PRELIMINARY PLAN
WELLINGTON FARMS
PARCELS 'C' AND 'D'

GENERAL NOTES

1. SUBJECT PROPERTY IS ZONED R-20-MXD-3 AND R-SC-MXD-3 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.

2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

3. THE PROJECT BOUNDARY IS BASED ON RECORDED PLAT #20136-37.

4. THE EXISTING TOPOGRAPHY IS BASED ON AERIAL SURVEY FLOWN BY POTOMAC AERIAL SURVEYS, INC. IN OCTOBER, 2019 AND SUPPLEMENTED WITH FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING IN NOVEMBER, 2019.

5. THE WETLANDS, STREAMS, THEIR BUFFERS, AND SPECIMEN TREES WERE IDENTIFIED AND FLAGGED BY WETLANDS STUDIES AND SOLUTIONS, INC. IN FEBRUARY, 2018 AND WERE FIELD LOCATED BY BENCHMARK ENGINEERING, INC IN FEBRUARY, 2018. THE US ARMY CORPS OF ENGINEERING ISSUED AN APPROVED JURISDICTIONAL DETERMINATION OF THE WETLAND AREAS ON THIS SITE, DATED NOVEMBER 30, 2018.

6. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA UNLESS AN ALTERNATIVE COMPLIANCE IS APPROVED BY DEPARTMENT OF PLANNING AND ZONING.

7. THIS SITE IS WITHIN THE METROPOLITAN DISTRICT PER THE HOWARD COUNTY PLAN FOR WATER AND SEWER, DATED NOVEMBER, 2015.

8. WATER AND SEWER IS PUBLIC.

9. TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.

10. THE REQUIRED PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON APRIL 12, 2018. A SECOND MEETING WAS HELD ON JUNE 20, 2018 AND A THIRD WAS HELD ON NOVEMBER 13, 2018.

11. THE FOREST STAND DELINEATION AND REPORT AND THE WETLANDS DELINEATION PLAN AND REPORT WERE PREPARED BY WETLANDS STUDIES AND SOLUTIONS, INC. IN JUNE, 2018 AND APPROVED UNDER S-18-003.

12. THE FOREST CONSERVATION PLAN AND REPORT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN JANUARY, 2020.

13. A NOISE STUDY IS NOT REQUIRED. THIS PROJECT IS NOT WITHIN THE LIMITS IDENTIFIED IN SECTION 5.2.F.2. OF THE DESIGN MANUAL FOR A NOISE STUDY.

14. THE TRAFFIC IMPACT STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. ON JUNE 29, 2018 AND REVISED ON NOVEMBER 26, 2018 AND FEBRUARY 6, 2019. IT WAS APPROVED WITH THE APPROVAL OF S-18-003.

15. THE SPEED STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. ON SEPTEMBER 10, 2018 WITH THE ACTUAL SPEED COUNTS BEING TAKEN ON APRIL 5, 2018 AND APRIL 6, 2018. IT WAS APPROVED WITH THE APPROVAL OF S-18-003.

16. THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES IN DECEMBER, 2019.

17. STORMWATER MANAGEMENT HAS BEEN PROVIDED VIA ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICAL (ESD TO THE MEP) AND COMPLIES WITH THE "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL VOLUME I, CHAPTER 5". THE REPORT WAS PREPARED BY BENCHMARK ENGINEERING IN JANUARY, 2020.

18. PROPOSED DEVELOPMENT ON PARCEL 'D' WITHIN THE R-20 ZONE UTILIZES THE OPTIONAL LOT SIZE METHOD SINCE THERE ARE WETLANDS, STREAMS, AND FLOODPLAIN LOCATED ON THAT PARCEL WHICH WILL BE WITHIN AN OPEN SPACE LOT PROPOSED TO BE DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS (SECTION 16.121.a.2. OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS). THE OPTIONAL LOT SIZE SELECTED WAS 12,000 sf WHICH REQUIRES 40% OPEN SPACE AND APPROVED BY DPZ UNDER S-18-003.

19. APPLICABLE DPZ FILE REFERENCES: F-08-148, ECP-18-042, S-18-003, WP-20-039, WP-20-099, WP-20-117

20. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS AN ALTERNATIVE COMPLIANCE HAS BEEN APPROVED.

21. THE FLOODPLAIN SHOWN IS BASED ON A NON-CRITICAL FLOOD STUDY PREPARED BY BENCHMARK ENGINEERING, INC. PREPARED ON APRIL 11, 2018. A FULL FLOODPLAIN STUDY MAY BE REQUIRED AT THE NEXT PLAN STAGE.

22. GORMAN ROAD IS DESIGNATED AS A SCENIC ROAD EAST OF LEISHEAR ROAD. A 100-FOOT SCENIC ROAD BUFFER FROM THE GORMAN ROAD RIGHT-OF-WAY HAS BEEN ESTABLISHED PER SECTION 16.125(c)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

23. THE DISTURBANCE OF THE EPHEMERAL CHANNEL AT THE CROSSING BY AURORA WAY IS NOT REGULATED BY THE COUNTY OR STATE AND THEREFORE DOES NOT REQUIRE A "NECESSARY DISTURBANCE" DETERMINATION BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING AS DETERMINED ON THE APPROVED SKETCH PLAN, S-18-003.

24. PARKING SPACES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY MAINTAINED.

25. A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5751 FOR DETAILS AND COST ESTIMATES.

26. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (DECEMBER, 2017), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

27. ON THE APPROACH SIDE OF A STOP SIGN, NO STREET TREE CAN BE PLANTED WITHIN 30' OF A STOP SIGN.

28. TRAFFIC CONTROL DEVICES:
   A) THE R1-1 "STOP" SIGN AND STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPETED.

   B) THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.

   C) ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MdMUTCD).

   D) ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED "QUICK PUNCH", SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

29. THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WILDLIFE AND HERITAGE SERVICE HAS DETERMINED THAT THERE ARE NO OFFICIAL STATE OR FEDERAL RECORDS FOR LISTED PLANT OR ANIMAL SPECIES FOR THE SUBJECT SITE, PER DNR LETTER DATED APRIL 19, 2018.

30. WP-20-039, AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(a)(3) TO ALLOW FOR THE REMOVAL OF 6 SPECIMEN TREES WAS APPROVED ON MAY 1, 2020 SUBJECT TO THE FOLLOWING CONDITIONS:
   a. THE TREES SHALL BE REPLACED AT A MITIGATION RATE OF 2:1 PER SECTION 16.1216(d) OF THE COUNTY CODE. 12 NATIVE TREES WITH A DBH OF AT LEAST 3 INCHES MUST BE PLANTED AS MITIGATION.
   b. THE 12 TREES MUST BE DEPICTED ON THE FOREST CONSERVATION AND LANDSCAPE PLAN AND SHALL BE BONDED AS PART OF THE LANDSCAPE SURETY. FINAL SUBDIVISION PLAN APPROVAL AND A GRADING PERMIT MUST BE OBTAINED PRIOR TO REMOVAL OF THE SPECIMEN TREES.
   c. ONLY SPECIMEN TREES 49, 51, 56, 57, 90, AND 91 ARE TO BE REMOVED.
   d. DEPARTMENT OF RECREATION AND PARKS MUST PROVIDE DEVELOPER WRITTEN PERMISSION TO REMOVE SPECIMEN TREES 90 AND 91 WITHIN 30 DAYS OF WP-20-039 APPROVAL AND A COPY SUBMITTED TO DPZ. THAT LETTER WAS OBTAINED AND SUBMITTED TO DPZ ON MAY 18, 2020.
   e. COMPLIANCE WITH ANY CONDITION IMPOSED BY THE OFFICE OF COMMUNITY SUSTAINABILITY AND DEPARTMENT OF RECREATION AND PARKS.
   f. INCLUDE WP-20-039 DECISION AS A GENERAL NOTE ON ALL FUTURE PLANS.

31. WP-20-099, AN ALTERNATIVE COMPLIANCE TO SECTION 16.120.C.4 TO ALLOW FOR THE TOWNHOUSE LOTS ALONG THE PRIVATE ROADS LOCATED MORE THAN 200 FEET FROM THE PUBLIC RIGHT-OF-WAY TO NOT HAVE PUBLIC ROAD FRONTAGE WAS APPROVED ON JUNE 24, 2020 SUBJECT TO THE FOLLOWING CONDITIONS:
   a. THE APPROVAL SHALL APPLY ONLY TO THE SEVEN PRIVATE ROADS LISTED IN THE REQUEST.
   b. THE SEVEN PRIVATE ROADS MUST MEET THE DESIGN STANDARDS FOR PBLIC ROADS AS REQUIRED BY DPW's DESIGN MANUAL.
   c. INCLUDE THIS NOTE ON THE PRELIMINARY PLAN, FINAL PLAN, AND SITE DEVELOPMENT PLAN(S).

32. ON JUNE 5, 2020, THE DEPARTMENT OF PLANNING AND ZONING, AFTER CONSULTATION WITH THE PLANNING DIRECTOR APPROVED A REQUEST TO ALLOW THE STREAM CHANNEL, STREAM BUFFER, WETLANDS BUFFER, 100-YEAR FLOODPLAIN, SPECIMEN TREE, AND STEEP SLOPE DISTURBANCES ASSOCIATED WITH THE OFFSITE SEWER CONNECTION ON OPEN SPACE LOT 169 AND THE ON-SITE STREAM CROSSING OF THE SEWER AS ESSENTIAL OR NECESSARY DISTURBANCES IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

33. 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.

34. A DESIGN MANUAL WAIVER TO SECTIONS 2.3.A.1.a (MINIMUM CURVE RADIUS) AND SECTION 2.3.A.1.c (MINIMUM CURVE LENGTH) OF DESIGN MANUAL VOLUME II WAS APPROVED ON FEBRUARY 13, 2020 FOR CURVES C105, C106, C107, C109, C123, C125. THE DESIGN MANUAL WAIVER TO SECTION 2.5.B.1 (INTERSECTION SPACING) FOR THE SPACING ALONG GENEVIEVE BOULEVARD BETWEEN AURORA WAY AND ZOE LANE WAS APPROVED ON MAY 21, 2020.

35. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.

36. FOR PRIVATE ROADS (PRIMROSE LANE, QUAIL RISE LANE, OLIVE BRANCH LANE, VOLPE COURT, ASHER COURT, HUDSON COURT, AND LOTS 375-394 ALONG BLACKBRIAR WAY) REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE SHALL BE PRIVATE.

37. ALL PERMANENT TEE TURN-AROUNDs SHALL CONFORM TO HO.CO.STD. R-5.05.

38. FOR THE CROSSING OF THE SUSQUEHANNA TRANSMISSION COMPANY PROPERTY FOR AURORA WAY AND DECLAN ROAD, A PUBLIC EASEMENT SHALL BE RECORDED IN-LIEU-OF A PUBLIC ROAD RIGHT-OF-WAY DEDICATION AS CONFIRMED BY THE OFFICE OF LAW VIA E-MAIL DATED JUNE 25, 2019.

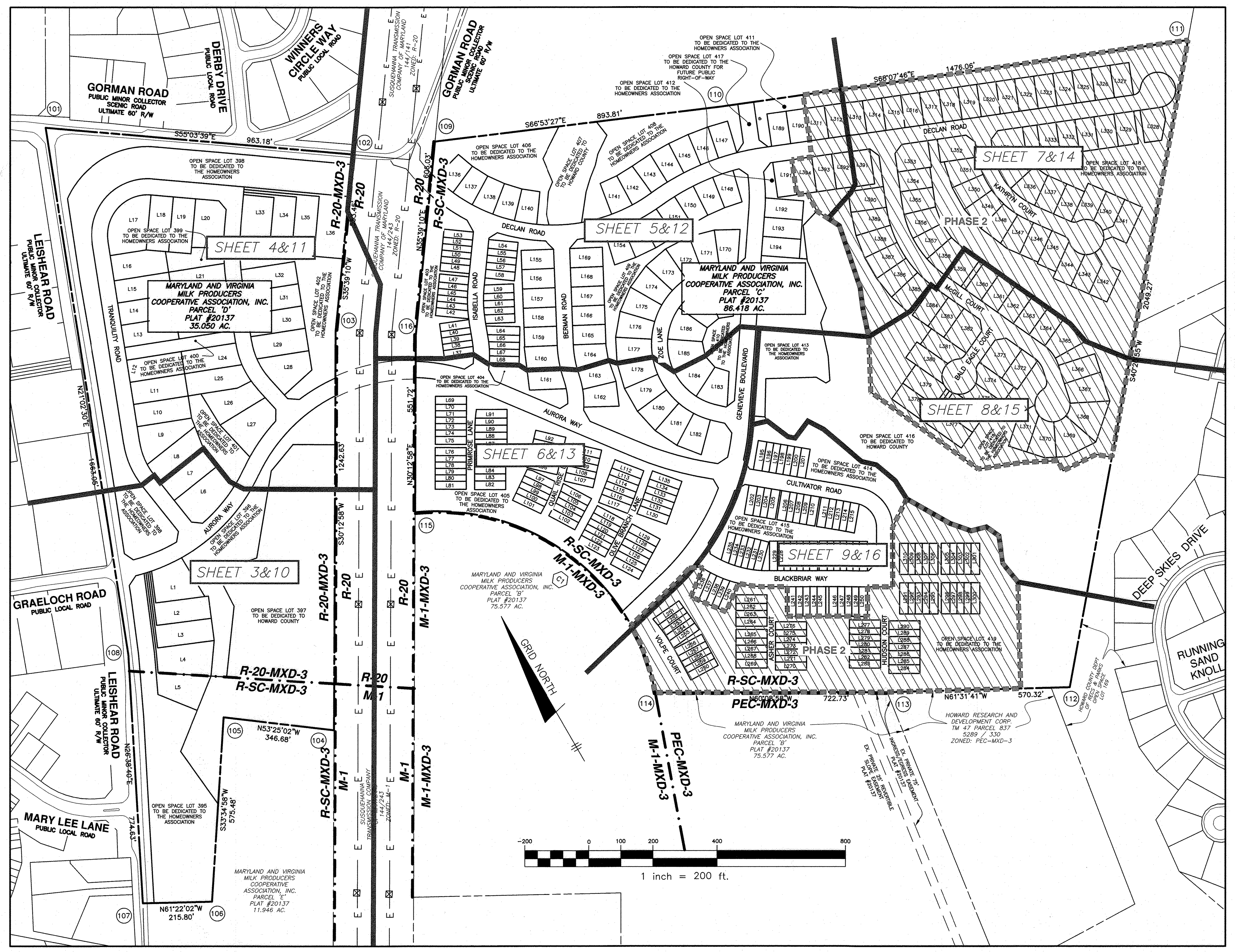
SEE SHEET 2 FOR CONTINUATION OF GENERAL NOTES

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR DS AMC — DATE 11-3-20

LEGEND

- LIMIT OF SUBJECT PROPERTY
- EXISTING ZONING LINE
- OVERHEAD TRANSMISSION LINES AND TOWERS
- LIMIT OF PHASE 2
- SHEET MATCH LINE

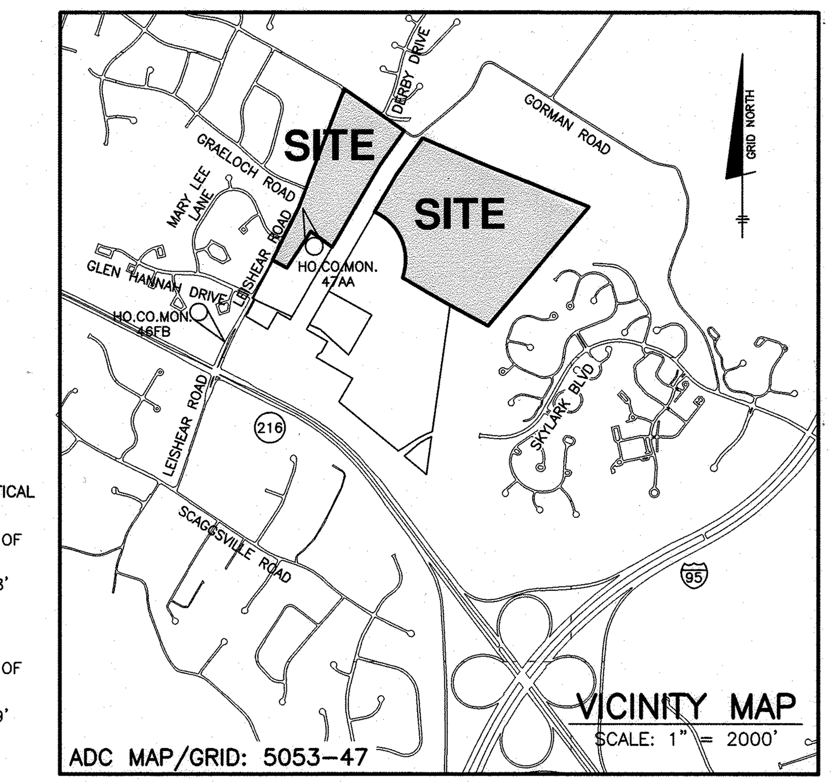


BENCHMARKS

NAD '83 HORIZONTAL – NAVD88 VERTICAL

HO. CO. #46FB
STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE.
N 537149.785' E 1347468.998'
ELEVATION: 317.217'

HO. CO. #47AA
STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE.
N 538961.645' E 1348439.009'
ELEVATION: 362.621'



Site Analysis Data Chart

	Phase 1		Phase 2	Total
Zoning	R-20	R-SC	R-SC	
Gross Area	29.76 acres	55.74 acres	35.97 acres	121.47 acres
100-yr Floodplain	0.07 acres	0.82 acres	0.00 acres	0.89 acres
Steep Slopes 25% or greater (outside floodplain)	0.20 acres	0.82 acres	0 acres	1.02 acres
Net Area	29.49 acres	54.10 acres	35.97 acres	119.56 acres
Number of Units Proposed (SFD)	35	60	84	179
Number of Units Proposed (SFA)	0	155	60	215
Number of lots/units proposed (Total)	35	215	144	394
Area of Open Space Required *	11.90 acres	13.94 acres	8.99 acres	34.83 acres
Area of Open Space Provided	12.87 acres	29.69 acres	15.48 acres	58.04 acres
Non-Credited	0.02 acres	2.51 acres	1.01 acres	3.54 acres
Credited	12.85 acres	27.18 acres	14.47 acres	54.50 acres
Area of Buildable Lots (SFD)	10.86 aces	9.69 acres	13.52 acres	34.07 acres
Area of Buildable Lots (SFA)	0.00 acres	7.74 acres	3.08 acres	10.82 acres
Area of Bulk Parcels	0.00 acres	0 acres	0 acres	0.00 acres
Area of Proposed Public Road Right-of-way	6.03 acres	8.62 acres	3.89 acres	18.54 acres

* Open Space Required based on 40% of gross for R-20 (Section 16.121.a.2)
25% of gross for R-SC (Section 16.121.a.2)

R-SC Density Chart

Gross Area	91.71 ac
100-yr floodplain	0.82 ac
Steep slopes (outside floodplain)	0.82 ac
Net Area	90.07 ac
Density Allowed (4 units per net acre)	360
Density Provided	359

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING

Total Number of Lots/Units Proposed	394
Total Number of MIHU's Required	40
Number of MIHU's Provided Onsite (Exempt from APFO allocations)	40
Number of APFO Allocations Required (Remaining Lots/Units)	354
MIHU Fee-in-Lieu (Indicate Lot/Unit numbers)	NA

Recreational Open Space Chart

Property Zone	Subdivision Section	Requirement	Units	Required (sf)	Credit (sf)	Remainder (sf)
R-20	16.121.a.4.vi	200 sf per unit	35	7,000	17,500	0
R-SC	16.121.a.4.vi (SFD)	300 sf per unit	144	43,200	72,000	0
R-SC	16.121.a.4.vi (SFA)	400 sf per unit	215	86,000	107,500	0
			Total:	136,200	197,000	0

Credit is based on 10 sf of floor or pool area per dwelling unit per DPZ policy memorandum dated June 15, 2012.
2,500 sf (clubhouse) + 1,500 sf (pool) = 4,000 sf/10 or 400 sf per dwelling unit

Parking Chart

Item	Unit	Zoning Section	Requirement	spaces req.	spaces prov.
SFD Units	179 units	133.D.2.a	2.5 spaces per unit	448	712 [1]
SFA Units	215 units	133.D.2.a	2.5 spaces per unit	538	538 [2]
Clubhouse	2,500 sf	133.D.6.b	10 spaces per 1,000 sf	25	26 [3]
Pool	1,500 sf	133.D.6.g	1 per 7 persons allowed in pool	14	14 [3]
			Total:	1024	1290

1. Spaces provided include 2 spaces per garage, 2 spaces per driveway.
2. Spaces provided include 1 space per garage, 1 space per driveway, and 106 off-street parking spaces.
3. Spaces provided on Open Space Lot 413

Minimum Lot Size Chart

Lot	Zoned	Total Lot Area (sf)	Flagstem Area (sf)	Min Lot Area (sf)
2	R-20	12,635	595	12,040
3	R-20	13,468	1,008	12,460
4	R-20	17,693	1,421	16,272
5	R-SC	15,201	1,876	13,325
34	R-20	12,906	765	12,141
35	R-20	14,426	1,325	13,101
36	R-20	19,658	1,885	17,773
341	R-SC	8,066	931	7,135
342	R-SC	7,489	1,095	6,394
377	R-SC	8,747	767	7,980
378	R-SC	8,747	767	7,980

Min Lot Size R-20 zoned lots = 12,000 sf (See General Note 18)
Min Lot Size R-SC zoned SFD lots = 6,000 sf (Section 110.0.D.2)

Stormwater Management Practice Chart / Summary Table

Site Pe: 1.7

MDE Designation	Practice Description	Quantity of Each Practice	ESDv (cf) Required based on individual DA	ESDv (cf) Provided	Ownership
M-2	Submerged Gravel Wetland	6	54,342	58,975	Private
M-5	Dry Well	279	26,259	27,616	Private
M-6	Micro Bio-Retention	59	73,155	79,132	Private
M-8	Bio-Swale	2	11,696	11,878	Private
N-2	Disconnect of Non-Rooftop	5	2,533	2,533	Private
	Totals →		167,985	180,135	

Notes:
1. Total Site Pe and Total Site ESDv numbers are based on the Site Area minus environmental areas
2. Total ESDv provided exceeds total ESDv required based on individual drainage areas.
3. All on-site impervious areas are being treated via ESD practices.
4. ESDv required and provided is based on temp torage of 75% for M-2, M-6, and M-8 practices.

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	INFORMATION CHARTS
3–9	SUBDIVISION LAYOUT PLAN
10–16	GRADING PLAN
17–18	OFF-SITE ROAD AND SIDEWALK IMPROVEMENT PLAN
19–20	LANDSCAPE PLAN
21–24	FOREST CONSERVATION PLAN
25–26	STORMWATER MANAGEMENT DA MAP
27–34	ROAD PROFILES AND DETAILS
35–36	LEISHEAR ROAD IMPROVEMENTS CROSS-SECTIONS
37–38	SEDIMENT AND EROSION CONTROL PLAN

Phasing Chart

Phase	No. of Units	Allocation Year	F-Plan Filing Milestone
1	250	2021	9-months after P-20-006 is signed
2	144	2022	Within 1-year of initial submittal of Phase 1 F-plans

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
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. 22390, Expiration Date: 6-30-2021.

STATE OF MARYLAND — CHRISTOPHER ALAN MALAGARI — PROFESSIONAL ENGINEER — 9.17.20

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

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

WELLINGTON FARMS

Phase 1: Lots 1 thru 250; Open Space Lots 395 thru 417
Phase 2: Lots 251 thru 394; Open Space Lots 418 and 419
(A Resubdivision of Parcels 'C' and 'D'
previously recorded as Plat No. 20136-20137)

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

PRELIMINARY PLAN
COVER SHEET

DATE: SEPTEMBER 15, 2020	BEI PROJECT NO. 2879-NVR
DESIGN: DBT DRAFT: DBT	SCALE: AS SHOWN
	SHEET 1 OF 38

P-20-006

GENERAL NOTES (cont'd)

39. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

   a) WIDTH – 12' (16' SERVING MORE THAN ONE RESIDENCE).
   b) SURFACE – 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
   c) GEOMETRY – MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
   d) STRUCTURES (CULVERTS/BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
   e) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY.
   f) STRUCTURE CLEARANCES – MINIMUM 12 FEET.
   g) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE.

40. THE COUNTY RESERVES THE RIGHT TO POST "NO PARKING" RESTRICTIONS IF ON-STREET PARKING IMPEDES FUTURE TRAFFIC OPERATION IN THE FOLLOWING LOCATIONS:
   DIRECTLY ADJACENT TO LOTS 8-9 (BOTH SIDES OF STREET)
   DIRECTLY ADJACENT TO LOT 17 (BOTH SIDES OF STREET)
   DIRECTLY ADJACENT TO LOTS 27-28 (BOTH SIDES OF STREET)

41. THE HEAD IN PARKING SPACES ALONG BLACKBRIAR WAY AND CULTIVATOR COURT SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

42. WP-20-117, AN ALTERNATIVE COMPLIANCE TO SECTION 16.116(a)(2)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO DISTURB A 50-FOOT INTERMITTENT STREAM BANK BUFFER FOR THE CONSTRUCTION OF A MINOR COLLECTOR ROAD (AURORA WAY) AND ASSOCIATED UTILITIES AND STORMWATER MANAGEMENT PRACTICES WAS APPROVED ON JULY 20, 2020 SUBJECT TO THE FOLLOWING CONDITIONS:

   a. THE DISTURBANCE TO THE STREAM BANK BUFFER SHALL BE LIMITED TO THE 7,987 SF AREA THAT IS SHOWN ON THE PLAN EXHIBIT FILED WITH THIS PETITION. THE STREAM BUFFER MUST BE APPROPRIATELY STABILIZED, AND ADDITIONAL MEASURES MUST BE PROVIDED TO PROHIBIT EROSION WITHIN THE REMAINING STREAM CHANNELS. ALL OUTFALLS AND DISCHARGE POINTS SHALL BE ARMORED TO ENSURE THE PRESERVATION OF DOWNSTREAM CHANNELS

   b. MITIGATION FOR THE DISTURBED AREA MUST BE IN THE FORM OF ADDITIONAL REFORESTATION AND INCLUDED AS PART OF THIS PROJECT'S REFORESTATION PLAN FOR FOREST CONSERVATION.

   c. INCLUDE THIS ALTERNATIVE COMPLIANCE PETITION DECISION AS A GENERAL NOTE ON THE PRELIMINARY PLAN, THE FINAL PLAN AND SITE DEVELOPMENT PAN(S). THIS NOTE SHALL INCLUDE THE ALTERNATIVE COMPLIANCE FILE NUMBER, THE REGULATORY SECTION, THE DECISION DATE, AND THE CONDITIONS OF APPROVAL.

   d. THE APPLICANT SHALL OBTAIN ALL FEDERAL , STATE, AND LOCAL AUTHORIZATIONS FOR DISTURBANCES TO ENVIRONMENTAL FEATURES. REFERENCE THE APPLICABLE PERMITS AND TRACKING NUMBERS ON ALL GRADING PERMITS.

43. MAINTENANCE RESPONSIBILITIES OF THE MICRO-BIOS WILL BE RE-EVALUATED UNDER THE FINAL ROAD CONSTRUCTION PLANS. PUBLIC EASEMENTS SHALL BE PROVIDED FOR FACILITIES THAT ARE JOINTLY MAINTAINED.

44. THERE ARE OFFSITE ROAD, SIDEWALK, AND PATH IMPROVEMENTS BEING PROVIDED ALONG LEISHEAR ROAD, GRAELOCH ROAD, AND GORMAN ROAD. SEE SHEETS 17 AND 18 FOR THESE IMPROVEMENTS.

STREET LIGHT CHART

ROAD	STATION	OFFSET	TYPE
TRANQUILITY ROAD	2+00	LEFT	LED-100
	4+00	LEFT	LED-100
	6+16	RIGHT	LED-100
	7+96	RIGHT	LED-100
	9+67	LEFT	LED-100
	11+27	LEFT	LED-100
	12+63	LEFT	LED-100
	14+83	LEFT	LED-100
	15+52	LEFT	LED-100
	17+00	LEFT	LED-100
	18+85	LEFT	LED-100
	20+25	RIGHT	LED-100
AURORA WAY	0+35	RIGHT	**LED-150**
	1+00	LEFT	**LED-150**
	2+00	RIGHT	**LED-150**
	3+00	LEFT	**LED-150**
	4+25	RIGHT	**LED-150**
	5+50	RIGHT	**LED-150**
	6+75	LEFT	**LED-150**
	8+00	LEFT	**LED-150**
	9+25	LEFT	**LED-150**
	12+25	RIGHT	**LED-150**
	14+08	LEFT	**LED-150**
	14+75	RIGHT	**LED-150**
	16+25	RIGHT	**LED-150**
	17+50	LEFT	**LED-150**
	18+50	RIGHT	**LED-150**
	19+60	RIGHT	**LED-150**
	21+00	RIGHT	**LED-150**
	22+00	RIGHT	**LED-150**
DECLAN ROAD	0+20	RIGHT	**LED-150**
	1+25	RIGHT	LED-100
	3+10	RIGHT	LED-100
	4+50	RIGHT	LED-100
	5+50	RIGHT	LED-100
	7+10	RIGHT	LED-100
	8+40	RIGHT	LED-100
	10+22	RIGHT	LED-100
	11+95	RIGHT	**LED-150**
	14+15	RIGHT	LED-100
	16+10	RIGHT	LED-100
	17+85	RIGHT	LED-100
	19+12	RIGHT	LED-100
	21+00	RIGHT	LED-100
	23+00	RIGHT	LED-100
	LP 1+10	LEFT	**LED-150**
	LP 2+50	LEFT	**LED-150**
KATHRYN COURT	1+50	RIGHT	LED-100
	3+50	RIGHT	LED-100
	CENTER CUL-DE-SAC		LED-100
McGILL COURT	1+50	RIGHT	LED-100
	3+19	RIGHT	LED-100
	4+85	RIGHT	LED-100
	6+78	RIGHT	LED-100
	8+72	LEFT	LED-100
	LP 1+54	LEFT	LED-100
BALD EAGLE COURT	CENTER CUL-DE-SAC		LED-100
ISABELLA ROAD	2+00	RIGHT	LED-100
	3+44	RIGHT	LED-100
BERMAN ROAD	2+48	RIGHT	LED-100
	4+27	RIGHT	LED-100
ZOE LANE	2+00	RIGHT	LED-100
	3+50	RIGHT	LED-100
	5+00	RIGHT	LED-100
	6+50	RIGHT	LED-100
BLACKBRIAR WAY	0+33	RIGHT	**LED-150**
	2+31	RIGHT	LED-100
	4+36	RIGHT	LED-100
	5+98	LEFT	LED-100
CULTIVATOR ROAD	2+30	RIGHT	LED-100
	3+80	RIGHT	LED-100
	4+90	RIGHT	LED-100
	6+00	RIGHT	LED-100
GENEVIEVE BLVD	1+10	LEFT	**LED-150**
	2+25	RIGHT	**LED-150**
	3+35	RIGHT	**LED-150**
	4+50	LEFT	**LED-150**
	5+75	LEFT	**LED-150**
	6+83	LEFT	**LED-150**
	7+80	RIGHT	**LED-150**
	8+75	LEFT	**LED-150**
	9+71	LEFT	**LED-150**
	11+25	LEFT	**LED-150**
	13+82	LEFT	**LED-150**
	15+40	LEFT	**LED-150**

LED-150
POLE: 30'
TYPE: BRONZE FIBERGLASS
FIXTURE: PENDANT
LAMP TYPE: LED-150

LED-100
POLE: 14'
TYPE: BLACK FIBERGLASS
FIXTURE: POST TOP PREMIERE
LAMP TYPE: LED-100

CENTER LINE CURVE DATA

	CURVE	ALIGNMENT	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
	C101	Aurora Way	0+06.85 TO 5+44.47	550.00'	537.62'	56°00'23"	292.48'	N83° 02' 18"E	516.47'
	C102	Aurora Way	5+44.47 TO 13+88.80	550.00'	844.33'	87°57'26"	530.73'	S80° 59' 10"E	763.83'
	C104	Aurora Way	19+14.30 TO 21+49.67	1000.00'	235.37'	13°29'09"	118.23'	S43° 45' 02"E	234.83'
*	C105	Tranquility Road	2+36.12 TO 3+64.86	250.00'	128.75'	29°30'23"	65.83'	N06° 17' 18"E	127.33'
*	C106	Tranquility Road	9+97.01 TO 12+69.02	150.00'	272.00'	103°53'51"	191.64'	N72° 59' 26"E	236.24'
*	C107	Tranquility Road	14+81.38 TO 15+59.92	50.00'	+78.54'	90°00'00"	50.00'	S10° 03' 39"E	70.71'
	C108	Tranquility Road	16+13.01 TO 17+94.93	750.00'	181.92'	13°53'51"	91.41'	S27° 59' 26"W	181.47'
*	C109	Tranquility Road	19+74.03 TO 21+19.66	250.00'	145.63'	33°22'36"	74.95'	S04° 21' 12"W	143.58'
	C110	Declan Road	0+00.00 TO 9+00.81	550.00'	900.81'	93°50'29"	588.17'	S49° 04' 37"E	803.45'
	C111	Declan Road	9+00.81 TO 12+65.61	750.00'	364.79'	27°52'05"	186.08'	S82° 03' 48"E	361.21'
**	C112	Declan Road	24+38.72 TO 25+04.62	100.00'	65.90'	37°45'29"	34.20'	S87° 00' 30"E	64.71'
	C113	Isabella Road	1+93.94 TO 2+98.84	400.00'	104.91'	15°01'37"	52.76'	N28° 08' 21"E	104.61'
	C114	Quail Rise Lane	1+63.42 TO 2+68.78	400.00'	105.35'	15°05'27"	52.98'	S50° 43' 54"W	105.05'
	C115	Berman Road	0+03.05 TO 1+44.30	250.00'	141.24'	32°22'14"	72.56'	N27° 00' 04"E	139.37'
	C116	Berman Road	1+44.30 TO 2+48.39	350.00'	104.10'	17°02'26"	52.43'	N19° 20' 10"E	103.71'
	C117	Olive Branch Lane	1+38.73 TO 2+39.09	655.00'	100.36'	8°46'44"	50.28'	S53° 53' 15"W	100.26'
	C118	Zoe Lane	0+52.01 TO 7+11.38	220.00'	659.37'	171°43'26"	3040.88'	S38° 26' 47"W	438.85'
	C119	Genevieve Boulevard	8+32.82 TO 13+82.18	750.00'	549.36'	41°58'05"	287.66'	S55° 17' 32"W	537.16'
	C120	Genevieve Boulevard	0+46.56 TO 1+65.96	550.00'	119.39'	12°26'16"	59.93'	S28° 05' 22"W	119.16'
	C121	Kathryn Court	0+81.14 TO 3+34.52	250.00'	253.38'	58°04'12"	138.78'	S07° 09' 52"E	242.67'
	C122	McGill Court	2+12.12 TO 4+97.39	350.00'	285.27'	46°41'57"	151.09'	S01° 28' 44"E	277.44'
*	C123	McGill Court	8+72.13 TO 9+36.76	100.00'	+64.63'	37°01'58"	33.49'	S06° 18' 43"E	63.52'
**	C124	McGill Court	9+73.60 TO 10+39.49	100.00'	65.89'	37°45'15"	34.19'	S31° 04' 54"W	64.71'
*	C125	Cultivator Road	3+98.55 TO 5+38.78	100.00'	140.23'	80°20'39"	84.42'	S10° 19' 17"E	129.02'
	C126	Blackbriar Way	0+19.79 TO 2+53.56	350.00'	233.77'	38°16'07"	121.43'	S41° 00' 54"E	229.45'
	C127	Volpe Court	0+34.79 TO 1+85.14	550.00'	150.36'	15°39'48"	75.65'	S05° 53' 31"E	149.89'
	C128	Isabella Road	0+15.47 TO 1+33.60	300.00'	118.13'	22°33'38"	59.84'	N31° 54' 22"E	117.37'
	C129	Primrose Lane	0+46.77 TO 1+48.64	450.00'	101.87'	12°58'13"	51.15'	S36° 42' 05"W	101.65'

* DESIGN MANUAL WAIVER APPROVED ON FEBRUARY 13, 2020. SEE GENERAL NOTE 34 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 34 ON SHEET 1.

ROAD CHART

Road	Station	Classification	Right-of-Way width	Pavement width	Design Speed (mph)	Pvmt Type
Asher Court	0+00 to end	Private Access Place	NA	26'	25	P-2
Aurora Way	0+00 to end	Public Minor Collector	50'	28'	35	P-3
Bald Eagle Court	0+00 to end	Public Access Street	50'	24'	30	P-2
Berman Road	0+00 to end	Public Access Place	50'	24'	30	P-2
Blackbriar Way	0+00 to 6+18.80	Public Access Street	50'	26'	30	P-2
	6+18.80 to end	Private Access Place	NA	26'	25	P-2
Cultivator Road	0+00 to 3+98.55	Public Access Street	50'	26'	30	P-2
	3+98.55 to 5+38.78	Public Access Street	50'	28'	30	P-2
	5+38.78 to end	Public Access Street	50'	26'	30	P-2
Declan Road	0+00 to 12+33.50	Public Access Street	50'	26'	30	P-2
	12+33.50 to end	Public Access Street	50'	24'	30	P-2
Genevieve Boulevard	0+00 to end	Public Minor Collector	50'	28'	35	P-3
Hudson Court	0+00 to end	Private Access Place	NA	26'	25	P-2
Isabella Road	0+00 to end	Public Access Street	50'	26'	30	P-2
Kathryn Court	0+00 to end	Public Access Place	50'	24'	30	P-2
McGill Court	0+00 to 8+72.13	Public Access Street	50'	24'	30	P-2
	8+72.13 to end	Public Access Street	50'	28'	30	P-2
Olive Branch Lane	0+00 to end	Private Access Place	NA	26'	25	P-2
Primrose Lane	0+00 to end	Private Access Place	NA	26'	25	P-2
Quail Rise Lane	0+00 to end	Private Access Place	NA	26'	25	P-2
Tranquility Road	0+00 to end (except as noted below)	Public Access Street	50'	24'	30	P-2
	2+36.12 to 3+64.86	Public Access Street	50'	28'	30	P-2
	9+97.01 to 12+69.02	Public Access Street	50'	28'	30	P-2
	14+81.38 to 15+59.92	Public Access Street	50'	30'	30	P-2
	19+74.03 to 21+19.66	Public Access Street	50'	28'	30	P-2
Volpe Court	0+00 to end	Private Access Place	NA	26'	25	P-2
Zoe Lane	0+00 to end	Public Access Place	50'	26'	30	P-2

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
101	540521.1114	1349013.1789
102	539969.4941	1349802.7532
103	539519.7822	1349480.1639
104	538445.9847	1348854.7934
105	538652.6003	1348576.4105
106	538173.1751	1348258.0888
107	538276.5848	1348068.6798
108	538968.9552	1348416.0648
109	539876.1499	1350043.4631
110	539525.3447	1350865.5502
111	538975.4936	1352235.3763
112	537413.7014	1350908.6049
113	537685.5866	1350407.2673
114	538045.3178	1349780.4243
115	538906.9498	1349412.5629
116	539383.7092	1349690.2235

Minimum Lot Size Chart

Lot	Zoned	Total Lot Area (sf)	Flagstem Area (sf)	Min Lot Area (sf)
2	R-20	12,635	595	12,040
3	R-20	13,468	1,008	12,460
4	R-20	17,693	1,421	16,272
5	R-SC	15,201	1,876	13,325
34	R-20	12,906	765	12,141
35	R-20	14,426	1,325	13,101
36	R-20	19,658	1,885	17,773
341	R-SC	8,066	931	7,135
342	R-SC	7,489	1,095	6,394
377	R-SC	8,747	767	7,980
378	R-SC	8,747	767	7,980

Min Lot Size R-20 zoned lots = 12,000 sf (See General Note 18)
Min Lot Size R-SC zoned SFD lots = 6,000 sf (Section 110.0.D.2)

LEGEND OF SYMBOLS

- EXISTING CONTOURS
- EXISTING CL STREAM
- EXISTING STEEP SLOPES 25% OR GREATER
- EXISTING LIMIT OF 100YR FLOODPLAIN
- EXISTING TREELINE
- EXISTING SPECIMEN TREE
- EXISTING SPECIMEN TREE TO BE REMOVED
- E — E: EXISTING OVERHEAD TRANSMISSION LINES AND TOWERS
- OHL: EXISTING OVERHEAD POWER LINE
- PROJECT BOUNDARY
- ZONING LINE
- PROPOSED CONC. SIDEWALK
- PROPOSED MACADAM PATH
- 18" HDPEP: PROPOSED STORM DRAIN
- 8" SEWER: PROPOSED SEWER
- PHASING LINE
- XX' BRL: INDICATES BUILDING RESTRICTION LINE
- PROPOSED MICRO-BIO
- PROPOSED DRY WELL
- PROPOSED N-2 DISCONNECTION AREA
- FOREST CONSERVATION EASEMENT
- STREET LIGHTS
- B-XX: SOIL BORING LOCATION
- LIMIT OF DISTURBANCE
- END SECTION WITH RIP-RAP AND RIP-RAP WITH GABIONS
- NON-CREDITED OPEN SPACE (LESS THAN 35 FEET IN WIDTH)
- LIMIT OF DISTURBANCE
- GREEN INFRASTRUCTURE NETWORK 300' CORRIDOR
- GREEN INFRASTRUCTURE NETWORK 500' CORRIDOR

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR [signature] 11-3-20 DATE

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
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. 22690, Expiration Date: 6-30-2021.

STATE OF MARYLAND — CHRISTOPHER ALAN MALAGARI — No. 22690 — PROFESSIONAL ENGINEER — 9-18-20

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

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

WELLINGTON FARMS

Phase 1: Lots 1 thru 250; Open Space Lots 395 thru 417
Phase 2: Lots 251 thru 394; Open Space Lots 418 and 419
(A Resubdivision of Parcels 'C' and 'D'
previously recorded as Plat No. 20136-20137)

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

INFORMATION CHARTS

DATE: SEPTEMBER 15, 2020	BEI PROJECT NO. 2879-NVR
DESIGN: DBT	DRAFT: DBT
SCALE: AS SHOWN	SHEET 2 OF 38

P-20-006

:\2879 Milk Producers\dwg\Preliminary Plans\3009.dwg, 9/16/2020 11:46:17 AM

FOR ROAD AND/OR SIDEWALK IMPROVEMENTS ALONG LEISHER ROAD AND GRAELOCH ROAD SEE SHEETS 17 AND 18

MATCH LINE SHEET 4

MATCH LINE SHEET 6

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

1 inch = 50 ft.

BENCHMARK
ENGINEERING, INC.
ENGINEERS LAND SURVEYORS PLANNERS
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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. 21431, Expiration Date: 6-30-2021.

STATE OF MARYLAND — CHRISTOPHER ALAN WILLIAMS — 21431 — PROFESSIONAL ENGINEER — 9-18-20

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

DEVELOPER:
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SUBDIVISION LAYOUT PLAN

DATE: SEPTEMBER 15, 2020 | BEI PROJECT NO. 2879-NVR
DESIGN: DBT | DRAFT: DBT | SCALE: AS SHOWN | SHEET 3 OF 38

P-20-006

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DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR 11-3-20 DATE

BENCHMARK ENGINEERING, INC.
ENGINEERS LAND SURVEYORS PLANNERS
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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. 22090, Expiration Date: 6-30-2021.

STATE OF MARYLAND — CHRISTOPHER ALAN MALAGARI — No. 22090 — PROFESSIONAL ENGINEER — 9-18-20

OWNER:
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9720 PATUXENT WOODS DRIVE
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DESIGN: DBT	DRAFT: DBT	SCALE: AS SHOWN	SHEET 4 OF 38

P-20-006

J:\2879 Milk Producers\dwg\Preliminary Plans\3000.dwg, 9/16/2020 11:46:45 AM

MATCH LINE SHEET 4

MATCH LINE SHEET 7

MATCH LINE SHEET 6

MATCH LINE SHEET 8

GORMAN ROAD
EX. PUBLIC MINOR COLLECTOR
ULTIMATE 60' R/W

DECLAN ROAD
PUBLIC ACCESS STREET

ISABELLA ROAD
PUBLIC ACCESS STREET

BERMAN ROAD
PUBLIC ACCESS STREET

GENEVIEVE BOULEVARD
PUBLIC MINOR COLLECTOR

ZOE LANE
PUBLIC ACCESS PLACE

ZONED: R-20
ZONED: R-SC-MXD-3

GOULD PROPERTIES LLLP
TM 47 PARCEL 770
L 12484 F 436
ZONED: R-ED

SUSQUEHANNA TRANSMISSION COMPANY OF MARYLAND
144/243
ZONED: R-20

OPEN SPACE LOT 403
TO BE DEDICATED TO THE
HOMEOWNERS ASSOCIATION
0.92 ac.

OPEN SPACE LOT 404
TO BE DEDICATED TO
HOMEOWNERS ASSOCIATION
0.64 ac.

OPEN SPACE LOT 406
TO BE DEDICATED TO THE
HOMEOWNERS ASSOCIATION
1.17 ac.

OPEN SPACE LOT 407
TO BE DEDICATED TO HOWARD
COUNTY, MARYLAND
0.97 ac.

OPEN SPACE LOT 408
TO BE DEDICATED TO THE
HOMEOWNERS ASSOCIATION
1.31 ac.

OPEN SPACE LOT 409
TO BE DEDICATED TO THE
HOMEOWNERS ASSOCIATION
1.89 ac.

OPEN SPACE LOT 410
TO BE DEDICATED TO
HOMEOWNERS ASSOCIATION
0.46 ac.

OPEN SPACE LOT 411
TO BE DEDICATED TO
HOMEOWNERS ASSOCIATION
0.23 ac.

OPEN SPACE LOT 412
TO BE DEDICATED TO
HOMEOWNERS ASSOCIATION
0.20 ac.

OPEN SPACE LOT 413
TO BE DEDICATED TO
HOMEOWNERS ASSOCIATION
1.88 ac.

OPEN SPACE LOT 416
TO BE DEDICATED TO HOWARD
COUNTY, MARYLAND
8.98 ac.

OPEN SPACE LOT 417
TO BE DEDICATED TO HOWARD
COUNTY, MARYLAND
FOR FUTURE PUBLIC
RIGHT-OF-WAY
0.18 ac.

OPEN SPACE LOT 418
TO BE DEDICATED TO
HOMEOWNERS ASSOCIATION
8.77 ac.

FCE #3
0.5 AC TOTAL

FCE #4
1.0 AC TOTAL

FCE #9
0.3 AC TOTAL

LOT 136 6,482 sf
LOT 137 6,527 sf
LOT 138 6,527 sf
LOT 139 6,527 sf
LOT 140 6,527 sf
LOT 141 6,571 sf
LOT 142 6,582 sf
LOT 143 6,453 sf
LOT 144 6,412 sf
LOT 145 6,412 sf
LOT 146 6,412 sf
LOT 147 6,275 sf
LOT 148 6,326 sf
LOT 149 6,326 sf
LOT 150 6,326 sf
LOT 151 6,878 sf
LOT 152 6,561 sf
LOT 153 6,561 sf
LOT 154 6,561 sf
LOT 155 6,120 sf
LOT 156 6,120 sf
LOT 157 6,120 sf
LOT 158 6,120 sf
LOT 159 6,142 sf
LOT 160 7,514 sf
LOT 164 6,818 sf
LOT 165 6,120 sf
LOT 166 6,120 sf
LOT 167 6,120 sf
LOT 168 6,120 sf
LOT 169 6,120 sf
LOT 170 7,584 sf
LOT 171 7,626 sf
LOT 172 7,626 sf
LOT 173 7,626 sf
LOT 174 7,626 sf
LOT 175 7,626 sf
LOT 176 7,626 sf
LOT 177 7,626 sf
LOT 185 8,283 sf
LOT 186 8,283 sf
LOT 187 8,283 sf
LOT 188 8,269 sf
LOT 189 6,120 sf
LOT 190 6,120 sf
LOT 311 6,120 sf
LOT 312 6,120 sf
LOT 392 6,600 sf
LOT 393 6,875 sf
LOT 394 6,875 sf
LOT 19 6,600 sf
LOT 192 7,137 sf
LOT 193 7,117 sf
LOT 194 7,117 sf
LOT 53 2,300 sf
LOT 52 1,640 sf
LOT 51 1,840 sf
LOT 50 1,840 sf
LOT 49 1,840 sf
LOT 48 1,840 sf
LOT 47 2,300 sf
LOT 46 1,841 sf
LOT 45 1,855 sf
LOT 44 1,888 sf
LOT 43 1,940 sf
LOT 42 2,528 sf
LOT 41 2,305 sf
LOT 40 1,855 sf
LOT 39 1,865 sf
LOT 38 1,873 sf
LOT 37 2,318 sf
LOT 54 2,484 sf
LOT 55 2,024 sf
LOT 56 2,024 sf
LOT 57 2,024 sf
LOT 58 2,484 sf
LOT 59 2,518 sf
LOT 60 2,101 sf
LOT 61 2,115 sf
LOT 62 2,100 sf
LOT 63 2,516 sf
LOT 64 2,781 sf
LOT 65 2,165 sf
LOT 66 2,090 sf
LOT 67 2,048 sf
LOT 68 2,504 sf

CLUBHOUSE 2,500 SF
POOL 1,500 SF

(M-2) SGW #1
(M-2) SGW #2
(M-2) DNRR #3
(M-6) MB #16
(M-6) MB #28
(M-6) MB #29
(M-6) MB #30
(M-6) MB #31
(M-6) MB #32

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

1 inch = 50 ft.

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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. 22990, Expiration Date: 6-30-2021.

CHRISTOPHER ALAN MILLARD — STATE OF MARYLAND — No. 22990 — PROFESSIONAL ENGINEER — 9.18.20

OWNER:
NVR
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COLUMBIA, MARYLAND 21046
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SUBDIVISION LAYOUT PLAN

DATE: SEPTEMBER 15, 2020 | BEI PROJECT NO. 2879-NVR
DESIGN: DBT | DRAFT: DBT | SCALE: AS SHOWN | SHEET 5 OF 38

P-20-006

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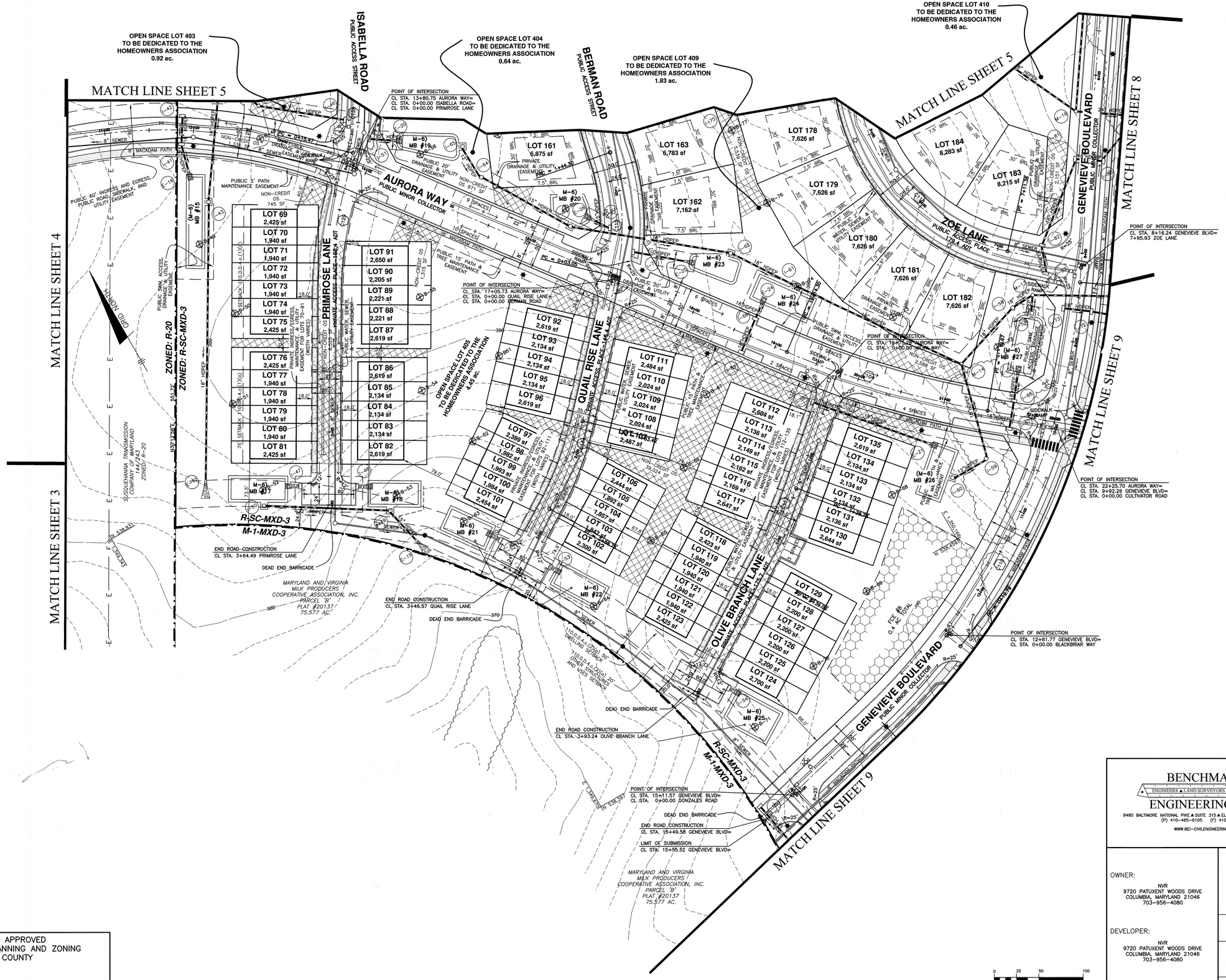

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DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
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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. 21437, Expiration Date: 6-30-2021.
CHRISTOPHER ALAN MALISZEWSKI — STATE OF MARYLAND — PROFESSIONAL ENGINEER
9-15-20

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

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

WELLINGTON FARMS

Phase 1: Lots 1 thru 250; Open Space Lots 395 thru 417
Phase 2: Lots 251 thru 394; Open Space Lots 418 and 419
(A Resubdivision of Parcels 'C' and 'D'
previously recorded as Plat No. 20136-20137)

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

SUBDIVISION LAYOUT PLAN

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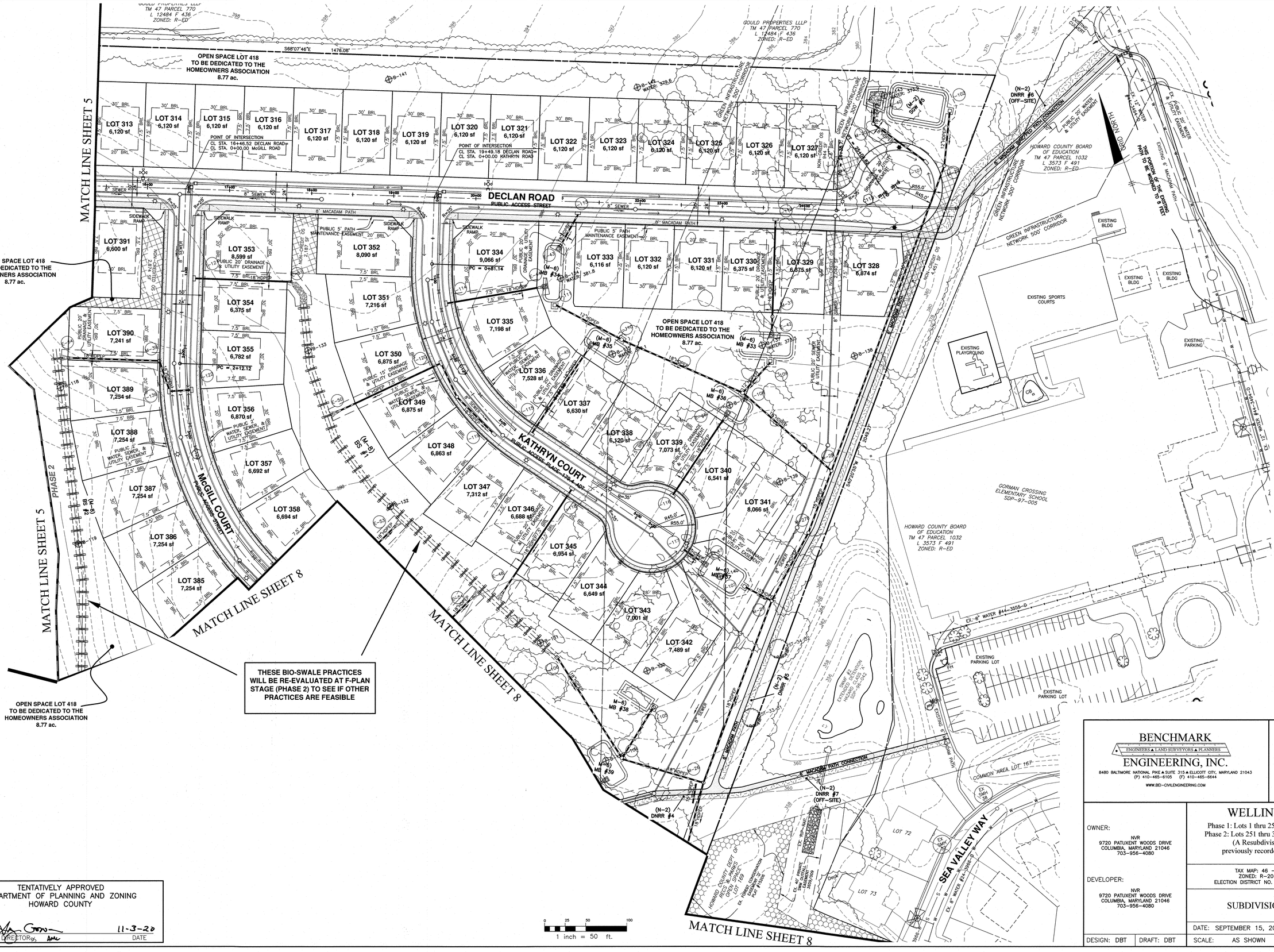

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STATE OF MARYLAND — CHRISTOPHER ALAN VILLAGRAN — No. 22399 — PROFESSIONAL ENGINEER — 9-15-20

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

DEVELOPER:
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9720 PATUXENT WOODS DRIVE
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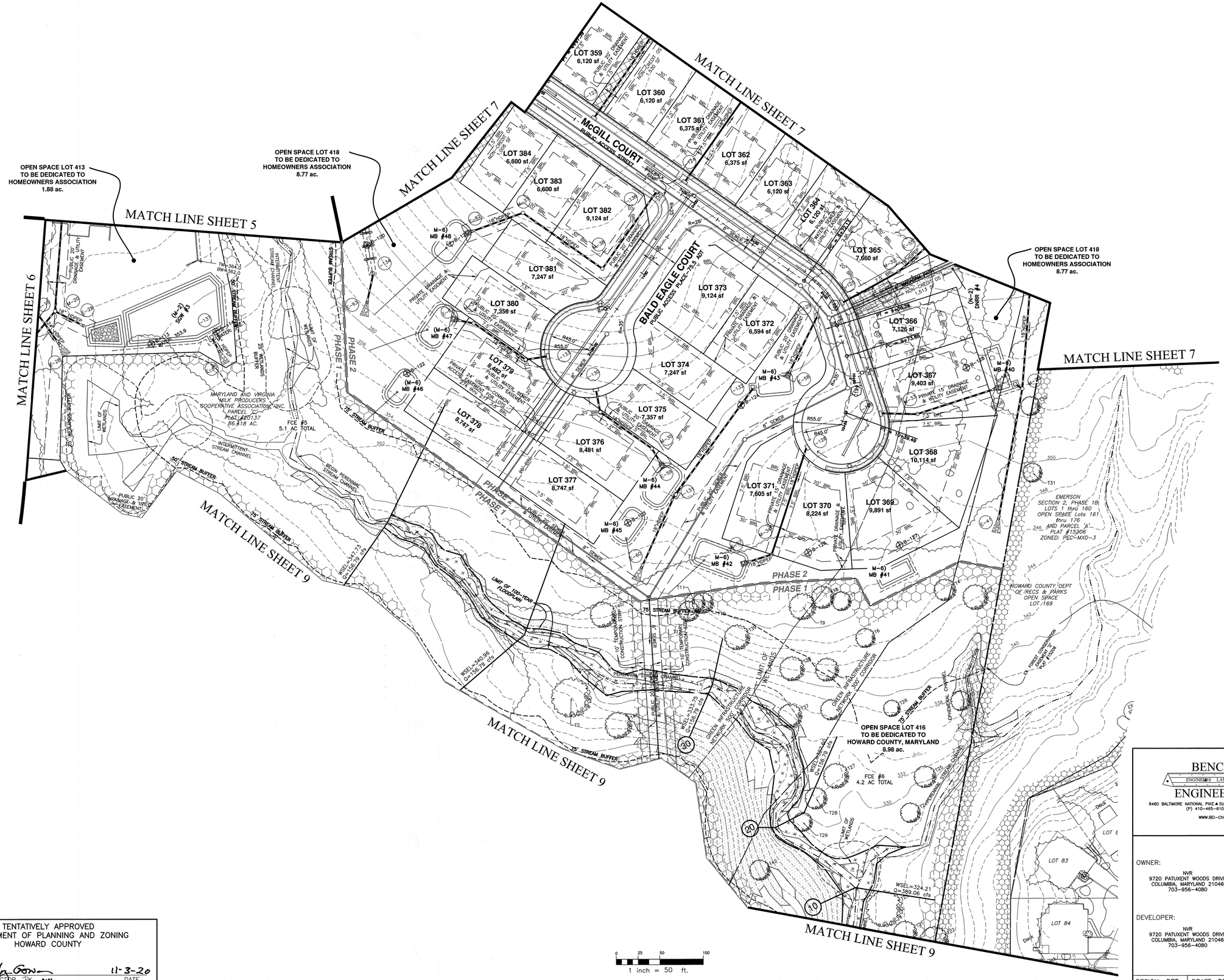

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HOWARD COUNTY

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STATE OF MARYLAND — CHRISTOPHER ALAN WILLIAMS — No. 22390 — PROFESSIONAL ENGINEER — 9-18-20

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

DEVELOPER:
NVR
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P-20-006

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MATCH LINE SHEET 6

MATCH LINE SHEET 8

MATCH LINE SHEET 8

MATCH LINE SHEET 8

OPEN SPACE LOT 414
TO BE DEDICATED TO
HOMEOWNERS ASSOCIATION
1.12 ac.

CULTIVATOR ROAD
PUBLIC ACCESS STREET

BLACKBRIAR WAY
PUBLIC ACCESS STREET

BLACKBRIAR WAY
PRIVATE ACCESS PLACE-146.4 ADT

ASHER COURT
PRIVATE ACCESS PLACE-117.1 ADT

VOLPE COURT
PRIVATE ACCESS PLACE-23.2 ADT

HUDSON COURT
PRIVATE ACCESS PLACE-102.5 ADT

OPEN SPACE LOT 415
TO BE DEDICATED TO THE
HOMEOWNERS ASSOCIATION
0.96 ac.

OPEN SPACE LOT 419
TO BE DEDICATED TO THE
HOMEOWNERS ASSOCIATION
6.71 ac.

OPEN SPACE LOT 416
TO BE DEDICATED TO HOWARD
COUNTY, MARYLAND
8.98 ac.

PHASE 1
PHASE 2

R-SC-MXD-3
M-1-MXD-3
PEC-MXD-3

MARYLAND AND VIRGINIA MILK PRODUCERS' COOPERATIVE ASSOCIATION, INC. PARCEL 'B' PLAT #20137 75.577 AC.

HOWARD RESEARCH AND DEVELOPMENT CORP. TM 47 PARCEL 837 5289 330 ZONED: PEC-MXD-3

EMERSON SECTION 2, PHASE 1B LOTS 1 thru 160 OPEN SPACE Lots 161 thru 176 AND PARCEL 'A' PLAT #15206 ZONED: PEC-MXD-3

HOWARD COUNTY, DEPT. OF RECS & PARKS OPEN SPACE LOT 169

FCE #5
5.1 AC TOTAL

FCE #6
4.2 AC TOTAL

FCE #7
0.9 AC TOTAL

GREEN INFRASTRUCTURE NETWORK 300' CORRIDOR

GREEN INFRASTRUCTURE NETWORK 500' CORRIDOR

POINT OF INTERSECTION
CL STA. 2+65.51 CULTIVATOR ROAD=
CL STA. 0+00.00 DAIRY FARM ROAD

POINT OF INTERSECTION
CL STA. 12+61.77 GENEVIEVE BLVD=
CL STA. 0+00.00 CULTIVATOR ROAD

END ROAD CONSTRUCTION
CL STA. 2+88.55 VOLPE COURT

END ROAD CONSTRUCTION
CL STA. 3+28.62 ASHER COURT

END ROAD CONSTRUCTION
CL STA. 3+31.17 HUDSON COURT

END ROAD CONSTRUCTION
CL STA. 4+27.11 BLACKBRIAR WAY
DEAD END BARRICADE

DEAD END BARRICADE

DEAD END BARRICADE

N67°08'58"W 722.73'

N61°31'41"W 570.32'

110.0.D.4.c.(2)(a) 50' DWELLING SETBACK

110.0.D.4.c.(2)(a) 20' OTHER STRUCTURES AND USES SETBACK

OFF-SITE 8" SEWER THROUGH HO.CO. RECS & PARK OPEN SPACE TO CONNECT TO EX. SMH 17A CONTRACT #34-3956-D

EX. FOREST CONSERVATION EASEMENT 7.29 PLAT #15206

EX. 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT #15206

LIMIT OF WETLANDS

EPHEMERAL STREAM

10' TEMPORARY CONSTRUCTION STRIP

PUBLIC 20' SEWER & UTILITY EASEMENT

PUBLIC WATER, SEWER & UTILITY EASEMENT

PRIVATE INGRESS/EGRESS, MAINTENANCE, & UTILITY EASEMENT FOR LOTS 375–394 (WIDTH VARIES)

PRIVATE 5' DRAINAGE, & UTILITY EASEMENT

PRIVATE SIDEWALK & PARKING SPACE MAINTENANCE & UTILITY EASEMENT

PRIVATE RETAINING WALL MAINTENANCE EASEMENT

PUBLIC DRAINAGE & UTILITY EASEMENT

SIGHT DISTANCE EASEMENT

NON-CREDIT OS 460 SF

NON-CREDIT OS 1,222 SF

NON-CREDIT OS 2,290 SF

NON-CREDIT OS 1,728 SF

NON-CREDIT OS 1,362 SF

NON-CREDIT OS 334 SF

NON-CREDIT OS 4,084 SF

NON-CREDIT OS 874 SF

NON-CREDIT OS 1,046 SF

NON-CREDIT OS 920 SF

NON-CREDIT OS 634 SF

NON-CREDIT OS 1,341 SF

NON-CREDIT OS 3,823 SF

NON-CREDIT OS 4,700 SF

NON-CREDIT OS 1,046 SF

LOT 195 2,484 sf
LOT 196 2,024 sf
LOT 197 2,029 sf
LOT 198 2,024 sf
LOT 199 2,024 sf
LOT 200 2,024 sf
LOT 201 2,484 sf

LOT 202 2,484 sf
LOT 203 2,024 sf
LOT 204 2,024 sf
LOT 205 2,484 sf

LOT 206 2,484 sf
LOT 207 2,024 sf
LOT 208 2,024 sf
LOT 209 2,024 sf
LOT 210 2,484 sf

LOT 211 2,468 sf
LOT 212 2,028 sf
LOT 213 2,028 sf
LOT 214 2,028 sf
LOT 215 2,467 sf

LOT 216 2,300 sf
LOT 217 1,840 sf
LOT 218 1,840 sf
LOT 219 1,840 sf
LOT 220 1,840 sf
LOT 221 1,840 sf
LOT 222 2,300 sf

LOT 223 2,300 sf
LOT 224 1,840 sf
LOT 225 1,840 sf
LOT 226 1,840 sf
LOT 227 1,840 sf
LOT 228 1,840 sf
LOT 229 2,300 sf

LOT 230 2,346 sf
LOT 231 1,930 sf
LOT 232 1,955 sf
LOT 233 1,955 sf
LOT 234 1,930 sf
LOT 235 2,340 sf

LOT 236 2,484 sf
LOT 237 2,029 sf
LOT 238 2,029 sf
LOT 239 2,029 sf
LOT 240 2,484 sf

LOT 241 2,484 sf
LOT 242 2,024 sf
LOT 243 2,024 sf
LOT 244 2,024 sf
LOT 245 2,484 sf

LOT 246 2,484 sf
LOT 247 2,024 sf
LOT 248 2,024 sf
LOT 249 2,024 sf
LOT 250 2,484 sf

LOT 251 2,484 sf
LOT 252 1,934 sf
LOT 253 1,923 sf
LOT 254 1,927 sf
LOT 255 2,435 sf

LOT 256 2,425 sf
LOT 257 1,940 sf
LOT 258 1,940 sf
LOT 259 1,940 sf
LOT 260 2,425 sf

LOT 261 2,619 sf
LOT 262 2,134 sf
LOT 263 2,134 sf
LOT 264 2,619 sf

LOT 265 2,619 sf
LOT 266 2,134 sf
LOT 267 2,134 sf
LOT 268 2,134 sf
LOT 269 2,134 sf

LOT 270 1,940 sf
LOT 271 1,940 sf
LOT 272 1,940 sf
LOT 273 1,940 sf
LOT 274 1,940 sf
LOT 275 1,940 sf
LOT 276 2,425 sf

LOT 277 2,425 sf
LOT 278 1,940 sf
LOT 279 1,940 sf
LOT 280 1,940 sf
LOT 281 1,940 sf
LOT 282 1,940 sf
LOT 283 1,940 sf

LOT 284 2,619 sf
LOT 285 2,134 sf
LOT 286 2,134 sf
LOT 287 2,134 sf
LOT 288 2,134 sf
LOT 289 2,134 sf
LOT 290 2,619 sf

LOT 291 2,619 sf
LOT 292 2,134 sf
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LOT 295 2,619 sf

LOT 296 2,619 sf
LOT 297 2,134 sf
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LOT 299 2,134 sf
LOT 300 2,619 sf

LOT 301 2,619 sf
LOT 302 2,134 sf
LOT 303 2,134 sf
LOT 304 2,134 sf
LOT 305 2,619 sf

LOT 306 2,619 sf
LOT 307 2,134 sf
LOT 308 2,134 sf
LOT 309 2,134 sf
LOT 310 2,619 sf

M-6) MB #49
M-6) MB #50
M-6) MB #51
M-6) MB #52
M-6) MB #53
M-6) MB #54
M-6) MB #55
M-6) MB #56

B-90 B-91 B-92 B-93 B-94 B-95 B-96 B-97 B-98 B-99 B-100 B-101 B-102 B-103 B-104 B-105 B-106 B-107 B-108 B-109 B-110 B-111 B-112

SWM POND #4

WATER: 353.5

0 25 50 100
1 inch = 50 ft.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

BENCHMARK
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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. 22396, Expiration Date: 6-30-2021.

STATE OF MARYLAND
CHRISTOPHER ALAN MALLOY
No. 22396
PROFESSIONAL ENGINEER
9-18-20

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

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

WELLINGTON FARMS

Phase 1: Lots 1 thru 250; Open Space Lots 395 thru 417
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SUBDIVISON LAYOUT PLAN

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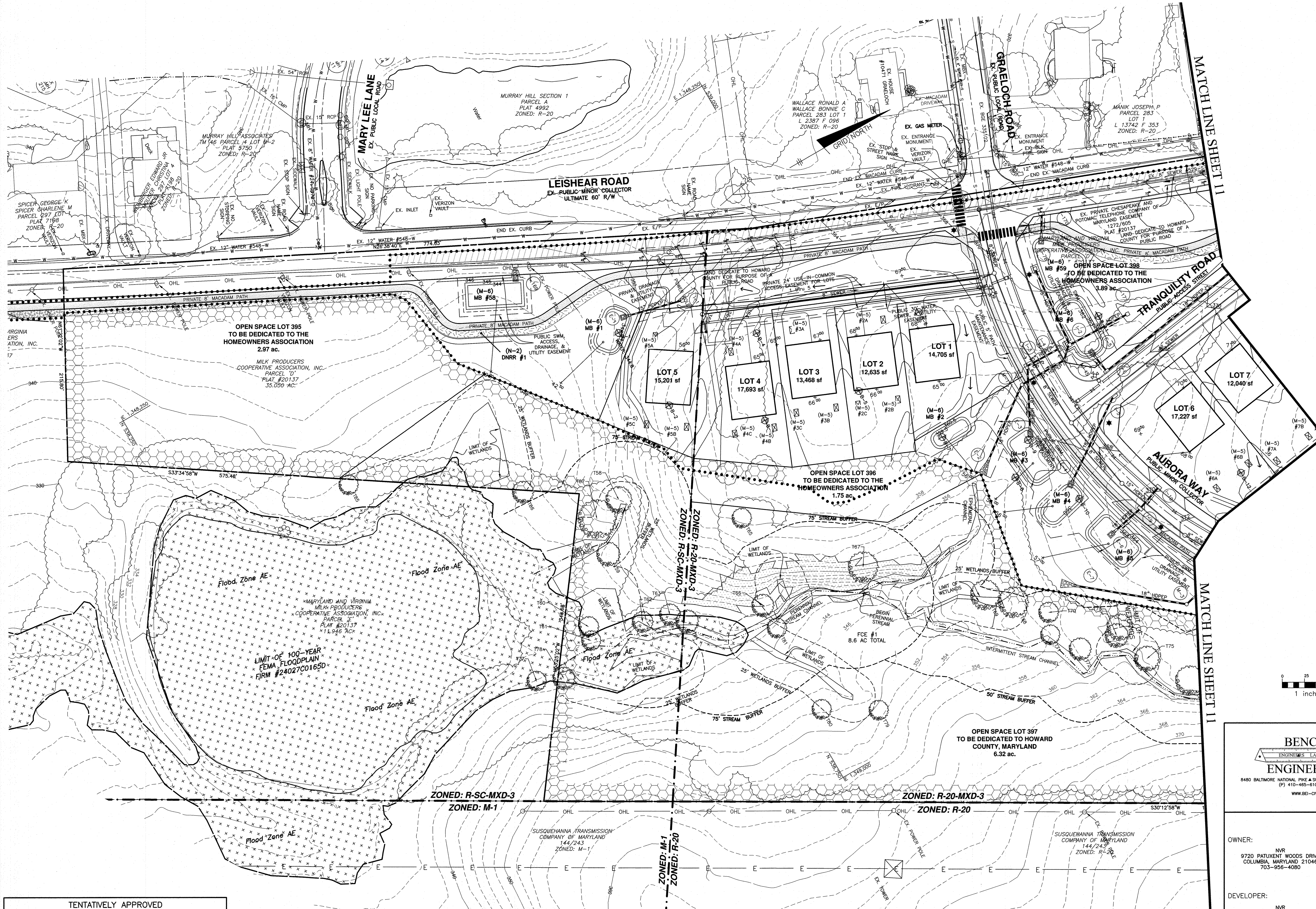

0 25 50 100
1 inch = 50 ft.

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HOWARD COUNTY

PLANNING DIRECTOR 11-3-20 DATE

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STATE OF MARYLAND — CHRISTOPHER ALAN MALAGARI — No. 22390 — PROFESSIONAL ENGINEER 9-18-20

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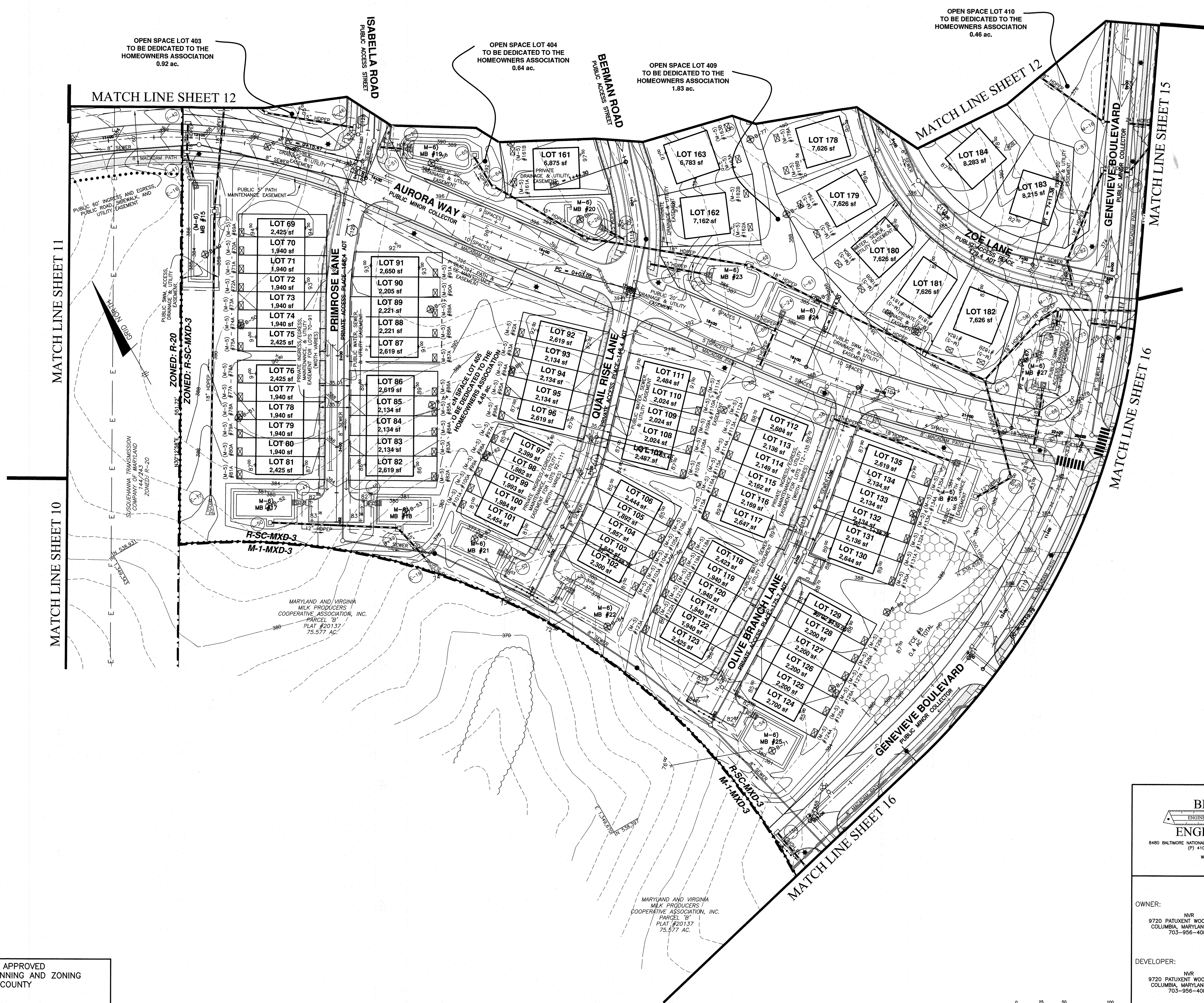

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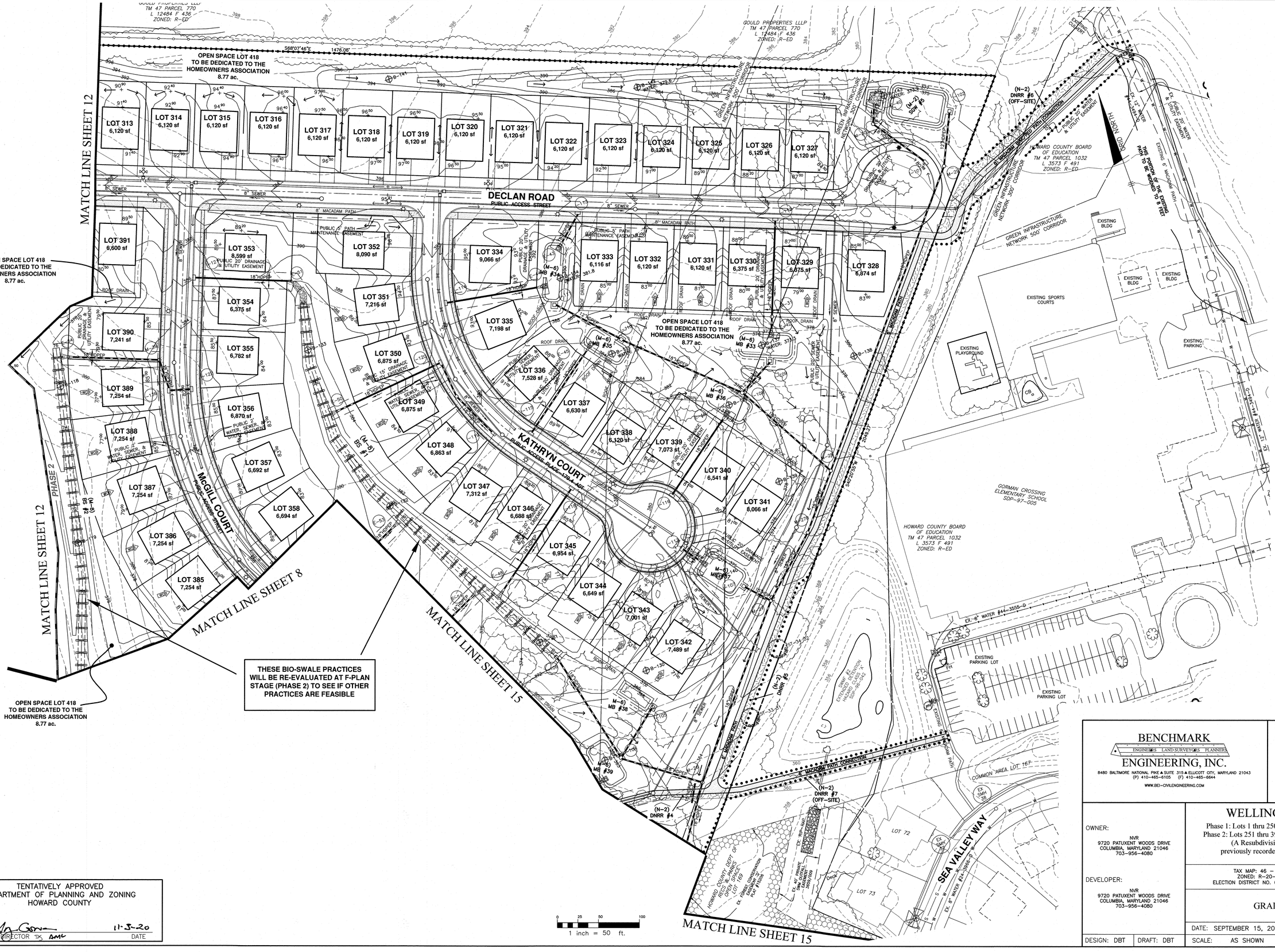

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STATE OF MARYLAND — CHRISTOPHER ALAN MALAMPHY — No. 22391 — PROFESSIONAL ENGINEER — 9.15.20

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COLUMBIA, MARYLAND 21046
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ELECTION DISTRICT NO. 6 – HOWARD COUNTY, MARYLAND

GRADING PLAN

DESIGN: DBT | DRAFT: DBT | SCALE: AS SHOWN | DATE: SEPTEMBER 15, 2020 | BEI PROJECT NO. 2879-NVR | SHEET 14 OF 38

P-20-006

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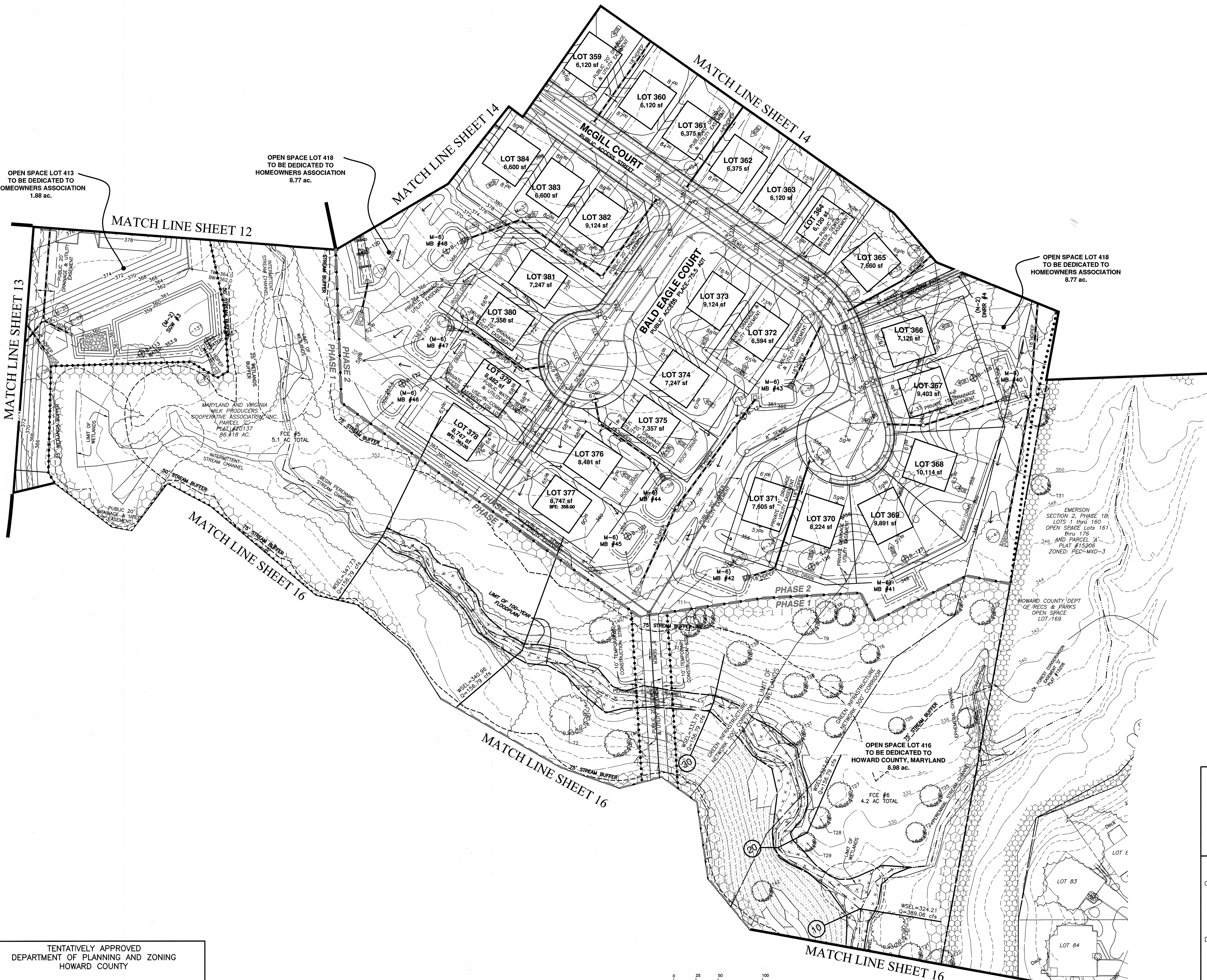

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR 11-3-20
DATE

BENCHMARK
ENGINEERS LAND SURVEYORS PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
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. 22390, Expiration Date: 6-30-2021.

STATE OF MARYLAND — CHRISTOPHER ALAN MALAGARI — No. 22390 — PROFESSIONAL ENGINEER 9.18.20

WELLINGTON FARMS

Phase 1: Lots 1 thru 250; Open Space Lots 395 thru 417
Phase 2: Lots 251 thru 394; Open Space Lots 418 and 419
(A Resubdivision of Parcels 'C' and 'D'
previously recorded as Plat No. 20136-20137)

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

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

DEVELOPER:
NVR
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
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MATCH LINE STA. 20+83
THIS SHEET

GLEN HANNAH DRIVE
EX. PUBLIC LOCAL ROAD
EX. CROSSWALK
EX. STOP BAR
EX. SIDEWALK
EX. LIGHT POLE
EX. HYDRANT
(N-2) DNRR #8 (OFF-SITE)
GRID NORTH
EX. CATV
EX. MBX
EX. DRIVEWAY
EX. BRIDGE
SPICER RICHARD W
SPICER KERRY L T/E
PARCEL 4 LOT B-1
PLAT 5750
ZONED: R-20
SPICER GEORGE K
SPICER CHARLENE M
PARCEL 297 LOT
PLAT 7198
ZONED: R-20
WEINBERGER EL
WEINBERGER CHR
PARCEL 291 LOT
PLAT 7198
ZONED: R-20
EX. VERIZON VAULT
EX. NO STOPPING SIGN
EX. ROAD NAME SIGN
MARY LEE LANE
EX. PUBLIC LOCAL ROAD
EX. LIGHT POLE
EX. SIDEWALK
EX. 12" WATER #548-W
IF REQUESTED BY DPW, POTENTIAL CROSSWALK AT MARY LEE LANE SHALL BE INVESTIGATED
PROPOSED CROSSWALK
EX. GAS METERS
EX. E/P
LEISHEAR ROAD
EX. PUBLIC MINOR COLLECTOR
ULTIMATE 60' R/W
POTENTIAL FUTURE ROW DED BY OTHERS
30'
LIMIT OF SUBDIVISION
PRIVATE 8' MACADAM PATH
EX. POWER POLE
EX. MILK PROD. SIGN
SIDEWALK RAMP
8' MACADAM BIKE/PED PATH
(N-2) DNRR #8 (OFF-SITE)
PRIVATE ENTRANCE TO MILK PLANT
EX. COMCAST VAULT
EX. GAS MARKER
MARYLAND AND VIRGINIA MILK PRODUCERS COOPERATIVE ASSOCIATION, INC. PARCEL 'E' PLAT #20137 11.946 AC.
MARYLAND AND VIRGINIA MILK PRODUCERS COOPERATIVE ASSOCIAT' PARCEL ' PLAT # 1'
AND VIRGINIA RODUCERS ASSOCIATION, INC. CEL 'F' #20137 '04 AC.

MATCH LINE SEE SHEET 18

PROP. 5' MACADAM SIDEWALK TO ABUT EX. MACADAM CURB
NOSE DOWN SIDEWALK TO MATCH DRIVEWAY GRADE
EX. RIGHT-OF-WAY
EX. MACADAM CURB
EX. GRAELOCH ROAD
EX. PUBLIC LOCAL ROAD
EX. MACADAM DRIVEWAY
EX. GAS METER
EX. ENTRANCE MONUMENT
EX. VERIZON VAULT
EX. STOP & STREET NAME SIGN
EX. BLK PTR LO SIGN
EX. 12" WATER #548-W
END EX. MACADAM CURB
SIDEWALK RAMP
PROPOSED CROSSWALK
100' TAPER
150' LEFT TURN LANE
EX. 8" SEWER #529-S
SIDEWALK RAMPS
EX. PRIVATE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND EASEMENT 1272/605 PLAT #20137
PROP. RIGHT-OF-WAY
MARYLAND AND VIRGINIA MILK PRODUCERS COOPERATIVE ASSOCIATION PARCEL 'D'
(M-6) MB #59 OPEN SPACE LOT 399 TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION
(M-6) MB #6
AURORA WAY
PUBLIC ACCESS STREET
PUBLIC 5' PATH MAINTENANCE
8" SEWER
MANIK JOSEPH P
PARCEL 283
LOT 1
L 13742 F 353
ZONED: R-20

MATCH LINE STA. 11+15
THIS SHEET
STA. 11+15
EX. 12" WATER #548-W
EX. 12" SEWER #529-S
EX. 8" SEWER #529-S
EX. 12" WATER #548-W
EX. LIGHT POLE
EX. SIGN
EX. SIDEWALK
EX. 12"

MATCH LINE STA. 20+83
THIS SHEET
STA. 20+83
EX. INLET
EX. VERIZON VAULT
LEISHEAR ROAD
EX. PUBLIC MINOR COLLECTOR
ULTIMATE 60' R/W
STA. 17+53
STA. 16+53
EX. ROAD NAME SIGN
GRID NORTH
WATER #548-W
END EX. CURB
EX. E/P
330' TRANSITION
220' LEFT TURN LANE
100' TAPER
BEGIN C&G
EX. POWER POLE
(M-6) MB #58
PRIVATE DRAINAGE & UTILITY EASEMENT
PRIVATE 24' USE-IN-COMMON
PRIVATE 8' MACADAM PATH
PROP. RIGHT-OF-WAY
EX. POWER POLE

MATCH LINE STA. 11+15
THIS SHEET
STA. 11+15
EX. MBX
ZONED: R-20
LEISHEAR ROAD
EX. PUBLIC MINOR COLLECTOR
ULTIMATE 60' R/W
GRID NORTH
STA. 7+85
EX. 12" WATER #548-W
EX. 8" SEWER #529-S
330' TRANSITION
PROP. RIGHT-OF-WAY
EX. PRIVATE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND EASEMENT 1272/605 PLAT #20137
PRIVATE 8' MACADAM PATH
EX. 'STOP AHEAD' SIGN
PROP. RIGHT-OF-WAY
OPEN SPACE LOT 398 TO BE DEDICATED TO THE

MATCH LINE STA. 5+00
SHEET 18

MILL AND OVERLAY (1.5" MIN)
FULL DEPTH SAW CUT

NOTE: ROAD WIDENING ALONG PROPERTY FRONTAGE TO COMPLY WITH R-1.08

0 15 30 60
1 inch = 30 ft.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

BENCHMARK
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STATE OF MARYLAND — CHRISTOPHER ALAN MALLOY — No. 22399 — PROFESSIONAL ENGINEER — 9-18-20

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

DEVELOPER:
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OFF-SITE ROAD AND SIDEWALK IMPROVEMENT PLAN

DATE: SEPTEMBER 15, 2020 | BEI PROJECT NO. 2879-NVR
DESIGN: DBT | DRAFT: DBT | SCALE: AS SHOWN | SHEET 17 OF 38

P-20-006

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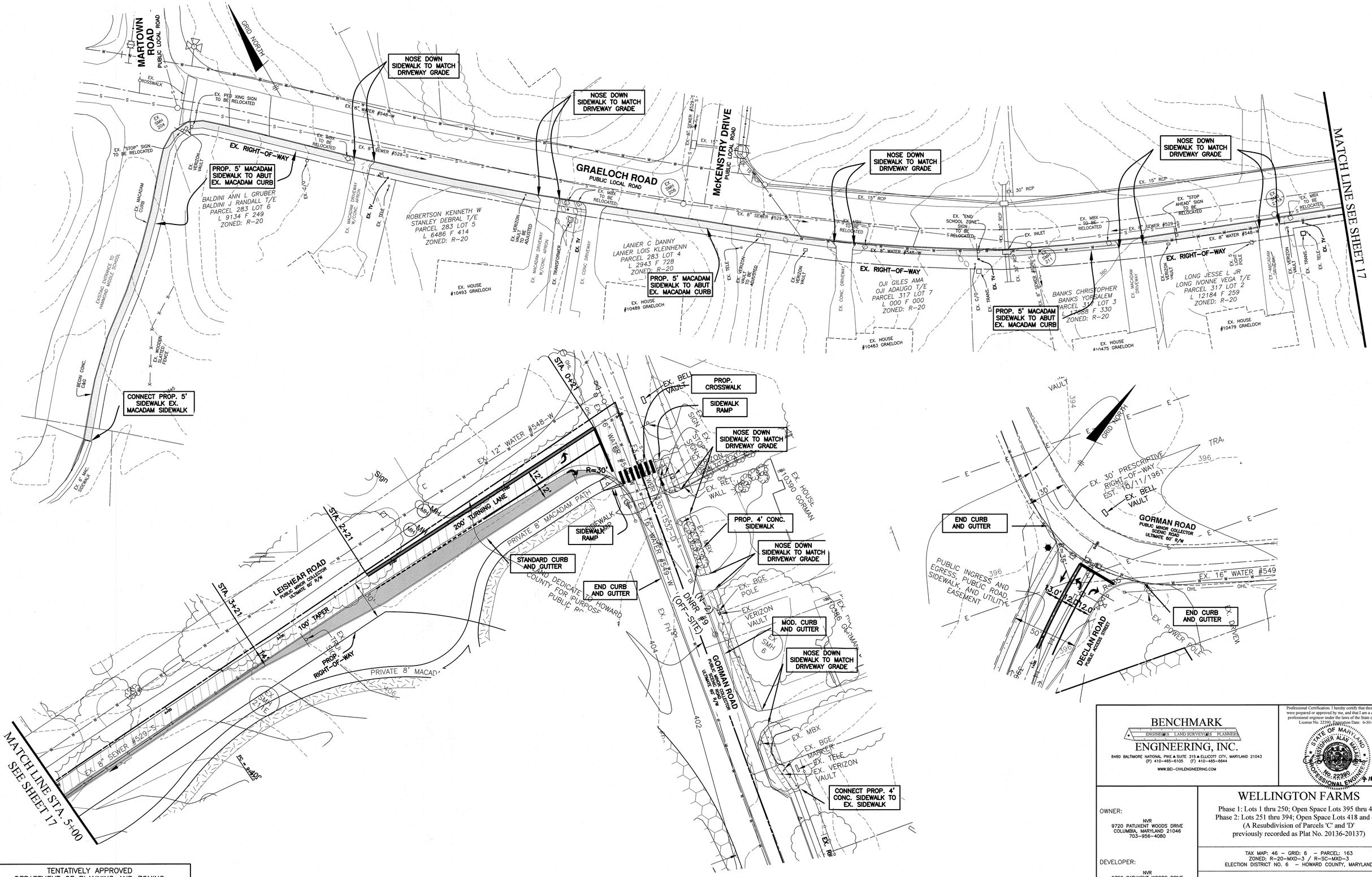

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STATE OF MARYLAND — CHRISTOPHER ALAN WALLACE — No. 22399 — PROFESSIONAL ENGINEER — 9-18-20

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OFF-SITE ROAD AND SIDEWALK IMPROVEMENT PLAN

		DATE: SEPTEMBER 15, 2020	BEI PROJECT NO. 2879-NVR
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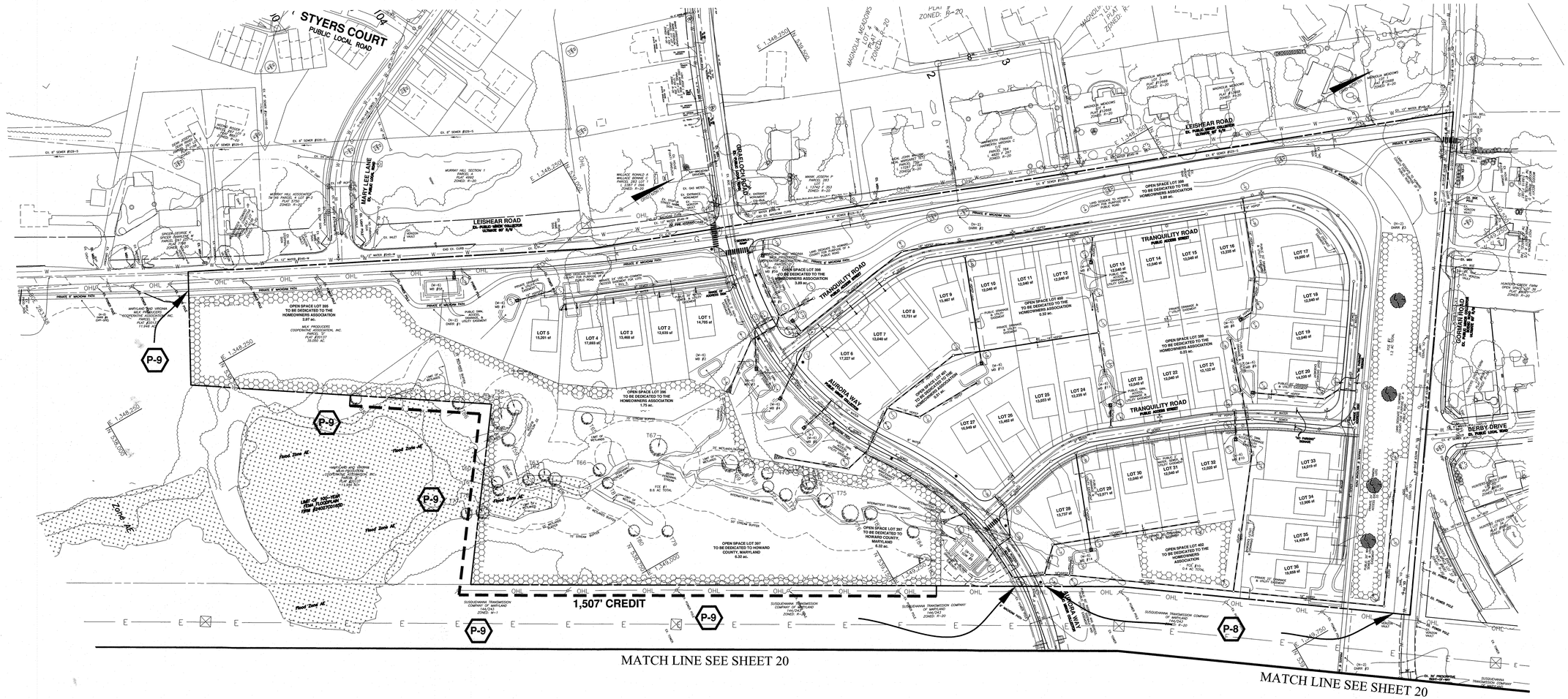

LANDSCAPE NOTES:

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.

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. A 10-FOOT WIDE TREE MAINTENANCE EASEMENT SHALL BE REQUIRED IF THE RIGHT-OF-WAY IS LIMITED.
   C. TREES SHALL BE PLANTED 6 FEET BEHIND CURB WHEN THERE ARE NO SIDEWALKS.
   D. 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. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT UNDER THE ROAD CONSTRUCTION PLANS.

Street Tree Schedule

Road Name	LF of ROW	Tree Size	Requirement	Trees Required
Aurora Way	4486	Large	1 per 40 LF	112
Asher Court	658	Large	1 per 40 LF	16
Bald Eagle Court	414	Large	1 per 40 LF	10
Berman Road	1194	Large	1 per 40 LF	30
Blackbriar Way	1930	Large	1 per 40 LF	48
Cultivator Road	1400	Large	1 per 40 LF	35
Declan Road	5036	Large	1 per 40 LF	126
Genevieve Boulevard	3112	Large	1 per 40 LF	78
Hudson Court	662	Large	1 per 40 LF	17
Isabella Road	1054	Large	1 per 40 LF	26
Kathryn Court	1044	Large	1 per 40 LF	26
Leishear Road	2114	Large	1 per 40 LF	53
McGill Court	2108	Large	1 per 40 LF	53
Olive Branch Lane	802	Large	1 per 40 LF	20
Primrose Lane	728	Large	1 per 40 LF	18
Quail Rise Lane	694	Large	1 per 40 LF	17
Tranquility Road	4382	Large	1 per 40 LF	110
Volpe Court	606	Large	1 per 40 LF	15
Zoe Lane	1592	Large	1 per 40 LF	40
			Total	850

Schedule A
Perimeter Landscape Edge

Category	P-1	P-2	P-3	P-4	P-5	P-6	P-7	P-8	P-9	Totals
Landscape Type	A	A	C	A	A	A	B	B	B	
Linear Feet of Road Frontage or Perimeter	2,370	1,321	729	2,322	420	523	101	667	2,143	
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	877	0	729	0	0	0	0	0	1507	
Credit for Wall, Fence, or Berm (Yes, No, Linear Feet) (Describe below if needed)	0	0	0	0	0	0	0	0	0	
Linear Feet of Planting	1,493	1,321	0	2,322	420	523	101	667	636	
Number of Plants Required										
Shade Trees	25	22	0	39	7	9	2	13	13	130
Evergreen Trees	0	0	0	0	0	0	3	17	16	36
Other Trees (2:1 substitute)										
Shrubs	0	0	0	0	0	0	0	0	0	0
Number of Plant Provided										
Shade Trees	0	0	0	0	0	0	0	0	0	0
Evergreen Trees	0	0	0	0	0	0	0	0	0	0
Other Trees (2:1 substitute)	0	0	0	0	0	0	0	0	0	0
Shrubs	0	0	0	0	0	0	0	0	0	0

Schedule B
Parking Lot Internal Landscaping
(Clubhouse Parking Lot)

Number of Parking Spaces	38
Number of Trees Required (1:10 spaces)	4
Number of Trees Provided Shade Trees Other Trees (2:1 substitution)	4

Schedule C
Residential Development Internal Landscaping

Category	SFA	APT
Number of Dwelling Unit	216	0
Number of Trees Required (1:DU SFA; 1:3 DU Apts)	216	0
Number of Trees Provided Shade Trees Other Trees (2:1 substitution)	216	0

SPECIMEN TREE MITIGATION PLANTING AS REQUIRED UNDER WP-20-039 FOR THE REMOVAL OF 6 SPECIMEN TREES. SEE GENERAL NOTE 30 ON SHEET 1.

NOTE: LOCATIONS AND TYPES OF ALL PROPOSED STREET AND PERIMETER TREES SHALL BE PROVIDED ON THE FINAL ROAD CONSTRUCTION PLANS.

0 50 100 200
1 inch = 100 ft.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR | DATE 11-3-20

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LANDSCAPE PLAN

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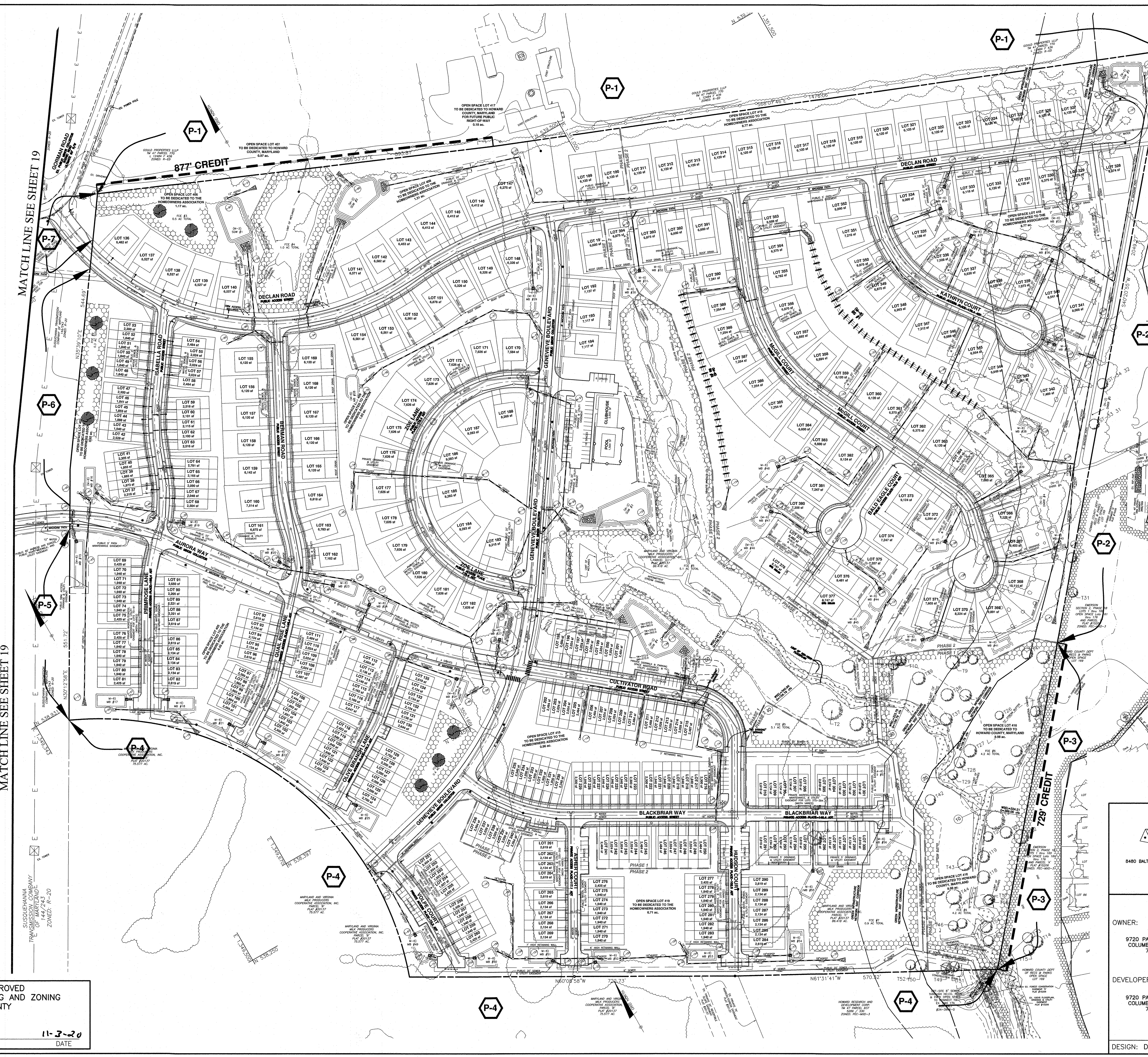

NOTE: LOCATIONS OF ALL PROPOSED STREET AND PERIMETER TREES SHALL BE PROVIDED AT THE NEXT PLAN STAGE.

0 25 50 100
1 inch = 50 ft.

TENTATIVELY APPROVED
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HOWARD COUNTY

PLANNING DIRECTOR [signature] 11-3-20 DATE

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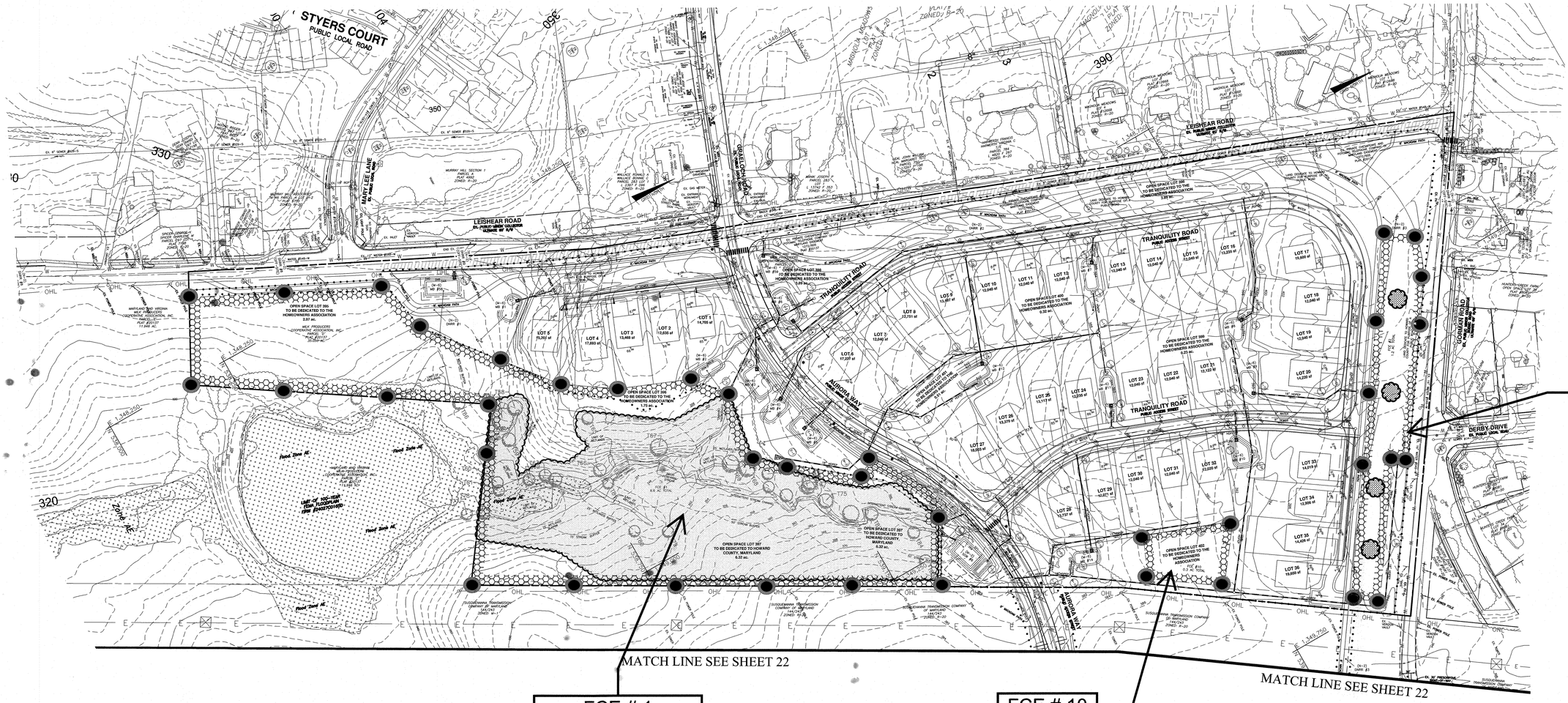

FCE # 2
1.2 acres
to be planted

FCE # 1
8.6 acres
4.7 acres to be retained NTA
3.9 acres to be planted

FCE # 10
0.4 acre
to be planted

Note:

An additional 0.1 acres of reforestation is being provided to comply with the conditions of approval #2 of WP-20-117.

LEGEND

EX. FOREST TO BE RETAINED IN FCE

LIMIT OF FCE

SPECIMEN TREE TO BE REMOVED

SPECIMEN TREE MITIGATION PLANTING

PERMANENT PROTECTIVE SIGNAGE

TEMPORARY PROTECTIVE FENCING —x—x—x—x—

0 50 100 200
1 inch = 100 ft.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

Myra Brosius
ISA Certified Arborist™
CERT ID: MA5411A
Tree Risk Assessment Qualified

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
P.O. BOX 506 GLEN ARM, MARYLAND 21057
Telephone (410) 683-7040
www.ecoscienceprofessionalsinc.com

PLAN PREPARED BY:
JOHN CANOLES
MD DNR FCA QUALIFIED PROFESSIONAL

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FOREST CONSERVATION PLAN

DESIGN: .	DRAFT: .	DATE: SEPT 16, 2020	BEI PROJECT NO. 2879-NVR
		SCALE: AS SHOWN	SHEET 21 OF 38

P-20-006

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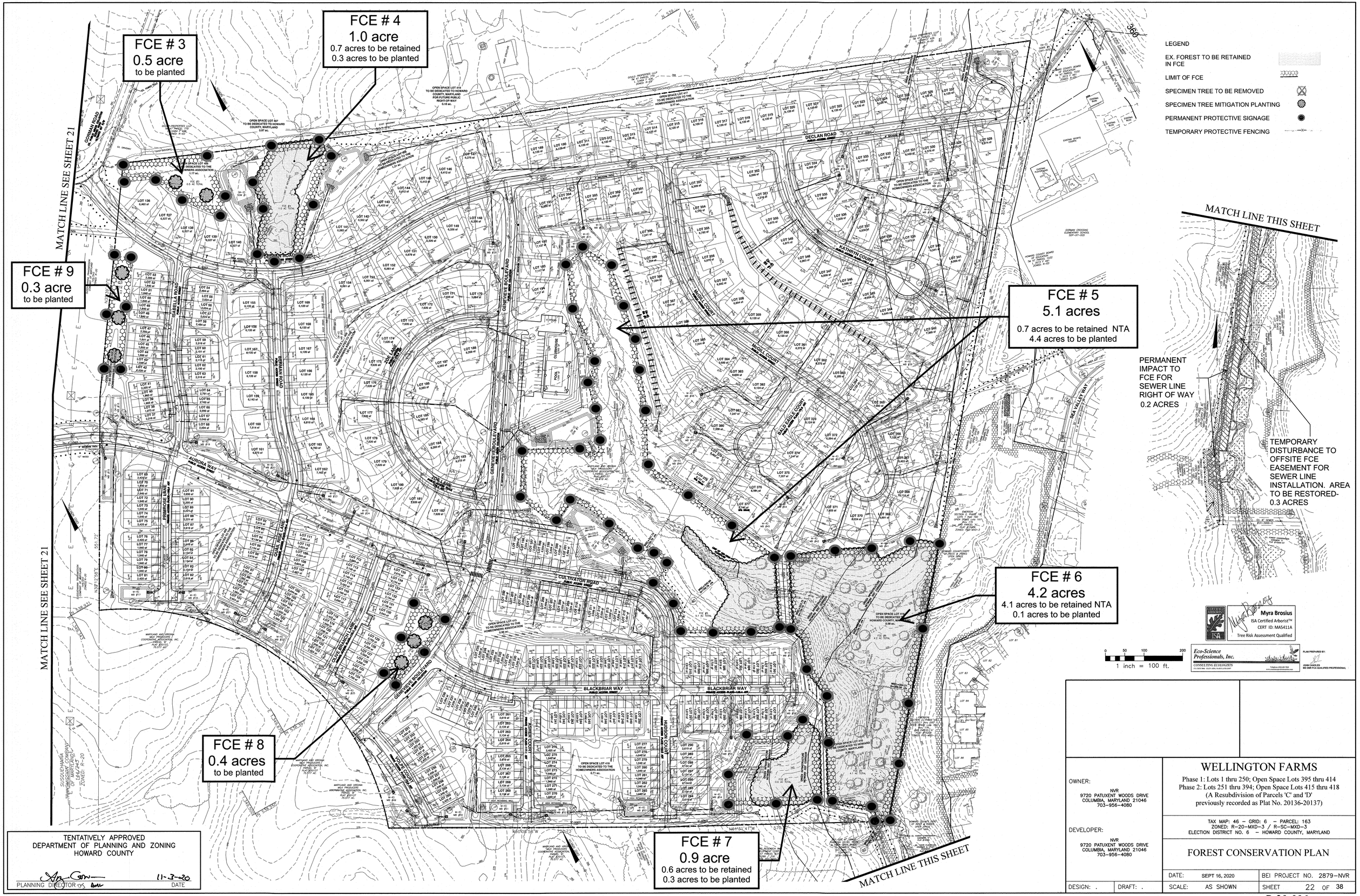

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR 11-3-20 DATE

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

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

WELLINGTON FARMS

Phase 1: Lots 1 thru 250; Open Space Lots 395 thru 414
Phase 2: Lots 251 thru 394; Open Space Lots 415 thru 418
(A Resubdivision of Parcels 'C' and 'D'
previously recorded as Plat No. 20136-20137)

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

FOREST CONSERVATION PLAN

DESIGN: .	DRAFT: .	DATE: SEPT 16, 2020	BEI PROJECT NO. 2879-NVR
		SCALE: AS SHOWN	SHEET 22 OF 38

P-20-006

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TABLE 2: SPECIMEN TREE TABLE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Comments	
1	Yellow poplar	*Liriodendron tulipifera*	32	Fair	Broken branches, narrow crown	
2	White oak	*Quercus alba*	61	Good	Double leader	
3	Yellow poplar	*Liriodendron tulipifera*	31	Fair	Narrow crown, vine cover (*Toxicodendron radicans*)	
4	Southern red oak	*Quercus falcata*	34	Poor	Broken leader, small dead wood	
5	Yellow poplar	*Liriodendron tulipifera*	39	Good	Broken branches, small dead wood	
6	Yellow poplar	*Liriodendron tulipifera*	38	Good	Large dead wood	
7	Yellow poplar	*Liriodendron tulipifera*	30	Good	Small dead wood, broken branches	
8	Yellow poplar	*Liriodendron tulipifera*	35	Poor	Heavy vine cover (*Toxicodendron radicans*), root cavity, poor form, 1-sided crown, small deadwood, broken branches, hollow trunk	
9	Yellow poplar	*Liriodendron tulipifera*	41	Poor	Included bark, large root cavity	
10	Yellow poplar	*Liriodendron tulipifera*	33	Good		
11	Yellow poplar	*Liriodendron tulipifera*	31	Fair	Broken leader, 1-sided crown, poor form	
12	Yellow poplar	*Liriodendron tulipifera*	32	Good		
13	Northern red oak	*Quercus rubra*	33	Fair	Narrow crown, broken branches	
14	Yellow poplar	*Liriodendron tulipifera*	36	Good	Vine cover (*Toxicodendron radicans*)	
15	Yellow poplar	*Liriodendron tulipifera*	33	Good		
16	Yellow poplar	*Liriodendron tulipifera*	31	Fair	Vine cover (*Toxicodendron radicans*), 1-sided crown, large dead wood	
17	Yellow poplar	*Liriodendron tulipifera*	31	Good	Vine cover (*Toxicodendron radicans*), small dead wood	
18	Yellow poplar	*Liriodendron tulipifera*	39	Good	Small dead wood	
19	Yellow poplar	*Liriodendron tulipifera*	36	Good	1-sided crown	
20	White oak	*Quercus alba*	30	Fair	Large dead wood, 1-sided crown	
21	Yellow poplar	*Liriodendron tulipifera*	36	Good	Large dead wood	
22	Yellow poplar	*Liriodendron tulipifera*	44	Fair	Large dead wood, cavity at base	
23	Yellow poplar	*Liriodendron tulipifera*	56	Good		
24	Yellow poplar	*Liriodendron tulipifera*	31	Good		
25	Yellow poplar	*Liriodendron tulipifera*	34	Good	Large dead wood	
26	Yellow poplar	*Liriodendron tulipifera*	35	Poor	Large dead wood, dead leader	
27	Yellow poplar	*Liriodendron tulipifera*	39	Poor	Lean, large dead wood, small dead wood, 1-sided crown	
28	White oak	*Quercus alba*	34	Good	Large dead wood	
29	Yellow poplar	*Liriodendron tulipifera*	30	Good		
30	Yellow poplar	*Liriodendron tulipifera*	58	Poor	Dead leader, large dead wood	
31	Northern red oak	*Quercus rubra*	30	Poor	Crown mostly dead, vine cover (*Toxicodendron radicans*)	
32	Northern red oak	*Quercus rubra*	30	Fair	Heavy vine cover (*Toxicodendron radicans*), large dead wood	
33	Mockernut hickory	*Carya tomentosa*	31	Poor	Small dead wood, double leader, included bark	
34	Yellow poplar	*Liriodendron tulipifera*	34	Good	Large dead wood, heavy vine cover (*Toxicodendron radicans*)	
35	Northern red oak	*Quercus rubra*	35	Fair	Heavy vine cover (*T. radicans, S. rotundifolia, H. helix*)	
36	Yellow poplar	*Liriodendron tulipifera*	30	Good	Small dead wood	
37	Yellow poplar	*Liriodendron tulipifera*	32	Good		
38	Yellow poplar	*Liriodendron tulipifera*	31	Good	Small dead wood	
39	Yellow poplar	*Liriodendron tulipifera*	31	Good	1-sided crown, large dead wood	
40	Yellow poplar	*Liriodendron tulipifera*	32	Good	Large dead wood	
41	Yellow poplar	*Liriodendron tulipifera*	34	Good	Small dead wood	
42	Yellow poplar	*Liriodendron tulipifera*	32	Good		
43	Yellow poplar	*Liriodendron tulipifera*	41	Good		
44	Yellow poplar	*Liriodendron tulipifera*	46	Good		
45	Yellow poplar	*Liriodendron tulipifera*	33	Good	Minor vine cover (*Toxicodendron radicans*)	
46	Yellow poplar	*Liriodendron tulipifera*	30	Poor	Cavity at base, butt rot	
47	Yellow poplar	*Liriodendron tulipifera*	33	Good		
48	Yellow poplar	*Liriodendron tulipifera*	31	Fair	Vine cover (*Toxicodendron radicans*), narrow crown, storm damaged	
49	Northern red oak	*Quercus rubra*	32	Fair	Small cavity at base, minor storm damage, narrow crown	TO BE REMOVED
50	Yellow poplar	*Liriodendron tulipifera*	37	Good		
51	Yellow poplar	*Liriodendron tulipifera*	32	Good		TO BE REMOVED
52	Yellow poplar	*Liriodendron tulipifera*	30	Good		
53	Yellow poplar	*Liriodendron tulipifera*	32	Fair	Dual leader, included bark, vine cover (*Toxicodendron radicans*)	
54	Yellow poplar	*Liriodendron tulipifera*	36	Good		
55	Yellow poplar	*Liriodendron tulipifera*	31	Good		
56	White oak	*Quercus alba*	44	Good		TO BE REMOVED
57	White oak	*Quercus alba*	32	Good	Minor vine cover (*Toxicodendron radicans*)	TO BE REMOVED
58	Yellow poplar	*Liriodendron tulipifera*	40	Very Poor	Lightning and storm damage, crown dieback	
59	Yellow poplar	*Liriodendron tulipifera*	36	Very Poor	Lightning strike, very large cavity at base, butt rot	
60	White oak	*Quercus alba*	31	Fair	Some beaver damage at base, included barbed wire fence in trunk	
61	White oak	*Quercus alba*	30	Very Poor	Cavity at base, dead crown, trunk rot	
62	Yellow poplar	*Liriodendron tulipifera*	32	Good		
63	Yellow poplar	*Liriodendron tulipifera*	32	Good		
64	Yellow poplar	*Liriodendron tulipifera*	35	Fair	Included bark, large dead wood	
65	Yellow poplar	*Liriodendron tulipifera*	30	Poor	Very heavy vine cover (*T. radicans, Vitis sp., R. multiflora*), large dead wood	
66	Red maple	*Acer rubrum*	34	Fair	Double leader, included bark, large dead wood	
67	Yellow poplar	*Liriodendron tulipifera*	46	Good	Small dead wood	
68	Red maple	*Acer rubrum*	46	Poor	Large dead wood, butt rot, large cavity at base, leaning	
69	Yellow poplar	*Liriodendron tulipifera*	45	Good		
70	Yellow poplar	*Liriodendron tulipifera*	31	Very Poor	Leaning, large cavity down trunk (10'), Large dead wood	
71	Red maple	*Acer rubrum*	30	Very Poor	Double leader, included bark, very large trunk cavity, butt rot	
72	Yellow poplar	*Liriodendron tulipifera*	34	Good	Included bark, double leader at 20'	
73	Yellow poplar	*Liriodendron tulipifera*	36	Fair	Large dead wood, included bark	
74	Yellow poplar	*Liriodendron tulipifera*	40	Very Poor	Butt rot, vine cover (*S. rotundifolia, C. orbiculatus*), double leader, included bark	
75	Yellow poplar	*Liriodendron tulipifera*	38	Fair	Double leader, included bark	
76	Yellow poplar	*Liriodendron tulipifera*	44	Fair	Double leader, included bark	
77	Yellow poplar	*Liriodendron tulipifera*	30	Fair	Beaver damage at base, small dead wood	
78	Yellow poplar	*Liriodendron tulipifera*	34	Fair	Large dead wood, heavy vine cover (*Toxicodendron radicans*),	
79	White oak	*Quercus alba*	30	Fair	Double leader, included bark, small dead wood	
80	Yellow poplar	*Liriodendron tulipifera*	30	Good	Large dead wood	
81	Red maple	*Acer rubrum*	30	Good		
82	Yellow poplar	*Liriodendron tulipifera*	35	Fair	Double leader, included bark	
83	Yellow poplar	*Liriodendron tulipifera*	33	Fair	Large dead wood, vine cover (*T. radicans, Vitis sp.*)	
84	Red maple	*Acer rubrum*	32	Fair	Double leader, included bark, small dead wood	
85	Yellow poplar	*Liriodendron tulipifera*	45	Poor	Double leader, included bark, small dead wood	
86	Yellow poplar	*Liriodendron tulipifera*	36	Fair	Double leader, included bark	
87	Yellow poplar	*Liriodendron tulipifera*	58	Good		
88	Yellow poplar	*Liriodendron tulipifera*	34	Fair	Heavy vine cover, girdled roots, trunk decay (woodpecker holes), large dead wood	
89	Yellow poplar	*Liriodendron tulipifera*	39	Good	Large dead wood, small dead wood	
90	Yellow poplar	*Liriodendron tulipifera*	37	Poor	Narrow crown, large lean, large dead wood	TO BE REMOVED
91	Northern red oak	*Quercus rubra*	37	Good	Girdled roots, heavy vine cover - poison ivy (Toxicodendron radicans) and oriental bittersweet (*Celastrus orbiculatus*)	TO BE REMOVED

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR [signature] 11-3-20
DATE

Soils Table

Map Unit Symbol	Map Unit Name	% Hydric Components	Drainage Class	K-Factor* (Whole soil)
CeB	Chillum loam, 2 to 5 % slopes	0	Well drained	0.24
GgA	Glenelg loam, 0 to 3 % slopes	0	Well drained	0.24
GgB	Glenelg loam, 3 to 8 % slopes	0	Well drained	0.24
GmB	Glenville silt loam, 3 to 8 % slopes	10	Moderately well drained	0.37
GnB	Glenville-Baile silt loams, 0 to 8 % slopes	35	Moderately well drained	0.43
MaC	Manor loam, 8 to 15 % slopes	0	Well drained	0.28
MaD	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 Croom soils, 10 to 15 % slopes	0	Well drained	0.32

Source: https://websoilsurvey.sc.egov.usda.gov (January 2018)

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

FOREST STAND ANALYSIS TABLE

Applicant: Maryland and Virginia Milk Producers Business Trust *Project Name:* Milk Producers Property *Submission No.* ________

KEY	A. TYPE OF COMMUNITY	B. AREA (Gross acres)	C. SOIL INFORMATION 1. Soil Types	C. 2. Typical forest cover for soil type	C. 3. Woodland Suitability Index	C. 4. Habitat value for soil type	D. EXISTING VEGETATION (Dominant Species & Approx. %)	E. STAND CHARACTERISTICS 1. Size (Diameter)	E. 2. Age	E. 3. General Conditions	F. FOREST AREA IN SENSITIVE ENVIRONMENTS (acres)
F1	Yellow poplar & White oak	14.6	GnB, RuC, GmB, MaD, MaC, GgB	[This information is not available with the updated soil survey]	[This information is not available with the updated soil survey]	[This information is not available with the updated soil survey]	Canopy: Yellow poplar (65%) White oak (15%) Red maple (10%) Northern red oak (10%) Understory/Shrubs: American hornbeam (5%) American beech (2%) Wine raspberry (2%) Japanese barberry (5%) Spicebush (5%) Multiflora rose (7%) Herbaceous: Japanese honeysuckle (5%) Japanese stiltgrass (10%) Roundleaf greenbrier (10%) Beefsteak plant (2%)	20-33" 18-28" 12-16" 18-25"	100 -120 years	Good, numerous herbaceous invasive species, some invasive shrub cover	Steep Slopes (25%+): 1.28 Wetlands: 0.26 Wetland Buffers: 0.90 100-year Floodplain: 0.29 Stream Buffers: 7.88
F2	Red maple	0.74	GnB, RuA	[This information is not available with the updated soil survey]	[This information is not available with the updated soil survey]	[This information is not available with the updated soil survey]	Canopy: Red maple (75%) Persimmon (20%) Black cherry (3%) Black Willow (2%) Understory/Shrubs: Pin oak (2%) Multiflora rose (10%) Roundleaf greenbrier (10%) Herbaceous: Japanese stiltgrass (2%) Wild onion (2%) Grape vine (20%)	8-14" 6-12" 12-18" 8-10"	40-60 years	Fair, large amount of vine cover at canopy, some invasive species, young forest	Steep Slopes (25%+): 0.00 Wetlands: 0.29 Wetland Buffers: 0.21 100-year Floodplain: 0.00 Stream Buffers: 0.10

Specimen Tree Removal

This plan proposes the removal of six specimen trees

The location 12 trees to be provided as mitigation are shown on the planting plan with this symbol -

The trees shall be selected from the following species based on availability at the time of planting:

White oak - Quercus alba
Black oak - Quercus velutina
Red maple - Acer rubrum
Tulip poplar - Liriodendron tulipifera
Sycamore - Platanus occidentalis
Pignut hickory - Carya glabra
Black gum - Nyssa sylvatica

FOREST CONSERVATION WORKSHEET FOR WELLINGTON FARMS

Net Tract Area

A.	Total (Gross) Tract Area	A =	122.30
B.	Area within 100-year Floodplain	B =	0.90
C.	Other Deductions (Identify: ________)	C =	0.00
D.	Net Tract Area	D =	121.40

Land Use Category
Insert the number "1" under the appropriate land use (limit to only one entry)

Resid. Rural LD	Resid. Rural MD	Resid. Suburban	Inst./ Linear	Retail/Ind./ Office	Mixed Use/ PUD
0	0	1	0	0	0

E.	Afforestation Threshold	(Net Tract Area x 15%)	E =	18.20
F.	Reforestation Threshold	(Net Tract Area x 20%)	F =	24.30

Existing Forest Cover

G.	Existing Forest Cover within the Net Tract Area	G =	14.40
H.	Area of Forest above Afforestation Threshold	H =	0.00
I.	Area of Forest above Reforestation Threshold	I =	0.00

Break Even Point

J.	Break Even Point	J =	0.00
K.	Forest Clearing Permitted without Mitigation	K =	0.00

Proposed Forest Clearing

L.	Total Area of Forest to be Cleared	L =	4.00
M.	Total Area of Forest to be Retained	M =	10.40

Planting Requirements Inside Watershed

N.	Reforestation for Clearing above the Reforestation Threshold	N =	0.00
P	Reforestation for Clearing below the Reforestation Threshold	P =	8.00
Q.	Credit for Retention above the Reforestation Threshold	Q =	0.00
R.	Total Reforestation Required	R =	8.00
S.	Total Afforestation Required	S =	3.80
T	Total Reforestation and Afforestation Requirement	T=	11.80
U	75% of Total Obligation (Retention + Planting)	U=	16.70
V	Planting Required Onsite to meet 75% Obligation	V=	6.30

Planting Requirements Outside Watershed

W.	Total Planting within Development Site Watershed	W=	11.70
X.	Total Afforestation Required	X=	0.00
Y.	Remaining Planting within Watershed for Reforestation Credit	Y=	7.90
Z.	Reforestation for Clearing above the Reforestation Threshold	Z=	0.00
AA.	Reforestation for Clearing below the Reforestation Threshold	AA=	0.10
BB.	Credit for Retention above the Reforestation Threshold	BB=	0.00
CC.	Total Reforestation Required	CC=	0.10
DD.	Total Afforestation and Reforestation Requirement	DD=	0.10

Date: 9/16/2020

Worksheet Note

The gross acreage includes 0.8 acres of the STC property since that area will be impacted by offsite utility connections and associated disturbances.

Howard County Recreation and Parks Impact Fee Calculations:

Fee Type	Unit Price		Quantity (sf)	Fee
forested area	$1.20	sf	23,302	$27,962.40
non-forested area	$0.75	sf	12,037	$9,027.75
habitat loss fee	$250.00	per 5,000 sf	40,000	$2,000.00
evaluation/administrative fee	$250.00	per 10,000 sf	40,000	$1,000.00
			Total Fee due:	**$39,990.15**

FCP NOTES

1.Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.

2.Forested areas retained outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.

3. Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.

4. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.

5. No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.

6. Temporary fencing shall be used to protect forest resources during construction. Fencing shall be installed along limits of disturbance occurring within 50 feet of the proposed FCE limits. Permanent signage will be posted a at 50-100 foot intervals along all FCE limits.

7. The Forest Conservation Act requirements for this project will be met through the retention of 10.4 acres of onsite forest and 11.8 acres of onsite planting. This retention/reforestation strategy complies with Sections 16.1208 and 1209 of the County Code.

8. WP-20-039, an Alternative Compliance to Section 16.1205(a)(3) to allow for the removal of six specimen trees was approved on May 1, 2020. See General Note 30 on Sheet 1.

The removal of these specimen trees will require mitigation plantings of two, 3 inch caliper trees per tree removed. The six specimen trees proposed for removal will generate an 12 tree planting obligation. This trees will be incorporated into the proposed FCE planting areas but will not be counted toward the basic reforestation obligation.

9. Woody invasive species occurring within the proposed planting areas shall be removed prior to planting. This includes, bit is not limited to Bradford pear, multiflora rose, autumn/Russian olive, Oriental bittersweet, tree-of-Heaven, and Japanese honeysuckle. These trees, shrubs and vines shall be cut/bush-hogged and all stumps should be treated with an appropriate herbicide treatment. Regrowth of the any woody invasive species should be controlled with herbicide and/or mowing on a monthly schedule, in the growing season, during the maintenance and monitoring period.

10. Native trees that are 1' and taller that are present within the planting areas may be counted toward the overall planting density and planting success as required for the release of the planting security.

11. The offsite sewer connection will impact Howard County Recreation and Parks Property - Open Space Lot 169. Per the impact calculation chart provided hereon, the total fee for this sewer connection impacts will be $39,990.15.

12. The offsite sewer right of way will require the abandonment of 9,418 sq.ft for existing Forest Conservation Easement. Area requiring only temporarily impacts to the FCE, 13,884 sq.ft, will be restored following construction per FCA standards. The permanent loss of 0.2 acres of forest on adjacent Open Space Lot 169 of Emerson shall be mitigated by 0.4 acre of forest retention within the Wellington Farms Subdivision.

13. Per Section 16.1205A Subtitle 12 of the County Code the following natural resources must be left undisturbed during land development: trees and other vegetation identified on the lists of rare, threatened and endangered species of the US Fish and Wildlife Service or MD DNR; trees that are part of a historic site or associated with a historic structure and state champion trees, trees 75% of the diameter of state champion trees and trees 30" in diameter or larger. None of these resources, with the exception of the identified trees 30" in diameter or larger, defined as specimen trees, are known to occur on the site.

14. This project will provide larger stock (two rows of one inch caliper trees) planted along the edge of the Forest Conservation Easement in lieu of the 35 foot setback from rear and side lot lines per section 16.1209 (B)(4) of the County Code.

15. As a condition of approval of WP-20-117 (see General Note 42 on Sheet 2) 0.1 acre of additional planting has been provided.

16.The Forest Conservation Plan calculations have been based on existing conditions information provided in the approved Milk Producers Property - Supplemental Forest Stand Delineation as prepared by Wetland Studies and Solutions, October 25, 2019.

NECESSARY DISTURBANCE NOTE:

ON JUNE 5, 2020, THE DEPARTMENT OF PLANNING AND ZONING AFTER CONSULTATION WITH THE PLANNING DIRECTOR APPROVED A REQUEST TO ALLOW THE STREAM CHANNEL, STREAM BUFFER, WETLANDS BUFFER, 100-YEAR FLOODPLAIN, SPECIMEN TREE, AND STEEP SLOPE DISTURBANCES ASSOCIATED WITH THE OFFSITE SEWER CONNECTION ON OPEN SPACE LOT 169 AND THE ON-SITE STREAM CROSSING OF THE SEWER AS ESSENTIAL OR NECESSARY DISTURBANCES IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

CERTIFIED ARBORIST ISA
Myra Brosius
ISA Certified Arborist™
CERT ID: MA5411A
Tree Risk Assessment Qualified

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PLAN PREPARED BY:
JOHN CANOLES
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WELLINGTON FARMS

Phase 1: Lots 1 thru 250; Open Space Lots 395 thru 414
Phase 2: Lots 251 thru 394; Open Space Lots 415 thru 418
(A Resubdivision of Parcels 'C' and 'D'
previously recorded as Plat No. 20136-20137)

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

FOREST CONSERVATION PLAN

DATE: SEPT 16, 2020		BEI PROJECT NO. 2879-NVR	
DESIGN: .	DRAFT: .	SCALE: AS SHOWN	SHEET 23 OF 38

P-20-006

PLANTING SCHEDULE

FCP Planting Area # 1 - 3.9 acres
Planting units required: 2730
Planting units proposed: 2730

Qty	Species	Size	Spacing	Total Units
90	Acer rubrum - Red maple	1" caliper	15' o.c.*	
40	Cercis canadensis - Red bud	1" caliper	15' o.c.*	
75	Cornus florida - Flowering dogwood	1" caliper	15' o.c. *	
125	Liriodendron tulipifera - Tulip poplar	1" caliper	15' o.c.*	
70	Platanus occidentalis - Sycamore	1" caliper	15' o.c.	
150	Prunus serotina - Black cherry	1" caliper	15' o.c. *	
125	Quercus alba - White oak	1" caliper	15' o.c. *	
15	Quercus palustris - Pin oak	1" caliper	15' o.c.	
80	Sassafras albidum - Sassafras	1" caliper	15' o.c. *	
10	Salix nigra - Black willow	5-6' cont	15' o.c.	
780	Total plantings (3.5 planting units per tree)	FCA unit credit		2730
	Total Unit Credit			2730

FCP Planting Area # 2 - 1.2 acres
Planting units required: 840
Planting units proposed: 840

Qty	Species	Size	Spacing	Total Units
15	Acer rubrum - Red maple	1" caliper	15' o.c.	
15	Cercis canadensis - Red bud	1" caliper	15' o.c.	
25	Cornus florida - Flowering dogwood	1" caliper	15' o.c.	
50	Liriodendron tulipifera - Tulip poplar	1" caliper	15' o.c.	
55	Prunus serotina - Black cherry	1" caliper	15' o.c.	
45	Quercus alba - White oak	1" caliper	15' o.c.	
35	Sassafras albidum - Sassafras	1" caliper	15' o.c.	
240	Total plantings (3.5 planting units per tree)	FCA unit credit		840
	Total Unit Credit			840

FCP Planting Area # 3 - 0.5 acres
Planting units required: 350
Planting units proposed: 350

Qty	Species	Size	Spacing	Total Units
5	Acer rubrum - Red maple	1" caliper	15' o.c.	
10	Cercis canadensis - Red bud	1" caliper	15' o.c.	
20	Cornus florida - Flowering dogwood	1" caliper	15' o.c.	
20	Liriodendron tulipifera - Tulip poplar	1" caliper	15' o.c.	
20	Prunus serotina - Black cherry	1" caliper	15' o.c.	
10	Quercus alba - White oak	1" caliper	15' o.c.	
15	Sassafras albidum - Sassafras	1" caliper	15' o.c.	
100	Total plantings (3.5 planting units per tree)	FCA unit credit		350
	Total Unit Credit			350

FCP Planting Area # 4 - 0.3 acres
Planting units required: 210
Planting units proposed: 210

Qty	Species	Size	Spacing	Total Units
10	Acer rubrum - Red maple	1" caliper	15' o.c.	
5	Cornus florida - Flowering dogwood	1" caliper	15' o.c. *	
15	Liriodendron tulipifera - Tulip poplar	1" caliper	15' o.c. *	
10	Platanus occidentalis - Sycamore	1" caliper	15' o.c. *	
10	Prunus serotina - Black cherry	1" caliper	15' o.c. *	
5	Quercus palustris - Pin oak	1" caliper	15' o.c.	
5	Sassafras albidum - Sassafras	1" caliper	15' o.c. *	
60	Total plantings (3.5 planting units per tree)	FCA unit credit		210
	Total Unit Credit			210

FCP Planting Area # 5 - 4.4 acres
Planting units required: 3080
Planting units proposed: 3080

Qty	Species	Size	Spacing	Total Units
105	Acer rubrum - Red maple	1" caliper	15' o.c.*	
35	Cercis canadensis - Red bud	1" caliper	15' o.c.*	
65	Cornus florida - Flowering dogwood	1" caliper	15' o.c. *	
120	Liriodendron tulipifera - Tulip poplar	1" caliper	15' o.c.*	
165	Platanus occidentalis - Sycamore	1" caliper	15' o.c.	
125	Prunus serotina - Black cherry	1" caliper	15' o.c. *	
110	Quercus alba - White oak	1" caliper	15' o.c. *	
40	Quercus palustris - Pin oak	1" caliper	15' o.c.	
80	Sassafras albidum - Sassafras	1" caliper	15' o.c. *	
35	Salix nigra - Black willow	5-6' cont	15' o.c.	
880	Total plantings (3.5 planting units per tree)	FCA unit credit		3080
	Total Unit Credit			3080

FCP Planting Area # 6 - 0.1 acres
Planting units required: 70
Planting units proposed: 70

Qty	Species	Size	Spacing	Total Units
5	Acer rubrum - Red maple	1" caliper	15' o.c.	
10	Liriodendron tulipifera - Tulip poplar	1" caliper	15' o.c. *	
5	Prunus serotina - Black cherry	1" caliper	15' o.c. *	
20	Total plantings (3.5 planting units per tree)	FCA unit credit		70
	Total Unit Credit			70

FCP Planting Area # 7 - 0.3 acres
Planting units required: 210
Planting units proposed: 210

Qty	Species	Size	Spacing	Total Units
5	Cercis canadensis - Red bud	1" caliper	15' o.c.	
5	Cornus florida - Flowering dogwood	1" caliper	15' o.c.	
10	Liriodendron tulipifera - Tulip poplar	1" caliper	15' o.c.	
20	Prunus serotina - Black cherry	1" caliper	15' o.c.	
10	Quercus alba - White oak	1" caliper	15' o.c.	
10	Sassafras albidum - Sassafras	1" caliper	15' o.c.	
60	Total plantings (3.5 planting units per tree)	FCA unit credit		210
	Total Unit Credit			210

FCP Planting Area # 8 - 0.4 acres
Planting units required: 280
Planting units proposed: 280

Qty	Species	Size	Spacing	Total Units
10	Cercis canadensis - Red bud	1" caliper	15' o.c.	
5	Cornus florida - Flowering dogwood	1" caliper	15' o.c.	
15	Liriodendron tulipifera - Tulip poplar	1" caliper	15' o.c.	
25	Prunus serotina - Black cherry	1" caliper	15' o.c.	
15	Quercus alba - White oak	1" caliper	15' o.c.	
10	Sassafras albidum - Sassafras	1" caliper	15' o.c.	
80	Total plantings (3.5 planting units per tree)	FCA unit credit		280
	Total Unit Credit			280

FCP Planting Area # 9 - 0.3 acres
Planting units required: 210
Planting units proposed: 210

Qty	Species	Size	Spacing	Total Units
5	Cercis canadensis - Red bud	1" caliper	15' o.c.	
5	Cornus florida - Flowering dogwood	1" caliper	15' o.c.	
10	Liriodendron tulipifera - Tulip poplar	1" caliper	15' o.c.	
20	Prunus serotina - Black cherry	1" caliper	15' o.c.	
10	Quercus alba - White oak	1" caliper	15' o.c.	
10	Sassafras albidum - Sassafras	1" caliper	15' o.c.	
60	Total plantings (3.5 planting units per tree)	FCA unit credit		210
	Total Unit Credit			210

FCP Planting Area # 10 - 0.4 acres
Planting units required: 280
Planting units proposed: 280

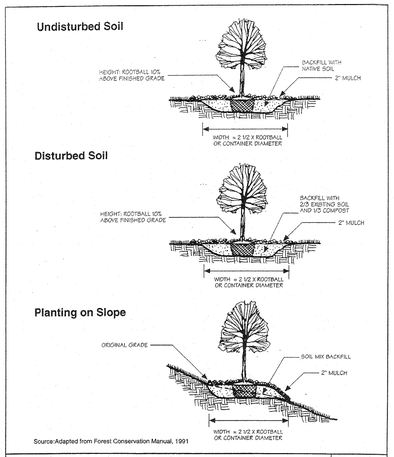
Qty	Species	Size	Spacing	Total Units
10	Cercis canadensis - Red bud	1" caliper	15' o.c.	
5	Cornus florida - Flowering dogwood	1" caliper	15' o.c.	
15	Liriodendron tulipifera - Tulip poplar	1" caliper	15' o.c.	
25	Prunus serotina - Black cherry	1" caliper	15' o.c.	
15	Quercus alba - White oak	1" caliper	15' o.c.	
10	Sassafras albidum - Sassafras	1" caliper	15' o.c.	
80	Total plantings (3.5 planting units per tree)	FCA unit credit		280
	Total Unit Credit			280

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.
- * - These species should not be planted within the wetland limits.
- Planting shall be made in a curvilinear fashion along contour. The planting should avoid a grid appearance but should be spaced to facilitate maintenance
- Existing native trees 1' and taller may be counted toward final plant density obligation for the purpose calculating planting success and security release.
- Invasive Species Control Note - Woody invasive species occurring within the proposed planting areas shall be removed prior to planting. This includes, bit is not limited to Bradford pear, multiflora rose, autumn/Russian olive, Oriental bittersweet, tree-of-Heaven, and Japanese honeysuckle. These trees, shrubs and vines shall be cut/bush-hogged and all stumps should be treated with an appropriate herbicide treatment. Regrowth of the any woody invasive species should be controlled with herbicide and/or mowing on a monthly schedule, in the growing season, during the maintenance and monitoring period.

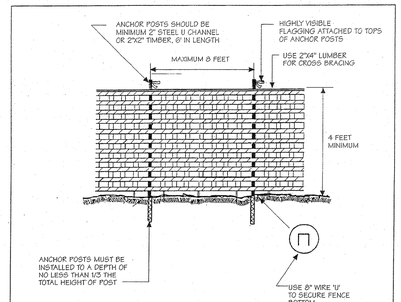
FCE Boundary Planting Note

In locations were the FCE is closer than 35 feet to the buildable lot lines, larger planting stock ((2 rows of 1 inch caliper trees shall be planted) to define the planting area boundary and discourage encroachment. Tree spacing in these rows should be reduced to 10 feet between plants and rows.



Source:Adapted from Forest Conservation Manual, 1991

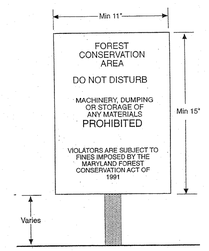
Container Grown and B&B Planting Techniques | Figure C-16



Notes:
1. Blaze orange or blue plastic mesh fence for forest protection device, only.
2. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
3. Boundaries of Retention Area should be staked and flagged prior to installing device.
4. Avoid damage to critical root zone. Do not damage or sever large roots when installing posts.
5. Protection signs are required, See Figure C-4.
6. Device should be maintained throughout construction.

Source: Adapted from Prince George's County, Maryland: Woodland Conservation Manual and Forest Conservation Manual, 1991

Plastic Mesh Tree Protection Fence | Figure C-5



Notes:
1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.

Source: Adapted from Forest Conservation Manual, 1991

Construction Signs | Figure C-4

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

REFORESTATION PLAN

A. Planting Plan and Methods

Plant species selection was based on our knowledge regarding plant communities in Maryland's Piedmont Plateau and information provided in the soil survey on typical vegetation for the soil type on the planting site. Species selection was also based on our knowledge of plant availability in the nursery industry.

Reforestation will be accomplished through a mixed planting of whips and branched transplants. Container grown stock is recommended but bareroot stock may be used to help control afforestation costs. If bareroot stock is used the root systems of all plants will be dipped in an anti-desiccant gel prior to planting to improve moisture retention in the root systems.

Prior to planting the proposed Forest Conservation Easements all multiflora rose in the planting area shall be removed. Removal of the rose may be performed with mowing and herbicide treatments. Physical removal of all top growth following by a periodic herbicide treatment of stump sprouts is recommended. Native tree and shrub species occurring within the rose thickets should be retained wherever possible. Herbicides treatments shall occur on 2 month intervals during the first growing season and once each in the spring and fall for subsequent years. Herbicide used shall be made specifically to address woody plant material and shall be applied as per manufacturers specifications. Care should be taken not to spray planted trees or naturally occurring native tree/shrub seedlings. It is recommended that initiation of rose removal begin at least six months prior to planting.

B. Planting and Soil Specifications

Plant material will be installed in accordance with the Planting Detail and Planting Specifications shown on the Forest Conservation Plan.

Amendments to existing soil will be in accordance with the Planting Specifications shown on the Forest Conservation Plan. Soil disturbance will be limited to individual planting locations.

C. Maintenance of Plantings

For information regarding maintenance of the reforestation plantings, see Post Construction Management Plans.

D. Guarantee Requirements

A 90 percent survival rate of the reforestation plantings will be required after one growing season. All plant material below the 90 percent survival threshold will be replaced at the beginning of the second growing season. At the end of the third growing season, a 75 percent survival rate will be required. All plant material below the 75 percent survival threshold will be replaced by the beginning of the next growing season.

E. Security for Reforestation

Section 16-1209 of the Howard County Forest Conservation Act requires that a developer shall post a security (bond, letter of credit, etc.) with the County to insure that all work is done in accordance with the FCP.

CONSTRUCTION PERIOD PROTECTION PROGRAM

A. Forest Protection Techniques

1. Soil Protection Area (Critical Root Zone)

The soil protection area, or critical root zone, of a tree is that portion of the soil column where most of a its roots may be found. The majority of roots responsible for water and nutrient uptake are located just below the soil surface. Temporary fencing shall be placed around the critical root zone of the forest in areas where the forest limits occur within 25 feet of the limit of disturbance.

2. Fencing and Signage

Existing forest limits occurring within 25 feet of the limits of disturbance shall be protected using temporary protective fencing. Permanent signage shall be placed around the afforestation area prior to plant installation, as shown on the plan.

B. Pre-Construction Meeting

Upon staking of limits of disturbance a pre-construction meeting will be held between the developer, contractor and appropriate County inspector. The purpose of the meeting will be to
verify that all sediment control is in order, and to notify the contractor of possible penalties for non-compliance with the FCP.

C. Storage Facilities/Equipment Cleaning

All equipment storage, parking, sanitary facilities, material stockpiling, etc. associated with construction of the project will be restricted to those areas outside of the proposed Forest Conservation Easement. Cleaning of equipment will be limited to area within the LOD of the proposed homesites. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into environmentally sensitive areas.

D. Sequence of Construction

The following timetable represents the proposed timetable for development. The items outlined in the Forest Conservation Plan will be enacted within two (2) years of subdivision approval.

Below find a proposed sequence of construction.

1. Install all signage and sediment control devices.

2. Hold pre-construction meeting between developer, contractor and County inspector.
3. Build access roads, install well and septic systems, and construct houses. Stabilize all disturbed areas accordingly.

4. Begin multiflora rose removal. Install permanent protective signage for Easements and initiate plantings in accordance with Forest Conservation Plan. Plantings will be completed within two (2) years of subdivision approval.

5. Remove sediment control.

6. Hold post-construction meeting with County inspectors to assure compliance with FCP. Submit Certification of Installation.

7. Monitor and maintain plantings for 3 years.

E. Construction Monitoring

Eco-Science Professionals, or another qualified professional designated by the developer, will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan.

F. Post-Construction Meeting

Upon completion of construction, Eco-Science Professionals, or another qualified professional designated by the developer, will notify the County that construction has been completed and arrange for a post-construction meeting to review the project site. The meeting will allow the County inspector to verify that plantings have been installed.

POST-CONSTRUCTION MANAGEMENT PLAN

Howard County requires 3 year post-construction management plan be prepared as part of the forest conservation plan. The plan goes into effect upon acceptance of the construction certification of completion by the County. Eco-Science Professionals, or another qualified professional designated by the developer, will be responsible for implementation of the post-construction management plan.

The following items will be incorporated into the plan:

A. Fencing and Signage

Permanent signage indicating the limits of the retention/reforestation area shall be maintained.

B. General Site Inspections/Maintenance of Plantings

Site inspections will be performed a minimum of three times during the growing season. The purpose of the inspections will be to assess the health of the afforestation plantings. Appropriate measures will be taken to rectify any problems which may arise.

In addition, maintenance of the plantings will involve the following steps:

1. Watering - All plant material shall be watered twice a month during the 1st growing season, more or less frequently depending on weather conditions. During the second growing season, once a month during May-September, if needed.
2. Removal of invasive exotics and noxious weeds. Old field successional species will be retained.
3. Identification of serious plant pests and diseases, treatment with appropriate agent.
4. Pruning of dead branches.
5. After inspections, replacement of plants, if required, in accordance with the Guarantee Requirements shown on the FCP.

C. Education

The developer will provide appropriate materials to property owners informing them of the location and purpose of the afforestation area. Materials may include site plans and information explaining the intent of the forest conservation law.

D. Final Inspection

At the end of the year post-construction management period, Eco-Science Professionals, or another qualified professional, will submit to the administrator of the Howard County Forest Conservation Program certification that all retention/afforestation requirements have been met. Upon acceptance of this certification, the County will release the developer from all future obligations and release the developer's bond.

Myra Brosius
ISA Certified Arborist™
CERT ID: MA5411A
Tree Risk Assessment Qualified

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
P.O. BOX 5006 GLEN ARM, MARYLAND 21057
Telephone (410) 683-7040
www.ecoscienceprofessionalsinc.com

PLAN PREPARED BY:
JOHN CANOLES
MD DNR FCA QUALIFIED PROFESSIONAL

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

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

WELLINGTON FARMS

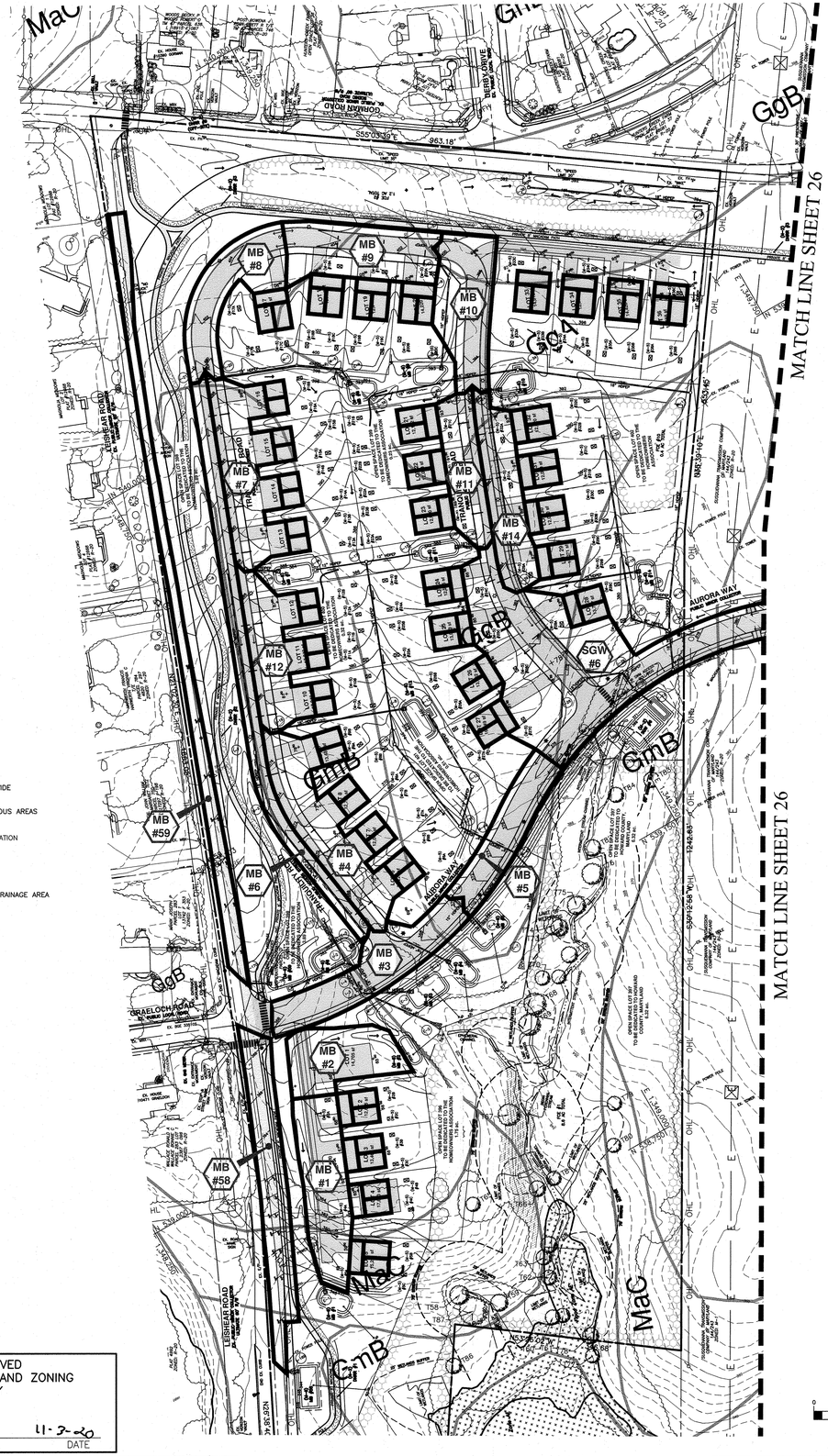
Phase 1: Lots 1 thru 250; Open Space Lots 395 thru 414
Phase 2: Lots 251 thru 394; Open Space Lots 415 thru 418
(A Resubdivision of Parcels 'C' and 'D'
previously recorded as Plat No. 20136-20137)

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

FOREST CONSERVATION PLAN

DESIGN: . | DRAFT: .
DATE: SEPTEMBER 16, 2020 | BEI PROJECT NO. 2879-NVR
SCALE: AS SHOWN | SHEET 24 OF 38

P-20-006



LEGEND

- DRAINAGE DIVIDE
- NEW IMPERVIOUS AREAS
- SOILS DELINEATION
- MaC — SOILS TYPE
- MB #14 — MICRO-BIO DRAINAGE AREA

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-2-20

STORMWATER MANAGEMENT SUMMARY TABLE - (M-6) MICRO BIO-RETENTION

Practice		DA (sf)	Imp Area (sf)	% Imp	Rv	Pe required	ESDv (cf) 75% Required	ESDv (cf) Stored (ponding)	Pe Provided	Maintenance
MB	1	19,695	6,746	34%	0.38	1.7	750	1223	2.6	PRIVATE
MB	2	14,696	5,332	36%	0.38	1.7	784	729	2.1	PRIVATE
MB	3	20,106	16,280	81%	0.78	1.7	1664	1698	1.7	JOINTLY
MB	4	22,793	12,075	53%	0.53	1.7	1276	1325	1.8	PRIVATE
MB	5	19,213	13,859	72%	0.70	1.7	1427	1698	2.0	JOINTLY
MB	6	22,506	11,716	52%	0.52	1.7	1240	1572	2.2	JOINTLY
MB	7	21,707	11,689	54%	0.53	1.7	1233	1269	1.7	PRIVATE
MB	8	16,930	9,633	57%	0.56	1.7	1011	1191	2.0	JOINTLY
MB	9	17,810	8,774	49%	0.49	1.7	934	1095	2.0	JOINTLY
MB	10	18,067	8,223	46%	0.46	1.7	882	1095	2.1	JOINTLY
MB	11	12,431	5,654	45%	0.46	1.7	607	1043	2.6	PRIVATE
MB	12	17,302	9,092	53%	0.52	1.7	961	1269	2.2	PRIVATE
MB	14	16,159	8,455	52%	0.52	1.7	894	1039	2.0	PRIVATE
MB	15	20,603	17,045	83%	0.79	1.7	1739	1855	1.8	JOINTLY
MB	16	16,172	13,276	82%	0.79	1.7	1355	1401	1.8	PRIVATE
MB	17	19,954	16,626	83%	0.80	1.7	1696	1703	1.7	PRIVATE
MB	18	17,510	14,297	82%	0.78	1.7	1460	1517	1.8	PRIVATE
MB	19	15,097	12,290	81%	0.78	1.7	1255	1420	1.9	PRIVATE
MB	20	12,747	8,330	65%	0.64	1.7	864	1085	2.1	PRIVATE
MB	21	17,264	14,866	86%	0.82	1.7	1513	1410	1.6	PRIVATE
MB	22	16,479	13,431	82%	0.78	1.7	1372	1478	1.8	PRIVATE
MB	23	16,316	10,663	65%	0.64	1.7	1106	1204	1.8	PRIVATE
MB	24	19,407	17,387	90%	0.86	1.7	1766	1783	1.7	JOINTLY
MB	25	20,603	18,402	89%	0.85	1.7	1869	1993	1.8	PRIVATE
MB	26	18,413	15,108	82%	0.79	1.7	1543	1570	1.7	PRIVATE
MB	27	18,205	16,113	89%	0.85	1.7	1638	1684	1.7	JOINTLY
MB	28	11,250	11,250	100%	0.95	1.7	1136	1222	1.8	PRIVATE
MB	29	11,411	8,473	74%	0.72	1.7	871	1266	2.5	PRIVATE
MB	30	5,625	5,625	100%	0.95	1.7	757	524	1.6	PRIVATE
MB	31	18,909	13,273	70%	0.68	1.7	1370	1471	1.8	PRIVATE
MB	32	5,625	5,625	100%	0.95	1.7	568	524	1.6	PRIVATE
MB	33	21,204	16,323	77%	0.74	1.7	1674	1692	1.7	PRIVATE
MB	34	18,709	9,798	52%	0.52	1.7	1036	1302	2.1	PRIVATE
MB	35	17,359	8,863	51%	0.51	1.7	940	1132	2.0	PRIVATE
MB	36	18,509	12,996	70%	0.68	1.7	1341	1387	1.8	PRIVATE
MB	37	21,629	15,272	71%	0.69	1.7	1575	1642	1.8	PRIVATE
MB	38	7,974	5,510	69%	0.67	1.7	569	620	1.9	PRIVATE
MB	39	20,516	13,771	67%	0.65	1.7	1426	1434	1.7	PRIVATE
MB	40	10,813	7,696	71%	0.69	1.7	793	797	1.7	PRIVATE
MB	41	4,500	4,500	100%	0.95	1.7	454	620	2.3	PRIVATE
MB	42	21,106	15,575	74%	0.71	1.7	1601	1609	1.7	PRIVATE
MB	43	11,982	8,341	70%	0.68	1.7	861	861	1.7	PRIVATE
MB	44	16,046	11,507	72%	0.70	1.7	1186	1223	1.8	PRIVATE
MB	45	9,352	6,397	68%	0.67	1.7	661	818	2.1	PRIVATE
MB	46	8,683	6,402	74%	0.71	1.7	658	818	2.1	PRIVATE
MB	47	19,816	13,026	66%	0.64	1.7	1351	1422	1.8	PRIVATE
MB	48	15,344	11,854	77%	0.75	1.7	1215	1336	1.9	PRIVATE
MB	49	18,876	17,943	95%	0.91	1.7	1816	1894	1.8	PRIVATE
MB	50	15,302	13,747	90%	0.86	1.7	1396	1414	1.7	PRIVATE
MB	51	20,519	19,684	96%	0.91	1.7	1991	1992	1.7	PRIVATE
MB	52	15,569	12,007	77%	0.74	1.7	1231	1408	1.9	PRIVATE
MB	53	11,779	11,347	96%	0.92	1.7	1148	1250	1.9	PRIVATE
MB	54	15,031	14,423	96%	0.91	1.7	1459	1478	1.7	PRIVATE
MB	55	19,453	16,454	85%	0.81	1.7	1677	1650	1.7	PRIVATE
MB	56	11,661	10,327	89%	0.85	1.7	1049	1140	1.8	PRIVATE
MB	57	17,441	16,577	95%	0.91	1.7	1678	1676	1.7	PRIVATE
MB	58	20,122	16,240	81%	0.78	1.7	1660	1676	1.7	PUBLIC
MB	59	22,123	22,123	100%	0.95	1.7	2233	2235	1.7	PUBLIC
TOTALS →		952,423	698,311				72221	77864		

Notes:
1. The Pe required column is based on total site Pe calculation. The Rv is based on individual drainage area percent impervious

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
SrD		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%.

STORMWATER MANAGEMENT SUMMARY TABLE - (M-2) SUBMERGED GRAVEL WETLANDS

Practice		DA (sf)	Imp Area (sf)	% Imp	Rv	Pe required	ESDv (cf) 75% Required	ESDv (cf) Stored (ponding)	Pe Provided	Maintenance
SGW	1	184,146	89,968	49%	0.49	1.7	9581	10051	1.8	PRIVATE
SGW	2	224,458	82,702	37%	0.38	1.7	9101	11261	2.1	PRIVATE
SGW	3	229,881	124,708	54%	0.54	1.7	13146	13185	1.7	PRIVATE
SGW	4	234,263	146,294	62%	0.61	1.7	15234	16028	1.8	PRIVATE
SGW	5	123,500	48,211	39%	0.40	1.7	5266	6198	2.0	PRIVATE
SGW	6	63,883	34,456	54%	0.54	1.7	3634	4014	1.9	JOINTLY
TOTALS →		1,060,131	526,339				55963	60737		

Notes:
1. The Pe required column is based on total site Pe calculation. The Rv is based on individual drainage area percent impervious

STORMWATER MANAGEMENT SUMMARY TABLE - (M-8) BIO-SWALE

Practice		DA (sf)	Imp Area (sf)	% Imp	Rv	Pe required	ESDv (cf) 75% Required	ESDv (cf) Stored (ponding)	Pe Provided	Maintenance
BS	1	183,236	63,528	35%	0.36	1.7	7048	7090	1.7	PRIVATE
BS	2	93,488	43,412	46%	0.47	1.7	4648	4788	1.8	PRIVATE
TOTALS →		276,724	106,940				11696	11878		

Notes:
1. The Pe required column is based on total site Pe calculation. The Rv is based on individual drainage area percent impervious

NOTES:

1. SEE GRADING PLAN SHEETS FOR LARGER SCALE PLAN VIEW AND MORE DETAIL RELATED TO GRADING OF SITE AND ESD PRACTICES AND STORM CONVEYANCE.

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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, Expiration Date: 6-30-2021.

CHRISTOPHER ALAN MALAGA — STATE OF MARYLAND — No. 22390 — PROFESSIONAL ENGINEER — 9.15.20

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

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

WELLINGTON FARMS

Phase 1: Lots 1 thru 250; Open Space Lots 395 thru 417
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(A Resubdivision of Parcels 'C' and 'D'
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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 ESD TO THE MEP DRAINAGE AREA MAP

DATE: SEPTEMBER 15, 2020 | BEI PROJECT NO. 2879-NVR
DESIGN: DBT | DRAFT: DBT | SCALE: AS SHOWN | SHEET 25 OF 38

P-20-006

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MATCH LINE SHEET 25

MATCH LINE SHEET 25

THE BIO-SWALE PRACTICES FOR THIS DRAINAGE AREA WILL BE RE-EVALUATED AT F-PLAN STAGE (PHASE 2) TO SEE IF OTHER PRACTICES ARE FEASIBLE

0 50 100 200

1 inch = 100 ft.

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HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

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STATE OF MARYLAND — CHRISTOPHER ALAN WILSON — No. 22390 — PROFESSIONAL ENGINEER — 9.18.20

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

DEVELOPER:
NVR
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
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STORMWATER MANAGEMENT ESD TO THE MEP DRAINAGE AREA MAP

DESIGN: DBT	DRAFT: DBT	DATE: SEPTEMBER 15, 2020	BEI PROJECT NO. 2879-NVR
		SCALE: AS SHOWN	SHEET 26 OF 38

P-20-006

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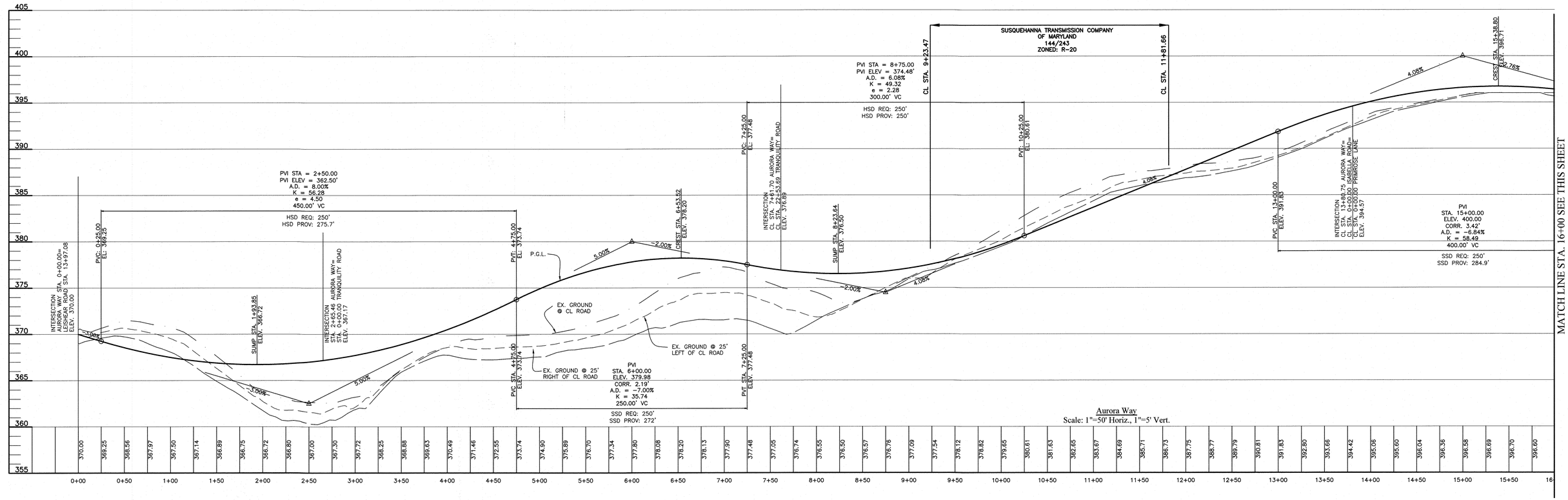
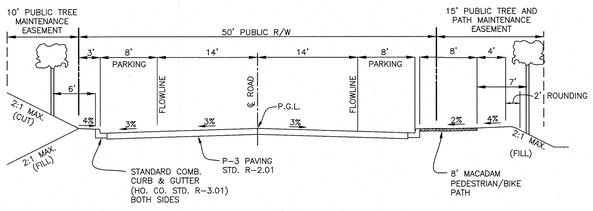


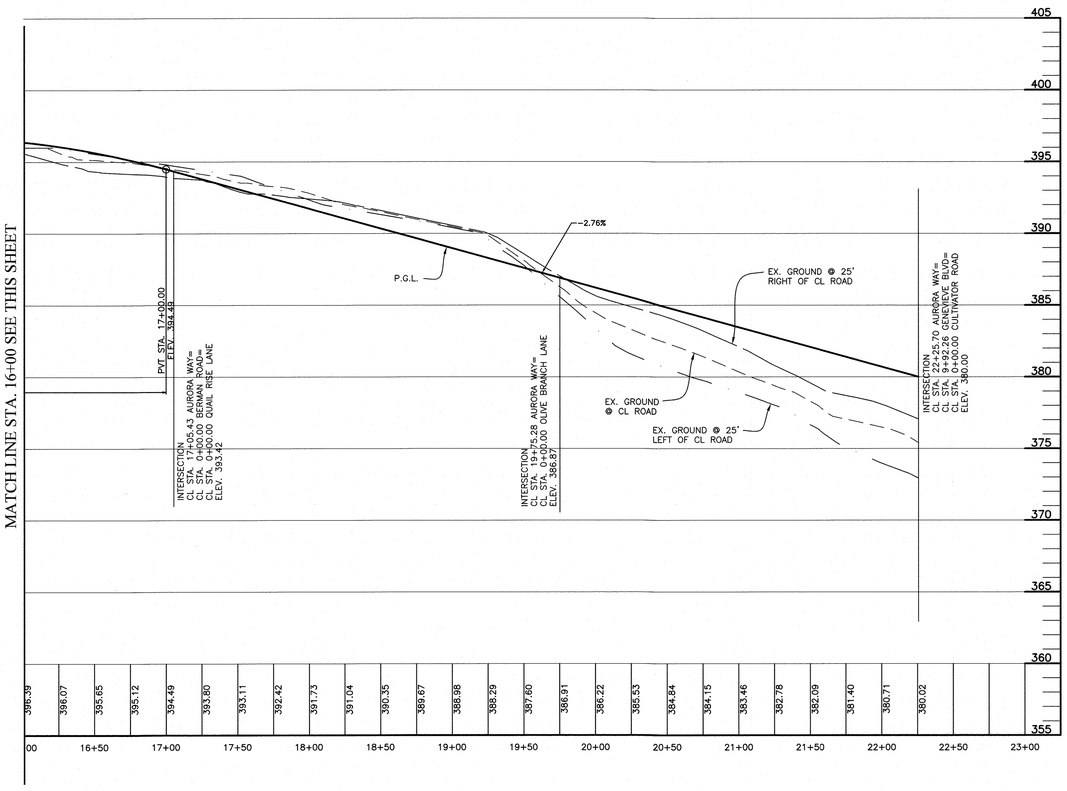
AURORA WAY
TYPICAL ROADWAY SECTION

PUBLIC MINOR COLLECTOR
DESIGN SPEED 35 MPH
SCALE: 1" = 10'



AURORA WAY
W/OFF-STREET PARKING CONDITION
TYPICAL ROADWAY SECTION

PUBLIC MINOR COLLECTOR
DESIGN SPEED: 35 MPH
SCALE: 1" = 10'



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HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-2-20

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CHRISTOPHER ALAN BURGER — STATE OF MARYLAND — No. 22390 — PROFESSIONAL ENGINEER — 9-17-20

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

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

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ZONED: R-20-MXD-3 / R-SC-MXD-3
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

PRELIMINARY ROAD PROFILE: AURORA WAY

DATE: SEPTEMBER 15, 2020 | BEI PROJECT NO. 2879-NVR
DESIGN: DBT | DRAFT: DBT | SCALE: AS SHOWN | SHEET 27 OF 38

P-20-006

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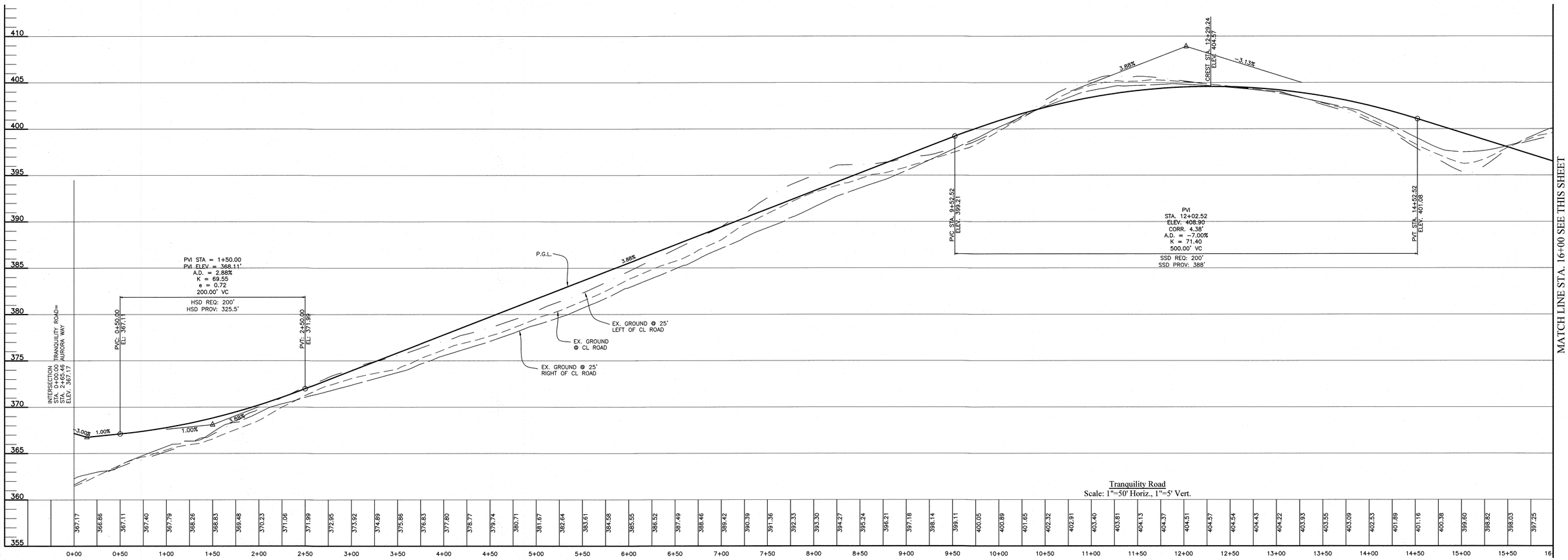
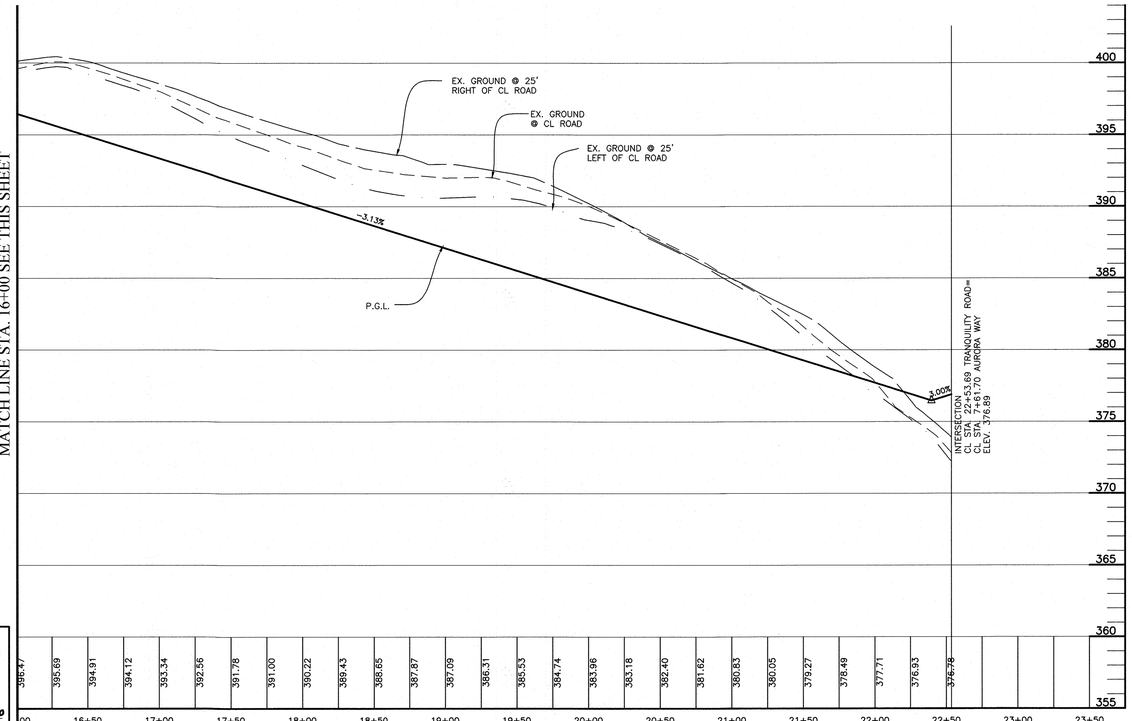
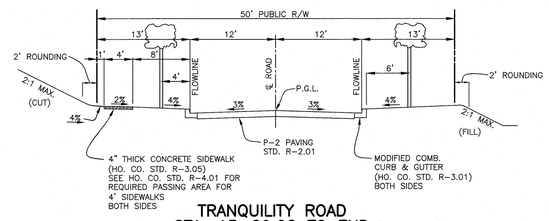


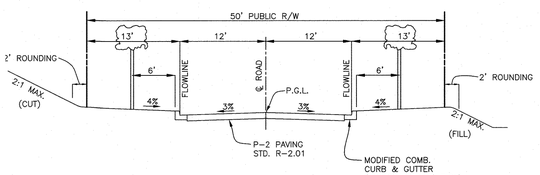
MATCH LINE STA. 16+00 SEE THIS SHEET





TRANQUILITY ROAD
STA. 15+29.92 TO END
TYPICAL ROADWAY SECTION

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



TRANQUILITY ROAD
STA. 0+00 TO 15+59.92
TYPICAL ROADWAY SECTION

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

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HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

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STATE OF MARYLAND — CHRISTOPHER ALAN HARGRAVE — No. 22201 — PROFESSIONAL ENGINEER — 9-17-20

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

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

WELLINGTON FARMS

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

PRELIMINARY ROAD PROFILE: TRANQUILITY ROAD

DESIGN: DBT	DRAFT: DBT	SCALE: AS SHOWN	DATE: SEPTEMBER 15, 2020	BEI PROJECT NO. 2879-NVR	SHEET 28 OF 38

P-20-006

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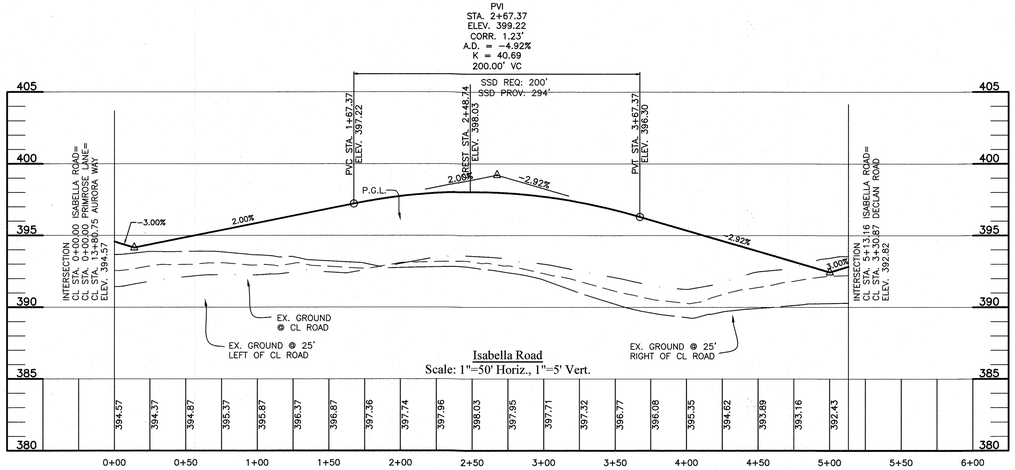
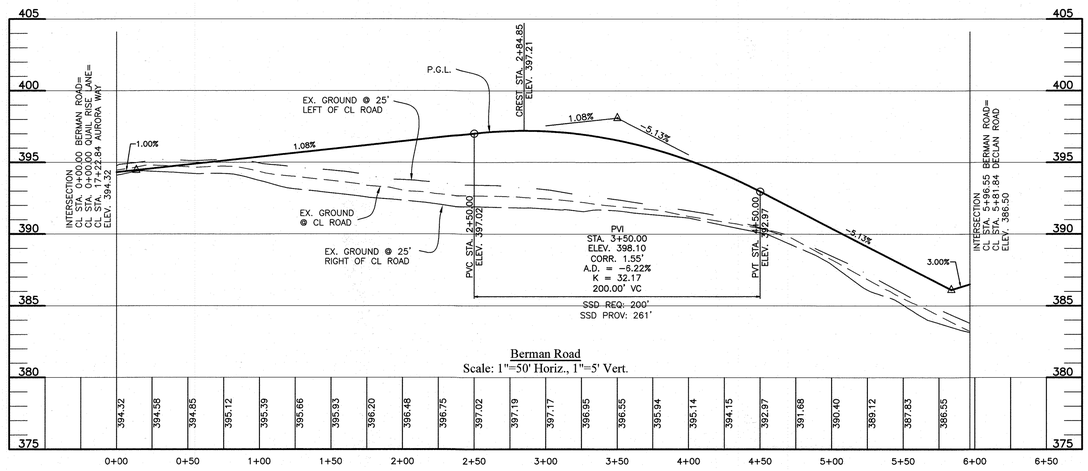


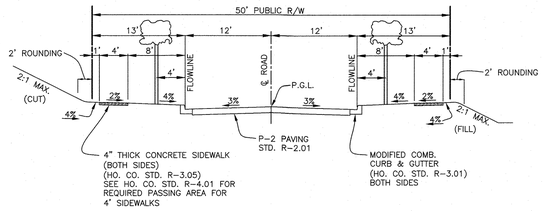
Isabella Road
Scale: 1"=50' Horiz., 1"=5' Vert.

ISABELLA ROAD
TYPICAL ROADWAY SECTION

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

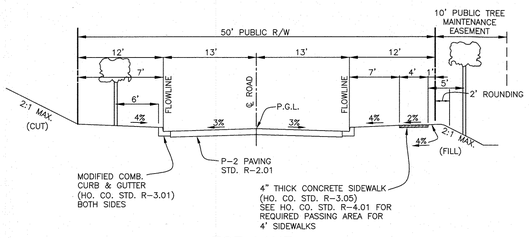


Berman Road
Scale: 1"=50' Horiz., 1"=5' Vert.



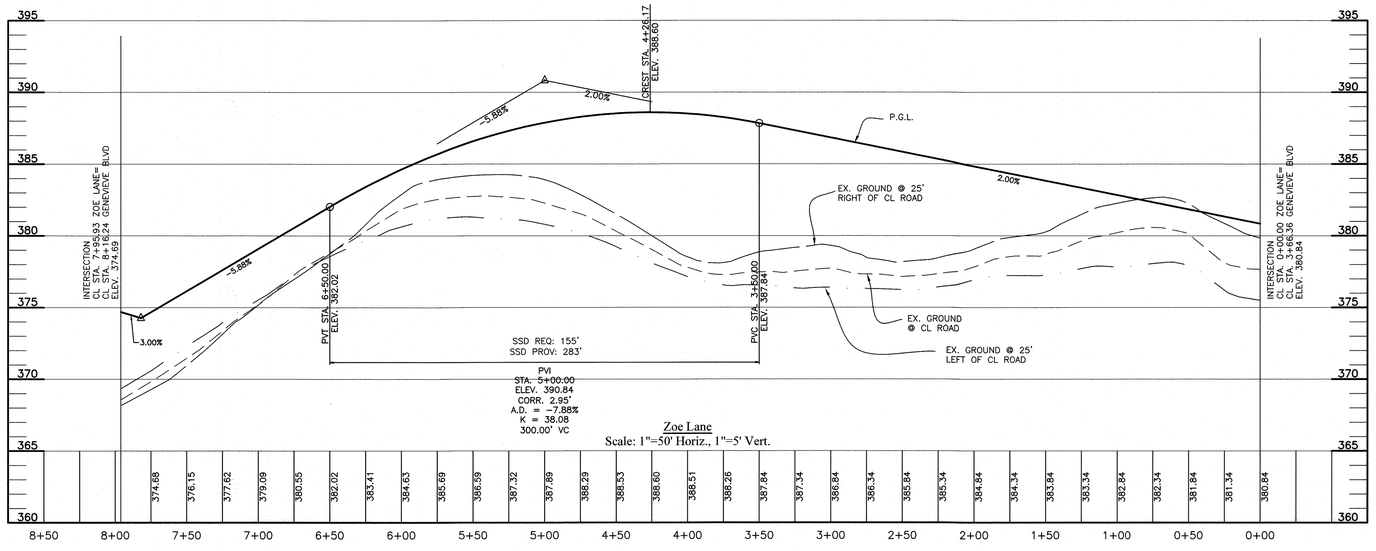
BERMAN ROAD
TYPICAL ROADWAY SECTION

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



ZOE LANE
TYPICAL ROADWAY SECTION

PUBLIC ACCESS PLACE – 179.4 ADT
DESIGN SPEED: 25 MPH
SCALE: 1" = 10'



Zoe Lane
Scale: 1"=50' Horiz., 1"=5' Vert.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

BENCHMARK
ENGINEERING LAND SURVEYORS PLANNERS
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STATE OF MARYLAND · CHRISTOPHER ALAN WALSH · No. 22390 · PROFESSIONAL ENGINEER · 9-16-20

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

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

WELLINGTON FARMS

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

PRELIMINARY ROAD PROFILES
ISABELLA ROAD / BERMAN ROAD / ZOE LANE

DATE: SEPTEMBER 15, 2020 | BEI PROJECT NO. 2879-NVR

DESIGN: DBT | DRAFT: DBT | SCALE: AS SHOWN | SHEET 29 OF 38

P-20-006

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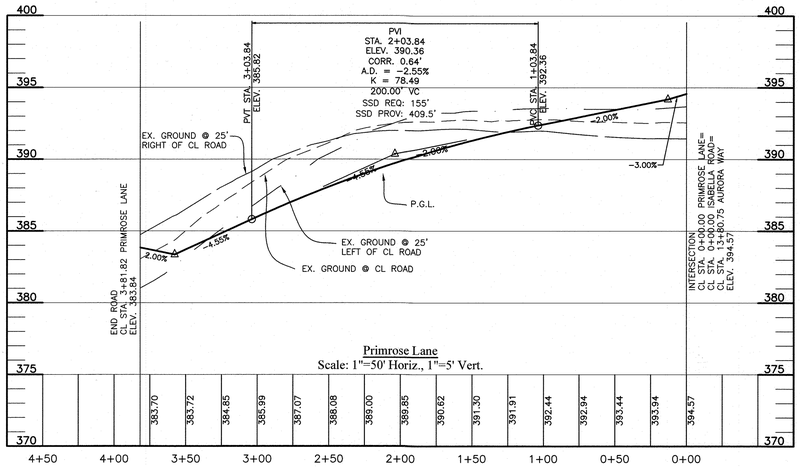
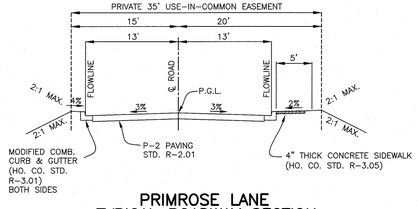
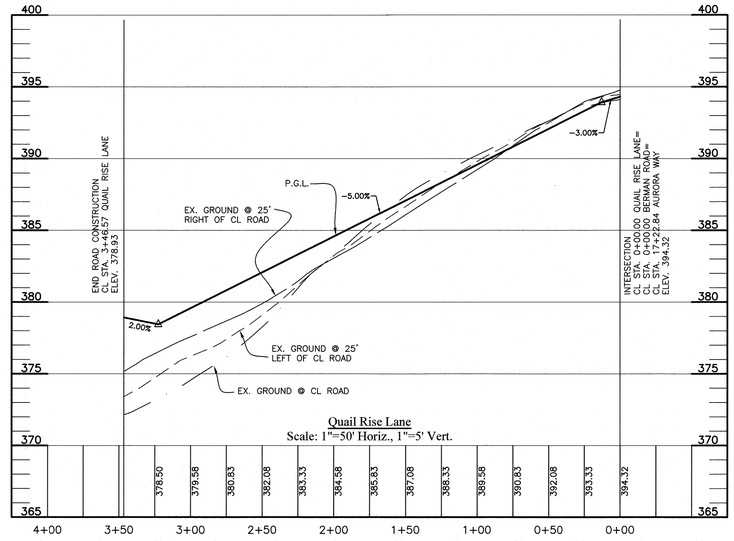


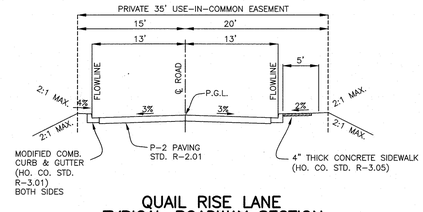
Primrose Lane
Scale: 1"=50' Horiz., 1"=5' Vert.



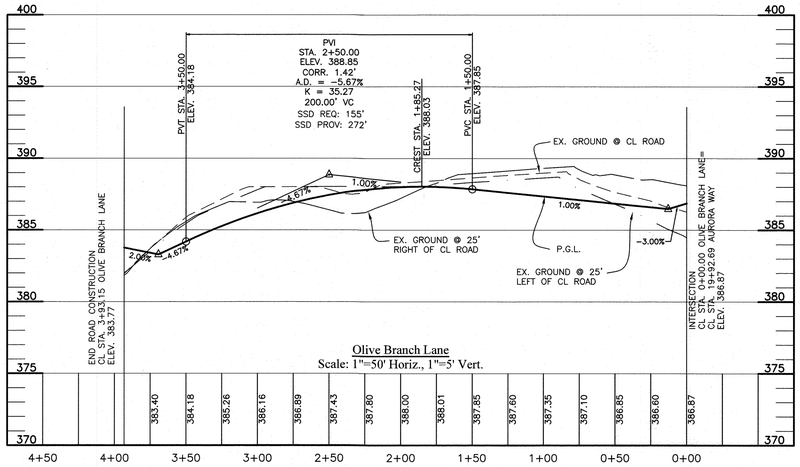
PRIMROSE LANE
TYPICAL ROADWAY SECTION
PRIVATE ACCESS PLACE – 161.0 ADT
DESIGN SPEED: 25 MPH
SCALE: 1" = 10'



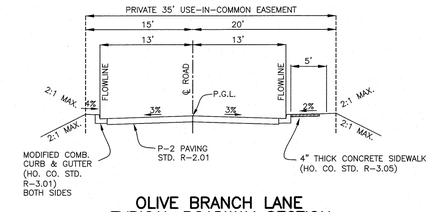
Quail Rise Lane
Scale: 1"=50' Horiz., 1"=5' Vert.



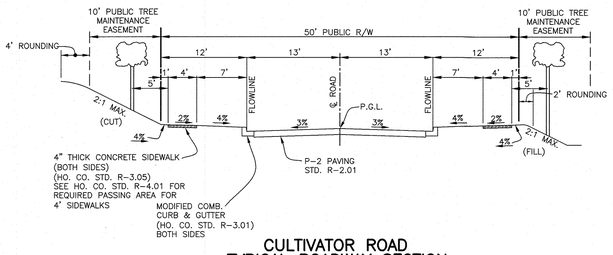
QUAIL RISE LANE
TYPICAL ROADWAY SECTION
PRIVATE ACCESS PLACE – 146.4 ADT
DESIGN SPEED: 25 MPH
SCALE: 1" = 10'



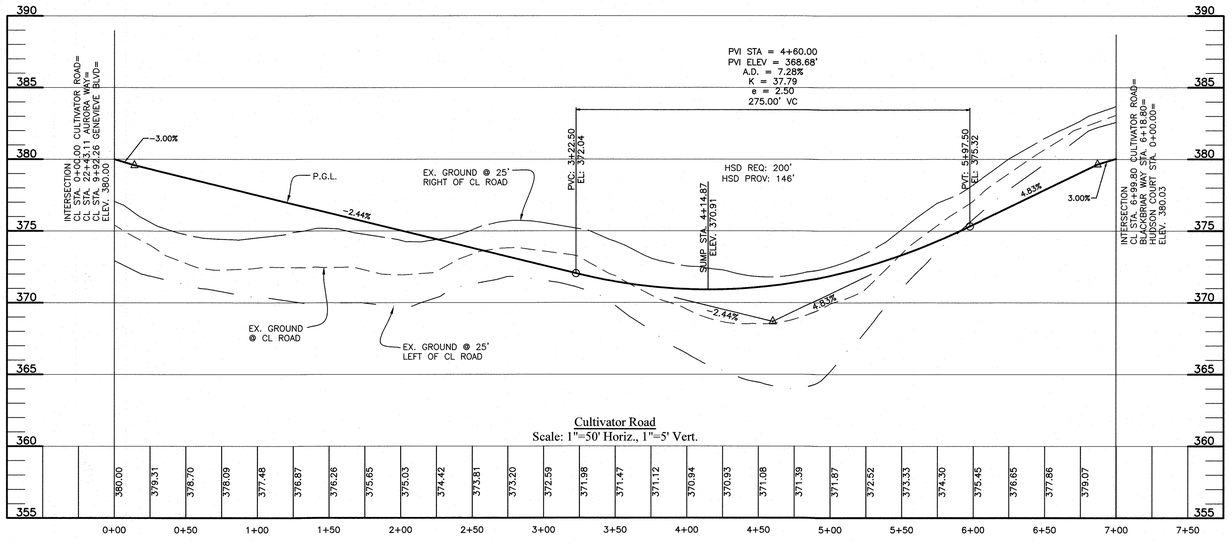
Olive Branch Lane
Scale: 1"=50' Horiz., 1"=5' Vert.



OLIVE BRANCH LANE
TYPICAL ROADWAY SECTION
PRIVATE ACCESS PLACE – 175.7 ADT
DESIGN SPEED: 25 MPH
SCALE: 1" = 10'



CULTIVATOR ROAD
TYPICAL ROADWAY SECTION
PUBLIC ACCESS STREET
DESIGN SPEED: 30 MPH
SCALE: 1" = 10'



Cultivator Road
Scale: 1"=50' Horiz., 1"=5' Vert.

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DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

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STATE OF MARYLAND — BRIAN ALAN MAYLEBEN — No. 22305 — PROFESSIONAL ENGINEER — 9-18-20

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

DEVELOPER:
NVR
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
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TAX MAP: 46 – GRID: 6 – PARCEL: 163
ZONED: R-20-MXD-3 / R-SC-MXD-3
ELECTION DISTRICT NO. 6 – HOWARD COUNTY, MARYLAND

PRELIMINARY ROAD PROFILES:
PRIMROSE LANE / QUAIL RISE LANE /
OLIVE BRANCH LANE / CULTIVATOR ROAD

DATE: SEPTEMBER 15, 2020 | BEI PROJECT NO. 2879-NVR

DESIGN: DBT | DRAFT: DBT | SCALE: AS SHOWN | SHEET 30 OF 38

P-20-006

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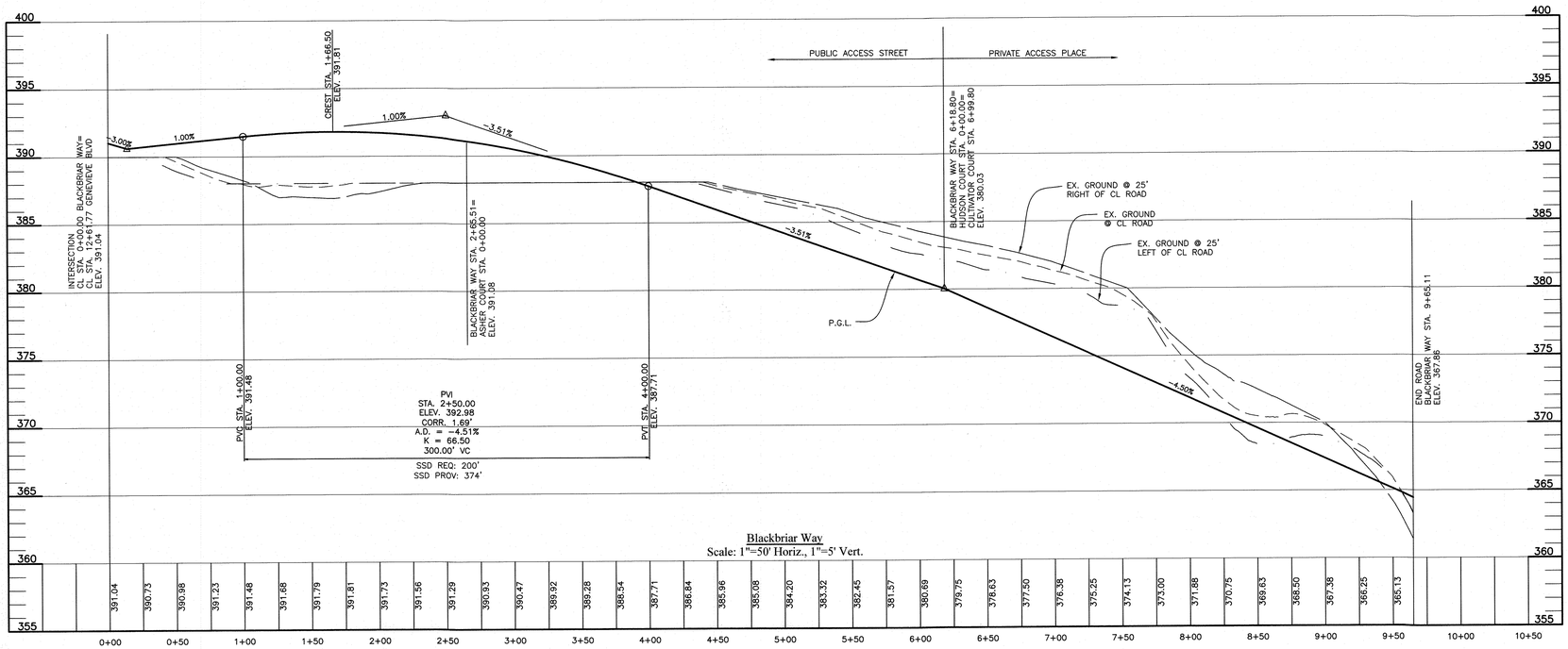
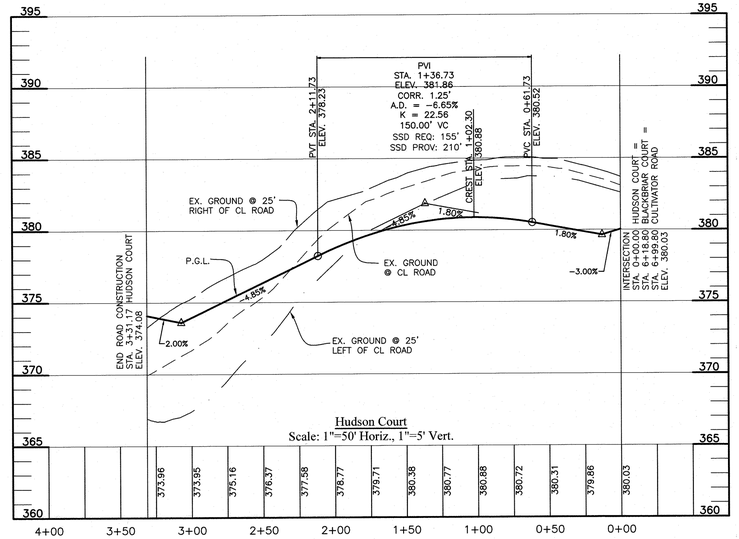
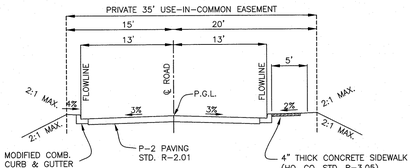


Blackbriar Way
Scale: 1"=50' Horiz., 1"=5' Vert.

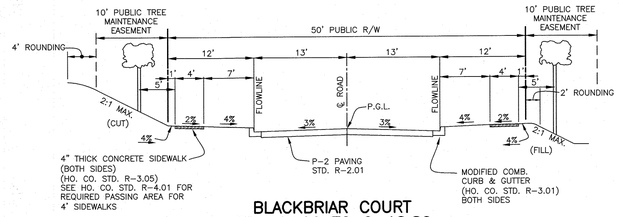


Hudson Court
Scale: 1"=50' Horiz., 1"=5' Vert.



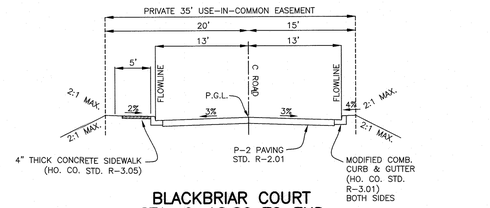
HUDSON COURT
TYPICAL ROADWAY SECTION

PRIVATE ACCESS PLACE – 102.5 ADT
DESIGN SPEED: 25 MPH
SCALE: 1" = 10'



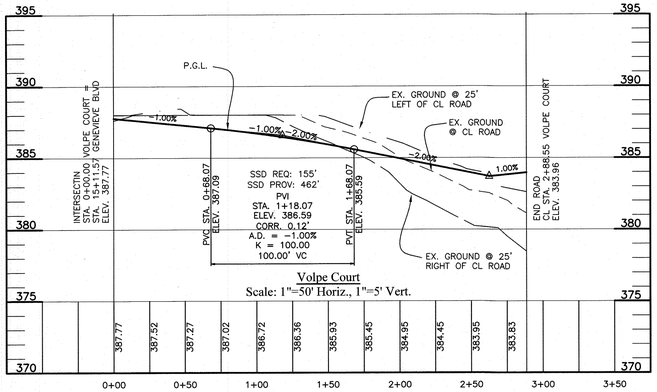
BLACKBRIAR COURT
STA. 0+00 TO 6+18.80
TYPICAL ROADWAY SECTION

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

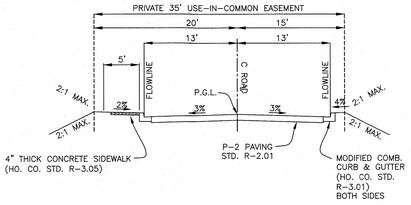


BLACKBRIAR COURT
STA. 6+18.80 TO END
TYPICAL ROADWAY SECTION

PRIVATE ACCESS PLACE – 146.4 ADT
DESIGN SPEED: 25 MPH
SCALE: 1" = 10'

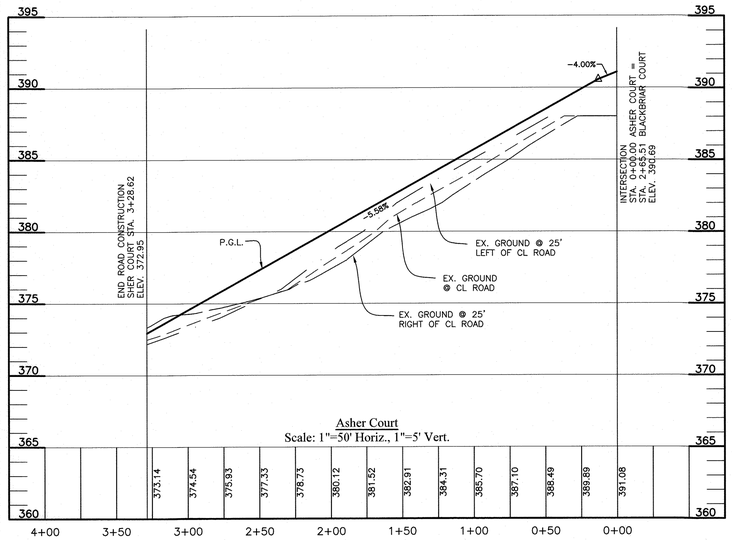


Volpe Court
Scale: 1"=50' Horiz., 1"=5' Vert.

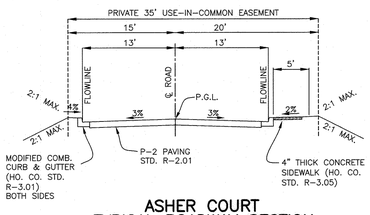


VOLPE COURT
TYPICAL ROADWAY SECTION

PRIVATE ACCESS PLACE – 73.2 ADT
DESIGN SPEED: 25 MPH
SCALE: 1" = 10'



Asher Court
Scale: 1"=50' Horiz., 1"=5' Vert.



ASHER COURT
TYPICAL ROADWAY SECTION

PRIVATE ACCESS PLACE – 117.1 ADT
DESIGN SPEED: 25 MPH
SCALE: 1" = 10'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

BENCHMARK
ENGINEERING, INC.
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
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. 22390, Expiration Date: 6-30-2021
CHRISTOPHER ALAN MALANOWSKI — STATE OF MARYLAND — No. 22390 — PROFESSIONAL ENGINEER — 9.17.20

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

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

WELLINGTON FARMS

Phase 1: Lots 1 thru 250; Open Space Lots 395 thru 417
Phase 2: Lots 251 thru 394; Open Space Lots 418 and 419
(A Resubdivision of Parcels 'C' and 'D'
previously recorded as Plat No. 20136-20137)

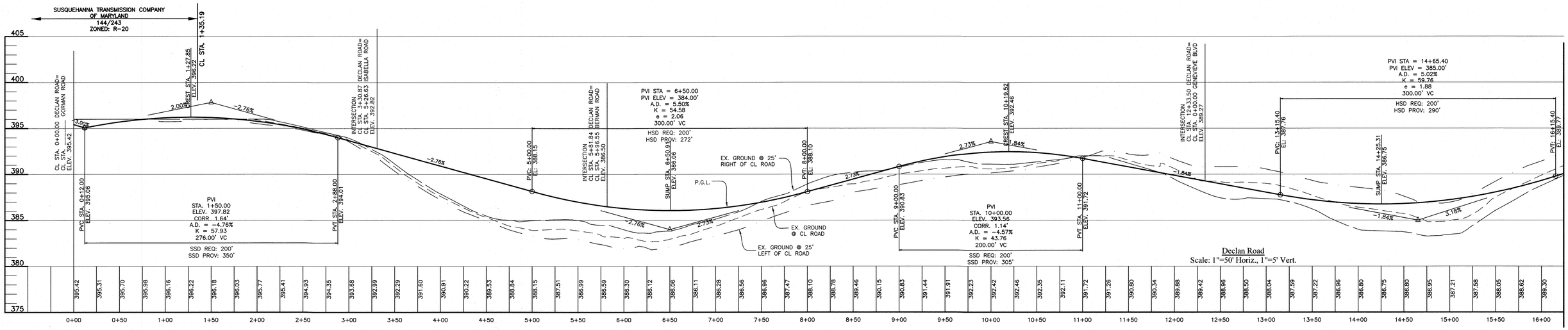
TAX MAP: 46 – GRID: 6 – PARCEL: 163
ZONED: R-20-MXD-3 / R-SC-MXD-3
ELECTION DISTRICT NO. 6 – HOWARD COUNTY, MARYLAND

PRELIMINARY ROAD PROFILES
BLACKBRIAR WAY / VOLPE COURT / ASHER COURT / HUDSON COURT

DESIGN: DBT	DRAFT: DBT	DATE: SEPTEMBER 15, 2020	BEI PROJECT NO. 2879-NVR
		SCALE: AS SHOWN	SHEET 31 OF 38

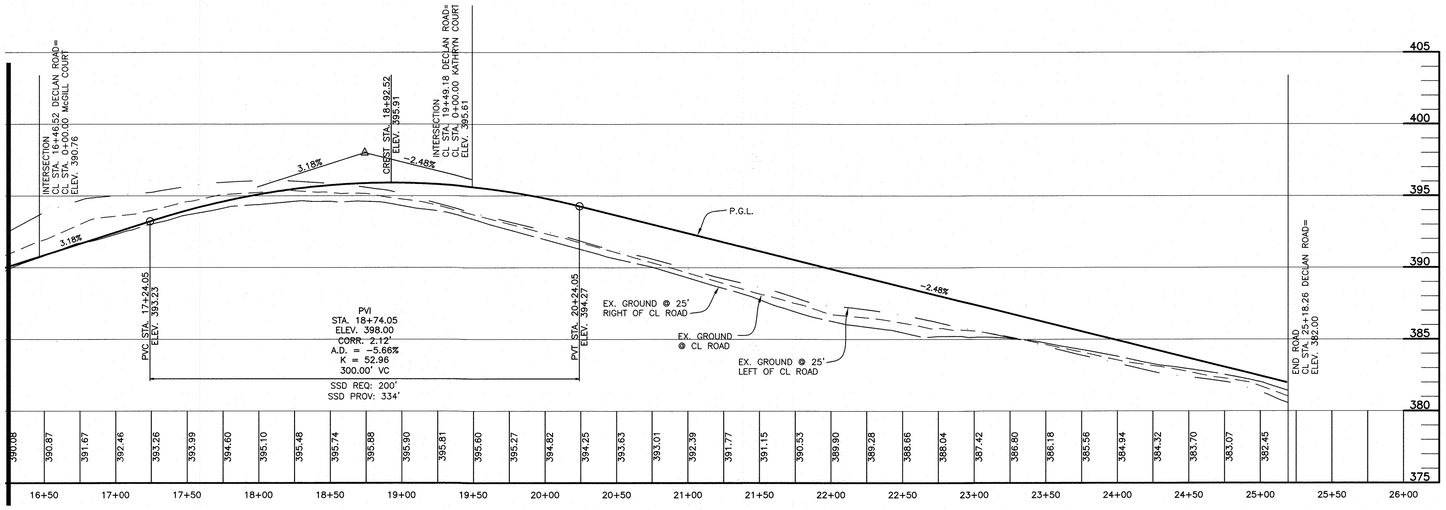
P-20-006

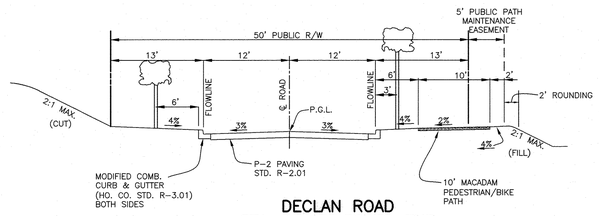
J:\2879 Milk Producers\dwg\Preliminary Plans\3000.dwg, 9/16/2020 1:43:05 PM



Declan Road
Scale: 1"=50' Horiz., 1"=5' Vert.

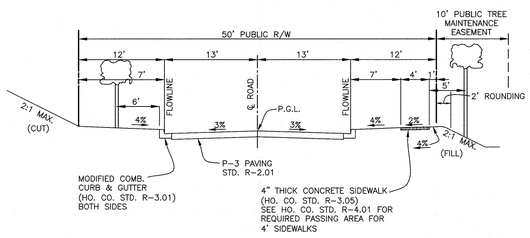
MATCH LINE STA. 16+25 SEE THIS SHEET





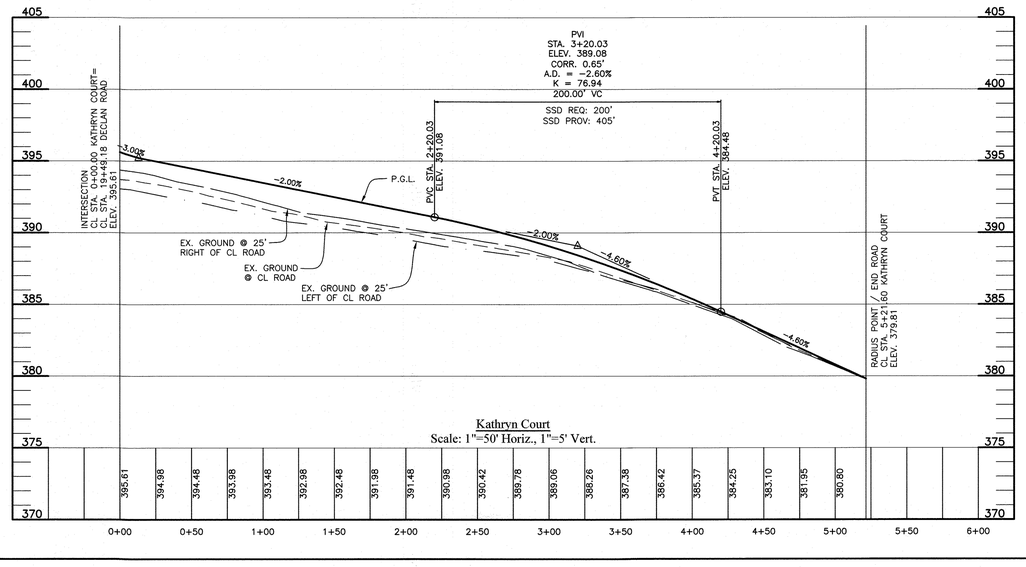
DECLAN ROAD
STA. 12+33.50 TO END
TYPICAL ROADWAY SECTION

PUBLIC ACCESS STREET
STA. 0+00 TO STA. 9+03.96
DESIGN SPEED: 30 MPH
SCALE: 1" = 10'

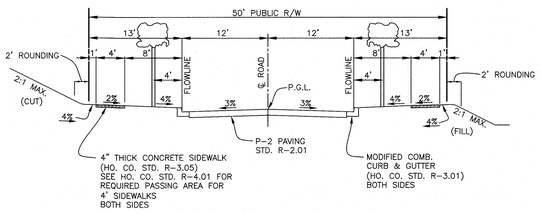


DECLAN ROAD
STA. 0+00 TO 12+33.50
TYPICAL ROADWAY SECTION

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



Kathryn Court
Scale: 1"=50' Horiz., 1"=5' Vert.



KATHRYN COURT
TYPICAL ROADWAY SECTION

PUBLIC ACCESS PLACE – 179.4 ADT
DESIGN SPEED: 30 MPH
SCALE: 1" = 10'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
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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, Expiration Date: 6-30-2021.

CHRISTOPHER ALAN MAJOR — STATE OF MARYLAND — No. 22390 — PROFESSIONAL ENGINEER — 9-18-20

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

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

WELLINGTON FARMS

Phase 1: Lots 1 thru 250; Open Space Lots 395 thru 417
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(A Resubdivision of Parcels 'C' and 'D'
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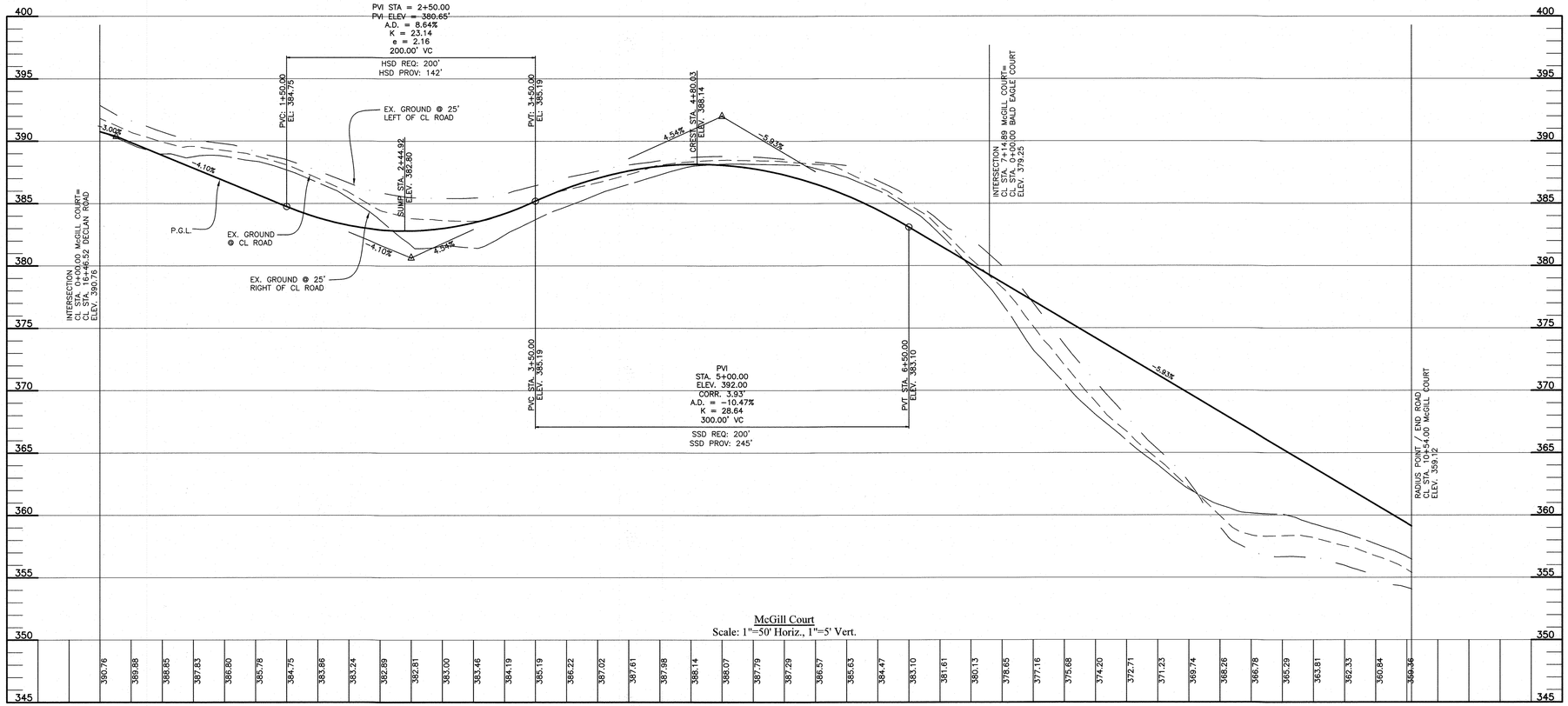
TAX MAP: 46 – GRID: 6 – PARCEL: 163
ZONED: R-20-MXD-3 / R-SC-MXD-3
ELECTION DISTRICT NO. 6 – HOWARD COUNTY, MARYLAND

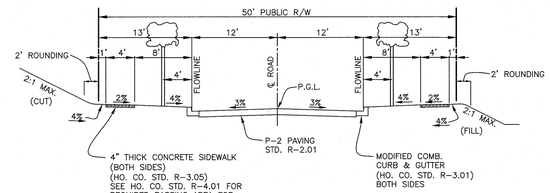
PRELIMINARY ROAD PROFILES
DECLAN ROAD / KATHRYN COURT

DATE: SEPTEMBER 15, 2020 | BEI PROJECT NO. 2879-NVR
DESIGN: DBT | DRAFT: DBT | SCALE: AS SHOWN | SHEET 32 OF 38

P-20-006

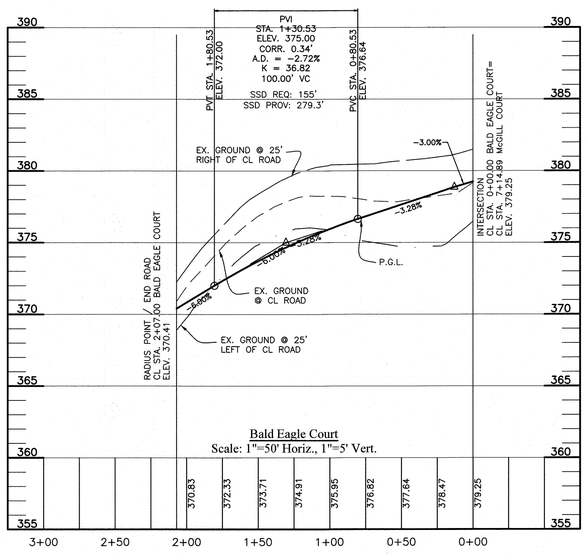
J:\2879 Milk Producers\dwg\Preliminary Plans\3000.dwg, 9/16/2020 1:42:08 PM

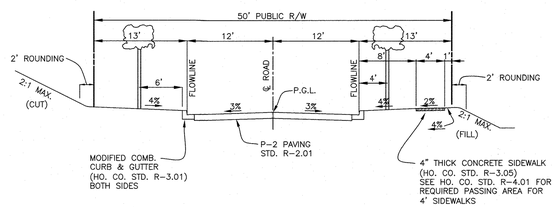




McGILL COURT
TYPICAL ROADWAY SECTION

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





BALD EAGLE COURT
TYPICAL ROADWAY SECTION

PUBLIC ACCESS PLACE – 75.5 ADT
DESIGN SPEED: 30 MPH
SCALE: 1" = 10'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR [signature] DATE 11-3-20

BENCHMARK
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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. 22[illegible], Date: 6-30-2021.

STATE OF MARYLAND · CHRISTOPHER ALAN HALBERT · 22[illegible] · PROFESSIONAL ENGINEER

9-18-20

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

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

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ZONED: R-20-MXD-3 / R-SC-MXD-3
ELECTION DISTRICT NO. 6 – HOWARD COUNTY, MARYLAND

PRELIMINARY ROAD PROFILES
McGILL COURT / BALD EAGLE COURT

DESIGN: DBT	DRAFT: DBT	DATE: SEPTEMBER 15, 2020	BEI PROJECT NO. 2879-NVR
		SCALE: AS SHOWN	SHEET 33 OF 38

P-20-006

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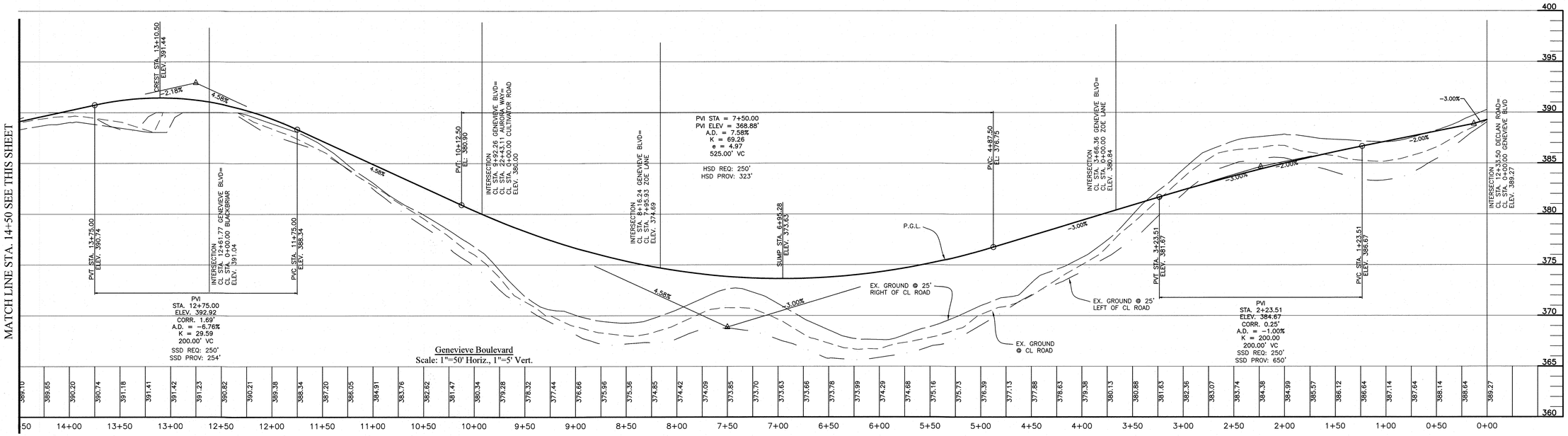
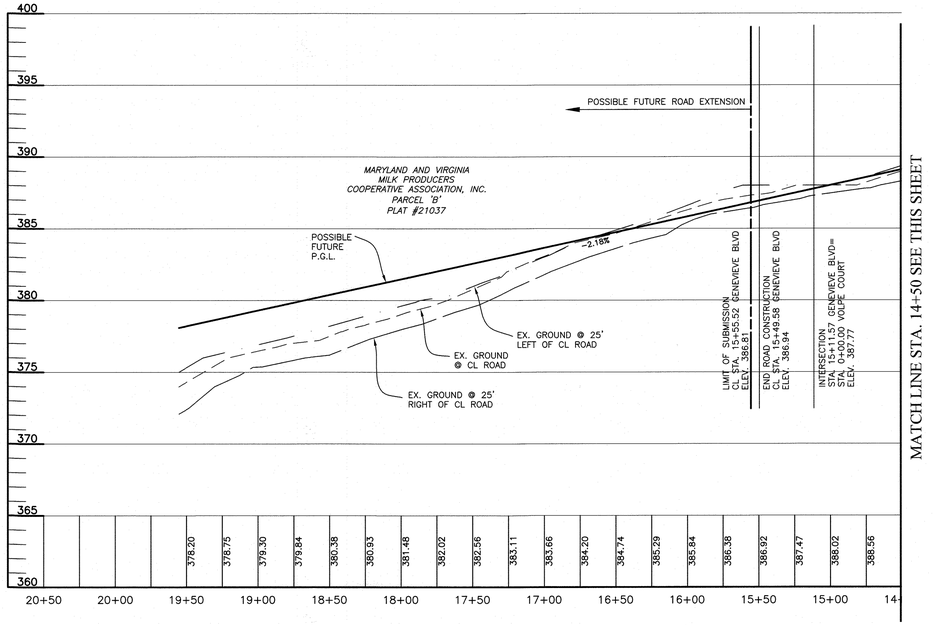
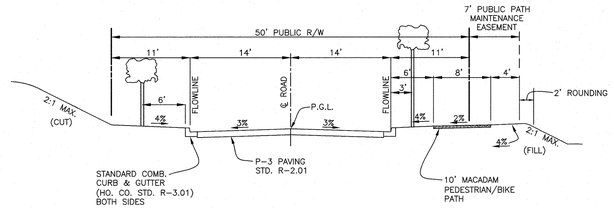




MATCH LINE STA. 14+50 SEE THIS SHEET



GENEVIEVE BOULEVARD
TYPICAL ROADWAY SECTION

PUBLIC MINOR COLLECTOR
DESIGN SPEED: 35 MPH
SCALE: 1" = 10'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
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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. 22320, Expiration Date: 6-30-2021.

STATE OF MARYLAND — CHRISTOPHER ALAN MILLER — REG. NO. 22320 — PROFESSIONAL ENGINEER — 9-16-20

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

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

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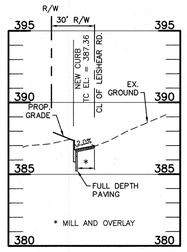
ZONED: R-20-MXD-3 / R-SC-MXD-3
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

PRELIMINARY ROAD PROFILES: GENEVIEVE BOULEVARD

DESIGN: DBT	DRAFT: DBT	DATE: SEPTEMBER 15, 2020	BEI PROJECT NO. 2879-NVR
		SCALE: AS SHOWN	SHEET 34 OF 38

P-20-006

J:\2879 Milk Producers\dwg\Preliminary Plans\3000.dwg, 9/16/2020 1:40:24 PM



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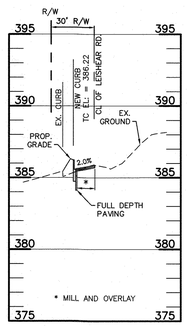

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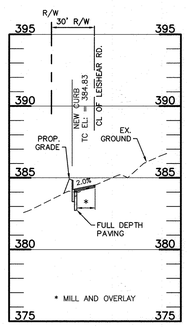

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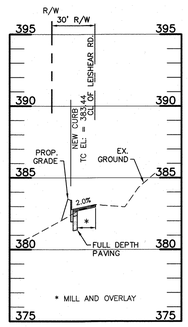

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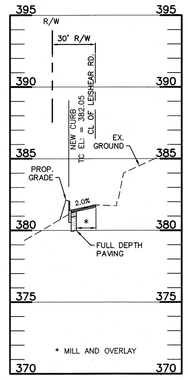

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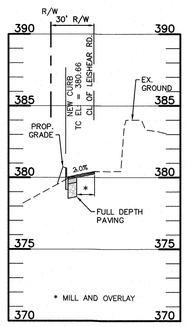

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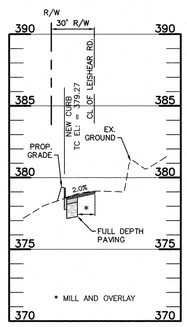

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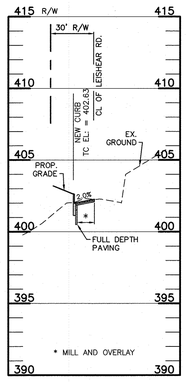

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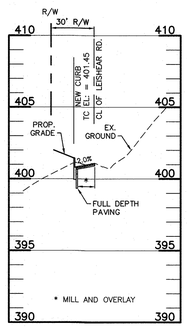

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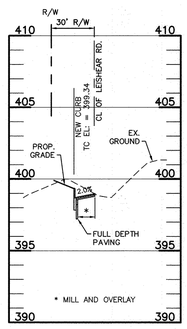

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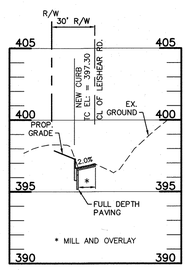
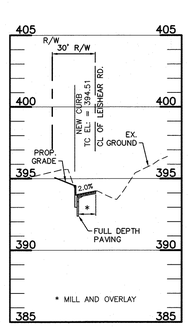


5+50



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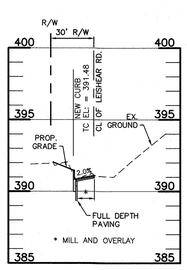

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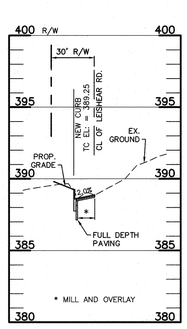

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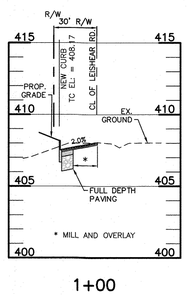

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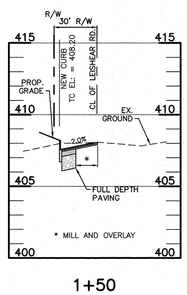

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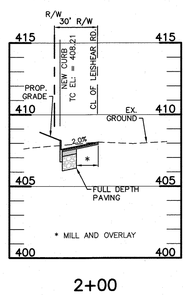

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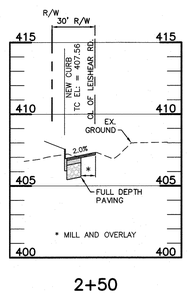

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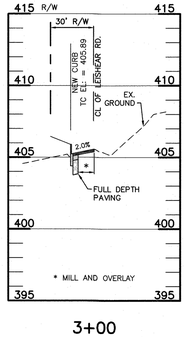

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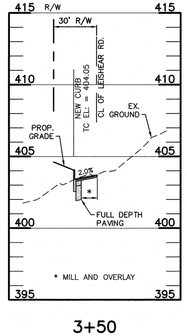

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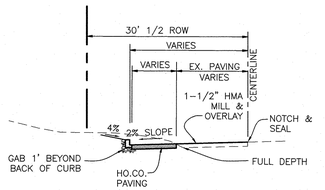
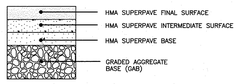
NOTE:
ALL SECTION TO COMPLY W/ HO.CO. STD. R-1.08

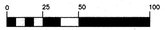


TYPICAL ROADWAY SECTION (LIESHEAR ROAD)

MAJOR COLLECTOR–POSTED SPEED: 40MPH
CENTERLINE STATIONS 0+00 TO 20+50
NOT TO SCALE

SECTION NUMBER	CALIFORNIA BEARING RATIO (CBR)	3 TO <5	5 TO <7	≥7	3 TO <5	5 TO <7	≥7
	PAVEMENT MATERIAL (INCHES)	MIN HMA WITH GAB			HMA WITH CONSTANT GAB		
P-4	HMA SUPERPAVE FINAL SURFACE 12.5 MM PG 64-22, LEVEL 2 (LOW ESAL)	2.0	2.0	2.0	2.0	2.0	2.0
	HMA SUPERPAVE INTERMEDIATE SURFACE 12.5 MM PG 64-22, LEVEL 2 (LOW ESAL)	2.0	2.0	2.0	2.0	2.0	2.0
	HMA SUPERPAVE BASE 19.0 MM PG 64-22, LEVEL 2 (LOW ESAL)	4.0	4.0	3.0	6.0	5.0	3.0
	GRADED AGGREGATE BASE (GAB)	13.0	7.0	4.0	6.0	6.0	6.0





(H) 1 inch = 50 ft.
(V) 1 inch = 5 ft.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

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STATE OF MARYLAND — CHRISTOPHER ALAN WILLIAMS — 22390 — PROFESSIONAL ENGINEER — 9-18-20

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

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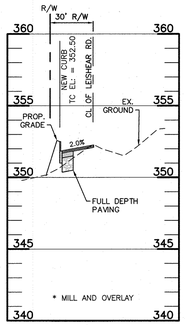
LIESHEAR ROAD CROSS SECTIONS

DESIGN: LDD | DRAFT: LDD | SCALE: AS SHOWN | DATE: SEPTEMBER 15, 2020 | BEI PROJECT NO. 2879-NVR | SHEET 35 OF 38

J:\2879 Milk Producers\dwg\Preliminary Plans\3000 road widening.dwg, 9/16/2020 1:53:22 PM



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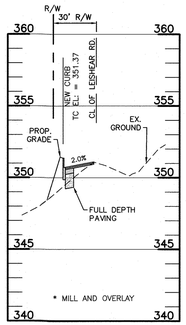

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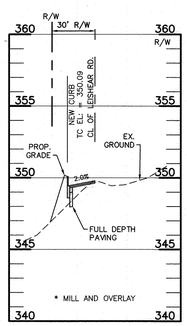

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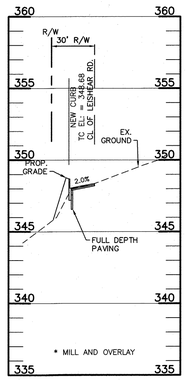

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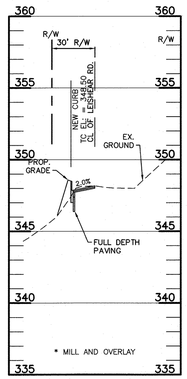

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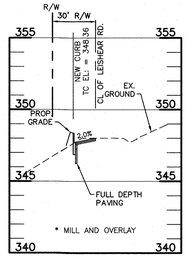

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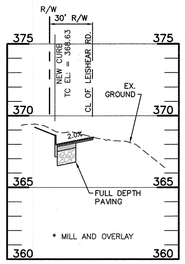

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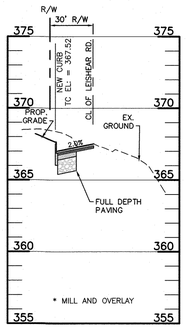

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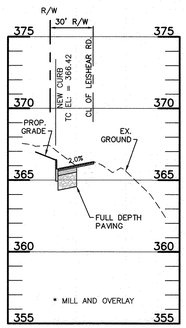

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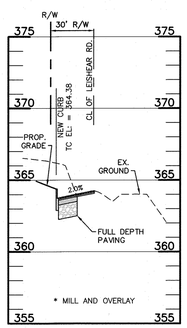

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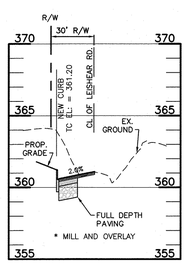

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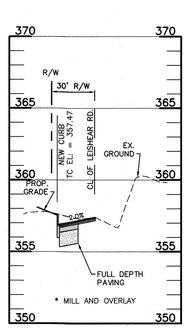

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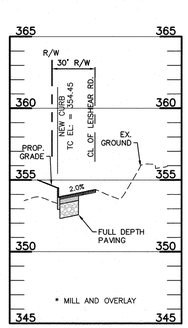

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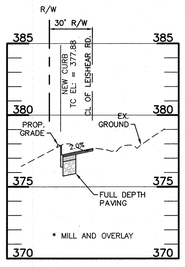

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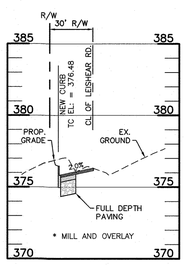

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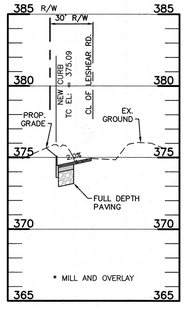

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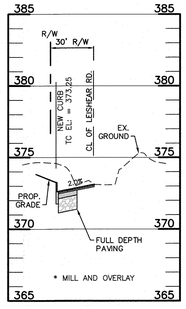

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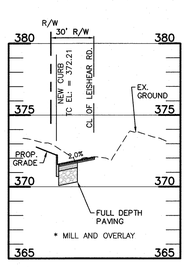

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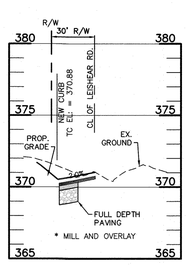

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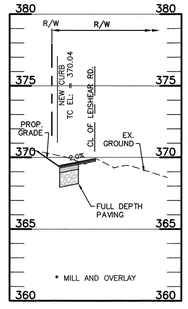

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NOTE:
ALL SECTION TO COMPLY W/ HO.CO. STD. R-1.08

0 25 50 100

(H) 1 inch = 50 ft.
(V) 1 inch = 5 ft.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

BENCHMARK
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ENGINEERING, INC.
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(P) 410-465-6105 (F) 410-465-6644
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. 22290, Expiration Date: 6-30-2021.

CHRISTOPHER ALAN WILLEY — STATE OF MARYLAND — 22290 — PROFESSIONAL ENGINEER — 9-18-20

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

DEVELOPER:
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ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

LIESHEAR ROAD CROSS SECTIONS

DATE: SEPTEMBER 15, 2020 | BEI PROJECT NO. 2879-NVR

DESIGN: LDD | DRAFT: LDD | SCALE: AS SHOWN | SHEET 36 OF 38

J:\2879 Milk Producers\dwg\Preliminary Plans\3000 road widening.dwg, 9/16/2020 1:53:56 PM

NOTES:

1. THIS SEDIMENT CONTROL PLAN IS PRELIMINARY. A MORE DETAILED PLAN SHALL BE PROVIDED UNDER THE ROAD CONSTRUCTION PLAN STAGE WHICH WILL INCORPORATE PHASING.
2. AT FINAL PLAN STAGE, NO MORE THAN 20 ACRES OF DISTURBANCE CAN PERFORMED AT ONE TIME, UNLESS APPROVED BY HOWARD SOIL CONSERVATION DISTRICT. PHASING OF THE SEDIMENT CONTROL SHALL BE PROVIDED UNDER THE FINAL ROAD CONSTRUCTION PLANS.
3. DRAINAGE AREAS TO SEDIMENT CONTROL TRAPS AND/OR BASINS SHALL BE FINALIZED AND SHOWN ON THE FINAL ROAD CONSTRUCTION PLANS AND WILL BE DESIGNED TO MEET THE MDE 2011 STANDARDS AND SPECIFICATIONS.

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
SrD		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%.

LEGEND

- SOILS DELINEATION
- MaC — SOILS TYPE
- LIMIT OF DISTURBANCE
- SSF — SUPER SILT FENCE
- SF — SILT FENCE
- EARTH/DIVERSION DIKE
- SEDIMENT TRAP

NOTE:
DRIVEWAY ACCESS TO EXISTING RESIDENCES MUST REMAIN OPEN AT ALL TIMES DURING SIDEWALK CONSTRUCTION

SILT FENCE
STABILIZED CONSTRUCTION ENTRANCE
SILT FENCE
SILT FENCE
SUPER SILT FENCE
EARTH DIKE B-2
SEDIMENT TRAP #1
SUPER SILT FENCE DOUBLE ROW
EARTH DIKE B-2
TEMPORARY STOCKPILE
SUPER SILT FENCE
CLEANWATER DIVERSION DIKE
SILT FENCE
SUPER SILT FENCE

STYERS COURT PUBLIC LOCAL ROAD
MARTOWN ROAD PUBLIC LOCAL ROAD
McKENSTRY DRIVE PUBLIC LOCAL ROAD
MARY LEE LANE PUBLIC LOCAL ROAD
LEISHEAR ROAD PUBLIC RURAL COLLECTOR ROAD
TRANQUILITY ROAD PUBLIC MINOR STREET
AURORA WAY PUBLIC MINOR STREET
DERBY DRIVE PUBLIC LOCAL ROAD
CONHART ROAD PUBLIC LOCAL ROAD

MATCH LINE SHEET 38

MATCH LINE SHEET 38

0 50 100 200
1 inch = 100 ft.

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STATE OF MARYLAND — CHRISTOPHER ALAN WALLACE — No. 22390 — PROFESSIONAL ENGINEER — 9-15-20

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COLUMBIA, MARYLAND 21046
703-956-4080

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ZONED: R-20-MXD-3 / R-SC-MXD-3
ELECTION DISTRICT NO. 6 – HOWARD COUNTY, MARYLAND

SEDIMENT AND EROSION CONTROL PLAN

DESIGN: DBT | DRAFT: DBT | SCALE: AS SHOWN | DATE: SEPTEMBER 15, 2020 | BEI PROJECT NO. 2879-NVR | SHEET 37 OF 38

P-20-006

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MATCH LINE SHEET 37

MATCH LINE SHEET 37

STABILIZED CONSTRUCTION ENTRANCE

SUPER SILT FENCE

EARTH DIKE B-2

SEDIMENT TRAP #2

SEDIMENT TRAP #3

CLEANWATER DIVERSION DIKE

TEMPORARY STOCKPILE

SEDIMENT TRAP #4

SEDIMENT TRAP #5

SEDIMENT TRAP #6

SEDIMENT TRAP #7

SUPER SILT FENCE DOUBLE ROW

STREAM CROSSING DETAILS TO BE PROVIDED AT FINAL PLANS

SILT FENCE

DECLAN ROAD

CULTIVATOR ROAD

GENEVIEVE BOULEVARD

BLACKBRIAR WAY

KATHRYN COURT

MAGILL COURT

GOLD EAGLE COURT

AURORA WAY

PRIMROSE LANE

ISABELLA ROAD

SEA VALLEY WAY

DEEP SKIF

GRID NORTH

SUSQUEHANNA TRANSMISSION COMPANY OF MARYLAND, INC. ZONED: R-20

MARYLAND AND VIRGINIA MILK PRODUCERS COOPERATIVE ASSOCIATION, INC. PARCEL 'C' 3023 LIBER 2677 FOLIO 407 75.577 AC.

HOWARD COUNTY BOARD OF EDUCATION LIBER 1733 FOLIO 483

DOWNIN CROSSING ELEMENTARY SCHOOL SDP-97-105

EXISTING SPORTS COURTS

OPEN SPACE LOT 417 TO BE DEDICATED TO HOWARD COUNTY, MARYLAND FOR FUTURE PUBLIC RIGHT-OF-WAY 0.18 ac.

OPEN SPACE LOT 407 TO BE DEDICATED TO HOWARD COUNTY, MARYLAND 0.57 ac.

OPEN SPACE LOT 415 TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION 1.17 ac.

OPEN SPACE LOT 416 TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION 9.77 ac.

OPEN SPACE LOT 418 TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION 5.66 ac.

OPEN SPACE LOT #16 TO BE DEDICATED TO HOWARD COUNTY, MARYLAND 0.99 ac.

OPEN SPACE LOT 419 TO BE DEDICATED TO HOWARD COUNTY, MARYLAND 5.66 ac.

HOWARD COUNTY, MARYLAND BENCHMARK #46 ELEV. 359.33

HOWARD COUNTY, MARYLAND BENCHMARK #131 ELEV. 370.33

0 50 100 200

1 inch = 100 ft.

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HOWARD COUNTY

PLANNING DIRECTOR — DATE 11-3-20

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STATE OF MARYLAND — CHRISTOPHER ALAN MILLIGAN — PROFESSIONAL ENGINEER — 9-15-20

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ELECTION DISTRICT NO. 6 – HOWARD COUNTY, MARYLAND

SEDIMENT AND EROSION CONTROL PLAN

DESIGN: DBT | DRAFT: DBT | SCALE: AS SHOWN | DATE: SEPTEMBER 15, 2020 | BEI PROJECT NO. 2879-NVR | SHEET 38 OF 38

P-20-006

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