SITE DEVELOPMENT PLAN
DOWNTOWN COLUMBIA
10227 WINCOPIN CIRCLE
PARCEL 298
SDP-69-904
HOWARD COUNTY
MARYLAND

GENERAL NOTES
1. THIS SITE DEVELOPMENT PLAN IS IN ACCORDANCE WITH THE LATEST PLANNING AND ZONING REGULATIONS OF HOWARD COUNTY.
2. THE CONTRACTOR IS REQUIRED TO OBTAIN PERMITS FROM THE HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING PRIOR TO ANY CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT DURING AND AFTER CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTIES DURING AND AFTER CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC DURING AND AFTER CONSTRUCTION.
6. ALL PLANS PREPARED ARE SUBJECT TO REVIEWS OF HOWARD COUNTY PLANNING DEPARTMENT.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL MUNICIPAL UTILITY SYSTEMS.
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BENCHMARK
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2. BENCHMARKS ARE LOCATED AT THE INTERSECTIONS OF THE PROPERTY.
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TEMPORARY SURFACE LOT
PARCEL 321, LOT 17 10227 WINCOPIN CIRCLE COLUMBIA, MD 20844

COVER SHEET
PROFESSIONAL CERTIFICATION
PROFESSIONAL ING. NO. 27354
PLANNING BOARD OF HOWARD COUNTY
DATE

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**Planting/Requirements for FilterrA® Systems**

**Root Material**
- Select plants as specified in the engineering plans and specifications.

**Soil Preparation**
- Use topsoil or sand where topsoil is not available.
- Do not remove or replace subgrade material.

**Drainage**
- Use gravel or sand to create a permeable layer.

**Backfilling**
- Use appropriate backfill material to avoid settlement.

**Water Flow**
- Ensure water flow is directed away from the structure.

**Mulch Application**
- Use mulch as specified in the engineering plans and specifications.

**Maintenance**
- Maintain the system in good condition.

**хождение**
- Надзор за выполнением и обновлением разработанных планов.

**Уход**
- Удостоверьтесь, что уход за растениями соответствует плану.

**Оценка**
- Оцените состояние растений и убедитесь, что они должным образом ухаживаются.

**Материалы**
- Используйте материалы, указанные в планах.

**Процедуры**
- Регулярно проверяйте систему и корректируйте, если необходимо.

**Схемы**
- Составьте схемы для удобства ухода.

**Ограничения**
- Учтите сезонные ограничения.

**Меры безопасности**
- Выполняйте меры безопасности при работе с растениями.

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**FiltrerrA Bioretention Systems Multi-Specifications**

**General Description**
FiltrerrA Bioretention Systems multi consists of double drainpiped wood or turf blocks.

**Use**
- The units are used in FilterrA Bioretention Systems as the surface component for pre-treatment of stormwater runoff, protection of the FilterrA biofiltration media and moisture content. The units are more than a 3" multi layer should be applied.

**Technical Specifications**
- Multi should be approved by Contech Engineering Solutions for use in FilterrA systems.
- Multi should be included in the multi layer structure.
- Multi should be double drainpiped wood or turf blocks.
- Multi should have attached manholes, fire and/or rainfall points.
- Multi should be certified by the city and state.
5. Construct berm on an uninterrupted, continuous grade.

6. Form the hardware cloth and the geotextile to the concrete gutter and face of curb to span the inlet throat opening.

7. Attach lathe.

8. Where two sections of geotextile adjoin: overlap, fold, and staple to post in accordance with this detail.

9. Provide a mastic seal between pavement, geotextile, and 2x4 to prevent sediment-laden water from providing a mastic seal between pavement, geotextile, and 2x4 to prevent sediment-laden water from passing through the assembly.

10. Place the assembly against the inlet throat and nail to 2x4 anchors (minimum 2 feet length). Extend the construction specifications into ground. Backfill and embed geotextile minimum of 3 inches deep over the length and width of the SCE. Maintain entrance in a condition that minimizes tracking of sediment. Add stone or make other repairs as conditions demand to keep the SCE in a serviceable physical condition.

11. Fasten woven slit film geotextile as specified in section H-1 materials, securely to the upslope side of the ground. Backfill and embed geotextile minimum of 3 inches above ground. Backfill and embed geotextile minimum of 3 inches above ground.

12. Remove accumulated sediment and debris when bulges develop in fence or when sediment reaches 25% of maximum opening. 42 inches in height (minimum) square cut of sound quality hardwood. As an alternative, use wood posts 1 1/4 inches in diameter.

13. Provide manufacturer certification to the authorized representative of the inspection/enforcement authority showing that the geotextile used meets the requirements in section H-1 materials.

14. Screwing, and/or swiping. Washing roadway to remove mud tracked onto pavement is not acceptable. The temporary asphalt berm shall be anchored a minimum of 12 inches from the opening, each side. The temporary asphalt berm shall be anchored a minimum of 12 inches from the opening, each side.

15. Storm drain inlet protection requires frequent maintenance. Remove accumulated sediment after each storm event to maintain function and avoid premature clogging.

16. At non-sump locations, install a temporary sandbag or asphalt berm to prevent inlet bypass.

17. Filtexx Siltsixoxx Curb Inlet Protection
### Table 2-2: Sediment Control

<table>
<thead>
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<th>Table 2-2: Sediment Control</th>
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**Notes:**
- **Up to 10,000 square feet** should be seeded using a mix of **1.5 to 2.0 pounds** per 1000 square feet. **Choose a minimum of three Kentucky Bluegrass cultivars**.
- **For areas that receive intensive management**, select a full sun mixture of Kentucky Bluegrass.
- **DRY SEEDING** is included for conventional drop or broadcast spreaders.
- **WATER CODE** is set to ensure the correct application of water to the site.
- **SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT** in the Little Patuxent area is maintained with **Kentucky Bluegrass**.
- **ADDITIONAL SOIL PREPARATION AND TILLAGE** is necessary to maintain the integrity of the seedbed.
- **MULCH ANCHORING** is performed immediately prior to laying the sod.
- **THE STOCKPILE AREA** must continuously meet the requirements for adequate seedbed preparation.
- **TIGHT JOINTING** ensures that the sod is not exposed, and any irregularities in the surface are minimized.
- **SOD ROOTS AND THE UNDERLYING SOIL SURFACE** need to be protected to ensure proper germination.
- **IMMEDIATE PRIOR TO LAYING THE SOD**, the stockpile area must be covered with impermeable sheeting.
- **SOD LABELS** must be made available to the job supervisor.
**REVISED SITE DEVELOPMENT PLAN**

**PROPOSED LANDSCAPE PLAN**

**Evergreen Trees**

**Number of Plants Provided:**

- Evergreen Trees: 230

- Shrubs (1:4) 230-35=195

**SCALE:** 1"=20'

**LOCATION OF EXISTING PLANTING:**

- 24 Existing Trees to Remain

**PLANTING PLAN NOTES:**

1. Location of all existing and proposed future site and site related plant to construction and site plan indications.
2. All plant locations are to remain in plan private to construction and site plan indications.
3. No planting changes to be made without prior review of the plan.
4. All plantings located within grading cut lines.
5. All existing planting within LOD to be removed unless otherwise noted.
6. OBGOA.

**PLANTING TABLE:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Type</th>
<th>Size</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Trees</td>
<td>Evergreen</td>
<td>230</td>
<td></td>
</tr>
<tr>
<td>Shrubs</td>
<td>195</td>
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<td></td>
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</tbody>
</table>

**REMARKS:**

- The plant schedule is to be used in conjunction with the site plan.
- All existing planting within grading cut lines.
- No planting changes to be made without prior review of the plan.
- All plantings located within grading cut lines.
- Locations per plan.

**PLANTING SOIL MIX:**

- 2.5" cal. 8 PL

**OTHER NOTES:**

- Detail and the planting soil mix shall be used to backfill all planting beds.
- All groundcover, perennial, and shrub planting beds shall be excavated to depths specified in the planting plan.
- This plan has been prepared in accordance with section 16.124 of the Howard County code and the compliance with applicable regulations. All other required landscaping shall be permanently maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance 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 of the plan.

**COLUMBIA "TOWN CENTER"**

**335 M.D.R. 7793 / F. 683**

**10227 WINCOPIN LOT 5**

**COLUMBIA REGIONAL OFFICE**

**REGISTERED LANDSCAPE ARCHITECT**

**AMERICAN CITY BUILDING BUSINESS TRUST**

**PLANNING BOARD OF HOWARD COUNTY**

**DEVELOPMENT ENGINEERING DIVISION**

**APPROVED:**

- By: [Signature]

**DATE:** 11/10/21

**MARYLAND, LICENSE NO.**: [License Number]

**APPROVED BY ME, AND THAT I AM A**

- [Name]

**334 10001 0298 13**

**Columbia, MD 21044**

**19029.00**

**Proj. No.**

**PLANNING BOARD OF HOWARD COUNTY**

**DEVELOPMENT ENGINEERING DIVISION**

**APPROVED:**

- By: [Signature]

**DATE:** 7/14/2020 10:43 AM

**MARYLAND, LICENSE NO.**: [License Number]

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- [Name]

**335 0001 0298 13**

**Columbia, MD 21044**

**19029.00**

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- By: [Signature]

**DATE:** 7/14/2020 10:43 AM

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**APPROVED BY ME, AND THAT I AM A**

- [Name]
1. **LANDSCAPE DETAILS**

- **3" MULCH**
- **2" SQUARE HARDWOOD STAKES, MIN. 8' LONG**
  - Extend stakes to firm bearing as needed
- **2 STRANDS GALV. WIRE, TWISTED UNTIL TAUT**
- **BLACK RUBBER HOSES**
- **DO NOT CUT LEADER**
- **3" HT SAUCER AROUND TREE PIT**
- **FINISHED GRADE CUT AND REMOVE BURLAP AND/OR WIRE BASKET FROM TOP 1/3 OF ROOT BALL**
- **BACKFILL MIX (SEE SPECS)**
- **SCARIFY SUBSOIL TO 6" MIN. DEPTH**
- **SET DECIDUOUS TREES WITH 1/8 OF ROOT BALL ABOVE FINISHED GRADE**
- **30" MIN. 12" TYP.**
- **NOT TO SCALE**

**NOTES:**

1. **FOR CONTAINER SHRUBS, COMPLETELY REMOVE ALL NON-BIODEGRADABLE CONTAINERS AND SCARIFY ROOTBALL BY USING A SHARP BLADE AND MAKING 4 TO 5 ONE INCH CUTS THE LENGTH OF THE ROOTBALL.**
2. **FOR B&B SHRUBS, CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL**

**SPACING VARIES 6" MIN, TYP.**

**SHRUB PLANTING:**

Refer to plan or plant list
1. **Drawing:**

   - The purpose of the landscape notes is to provide guidelines for landscape installation. The contractor is responsible for following the specifications outlined in these notes.

2. **Site Preparation:**

   - Prior to planting, the soil must be thoroughly incorporated. This includes mixing compost with the topsoil to a depth of 6" and applying the correct amount of fertilizer.

3. **Planting:**

   - Turf type tall fescues should be the grass type used. The sowing should be done immediately after planting and watering.

4. **Watering:**

   - Adequate watering is necessary to ensure proper establishment of the plants. The first watering should be within 4 hours of placement.

5. **Mulching:**

   - Mulch should be placed immediately after planting and watering.

6. **Maintaining:**

   - The contractor is responsible for maintaining the landscape according to the specifications provided. This includes proper mowing and trimming of plants.

7. **Quality Assurance:**

   - The contractor will be held accountable for the quality of work performed. Any deficiencies will be rectified at the contractor's expense.

8. **Safety:**

   - The contractor must ensure the safety of all workers on site. Necessary precautions must be taken to prevent accidents.

9. **Materials:**

   - Use of approved materials is required. The contractor must ensure that all materials used meet the specifications outlined in the notes.

10. **Supervision:**

    - The owner's representative shall have the final say in approving the work. They may direct any necessary changes.

11. **Responsibility:**

    - The contractor shall be responsible for the work performed. They must adhere to all specifications and notes provided.

12. **Documentation:**

    - The contractor is required to provide copies of any necessary documents, such as current university agronomy mimeo.

13. **Deficiencies:**

    - Any deficiencies found will be noted and remedied at the contractor's expense.

14. **Approval:**

    - The work must be approved by the owner's representative before it is considered complete.

These notes are intended to provide a clear guide for the contractor in the installation of the landscape. Adherence to these specifications will ensure a quality outcome.

**Certification Notes:**

The landscape notes are certified by the owner's representative to ensure compliance with the specifications outlined. Any discrepancies must be addressed immediately to maintain the quality of the work.