ROAD CONSTRUCTION PLANS
WINTERS RIDGE
LOTS 1 THRU 8

A RESUBDIVISION OF LOT 3
THE NORRIS E. POOL SUBDIVISION
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

VICINITY MAP
SCALE 1:1000

OWNER

GENERAL NOTES:
1. CONSTRUCTION PLANS ACCOMPANYING THIS SHEET PREPARED AND MARKED.
2. CONSTRUCTION PLANS PREPARED AND MARKED WITH THE PREPARER'S STAMP AND SIGNATURE.
3. CONSTRUCTION PLANS PREPARED AND MARKED WITH THE DATE OF PREPARATION.
4. CONSTRUCTION PLANS PREPARED AND MARKED WITH THE DATE OF DELIVERY.
5. CONSTRUCTION PLANS PREPARED AND MARKED WITH THE DATE OF ACCEPTANCE.
6. CONSTRUCTION PLANS PREPARED AND MARKED WITH THE DATE OF COMPLETION.

PROJECT DRAWING:
TITLE: ROAD CONSTRUCTION PLANS
DATE: 01/01/2023
SCALING: 1:1000

A RESUBDIVISION OF LOT 3
THE NORRIS E. POOL SUBDIVISION
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE 1:1000

OWNER

COVER SHEET
ROAD PLAN AND PROFILES
FILLET PROFILES
TERRAIN AND EROSION CONTROL PLAN
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
BIORETENTION AREA PROFILES AND DETAILS
BIORETENTION AREA SPECIFICATIONS & SOL BORINGS
DRAINAGE AREA MAP
LANDSCAPE PLAN
FOREST CONSERVATION PLAN

1 - 10
07-01-39
## MAINTENANCE SCHEDULE FOR BIORETENTION AREA

**Note:** All maintenance will be responsibility of the HOA.

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>METHOD</th>
<th>FREQUENCY</th>
<th>TIME OF YEAR</th>
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<tbody>
<tr>
<td>SOIL</td>
<td>Visual</td>
<td>Monthly</td>
<td>As needed</td>
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<tr>
<td>Organic Layer</td>
<td>BY NAME</td>
<td>BY NAME</td>
<td>BY NAME</td>
</tr>
<tr>
<td>Plants</td>
<td>BY NAME</td>
<td>BY NAME</td>
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</tr>
</tbody>
</table>

## OPERATION AND MAINTENANCE SCHEDULE FOR BIORETENTION AREAS

1. Annual maintenance of plant material, mulch layer, and sod lawns. Maintenance will be performed for three (3) months. This will consist of regularly scheduled maintenance will be performed and any minor repairs will be made.

2. Nutrients of choice for bioretention will be added in spring to promote growth and development of vegetation.

3. Mulch layer will be applied to the bioretention area to help retain moisture, reduce evaporation, and prevent soil erosion.

4. Sod will be replaced as needed due to any damage or deterioration.

5. Weeds and other vegetation will be regularly pruned and removed to maintain the health and appearance of the bioretention area.

## TYPICAL CROSS SECTION

**Scale:** N1/48

## PLAN VIEW

**Scale:** 1"=20'

## SECTION A

**Scale:** 1"=10'

## SECTION C

**Scale:** 1"=10'

## GENERAL NOTES

1. The bioretention facility shall be privately owned and maintained.

## BIOTREATMENT AREA PLANTING SCHEDULE

<table>
<thead>
<tr>
<th>QUANTITY</th>
<th>SPECIES</th>
<th>HABITAT</th>
<th># OF PLANTS X DIA</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>P. x 100</td>
<td>350</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>P. x 5</td>
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## BULB SCHEDULE

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<tbody>
<tr>
<td>100</td>
<td>D. gal.</td>
<td>100</td>
<td></td>
<td></td>
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<tr>
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### General Notes
- Maintenance of the bioretention area shall be the responsibility of the Homeowners Association (HOA).
- Regular inspections and maintenance shall be performed by the HOA to ensure the proper functioning of the bioretention area.
- Any damages or issues shall be reported to the HOA immediately for prompt attention and repairs.

### Typical Cross Section

**Scale:** N1/48

### Plan View

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### Section A

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PLANT MATERIAL GUIDELINES

The following plant materials shall be used in the pond:

- Grasses: Festuca sp., Lolium sp.
- Aquatic plants: Nymphaea sp., Elodea canadensis
- Shrubs: Salix sp., Viburnum sp.

Installation and Maintenance Schedule

Note: All maintenance shall be the responsibility of the HOA.

Day 1:
- Trenching and plumbing
- Gravel subbase
- Placement of plants

Day 2:
- Backfilling
- Mulching

Day 3:
- Watering
- Final inspection

Time Projection:

- All plant materials shall be kept moist during transport from the source to the site.

- Plants shall be watered daily until established and thereafter as needed.

- Plants shall be trimmed as necessary to maintain a pleasing appearance.

- Maintenance shall be performed at least once a month.
**Schedule A - Perimeter Landscaped Edge**

<table>
<thead>
<tr>
<th>Stake</th>
<th>Perimeter 1</th>
<th>Perimeter 2</th>
<th>Perimeter 3</th>
<th>Perimeter 4</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Design</td>
<td>1,200 sq ft</td>
<td>1,200 sq ft</td>
<td>1,200 sq ft</td>
<td>1,200 sq ft</td>
<td>4,800 sq ft</td>
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<tr>
<td># of Trees</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>40</td>
</tr>
<tr>
<td># of Shrubs</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>80</td>
</tr>
<tr>
<td>Total</td>
<td>1200</td>
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<td>1200</td>
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**Private Street Tree Requirement Planting Schedule**

<table>
<thead>
<tr>
<th>Stake</th>
<th>Street Name</th>
<th>Street Type</th>
<th>Number of Trees</th>
<th>Species</th>
<th>Diameter</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Private Road</td>
<td>30 ft</td>
<td>10</td>
<td>Evergreen</td>
<td>2 in</td>
</tr>
<tr>
<td>2</td>
<td>Main Street</td>
<td>20 ft</td>
<td>20</td>
<td>Deciduous</td>
<td>3 in</td>
</tr>
</tbody>
</table>

**Perimeter Landscape Requirement Planting Schedule**

<table>
<thead>
<tr>
<th>Stake</th>
<th>Landscape Block</th>
<th>Block Type</th>
<th>Number of Trees</th>
<th>Species</th>
<th>Diameter</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Private Yard</td>
<td>50 ft</td>
<td>20</td>
<td>Evergreen</td>
<td>2 in</td>
</tr>
<tr>
<td>2</td>
<td>Public Walk</td>
<td>30 ft</td>
<td>20</td>
<td>Deciduous</td>
<td>3 in</td>
</tr>
</tbody>
</table>

**Private Street Tree Calculations**

- **Stake 1:**
  - Stormwater Mitigation Planting:
    - 10 trees
  - Street Tree Planting:
    - 20 trees

---

**Legend**

- **1:** Street Trees
- **2:** Shrubs
- **3:** Evergreen
- **4:** Deciduous

---

**Developer's/Owner's Certificate**

The developer/owner certifies that the landscaping shown on the plan will be constructed in accordance with the specified requirements and that the planting will be maintained in good condition. Any deviation from the specifications shall require prior written approval from the landscape architect.

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**Tree Planting Detail**

- **Tree Species:** Evergreen
- **Tree Diameter:** 2 in
- **Tree Spacing:** 30 ft

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**Note:**

This drawing is to be used for landscape plan purposes only. It is the responsibility of the developer/owner to ensure compliance with local regulations and ordinances regarding landscaping and tree planting.

---

**Approval:**

- **Date:** 7/4/21
- **Signatures:**
  - [Developer/Owner]
  - [Landscape Architect]