

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. 26110-26117.
- 4.) THE EXISTING TOPOGRAPHY SHOWN ON THESE LOTS 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 24-5138-D.
- 7.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-5138-D.
- 8.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE DRAINAGE AREA IS THE HAMMOND 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-22-001. 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 (H2S LOAD)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - F) 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 \$43,650.00 FOR THE REQUIRED 130 SHADE TREES AND 31 EVERGREEN TREES SHALL BE PAID AS PART OF THE GRADING PERMIT.
- 16.) THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION FOR THESE LOTS WAS PROVIDED UNDER F-22-001. THE EASEMENTS WERE RECORDED UNDER F-21-001, RECORD PLAT #26110-26117.
- 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 APRIL 10, 2022, ON WHICH DATE DEVELOPER AGREEMENT #F22001/24-5138-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 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCONIES AND CHIMNEYS MAY ENROACH 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 ENROACH 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY, 16 FEET INTO A REAR SETBACK, 4 FEET INTO A SIDE SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS, OPEN OR ENCLOSED PORCHES OR DECKS AND THE STAIRWAYS OR RAMPS ATTACHED THERETO MAY ENROACH 10 FEET INTO A FRONT OR REAR SETBACK, SETBACK FROM A PROJECT BOUNDARY OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
- 21.) THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- 22.) THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 23.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 2-9-2021 ID# D21406426.
- 24.) SECTION 110.0.d.1.e OF THE ZONING REGULATIONS LIMITS THE LENGTH OF SINGLE-FAMILY ATTACHED UNITS TO 120 FEET BUT IT ALSO GRANTS THE DIRECTOR OF DPZ THE AUTHORITY TO APPROVE A GREATER LENGTH UP TO A MAXIMUM OF 200 FEET BASED ON DETERMINATION THAT THE DESIGN OF THE BUILDING WILL MITIGATE THE VISUAL IMPACT OF THE INCREASED LENGTH. A REQUEST TO ALLOW FOR A GREATER BUILDING LENGTH FOR SEVERAL ROWS OF SINGLE-FAMILY ATTACHED UNITS WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON MAY 19, 2020.
- 25.) A MIHU AGREEMENT AND COVENANTS WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE COUNTY CODE. THE AGREEMENT AND COVENANTS ARE RECORDED WITH THE FINAL PLAN, F-22-001. THERE ARE 15 MIHUs TO BE PROVIDED WITH THIS PHASE/SECTION. A TOTAL OF 8 MIHUs WERE TO BE PROVIDED WITH PHASE 1 SECTION 1, AND 17 MIHUs SHALL BE PROVIDED WITH PHASE 2 FOR A TOTAL OF 40 WHICH MEETS THE OVERALL PROJECTS OBLIGATION.
- 26.) 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.
- 27.) A NOISE STUDY IS NOT REQUIRED. THIS PROJECT IS NOT WITHIN THE LIMITS IDENTIFIED IN SECTION 2.5.F2 OF THE DESIGN MANUAL FOR A NOISE STUDY.
- 28.) THE TRAFFIC IMPACT STUDY WAS PREPARED BY THE TRAFFIC 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.
- 29.) 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.
- 30.) IN ACCORDANCE WITH COUNCIL BILL 76-2018, EFFECTIVE JAN 11, 2019 AND PER SECTION 3.105(C) OF THE COUNTY CODE, ALL NEW RESIDENTIAL CONSTRUCTION THAT HAS A GARAGE, CARPORT, OR DRIVEWAY SHALL FEATURE A DEDICATED ELECTRIC LINE OF SUFFICIENT VOLTAGE SO THAT AN ELECTRIC VEHICLE CHARGING STATION MAY BE ADDED IN THE FUTURE. THIS DEDICATED LINE SHALL BE PROVIDED FOR EACH UNIT.
- 31.) FOR FLAG AND PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD ROAD-OF-WAY AND NOT ONTO THE PIPE STEM LOT DRIVEWAY.

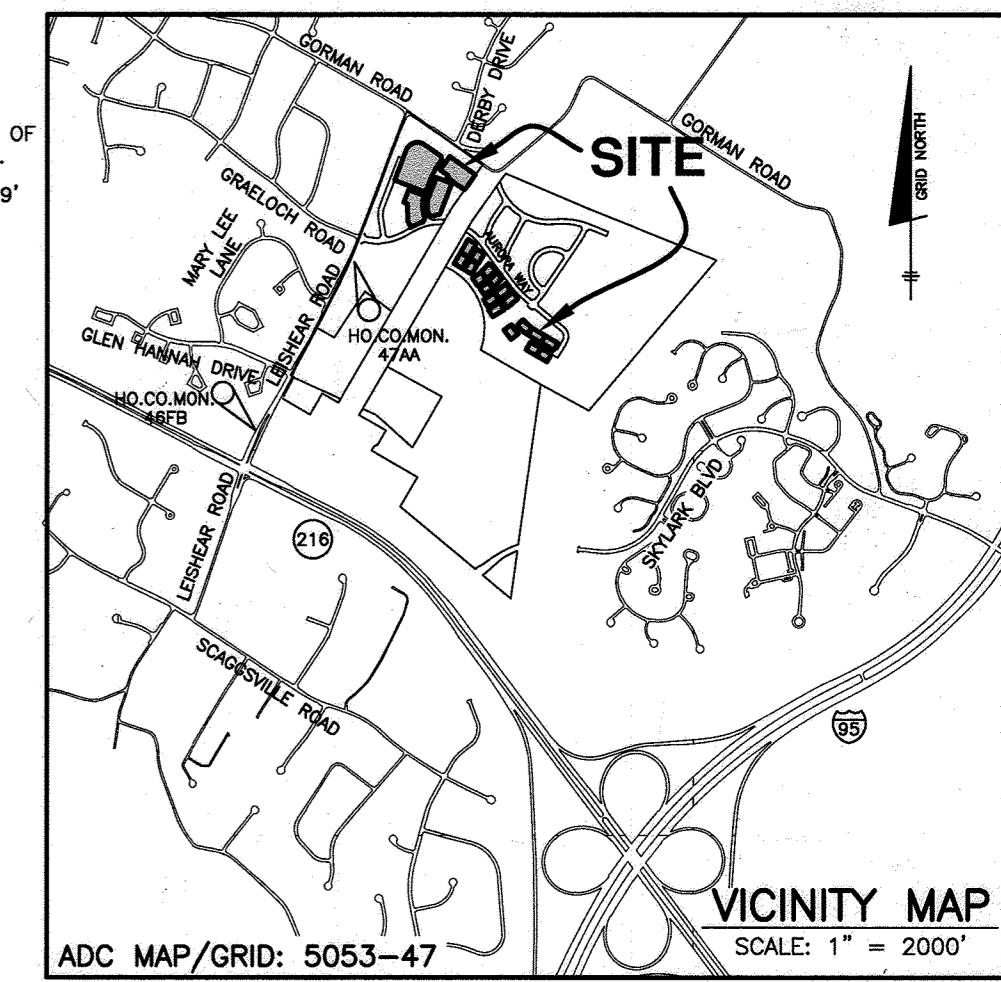
RESIDENTIAL SITE DEVELOPMENT PLAN

WELLINGTON FARMS

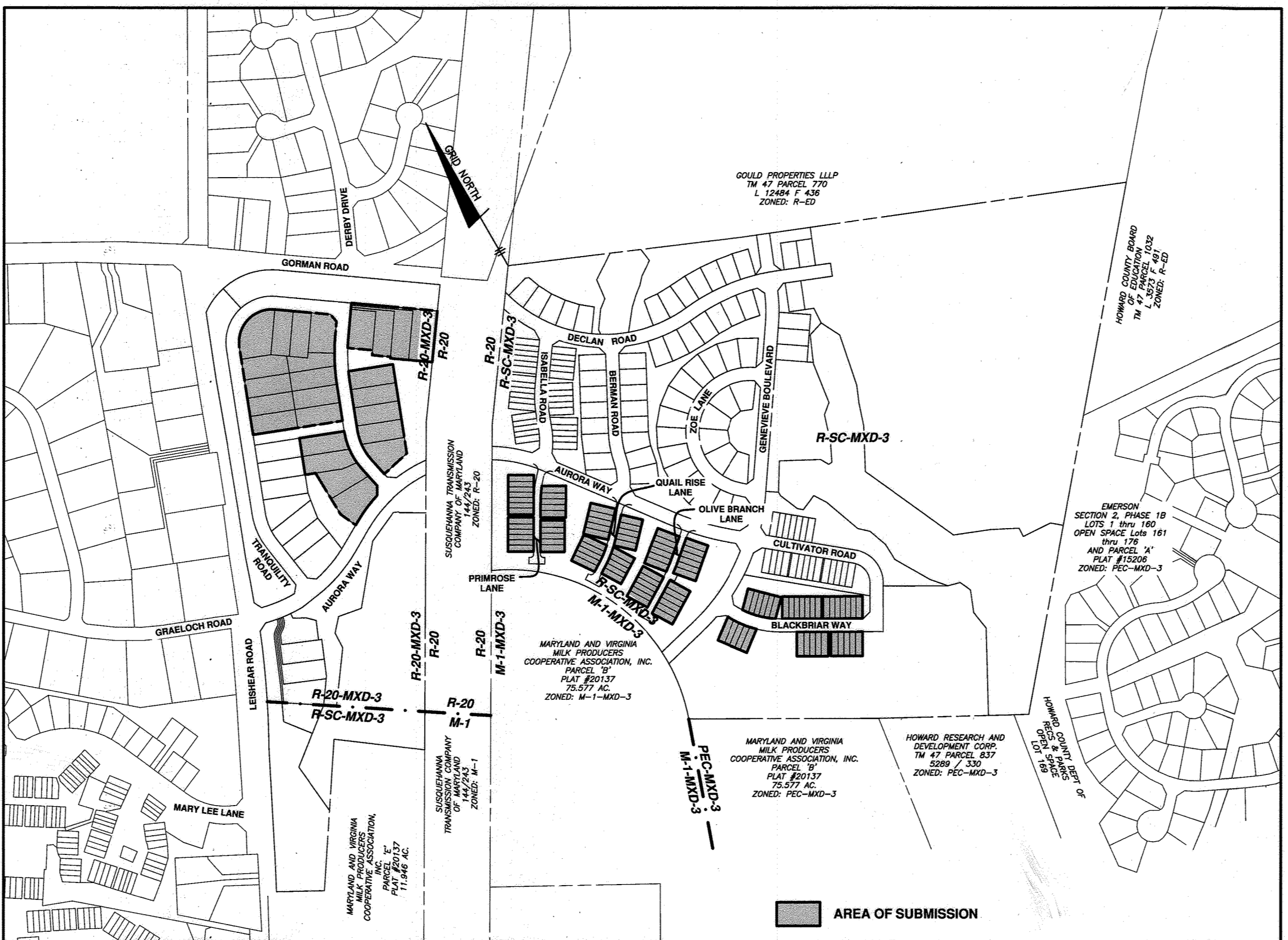
PHASE 1 SECTION 3

LOTS 144 thru 269

BENCHMARK
 HO. CO. #46FB NAD '83 HORIZONTAL - NAVD88 VERTICAL
 STAMPED BRASS DISK SET ON TOP OF A 3" DEEP COLUMN OF CONCRETE.
 HO. CO. #47AA STAMPED BRASS DISK SET ON TOP OF A 3" DEEP COLUMN OF CONCRETE.
 N 537149.785' E 1347468.998' ELEVATION: 317.217'
 N 538961.645' E 1348439.009' ELEVATION: 362.821'



SHEET INDEX	
SHEET	TITLE
1	SITE DEVELOPMENT PLAN COVER SHEET
2	GENERIC BOXES AND HOUSE FOOTPRINTS
3-5	SITE DEVELOPMENT AND GRADING PLAN
6	STORMWATER MANAGEMENT DETAILS
7-9	LANDSCAPE PLAN
10-12	SEDIMENT & EROSION CONTROL PLAN
13	SEDIMENT & EROSION CONTROL NOTES
14	SEDIMENT & EROSION CONTROL DETAILS



ADDRESS CHART			
LOT	ADDRESS	LOT	ADDRESS
144	7180	208	8005 QUAIL RISE LN
145	7140	209	8003 QUAIL RISE LN
146	7144	210	8001 QUAIL RISE LN
147	7148	211	7900 OLIVE BRANCH LN
148	7156	212	7902 OLIVE BRANCH LN
149	7160	213	7904 OLIVE BRANCH LN
150	7164	214	7906 OLIVE BRANCH LN
151	7168	215	7908 OLIVE BRANCH LN
152	7176	216	7910 OLIVE BRANCH LN
153	7180	217	7914 OLIVE BRANCH LN
154	7184	218	7916 OLIVE BRANCH LN
155	7188	219	7918 OLIVE BRANCH LN
156	7192	220	7920 OLIVE BRANCH LN
157	7200	221	7922 OLIVE BRANCH LN
158	7204	222	7924 OLIVE BRANCH LN
159	7208	223	7926 OLIVE BRANCH LN
160	7212	224	7928 OLIVE BRANCH LN
161	7216	225	7924 OLIVE BRANCH LN
162	7220	226	7919 OLIVE BRANCH LN
163	7224	227	7917 OLIVE BRANCH LN
164	7228	228	7915 OLIVE BRANCH LN
165	7232	229	7911 OLIVE BRANCH LN
166	7236	230	7909 OLIVE BRANCH LN
167	7240	231	7907 OLIVE BRANCH LN
168	8100	232	7905 OLIVE BRANCH LN
169	8102	233	7903 OLIVE BRANCH LN
170	8104	234	7901 OLIVE BRANCH LN
171	8106	235	7803 BLACKBRIAR WAY
172	8108	236	7805 BLACKBRIAR WAY
173	8110	237	7807 BLACKBRIAR WAY
174	8112	238	7809 BLACKBRIAR WAY
175	8114	239	7811 BLACKBRIAR WAY
176	8116	240	7813 BLACKBRIAR WAY
177	8118	241	7815 BLACKBRIAR WAY
178	8120	242	7817 BLACKBRIAR WAY
179	8122	243	7819 BLACKBRIAR WAY
180	8124	244	7821 BLACKBRIAR WAY
181	8126	245	7823 BLACKBRIAR WAY
182	8128	246	7825 BLACKBRIAR WAY
183	8130	247	7827 BLACKBRIAR WAY
184	8132	248	7829 BLACKBRIAR WAY
185	8134	249	7831 BLACKBRIAR WAY
186	8136	250	7833 BLACKBRIAR WAY
187	8138	251	7835 BLACKBRIAR WAY
188	8140	252	7837 BLACKBRIAR WAY
189	8142	253	7839 BLACKBRIAR WAY
190	8144	254	7841 BLACKBRIAR WAY
191	8146	255	7843 BLACKBRIAR WAY
192	8148	256	7845 BLACKBRIAR WAY
193	8150	257	7847 BLACKBRIAR WAY
194	8006	258	7836 BLACKBRIAR WAY
195	8008	259	7834 BLACKBRIAR WAY
196	8010	260	7830 BLACKBRIAR WAY
197	8012	261	7828 BLACKBRIAR WAY
198	8014	262	7826 BLACKBRIAR WAY
199	8016	263	7824 BLACKBRIAR WAY
200	8018	264	7822 BLACKBRIAR WAY
201	8020	265	7808 BLACKBRIAR WAY
202	8022	266	7806 BLACKBRIAR WAY
203	8024	267	7804 BLACKBRIAR WAY
204	8026	268	7802 BLACKBRIAR WAY
205	8028	269	7800 BLACKBRIAR WAY
206	8030		
207	8032		

SITE ANALYSIS DATA CHART	
A.) TOTAL PROJECT AREA (AS SHOWN ON F-22-001)	33.38 ACRES
B.) AREA OF PLAN SUBMISSION (BUILDABLE LOTS ONLY)	12.23 ACRES
C.) LIMIT OF DISTURBED AREA	13.4 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)	126
H.) TOTAL NUMBER OF UNITS PROPOSED	24 SFD 102 TOWNHOUSES 126 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	315 (PER F-22-001)
K.) NUMBER OF PARKING SPACES PROVIDED ONSITE (INCLUDES HANDICAPPED SPACES)	300 (PER F-22-001)
L.) OPEN SPACE ON-SITE	N/A
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED	136,200 SF
AREA OF RECREATIONAL OPEN SPACE PROVIDED:	372,478 SF (PROVIDED UNDER F-21-044)
N.) BUILDING COVERAGE OF SITE	1,680 SF } BASED ON THE SFA LOTS
PERCENTAGE OF GROSS AREA	52.3% } WITH LARGEST COVERAGE (MAXIMUM ALLOWED 60%)
O.) APPLICABLE DPZ FILE REFERENCES:	F-08-148, ECP-18-042, S-18-003, WP-20-039, WP-20-099, WP-20-117, F-20-008, F-21-028, F-21-044, F-22-001, SDP-22-003, SDP-22-009

THIS RESIDENTIAL PROJECT IS REQUIRED TO PROVIDE A MINIMUM OF 10% OF THE 126 DWELLING UNITS AS MODERATE INCOME HOUSING UNITS. A TOTAL OF 22 MIHUs ARE TO BE PROVIDED WITH THIS PLAN. THOSE UNITS ARE LOCATED ON LOTS 169, 171, 173, 218, 219, 221, 236, 238, 239, 242, 244, 246, 248, 251, and 253.

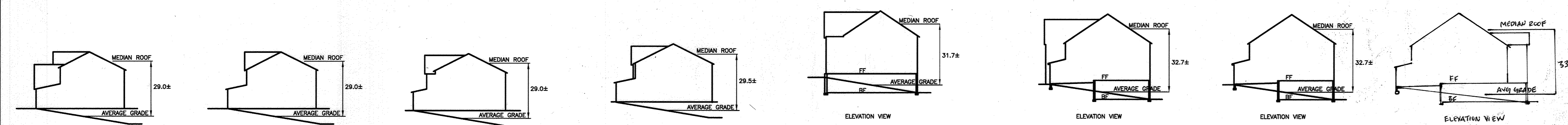
MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING					
Phase/Section	P1S1	P1S2	P1S3	P2	TOTAL
Total Number of Lots/Units Proposed	45	79	126	144	394
Total Number of MIHUs Required	5	8	13	14	40
Number of MIHUs Provided Onsite (Exempt from APFO allocations)	8	0	15	17	40
Number of APFO Allocations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

NOTE: THE ADDITIONAL 4 MIHUs PROVIDED ABOVE THE REQUIREMENT THRU THE COMPLETION OF PHASE 1 SECTION 3 SHALL BE CREDITED TOWARDS THE OBLIGATION OF PHASE 2

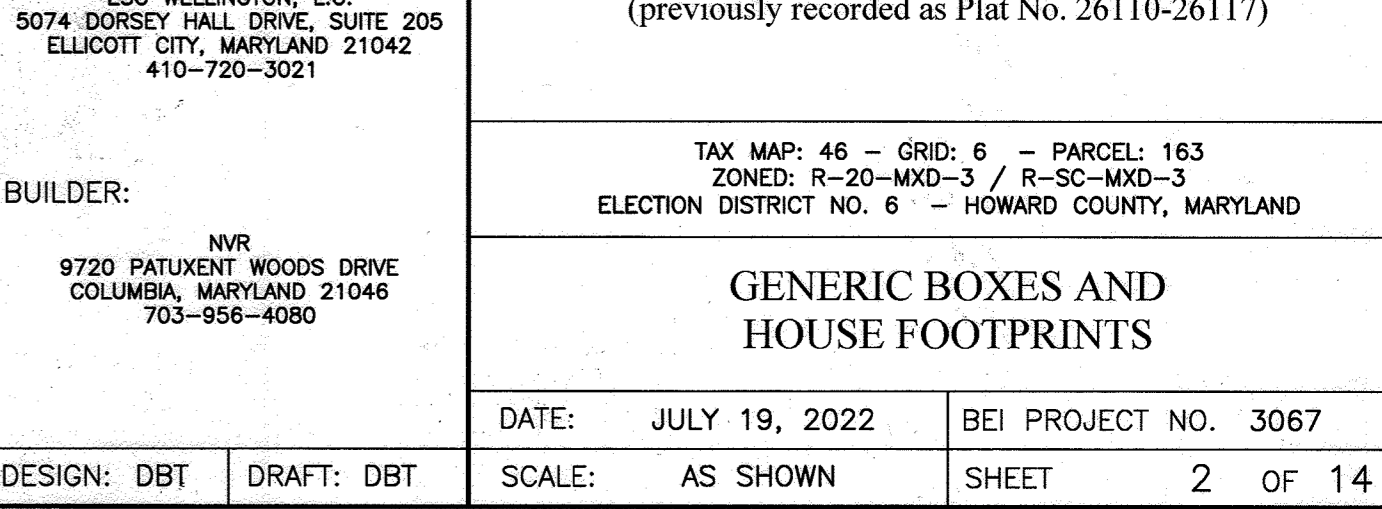
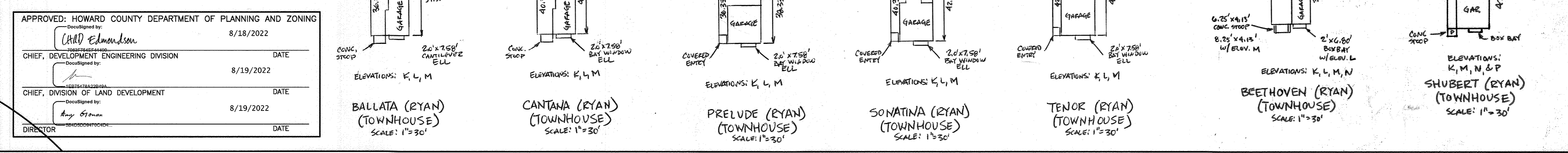
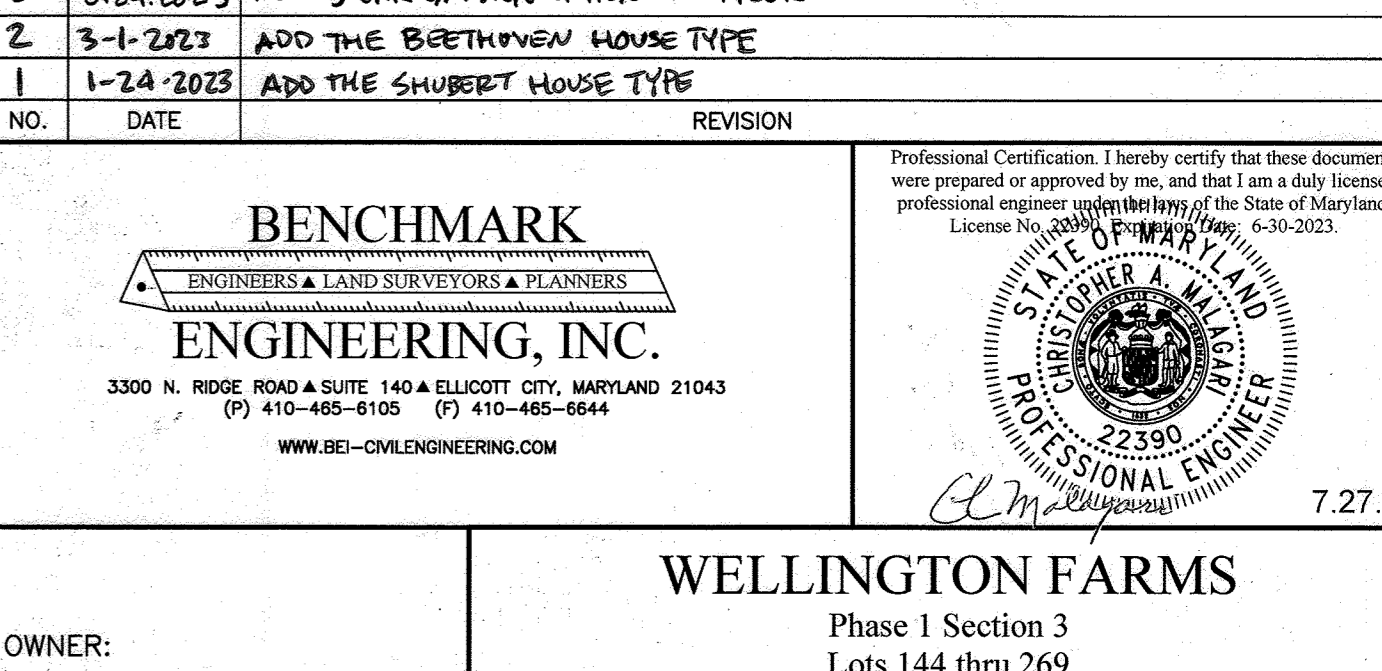
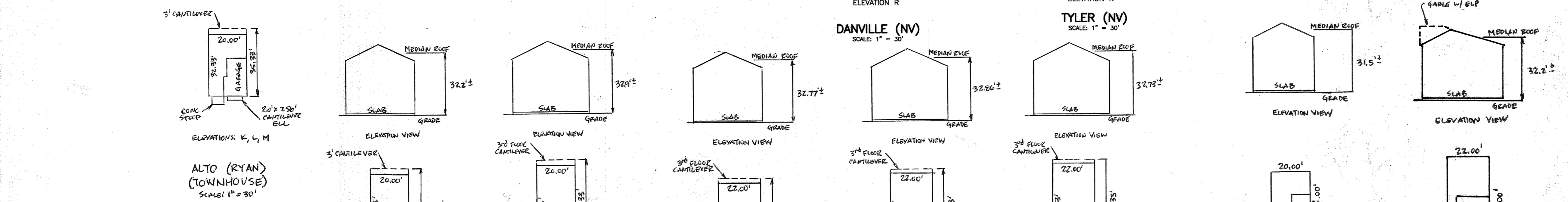
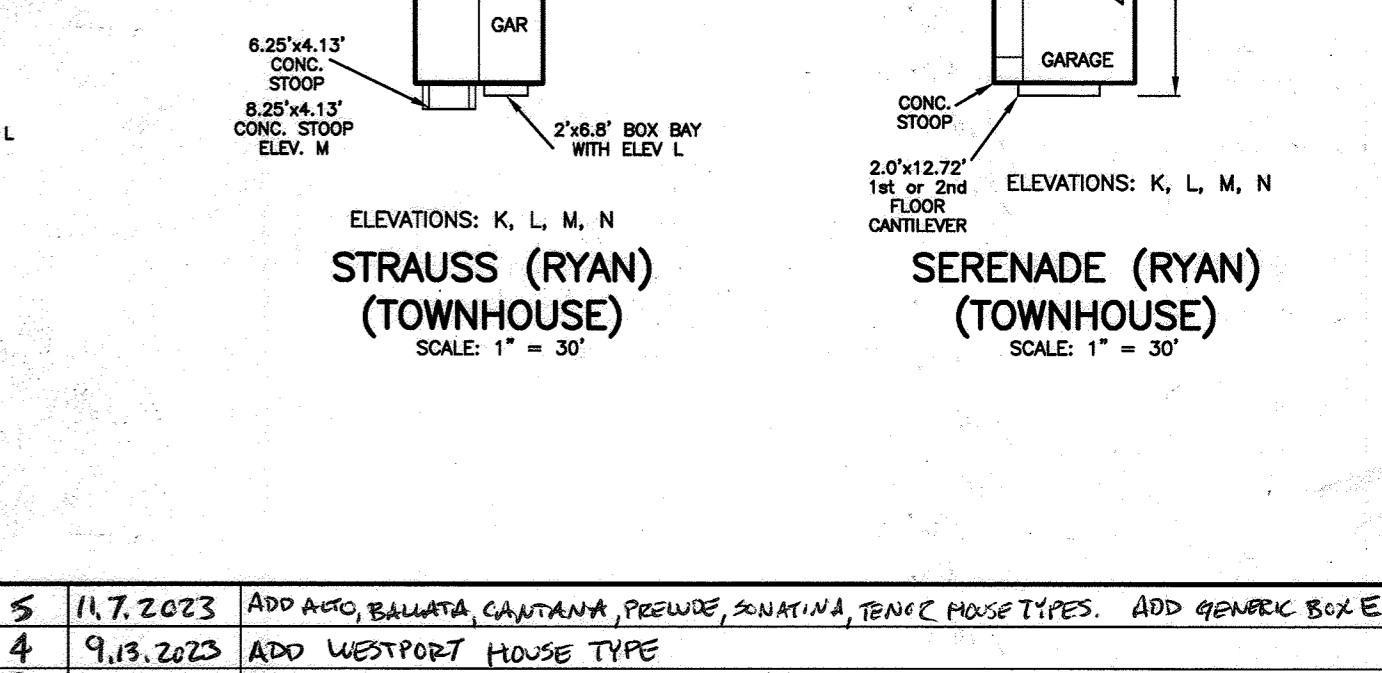
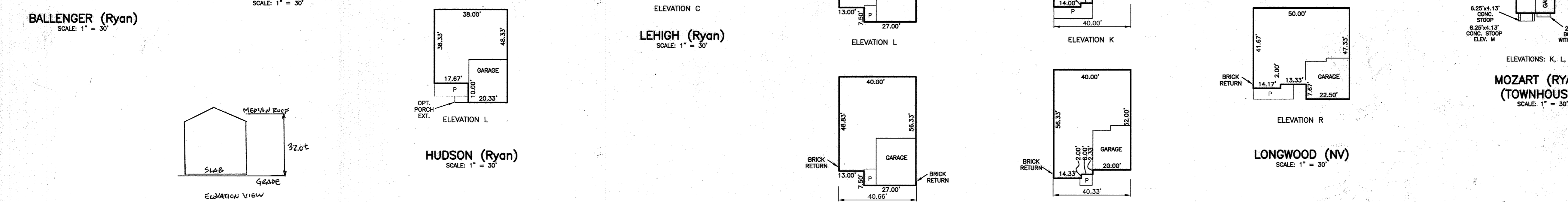
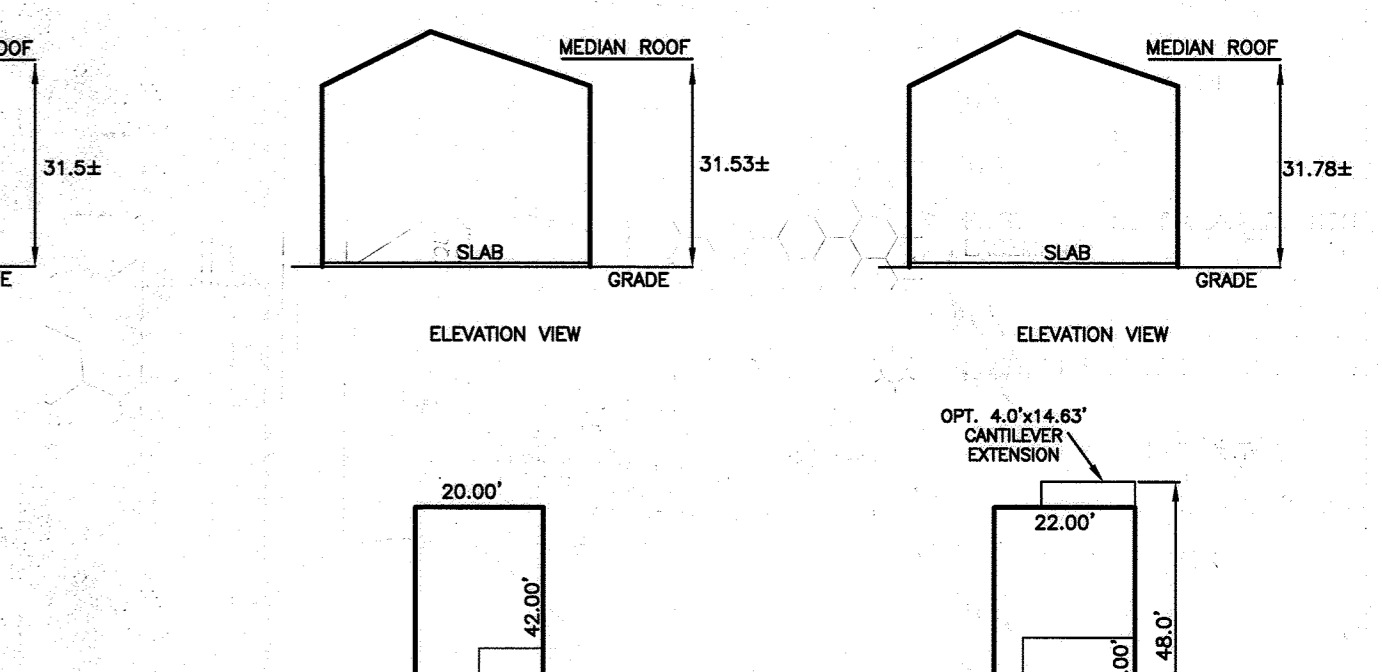
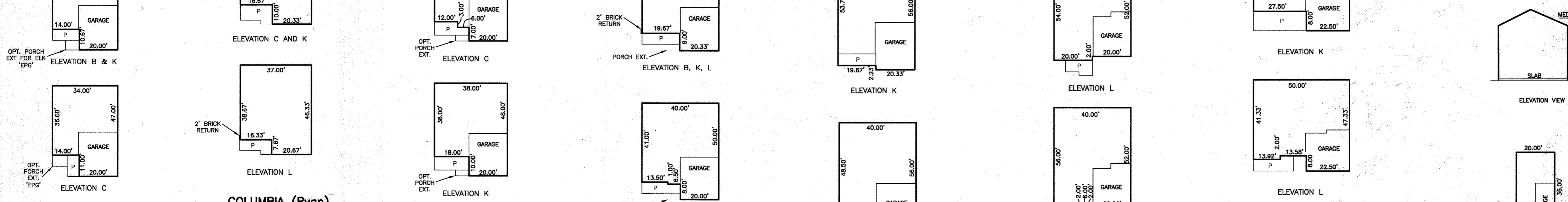
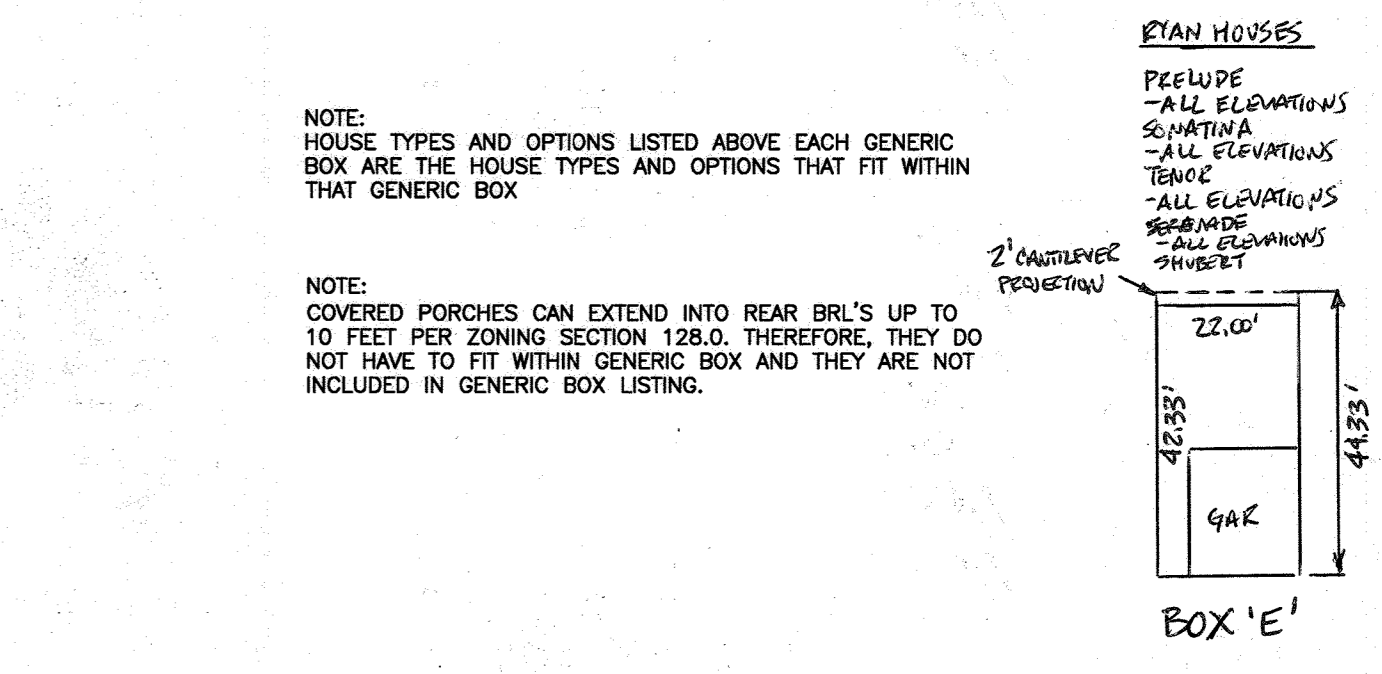
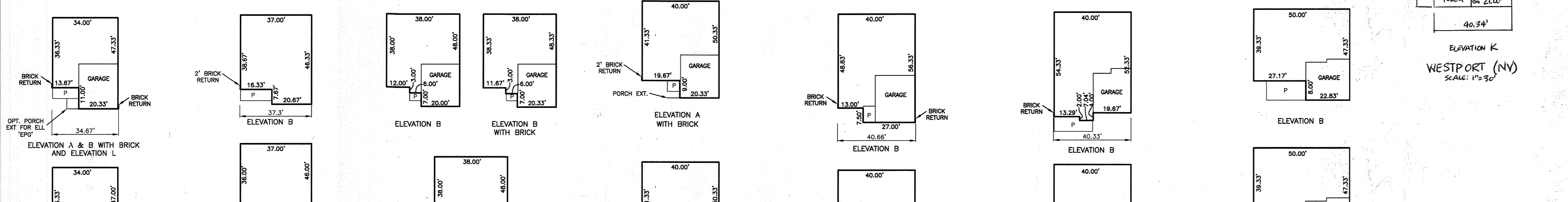
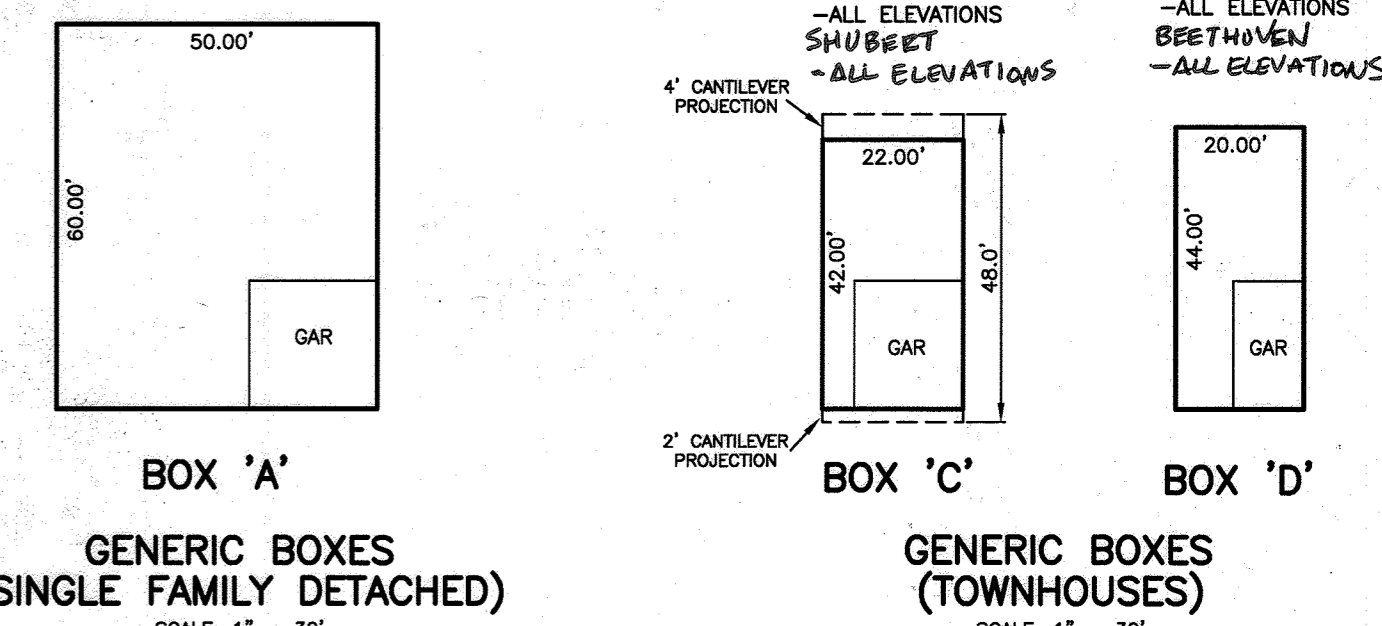
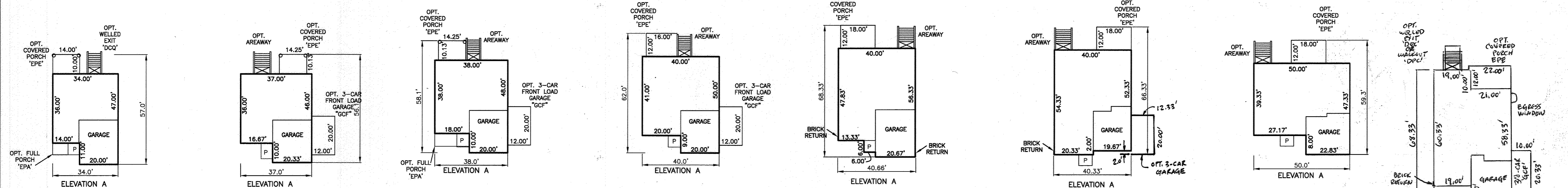
PERMIT INFORMATION CHART					
SUBDIVISION NAME:		SECTION/AREA:	LOT/PARCEL #		
WELLINGTON FARMS		PHASE 1 SECTION 3	LOTS 144-269		
PLAT No.	GRID No.	ZONE	TAX MAP NO	ELECTION DISTRICT	CENSUS TRACT
26110-26117	6	R-20-MXD-3 / R-SC-MXD-3	46	6	606806

<p>1 5/21/2023 REVISE GEN NOTE 25 AND MIHU CHART TO REFLECT 15 MIHU FOR P1S3 AND 17 MIHU FOR PHASE 2</p>		
NO.	DATE	REVISION
<p>BENCHMARK ENGINEERING, INC. 3300 N. RIDGE ROAD & SUITE 140 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-8108 (F) 410-465-8644 WWW.BE-CIVILENGINEERS.COM</p>		
<p>OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021</p>		
<p>BUILDER: NVR 9720 PATUMENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080</p>		
<p>WELLINGTON FARMS Phase 1 Section 3 Lots 144 thru 269 (previously recorded as Plat No. 26110-26117)</p>		
<p>TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND</p>		
<p>SITE DEVELOPMENT PLAN COVER SHEET</p>		
DATE: JULY 19, 2022	BEI PROJECT NO. 3067	
DESIGN: DBT	DRAFT: DBT	SHEET 1 OF 14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
DocuSigned by: 0307326E1A99	8/18/2022
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
DocuSigned by: 1E87547A2289A	8/19/2022
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DocuSigned by: 8840889090048	8/19/2022
DIRECTOR	DATE



- RYAN HOUSES**
 BALLERGER - ALL ELEVATIONS - 3 CAR GAR
 COLUMBIA - ALL ELEVATIONS - 3 CAR GAR
 HUDSON - ALL ELEVATIONS - 3 CAR GAR
 LEHIGH - ALL ELEVATIONS - 3 CAR GAR
 LONGWOOD - ALL ELEVATIONS - 3 CAR GAR
 MOZART - ALL ELEVATIONS - 3 CAR GAR
 SERENADE - ALL ELEVATIONS - 3 CAR GAR
 STRAUSS - ALL ELEVATIONS - 3 CAR GAR
 TYLER - ALL ELEVATIONS - 3 CAR GAR
- NY HOUSES**
 DANVILLE - ALL ELEVATIONS
 HUDSON - ALL ELEVATIONS
 LONGWOOD - ALL ELEVATIONS
 TYLER - ALL ELEVATIONS
- ALTO (RYAN)**
 ALL ELEVATIONS
 BALLATA - ALL ELEVATIONS
 CANTANA - ALL ELEVATIONS
 PRELUDE - ALL ELEVATIONS
 SONATINA - ALL ELEVATIONS
 TENOR - ALL ELEVATIONS



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

8/18/2022

8/19/2022

8/19/2022

5	11.7.2023	ADD ALC, BALLATA, CANTANA, PRELUDE, SONATINA, TENOR HOUSE TYPES. ADD GENERIC BOX E
4	9.13.2023	ADD WESTPORT HOUSE TYPE
3	8.24.2023	ADD 3-CAR GARAGE OPTION TO TYLER
2	3-1-2023	ADD THE BEETHOVEN HOUSE TYPE
1	1-24-2023	ADD THE SHUBERT HOUSE TYPE

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 3300 N. RIDGE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8108 (F) 410-465-8844
 WWW.BE-ENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the authority of the State of Maryland, License No. 22590, EXPIRES 6/30/2023.

7.27.22

WELLINGTON FARMS
 Phase 1 Section 3
 Lots 144 thru 269
 (previously recorded as Plat No. 26110-26117)

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

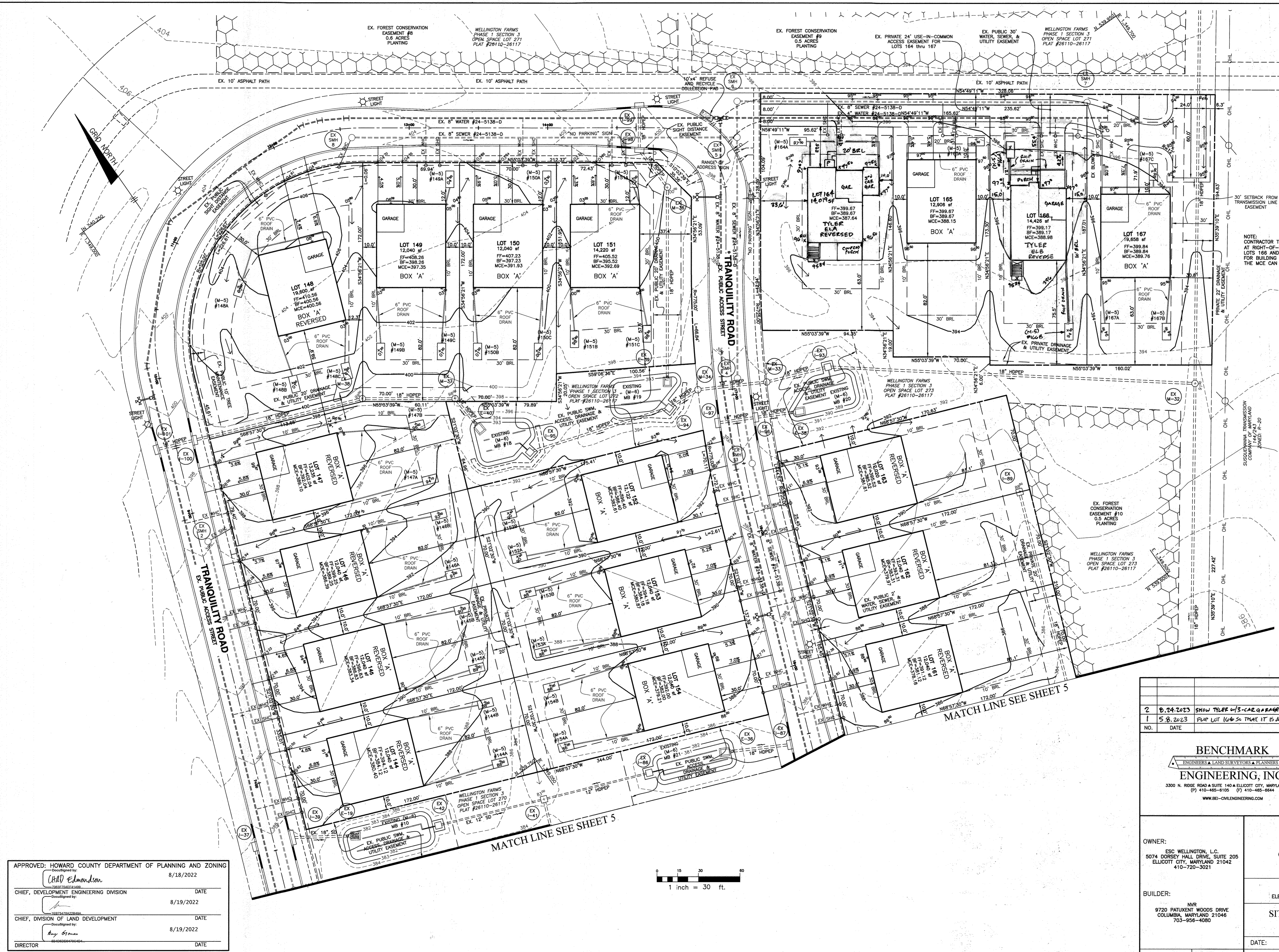
BUILDER:
 NVR
 9720 PATUKENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 703-956-4080

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

GENERIC BOXES AND HOUSE FOOTPRINTS

DATE: JULY 19, 2022
 BEI PROJECT NO. 3067

DESIGN: DBT
 DRAFT: DBT
 SCALE: AS SHOWN
 SHEET 2 OF 14



LEGEND OF SYMBOLS

- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF SUBMISSION
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING STREET LIGHTS
- EXISTING FIRE HYDRANT
- EXISTING CROSSWALK
- DRY WELL
- BUILDING RESTRICTION LINE
- FIRST FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- MINIMUM CELLAR ELEVATION
- EXISTING STORM DRAIN
- EXISTING 1.5" WHC
- EXISTING 4" SHC

NO.	DATE	REVISION
2	0.24.2023	SHOW TYLER W/3-CAR GARAGE PER AS-BUILT CONDITION ON LOT 148
1	5.9.2023	PROP LOT 166 SO THAT IT IS A GARAGE LEFT. SHOW THE TYLER HOUSE ON LOT 166

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

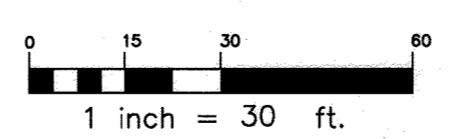
3300 N. RIDGE ROAD & SUITE 140 & ELLICOTT CITY, MARYLAND 21043
(P) 410-461-0100 (F) 410-461-6644
WWW.BE-CIVILENGINEERING.COM

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20097, EXPIRES 6-30-2023.

7.27.22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

8/18/2022	DATE
8/19/2022	DATE
8/19/2022	DATE
DATE	DATE



WELLINGTON FARMS
Phase 1 Section 3
Lots 144 thru 269
(previously recorded as Plat No. 26110-26117)

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

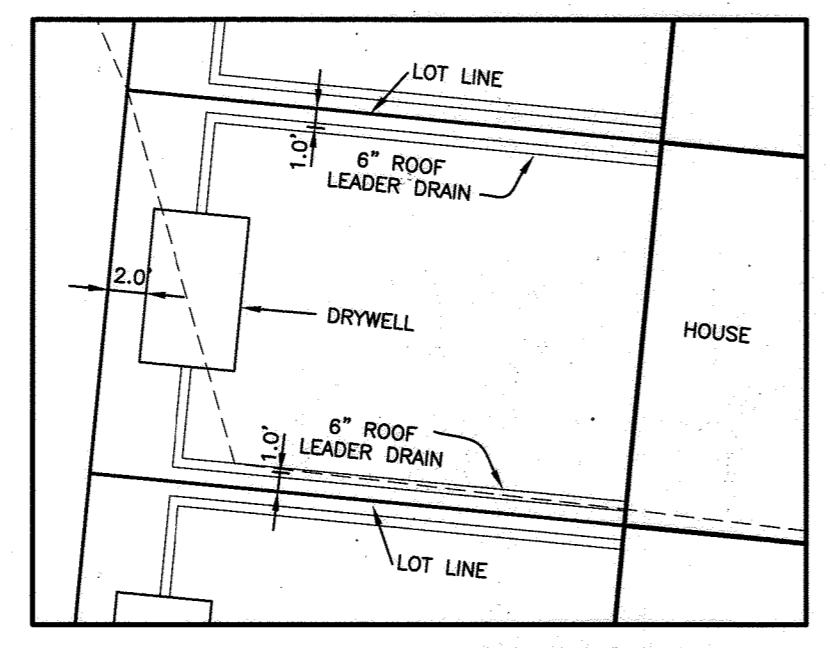
DATE: JULY 19, 2022 BEI PROJECT NO. 3067
DESIGN: DBT DRAFT: DBT SCALE: AS SHOWN SHEET 3 OF 14

SDP-22-026

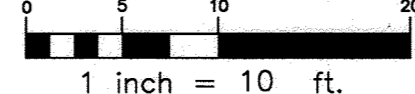


LEGEND OF SYMBOLS

- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF SUBMISSION
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING STREET LIGHTS
- EXISTING FIRE HYDRANT
- EXISTING CROSSWALK
- DRY WELL
- BUILDING RESTRICTION LINE
- FIRST FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- MINIMUM CELLAR ELEVATION
- EXISTING STORM DRAIN
- EXISTING 1.5" WHC
- EXISTING 4" SHC



TYPICAL DETAIL FOR DRYWELL IN REAR YARD OF TOWNHOUSE LOT



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
Designed by: <i>Chris Edmondson</i>	8/18/2022
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
Designed by: <i>Amy Stroman</i>	8/19/2022
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
Designed by: <i>Amy Stroman</i>	8/19/2022
DIRECTOR	DATE

1 inch = 10 ft.

BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & EASEMENTS 3300 N. RIDGE ROAD & SUITE 140 & ELLICOTT CITY, MARYLAND 21043 (P) 410-485-6105 (F) 410-485-8844 WWW.BE-CIVILENGINEERING.COM		Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the authority of the State of Maryland. License No. 16140, expires 12-31-2023.
NO. 1 DATE 5.21.23 REVISION REMOVE MINU DESIGNATION FOR LOTS 170, 177, 179, 197, 199, 202, 204	OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	BUILDER: NVR 9720 PATHEMANT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080
DATE: 8.15.22 DESIGN: DBT DRAFT: DBT	DATE: JULY 19, 2022 SCALE: AS SHOWN	BEI PROJECT NO. 3067 SHEET 4 OF 14

WELLINGTON FARMS
 Phase 1 Section 3
 Lots 144 thru 269
 (previously recorded as Plat No. 26110-26117)

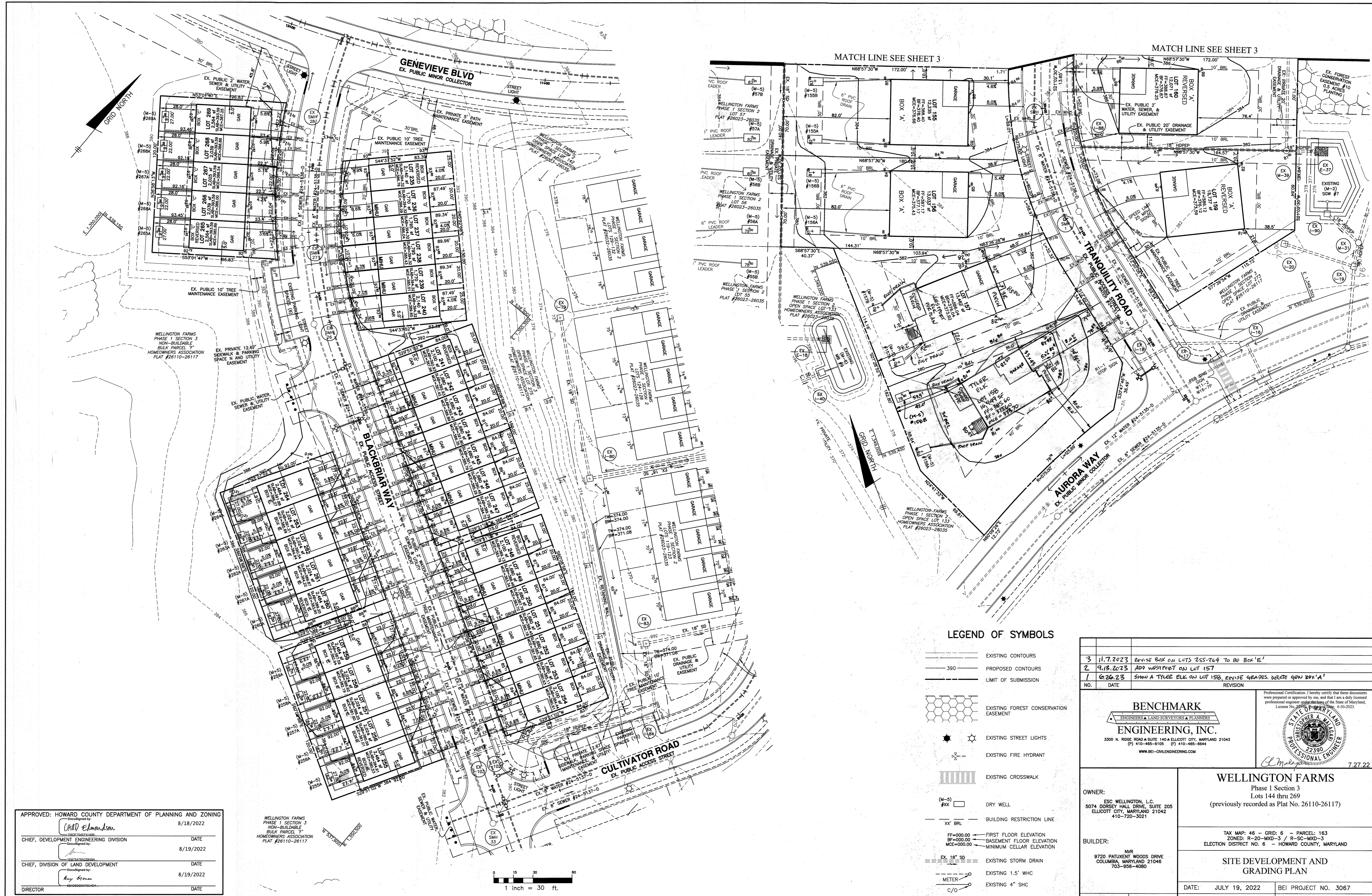
TAX MAP: 46 - GRID: 6 - PARCEL: 163
 ZONED: R-20-MXD-3 / R-SC-MXD-3
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT AND GRADING PLAN

DATE: JULY 19, 2022
 SCALE: AS SHOWN

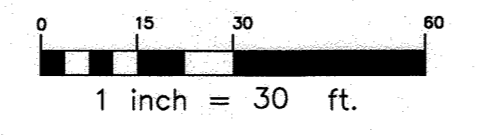
BEI PROJECT NO. 3067
 SHEET 4 OF 14

SDP-22-026



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 8/18/2022
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 8/19/2022
 CHIEF, DIVISION OF LAND DEVELOPMENT
 8/19/2022
 DIRECTOR

WELLINGTON FARMS
 PHASE 1 SECTION 3
 NON-BUILDABLE
 BULK PARCEL "T"
 HOMEOWNERS ASSOCIATION
 PLAT #26110-26117



LEGEND OF SYMBOLS

- 390 — EXISTING CONTOURS
- 390 — PROPOSED CONTOURS
- — — LIMIT OF SUBMISSION
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING STREET LIGHTS
- EXISTING FIRE HYDRANT
- EXISTING CROSSWALK
- (M-5) DRY WELL
- XX' BRL BUILDING RESTRICTION LINE
- FF=000.00 FIRST FLOOR ELEVATION
- BF=000.00 BASEMENT FLOOR ELEVATION
- MCE=000.00 MINIMUM CELLAR ELEVATION
- EX. 18" SD EXISTING STORM DRAIN
- METER EXISTING 1.5" WHC
- C/O EXISTING 4" SHC

NO.	DATE	REVISION
3	11.7.2023	REVISE BOX ON LOTS 255-264 TO BE BOX 'E'
2	9.13.2023	ADD WESTPORT ON LOT 157
1	6.26.23	SHOW A TYLER ELK ON LOT 158, REVISE GRADES, DELETE GEN BOX 'A'

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 3300 N. RIDGE ROAD & SUITE 140 & ELLICOTT CITY, MARYLAND 21042
 (P) 410-465-8105 (F) 410-465-8544
 WWW.BEI-CVLENGINEERING.COM

WELLINGTON FARMS
 Phase 1 Section 3
 Lots 144 thru 269
 (previously recorded as Plat No. 26110-26117)

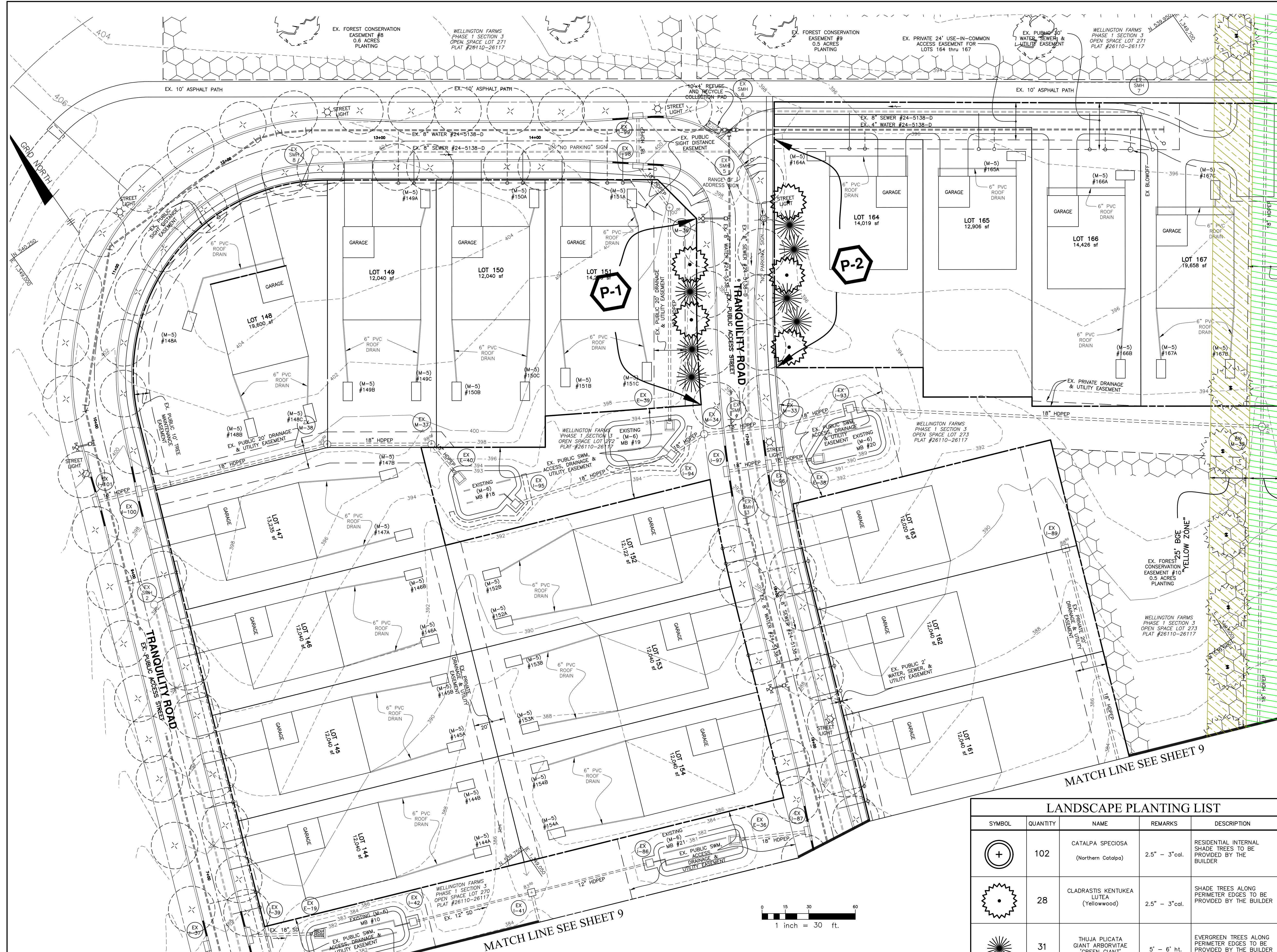
OWNER: ESC WELLINGTON, L.C.
 5074 DORSEY HALL DRIVE, SUITE 205
 ELLICOTT CITY, MARYLAND 21042
 410-720-3021

BUILDER: NVR
 9720 PATENT WOODS DRIVE
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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

SITE DEVELOPMENT AND GRADING PLAN

DATE: JULY 19, 2022 BEI PROJECT NO. 3067
 SCALE: AS SHOWN SHEET 5 OF 14



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:
 - 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.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- BGE ZONES: TREE HEIGHTS AT MATURITY SHALL BE LIMITED TO 25 FEET MAXIMUM WITHIN THE "GREEN ZONE". TREE HEIGHTS AT MATURITY SHALL BE LIMITED TO 40 FEET MAXIMUM WITHIN THE "YELLOW ZONE". IF TREES ARE TO BE PLANTED ON BERMS THE TREE HEIGHTS SHALL BE REDUCED BY THE HEIGHT OF THE BERM AS MEASURED ABOVE THE MEAN GROUND ELEVATION OF THE UTILITY POLE LINE.
- FINANCIAL SURETY IN THE AMOUNT OF \$43,650.00 FOR THE REQUIRED 130 SHADE TREES AND 31 EVERGREEN TREES SHALL BE POSTED AS PART OF THE GRADING PERMIT.

LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
(+)	102	CATALPA SPECIOSA (Northern Catalpa)	2.5" - 3" cal.	RESIDENTIAL INTERNAL SHADE TREES TO BE PROVIDED BY THE BUILDER
(•)	28	CLADRASTIS KENTUKEA LUTEA (Yellowwood)	2.5" - 3" cal.	SHADE TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE BUILDER
(*)	31	THUJA PLICATA GIANT ARBORVITAE 'GREEN GIANT'	5' - 6' ht.	EVERGREEN TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE BUILDER
(•) (+) (*)				EXISTING STREET TREES PLANTED UNDER F-21-025, F-21-044, AND F-22-001
(•) (+)				EXISTING PERIMETER SHADE TREES AND INTERNAL LANDSCAPING TREES PLANTED UNDER F-21-025, F-21-044, AND F-22-001

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

8/18/2022

CHIEF, DEVELOPMENT ENGINEERING DIVISION

8/19/2022

CHIEF, DIVISION OF LAND DEVELOPMENT

8/19/2022

DIRECTOR

BUILDER'S CERTIFICATE

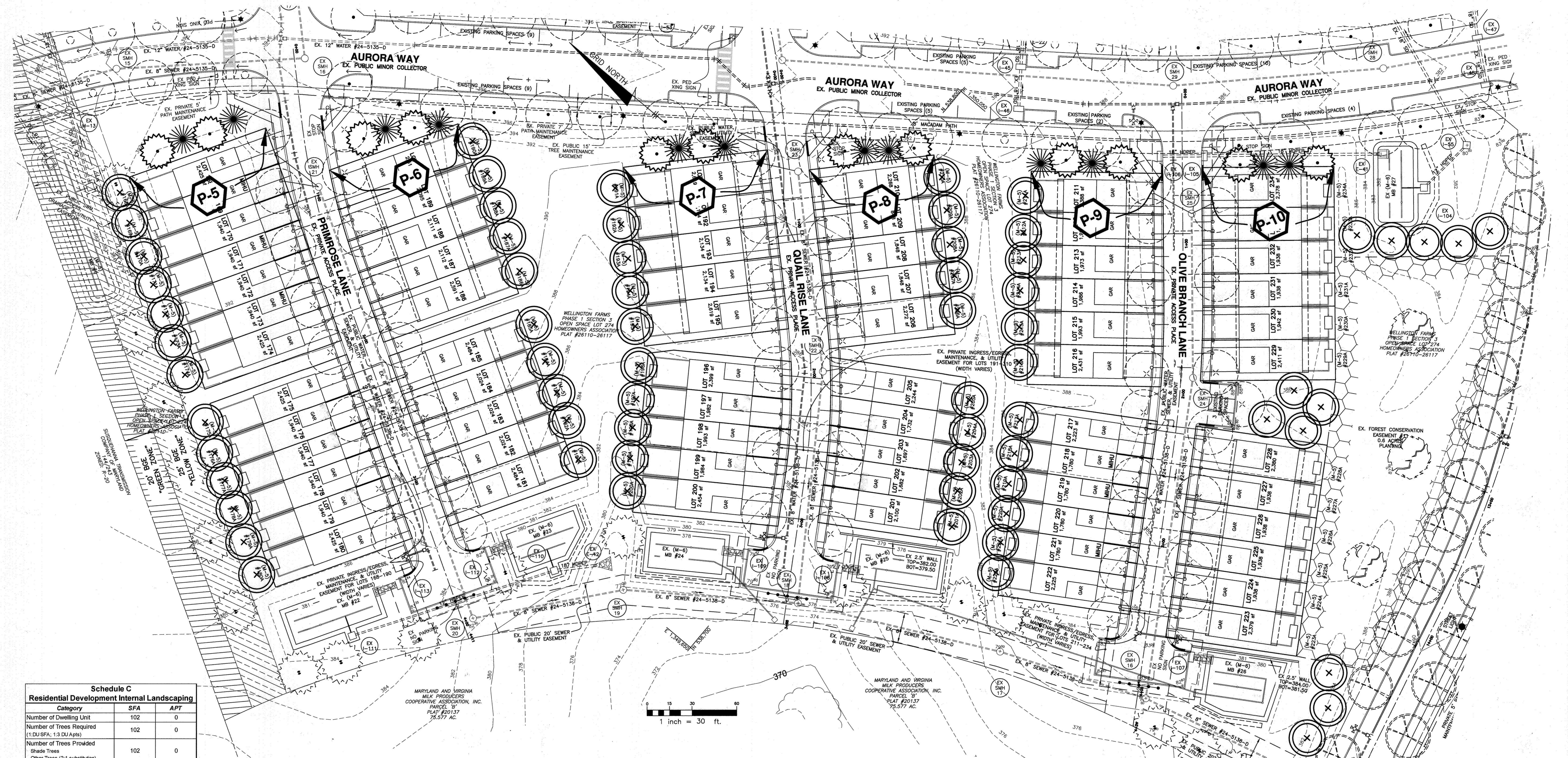
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLMENT, ACCOMPANIED BY AN EXECUTED ONE-YEAR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

Brent Hanauer 2022-07-26

BRENT HANAUER DATE

NOTE: SEE SHEET 8 FOR LANDSCAPE CHARTS.

NO.		DATE		REVISION	
<p>BENCHMARK ENGINEERING, INC.</p> <p>ENGINEERS & LAND SURVEYORS & PLANNERS</p> <p>3300 N. RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043</p> <p>(P) 410-465-6105 (F) 410-465-6644</p> <p>WWW.BEI-CVLENGINEERING.COM</p>					
<p>OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021</p>					
<p>BUILDER: NVR 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080</p>					
<p>WELLINGTON FARMS</p> <p>Phase 1 Section 3</p> <p>Lots 144 thru 269</p> <p>(previously recorded as Plat No. 26110-26117)</p>					
<p>TAX MAP: 46 - GRID: 6 - PARCEL: 163</p> <p>ZONED: R-20-MXD-3 / R-SC-MXD-3</p> <p>ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND</p>					
<p>LANDSCAPE PLAN</p>					
DATE: JULY 19, 2022		BEI PROJECT NO. 3067		DESIGN: DBT DRAFT: DBT	
SCALE: AS SHOWN		SHEET 7 OF 14		SDP-22-026	



Schedule C Residential Development Internal Landscaping		
Category	SFA	AFT
Number of Dwelling Unit	102	0
Number of Trees Required (1 DU SFA, 1.3 DU Apts)	102	0
Number of Trees Provided	102	0
Shade Trees		
Other Trees (2:1 substitution)		

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 GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.	
Brent Hanauer	2022-08-15
BRENT HANAUER NVR	DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
8/18/2022	8/18/2022
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
8/19/2022	8/19/2022
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
8/19/2022	8/19/2022
DIRECTOR	DATE

Schedule A Perimeter Landscape Edge														
Category	P-1	P-2	P-3	P-4	P-5	P-6	P-7	P-8	P-9	P-10	P-11	P-12	P-13	Totals
Landscape Type	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Linear Feet of Road Frontage or Perimeter	120	147	138	116	97	91	97	84	88	88	83	84	97	
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	
Linear Feet of Planting	120	147	138	116	97	91	97	84	88	88	83	84	97	
Number of Plants Required														
Shade Trees	2	3	3	2	2	2	2	2	2	2	2	2	2	28
Evergreen Trees	3	4	3	3	2	2	2	2	2	2	2	2	2	31
Other Trees (2:1 substitute)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shrubs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Plants Provided														
Shade Trees	2	3	3	2	2	2	2	2	2	2	2	2	2	28
Evergreen Trees	3	4	3	3	2	2	2	2	2	2	2	2	2	31
Other Trees (2:1 substitute)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shrubs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 3300 N. RIDGE ROAD & SUITE 140 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8644
 WWW.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 in the State of Maryland, License No. 16853, expires 08-30-2023.

8.15.22

WELLINGTON FARMS
 Phase 1 Section 3
 Lots 144 thru 269
 (previously recorded as Plat No. 26110-26117)

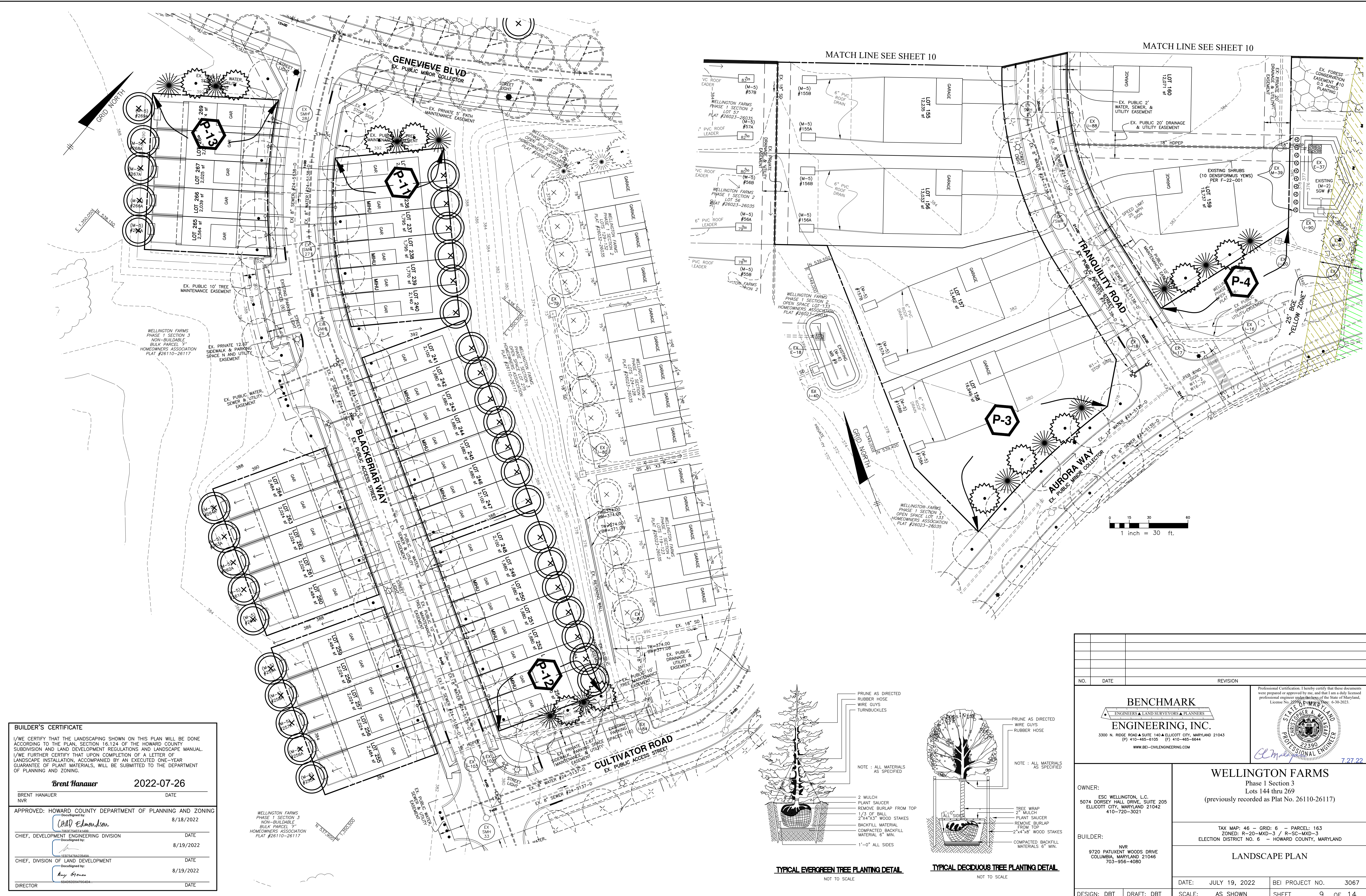
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 5074 DORSEY HALL DRIVE, SUITE 205
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 410-720-3021

BUILDER:
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 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

LANDSCAPE PLAN

DATE: JULY 19, 2022 BEI PROJECT NO. 3067
 SCALE: AS SHOWN SHEET 8 OF 14



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.

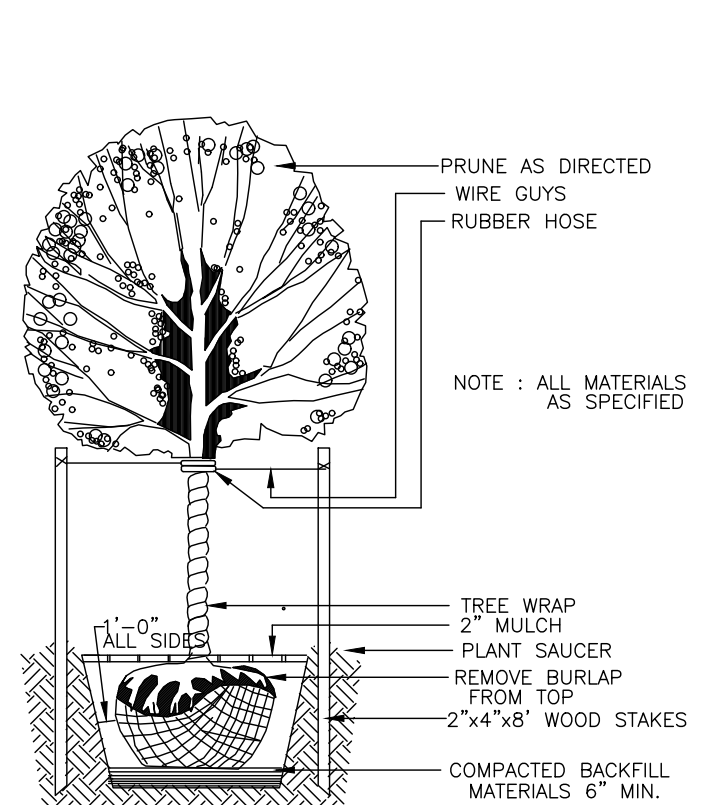
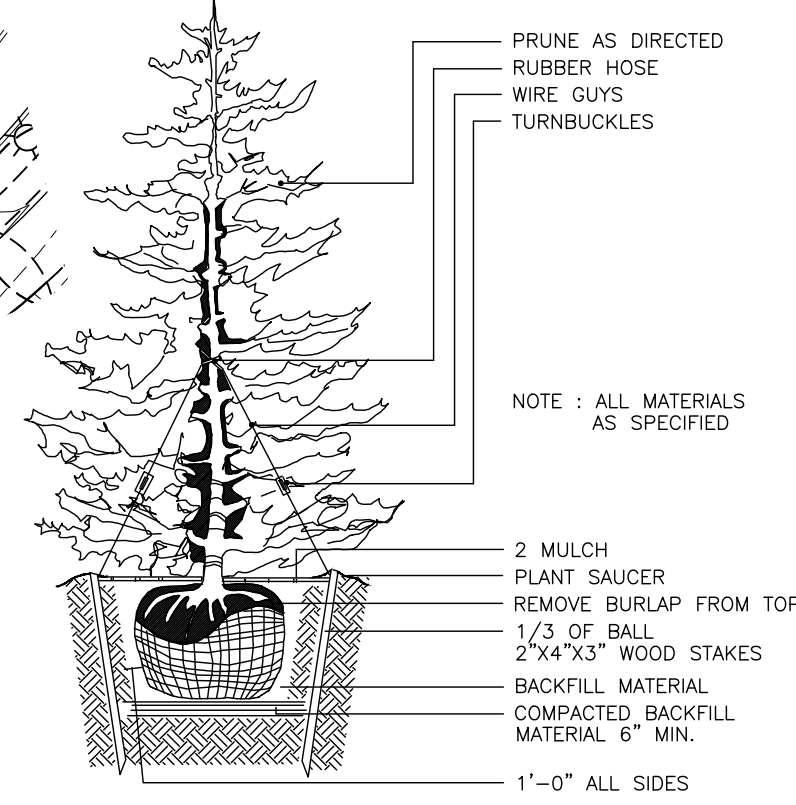
Brent Hanauer 2022-07-26
 BRENT HANAUER DATE
 NVR

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmondson 8/18/2022
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Amy Granan 8/19/2022
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Amy Granan 8/19/2022
 DIRECTOR DATE



NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 3300 N. RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043
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WELLINGTON FARMS
 Phase 1 Section 3
 Lots 144 thru 269
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OWNER:
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LANDSCAPE PLAN

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

DATE: JULY 19, 2022 BEI PROJECT NO. 3067
 SCALE: AS SHOWN SHEET 9 OF 14



SEDIMENT CONTROL LEGEND

- LIMIT OF DISTURBANCE
- SF — SF — SILT FENCE
- SSF — SSF — SUPER SILT FENCE
- [S.C.E. Box] STABILIZED CONSTRUCTION ENTRANCE
- GgB SOILS TYPE
- PSSMC PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION

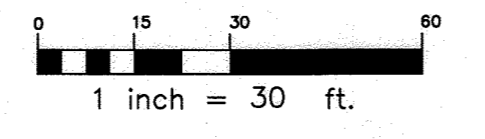
NOTE:
 SUPER SILT FENCE TO BE UTILIZED ALONG PUBLIC RIGHT-OF-WAY AND AT BOTTOM OF ALL SWALES AS SHOWN ON THIS PLAN.

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY.

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

Designed by: <i>Alexander Bratichie</i>	8/18/2022
HOWARD SOIL CONSERVATION DISTRICT	DATE
APPROVED: <i>Howard County Department of Planning and Zoning</i>	8/18/2022
Chief, Development Engineering Division	DATE
Chief, Division of Land Development	8/19/2022
Director: <i>Amy Otman</i>	DATE

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."	
<i>Al Malaga</i>	2022-08-15
ENGINEER	DATE
DEVELOPER'S CERTIFICATE	
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."	
<i>Brent Hanauer</i>	2022-08-15
DEVELOPER	DATE

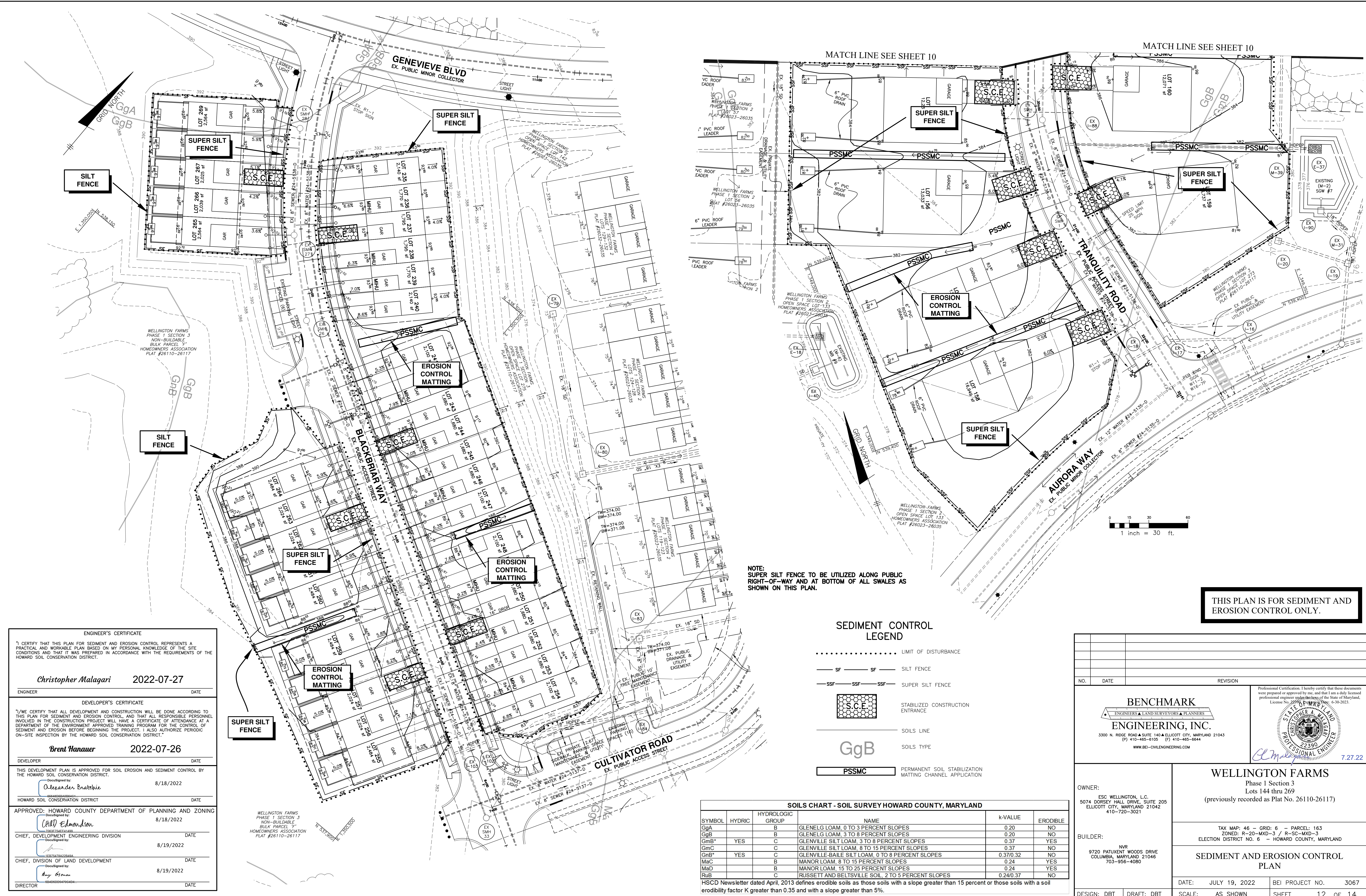


BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
 ENGINEERING, INC. 21043
 3300 N. RIDGE ROAD SUITE 140 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-485-6105 (F) 410-485-6844
 WWW.BE-CIVILENGINEERING.COM

Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 22390, expires 06-30-2023.

Al Malaga
 PROFESSIONAL ENGINEER
 22390

OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021	<p>WELLINGTON FARMS Phase 1 Section 3 Lots 144 thru 269 (previously recorded as Plat No. 26110-26117)</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>
BUILDER: NVR 9720 PATENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080	<p>SEDIMENT AND EROSION CONTROL PLAN</p> <p>DATE: JULY 19, 2022 BEI PROJECT NO. 3067 SCALE: AS SHOWN SHEET 11 OF 14</p>



NOTE: SUPER SILT FENCE TO BE UTILIZED ALONG PUBLIC RIGHT-OF-WAY AND AT BOTTOM OF ALL SWALES AS SHOWN ON THIS PLAN.

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	2022-07-27
ENGINEER	DATE
DEVELOPER'S CERTIFICATE	
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.	
Brent Hanauer	2022-07-26
DEVELOPER	DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	
Alexander Bratolise	8/18/2022
HOWARD SOIL CONSERVATION DISTRICT	DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
Will Edmondson	8/18/2022
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
Ray Groman	8/19/2022
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
Ray Groman	8/19/2022
DIRECTOR	DATE

SEDIMENT CONTROL LEGEND

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

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SYMBOL	HYDRIC	HYDROLOGIC GROUP	NAME	k-VALUE	ERODIBLE
GgA		B	GLENNELG LOAM, 0 TO 3 PERCENT SLOPES	0.20	NO
GgB		B	GLENNELG LOAM, 3 TO 8 PERCENT SLOPES	0.20	NO
GmB*	YES	C	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	0.37	YES
GmC		C	GLENNVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES	0.37	NO
GmB*	YES	C	GLENNVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.37/0.32	NO
MnB*		B	MANOR LOAM, 8 TO 15 PERCENT SLOPES	0.24	YES
MnD		B	MANOR LOAM, 15 TO 25 PERCENT SLOPES	0.24	YES
RuB		C	RUSSETT AND BELTSVILLE SOIL, 2 TO 5 PERCENT SLOPES	0.24/0.37	NO

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%.

BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & PLANNERS 3300 N. RIDGE ROAD SUITE 140 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 (Professional Engineer) of the State of Maryland, License No. 20898, P.E. (Civil), Exp. 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 3 Lots 144 thru 269 (previously recorded as Plat No. 26110-26117)
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		
SEDIMENT AND EROSION CONTROL PLAN		
DATE: JULY 19, 2022	BEI PROJECT NO. 3067	
DESIGN: DBT	DRAFT: DBT	SCALE: AS SHOWN SHEET 12 OF 14

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...

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...

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 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.

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...

Topsoiling. 1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth...

B-4.3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

The application of seed and mulch to establish vegetative cover. Purpose: To protect disturbed soils from erosion during and at the end of construction. Conditions Where Practice Applies: To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

Seeding. 1. Specifications. a. All seed must meet the requirements of the Maryland State Seed Law. All seed must have been subject to re-testing by a recognized seed laboratory...

Mulching. 1. Mulch Materials (in order of preference). a. Straw consisting of thoroughly treshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds...

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...

Criteria. 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 area and erosion hazard.

Health subject to dust blowing and movement where on and off-site damage is likely without treatment. 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...

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.

Criteria. 1. Seed Mixtures. a. 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...

Table B.1: Temporary Seeding Site Stabilization

Table with columns: Plant Species, Seeding Rate (lb/acre), Seeding Depth (inches), Recommended Seeding Dates by Plant Hardness Zone (I, II, III, IV, V).

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

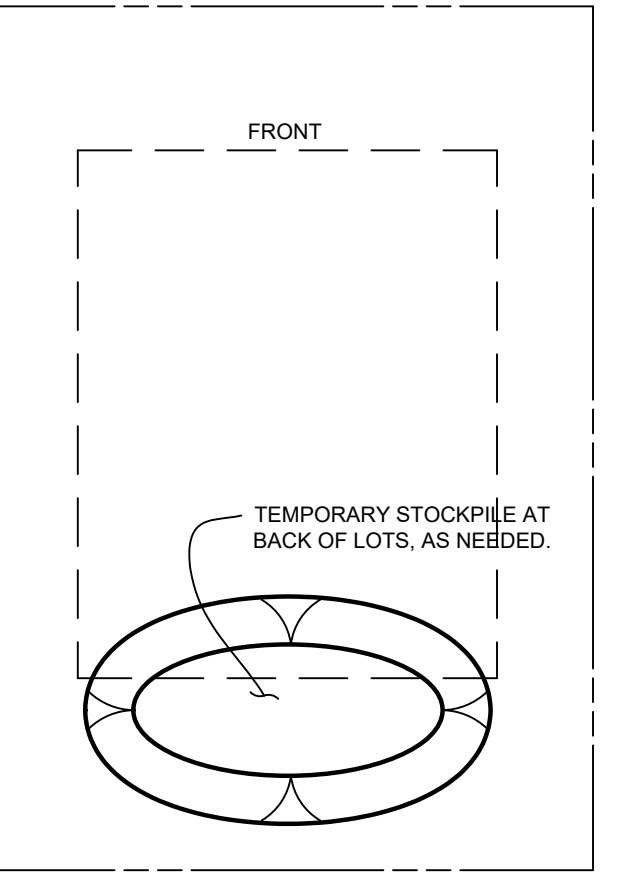
Seeding rates listed above are for temporary seedings, when planted alone. When planted as a nurse crop with permanent seed mixtures, use 1/2 of the seeding rate listed above for barley, rye, and wheat...

2/ For sandy soils, plant needs to include the depth listed below. 3/ The planting dates listed are averages for each Zone and may require adjustment to reflect local conditions, especially near the boundaries of the zone.

Permanent Seeding Summary

Table with columns: No., Species, Application Rate (lb/acre), Seeding Dates, Seeding Depths, N, P205, K20, Lime Rate.

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES



B-4.8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

A mound or pile of soil protected by appropriately designed erosion and sediment control measures. Purpose: To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Maintenance. The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio...

1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan. 2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1...

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF WORK

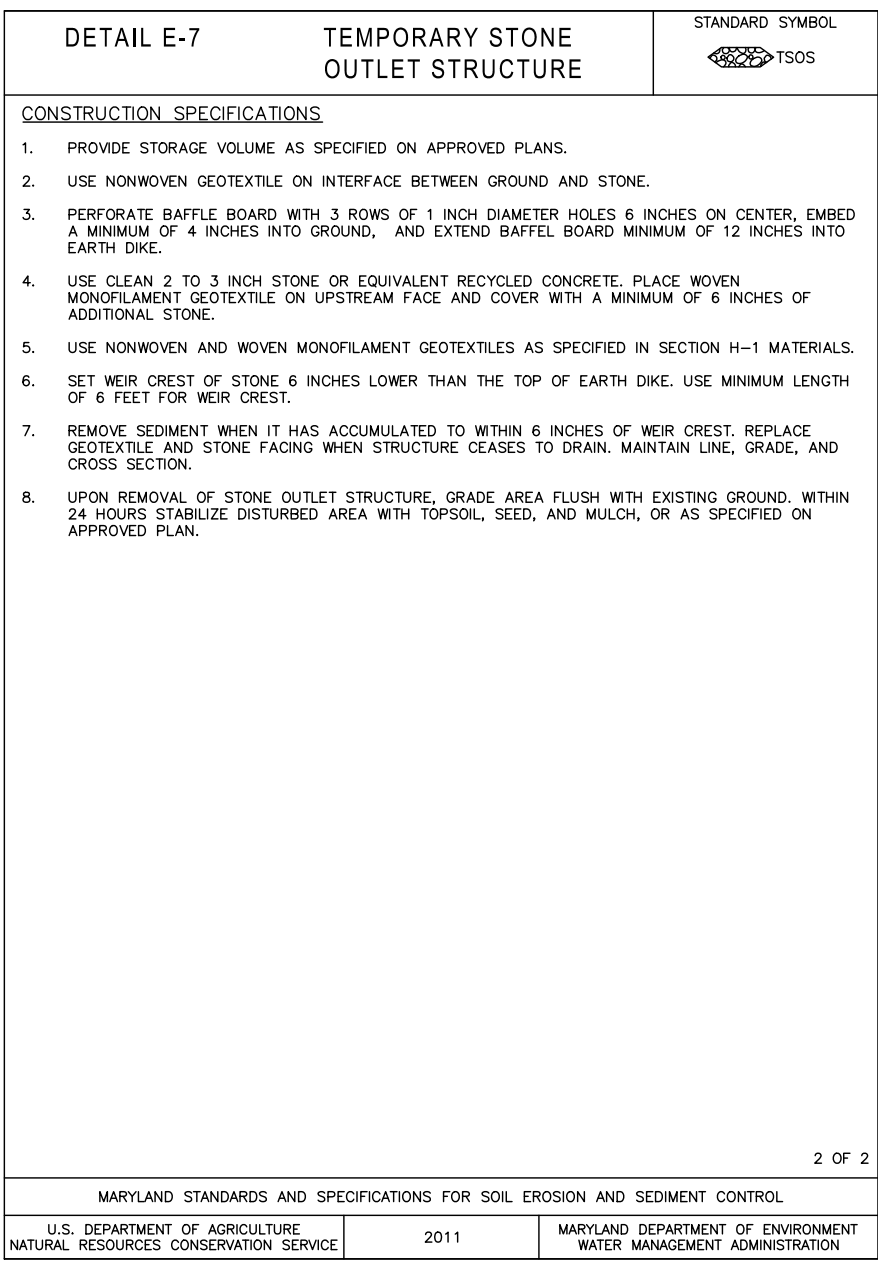
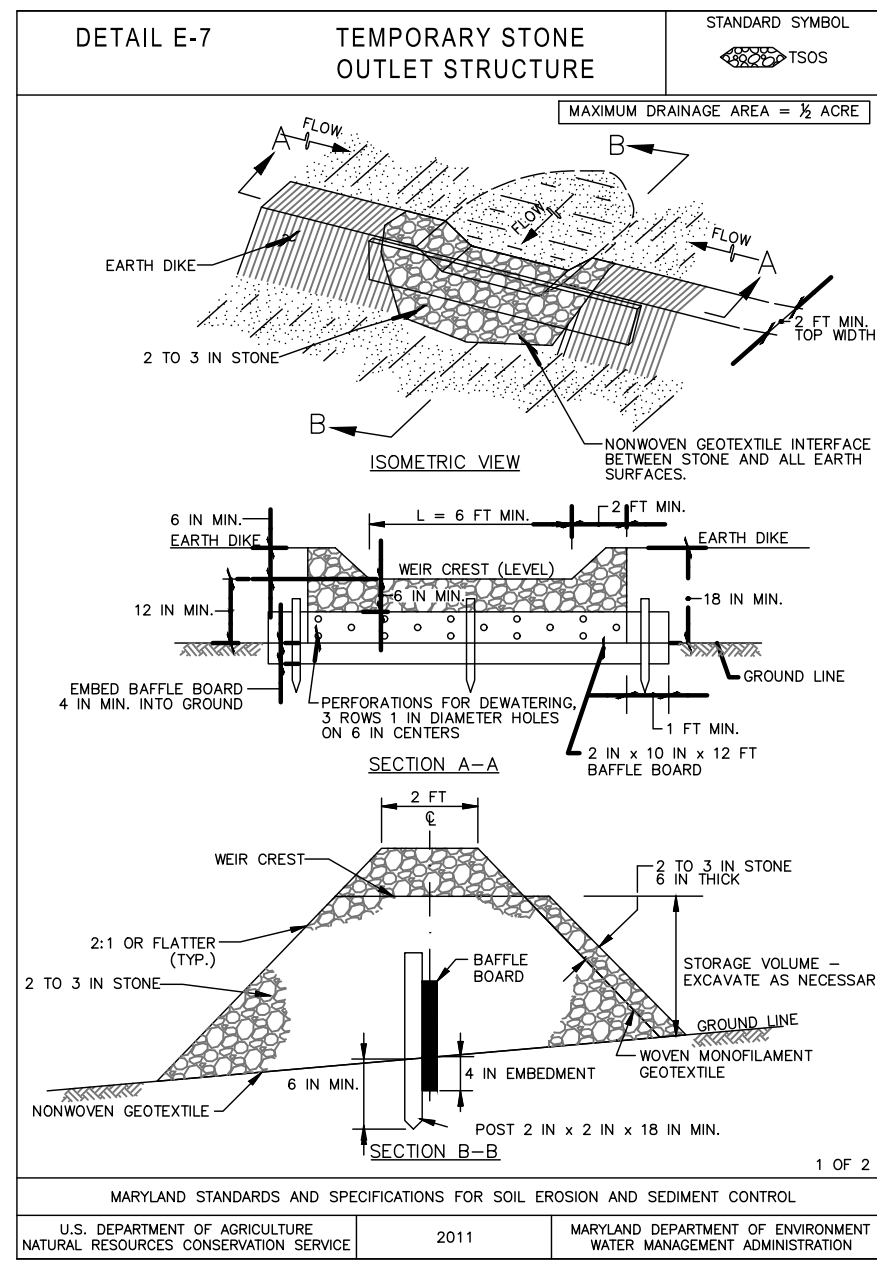
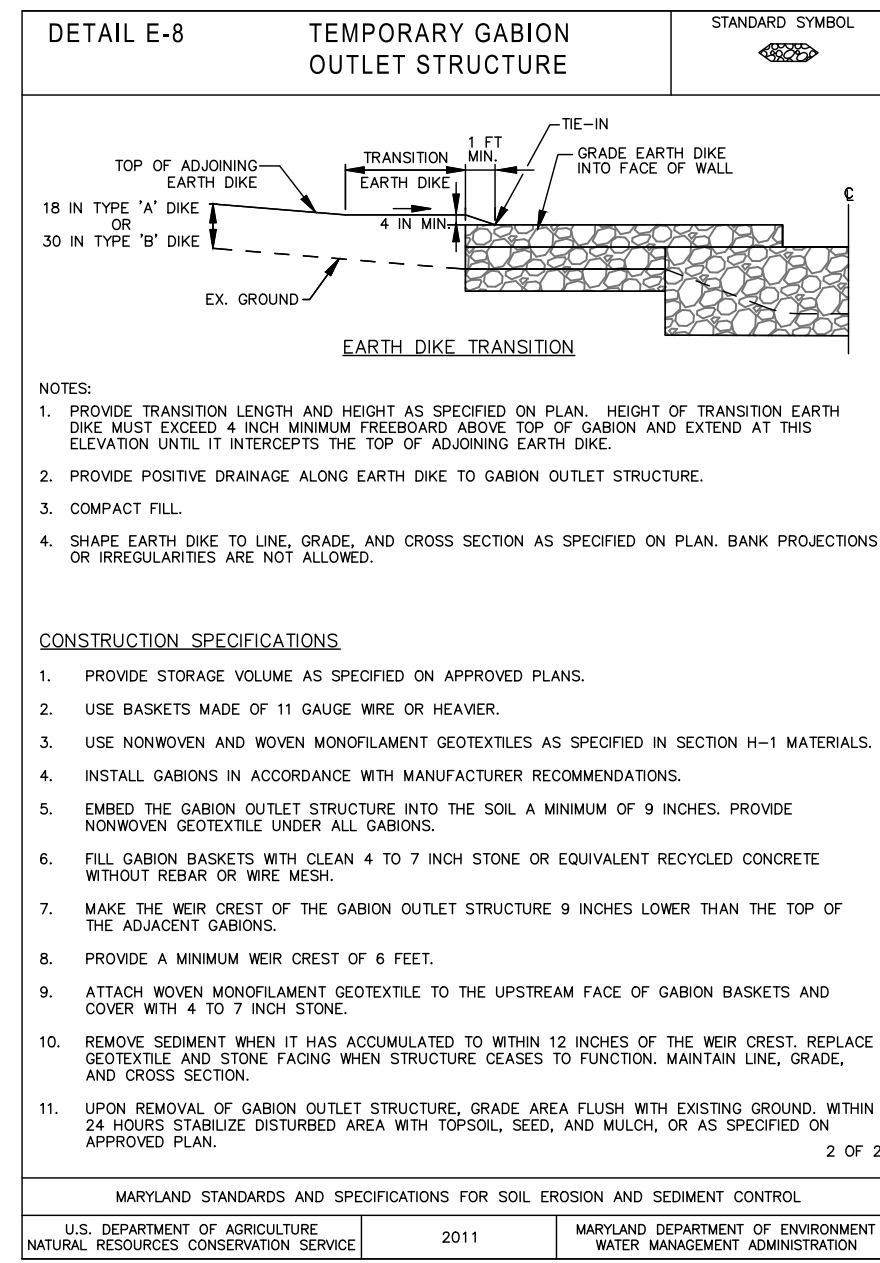
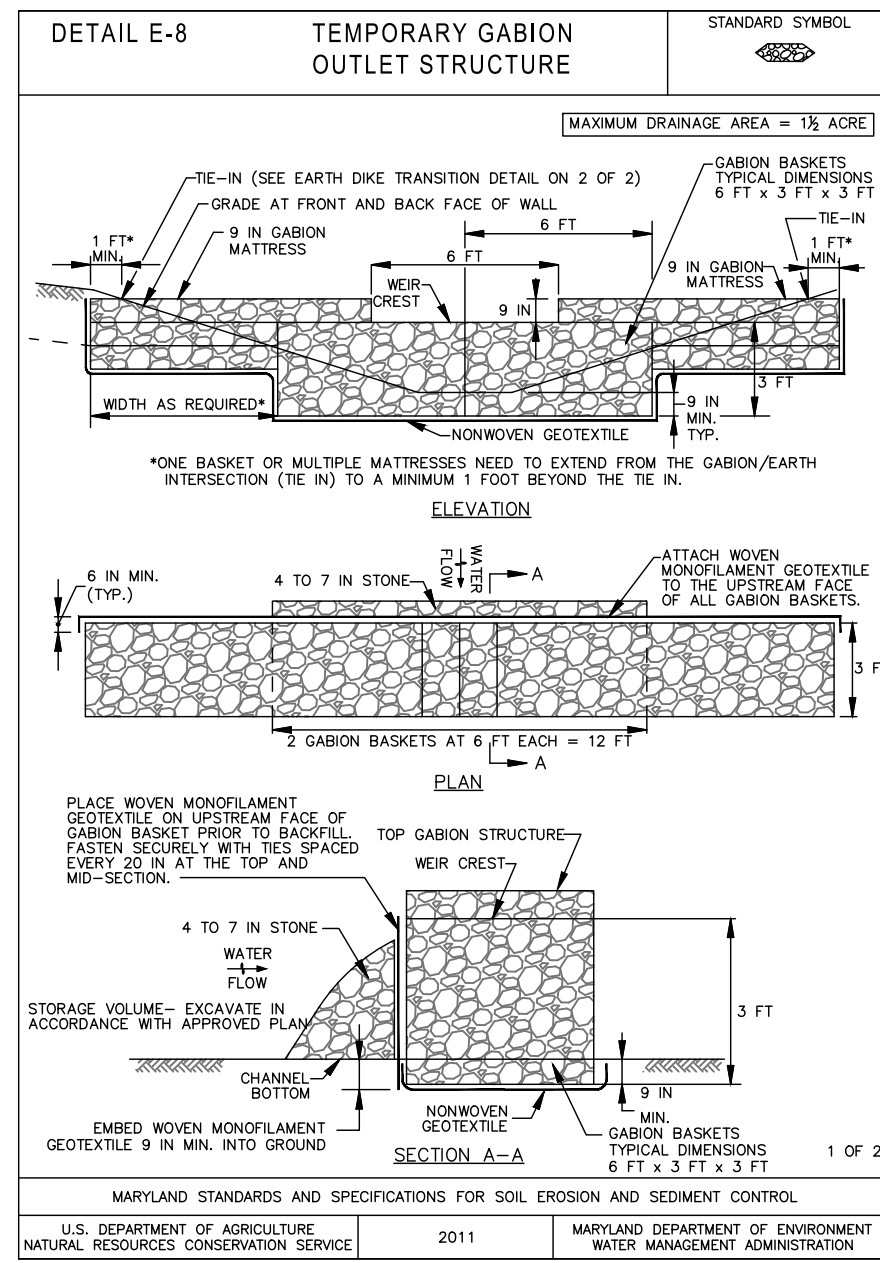
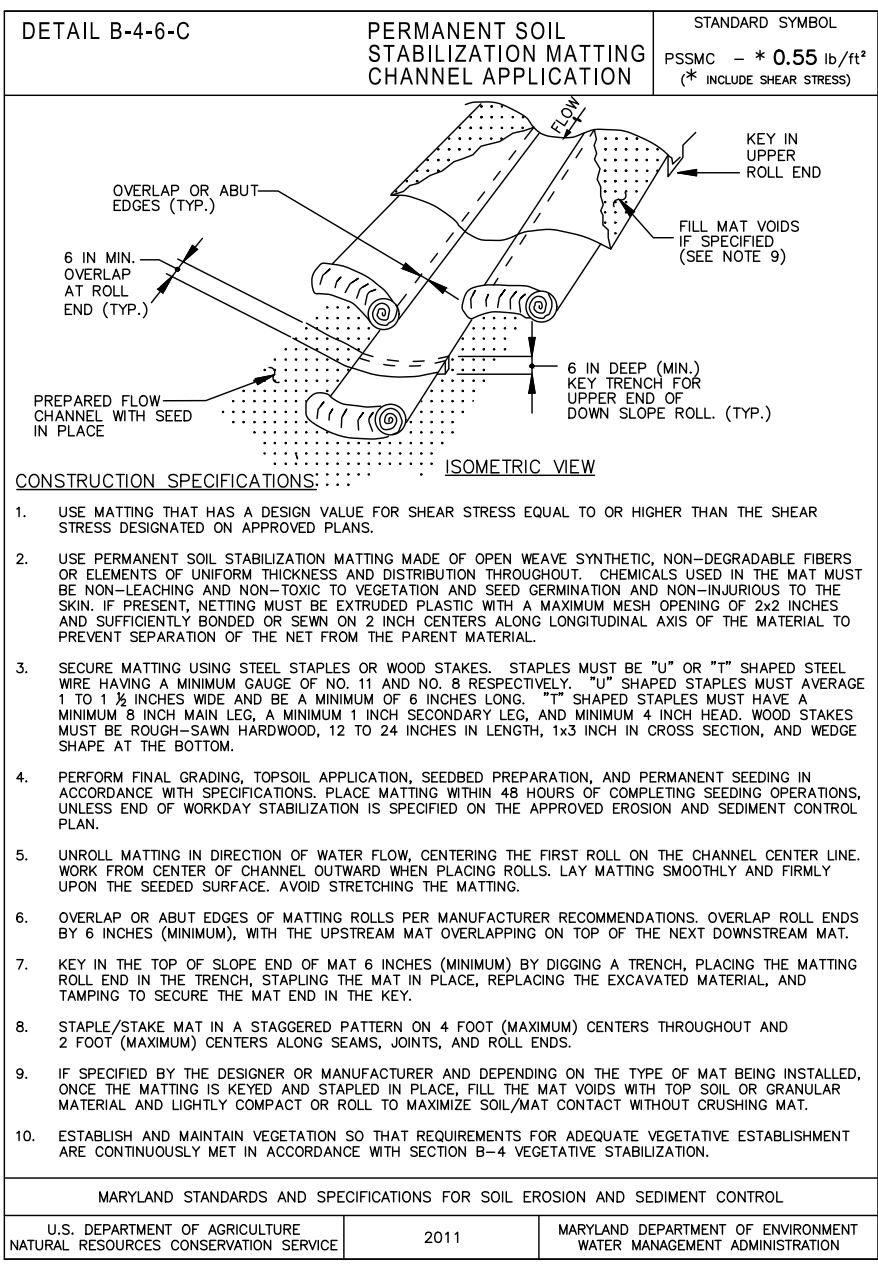
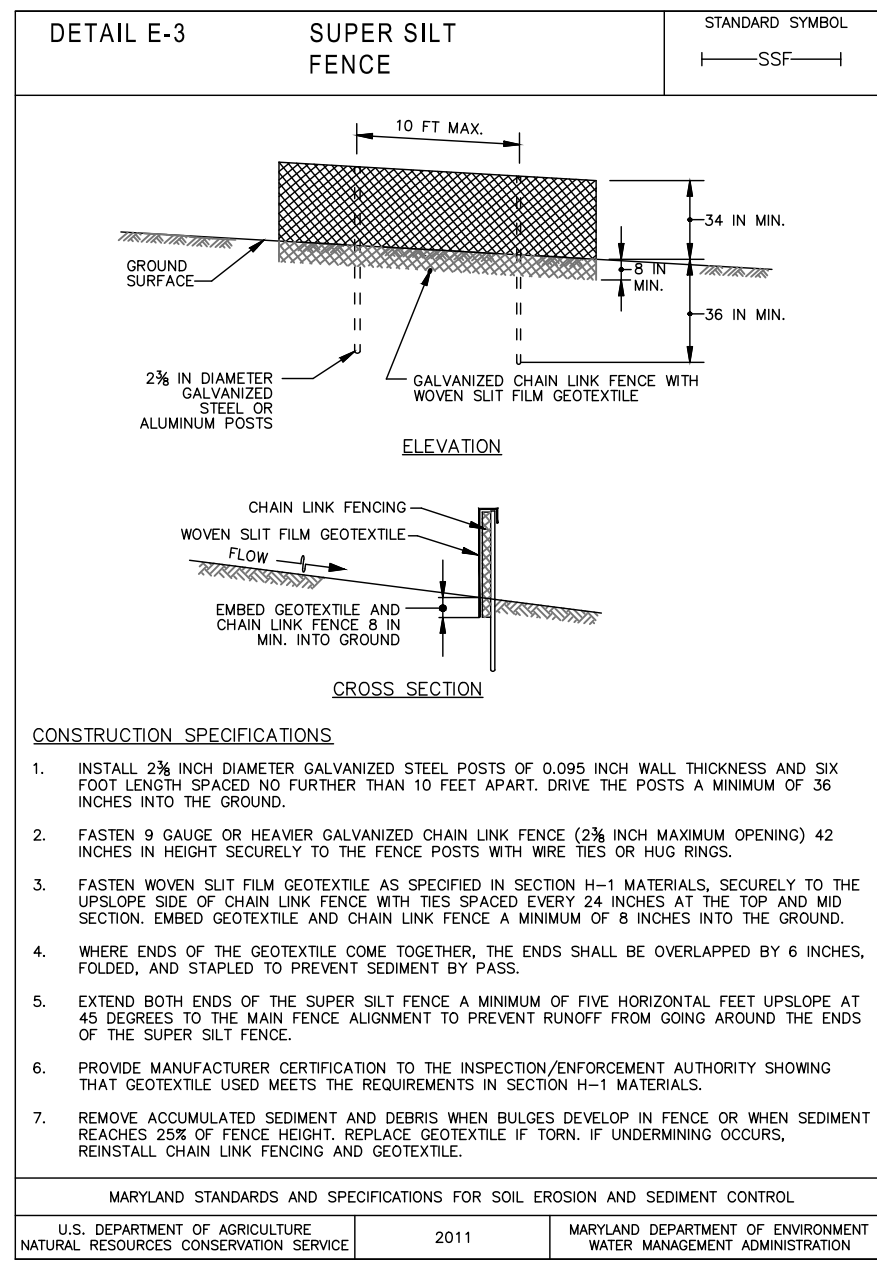
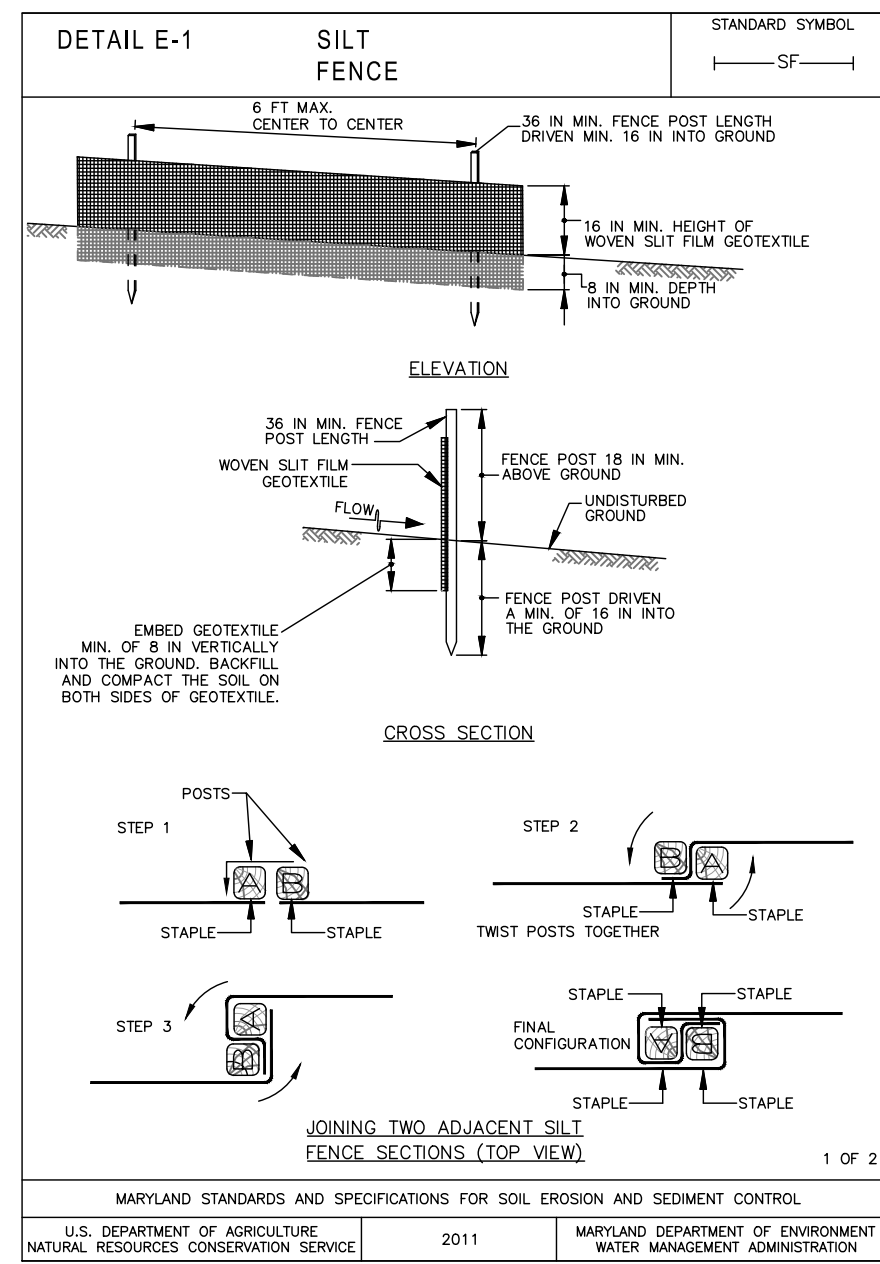
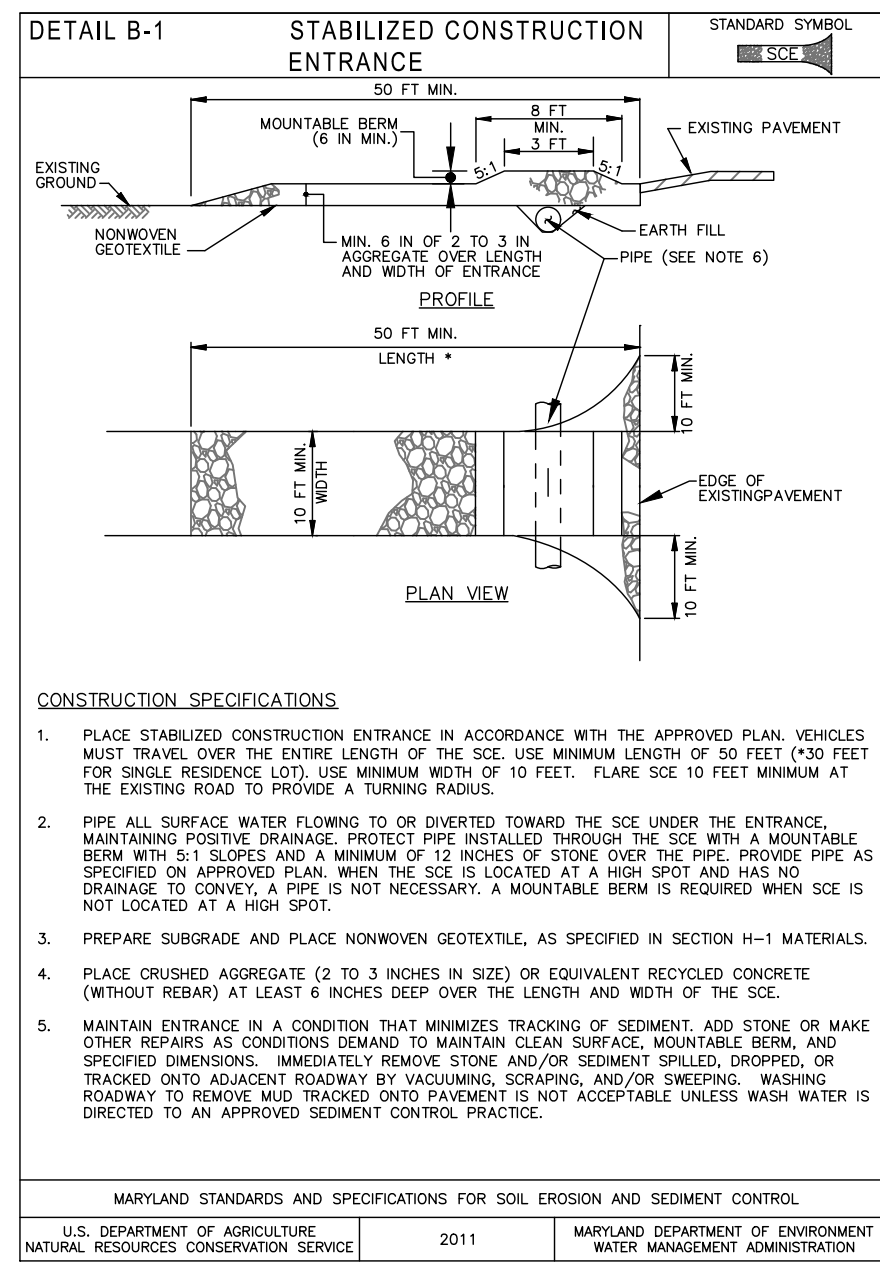
SEQUENCE PERTAINS TO EACH INDIVIDUAL HOUSE OR TOWNHOUSE STICK AS PERMITS ARE ISSUED. NOT ALL HOUSES/STICKS WILL BE CONSTRUCTED AT THE SAME TIME.

- 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. SCE, SSF, SF, TGOS and TSOS). (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.

ENGINEER'S CERTIFICATE, DEVELOPER'S CERTIFICATE, and APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Includes signatures of Christopher Malagari and Brent Hanauer.

SEQUENCE OF CONSTRUCTION table, BENCHMARK ENGINEERING, INC. logo and contact info, WELLINGTON FARMS Phase 1 Section 3, and SEDIMENT AND EROSION CONTROL NOTES table.



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.	
<i>Christopher Malagari</i>	2022-07-27
ENGINEER	DATE
DEVELOPER'S CERTIFICATE	
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.	
<i>Brent Hanauer</i>	2022-07-26
DEVELOPER	DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	
<i>Alexander Bratohie</i>	8/18/2022
HOWARD SOIL CONSERVATION DISTRICT	DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>Will Edmondson</i>	8/18/2022
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Alexander Bratohie</i>	8/19/2022
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
<i>Angy Goman</i>	8/19/2022
DIRECTOR	DATE

NO.		DATE		REVISION	

BENCHMARK
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ENGINEERING, INC.
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(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CVENGINEERING.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 jurisdiction of the State of Maryland, License No. 20898, P.E. in Mechanical Engineering, 6-30-2023.

Clayton J. ...

WELLINGTON FARMS
Phase 1 Section 3
Lots 144 thru 269
(previously recorded as Plat No. 26110-26117)

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 DETAILS

DATE: JULY 19, 2022 BEI PROJECT NO. 3067
SCALE: AS SHOWN SHEET 14 OF 14