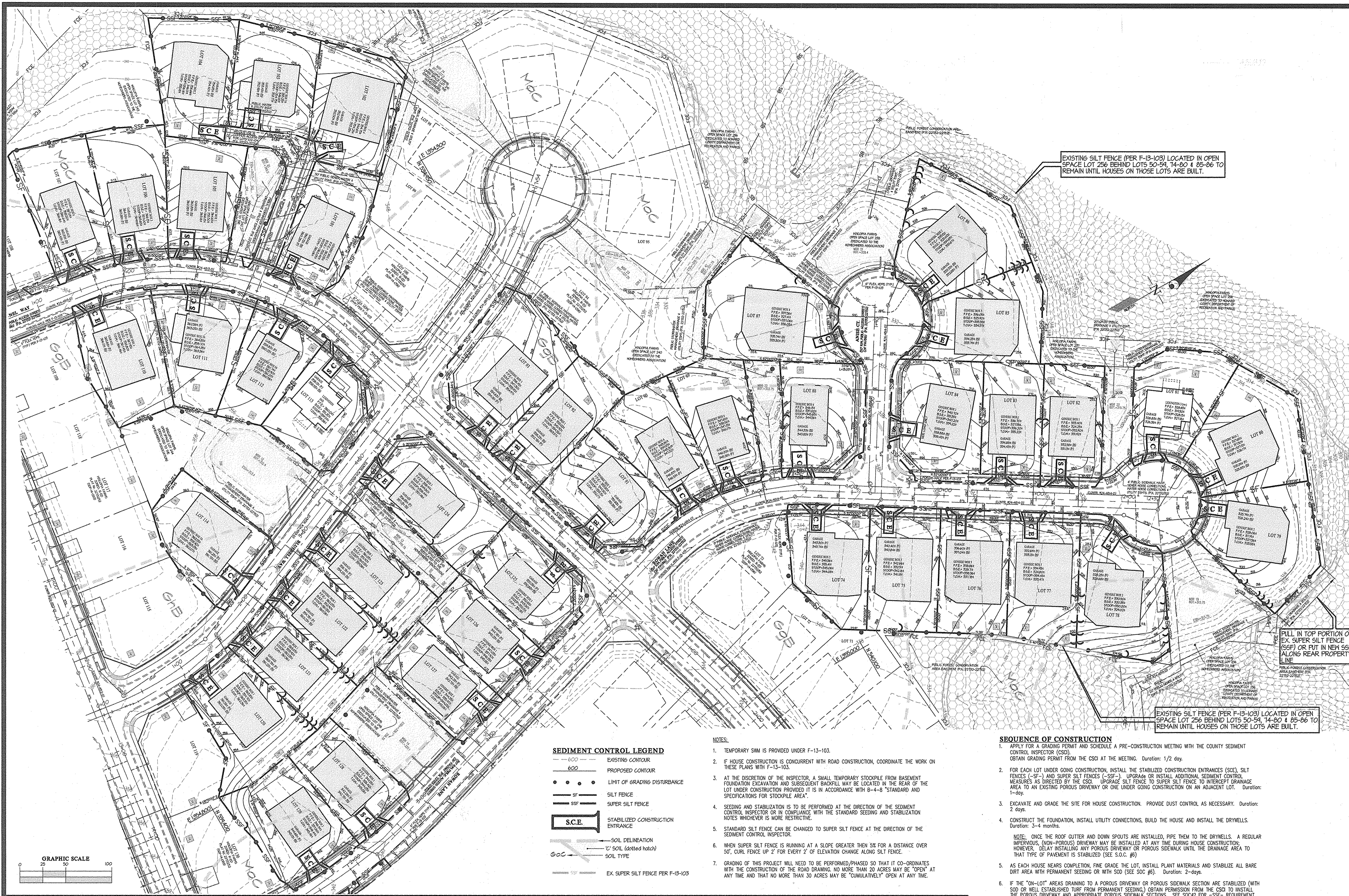
STOCKPILE AREA. CRITERIA: 4. ACCESS TO THE STOCKPILE AREA FROM THE UPGRADE SIDE.

STOCKPILE AREA. CRITERIA: 5. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SMALL OR DIVERSION FENCE, PROMIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.

STOCKPILE AREA. CRITERIA: 6. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS SET FORTH IN STANDARD B-4-11 TEMPORARY STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

STOCKPILE AREA. CRITERIA: 7. IF THE STOCKPILE IS LOCATED ON A PERVIOUS SURFACE, A LINES SHOULD BE PROVIDED AROUND THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.





**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: 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.

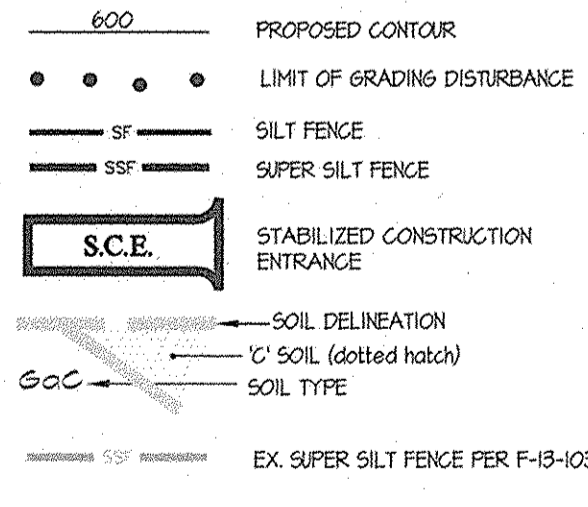
K. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON 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 (95% by weight): Penn 1201 & Penn 1202 and Certified Kentucky Bluegrass Blend (5% by weight): Courtyard, Penn & Honker	6-8 lb / 1000 s.f. 1000 s.f.	Mar. 1 to May 15, 1/2 in. Aug. 15 to Oct. 15, 1/2 in.	1/4 - 1/2 in.	1.0 lb / 1000 s.f. (45 lb/acre)	90 lb / 1000 s.f. (45 lb/acre)

\* 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 4-4-8 "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, *Mark Robinson*, 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: *Mark Robinson* DATE: 6/12/15

**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: *Mark Robinson* DATE: 6/12/15

HOWARD S.C.D.

**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: *CKL* DATE: 5/27/15

**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: 410-850-1820 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

**THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY**

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

**LANDSCAPE NOTES**

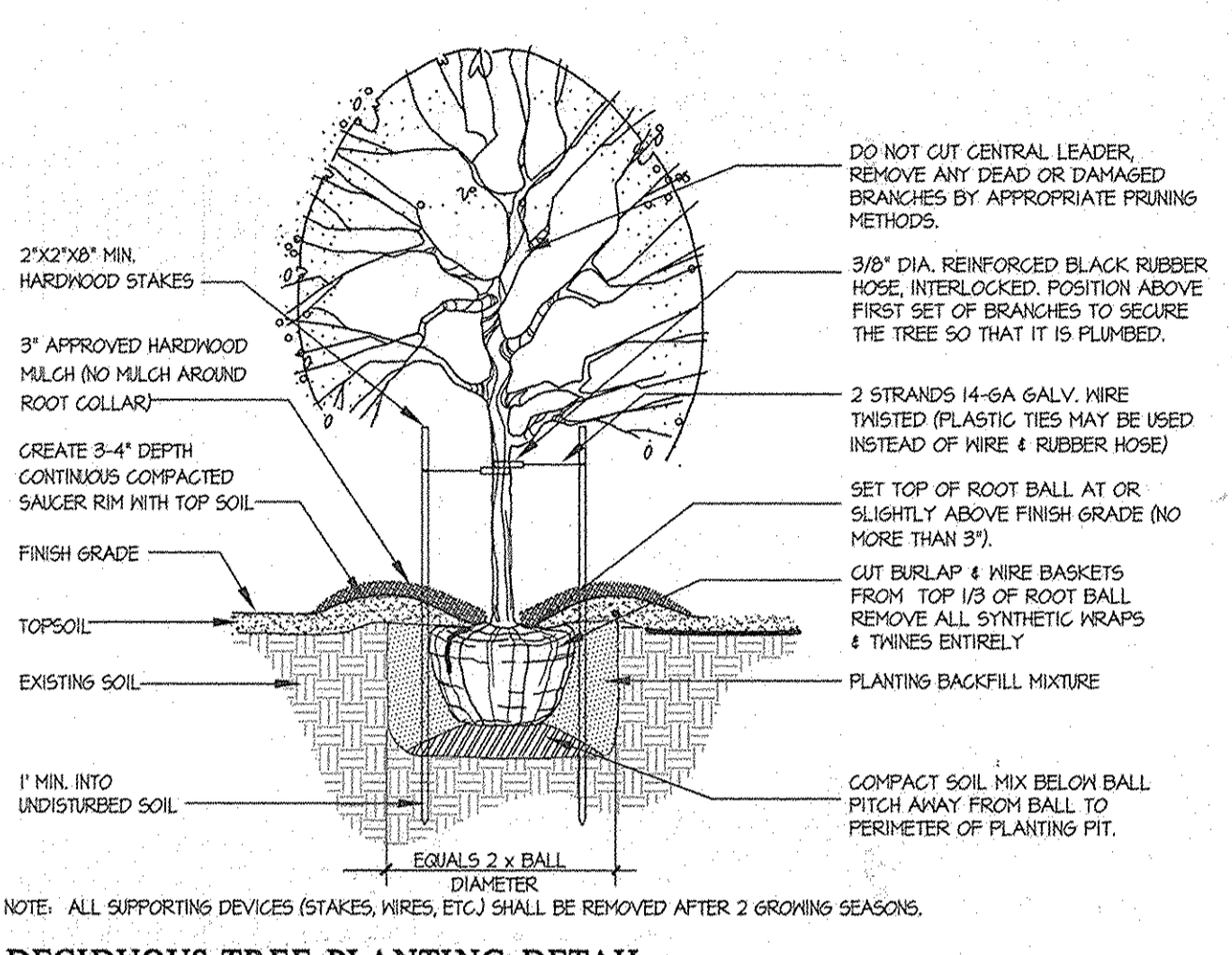
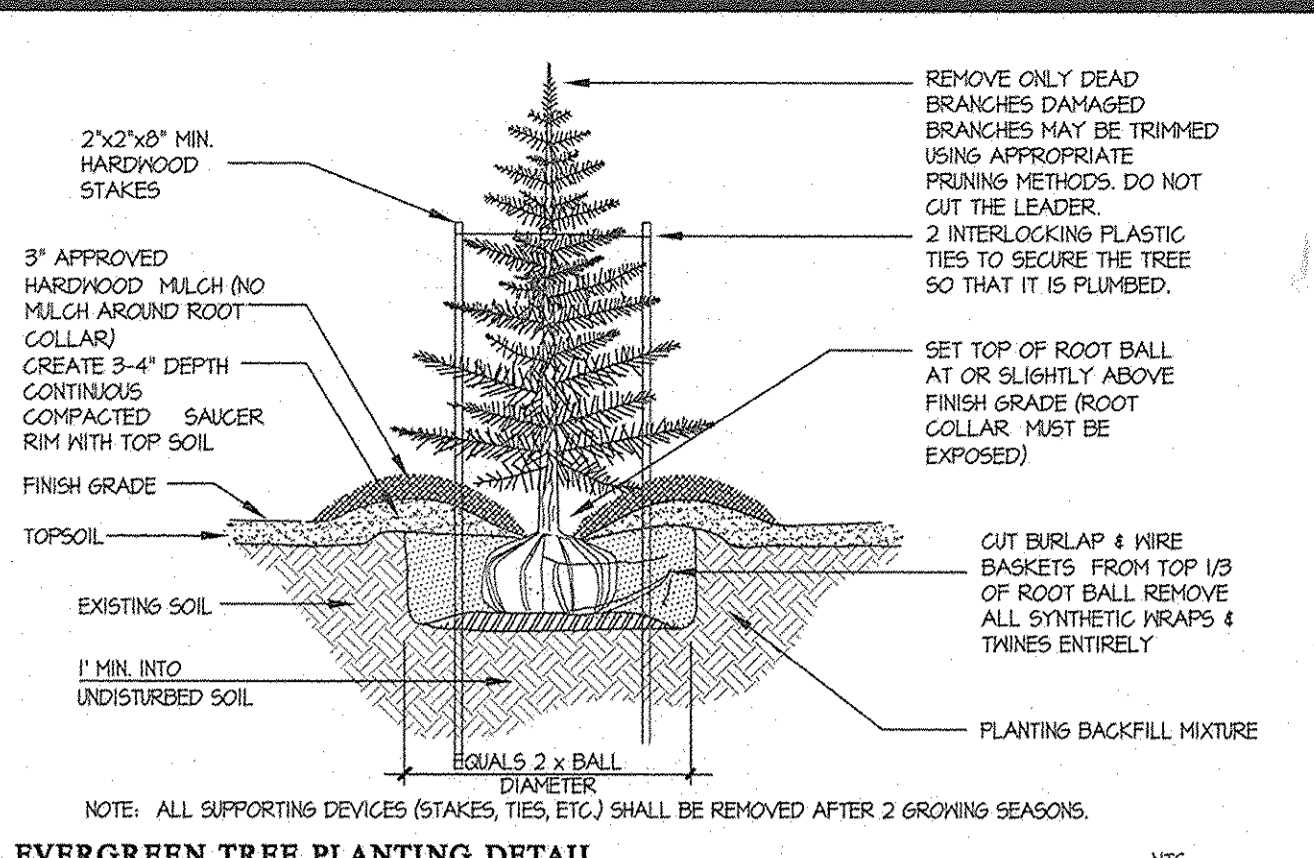
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO. 1 SHALL 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
86	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
<b>TOTAL</b>	<b>16</b>	<b>14</b>	<b>\$ 16500.00</b>

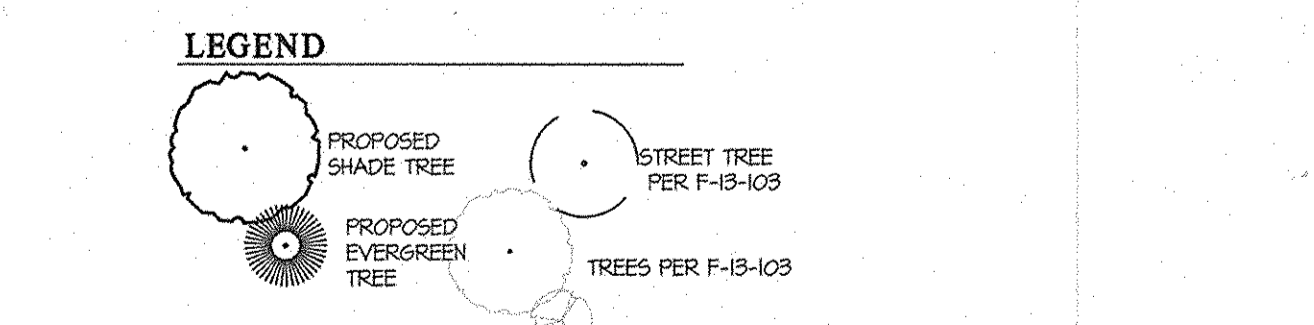


**RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS (SCHEDULE-A)**

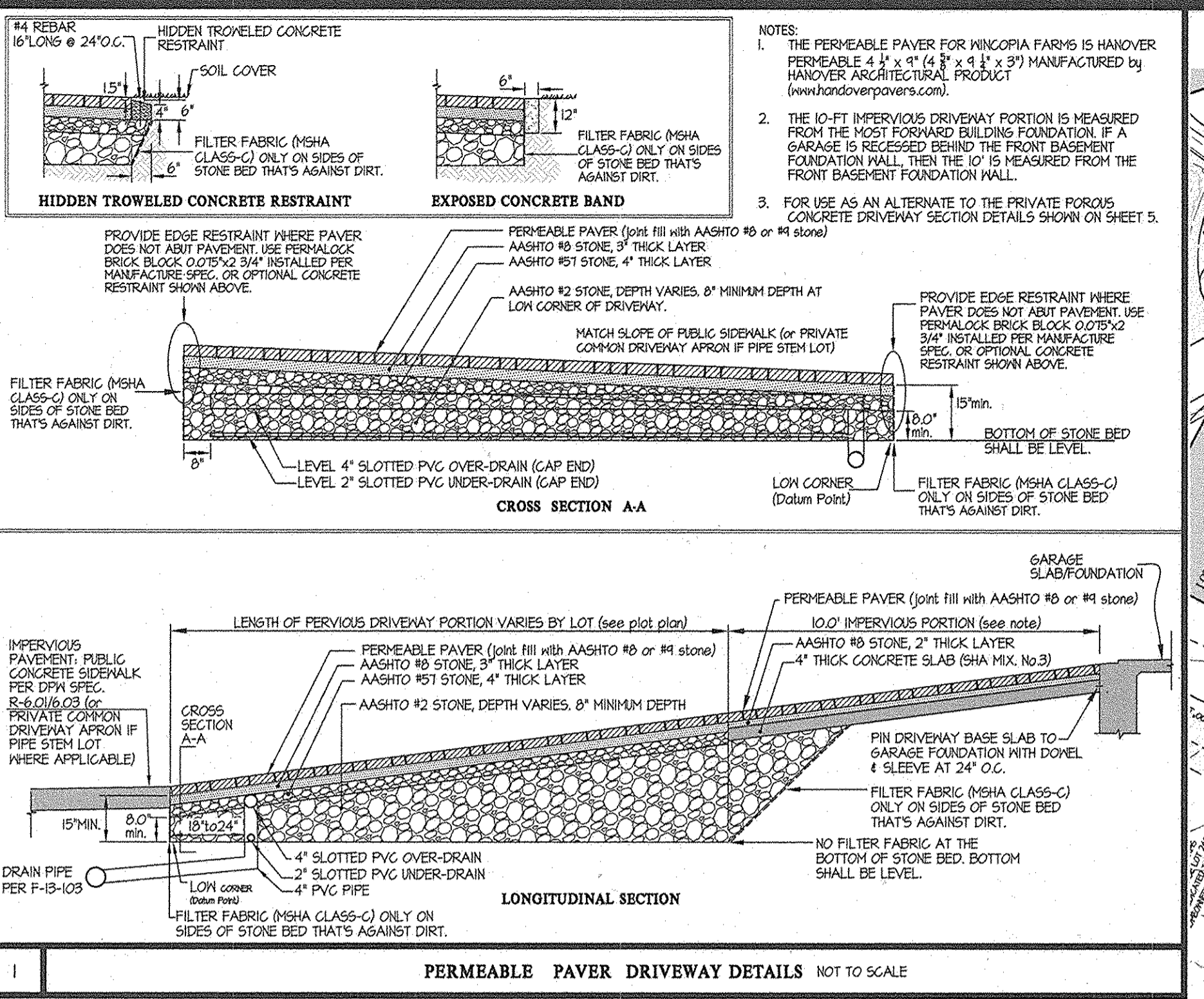
USE SITUATION	SIDE OF SFD ORIENTED TO ROADWAY							
LANDSCAPE TYPE	(1/50 SHADE TREES, 1/40 EVERGREEN TREES)							
PERIMETER LOCATION	LOT 50	LOT 84	LOT 86	LOT 91	LOT 93	LOT 113	LOT 124	LOT 125
SIDE LENGTH OF LOT	104.36'	71.55'	71.55'	44.64'	107.67'	18.0'	121.44'	42.46'
CREDIT FOR EXISTING VEGETATION	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 CERUDIPHILLIP 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



**THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY**



STATE OF MARYLAND  
 Michael D. Fran  
 933 LA JOLLA ARCHITECT  
 5-07-15

**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.

NAME: *D. K. Knauff* DATE: 5/22/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *David M. Goyette* DATE: 6/24/15

Chief, Division of Land Development: *Val S. Johnson* DATE: 6-24-15

Chief, Development Engineering Division: *Old Paul* 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 BALT: 410-380-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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

GRAPHIC SCALE  
 0 25 50 100

**LANDSCAPE PLAN**

SCALE: 1" = 50'

ZONING: R-ED

G. L. W. FILE No. 08052

DATE: MAY 2015

TAX MAP - GRID: 47 - 3

SHEET: 8 OF 8

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND