

- LEGEND**
- (111) COORDINATE POINT
 - STREAM
 - PRESERVATION EASEMENT
 - SEPTIC EASEMENT
 - TREELINE
 - FAILED PERCOLATION TEST LOCATION
 - PASSED PERCOLATION TEST LOCATION
 - EXISTING CONTOURS
 - LIMIT OF WETLANDS
 - LIMIT OF SUBMISSION
 - FOREST CONSERVATION EASEMENT
 - WELL
 - LIMIT OF DISTURBANCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - FOREST CONSERVATION SIGNAGE
 - EX. FOREST CONSERVATION EASEMENT
 - 100 YEAR FLOODPLAIN LIMITS

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF KNOWLEDGE AND BELIEF.

John M. Carney 9/11/07
 PLAN PREPARER DATE:
 JOHN M. CARNEY FOR BENCHMARK ENGINEERING, INC.
 APPROVED: FOR PRIVATE WATER AND SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
Brian Peter Besheer 10/11/07
 COUNTY HEALTH OFFICER DATE:

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 A fax: 410-465-6844
 email: Benchmark@ccis.com

Donald Moon
 PROFESSIONAL ENGINEER 9/11/07

PROJECT: CARROLL/ZIEGLER SUBDIVISION, LOTS 2 THRU 7, BUILDABLE PRESERVATION PARCEL "L" AND NON-BUILDABLE PRESERVATION PARCELS "M", "N" AND "O", A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "F"	
OWNER/DEVELOPER: NATALIE ZIEGLER ET AL 4288 MANOR LANE ELLICOTT CITY, MARYLAND 21042 410-740-6880	LOCATION: TAX MAP: 23, GRID: 10 P/O PARCEL 130 THIRD ELECTION DISTRICTS HOWARD COUNTY, MARYLAND
TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN, PERCOLATION CERTIFICATION PLAN AND SOILS MAP	
DATE: SEPTEMBER, 2007	PROJECT NO. 1939
DES: JC	DRAFT: JC
CHECK: DAM	SCALE: 1" = 100'
SHEET 2 OF 9	

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Paul H. Wajda 9/26/07
 PLANNING DIRECTOR DATE:

SYMBOL	HYDRIC	HYDROLOGIC GROUP	SOILS CHART NAME
Ba	YES	D	BAILE SILT LOAM
CgB2	B	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
CgC2	B	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
ChA	B	B	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
ChB2	B	B	CHESTER SILT LOAM, 3 TO 8 PERCENT, MODERATELY ERODED
ChC2	B	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
ChC3	B	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
ChD2	B	B	CHESTER SILT LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
Cs	B	B	COMUS SILT LOAM
EkB2	C	C	ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
EkC2	C	C	ELIOAK SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
EkD2	C	C	ELIOAK SILTY CLAY LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
ElC3	C	C	ELIOAK SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
G1A	B	B	GLENELG LOAM, 0 TO 3 PERCENT SLOPES
G1B2	B	B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
G1C2	B	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
G1D2	B	B	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
G1D3	B	B	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
GnA	YES	C	GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
GnB2	YES	C	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
Ha	YES	D	HATBORO SILT LOAM
Md			MADE LAND
MgB2	B	B	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT, MODERATELY ERODED
MgC2	B	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MgC3	B	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
MIB2	B	B	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MIC2	B	B	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MIC3	B	B	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
MID2	B	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
MID3	B	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
MIE	B	B	MANOR LOAM, 25 TO 45 PERCENT SLOPES
MnF	B	B	MANOR VERY STONY LOAM, 25 TO 60 PERCENT SLOPES



LEGEND

- (11) COORDINATE POINT
- STREAM
- [Hatched Box] PRESERVATION EASEMENT
- [Hatched Box] SEPTIC EASEMENT
- TREELINE
- FAILED PERCOLATION TEST LOCATION
- PASSED PERCOLATION TEST LOCATION
- EXISTING CONTOURS
- LIMIT OF WETLANDS
- LIMIT OF SUBMISSION
- [Hatched Box] FOREST CONSERVATION EASEMENT
- [Square] WELL
- LIMIT OF DISTURBANCE
- [Square] STABILIZED CONSTRUCTION ENTRANCE
- [Square] FOREST CONSERVATION SIGNAGE
- [Square] EX. FOREST CONSERVATION EASEMENT
- [Hatched Box] 100 YEAR FLOODPLAIN LIMITS

CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF KNOWLEDGE AND BELIEF.

John M. Carney 9/11/07
 PLAN PREPARER DATE:
 JOHN M. CARNEY FOR BENCHMARK ENGINEERING, INC.
 APPROVED: FOR PRIVATE WATER AND SEWER SYSTEMS EASEMENT
 HOWARD COUNTY HEALTH DEPARTMENT

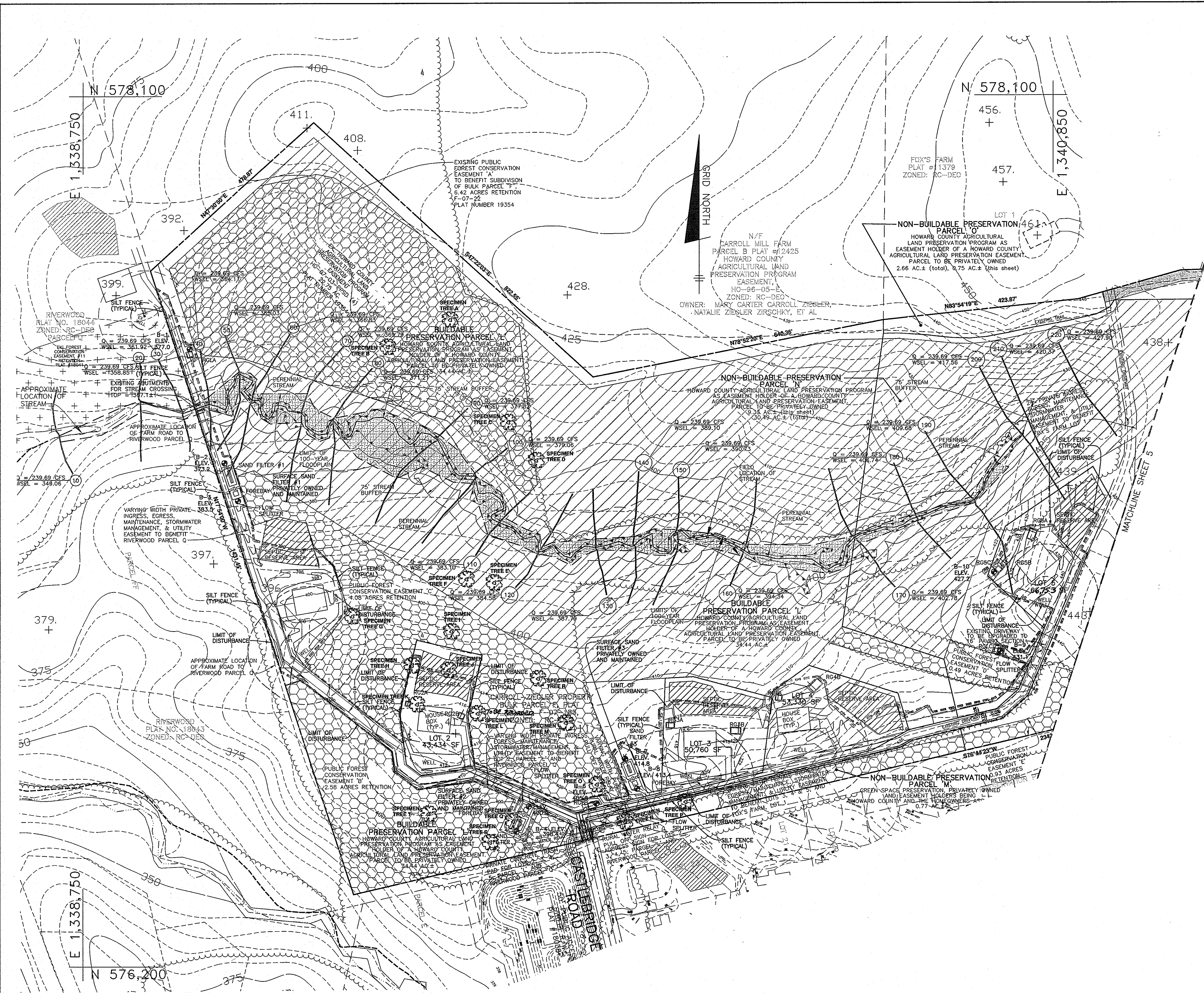
B. Wilson for Peter Beilman 10/10/07
 COUNTY HEALTH OFFICER DATE:

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 • fax: 410-465-6644
 email: Benchmark@coll.com

PROJECT: CARROLL/ZIEGLER SUBDIVISION, LOTS 2 THRU 7, BUILDABLE PRESERVATION PARCEL "L" AND NON-BUILDABLE PRESERVATION PARCELS "M", "N" AND "O", A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "F"	
OWNER/DEVELOPER: NATALIE ZIEGLER ET AL 4288 MANOR LANE ELLICOTT CITY, MARYLAND 21042 410-740-6880	LOCATION: TAX MAP: 23, GRID: 10 P/O PARCEL: 130 THIRD ELECTION DISTRICTS HOWARD COUNTY, MARYLAND
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DATE: SEPTEMBER, 2007	PROJECT NO. 1939
DES: JC	DRAFT: JC
CHECK: DAM	SCALE: 1" = 100'
SHEET 3 OF 9	

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

John M. Carney 9/12/07
 PLANNING DIRECTOR DATE



LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- CL STREAM
- LIMIT OF WETLANDS
- LIMIT OF SUBMISSION
- LIMIT OF 100-YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT
- PROPOSED SEPTIC AREA
- LIMIT OF DISTURBANCE
- SILT FENCE
- TREE PROTECTION FENCE

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 • FAX: 410-465-6644
EMAIL: benchmark@ccils.com

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OWNER/DEVELOPER: NATALIE ZIEGLER ET AL 4288 MANOR LANE ELLCOTT CITY, MARYLAND 21042 410-740-6880	LOCATION: TAX MAP: 23, GRID: 10 P/O PARCEL: 130 THIRD ELECTION DISTRICTS HOWARD COUNTY, MARYLAND
TITLE: PRELIMINARY GRADING AND SEDIMENT AND EROSION CONTROL PLAN AND NOTES	
DATE: JULY, 2007	PROJECT NO. 1939
DES: JC	DRAFT: JC
CHECK: DAM	SCALE: 1" = 100'
SHEET 4 OF 9	

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Natalie Ziegler 7/22/07
PLANNING DIRECTOR DATE



LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- CL STREAM
- LIMIT OF WETLANDS
- LIMIT OF SUBMISSION
- LIMIT OF 100-YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT
- PROPOSED SEPTIC AREA
- LIMIT OF DISTURBANCE
- SILT FENCE
- TREE PROTECTION FENCE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

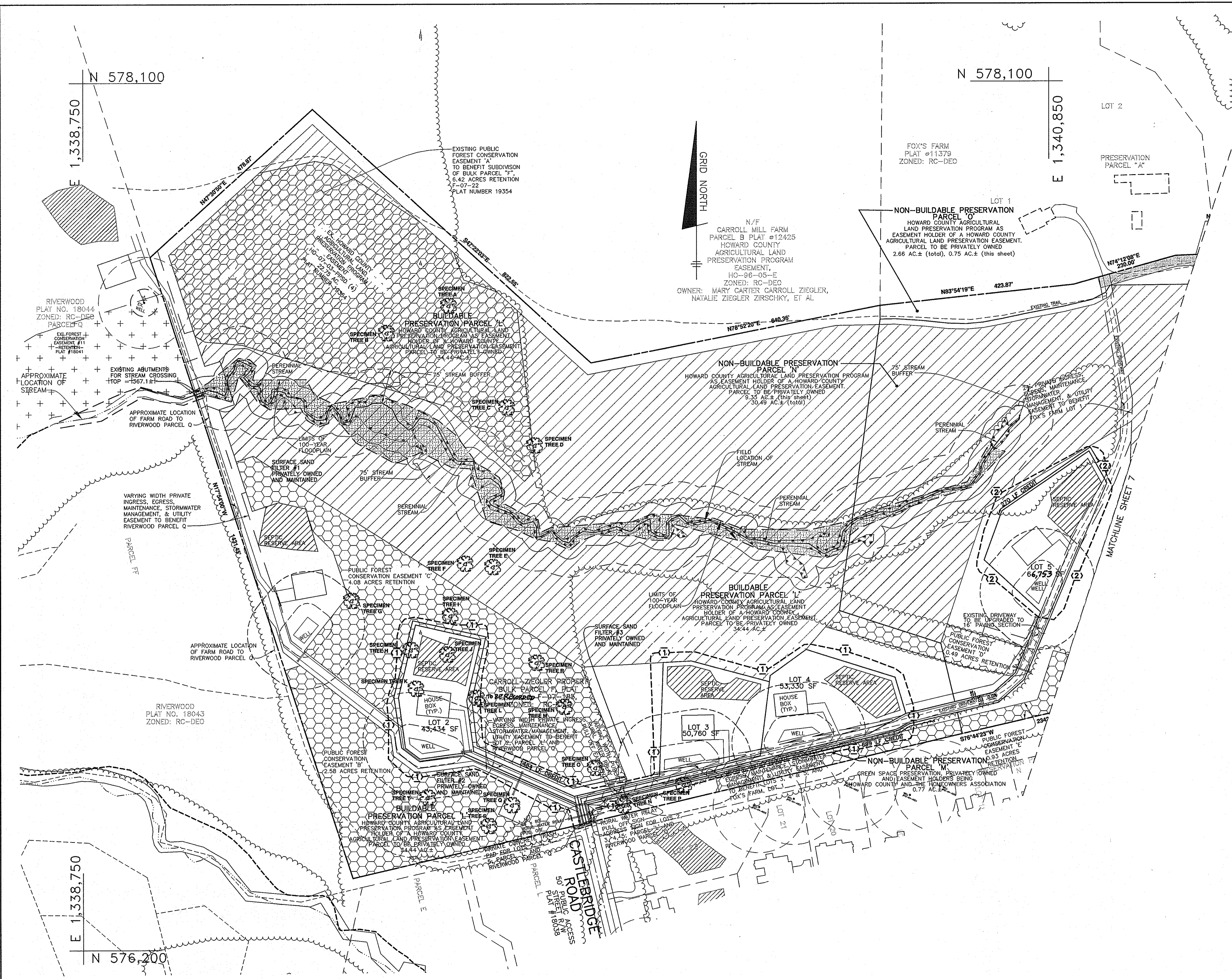
Natalie Ziegler 10/22/07
PLANNING DIRECTOR DATE

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ENGINEERING, INC.

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phone: 410-465-8105 • fax: 410-465-8644
email: Benchmark@ccils.com

PROJECT: CARROLL/ZIEGLER SUBDIVISION, LOTS 2 THRU 7, BUILDABLE PRESERVATION PARCEL "L" AND NON-BUILDABLE PRESERVATION PARCELS "M", "N" AND "O", A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "F"

OWNER/DEVELOPER: NATALIE ZIEGLER ET AL 4288 MANOR LANE ELLCOTT CITY, MARYLAND 21042 410-740-6880	TAX MAP: 23, GRID: 10 P/O PARCEL: 130 THIRD ELECTION DISTRICTS HOWARD COUNTY, MARYLAND
LOCATION:	TITLE: PRELIMINARY GRADING AND SEDIMENT AND EROSION CONTROL PLAN AND NOTES
DATE: JULY, 2007	PROJECT NO. 1939
DES: JC	DRAFT: JC
CHECK: DAM	SCALE: 1" = 100'
	SHEET 5 OF 9



PHASE 1 - SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJ. TO PERIMETER PROP.	ADJ. TO PERIMETER PROP.	ADJ. TO PERIMETER PROP.	TOTAL
	(1)	(2)	(3)	
LANDSCAPE TYPE	A	A	A	
LINEAR FEET OF PERIMETER OR ROADWAY FRONTAGE	3280'	935'	1452'	5646
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES* 2162'	YES* 270'	NO	2416'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	
NUMBER OF PLANTS REQUIRED/PROVIDED	1118'	665'	1452'	3230'
SHADE TREES	19	11	24	54
EVERGREEN TREES	-	-	-	-
OTHER TREES (2:1 SUBSTITUTE) SHRUBS	-	-	-	-

*EXISTING WOODS 20' OR GREATER IN WIDTH.

NOTES:
 1. LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

STREET TREE SCHEDULE

ROAD NAME	PERIMETER TREES REQ.
DORSCH FARM ROAD	126' 4

- LEGEND**
- EXISTING TREELINE
 - PROPOSED TREELINE
 - CL. STREAM
 - LIMIT OF WETLANDS
 - LIMIT OF SUBMISSION
 - PROPOSED FOREST CONSERVATION EASEMENT
 - APPROXIMATE LIMIT OF EXISTING 100-YEAR FLOODPLAIN AREA
 - LANDSCAPE PERIMETER DESIGNATION
 - STREET TREES

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-485-6105 • fax: 410-485-6644
 email: Benchmark@cei.com

PROJECT: CARROLL/ZIEGLER SUBDIVISION, LOTS 2 THRU 7, BUILDABLE PRESERVATION PARCEL "L" AND NON-BUILDABLE PRESERVATION PARCELS "M", "N" AND "O", A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "F"

OWNER/DEVELOPER: NATALIE ZIEGLER ET AL, 4288 MANOR LANE, ELLICOTT CITY, MARYLAND 21042, 410-740-6880

LOCATION: TAX MAP: 23, GRID: 10, P/O PARCELS: 130, THIRD ELECTION DISTRICTS, HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY LANDSCAPE PLAN

DATE: JULY, 2007 **PROJECT NO.** 1939

DES: JC **DRAFT:** JC **CHECK:** DAM **SCALE:** 1" = 100' **SHEET** 6 **OF** 9

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature] 10/26/07
 PLANNING DIRECTOR DATE

HOWARD COUNTY
 AGRICULTURAL LAND
 PRESERVATION PROGRAM
 EASEMENT,
 HO-96-05-E
 ZONED: RC-DEC
 OWNER: MARY CARTER CARROLL ZIEGLER,
 NATALIE ZIEGLER ZIRSCHKY, ET AL

CARROLL-ZIEGLER PROPERTY
 PLAT TO BE RECORDED
 SP-06-019
 ZONED: RC-DEC
 BULK PARCEL G

EX. 24' PRIVATE INGRESS AND EGRESS
 EASEMENT FOR THE BENEFIT OF FOX'S FARM
 LOT 1, LOT 2, AND PRESERVATION PARCEL 'A'
 AND PARCEL 130 RECORDED AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND,
 LIBER 3281 AT FOLIO 0041

NON-BUILDABLE PRESERVATION
 PARCEL 'O'
 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM
 AS EASEMENT HOLDER OF A HOWARD COUNTY
 AGRICULTURAL LAND PRESERVATION EASEMENT.
 PARCEL TO BE PRIVATELY OWNED
 2.66 AC.± (total), 1.91 AC.± (this sheet)
 N89°30'15"E 1174.83'

NON-BUILDABLE PRESERVATION
 PARCEL 'N'
 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM
 AS EASEMENT HOLDER OF A HOWARD COUNTY
 AGRICULTURAL LAND PRESERVATION EASEMENT.
 PARCEL TO BE PRIVATELY OWNED
 31.16 AC.± (this sheet)
 30.49 AC.± (total)

EX. HOWARD COUNTY AGRICULTURAL LAND
 PRESERVATION PROGRAM EASEMENT
 HO-06-08-PPSD (2) 22.75 AC.
 PLAT #18640

24' PRIVATE INGRESS, EGRESS,
 MAINTENANCE, AND UTILITY EASEMENT
 TO BENEFIT CARROLL-ZIEGLER
 PROPERTY LOT 1, PARCELS 'C', 'D',
 'I', AND 'J'; CARROLL MILL, PARCEL
 B; AND FOX'S FARM, LOTS 1 AND 2

24' PRIVATE INGRESS, EGRESS,
 MAINTENANCE, AND UTILITY EASEMENT
 TO BENEFIT CARROLL-ZIEGLER
 PROPERTY LOTS 6 & 7

TEMPORARY TEE
 TURNAROUND
 52' x 20'

AREA RESERVED
 FOR DEDICATED
 AS A PUBLIC ROADWAY
 PLAT NUMBER 7, B, D

LAND DEDICATED TO HOWARD
 COUNTY, MARYLAND, FOR THE
 PURPOSE OF A PUBLIC ROAD
 (5,199± SF)

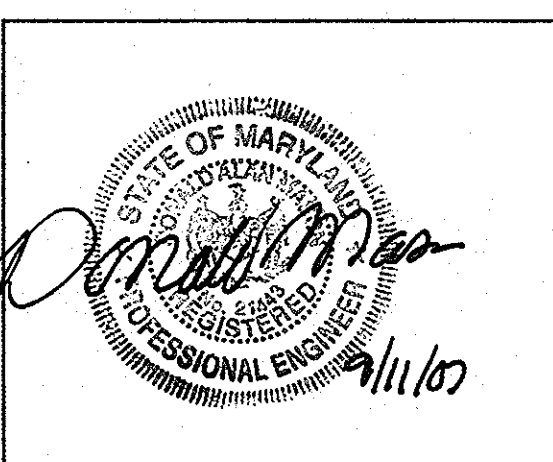
GAITHER HUNT
 SECTION 1, AREA 2 PLATS 13487 THROUGH 13488
 F-98-76
 ZONED: RC-DEC

DORSCH FARM RD.
 50' PUBLIC R/W
 PLAT #13488

LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- CL STREAM
- LIMIT OF WETLANDS
- LIMIT OF SUBMISSION
- PROPOSED FOREST CONSERVATION EASEMENT
- APPROXIMATE LIMIT OF EXISTING 100-YEAR FLOODPLAIN AREA
- LANDSCAPE PERIMETER DESIGNATION
- STREET TREES

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS
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 8480 BALTIMORE NATIONAL PIKE & SUITE 418
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OWNER/DEVELOPER: NATALIE ZIEGLER ET AL
 4288 MANOR LANE
 ELLICOTT CITY, MARYLAND 21042
 410-740-6880

LOCATION: TAX MAP: 23, GRID: 10
 P/O PARCEL: 130
 THIRD ELECTION DISTRICTS
 HOWARD COUNTY, MARYLAND

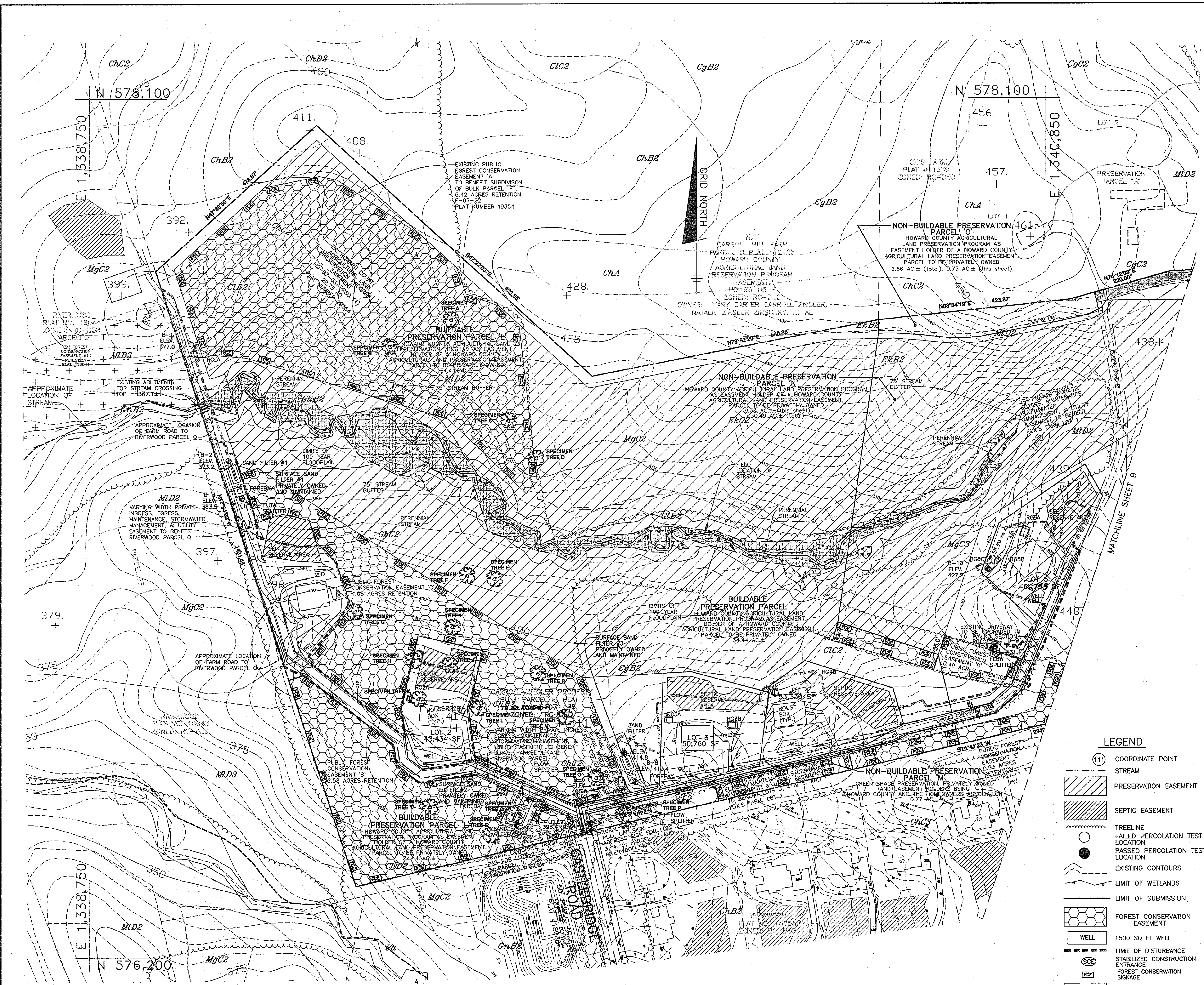
TITLE: PRELIMINARY LANDSCAPE PLAN

DATE: JULY, 2007 PROJECT NO. 1939

DES: JC DRAFT: JC CHECK: DAM SCALE: 1" = 100' SHEET 7 OF 9

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Natalie Ziegler 7/2/07
 PLANNING DIRECTOR DATE



Specimen Trees

Key	Species, Size	Condition	Retained
A	Liriodendron tulipifera, 30" dbh	Good	Yes
B	Liriodendron tulipifera, 42" dbh	Good	Yes
C	Liriodendron tulipifera, 50" dbh	Good	Yes
D	Liriodendron tulipifera, 40" dbh	Good	Yes
E	Liriodendron tulipifera, 30" dbh	Good	Yes
F	Liriodendron tulipifera, 30" dbh	Good	Yes
G	Liriodendron tulipifera, 30" dbh	Good	Yes
H	Carya glabra, 42" dbh	Good	No
I	Liriodendron tulipifera, 52" dbh	Poor	Yes
J	Liriodendron tulipifera, 30" dbh	Good	Maybe
K	Liriodendron tulipifera, 30" dbh	Good	No
L	Liriodendron tulipifera, 34" dbh	Good	Yes
M	Liriodendron tulipifera, 40" dbh	Good	Yes
N	Liriodendron tulipifera, 62" dbh	Good	Yes
O	Liriodendron tulipifera, 50" dbh	Good	Yes
P	Liriodendron tulipifera, 40" dbh	Good	Maybe
Q	Liriodendron tulipifera, 44" dbh	Good	Yes
R	Liriodendron tulipifera, 54" dbh	Good	Yes
S	Liriodendron tulipifera, 32" dbh	Good	Yes
T	Liriodendron tulipifera, 36" dbh	Good	Yes

- FECP NOTES**
- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the distance and use of these areas.
 - Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
 - Limits of disturbance shall be restricted to areas outside the limit of temporary fencing of the FCE boundary, whichever is greater.
 - There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
 - No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
 - Temporary fencing shall be used to protect forest resources during construction. Fencing shall be installed along limits of disturbance occurring within 60 feet of the proposed forest retention limits.
 - Forest Conservation Act requirements for this project will require 14.5 acres of retention within an easement. This subdivision is satisfying its forest conservation obligation by meeting the "Break-Even Point" with the 14.5 acres of forest retention.

FLOODPLAIN NOTE:
 PORTIONS OF THE SITE OCCURRING WITHIN THE 100-YEAR FLOODPLAIN ARE NOT INCLUDED AS PART OF THE NET TRACT AREA OF THE SITE AREA OF FLOODPLAIN FOREST OCCURRING WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT WILL BE PROTECTED BY THE EXISTENT RESTRICTIONS BUT HAVE NOT BEEN CREDITED TOWARD THE PROJECTS FCA OBLIGATIONS.

FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

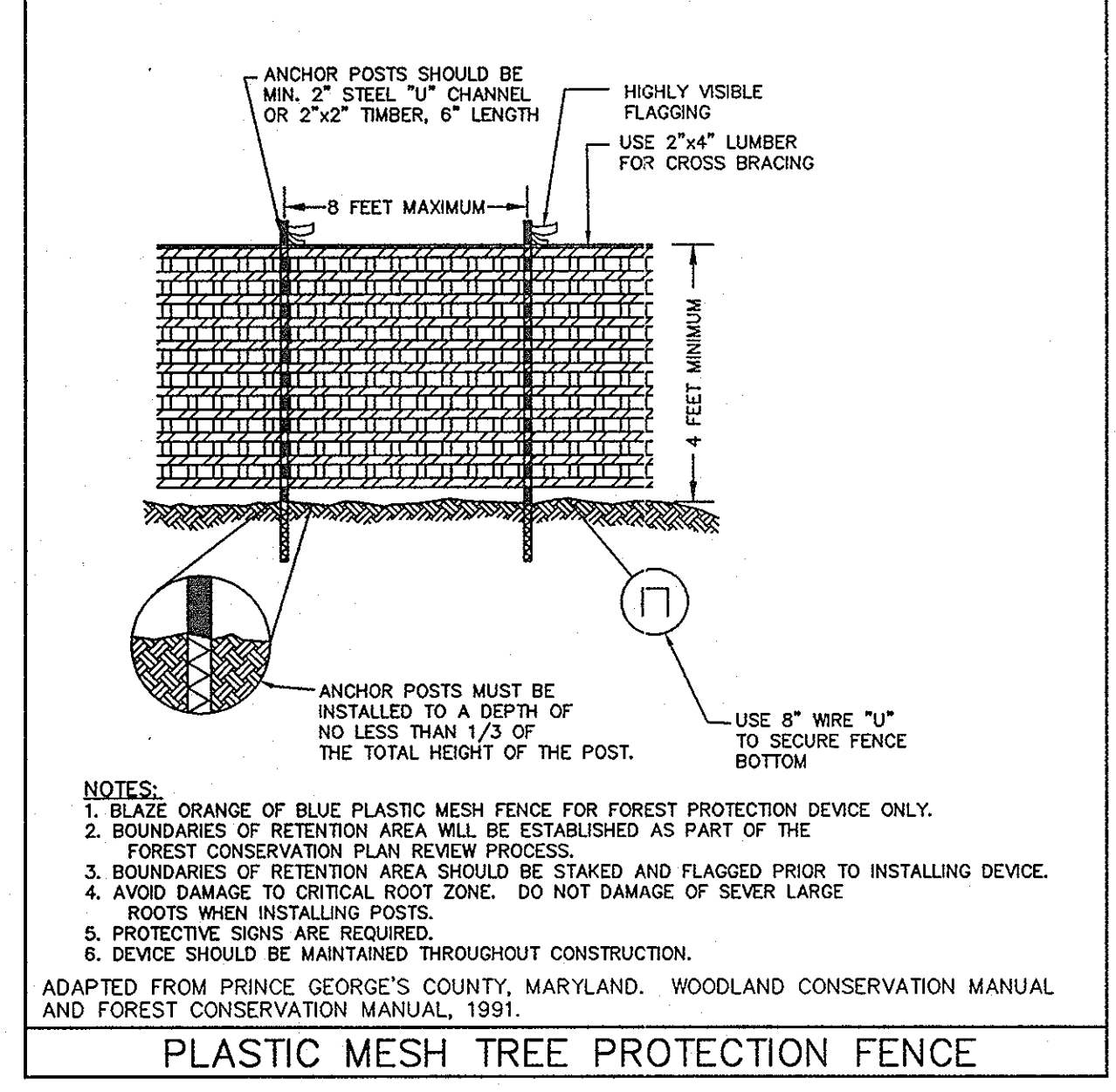
VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1992

SIGNAGE
 NOT TO SCALE

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS

1301 DND Drive, Professional
 USA 20834
 Certified Professional Ecologist

D.O. Box 5006 Glen Arm, MD 21057 (410) 592-4752



- LEGEND**
- 111 COORDINATE POINT
 - STREAM
 - PRESERVATION EASEMENT
 - SEPTIC EASEMENT
 - TREELINE
 - FAILED PERCOLATION TEST LOCATION
 - PASSED PERCOLATION TEST LOCATION
 - EXISTING CONTOURS
 - LIMIT OF WETLANDS
 - LIMIT OF SUBMISSION
 - FOREST CONSERVATION EASEMENT
 - WELL
 - 1500 SQ FT WELL
 - LIMIT OF DISTURBANCE
 - ENTRANCE
 - SCB STABILIZED CONSTRUCTION SIGNAGE
 - EX. FOREST CONSERVATION EASEMENT
 - 100 YEAR FLOODPLAIN LIMITS

BENCHMARK ENGINEERING, INC.
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STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 2/11/07

PROJECT: CARROLL/ZIEGLER SUBDIVISION, LOTS 2 THRU 7, BUILDABLE PRESERVATION PARCEL "L" AND NON-BUILDABLE PRESERVATION PARCELS "M", "N" AND "O", A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "F"

OWNER/DEVELOPER: NATALIE ZIEGLER ET AL, 4288 MANOR LANE, ELLICOTT CITY, MARYLAND 21042, 410-740-6880

LOCATION: TAX MAP: 23, GRID: 10, P/O PARCEL: 130, THIRD ELECTION DISTRICTS, HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY FOREST CONSERVATION PLAN

DATE: JULY, 2007 **PROJECT NO.:** 1939

DES: JC **DRAFT: JC** **CHECK: DAM** **SCALE:** 1" = 100' **SHEET 8 OF 9**

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Masha M. Weyl 8/22/07
 PLANNING DIRECTOR DATE

FCE ACREAGE CHART		
EASEMENT #	ACREAGE OF RETENTION	ACREAGE OF REFORESTATION
FCE 'A'	6.42 AC.	0.00 AC.
FCE 'B'	2.58 AC.	0.00 AC.
FCE 'C'	4.08 AC.	0.00 AC.
FCE 'D'	0.49 AC.	0.00 AC.
FCE 'E'	0.93 AC.	0.00 AC.
TOTALS	14.50 AC.	0.00 AC.

FOREST CONSERVATION WORKSHEET
Version 1.0

Project: Carroll/Ziegler
Date: September 12, 2006

NET TRACT AREA	Acres
A. Total tract area	75.7
B. Area within 100 Year Floodplain	2.1*
C. Area to remain in agricultural production - unforested ag pres.	29.9**
D. Net Tract Area	43.7

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)					
ARA	MCR	IDA	HDR	MPD	GIA
X					
E. Afforestation Threshold (percentage)	0.20	0.20	0.20	0.20	0.20
F. Conservation Threshold (percentage)	0.25	0.25	0.25	0.25	0.25

EXISTING FOREST COVER:	
G. Existing forest cover (excluding floodplain)	29.0
H. Area of forest above afforestation threshold	29.3
I. Area of forest above conservation threshold	18.1

BREAK-EVEN POINT:	
J. Forest retention above threshold with no mitigation	3.6
K. Clearing permitted without mitigation	14.5

PROPOSED FOREST CLEARING	
L. Total area of forest to be cleared or retained outside FCE	14.5
M. Total area of forest to be retained in FCE	14.5

PLANTING REQUIREMENTS	
N. Reforestation for clearing above Conservation Threshold	3.6
P. Reforestation for clearing below Conservation Threshold	0
Q. Credit for retention above conservation threshold	3.6
R. Total reforestation required	0
S. Total afforestation required	0
T. Total reforestation and afforestation required	0

* 0.18 acres of this total is within the limits of Parcel 'N'
** Area to remain in agricultural production within Parcel 'N' but outside of the limits of the floodplain.

SITE ANALYSIS DATA CHART

- GENERAL SITE DATA
- PRESENT ZONING: RC-DEO
 - APPLICABLE DPZ FILE REFERENCES: F-07-022, SP-06-019
 - PROPOSED USE OF SITE: SFD
 - PROPOSED WATER AND SEWER SYSTEMS: PRIVATE

- AREA TABULATION
- GROSS TRACT AREA: 75.70 AC.±
 - AREA WITHIN 100-YEAR FLOODPLAIN: 2.06 AC.±*
 - UNFORESTED AG. LAND: 29.9 AC.±**
 - NET TRACT AREA: 43.7 AC.±
- * 0.18 acres of this total is within the limits of Parcel 'N'
** Area to remain in agricultural production within Parcel 'N' but outside of the limits of the floodplain.

This subdivision is using the Rural Cluster Option C from Appendix I of the Forest Conservation Manual to calculate its forest conservation obligation which allows evaluation, inclusion or exclusion of individual preservation parcels from the net tract area.

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACE Wetland Designer
Certification # 99030302061094103

P.O. Box 5006 Glen Arm, MD 21057 (410) 592-6752

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
phone: 410-465-6105 • fax: 410-465-6544
email: Benchmark@ecia.com

STATE OF MARYLAND
PROFESSIONAL ENGINEER
Natalie Ziegler
9/11/07

PROJECT: CARROLL/ZIEGLER SUBDIVISION, LOTS 2 THRU 7, BUILDABLE PRESERVATION PARCEL "L" AND NON-BUILDABLE PRESERVATION PARCELS "M", "N" AND "O", A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "F"			
OWNER/DEVELOPER: NATALIE ZIEGLER ET AL 4288 MANOR LANE ELLCOTT CITY, MARYLAND 21042 410-740-6880	LOCATION: TAX MAP: 23, GRID: 10 P/O PARCEL: 130 THIRD ELECTION DISTRICTS HOWARD COUNTY, MARYLAND	TITLE: PRELIMINARY FOREST CONSERVATION PLAN	DATE: JULY, 2007
DES: JC	DRAFT: JC	CHECK: DAM	PROJECT NO. 1939
SCALE: 1" = 100'		SHEET 9	OF 9



LEGEND

- (111) COORDINATE POINT
- STREAM
- PRESERVATION EASEMENT
- SEPTIC EASEMENT
- TREELINE
- FAILED PERCOLATION TEST LOCATION
- PASSED PERCOLATION TEST LOCATION
- EXISTING CONTOURS
- LIMIT OF WETLANDS
- LIMIT OF SUBMISSION
- FOREST CONSERVATION EASEMENT
- 1500 SQ FT WELL
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- FOREST CONSERVATION SIGNAGE
- EX. FOREST CONSERVATION EASEMENT
- 100 YEAR FLOODPLAIN LIMITS

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Frank M. Uyle 10/22/07
PLANNING DIRECTOR DATE