

SHEET INDEX table with columns SHEET NO. and DESCRIPTION. Rows include 1. TITLE SHEET, 2. SITE DEVELOPMENT PLAN, 3. SEDIMENT & EROSION CONTROL PLAN, 4. SEDIMENT & EROSION CONTROL DETAILS, 5. ARCHITECTURAL ELEVATIONS.

SOILS LEGEND table with columns SOIL, NAME, CLASS, and Kw. Rows include Fa FALLSINGTON SANDY LOAM, LoB LEGORE-MONTALTO-URBAN LAND COMPLEX, and UBF UDOTMENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES.

SOIL TYPES TAKEN FROM MAP 28 OF THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND FOUND ON THE HSCD WEBSITE.

SITE ANALYSIS DATA CHART table with columns A through P. Includes data for total area, limit of disturbed area, present zoning, and other site characteristics.

GENERAL NOTES (CONTINUED)

- 38. PLAN SUBJECT TO AN ADMINISTRATIVE ADJUSTMENT TO THE DISTRICT MAP FOR DRAFTING ERRORS AND OTHER CORRECTIONS...
39. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE...
40. SNOW REMOVAL FOR THE PUBLIC PARKING SPACES WILL BE THE RESPONSIBILITY OF THE GLEN OAKS PLACE HOMEOWNERS ASSOCIATION.

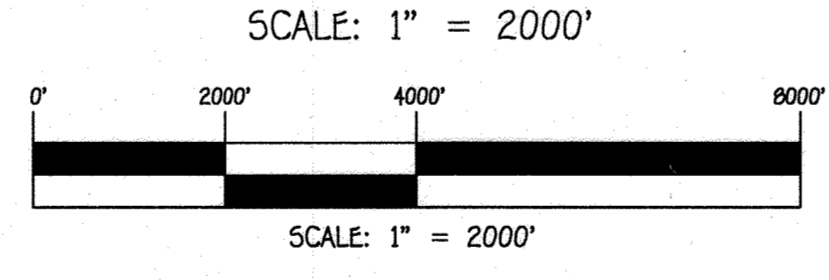
LEGEND table with columns SYMBOL and DESCRIPTION. Includes symbols for existing contours, proposed contours, spot elevations, limits of disturbance, and various utility lines.

ADDRESS CHART table with columns LOT NUMBER and STREET ADDRESS. Lists addresses from 9580 GLEN OAKS LANE to 9517 BROAD OAKS LANE.



HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 42EC N 545,416.990 E 1,360,140.442 ELEVATION: 365.303'
HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 42FA N 544,412.796 E 1,362,179.426 ELEVATION: 341.823'

VICINITY MAP



STORMWATER MANAGEMENT INFORMATION table with columns LOT NUMBER, FACILITY NAME & NUMBER, PRACTICE TYPE, PUBLIC, PRIVATE, H.O.A. MAINTAINS, and MISC.

General Notes Continued:

- 43. This Plan is Subject to WP-23-016 which on October 12, 2022 The Department of Planning and Zoning hereby determined that you have demonstrated to its satisfaction that strict enforcement of Section 16.114(g) would result in an unreasonable hardship or practical difficulty...
44. On all future plan submissions, a brief description of this alternative compliance petition shall be included as a general note to include request(s), section(s) of the regulations, action, and date.

Approval table with columns for APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING, including signatures and dates for Chief, Division of Land Development and Director.

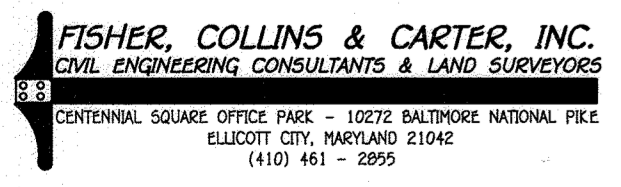


PROFESSIONAL CERTIFICATION section with text: 'PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND...' and OWNER/DEVELOPER information for GLEN OAKS PLACE.

TITLE SHEET section containing project title GLEN OAKS PLACE, zoning information, previous Howard County files, tax map details, and a revision table.

GENERAL NOTES

- 1. THE SUBJECT PROPERTY IS ZONED R-5A-B PER 10/6/13 COMPREHENSIVE ZONING PLAN.
2. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY 'HESS UTILITY' AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.



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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DocuSigned by:  
 [Signature]  
 3/18/2022  
 Chief, Division of Land Development Date

DocuSigned by:  
 Chad Edmondson  
 3/23/2022  
 Chief, Development Engineering Division Date

DocuSigned by:  
 Amy Groman  
 3/23/2022  
 Director - Department of Planning and Zoning Date

**PROFESSIONAL CERTIFICATION**

"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, 7/14/23."  
 Frank John Manderson II  
 LICENSE NO. 21476  
 Jan 31, 2022  
 NAME DATE

0 20 40 80  
 SCALE: 1" = 20'

**OWNER/DEVELOPER**  
 GLEN OAKS DEVELOPMENT COMPANY, LLC  
 SUITE 200  
 8318 FOREST STREET  
 ELLICOTT CITY, MARYLAND 21043  
 ATTN: MR DONALD R. REUWER, JR.  
 410-707-7054

NO.	REVISION	DATE
2	REVISE TITLE BLOCK, PARCEL NO. AND REMOVE LOT 19 TO PARCEL A	1/10/22
1	REVISE PLAN FROM PER LOTS 13-15 & CURB ON GLEN OAKS LANE TO PERMISSIBLE ELEVATION	1/10/22

SUBDIVISION	SECTION/AREA	LOT NOS.
GLEN OAKS PLACE	N/A	LOTS 1 THRU 19

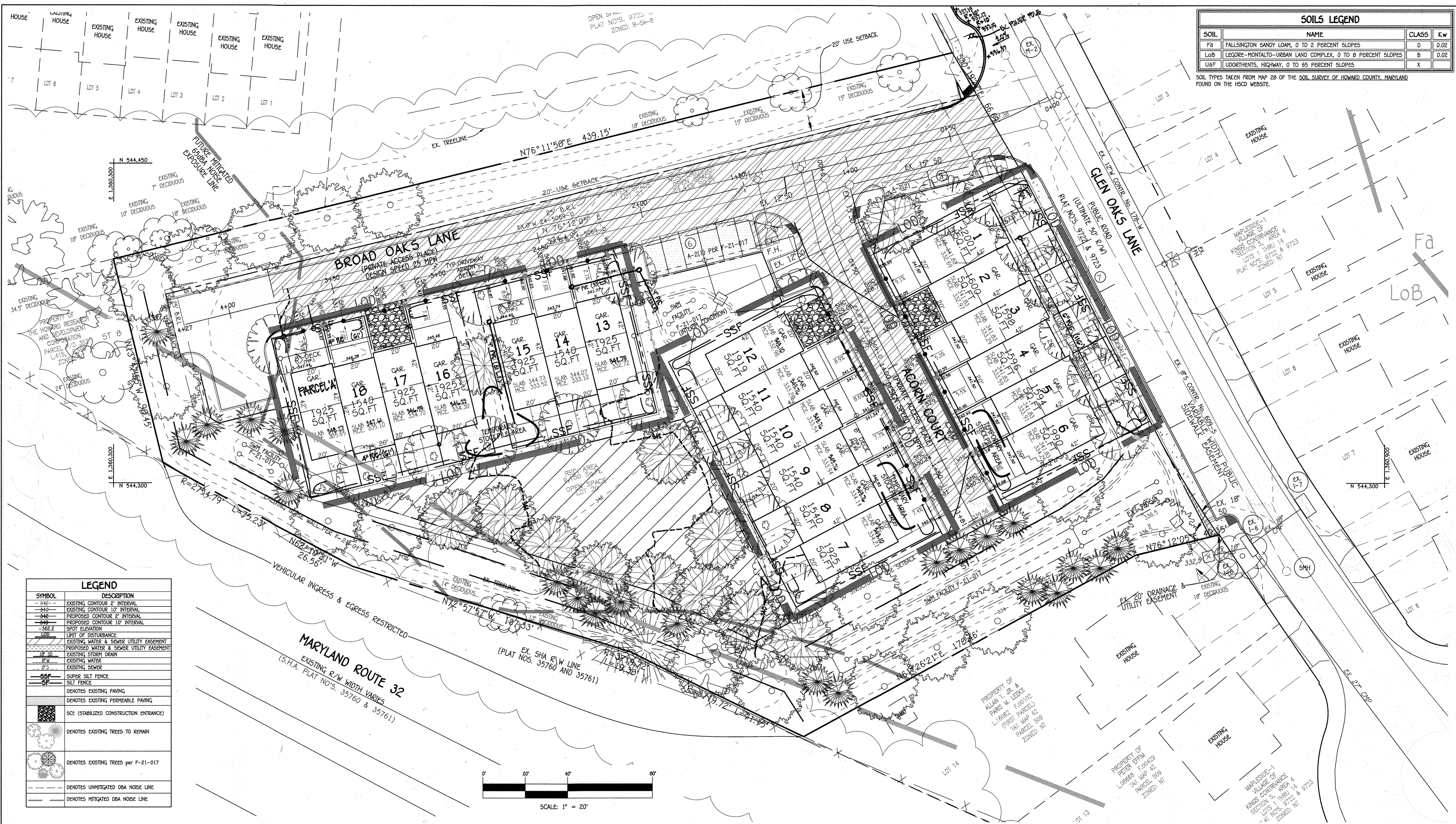
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
25969-25971	N/A	R-SA-B	42	6	6067.07

**SITE DEVELOPMENT PLAN**  
**GLEN OAKS PLACE**  
 LOTS 1 THRU 19 & PARCEL A  
 ZONED: R-SA-B

PREVIOUS HOWARD COUNTY FILES: ECP-18-039, AA-18-001, ECP-18-039, F-18-121, WP-19-012, ECP-19-046, 5-19-010, P-20-005 & F-21-017  
 TAX MAP NO.: 42 GRID NO.: 16 PARCEL NO'S: 66, 353, 381 & 385  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: DECEMBER 2021

SHEET 2 OF 5  
 SDP-21-046

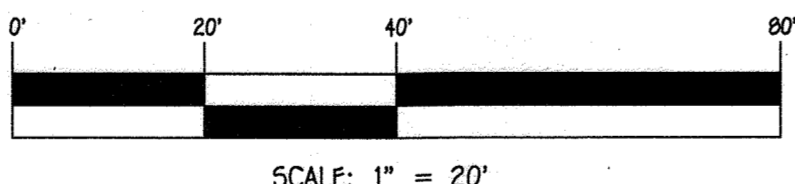
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SOILS LEGEND			
SOIL	NAME	CLASS	Kw
Fa	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	0.02
LoB	LEGORE-MONTALTO-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	0.02
UaF	UDORNTENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	X	

SOIL TYPES TAKEN FROM MAP 28 OF THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND FOUND ON THE HSCD WEBSITE.

LEGEND	
SYMBOL	DESCRIPTION
-342-	EXISTING CONTOUR 2' INTERVAL
-340-	EXISTING CONTOUR 10' INTERVAL
-346-	PROPOSED CONTOUR 2' INTERVAL
-348-	PROPOSED CONTOUR 10' INTERVAL
-362.2	SPOT ELEVATION
LD	LIMIT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED WATER & SEWER UTILITY EASEMENT
---	EXISTING STORM DRAIN
---	EXISTING WATER
---	EXISTING SEWER
---	SUPER SILT FENCE
---	SILT FENCE
---	DENOTES EXISTING PAVING
---	DENOTES EXISTING PERMEABLE PAVING
---	SCE (STABILIZED CONSTRUCTION ENTRANCE)
---	DENOTES EXISTING TREES TO REMAIN
---	DENOTES EXISTING TREES per F-21-017
---	DENOTES UNMITIGATED DBA NOISE LINE
---	DENOTES MITIGATED DBA NOISE LINE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Documented by: *[Signature]* 3/18/2022  
 Chief, Division of Land Development Date

Documented by: *Chad Edmondson* 3/21/2022  
 Chief, Development Engineering Division Date

Documented by: *Amy Green* 3/21/2022  
 Director - Department of Planning and Zoning Date



**PROFESSIONAL CERTIFICATE**

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

*Frank John Manalansan II* Jan 31, 2022  
 SIGNATURE OF LICENSED PROFESSIONAL FRANK JOHN MANALANSAN II DATE

**BUILDER/DEVELOPER'S CERTIFICATE**

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

*[Signature]* Jan 31, 2022  
 SIGNATURE OF DEVELOPER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

*Reshander Brathier* 3/16/2022  
 HOWARD SOIL CONSERVATION DISTRICT DATE

**OWNER/DEVELOPER**

GLEN OAKS DEVELOPMENT COMPANY, LLC  
 8318 FOREST STREET  
 SUITE 200  
 ELLICOTT CITY, MARYLAND 21043  
 ATTN: MR DONALD R. REUWER, JR.  
 410-707-7054

NO.	REVISION	DATE
1	ISSUE FROM PERMITS FOR LOT 13-15 & CURB ON GLEN OAKS LANE TO RESERVE EASEMENT OF 20' WIDE	1/10/23

SUBDIVISION	SECTION/AREA	LOT Nos.
GLEN OAKS PLACE	N/A	LOTS 1 THRU 19

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
25969-25971	N/A	R-SA-B	42	6	6067.07

**SEDIMENT CONTROL PLAN**

**GLEN OAKS PLACE**  
 LOTS 1 THRU 18 & PARCEL 'A'

ZONED: R-SA-B

PREVIOUS HOWARD COUNTY FILES: ECP-18-039, AA-18-001, ECP-18-039, F-18-121, WP-19-012, ECP-19-046, 5-19-010, P-20-005 & F-21-017  
 TAX MAP NO.: 42 GRID NO.: 16 PARCEL NOS: 66, 353, 381 & 385  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: DECEMBER 2021

SHEET 3 OF 5

SDP-21-046

SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS (B-4-2)

A. Soil Preparation
1. Temporary Stabilization
a. Seeded preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment...

B. Topsoiling
1. Topsoil is placed over prepared subsoil and/or establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth...

C. Soil Amendments (Fertilizer and Lime Specifications)
1. Soil tests must be performed to determine the exact rates and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more...

PERMANENT SEEDING NOTES (B-4-5) A. Seed Mixtures

1. General Use
a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardness Zone (from Figure B.3) and based on the site condition or purpose shown on Table B.2. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary...

2. Turfgrass Mixtures
a. Areas where turfgrasses may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance...

Table with 7 columns: No., Species, Application Rate (lb/ac), Seeding Dates, Seeding Depth (in.), N (lb/ac), P2O5 (lb/ac), K (lb/ac). Rows include TALL FESCUE, PHOENIX, and MIXED GRASSES.

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

1. Soil tests must be performed to determine the exact rates and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more... Establishment of vegetative cover on cut and fill slopes...

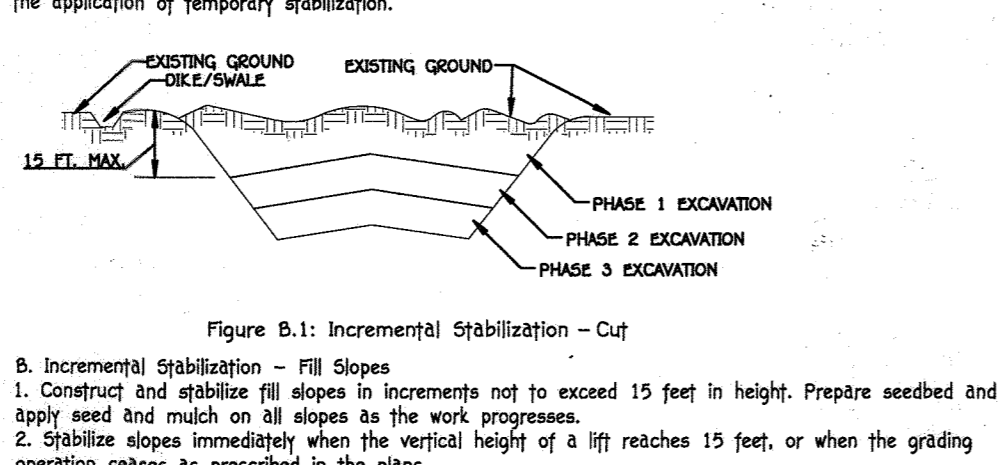
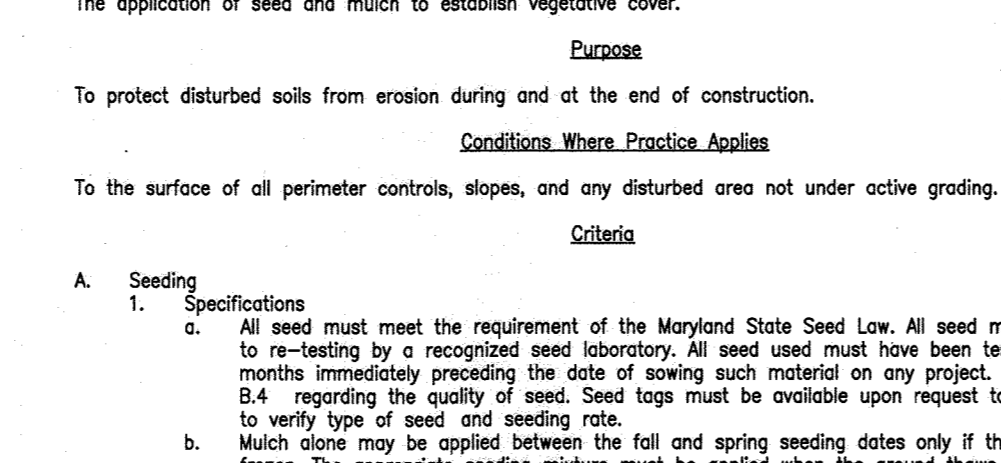


Table with 7 columns: Hardness Zone, Species, Application Rate (lb/ac), Seeding Dates, Seeding Depth, N (lb/ac), P2O5 (lb/ac), K (lb/ac). Rows include BARLEY, OATS, RYE, and FOXTAIL MILLET.

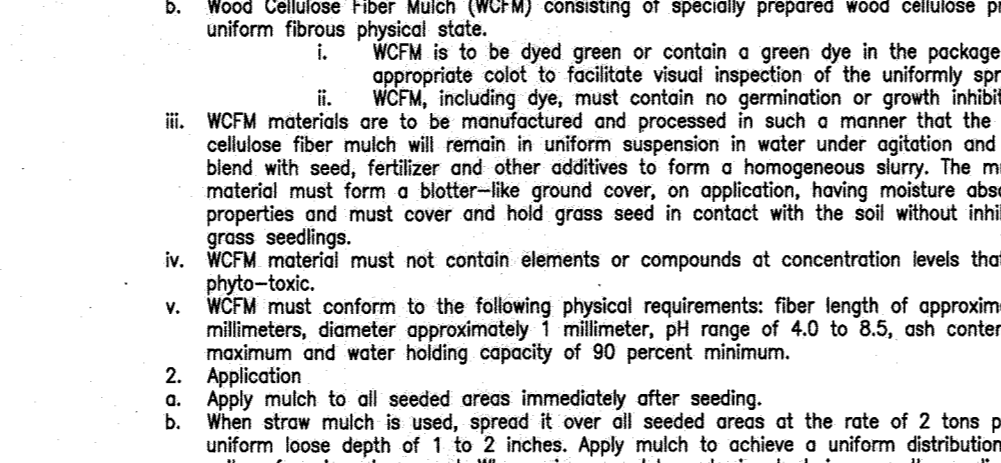
STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREAS (B-4-8)

Definition
The mound or pile of soil protected by appropriately designed erosion and sediment control measures.
Purpose
To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.



Definition
The application of seed and mulch to establish vegetative cover.
Purpose
To protect disturbed soils from erosion during and at the end of construction.

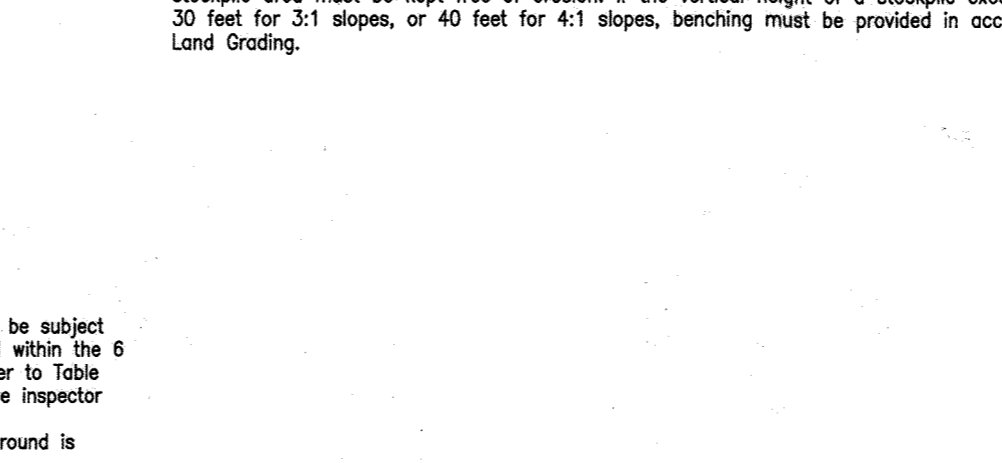
A. Seeding
1. Specifications
a. All seed must meet the requirement of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory...



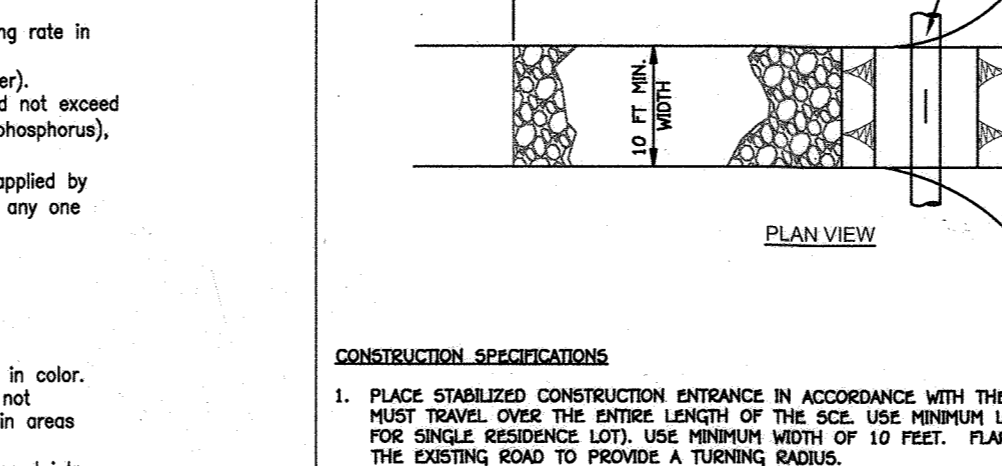
1. Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seeded and apply seed and mulch on all cut slopes as the work progresses...

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREAS (B-4-8)

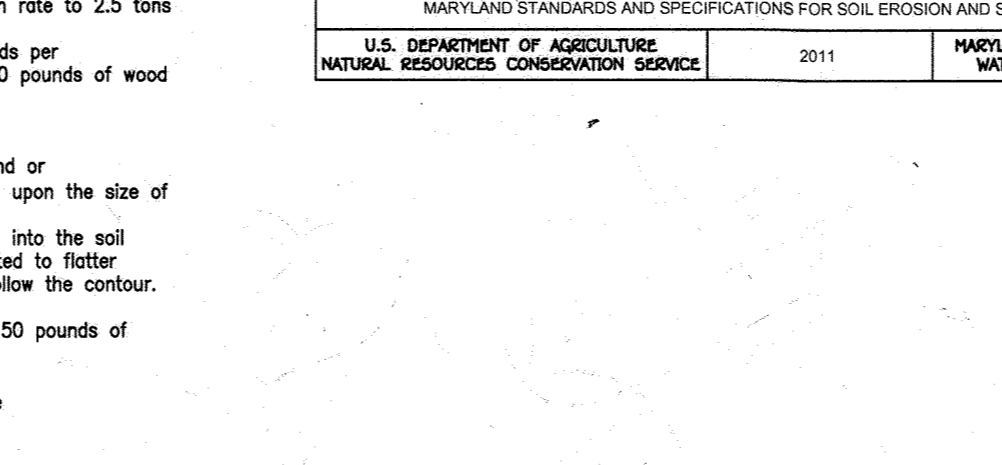
Definition
The mound or pile of soil protected by appropriately designed erosion and sediment control measures.
Purpose
To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.



1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan. The footprint of the stockpile must be sized to accommodate the anticipated volume of material...

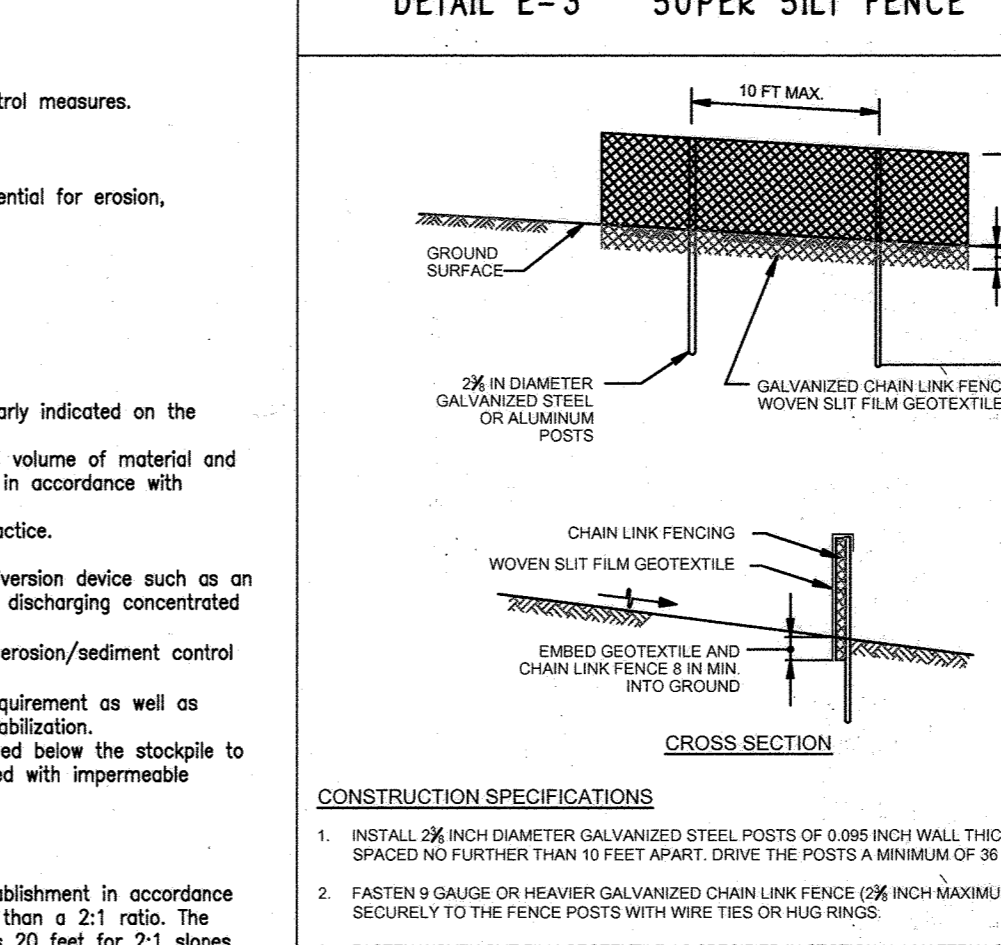


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a. All seed must meet the requirement of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory...

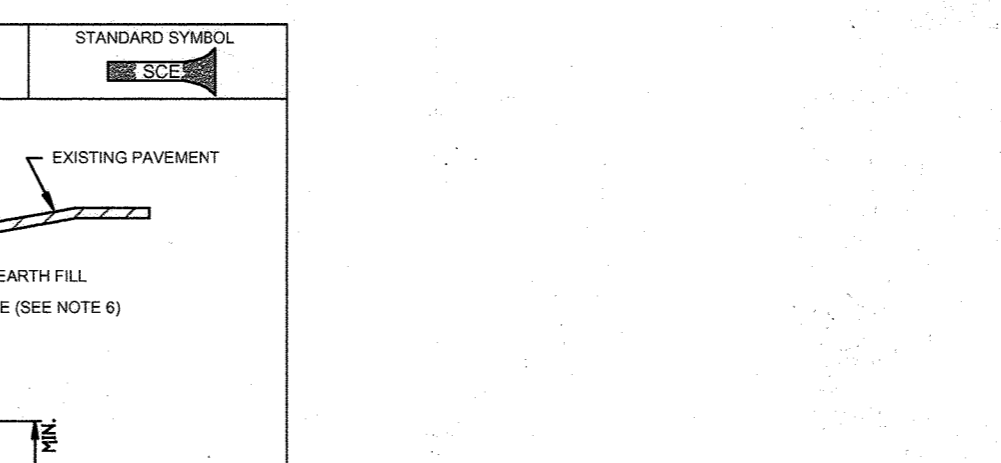


1. Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seeded and apply seed and mulch on all cut slopes as the work progresses...

DETAIL E-3 SUPER SILT FENCE



CONSTRUCTION SPECIFICATIONS
1. INSTALL 2x6 INCH DIAMETER GALVANIZED STEEL POSTS OF 8x8 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART...



CONSTRUCTION SPECIFICATIONS
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE 6x6 INCH BEAM OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (40 FEET FOR SINGLE RESIDENCE LOT)...

Table with 2 columns: U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE and MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION. Includes year 2011.

SEQUENCE OF CONSTRUCTION
1. OBTAIN A GRADING PERMIT (IF NEEDED).
2. NOTIFY NEIGHBORHOOD AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777.

Table with 4 columns: SUBDIVISION, REVISION, SECTION/AREA, LOT No. LOTS 1 THRU 19. Row 1: GLEN OAKS PLACE, 1, N/A, 19.

SEDIMENT & EROSION CONTROL NOTES AND DETAILS
GLEN OAKS PLACE
LOTS 1 THRU 10 & PARCELS A
ZONED: R-SA-B

Table with 4 columns: PLAT NO., BLOCK NO., ZONE, ELEC. DIST., CENSUS TR. Row 1: 29969-29971, N/A, R-SA-B, 42, 6, 6067.07.

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-313-1899 after the future LUD and protected areas are marked within the field. A minimum of 48 hour notice to CID must be given at the following stages: a. Prior to the start of earth disturbance...

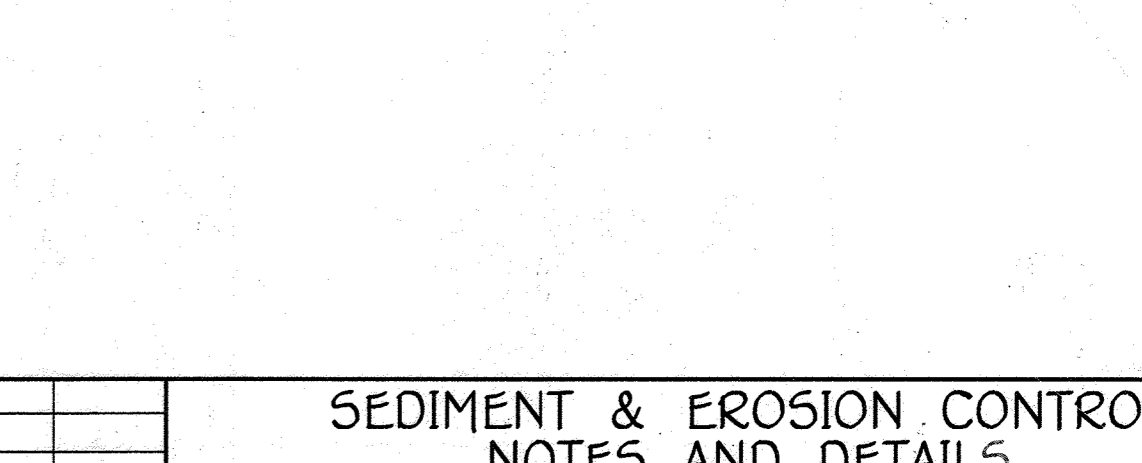
CONSTRUCTION SPECIFICATIONS
1. INSTALL 2x6 INCH DIAMETER GALVANIZED STEEL POSTS OF 8x8 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART...

Table with 2 columns: U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE and MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION. Includes year 2011.

1. Soil tests must be performed to determine the exact rates and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more... Establishment of vegetative cover on cut and fill slopes...

Table with 7 columns: No., Species, Application Rate (lb/ac), Seeding Dates, Seeding Depth (in.), N (lb/ac), P2O5 (lb/ac), K (lb/ac). Rows include TALL FESCUE, PHOENIX, and MIXED GRASSES.

A. Seeding
1. Specifications
a. All seed must meet the requirement of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory...

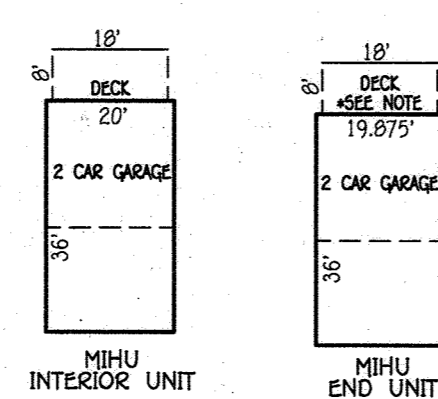
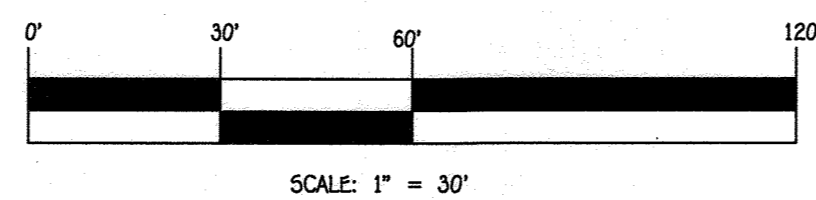


1. Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seeded and apply seed and mulch on all cut slopes as the work progresses...

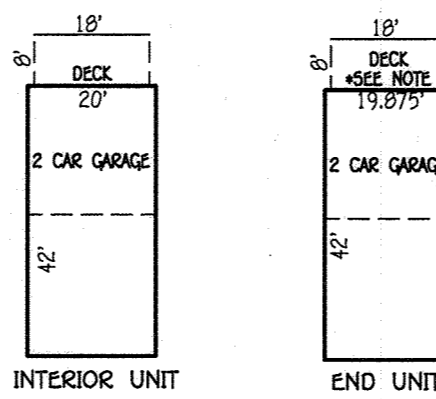
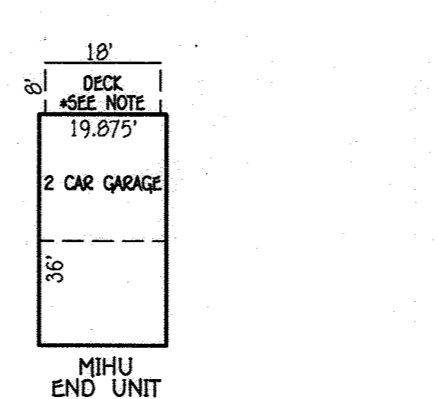
Table with 7 columns: Hardness Zone, Species, Application Rate (lb/ac), Seeding Dates, Seeding Depth, N (lb/ac), P2O5 (lb/ac), K (lb/ac). Rows include BARLEY, OATS, RYE, and FOXTAIL MILLET.

Professional seal and signature blocks for Howard County Department of Planning and Zoning, Maryland Department of Environment Water Management Administration, and the Builder/Developer (Glen Oaks Place).

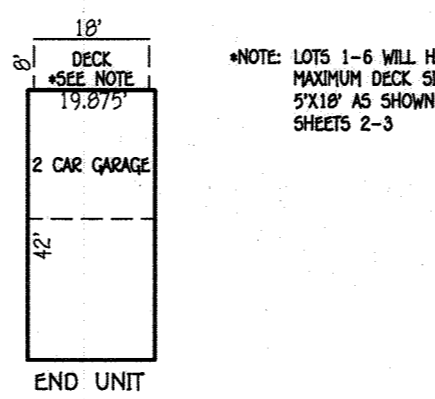
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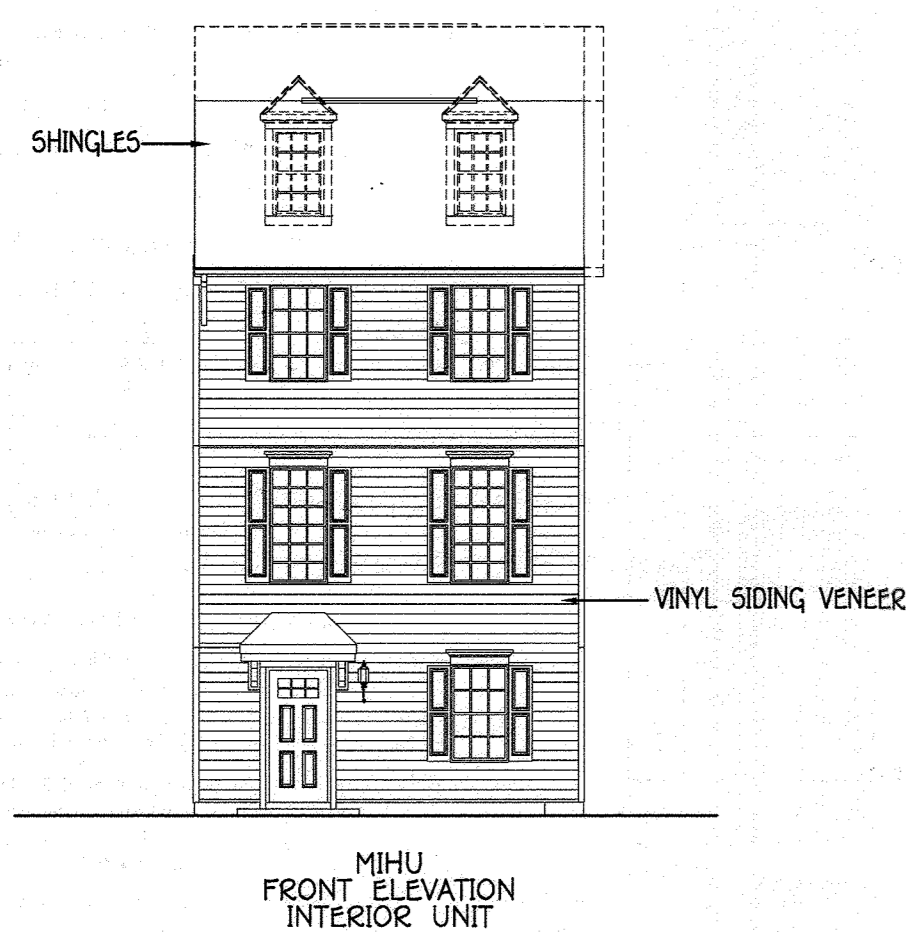
**MOZART E**  
SCALE: 1" = 30'



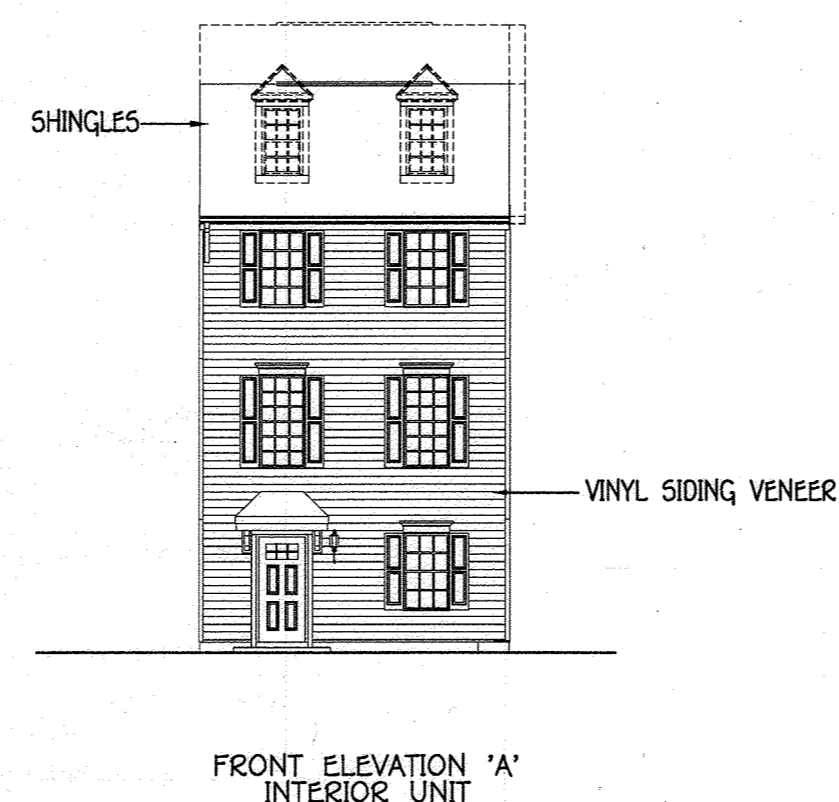
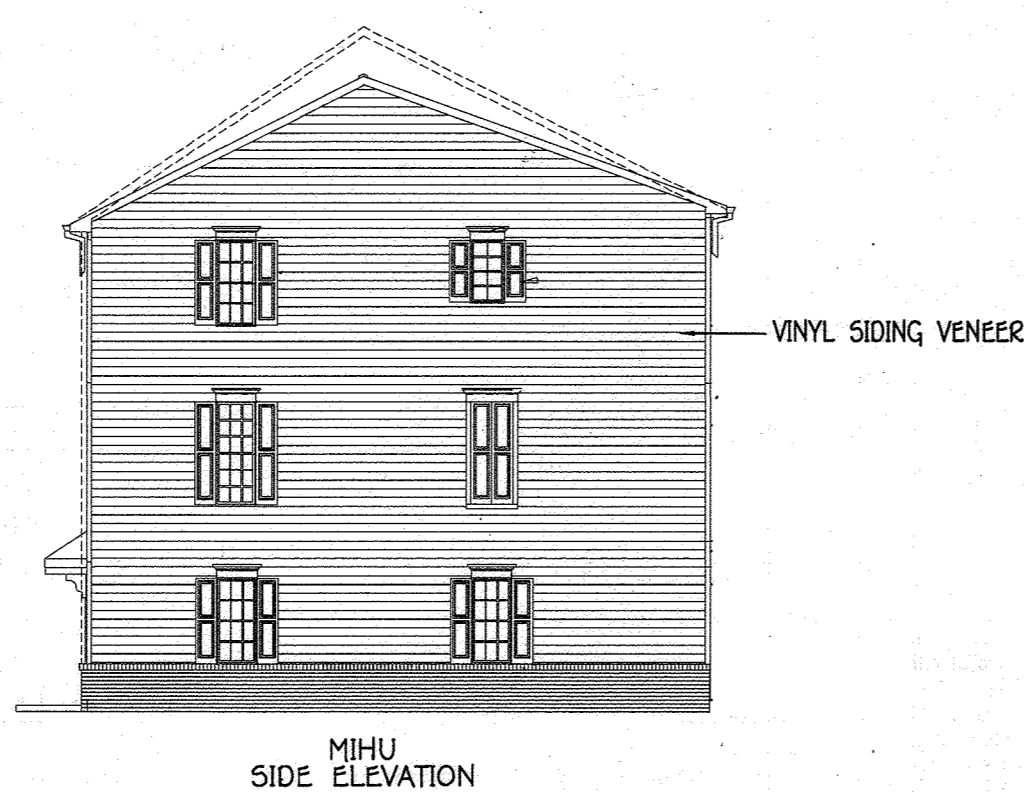
**STRAUSS E-02**  
SCALE: 1" = 30'



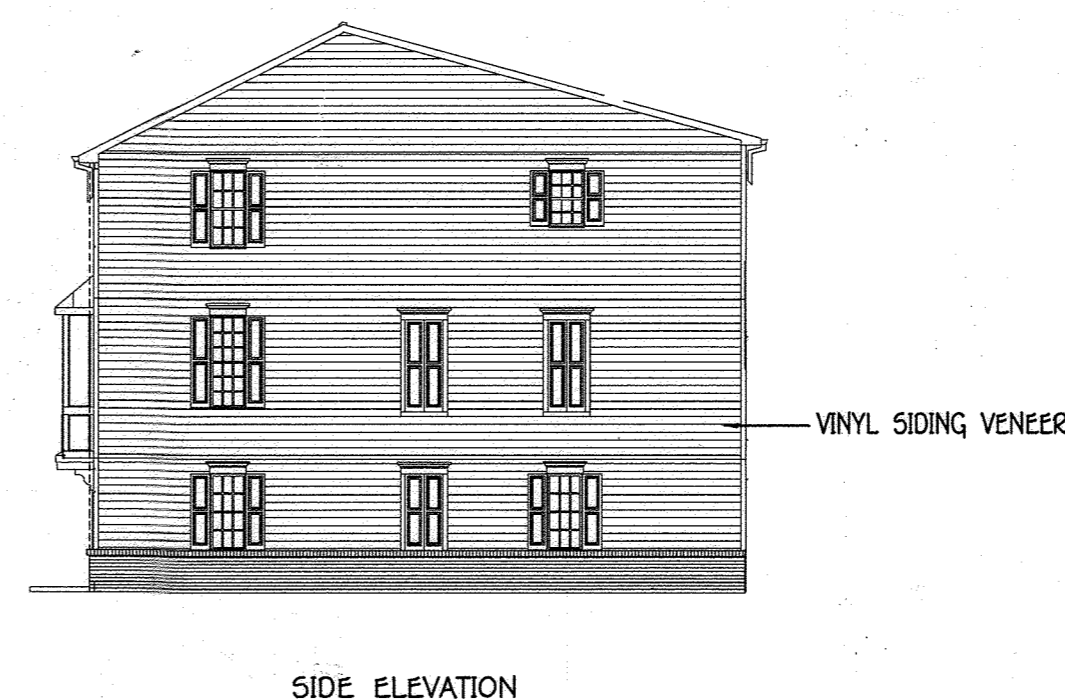
NOTE: LOTS 1-6 WILL HAVE A WARMER DECK SIZE OF 57x18' AS SHOWN ON SHEETS 2-3



**MOZART E**  
NTS



**STRAUSS E-02**  
NTS



**FISHER, COLLINS & CARTER, INC.**  
CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21043  
(410) 481 - 2855

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DocuSigned by:  
*[Signature]* 3/18/2022  
Chief, Division of Land Development Date

DocuSigned by:  
*Chad Edmondson* 3/21/2022  
Chief, Development Engineering Division Date

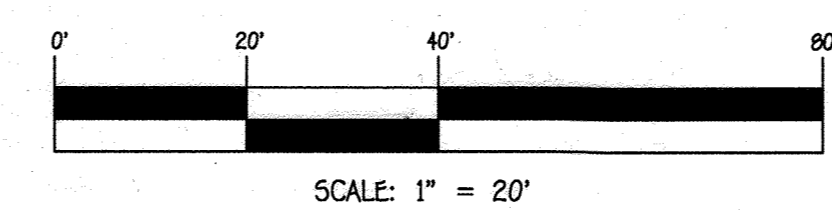
DocuSigned by:  
*Ray Green* 3/21/2022  
Director - Department of Planning and Zoning Date



**PROFESSIONAL CERTIFICATION**

"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, 7/14/23.

*Frank John Mandarino II* Jan 31, 2022  
NAME DATE



**OWNER/DEVELOPER**

GLEN OAKS DEVELOPMENT COMPANY, LLC  
8318 FORREST STREET  
SUITE 200  
ELLCOTT CITY, MARYLAND 21043  
ATTN: MR DONALD R. REUWER, JR.  
410-707-7054

NO.		REVISION		DATE	
1	REVISED TITLE			1/16/23	
SUBDIVISION		SECTION/AREA		LOT Nos.	
GLEN OAKS PLACE		N/A		LOTS 1 THRU 19	
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
25969-25971	N/A	R-SA-B	42	6	6067.07

ARCHITECTURAL ELEVATIONS  
**GLEN OAKS PLACE**  
LOTS 1 THRU 19 & PARCEL 'A'

ZONED: R-SA-B  
PREVIOUS HOWARD COUNTY FILES: ECP-18-039, AA-18-001, ECP-18-039, F-18-121, WP-19-012, ECP-19-046, 5-19-010, P-20-005 & F-21-017  
TAX MAP NO.: 42 GRID NO.: 16 PARCEL NO'S: 66, 353, 381 & 385  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: DECEMBER 2021