STRUCTURES LOCATED ON THESE LOTS.

GENERAL NOTES

- 1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE
- 2.) THE SUBJECT PROPERTY IS ZONED R-SC-MXD-3 PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- 3.) BOUNDARY IS BASED ON F-22-030 RECORDED PLAT NO. 26342-26349.

4.) THE EXISTING TOPOGRAPHY SHOWN ON THESE LOTS IS BASED ON MASS GRADING AS SHOWN ON THE APPROVED F-22-030 ROAD CONSTRUCTION PLANS.

5.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT

NOS. 46FB AND 47AA WERE USED FOR THIS PROJECT.

6.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-5139-D AND 24-5140-D.7.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-5139-D AND 24-5140-D.

8.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE DRAINAGE AREA IS THE HAMMOND

9.) EXISTING UTILITIES SHOWN ARE BASED ON APPROVED WATER/SEWER CONTRACT DRAWINGS, APPROVED ROAD CONSTRUCTION PLANS, AERIAL, AND FIELD SURVEYED LOCATIONS.

10.) THERE ARE NO WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, 100—YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA LOCATED ON THESE LOTS.

11.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC

12.) STORMWATER MANAGEMENT FOR THESE LOTS WAS PREVIOUSLY PROVIDED AND APPROVED UNDER F-22-030. THE ON-LOT DRY WELLS FOR TREATMENT OF THE HOUSES FOR THE LOTS THAT REQUIRE THEM ARE PROVIDED ON THIS SITE DEVELOPMENT PLAN. ALL THE DRYWELLS ARE TO BE OWNED AND MAINTAINED BY THE OWNERS OF

13.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWINGMINIMUM REQUIREMENTS:

- A) WIDTH 12' (16' SERVING MORE THAN ONE RESIDENCE).
- B) SURFACE -6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING $(1-\frac{1}{2}$ " MIN.). C) GEOMETRY MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
- D) STRUCTURES(CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD) E) DRAINAGE ELEMENTS — CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1
- G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.

14.) FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03 and R-6.05. REFER TO DETAIL ON THIS SHEET FOR LOTS THAT FRONT ALONG SOUTHSIDE OF DECLAN ROAD WITH THE 8' ASPHALT PATH.

15.) LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND SHOWN ON THE CERTIFIED LANDSCAPE PLAN WITHIN THIS SITE DEVELOPMENT PLAN SET. FINANCIAL SURETY IN THE AMOUNT OF \$29,250.00 FOR THE REQUIRED 84 SHADE TREES AND 27 EVERGREEN TREES SHALL BE PAID AS PART OF THE GRADING PERMIT.

16.) THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION FOR THESE LOTS WAS PROVIDED UNDER F-22-030. THE EASEMENTS WERE RECORDED AS PART OF RECORD PLAT

17.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE JANUARY 30, 2023, ON WHICH DATE DEVELOPER AGREEMENT #F22030/24-5139-D/24-5140-D WAS FILED AND

18.) THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2013.

19.) ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDER'S EXPENSE.

20.) IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCONIES AND CHIMNEYS MAY ENCROACH 4 FEET INTO ANY SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET. EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL (EXCLUDING THOSE ATTACHED TO A PORCH OR DECK) MAY ENCROACH 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY, 16 FEET INTO A REAR SETBACK, 4 FEET INTO A SIDE SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS. OPEN OR ENCLOSED PORCHES OR DECKS AND THE STAIRWAYS OR RAMPS ATTACHED THERETO MAY ENCROACH 10 FEET INTO A FRONT OR REAR SETBACK, SETBACK FROM A PROJECT BOUNDARY OR A REQUIRED DISTANCE BETWEEN BUILDINGS.

21.) THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.

22.) THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

23.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 2-9-2021 ID# D21406426.

24.) SECTION 110.0.d.1.e OF THE ZONING REGULATIONS LIMITS THE LENGTH OF SINGLE—FAMILY ATTACHED UNITS TO 120 FEET BUT IT ALSO GRANTS THE DIRECTOR OF DPZ THE AUTHORITY TO APPROVE A GREATER LENGTH UP TO A MAXIMUM OF 200 FEET BASED ON DETERMINATION THAT THE DESIGN OF THE BUILDING WILL MITIGATE THE VISUAL IMPACT OF THE INCREASED LENGTH. A REQUEST TO ALLOW FOR A GREATER BUILDING LENGTH FOR SEVERAL ROWS OF SINGLE—FAMILY ATTACHED UNITS WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON MAY 19, 2020.

25.) A MIHU AGREEMENT AND COVENANTS WAS REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE COUNTY CODE. THE AGREEMENT AND COVENANTS WERE RECORDED WITH THE FINAL SUBDIVISION PLAT, F-22-030. THERE ARE 17 MIHUS TO BE PROVIDED WITH THIS PHASE/SECTION. A TOTAL OF 8 MIHUS WERE TO BE PROVIDED WITH PHASE 1 SECTION 1, 0 WERE PROVIDED WITH PHASE 1 SECTION 2, AND 15 MIHUS WERE PROVIDED WITH PHASE 1 SECTION 3 FOR A GRAND TOTAL OF 40 MIHUS WHICH MEETS THE OVERALL PROJECTS

26.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE FOREST CONSERVATION EASEMENTS.

27.) A NOISE STUDY IS NOT REQUIRED. THIS PROJECT IS NOT WITHIN THE LIMITS IDENTIFIED IN SECTION 2.5.F2. OF THE DESIGN MANUAL FOR A NOISE STUDY.

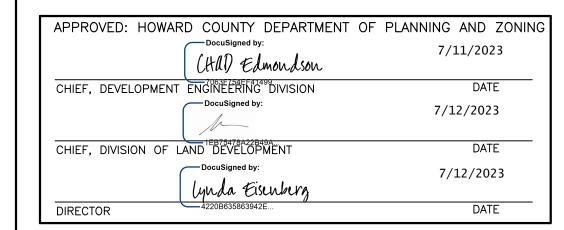
28.) THE TRAFFIC IMPACT STUDY WAS PREPARED BY THE TRAFFIC GOUP, INC. ON JUNE 29, 2018 AND REVISED ON NOVEMBER 16, 2018 AND FEBRUARY 6, 2019. IT WAS APPROVED WITH THE APPROVAL OF S-18-003.

29.) IN ACCORDANCE WITH COUNCIL BILL 76-2018, EFFECTIVE JAN 11, 2019 AND PER SECTION 3.105(C) OF THE COUNTY CODE, ALL NEW RESIDENTIAL CONSTRUCTION THAT HAS A GARAGE, CARPORT, OR DRIVEWAY SHALL FEATURE A DEDICATED ELECTRIC LINE OF SUFFICIENT VOLTAGE SO THAT AN ELECTRIC VEHICLE CHARGING STATION MAY BE ADDED IN THE FUTURE. THIS DEDICATED LINE SHALL BE PROVIDED FOR EACH UNIT.

30.) FOR FLAG AND PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD ROAD—OF—WAY AND NOT ONTO THE PIPE STEM LOT DRIVEWAY.

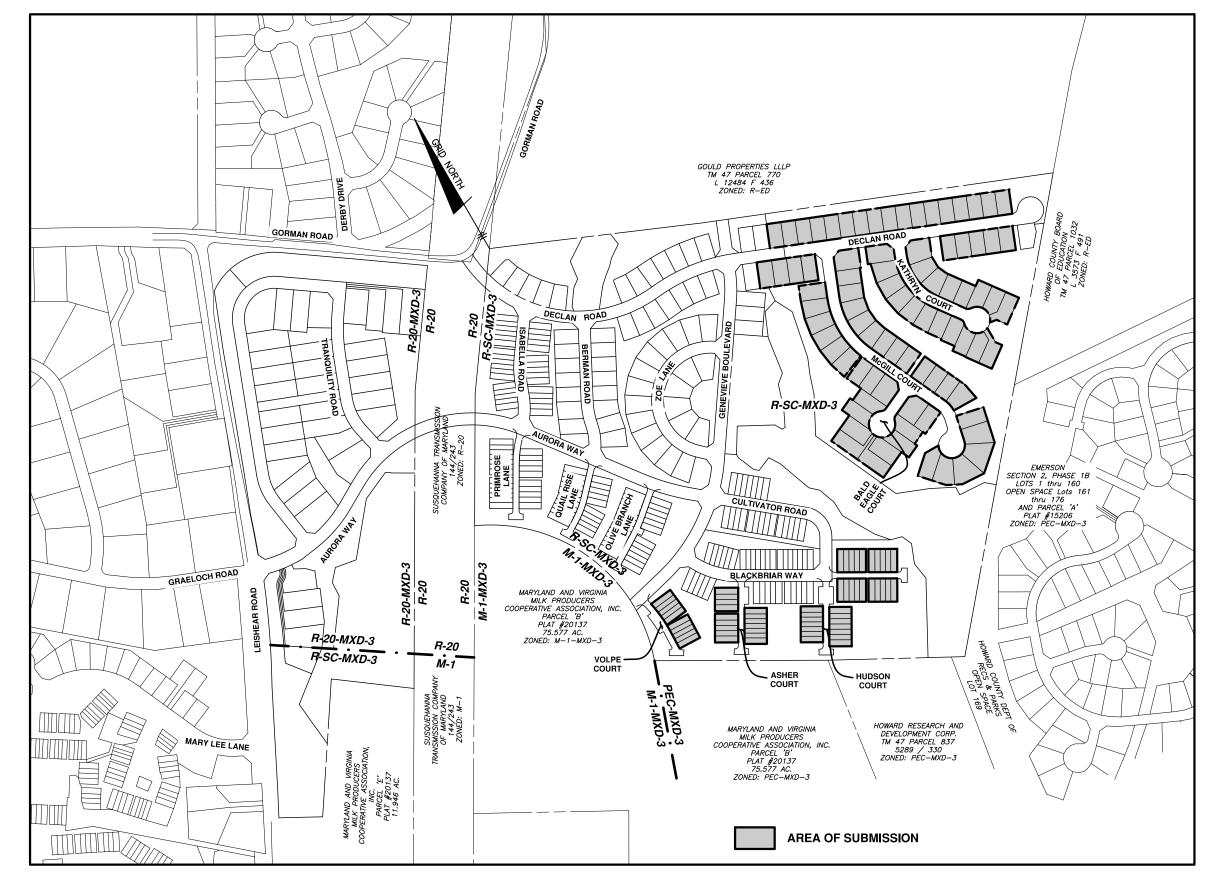
31.) FOR THE PRIVATE ROADS (VOLPE COURT, ASHER COURT, HUDSON COURT, AND BLACKBRIAR WAY STATION 6+18.8 TO END) REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE SHALL BE PRIVATE.

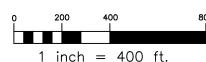
32.) TO PROMOTE PEDESTRIAN WALKABILITY AN INTERNAL PATH SYSTEM WAS PROPOSED UNDER F-22-030 TO PROVIDE A CONNECTION FROM THE END OF McGILL COURT TO THE DECLAN ROAD CUL-DE-SAC. ADDITIONALLY, A PATH CONNECTION IS PROVIDED FROM DECLAN ROAD CUL-DE-SAC TO THE EXISTING PATH BEHIND GORMAN CROSSING ELEMENTARY SCHOOL AND A SECOND PATH CONNECTION IS PROVIDED FROM McGILL COURT TO THE EXISTING PARKING LOT IN THE FRONT OF GORMAN CROSSING ELEMENTARY SCHOOL. THE PORTION OF THE PATHS INTERNAL TO THE PROJECT SITE SHALL BE MAINTAINED BY THE HOA. THE PORTION OF THE PATHS LOCATED ON THE GORMAN CROSSING ELEMENTARY SCHOOL PROPERTY SHALL BE MAINTAINED BY HCPSS.



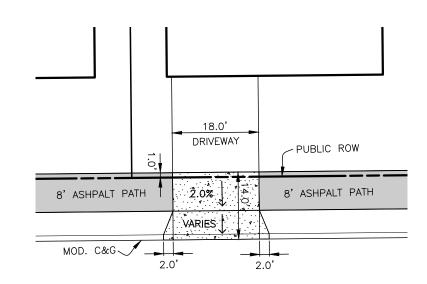
RESIDENTIAL SITE DEVELOPMENT PLAN WELLINGTON FARMS

PHASE 2 LOTS 276 thru 419





ADDRESS CHART								
LOT		ADDRESS	LOT		ADDRESS	LOT		ADDRESS
276	7467	DECLAN RD	325	8333	MCGILL CT	373	8606	ASHER CT
277	7471	DECLAN RD	326	8337	MCGILL CT	374	8610	ASHER CT
278	7475	DECLAN RD	327	8345	MCGILL CT	375	8612	ASHER CT
279	7479	DECLAN RD	328	8349	MCGILL CT	376	8614	ASHER CT
280	7483	DECLAN RD	329	8353	MCGILL CT	377	8616	ASHER CT
281	7487	DECLAN RD	330	8357	MCGILL CT	378	8618	ASHER CT
282	7491	DECLAN RD	331	8365	MCGILL CT	379	8619	ASHER CT
283	7495	DECLAN RD	332	8369	MCGILL CT	380	8617	ASHER CT
284	7499	DECLAN RD	333	8373	MCGILL CT	381	8615	ASHER CT
285	7503	DECLAN RD	334	8377	MCGILL CT	382	8613	ASHER CT
286	7507	DECLAN RD	335	8370	MCGILL CT	383	8611	ASHER CT
287	7511	DECLAN RD	336	8366	MCGILL CT	384	8609	ASHER CT
288	7515	DECLAN RD	337	8358	MCGILL CT	385	8607	ASHER CT
289	7519	DECLAN RD	338	8354	MCGILL CT	386	8500	HUDSON CT
290	7523	DECLAN RD	339	8401	BALD EAGLE CT	387	8502	HUDSON CT
291	7523 7527	DECLAN RD	340	8405	BALD EAGLE CT	388	8504	HUDSON CT
292	7527 7531	DECLAN RD	341	8413	BALD EAGLE CT	389	8506	HUDSON CT
293	7542	DECLAN RD	342	8417	BALD EAGLE CT	390	8508	HUDSON CT
294	7534	DECLAN RD	343	8416	BALD EAGLE CT	391	8510	HUDSON CT
295	7526	DECLAN RD	344	8412	BALD EAGLE CT	392	8512	HUDSON CT
295 296	7520 7522	DECLAN RD	345	8404	BALD EAGLE CT	393	8513	HUDSON CT
290 297	7518	DECLAN RD	346	8400	BALD EAGLE CT	393	8511	HUDSON CT
297 298	7518	DECLAN RD	347	8346	MCGILL CT	395	8509	HUDSON CT
						396		HUDSON CT
299	8201	KATHRYN CT	348	8342	MCGILL CT	1	8507	
300	8209	KATHRYN CT	349	8338	MCGILL CT	397	8505	HUDSON CT
301	8213	KATHRYN CT	350	8334	MCGILL CT	398	8503	HUDSON CT
302	8221	KATHRYN CT	351	8330	MCGILL CT	399	8501	HUDSON CT
303	8225	KATHRYN CT	352	8326	MCGILL CT	400	7850	BLACKBRIAR WAY
304	8229	KATHRYN CT	353	8318	MCGILL CT	401	7852	BLACKBRIAR WAY
305	8237	KATHRYN CT	354	8314	MCGILL CT	402	7854	BLACKBRIAR WAY
306	8241	KATHRYN CT	355	8310	MCGILL CT	403	7856	BLACKBRIAR WAY
307	8248	KATHRYN CT	356	7478	DECLAN RD	404	7858	BLACKBRIAR WAY
308	8244	KATHRYN CT	357	7474	DECLAN RD	405	7862	BLACKBRIAR WAY
309	8240	KATHRYN CT	358	7470	DECLAN RD	406	7864	BLACKBRIAR WAY
310	8236	KATHRYN CT	359	7462	DECLAN RD	407	7866	BLACKBRIAR WAY
311	8228	KATHRYN CT	360	8701	VOLPE CT	408	7868	BLACKBRIAR WAY
312	8224	KATHRYN CT	361	8703	VOLPE CT	409	7870	BLACKBRIAR WAY
313	8220	KATHRYN CT	362	8705	VOLPE CT	410	7869	BLACKBRIAR WAY
314	8216	KATHRYN CT	363	8707	VOLPE CT	411	7867	BLACKBRIAR WAY
315	8208	KATHRYN CT	364	8709	VOLPE CT	412	7865	BLACKBRIAR WAY
316	8204	KATHRYN CT	365	8713	VOLPE CT	413	7863	BLACKBRIAR WAY
317	8200	KATHRYN CT	366	8715	VOLPE CT	414	7861	BLACKBRIAR WAY
318	8301	MCGILL CT	367	8717	VOLPE CT	415	7857	BLACKBRIAR WAY
319	8309	MCGILL CT	368	8719	VOLPE CT	416	7855	BLACKBRIAR WAY
320	8313	MCGILL CT	369	8721	VOLPE CT	417	7853	BLACKBRIAR WAY
321	8317	MCGILL CT	370	8600	ASHER CT	418	7851	BLACKBRIAR WAY
322	8321	MCGILL CT	371	8602	ASHER CT	419	7849	BLACKBRIAR WAY
323	8325	MCGILL CT	372	8604	ASHER CT			
324	8329	MCGILL CT						



MODIFIED DRIVEWAY APRON FOR LOTS 293-298 AND 356-359

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING					
Phase/Section	P1S1	P1S2	P1S3	P2	TOTAL
Total Number of Lots/Units Proposed	45	79	126	144	394
Total Number of MIHU's Required	5	8	13	14	40
Number of MIHU's Provided Onsite (Exempt from APFO allocations)	8	0	15	17	40
Number of APFO Allocations Required (Remaining Lots/Units)	40	71	113	130	354
MIHU Fee-in-Lieu (Indicate Lot/Unit numbers)	NA	NA	NA	NA	NA

PERMIT INFORMATION CHART						
SUBDIVISION NAME:			SECTION/AREA: LOT/PARCEL #			
WELLING	ARMS	PHASE 2	LOTS 276-419			
PLAT No.	GRID No.	ZONE	TAX MAP NO	ELECTION DISTRICT	CENSUS TRACT	
26342-26349	6	R-SC-MXD-3	46	6	606806	

BENCHMARKS '83 HORIZONTAL – NAVD8

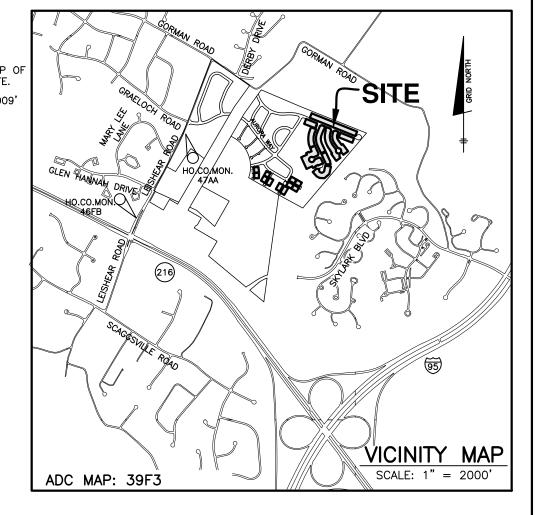
NAD '83 HORIZONTAL - NAVD88 VERTICAL
HO. CO. #46FB

HO. CO. #47AA

ETAMPED BRASS DISK SET ON TOP OF STANDED BRASS OF

STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE.

N 537149.785' E 1347468.998' N 538961.645' E 1348439.009' ELEVATION: 317.217' ELEVATION: 362.621'



SHEET INDEX					
SHEET	TITLE				
1	COVER SHEET				
2	GENERIC BOXES AND HOUSE FOOTPRINTS				
3-7	SITE DEVELOPMENT AND GRADING PLAN				
8	STORMWATER MANAGEMENT DETAILS				
9-13	LANDSCAPE PLAN				
14-18	SEDIMENT & EROSION CONTROL PLAN				
19	SEDIMENT & EROSION CONTROL NOTES				
20	SEDIMENT & EROSION CONTROL DETAILS				
21	ROOF LEADER MANIFOLD PLAN				

R-SC-MXD-3

SDP-22-009, SDP-22-026

SITE ANALYSIS DATA CHART

A.) TOTAL PROJECT AREA	(AS SHOWN ON F-22-030)	35.55 ACRES
B.) AREA OF PLAN SUBMISSION	(BUILDABLE LOTS ONLY)	16.55 ACRES
C.) LIMIT OF DISTURBED AREA		18.1 ACRES

E.) PROPOSED USE OF SITE: _______RESIDENTIAL — SINGLE FAMILY ATTACHED AND DETACHED

F.) FLOOR SPACE ON EACH LEVEL OF BLDG PER USE ___ N/A

G.) TOTAL NUMBER OF UNITS ALLOWED

AS SHOWN ON FINAL PLAT(S)

D.) PRESENT ZONING: _____

H.) TOTAL NUMBER OF UNITS PROPOSED 84 SFD
60 TOWNHOUSES
144 TOTAL
I.) MAXIMUM NUMBER OF EMPLOYEES,

TENANTS ON SITE PER USE _______ N/A

J.) NUMBER OF PARKING SPACES REQUIRED BY

HO. CO. ZONING REGS AND/OR FDP CRITERIA _____ 360 (PER F-22-030)

K.) NUMBER OF PARKING SPACES PROVIDED ONSITE
(INCLUDES HANDICAPPED SPACES)

*456 (PER F-22-030)

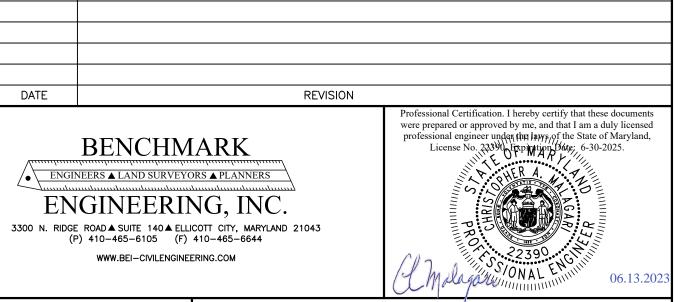
L.) OPEN SPACE ON-SITE _______ N/A

M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED_____136,200 SF

AREA OF RECREATIONAL OPEN SPACE PROVIDED_____324,804 SF (PROVIDED UNDER F-21-044)

N.) BUILDING COVERAGE OF SITE ________1,862 SF PERCENTAGE OF GROSS AREA _______47.3% SWITH LARGEST COVERAGE (MAXIMUM ALLOWED 60%)

*SEE PARKING CHART ON SHEET 2 OF F-22-030 FOR PARKING REQUIREMENTS FOR ALL PHASES OF SUBDIVISION



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 (previously recorded as Plat No. 26342-26349)
BUILDER:	TAX MAP: 46 — GRID: 6 — PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 — HOWARD COUNTY, MARYLAND

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

NVR
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
703-956-4080

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

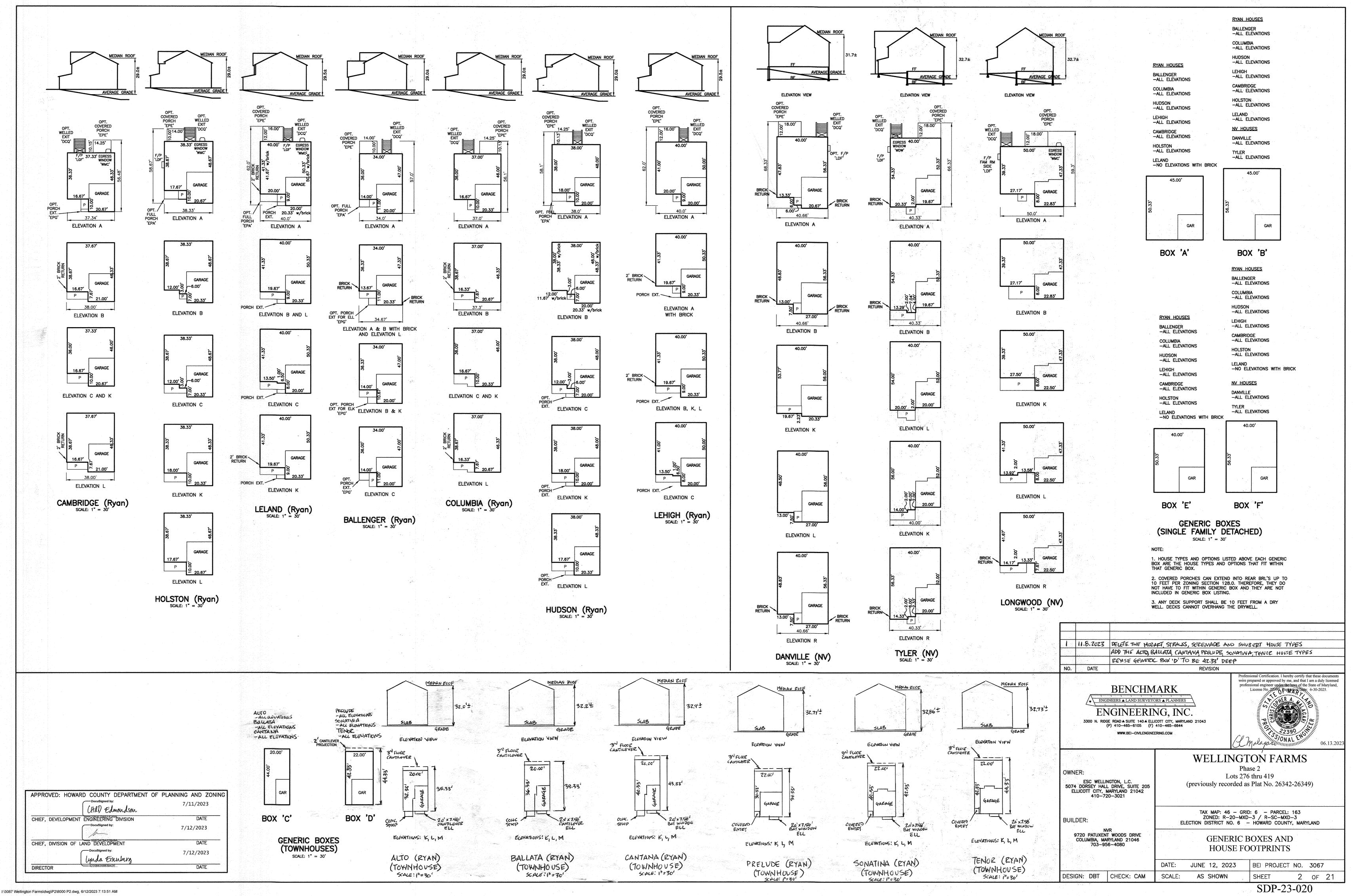
SITE DEVELOPMENT PLAN
COLUMB CHIEFET

SITE DEVELOPMENT PLAN
COVER SHEET

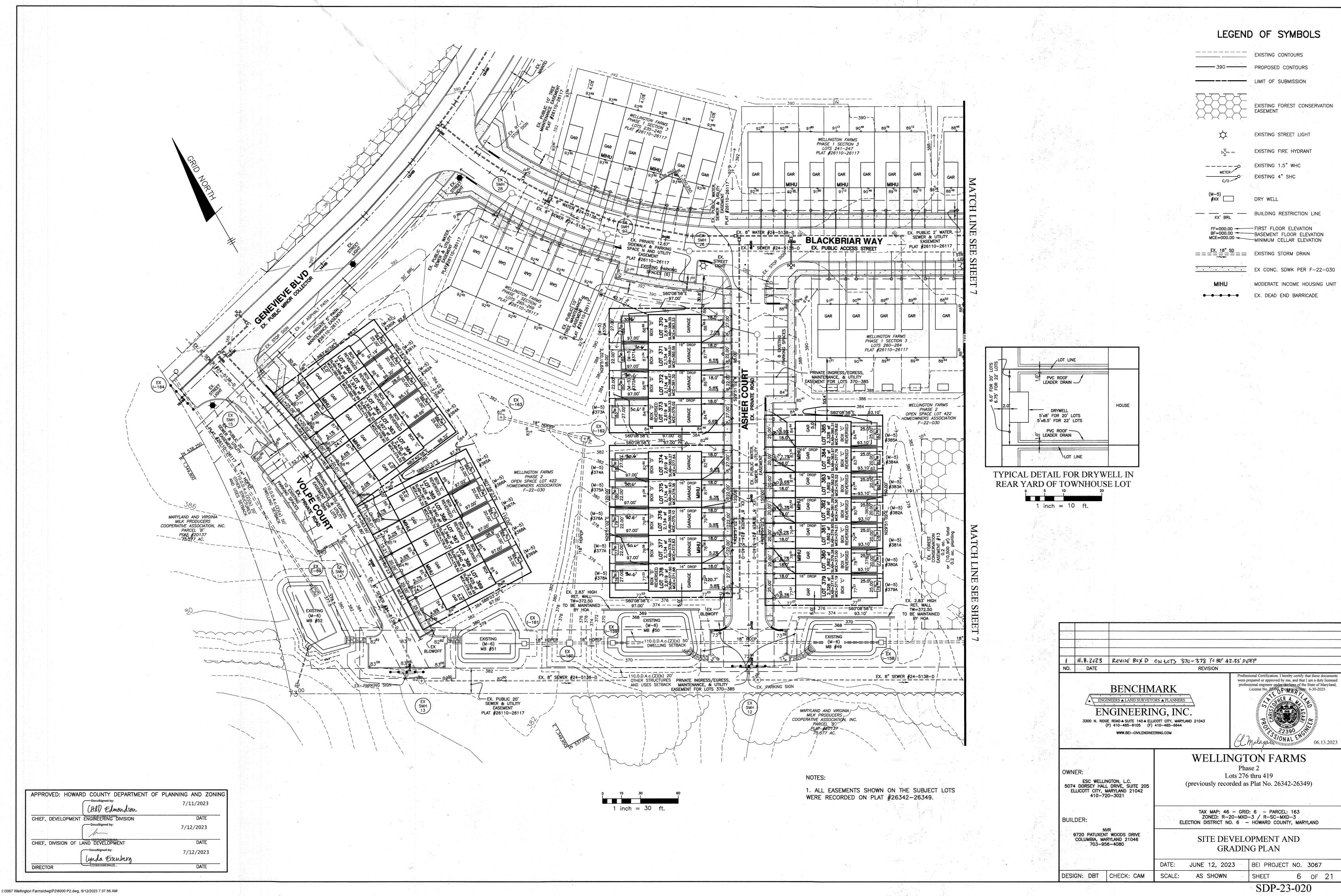
DATE: JUNE 12, 2023 BEI PROJECT NO. 3067

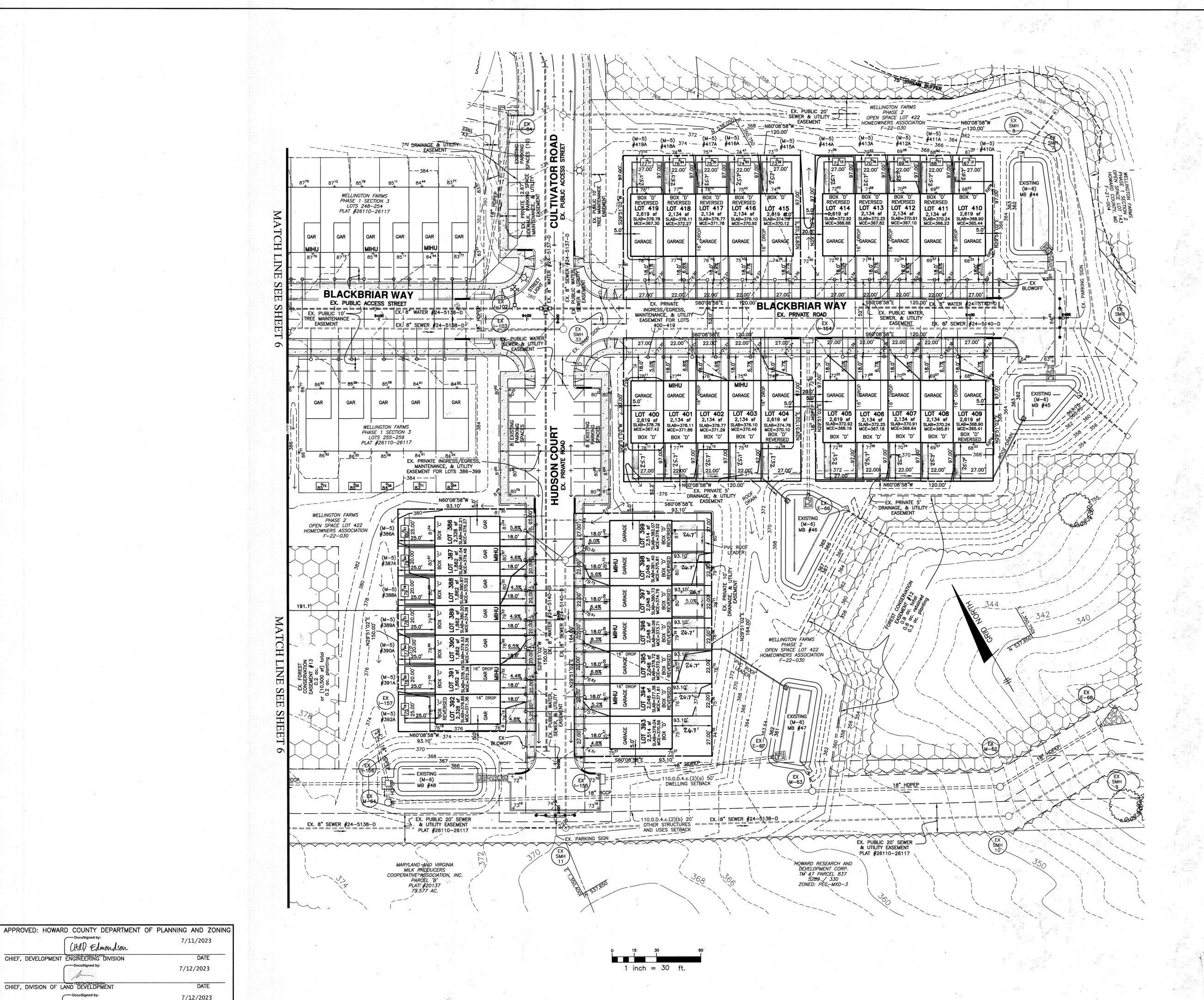
DESIGN: DBT CHECK: CAM SCALE: AS SHOWN SHEET 1 OF 21

SDP-23-020









LEGEND OF SYMBOLS _____ EXISTING CONTOURS - 390 ----- PROPOSED CONTOURS LIMIT OF SUBMISSION EXISTING FOREST CONSERVATION EASEMENT EXISTING STREET LIGHT EXISTING FIRE HYDRANT EXISTING 1.5" WHC -----EXISTING 4" SHC - BUILDING RESTRICTION LINE FF=000.00 FIRST FLOOR ELEVATION BF=000.00 BASEMENT FLOOR ELEVATION MCE=000.00 MINIMUM CELLAR ELEVATION = = = = = = = = EXISTING STORM DRAIN EX CONC. SDWK PER F-22-030

MODERATE INCOME HOUSING UNIT

• • • • • EX. DEAD END BARRICADE

11.8.2623 REVISE BOX D TO BE 42.33' DEEP ON LOTS 393-419 were prepared or approved by me, and that I am a duly licensed **BENCHMARK** License No. 2239 Explication Date: 6-30-2025.

ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS ENGINEERING, INC 3300 N. RIDGE ROAD ▲ SUITE 140 ▲ ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM

WELLINGTON FARMS Phase 2 Lots 276 thru 419 (previously recorded as Plat No. 26342-26349)

BUILDER: 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080

DESIGN: DBT | CHECK: CAM

SCALE:

AS SHOWN

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

SITE DEVELOPMENT AND **GRADING PLAN** DATE: JUNE 12, 2023 BEI PROJECT NO. 3067

> 7 of 21 SDP-23-020

DIRECTOR

(Hd) Edmondson

Lynda Eisenberg

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

7/11/2023

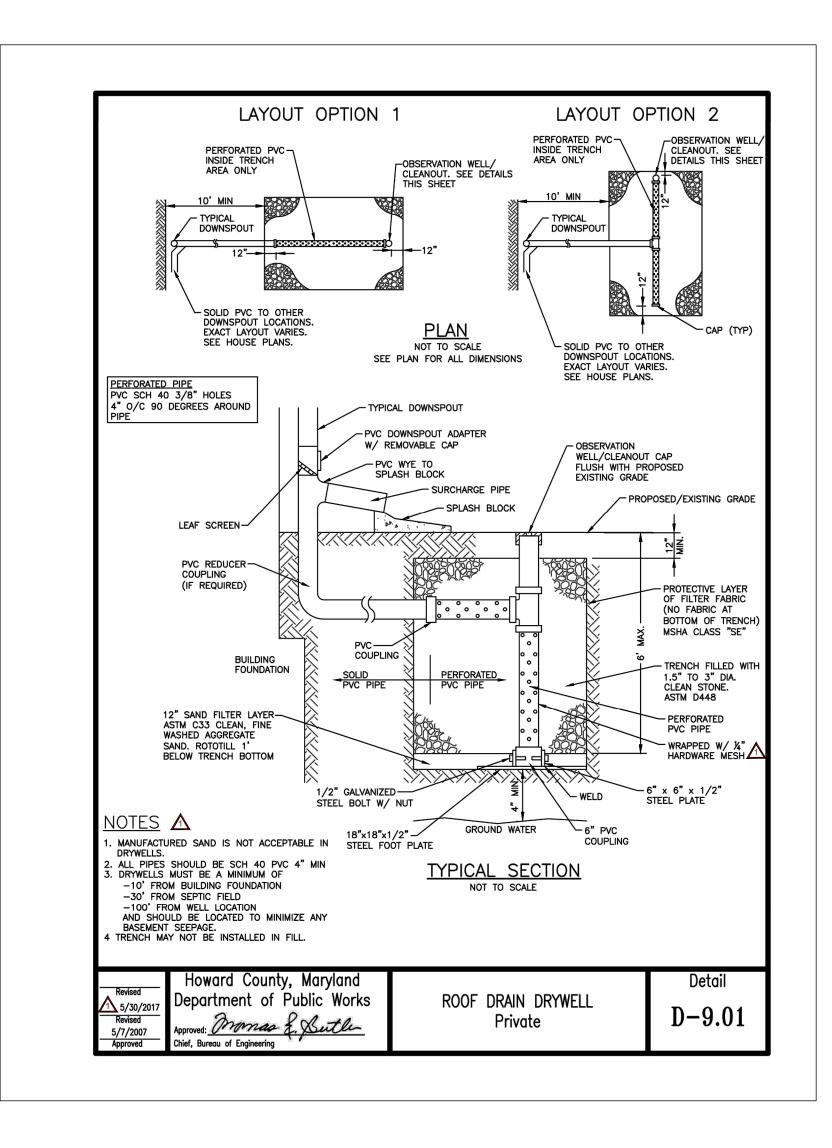
7/12/2023

DATE

DATE

DATE

7/12/2023



MATERIALS & SPECIFICATIONS FOR DRY WELLS						
MATERIAL	SPECIFICATION	SIZE	NOTES:			
GEOTEXTILE (CLASS "C")		N/A	PE TYPE 1 NONWOVEN			
GRAVEL	AASHTO M 43	1 1/2" TO 2 1/2"				
UNDERDRAIN PIPING	F758, TYPE PS28 OR AASHTO M-278	4" TO 6" RIGID SCH.40 PVC, SDR35 OR HDPE	3/8" PERF. @ 6" O/C, 4 HOLES PER ROW; MINIMUM OF 2" OF GRAVEL OVER PIPES.			
SAND	AASHTO M-6 OR ASTM-C-33	.02" TO .04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE (AASHTO) #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATED OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NT ROCK DUST CAN BE USED FOR SAND.			

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED (M-5) DRY WELLS

- 1. The monitoring wells and structures shall be inspected on a quarterly basis and after every large storm event.
- Water levels and sediment build up in the monitoring wells shall be recorded over a period of several days to insure trench drainage.
- 3. A log book shall be maintained to determine the rate at which the facility drains.
- 4. When the facility becomes clogged so that it does not drain down within the 72 hour time period, corrective action shall be taken.
- 5. The maintenance log book shall be available to Howard County for inspection to insure compliance with operation and maintenance criteria.
- 6. Once the performance characteristics of the infiltration facility have been verified, the monitoring schedule can be reduced to an annual basis unless the performance data indicates that a more frequent schedule is required.

Lot		Address	Dry Well	Length (ft)	Width (ft)	Depth (ft)	Ground Elevation	Top of Storage Elevation	Bottom of Stone Elevation	Bottom of Sand Elevation
			315A	10.0	5.0	4.0	385.60	384.60	380.60	379.60
315	8208	Kathryn Court	315B	10.0	5.0	4.0	385.60	384.60	380.60	379.60
040	0004	IX attace on O a cont	316A	10.0	5.0	4.0	386.00	385.00	381.00	380.00
316	8204	Kathryn Court	316B	10.0	5.0	4.0	387.00	386.00	382.00	381.00
317	8200	Kathryn Court	317A	10.0	5.0	4.0	388.50	387.50	383.50	382.50
317	0200	Kathiyii Court	317B	10.0	5.0	4.0	393.00	392.00	388.00	387.00
318	8301	McGill Court	318A	10.0	5.0	4.0	388.20	387.20	383.20	382.20
<u> </u>	0001	Wicolii oodit	318B	10.0	5.0	4.0	386.00	385.00	381.00	380.00
319	8309	McGill Court	319A	10.0	5.0	4.0	384.55	383.55	378.55	377.55
			319B	10.0	5.0	4.0	383.50	382.50	377.50	376.50
320	8313	McGill Court	320A	10.0	5.0	4.0	383.10	382.10	377.10	376.10
			320B	10.0	5.0	4.0	383.10	382.10	377.10	376.10
321	8347	McGill Court	321A 321B	10.0	5.0 5.0	4.0	383.10	382.10	377.10 377.10	376.10
			321B 322A	10.0 10.0	5.0	4.0 4.0	383.10 383.10	382.10 382.10	377.10	376.10 376.10
322	8321	McGill Court	322A 322B	10.0	5.0	4.0	383.10	382.10	377.10	376.10
			323A	10.0	5.0	4.0	383.10	382.10	378.10	377.10
323	8325	McGill Court	323B	10.0	5.0	4.0	383.10	382.10	378.10	377.10
			324A	10.0	5.0	4.0	381.90	380.90	376.90	375.90
324	8329	McGill Court	324B	10.0	5.0	4.0	381.90	380.90	376.90	375.90
205	0000	M. O'll O d	325A	10.0	5.0	4.0	380.00	379.00	375.00	374.00
325	8333	McGill Court	325B	10.0	5.0	4.0	380.00	379.00	375.00	374.00
226	0227	MaCill Court	326A	10.0	5.0	4.0	379.10	378.10	374.10	373.10
326	8337	McGill Court	326B	10.0	5.0	4.0	379.10	378.10	374.10	373.10
327	8345	McGill Court	327A	10.0	5.0	4.0	377.90	376.90	372.90	371.90
JZ1	0040		327B	10.0	5.0	4.0	376.00	375.00	371.00	370.00
328	8349	McGill Court	328A	10.0	5.0	4.0	374.90	373.90	369.90	368.90
	55 10	om ooan	328B	10.0	5.0	4.0	373.00	372.00	368.00	367.00
350	8334	McGill Court	350A	10.0	5.0	4.0	380.00	379.00	375.00	374.00
			350B	10.0	5.0	4.0	380.00	379.00	375.00	374.00
351	8330	McGill Court	351A	10.0	5.0	4.0	379.70	378.70	374.70	373.70
			351B	10.0 10.0	5.0	4.0	379.70	378.70	374.70	373.70
352	8326	McGill Court	352A 352B	10.0	5.0 5.0	4.0 4.0	378.00 377.70	377.00 376.70	372.00 371.70	371.00 370.70
			353A	10.0	5.0	4.0	377.70	374.60	369.60	368.60
353	8318	McGill Court	353B	10.0	5.0	4.0	375.60	374.60	369.60	368.60
			354A	10.0	5.0	4.0	375.50	374.50	369.50	368.50
354	8314	McGill Court	354B	10.0	5.0	4.0	377.00	376.00	371.00	370.00
360	8701	Volpe Court	360A	8.0	5.0	4.0	387.62	386.62	382.62	381.62
361	8703	Volpe Court	361A	8.0	5.0	4.0	387.62	386.62	382.62	381.62
362	8705	Volpe Court	362A	8.0	5.0	4.0	386.95	385.95	381.95	380.95
363	8707	Volpe Court	363A	8.0	5.0	4.0	386.95	385.95	381.95	380.95
364	8709	Volpe Court	364A	8.0	5.0	4.0	386.28	385.28	381.28	380.28
365	8713	Volpe Court	365A	8.0	5.0	4.0	385.81	384.81	380.81	379.81
366	8715	Volpe Court	366A	8.0	5.0	4.0	385.39	384.39	380.39	379.39
367	8717	Volpe Court	367A	8.0	5.0	4.0	384.71	383.71	379.71	378.71
368	8719	Volpe Court	368A	8.0	5.0 5.0	4.0	384.71	383.71	379.71	378.71
369 370	8721 8600	Volpe Court	369A 370A	8.0 8.5	5.0	4.0 4.0	384.04 386.00	383.04 385.00	379.04 381.00	378.04 380.00
370	8602	Asher Court Asher Court	370A 371A	8.5	5.0	4.0	385.80	384.80	380.80	379.80
372	8604	Asher Court	371A 372A	8.5	5.0	4.0	385.00	384.00	380.00	379.00
373	8606	Asher Court	373A	8.5	5.0	4.0	383.00	382.00	378.00	377.00
374	8610	Asher Court	374A	8.5	5.0	4.0	382.00	381.00	377.00	376.00
375	8612	Asher Court	375A	8.5	5.0	4.0	380.50	379.50	375.50	374.50
376	8614	Asher Court	376A	8.5	8.5	4.0	379.00	378.00	374.00	373.00
377	8616	Asher Court	377A	8.5	8.5	4.0	377.50	376.50	372.50	371.50
378	8618	Asher Court	378A	8.5	8.5	4.0	376.50	375.50	371.50	370.50
379	8619	Asher Court	379A	8.0	5.0	4.0	376.66	375.66	371.66	370.66
380	8617	Asher Court	380A	8.0	5.0	4.0	377.59	376.59	372.59	371.59
381	8615	Asher Court	381A	8.0	5.0	4.0	378.24	377.24	373.24	372.24
382	8613	Asher Court	382A	8.0	5.0	4.0	379.60	378.60	374.60	373.60
383	8611	Asher Court	383A	8.0	5.0	4.0	380.94	379.94	375.94	374.94
384	8609	Asher Court	384A	8.0	5.0	4.0	382.69	381.69	377.69	376.69
385	8607	Asher Court	385A	8.0	5.0	4.0	383.82	382.82	378.82	377.82
386	8500 8502	Hudson Court	386A	8.0	5.0	4.0	380.51	379.51	375.51	374.51
387 388	8502 8504	Hudson Court Hudson Court	387A 388A	8.0 8.0	5.0 5.0	4.0 4.0	379.84 379.18	378.84 378.18	374.84 374.18	373.84 373.18
389	8504	Hudson Court	389A	8.0	5.0	4.0	379.18	378.18	374.18	373.18
390	8508	Hudson Court	390A	8.0	5.0	4.0	376.51	376.84	373.51	372.51
391	8510	Hudson Court	391A	8.0	5.0	4.0	376.50	375.50	371.50	371.84
392	8512	Hudson Court	391A 392A	8.0	5.0	4.0	375.16	374.16	371.30	369.16
410	7869	Blackbriar Way	410A	8.5	5.0	4.0	367.43	366.43	362.43	361.43
411	7867	Blackbriar Way	411A	8.5	5.0	4.0	368.77	367.77	363.77	362.77
412	7865	Blackbriar Way	412A	8.5	5.0	4.0	369.44	368.44	364.44	363.44
413	7863	Blackbriar Way	413A	8.5	5.0	4.0	370.78	369.78	365.78	364.78
414	7861	Blackbriar Way	414A	8.5	5.0	4.0	372.12	371.12	367.12	366.12
415	7857	Blackbriar Way	415A	8.5	5.0	4.0	373.29	372.29	368.29	367.29
416	7855	Blackbriar Way	416A	8.5	5.0	4.0	374.63	373.63	369.63	368.63
417	7853	Blackbriar Way	417A	8.5	5.0	4.0	375.30	374.30	370.30	369.30
418	7851	Blackbriar Way	418A	8.5	5.0	4.0	376.64	375.64	371.64	370.64
419	7849	Blackbriar Way	419A	8.5	5.0	4.0	377.31	376.31	372.31	371.31

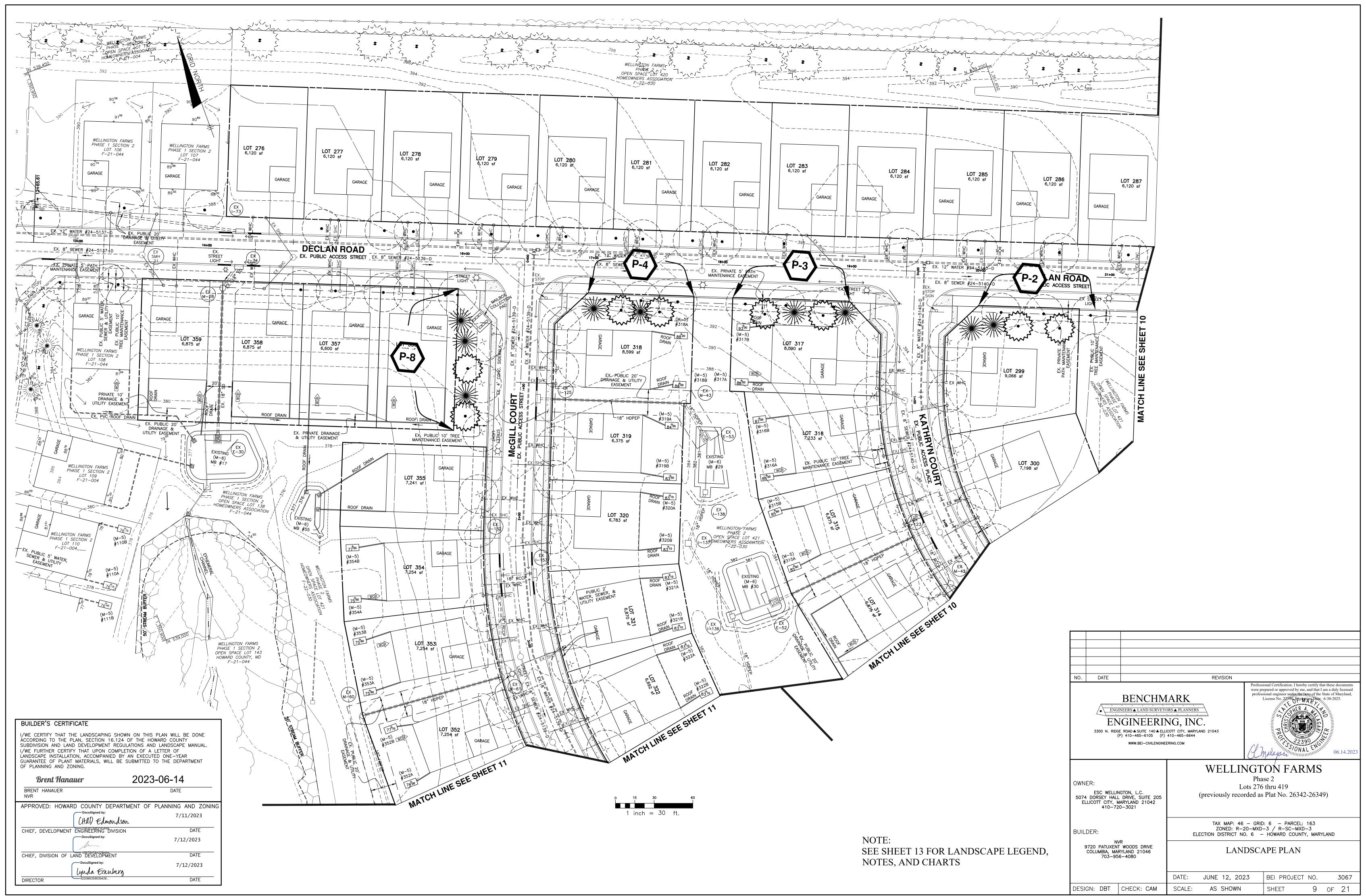
NOTE: STORMWATER MANAGEMENT REPORT WITH DRY WELL COMPUTATIONS PREVIOUSLY APPROVED UNDER F-22-030. THE ABOVE CHART IS FOR CONSTRUCTION PURPOSES ONLY (i.e. DIMENSIONS AND ELEVATIONS)

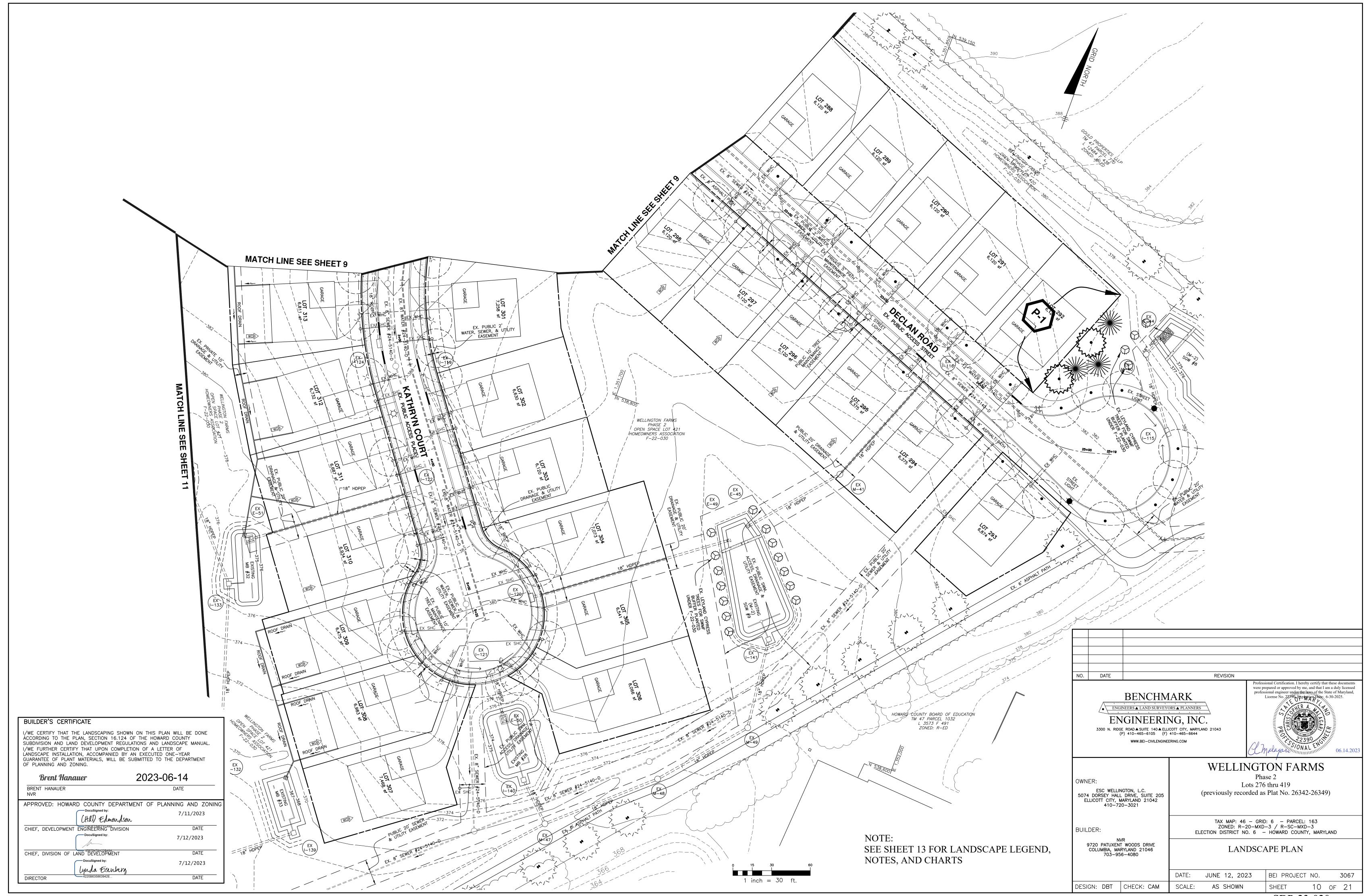
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OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021 TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND NVR 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080 DATE: JUNE 12, 2023 BEI PROJECT NO. 3067		ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERS MAND SURVEYORS A PLANNERS ENGINEER INC. 3300 N. RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644			were pr profess	epared or approved by m	e, and that	I am a due State of 6-30-20	aly licensed Maryland.	
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 NVR 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080 DATE: JUNE 12, 2023 BEI PROJECT NO. 3067					WELLI			RMS	•	
TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND NVR 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080 DATE: JUNE 12, 2023 BEI PROJECT NO. 3067	OWNE				I	ots 276 thru 419				
BUILDER: STORMWATER MANAGEMENT	5074 EL	DORSEY HAL LICOTT CITY, I	L DRIVE, SUITE 205 MARYLAND 21042	(previously recorded as Plat No. 26342-26349)						
9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080 STORMWATER MANAGEMENT PLAN DATE: JUNE 12, 2023 BEI PROJECT NO. 3067	BUILI		_	ZONED: $R-20-MXD-3 / R-SC-MXD-3$						
,	9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046			1	STORMWA			EME	NT	
DESIGN: DBT CHECK: CAM SCALE: AS SHOWN SHEET 8 OF 21				DATE:	JUNE 12, 20)23	BEI PROJECT	Γ NO.	306	7
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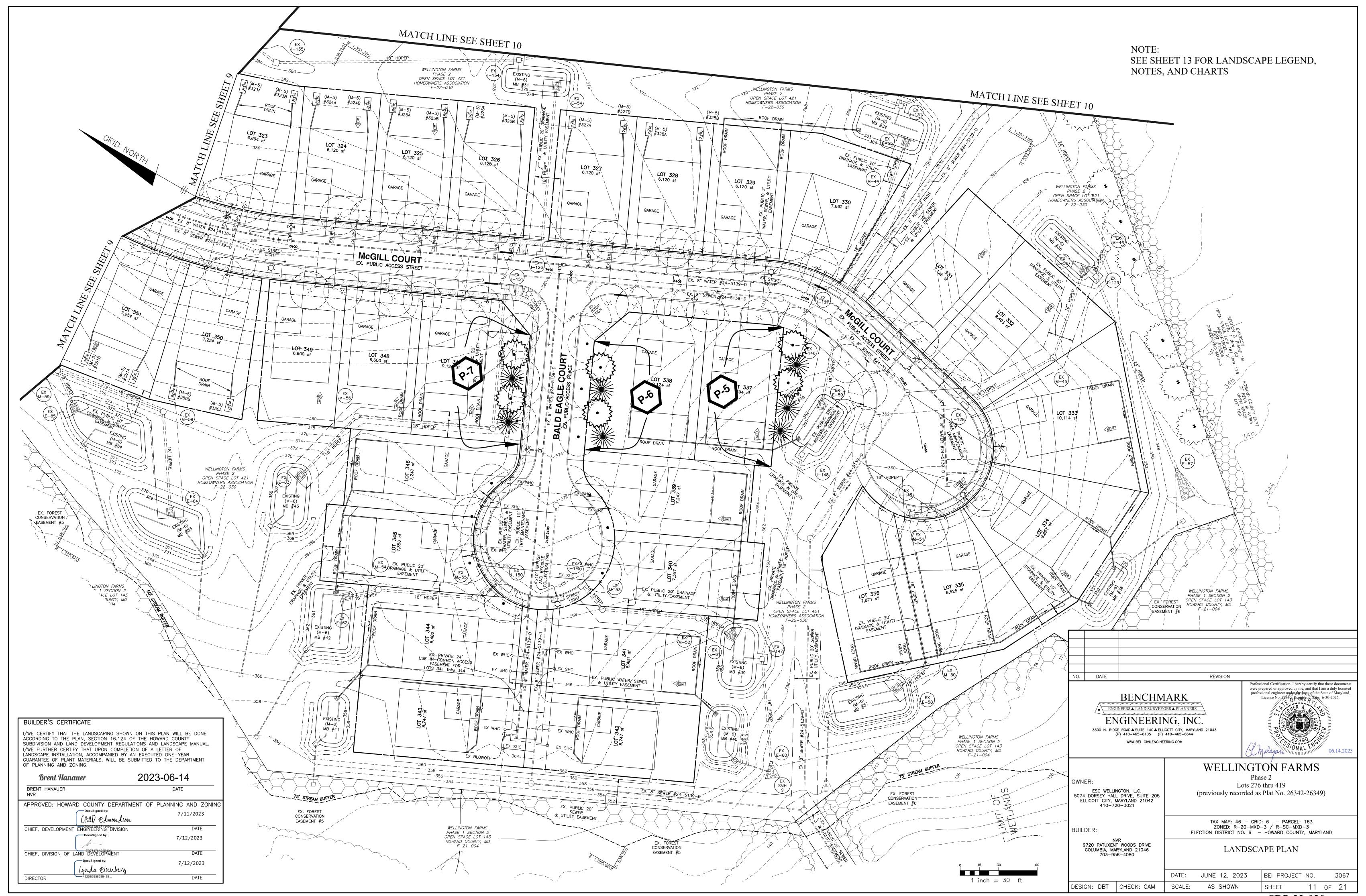
APPROVED: HOWARD COUNTY DEPARTMENT OF	PLANNING AND ZONING
DocuSigned by:	7/11/2023
CHAD Edmondson	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
DocuSigned by:	7/12/2023
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
Docusigned by: Lynda Eisenberg	7/12/2023
DIRECTOR 4220B635863942E	DATE

J:\3067 Wellington Farms\dwg\P2\8000 P2.dwg, 6/12/2023 7:45:23 AM

SDP-23-020









NOTE : ALL MATERIALS

- 1/3 OF BALL 2"X4"X3" WOOD STAKES

- BACKFILL MATERIAL

-PRUNE AS DIRECTED

- PLANT SAUCER - REMOVE BURLAP FROM TOP -2"x4"x8' WOOD STAKES

COMPACTED BACKFILL MATERIALS 6" MIN.

2023-06-14

---- WIRE GUYS - RUBBER HOSE

— 1'-0" ALL SIDES

TYPICAL EVERGREEN TREE PLANTING DETAIL

TYPICAL DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY

I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF

LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR

(HD) Edmondson

lynda Eisenberg

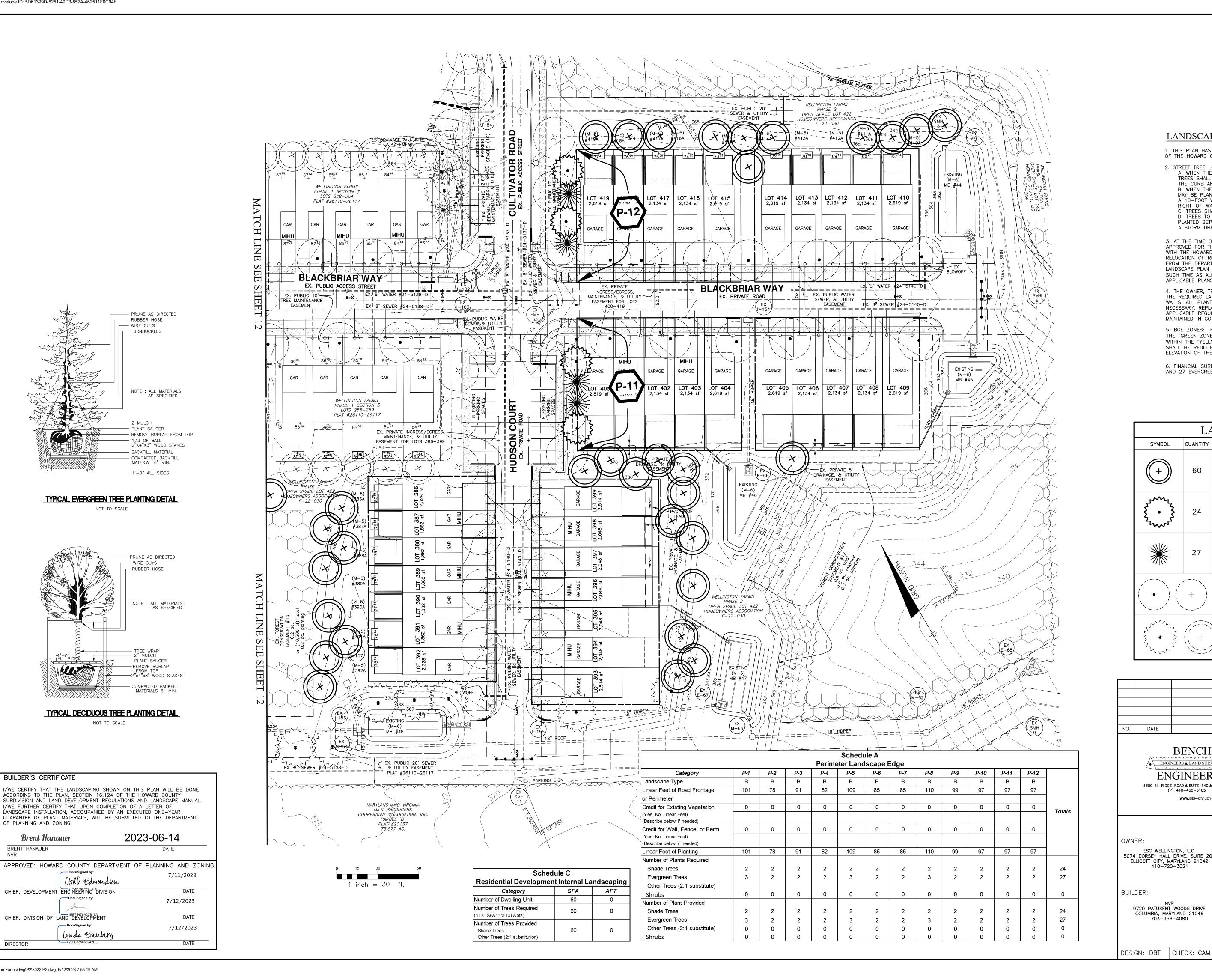
COMPACTED BACKFILL MATERIAL 6" MIN.

2 MULCH PLANT SAUCER

---- RUBBER HOSE

- TURNBUCKLES

--- WIRE GUYS



LANDSCAPE NOTES:

1. 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.

A 10-FOOT WIDE TREE MAINTENANCE EASEMENT SHALL BE REQUIRED IF THE

2. STREET TREE LOCATIONS: A. 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. B. 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.

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.

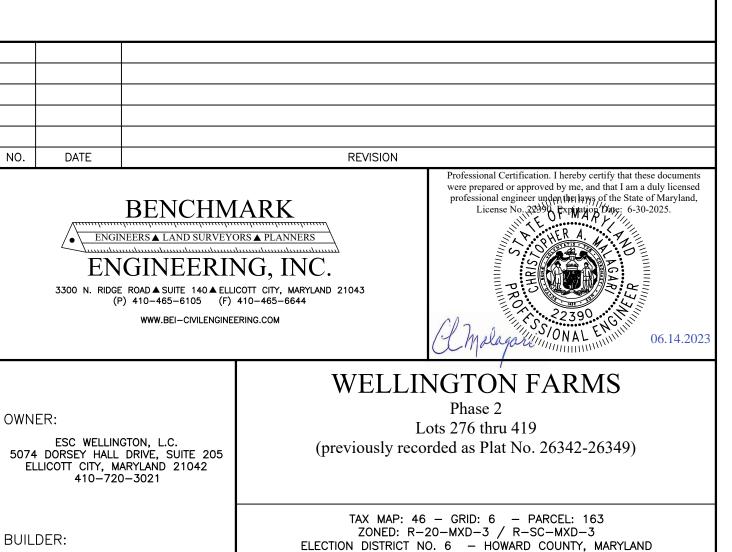
3. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW 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.

4. 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.

5. BGE 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

6. FINANCIAL SURETY IN THE AMOUNT OF \$29,250.00 FOR THE REQUIRED 84 SHADE TREES AND 27 EVERGREEN TREES SHALL BE POSTED AS PART OF THE GRADING PERMIT.

	LANDSCAPE PLANTING LIST						
SYMBOL	QUANTITY	DESCRIPTION					
+	60	CATALPA SPECIOSA (Northern Catalpa)	2.5" — 3"cal.	RESIDENTIAL INTERNAL SHADE TREES TO BE PROVIDED BY THE BUILDER			
\$ · }	24	CLADRASTIS KENTUKEA LUTEA (Yellowwood)	2.5" — 3"cal.	SHADE TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE BUILDER			
**	27	THUJA PLICATA GIANT ARBORVITAE 'GREEN GIANT'	5' — 6' ht.	EVERGREEN TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE BUILDER			
	(+)	EXISTING STREET TREES PLANTED UNDER F-21-025, F-21-044, F-22-001, AND F-22-030					
777/17		EXISTING PERIMETER SHADE TREES AND INTERNAL LANDSCAPING TREES PLANTED UNDER SDP-22-003, SDP-22-009, AND SDP-22-026					



JUNE 12, 2023

AS SHOWN

SCALE:

9720 PATUXENT WOODS DRIVE

COLUMBIA, MARYLAND 21046 703-956-4080

SDP-23-020

13 of 21

BEI PROJECT NO.

SHEET

LANDSCAPE PLAN

DIRECTOR

BUILDER'S CERTIFICATE

OF PLANNING AND ZONING.

BRENT HANAUER

Brent Hanauer

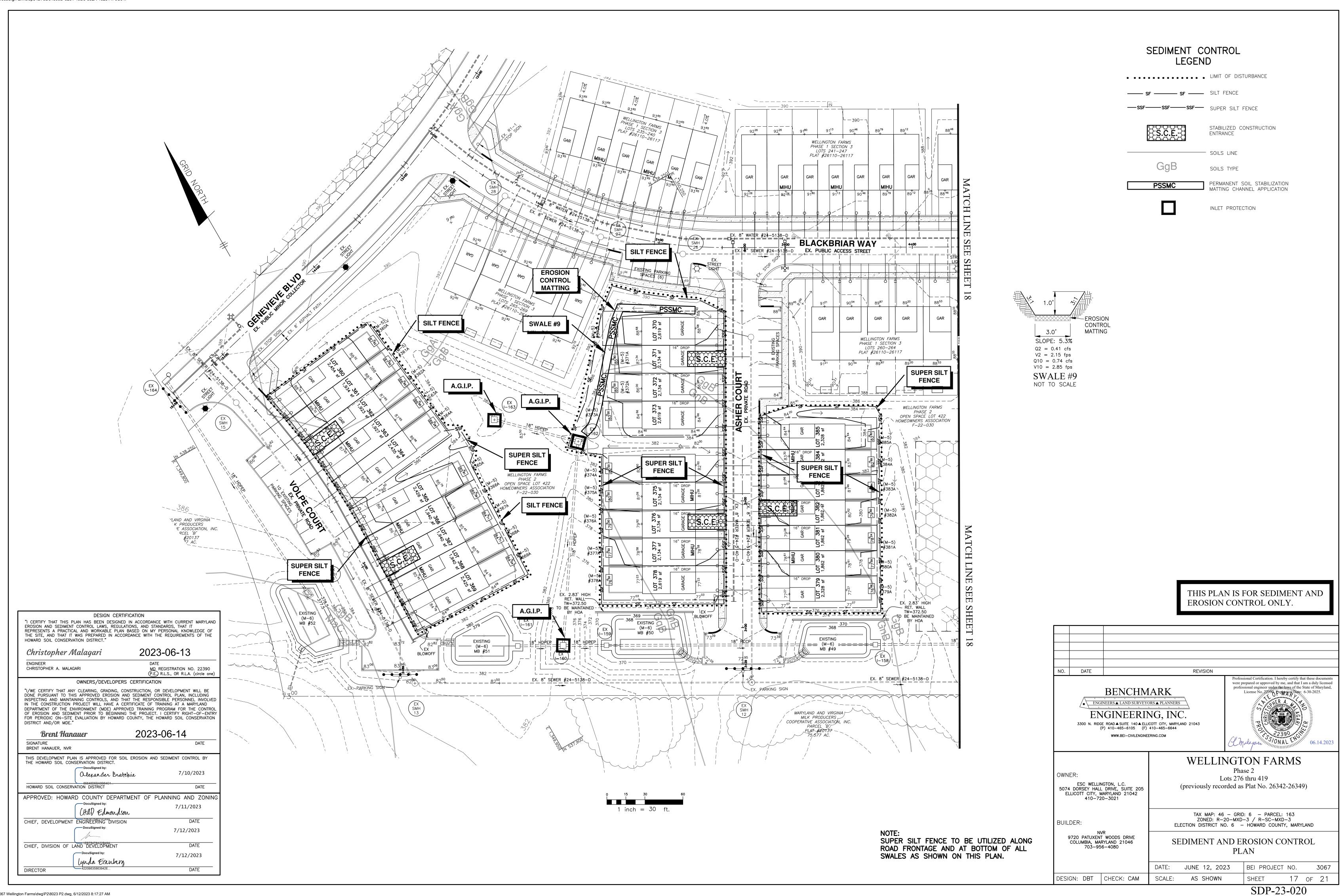
CHIEF, DEVELOPMENT ENGINEERING DIVISION

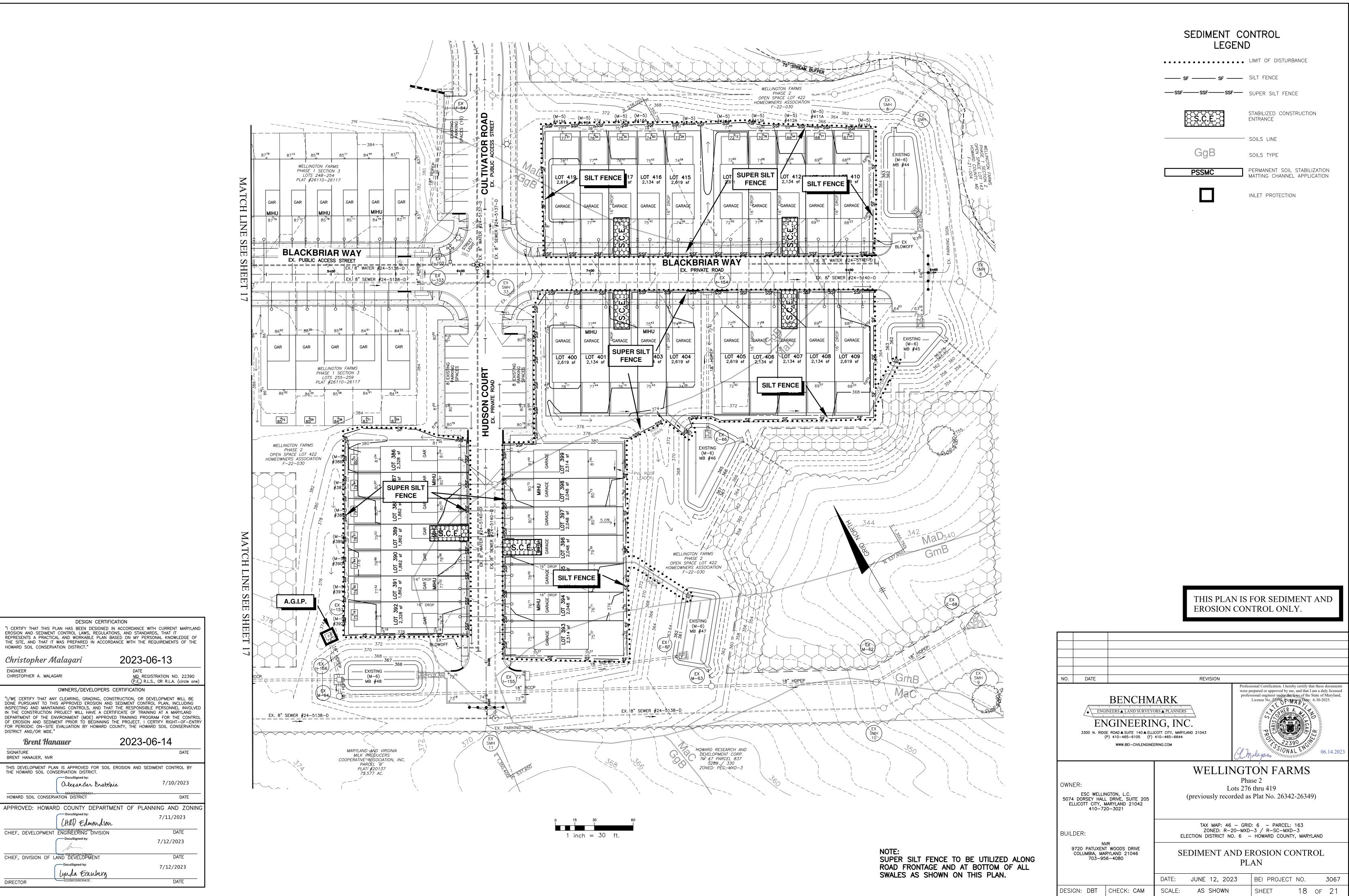
CHIEF, DIVISION OF LAND DEVELOPMENT











DIRECTOR

ENGINEER

SIGNATURE

B-4 STANDARDS AND SPECIFICATIONS

VEGETATIVE STABILIZATION

Using vegetation as cover to protect exposed soil from erosion. To promote the establishment of vegetation on exposed soil

Conditions Where Practice Applies On all disturbed areas not stabilized by other methods. This specification is divided into sections on

stabilization; soil preparation, soil amendments and topsoiling; seeding and mulching; temporary stabilization:

and permanent stabilization. Effects on Water Quality and Quantity Stabilization practices are used to promote the establishment of vegetation on exposed soil. When soil is

stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall. reducing sediment loads and runoff to downstream areas. Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and

increase organic matter content and improve the water holding capacity of the soil and subsequent plant Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances

runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Over time, vegetation

Sediment control practices must remain in place during grading, seedbed preparation, seeding, mulching, and vegetative establishment.

Adequate Vegetative Establishment Inspect seeded areas for vegetative establishment and make necessary repairs, replacements, and reseedings within the planting season.

1. Adequate vegetative stabilization requires 95 percent groundcover. 2. If an area has less than 40 percent groundcover, restabilize following the original recommendations for lime, fertilizer, seedbed preparation, and seeding. 3. If an area has between 40 and 94 percent groundcover, over-seed and fertilize using half of the rates

originally specified. 4. Maintenance fertilizer rates for permanent seeding are shown in Table B.6.

B-4-1 STANDARDS AND SPECIFICATIONS NCREMENTAL STABILIZATION

Establishment of vegetative cover on cut and fill slopes.

3. Incremental Stabilization - Fill Slopes

Figure B.

Γο provide timely vegetative cover on cut and fill slopes as work progresses. Conditions Where Practice Applies Any cut or fill slope greater than 15 feet in height. This practice also applies to stockpiles.

A. Incremental Stabilization - Cut Slopes 1. Excavate and stabilize cut slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all cut slopes as the work progresses.

2. Construction sequence example (Refer to Figure B.1): a. Construct and stabilize all temporary swales or dikes that will be used to convey runoff around the excavation.

b. Perform Phase 1 excavation, prepare seedbed, and stabilize. c. Perform Phase 2 excavation, prepare seedbed, and stabilize. Overseed Phase 1 areas as necessary.

d. Perform final phase excavation, prepare seedbed, and stabilize. Overseed previously seeded areas as necessary. Note: Once excavation has begun the operation should be continuous from grubbing through the

completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization

1. Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all slopes as the work progresses

2. Stabilize slopes immediately when the vertical height of a lift reaches 15 feet, or when the grading operation ceases as prescribed in the plans. 3. At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner 4 Construction sequence example (Refer to Figure B 2):

a. Construct and stabilize all temporary swales or dikes that will be used to divert runoff around the fill. Construct silt fence on low side of fill unless other methods shown on the plans address this area.

b. At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner. c. Place Phase 1 fill, prepare seedbed, and stabilize d. Place Phase 2 fill, prepare seedbed, and stabilize.

e. Place final phase fill, prepare seedbed, and stabilize. Overseed previously seeded areas as Note: Once the placement of fill has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

DESIGN CERTIFICATION

REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF

THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE

OWNERS/DEVELOPERS CERTIFICATION

INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED

"I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING

IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Olexander Bratchie

(HD) Edmondson

ynda Eisenberg

DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTRO

OF EROSION AND SEDIMENT PRIOR TO BÉGINNING THE PROJECT. I CERTIFY RIGHT—OF—ENTRY

FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION

2023-06-13

2023-06-14

MD REGISTRATION NO. 22390

P.E.) R.L.S., OR R.L.A. (circle one)

7/10/2023

7/11/2023

7/12/2023

DATE

DATE

DATE

7/12/2023

DATE

EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT

HOWARD SOIL CONSERVATION DISTRICT.

Christopher Malagari

Brent Hanauer

THE HOWARD SOIL CONSERVATION DISTRICT

HOWARD SOIL CONSERVATION DISTRICT

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF. DIVISION OF LAND DEVELOPMENT

CHRISTOPHER A. MALAGARI

DISTRICT AND/OR MDE.

BRENT HANAUER, NVR

SIGNATURE

ENGINEER

B-4-2 STANDARDS AND SPECIFICATIONS SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

The process of preparing the soils to sustain adequate vegetative stabilization

To provide a suitable soil medium for vegetative growth. Conditions Where Practice Applies Where vegetative stabilization is to be established

A. Soil Preparation

Temporary Stabilization

Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope. Apply fertilizer and lime as prescribed on the plans.

Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.

Permanent Stabilization A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are: i. Soil pH between 6.0 and 7.0.

ii. Soluble salts less than 500 parts per million (ppm). iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt nlus clav) would be acceptable. iv. Soil contains 1.5 percent minimum organic matter by weight.

v. Soil contains sufficient pore space to permit adequate root penetration. Application of amendments or topsoil is required if on-site soils do not meet the above

conditions. Graded areas must be maintained in a true and even grade as specified on the

approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.

Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil

Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by

Topsoiling is limited to areas having 2:1 or flatter slopes where:

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth The soil material is so shallow that the rooting zone is not deep enough to support

plants or furnish continuing supplies of moisture and plant nutrients. The original soil to be vegetated contains material toxic to plant growth. The soil is so acidic that treatment with limestone is not feasible

Areas having slopes steeper than 2:1 require special consideration and design. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria: a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and

approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1½ inches in diameter.

b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil

scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

6. Topsoil Application

Erosion and sediment control practices must be maintained when applying topsoil. Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition

when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation. Soil Amendments (Fertilizer and Lime Specifications) Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or mo

performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled

according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer. 3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will

pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve. 4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means

Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of

B-4-3 STANDARDS AND SPECIFICATIONS

Criteria

SEEDING AND MULCHING The application of seed and mulch to establish vegetative cover

To protect disturbed soils from erosion during and at the end of construction. Conditions Where Practice Applies To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

 Specifications I CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND

a. All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.

b. Mulch alone may be applied between the fall and spring seeding dates only if the ground is

frozen. The appropriate seeding mixture must be applied when the ground thaws. c. Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less

d. Sod or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

a. Dry Seeding: This includes use of conventional drop or broadcast spreaders. ncorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.

ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with a weighted roller to provide good seed to soil contact.

b. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil. i. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after

ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction

c. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer). i. If fertilizer is being applied at the time of seeding, the application rates should

not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P2O5 (phosphorous), 200 pounds per acre; K2O (potassium), 200 pounds per acre. ii. Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by

hydroseeding at any one time. Do not use burnt or hydrated lime when iii. Mix seed and fertilizer on site and seed immediately and without interruption.

iv. When hydroseeding do not incorporate seed into the soil.

1. Mulch Materials (in order of preference) a. Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty, Note: Use only sterile straw mulch in areas where one species of grass is desired. b. Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into a uniform fibrous physical state. i. WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry

ii. WCFM, including dye, must contain no germination or growth inhibiting

iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting

iv. WCFM material must not contain elements or compounds at concentration levels that will be phyto-toxic. v. WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and

water holding capacity of 90 percent minimum. a. Apply mulch to all seeded areas immediately after seeding.

the growth of the grass seedlings.

b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre. c. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1500 pounds per

acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water. a. Perform mulch anchoring immediately following application of mulch to minimize loss by wind

or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard: i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely.

> If used on sloping land, this practice should follow the contour. ii. Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. Mix the wood cellulose fiber with water at a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water iii. Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used. Follow application rates as

specified by the manufacturer. Application of liquid binders needs to be heavier at

the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is strictly prohibited iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to

B-4-5 STANDARDS AND SPECIFICATIONS PERMANENT STABILIZATION

To stabilize disturbed soils with permanent vegetation.

To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils.

Conditions Where Practice Applies Exposed soils where ground cover is needed for 6 months or more.

which will receive a medium to high level of maintenance.

A. Seed Mixtures General Use

a Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan. b Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or

Field Office Guild, Section 342 - Critical Area Planting. c For sites having disturbed areas over 5 acres, use and show the rates recommended by the soil

for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical

d For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 ½ pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary. 2. Turfgrass Mixtures

a. Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites

b. Select one or more of the species or mixtures listed below based on the site conditions or purpose

Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan. i. Kentucky Bluegrass: Full sun Mixture: For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a

minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of the total ii. Kentucky Bluegrass/Perennial Rye: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certifie Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with each ranging from

10 to 35 percent of the total mixture by weight. iii. Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes: Certified Tall Fescue Cultivars 95 to 100 percent, Certified Kentucky Bluegrass Cultivars 0 to 5 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended. iv. Kentucky Bluegrass/Fine Fescue: Shade Mixture: For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf area. Mixture includes Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate:

Notes:Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultivar Recommendations for Maryland" Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line. c. Ideal Times of Seeding for Turf Grass Mixtures

Western MD: March 15 to June 1, August 1 to October 1 (Hardiness Zones: 5b, 6a) Central MD:March 1 to May 15, August 15 to October 15 (Hardiness Zone: 6b) Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15 (Hardiness Zones: 7a, 7b)

d. Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level and rake the areas to prepare a proper seedbed. Remove stones and debris over 1 ½ inches in diameter. The resulting seedbed must be in such condition that future mowing of grasses will pose e. If soil moisture is deficient, supply new seedings with adequate water for plant growth (1/2 to 1 inch every 3 to 4 days depending on soil texture) until they are firmly established. This is not especially true when seedings are made late in the planting season, in abnormally dry or hot seasons, or on

B. Sod: to provide quick cover on disturbed areas (2:1 grade or flatter).

irrigating for any piece of sod within eight hours.

1. General Specifications

1 ½ to 3 pounds per 1000 square feet.

a. Class of turfgrass must be Maryland State Certified. Sod labels must be made available to the job foreman and inspecto b. Sod must be machine cut at a uniform soil thickness of ¾ inch, plus or minus ¼ inch, at the time of cutting. Measurement for thickness must exclude top growth and thatch. Broken pads and torn

or uneven ends will not be acceptable. c. Standard size sections of sod must be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section. d. Sod must not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.

e. Sod must be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period must be approved by an agronomist or soil scientist prior to its installation. 2. Sod Installation

a. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod. b. Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other. Stagger lateral joints to promote more uniform growth and strength.

Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots. c. Wherever possible, lay sod with the long edges parallel to the contour and with staggering joints.

Roll and tamp, peg or otherwise secure the sod to prevent slippage on slopes. Ensure solid contact exists between sod roots and the underlying soil surface. d. Water the sod immediately following rolling and tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. Complete the operations of laying, tamping and

a. In the absence of adequate rainfall, water daily during the first week or as often and sufficiently as necessary to maintain moist soil to a depth of 4 inches. Water sod during the heat of the day to

b. After the first week, sod watering is required as necessary to maintain adequate moisture content. c. Do not mow until the sod is firmly rooted. No more than 1/3 of the grass leaf must be removed by the initial cutting or subsequent cuttings. Maintain a grass height of at least 3 inches unless otherwise specified

B-4-4 STANDARDS AND SPECIFICATIONS

TEMPORARY STABLIZATION To stabilize disturbed soils with vegetation for up to 6 month

To use fast growing vegetation that provides cover on disturbed soils.

Conditions Where Practice Applies

Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required. 1. Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant

Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan. 2. For sites having soil tests performed, use and show the recommended rates by the testing agency.

3. When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3.A.1.b and maintain until the next seeding season.

H-5 STANDARDS AND SPECIFICATIONS

DUST CONTROL Controlling the suspension of dust particles from construction activities.

Soil tests are not required for Temporary Seeding.

To prevent blowing and movement of dust from exposed soil surfaces to reduce on and off-site damage health and traffic hazards.

Conditions Where Practice Applies Areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

Specifications Mulches: See Section B-4-2 Soil Preparation, Topsoiling, and Soil Amendments, Section B-4-3 Seeding and Mulching, and Section B-4-4 Temporary Stabilization. Mulch must be anchored to prevent blowing.

Vegetative Cover: See Section B-4-4 Temporary Stabilization. Tillage: Till to roughen surface and bring clods to the surface. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and

similar plows are examples of equipment that may produce the desired effect. Irrigation: Sprinkle site with water until the surface is moist. Repeat as needed. The site must not be irrigated to the point that runoff occurs.

Barriers: Solid board fences, silt fences, snow fences, burlap fences, straw bales, and similar

material can be used to control air currents and soil blowing. 6. <u>Chemical Treatment</u>: Use of chemical treatment requires approval by the appropriate plan

Table B.1: Temporary Seeding for Site Stabilization

Depth 2/

1/ Seeding rates for the warm season grasses are in pounds of Pure Live Seed (PLS). Actual planting rates shall be adjusted to reflect percent seed germination and purity, as

for barley, oats, and wheat. For smaller-seeded grasses (annual ryegrass, pearl millet, foxtail millet), do not exceed more than 5% (by weight) of the overall permaner

seeding mix. Cereal rye generally should not be used as a nurse crop, unless planting will occur very late fall beyond the seeding dates for other temporary seedings

Cereal rye has allelopathic properties that inhibit the germination and growth of other plants. If it must be used as a nurse crop, seed at 1/3 of the rate listed above

Permanent Seeding Summary

Depths

1/4 - 1/2 in

1/4 - 1/2 in

1/4 - 1/2 in

3/ The planting dates listed are averages for each Zone and may require adjustment to reflect local conditions, especially near the boundaries of the zone.

Il Fescue/Kentucky Bluegrass

Dates

Mar 1 to May 15

Aug 1 to Oct 15

Mar 1 to May 15

Aug 1 to Oct 15

iseding rates listed above are for temporary seedings, when planted alone. When planted as a nurse crop with permanent seed mixes, use 1/3 of the seeding rate listed above

Seeding Rate 1/

40 1.0 0.5

96 2.2 1.0

120 2.8 1.0

112 2.8 1.0

30 0.7 0.5

Plant Species

Annual Ryegrass (Lolium perenne ss

Cool-Season Grasses

Multiflorum

Dats (Avena sativa)

Warm-Season Grasses

Barley (Hordeum vulgare)

Wheat (Triticum aestivum)

Cereal Rye (Secale cereale)

Foxtail Millet (Serataria italica)

tested. Adjustments are usually not needed for the cool-season grasses.

Oats are the recommended nurse crop for warm-season grasses.

Rate (lb/ac.)

60

2/ For sandy soils, plant seeds at twice the depth listed above.

Hardiness Zone (from Figure B.3)

Seed Misture (from Table B.3):

Fescue, Tall

9 Bluegrass, Kentuck

Recommended Seeding Dates by Plant Hardiness Zone 3/

Mar 1 to May 15: Aug 1 to Oct 3:

Mar 1 to May 15; Aug 1 to Oct 3

Mar 1 to May 15; Aug 1 to Oct 3

Mar 1 to May 15: Aug 1 to Oct 3:

Mar 1 to May 15; Aug 1 to Nov

May 16 to Jul 31

Fertilizer Rat

(10-20-20)

P2O5

(2 lb/

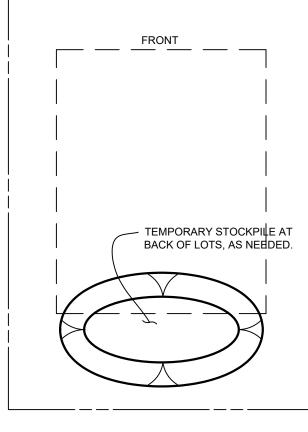
per acre 90 lb/ac 90 lb/ac 2 tons/ac

1000 sf) 1000 sf) 1000 sf)

45 pounds

(1.0 lb/

100 sf)



B-4-8 STANDARDS AND SPECIFICATIONS STOCKPILE AREA

A mound or pile of soil protected by appropriately designed erosion and sediment control measures

Conditions Where Practice Applies Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan

and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.

3. Runoff from the stockpile area must drain to a suitable sediment control practice.

6. Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.

Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization. 8. If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with

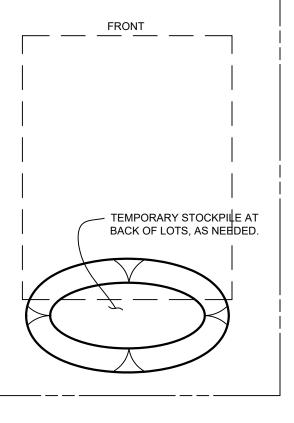
The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material

5. Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.

7. Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as

impermeable sheeting. Construction Activities (NPDES, MDE).



To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

rain event. A written report by the contractor, made available upon request, is part of every

• Inspection type (routine, pre-storm event, during rain event) 4. Access the stockpile area from the upgrade side. • Name and title of inspector • Weather information (current conditions as well as time and an=mount of last recorded

• Brief description of project's status (e.g. percent complete) and/or current activities • Evidence of sediment discharges • Identification of plan deficiencies

• Identification of sediment controls that require maintenance • Identification of missing or improperly installed sediment controls • Compliance status regarding the sequence of construction and stabilization requirements

 Monitoring/sampling • Maintenance and/or corrective action performed • Other inspection items as required by the General Permit for Stormwater Associated with

may be allowed by the CID per the list of HSCD—approved field changes.

9. Trenches for the construction of utilities is limited to three pipe lengths or that which can and shall be back filled and stabilized by the end of each work day, whichever is shorter. 10. Any major changes or revisions to the plan or sequence of construction must be

reviewed and approved by the HSCD prior to proceeding with construction. Minor revisions

HOWARD SOIL CONSERVATION DISTRICT (HSCD)
STANDARD SEDIMENT CONTROL NOTES

1. A pre—construction meeting must occur with the Howard County Department of Public

protected areas are marked clearly in the field. A minimum of 48 hours notice to CID must

b. Upon completion of the installation of perimeter erosion and sediment controls, but

c. Prior to the start of another phase of construction or opening of another grading

2. All vegetative and structural practices are to be installed according to the provisions of

3. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization is

required within three (3) calendar days as to the surface of all perimeter controls, dikes.

swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1)

and seven (7) calendar days as to all other disturbed areas on the project site except for

4. All disturbed areas must be stabilized within the time period specified above in accordance

with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT

(Sec. B-4-4) and mulching (Sec. B-4-3). Temporary stabilization with mulch alone can only

 $\underline{\text{CONTROL}}$ for topsoil (Sec. B-4-2), permanent seeding (Sec. B-4-5), temporary seeding

be applied between the fall and spring seeding dates if the ground is frozen. Incremental

concentrated flow, steep slope, and highly erodible areas shall receive soil stabilization

5. All sediment control structures are to remain in place, and are to be maintained in

operative condition until permission for their removal has been obtained from the CID.

stabilization (Sec. B-4-1) specifications shall be enforced in areas with >15' of cut and/or fill. Stockpiles (Sec. B-4-8) in excess of 20 feet must be benched with stable outlet. All

35.5 Acres

5.6 Acres

_ Acres

Acres

. Cu Yds

. Cu Yds

SITE WITH AN ACTIVE GRADING PERMIT

18.1

12.5

19,836^{*}

19,836*

7. Any sediment control practice which is disturbed by grading activity for placement of

8. Additional sediment control must be provided, if deemed necessary by the CID. The site

and all controls shall be inspected by the contractor weekly; and the next day after each

*CUT/FILL NUMBERS

FOR SEDIMENT

TO VERIFY.

ARE ROUGH ESTIMAT

CONTROL PURPOSES

ONLY. CONTRACTOR

Works, Construction Inspection Division (CID), 410-3133-1855 after the future LOD and

before proceeding with any other earth disturbance or grading,

d. Prior to the removal or modification of sediment control practices.

this plan and are to be in conformance with the <u>2011 MARYLAND STANDARDS AND</u>

SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.

be given at the following stages:

those areas under active grading.

Total Area of Site:

Area to be roofed or paved:

Area to be vegetatively stabilized:

Off-site waste/borrow area location:

Area Disturbed:

Total fill:

a. Prior to the start of earth disturbance.

11. Disturbance shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on one grading unit (maximum acreage of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the CID. Unless otherwise specified and approved by the HSCD, no more than 20 acres cumulatively may be disturbed at a given time.

12. Wash water from any equipment, vehicles, wheels, pavement, and other sources must be treated in a sediment basin or other approved washout structure.

15. Stream channels must not be disturbed during the following restricted time periods

16. A copy of this plan, the <u>2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL</u>, and associated permits shall be on—site and available when

13. Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade. 14. All silt fence and super silt fence shall be placed on—the—contour, and be imbricated at 25' minimum intervals, with lower ends curled uphill by 2' in elevation.

• Use I and IP March 1 - June 15

• Use III and IIIP October 1 - April 30 Use IV March 1 − May 31

REVISION

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF WORK

SEQUENCE PERTAINS TO EACH INDIVIDUAL HOUSE OR TOWNHOUSE STICK <u>AS PERMITS ARE ISSUED. NOT ALL HOUSES/STICKS WILL BE CONSTRUCTED</u> AT THE SAME TIME.

1. Obtain grading/building permit. Notify D.I.L.P. at 410-313-1880 at least 24 hours before starting any work. (1 day)

2. Hold on-site pre-construction meeting. (day 2)

with the permanent seedbed notes. (day 91-100)

stabilization shall be completed within:

3. Install individual lot perimeter controls (i.e. SCE, SSF, SF, and TSOS). (day 3)

4. Excavate for foundation, rough grade lot, and stabilize in accordance with the temporary seedbed notes. (day 4-10)

way up to house, backfill, and construct driveway. Install on-lot dry wells and connect roof leaders for lots that require them. (day 11-90) 6. Upon approval from the Howard County Sediment Control Inspector, remove all

sediment control devices and stabilize any remaining disturbed areas in accordance

5. Construct house, install water and sewer house connections from easement/right-of-

Note: Following initial soil disturbance or any re-disturbances, permanent or temporary

A. 3 calendar days for all perimeter sediment control structures, dikes, swales and all slopes greater than 3:1. B. 7 calendar days for all other disturbed areas.

During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the sediment control measures of this plan.

BENCHMARK ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS ENGINEERING, INC 3300 N. RIDGE ROAD ▲ SUITE 140 ▲ ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644

WWW.BEI-CIVILENGINEERING.COM

NO. DATE

OWNER:

UILDER:

5074 DORSEY HALL D

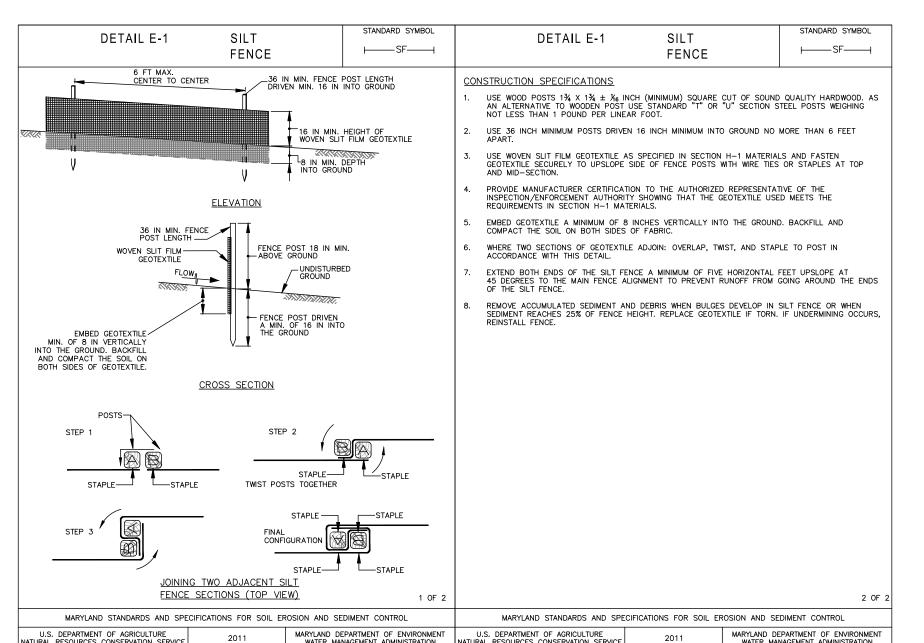
ESIGN: DBT CH

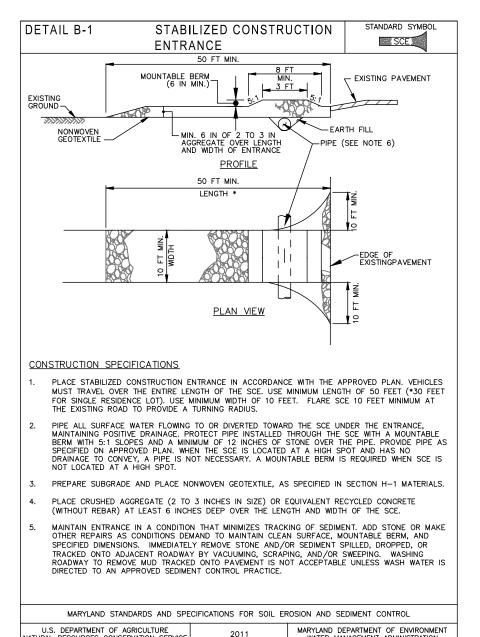


VNER: ESC WELLINGTON, L.C. 774 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	WELLINGTON FARMS Phase 2 Lots 276 thru 419 (previously recorded as Plat No. 26342-26349)					
JILDER:	TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND					
NVR 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080		ROSION CONTROL TES				
	DATE: JUNE 12, 2023	BEI PROJECT NO. 3067				
SIGN: DBT CHECK: CAM	SCALE: AS SHOWN	SHEET 19 OF 21				
		CDD 22 020				

SDP-23-020

DIRECTOR





AT-GRADE INLET

PROTECTION

PLAN / CUT AWAY VIEW

CROSS SECTION

LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.

PLACE CLEAN 34 TO 11/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE

STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.

/-- 1/4 IN HARDWARE CLOTH

AGIP

MAXIMUM DRAINAGE AREA = 1 ACRE

— ¾ TO 1½ IN STONE

-INLET GRATE

- NONWOVEN GEOTEXTILE

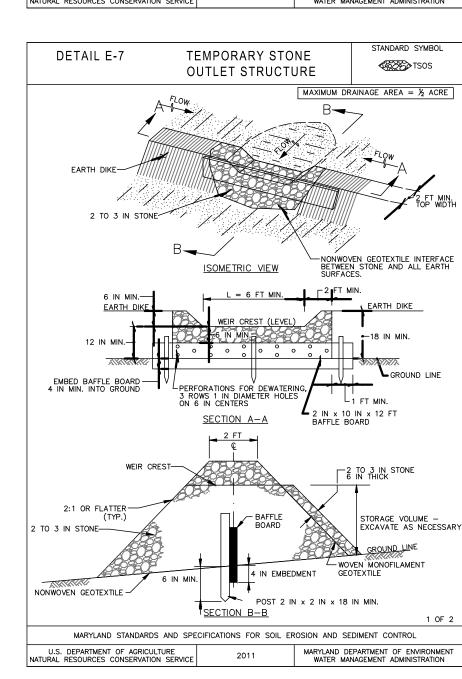
MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

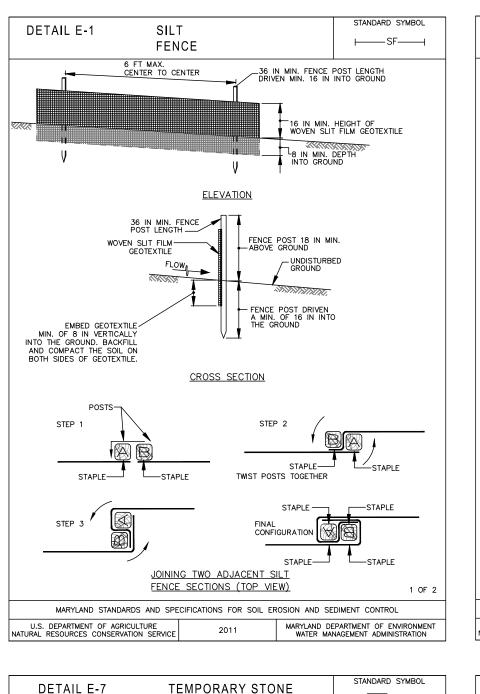
DETAIL E-9-2

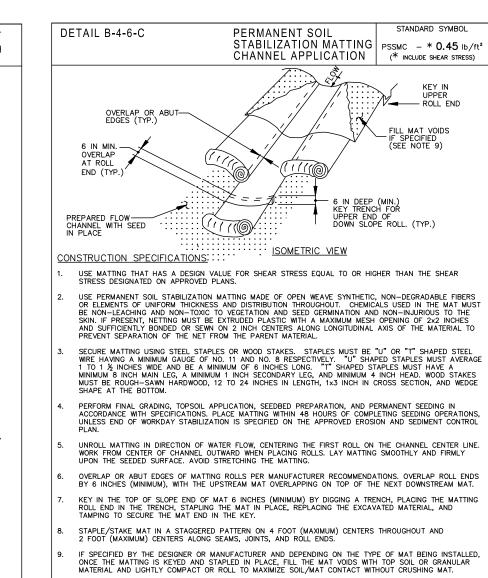
NONWOVEN GEOTEXTILE -

6 IN

U.S. DEPARTMENT OF AGRICULTURE IRAL RESOURCES CONSERVATION SERVICE







ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

2011

