

GENERAL NOTES

- 1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2.) THE SUBJECT PROPERTY IS ZONED R-20-MXD-3 AND R-SC-MXD-3 PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
3.) BOUNDARY IS BASED ON RECORDED PLAT NO. 25899-25908.
4.) THE EXISTING TOPOGRAPHY SHOWN ON THESE LOTS IS BASED ON MASS GRADING AS SHOWN ON APPROVED F-21-025 ROAD CONSTRUCTION PLANS.
5.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 46FB AND 47AA WERE USED FOR THIS PROJECT.
6.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-5135-D.
7.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-5135-D.
8.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE DRAINAGE AREA IS THE HUDSON BRANCH.
9.) EXISTING UTILITIES SHOWN ARE BASED ON APPROVED WATER/SEWER CONTRACT DRAWINGS, APPROVED ROAD CONSTRUCTION PLANS, AERIAL, AND FIELD SURVEYED LOCATIONS.
10.) THERE ARE NO WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA LOCATED ON THESE LOTS.
11.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THESE LOTS.
12.) STORMWATER MANAGEMENT FOR THESE LOTS WAS PREVIOUSLY PROVIDED AND APPROVED UNDER F-21-025. THE ON-LOT DRY WELLS FOR TREATMENT OF THE HOUSES FOR THE LOTS THAT REQUIRE THEM ARE PROVIDED ON THIS SITE DEVELOPMENT PLAN. ALL THE DRYWELLS ARE TO BE OWNED AND MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY RESIDE.

- 13.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE 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 - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

14.) FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03 and R-6.05.

15.) LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND SHOWN ON THE CERTIFIED LANDSCAPE PLAN WITHIN THIS SITE DEVELOPMENT PLAN SET. FINANCIAL SURETY IN THE AMOUNT OF \$16,200.00 FOR THE REQUIRED 46 SHADE TREES AND 16 EVERGREEN TREES SHALL BE PAID AS PART OF THE GRADING PERMIT.

16.) THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION FOR THESE LOTS WAS PROVIDED UNDER F-21-025. THE EASEMENTS WERE RECORDED UNDER F-21-025, RECORD PLAT #25899-25908.

17.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 9/15/2021, ON WHICH DATE DEVELOPER AGREEMENT #F21025/24-5135-D WAS FILED AND ACCEPTED.

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

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

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

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

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

23.) DMV2-21-010, A DESIGN MANUAL WAIVER TO ALLOW FOUR (4) LOTS PROPOSED IN THIS DEVELOPMENT (LOTS 2, 3, 4, AND 5) TO NOT BE PROVIDED WITH GRAVITY SEWER SERVICE TO THE CELLAR, THEREBY WAIVING HOWARD COUNTY DESIGN MANUAL VOLUME II - WATER AND SEWER, SECTION 4.3.S.3.b, WAS APPROVED ON FEBRUARY 1, 2021.

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

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

26.) 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 SINGLE-FAMILY ATTACHED UNITS WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON MAY 19, 2020.

27.) A MIHU AGREEMENT AND COVENANTS WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE COUNTY CODE. THE AGREEMENT AND COVENANTS ARE RECORDED WITH THE FINAL PLAN, F-21-025. A TOTAL OF 8 MIHUs ARE TO BE PROVIDED WITH THIS SECTION (LOTS 10, 12, 15, 16, 18, 21, 23, AND 24).

28.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, FLOODPLAIN, OR FOREST CONSERVATION EASEMENTS.

29.) THE PRIVATE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1-5 WAS RECORDED SIMULTANEOUSLY WITH THE RECORDED OF THE FINAL PLAT, F-21-025.

30.) A NOISE STUDY IS NOT REQUIRED. THIS PROJECT IS NOT WITHIN THE LIMITS IDENTIFIED IN SECTION 2.5.F.2 OF THE DESIGN MANUAL FOR A NOISE STUDY.

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

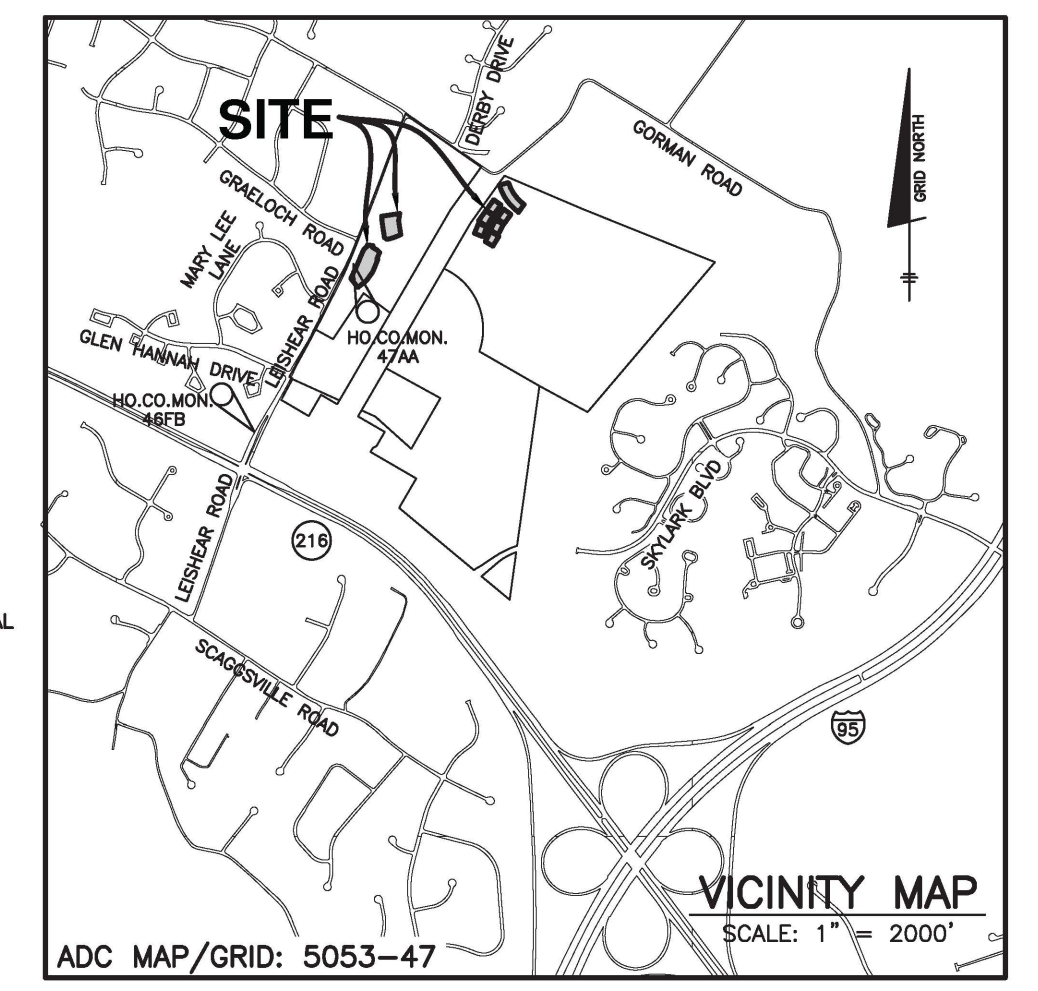
32.) THE SPEED STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. ON SEPTEMBER 10, 2018 WITH THE SPEED COUNTS BEING TAKEN ON APRIL 5, 2018 AND APRIL 6, 2018. IT WAS APPROVED WITH THE APPROVAL OF S-18-003.

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

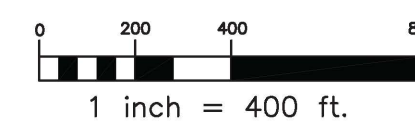
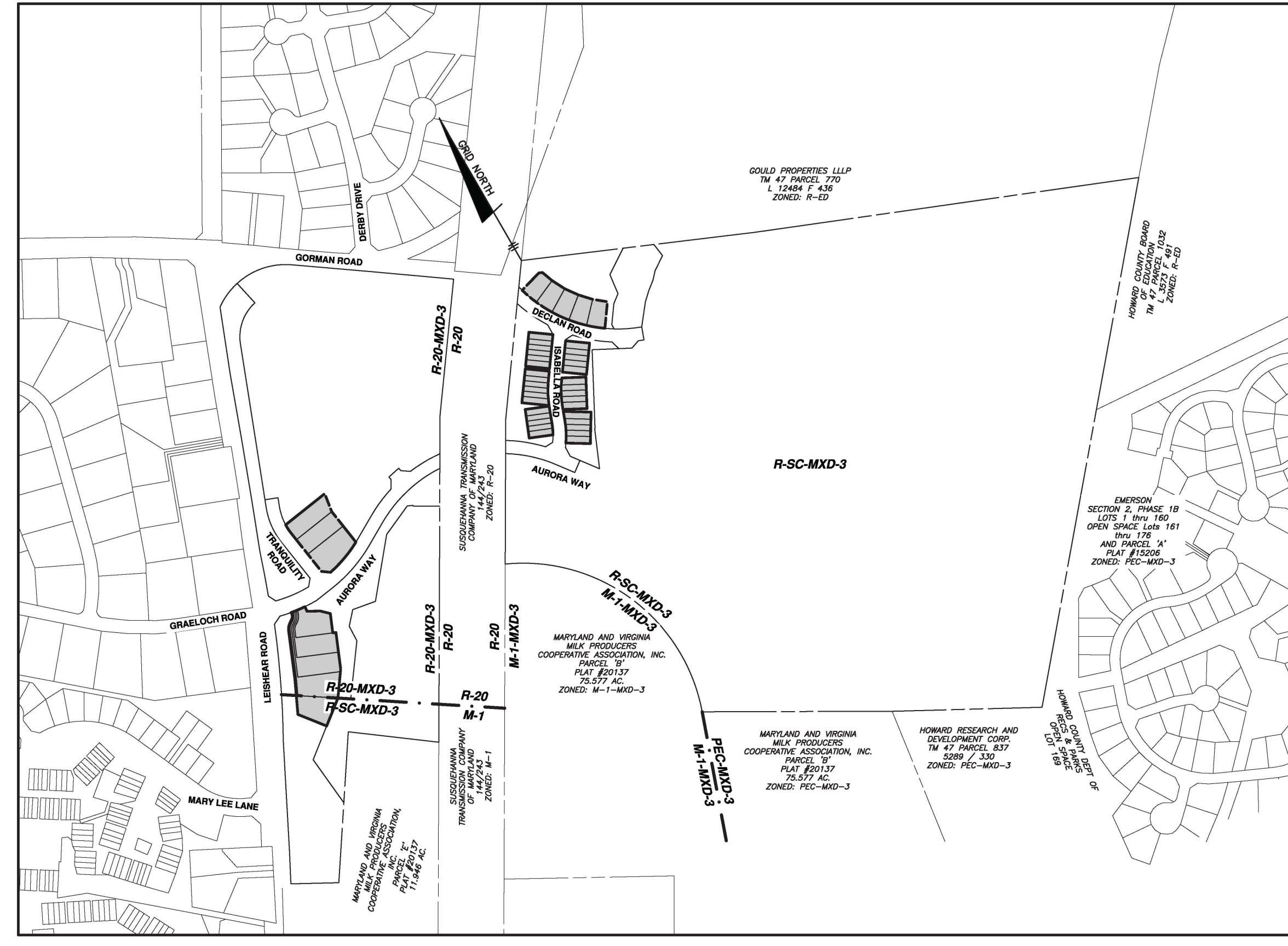
34.) SUSQUEHANNA TRANSMISSION COMPANY (BTC) HAS GRANTED AN EASEMENT TO HOWARD COUNTY, MARYLAND ACROSS THEIR PROPERTY FOR ACCESS, UTILITY, ETC. THIS EASEMENT WAS RECORDED SIMULTANEOUSLY WITH THE SUBDIVISION PLAT FOR WELLINGTON FARMS, PHASE 1 SECTION 1, F-21-025.

35.) ANY DECK SUPPORTS SHALL BE LOCATED AT LEAST 10 FEET FROM ANY DRYWELL LOCATED ON THE LOT. THE DECK MAY NOT OVERHANG THE DRY WELLS.

RESIDENTIAL SITE DEVELOPMENT PLAN
WELLINGTON FARMS
PHASE 1 SECTION 1
LOTS 1 thru 45



BENCHMARKS
NAD '83 HORIZONTAL - NAVD88 VERTICAL
STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE.
N 537149.785' E 1347468.998' ELEVATION: 317.217'
STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE.
N 538961.645' E 1348439.009' ELEVATION: 362.621'



ADDRESS CHART table with columns: LOT, ADDRESS. Lists lots 1 through 45 and their corresponding addresses, such as 7016 Aurora Way, 7012 Aurora Way, etc.

SHEET INDEX table with columns: SHEET, TITLE. Lists sheets 1 through 7 and their titles, such as 'SITE DEVELOPMENT PLAN COVER SHEET', 'GENERIC BOXES AND HOUSE FOOTPRINTS', etc.

SITE ANALYSIS DATA CHART

- A.) TOTAL PROJECT AREA (AS SHOWN ON F-21-025) 121.47 ACRES
B.) AREA OF PLAN SUBMISSION (BUILDABLE LOTS ONLY) 4.82 ACRES
C.) LIMIT OF DISTURBED AREA 5.1 ACRES
D.) PRESENT ZONING: R-20-MXD-3 & R-SC-MXD-3
E.) PROPOSED USE OF SITE: RESIDENTIAL - SINGLE FAMILY ATTACHED AND DETACHED
F.) FLOOR SPACE ON EACH LEVEL OF BLDG PER USE N/A
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S) 45
H.) TOTAL NUMBER OF UNITS PROPOSED 13 SFD, 32 TOWNHOUSES, 45 TOTAL
I.) MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE N/A
J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS AND/OR FDP CRITERIA 45 5FA x 2.5 = 113 SPACES
K.) NUMBER OF PARKING SPACES PROVIDED ONSITE (INCLUDES HANDICAPPED SPACES) 116 (PROVIDED UNDER F-21-025)
L.) OPEN SPACE ON-SITE N/A
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED 16,000 SF, AREA OF RECREATIONAL OPEN SPACE PROVIDED PROVIDED UNDER F-21-044
N.) BUILDING COVERAGE OF SITE 1,840 sf } BASED ON THE LOTS PERCENTAGE OF GROSS AREA 47.8% } WITH LARGEST COVERAGE (LOTS 21, 22, 23, & 24)
O.) APPLICABLE DPZ FILE REFERENCES: F-08-148, ECP-18-042, S-18-003, WP-20-039, WP-20-099, WP-20-117, P-20-006, F-21-025

THIS RESIDENTIAL PROJECT IS REQUIRED TO PROVIDE A MINIMUM OF 10% OF THE 45 DWELLING UNITS AS MODERATE INCOME HOUSING UNITS. A TOTAL OF 8 MIHUs ARE TO BE PROVIDED WITH THIS PLAN. THOSE UNITS ARE LOCATED ON LOTS 10, 12, 15, 16, 18, 21, 23, AND 24. SEE PLAN SHEET 4.

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING table with columns: Total Number of Lots/Units Proposed (45), Total Number of MIHUs Required (5), Number of MIHUs Provided Onsite (8), Number of APFO Allocations Required (37), MIHU Fee-in-Lieu (NA).

THE ADDITIONAL 3 MIHUs PROVIDED ABOVE THE REQUIREMENT OF 5 SHALL BE CREDITED TOWARDS THE OBLIGATION OF PHASE 1 SECTION 2

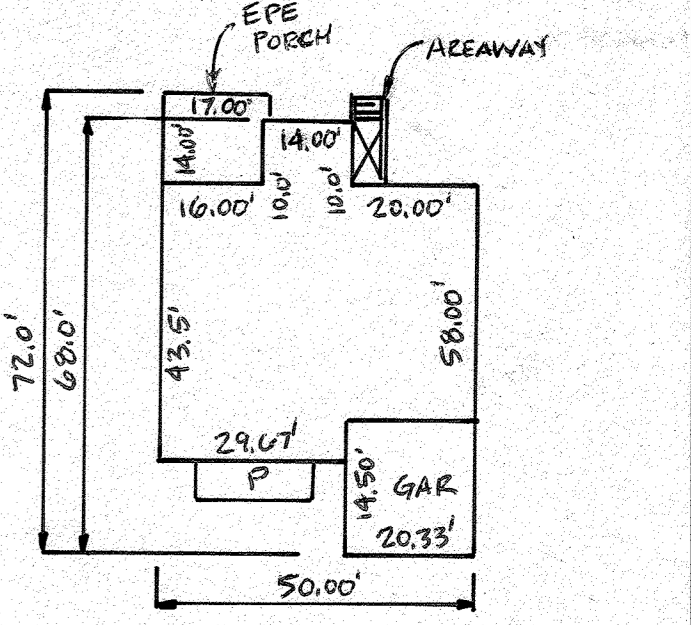
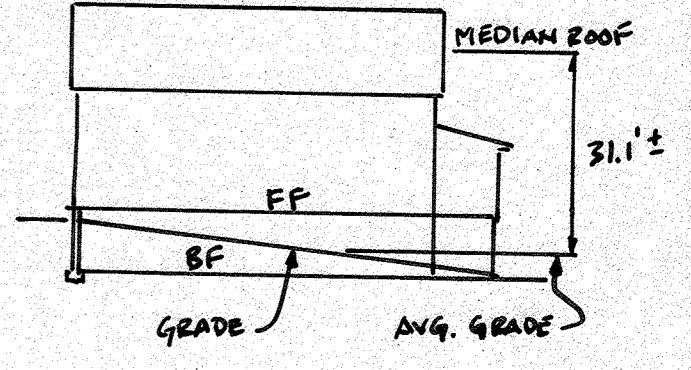
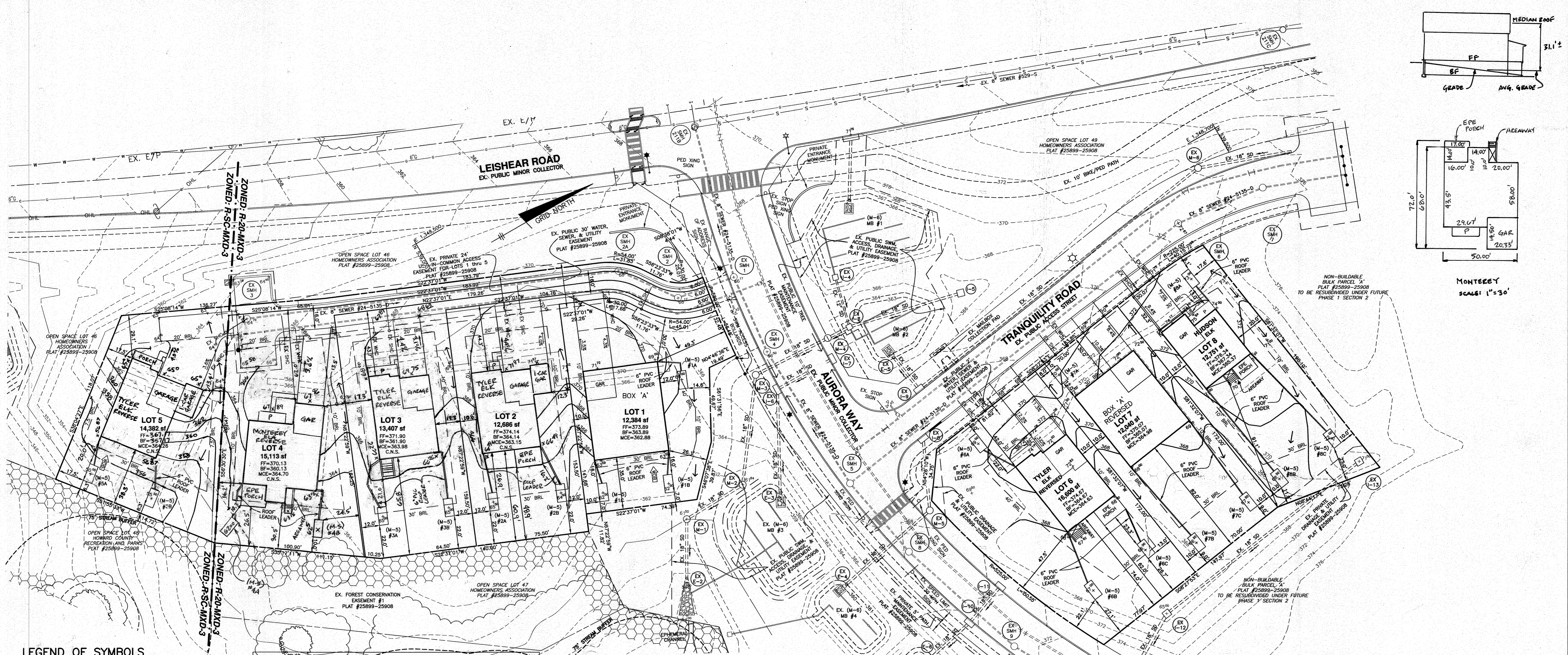
Stormwater Management Dry Well Chart table with columns: Lot, Address, Dry Well, Length (ft), Width (ft), Depth (ft), Ground Elevation, Top of Storage Elevation, Stone Elevation, Bottom of Sand Elevation. Lists data for lots 1 through 45.

NOTE: STORMWATER MANAGEMENT REPORT WITH DRY WELL COMPUTATIONS PREVIOUSLY APPROVED UNDER F-21-025.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Includes signatures and dates for Chad Edmondson (12/7/2021) and Amy Gowan (12/8/2021).

PERMIT INFORMATION CHART table with columns: SUBMISSION NAME (WELLINGTON FARMS), SECTION/AREA (PHASE 1 SECTION 1), LOT/PARCEL # (LOTS 1-45), PLAT No. (25899-25908), GRID No. (6), ZONE (R-20-MXD-3, R-SC-MXD-3), TAX MAP NO. (46), ELECTION DISTRICT (6), CENSUS TRACT (606806).

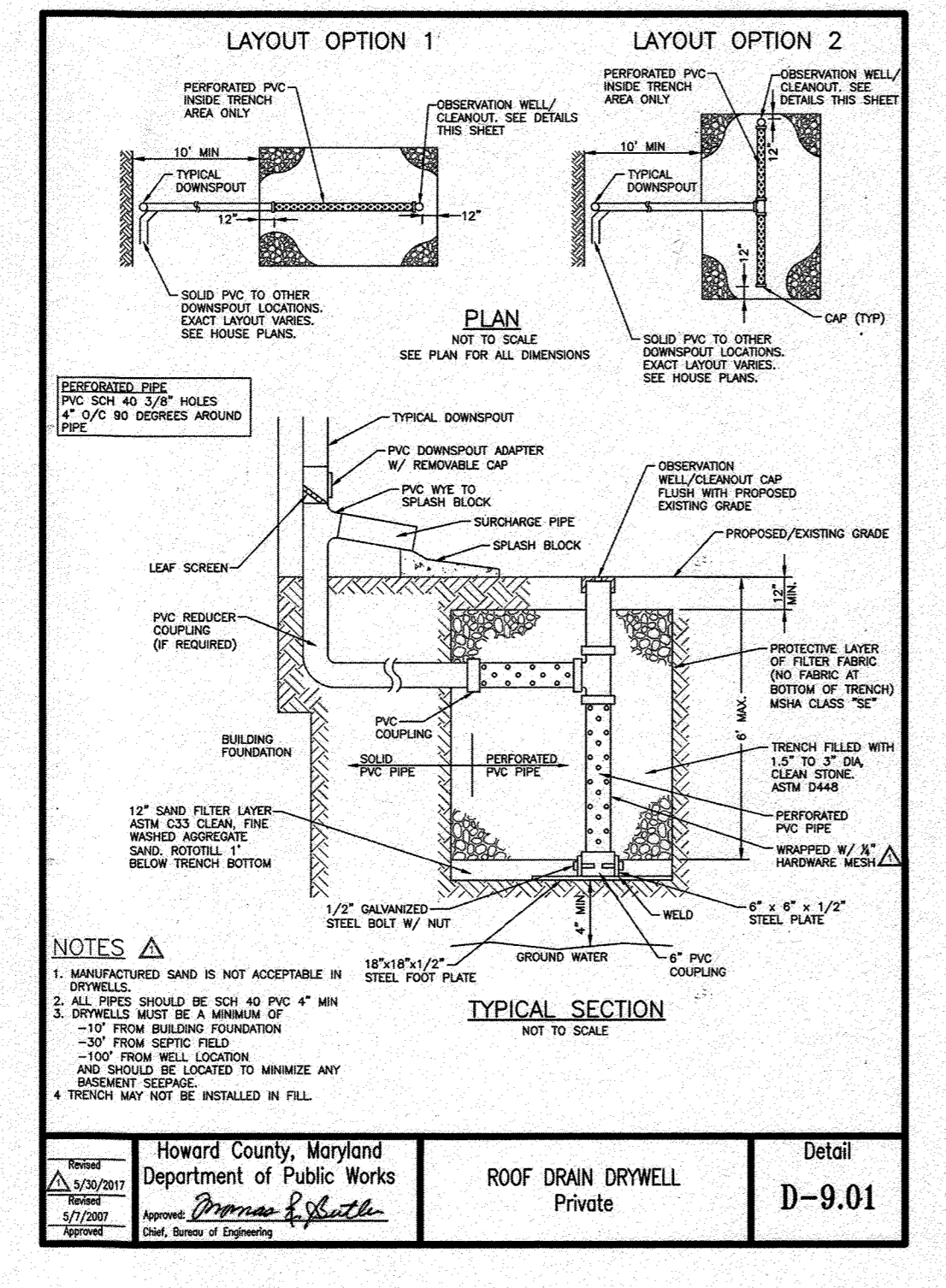
Professional seal for BENCHMARK ENGINEERING, INC. and project information for WELLINGTON FARMS Phase 1 Section 1 Lots 1 thru 45. Includes owner (ESC WELLINGTON, L.C.), builder (NVR), and site development plan cover sheet details.



MONTEEY
SCALE: 1"=30'

LEGEND OF SYMBOLS

- EXISTING CONTOURS PER F-21-025
- LIMIT OF SUBMISSION
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING STREET LIGHTS
- EXISTING FIRE HYDRANT
- MODERATE INCOME HOUSING UNIT
- CELLAR NOT SERVICED VIA GRAVITY FLOW
- DRY WELL
- BUILDING RESTRICTION LINE

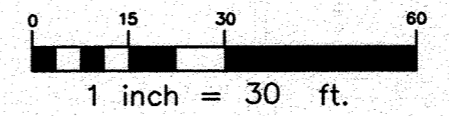


OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED (M-5) DRY WELLS

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

MATERIALS & SPECIFICATIONS FOR DRY WELLS

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



NOTE: FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03 AND R-6.05.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

	12/7/2021
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
	12/8/2021
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
	12/8/2021
DIRECTOR	DATE

5	9.21.2022	ADD MONTEEY HOUSE MOD. ADD TO LOT 4.
4	9.1.2022	ADD TYLER W/GCF CAR GARAGE ON LOT 5
3	8.19.2022	REVISE HOUSE TYPE ON LOT 3 TO ELIMINATE 3RD CAR GARAGE AND EPE. CENTER HOUSE
2	8.10.2022	ADD TYLER ELK W/GCF AND EPE ON LOT 2
1	7.15.2022	ADD TYLER ELK W/GCF AND EPE ON LOT 3, ADD TYLER ELK WITH GCF AND EPE ON LOT 4, REVISE GRADES AND FF/BF ON LOT 5.
NO.	DATE	REVISION

BENCHMARK ENGINEERS A LAND SURVEYORS & PLANNERS ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-8644
 WWW.BE-CIVILENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 22590, expiring 06-30-2023.

Christopher A. Holagari
 2021.11.22 14:09:18 -0500

WELLINGTON FARMS
 Phase 1 Section 1
 Lots 1 thru 45
 (previously recorded as Plat No. 25899-25908)

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

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

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

SITE DEVELOPMENT AND GRADING PLAN

DATE: NOVEMBER 9, 2021 BEI PROJECT NO. 3067
 SCALE: AS SHOWN SHEET 3 OF 9

LEGEND OF SYMBOLS

- EXISTING CONTOURS PER F-21-025
- LIMIT OF SUBMISSION
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING STREET LIGHTS
- EXISTING FIRE HYDRANT
- MODERATE INCOME HOUSING UNIT
- CELLAR NOT SERVICED VIA GRAVITY FLOW
- DRY WELL
- BUILDING RESTRICTION LINE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
Developed by: <i>Urad Edmondson</i>	12/7/2021
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
Declassified by: <i>Urad Edmondson</i>	12/8/2021
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
Declassified by: <i>Ray Starn</i>	12/8/2021
DIRECTOR	DATE

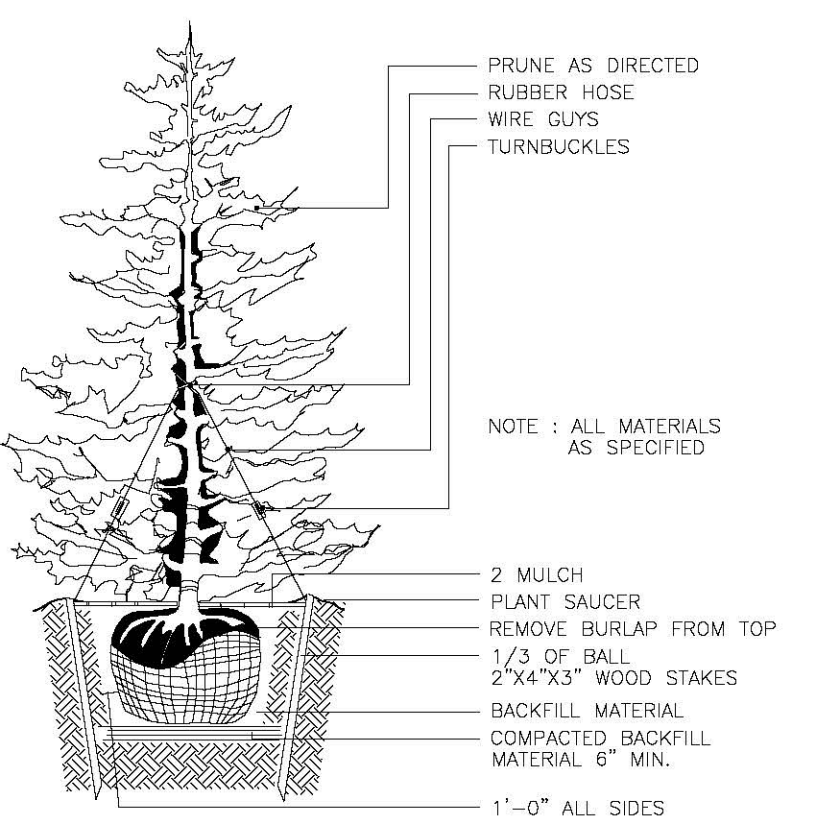
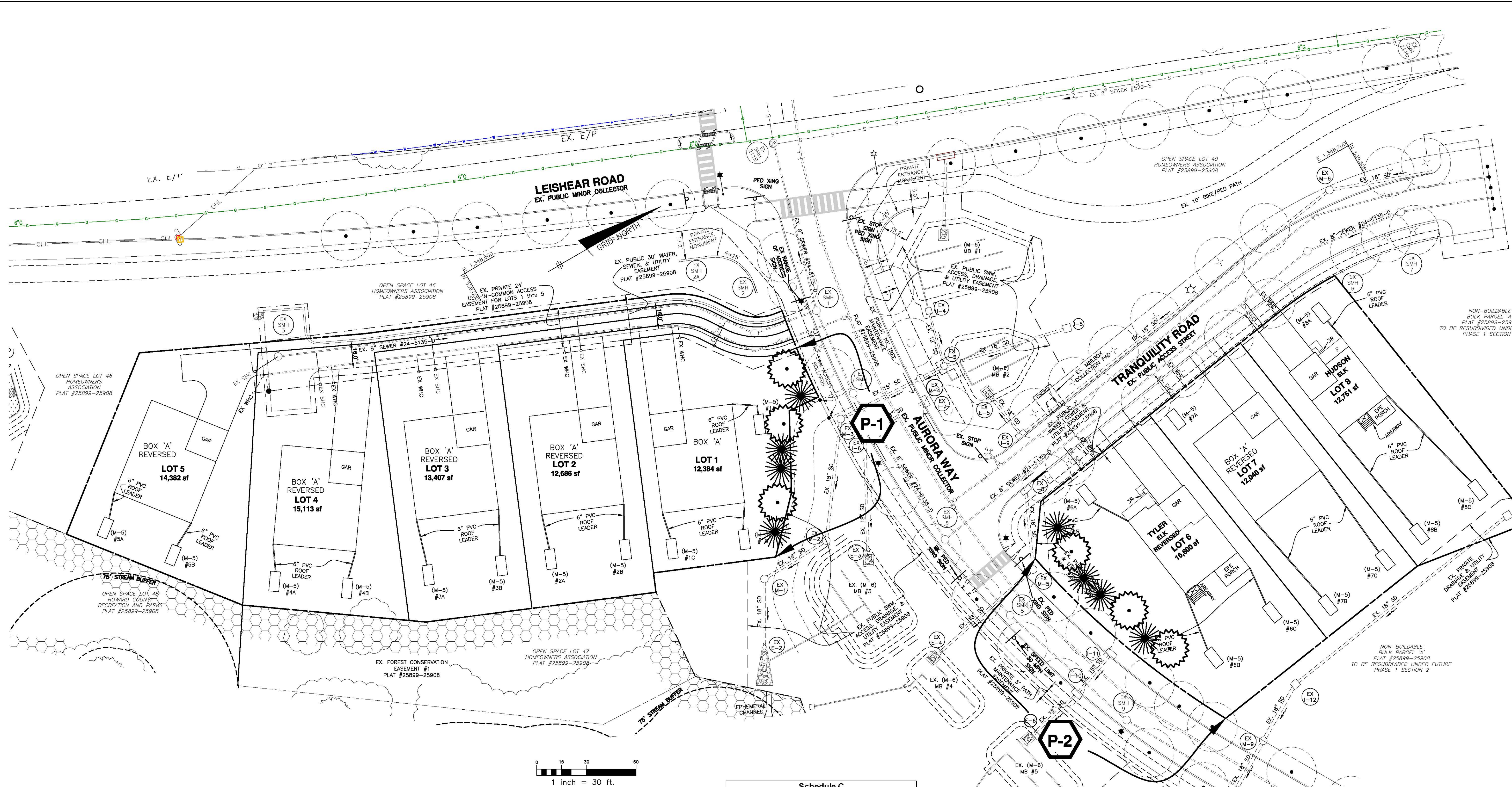
NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MARYLAND 21043
(P) 410-485-6105 (F) 410-485-8644
WWW.BEI-CVLENGINEERING.COM

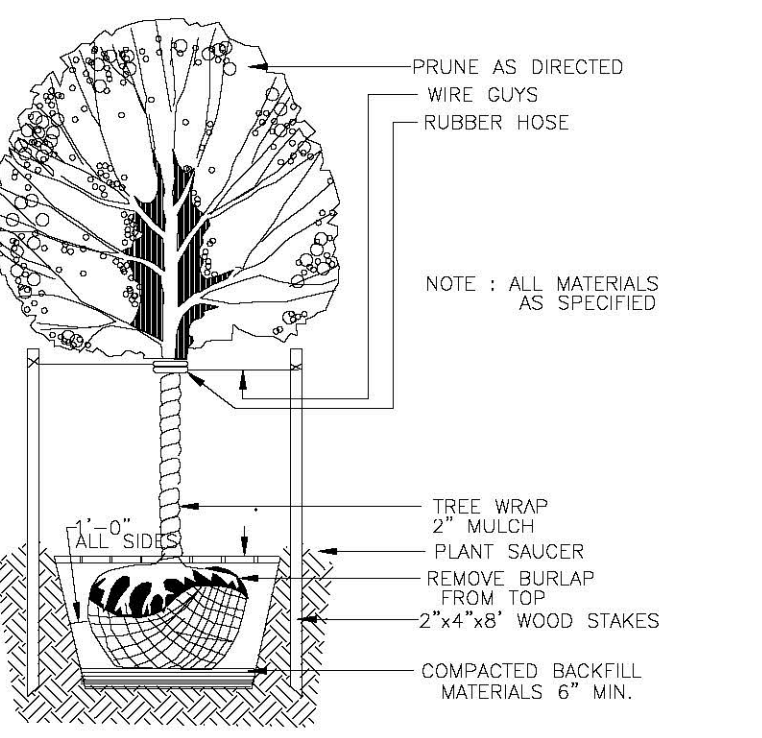
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20390, Expiration Date: 6-30-2023.

Christopher A. Maragari
2021.11.22 14:11:52 -05'00

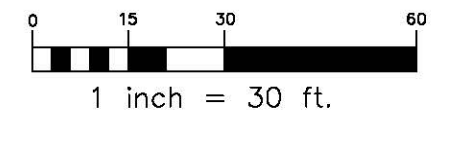
OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	WELLINGTON FARMS Phase 1 Section 1 Lots 1 thru 45 (previously recorded as Plat No. 25899-25908)
BUILDER: N/R 9720 PATENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080	TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT AND GRADING PLAN	
DATE: NOVEMBER 9, 2021	BEI PROJECT NO. 3067
DESIGN: DBT	DRAFT: DBT
SCALE: AS SHOWN	SHEET 4 OF 9



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



Schedule C Residential Development Internal Landscaping		
Category	SFA	APT
Number of Dwelling Unit	32	0
Number of Trees Required (1 DU SFA: 1.3 DU Apts)	32	0
Number of Trees Provided Shade Trees Other Trees (2:1 substitution)	32	0

Schedule A Perimeter Landscape Edge						
Category	P-1	P-2	P-3	P-4	P-5	P-6
Landscape Type	B	B	B	B	B	B
Linear Feet of Road Frontage or Perimeter	142	151	92	92	92	93
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	0	0	0	0	0	0
Credit for Wall, Fence, or Berm (Yes, No, Linear Feet) (Describe below if needed)	0	0	0	0	0	0
Linear Feet of Planting	142	151	92	92	92	93
Number of Plants Required						
Shade Trees	3	3	2	2	2	2
Evergreen Trees	4	4	2	2	2	2
Other Trees (2:1 substitute)						
Shrubs	0	0	0	0	0	0
Number of Plant Provided						
Shade Trees	3	3	2	2	2	2
Evergreen Trees	4	4	2	2	2	2
Other Trees (2:1 substitute)	0	0	0	0	0	0
Shrubs	0	0	0	0	0	0

LANDSCAPE NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- STREET TREE LOCATIONS:
 - WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS 6 FEET OR GREATER, THE TREES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AND SHALL BE CENTERED BETWEEN THE CURB AND SIDEWALK.
 - WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS LESS THAN 6 FEET, TREES MAY BE PLANTED 3 FEET FROM THE SIDEWALK IN THE DIRECTION AWAY FROM THE ROAD. A 10-FOOT WIDE TREE MAINTENANCE EASEMENT SHALL BE REQUIRED IF THE RIGHT-OF-WAY IS LIMITED.
 - TREES SHALL BE PLANTED 6 FEET BEHIND CURB WHEN THERE ARE NO SIDEWALKS.
 - TREES TO BE PLANTED MINIMUM 30 FEET FROM SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB. TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A STORM DRAIN INLET, OPEN SPACE ACCESS STRIP, OR 10 FEET OF A DRIVEWAY.
- 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 RELIANCE OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- BOE ZONES: TREE HEIGHTS AT MATURITY SHALL BE LIMITED TO 25 FEET MAXIMUM WITHIN THE "GREEN ZONE". TREE HEIGHTS AT MATURITY SHALL BE LIMITED TO 40 FEET MAXIMUM WITHIN THE "YELLOW ZONE". IF TREES ARE TO BE PLANTED ON BERMS THE TREE HEIGHTS SHALL BE REDUCED BY THE HEIGHT OF THE BERM AS MEASURED ABOVE THE MEAN GROUND ELEVATION OF THE UTILITY POLE LINE.
- FINANCIAL SURETY IN THE AMOUNT OF \$16,200.00 FOR THE REQUIRED 46 SHADE TREES AND 16 EVERGREEN TREES SHALL BE POSTED AS PART OF THE GRADING PERMIT.

LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	32	CATALPA SPECIOSA (Northern Catalpa)	2.5" - 3" cal.	RESIDENTIAL INTERNAL SHADE TREES TO BE PROVIDED BY THE BUILDER
	14	CLADRASTIS KENTUCKEA LUTEA (Yellowwood)	2.5" - 3" cal.	SHADE TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE BUILDER
	16	THUJA PLICATA GIANT ARBORVITAE 'GREEN GIANT'	5' - 6' ht.	EVERGREEN TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE BUILDER
				EXISTING STREET TREES PLANTED UNDER F-21-025
				EXISTING PERIMETER SHADE TREES PLANTED UNDER F-21-025

BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Brent Hanauer 2021-11-22
BRENT HANAUER DATE
NVR

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Urad Edmondson 12/7/2021
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ray Goman 12/8/2021
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Ray Goman 12/8/2021
DIRECTOR DATE

NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELICOTT CITY, MARYLAND 21043
(P) 410-485-6105 (F) 410-465-8644
WWW.BEI-CVLENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20390, P. 0000000000, 6-30-2023.

Christopher A. Malagari
2021.11.22/11.16.22-05/00

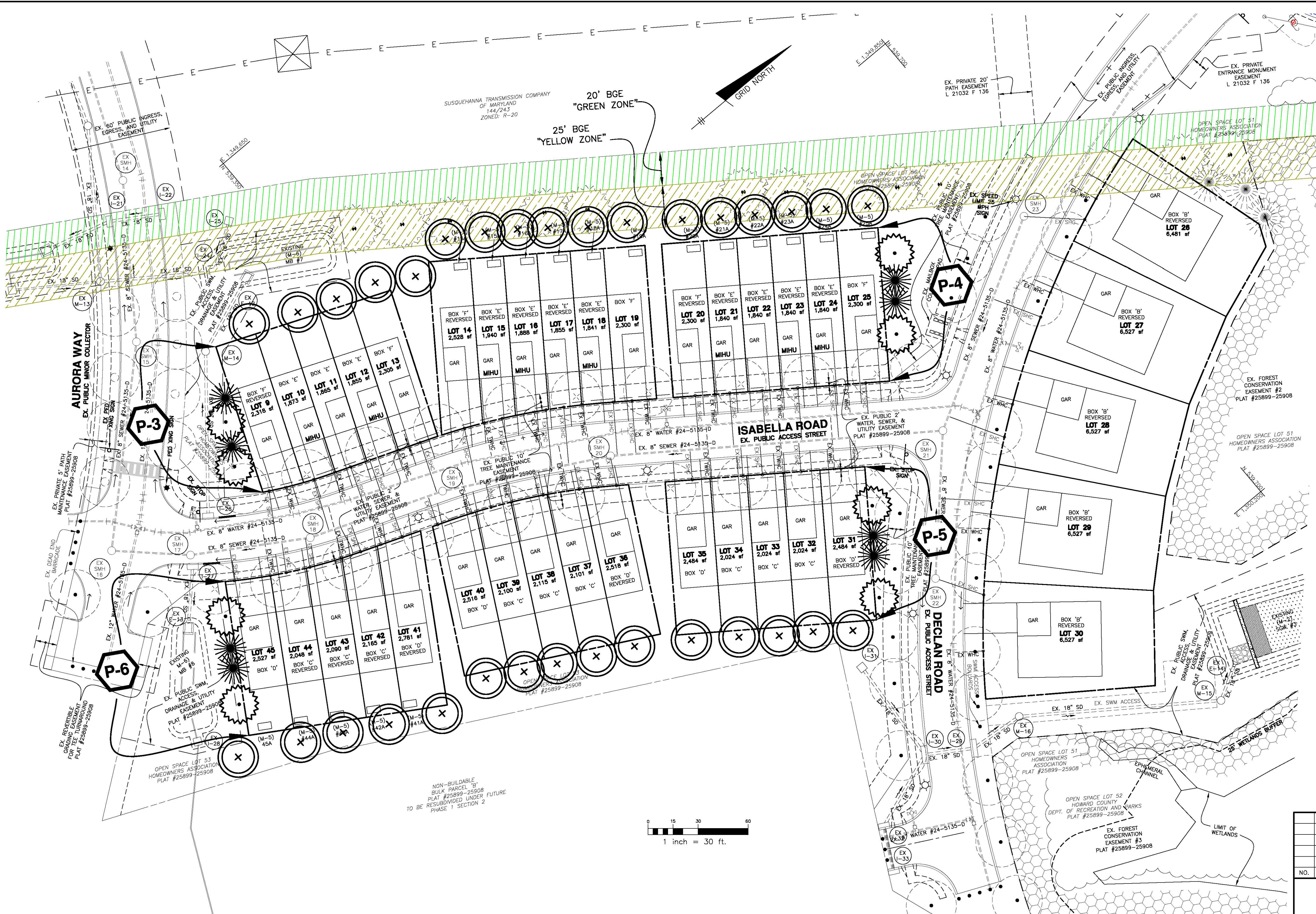
OWNER: **WELLINGTON FARMS**
Phase 1 Section 1
Lots 1 thru 45
(previously recorded as Plat No. 25899-25908)

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

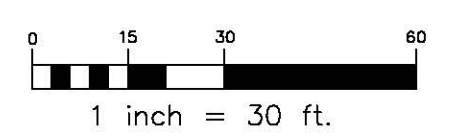
TAX MAP: 46 - GRID: 6 - PARCEL: 163
ZONED: R-20-MXD-3 / R-SC-MXD-3
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

LANDSCAPE PLAN

DATE: NOVEMBER 9, 2021 BEI PROJECT NO. 3067
DESIGN: DBT DRAFT: DBT SCALE: AS SHOWN SHEET 5 OF 9

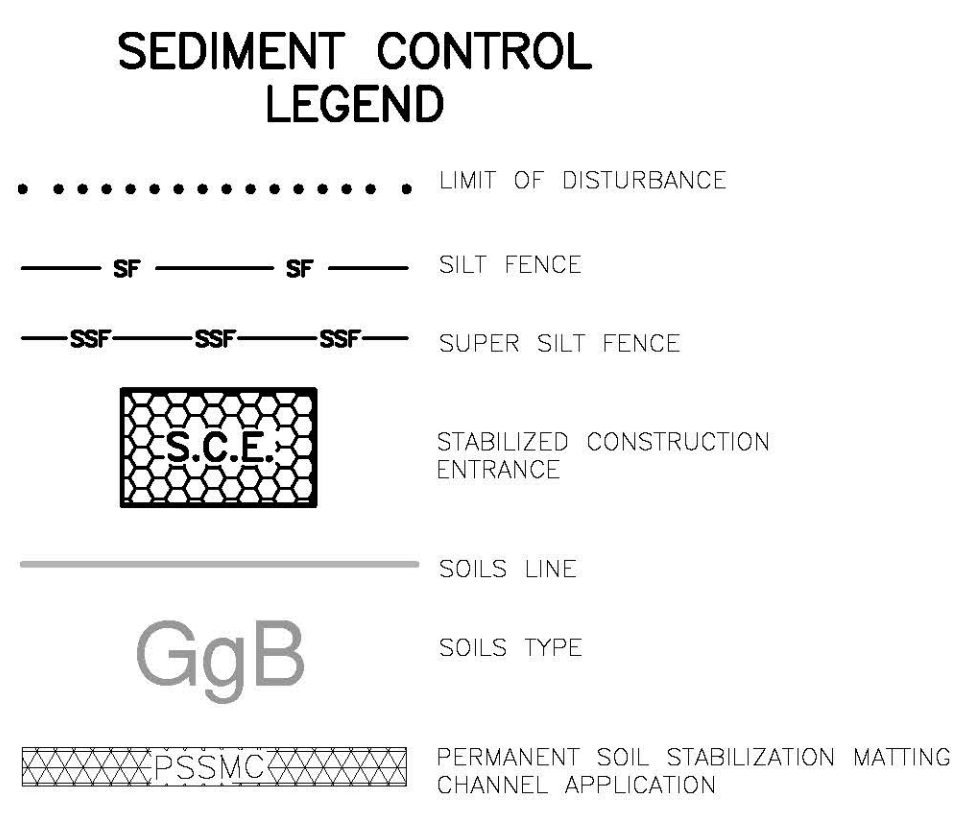
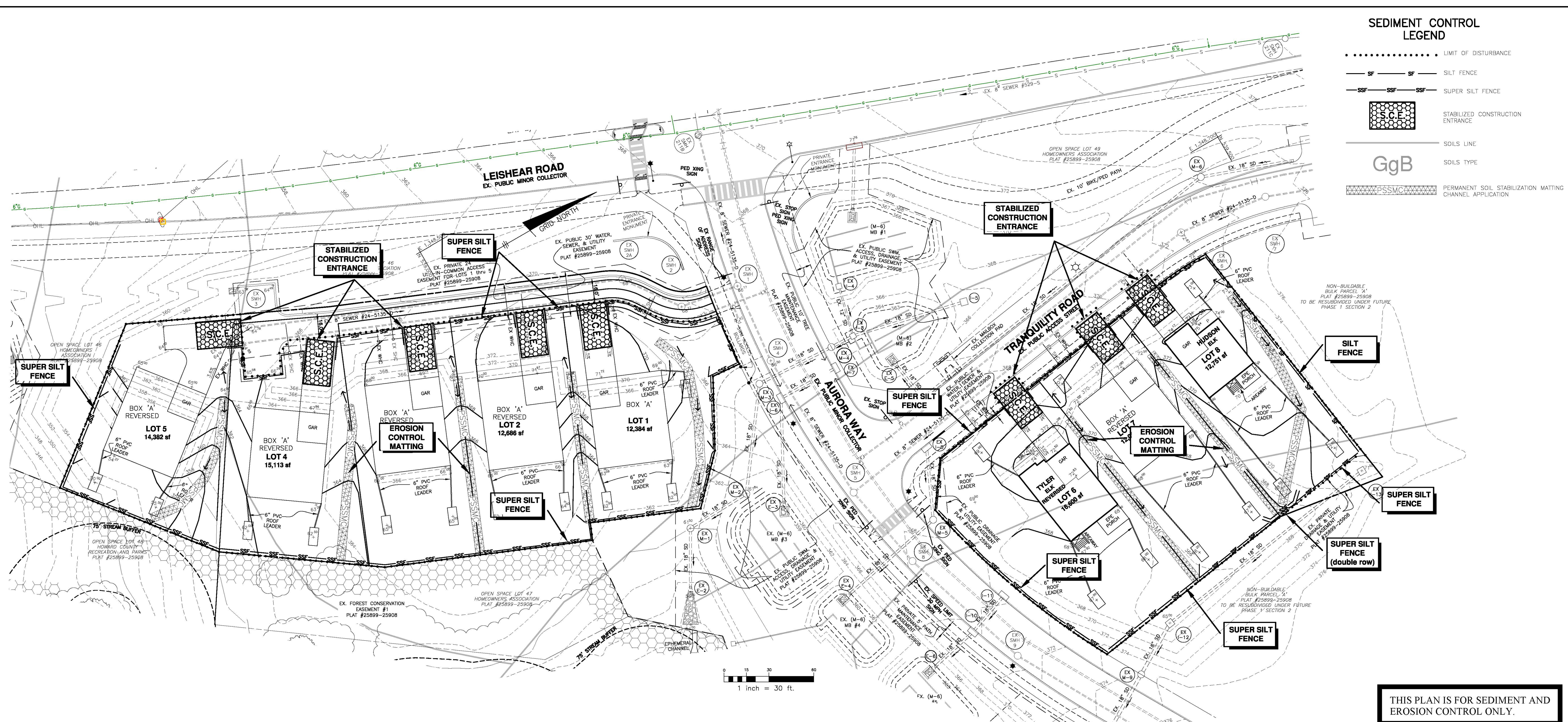


NON-BUILDABLE BULK PARCEL #1 PLAT #25899-25908 TO BE RESUBDIVIDED UNDER FUTURE PHASE 1 SECTION 2



BUILDER'S CERTIFICATE	
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.	
Brent Hanauer	2021-11-22
BRENT HANAUER NVR	DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
Developed by: <i>Ulad Edmondson</i>	12/7/2021
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
DocuSigned by: <i>[Signature]</i>	12/8/2021
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DocuSigned by: <i>Ray Goman</i>	12/8/2021
DIRECTOR	DATE

NO.	DATE	REVISION
<p align="center">BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043 (P) 410-485-8105 (F) 410-462-8844 WWW.BEI-CVLENGINEERING.COM</p>		
<p align="center">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. 20390, Expiration Date: 6-30-2023.</p> <p align="center"><i>Christopher A. Maragari</i> 2021.11.22 14:25:58 -05'00</p>		
OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021		WELLINGTON FARMS Phase 1 Section 1 Lots 1 thru 45 (previously recorded as Plat No. 25899-25908)
BUILDER: NVR 9720 PATKENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080		TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND
LANDSCAPE PLAN		
DESIGN: DBT	DRAFT: DBT	DATE: NOVEMBER 9, 2021
SCALE: AS SHOWN	SHEET 6 OF 9	BEI PROJECT NO. 3067



THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY.

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Christopher Malagari 2021-11-22
ENGINEER DATE

DEVELOPER'S CERTIFICATE

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

Brent Hanauer 2021-11-22
DEVELOPER DATE

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

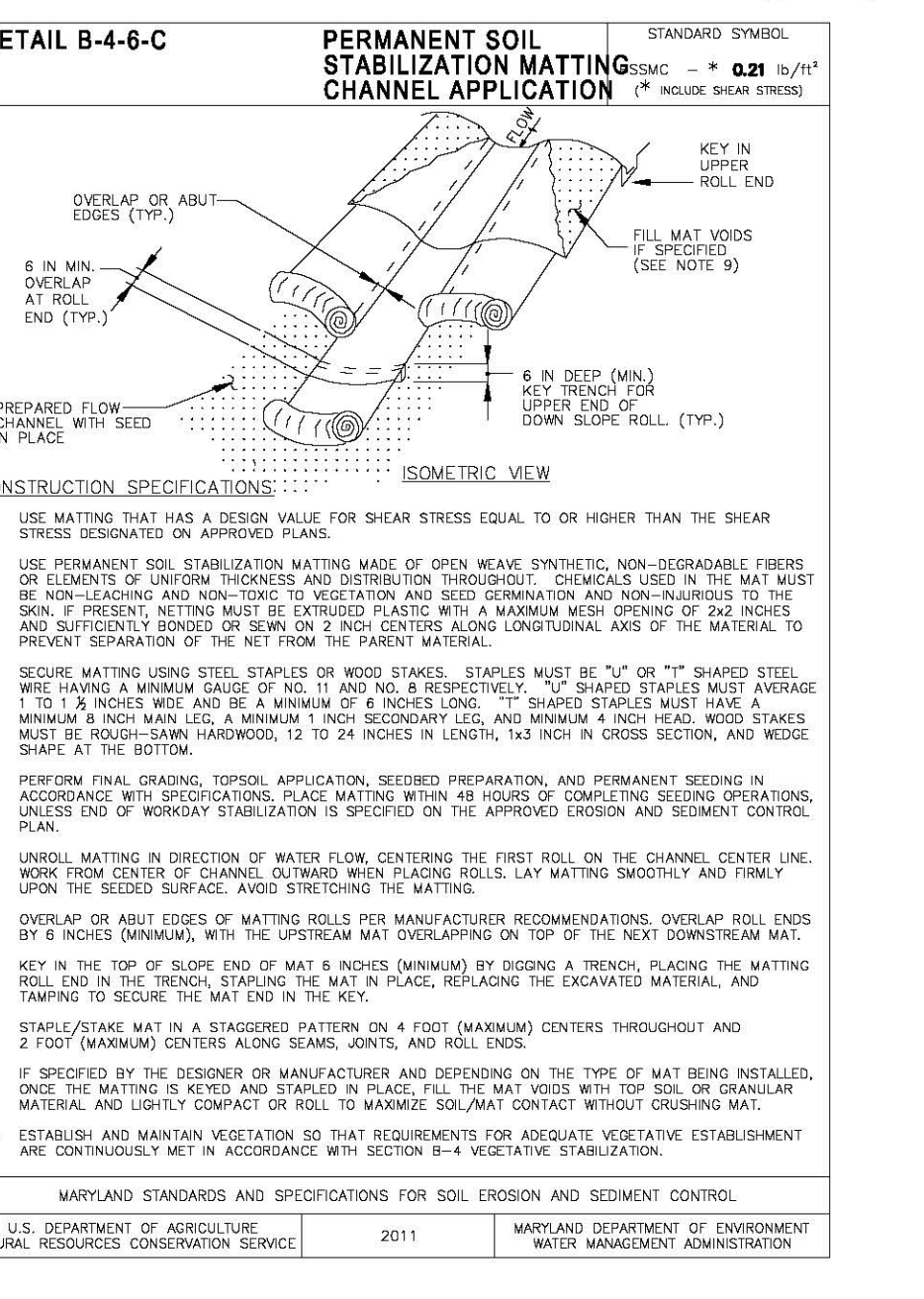
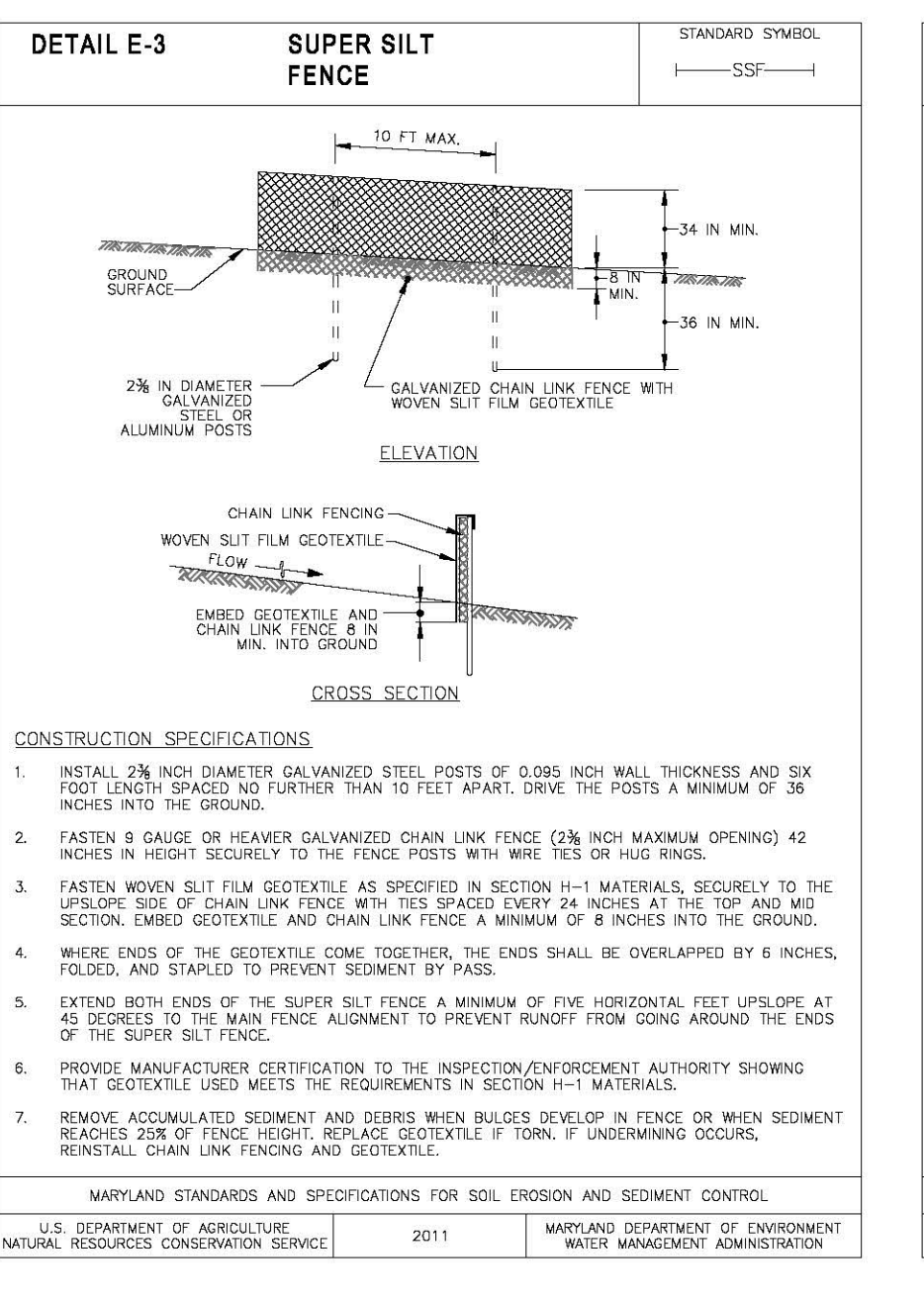
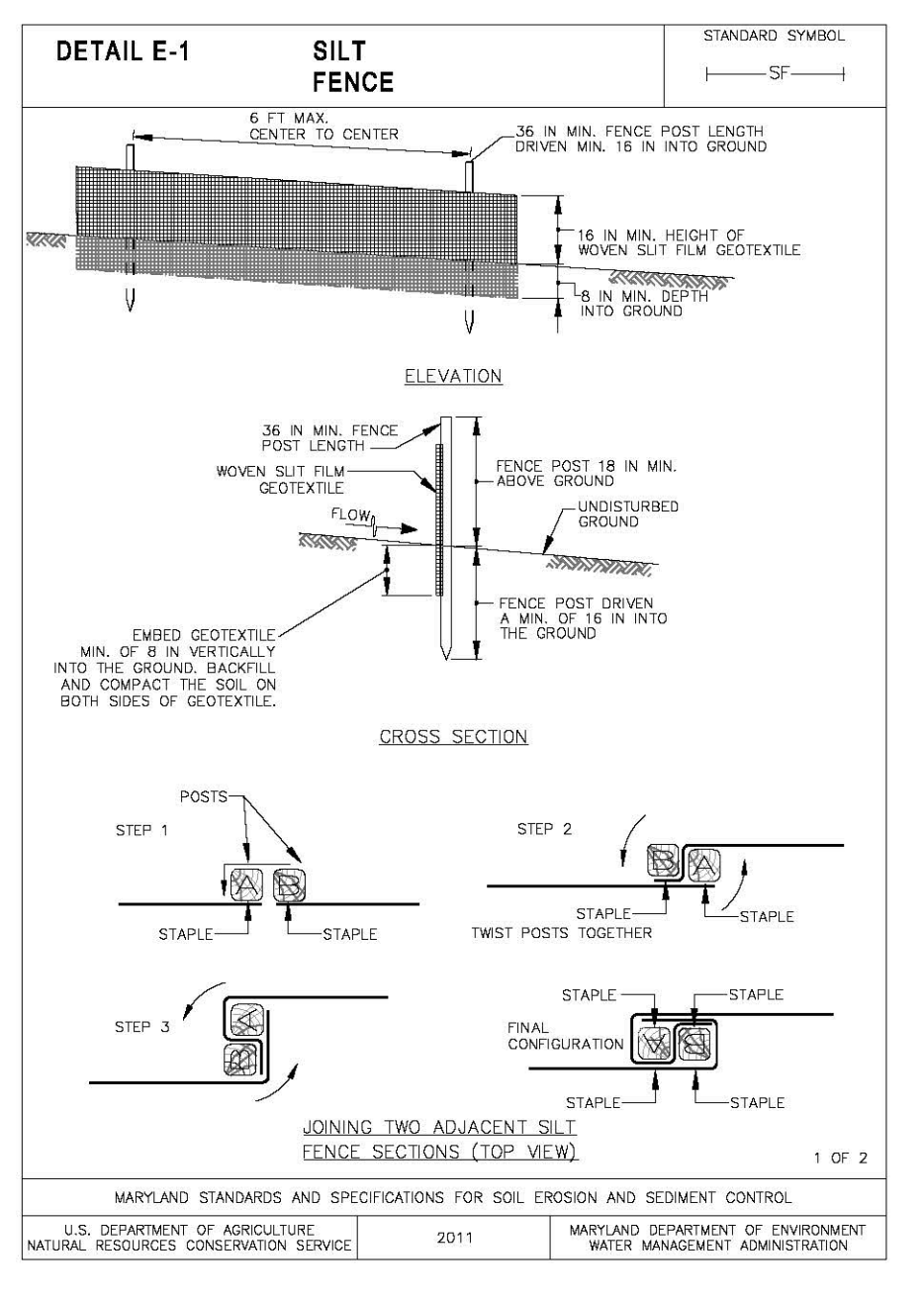
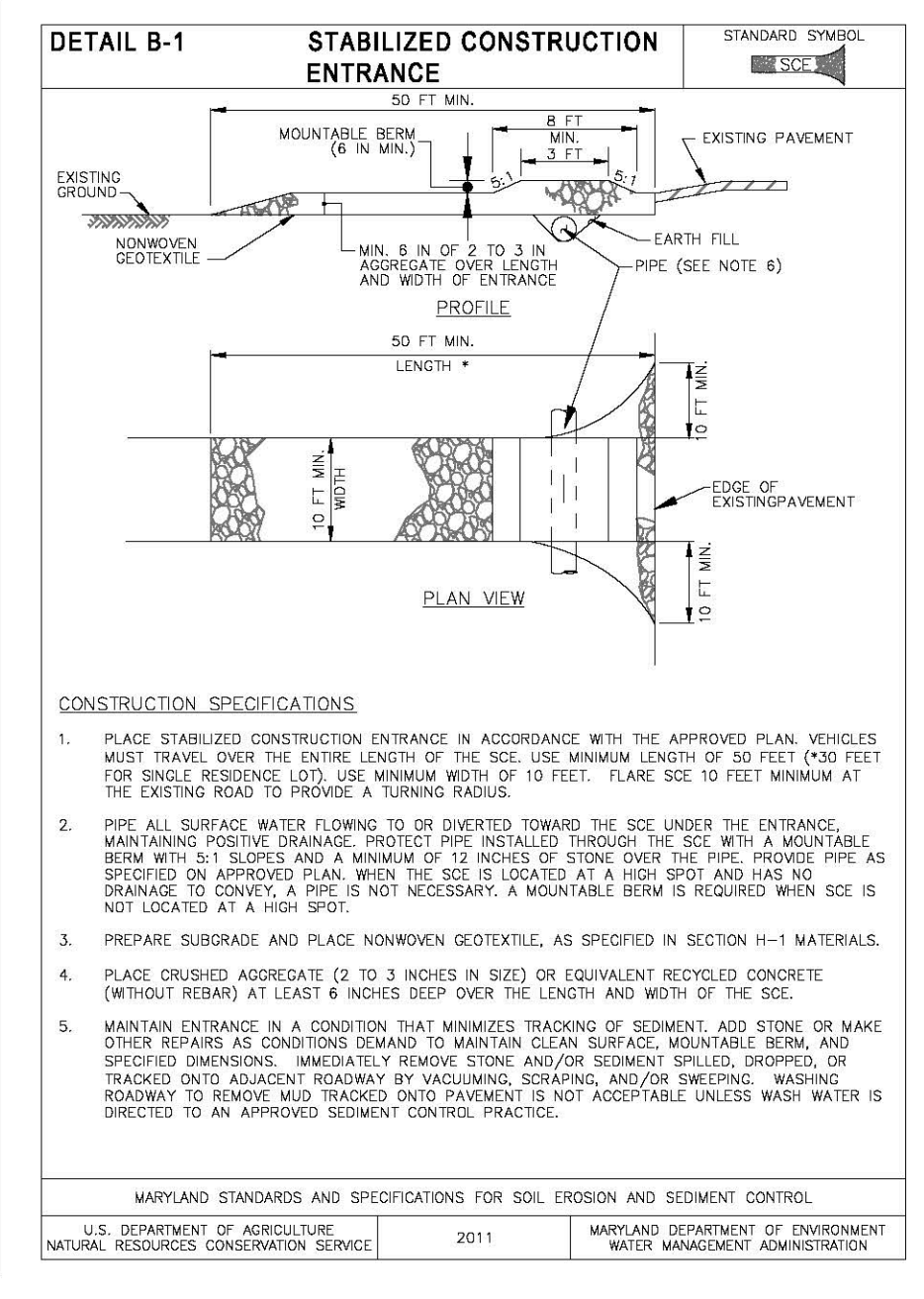
Designed by: *Alexander Bratich* 12/6/2021
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Urad Edmondson 12/7/2021
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Decollated by: 12/8/2021
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Decollated by: *Ray Goman* 12/8/2021
DIRECTOR DATE



NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
(P) 410-485-6105 (F) 410-465-8844
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. 20391, Expiration Date: 6-30-2023.

Christopher Malagari
2021.11.22 13:59:46 -05'00

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

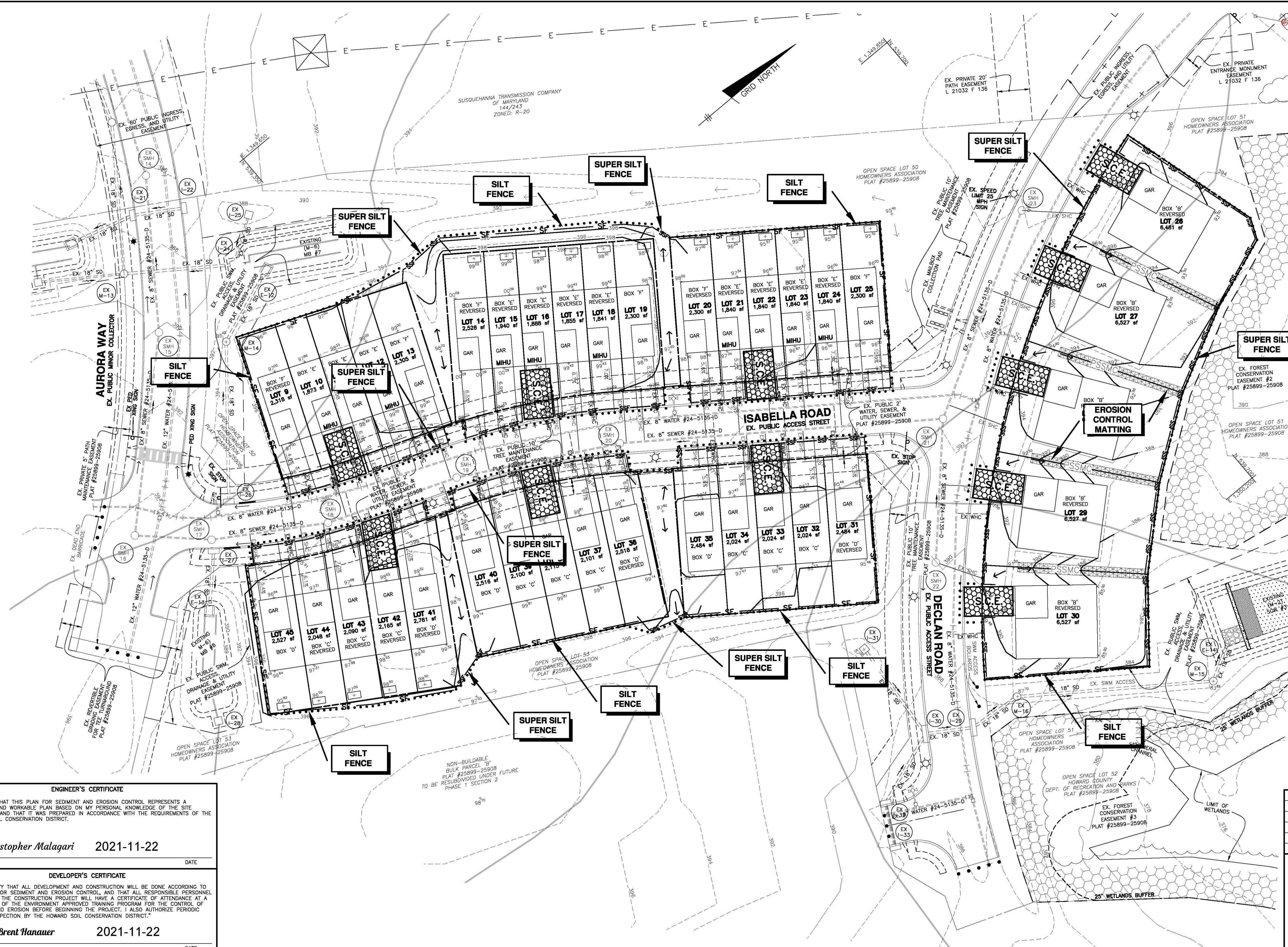
BUILDER: **NRR**
9720 PATENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
703-956-4080

WELLINGTON FARMS
Phase 1 Section 1
Lots 1 thru 45
(previously recorded as Plat No. 25899-25908)

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

SEDIMENT AND EROSION CONTROL PLAN

DATE: NOVEMBER 9, 2021	BEI PROJECT NO. 3067
DESIGN: DBT	DRAFT: DBT
SCALE: AS SHOWN	SHEET 7 OF 9



SEDIMENT CONTROL LEGEND

- LIMIT OF DISTURBANCE
- SF — SF — SILT FENCE
- SSF — SSF — SUPER SILT FENCE
- [SCE] STABILIZED CONSTRUCTION ENTRANCE
- SOILS LINE
- GgB SOILS TYPE
- [PSSMC] PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Christopher Malagari 2021-11-22
ENGINEER DATE

DEVELOPER'S CERTIFICATE

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

Brent Hanauer 2021-11-22
DEVELOPER DATE

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

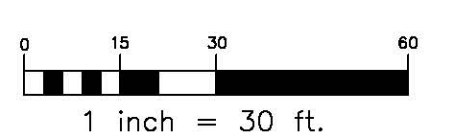
Declassified by: **Alexander Brutek** 12/6/2021
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Declassified by: **Ulad Edmondson** 12/7/2021
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Declassified by: **[Signature]** 12/8/2021
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Declassified by: **Ray Goman** 12/8/2021
DIRECTOR DATE



THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY.

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-485-8844
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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. 20390, Expiration Date: 6-30-2023.

Christopher A. Malagari
2021.11.22 14:06:04 -05'00

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

BUILDER:
NVR
9720 PATENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
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WELLINGTON FARMS
Phase 1 Section 1
Lots 1 thru 45
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ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

SEDIMENT AND EROSION CONTROL PLAN

DATE: NOVEMBER 9, 2021 BEI PROJECT NO. 3067
SCALE: AS SHOWN SHEET 8 OF 9

B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

Using vegetation as cover to protect exposed soil from erosion. Purpose: To promote the establishment of vegetation on exposed soil. Conditions Where Practice Applies: On all disturbed areas not stabilized by other methods.

B-4.1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

Establishment of vegetative cover on cut and fill slopes. Purpose: To provide timely vegetative cover on cut and fill slopes as work progresses. Conditions Where Practice Applies: Any cut or fill slope greater than 15 feet in height.

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

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

B-4.2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

The process of preparing the soils to sustain adequate vegetative stabilization. Purpose: To provide a suitable soil medium for vegetative growth. Conditions Where Practice Applies: Where vegetative stabilization is to be established.

A. Soil Preparation
1. Temporary Stabilization
a. Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment.

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

Blood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into a uniform fibrous physical state.

i. WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry. ii. WCFM, including dye, must contain no germination or growth inhibiting factors.

2. Application
a. Apply mulch to all seeded areas immediately after seeding. b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches.

B-4.4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

To stabilize disturbed soils with vegetation for up to 6 months. Purpose: To use fast growing vegetation that provides cover on disturbed soils. Conditions Where Practice Applies: Exposed soils where ground cover is needed for a period of 6 months or less.

1. Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths.

H-5 STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

Controlling the suspension of dust particles from construction activities. Purpose: To prevent blowing and movement of dust from exposed soil surfaces to reduce on and off-site damage including upon the size of the area and erosion hazards.

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

B-4.5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

To stabilize disturbed soils with permanent vegetation. Purpose: To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils.

A. Seed Mixtures
1. General Use
i. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2.

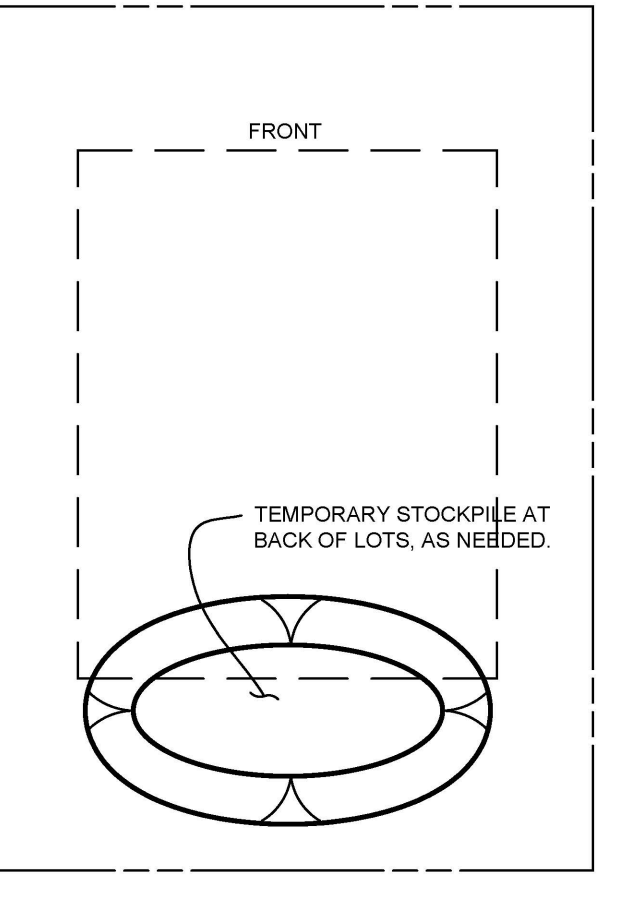
Table B.1: Temporary Seeding for Site Stabilization

Table with columns: Plant Species, Seeding Rate 1/2 (lb/acre), Seeding Depth 2/2 (inches), Recommended Seeding Dates by Plant Hardness Zone 3/ (3a-3b, 3c, 3d, 3e, 3f, 3g, 3h, 3i, 3j, 3k, 3l, 3m, 3n, 3o, 3p, 3q, 3r, 3s, 3t, 3u, 3v, 3w, 3x, 3y, 3z).

Permanent Seeding Summary

Table with columns: No., Species, Application Rate (lb/acre), Seeding Dates, Seeding Depth, N, P205, K2O, Lime Rate.

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES



- 1. A pre-construction meeting must occur with the Howard County Department of Public Works Construction Inspection Division (CID), 410-313-1855 after the future L.O.D. or protected areas are marked clearly in the field. A minimum of 48 hours notice to CID must be given at the following stages: a. Prior to the start of earth disturbance, b. Upon completion of the installation of perimeter erosion and sediment controls, c. Prior to the start of another phase of construction or opening of another grading unit, d. Prior to the removal or modification of sediment control practices.

- 2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.

- 7. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

- 10. Any major changes or revisions to the plan or sequence of construction must be reviewed and approved by the HSCD prior to proceeding with construction. Minor revisions may be allowed by the CID per the list of HSCD-approved field changes.

- 16. A copy of this plan, the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and associated permits shall be on-site and available when the site is active.

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF WORK

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

- 1. Obtain grading/building permit. Notify D.I.L.P. at 410-313-1880 at least 24 hours before starting any work. (1 day)
2. Hold on-site pre-construction meeting. (day 2)
3. Install individual lot perimeter controls (i.e. stabilized construction entrances, silt fences, super silt fences). (day 3)
4. Excavate for foundation, rough grade lot, and stabilize in accordance with the temporary seedbed notes. (day 4-10)
5. Construct house, install water and sewer house connections from easement/right-of-way up to house, backfill, and construct driveway. Install on-lot dry wells and connect roof leaders for lots that require them. (day 11-90)
6. Upon approval from the Howard County Sediment Control Inspector, remove all sediment control devices and stabilize any remaining disturbed areas in accordance with the permanent seedbed notes. (day 91-100)

Note: Following initial soil disturbance or any re-disturbances, permanent or temporary stabilization shall be completed within: A. 3 calendar days for all perimeter sediment control structures, dikes, swales and all slopes greater than 3:1. B. 7 calendar days for all other disturbed areas. During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the sediment control measures of this plan.

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY.

ENGINEER'S CERTIFICATE: Christopher Malagari, 2021-11-22. DEVELOPER'S CERTIFICATE: Brent Hanauer, 2021-11-22. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chief, Development Engineering Division: Chad Edmondson, 12/7/2021. Chief, Division of Land Development: Amy Green, 12/8/2021. Director: Any Green, 12/8/2021.

OWNER/DEVELOPER: WELLINGTON FARMS, Phase 1 Section 1, Lots 1 thru 45. BENCHMARK ENGINEERING, INC., 6480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043. SEDIMENT AND EROSION CONTROL NOTES. DATE: NOVEMBER 9, 2021. BEI PROJECT NO. 3067. SCALE: AS SHOWN. SHEET 9 OF 9. SDP-22-003