

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SKETCH PLAN

SKETCH PLAN

GLEN OAKS PLACE

PARCEL 'A'

(FORMERLY LOT 19)

ZONING: R-SA-8 (HIGH DENSITY RESIDENTIAL) DISTRICT

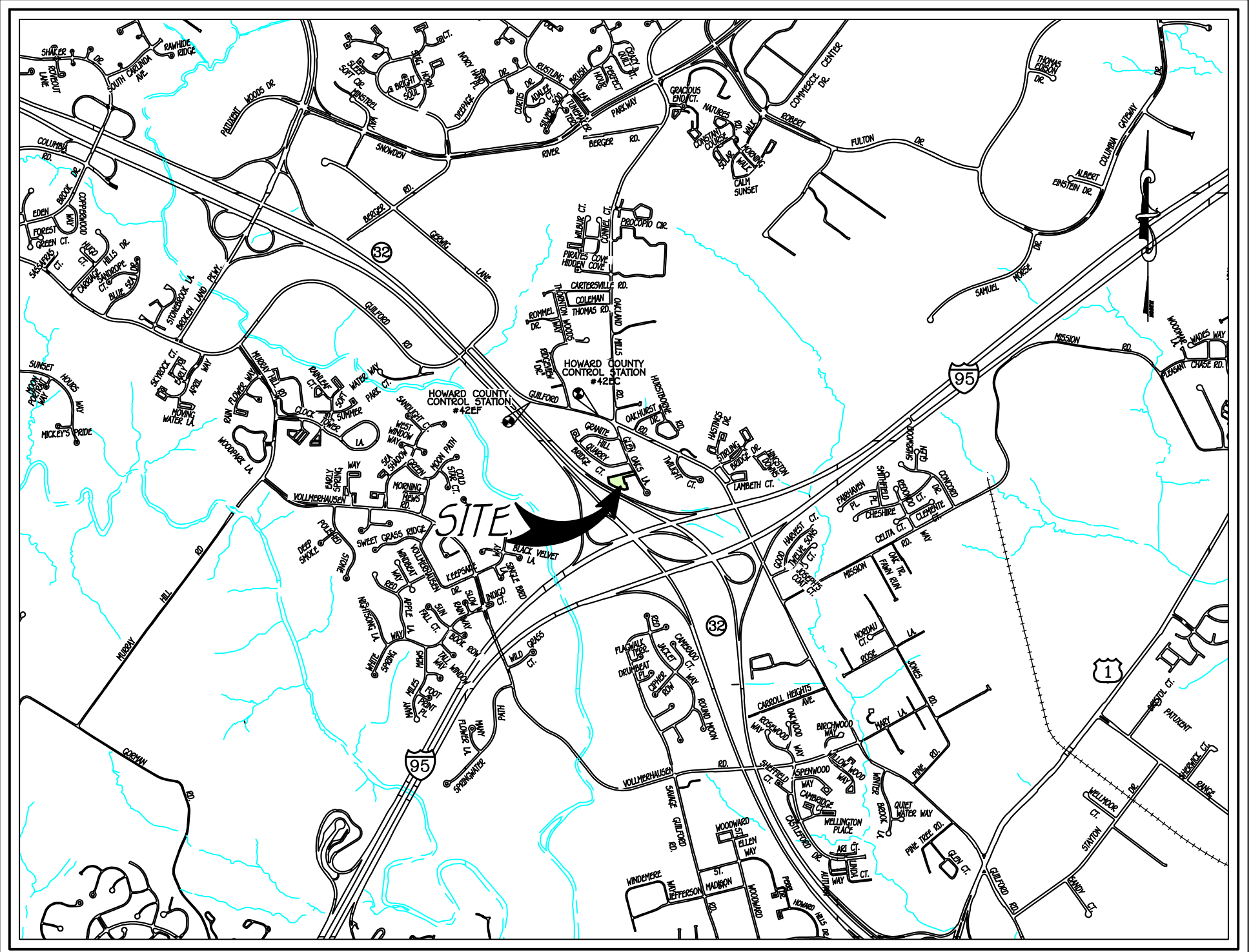
TAX MAP No. 42 GRID No. 16

PARCEL No. 353

SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	9580 GLEN OAKS LANE
2	9582 GLEN OAKS LANE
3	9584 GLEN OAKS LANE
4	9586 GLEN OAKS LANE
5	9588 GLEN OAKS LANE
6	9590 GLEN OAKS LANE
7	9610 ACORN COURT
8	9608 ACORN COURT
9	9606 ACORN COURT
10	9604 ACORN COURT
11	9602 ACORN COURT
12	9600 ACORN COURT
13	9501 BROAD OAKS LANE
14	9503 BROAD OAKS LANE
15	9505 BROAD OAKS LANE
16	9509 BROAD OAKS LANE
17	9511 BROAD OAKS LANE
18	9513 BROAD OAKS LANE
PARCEL 'A' UNIT 1	9515 BROAD OAKS LANE
PARCEL 'A' UNIT 2	9515 BROAD OAKS LANE



SITE ANALYSIS DATA CHART

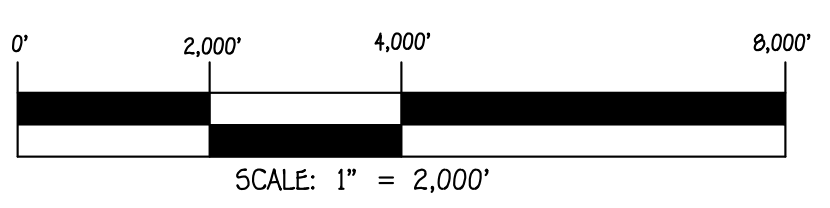
- A. TOTAL AREA OF THIS SUBMISSION = 0.04 Ac.±
- B. LIMIT OF DISTURBED AREA = 0.0 Ac.±
- C. PRESENT ZONING DESIGNATION = R-SA-B
- D. PROPOSED USE: RESIDENTIAL (CONDOMINIUM)
- E. TOTAL NUMBER OF UNITS PROPOSED: 2 UNITS
- F. OPEN SPACE PREVIOUSLY PROVIDED:
- G. RECREATIONAL OPEN SPACE PREVIOUSLY PROVIDED:
- H. BUILDING COVERAGE OF SITE: 0.02 AC± OR 45%
- I. HOWARD COUNTY FILES: S-19-010, ECP-19-046, WP-19-116, P-20-005, ECP-18-039, WP-19-012, AA-18-001, & F-21-017
- J. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE 0.0 AC
- K. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.000 AC±
- L. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.000 AC±
- M. NET TRACT AREA = 0.04 AC (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA) (0.04 AC - (0.0 AC + 0.00 AC)) = 0.04 AC±
- N. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) LOCATED ON SITE = 0.0 AC±
- O. TOTAL FOREST 0.00 AC±

HOWARD COUNTY
 GEODETIC SURVEY CONTROL NO. 42EC
 N 545,416.990 E 1,360,140.442
 ELEVATION: 365.383'

HOWARD COUNTY
 GEODETIC SURVEY CONTROL NO. 42EF
 N 545,623.351 E 1,359,044.500
 ELEVATION: 347.010'

REFER TO HOWARD CO. ADC MAP 33-EB & 40-E1

LOCATION MAP



GENERAL NOTES

1. TAX MAP 42, PARCEL 353 ZONED R-SA-8 PER ADMINISTRATIVE ADJUSTMENT NO. 18-001 APPROVED BY THE PLANNING DIRECTOR ON APRIL 9, 2018.
2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC SURVEY CONTROL STATIONS NO. 42EC AND NO. 42EF.
 STA. 42EC N 545,416.990 E 1,360,140.442 ELEV.= 365.383
 STA. 42EF N 545,623.351 E 1,359,044.500 ELEV.= 347.010
3. THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2018 BY FISHER, COLLINS AND CARTER, INC.
4. B.L. DENOTES BUILDING RESTRICTION LINE
5. ALL AREAS ARE MORE OR LESS (±)
6. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
7. PROPERTY SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NO'S: S-19-010, ECP-19-046, WP-19-116, P-20-005, ECP-18-039, WP-19-012, AA-18-001, & F-21-017
8. NO CEMETERIES EXIST ON THE SUBJECT PROPERTY BASED ON VISUAL OBSERVATION OR LISTED IN AVAILABLE HOWARD COUNTY CEMETERY INVENTORY MAP.
9. SITE IS NOT ADJACENT TO A SCENIC ROAD.
10. 100 YEAR FLOODPLAIN, WETLANDS, STREAM(S) AND/OR THEIR BUFFERS, AND STEEP SLOPES DO NOT EXIST ON-SITE.
11. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE 10/06/13 COMPREHENSIVE ZONING PLAN. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
12. THE 65 DBA NOISE CONTOUR LINE WAS OBTAINED FROM A NOISE STUDY PREPARED BY HKS GROUP, DATED APRIL 2019 AND IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CAN NOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE CONTOUR LINE REQUIREMENT WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. NOISE MITIGATION HAS BEEN PROVIDED BY A NOISE WALL ALONG MARYLAND ROUTE 32.
13. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
14. EXISTING PUBLIC WATER IS BASED ON CONTR. NO. 24-5069-D, DRAINAGE AREA: LITTLE PATUXENT.
15. EXISTING PUBLIC SEWER IS BASED ON CONTR. NO. 24-5069-D, DRAINAGE AREA: LITTLE PATUXENT.
16. THIS PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT AND THERE ARE NO HISTORIC STRUCTURES WITHIN THE LIMIT OF THE PLAN.
17. LANDSCAPING FOR THIS SUBDIVISION HAS BEEN PROVIDED UNDER F-21-017.
18. THE LOTS CREATED BY THE FINAL RECORD SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPERS COST OF THE INSTALLATION OF THE WATER AND SEWER FACILITIES, PURSUANT TO THE HOWARD COUNTY CODE SECTION 18.112. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.
19. A PRE SUBMISSION COMMUNITY MEETING WAS CONDUCTED FOR THIS PROJECT ON MARCH 23, 2021.
20. SUBDIVISION IS SUBJECT TO SECTION 104.0.F. OF THE ZONING REGULATIONS. AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (MIHU) OR AN ALTERNATIVE COMPLIANCE WILL BE PROVIDED TO THE DEVELOPER TO EXECUTE A MIHU AGREEMENT WITH THE DEPARTMENT OF HOUSING TO INDICATE HOW THE MIHU REQUIREMENT WILL BE MET. THE MIHU AGREEMENT AND COVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THE FINAL RECORD PLAT OF THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND. THIS DEVELOPMENT WILL MEET MIHU ALTERNATIVE COMPLIANCE BY A PAYMENT OF A FEE-IN-LIEU TO THE DEPARTMENT OF HOUSING FOR EACH REQUIRED UNIT.
 MODERATE INCOME HOUSING UNITS (MIHU):
 A. MIHU REQUIRED = (20 LOTS X 10%) = 2 MIHU.
 B. MIHU PROPOSED = 2 MIHU.
 C. AN EXECUTED MIHU AGREEMENT WITH THE HOWARD COUNTY HOUSING DEPARTMENT HAS BEEN COMPLETED AND RECORDED SIMULTANEOUSLY WITH THE FINAL RECORD PLAT.
26. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE HAS BEEN APPROVED.
27. APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
28. OPEN SPACE TABULATION (OVERALL GLEN OAKS DEVELOPMENT):
 A. OPEN SPACE REQUIRED = 0.62 AC. (2.40 AC. X 25%)
 B. TOTAL OPEN SPACE PROVIDED = 1.56 AC. (PROVIDED BY F-21-017)
 1). TOTAL CREDITED OPEN SPACE = 0.63 AC.
 2). TOTAL NON-CREDITED OPEN SPACE = 0.93 AC.
 3). PROVIDED RECREATIONAL AREA = 0.93 AC. (400 SQ. FT./UNIT X 20 UNITS)
29. RECREATIONAL OPEN SPACE TABULATION (F-21-017):
 A. PROVIDED RECREATIONAL AREA = 9,150 SQ. FT. (PROVIDED BY F-21-017)
30. ARTICLES OF INCORPORATION FOR THE GLEN OAKS PLACE HOMEOWNERS ASSOCIATION, INC. HAS BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION.
31. THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER TO DESIGN MANUAL, VOLUME III, DETAIL R-102 WHICH SPECIFIES THE STANDARD DETAIL FOR A PRIVATE OFFSET TREE TRUNK AROUND AND A DESIGN MANUAL WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.3.(A)(3)(c) WHICH SPECIFIES IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, APPROVED ON APRIL 25, 2020.
32. THIS PROJECT IS SUBJECT TO WP-19-116, APPROVAL OF WP-19-116, AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(a)(7) ON-SITE FOREST RETENTION AND SECTION 16.120(c)(4) MINIMUM FRONTAGES BY THE PLANNING DIRECTOR, DATED JUNE 25, 2019 WAS SUBJECT TO THE FOLLOWING CONDITIONS:
 a. SUBMISSION OF A PRELIMINARY PLAN TO CREATE THE NINETEEN (19) NEW SINGLE FAMILY ATTACHED FEE-SIMPLE LOTS FOR REVIEW BY THE S&C.
 b. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE CREATED FOR THE SINGLE FAMILY ATTACHED (SFA) DEVELOPMENT IN ACCORDANCE WITH SECTION 16.121(c) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 c. THE PRIVATE DRIVE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN MANUAL WAIVER REQUIREMENTS ISSUED BY DEVELOPMENT ENGINEERING DIVISION, FURTHERMORE THE DRIVE MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANY REQUIREMENTS PROVIDED BY THE DEVELOPMENT ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS AND THE DEPARTMENT OF FIRE AND RESCUE SERVICES AS PART OF THE PRELIMINARY AND FINAL PLAN PROCESS.
 d. THE PRIVATE ROADS SHALL BE MAINTAINED AND REPAIRED BY THE HOA.
 e. A USE IN COMMON ACCESS EASEMENT, AND MAINTENANCE AGREEMENT MUST BE PREPARED AND RECORDED FOR LOTS 1-19, OPEN SPACE 2, AND EXISTING PARCEL 353 AT THE FINAL PLAN STAGE.
 f. PROVIDE (12) NATIVE SPECIES REPLACEMENT TREES OF 2 1/2" TO 3" CALIPER ON SITE IN PLACE OF THE REMOVED SPECIMEN TREES ST-1, ST-2, ST-6, ST-9, ST-10 AND ST-11 AS MITIGATION. THE MITIGATED PLANTINGS ARE TO BE PLACED ON THE PROPERTY TO ENHANCE THE LANDSCAPE SCREENING.
 g. SPECIMEN TREE ST-3 SHOULD BE PRESERVED IF AT ALL POSSIBLE. PLEASE PROVIDE TREE PROTECTION MEASURES ON SUBSEQUENT PLAN SUBMISSION INCLUDING TREE PROTECTION FENCE AND NOTES REGARDING THE USE OF SELECTIVE ROOT PRUNING FOR GRADING AND CONSTRUCTION WITHIN THE CEZ.
 h. AMEND THE EXHIBIT TO MARK ALL OF THE SPECIMEN TREES TO BE REMOVED. ADD THE ALTERNATIVE COMPLIANCE REQUEST NUMBER, PURPOSE, SECTION, DATE, AND CONDITIONS ON ALL SUBSEQUENT PLAN SUBMISSIONS.
33. PLAN SUBJECT TO AN ADMINISTRATIVE ADJUSTMENT TO THE DISTRICT MAP FOR DRAFTING ERRORS AND OTHER CORRECTIONS (AA-18-001) WHICH THE PLANNING DIRECTOR ON APRIL 9, 2018 CORRECTED THE ZONING OF THE PROPERTY AT 9580 GLEN OAKS LANE FROM NT (NEW TOWN) TO R-SA-8 (RESIDENTIAL SINGLE FAMILY ATTACHED).
34. A LETTER OF FINDINGS DATED JANUARY, 2018 PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DETERMINED THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAM AND STREAM BUFFERS LOCATED WITHIN THE LIMIT OF THE DEVELOPMENT.
35. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PLACED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT ONTO THE PAVED LOT DRIVEWAY.
36. DECLARATION OF COVENANTS AND RESTRICTIONS FOR GLEN OAKS PLACE HOMEOWNERS ASSOCIATION, INC. WERE RECORDED SIMULTANEOUSLY WITH THE FINAL RECORD PLAT.

37. THIS PROJECT IS SUBJECT TO WP-19-012, APPROVAL OF WP-19-012, AN ALTERNATIVE COMPLIANCE OF SECTION 16.146(A) SKETCH PLAN & PRELIMINARY EQUIVALENT SKETCH PLAN, SECTION 16.1205(a)(7) ON-SITE FOREST RETENTION AND SECTION 16.120(c)(4) MINIMUM FRONTAGES IS SUBJECT TO THE FOLLOWING CONDITIONS:
 a. SUBMISSION OF A SUBDIVISION PLAT TO CREATE THE EIGHT (8) NEW SINGLE FAMILY ATTACHED FEE-SIMPLE LOTS FOR REVIEW BY THE S&C AND RECORDED WITH HOWARD COUNTY LAND RECORDS.
 b. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE CREATED FOR THE SINGLE FAMILY ATTACHED (SFA) DEVELOPMENT IN ACCORDANCE WITH SECTION 16.121(c) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 c. THE PRIVATE DRIVE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN MANUAL REQUIREMENTS ISSUED BY THE DEVELOPMENT ENGINEERING DIVISION, FURTHERMORE THE DRIVE MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANY REQUIREMENTS PROVIDED BY THE DEVELOPMENT ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS, AND THE DEPARTMENT OF FIRE RESCUE SERVICES AS PART OF THE FINAL PLAN PROCESS.
 d. THE PRIVATE ROADS SHALL BE MAINTAINED AND REPAIRED BY THE HOA.
 e. A USE IN COMMON ACCESS EASEMENT AND MAINTENANCE AGREEMENT BE PREPARED AND RECORDED FOR PROPOSED LOTS 1-6, OPEN SPACE LOT 7, AND EXISTING PARCEL 353.
 f. PROVIDE (6) REPLACEMENT TREES OF 2 1/2" TO 3" CALIPER ON SITE IN PLACE OF THE REMOVED SPECIMEN TREES ST-1, ST-2, ST-6 AS MITIGATION. THE MITIGATED PLANTINGS ARE TO BE PLACED ON THE PROPERTY TO ENHANCE THE LANDSCAPE SCREENING.
 g. SPECIMEN TREE ST-3 SHOULD BE PRESERVED IF AT ALL POSSIBLE. PLEASE PROVIDE TREE PROTECTION MEASURES ON SUBSEQUENT PLAN SUBMISSIONS INCLUDING TREE PROTECTION FENCE AND NOTES REGARDING THE USE OF SELECTIVE ROOT PRUNING FOR GRADING AND CONSTRUCTION WITHIN THE CEZ.
 h. AMEND THE EXHIBIT TO MARK ALL OF THE SPECIMEN TREES TO BE REMOVED. ADD THE ALTERNATIVE COMPLIANCE REQUEST NUMBER, PURPOSE, SECTION, DATE, AND CONDITIONS ON ALL SUBSEQUENT PLAN SUBMISSIONS.
38. DENSITY TABULATION (OVERALL PROJECT):
 A. GROSS AREA OF SITE = 2.481 ACRES
 B. NET AREA OF SITE = 2.481 ACRES
 a. FLOODPLAIN AREA = 0.000 ACRES
 b. STEEP SLOPES GREATER THAN 25% = 0.000 ACRES
 C. MAXIMUM UNITS ALLOWED = 20 UNITS (2.481 ACRES X 8 UNITS/NET ACRE)
 D. TOTAL DENSITY UNITS PROPOSED = 20 UNITS (19 PREVIOUSLY PROVIDED WITH F-21-017)
39. NO GRADING OR REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE DESIGNATED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
40. SOILS INFORMATION IS TAKEN FROM NCS WEB SOIL SURVEY.
41. TOPOGRAPHY INFORMATION IS BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. DATED FEBRUARY, 2018 AND SUPPLEMENTED WITH F-21-017.
42. STORMWATER MANAGEMENT HAS BEEN PREVIOUSLY PROVIDED BY F-21-017 IN ACCORDANCE WITH THE NDE STORM DRAIN DESIGN MANUAL, VOLUMES I & II, REVISED 2009, USE OF M-6 MICRO BIO-RETENTION AND A-2 PONDABLE PAVING ARE PROPOSED FOR THIS PROJECT.
43. THERE ARE NO CREDITED STEEP SLOPES OF 25% OR GREATER ON-SITE. THERE ARE NO NON-CREDITED STEEP SLOPES PER SECTION 16.116(b)(1)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
44. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARD AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
45. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT, TO FULFILL THE 0.40 ACRES (17,424 SQ. FT.) OF AFFORESTATION REQUIREMENT, THE DEVELOPER HAS PAID A FEE-IN-LIEU IN THE AMOUNT OF \$21,780.00.
46. THIS SKETCH PLAN PROPOSES A REVISION FROM 19 TOWNHOUSES TO 16 TOWNHOUSES AND 2 APARTMENTS AND IS EXEMPT FROM ANY ADDITIONAL ADEQUATE PUBLIC FACILITIES ORDINANCE REPORT BASED ON A LETTER PROVIDED TO HOWARD COUNTY, DATED SEPTEMBER 14, 2021, AND APPROVED SEPTEMBER 15, 2021.
47. LOTS 18 AND 19 OF THE GLEN OAKS SUBDIVISION WERE PREVIOUSLY DESIGNATED AS MIHU UNITS. THE ALLOCATION GRANTED WITH THIS SKETCH PLAN WILL ALLOW LOT 19 TO BE CONVERTED INTO 2 UNITS TO FULFILL THE MIHU/LSU OBLIGATION FOR THE SITE AND LOT 18 WILL BE RELEASED AS AN MIHU UNIT.
48. THIS PROJECT IS SUBJECT TO WP-21-036, PURSUANT TO SECTION 16.1216, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIRECTOR OF THE DEPARTMENT OF RECREATION AND PARKS AND ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED THE APPLICANTS REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.1205(A)(5) OF THE HOWARD COUNTY FOREST CONSERVATION REGULATIONS. THE PURPOSE IS TO ALLOW THE REMOVAL OF SIX SPECIMEN TREES. THE DIRECTORS DELIBERATED THE APPLICATION IN A MEETING ON OCTOBER 15, 2020. DIRECTORS ACTION: APPROVAL OF THIS ALTERNATIVE COMPLIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:
 a. PROVIDE (12) REPLACEMENT TREES OF 3" DBH ON SITE IN PLACE OF THE REMOVED SPECIMEN TREES ST-1, ST-2, ST-6, ST-10, AND ST-11 AS MITIGATION. THE MITIGATED PLANTINGS ARE TO BE PLACED ON THE PROPERTY TO ENHANCE THE LANDSCAPE SCREENING. ANOTHER ALTERNATIVE COMPLIANCE REQUEST MUST BE SUBMITTED TO PROPOSE THE REMOVAL OF ANY ADDITIONAL SPECIMEN TREES. IF AT ALL POSSIBLE, THE SPECIMEN TREES SHOULD BE PRESERVED, AND TREE PROTECTION MEASURES PROVIDED DURING CONSTRUCTION.
 b. SPECIMEN TREE ST-3 SHOULD BE PRESERVED AND APPROPRIATELY PROTECTED DURING CONSTRUCTION. PLEASE PROVIDE TREE PROTECTION MEASURES ON SUBSEQUENT PLAN SUBMISSIONS INCLUDING TREE PROTECTION FENCE AND NOTES REGARDING THE USE OF SELECTIVE ROOT PRUNING FOR GRADING AND CONSTRUCTION WITHIN THE CEZ.
 c. THE ALTERNATIVE COMPLIANCE FILE NUMBER, REQUESTED SECTIONS, DECISION DATE AND CONDITIONS OF APPROVAL SHALL BE INDICATED ON THE PLAT AS A GENERAL NOTE.

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING	
Total Number of Lots/Units Proposed	20
Number of MIHU Required	2
Number of MIHU Provided Onsite (exempt from APFO allocations)	2
Number of APFO Allocations Required (remaining lots/units)	0
MIHU Fee-in-Lieu (indicate lot/unit numbers)	0

RESIDENTIAL PARKING TABULATION	
TOTAL RESIDENTIAL PARKING REQUIRED:	50 PARKING SPACES
TOWNHOUSES: 2 SPACES PER UNIT	16 UNITS X 2 = 36 PARKING SPACES
OVERFLOW PARKING 0.5 PER UNIT	18 UNITS X 0.5 = 9 PARKING SPACES
APARTMENTS: 2 SPACES PER UNIT	2 UNITS X 2 = 4 PARKING SPACES
OVERFLOW PARKING 0.3 PER UNIT	2 UNITS X 0.3 = 1 PARKING SPACES
TOTAL RESIDENTIAL PARKING PROVIDED:	67 PARKING SPACES
TOWNHOUSES:	
GARAGES (DOUBLES) = 36 PARKING SPACES	
DRIVEWAY (DOUBLES) = 36 PARKING SPACES	
APARTMENTS:	
DRIVEWAY = 2 PARKING SPACES	
ON-STREET PARKING = 15 PARKING SPACES	

TITLE SHEET

RESIDENTIAL SINGLE FAMILY ATTACHED

GLEN OAKS PLACE

PARCEL 'A' (FORMERLY LOT 19)

ZONED: R-SA-8

PREVIOUS HOWARD COUNTY FILES: S-19-010, ECP-19-046, WP-19-116, P-20-005, ECP-18-039, WP-19-012, AA-18-001, & F-21-017
 TAX MAP NO.: 42 GRID NO.: 16 PARCEL NO'S.: 353
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MAY, 2022
 SHEET 1 OF 2 5-22-002

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2995

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

DocuSigned by:
Amy Gram
 7/5/2022
 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: 7/14/23.

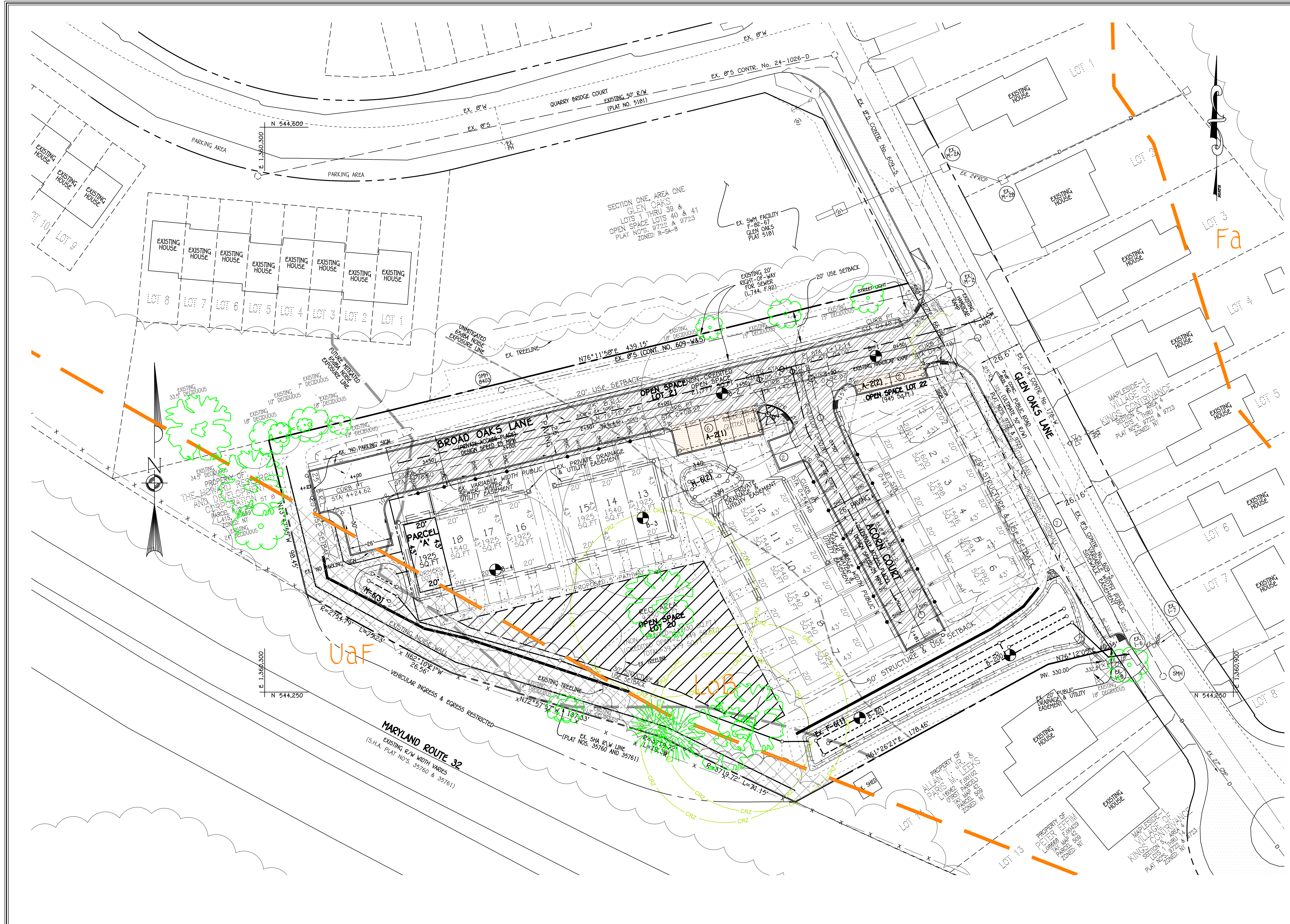
Frank Manalansan II 5/12/2022
 FRANK JOHN MANALANSAN II DATE

OWNERS

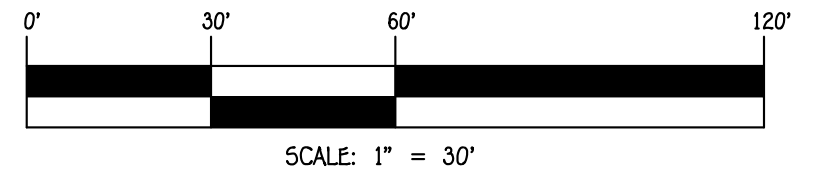
GLEN OAKS DEVELOPMENT COMPANY, LLC
 8318 FOREST STREET
 SUITE 200
 ELLICOTT CITY, MARYLAND 21043
 ATTN: MR DONALD R. REUWER, JR.
 410-707-7054

DEVELOPER

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



LEGEND	
SYMBOL	DESCRIPTION
- 342 -	EXISTING CONTOUR 2' INTERVAL
- 340 -	EXISTING CONTOUR 10' INTERVAL
- 342 -	PROPOSED CONTOUR 2' INTERVAL
- 340 -	PROPOSED CONTOUR 10' INTERVAL
- 362.2	SPOT ELEVATION
---	LIMIT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED WATER & SEWER UTILITY EASEMENT
---	EXISTING STORM DRAIN
---	EXISTING WATER
---	EXISTING SEWER
---	BUILDING AND DRIVES TO BE RAZED
---	SUPER SILT FENCE
---	SILT FENCE
---	DENOTES PERMEABLE PAVING
---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING TREES TO REMAIN



SKETCH PLAN
RESIDENTIAL SINGLE FAMILY ATTACHED
GLEN OAKS PLACE
PARCEL 'A' (FORMERLY LOT 19)
ZONED: R-5A-8

PREVIOUS HOWARD COUNTY FILES: 5-19-010, ECP-19-046, WP-19-116, P-20-005, ECP-18-039, WP-19-012, AA-18-001, & F-21-017
TAX MAP NO.: 42 GRID NO.: 16 PARCEL NO.'S: 353
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: A5 SHOWN DATE: MAY, 2022
SHEET 2 OF 2

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2899



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 Manalansan II 5/12/2022
FRANK JOHN MANALANSAN II DATE

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

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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
DocuSigned by:
Angy Goman
PLANNING DIRECTOR
7/5/2022
DATE