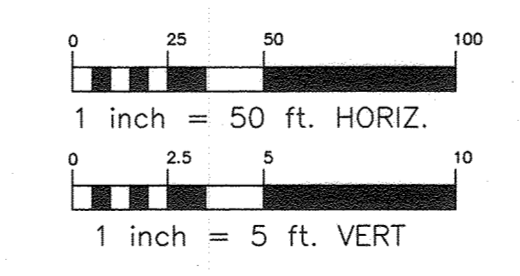


APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]*  
 CHIEF, BUREAU OF HIGHWAYS  
 DATE: 10/26/22

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]*  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 11/3/22

**CENTER LINE CURVE DATA**

CURVE	ALIGNMENT	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	Declan Road	24+38.72 TO 25+04.62	100.00'	65.90'	37°45'29"	34.20'	S87°00'30"E	64.71'



**BENCHMARK ENGINEERING, INC.**  
 3300 N. RIDGE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BE-CIVILENGINEERING.COM

Professional Certification. I hereby certify that these documents 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. 22390, Expiration Date: 6-30-2023.

*[Signature]*  
 9-19-22

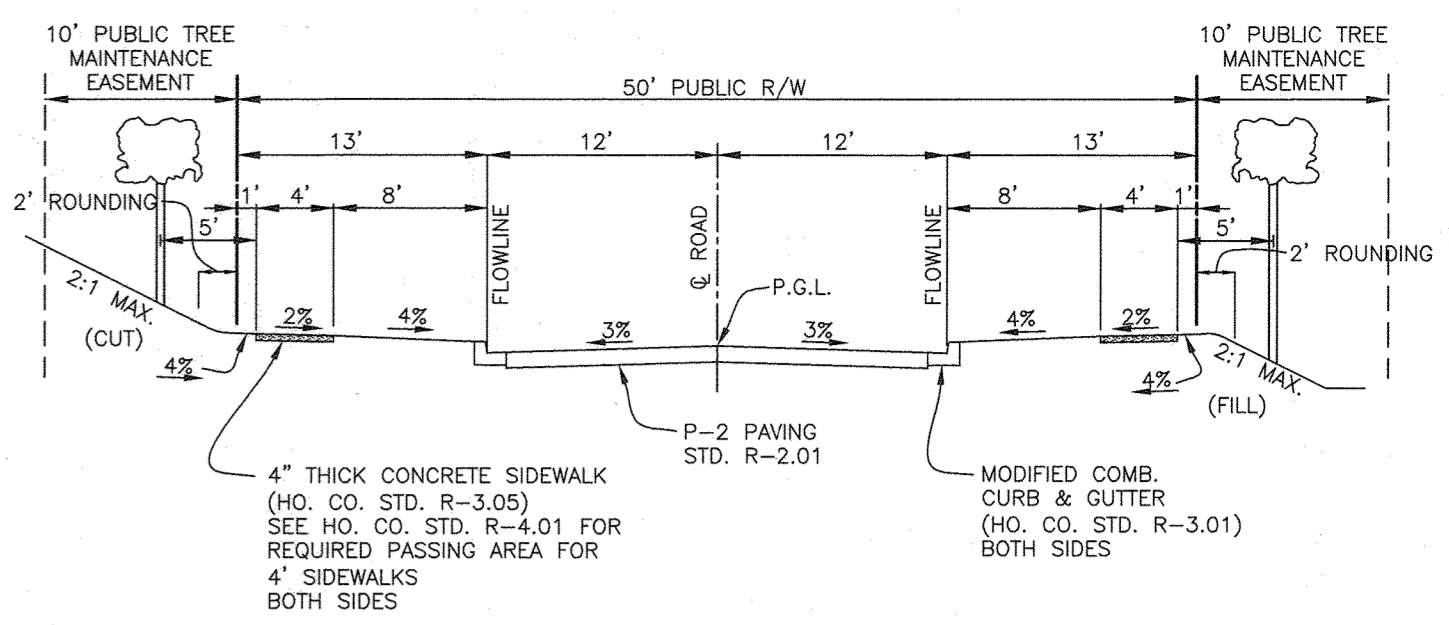
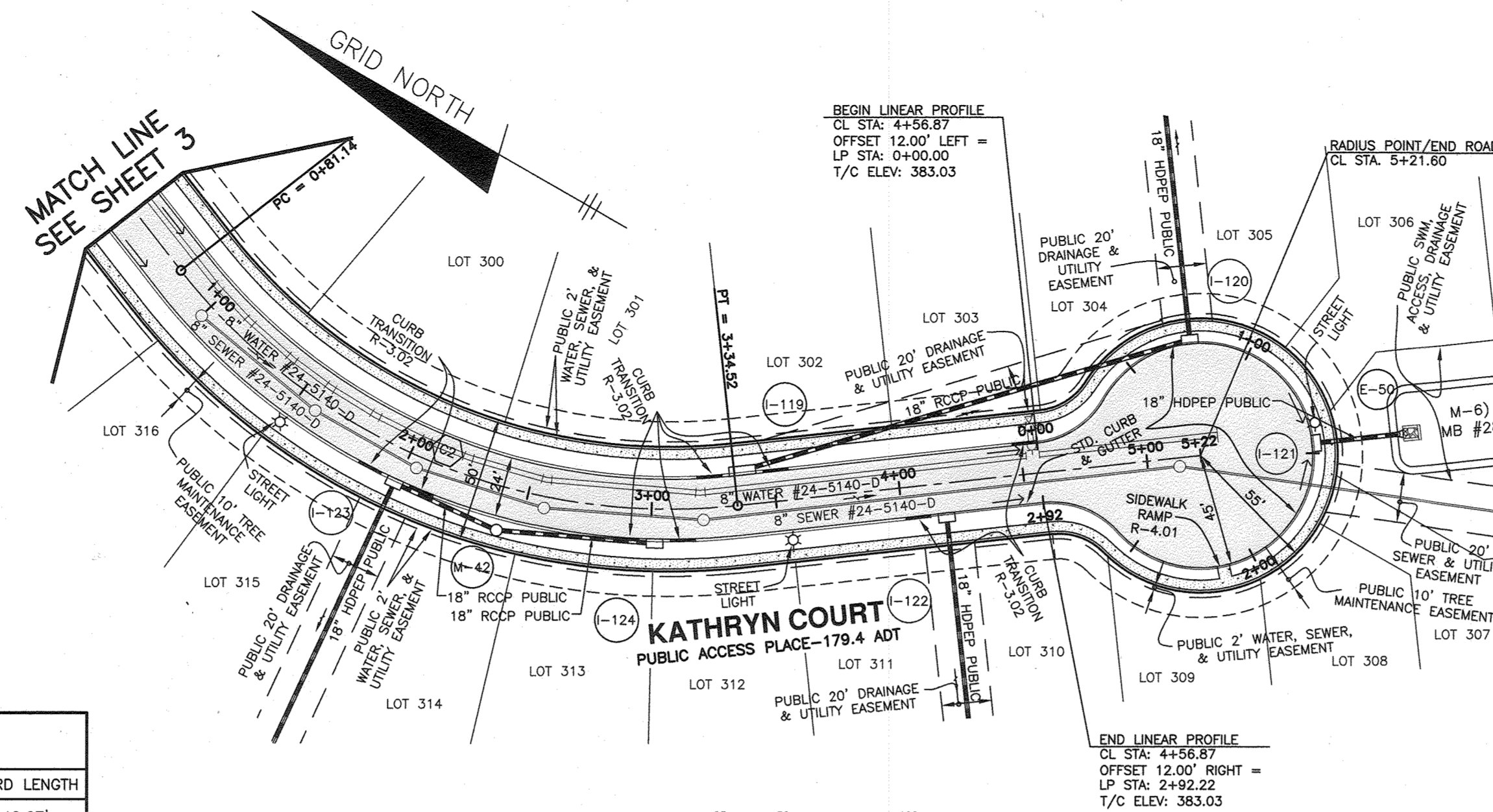
**WELLINGTON FARMS**  
 Phase 2  
 Lots 276 thru 419; Open Space Lots 420 thru 422;  
 (A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

DEVELOPER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

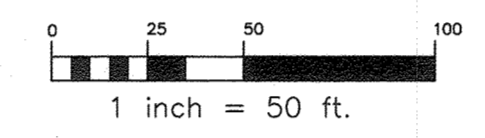
**ROAD PLAN DECLAN ROAD**

DATE: AUGUST 15, 2022  
 BEI PROJECT NO. 2879  
 SCALE: AS SHOWN  
 SHEET 3 OF 43

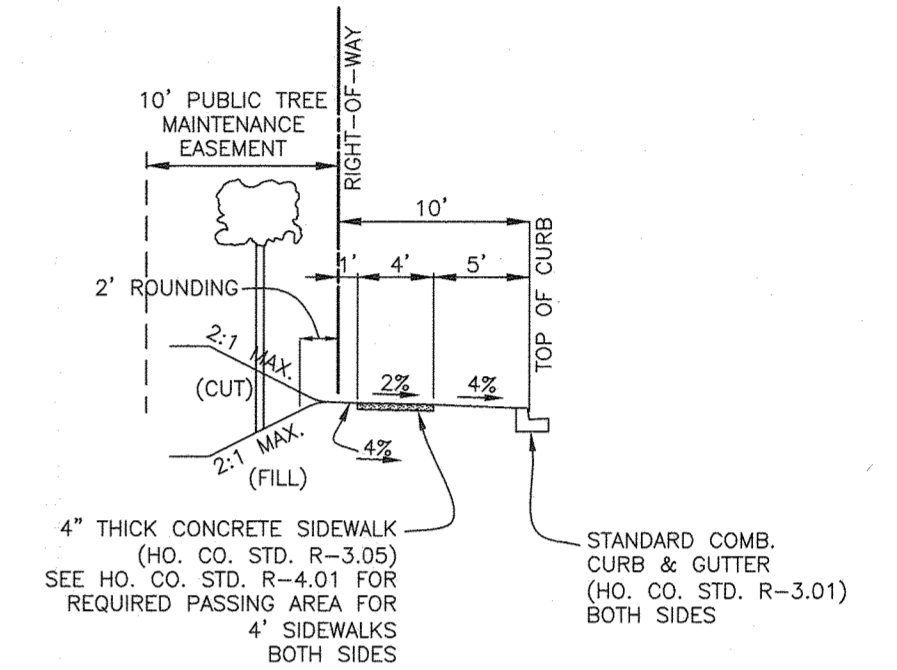


**KATHRYN COURT  
TYPICAL ROADWAY SECTION**  
PUBLIC ACCESS PLACE - 179.4 ADT  
DESIGN SPEED: 30 MPH  
SCALE: 1" = 10'

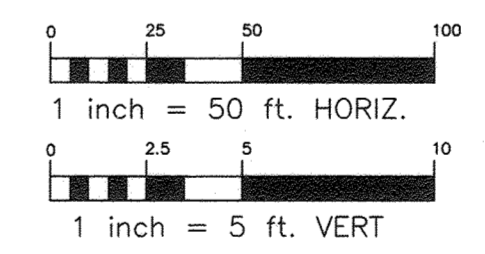
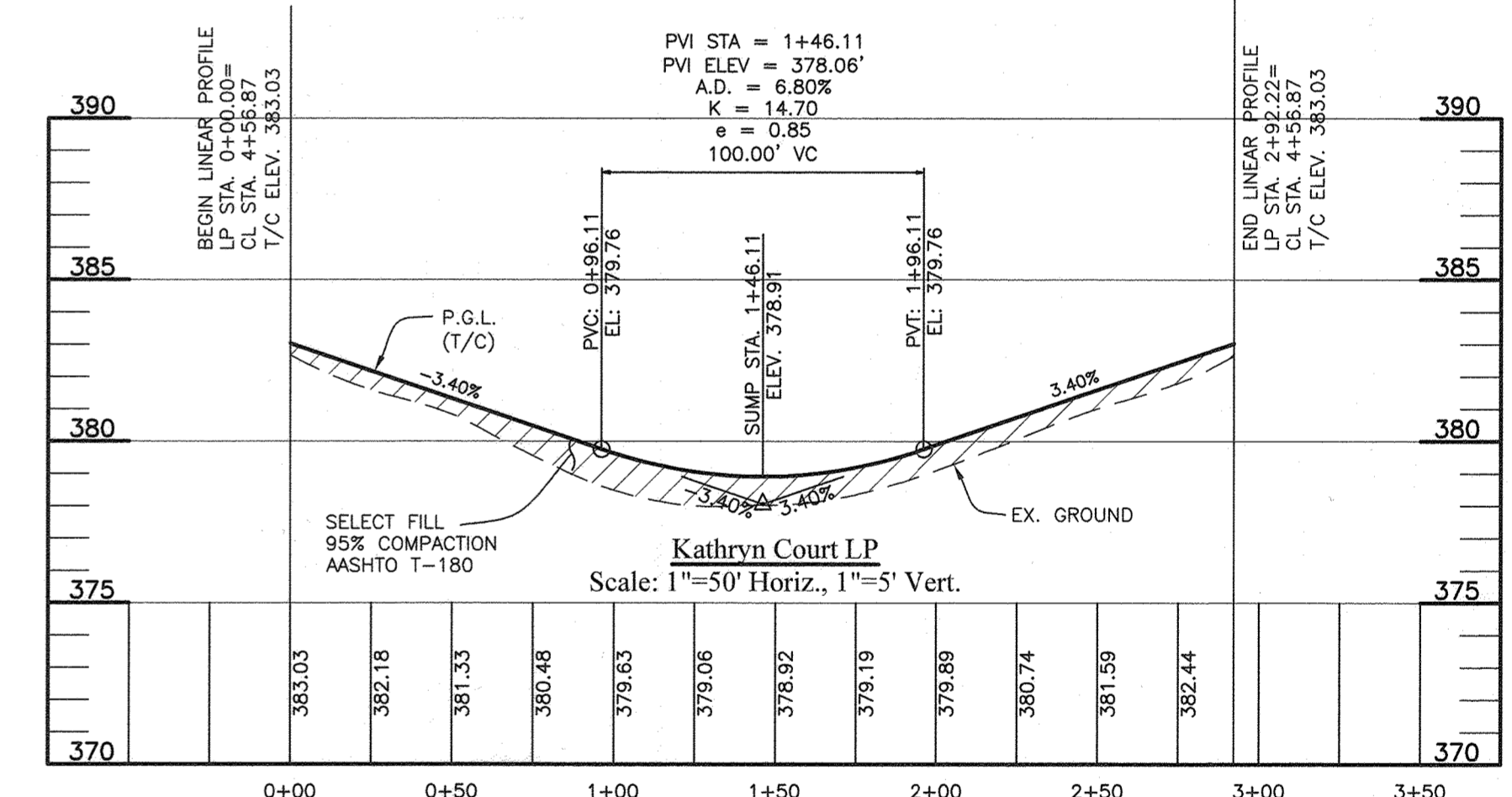
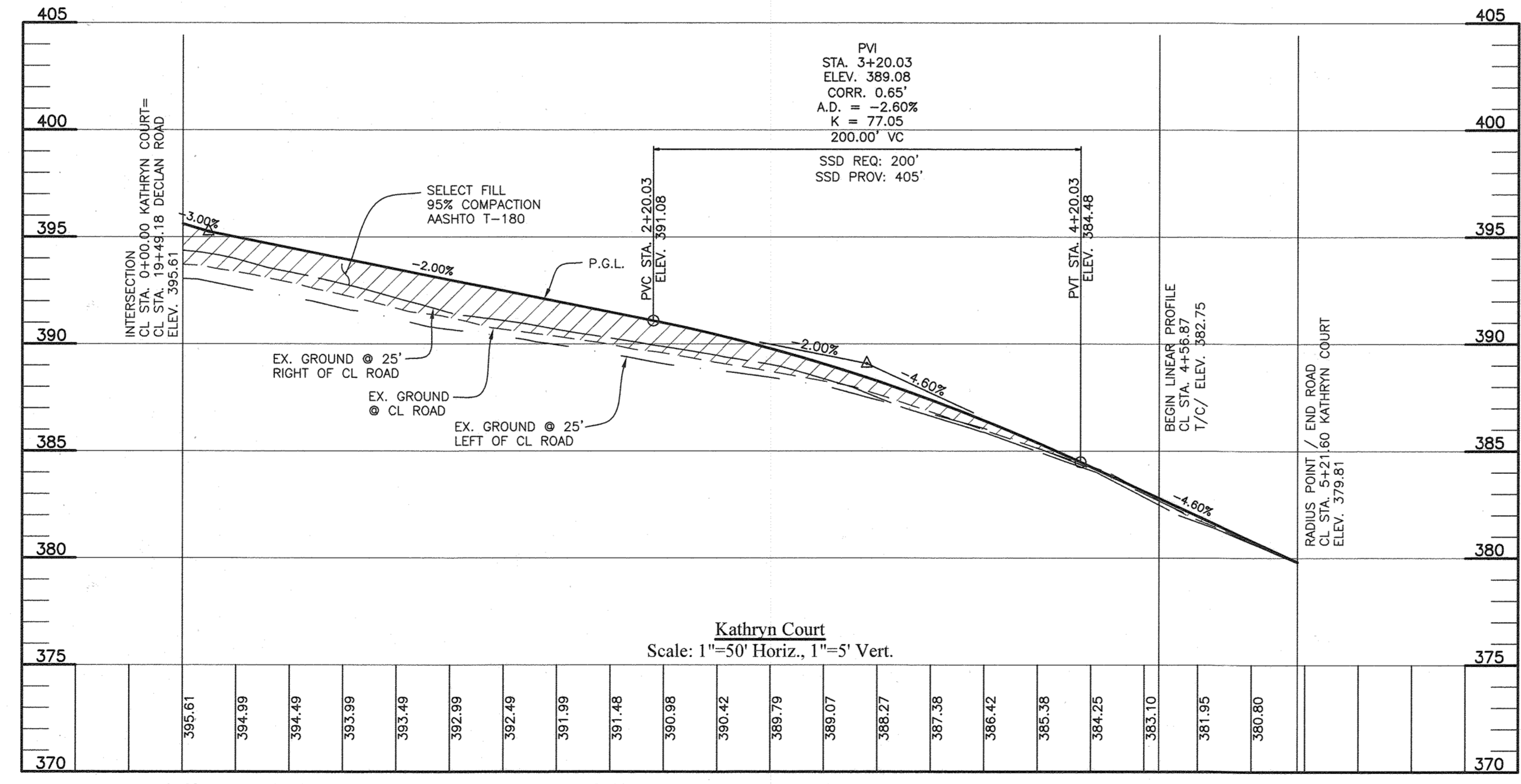
CENTER LINE CURVE DATA								
CURVE	ALIGNMENT	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C2	Kathryn Court	0+81.14 TO 3+34.52	250.00'	253.38'	58°04'12"	138.78'	S07° 09' 52"E	242.67'



NOTE:  
SECTIONS OF SIDEWALK IN LOCATION OF  
ACCESS TO SWIM PRACTICES SHALL BE  
HEAVY DUTY SIDEWALK.

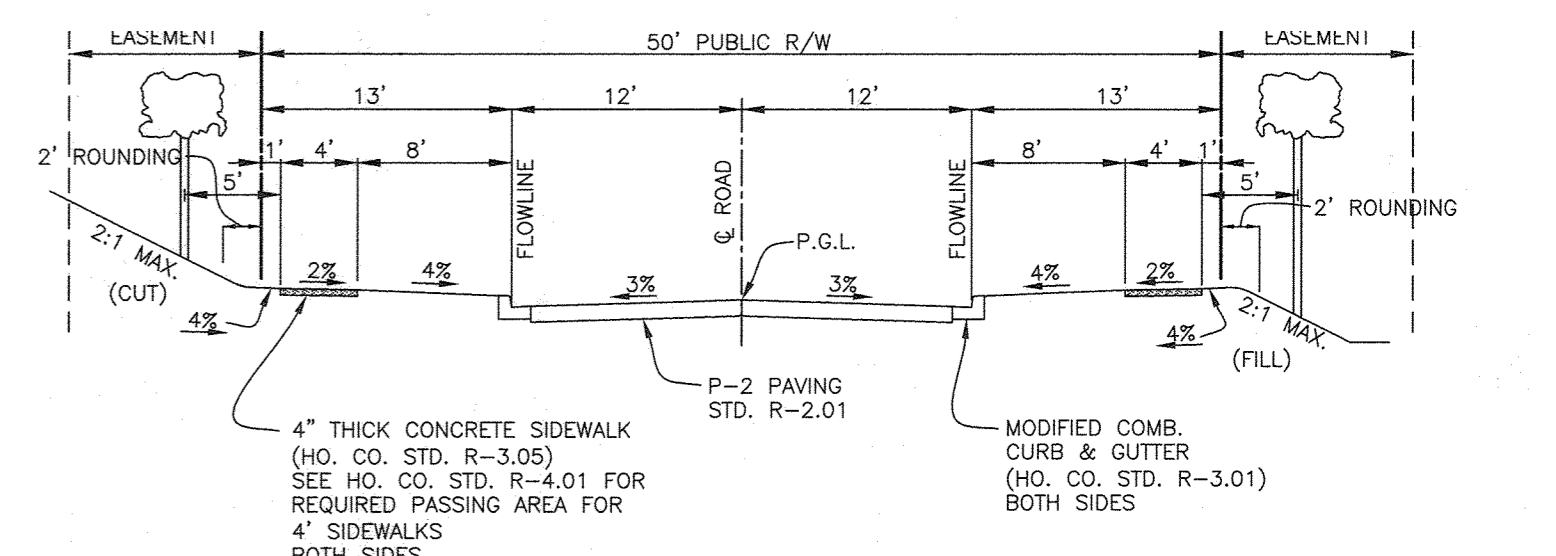
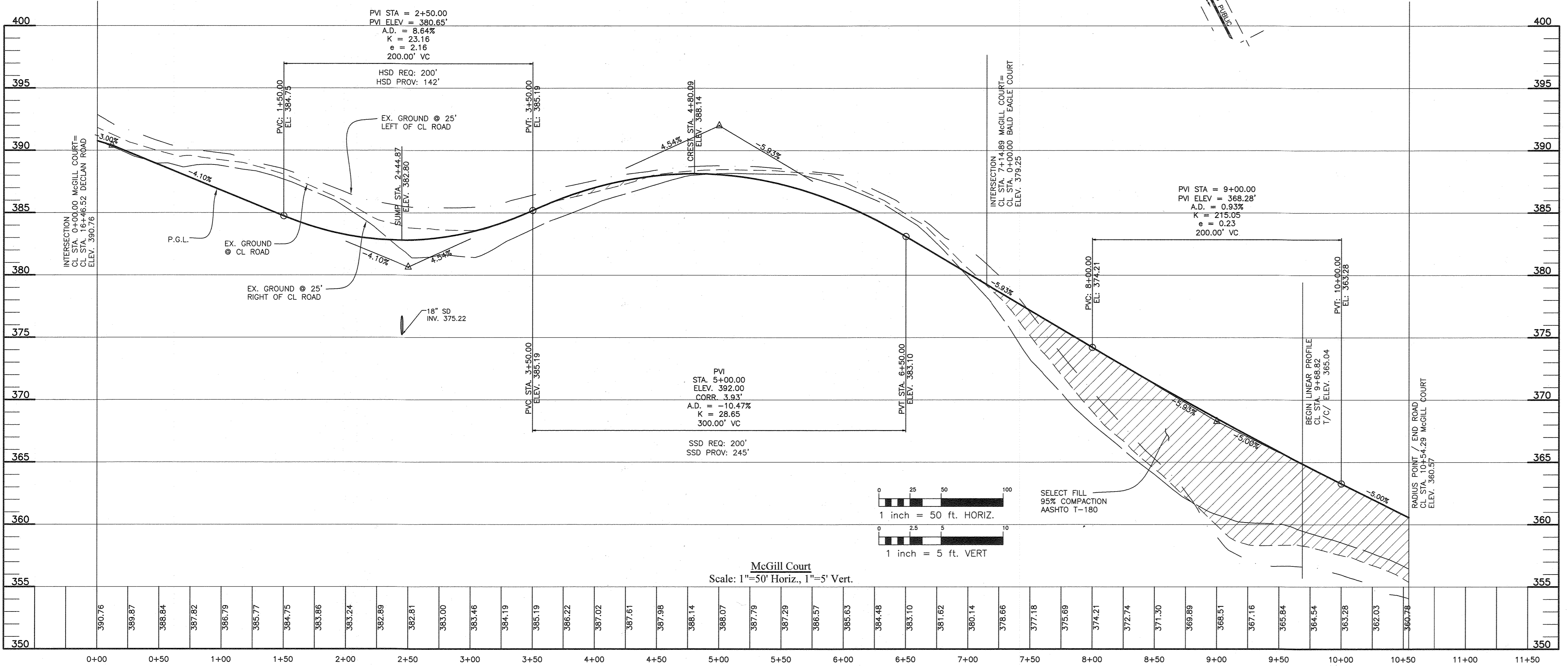
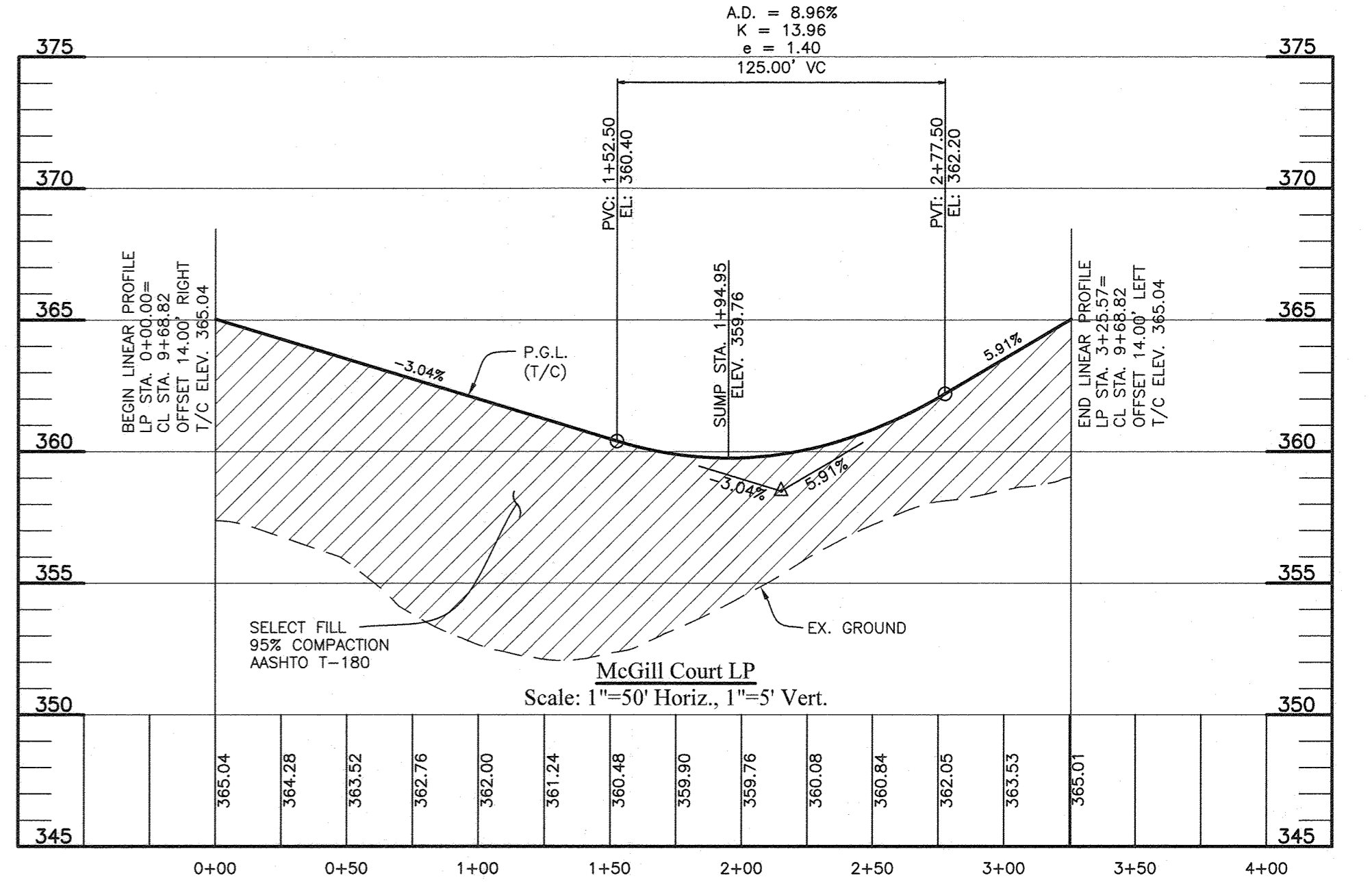
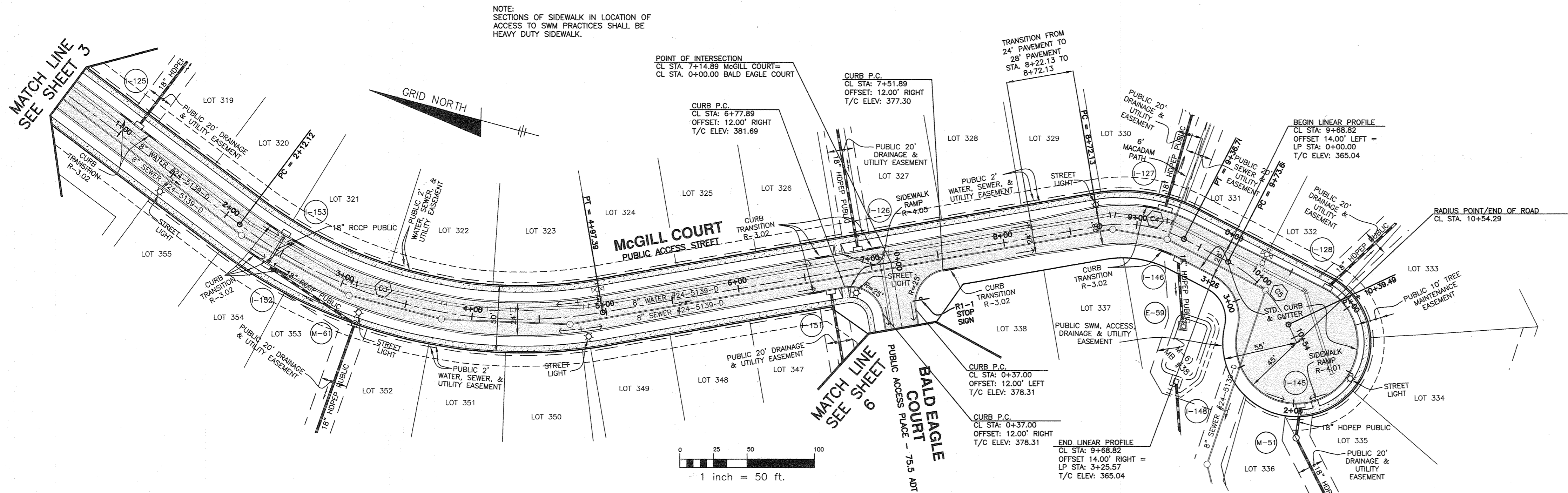


**LINEAR PROFILE  
TYPICAL ROADWAY SECTION**  
SCALE: 1" = 10'



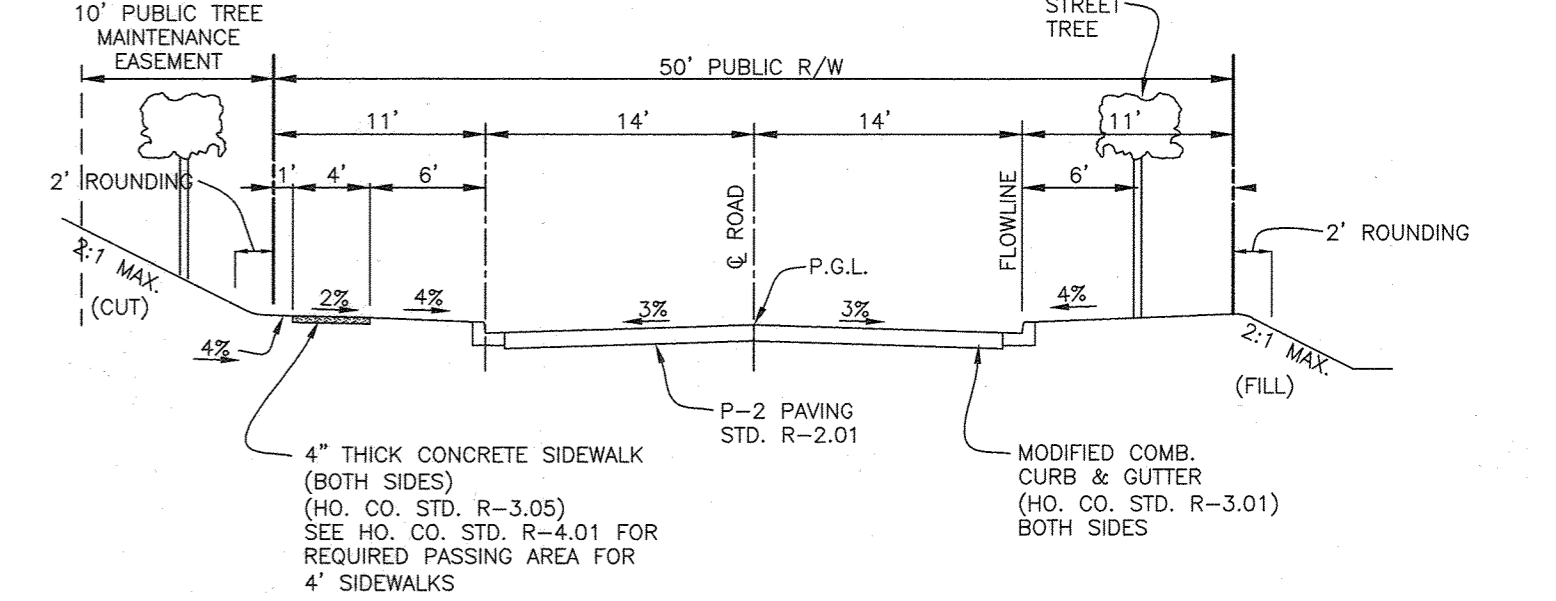
APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10/20/2022  
 CHIEF, BUREAU OF HIGHWAYS  
 APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/3/22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

NO. DATE REVISION	
<b>BENCHMARK</b> ENGINEERS & LAND SURVEYORS & PLANNERS <b>ENGINEERING, INC.</b> 3300 N. RIDGE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043 (P) 410-485-6105 (F) 410-485-6644 WWW.BEI-CIVILENGINEERING.COM	
Professional Certification: I hereby certify that these documents 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. 123390.	
<b>WELLINGTON FARMS</b> Phase 2 Lots 276 thru 419; Open Space Lots 420 thru 422; (A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)	
<b>ROAD PLAN KATHRYN COURT</b>	
OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 (R-SC-MXD-3) ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND
DEVELOPER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879 SCALE: AS SHOWN SHEET 4 OF 43
DESIGN: DBT	DRAFT: DBT



**McGILL COURT  
TYPICAL ROADWAY SECTION  
STA. 0+00 TO 8+22.13**

PUBLIC ACCESS STREET  
DESIGN SPEED: 30 MPH  
SCALE: 1" = 10'



**McGILL COURT  
TYPICAL ROADWAY SECTION  
STA. 8+72.13 TO 9+68.82**

PUBLIC ACCESS STREET  
DESIGN SPEED: 30 MPH  
SCALE: 1" = 10'

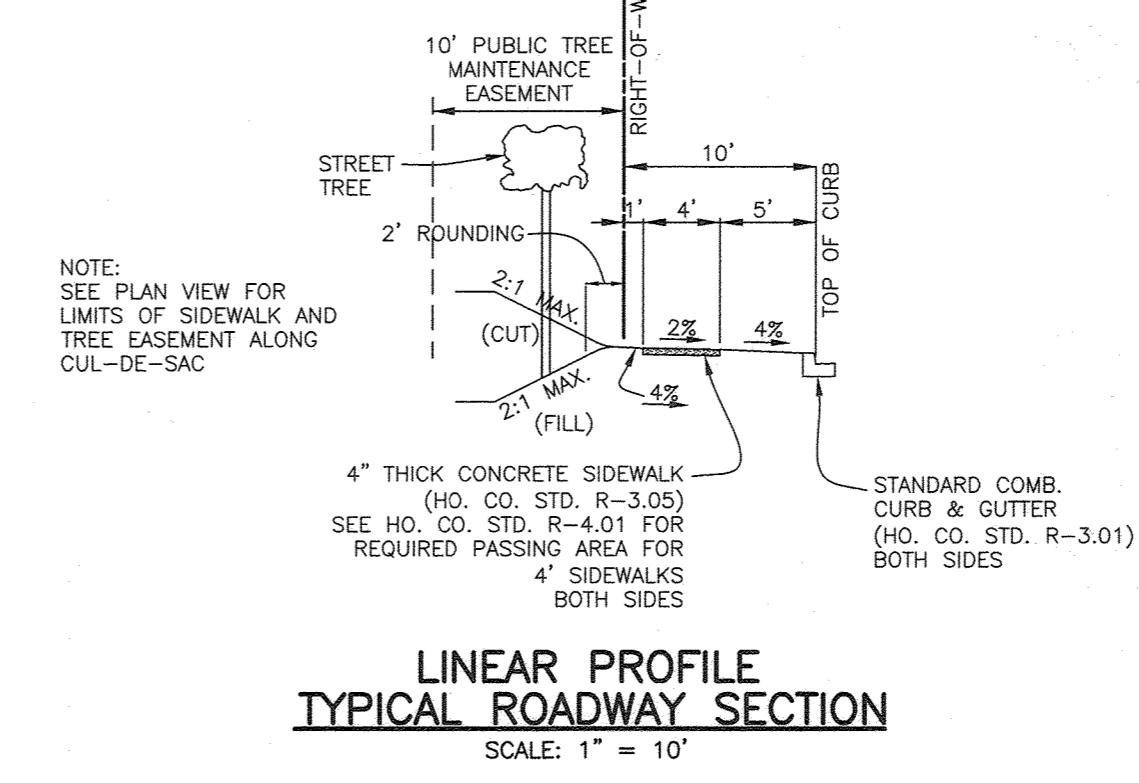
APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10/20/2022  
CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/7/22  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 11/3/22  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

CENTER LINE CURVE DATA								
CURVE	ALIGNMENT	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C3	McGill Court	2+12.12 TO 4+97.39	350.00'	285.27'	46°41'57"	151.09'	S01° 28' 44"E	277.44'
C4	McGill Court	8+72.13 TO 9+36.76	100.00'	64.63'	37°01'58"	33.49'	S06° 18' 43"E	63.52'
C5	McGill Court	9+73.60 TO 10+39.49	100.00'	65.89'	37°45'15"	34.19'	S31° 04' 54"W	64.71'

\*\* DESIGN MANUAL WAIVER APPROVED ON FEBRUARY 13, 2020. SEE GENERAL NOTE 25 ON SHEET 1.  
\*\* THESE CURVES ARE THE REQUIRED CURVES FOR OFFSET CUL-DE-SACS. DESIGN MANUAL WAIVER NOT NECESSARY AS IT COMPLIES WITH HO.CO.STD. R-5.03.  
† DESIGN MANUAL WAIVER APPROVED ON FEBRUARY 13, 2020. SEE GENERAL NOTE 25 ON SHEET 1.



**LINEAR PROFILE  
TYPICAL ROADWAY SECTION**  
SCALE: 1" = 10'

**BENCHMARK ENGINEERING, INC.**  
3300 N. RIDGE ROAD & SUITE 140 A ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-ENGINEERING.COM

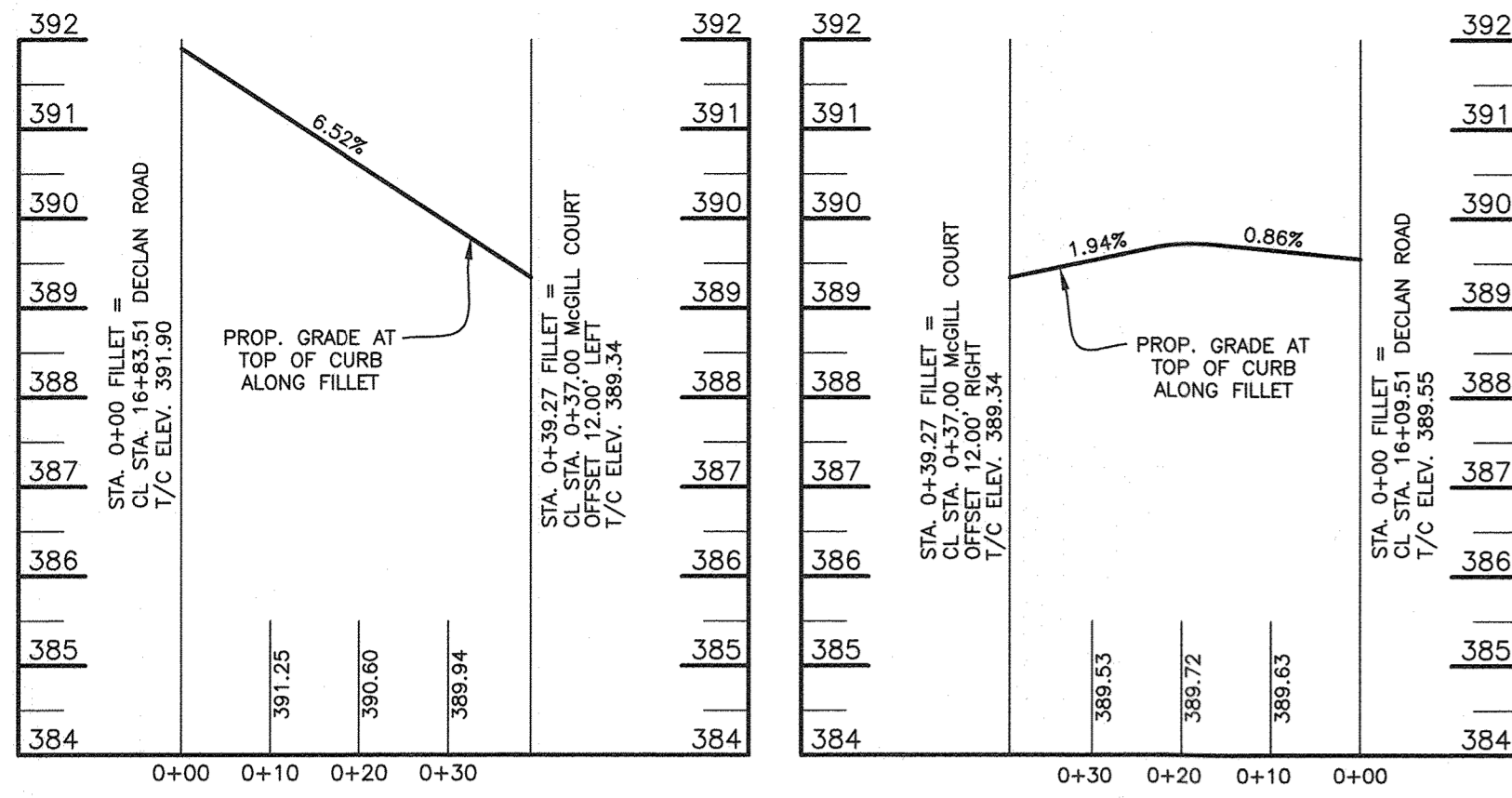
**WELLINGTON FARMS**  
Phase 2  
Lots 276 thru 419; Open Space Lots 420 thru 422;  
(A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

OWNER: ESC WELLINGTON, L.C.  
5074 DORSEY HALL DRIVE, SUITE 205  
ELLICOTT CITY, MARYLAND 21042  
410-720-3021

DEVELOPER: ESC WELLINGTON, L.C.  
5074 DORSEY HALL DRIVE, SUITE 205  
ELLICOTT CITY, MARYLAND 21042  
410-720-3021

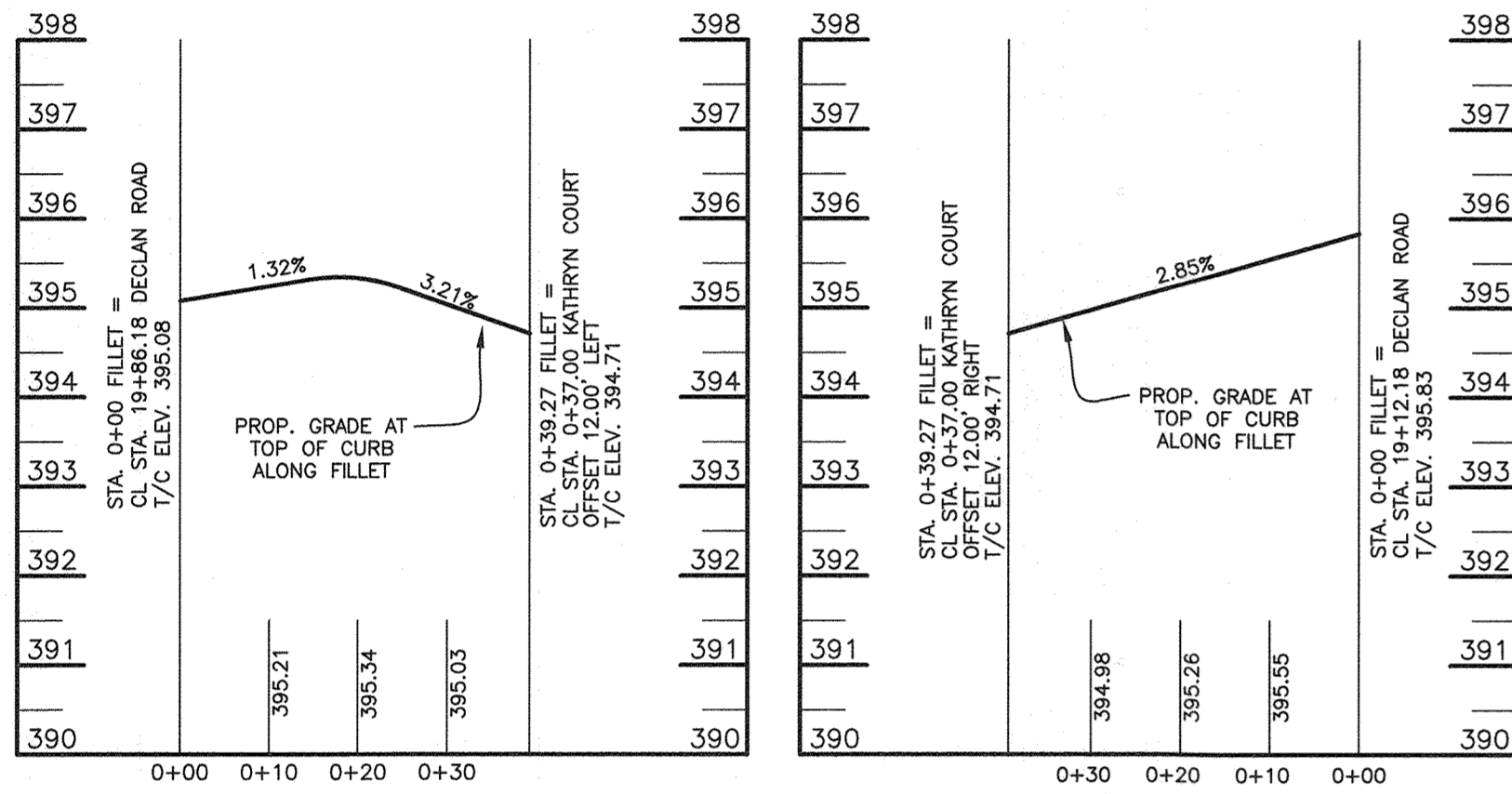
**ROAD PLAN  
McGILL COURT**

DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879  
DESIGN: DBT DRAFT: DBT SCALE: AS SHOWN SHEET 5 OF 43



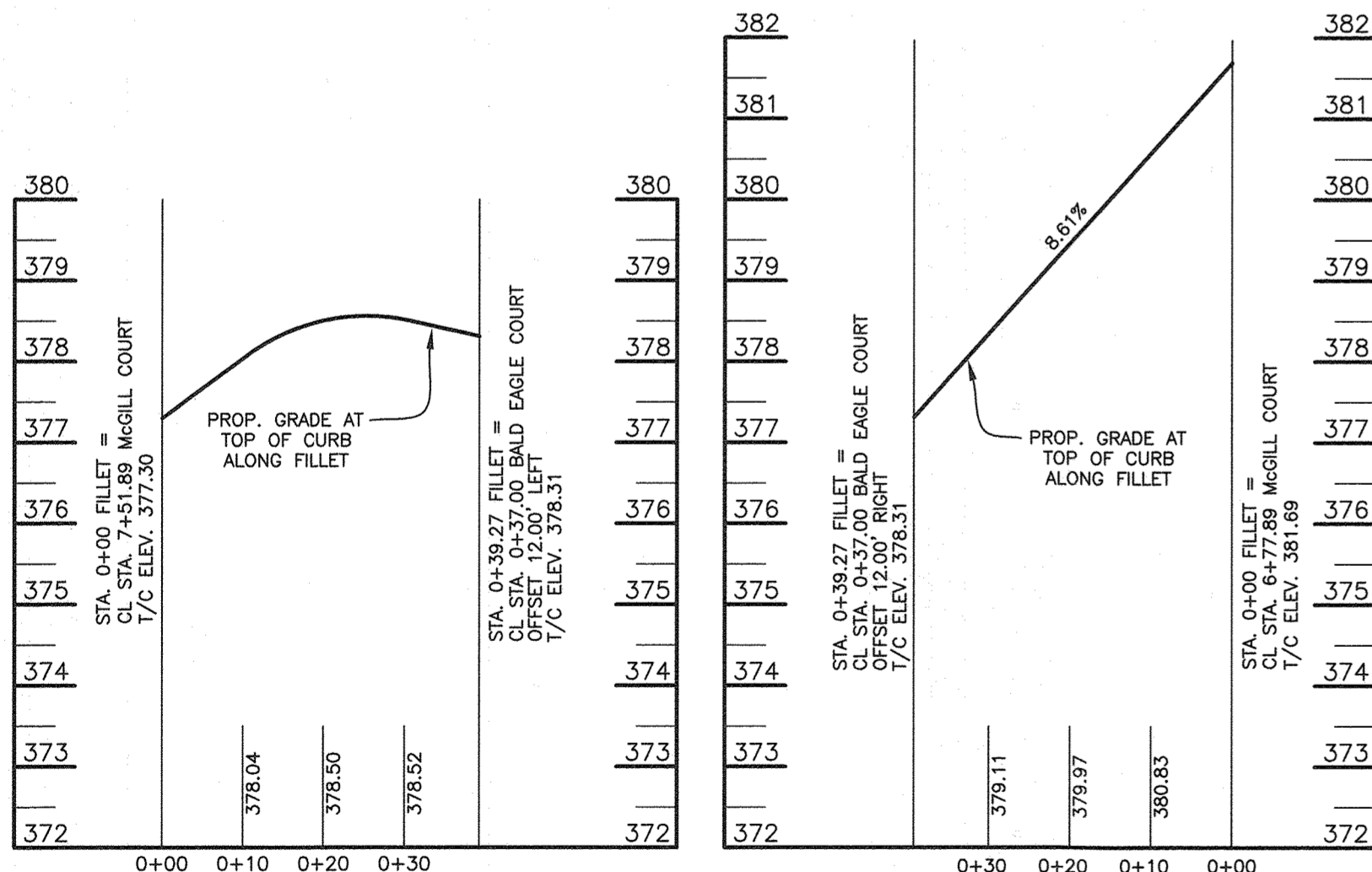
**FILLET PROFILE:**  
DECLAN/McGILL: EAST  
SCALE: 1"=20' HORIZ., 1"=2' VERT.

**FILLET PROFILE:**  
DECLAN/McGILL: WEST  
SCALE: 1"=20' HORIZ., 1"=2' VERT.



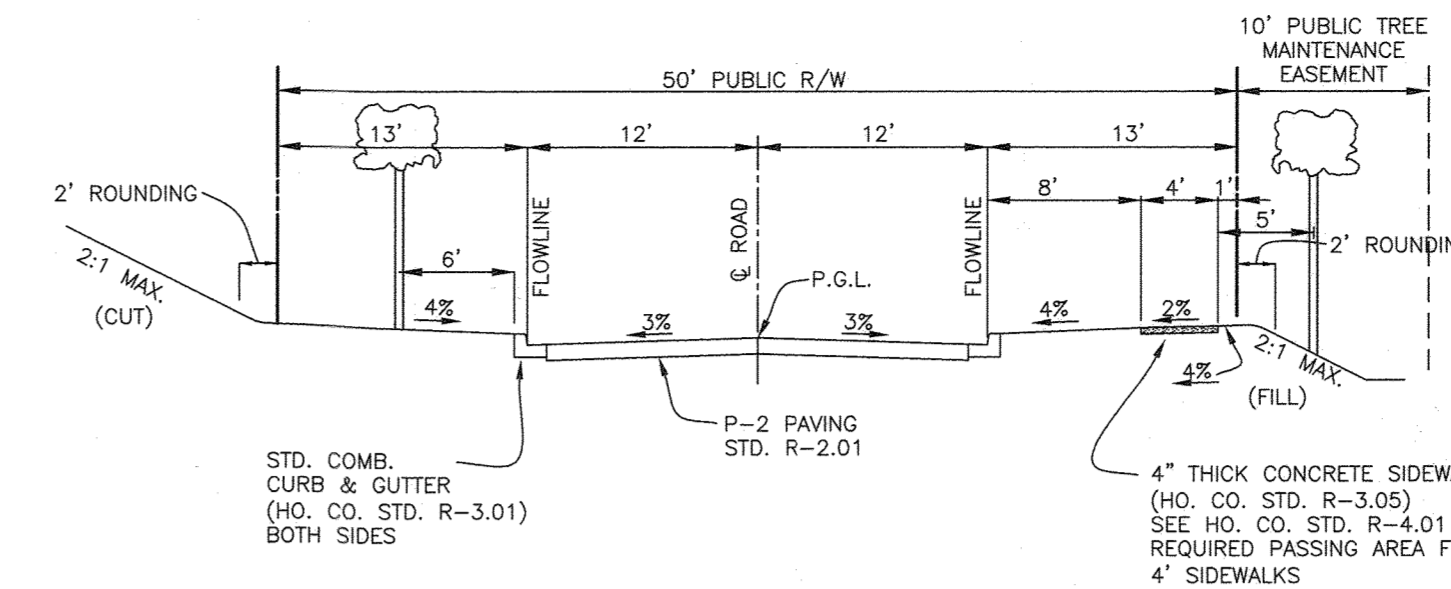
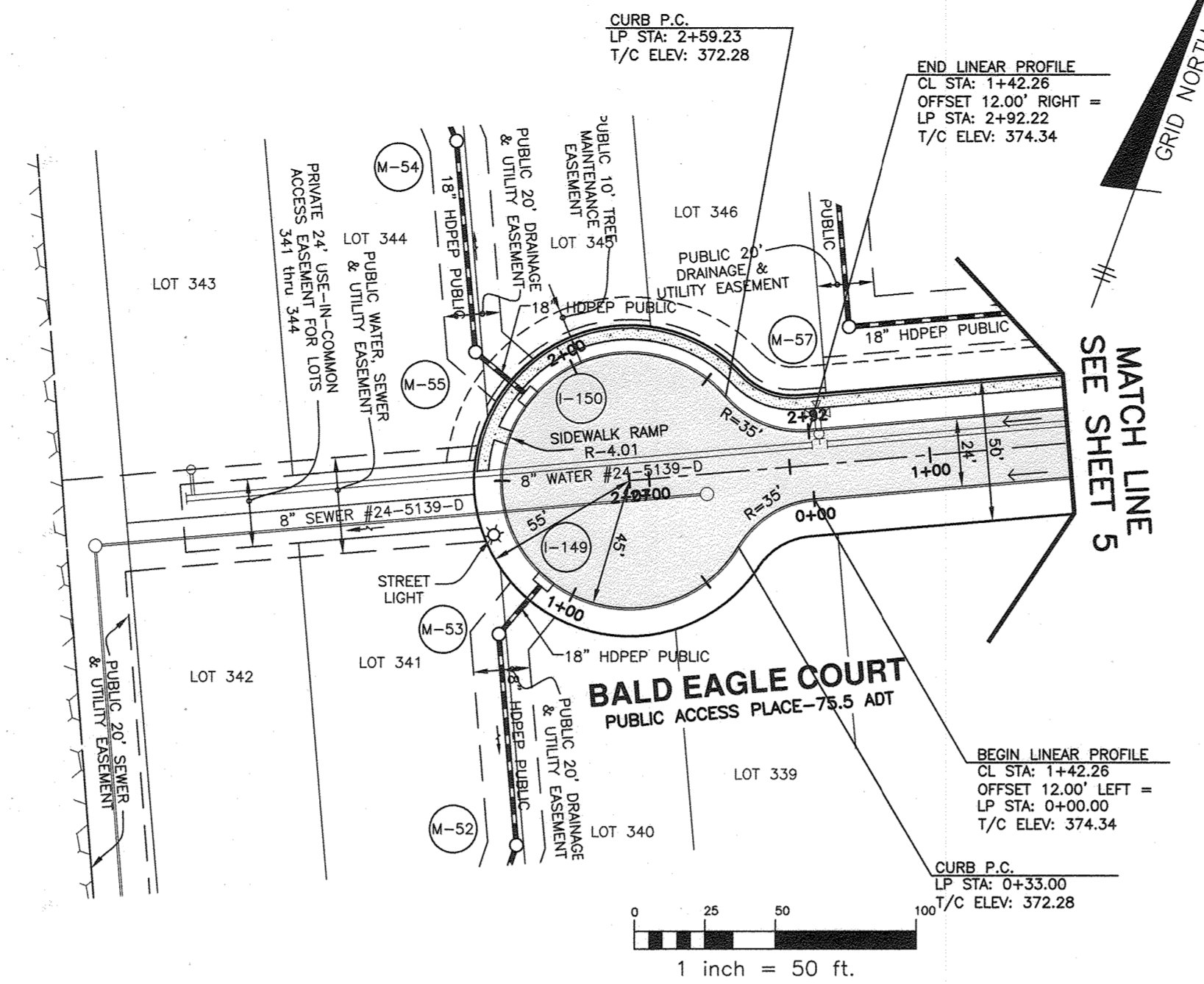
**FILLET PROFILE:**  
DECLAN/KATHRYN: EAST  
SCALE: 1"=20' HORIZ., 1"=2' VERT.

**FILLET PROFILE:**  
DECLAN/KATHRYN: WEST  
SCALE: 1"=20' HORIZ., 1"=2' VERT.

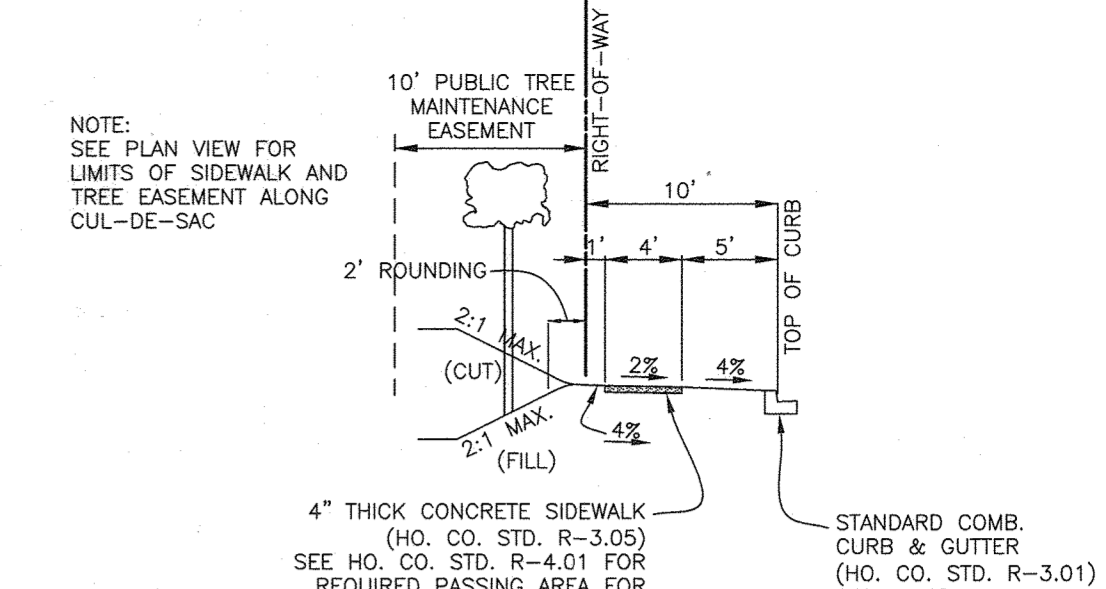


**FILLET PROFILE:**  
McGILL/BALD EAGLE: SOUTH  
SCALE: 1"=20' HORIZ., 1"=2' VERT.

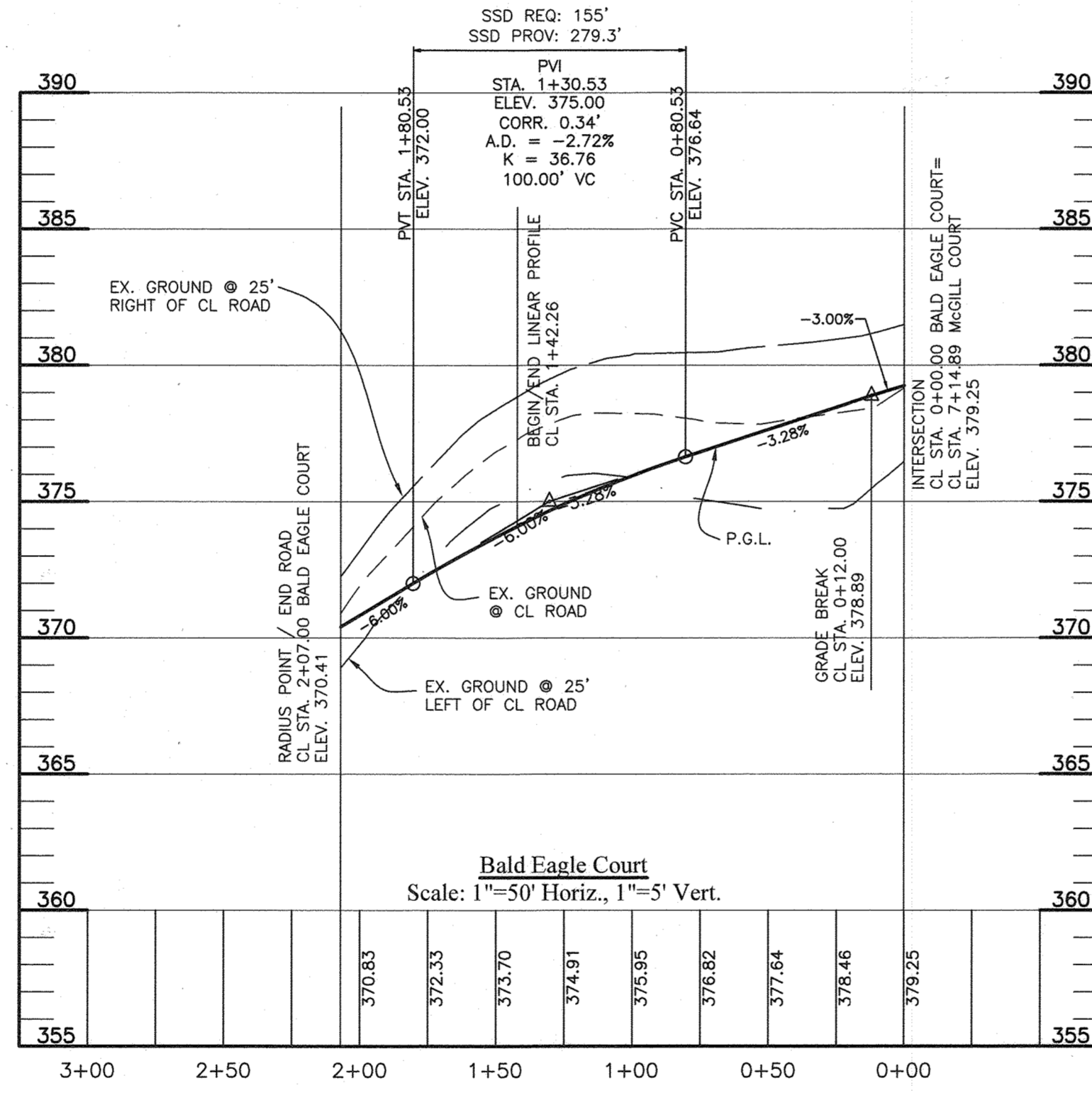
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McGILL/BALD EAGLE NORTH  
SCALE: 1"=20' HORIZ., 1"=2' VERT.



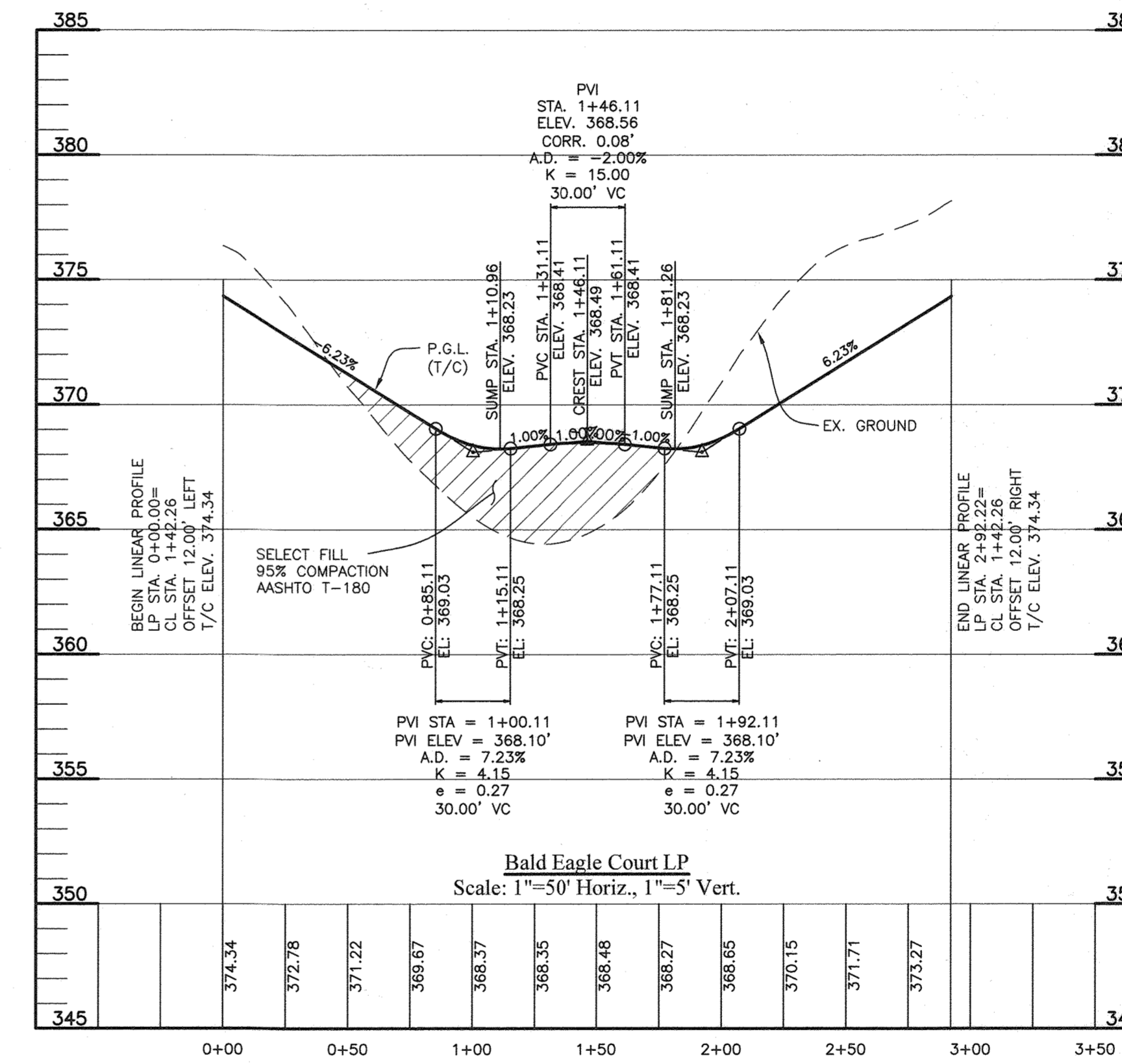
**BALD EAGLE COURT**  
TYPICAL ROADWAY SECTION  
PUBLIC ACCESS PLACE - 75.5 ADT  
DESIGN SPEED: 30 MPH  
SCALE: 1" = 10'



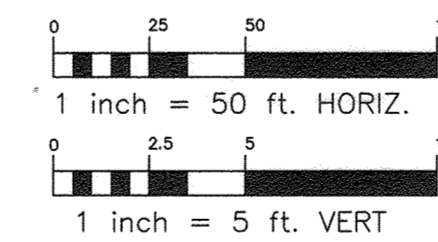
**LINEAR PROFILE CUL-DE-SAC**  
TYPICAL ROADWAY SECTION  
SCALE: 1" = 10'



**Bald Eagle Court**  
Scale: 1"=50' Horiz., 1"=5' Vert.

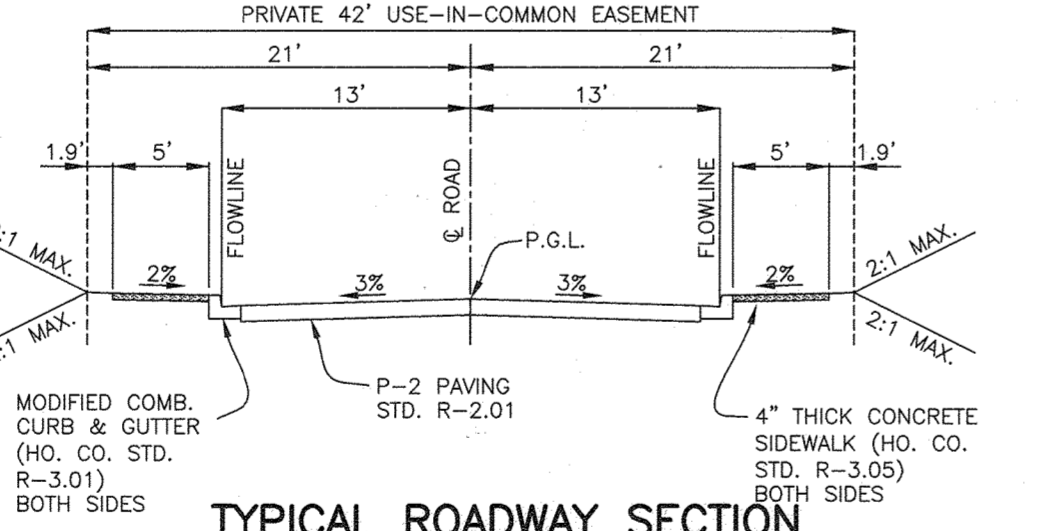
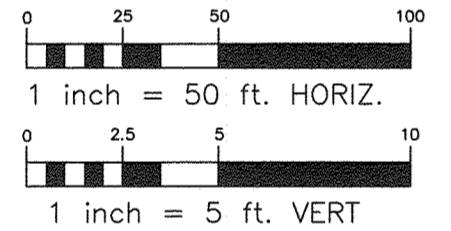
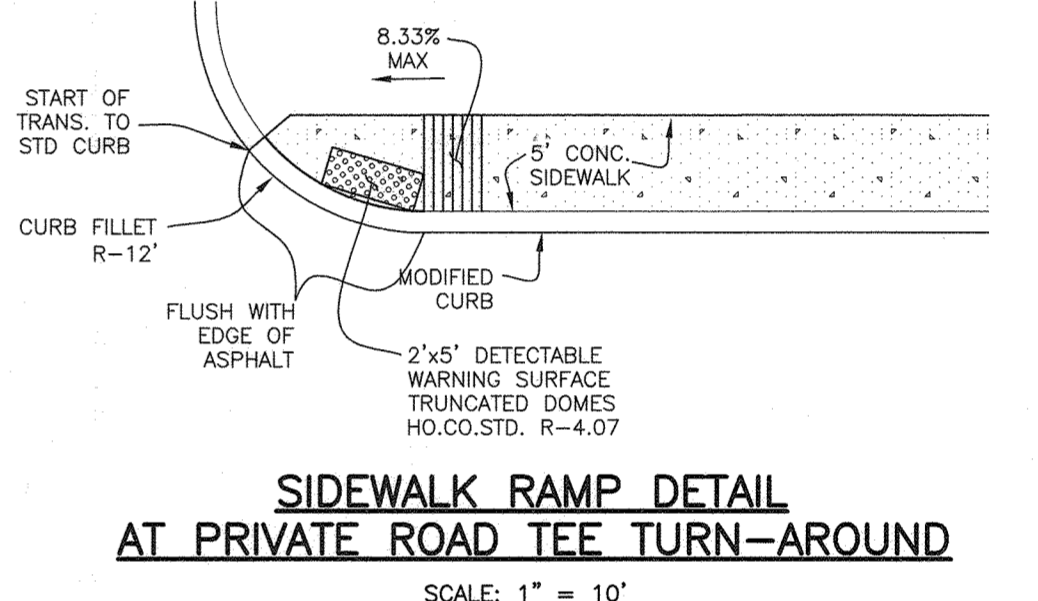
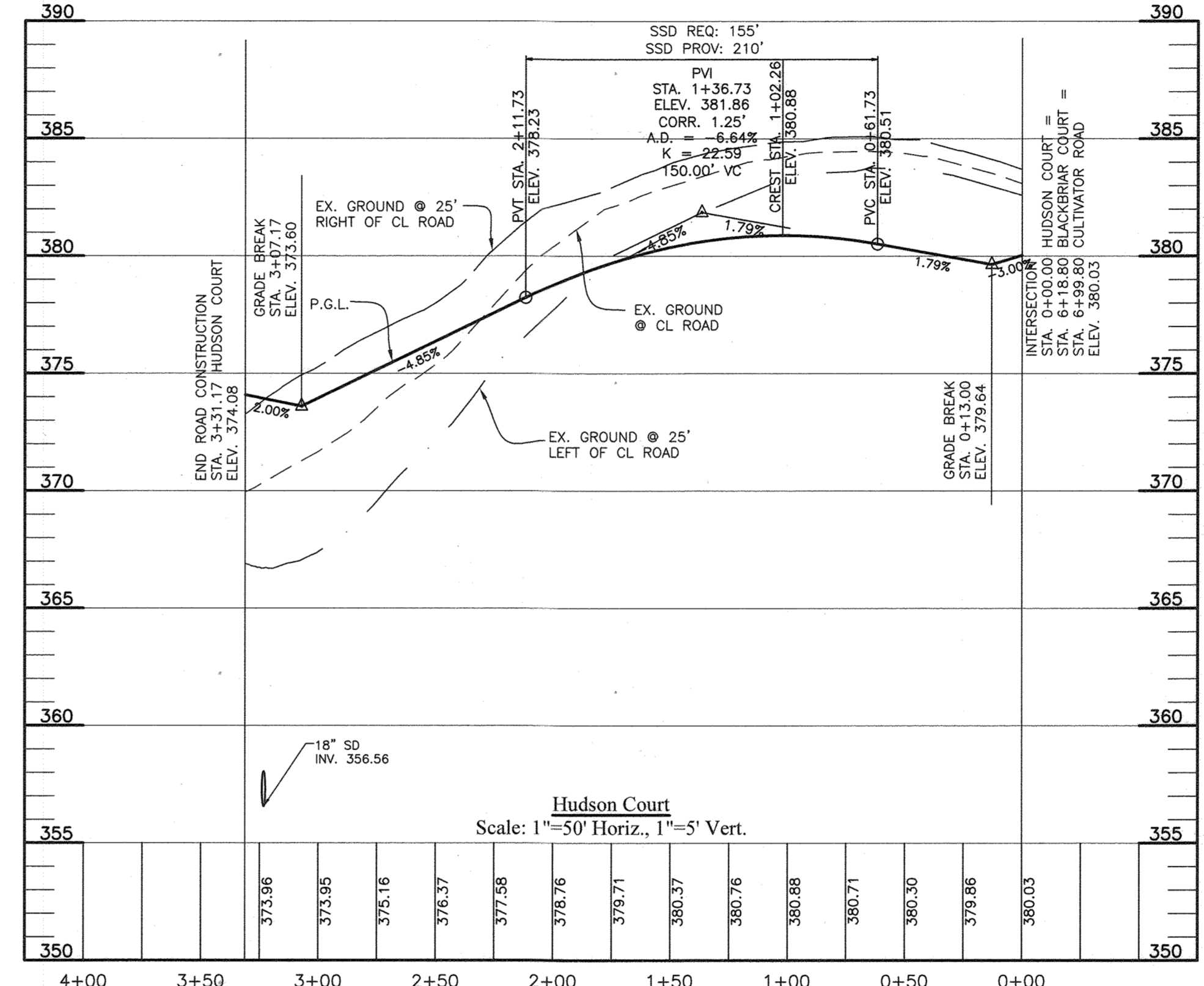
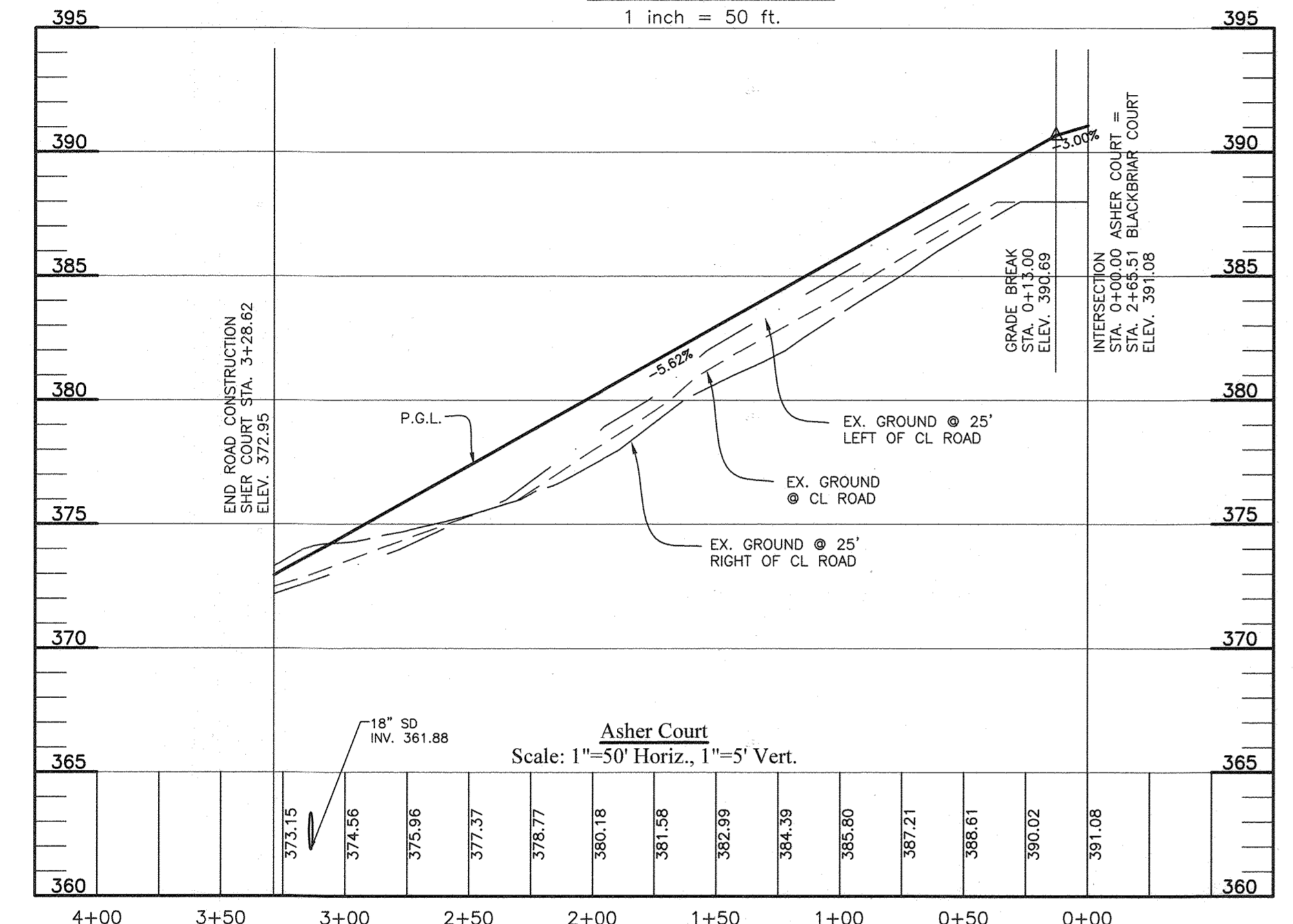
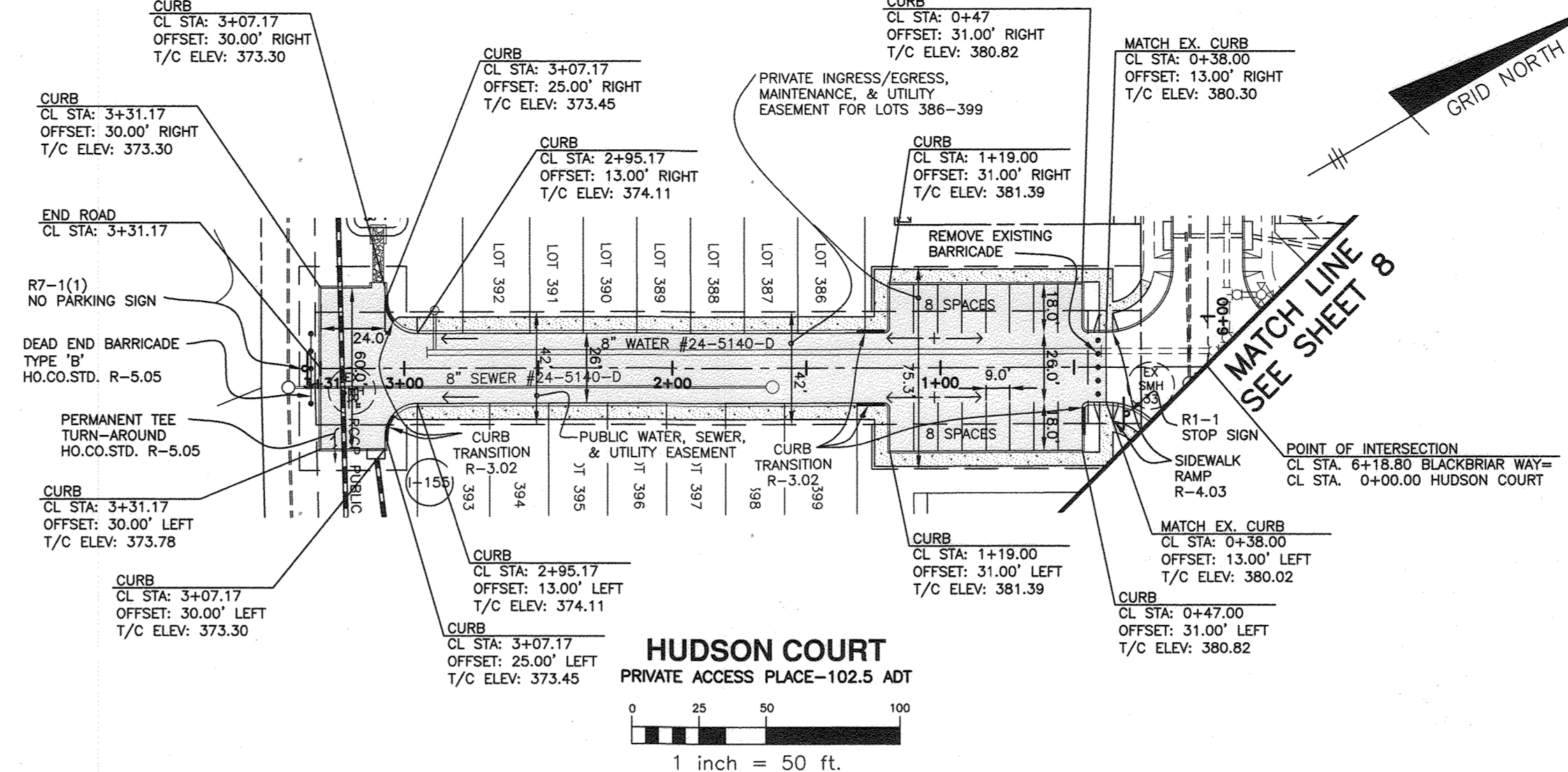
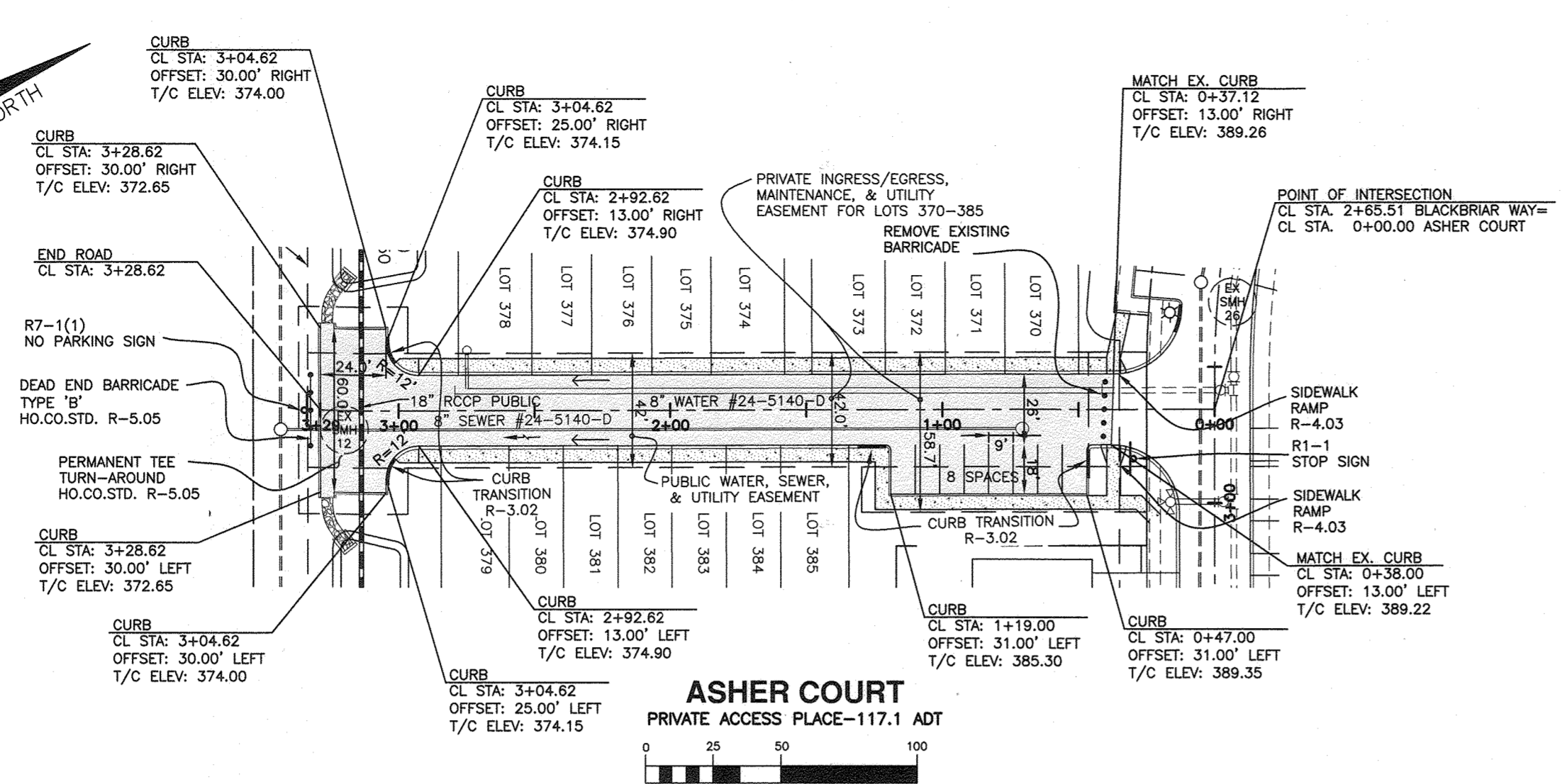
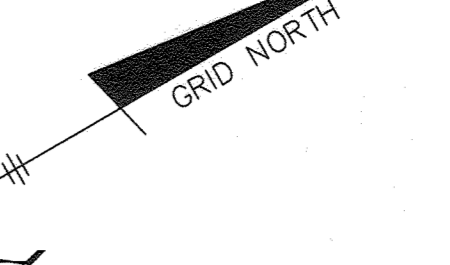
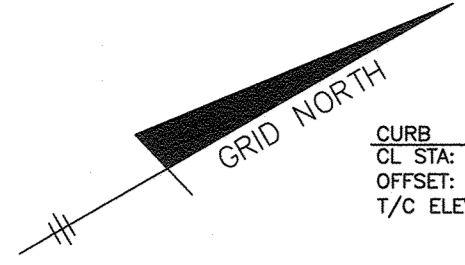


**Bald Eagle Court LP**  
Scale: 1"=50' Horiz., 1"=5' Vert.

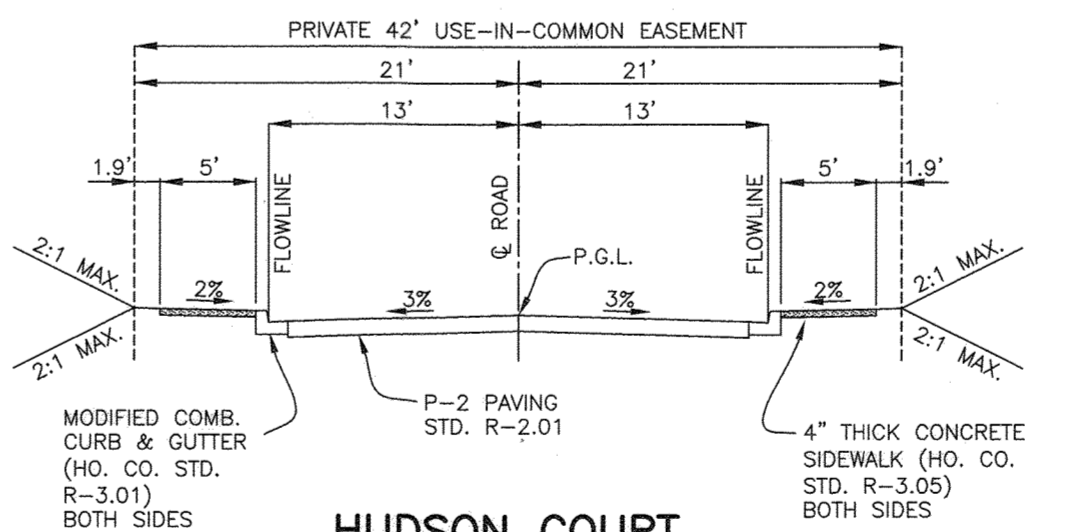


APPROVED: DEPARTMENT OF PUBLIC WORKS  
  
 10/20/2022 DATE  
 APPROVED: DEPARTMENT OF PLANNING AND ZONING  
  
 11/7/22 DATE  
  
 11/3/22 DATE

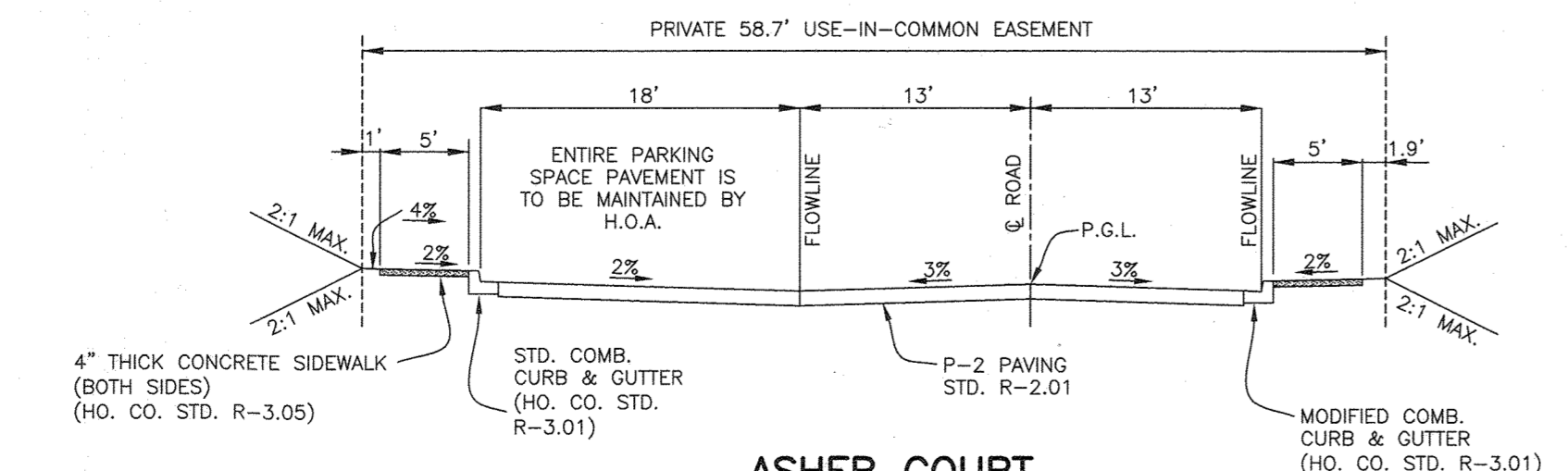
NO.		DATE		REVISION	
<b>BENCHMARK</b> ENGINEERS & LAND SURVEYORS & PLANNERS <b>ENGINEERING, INC.</b> 3300 N. RIDGE ROAD & SUITE 140 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-6644 WWW.BEI-ENGINEERING.COM					
Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 15-30-2023.					
<b>WELLINGTON FARMS</b> Phase 2 Lots 276 thru 419; Open Space Lots 420 thru 422; (A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)					
TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MKD-3 / R-50-MKD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND					
<b>ROAD PLAN</b> <b>BALD EAGLE COURT</b>					
OWNER:		ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021		DEVELOPER:	
DATE: AUGUST 15, 2022		BEI PROJECT NO. 2879		SHEET 6 OF 43	
DESIGN: DBT		DRAFT: DBT		SCALE: AS SHOWN	



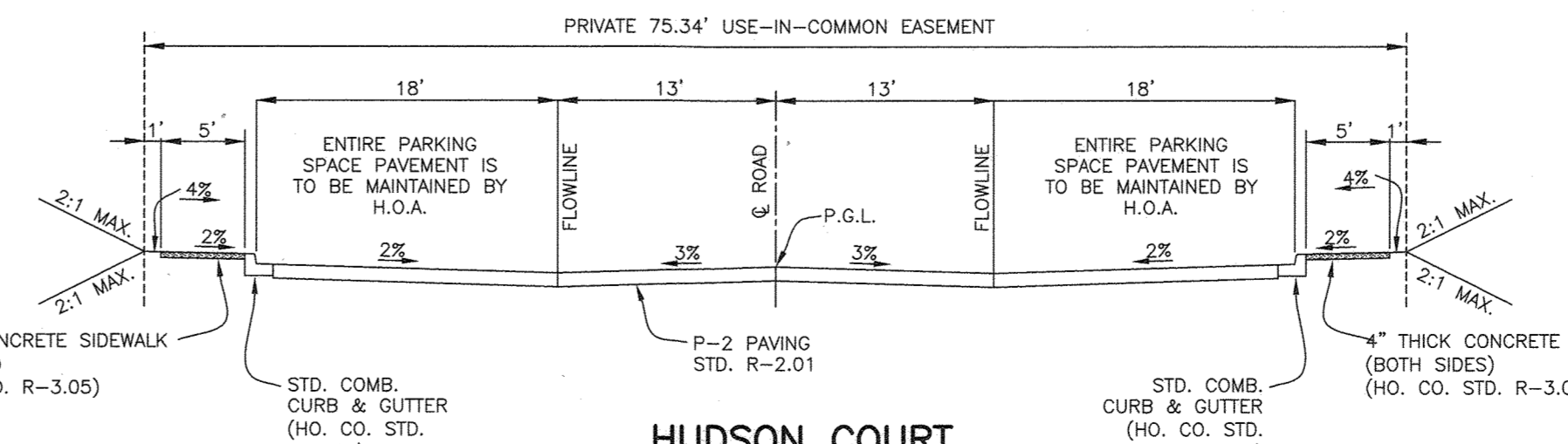
**ASHER COURT  
TYPICAL ROADWAY SECTION  
STA. 1+19.01 TO 2+92.62**  
PRIVATE ACCESS PLACE - 117.1 ADT  
DESIGN SPEED: 25 MPH  
SCALE: 1" = 10'



**HUDSON COURT  
TYPICAL ROADWAY SECTION  
STA. 0+47.00 TO 2+91.17**  
PRIVATE ACCESS PLACE - 102.5 ADT  
DESIGN SPEED: 25 MPH  
SCALE: 1" = 10'



**ASHER COURT  
TYPICAL ROADWAY SECTION  
STA. 0+47.00 TO 1+19.00**  
PRIVATE ACCESS PLACE - 117.1 ADT  
DESIGN SPEED: 25 MPH  
SCALE: 1" = 10'



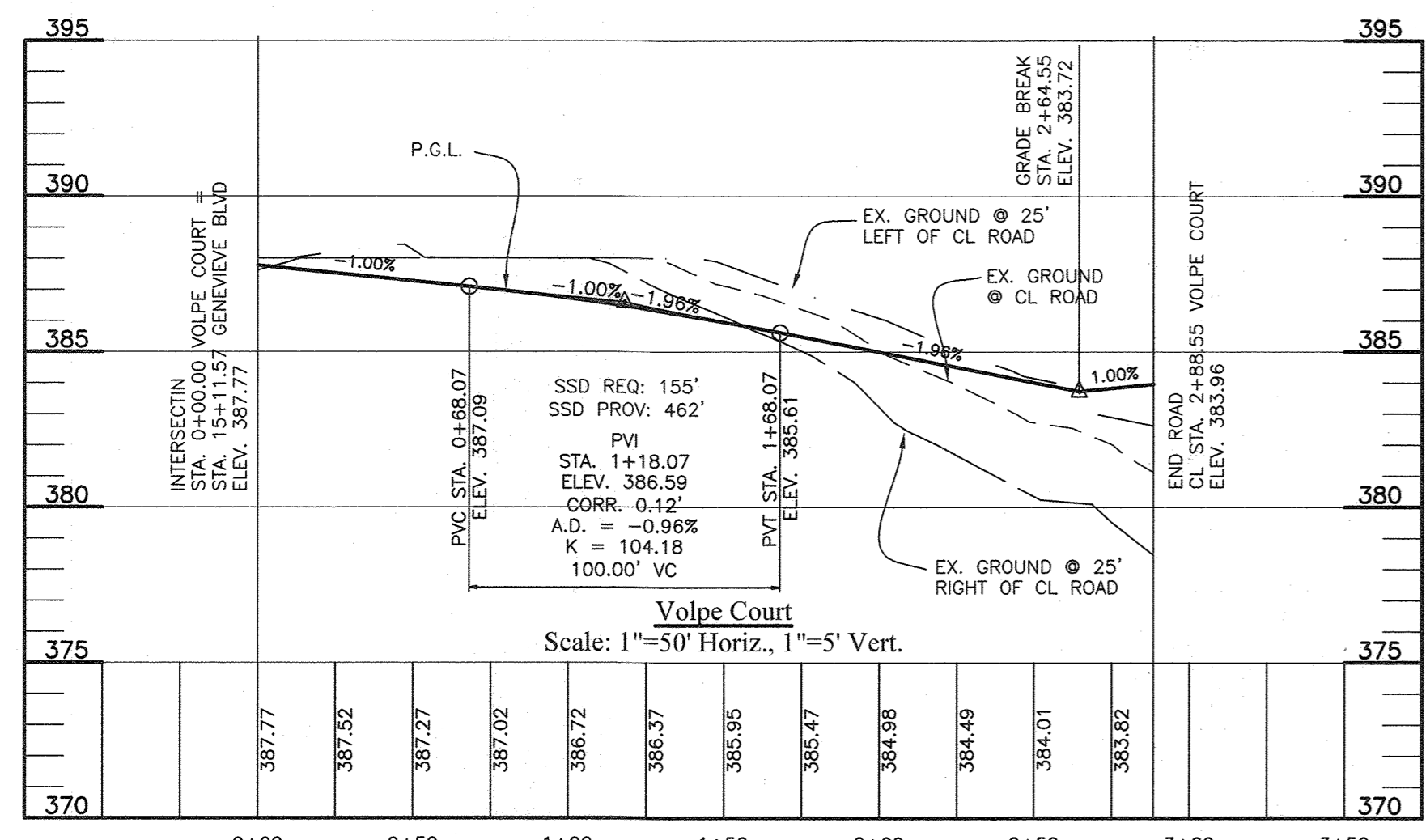
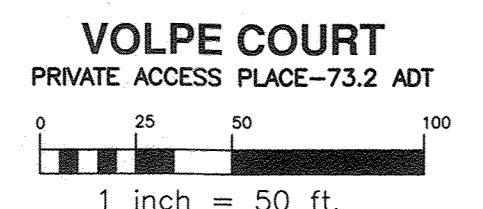
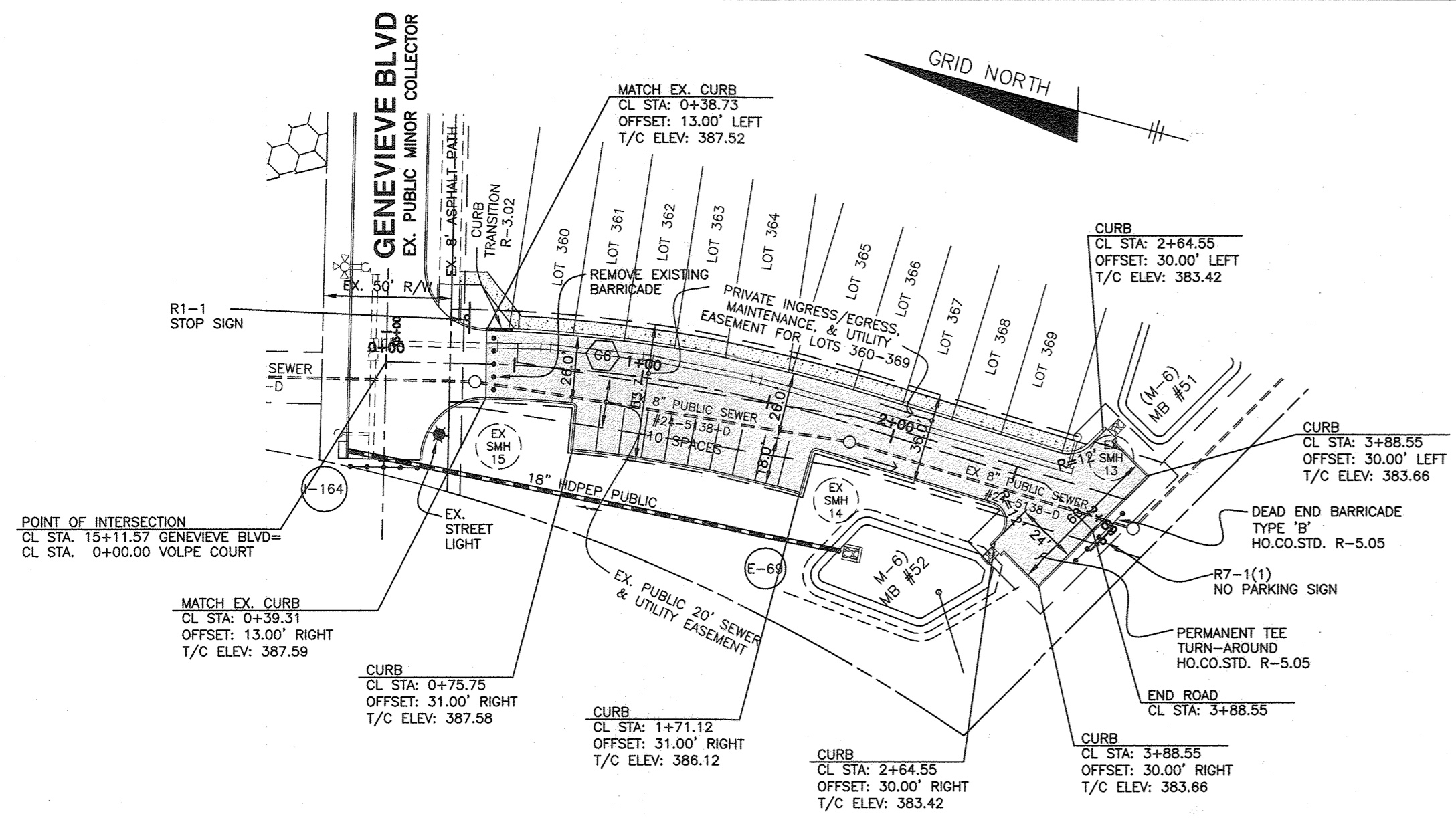
**HUDSON COURT  
TYPICAL ROADWAY SECTION  
STA. 0+47.00 TO 1+19.00**  
PRIVATE ACCESS PLACE - 102.5 ADT  
DESIGN SPEED: 25 MPH  
SCALE: 1" = 10'

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10/20/2022 DATE  
CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/1/22 DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 11/7/22 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

NO.	DATE	REVISION
<b>BENCHMARK ENGINEERING, INC.</b> <small>ENGINEERS • LAND SURVEYORS • PLANNERS</small> 3300 N. RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21042 (P) 410-465-6105 (F) 410-465-8644 WWW.BEI-CIVILENGINEERING.COM		
<b>WELLINGTON FARMS</b> Phase 2 Lots 276 thru 419; Open Space Lots 420 thru 422; (A Resubdivision of 'Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)		
<b>ROAD PLAN</b> <b>ASHER COURT AND HUDSON COURT</b>		
OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-5 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND	
DEVELOPER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	<b>ROAD PLAN</b> <b>ASHER COURT AND HUDSON COURT</b>	
DESIGN: DBT	DRAFT: DBT	DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879 SCALE: AS SHOWN SHEET 7 OF 43

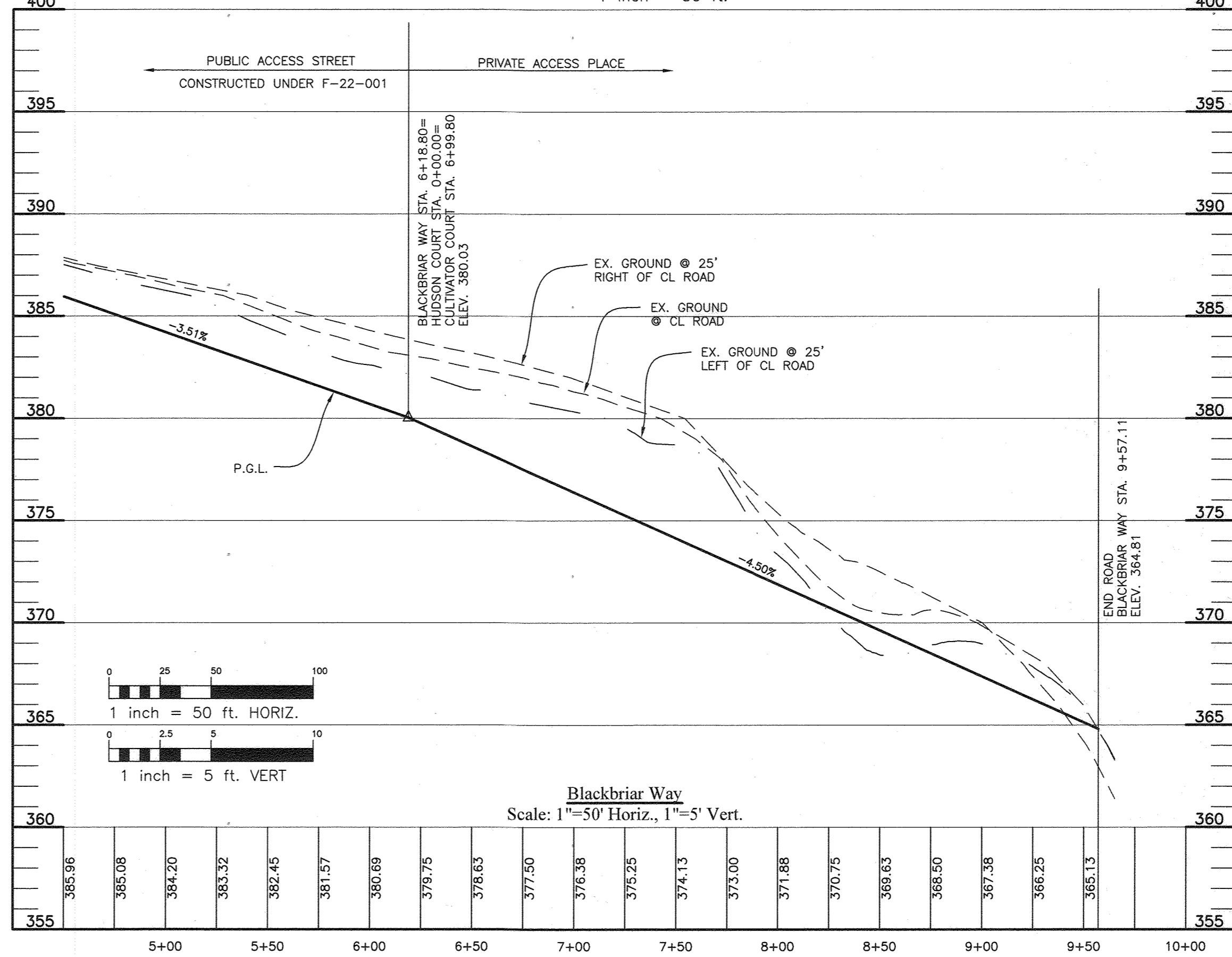
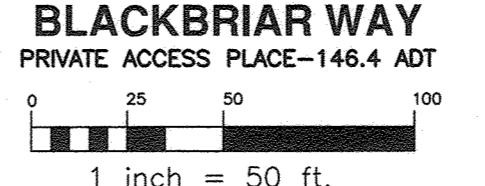
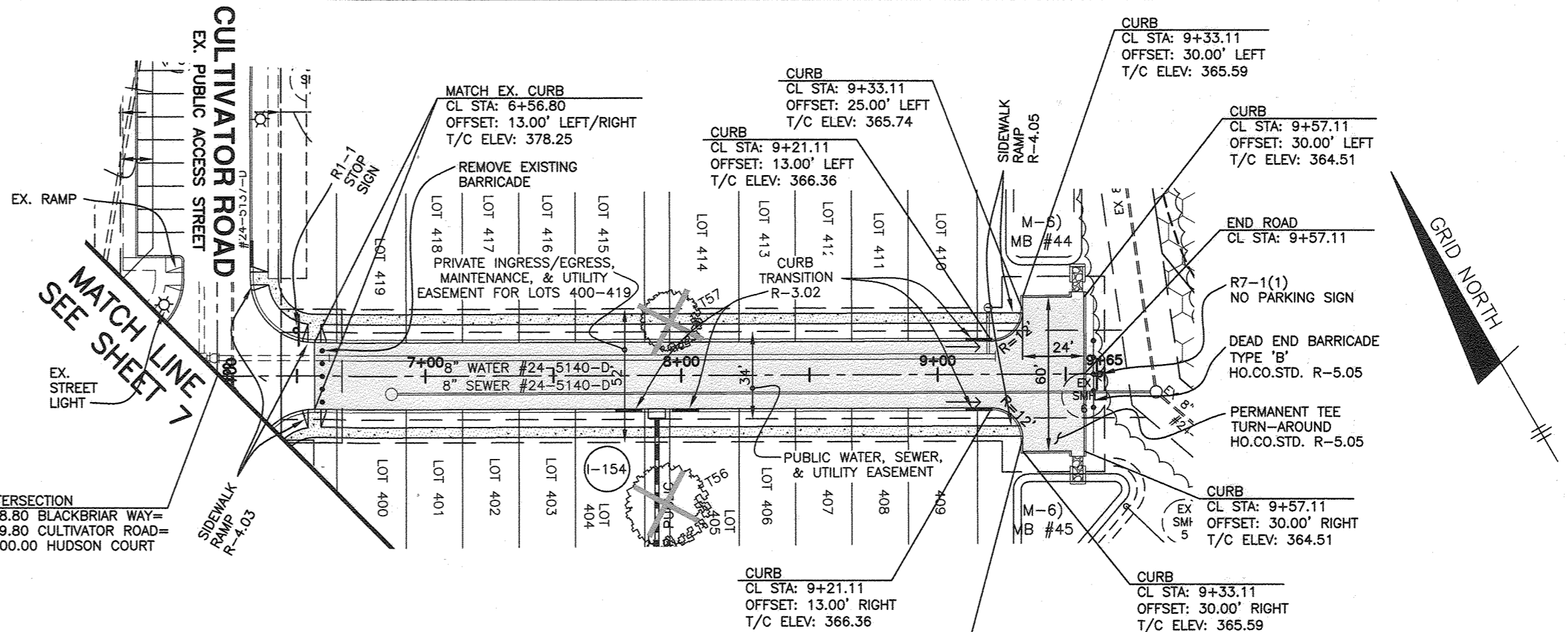


**VOLPE COURT TYPICAL ROADWAY SECTION**  
 STA. 0+00 TO 0+75.75 AND 1+71.12 TO 2+44.64  
 PRIVATE ACCESS PLACE - 73.2 ADT  
 DESIGN SPEED: 25 MPH  
 SCALE: 1" = 10'

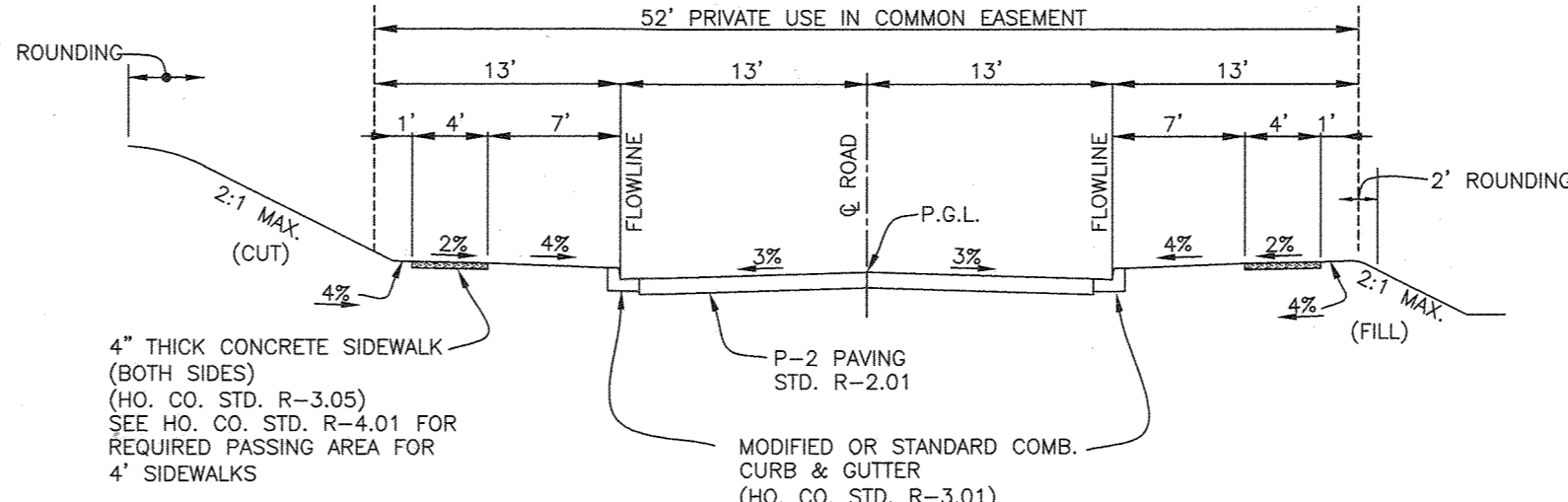
**VOLPE COURT TYPICAL ROADWAY SECTION**  
 STA. 0+75.75 TO 1+71.12  
 PRIVATE ACCESS PLACE - 73.2 ADT  
 DESIGN SPEED: 25 MPH  
 SCALE: 1" = 10'

**CENTER LINE CURVE DATA**

CURVE	ALIGNMENT	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C6	Volpe Court	0+34.79 TO 1+85.14	550.00'	150.36'	15°39'48"	75.65'	S05° 53' 31"E	149.89'



**Blackbriar Way**  
 Scale: 1"=50' Horiz., 1"=5' Vert.



**BLACKBRIAR WAY TYPICAL ROADWAY SECTION**  
 PRIVATE ACCESS PLACE - 146.4 ADT  
 DESIGN SPEED: 30 MPH  
 SCALE: 1" = 10'

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10/20/2022  
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/3/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/3/22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

<p>NO. DATE REVISION</p>		<p><b>BENCHMARK ENGINEERING, INC.</b>        ENGINEERS • LAND SURVEYORS • PLANNERS        3300 N. RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043        (P) 410-465-8105 (F) 410-465-6644        WWW.BEI-ENGINEERING.COM</p>	<p>Professional Certification. I hereby certify that these documents 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. 96388-0001-0001-0001-0001-0001-0001-0001-0001-0001-0001</p>
<p><b>WELLINGTON FARMS</b>        Phase 2        Lots 276 thru 419; Open Space Lots 420 thru 422;        (A Resubdivision of Non-Buildable Bulk Parcel 'E'        previously recorded under F-21-044 and        Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)</p>			
<p>OWNER:        ESC WELLINGTON, L.C.        5074 DORSEY HALL DRIVE, SUITE 205        ELLICOTT CITY, MARYLAND 21042        410-720-3021</p>		<p>TAX MAP: 46 - GRID: 6 - PARCEL: 163        ZONED: R-20-MXD-3 / R-SC-MXD-3        ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND</p>	
<p>DEVELOPER:        ESC WELLINGTON, L.C.        5074 DORSEY HALL DRIVE, SUITE 205        ELLICOTT CITY, MARYLAND 21042        410-720-3021</p>		<p><b>ROAD PLAN</b>  <b>VOLPE COURT AND BLACKBRIAR WAY</b></p>	
<p>DESIGN: DBT DRAFT: DBT</p>		<p>DATE: AUGUST 15, 2022</p>	<p>BEI PROJECT NO. 2879</p>
<p>SCALE: AS SHOWN</p>		<p>SHEET 8 OF 43</p>	<p>9-14-22</p>



SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
SYMBOL	HYDRIC	HYDROLOGIC GROUP	NAME	K-VALUE	ERODIBLE
CeB		B	CHILLUM LOAM, 2 TO 5 PERCENT SLOPES	0.37	NO
GaB		B	GLENELO LOAM, 0 TO 3 PERCENT SLOPES	0.20	NO
GmB		B	GLENELO LOAM, 3 TO 8 PERCENT SLOPES	0.20	NO
GmB*	YES	C	GLENEVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	0.37	YES
GmC		C	GLENEVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES	0.37	NO
GmB*	YES	C	GLENEVILLE-BALE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.37/0.32	NO
MaC		B	MANOR LOAM, 8 TO 15 PERCENT SLOPES	0.24	YES
MaD		B	MANOR LOAM, 15 TO 25 PERCENT SLOPES	0.24	YES
RaB		C	RUSSETT FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES	0.24	NO
RuB		C	RUSSETT AND BELTSVILLE SOIL, 2 TO 5 PERCENT SLOPES	0.24/0.37	NO
RuC		C	RUSSETT AND BELTSVILLE SOIL, 5 TO 10 PERCENT SLOPES	0.24/0.37	NO
SaC		B	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPE	0.24	NO
SaC		B	SASSAFRAS AND CROOM SOIL, 10 TO 15 PERCENT SLOPES	0.37/0.28	YES
W			WATER	0.00	

HSCD Newsletter dated April, 2013 defines erodible soils as those soils with a slope greater than 15 percent or those soils with a soil erodibility factor K greater than 0.35 and with a slope greater than 5%.

AREA AND 'C' FACTOR TABULATION

Phase	Inlet	Zoning (Z)	Area (ac)	'C' factor < 25yr	'C' factor 25yr and >	% Impervious (I)
P2	I-114	R-SC-MXD-3	2.98	0.40		54
P2	I-115	R-SC-MXD-3	1.26	0.59		82
P2	I-116	R-SC-MXD-3	0.45	0.61		83
P2	I-119	R-SC-MXD-3	0.37	0.59		82
P2	I-120	R-SC-MXD-3	0.29	0.53		78
P2	I-121	R-SC-MXD-3	0.42	0.60		83
P2	I-122	R-SC-MXD-3	0.18	0.54		79
P2	I-123	R-SC-MXD-3	0.32	0.57		81
P2	I-124	R-SC-MXD-3	0.19	0.50		76
P2	I-125	R-SC-MXD-3	0.29	0.69		89
P2	I-126	R-SC-MXD-3	0.30	0.54		79
P2	I-127	R-SC-MXD-3	0.34	0.52		78
P2	I-128	R-SC-MXD-3	0.18	0.54		79
P2	I-129	R-SC-MXD-3	0.36	0.44		72
P2	I-130	R-SC-MXD-3	1.28	0.23		18
P2	I-131	R-SC-MXD-3	0.49	0.44		64
P2	I-132	R-SC-MXD-3	1.47	0.26		35
P2	I-133	R-SC-MXD-3	0.39	0.40		60
P2	I-134	R-SC-MXD-3	0.40	0.46		66
P2	I-135	R-SC-MXD-3	0.58	0.28		41
P2	I-136	R-SC-MXD-3	0.46	0.47		65
P2	I-137	R-SC-MXD-3	0.44	0.31		54
P2	I-138	R-SC-MXD-3	0.64	0.46		60
P2	I-139	R-SC-MXD-3	0.30	0.33		65
P2	I-140	R-SC-MXD-3	0.55	0.50		63
P2	I-141	R-SC-MXD-3	3.08	0.38		52
P2	I-145	R-SC-MXD-3	0.50	0.57		82
P2	I-146	R-SC-MXD-3	0.22	0.63		86
P2	I-147	R-SC-MXD-3	0.53	0.52		71
P2	I-148	R-SC-MXD-3	0.35	0.47		58
P2	I-149	R-SC-MXD-3	0.28	0.73		92
P2	I-150	R-SC-MXD-3	0.38	0.61		84
P2	I-151	R-SC-MXD-3	0.27	0.54		79
P2	I-152	R-SC-MXD-3	0.60	0.56		81
P2	I-153	R-SC-MXD-3	0.51	0.55		79
P2	I-154	R-SC-MXD-3	0.39	0.60		79
P2	I-155	R-SC-MXD-3	0.35	0.49		77
P2	I-156	R-SC-MXD-3	0.42	0.40		50
P2	I-157	R-SC-MXD-3	0.54	0.24		39
P2	I-158	R-SC-MXD-3	0.44	0.53		65
P2	I-159	R-SC-MXD-3	0.58	0.50		62
P2	I-160	R-SC-MXD-3	0.43	0.23		30
P2	I-161	R-SC-MXD-3	0.44	0.47		75
P2	I-162	R-SC-MXD-3	0.40	0.23		30
P2	I-163	R-SC-MXD-3	0.61	0.22		26
P2	I-164	R-SC-MXD-3	0.14	0.86		100



**LEGEND**

- DRAINAGE AREA DIVISION
- SOILS DELINEATION
- MaC SOILS TYPE

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10/29/2022  
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/7/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: DEVELOPMENT ENGINEERING DIVISION  
*[Signature]* 11/3/22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

NO.	DATE	REVISION

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 3300 N. RIDGE ROAD SUITE 140 & ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-8844  
 WWW.BE-CIVILENGINEERING.COM

Professional Certification: I hereby certify that these documents 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. 22390, Exp. 6-30-2023.

**WELLINGTON FARMS**  
 Phase 2  
 Lots 276 thru 419; Open Space Lots 420 thru 422;  
 (A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

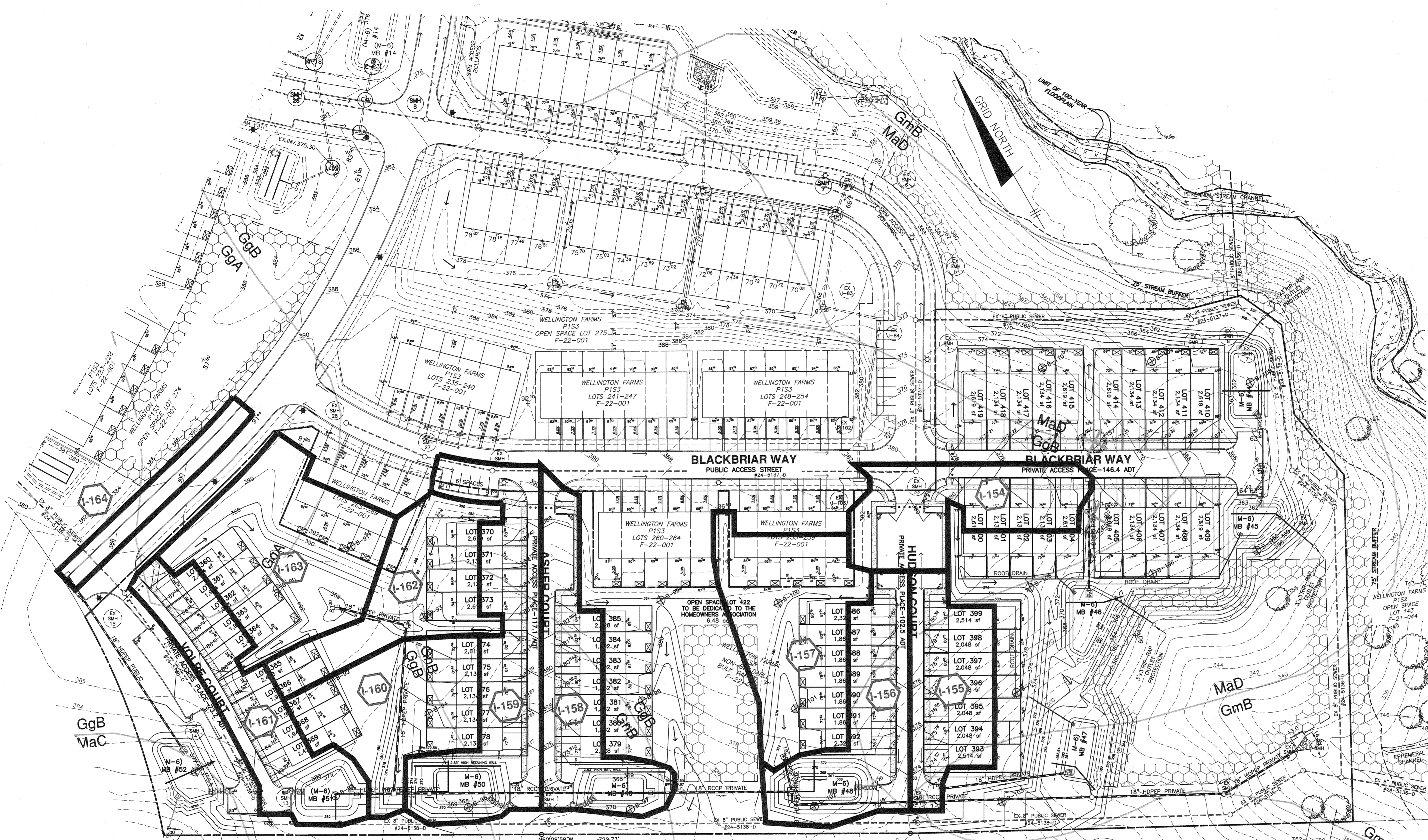
OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

DEVELOPER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONED: R-20-MXD-3 / R-SC-MXD-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**STORM DRAIN DRAINAGE AREA MAP**

DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879  
 SCALE: AS SHOWN SHEET 9 OF 43



**LEGEND**

- DRAINAGE AREA DIVISION
- SOILS DELINEATION
- MaC** SOILS TYPE

NO.	DATE	REVISION

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ENGINEERS & LAND SURVEYORS & PLANNERS  
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<p><b>STORM DRAIN DRAINAGE AREA MAP</b></p>	
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DEVELOPER:	<p>ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021</p>
DATE: AUGUST 15, 2022	BEI PROJECT NO. 2879
DESIGN: DBT	DRAFT: DBT
SCALE: AS SHOWN	SHEET 10 OF 43

APPROVED: DEPARTMENT OF PUBLIC WORKS

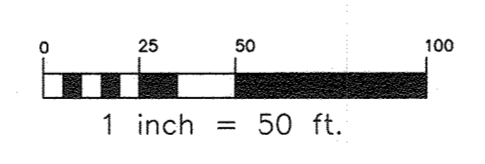
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CHIEF, BUREAU OF HIGHWAYS DATE

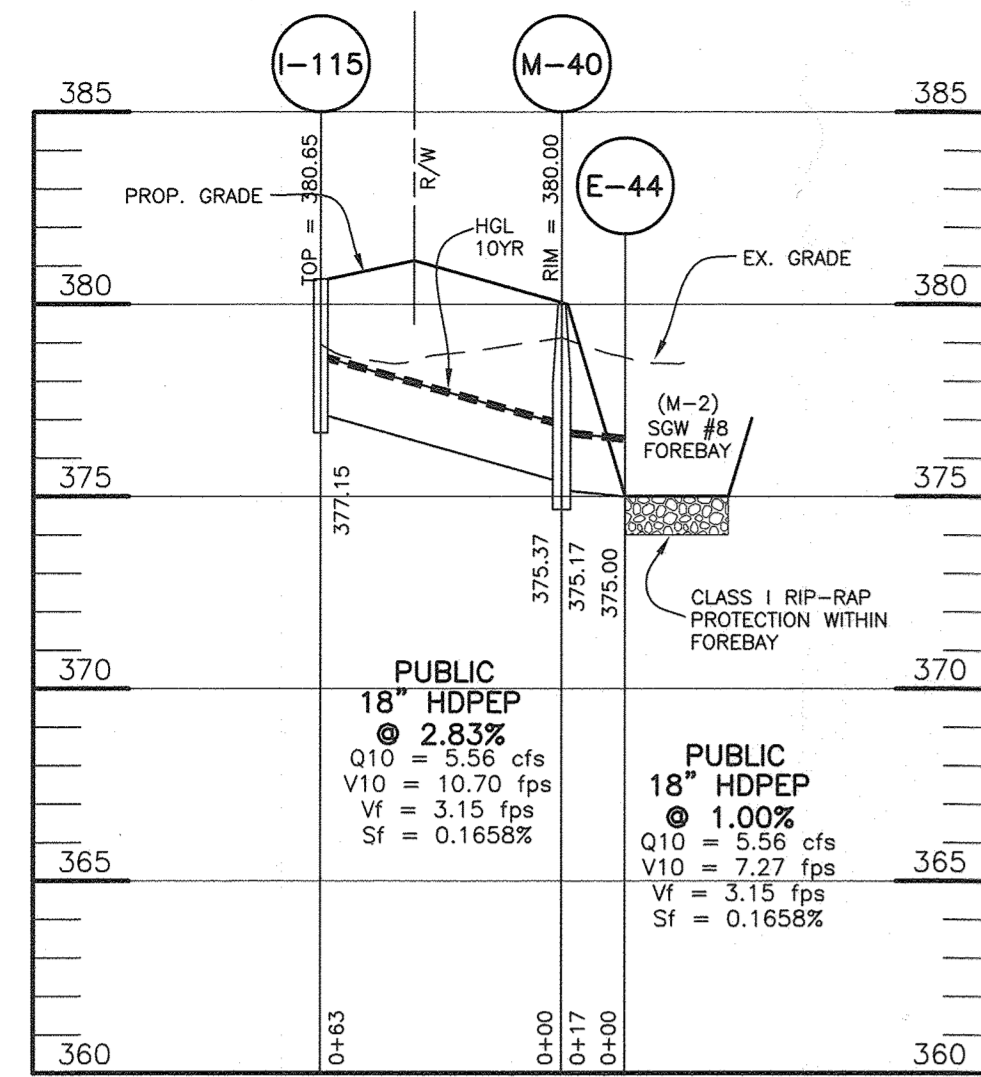
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APPROVED: DEPARTMENT OF PLANNING AND ZONING

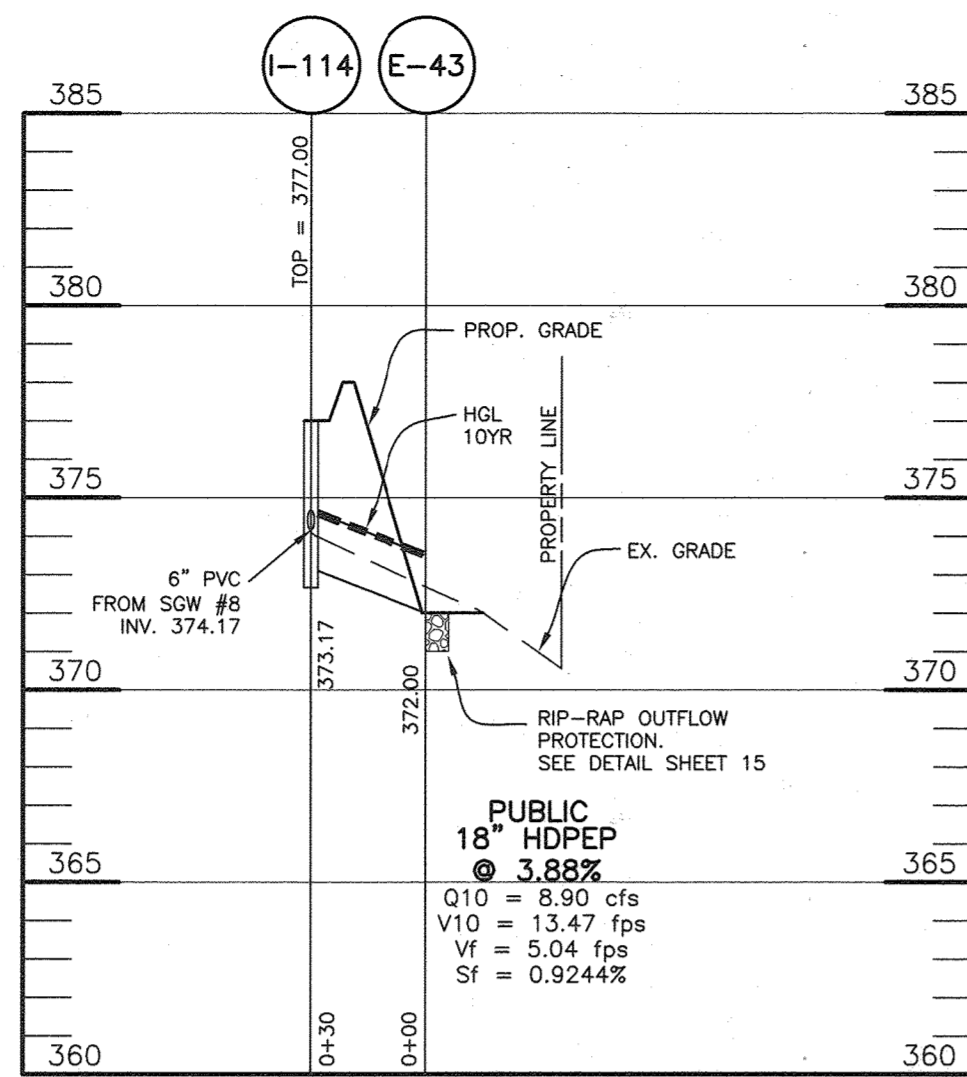
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CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 11/7/22  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

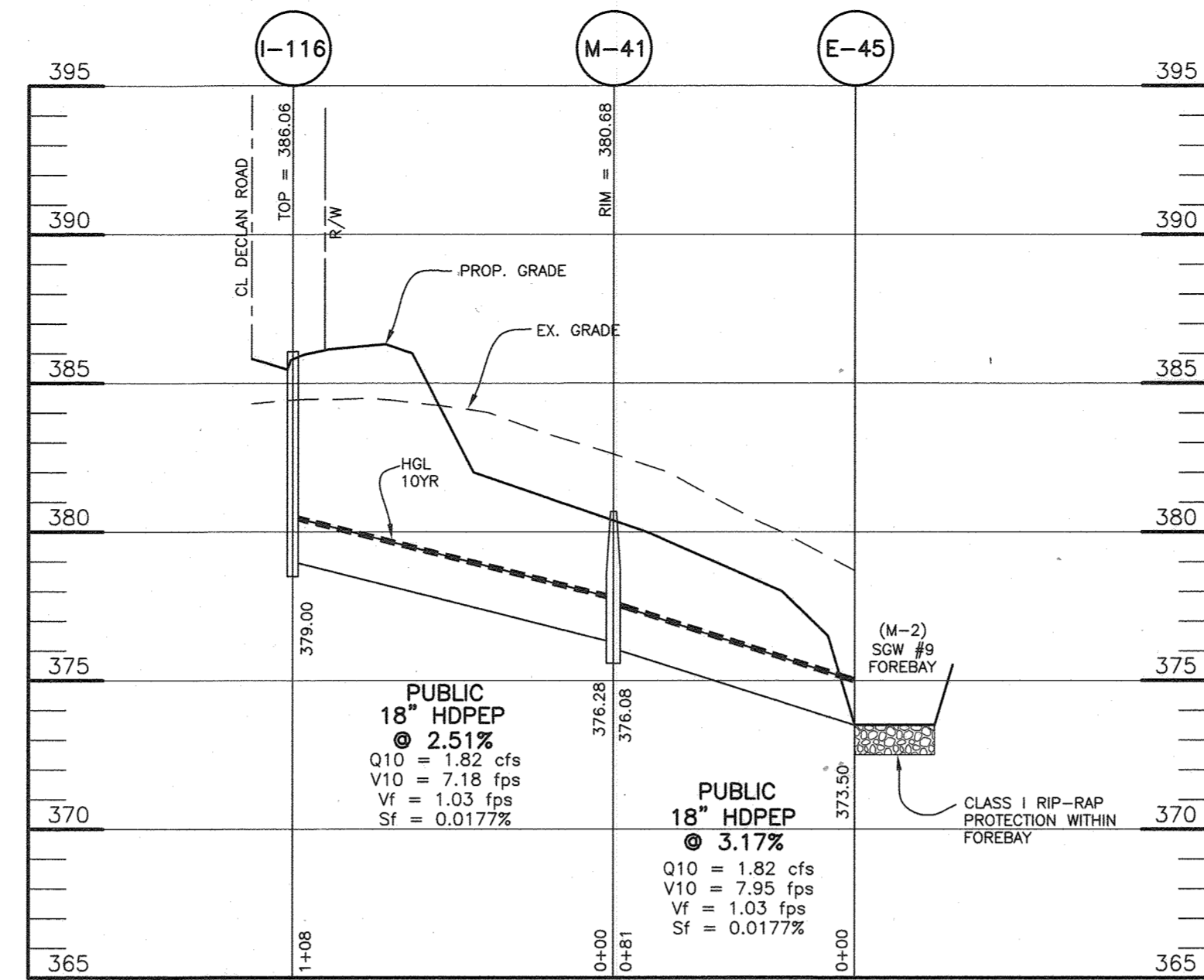




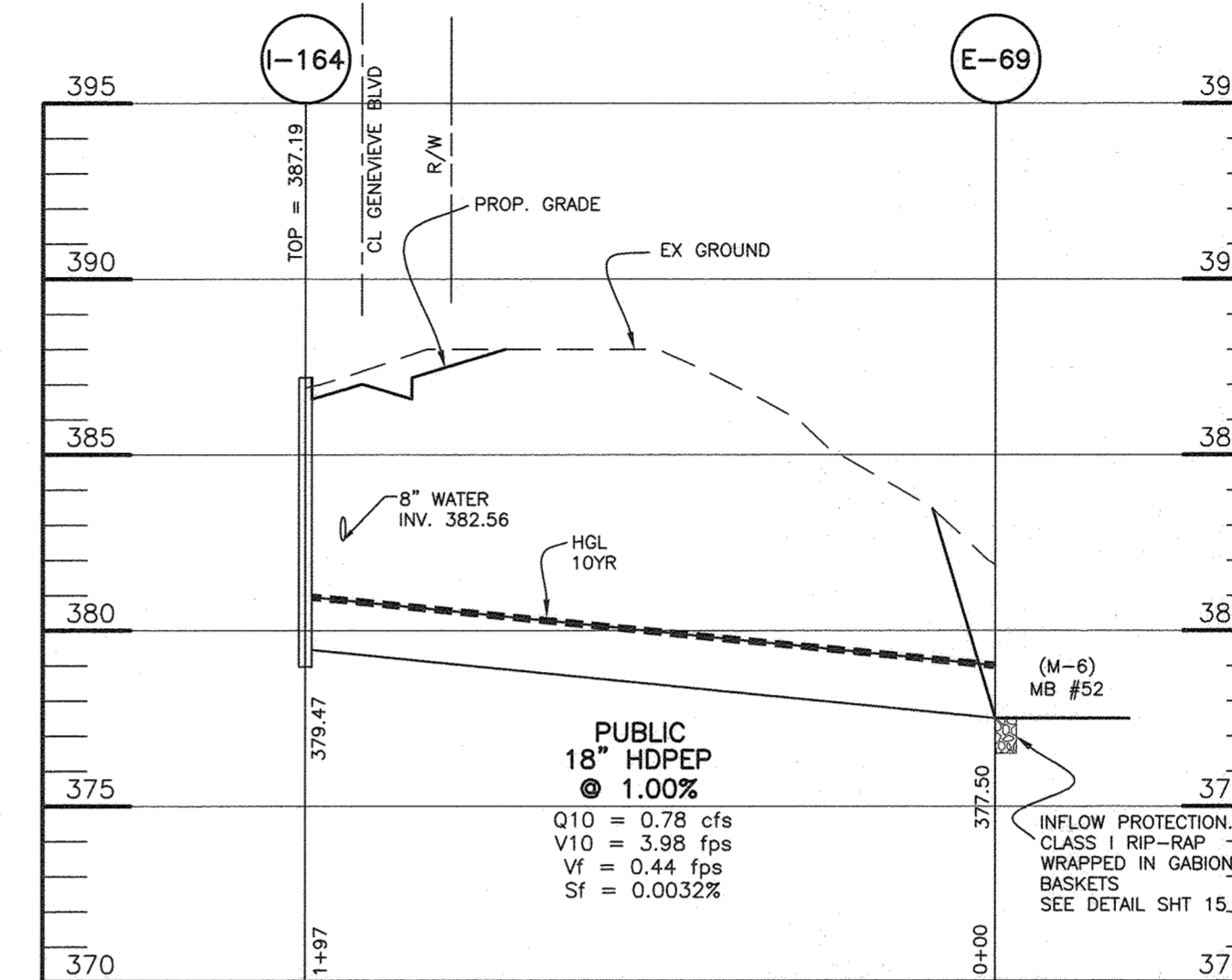
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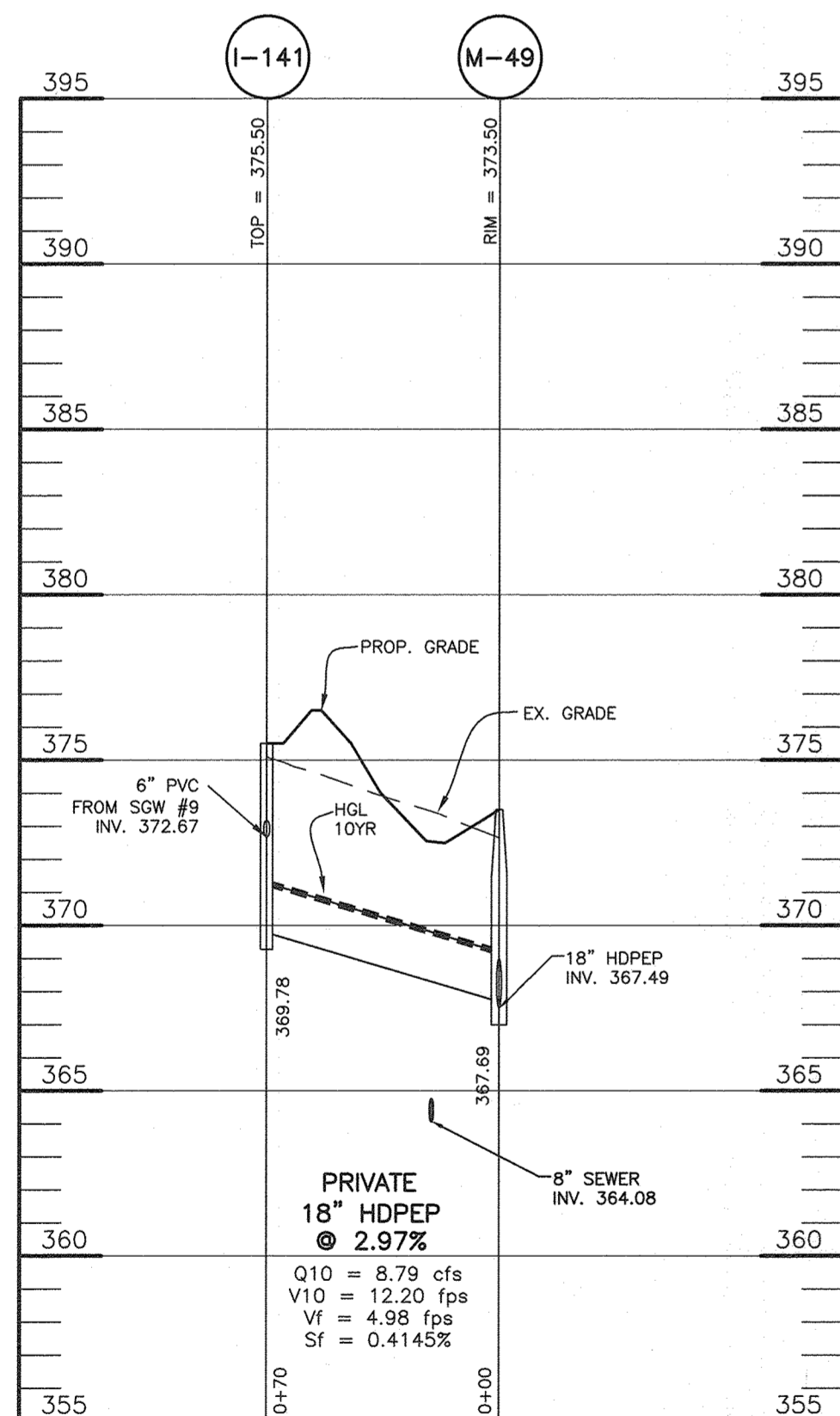
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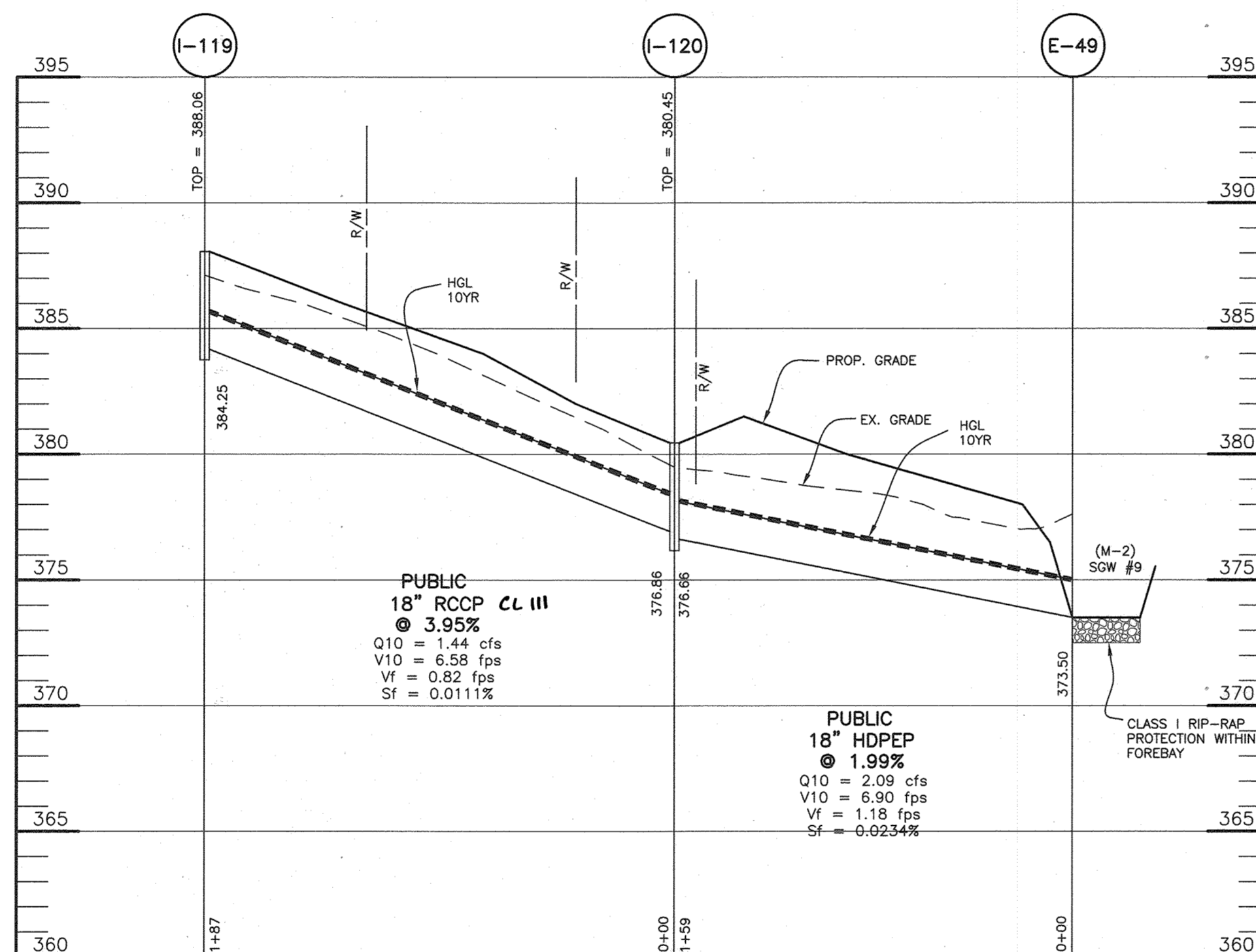
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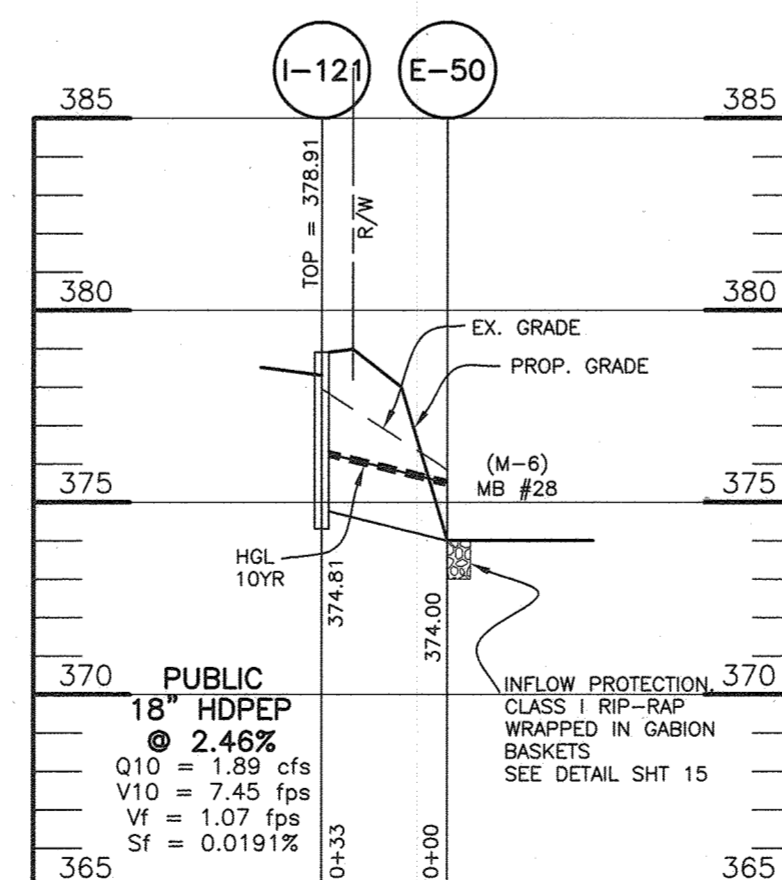
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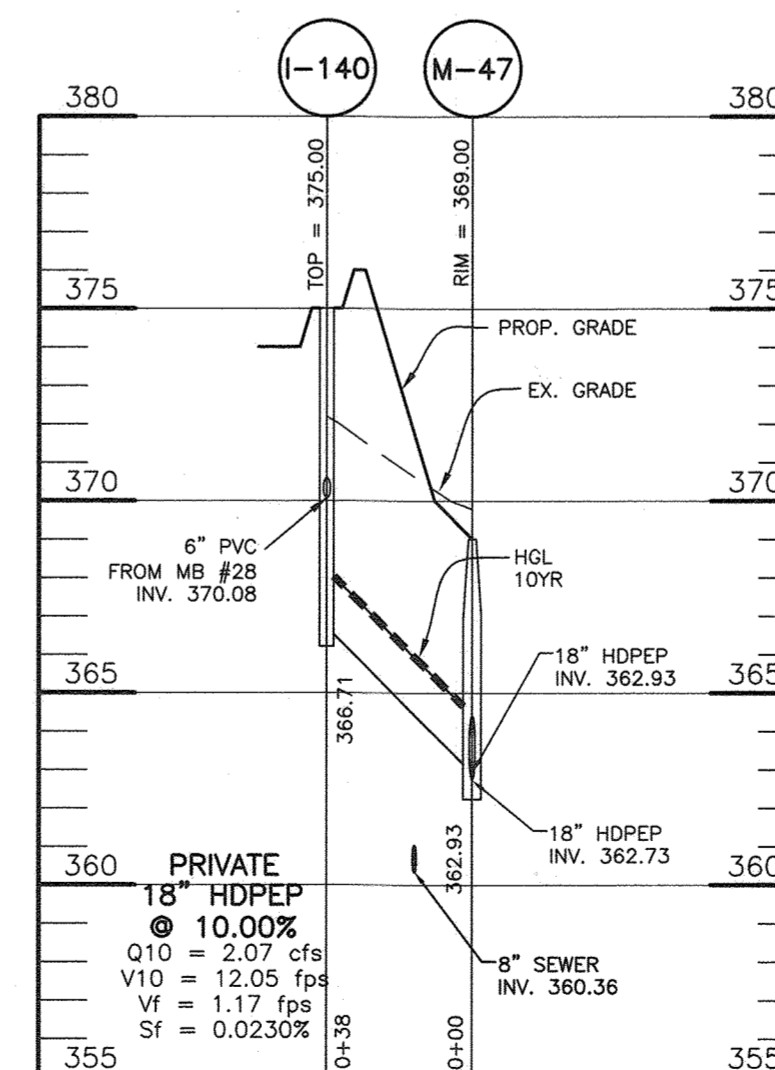
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SD: E-49 to I-119



SD: E-50 to I-121

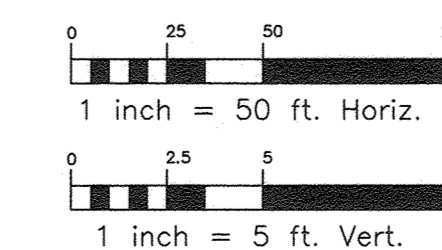


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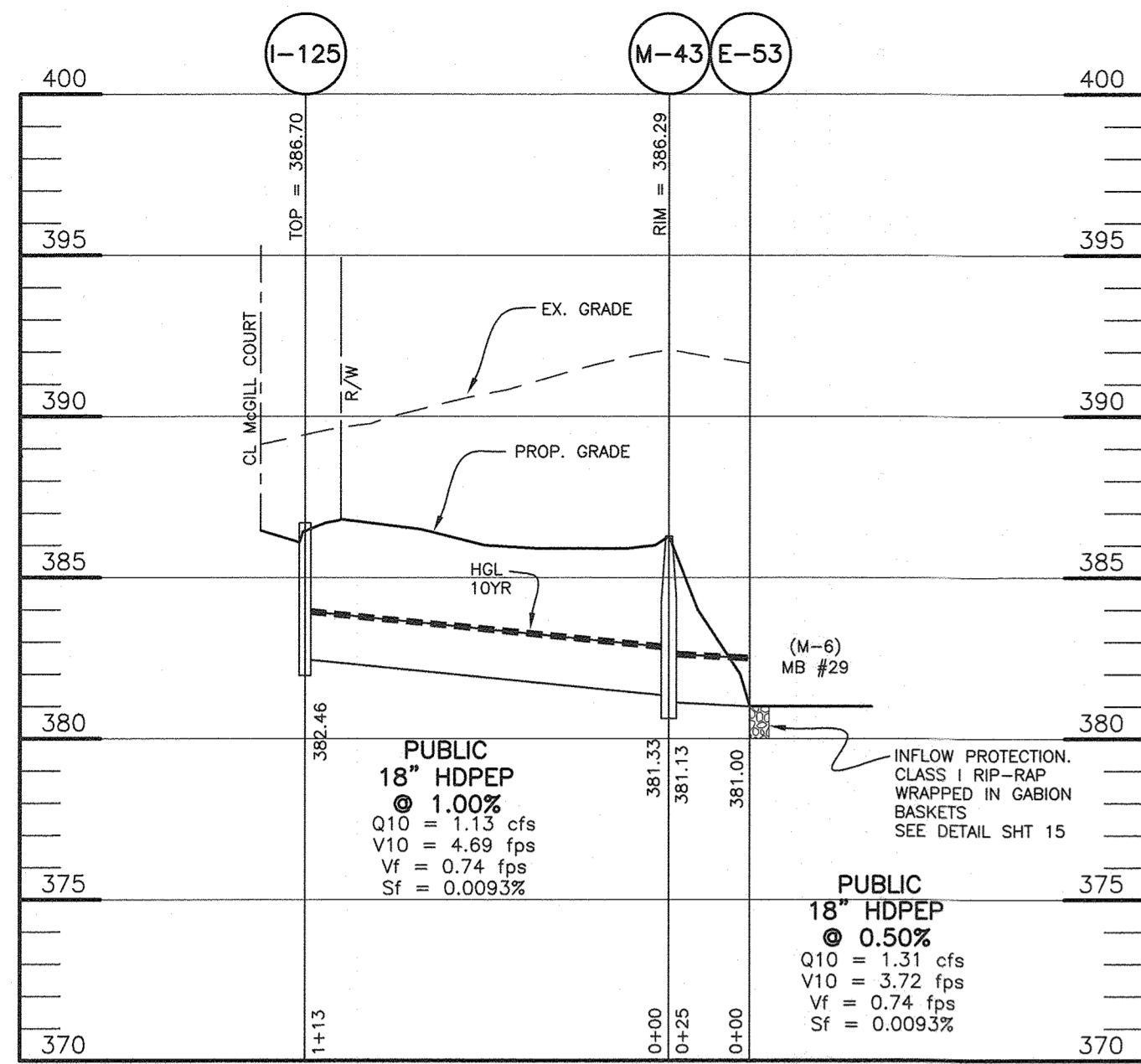
APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10/20/2022  
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/7/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT

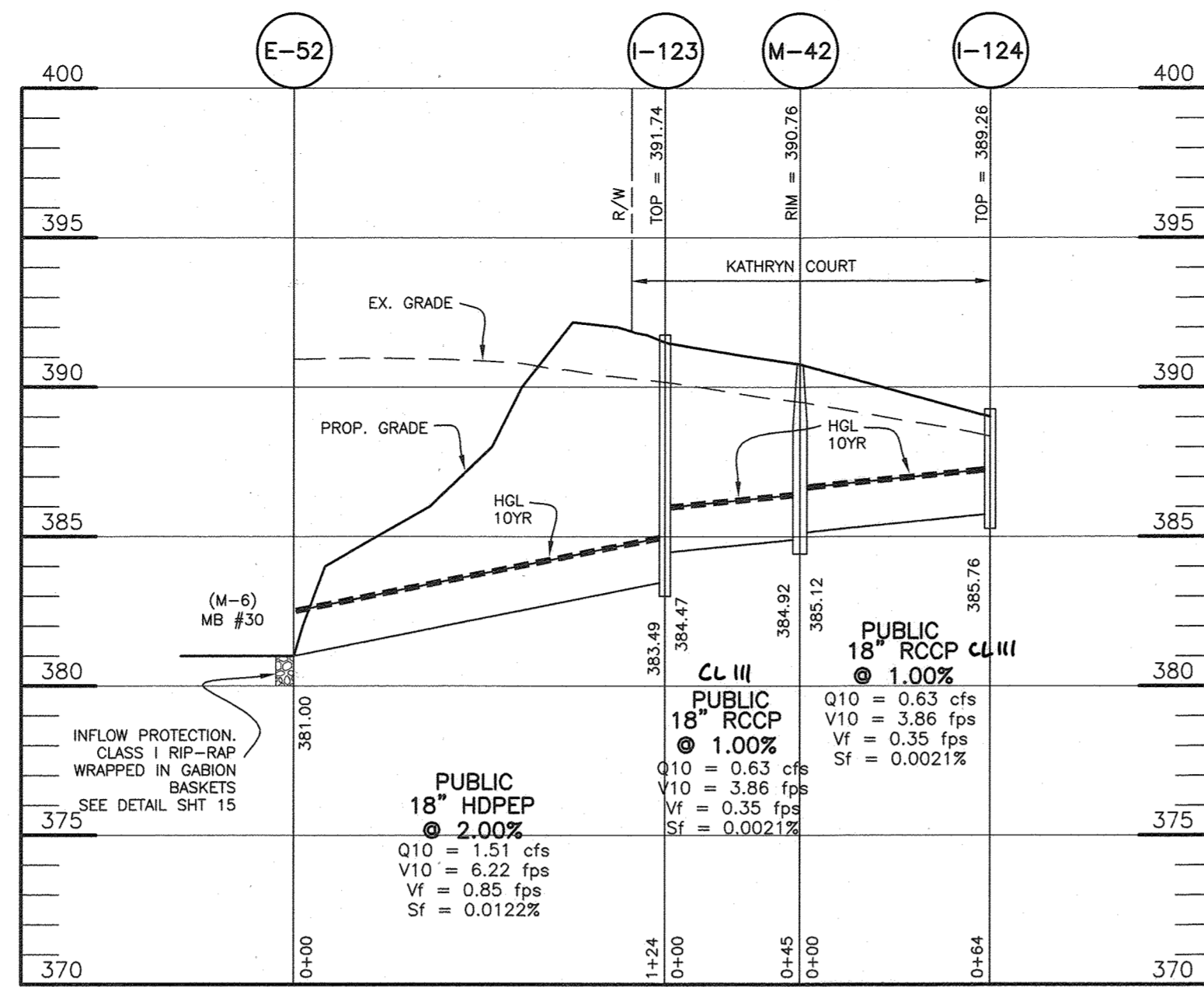
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 CHIEF, DEVELOPMENT ENGINEERING DIVISION



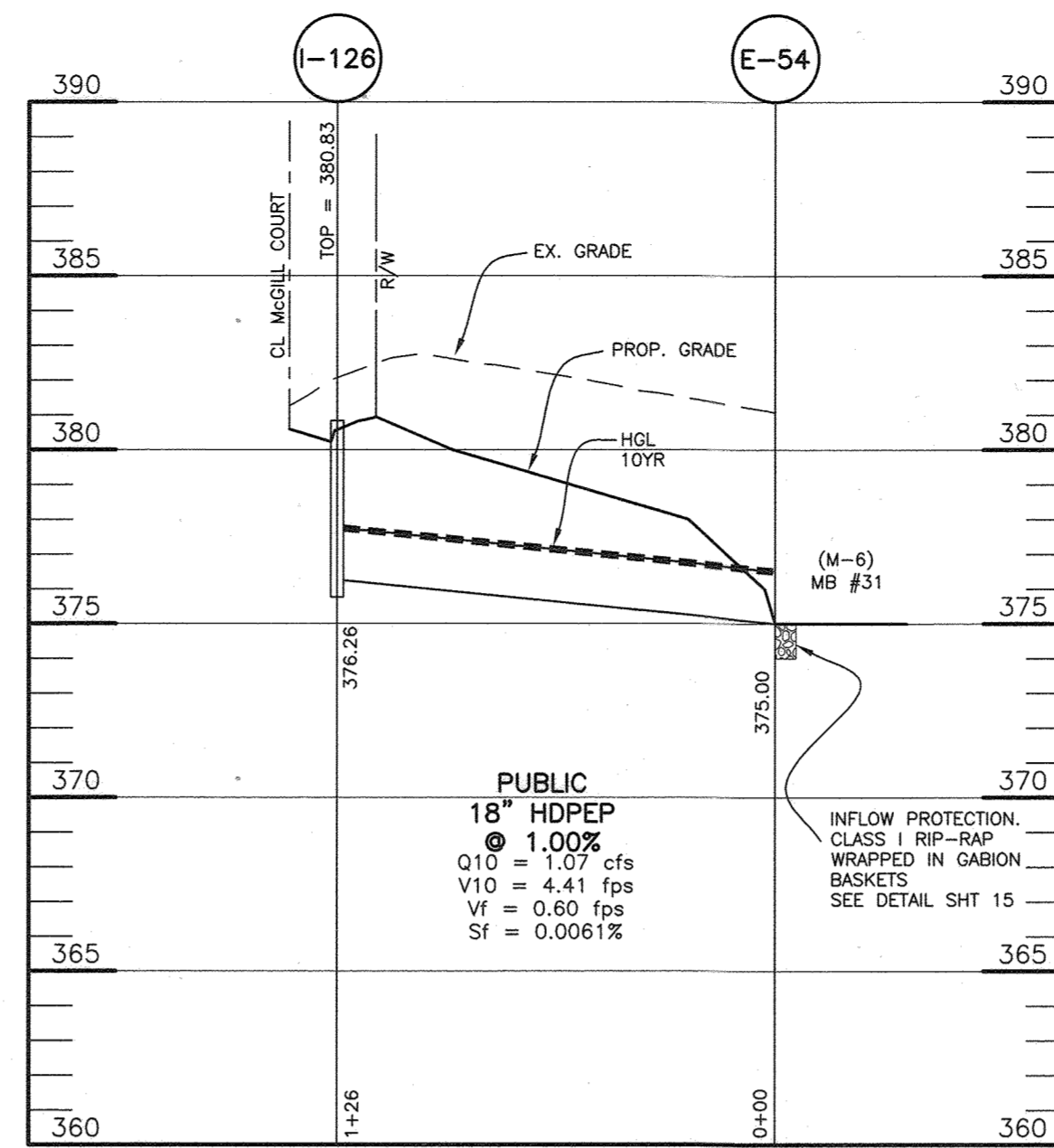
NO. DATE REVISION	
<b>BENCHMARK</b> ENGINEERS & LAND SURVEYORS & PLANNERS <b>ENGINEERING, INC.</b> 3300 N. RIDGE ROAD & SUITE 140 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM	
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DEVELOPER:	ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021
<b>STORM DRAIN PROFILES</b>	
DATE:	AUGUST 15, 2022
DESIGN:	DBT
DRAFT:	DBT
BEI PROJECT NO.:	2879
SCALE:	AS SHOWN
SHEET:	11 OF 43



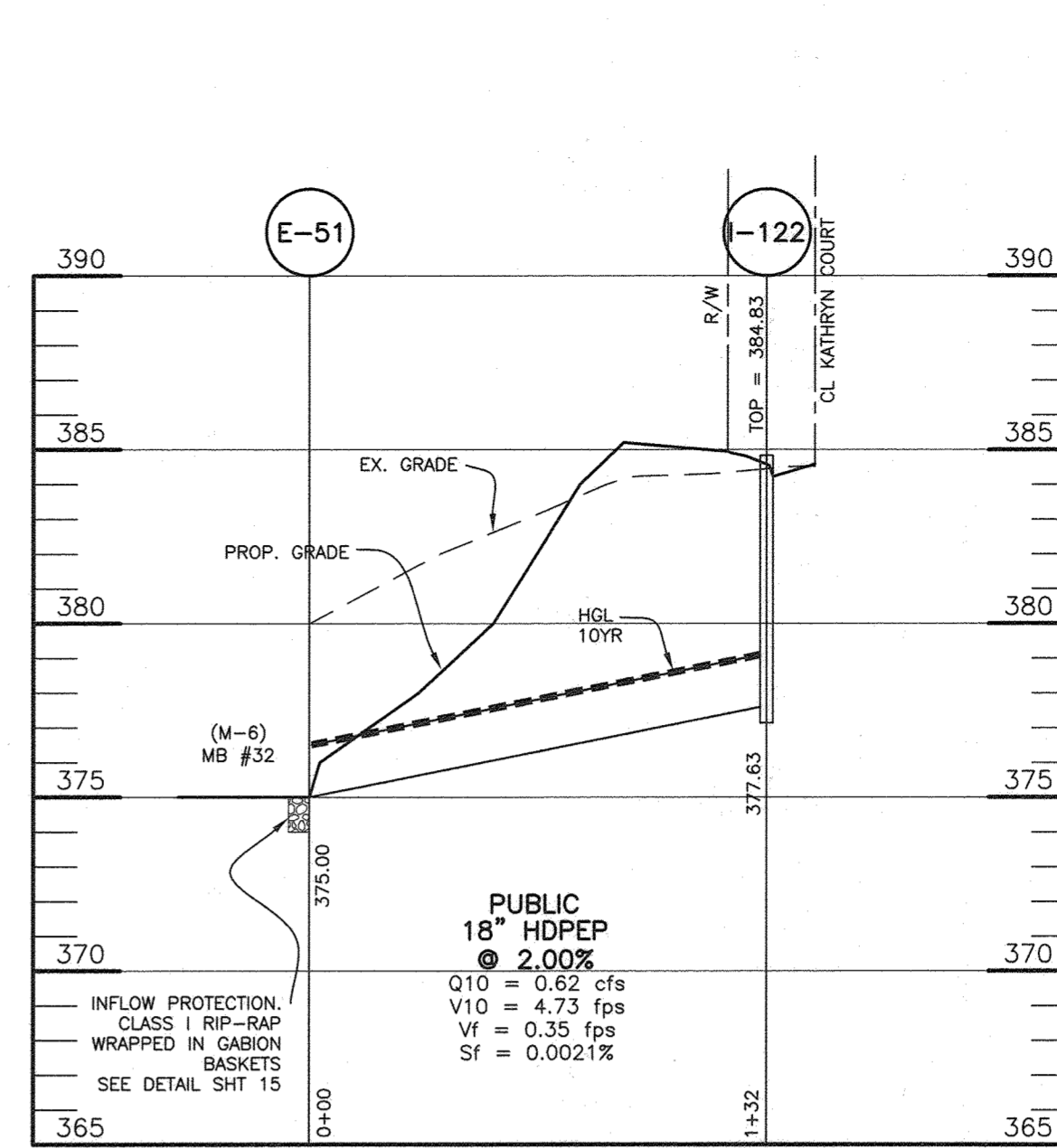
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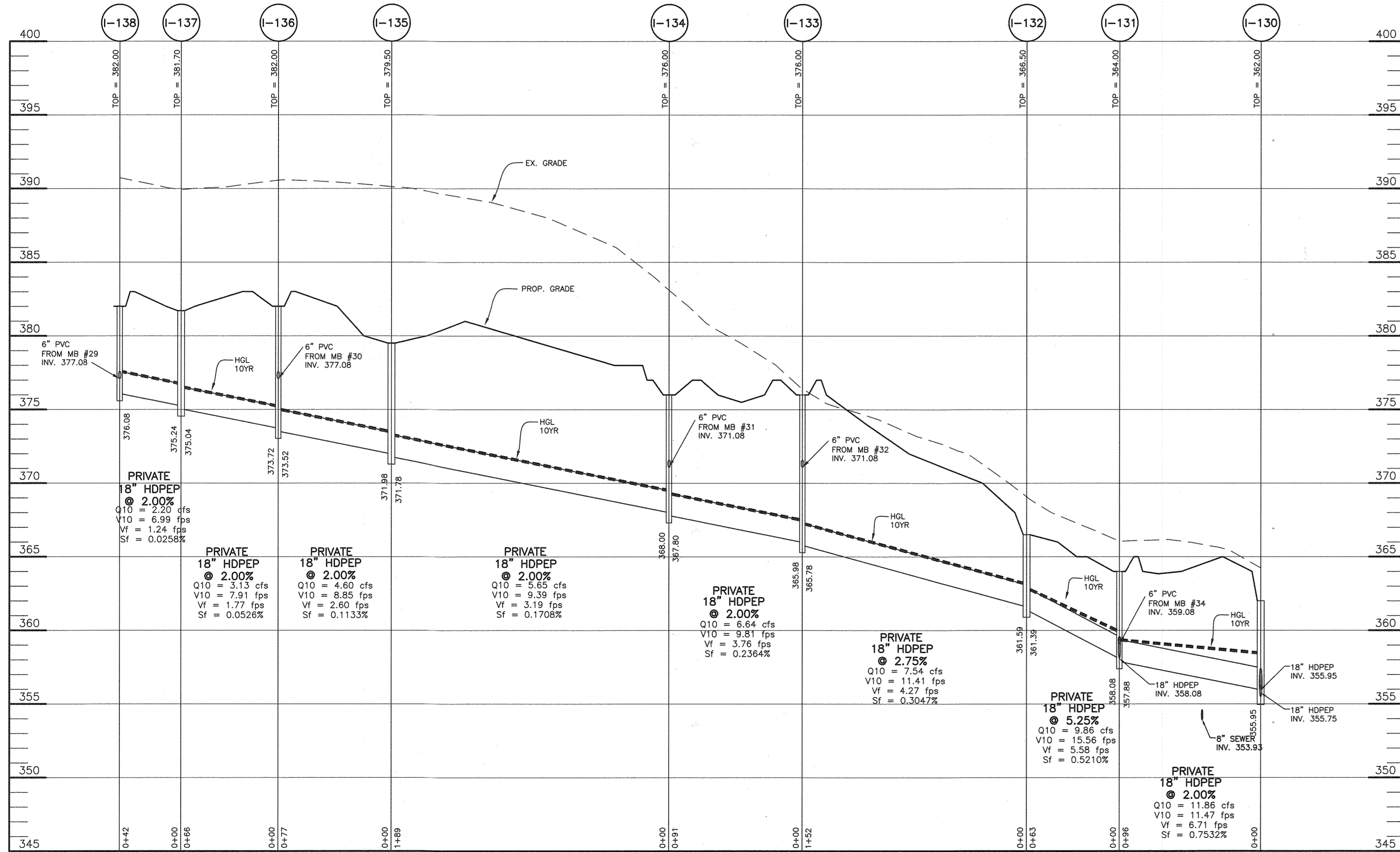
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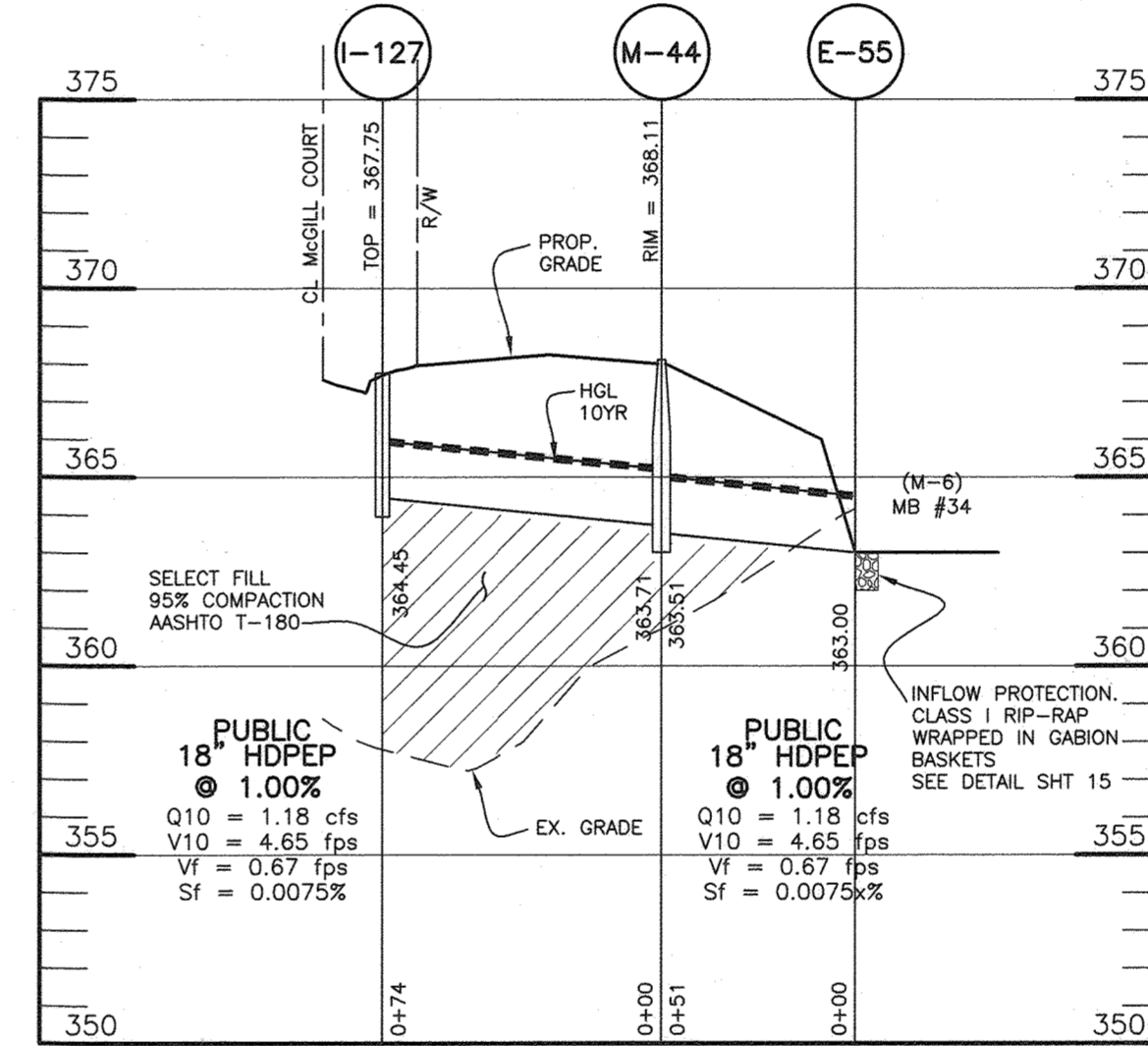
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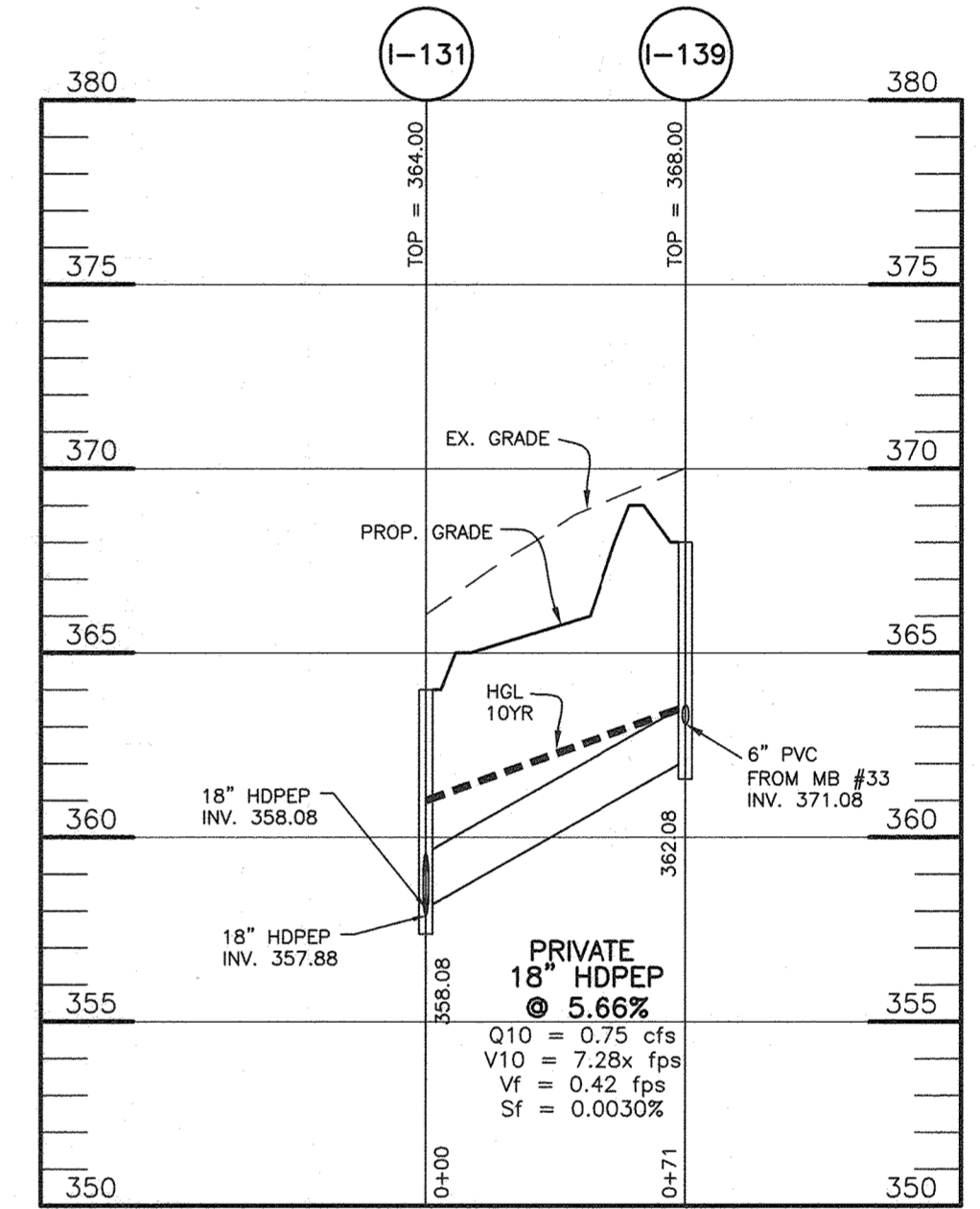
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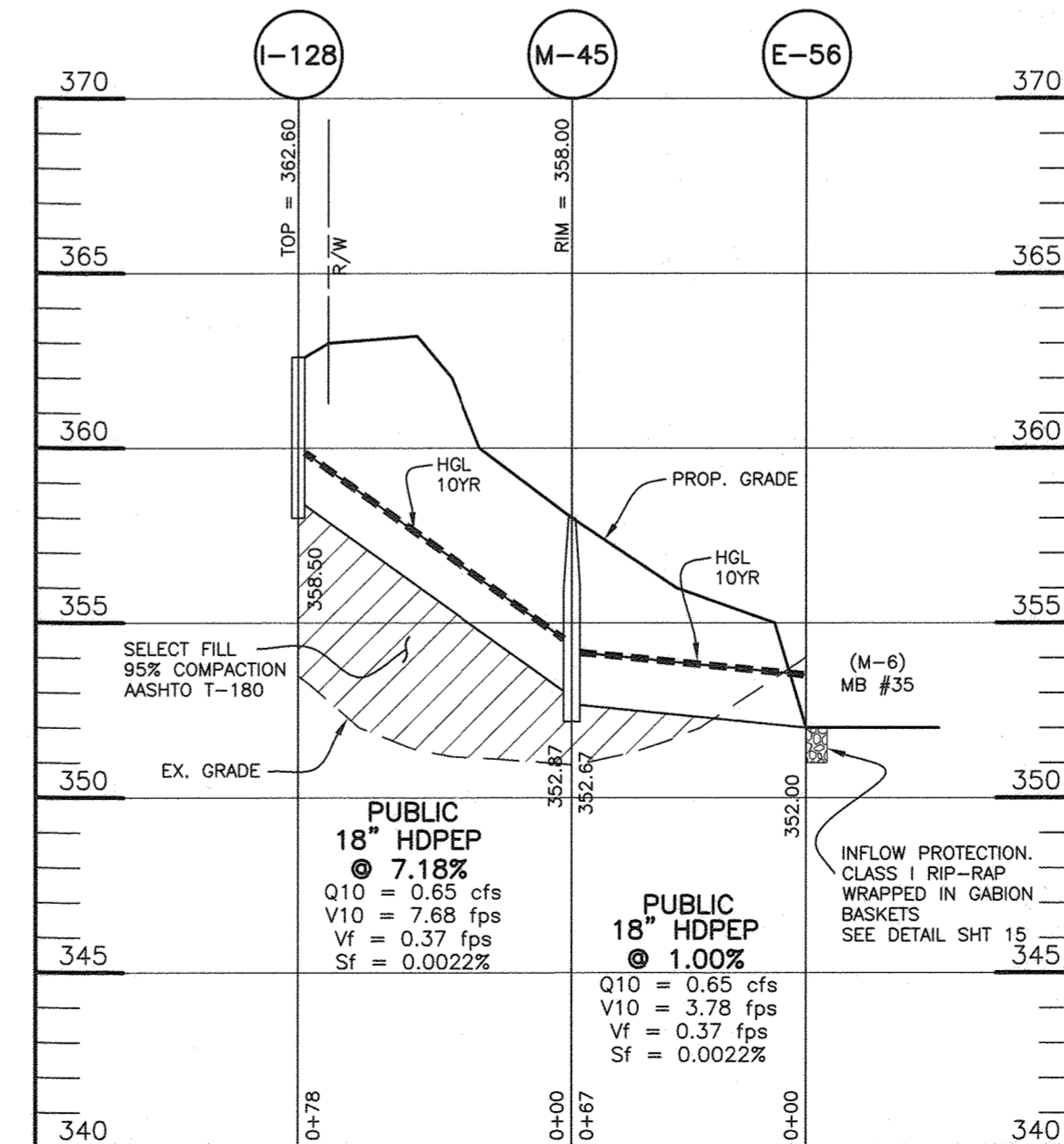
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SD: E-55 to I-127

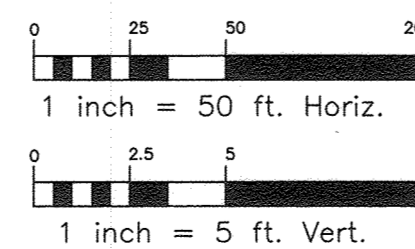


SD: I-131 to I-139



SD: E-56 to I-128

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10/20/2022  
 CHIEF, BUREAU OF HIGHWAYS  
 APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/7/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*[Signature]* 11.3.22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION



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STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
 22390  
 9-19-22

**WELLINGTON FARMS**  
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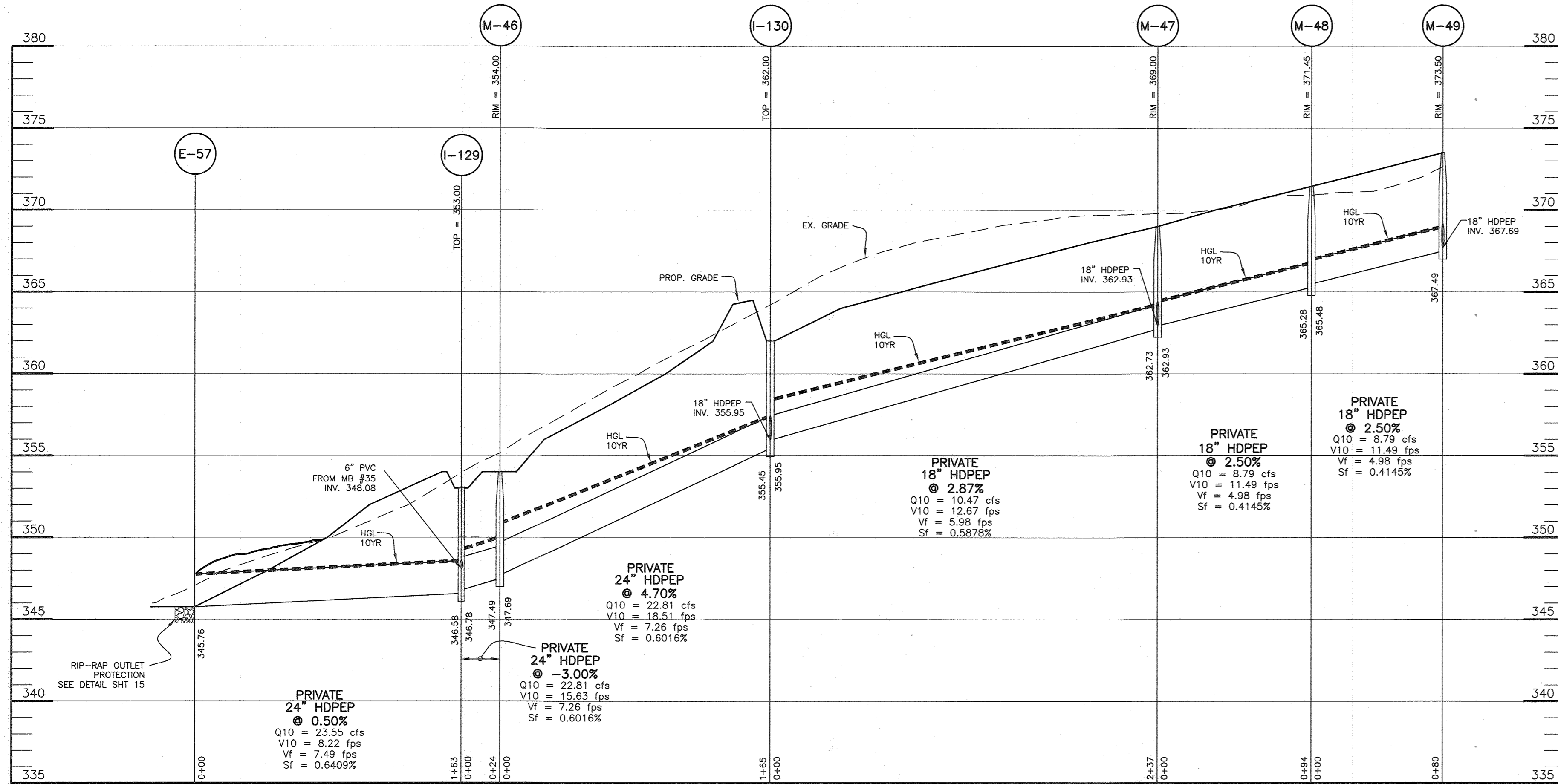
TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONED: R-20-MD-3 / R-30-MD-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**STORM DRAIN PROFILES**

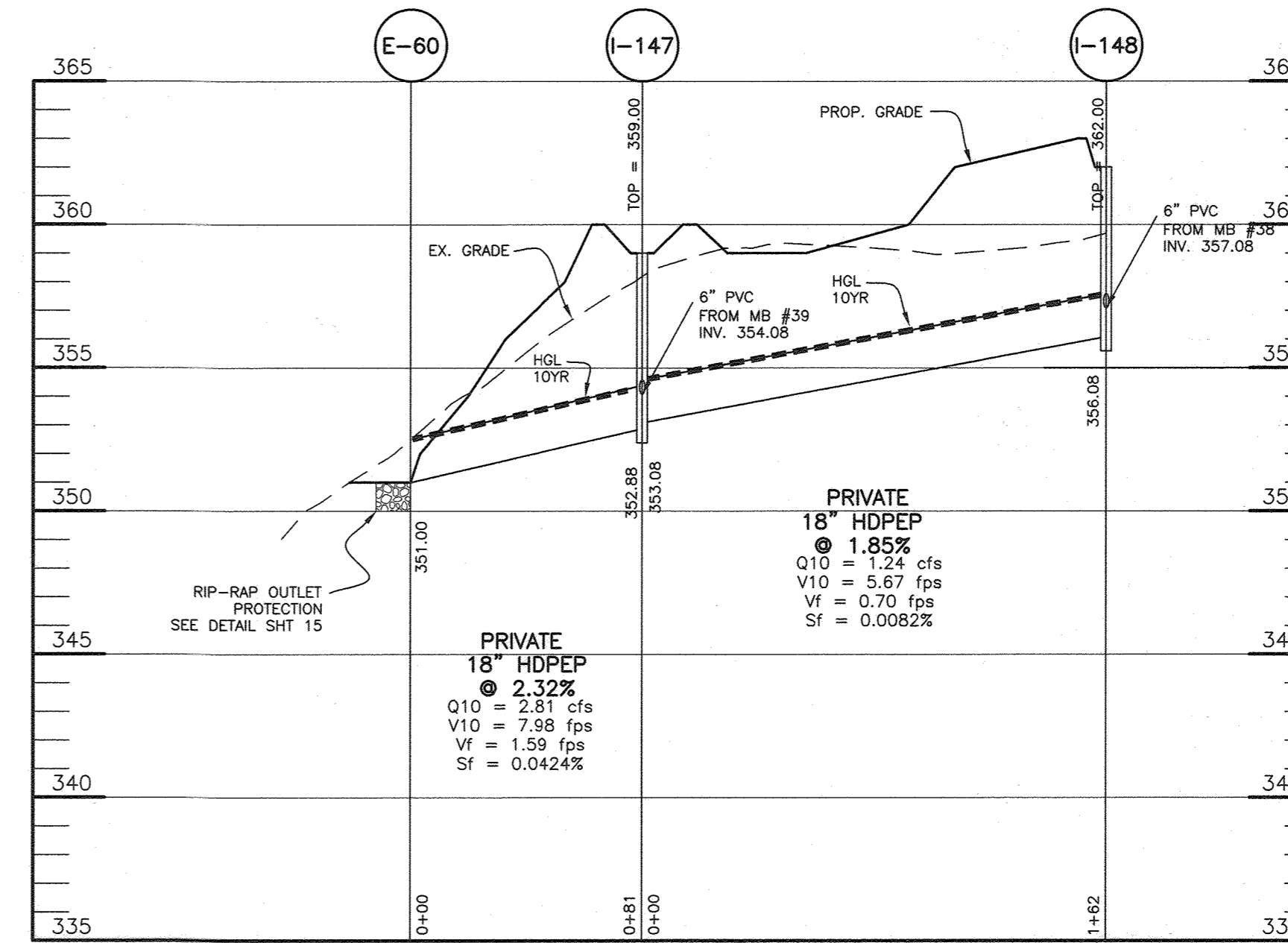
OWNER: ESC WELLINGTON, L.C.  
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 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

DEVELOPER: ESC WELLINGTON, L.C.  
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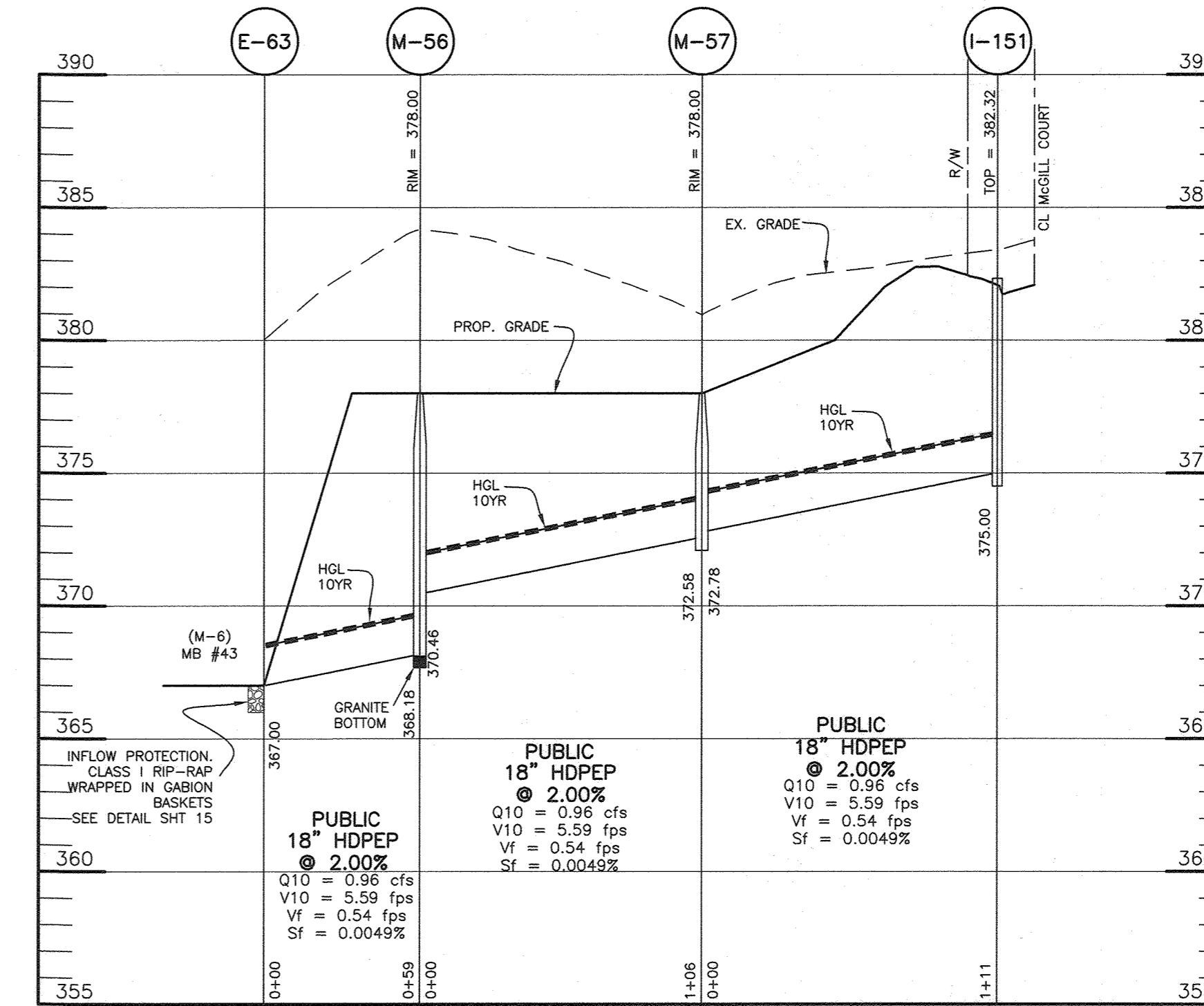
DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879  
 DESIGN: DBT DRAFT: DBT SCALE: AS SHOWN SHEET 12 OF 43



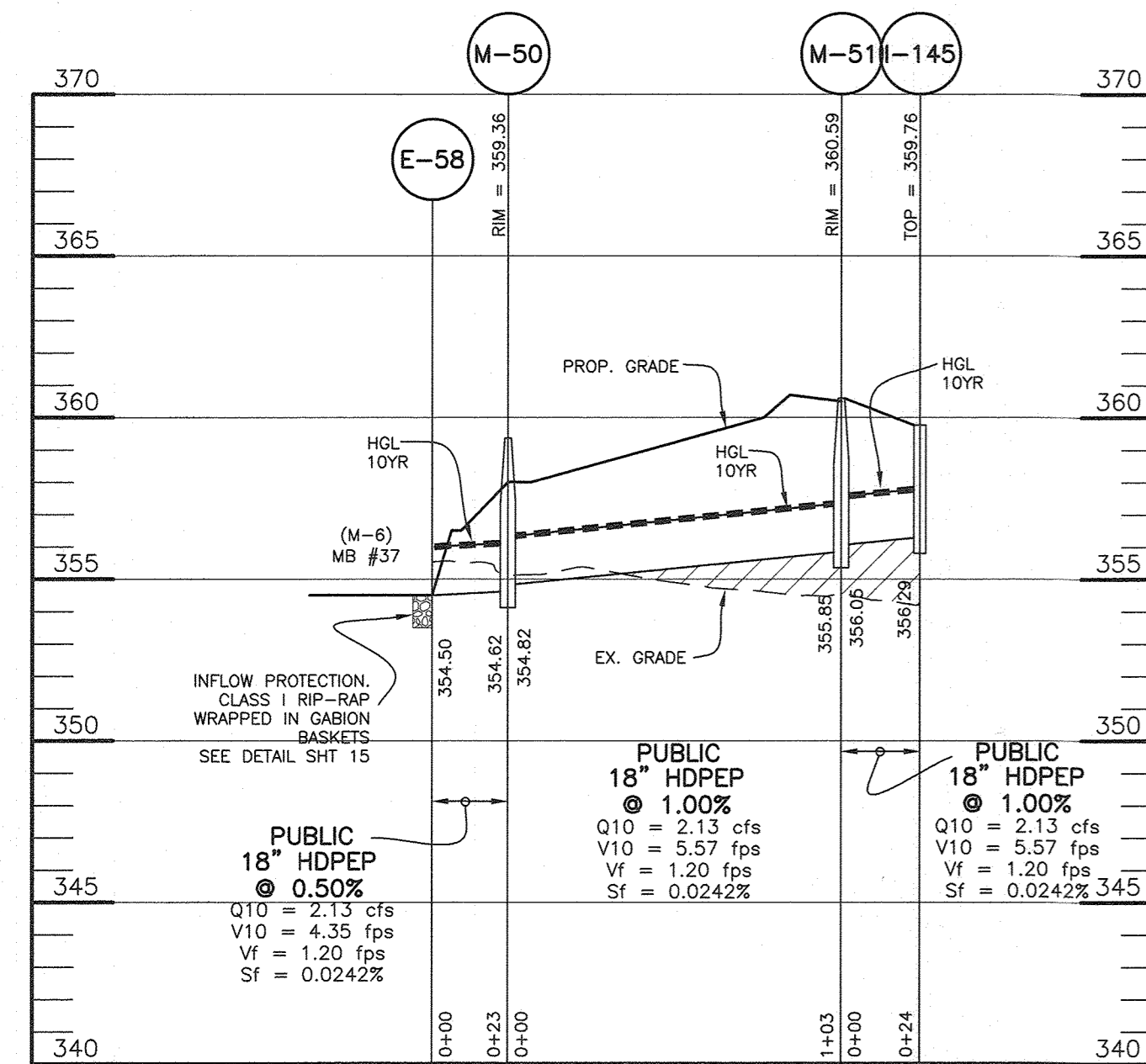
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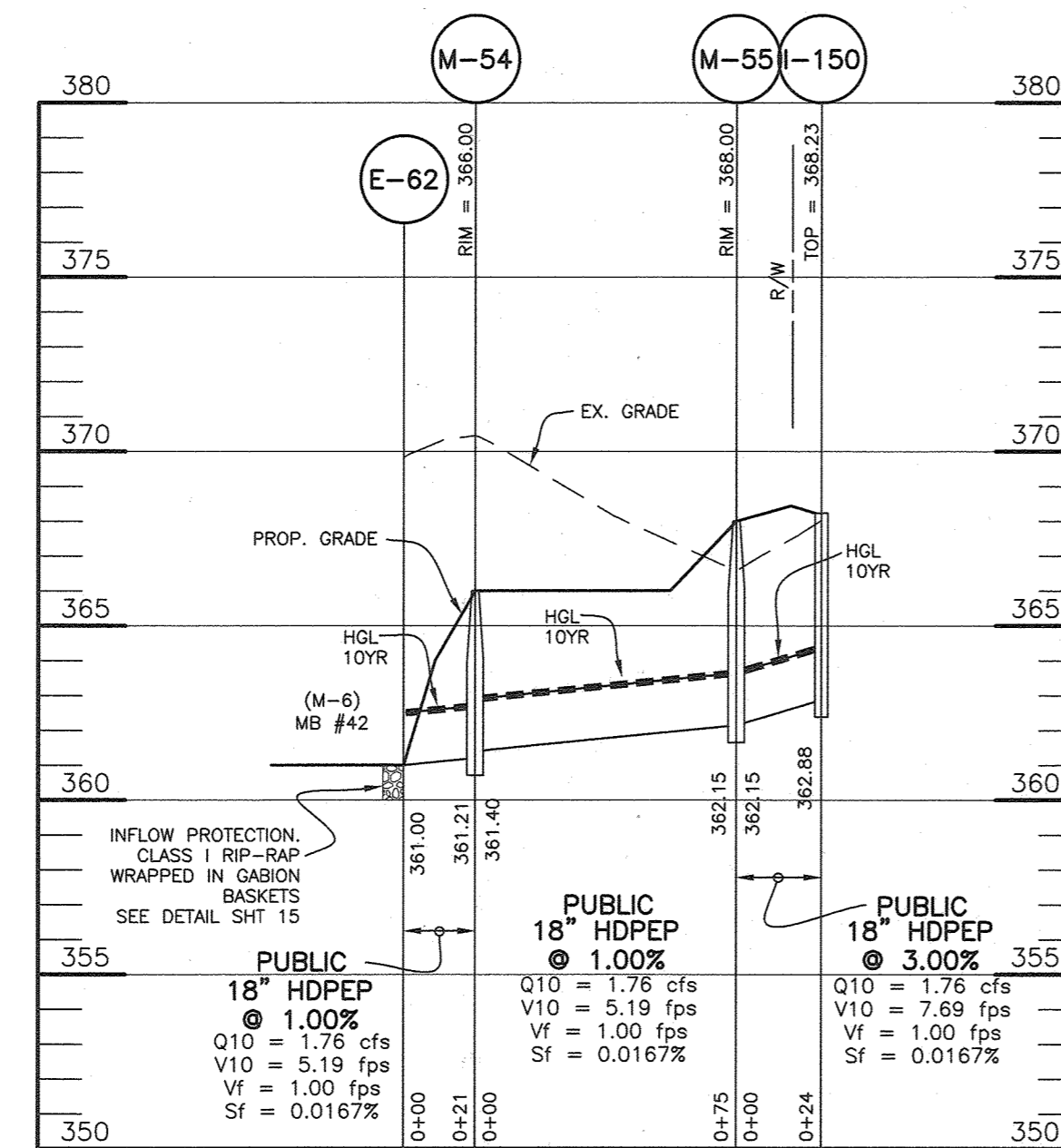
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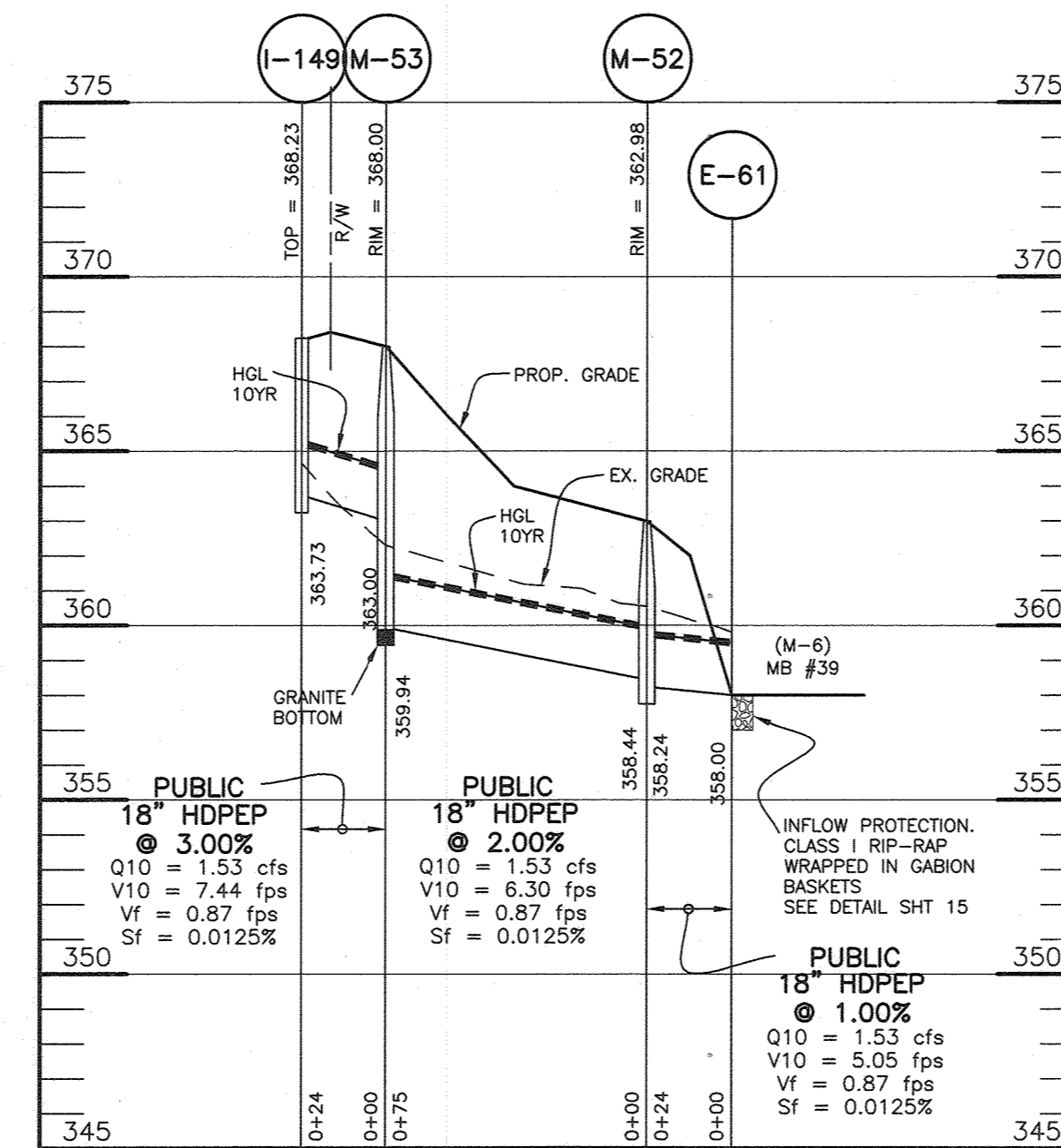
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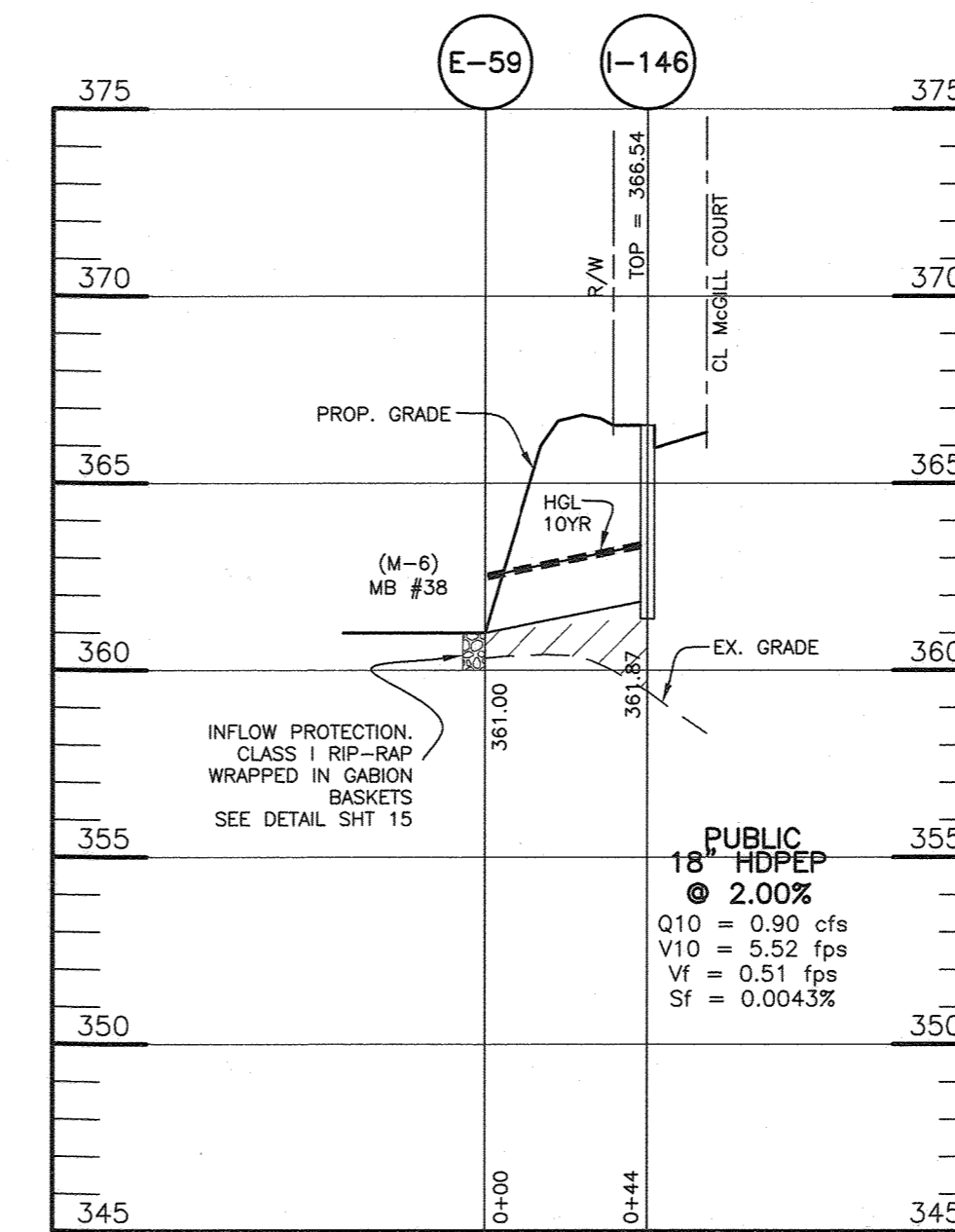
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SD: E-62 to I-150



SD: E-61 to I-149

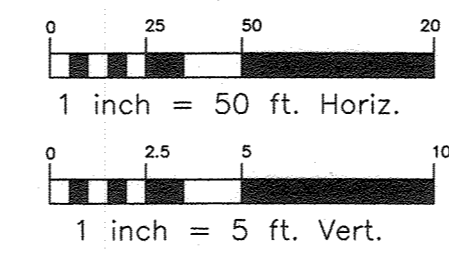


SD: E-59 to I-146

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10/30/2022  
 CHIEF, BUREAU OF HIGHWAYS  
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/3/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*[Signature]* 11/3/22  
 DATE



NO.	DATE	REVISION

**BENCHMARK**  
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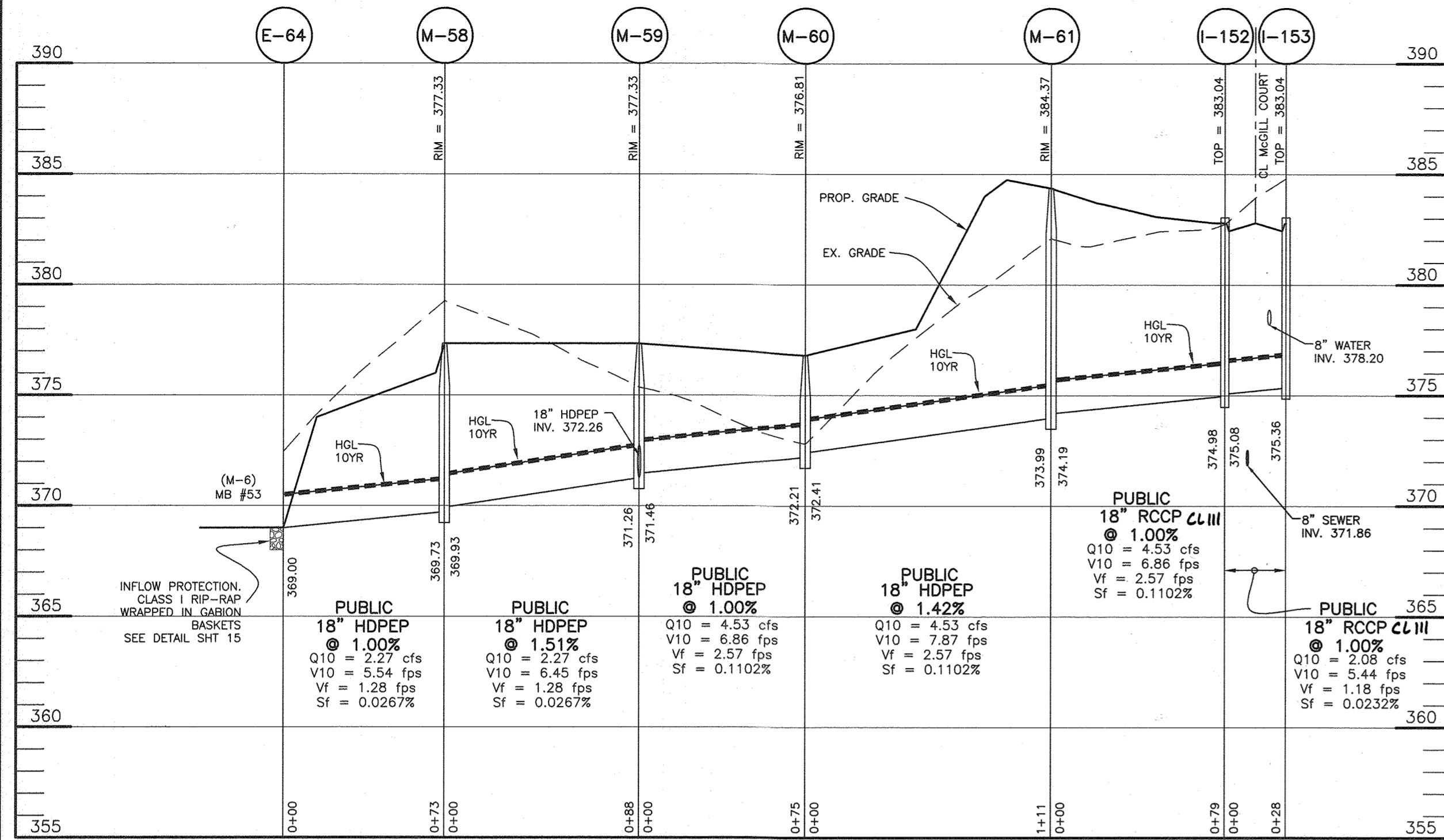
DEVELOPER:  
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TAX MAP: 46 - GRID: 6 - PARCEL: 163  
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 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

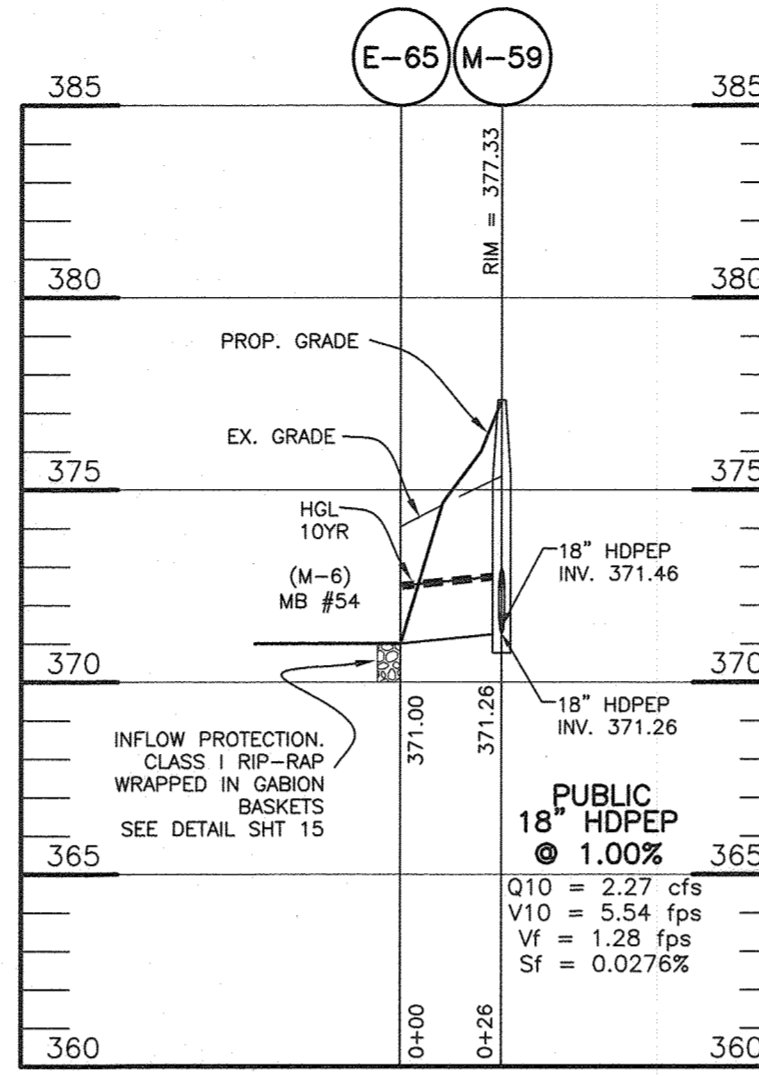
**STORM DRAIN PROFILES**

DATE: AUGUST 15, 2022  
 SCALE: AS SHOWN

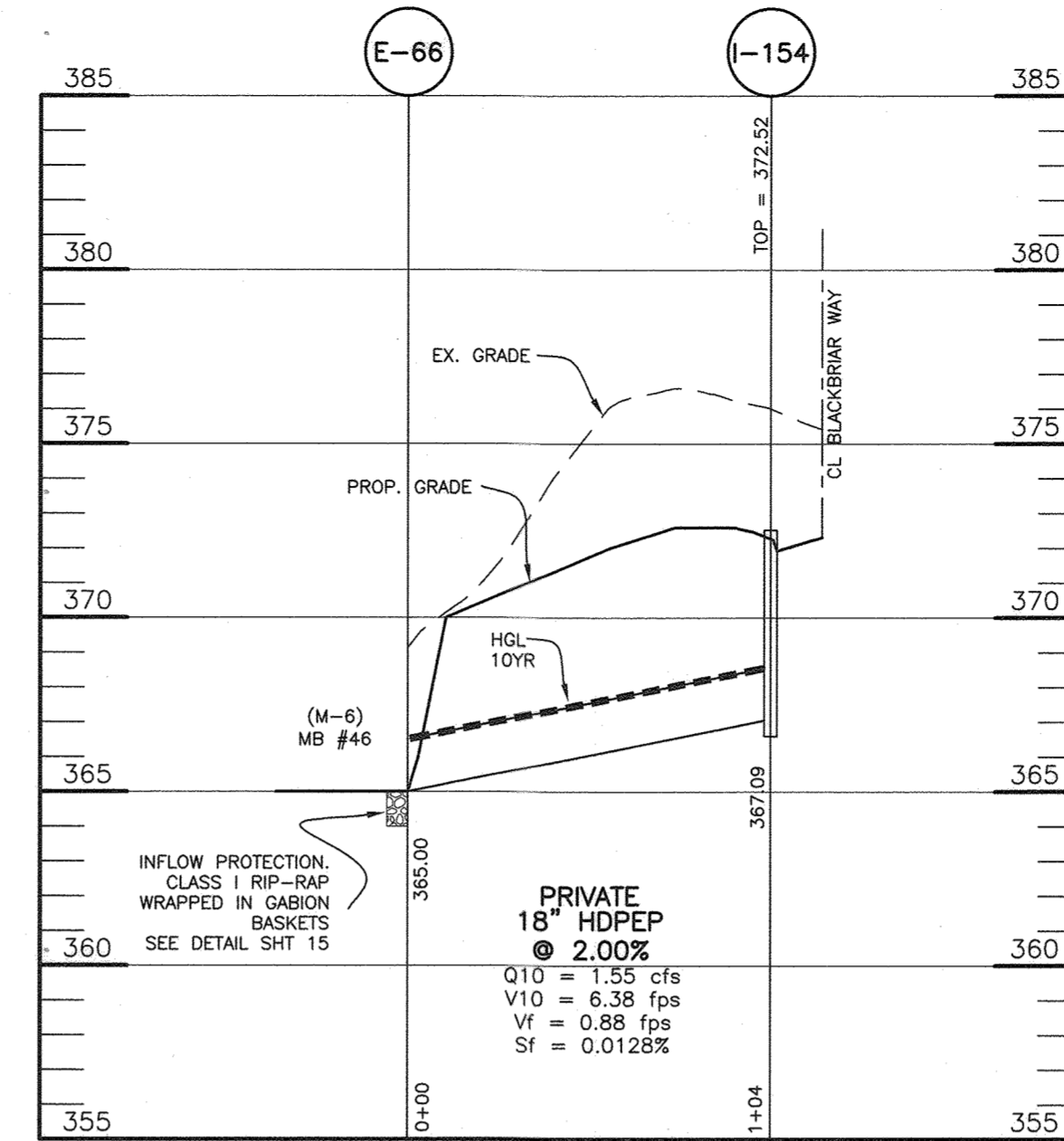
BEI PROJECT NO. 2879  
 SHEET 13 OF 43



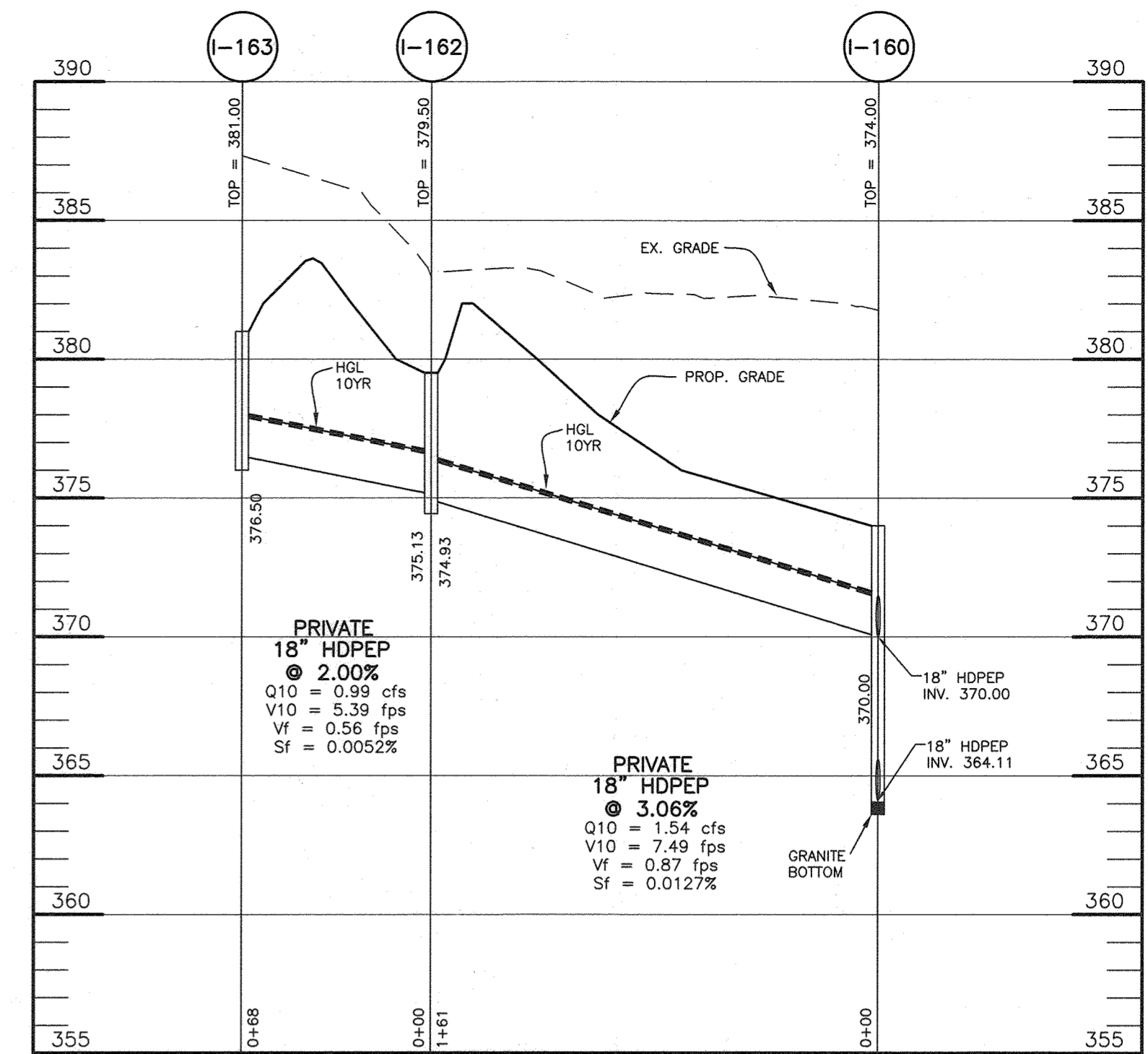
SD: E-64 to I-153



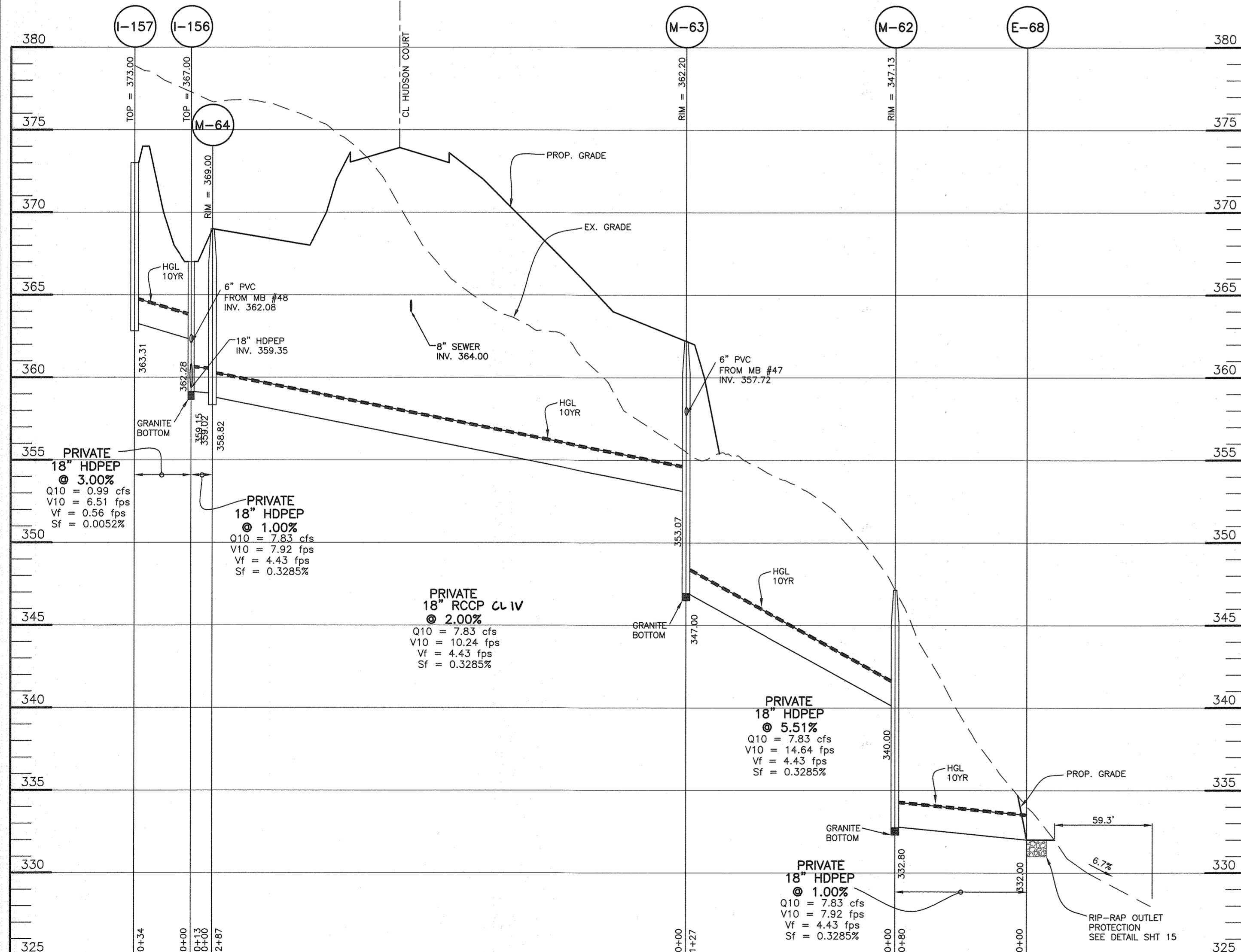
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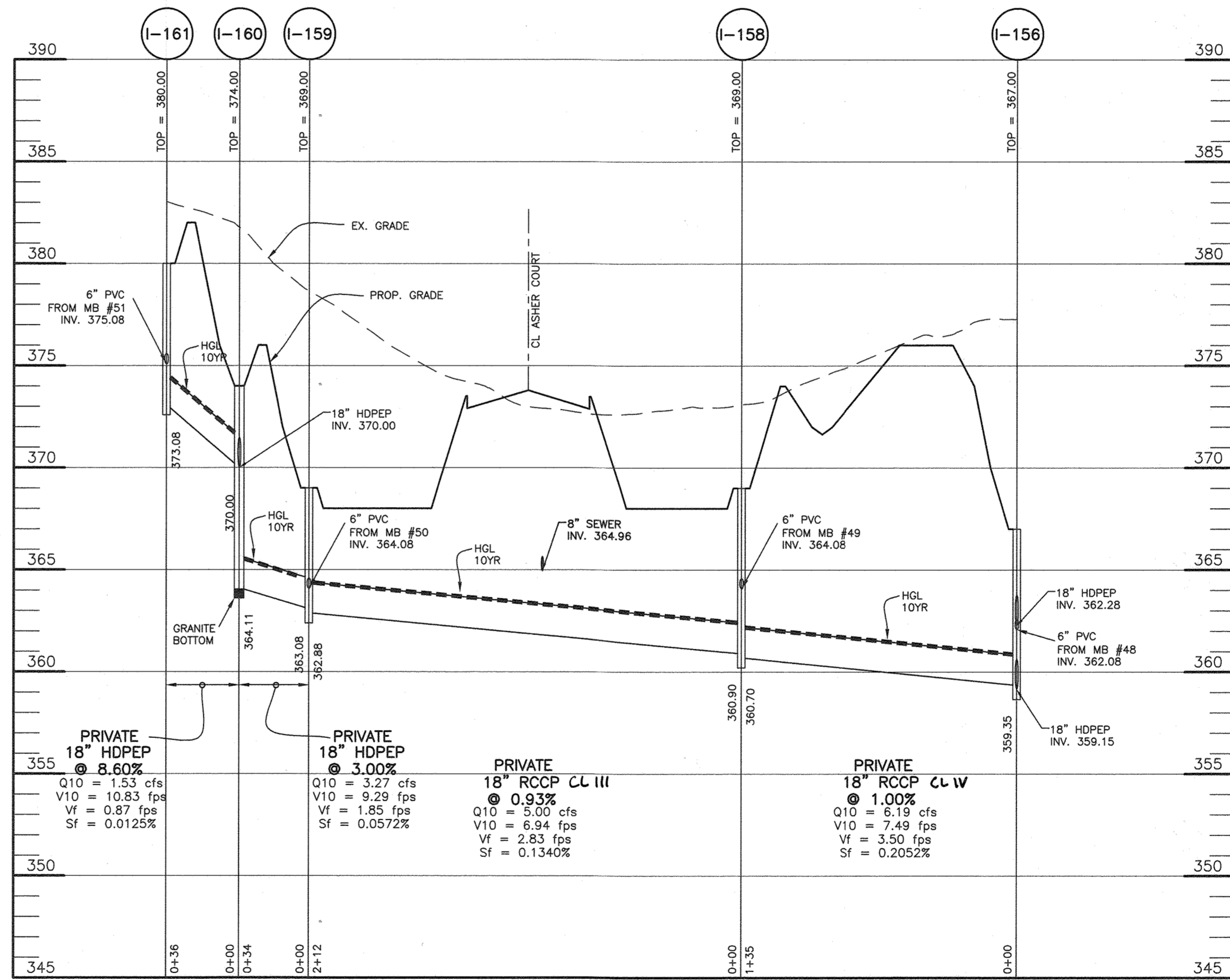
SD: E-66 to I-154



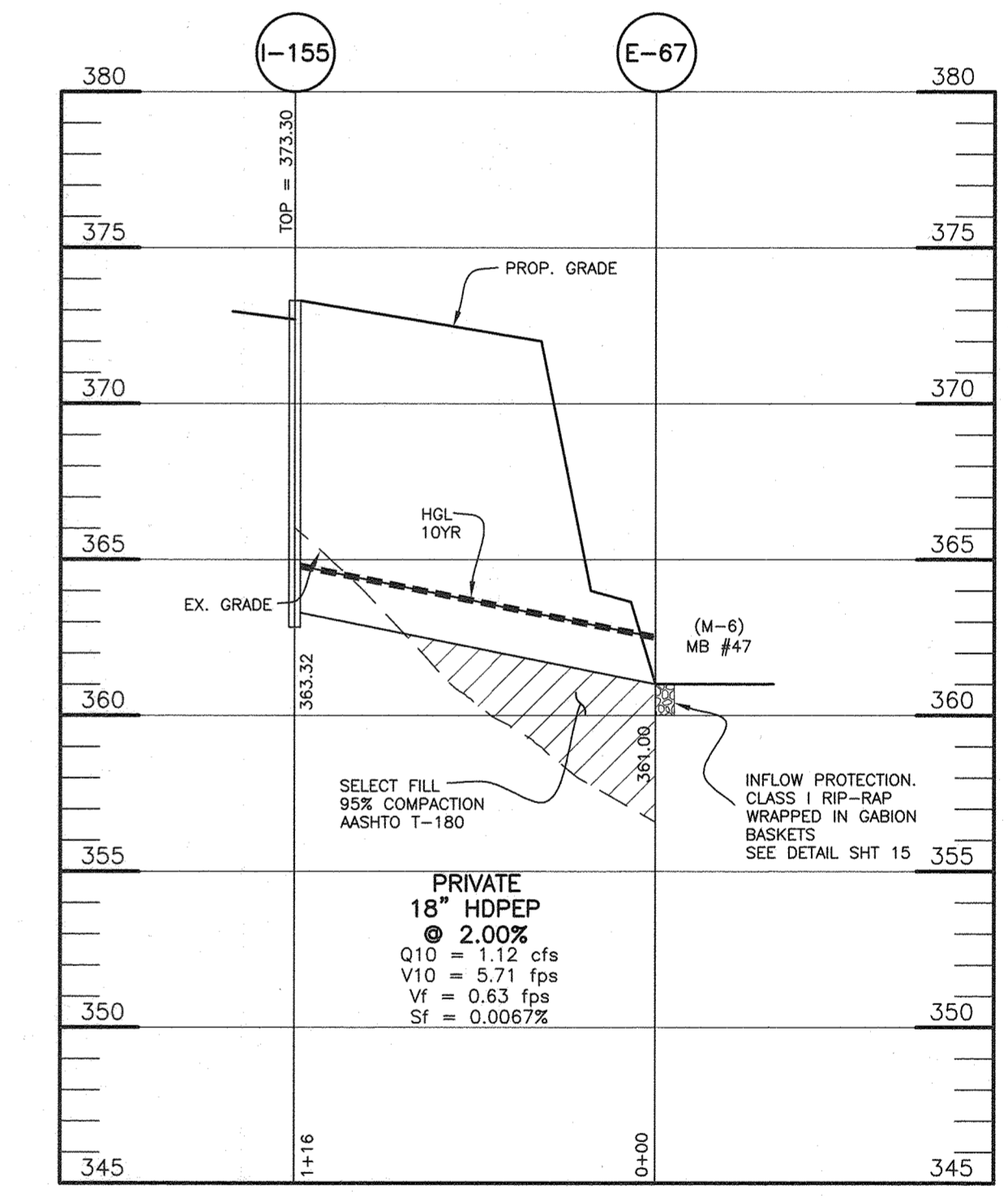
SD: I-160 to I-163



SD: E-68 to I-157



SD: I-156 to I-161

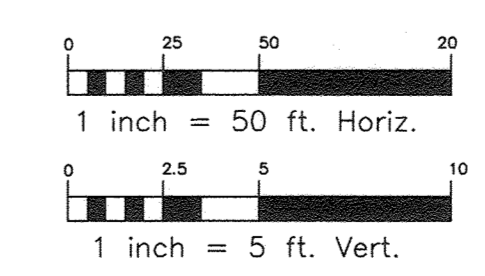


SD: E-67 to I-155

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10/10/22  
 CHIEF, BUREAU OF HIGHWAYS  
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/7/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE

*[Signature]* 11-3-22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE



<p>NO. DATE REVISION</p>	
<p><b>BENCHMARK</b>          ENGINEERS &amp; LAND SURVEYORS &amp; PLANNERS  <b>ENGINEERING, INC.</b>          3300 N. RIDGE ROAD &amp; SUITE 140 &amp; ELLICOTT CITY, MARYLAND 21043          (P) 410-465-8105 (F) 410-465-6644          WWW.BEI-CIVILENGINEERING.COM</p>	
<p>Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland, License No. 22390.</p> <p><i>[Signature]</i> 9-19-22</p>	
<p><b>WELLINGTON FARMS</b>          Phase 2          Lots 276 thru 419; Open Space Lots 420 thru 422;          (A Resubdivision of Non-Buildable Bulk Parcel 'E'          previously recorded under F-21-044 and          Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)</p>	
<p>TAX MAP: 46 - GRID: 6 - PARCEL: 163          ZONED: R-20-MXO-3 / R-SC-MXO-3          ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND</p>	
<p><b>STORM DRAIN PROFILES</b></p>	
OWNER:	ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021
DEVELOPER:	ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021
DATE:	AUGUST 15, 2022
DESIGN:	DBT
DRAFT:	DBT
SCALE:	AS SHOWN
BEI PROJECT NO.:	2879
SHEET:	14 OF 43

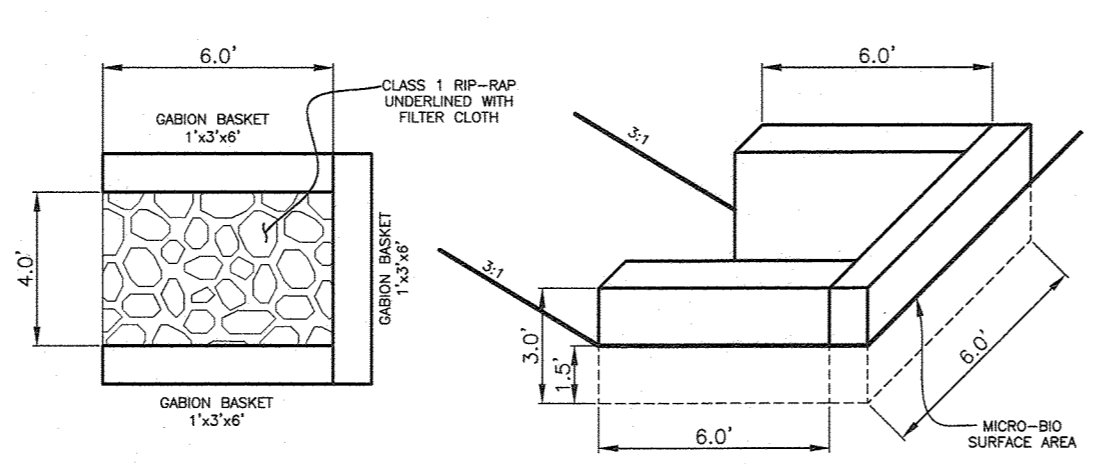
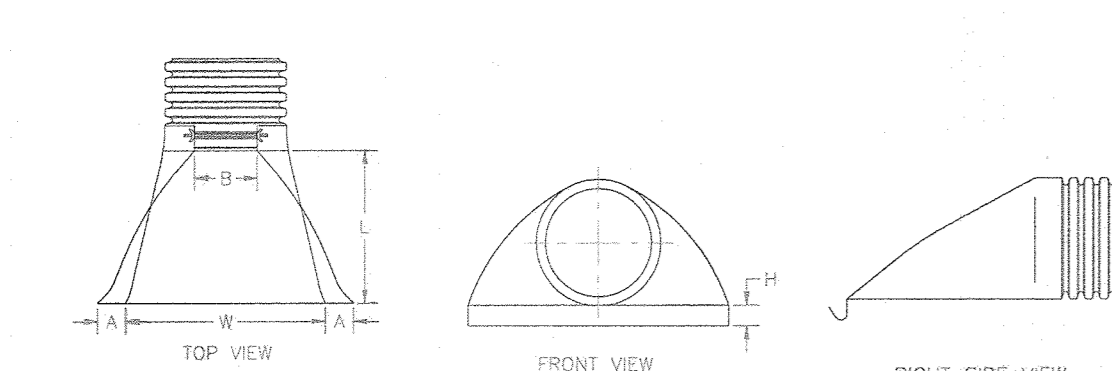
ADS FLARED END SECTION SPECIFICATION

Scope This specification describes 12- through 36-inch (300 to 900mm) ADS Flared End Sections for use in culvert and drainage outlet applications.

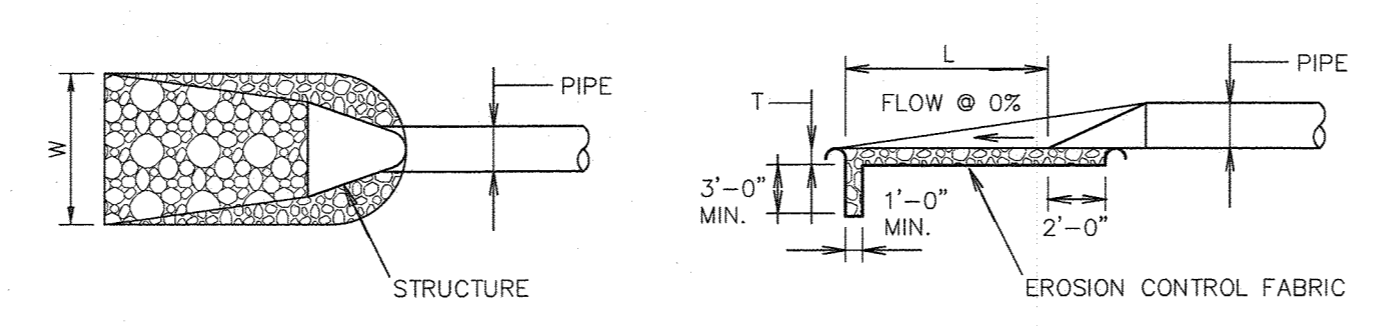
Requirements The ADS Flared End Section shall be high density polyethylene meeting ASTM D3350 minimum cell classification 213320C, contact manufacturer for additional cell classification information. When provided, the metal threaded fastening rod shall be stainless steel.

Installation Installation shall be in accordance with ADS installation instructions and with those issued by state or local authorities. Contact your local ADS representative or visit www.ads-pipe.com for the latest installation instructions.

Table with columns for Pipe Diameter (in mm) and values for diameters 12, 15, 18, 24, 30, 36. Rows include dimensions A, B, H, L, W.



PLAN VIEW, ELEVATION VIEW, RIP-RAP WITH GABION BASKETS INFLOW DETAIL. SCALE: 1" = 5'



- CONSTRUCTION SPECIFICATIONS: 1. THE SUBGRADE FOR THE FILTER, RIP-RAP, OR GABION SHALL BE PREPARED... 2. THE ROCK OR GRAVEL SHALL CONFORM TO THE SPECIFIED GRADING LIMITS... 3. GEOTEXTILE CLASS C28 OR BETTER SHALL BE PROTECTED FROM PUNCHING, CUTTING, OR TEARING... 4. STONE FOR THE RIP-RAP OR GABION OUTLETS MAY BE PLACED BY EQUIPMENT... 5. THE STONE SHALL BE PLACED SO THAT IT BLENDS IN WITH THE EXISTING GROUND...

OUTLET PROTECTION DETAIL NOT TO SCALE

STRUCTURE TABLE: Large table listing structure details including number, type, std. detail, location, invert in/out, top elev., and owner for structures E-43 through E-147.

Table with columns for structure, Q2, V2, d2, Q10, V10, d10, d50, length, width, thickness, and sha class for structures E-43 through E-69.

STRUCTURE TABLE: Continuation of structure details listing number, type, std. detail, location, invert in/out, top elev., and owner for structures I-148 through I-64 and M-40 through M-64.

STORM DRAIN PIPE SCHEDULE table showing size, material, linear feet, and maintenance for pipes ranging from 18" to 24" diameter.

Approval section with signatures and dates for Department of Public Works, Department of Planning and Zoning, and Division of Land Development.

Project information section including revision table, Benchmark Engineering, Inc. logo and contact info, Wellington Farms project details, storm drain profiles, and design/draft info.



**NOTE:**  
SEE COVER SHEETS FOR STORMWATER  
MANAGEMENT SUMMARY TABLES

**LEGEND**

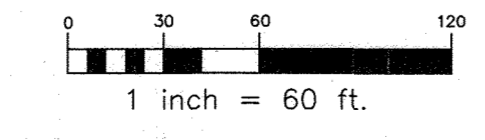
- DRAINAGE AREA DIVISION
- IMPERVIOUS SURFACES PROPOSED UNDER PHASE 2
- SOILS DELINEATION
- SOILS TYPE
- NON-ROOFTOP DISCONNECTION

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
SYMBOL	HYDRIC	HYDROLOGIC GROUP	NAME	K-VALUE	ERODIBLE
CeB		B	CHILLUM LOAM, 2 TO 5 PERCENT SLOPES	0.37	NO
GgA		B	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	0.20	NO
GgB		B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.20	NO
GmB*	YES	C	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	0.37	YES
GmC		C	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES	0.37	NO
GnB*	YES	C	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.37/0.32	NO
MaC		B	MANOR LOAM, 8 TO 15 PERCENT SLOPES	0.24	YES
MaD		B	MANOR LOAM, 15 TO 25 PERCENT SLOPES	0.24	YES
RsB		C	RUSSETT FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES	0.24	NO
RuB		C	RUSSETT AND BELTSVILLE SOIL, 2 TO 5 PERCENT SLOPES	0.24/0.37	NO
RuC		C	RUSSETT AND BELTSVILLE SOIL, 5 TO 10 PERCENT SLOPES	0.24/0.37	NO
SaC		B	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPE	0.24	NO
SaD		B	SASSAFRAS AND CROOM SOIL, 5 TO 10 PERCENT SLOPES	0.37/0.28	YES
IW			WATER	0.00	

HSCD Newsletter dated April, 2013 defines erodible soils as those soils with a slope greater than 15 percent or those soils with a soil erodibility factor K greater than 0.35 and with a slope greater than 5%.

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*Shal Kal*  
 CHIEF, BUREAU OF HIGHWAYS  
 10/20/2022 DATE



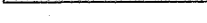


APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*u/h/c*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 11/3/22 DATE

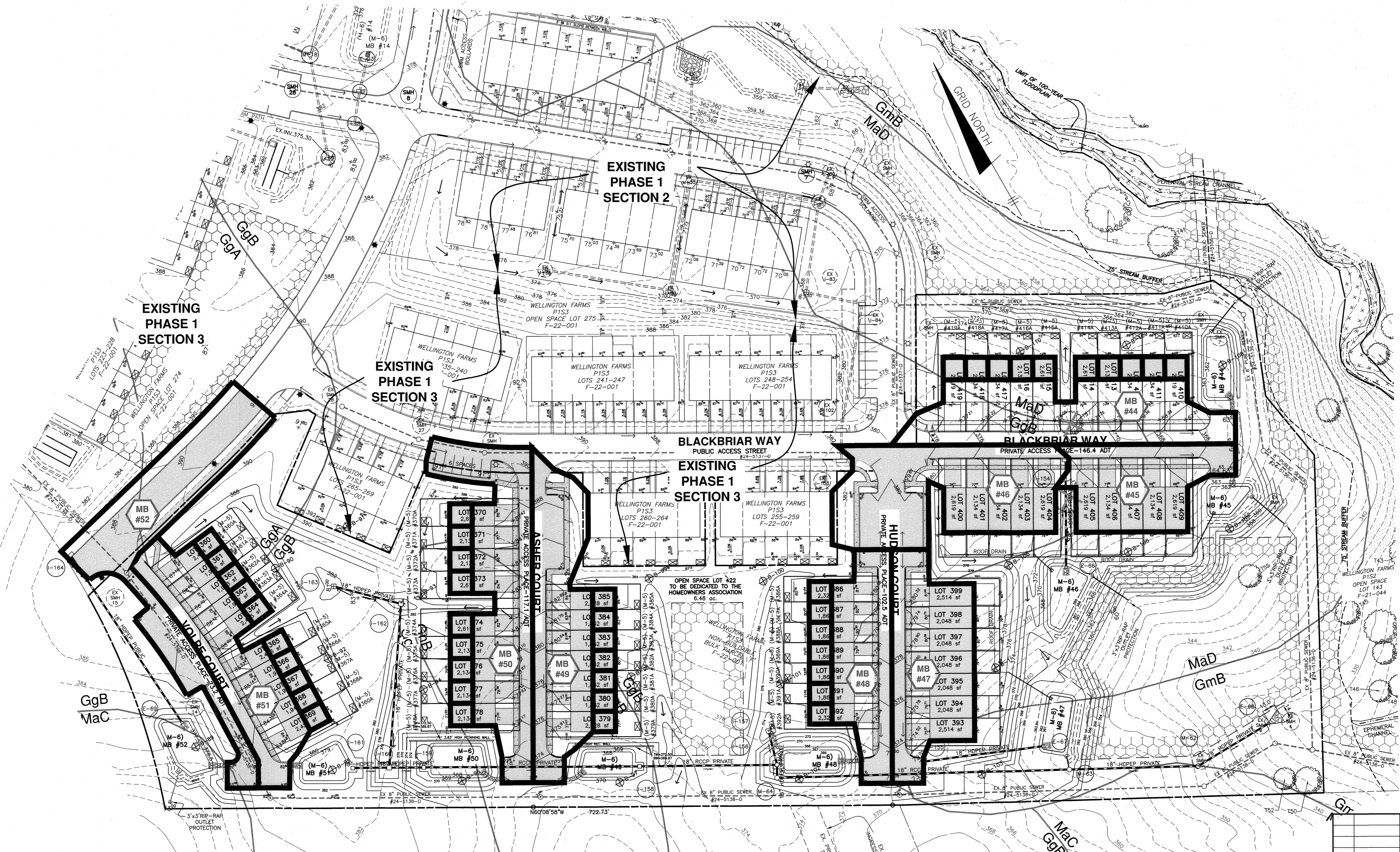


<p>NO. DATE REVISION</p>	
<p><b>BENCHMARK</b>          ENGINEERS &amp; LAND SURVEYORS &amp; PLANNERS  <b>ENGINEERING, INC.</b>          3300 N. RIDGE ROAD &amp; SUITE 140 • ELLICOTT CITY, MARYLAND 21043          (P) 410-465-6100 (F) 410-465-6644          WWW.BE-CIVILENGINEERING.COM</p>	
<p>Professional Certification: I hereby certify that these documents 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. 28894 (P) 6-30-2023</p>	
<p><b>WELLINGTON FARMS</b>          Phase 2          Lots 276 thru 419; Open Space Lots 420 thru 422;          (A Resubdivision of Non-Buildable Bulk Parcel 'E'          previously recorded under F-21-044 and          Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)</p>	
<p>OWNER:          ESC WELLINGTON, L.C.          5074 DORSEY HALL DRIVE, SUITE 205          ELLICOTT CITY, MARYLAND 21042          410-720-3021</p>	
<p>DEVELOPER:          ESC WELLINGTON, L.C.          5074 DORSEY HALL DRIVE, SUITE 205          ELLICOTT CITY, MARYLAND 21042          410-720-3021</p>	
<p>TAX MAP: 46 - GRID: 6 - PARCEL: 163          ZONED: R-20-MXD-3 / R-SC-MXD-3          ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND</p>	
<p><b>STORMWATER MANAGEMENT          DRAINAGE AREA MAP</b></p>	
DATE: AUGUST 15, 2022	BEI PROJECT NO. 2879
DESIGN: DBT	DRAFT: DBT
SCALE: AS SHOWN	SHEET 16 OF 43



**LEGEND**

-  DRAINAGE AREA DIVISION
-  IMPERVIOUS SURFACES PROPOSED UNDER PHASE 2
-  SOILS DELINEATION
-  MaC SOILS TYPE
-  NON-ROOFTOP DISCONNECTION




**NOTE:**  
SEE COVER SHEETS FOR STORMWATER  
MANAGEMENT SUMMARY TABLES

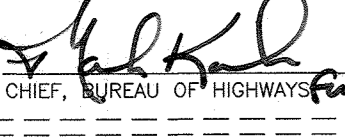
NO.	DATE	REVISION

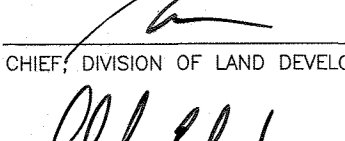
**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**  
3300 N. RIDGE ROAD & SUITE 140 ELLICOTT CITY, MARYLAND 21043  
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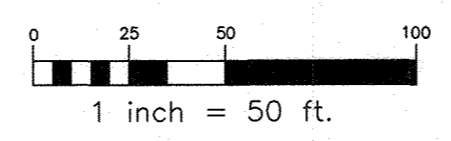


OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	<b>WELLINGTON FARMS</b> Phase 2 Lots 276 thru 419; Open Space 2 Lots 420 thru 422; (A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)	
	TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND	
DEVELOPER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	<b>STORMWATER MANAGEMENT</b> DRAINAGE AREA MAP	
	DATE: AUGUST 15, 2022	BEI PROJECT NO. 2879
DESIGN: DBT	DRAFT: DBT	SCALE: AS SHOWN

APPROVED: DEPARTMENT OF PUBLIC WORKS  
 10/20/2022  
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 11/3/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS  
 11-3-22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



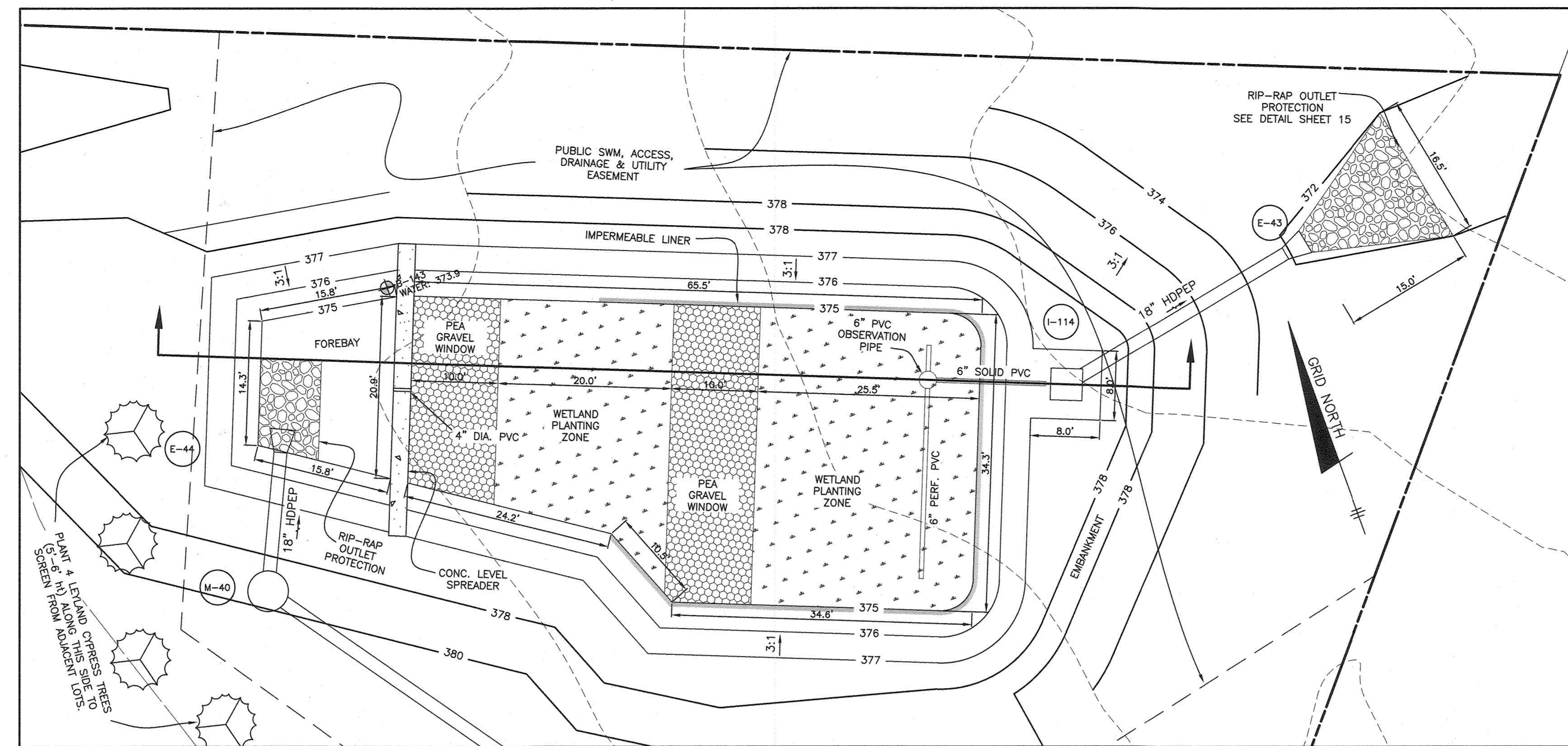
**OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND JOINTLY MAINTAINED (M-2) SUBMERGED GRAVEL WETLANDS**

**Routine Maintenance (By HOA):**

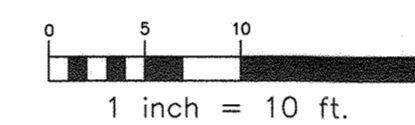
1. During the first year of operation the owner shall inspect the facility after every heavy storm and replace vegetation as needed.
2. The owner shall remove sediment accumulated in the pretreatment areas as needed.
3. Signs of uneven flow within the wetlands may mean that the gravel or underdrain is clogged. The gravel or underdrain shall be removed, cleaned, and replaced, as needed.
4. The owner shall ensure a dense stand of wetland vegetation is maintained through the life of the facility and replace vegetation as needed.
5. The owner shall ensure the inlets and outlets to each gravel wetland cell are free from debris.
6. The owner shall repair erosion at inflow points and ensure flow splitters are functional to prevent storm water from bypassing the facility.

**Non-Routine Maintenance (By County):**

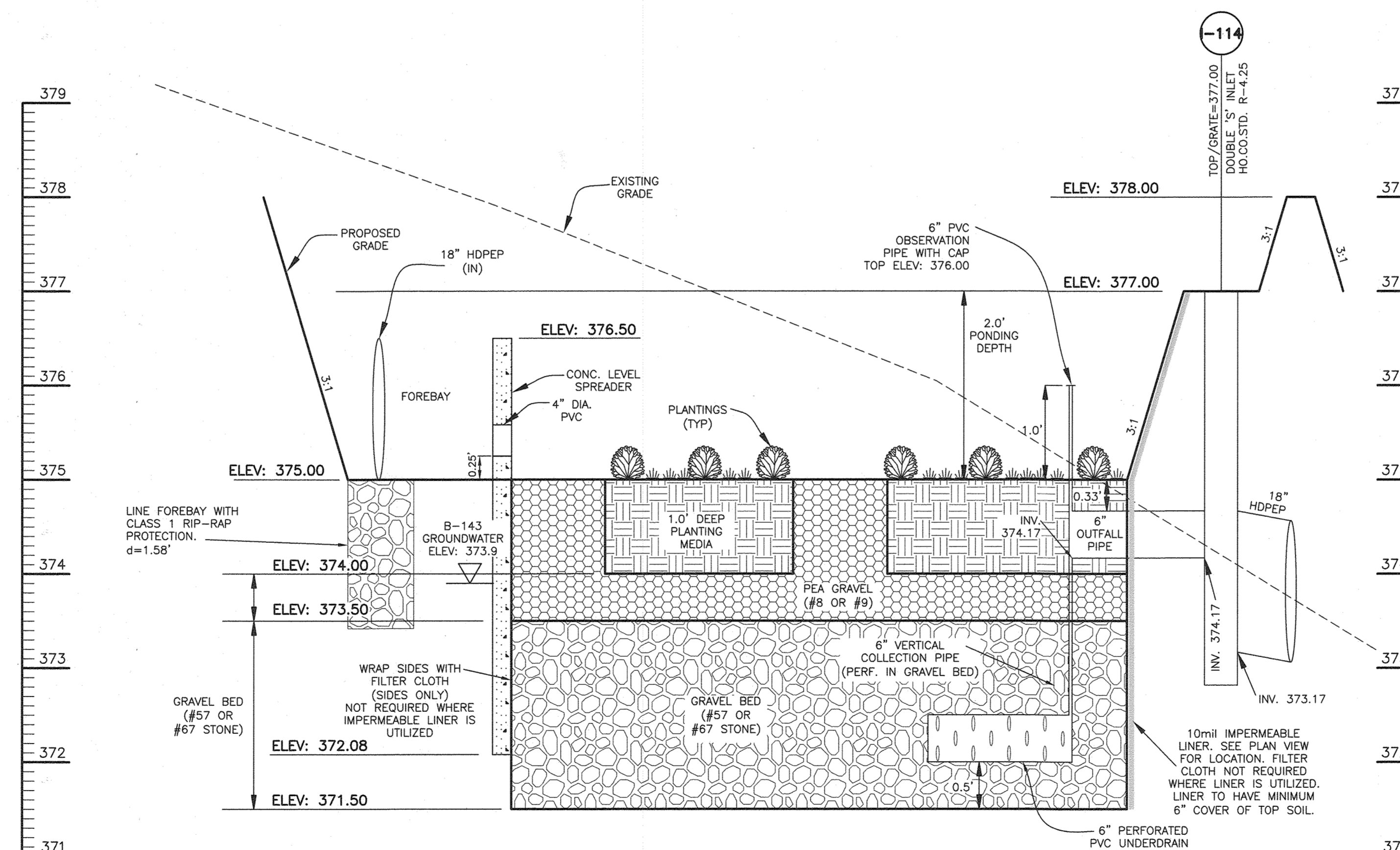
1. County shall be responsible for the drain pipes and outfall structures adjacent to a public road. The components shall be inspected during routine maintenance operations.



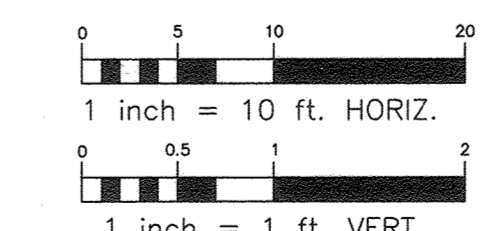
**SUBMERGED GRAVEL WETLANDS #8**



(M-2) Submerged Gravel Wetlands Landscaping Chart					
PLANT NAME	COMMON NAME	TYPE	SIZE	SGW #8 QUANTITY	SGW #9 QUANTITY
Ranunculus Subrigidus	Pond Buttercup	perennial	1 qt.	37	35
Phlox Maculata	Meadow Phlox	perennial	1 qt.	26	25
Lobelia Cardinalis	Cardinal Flower	perennial	1 qt.	42	40
Salix Sericea	Silky Willow	tree	18-24" ht. #3 CAN	8	7
Viburnum Nudum	Viburnum, Possum-Haw	shrub	18-24" ht.	16	15



**(M-2) SUBMERGED GRAVEL WETLANDS #8**



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 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 11/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 11/22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland, License No. 22300.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 3300 N. RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21042  
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 WWW.BE-CIVILENGINEERING.COM

**WELLINGTON FARMS**  
 Phase 2  
 Lots 276 thru 419; Open Space Lots 420 thru 422;  
 (A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

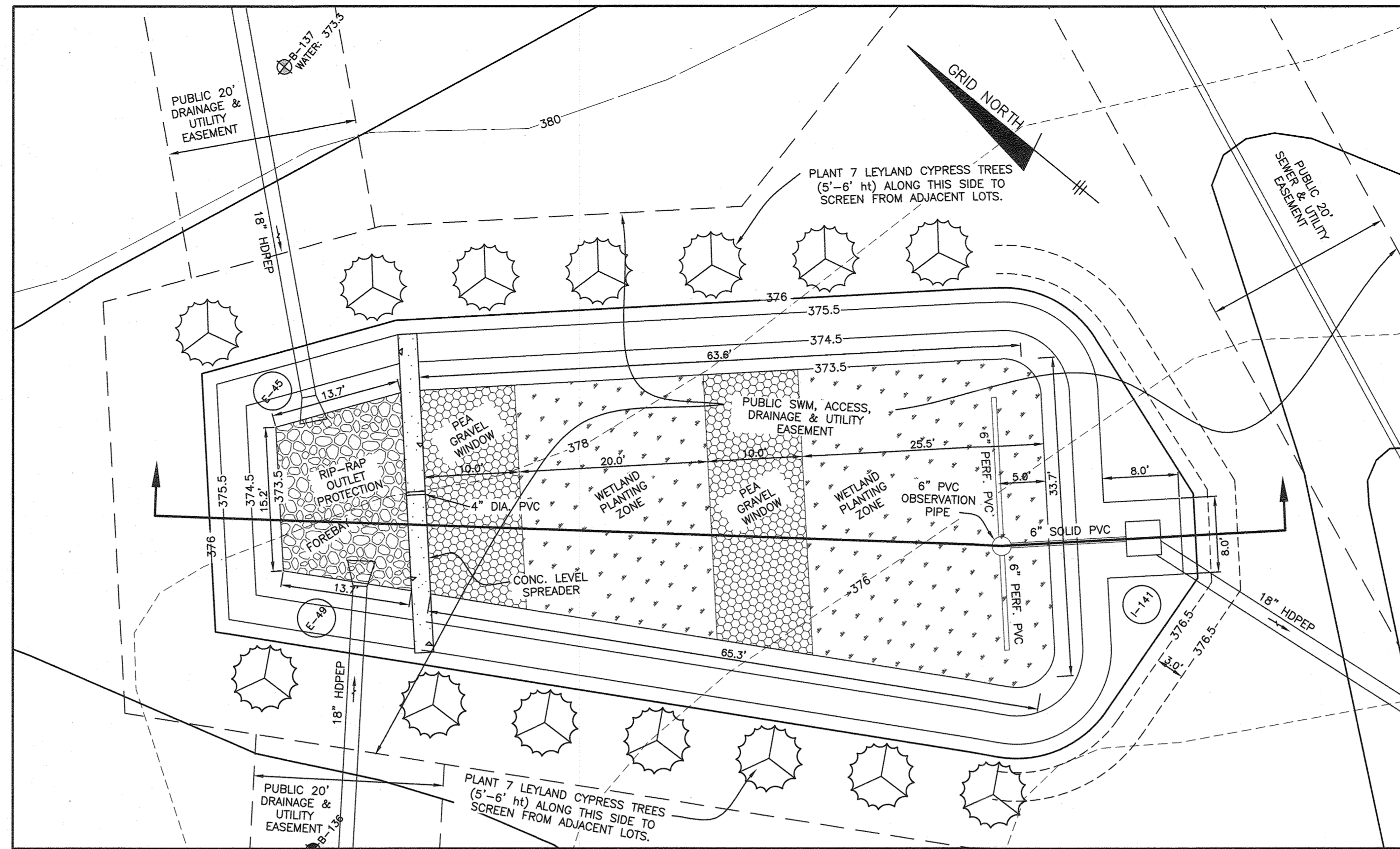
OWNER: ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

DEVELOPER: ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

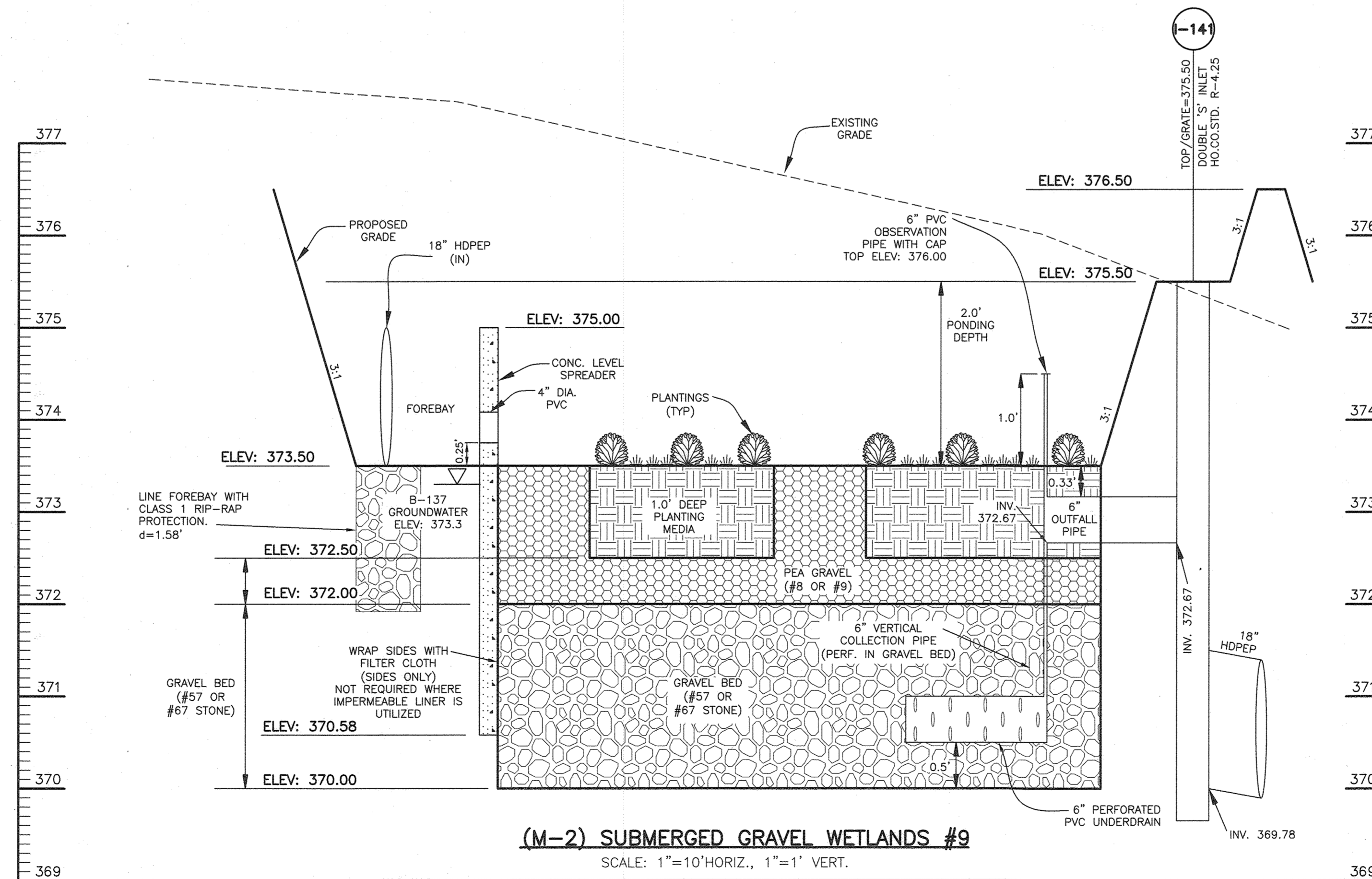
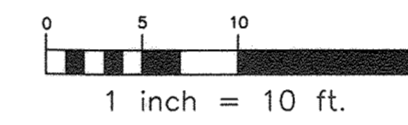
TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONED: R-20-MXD-3 R-SC-MXD-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**STORMWATER MANAGEMENT DETAILS  
 SUBMERGED GRAVEL WETLANDS**

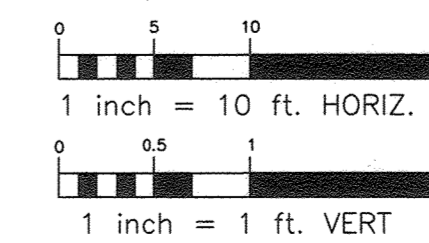
DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879  
 SCALE: AS SHOWN SHEET 18 OF 43



**SUBMERGED GRAVEL WETLANDS #9**



**(M-2) SUBMERGED GRAVEL WETLANDS #9**



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*[Signature]* 10/20/2022 DATE  
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/3/22 DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 11/3/22 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

NO.	DATE	REVISION

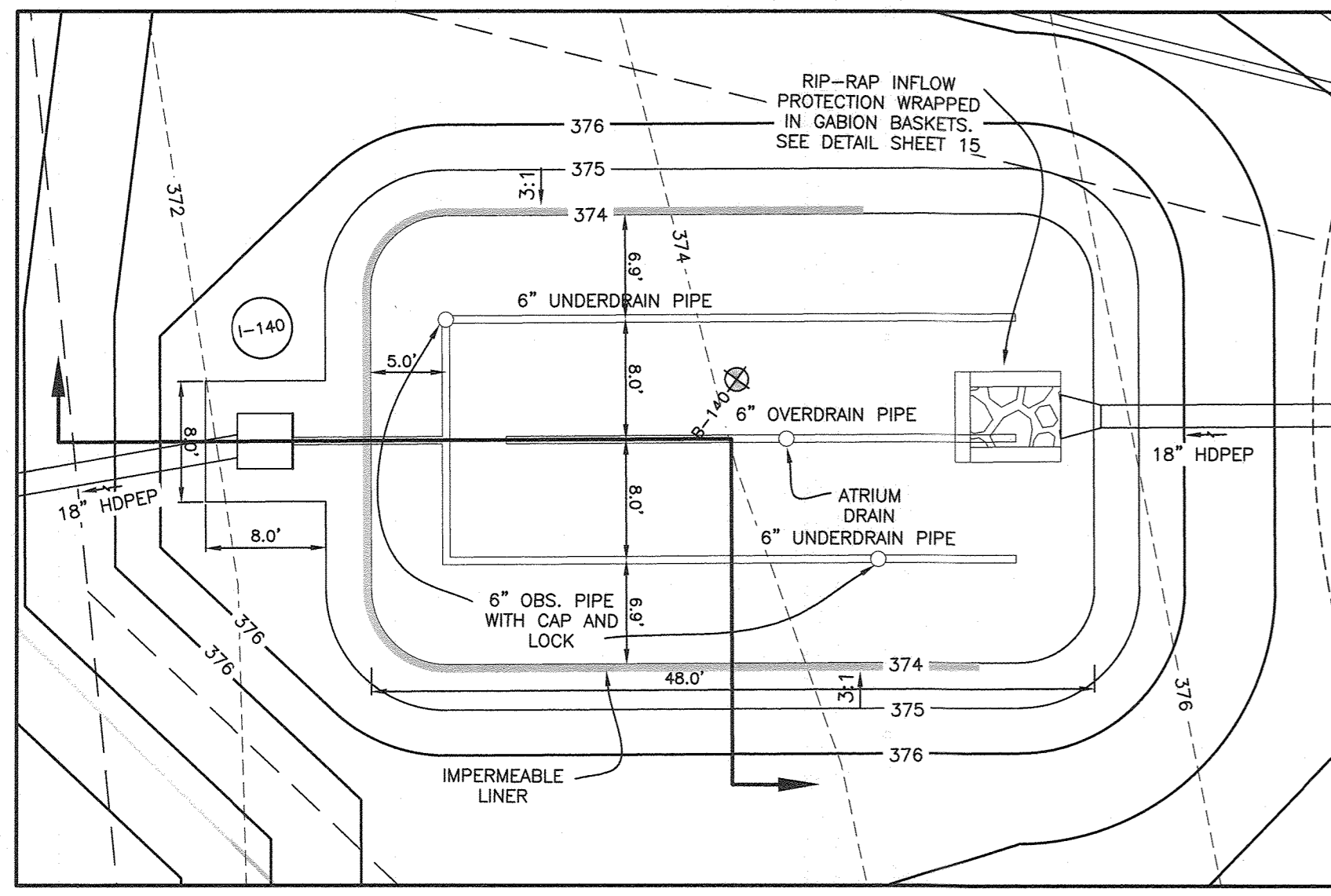
**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
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(P) 410-465-6105 (F) 410-465-8644  
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Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 22390

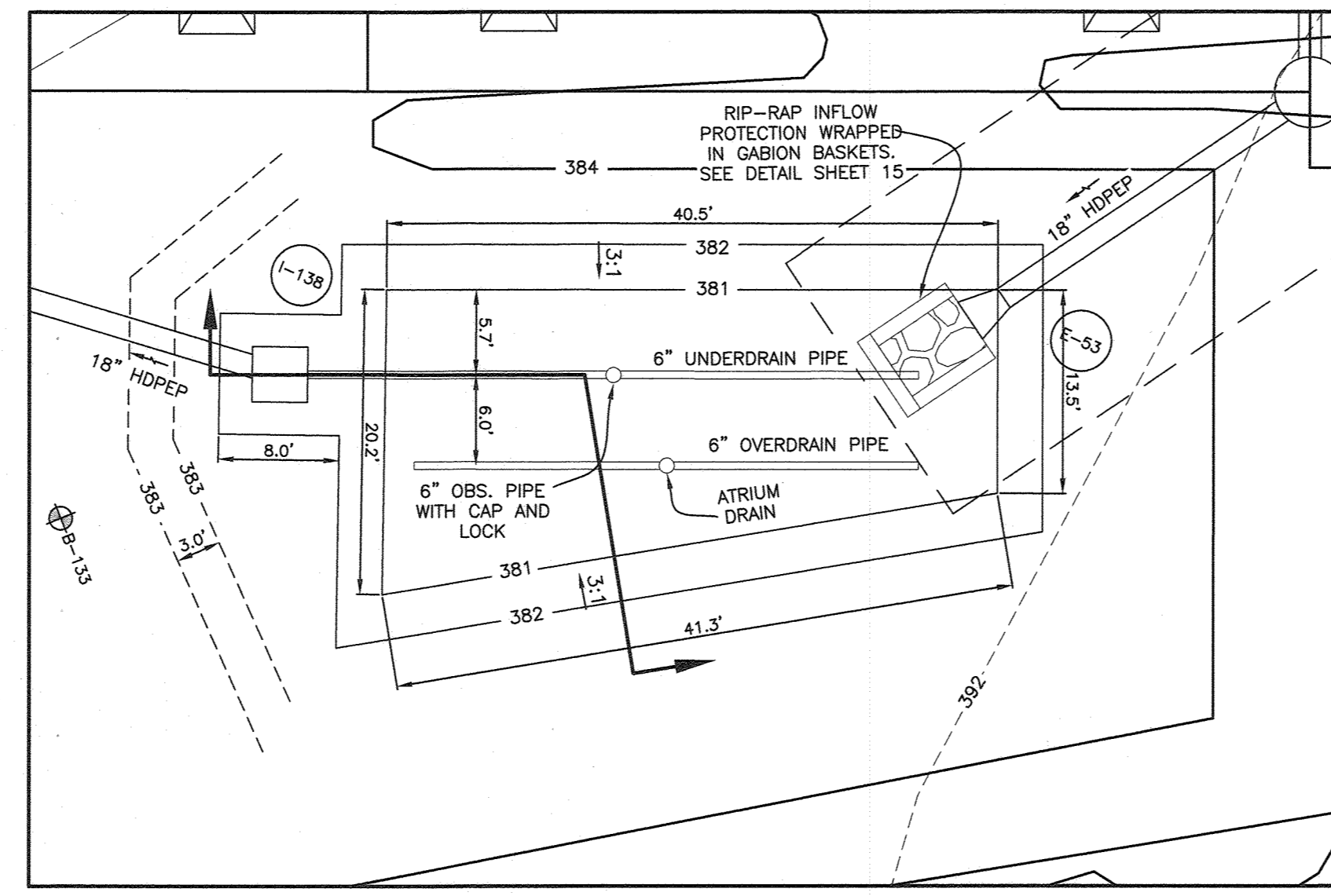
<p>OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021</p>	<p><b>WELLINGTON FARMS</b> Phase 2 Lots 276 thru 419; Open Space Lots 420 thru 422; (A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)</p>
<p>DEVELOPER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021</p>	<p>TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND</p>
<p><b>STORMWATER MANAGEMENT DETAILS</b> <b>SUBMERGED GRAVEL WETLANDS</b></p>	
<p>DATE: AUGUST 15, 2022</p>	<p>BEI PROJECT NO. 2879</p>
<p>DESIGN: DBT</p>	<p>SHEET 19 OF 43</p>



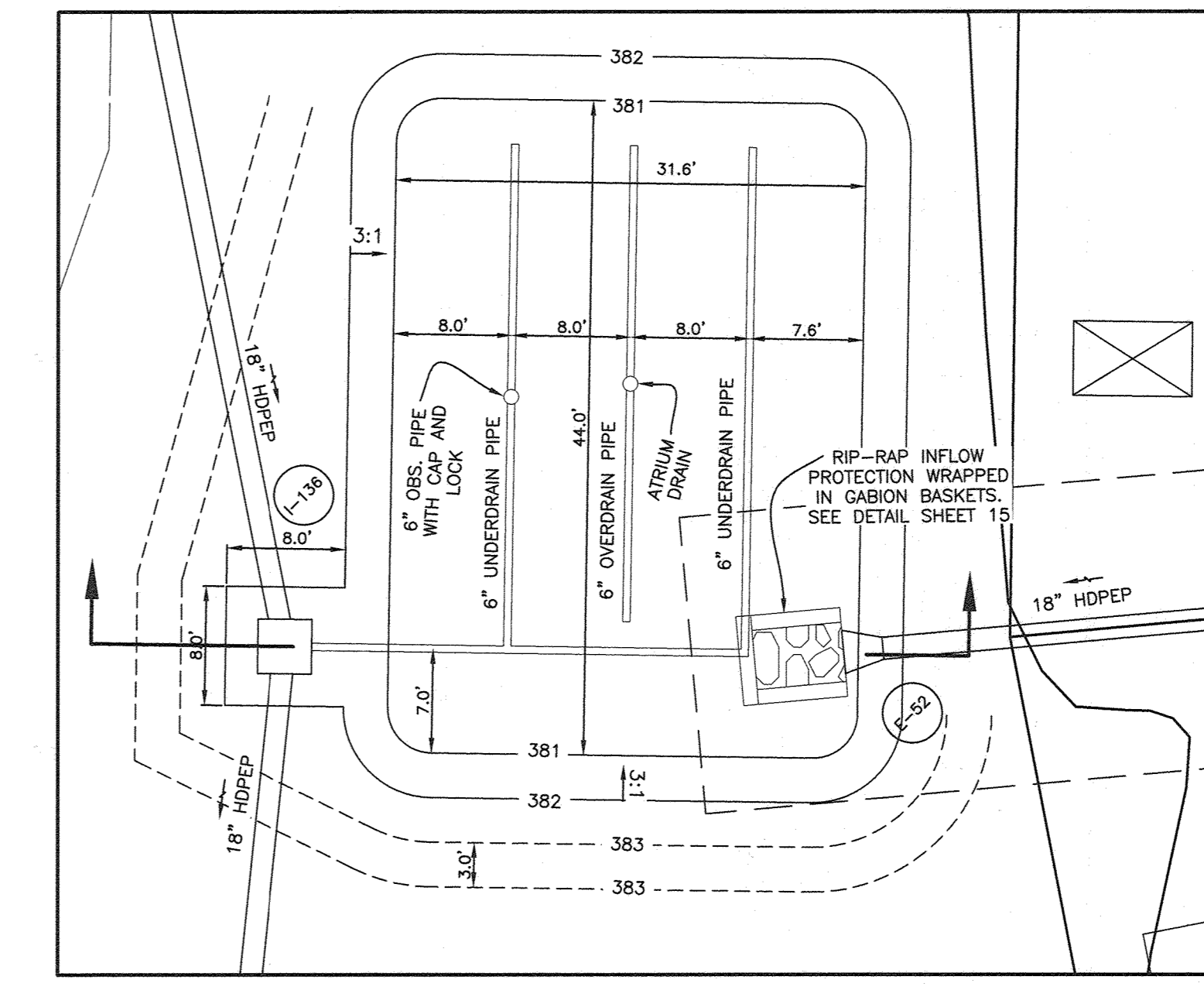




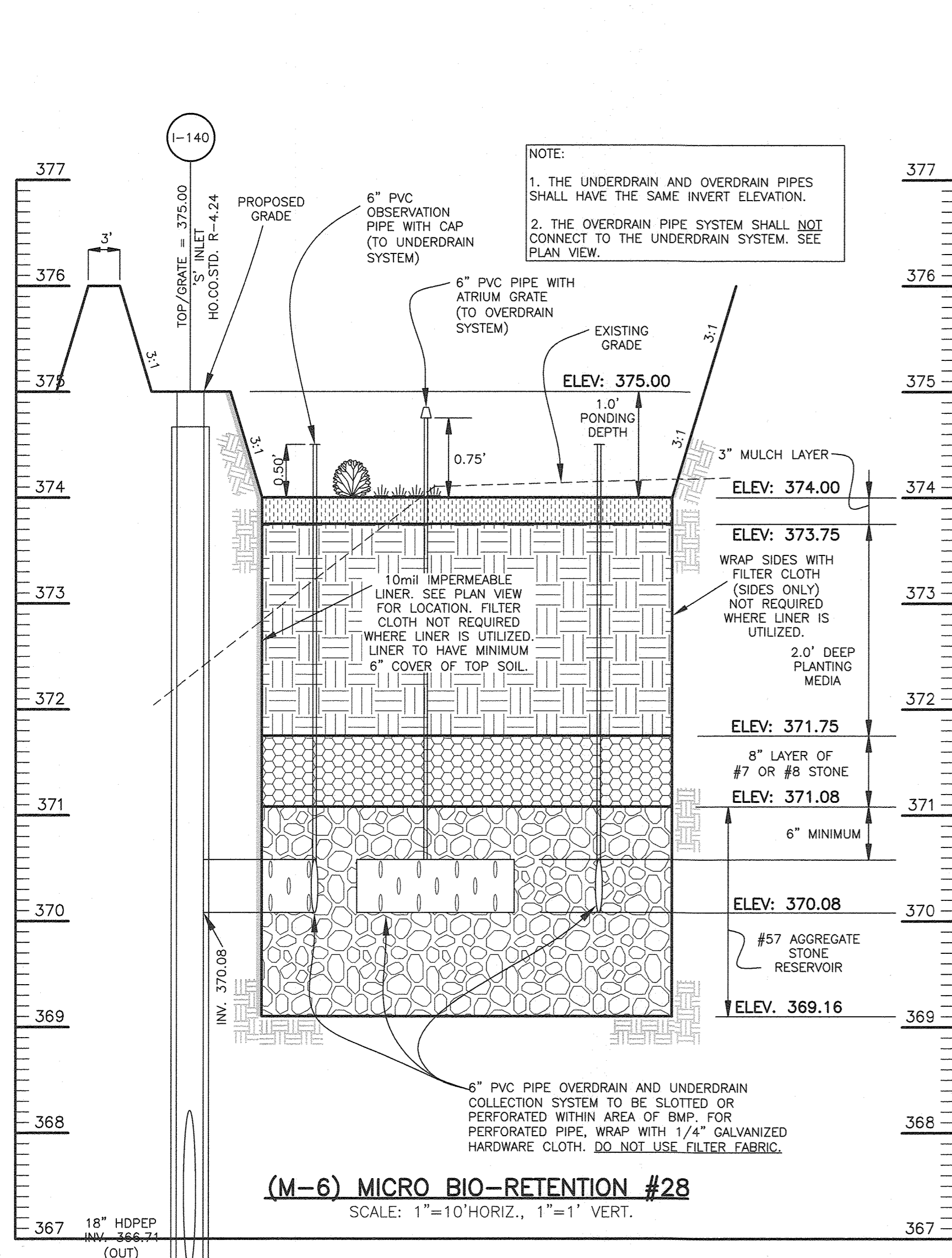
**MICRO BIO-RETENTION #28**  
1 inch = 10 ft.



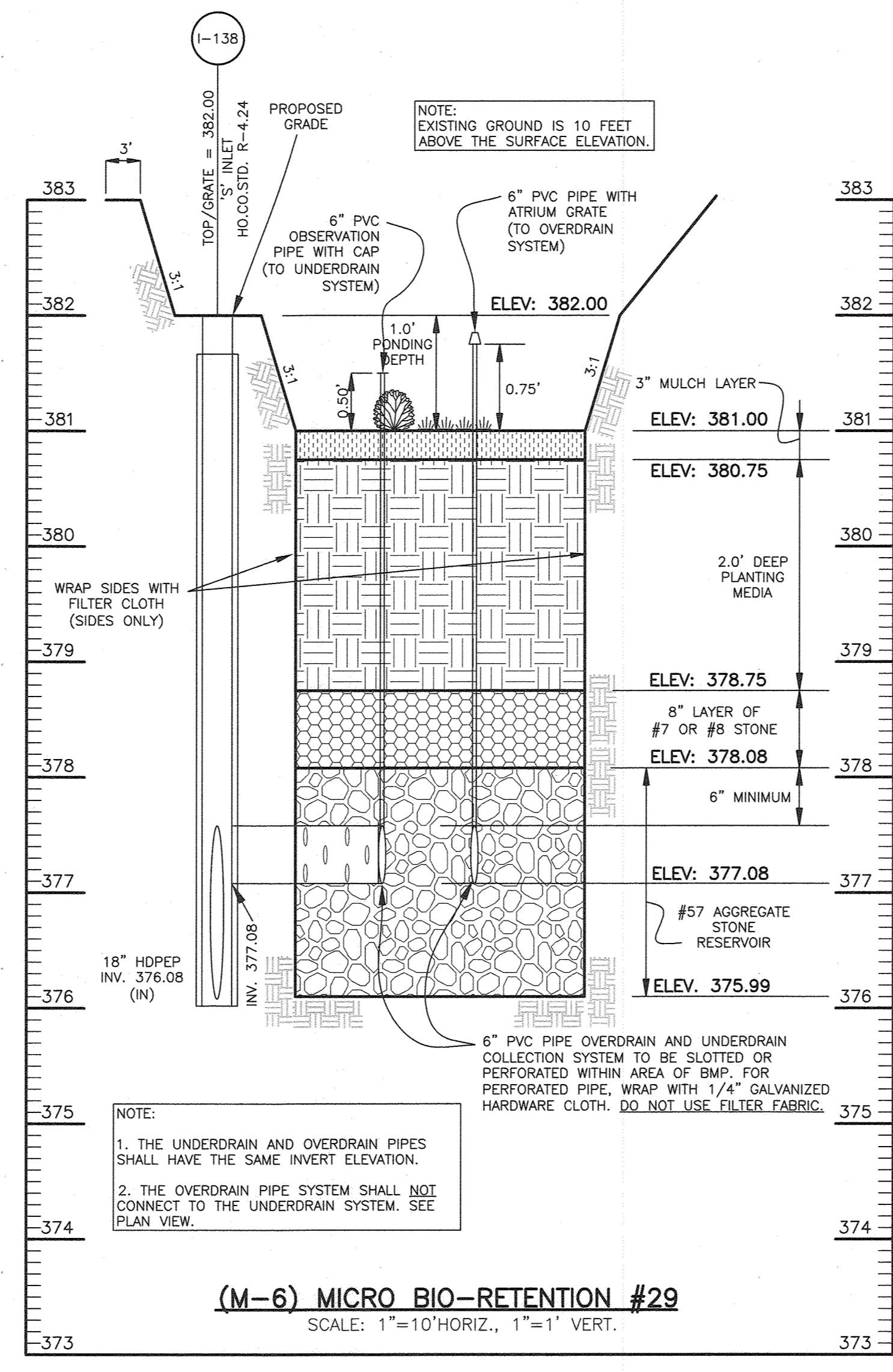
**MICRO BIO-RETENTION #29**  
1 inch = 10 ft.



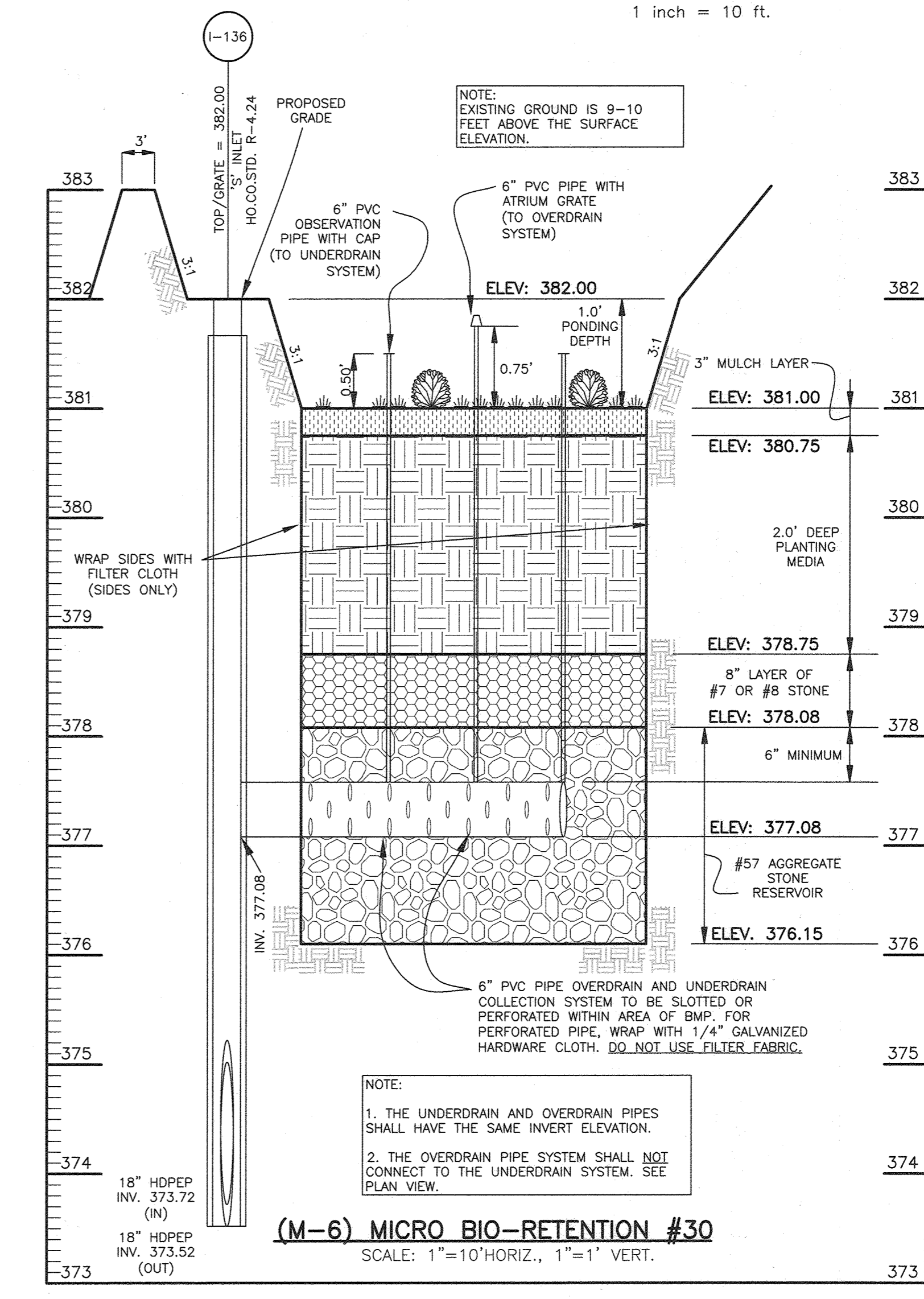
**MICRO BIO-RETENTION #30**  
1 inch = 10 ft.



**(M-6) MICRO BIO-RETENTION #28**  
SCALE: 1"=10'HORIZ., 1"=1' VERT.



**(M-6) MICRO BIO-RETENTION #29**  
SCALE: 1"=10'HORIZ., 1"=1' VERT.

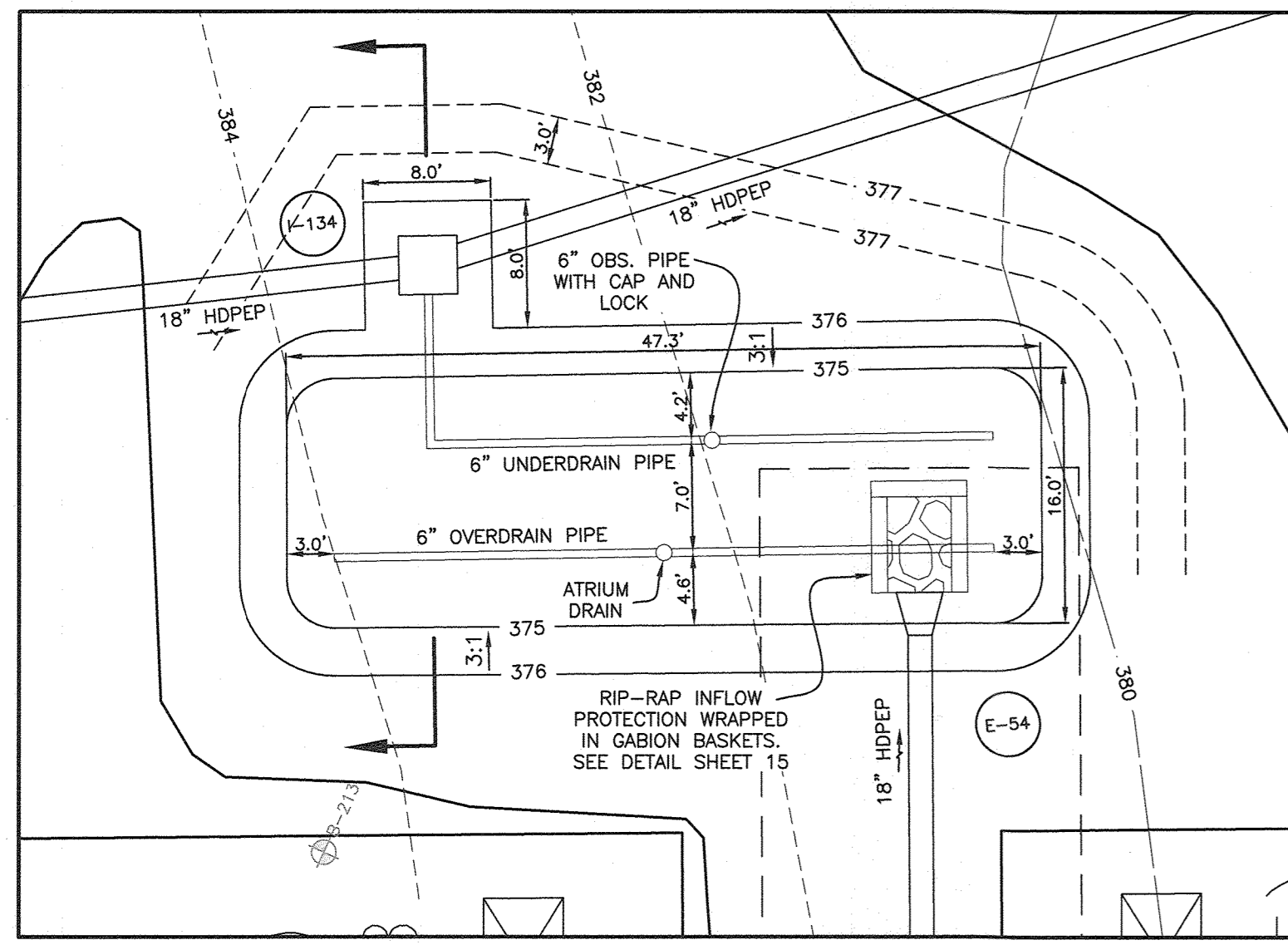


**(M-6) MICRO BIO-RETENTION #30**  
SCALE: 1"=10'HORIZ., 1"=1' VERT.

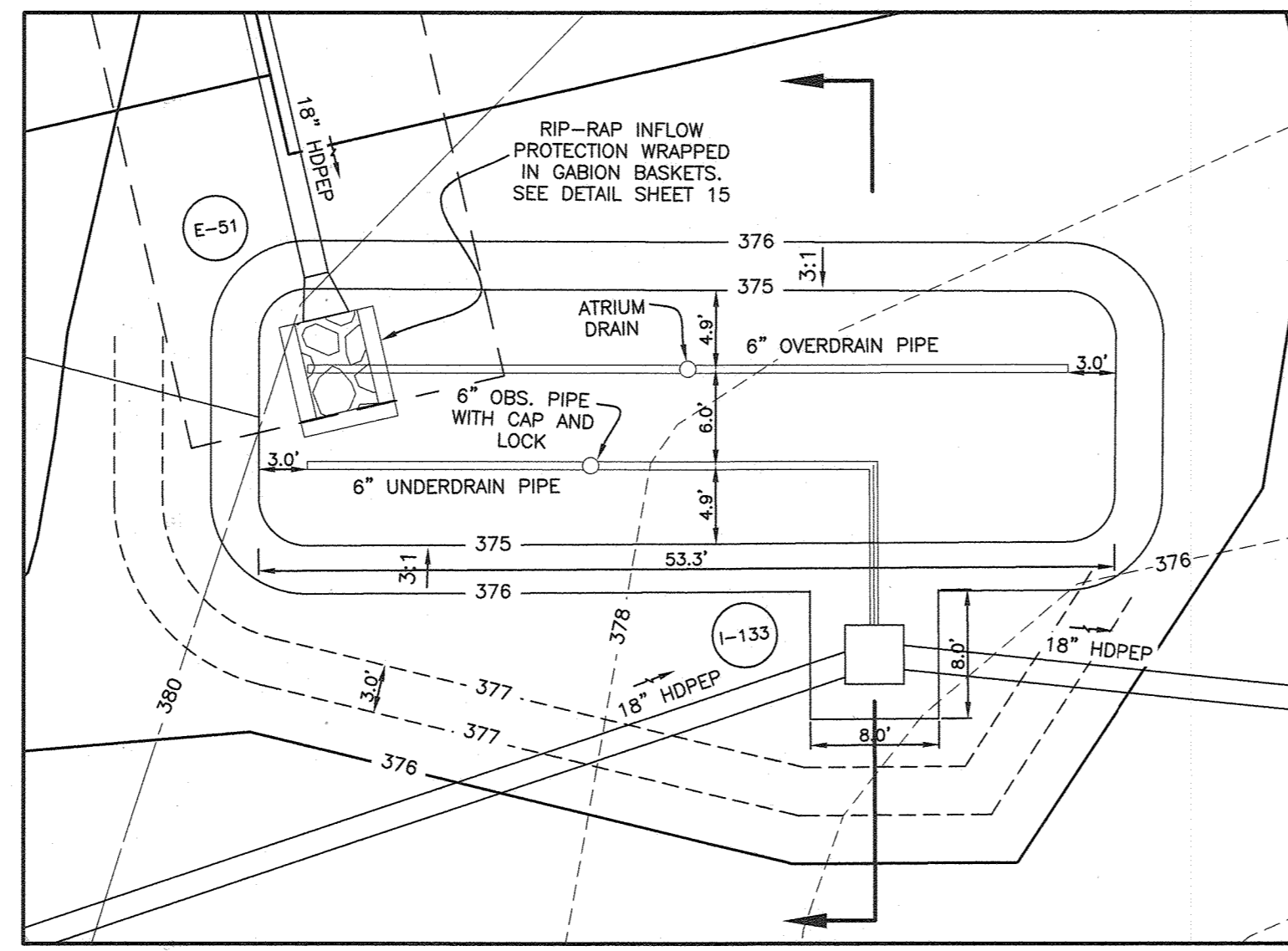
APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10/20/2022  
 CHIEF, BUREAU OF HIGHWAYS  
 APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/7/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*[Signature]* 11/3/22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

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 ENGINEERING, INC.  
 3300 N. RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-8944  
 WWW.BEI-CVLENGINEERING.COM  
 Professional Certification. I hereby certify that these documents 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. 23390, Expiration Date: 6-30-2023.

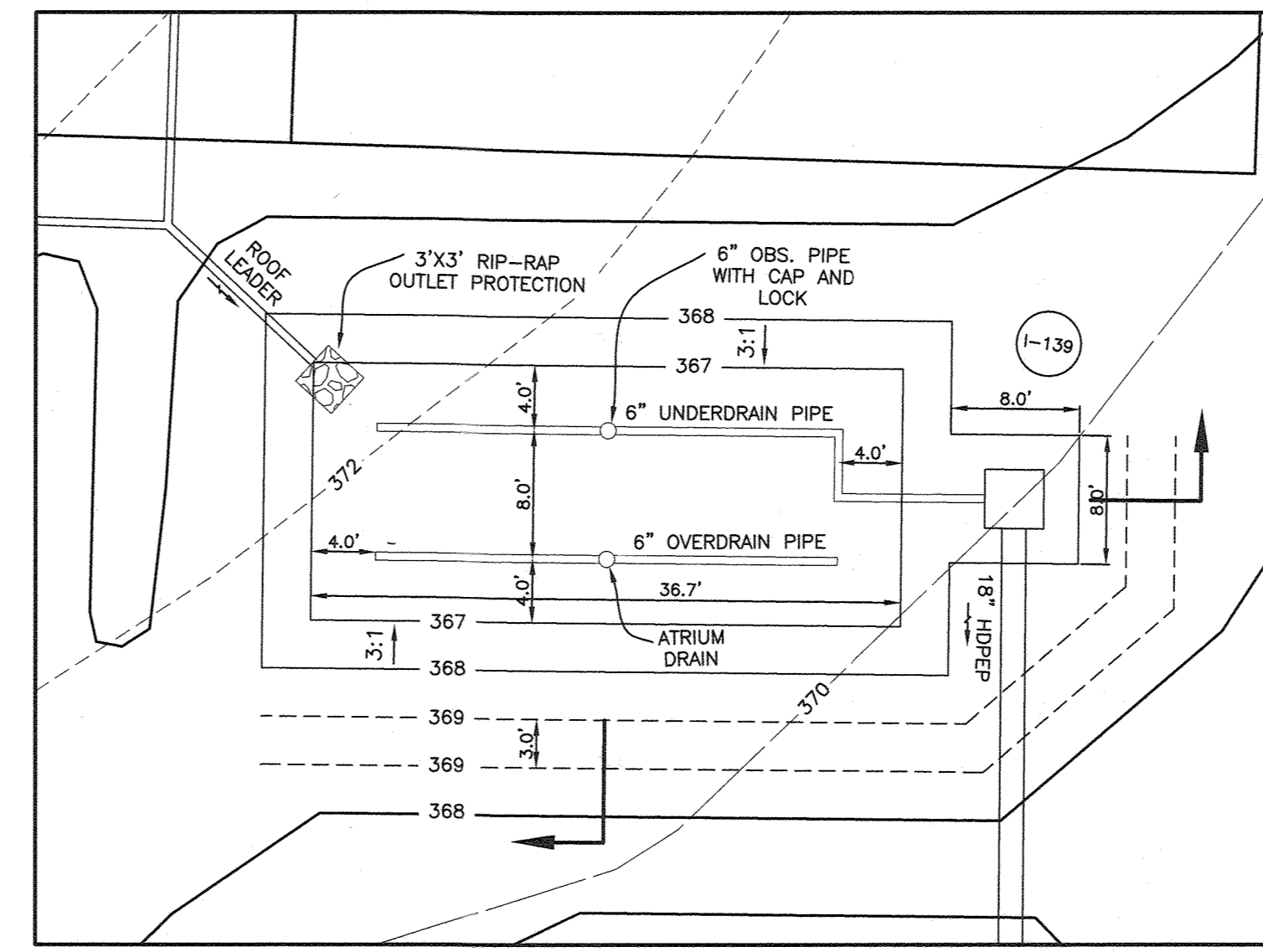
OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021  
 DEVELOPER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021  
**WELLINGTON FARMS**  
 Phase 2  
 Lots 276 thru 419; Open Space Lots 420 thru 422;  
 (A Resubdivision of Non-Buildable Bulk Parcel 'E'  
 previously recorded under F-21-044 and  
 Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)  
 TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONED: R-20-MXD-3 / R-SC-MXD-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND  
**STORMWATER MANAGEMENT DETAILS**  
 DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879  
 SCALE: AS SHOWN SHEET 22 OF 43



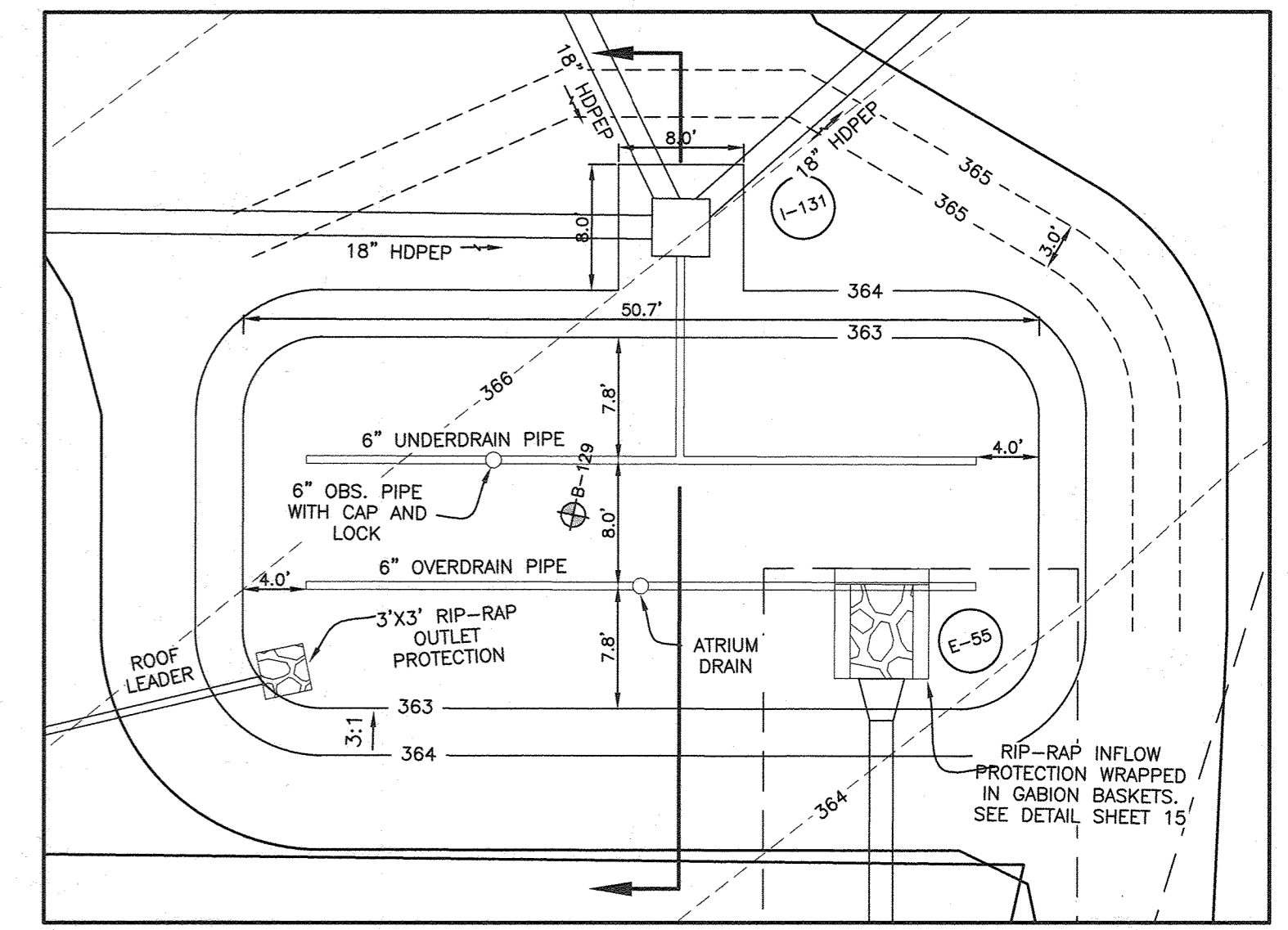
**MICRO BIO-RETENTION #31**  
1 inch = 10 ft.



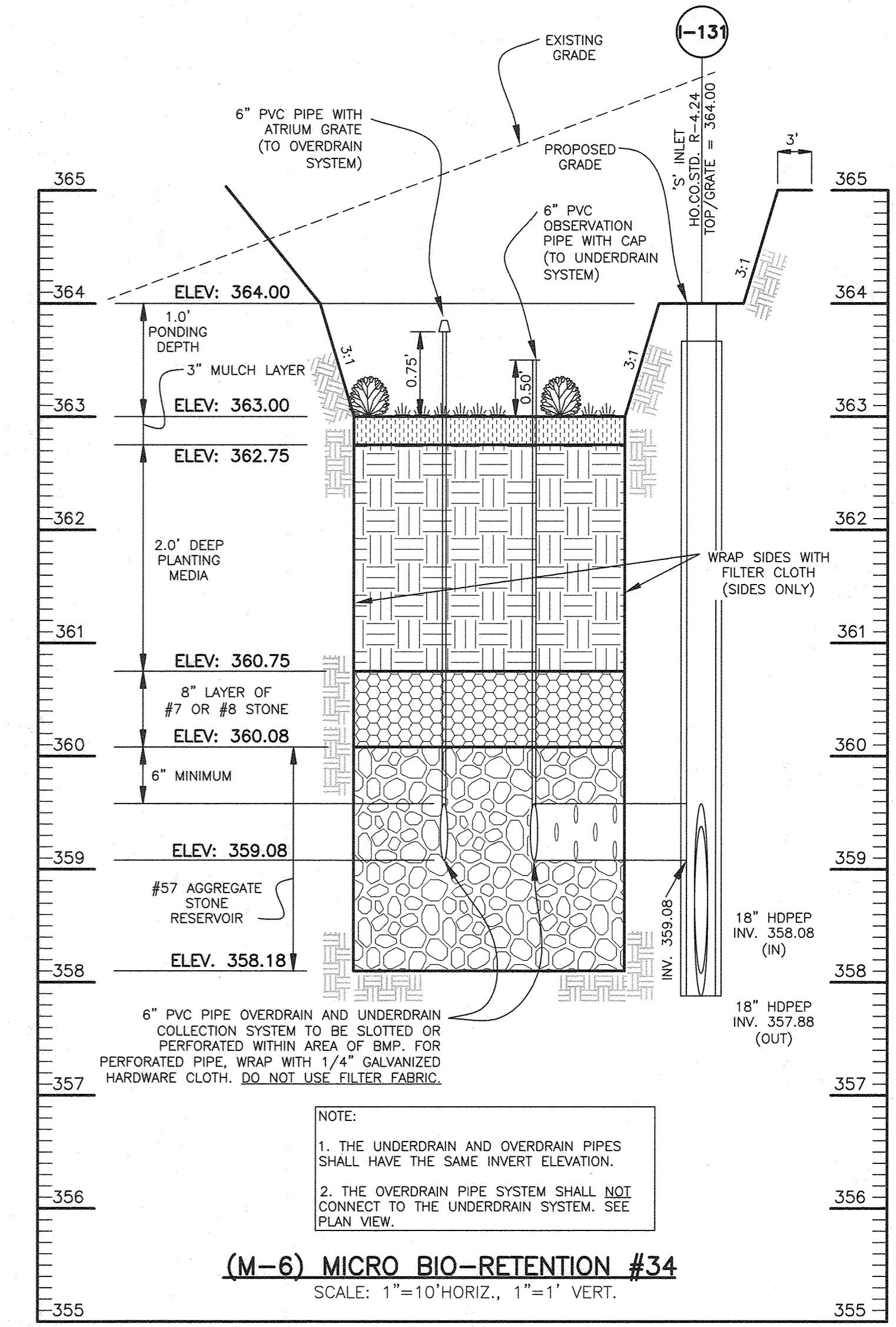
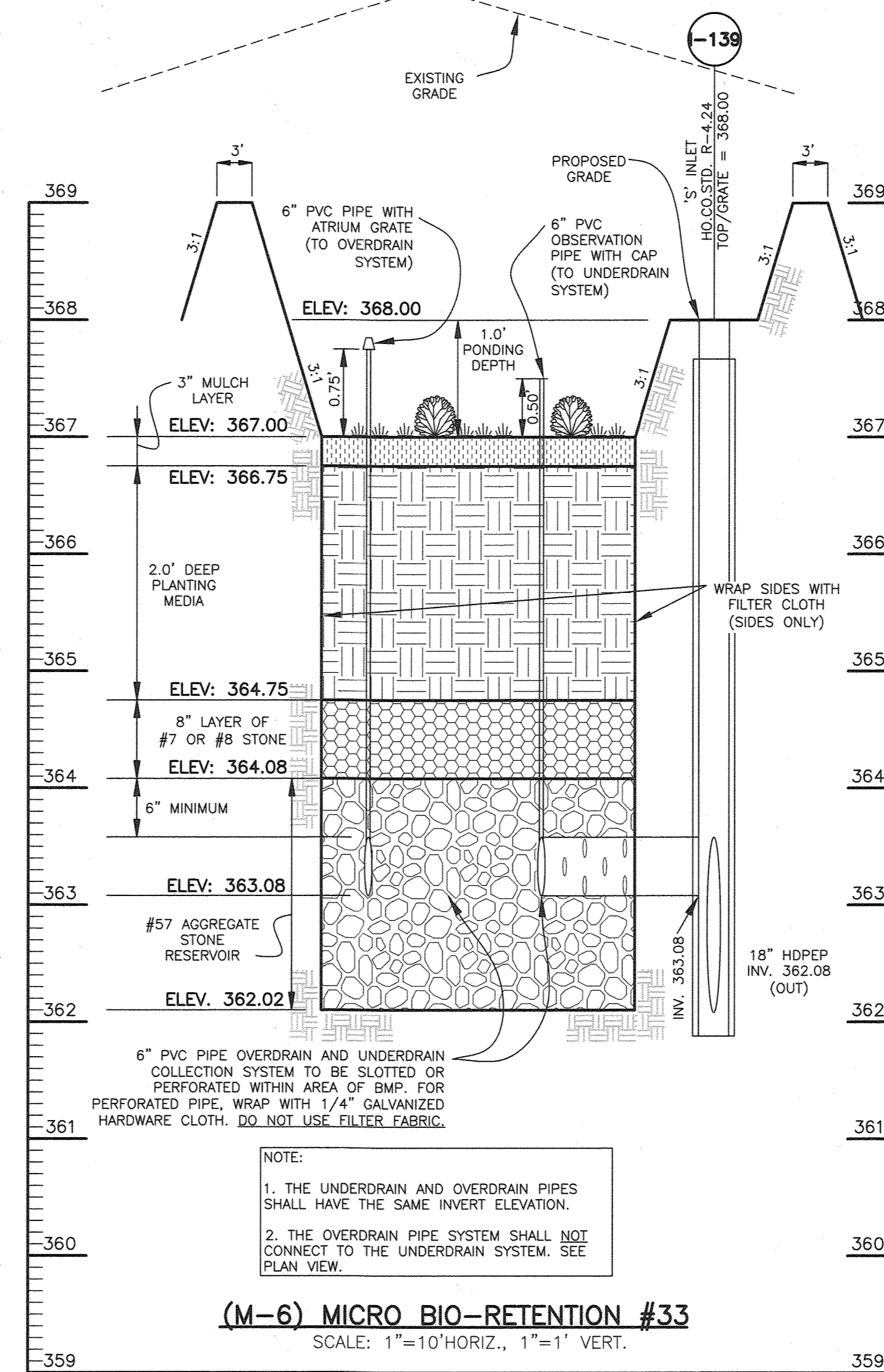
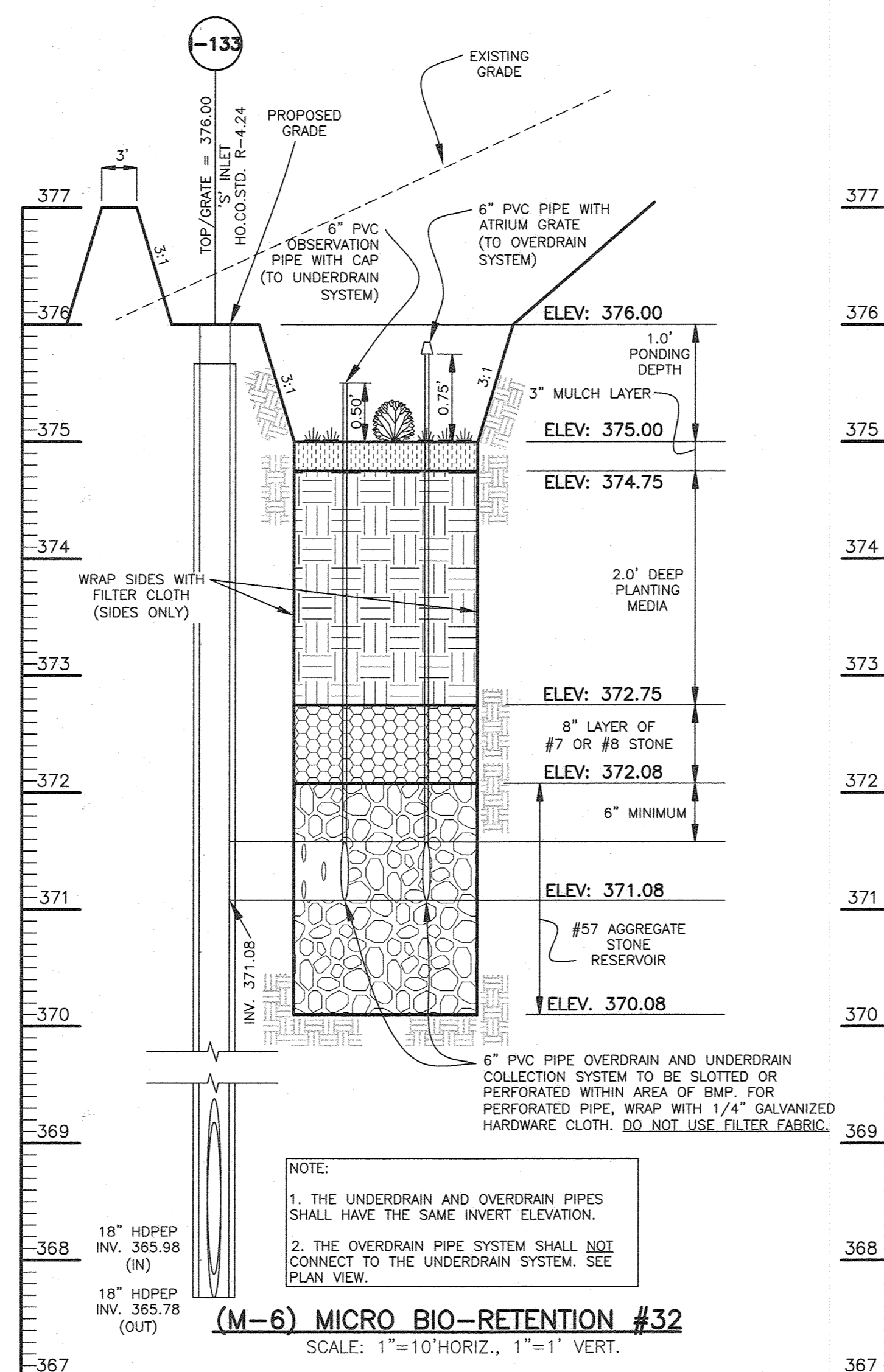
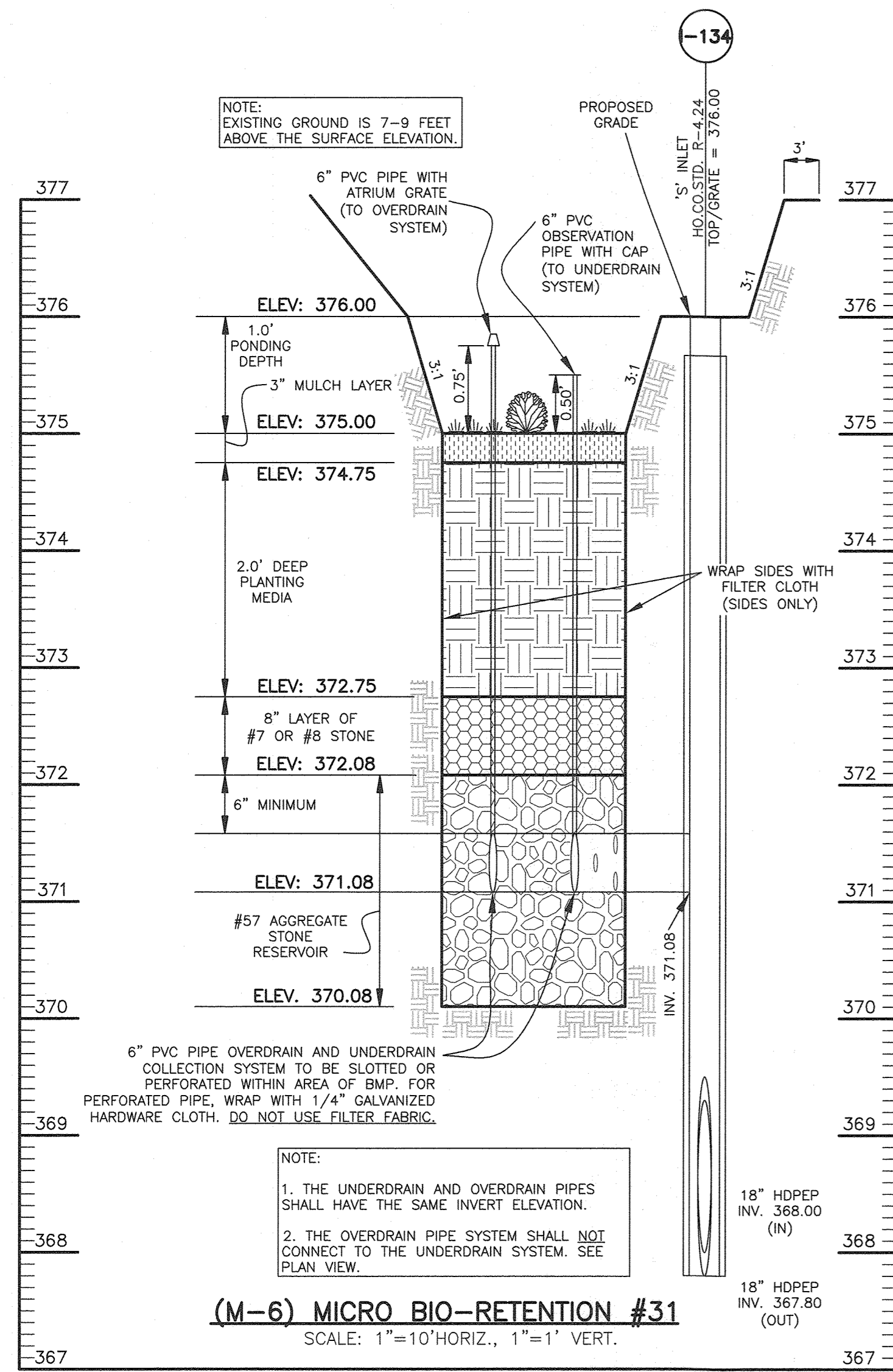
**MICRO BIO-RETENTION #32**  
1 inch = 10 ft.



**MICRO BIO-RETENTION #33**  
1 inch = 10 ft.



**MICRO BIO-RETENTION #34**  
1 inch = 10 ft.



APPROVED: DEPARTMENT OF PUBLIC WORKS  
  
 10/20/2022 DATE  
 CHIEF, BUREAU OF HIGHWAYS  
 APPROVED: DEPARTMENT OF PLANNING AND ZONING  
  
 11/3/22 DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
  
 11/3/22 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Professional Certification. I hereby certify that these documents 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. 22350, Expiration Date: 6-30-23.

**BENCHMARK**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
 3300 N. RIDGE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-6644  
 WWW.BE-CVLENGINEERING.COM

Professional Engineer

**WELLINGTON FARMS**  
 Phase 2  
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 (A Resubdivision of Non-Buildable Bulk Parcel 'E'  
 previously recorded under F-21-044 and  
 Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

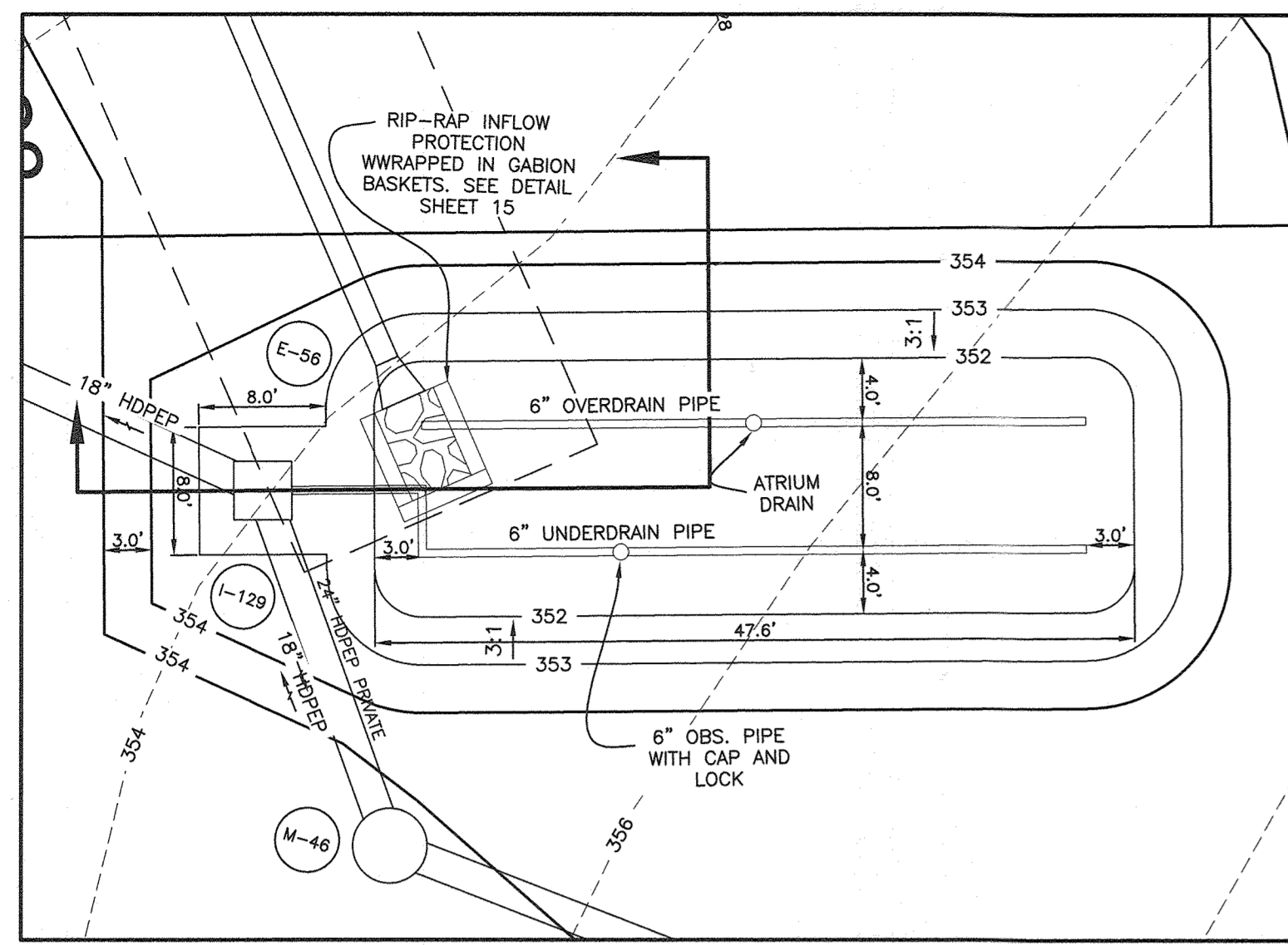
OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

DEVELOPER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

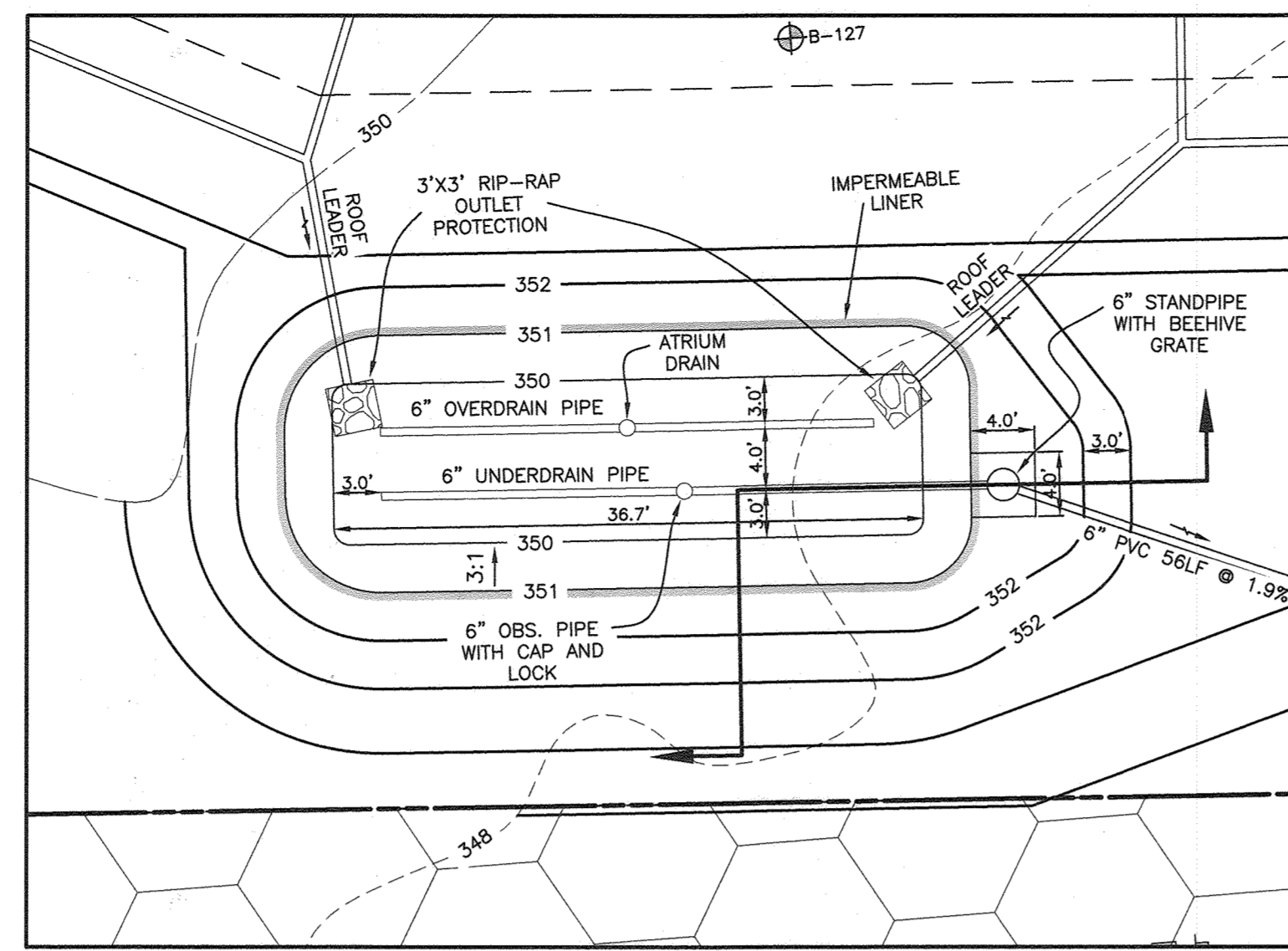
TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONED: R-20-MX0-3 / R-SC-MX0-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**STORMWATER MANAGEMENT DETAILS**

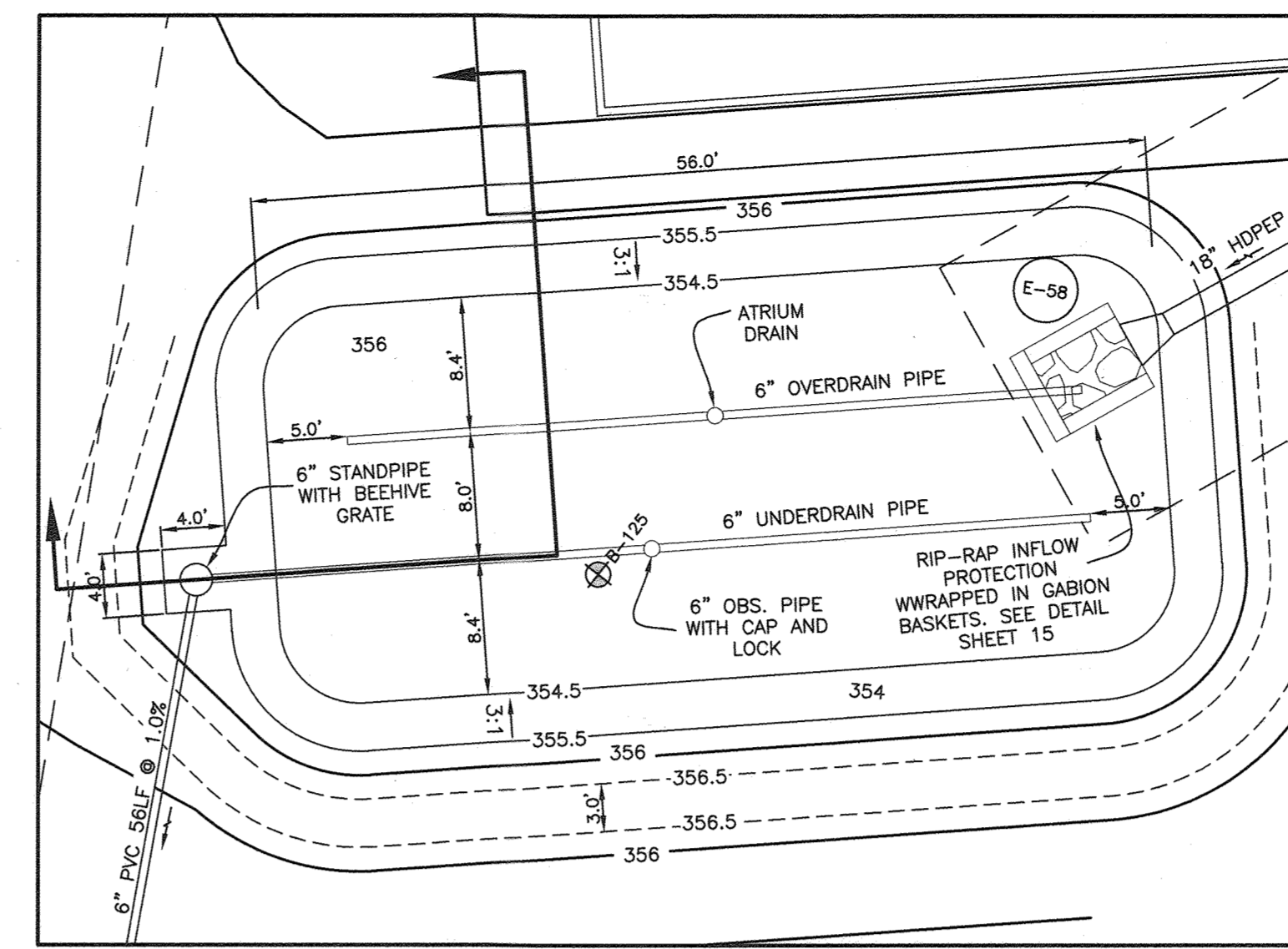
DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879  
 SCALE: AS SHOWN SHEET 23 OF 43



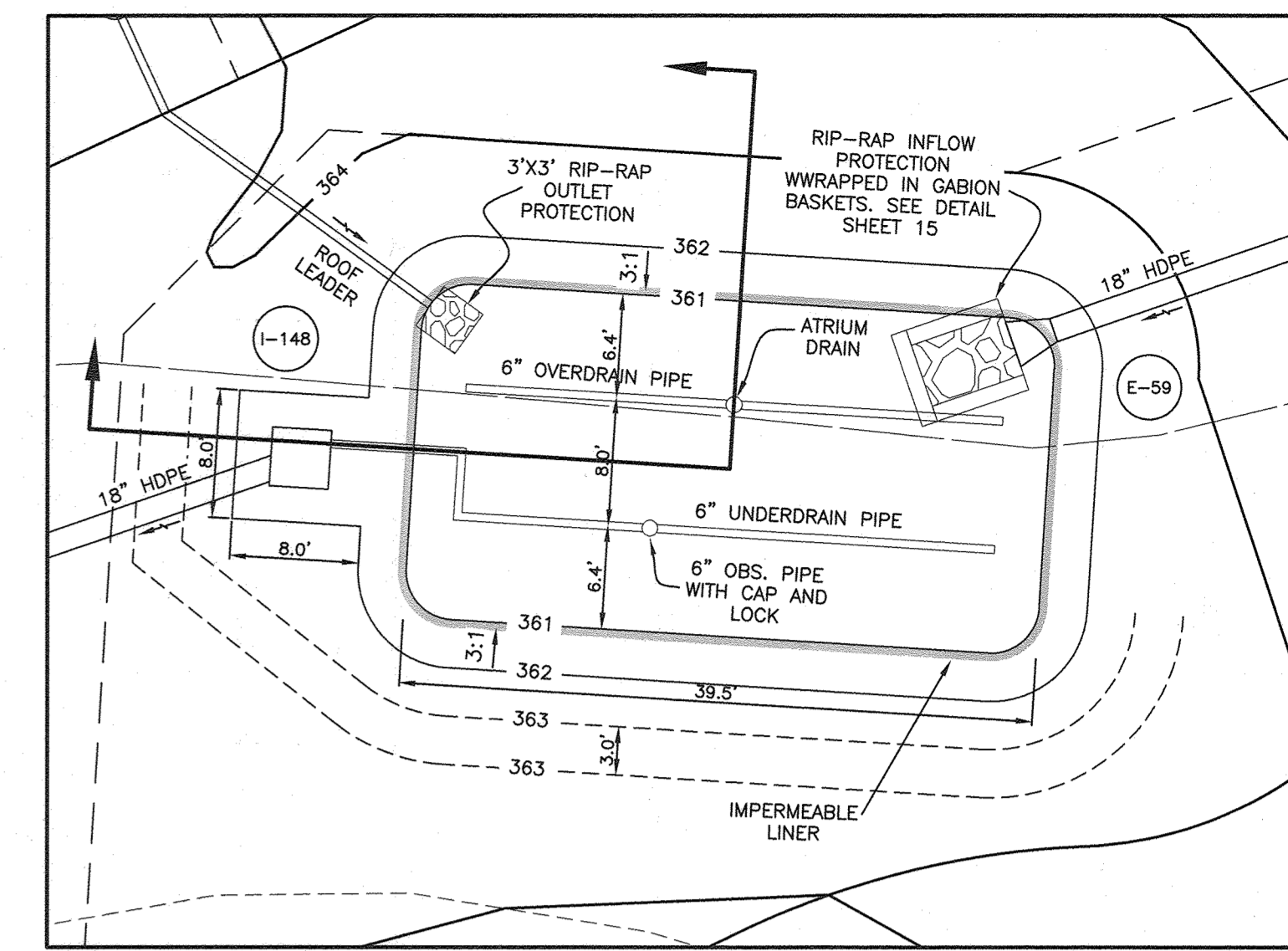
**MICRO BIO-RETENTION #35**  
1 inch = 10 ft.



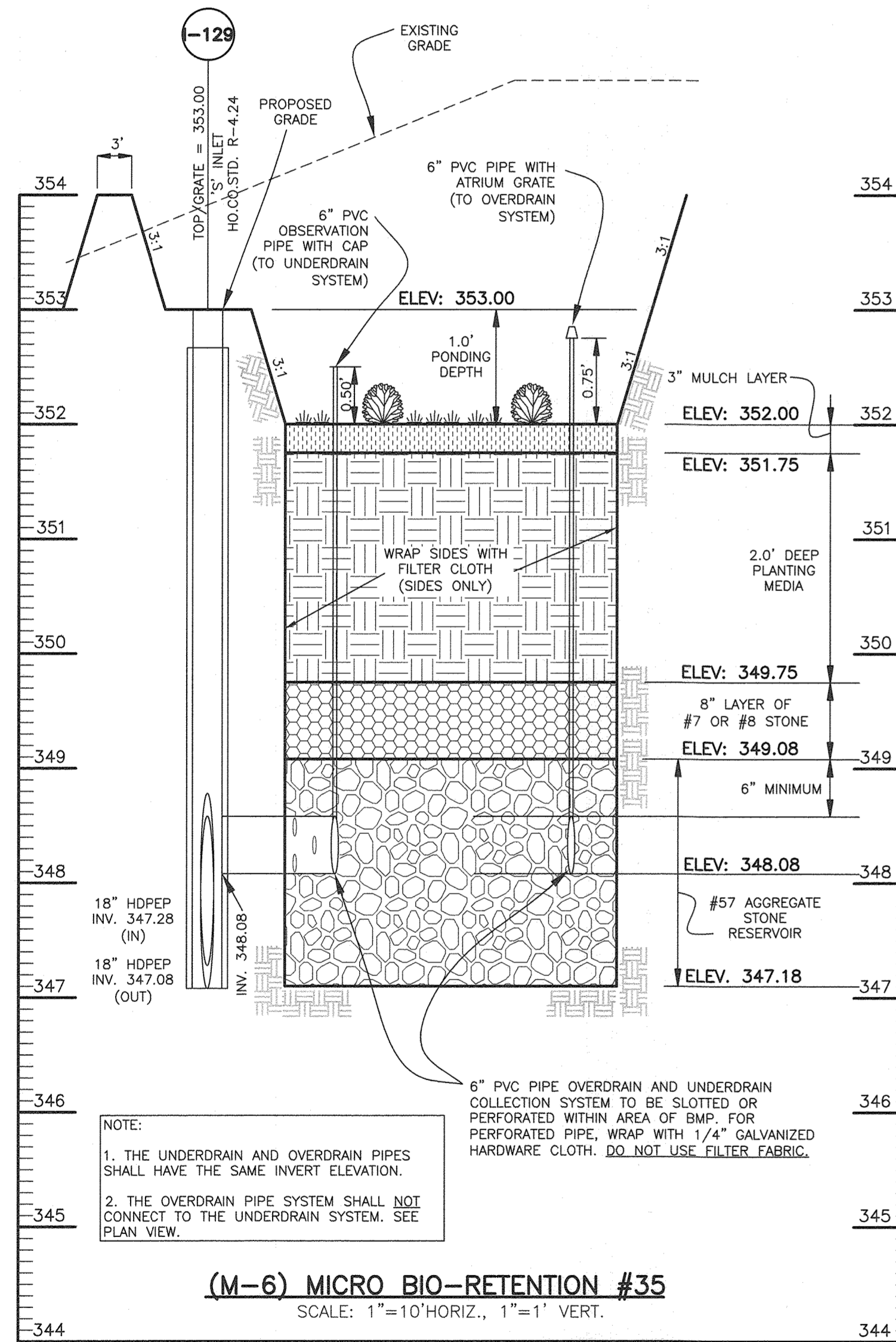
**MICRO BIO-RETENTION #36**  
1 inch = 10 ft.



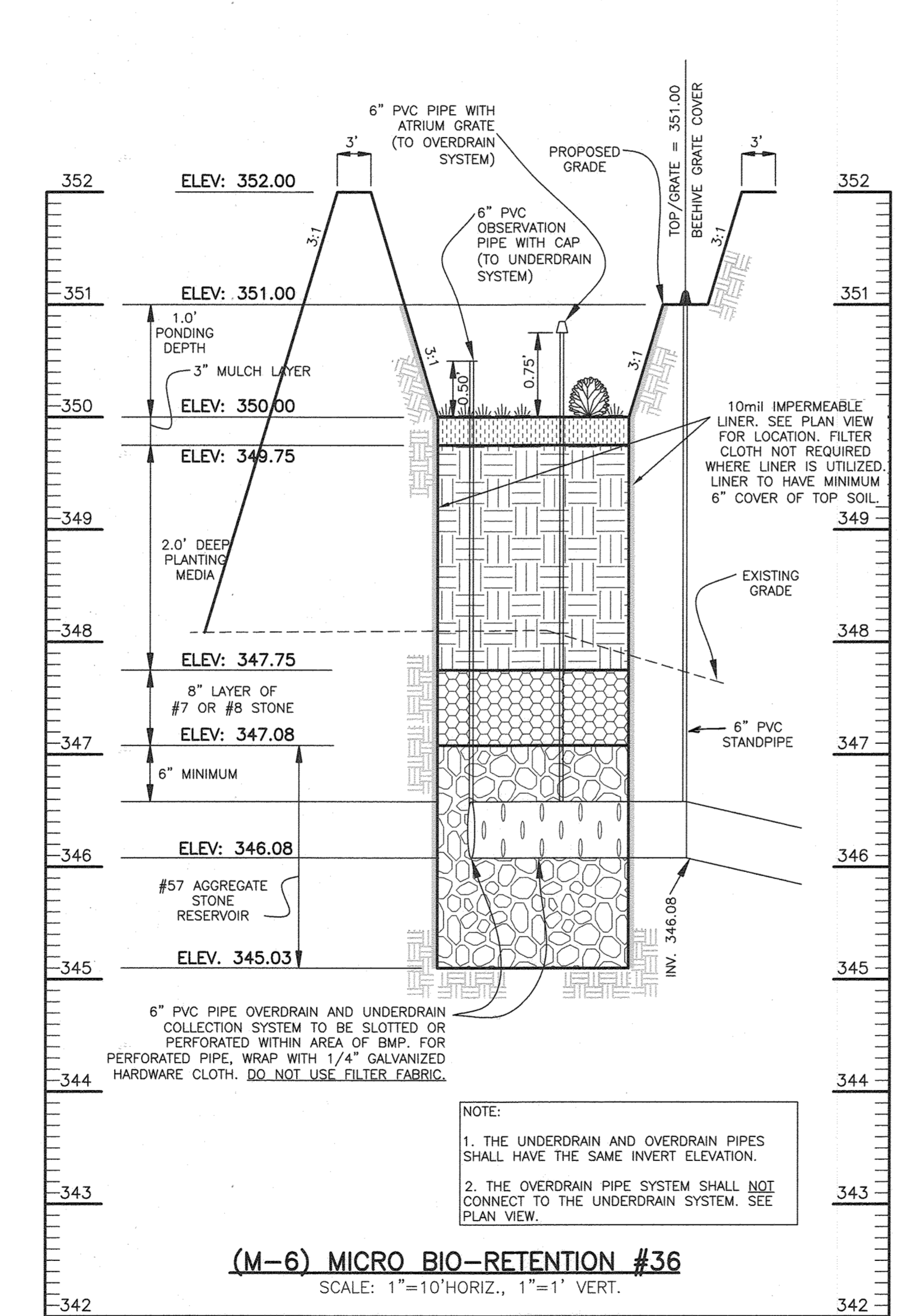
**MICRO BIO-RETENTION #37**  
1 inch = 10 ft.



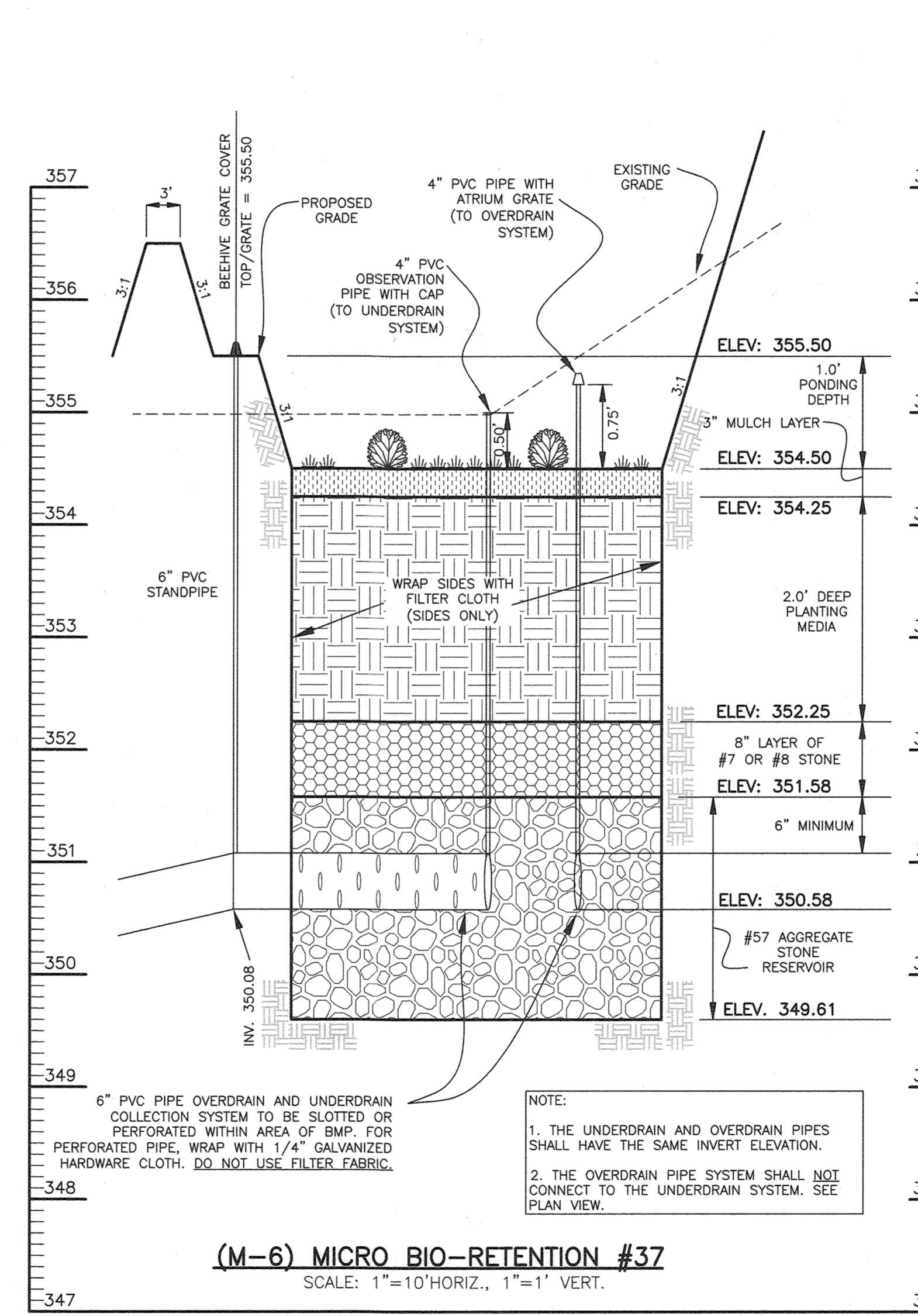
**MICRO BIO-RETENTION #38**  
1 inch = 10 ft.



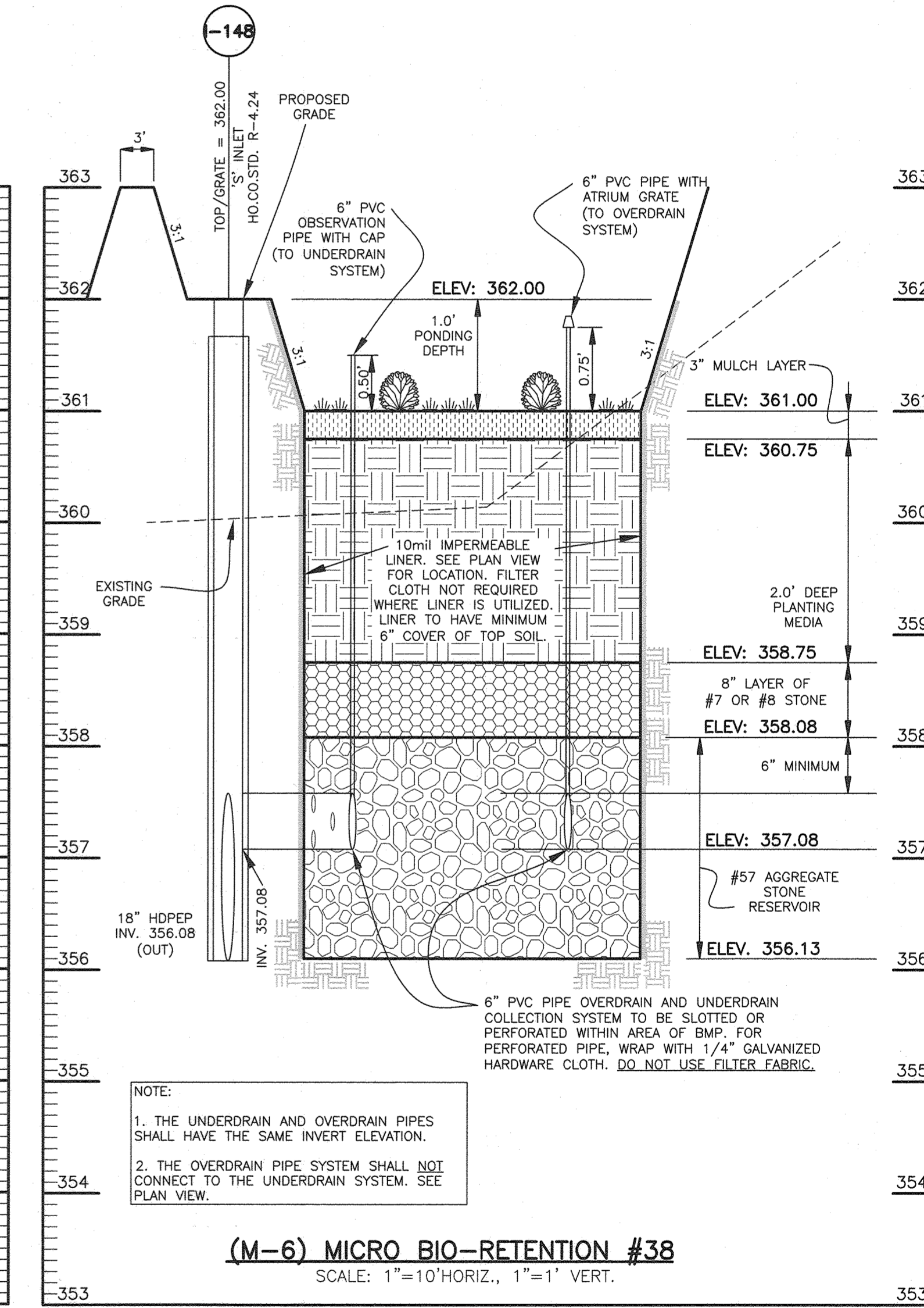
**(M-6) MICRO BIO-RETENTION #35**  
SCALE: 1"=10'HORIZ., 1"=1' VERT.



**(M-6) MICRO BIO-RETENTION #36**  
SCALE: 1"=10'HORIZ., 1"=1' VERT.



**(M-6) MICRO BIO-RETENTION #37**  
SCALE: 1"=10'HORIZ., 1"=1' VERT.



**(M-6) MICRO BIO-RETENTION #38**  
SCALE: 1"=10'HORIZ., 1"=1' VERT.

APPROVED: DEPARTMENT OF PUBLIC WORKS  
  
 10/20/2022  
 CHIEF, BUREAU OF HIGHWAYS  
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
  
 11/3/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE

APPROVED: DEVELOPMENT ENGINEERING DIVISION  
  
 11-3-22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

NO.	DATE	REVISION

Professional Certification: I hereby certify that these documents 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. 22390, Expiration Date: 6-30-2023.

**BENCHMARK**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
 3300 N. RIDGE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-8644  
 WWW.BEI-CVLENGINEERING.COM

**WELLINGTON FARMS**  
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TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONED: R-20-MKD-3 / R-SC-MKD-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

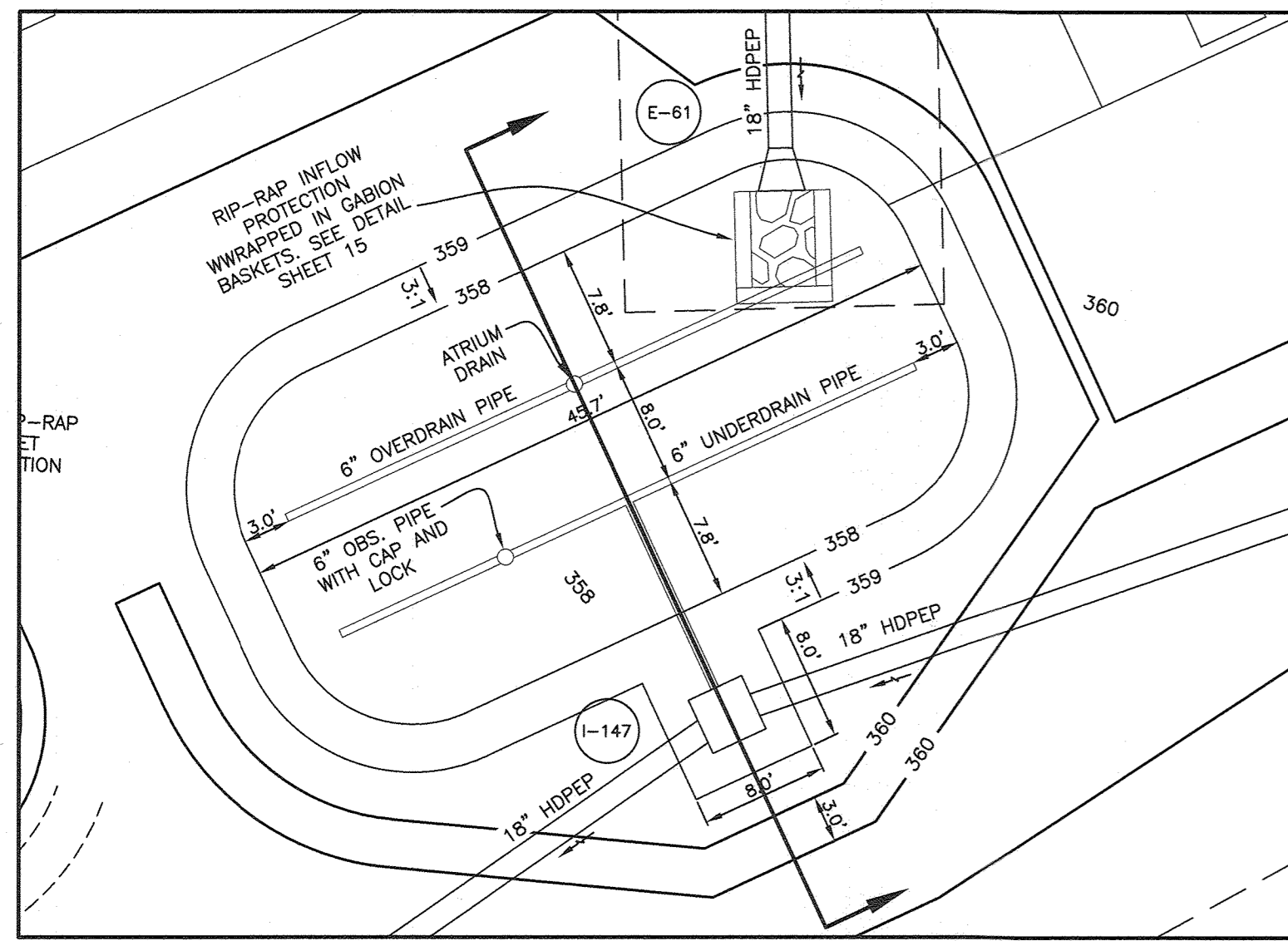
**STORMWATER MANAGEMENT DETAILS**

OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

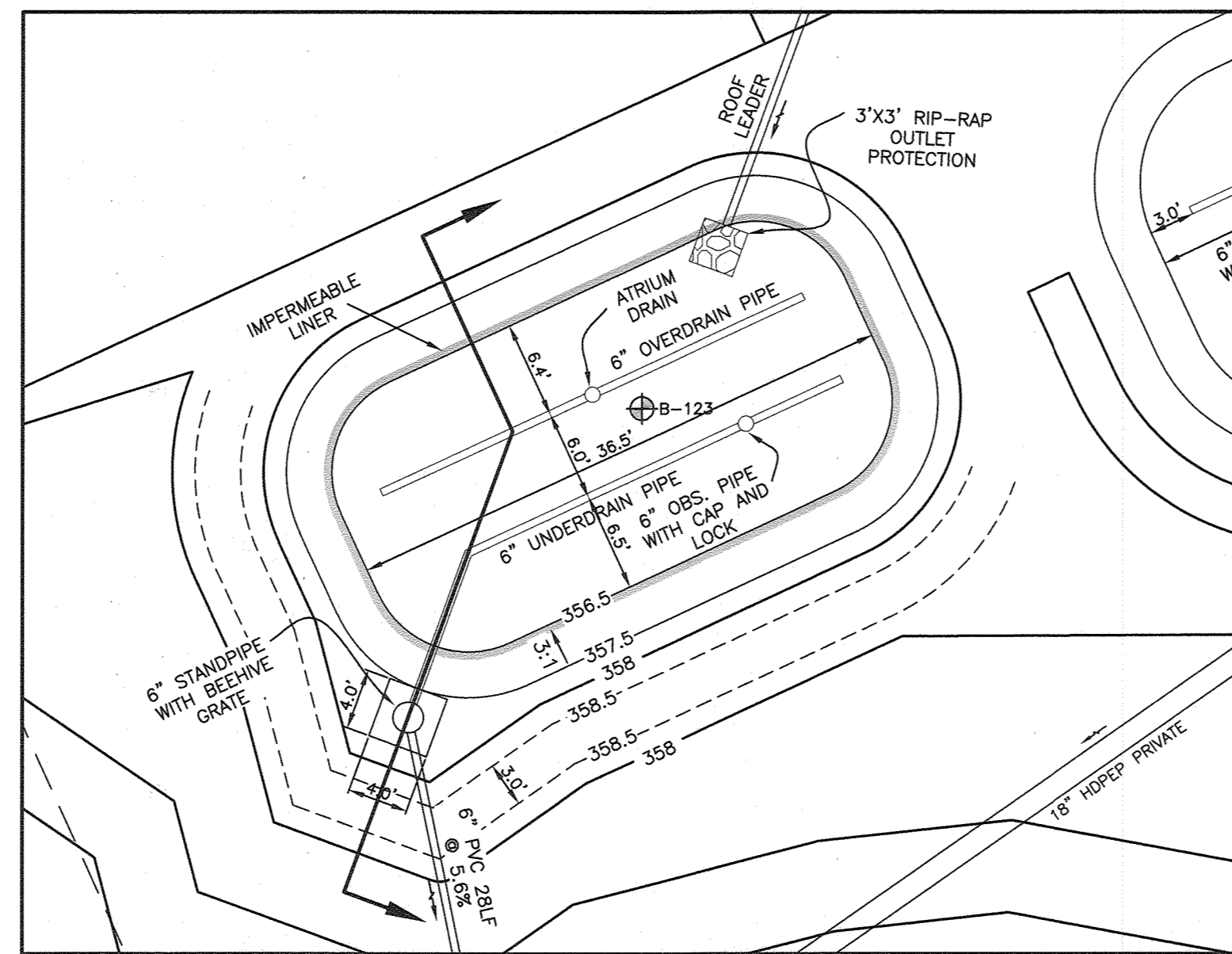
DEVELOPER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

DATE: AUGUST 15, 2022  
 BEI PROJECT NO. 2879  
 SCALE: AS SHOWN  
 SHEET 24 OF 43  
 DESIGN: DBT  
 DRAFT: DBT

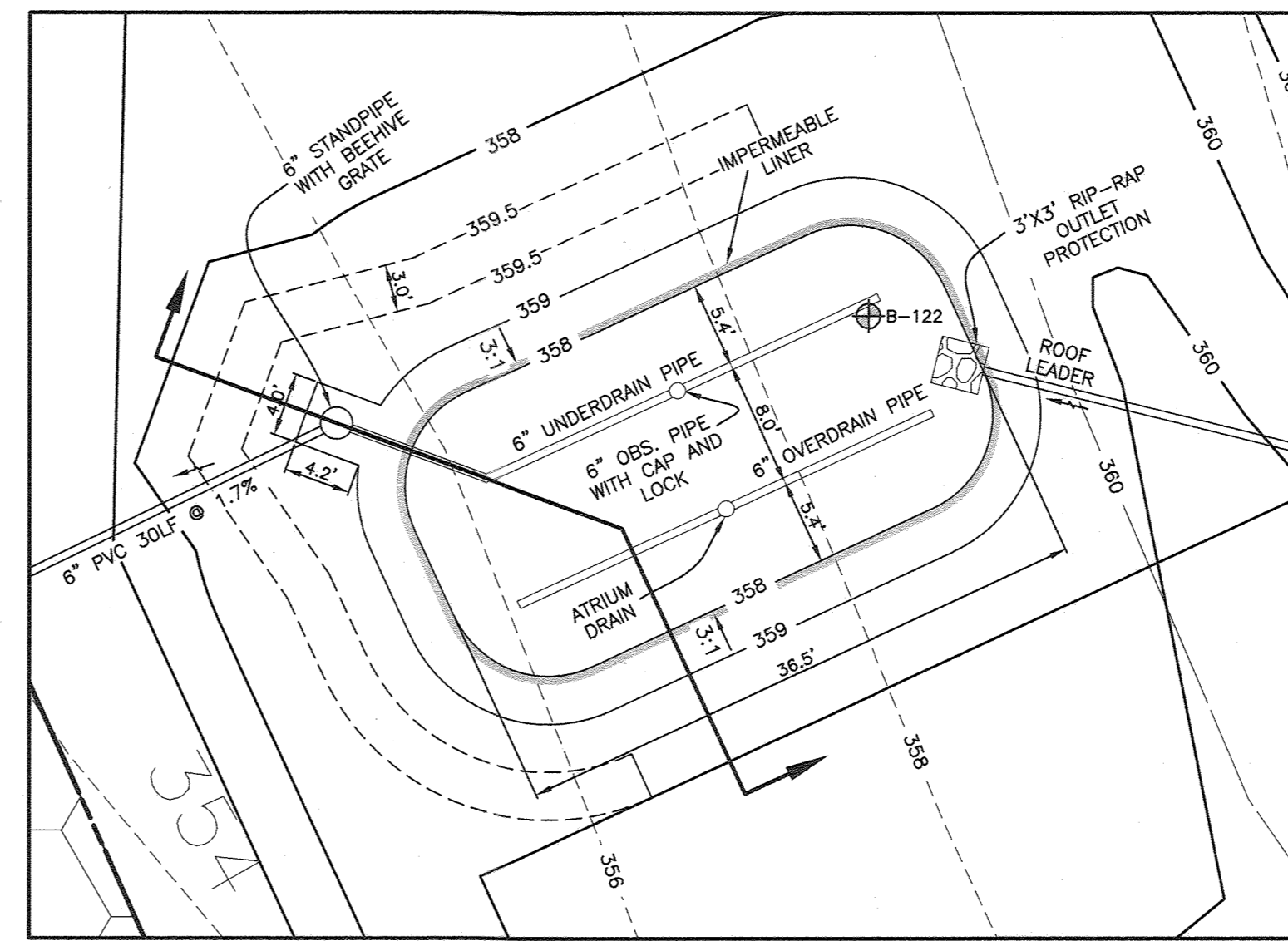




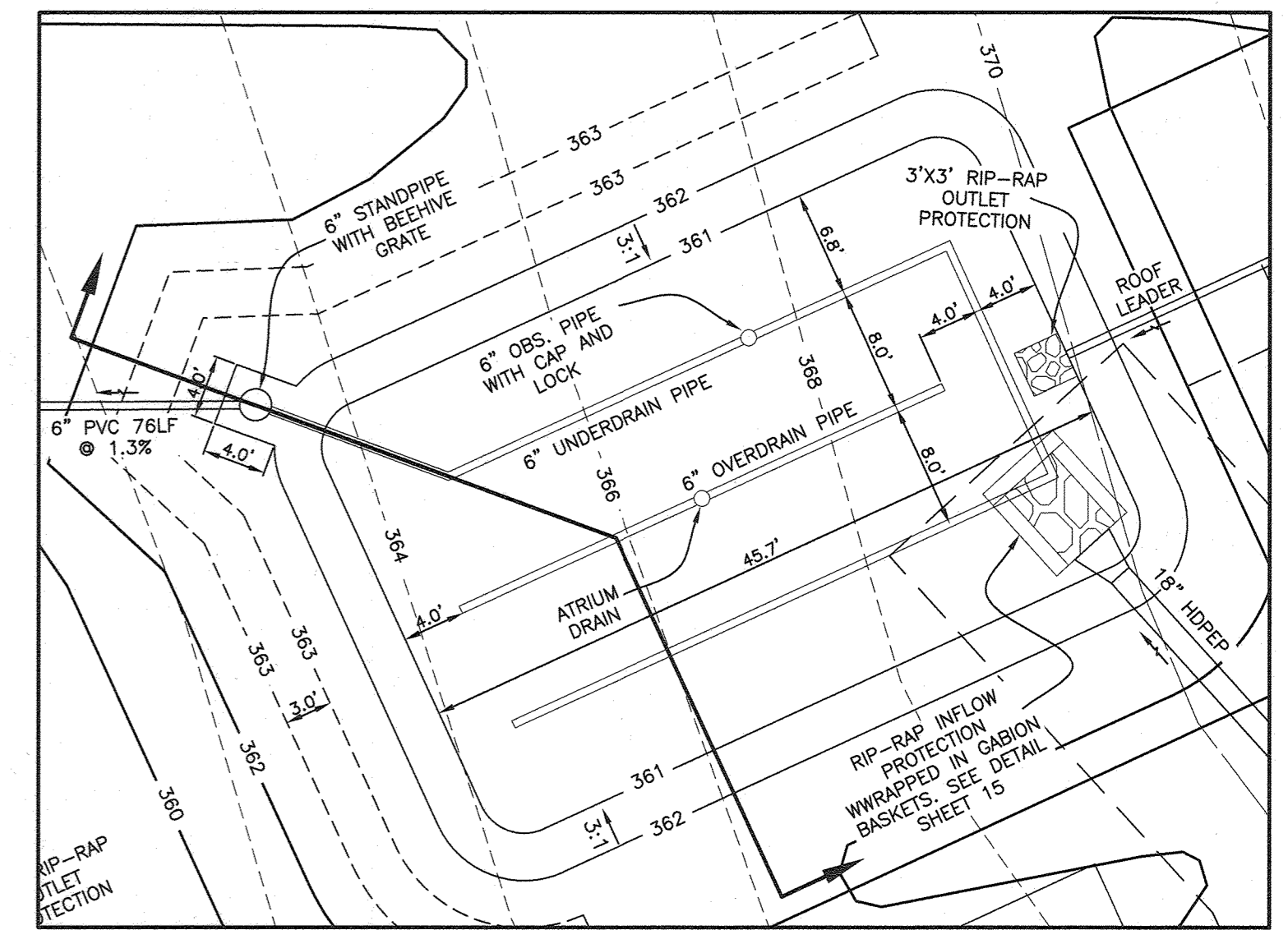
**MICRO BIO-RETENTION #39**  
1 inch = 10 ft.



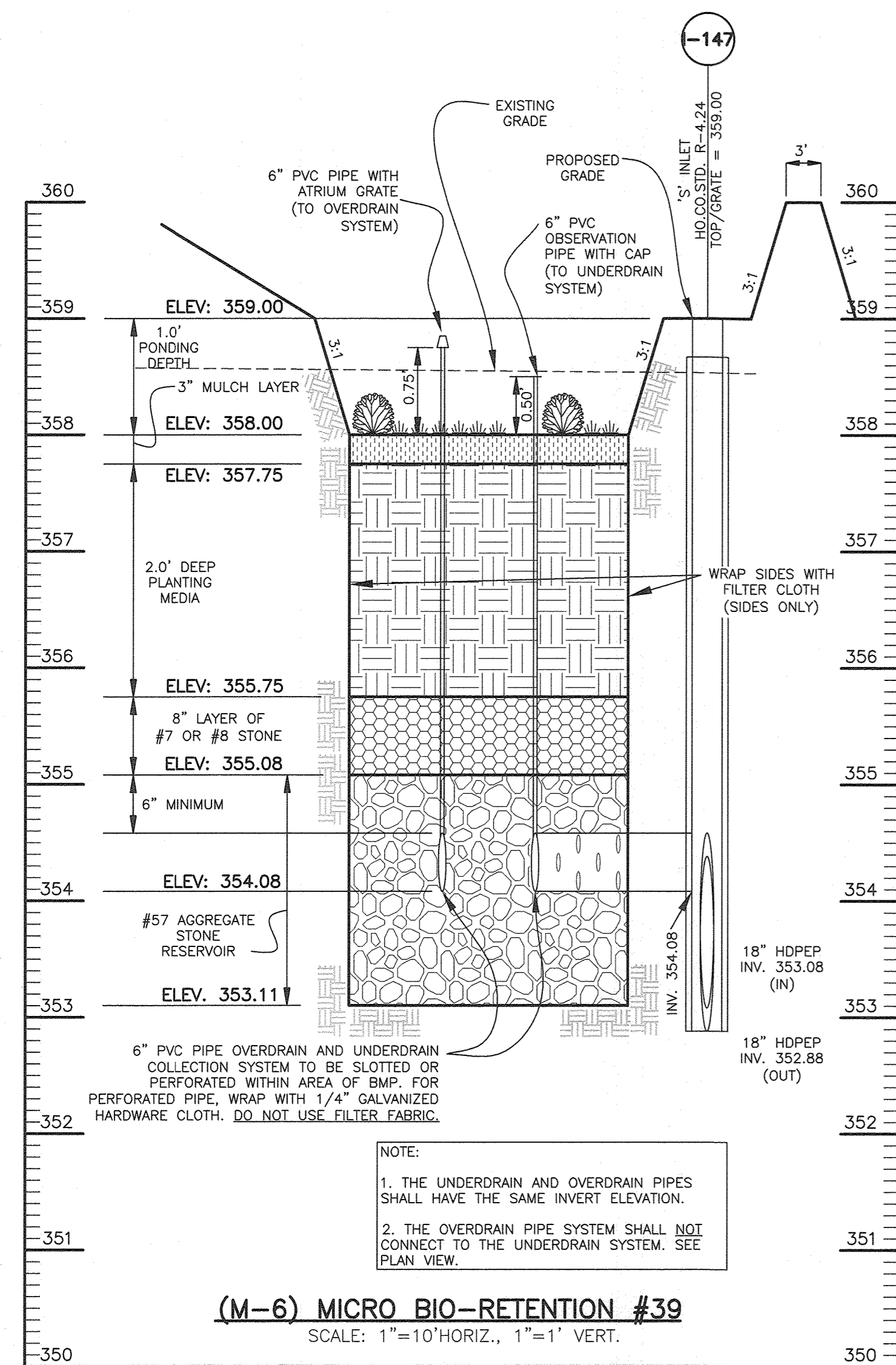
**MICRO BIO-RETENTION #40**  
1 inch = 10 ft.



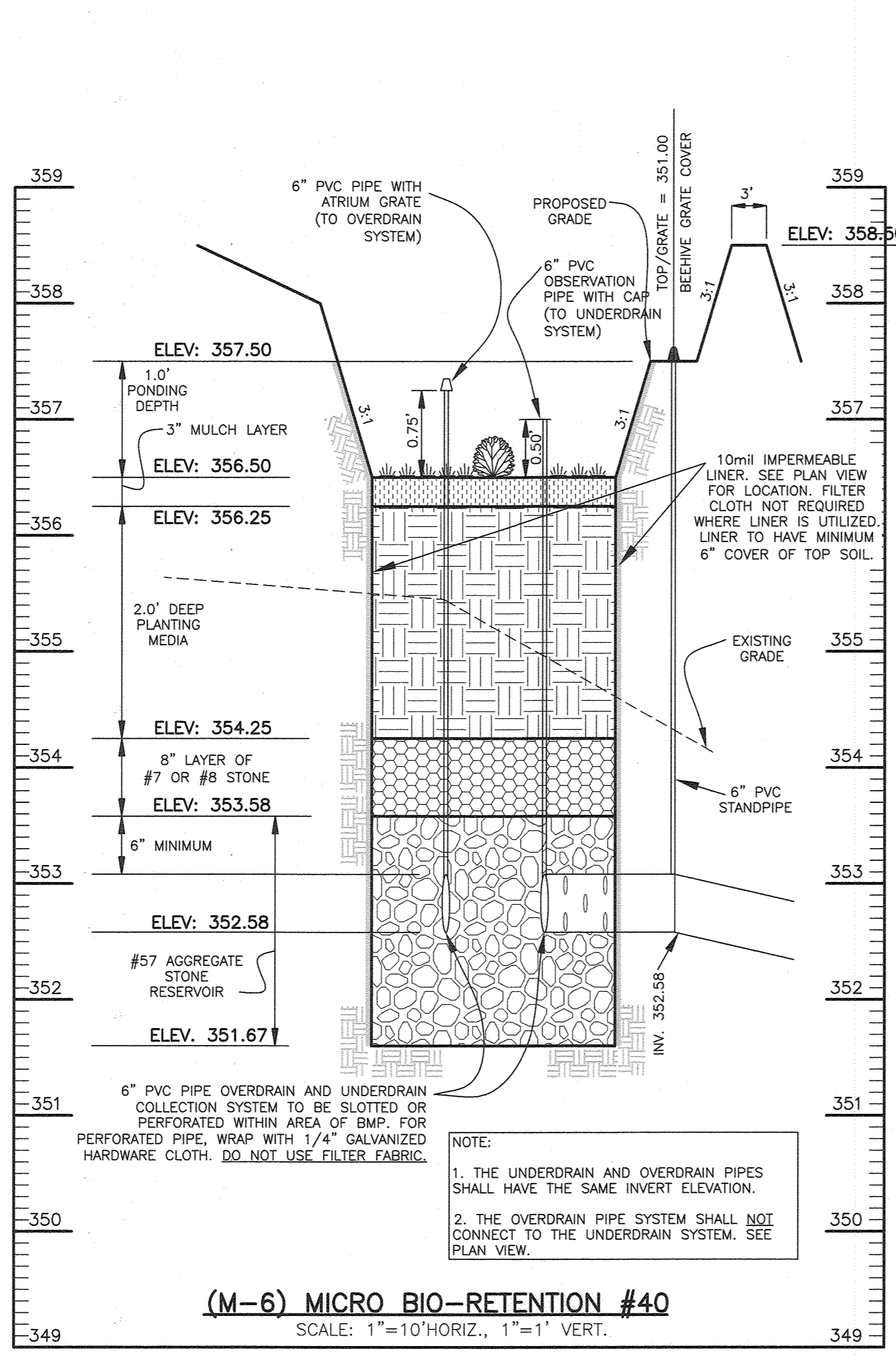
**MICRO BIO-RETENTION #41**  
1 inch = 10 ft.



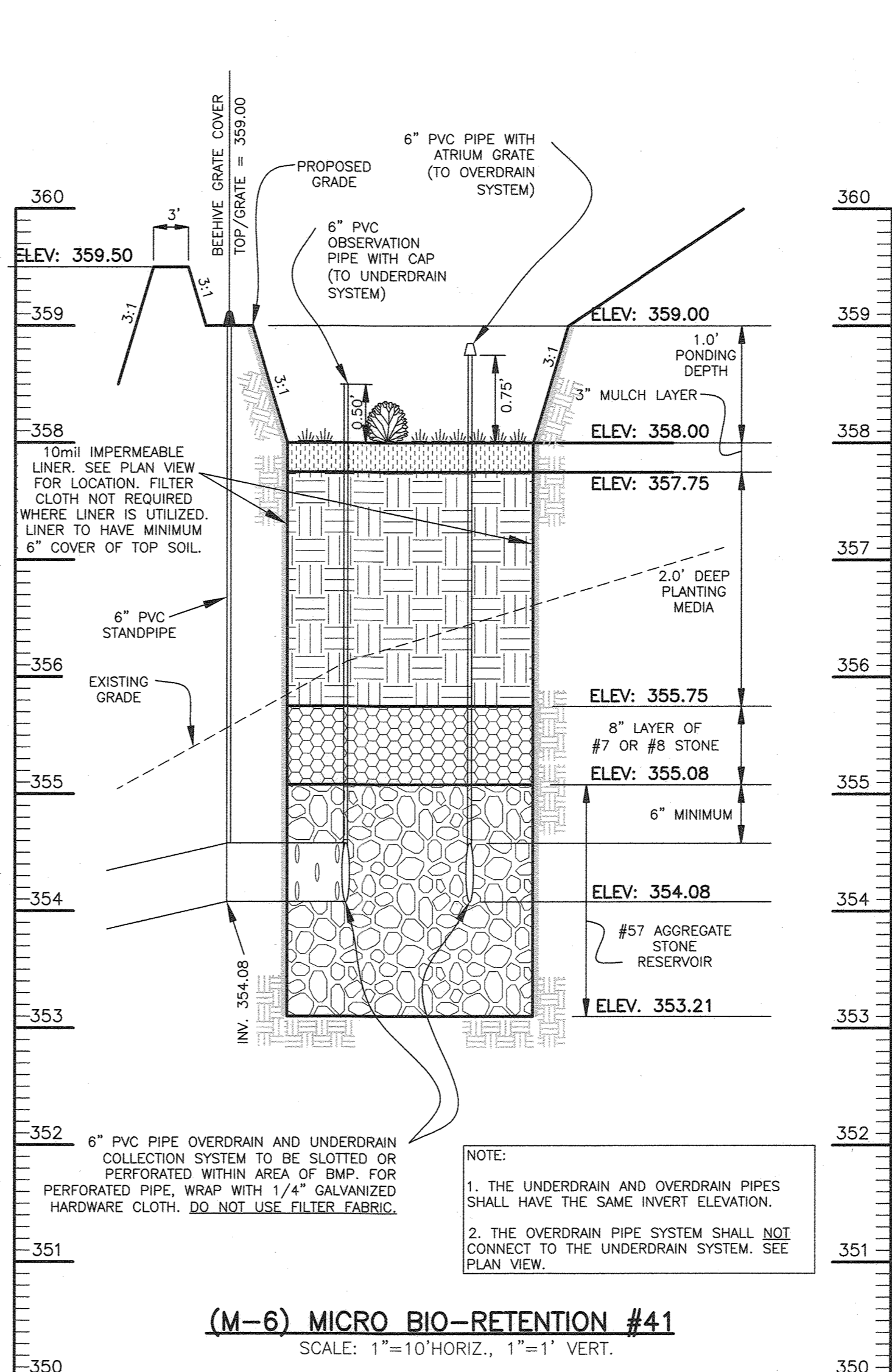
**MICRO BIO-RETENTION #42**  
1 inch = 10 ft.



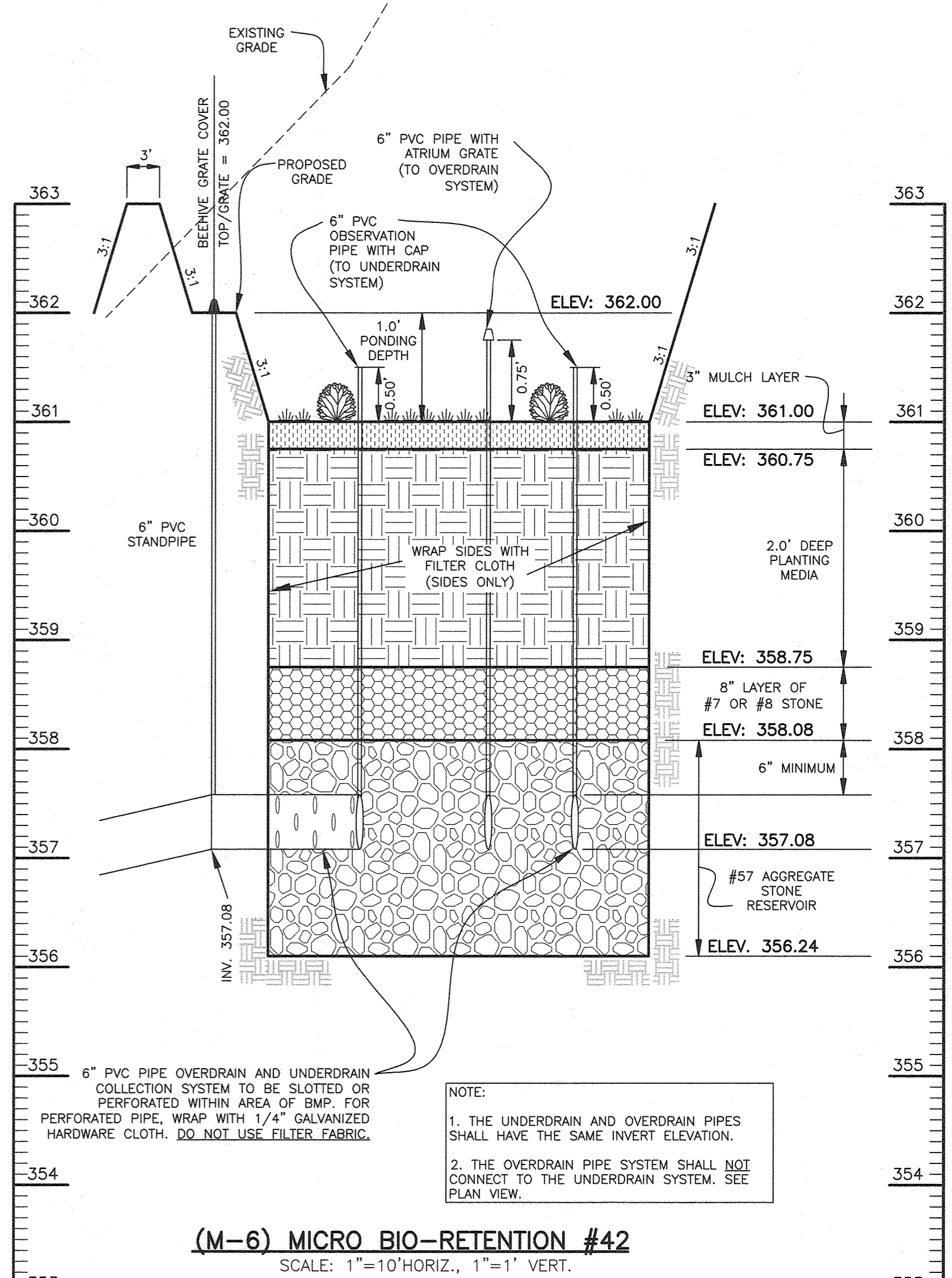
**(M-6) MICRO BIO-RETENTION #39**  
SCALE: 1"=10'HORIZ., 1"=1' VERT.



**(M-6) MICRO BIO-RETENTION #40**  
SCALE: 1"=10'HORIZ., 1"=1' VERT.



**(M-6) MICRO BIO-RETENTION #41**  
SCALE: 1"=10'HORIZ., 1"=1' VERT.



**(M-6) MICRO BIO-RETENTION #42**  
SCALE: 1"=10'HORIZ., 1"=1' VERT.

APPROVED: DEPARTMENT OF PUBLIC WORKS  
  
 10/20/2022  
 CHIEF, BUREAU OF HIGHWAYS  
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
  
 11/7/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE

11-7-22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

NO.	DATE	REVISION

**BENCHMARK**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
 3300 N. RIDGE ROAD & SUITE 140 A ELLICOTT CITY, MARYLAND 21043  
 (P) 410-466-8100 (F) 410-466-6644  
 WWW.BR-CIVILENGINEERING.COM

Professional Certification: I hereby certify that these documents 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. 22390, Expiration Date: 6-30-2025.

**WELLINGTON FARMS**  
 Phase 2  
 Lots 276 thru 419; Open Space Lots 420 thru 422;  
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 Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

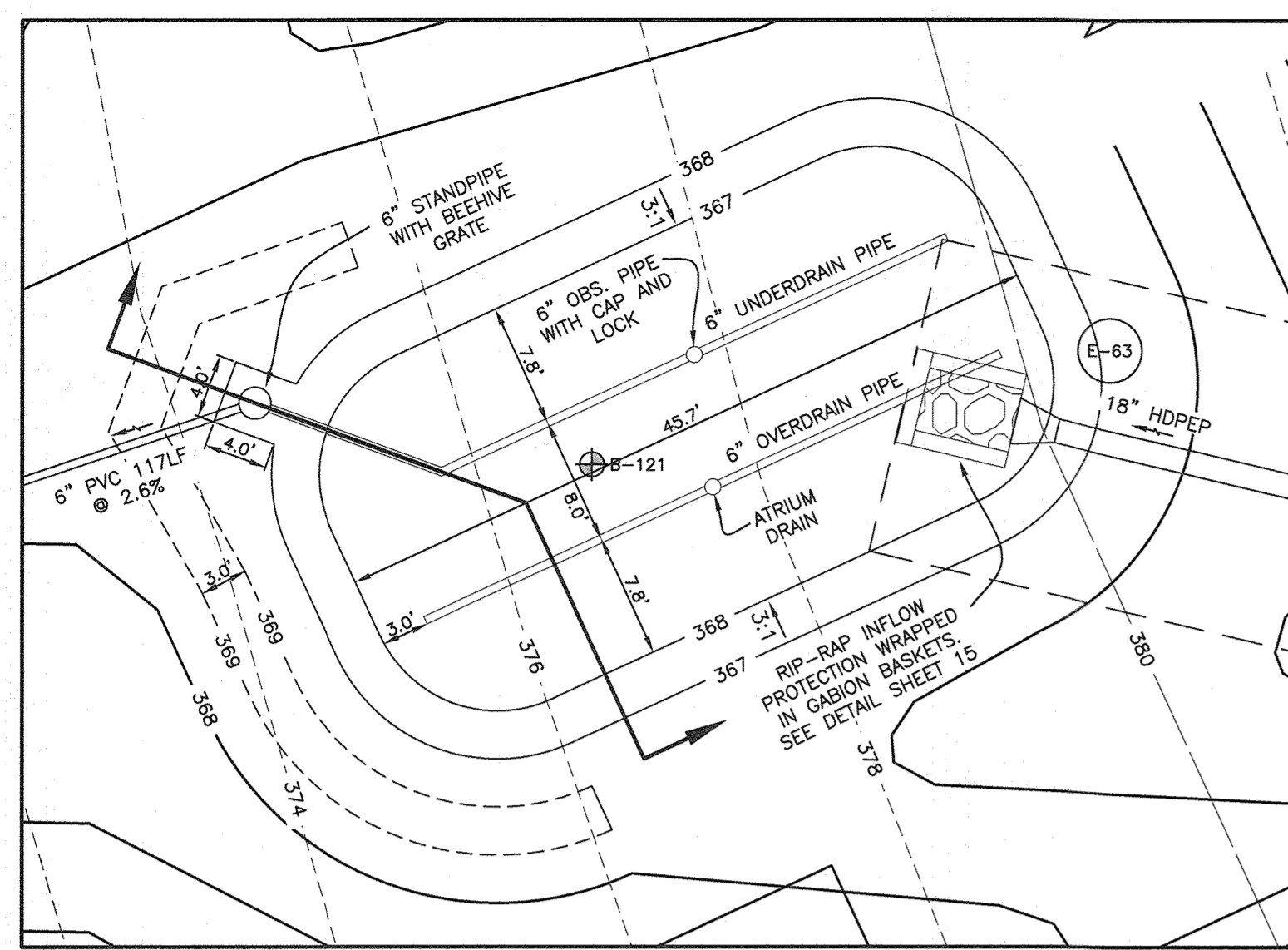
TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONED: R-20-MXD-3 / R-SC-MXD-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**STORMWATER MANAGEMENT DETAILS**

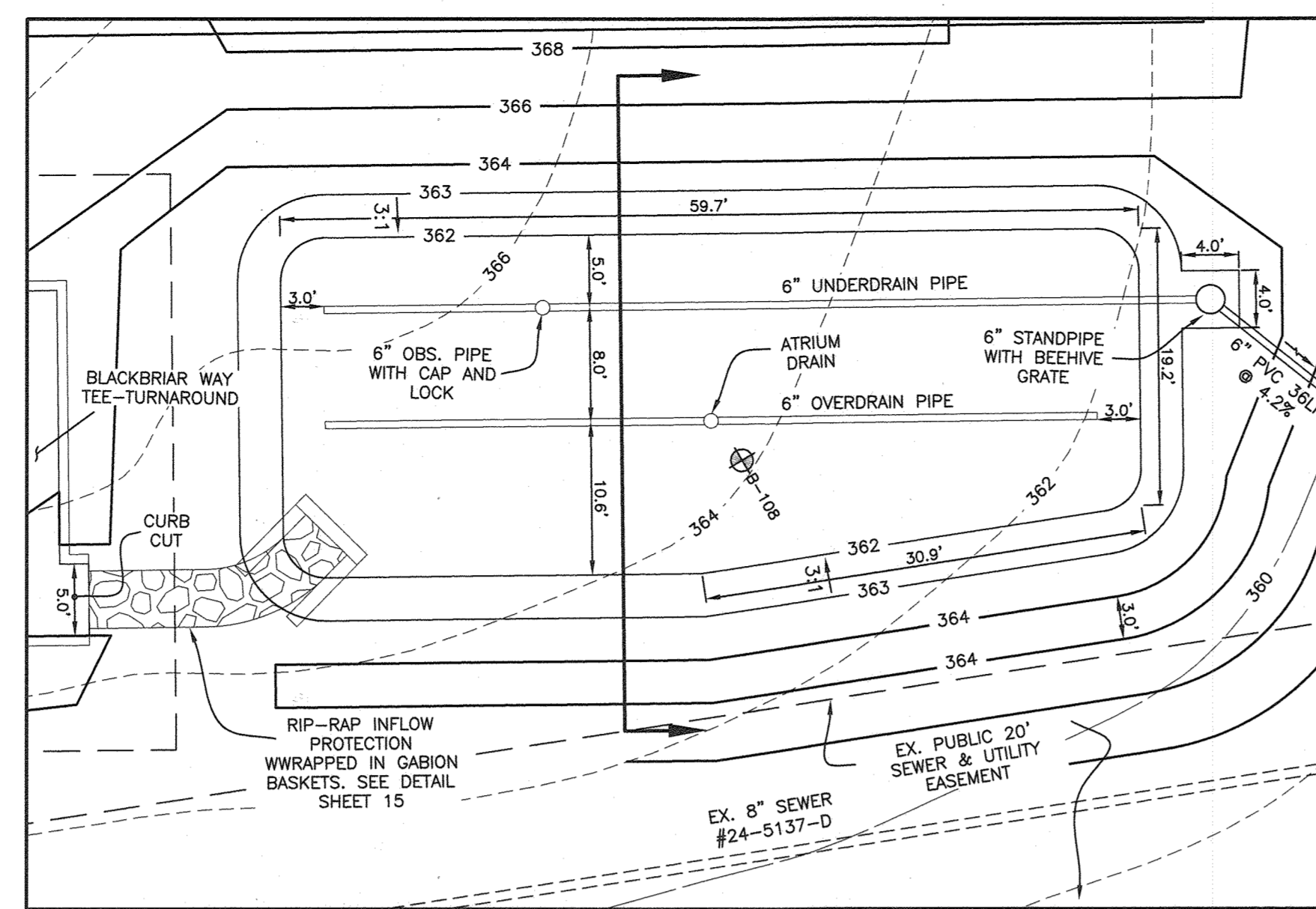
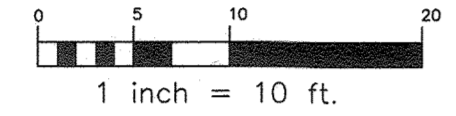
OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

DEVELOPER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

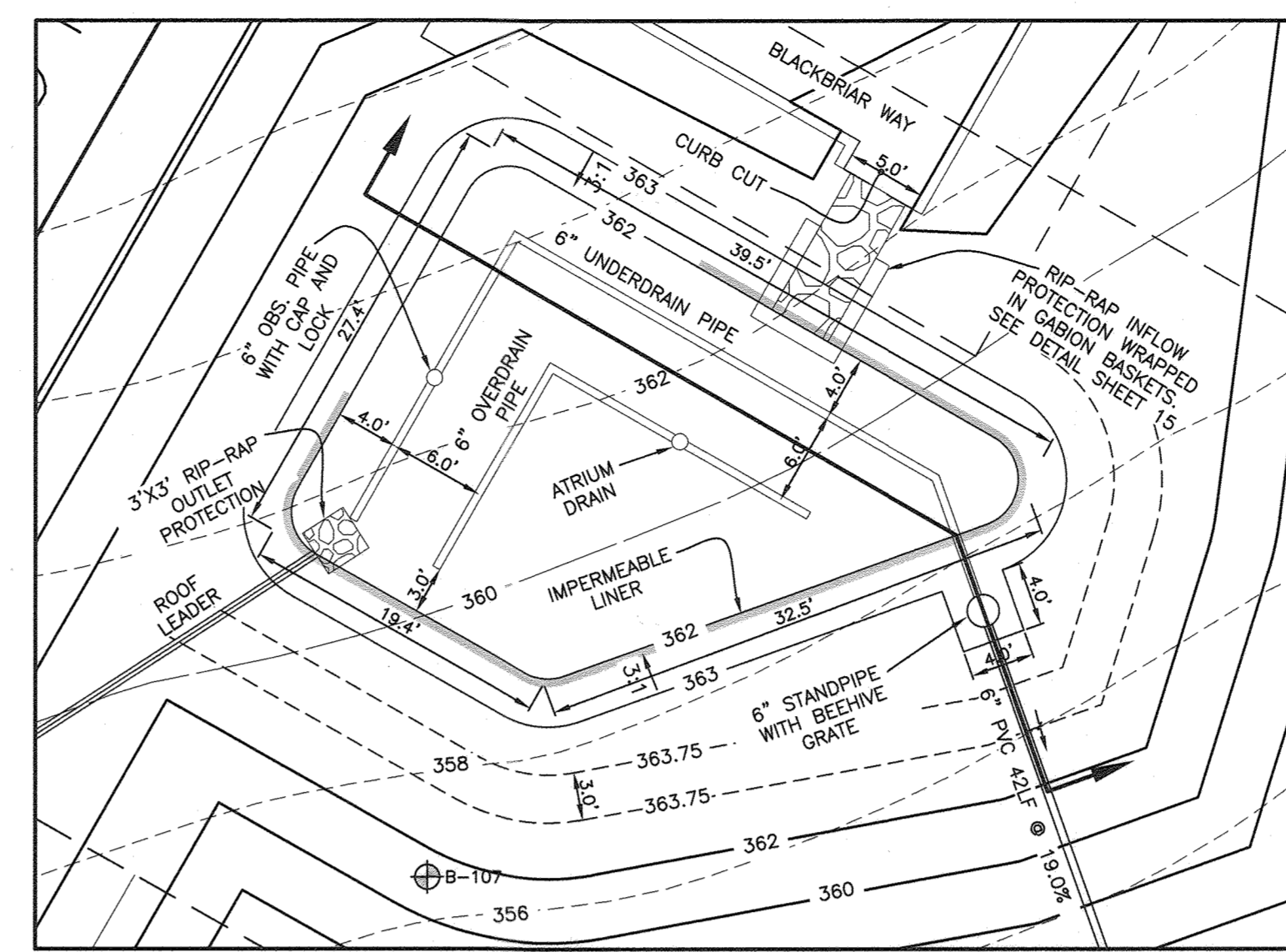
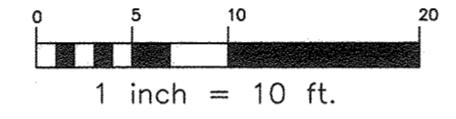
DATE: AUGUST 15, 2022  
 BEI PROJECT NO. 2879  
 SCALE: AS SHOWN  
 SHEET 25 OF 43



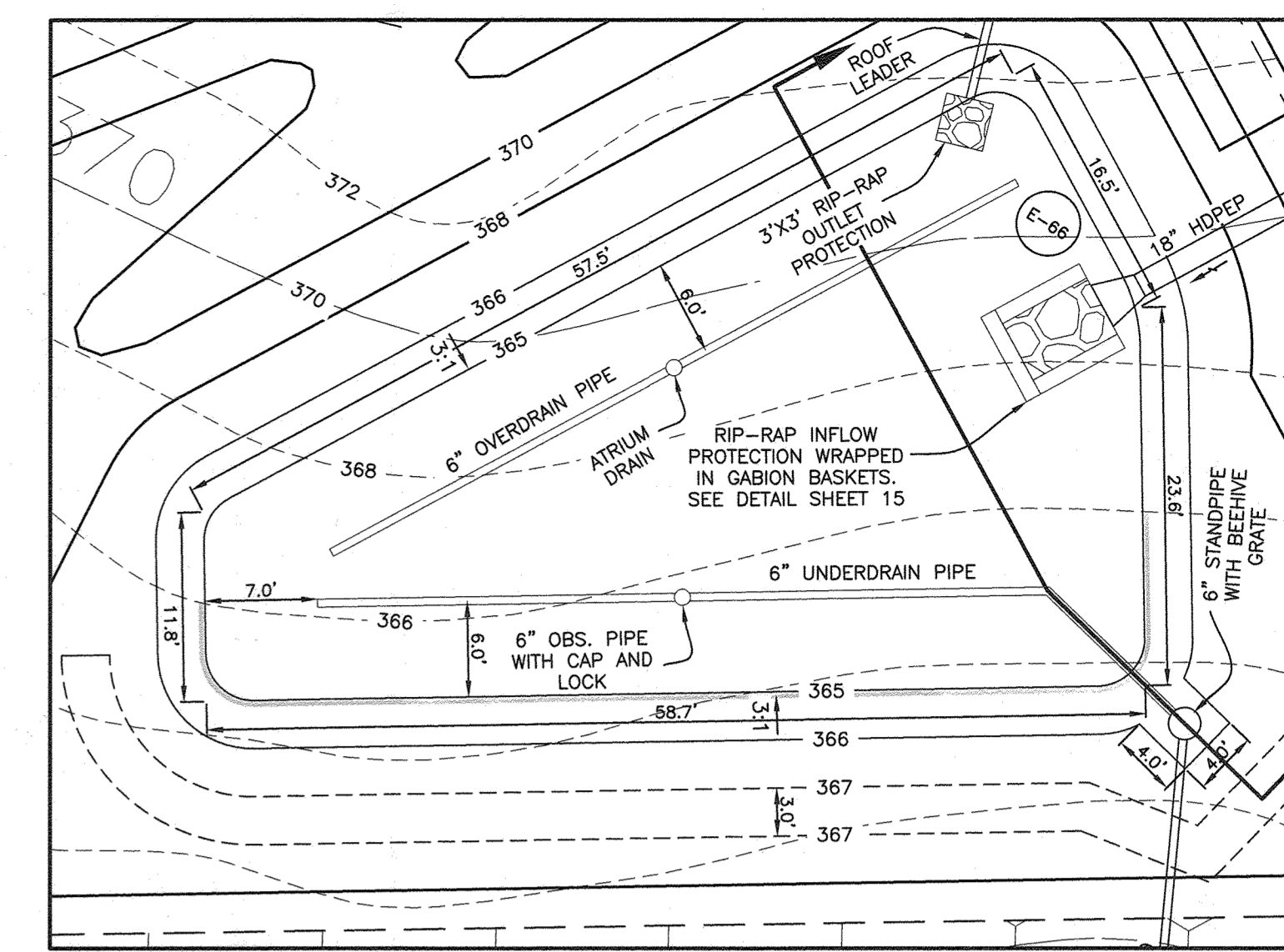
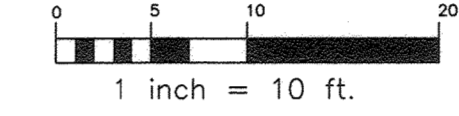
**MICRO BIO-RETENTION #43**



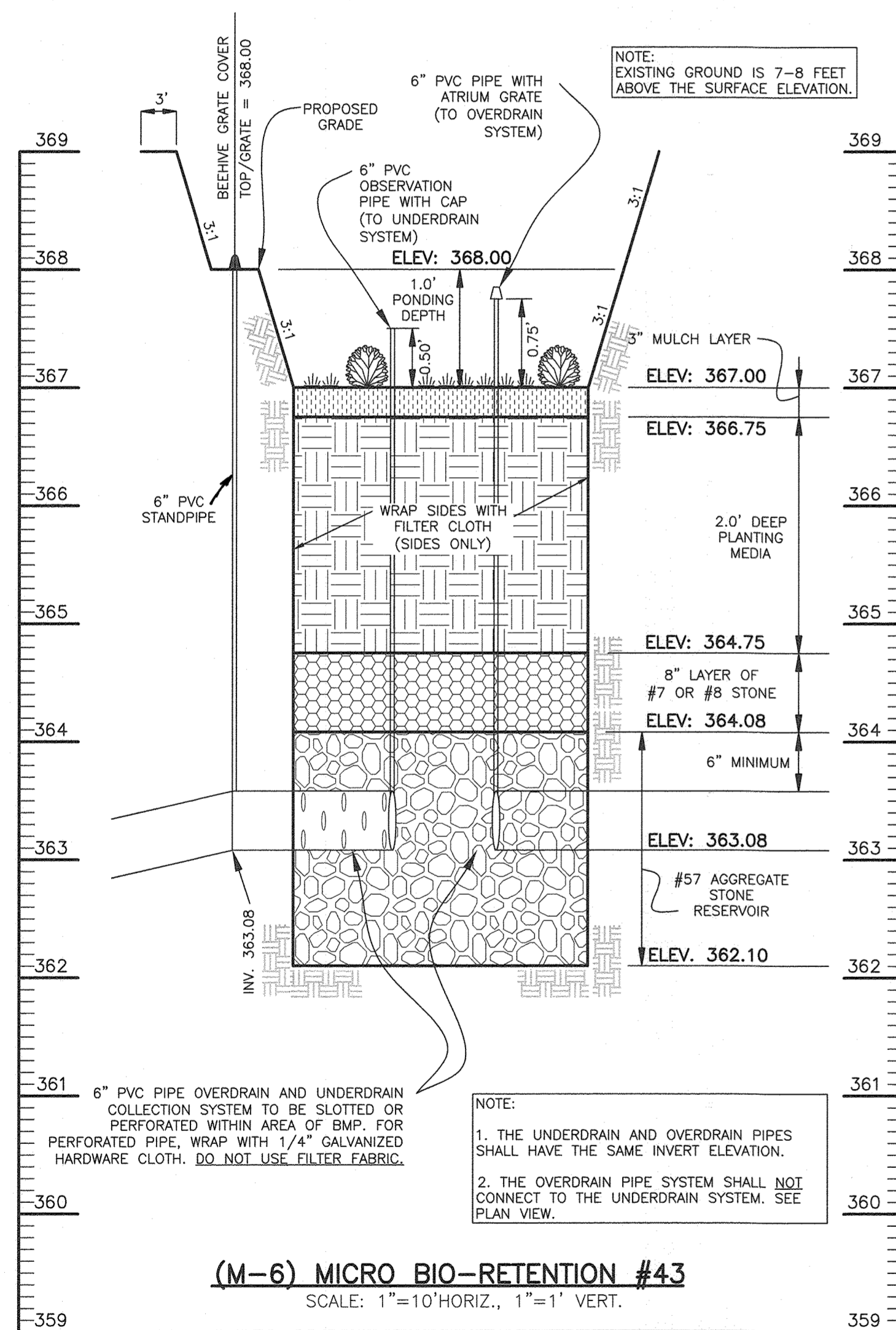
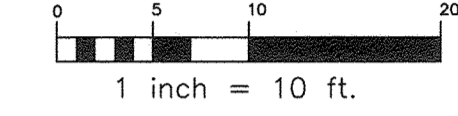
**MICRO BIO-RETENTION #44**



**MICRO BIO-RETENTION #45**

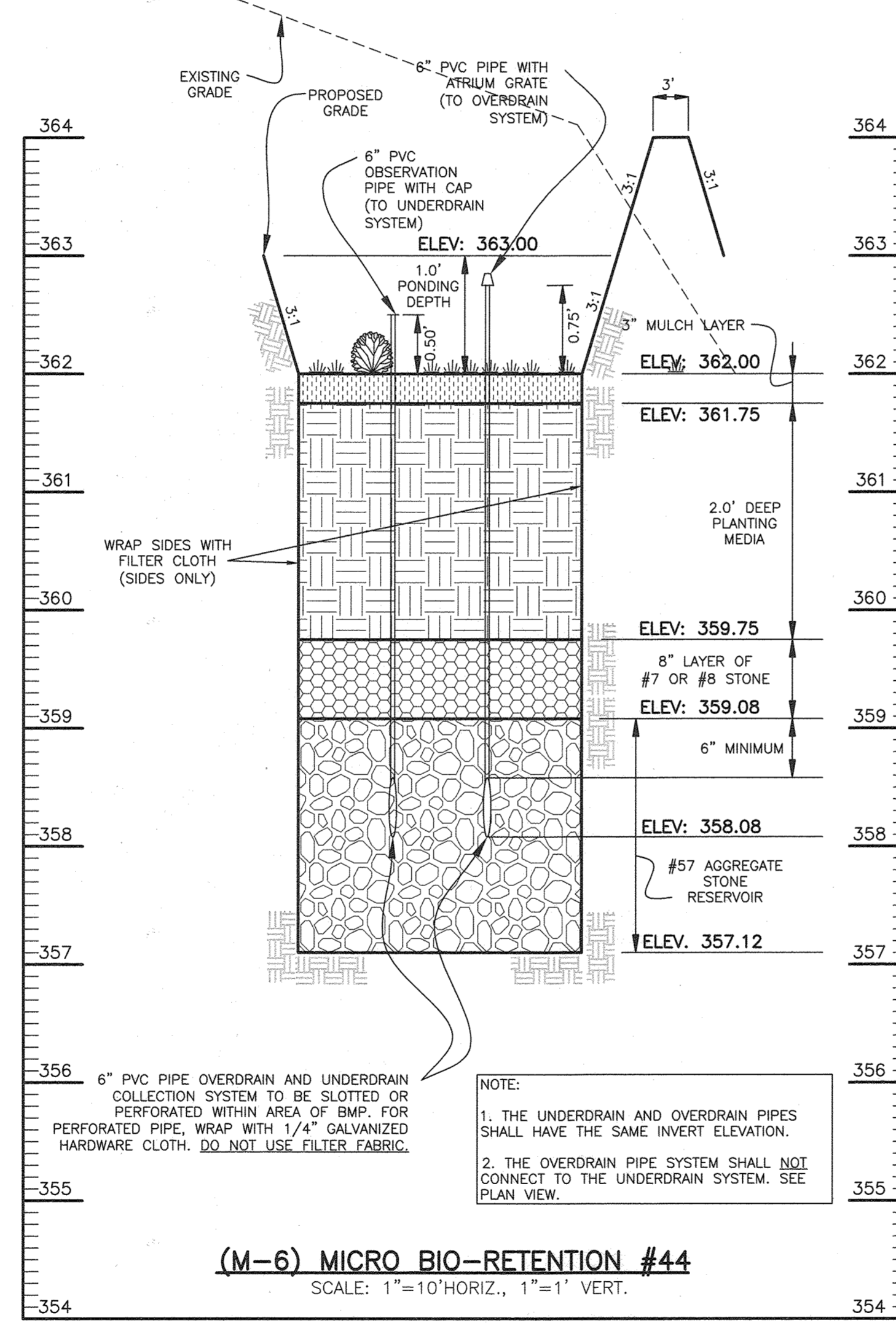


**MICRO BIO-RETENTION #46**



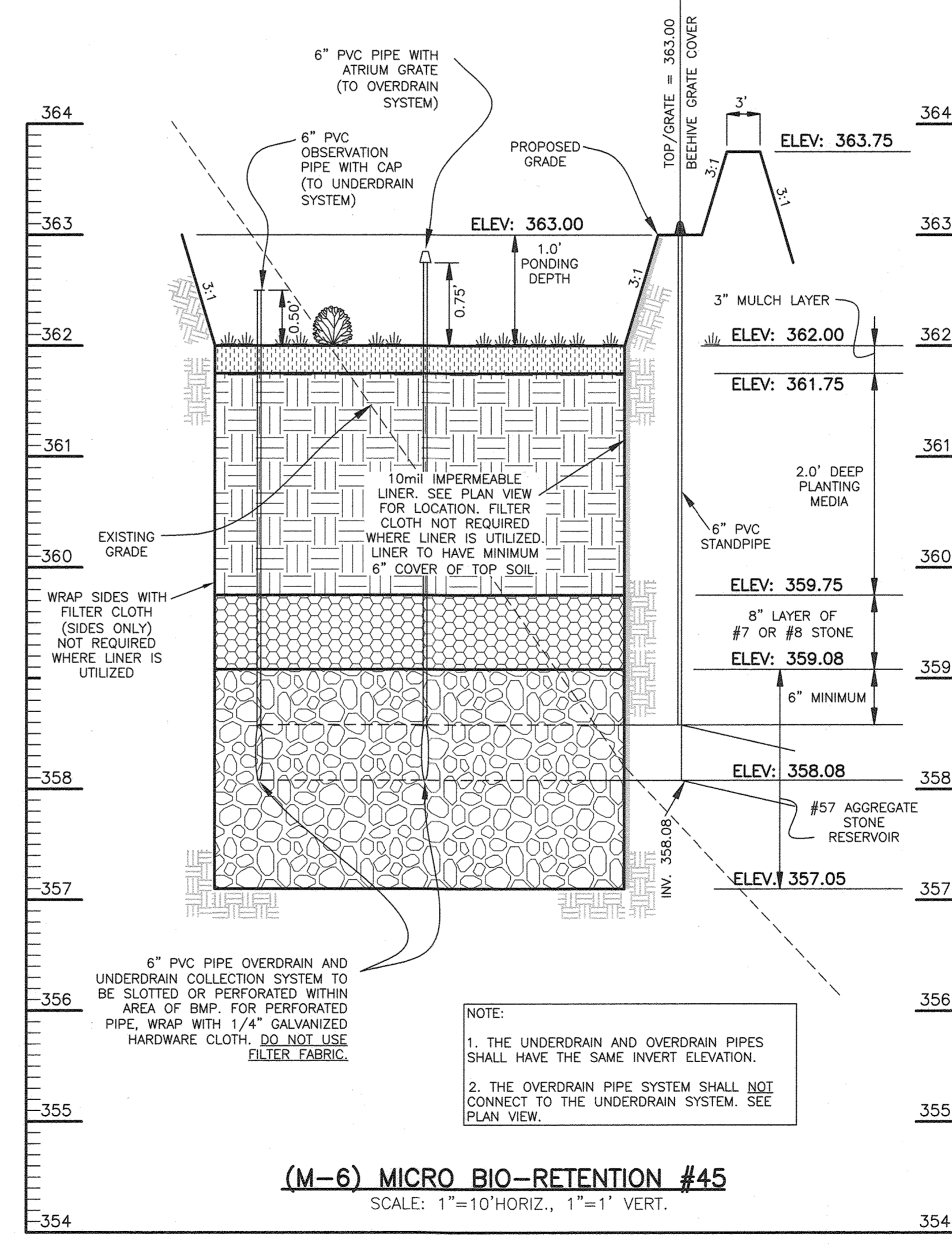
**(M-6) MICRO BIO-RETENTION #43**

SCALE: 1"=10'HORIZ., 1"=1' VERT.



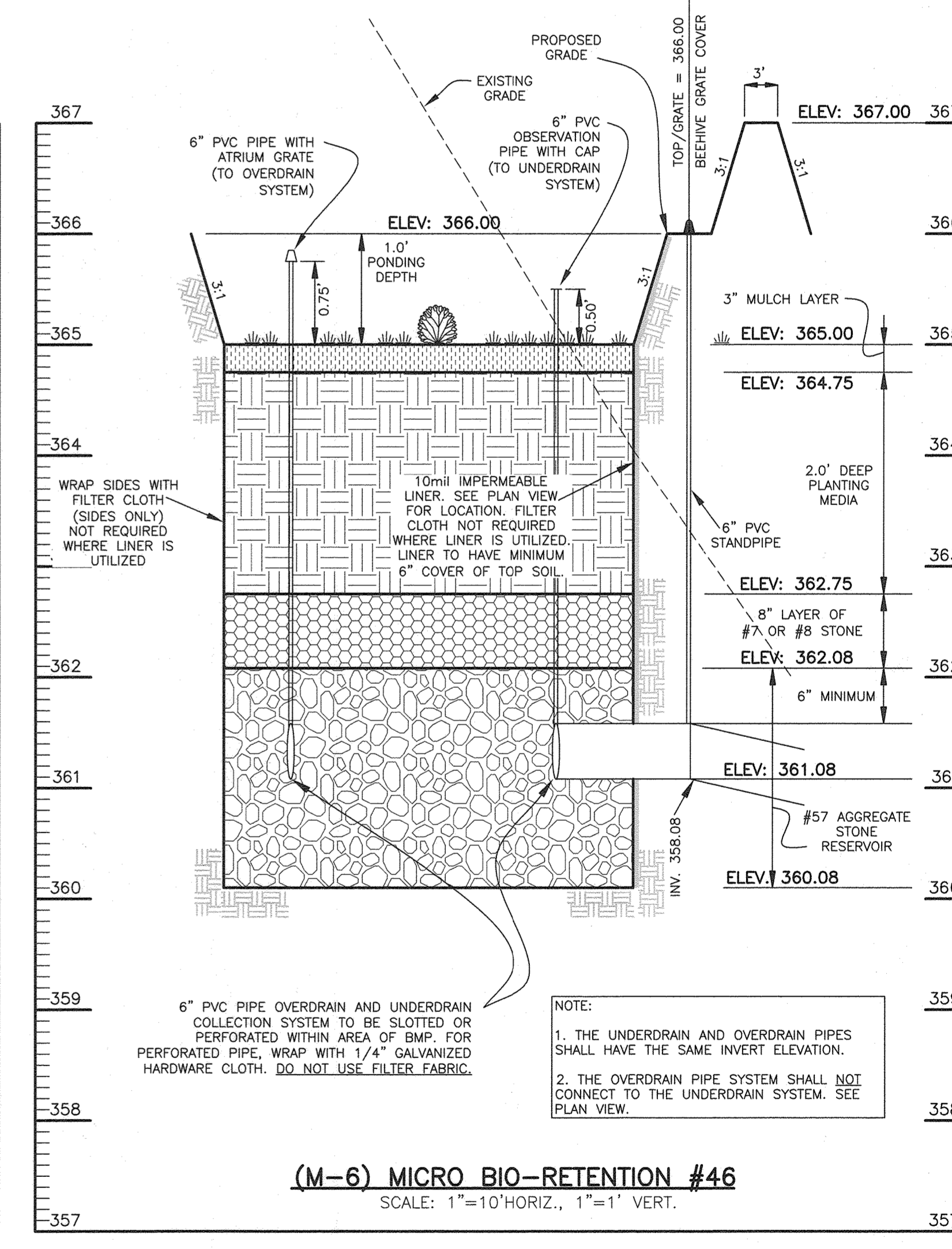
**(M-6) MICRO BIO-RETENTION #44**

SCALE: 1"=10'HORIZ., 1"=1' VERT.



**(M-6) MICRO BIO-RETENTION #45**

SCALE: 1"=10'HORIZ., 1"=1' VERT.



**(M-6) MICRO BIO-RETENTION #46**

SCALE: 1"=10'HORIZ., 1"=1' VERT.

APPROVED: DEPARTMENT OF PUBLIC WORKS  
 [Signature] 10/20/2022  
 CHIEF, BUREAU OF HIGHWAYS  
 APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 11/2/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 APPROVED: DEPARTMENT OF ENGINEERING DIVISION  
 [Signature] 11/2/22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Professional Certification, I hereby certify that these documents 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. 22390, Expiration Date: 6-30-23.

**BENCHMARK**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
 3300 N. RIDGE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8108 (F) 410-465-0644  
 WWW.BE-CVLENGINEERING.COM

**WELLINGTON FARMS**  
 Phase 2  
 Lots 276 thru 419; Open Space Lots 420 thru 422;  
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 Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

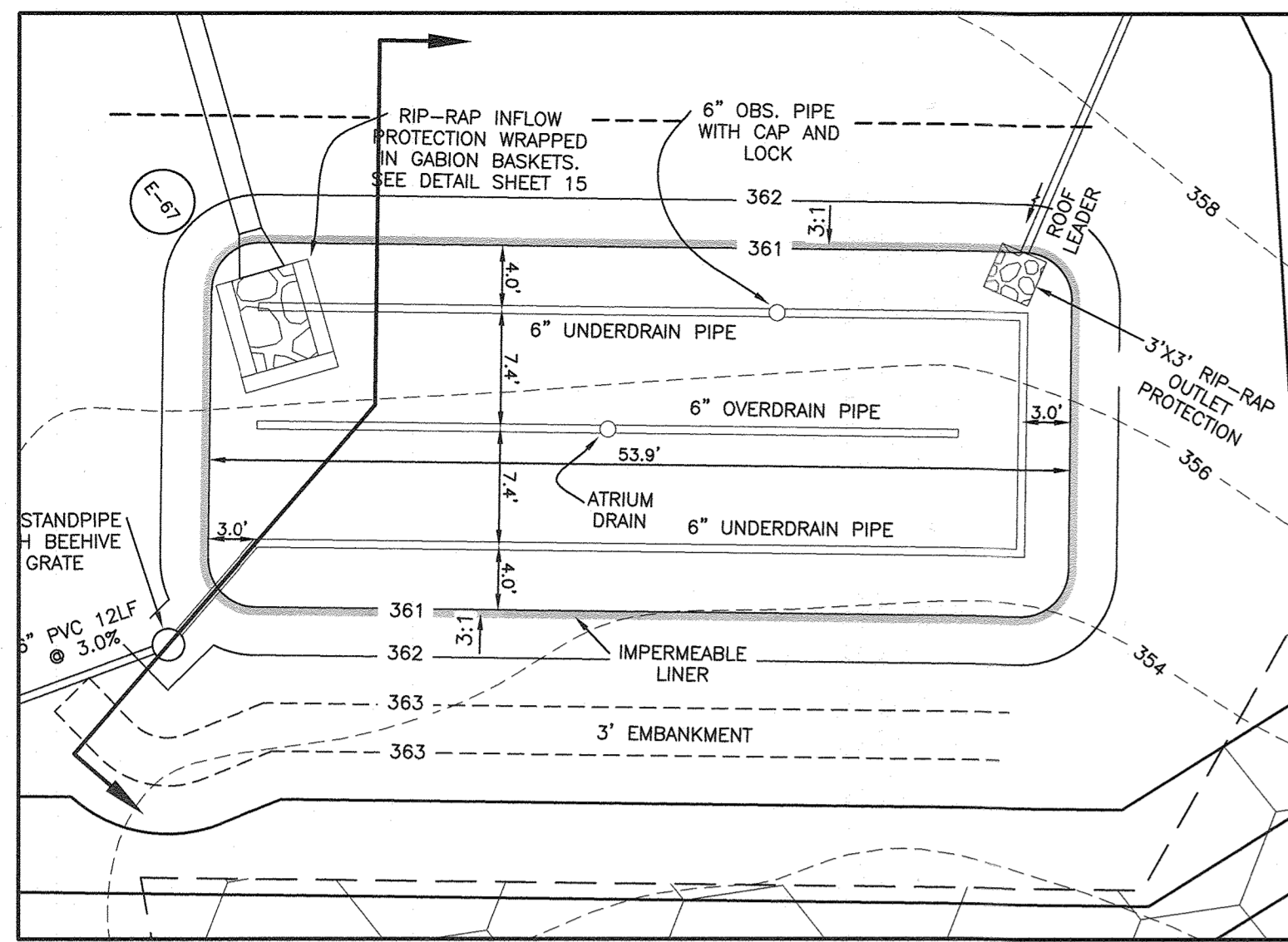
OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

DEVELOPER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

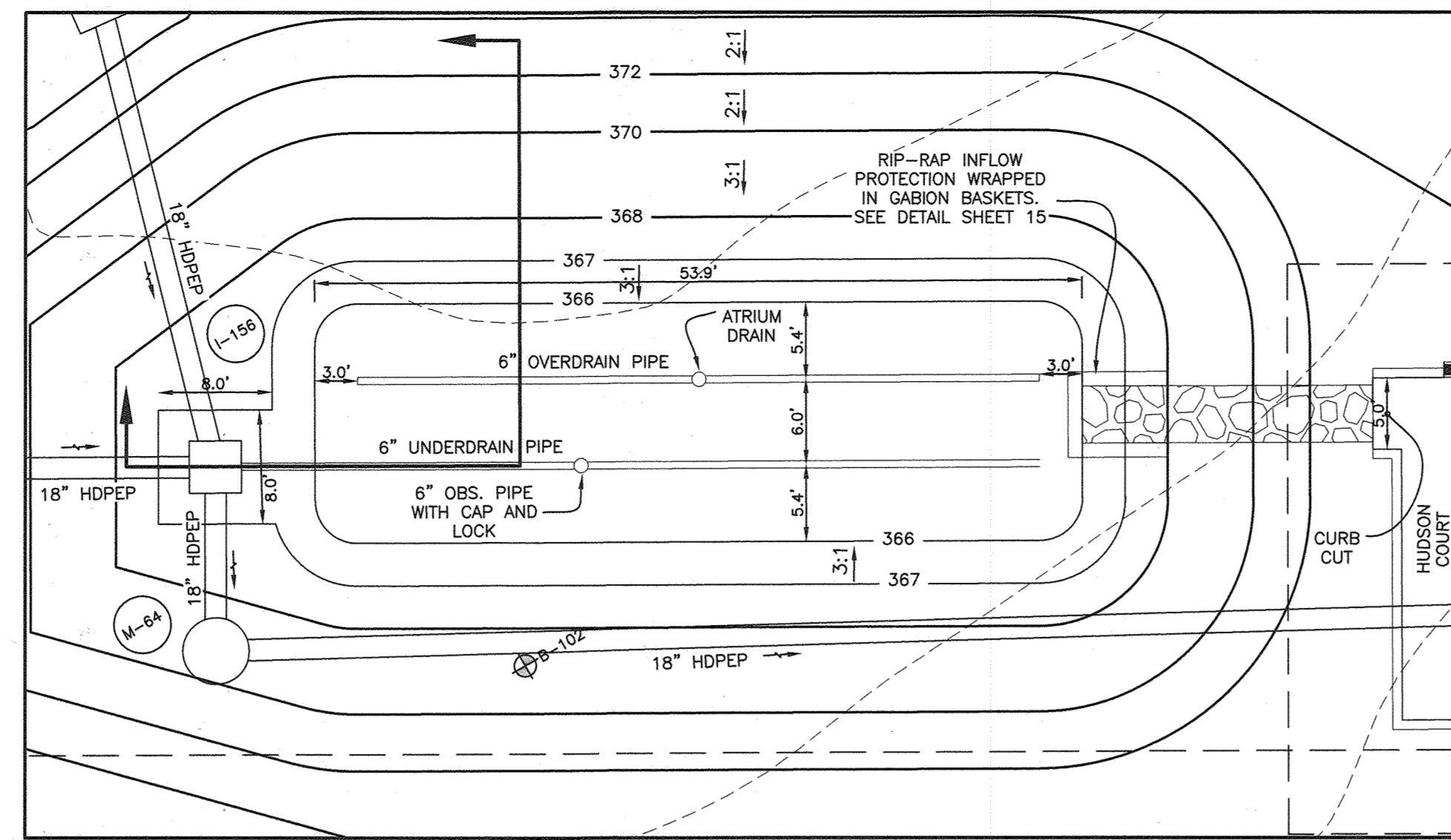
TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONE: R-20-MXD-3 / R-SC-MXD-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**STORMWATER MANAGEMENT DETAILS**

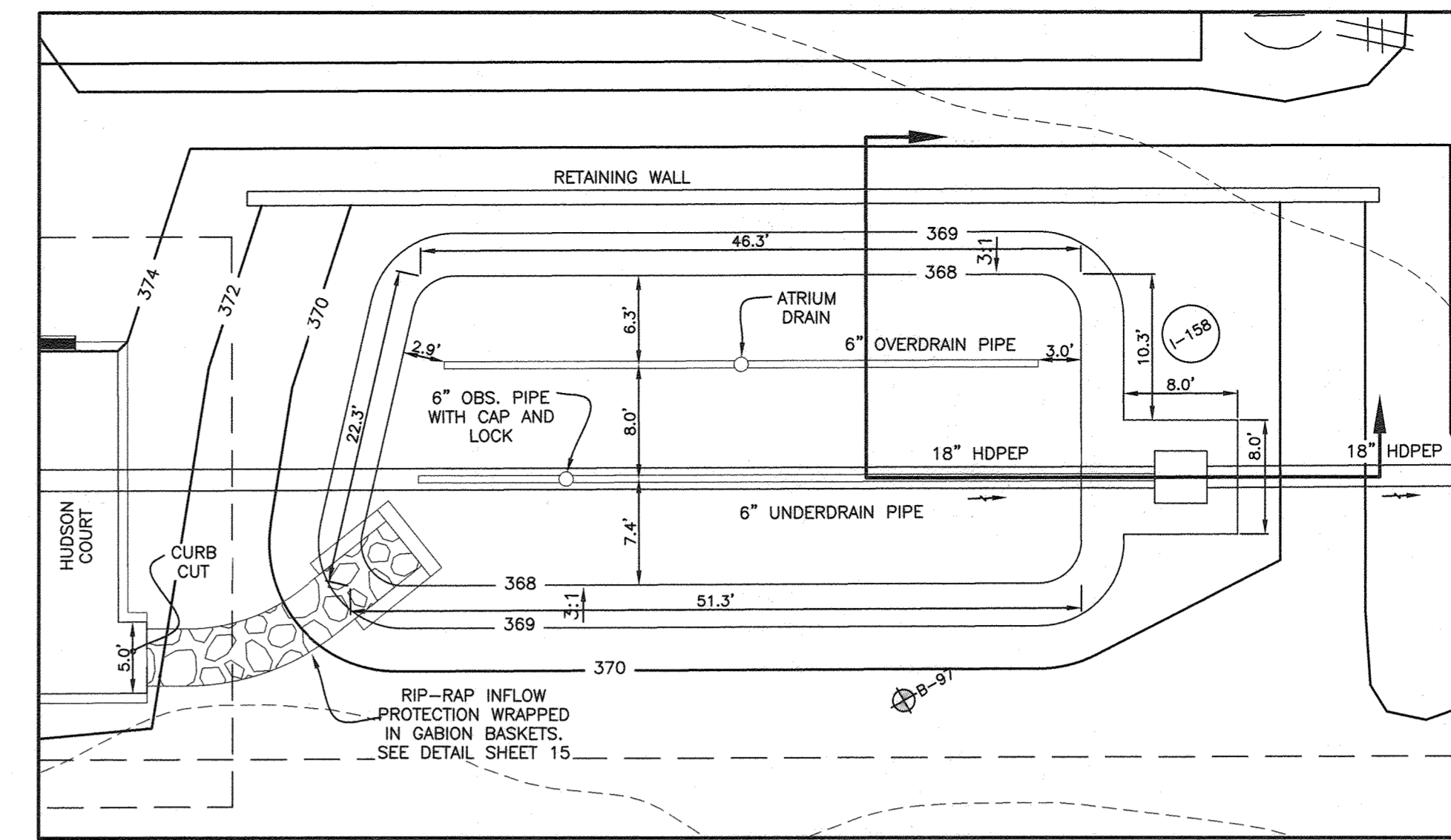
DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879  
 SCALE: AS SHOWN SHEET 26 OF 43



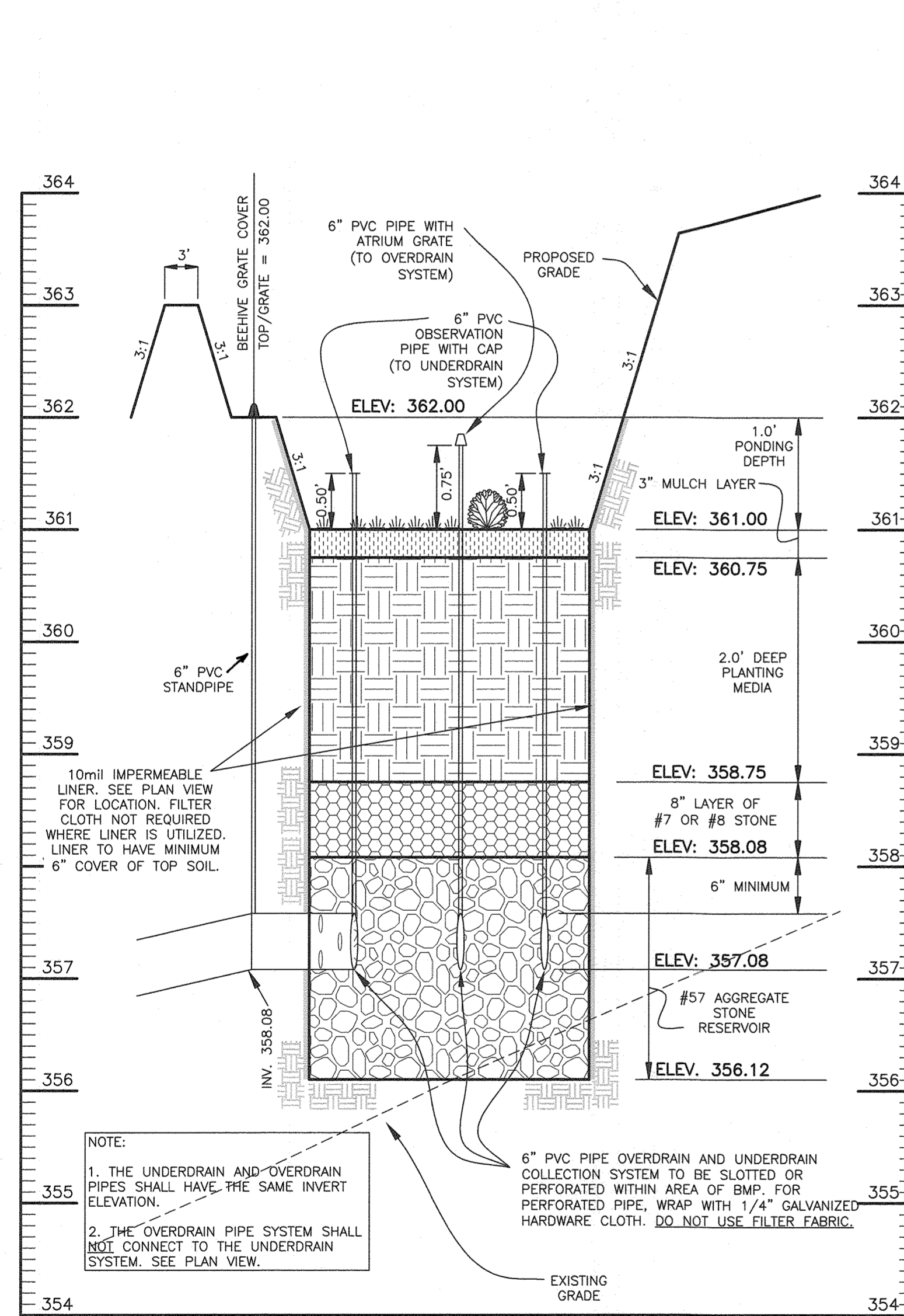
**MICRO BIO-RETENTION #47**  
 1 inch = 10 ft.



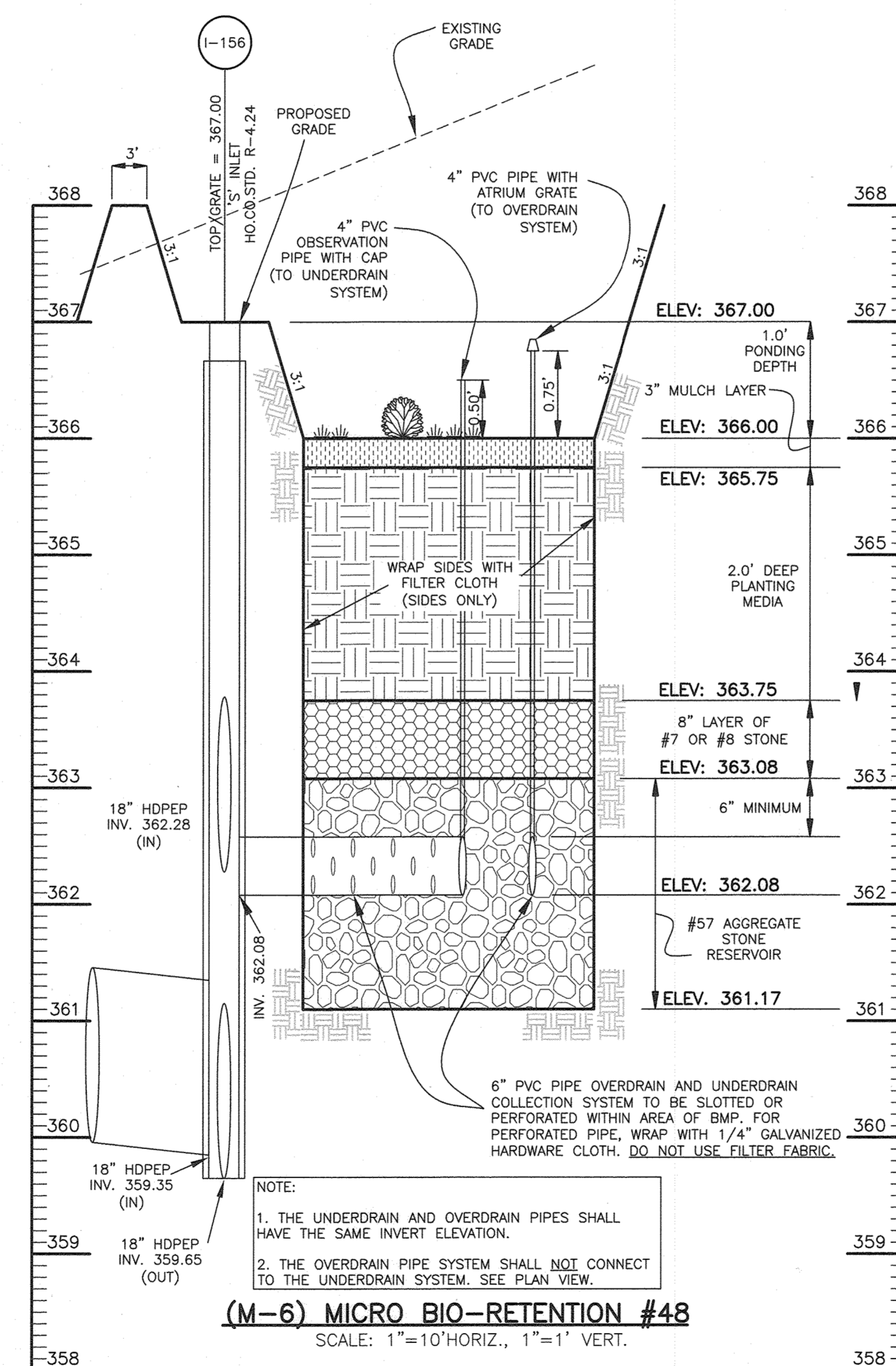
**MICRO BIO-RETENTION #48**  
 1 inch = 10 ft.



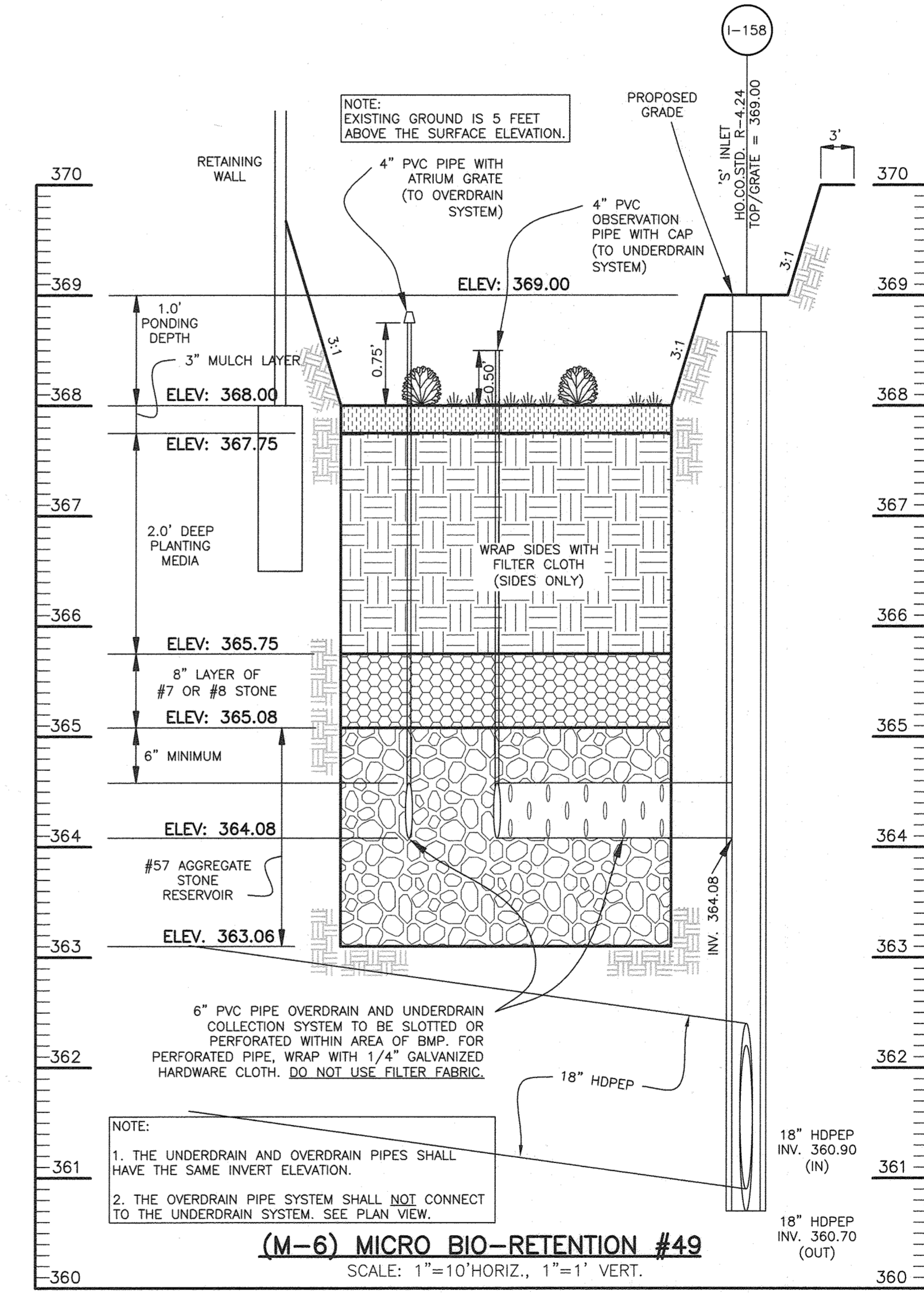
**MICRO BIO-RETENTION #49**  
 1 inch = 10 ft.



**(M-6) MICRO BIO-RETENTION #47**  
 SCALE: 1"=10'HORIZ., 1"=1' VERT.



**(M-6) MICRO BIO-RETENTION #48**  
 SCALE: 1"=10'HORIZ., 1"=1' VERT.



**(M-6) MICRO BIO-RETENTION #49**  
 SCALE: 1"=10'HORIZ., 1"=1' VERT.

APPROVED: DEPARTMENT OF PUBLIC WORKS  
 [Signature] 10/20/2022  
 CHIEF, BUREAU OF HIGHWAYS  
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 11/3/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE

[Signature] 11/3/22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

NO.	DATE	REVISION

**BENCHMARK**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 ENGINEERING, INC.  
 3300 N. RIDGE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8108 (F) 410-465-6644  
 WWW.BEI-CVLENGINEERING.COM

Professional Certification. I hereby certify that these documents 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. 2339, Expiration Date: 6-30-2023.

STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
 [Signature] 11/3/22

**WELLINGTON FARMS**  
 Phase 2  
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 previously recorded under F-21-044 and  
 Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONED: R-20-MXD-3 / R-SC-MXD-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

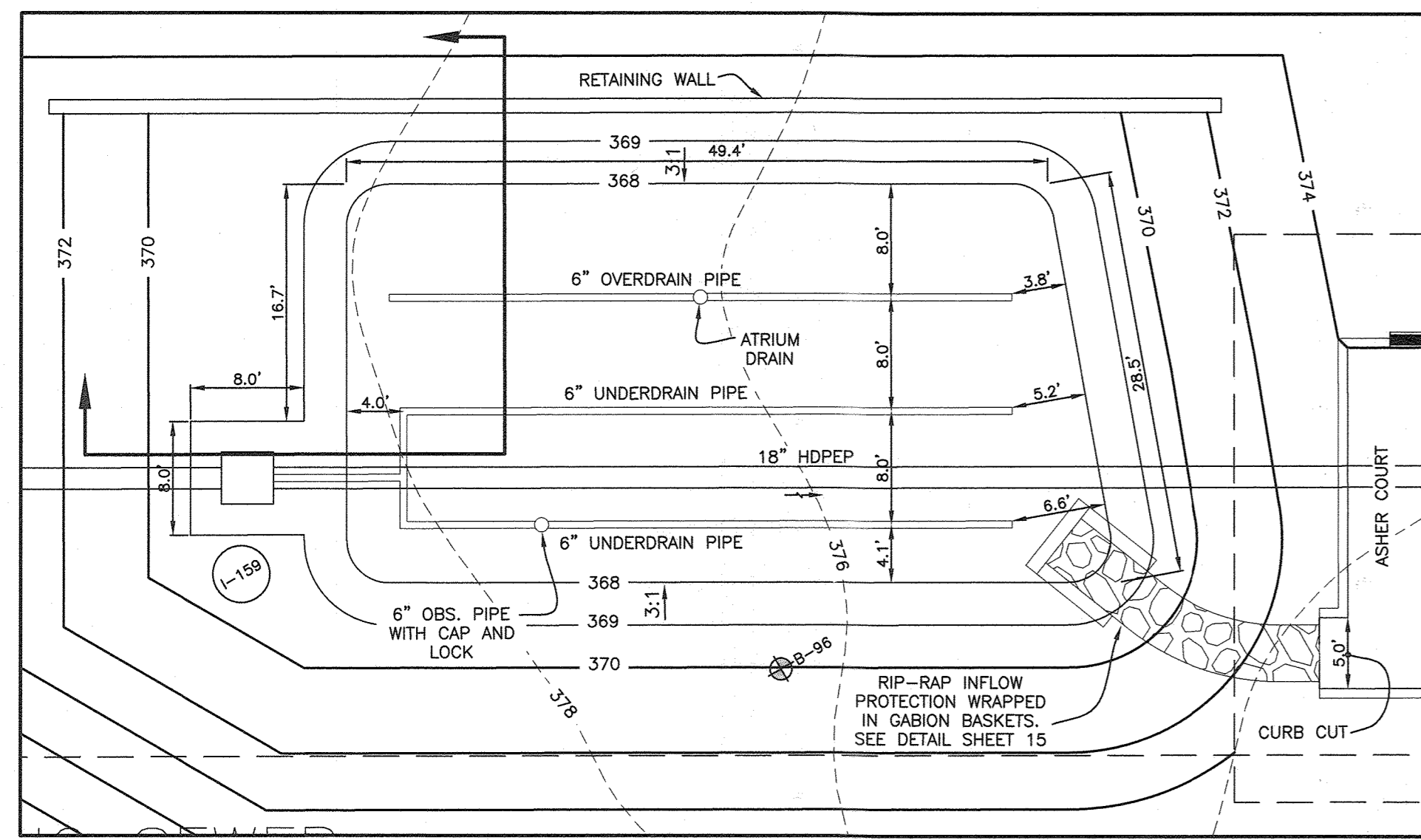
**STORMWATER MANAGEMENT DETAILS**

OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

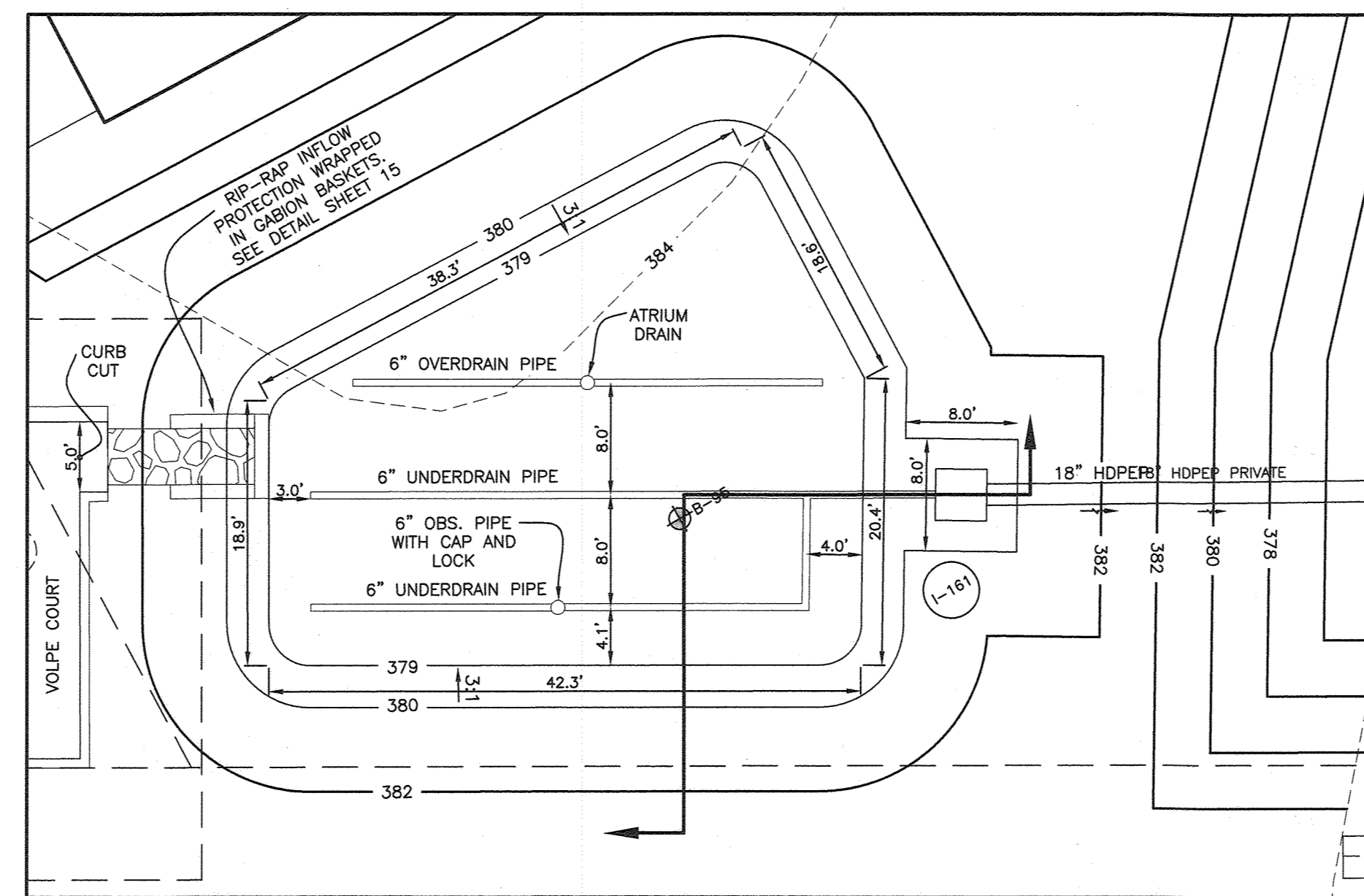
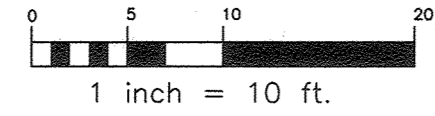
DEVELOPER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

DATE: AUGUST 15, 2022  
 SCALE: AS SHOWN

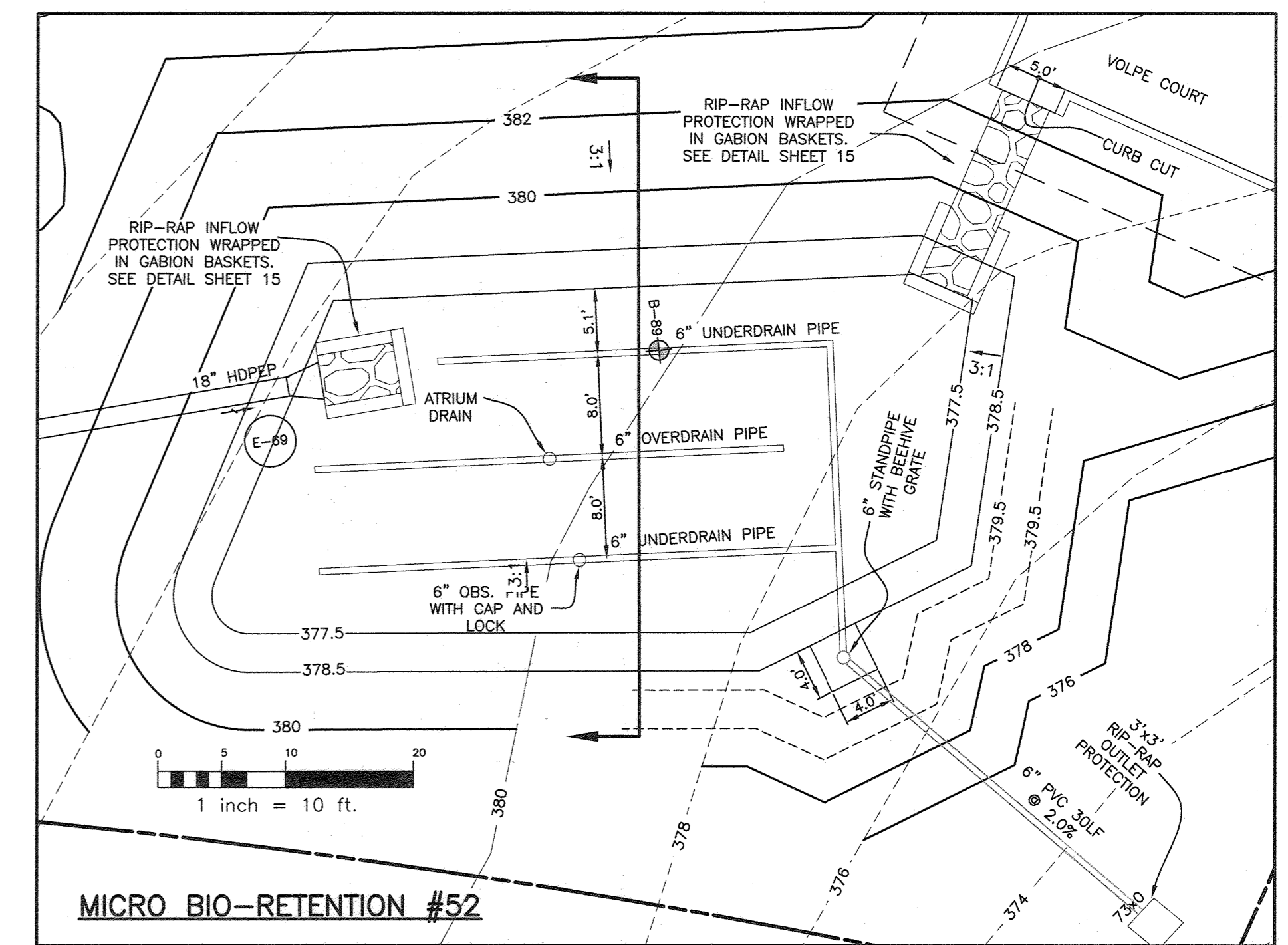
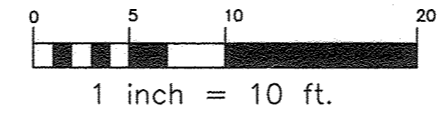
BEI PROJECT NO. 2879  
 SHEET 27 OF 43



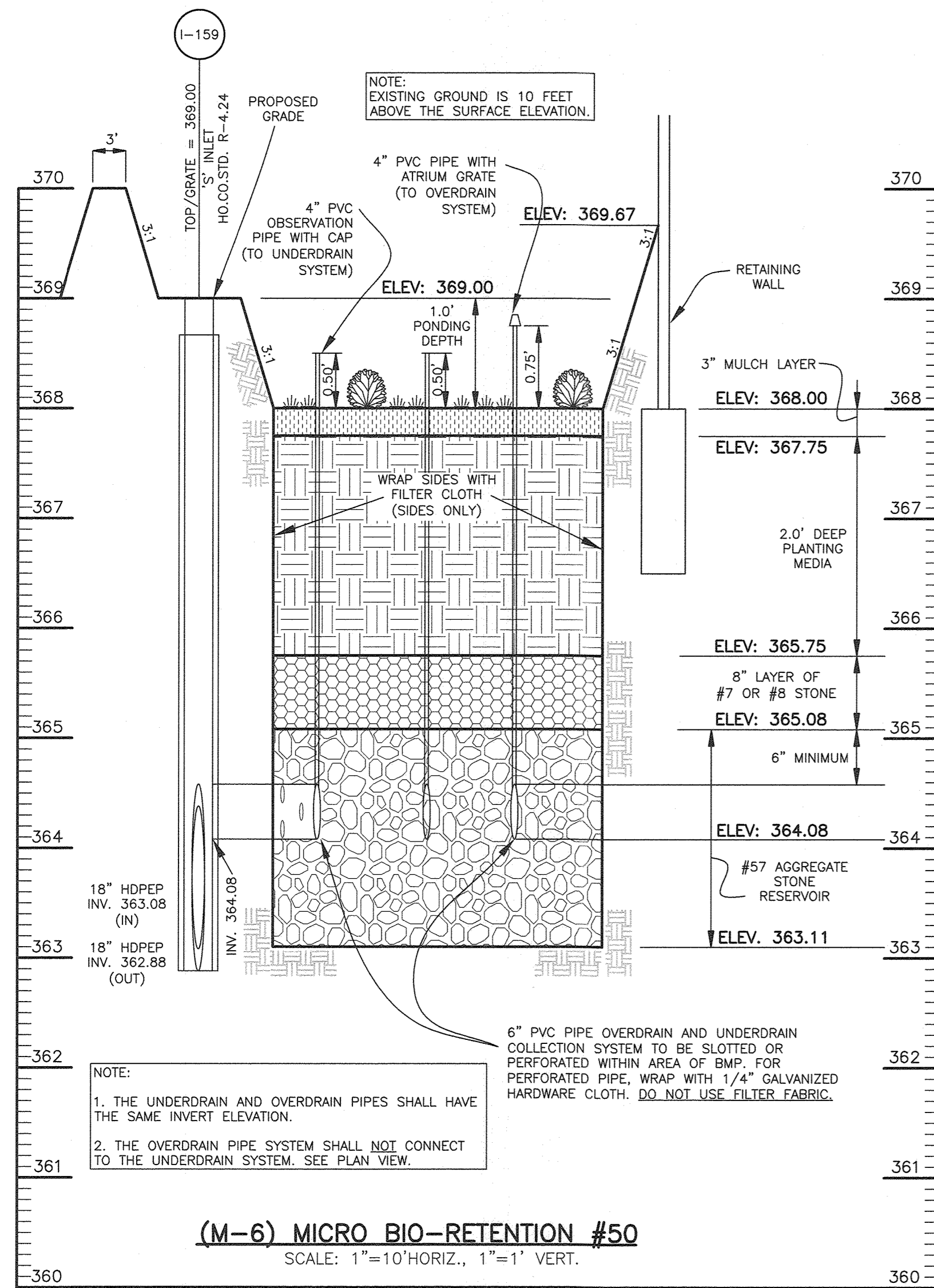
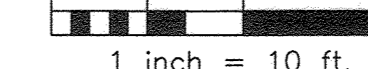
**MICRO BIO-RETENTION #50**



**MICRO BIO-RETENTION #51**

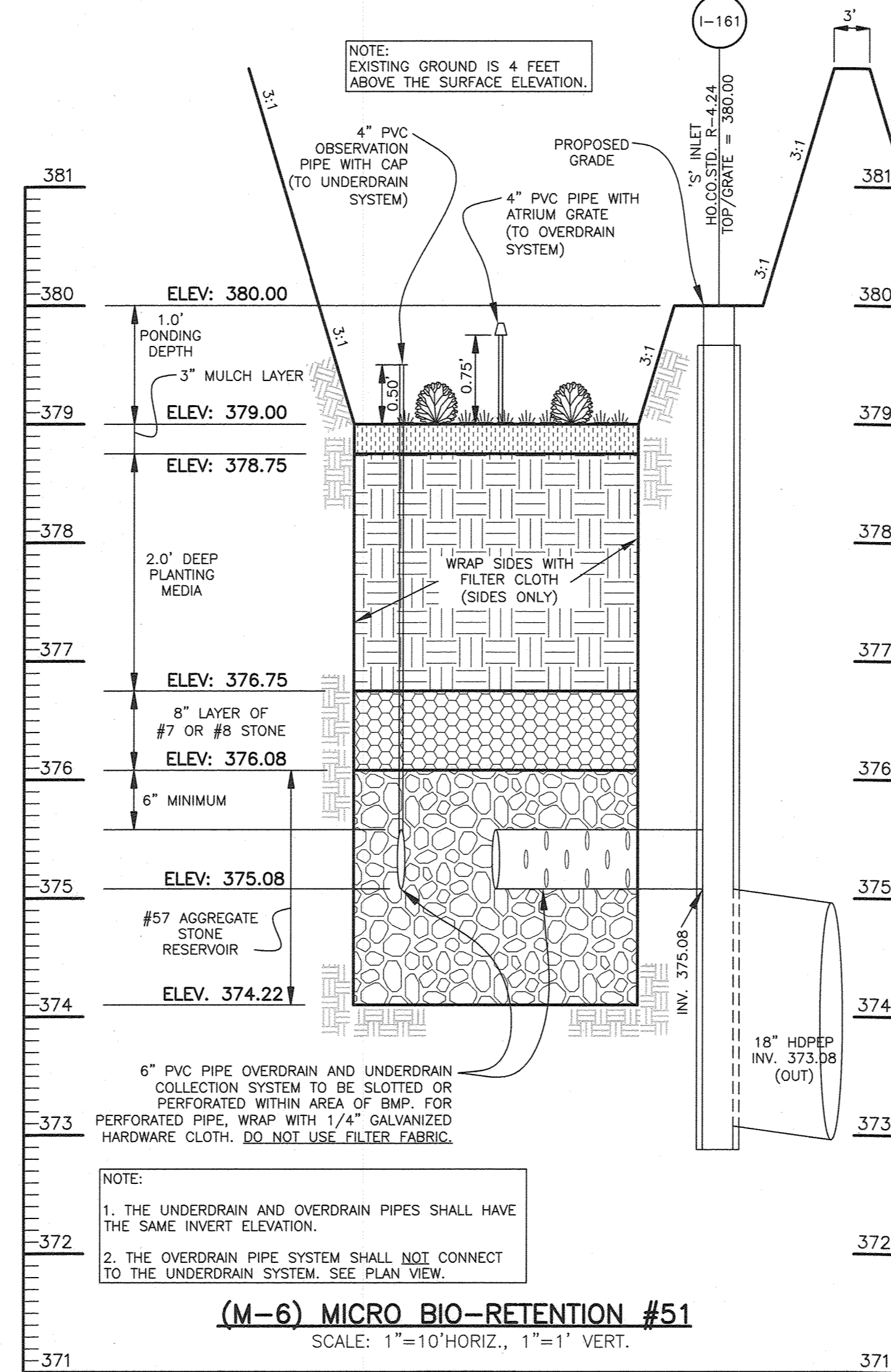


**MICRO BIO-RETENTION #52**



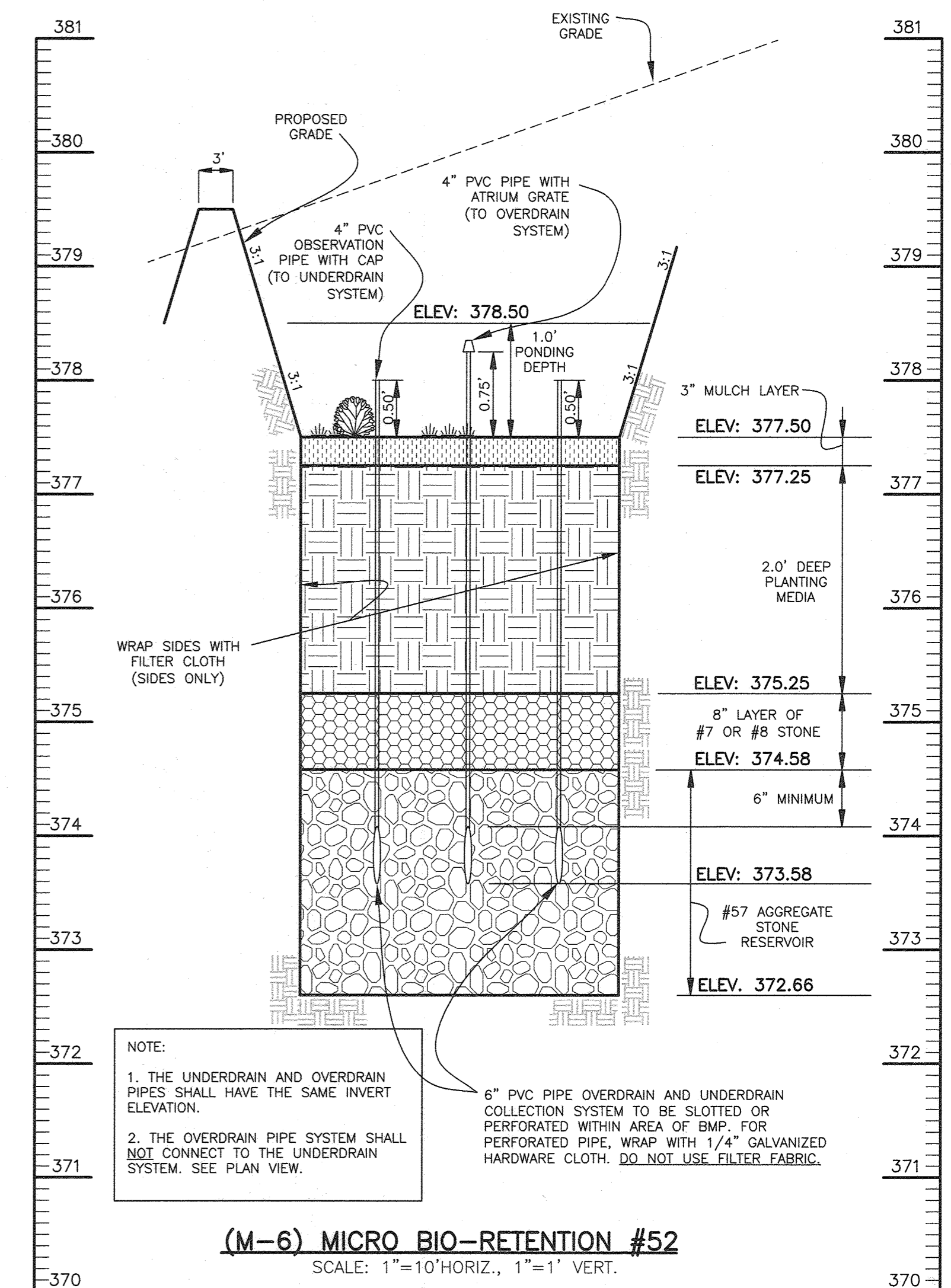
**(M-6) MICRO BIO-RETENTION #50**

SCALE: 1"=10'HORIZ., 1"=1' VERT.



**(M-6) MICRO BIO-RETENTION #51**

SCALE: 1"=10'HORIZ., 1"=1' VERT.



**(M-6) MICRO BIO-RETENTION #52**

SCALE: 1"=10'HORIZ., 1"=1' VERT.

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10/20/2022  
 CHIEF, BUREAU OF HIGHWAYS  
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/7/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE

*[Signature]* 11.3.22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

NO.	DATE	REVISION

Professional Certification: I hereby certify that these documents 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. 22390, Expiration Date: 6-30-2023.

**BENCHMARK**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
 3300 N. ROSE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-9108 (F) 410-465-6844  
 WWW.BE-CVLENGINEERING.COM

STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
 22390  
 11-19-22

**WELLINGTON FARMS**  
 Phase 2  
 Lots 276 thru 419; Open Space Lots 420 thru 422;  
 (A Resubdivision of Non-Buildable Bulk Parcel 'E'  
 previously recorded under F-21-044 and  
 Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONED: R-20-MXO-3 / R-30-MXO-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

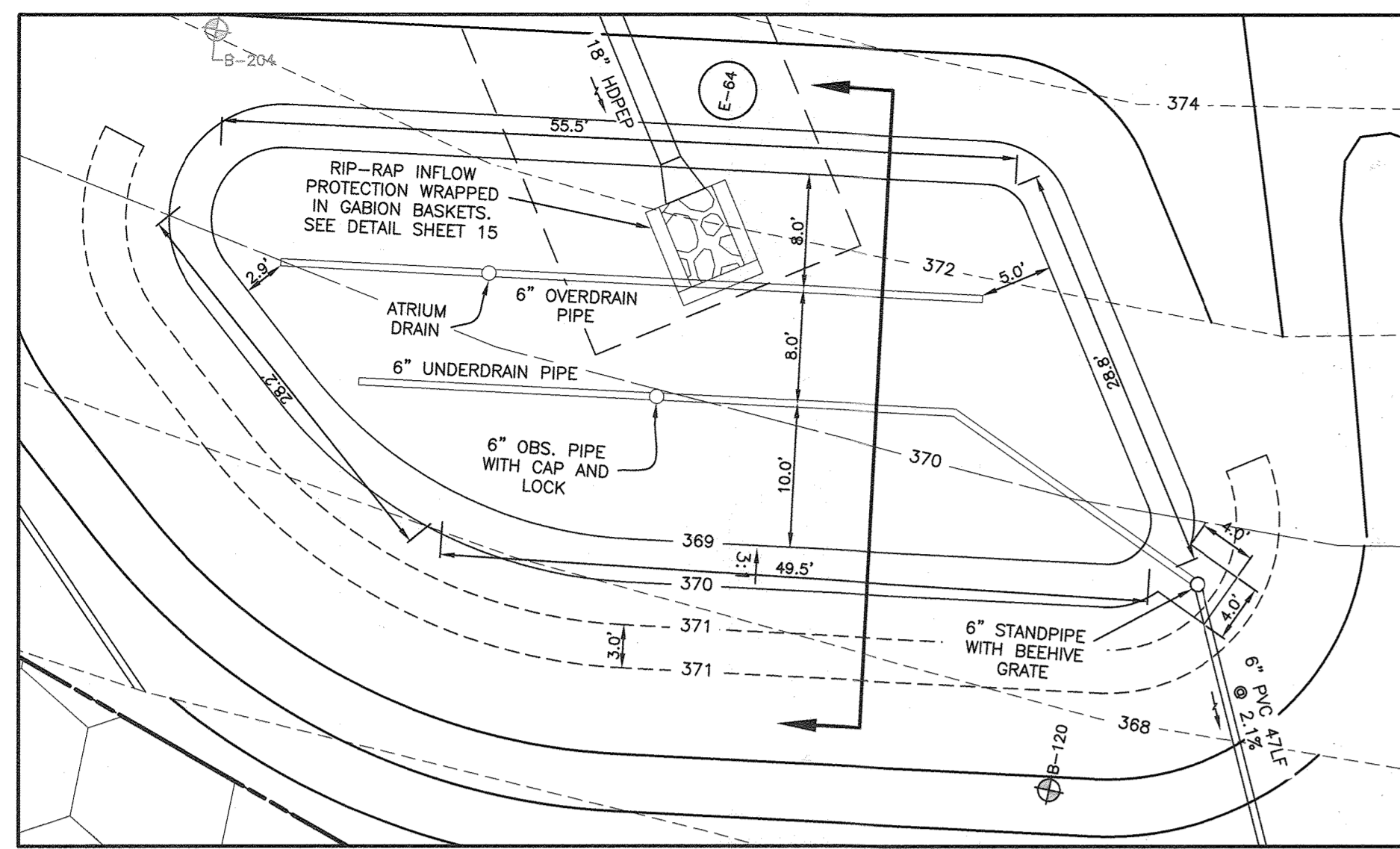
**STORMWATER MANAGEMENT DETAILS**

OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

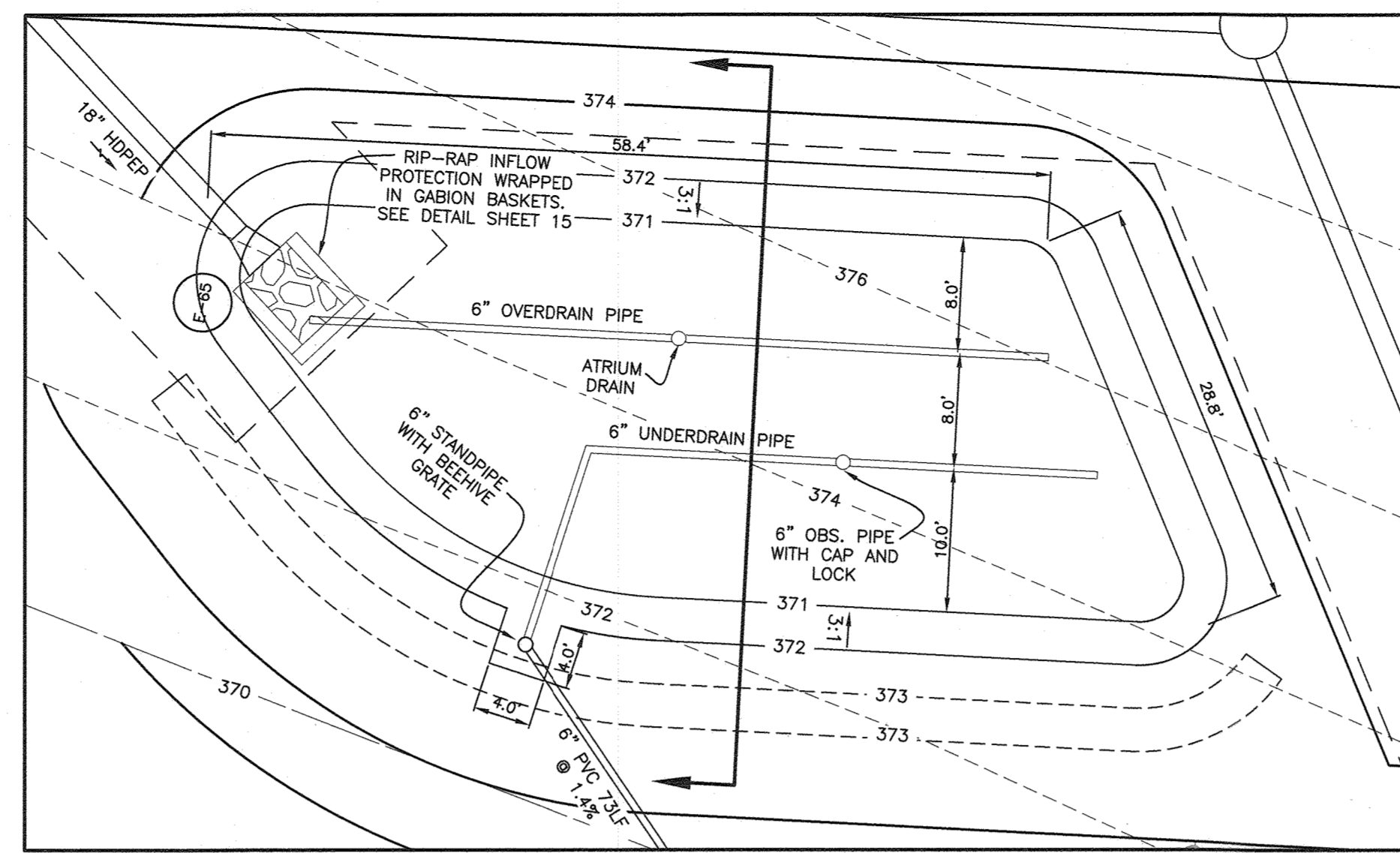
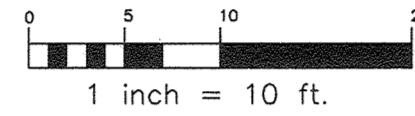
DEVELOPER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

DESIGN: DBT DRAFT: DBT

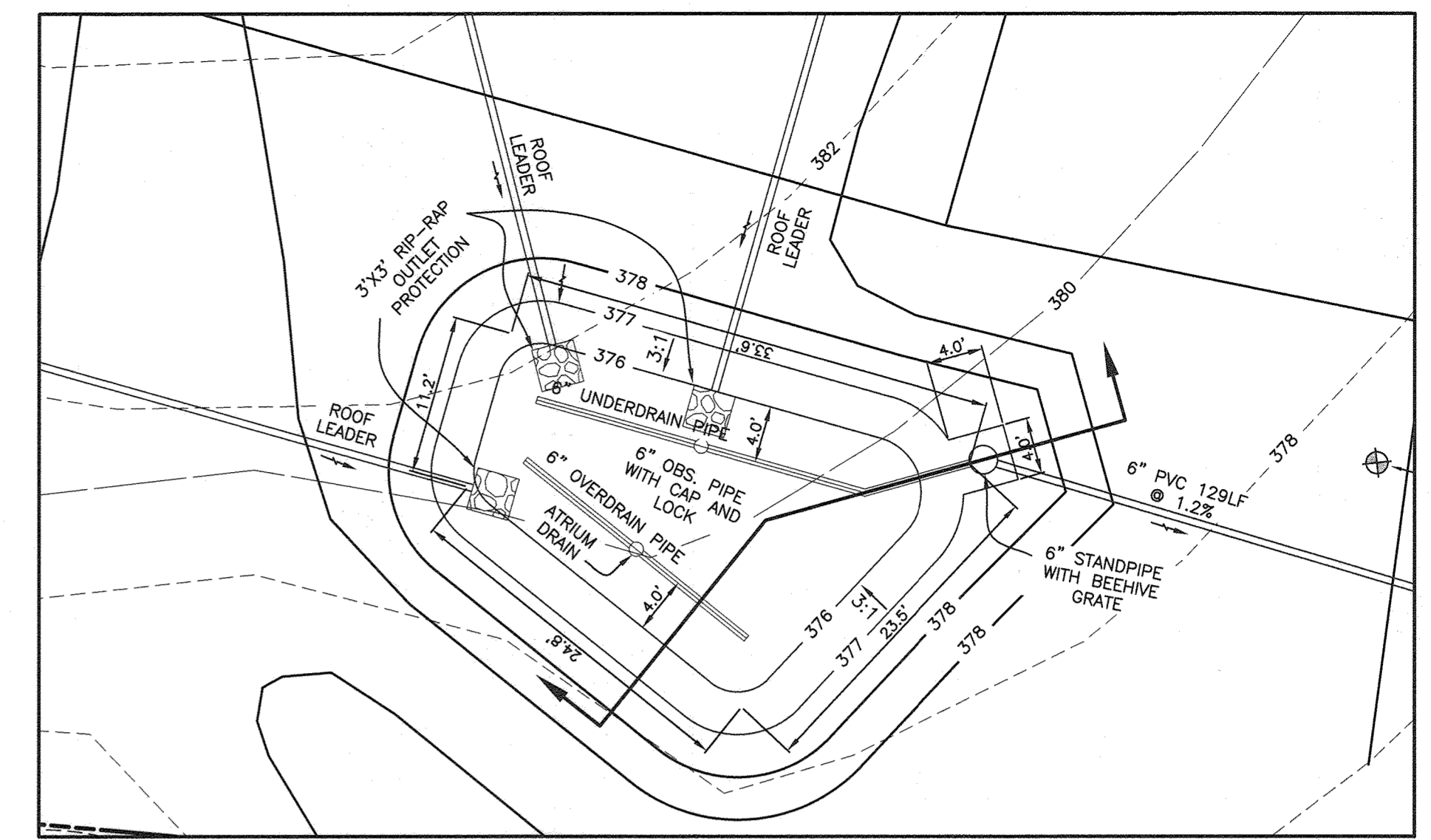
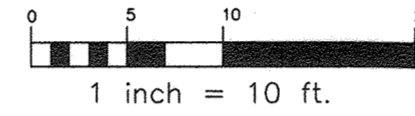
DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879  
 SCALE: AS SHOWN SHEET 28 OF 43



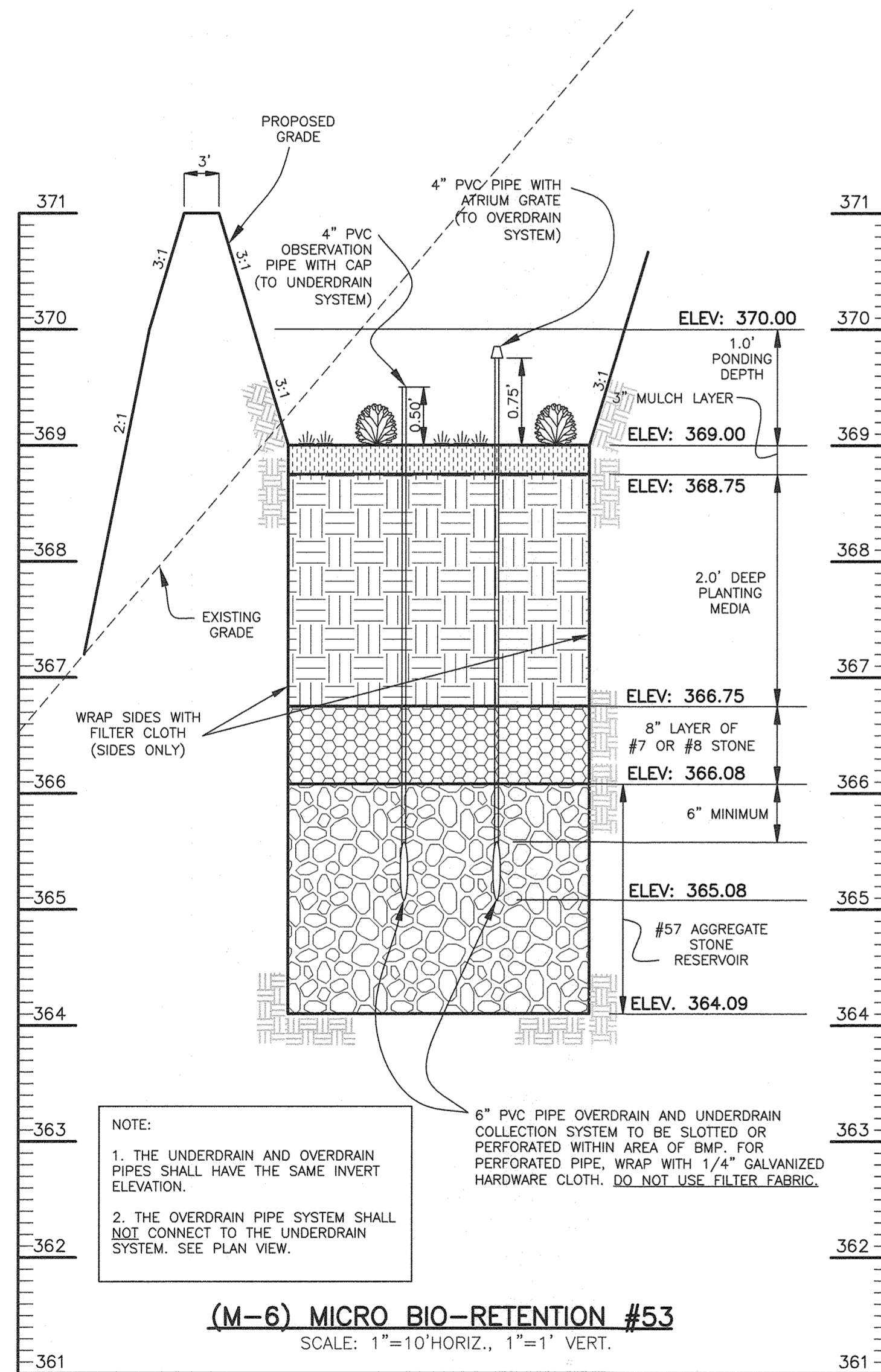
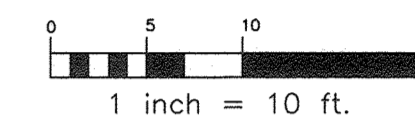
**MICRO BIO-RETENTION #53**



**MICRO BIO-RETENTION #54**

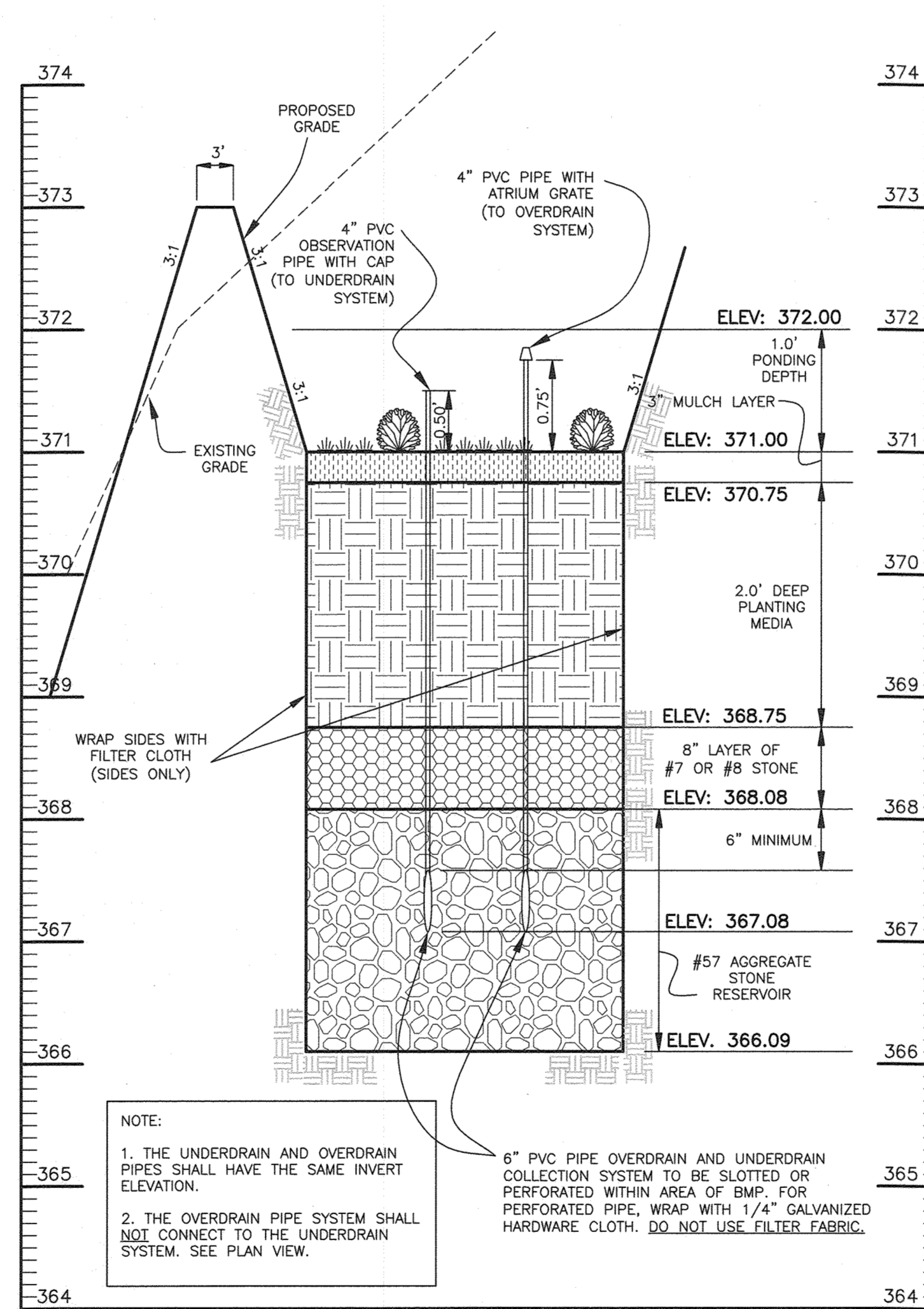


**MICRO BIO-RETENTION #55**



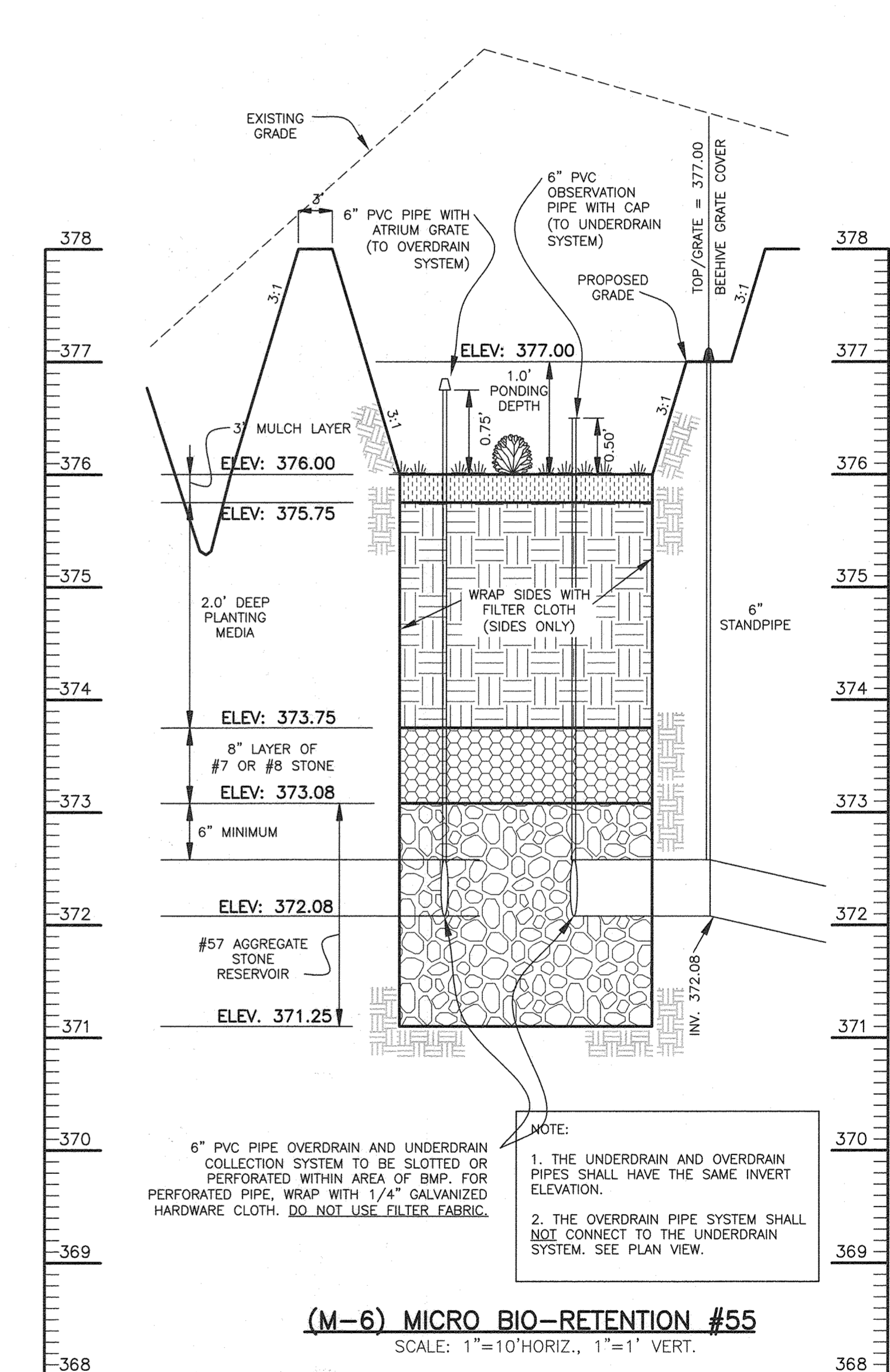
**(M-6) MICRO BIO-RETENTION #53**

SCALE: 1"=10'HORIZ., 1"=1' VERT.



**(M-6) MICRO BIO-RETENTION #54**

SCALE: 1"=10'HORIZ., 1"=1' VERT.



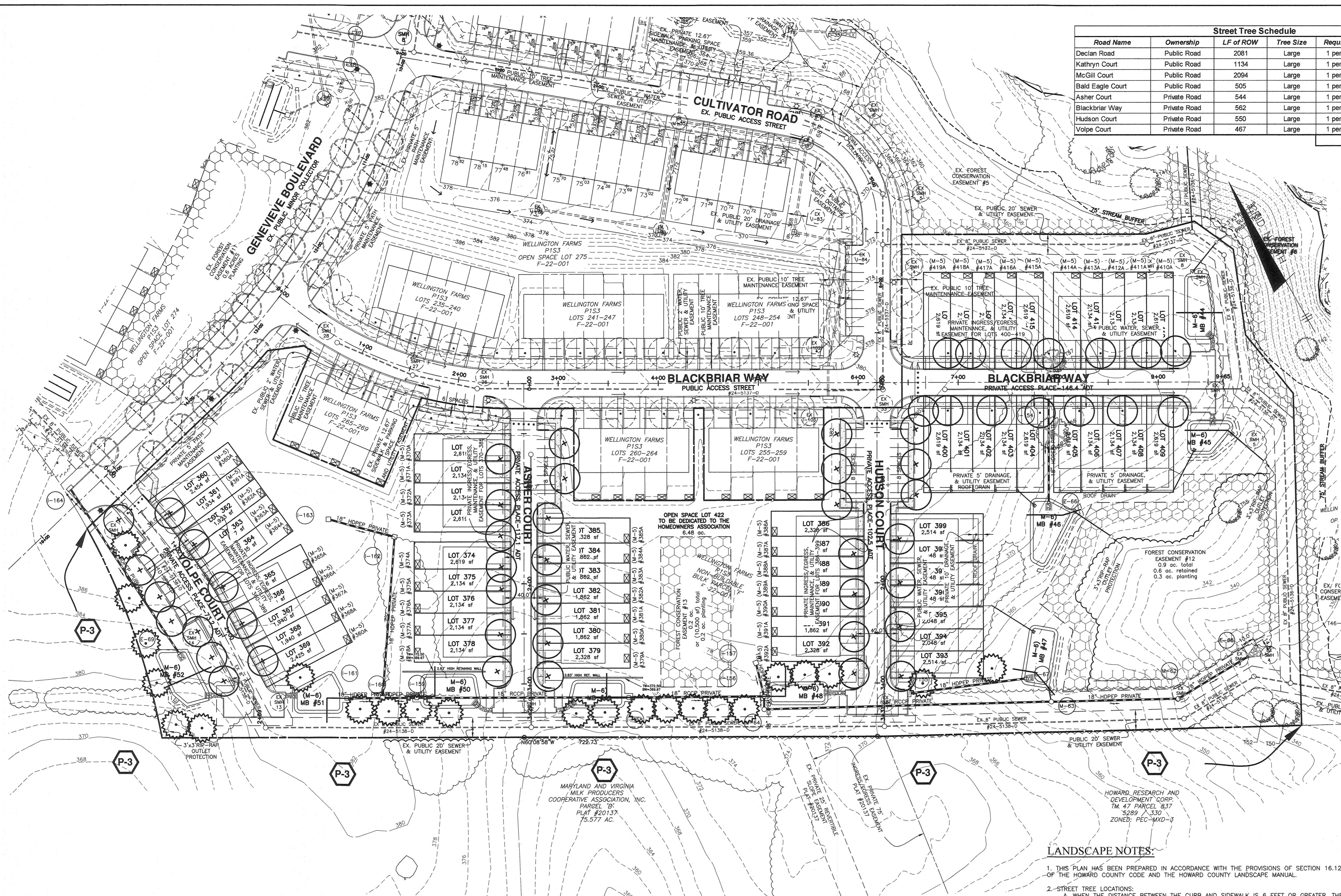
**(M-6) MICRO BIO-RETENTION #55**

SCALE: 1"=10'HORIZ., 1"=1' VERT.

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10/20/2022  
 CHIEF, BUREAU OF HIGHWAYS  
 APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/3/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*[Signature]* 11/3/22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

NO.		DATE		REVISION	
<b>BENCHMARK</b> ENGINEERS & LAND SURVEYORS & PLANNERS <b>ENGINEERING, INC.</b> 3300 N. RIDGE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043 (P) 410-465-1105 (F) 410-465-8844 WWW.BE-ENGINEERING.COM					
Professional Certification: I hereby certify that these documents 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. 22390, Expiration Date: 6-30-2023.					

<b>WELLINGTON FARMS</b> Phase 2 Lots 276 thru 419; Open Space Lots 420 thru 422; (A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)	
TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONE: R-20-MMO-3 / R-SC-MMO-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND	
<b>STORMWATER MANAGEMENT DETAILS</b>	
DATE: AUGUST 15, 2022	BEI PROJECT NO. 2879
DESIGN: DBT	DRAFT: DBT
SCALE: AS SHOWN	SHEET 29 OF 43



Street Tree Schedule					
Road Name	Ownership	LF of ROW	Tree Size	Requirement	Trees Required
Declan Road	Public Road	2081	Large	1 per 40 LF	52
Kathryn Court	Public Road	1134	Large	1 per 40 LF	28
McGill Court	Public Road	2094	Large	1 per 40 LF	52
Bald Eagle Court	Public Road	505	Large	1 per 40 LF	13
Asher Court	Private Road	544	Large	1 per 40 LF	14
Blackbriar Way	Private Road	562	Large	1 per 40 LF	14
Hudson Court	Private Road	550	Large	1 per 40 LF	14
Volpe Court	Private Road	467	Large	1 per 40 LF	12
Total					198

Schedule A				
Perimeter Landscape Edge				
Category	P-1	P-2	P-3	Totals
Landscaping Type	A	A	A	
Linear Feet of Road Frontage or Perimeter	1,212	1,321	1,363	
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	0	0	0	
Credit for Wall, Fence, or Berm (Yes, No, Linear Feet) (Describe below if needed)	0	0	0	
Linear Feet of Planting	1,212	1,321	1,363	
Number of Plants Required				
Shade Trees	20	22	23	65
Evergreen Trees	0	0	0	0
Other Trees (2:1 substitute)	0	0	0	0
Shrubs	0	0	0	0
Number of Plant Provided				
Shade Trees	20	22	23	65
Evergreen Trees	0	0	0	0
Other Trees (2:1 substitute)	0	0	0	0
Shrubs	0	0	0	0

Notes:  
 1. Perimeter trees for sideyards to roadway for Lots 299, 317, 318, 338, 347, 356, 360, 370, 400, and 419 shall be provided by the Builder under future Site Development Plan.

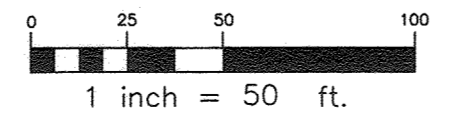
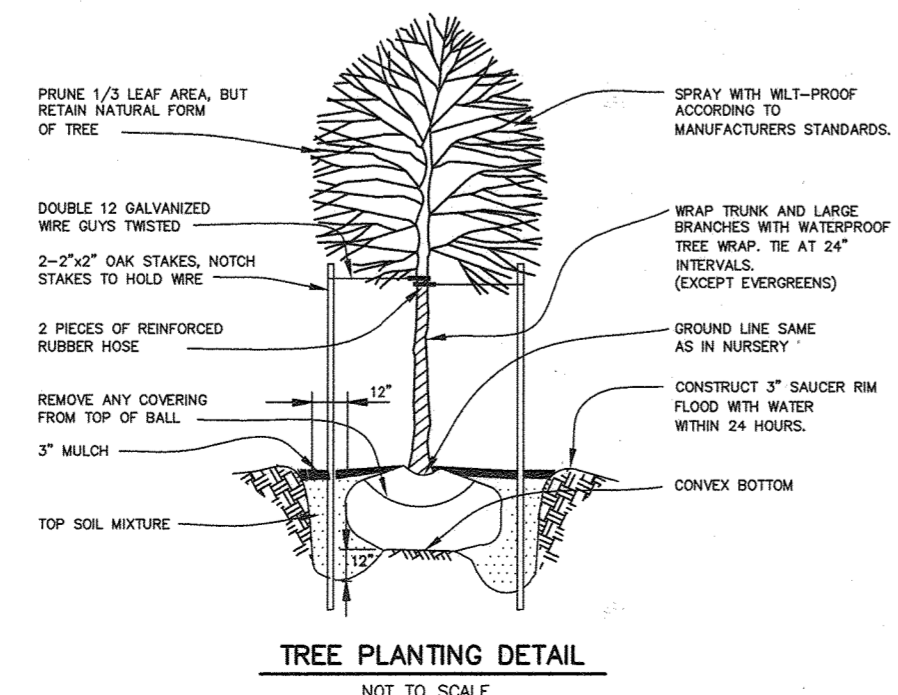
Schedule C		
Residential Development Internal Landscaping		
Category	SFA	APT
Number of Dwelling Unit	60	0
Number of Trees Required (1 DU SFA = 13 DU Apts)	60	0
Number of Trees Provided	deferred	0
Shade Trees		
Other Trees (2:1 substitution)		

Chart is shown for informational purposes. The actual planting obligation of these trees shall be deferred until the SDP stage so the plantings do not interfere with house and drywell construction.

LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
○	78	TILIA CORDATA (Greenspire Littleleaf Linden)	2.5" - 3" col.	STREET TREES TO BE PROVIDED BY THE DEVELOPER
+	120	ACER RUBRUM "RED SUBSET" (Red Sunset Red Maple)	2.5" - 3" col.	
●	65	CLADRASTIS KENTUCKEA LUTEA (Yellowwood)	2.5" - 3" col.	SHADE TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE DEVELOPER
○				EXISTING STREET TREES PLANTED UNDER F-21-044 AND F-22-001
⊗				EXISTING SPECIMEN TREES TO BE REMOVED AS APPROVED UNDER WF-20-039.

**LANDSCAPE NOTES:**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- STREET TREE LOCATIONS:
  - WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS 6 FEET OR GREATER, THE TREES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AND SHALL BE CENTERED BETWEEN THE CURB AND SIDEWALK.
  - WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS LESS THAN 6 FEET, TREES MAY BE PLANTED 3 FEET FROM THE SIDEWALK IN THE DIRECTION AWAY FROM THE ROAD. A 10-FOOT WIDE TREE MAINTENANCE EASEMENT SHALL BE REQUIRED IF THE RIGHT-OF-WAY IS LIMITED.
  - TREES SHALL BE PLANTED 6 FEET BEHIND CURB WHEN THERE ARE NO SIDEWALKS.
  - TREES TO BE PLANTED MINIMUM 30 FEET FROM SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB. TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A STORM DRAIN INLET, OPEN SPACE ACCESS STRIP, OR 10 FEET OF A DRIVEWAY.
  - STREET TREES SHALL BE PLANTED TO AVOID WATER AND SEWER HOUSE CONNECTIONS.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, 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, REPAIRED OR REPLACED.
- BOE ZONES: TREE HEIGHTS AT MATURITY SHALL BE LIMITED TO 25 FEET MAXIMUM WITHIN THE "GREEN ZONE", TREE HEIGHTS AT MATURITY SHALL BE LIMITED TO 40 FEET MAXIMUM WITHIN THE "YELLOW ZONE". IF TREES ARE TO BE PLANTED ON BERMS THE TREE HEIGHTS SHALL BE REDUCED BY THE HEIGHT OF THE BERM AS MEASURED ABOVE THE MEAN GROUND ELEVATION OF THE UTILITY POLE LINE.
- FINANCIAL SURETY IN THE AMOUNT OF \$78,900.00 FOR THE REQUIRED 198 STREET TREES AND 65 PERIMETER TREES SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT.



**DEVELOPER'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 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF 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.

JASON VAN KIRK  
 ESC WELLINGTON, L.C.

9-20-22  
 DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS  
  
 CHIEF, BUREAU OF HIGHWAYS

10/10/2022  
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
  
 CHIEF, DIVISION OF LAND DEVELOPMENT

11/3/22  
 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

Professional Certification. I hereby certify that these documents 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. 23398, Expiration Date: 6-30-2023.

**BENCHMARK ENGINEERING, INC.**  
 3300 N. RIDGE ROAD SUITE 140 & ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-8644  
 WWW.BEI-CIVILENGINEERING.COM

**WELLINGTON FARMS**  
 Phase 2  
 Lots 276 thru 419; Open Space Lots 420 thru 422;  
 (A Resubdivision of Non-Buildable Bulk Parcel 'E'  
 previously recorded under F-21-044 and  
 Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONED: R-20-MD-3 / R-30-MD-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

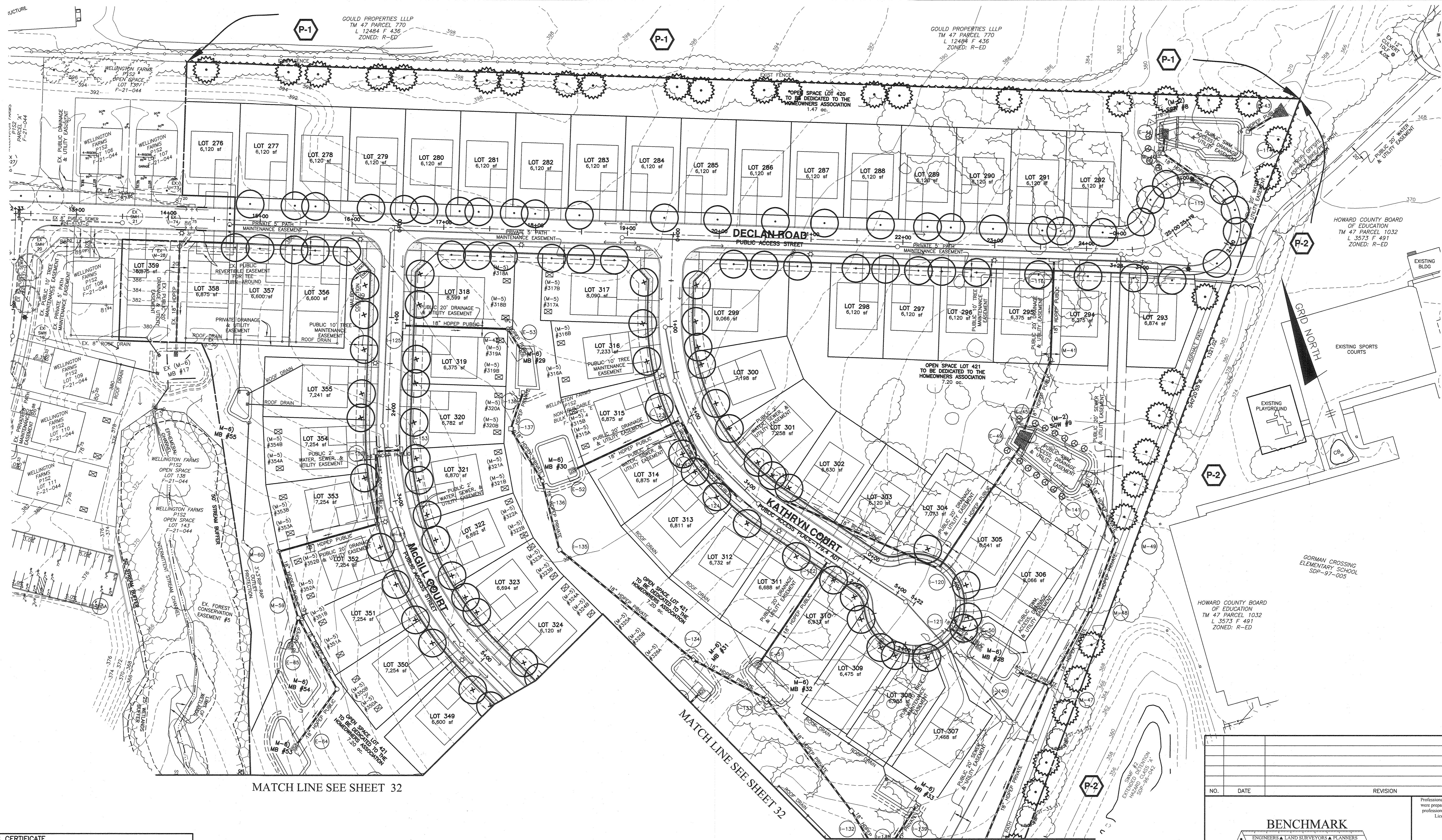
**LANDSCAPE PLAN**

OWNER: ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

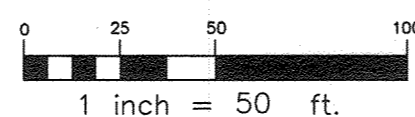
DEVELOPER: ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879  
 SCALE: AS SHOWN SHEET 30 OF 43

DESIGN: DBT DRAFT: DBT



MATCH LINE SEE SHEET 29



**DEVELOPER'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 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF 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.

*J. V. Kirk* 9-20-22  
 JASON VAN KIRK DATE  
 ESC WELLINGTON, L.C.

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10/20/2022  
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/7/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 11.3.22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

NO.	DATE	REVISION

**BENCHMARK**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
 3300 N. RIDGE ROAD & SUITE 140 & ELLICOTT CITY, MARYLAND 21043  
 (P) 410-485-6105 (F) 410-485-8644  
 WWW.BE-CIVILENGINEERING.COM

---

**WELLINGTON FARMS**  
 Phase 2  
 Lots 276 thru 419; Open Space Lots 420 thru 422;  
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TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONED: R-20-MD-3 / R-30-MD-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**LANDSCAPE PLAN**

DATE: AUGUST 15, 2022	BEI PROJECT NO. 2879
DESIGN: DBT	DRAFT: DBT
SCALE: AS SHOWN	SHEET 31 OF 43



**DEVELOPER'S CERTIFICATE**

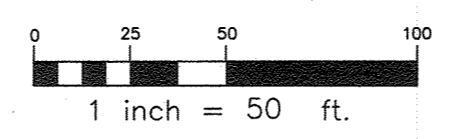
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*J. Van Kirk* 9-30-22  
 JKS VAN KIRK DATE  
 ESC WELLINGTON, L.C.

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10/20/2022  
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/3/22  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/3/22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



NO.	DATE	REVISION

**BENCHMARK**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
 3300 N. RIDGE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-485-6105 (F) 410-485-8844  
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**OWNER:**  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

**WELLINGTON FARMS**  
 Phase 2  
 Lots 276 thru 419; Open Space Lots 420 thru 422;  
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**DEVELOPER:**  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

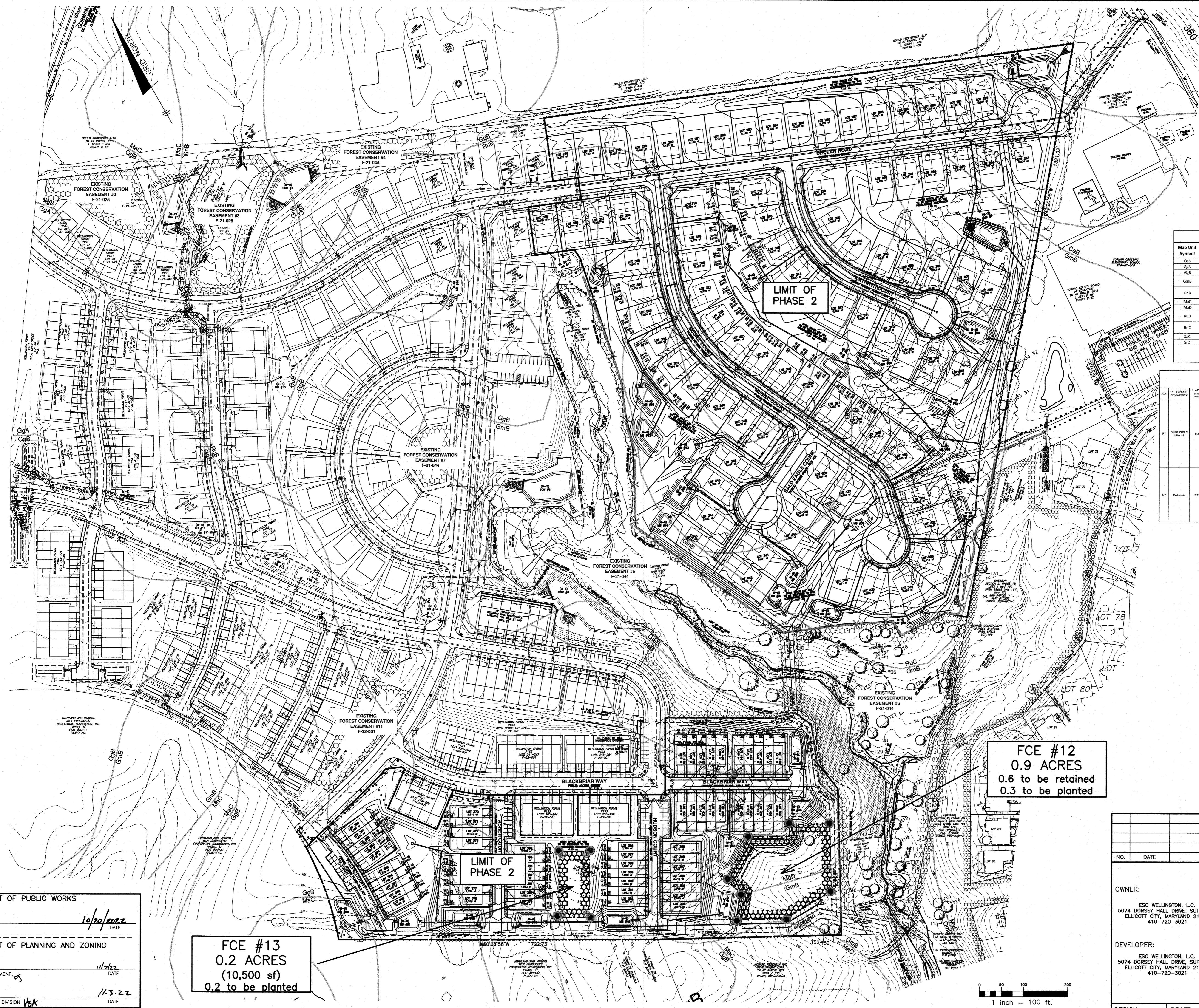
TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONED: R-20-MXD-3 / R-SC-MXD-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**LANDSCAPE PLAN**

DESIGN: DBT DRAFT: DBT

DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879  
 SCALE: AS SHOWN SHEET 32 OF 43



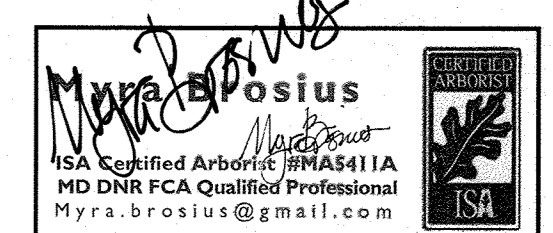


Map Unit Symbol	Map Unit Name	% Hydric Components	Drainage Class	K-Factor* (Whole soil)
GgB	Chillum loam, 2 to 5% slopes	0	Well drained	0.21
GgA	Genieg loam, 0 to 3% slopes	0	Well drained	0.24
GgB	Genieg loam, 3 to 8% slopes	0	Well drained	0.24
GmB	Glenville silt loam, 3 to 8% slopes	30	Moderately well drained	0.37
GmB	Glenville-Belle silt loams, 0 to 8% slopes	15	Moderately well drained	0.43
MaC	Manor loam, 8 to 15% slopes	0	Well drained	0.28
MaB	Manor loam, 15 to 25% slopes	0	Well drained	0.28
RuB	Russett and Beltsville soils, 2 to 5% slopes	0	Moderately well drained	0.28
RuC	Russett and Beltsville soils, 5 to 10% slopes	0	Moderately well drained	0.28
SaC	Sassafras loam 5 to 10% slopes	0	Well drained	0.28
SrD	Sassafras and Crown soils, 10 to 15% slopes	0	Well drained	0.32

\*Soils are considered highly erodible if the K-factor exceeds 0.35

STY	A. TYPE OR COMMODITY	B. AREA	C. SOIL	D. SLOPE	E. SLOPE DIRECTION	F. SLOPE PERCENT	G. SLOPE CLASSIFICATION	H. SLOPE DIRECTION CLASSIFICATION	I. SLOPE DIRECTION CLASSIFICATION	J. SLOPE DIRECTION CLASSIFICATION	K. SLOPE DIRECTION CLASSIFICATION	L. SLOPE DIRECTION CLASSIFICATION	M. SLOPE DIRECTION CLASSIFICATION	N. SLOPE DIRECTION CLASSIFICATION	O. SLOPE DIRECTION CLASSIFICATION	P. SLOPE DIRECTION CLASSIFICATION	Q. SLOPE DIRECTION CLASSIFICATION	R. SLOPE DIRECTION CLASSIFICATION	S. SLOPE DIRECTION CLASSIFICATION	T. SLOPE DIRECTION CLASSIFICATION	U. SLOPE DIRECTION CLASSIFICATION	V. SLOPE DIRECTION CLASSIFICATION	W. SLOPE DIRECTION CLASSIFICATION	X. SLOPE DIRECTION CLASSIFICATION	Y. SLOPE DIRECTION CLASSIFICATION	Z. SLOPE DIRECTION CLASSIFICATION	
01	Yellow pine & White oak	144	GgB, MaC, GgB	10%	SE	10%	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
02	Red pine	614	GgB, MaC	10%	SE	10%	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE

- Legend**
- Development Section Boundary / Limit of Disturbance
  - Limit of FCE
  - Specimen tree to be removed
  - Permanent Protective Signage
  - Temporary Protective Fencing
  - 2" Tree planting location



**Eco-Science Professionals, Inc.**  
CONSULTING ECOLOGISTS  
P.O. BOX 586 GLEN ARDEN, MARYLAND 21042

**FCE #12**  
0.9 ACRES  
0.6 to be retained  
0.3 to be planted

**FCE #13**  
0.2 ACRES  
(10,500 sf)  
0.2 to be planted

APPROVED: DEPARTMENT OF PUBLIC WORKS  
10/20/2022  
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
11/7/22  
DATE

11/3/22  
DATE

NO.	DATE	REVISION

**WELLINGTON FARMS**  
Phase 2  
Lots 276 thru 419; Open Space Lots 420 thru 422;  
(A Resubdivision of Non-Buildable Bulk Parcel 'E'  
previously recorded under F-21-044 and  
Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

TAX MAP: 46 - GRID: 6 - PARCEL: 163  
ZONED: R-20-MKD-3 / R-SC-MKD-3  
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**FOREST CONSERVATION PLAN**

OWNER:  
ESC WELLINGTON, L.C.  
5074 DORSEY HALL DRIVE, SUITE 205  
ELLCOTT CITY, MARYLAND 21042  
410-720-3021

DEVELOPER:  
ESC WELLINGTON, L.C.  
5074 DORSEY HALL DRIVE, SUITE 205  
ELLCOTT CITY, MARYLAND 21042  
410-720-3021

DATE: MAY 30, 2022  
SCALE: AS SHOWN

BEI PROJECT NO. 2879  
SHEET 33 OF 43

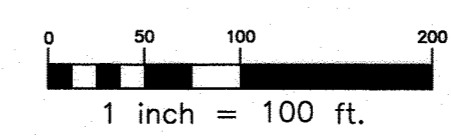


TABLE 2: SPECIMEN TREE TABLE. Table with columns: No., Common Name, Scientific Name, DBH (inches), Condition Rating, Comments. Lists various tree specimens including Yellow poplar, White oak, Northern red oak, etc., with their respective measurements and notes.

PLANTING SCHEDULE

FCP Planting Area #12 - 0.3 acres. Table with columns: Qty, Species, Size, Spacing, Total Units. Lists planting details for Acer rubrum, Cornus florida, Liriodendron tulipifera, etc.

FCP Planting Area #13 - 0.2 acres. Table with columns: Qty, Species, Size, Spacing, Total Units. Lists planting details for Quercus alba, Cercis canadensis, Cornus florida, etc.

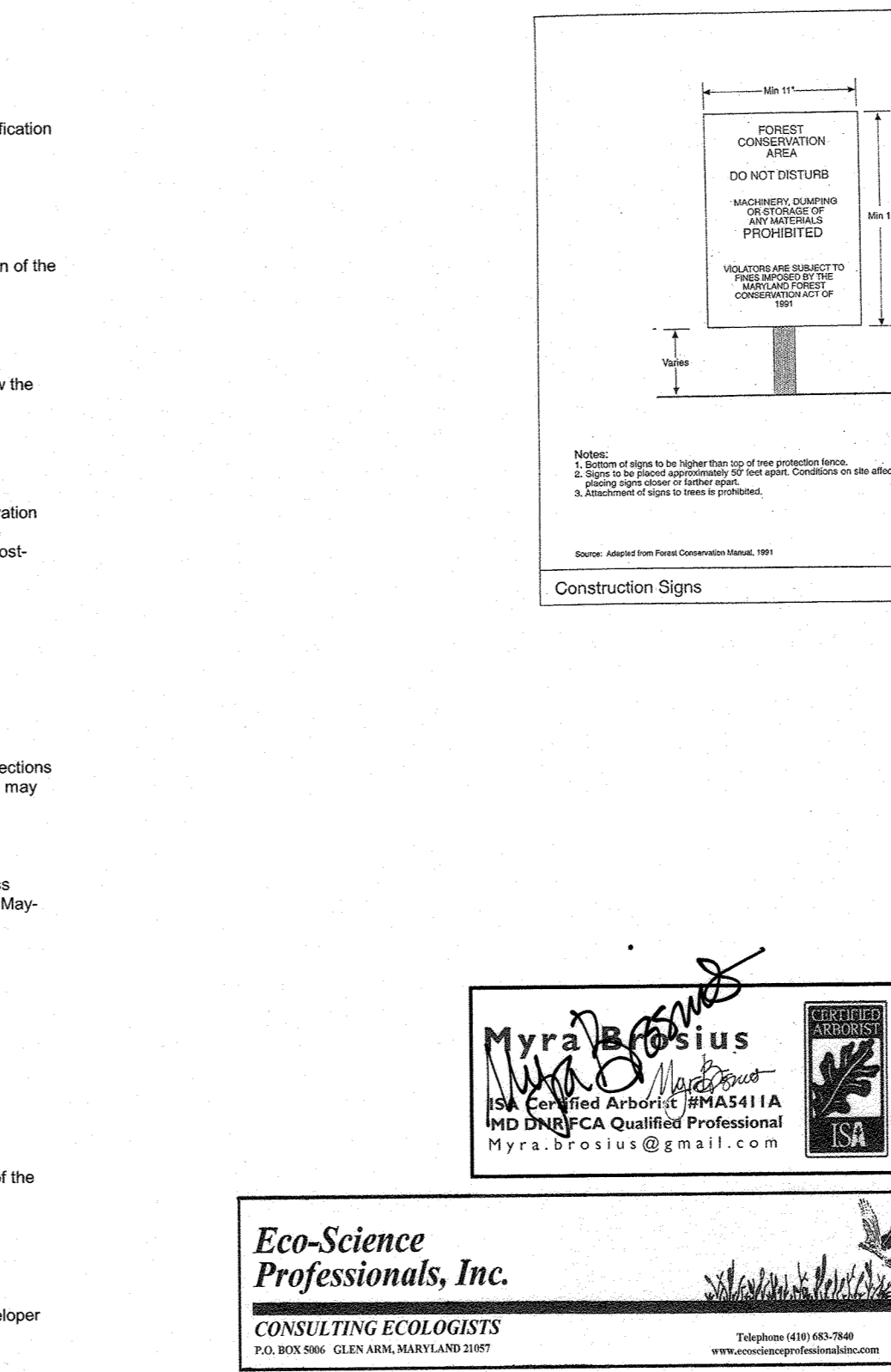
Planting Notes: Planting density based on 700 planting units per acre. 2" caliper trees = 7 planting units, 1" caliper trees = 3.5 planting units, whips with shelter = 2 planting units. Includes notes on species selection and maintenance.

REFORESTATION PLAN. Section A: Planting Plan and Methods. Section B: Planting and Soil Specifications. Section C: Maintenance of Plantings. Section D: Guarantee Requirements. Section E: Security for Reforestation.

CONSTRUCTION PERIOD PROTECTION PROGRAM. Section A: Forest Protection Techniques. Section B: Fencing and Signage. Section C: Storage Facilities/Equipment Cleaning. Section D: Sequence of Construction.

FOREST CONSERVATION WORKSHEET FOR TOTAL PROJECT. Net Tract Area, Land Use Category, Existing Forest Cover, Break Even Point, Proposed Forest Clearing, Planting Requirements Inside Watershed, Planting Requirements Outside Watershed.

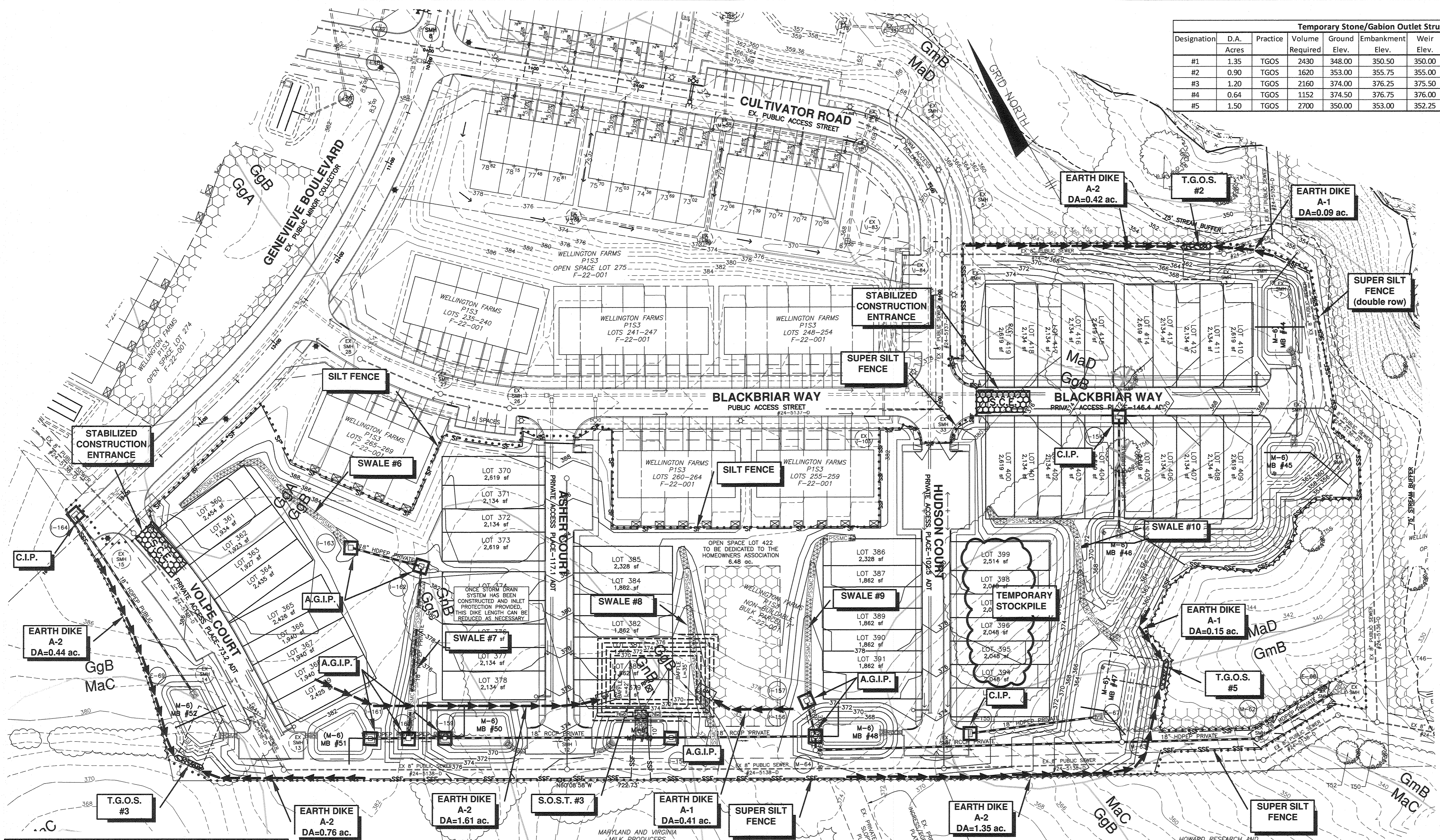
Forest Conservation Planting Phasing Chart. Table with columns: Phase 1 Section 1 (F-21-025), Phase 1 Section 2 (F-21-044), Phase 1 Section 3 (F-22-001), Phase 2 (F-22-030), Total. Rows: Required, Provided.



WELLINGTON FARMS Phase 2. OWNER: ESC WELLINGTON, L.C. DEVELOPER: ESC WELLINGTON, L.C. TAX MAP: 46 - GRID: 6 - PARCEL: 163. FOREST CONSERVATION PLAN. DATE: MAY 30, 2022. SHEET 34 OF 43.

Temporary Stone/Gabion Outlet Structure										
Designation	D.A. Acres	Practice	Volume Required	Ground Elev.	Embankment Elev.	Weir Elev.	Weir Length	Uphill Length	Volume Provided	Adequate?
#1	1.35	TGOS	2430	348.00	350.50	350.00	30	42	2520	Yes
#2	0.90	TGOS	1620	353.00	355.75	355.00	30	28	1680	Yes
#3	1.20	TGOS	2160	374.00	376.25	375.50	30	50	2250	Yes
#4	0.64	TGOS	1152	374.50	376.75	376.00	20	39	1170	Yes
#5	1.50	TGOS	2700	350.00	353.00	352.25	25	50	2813	Yes

- ### SEDIMENT CONTROL LEGEND
- ..... LIMIT OF DISTURBANCE
  - SF — SILT FENCE
  - SSF — SUPER SILT FENCE
  - X - X - TREE PROTECTION FENCE
  - EARTH DIKE
  - INLET PROTECTION
  - ▣ STABILIZED CONSTRUCTION ENT.
  - ▣ GABION INFLOW PROTECTION
  - GgB SOILS LINE
  - GgB SOILS TYPE
  - ▭ SEDIMENT TRAP/BASIN CONTOURS
  - ▭ PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION
  - ⊗ SPECIMEN TREE TO BE REMOVED
  - ▭ STORAGE AREA



**ENGINEER'S CERTIFICATE**  
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.  
 C. Madaga 9-19-22 DATE

**DEVELOPER'S CERTIFICATE**  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 S. V. Madaga 9-20-22 DATE

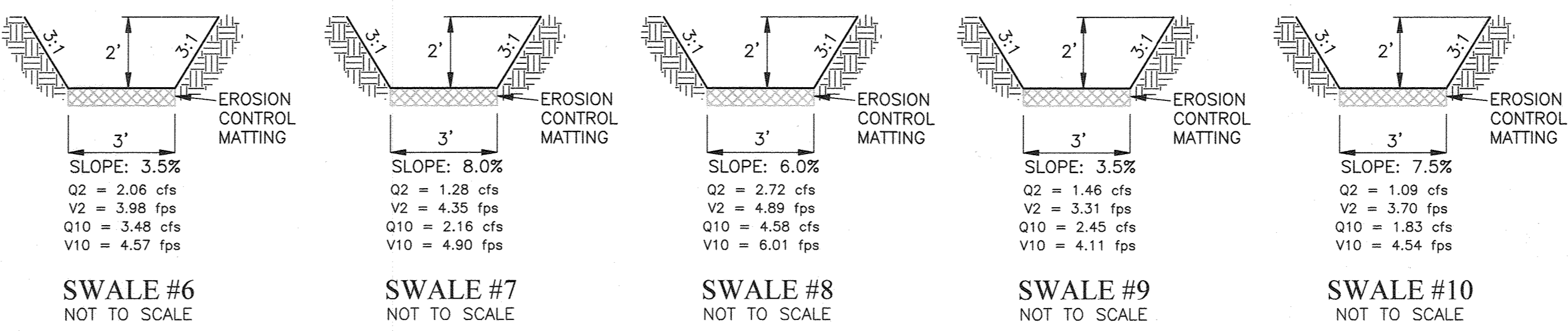
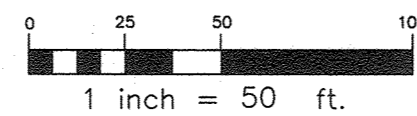
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 Howard Soil Conservation District 10/05/22 DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS  
 Chief, Bureau of Highways 10/20/2022 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Chief, Division of Land Development 11/3/22 DATE

**SOST #3**

STONE/RIPRAP OUTLET SEDIMENT TRAP ST-11, TRAP NO. 3	ACRES
DRAINAGE AREA - INITIAL	2.6
DRAINAGE AREA - INTERIM	2.6
DRAINAGE AREA - FINAL	-
TOTAL STORAGE REQUIRED	20,812 CF
TOTAL STORAGE PROVIDED	22,410 CF
WET STORAGE REQUIRED	4,680 CF
WET STORAGE PROVIDED	4,680 CF
DRY STORAGE REQUIRED	16,132 CF
DRY STORAGE PROVIDED	17,730 CF
EXISTING GROUND ELEVATION AT OUTLET	373.32 FT
TRAP BOTTOM ELEVATION	370.00 FT
TRAP BOTTOM DIMENSIONS	76.8 x 41.2 FT x FT
WEIR LENGTH	10.4 FT
WEIR CREST (DRY STORAGE) ELEVATION	375.00 FT
CLEANOUT ELEVATION	370.64 FT
TOP OF EMBANKMENT ELEVATION	376.00 FT
SIDE SLOPE	2 H.V. RATIO
EMBANKMENT TOP WIDTH	4 FT
OUTLET PROTECTION - LENGTH	10 FT
OUTLET PROTECTION - DEPTH	19" IN



**THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY.**

NO.	DATE	REVISION

Professional Certification. I hereby certify that these documents 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. 23390. Expiration Date: 6-30-2023.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 3300 N. RIDGE ROAD SUITE 140 & ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-8644  
 WWW.BE-CIVILENGINEERING.COM

**WELLINGTON FARMS**  
 Phase 2  
 Lots 276 thru 419; Open Space Lots 420 thru 422;  
 (A Resubdivision of Non-Buildable Bulk Parcel 'E'  
 previously recorded under F-21-044 and  
 Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

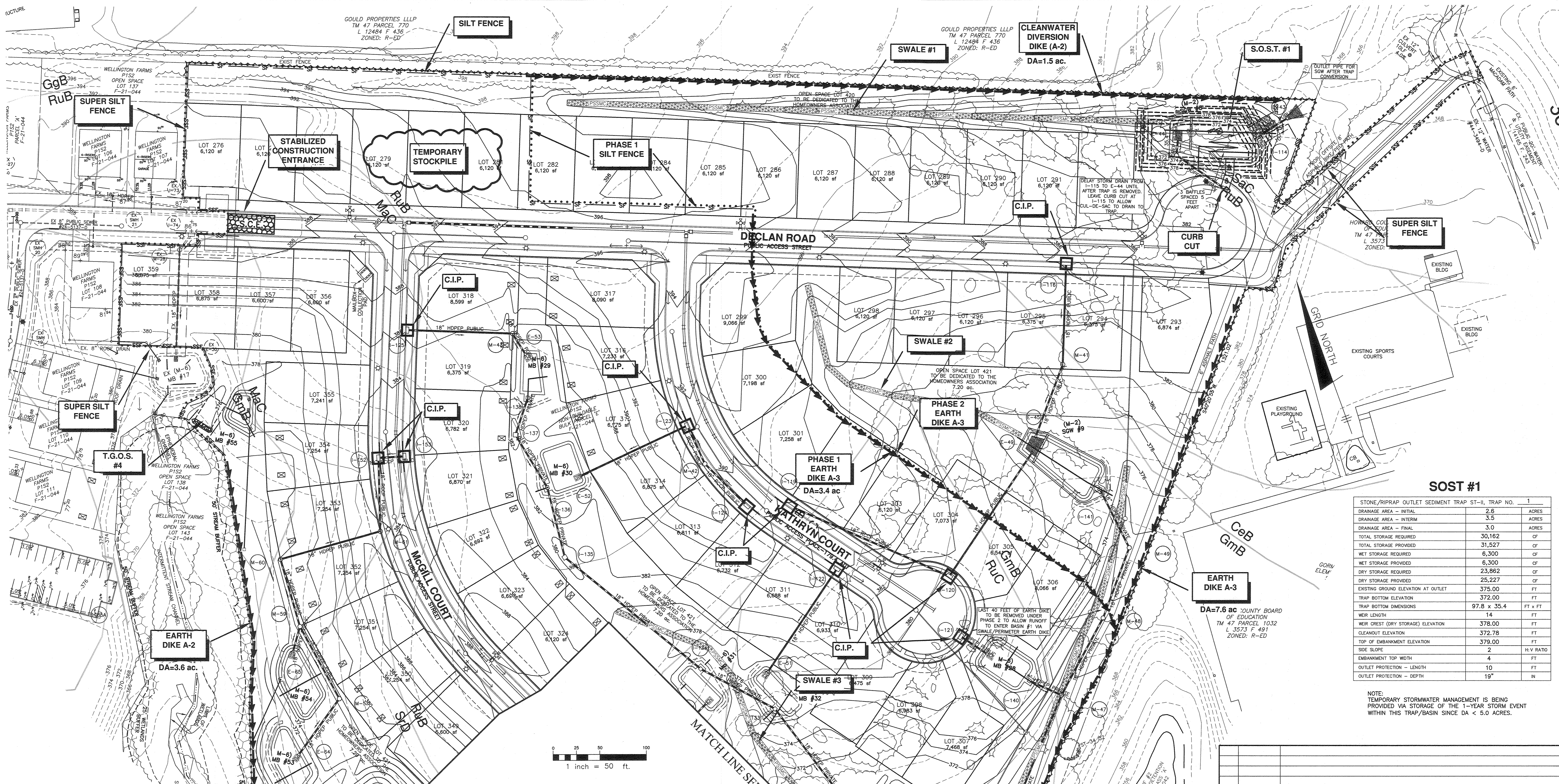
TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONED: R-20-MXD-3 / R-SC-MXD-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**SEDIMENT AND EROSION CONTROL PLAN**

OWNER: ESC WELLINGTON, L.C., 5074 DORSEY HALL DRIVE, SUITE 205, ELLICOTT CITY, MARYLAND 21042, 410-720-3021

DEVELOPER: ESC WELLINGTON, L.C., 5074 DORSEY HALL DRIVE, SUITE 205, ELLICOTT CITY, MARYLAND 21042, 410-720-3021

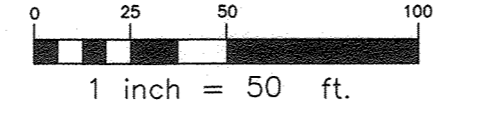
DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879  
 SCALE: AS SHOWN SHEET 35 OF 43



**SOST #1**

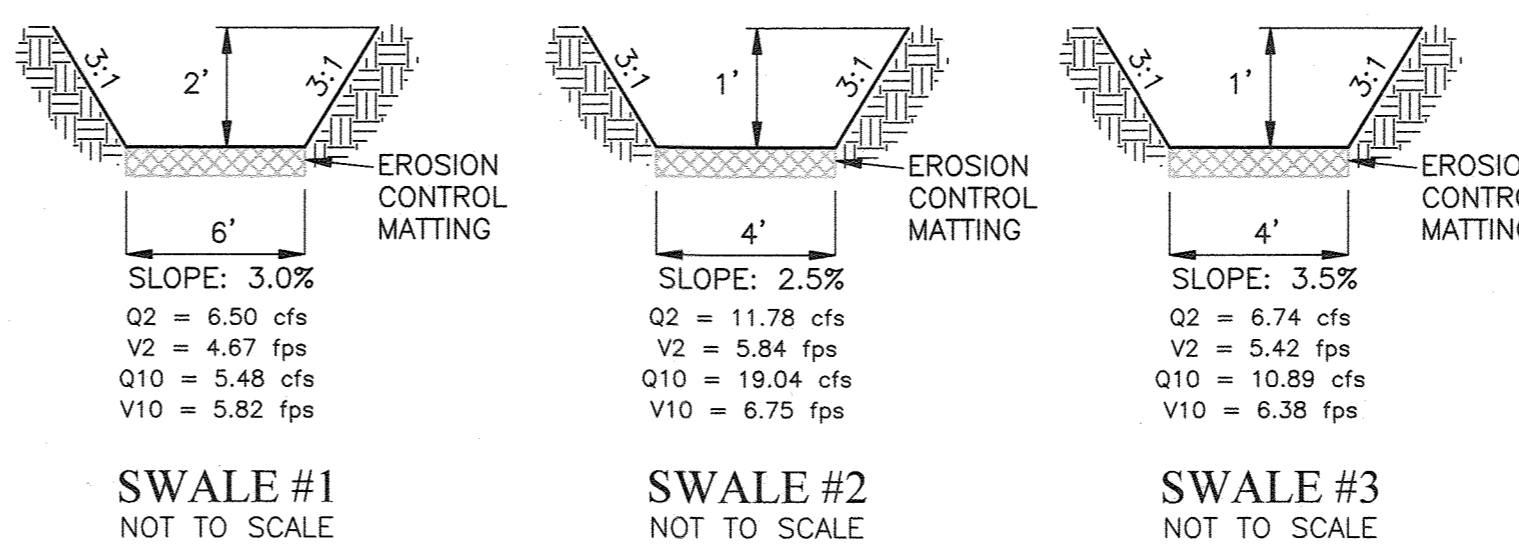
STONE/RIPRAP OUTLET SEDIMENT TRAP ST-II, TRAP NO. 1	ACRES
DRAINAGE AREA - INITIAL	2.6
DRAINAGE AREA - INTERIM	3.5
DRAINAGE AREA - FINAL	3.0
TOTAL STORAGE REQUIRED	30,162 CF
TOTAL STORAGE PROVIDED	31,527 CF
WET STORAGE REQUIRED	6,300 CF
WET STORAGE PROVIDED	6,300 CF
DRY STORAGE REQUIRED	23,862 CF
DRY STORAGE PROVIDED	25,227 CF
EXISTING GROUND ELEVATION AT OUTLET	375.00 FT
TRAP BOTTOM ELEVATION	372.00 FT
TRAP BOTTOM DIMENSIONS	97.8 x 35.4 FT x FT
WEIR LENGTH	14 FT
WEIR CREST (DRY STORAGE) ELEVATION	378.00 FT
CLEANOUT ELEVATION	372.78 FT
TOP OF EMBANKMENT ELEVATION	379.00 FT
SIDE SLOPE	2 FT H:V RATIO
EMBANKMENT TOP WIDTH	4 FT
OUTLET PROTECTION - LENGTH	10 FT
OUTLET PROTECTION - DEPTH	19" IN

NOTE: TEMPORARY STORMWATER MANAGEMENT IS BEING PROVIDED VIA STORAGE OF THE 1-YEAR STORM EVENT WITHIN THIS TRAP/BASIN SINCE DA < 5.0 ACRES.



**SEDIMENT CONTROL LEGEND**

- ..... LIMIT OF DISTURBANCE
- SF SILT FENCE
- SSF SUPER SILT FENCE
- x-x-x- TREE PROTECTION FENCE
- EARTH DIKE
- INLET PROTECTION
- ▣ STABILIZED CONSTRUCTION ENT.
- ▢ GABION INFLOW PROTECTION
- GgB SOILS LINE
- ▭ SEDIMENT TRAP/BASIN CONTOURS
- ▨ PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION



**THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY.**

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

*Alexander Bratcher* 10/05/22  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 10/20/2022  
CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 11/7/22  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 11/3/22  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

**ENGINEER'S CERTIFICATE**

"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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."

*Cl Malagan* 9-19-22  
ENGINEER

**DEVELOPER'S CERTIFICATE**

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

*[Signature]* 9-20-22  
DEVELOPER

NO. DATE REVISION

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
3300 N. RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-8105 (F) 410-465-8644  
WWW.BE-CIVILENGINEERING.COM

Professional Certification: I hereby certify that these documents 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. 22390, Expiration Date: 6-30-2023.

**WELLINGTON FARMS**  
Phase 2  
Lots 276 thru 419; Open Space Lots 420 thru 422;  
(A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

OWNER:  
ESC WELLINGTON, L.C.  
5074 DORSEY HALL DRIVE, SUITE 205  
ELLICOTT CITY, MARYLAND 21042  
410-720-3021

DEVELOPER:  
ESC WELLINGTON, L.C.  
5074 DORSEY HALL DRIVE, SUITE 205  
ELLICOTT CITY, MARYLAND 21042  
410-720-3021

**SEDIMENT AND EROSION CONTROL PLAN**

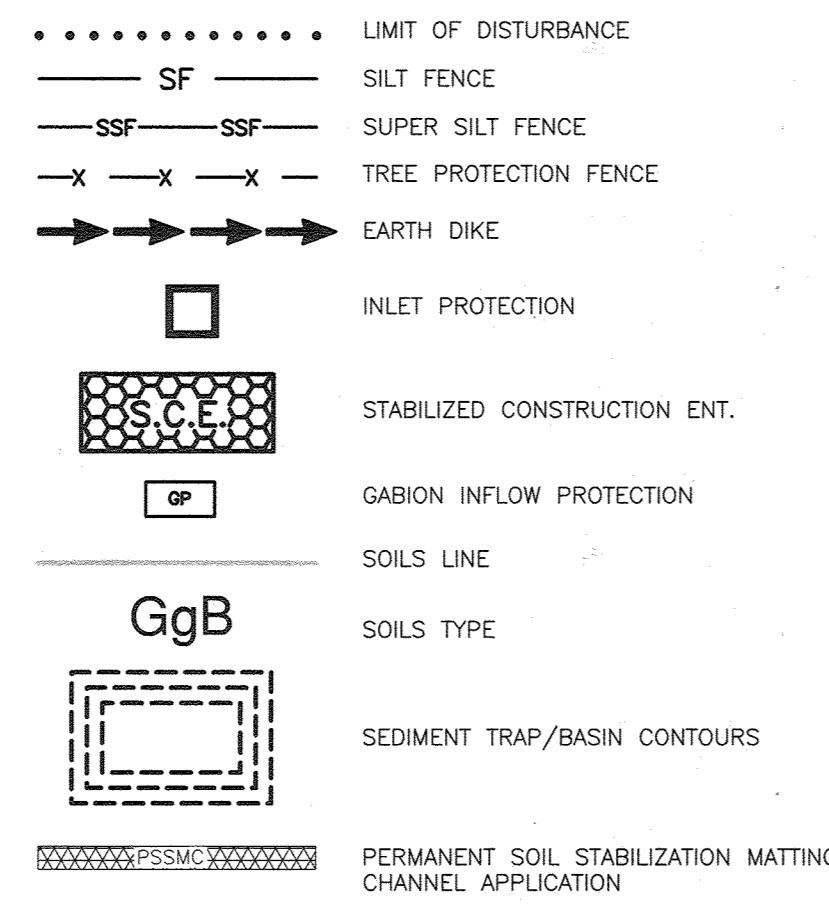
TAX MAP: 46 - GRID: 6 - PARCEL: 163  
ZONED: R-20-MD-3 / R-SC-MD-3  
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879  
SCALE: AS SHOWN SHEET 36 OF 43

DESIGN: DBT DRAFT: DBT

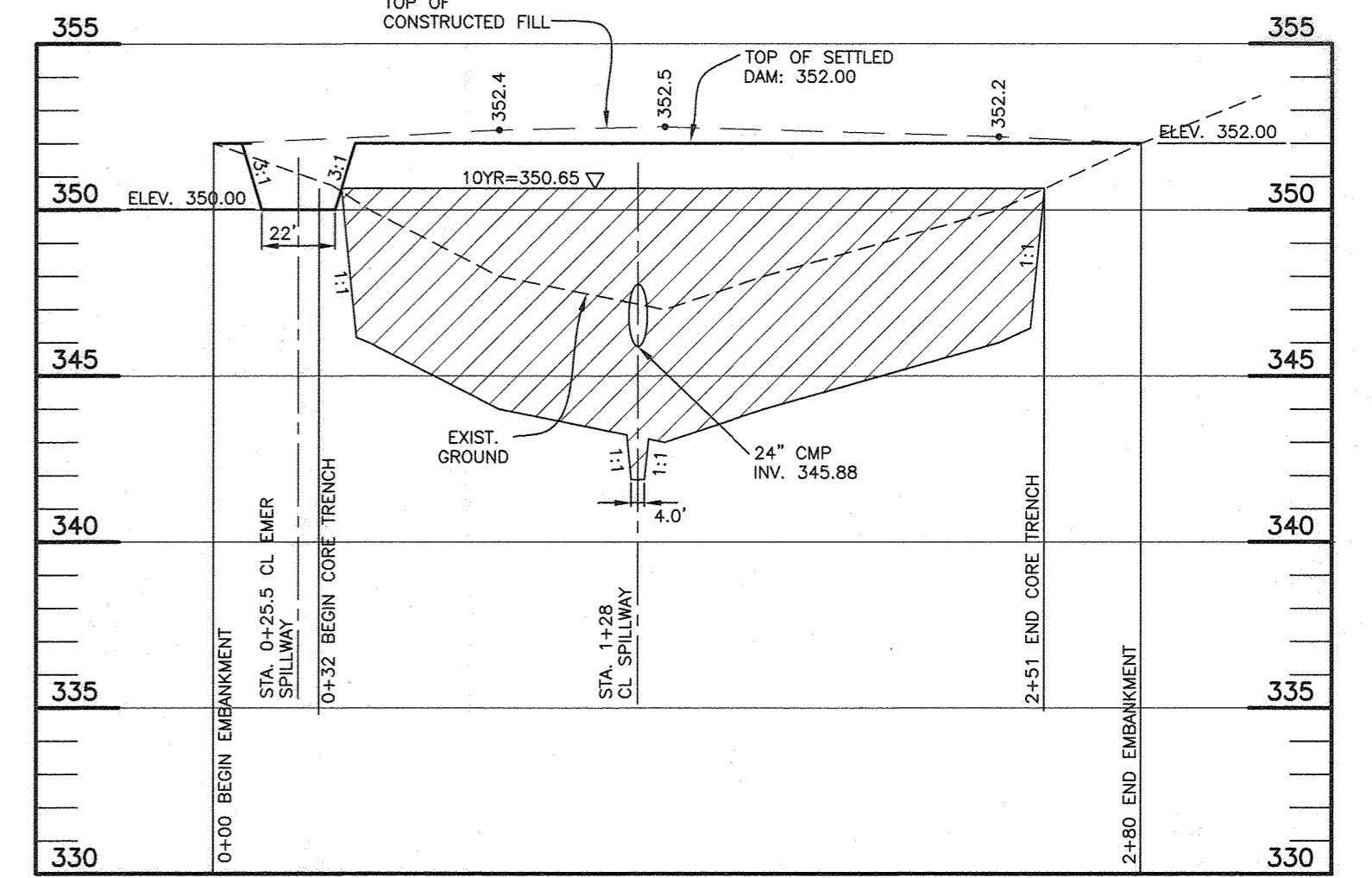
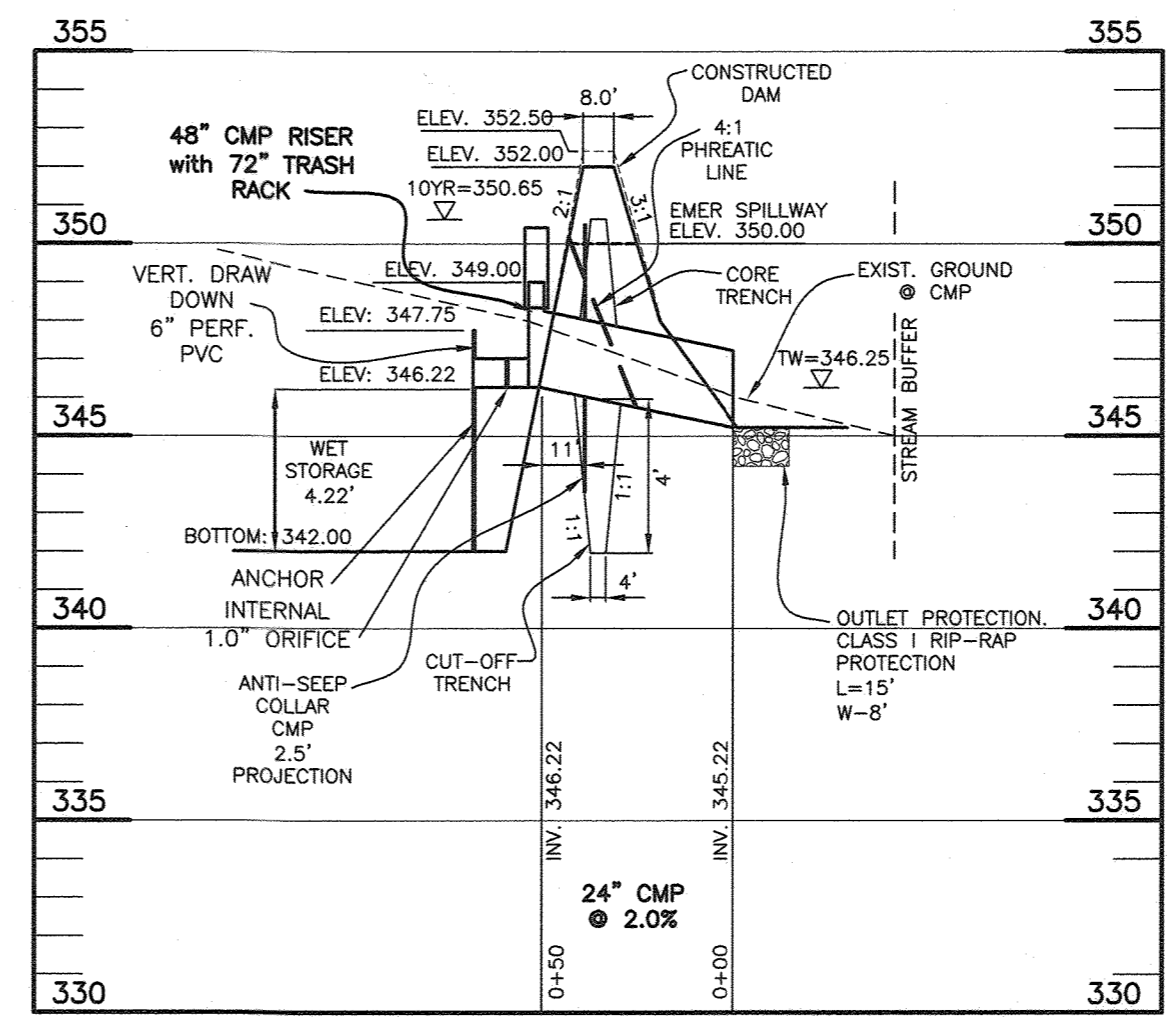
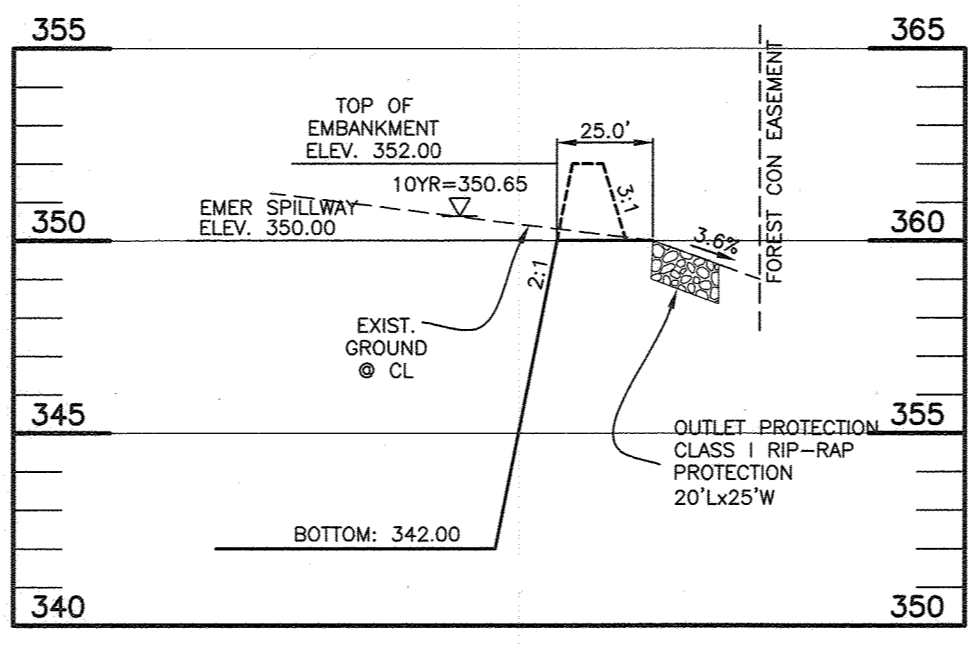
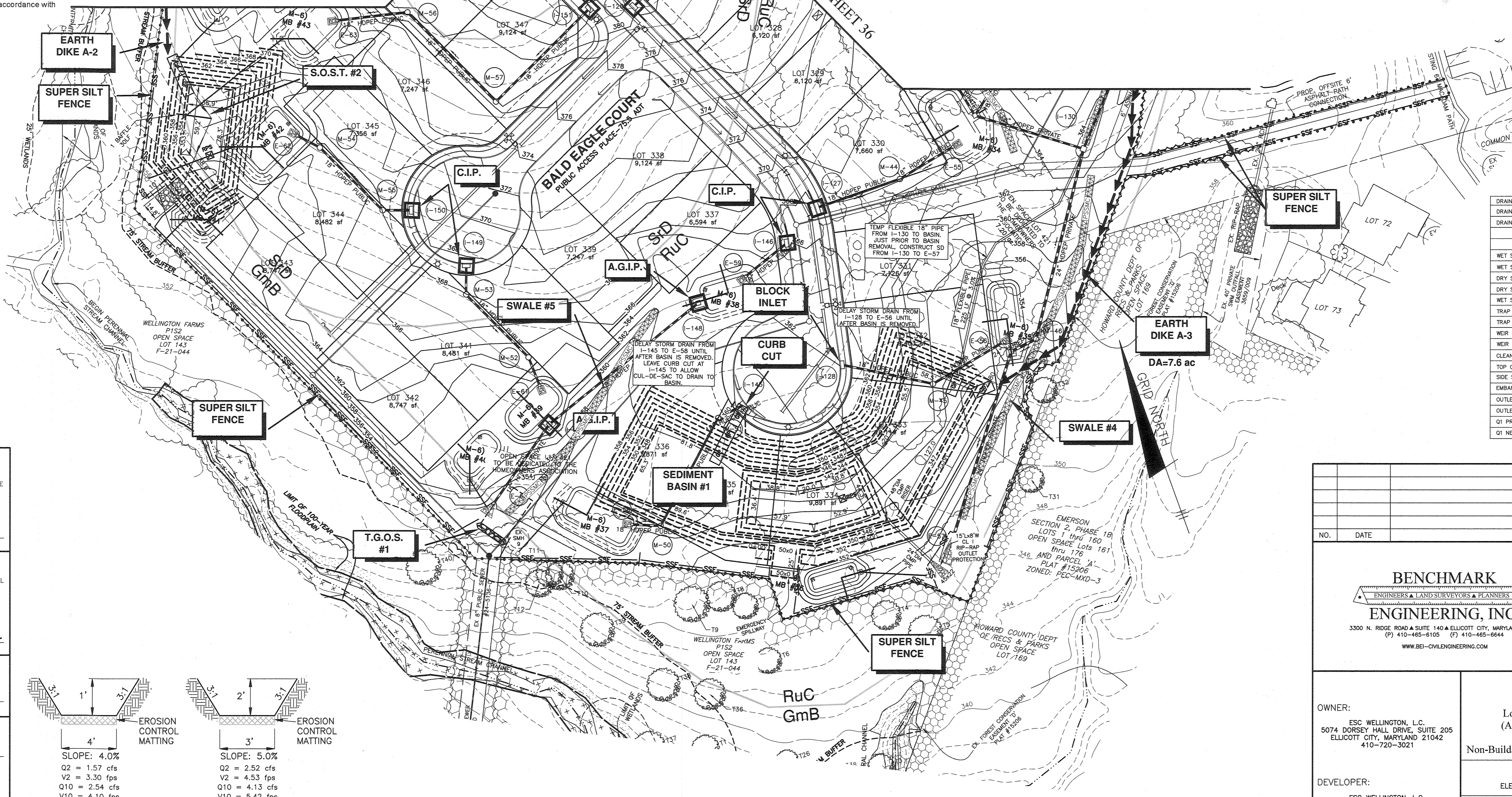
- SEDIMENT BASIN CONSTRUCTION SPECIFICATIONS**
- Install sediment control practices necessary to construct basin. Clear and grub to remove trees, vegetation, roots or other objectionable material from the areas where the embankment is to be placed. Do not clear the pool area until completion of the embankment, unless the pool area is to be used for borrow. Salvage topsoil for later use.
  - Excavate cut-off trench along centerline of proposed embankment a minimum depth of 4 feet and a bottom (min 4 feet) wide enough to permit operation of excavation and compaction equipment. Construct side slopes 1:1 or flatter. Cut-off trench must be continuous and extend the entire length of embankment. Compaction requirements are the same as those for the embankment. Dewater the trench during the backfilling/compaction operations, using an approved practice.
  - Construct embankment of clean soil free of roots, woody vegetation, oversized stones, rocks, or other objectionable material. Fill material for impervious core and cut-off trench must conform to Unified Soil Classification GC, SC, CH, or CL and must have at least 30 percent passing the #200 sieve. Use fill material containing sufficient moisture so that the soil can be formed by hand into a ball without crumbling. If water can be squeezed out of the ball, it is too wet for proper compaction. Place fill material in six-inch to eight-inch-thick continuous lifts over the entire length of the fill. Obtain compaction by passing construction equipment or compactor over the fill, so that the entire surface of each layer of fill is traversed at least four times. Construct the embankment to an elevation a minimum of 10 percent higher than the design height to allow for settlement.
  - Install principal spillway prior to, or concurrently with, fill placement. Do not excavate embankment for placement of spillway. All pipe connections, including anti-seep collars must be completely watertight. Install filter diaphragm when specified on plan. Barrel connection to riser must be welded all around when the pipe and riser are metal. Attach barrel stub to riser at the same percent (slope) of grade as the barrel. For concrete riser/barrel assembly, pour riser with barrel in place or set pre-cast riser and install projection collar for watertight connection. Place fill material around the pipe spillway in four (4) inch lifts and hand compact around the pipe to a depth of 1.5 times the pipe diameter (minimum). Securely install anti-vortex device and trash rack as shown on plan.
  - Install the emergency spillway in undisturbed natural ground. Construct spillway within a tolerance of +/- 0.2 feet.
  - Stabilize embankment and associated disturbed areas within three (3) days of completion with seed and mulch. Monitor embankment and maintain erosion free during the life of the basin.
  - Install fencing and signage in accordance with the approved plan.
  - Remove sediment when accumulated material has reached 25 percent of the total storage depth. Restore basin to original design volume. Place removed sediments in a controlled area and stabilize. Do not deposit sediment downstream of the embankment, adjacent to a stream or floodplain.
  - When the contributing drainage area is stable, the basin can be removed in accordance with the approved sediment control plan.
  - A sediment basin designed, built, and certified as a stormwater management structure, may be converted when the contributory damage area is stable. Properly dewater basin, modify outlet structure, perform additional grading, and provide required storage volume in accordance with approved stormwater management plans.

**SEDIMENT CONTROL LEGEND**



NOTE: DELAY CONSTRUCTION OF MB #45 AND MB #46 UNTIL AFTER SEDIMENT STRIP #2 REMOVAL

MATCH LINE SEE SHEET 36



**SOST #2**

STONE/RIPRAP OUTLET SEDIMENT TRAP ST-II, TRAP NO. 2		
DRAINAGE AREA - INITIAL	0.8	ACRES
DRAINAGE AREA - INTERIM	3.7	ACRES
DRAINAGE AREA - FINAL	3.7	ACRES
TOTAL STORAGE REQUIRED	30,522	CF
TOTAL STORAGE PROVIDED	32,228	CF
WET STORAGE REQUIRED	6,660	CF
WET STORAGE PROVIDED	6,660	CF
DRY STORAGE REQUIRED	23,862	CF
DRY STORAGE PROVIDED	25,568	CF
EXISTING GROUND ELEVATION AT OUTLET	357.00	FT
TRAP BOTTOM ELEVATION	353.00	FT
TRAP BOTTOM DIMENSIONS	SEE PLAN VIEW	FT x FT
WEIR LENGTH	14.8	FT
WEIR CREST (DRY STORAGE) ELEVATION	360.00	FT
CLEANOUT ELEVATION	354.08	FT
TOP OF EMBANKMENT ELEVATION	361.00	FT
SIDE SLOPE	4	H:V RATIO
EMBANKMENT TOP WIDTH	2	FT
OUTLET PROTECTION - LENGTH	10'	IN
OUTLET PROTECTION - DEPTH	19"	IN

NOTE: TEMPORARY STORMWATER MANAGEMENT IS BEING PROVIDED VIA STORAGE OF THE 1-YEAR STORM EVENT WITHIN THIS TRAP/BASIN SINCE DA < 5.0 ACRES.

**BASIN #1**

DRAINAGE AREA - INITIAL	6.9	ACRES
DRAINAGE AREA - INTERIM	12.8	ACRES
DRAINAGE AREA - FINAL	12.8	ACRES
WET STORAGE REQUIRED	23,040	CF
WET STORAGE PROVIDED	23,040	CF
DRY STORAGE REQUIRED	73,712	CF
WET STORAGE PROVIDED	346.22	CF
TRAP BOTTOM ELEVATION	342.00	FT
TRAP BOTTOM DIMENSIONS	SEE PLAN VIEW	FT x FT
WEIR LENGTH	25	FT
WEIR CREST (DRY STORAGE) ELEVATION	350.00	FT
CLEANOUT ELEVATION	344.40	FT
TOP OF EMBANKMENT ELEVATION	352.00	FT
SIDE SLOPE	2	H:V RATIO
EMBANKMENT TOP WIDTH	8	FT
OUTLET PROTECTION - LENGTH	15'	FT
OUTLET PROTECTION - DEPTH	19"	IN
Q1 PRE-DEVELOPMENT	8.0	CFS
Q1 NEWLY GRADED/POST-DEVELOPMENT	7.5	CFS

**ENGINEER'S CERTIFICATE**  
I, CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.  
*Cl Malaga* 9-19-22 DATE

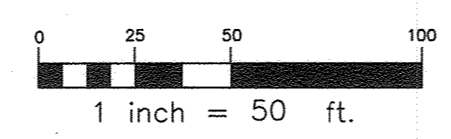
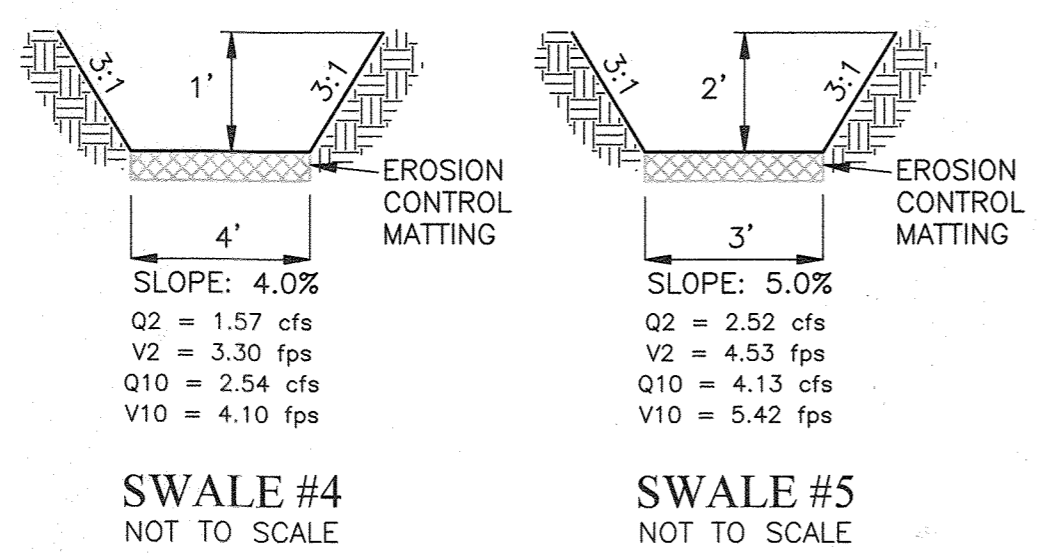
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*Cl V. Alk* 9-20-22 DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*Alexander Bratchev* 10/05/22 DATE  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*Shelley* 10/20/2022 DATE  
CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*Cl* 11/3/22 DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT

*Cl* 11/3/22 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION



**THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY.**

NO. DATE REVISION

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
3300 N. RIDGE ROAD SUITE 140 A ELLICOTT CITY, MARYLAND 21043  
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**WELLINGTON FARMS**  
Phase 2  
Lots 276 thru 419; Open Space Lots 420 thru 422;  
(A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

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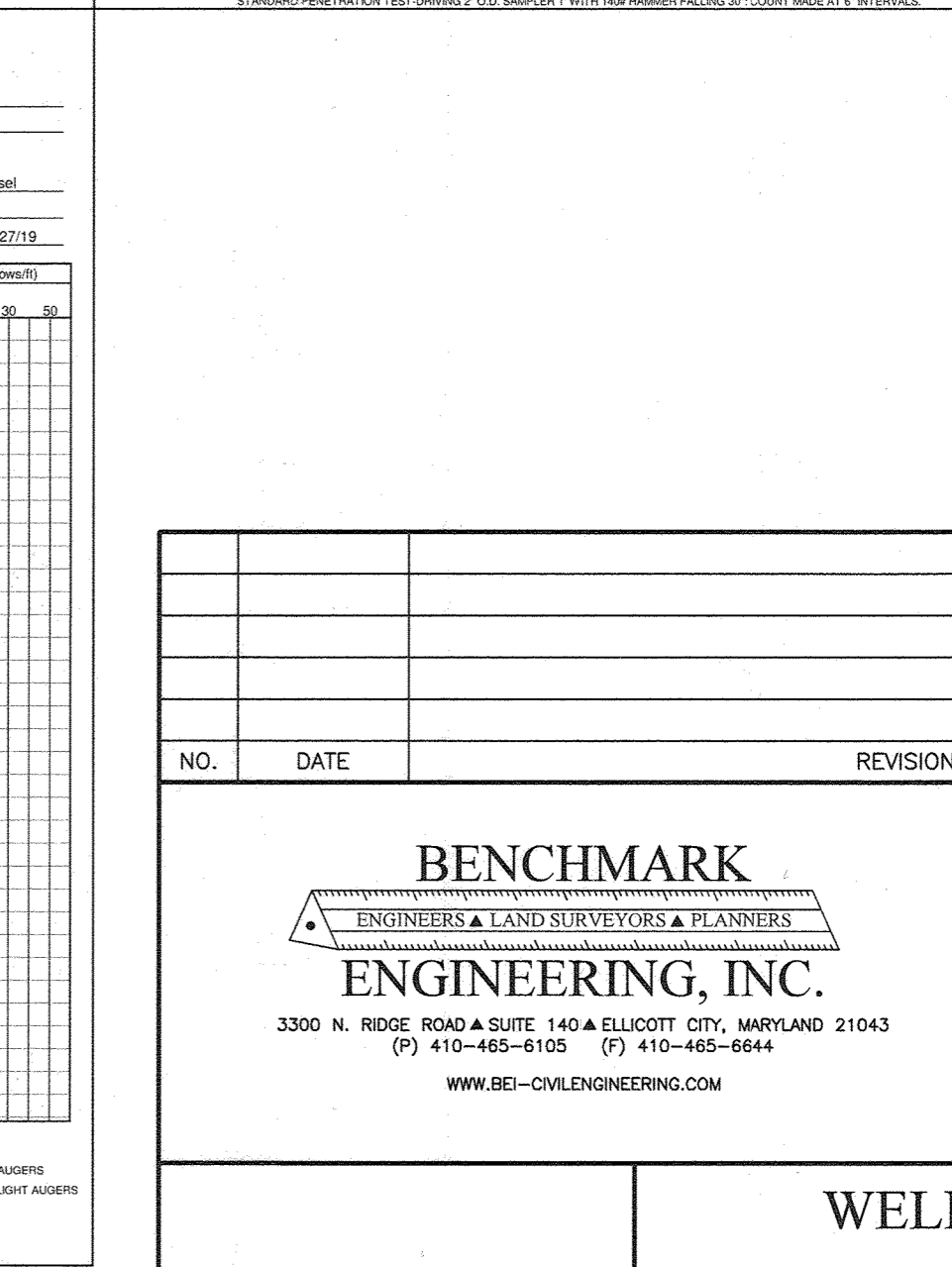
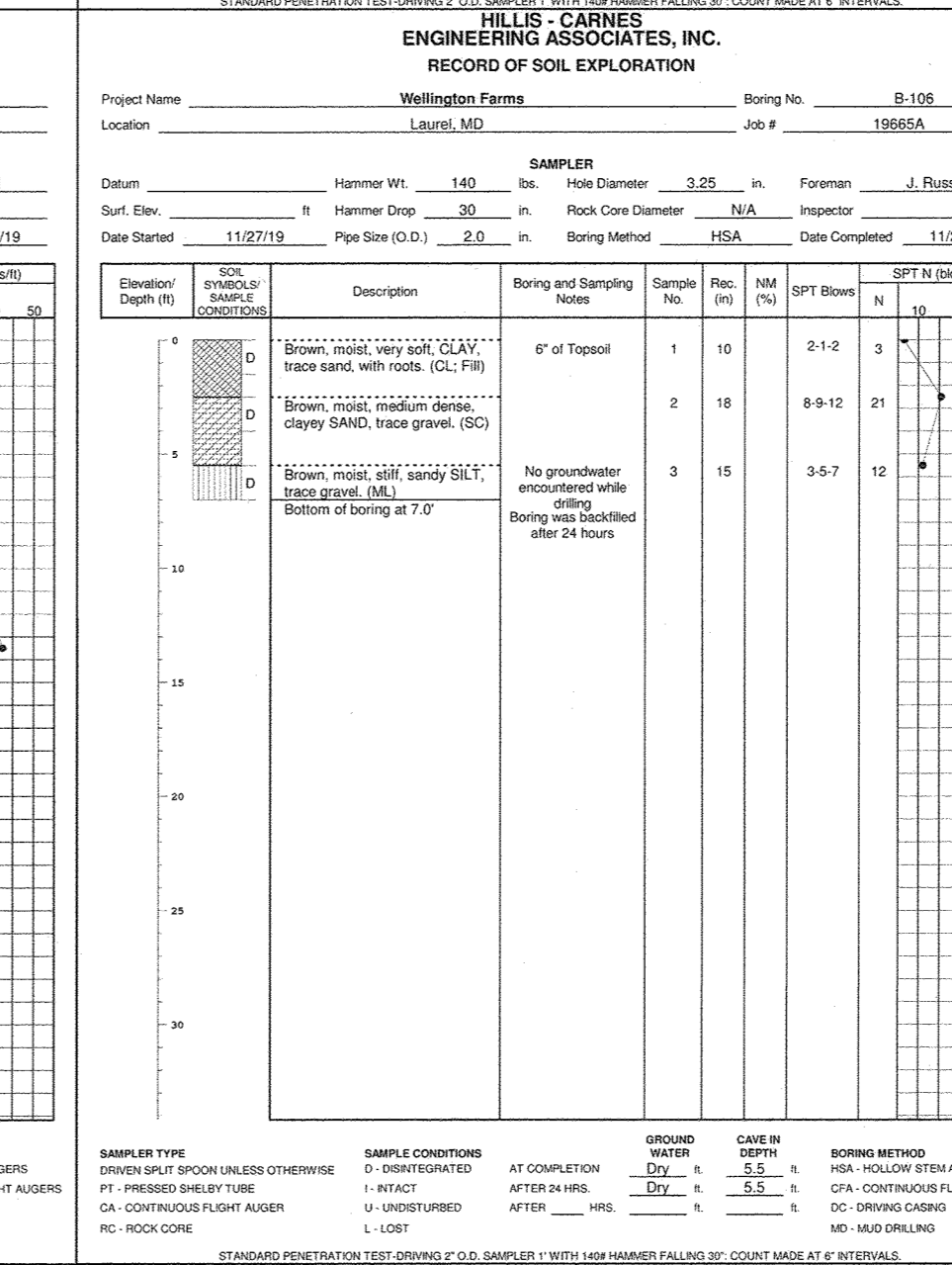
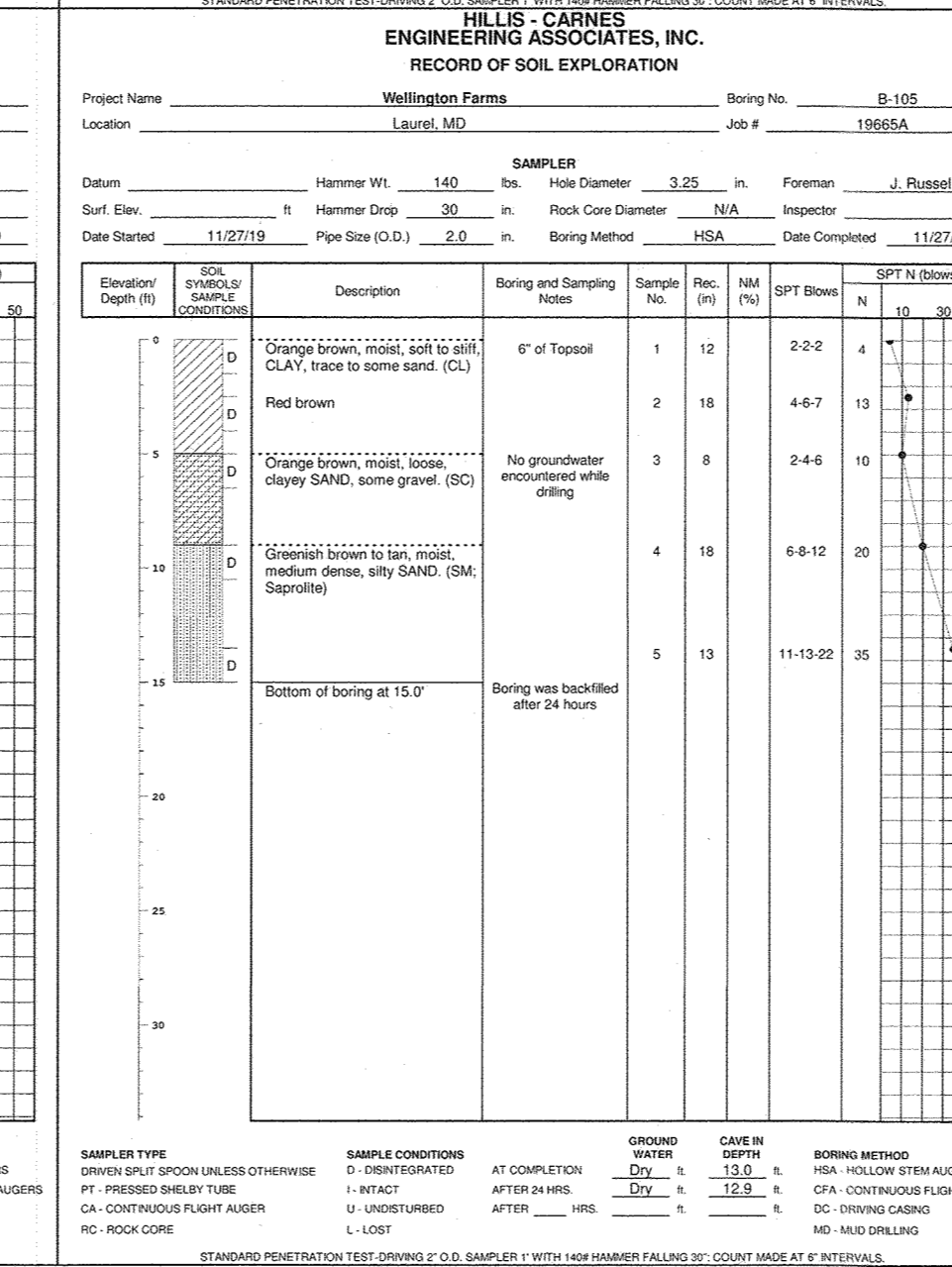
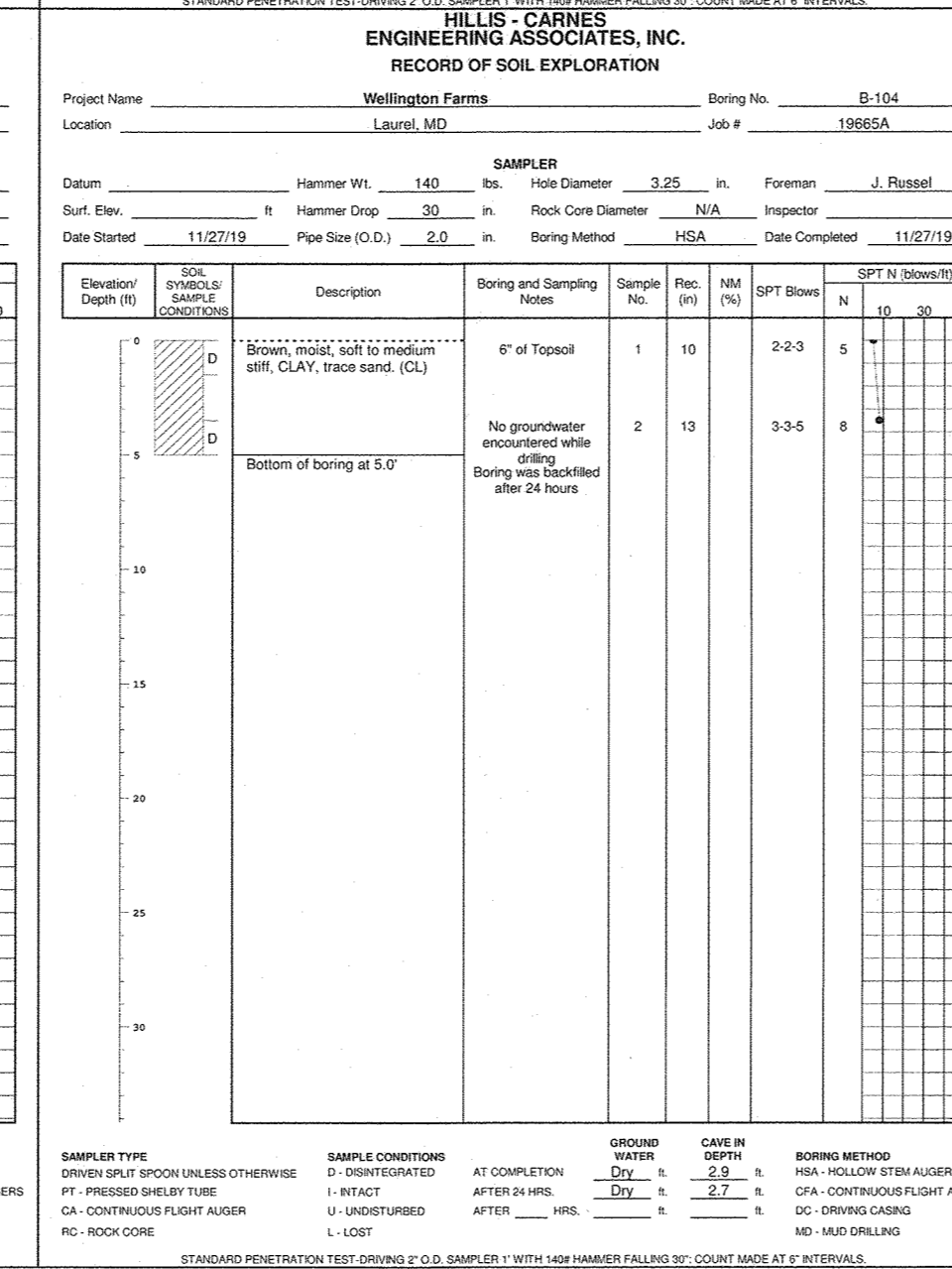
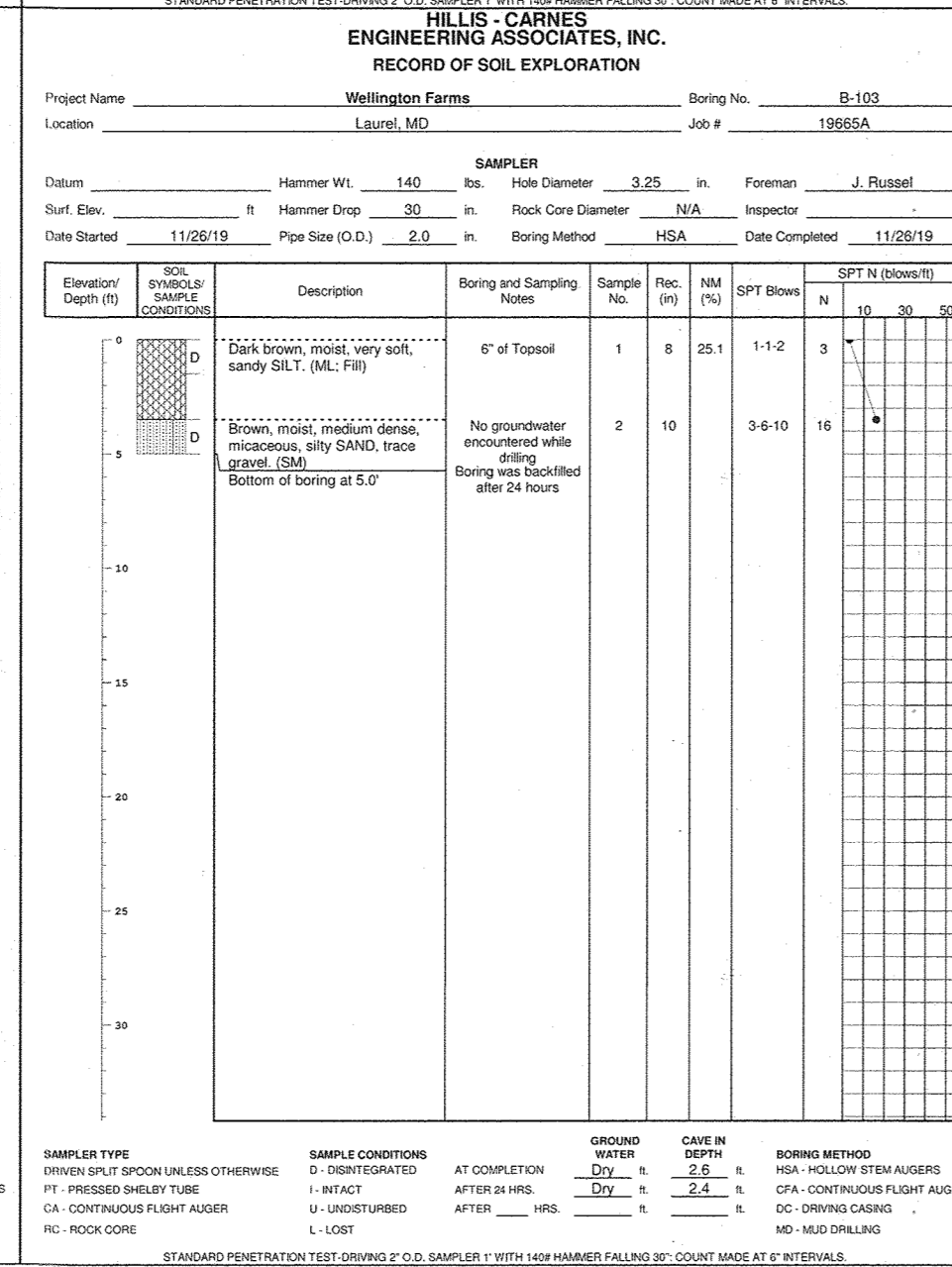
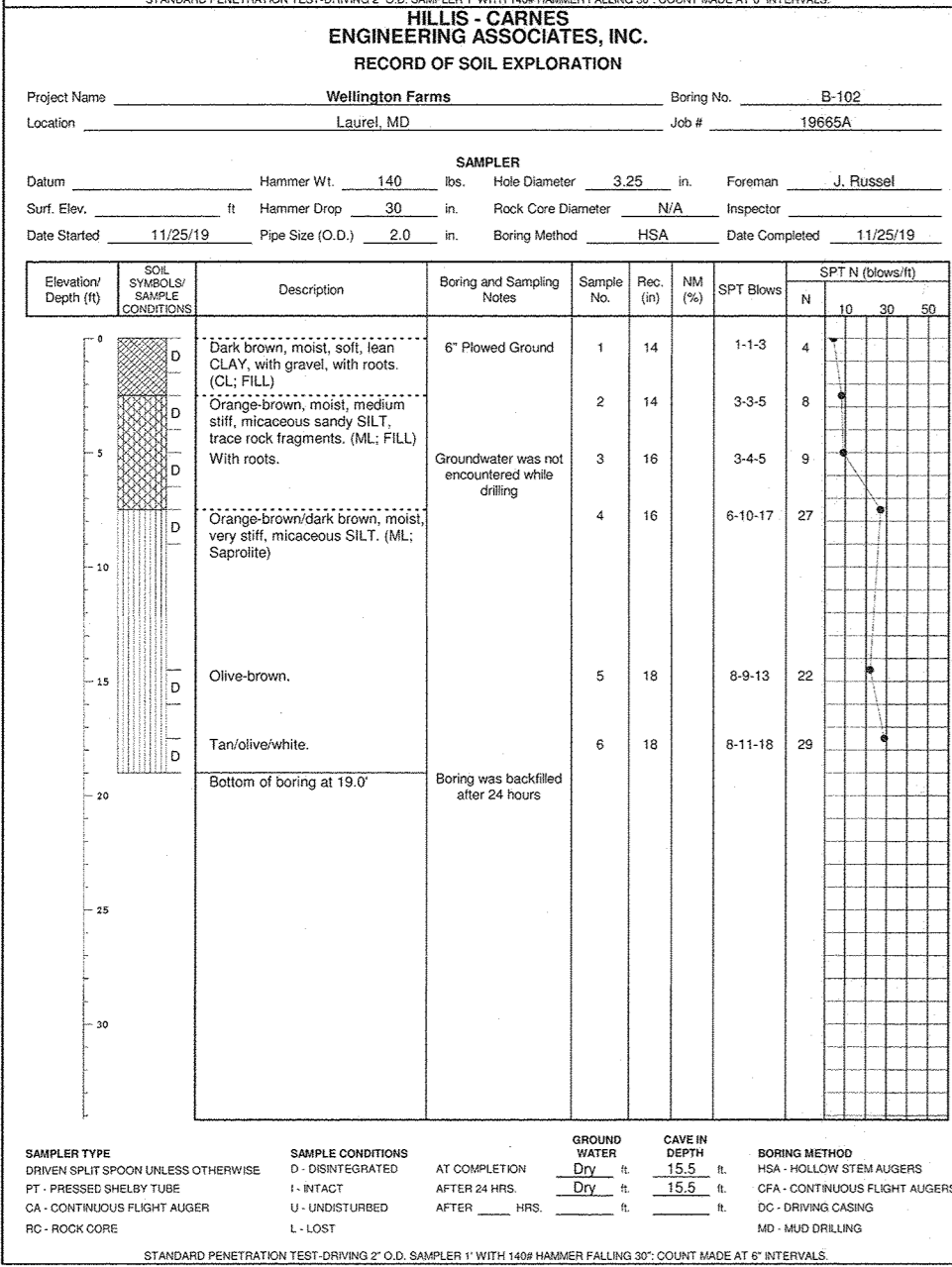
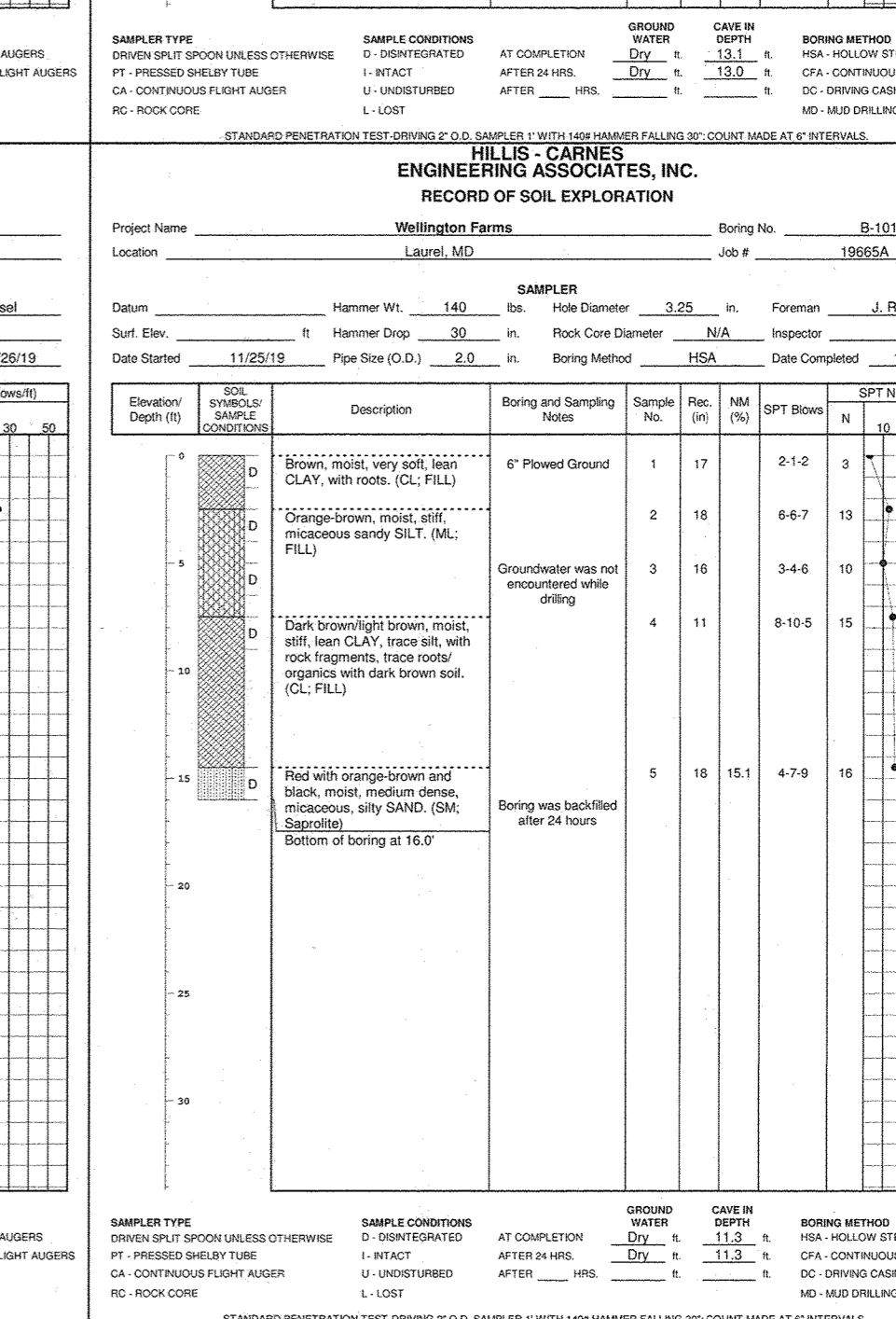
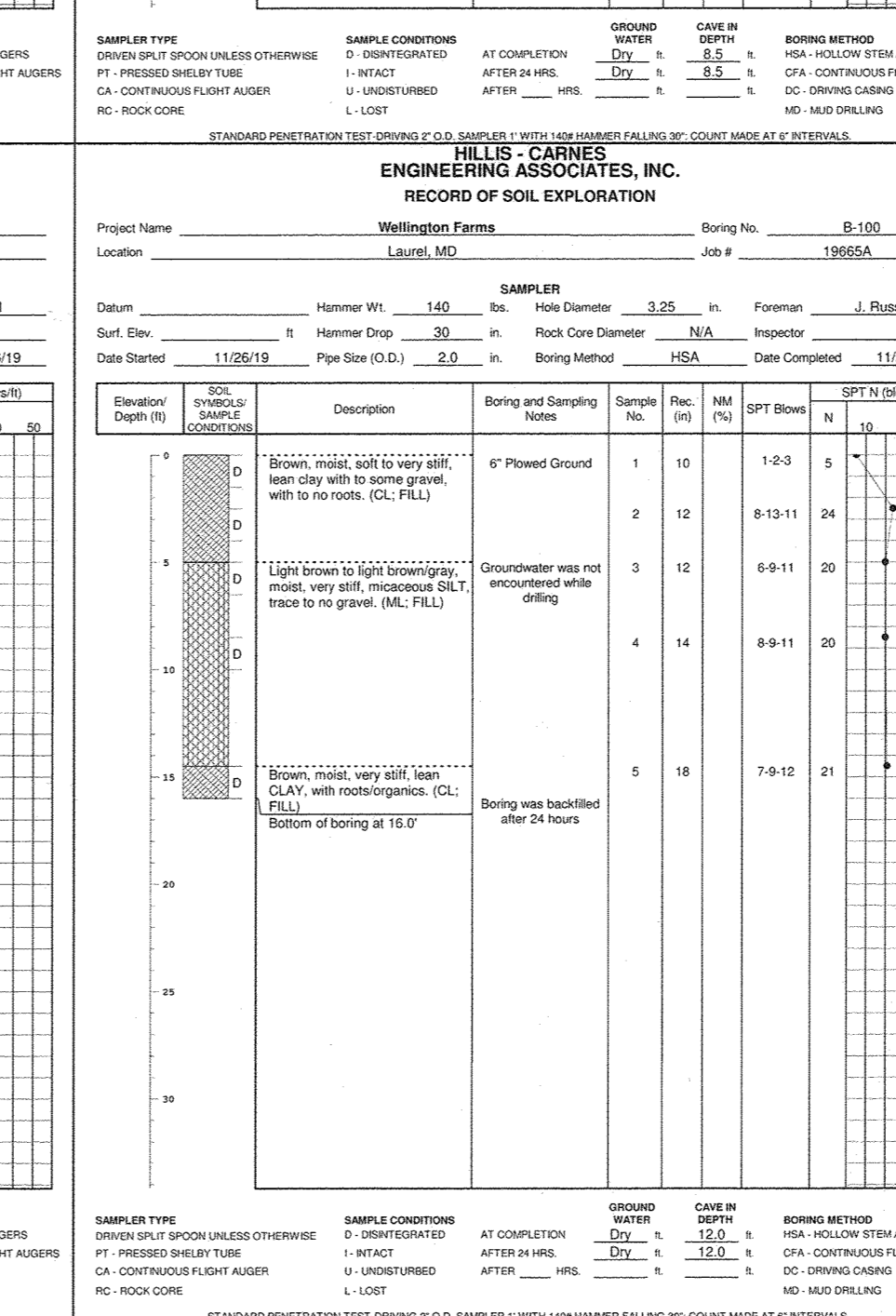
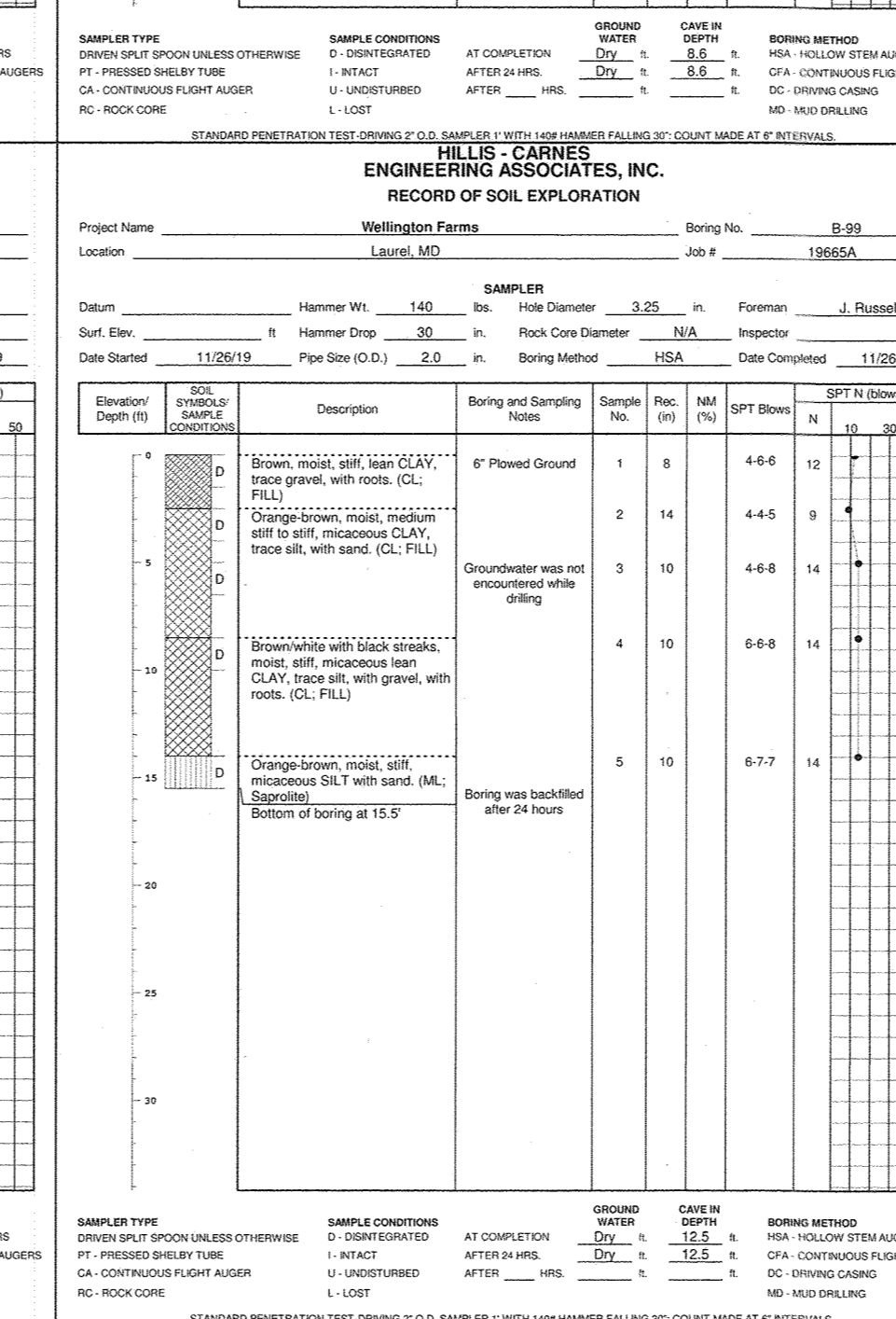
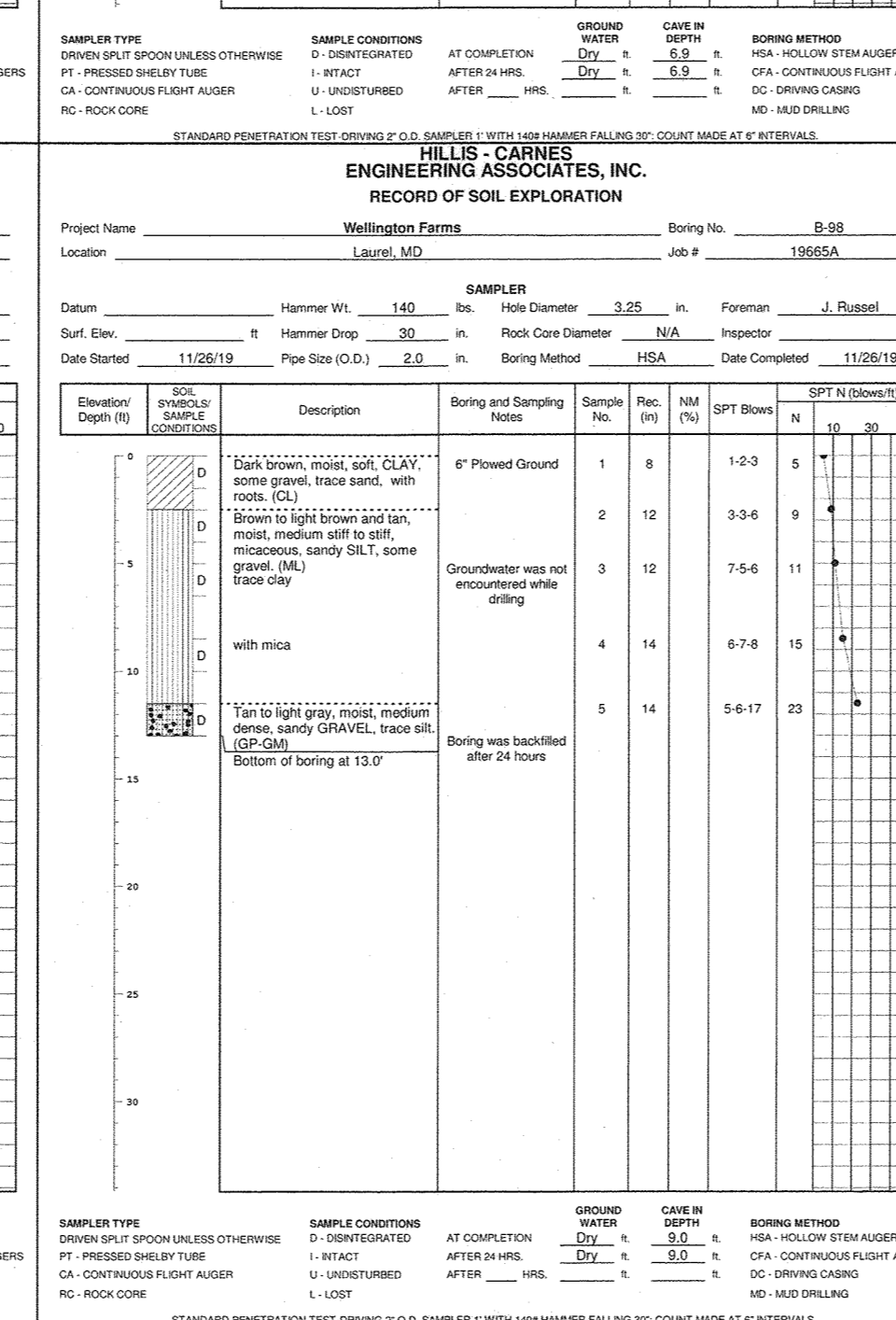
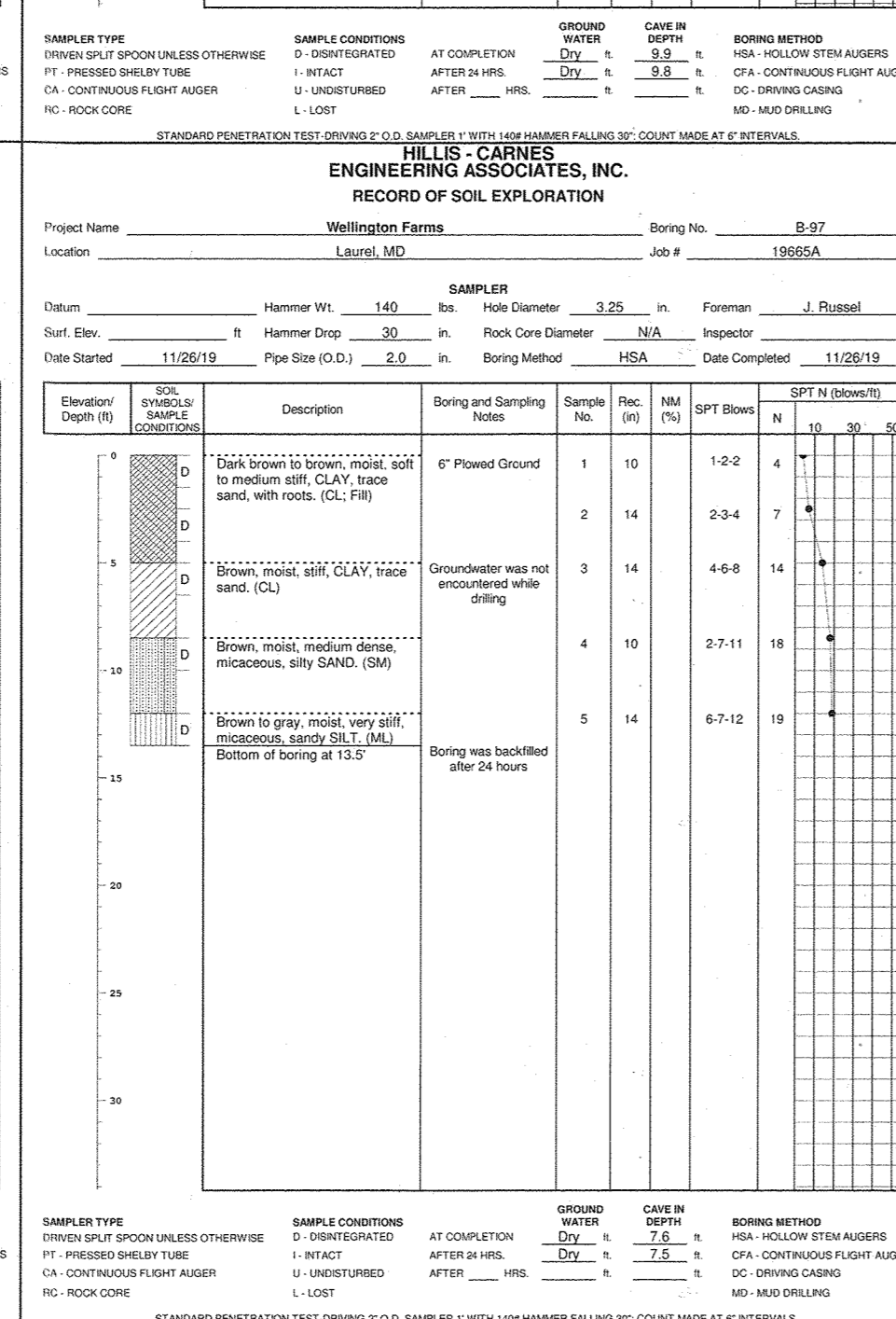
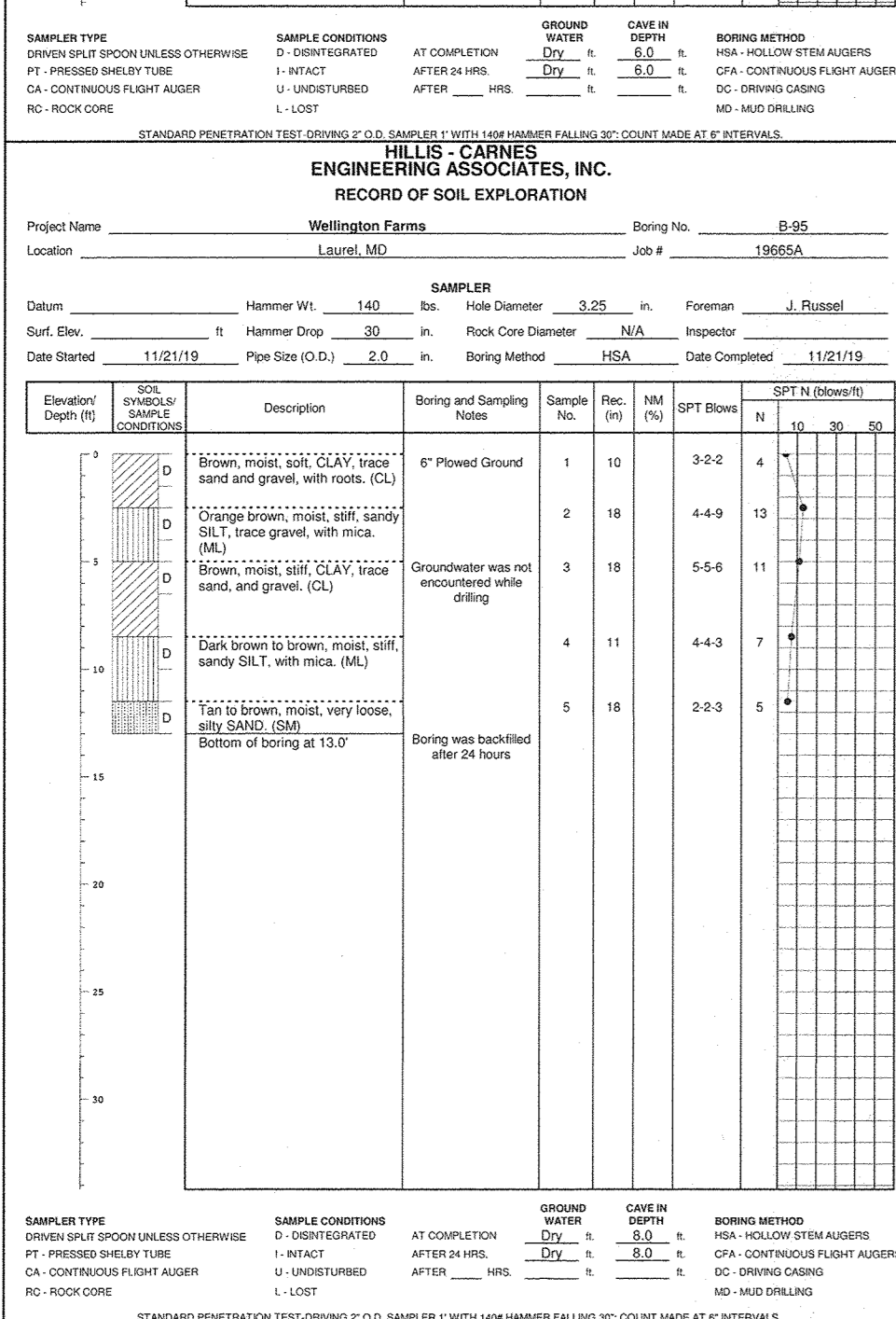
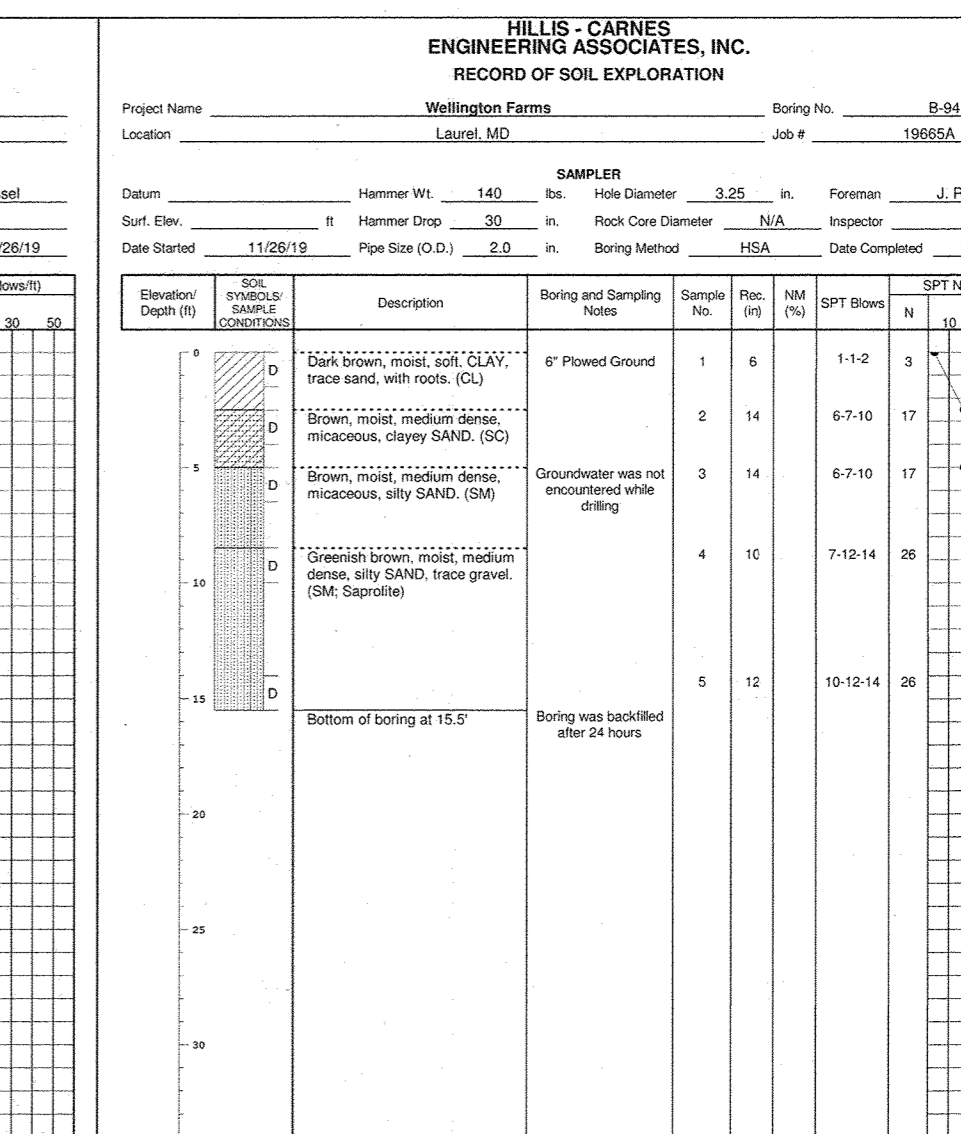
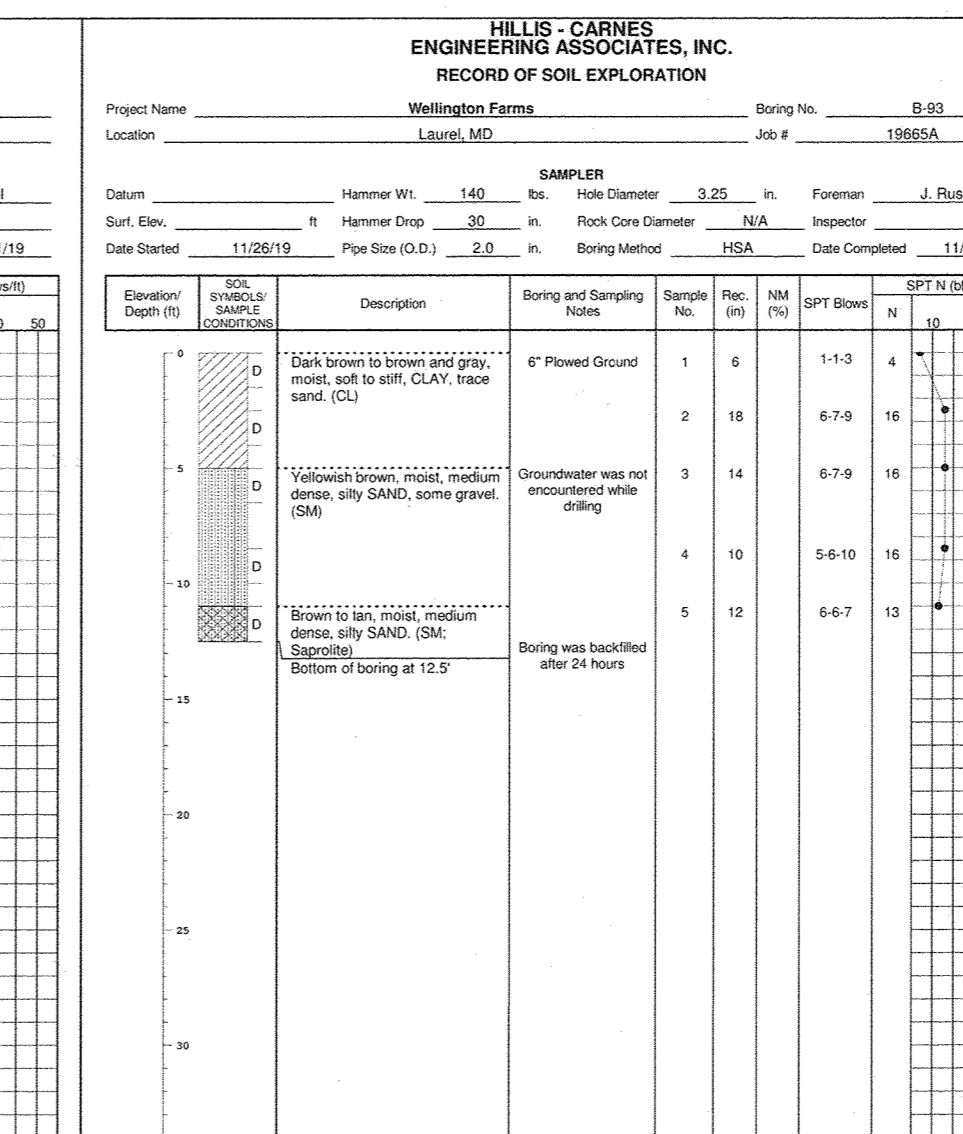
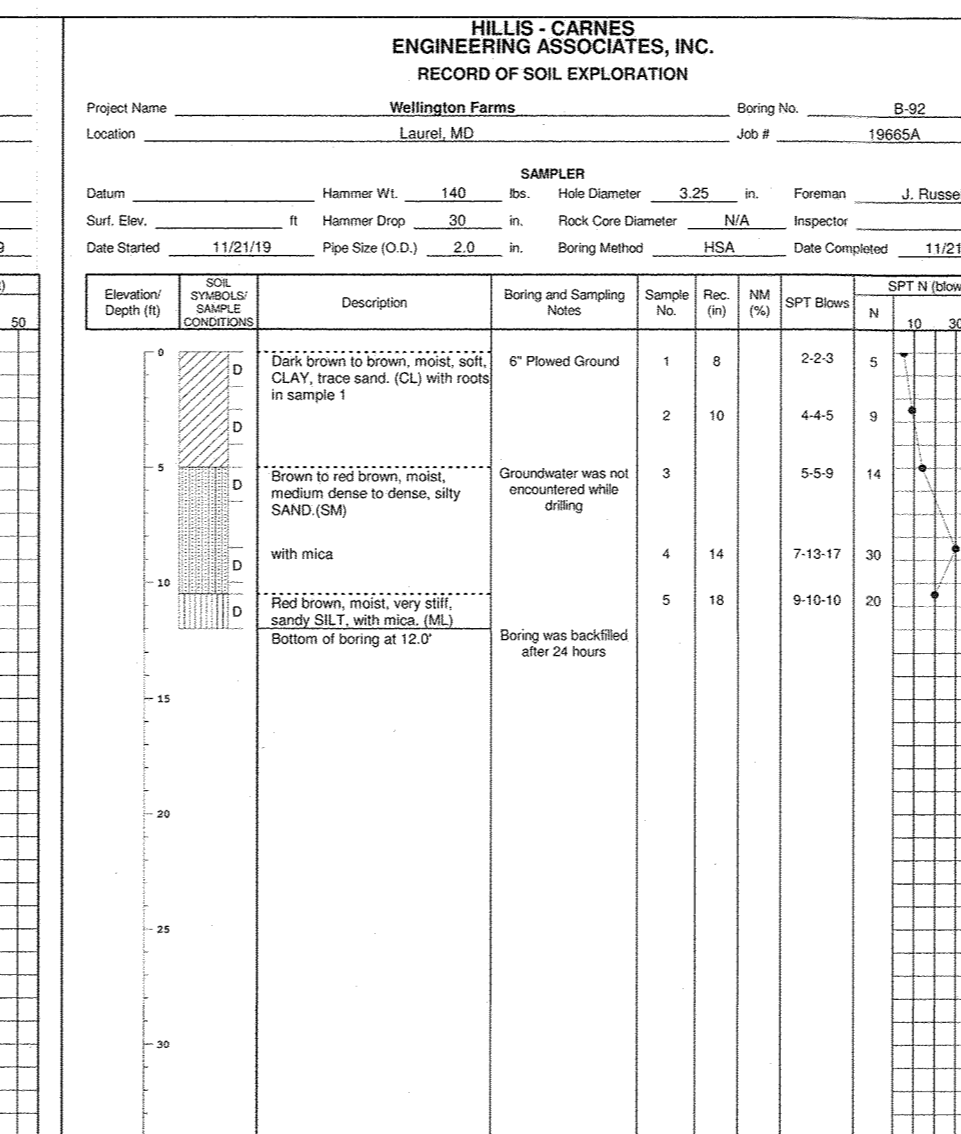
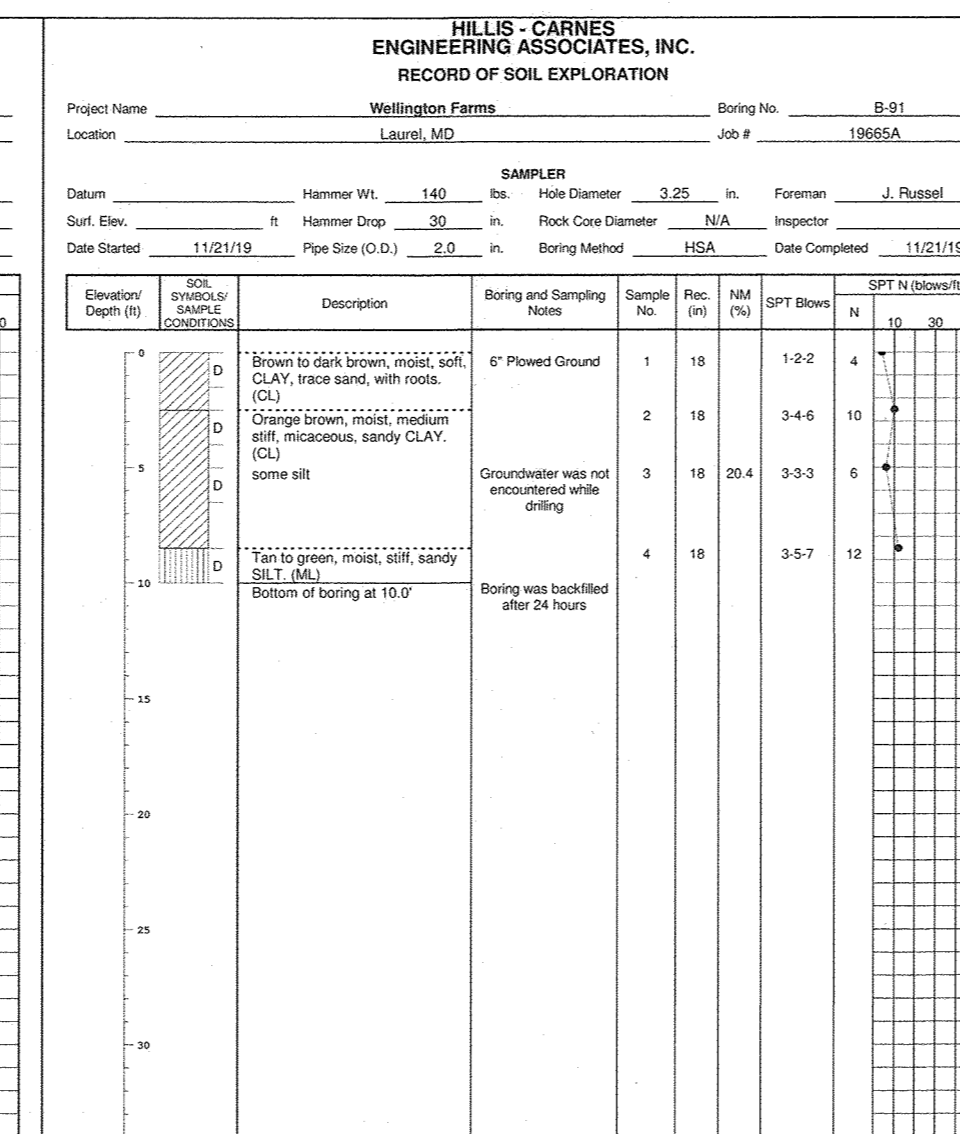
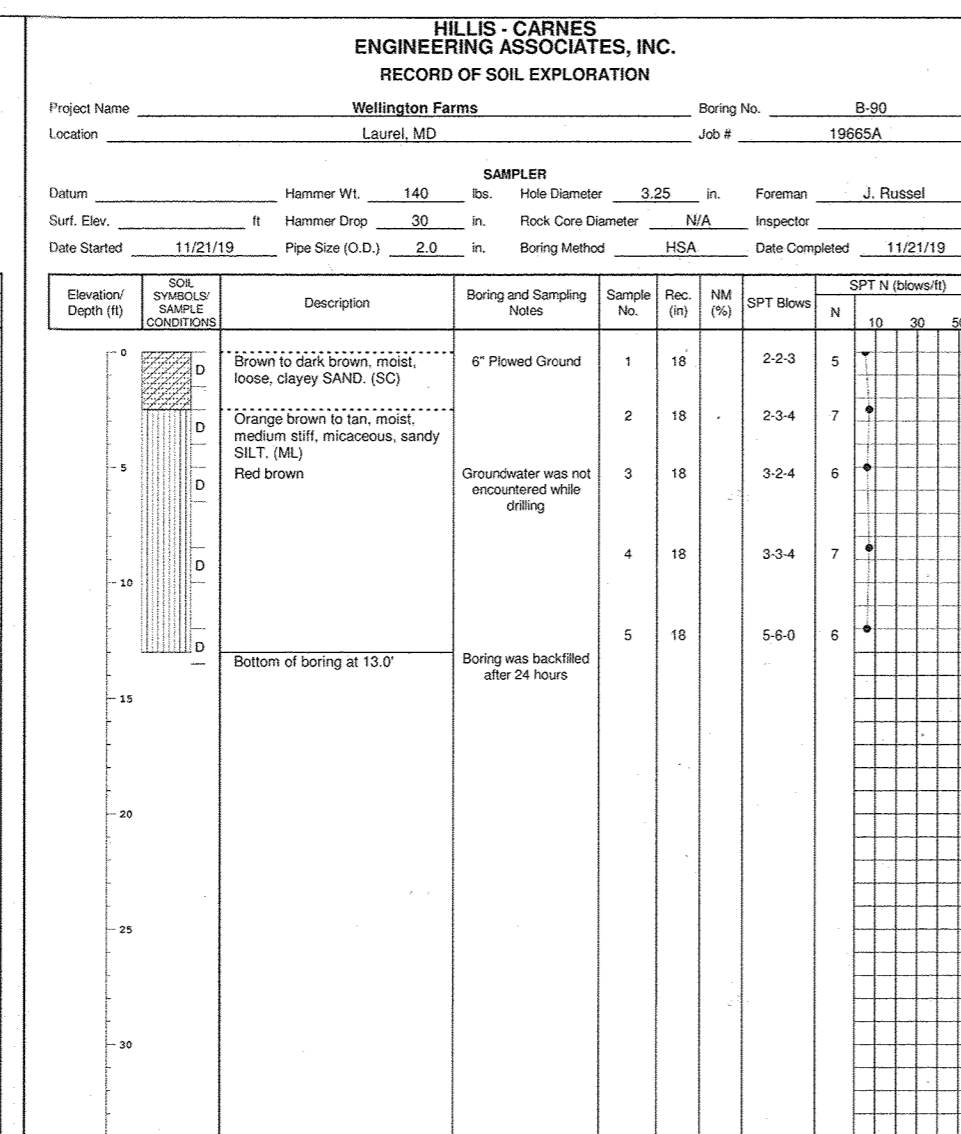
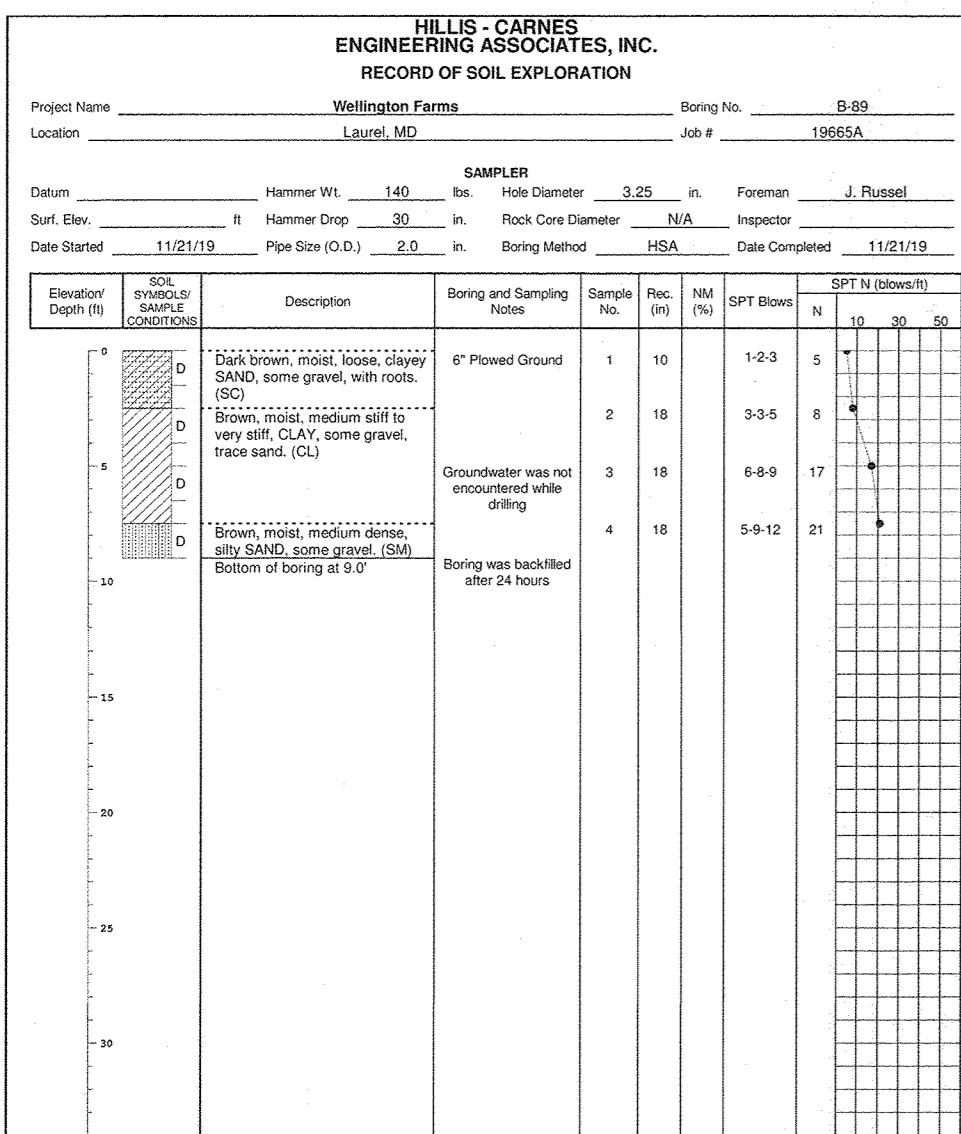
**SEDIMENT AND EROSION CONTROL PLAN**

DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879  
SCALE: AS SHOWN SHEET 37 OF 43

DESIGN: DBT DRAFT: DBT







APPROVED: DEPARTMENT OF PUBLIC WORKS  
  
CHIEF, BUREAU OF HIGHWAYS  
DATE: 10/20/2022

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 11/3/22

APPROVED: DEPARTMENT OF PUBLIC WORKS  
  
CHIEF, DIVISION OF ENGINEERING  
DATE: 11/3/22

NO.	DATE	REVISION

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
3300 N. RIDGE ROAD SUITE 140 & SUITE 141 ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-8644  
WWW.BE-CIVILENGINEERING.COM

**WELLINGTON FARMS**  
Phase 2  
Lots 276 thru 419; Open Space Lots 420 thru 422;  
(A Resubdivision of Non-Buildable Bulk Parcel 'E'  
previously recorded under F-21-044 and  
Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

OWNER:  
ESC WELLINGTON, L.C.  
5074 DORSEY HALL DRIVE, SUITE 205  
ELLCOTT CITY, MARYLAND 21042  
410-720-3021

DEVELOPER:  
ESC WELLINGTON, L.C.  
5074 DORSEY HALL DRIVE, SUITE 205  
ELLCOTT CITY, MARYLAND 21042  
410-720-3021

TAX MAP: 46 - GRID: 6 - PARCEL: 163  
ZONED: R-20-MD-3 / R-CC-MD-3  
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**SOIL BORING LOGS**

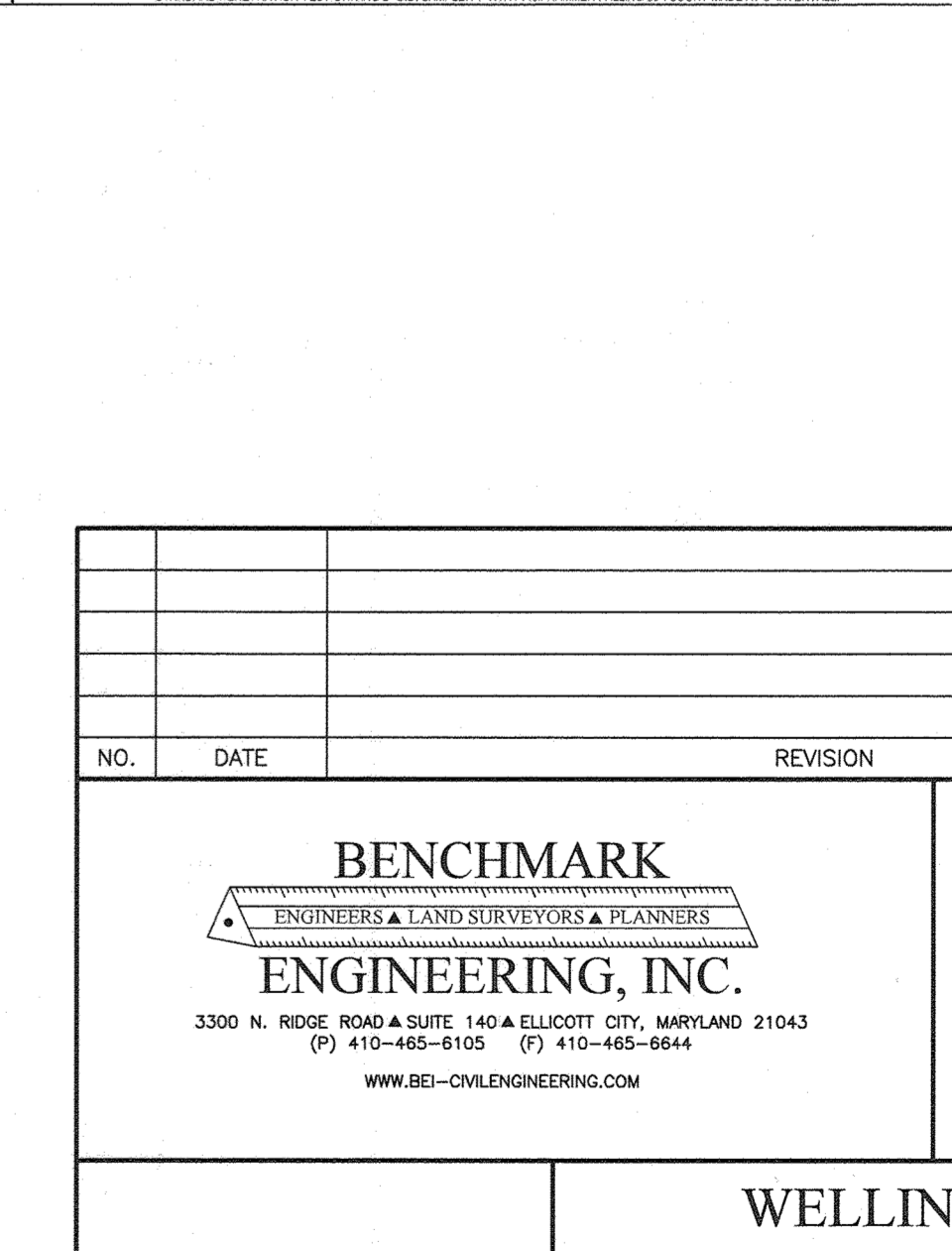
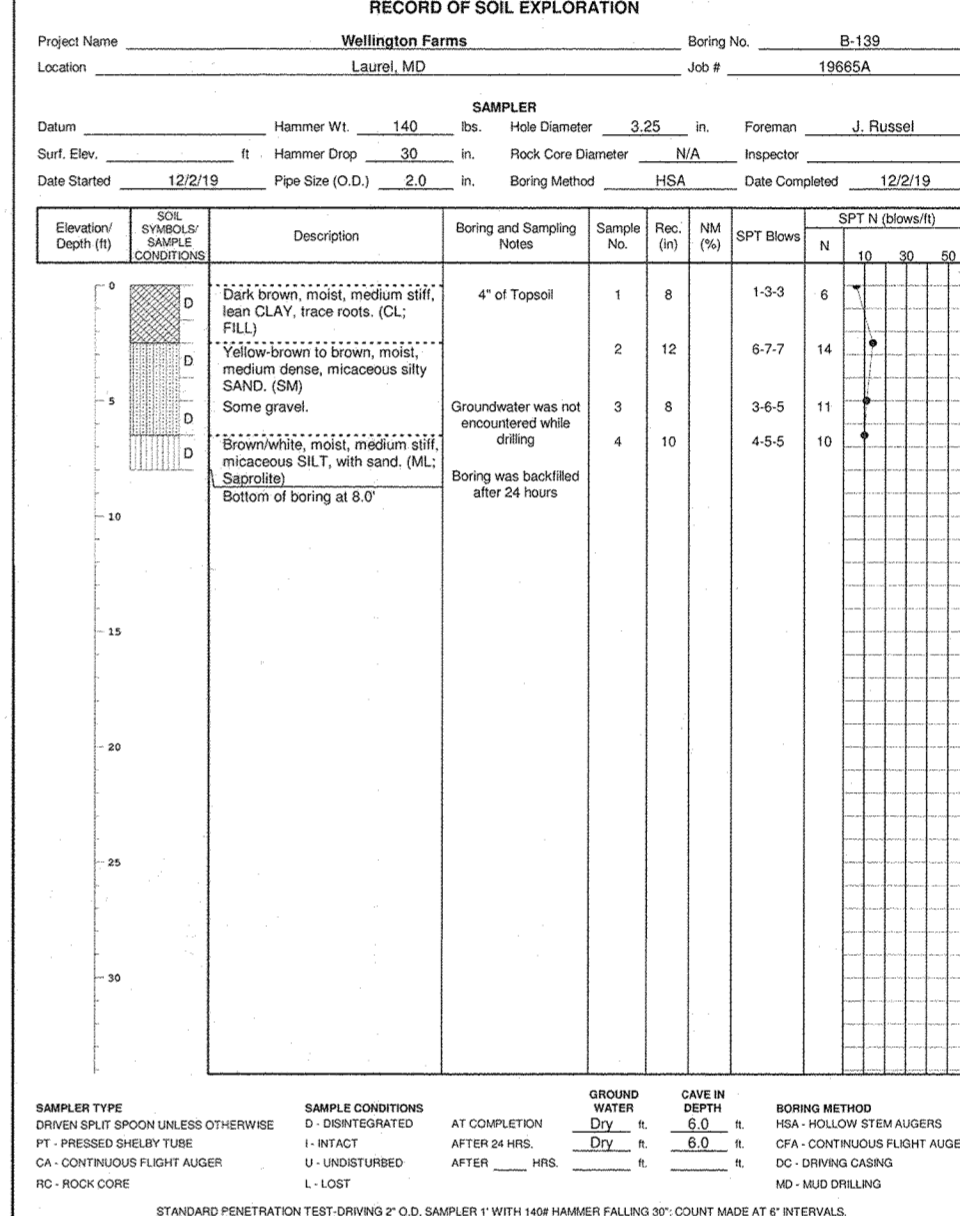
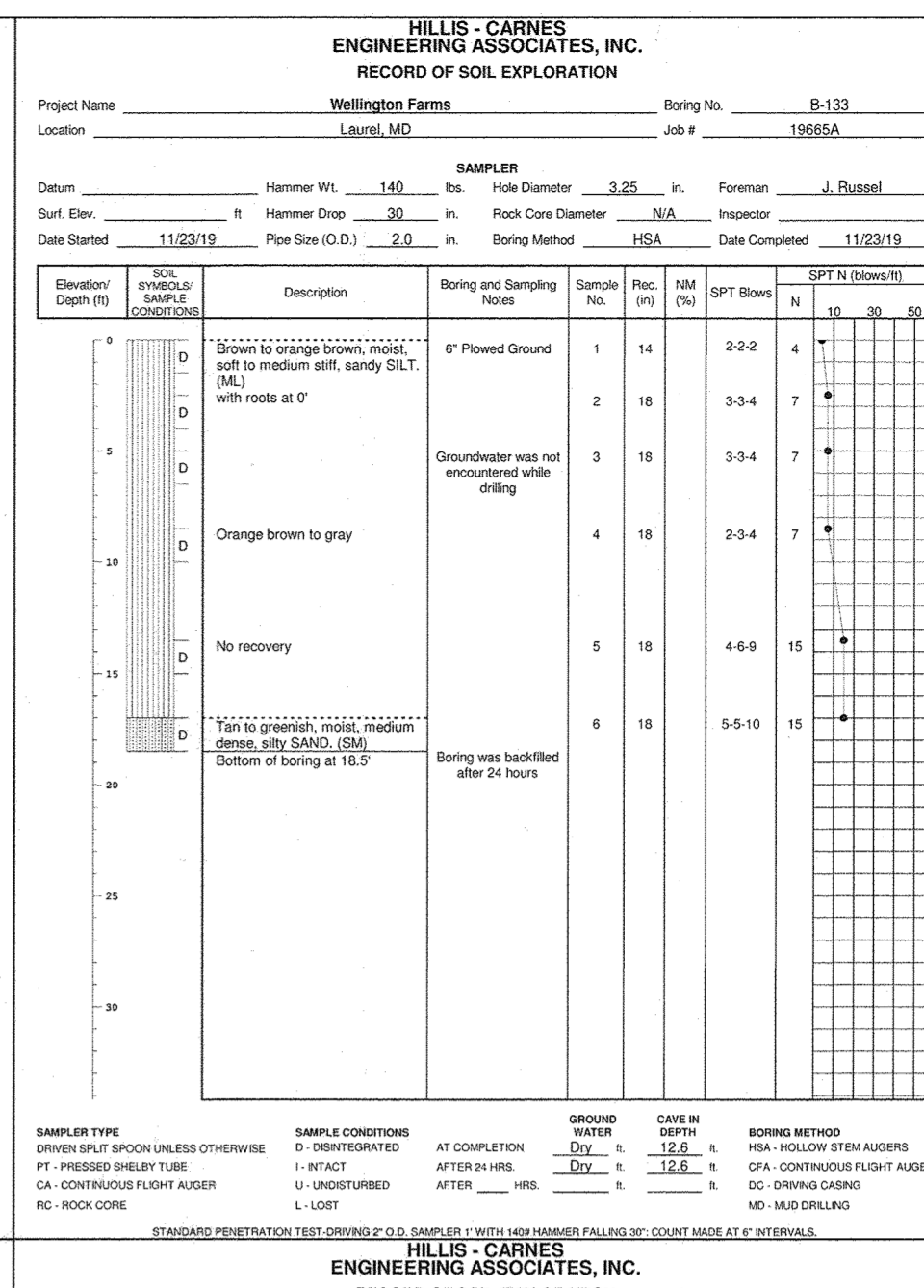
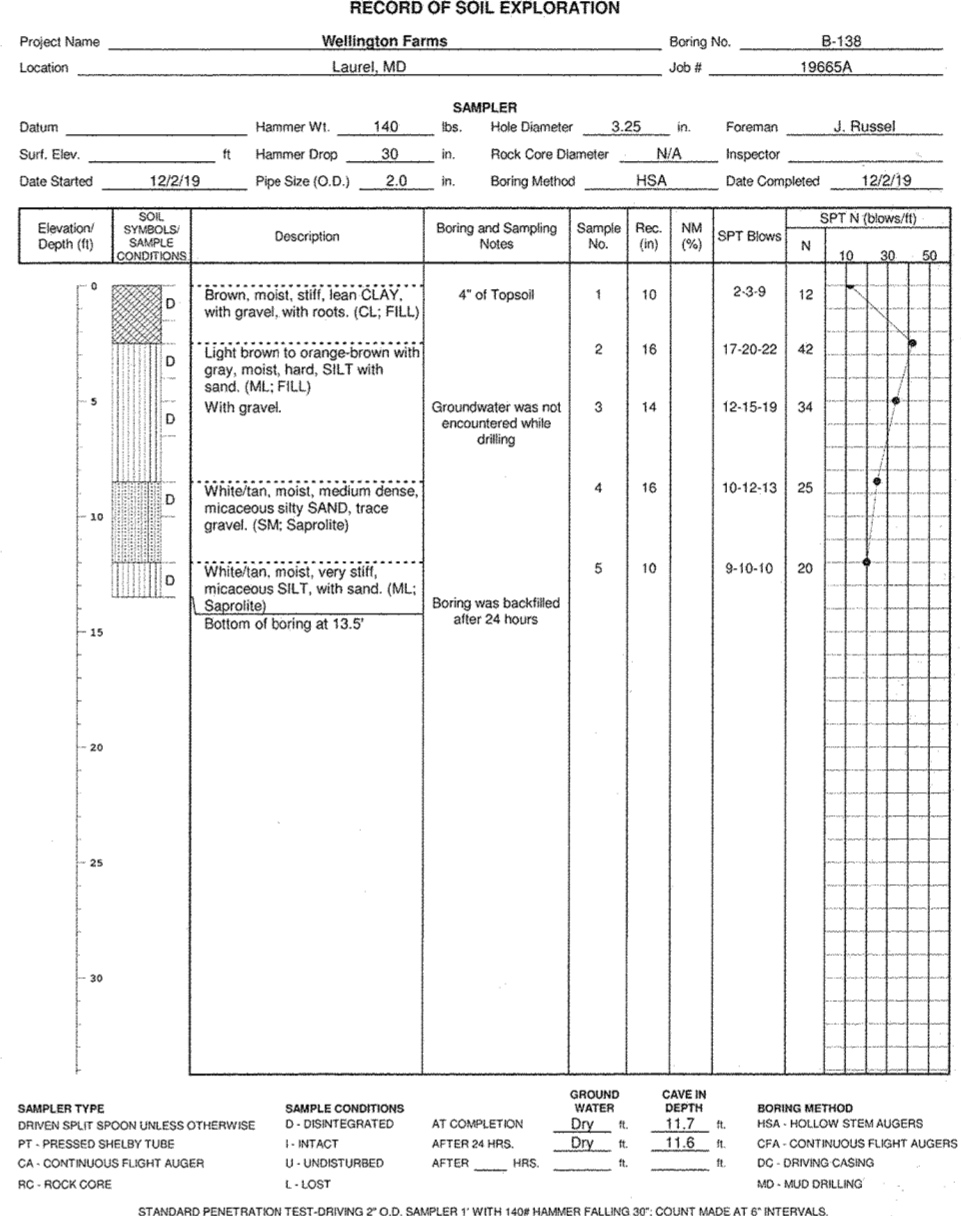
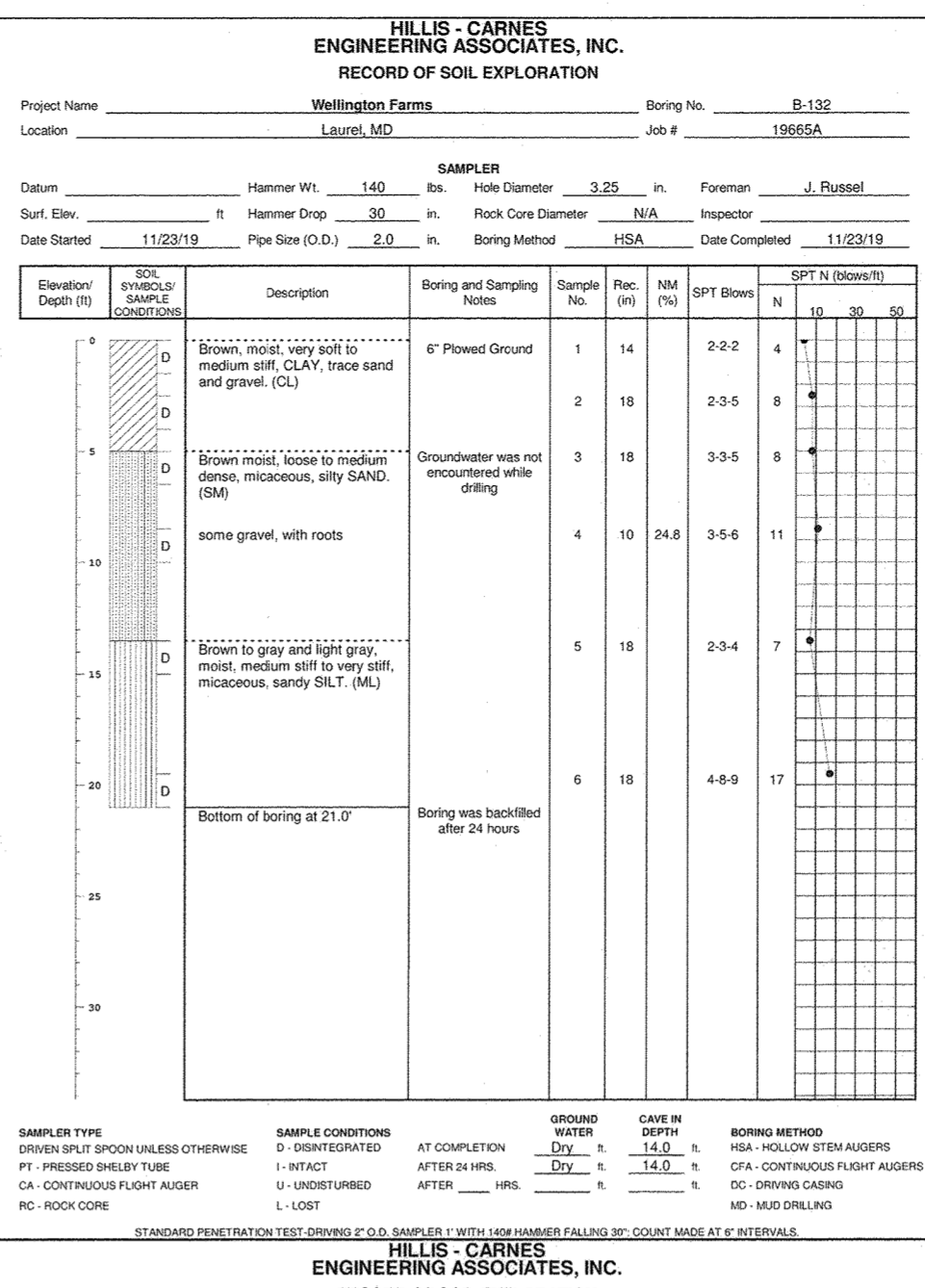
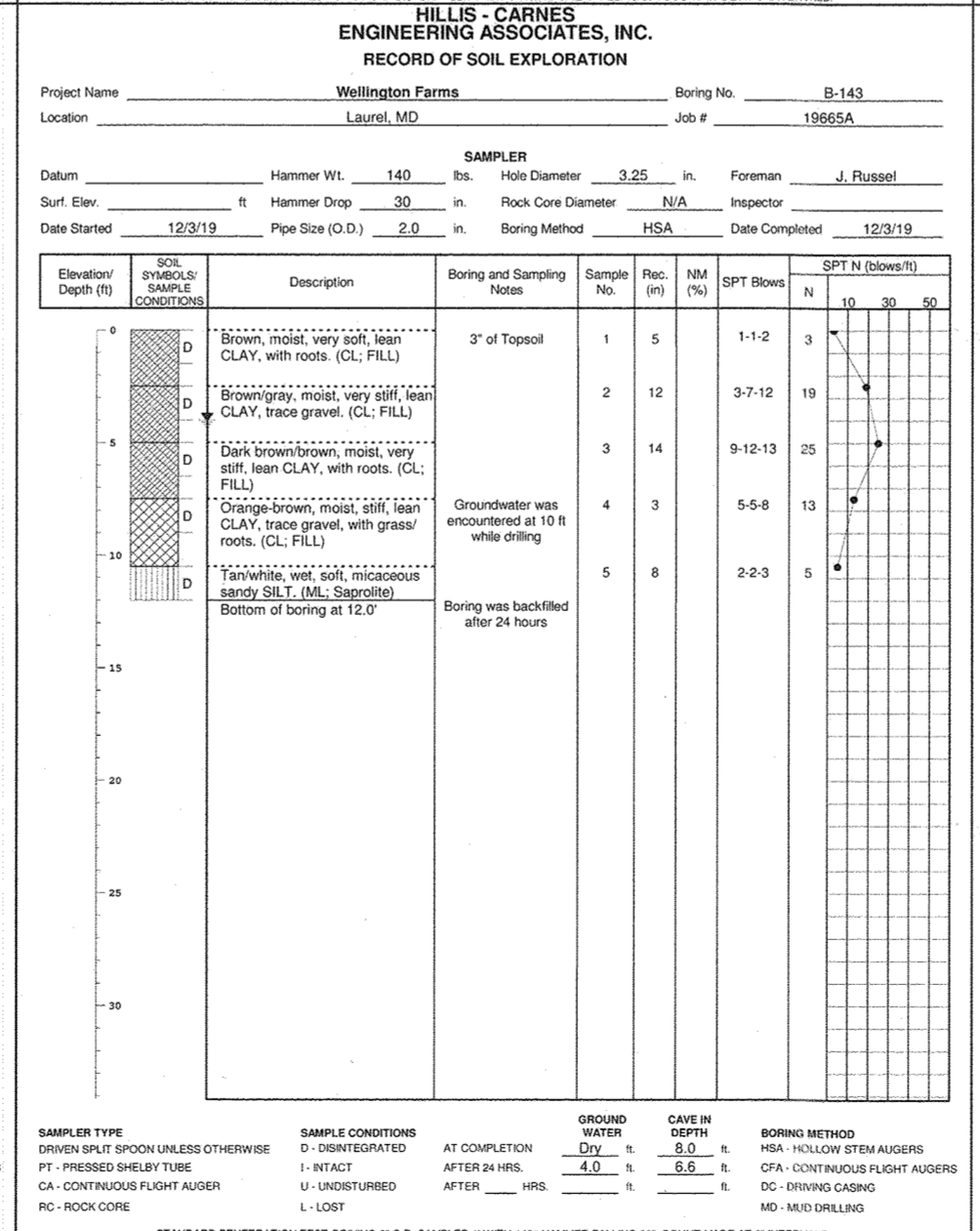
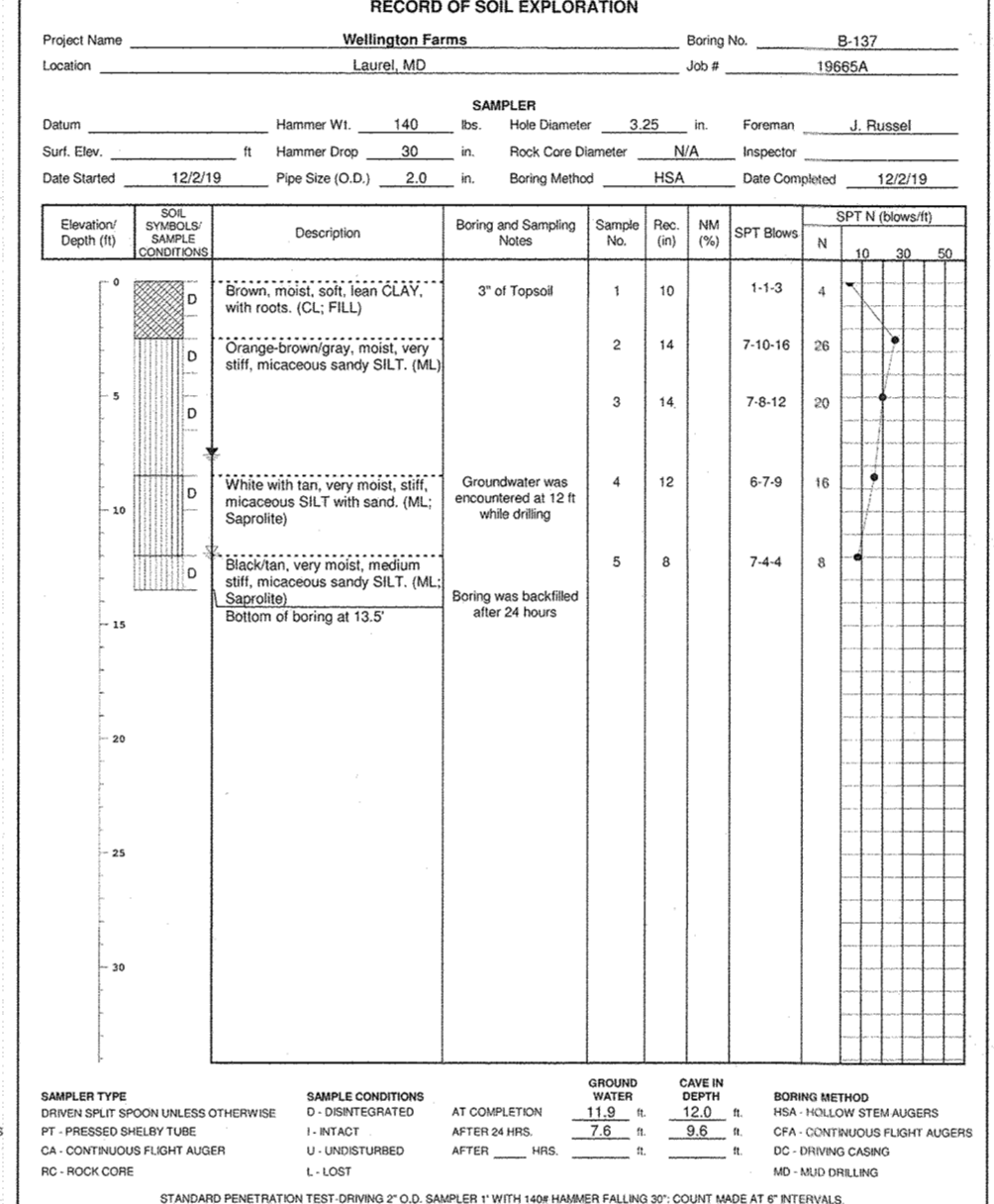
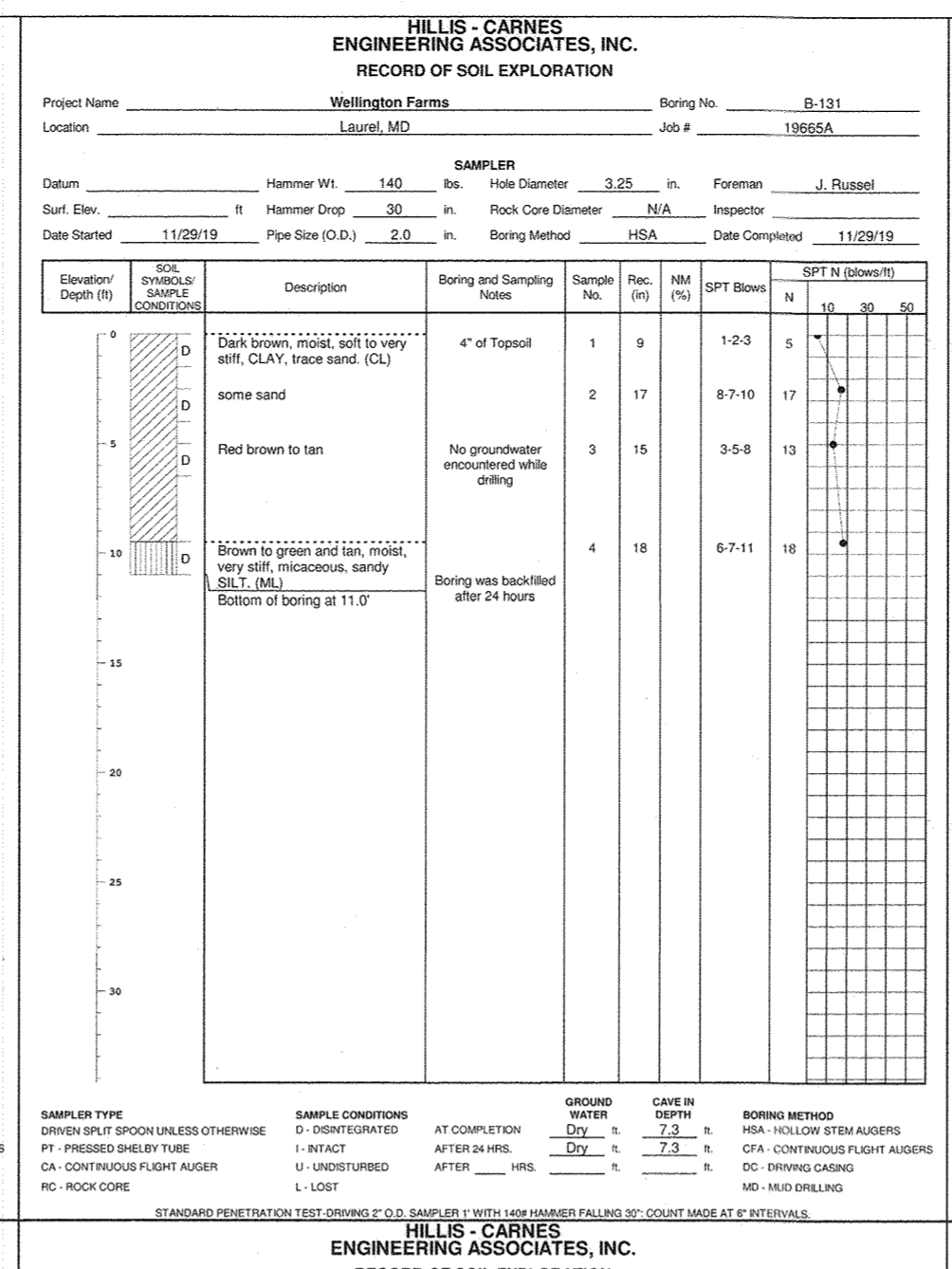
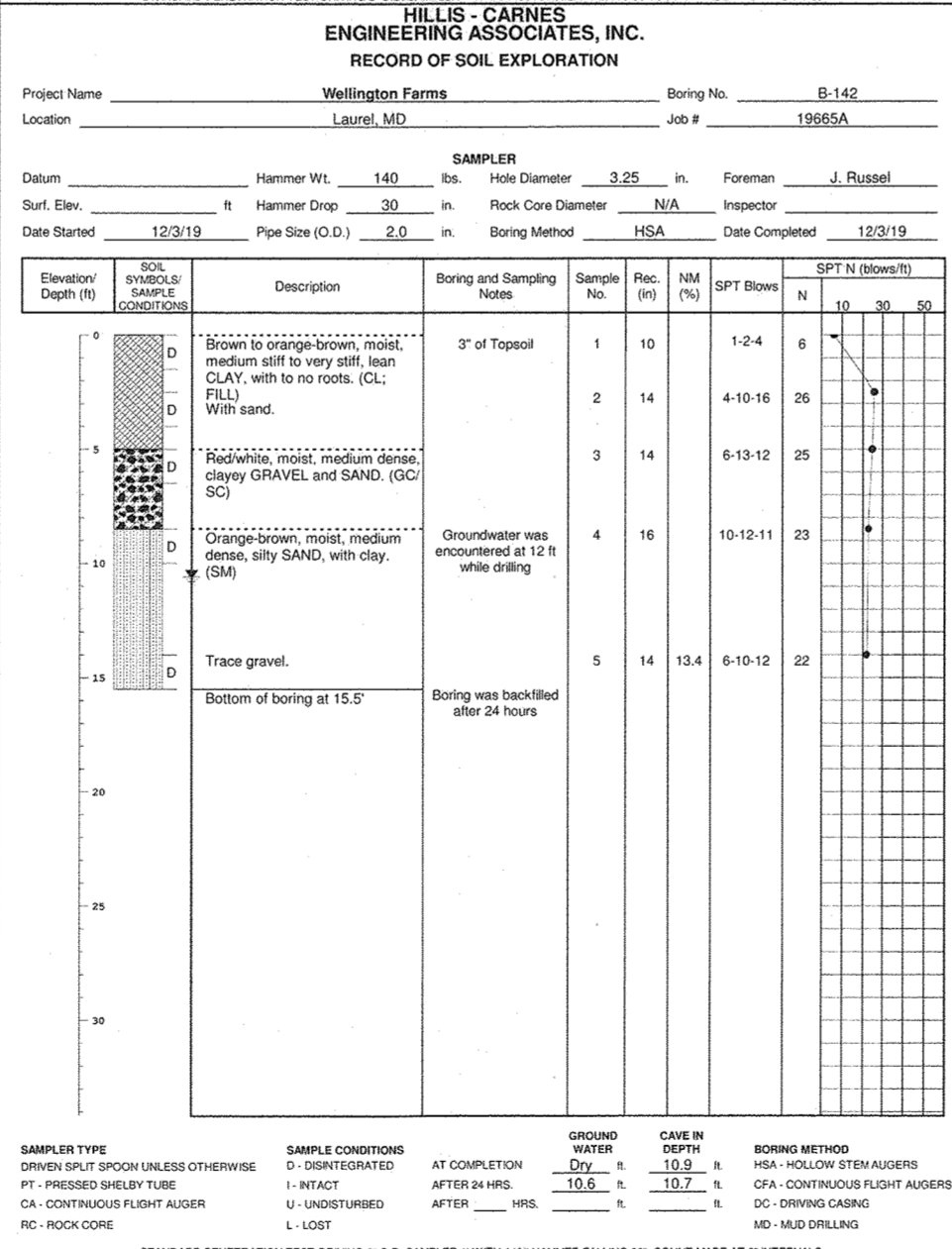
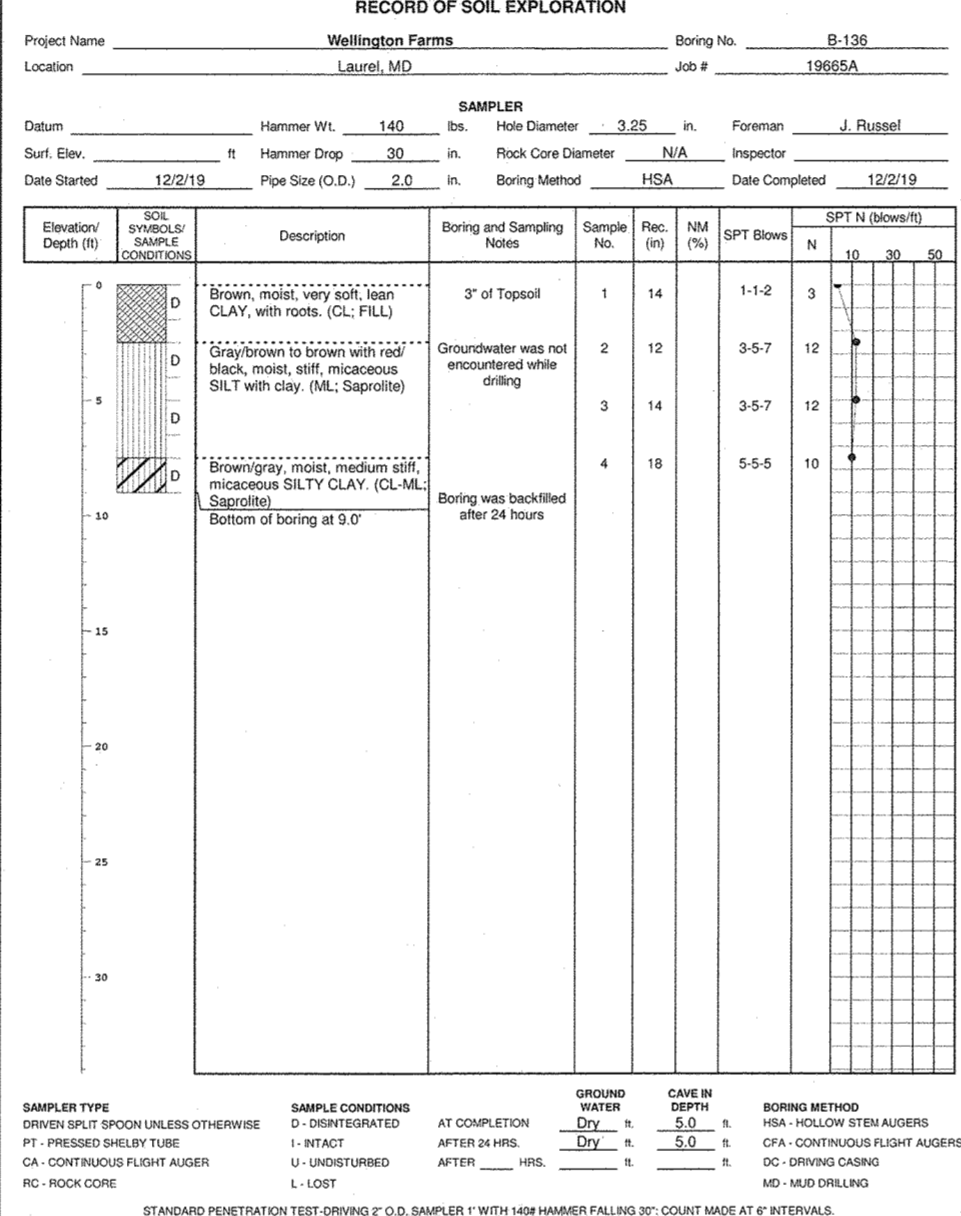
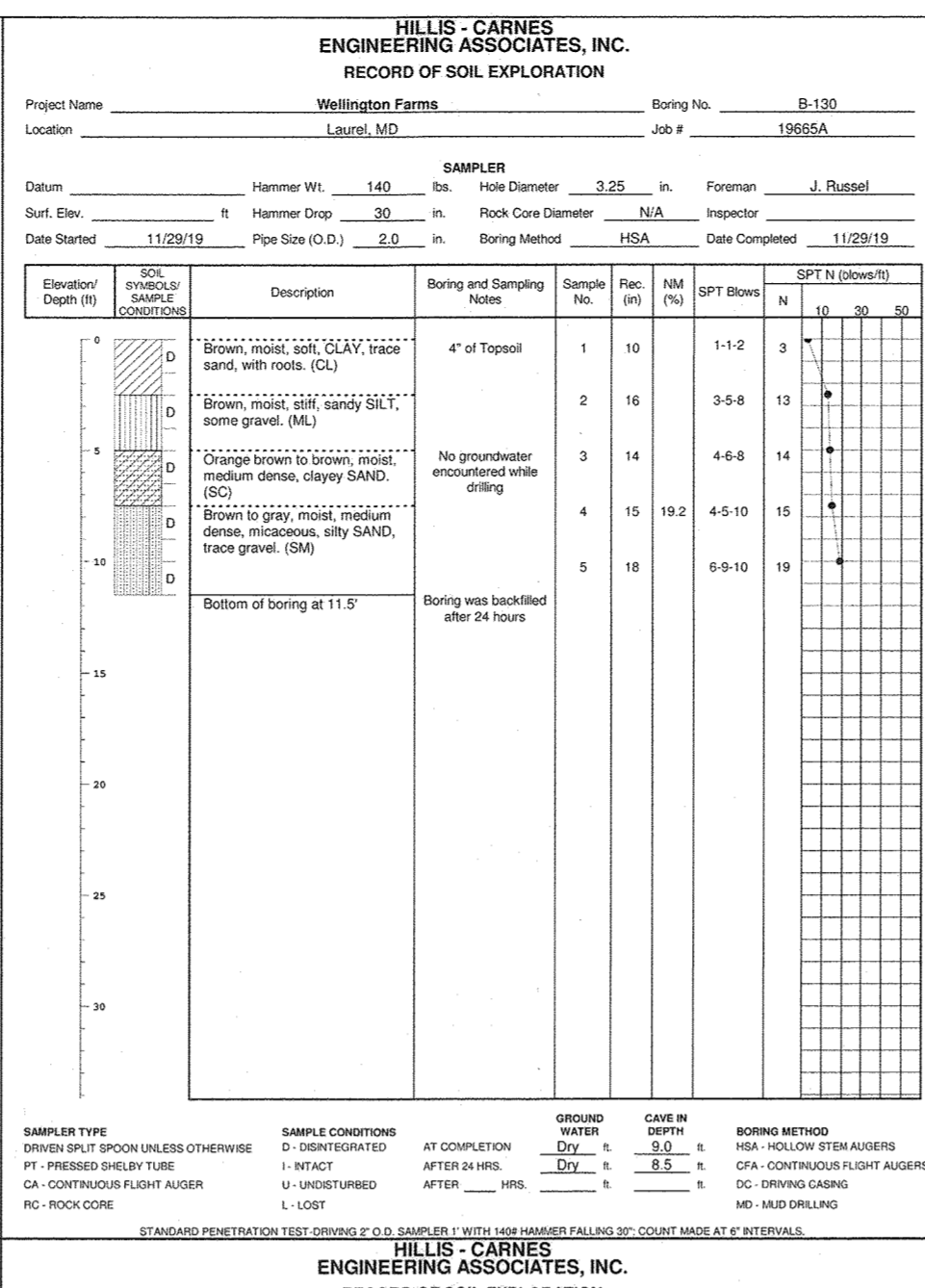
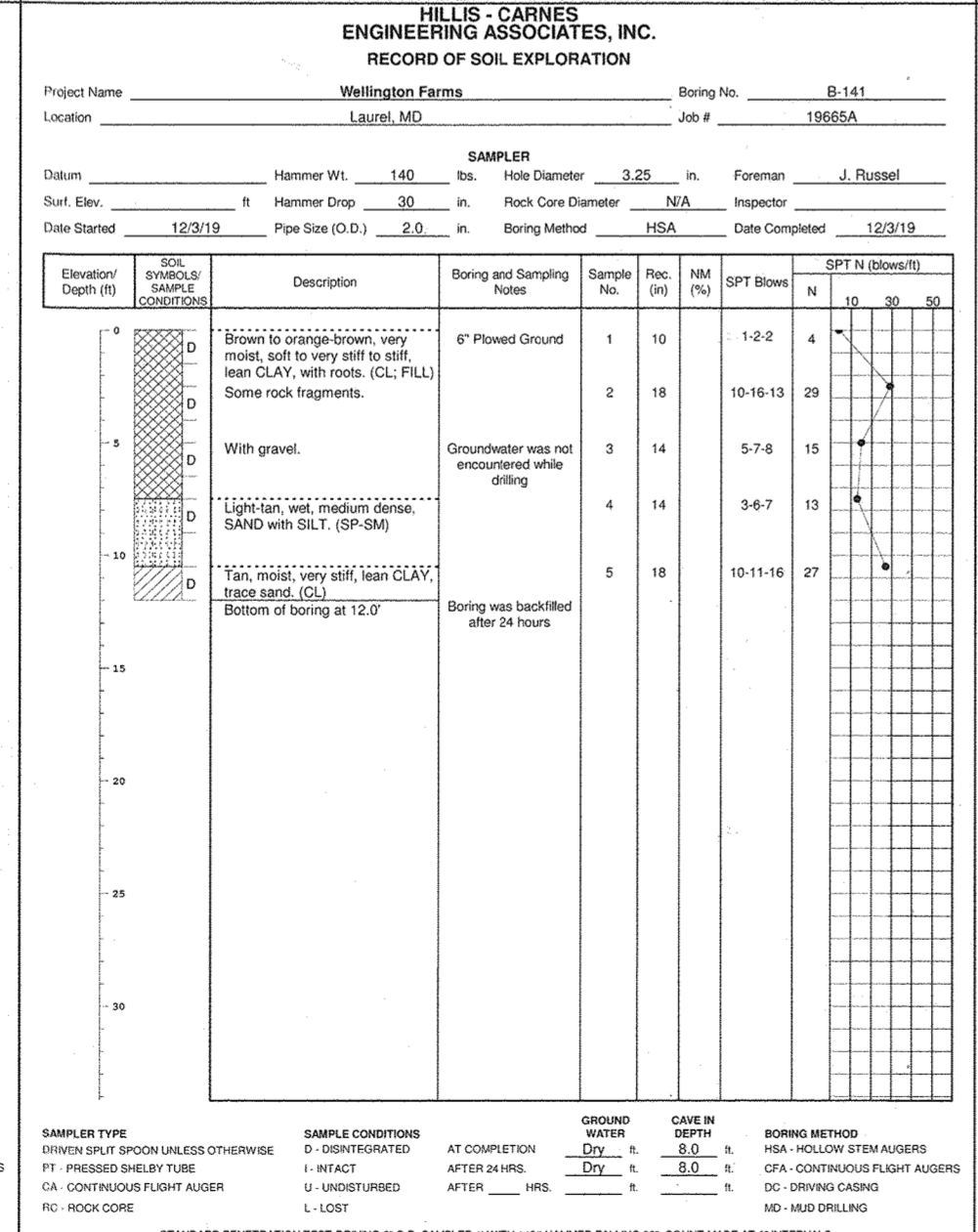
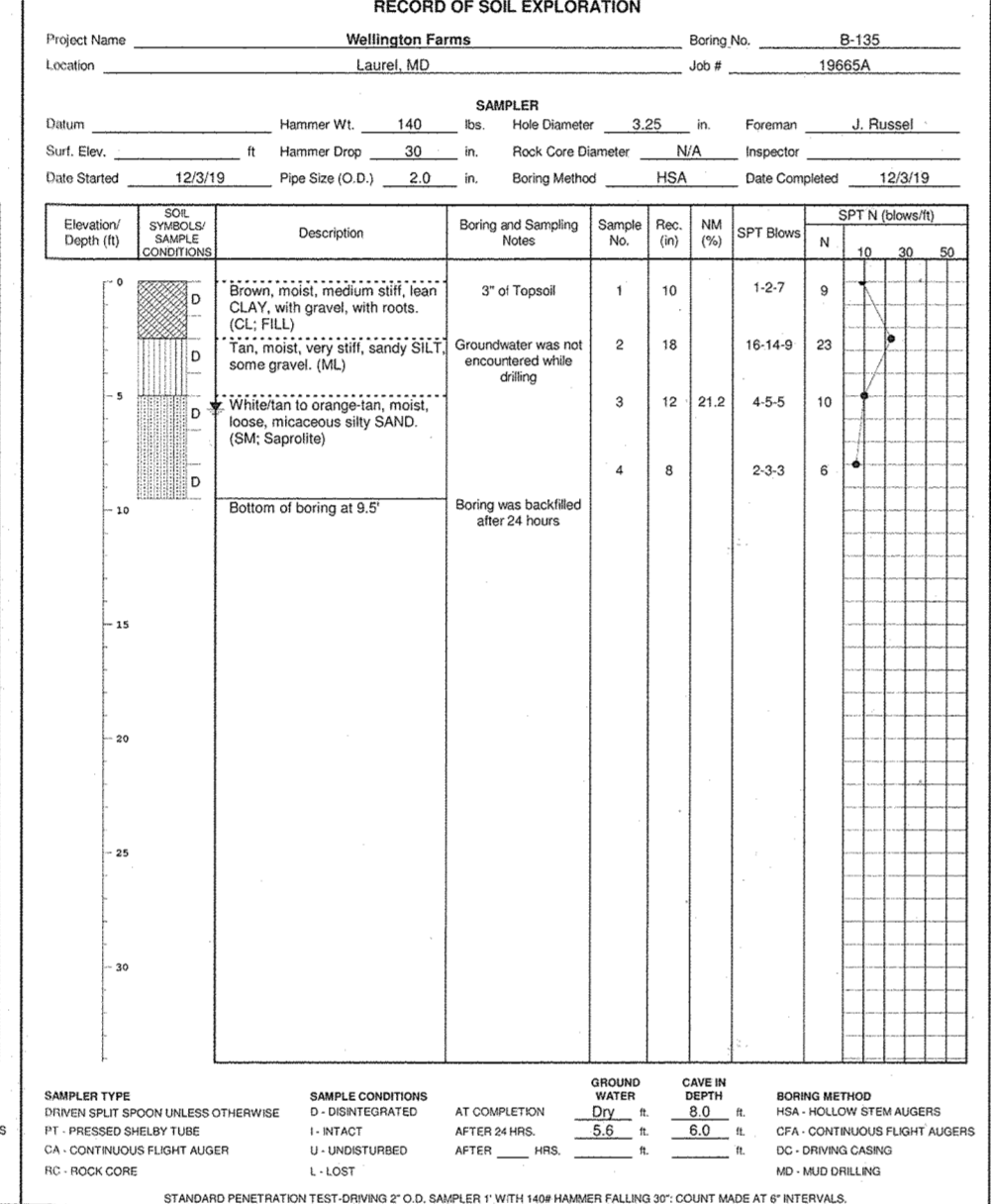
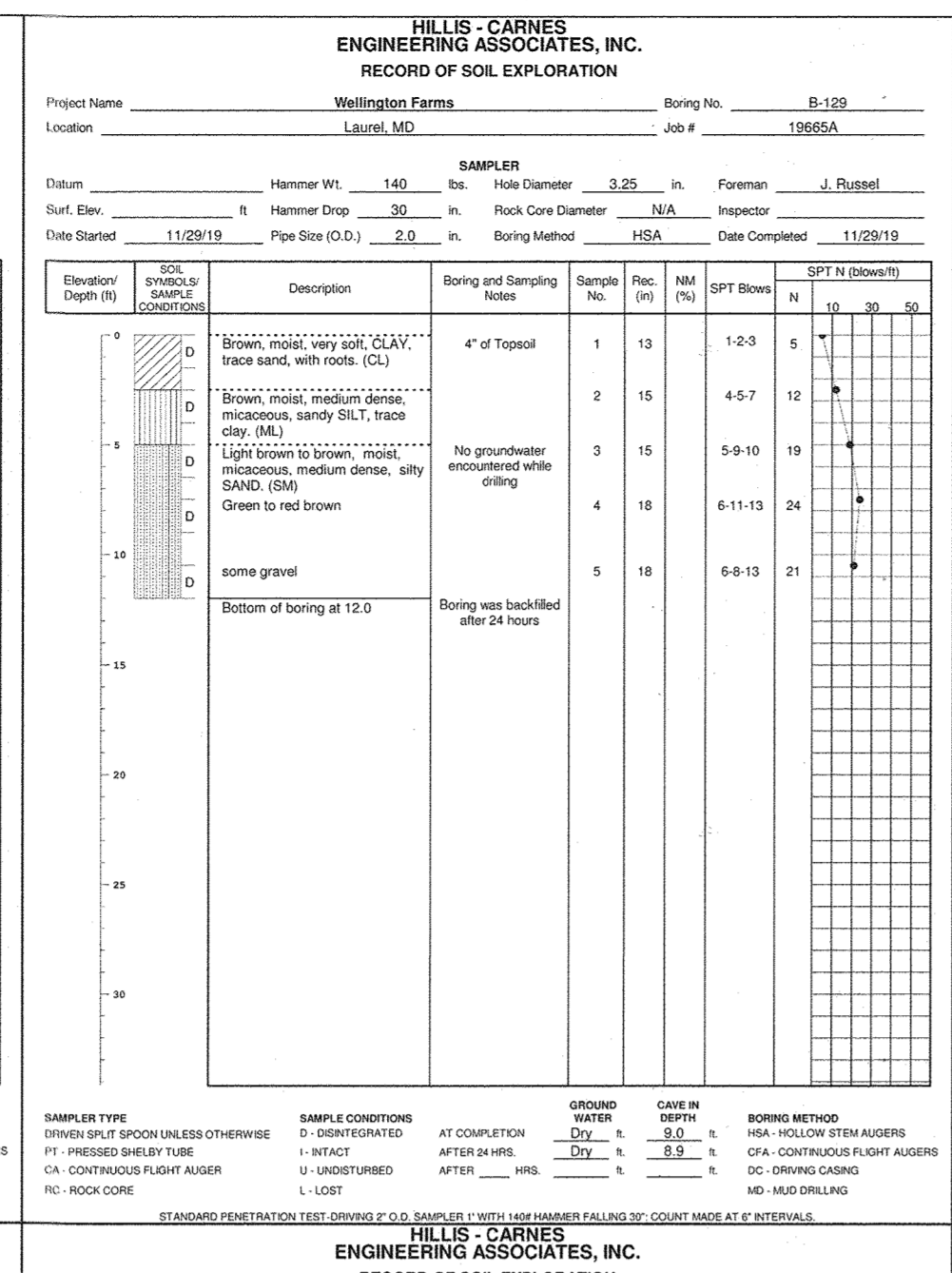
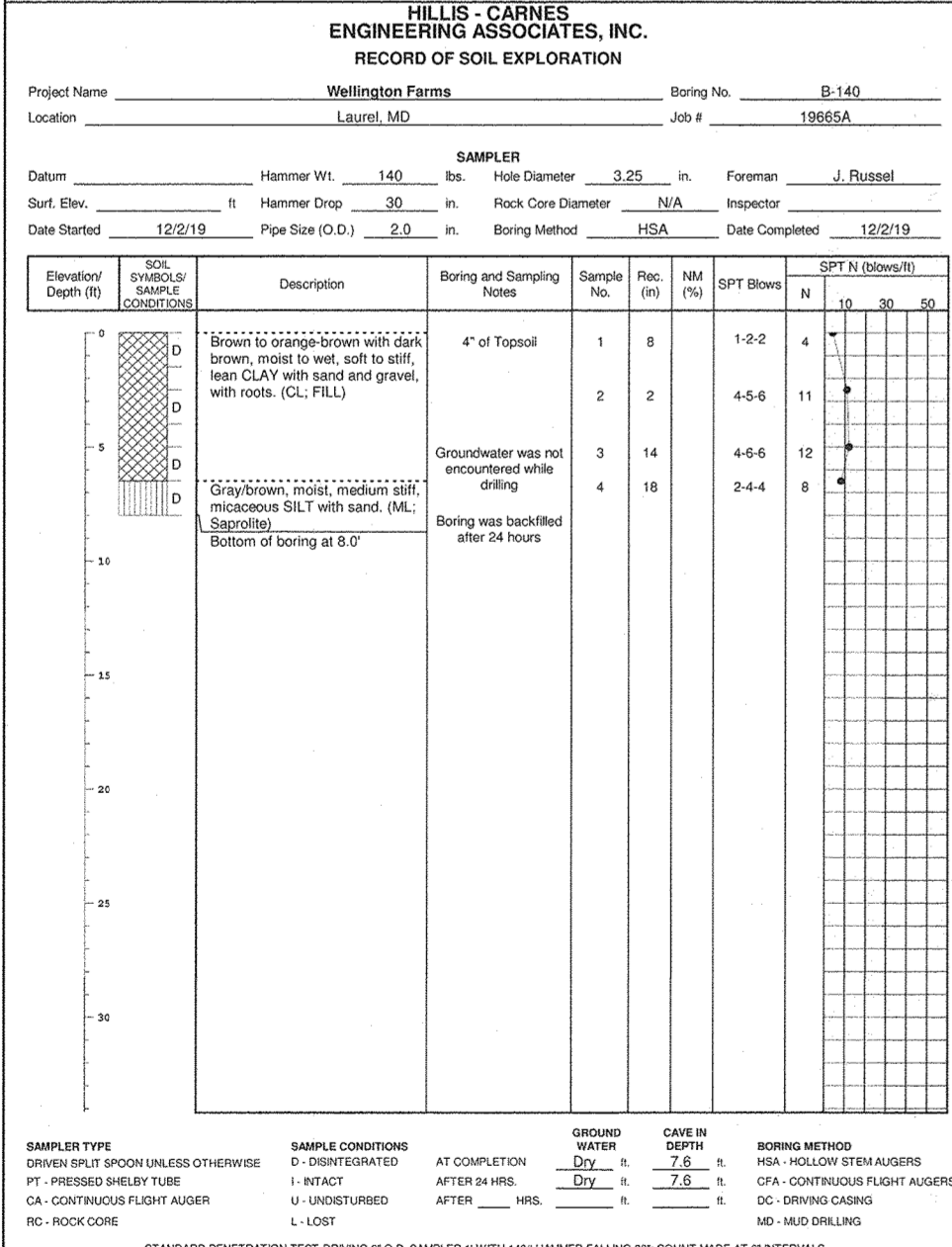
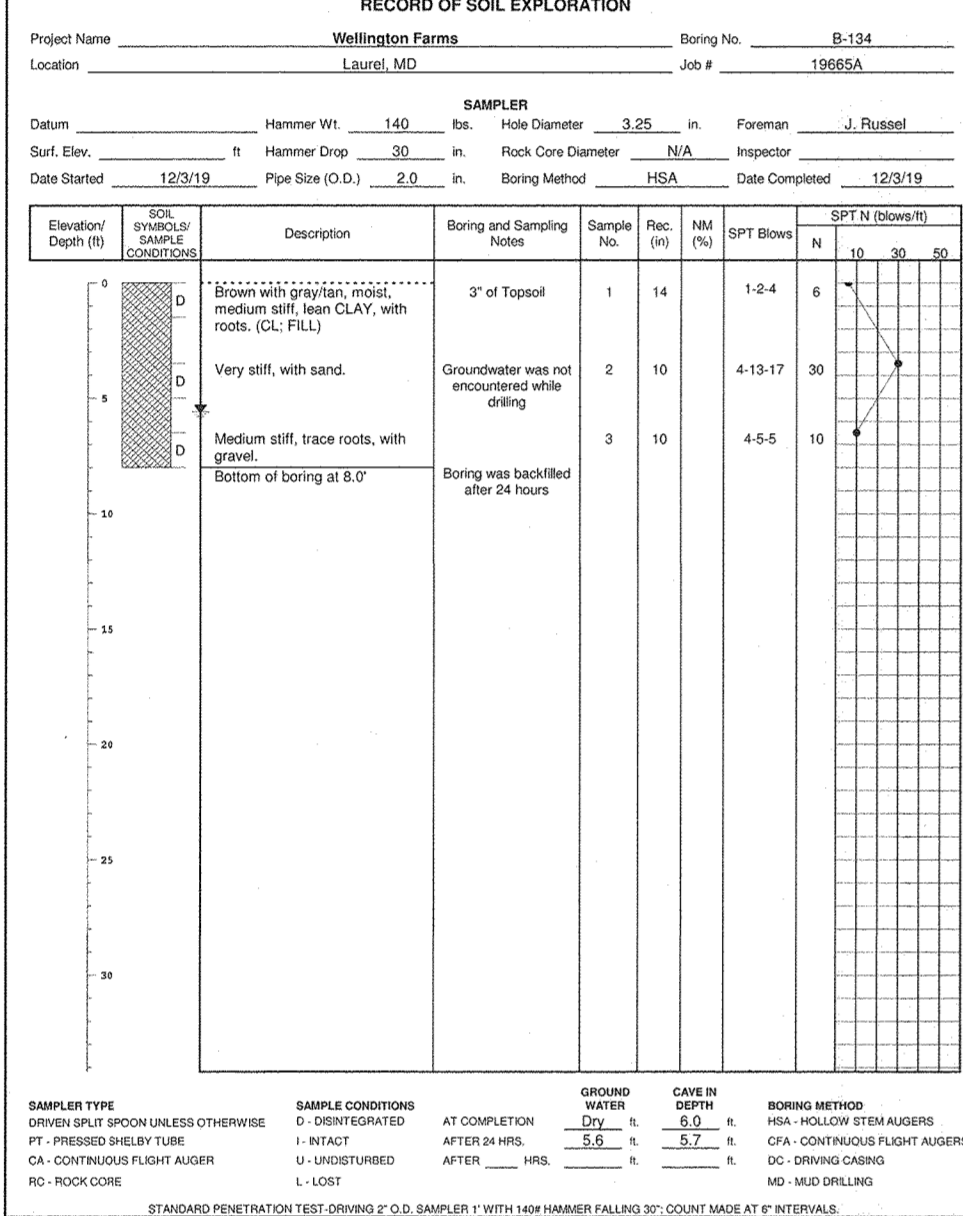
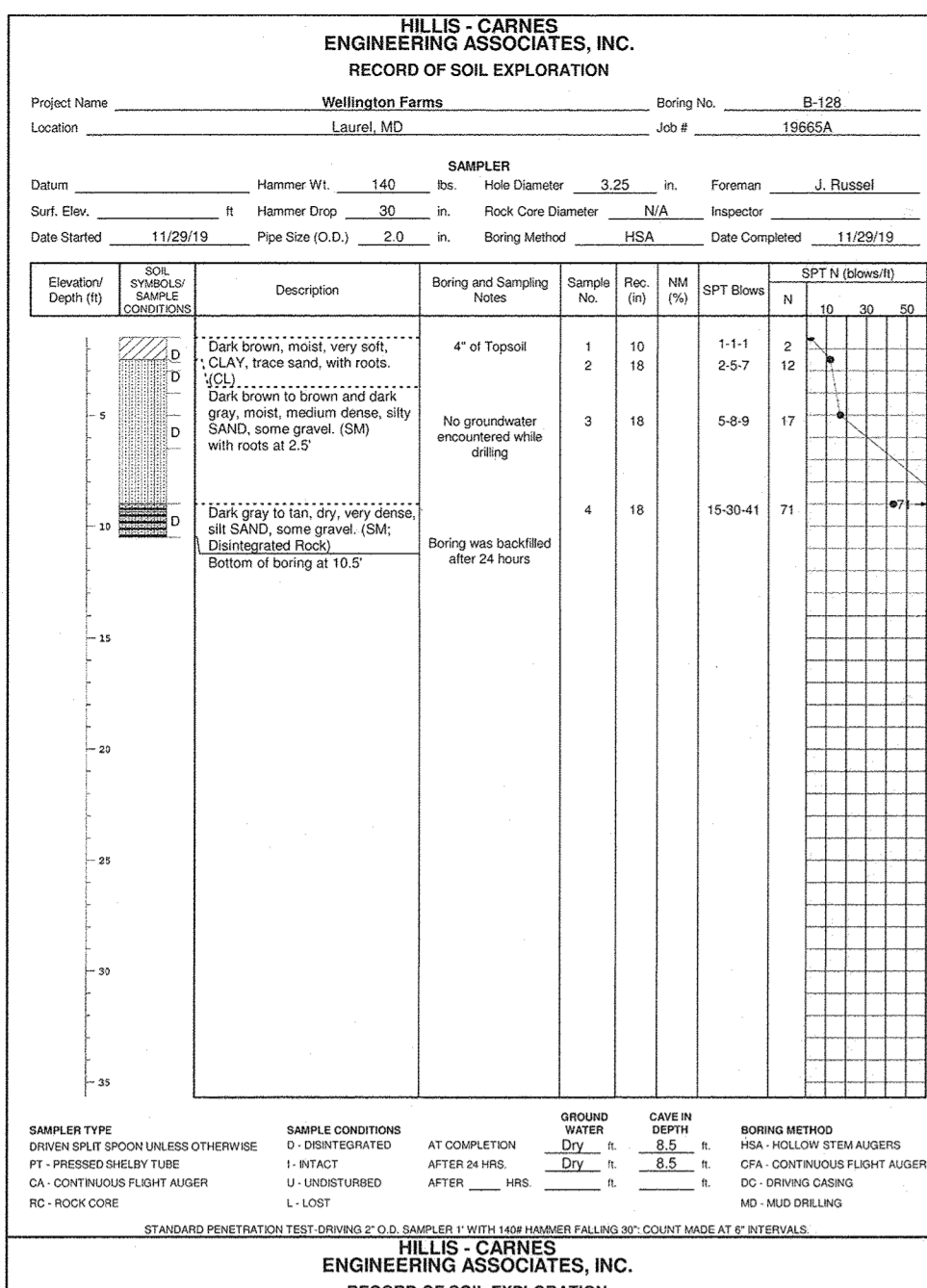
DATE: AUGUST 15, 2022  
SCALE: AS SHOWN  
DESIGN: DBT  
DRAFT: DBT

BEI PROJECT NO. 2879  
SHEET 40 OF 43

F-22-030







APPROVED: DEPARTMENT OF PUBLIC WORKS  
*10/20/2022*  
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*11/22*  
 DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*11/22*  
 DATE

NO. DATE REVISION

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TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONED: R-20-MX-D-3 / R-50-MX-D-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

DATE: AUGUST 15, 2022 BEI PROJECT NO. 2879  
 DESIGN: DBT DRAFT: DBT SCALE: AS SHOWN SHEET 42 OF 43

