

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	PRELIMINARY PLAN, PRELIMINARY LANDSCAPE & GRADING PLAN AND SOILS MAP
4	SEDIMENT AND EROSION CONTROL PLAN
5	ROAD PLAN AND PROFILE
6	STORMDRAIN DRAINAGE AREA MAP

# PRELIMINARY PLAN GLEN OAKS PLACE

LOTS 1 THRU 19 & OPEN SPACE LOTS 20 AND 21  
**ZONING: R-SA-8 (HIGH DENSITY RESIDENTIAL) DISTRICT**  
**TAX MAP No. 42 GRID No. 16 & 17 PARCEL Nos. 66, 353, 381, & 385**  
**SIXTH ELECTION DISTRICT**  
**HOWARD COUNTY, MARYLAND**

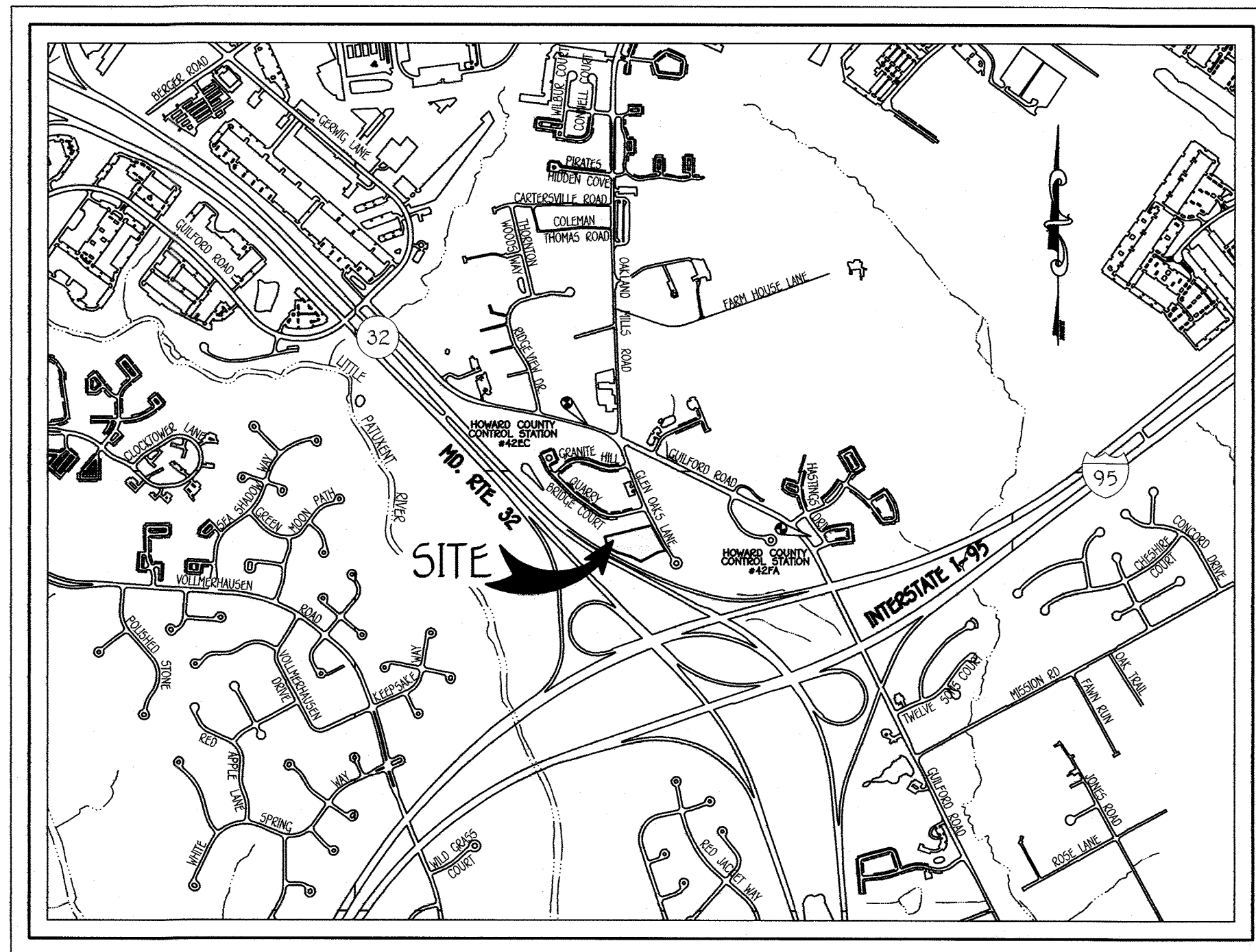
LEGEND	
SYMBOL	DESCRIPTION
-342-	EXISTING CONTOUR 2' INTERVAL
-340-	EXISTING CONTOUR 10' INTERVAL
-340-	PROPOSED CONTOUR 2' INTERVAL
-340-	PROPOSED CONTOUR 10' INTERVAL
x362.2	SPOT ELEVATION
LDU	LIMIT OF DISTURBANCE
EW	EXISTING WATER & SEWER UTILITY EASEMENT
PW	PROPOSED WATER & SEWER UTILITY EASEMENT
IF 50	EXISTING STORM DRAIN
EW	EXISTING WATER
ES	EXISTING SEWER
BD	BUILDING AND DRIVES TO BE RAZED
SSF	SUPER SILT FENCE
SF	SILT FENCE
DP	DEMOTES PERMEABLE PAVING
DT	DEMOTES EXISTING TREES TO BE REMOVED
DR	DEMOTES EXISTING TREES TO REMAIN

RESIDENTIAL PARKING TABULATION	
TOTAL RESIDENTIAL PARKING REQUIRED: 44 PARKING SPACES	TOWNHOUSES: 2 SPACES PER UNIT
19 UNITS X 2 = 38 PARKING SPACES	
OVERFLOW PARKING 0.3 PER UNIT	
19 UNITS X 0.3 = 5 PARKING SPACES	
TOTAL RESIDENTIAL PARKING PROVIDED: 84 PARKING SPACES	TOWNHOUSES:
GARAGES (19 DOUBLE) = 38 PARKING SPACES	
DRIVEWAY (19 DOUBLE) = 38 PARKING SPACES	
ON-STREET PARKING = 8 PARKING SPACES	

STREET LIGHT CHART			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
ROAD 'A'	0+21.05	29.3' L	PREMIER COLONIAL POST-TOP FIXTURE (LED-100) MOUNTED ON A 14' BLACK FIBERGLASS POLE

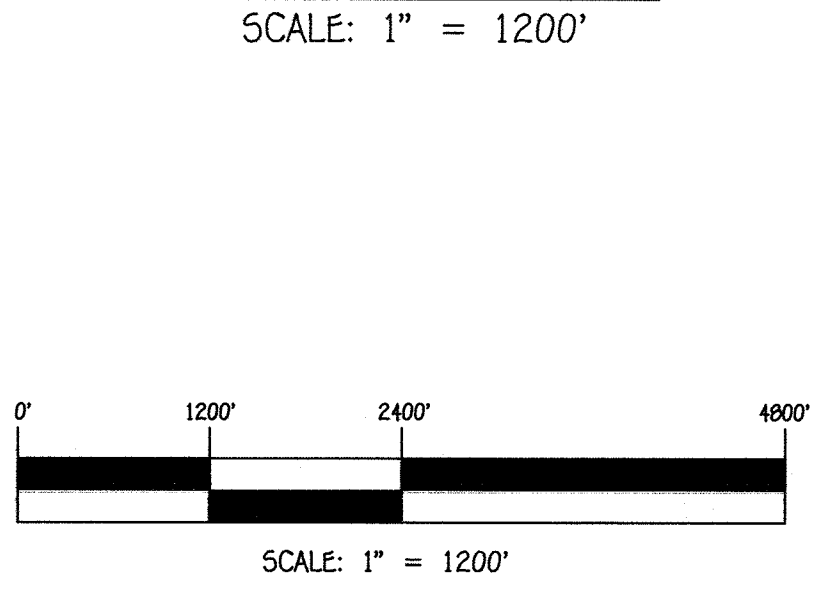
### GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED R-SA-8 (PER 10/06/13 COMPREHENSIVE ZONING PLAN).
- BOUNDARY IS BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER ON OR ABOUT FEBRUARY, 2018.
- CONTOURS ARE BASED ON A TOPOGRAPHIC FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, ON OR ABOUT FEBRUARY, 2018.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
- STATIONS NO. 42EC AND NO. 42FA:  
 HOWARD COUNTY MONUMENT NO. 42EC N 545,416.990 E 1,360,140.442 ELEV. 365.303  
 HOWARD COUNTY MONUMENT NO. 42FA N 544,412.796 E 1,362,179.428 ELEV. 341.823
- STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. THIS PLAN PROPOSES THE USE OF TWO (2) AREAS OF PERMEABLE PAVING, ONE (1) F-6 BIO-RETENTION FACILITY AND TWO (2) M-6 MICRO BIO-RETENTION FACILITIES, ALL OF WHICH WILL BE PRIVATELY OWNED AND MAINTAINED BY THE GLEN OAKS HOMEOWNERS ASSOCIATION.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED FOR THIS PROJECT.
- PUBLIC SEWER WILL BE ACCESSED BY 609-S AND IS LOCATED IN LITTLE PATUXENT SEWER SHED.
- PUBLIC WATER WILL BE ACCESSED BY 170-W.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- FOREST CONSERVATION OBLIGATIONS WILL BE PROVIDED SATISFIED BY USE OF AN OFF-SITE FOREST BANK AT FINAL PLAN STAGE OF THIS PROJECT.
- SOIL BORING INFORMATION WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT.
- THIS PROJECT IS SUBJECT TO WP-19-116, APPROVAL OF WP-19-116, AN ALTERNATIVE COMPLIANCE OF SECTION 16.120F(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:
  - SUBMISSION OF A PRELIMINARY PLAN TO CREATE THE NINETEEN (19) NEW SINGLE FAMILY ATTACHED FEE-SIMPLE LOTS FOR REVIEW BY THE SRC.
  - 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.
  - 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.
  - THE PRIVATE ROADS SHALL BE MAINTAINED AND REPAIRED BY THE HOA.
  - A USE IN COMMON ACCESS EASEMENT, AND MAINTENANCE AGREEMENT MUST BE PREPARED AND RECORDED FOR LOTS 1-19, OPEN SPACE 20, AND EXISTING PARCEL 353 AT THE FINAL PLAN STAGE.
  - 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, ST10 AND ST11 AS MITIGATION. THE MITIGATED PLANTINGS ARE TO BE PLACED ON THE PROPERTY TO ENHANCE THE LANDSCAPE SCREENING.
  - 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 WITH THE CRZ.
  - ADD THE ALTERNATIVE COMPLIANCE REQUEST NUMBER, PURPOSE, SECTION, DATE, AND CONDITIONS ON ALL SUBSEQUENT PLAN SUBMISSIONS.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING PLANS OF RECORDS AND FIELD RUN TOPOGRAPHIC SURVEY.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED FEBRUARY 2018, AND WAS APPROVED ON JUNE 27, 2019.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED APRIL, 2019 AND WAS APPROVED ON APRIL 2, 2020.
- THERE IS NO FLOODPLAIN OR WETLANDS ON THIS SITE.
- THE GEOTECHNICAL INFORMATION RELATED TO THE LOCATION OF ROCK OR GROUND WATER BENEATH THE PROPOSED SWM DEVICES WAS PREPARED BY FISHER, COLLINS AND CARTER INC. THE INFORMATION PROVIDED IN THIS REPORT AND THE APPROXIMATE LOCATION OF THE TEST PITS SHOWN ON THE ACCOMPANYING PLANS IS BASED ON THE EXCAVATIONS CONDUCTED ON FEBRUARY 12, 2019.
- THIS PROJECT IS NOT GRANDFATHERED AND IS SUBJECT TO C862-2019 WHICH MAY NECESSITATE ADDITIONAL ALTERNATIVE COMPLIANCE REQUEST FOR PROPOSED SPECIMEN TREE REMOVAL ON SITE. ANY AND ALL ADDITIONAL ALTERNATIVE COMPLIANCE REQUEST WILL BE SUBJECT TO CURRENT REGULATIONS, ARE NOT GUARANTEED, AND WILL BE REQUIRED PRIOR TO SIGNATURE OF THE F-PLAN.



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 1,362,179.428 ELEVATION: 341.823'  
 REFER TO HOWARD CO. ADC MAP 33-EB & 40-E1

### VICINITY MAP

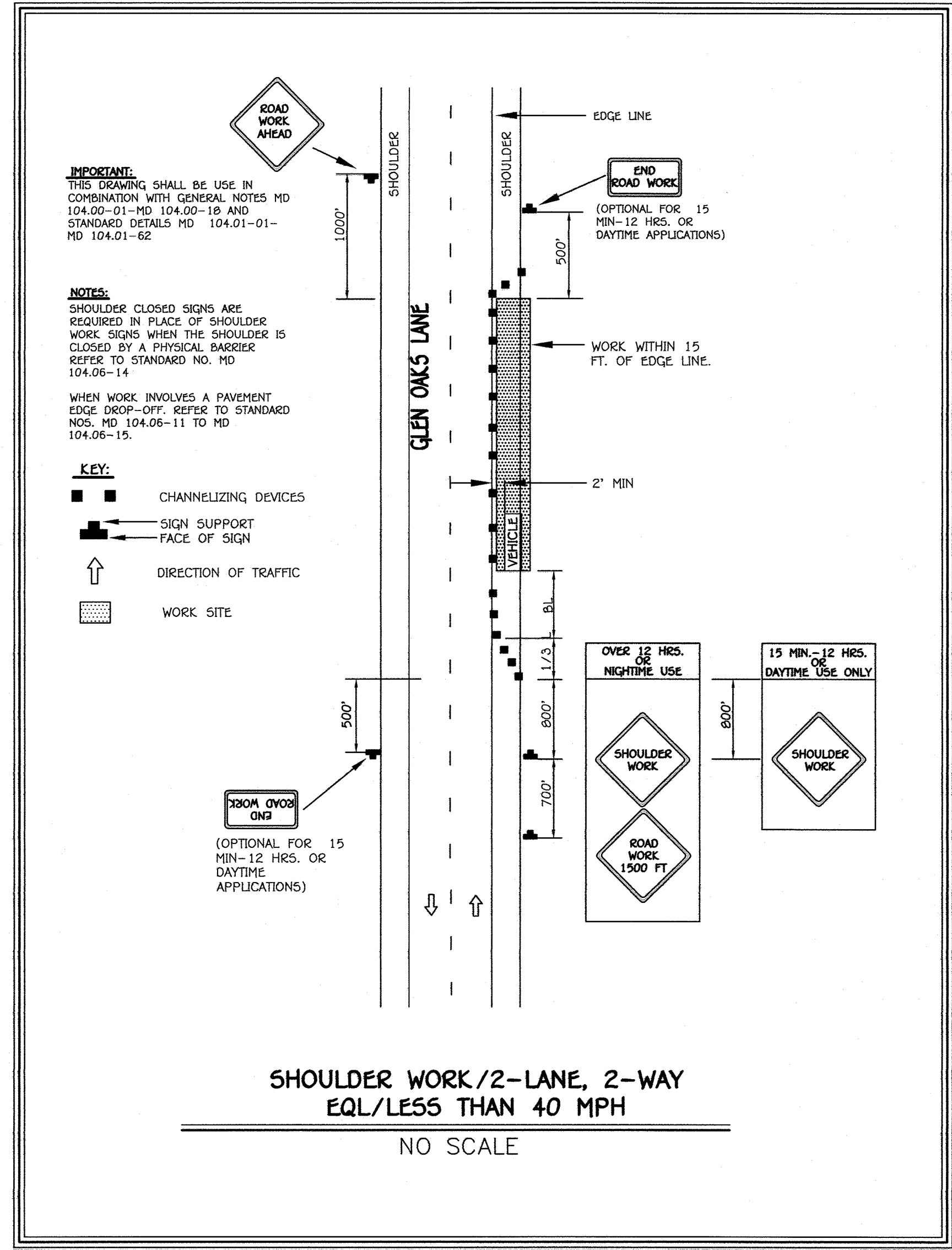


### SITE ANALYSIS DATA CHART

- TOTAL AREA OF THIS SUBMISSION = 2.48 AC.±
- LIMIT OF DISTURBED AREA = 2.48 AC.±
- PRESENT ZONING DESIGNATION = R-SA-8.
- PROPOSED USE: SINGLE FAMILY ATTACHED HOUSING
- TOTAL NUMBER OF UNITS PROPOSED: 19 UNITS
- OPEN SPACE TABULATION SEE TABULATION SUMMARY THIS SHEET.
- RECREATIONAL OPEN SPACE SEE TABULATION SUMMARY THIS SHEET.
- BUILDING COVERAGE OF SITE: 0.38 AC.± OR 15%
- HOWARD COUNTY FILES: ECP-18-039, AA-18-001, ECP-18-039, F-18-121, WP-19-012, ECP-19-046, S-19-010, & WP-19-116
- TOTAL AREA OF FLOODPLAIN LOCATED ON SITE 0.0 AC.
- TOTAL AREA OF SLOPES 15%-24.9% = 0.041 AC.±  
 -SLOPES IN EXCESS OF 25% = 0.015 AC.±
- NET TRACT AREA = 2.465 AC.  
 (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA)  
 (2.48 AC. - (0.0 AC. + 0.015 AC.)) = 2.465 AC.±
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) LOCATED ON SITE = 0.0 AC.±
- TOTAL FOREST 0.00 AC.±
- TOTAL GREEN OPEN AREA = 1.39 AC.±
- TOTAL IMPERVIOUS AREA = 1.09 AC.±
- AREA OF ERODIBLE SOILS = 0.31 AC.±

### TABULATION SUMMARY

- TOTAL SITE: TAX MAP 42 PARCELS 66, 353, 381, & 385 (Four Parcels)
- TOTAL SITE AREA: (0.50 + 0.51 + 0.82 + 0.65) = 2.48 AC
- OPEN SPACE:
  - REQUIRED OPEN SPACE = 2.48 AC. x 25% = 0.62 AC.
  - TOTAL OPEN SPACE PROVIDED = 1.46 AC.
  - TOTAL CREDITED OPEN SPACE PROVIDED = 0.63 AC.
  - TOTAL NON-CREDITED OPEN SPACE PROVIDED = 0.83 AC.
- RECREATIONAL AREA:
  - REQUIRED REC AREA = 7,600 Sq.Ft. 400 Sq.Ft. / 5FD x 19 SFA = 7,600 Sq.Ft.
  - PROVIDED REC AREA = 9,150 Sq.Ft.
- DENSITY ALLOWED: 2.48 AC. x 8 UNITS/NET ACRE = 19.84 = 19 UNITS
- DENSITY PROVIDED: 19 UNITS
- AREA OF PROPOSED LOTS: 32,899 Sq.Ft. (0.76 AC.)
- AREA OF PROPOSED ROADS: 18,299 Sq.Ft. (0.42 AC.)



SHOULDER WORK / 2-LANE, 2-WAY  
 EQL/LESS THAN 40 MPH  
 NO SCALE

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*[Signature]*  
 PLANNING DIRECTOR

9/2/20  
 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: 7/14/21.

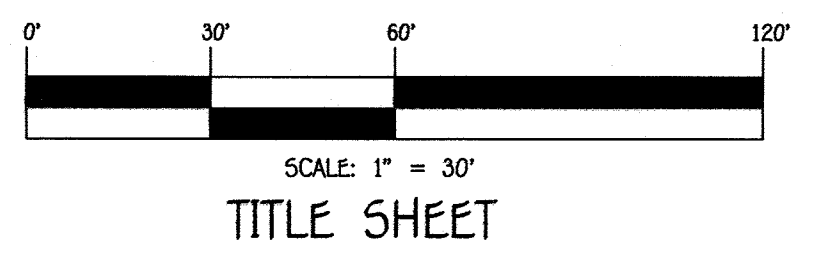
*[Signature]*  
 FRANK MANALANSAN II

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2899

**OWNERS**

MICHAEL E. MCCOY 9594 GLEN OAKS LANE COLUMBIA MARYLAND, 21046 410-992-4600 PARCEL 385	DONALD F. KOLPACK 9580 GLEN OAKS LANE COLUMBIA MARYLAND, 21046 410-992-4600 PARCEL 353	PAMELA L. SIMMONS 9570 GLEN OAKS LANE COLUMBIA MARYLAND, 21046 410-992-4600 PARCEL 381	DOROTHY H. WHIPPS 9590 GLEN OAKS LANE COLUMBIA MARYLAND, 21046 410-992-4600 PARCEL 66
---	--	--	---

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING	
Total Number of Lots/Units Proposed	19
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



**TITLE SHEET**

RESIDENTIAL SINGLE FAMILY ATTACHED  
**GLEN OAKS PLACE**  
 LOTS 1 THRU 19 & OPEN SPACE LOTS 20 AND 21  
 ZONED: R-SA-8  
 PREVIOUS HOWARD COUNTY FILES: AA-18-001, ECP-18-039, F-18-121, WP-19-012, ECP-19-046, S-19-010, & WP-19-116  
 TAX MAP NO.: 42 GRID NO.: 16 & 17 PARCEL NOS.: 66, 353, 381, & 385  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: FEBRUARY, 2020  
 SHEET 1 OF 6 P-20-005



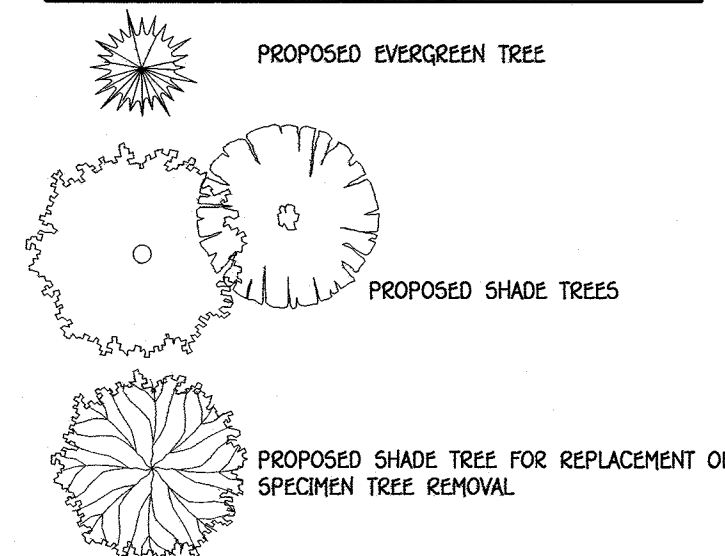




SOILS LEGEND			
SOIL	NAME	CLASS	Kw
Fa	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	0.20
LoB	LEGORE-MONTALTO-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	0.32
U&F	UDORTMENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	X	

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

LEGEND	
SYMBOL	DESCRIPTION
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---340---	EXISTING CONTOUR 10' INTERVAL
---342---	PROPOSED CONTOUR 2' INTERVAL
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362.2	SPOT ELEVATION
---	LIMIT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED WATER & SEWER UTILITY EASEMENT
12" SD	EXISTING STORM DRAIN
12" SD	PROPOSED STORM DRAIN
---	EXISTING WATER
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---	BUILDING AND DRIVES TO BE RAZED
---	SUPER SILT FENCE
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---	DENOTES EXISTING TREES TO BE REMOVED
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---	DENOTES UNMITIGATED DBA NOISE LINE
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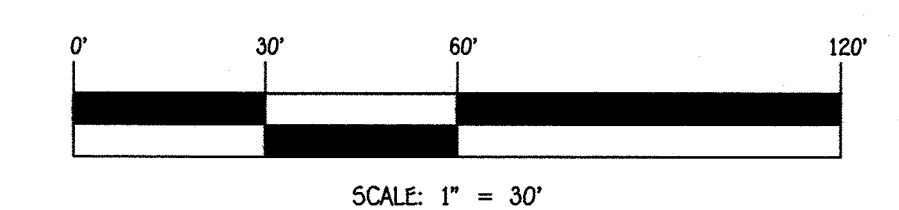


SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
	SINGLE FAMILY ATTACHED
NUMBER OF PARKING SPACES	8
NUMBER OF TREES REQUIRED (1:10)	1

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
	SINGLE FAMILY ATTACHED
NUMBER OF DWELLING UNITS	19
NUMBER OF TREES REQUIRED (1:10 SFA) (1:3 DU APTS)	19

SCHEDULE A PERIMETER LANDSCAPE EDGE				
PERIMETER	P1	P2	P3	P4
CATEGORY	SINGLE FAMILY ATTACHED TO SINGLE FAMILY ATTACHED	SINGLE FAMILY ATTACHED TO OTHER	SINGLE FAMILY ATTACHED FRONT TO ROADWAY	SINGLE FAMILY ATTACHED TO SINGLE FAMILY DETACHED
LANDSCAPE TYPE	B	A	NONE	C
LINEAR FEET OF PERIMETER	407.70'	98.45'	329.65'	214.57'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	NO	YES (80.48')	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	9	1	--	6
EVERGREEN TREES	11	--	--	11
SHRUBS	--	--	--	--
NUMBER OF PLANTS PROVIDED				
SHADE TREES	+5	1	+4	6
EVERGREEN TREES	+0	+3	+0	11
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	--	--	--	--
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	--	--	--	--

\* Transferring trees required for P1 to P-2 and P-3 due to lack of space.



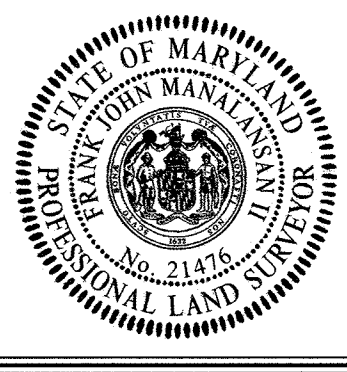
PRELIMINARY PLAN, PRELIMINARY  
LANDSCAPE & GRADING PLAN AND  
SOILS MAP  
RESIDENTIAL SINGLE FAMILY ATTACHED  
**GLEN OAKS PLACE**  
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SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: FEBRUARY, 2020  
SHEET 3 OF 6 P-20-005

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

PLANNING DIRECTOR: *[Signature]* DATE: 9/19/20

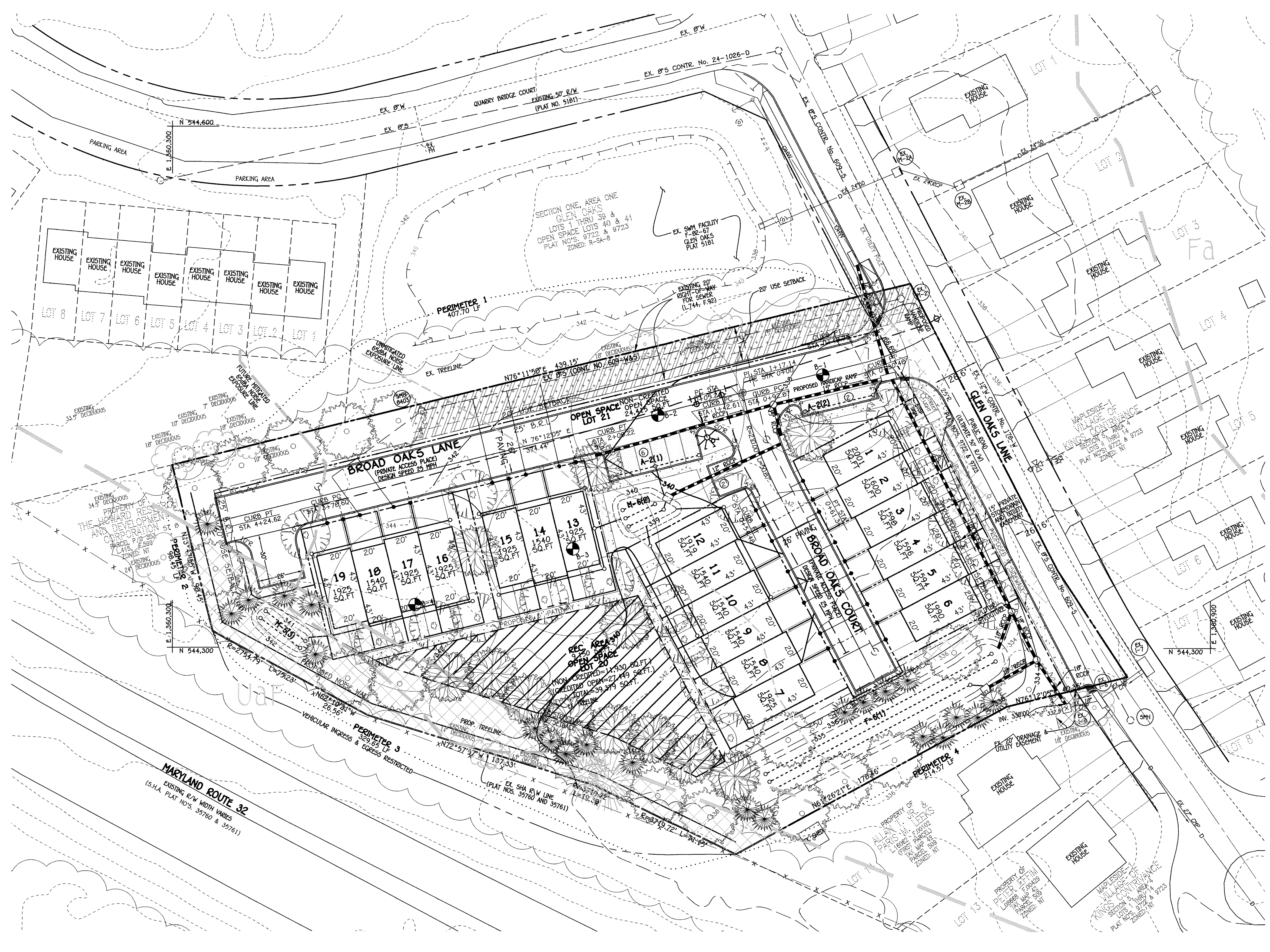
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**DEVELOPER**  
GLEN OAKS DEVELOPMENT COMPANY, LLC  
8319 FOREST STREET SUITE 200  
ELICOTT CITY, MARYLAND 21043  
ATTN: MR DONALD R. REUWER, JR.  
410-707-7094

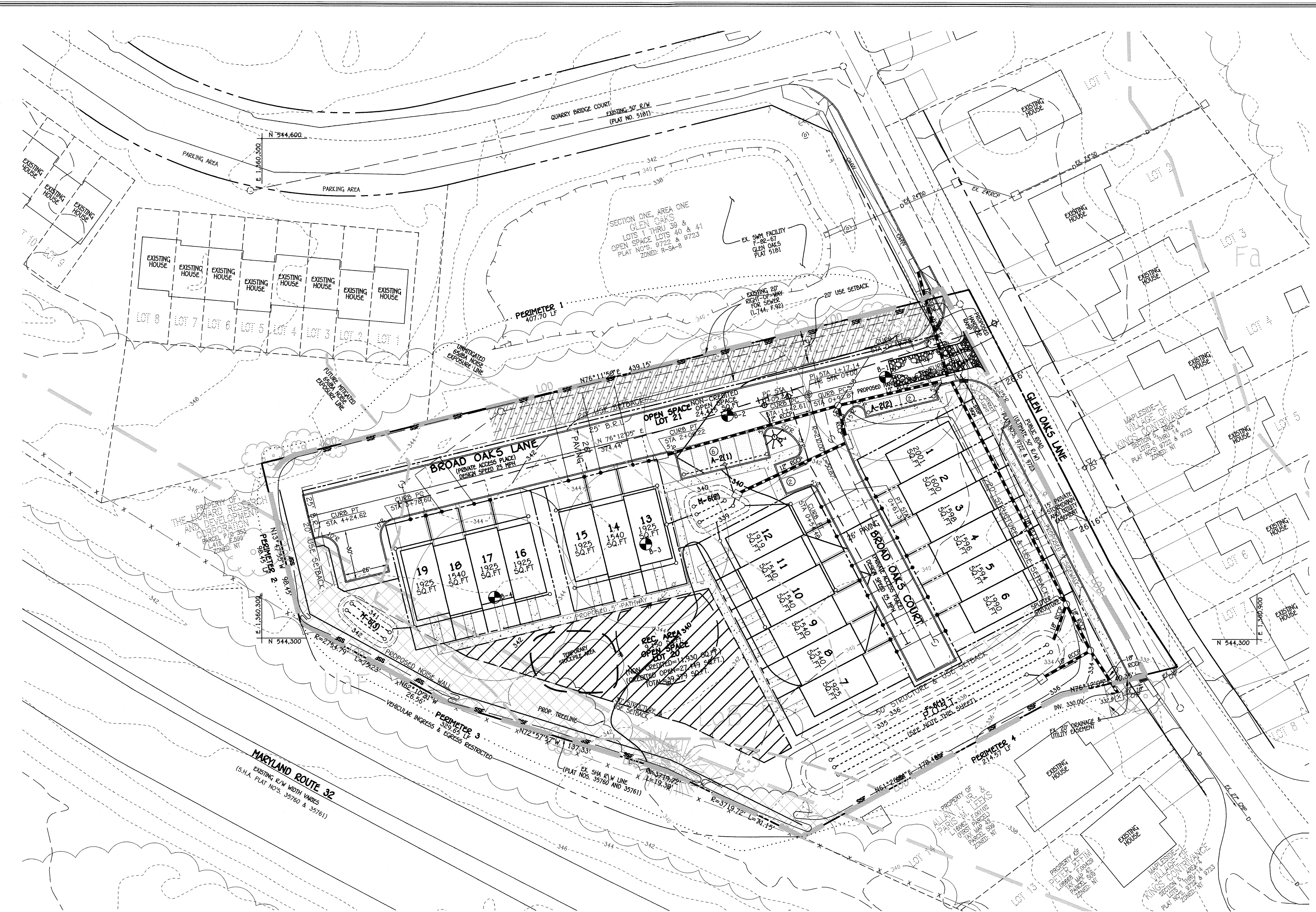


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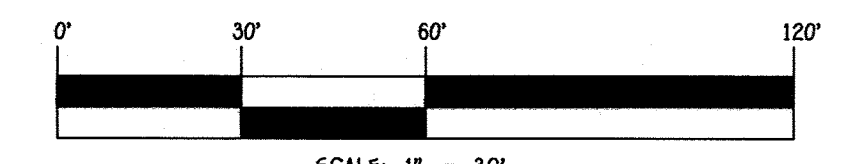


LEGEND	
SYMBOL	DESCRIPTION
- 342 -	EXISTING CONTOUR 2' INTERVAL
- 340 -	EXISTING CONTOUR 10' INTERVAL
- 342 -	PROPOSED CONTOUR 2' INTERVAL
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---	LIMIT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASEMENT
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SOIL	NAME	CLASS	Kw
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SOIL TYPES TAKEN FROM MAP 28 OF THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND FOUND ON THE HSCD WEBSITE.

**SEDIMENT CONTROL NOTE:**  
 TO THE EXTENT PRACTICAL, PROPOSED STORMWATER MANAGEMENT FACILITIES SHALL BE UTILIZED IN THE INTERIM CONDITION FOR SEDIMENT CONTROL.  
 DESIGN OF THE PIPE OUTLET SEDIMENT TRAP WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT.



SCALE: 1" = 30'  
**SEDIMENT EROSION CONTROL PLAN**  
 RESIDENTIAL SINGLE FAMILY ATTACHED  
**GLEN OAKS PLACE**

LOTS 1 THRU 19 & OPEN SPACE LOTS 20 AND 21  
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SCALE: AS SHOWN DATE: FEBRUARY, 2020

SHEET 4 OF 6

P-20-005

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

PLANNING DIRECTOR: *[Signature]* DATE: 2/9/20



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 Date: 2/9/20

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**OWNERS**

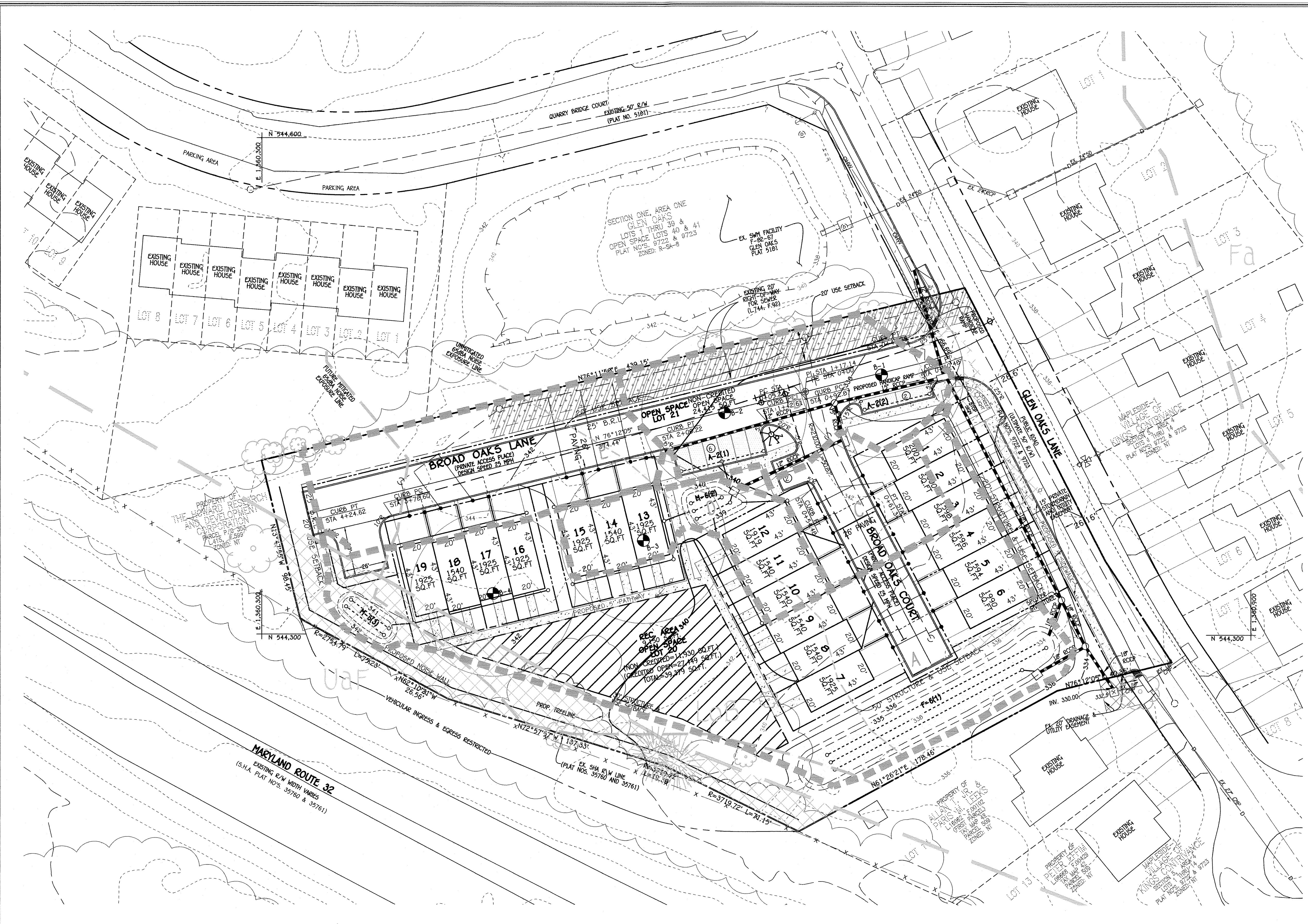
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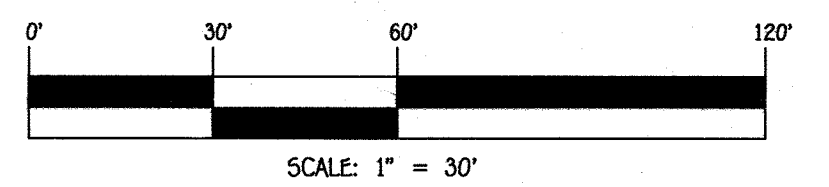


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•362.2	SPOT ELEVATION
---	LIMIT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED WATER & SEWER UTILITY EASEMENT
---	EXISTING STORM DRAIN
---	EXISTING WATER
---	EXISTING SEWER
---	BUILDING AND DRIVES TO BE RAZED
---	SUPER SILT FENCE
---	SILT FENCE
---	DENOTES PERMEABLE PAVING
---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING TREES TO REMAIN
---	DENOTES UNMITIGATED DBA NOISE LINE
---	DENOTES MITIGATED DBA NOISE LINE

SOILS LEGEND			
SOIL	NAME	CLASS	Kw
Fa	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	0.20
LoB	LEGORE-MONTALTO-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	0.32
UaF	UDORTHENTS, 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.

DRAINAGE AREA DATA					
AREA ID	STRUCTURE NO.	AREA	"C"	ZONED	% IMP.
A	1-1	1.93 AC.	0.97	R-5A-B	53%
B	1-2	0.30 AC.	0.85	R-5A-B	62%
C	1-3	0.14 AC.	0.80	R-5A-B	91%
D	1-4	0.16 AC.	0.76	R-5A-B	76%
E	1-5	0.33 AC.	0.63	R-5A-B	60%



SCALE: 1" = 30'  
**STORMDRAIN DRAINAGE AREA MAP**  
 RESIDENTIAL SINGLE FAMILY ATTACHED  
**GLEN OAKS PLACE**  
 LOTS 1 THRU 19 & OPEN SPACE LOTS 20 AND 21  
 ZONED: R-5A-B

PREVIOUS HOWARD COUNTY FILES: AA-18-001, ECP-18-039, F-18-121, WP-19-012, ECP-19-046, 5-19-010, & WP-19-116  
 TAX MAP NO.: 42 GRID NO.: 16 & 17 PARCEL NO'S.: 66, 353, 381, & 385  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: FEBRUARY, 2020  
 SHEET 6 OF 6



**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: 7/14/21.  
 Frank Manalansan II  
 8/20/20  
 Date

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
 [Signature]  
 PLANNING DIRECTOR  
 9/9/20  
 DATE

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2899

**OWNERS**  
 MICHAEL E. MCCOY  
 9594 GLEN OAKS LANE  
 COLUMBIA MARYLAND, 21046  
 410-992-4600  
 PARCEL 385  
 DONALD P. KOLPACK  
 9580 GLEN OAKS LANE  
 COLUMBIA MARYLAND, 21046  
 410-992-4600  
 PARCEL 353  
 PAMELA L. SIMMONS  
 9570 GLEN OAKS LANE  
 COLUMBIA MARYLAND, 21046  
 410-992-4600  
 PARCEL 381  
 DOROTHY M. WHIPPS  
 9590 GLEN OAKS LANE  
 COLUMBIA MARYLAND, 21046  
 410-992-4600  
 PARCEL 66

**DEVELOPER**  
 GLEN OAKS DEVELOPMENT COMPANY, LLC  
 8518 FOREST STREET  
 SUITE 200  
 ELLICOTT CITY, MARYLAND 21043  
 ATTN: MR DONALD R. REUWER, JR.  
 410-707-7094