

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	UDORITHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	X	

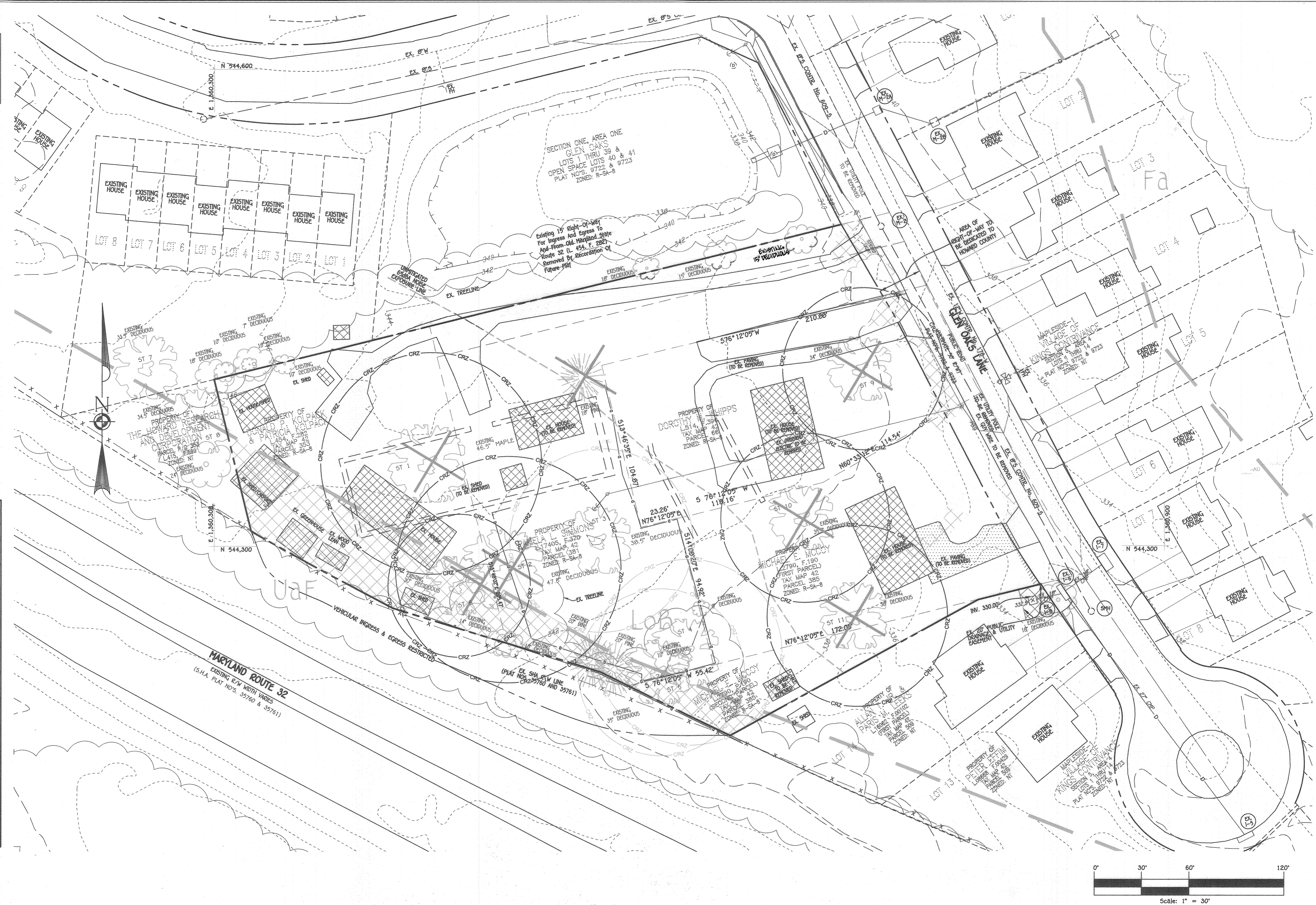
SOIL TYPES TAKEN FROM MAP 28 OF THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND FOUND ON THE HSCD WEBSITE.

Specimen Tree Descriptions are as follows:

Key	Species	Size (d.B.H.)	CRZ (Ft radius)	Comments	Status
ST-1	Silver Maple	46.5	69.75	Fair condition, some trunk rot. CRZ impacted by parking	TO BE REMOVED
ST-2	Silver Maple	47.5	71.25	Poor condition, trunk rot	TO BE REMOVED
ST-3	Silver Maple	38.5	57.75	Good Condition	To Remain
ST-4	Silver Maple	39	58.5	Good Condition	To Remain
ST-5	Silver Maple	35	52.5	Good Condition	To Remain
ST-6	Red Maple	30	45.0	Poor Condition, severe trunk rot	TO BE REMOVED
ST-7	Tulip Poplar	34.5	51.75	Good Condition Offsite	To Remain
ST-8	Sour Cherry	33.5	50.25	Poor condition, trunk rot and dieback Offsite	To Remain
ST-9	Norway Maple	34	51	Poor condition, notable rot, multi-stemmed	TO BE REMOVED
ST-10	Norway Maple	35.5	53.25	Fair condition, some rot noted	TO BE REMOVED
ST-11	Silver Maple	38	57	Fair condition, multi-stemmed, cabled	TO BE REMOVED

LEGEND	
SYMBOL	DESCRIPTION
---342---	EXISTING CONTOUR 2' INTERVAL
---340---	EXISTING CONTOUR 10' INTERVAL
-342-	PROPOSED CONTOUR 2' INTERVAL
-340-	PROPOSED CONTOUR 10' INTERVAL
x362.2	SPOT ELEVATION
LOD	LIMIT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED WATER & SEWER UTILITY EASEMENT
18" SD	EXISTING STORM DRAIN
8"W	EXISTING WATER
8"S	EXISTING SEWER
---	BUILDING AND DRIVES TO BE RAZED
SSF	SUPER SILT FENCE
SF	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

NO.	REVISION	DATE
1	REMOVED EX. 8" POWER	7/1/22
2	REMOVE TREE BLOCK	11/17/23



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRONAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2999

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

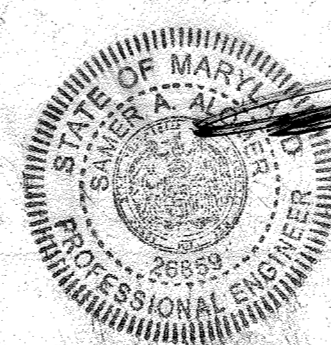
Chief, Division of Land Development *[Signature]* 8/9/21 Date
 Chief, Development Engineering Division *[Signature]* 8/11/21 Date



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.

[Signature] Frank John Manalansan II 7/23/21 DATE



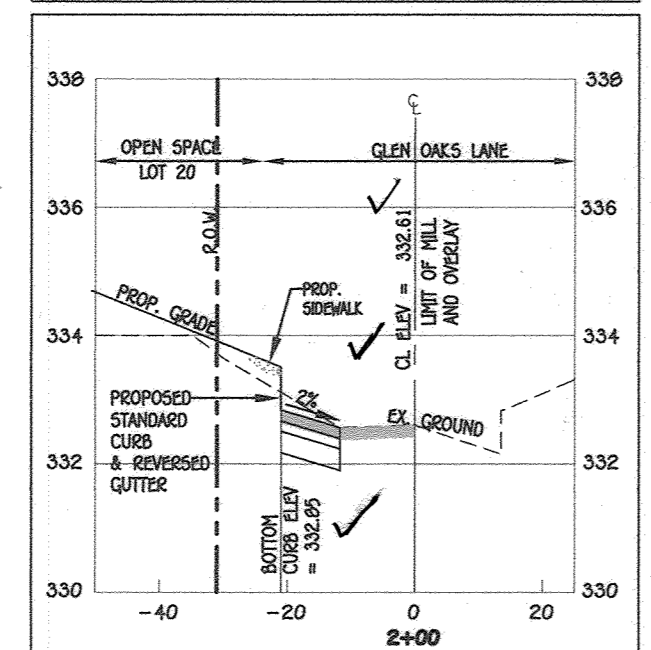
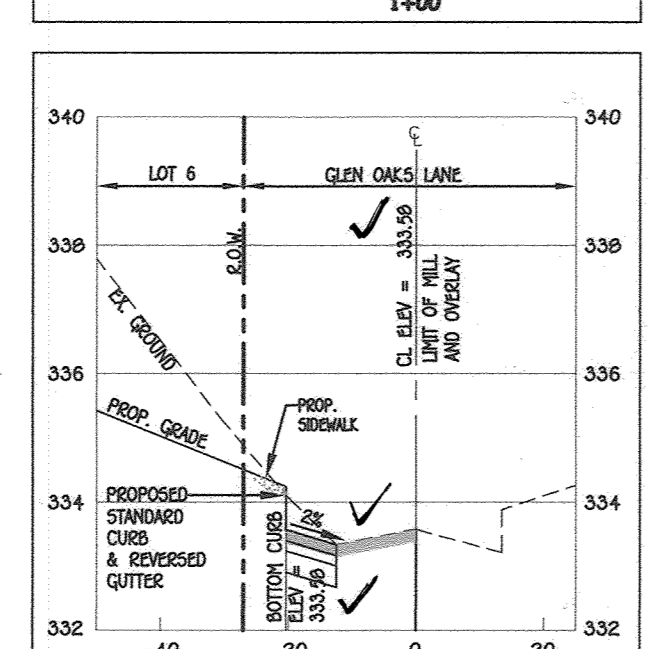
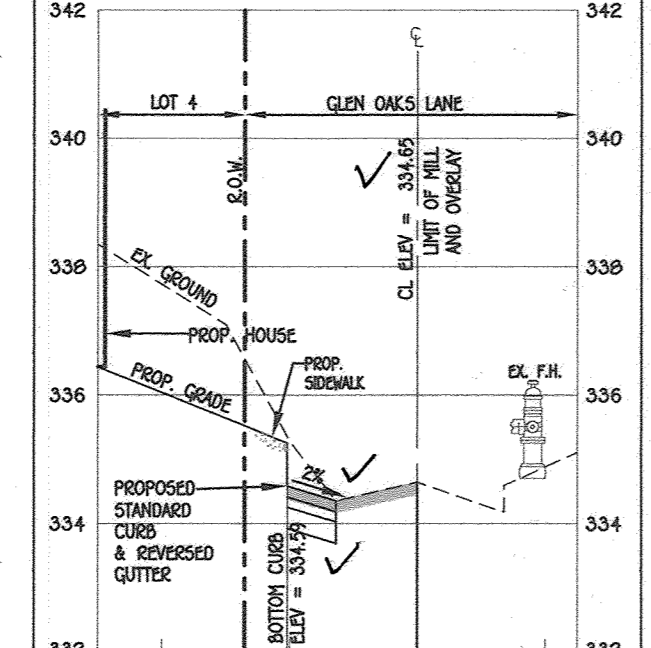
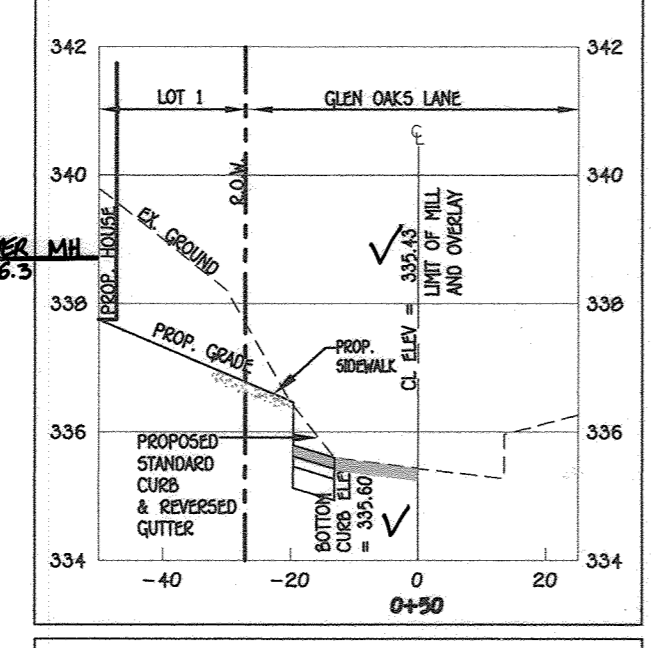
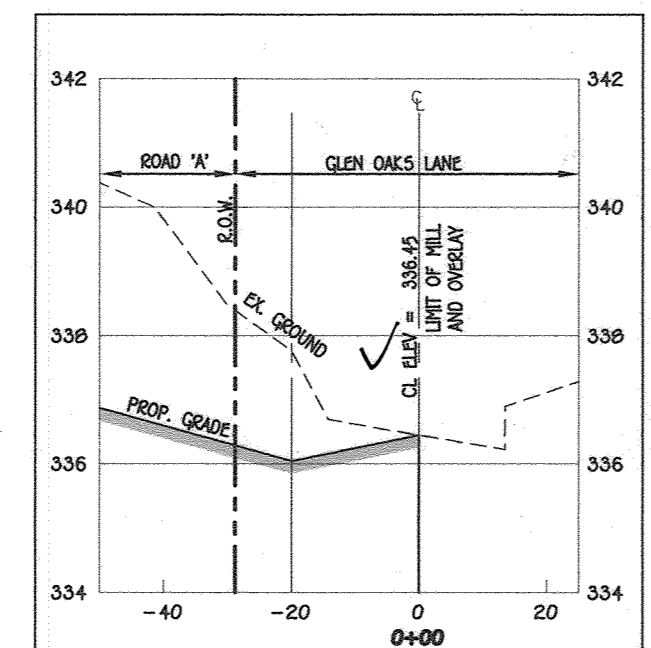
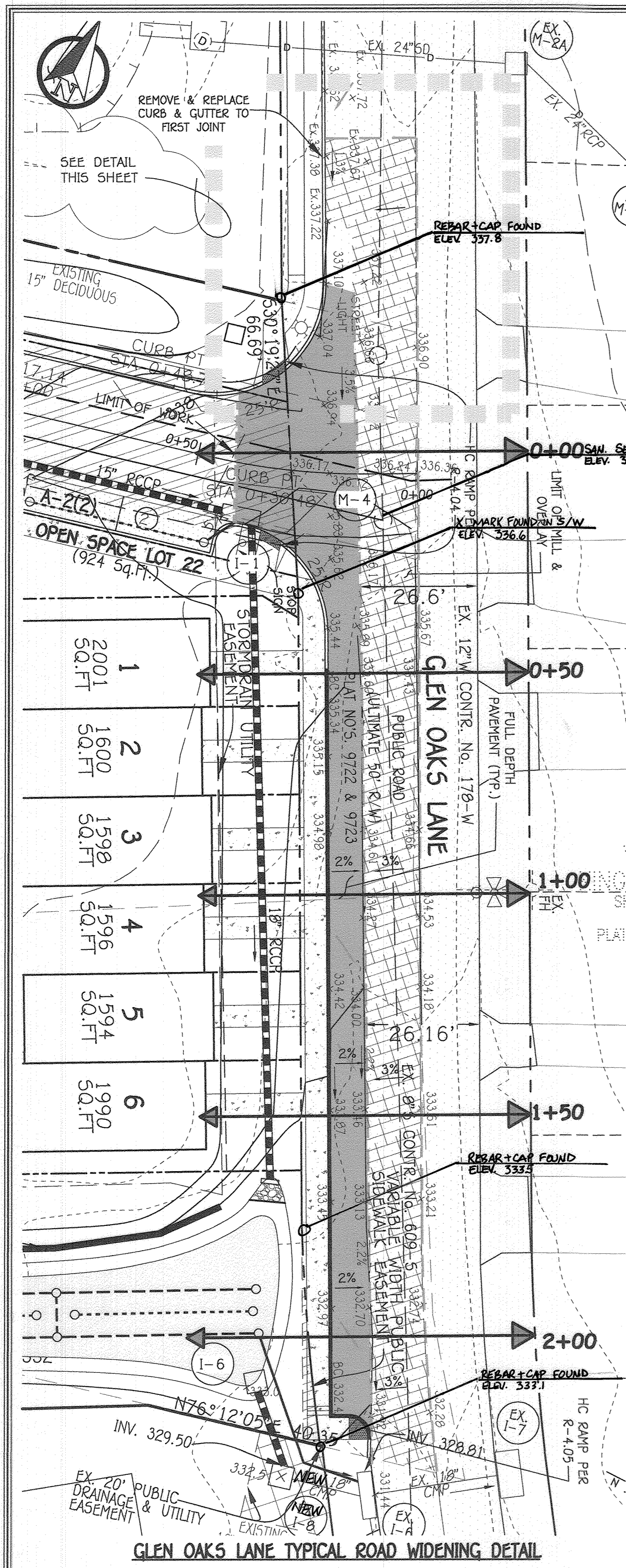
THESE ARE THE ORIGINAL INFORMATION PROVIDED ON THIS SWEEP

OWNERS
 GLEN OAKS DEVELOPMENT COMPANY, LLC
 8310 FOREST STREET
 SUITE 200
 ELLICOTT CITY, MARYLAND 21043
 ATTN: MR. DONALD R. REUVER, JR.
 410-707-7054

DEVELOPER
 GLEN OAKS DEVELOPMENT COMPANY, LLC
 8310 FOREST STREET
 SUITE 200
 ELLICOTT CITY, MARYLAND 21043
 ATTN: MR. DONALD R. REUVER, JR.
 410-707-7054

EXISTING CONDITIONS AND DEMOLITION PLAN
 RESIDENTIAL SINGLE FAMILY ATTACHED
GLEN OAKS PLACE

LOTS 1 THRU 16, PARCELS A & OPEN SPACE LOTS 20 THRU 22
 ZONED: R-5A-B
 PREVIOUS HOWARD COUNTY FILES: ECP-18-039, F-18-121,
 WP-19-012, & AA-18-001.
 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: JUNE, 2021
 SHEET 2 OF 14 F-21-017



GLEN OAKS LANE CROSS SECTIONS
SCALE: HORIZ: 1"=30'
VERT: 1"=3'

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Date: 04/28/2022

Chief, Bureau of Highways: MK

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 BALDOR NATIONAL PARK
ELICOTT CITY, MARYLAND 21042
(410) 461-2895

NO.	REVISIONS DESCRIPTION	DATE
1	REVISIONS TO SWM, STORMDRAIN, GRADINGS, & X-SECS	3/15/22
2	RENAME TITLE BLOCK	1/17/23
3	ADD AS-BUILT DATA (MBA)	6/12/23

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Date: 5.6.22

Chief, Division of Land Development: MK
Chief, Development Engineering Division: S.G.

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

IMPORTANT: THIS DRAWING SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES MD 104.00-01 - MD 104.00-18 AND STANDARD DETAILS MD 104.01-01 - MD 104.01-81

NOTE: FLAGGER SHALL NEVER BE STATIONED MORE THAN 1000' AWAY FROM THE ADVANCE. FLAGGER SIGN.

THE ENGINEER SHOULD CONSIDER ADDITIONAL ADJACENT LANE CLOSURES WHEN THE POSSIBILITY OF UNPLANNED TRAVELWAY ENCROACHMENTS EXISTS.

KEY:

- CHANNELIZING DEVICES
- SIGN SUPPORT
- DIRECTION OF TRAFFIC
- WORK SITE
- FLAGGER

OVER 12 HRS. NIGHTTIME USE
ROAD WORK 1000 FT

15 MIN.-12 HRS. DAYTIME USE ONLY
ROAD WORK 1500 FT

OPTIONAL FOR 15 MIN-12 HRS. OR DAYTIME APPLICATIONS

ONE LANE ROAD WORK 1000 FT

ONE LANE ROAD WORK 1500 FT

ROAD WORK 1/2 MILE

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
**FLAGGING OPERATION-2-LANE, 2-WAY
EQ/LESS THAN 40 MPH**

STANDARD NO. MD 104.02-10

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

IMPORTANT: THIS DRAWING SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES MD 104.00-01 - MD 104.00-18 AND STANDARD DETAILS MD 104.01-01 - MD 104.01-81

NOTE: SHOULDER CLOSED SIGNS ARE REQUIRED IN PLACE OF SHOULDER WORK SIGNS WHEN THE SHOULDER IS CLOSED BY POSITIVE PROTECTION (TEMPORARY CONCRETE BARRIER OR SIMILAR DEVICE). REFER TO STANDARD NO. MD 104.06-18.

WHEN WORK INVOLVES A PAVEMENT EDGE DROP-OFF, REFER TO STANDARD NOS. MD 104.06-15 TO MD 104.06-19.

THERE SHALL BE A MINIMUM OF SEVEN CHANNELIZING DEVICES IN THE SHOULDER TAPER.

THE ENGINEER SHOULD CONSIDER ADDITIONAL ADJACENT LANE CLOSURES WHEN THE POSSIBILITY OF UNPLANNED TRAVELWAY ENCROACHMENTS EXISTS.

KEY:

- CHANNELIZING DEVICES
- SIGN SUPPORT
- DIRECTION OF TRAFFIC
- WORK SITE

OVER 12 HRS. NIGHTTIME USE
SHOULDER WORK

15 MIN.-12 HRS. DAYTIME USE ONLY
SHOULDER WORK

OPTIONAL FOR 15 MIN-12 HRS. OR DAYTIME APPLICATIONS

ROAD WORK 1500 FT

SHOULDER WORK

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
**SHOULDER WORK-2-LANE, 2-WAY
EQ/LESS THAN 40 MPH**

STANDARD NO. MD 104.02-02

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 Manalansan I
DATE: 3/22/22

CONCRETE SIDEWALK

Detail R-3.05

Howards County, Maryland
Department of Public Works
Approved: *Deanna E. Smith*
Date: 04/28/2022

NOTES:

- SIDEWALK TO BE SLOPED IN 5'-0" MAXIMUM SQUARES.
- EXPANSION JOINTS ACROSS THE SIDEWALK NOT TO BE MORE THAN 15' APART, OR 15' FOR 4" WIDE SIDEWALK.
- 1/2" PREFORMED EXPANSION MATERIAL IN EXPANSION JOINTS TO BE KEPT 1/4" BELOW SURFACE OF SIDEWALK.
- CONCRETE TO BE MIX #2.
- WHEN SIDEWALK ADJACENT CURB SIDEWALK SHALL BE 1/4" ABOVE CURB WITH 1/2" PREFORMED EXPANSION JOINT BETWEEN SIDEWALK AND CURB.
- ON UNUSUAL SLOPES GRADES OF 2% OR GREATER, A CONCRETE REINFORCER, 2" THICK AND 48" LONG, SHALL BE PLACED AT THE EXPANSION JOINT. THE REINFORCER SHALL BE PLACED AT THE EXPANSION JOINT LOCATIONS AND SHALL BE MODULATED WITH THE SIDEWALK.
- SIDEWALK WIDTH ADJACENT TO CURB SHALL BE 5'-0" MINIMUM EXCEPT SIDEWALK ADJACENT TO CURB IN CURB-TO-CURB BEAR MAY BE 4'-0" IN WIDTH WITH A 5'-0" PAVED SECTION PLACED OVER DRIVEWAY.
- SIDEWALK LOCATED 2' OR MORE FROM CURB MAY BE 4'-0" IN WIDTH WITH A 5'-0" PAVED SECTION PLACED OVER DRIVEWAY.
- 4'-0" SIDEWALK REQUIRES A PASSING AREA (SEE DETAIL R-4.01).

CURB AND GUTTER

7" Modified
Detail R-3.01

Howards County, Maryland
Department of Public Works
Approved: *Deanna E. Smith*
Date: 04/28/2022

NOTES:

- A REVERSE GUTTER PAN SHALL HAVE A GUTTER SLOPE OF 4:172 AWAY FROM THE FLOW LINE, AND SHALL NOT BE USED WHERE THE DRAINAGE CHANGES A HORIZONTAL POSITION.
- GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE APPROACHES OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE LOCATED ON THE LOW SIDE OF SUPERELEVATED SECTION AND THE RATE OF SUPERELEVATION IS GREATER THAN 3% FOR MODIFIED CURB & GUTTER.
- A MINIMUM OF TWO (2) FEET OF COMPACTED STABILIZED EARTH, OR EQUIVALENT, SHALL SUPPORT THE ENTIRE BACK OF CURB.
- POSITIVE DRAINAGE SHALL BE PROVIDED BOTH BEHIND THE CURB AND ALONG THE GUTTER AND FLOW LINE.

PAVING SECTIONS

Detail R-2.01

Howards County, Maryland
Department of Public Works
Approved: *Deanna E. Smith*
Date: 04/28/2022

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <5	5 TO <7	7 TO <10	10 TO <15	15 TO <20
P-1	PARKING DRIVE ALLEYS RESIDENTIAL AND NON-RESIDENTIAL PARKING DRIVE ALLEYS RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	SUPERPAVE ASPHALT MIX FINISH SURFACE 9.5 MM NO. 64-255, LEVEL 1 (2.5%)	1.5	1.5	1.5	1.5	1.5
		SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE (2.5%)	2.0	2.0	2.0	2.0	2.0
P-2	PARKING DRIVE ALLEYS RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	SUPERPAVE ASPHALT MIX FINISH SURFACE 9.5 MM NO. 64-255, LEVEL 1 (2.5%)	1.5	1.5	1.5	1.5	1.5
		SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE (2.5%)	2.0	2.0	2.0	2.0	2.0
P-3	PARKING DRIVE ALLEYS RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	SUPERPAVE ASPHALT MIX FINISH SURFACE 9.5 MM NO. 64-255, LEVEL 1 (2.5%)	1.5	1.5	1.5	1.5	1.5
		SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE (2.5%)	2.0	2.0	2.0	2.0	2.0
P-4	MINOR COLLECTOR STREETS ACCESS PLACES ACCESS STREETS	SUPERPAVE ASPHALT MIX FINISH SURFACE 9.5 MM NO. 64-255, LEVEL 1 (2.5%)	1.5	1.5	1.5	1.5	1.5
		SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE (2.5%)	2.0	2.0	2.0	2.0	2.0

SIDEWALK RAMP

Layout & Grading Perpendicular to Curb
Detail R-4.05

Howards County, Maryland
Department of Public Works
Approved: *Deanna E. Smith*
Date: 04/28/2022

NOTES:

- ALL RAMPERS SHALL HAVE A WARNING SIGN (SEE DETAIL R-4.07) BEING POSITIONED AT THE END OF RAMP. SEE DETAIL R-4.07.
- CONCRETE AND GRASS TO SIDEWALK MUST BE SLOPED TO MEET RAMP.
- 4'-0" SIDEWALK REQUIRES PASSING AREA (SEE DETAIL R-4.01).

CLOSED SECTION

Detail R-1.02

Howards County, Maryland
Department of Public Works
Approved: *Deanna E. Smith*
Date: 04/28/2022

NOTES:

- TYPE OF CURB VARIES (MODIFIED COMBINATION CURB & GUTTER OR COMBINATION CURB & GUTTER - SEE DESIGN MANUAL VOLUME 8 FOR CRITERIA).
- 4" CONCRETE SIDEWALK AS REQUIRED BY SUB-DIVISION REGULATIONS.
- 4'-0" SIDEWALK REQUIRES A PASSING AREA (SEE DETAIL R-4.01).
- SEE R-3.05 FOR WHERE SIDEWALK IS AGAINST CURB.

TYPICAL SECTIONS - RESIDENTIAL STREETS

Access Place, Access Streets, Minor Collector (Closed Section)

Detail R-1.02

CLASSIFICATION	A	B	C	D	PAVING SECTION
MINOR COLLECTOR 2000 ADT	26"	6"	4"	11"	P-3
ACCESS STREET 1000 ADT	24"	6"	4"	13"	P-2
ACCESS PLACE 200 ADT	24"	6"	4"	13"	P-2

TYPICAL P-2 PULL DEPTH SECTION



REPLACEMENT SHEET

GLEN OAKS LANE WIDENING

RESIDENTIAL SINGLE FAMILY ATTACHED
GLEN OAKS PLACE

LOTS 1 THRU 10, PARCELS A & OPEN SPACE LOTS 20 THRU 22

ZONED: R-5A-B

PREVIOUS HOWARD COUNTY FILES: ECP-18-039, F-18-121, WP-19-012, & AA-18-001.

SCALE: AS SHOWN DATE: MARCH, 2022

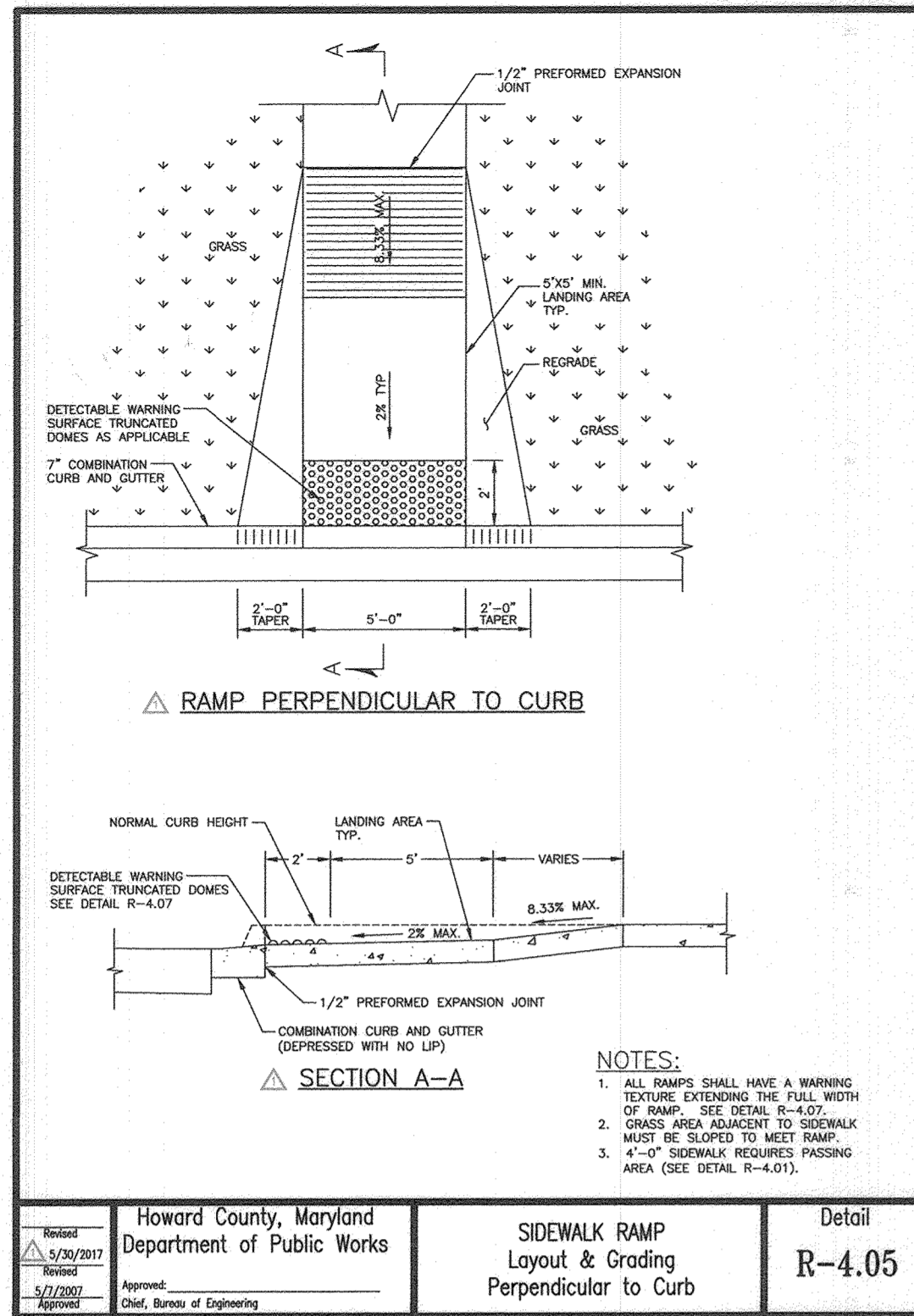
SHEET 3 OF 14

PROFESSIONAL CERTIFICATION

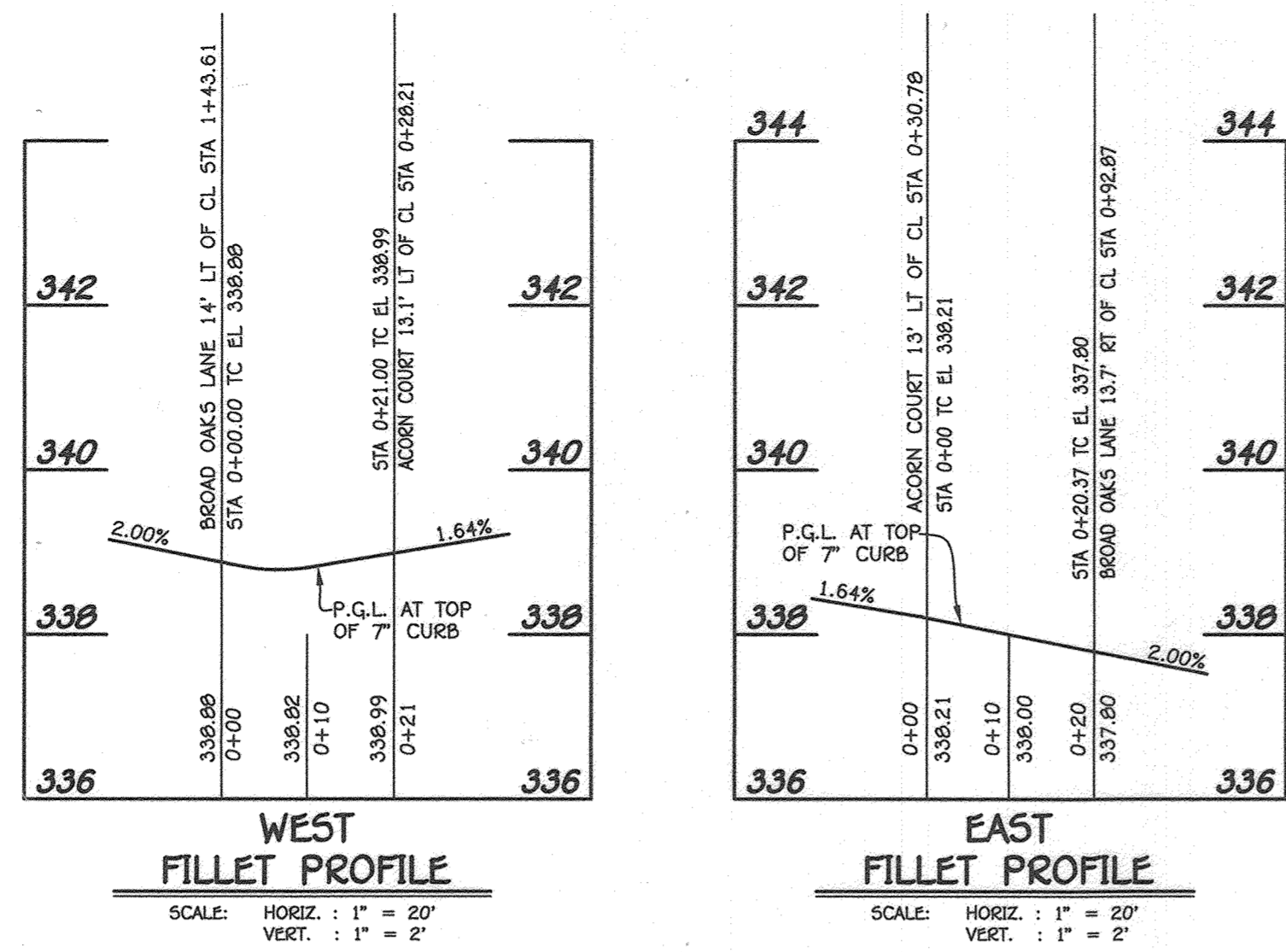
I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE 'AS-BUILT' PLANS AND MEETS WITH THE APPROVED PLANS AND SPECIFICATIONS.

OWNERS
GLEN OAKS DEVELOPMENT COMPANY, LLC
8310 FORREST STREET
SUITE 200
ELICOTT CITY, MARYLAND 21043
ATTN: MR DONALD R. REIWER, JR.
410-707-7054

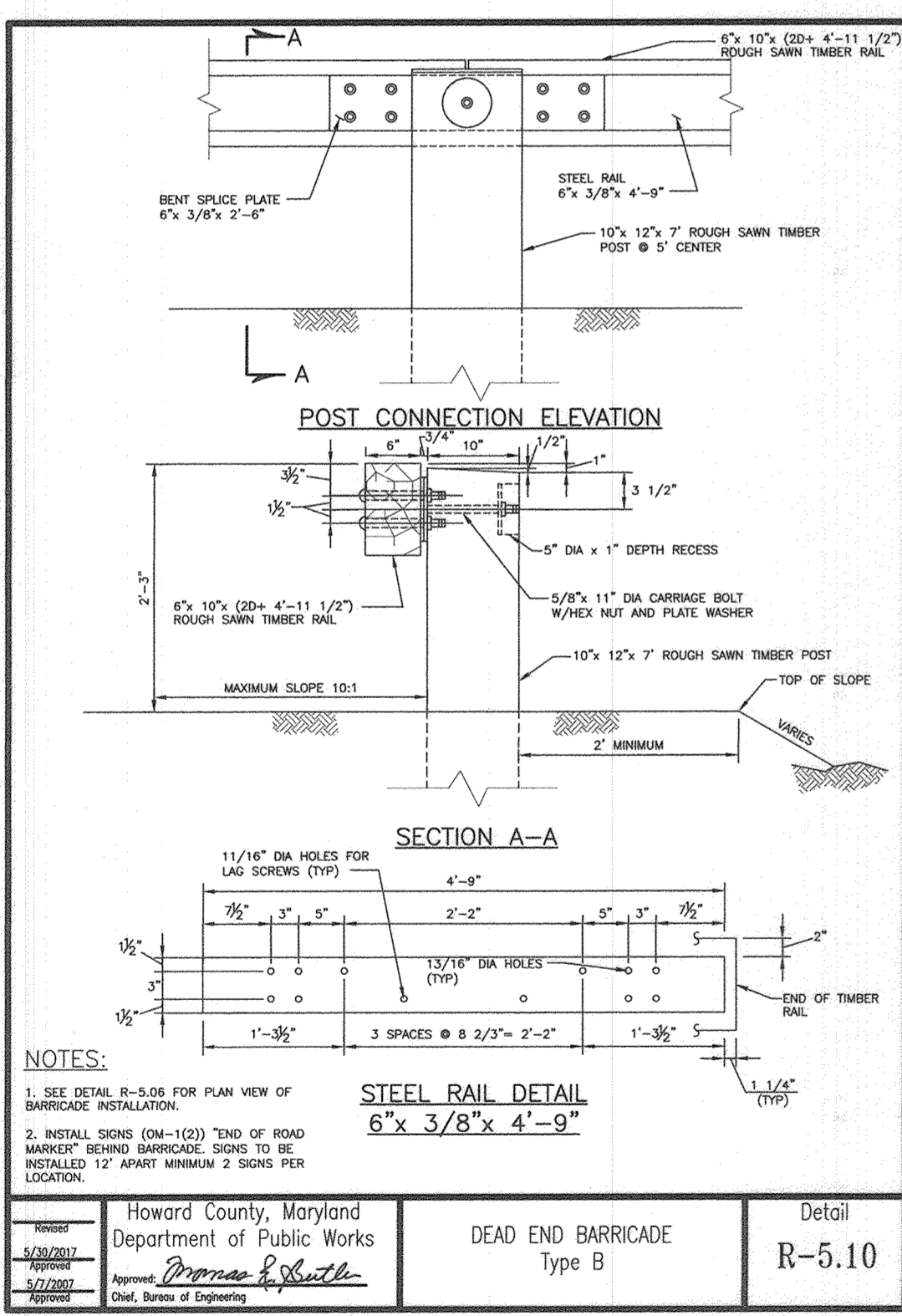
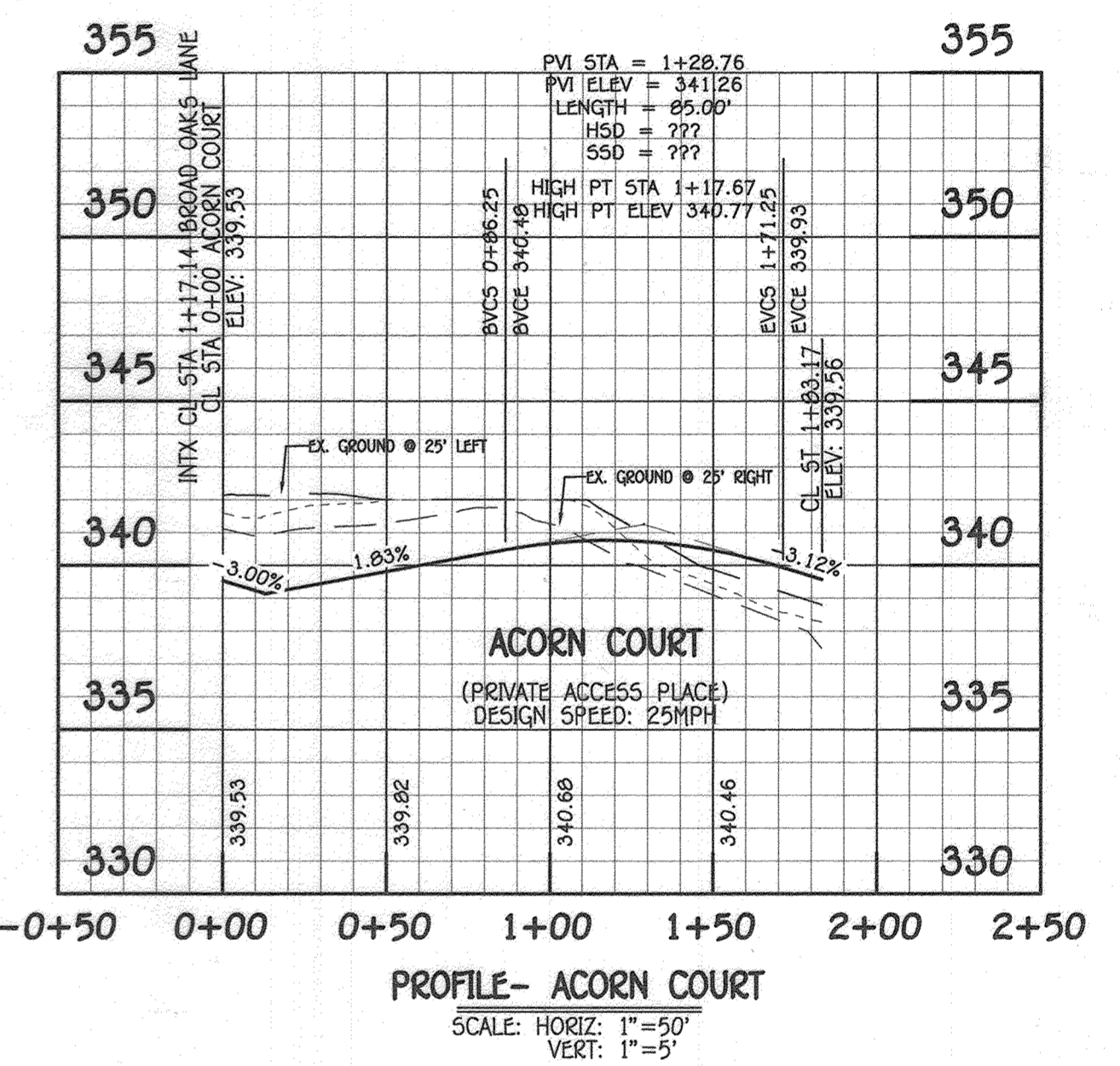
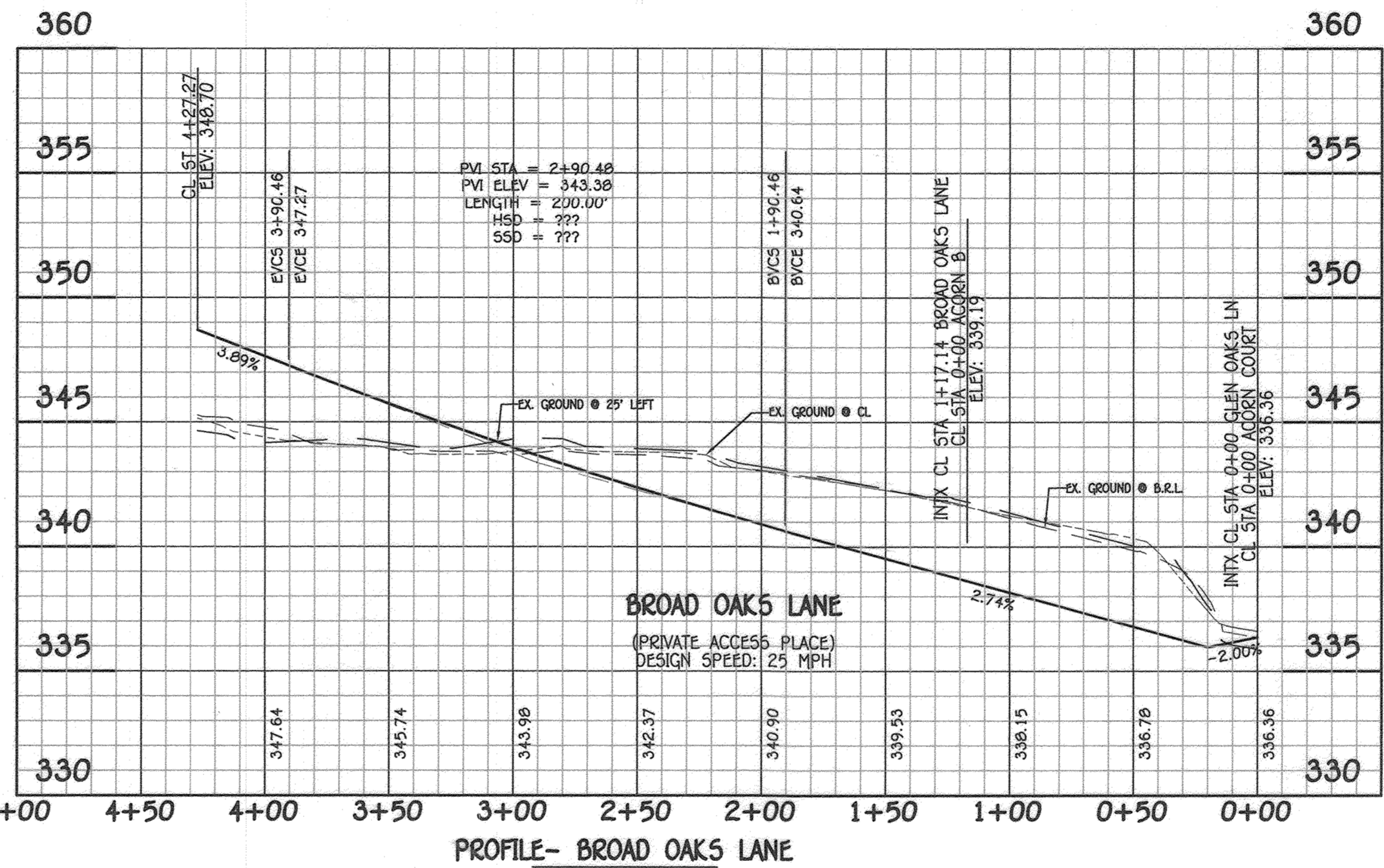
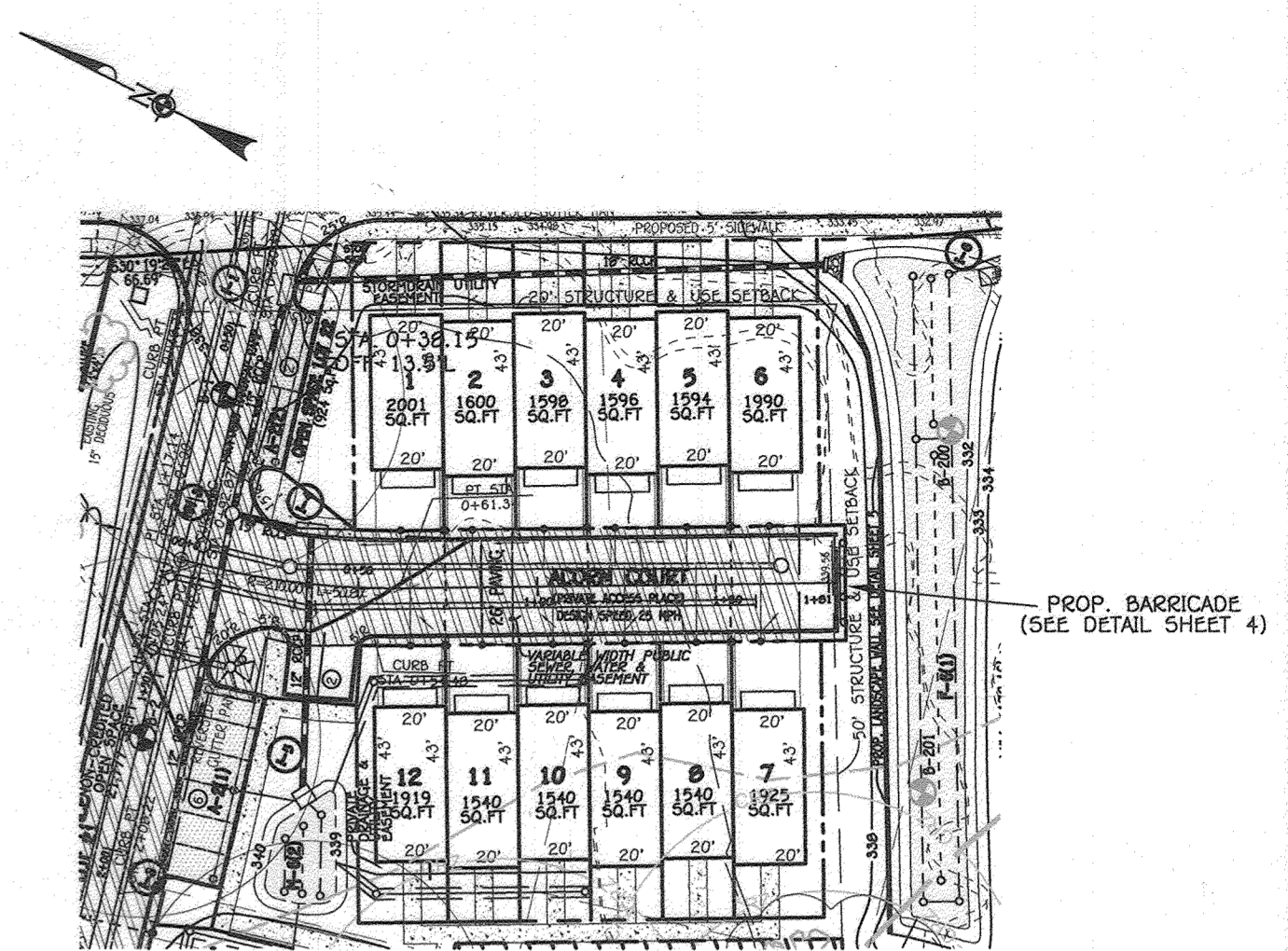
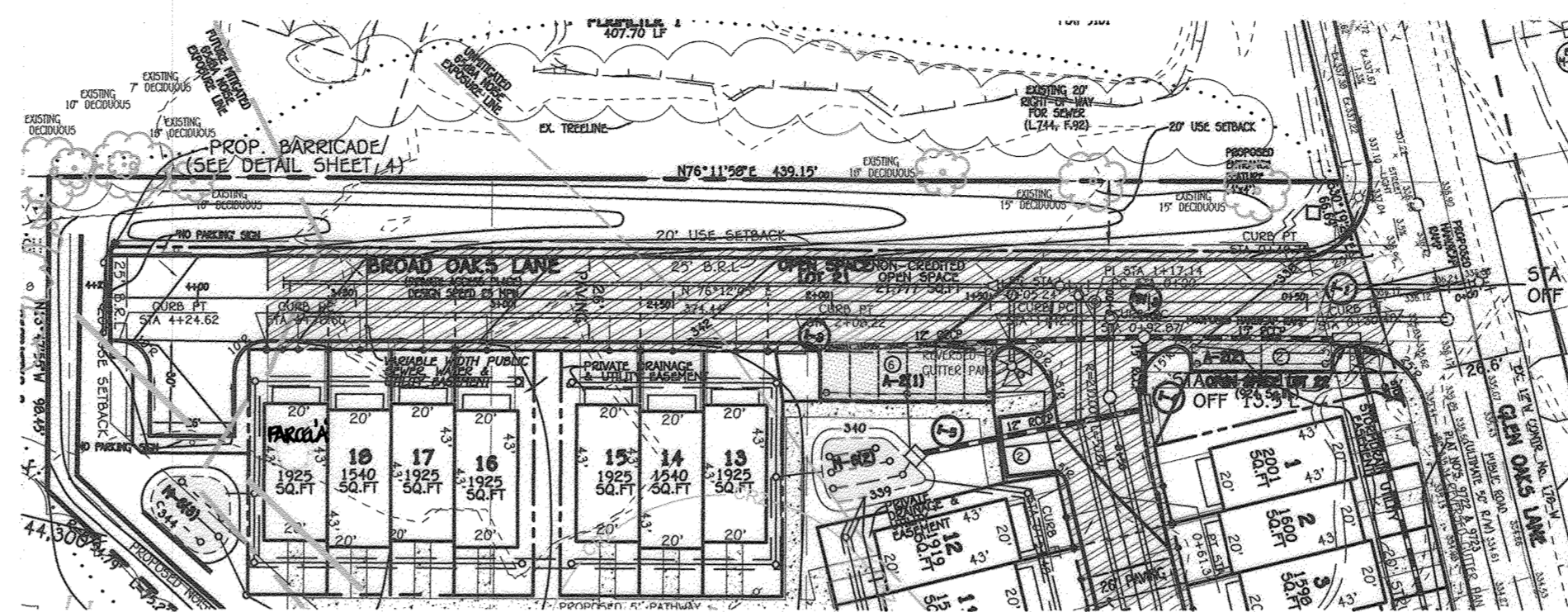
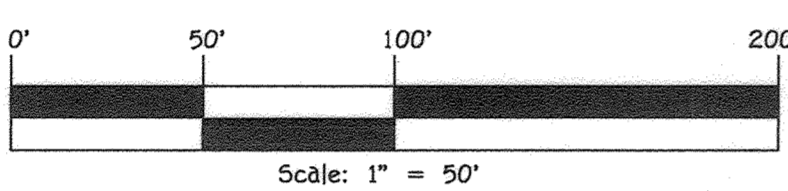
DEVELOPER
GLEN OAKS DEVELOPMENT COMPANY, LLC
8310 FORREST STREET
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ELICOTT CITY, MARYLAND 21043
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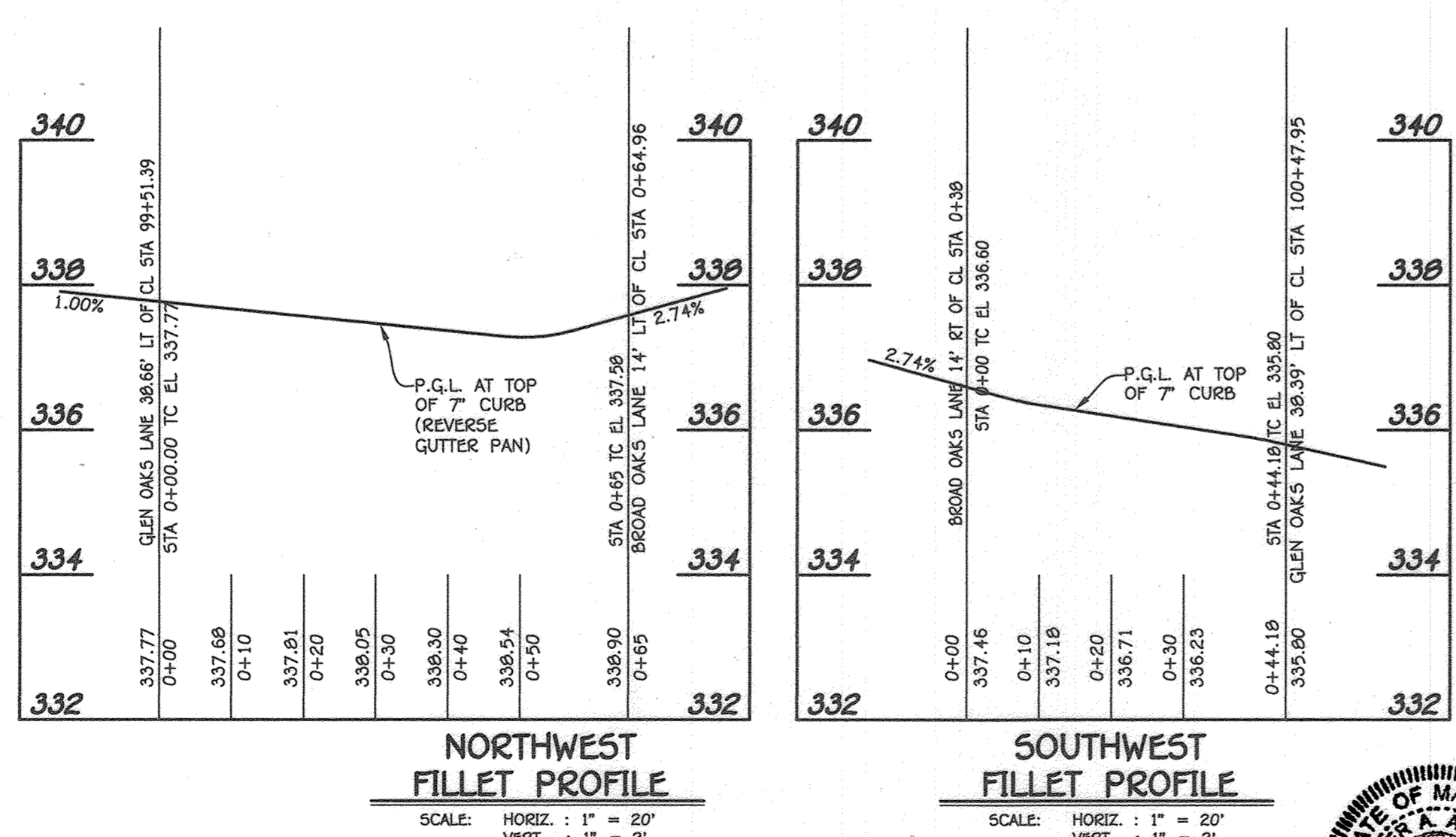
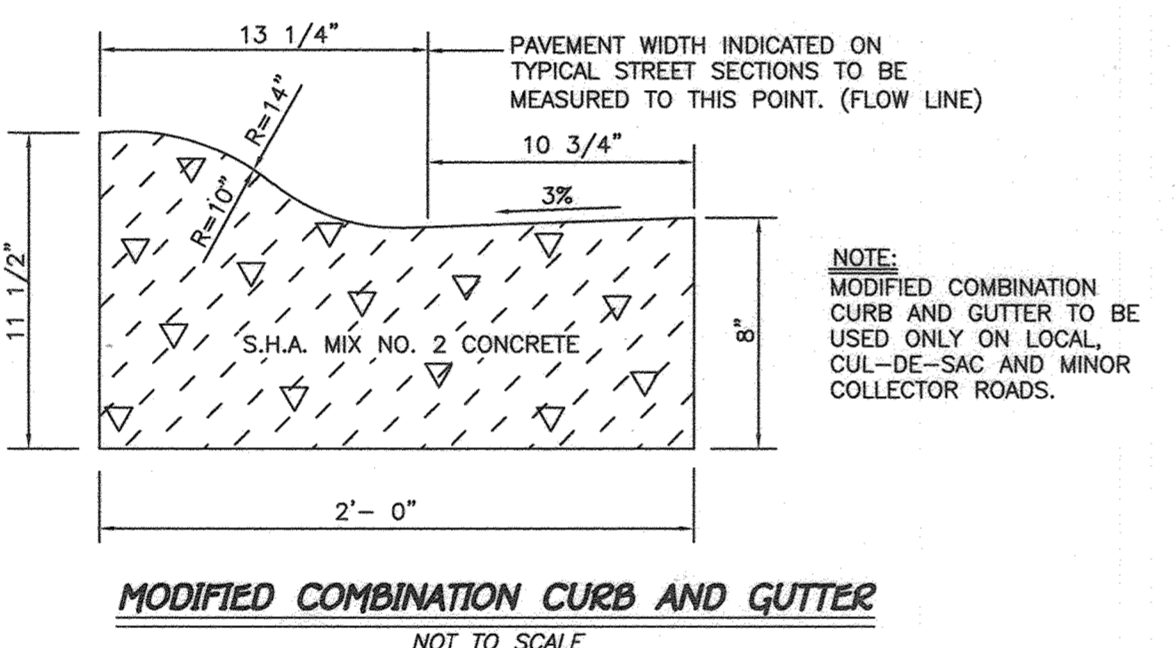
Howard County, Maryland Department of Public Works	Detail R-4.05
SIDWALK RAMP Layout & Grading Perpendicular to Curb	



BROAD OAKS LANE - ACORN COURT INTERSECTION



Howard County, Maryland Department of Public Works	Detail R-5.10
DEAD END BARRICADE Type B	



BROAD OAKS LANE - GLEN OAKS LANE INTERSECTION

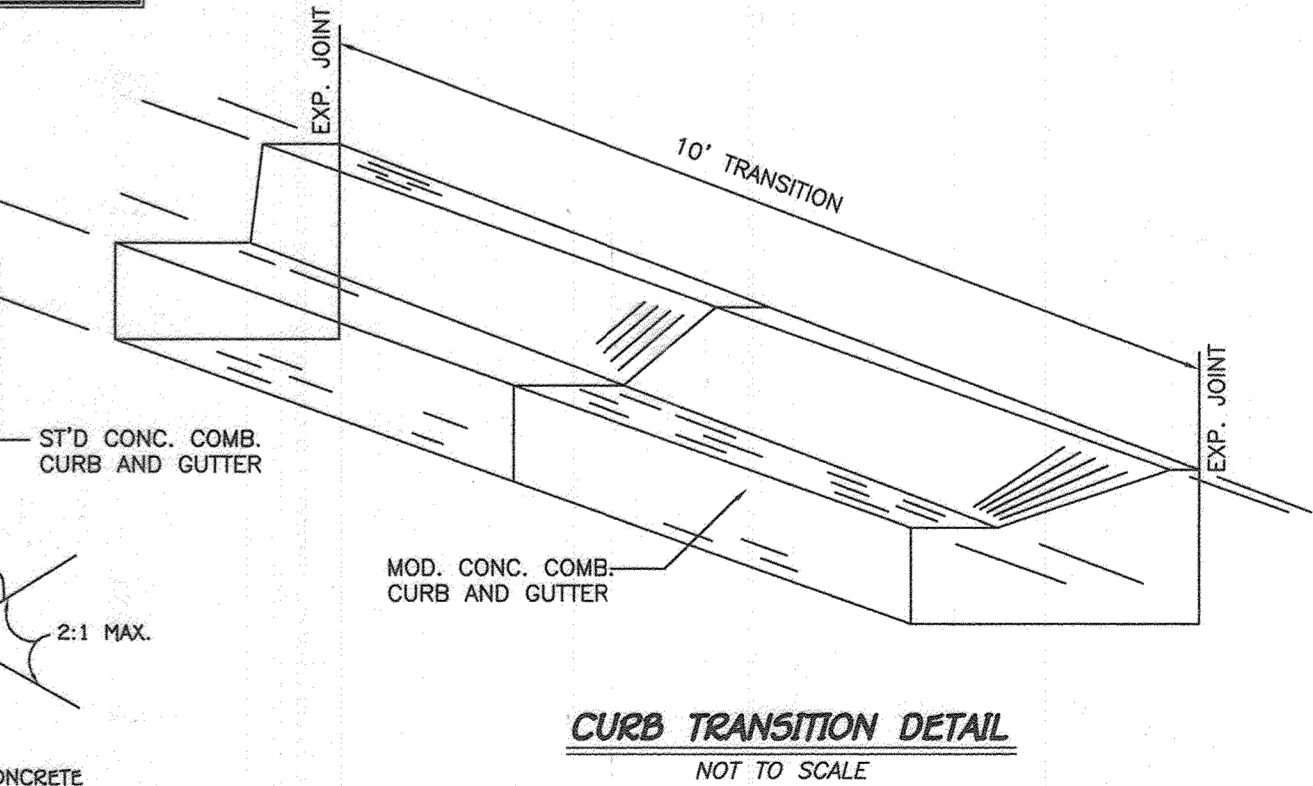
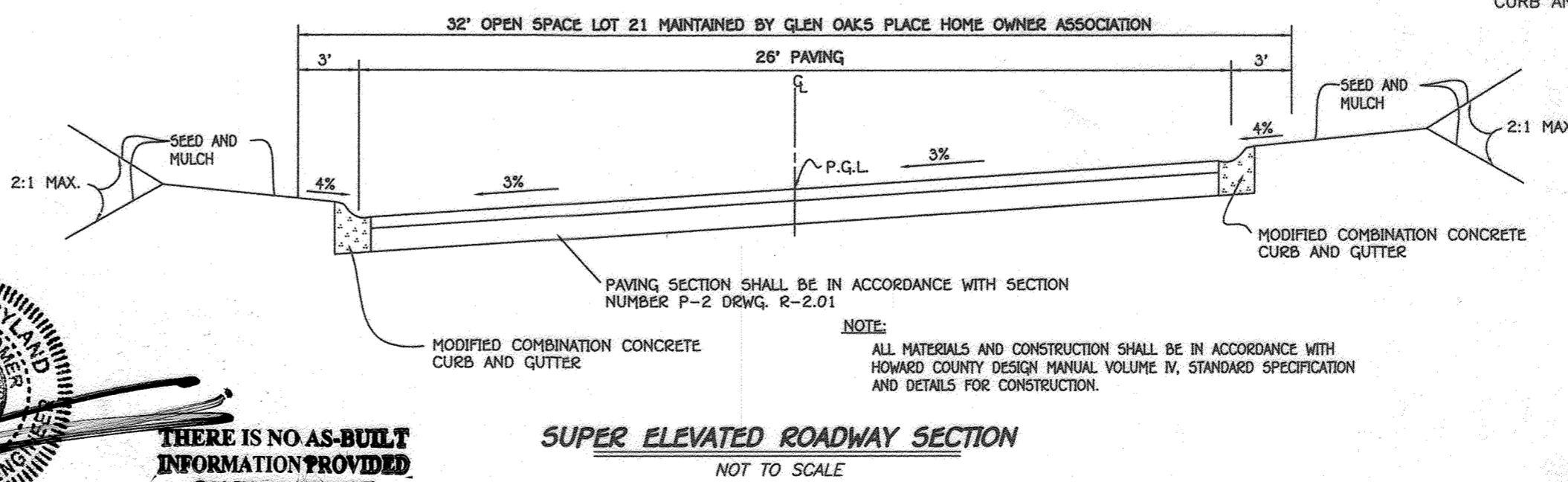


PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/23.

Frank John Manalang
 FRANK JOHN MANALANG
 DATE: 3/22/22

NO.	REVISIONS	DATE
1	REVISIONS TO SWM, STORMDRAIN, GRADING, & ROAD PROFILES	3/15/22
2	REMOVE TITLE BLOCK & WP 19 TO PARCEL 21	1/17/23

ROADWAY INFORMATION CHART				
ROAD NAME	CLASSIFICATION	SPEED LIMIT	PAVING TYPE	STATION LIMITS
BROAD OAKS LANE	PRIVATE ACCESS PLACE	25 M.P.H.	P-2	0+00-4+27
ACORN COURT	PRIVATE ACCESS PLACE	25 M.P.H.	P-2	0+00-1+83



**REPLACEMENT SHEET
PRIVATE ROADS PLAN AND PROFILE**

RESIDENTIAL SINGLE FAMILY ATTACHED
GLEN OAKS PLACE
 LOTS 1 THRU 18, PARCEL 'A' & OPEN SPACE LOTS 20 THRU 22
 ZONED: R-5A-8
 PREVIOUS HOWARD COUNTY FILES: ECP-18-039, F-18-121, WP-19-012, & AA-18-001.
 TOWN MAP NO.: 42 GRID NO.: 16 & 17 PARCEL NO'S: 66, 353, 381, & 385
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MARCH, 2022
 SHEET 4 OF 14 F-21-017

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-2929

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways MIZ Date: 04/28/2022

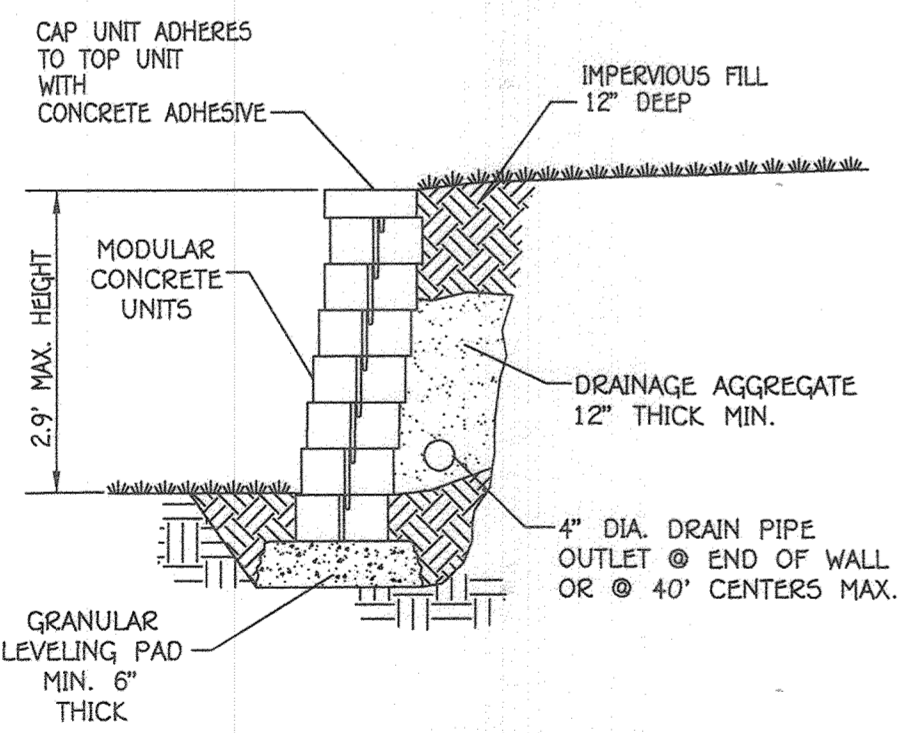
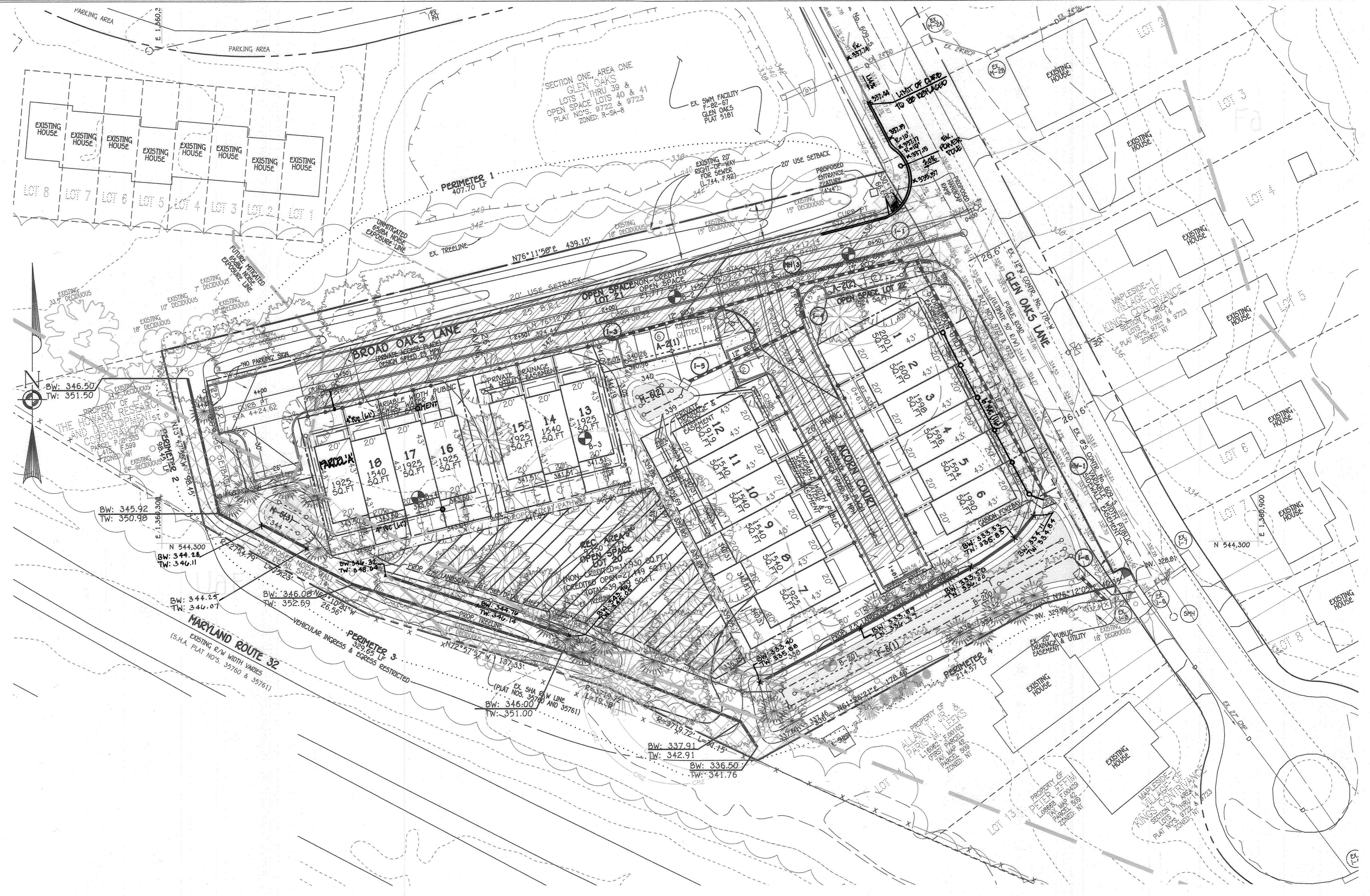
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development MM Date: 5/1/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division Date: 5-6-22

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	UDORTHTENTS, 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
---342---	PROPOSED CONTOUR 2' INTERVAL
---340---	PROPOSED CONTOUR 10' INTERVAL
x362.2	SPOT ELEVATION
LOD	LIMIT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED WATER & SEWER UTILITY EASEMENT
18" 50	EXISTING STORM DRAIN
8" W	EXISTING WATER
8" S	EXISTING SEWER
---	BUILDING AND DRIVES TO BE RAZED
SSF	SUPER SILT FENCE
5F	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



CONCRETE BLOCK LANDSCAPE WALL DETAIL
NO SCALE

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISIONS TO SWM, STORMDRAIN, GRADING, & DRAINAGE & UTILITY EASEMENT	3/15/22
2	REMOVE TRIPLE BLOCK, 20, LOT 19 TO PARCEL 'A' & CURB AND GUTTER	4/17/23

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 MALTHOUSE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21043
(410) 481-2888

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Chief, Bureau of Highways *MK* 04/28/2022
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development *W* 3/15/22
DATE

DLI 5-6-22
Chief, Development Engineering Division



LANDSCAPE DEVELOPER'S CERTIFICATE

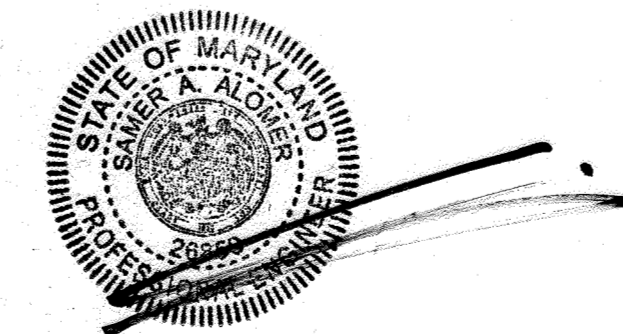
I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Donald R. Ray 3-22-22
This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the developer's agreement.

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.

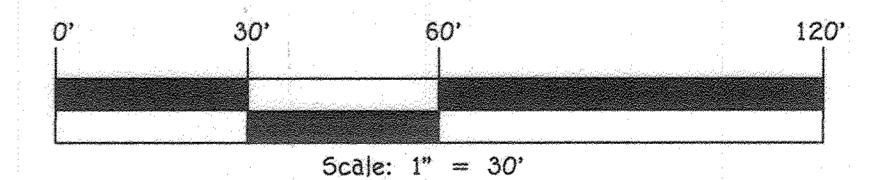
Frank John Manalansan II 3/22/22
DATE



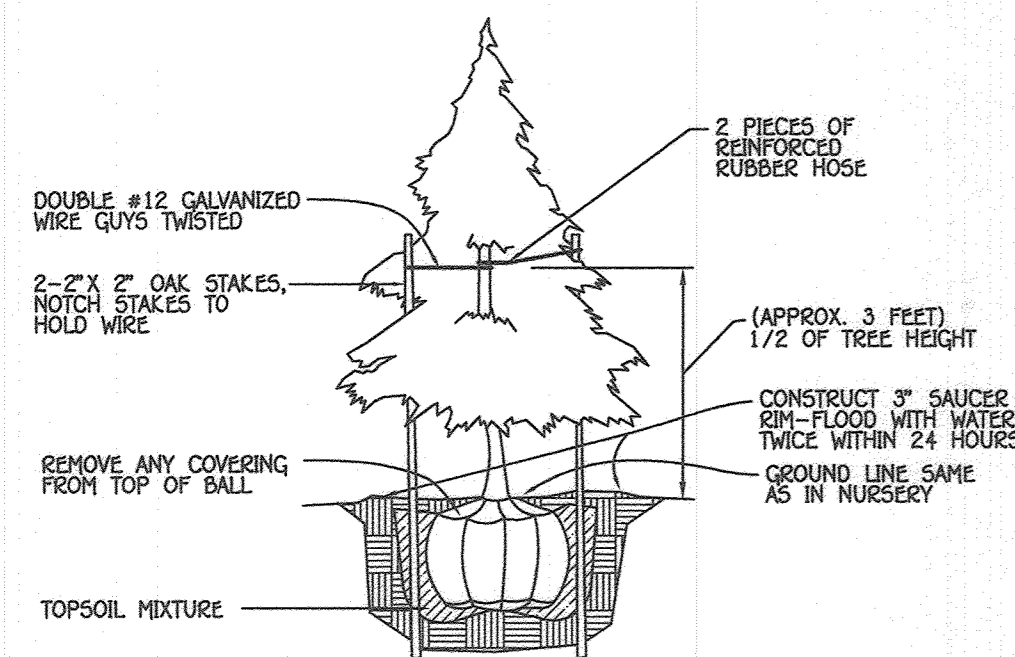
THERE IS NO AS-BUILT INFORMATION PROVIDED ON THIS SHEET

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

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



REPLACEMENT SHEET
LANDSCAPE PLAN
RESIDENTIAL SINGLE FAMILY ATTACHED
GLEN OAKS PLACE
LOTS 1 THRU 10, PARCELS 'A' & OPEN SPACE LOTS 20 THRU 22
ZONED: R-SA-8
PREVIOUS HOWARD COUNTY FILES: ECP-18-039, F-18-121, WP-19-012, & AA-18-001.
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: MARCH, 2022
SHEET 5 OF 14 F-21-017



EVERGREEN TREE PLANTING DETAIL

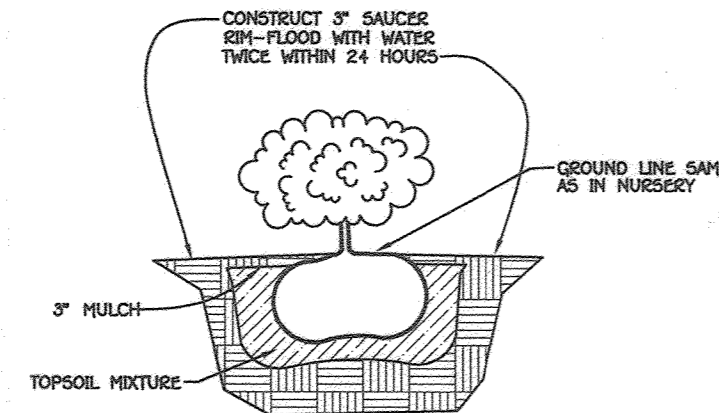
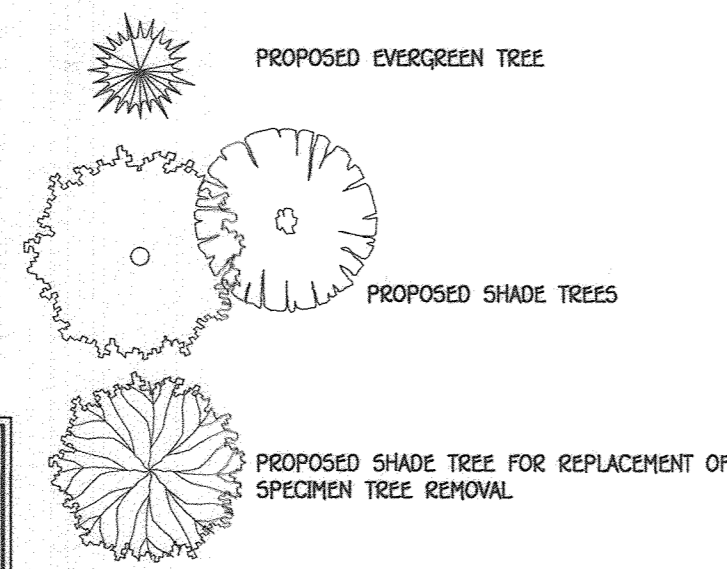
SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
	SINGLE FAMILY ATTACHED
NUMBER OF PARKING SPACES	8
NUMBER OF TREES REQUIRED (1:10)	1

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

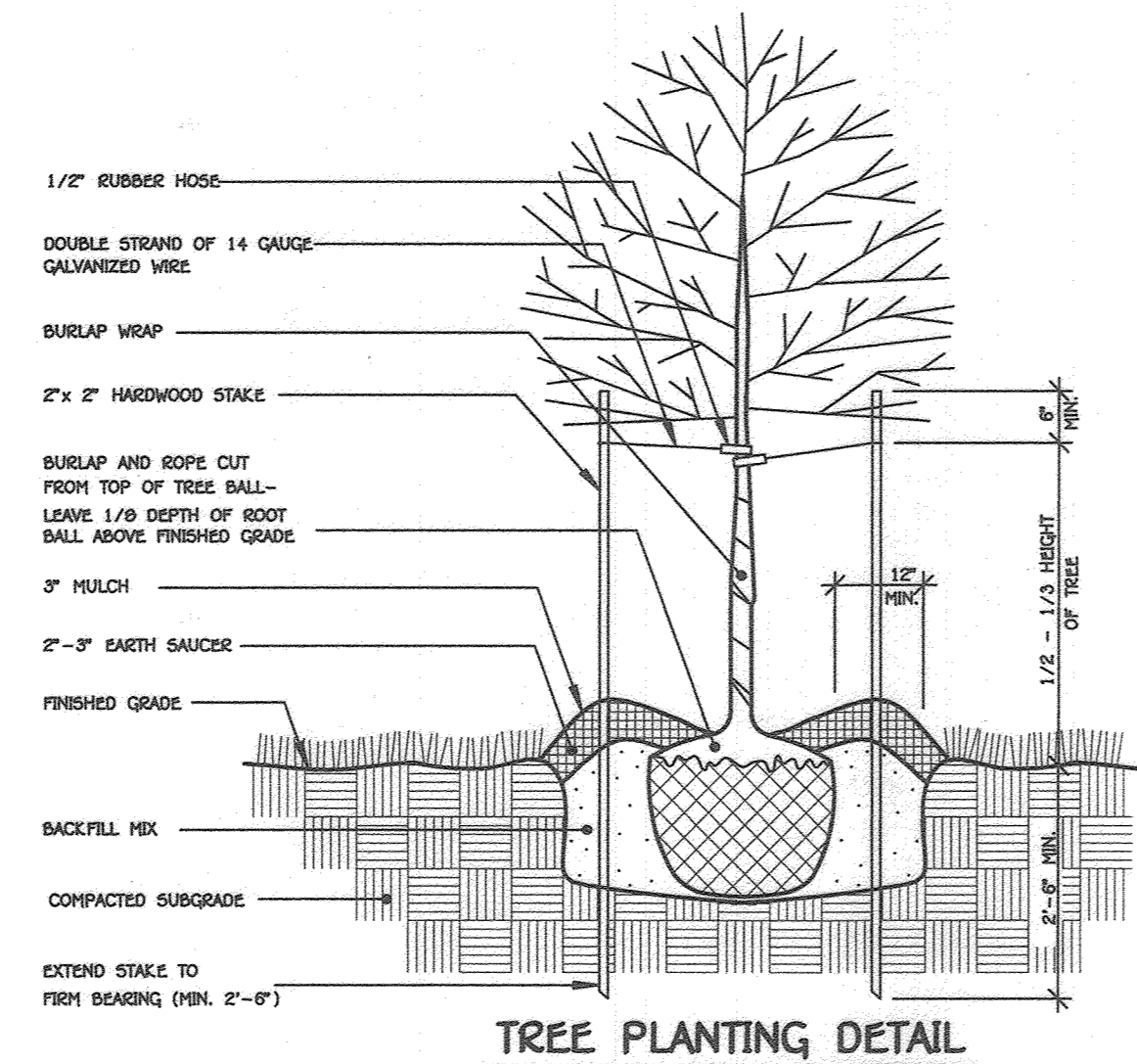
TOTAL NUMBER OF INTERNAL TREES REQUIRED = 20
 SCHEDULE B (1 TREE) + SCHEDULE C (19 TREES) = 20

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
16		ACER RUBRUM "OCTOBER GLORY" (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, B&B
20		PRUNUS SARGENTII (SARGENT CHERRY)	2 1/2" - 3" CALIPER FULL CROWN, B&B
12		HEDGE MAPLE ACER CAMPESTRIS	2 1/2" - 3" CALIPER FULL CROWN, B&B
22		TRILIA STANDISHII X PLICATA (GREEN GIANT ARBORVITAE)	5'-6" HT. B&B

TOTALS:
 48 SHADE TREES (28 PERIMETER PLANTING, 20 INTERNAL PLANTING)
 22 EVERGREEN TREES



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

NOTES:

-THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$17,700.00 FOR THE REQUIRED 48 SHADE TREES @ \$300/SHADE TREE AND 22 EVERGREEN TREES @ \$150/EVERGREEN TREE SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THIS PLAN (F-21-017).

-THE OWNER, TENANT, AND THEIR RESPECTIVE AGENTS, IF ANY, SHALL JOINTLY AND SEVERALLY BE RESPONSIBLE FOR THE MAINTENANCE OF THE REQUIRED LANDSCAPING; ALL REQUIRED PLANTINGS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND, WHENEVER NECESSARY, REPLACED WITH COMPARABLE NEW PLANT MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS.

PLANTING SPECIFICATIONS

PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.

ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLANT LIST AND THE AMERICAN ASSOCIATION OF NURSERYMEN (AAV) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISEASE, DEFOLIATION, INJURY, SUN SCALD INJURY, HOLES OF THE BARK, PLANT DAMAGE, INSECT FEED DAMAGE, SORES AND ALL FORMS OF INSECT INFESTATION OR UNDESIRABLE DEVELOPMENTS. PLANT MATERIAL THAT IS WALK OR WRENCH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG, NO HEATED-IN PLANTS FROM COOL STORAGE WILL BE ACCEPTED.

UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA" (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, LATEST EDITION, INCLUDING ALL AGENDA.

CONTRACTOR SHALL BE RESPONSIBLE TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.

CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. CONTRACTOR MAY MAKE TRENCH ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UTILITIES. DAMAGE TO EXISTING STRUCTURE AND UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

PROTECTION OF EXISTING VEGETATION TO REMAIN SHALL BE ACCOMPLISHED BY THE TEMPORARY INSTALLATION OF A FOOT HIGH SNOW FENCE OR BLAZE ORANGE SAFETY FENCE AT THE DEEP LINE.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIAL IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE. ALL PLANTING IS TO BE COMPLETED WITHIN THE GROWING SEASON OF COMPLETION OF SITE CONSTRUCTION.

SOIL SHALL BE BASED ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS.

PLANT QUANTITIES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN TAKE PRECEDENCE.

ALL SHRUBS SHALL BE PLANTED IN CONTINUOUS TRENCHES OR PREPARED PLANTING BEDS AND MULCHED WITH COMPOSTED HARDWOOD MULCH AS DETAILS AND SPECIFIED EXCEPT WHERE NOTED ON PLANS.

POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS 2 PERCENT SLOPE.

PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-SORTED COV OR HOUSE MANURE, ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL, ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. THESE SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED.

ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDED.

THIS PLAN IS INTENDED FOR LANDSCAPE USE ONLY. SEE OTHER PLAN SHEETS FOR MORE INFORMATION ON GRADING, SEEDING CONTROL, LAYOUT, ETC.

SCHEDULE A PERIMETER LANDSCAPE EDGE						
PERIMETER	P1	P2	P3	P4	MITIGATION	TOTALS
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	2:1 REPLACEMENT FOR THE REMOVAL OF 6 SPECIMEN TREES	
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	12	28
EVERGREEN TREES	11	-	-	11	-	22
SHRUBS	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED						
SHADE TREES	+5	1	+8	6	12	28
EVERGREEN TREES	+0	+3	-	11	-	22
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.

NO.	REVISION	DATE
1	REMOVE TITLE BLOCK	1/17/23

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONFEDERATE SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2895

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *[Signature]* 8/4/21 Date

Chief, Development Engineering Division *[Signature]* 8/4/21 Date



LANDSCAPE DEVELOPER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

[Signature] 7/20/21

This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the developer's agreement.

PROFESSIONAL CERTIFICATION

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[Signature] 7/23/21 DATE



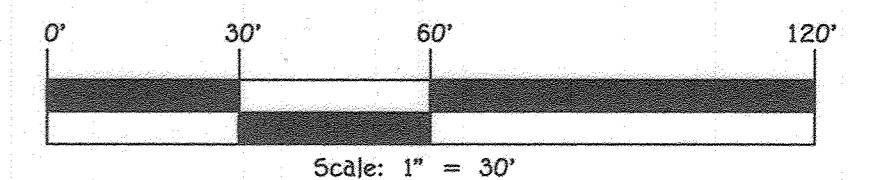
THERE IS NO AS-BUILT INFORMATION PROVIDED ON THIS SHEET

OWNERS

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

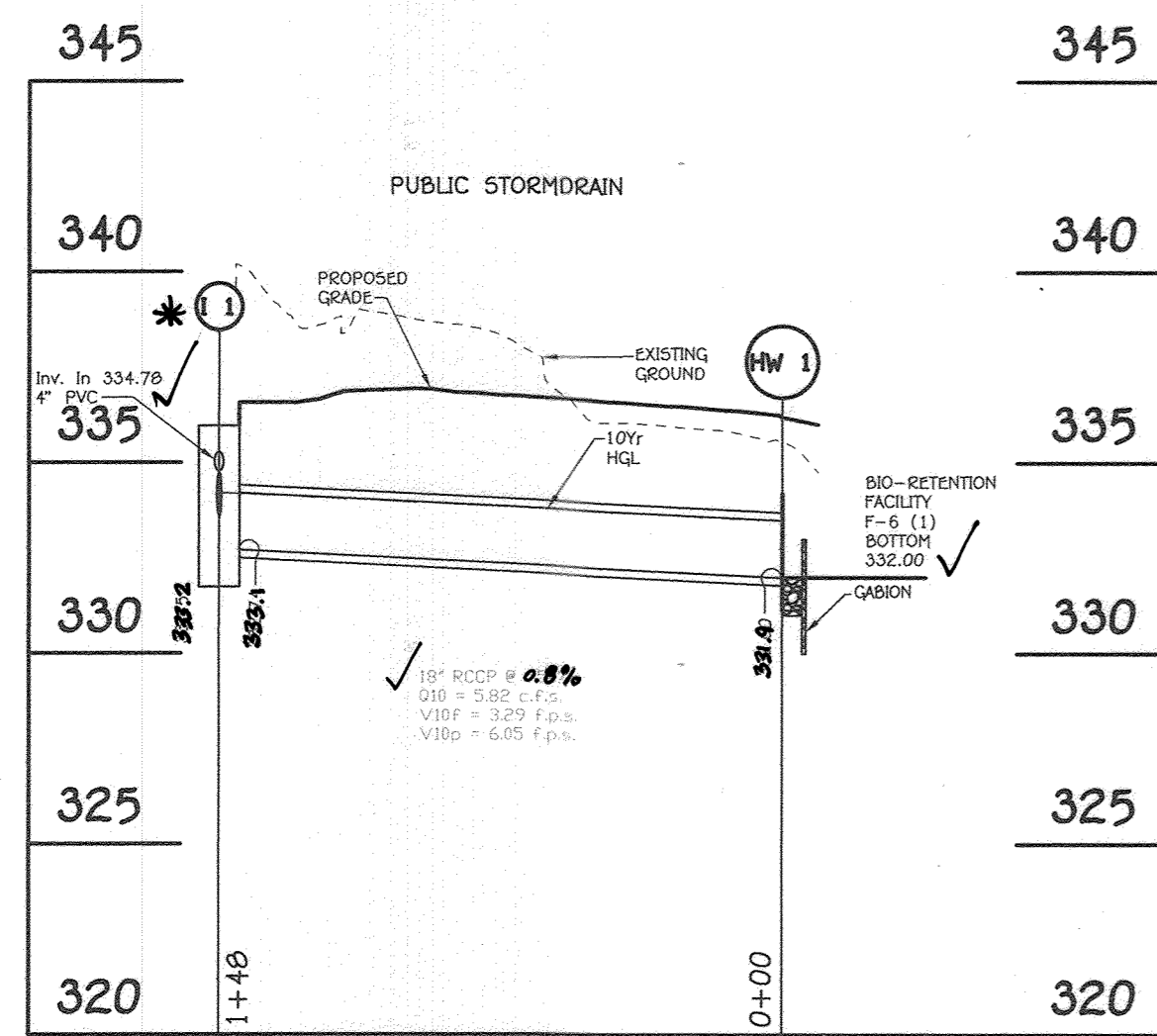
DEVELOPER

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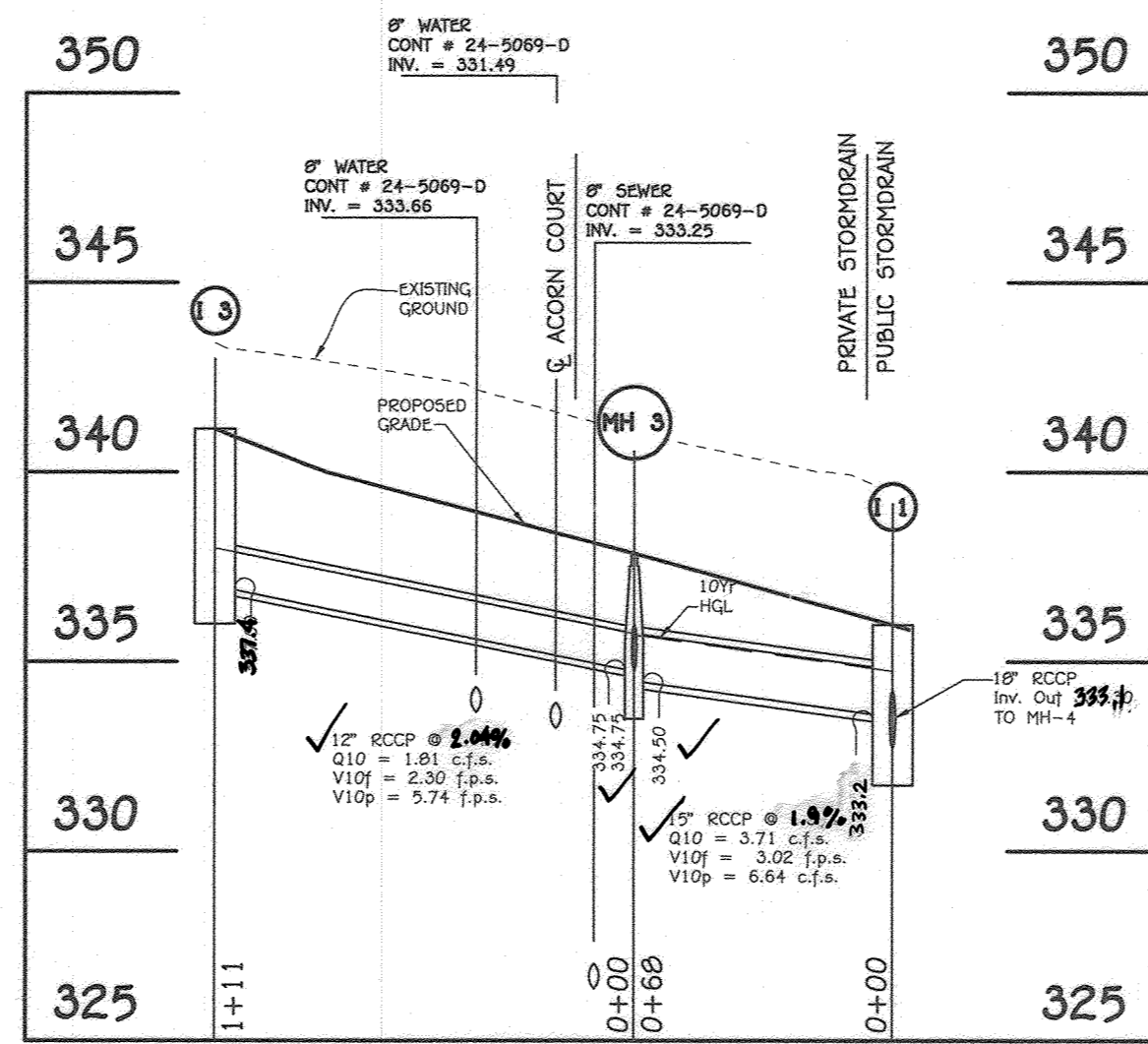


LANDSCAPE PLAN
 RESIDENTIAL SINGLE FAMILY ATTACHED
 GLEN OAKS PLACE

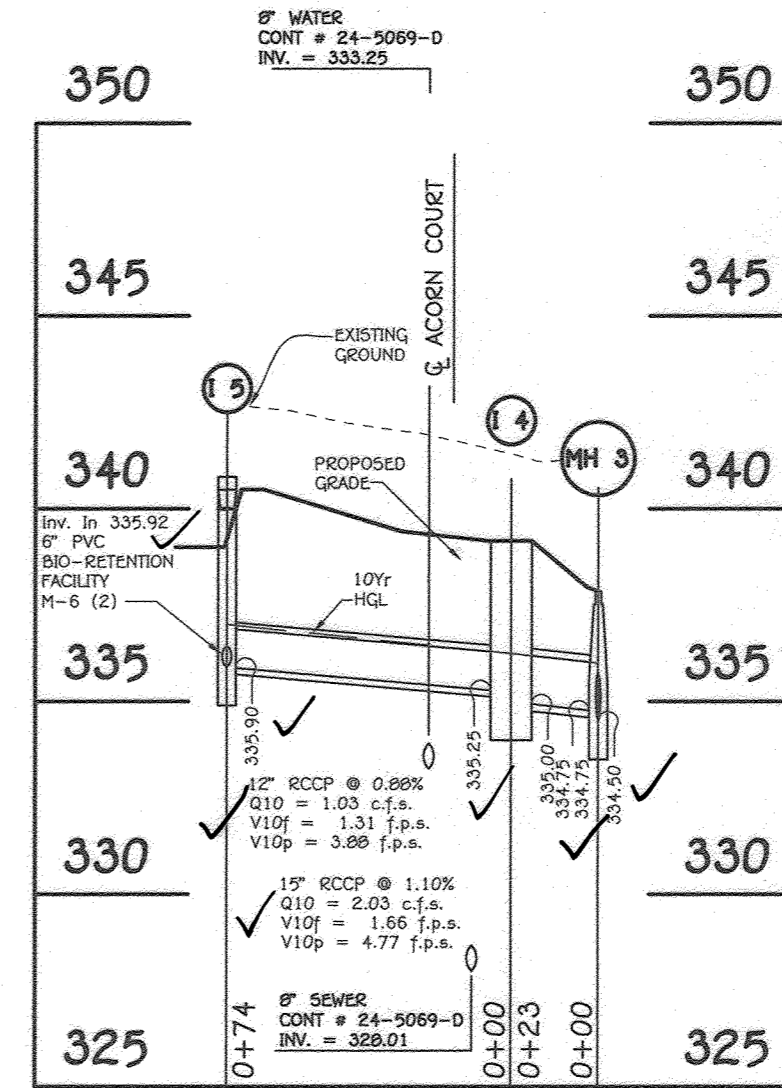
LOTS 1 THRU 18, PARCEL 'A' & OPEN SPACE LOTS 20 THRU 22
 ZONED: R-5A-8
 PREVIOUS HOWARD COUNTY FILES: ECP-18-039, F-18-121, WP-19-012, & AA-18-001.
 SCALE: AS SHOWN DATE: JUNE, 2021
 SHEET 6 OF 14 F-21-017



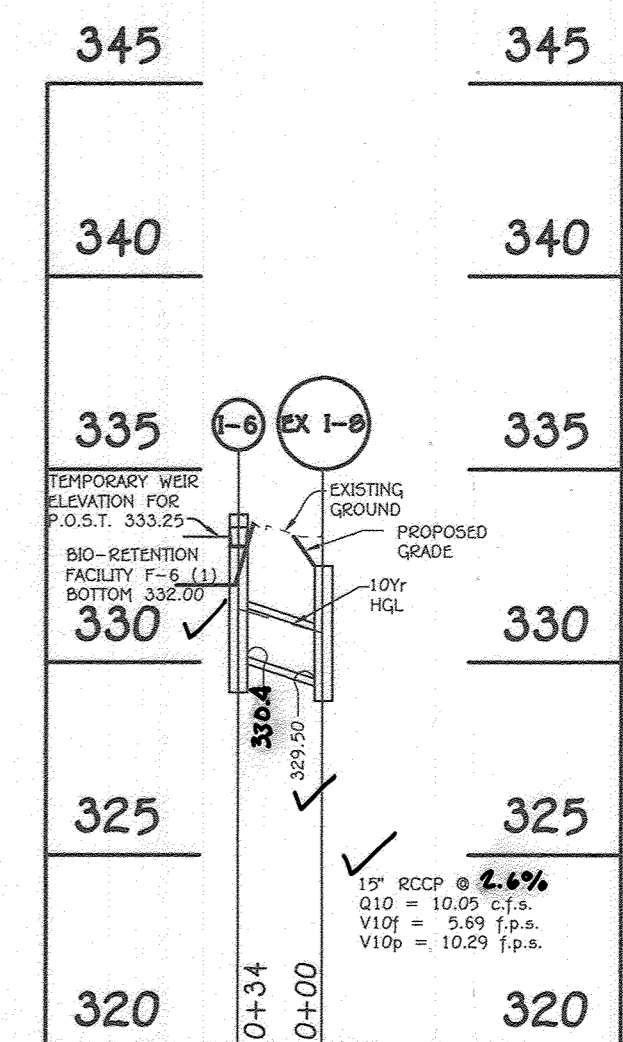
PROFILE STORMDRAIN 1
SCALE HORZ. 1" = 50'
VERT. 1" = 5'



PROFILE STORMDRAIN 2
SCALE HORZ. 1" = 50'
VERT. 1" = 5'



PROFILE STORMDRAIN 3
SCALE HORZ. 1" = 50'
VERT. 1" = 5'



PROFILE STORMDRAIN 4
SCALE HORZ. 1" = 50'
VERT. 1" = 5'

STRUCTURE SCHEDULE										
STRUCTURE NO.	TOP ELEVATION	INV IN	INV OUT	ROAD NAME	STRUCTURE LOCATION	ROAD STA	OFFSET	TYPE	REMARKS	OWNERSHIP AND MAINTENANCE
I-1	335.97 ✓	333.2 (MH-3)	333.1	BROAD OAKS LANE	-----	0+39.03 *	-11.4' L	TYPE DOUBLE '5' INLET W/ WR FRAME ✓	D-4.24/ D-4.95	PRIVATE
I-3	341.3 ✓		337.4	BROAD OAKS LANE	-----	2+08.6	-14.72' L	TYPE 'A-5' INLET ✓	D-4.02	PRIVATE
I-4	339.8 ✓	335.25 (I-5)	335.00	BROAD OAKS COURT	-----	0+30.69	-14.82' L	TYPE 'A-5' INLET ✓	D-4.02	PRIVATE
I-5	340.3 ✓	335.92 (I-6 (2))	335.90	BROAD OAKS LANE	-----	1+71.24	-47.5' L	TYPE 'D' INLET ✓	D-4.10	PRIVATE
I-6	333.00 ✓	-----	330.4	AT F-6(1)	N 544276.29 E 1360770.28 ✓	-----	-----	TYPE 'D' INLET ✓	D-4.10	PRIVATE
MH-3	338.5 ✓	334.75 (I-3) 334.75 (I-4)	334.50	GLEN OAKS LANE	N 544440.05 E 1360647.36 ✓	-----	-----	4' DIA. MANHOLE ✓	G-5.12	PRIVATE
HW-1	334.20 ✓	332.00 (MH-4)	331.9	GLEN OAKS LANE	N 544326.31 E 1360786.28 ✓	-----	-----	TYPE 'C' ENDWALL ✓	D-5.21	PRIVATE

* DENOTES THROAT OPENING * LOCATE TO AVOID ADA RAMP

PIPE SCHEDULE		
SIZE	CLASS	LENGTH
12"	RCCP, CL. IV	185 L.F.
15"	RCCP, CL. IV	125 L.F.
18"	RCCP, CL. IV	148 L.F.

NOTE: RCCP, CL. IV MAY BE SUBSTITUTED WITH HDPE PIPE MATERIAL WHERE DEPTH OF COVER PERMITS.

REVISIONS		
NO.	DESCRIPTION	DATE
1	STORMDRAIN PROFILE REVISIONS	3/15/22
2	REMOVE TITLE BLOCK	1/17/23

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Chief, Bureau of Highways MK 04/28/2022 Date
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development MK 5/6/22 Date
Chief, Development Engineering Division



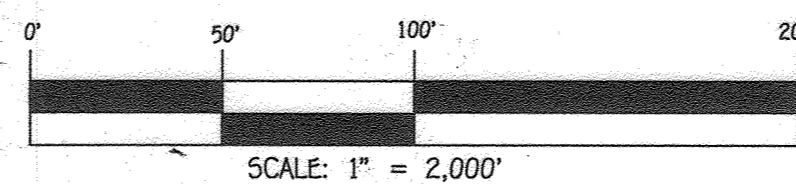
I hereby certify that the facility shown on this plan was constructed as shown on the 'As-Built' plans and meets with the approved plans and specifications.



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 MANALANGAN II 3/22/22 DATE

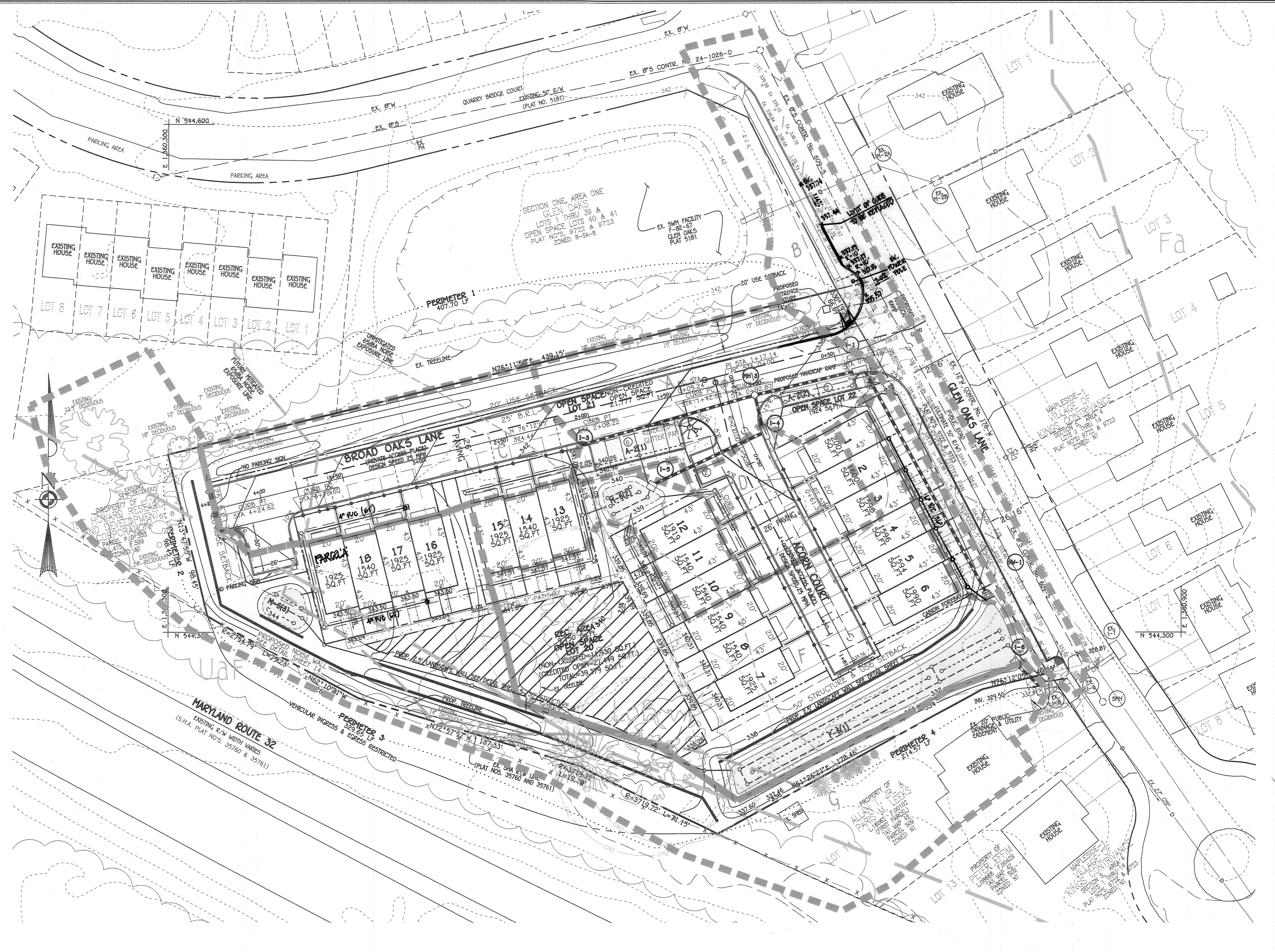


OWNERS
GLEN OAKS DEVELOPMENT COMPANY, LLC
8318 FORREST STREET
SUITE 200
ELLCOTT CITY, MARYLAND 21043
ATTN: MR DONALD R. REULVER, JR.
410-707-7024

DEVELOPER
GLEN OAKS DEVELOPMENT COMPANY, LLC
8318 FORREST STREET
SUITE 200
ELLCOTT CITY, MARYLAND 21043
ATTN: MR DONALD R. REULVER, JR.
410-707-7024

REPLACEMENT SHEET
STORMDRAIN PROFILES
RESIDENTIAL SINGLE FAMILY ATTACHED
GLEN OAKS PLACE
LOTS 1 THRU 18, PARCELS A & OPEN SPACE LOTS 20 THRU 22
ZONED: R-SA-8
PREVIOUS HOWARD COUNTY FILES: ECP-18-039, F-18-121, WP-19-012, & AA-18-001.
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: MARCH, 2022
SHEET 10 OF 14 F-21-017

DRAINAGE AREA DATA					
AREA ID	STRUCTURE NO.	AREA	"C"	ZONED	% IMP.
A	I-1	0.30 AC.	0.62	R-5A-B	99%
B	EX. I-6	0.38 AC.	0.64	R-5A-B	79%
C	I-3	0.33 AC.	0.65	R-5A-B	62%
D	I-4	0.15 AC.	0.89	R-5A-B	93%
E	I-5	0.16 AC.	0.76	R-5A-B	76%
F	I-6	1.67 AC.	0.71	R-5A-B	70%
G	EX. I-8	1.13 AC.	0.19	R-5A-B	5%



REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISIONS TO SWM, SWM DAM, STORMDRAIN, GRADING, & DRAINAGE & UTILITY EQUIPMENT	3/15/22
2	REVISE TITLE BLOCK, 40, LOT 19 TO PARCEL 11 & CUBES AND GUTTER	1/17/23

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2299

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 04/28/2022
 Chief, Bureau of Highways MK Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 5.6.22
 Chief, Development Engineering Division Date



PROFESSIONAL CERTIFICATION

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[Signature] 5/22/22
 FRANK JOHN MANALANSAN II DATE



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REPLACEMENT SHEET
 STORM DRAIN DRAINAGE AREA MAP
 RESIDENTIAL SINGLE FAMILY ATTACHED
GLEN OAKS PLACE

LOTS 1 THRU 19, PARCELS A & OPEN SPACE LOTS 20 THRU 22
 ZONED: R-5A-B
 PREVIOUS HOWARD COUNTY FILES: ECP-18-039, F-18-121, WP-19-012, & AA-18-001.
 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: MARCH, 2022
 SHEET 11 OF 14 F-21-017

B.4.C Specifications for Micro-Bioretenion, Rain Gardens, Landscape Infiltration & Infiltration Berms

1. Material Specifications
 The allowable materials to be used in these practices are detailed in Table B.4.1.

2. Filter Media or Planting Soil
 The soil shall be a uniform mix of stones, shales, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretenion practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under CORNE 15.04.01.05.

The planting soil shall be tested and shall meet the following criteria:
 • Soil Component - Loamy sand or Sandy loam (USDA Soil Textural Classification)
 • Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), coarse silt (20%), and compost (40%).
 • Clay Content - Media shall have a clay content of less than 5%.
 • pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

3. Compaction
 It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation hoers to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary filling operation such as a chain plate, ripper, or subsoiler. These filling operations are to restructure the soil profile through the 12 inch compaction zone. Subsoiler methods must be approved by the engineer. Retainers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base. When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

4. Plant Material
 Recommended plant material for bioretention areas can be found in Appendix A, Section A.2.3.

5. Plant Installation
 Compost is a better organic material source, is less likely to float, and should be placed in the inverte and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted at 1/8th of the ball above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be braced using 2" x 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers, herbicides, or any other chemicals to the soil is not permitted. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill with fertilizer at a rate of 2 pounds per 1000 square feet.

6. Underdrains
 Underdrains should meet the following criteria:
 Pipe - Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTM F 750, Type PS 28, or AASHTO M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
 Perforations - If perforated pipe is used, perforations should be 1/2" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a 1/4" (No. 4 or 6) galvanized hardware cloth.
 Gravel - The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain.
 The main collector pipe shall be at a minimum 0.5% slope.
 A rigid, non-perforated observation well must be provided (one per every 1,000 square feet) to provide a clean-out port and monitor performance of the filter.
 A 4" layer of pea gravel (1/2" to 1" screen) shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 24".
 The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

7. Miscellaneous
 These practices may not be constructed until all contributing drainage area has been stabilized.

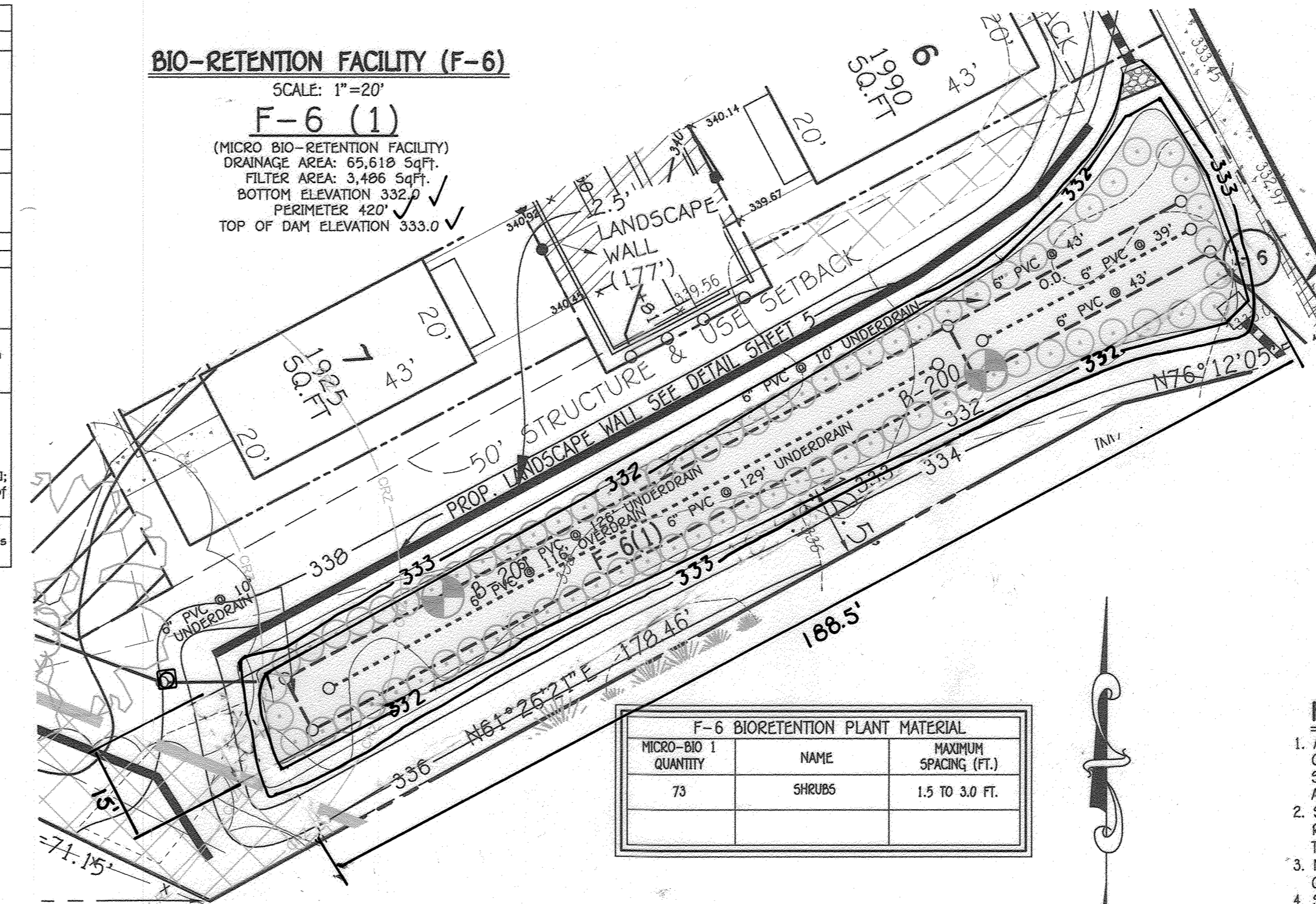
Table B.4 Materials Specifications for Bioretention

Material	Specification	Size	Notes
Plantings	see Appendix A: Table A.4	n/a	Plantings are site-specific
Planting soil (2" to 4" deep)	Loamy sand (35-65%) & compost (35-40%) or sandy loam (30%), coarse sand (30%), and compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content <5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	Shredded hardwood		Aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	Pea gravel: ASTM-D-448	NO. 8 or NO. 9 (1/8" TO 3/8")	
Curtain drain	Ornamental stone: washed cobbles	Stone: 2" to 5"	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 or NO. 6 aggregate (3/8" to 3/4")	
Underdrain piping	F 750, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or HDPE	Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; note necessary underdrain pipes. Perforated pipe shall be wrapped with 1/4-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f' = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	On-site testing of poured-in-place concrete required. 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved state or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 308.2R/09; vertical loading (H-10 or H-20); allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

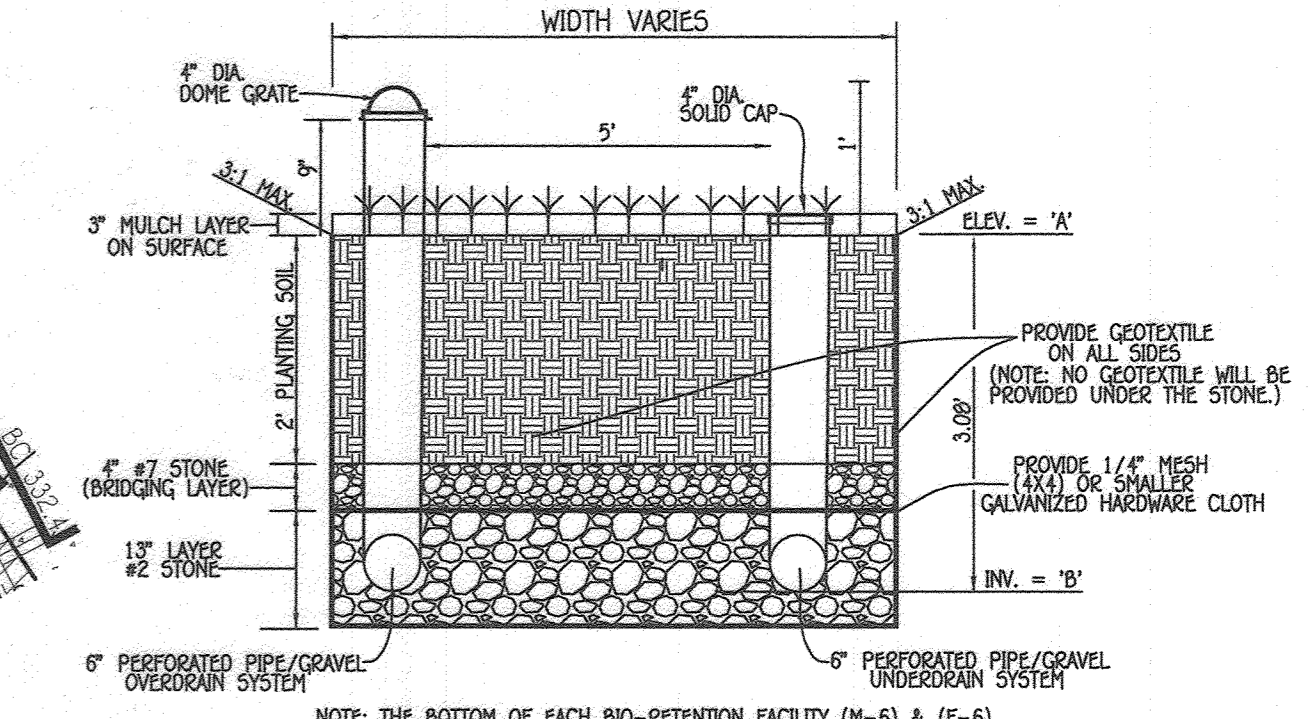
BIO-RETENTION FACILITY (F-6)

SCALE: 1"=20'
F-6 (1)

(MICRO BIO-RETENTION FACILITY)
 DRAINAGE AREA: 65,619 SQ.FT.
 FILTER AREA: 3,480 SQ.FT.
 BOTTOM ELEVATION 332.0
 PERIMETER 420'
 TOP OF DAM ELEVATION 333.0



MICRO-BIO 1 QUANTITY	NAME	MAXIMUM SPACING (FT.)
73	SHRUBS	1.5 TO 3.0 FT.



TYPICAL SECTION BIO-RETENTION FACILITY (M-6)/(F-6)
 NOT TO SCALE

FACILITY NO.	A	B
F-6 (1)	✓ 332.00	328.92
M-6 (2)	339.5	336.4
M-6 (3)	344.3	341.2

OPERATION AND MAINTENANCE SCHEDULE FOR BIO-RETENTION AREAS (M-6) AND (F-6)

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein. All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no heated-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Guidelines for Baltimore-Washington Metropolitan Area", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope).

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure, Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

- TREES**
 RED MAPLE
 RIVER BIRCH
 EASTERN RED CEDAR
 FRINGE TREE
 BLACK GUM
 PERSEPHONE
 Sycamore
 PIN OAK
 BLACK WILLOW
- ANY OF THE TREES LISTED MAY BE USED

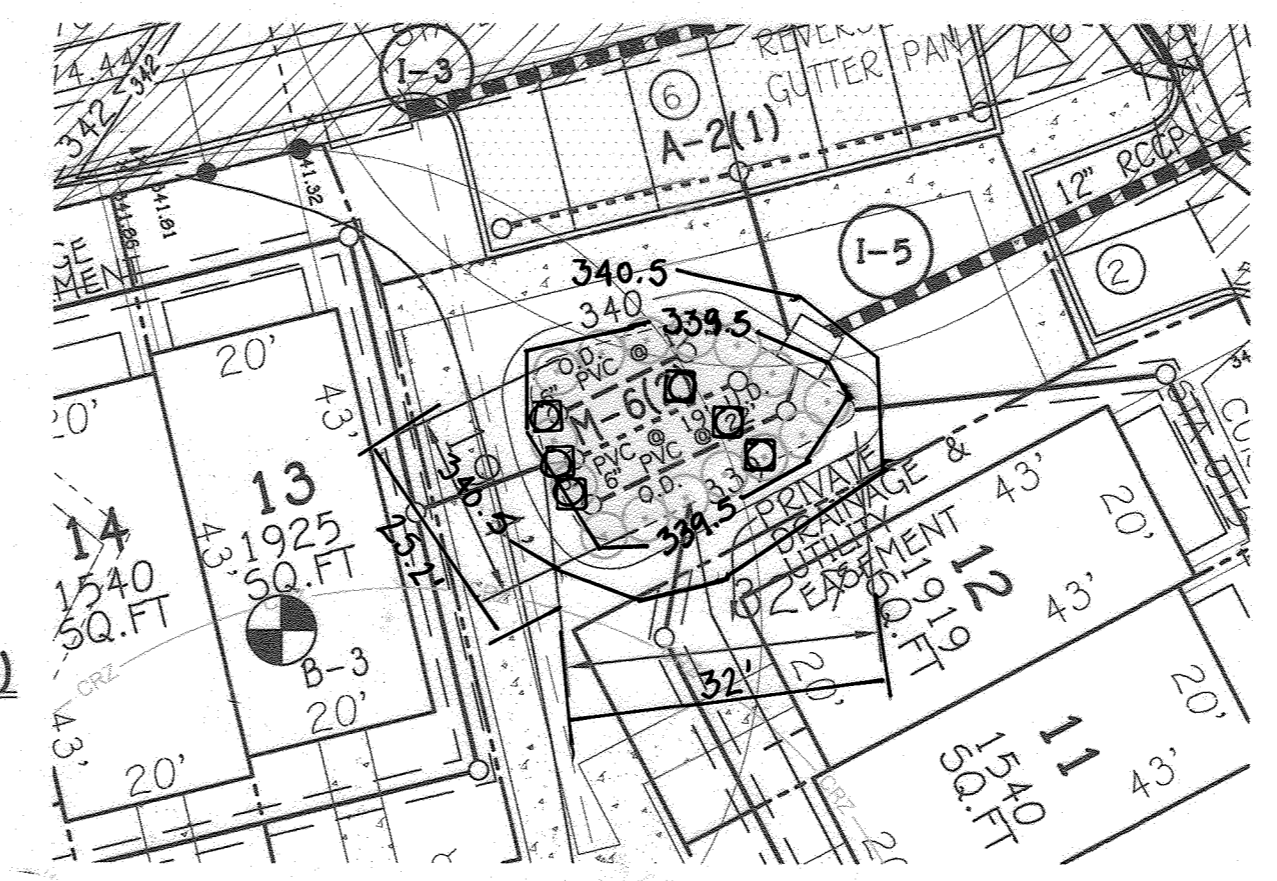
- SHRUBS**
 BAYBERRY
 SPICEBUSH
 ARROWWOOD
 WINTERBERRY
 INKBERY
 WITCH HAZEL
 BUTTONBUSH
 BUCKEYE
 BOTTLEBRUSH
 BUCKEYE
- ANY OF THE SHRUBS LISTED MAY BE USED

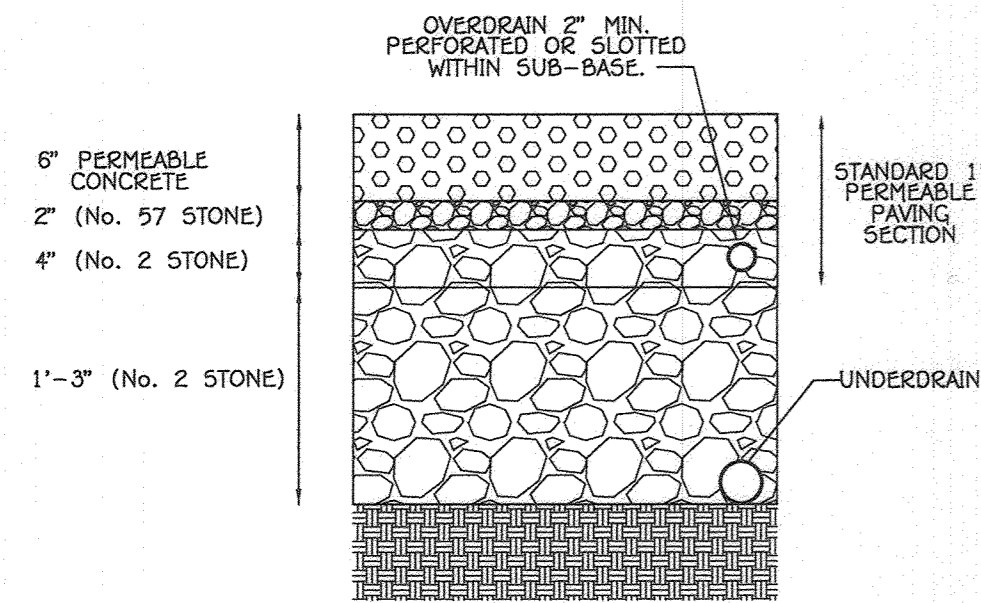
- GRASS**
 SWITCHGRASS
 HEAVY METAL SWITCHGRASS
- ANY OF THE GRASS LISTED MAY BE USED

BIO-RETENTION FACILITY (M-6)

SCALE: 1"=20'
M-6 (2)

(MICRO BIO-RETENTION FACILITY)
 DRAINAGE AREA: 6,205 SQ.FT.
 FILTER AREA: 481 SQ.FT.
 BOTTOM ELEVATION 339.5
 PERIMETER 131'
 TOP OF DAM ELEVATION 340.5





TYPICAL SECTION - A-2 PERMEABLE SECTION
w/ OVERDRAIN & UNDERDRAIN

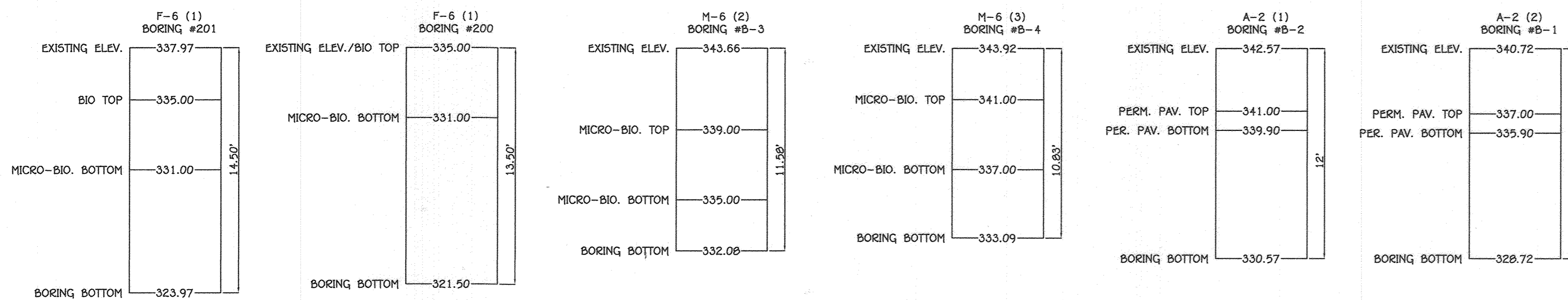
NO SCALE
(SEE CHART BELOW FOR PAVEMENT THICKNESS)

PERMEABLE PAVING CHART	
PERM. PAV. AREA NO.	DEPTH
A-2(1)	1.25' ✓
A-2(2)	1.25' ✓

OPERATION AND MAINTENANCE SCHEDULE FOR
PRIVATELY OWNED AND MAINTAINED
PERMEABLE PAVEMENT (A-2)

- The owner shall periodically sweep (or vacuum porous concrete pavement) the pavement surfaces to reduce sediment accumulation and insure continued surface porosity. Sweeping should be performed at least twice annually with a commercial cleaning unit. Washing or compressed air units should not be used to perform surface cleaning.
- The owner shall periodically clean drainage pipes, inlets, stone edge drains and other structures within or draining to the subbase.
- The owner shall use deicers in moderation. Deicers should be non-toxic and be applied either as calcium magnesium acetate or as pretreated salt.
- The owner shall ensure snow plowing is performed carefully with blades set one inch above the surface. Plowed snow piles and snowmelt should not be directed to permeable pavement.

BORING LOGS
SCALE: 1" = 50'



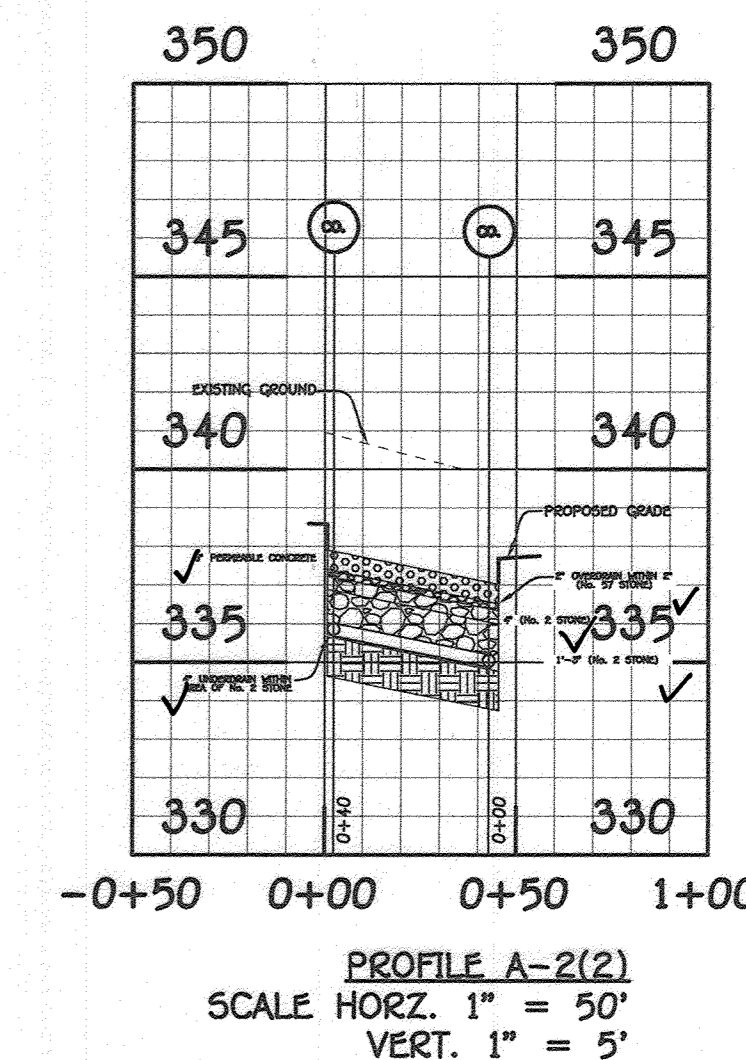
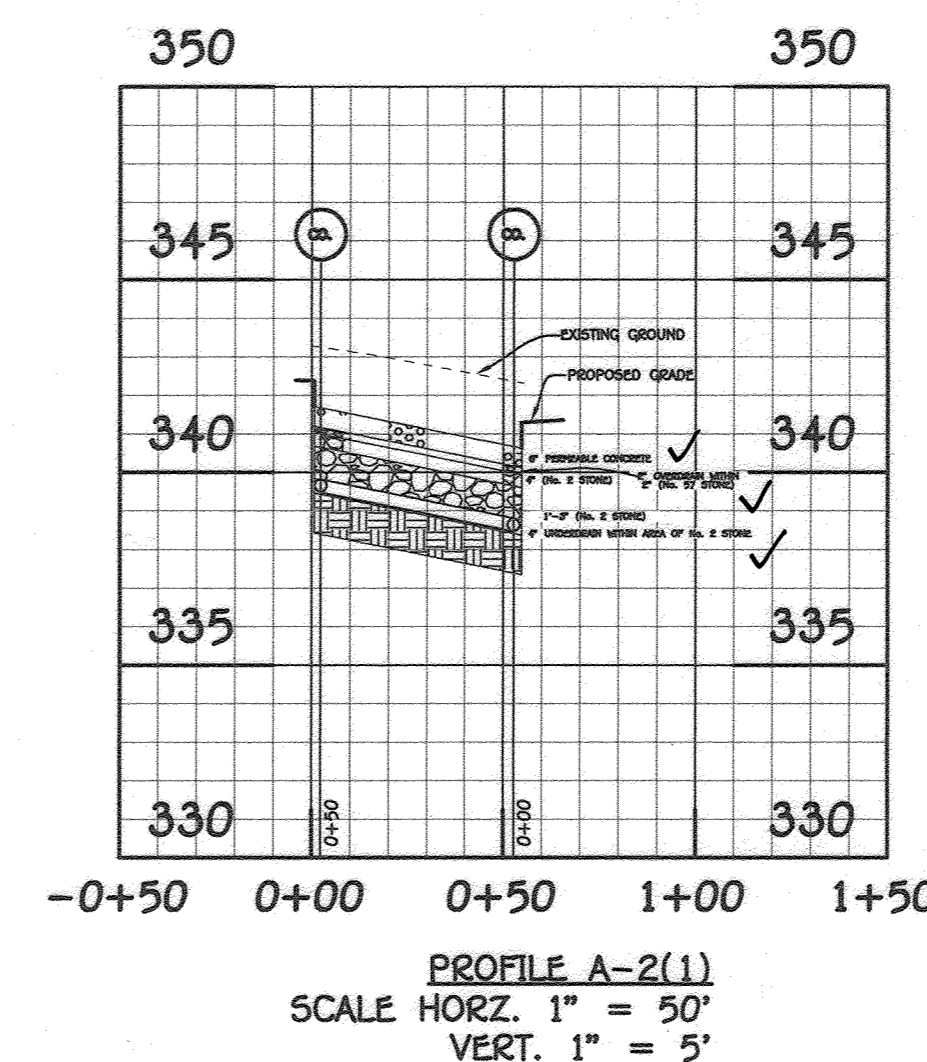
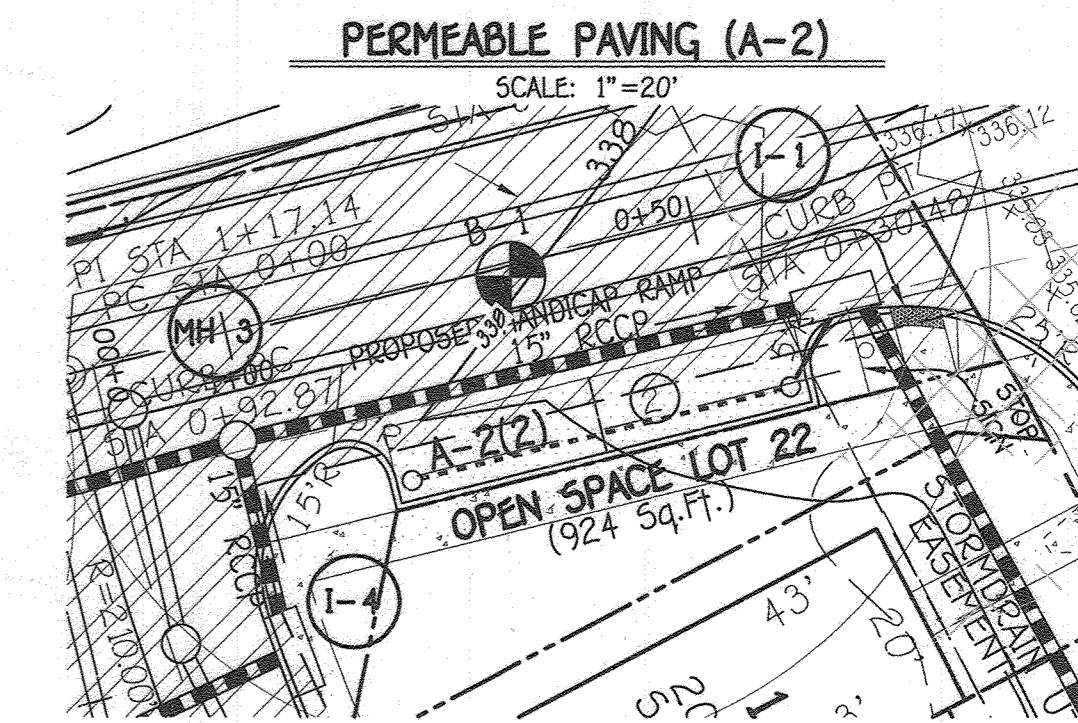
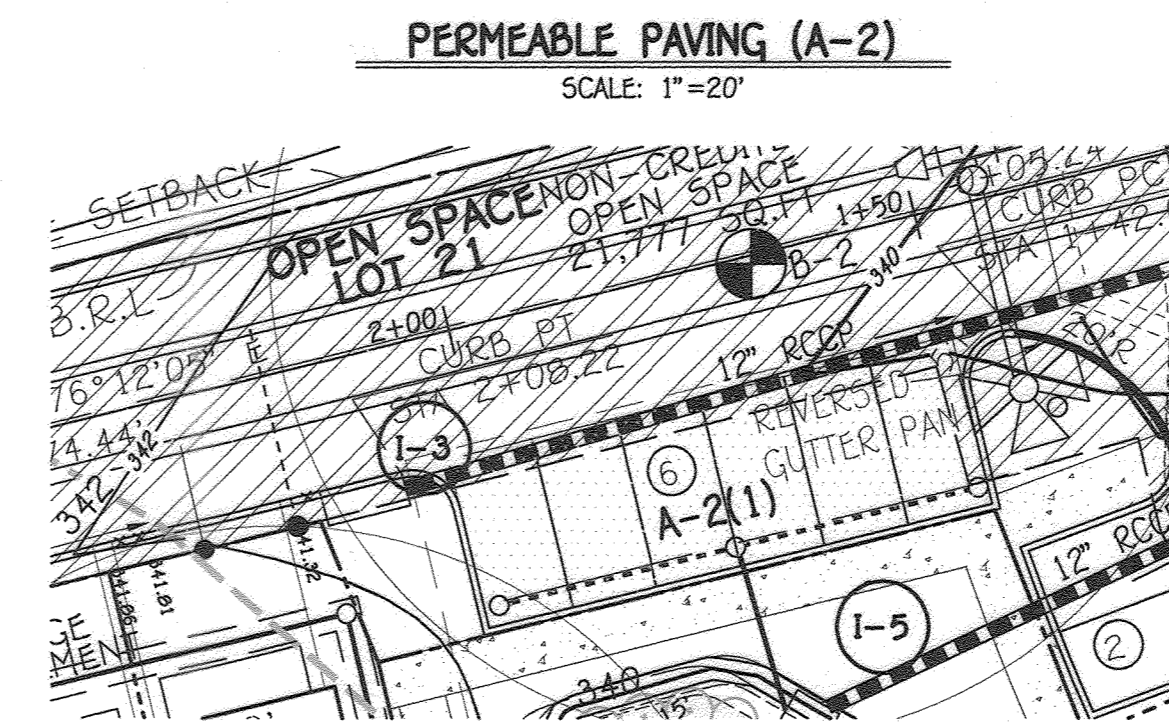
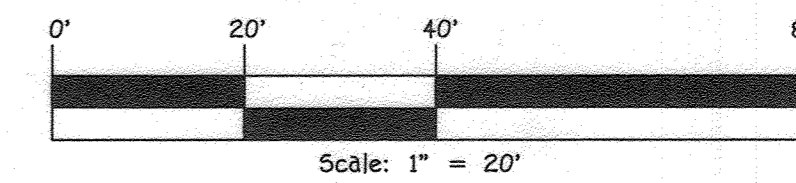
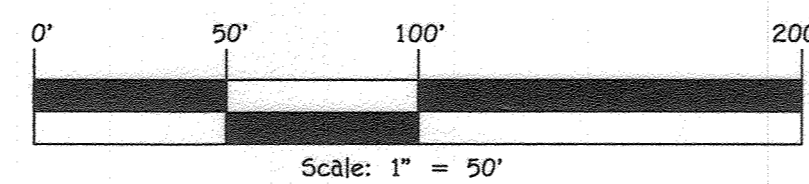
REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISIONS TO SWM, STORMDRAIN, GRADING & PERMEABLE PAVING PROFILE	3/15/22
2	REMOVE TITLE BLOCK	1/17/23

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Chief, Bureau of Highways MK 04/28/2022 Date
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development 5/12/22 Date
Chief, Development Engineering Division 5-6-22 Date



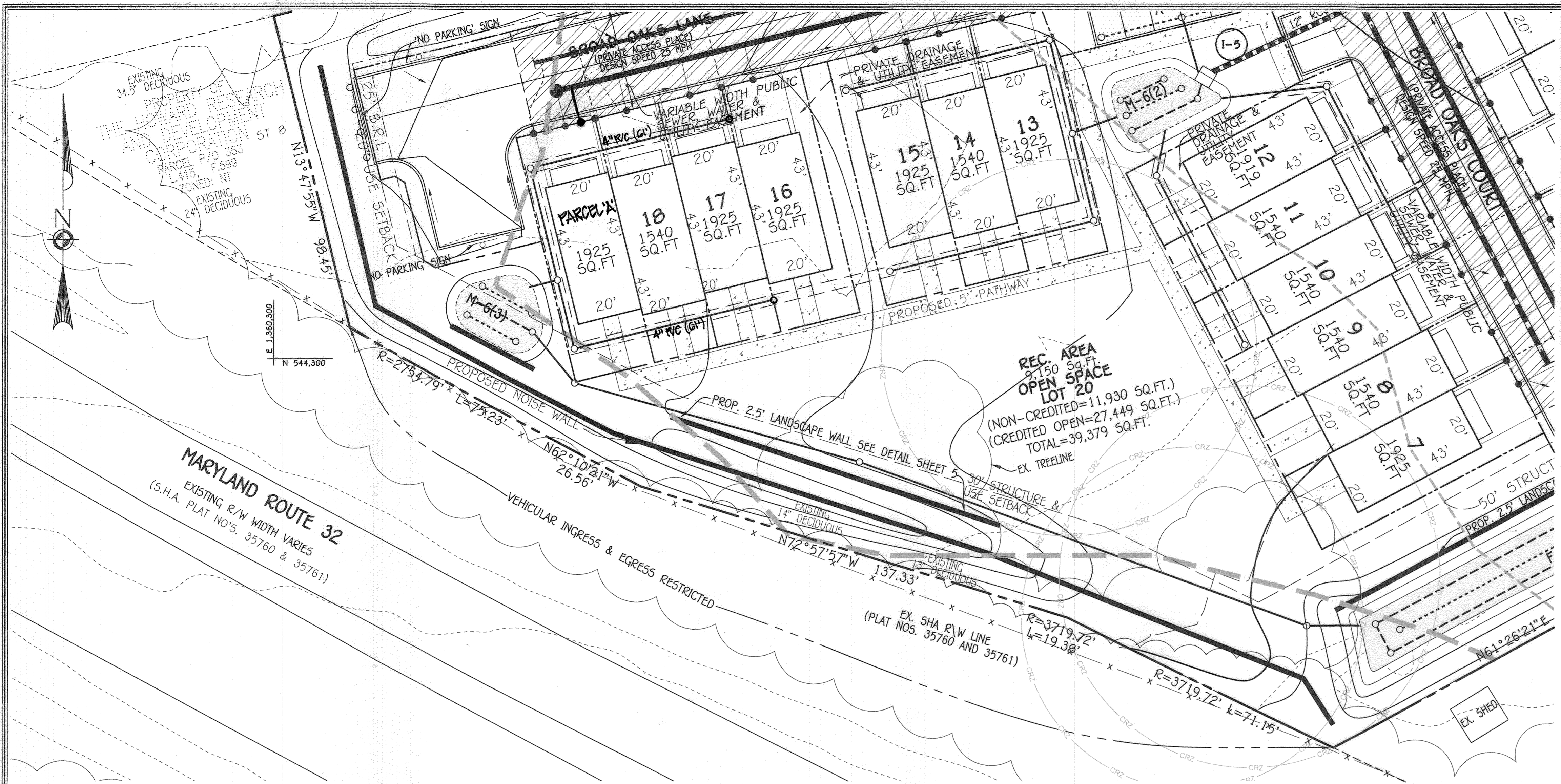
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/23.
Frank John Manalansan II 3/22/22 DATE



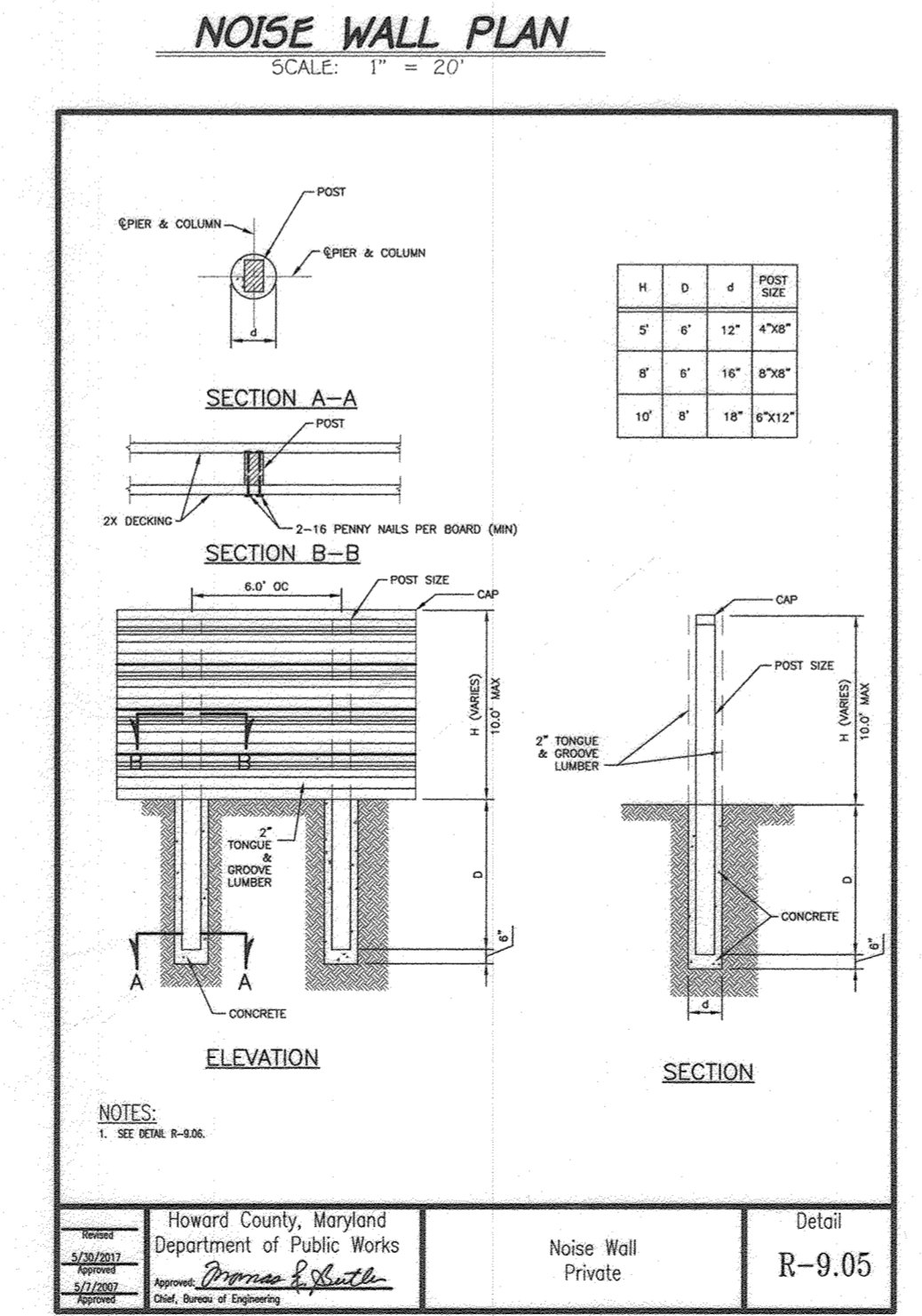
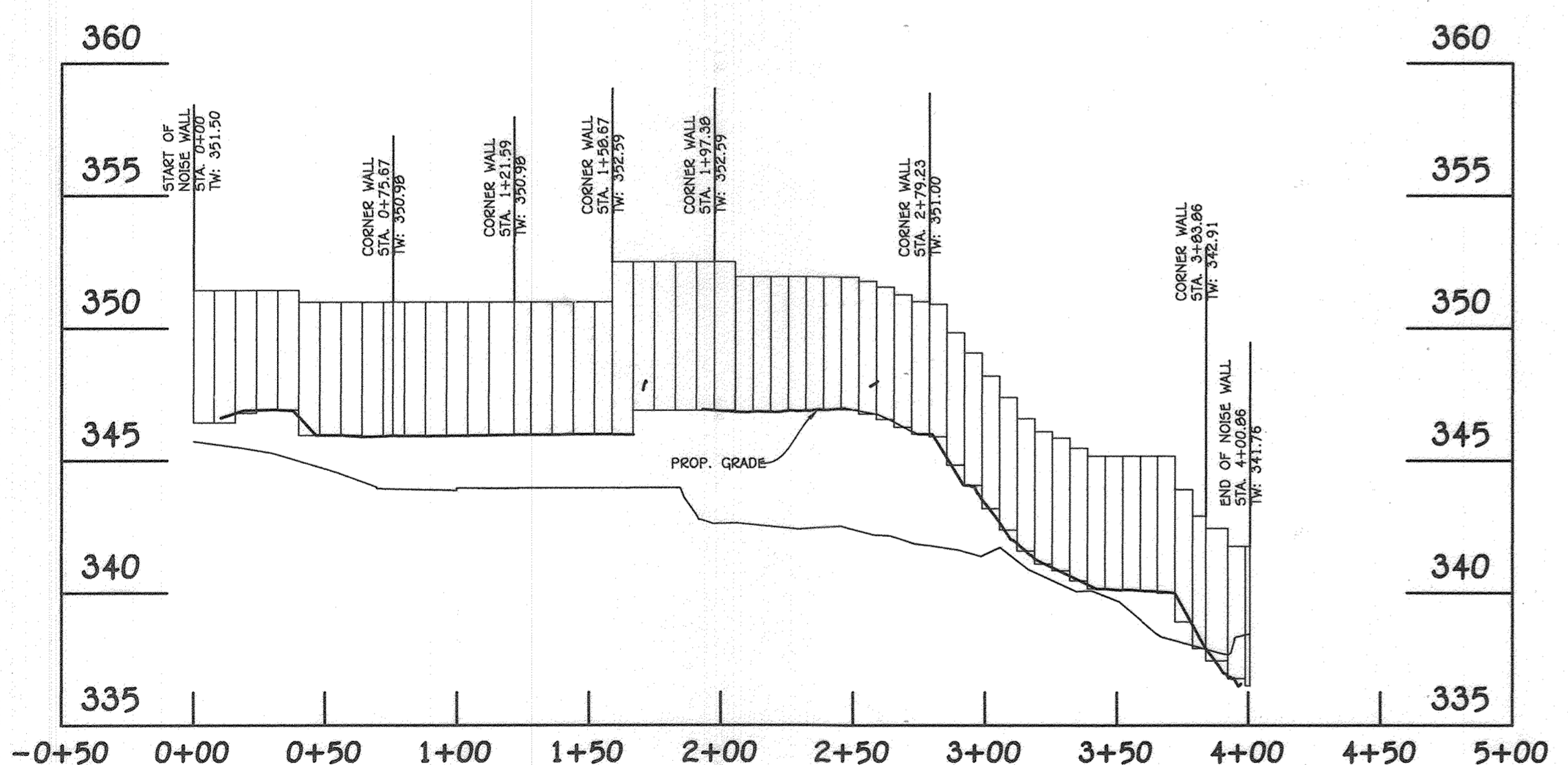
REPLACEMENT SHEET
STORMWATER MANAGEMENT NOTES AND DETAILS
RESIDENTIAL SINGLE FAMILY ATTACHED
GLEN OAKS PLACE
LOTS 1 THRU 18, PARCELS A & OPEN SPACE LOTS 20 THRU 22
ZONED: R-5A-8
PREVIOUS HOWARD COUNTY FILES: ECP-18-039, F-18-121, WP-19-012, & AA-18-001.
TAX MAP NO.: 42 GRID NO.: 16 & 17 PARCEL NO'S: 66, 353, 361, & 365
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 2022
SHEET 13 OF 14 F-21-017

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

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



SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING STORM DRAIN LINE
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	WETLAND AREA
---	20' WETLAND BUFFER
---	20' CRITICAL BUFFER
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	SPOT ELEVATION
---	PROPOSED STORM DRAIN LINE
---	PROPOSED SEWER
---	PROPOSED WATER
○	SAN BOSSING
○	EXISTING TREE
○	PROPOSED TREE
○	65 DBA UNMITIGATED LINE
○	65 DBA MITIGATED LINE
○	PUBLIC WATER & SEWER UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	PRIVATE PATH, RETAINING WALL AND MAINTENANCE EASEMENT
---	DETENTION PIT—30' TYPICAL
---	800 RESTORATION FACILITY (F-6) OR (F-6) AS NOTED



NOTES:

- GENERAL:
 - WALLS OF BRICK SHALL BE BUILT ON A CONCRETE FOUNDATION.
 - WALLS SHALL BE BUILT WITH A MINIMUM OF 12" COURSE.
- SOILS:
 - 2" MIN. WOOD BRICKS SHALL BE USED TO FORM WORKING FORMS BETWEEN FORMS. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BEARING CAPACITY OF 1000 LBS PER SQ. FT. AREA. A 10% ALLOWANCE IS MADE FOR WIND LOADS AT CONSIDERED APPROXIMATE. DESIGN SHALL BE MADE IN CONJUNCTION WITH THE DESIGN AND FOR A DESIGN OF 4" WOOD BRICKS SHALL BE USED WITH WOOD PRESERVATIVE.
- POSTS:
 - WOOD POSTS SHALL BE USED AT THE SPACING INDICATED ON THE SECTIONS. BRICKS SHALL BE BUILT ON AN ALLOWABLE BEARING CAPACITY OF 1000 LBS PER SQ. FT. AND A 10% ALLOWANCE FOR WIND LOAD.
 - POSTS BUILT IN CONCRETE SHALL BE BUILT WITH WOOD PRESERVATIVE IN THE AREA OF CONTACT AND 1" ABOVE GROUND.
- CONCRETE:
 - CONCRETE IN THE FOOT WALL IS 8" MIN. THICKNESS WITH A MINIMUM OF 2000 LBS PER SQ. FT.
 - CONCRETE SHALL BE PLACED IN 3" MIN. COURSE WITH THE SPACING AS FOLLOWS:
 - THE WALLS SHALL BE BUILT USING AN ALLOWABLE BEARING CAPACITY OF 1000 LBS PER SQ. FT. AND THE FOLLOWING FORMULA:

$$P = \frac{1}{1000} \times \frac{1}{1000} \times \frac{1}{1000}$$
 - WALLS AT TOP OF DRILLED PILES SHALL BE:
 - ALLOWABLE BEARING CAPACITY SHALL BE 1000 LBS PER SQ. FT.
 - DIAMETER OF PILE (D)
 - DEPTH OF PILE (L)
- ALTERNATIVE #1 (PRELIMINARY DESIGN):
 - ALTERNATIVE #1 REPRESENTS THE ADDITIONAL COST FACTOR FOR USING THE BASIC WOOD BRICKS INDICATED ON THIS REFERENCE PLAN. THE NECESSITY FOR REINFORCEMENT AND THE TYPE OF REINFORCEMENT WILL BE DETERMINED BY LOCAL CODES. ALL REINFORCEMENT SHALL CONFORM TO AREA 303 C-14.
- ALTERNATIVE #2 (FINISHED):
 - ALTERNATIVE #2 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO MAKE ONE SIDE OF THE BRICK WALL OPENING TO THE EXTERIOR. FINISH SHALL CONSIST OF 3 APPLICATIONS OF PAINT. 2 COATS OF LATE BASE PAINT CONFORMING TO FEDERAL SPECIFICATION TT-40000 SHALL BE APPLIED OVER PRIMER COAT CONFORMING TO FEDERAL SPECIFICATION TT-40000.
- ALTERNATIVE #3 (FINISHED):
 - ALTERNATIVE #3 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO MAKE ONE SIDE OF THE BRICK WALL OPENING TO THE EXTERIOR. FINISH SHALL CONSIST OF 3 COATS OF PAINT. FINISH SHALL CONSIST OF 3 APPLICATIONS OF PAINT. 2 COATS OF LATE BASE PAINT CONFORMING TO FEDERAL SPECIFICATION TT-40000 SHALL BE APPLIED OVER PRIMER COAT CONFORMING TO FEDERAL SPECIFICATION TT-40000.
- SPECIAL: SEE SPECIFIC DESIGN BY A STRUCTURAL ENGINEER AS REQUIRED FOR WALL HEIGHT (H) EXCEEDS 10 FT.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CORNER SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 481-2825

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Chief, Bureau of Highways MK 04/26/2022
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development MK 04/22/2022
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division 5-6-22
Date

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISIONS TO NOISE WALL, STORMDRAIN, GRADING & DRAINAGE & UTILITY EASEMENT	3/15/22
2	REVISE TITLE BLOCK, NO. 19 TO PARCEL 18	4/17/22



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 Manalansan II 3/22/22
DATE



THIS IS NO AS-BUILT INFORMATION PROVIDED ON THIS SHEET

Howard County, Maryland
Department of Public Works
Noise Wall
Private
R-9.05

Howard County, Maryland
Department of Public Works
Noise Wall Notes
Private
R-9.06

OWNERS
GLEN OAKS DEVELOPMENT COMPANY, LLC
8318 FORREST STREET
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REPLACEMENT SHEET
NOISE WALL PLAN & ELEVATION
RESIDENTIAL SINGLE FAMILY ATTACHED
GLEN OAKS PLACE
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