

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	K ¹ FACTOR
Co	CODORUS AND HATBORO, 0 TO 3 PERCENT SLOPES	C	0.37
GaB	GLENELG LOAM, 3 TO 5 PERCENT SLOPES	B	0.24
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
GnB	GLENVILLE-BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	C	0.43
LaB	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.24
LgC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES	C	0.24
MgC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

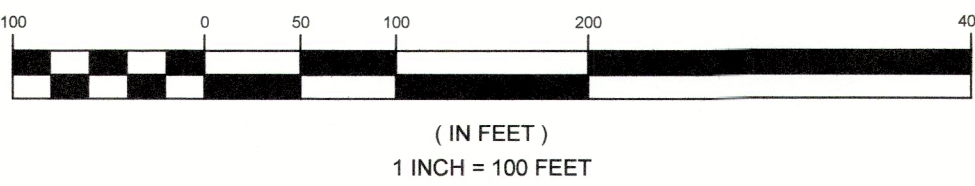
NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



- REFORRESTATION
- FOREST RETENTION
- FORESTED FLOODPLAIN

PLAN VIEW
SCALE: 1"=100'

GRAPHIC SCALE



OWNER/DEVELOPER

BARBARA BRUTSCH, PATRICIA GRAY,
WILLIAM SELBY, CATHY SELBY, ETAL T/C
7016 NE OCHOA CREEK LANE,
PRINEVILLE, OR 97754

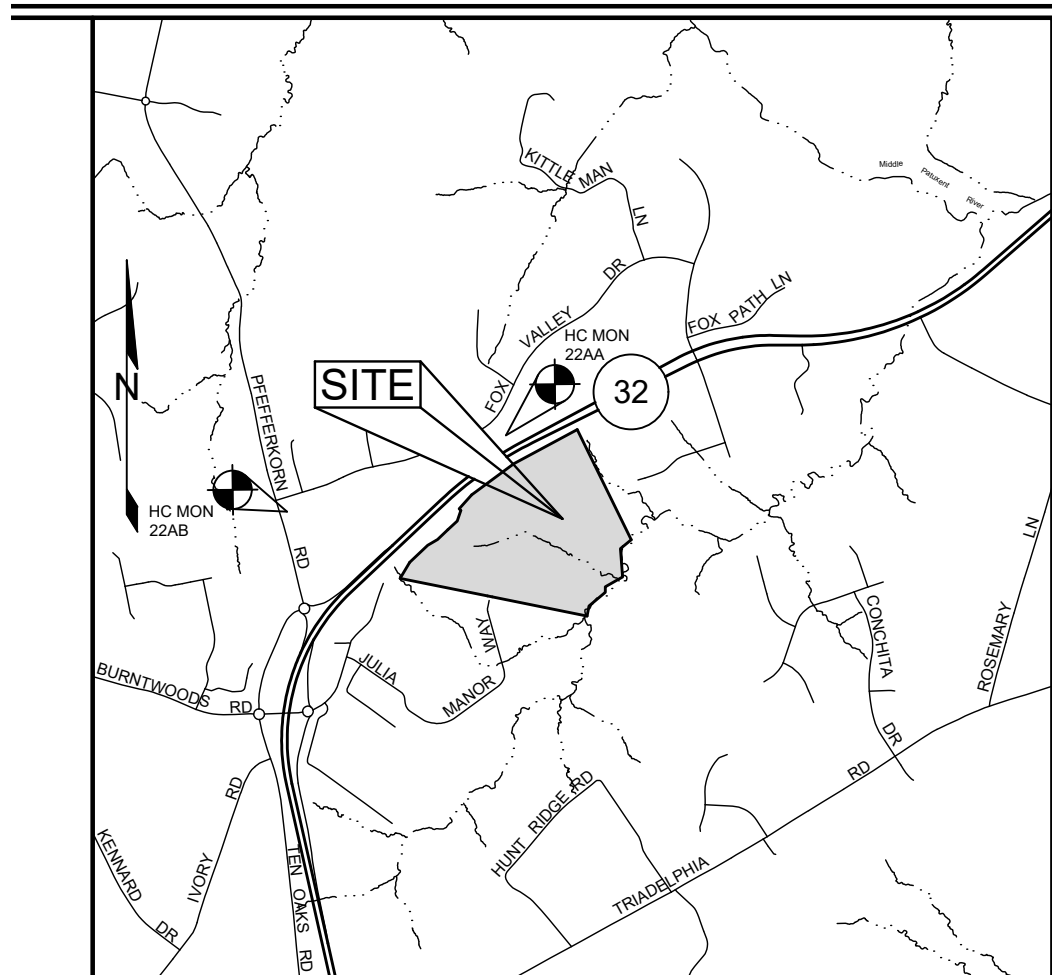
EXHIBIT FOR FOREST CONSERVATION
SELBY ESTATES
PROPOSED LOTS 1 THRU 14, BUILDABLE PRESERVATION
PARCEL A, & NON-BUILDABLE PRESERVATION PARCELS B, C & D
TAX MAP 22 GRID 2 ZONE: RR-DEO PARCEL 8
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SILL
ENGINEERING
GROUP, LLC

16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TP
CHECKED BY: PS
SCALE: AS SHOWN
DATE: SEPTEMBER 10, 2026
PROJECT #: 25-067
SHEET #: of

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. 32025, EXPIRATION DATE JUNE 20, 2027.



HOWARD COUNTY, MARYLAND ADC MAP 9, GRID J8

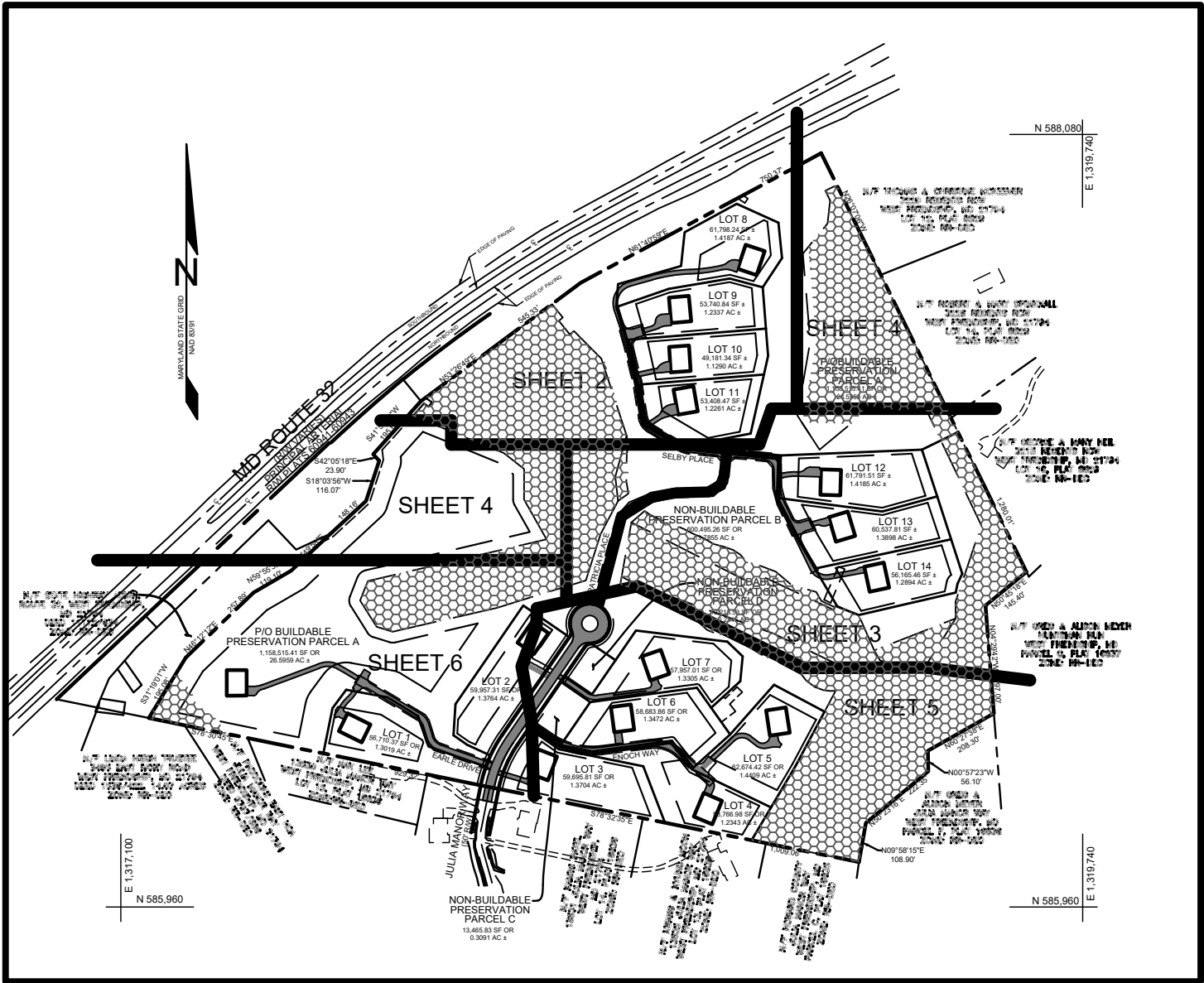
VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
2. PREVIOUS DPZ FILE REFERENCES: ECP-24-031, WP-25-086, WP-25-088
3. TOTAL AREA OF THE PROPERTY = 60.16 ACRES ±
4. BOUNDARY IS BASED ON A FIELD RUN SURVEY PERFORMED BY JNM ENGINEERING, INC. IN SEPTEMBER OF 2022.
5. THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH TWO-FOOT CONTOUR INTERVALS PREPARED BY JNM ENGINEERING, INC. IN JANUARY OF 2023.
6. THE COORDINATES SHOWN HERE ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NO'S 22AA AND 22AB WERE USED FOR THIS PROJECT.
7. THIS PROPERTY WILL BE SERVED WITH PRIVATE WELL AND SEPTIC.
8. THIS AREA DESIGNATES A PRIVATE SEWAGE AREA, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
9. OTHER THAN NECESSARY DISTURBANCE FOR THE DRIVEWAY CROSSING, NO GRADING, REMOVAL OF VEGETATIVE COVER OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE EXISTING WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS, AND/OR 100-YEAR FLOODPLAINS. AN ALTERNATIVE COMPLIANCE TO DISTURB ENVIRONMENTALLY REGULATED AREAS WAS APPROVED ON NOVEMBER 13, 2025 (SEE NOTE 23 ON THIS SHEET).
10. EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
11. THERE ARE NONTIDAL WETLANDS LOCATED WITHIN THE BOUNDARY OF THIS SITE.
12. A FOREST STAND DELINEATION AND REPORT WERE PROVIDED AND APPROVED UNDER ECP-24-031.
13. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY JNM ENGINEERING, LLC, IN APRIL OF 2024, WITH A SUPPLEMENTAL REPORT PREPARED BY SILL ENGINEERING GROUP, LLC, IN FEBRUARY OF 2026, AND WAS APPROVED ON 08/01/2026.
14. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY JNM ENGINEERING, LLC IN NOVEMBER OF 2023, AND WAS APPROVED UNDER ECP-24-031.
15. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY JNM ENGINEERING, LLC IN MAY OF 2024, WITH A SUPPLEMENTAL REPORT PREPARED BY TRAFFIC CONCEPTS, INC. IN MARCH OF 2026, AND WAS APPROVED ON 08/01/2026.
16. THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP IN OCTOBER OF 2024, AND WAS APPROVED ON 08/01/2026. IN ACCORDANCE WITH SECTION 16.120 B.5 OF THE SUBDIVISION REGULATIONS, THE SUBDIVISION LAYOUT SHALL ENSURE THAT THE NOISE LEVEL IN THE REAR YARD DOES NOT EXCEED THE STANDARD SET IN THE DESIGN MANUAL PER HOWARD COUNTY DESIGN MANUAL VOLUME 3, CHAPTER 5, SECTION 3, MITIGATION, UNDER THE NOISE MITIGATION REQUIREMENTS, NOISE MITIGATION IS NOT REQUIRED WHERE THE 65 DBA LINE IS NOT WITHIN 25 FEET OF THE REAR BUILDING RESTRICTION LINE (BRL). ON BUILDABLE PRESERVATION PARCEL A THE 65 DBA NOISE LINE ENCROACHES THE PROPERTY, WITH ITS CLOSEST POINT BEING 45 FEET FROM THE 60 FOOT REAR BRL. SINCE THE NOISE LINE IS NOT WITHIN 25 FEET OF THE REAR BRL, NOISE MITIGATION IS NOT REQUIRED ON BUILDABLE PRESERVATION PARCEL A.
17. THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION FOR THIS PROJECT WILL BE PROVIDED AT THE NEXT PLAN STAGE.
18. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARD UNLESS WAIVERS HAVE BEEN APPROVED.
19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
20. THE PROPERTY IS LOCATED WITHIN THE HOWARD COUNTY GREEN INFRASTRUCTURE NETWORK (GIN).
21. THERE ARE NO CONTIGUOUS STEEP SLOPE AREAS OF 25% OR GREATER ON-SITE.
22. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON OCTOBER 21, 2024 AT GLENELG UNITED METHODIST CHURCH, IN ACCORDANCE WITH SECTION 16.144(a) OF THE SUBDIVISION REGULATIONS. ON NOVEMBER 13, 2025 AN ALTERNATIVE COMPLIANCE REQUEST WAS APPROVED FOR SECTION 16.115(c)(2) AND 16.116(a)(2)(iii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE ALTERNATIVE COMPLIANCE REQUEST WP-25-088 WAS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING, DIRECTOR OF PUBLIC WORKS, AND THE ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY. APPROVING THE CONSTRUCTION OF A PRIVATE USE IN COMMON DRIVEWAY THAT WOULD CROSS THROUGH A REGULATED STREAM, STREAM BUFFER AND A 100-YEAR FLOODPLAIN FOR THE PURPOSE OF ACCESSING SEVEN (7) ADDITIONAL RESIDENTIAL LOTS. ON NOVEMBER 13, 2025 AND PURSUANT TO SECTION 16.1216, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIRECTOR OF THE RECREATION AND PARKS, AND ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED A VARIANCE WITH RESPECT TO SECTION 16.1205(a)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REMOVE FOUR (4) SPECIMEN TREES. THESE APPROVALS ARE SUBJECT TO THE FOLLOWING CONDITIONS:
1) A DOUBLE-BOX CULVERT FOR THE SHARED PRIVATE DRIVEWAY CROSSING THROUGH THE STREAM AND STREAM BUFFER AND 100-YEAR FLOODPLAIN MUST BE DESIGNED AND CONSTRUCTED AS PART OF THIS PRIVATE DRIVEWAY DESIGN AS SHOWN ON ALTERNATIVE COMPLIANCE EXHIBIT NO. 7. ONE OF THE CULVERTS IS TO BE SUNKEN INTO THE STREAM TO ALLOW ADEQUATE STREAM FLOW AND A NATURAL SEDIMENT BOUNDARY ABOVE THE BOTTOM OF THE CULVERT. THIS CULVERT MUST BE TALL ENOUGH TO ALLOW WILDLIFE TO TRAVERSE THROUGH, NO GRADING OR REMOVAL OF VEGETATIVE COVER IS PERMITTED WITHIN ENVIRONMENTAL FEATURES, EXCEPT FOR THE LOCATION WHERE THE PROPOSED DRIVEWAY CROSSING FOR THE DOUBLE-BOX CULVERT IS APPROVED UNDER THIS ALTERNATIVE COMPLIANCE AND AS PERMITTED BY MDE. IF THE FINAL LOCATION OF THE CULVERT IS ADJUSTED BY MDE, PLEASE REFLECT THE LOCATION ON THE FINAL ORIGINAL EXHIBIT.
2) ALL DISTURBED AREAS WITHIN THE STREAM BANK BUFFER AND FLOODPLAIN SHALL BE STABILIZED AND SEEDED OR PLANTED WITH VEGETATION AFTER CONSTRUCTION IS COMPLETE.
3) THE APPLICANT SHALL OBTAIN ALL REQUIRED AUTHORIZATIONS AND PERMITS FROM THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE), AND U.S. ARMY CORPS OF ENGINEERS (USACE) FOR DISTURBANCES WITHIN THE ENVIRONMENTAL FEATURES. REFERENCE THE APPLICABLE MDE OR USACE PERMITS OR TRACKING NUMBERS ON THE COUNTY PERMITS.
4) THE REMOVAL OF SPECIMEN TREES #12, 13, 16 AND 57 IS HEREBY PERMITTED, AS SHOWN ON HE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS REQUEST. DISTURBANCE TO THE CRITICAL ROOT ZONE OF THE REMAINING SPECIMEN TREES SHALL BE LIMITED TO A MAXIMUM OF 30%. PROTECTIVE MEASURES SHALL BE UTILIZED DURING CONSTRUCTION TO PROTECT THE CRITICAL ROOT ZONES OF ALL REMAINING SPECIMEN TREES THAT ARE WITHIN CLOSE PROXIMITY TO GRADING ACTIVITIES.
5) THE APPLICANT SHALL MITIGATE THE REMOVAL OF THE FOUR SPECIMEN TREES BY PLANTING A MINIMUM OF 8 NATIVE SHADE TREES ONSITE WITH A PLANTING SIZE OF AT LEAST 3" DIAMETER AT BREAST HEIGHT (DBH). PLANTING DETAILS SHALL BE PROVIDED ON THE FINAL PLAN. THE TREES WILL BE BONDED BY THE DEVELOPER AGREEMENT ALONG WITH THE REQUIRED LANDSCAPING. THE TREES SHALL BE MONITORED FOR AT LEAST 3 GROWING SEASONS AND REPLACED "IN-KIND" IF THE PLANTINGS DO NOT SURVIVE.
6) AN AREA ALONG THE SOUTHEASTERN EDGE OF THE PROPERTY IS LOCATED WITHIN THE GREEN INFRASTRUCTURE NETWORK (GIN). THE GIN IS A NETWORK OF INTERCONNECTED WATERWAYS, WETLANDS, FORESTS, AND OTHER NATURAL AREAS. THE GOAL OF THE GIN IS TO PROTECT AND ENHANCE THESE NATURAL ASSETS AND GUIDE DEVELOPMENT. AS A CONDITION OF APPROVAL, THIS DEPARTMENT REQUIRES THAT THE APPLICANT PROVIDE ADDITIONAL FOREST PLANTINGS ALONG THE BOUNDARY OF THE GIN (WITHIN PROPOSED PRESERVATION PARCEL 1) TO BE INCLUDED AS PART OF THE SUBDIVISION PLANS FOR THIS DEVELOPMENT. THE FINAL LOCATION OF THIS TREE PLANTING WILL BE IDENTIFIED WITH THE FINAL PLAN.
24. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION AND THE FOREST CONSERVATION MANUAL BY ON-SITE AFFORESTATION AND REFORESTATION OF 1.64 ACRES OF FOREST. FINANCIAL SURETY FOR THE EASEMENT WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT AT \$0.50 PER SQUARE FOOT: 1.64 ACRES = 71,234 SF X 0.50 = \$35,617.00.
25. IN ACCORDANCE WITH SECTION 105.0.G.4 OF THE ZONING REGULATIONS, A NON-BUILDABLE PRESERVATION PARCEL THAT CANNOT BE IMPROVED WITH A DWELLING SHALL BE DEDICATED AND DEEDED WITHOUT CHARGE TO EITHER HOWARD COUNTY OR TO THE SUBDIVISION'S HOMEOWNERS ASSOCIATION.
26. LOTS 1 THRU 14 AND BUILDABLE PRESERVATION PARCEL A ARE SUBJECT TO SECTION 105.0.F OF THE HOWARD COUNTY ZONING REGULATIONS. AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (MIHU) OR AN ALTERNATIVE COMPLIANCE WILL BE PROVIDED. THE DEVELOPER SHALL EXECUTE AN M.I.H.U. AGREEMENT WITH THE DEPARTMENT OF HOUSING TO INDICATE HOW THE M.I.H.U. REQUIREMENT WILL BE MET. THE M.I.H.U. AGREEMENT AND COVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORD PLAT.
27. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION AND THE FOREST CONSERVATION MANUAL BY ON-SITE AFFORESTATION AND REFORESTATION OF 1.63 ACRES OF FOREST. FINANCIAL SURETY FOR THE EASEMENT WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT AT \$0.50 PER SQUARE FOOT: 1.63 ACRES = 71,002 SF X 0.50 = \$35,501.00.
28. A TOTAL OF 1.30 ACRES OF REFORESTATION IS TO BE PLANTED WITHIN THE UNFORESTED STREAM BUFFERS IN ACCORDANCE WITH SB-526.
29. ALL WELLS MUST BE DRILLED PRIOR TO FINAL PLAT RECORDATION.
30. THE CULVERTS WILL BE SHOWN AND DESIGNED AT THE FINAL PLAN STAGE.
31. STORMWATER MANAGEMENT OBLIGATIONS FOR PROPOSED LOTS 1 THROUGH 5, LOTS 7 THROUGH 14, AND THE BUILDABLE PRESERVATION PARCEL A WILL BE MET ON SITE BY FIFTY-SIX DRYWELLS (M-5). STORMWATER MANAGEMENT PRACTICES FOR LOTS 1 THROUGH 5, LOTS 7 THROUGH 14 AND THE BUILDABLE PRESERVATION PARCEL A, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER. THE MICRO-BIORETENTION FACILITIES ON THE NON-BUILDABLE PRESERVATION PARCELS B & C AND LOT 6 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PRELIMINARY EQUIVALENT SKETCH PLAN
SELBY ESTATES
HOWARD COUNTY, MARYLAND



PLAN VIEW

SCALE: 1"=200'

MINIMUM LOT SIZE TABULATION

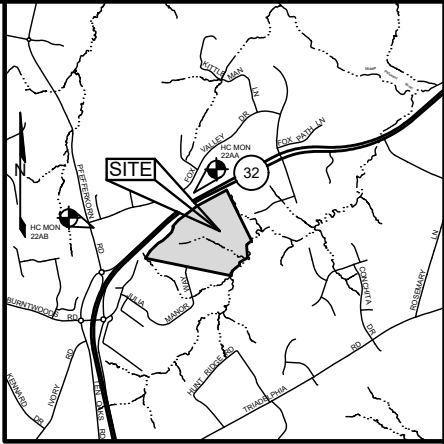
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	53,787 SF ±	1,145 SF ±	52,622 SF ±
5	62,765 SF ±	3,006 SF ±	59,759 SF ±
6	58,684 SF ±	589 SF ±	58,095 SF ±
7	57,958 SF ±	1,808 SF ±	56,150 SF ±
8	61,790 SF ±	4,142 SF ±	57,657 SF ±
9	53,741 SF ±	3,806 SF ±	49,935 SF ±
10	49,182 SF ±	3,383 SF ±	45,799 SF ±
11	51,952 SF ±	2,564 SF ±	49,388 SF ±
12	61,792 SF ±	2,708 SF ±	59,084 SF ±
13	60,538 SF ±	3,058 SF ±	57,480 SF ±
14	56,166 SF ±	3,787 SF ±	52,379 SF ±

THE LOTS APPROACH THE MAXIMUM LOT SIZE OF 60,000 SQ FT DUE TO SITE LIMITATIONS ON SEPTIC FIELDS, SETBACK FROM ON LOT WELL AND ADJOINING WELLS AND LOT CONFIGURATION THAT MINIMIZES OFF LOT IMPACT TO ENVIRONMENTAL AREAS INCLUDING FOREST RETENTION AND PLANTING.

MODERATE INCOME HOUSING CHART (MIHU) ALLOCATION EXEMPTION	
TRACKING	
TOTAL NUMBER OF LOTS/UNITS PROPOSED	15 PROPOSED
NUMBER OF MIHU REQUIRED	0
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	0
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

PLANNING DIRECTOR DATE



VICINITY MAP

SCALE: 1"=2000'

BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
22AA	587,502.739	1,317,898.020	568.926	2.3' NORTHWEST OF ROUTE 32, 20.0' SOUTHWEST OF END OF GUARDRAIL, 56.8' NORTHEAST OF END OF GUARDRAIL.
22AB	587,234.984	1,315,934.776	587.847	12.0' WEST OF PFEFFERKORN ROAD, 3.0' SOUTHWEST OF CORNER OF FENCE, 70.0' FROM CENTER OF FOX CHASE DRIVE.

SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROPERTY AREA	60.1644 AC ±
ROW TO BE DEDICATED	0.7660 AC ±
PROPOSED PROJECT AREA	18.5834 AC ±
LIMIT OF DISTURBANCE	18.5834 AC ±
GREEN OPEN AREA (LAWN)	30.2570 AC ±
PROPOSED IMPERVIOUS AREA	3.5827 AC ±
PROPOSED SITE USES	RESIDENTIAL
STREAM BUFFERS	11.3188 AC ±
WETLANDS	1.2465 AC ±
WETLAND BUFFERS	1.3221 AC ±
FLOODPLAINS	2.9719 AC ±
EXISTING FOREST	0 AC ±
SLOPES GREATER THAN 25%	0.5429 AC ±
HIGHLY ERODIBLE SOILS	13.4650 AC ±

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SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY GRADING AND SEDIMENT AND EROSION CONTROL PLAN
3	PRELIMINARY GRADING AND SEDIMENT AND EROSION CONTROL PLAN
4	PRELIMINARY GRADING AND SEDIMENT AND EROSION CONTROL PLAN
5	PRELIMINARY GRADING AND SEDIMENT AND EROSION CONTROL PLAN
6	PRELIMINARY GRADING AND SEDIMENT AND EROSION CONTROL PLAN
7	PRELIMINARY ROAD PLAN & PROFILE
8	PRELIMINARY FOREST CONSERVATION & LANDSCAPE PLAN
9	PRELIMINARY FOREST CONSERVATION & LANDSCAPE PLAN
10	PRELIMINARY FOREST CONSERVATION & LANDSCAPE PLAN
11	PRELIMINARY FOREST CONSERVATION & LANDSCAPE PLAN
12	PRELIMINARY FOREST CONSERVATION & LANDSCAPE PLAN

COVER SHEET
SELBY ESTATES

PROPOSED LOTS 1 THRU 14, BUILDABLE PRESERVATION PARCEL A, & NON-BUILDABLE PRESERVATION PARCELS B, C & D
TAX MAP 22 GRID 2 ZONE: RR-DEO PARCEL 8
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND



SILL
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16005 Frederick Road, 2nd Floor
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Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TP
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SCALE: AS SHOWN
DATE: SEPTEMBER 10, 2026
PROJECT #: 25-087
SHEET #: 1 of 12

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. 32025, EXPIRATION DATE JUNE 20, 2027.

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N 587,996

E 1,317,750

N
MARYLAND STATE GRID
NAD 83/01

E 1,317,750
N 587,210

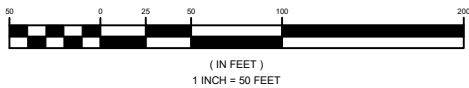
MATCHLINE - SHEET 4

MATCHLINE - SHEET 3

N 587,210
E 1,318,920

PLAN VIEW
SCALE: 1"=50'

GRAPHIC SCALE



OWNER/DEVELOPER
BARBARA BRUTSCH, PATRICIA GRAY,
WILLIAM SELBY, CATHY SELBY, ETAL T/C
7016 NE OCHOCCO CREEK LANE,
PRINEVILLE, OR 97754

LEGEND

EXISTING CONTOUR GIS	----- 528
EXISTING FIELD RUN CONTOUR	----- 528
PROPOSED CONTOUR	----- 528
EXISTING TREELINE	~~~~~
PROPOSED TREELINE	~~~~~
FAILED PERCOLATION TEST	⊕ 202
PASSED PERCOLATION TEST	⊕ 404
SOILS	-----
ROAD CENTERLINE	-----
EXISTING STREAM	-----
STREAM BUFFER	----- SB -----
EXISTING WETLANDS	----- W -----
WETLAND BUFFER	----- WB -----
LIMITS OF WETLANDS	-----
100-YEAR FLOODPLAIN	-----
LIMITS OF 100-YEAR FLOODPLAIN	-----
NOISE LINE	----- 25 dBA -----
STEEP SLOPES, 25% OR GREATER	-----
EXISTING SPECIMEN TREES	⊙
TO BE REMOVED	TBR
PROPOSED FOREST CONSERVATION EASEMENT	-----
PROPOSED DRYWELL AND ROOFLEADER	DW 10
EXISTING/PROPOSED WELL	⊙
PROPOSED WELL BOX	-----
EXISTING/PROPOSED SEWAGE DISPOSAL AREA	-----
SUPER SILT FENCE	SSF
LIMIT OF DISTURBANCE	LOD
STABILIZED CONSTRUCTION ENTRANCE	SCOE

PRELIMINARY GRADING AND SEDIMENT AND EROSION CONTROL PLAN SELBY ESTATES

PROPOSED LOTS 1 THRU 14, BUILDABLE PRESERVATION
PARCEL A, & NON-BUILDABLE PRESERVATION PARCELS B, C & D

TAX MAP 22 GRID 2
3RD ELECTION DISTRICT

ZONE: RR-DEO

PARCEL 8
HOWARD COUNTY, MARYLAND



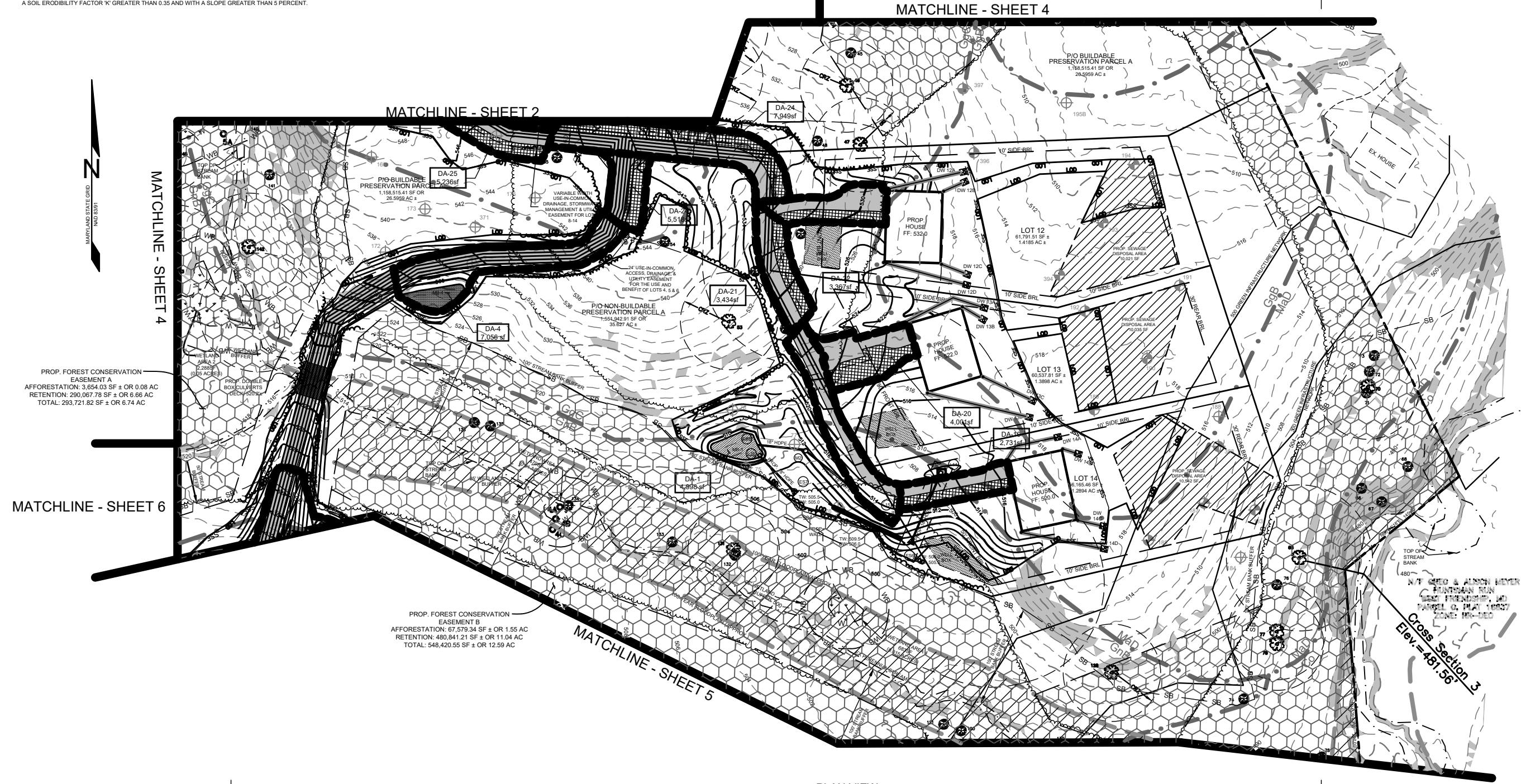
16005 Frederick Road, 2nd Floor
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Civil Engineering & Surveying for Land Development

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2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



LEGEND	
EXISTING CONTOUR GIS	----- 528
EXISTING FIELD RUN CONTOUR	----- 528
PROPOSED CONTOUR	----- 528
EXISTING TREELINE	-----
PROPOSED TREELINE	-----
FAILED PERCOLATION TEST	⊕ 202
PASSED PERCOLATION TEST	⊕ 404
SOILS	-----
ROAD CENTERLINE	-----
EXISTING STREAM	-----
STREAM BUFFER	----- SB
EXISTING WETLANDS	----- W
WETLAND BUFFER	----- WB
LIMITS OF WETLANDS	-----
100-YEAR FLOODPLAIN	-----
LIMITS OF 100-YEAR FLOODPLAIN	-----
NOISE LINE	----- 25 dBA
STEEP SLOPES, 25% OR GREATER	-----
EXISTING SPECIMEN TREES	⊕ 34
TO BE REMOVED	TBR
PROPOSED FOREST CONSERVATION EASEMENT	-----
PROPOSED DRYWELL AND ROOFLEADER	DW 10
EXISTING/PROPOSED WELL	⊕
PROPOSED WELL BOX	-----
EXISTING/PROPOSED SEWAGE DISPOSAL AREA	-----
SUPER SILT FENCE	SSF
LIMIT OF DISTURBANCE	LOD
STABILIZED CONSTRUCTION ENTRANCE	SCOE

PLAN VIEW
SCALE: 1"=50'



Cross Section 3
Elev.=481.56'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

PLANNING DIRECTOR _____ DATE _____

GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FEET

OWNER/DEVELOPER

BARBARA BRUTSCH, PATRICIA GRAY,
WILLIAM SELBY, CATHY SELBY, ETAL T/C
7016 NE OCHOCCO CREEK LANE,
PRINEVILLE, OR 97754

PRELIMINARY GRADING AND SEDIMENT AND EROSION CONTROL PLAN
SELBY ESTATES

PROPOSED LOTS 1 THRU 14, BUILDABLE PRESERVATION PARCEL A, & NON-BUILDABLE PRESERVATION PARCELS B, C & D

TAX MAP 22 GRID 2 ZONE: RR-DEO PARCEL 8
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: PS
DRAWN BY: TP
CHECKED BY: PS
SCALE: AS SHOWN
DATE: SEPTEMBER 10, 2026
PROJECT #: 25-087
SHEET #: 3 of 12

SILL ENGINEERING GROUP, LLC

16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 410.696.2022
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

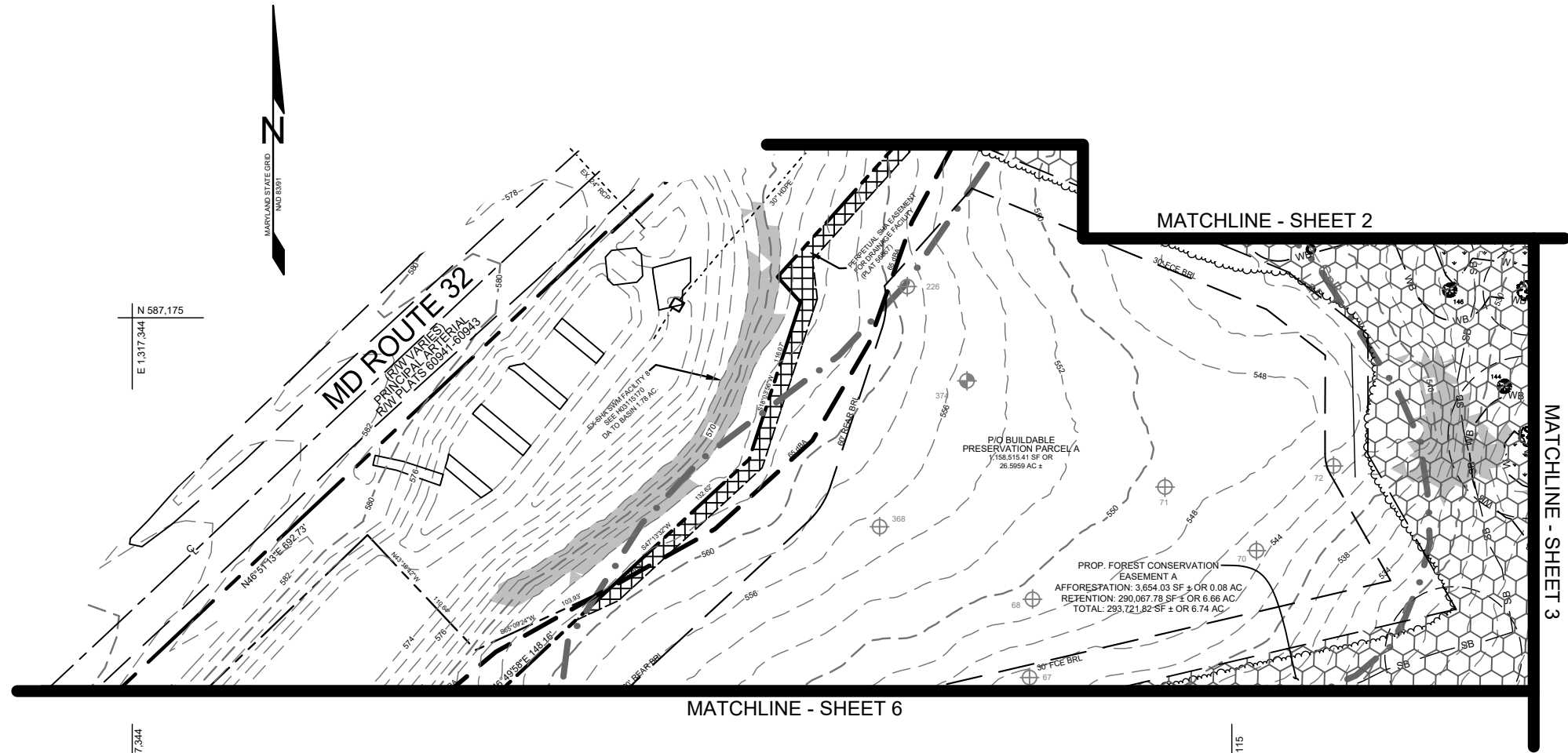
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30205, EXPIRATION DATE JUNE 30, 2027.

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
Co	CODORUS AND HAYBORO, 0 TO 3 PERCENT SLOPES	C	0.37
GnB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
GnB	GLENVILLE-BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	C	0.43
LaB	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.24
LaC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES	C	0.24
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

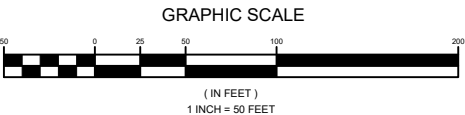
LEGEND

EXISTING CONTOUR GIS	-----528	STEEP SLOPES, 25% OR GREATER	
EXISTING FIELD RUN CONTOUR	-----528		
PROPOSED CONTOUR	-----528	TO BE REMOVED	TBR
EXISTING TREELINE		PROPOSED FOREST CONSERVATION EASEMENT	
PROPOSED TREELINE			
FAILED PERCOLATION TEST	202	PROPOSED DRYWELL AND ROOFLEADER	DW 10
PASSED PERCOLATION TEST	404		
SOILS		EXISTING/PROPOSED WELL	
ROAD CENTERLINE		PROPOSED WELL BOX	
EXISTING STREAM		EXISTING/PROPOSED SEWAGE DISPOSAL AREA	
STREAM BUFFER	SB		
EXISTING WETLANDS	W W	SUPER SILT FENCE	SSF SSF
WETLAND BUFFER	WB	LIMIT OF DISTURBANCE	
LIMITS OF WETLANDS		STABILIZED CONSTRUCTION ENTRANCE	SCE
100-YEAR FLOODPLAIN			
LIMITS OF 100-YEAR FLOODPLAIN			
NOISE LINE	65 dBA		
EXISTING SPECIMEN TREE	34		



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

PLANNING DIRECTOR _____ DATE _____



PLAN VIEW
SCALE: 1"=50'

OWNER/DEVELOPER
BARBARA BRUTSCH, PATRICIA GRAY,
WILLIAM SELBY, CATHY SELBY, ETAL T/C
7016 NE OCHOCCO CREEK LANE,
PRINEVILLE, OR 97754

PRELIMINARY GRADING AND SEDIMENT AND EROSION CONTROL PLAN

SELBY ESTATES

PROPOSED LOTS 1 THRU 14, BUILDABLE PRESERVATION PARCEL A, & NON-BUILDABLE PRESERVATION PARCELS B, C & D

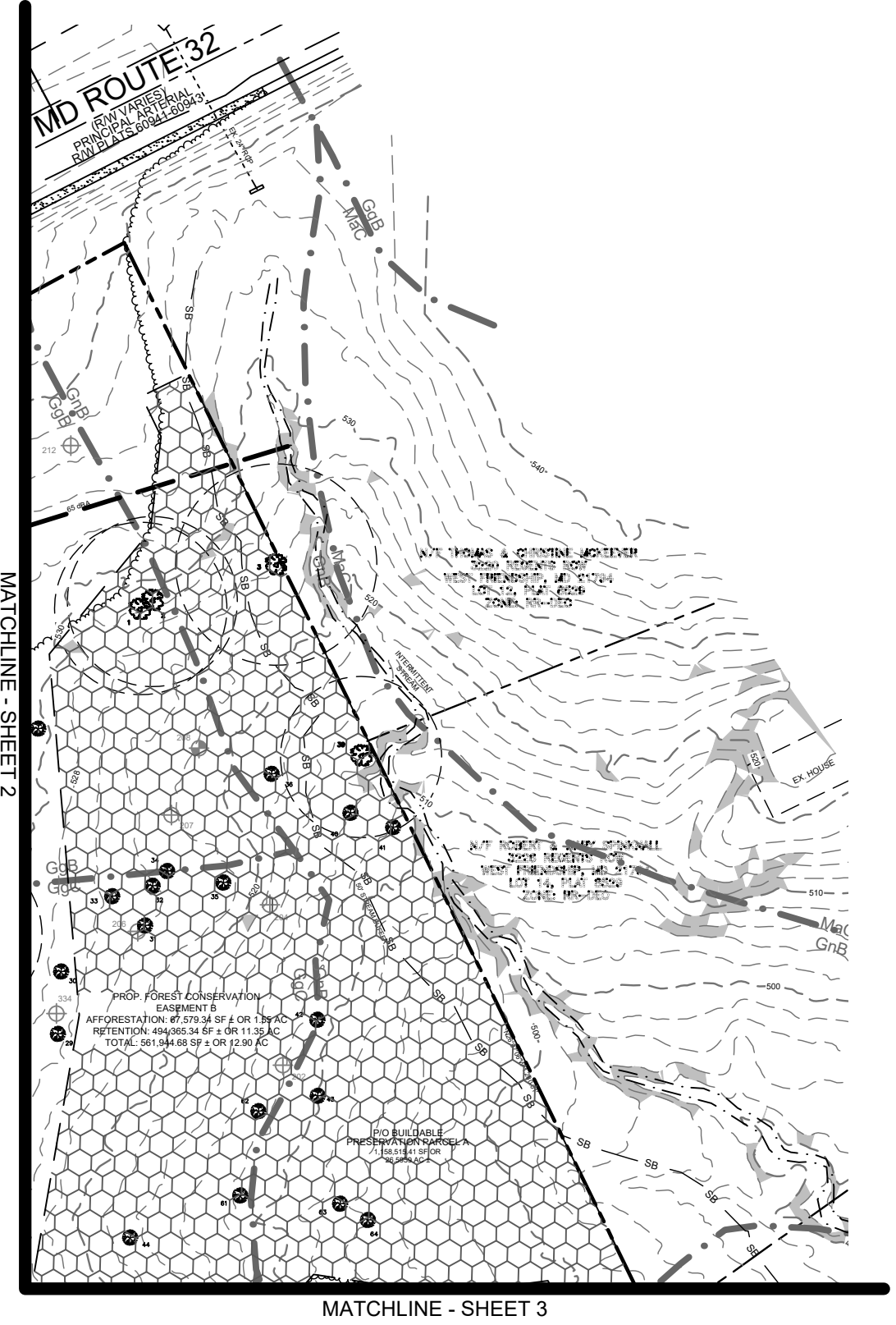
TAX MAP 22 GRID 2 ZONE: RR-DEO PARCEL 8
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC

16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 410.696.2022
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TP
CHECKED BY: PS
SCALE: AS SHOWN
DATE: SEPTEMBER 10, 2026
PROJECT #: 25-087
SHEET #: 4 of 12

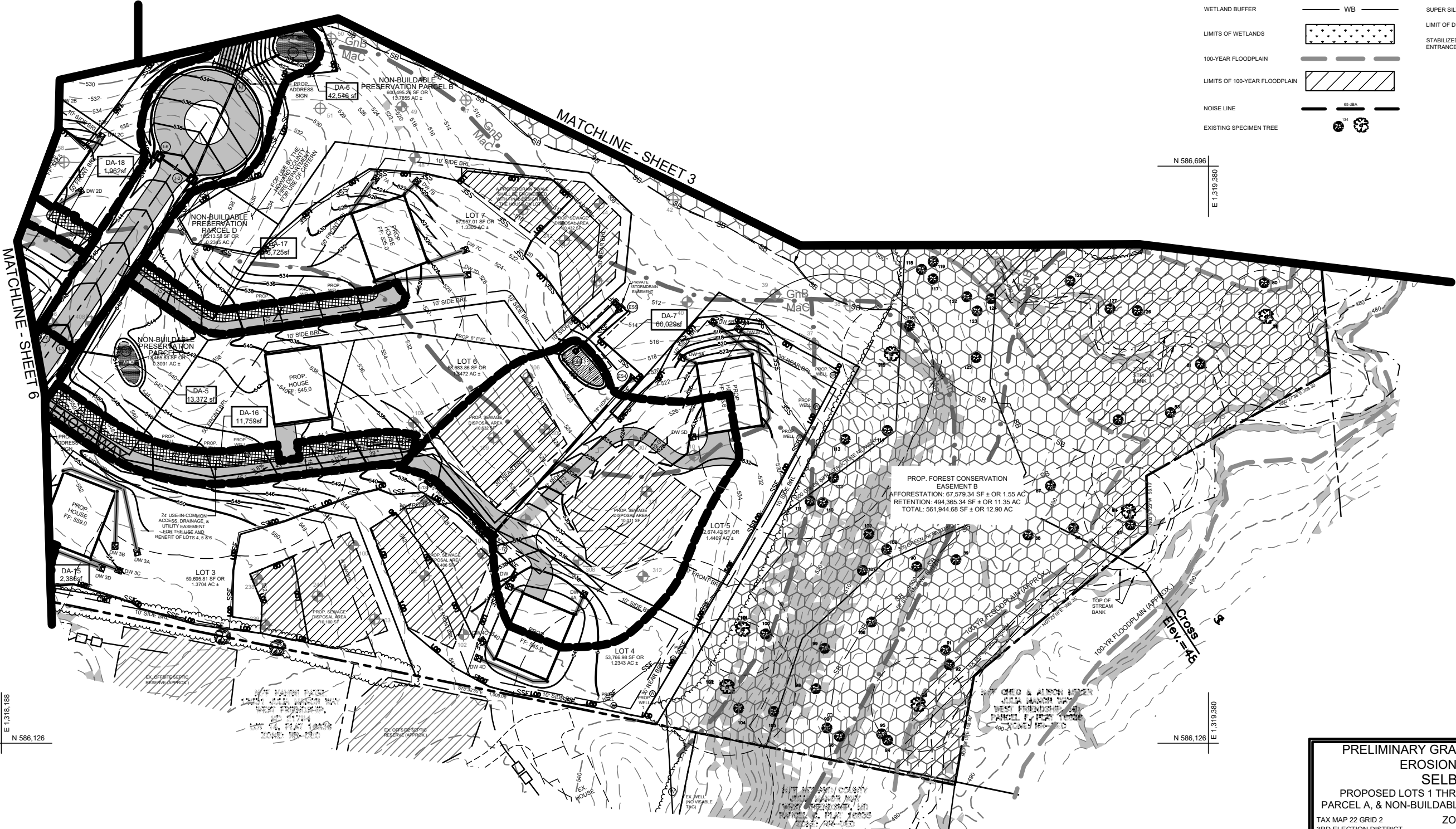
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE JUNE 30, 2027.



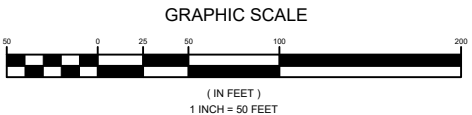
SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
Co	CODORUS AND HAYBORO, 0 TO 3 PERCENT SLOPES	C	0.37
GnB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GnC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
GnB	GLENVILLE-BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	C	0.43
LaB	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.24
LaC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES	C	0.24
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

NOTES:
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LEGEND		
EXISTING CONTOUR GIS		STEEP SLOPES, 25% OR GREATER
EXISTING FIELD RUN CONTOUR		
PROPOSED CONTOUR		TO BE REMOVED
EXISTING TREELINE		PROPOSED FOREST CONSERVATION EASEMENT
PROPOSED TREELINE		
FAILED PERCOLATION TEST		PROPOSED DRYWELL AND ROOFLEADER
PASSED PERCOLATION TEST		
SOILS		EXISTING/PROPOSED WELL
ROAD CENTERLINE		PROPOSED WELL BOX
EXISTING STREAM		
STREAM BUFFER		EXISTING/PROPOSED SEWAGE DISPOSAL AREA
EXISTING WETLANDS		
WETLAND BUFFER		SUPER SILT FENCE
LIMITS OF WETLANDS		LIMIT OF DISTURBANCE
100-YEAR FLOODPLAIN		STABILIZED CONSTRUCTION ENTRANCE
LIMITS OF 100-YEAR FLOODPLAIN		
NOISE LINE		
EXISTING SPECIMEN TREE		



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
PLANNING DIRECTOR _____ DATE _____



PLAN VIEW
SCALE: 1"=50'

OWNER/DEVELOPER
BARBARA BRUTSCH, PATRICIA GRAY,
WILLIAM SELBY, CATHY SELBY, ETAL T/C
7016 NE OCHOCCO CREEK LANE,
PRINEVILLE, OR 97754

PRELIMINARY GRADING AND SEDIMENT AND EROSION CONTROL PLAN
SELBY ESTATES
PROPOSED LOTS 1 THRU 14, BUILDABLE PRESERVATION PARCEL A, & NON-BUILDABLE PRESERVATION PARCELS B, C & D
TAX MAP 22 GRID 2 ZONE: RR-DEO PARCEL 8
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

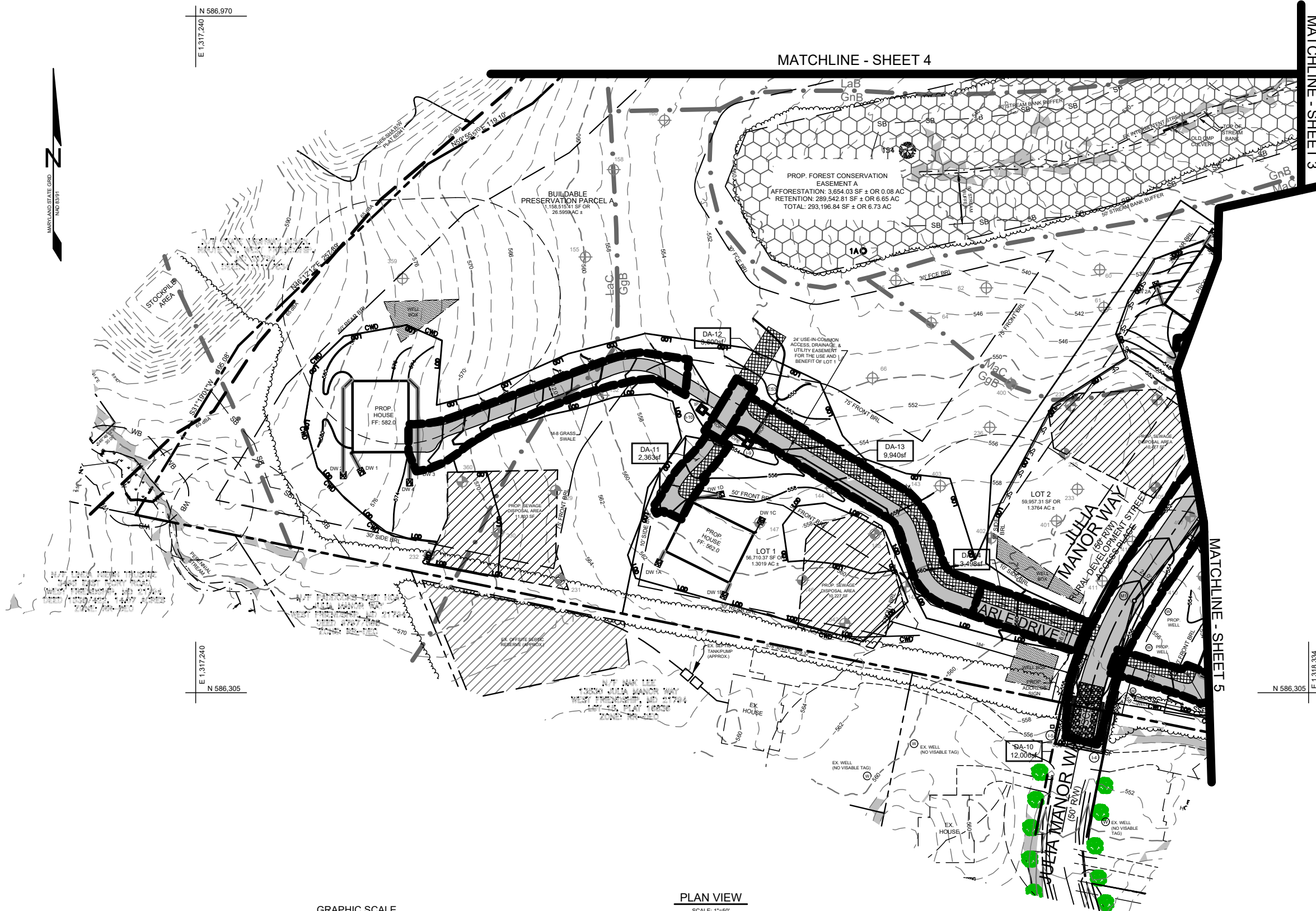
SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TP
CHECKED BY: PS
SCALE: AS SHOWN
DATE: SEPTEMBER 10, 2026
PROJECT #: 25-087
SHEET #: 5 of 12

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. 33025, EXPIRATION DATE JUNE 30, 2027.

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
Co	CODORUS AND HATBORO, 0 TO 3 PERCENT SLOPES	C	0.37
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
GnB	GLENVILLE-BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	C	0.43
LsB	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.24
LsC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES	C	0.24
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

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LEGEND	
EXISTING CONTOUR GIS	----- 528
EXISTING FIELD RUN CONTOUR	----- 528
PROPOSED CONTOUR	----- 528
EXISTING TREELINE	-----
PROPOSED TREELINE	-----
FAILED PERCOLATION TEST	202
PASSED PERCOLATION TEST	404
SOILS	-----
ROAD CENTERLINE	-----
EXISTING STREAM	-----
STREAM BUFFER	SB
EXISTING WETLANDS	W
WETLAND BUFFER	WB
LIMITS OF WETLANDS	-----
100-YEAR FLOODPLAIN	-----
LIMITS OF 100-YEAR FLOODPLAIN	-----
NOISE LINE	-----
STEEP SLOPES, 25% OR GREATER	-----
EXISTING SPECIMEN TREES	-----
TO BE REMOVED	TBR
PROPOSED FOREST CONSERVATION EASEMENT	-----
PROPOSED DRYWELL AND ROOFLEADER	DW 10
EXISTING/PROPOSED WELL	-----
PROPOSED WELL BOX	-----
EXISTING/PROPOSED SEWAGE DISPOSAL AREA	-----
SUPER SILT FENCE	SSF
LIMIT OF DISTURBANCE	LOD
STABILIZED CONSTRUCTION ENTRANCE	SCF

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
PLANNING DIRECTOR _____ DATE _____

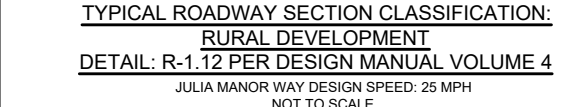
OWNER/DEVELOPER
BARBARA BRUTSCH, PATRICIA GRAY,
WILLIAM SELBY, CATHY SELBY, ETAL T/C
7016 NE OCHOCO CREEK LANE,
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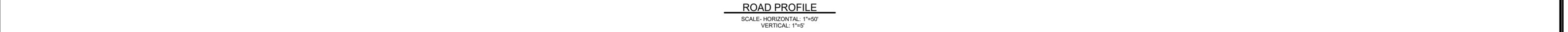
PRELIMINARY GRADING AND SEDIMENT AND EROSION CONTROL PLAN
SELBY ESTATES
PROPOSED LOTS 1 THRU 14, BUILDABLE PRESERVATION PARCEL A, & NON-BUILDABLE PRESERVATION PARCELS B, C & D
TAX MAP 22 GRID 2 ZONE: RR-DEO PARCEL 8
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: PS
DRAWN BY: TP
CHECKED BY: PS
SCALE: AS SHOWN
DATE: SEPTEMBER 10, 2028
PROJECT #: 25-067
SHEET #: 6 of 12

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

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. 33025, EXPIRATION DATE JUNE 26, 2027.





PRELIMINARY ROAD PLAN & PROFILE SELBY ESTATES PROPOSED LOTS 1 THRU 14, BUILDABLE PRESERVATION PARCEL A, & NON-BUILDABLE PRESERVATION PARCELS B & C TAX MAP 22 GRID 2 ZONE: RR-DEO PARCEL 8 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
	 SILL ENGINEERING GROUP, LLC 16005 Frederick Road, 2nd Floor Woodbine, Maryland 21797 Phone: 443.325.5076 Fax: 410.696.2022 Email: info@sillengineering.com Civil Engineering & Surveying for Land Development
DESIGN BY: _____ PS DRAWN BY: _____ PS CHECKED BY: _____ PS SCALE: _____ AS SHOWN DATE: <u>SEPTEMBER 10, 2026</u> PROJECT #: <u>25-067</u> SHEET # : <u>7</u> of <u>12</u>	

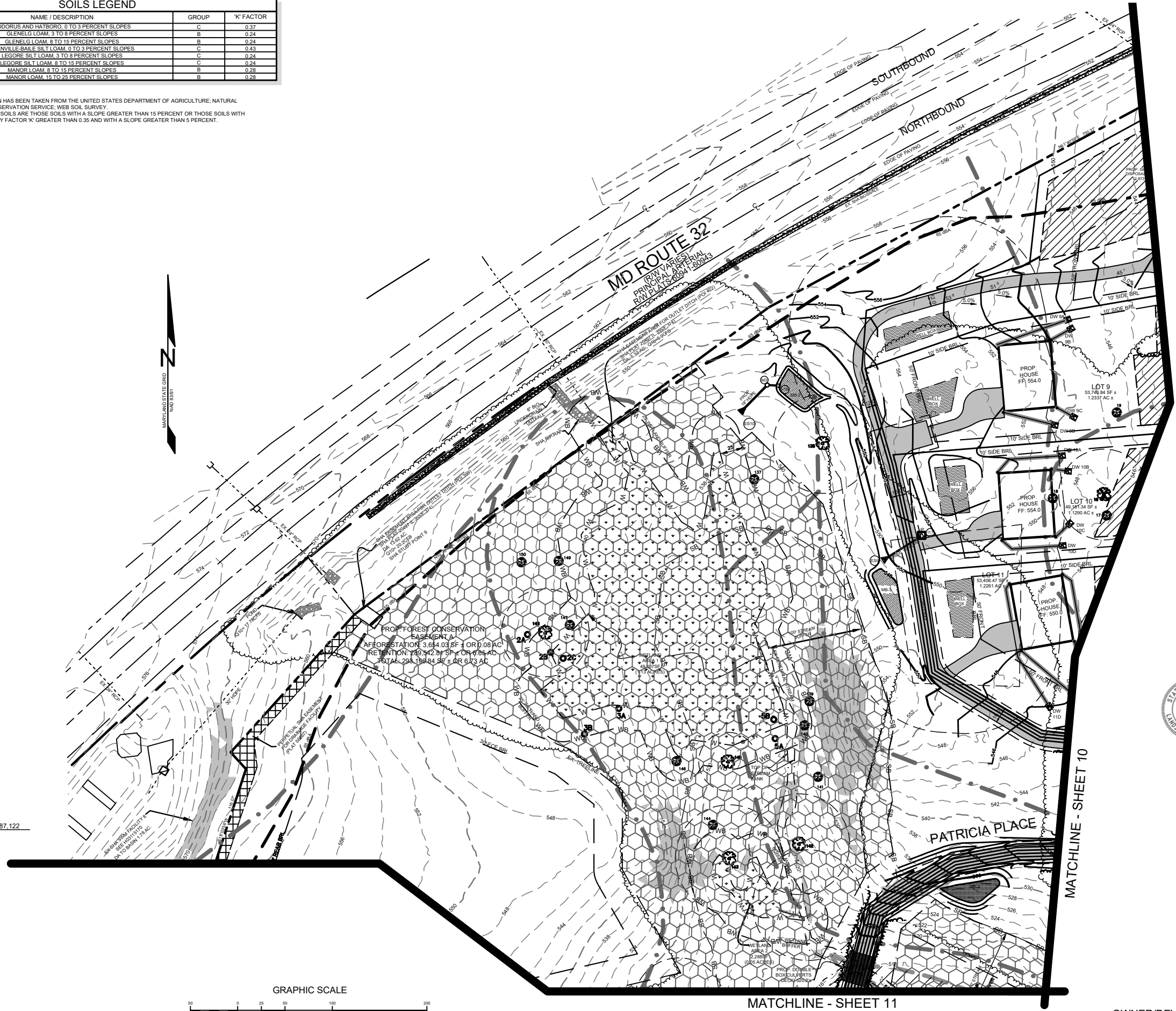
SPECIMEN AND SIGNIFICANT TREE TABLE									
NO.	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	NOTES	CRZ	% CRZ DIST.	TO BE REMOVED	
1	TULIP POPLAR	LIRODENDRON TULIPIPERA	38.5	FAIR	DIEBACK, SLIGHT DEADWOOD	10427.40	0.00		
2	TULIP POPLAR	LIRODENDRON TULIPIPERA	38	POOR	HOLLOW, CAVITY, SEVERE DIEBACK, TOPPED	10207.03	0.00		
3	RED OAK	QUERCUS ALBA	45	GOOD		14314.87	0.00		
4	WHITE OAK	QUERCUS ALBA	24	GOOD		8171.28	0.00		
5	RED OAK	QUERCUS ALBA	34	GOOD		8171.28	0.00		
6	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	POOR	DEAD	4071.50	0.00		
7	STANDING DEADWOOD	INIA	39	POOR	DEAD	10751.31	0.00		
8	STANDING DEADWOOD	INIA	24	POOR	DEAD	4071.50	0.00		
9	TULIP POPLAR	LIRODENDRON TULIPIPERA	25	GOOD		4283.91	0.00		
10	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
11	TULIP POPLAR	LIRODENDRON TULIPIPERA	27	GOOD		5152.99	0.00		
12	STANDING DEADWOOD	INIA	32	POOR	DEAD	3976.88	0.00		
13	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		7738.22	100.00		
14	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
15	PIGNOT HICKORY	CARYA GLABRA	25	GOOD		4417.86	0.00		
16	BLACK WALNUT	PRUNUS SEROTINIA	25	POOR	TOPPED, DECAY, HEAVY IVY	7738.22	83.00		
17	BLACK WALNUT	ROBINIA PSEUDOCACIA	26	POOR	TOPPED, DECAY, HEAVY IVY	4778.36	0.00		
18	BLACK WALNUT	JUGLANS NIGRA	24	GOOD	IVY	4071.50	0.00		
19	BLACK WALNUT	JUGLANS NIGRA	24	GOOD	IVY	5152.99	0.00		
20	TULIP POPLAR	LIRODENDRON TULIPIPERA	27	GOOD		5152.99	0.00		
21	TULIP POPLAR	LIRODENDRON TULIPIPERA	25	GOOD		4417.86	0.00		
22	TULIP POPLAR	LIRODENDRON TULIPIPERA	27	GOOD		5152.99	0.00		
23	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
24	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
25	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
26	TULIP POPLAR	LIRODENDRON TULIPIPERA	38	GOOD		10207.03	0.00		
27	TULIP POPLAR	LIRODENDRON TULIPIPERA	27	GOOD		5152.99	0.00		
28	TULIP POPLAR	LIRODENDRON TULIPIPERA	27	GOOD		5152.99	0.00		
29	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
30	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
31	TULIP POPLAR	LIRODENDRON TULIPIPERA	25	GOOD		4417.86	0.00		
32	TULIP POPLAR	LIRODENDRON TULIPIPERA	27	GOOD		5152.99	0.00		
33	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
34	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD	CO-DOMINATE W/ INCLUDED BARK, SEAM, CRACK	4071.50	0.00		
35	TULIP POPLAR	LIRODENDRON TULIPIPERA	28	GOOD		5541.76	0.00		
36	TULIP POPLAR	ACER SACHARUM	25	GOOD		4417.86	0.00		
37	WHITE OAK	QUERCUS ALBA	24	GOOD		4071.50	0.00		
38	WHITE OAK	QUERCUS ALBA	24	GOOD		5541.76	0.00		
39	WHITE OAK	QUERCUS ALBA	24	GOOD		4071.50	0.00		
40	TULIP POPLAR	LIRODENDRON TULIPIPERA	25	GOOD		4417.86	0.00		
41	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
42	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
43	TULIP POPLAR	LIRODENDRON TULIPIPERA	26	GOOD		4778.36	0.00		
44	RED MAPLE	ACER RUBRUM	24	GOOD		4071.50	0.00		
45	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
46	TULIP POPLAR	LIRODENDRON TULIPIPERA	30.5	GOOD	TWIN, CO-DOMINATE W/ INCLUDED BARK, SEAM	6575.54	15.00		
47	TULIP POPLAR	LIRODENDRON TULIPIPERA	31	GOOD		6792.90	22.00		
48	TULIP POPLAR	LIRODENDRON TULIPIPERA	38	GOOD		5541.76	0.00		
49	TULIP POPLAR	LIRODENDRON TULIPIPERA	25	GOOD		4417.86	0.00		
50	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
51	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		5541.76	0.00		
52	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
53	WHITE OAK	QUERCUS ALBA	32	GOOD		7238.22	0.00		
54	RED OAK	QUERCUS RUBRA	24	GOOD		4071.50	0.00		
55	PIGNOT HICKORY	CARYA GLABRA	25	GOOD		4417.86	0.00		
56	BLACK CHERRY	PRUNUS SEROTINIA	24	GOOD	TWIN, SEAM WITH CRACK	4071.50	0.00		
57	TULIP POPLAR	LIRODENDRON TULIPIPERA	30	GOOD		1081.72	32.00		
58	TULIP POPLAR	LIRODENDRON TULIPIPERA	37.5	GOOD		5840.19	0.00		
59	TULIP POPLAR	LIRODENDRON TULIPIPERA	30	GOOD		6361.72	0.00		
60	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD	IVY	4071.50	0.00		
61	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
62	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
63	RED MAPLE	ACER RUBRUM	24	GOOD	TWIN	4071.50	0.00		
64	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
65	TULIP POPLAR	LIRODENDRON TULIPIPERA	48	GOOD	TWIN, CO-DOM. W/ INCLUDED BARK	12386.00	6.00		
66	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
67	TULIP POPLAR	LIRODENDRON TULIPIPERA	27	GOOD		5152.99	0.00		
68	CHESTNUT OAK	QUERCUS PRINUS	28	POOR	DEAD	5541.76	0.00		
69	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		5541.76	0.00		
70	TULIP POPLAR	LIRODENDRON TULIPIPERA	34	GOOD	IVY	6711.28	0.00		
71	TULIP POPLAR	LIRODENDRON TULIPIPERA	27	GOOD		5152.99	0.00		
72	BLACK CHERRY	PRUNUS SEROTINIA	24	GOOD		4417.86	0.00		
73	TULIP POPLAR	LIRODENDRON TULIPIPERA	29	GOOD		5844.87	0.00		
74	RED OAK	QUERCUS RUBRA	24	GOOD		4071.50	0.00		
75	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
76	TREE OF HEAVEN	INIA	28	GOOD		5541.76	0.00		
77	TULIP POPLAR	LIRODENDRON TULIPIPERA	35	GOOD		7238.22	0.00		
78	TULIP POPLAR	LIRODENDRON TULIPIPERA	35	GOOD		5575.54	0.00		
79	CHESTNUT OAK	QUERCUS PRINUS	31	GOOD		6792.90	0.00		
80	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
81	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
82	TULIP POPLAR	LIRODENDRON TULIPIPERA	28	GOOD		5541.76	0.00		
83	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
84	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		5541.76	0.00		
85	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
86	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
87	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
88	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
89	TULIP POPLAR	LIRODENDRON TULIPIPERA	27	GOOD		5152.99	0.00		
90	TULIP POPLAR	LIRODENDRON TULIPIPERA	25	GOOD		4778.36	0.00		
91	TULIP POPLAR	LIRODENDRON TULIPIPERA	25	GOOD		4417.86	0.00		
92	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
93	TULIP POPLAR	LIRODENDRON TULIPIPERA	31	GOOD		7792.90	0.00		
94	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
95	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
96	TULIP POPLAR	LIRODENDRON TULIPIPERA	27	GOOD		5152.99	0.00		
97	WHITE PINE	PRINUS STROBUS	27	GOOD	IVY	5541.76	0.00		
98	WHITE PINE	PRINUS STROBUS	24	GOOD		4071.50	0.00		
99	WHITE PINE	PRINUS STROBUS	24	GOOD		5541.76	0.00		
100	WHITE PINE	PRINUS STROBUS	27	GOOD		5152.99	0.00		
101	RED OAK	QUERCUS RUBRA	30	GOOD	TWIN	11431.87	8.00		
102	WHITE PINE	PRINUS STROBUS	45	GOOD	TWIN	14313.87	8.00		
103	TULIP POPLAR	LIRODENDRON TULIPIPERA	31	GOOD		6792.90	0.00		
104	WHITE PINE	PRINUS STROBUS	27	GOOD		5541.76	0.00		
105	WHITE PINE	PRINUS STROBUS	25	GOOD		4417.86	0.00		
106	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
107	STANDING DEADWOOD	INIA	27	POOR	DEAD	3152.99	0.00		
108	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
109	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
110	STANDING DEADWOOD	INIA	24	POOR	DEAD	4071.50	0.00		
111	BLACK CHERRY	PRUNUS SEROTINIA	27	GOOD		5152.99	0.00		
112	STANDING DEADWOOD	INIA	24	POOR	DEAD	4071.50	0.00		
113	WHITE PINE	PRINUS STROBUS	28	GOOD		5541.76	0.00		
114	TULIP POPLAR	LIRODENDRON TULIPIPERA	28	GOOD		5541.76	0.00		
115	WHITE PINE	PRINUS STROBUS	33	GOOD		7897.88	0.00		
116	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
117	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
118	RED MAPLE	ACER RUBRUM	24	POOR	DECAY, CAVITY, IVY	4071.50	0.00		
119	STANDING DEADWOOD	INIA	25	POOR	DEAD	5541.76	0.00		
120	TULIP POPLAR	LIRODENDRON TULIPIPERA	28	GOOD		5541.76	0.00		
121	TULIP POPLAR	LIRODENDRON TULIPIPERA	27.5	GOOD		5345.81	0.00		
122	TULIP POPLAR	LIRODENDRON TULIPIPERA	27	GOOD		5152.99	0.00		
123	TULIP POPLAR	LIRODENDRON TULIPIPERA	26	GOOD		4778.36	0.00		
124	TULIP POPLAR	LIRODENDRON TULIPIPERA	27	GOOD		4432.26	0.00		
125	TULIP POPLAR	LIRODENDRON TULIPIPERA	38	GOOD		5541.76	0.00		
126	TULIP POPLAR	LIRODENDRON TULIPIPERA	27	GOOD		5152.99	0.00		
127	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
128	BLACK CHERRY	PRUNUS SEROTINIA	32	GOOD		7238.22	0.00		
129	TULIP POPLAR	LIRODENDRON TULIPIPERA	27	GOOD		5152.99	0.00		
130	TULIP POPLAR	LIRODENDRON TULIPIPERA	27	GOOD		5152.99	0.00		
131	TULIP POPLAR	LIRODENDRON TULIPIPERA	30	GOOD		6361.72	0.00		
132	RED MAPLE	ACER RUBRUM	24	GOOD	TWIN	4071.50	0.00		
133	BLACK CHERRY	PRUNUS SEROTINIA	24.5	POOR	TOPPED, SIGNIFICANT DIEBACK, DECAY	4242.91	0.00		
134	BLACK LOCUST	ROBINIA PSEUDOCACIA	30	GOOD	TWIN	4071.50	0.00		
135	RED MAPLE	ACER RUBRUM	29	GOOD	MULTI-STEM, INCLUDED BARK	5844.87	0.00		
136	RED MAPLE	ACER SACHARUM	25	GOOD		4417.86	0.00		
137	RED MAPLE	ACER RUBRUM	24	GOOD	MULTI-STEM, INCLUDED BARK	4071.50	0.00		
138	TULIP POPLAR	LIRODENDRON TULIPIPERA	35	GOOD		8559.01	19.00		
139	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
140	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
141	TULIP POPLAR	LIRODENDRON TULIPIPERA	24	GOOD		4071.50	0.00		
142	TULIP POPLAR	LIRODENDRON TULIPIPERA	35.5	GOOD	MULTI-STEM, INCLUDED BARK	8008.17	0.00		
143	TULIP POPLAR	LIRODENDRON TULIPIPERA	38	GOOD		10207.03	0.00		
144	TULIP POPLAR	LIRODENDRON TULIPIPERA	25	GOOD	TWIN	4417.86	0.00		
145	RED MAPLE	ACER RUBRUM	31	GOOD	TWIN	6792.90	0.00		
146	TULIP POPLAR	LIRODENDRON TULIPIPERA	26	GOOD		5541.76	0.00		
147	RED MAPLE	ACER RUBRUM	25	GOOD	TWIN	4417.86	8.00		

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
Co	CODORUS AND HATBORO, 0 TO 3 PERCENT SLOPES	C	0.37
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
GgB	GLENVILLE-SALE SILT LOAM, 0 TO 3 PERCENT SLOPES	C	0.43
LsB	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.24
LsC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES	C	0.24
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

LEGEND

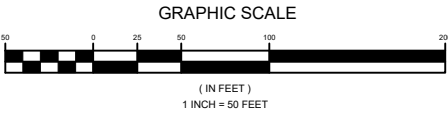
EXISTING CONTOUR GIS	---
EXISTING FIELD RUN CONTOUR	---
PROPOSED CONTOUR	---
EXISTING TREELINE	---
PROPOSED TREELINE	---
FAILED PERCOLATION TEST	---
PASSED PERCOLATION TEST	---
SOILS	---
ROAD CENTERLINE	---
EXISTING STREAM	---
STREAM BUFFER	---
EXISTING WETLANDS	---
WETLAND BUFFER	---
LIMITS OF WETLANDS	---
100-YEAR FLOODPLAIN	---
LIMITS OF 100-YEAR FLOODPLAIN	---
NOISE LINE	---
STEEP SLOPES, 25% OR GREATER	---
EXISTING SPECIMEN TREE	---
PROPOSED FOREST CONSERVATION EASEMENT	---
PROPOSED DRYWELL AND ROOFLEADER	---
EXISTING/PROPOSED WELL	---
PROPOSED WELL BOX	---
EXISTING/PROPOSED SEWAGE DISPOSAL AREA	---



JOANNE CAREY, RLA 4148
MD DNR QUALIFIED PROFESSIONAL

N 587,122
E 1,318,860

E 1,317,534
N 587,122



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

PLANNING DIRECTOR _____ DATE _____

PLAN VIEW
SCALE: 1"=50'

OWNER/DEVELOPER

BARBARA BRUTSCH, PATRICIA GRAY,
WILLIAM SELBY, CATHY SELBY, ETAL T/C
7016 NE OCHOCHO CREEK LANE,
PRINEVILLE, OR 97754

PRELIMINARY FOREST CONSERVATION
& LANDSCAPE PLAN
SELBY ESTATES

PROPOSED LOTS 1 THRU 14, BUILDABLE PRESERVATION
PARCEL A, & NON-BUILDABLE PRESERVATION PARCELS B, C & D
TAX MAP 22 GRID 2 ZONE: RR-DEO PARCEL 8
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND



SILL
ENGINEERING
GROUP, LLC

16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TP
CHECKED BY: PS
SCALE: AS SHOWN
DATE: SEPTEMBER 10, 2026
PROJECT #: 25-067
SHEET #: 9 of 12

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. 32025, EXPIRATION DATE JUNE 20, 2027

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
Co	CODORUS AND HATBORO, 0 TO 3 PERCENT SLOPES	C	0.37
GaB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GcC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
GnB	GLENVILLE-SALE SILT LOAM, 0 TO 3 PERCENT SLOPES	C	0.43
LsB	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.24
LaC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES	C	0.24
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

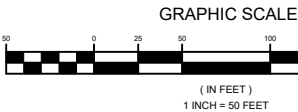
NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

FOREST STAND ANALYSIS

3.1 FOREST STAND A
THIS 11.02 +/- ACRE MIXED HARDWOOD FOREST IS LOCATED WITHIN THE NORTHERN PORTION OF THE PROPERTY AND LIES ALONG AN UPLAND AREA OF THE PROPERTY. THIS FOREST STAND IS CONTIGUOUS WITH AN OFFSITE FOREST STAND THE LIES ON THE ADJOINING NORTHERN AND EASTERN PROPERTIES. SLOPES ARE SLIGHT TO MODERATE AND INCREASE AS THEY APPROACH THE EXISTING STREAM CHANNELS. THIS STAND IS DOMINATED BY TULIP POPLAR, MIXED HICKORIES, AND FEW OAKS. ASSOCIATIVE SPECIES INCLUDE WALNUT AND SYCAMORE. DOMINATE TREE SIZES RANGE FROM 28" AND TYPICALLY INCLUDE POPLAR AND MIXED OAKS. CO-DOMINATE TREES RANGE FROM 18" TO 27" AND INCLUDE MIXED OAKS, HICKORY, AND TULIP POPLAR. COMMON UNDERSTORY TREES RANGE FROM 2" TO 12" AND INCLUDE BLACK CHERRY, RED MAPLE, AND FEW DOGWOODS. HIGHER CONCENTRATIONS OF BLACK CHERRY ARE LOCATED ALONG THE FRINGES OF THIS FOREST WHERE IT ADJOINS EXISTING CORN FIELDS. COMMON GROUNDCOVER SPECIES INCLUDED JAPANESE STILTGRASS, MULTIFLORA ROSE, JAPANESE HONEYSUCKLE, WINEBERRY. THE DOMINATING GROUNDCOVER THROUGHOUT IS JAPANESE STILTGRASS. COMMON INVASIVE SPECIES INCLUDE JAPANESE STILTGRASS, MULTIFLORA ROSE, AND JAPANESE HONEYSUCKLE. GROUNDCOVER INVASIVE SPECIES ARE LOCATED THROUGHOUT THE FOREST INTERIOR. NO INVASIVE SPECIES WERE NOTED WITHIN THE CANOPY LAYERS. OVERALL, THIS FOREST APPEARS TO BE IN GOOD CONDITION, A WELL STRUCTURED STRATUM, HEALTHY AND DIVERSE FOREST UNDERSTORY, AND HEALTH REGENERATION. THERE ARE NOTED DISTURBANCES WITHIN THE STAND WHICH EXHIBIT EVIDENCE OF CLEARING WITH INVASIVE REGENERATION. THIS FOREST DOES PROVIDE A HABITAT CORRIDOR AS PART OF OFFSITE FORESTED AREAS. HYDROLOGIC FEATURES WERE OBSERVED WITHIN THIS STAND AND INCLUDE A PERENNIAL STREAM AND ASSOCIATED BUFFER ALONG THE NORTHERN EXTENT OF THE PROPERTY. BASED ON THE EXISTING FOREST SYSTEM AND FUNCTION, WE HAVE CLASSIFIED THIS STAND AS A HIGH PRIORITY FOR RETENTION.

3.1 FOREST STAND B
THIS 2.78 +/- ACRE MIXED HARDWOOD FOREST IS LOCATED WITHIN THE FAR SOUTHEAST PORTION OF THE PROPERTY. THIS FOREST STAND IS CONTIGUOUS WITH AN OFFSITE FOREST STAND THE LIES ON THE ADJOINING EASTERN PROPERTIES. SLOPES ARE SLIGHT TO STEEP AND EXTEND FROM A STREAM CHANNEL THAT MEANDERS ALONG THE EASTERN PROPERTY LINE UP SLOPE TO AN EXISTING CORN FIELD. THIS STAND IS DOMINATED BY TULIP POPLAR AND RED MAPLE ALONG THE LOWER SECTIONS OF THE STAND WHILE THE UPSLOPE SECTIONS OF THIS STAND ARE DOMINATED BY TULIP POPLAR, HICKORY, AND WHITE PINE. ASSOCIATIVE SPECIES INCLUDE A FEW MIXED OAKS, DOGWOOD, AND A FEW SYCAMORES ALONG THE STREAM CHANNEL. DOMINATE TREE SIZES RANGE FROM 24" AND TYPICALLY INCLUDE POPLAR AND HICKORY. CO-DOMINATE TREES RANGE FROM 15" TO 24" AND INCLUDE MIXED OAKS, HICKORY, RED MAPLE, AND TULIP POPLAR. COMMON UNDERSTORY TREES RANGE FROM 2" TO 12" AND INCLUDE BLACK CHERRY, RED MAPLE, AND FEW DOGWOODS. HIGHER CONCENTRATIONS OF RED MAPLE ARE LOCATED ALONG THE STREAM CHANNEL AND LOW LYING AREAS. COMMON GROUNDCOVER SPECIES INCLUDED JAPANESE STILTGRASS, MULTIFLORA ROSE, JAPANESE HONEYSUCKLE, AND WINEBERRY. THE DOMINATING GROUNDCOVER THROUGHOUT IS JAPANESE STILTGRASS. COMMON INVASIVE SPECIES INCLUDE JAPANESE STILTGRASS, MULTIFLORA ROSE, AND JAPANESE HONEYSUCKLE. GROUNDCOVER INVASIVE SPECIES ARE LOCATED THROUGHOUT THE FOREST INTERIOR. NO SIGNIFICANT INVASIVE SPECIES WERE NOTED WITHIN THE CANOPY LAYERS. OVERALL, THIS FOREST APPEARS TO BE IN GOOD CONDITION, A WELL STRUCTURED STRATUM, HEALTHY AND DIVERSE FOREST UNDERSTORY, AND HEALTH REGENERATION. THERE ARE NO NOTED DISTURBANCES WITHIN THE STAND. THIS FOREST DOES PROVIDE A HABITAT CORRIDOR AS PART OF OFFSITE FORESTED AREAS. HYDROLOGIC FEATURES WERE OBSERVED WITHIN THIS STAND AND INCLUDE A PERENNIAL STREAM, FLOODPLAIN, AND ASSOCIATED BUFFERS. THE EXISTING PERENNIAL STREAM MEANDERS THROUGH THIS STAND AND IS INCISED. BASED ON THE EXISTING FOREST SYSTEM AND FUNCTION, AND HYDROLOGIC FEATURES, WE HAVE CLASSIFIED THIS STAND AS A HIGH PRIORITY FOR RETENTION.

3.1 FOREST STAND C
THIS 11.20 +/- ACRE MIXED HARDWOOD FOREST IS LOCATED ALONG THE LOW LYING AREAS OF THE SITE AND CONSIST OF THE MAJORITY OF THE ONSITE STREAM BUFFER AREAS, FLOODPLAIN AREAS, AND WETLAND AREAS. SLOPES ARE SLIGHT TO MODERATE FOLLOWING THE EXISTING STREAM CHANNELS. THIS STAND IS DOMINATED BY RED MAPLE WITH FEWER AMOUNTS OF TULIP POPLAR AND SYCAMORE. ASSOCIATIVE SPECIES INCLUDE A FEW MIXED OAKS, DOGWOOD, AND IRONWOOD. DOMINATE TREE SIZES RANGE FROM 20" AND TYPICALLY INCLUDE RED MAPLE, TULIP POPLAR AND SYCAMORE. CO-DOMINATE TREES RANGE FROM 15" TO 24" AND INCLUDE FEW HICKORY, RED MAPLE, AND SYCAMORE. COMMON UNDERSTORY TREES RANGE FROM 2" TO 12" AND INCLUDE BLACK CHERRY, RED MAPLE, AND FEW DOGWOODS. HIGHER CONCENTRATIONS OF RED MAPLE ARE LOCATED ALONG THE STREAM CHANNEL AND LOW LYING AREAS. COMMON GROUNDCOVER SPECIES INCLUDED JAPANESE STILTGRASS, MULTIFLORA ROSE, JAPANESE HONEYSUCKLE, AND WINEBERRY. INVASIVE BRIBARS (GREENBRIER) ARE VERY HEAVY ALONG THE STREAM CHANNEL. THE DOMINATING GROUNDCOVER THROUGHOUT IS JAPANESE STILTGRASS. COMMON INVASIVE SPECIES INCLUDED JAPANESE STILTGRASS, GREENBRIER, MULTIFLORA ROSE, AND JAPANESE HONEYSUCKLE. GROUNDCOVER INVASIVE SPECIES ARE LOCATED THROUGHOUT THE FOREST INTERIOR. NO SIGNIFICANT INVASIVE SPECIES WERE NOTED WITHIN THE CANOPY LAYERS ASIDE FROM CLIMBING VINES/BRIBARS. OVERALL, THIS FOREST APPEARS TO BE IN GOOD FAIR CONDITION WITH HEAVY INVASIVE GROUNDCOVER THAT HAS IMPACTED THE CANOPIES OF THE UNDERSTORY SPECIES. THERE ARE NO NOTED DISTURBANCES WITHIN THE STAND. THIS FOREST DOES PROVIDE A HABITAT CORRIDOR AREA. HYDROLOGIC FEATURES WERE OBSERVED WITHIN THIS STAND AND INCLUDE A PERENNIAL STREAM, FLOODPLAIN, WETLANDS, AND ASSOCIATED BUFFERS. THE EXISTING PERENNIAL STREAM MEANDERS THROUGH THIS STAND AND IS INCISED. BASED ON THE EXISTING FOREST SYSTEM AND FUNCTION, AND HYDROLOGIC FEATURES, WE HAVE CLASSIFIED THIS STAND AS A HIGH PRIORITY FOR RETENTION.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

PLANNING DIRECTOR DATE



MATCHLINE - SHEET 10

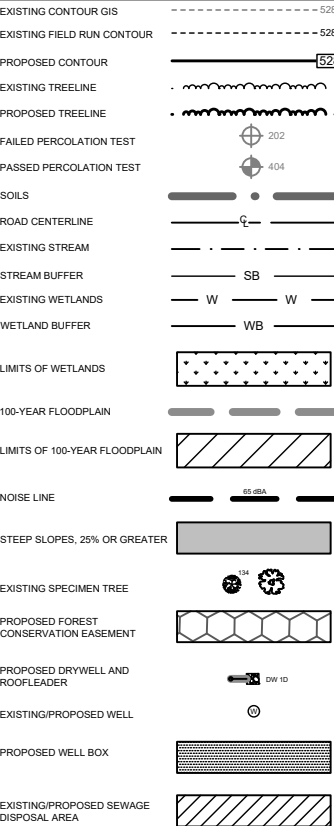
MATCHLINE - SHEET 12

PLAN VIEW
SCALE: 1"=50'

OWNER/DEVELOPER

BARBARA BRUTSCH, PATRICIA GRAY,
WILLIAM SELBY, CATHY SELBY, ETAL T/C
7016 NE OCHOOC CREEK LANE,
PRINEVILLE, OR 97754

LEGEND



JOANNE CAREY, RLA 4148
MD DNR QUALIFIED PROFESSIONAL

PRELIMINARY FOREST CONSERVATION & LANDSCAPE PLAN SELBY ESTATES

PROPOSED LOTS 1 THRU 14, BUILDABLE PRESERVATION
PARCEL A, & NON-BUILDABLE PRESERVATION PARCELS B, C & D
TAX MAP 22 GRID 2 ZONE: RR-DEO PARCEL 8
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**SILL
ENGINEERING
GROUP, LLC**

16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TP
CHECKED BY: PS
SCALE: AS SHOWN
DATE: SEPTEMBER 10, 2026
PROJECT #: 25-067
SHEET #: 10 of 12

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. 32025, EXPIRATION DATE JUNE 20, 2027

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
Co	CODORUS AND HATBORO, 0 TO 3 PERCENT SLOPES	C	0.37
GaB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GpC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
GpB	GLENVILLE-BAIL E SILT LOAM, 0 TO 3 PERCENT SLOPES	C	0.43
LaB	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.24
LaC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES	C	0.24
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



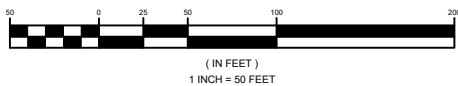
LEGEND

EXISTING CONTOUR GIS	----- 528	100-YEAR FLOODPLAIN	----- 528
EXISTING FIELD RUN CONTOUR	----- 528	LIMITS OF 100-YEAR FLOODPLAIN	----- 528
PROPOSED CONTOUR	----- 528	NOISE LINE	----- 528
EXISTING TREELINE	----- 528	STEEP SLOPES, 25% OR GREATER	----- 528
PROPOSED TREELINE	----- 528	EXISTING SPECIMEN TREE	----- 528
FAILED PERCOLATION TEST	----- 528	PROPOSED FOREST CONSERVATION EASEMENT	----- 528
PASSED PERCOLATION TEST	----- 528	PROPOSED DRYWELL AND ROOFLEADER	----- 528
SOILS	----- 528	EXISTING/PROPOSED WELL	----- 528
ROAD CENTERLINE	----- 528	PROPOSED WELL BOX	----- 528
EXISTING STREAM	----- 528	EXISTING/PROPOSED SEWAGE DISPOSAL AREA	----- 528
STREAM BUFFER	----- 528		
EXISTING WETLANDS	----- 528		
WETLAND BUFFER	----- 528		
LIMITS OF WETLANDS	----- 528		

PLAN VIEW

SCALE: 1"=50'

GRAPHIC SCALE



OWNER/DEVELOPER

BARBARA BRUTSCH, PATRICIA GRAY,
WILLIAM SELBY, CATHY SELBY, ETAL T/C
7016 NE OCHO CREEK LANE,
PRINEVILLE, OR 97754

PRELIMINARY FOREST CONSERVATION
& LANDSCAPE PLAN
SELBY ESTATES

PROPOSED LOTS 1 THRU 14, BUILDABLE PRESERVATION
PARCEL A, & NON-BUILDABLE PRESERVATION PARCELS B, C & D
TAX MAP 22 GRID 2 ZONE: RR-DEO PARCEL 8
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND



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Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TP
CHECKED BY: PS
SCALE: AS SHOWN
DATE: SEPTEMBER 10, 2026
PROJECT #: 25-067
SHEET #: 11 of 12

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. 30205, EXPIRATION DATE: JUNE 20, 2027

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
Co	CODORUS AND HATBORO, 0 TO 3 PERCENT SLOPES	C	0.37
G _u B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
G _u C	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
G _u B	GLENVILLE-BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	C	0.43
L _u B	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.24
L _u C	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES	C	0.24
M _u G	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.28
M _u D	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

N 586,952
E 1,319,376



REFORESTATION PLANTING SCHEDULE FOR STREAM BUFFERS

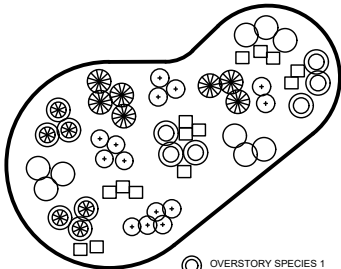
PROPOSED AFFORESTATION = 1.30 ACRES OR 56,628 SF.
PLANTING UNITS REQUIRED: 520
PLANTING UNITS PROVIDED: 520

QUANTITY	SPECIES	SIZE	SPACING	EQUIVALENT AREA/TREE	TOTAL FCA
104	ACER RUBRUM - RED MAPLE	1 GAL.	10' x 10'	108.9 sf/tree	11,325.6
104	PLATANUS OCCIDENTALIS - SYCAMORE	1 GAL.	10' x 10'	108.9 sf/tree	11,325.6
104	PRUNUS SEROTINA - BLACK CHERRY	1 GAL.	10' x 10'	108.9 sf/tree	11,325.6
104	QUERCUS ALBA - WHITE OAK	1 GAL.	10' x 10'	108.9 sf/tree	11,325.6
104	NYSSA SYLVATICA - BLACK GUM	1 GAL.	10' x 10'	108.9 sf/tree	11,325.6
520	TOTAL 1 GAL. TREES				
TOTAL CREDIT					56,628 SF.

REFORESTATION PLANTING SCHEDULE FOR GIN

PROPOSED AFFORESTATION = 0.33 ACRES OR 14,266 SF.
PLANTING UNITS REQUIRED: 132
PLANTING UNITS PROVIDED: 132

QUANTITY	SPECIES	SIZE	SPACING	EQUIVALENT AREA/TREE	TOTAL FCA
32	ACER RUBRUM - RED MAPLE	1 GAL.	10' x 10'	108.9 sf/tree	3,484
32	PLATANUS OCCIDENTALIS - SYCAMORE	1 GAL.	10' x 10'	108.9 sf/tree	3,484
34	PRUNUS SEROTINA - BLACK CHERRY	1 GAL.	10' x 10'	108.9 sf/tree	3,702
34	QUERCUS ALBA - WHITE OAK	1 GAL.	10' x 10'	108.9 sf/tree	3,702
132	TOTAL 1 GAL. TREES				
TOTAL CREDIT					14,370 SF.



OVERSTORY SPECIES 1
OVERSTORY SPECIES 2
OVERSTORY SPECIES 3
UNDERSTORY SPECIES 1
UNDERSTORY SPECIES 2

THIS DIAGRAM SHOWS A TYPICAL DISPERSAL OF SPECIES WITHIN PLANTING AREA. THE SPACING SHALL BE IN ACCORDANCE WITH THE APPROVED PLANTING SCHEDULE. WHERE THE SIZE OF THE PLANTING STOCK VARIES, THE PLANTING UNITS SHALL BE INSTALLED AT AVERAGED SPACING TO PROVIDE APPROXIMATELY UNIFORM COVERAGE.

REFORESTATION RANDOM PLANTING DISTRIBUTION PLAN

NOT TO SCALE

PRELIMINARY FOREST CONSERVATION & LANDSCAPE PLAN SELBY ESTATES

PROPOSED LOTS 1 THRU 14, BUILDABLE PRESERVATION

PARCEL A, & NON-BUILDABLE PRESERVATION PARCELS B, C & D

TAX MAP 22 GRID 2 ZONE: RR-DEO PARCEL 8

3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND



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