

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
254	544375.0003	1360398.7074	162925.429506	414650.353317
255	544367.2176	1360374.42172	162923.612172	414642.955215
256	544292.9398	1360392.7946	162902.819653	414648.292970
257	544298.9025	1360411.0727	162902.637287	414655.953071

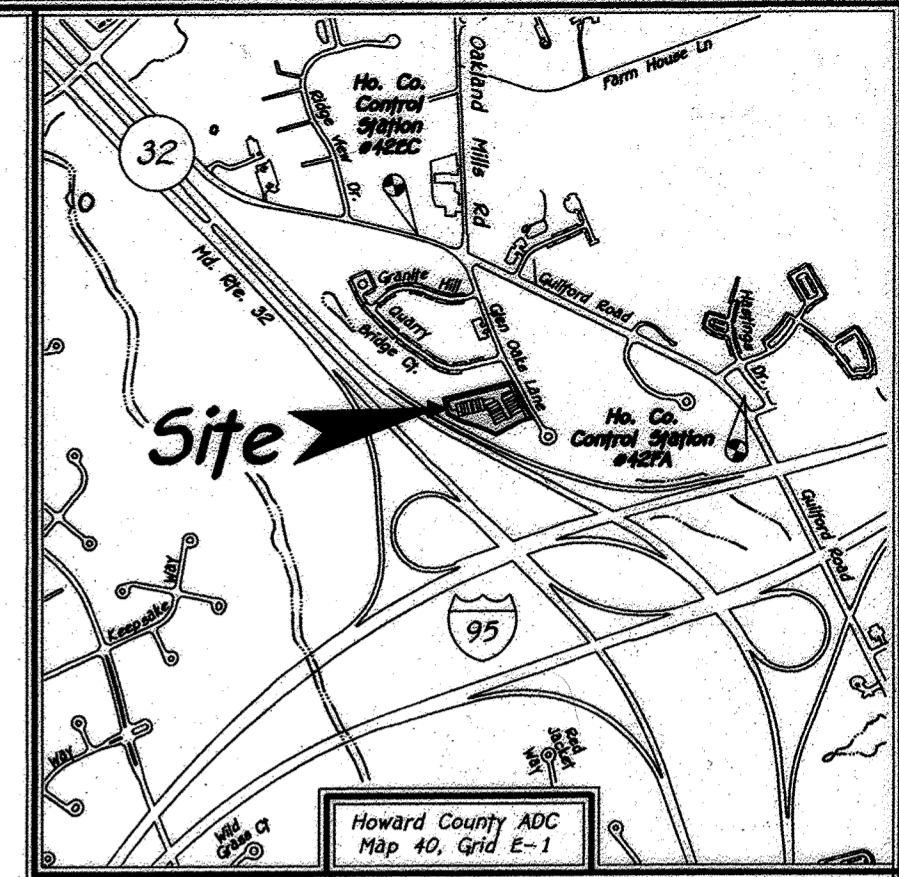
This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof. Effective 2-4-2023 On Which Date Developer Agreement 24-5089-D Was Filed And Accepted.

Legend

- Private Variable Width Use-In-Common, Access, Driveway Easement For The Use And Benefit Of Lots 1 Thru 19 And Open Space Lots 20 Thru 22 (Plat Nos. 25969-25971)
- Variable Width Public Sewer, Water & Utility Easement (Plat Nos. 25969-25971)
- 3' Private Drainage, Stormwater Management, Access & Utility Easement (Plat Nos. 25969-25971)
- Recreational Open Space Area (Plat Nos. 25969-25971)
- Non-Credited Open Space Area (Plat Nos. 25969-25971)
- Mitigated 65dBA Noise Contour Line (Plat Nos. 25969-25971)

General Notes Continued:

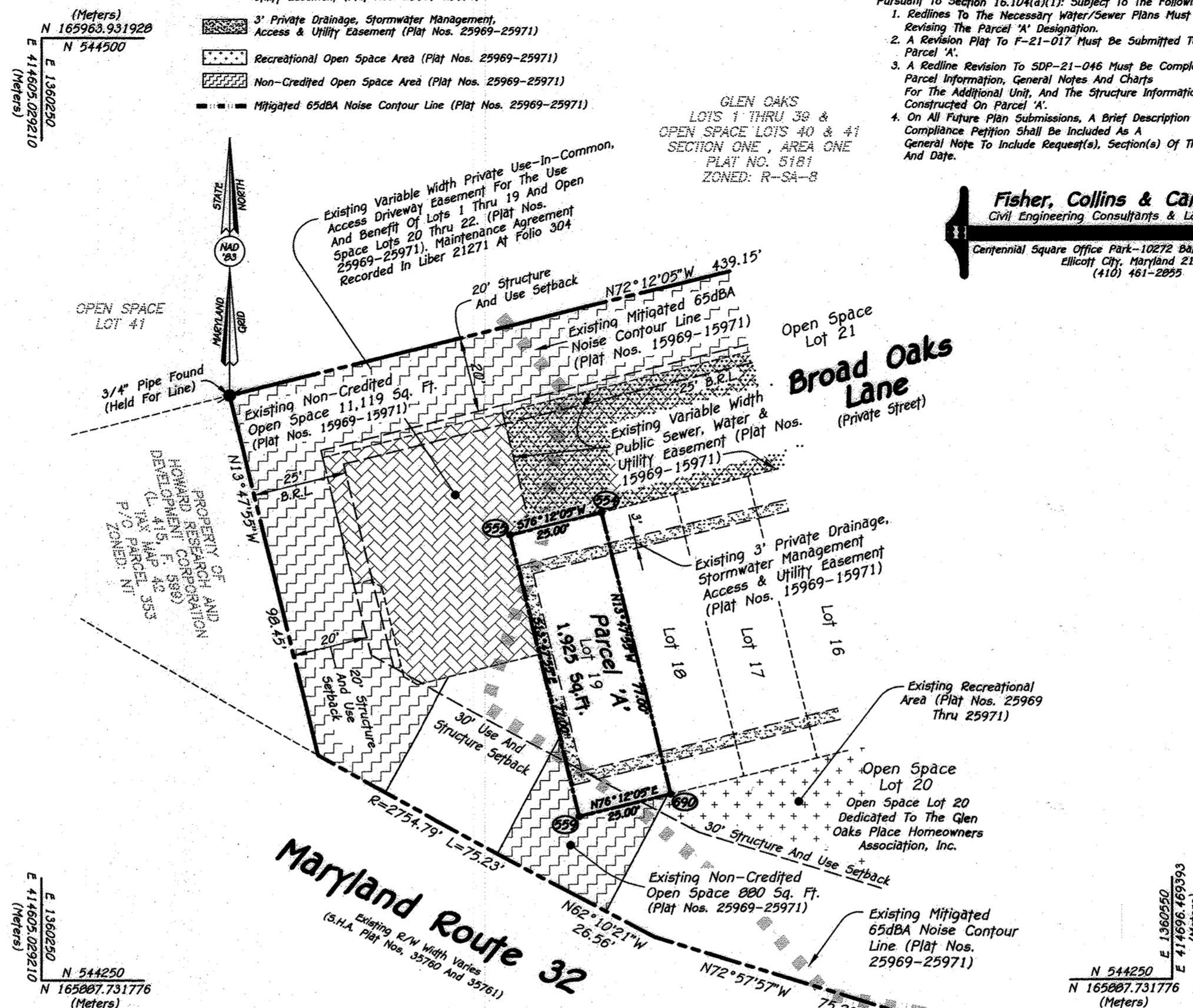
36. This Plat Is Subject To WP-23-016 Which On October 12, 2022 The Department Of Planning And Zoning Hereby Determined That You Have Demonstrated To Its Satisfaction That Strict Enforcement Of Section 16.144(g) Would Result In An Unreasonable Hardship Or Practical Difficulty. This Determination Is Made With Consideration Of Your Alternative Compliance Application And The (1) Item That Is Required To Address. Pursuant To Section 16.104(a)(1): Subject To The Following Conditions:
 1. Redlines To The Necessary Water/Sewer Plans Must Be Completed Revising The Parcel 'A' Designation.
 2. A Revision Plat To F-21-017 Must Be Submitted To Update Lot 19 To Parcel 'A'.
 3. A Redline Revision To SDP-21-046 Must Be Completed To Update The Parcel Information, General Notes And Charts For The Additional Unit, And The Structure Information For The Units Being Constructed On Parcel 'A'.
 4. 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.



Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2955

General Notes Continued:

33. Subdivision Is Subject To Section 10.100.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. Moderate Income Housing Unit (M.I.H.U.) Tabulation:
 - a. M.I.H.U. Required = (19 Lots x 10%) = 1.9 M.I.H.U.
 - b. M.I.H.U. Proposed = 1 Moderate Income Housing Unit + 1 Low Income Housing Unit.
 - c. An Executed M.I.H.U. Agreement And Covenants With The Howard County Housing Department Has Been Completed And Recorded Simultaneously With This Plat.
34. The Private Variable Width Use-In-Common, Access, Driveway Easement And Maintenance Agreement For The Use And Benefit Of Lots 1 Thru 19 And Open Space Lots 20 Thru 22 Is Recorded In Liber 21271 At Folio 304.
35. A Moderate Income Agreement And Declaration Will Be Recorded Simultaneously With This Plat Stating That Parcel 'A' (Formerly Recorded Lot 19) Will Provide 1 M.I.H.U. And 1 L.I.H.U.
36. 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.
37. Articles Of Incorporation For The Glen Oaks Place Homeowners Association, Inc. Were Filed On June 30, 2021 With The Maryland State Department Of Assessments And Taxation, Receipt No. 021949257.
38. This Plat Is Subject To WP-19-012 Which On October 2, 2018 The Planning Director Approved A Request For An Alternative Compliance To Meet Section 16.145(a) Single-Family Plan & Preliminary Equivalent Sketch Plan, Section 16.120(a)(7) On-Site Forest Retention, And Section 16.120(c)(4) Minimum Frontages. Approval Is Subject To The Following Conditions:
 1. Submission Of A Subdivision Plat To Create The Eight (8) New Single Family Attached Fee-Simple Lots For Review By The SEC And Recorded With Howard County Land Records.
 2. 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.
 3. 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 Department Of Fire Rescue Services As Part Of The Final Plan Process.
 4. The Private Roads Shall Be Maintained And Repaired By The HOA.
 5. A Use-In-Common Access Easement And Maintenance Agreement Must Be Prepared And Recorded For Proposed Lots 1-6, Open Space Lot 7, And Existing Parcel 953.
 6. Provide (3) Replacement Trees Of 2 1/2" To 3" Caliper On Site In Place Of The Removed Specimen Trees ST-1, ST-2, And ST-6 As Mitigation. The Mitigated Plantings Are To Be Placed On The Property To Enhance The Landscape Screening.
 7. 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.
 8. Amend The Exhibit To Mark All Of The Specimen Trees To Be Removed.
 9. Add The Alternative Compliance Request Number, Purpose, Section, Date And Conditions On All Subsequent Plan Submissions.
39. Plat Subject To An Administrative Adjustment To The District Map For Drafting Errors And Other Corrections (Map No. 2011) The Planning Director On April 9, 2018 Corrected The Zoning Of The Property At 9500 Glen Oaks Lane From RT (New Town) To R-5A-B (Residential: Single Attached). Parcel 'A' Refuse Collection And Mail Service Are Provided At The Junction Of The Public Road Right-Of-Way And Broad Oaks Lane. Snow Removal And Maintenance Of Private Shared Driveway And Stormwater Management Facilities Is Provided By The HOA.
40. Declaration Of Covenants And Restrictions For Glen Oaks Place Homeowners Association, Inc. Are Recorded In Liber 21271 At Folio 283.
41. This Plat Is Subject To WP-19-116 Which On June 25, 2019 The Planning Director Approved A Request For An Alternative Compliance To Meet Section 16.120(a)(7) On-Site Forest Retention And Section 16.120(c)(4) Minimum Frontages. Approval Is Subject To The Following Conditions:
 1. Submission Of A Preliminary Plan To Create The Nineteen (19) New Single Family Attached Fee-Simple Lots For Review By The SEC.
 2. 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.
 3. 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 Department Of Fire Rescue Services As Part Of The Preliminary And Final Plan Processes.
 4. The Private Roads Shall Be Maintained And Repaired By The HOA.
 5. A Use-In-Common Access Easement And Maintenance Agreement Must Be Prepared And Recorded For Proposed Lots 1-19, Open Space Lot 20 And Existing Parcel 953 At The Final Plat Stage.
 6. 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-7, ST-10 And ST-11 As Mitigation. The Mitigated Plantings Are To Be Placed On The Property To Enhance The Landscape Screening.
 7. 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.
 8. Add The Alternative Compliance Request Number, Purpose, Section, Date And Conditions On All Subsequent Plan Submissions.



General Notes:

1. Property Zoned R-5A-B 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 Control Stations No. 422C And No. 427A.
 - Sta. 422C N 544,616.990 E 1,360,140.442 Elev. = 365.383
 - Sta. 427A N 544,412.796 E 1,362,179.428 Elev. = 341.823
3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About February, 2018 By Fisher, Collins And Carter, Inc.
4. B.R.L. Denotes Building Restriction Line.
5. Denotes Iron Pin Set Capped "F.C.C. 106".
6. Denotes Iron Pipe Or Iron Bar Found.
7. Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
9. Denotes Concrete Monument Or Stone Found.
10. All Areas Are More Or Less (±).
11. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
12. Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - a. Width - 12 Feet (16 Feet Serving More Than One Residence);
 - b. Surface - 5/8" (6" Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
 - c. Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - d. Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (Noz-Loading);
 - e. Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - f. Structure Clearance - Minimum 12 Feet;
 - g. Maintenance - Sufficient To Ensure All Weather Use.
13. Property Subject To Prior Department Of Planning And Zoning File Nos: ECP-19-039, F-18-121, S-19-010, ECP-19-046, WP-19-012, WP-19-116, P-20-005, AA-18-001, WP-21-036, F-21-017 And WP-23-016.
14. No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
15. There Is No Dwelling Located On Parcel 'A'.
16. Site Is Not Adjacent To A Scenic Road.
17. 100 Year Floodplain, Wetlands, Stream(s) And/or Their Buffers, And Steep Slopes Do Not Exist On-Site.
18. This Plat 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.
19. The 65 dBA Noise Contour Line Was Obtained From A Noise Study Prepared By Hars Group, Dated September, 2017 And Is Advisory As Required By The Howard County Design Manual, Chapter 9, 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. The Noise Study Was Approved On January 15, 2019. Noise Mitigation Has Been Provided By A Noise Wall Along Maryland Route 32.
20. This Property Is Located Within The Metropolitan District.
21. This Property Is Not Located In A Historic District And There Are No Historic Structures Within The Limit Of The Plat.
22. Stormwater Management Practices Are Required In Accordance With The Design Manuals. Prior To Signature Approval Of The Final Plat, The Developer Will Be Required To Execute The Declaration Of Covenant And/or A Developers Agreement For The Construction Of The Stormwater Management Practices And A Maintenance Agreement.
23. Landscape Obligation In The Amount Of \$17,700.00 Was Paid With F-21-017.
24. The Lots Created By This 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 10.112. 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.
25. Forest Conservation Obligation Was Provided As A Fee-In-Lieu Payment Of \$21,700.00 With F-21-017.

Reservation Of Public Utility Easements

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Parcel 'A'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	0.044 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	0.044 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	0.044 Ac.*

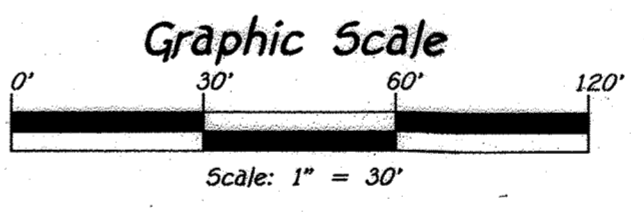
The Requirements S-3-106; The Real Property Article, Annotated Code Of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Frank J. Mandalansan II 2/6/23
Date
Land Surveyor No. 21476

Donald R. Reuwer, Jr. 2-2-23
Date
Old Coast Trust
By: Donald R. Reuwer, Jr., Trustee

Owner
Old Coast Trust
Attn: Donald R. Reuwer, Jr.
8318 Forrest Street-Suite 200
Ellicott City, Maryland 21043
Ph# 410-992-4600

Developer
Land Design And Development, Inc.
Attn: Donald R. Reuwer, Jr.
8318 Forrest Street-Suite 200
Ellicott City, Maryland 21043
Ph# 410-992-4600



M.I.H.U. Note: Parcel 'A' Is Subject To Providing One (1) Moderate Income Housing Unit (M.I.H.U.) And One (1) Low Income Housing Unit (L.I.H.U.)

Purpose Note:
The Purpose Of This Revision Plat Is To Revise Lot 19 To Parcel 'A' And To Indicate That 1 Moderate Income Housing Unit (M.I.H.U.) And 1 Low Income Housing Unit (L.I.H.U.) Is Provided.

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department

Charles Edmondson 2/13/23
Howard County Health Officer 28 Date

APPROVED: Howard County Department Of Planning And Zoning.

Charles Edmondson 2-22-23
Chief, Development Engineering Division 4 Date

Frank J. Mandalansan II 2/2/23
Director 111 Date

Owner's Certificate

Old Coast Trust, By Lisa A. Reuwer And Donald R. Reuwer, Jr., Trustees, Owners Of The Property Shown And Described Hereon, Herby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision.

"Witness My/Our Hand/s This 1st day of February, 2023.

Lisa A. Reuwer
Old Coast Trust
By: Lisa A. Reuwer, Trustee

Donald R. Reuwer, Jr.
Old Coast Trust
By: Donald R. Reuwer, Jr., Trustee

V. Compton
Witness

V. Compton
Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Land Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Glen Oaks Development Company, LLC To Donald R. Reuwer, Jr. And Lisa A. Reuwer, Trustees Of The Old Coast Trust By Deed Dated November 14, 2022 And Recorded Among The Land Records Of Howard County, Maryland In Liber 21806 At Folio 453; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Frank J. Mandalansan II 2/6/23
Frank J. Mandalansan II, Land Surveyor No. 21476 Date
Expiration Date: July 14, 2023

RECORDED AS PLAT No. 21294 ON 3-3-23
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Glen Oaks Place
Parcel 'A'

Being A Revision To Lot 19 As Shown On A Plat Entitled "Glen Oaks Place, Lots 1 Thru 19 And Open Space Lots 20 Thru 22" Recorded As Plat Nos. 25969-25971.

Zoned: R-5A-B
Tax Map: 42, Grid: 16, P/O Parcel 381
Sixth Election District - Howard County, Maryland
Date: January 4, 2023 Scale: 1" = 30' Sheet 1 Of 1

