

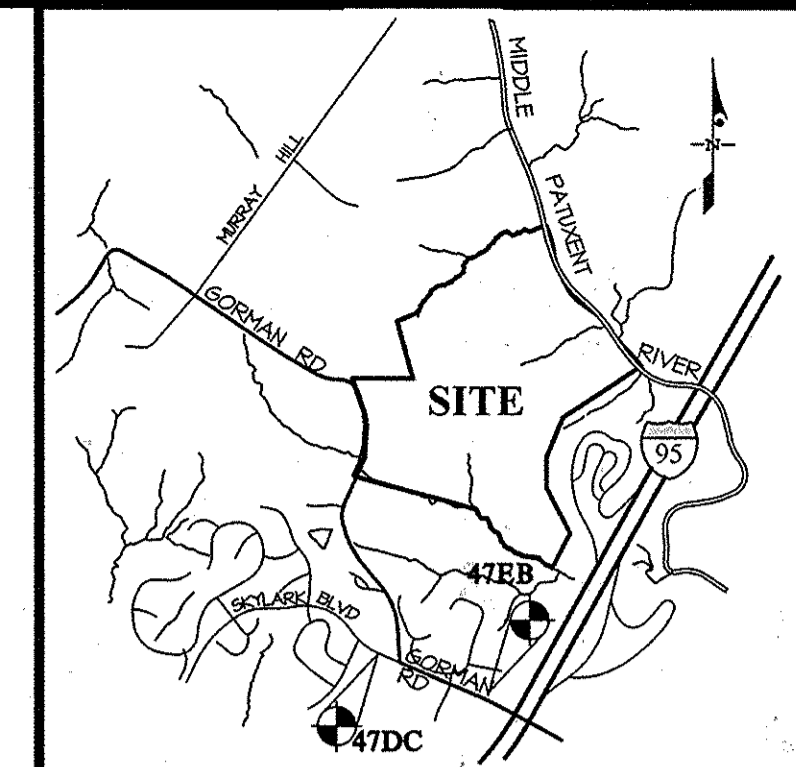
WINCOPIA FARMS

SITE DEVELOPMENT PLAN

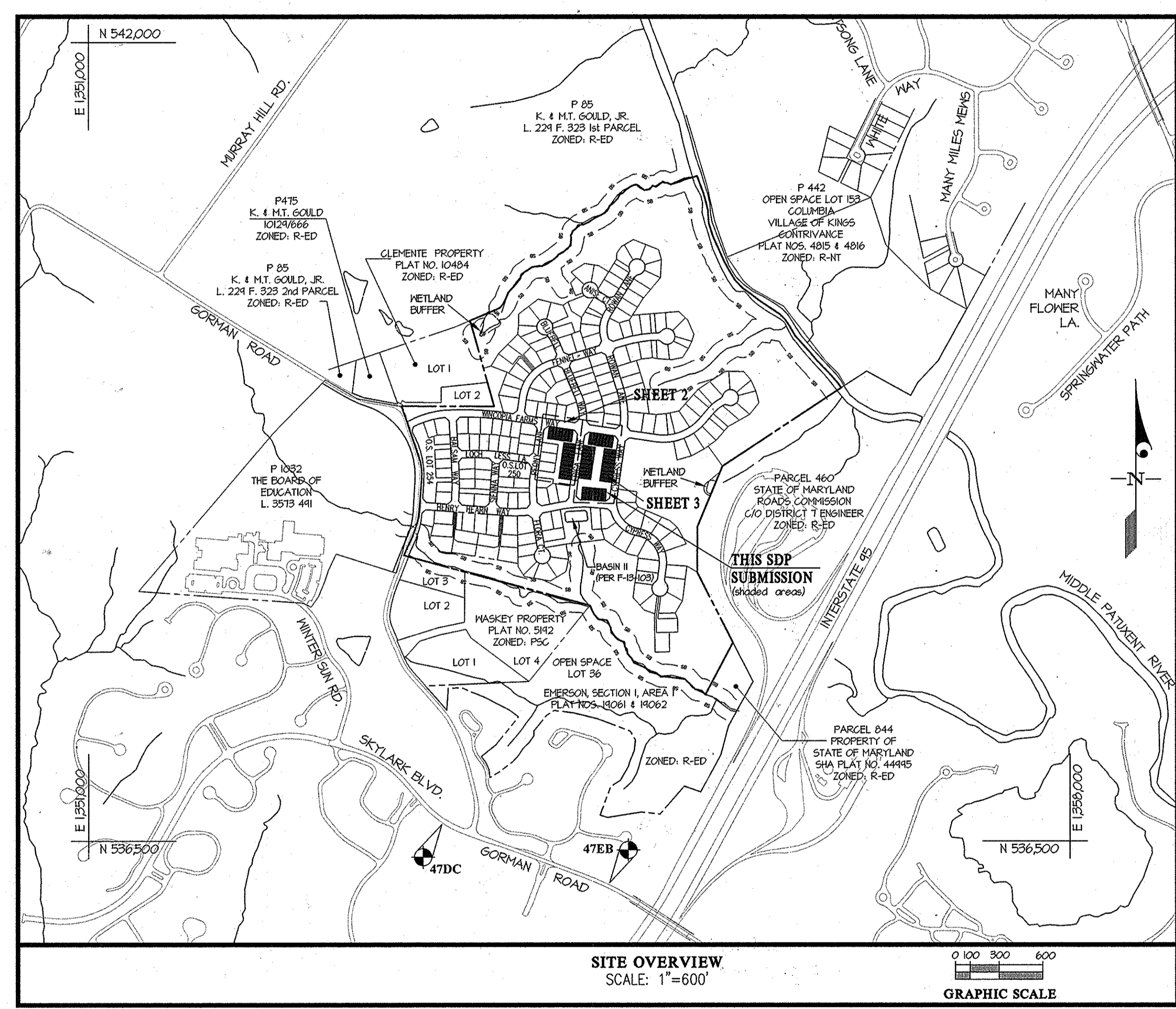
LOT Nos. 131-179
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

GENERAL NOTES

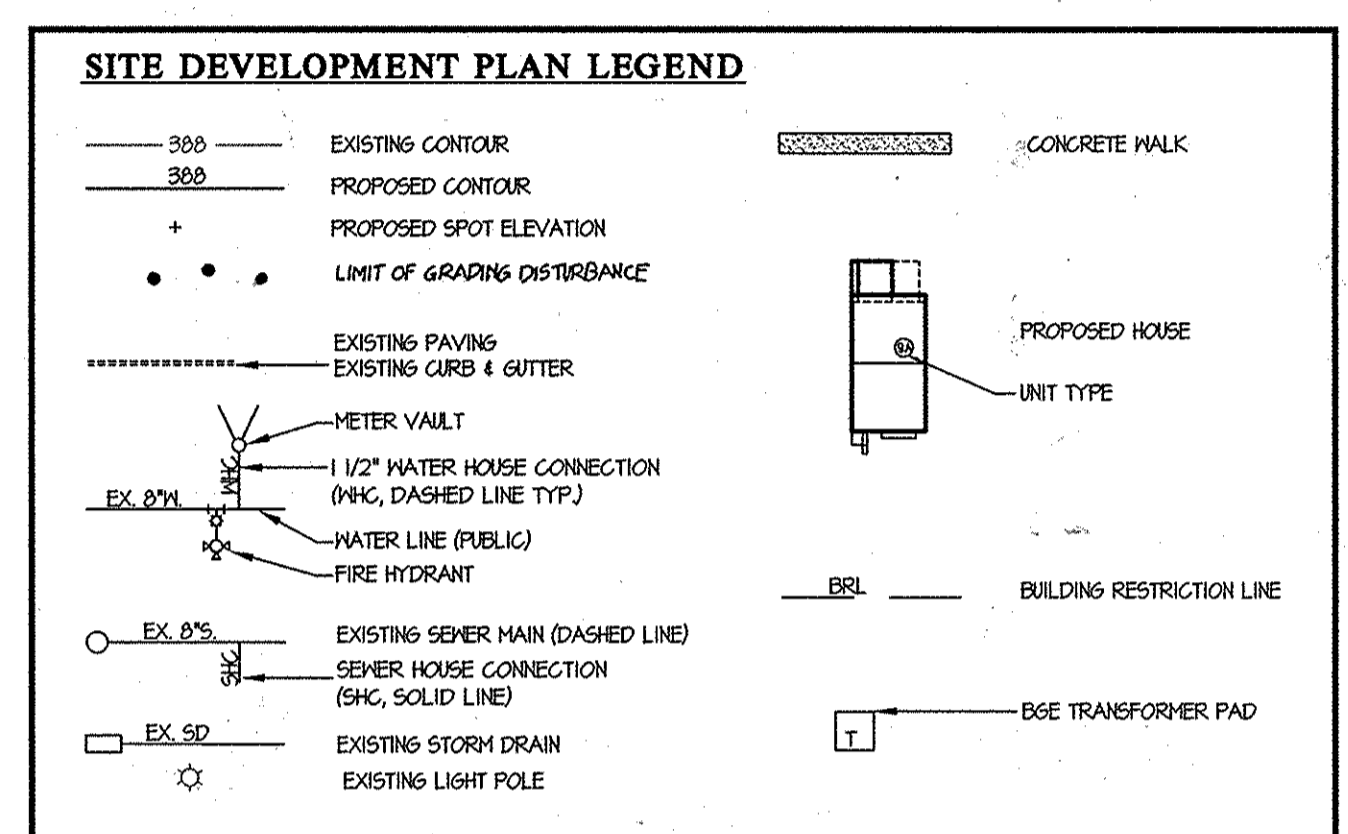
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 318-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-297-7777 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: 47
ZONING: R-ED PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
AREA OF BUILDABLE LOTS 131-179 FOR THIS SITE DEVELOPMENT PLAN: 2.274 ACRES FOR THIS PROJECT.
FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS.: SP-10-005, PB304, PP-10-016, F-13-103, SDP-14-003, F-16-023.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN PROCESSED.
- 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 TOPOGRAPHY PREPARED BY MCKENZIE-SNYDER DURING DECEMBER, 2009.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M&S CONTRACT NOS. 24-4812-D) AND THE WATER METER VAULTS IN OUTSIDE VAULTS.
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE HIDE STORMWATER DESIGN MANUAL. BASED ON TABLE 5.3, THIS SITE HAS A TARGET PE OF 1.0". IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS MICRO-BIORETENTION (M-B) WILL BE USED. ALL MICRO-BIORETENTION FACILITIES IN A PUBLIC EASEMENT AND THE SAND FILTER WILL BE JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA. ALL MICRO-BIORETENTION FACILITIES IN A PRIVATE EASEMENT WILL BE MAINTAINED BY THE HOA.
- FOREST CONSERVATION HAS BEEN ADDRESSED BY F-13-103. STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE HIDE STORMWATER DESIGN MANUAL. BASED ON TABLE 5.3, THIS SITE HAS A TARGET PE OF 1.0". IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF RAIN BARRELS (M-I) AND MICRO-BIORETENTION (M-B) PER F-13-103 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. ALL "ON-LOT" STORMWATER MANAGEMENT DEVICES ARE SUBJECT TO THE RECORDED D.O.C. (Declaration of Covenant).
- 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 GRASSING, PAVING, REMOVAL OF VEGETATIVE COVER OR TREES OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF METLANDS, 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(A) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATIONS HERE 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. ALSO SEE "SETBACK REQUIREMENTS CHART" ON THIS SHEET.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (\$10,000.00) AS SHOWN ON SHEET 10 TO SATISFY SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL SHALL BE POSTED AS PART OF THE GRADING PERMIT. FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY SEE SHEET 10.
- THERE ARE NO METLANDS, 100-YR FLOODPLAINS OR STREAMS ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN. ELSEWHERE WITHIN WINCOPIA FARMS OPEN SPACE TYPES THERE ARE METLANDS, 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' SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AND CHIP COATING (4-1/2" MIN)
C. GEOMETRY - MAX 10% GRADE, MAX 10% GRADE CHANGE AND MIN 49' TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 TONS (125 LOADS)
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- BUILDABLE LOTS SHOWN HEREON HAVE A PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY PER PN 22730, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION AND SEWER HOUSE CONNECTION.
- IN ACCORDANCE WITH SECTION 129 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED AND THE STAIRWAYS ATTACHED THERETO MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- IN ACCORDANCE WITH SECTION 107(D) OF THE HOWARD COUNTY ZONING ORDINANCE THE LOT COVERAGE FOR STRUCTURES WITHIN SINGLE FAMILY ATTACHED PROJECTS DEVELOPED WITH ONE DWELLING UNIT PER LOT HAS A MAXIMUM LIMITATION OF 60%. SEE LOT COVERAGE CHART THIS SHEET.



VICINITY MAP		ADC MAP: 40
SCALE: 1" = 2,000'		GRID: B2, C2, B3 & C3
BENCHMARKS		
47DC	ELEV. 949.10	N = 536,615.00 E = 1,353,674.00
47EB	ELEV. + 394.23	N = 536,212.77 E = 1,354,833.57



LOT #	SF	UNIT SF (MAX. OPT.)	LOT COVERAGE
131	2465	996	40%
132	1870	918	49%
133	1870	1038	56%
134	1870	1038	56%
135	1870	1038	56%
136	1870	918	49%
137	2465	996	40%
138	2465	1116	45%
139	1870	1038	56%
140	1870	1038	56%
141	1870	1038	56%
142	2550	1038	41%
143	2550	1038	41%
144	1870	1038	56%
145	1870	1038	56%
146	2465	1116	45%
147	2465	1116	45%
148	1870	1038	56%
149	1870	1038	56%
150	1870	1038	56%
151	1870	1038	56%
152	1870	1038	56%
153	2465	1116	45%
154	2465	1116	45%
155	1870	1038	56%
156	1870	1038	56%
157	2550	1038	41%
158	2550	1038	41%
159	1870	1038	56%
160	1870	1038	56%
161	1870	1038	56%
162	2465	1116	45%
163	2465	1116	45%
164	1870	1038	56%
165	1870	1038	56%
166	1870	1038	56%
167	2550	1038	41%
168	2550	1038	41%
169	1870	1038	56%
170	1870	1038	56%
171	1870	1038	56%
172	2465	1116	45%
173	2465	996	40%
174	1870	918	49%
175	1870	1038	56%
176	1870	1038	56%
177	1870	1038	56%
178	1870	1038	56%
179	2465	1116	45%



LOT DEVELOPMENT DATA

- GENERAL SITE ANALYSIS DATA:
A. PRESENT ZONING: R-ED PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
B. PROPOSED USE OF SITE: 44 SFA RESIDENTIAL DWELLINGS
C. PUBLIC WATER & SEWER TO BE UTILIZED (CONTRACT NOS. 24-4812-D)
D. PARKING REQUIRED AND PROVIDED: SEE CHART BELOW
E. RECREATION OPEN SPACE FOR THIS SDP IS ADDRESSED UNDER F-13-103 (SEE OVERALL OPEN SPACE PROVISION CHART ON THIS SHEET).
- AREA TABULATION:
A. AREA OF BUILDABLE LOTS FOR THIS SUBMISSION: 98,801 SF OR 2.274 AC.
B. AREA OF THIS PLAN SUBMISSION: 264 ACRES (L.O.D.)
C. AREA OF DISTURBANCE BY THIS SDP: 264 ACRES

NUMBER OF SINGLE-FAMILY ATTACHED LOTS FOR THIS SDP = 44
REQUIRED PARKING @ 2 SPACES PER UNIT = 88 SPACES
REQUIRED OVERLAP PARKING @ 0.3 SPACES/UNIT PER DMV 3, TABLE 2.11 = 15 SPACES
TOTAL REQUIRED SPACES = 103 SPACES
PARKING PROVIDED: 4 SPACES/UNIT (2 GARAGE & 2 TANDEM DRIVEWAY, AT LEAST 18' DEEP) = 196 SPACES

TYPE	CRITERIA	REQUIRED	PROVIDED
RECREATIONAL OPEN SPACE	400 SF PER SFA LOT X 44 LOTS	19,600 SF (0.45 AC.)	6.75 AC ON 05.21 & 250 UNDER F-13-103

NO. CO. FILE NO.	GROSS ACREAGE	100 YR FLOODPLAIN	STEEP SLOPES 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	12760	6.11	11.40	110.04	41.11 (32.29%)	2.36 (1.89%)	63.80	64.74 (54.78%)	14.38 (11.96%)	2.18 (1.76%)	83.2 (65.28%)

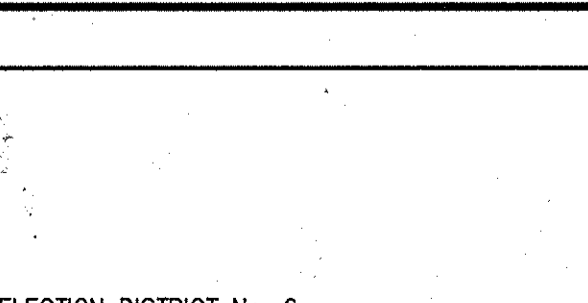
NO. CO. FILE NO.	ZONING	SITE ACREAGE				REQUIRED MAXIMUM NO. OF UNITS				PROVIDED NO. OF UNITS	
		GROSS	100 YR FP	STEEP SLOPES	NET	MAX UNIT DENSITY ALLOWED	MAX UNITS ALLOWED	SFD PROVIDED	SFA PROVIDED	TOTAL	
SP-10-005/F-13-103	R-ED	12760	6.11	11.40	110.04	2.0 UNITS / NET ACRE	220	171	44	220	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Jane L. Dwyer* Date: 4/1/15
Chief, Division of Land Development: *Neil Sandbrook* Date: 4-28-15
Chief, Development Engineering Division: *Al Chidester* Date: 4-2-15

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTONVILLE OFFICE PARK
BURTONVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 301-421-4186

PREPARED FOR:
PROPERTY OWNER/BUILDER
Pulte Group
10600 ARROWHEAD DRIVE
SUITE 225
FAIRFAX, VA 22030
PH: 703-334-3307
ATN: DON HUGHES

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. 12872
EXPIRATION DATE: May 26, 2016
2/2/15



COVER SHEET
WINCOPIA FARMS
LOT Nos. 131-179
(SFA RESIDENTIAL USE)
PLAT No. 22738

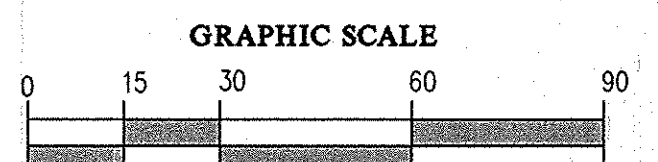
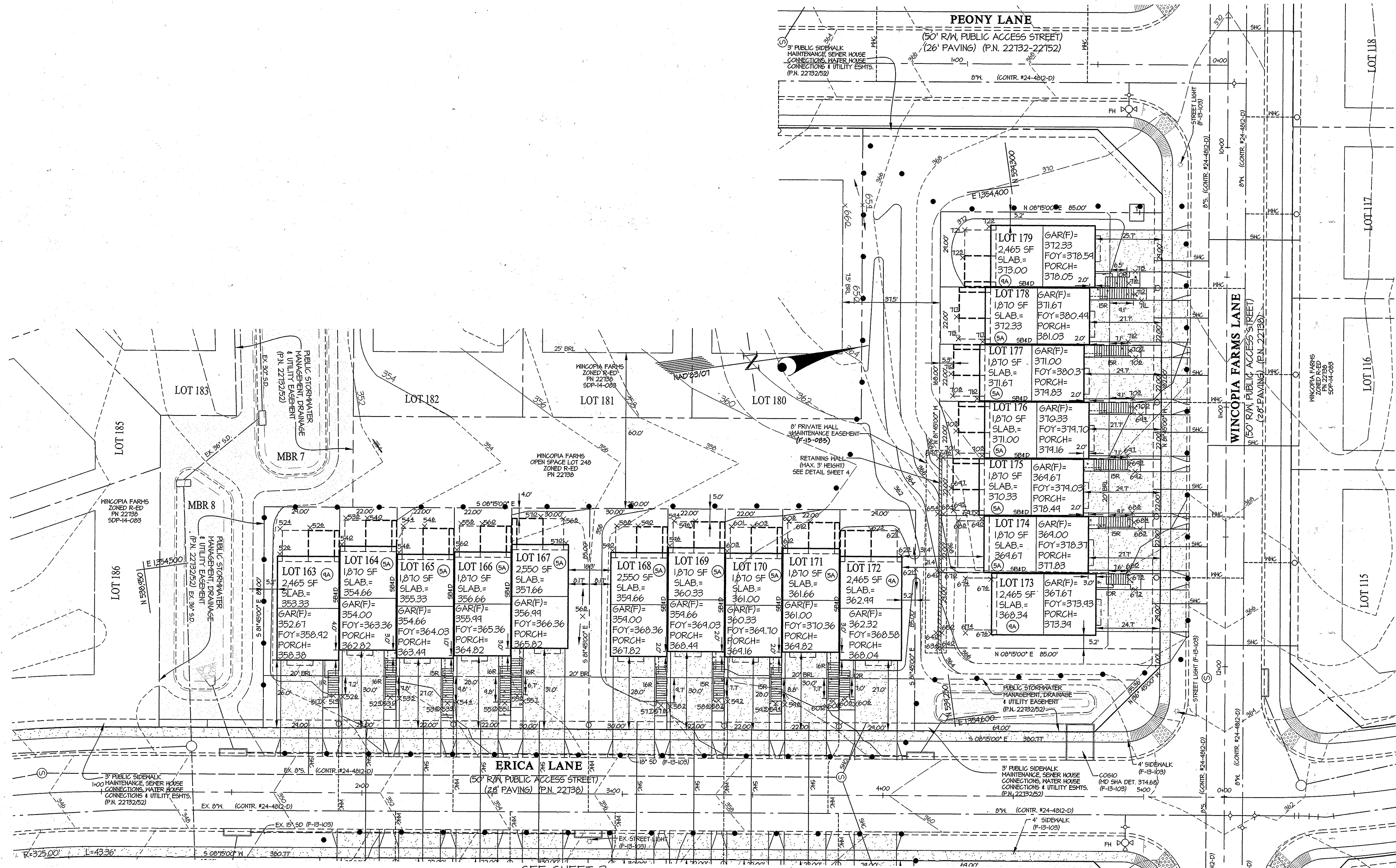
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-ED	14035
DATE	TAX MAP - GRID	SHEET
DEC. 2014	47 - 3	1 OF 10

HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 6

LOT #	M.C.E.	INV. @ R/W EMT.
163	346.14	343.16
164	347.69	344.10
165	348.63	345.05
166	344.59	346.00
167	350.55	346.41
168	352.16	348.50
169	353.11	349.53
170	354.06	350.48
171	355.01	351.43
172	355.75	352.14
173	363.20	354.42
174	364.20	360.42
175	364.10	360.42
176	365.20	361.42
177	365.10	361.12
178	366.20	362.42
179	366.10	362.92

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'S TO THE SUBJECT LOTS OF THIS SOP ARE 1/2" PER CONTRACT No. 24-482-D AND THE WATER METER VAULTS ARE LOCATED IN THE MAINTENANCE EASEMENTS
 - SEE THE CHART ON SHEETS 2 AND 3 FOR S/C INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
 - ALL BUILDING WALLS WITHIN 10' OF A BSE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATING OF 3 HOURS.
 - STAIRWAYS @ THE FRONT STOOP/PORCHES CAN'T ENCRoACH INTO BRL MORE THAN 10'. CONTRACTOR TO VERIFY AS-BUILT INFO OF SLAB AND FOYER TO ENSURE THAT THE STAIRS WILL NOT ENCRoACH BEYOND THE 10' OF THE BRL FOR THE ACTUAL TREAD & RISER SIZES TO BE BUILT. STAIRS TREADS ARE 11" MAX. AND THE RISER HEIGHT IS 7 3/4" MAX.
 - DRIVEWAY APRONS PER DPM R-6.01 AND R-6-03.
 - SEE SHEET 4 FOR TYPICAL HOUSE FOOTPRINTS AND ELEVATIONS.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *David M. Layton* Date: 4/9/15

Chief, Division of Land Development: *Keith Shulman* Date: 4-08-15

Chief, Development Engineering Division: *Ed P. ...* Date: 4-2-15

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. 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 PROPERTY OWNER/BUILDER
 PULTE GROUP
 10500 ARROWHEAD DRIVE
 SUITE 225
 FARMAS, VA. 22030
 PH: 703-334-4367
 ATTN: DON HUGHES

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
 2/26/15



SITE DEVELOPMENT PLAN

WINCOPIA FARMS
 LOT Nos. 131-179
 (SFA RESIDENTIAL USE)
 PLAT No. 22738

ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	R-ED	14035
DATE	TAX MAP - GRID	SHEET
DEC. 2014	47 - 3	2 OF 10

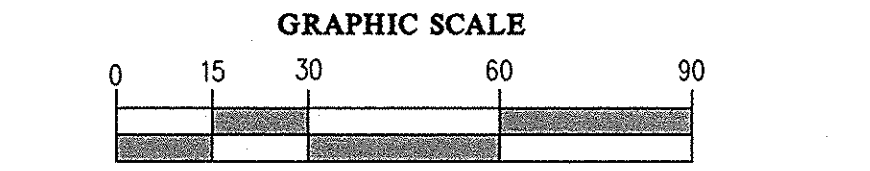
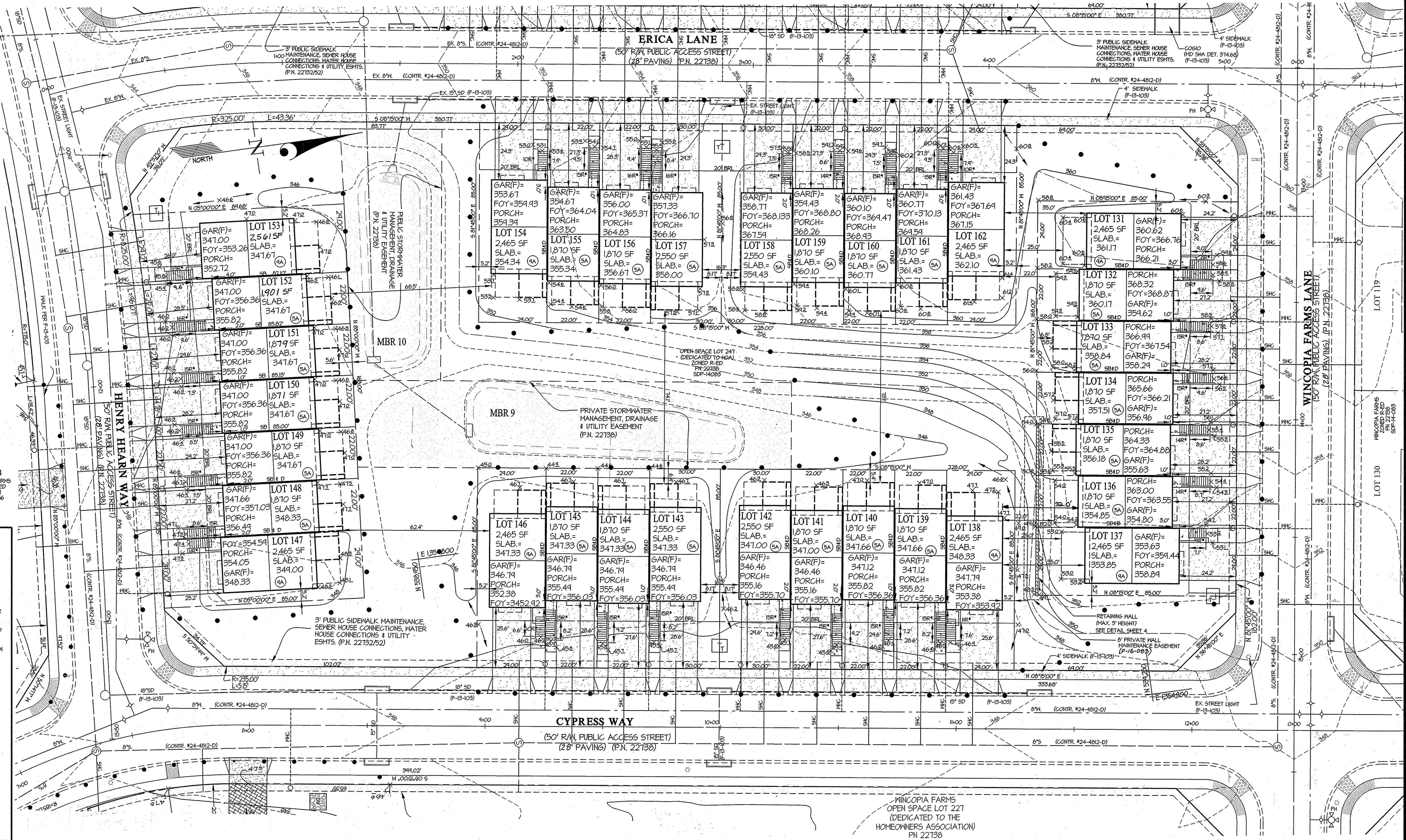
LOT	M.C.E.	INV. @ R/W EMT.
131	355.36	351.50
132	354.72	350.44
133	353.11	344.41
134	351.45	348.17
135	350.82	347.02
136	344.88	345.90
137	348.46	344.68
138	340.75	336.63
139	340.62	336.82
140	340.51	336.71
141	340.40	336.60
142	340.29	336.49
143	340.10	336.30
144	334.04	336.14
145	334.88	336.08
146	324.96	336.16
147	341.17	337.24
148	341.04	337.17
149	340.96	337.14
150	340.82	337.06
151	340.71	336.95
152	340.59	336.78
153	340.42	336.60
154	341.48	344.38
155	348.43	345.23
156	344.88	346.28
157	350.85	347.25
158	352.46	348.86
159	353.41	349.81
160	354.36	350.76
161	355.31	351.71
162	356.23	352.47

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".

WINCOPIA FARMS OPEN SPACE LOT 223 (DEDICATED TO HOA) ZONED R-ED PN 22194

LOT 24 WINCOPIA FARMS ZONED R-ED PN 22194 SDF-14-C56

- NOTES**
- ALL FENCES, GARDEN WALLS, STOOPS AND STEPS ALONG THE R/W SHALL BE LOCATED BEHIND THE PUBLIC SIDEWALK EASEMENT.
 - BRICK POINT ALL BUILDINGS CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL M/C'S TO THE SUBJECT LOTS OF THIS SDF ARE 1 1/2" PER CONTRACT Nos. 24-4812-D AND THE WATER METER VAULTS ARE LOCATED IN THE MAINTENANCE EASEMENTS.
 - SEE THE CHART ON SHEETS 2 AND 3 FOR SHC INFORMATION. CONTRACTOR SHALL CHECK AND VERIFY THE SEWER HOUSE ELEVATIONS AT THE PROPERTY LINE PRIOR TO CONSTRUCTION.
 - ALL BUILDINGS WALLS WITHIN 10' OF A BGE TRANSFORMER SHALL BE CONSTRUCTED FOR A MINIMUM FIRE RESISTANCE RATINGS OF 3 HOURS.
 - STAIRWAYS @ THE FRONT STOOP/PORCHES CANT ENCRoACH INTO BRL MORE THAN 10'. CONTRACTOR TO VERIFY AS-BUILT INFO OF SLAB AND FOYER TO ENSURE THAT THE STAIRS WILL NOT ENCRoACH BEYOND THE 10' OF THE BRL FOR THE ACTUAL TREAD & RISER SIZES TO BE BUILT. STAIRS TREADS ARE 11" MAX. AND THE RISER HEIGHT IS 7 3/4" MAX.
 - DRIVEWAY APRONS PER DPM R-6.01 AND R-6-03.
 - SEE SHEET 4 FOR TYPICAL HOUSE FOOTPRINTS AND ELEVATIONS.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David M. Long 4/9/15
Director Date

Kevin S. ... 4-03-15
Chief, Division of Land Development Date

Chad ... 4-2-15
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.

PREPARED FOR:
PROPERTY OWNER/BUILDER
Pulte Group
10810 ARROWHEAD DRIVE
SUITE 225
FARMAS, VA, 22030
PH: 703-334-9357
ATTN: DON HUGHES

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. 12825
EXPIRATION DATE: May 28, 2018
2/26/15

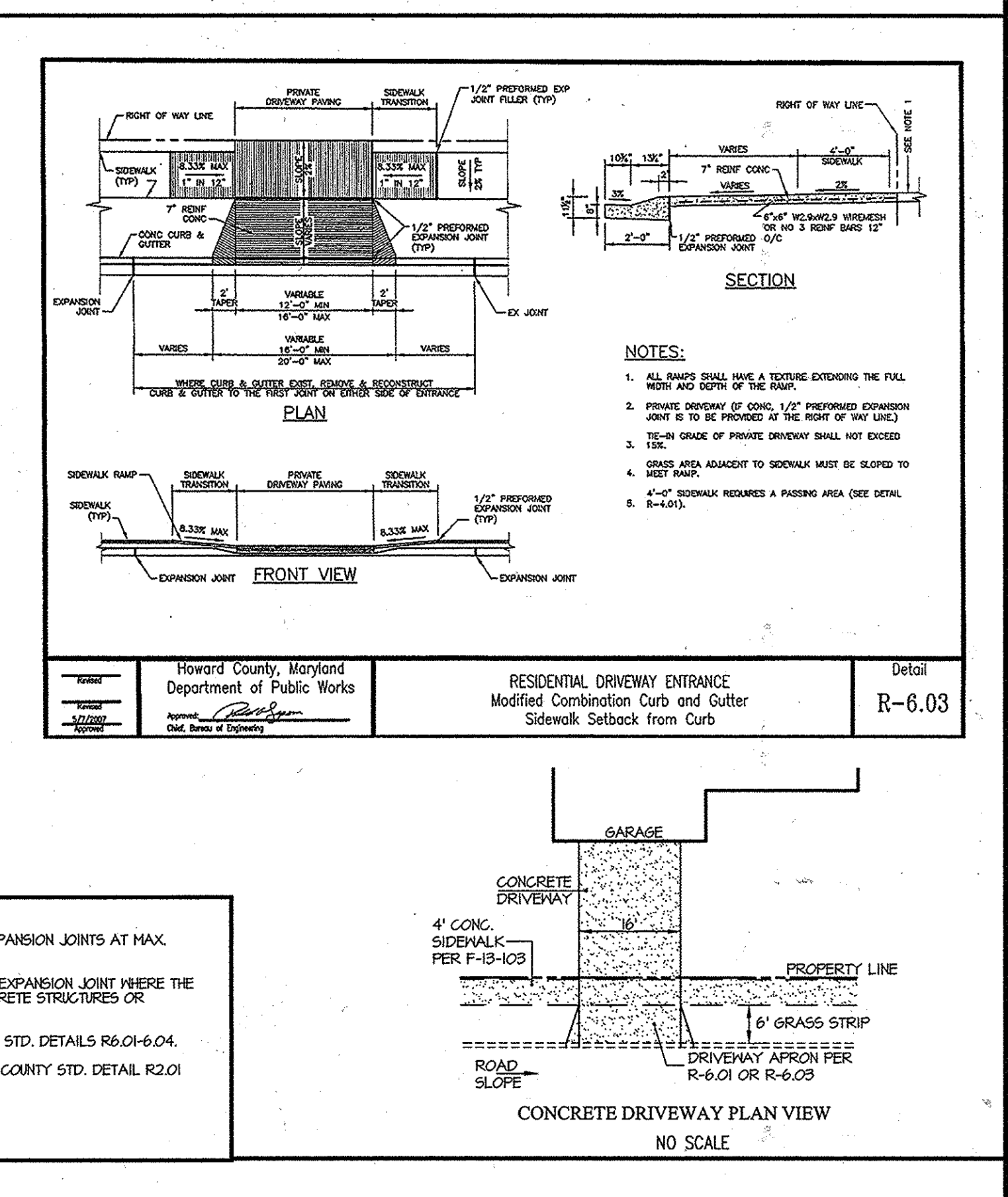
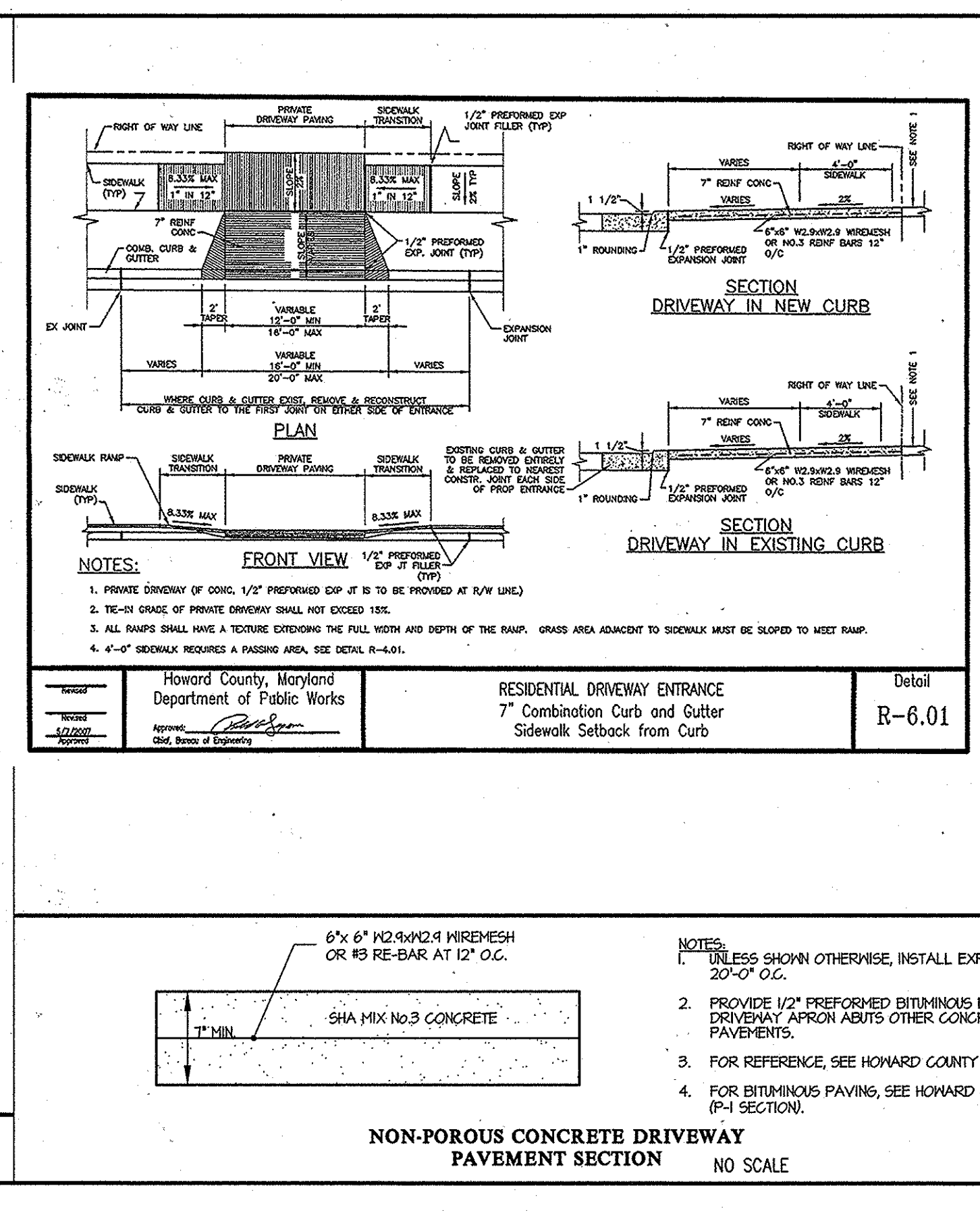
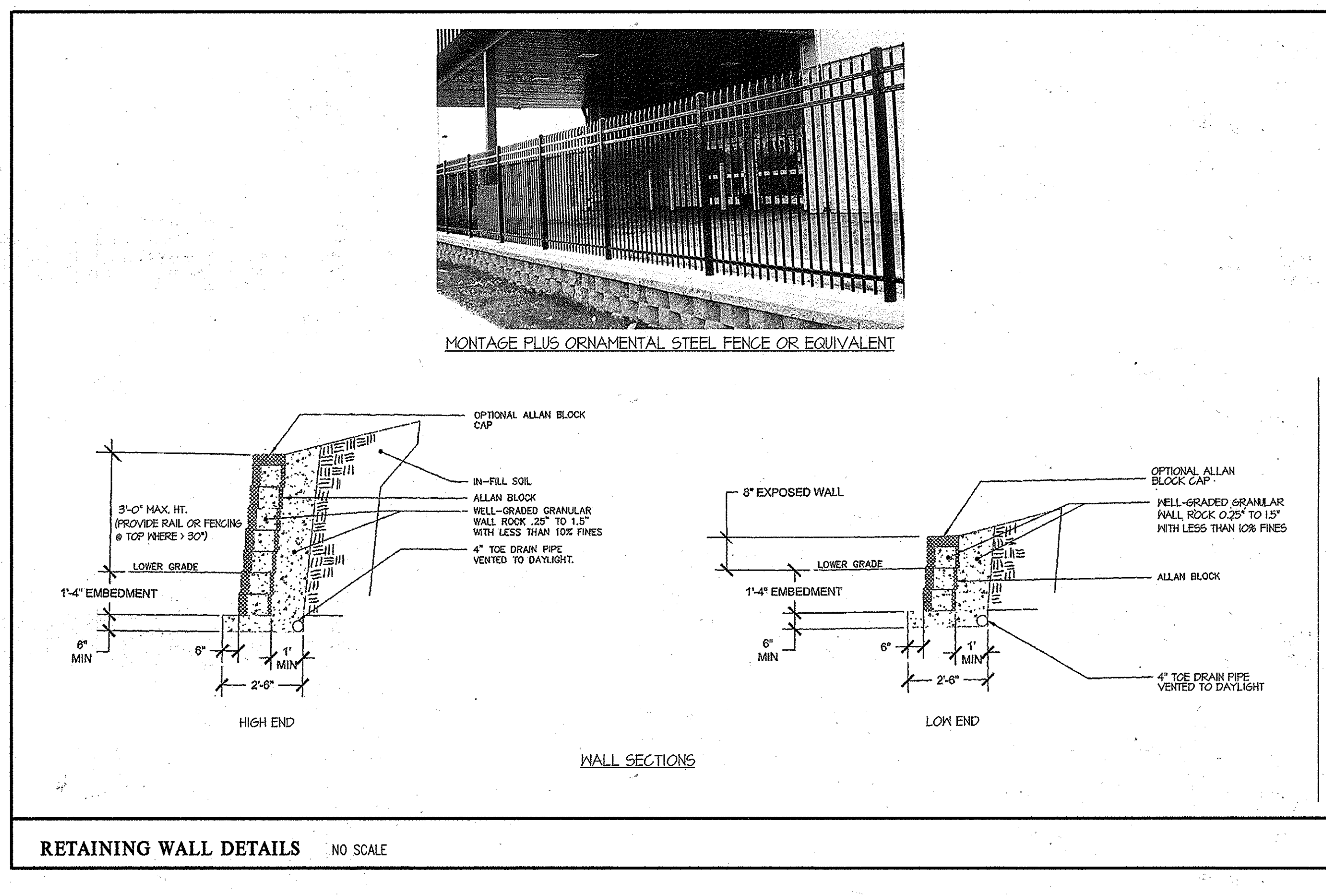
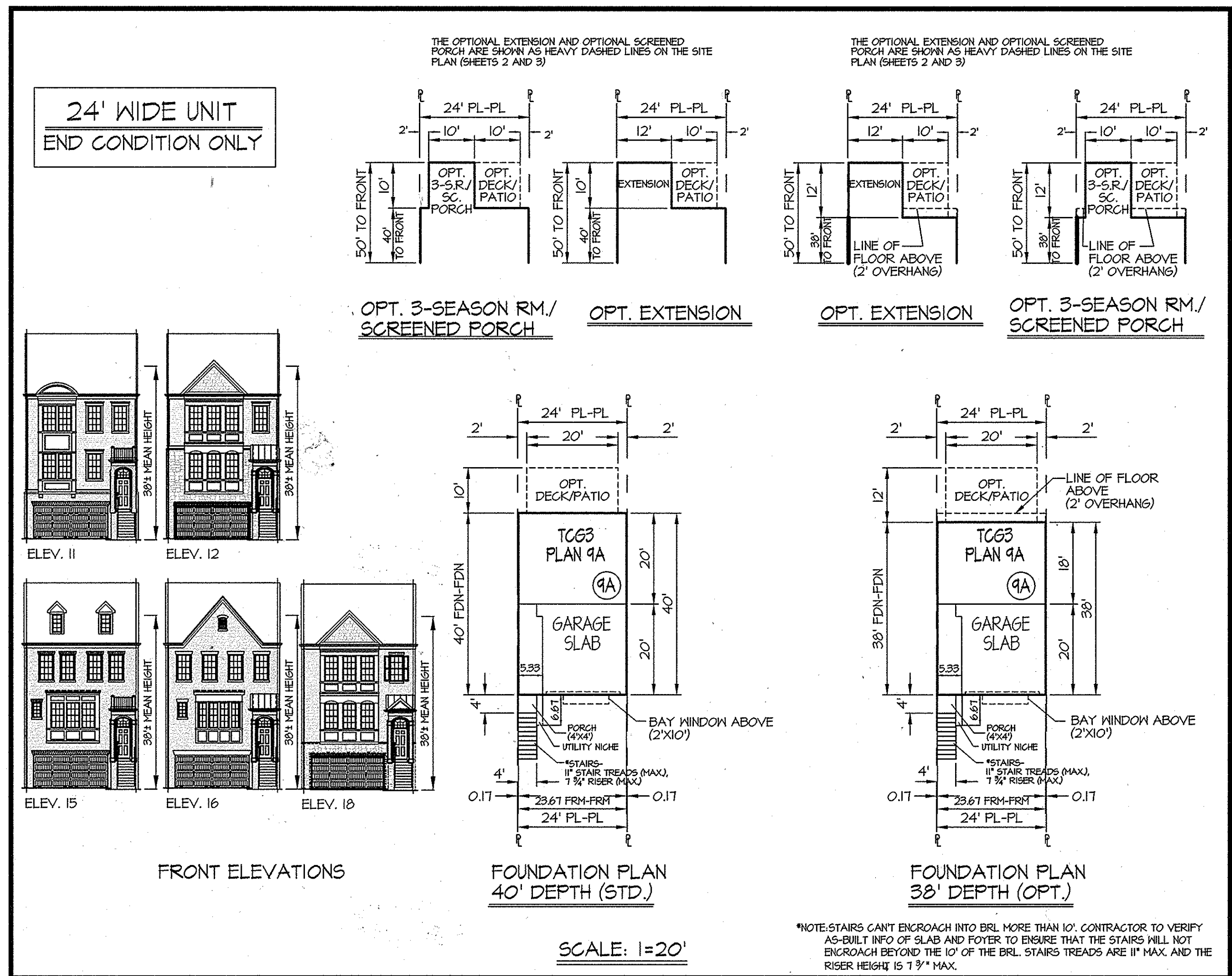
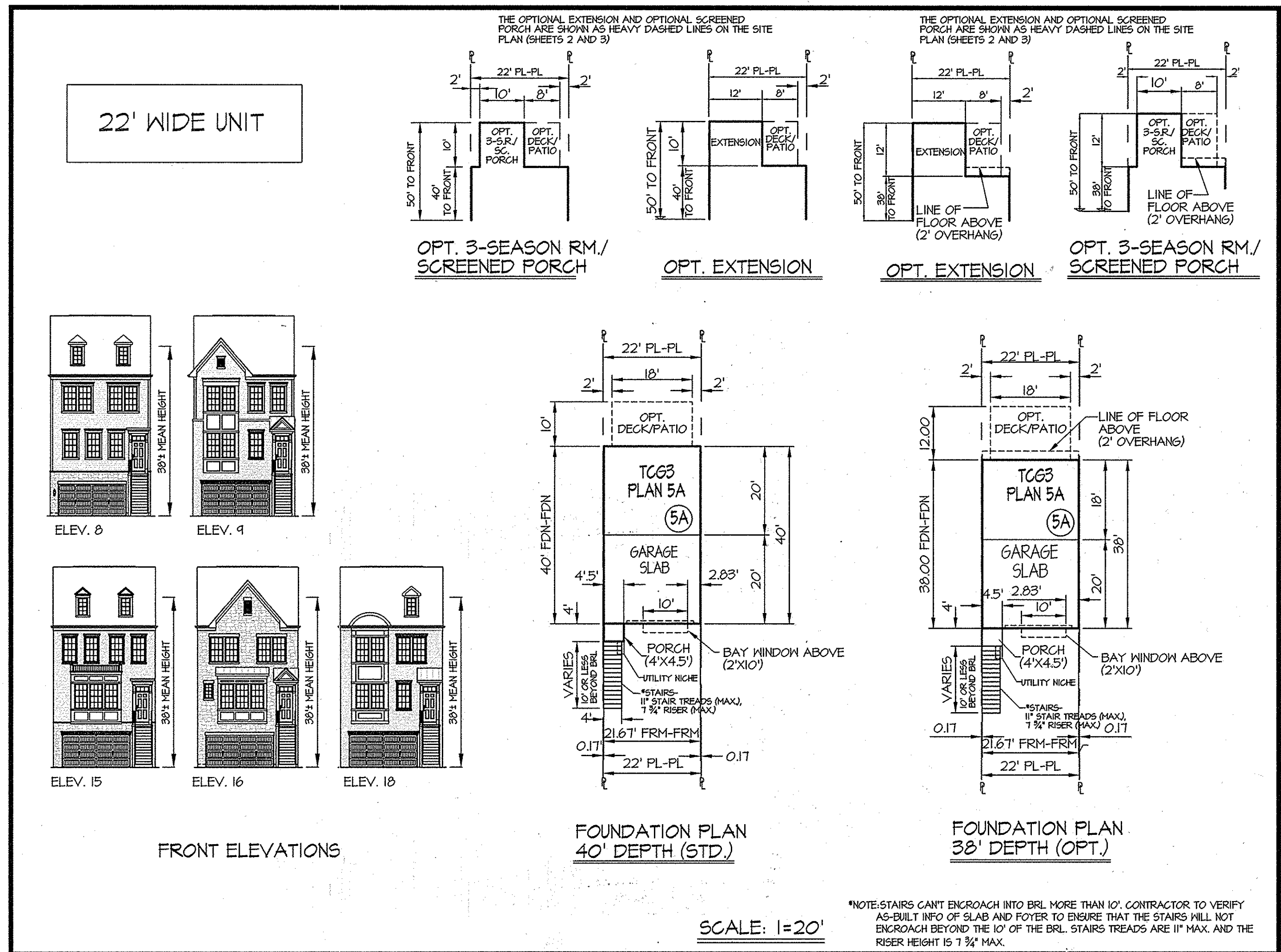


SITE DEVELOPMENT PLAN

WINCOPIA FARMS
LOT Nos. 131-179
(SFA RESIDENTIAL USE)
PLAT No. 22738

ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	R-ED	14035
DATE	TAX MAP - GRID	SHEET
DEC. 2014	47 - 3	3 OF 10



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director *Paul H. Langley* Date 4/5/15

Chief, Division of Land Development *Kevin Sheehan* Date 4-08-15

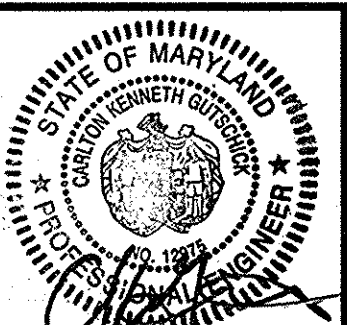
Chief, Development Engineering Division *Chris Feltz* Date 4-24-15

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

DATE	REVISION	BY	APPR.

PREPARED FOR:
PROPERTY OWNER/BUILDER
FELITE GROUP
10600 ARROWHEAD DRIVE
SUITE 225
FAIRFAX, VA 22030
PH: 703-934-3367
ATTN: DON HUGHES

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. 12915
EXPIRATION DATE: May 26, 2015
2/26/15



ELECTION DISTRICT No. 6

SITE DETAILS
WINCOPIA FARMS
LOT Nos. 131-179
(SFA RESIDENTIAL USE)
PLAT No. 22738

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-ED	14035
DATE	TAX MAP - GRID	SHEET
DEC. 2014	47 - 3 -	4 OF 10

HOWARD COUNTY, MARYLAND

NOTE:
 1. ALL SEDIMENT CONTROLS ARE TO BE REPAIRED AT THE END OF EACH WORK DAY OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.

SEDIMENT CONTROL LEGEND	
--- 600 ---	EXISTING CONTOUR
--- 600 ---	PROPOSED CONTOUR
••• LOD •••	LIMIT OF GRADING DISTURBANCE
GhB	GLENELG-ARBAN LAND COMPLEX 0-8% SLOPES
	STABILIZED CONSTRUCTION ENTRANCE
SF	SILT FENCE
SSF	SUPER SILT FENCE
C.I.P.	CURB INLET PROTECTION

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

John R. Robertson 3/26/15
 HOWARD S.C.D. DATE

BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

Ed H. Why 2/10/15
 DATE

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."

Chad Edelman 2/26/15
 DATE

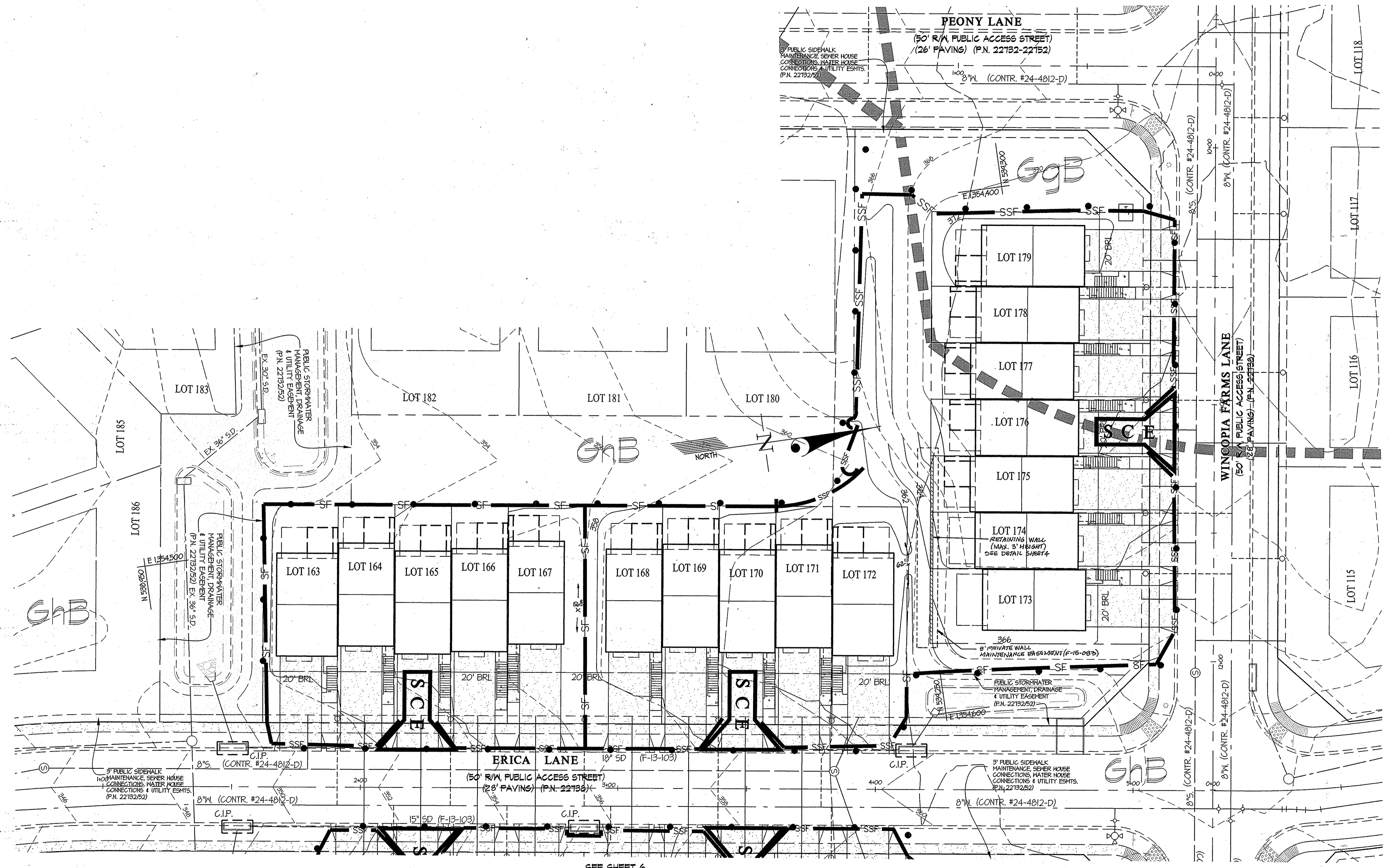
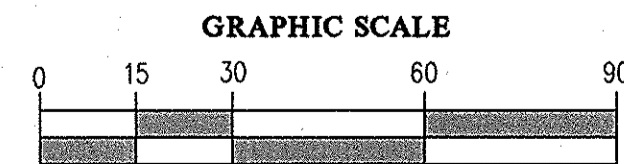
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Joseph A. Cagle 4/5/15
 Director DATE

Kevin Shanderson 4-08-15
 Chief, Division of Land Development DATE

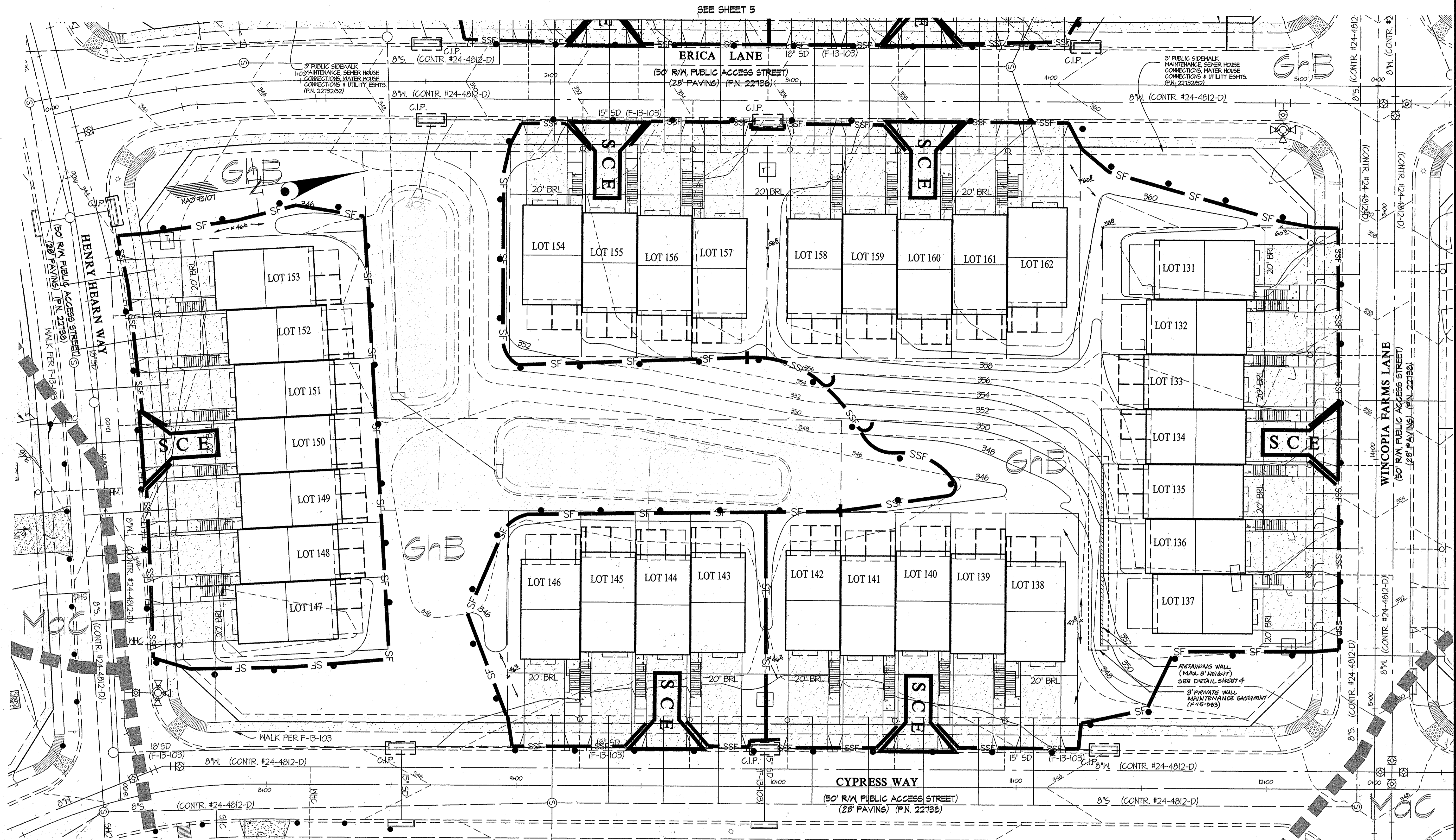
Chad Edelman 4-2-15
 Chief, Development Engineering Division DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 220 - 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 IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!

PREPARED FOR: PROPERTY OWNER/BUILDER PULTE GROUP 10600 ARROWHEAD DRIVE SUITE 225 FAIRFAX, VA 22030 PH: 703-634-9367 ATTN: DON HUGHES	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. 12876 EXPIRATION DATE: May 28, 2016 2/26/15	SEDIMENT CONTROL PLAN WINCOPIA FARMS LOT Nos. 131-179 (SFA RESIDENTIAL USE) PLAT No. 22738	SCALE	ZONING	G. L. W. FILE No.	
			1" = 20'	R-ED	14035	
DATE	REVISION	BY	APP'R.	DATE	TAX MAP - GRID	SHEET
				DEC. 2014	47 - 3	5 OF 10



SEDIMENT CONTROL LEGEND

--- 600 ---	EXISTING CONTOUR	SCE	STABILIZED CONSTRUCTION ENTRANCE
- - - 600 - - -	PROPOSED CONTOUR	SF	SILT FENCE
• • • • •	LOD LIMIT OF GRADING DISTURBANCE	SSF	SUPER SILT FENCE
GhB	GLENELG-URBAN LAND COMPLEX 0-8% SLOPES	C.I.P.	CURB INLET PROTECTION

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

John R. Roberts
HOWARD S.C.D.
3/26/15
DATE

BUILDER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.

Ed H. Wray
2/6/15
DATE

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.

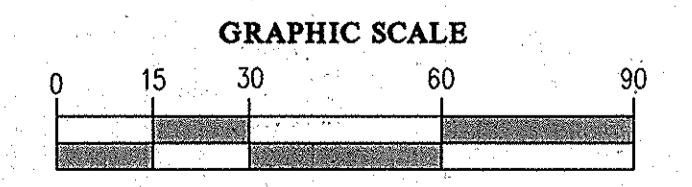
Chad E. ...
2/26/15
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David M. ...
4/19/15
Date
Director

Ve ...
4-08-15
Date
Chief, Division of Land Development

Chad ...
Date
Chief, Development Engineering Division



THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!

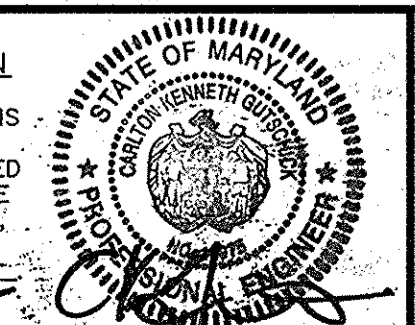
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
PROPERTY OWNER/BUILDER
FULTS GROUP
10800 ARROWHEAD DRIVE
SUITE 225
FAIRFAX, VA 22030
PH: 703-334-9367
ATTN: DON HUGHES

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

Chad E. ...
2/26/15

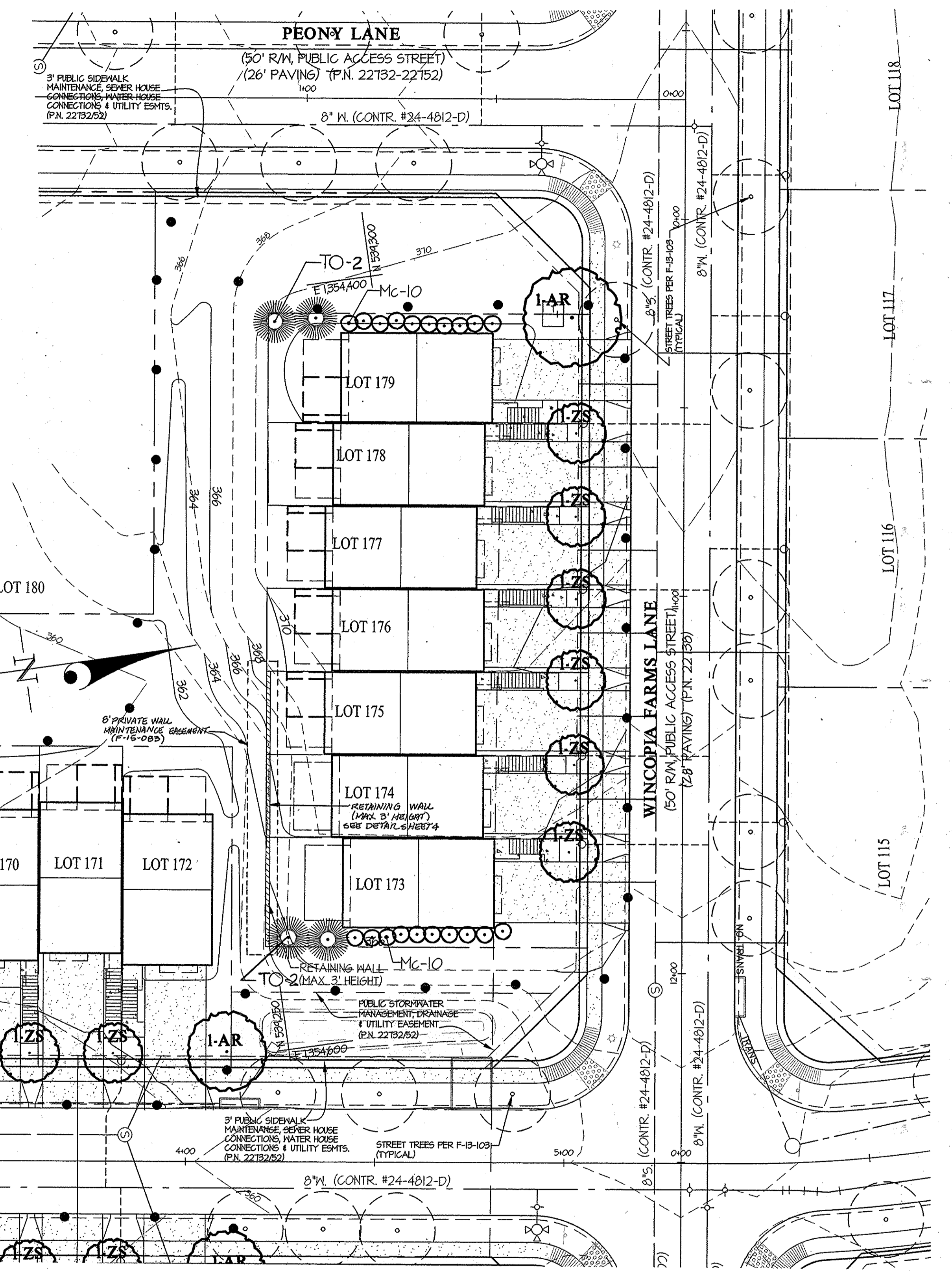


SEDIMENT CONTROL PLAN

WINCOPIA FARMS
LOT Nos. 131-179
(SFA RESIDENTIAL USE)
PLAT No. 22738

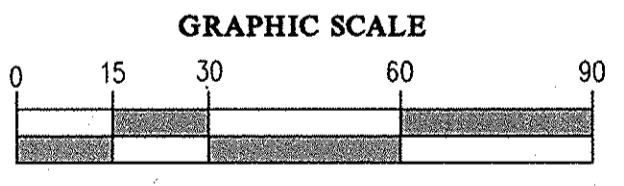
ELECTION DISTRICT No. 6

SCALE 1" = 30'	ZONING R-ED	G. L. W. FILE No. 14035
DATE DEC. 2014	TAX MAP - GRID 47 - 3	SHEET 6 OF 10



PLANTING LEGEND

- EXISTING STREET TREE PER F-13-103
- PROPOSED SHRUBS
- PROPOSED ORNAMENTAL FLOWERING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE



DEVELOPER'S/BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, THE HOWARD COUNTY LANDSCAPE MANUAL. 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.

Michael B. Tran 2/10/15
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Michael B. Tran 4/9/15
 Director Date
W. J. ... 4-02-15
 Chief, Division of Land Development Date
... 4-2-15
 Chief, Development Engineering Division Date

STATE OF MARYLAND
 Michael B. Tran
 ARCHITECT
 2-20-15

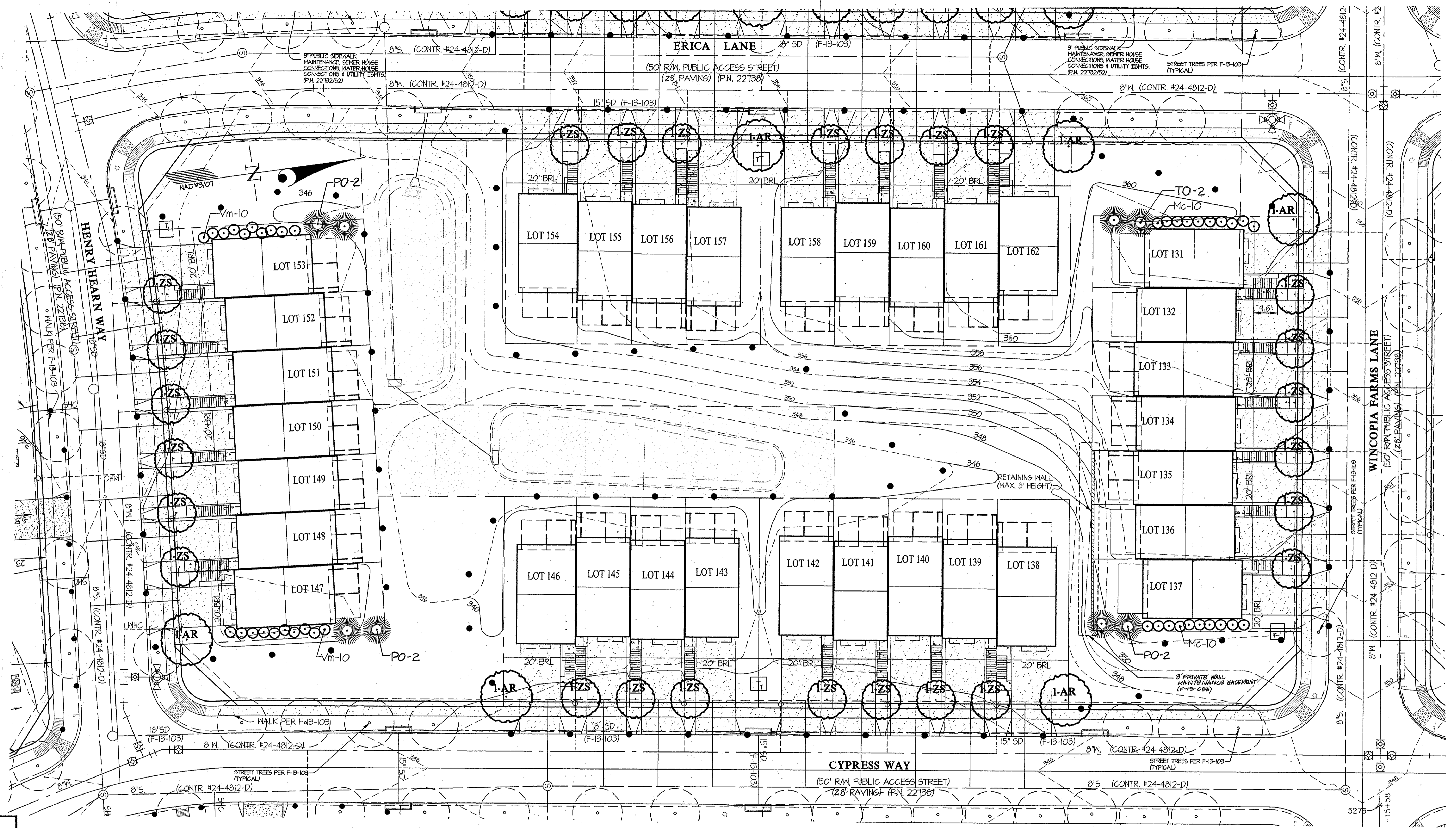
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20868
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. MBT	DRN. HKJ	CHK. CKG
DATE	REVISION	BY APP'R.

PREPARED FOR:
 PROPERTY OWNER/BUILDER
 PULTE GROUP
 10600 ARBORHEAD DRIVE
 SUITE 225
 FAIRFAX, VA, 22030
 PH: 703-334-3357
 ATTN: DON HUGHES

LANDSCAPE PLAN		
WINCOPIA FARMS		
LOT Nos. 131-179 (SFA RESIDENTIAL USE) PLAT No. 22738		
SCALE 1" = 30'	ZONING R-ED	G. L. W. FILE No. 14035
DATE DEC. 2014	TAX MAP - GRID 47 - 3	SHEET 8 OF 10

SEE SHEET 9



GRAPHIC SCALE



SEE SHEET 8

DEVELOPER/BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, THE HOWARD COUNTY LANDSCAPE MANUAL. 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.

Ed H. Hays 2/6/15
 NAME DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Frank M. Coughlin 4/9/15
 Director Date
Kate Schuler 4-02-15
 Chief, Division of Land Development MW Date
Ed Hays 4-2-15
 Chief, Development Engineering Division Date

STATE OF MARYLAND
 Michael B. Tran
 LANDSCAPE ARCHITECT
Michael B. Tran 2-26-15

THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY!

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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PREPARED FOR:
 PROPERTY OWNER/BUILDER
 PULTE GROUP
 10600 ARROWHEAD DRIVE
 SUITE 225
 FAIRFAX, VA, 22030
 PH: 703-334-9357
 ATTN: DON HUGHES

LANDSCAPE PLAN
WINCOPIA FARMS
 LOT Nos. 131-179
 (SFA RESIDENTIAL USE)
 PLAT No. 22738

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	R-ED	14035
DATE	TAX MAP - GRID	SHEET
DEC. 2014	47 - 3	9 OF 10

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DATE	REVISION	BY	APPR.

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

- A. PLANT MATERIALS**
THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPLANT ALL OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.
- 1. PLANT NAMES**
PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH "STANDARDIZED PLANT NAMES," LATEST EDITION.
- 2. PLANT STANDARDS**
ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "ISA STANDARD FOR NURSERY STOCK" LATEST EDITION AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN (HERE-AFTER REFERRED TO AS "AAN" STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.
ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER "HEEL-IN" PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
- 3. PLANT MEASUREMENTS**
ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE AS APPROVED BY THE DESIGN REVIEW COMMITTEE (DRG).
- A. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UNDER FOUR-INCH (4") CALIPER AND TWELVE (12") ABOVE GRADE FOR TREES FOUR INCHES (4") IN CALIPER AND OVER.**
- B. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6'), MAXIMUM EIGHT FEET (8').**
- C. CALIPER HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:**
- | CALIPER | HEIGHT | SPREAD | SIZE OF BALL |
|-----------|---------|---------|--------------|
| 3" - 3.5" | 14'-16" | 6'-8" | 52" DIAMETER |
| 3.5" - 4" | 14'-16" | 8'-10" | 36" DIAMETER |
| 4" - 4.5" | 16'-18" | 8'-10" | 40" DIAMETER |
| 4.5" - 5" | 16'-17" | 10'-12" | 44" DIAMETER |
| 5" - 5.5" | 18'-20" | 10'-12" | 48" DIAMETER |
| 5.5" - 6" | 18'-20" | 12'-14" | 52" DIAMETER |
- D. DIAMETER AND DEPTH OF TREE PITS SHALL GENERALLY BE AS FOLLOWS:**
- | PLANT SIZE | ROOT BALL | PIT DIA. | PIT DEPTH |
|----------------|-----------|----------|-----------|
| 3" - 3.5" CAL. | 32" | 64" | 28" |
| 3.5" - 4" CAL. | 36" | 72" | 32" |
| 4" - 4.5" CAL. | 40" | 80" | 36" |
| 4.5" - 5" CAL. | 44" | 88" | 40" |
| 5" - 5.5" CAL. | 48" | 96" | 44" |
| 5.5" - 6" CAL. | 52" | 104" | 48" |
- D. A 20% COMPACTION FIGURE OF THE SOIL TO BE REMOVED IS ASSUMED AND WILL BE ALLOWED IN CALCULATION OF EXTRA TOPSOIL. THE TABULATED PIT SIZES ARE FOR PURPOSES OF UNIFORM CALCULATION AND SHALL NOT OVERRIDE THE SPECIFIED DEPTHS BELOW THE BOTTOMS OF THE ROOT BALLS.**
- 4. STAKING, GUYING AND WRAPPING**
ALL PLANT MATERIAL SHALL BE STAKED OR GUYED, AND WRAPPED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- A. STAKES** SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS MINIMUM 1'-0" FOR MAJOR TREES AND 3'-0" MINIMUM FOR MINOR TREES.
- B. WIRE AND CABLE**: WIRE SHALL BE #10 GA. GALVANIZED OR BETHANIZED ANNEALED STEEL WIRE. FOR TREES OVER 3" CALIPER, PROVIDE 5/16" TURN BUCKLES, EYE AND EYE WITH 4" TAKE-UP. FOR TREES OVER 3" CALIPER, PROVIDE 3/16" - 1/2" STRAND CABLE CADMIUM PLATED STEEL WITH GALVANIZED "EYE" THIMBLES OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.
- C. HOSE** SHALL BE #12 FLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D. "PLASTIC LOCK TIES" OR "PAUL'S TREES BRACES" MAY BE USED IN PLACE OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.
- D. ALL TREES UNDER 3" IN CALIPER ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH THE ATTACHED PLANTING DETAILS.**
- 5. PLANT PRUNING, EDGING AND MULCHING**
A. EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS. FLUSH WITH THE ADJACENT TRUNK OR BRANCHES. ALL CUTS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED ANTISEPTIC TREE WOUND DRESSING.
- B. ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWINGS. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOIL WHICH HAS BEEN REMOVED AND STAKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUCERS, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.**
- C. AFTER CULTIVATION ALL PLANT MATERIALS SHALL BE MULCHED WITH A 3" LAYER OF FINE, SHREDDED FINE BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER.**
- 6. PLANT INSPECTION AND ACCEPTANCE**
THE DESIGN REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR INSPECTING ALL PLANTING PROJECTS ON A PERIODIC BASIS TO ASSURE THAT ALL WORK IS PROCEEDING IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- 7. PLANT GUARANTEE**
ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THE DURATION OF ONE FULL GROWING SEASON. AFTER PLANT INSPECTION AND ACCEPTANCE OF THE WORK IN THE PLANTING PROJECT, PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.
- A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.**
- B. GUARANTEE FOR PLANTING PERFORMED AFTER THE SPECIFIED END OF THE "SPRING" PLANTING SEASON SHALL BE EXTENDED THROUGH THE END OF THE NEXT FOLLOWING "SPRING" PLANTING SEASON.**
- SODDING**
ALL SODDING SHALL BE IN ACCORDANCE TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" LATEST EDITION, APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
- ALL SOD SHALL BE STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH DEVELOPMENT WHEN PLANTED AND IN STRIPS NOT MORE THAN 18" WIDE X 4' LONG. PROVIDE SOD COMPOSED PRIMARILY OF IMPROVED STRAIN KENTUCKY BLUEGRASS, SUCH AS GOLFEMIA, VICTA, OR ESCORT.**

- 1. PLANTING SEASONS**
THE PLANTING OF DECIDUOUS TREES, SHRUBS AND VINES SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM SEPTEMBER 15TH TO DECEMBER 15TH. PLANTING OF EVERGREEN MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDING THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED.
- THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM AUGUST 15TH TO DECEMBER 15TH. NO PLANTING SHALL BE DONE WHEN THE GROUND IS FROZEN OR EXCESSIVELY MOIST. NO FROZEN OR HEAT TROUSH SHALL BE USED AT ANY TIME.**
- 2. DIGGING**
ALL PLANT MATERIAL SHALL BE DIG, BALLED AND BURLAPPED (B4B) IN ACCORDANCE WITH THE "AAN STANDARDS".
- 3. EXCAVATION OF PLANT PITS**
THE LANDSCAPING CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE, TRENCHES AND SHRUB BEDS IN ACCORDANCE WITH THE FOLLOWING SCHEDULES:
- A. LOCATIONS OF ALL PROPOSED PLANT MATERIAL SHALL BE STAKED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE ANY OF THE PROPOSED PLANT MATERIAL IS INSTALLED BY THE LANDSCAPE CONTRACTOR.**
- B. ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, VERTICAL SIDES, DEPTH SHALL NOT BE LESS THAN 6" DEEPER THAN THE ROOT BALL, DIAMETER SHALL NOT BE LESS THAN TWO TIMES THE DIAMETER OF THE ROOT BALL AS SET FORTH IN THE FOLLOWING SCHEDULE.**
- C. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED TO AT LEAST 12" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE EXCAVATED TO AT LEAST 12" IN DEPTH MINIMUM.**

DEVELOPER/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, THE HOWARD COUNTY LANDSCAPE MANUAL, AND 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.

Michael H. Tran 2/6/15
NAME DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

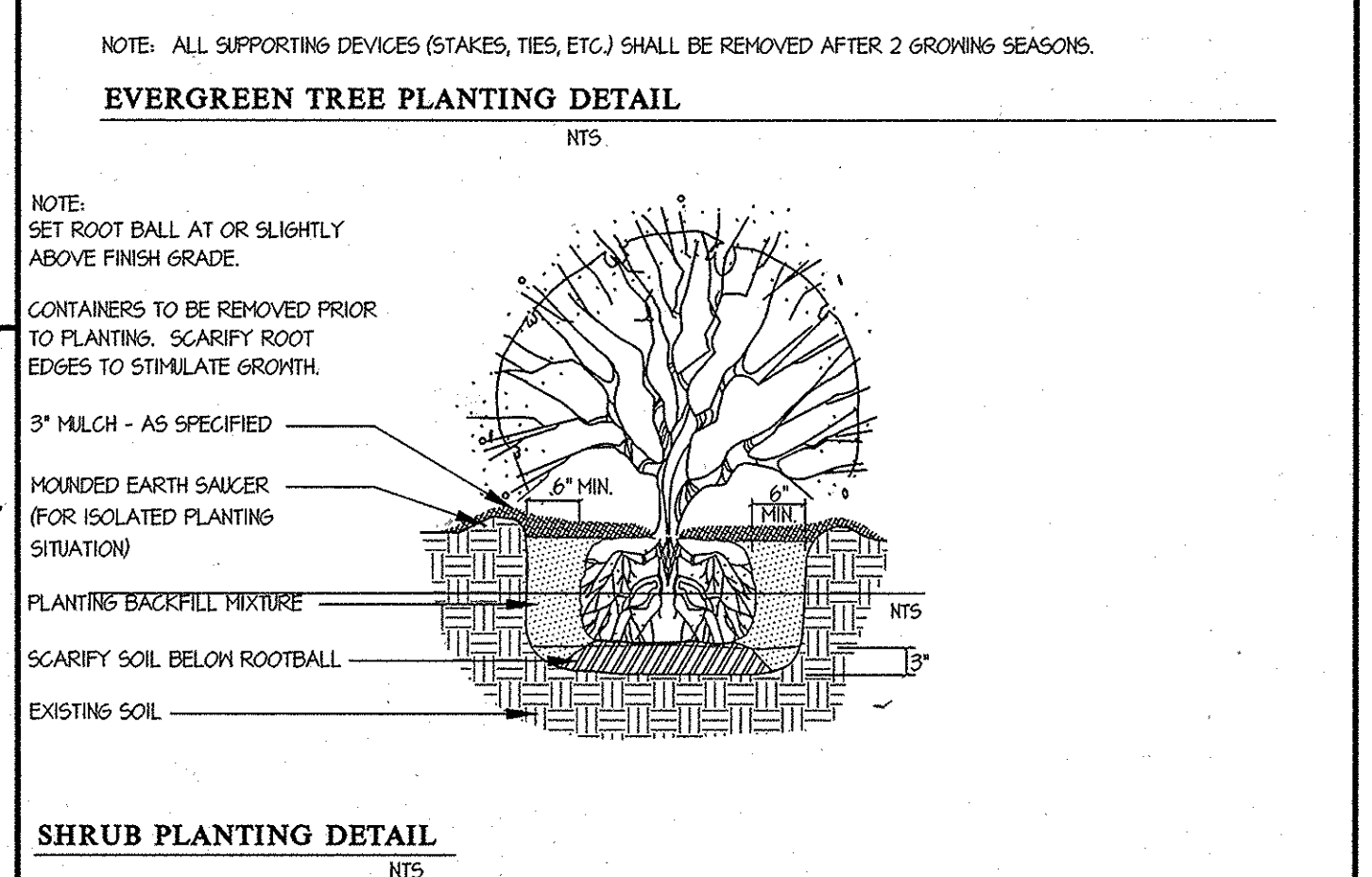
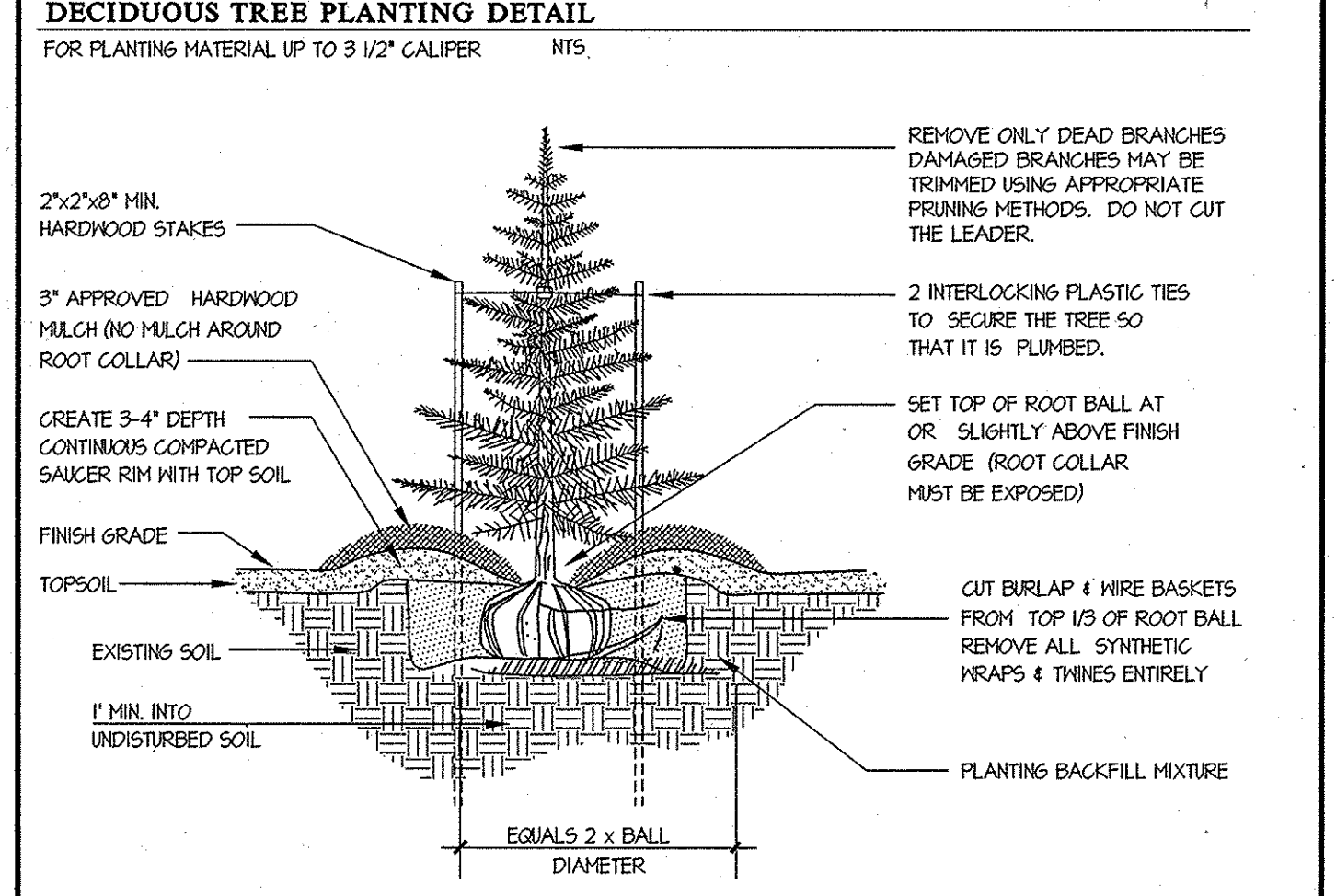
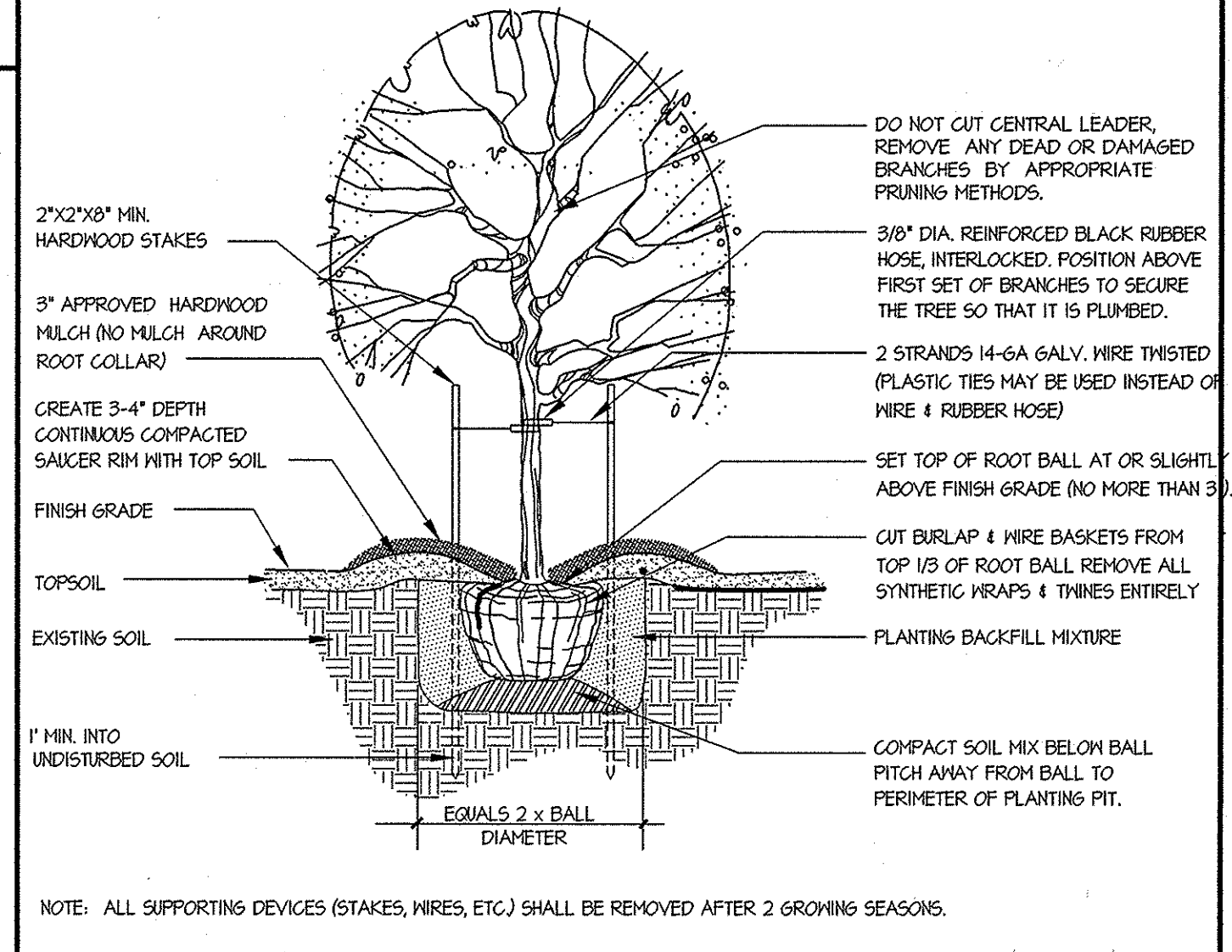
Debra M. Engle 2/6/15
Director Date

Neil DeLeonard 2-6-15
Chief, Division of Land Development Date

Carl Edwards 4-2-15
Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20966
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE REVISION BY APPR.



LANDSCAPING NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE OF THE HOWARD COUNTY LANDSCAPE MANUAL.

2. CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 60 DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET 1 SHALL APPLY.

3. FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT ENGINEER / LANDSCAPE ARCHITECT IF ANY RELOCATIONS ARE REQUIRED.

4. PLANT QUANTITIES SHOWN ON 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.

5. ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL-FORMED, AND SYMMETRICAL, AND CONFORM TO THE AAN SPECIFICATIONS, AND BE INSTALLED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

6. NO SUBSTITUTION SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR HIS REPRESENTATIVE.

7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

8. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS WHICH MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.

9. ALL EXPOSED EARTH WITHIN LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER PLANTING DETAILS.

10. DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER, OR UTILITY EASEMENTS.

11. SCHEDULES "A" AND "C" ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMITS IN THE AMOUNT OF \$18,000.00.

12. 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 OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

13. THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERRIS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REQUIRED OR REPLACED.

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350.

PREPARED FOR:
PROPERTY OWNER/BUILDER
PULTE GROUP
10600 ARROWHEAD DRIVE
SUITE 225
FAIRFAX, VA, 22030
PH: 703-334-8367
ATTN: DON HUGHES

WINDOPIA FARMS
LOT Nos. 131-179
(SFA RESIDENTIAL USE)
PLAT No. 22738

ELECTION DISTRICT No. 6

SCALE AS SHOWN
ZONING R-ED
G. L. W. FILE No. 14035
DATE DEC. 2014
TAX MAP - GRID 47 - 3
SHEET 10 OF 10

PLANT LIST				
SYMBOL	QTY.	TYPE	NAMES (BOTANICAL / SCIENTIFIC)	SIZE/COMMENTS
SHADE TREES				
⊙	1	AR	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	2 1/2"-3" CAL. MIN.
⊙	40	ZS	ZELKOVA SERRATA/VILLAGE GREEN/VILLAGE GREEN JAPANESE ZELKOVA	2 1/2"-3" CAL. MIN.
EVERGREEN TREES				
⊙	6	TO	THUSA OCCIDENTALIS/ SUNKIST ARBORVITAE	6'-8" HT.
⊙	6	PO	PICEA OMORIKI/ SERBIAN SPRUCE	6'-8" HT.
SHRUBS-DECIDUOUS				
⊙	40	Mc	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE HOLLY	24"- 30" MIN. SPREAD
⊙	20	Vm	VIBURNUM LANTANA 'MOHICAN' / MOHICAN VIBURNUM	24"- 30" MIN. SPREAD

SCHEDULE A	LOT 131	LOT 137	LOT 147	LOT 153	LOT 173	LOT 179	TOTAL
PERIMETER LANDSCAPE CATEGORY	BUFFER SIDE BUILDING FROM PUBLIC ROADWAY	BUFFER SIDE BUILDING FROM PUBLIC ROADWAY	BUFFER SIDE BUILDING FROM PUBLIC ROADWAY	BUFFER SIDE BUILDING FROM PUBLIC ROADWAY	BUFFER SIDE BUILDING FROM PUBLIC ROADWAY	BUFFER SIDE BUILDING FROM PUBLIC ROADWAY	
BUFFER TYPE	(1-40 SHADE TREES, 1-20 EVGR. TREES)	(1-40 SHADE TREES, 1-20 EVGR. TREES)	(1-40 SHADE TREES, 1-20 EVGR. TREES)	(1-40 SHADE TREES, 1-20 EVGR. TREES)	(1-40 SHADE TREES, 1-20 EVGR. TREES)	(1-40 SHADE TREES, 1-20 EVGR. TREES)	
SIDE/REAR BUILDING LENGTH	40	40	40	40	40	40	
CREDIT FOR EXISTING VEGETATION (YES/NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	NONE	NONE	NONE	
CREDIT FOR WALL, FENCE, OR BERM (YES/NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	NONE	NONE	NONE	
PLANTINGS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	1 2 0	1 2 0	1 2 0	1 2 0	1 2 0	1 2 0	6 12 0
PLANTINGS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES SHRUBS SUBSTITUTIONS OTHER (21 SUB.) SHRUBS (10-1 SUB.)	0 2 0 10	0 2 0 10	0 2 0 10	0 2 0 10	0 2 0 10	0 2 0 10	0 12 0 60

SCHEDULE C: RESIDENTIAL INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	44
NUMBER OF TREES REQUIRED (1 PER SFA DU, 1 PER 3 APTS DU)	44
NUMBER OF TREES PROVIDED SHADE TREES	44
SHRUBS (10:1 SUBSTITUTION)	0

REQUIRED LANDSCAPE SURETY				
PLANT TYPE	SCHEDULES			TOTAL SURETY FOR EACH PLANT TYPE
	A	B	C	
SHADE TREES	6	0	44	\$3000.00
EVERGREEN TREES	12	0	0	\$1800.00
SHRUBS	0	0	60	\$300.00
TOTAL SURETY REQUIRED				\$18,000.00