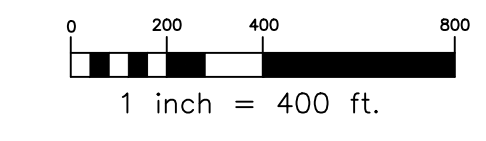
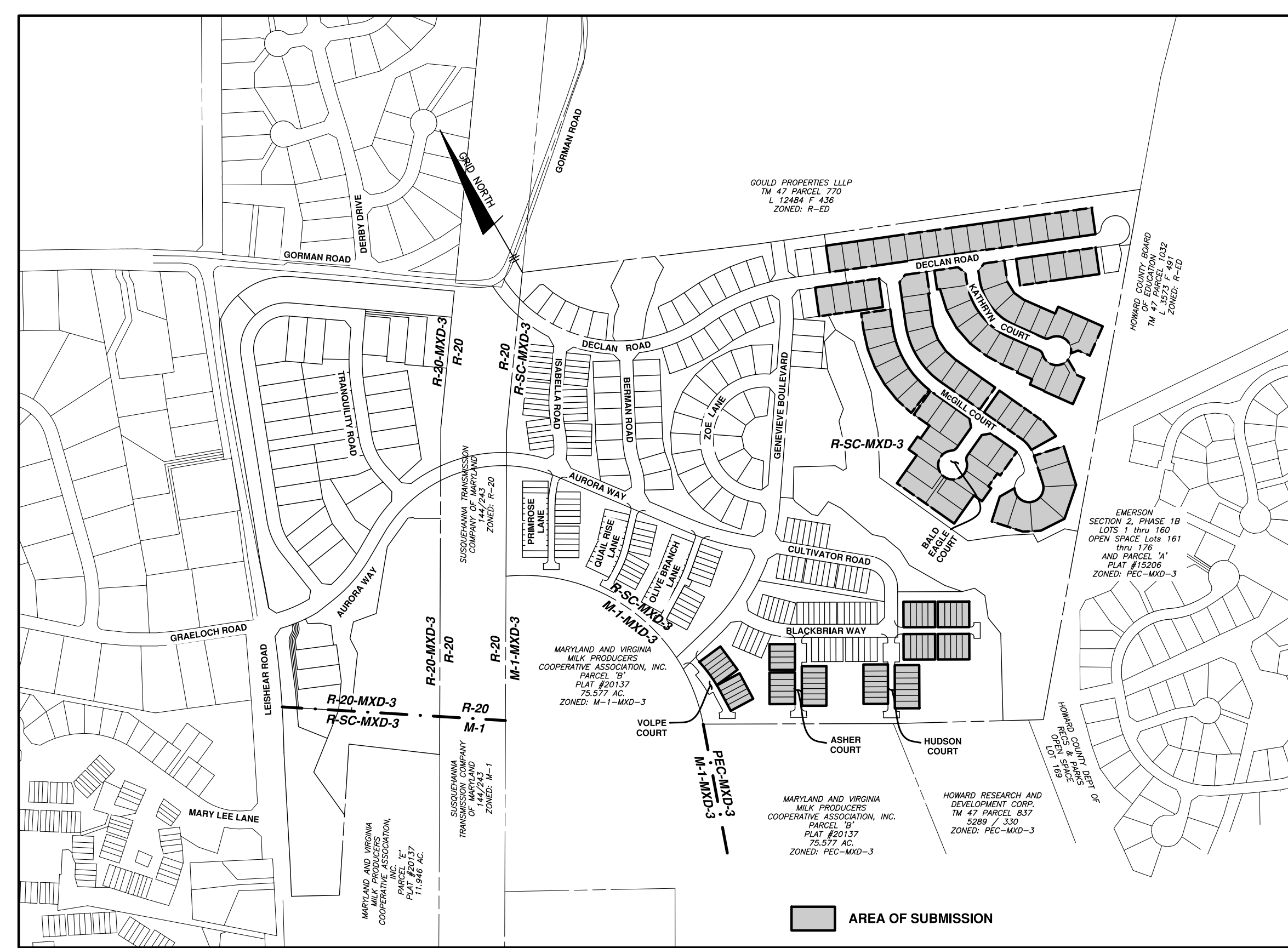
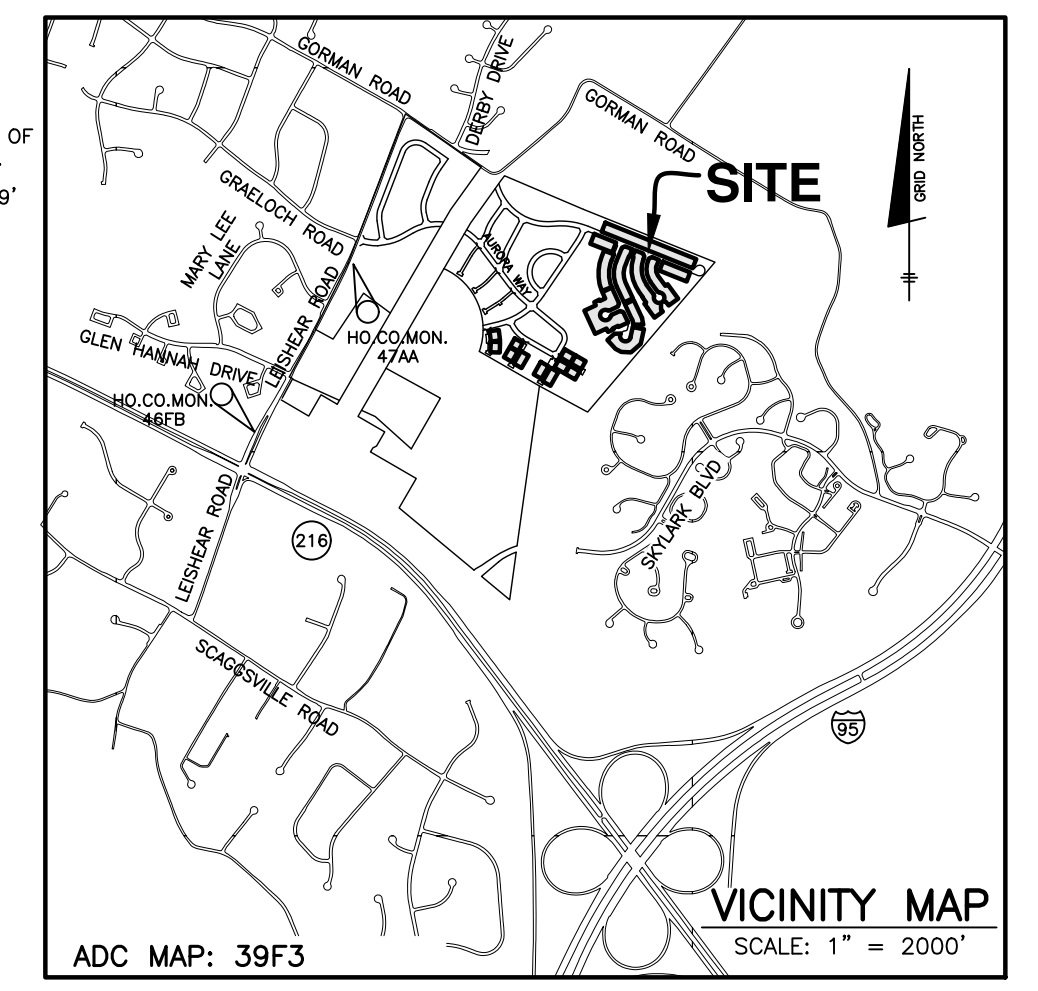


GENERAL NOTES

- 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.) BOUNDARY IS BASED ON F-22-030 RECORDED PLAT NO. 26342-26349.
4.) THE EXISTING TOPOGRAPHY SHOWN ON THESE LOTS IS BASED ON MASS GRADING AS SHOWN ON THE APPROVED F-22-030 ROAD CONSTRUCTION PLANS.
5.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 46FB AND 47AA WERE USED FOR THIS PROJECT.
6.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-5139-D AND 24-5140-D.
7.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-5139-D AND 24-5140-D.
8.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE DRAINAGE AREA IS THE HAMMOND 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-22-030. THE ON-LOT DRY WELLS FOR TREATMENT OF THE HOUSES FOR THE LOTS THAT REQUIRE THEM ARE PROVIDED ON THIS SITE DEVELOPMENT PLAN. ALL THE DRYWELLS ARE TO BE OWNED AND MAINTAINED BY THE OWNERS OF 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, REFER TO DETAIL ON THIS SHEET FOR LOTS THAT FRONT ALONG SOUTHWEST OF DECLAN ROAD WITH THE 8' ASPHALT PATH.
15.) LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND SHOWN ON THE CERTIFIED LANDSCAPE PLAN WITHIN THIS SITE DEVELOPMENT PLAN SET. FINANCIAL SURETY IN THE AMOUNT OF \$29,250.00 FOR THE REQUIRED 84 SHADE TREES AND 27 EVERGREEN TREES SHALL BE PAID AS PART OF THE GRADING PERMIT.
16.) THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION FOR THESE LOTS WAS PROVIDED UNDER F-22-030. THE EASEMENTS WERE RECORDED AS PART OF RECORD PLAT #26342-26349.
17.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE JANUARY 30, 2023, ON WHICH DATE DEVELOPER AGREEMENT #F22030/24-5139-D/24-5140-D WAS FILED AND 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 AND THE STAIRWAYS OR RAMPS ATTACHED THERETO MAY ENCRoACH 10 FEET INTO A FRONT OR REAR SETBACK, SETBACK FROM A PROJECT BOUNDARY OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
21.) THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
22.) THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
23.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 2-9-2021 ID# D21406426.
24.) SECTION 110.0.4.1.e OF THE ZONING REGULATIONS LIMITS THE LENGTH OF SINGLE-FAMILY ATTACHED UNITS TO 120 FEET BUT IT ALSO GRANTS THE DIRECTOR OF DPZ THE AUTHORITY TO APPROVE A GREATER LENGTH UP TO A MAXIMUM OF 200 FEET BASED ON DETERMINATION THAT THE DESIGN OF THE BUILDING WILL MITIGATE THE VISUAL IMPACT OF THE INCREASED LENGTH. A REQUEST TO ALLOW FOR A GREATER BUILDING LENGTH FOR SEVERAL ROWS OF SINGLE-FAMILY ATTACHED UNITS WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON MAY 19, 2020.
25.) A MIHU AGREEMENT AND COVENANTS WAS REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE COUNTY CODE. THE AGREEMENT AND COVENANTS WERE RECORDED WITH THE FINAL SUBDIVISION PLAT, F-22-030. THERE ARE 17 MIHUS TO BE PROVIDED WITH THIS PHASE SECTION. A TOTAL OF 8 MIHUS WERE TO BE PROVIDED WITH PHASE 1 SECTION 1, 0 WERE PROVIDED WITH PHASE 1 SECTION 2, AND 15 MIHUS WERE PROVIDED WITH PHASE 1 SECTION 3 FOR A GRAND TOTAL OF 40 MIHUS WHICH MEETS THE OVERALL PROJECTS OBLIGATION.
26.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE FOREST CONSERVATION EASEMENTS.
27.) A NOISE STUDY IS NOT REQUIRED. THIS PROJECT IS NOT WITHIN THE LIMITS IDENTIFIED IN SECTION 2.5.F.2. 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.) IN ACCORDANCE WITH COUNCIL BILL 76-2018, EFFECTIVE JAN 11, 2019 AND PER SECTION 3.105(C) OF THE COUNTY CODE, ALL NEW RESIDENTIAL CONSTRUCTION THAT HAS A GARAGE, CARPORT, OR DRIVEWAY SHALL FEATURE A DEDICATED ELECTRIC LINE OF SUFFICIENT VOLTAGE SO THAT AN ELECTRIC VEHICLE CHARGING STATION MAY BE ADDED IN THE FUTURE. THIS DEDICATED LINE SHALL BE PROVIDED FOR EACH UNIT.
30.) FOR FLAG AND PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD ROAD-OF-WAY AND NOT ONTO THE PIPE STEM LOT DRIVEWAY.
31.) FOR THE PRIVATE ROADS (VOLPE COURT, ASHER COURT, HUDSON COURT, AND BLACKBRIAR WAY STATION 6+18.8 TO END) REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE SHALL BE PRIVATE.
32.) TO PROMOTE PEDESTRIAN WALKABILITY AN INTERNAL PATH SYSTEM WAS PROPOSED UNDER F-22-030 TO PROVIDE A CONNECTION FROM THE END OF MCGILL COURT TO THE DECLAN ROAD CUL-DE-SAC. ADDITIONALLY, A PATH CONNECTION IS PROVIDED FROM DECLAN ROAD CUL-DE-SAC TO THE EXISTING PATH BEHIND GORMAN CROSSING ELEMENTARY SCHOOL AND A SECOND PATH CONNECTION IS PROVIDED FROM MCGILL COURT TO THE EXISTING PARKING LOT IN THE FRONT OF GORMAN CROSSING ELEMENTARY SCHOOL. THE PORTION OF THE PATHS INTERNAL TO THE PROJECT SITE SHALL BE MAINTAINED BY THE HOA. THE PORTION OF THE PATHS LOCATED ON THE GORMAN CROSSING ELEMENTARY SCHOOL PROPERTY SHALL BE MAINTAINED BY HCPS.

RESIDENTIAL SITE DEVELOPMENT PLAN
WELLINGTON FARMS
PHASE 2
LOTS 276 thru 419

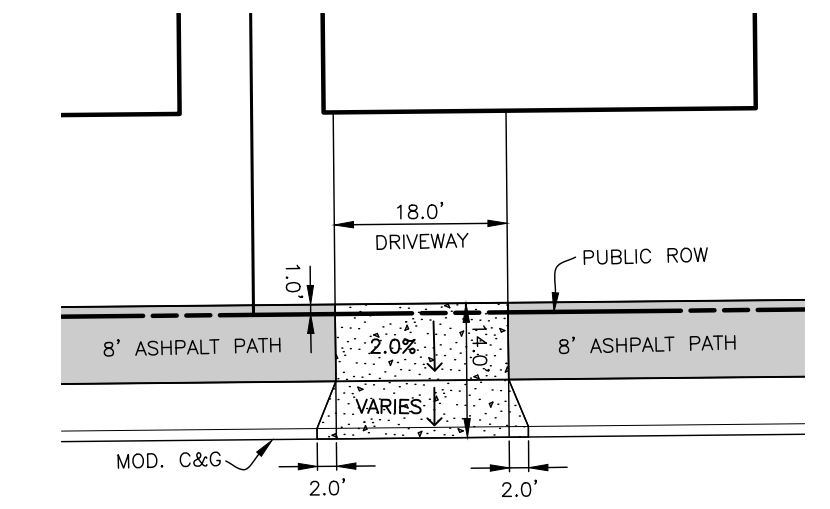
BENCHMARK
NAD '83 HORIZONTAL - NAVD88 VERTICAL
HO. CO. #46FB STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE.
HO. CO. #47AA STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE.



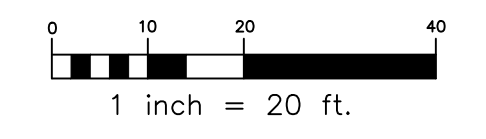
SHEET INDEX table with columns SHEET and TITLE. Includes Cover Sheet, Generic Boxes and House Footprints, Site Development and Grading Plan, Stormwater Management Details, Landscape Plan, Sediment & Erosion Control Plan, Sediment & Erosion Control Notes, Sediment & Erosion Control Details, and Roof Leader Manifold Plan.

SITE ANALYSIS DATA CHART

- A.) TOTAL PROJECT AREA (AS SHOWN ON F-22-030) 35.55 ACRES
B.) AREA OF PLAN SUBMISSION (BUILDABLE LOTS ONLY) 16.55 ACRES
C.) LIMIT OF DISTURBED AREA 18.1 ACRES
D.) PRESENT ZONING: 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) 144
H.) TOTAL NUMBER OF UNITS PROPOSED 84 SFD, 60 TOWNHOUSES, 144 TOTAL
I.) MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE N/A
J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS AND/OR FDP CRITERIA 360 (PER F-22-030)
K.) NUMBER OF PARKING SPACES PROVIDED ONSITE (INCLUDES HANDICAPPED SPACES) \*456 (PER F-22-030)
L.) OPEN SPACE ON-SITE N/A
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED 136,200 SF, AREA OF RECREATIONAL OPEN SPACE PROVIDED 324,804 SF (PROVIDED UNDER F-21-044)
N.) BUILDING COVERAGE OF SITE 1,862 SF, PERCENTAGE OF GROSS AREA 47.3% } BASED ON THE SFA LOTS 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, P-20-006, F-21-025, F-21-044, F-22-001, F-22-030, SDP-22-003, SDP-22-009, SDP-22-026



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



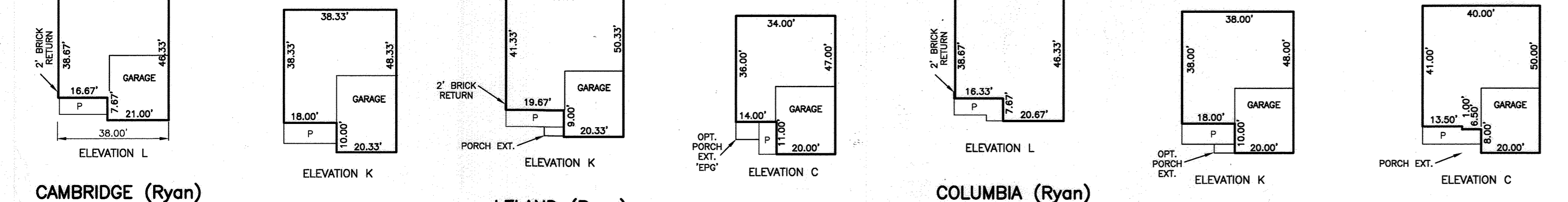
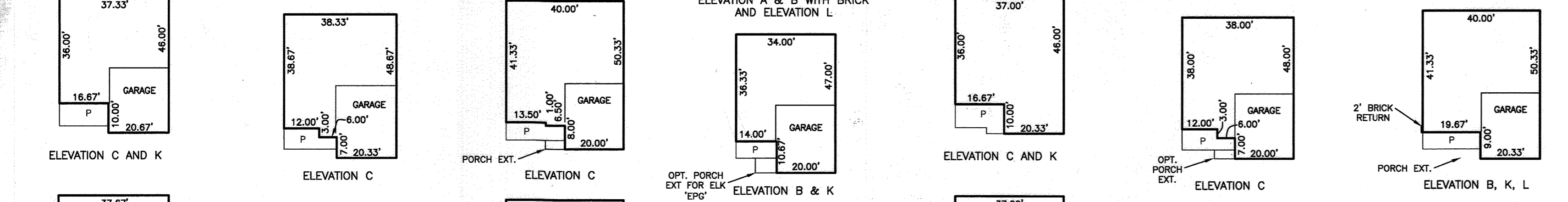
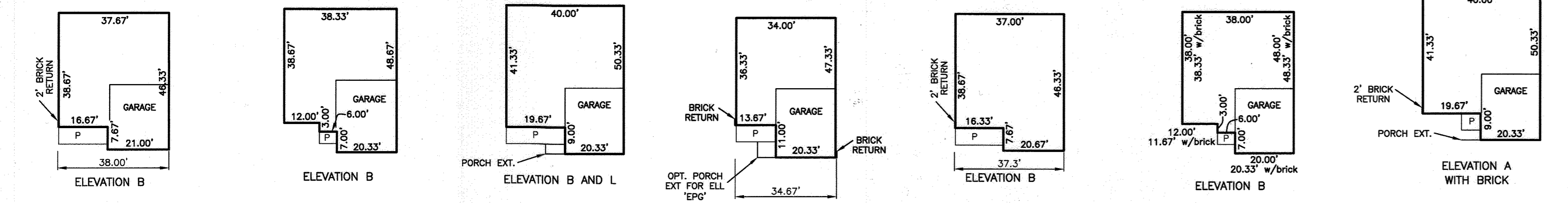
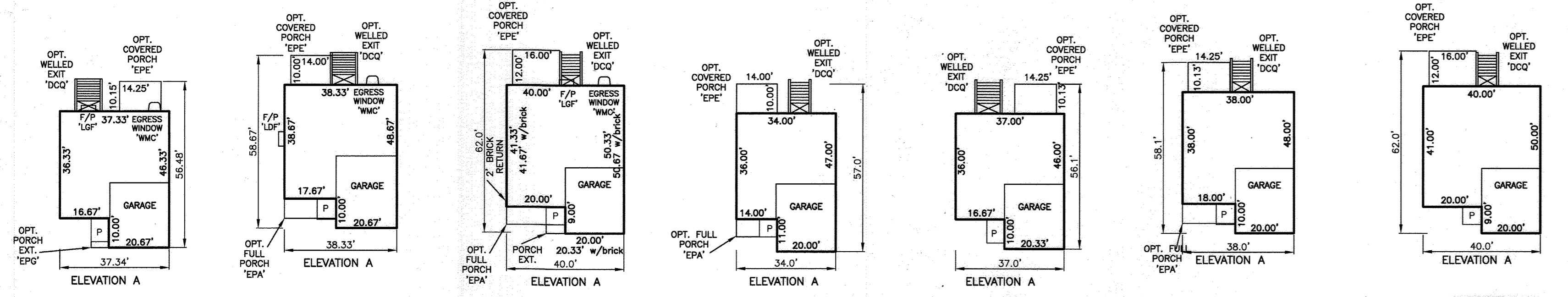
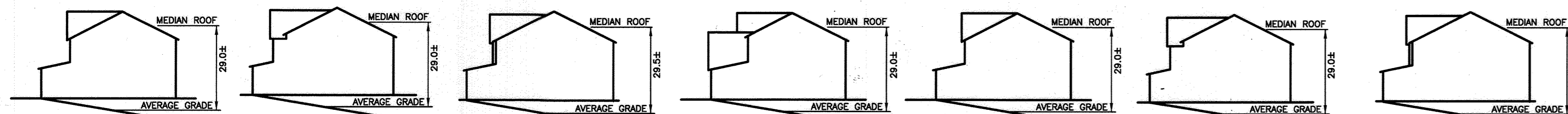
ADDRESS CHART table with columns LOT, ADDRESS, LOT, ADDRESS, LOT, ADDRESS. Lists lots 276 through 324 and their corresponding addresses.

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING table with columns Phase/Section, P1S1, P1S2, P1S3, P2, TOTAL. Shows total number of lots/units proposed and required.

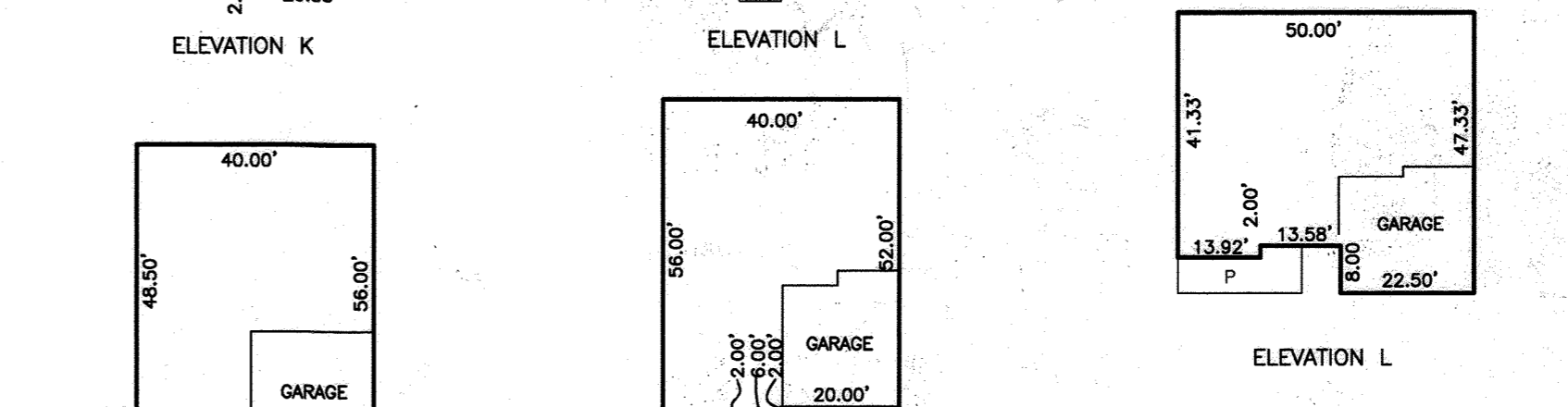
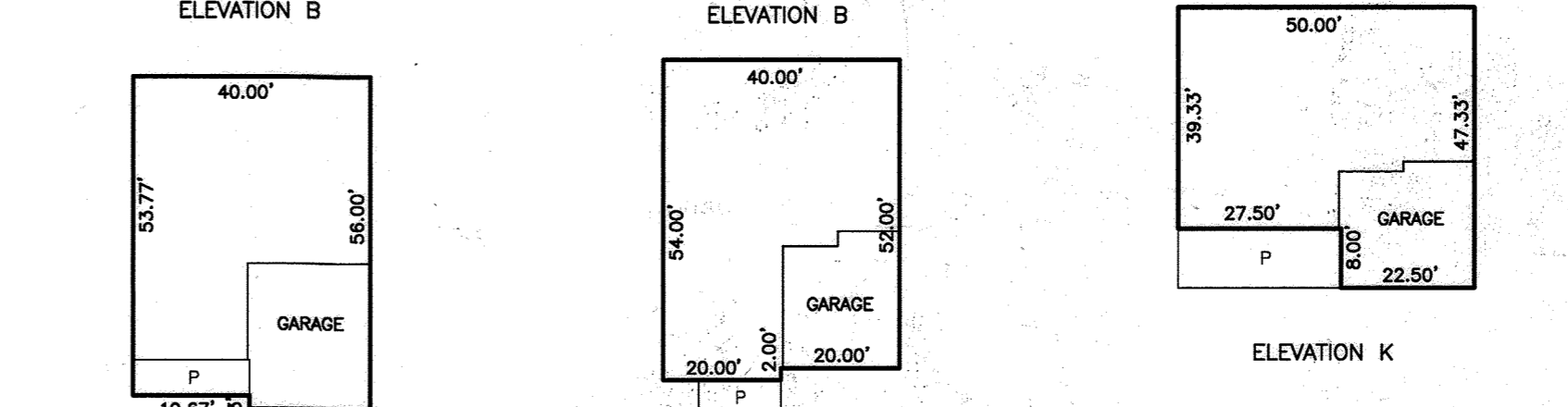
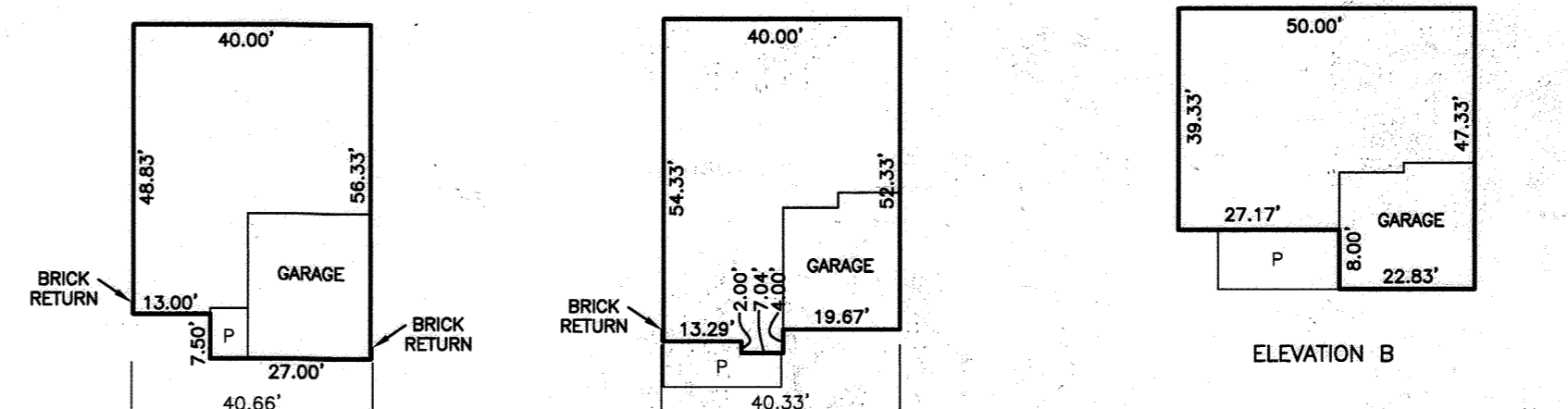
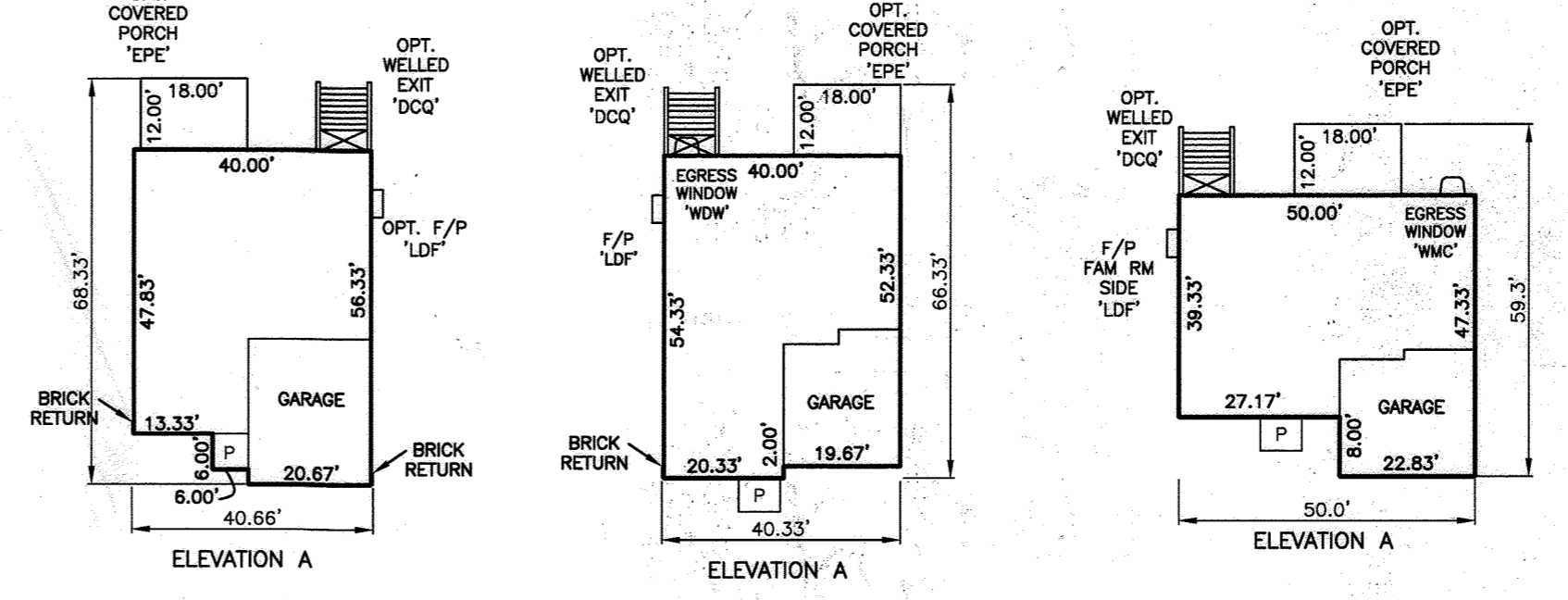
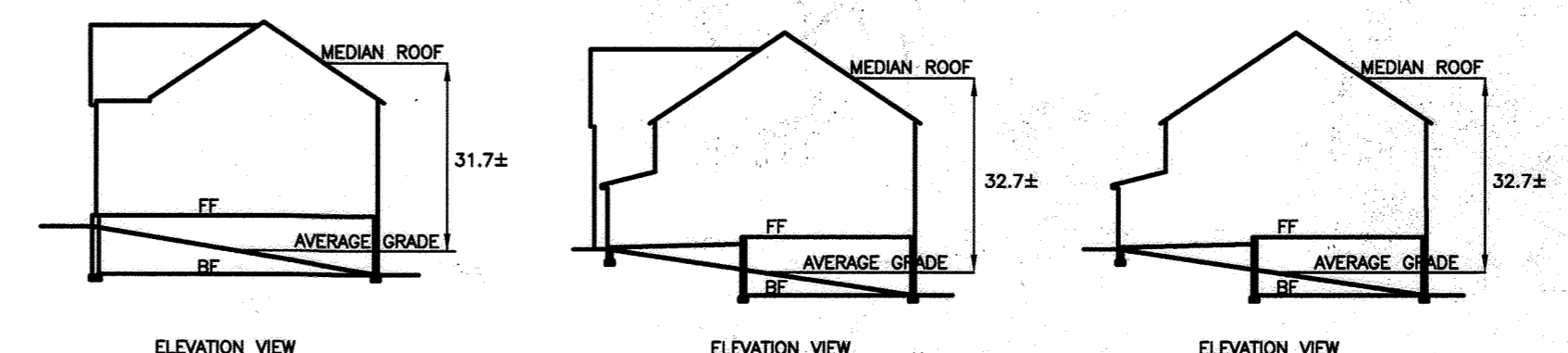
PERMIT INFORMATION CHART table with columns SUBDIVISION NAME, SECTION/AREA, LOT/PARCEL #, PLAT No., GRID No., ZONE, TAX MAP NO., ELECTION DISTRICT, CENSUS TRACT. Includes Wellington Farms, Phase 2, and Lot 276-419.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Includes signatures and dates for Chief of Engineering and Chief of Land Development.

Project information block including owner (ESC Wellington, L.C.), designer (BENCHMARK ENGINEERING, INC.), and site development plan cover sheet details (date, project number, scale, sheet number).



**CAMBRIDGE (Ryan)** SCALE: 1" = 30'  
**LELAND (Ryan)** SCALE: 1" = 30'  
**BALLEGER (Ryan)** SCALE: 1" = 30'  
**COLUMBIA (Ryan)** SCALE: 1" = 30'  
**LEHIGH (Ryan)** SCALE: 1" = 30'  
**HOLSTON (Ryan)** SCALE: 1" = 30'  
**HUDSON (Ryan)** SCALE: 1" = 30'



**DANVILLE (NV)** SCALE: 1" = 30'  
**TYLER (NV)** SCALE: 1" = 30'

- RYAN HOUSES**  
 BALLEGER -ALL ELEVATIONS  
 COLUMBIA -ALL ELEVATIONS  
 HUDSON -ALL ELEVATIONS  
 LEHIGH -ALL ELEVATIONS  
 CAMBRIDGE -ALL ELEVATIONS  
 HOLSTON -ALL ELEVATIONS  
 LELAND -ALL ELEVATIONS  
 NY HOUSES  
 DANVILLE -ALL ELEVATIONS  
 TYLER -ALL ELEVATIONS
- BOX 'A'** 45.00' x 50.33'  
**BOX 'B'** 45.00' x 56.33'

- RYAN HOUSES**  
 BALLEGER -ALL ELEVATIONS  
 COLUMBIA -ALL ELEVATIONS  
 HUDSON -ALL ELEVATIONS  
 LEHIGH -ALL ELEVATIONS  
 CAMBRIDGE -ALL ELEVATIONS  
 HOLSTON -ALL ELEVATIONS  
 LELAND -NO ELEVATIONS WITH BRICK  
 NY HOUSES  
 DANVILLE -ALL ELEVATIONS  
 TYLER -ALL ELEVATIONS
- BOX 'E'** 40.00' x 50.33'  
**BOX 'F'** 40.00' x 56.33'

**GENERIC BOXES (SINGLE FAMILY DETACHED)**  
 SCALE: 1" = 30'

NOTE:  
 1. HOUSE TYPES AND OPTIONS LISTED ABOVE EACH GENERIC BOX ARE THE HOUSE TYPES AND OPTIONS THAT FIT WITHIN THAT GENERIC BOX.  
 2. COVERED PORCHES CAN EXTEND INTO REAR BR/L UP TO 10 FEET PER ZONING SECTION 128.0. THEREFORE, THEY DO NOT HAVE TO FIT WITHIN GENERIC BOX AND THEY ARE NOT INCLUDED IN GENERIC BOX LISTING.  
 3. ANY DECK SUPPORT SHALL BE 10 FEET FROM A DRY WELL. DECKS CANNOT OVERHANG THE DRYWELL.

NO.	DATE	REVISION
1	11.8.2023	DELETE THE MORAP, STRASS, SERENADE AND SHUBERT HOUSE TYPES ADD THE ACTO, BALLATA, CANTANA, PRELUDE, SONATINA, TENCE HOUSE TYPES REMOVE GENERIC BOX 'D' TO BE 42.33' DEEP

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 3300 N. RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-468-8108 (F) 410-468-8844  
 WWW.BE-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. 22350. 06.13.2023

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

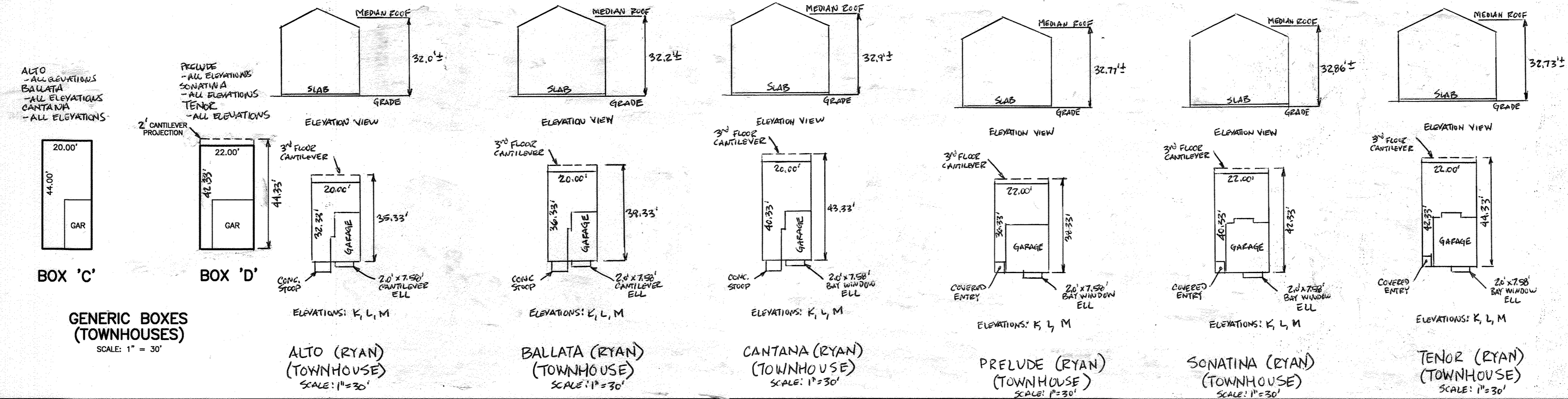
OWNER: ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

BUILDER: NVR  
 9720 PATHEUR 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**

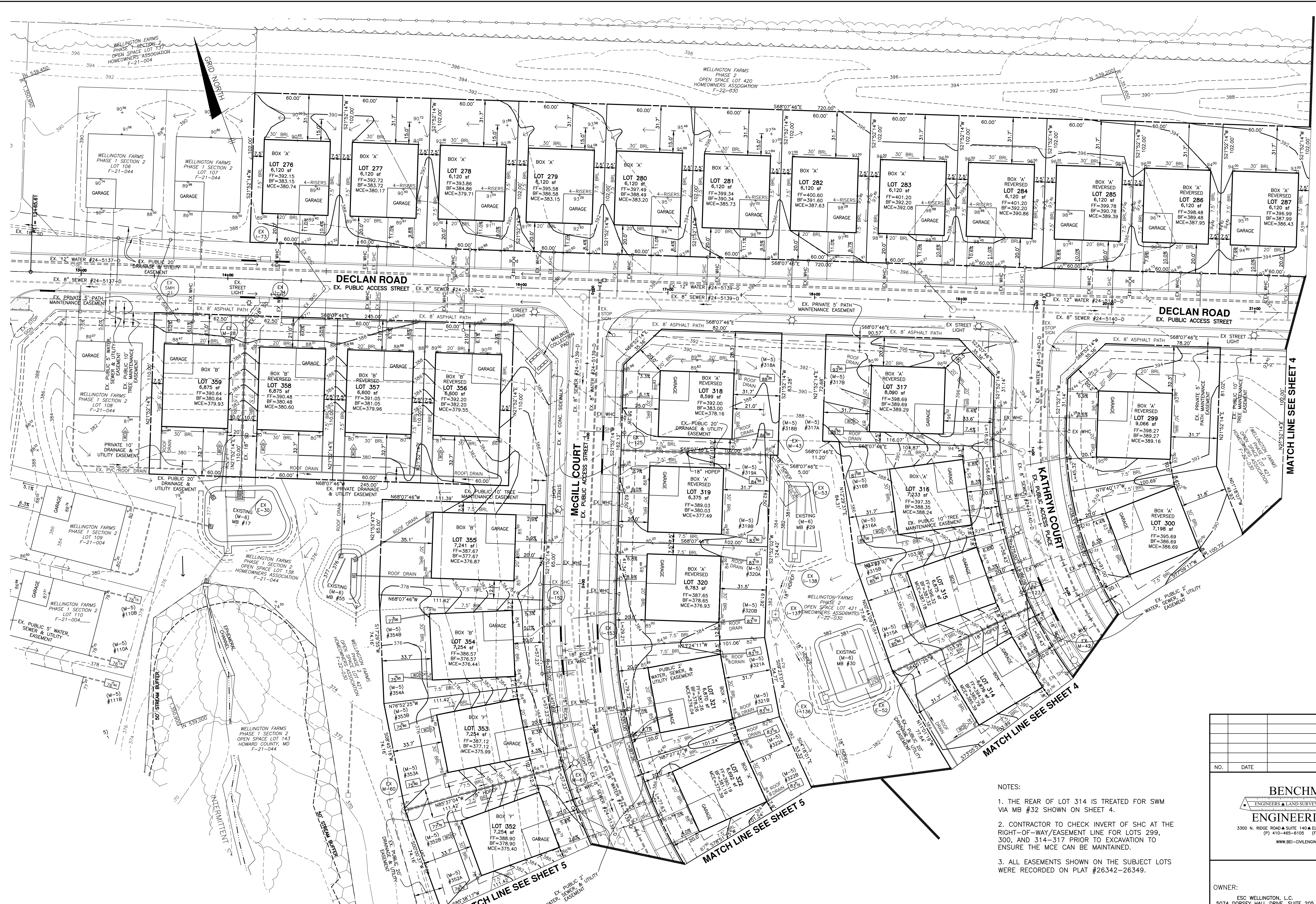
DATE: JUNE 12, 2023 BEI PROJECT NO. 3067  
 DESIGN: DBT CHECK: CAM SCALE: AS SHOWN SHEET 2 OF 21



**GENERIC BOXES (TOWNHOUSES)** SCALE: 1" = 30'  
**ALTO (RYAN) (TOWNHOUSE)** SCALE: 1" = 30'  
**BALLATA (RYAN) (TOWNHOUSE)** SCALE: 1" = 30'  
**CANTANA (RYAN) (TOWNHOUSE)** SCALE: 1" = 30'  
**PRELUDE (RYAN) (TOWNHOUSE)** SCALE: 1" = 30'  
**SONATINA (RYAN) (TOWNHOUSE)** SCALE: 1" = 30'  
**TENOR (RYAN) (TOWNHOUSE)** SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *Chad Edmondson* 7/11/2023  
 Chief, Division of Land Development: *Linda Eisinger* 7/12/2023



LEGEND OF SYMBOLS

- EXISTING CONTOURS
PROPOSED CONTOURS
LIMIT OF SUBMISSION
EXISTING FOREST CONSERVATION EASEMENT
EXISTING STREET LIGHT
EXISTING FIRE HYDRANT
EXISTING 1.5" WHC
EXISTING 4" SHC
(M-5) #XX 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
EXISTING 18" SD
EX CONC. SDWK PER F-22-030

NOTES:

- 1. THE REAR OF LOT 314 IS TREATED FOR SWM VIA MB #32 SHOWN ON SHEET 4.
2. CONTRACTOR TO CHECK INVERT OF SHC AT THE RIGHT-OF-WAY/EASEMENT LINE FOR LOTS 299, 300, AND 314-317 PRIOR TO EXCAVATION TO ENSURE THE MCE CAN BE MAINTAINED.
3. ALL EASEMENTS SHOWN ON THE SUBJECT LOTS WERE RECORDED ON PLAT #26342-26349.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County Department of Planning and Zoning signatures and dates: Chad Edmondson (7/11/2023), Chief, Development Engineering Division; Lydia Eisenberg (7/12/2023), Chief, Division of Land Development.

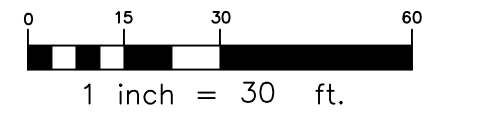


Table with columns for NO., DATE, and REVISION.

BENCHMARK ENGINEERING, INC. logo and contact information: 3300 N. RIDGE ROAD SUITE 140, ELLICOTT CITY, MARYLAND 21043.

Professional Engineer seal for Lydia Eisenberg, License No. 22230, State of Maryland, dated 06.13.2023.

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

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

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

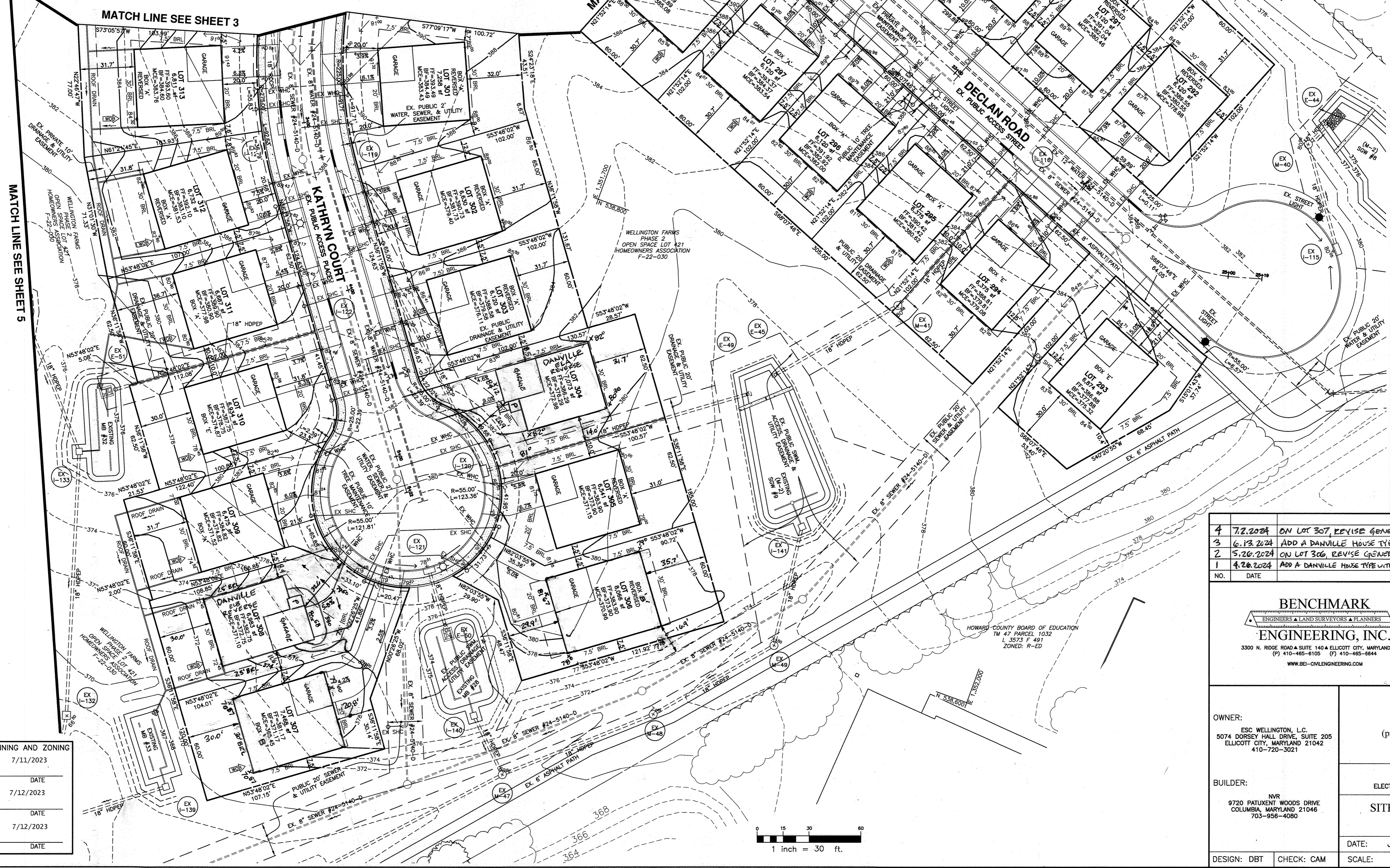
SITE DEVELOPMENT AND GRADING PLAN

DATE: JUNE 12, 2023; BEI PROJECT NO. 3067; DESIGN: DBT; CHECK: CAM; SCALE: AS SHOWN; SHEET 3 OF 21

LEGEND OF SYMBOLS

- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF SUBMISSION
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING 1.5" WHC
- EXISTING 4" SHC
- DRY WELL
- BUILDING RESTRICTION LINE
- FIRST FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- MINIMUM CELLAR ELEVATION
- EX. 18" SD
- EX CONC. SDWK PER F-22-030

NOTES:  
 1. ALL EASEMENTS SHOWN ON THE SUBJECT LOTS WERE RECORDED ON PLAT #26342-26349.



NO.	DATE	REVISION
4	7.2.2024	ON LOT 307, REVISE GENERIC BOX FROM BOX 'A' TO BOX 'B'
3	6.13.2024	ADD A DANVILLE HOUSE TYPE ON LOT 304
2	5.26.2024	ON LOT 306, REVISE GENERIC BOX TO BE BOX 'B'
1	4.26.2024	ADD A DANVILLE HOUSE TYPE WITH GARAGE LEFT ON LOT 303.

**BENCHMARK ENGINEERING, INC.**  
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 3300 N. RIDGE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8108 (F) 410-465-6844  
 WWW.BE-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 authority of the State of Maryland. License No. 22390, EX-06-2023.

06.13.2023

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

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

BUILDER:  
 NVR  
 9720 PATUNCK 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: JUNE 12, 2023    BEI PROJECT NO. 3067  
 DESIGN: DBT    CHECK: CAM    SCALE: AS SHOWN    SHEET 4 OF 21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Designed by: 7/11/2023  
*Chad Edmondson*

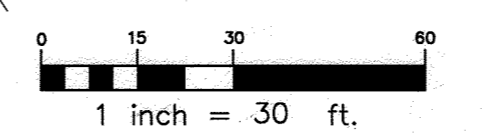
CHIEF, DEVELOPMENT ENGINEERING DIVISION    DATE: 7/12/2023

Designed by: 7/12/2023  
*Linda Eisinger*

CHIEF, DIVISION OF LAND DEVELOPMENT    DATE: 7/12/2023

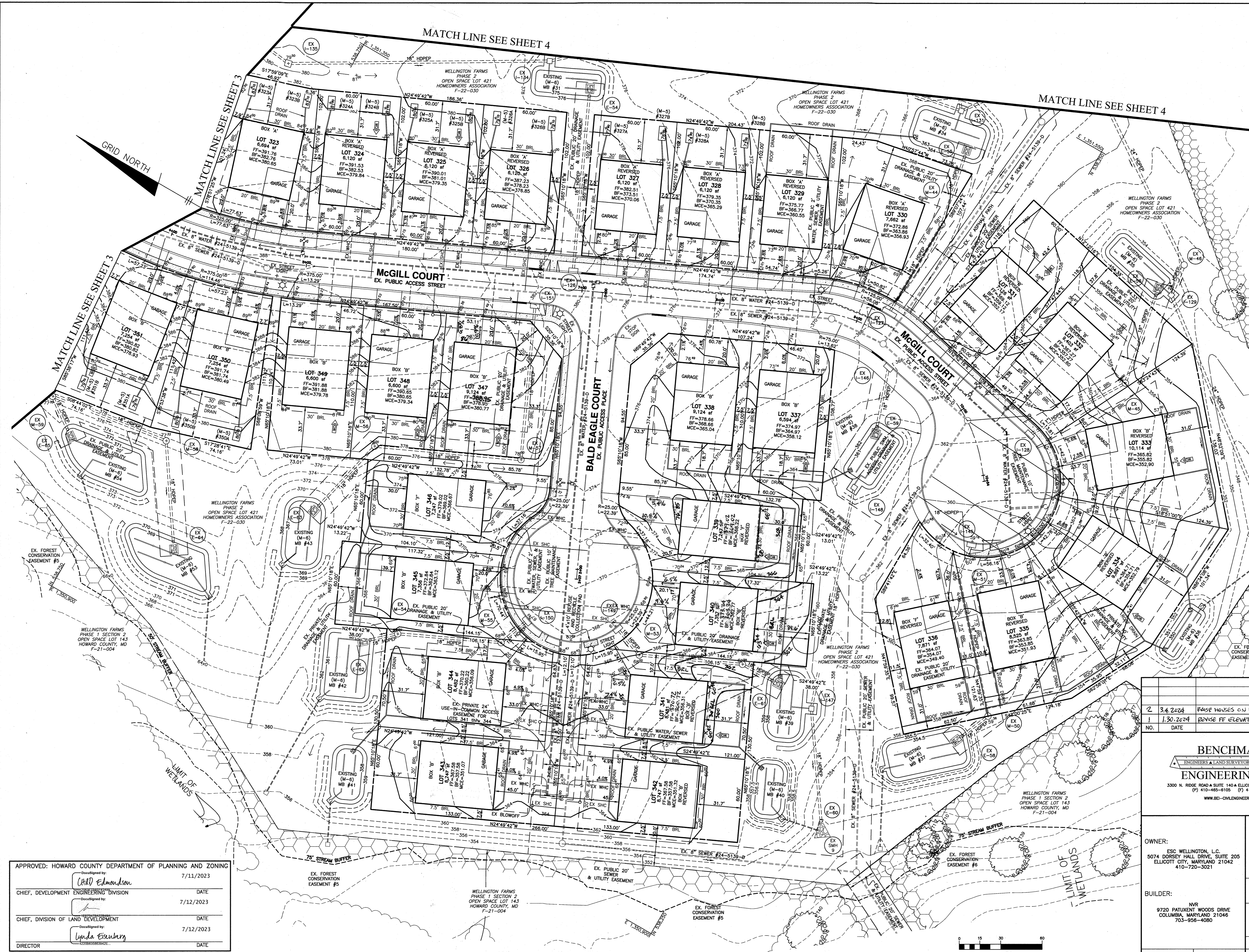
Designed by: 7/12/2023  
*Linda Eisinger*

DIRECTOR    DATE:



LEGEND OF SYMBOLS

- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF SUBMISSION
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING 1.5" WHC
- EXISTING 4" SHC
- DRY WELL
- BUILDING RESTRICTION LINE
- FIRST FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- MINIMUM CELLAR ELEVATION
- EXISTING STORM DRAIN
- EX CONC. SDWK PER F-22-030



NO.	DATE	REVISION
2	3.4.2024	PAUSE HOUSES ON LOTS 339-341 BY 6 INCHES. ADJUST LOT GRADES ACCORDINGLY
1	1.30.2024	REVISE FF ELEVATION, GARAGE UP AND D/W SLOPE ON LOT 347 PER USUAL CHECK

**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.BEI-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  
 06.13.2023

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

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

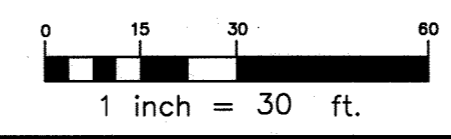
TAX MAP: 46 - GRID: 6 - PARCEL: 163  
 ZONED: R-20-MXD-3 / R-SC-MXD-3  
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**SITE DEVELOPMENT AND GRADING PLAN**

DATE: JUNE 12, 2023    BEI PROJECT NO. 3067  
 DESIGN: DBT    CHECK: CAM    SCALE: AS SHOWN    SHEET 5 OF 21

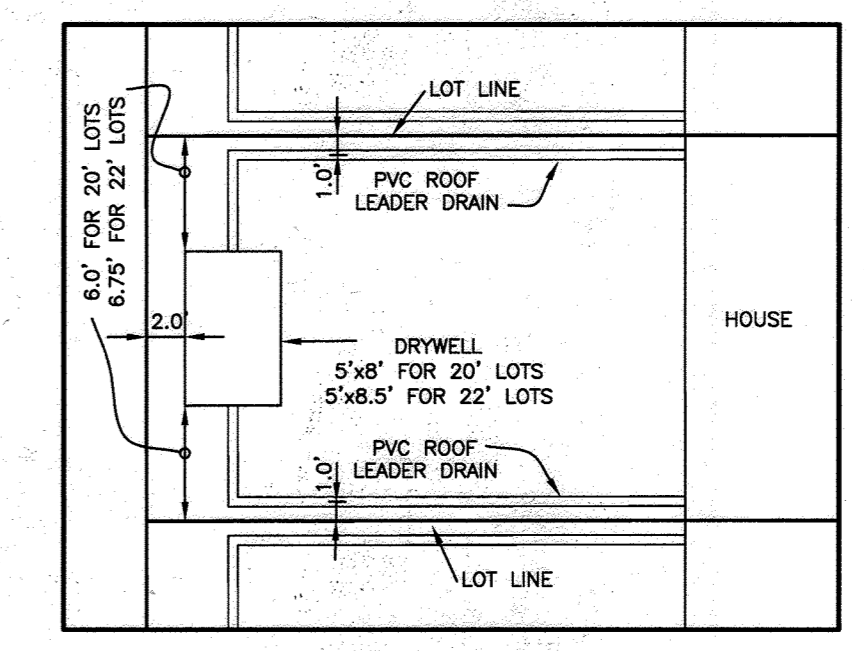
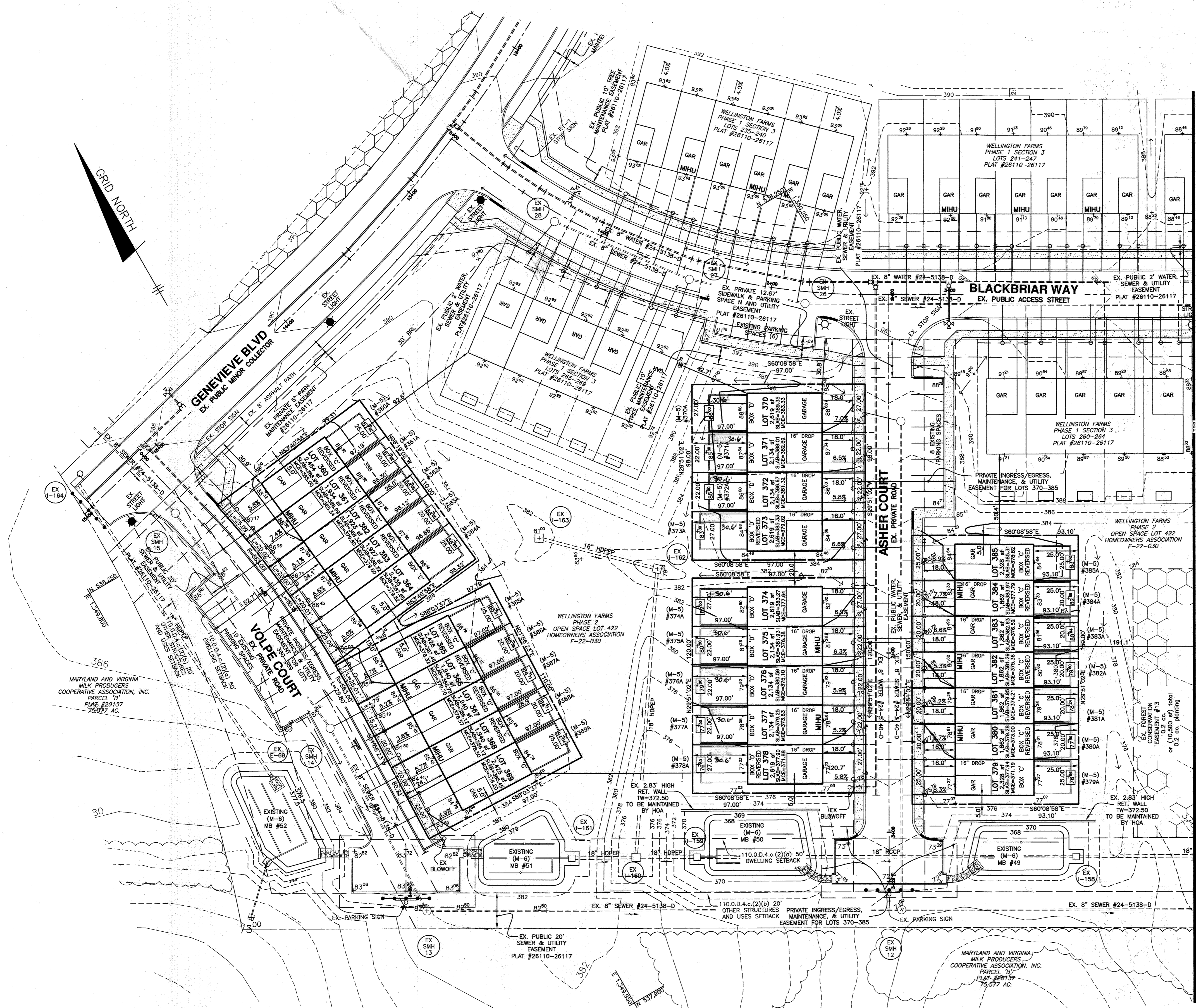
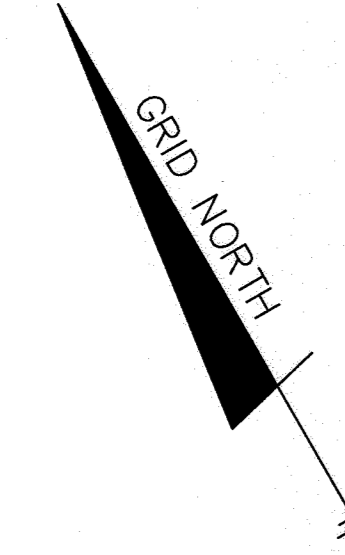
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Decided by: 7/11/2023  
 Chief, Development Engineering Division  
 Decided by: 7/12/2023  
 Chief, Division of Land Development  
 Decided by: 7/12/2023  
 Director



LEGEND OF SYMBOLS

- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF SUBMISSION
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING 1.5" WHC
- EXISTING 4" SHC
- DRY WELL
- BUILDING RESTRICTION LINE
- FIRST FLOOR ELEVATION  
BASEMENT FLOOR ELEVATION  
MINIMUM CELLAR ELEVATION
- EXISTING STORM DRAIN
- EX CONC. SDWK PER F-22-030
- MODERATE INCOME HOUSING UNIT
- EX. DEAD END BARRICADE

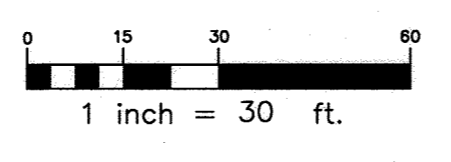


TYPICAL DETAIL FOR DRY WELL IN REAR YARD OF TOWNHOUSE LOT  
1 inch = 10 ft.

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 7

NOTES:  
1. ALL EASEMENTS SHOWN ON THE SUBJECT LOTS WERE RECORDED ON PLAT #26342-26349.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Decided by: *Carol Edmondson* 7/11/2023  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Decided by: *[Signature]* 7/12/2023  
 CHIEF, DIVISION OF LAND DEVELOPMENT

Decided by: *Linda Eisenberg* 7/12/2023  
 DIRECTOR

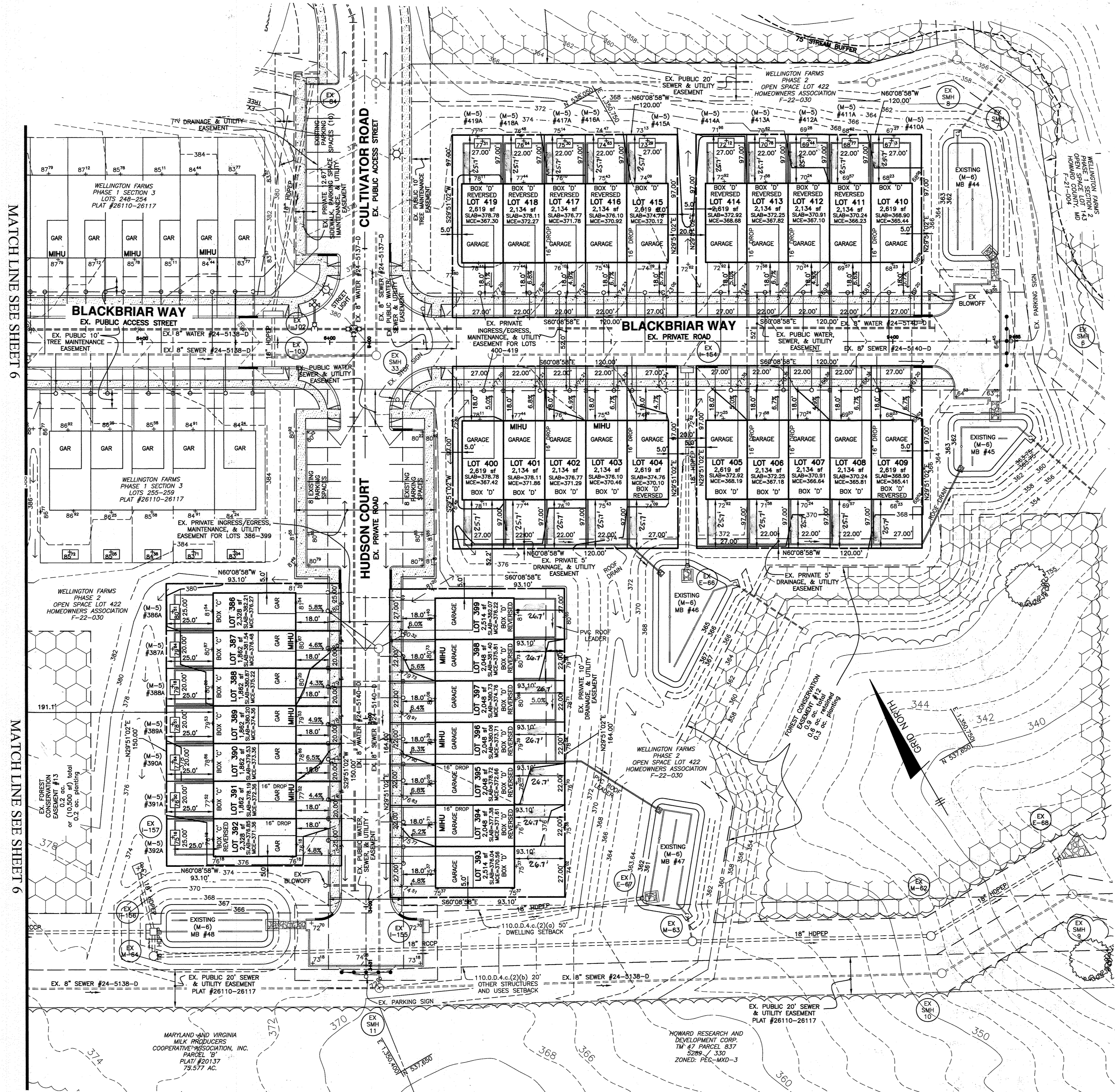
NO.	DATE	REVISION
1	7.11.2023	REVISE BOX D ON LOTS 370-378 TO BE 42.55' DEEP

**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
3300 N. RIDGE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-9108 (F) 410-465-8544  
WWW.BE-CVLENGINEERING.COM

<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><b>WELLINGTON FARMS</b> Phase 2 Lots 276 thru 419 (previously recorded as Plat No. 26342-26349)</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><b>SITE DEVELOPMENT AND GRADING PLAN</b></p> <p>DATE: JUNE 12, 2023    BEI PROJECT NO. 3067 SCALE: AS SHOWN    SHEET 6 OF 21</p>
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LEGEND OF SYMBOLS

- EXISTING CONTOURS
- 390--- PROPOSED CONTOURS
- LIMIT OF SUBMISSION
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING 1.5" WHC
- EXISTING 4" SHC
- (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
- EX CONC. SDWK PER F-22-030
- MIHU MODERATE INCOME HOUSING UNIT
- EX. DEAD END BARRICADE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DocuSigned by: *Will Edmondson* 7/11/2023  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

DocuSigned by: *[Signature]* 7/12/2023  
 CHIEF, DIVISION OF LAND DEVELOPMENT

DocuSigned by: *Linda Eanbury* 7/12/2023  
 DIRECTOR

1 11.8.2023 Revise Box D To Be 42.53' Deep C/O Lots 373-419		
NO.	DATE	REVISION
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. 22350.		
<b>BENCHMARK</b> ENGINEERS & LAND SURVEYORS & PLANNERS <b>ENGINEERING, INC.</b> 3300 N. RIDGE ROAD & SUITE 140 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-9108 (F) 410-465-8944 WWW.BE-CIVILENGINEERING.COM		STATE OF MARYLAND PROFESSIONAL ENGINEER 22350 06.13.2023
OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021		WELLINGTON FARMS Phase 2 Lots 276 thru 419 (previously recorded as Plat No. 26342-26349)
BUILDER: NVR 9720 PATUMENT 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		
DESIGN: DBT	CHECK: CAM	DATE: JUNE 12, 2023 BEI PROJECT NO. 3067
SCALE: AS SHOWN	SHEET 7 OF 21	







**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.

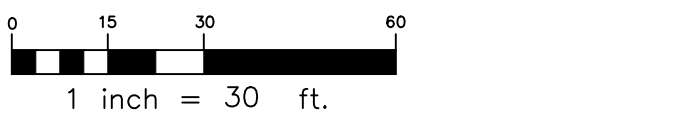
**Brent Hanauer**      2023-06-14  
 BRENT HANAUER      DATE  
 NVR

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Decided by: **CHRIS EDWARDS**      7/11/2023  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION      DATE

Decided by: \_\_\_\_\_      7/12/2023  
 CHIEF, DIVISION OF LAND DEVELOPMENT      DATE

Decided by: **Linda Esenberg**      7/12/2023  
 DIRECTOR      DATE



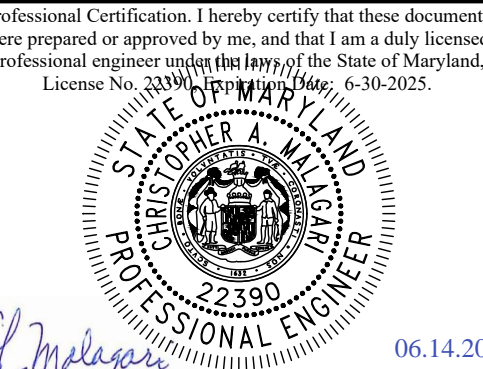
NOTE:  
 SEE SHEET 13 FOR LANDSCAPE LEGEND,  
 NOTES, AND CHARTS

NO.	DATE	REVISION

**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**

3300 N. RIDGE ROAD • SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-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. 2023000494500-00000-00000-6-30-2025.



---

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

---

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

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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

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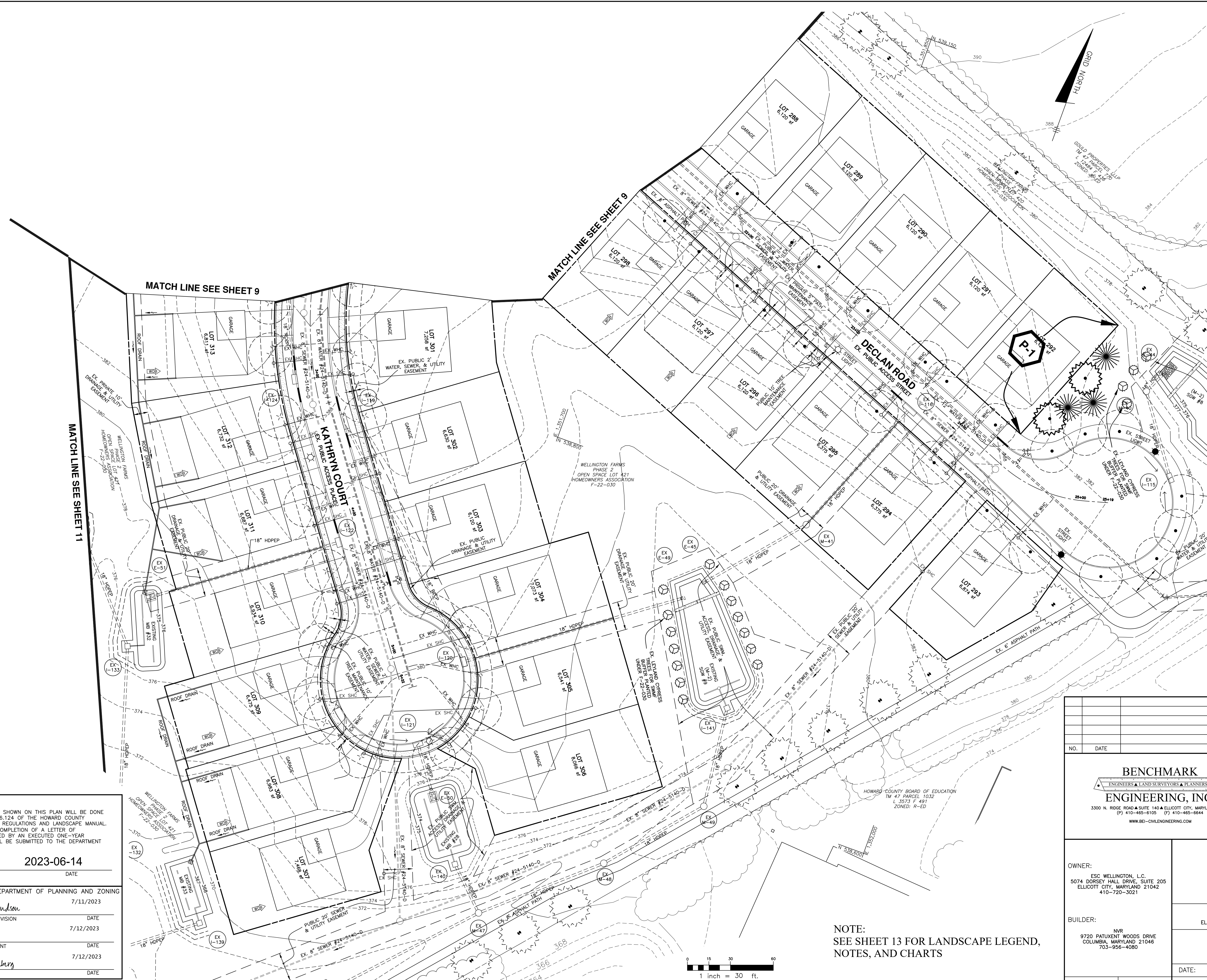
BUILDER:  
 NVR  
 9720 PATUXENT WOODS DRIVE  
 COLUMBIA, MARYLAND 21046  
 703-956-4080

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**LANDSCAPE PLAN**

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DATE: JUNE 12, 2023      BEI PROJECT NO. 3067  
 DESIGN: DBT      CHECK: CAM      SCALE: AS SHOWN      SHEET 9 OF 21

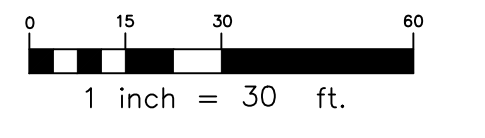


**BUILDER'S CERTIFICATE**

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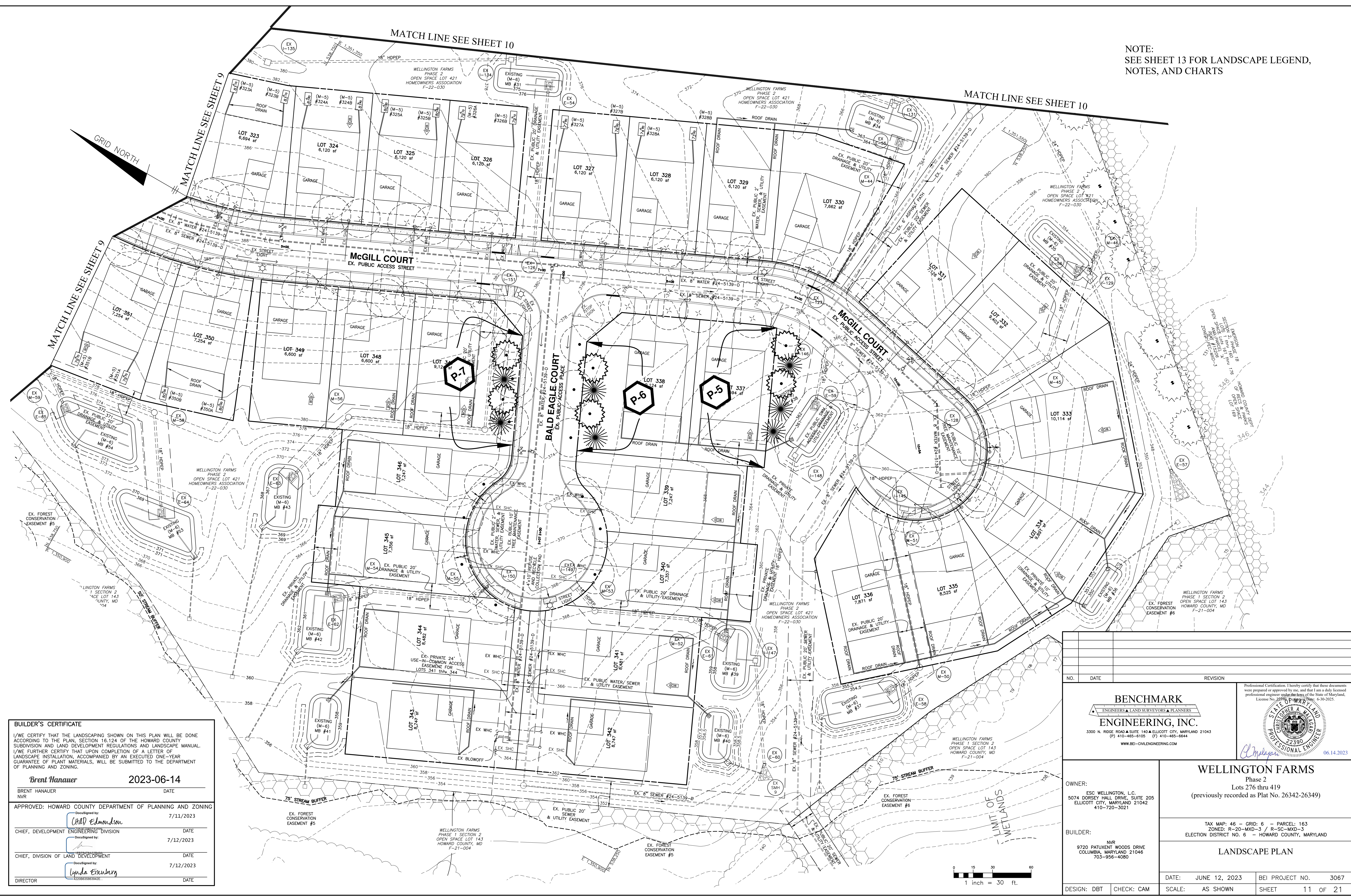
<b>Brent Hanauer</b>	2023-06-14
BRENT HANAUER	DATE
NVR	
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>Chad Edmondson</i>	7/11/2023
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Linda Eisenberg</i>	7/12/2023
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
<i>Linda Eisenberg</i>	7/12/2023
DIRECTOR	DATE

NOTE: SEE SHEET 13 FOR LANDSCAPE LEGEND, NOTES, AND CHARTS



NO.		DATE		REVISION	
<p align="center"><b>BENCHMARK ENGINEERING, INC.</b></p> <p align="center">ENGINEERS &amp; LAND SURVEYORS &amp; PLANNERS</p> <p align="center">3300 N. RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CVLENGINEERING.COM</p> <p align="right">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. 20231006370600006-6-30-2025. <i>Almendez</i> 06.14.2023</p>					
OWNER:			WELLINGTON FARMS		
ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021			Phase 2 Lots 276 thru 419 (previously recorded as Plat No. 26342-26349)		
BUILDER:			LANDSCAPE PLAN		
NVR 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080			TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND		
DESIGN: DBT	CHECK: CAM	DATE: JUNE 12, 2023	BEI PROJECT NO. 3067		
		SCALE: AS SHOWN	SHEET 10 OF 21		

NOTE:  
SEE SHEET 13 FOR LANDSCAPE LEGEND,  
NOTES, AND CHARTS



**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** 2023-06-14  
BRENT HANAUER DATE  
NVR

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Developed by: **Chad Edmondson** 7/11/2023  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Developed by: **Lynda Eisenberg** 7/12/2023  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DEVELOPED BY: **Lynda Eisenberg** 7/12/2023  
DIRECTOR DATE

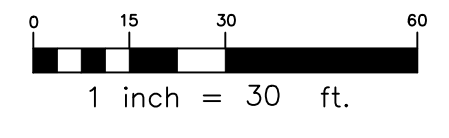
NO.	DATE	REVISION

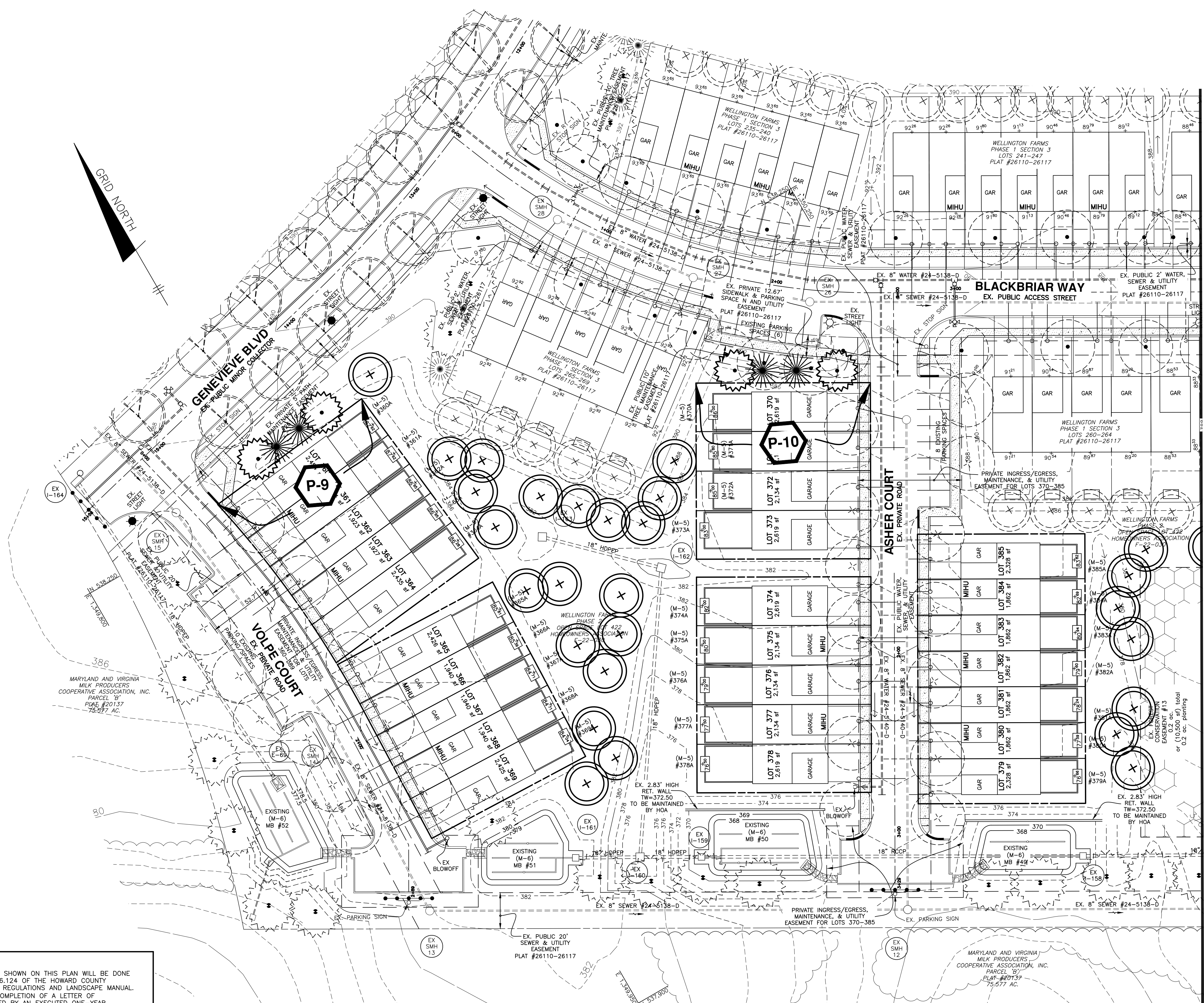
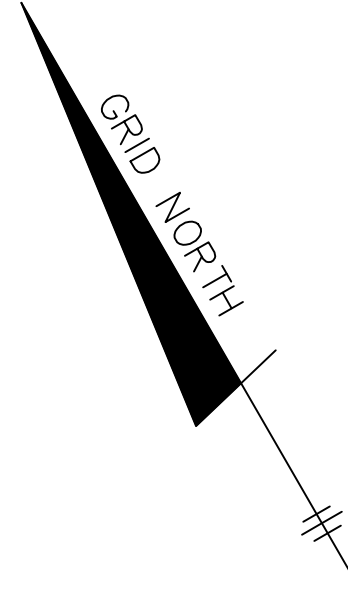
**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
3300 N. RIDGE ROAD • SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BE-ENGINEERING.COM

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 laws of the State of Maryland. License No. 20986 P.E. M.D. 6-30-2025.

6/14/2023

<b>OWNER:</b> ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021		<b>WELLINGTON FARMS</b> Phase 2 Lots 276 thru 419 (previously recorded as Plat No. 26342-26349)	
<b>BUILDER:</b> NVR 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080		TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND	
<b>LANDSCAPE PLAN</b>			
DATE: JUNE 12, 2023	BEI PROJECT NO. 3067	SCALE: AS SHOWN	SHEET 11 OF 21
DESIGN: DBT	CHECK: CAM	DATE: JUNE 12, 2023	SDP-23-020

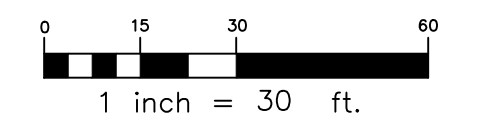




MATCH LINE SEE SHEET 13

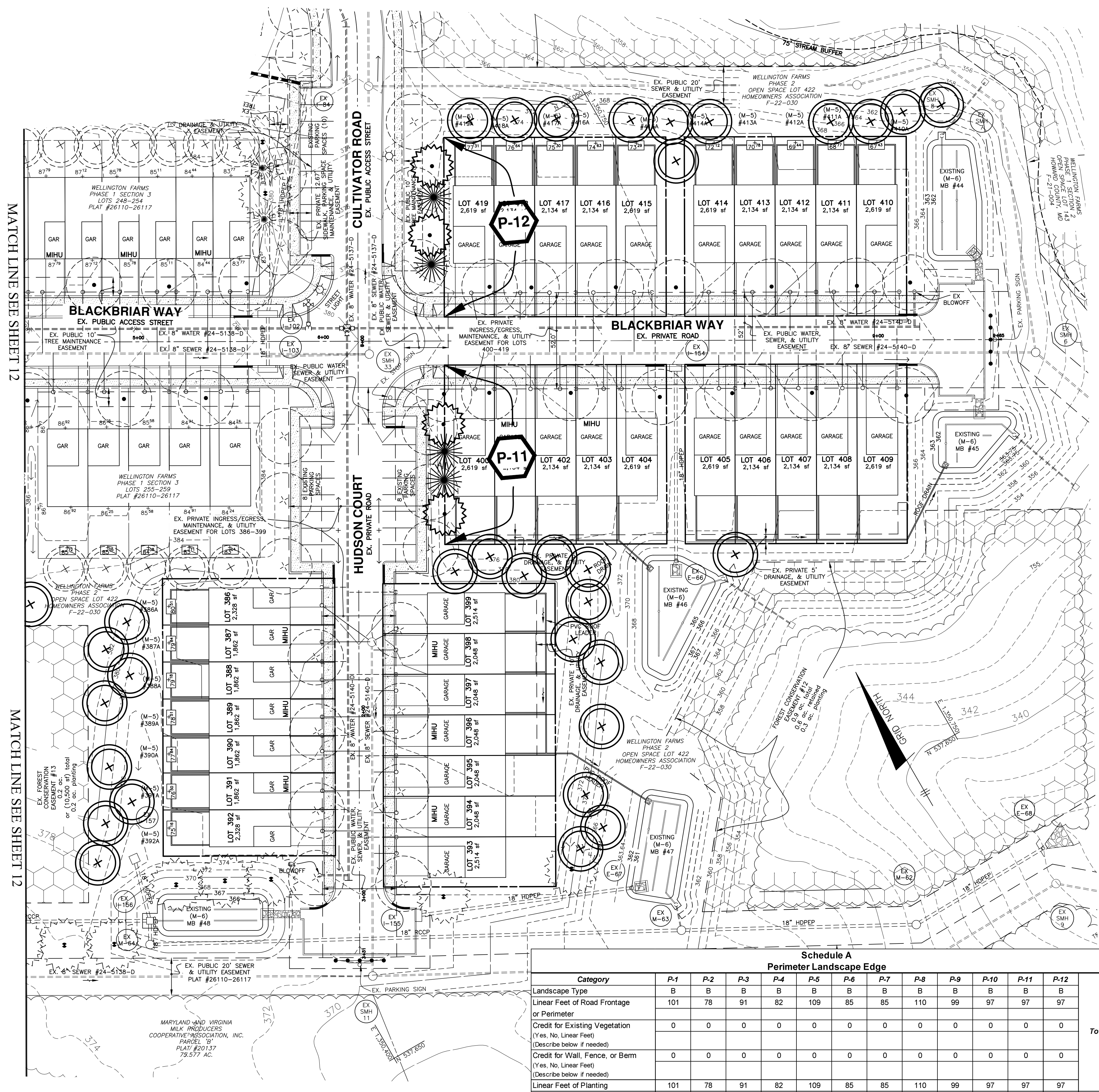
MATCH LINE SEE SHEET 13

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.	
<b>Brent Hanauer</b>	<b>2023-06-14</b>
BRENT HANAUER	DATE
NVR	
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
	7/11/2023
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
	7/12/2023
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
	7/12/2023
DIRECTOR	DATE



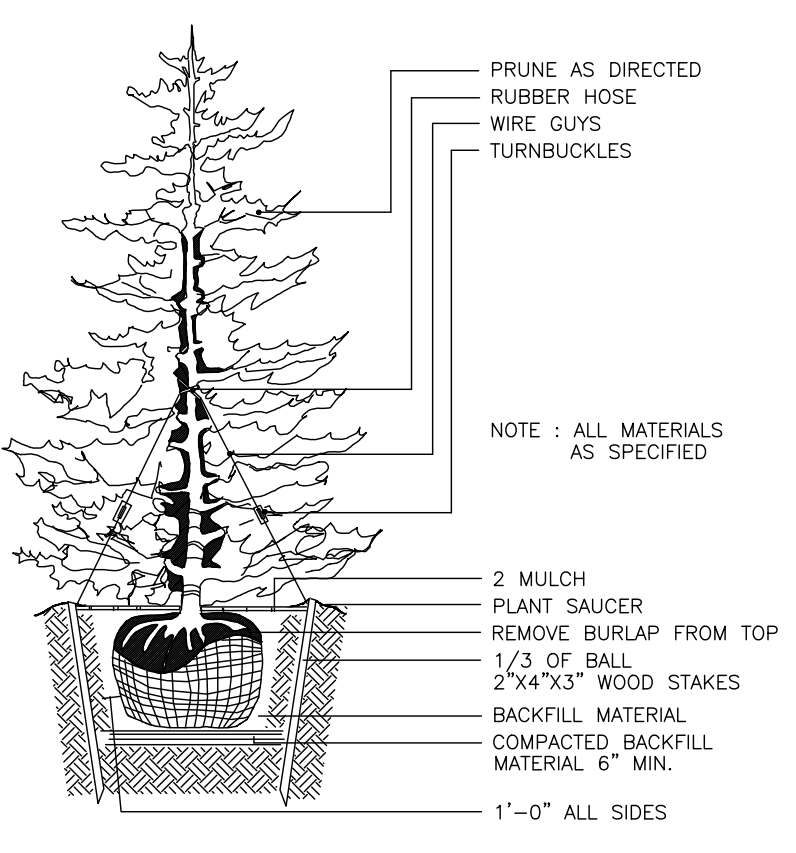
**NOTE:**  
SEE SHEET 13 FOR LANDSCAPE LEGEND,  
NOTES, AND CHARTS

NO.	DATE	REVISION
<b>BENCHMARK</b> ENGINEERS • LAND SURVEYORS • PLANNERS <b>ENGINEERING, INC.</b> 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 under the authority of the State of Maryland, License No. 20888, P.E. in Civil Engineering, 6-30-2025.		
<b>WELLINGTON FARMS</b> Phase 2 Lots 276 thru 419 (previously recorded as Plat No. 26342-26349)		OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021
BUILDER: NVR 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080		TAX MAP: 46 - GRID: 6 - PARCEL: 163 ZONED: R-20-MXD-3 / R-SC-MXD-3 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND
<b>LANDSCAPE PLAN</b>		
DATE: JUNE 12, 2023	BEI PROJECT NO. 3067	
DESIGN: DBT	CHECK: CAM	SCALE: AS SHOWN SHEET 12 OF 21

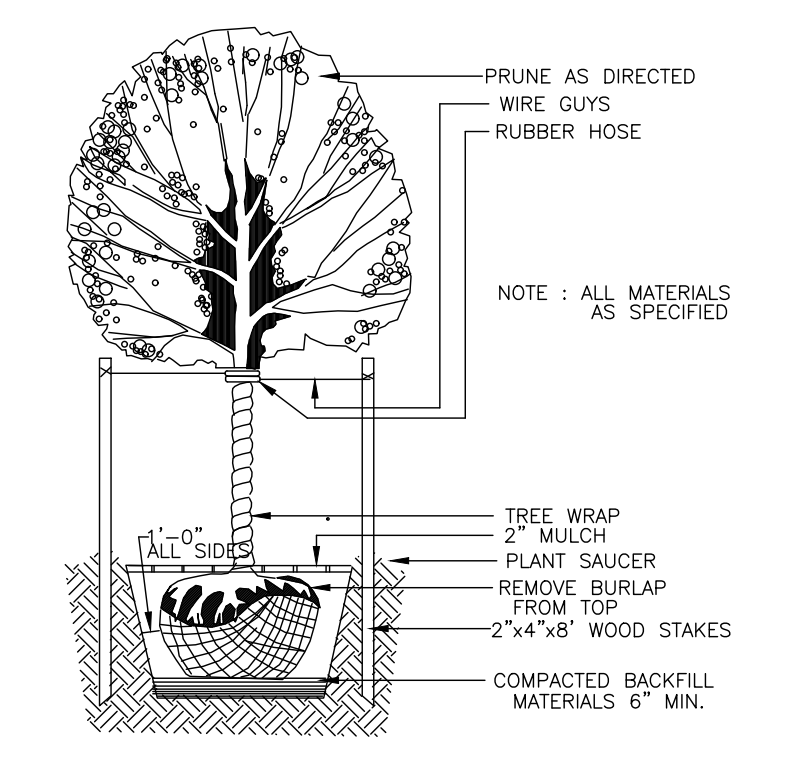


LANDSCAPE NOTES:

- 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... B. WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS LESS THAN 6 FEET... C. TREES SHALL BE PLANTED 6 FEET BEHIND CURB... D. TREES TO BE PLANTED MINIMUM 30 FEET FROM SIGNS AND INTERSECTIONS...
3. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE...
4. THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING...
5. BGE ZONES: TREE HEIGHTS AT MATURITY SHALL BE LIMITED TO 25 FEET MAXIMUM WITHIN THE "GREEN ZONE"...
6. FINANCIAL SURETY IN THE AMOUNT OF \$29,250.00 FOR THE REQUIRED 84 SHADE TREES AND 27 EVERGREEN TREES SHALL BE POSTED AS PART OF THE GRADING PERMIT.



TYPICAL EVERGREEN TREE PLANTING DETAIL NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE

LANDSCAPE PLANTING LIST table with columns: SYMBOL, QUANTITY, NAME, REMARKS, DESCRIPTION. Includes entries for Catalpa speciosa, Cladrastis kentukea, and Thuja plicata.

Schedule A Perimeter Landscape Edge table with columns: 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, Totals. Includes rows for Landscape Type, Linear Feet of Road Frontage, Credit for Existing Vegetation, etc.

Schedule C Residential Development Internal Landscaping table with columns: Category, SFA, APT. Includes rows for Number of Dwelling Unit, Number of Trees Required, Number of Trees Provided, etc.

BUILDER'S CERTIFICATE form with fields for name (Brent Hanauer), date (2023-06-14), and signatures of Brent Hanauer and Lydia Eisenberg.

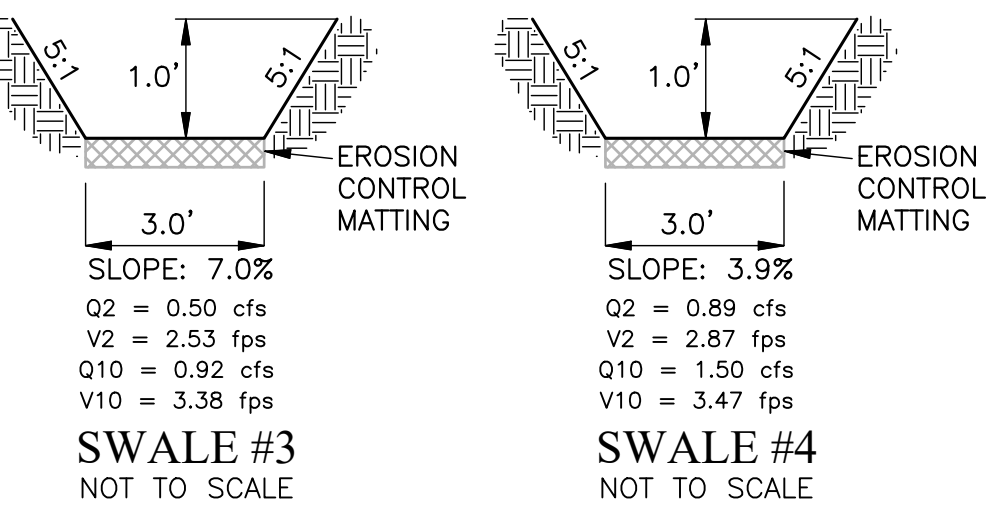
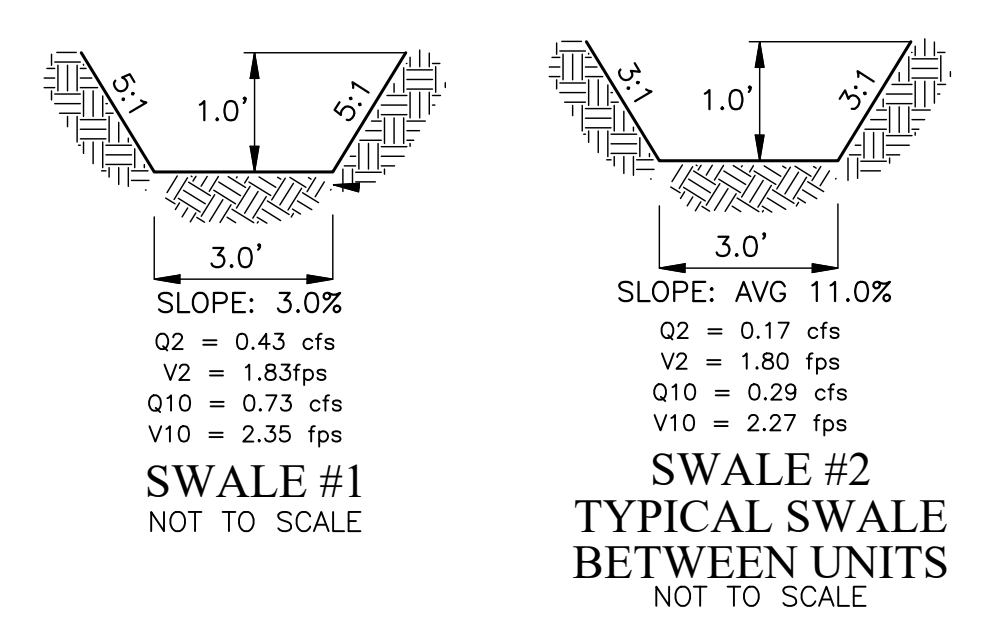
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING form with signatures of Chad Edmondson and Lydia Eisenberg.

Professional seal for BENCHMARK ENGINEERING, INC. and WELLINGTON FARMS Phase 2, Lots 276 thru 419. Includes owner and builder information, tax map, and project details.



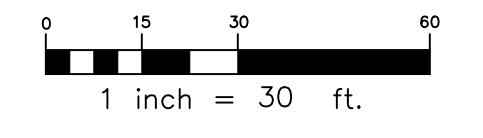
### SEDIMENT CONTROL LEGEND

	LIMIT OF DISTURBANCE
	SILT FENCE
	SUPER SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE
	SOILS LINE
	SOILS TYPE
	PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION
	INLET PROTECTION



**THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY.**

<b>DESIGN CERTIFICATION</b>	
I, CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.	
<b>Christopher Malagari</b>	<b>2023-06-13</b>
ENGINEER CHRISTOPHER A. MALAGARI	DATE MD REGISTRATION NO. 22390 (P.E.) R.L.S., OR R.L.A. (circle one)
<b>OWNERS/DEVELOPERS CERTIFICATION</b>	
I, WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.	
<b>Brent Hanauer</b>	<b>2023-06-14</b>
SIGNATURE BRENT HANAUER, NVR	DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	
<b>Alexander Bratchie</b>	7/10/2023
HOWARD SOIL CONSERVATION DISTRICT	DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<b>Chad Edmondson</b>	7/11/2023
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<b>Lynda Eisinger</b>	7/12/2023
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
<b>Lynda Eisinger</b>	7/12/2023
DIRECTOR	DATE



NOTE:  
SUPER SILT FENCE TO BE UTILIZED ALONG ROAD FRONTAGE AND AT BOTTOM OF ALL SWALES AS SHOWN ON THIS PLAN.

NO.		DATE		REVISION	
<p align="center"><b>BENCHMARK</b> ENGINEERS &amp; LAND SURVEYORS &amp; PLANNERS <b>ENGINEERING, INC.</b> 3300 N. RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 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. 20230-0614-0001 (P) 6-30-2025.</p>					
<p align="center"><b>WELLINGTON FARMS</b> Phase 2 Lots 276 thru 419 (previously recorded as Plat No. 26342-26349)</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>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"><b>SEDIMENT AND EROSION CONTROL PLAN</b></p>					
DATE: JUNE 12, 2023		BEI PROJECT NO. 3067		DESIGN: DBT	
SCALE: AS SHOWN		SHEET 14 OF 21		CHECK: CAM	

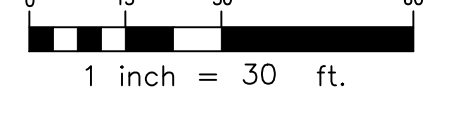


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<i>Chad Edmondson</i>	7/11/2023
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Debra</i>	7/12/2023
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
<i>Linda Eisenberg</i>	7/12/2023
DIRECTOR	DATE

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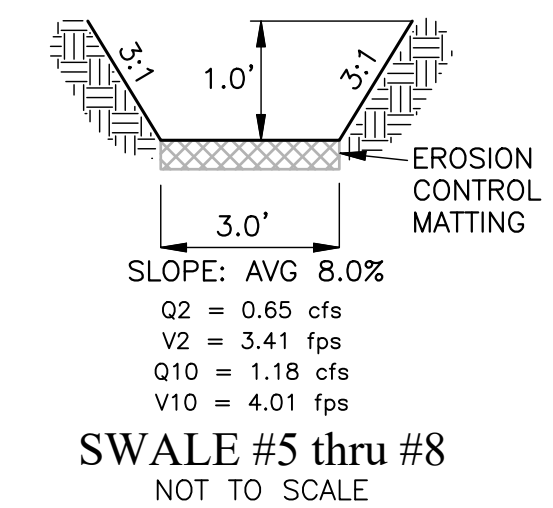
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ESC WELLINGTON, L.C.			ZONED: R-20-MXD-3 / R-SC-MXD-3		
5074 DORSEY HALL DRIVE, SUITE 205			ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND		
ELLICOTT CITY, MARYLAND 21042					
410-720-3021					
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OWNER:		DATE: JUNE 12, 2023		BEI PROJECT NO. 3067	
BUILDER:		SCALE: AS SHOWN		SHEET 15 OF 21	
NVR					
9720 PATUXENT WOODS DRIVE					
COLUMBIA, MARYLAND 21046					
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DESIGN: DBT	CHECK: CAM				

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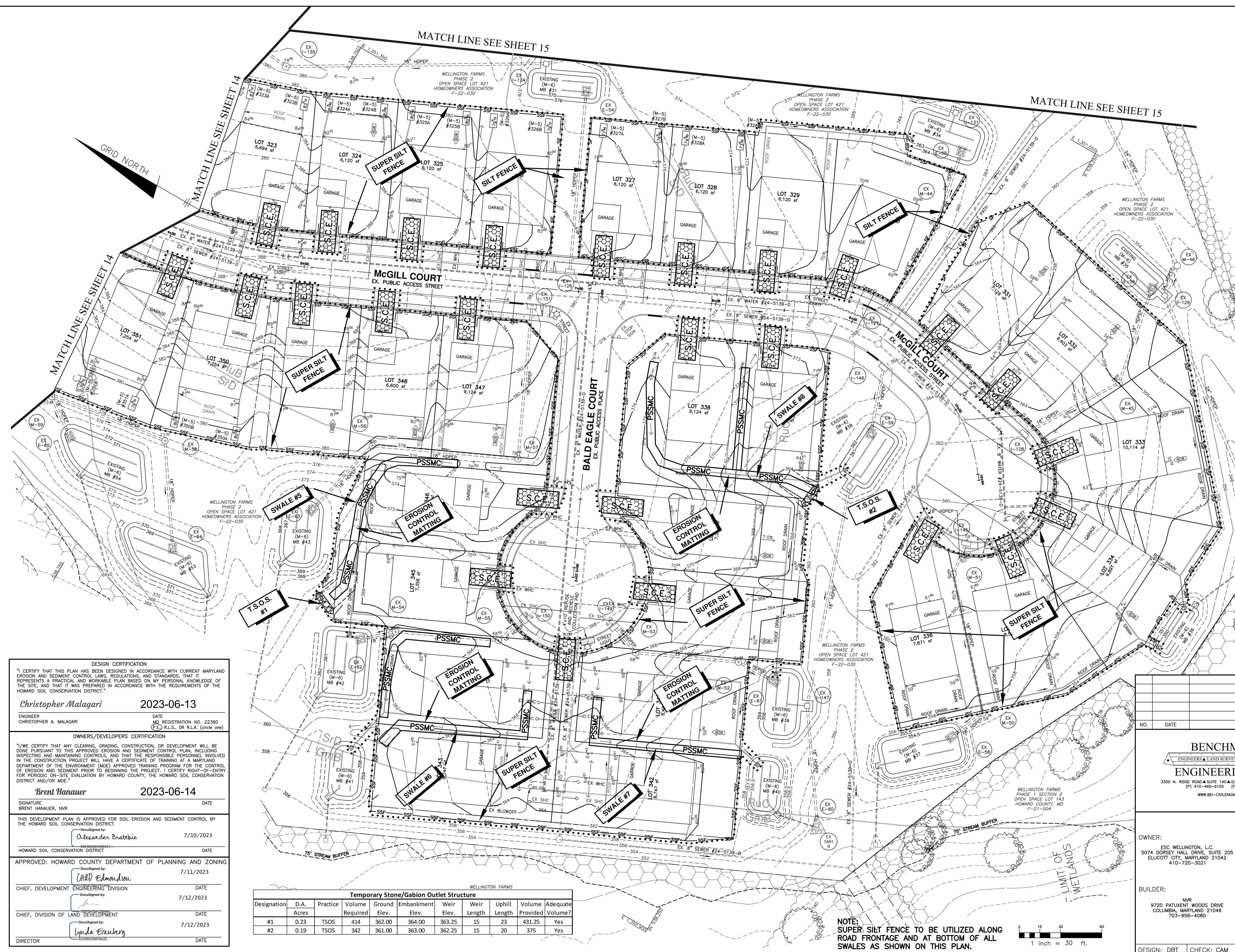


**SEDIMENT CONTROL LEGEND**

- ..... LIMIT OF DISTURBANCE
- SF — SF — SILT FENCE
- SSF — SSF — SUPER SILT FENCE
- [S.C.E.] STABILIZED CONSTRUCTION ENTRANCE
- GgB — SOILS LINE
- GgB SOILS TYPE
- [PSSMC] PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION
- [ ] INLET PROTECTION
- [ ] STORAGE AREA
- [ ] TEMPORARY STONE OUTLET STRUCTURE



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**Christopher Malaqari** 2023-06-13  
 ENGINEER DATE  
 CHRISTOPHER A. MALAGARI MD REGISTRATION NO. 22390 (P.E.) R.L.S., OR R.L.A. (circle one)

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**Brent Hanauer** 2023-06-14  
 SIGNATURE DATE  
 BRENT HANAUER, NVR

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**Alexander Bratchie** 7/10/2023  
 DEVELOPED BY DATE  
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 7/11/2023

**Chad Edmondson**  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
 DEVELOPED BY 7/12/2023

**Linda Eisinger**  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
 DEVELOPED BY 7/12/2023

DIRECTOR DATE

**Temporary Stone/Gabion Outlet Structure**

Designation	D.A.		Practice	Volume Required	Ground Elev.	Embankment Elev.	Weir Elev.	Weir Length	Uphill Length	Volume Provided	Adequate Volume?
	Acres	Practice									
#1	0.23	TSOS	414	362.00	364.00	363.25	15	23	431.25	Yes	
#2	0.19	TSOS	342	361.00	363.00	362.25	15	20	375	Yes	

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0 15 30 60  
 1 inch = 30 ft.

NO.	DATE	REVISION

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 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 under the authority of the State of Maryland. License No. 20898 (P.E.) 6-30-2025.

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

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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TAX MAP: 46 - GRID: 6 - PARCEL: 163  
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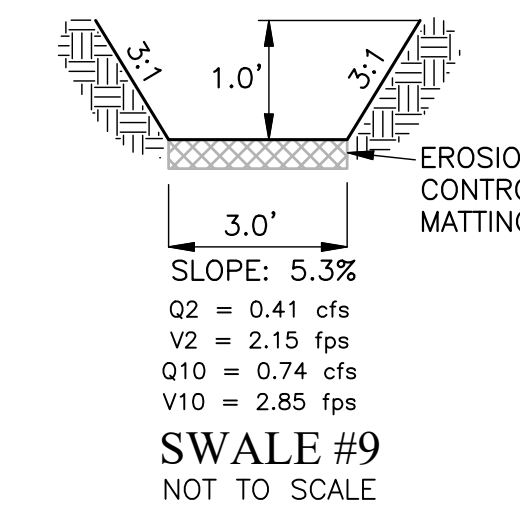
**SEDIMENT AND EROSION CONTROL PLAN**

DATE: JUNE 12, 2023 BEI PROJECT NO. 3067  
 SCALE: AS SHOWN SHEET 16 OF 21

DESIGN: DBT CHECK: CAM



- ### SEDIMENT CONTROL LEGEND
- ..... LIMIT OF DISTURBANCE
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**Christopher Malaqari** 2023-06-13  
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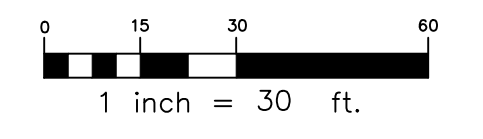
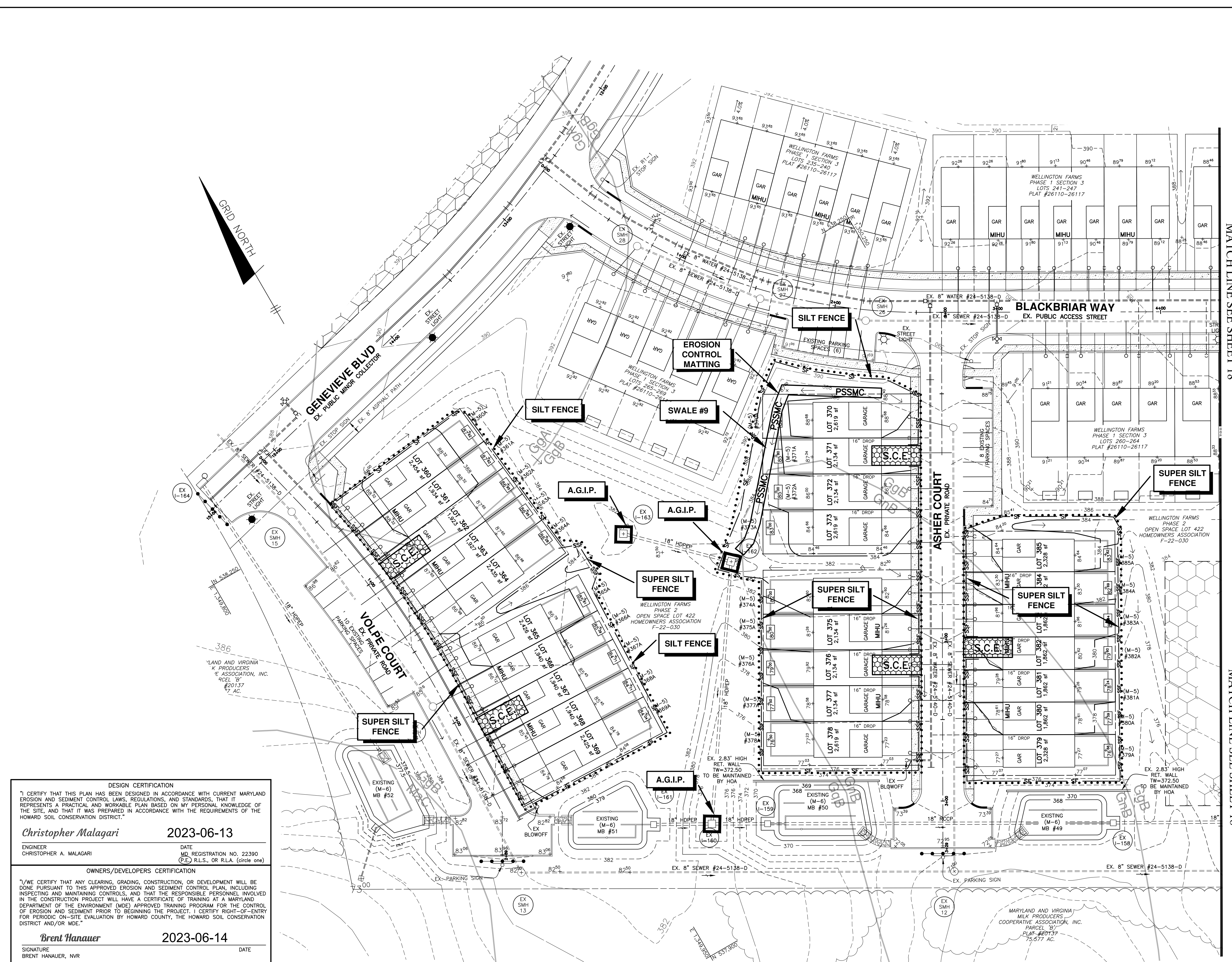
**Alexander Bratchie** 7/10/2023  
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

**Chad Edmondson** 7/11/2023  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

**Lynda Eisenberg** 7/12/2023  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

**Lynda Eisenberg** DATE  
 DIRECTOR



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 ENGINEERS & LAND SURVEYORS & PLANNERS  
 3300 N. RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
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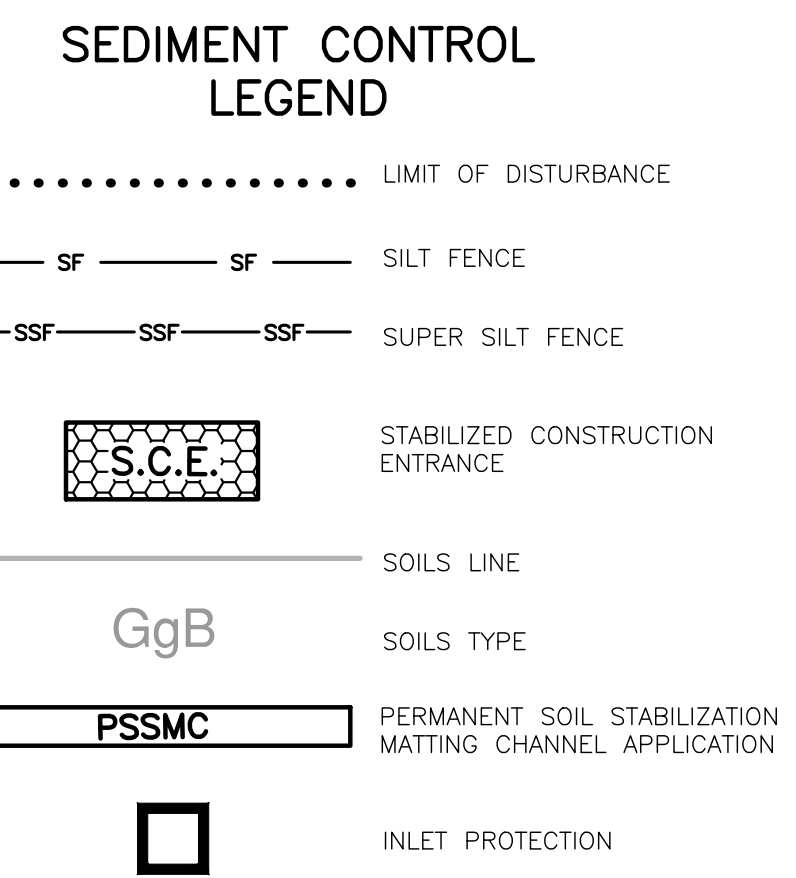
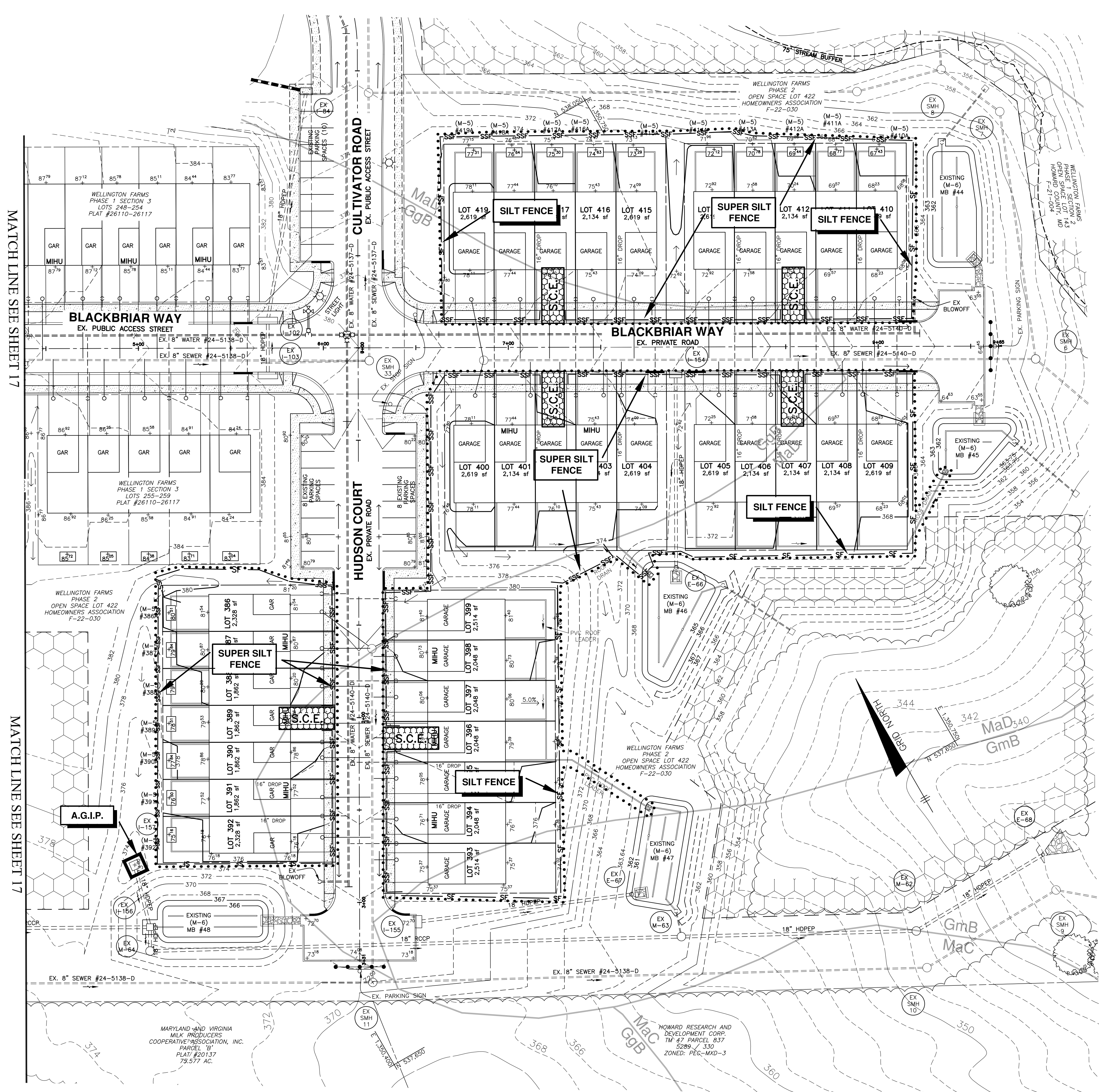
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**WELLINGTON FARMS**  
 Phase 2  
 Lots 276 thru 419  
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TAX MAP: 46 - GRID: 6 - PARCEL: 163  
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 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

**SEDIMENT AND EROSION CONTROL PLAN**

DATE: JUNE 12, 2023 BEI PROJECT NO. 3067  
 DESIGN: DBT CHECK: CAM SCALE: AS SHOWN SHEET 17 OF 21



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CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
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*C. Malagari*  
06.14.2023

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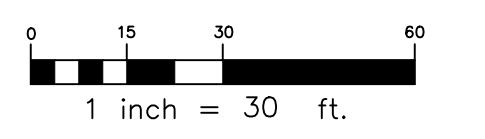
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**SEDIMENT AND EROSION CONTROL PLAN**

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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...

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. Seeded preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment...

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...

B-4.3 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. Conditions Where Practice Applies: Exposed soils where ground cover is needed for 6 months or more.

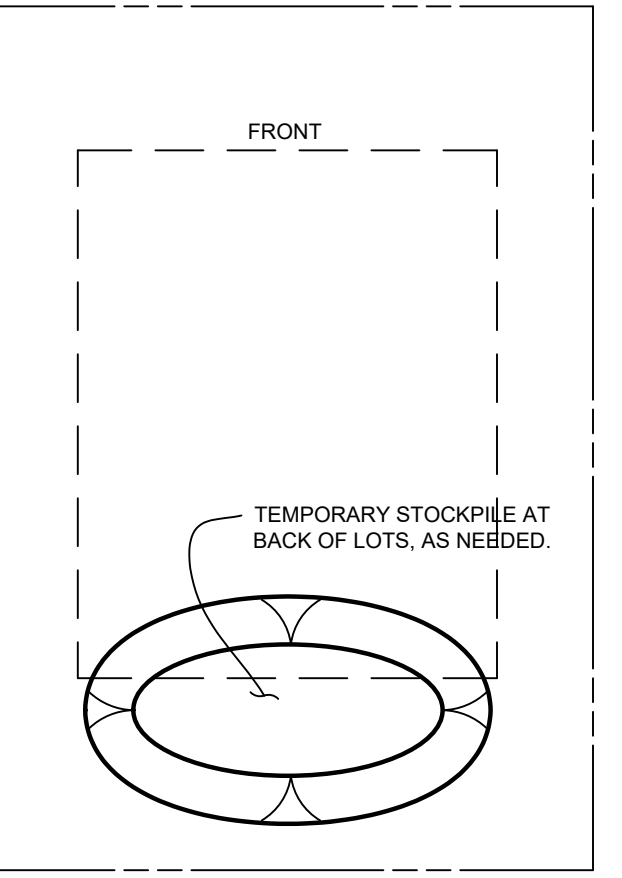
B-4.4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

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.

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.

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. 2. Vegetative Cover: See Section B-4-4 Temporary Stabilization.



B-4.5 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.

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...

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.

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

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

15. Stream channels must not be disturbed during the following restricted time periods (inclusive): • Use I and IP March 1 - June 15 • Use III and March 1 - April 30 • Use IV March 1 - May 31

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. SCE, SSF, SF, and TSOS). (day 3) 4. Excavate for foundation, rough grade lot, and stabilize in accordance with the temporary seedbed notes. (day 4-10) 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.

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. on 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, but before proceeding with any other earth disturbance or grading, 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. 3. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization is required within three (3) calendar days of the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and seven (7) calendar days as to all other disturbed areas on the project site except for those areas under active grading.

4. All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for topsoil (Sec. B-4-2), permanent seeding (Sec. B-4-5), temporary seeding (Sec. B-4-4) and mulching (Sec. B-4-3). Temporary stabilization with mulch alone can only be applied between the fall and spring seeding seasons. If the ground is frozen permanent stabilization (Sec. B-4-1) specifications shall be enforced in areas with >15' of cut and/or fill. Stockpiles (Sec. B-4-8) in excess of 20 feet must be benched with stable outlet. All concentrated flow, steep slope, and highly erodible areas shall receive soil stabilization matting (Sec. B-4-6).

5. All sediment control structures are to remain in place, and are to be maintained in operative condition until permission for their removal has been obtained from the CID.

6. Site Analysis: Total Area of Site: 35.5 Acres. Area Disturbed: 18.1 Acres. Area to be seeded or paved: 5.6 Acres. Area to be vegetatively stabilized: 12.5 Acres. Total cut: 19,836 Cu Yds. Total fill: 19,836 Cu Yds. Off-site waste/borrow area location: SITE UNDER AN ACTIVE GRADING PERMIT

7. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance. 8. Additional sediment control must be provided, if deemed necessary by the CID. The site and all controls shall be inspected by the contractor weekly, and the next day after each rain event. A written report by the contractor, made available upon request, is part of every inspection and should include: • Inspection date • Inspection type (routine, pre-storm event, during rain event) • Name and title of inspector • Weather information (current conditions as well as time and amount of last recorded precipitation) • Brief description of project's status (e.g. percent complete) and/or current activities • Evidence of sediment discharges • Identification of plan deficiencies • Identification of sediment controls that require maintenance • Identification of missing or improperly installed sediment controls • Compliance status regarding the sequence of construction and stabilization requirements • Photographs • Monitoring/sampling • Maintenance and/or corrective action performed • Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MDC).

9. Trenches for the construction of utilities is limited to three pipe lengths or that which can and shall be back filled and stabilized by the end of each work day, whichever is shorter. 10. Any major changes or revisions to the plan or sequence of construction must be reviewed and approved by the HSCD prior to proceeding with construction. Minor revisions may be allowed by the CID per the list of HSCD-approved field changes.

11. Disturbance shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on one grading unit (maximum acreage of 20 ac. per grading unit) or 10 ac. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the CID. Unless otherwise specified and approved by the HSCD, no more than 20 acres cumulatively may be disturbed at a given time. 12. Wash water from any equipment, vehicles, wheels, pavement, and other sources must be treated in a sediment basin or other approved structure.

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

15. Stream channels must not be disturbed during the following restricted time periods (inclusive): • Use I and IP March 1 - June 15 • Use III and March 1 - April 30 • Use IV March 1 - May 31

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.

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 be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed samples must be available upon request to the inspector to verify type of seed and seeding rate. b. Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws. c. Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydrosowing. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective. d. Soil or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials. 2. Application a. Dry Seeding: This includes use of conventional drop or broadcast spreaders. i. Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries. ii. Apply seed in two directions perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with a weighted roller to provide good seed to soil contact. b. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil. i. Cultipacker seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting. ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. c. Hydrosowing: Apply seed uniformly with hydroseder (slurry includes seed and fertilizer). i. If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre; total soluble phosphorus, 200 pounds per acre; P2O5 (phosphorus), 200 pounds per acre; K2O (potassium), 200 pounds per acre. ii. Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydrosowing). Normally, not more than 2 tons are applied by hydrosowing at any one time. Do not use burnt or hydrated lime when hydrosowing. iii. Mix seed and fertilizer on site and seed immediately and without interruption. iv. When hydrosowing do not incorporate seed into the soil.

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 as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.

Table B.1: Temporary Seeding for Site Stabilization

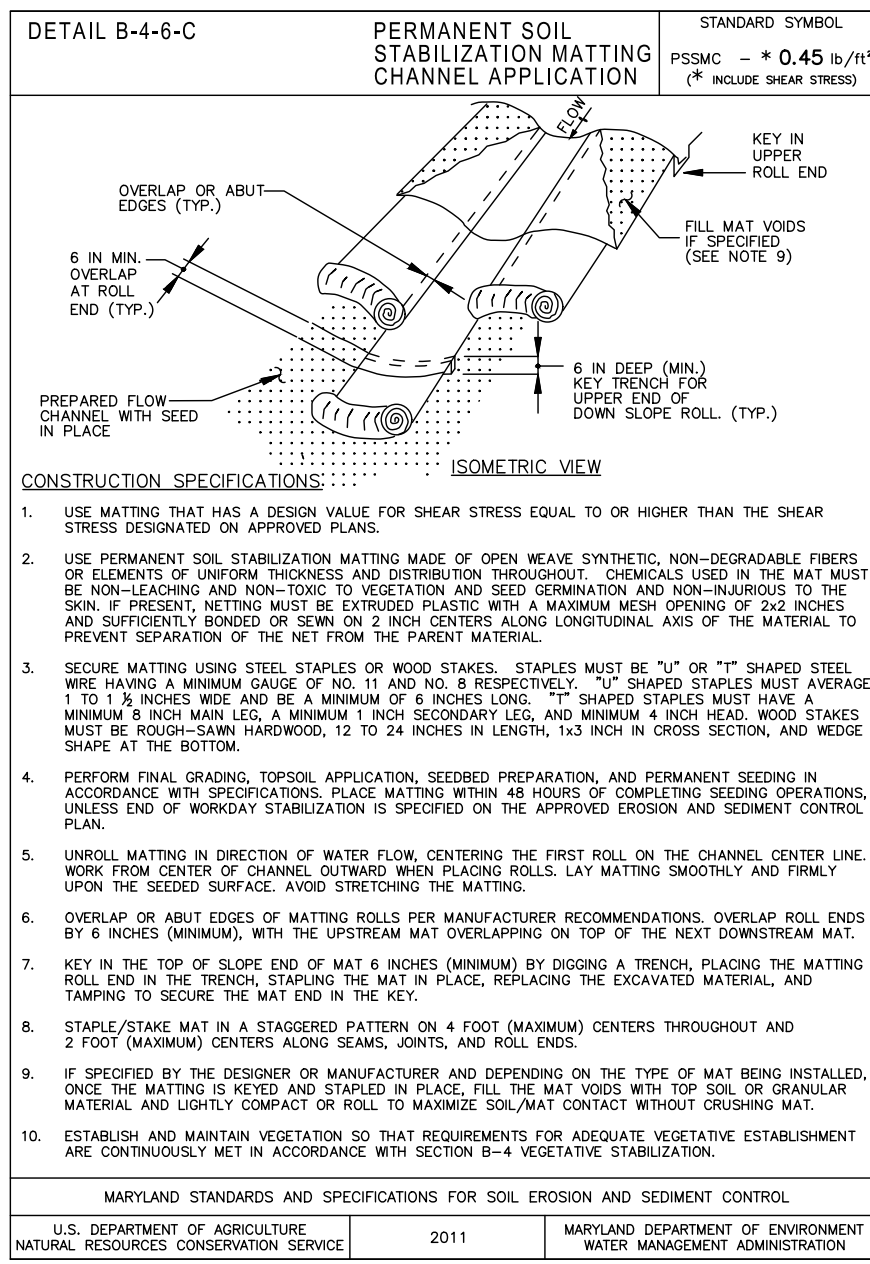
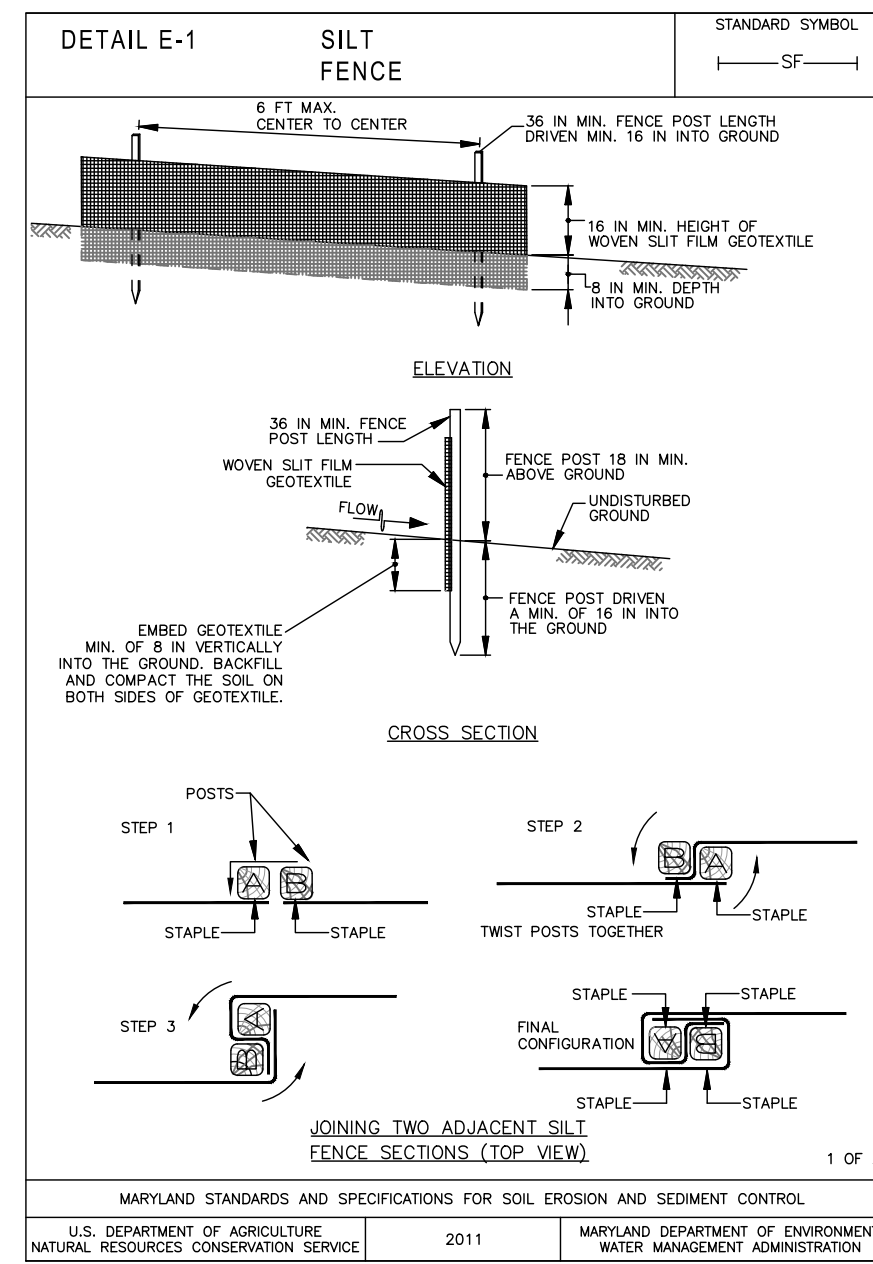
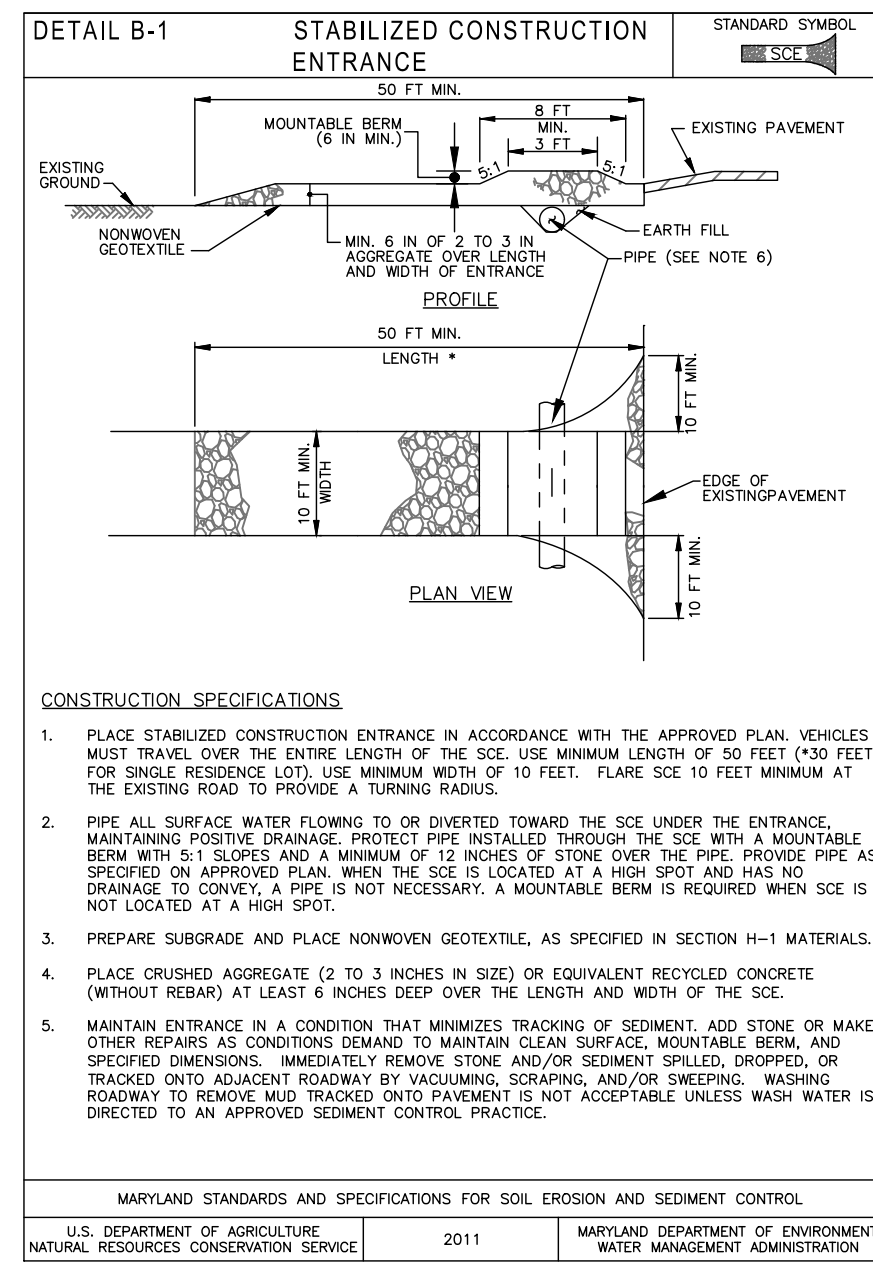
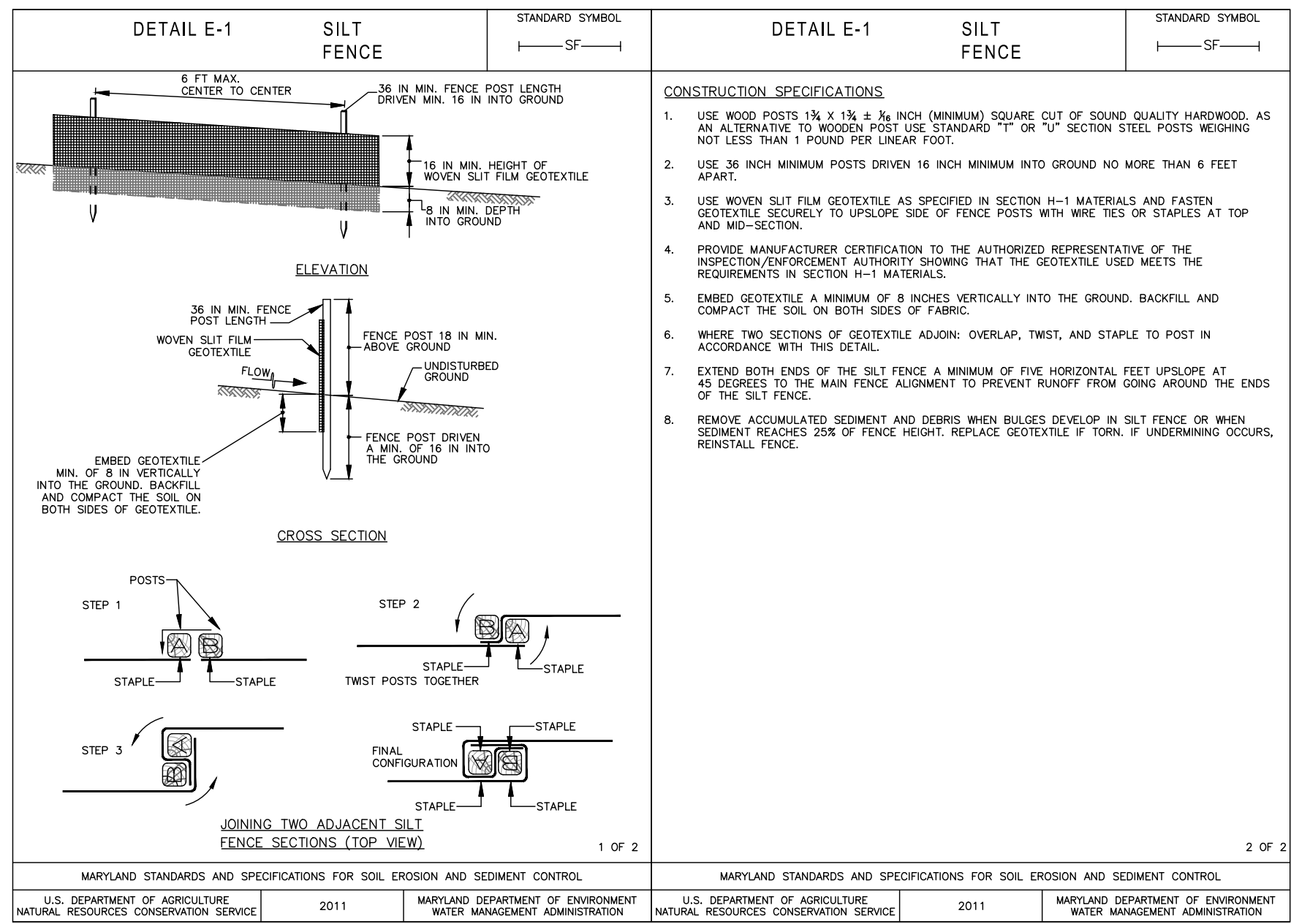
Table with columns: Plant Species, Seeding Rate 1/ (lb/ac), Seeding Depth 2/ (inches), Recommended Seeding Dates by Plant Hardiness Zone 3/ (So and Sa, Sb, Tn and Td). Rows include Cool-Season Grasses (Annual Ryegrass, Barley, Dats), Warm-Season Grasses (Pearl Millet), and Legumes (Kentucky Bluegrass, Perennial Ryegrass).

Permanent Seeding Summary

Table with columns: No., Species, Application Rate (lb/ac), Seeding Dates, Seeding Depth, N, P205, K20, Lime Rate. Row 9: Bluegrass, Kentucky, 40, March 1 to May 15, 1/4-1/2 in, 45 pounds per acre, 90 lb/ac, 90 lb/ac, 2 tons/ac.

DESIGN CERTIFICATION: I CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS... Christopher Malagari, 2023-06-13. OWNERS/DEVELOPERS CERTIFICATION: WE HEREBY CERTIFY THAT THIS CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN... Brent Hanauer, 2023-06-14. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING: Chad Edmondson, 7/11/2023. Alexander Bratchie, 7/10/2023.

SEQUENCE OF CONSTRUCTION: NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF WORK. BENCHMARK ENGINEERING, INC. 3300 N. RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043. WELLINGTON FARMS Phase 2 Lots 276 thru 419 (previously recorded as Plat No. 26342-26349). 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 NOTES. DATE: JUNE 12, 2023. BEI PROJECT NO. 3067. DESIGN: DBT. CHECK: CAM. SCALE: AS SHOWN. SHEET 19 OF 21. SDP-23-020

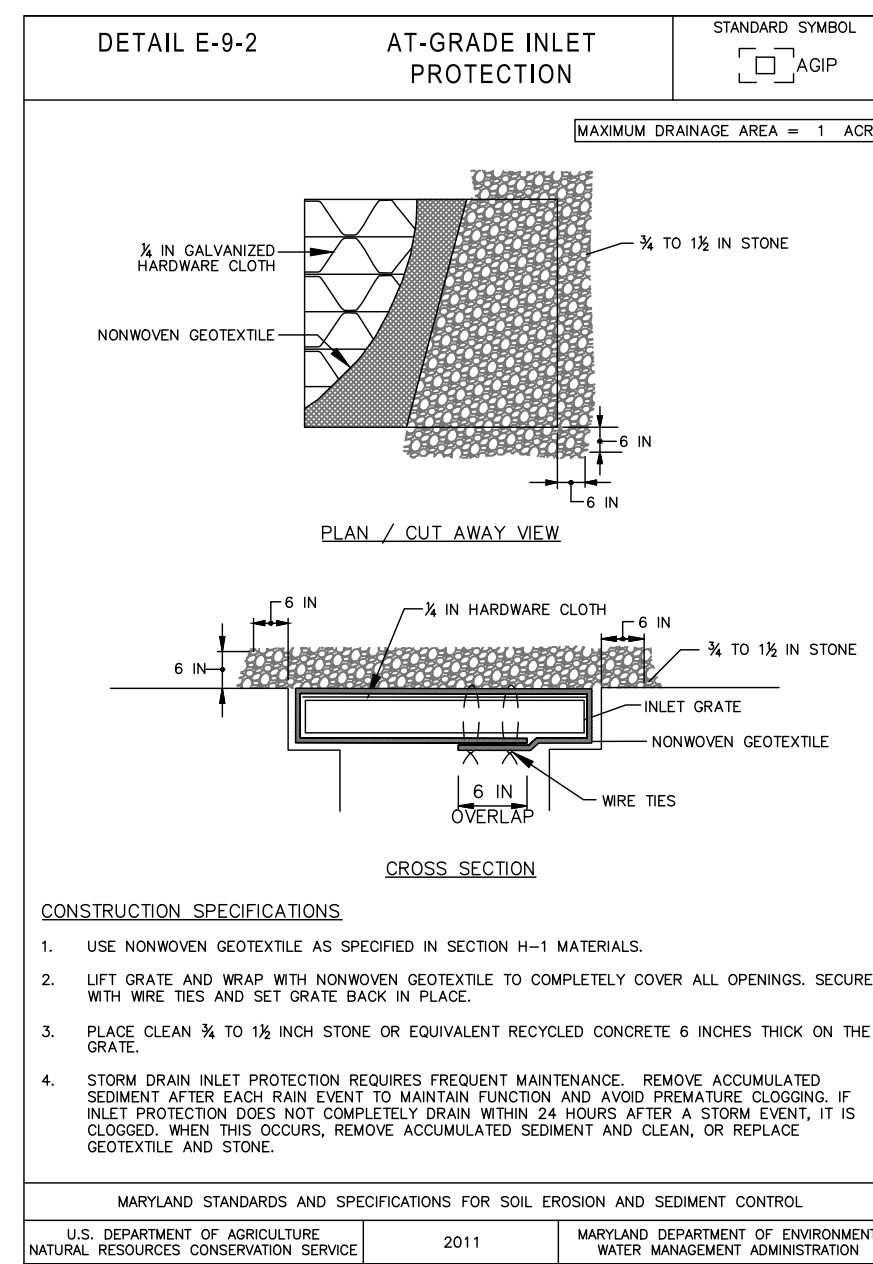


MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011. MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

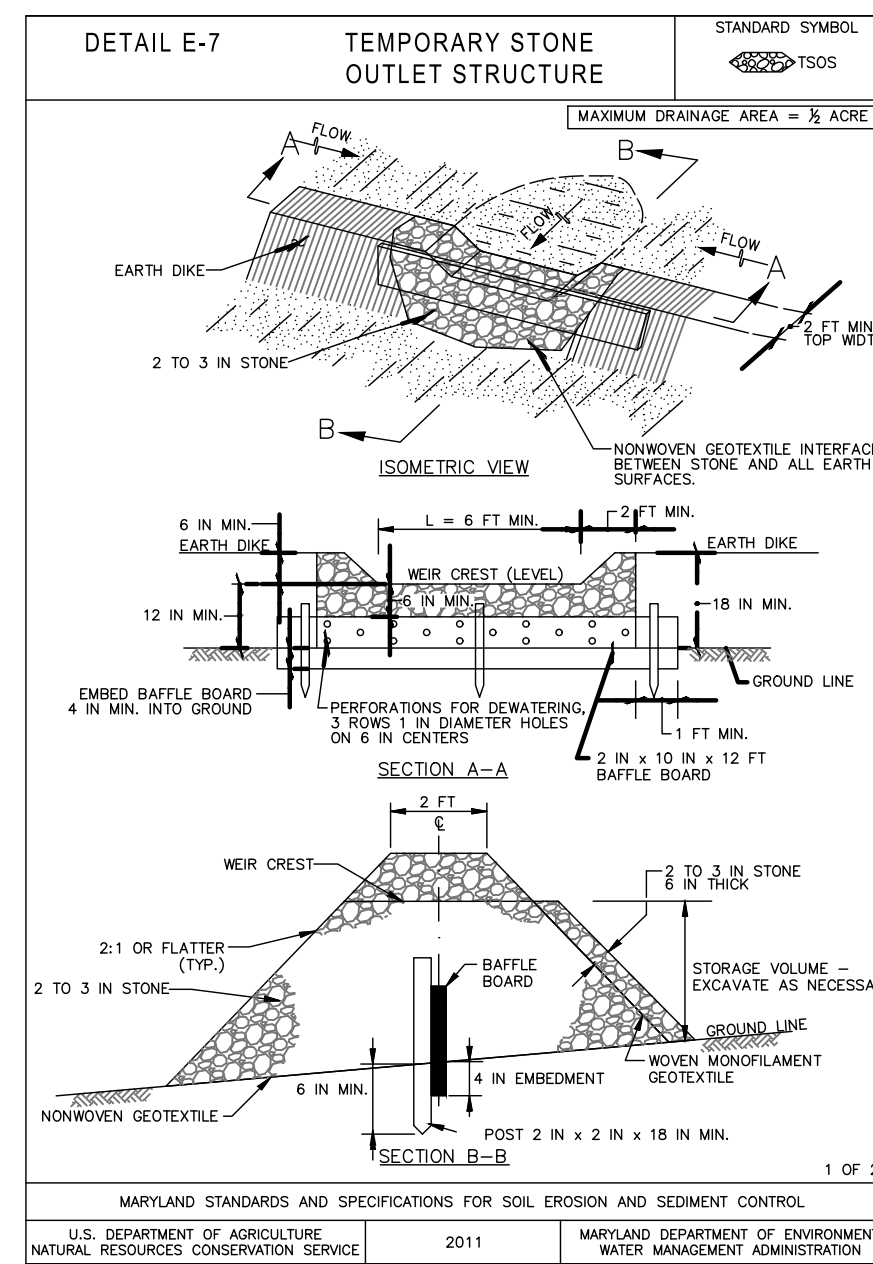
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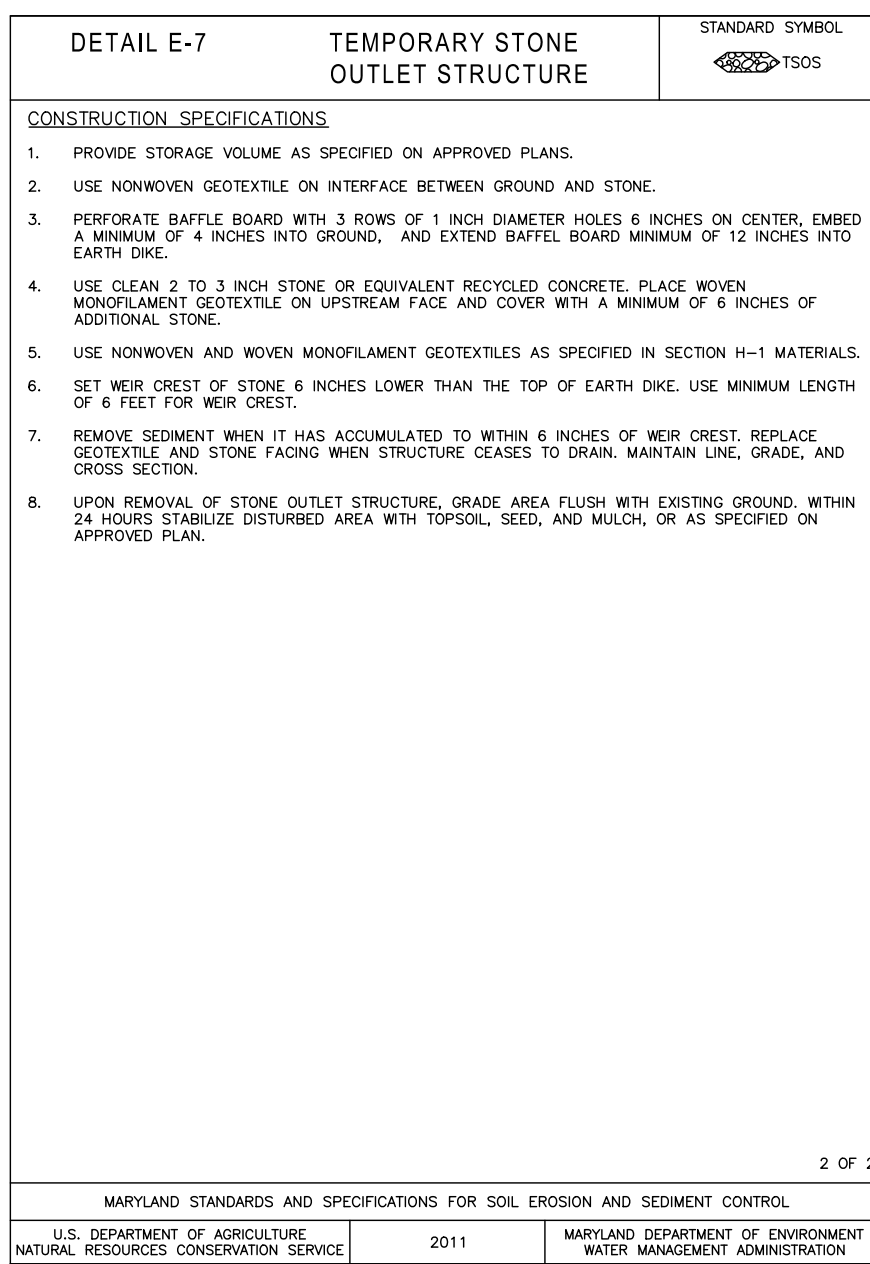
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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011. MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DESIGN CERTIFICATION  
I CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Christopher Malagari 2023-06-13  
ENGINEER: CHRISTOPHER A. MALAGARI DATE: MD REGISTRATION NO. 22390 (PE) P.E.S., OR R.L.A. (circle one)

OWNERS/DEVELOPERS CERTIFICATION  
I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

Brent Hanauer 2023-06-14  
SIGNATURE: BRENT HANAUER, NVR DATE

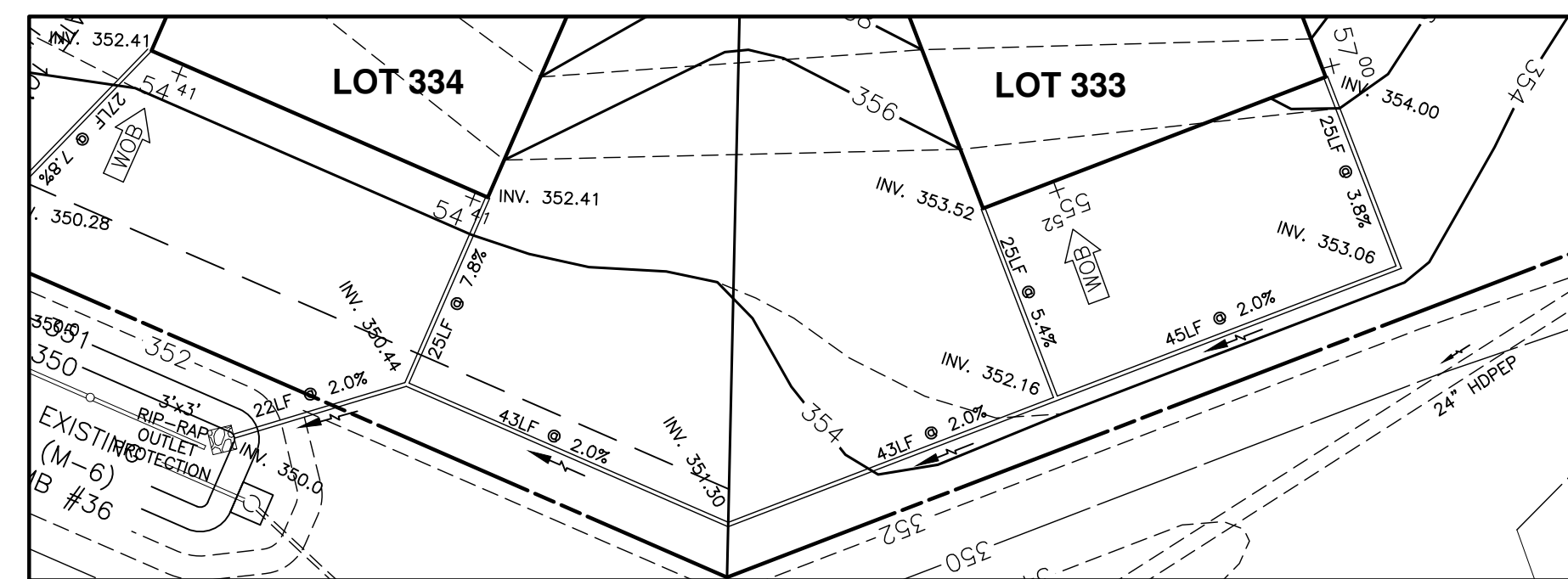
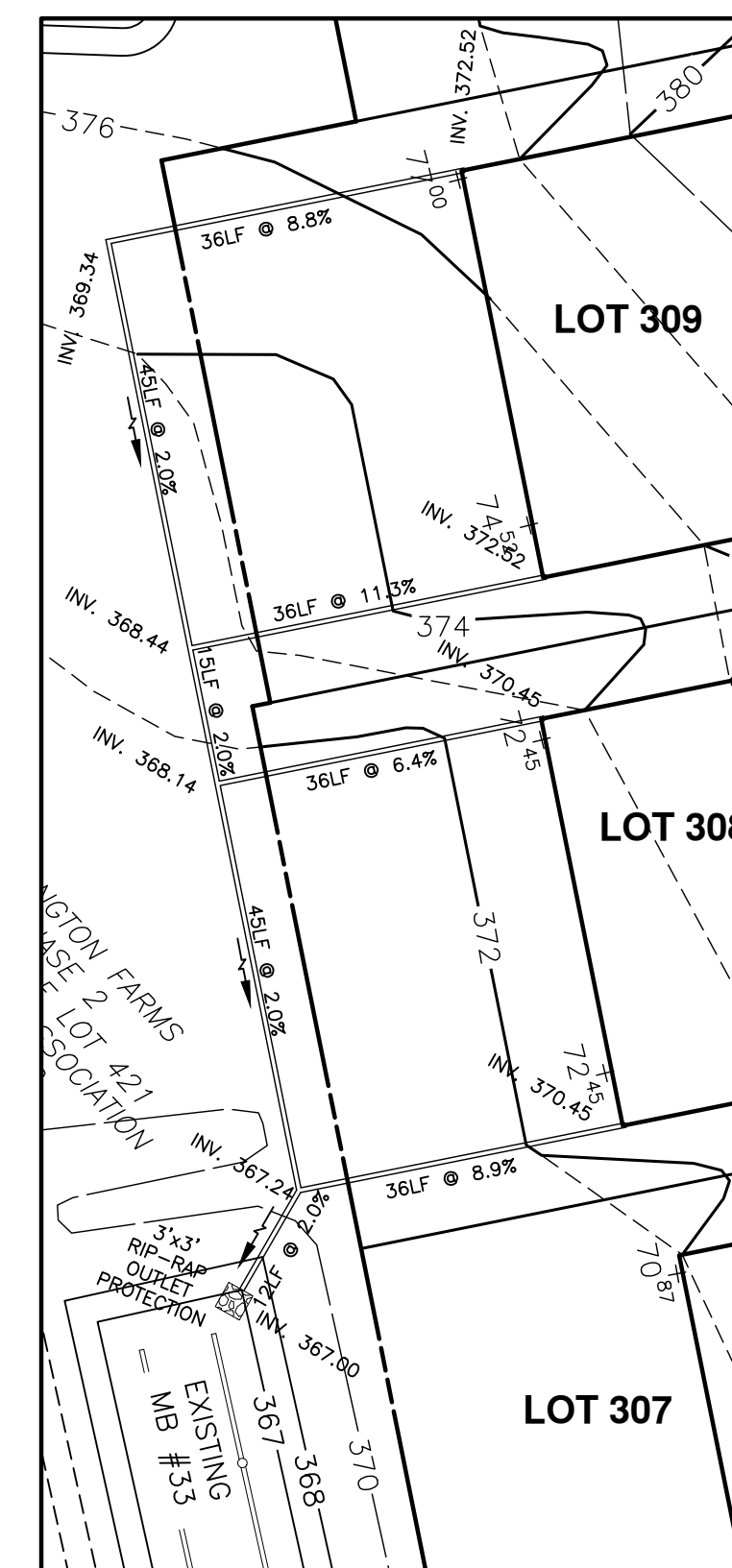
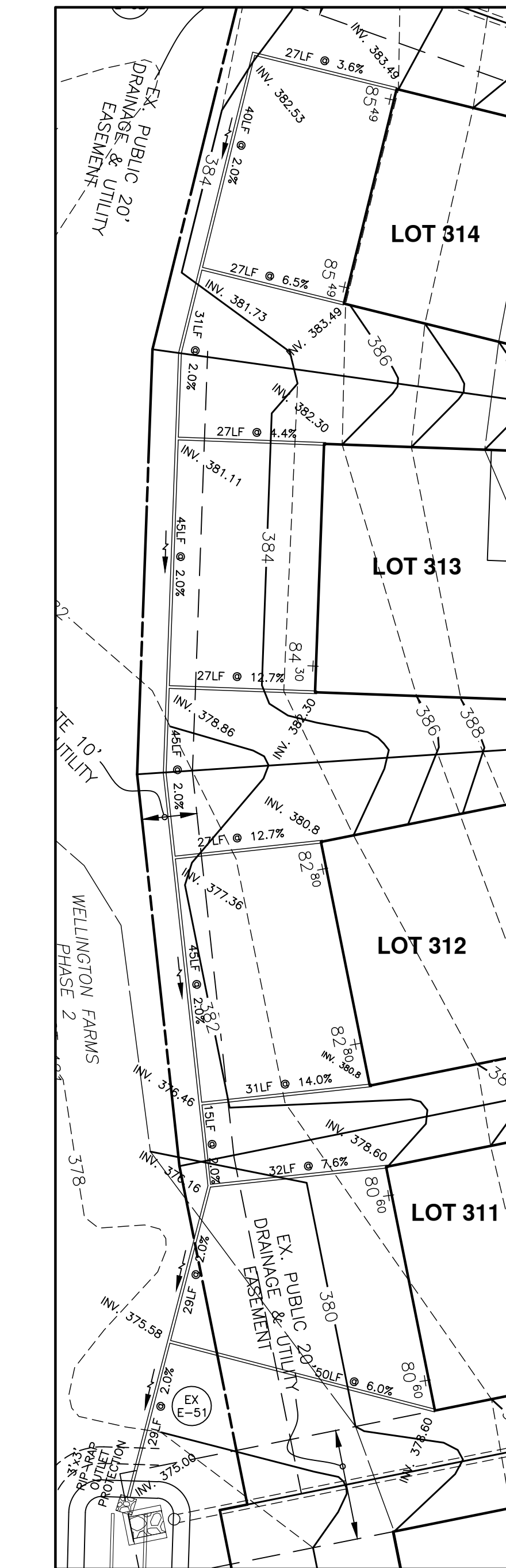
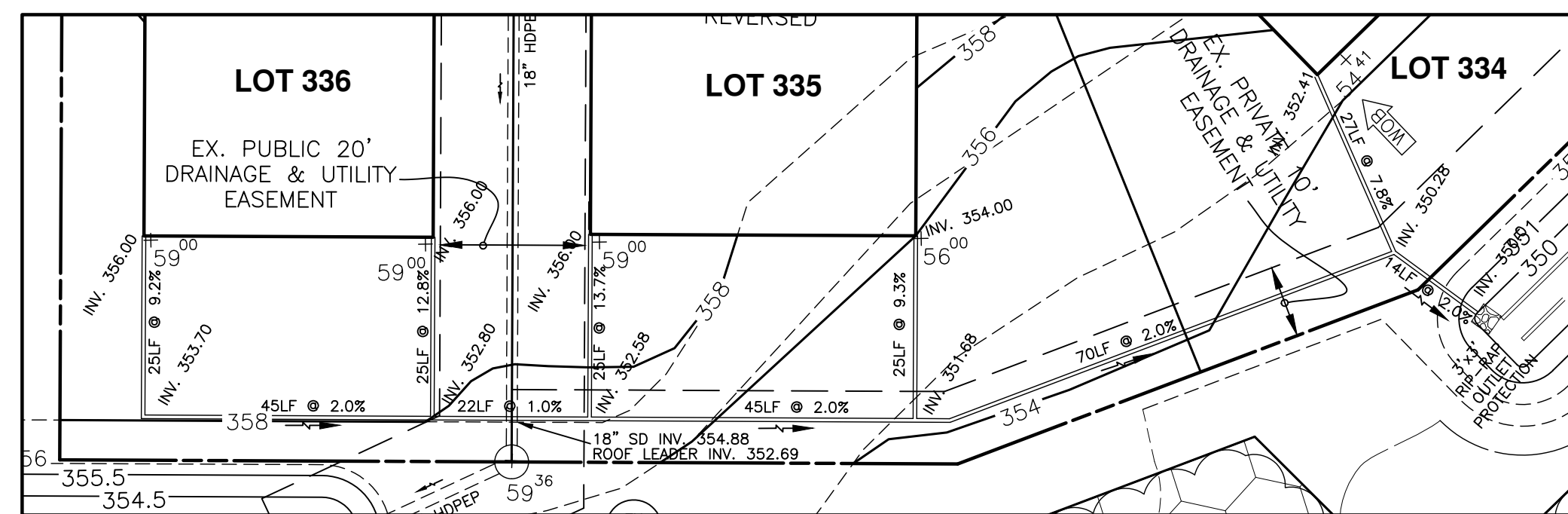
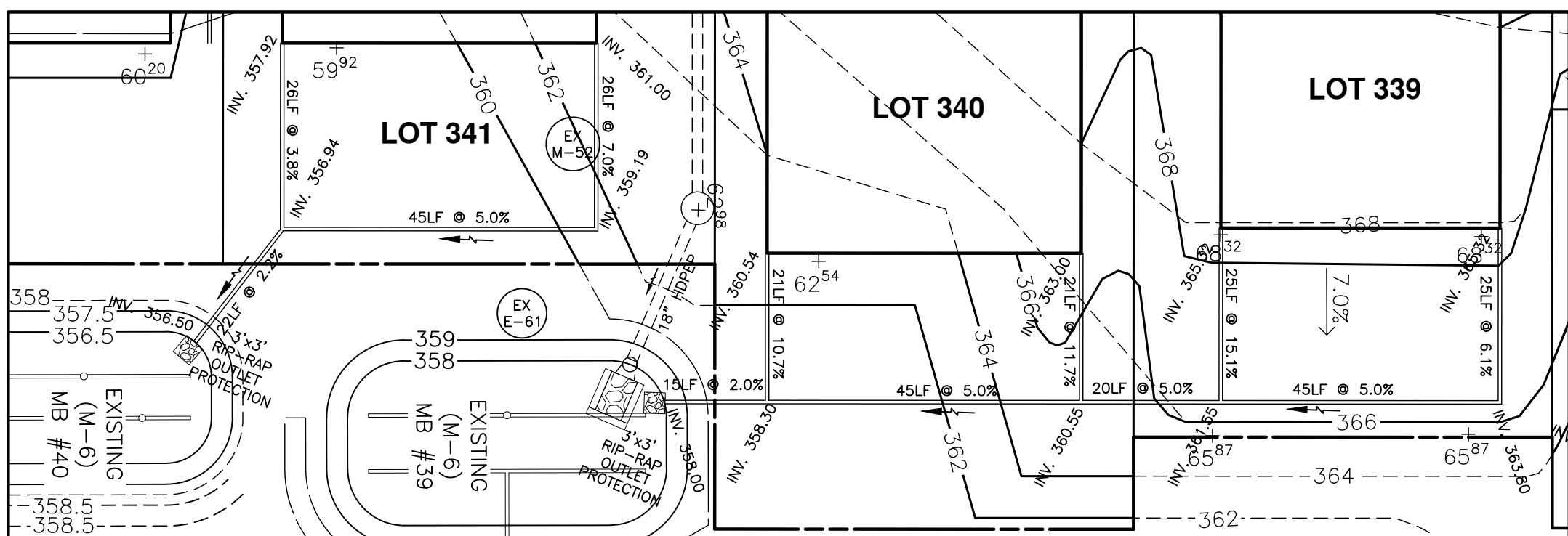
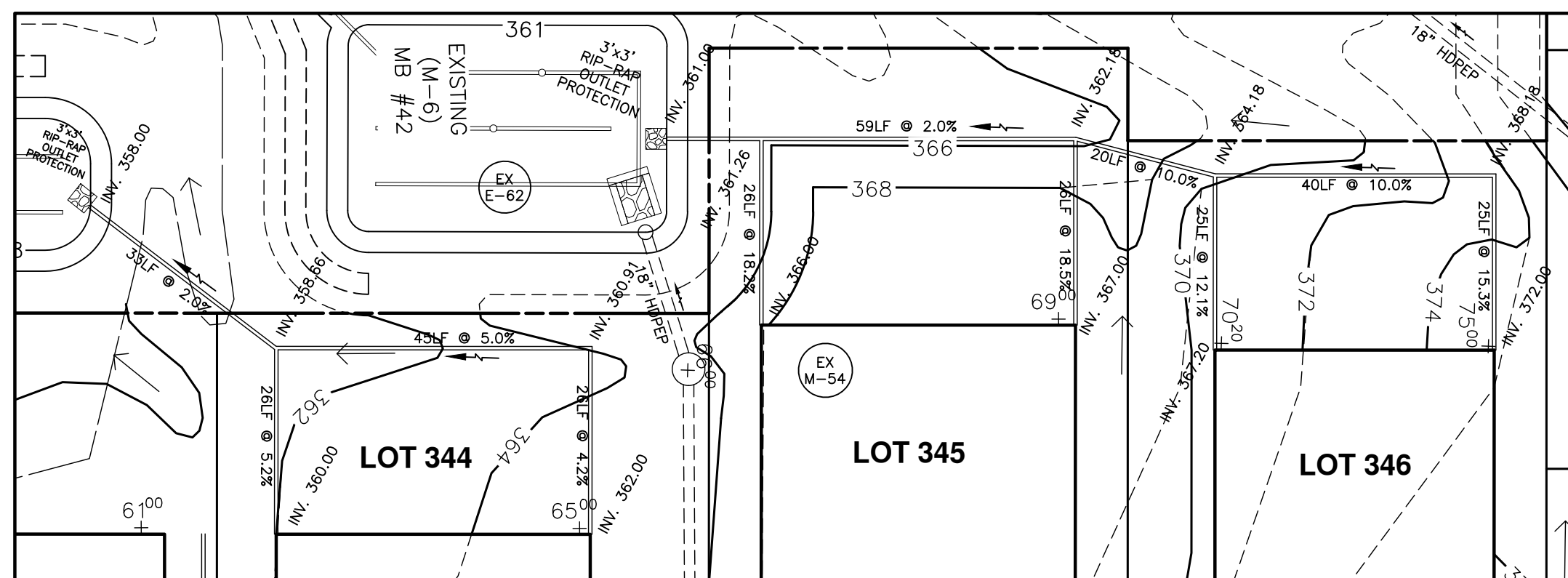
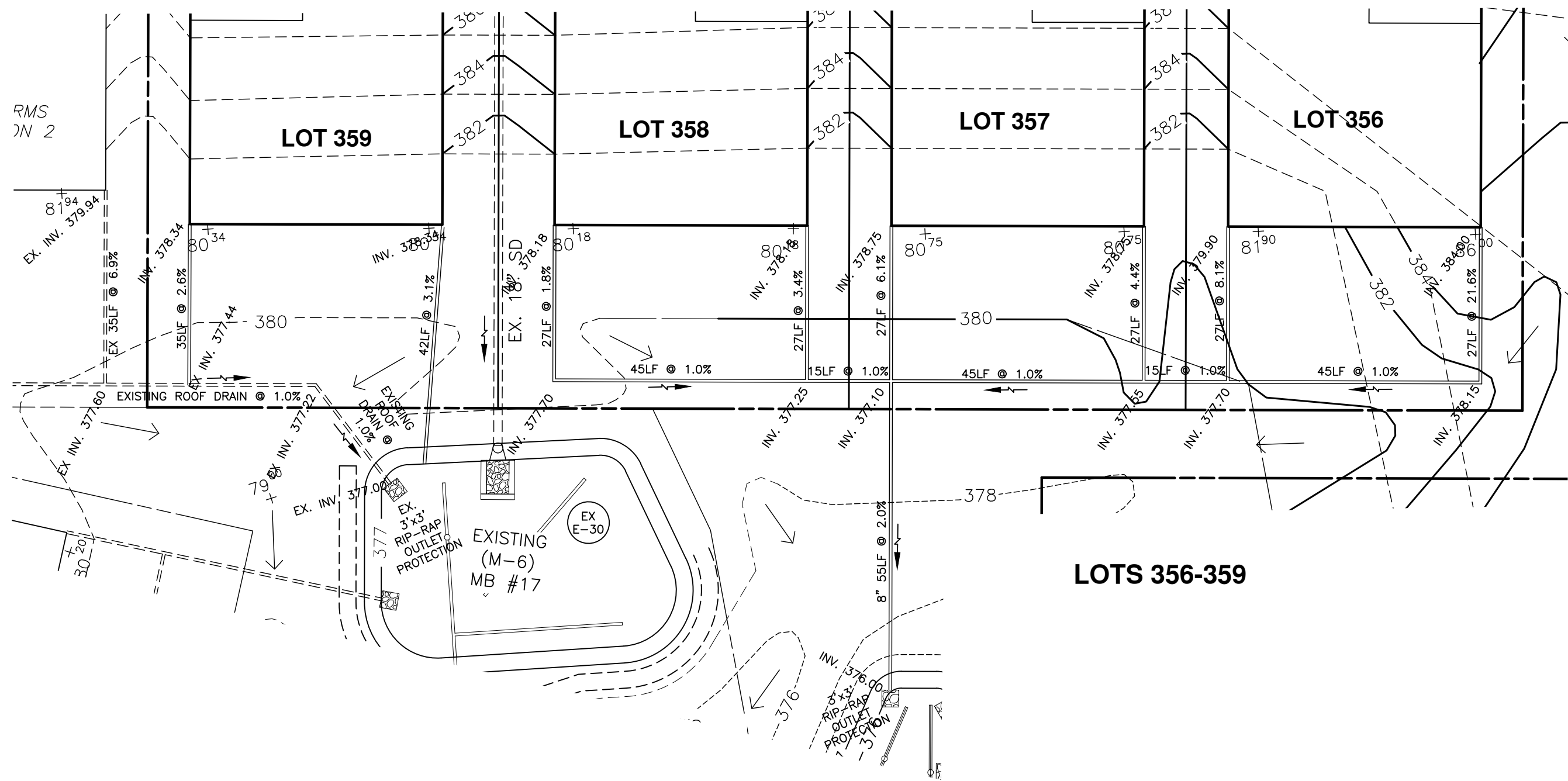
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
Alexander Bratchie 7/10/2023  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Chief, Development Engineering Division: Chad Edmondson 7/11/2023  
Chief, Division of Land Development: Linda Eisenberg 7/12/2023  
DIRECTOR: Linda Eisenberg 7/12/2023

Table with 2 columns: NO. and DATE, used for revision tracking.

BENCHMARK ENGINEERING, INC. logo and contact information: 3300 N. RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043. Includes professional seal of Christopher A. Malagari, P.E.

OWNER: ESC WELLINGTON, L.C.  
BUILDER: NVR  
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: JUNE 12, 2023 | BEI PROJECT NO. 3067  
SCALE: AS SHOWN | SHEET 20 OF 21



NOTE:

ROOF LEADER PIPES FROM THE HOUSE TO THE MAIN TRUNK LINE SHALL BE 4-INCH DIAMETER PIPE (PVC OR HDPE). THE MAIN TRUNK LINE SHALL BE 6-INCH DIAMETER PIPE MINIMUM (PVC OR HDPE).

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	7/11/2023
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

*Chris Edmondson*  
*Linda Eisenberg*

NO.      DATE      REVISION		
<p align="center"><b>BENCHMARK</b> ENGINEERS • LAND SURVEYORS • PLANNERS <b>ENGINEERING, INC.</b></p> <p>3300 N. RIDGE ROAD • SUITE 140 • ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105    (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM</p>		
<p align="center"><b>WELLINGTON FARMS</b> Phase 2 Lots 276 thru 419 (previously recorded as Plat No. 26342-26349)</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"><b>ROOF LEADER MANIFOLD PLAN</b></p>		
<p>OWNER: ESC WELLINGTON, L.C. 5074 DORSEY HALL DRIVE, SUITE 205 ELLICOTT CITY, MARYLAND 21042 410-720-3021</p> <p>BUILDER: N/R 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080</p>		
DATE: JUNE 12, 2023	BEI PROJECT NO. 3067	
DESIGN: DBT	CHECK: CAM	SCALE: AS SHOWN
		SHEET 21 OF 21

