

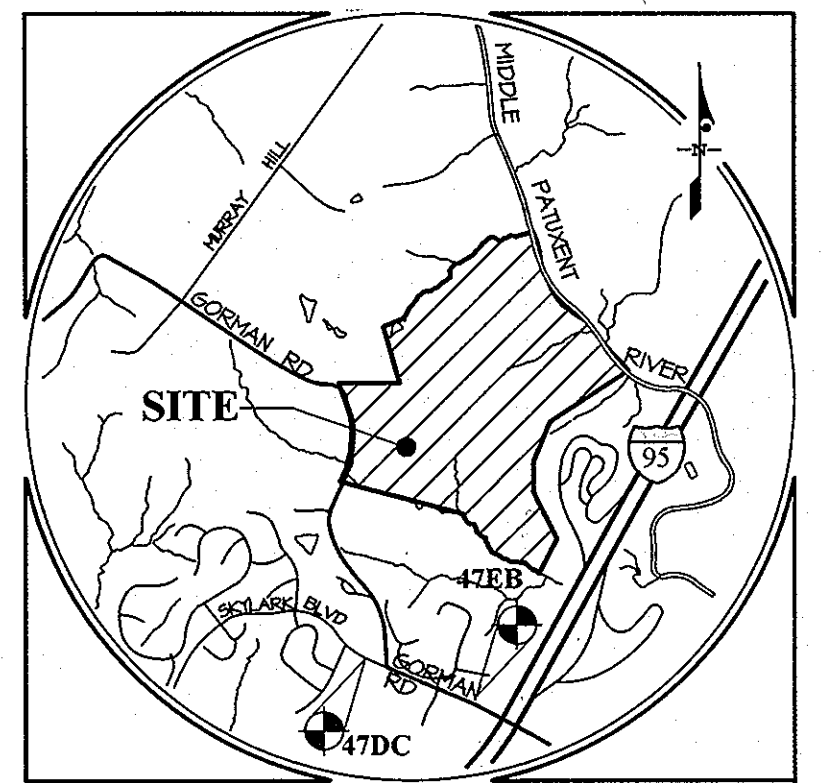
PRELIMINARY EQUIVALENT SKETCH PLAN

WINCOPIA FARMS

Lots 1 thru 220 & Open Space Lots 221 thru 256

- GENERAL NOTES:**
- Zoning Site is being developed under the Amended 5th Edition of Subdivision and Land Regulations for R-ED.
 - Previous Department of Planning and Zoning file numbers: W-11-076
 - Site Analysis:
 - Total Area of Site: 12154 Acres
 - Area of 100 Yr. Floodplain: 6.11 Acres
 - Area of Steep Slopes (outside of Floodplain): 11.40 Acres
 - Area of Proposed Roadway (Rights): 14.94 Acres
 - No. of Single Family Detached Lots: 171
 - Area of Single Family Detached Lots: 40.81 Acres
 - No. of Single Family Attached Lots: 44
 - Area of Single Family Attached Lots: 2.36 Acres
 - Total Number of Lots: 220
 - No. of Open Space Lots: 36
 - Area of Open Space: 67.74 Acres
 - Area of Non-Credited Open Space: 2.18 Acres
 - Total Approximate Limit of Prop. Site Disturbance: 75.0 Acres (59% of Gross)
 - Open Space Requirements:
 - Minimum Open Space Requirement for project in R-ED zoning is 50%
 - Total Open Space Required: 65.80 Acres
 - Total Open Space Provided: 67.74 Acres (53% of Gross)
 - Recreational Open Space Required: 1.63 Acres
 - Recreational Open Space Provided: 6.75 Acres
 - This project is in conformance with the latest Howard County standards unless waivers have been processed.
 - See notes 1-4.
 - The Scenic Roadway Map does indicate that Gorman Road is a scenic road.
 - The Historic Sites Map does not show any historical sites within the project limits.
 - The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the National State Plane Coordinate System. Howard County Benchmarks 47DC and 47EB were used for this project.
 - Boundary information is from boundary surveys by Gutschick, Little, and Weber, P.A., dated March 2004.
 - Soils data was taken from the Soil Survey of Howard County, Maryland issued March, 2006.
 - Contours shown were taken from aerial topography prepared by McKenzie-Snyder during December, 2007.
 - Method delineation by Exploration Research, Inc. in a report dated April, 2009. The wetland and stream delineation was approved by the Howard County Department of Planning and Zoning on June 23, 2010.
 - The 100-year floodplain limits for the stream along the northern boundary of the site were determined in a floodplain study prepared by Gutschick, Little and Weber, P.A. as part of this submission. The floodplain limits for the stream along the southern property boundary were taken from F-01-140 (Emerson - Section One) and SFP-08-004 (Maskey Blvd). The floodplain limits for the Middle Patuxent River were taken from Howard County records.
 - A Noise Study was prepared by Wilson Ballard dated September, 2004 and was approved by Development Engineering Division on December 7, 2010.
 - A Traffic Study was prepared by Street Traffic Studies in a report dated April, 2004 and was approved by Development Engineering Division in June, 2010.
 - The Geo-technical Report will be provided at Final Plan stage.
 - Existing utilities were taken from available Howard County records.
 - The project is within the Metropolitan District.
 - Water and sewer are public per Contract No. 34-4681-D.
 - Existing Contract Numbers:
 - Water: 44-185-D
 - Sewer: 721-5 and 34-3882-D
 - The following stream buffers have been provided:
 - Perennial stream "B" buffer
 - Intermittent stream "C" buffer
 - The stream buffers are measured from the stream banks and not the centerline.
 - Stormwater management for this site is provided in accordance with Chapter 5 of the MPE Stormwater management design manual, Volumes 1 and 2. Throughout the site, Micro-Bioremediation (MB), Pervious Pavement (P), Dry Wells (DW) and Rooftop disconnect (RD) are utilized. A P_{0.2} value of 1.8" was calculated for this site. Stormwater Management Ponds 1 & 2 have been designed to handle the remainder of the P_{0.2} required for the drainage areas where the full P_{0.2} could not be provided. Stormwater Management Ponds 1 & 2 have been designed to provide 1 year management, and 100 year safe pass. Recharge has been provided through the environmental site design practices. The Dry Wells and pervious pavement driveways will be private and owned and maintained by the individual lot owners. The Micro-Bioremediation facilities will be private and owned and maintained by the HOA. If the sidewalk is damaged by DPW, Howard County will repair the sidewalk. Ponds 1 & 2 will be public facilities and jointly maintained by the HOA and Howard County DPW.
 - Final location of street trees will be determined at Final Plan stage. Conflicts between the street trees and other design elements will be resolved at that time.
 - No grading, removal of vegetative cover or trees, or placement of new structures is permitted within limits of wetlands, streams or their required buffers, and 100 year floodplain areas, unless permitted under an approved waiver petition or determined to be essential or necessary by DPZ.
 - Open space lots 250 and 271 will contain active recreational areas in accordance with Section 16.12(a)(4) of the subdivision Regulations (5th Edition). The type of facilities provided on these lots will be determined at the final plan stage.
 - The Forest Conservation requirements of Section 16.12(b) of the Howard County Code and the Forest Conservation Manual will be satisfied with an obligation for this subdivision of 34.03 acres. This obligation will be met with a total of 34.03 acres. 34.03 acres of credited retention to be provided on-site.
 - Minimum building setback restrictions from public roads and property lines will be provided in accordance with the Zoning Regulations adopted July, 2006.
 - All buffering and other landscaping requirements/features will be provided at the Site Development Plan stage and/or the Final Plan Stage and will be provided in accordance with the Subdivision Regulations (Amended 5th Edition).
 - A pre-submission community meeting was held for this project on 04/04/2010 in compliance with Section 16.12(b) of the Regulations.
 - The Planning Board approved SP-10-005 on June 21, 2012 (PB 590).
 - Signature approval of the final subdivision plan is subject to the submission of documentation to DPZ prior to or concurrent with the submission of the final plat originals concerning the removal of the existing dwelling and all other accessory structures located within the proposed subdivision lots and road right-of-way. Submit a copy of approved demolition permits, before and after photographs, or a certified survey location plan illustrating that all existing structures have been removed from the site prior to the signature approval of the final plat originals.

Although the Howard County Cemetery Inventory Map indicates a cemetery on site, a preliminary field investigation did not reveal any cemeteries or grave sites. Additional investigation will be conducted and submitted to Howard County DPZ with the submission of the final plans.



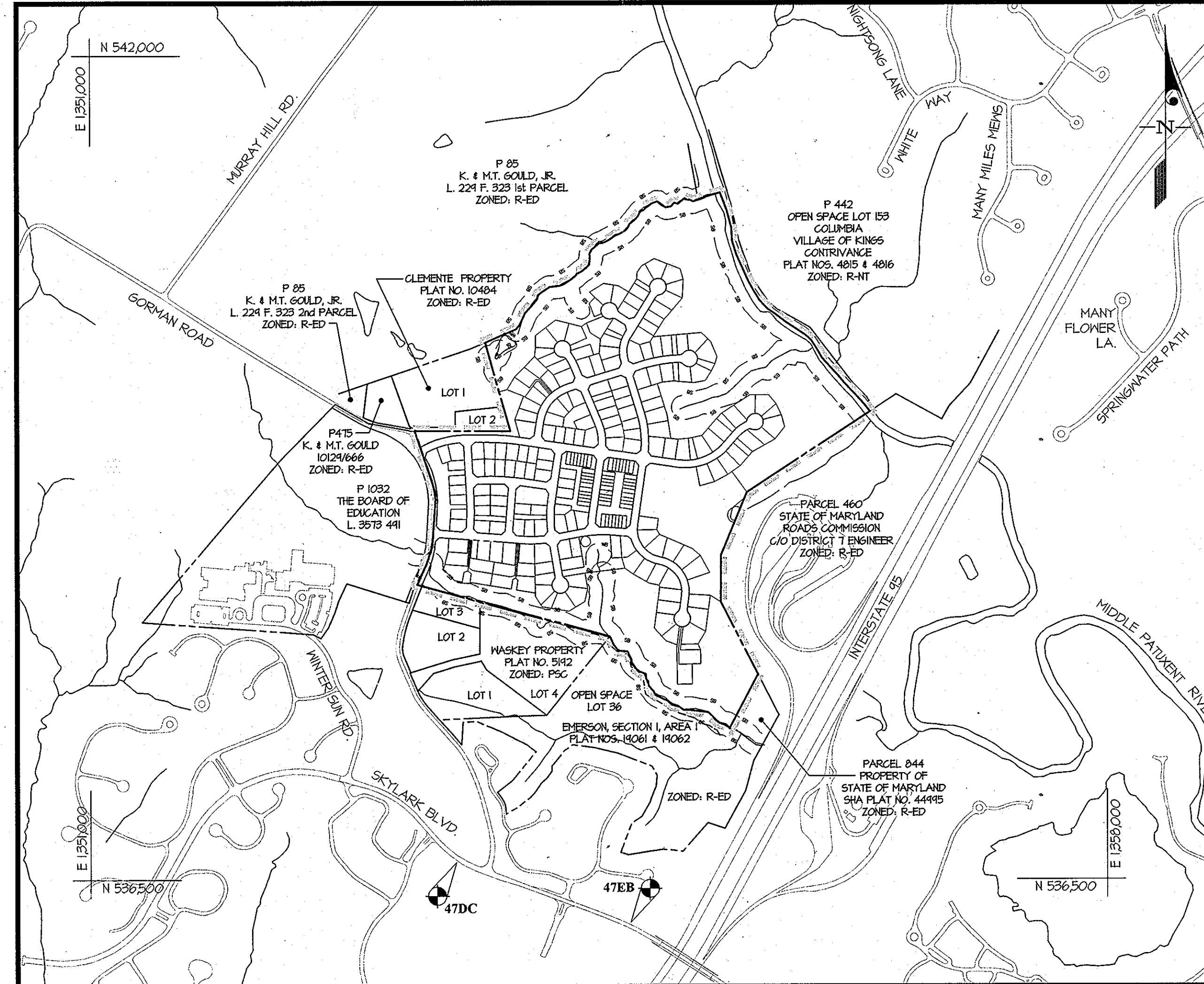
VICINITY MAP
SCALE: 1" = 2,000'

BENCHMARKS	
47DC	ELEV. 343.18 N = 536,615.00 E = 1355,674.06
47EB	ELEV. = 354.23 N = 536,212.71 E = 1354,883.51

ADC MAP: 5053 GRID: D7

LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING TREELINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING WATERLINE
---	PROPOSED WATERLINE
---	PROPOSED FIRE HYDRANT
---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN
---	STRUCTURE NUMBER
---	LIMIT OF SITE
---	CONCRETE SIDEWALK
---	EXISTING CURB AND GUTTER
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED CURB AND GUTTER
---	100 YEAR FLOODPLAIN
---	LIMIT OF WETLAND
---	WETLAND AREA
---	STREAM / BANK BUFFER
---	WETLAND BUFFER
---	FOREST CONSERVATION EASEMENT
---	STREAM BANK CENTERLINE OF STREAM
---	STEEP SLOPES - 25% AND GREATER
---	15' NO-WOODY VEGETATION ZONE
---	PROPOSED STREET LIGHT
---	EXISTING EASEMENTS
---	PROPOSED EASEMENTS
---	PROPOSED BUILDING RESTRICTION LINE
---	EXISTING STRUCTURES TO BE REMOVED
---	EXISTING PAVING TO REMAIN
---	EXISTING PAVING TO BE REMOVED
---	PROPOSED PAVING



BENCHMARKS

47DC	ELEV. 343.18	N = 536,615.00	E = 1355,674.06
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LOCATION PLAN
SCALE: 1" = 600'

SHEET INDEX

- COVER SHEET
- OVERALL LAND USE AND COMPOSITE PLAN
- PRELIMINARY EQUIVALENT SKETCH PLAN
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- PRELIMINARY GRADING PLAN
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- PRELIMINARY GRADING PLAN
- PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
- PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
- PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
- PRELIMINARY LANDSCAPE PLAN
- PRELIMINARY LANDSCAPE PLAN
- OVERALL FOREST CONSERVATION PLAN
- FOREST CONSERVATION PLAN
- FOREST CONSERVATION PLAN
- FOREST CONSERVATION PLAN

SINGLE FAMILY ATTACHED PARKING ANALYSIS

NUMBER OF SINGLE-FAMILY ATTACHED LOTS = 44
 REQUIRED PARKING (@ 2 SPACES PER UNIT) = 88 SPACES
 REQUIRED OVERFLOW PARKING (@ 0.3 SPACES PER UNIT) = 15 SPACES
 TOTAL REQUIRED SPACES = 103 SPACES
 PARKING PROVIDED:
 2 SPACES/UNIT (GARAGE 4 DRIVEWAY) = 88 SPACES
 OVERFLOW PARKING (ON STREET) = 20 SPACES
 TOTAL PROVIDED = 108 SPACES
 *SEE SINGLE FAMILY ATTACHED OVERFLOW PARKING EXHIBIT ON FILE.

SITE ANALYSIS CHART

NO. CO. FILE NO.	GROSS ACREAGE	100 YR FLOODPLAIN	STEEP SLOPE AREAS	NET ACREAGE	SFD ACREAGE (% OF GROSS AC.)	SFA ACREAGE (% OF GROSS AC.)	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	12154	6.11	11.40	110.03	40.81 (32.0%)	2.36 (1.8%)	63.20	67.74 (53.1%)	14.34 (1.3%)	2.18 (0.1%)	75.0 (59.2%)

UNIT DENSITY TABULATION

NO. CO. FILE NO.	ZONING	SITE ACREAGE			REQUIRED MAXIMUM NO. OF UNITS		PROVIDED NO. OF UNITS			
		GROSS	100 YR FP	NET	MAX. UNIT DENSITY ALLOWED	MAX. UNITS ALLOWED	SFD PROVIDED	SFA PROVIDED	TOTAL	
SP-10-005	RE-D	12154	6.11	1140	110.03	2.0 UNITS / NET ACRE	220	171	44	220

RECREATIONAL OPEN SPACE CHART

Type	CRITERIA	REQUIRED	PROVIDED	WHERE PROVIDED
RECREATIONAL OPEN SPACE	400 SF PER SFA LOT X 44 LOTS	17,600 SF (0.45 Ac.)	---	---
"	300 SF PER SFD LOT X 171 LOTS	51,300 SF (1.18 Ac.)	---	---
TOTAL	---	10,900 SF (1.83 Ac.)	6.75 Ac.	OS LOTS 221 AND 250

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA	PISTEM AREA	MINIMUM LOT SIZE
2	12,645 s.f.	540 s.f.	12,155 s.f.
3	13,108 s.f.	1,050 s.f.	12,155 s.f.
4	12,835 s.f.	1,746 s.f.	11,084 s.f.
5	15,604 s.f.	722 s.f.	12,889 s.f.
9	12,404 s.f.	888 s.f.	11,514 s.f.
10	12,853 s.f.	1,662 s.f.	10,941 s.f.
11	15,624 s.f.	1,692 s.f.	11,932 s.f.
12	10,841 s.f.	771 s.f.	10,064 s.f.
32	16,535 s.f.	3,035 s.f.	13,500 s.f.
33	15,834 s.f.	1,874 s.f.	13,965 s.f.
102	12,484 s.f.	495 s.f.	11,484 s.f.
103	11,788 s.f.	1,245 s.f.	10,544 s.f.
104	12,642 s.f.	1,940 s.f.	10,732 s.f.

SETBACK REQUIREMENTS

SETBACK TYPE	SETBACK	
	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED
PROJECT BOUNDARY	30'	30'
EXTERNAL PUBLIC R/W	75'	75'
FRONT/SIDE ON INTERNAL PUBLIC R/W	20'	20'
FRONT (PRINCIPAL STRUCTURE)	20'	N/A
SIDE (PRINCIPAL STRUCTURE)	7.5'	N/A
REAR (PRINCIPAL STRUCTURE)	25'	N/A
FACE TO FACE	N/A	30'
FACE TO SIDE / REAR TO SIDE	N/A	30'
SIDE TO SIDE	N/A	15'
REAR TO REAR	N/A	60'
REAR TO FACE	N/A	100'

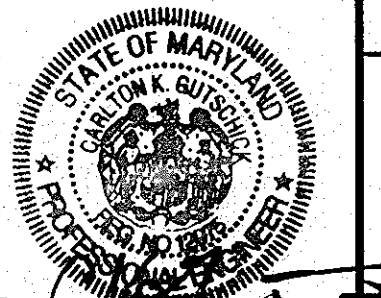
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR DATE

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

DES. DEV	DRN. AML	CHK. DEV	DATE	REVISION	BY	APP'R.

PREPARED FOR:
 10010 GORMAN ROAD, LLC.
 c/o GOURLEY & GOURLEY, LLC.
 1897 PRESTON WHITE DR., SUITE 105
 RESTON, VA 20191
 ATTN: DAVE CORDINGLEY
 703-230-1900

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. 13925
 EXPIRATION DATE: MAY 26, 2014
 7-30-12

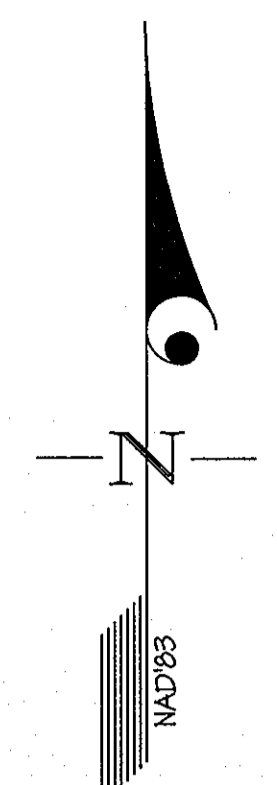


SELECTION DISTRICT No. 6

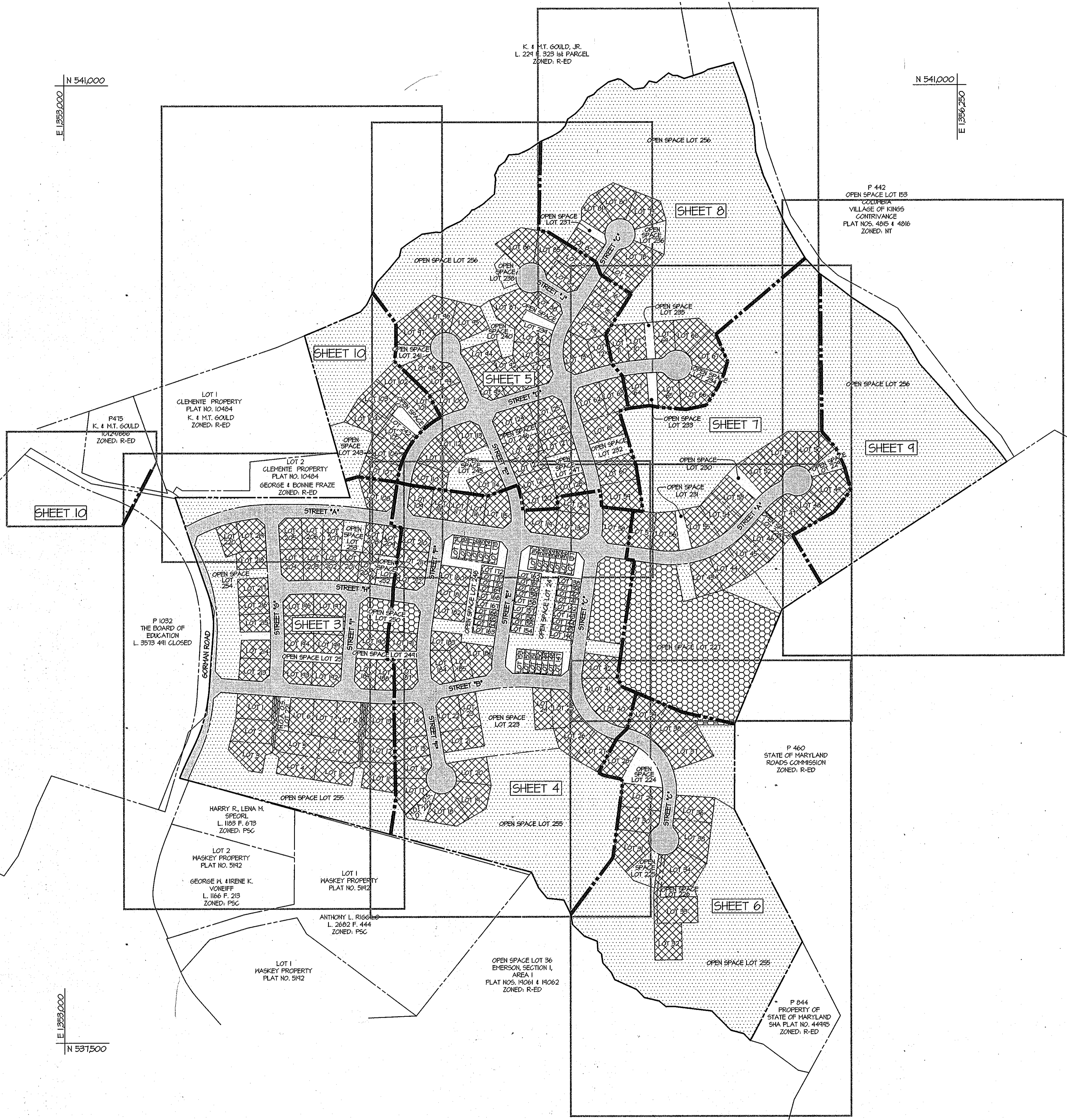
COVER SHEET

WINCOPIA FARMS
 LOTS 1 THROUGH 220 &
 OPEN SPACE LOTS 221 THROUGH 256
 L. 11388 F. 725
 PARCEL 472

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG, 2012	47-3	1 OF 23



LEGEND	AREA TYPE	ACREAGE	% OF TOTAL
	SINGLE FAMILY DETACHED	40.81 AC.	32.0%
	SINGLE FAMILY ATTACHED	2.36 AC.	1.9%
	GENERAL OPEN SPACE (CREDIT)	61.04 AC.	47.8%
	GENERAL OPEN SPACE (NON-CREDIT)	2.10 AC.	1.7%
	RECREATIONAL OPEN SPACE	6.75 AC.	5.3%
	ROAD RIGHT-OF-WAY	14.39 AC.	11.3%



TENTATIVELY APPROVED
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 ZONING OF
 HOWARD COUNTY

Marlene D. Leavelle 4/27/2012 8/24/12
 PLANNING DIRECTOR DATE

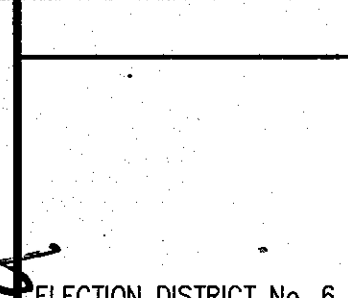
GLWGUTSCHICK LITTLE & WEBER, P.A.
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 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

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 LICENSE NO. 13975
 EXPIRATION DATE: MAY 26, 2014

7-30-12 *[Signature]*

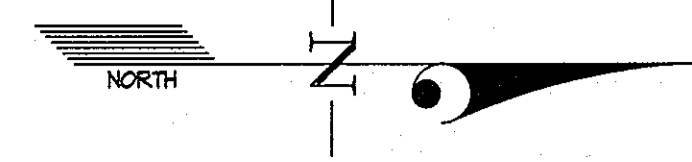


OVERALL LAND USE PLAN AND COMPOSITE PLAN

WINCOPIA FARMS
 LOTS 1 THROUGH 220 &
 OPEN SPACE LOTS 221 THROUGH 256
 L. 11388 F. 725
 PARCEL 472

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=200'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG., 2012	47-3	2 OF 23



E=1353,300

000'6656-N

SEGMENT NO.	BEARING & DISTANCE
1	N 21°30'21" E 7.00'
2	R=856.00' L=52.56'
3	N 25°01'25" E 77.85'
4	R=541.00' L=193.44'
5	N 04°41'11" E 216.55'
6	R=350.00' L=143.45'
7	R=12000.00' L=157.96'
8	N 18°24'28" W 214.21'

MASKEY PROPERTY
PLAT NO. 5142

PARCEL 4
GEORGE H. & IRENE K. VONEIFF
L. 1166 F. 213
ZONED: PSC

MASKEY PROPERTY
PLAT NO. 5142

PARCEL 4
HARRY R., LENA M. SPEORL
L. 1023 F. 613
ZONED: PSC

MASKEY PROPERTY
PLAT NO. 5142

PARCEL 4
ANTHONY L. RIGGILO
L. 2692 F. 444
ZONED: PSC

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Dasha M. Waffle 4/21/12
PLANNING DIRECTOR DATE

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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1897 PRESTON WHITE DR., SUITE 105
RESTON, VA 20191
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EXPIRATION DATE: May 26, 2014



PRELIMINARY PLAN
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LOTS 1 THROUGH 220 &
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L. 11388 F. 725
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SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG, 2012	47-3	3 OF 23

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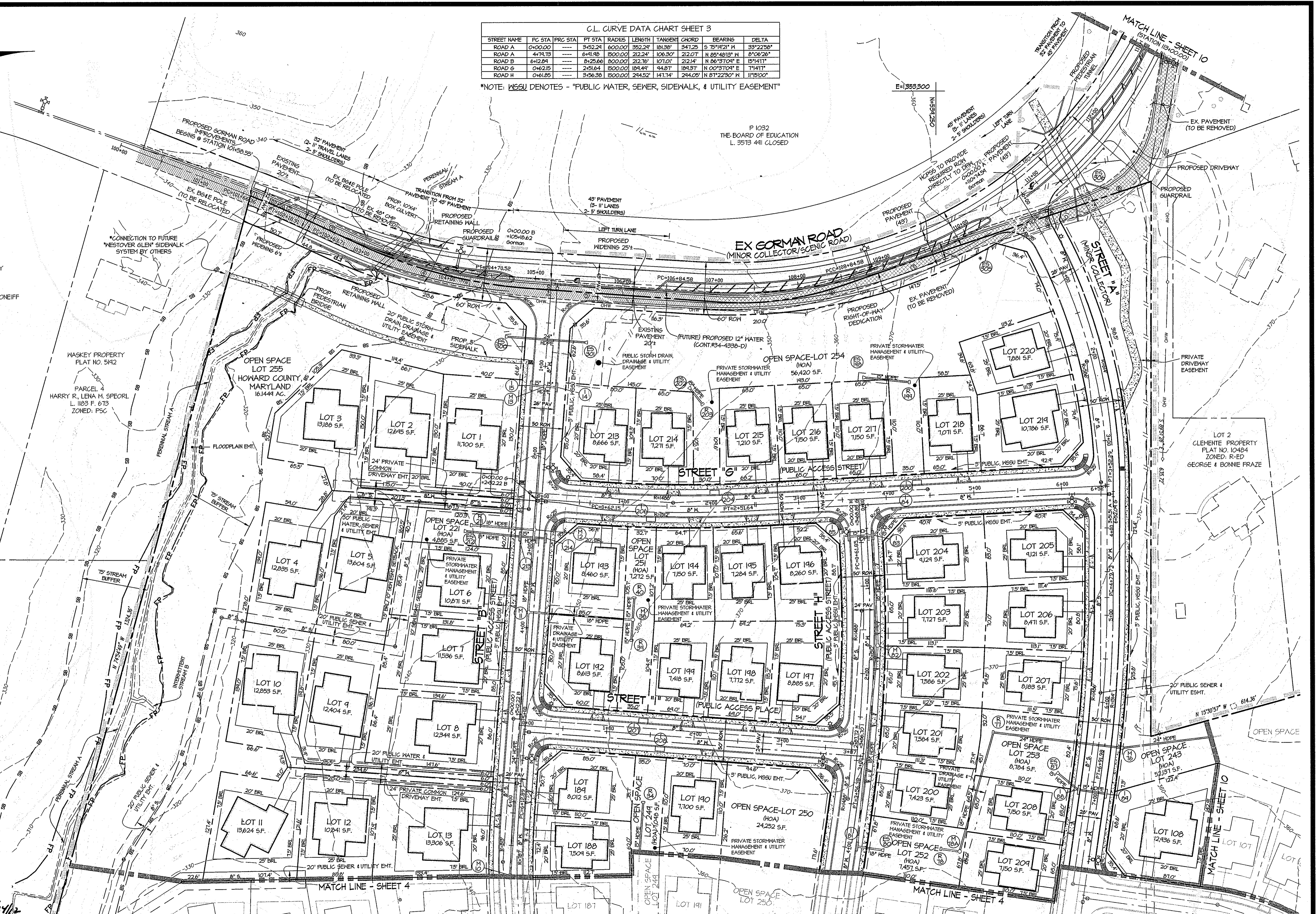
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ELECTION DISTRICT No. 6

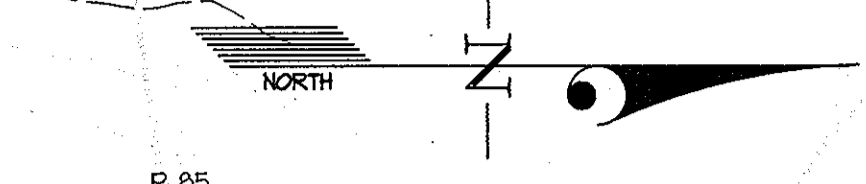
C.L. CURVE DATA CHART SHEET 3

STREET NAME	PC STA	PRC STA	PT STA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
ROAD A	0+00.00	---	3+52.24	600.00	352.24'	181.38'	341.25'	S 75°14'21" W	33°22'58"
ROAD A	4+14.73	---	6+14.98	1500.00	212.24'	106.30'	212.07'	N 85°48'13" W	8°06'26"
ROAD B	6+12.84	---	8+25.66	800.00	212.76'	107.01'	212.14'	N 86°31'04" E	15°14'11"
ROAD G	0+62.15	---	2+51.84	1500.00	184.44'	94.87'	184.37'	N 00°31'04" E	7°14'11"
ROAD H	0+61.85	---	3+56.38	1500.00	244.52'	141.74'	244.25'	N 81°22'30" W	11°15'00"

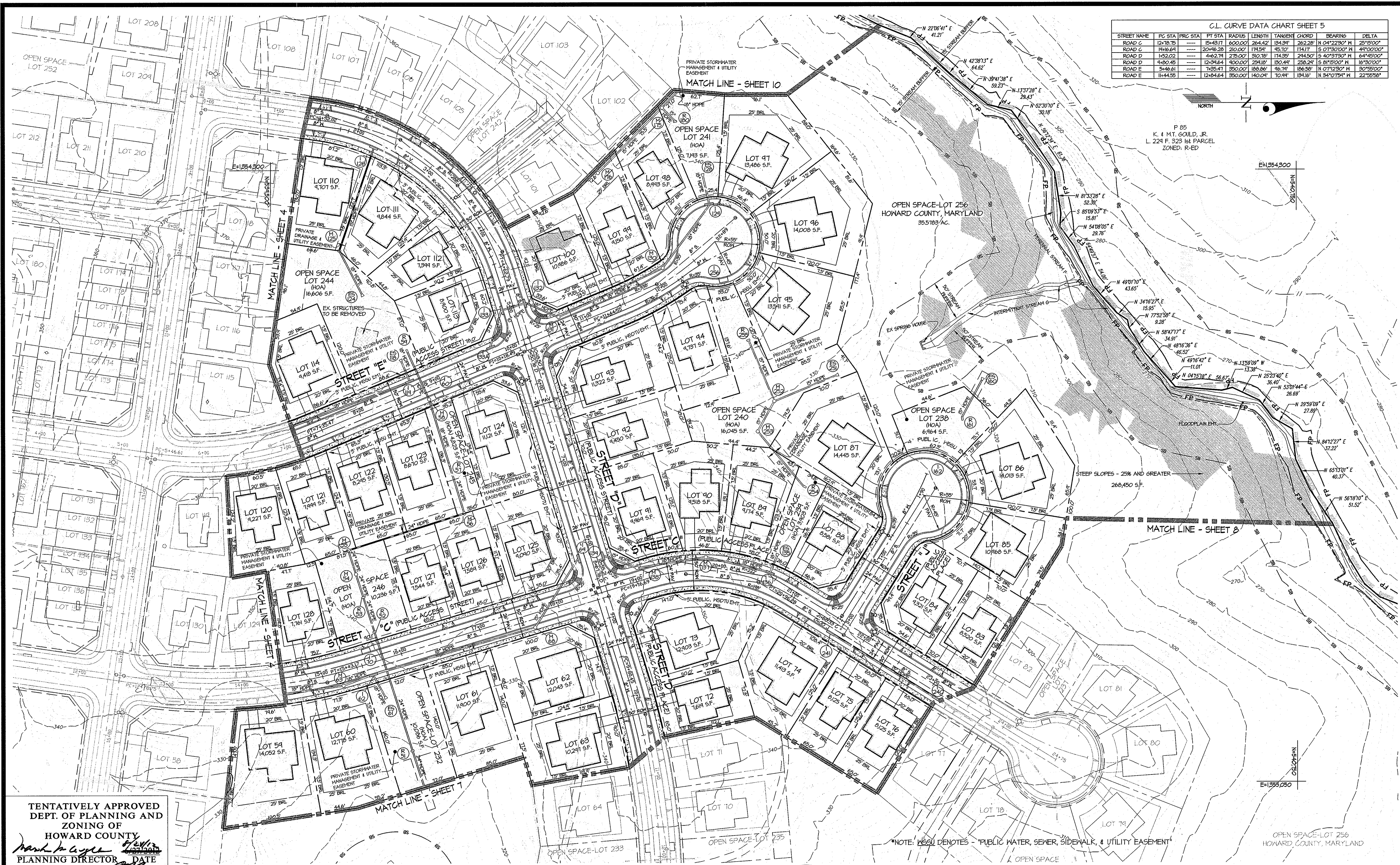
*NOTE: W&U DENOTES - "PUBLIC WATER, SEWER, SIDEWALK, & UTILITY EASEMENT"



G.L. CURVE DATA CHART SHEET 5									
STREET NAME	PC STA	PT STA	RADIUS	LENGTH	TANGENT	CHORD	BEARINGS	DELTA	
ROAD C	1218.75	1543.17	600.00	264.42	134.34	262.28	N 04°22'30" W	25°18'00"	
ROAD C	1416.64	2046.29	210.00	210.00	114.54	114.11	S 01°30'00" W	44°00'00"	
ROAD D	1452.02	4462.74	275.00	310.18	174.35	244.50	S 40°13'30" W	64°45'00"	
ROAD D	4480.45	1234.64	400.00	254.18	130.44	256.24	S 81°15'00" W	16°30'00"	
ROAD E	5446.61	1355.47	350.00	186.86	46.74	186.58	N 07°12'30" W	30°55'00"	
ROAD E	1144.55	1244.64	350.00	140.04	10.44	184.18	N 84°07'34" W	22°55'58"	



P 05
K. & M.T. GOULD, JR.
L. 224 F. 323 1st PARCEL
ZONED: R-ED



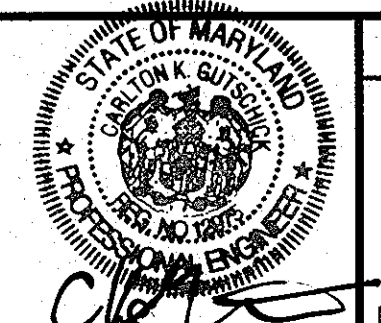
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Mark A. Ayler
PLANNING DIRECTOR DATE

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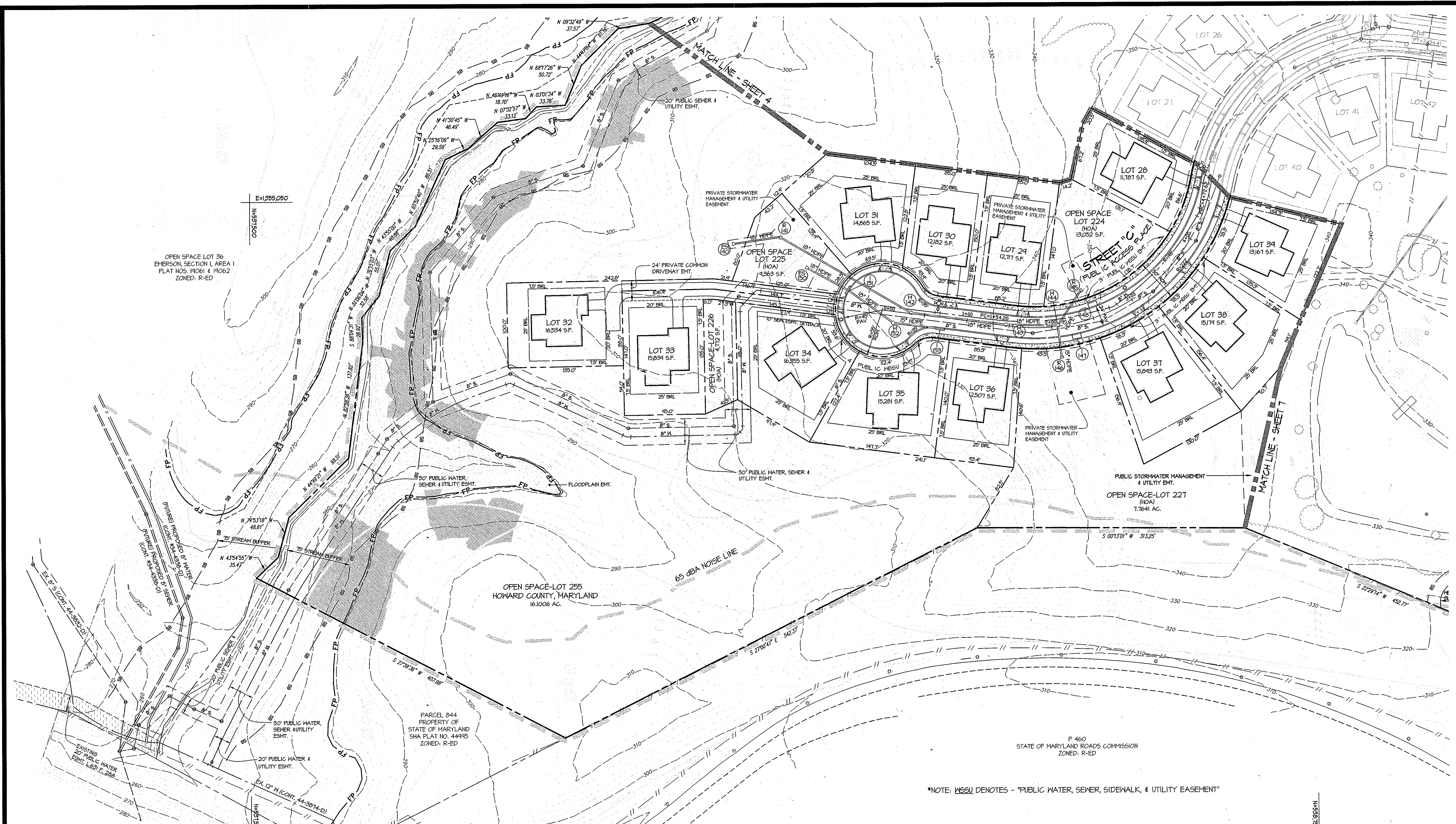
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PARCEL 472
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 6

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG., 2012	47-3	5 OF 23



OPEN SPACE LOT 36
EMERSON, SECTION 1, AREA 1
PLAT NOS. 19061 & 19062
ZONED: R-ED

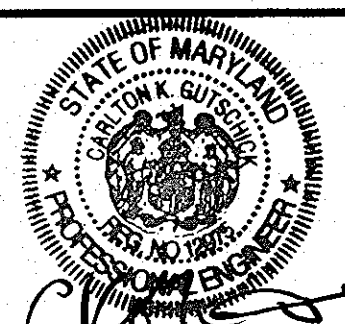
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ZONING OF
HOWARD COUNTY
Mark H. Cuyler
PLANNING DIRECTOR DATE

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

DATE	REVISION	BY	APP'R.

PREPARED FOR:
10010 GORMAN ROAD, LLC.
c/o GOURLEY & GOURLEY, L.L.C.
1897 PRESTON WHITE DR., SUITE 105
RESTON, VA 20191
ATTN: DAVE CORDINGLEY
703-230-1900

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12975
EXPIRATION DATE: May 26, 2014



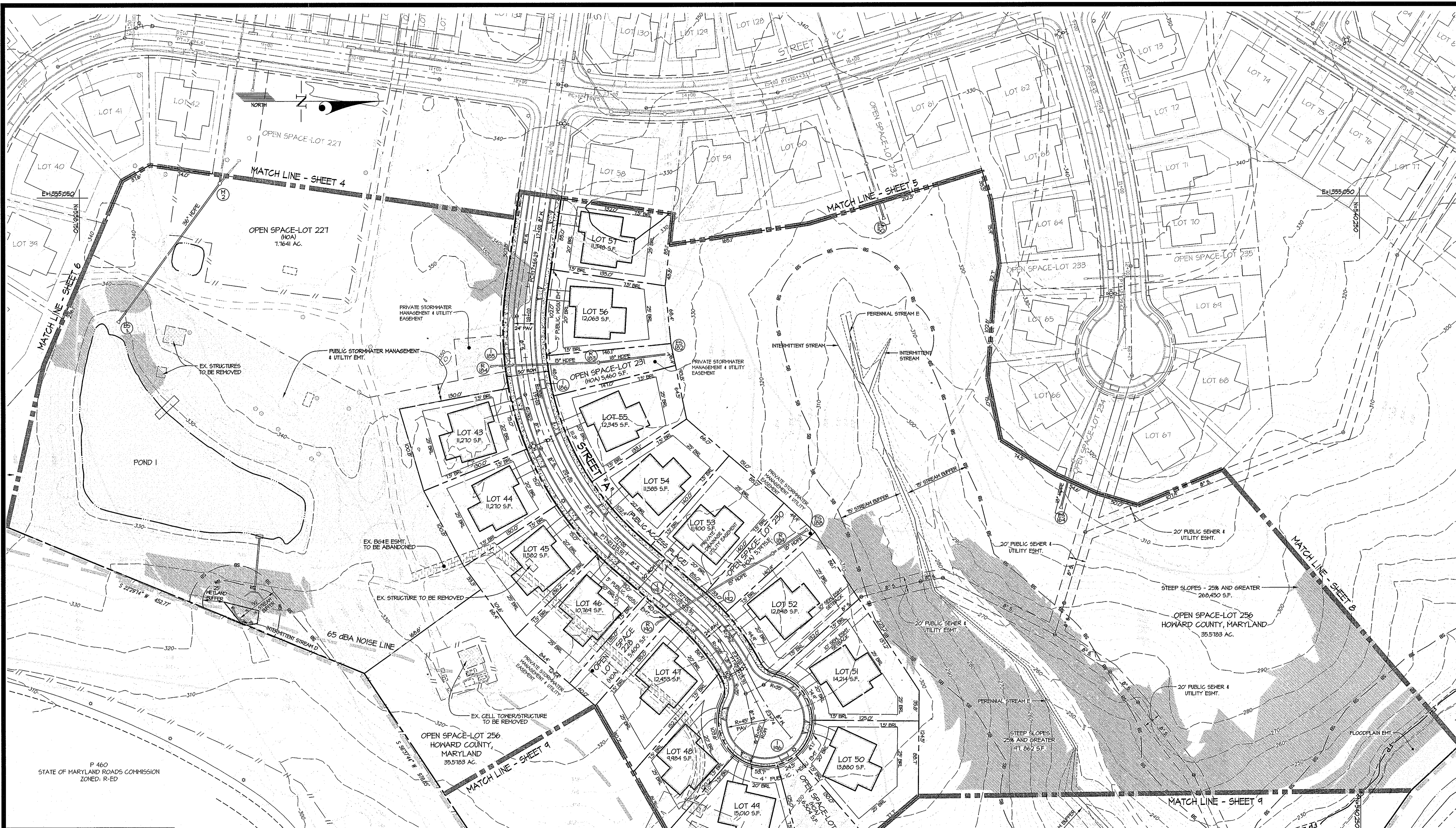
C.L. CURVE DATA CHART SHEET 6

STREET NAME	PC STA	PRC STA	PT STA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
ROAD C	1134.20	4472.62	2102.07	318.43'	149.86'	298.74'	N 36°10'22" W	86°52'43"	
ROAD C		4472.62	7444.41	2102.07	321.71'	291.22'	S 35°38'52" E	87°47'43"	

*NOTE: WSSU DENOTES - "PUBLIC WATER, SEWER, SIDEWALK, & UTILITY EASEMENT"

PRELIMINARY PLAN
WINCOPIA FARMS
LOTS 1 THROUGH 220 &
OPEN SPACE LOTS 221 THROUGH 256
L. 11388 F. 725
PARCEL 472
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG., 2012	47-3	6 OF 23



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

David K. Galt
PLANNING DIRECTOR DATE

C.L. CURVE DATA CHART SHEET 7

STREET NAME	PC STA	PRC STA	PT STA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
ROAD A	11+66.14	---	21+15.91	350.00'	344.12'	141.02'	335.35'	N 64°31'30" E	51°15'00"
ROAD A	22+15.91	---	23+15.91	250.00'	100.00'	50.60'	44.33'	S 52°21'33" N	22°55'06"

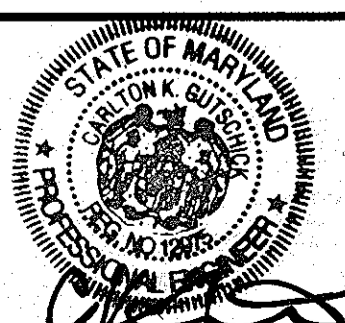
*NOTE: WSSU DENOTES - "PUBLIC WATER, SEWER, SIDEWALK, & UTILITY EASEMENT"

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	APP'R.

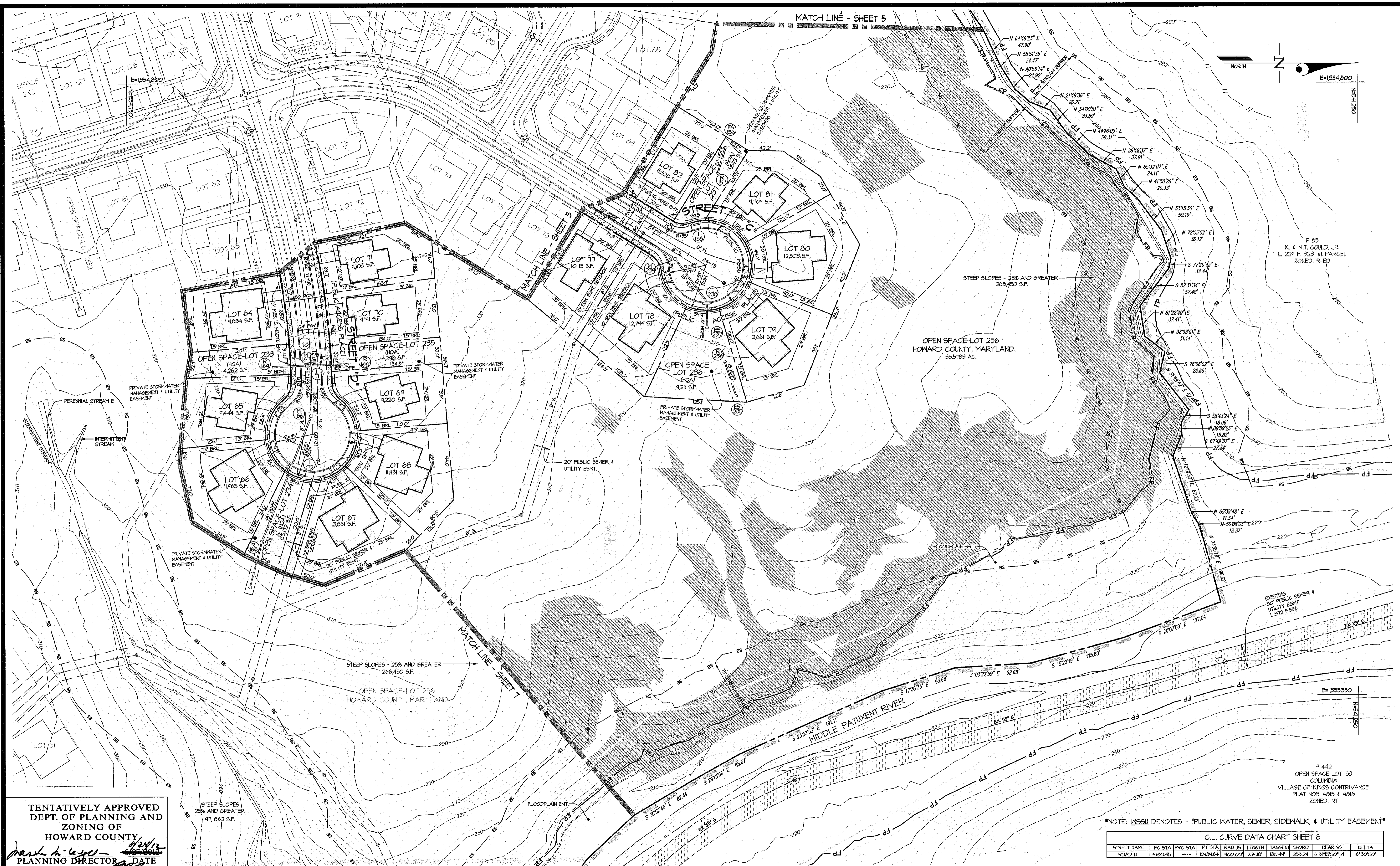
PREPARED FOR:
10010 GORMAN ROAD, LLC.
c/o GOURLEY & GOURLEY, LLC.
1897 PRESTON WHITE DR., SUITE 105
RESTON, VA 20191
ATTN: DAVE CORDINGLEY
703-230-1900

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. 2974
EXPIRATION DATE: May 26, 2014



PRELIMINARY PLAN
WINCOPIA FARMS
LOTS 1 THROUGH 220 &
OPEN SPACE LOTS 221 THROUGH 256
L. 11388 F. 725
PARCEL 472
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG. 2012	47-3	7 OF 23



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Mark A. Lopez
PLANNING DIRECTOR

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	APP'R.

PREPARED FOR:
10010 GORMAN ROAD, LLC.
c/o GOURLEY & GOURLEY, LLC.
1897 PRESTON WHITE DR., SUITE 105
RESTON, VA 20191
ATTN: DAVE CORDINGLEY
703-230-1900

PROFESSIONAL CERTIFICATION
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ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12979
EXPIRATION DATE: May 26, 2014



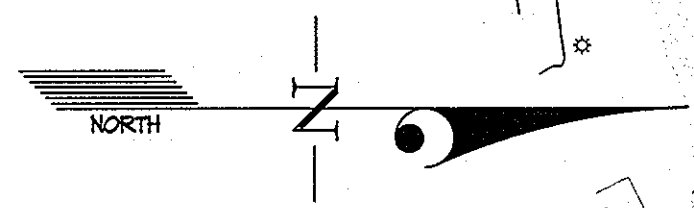
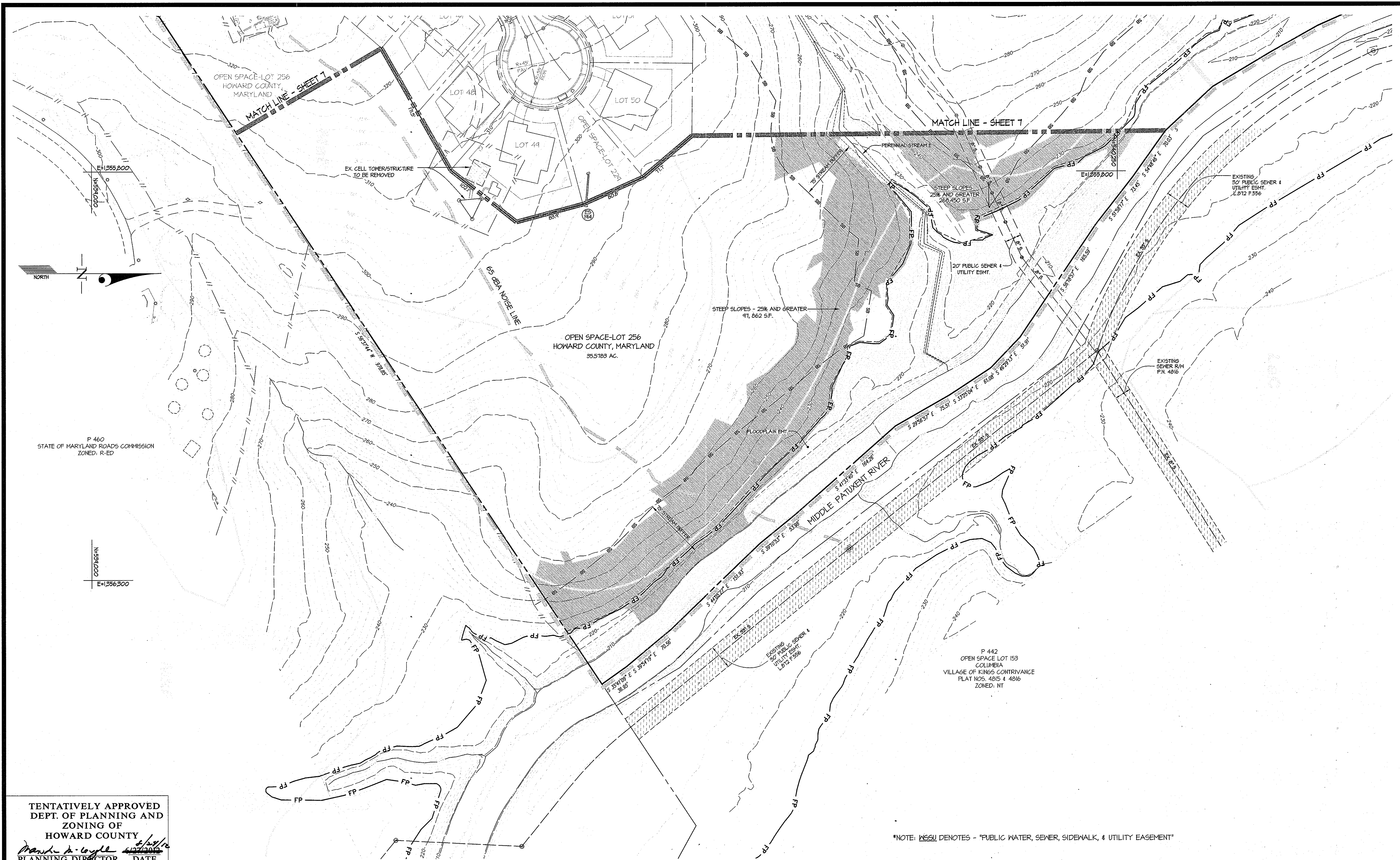
PRELIMINARY PLAN
WINCOPIA FARMS
LOTS 1 THROUGH 220 &
OPEN SPACE LOTS 221 THROUGH 256
L. 11388 F. 725
PARCEL 472
ELECTION DISTRICT No. 6

SCALE 1"=50'	ZONING R-ED	G. L. W. FILE NO. 08052
DATE AUG., 2012	TAX MAP - GRID 47-3	SHEET 8 OF 23

*NOTE: WSSU DENOTES - "PUBLIC WATER, SEWER, SIDEWALK, & UTILITY EASEMENT"

G.L. CURVE DATA CHART SHEET 8

STREET NAME	PC STA	PRC STA	PT STA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
ROAD D	480.45	---	12434.64	400.00'	254.18'	130.44'	250.24'	S 81°15'00" W	16°30'00"



P 460
STATE OF MARYLAND ROADS COMMISSION
ZONED: R-ED

COO/PBS/EN
E=1356200

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Mark A. Loyd 8/23/12
PLANNING DIRECTOR DATE

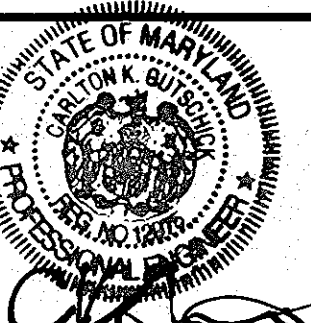
*NOTE: WESU DENOTES - "PUBLIC WATER, SEWER, SIDEWALK, & UTILITY EASEMENT"

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.

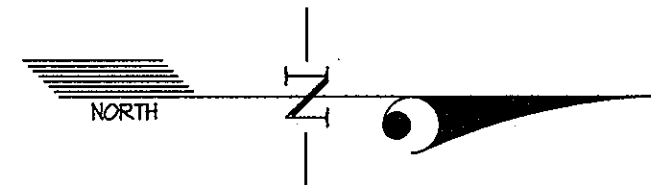
PREPARED FOR:
10010 GORMAN ROAD, LLC.
c/o GOURLEY & GOURLEY, LLC.
1897 PRESTON WHITE DR., SUITE 105
RESTON, VA 20191
ATTN: DAVE CORDINGLEY
703-230-1900

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. 12972
EXPIRATION DATE: May 26, 2014


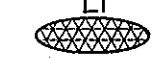


PRELIMINARY PLAN
WINCOPIA FARMS
LOTS 1 THROUGH 220 &
OPEN SPACE LOTS 221 THROUGH 256
L 11388 F 725
PARCEL 472
ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG., 2012	47-3	9 OF 23



LEGEND

-  MICRO BIO-RETENTION STORMWATER MANAGEMENT
-  PRIVATE LANDSCAPE INFILTRATION



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Matthew H. Gaylor
 PLANNING DIRECTOR DATE

GLWG 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

DATE	REVISION	BY	APPR.

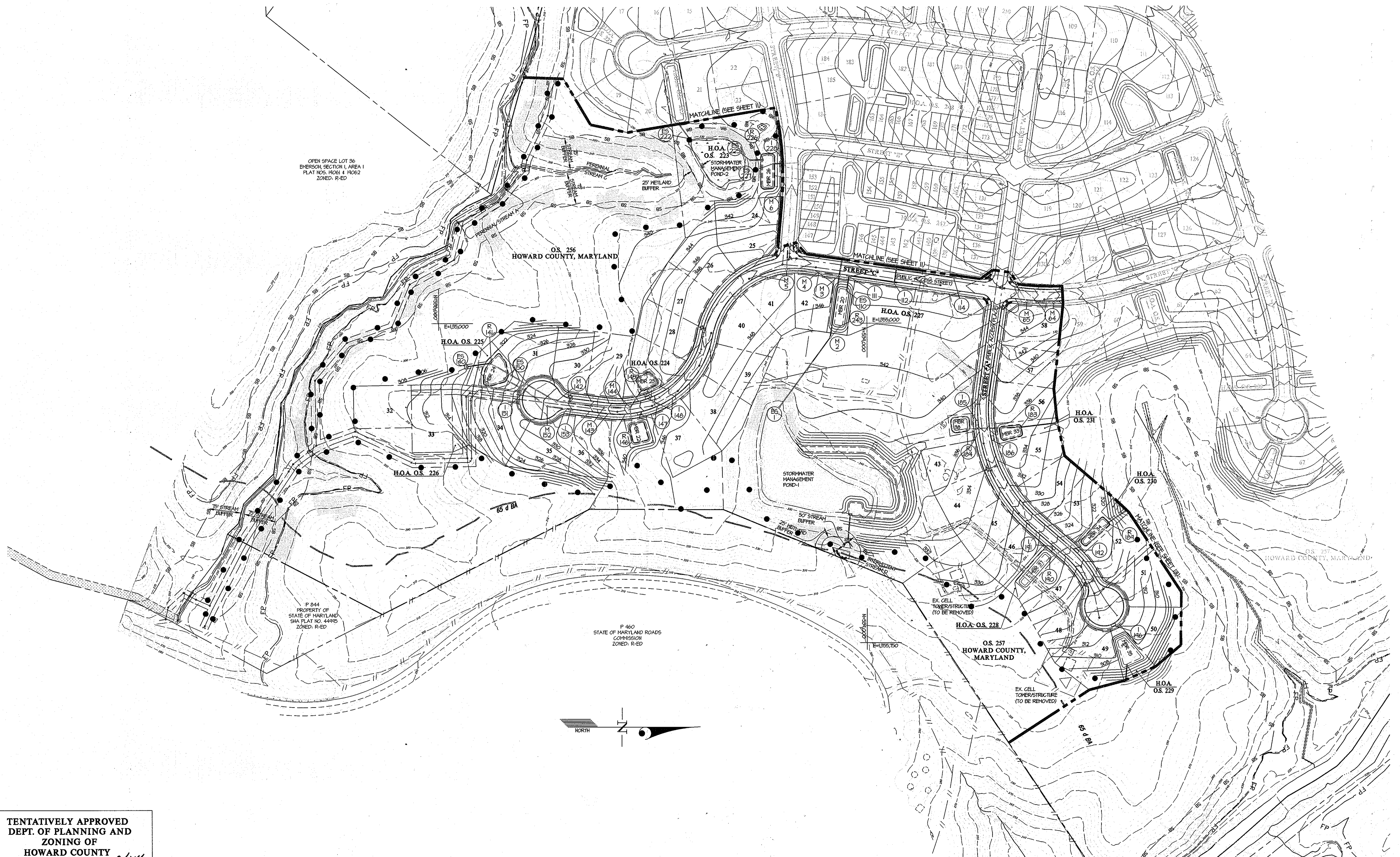
PREPARED FOR:
 10010 GORMAN ROAD, LLC.
 c/o GOURLEY & GOURLEY, LLC.
 1897 PRESTON WHITE DR., SUITE 105
 RESTON, VA 20191
 ATTN: DAVE CORDINGLEY
 703-230-1900

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12975
 EXPIRATION DATE: May 26, 2014
 7-30-12



PRELIMINARY GRADING PLAN
WINCOPIA FARMS
 LOTS 1 THROUGH 220 &
 OPEN SPACE LOTS 221 THROUGH 256
 L. 11388 F. 725
 PARCEL 472
 ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

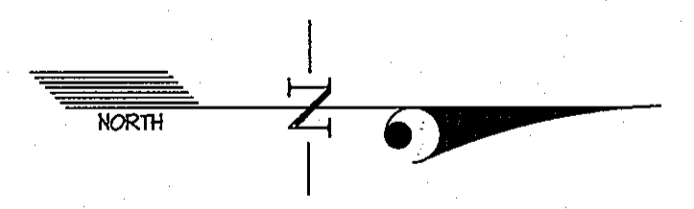
SCALE	ZONING	G. L. W. FILE NO.
1"=100'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG, 2012	47-3	11 OF 23



OPEN SPACE LOT 26
EMERSON SECTION I, AREA 1
PLAT NOS. 14061 & 14062
ZONED: R-ED

P 944
PROPERTY OF
STATE OF MARYLAND
SHA PLAT NO. 44495
ZONED: R-ED

P 460
STATE OF MARYLAND ROADS
COMMISSION
ZONED: R-ED



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Mark A. Long
PLANNING DIRECTOR 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:
10010 GORMAN ROAD, LLC.
c/o GORMAN & GORLEY, LLC.
1897 PRESTON WHITE DR., SUITE 105
RESTON, VA 20191
ATTN: DAVE CORDINGLEY
703-230-1900

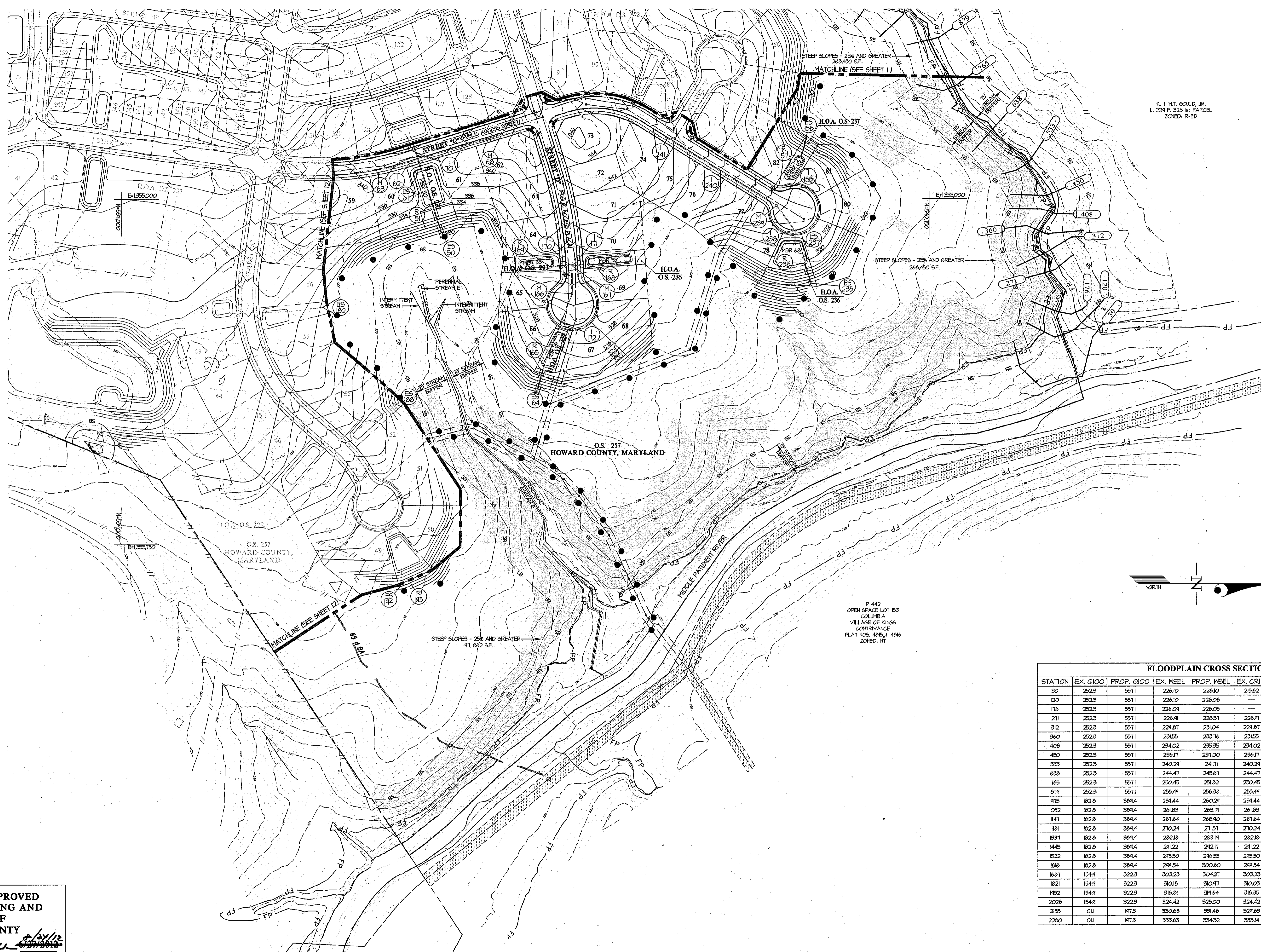
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12925.
EXPIRATION DATE: May 28, 2014
7-30-12



PRELIMINARY GRADING PLAN

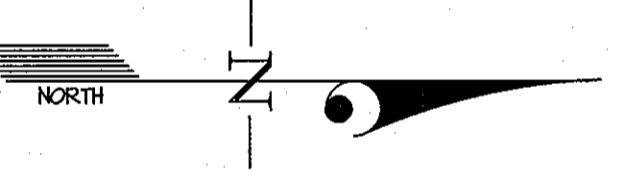
WINCOPIA FARMS
LOTS 1 THROUGH 220 &
OPEN SPACE LOTS 221 THROUGH 256
L. 11388 F. 725
PARCEL 472
ELECTION DISTRICT No. 6

SCALE	ZONING	G. L. W. FILE No.
1"=100'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG., 2012	47-3	12 OF 23



K. & M. GOULD, JR.
L. 224 F. 323 1st PARCEL
ZONED, R-ED

P-442
OPEN SPACE LOT 153
COLUMBIA
VILLAGE OF KINGS
CONTRIVANCE
PLAT 102, 408, & 406
ZONED, NT



FLOODPLAIN CROSS SECTION CHART								
STATION	EX. G100	PROP. G100	EX. WSEL	PROP. WSEL	EX. CRIT.	PROP. CRIT	EX. EG	PROP. EG
30	252.3	551.1	226.10	226.10	255.62	217.84	226.10	226.10
120	252.3	551.1	226.10	226.08	---	---	226.10	226.12
116	252.3	551.1	226.04	226.05	---	---	226.11	226.15
211	252.3	551.1	226.41	228.51	226.41	228.51	227.94	230.02
312	252.3	551.1	224.81	231.04	224.81	231.04	230.64	232.33
360	252.3	551.1	231.55	233.76	231.55	233.76	232.85	235.30
408	252.3	551.1	234.02	235.95	234.02	235.95	234.94	236.76
450	252.3	551.1	236.11	237.00	236.11	237.00	236.94	238.72
533	252.3	551.1	240.24	241.71	240.24	241.71	241.26	243.16
630	252.3	551.1	244.41	245.61	244.41	245.61	245.50	246.88
765	252.3	551.1	250.45	251.82	250.45	251.82	251.56	253.05
871	252.3	551.1	255.44	256.38	255.44	256.38	256.13	257.36
975	182.8	384.4	254.44	260.24	254.44	260.24	260.08	261.41
1052	182.8	384.4	261.23	263.14	261.23	263.14	262.83	264.65
1147	182.8	384.4	267.64	268.90	267.64	268.90	268.55	270.91
1181	182.8	384.4	270.24	271.51	270.24	271.51	271.15	272.73
1337	182.8	384.4	282.18	283.14	282.18	283.14	282.41	284.20
1445	182.8	384.4	241.22	242.17	241.22	242.17	241.43	243.15
1522	182.8	384.4	245.50	246.55	245.50	246.55	246.30	247.72
1616	182.8	384.4	244.54	300.60	244.54	300.60	300.31	301.64
1687	154.4	322.3	303.23	304.21	303.23	304.21	304.01	305.36
1821	154.4	322.3	310.18	310.41	310.03	310.25	310.66	311.66
1452	154.4	322.3	318.81	314.64	318.35	314.24	314.13	320.04
2026	154.4	322.3	324.42	325.00	324.42	325.00	324.87	325.65
2155	101.1	417.3	330.63	331.46	324.63	330.20	330.72	331.54
2280	101.1	417.3	333.63	334.32	333.14	333.71	333.52	334.58

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Paul M. Long
PLANNING DIRECTOR DATE 8/21/12

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

DATE	REVISION	BY	APPR.

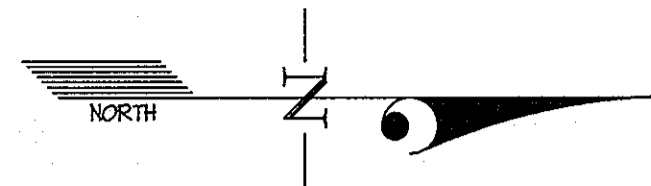
PREPARED FOR:
10010 GORMAN ROAD, LLC.
c/o GOURLEY & GOURLEY, LLC.
1897 PRESTON WHITE DR., SUITE 105
RESTON, VA 20191
ATTN: DAVE CORDINGLEY
703-230-1900

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. 12026.
EXPIRATION DATE: May 28, 2014



PRELIMINARY GRADING PLAN
WINCOPIA FARMS
LOTS 1 THROUGH 220 &
OPEN SPACE LOTS 221 THROUGH 256
L. 11388 F. 725
PARCEL 472
ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=100'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG., 2012	47-3	13 OF 23



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

David J. Lytle
PLANNING DIRECTOR 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:
10010 GORMAN ROAD, LLC.
c/o GOURLEY & GOURLEY, LLC.
1897 PRESTON WHITE DR., SUITE 105
RESTON, VA 20191
ATTN: DAVE CORDINGLEY
703-230-1900

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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. 26712
EXPIRATION DATE: May 26, 2014



STORM DRAIN DRAINAGE AREA MAP

WINCOPIA FARMS
LOTS 1 THROUGH 220 &
OPEN SPACE LOTS 221 THROUGH 256
L. 11388 F. 725
PARCEL 472

ELECTION DISTRICT No. 6

SCALE	ZONING	G. L. W. FILE No.
1"=100'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG., 2012	47-3	14 OF 23

L:\CADD\DRAWINGS\08052\PES\08052-50-DAM.dwg DES. DDS DRN. JJS CHK. CKG



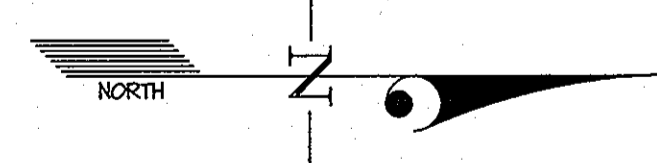
OPEN SPACE LOT 36
EMERSON, SECTION I, AREA I
PLAT NOS. 19061 & 19062
ZONED: R-ED

P 044
PROPERTY OF
STATE OF MARYLAND
SHA PLAT NO. 44945
ZONED: R-ED

P 460
STATE OF MARYLAND ROADS
COMMISSION
ZONED: R-ED

P 460
STATE OF MARYLAND ROADS
COMMISSION
ZONED: R-ED

P 460
STATE OF MARYLAND ROADS
COMMISSION
ZONED: R-ED



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Frank S. Loyall
PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
5909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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DATE	REVISION	BY	APPR.

PREPARED FOR:
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c/o GOURLEY & GOURLEY, LLC.
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PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12970
EXPIRATION DATE: May 26, 2014



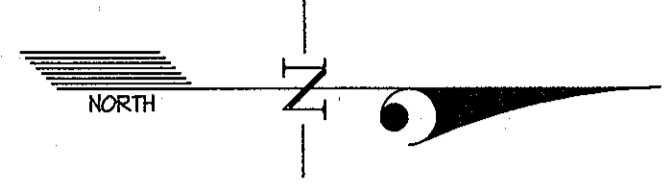
STORM DRAIN DRAINAGE AREA MAP

WINCOPIA FARMS
LOTS 1 THROUGH 220 &
OPEN SPACE LOTS 221 THROUGH 256
L. 11388 F. 725
PARCEL 472

SCALE	ZONING	G. L. W. FILE No.
1"=100'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG., 2012	47-3	15 OF 23

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND



STATE OF MARYLAND
 Michael B. Tran
 935
 LANDSCAPE ARCHITECT

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 Planning Director
 DATE

THIS PLAN IS FOR PRELIMINARY LANDSCAPE ANALYSIS 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/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
 10010 GORMAN ROAD, LLC.
 c/o GOURLEY & GOURLEY, LLC.
 1897 PRESTON WHITE DR., SUITE 105
 RESTON, VA 20191
 ATTN: DAVE CORDINGLEY
 703-230-1900

PRELIMINARY LANDSCAPE PLAN

WINCOPIA FARMS
 LOTS 1 THROUGH 220 &
 OPEN SPACE LOTS 221 THROUGH 256
 L. 11388 F. 725
 PARCEL 472

SCALE 1"=100'	ZONING R-ED	G. L. W. FILE NO. 08052
DATE AUG., 2012	TAX MAP - GRID 47-3	SHEET 17 OF 23

L:\CADD\DRAWINGS\08052\PES\08052-LS.dwg	DES. DDS	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APPR.
---	----------	----------	----------	------	----------	----	-------

ELECTION DISTRICT No. 6

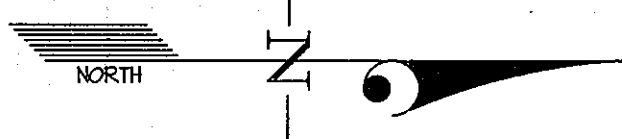
HOWARD COUNTY, MARYLAND

OPEN SPACE LOT 36
EMERSON SECTION I, AREA 1
PLAT NOS. 14061 & 14062
ZONED: R-ED

O.S. 256
HOWARD COUNTY, MARYLAND

O.S. 257
HOWARD COUNTY, MARYLAND

STATE OF MARYLAND
Michael B. Tran
SSS LANDSCAPE ARCHITECT



STORMWATER MANAGEMENT AREA - SCHEDULE D										
PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED			HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES	EVERGREEN TREES	SHRUBS	
SWM PERIMETER 1	SWM FACILITY	RESIDENTIAL	5' Buffer	240'	NO	NO	5	7	0	DEFERRED TO FINAL PLAN STAGE
SWM PERIMETER 2	SWM FACILITY	ROADWAY	5' Buffer	210'	NO	NO	5	6	0	DEFERRED TO FINAL PLAN STAGE
SWM PERIMETER 3	SWM FACILITY	RESIDENTIAL	5' Buffer	300'	NO	NO	6	8	0	DEFERRED TO FINAL PLAN STAGE
SWM PERIMETER 4	SWM FACILITY	OPEN SPACE	5' Buffer	264'	YES, 264' (RETENTION OF EX. FOREST)	NO	0	0	0	DEFERRED TO FINAL PLAN STAGE
SWM PERIMETER 5	SWM FACILITY	OPEN SPACE	5' Buffer	533'	NO	NO	11	14	0	DEFERRED TO FINAL PLAN STAGE
SWM PERIMETER 6	SWM FACILITY	ROADWAY	5' Buffer	20'	NO	NO	1	1	0	DEFERRED TO FINAL PLAN STAGE
SWM PERIMETER 7	SWM FACILITY	RESIDENTIAL	5' Buffer	370'	NO	NO	8	10	0	DEFERRED TO FINAL PLAN STAGE
SWM PERIMETER 8	SWM FACILITY	OPEN SPACE	5' Buffer	160'	NO	NO	16	14	0	DEFERRED TO FINAL PLAN STAGE
SWM PERIMETER 4	SWM FACILITY	RESIDENTIAL	5' Buffer	213'	NO	NO	5	6	0	DEFERRED TO FINAL PLAN STAGE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Michael B. Tran
PLANNING DIRECTOR DATE

THIS PLAN IS FOR PRELIMINARY LANDSCAPE ANALYSIS ONLY

GLWG 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: 301-989-2324 FAX: 301-421-4186

PREPARED FOR:
10010 GORMAN ROAD, LLC.
c/o GOURLEY & GOURLEY, LLC.
1897 PRESTON WHITE DR., SUITE 105
RESTON, VA 20191
ATTN: DAVE CORDINGLEY
703-230-1900

PRELIMINARY LANDSCAPE PLAN
WINCOPIA FARMS
LOTS 1 THROUGH 220 &
OPEN SPACE LOTS 221 THROUGH 256
L 11588 F 125
PARCEL 472

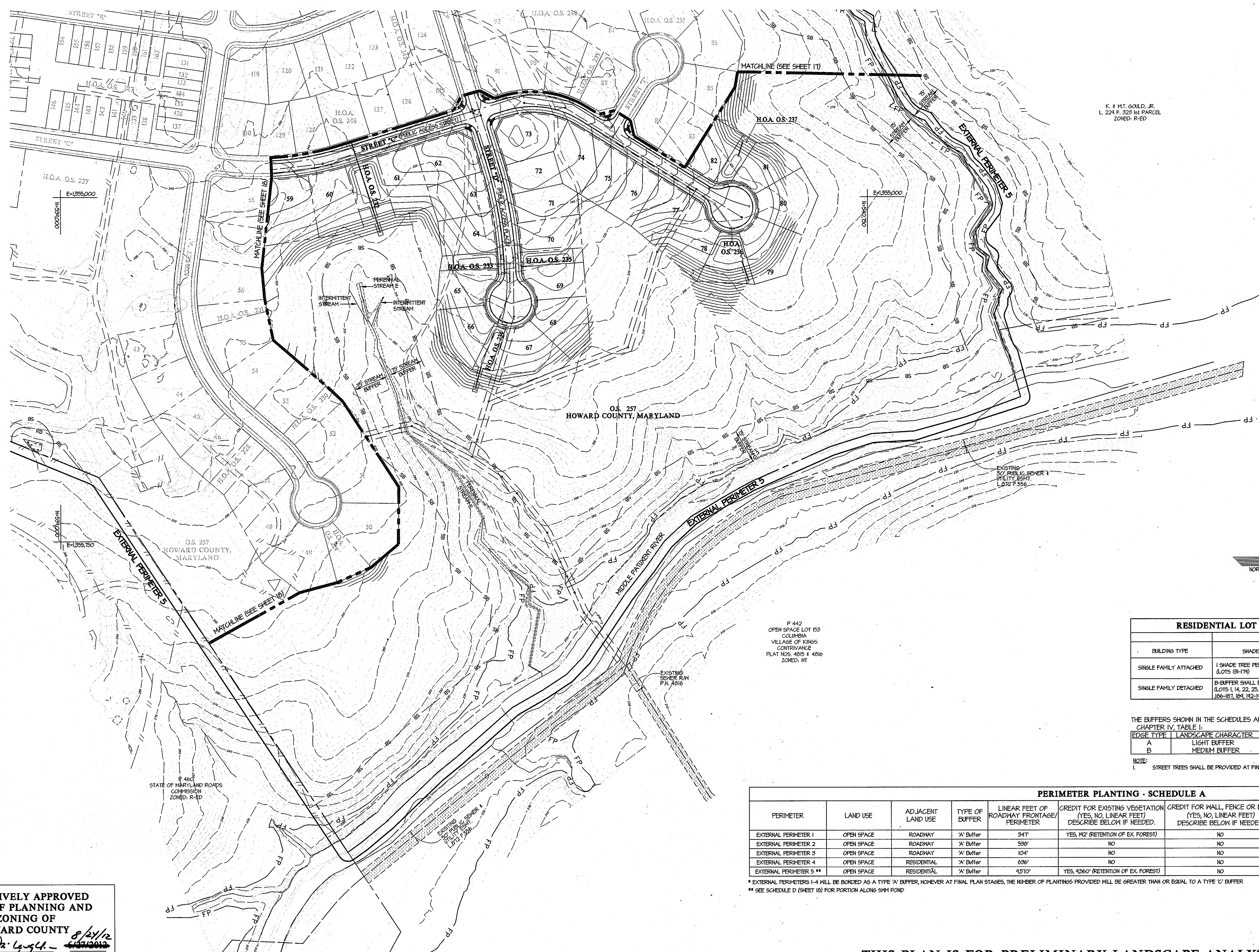
SCALE	ZONING	C. L. W. FILE No.
1"=100'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG., 2012	47-3	18 OF 23

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DATE	REVISION	BY	APP'R.

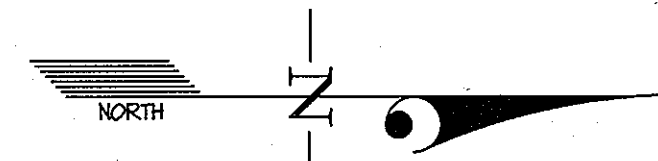
ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND



K. F. MT. GOULD, JR.
L. 224 F. 923 1st PARCEL
ZONED: R-ED

STATE OF MARYLAND
Michael B. Tran
933
LANDSCAPE ARCHITECT



RESIDENTIAL LOT INTERNAL LANDSCAPING - SCHEDULE C			
BUILDING TYPE	NUMBER OF PLANTS REQUIRED		
	SHADE TREES	SHRUBS	NOTES
SINGLE FAMILY ATTACHED	1 SHADE TREE PER SFA LOT (LOTS 191-194)	NONE REQUIRED	DEFERRED TO SDP
SINGLE FAMILY DETACHED	B-BUFFER SHALL BE PROVIDED FOR SIDE/REAR OF LOTS ORIENTED TO ROADWAY (LOTS 1, 14, 22, 25, 50, 62, 73, 84, 88, 91, 93, 100, 108, 104, 113, 115, 114, 124, 125, 130, 134, 136-137, 184, 182-183, 186-187, 204-205, 212, 218 & 219)		DEFERRED TO SDP

THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL, CHAPTER IV, TABLE I:

EDGE TYPE	LANDSCAPE CHARACTER	SHADE TREES/LF	EVERGREEN/LF	SHRUBS/LF
A	LIGHT BUFFER	1:60	0	0
B	MEDIUM BUFFER	1:50	1:40	0

NOTE:
1. STREET TREES SHALL BE PROVIDED AT FINAL PLAN STAGE.

PERIMETER PLANTING - SCHEDULE A										
PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED			HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES	EVERGREEN TREES	SHRUBS	
EXTERNAL PERIMETER 1	OPEN SPACE	ROADWAY	'A' Buffer	941'	YES, 1/2" (RETENTION OF EX. FOREST)	NO	3"	0"	0	DEFERRED TO FINAL PLAN STAGE
EXTERNAL PERIMETER 2	OPEN SPACE	ROADWAY	'A' Buffer	530'	NO	NO	4"	0"	0	
EXTERNAL PERIMETER 3	OPEN SPACE	ROADWAY	'A' Buffer	104'	NO	NO	2"	0"	0	
EXTERNAL PERIMETER 4	OPEN SPACE	RESIDENTIAL	'A' Buffer	636'	NO	NO	11"	0"	0	
EXTERNAL PERIMETER 5 **	OPEN SPACE	RESIDENTIAL	'A' Buffer	4570'	YES, 1/2" (RETENTION OF EX. FOREST)	NO	0	0	0	

* EXTERNAL PERIMETERS 1-4 WILL BE BONDED AS A TYPE 'A' BUFFER, HOWEVER AT FINAL PLAN STAGES, THE NUMBER OF PLANTINGS PROVIDED WILL BE GREATER THAN OR EQUAL TO A TYPE 'C' BUFFER
** SEE SCHEDULE D (SHEET 10) FOR PORTION ALONG 59M POND

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
8/24/12
PLANNING DIRECTOR DATE

THIS PLAN IS FOR PRELIMINARY LANDSCAPE ANALYSIS 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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186	PREPARED FOR: 10010 GORMAN ROAD, LLC. c/o GOURLEY & GOURLEY, LLC. 1897 PRESTON WHITE DR., SUITE 105 RESTON, VA 20191 ATTN: DAVE CORDINGLEY 703-230-1900	PRELIMINARY LANDSCAPE PLAN		SCALE 1"=100'	ZONING R-ED	G. L. W. FILE NO. 08052
		WINCOPIA FARMS LOTS 1 THROUGH 220 & OPEN SPACE LOTS 221 THROUGH 256 L. 11388 F. 725 PARCEL 472		DATE AUG., 2012	TAX MAP - GRID 47-3	SHEET 19 OF 23

SIGNIFICANT / SPECIMEN TREE LIST

TAG NO.	COMMON NAME	SCIENTIFIC NAME	DBH (IN.)	REMARKS / CONDITION
1	Tulip Poplar	Liriodendron tulipifera	45	GOOD
2	Tulip Poplar	Liriodendron tulipifera	36	GOOD
3	Tulip Poplar	Liriodendron tulipifera	37.5	GOOD
4	Tulip Poplar	Liriodendron tulipifera	34	GOOD
5	Tulip Poplar	Liriodendron tulipifera	45.5	GOOD
6	Tulip Poplar	Liriodendron tulipifera	36	POOR, Insect / Limb Damage
7	Tulip Poplar	Liriodendron tulipifera	38	FAIR, Limb Damage
8	Tulip Poplar	Liriodendron tulipifera	45.5	FAIR, Limb Damage
9	Tulip Poplar	Liriodendron tulipifera	45.5	FAIR, Multi-trunk
10	Tulip Poplar	Liriodendron tulipifera	36	GOOD
11	Tulip Poplar	Liriodendron tulipifera	41	FAIR, Limb Damage
12	American Sycamore	Platanus occidentalis	36	GOOD
13	Tulip Poplar	Liriodendron tulipifera	47	FAIR, Limb Damage
14	Tulip Poplar	Liriodendron tulipifera	50	POOR, Trunk / Limb Damage
15	Tulip Poplar	Liriodendron tulipifera	38	GOOD
16	Tulip Poplar	Liriodendron tulipifera	42	FAIR, Limb Damage
17	White Oak	Quercus alba	36	GOOD
18	Tulip Poplar	Liriodendron tulipifera	40	FAIR
19	Tulip Poplar	Liriodendron tulipifera	38	GOOD
20	Tulip Poplar	Liriodendron tulipifera	37	GOOD
21	Tulip Poplar	Liriodendron tulipifera	38	FAIR, Limb Damage
22	Tulip Poplar	Liriodendron tulipifera	37	GOOD
23	Tulip Poplar	Liriodendron tulipifera	36	FAIR, Limb Damage
24	Tulip Poplar	Liriodendron tulipifera	38	FAIR, Limb Damage
25	Tulip Poplar	Liriodendron tulipifera	36	FAIR, Limb Damage
26	Northern Red Oak	Quercus rubra	38.5	FAIR, Trunk Damage
27	Tulip Poplar	Liriodendron tulipifera	34	GOOD
28	Tulip Poplar	Liriodendron tulipifera	38	GOOD
29	Tulip Poplar	Liriodendron tulipifera	48	DEAD
30	Tulip Poplar	Liriodendron tulipifera	40	FAIR, Insect Damage / Trunk Rot
31	Southern Red Oak	Quercus falcata	46	GOOD
32	Black Cherry	Prunus serotina	34	POOR
33	Norway Maple	Acer platanoides	38	GOOD
34	Norway Maple	Acer platanoides	52.5	FAIR, Limb Damage
35	Linden	Tilia ssp.	47.5	FAIR, Limb Damage
36	Tulip Poplar	Liriodendron tulipifera	34	FAIR, Small Trunk Dead
37	White Oak	Quercus alba	44	FAIR, Trunk Damage

NOTE: ALL FOREST CONSERVATION EASEMENTS (FCE'S) MUST BE DEVOID OF TRASH, DEBRIS, STRUCTURES, FENCES, ETC.

SOIL TYPES

- CaB Chillum loam, 2 to 5 percent slopes
- Ca Codrus and Halboro silt loams, 0 to 3 percent slopes
- CaA Glenelig loam, 0 to 3 percent slopes
- CaB Glenelig loam, 3 to 8 percent slopes
- CaC Glenelig loam, 8 to 15 percent slopes
- CaD Glenelig-Urban land complex, 0 to 8 percent slopes
- CaE Glenelig silt loam, 3 to 8 percent slopes
- CaF Glenelig silt loam, 8 to 15 percent slopes
- CaG Glenelig-Balle silt loams, 0 to 8 percent slopes
- CaH Glenelig-Codrus silt loams, 0 to 8 percent slopes
- CaI Legora silt loam, 8 to 15 percent slopes
- CaJ Legora silt loam, 3 to 8 percent slopes, stony
- CaK Legora silt loam, 8 to 15 percent slopes, stony
- CaL Legora-Montalto silt loams, 3 to 8 percent slopes
- CaM Legora-Montalto-Urban land complex, 0 to 8 percent slopes
- CaN Legora-Montalto-Urban land complex, 8 to 15 percent slopes
- CaO Legora-Ralay gravelly loams, 15 to 25 percent slopes, very stony
- CaP Legora-Ralay gravelly loams, 25 to 65 percent slopes, very stony
- CaQ Manor Loam, 3 to 8 percent slopes
- CaR Manor Loam, 8 to 15 percent slopes
- CaS Manor Loam, 15 to 25 percent slopes
- CaT Manor Loam, 25 to 65 percent slopes, very rocky
- CaU Manor Brinklow complex, 25 to 65 percent slopes, very rocky
- CaV Mount Lucas silt loam, 3 to 8 percent slopes, stony
- CaW Mount Lucas silt loam, 8 to 15 percent slopes, stony
- CaX Russell fine sandy loam, 2 to 5 percent slopes
- CaY Russell and Belleville soils, 2 to 5 percent slopes
- CaZ Russell and Belleville soils, 5 to 10 percent slopes
- CaAA Sassafras loam, 2 to 5 percent slopes
- CaAB Sassafras loam, 5 to 10 percent slopes
- CaAC Sassafras gravelly sandy loam, 2 to 5 percent slopes
- CaAD Sassafras and green soils, 0 to 5 percent slopes
- CaAE Udorhents, Highway, 0 to 65 percent slopes
- CaAF Udorhents, 0 to 45 percent slopes, Gravel pits
- CaAG Hager
- CaAH Hatching silt loam, 3 to 8 percent slopes, stony

FOREST NARRATIVE

The site is currently in agricultural use. The central area of the site is fairly flat, and is used as a nursery and greenhouse operation. A wide band of forest frames the site on the north, east, and southern boundary lines. The existing forest covers 11.68 AC of the 121.94 AC site.

Approximately half of the forest is located within environmental buffers or steep slopes. The majority of these areas will remain undisturbed, with the exception of clearing for utility connections. The remaining forest outside of the environmental buffers will also be preserved to create a buffer between the site and the adjacent properties.

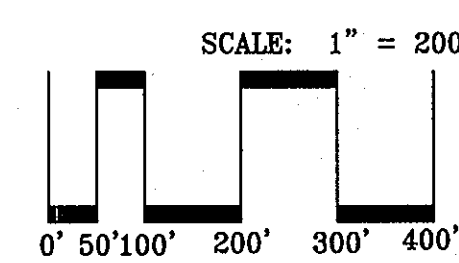
TENTATIVELY APPROVED
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HOWARD COUNTY
PLANNING DIRECTOR DATE

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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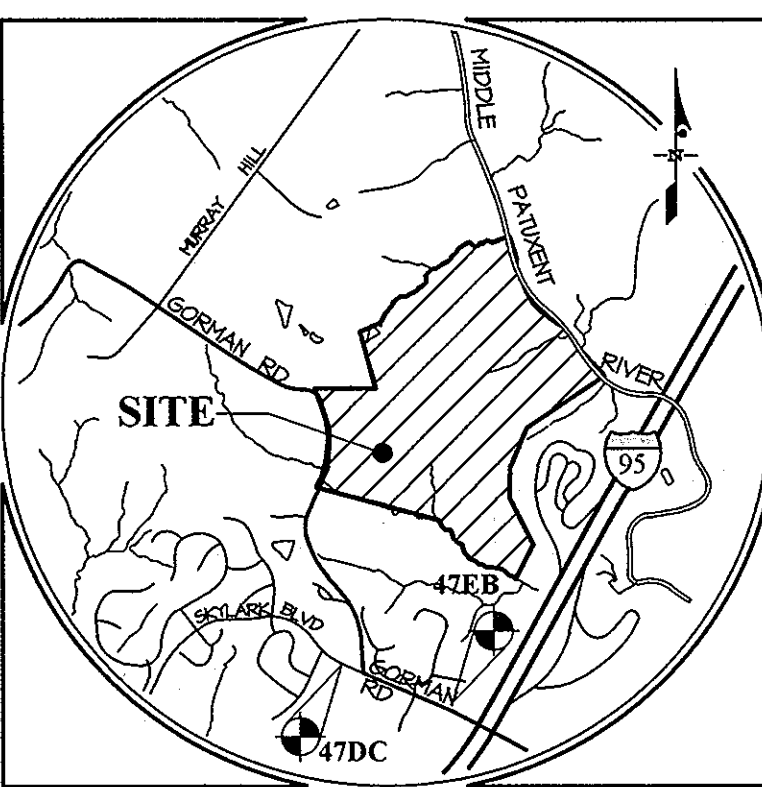
DATE	REVISION	BY	APP'R.

PREPARED FOR:
10010 GORMAN ROAD, LLC.
c/o GOURLEY & GOURLEY, LLC.
1897 PRESTON WHITE DR., SUITE 105
RESTON, VA 20191
ATTN: DAVE CORDINGLEY
703-230-1900



OVERALL FOREST CONSERVATION PLAN

WINCOPIA FARMS
LOTS 1 THROUGH 220 &
OPEN SPACE LOTS 221 THROUGH 256
L 11388 R 725
PARCEL 472



VICINITY MAP
SCALE: 1" = 2,000'

BENCHMARKS

47DC	ELEV. 343.18	N = 536,615.00	E = 1,259,614.08
47EB	ELEV. = 354.23	N = 536,212.71	E = 1,254,833.51

ADC MAP: 5053 GRID: D7

LEGEND

- EXISTING STRUCTURE
- PROPOSED BUILDINGS
- FOREST CLEARING (29.47 AC)
- FOREST RETENTION (34.08 AC)
- NON-CREDITED FOREST AREA (0.82 AC)
- FORESTED FLOOD PLAIN (5.26 AC)
- WETLAND
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED TREE LINES
- EXISTING TREE LINES
- TEMPORARY FOREST CONSERVATION SIGNS
- SLOPES 15-25%
- SLOPES 25% AND STEEPER
- FOREST CONSERVATION EASEMENT
- TREE PROTECTION FENCE
- FIELD SURVEYED TREE CRITICAL ROOT ZONE
- SOIL DELINEATION
- FLOODPLAIN
- WETLAND BUFFER
- STREAM
- STREAM BUFFER
- LIMITS OF DISTURBANCE



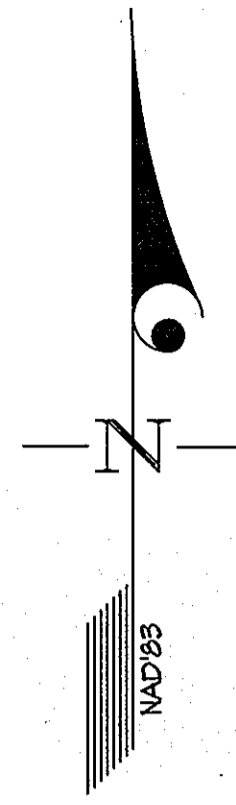
STATE OF MARYLAND
Michael B. Tran
ARCHITECT
8-7-12
938 LANESCAPE

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=200'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG., 2012	47-3	20 OF 23

NOTE: ALL FOREST CONSERVATION EASEMENTS (FCE'S) MUST BE DEVOID OF TRASH, DEBRIS, STRUCTURES, FENCES, ETC.



P 85
K. & M.T. GOULD, JR.
L. 224 F. 323 1st PARCEL

NON-CREDIT FP FOREST
AREA #1 = 2.65 AC.

FCE #1
16.04 AC. RETENTION
0.21 AC. NON-CREDIT FOREST
2.65 AC. NON-CREDIT FLOODPLAIN FOREST
18.90 AC. TOTAL

FOREST RETENTION
AREA #1 = 16.02 AC.

FOREST CLEARING
AREA #1 = 14.85 AC.

FOREST RETENTION
AREA #2 = 0.80 AC.

OPEN SPACE LOT 153
COLUMBIA
VILLAGE OF KINGS CONTRIVANCE
PLAT NOS. 4815 & 4816

FOREST RETENTION
AREA #3 = 3.08 AC.

NON-CREDIT FOREST
AREA #1 = 0.21 AC.

NON-CREDIT FP FOREST
AREA #2 = 1.47 AC.

NON-CREDIT FP FOREST
AREA #7 = 0.06 AC.

FOREST RETENTION
AREA #4 = 8.41 AC.

FCE #4
8.41 AC. RETENTION
1.47 AC. NON-CREDIT
FLOODPLAIN FOREST
9.88 AC. TOTAL

LOT 1 FOREST CLEARING
AREA #5 = 0.02 AC.

CLEMENTE PROPERTY
PLAT NO. 10484

FOREST CON.
ESMNT. #3

FOREST CON.
ESMNT. #4

MATCHLINE SEE SHEET 22

MATCHLINE SEE SHEET 22

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DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Michael B. Tran
PLANNING DIRECTOR DATE

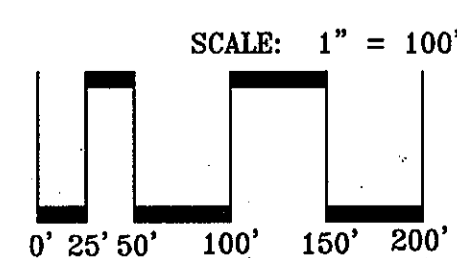
STATE OF MARYLAND
Michael B. Tran

Michael B. Tran
8.7.12
LANDSCAPE ARCHITECT

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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BURTONSVILLE, MARYLAND 20886
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1897 PRESTON WHITE DR., SUITE 105
RESTON, VA 20191
ATTN: DAVE CORDINGLEY
703-230-1900



FOREST CONSERVATION PLAN

WINCOPIA FARMS
LOTS 1 THROUGH 220 &
OPEN SPACE LOTS 221 THROUGH 256
L. 11388 F. 725
PARCEL 472

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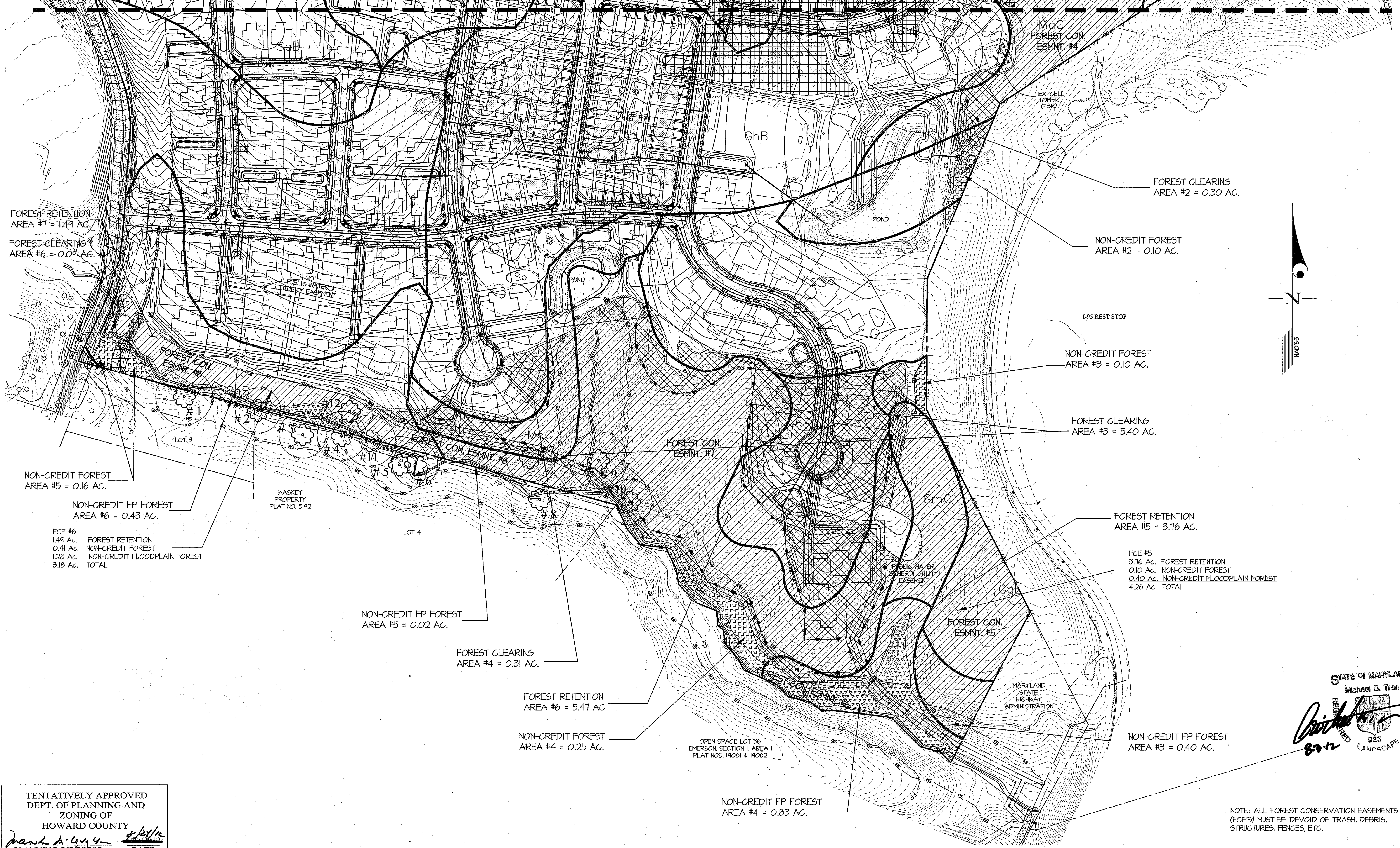
ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

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MATCHLINE SEE SHEET 21

MATCHLINE SEE SHEET 21



FOREST RETENTION
AREA #1 = 1.44 AC.
FOREST CLEARING
AREA #6 = 0.04 AC.

FOREST CLEARING
AREA #2 = 0.30 AC.

NON-CREDIT FOREST
AREA #2 = 0.10 AC.

I-95 REST STOP

NON-CREDIT FOREST
AREA #3 = 0.10 AC.

FOREST CLEARING
AREA #3 = 5.40 AC.

NON-CREDIT FOREST
AREA #5 = 0.16 AC.

NON-CREDIT FP FOREST
AREA #6 = 0.43 AC.

FCE #6
1.44 Ac. FOREST RETENTION
0.41 Ac. NON-CREDIT FOREST
1.28 Ac. NON-CREDIT FLOODPLAIN FOREST
3.18 Ac. TOTAL

FOREST RETENTION
AREA #5 = 3.76 AC.

FCE #5
3.76 Ac. FOREST RETENTION
0.10 Ac. NON-CREDIT FOREST
0.40 Ac. NON-CREDIT FLOODPLAIN FOREST
4.26 Ac. TOTAL

NON-CREDIT FP FOREST
AREA #5 = 0.02 AC.

FOREST CLEARING
AREA #4 = 0.31 AC.

FOREST RETENTION
AREA #6 = 5.47 AC.

NON-CREDIT FOREST
AREA #4 = 0.25 AC.

NON-CREDIT FP FOREST
AREA #4 = 0.83 AC.

NON-CREDIT FP FOREST
AREA #3 = 0.40 AC.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Mark P. Long
PLANNING DIRECTOR DATE

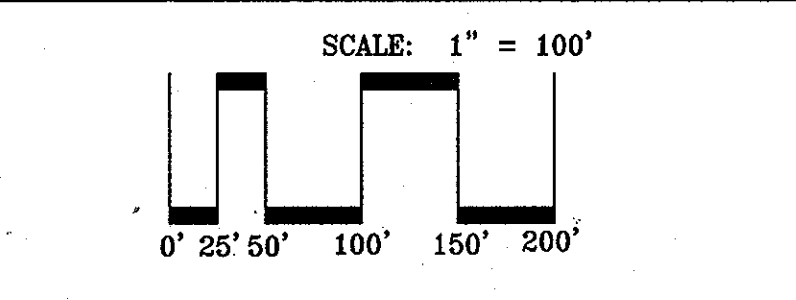
NOTE: ALL FOREST CONSERVATION EASEMENTS
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STRUCTURES, FENCES, ETC.

STATE OF MARYLAND
Michael E. Tren
REGISTERED ARCHITECT
833 LANDSCAPE ARCHITECT
8-2-12

GLWGUTSCHICK LITTLE & WEBER, P.A.
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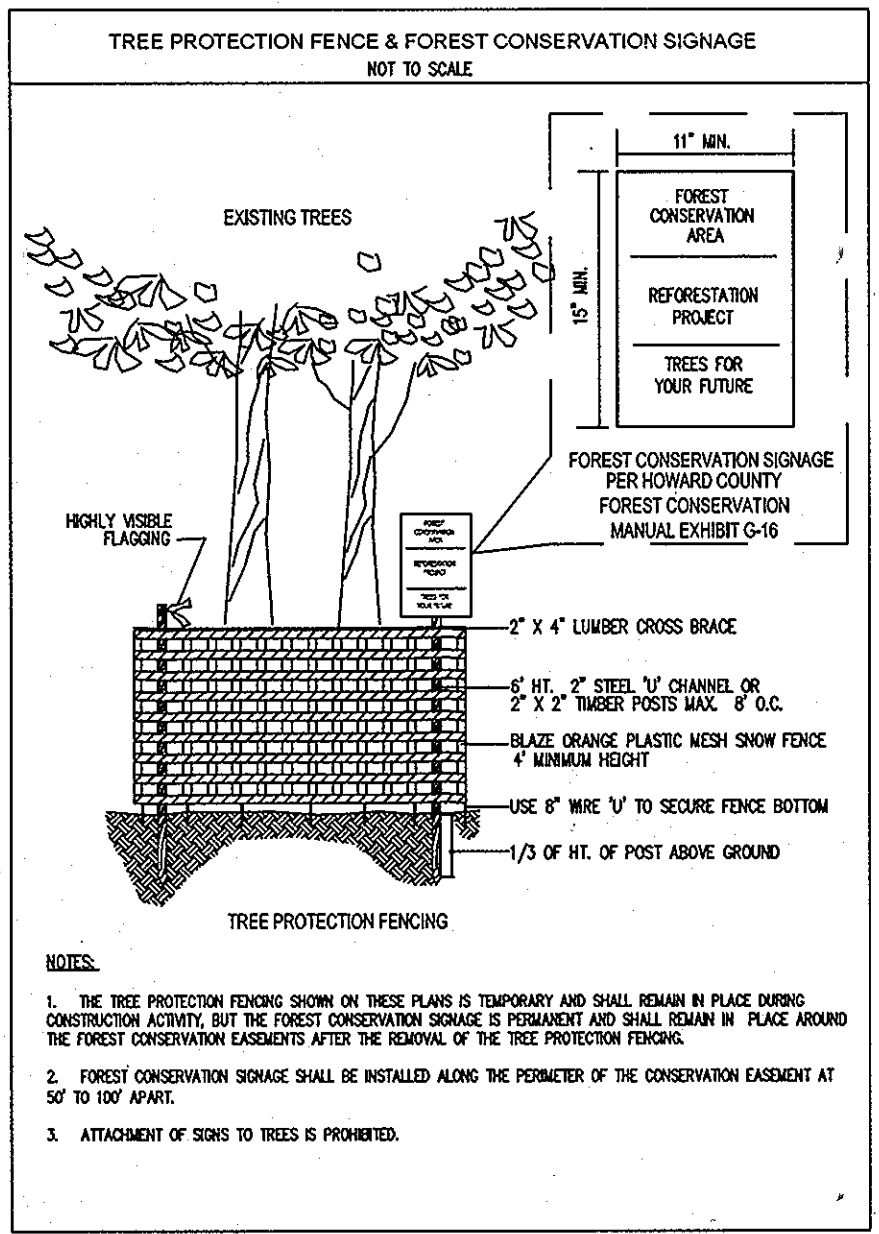
FOREST CONSERVATION PLAN
WINCOPIA FARMS
LOTS 1 THROUGH 220 &
OPEN SPACE LOTS 221 THROUGH 256
L 11388 F 725
PARCEL 472
ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=100'	R-ED	08052
DATE	TAX MAP - GRID	SHEET
AUG., 2012	47-3	22 of 23

FOREST CONSERVATION WORKSHEET

Project Name: Wincopia Farms DPZ File No.:

1 Site Data	
A. Gross Site Area	127.590
B. Area within 100-yr floodplain, if applicable	6.110
C. Area of existing easement for major utility transmission lines, if applicable	0.000
D. Area of external public road (frontage) dedication, if applicable	0.000
E. Net Tract Area	121.480
F. Land Use Category	Residential - Suburban
2 Input Data	
A. Net Tract Area	121.480
B. Reforestation Threshold (percent of net tract = 20%)	24.296
C. Afforestation Threshold (percent of net tract = 15%)	18.222
D. Existing Forest on Net Tract Area	71.68
E. Forest Clearing on Net Tract Area	25.97
F. Forest Retention on Net Tract Area	39.03
G. Forest Retention on Non-Credit + Floodplain	6.68
3 Reforestation and/or Afforestation Calculations	
A. Net tract forest clearing above reforestation threshold, if applicable	25.970
B. Net tract forest clearing below reforestation threshold, if applicable	0.000
C. Planting up to afforestation threshold, if applicable	0.000
D. Reforestation planting required for clearing above threshold (3A x 0.25)	6.493
E. Reforestation planting required for clearing below threshold (3B x 2.0)	0.000
F. Net tract forest retention above reforestation threshold (2F-2B, available credit)	14.734
G. Total reforestation planting required (3C+3D+3E - 3F)	0.000
4 Break Even Point (BEP) Calculations	
A. Maximum clearing allowed with no reforestation planting (2D-2B)/1.25	37.905
B. Minimum net tract retention at BEP 0.20(2D-2B)+2B or 2D-4A	33.772
5 Forest Conservation Required	
A. Forest Retention Area (2F)	39.030
B. Forest Planting Area (3D)	0.000
C. Total minimum FCE required for retention and reforestation	39.030



TREE PLANTING AND MAINTENANCE CALENDAR

TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2\"/>												
PLANTING SEEDLINGS, MAPS												
MINIMUM MONITORING			*									
FERTILIZER + (IF NEEDED)												
WATER ++												
PRUNING												

KEY:
 * ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
 + GREATLY RECOMMENDED
 ++ RECOMMENDED WITH ADDITIONAL CARE
 --- RECOMMENDED
 --- RECOMMENDED
 + DEPENDENT UPON SITE CONDITIONS
 ++ DEPENDENT UPON SITE CONDITIONS, WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"

NOTE:
 THE PLANTING AND CARE OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH THE LOCAL CLIMATIC CONDITIONS. THIS CALENDAR SUMMARIZES SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC REFORESTATION AND STRESS REDUCTION ACTIVITIES.

SOURCE: ADAPTED FROM THE MARYLAND STATE FOREST CONSERVATION MANUAL

CONSTRUCTION PERIOD PROTECTION PROGRAM

- THE LIMIT OF FOREST RETENTION SHALL BE STAKED AND FLAGGED.
- A PRE-CONSTRUCTION MEETING AT THE SITE SHOULD BE HELD TO CONFIRM THE LIMITS OF CLEARING SPECIFIED. THE MEETING SHOULD INCLUDE THE OWNER OR THE OWNER'S REPRESENTATIVE, THE ON-SITE FOREMAN IN CHARGE OF LAND DISTURBANCE, THE ENVIRONMENTAL CONSULTANT AND THE APPROPRIATE HOWARD COUNTY INSPECTORS.
- FOREST PROTECTION DEVICES AND SIGNS (SEE DETAILS) SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING. THE PROTECTION DEVICES AND SIGNS SHALL BE MAINTAINED DURING THE ENTIRE CONSTRUCTION PERIOD. NONE OF THE DEVICES SHALL BE ANCHORED OR ATTACHED IN ANY WAY TO THE TREES TO BE SAVED.
- EQUIPMENT, VEHICLES AND BUILDING MATERIALS SHALL NOT BE WITHIN THE PROTECTED AREA. ACTIVITIES STRICTLY TO IMPLEMENT ANY REFORESTATION PLANTING AND MAINTENANCE (I.E. WATERING, FERTILIZING, THINNING, PRUNING, REMOVAL OF DEAD AND DISEASED TREES WHERE NECESSARY, ETC.) OF THE CONSERVATION AREA ARE PERMITTED. CLEARING FOR THE PURPOSE OF SODDING OR PLANTING GRASS IS NOT PERMITTED WITHIN THE FOREST CONSERVATION AREAS ONCE THEY'RE ESTABLISHED.
- AT THE END OF THE CONSTRUCTION PERIOD, THE DESIGNATED QUALIFIED PROFESSIONAL SHALL CONVEY TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM CERTIFICATION THAT ALL FOREST RETENTION AREAS HAVE BEEN PRESERVED, ALL REFORESTATION AND/OR AFFORESTATION PLANTINGS (IF APPLICABLE) HAVE BEEN INSTALLED AS REQUIRED BY THE FOREST CONSERVATION PLAN, AND THAT ALL PROTECTION MEASURES REQUIRED FOR THE POST-CONSTRUCTION PERIOD HAVE BEEN INSTALLED. UPON REVIEW OF THE FINAL CERTIFICATION DOCUMENT FOR COMPLETENESS AND ACCURACY, THE PROGRAM COORDINATOR WILL NOTIFY THE OWNER OF RELEASE FROM THE CONSTRUCTION PERIOD OBLIGATIONS. THE 2-YEAR (MIN) POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD THEN COMMENCES.

GENERAL NOTES

- THIS RETENTION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBTITLE 12 "FOREST CONSERVATION" OF THE HOWARD COUNTY CODE.
- IMPLEMENTATION OF THIS PLAN MUST BE PERFORMED BY A CONTRACTOR THAT IS KNOWLEDGEABLE AND EXPERIENCED IN AFFORESTATION/REFORESTATION TECHNIQUES AND PRACTICES.
- THE OWNER IS RESPONSIBLE FOR A 2-YEAR (MIN) POST-CONSTRUCTION MAINTENANCE PERIOD WHICH INVOLVES ACTIVITIES NECESSARY TO ENSURE SURVIVAL AND GROWTH OF THE CONSERVATION AREA. TWO INSPECTIONS PER YEAR BY A QUALIFIED PROFESSIONAL AT BEGINNING AND END OF THE GROWING SEASON, ARE RECOMMENDED IN ORDER TO TAKE REMEDIAL STEPS AS NECESSARY. IF, AFTER ONE YEAR, THE POSSIBILITY EXISTS THAT THE ORIGINAL PLANTING (IF APPLICABLE) WILL NOT MEET SURVIVAL RATE STANDARDS, THE APPLICANT MAY CHOOSE TO ESTABLISH REINFORCEMENT PLANTINGS.
- AT THE END OF THE POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD, CERTIFICATION BY A QUALIFIED CONSULTANT WILL BE REQUIRED BEFORE TO THE OWNER CAN BE RELEASED FROM HIS/HER FOREST CONSERVATION OBLIGATION TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.
- THE DEVELOPER/BUILDER SHALL (IN WRITING) NOTIFY ALL HOME OWNERS IN THIS DEVELOPMENT OF THE EXISTENCE OF FOREST CONSERVATION AREAS AND THAT DISTURBANCE TO THE FOREST CONSERVATION AREAS OR THE REMOVAL OF FOREST CONSERVATION SIGNAGE IS PROHIBITED.
- REFORESTATION/AFFORESTATION TREE PLANTINGS SHOULD BE INSTALLED IN A CURVILINEAR PATTERN TO FACILITATE MAINTENANCE BUT AVOID A GRID APPEARANCE. EACH SPECIES OF TREE SHALL BE DISTRIBUTED EVENLY WITHIN EACH FOREST CONSERVATION EASEMENT AREA.

FOREST CONSERVATION PROGRAM SEQUENCE

- OBTAIN ALL NECESSARY PERMITS.
- STAKEOUT LIMITS OF DISTURBANCE.
- FIELD MEETING TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE SITE GRADING AND CONSTRUCTION.
- INSTALL FOREST CONSERVATION SIGNS AND FOREST PROTECTION DEVICES (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE (THAT INVOLVES CLEARING AND/OR RETENTION OF TREES).
- COMMENCE SITE CONSTRUCTION.
- PREPARE SITE SOIL BY MULCHING AND REMOVAL OF TRASH AND WEEDS INCLUDING AN APPLICATION OF HERBICIDES TO CONTROL NOXIOUS WEEDS AND INVASIVE SPECIES.
- INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS, START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
- POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN).
- FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION SURETY.

Information for Forest Conservation Calculations

1 Project Name:	Wincopia Farms	
2 Land Use Category:	Residential - Suburban	
Forest Conservation Thresholds (Reforestation / Afforestation) = 20 % 15 %		
3 Gross Site Area	5,557,820 s.f.	127,5900 ac.
4 Area within 100-yr floodplain, if any	266,152 s.f.	6.1100 ac.
5 Area of existing easement for major utility transmission lines (if any, see note below)	0 s.f.	0.0000 ac.
6 Area of external public road (frontage) dedication (if any see note below)	0 s.f.	0.0000 ac.
7 Existing Forest on Net Tract Area	3,122,250 s.f.	71.6770 ac.
8 Forest Clearing on Net Tract Area	1,131,253 s.f.	25.9700 ac.

Notes:
 #5 - Existing easement or RW for major utilities that are not directly serving the site (such as overhead transmission lines or gas pipelines) can be deducted from the gross tract area. (DPZ Guidelines, Item #13, June 1994).
 #6 - RW dedications required for external arterial or collector roads adjacent to the site can be deducted if no forest clearing is to occur in the area to be dedicated (DPZ Guidelines, Item #13, June 1994).

Forest Conservation Surety Calculations

Type of Forest Conservation	Quantity		Unit price per square foot	Surety Amount
	Acres	Square Feet		
Required Forest Retention	39.030	1,700,147	\$0.20	\$340,029.36
Required Reforestation/Afforestation	0.000	0	\$0.50	\$0.00
Total Forest Conservation Surety required:				\$340,029.36

NOTE: SURETY SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT WITH THE FINAL PLAN

NOTE: ALL FOREST CONSERVATION EASEMENTS (FCE'S) MUST BE DEVOID OF TRASH, DEBRIS, STRUCTURES, FENCES, ETC.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Planning Director DATE

STATE OF MARYLAND
 Michael E. Tran
 Registered Professional Architect
 933 LANDSCAPE ARCHITECT
 8-7-12

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186	PREPARED FOR: 10010 GORMAN ROAD, LLC. c/o GOURLEY & GOURLEY, LLC. 1897 PRESTON WHITE DR., SUITE 105 RESTON, VA 20191 ATTN: DAVE CORDINGLEY 703-230-1900	FOREST CONSERVATION PLAN		SCALE AS SHOWN	ZONING R-ED	G. L. W. FILE No. 08052
		WINCOPIA FARMS LOTS 1 THROUGH 220 & OPEN SPACE LOTS 221 THROUGH 256 L 11388 R 725 PARCEL 472		DATE AUG., 2012	TAX MAP - GRID 47-3	SHEET 23 of 23

ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND