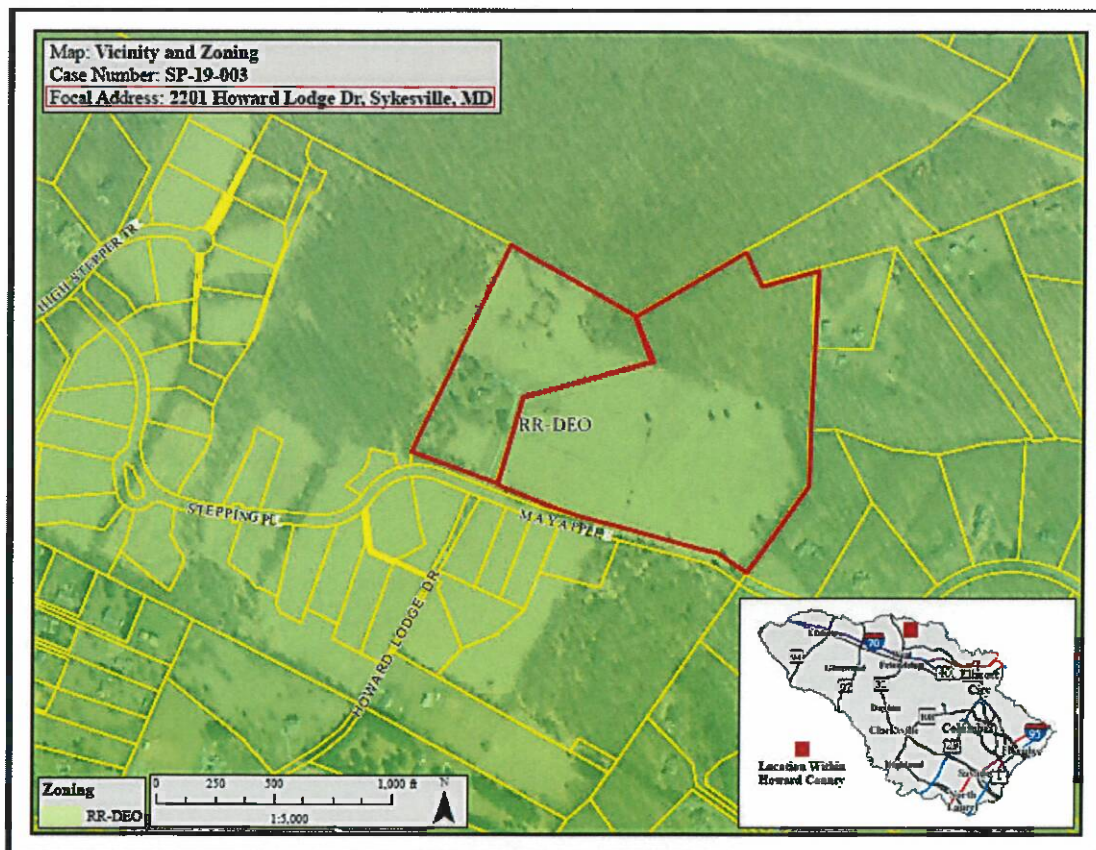




**TECHNICAL STAFF REPORT**  
**BRICKELL PROPERTY**

**Planning Board Quasi-Judicial Public Hearing of July 11, 2019**

- Case No./Petitioner:** PB Case No. 446 / James and Susan Brickell
- Project Name:** Brickell Property, Lots 1-10, Buildable Preservation Parcel A and Non-Buildable Preservation Parcels B-E
- DPZ Planner:** Brenda Luber, (410) 313-4343, BLuber@howardcountymd.gov
- Request:** To approve Preliminary Equivalent Sketch Plan (SP-19-003) for 36.13-acres that creates ten buildable lots, one buildable preservation parcel, four non-buildable preservation parcels and associated site improvements. The property is zoned "RR-DEO" (Rural Residential – Density Exchange Option) and is in the Tier III Growth Area; therefore, it is subject to Maryland Senate Bill 236, "The Sustainable Growth and Agricultural Preservation Act of 2012."
- Location:** The property (Tax Maps 9 and 10, Grids 6 and 1, Parcels 254 and 274, in the Third Election District of Howard County, Maryland) is located at the terminus of Howard Lodge Drive (on the north side of proposed Mayapple Drive).
- DPZ Recommendation:** Approval, subject to complying with any Planning Board conditions.



**Vicinal Properties:** Surrounding properties are zoned RR-DEO and designated Tier III. They include:

North – 217.51-acre State Park – Parcel 3

East – Improved residential parcels – Parcels 170, 160, 189 and 312.

South – Across the proposed extension of Mayapple Drive are unimproved lots which are part of the Walker Meadows subdivision.

West – 25.96-acre – Unimproved buildable preservation parcel which is part of the Walker Meadows subdivision.

**Legal Notice:** The property was properly posted and verified by DPZ.

**Regulatory Compliance:** The Amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations (effective October 6, 2013) and Zoning Map, the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Forest Conservation Manual, and the Landscape Manual all apply.

**History:**

■ **ECP-19-021, Environmental Concept Plan** – Approved on April 22, 2019.

**Analysis:**

**Site Improvements** – The ten residential lots, one buildable preservation parcel and four non-buildable preservation parcels will be served by a new public road and shared driveway. Non-Buildable Preservation B will contain a forest conservation easement, Non-Buildable Preservation Parcel C will contain a shared septic easement to serve Lots 5-9, Non-Buildable Preservation D will accommodate a stormwater management (SWM) facility, and Non-Buildable Preservation Parcel E will contain the stream, wetlands and their buffers.

**Setbacks** – The development meets “RR” zoning setback requirements.

**Storm Water Management** - Complies with the Stormwater Management Act of 2007 by providing Environmental Site Design (ESD) to the maximum extent practicable (MEP). SWM will include non-rooftop disconnects, drywells micro bio-retention, bio-retention, submerged gravel wetlands and grass swales, in accordance with the MDE Stormwater Design Manual.

**Environmental Considerations** – The stream, wetlands and their buffers will be contained within a non-buildable preservation parcel.

**Landscaping** - Landscaping complies with the Howard County Landscape Manual and Design Criteria. Perimeter landscaping is being provided along the property boundary of the cluster lots, including a landscaped buffer along extended Mayapple Drive.

**Forest Conservation** - The forest conservation obligation was satisfied with 7.9 acres of on-site retention and 1.9 acres of on-site planting. The forest conservation easement will be contained with Non-Buildable Preservation Parcel B.

**Adequate Public Facilities** – Allocations in the Rural West Allocation Area are currently available, but will not be finalized until the project has been approved by the Planning Board and the Decision and Order has been executed.

**Adequate Road Facilities** – This plan complies with acceptable levels of service

established by Adequate Road Facilities requirements. The APFO traffic study for this project was approved as part of SP-19-003.

**Development Criteria** – This plan complies with the Howard County Subdivision and Land Development Regulations and the October 6, 2013, Howard County Zoning Ordinance.

**Planning Board Criteria:** The Subdivision Plan complies with the below criteria requirements of Maryland Senate Bill 236, "The Sustainable Growth and Agricultural Preservation Act of 2012":

1. **The cost of providing local governmental services to the residential major subdivision unless a local jurisdiction's Adequate Public Facilities Ordinance already requires a review of government services.**

Howard County has an Adequate Public Facilities ordinance; therefore, this requirement has been met.

2. **The potential environmental issues or a natural resources inventory related to the proposed residential major subdivision.**

There are no environmental issues or impacts as the environmental features are contained within Non-Buildable Preservation Parcel E.

**SRC Action:** The SRC determined the Preliminary Equivalent Sketch Plan (SP-19-003) can be approved by letter dated May 29, '2019.

**This file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.**

  
\_\_\_\_\_  
Valdis Lazdins, Director  
Department of Planning and Zoning

6-13-19  
Date



| SHEET INDEX |  |
|-------------|--|
| SHEET NO.   | DESCRIPTION  |
| 1           | TITLE SHEET  |
| 2           | EXISTING CONDITIONS AND DEMOLITION PLAN                |
| 3           | EXISTING CONDITIONS AND DEMOLITION PLAN                |
| 4           | PROPOSED NON-BUILDABLE PRESERVATION PARCEL 'A' AND 'E' |
| 5           | PRELIMINARY EQUIVALENT SKETCH PLAN                     |
| 6           | ROAD PLAN AND PROFILE SHEET                            |
| 7           | STORMDRAIN DRAINAGE AREA MAP                           |
| 8           | PRELIMINARY NOTES AND DETAILS SHEET                    |

# PRELIMINARY EQUIVALENT SKETCH PLAN

## BRICKELL PROPERTY

### LOTS 1 THRU 10, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B' 'C' 'D' AND 'E' RR-DEO (RURAL RESIDENTIAL: DENSITY EXCHANGE OPTION) TAX MAP No. 9 GRID No. 6, PARCEL 254 TAX MAP No. 10 GRID No. 1, PARCEL 274

| SOILS LEGEND |   |       |                      |
|--------------|---|-------|----------------------|
| SOIL         | NAME  | CLASS | K <sub>v</sub> VALUE |
| GqB          | Genesee loam, 3 to 8 percent slopes                             | B     | 0.20                 |
| GqC          | Genesee loam, 8 to 15 percent slopes                            | B     | 0.20                 |
| GmC          | Genesee silt loam, 8 to 15 percent slopes                       | C     | 0.37                 |
| LaB          | Lagore silt loam, 3 to 8 percent slopes                         | C     | 0.02                 |
| LaS          | Lagore silt loam, 3 to 8 percent slopes, stony                  | C     | 0.02                 |
| LvD          | Lagore-Rally gravelly loam, 15 to 25 percent slopes, very stony | B/C   | 0.02                 |
| MAD          | Minor loam, 15 to 25 percent slopes                             | B     | 0.24                 |
| McC          | Minor-channery loam, 8 to 15 percent slopes                     | B     | 0.24                 |
| MbF          | Minor-bricklow complex, 25 to 65 percent slopes, very rocky     | B     | 0.24                 |

| Minimum Lot Size Chart |               |               |                  |
|------------------------|---------------|---------------|------------------|
| LOT No.                | GROSS AREA    | PIPESTEM AREA | MINIMUM LOT SIZE |
| 2                      | 63,393 Sq.Ft. | 3,819 Sq.Ft.  | 59,574 Sq.Ft.    |
| 5                      | 50,335 Sq.Ft. | 363 Sq.Ft.    | 49,972 Sq.Ft.    |
| 6                      | 51,261 Sq.Ft. | 1,250 Sq.Ft.  | 49,971 Sq.Ft.    |
| 7                      | 52,062 Sq.Ft. | 2,157 Sq.Ft.  | 49,945 Sq.Ft.    |
| 8                      | 50,556 Sq.Ft. | 1,109 Sq.Ft.  | 49,447 Sq.Ft.    |
| 9                      | 50,116 Sq.Ft. | 490 Sq.Ft.    | 49,626 Sq.Ft.    |

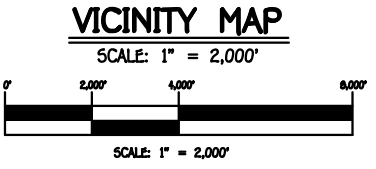
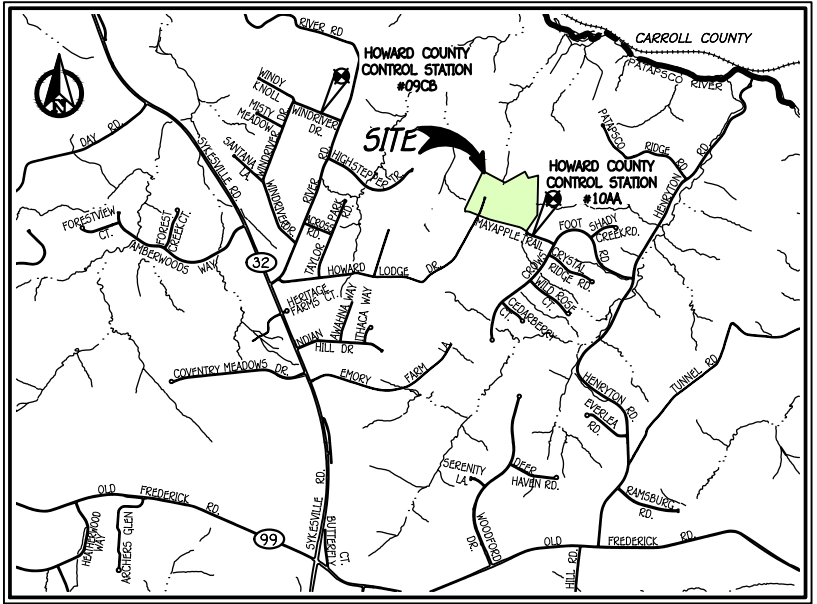
| STREET SIGN CHART |         |        |             |           |
|-------------------|---------|--------|-------------|-----------|
| STREET NAME       | STATION | OFFSET | POSTED SIGN | SIGN CODE |
| ROAD 'X'          | 0+88.92 | 21.8'  | STOP        | 61-1      |

#### DENSITY TABULATION

- TRACT AREA = 36.13 AC.
- FLOODPLAIN AREA = 0.00 AC.
- STEEP SLOPES AREA = 0.99 AC.
- NET TRACT AREA = 35.14 AC. (36.13 AC. - 0.99 AC.)
- DENSITY ALLOWED BY A MATTER OF RIGHT: 35.14 ACRES X 1 DWELLING UNIT/4.25 ACRES = 8 SINGLE FAMILY DETACHED UNITS
- DENSITY ALLOWED WITH DENSITY EXCHANGE OPTION: 35.14 ACRES X 1 DWELLING UNIT/2 ACRES = 17 SINGLE FAMILY DETACHED UNITS
- TOTAL NUMBER OF DWELLING UNITS = 11 UNITS (10 CLUSTER LOTS + 1 BUILDABLE PRESERVATION PARCEL)
- DEVELOPMENT RIGHTS WILL BE TRANSFERRED TO THIS SUBDIVISION PURSUANT TO THE DENSITY TRANSFER PROVISION OF SECTION 106.0 OF THE ZONING REGULATIONS FOR THIS PROPERTY'S UNDERLYING RR ZONING DISTRICT

#### SITE ANALYSIS DATA CHART

- TOTAL AREA OF THIS SUBDIVISION = 36.13 AC.
- LIMIT OF DISTURBED AREA = 11.03 AC. (50% BASED ON LOD)
- PRESENT ZONING DESIGNATION = RR-DEO (PER 10/6/2013 COMPREHENSIVE ZONING PLAN)
- PROPOSED USE: RESIDENTIAL SINGLE FAMILY DETACHED
- PREVIOUS HOWARD COUNTY FILES: ECP-19-021
- TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0 AC
- TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.99 AC.
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.70 AC.
- TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.0 AC.
- TOTAL AREA OF EXISTING FOREST = 8.66 AC
- TOTAL AREA OF FOREST TO BE RETAINED = 7.91 AC.
- TOTAL AREA OF LOTS / BUILDABLE PARCELS = 18.77 AC.
- TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS = 18.77 AC.
- TOTAL IMPERVIOUS AREA = 2.07 AC. (WITHIN LOD, EXCLUDES EXISTING IMPERVIOUS)
- TOTAL AREA OF ERODIBLE SOILS = 4.25 AC.



| LEGEND |  |
|--------|--|
| SYMBOL | DESCRIPTION                                    |
| ---    | EXISTING CONTOUR 2' INTERVAL                   |
| ---    | EXISTING CONTOUR 10' INTERVAL                  |
| ---    | PROPOSED CONTOUR 10' INTERVAL                  |
| ---    | PROPOSED CONTOUR 2' INTERVAL                   |
| x362.2 | SPOT ELEVATION                                 |
| ⊙      | DENOTES PROPOSED WELL                          |
| ⊙      | DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE        |
| ---    | DENOTES EXISTING FOREST TO BE REMOVED          |
| ---    | LIMIT OF DISTURBANCE                           |
| ---    | SUPER SILT FENCE                               |
| ---    | EXISTING TREE LINE                             |
| ---    | DRAINAGE DIVIDE                                |
| ---    | DRYWELL (M-5)-TYPICAL                          |
| ---    | SOIL LINES AND TYPES                           |
| ---    | BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED |
| ---    | PROPOSED ROOF LEADER                           |
| ---    | DENOTES EXISTING TREES TO BE REMOVED           |
| ---    | DENOTES EXISTING TREES TO REMAIN               |
| ---    | DENOTES 15%-24.9% SLOPES                       |
| ---    | DENOTES 25% AND GREATER SLOPE                  |
| ---    | DENOTES FAILED PERC                            |
| ---    | DENOTES PASSED PERC                            |
| ---    | PROPOSED SEPTIC FIELD                          |
| ---    | EXISTING SEPTIC FIELD                          |
| ---    | FOREST CONSERVATION EASEMENT                   |
| ---    | ERODIBLE SOILS                                 |
| ---    | REFORESTATION PLANTING                         |

#### GENERAL NOTES

- PROPERTY ZONED RR-DEO PER 10/6/13 COMPREHENSIVE ZONING PLAN.
- AREA TABULATION:
  - TOTAL TRACT AREA = 36.13 AC.
  - AREA OF PROPOSED ROAD/DRIVE = 0.99 AC.
  - AREA OF PROPOSED BUILDABLE LOTS = 18.77 AC.
  - AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A' = 4.24 AC.
  - AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D', & 'E' = 18.77 AC.
- NUMBER OF LOTS/PARCELS PROPOSED = 15
  - BUILDABLE LOTS = 10
  - NON-BUILDABLE PRESERVATION PARCELS = 1
  - NON-BUILDABLE PRESERVATION PARCELS = 4
- MODERATE INCOME HOUSING UNITS (MIHU) REQUIRED - DEVELOPER PROPOSES TO PAY FEE-IN-LIEU TO SATISFY MIHU OBLIGATION (10 CLUSTER LOTS X 10% = 1 UNIT).
- SOILS INFORMATION TAKEN FROM NRCS WEB SOIL SURVEY.
- FIELD DELINEATION DATED NOVEMBER, 2018 FOR THE BRICKELL PROPERTY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.
- THERE ARE STEEP SLOPES OF 25% OR GREATER ON SITE OF 0.88 ACRES.
- NO CONCRETE EXIST ON SITE BY VISUAL OBSERVATION OR LISTED IN AVAILABLE HOWARD COUNTY CEMETERY INVENTORY MAP.
- HOWARD COUNTY HISTORIC PRESERVATION COMMISSION DOES NOT REQUIRE A HEARING BASED ON EXISTING HISTORIC HOUSE PRESERVATION PARCEL 'X'.
- SITE IS NOT ADJACENT TO A SCENIC ROAD.
- SECTION 105.6.1.C OF THE HOWARD COUNTY ZONING CODE LIMITS THE MAXIMUM LOT SIZE FOR CLUSTER SUBDIVISIONS TO 50,000 SQUARE FEET BUT IT DOES ALLOW THE DEPARTMENT OF PLANNING AND ZONING THE ABILITY INCREASE THE MAXIMUM LOT SIZE UP TO 60,000 SQUARE FEET WITH ARGUABLE JUSTIFICATION. LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 IN THE BRICKELL PROPERTY SUBDIVISION EXCEEDED THE 50,000 OF MAXIMUM LOT SIZE DUE TO THE LOCATION OF THE PASSING PERC TESTS, PROPOSED WELL LOCATIONS, ON LOT STORMWATER MANAGEMENT AND TOPOGRAPHY IF NECESSARY TO EXCEED THE 50,000 OF MAXIMUM LOT SIZE TO MEET THE REQUIREMENTS OF THE HEALTH DEPARTMENT AND THE LAND DEVELOPMENT REGULATIONS.
- DETAILS OF SHARED SYSTEM DESIGN WILL BE SHOWN ON WELL AND SEPTIC CONTRACT PLAN TO BE APPROVED BEFORE HEALTH SIGNATURE OF THE FINAL PLAN.
- LOT YIELD IS DEPENDENT UPON NITROGEN BALANCE STUDY OF OVER 5000 GPD THEN ADD GROUNDWATER MONITORING AND HYDRAULIC BALANCE STUDIES.
- LOT YIELD AND BEDROOM COUNTS ARE SUBJECT TO REVIEW BY HOWARD COUNTY DEPARTMENT OF THE ENVIRONMENT, BUREAU OF UTILITIES, AND THE HOWARD COUNTY HEALTH DEPARTMENT WHEN THE WATER AND SEWER CONTRACT PLANS WITH THE SHARED SYSTEM DISPOSAL SYSTEM ARE SUBMITTED.

| MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING |    |
|---|----|
| Total Number of Lots/Units Proposed                                 | 10 |
| Number of MIHU Required   | 1  |
| Number of MIHU Provided Onsite (exempt from APFO allocations)       | 1  |
| Number of APFO Allocations Required (remaining lots/units)          | 0  |
| MIHU Fee-in-Lieu (Indicate lot/unit numbers)                        | 0  |

**TITLE SHEET**  
**BRICKELL PROPERTY**  
LOTS 1 THRU 10, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D', AND 'E'  
PREVIOUS HOWARD COUNTY FILES: ECP-19-021  
TAX MAP NO.: 9 GRID NO.: 6 PARCEL NO.: 254  
TAX MAP NO.: 10 GRID NO.: 1 PARCEL NO.: 274  
ZONED RR-DEO  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: MARCH, 2019  
REVISED DATE: APRIL, 2019  
SHEET 1 OF 8

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FILE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2892

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_



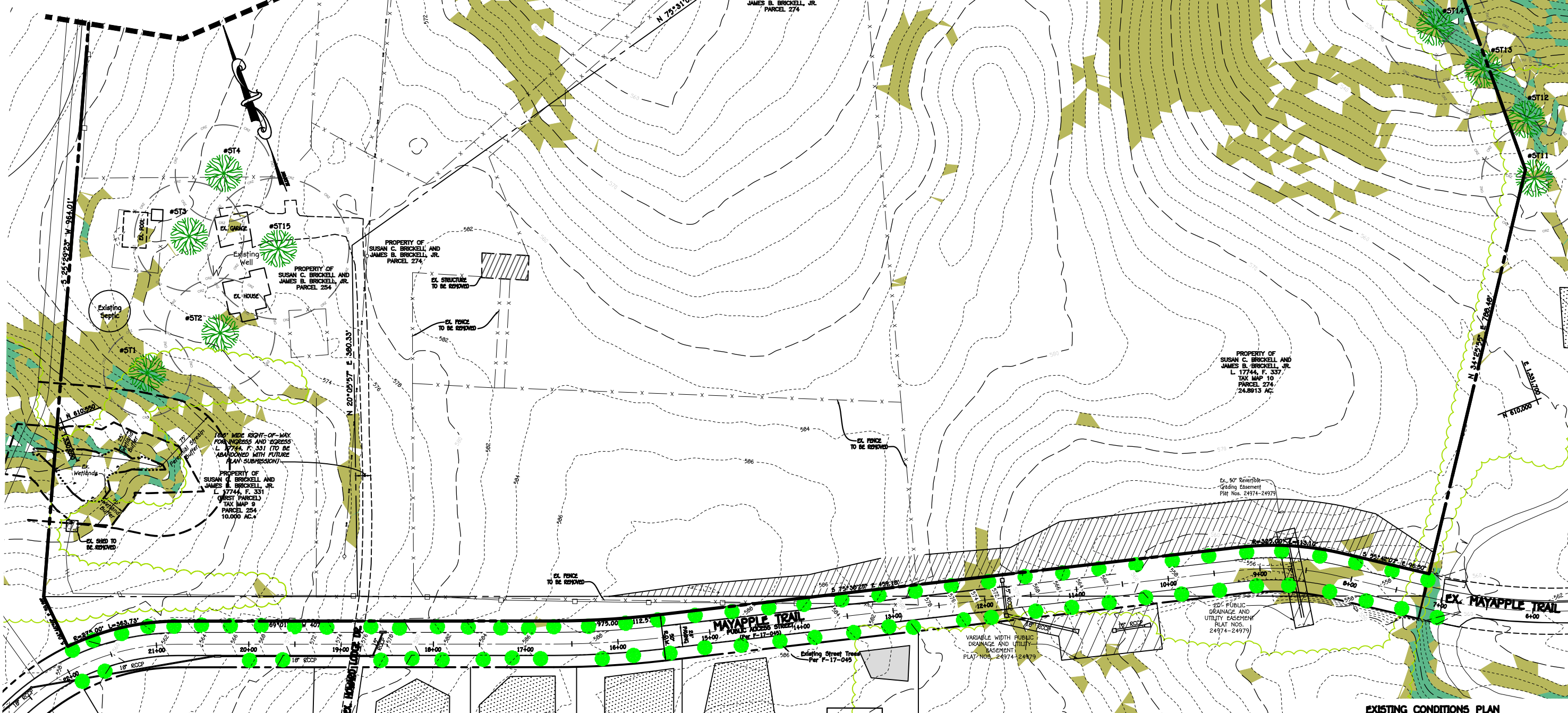
**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.

FRANK HANLANSKI, L. \_\_\_\_\_ Date \_\_\_\_\_

**OWNER/DEVELOPER**  
JAMES AND SUSAN BRICKELL  
12201 HOWARD LODGE DRIVE  
SYKESVILLE, MD 21784-5404



| LEGEND |   |        |                                      |
|--------|---|--------|--------------------------------------|
| SYMBOL | DESCRIPTION                             | SYMBOL | DESCRIPTION                          |
|        | EXISTING CONTOUR 2' INTERVAL            |        | DRYWELL (M-5)-TYPICAL                |
|        | EXISTING CONTOUR 10' INTERVAL           |        | SOIL LINES AND TYPES                 |
|        | PROPOSED CONTOUR 10' INTERVAL           |        | DENOTES FAILED PERC                  |
|        | PROPOSED CONTOUR 2' INTERVAL            |        | DENOTES PASSED PERC                  |
|        | X.362.2 SPOT ELEVATION                  |        | PROPOSED SEPTIC FIELD                |
|        | DENOTES PROPOSED WELL                   |        | EXISTING SEPTIC FIELD                |
|        | DENOTES 1500 SQ.FT. ALTERNATE WELL SITE |        | FOREST CONSERVATION EASEMENT         |
|        | DENOTES EXISTING FOREST TO BE REMOVED   |        | ERODIBLE SOILS                       |
|        | LIMIT OF DISTURBANCE                    |        | REFORESTATION PLANTING               |
|        | SSF SUPER SILT FENCE                    |        | DENOTES EXISTING TREES TO BE REMOVED |
|        | SF SILT FENCE                           |        | DENOTES EXISTING TREES TO REMAIN     |
|        | EXISTING TREE LINE                      |        |                                      |
|        | DRAINAGE DIVIDE                         |        |                                      |



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PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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FRANK HANLON, L.S. \_\_\_\_\_ DATE \_\_\_\_\_

SCALE: 1" = 50'

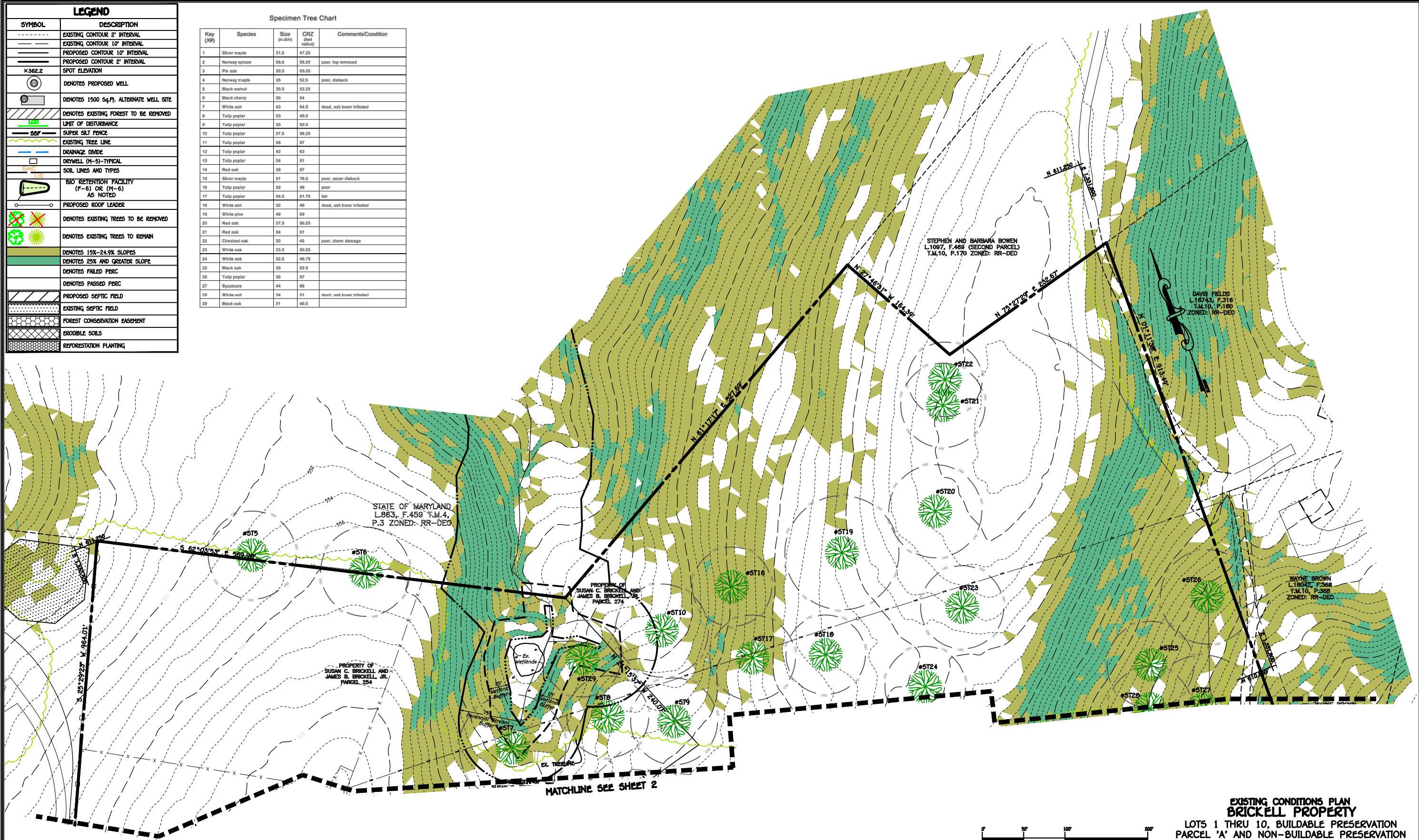
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**EXISTING CONDITIONS PLAN  
BRICKELL PROPERTY**  
LOTS 1 THRU 10, BUILDABLE PRESERVATION  
PARCEL 'A' AND NON-BUILDABLE PRESERVATION  
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SHEET 2 OF 8



| LEGEND |  |
|--------|--|
| SYMBOL | DESCRIPTION                                    |
|        | EXISTING CONTOUR 2' INTERVAL                   |
|        | EXISTING CONTOUR 10' INTERVAL                  |
|        | PROPOSED CONTOUR 10' INTERVAL                  |
|        | PROPOSED CONTOUR 2' INTERVAL                   |
|        | SPOT ELEVATION                                 |
|        | DENOTES PROPOSED WELL                          |
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|        | PROPOSED SEPTIC FIELD                          |
|        | EXISTING SEPTIC FIELD                          |
|        | FOREST CONSERVATION EASEMENT                   |
|        | ERODIBLE SOILS                                 |
|        | REFORESTATION PLANTING                         |

| Specimen Tree Chart |               |               |                   |                          |
|---------------------|---------------|---------------|-------------------|--------------------------|
| Key (M#)            | Species       | Size (in.dia) | CRZ (feet radius) | Comments/Condition       |
| 1                   | Silver maple  | 31.5          | 47.25             |                          |
| 2                   | Norway spruce | 39.5          | 59.25             | poor, top removed        |
| 3                   | Pine oak      | 39.5          | 59.25             |                          |
| 4                   | Norway maple  | 35            | 52.5              | poor, dieback            |
| 5                   | Black walnut  | 35.5          | 53.25             |                          |
| 6                   | Black cherry  | 36            | 54                |                          |
| 7                   | White ash     | 43            | 64.5              | dead, ash borer infested |
| 8                   | Tulip poplar  | 33            | 49.5              |                          |
| 9                   | Tulip poplar  | 35            | 52.5              |                          |
| 10                  | Tulip poplar  | 37.5          | 56.25             |                          |
| 11                  | Tulip poplar  | 38            | 57                |                          |
| 12                  | Tulip poplar  | 42            | 63                |                          |
| 13                  | Tulip poplar  | 34            | 51                |                          |
| 14                  | Red oak       | 38            | 57                |                          |
| 15                  | Silver maple  | 51            | 76.5              | poor, sewer dieback      |
| 16                  | Tulip poplar  | 32            | 48                | poor                     |
| 17                  | Tulip poplar  | 34.5          | 51.75             | fair                     |
| 18                  | White ash     | 32            | 48                | dead, ash borer infested |
| 19                  | White pine    | 46            | 69                |                          |
| 20                  | Red oak       | 37.5          | 56.25             |                          |
| 21                  | Red oak       | 34            | 51                |                          |
| 22                  | Chestnut oak  | 30            | 45                | poor, storm damage       |
| 23                  | White oak     | 33.5          | 50.25             |                          |
| 24                  | White oak     | 32.5          | 48.75             |                          |
| 25                  | Black oak     | 39            | 58.5              |                          |
| 26                  | Tulip poplar  | 38            | 57                |                          |
| 27                  | Sycamore      | 44            | 66                |                          |
| 28                  | White ash     | 34            | 51                | dead, ash borer infested |
| 29                  | Black oak     | 31            | 46.5              |                          |



TENTATIVELY APPROVED  
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HOWARD COUNTY

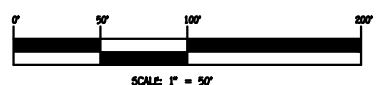
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SCALE: AS SHOWN DATE: MARCH, 2019  
REVISED DATE: APRIL, 2019  
SHEET 3 OF 8

SP-19-003



| LEGEND  |   |        |  |        |                               |
|---------|---|--------|--|--------|-------------------------------|
| SYMBOL  | DESCRIPTION                             | SYMBOL | DESCRIPTION                                    | SYMBOL | DESCRIPTION                   |
| ---     | EXISTING CONTOUR 2' INTERVAL            | □      | DRYWELL (M-5)-TYPICAL                          | ▨      | DENOTES 15%-24.9% SLOPES      |
| ---     | EXISTING CONTOUR 10' INTERVAL           | □      | SOIL LINES AND TYPES                           | ▨      | DENOTES 25% AND GREATER SLOPE |
| ---     | PROPOSED CONTOUR 10' INTERVAL           | □      | FO   | ○      | DENOTES FAILED PERC           |
| ---     | PROPOSED CONTOUR 2' INTERVAL            | □      | BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED | ○      | DENOTES PASSED PERC           |
| X.362.2 | SPOT ELEVATION                          | □      | PROPOSED ROOF LEADER                           | ▨      | PROPOSED SEPTIC FIELD         |
| ○       | DENOTES PROPOSED WELL                   | □      | DENOTES EXISTING TREES TO BE REMOVED           | ▨      | EXISTING SEPTIC FIELD         |
| ○       | DENOTES 1500 SQ.FT. ALTERNATE WELL SITE | □      | DENOTES EXISTING TREES TO REMAIN               | ▨      | EXISTING SEPTIC EASEMENT      |
| ▨       | DENOTES EXISTING FOREST TO BE REMOVED   | ▨      |  | ▨      | ERODIBLE SOILS                |
| ▨       | LIMIT OF DISTURBANCE                    | ▨      |  | ▨      | REFORESTATION PLANTING        |
| ▨       | SUPER SILT FENCE                        |        |  |        |                               |
| ▨       | SILT FENCE                              |        |  |        |                               |
| ▨       | EXISTING TREE LINE                      |        |  |        |                               |
| ▨       | DRAINAGE DIVIDE                         |        |  |        |                               |



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FILE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-3899

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.

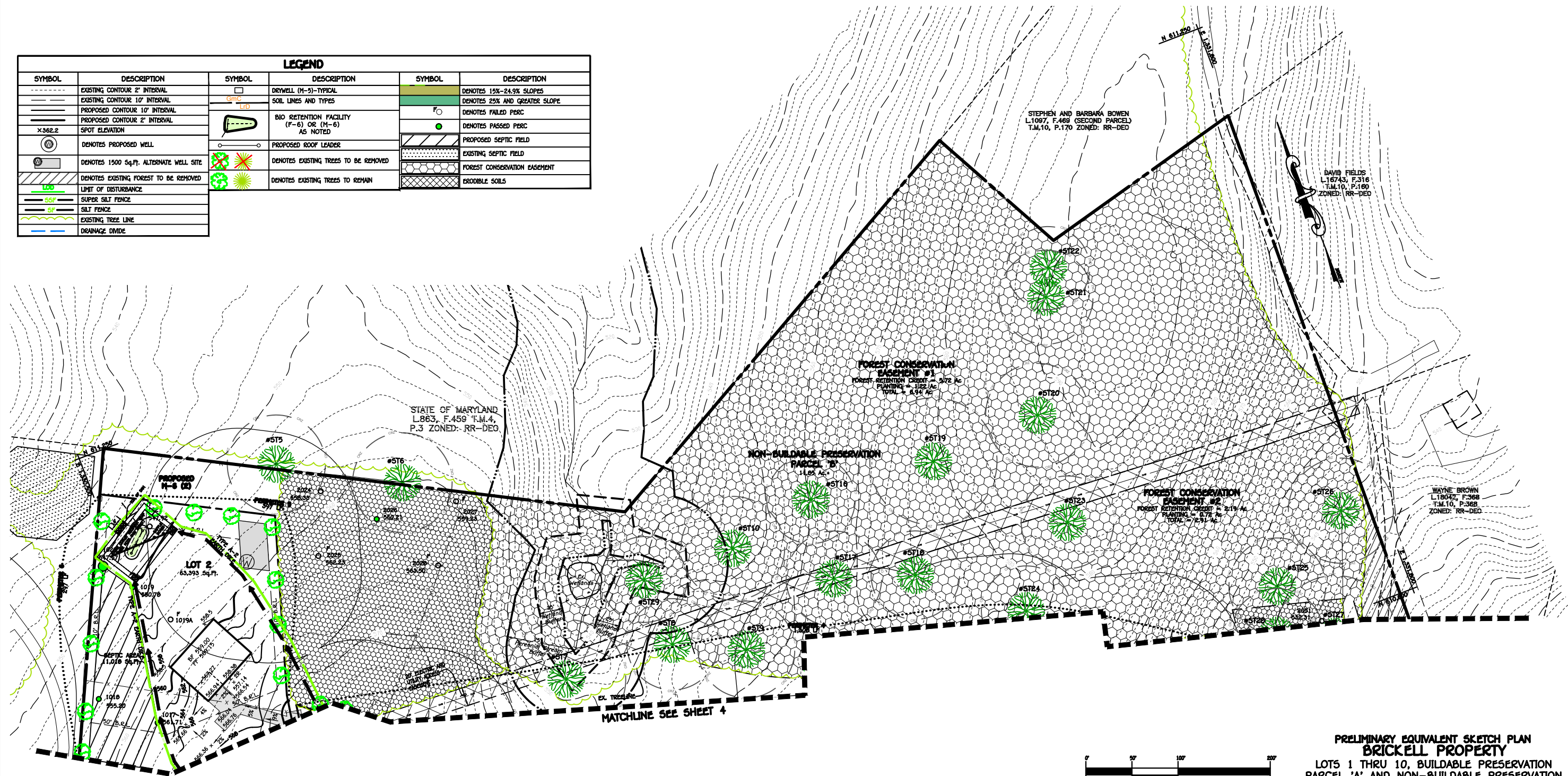
FRANK HAWLANSKI, L. \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER/DEVELOPER**  
 JAMES AND SUSAN BRICKELL  
 12201 HOWARD LODGE DRIVE  
 SYKESVILLE, MD 21784-5404

PRELIMINARY EQUIVALENT SKETCH PLAN  
**BRICKELL PROPERTY**  
 LOTS 1 THRU 10, BUILDABLE PRESERVATION  
 PARCEL 'A' AND NON-BUILDABLE PRESERVATION  
 PARCEL 'B', 'C', 'D', AND 'E'  
 PREVIOUS HOWARD COUNTY FILES: ECP-19-021  
 TAX MAP NO.: 9 GRID NO.: 6 PARCEL NO.: 254  
 TAX MAP NO.: 10 GRID NO.: 1 PARCEL NO.: 274  
 ZONED RR-DEO  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: MARCH, 2019  
 REVISED DATE: APRIL, 2019  
 SHEET 4 OF 8 **SP-19-003**



| LEGEND |  |        |  |        |                               |
|--------|--|--------|--|--------|-------------------------------|
| SYMBOL | DESCRIPTION                                      | SYMBOL | DESCRIPTION                                    | SYMBOL | DESCRIPTION                   |
|        | EXISTING CONTOUR 2' INTERVAL                     |        | DRYWELL (M-5)-TYPICAL                          |        | DENOTES 15%-24.9% SLOPES      |
|        | EXISTING CONTOUR 10' INTERVAL                    |        | SOIL LINES AND TYPES                           |        | DENOTES 25% AND GREATER SLOPE |
|        | PROPOSED CONTOUR 10' INTERVAL                    |        | BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED |        | DENOTES FAILED PERC           |
|        | PROPOSED CONTOUR 2' INTERVAL                     |        | PROPOSED ROOF LEADER                           |        | DENOTES PASSED PERC           |
|        | X.362.2 SPOT ELEVATION                           |        | PROPOSED SEPTIC FIELD                          |        | EXISTING SEPTIC FIELD         |
|        | DENOTES PROPOSED WELL                            |        | EXISTING SEPTIC FIELD                          |        | FOREST CONSERVATION EASEMENT  |
|        | DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE          |        | DENOTES EXISTING TREES TO BE REMOVED           |        | ERODIBLE SOILS                |
|        | DENOTES EXISTING FOREST TO BE REMOVED            |        | DENOTES EXISTING TREES TO REMAIN               |        |                               |
|        | LTD DENOTES EXISTING FOREST LIMIT OF DISTURBANCE |        |  |        |                               |
|        | SSF SUPER SILT FENCE                             |        |  |        |                               |
|        | SF SILT FENCE                                    |        |  |        |                               |
|        | EXISTING TREE LINE                               |        |  |        |                               |
|        | DRAINAGE DIVIDE                                  |        |  |        |                               |



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 CENTRAL SQUARE OFFICE PARK - 10272 BALDORCK NATIONAL FILE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-3992

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

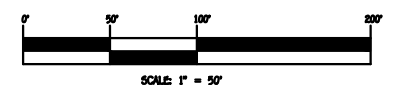
PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_



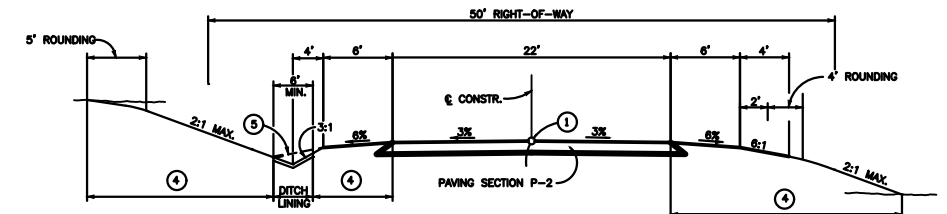
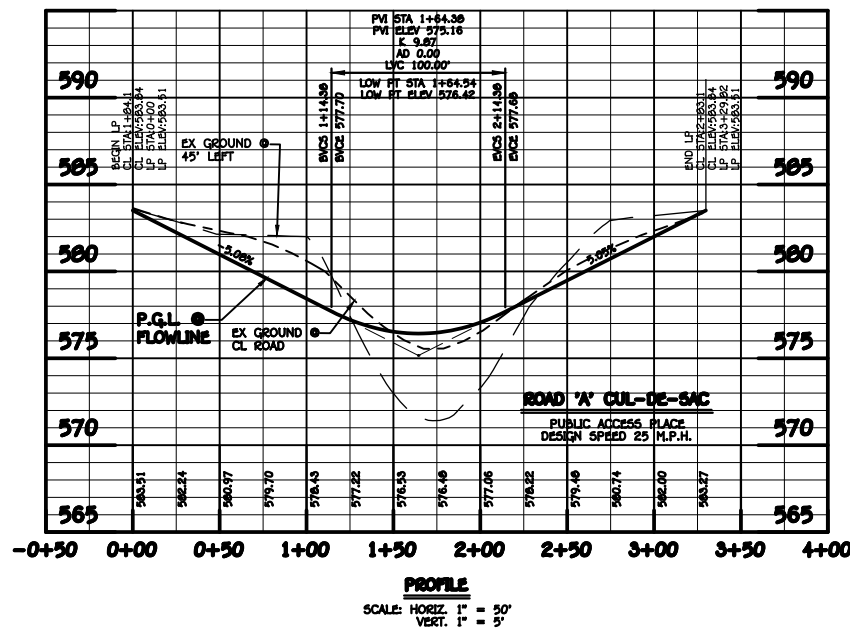
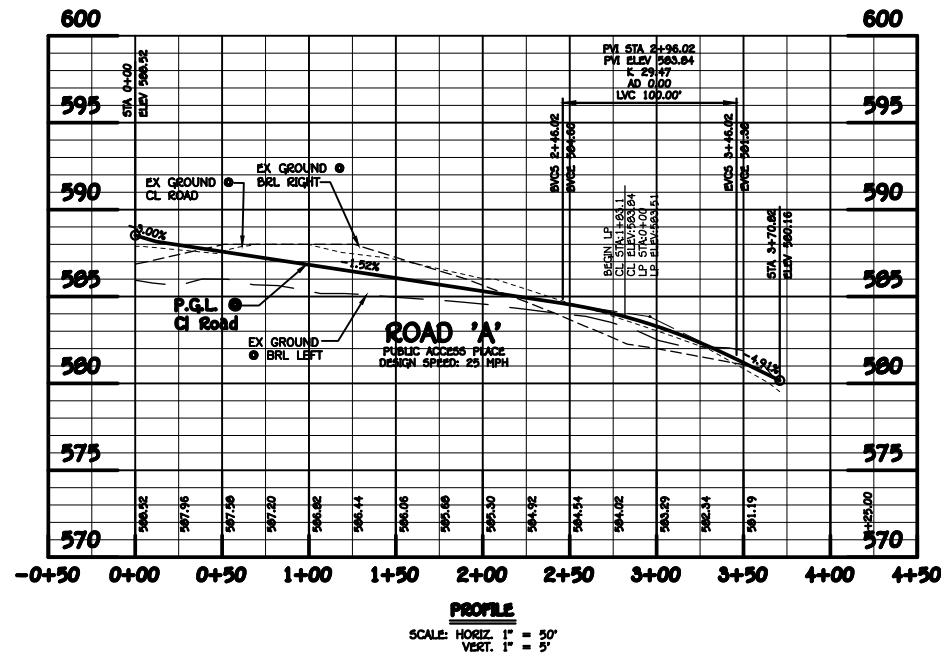
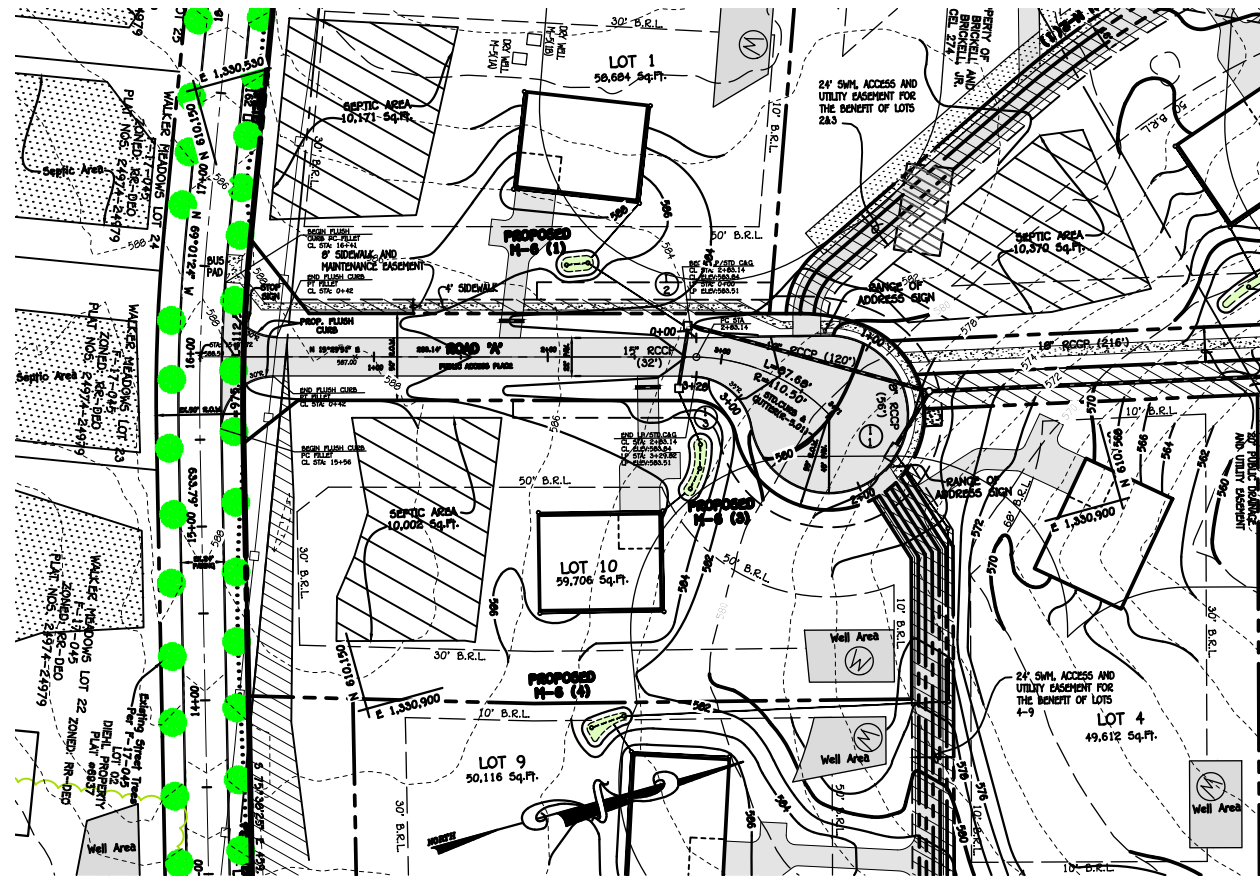
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FRANK HVALBY, L.S. \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER/DEVELOPER**  
 JAMES AND SUSAN BRICKELL  
 12201 HOWARD LODGE DRIVE  
 SYKESVILLE, MD 21784-5404



**PRELIMINARY EQUIVALENT SKETCH PLAN  
 BRICKELL PROPERTY**  
 LOTS 1 THRU 10, BUILDABLE PRESERVATION  
 PARCEL 'A' AND NON-BUILDABLE PRESERVATION  
 PARCEL 'B', 'C', 'D', AND 'E'  
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 SCALE: AS SHOWN DATE: MARCH, 2019  
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 SHEET 5 OF 8



- ① Profile Grade Line (PGL) - See Design Manual
  - ② Type Of Curb Varies (Bituminous Curb Or Mod. Comb. Curb & Gutter Or S'd. Comb. Curb & Gutter - See Design Manual)
  - ③ 4" Concrete Sidewalk As Req'd. By Subdivision Regulations.
  - ④ Indicates 2" Top Soil, Seed And Mulch.
  - ⑤ Ditch Cross-Section Slope May Be Flattened To Provide A Stable At Or Near The Crest Of Vertical Curves Where Quantity Of Sewer Flow Is Small, As Approved By DPW.
- Note: Normal Crown Sections Are Shown. See Design Manual For Super-elevation Requirements.

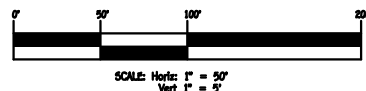
**LOCAL TYPICAL ROADWAY SECTION**  
NOT TO SCALE

**PRELIMINARY ROAD PROFILES  
BRICKELL PROPERTY**  
 LOTS 1 THRU 10, BUILDABLE PRESERVATION  
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 SHEET 6 OF 8

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PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_



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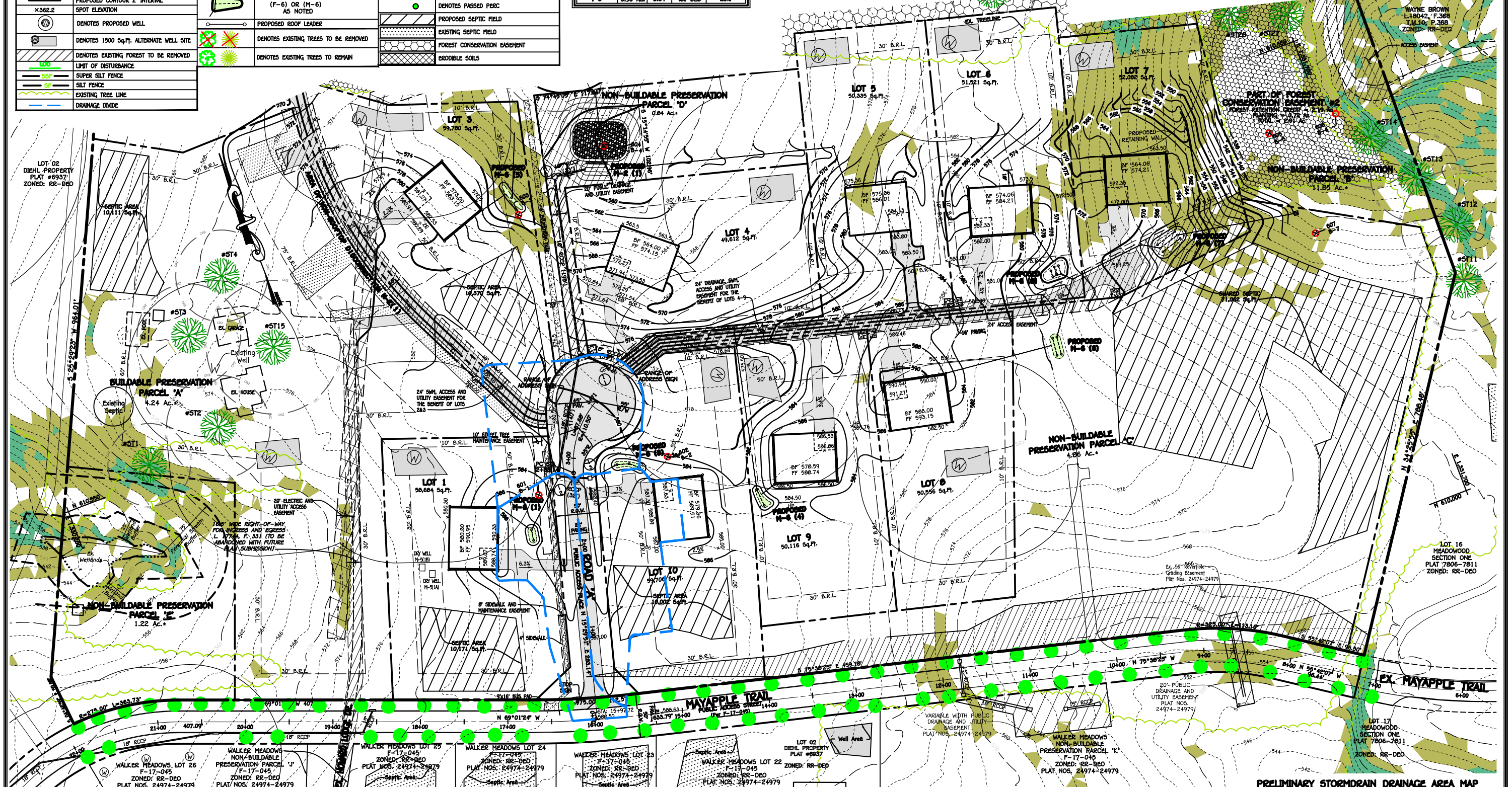
JAMES M. WILLIAMS, L.L. \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER/DEVELOPER**  
 JAMES AND SUSAN BRICKELL  
 12201 HOWARD LODGE DRIVE  
 SYKESVILLE, MD 21784-5404



| LEGEND  |   |        |  |
|---------|---|--------|--|
| SYMBOL  | DESCRIPTION                             | SYMBOL | DESCRIPTION                                    |
| ---     | EXISTING CONTOUR 2' INTERVAL            | □      | DRYWELL (M-5)-TYPICAL                          |
| ---     | EXISTING CONTOUR 10' INTERVAL           | ---    | SOIL LINES AND TYPES                           |
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| ○       | DENOTES PROPOSED WELL                   | ---    | EXISTING SEPTIC FIELD                          |
| ○       | DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE | ---    | FOREST CONSERVATION EASEMENT                   |
| ---     | DENOTES EXISTING FOREST TO BE REMOVED   | ---    | ERODIBLE SOILS                                 |
| ---     | LIMIT OF DISTURBANCE                    | ---    |  |
| ---     | SUPER SILT FENCE                        | ---    |  |
| ---     | SILT FENCE                              | ---    |  |
| ---     | EXISTING TREE LINE                      | ---    |  |
| ---     | DRAINAGE DIVIDE                         | ---    |  |

| DRAINAGE AREA DATA |          |      |        |        |
|--------------------|----------|------|--------|--------|
| STRUCTURE NO.      | AREA     | "C"  | ZONED  | % IMP. |
| I-1                | 0.45 AC. | 0.52 | RR-DEO | 44%    |
| I-2                | 0.40 AC. | 0.46 | RR-DEO | 35%    |
| I-3                | 0.50 AC. | 0.34 | RR-DEO | 20%    |



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12201 HOWARD LODGE DRIVE  
SYKEVILLE, MD 21784-5404

**PRELIMINARY STORMDRAIN DRAINAGE AREA MAP  
BRICKELL PROPERTY**  
LOTS 1 THRU 10, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B', 'C', 'D', AND 'E'  
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SHEET 7 OF 8



