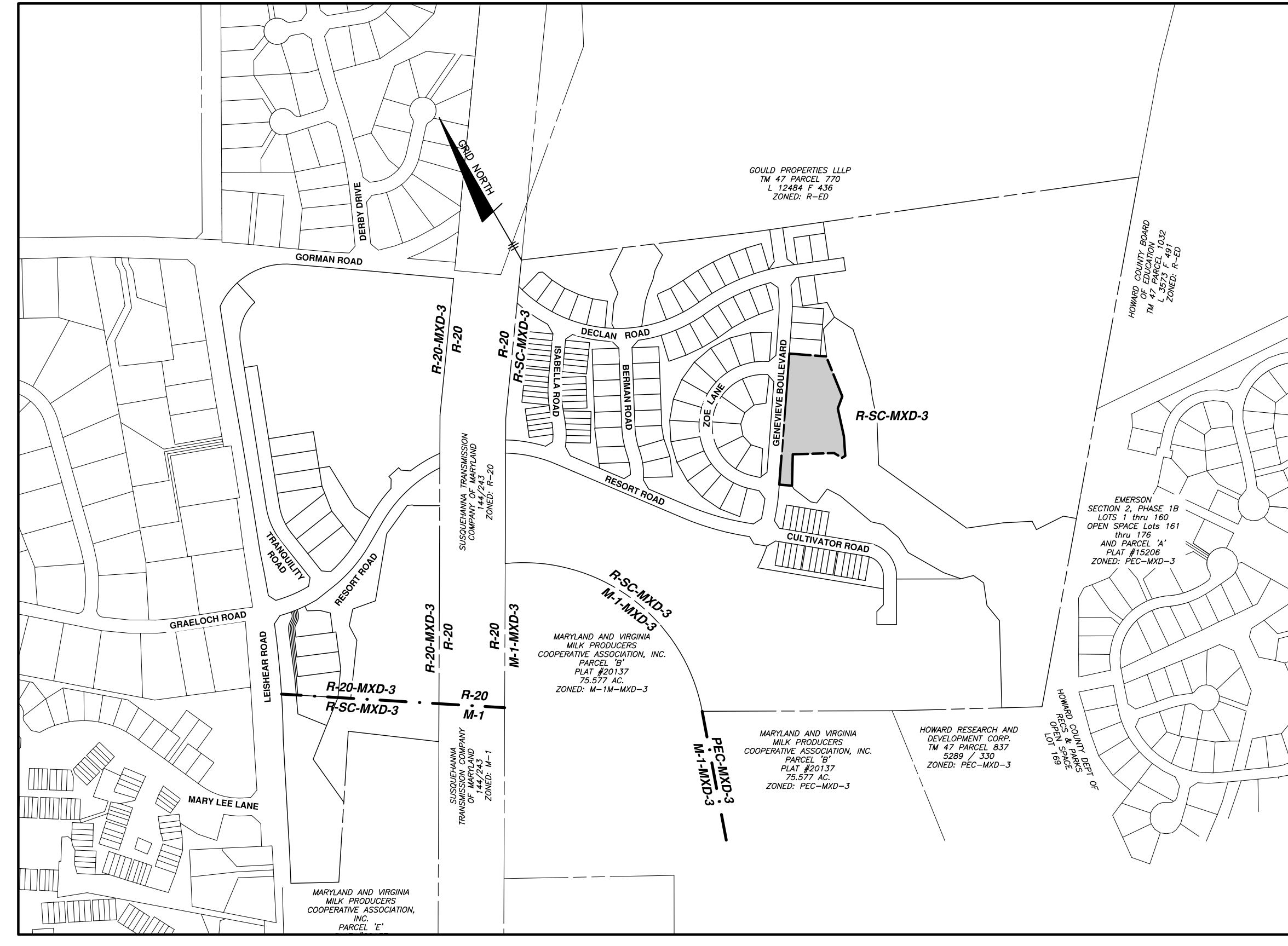
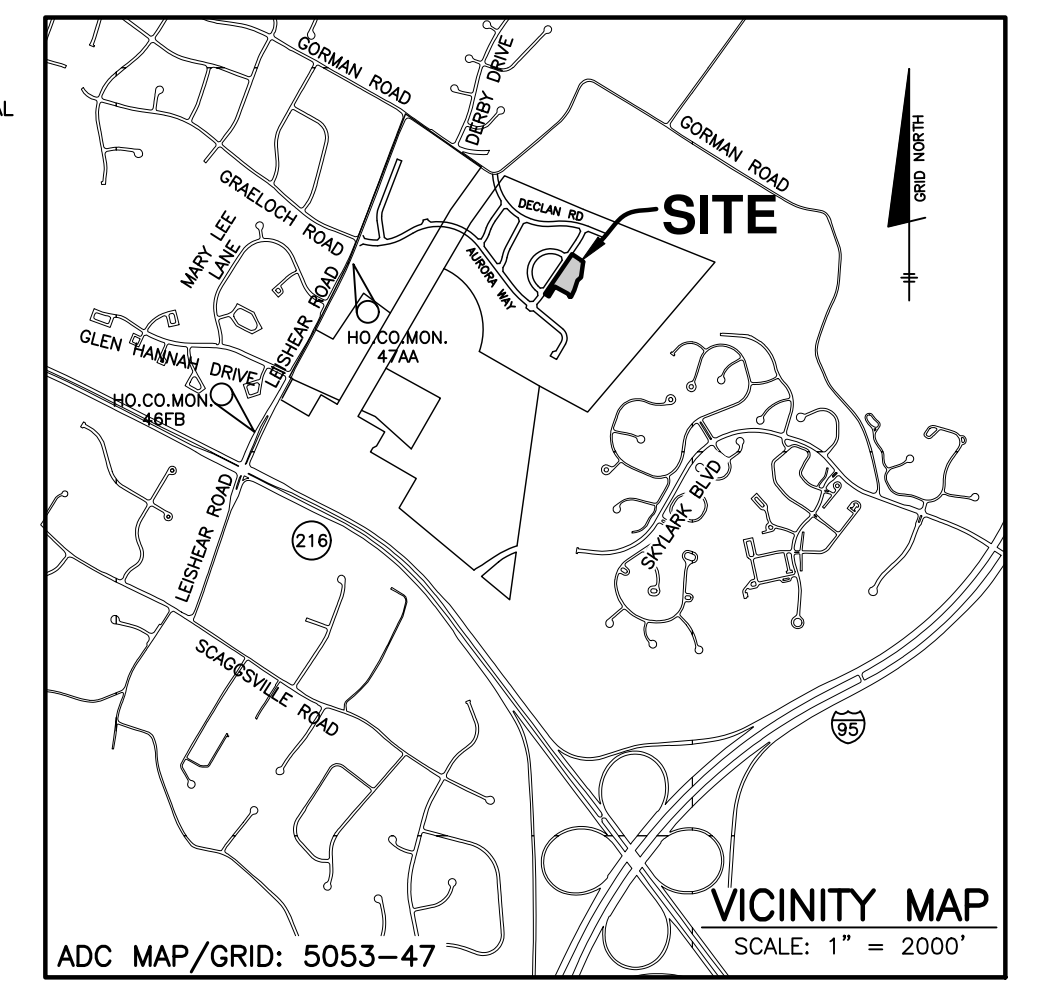


GENERAL NOTES

- 1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2.) THE SUBJECT PROPERTY IS ZONED R-SC-MXD-3 PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
3.) THE BOUNDARY OF OPEN SPACE LOT 139 IS BASED ON RECORDED PLAT NO. 26023-26035.
4.) THE EXISTING TOPOGRAPHY SHOWN IS BASED ON MASS GRADING AS SHOWN ON APPROVED F-21-044 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 24-5137-D.
7.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-5137-D.
8.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
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 THIS LOT.
11.) 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 LOCATED IN ADJACENT OPEN SPACE LOT 143.
12.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THESE LOTS.
13.) STORMWATER MANAGEMENT FOR THIS LOT WAS PREVIOUSLY PROVIDED AND APPROVED UNDER F-21-044. STORMWATER MANAGEMENT IS PROVIDED VIA THE SUBMERGED GRAVEL WETLANDS #5 LOCATED WITHIN THIS OPEN SPACE LOT. THE FACILITY IS PRIVATELY OWNED AND JOINTLY MAINTAINED.
14.) 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 \$3,510.00 FOR THE REQUIRED 9 SHADE TREES, 3 EVERGREEN TREES AND 12 SHRUBS SHALL BE PAID AS PART OF THE GRADING PERMIT.
15.) THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION FOR THESE LOTS WAS PROVIDED UNDER F-21-044. THE EASEMENTS WERE RECORDED UNDER F-21-044, RECORD PLAT #26023-26035.
16.) 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 DECEMBER 22, 2021 ON WHICH DATE DEVELOPER AGREEMENT #F21044/24-5137-D WAS FILED AND ACCEPTED.
17.) THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2013.
18.) ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDER'S EXPENSE.
19.) 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.
20.) THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
21.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 2-9-2021 ID# D21406426.
22.) A NOISE STUDY IS NOT REQUIRED, THIS PROJECT IS NOT WITHIN THE LIMITS IDENTIFIED IN SECTION 2.5.F2. OF THE DESIGN MANUAL FOR A NOISE STUDY.
23.) 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.
24.) 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.
25.) A PARKING OCCUPANCY STUDY FOR THE CLUBHOUSE/POOL WAS PREPARED ON JUNE 30, 2021 BY THE TRAFFIC GROUP, INC. AND APPROVED WITH THE APPROVAL OF F-21-044. THE RESULTS CONCLUDE THAT THE 25 SPACES PROVIDED ARE ADEQUATE.
26.) THE COMMUNITY BUILDING/POOL SHALL SERVE THE RESIDENTS OF THE WELLINGTON FARMS COMMUNITY AND SHALL SERVE AS THE RECREATIONAL OPEN SPACE REQUIREMENT FOR THE COMMUNITY. IT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
27.) HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN (SDP) DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PERMIT PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS SDP WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE EQUIPMENT THAT EMITS RADIATION.

RESIDENTIAL SITE DEVELOPMENT PLAN
WELLINGTON FARMS
PHASE 1 SECTION 2
COMMUNITY BUILDING
OPEN SPACE LOT 139

BENCHMARK
NAD '83 HORIZONTAL - NAVD88 VERTICAL
HO.CO. #46FB
STAMPED BRASS DISK SET ON TOP OF A 3/4" DEEP COLUMN OF CONCRETE.
N 537149.785' E 1347468.998'
ELEVATION: 317.217'

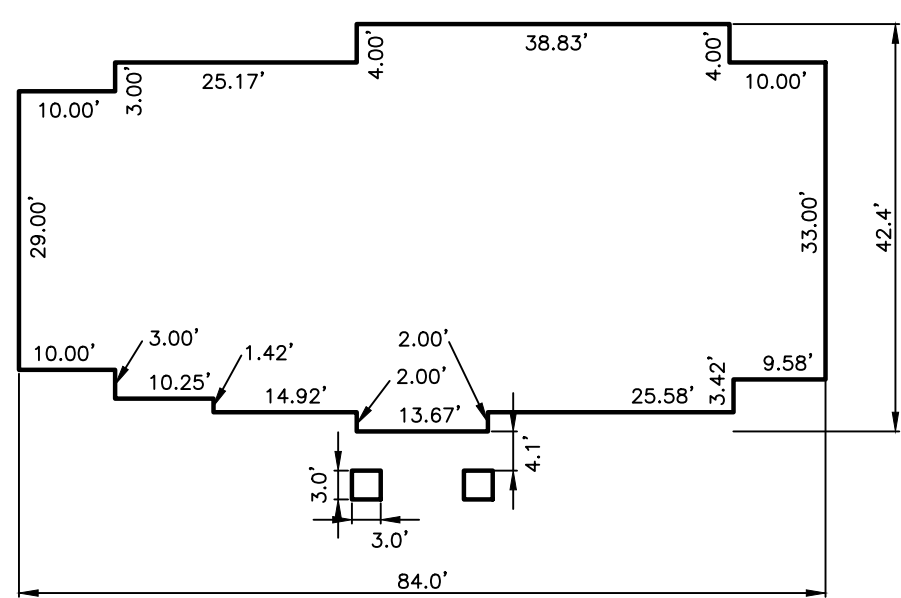
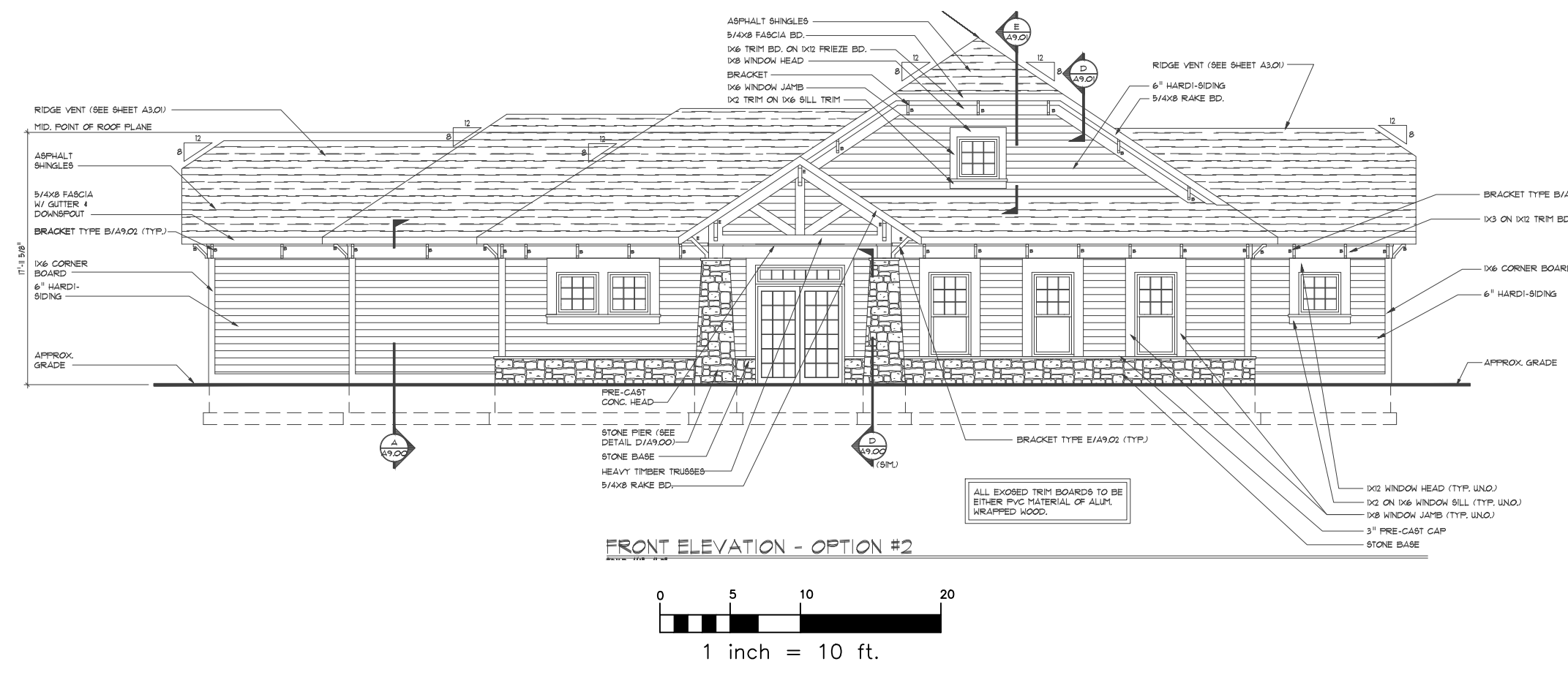
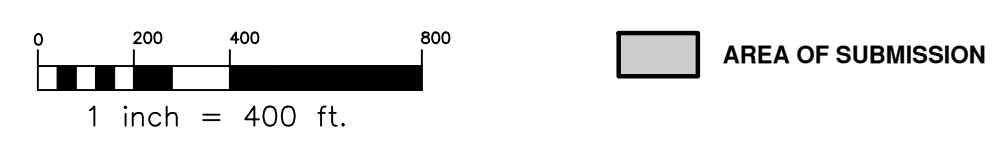


ADDRESS CHART table with columns for LOT 139 and ADDRESS, listing Community Building at 7616 GENEVIEVE BLVD.

SHEET INDEX table with columns for SHEET and TITLE, listing sheets 1 through 5-7 including COVER SHEET, SITE DEVELOPMENT AND GRADING PLAN, etc.

SITE ANALYSIS DATA CHART

- A.) TOTAL PROJECT AREA 1.89 ACRES
B.) AREA OF PLAN SUBMISSION 1.89 ACRES
C.) LIMIT OF DISTURBED AREA 0.65 ACRES
D.) PRESENT ZONING: R-SC-MXD-3
E.) PROPOSED USE OF SITE: RESIDENTIAL - COMMUNITY BUILDING AND POOL
F.) FLOOR SPACE ON EACH LEVEL OF BLDG PER USE 3,120 sf
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S) N/A
H.) TOTAL NUMBER OF UNITS PROPOSED N/A
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 N/A
K.) NUMBER OF PARKING SPACES PROVIDED ONSITE (INCLUDES HANDICAPPED SPACES) 25 (PROVIDED UNDER F-21-044) SEE GENERAL NOTE 25
L.) OPEN SPACE ON-SITE 1.89 ACRES (ENTIRE LOT IS OPEN SPACE)
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED - SEE RECREATIONAL OPEN SPACE AREA OF RECREATIONAL OPEN SPACE PROVIDED - CHART ON THIS SHEET.
N.) BUILDING COVERAGE OF SITE 3,120 SF OR 0.07 AC. PERCENTAGE OF GROSS AREA 3.79%
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, F-21-044, SDP-22-003, SDP-22-009



Recreational Open Space Chart table with columns for Zone, Subdivision Section, Requirement, Unit Count, and Required (sf).

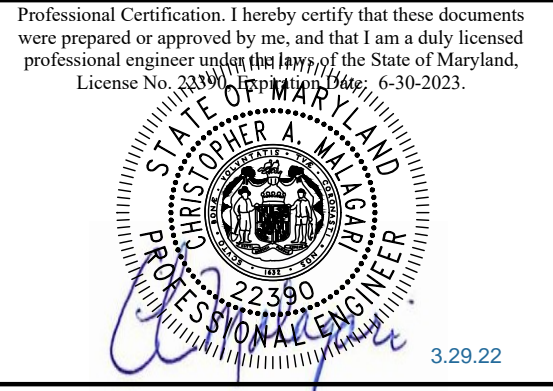
Credit table with columns for Credit, Size (sf), and Credit (sf), listing Community Building, Pool and Deck, and Playground.

Note: The total building square footage is 3,120 sf. However, the exercise room and multi-purpose room (used for recreation calculation) is only 1,305 sf.

PERMIT INFORMATION CHART table with columns for SUBDIVISION NAME, SECTION/AREA, LOT/PARCEL #, PLAT No., GRID No., ZONE, TAX MAP NO, ELECTION DISTRICT, and CENSUS TRACT.

Table with columns for NO., DATE, and REVISION.

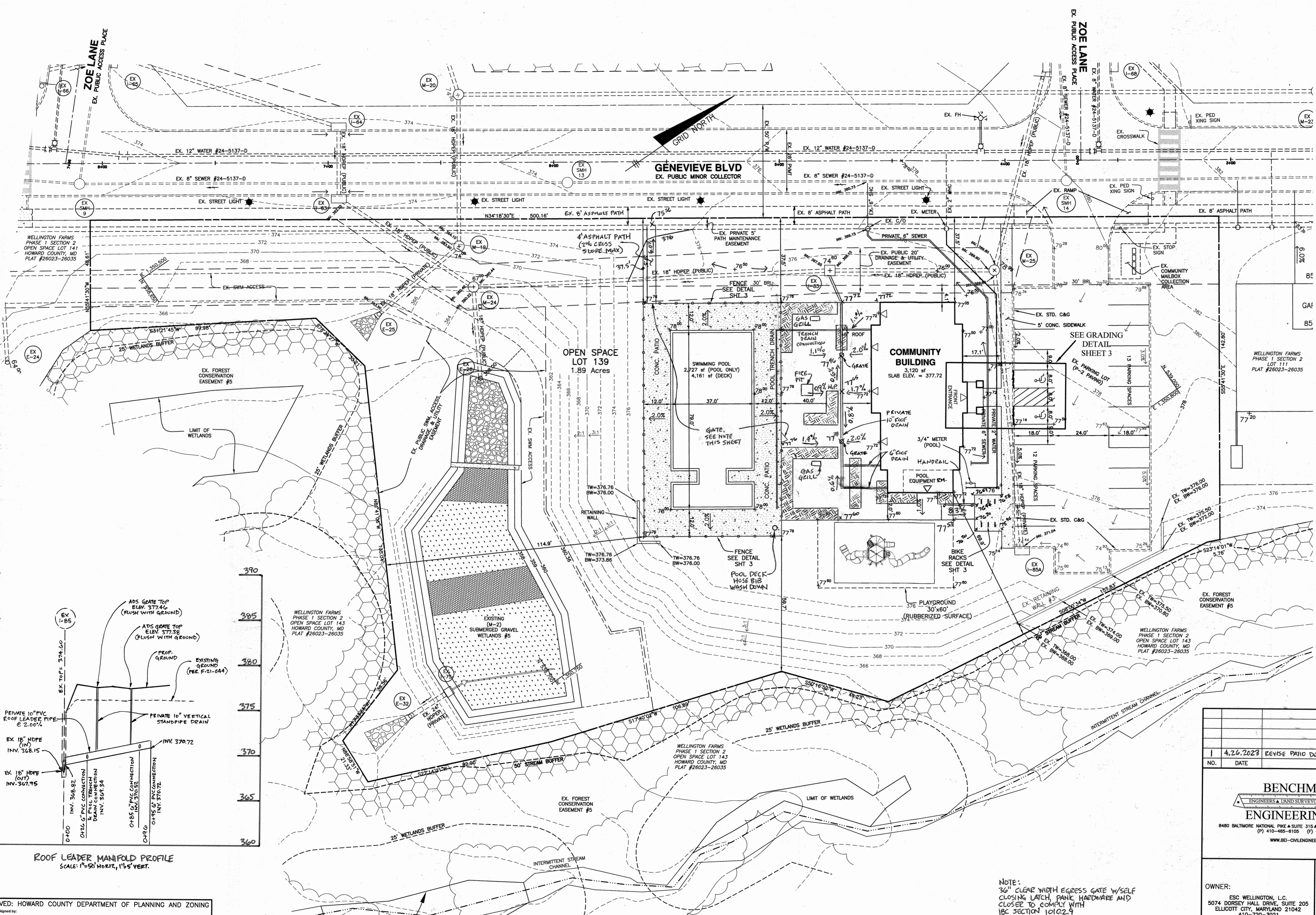
BENCHMARK ENGINEERING, INC. logo and contact information, including address and phone numbers.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Includes signature of Chad Edmondson, Chief, Development Engineering Division, dated 4/13/2022.

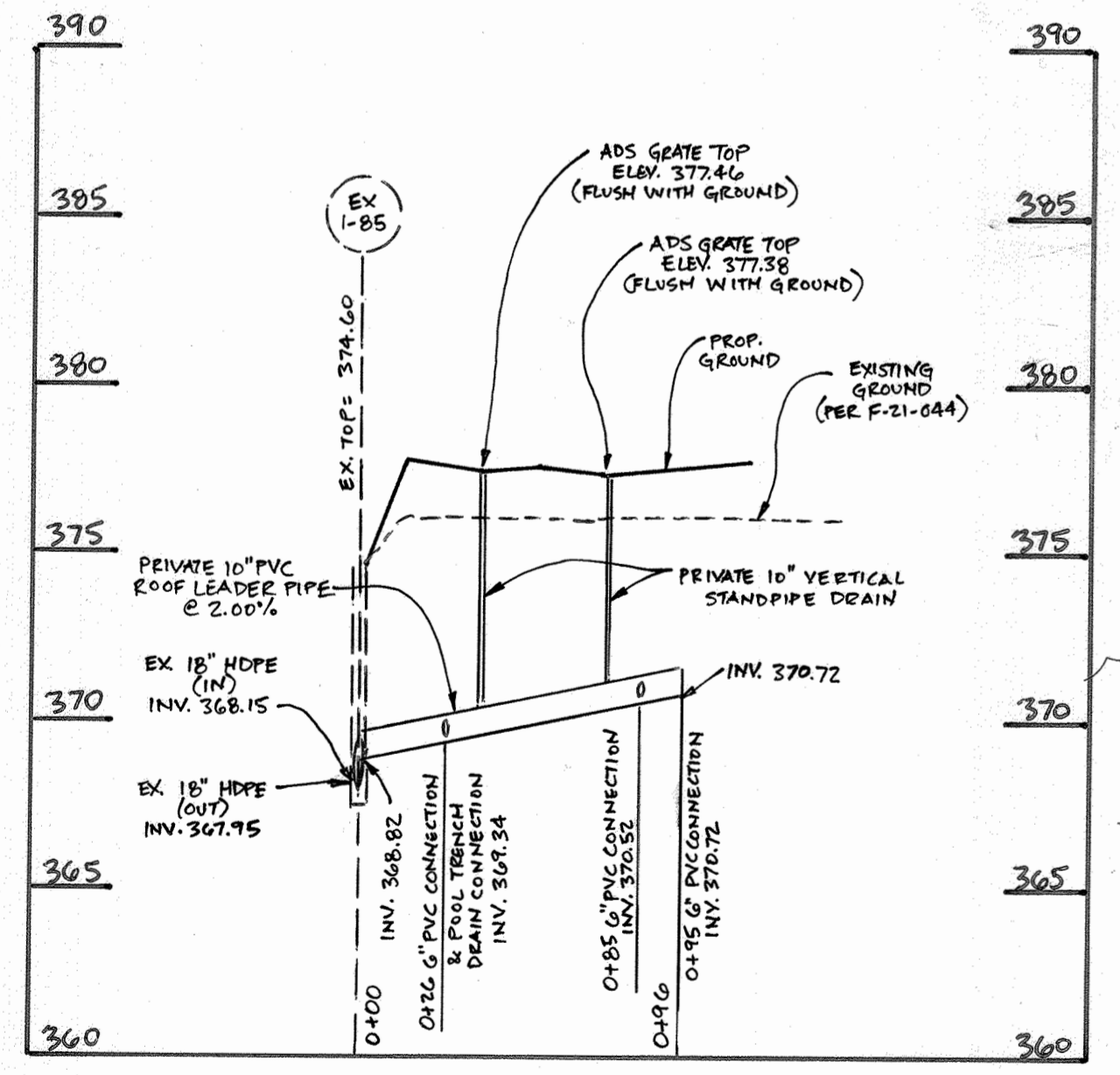
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. Includes signature of Michael J. Davis, Health Officer, Ho. Co. Health Dept., dated 4/22/2022.

WELLINGTON FARMS PHASE 1 SECTION 2 COMMUNITY BUILDING Open Space Lot 139. Includes owner information, site development plan cover sheet title, date (March 28, 2022), and sheet number (1 of 7).



LEGEND OF SYMBOLS

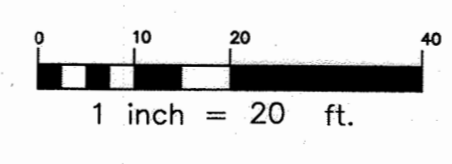
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF SUBMISSION
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING STREET LIGHTS
- EXISTING FIRE HYDRANT
- EXISTING CROSSWALK
- EXISTING STORM DRAIN
- DOOR LOCATION
- FENCE
- LANDSCAPED/MULCHED AREA WITH/OUT PATIO



ROOF LEADER MANIFOLD PROFILE
SCALE: 1"=50' HORIZ, 1"=5' VERT.

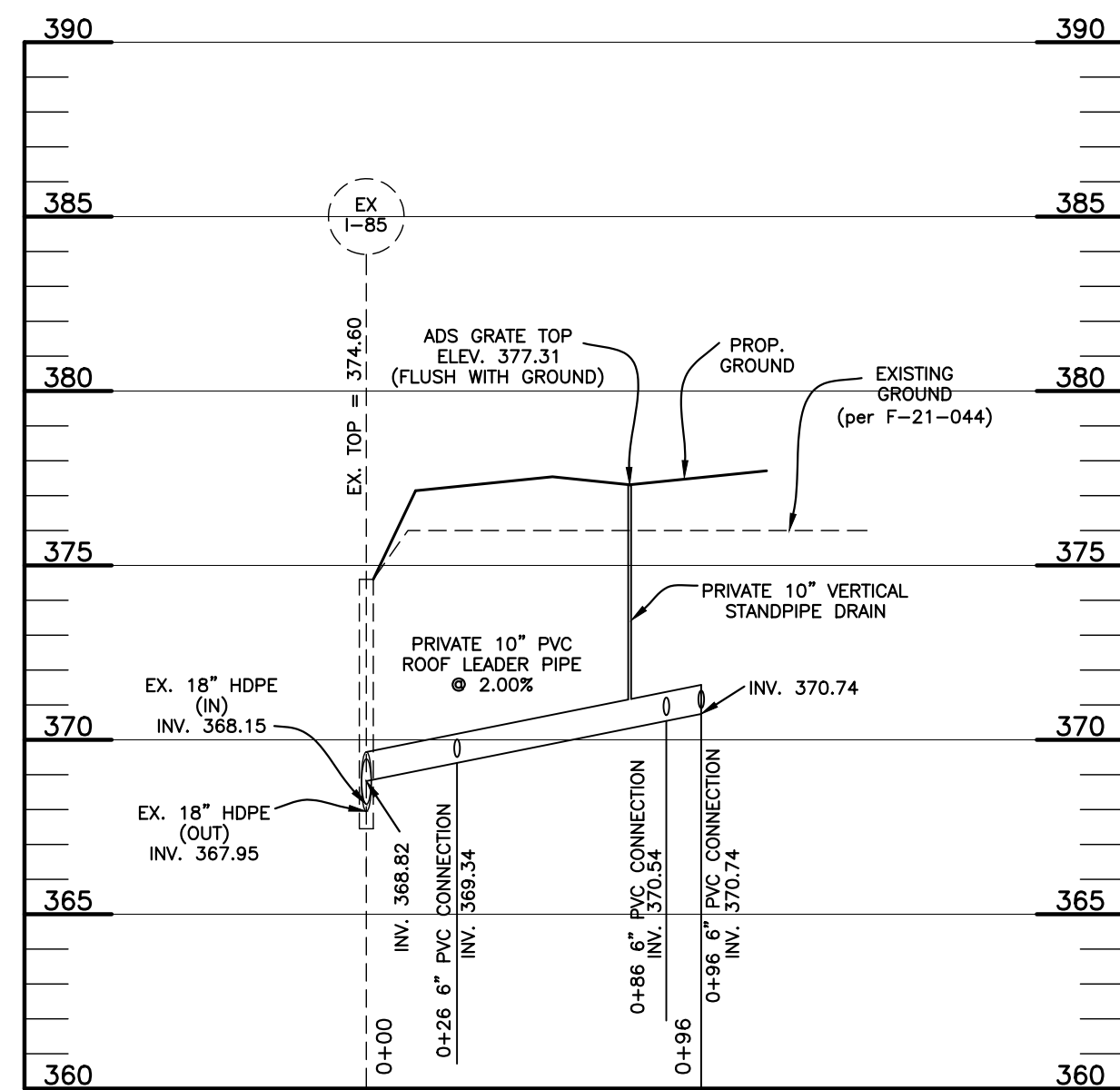
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DocuSigned by: <i>Chad Edmondson</i>	4/13/2022
DocuSigned by:	4/14/2022
DocuSigned by: <i>Angy Brown</i>	4/22/2022

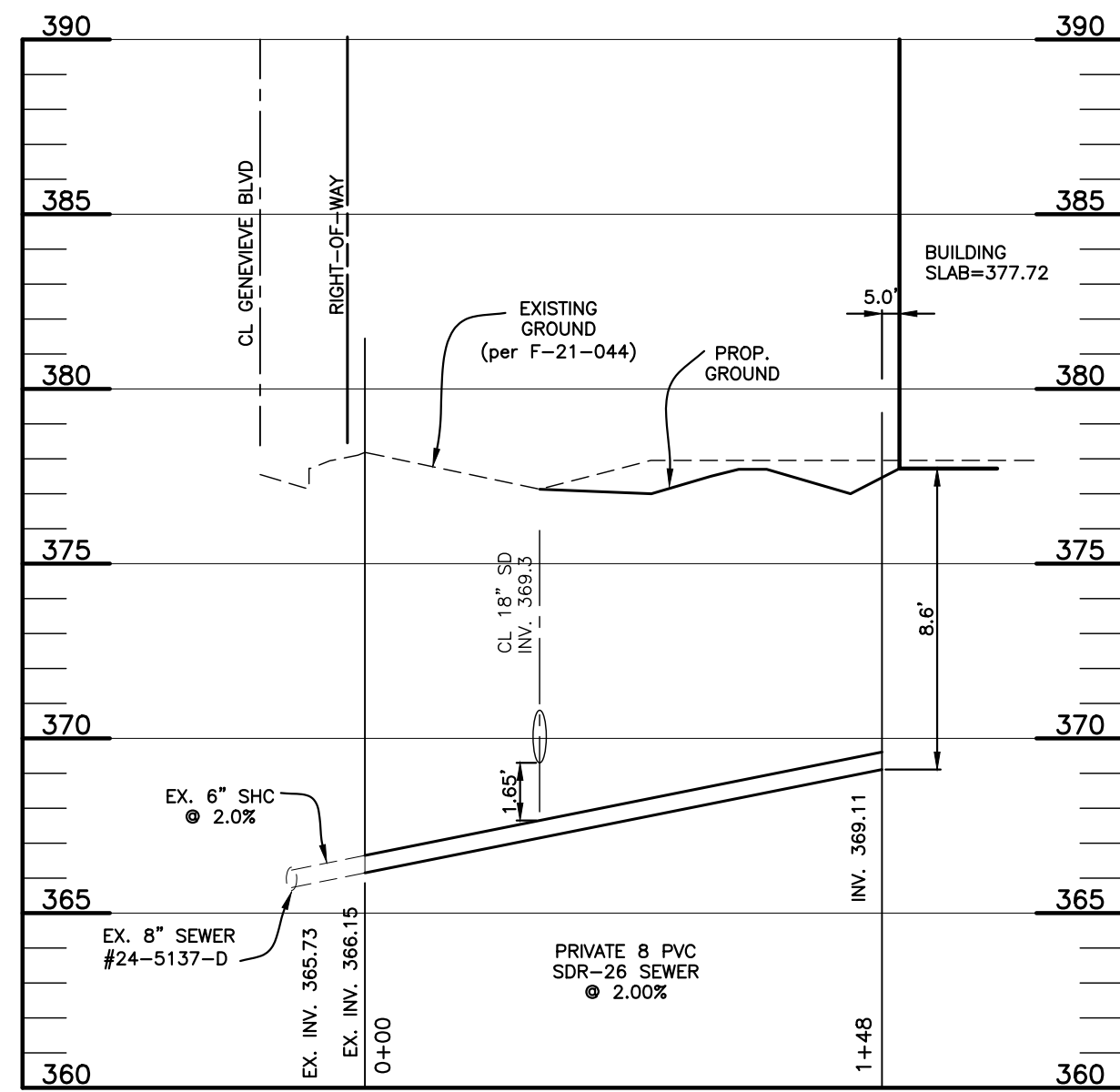
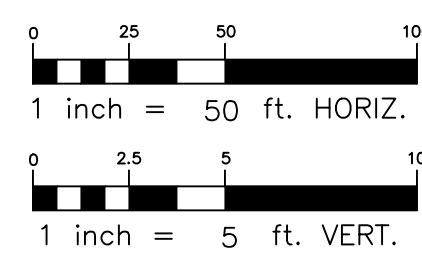


NOTE:
36" CLEAR WIDTH EGRESS GATE W/SELF CLOSING LATCH, PANIC HARDWARE AND CLOSED TO COMPLY WITH IBC SECTION 10102.9

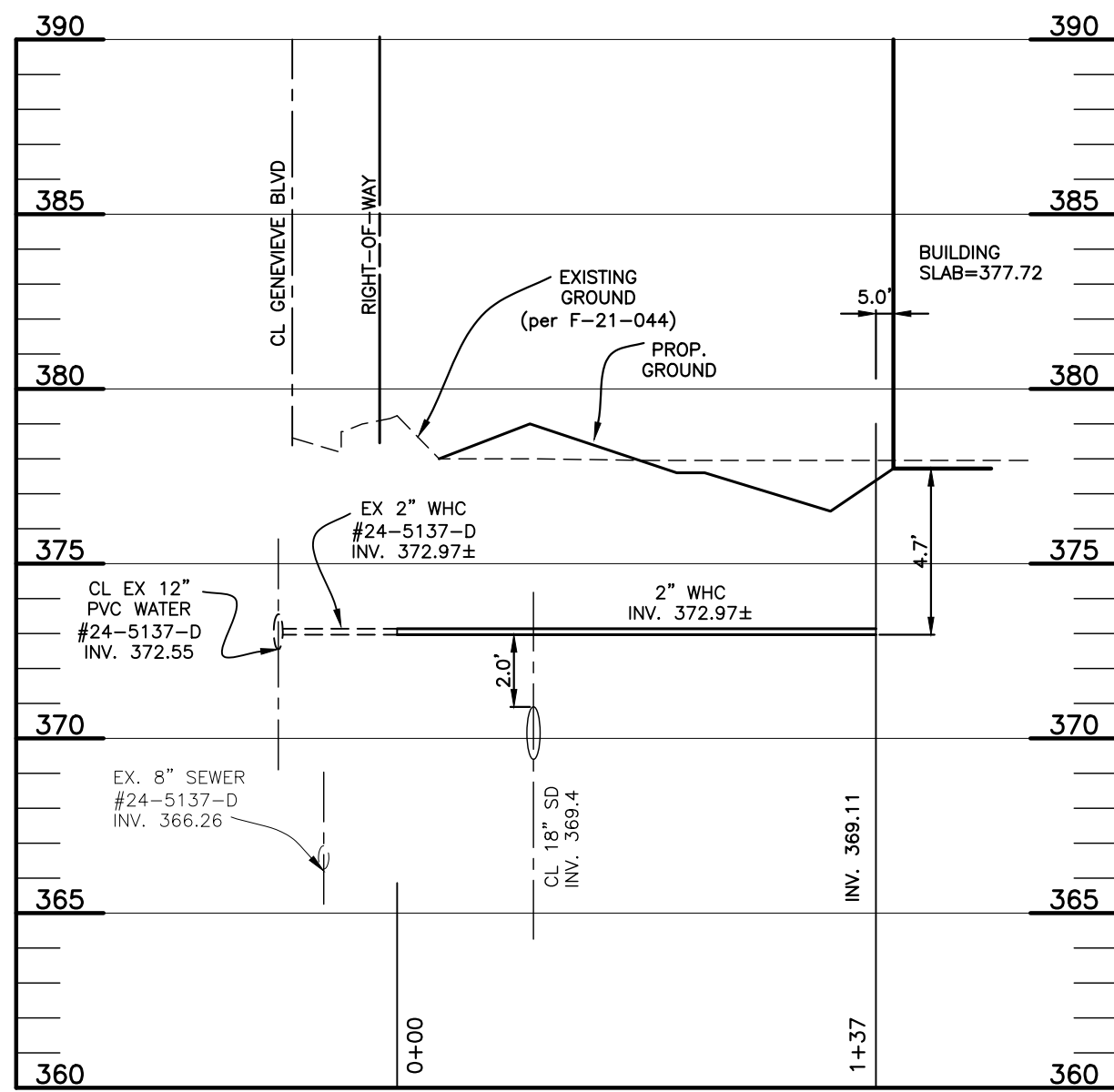
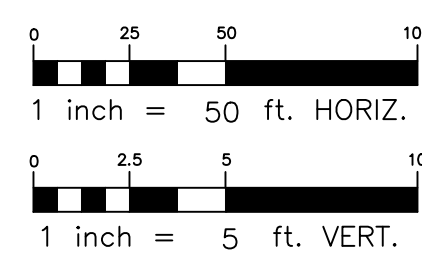
NO. DATE REVISION		1 4.26.2023 REVISE PATIO DESIGN BETWEEN CLUBHOUSE AND POOL.	
NO. DATE REVISION			
<p>BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & PLANNERS 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM</p>		<p>Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 22390 3-29-22</p>	
<p>OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021</p>		<p>WELLINGTON FARMS PHASE 1 SECTION 2 COMMUNITY BUILDING Open Space Lot 139 (previously recorded as Plat No. 26023-26035)</p>	
<p>BUILDER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021</p>		<p>TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND</p>	
SITE DEVELOPMENT AND GRADING PLAN			
DATE: MARCH 28, 2022	BEI PROJECT NO. 3082	DATE: MARCH 28, 2022	BEI PROJECT NO. 3082
DESIGN: DBT	DRAFT: DBT	SCALE: AS SHOWN	SHEET 2 OF 7



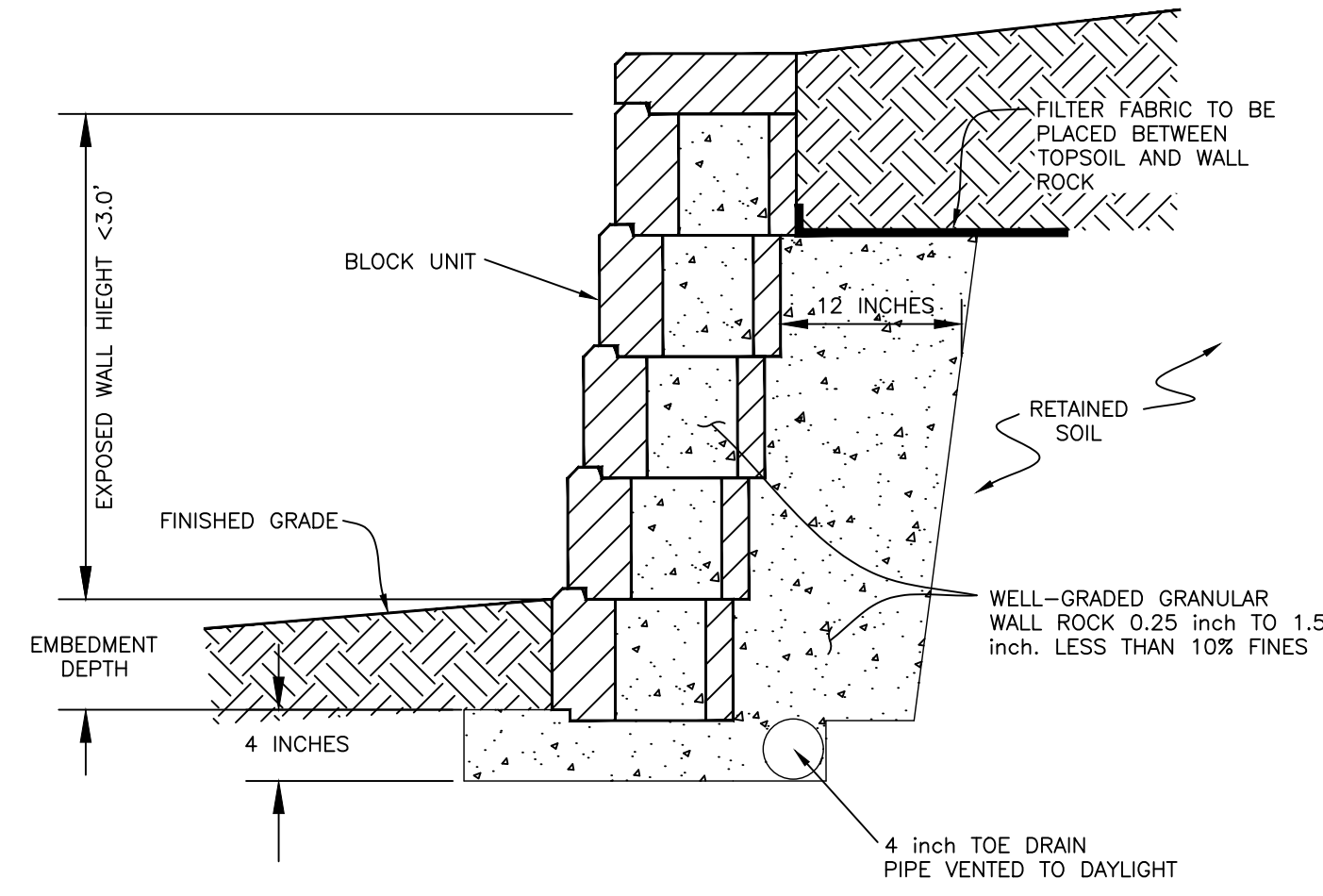
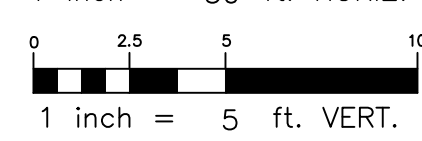
ROOF LEADER MANIFOLD PROFILE



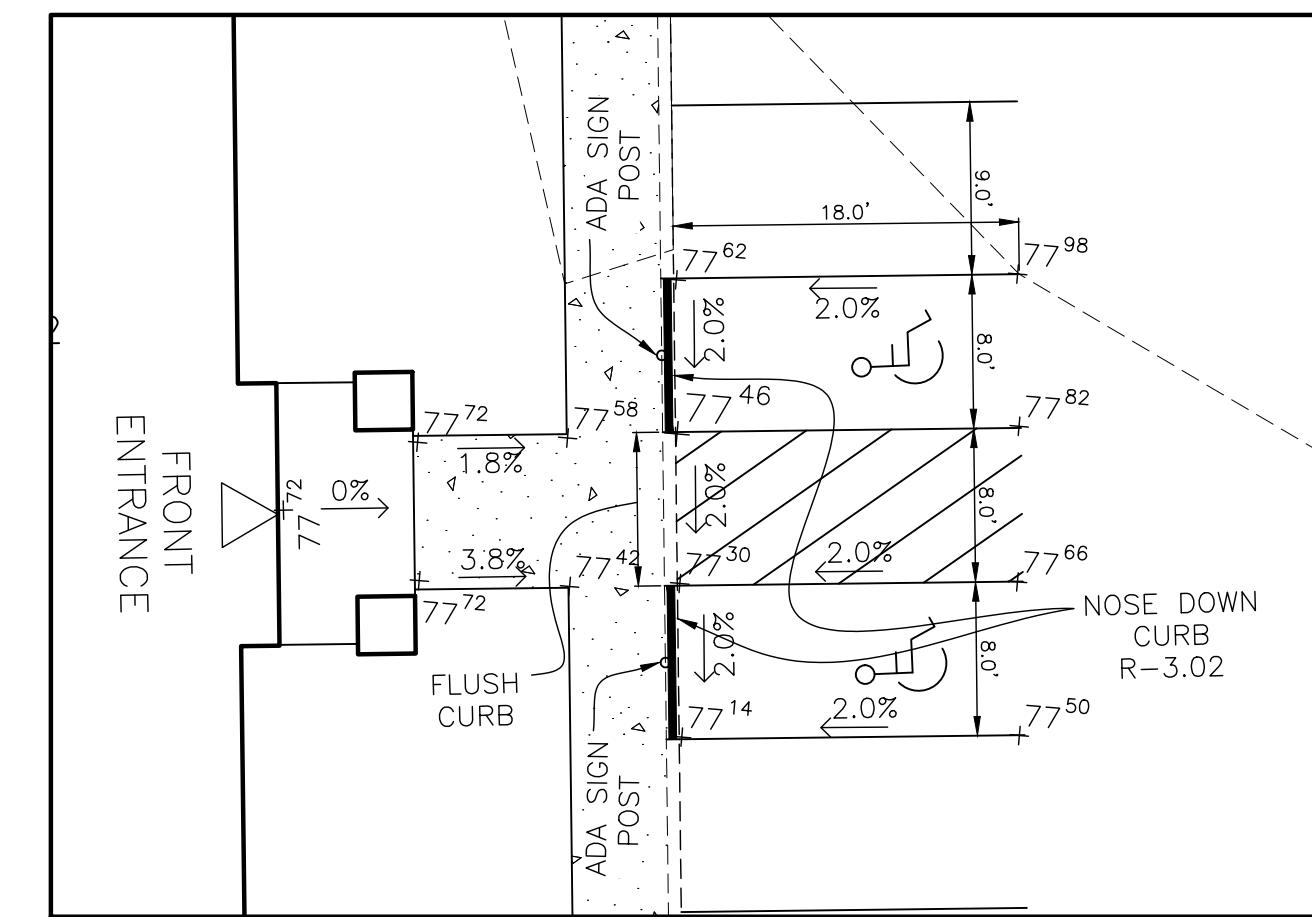
PRIVATE SHC PROFILE



PRIVATE WHC PROFILE

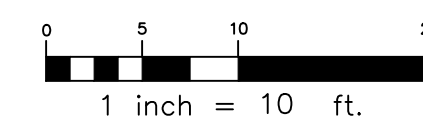


TYPICAL RETAINING WALL (3' HIGH OR LESS)
NOT TO SCALE



NOTE TO CONTRACTOR:
CROSS-SLOPE SHALL BE 2% OR LESS IN ALL DIRECTIONS WITHIN ADA PARKING SPACE, ACCESS AISLE, AND LEAD WALK TO ENTRANCE.

ADA ACCESSIBILITY PLAN



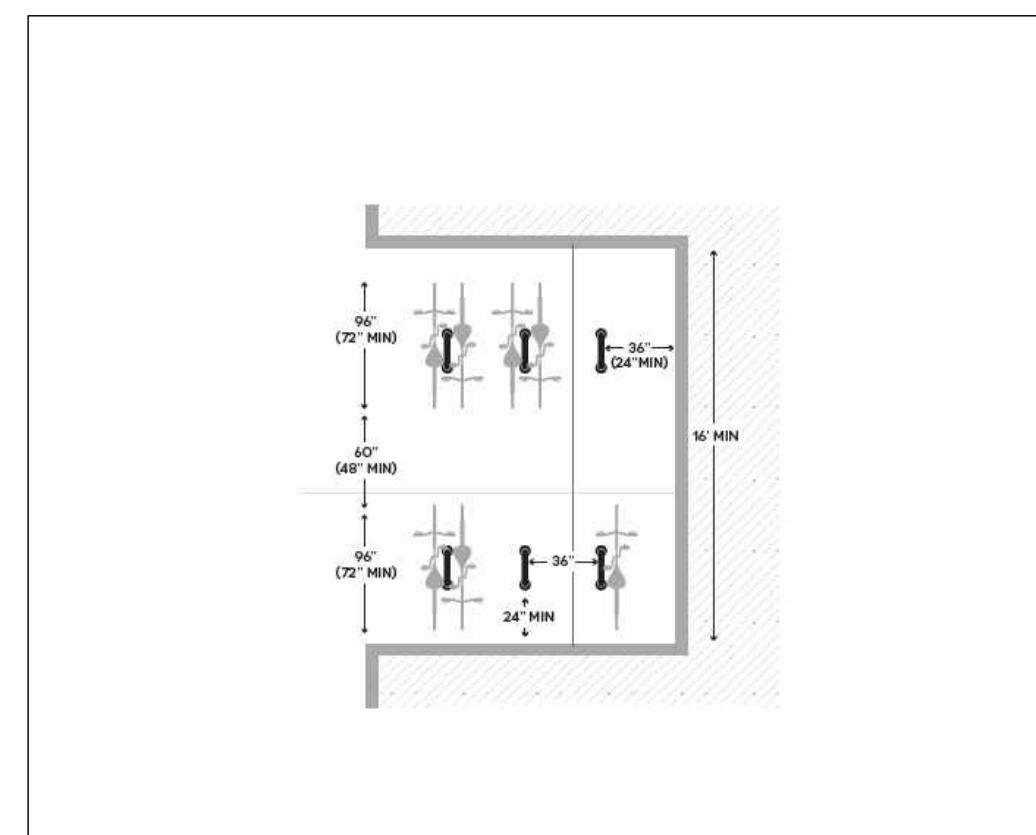
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Fax: (630) 897-0573
sales@belson.com

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BIKE RACK DETAIL (OR EQUIVALENT)



BIKE RACK PLACEMENT DETAIL (OR EQUIVALENT)

Standard Fence Heights:	
72"	
Pickets:	3/4" sq. x 0.055" Thickness
Topwalls:	1 3/8" x 0.065" Thickness
Sidewalls:	1 1/4" x 0.088" Thickness
Posts:	2" sq. x 0.125" Thickness
	2" sq. x 0.080" Thickness

ONGUARD FENCE SYSTEMS
Address: 18 Calnen Drive
Branchburg, NJ 08876
Phone: 866-321-0001
Fax: 908-429-9933

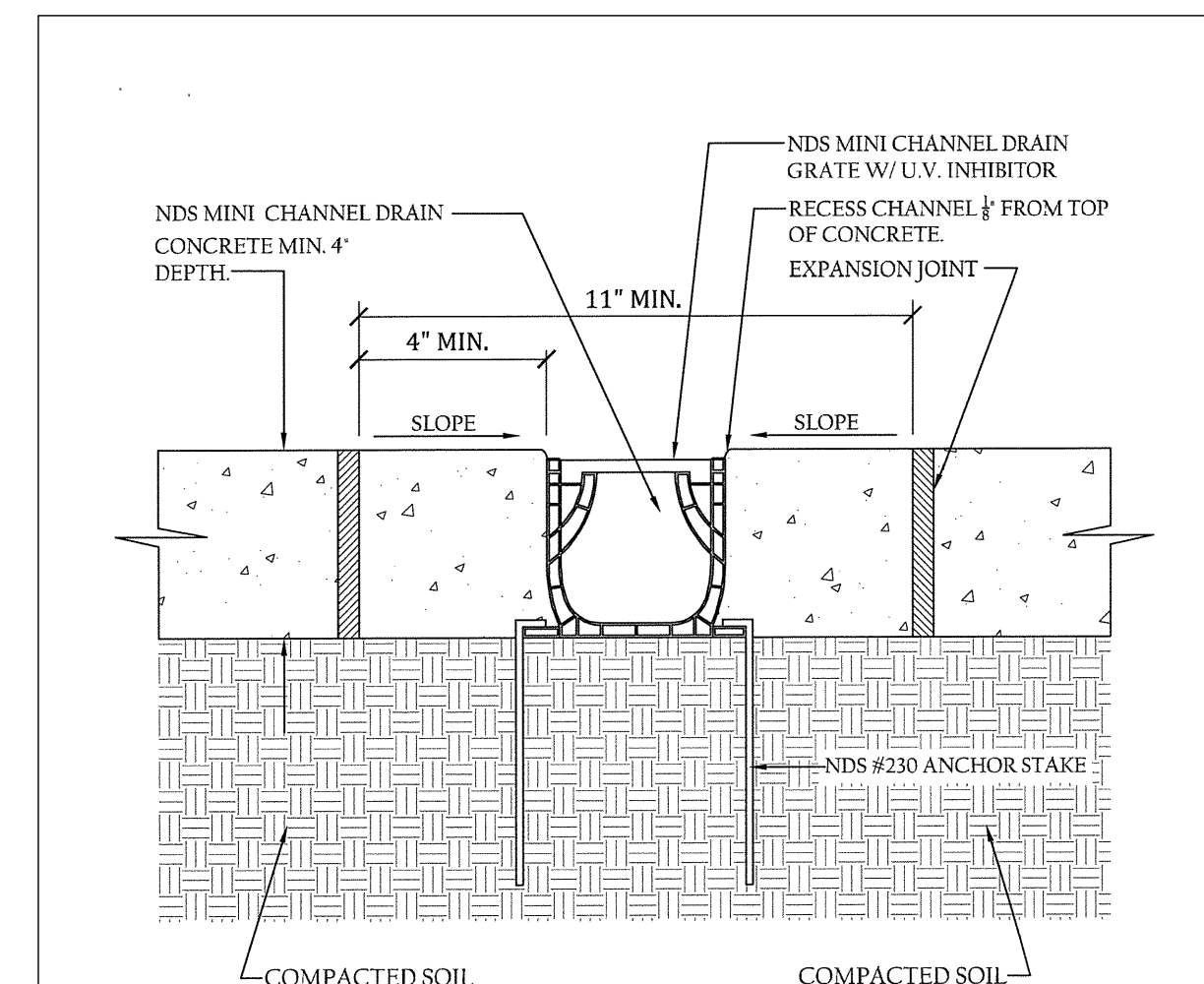
SCALE	DATE	DRAWN
1:10	02/28/2011	LINX

FENCE DETAIL (OR EQUIVALENT)

Wellington Farms
Laurel, MD

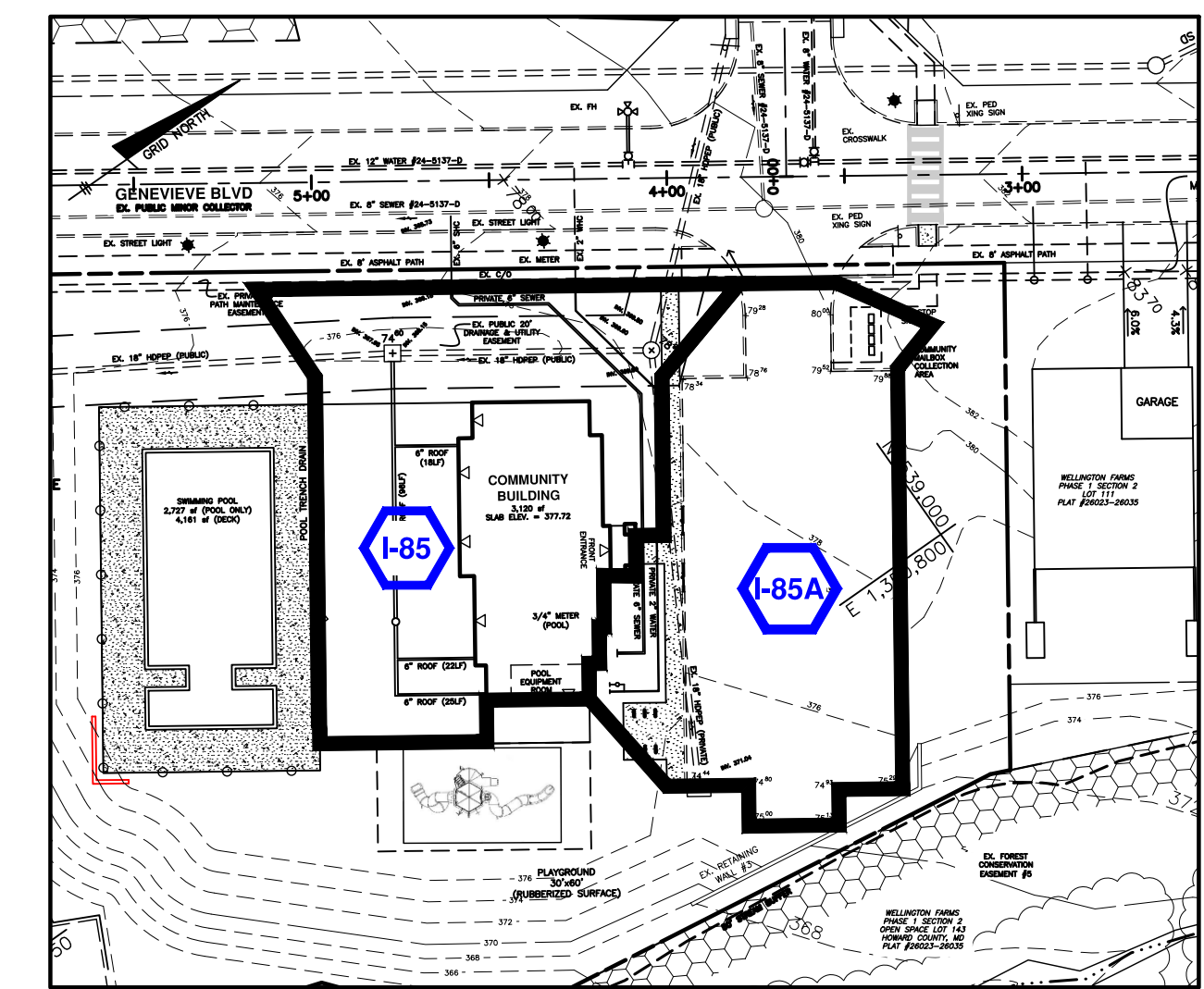
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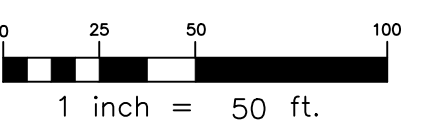


NDS MINI CHANNEL™ TYPICAL INSTALLATION.

POOL TRENCH DRAIN DETAIL



STORM DRAIN DRAINAGE AREA MAP INSERT



NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BE-CIVILENGINEERING.COM

WELLINGTON FARMS
PHASE 1 SECTION 2
COMMUNITY BUILDING
Open Space Lot 139
(previously recorded as Plat No. 26023-26035)

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

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

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

UTILITY PROFILES AND DETAIL SHEET

DATE: MARCH 28, 2022
SCALE: AS SHOWN

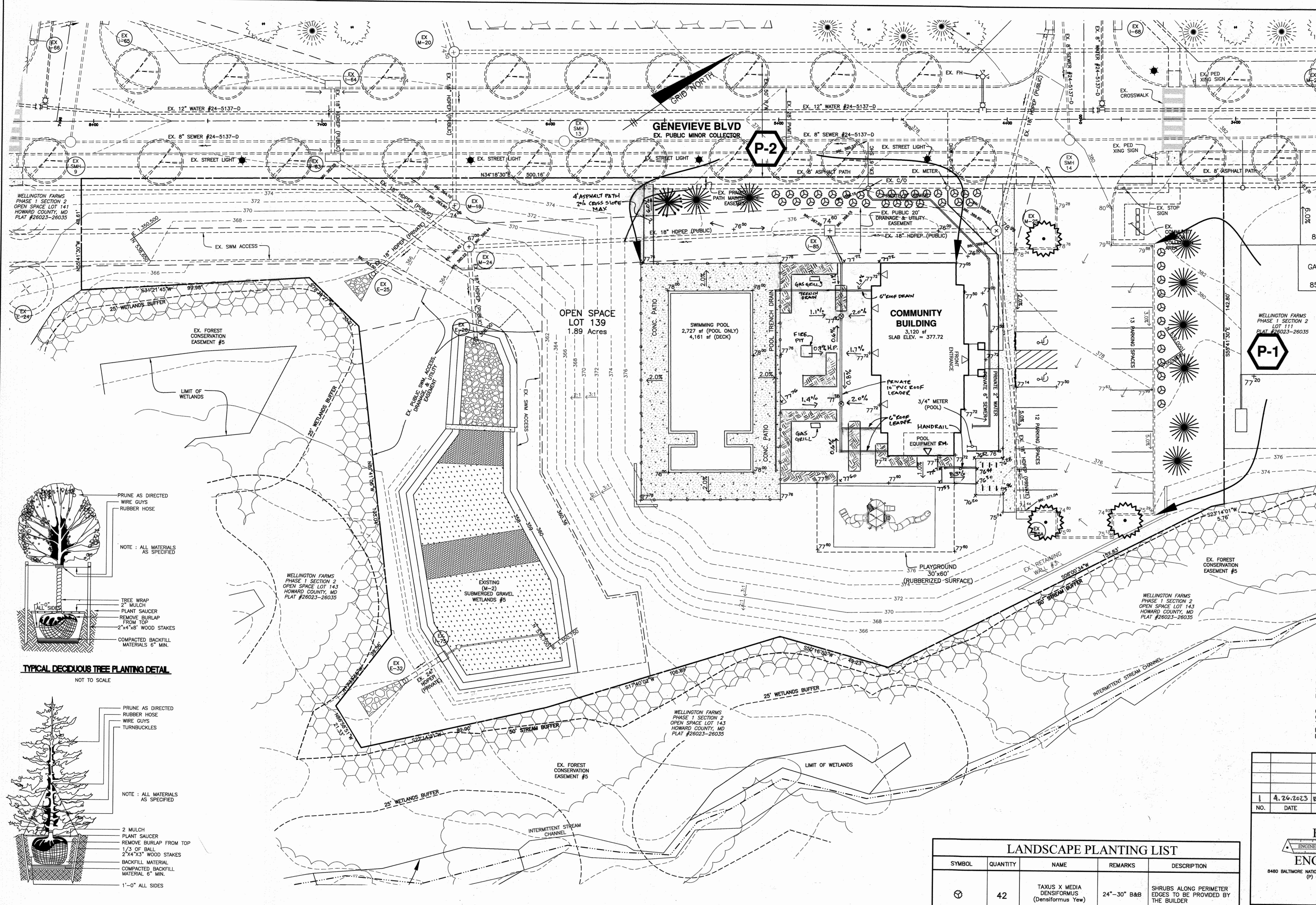
BEI PROJECT NO. 3082
SHEET 3 OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Designed by: *Ulad Edmondson* 4/13/2022
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DocuSigned by: *[Signature]* 4/14/2022
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DocuSigned by: *[Signature]* 4/22/2022
DIRECTOR DATE

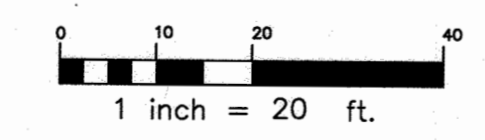
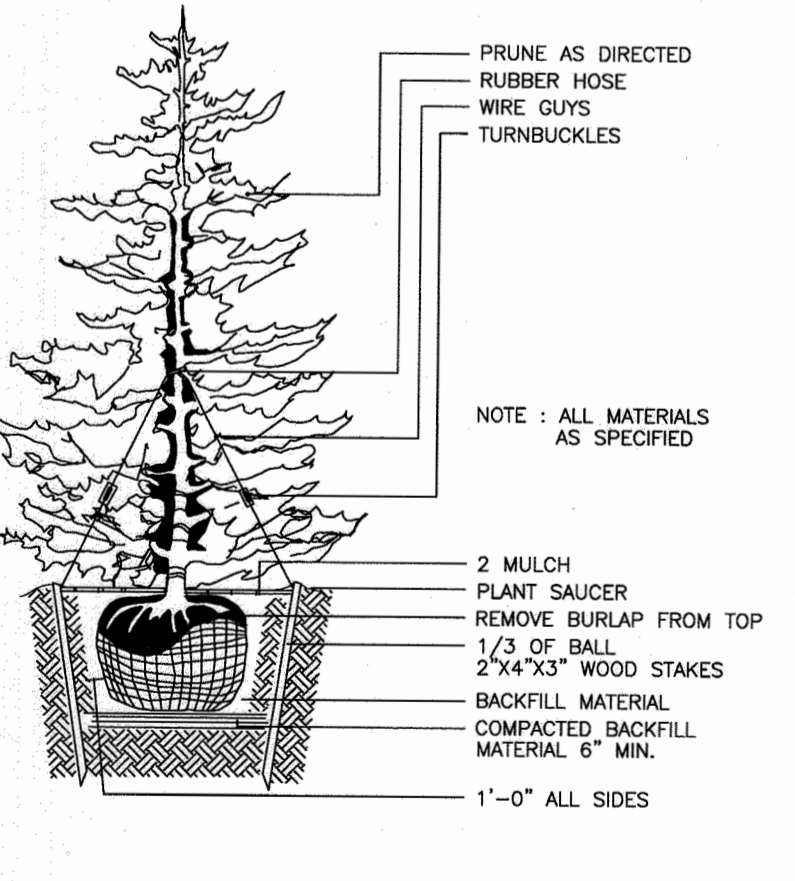
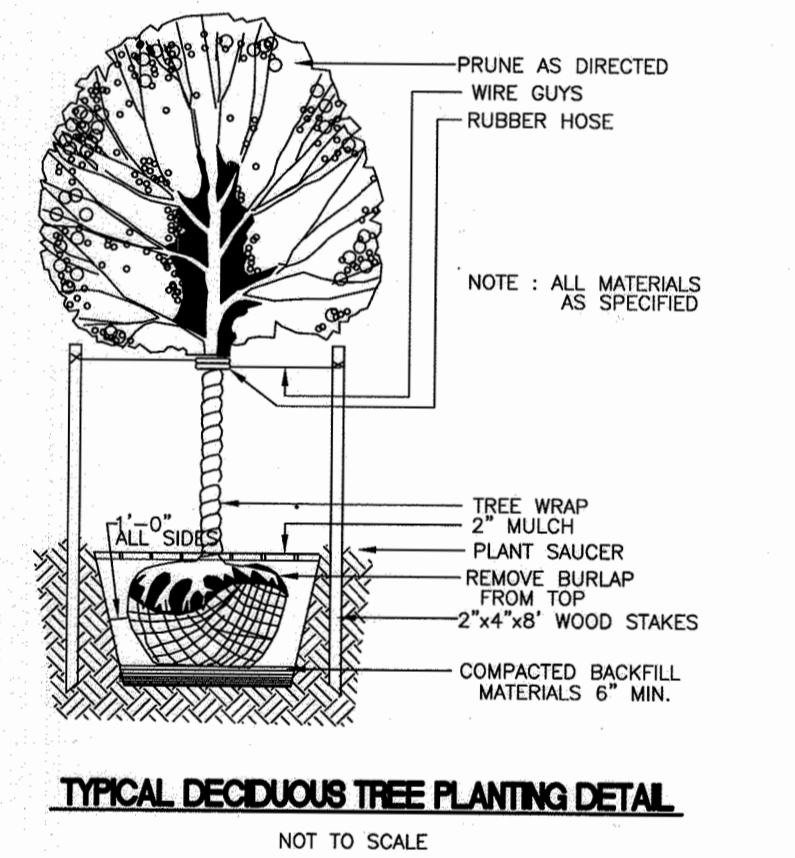


Schedule A			
Perimeter Landscape Edge			
Category	P-1	P-2	Totals
Landscape Type	E	B	
Linear Feet of Road Frontage or Perimeter	118	138	
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	0	0	
Credit for Wall, Fence, or Berm (Yes, No, Linear Feet) (Describe below if needed)	0	0	
Linear Feet of Planting	118	138	
Number of Plants Required			
Shade Trees	3	3	6
Evergreen Trees	0	3	3
Other Trees (2.1 substitute)			
Shrubs	12	0	12
Number of Plant Provided			
Shade Trees	0	0	0
Evergreen Trees	6	3	9
Other Trees (2.1 substitute)	0	0	0
Shrubs	12	30	42

1. For P-1, evergreens are being substituted for the shade tree requirement at a 2:1 ratio. Surety is based on the requirement.
2. For P-2, shrubs are being substituted for the shade tree requirement at a 10:1 ratio.

Schedule B	
Parking Lot Internal Landscaping	
Number of Parking Spaces	25
Number of Trees Required (1:10 spaces)	3
Number of Trees Provided	3
Shade Trees	
Other Trees (2:1 substitution)	

- 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 HEREWIT 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. BGC ZONES: TREE HEIGHTS AT MATURITY SHALL BE LIMITED TO 25 FEET MAXIMUM WITHIN THE "GREEN ZONE". TREE HEIGHTS AT MATURITY SHALL BE LIMITED TO 40 FEET MAXIMUM WITHIN THE "YELLOW ZONE". IF TREES ARE TO BE PLANTED ON BERMS THE TREE HEIGHTS SHALL BE REDUCED BY THE HEIGHT OF THE BERM AS MEASURED ABOVE THE MEAN GROUND ELEVATION OF THE UTILITY POLE LINE.
 6. 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.



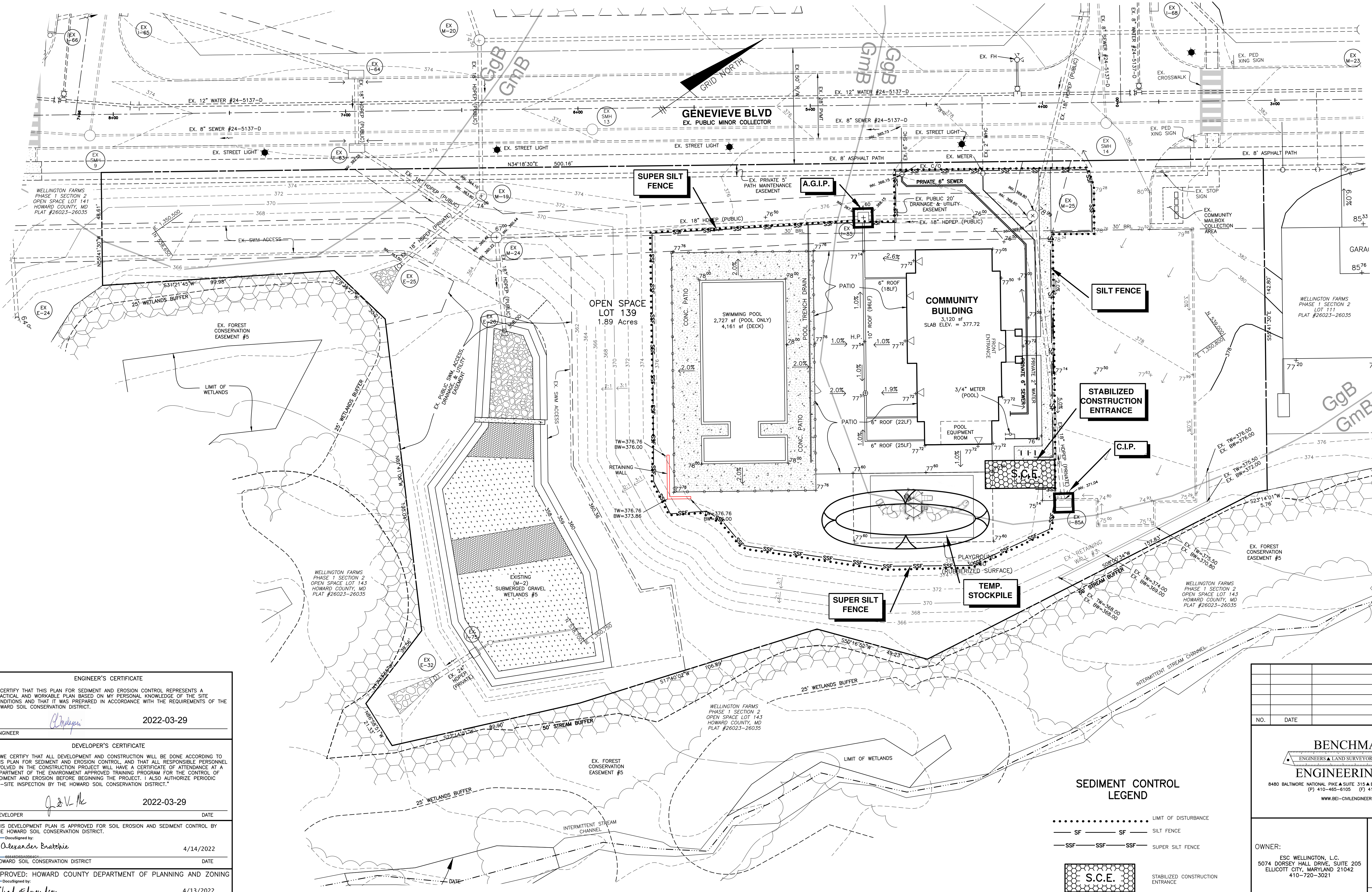
LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
⊗	42	TAXUS X MEDIA DENSIFORMIS (Densiformis Yew)	24"-30" B&B	SHRUBS ALONG PERIMETER EDGES TO BE PROVIDED BY THE BUILDER
⊙	3	CLADRASIS KENTUCKEA LUTEA (Yellowwood)	2.5" - 3" cal.	SHADE TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE BUILDER
⊛	9	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-21-044

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING		BUILDER'S CERTIFICATE	
DocuSigned by: <i>Chad Edmondson</i>	4/13/2022	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.	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE	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.	
DocuSigned by: <i>Any Green</i>	4/14/2022		
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE		
DocuSigned by: <i>Any Green</i>	4/22/2022		
DIRECTOR	DATE	JASON VAN KIRK ESC WELLINGTON, L.C. 2022-03-29 DATE	

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043 (P) 410-485-6105 (F) 410-485-6544 WWW.BEI-ONLINEENGINEERING.COM		Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer (Professional Engineer No. 22890) of the State of Maryland, License No. 22890, dated 06-29-2013.
OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	WELLINGTON FARMS PHASE 1 SECTION 2 COMMUNITY BUILDING Open Space Lot 139 (previously recorded as Plat No. 26023-26035)	TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND
BUILDER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	LANDSCAPE PLAN	
DATE: MARCH 28, 2022 DESIGN: DBT DRAFT: DBT	BEI PROJECT NO. 3082 SCALE: AS SHOWN SHEET 4 OF 7	

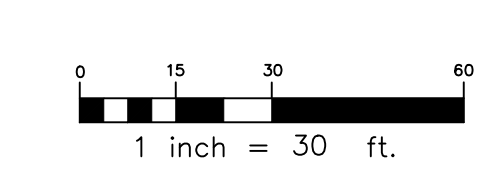
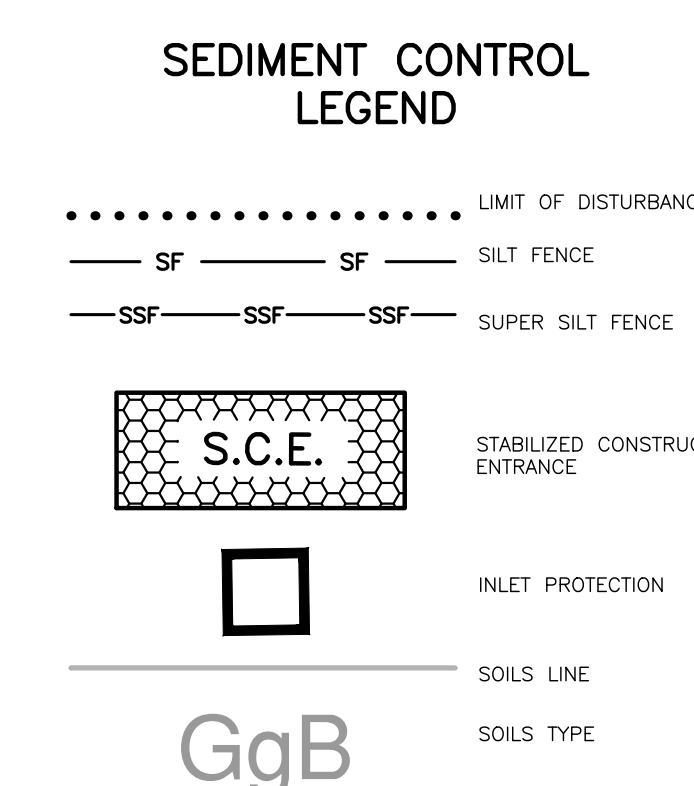
SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
SYMBOL	HYDRIC	HYDROLOGIC GROUP	NAME	K-VALUE	ERODIBLE
GgA		B	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	0.20	NO
GgB		B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.20	NO
GmB*	YES	C	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	0.37	YES

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%.



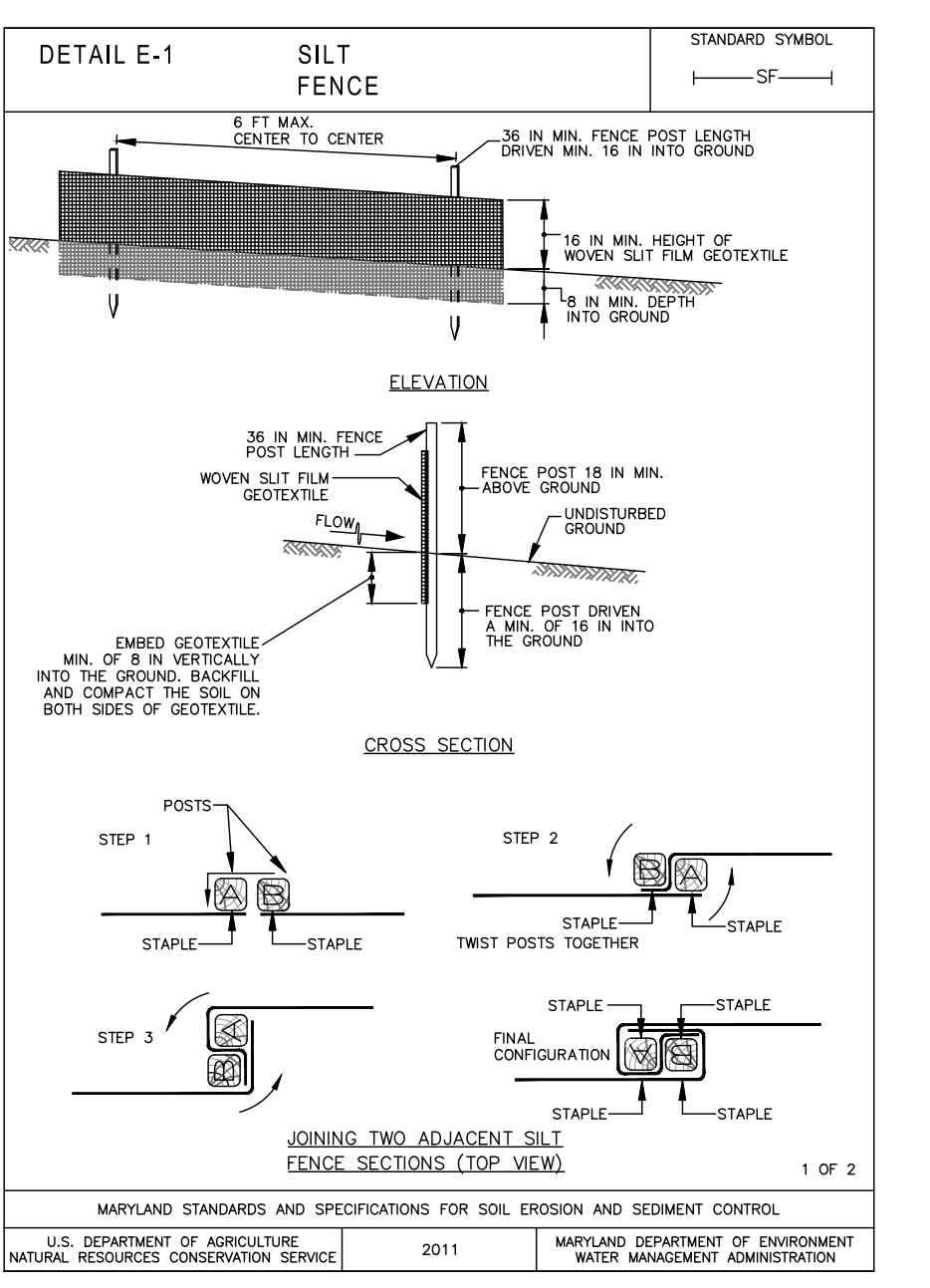
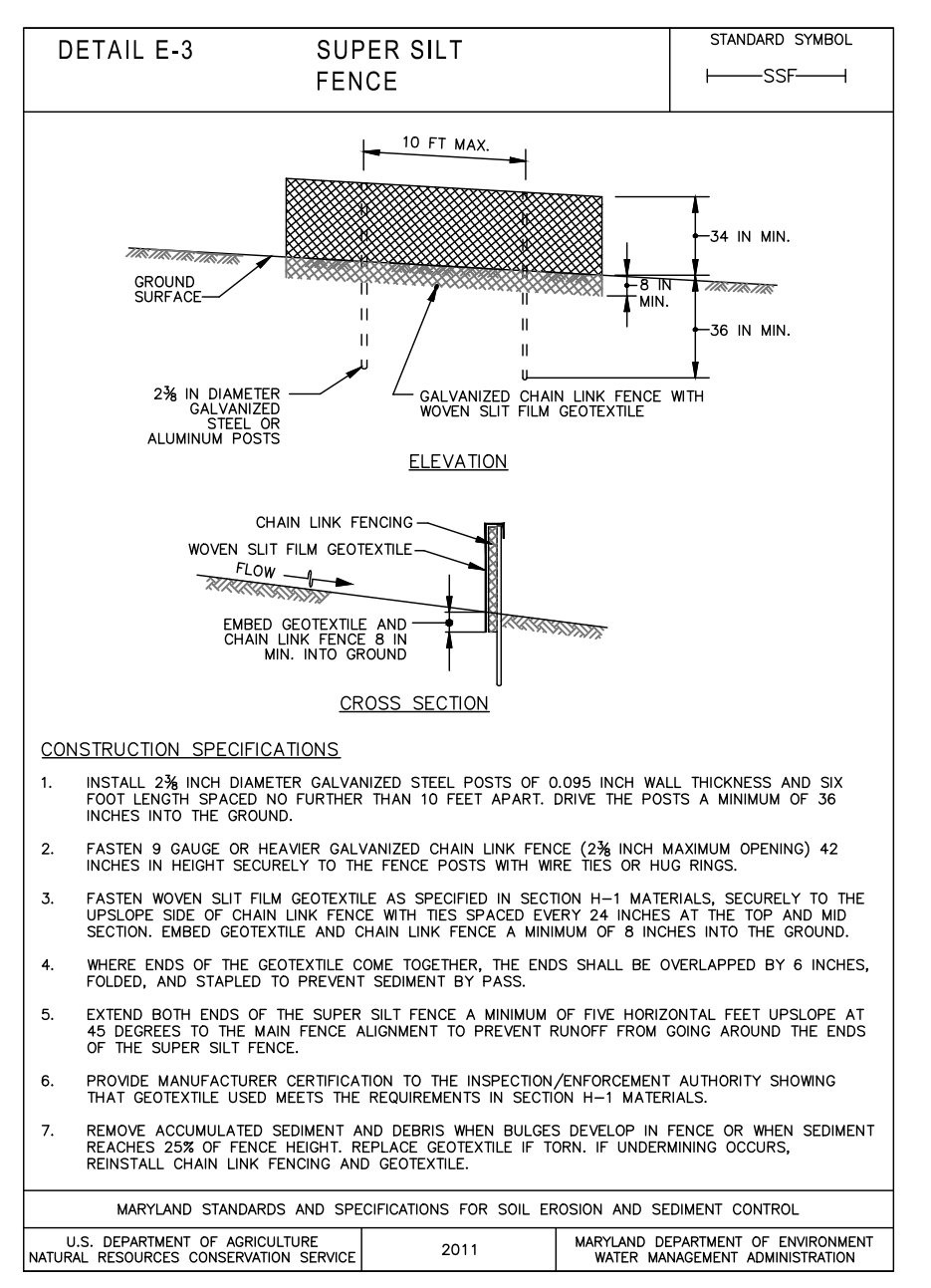
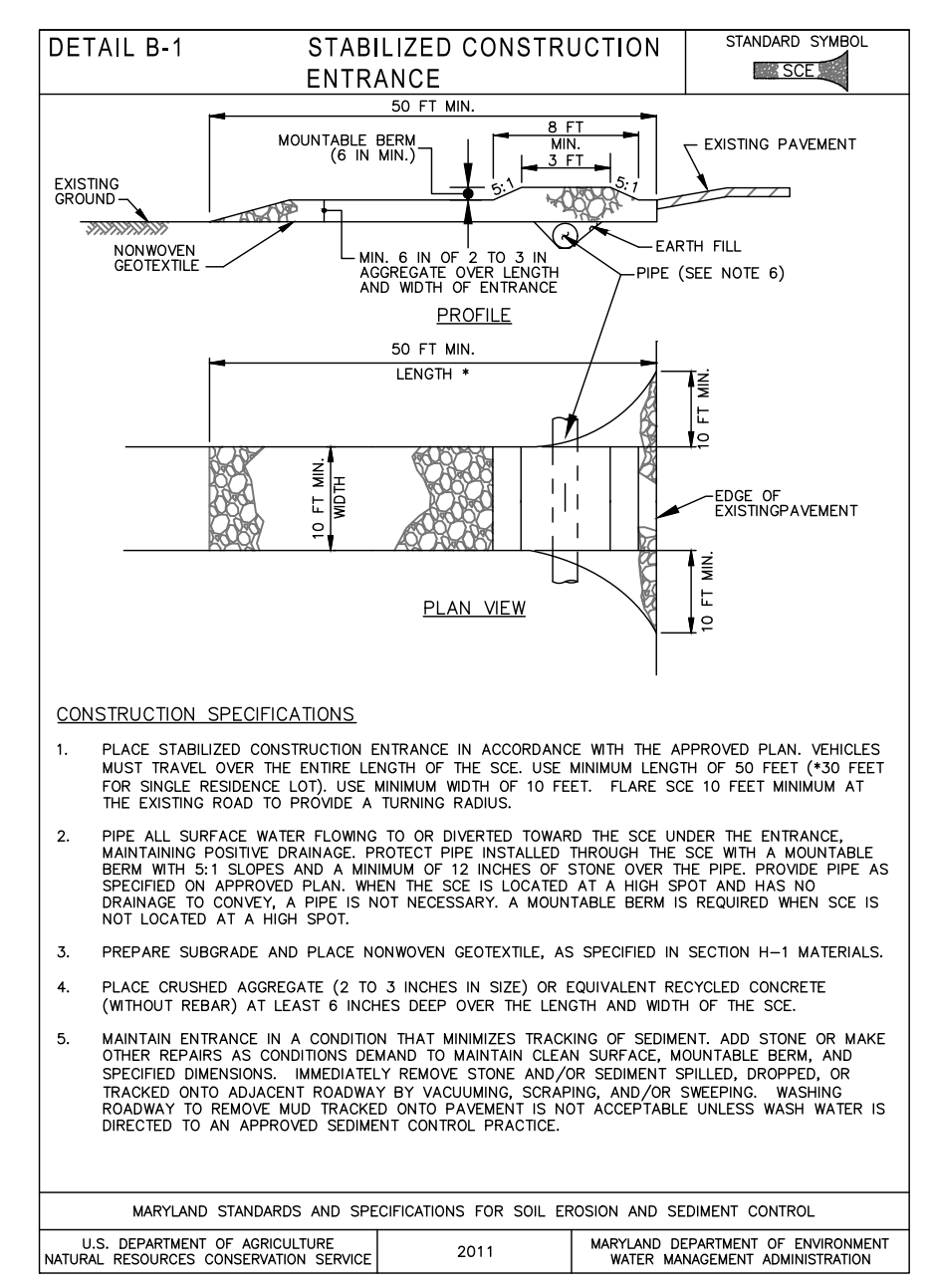
THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY.

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.	
ENGINEER	2022-03-29
DEVELOPER'S CERTIFICATE	
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.	
DEVELOPER	2022-03-29
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	
Developed by:	4/14/2022
HOWARD SOIL CONSERVATION DISTRICT	DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
Chief, Development Engineering Division	4/13/2022
Chief, Division of Land Development	4/14/2022
Director	4/22/2022

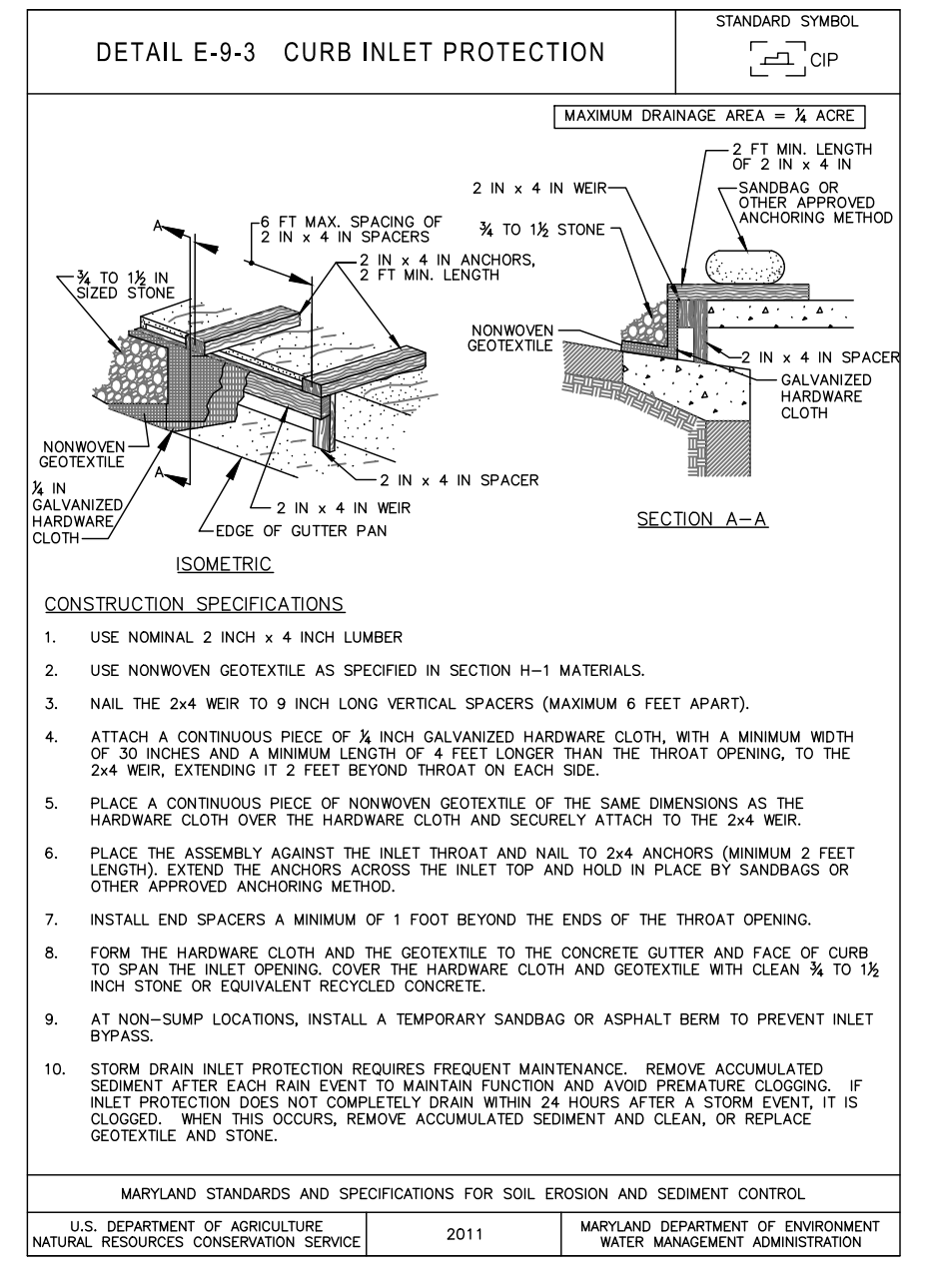
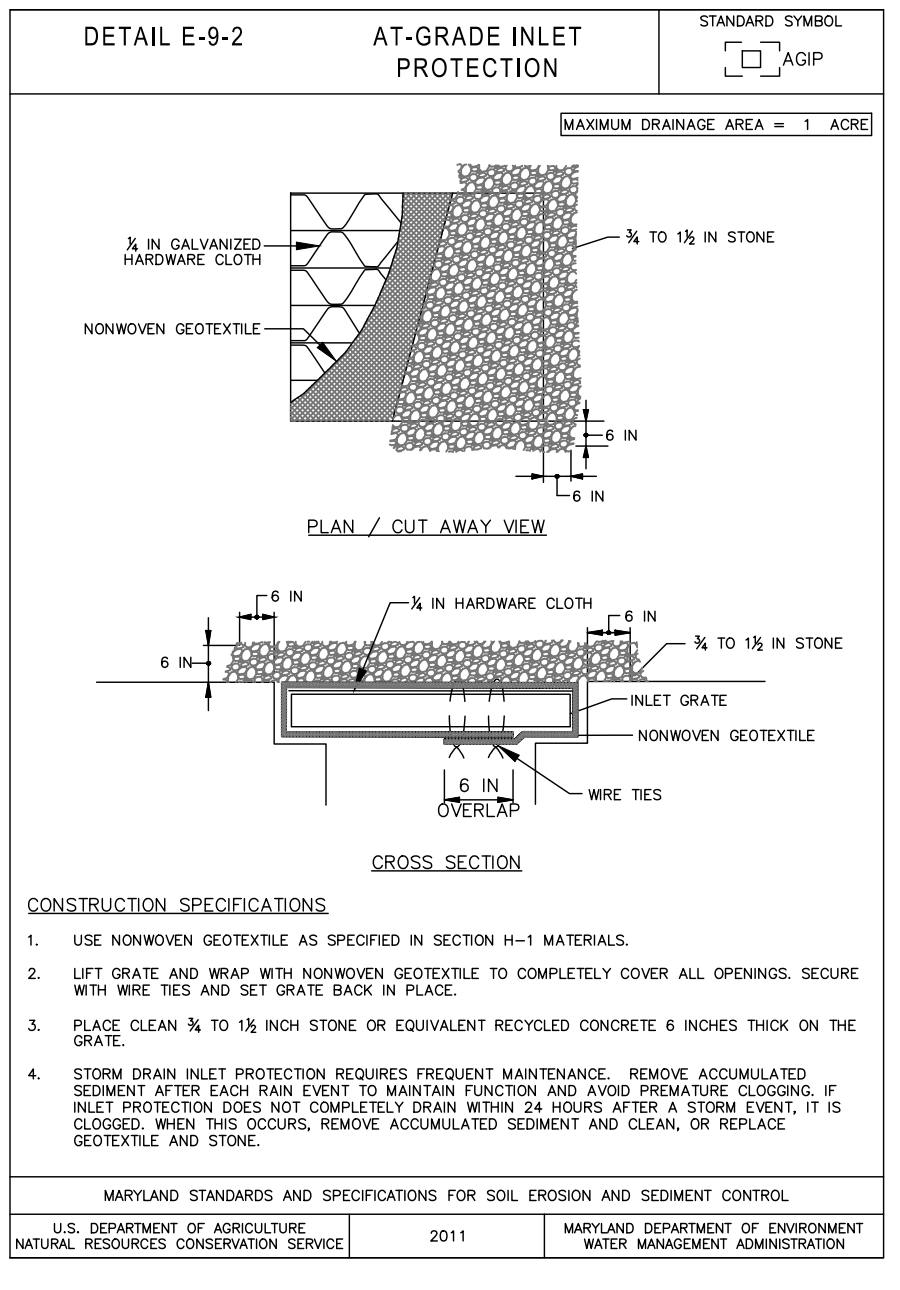


NO.	DATE	REVISION

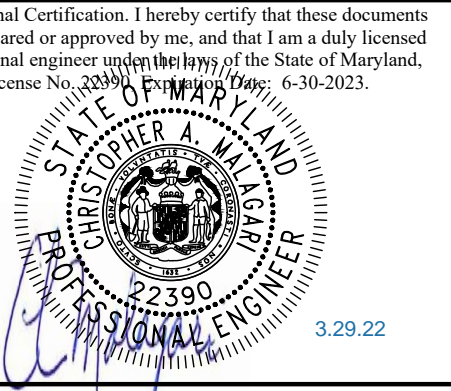
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CVLENGINEERING.COM		Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the authority of the State of Maryland, License No. 20898, P.E. in Civil Engineering, 6-30-2023.
OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	WELLINGTON FARMS PHASE 1 SECTION 2 COMMUNITY BUILDING Open Space Lot 139 (previously recorded as Plat No. 26023-26035)	
BUILDER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND	
SEDIMENT AND EROSION CONTROL PLAN		
DATE: MARCH 28, 2022	BEI PROJECT NO. 3082	
DESIGN: DBT	DRAFT: DBT	SCALE: AS SHOWN SHEET 5 OF 7



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.	
ENGINEER	DATE
<i>[Signature]</i>	2022-03-29
DEVELOPER'S CERTIFICATE	
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.	
DEVELOPER	DATE
<i>[Signature]</i>	2022-03-29
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	
Designed by	DATE
Alexander Bratovich	4/14/2022
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
Chief, Development Engineering Division	DATE
<i>[Signature]</i>	4/13/2022
Chief, Division of Land Development	DATE
<i>[Signature]</i>	4/14/2022
Director	DATE
<i>[Signature]</i>	4/22/2022



NO.	DATE	REVISION
<p align="center">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-CVLENGINEERING.COM</p>		
<p align="center">WELLINGTON FARMS PHASE 1 SECTION 2 COMMUNITY BUILDING Open Space Lot 139 (previously recorded as Plat No. 26023-26035)</p>		
<p align="center">TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND</p>		
<p align="center">SEDIMENT AND EROSION CONTROL DETAILS</p>		
OWNER:	ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	BEI PROJECT NO. 3082
BUILDER:	ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	SHEET 7 OF 7
DESIGN: DBT	DRAFT: DBT	SCALE: AS SHOWN
<p align="center">DATE: MARCH 28, 2022</p>		



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer (Professional Engineer License No. 2020010117) of the State of Maryland. License No. 2020010117, dated 6-30-2023.

3.29.22