Selby Estates

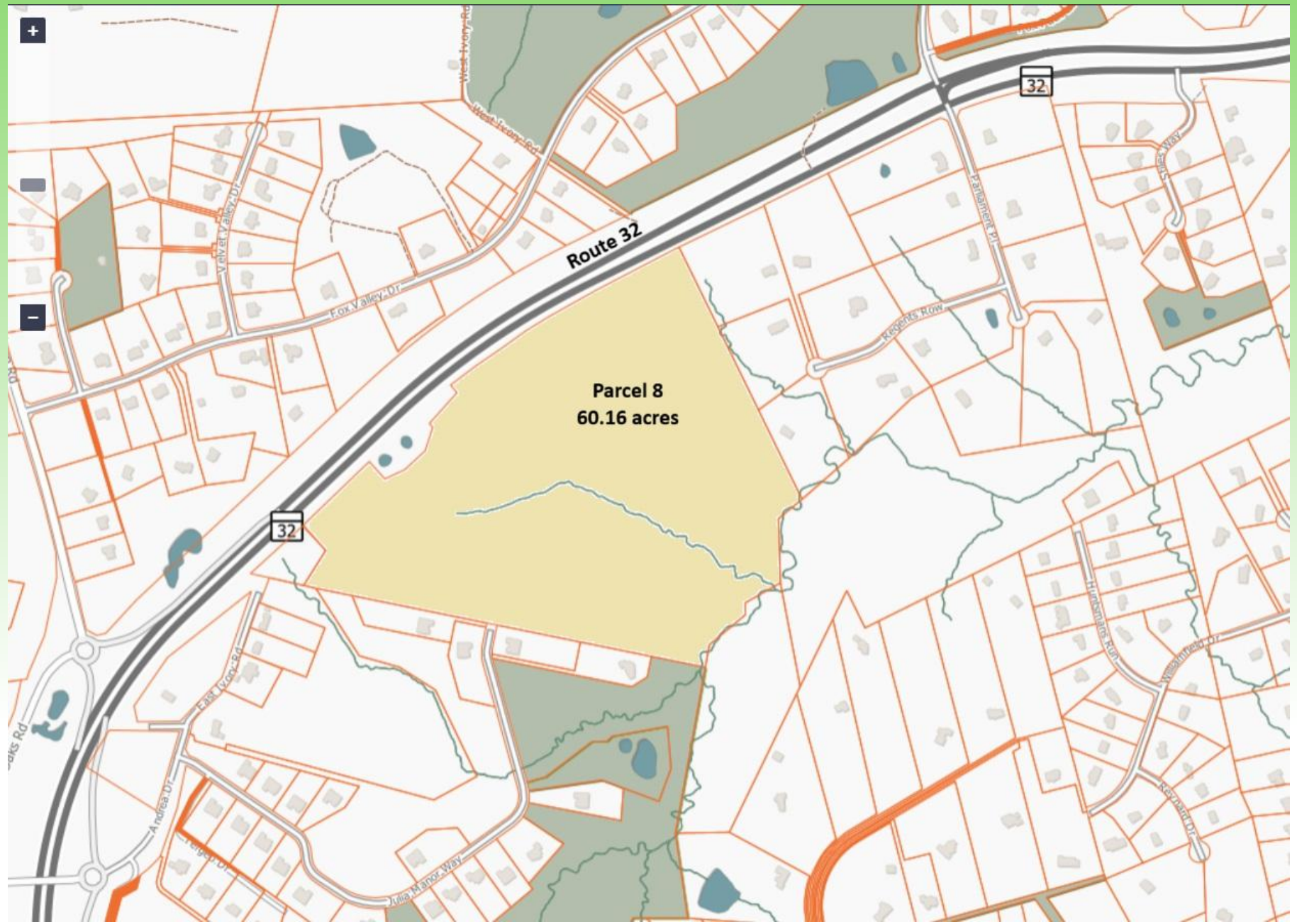
Proposed Lots 1 thru 14, Buildable Preservation Parcel A, & Non-Buildable Preservation Parcels B, C, & D

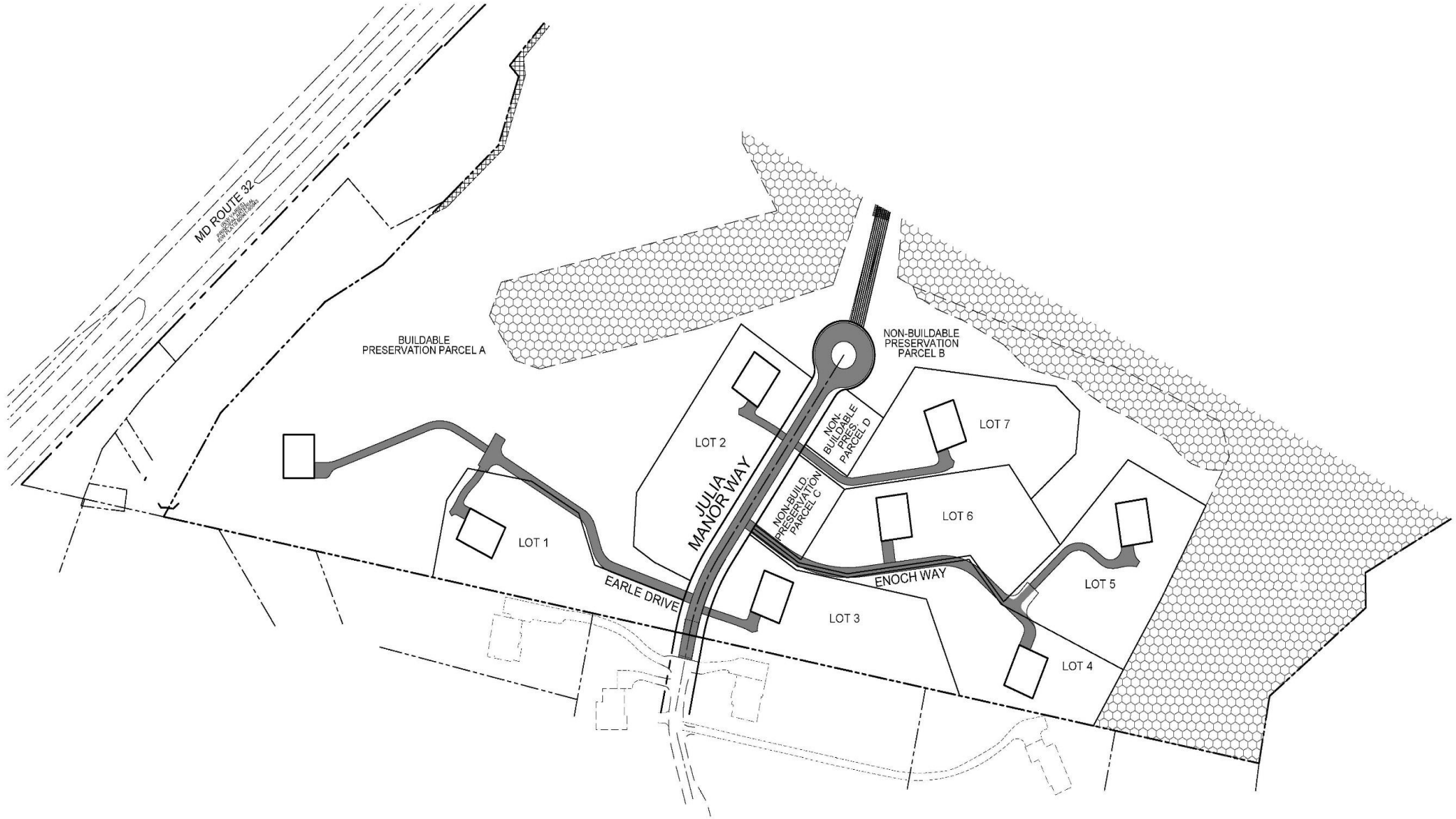
SP-25-003

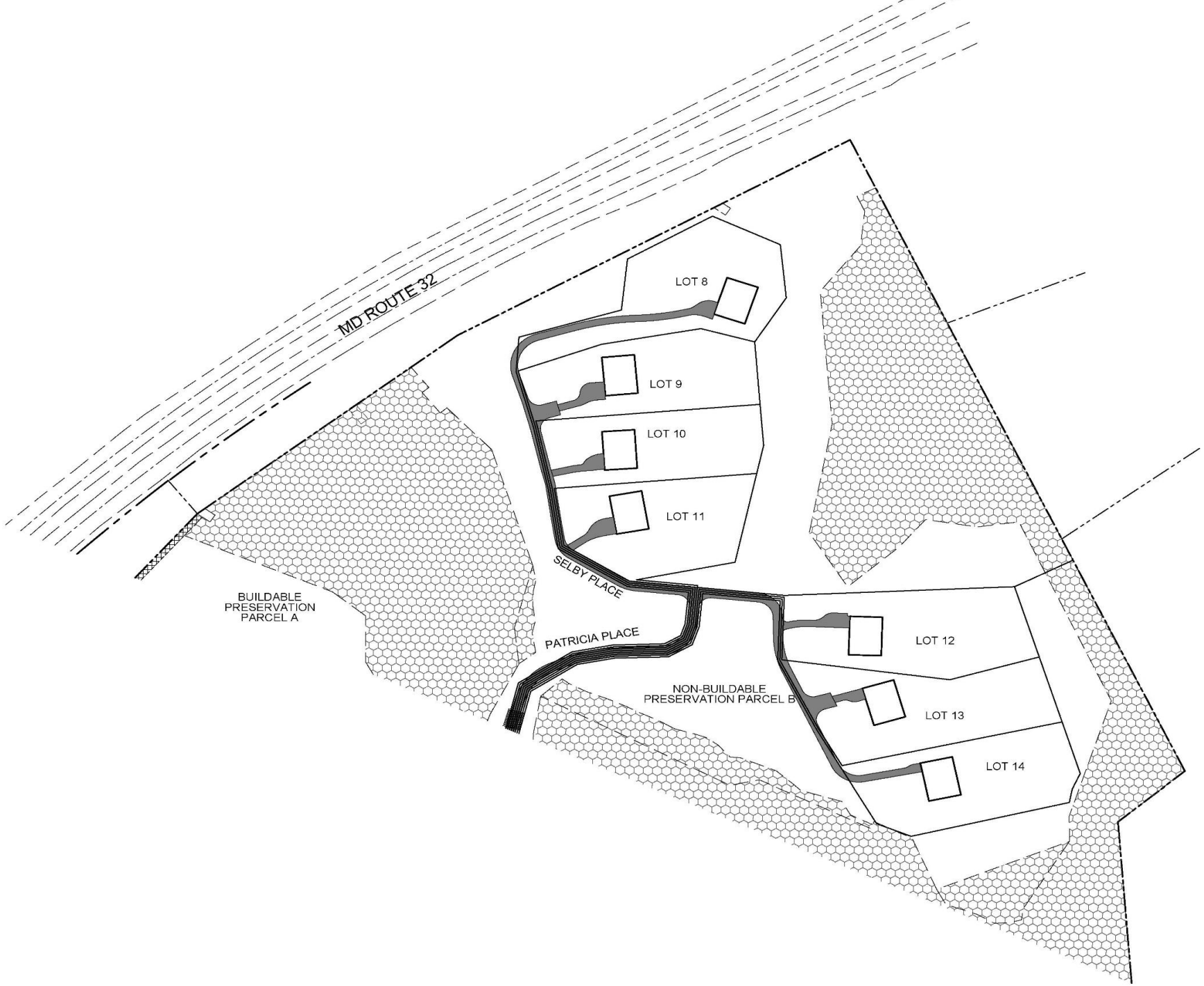
Planning Board Hearing

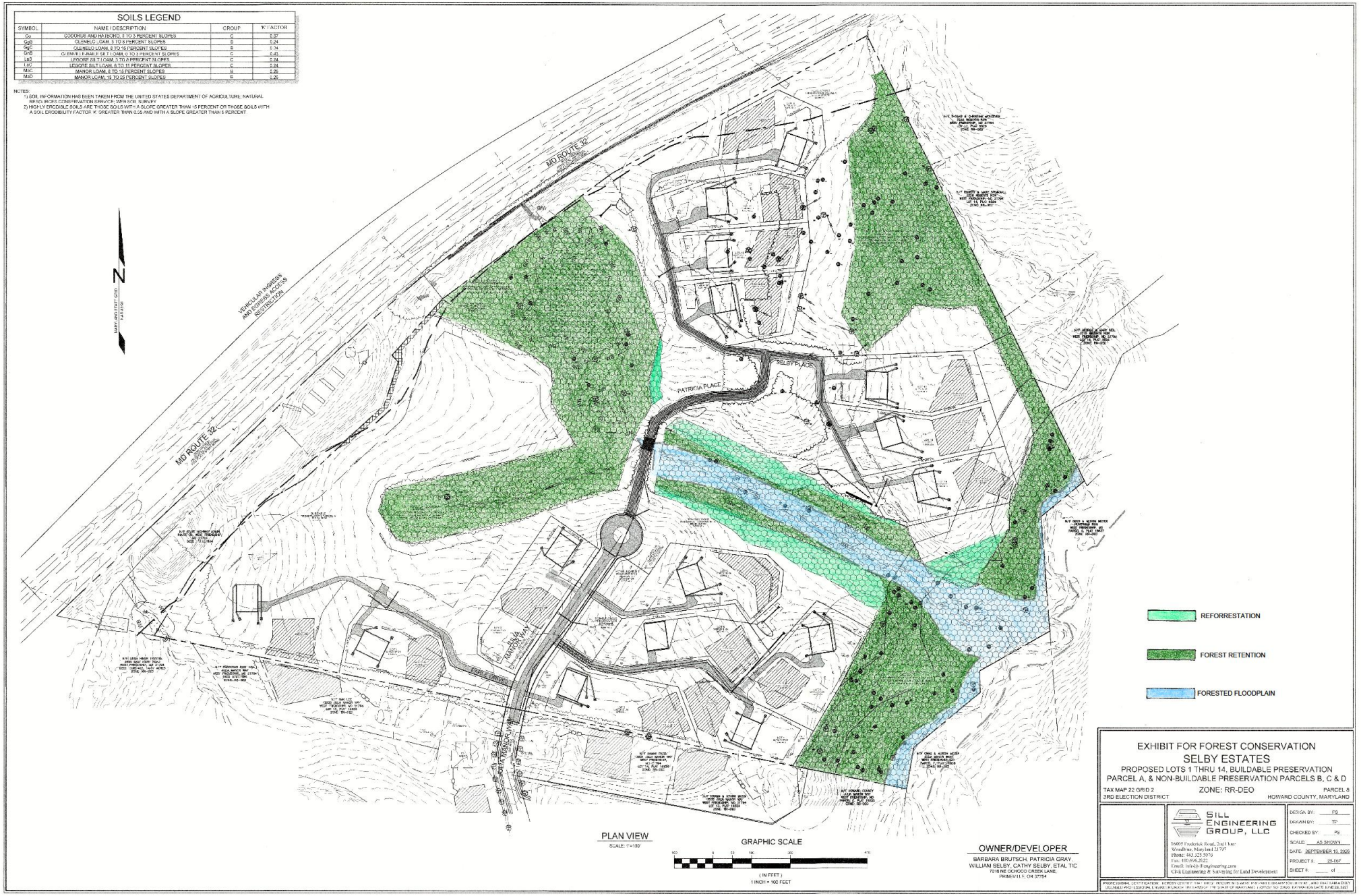
October 22, 2026

The project proposes 15 Buildable lots that will utilize private well and septic, and will abide by the design Requirements for the RR-DEO zone.




MD ROUTE 32
BUILDABLE
PRESERVATION PARCEL A
NON-BUILDABLE
PRESERVATION
PARCEL B
LOT 2
NON-
BUILDABLE
PRES.
PARCEL D
LOT 7
JULIA
MANOR WAY
NON-BUILD.
PRESERVATION
PARCEL C
LOT 6
LOT 1
EARLE DRIVE
ENOCH WAY
LOT 5
LOT 3
LOT 4


MD ROUTE 32
LOT 8
LOT 9
LOT 10
LOT 11
SELBY PLACE
PATRICIA PLACE
BUILDABLE
PRESERVATION
PARCEL A
NON-BUILDABLE
PRESERVATION PARCEL B
LOT 12
LOT 13
LOT 14


SOILS LEGEND
SYMBOL | NAME / DESCRIPTION | GROUP | "K" FACTOR
Cu | CODORUS AND HATBORO, 0 TO 3 PERCENT SLOPES | C | 0.37
GyB | GLENELG LOAM, 3 TO 8 PERCENT SLOPES | B | 0.24
GyC | GLENELG LOAM, 8 TO 15 PERCENT SLOPES | B | 0.24
GrB | GLENVILLE-MANOR SILT LOAM, 0 TO 3 PERCENT SLOPES | C | 0.43
LeB | LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES | C | 0.24
LeC | 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; NRCS 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
MARYLAND STATE GRID NORTH
MD ROUTE 32
VEHICULAR INGRESS AND EGRESS ACCESS RESTRICTION
SELBY PLACE
PATRICIA PLACE
SELBY MANOR WAY
REFORRESTATION
FOREST RETENTION
FORESTED FLOODPLAIN
PLAN VIEW
SCALE: 1"=100'
GRAPHIC SCALE
0 50 100 200 400
(IN FEET)
1 INCH = 100 FEET
OWNER/DEVELOPER
BARBARA BRUTSCH, PATRICIA GRAY, WILLIAM SELBY, CATHY SELBY, ETAL T/C
7016 NE OCHOCO 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, 2025
PROJECT #: 25-067
SHEET #: ____ of ____





