

LEGEND

SOILS CLASSIFICATION *Ch.B2*

SOILS DELINEATION

EXISTING CONTOURS

LIMIT OF WETLANDS

EXISTING WOODS LINE

PROPOSED WOODS LINE

EXISTING STRUCTURE

PROPOSED STRUCTURE

SEPTIC RESERVE AREA

BIO-RETENTION AREAS (M-6)

PROPOSED WELL BOX

15% TO 25% SLOPES

25% AND GREATER SLOPES

100-YEAR FLOODPLAIN

STREAM

PREVIOUSLY TESTED AND PASSED PERCOLATION TEST

PREVIOUSLY TESTED AND FAILED PERCOLATION TEST

PASSING TEST LOCATION 3/13

FAILING TEST LOCATION 3/13

PASSING TEST LOCATION 5/13 - 6/13

FAILING TEST LOCATION 5/13 - 6/13

PASSING TEST LOCATION 7/13

FAILING TEST LOCATION 7/13

LIMIT OF DISTURBANCE

SUPER SILT FENCE

STABILIZED CONSTRUCTION ENTRANCE

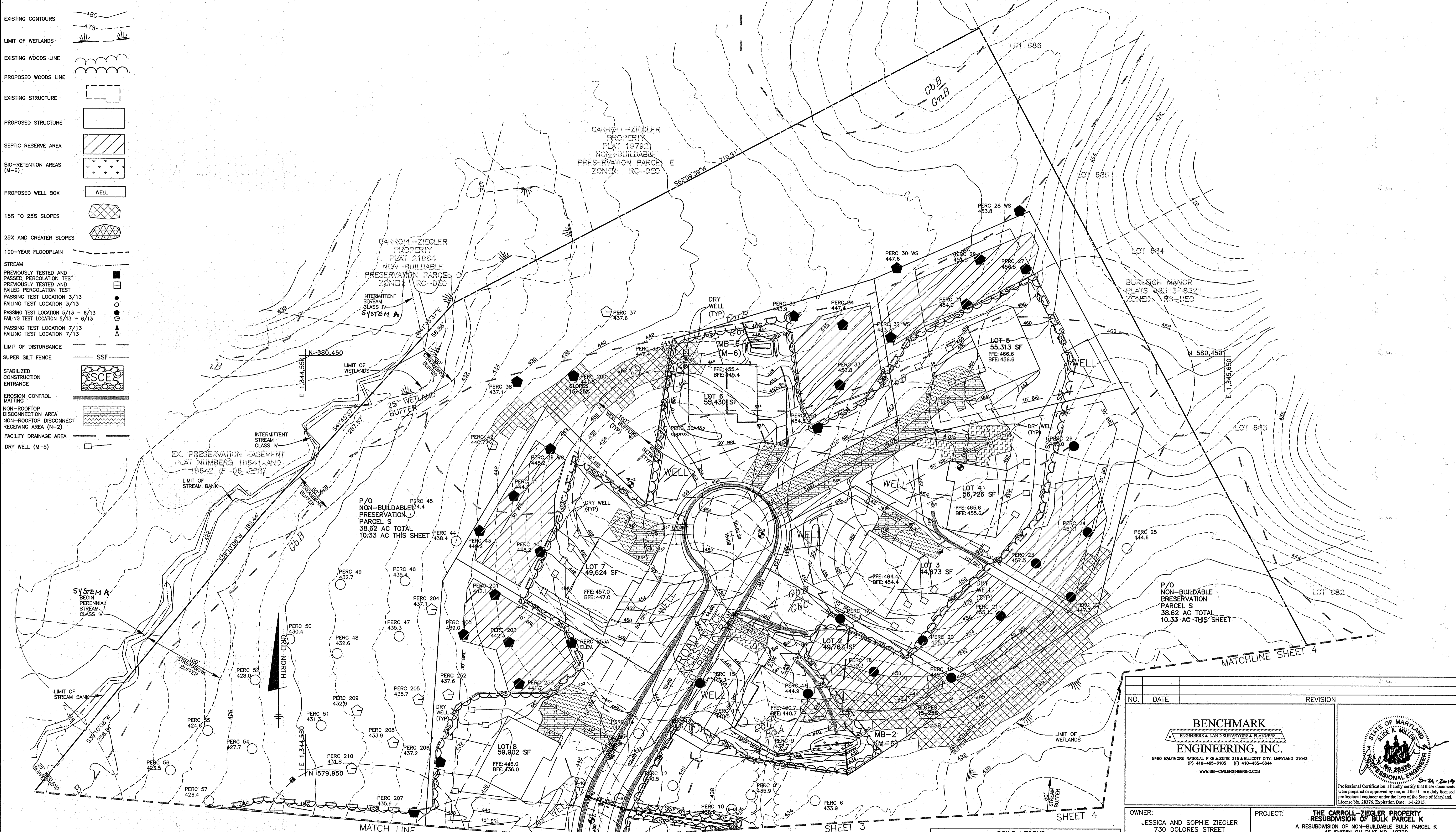
EROSION CONTROL MATTING

NON-ROOFTOP DISCONNECTION AREA

NON-ROOFTOP DISCONNECT RECEIVING AREA (N-2)

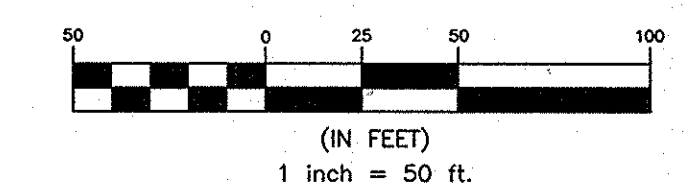
FACILITY DRAINAGE AREA

DRY WELL (M-5)



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/20/14
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 6-3-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION



SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
1-17	BcA	D* BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES
1-18	GcA	B GLADSTONE SILT LOAM, 0 TO 3 PERCENT SLOPES
2-19	GcB	B GLADSTONE SILT LOAM, 3 TO 8 PERCENT SLOPES
2-20	GcC	B GLADSTONE SILT LOAM, 8 TO 15 PERCENT SLOPES
3-21	GcD	C* GLENVILLE-BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES
3-22	Ho	D* HATBORO-CODORUS, 0 TO 3 PERCENT SLOPES
4-23	MoD	B MANOR LOAM, 15 TO 25 PERCENT SLOPES

* INDICATES HYDRIC SOILS
 ** ERODIBLE SOILS
 TAKEN FROM NRCS WEB SOIL SURVEY, HOWARD COUNTY, MARYLAND

NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8400 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8168 (F) 410-465-8944
 WWW.BE-CMLENGINEERING.COM

OWNER: JESSICA AND SOPHIE ZIEGLER
 730 DOLORES STREET
 SAN FRANCISCO, CA 94110
 212-877-8697

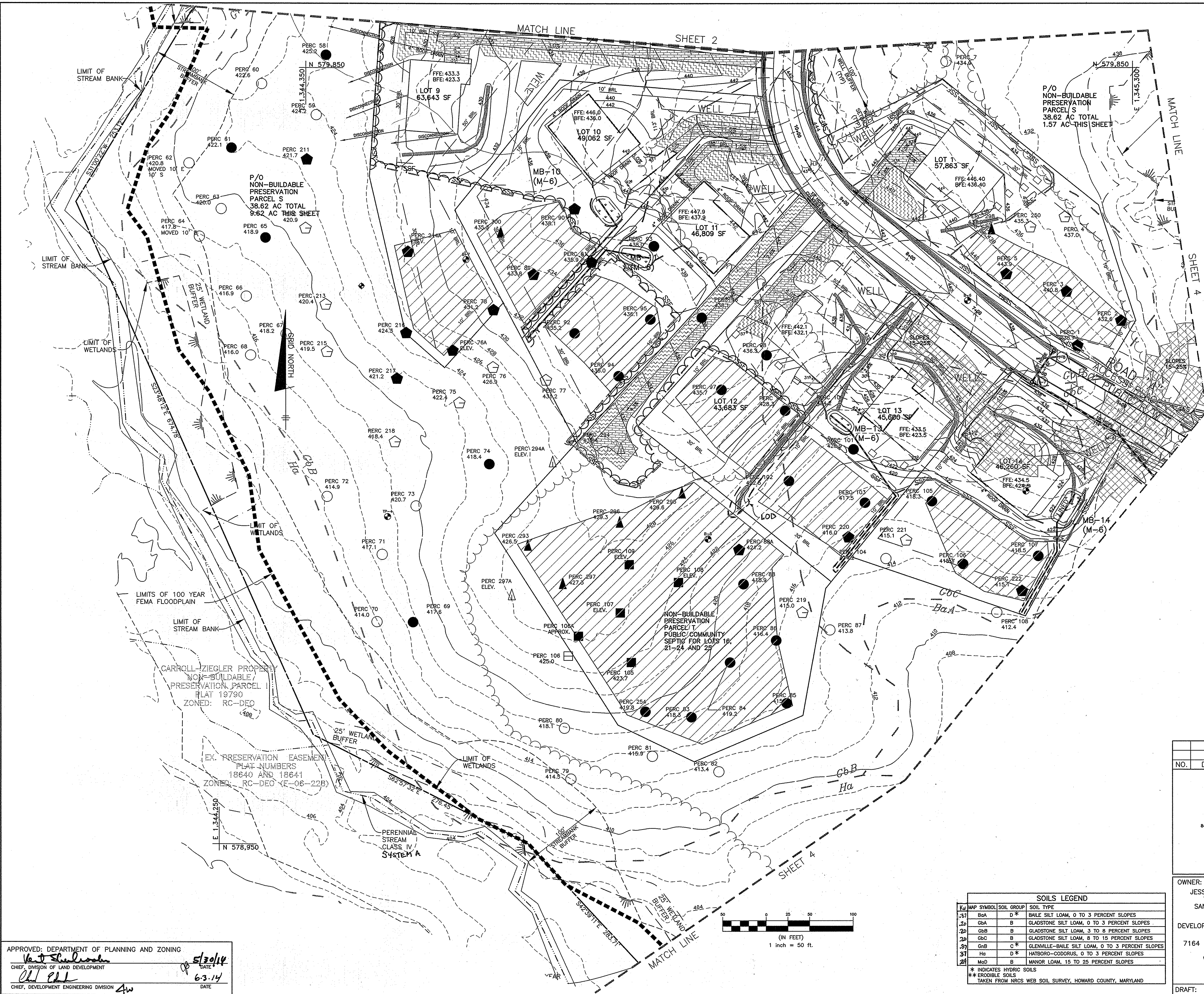
DEVELOPER: TOLL BROS., INC.
 7164 COLUMBIA GATEWAY DRIVE
 SUITE 230
 COLUMBIA, MD 21046
 410-381-3263

PROJECT: THE CARROLL-ZIEGLER PROPERTY
 RESUBDIVISION OF BULK PARCEL K
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL K
 AS SHOWN ON PLAT NO. 19790
 CREATING LOTS 1-36, BUILDABLE PRESERVATION PARCEL Y AND
 NON-BUILDABLE PRESERVATION PARCELS 'S', 'T', 'U' AND 'W'

LOCATION: TAX MAP: 23, GRID: 23
 PARCEL 148
 PUDDING LANE, ELLICOTT CITY, MD 21042
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: ENVIRONMENTAL CONCEPT AND
 SEDIMENT CONTROL PLAN

DATE: MAY, 2014 PROJECT NO. 2501
 DRAFT: AM DESIGN: AM CHECK: JC SCALE: AS SHOWN SHEET 2 OF 7



LEGEND

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PROPOSED WOODS LINE

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FAILING TEST LOCATION 3/13

PASSING TEST LOCATION 5/13 - 6/13

FAILING TEST LOCATION 5/13 - 6/13

PASSING TEST LOCATION 7/13

FAILING TEST LOCATION 7/13

LIMIT OF DISTURBANCE

SUPER SILT FENCE

SSF

STABILIZED CONSTRUCTION ENTRANCE

SCS

EROSION CONTROL MATTING

NON-ROOFTOP DISCONNECTION AREA

NON-ROOFTOP DISCONNECT RECEIVING AREA (N-2)

FACILITY DRAINAGE AREA

DRY WELL (M-5)

SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
1a	BaA	D* BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES
2a	GbA	B GLADSTONE SILT LOAM, 0 TO 3 PERCENT SLOPES
2b	GbB	B GLADSTONE SILT LOAM, 3 TO 8 PERCENT SLOPES
2c	GbC	B GLADSTONE SILT LOAM, 8 TO 15 PERCENT SLOPES
3a	GnB	C* GLENVILLE-BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES
3b	Ha	D HATBORO-CODORUS, 0 TO 3 PERCENT SLOPES
4a	MaD	B MANOR LOAM, 15 TO 25 PERCENT SLOPES

* INDICATES HYDRIC SOILS
 ** ERODIBLE SOILS
 TAKEN FROM NRCS WEB SOIL SURVEY, HOWARD COUNTY, MARYLAND

NO. DATE REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8450 BALTIMORE NATIONAL PINE & SUITE 315 & ELICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-6844
 WWW.BE-CVLENGINEERING.COM

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 NO. 28376
 EXPIRES 1-1-2015

OWNER: JESSICA AND SOPHIE ZIEGLER
 730 DOLORES STREET
 SAN FRANCISCO, CA 94110
 212-877-8897

DEVELOPER: TOLL BROS., INC.
 7164 COLUMBIA GATEWAY DRIVE
 SUITE 230
 COLUMBIA, MD 21046
 410-381-3263

PROJECT: THE CARROLL-ZIEGLER PROPERTY
 RESUBDIVISION OF BULK PARCEL K
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL K
 AS SHOWN ON PLAT NO. 19790
 CREATING LOTS 1-36, BUILDABLE PRESERVATION PARCEL 'Y' AND
 NON-BUILDABLE PRESERVATION PARCELS 'S', 'T', 'U' AND 'W'

LOCATION: TAX MAP: 23, GRID: 23
 PARCEL 149
 PUDDING LANE, ELICOTT CITY, MD 21042
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: ENVIRONMENTAL CONCEPT AND
 SEDIMENT CONTROL PLAN

DATE: MAY, 2014 PROJECT NO. 2501

DRAFT: AM DESIGN: AM CHECK: JC SCALE: AS SHOWN SHEET 3 OF 7

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 5/30/14
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 6-3-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

LEGEND

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- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATING
- NON-ROOFTOP DISCONNECTION AREA
- NON-ROOFTOP DISCONNECT RECEIVING AREA (N-2)
- FACILITY DRAINAGE AREA
- DRY WELL (M-5)



Specimen Tree Chart

Key	Species	Size (in.dbh)	CRZ (feet radius)	Remove Or Retain	Comments
1	Tulip poplar	52	78	Retain	poor, trunk rot severe
2	Tulip poplar	30	45	Retain	good
3	White ash	31	46.5	Retain	good
4	White ash	30.5	45.75	Retain	good
5	Tulip poplar	32	48	Remove	good
6	Tulip poplar	54	81	Remove	fair, trunk rot noted
7	Tulip poplar	38	57	Remove	good
8	Tulip poplar	39	58.5	Remove	good
9	Tulip poplar	42	63	Retain	fair, crown dieback noted
10	Tulip poplar	40	60	Retain	good
11	Tulip poplar	34	51	Remove	good
12	Tulip poplar	77	115.5	Retain	poor, trunk rot, limb dieback
13	Tulip poplar	77.5	116.25	Retain	fair condition, some limb dieback
14	American beech	33	49.5	Retain	good
15	Tulip poplar	51.5	77.25	Remove	poor, trunk rot, limb dieback

SOILS LEGEND

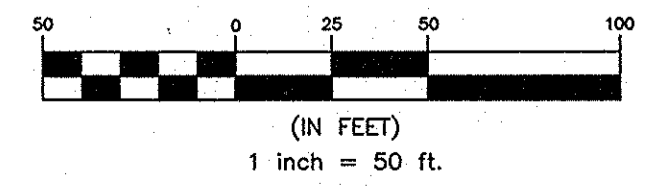
MAP SYMBOL	SOIL GROUP	SOIL TYPE
37	BaA	D* BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES
26	GbA	B GLADSTONE SILT LOAM, 0 TO 3 PERCENT SLOPES
26	GbB	B GLADSTONE SILT LOAM, 3 TO 8 PERCENT SLOPES
26	GbC	B GLADSTONE SILT LOAM, 8 TO 15 PERCENT SLOPES
37	GbB	C* GLENVILLE-BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES
37	Hc	D* HATBORO-CODORUS, 0 TO 3 PERCENT SLOPES
24	MoD	B MANOR LOAM, 15 TO 25 PERCENT SLOPES

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 ** ERODIBLE SOILS
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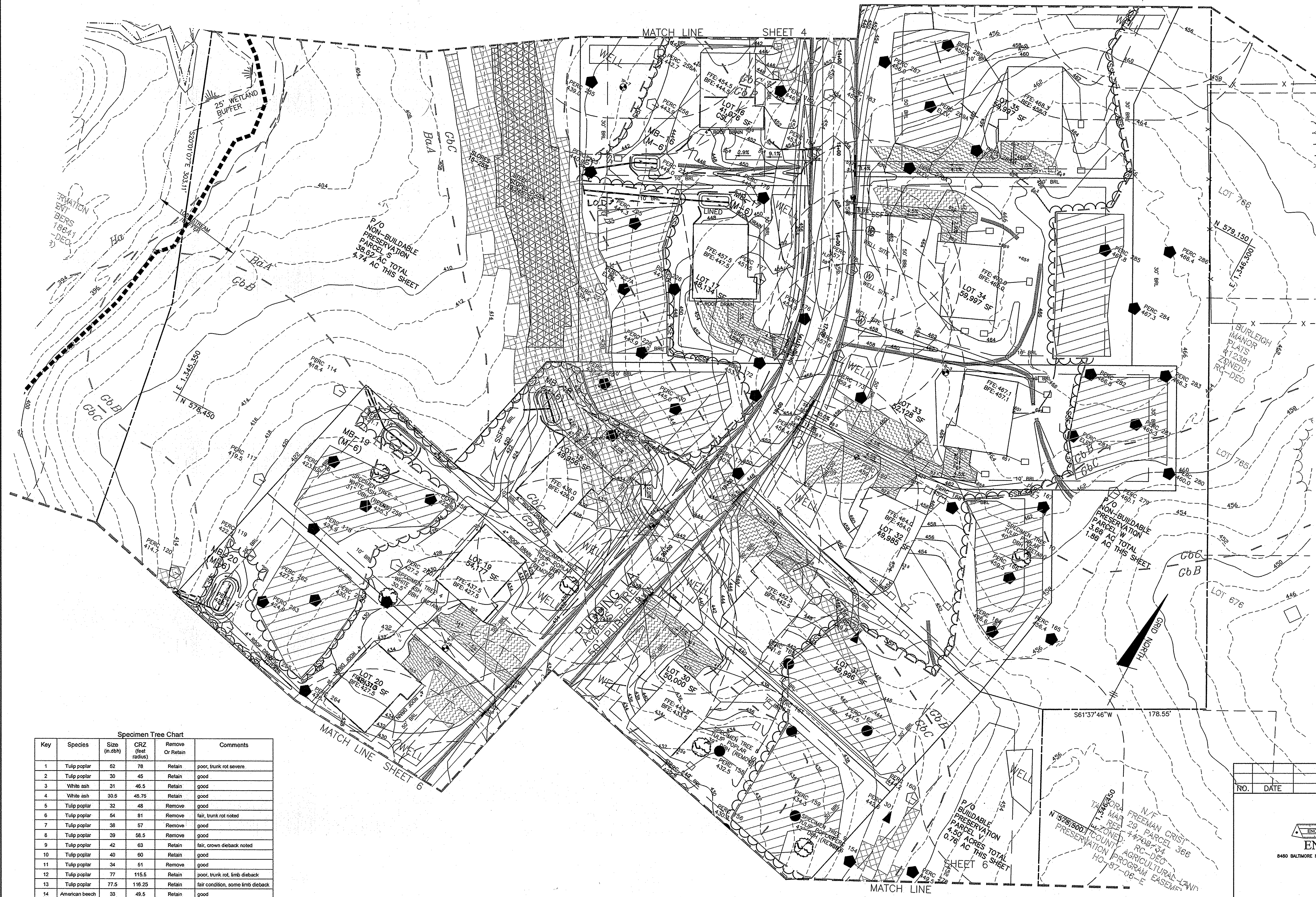
APPROVED: DEPARTMENT OF PLANNING AND ZONING

 Chief, Division of Land Development

 Chief, Development Engineering Division
 DATE: 6-3-14



NO.	DATE	REVISION
 BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & PLANNERS 8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043 (P) 410-485-6105 (F) 410-485-6644 WWW.BE-ENR.COM		
OWNER:	PROJECT:	
JESSICA AND SOPHIE ZIEGLER 730 DOLORES STREET SAN FRANCISCO, CA 94110 212-877-8697	THE CARROLL-ZIEGLER PROPERTY RESUBDIVISION OF BULK PARCEL K A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL K AS SHOWN ON PLAT NO. 19790 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND CREATING LOTS 1-36, BUILDABLE PRESERVATION PARCEL 'Y' AND NON-BUILDABLE PRESERVATION PARCELS 'S', 'T', 'U' AND 'W'	
DEVELOPER:	LOCATION:	
TOLL BROS., INC. 7164 COLUMBIA GATEWAY DRIVE SUITE 230 COLUMBIA, MD 21046 410-381-3263	TAX MAP: 23, GRID: 23 PUDDING LA., ELLICOTT CITY, MD 21042 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE: ENVIRONMENTAL CONCEPT AND SEDIMENT CONTROL PLAN		
DATE: MAY, 2014	PROJECT NO. 2501	
DRAFT: AM	DESIGN: AM	CHECK: JC
SCALE: AS SHOWN	SHEET 4	OF 7



LEGEND

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SOILS DELINEATION

EXISTING CONTOURS

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PROPOSED WOODS LINE

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15% TO 25% SLOPES

25% AND GREATER SLOPES

100-YEAR FLOODPLAIN

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SUPER SILT FENCE

STABILIZED CONSTRUCTION ENTRANCE

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NON-ROOFTOP DISCONNECTION AREA

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FACILITY DRAINAGE AREA

DRY WELL (M-5)

Specimen Tree Chart

Key	Species	Size (in.dbh)	CRZ (feet radius)	Remove Or Retain	Comments
1	Tulip poplar	62	78	Retain	poor, trunk rot severe
2	Tulip poplar	30	45	Retain	good
3	White ash	31	46.5	Retain	good
4	White ash	30.5	45.75	Retain	good
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8	Tulip poplar	39	58.5	Remove	good
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10	Tulip poplar	40	60	Retain	good
11	Tulip poplar	34	51	Remove	good
12	Tulip poplar	77	115.5	Retain	poor, trunk rot, limb dieback
13	Tulip poplar	77.5	116.25	Retain	fair condition, some limb dieback
14	American beech	33	49.5	Retain	good
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SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
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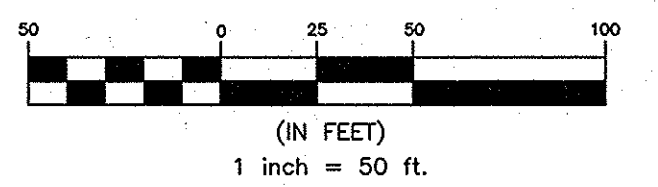
* INDICATES HYDRIC SOILS
** ERODIBLE SOILS
TAKEN FROM NRCS WEB SOIL SURVEY, HOWARD COUNTY, MARYLAND

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DIVISION OF LAND DEVELOPMENT

 CHIEF, DEVELOPMENT ENGINEERING DIVISION

5/30/14 DATE
 6-3-14 DATE



NO.	DATE	REVISION
 BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043 (P) 410-485-6105 (F) 410-485-6644 WWW.BE-CIVILENGINEERING.COM		 5-21-2014 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. 28376, Expiration Date: 1-1-2015.
OWNER: JESSICA AND SOPHIE ZIEGLER 730 DOLORES STREET SAN FRANCISCO, CA 94110 212-877-8697	DEVELOPER: TOLL BROS., INC. 7164 COLUMBIA GATEWAY DRIVE SUITE 230 COLUMBIA, MD 21046 410-381-3263	PROJECT: THE CARROLL-ZIEGLER PROPERTY RESUBDIVISION OF BULK PARCEL K A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL K AS SHOWN ON PLAT NO. 19780 CREATING LOTS 1-36, BUILDABLE PRESERVATION PARCEL V AND NON-BUILDABLE PRESERVATION PARCELS 'S', 'T', 'U' AND 'W'
LOCATION: TAX MAP: 23, GRID: 23 PUDDING LANE, ELLICOTT CITY, MD 21042 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND		TITLE: ENVIRONMENTAL CONCEPT AND SEDIMENT CONTROL PLAN
DATE: MAY, 2014	PROJECT-NO. 2501	
DRAFT: AM DESIGN: AM CHECK: JC	SCALE: AS SHOWN	SHEET 5 OF 7



LEGEND

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SOILS DELINEATION

EXISTING CONTOURS

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DRY WELL (M-5)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Keith S. ... 5/30/14

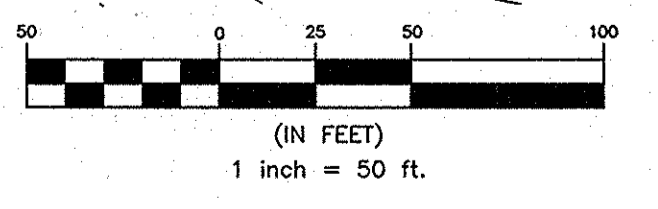
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