



SOILS

Map Unit Symbol	Map Unit Name	Type
Gbb	Gladstone loam, 3 to 8 percent slopes	B
GgB	Gleniel loam, 3 to 8 percent slopes	B
GgC	Gleniel loam, 8 to 15 percent slopes	B
GmB	Glenville silt loam, 3 to 8 percent slopes	C
GnB	Glenville-Balle silt loams, 0 to 8 percent slopes	D
MaC	Manor loam, 8 to 15 percent slopes	B
MaD	Manor loam, 15 to 25 percent slopes	B

STREET LIGHT LOCATIONS

STREET	STATION	OFFSET	TYPE
SUNELL LANE	0+254	36.5' LEFT	150 MATT
SUNELL LANE	6+00	16.67' RIGHT	100 MATT

NOTE: ALL STREET LIGHTS TO BE HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE.

CURB FILLET TABLE

NO.	RADIUS	LENGTH	START	END
1	35.00'	64.25'	106+73.85' 11.51' R. (OFR)	PT. 0+67.48' 13'L (S)
2	35.00'	45.87'	105+74.23' 11.73' R. (OFR)	PT. 0+37.03' 13'R (S)

NOTE: (OFR) = OLD FREDERICK ROAD (S) = SUNELL LANE

CURVE DATA CHART - SUNELL LANE

CURVE	STREET NAME	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
C1	SUNELL LANE	0+67.48	2+65.73	175.00'	91.41'	191.74'	191.21'	553°30'11"E	14°37'04"
C2	SUNELL LANE	2+43.59	4+37.48	457.50'	72.54'	143.84'	143.30'	551°56'04"E	18°01'13"
C3	SUNELL LANE	5+23.48	8+31.31	350.00'	164.67'	307.83'	248.01'	568°01'20"E	50°23'35"
C4	SUNELL LANE	8+60.45	11+44.42	700.00'	166.00'	325.47'	323.04'	N73°20'26"E	26°40'53"
C5	SUNELL LANE	13+12.67	17+14.52	525.00'	211.35'	401.86'	342.12'	N88°04'18"E	43°51'24"

NOTES:
 1. IF THE EXISTING DWELLING ON LOT 36 IS REMOVED TO CONSTRUCT A NEW DWELLING UNIT OR MODIFIED TO ADD TO THE EXISTING STRUCTURE, THE NEW CONSTRUCTION SHALL MEET CURRENT NOISE REQUIREMENTS.
 2. WATER METERS FOR THIS PROJECT SHALL NOT BE ISSUED UNTIL THE EXISTING WELL AND SEPTIC FOR LOT 36 HAVE BEEN PROPERLY ABANDONED AND DOCUMENTATION HAS BEEN SUBMITTED TO THE HEALTH DEPARTMENT.

APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE 6/23/2015
 TENTATIVELY APPROVED DEPT. OF PLANNING
 AND ZONING OF HOWARD COUNTY
 [Signature] 7-30-15
 PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT. 410-880-1820 DC/VA: 301-983-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR/OWNER:
 ESTATE OF ROSE MARIE SUNELL
 8643 OLD FREDERICK ROAD
 ELLICOTT CITY, MD 21043
 WILLIAM SUNELL
 410-615-7409

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS 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. 12975
 EXPIRATION DATE: MAY 26, 2015
 [Signature] 7/15



PRELIMINARY PLAN
SUNELL PROPERTY
 LOTS 1-39 & OPEN SPACE LOTS 40 thru 47
 PARCEL 25
 Libor: 217 Folio: 425
 ELECTION DISTRICT No. 2
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	R-20	11014
DATE	TAX MAP - GRID	SHEET
JULY, 2015	18 - 13	2 OF 10

CURVE DATA CHART - SUNELL LANE									
CURVE	STREET NAME	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
C4	SUNELL LANE	0+160.45	11+44.42	100.00'	166.00'	325.91'	323.04'	N73°20'26"E	26°40'53"
C5	SUNELL LANE	13+12.67	17+14.52	525.00'	211.35'	401.86'	342.12'	N83°04'18"E	43°51'24"

STREET LIGHT LOCATIONS			
STREET	STATION	OFFSET	TYPE
SUNELL LANE	12+14.75	16.67' LEFT	100 MATT
SUNELL LANE	16+33.32	16.67' LEFT	100 MATT
SUNELL LANE CUL-DE-SAC	2+00	3.67' RIGHT	100 MATT

NOTE:
ALL STREET LIGHTS TO BE HPS VAPOR PREMIER POST-TOP
FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE.



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Valerio Jaffie 7-30-15
PLANNING DIRECTOR DATE

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DATE	REVISION	BY	APP'R.

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8643 OLD FREDERICK ROAD
ELLCOTT CITY, MD 21043
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EXPIRATION DATE: May 28, 2016



PRELIMINARY PLAN
SUNELL PROPERTY
LOTS 1-39 & OPEN SPACE LOTS 40 thru 47
PARCEL 25
Liber: 217 Folio: 425
ELECTION DISTRICT No. 2

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-20	11014
DATE	TAX MAP - GRID	SHEET
JULY, 2015	18 - 13	3 OF 10

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LEGEND

- DRY WELL (M-5) (1'x1'x5' UNLESS SIZE LABELED) (PRIVATELY OWNED AND MAINTAINED)
- 200 GAL RAIN BARREL (M-1) (PRIVATELY OWNED AND MAINTAINED)
- DISCONNECT LENGTH
- DISCONNECTION OF ROOFTOP RUNOFF (N-1) (PRIVATELY OWNED AND MAINTAINED)
- MINIMUM CONSERVATION AREA WIDTH
- SHEET FLOW TO CONSERVATION AREA (N-3) (PRIVATELY OWNED AND MAINTAINED)

NOTE: MICRO-BIORETENTION FACILITIES (M-6) MBR-0 & MBR-1 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. THE REMAINING MICRO-BIORETENTION FACILITIES WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA.

⊕ B-12 STORMWATER BORING

PROVIDE OPENINGS IN NOISE WALLS AS NECESSARY TO ALLOW WATER TO PASS THROUGH WALL

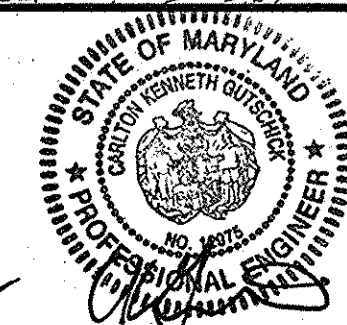
APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE 6/23/2015
 TENTATIVELY APPROVED DEPT. OF PLANNING
 AND ZONING OF HOWARD COUNTY
William Sunell 7-30-15
 PLANNING DIRECTOR DATE

GLW Gutschick Little & Weber, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
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DATE	REVISION	BY	APPR.

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 ELLICOTT CITY, MD 21043
 WILLIAM SUNELL
 410-615-7409

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 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2014
 7/8/15



PRELIMINARY GRADING PLAN
SUNELL PROPERTY
 LOTS 1-39 & OPEN SPACE LOTS 40 THRU 44
 PARCEL 25
 Liber: 217 Folio: 425
 ELECTION DISTRICT NO. 2
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 60'	R-20	11014
DATE	TAX MAP - GRID	SHEET
JULY, 2015	18 - 13	4 OF 10



- LEGEND**
- B' TYPE SOILS
 - C' TYPE SOILS
 - D' TYPE SOILS
 - STORM DRAIN DRAINAGE DIVIDE
 - CULVERT DRAINAGE DIVIDE

'C' FACTOR COMPUTATIONS

STRUCTURE	AREA (AC.)	'C'	IMPERVIOUS
I-2	0.07	0.48	50%
I-3	0.04	0.48	50%
I-4	0.90	0.20	25%
I-5	0.27	0.48	50%
I-6	0.28	0.48	50%
I-8	0.34	0.48	50%
I-9	0.48	0.48	50%
I-10	0.09	0.48	50%
I-12	0.59	0.48	50%
I-15	0.27	0.48	50%
I-16	0.46	0.48	50%
I-17	0.68	0.48	50%
I-18	0.39	0.48	50%
I-21	0.08	0.48	50%
I-22	0.75	0.48	50%
I-25	1.17	0.20	25%
I-26	1.27	0.48	50%
I-27	0.56	0.48	50%
I-30	0.07	0.48	50%
I-31	0.19	0.48	50%
I-32	0.75	0.48	50%
I-33	1.04	0.20	25%
I-35	0.63	0.48	50%
I-36	0.84	0.20	25%
I-38	0.36	0.48	50%

APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE 6/23/2015
 TENTATIVELY APPROVED DEPT. OF PLANNING
 AND ZONING OF HOWARD COUNTY
William Sunell 7-30-15
 PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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DATE	REVISION	BY	APPR.

PREPARED FOR/OWNER:
 ESTATE OF ROSE MARIE SUNELL
 8643 OLD FREDERICK ROAD
 ELLICOTT CITY, MD 21043
 WILLIAM SUNELL
 410-615-7409

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 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2014



STORM DRAIN DRAINAGE AREA MAP
SUNELL PROPERTY
LOTS 1-39 & OPEN SPACE LOTS 40 thru 47
PARCEL 25
 Liber: 217 Folio: 425
 ELECTION DISTRICT No. 2
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=60'	R-20	11014
DATE	TAX MAP - GRID	SHEET
JULY, 2015	18 - 13	5 OF 10

ON LOT MICRO-SCALE PRACTICES							
LOT NO.	(M-1)	(M-3)	(M-4)	(M-5)	(M-6)	(M-7)	(M-8)
Lot 1	X			X			
Lot 2	X			X			
Lot 3	X			X			
Lot 4	X			X			
Lot 5	X			X			
Lot 6	X			X			
Lot 7	X			X			
Lot 8	X			X			
Lot 9	X			X			
Lot 10	X			X			
Lot 11	X			X			
Lot 12	X			X			
Lot 13	X			X			
Lot 14	X			X			
Lot 15	X			X			
Lot 16	X			X			
Lot 17	X			X			
Lot 18	X			X			
Lot 19	X			X			
Lot 20	X			X			
Lot 21	X			X			
Lot 22	X			X			
Lot 23	X			X			
Lot 24	X			X			
Lot 25	X			X			
Lot 26	X			X			
Lot 27	X			X			
Lot 28	X			X			
Lot 29	X			X			
Lot 30	X			X			
Lot 31	X			X			
Lot 32	X			X			
Lot 33	X			X			
Lot 34	X			X			
Lot 35	X			X			
Lot 36	X			X			
Lot 37	X			X			
Lot 38	X			X			
Lot 39	X			X			

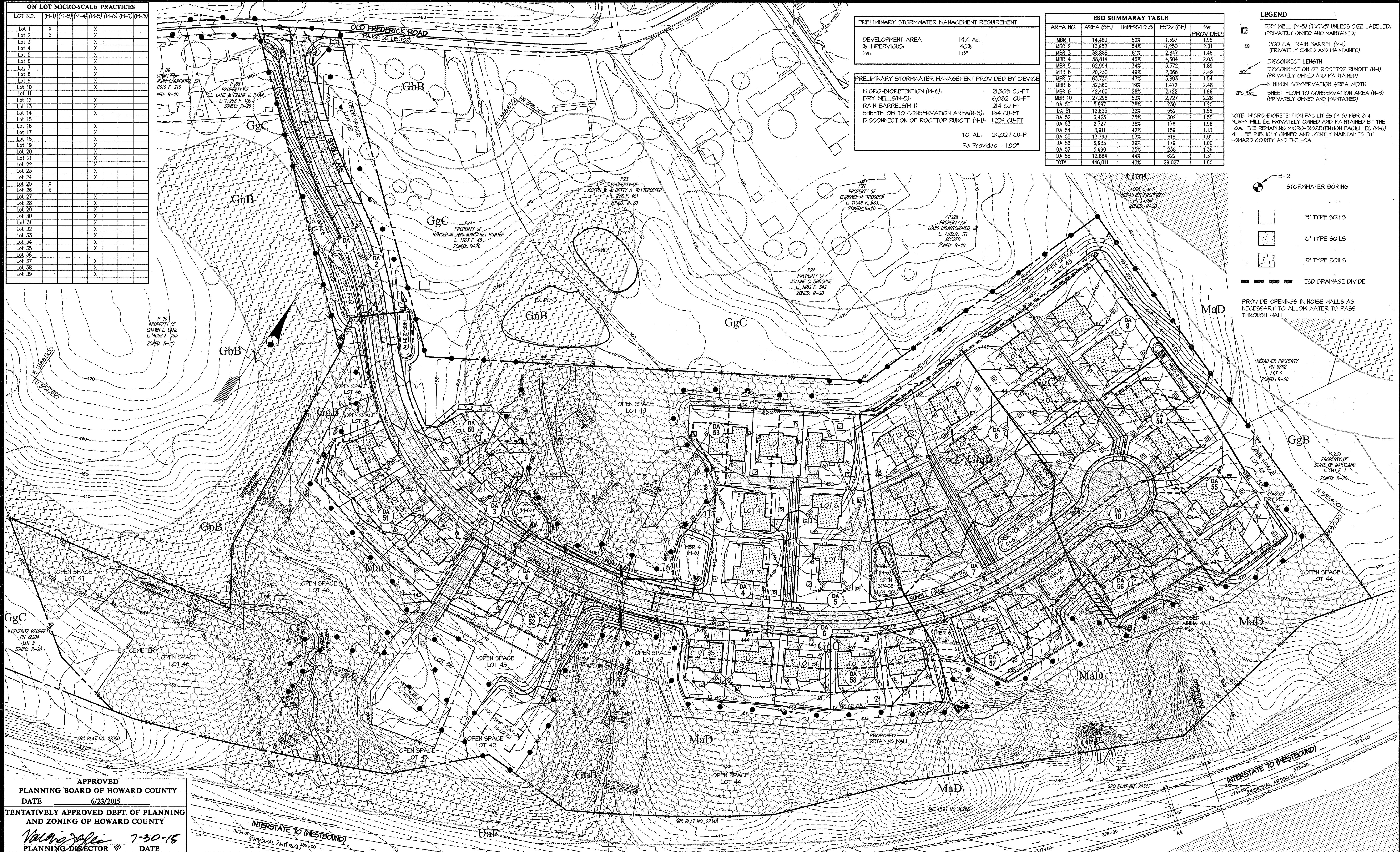
PRELIMINARY STORMWATER MANAGEMENT REQUIREMENT	
DEVELOPMENT AREA:	14.4 Ac.
% IMPERVIOUS:	40%
Pe:	1.8"

PRELIMINARY STORMWATER MANAGEMENT PROVIDED BY DEVICE	
MICRO-BIORETENTION (M-6):	21,308 CU-FT
DRY WELLS (M-5):	6,082 CU-FT
RAIN BARRELS (M-1):	214 CU-FT
SHEETFLOW TO CONSERVATION AREA (N-3):	164 CU-FT
DISCONNECTION OF ROOFTOP RUNOFF (N-1):	1,253 CU-FT
TOTAL:	29,027 CU-FT
	Pe Provided = 1.80"

ESD SUMMARY TABLE				
AREA NO.	AREA (SF)	IMPERVIOUS	ESDv (CF)	Pe PROVIDED
MBR 1	14,460	59%	1,397	1.98
MBR 2	13,952	54%	1,250	2.01
MBR 3	38,888	61%	2,847	1.46
MBR 4	58,814	46%	4,604	2.03
MBR 5	62,994	34%	3,572	1.89
MBR 6	20,230	49%	2,065	2.49
MBR 7	23,730	47%	3,383	1.54
MBR 8	32,580	19%	1,472	2.48
MBR 9	42,400	28%	2,122	1.96
MBR 10	27,296	53%	2,727	2.28
DA 50	5,897	38%	230	1.20
DA 51	12,625	32%	552	1.56
DA 52	8,425	35%	329	1.55
DA 53	2,727	38%	176	1.98
DA 54	3,911	42%	159	1.13
DA 55	13,793	53%	618	1.01
DA 56	6,935	29%	179	1.00
DA 57	5,690	35%	238	1.36
DA 58	12,884	44%	622	1.31
TOTAL	446,011	43%	29,027	1.80

- LEGEND**
- DRY WELL (M-5) (1'x1'x5' UNLESS SIZE LABELED) (PRIVATELY OWNED AND MAINTAINED)
 - 200 GAL. RAIN BARREL (M-1) (PRIVATELY OWNED AND MAINTAINED)
 - DISCONNECT LENGTH
 - DISCONNECTION OF ROOFTOP RUNOFF (N-1) (PRIVATELY OWNED AND MAINTAINED)
 - MINIMUM CONSERVATION AREA WIDTH
 - SHEET FLOW TO CONSERVATION AREA (N-3) (PRIVATELY OWNED AND MAINTAINED)
- NOTE: MICRO-BIORETENTION FACILITIES (M-6) MBR-4 & MBR-9 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. THE REMAINING MICRO-BIORETENTION FACILITIES (M-6) WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA.

- B-12 STORMWATER BORING
 - B' TYPE SOILS
 - C' TYPE SOILS
 - D' TYPE SOILS
 - ESD DRAINAGE DIVIDE
- PROVIDE OPENINGS IN NOISE WALLS AS NECESSARY TO ALLOW WATER TO PASS THROUGH WALL



APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE 6/23/2015
 TENTATIVELY APPROVED DEPT. OF PLANNING
 AND ZONING OF HOWARD COUNTY
Valerie Kelly 7-30-15
 PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
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 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR/OWNER:
 ESTATE OF ROSE MARIE SUNELL
 8643 OLD FREDERICK ROAD
 ELLICOTT CITY, MD 21043
 WILLIAM SUNELL
 410-615-7409

PROFESSIONAL CERTIFICATION
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 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12935
 EXPIRATION DATE: MAY 26, 2014
 7/15



PRELIMINARY STORMWATER DRAINAGE AREA MAP
SUNELL PROPERTY
 LOTS 1-39 & OPEN SPACE LOTS 40 thru 47
 PARCEL 25
 Liber: 217 Folio: 425
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 2

SCALE	ZONING	G. L. W. FILE NO.
1" = 60'	R-20	11014
DATE	TAX MAP - GRID	SHEET
JULY, 2015	18 - 13	6 OF 10

\P\CAD\DRAWINGS\1104\PLANS BY GLEW\1104 SMD.dwg DES. dds DRN. GT CHK. DATE REVISION BY APPR.

STREET TREE SCHEDULE	
LINEAR FEET OF CURBLINE	3,141 LF.
NUMBER OF STREET TREES REQUIRED:	94
STREET TREES (1:40)	94
NUMBER OF STREET TREES PROVIDED	94
STREET TREES	94
OTHER TREES (2:1 SUBSTITUTION)	0

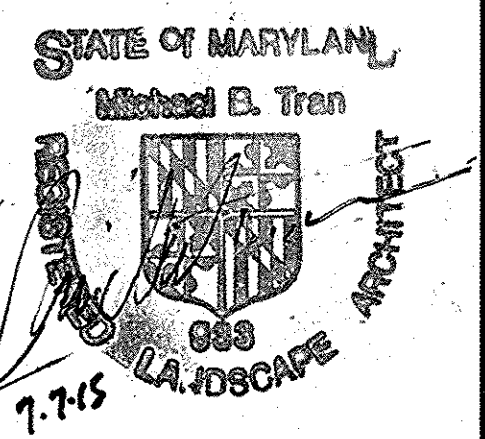
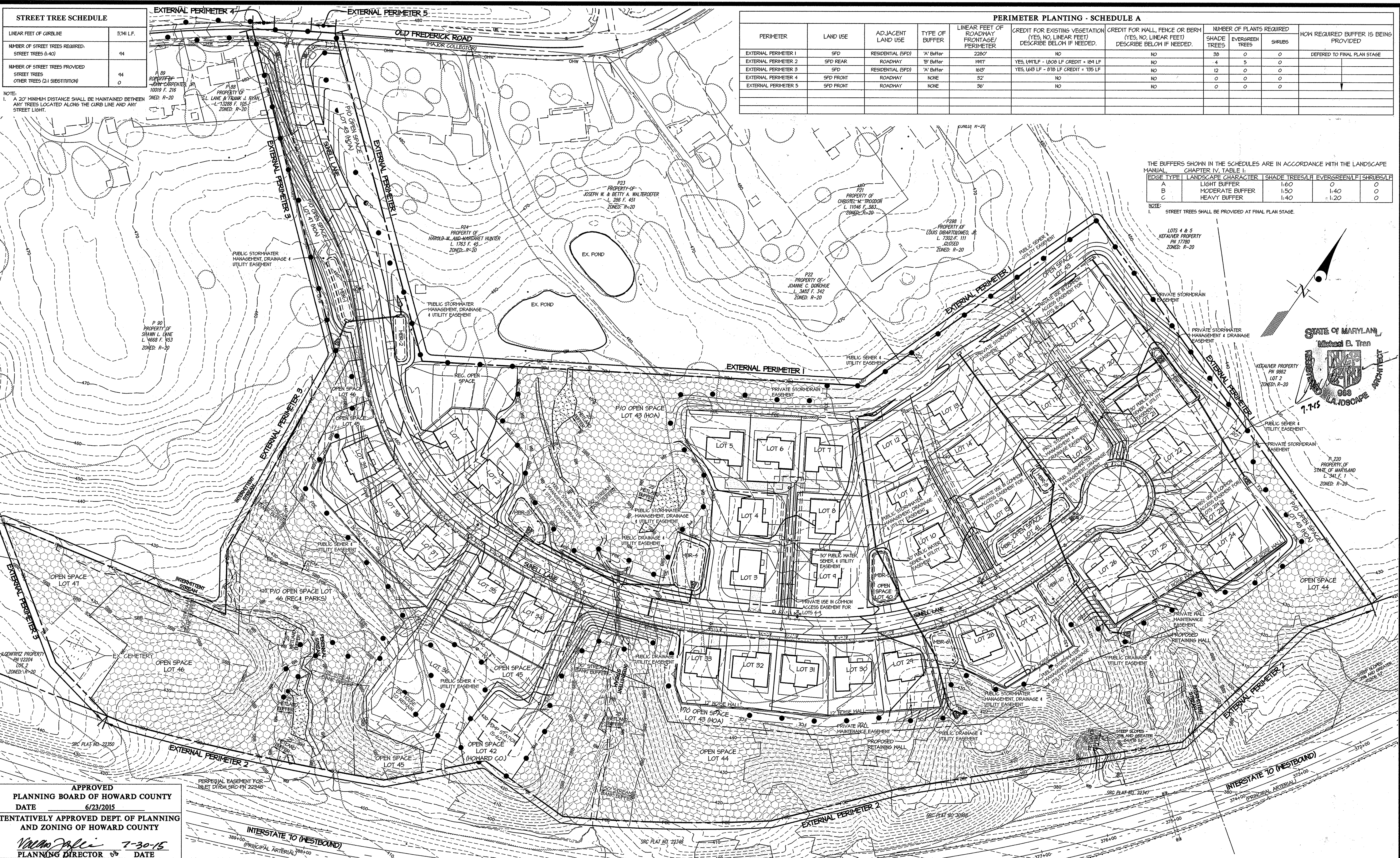
NOTE:
1. A 20' MINIMUM DISTANCE SHALL BE MAINTAINED BETWEEN ANY TREES LOCATED ALONG THE CURB LINE AND ANY STREET LIGHT.

PERIMETER PLANTING - SCHEDULE A										
PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED			HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES	EVERGREEN TREES	SHRUBS	
EXTERNAL PERIMETER 1	SFD	RESIDENTIAL (SFD)	'A' Buffer	2282'	NO	NO	38	0	0	DEFERRED TO FINAL PLAN STAGE
EXTERNAL PERIMETER 2	SFD REAR	ROADWAY	'B' Buffer	1917'	YES, 1491 LF - 1808 LF CREDIT = 184 LF	NO	4	5	0	
EXTERNAL PERIMETER 3	SFD	RESIDENTIAL (SFD)	'A' Buffer	1613'	YES, 1613 LF - 870 LF CREDIT = 185 LF	NO	12	0	0	
EXTERNAL PERIMETER 4	SFD FRONT	ROADWAY	NONE	32'	NO	NO	0	0	0	
EXTERNAL PERIMETER 5	SFD FRONT	ROADWAY	NONE	36'	NO	NO	0	0	0	

THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL, CHAPTER IV, TABLE 1:

EDGE TYPE	LANDSCAPE CHARACTER	SHADE TREES/LF	EVERGREEN/LF	SHRUBS/LF
A	LIGHT BUFFER	1:60	0	0
B	MODERATE BUFFER	1:50	1:40	0
C	HEAVY BUFFER	1:40	1:20	0

NOTE:
1. STREET TREES SHALL BE PROVIDED AT FINAL PLAN STAGE.



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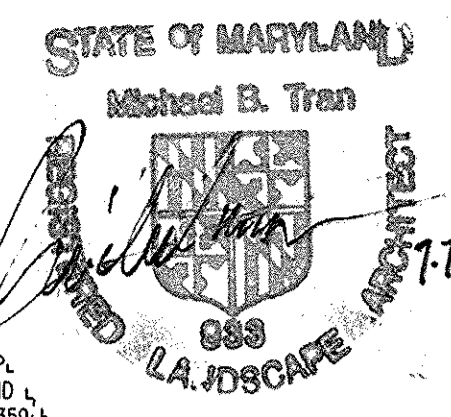
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WILLIAM SUNELL
410-615-7409

PRELIMINARY LANDSCAPE PLAN
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PARCEL 25
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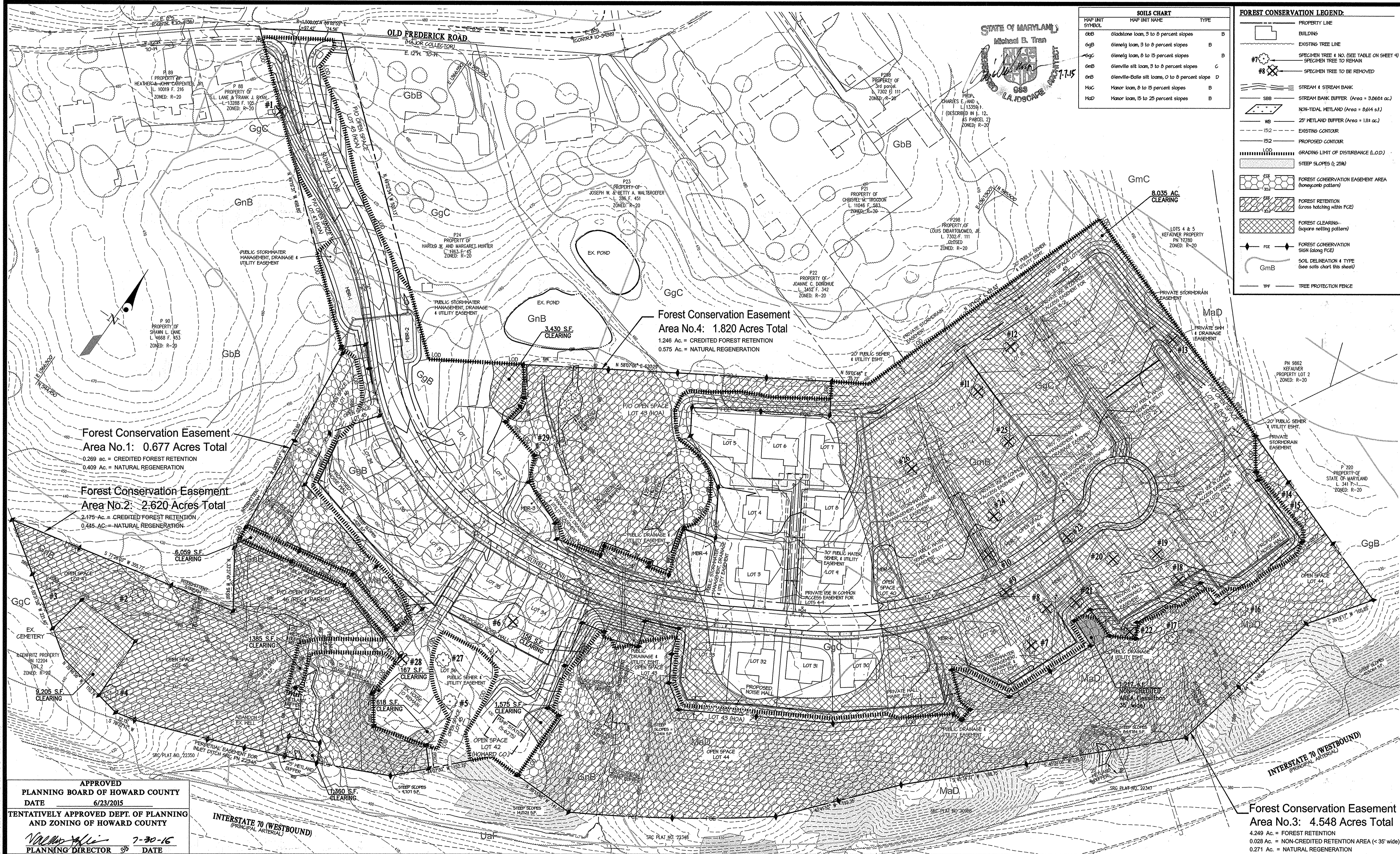
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HOWARD COUNTY, MARYLAND



MAP UNIT SYMBOL	MAP UNIT NAME	TYPE
GgB	gladstone loam, 3 to 8 percent slopes	B
GgB	gladstone loam, 8 to 15 percent slopes	B
GmB	Glenville silt loam, 3 to 8 percent slopes	C
GmB	Glenville-Belle silt loams, 0 to 8 percent slope	D
MaC	Major loam, 8 to 15 percent slopes	B
MaD	Major loam, 15 to 25 percent slopes	B

FOREST CONSERVATION LEGEND:	
	PROPERTY LINE
	BUILDING
	EXISTING TREE LINE
	SPECIMEN TREE # NO. (SEE TABLE ON SHEET 4)
	SPECIMEN TREE TO BE REMOVED
	STREAM & STREAM BANK
	STREAM BANK BUFFER (Area = 3,268± ac.)
	NON-TIDAL WETLAND BUFFER (Area = 8,614± ac.)
	25' WETLAND BUFFER (Area = 1.8± ac.)
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GRADING LIMIT OF DISTURBANCE (LOD)
	STEEP SLOPES (> 25%)
	FOREST CONSERVATION EASEMENT AREA (honeycomb pattern)
	FOREST RETENTION (cross hatching within FCE)
	FOREST CLEARING (square nesting pattern)
	FOREST CONSERVATION SIGN (along FCE)
	SOIL DELINEATION # TYPE (see soils chart this sheet)
	TREE PROTECTION FENCE



APPROVED
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 AND ZONING OF HOWARD COUNTY
 7-30-16
 PLANNING DIRECTOR DATE

INTERSTATE 70 (WESTBOUND)
 (PRINCIPAL ARTERIAL)

Forest Conservation Easement
Area No.3: 4.548 Acres Total
 4.249 Ac. = FOREST RETENTION
 0.028 Ac. = NON-CREDITED RETENTION AREA (< 35' wide)
 0.271 Ac. = NATURAL REGENERATION

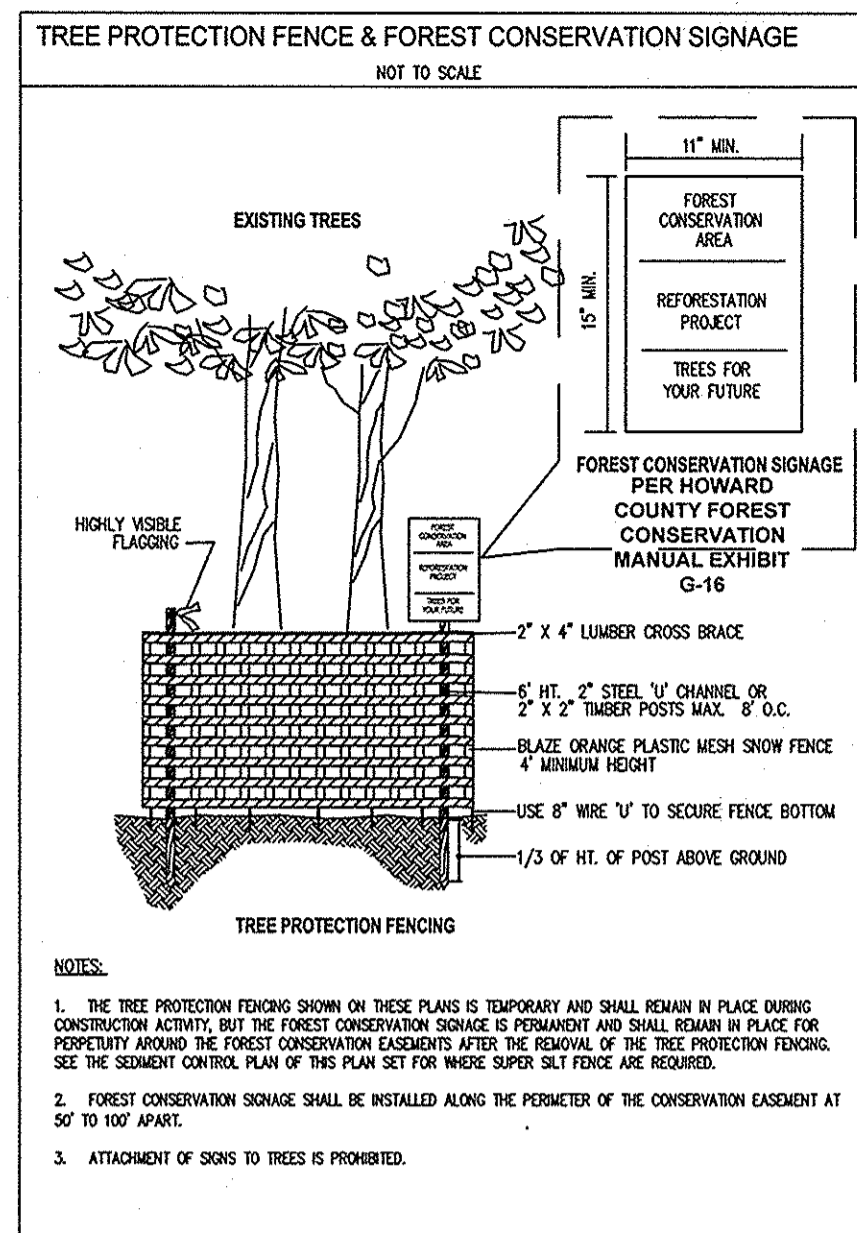
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BIRTONSVILLE OFFICE PARK
 BIRTONSVILLE, MARYLAND, 20885
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR/OWNER:
 ESTATE OF ROSE MARIE SUNELL
 8643 OLD FREDERICK ROAD
 ELLICOTT CITY, MD 21043
 WILLIAM SUNELL
 410-615-7409

PRELIMINARY FOREST CONSERVATION PLAN
SUNELL PROPERTY
 LOTS 1-39 & OPEN SPACE LOTS 40 thru 47
 PARCEL 25
 Liber: 217 Folio: 425
 ELECTION DISTRICT No. 2
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 60'	R-20	11014
DATE	TAX MAP - GRID	SHEET
JULY, 2015	18 - 13	8 OF 10



TREE PLANTING AND MAINTENANCE CALENDAR

TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" DIA OR GREATER												
PLANTING SEEDLINGS, WEEDS												
MINIMUM MONITORING		*			*						*	
FERTILIZER + (IF NEEDED)												
WATER ++												
PRUNING												

KEY

- * ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
- █ GREATLY RECOMMENDED
- ▨ RECOMMENDED WITH ADDITIONAL CARE
- RECOMMENDED
- + DEPENDENT UPON SITE CONDITIONS
- ++ DEPENDENT UPON SITE CONDITIONS, WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"

NOTE: THE PLANTING AND CARE OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH THE LOCAL CLIMATIC CONDITIONS. THIS CALENDAR SUMMARIZES SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC REFORESTATION AND STRESS REDUCTION ACTIVITIES.

SOURCE: ADAPTED FROM THE MARYLAND STATE FOREST CONSERVATION MANUAL.

STATE OF MARYLAND
 Michael B. Tran
 7.7.15

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE 6/23/2015
 TENTATIVELY APPROVED DEPT. OF PLANNING
 AND ZONING OF HOWARD COUNTY
 Planning Director 7-30-15

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
 BURTONTVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

GENERAL NOTES

- THIS REFORESTATION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBTITLE 12 "FOREST CONSERVATION" OF THE HOWARD COUNTY CODE.
- IMPLEMENTATION OF THIS PLAN MUST BE PERFORMED BY A CONTRACTOR THAT IS KNOWLEDGEABLE AND EXPERIENCED IN AFFORESTATION/REFORESTATION TECHNIQUES AND PRACTICES.
- THE OWNER IS RESPONSIBLE FOR A 2-YEAR (MIN.) POST-CONSTRUCTION MAINTENANCE PERIOD WHICH INVOLVES ACTIVITIES NECESSARY TO ENSURE SURVIVAL AND GROWTH OF THE CONSERVATION AREA. TWO INSPECTIONS PER YEAR BY A QUALIFIED PROFESSIONAL AT BEGINNING AND END OF THE GROWING SEASON, ARE RECOMMENDED IN ORDER TO TAKE REMEDIAL STEPS AS NECESSARY. IF, AFTER ONE YEAR, THE POSSIBILITY EXISTS THAT THE ORIGINAL PLANTING (IF APPLICABLE) WILL NOT MEET SURVIVAL RATE STANDARDS, THE APPLICANT MAY CHOOSE TO ESTABLISH REINFORCEMENT PLANTINGS.
- AT THE END OF THE POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD, CERTIFICATION BY A QUALIFIED CONSULTANT WILL BE REQUIRED BEFORE THE OWNER CAN BE RELEASED FROM HIS/HER FOREST CONSERVATION OBLIGATION TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.
- THE DEVELOPER/BUILDER SHALL (IN WRITING) NOTIFY ALL LOT OWNERS OF THIS DEVELOPMENT OF THE EXISTENCE OF FOREST CONSERVATION AREAS AND THAT DISTURBANCE TO THE FOREST CONSERVATION AREAS OR THE REMOVAL OF FOREST CONSERVATION SIGNAGE IS PROHIBITED.
- REFORESTATION/AFFORESTATION TREE PLANTINGS SHOULD BE INSTALLED IN A CURVILINEAR PATTERN TO FACILITATE MAINTENANCE BUT AVOID A GRID APPEARANCE. EACH SPECIES OF TREE SHALL BE DISTRIBUTED EVENLY WITHIN EACH FOREST CONSERVATION EASEMENT AREA.
- THE FOREST CONSERVATION EASEMENT SHALL BE ESTABLISHED AT FINAL PLAN STAGE TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

FOREST CONSERVATION PROGRAM SEQUENCE (at Final Plan stage)

- OBTAIN ALL NECESSARY PERMITS.
- STAKEOUT LIMITS OF DISTURBANCE.
- FIELD MEETING TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE SITE GRADING AND CONSTRUCTION.
- INSTALL FOREST CONSERVATION SIGNS AND FOREST PROTECTION DEVICES (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE (THAT INVOLVES CLEARING AND/OR RETENTION OF TREES).
- COMMENCE SITE CONSTRUCTION.
- PREPARE SITE SOIL BY MULCHING AND REMOVAL OF TRASH AND WEEDS INCLUDING AN APPLICATION OF HERBICIDES TO CONTROL NOXIOUS WEEDS AND INVASIVE SPECIES.
- INSTALL FOREST PLANTING AND THE REMAINDER OF THE CONSERVATION SIGNS ALONG THE EDGE OF THE CONSERVATION EASEMENT. MOVE CONSERVATION SIGNS INSTALLED IN #4 (ABOVE) TO THE EDGE OF THE CONSERVATION EASEMENT.
- INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS; START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
- POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN.).
- FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION SURETY.

POST CONSTRUCTION & MANAGEMENT PROGRAM

- CONTINUE PROTECTION & MANAGEMENT PRACTICES DURING THE CONSTRUCTION PERIOD FOR A LEAST 2 GROWING SEASONS FOLLOWING OFFICIAL NOTIFICATION TO THE RELEASE OF THE OWNER/DEVELOPER CONSTRUCTION PERIOD OBLIGATIONS.
- INSPECTION, MANAGEMENT OF RETAINED OR NEW PLANTINGS, REPLACEMENT OF DEAD OR DAMAGE MATERIAL WHEN NECESSARY TO ACHIEVE THE REQUIRED SURVIVAL RATE, EDUCATION OF NEW OCCUPANTS OF THE DEVELOPMENT AND FINAL INSPECTION & RELEASE OF THE DEVELOPER FROM ADDITIONAL RESPONSIBILITIES (as outlined on pg. V-6 through V-7 of the FOREST CONSERVATION MANUAL) SHALL BE IMPLEMENTED.

FOREST CONSERVATION OBLIGATION & SURETY (at Final Plan Stage)

THE FOREST CONSERVATION OBLIGATION FOR THIS DEVELOPMENT AS CALCULATED IN THE FOREST CONSERVATION WORKSHEET IS 7.999 ACRES OF FOREST RETENTION, WHICH IS ABOVE THE BREAK-EVEN POINT, THEREFORE NO PLANTING OR SURETY IS REQUIRED.

FOREST CONSERVATION WORKSHEET

Project Name: SUNELL PROPERTY (L.217 F.425) DPZ File No.: SP-15-002

1 Site Data	Acres
A. Gross Site Area	25.227
B. Area within 100-yr floodplain, if any	0.000
C. Area of existing easement for major utility transmission lines, if any	0.000
D. Area of external public road (frontage) dedication, if any	0.000
E. Net Tract Area	25.227
F. Land Use Category	Residential - Suburban

2 Input Data	
A. Net Tract Area	25.227
B. Reforestation Threshold (percent of net tract = 20 %)	5.045
C. Afforestation Threshold (percent of net tract = 15 %)	3.784
D. Existing Forest on Net Tract Area	16.552
E. Forest Clearing on Net Tract Area	8.585
F. Forest Retention on Net Tract Area	7.967

3 Reforestation and/or Afforestation Calculations	
A. Net tract forest clearing above reforestation threshold, if applicable	8.585
B. Net tract forest clearing below reforestation threshold, if applicable	0.000
C. Planting up to afforestation threshold, if applicable	0.000
D. Reforestation planting required for clearing above threshold (3A x 0.25)	2.146
E. Reforestation planting required for clearing below threshold (3B x 2.0)	0.000
F. Net tract forest retention above reforestation threshold (2F-2B, available credit)	2.922
G. Total reforestation planting required (3C+3D+3E - 3F)	0.000

4 Break Even Point (BEP) Calculations	
A. Maximum clearing allowed with no reforestation planting (2D-2B)/1.25	9.205
B. Minimum net tract retention at BEP 0.20(2D-2B)+2B or 2D-4A	7.347

5 Forest Conservation Required	
A. Forest Retention Area (2F)	7.967
B. Forest Planting Area (3G)	0.000
C. Total minimum FCE required for retention and reforestation	7.967

FOREST CONSERVATION ACREAGE TABULATION

Forest Conservation Easement No.	Credited Retention Area on Net Tract	Non-credited Retention Area (<35' wide)	Natural Regeneration	Total Forest Conservation Easement Area (non-credited portion is in parenthesis)
FCE-1	0.2685		0.4086	0.677
FCE-2	2.1752		0.4447	2.620
FCE-3	4.249	0.028	0.271	4.548 (0.028)
FCE-4	1.246		0.575	1.820
TOTAL	7.939	0.028	1.699	9.665 (0.028)

NARRATIVE

THIS 25.2 ACRE SITE IS LOCATED BETWEEN OLD FREDERICK ROAD AND INTERSTATE I-70 WHICH IS ALONG THE SITE'S SOUTHEASTERN BOUNDARY. THE SITE'S BOUNDARY HAS A PIPE STEM PORTION (ABOUT 115' WIDE) THAT PROVIDES ACCESS TO OLD FREDERICK FOR THE EXISTING RESIDENCE AND A FUTURE ROADWAY TO SERVE THE PROPOSED DEVELOPMENT. ON EITHER SIDES OF THE PIPE STEM ARE OTHER R-20 RESIDENTIAL PROPERTIES.

THE SITE IS APPROXIMATELY 68% FORESTED, THERE'S NO FLOODPLAIN AND THERE ARE POCKETS OF WETLANDS ALONG THE 2 STREAMS THE CROSS THIS PROPERTY NEAR ITS MID AND WESTERN PORTION. A THIRD STREAM HEAD THAT'S EPHEMERAL-INTERMITTENT PROJECTS INTO THE NORTHEASTERN PART OF THE SITE FOR APPROXIMATELY 100'. ALL THE STREAMS ARE PIPED UNDER I-70 AND EVENTUALLY FLOW TO THE PATAPSCO RIVER. THE TOPOGRAPHY PRIMARILY SLOPES FROM OLD FREDERICK ROAD (ON THE HIGH SIDE) TO I-70 (ON THE LOW SIDE), RANGING FROM 5% TO MORE THAN 25% WITH MOST OF THE STEEPER SLOPES ON THE LOW SIDE OF THE SITE.

THE PROPOSED DEVELOPMENT IS LOCATED TOWARD THE HIGH SIDE OF THE SITE TO AVOID IMPACTING THE STEEP SLOPE AREAS, THE PERENNIAL STREAM, THE EPHEMERAL STREAM AND THE MAJORITY OF THE EXISTING FORESTED AREAS. CROSSING THE INTERMITTENT STREAM IN THE MID PART OF THE SITE IS UNAVOIDABLE SINCE THE BULK OF THIS SITE'S ACREAGE IS ON THE NORTHEAST SIDE OF THAT INTERMITTENT STREAM. THE PROPOSED DEVELOPMENT ANTICIPATE CLEARING BELOW THE BREAK-EVEN POINT AND EXCESS RETENTION OF EXISTING FOREST ACREAGE WOULD BE RECORDED AND PROTECTED WITHIN THE 4 PROPOSED FCE AREAS AT THE NEXT DEVELOPMENT PLAN STAGE.

TABLE 1: MAPPED SOIL TYPES

Map Unit	Soil Description	K-factor (whole soil)	Hydric Rating
GbB	Gladstone loam, 3-8% slopes	0.20	Not Hydric
GgB	Glenelg loam, 3-8% slopes	0.20	Not Hydric
GgC	Glenelg loam, 8-15% slopes	0.20	Not Hydric
GmB	Glenville silt loam, 3-8% slopes	0.37	Predominantly Non-hydric
GnB	Glenville-Baile silt loams, 0-8% slopes	0.37	Partially
MaC	Manor loam, 8-15% slopes	0.24	Not Hydric
MaD	Manor loam, 15-25% slopes	0.24	Not Hydric
UaF	Udorthents, Highway, 0-65% slopes	0.24	Not Hydric

Source: <http://websoilsurvey.nrcs.usda.gov> (January 20, 2014)

TABLE 2: SPECIMEN TREE TABLE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition /Comments
1	Silver Maple	<i>Acer saccharinum</i>	35	Poor	broken off main leader, broken limbs
2	Yellow Poplar	<i>Liriodendron tulipifera</i>	30	Fair	broken limbs, vine cover (poison ivy)
3	Yellow Poplar	<i>Liriodendron tulipifera</i>	34	Good	
4	Yellow Poplar	<i>Liriodendron tulipifera</i>	35	Good	
5	Silver Maple	<i>Acer saccharinum</i>	45	Fair	critical root zone disturbance
6	Pin Oak	<i>Quercus palustris</i>	31	Good	
7	Yellow Poplar	<i>Liriodendron tulipifera</i>	33	Good	
8	Yellow Poplar	<i>Liriodendron tulipifera</i>	35	Good	
9	Yellow Poplar	<i>Liriodendron tulipifera</i>	38	Good	
10	Yellow Poplar	<i>Liriodendron tulipifera</i>	38	Good	
11	Yellow Poplar	<i>Liriodendron tulipifera</i>	30	Fair	poor form, split at base with twin
12	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	Fair	leaning
13	Yellow Poplar	<i>Liriodendron tulipifera</i>	35	Good	
14	Yellow Poplar	<i>Liriodendron tulipifera</i>	45	Poor	twin, split @ 8 feet, weak crotch
15	Yellow Poplar	<i>Liriodendron tulipifera</i>	39	Good	
16	Yellow Poplar	<i>Liriodendron tulipifera</i>	30	Good	
17	Yellow Poplar	<i>Liriodendron tulipifera</i>	38	Good	
18	Yellow Poplar	<i>Liriodendron tulipifera</i>	36	Good	
19	Yellow Poplar	<i>Liriodendron tulipifera</i>	38	Good	
20	Yellow Poplar	<i>Liriodendron tulipifera</i>	30	Fair	slight lean, heavy vine cover
21	Yellow Poplar	<i>Liriodendron tulipifera</i>	30	Good	
22	Yellow Poplar	<i>Liriodendron tulipifera</i>	31	Good	
23	Yellow Poplar	<i>Liriodendron tulipifera</i>	32	Good	
24	Yellow Poplar	<i>Liriodendron tulipifera</i>	30	Good	
25	Yellow Poplar	<i>Liriodendron tulipifera</i>	30	Very Poor	broken off twin; trunk damage
26	Yellow Poplar	<i>Liriodendron tulipifera</i>	38	Fair	twin, split @ 8 feet, vine cover
27	Silver Maple	<i>Acer saccharinum</i>	56	Fair	critical root zone disturbance, broken limbs
28	Silver Maple	<i>Acer saccharinum</i>	55 (est.)	Poor	critical root zone disturbance, broken limbs, crown dieback
29	Silver Maple	<i>Acer saccharinum</i>	38	Fair	multi-trunk, split @ base, poor structure, some broken limbs

NOTES:

- SPECIMEN TREES ARE FROM THE FOREST STAND DELINEATION PREPARED BY KLEBASCO ENVIRONMENTAL, LLC AND FIELD WORK PERFORMED BY SAME ON JANUARY 15 AND 15, 2014.
- THE SPECIMEN TREES TO BE REMOVED ARE DESIGNATED BY A CIRCLED NUMBER (they are within the L.O.D.)
- THIS SITE IS IN THE DNR 021206 WATERSHED (PATAPSCO RIVER).

SP-15-011, A WAIVER REQUEST FROM SUBDIVISION SECTION 16.1205(a)(1), PROHIBITING REMOVAL OF SPECIMEN TREES WAS APPROVED ON JULY 30, 2014 UNDER THE FOLLOWING CONDITIONS:

- REMOVAL IS APPROVED FOR 18 OF 24 SPECIMEN TREES AS IDENTIFIED ON THE WAIVER PETITION EXHIBIT.
- THE DEVELOPMENT PROPOSES THE PLACEMENT OF APPROXIMATELY 13 ACRES IF EXISTING FOREST AND AFFORESTATION INTO FOREST CONSERVATION EASEMENT AREAS. IN ADDITION TO PERIMETER LANDSCAPING, STORM-WATER MANAGEMENT SCREENING AND STREET TREES WILL BE PROVIDED. ALL PROPOSED PLANTINGS AND CREATION OF FOREST CONSERVATION EASEMENT AREAS WILL SERVE TO PROVIDE AN ALTERNATE PROPOSAL FOR THE REMOVAL OF 18 SPECIMEN TREES.
- COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE AGENCY COMMENTS FOR SP-15-002 SUBDIVISION PLAN.

PRELIMINARY FOREST CONSERVATION PLAN

SUNELL PROPERTY
 LOTS 1-39 & OPEN SPACE LOTS 40 thru 47
 PARCEL 25
 Liber: 217 Folio: 425

SCALE	ZONING	G. L. W. FILE No.
NO SCALE	R-20	11014
DATE	TAX MAP - GRID	SHEET
JULY, 2015	18 - 13	9 OF 10

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND



SOILS	Map Unit Symbol	Map Unit Name	Type
GbB		Gladstone loam, 3 to 8 percent slopes	B
GgB		Glenelg loam, 3 to 8 percent slopes	B
GgC		Glenelg loam, 8 to 15 percent slopes	B
GmB		Glenville silt loam, 3 to 8 percent slopes	C
GmC		Glenville-Baile silt loams, 0 to 8 percent slopes	D
MaC		Manor loam, 8 to 15 percent slopes	B
MaD		Manor loam, 15 to 25 percent slopes	B

LEGEND	
	LIMIT OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED SUPER SILT FENCE
	EARTH DIKE
	PROPOSED TEMPORARY STOCKPILE AREA
	EXISTING TREELINE
	HIGHLY ERODIBLE SOIL
	CULVERT PIPE WITH ACCESS ROAD PER MARYLAND'S GUIDELINES TO WATERWAY CONSTRUCTION DETAIL 1.3. NOTE: STREAM IS A USE I STREAM. NO DISTURBANCE TO STREAM CHANNEL IS ALLOWED BETWEEN MARCH 1 - JUNE 15

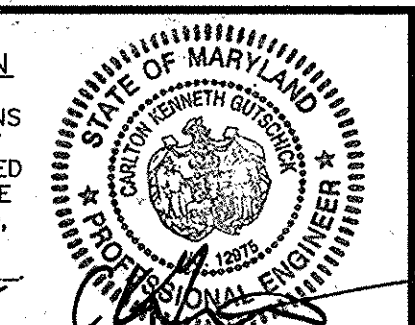
APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE 6/23/2015
 TENTATIVELY APPROVED DEPT. OF PLANNING
 AND ZONING OF HOWARD COUNTY
Valerie Allen 7-30-15
 PLANNING DIRECTOR DATE

GLW Gutschick Little & Weber, P.A.
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DATE	REVISION	BY	APPR.

PREPARED FOR/OWNER:
 ESTATE OF ROSE MARIE SUNELL
 8643 OLD FREDERICK ROAD
 ELLICOTT CITY, MD 21043
 WILLIAM SUNELL
 410-615-7409

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 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. 12975
 EXPIRATION DATE: MAY 28, 2016
 7/6/15



PRELIMINARY SEDIMENT CONTROL PLAN
SUNELL PROPERTY
 LOTS 1-39 & OPEN SPACE LOTS 40 thru 47
 PARCEL 25
 Liber: 217 Folio: 425
 ELECTION DISTRICT No. 2
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=60'	R-20	11014
DATE	TAX MAP - GRID	SHEET
JULY, 2015	18 - 13	10 OF 10