	SHEET INDEX		
SHEET NO	DESCRIPTION	-	
1	TITLE SHEET		
2	SITE DEVELOPMENT PLAN		
3	SEDIMENT & EROSION CONTROL PLAN		
4	SEDIMENT & EROSION CONTROL DETAILS		
5	ARCHITECTURAL ELEVATIONS		

50IL	NAME	CLA55	Kw
Fa	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	0.02
Loß	LEGORE-MONTALTO-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	В	0.02
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.

SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 0.75 AC. ±. LIMIT OF DISTURBED AREA = 0.90 Ac. ±
- PRESENT ZONING DESIGNATION = R-5A-8.
- PROPOSED USE: SINGLE FAMILY ATTACHED HOUSING TOTAL NUMBER OF UNITS PROPOSED: 20 UNITS
- BUILDING COVERAGE OF SITE: 0.38 AC+ OR 15% HOWARD COUNTY FILES: ECP-18-039, ECP-19-046, 5-19-010, WP-19-116,
- WP-19-012, P-20-005, AA-18-001, F-18-121, WP-21-036 & WP-23-016
- H. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE 0.0 AC. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.041 AC+
- TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.015 AC+
- K. NET TRACT AREA = 2.465 AC. (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA)
- $(2.48 \text{ Ac} (0.0 \text{ Ac} + 0.015 \text{ Ac})) = 2.465 \text{ AC} \pm 0.015 \text{ Ac}$ L. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) LOCATED ON SITE
- $= 0.0 AC. \pm$
- M. TOTAL FOREST 0.00 Ac. ±
- N. TOTAL GREEN OPEN AREA = 0.62 Ac. +
- O. TOTAL IMPERVIOUS AREA = 0.28 Ac. ± P. AREA OF ERODIBLE SOILS = 0.056 Ac. *

GENERAL NOTES (CONTINUED)

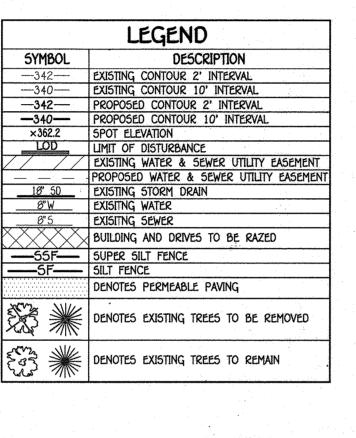
- 38. PLAN SUBJECT TO AN ADMINISTRATIVE ADJUSTMENT TO THE DISTRICT MAP FOR DRAFTING ERRORS AND OTHER CORRECTIONS (AA-10-001) WHICH THE PLANNING DIRECTOR ON APRIL 9, 2010 CORRECTED THE ZONING OF THE PROPERTY AT 9500
- GLEN OAKS LANE FROM NT (NEW TOWN) TO R-5A-8 (RESIDENTIAL: SINGLE FAMILY ATTACHED) 39. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY. 40. SNOW REMOVAL FOR THE PUBLIC PARKING SPACES WILL BE THE RESPONSIBILITY OF THE GLEN OAKS PLACE HOMEOWNERS
- 41. THIS PROJECT IS SUBJECT TO WP-19-012. APPROVAL OF WP-19-012, AN ALTERNATIVE COMPLIANCE OF SECTION 16.146(A) SKETCH PLAN & PRELIMINARY EQUIVALENT SKETCH PLAN, SECTION 16.1205(A)(7) ON-SITE FOREST RETENTION, AND SECTION
- 16.120(C)(4) MINIMUM FRONTAGES IS SUBJECT TO THE FOLLOWING CONDITIONS: a. SUBMISSION OF A SUBDIVISION PLAT TO CREATE THE EIGHT (0) NEW SINGLE FAMILY ATTACHED FEE-SIMPLE LOTS FOR REVIEW BY THE SRC AND RECORDED WITH HOWARD COUNTY LAND RECORDS.
 - b. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE CREATED FOR THE SINGLE FAMILY ATTACHED (SFA) DEVELOPMENT IN ACCORDANCE WITH SECTION 16.121(C) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT
- c. THE PRIVATE DRIVE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN MANUAL REQUIREMENTS ISSUED BY THE DEVELOPMENT ENGINEERING DIVISION. FURTHERMORE THE DRIVE MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANY REQUIREMENTS PROVIDED BY THE DEVELOPMENT ENGINEERING DIVISION. DEPARTMENT OF PUBLIC WORKS, AND THE DEPARTMENT OF FIRE RESCUE SERVICES AS PART OF THE FINAL
- THE PRIVATE ROADS SHALL BE MAINTAINED AND REPAIRED BY THE HOA. e. A USE IN COMMON ACCESS EASEMENT AND MAINTENANCE AGREEMENT BE PREPARED AND RECORDED FOR
- PROPOSED LOTS 1-6, OPEN SPACE LOT 7, AND EXISTING PARCEL 353. PROVIDE (6) REPLACEMENT TREES OF 2 . . TO 3 GALIPER ON SITE IN PLACE OF THE REMOVED SPECIMEN TREES ST-1, ST-2, ST-6 AS MITIGATION. THE MITIGATED PLANTINGS ARE TO BE PLACED ON THE PROPERTY TO
- ENHANCE THE LANDSCAPE SCREENING. 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 CRZ.
- AMEND THE EXHIBIT TO MARK ALL OF THE SPECIMEN TREES TO BE REMOVED. ADD THE ALTERNATIVE COMPLIANCE REQUEST NUMBER, PURPOSE, SECTION, DATE, AND CONDITIONS ON ALL SUBSEQUENT PLAN SUBMISSIONS.
- 42. THIS PROJECT IS SUBJECT TO WP-21-036, PURSUANT TO SECTION 16.1216, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIRECTOR OF THE DEPARTMENT OF RECREATION AND PARKS AND ADMINISTER OF THE OFFICE OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED THE APPLICANTS REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.1205(A)(3) OF THE HOWARD COUNTY FOREST CONSERVATION REGULATIONS. THE PURPOSE IS TO ALLOW THE REMOVAL OF 5IX SPECIMEN TREES. THE DIRECTORS DELIBERATED THE APPLICATION IN A MEETING ON OCTOBER 15, 2020
- DIRECTORS ACTION: APPROVAL OF THIS ALTERNATIVE COMPLIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS: a. PROVIDE (12) REPLACEMENT TREES OF 3-98H ON SITE IN PLACE OF THE REMOVED SPECIMEN TREES ST-1. 5T-2, ST-6, ST-10, AND ST-11 AS MITIGATION. THE MITIGATED PLANTINGS ARE TO BE PLACED ON THE PROPERTY TO ENHANCE THE LANDSCAPE SCREENING. ANOTHER ALTERNATIVE COMPLIANCE REQUEST MUST BI SUBMITTED TO PROPOSE THE REMOVAL OF ANY ADDITIONAL SPECIMEN TREES. IF AT ALL POSSIBLE. THE
 - SPECIMEN TREES SHOULD BE PRESERVED. AND TREE PROTECTION MEASURES PROVIDED DURING CONSTRUCTION b. SPECIMEN TREE ST-3 SHOULD BE PRESERVED AND APPROPRIATELY PROTECTED DURING CONSTRUCTION. PLEASE PROVIDE TREE PROTECTION MEASURES ON SUBSEQUENT PLAN SUBMISSIONS INCLUDING TREE PROTECTION FENCE AND NOTES REGARDING THE USE OF SELECTIVE ROOT PRUNING FOR GRADING AND CONSTRUCTION WITHIN THE
 - c. THE ALTERNATIVE COMPLIANCE FILE NUMBER, REQUESTED SECTIONS, DECISION DATE AND CONDITIONS OF APPROVAL SHALL BE INDICATED ON THE PLAT AS A GENERAL NOTE.

STORMWATER MANAGEMENT INFORMATION						
LOT NUMBER	FACILITY NAME & NUMBER PER F-21-017	PRACTICE TYPE (QUANTITY)	PUBLIC	PRIVATE	H.O.A. MAINTAINS	MISC.
0.5. LOT 20	F-6 (1)	BIO-RETENTION (1)	N	Y	Y	
0.5. LOT 20	M-6 (2)	MICRO BIO-RETENTION (1)	N	Υ	Υ	
0.5. LOT 20	M-6 (3)	MICRO BIO-RETENTION (1)	N.	Y	Y	A
0.5. LOT 21	A-2 (1)	PERMEABLE PAVING (1)	N	Y	Y	
0.5. LOT 21	A-2 (2)	PERMEABLE PAVING (1)	N	Y	Y	

SITE DEVELOPMENT PLAN GLEN OAKS PLACE

LOTS 1 THRU 18 & PARCEL 'A'

SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



ADD	RESS CHART
LOT NUMBER	STREET ADDRESS
1	9580 GLEN OAKS LANE
2	9582 GLEN OAKS LANE
3	9584 GLEN OAKS LANE
4	9586 GLEN OAKS LANE
5	9588 GLEN OAKS LANE
6	9590 GLEN OAKS LANE
7	9610 ACORN COURT
8	9608 ACORN COURT
9	9606 ACORN COURT
10	9604 ACORN COURT
. 11	9602 ACORN COURT
12	9600 ACORN COURT
13	9501 BROAD OAKS LANE
14	9503 BROAD OAKS LANE
15	9505 BROAD OAKS LANE
16	9509 BROAD OAKS LANE
17	9511 BROAD OAKS LANE
18	9513 BROAD OAKS LANE
PARCEL 'A'	9515 BROAD OAKS LANE
1/11/2000	9517 BROAD OAKS LANE

General Notes Continued:

- 43. 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.

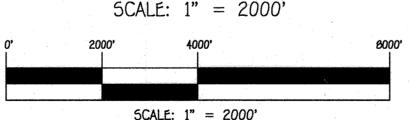
 2. A Revision Plat To F-21-017 Must be Submitted To Update Lot 19 To
- 3. A Redline Revision To SDP-21-046 Must Be Completed To Update The Parcel Information, General Notes And Charts
 For The Additional Unit, And The Structure Information For The Units Being Constructed On Parcel 'A'.

 4. On All Future Plan Submissions, A Brief Description of This Alternative

SHARER OF THE PROPERTY OF THE
MONOCH PRINCE AND A STATE OF THE PRINCE AND
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WOODWARD STREET WAY ARI CT. STRE
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HO. CO. MD. ADC MAP 33-EØ & 40-E1
HOWARD COUNTY HOWARD COUNTY

N 544,412.796 E 1,362,179.428

ELEVATION: 341.823'



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-5A-8 PER 10/6/13 COMPREHENSIVE ZONING PLAN. 2. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST (5) FIVE WORKING
 - DAYS PRIOR TO THE START OF WORK. 5. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 40 HOURS PRIOR TO ANY EXCAVATION
- 4. THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. EXISTING PUBLIC WATER IS BASED ON CONTR. NO. 24-5069-D, DRAINAGE AREA: LITTLE PATUXENT.

OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.

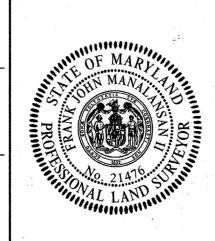
- EXISTING PUBLIC SEWER IS BASED ON CONTR. NO. 24-5069-D, DRAINAGE AREA: LITTLE PATUXENT.. 5. SOILS INFORMATION TAKEN FROM NRCS WEB SOIL SURVEY.
- . BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED 10. TOPOGRAPHY CONTOURS ARE BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER,
- INC. DATED FEBRUARY, 2018. 11. STORMWATER MANAGEMENT HAS BEEN PREVIOUSLY PROVIDED BY F-21-017 AND IN ACCORDANCE WITH THE MDE STORMWATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009 THROUGH THE USE OF M-6 MICRO BIO-RETENTION, F-6
- BIO-RETENTION AND A-2 PERMEABLE PAVING. 12. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED FEBRUARY 2010, AND WAS APPROVED ON
- 13. A LETTER OF FINDINGS DATED JANUARY, 2018 PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DETERMINED THERE ARE NO FOREST STANDS WETLANDS, WETLAND BUFFERS, STREAM AND STREAM BUFFERS LOCATED WITHIN THE LIMIT OF THIS
- 14. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
 - STATIONS NO. 42EC AND NO. 42FA: HOWARD COUNTY MONUMENT NO. 42EC N 545,416.990 FT
 - E 1,360,140.442 FT ELEV. 365.382 HOWARD COUNTY MONUMENT NO. 42FA N 544,412.796 FT
 - E 1,362,179.420 FT ELEV. 341.023
- 15. NO CEMETERIES ARE LOCATED ON THIS PROPERTY. 16. NO HISTORIC STRUCTURES EXIST ON-SITE.
- 17. THERE ARE NO CREDITED STEEP SLOPES OF 25% OR GREATER ON-SITE. THERE ARE NO NON-CREDITED STEEP SLOPES PER SECTION 16.116(b)(1)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 18. NO FLOODPLAIN EXIST ON THIS PROJECT. 19. ALL LOT/PARCEL AREAS ARE MORE OR LESS. 20. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '03 GRID.
- 21. 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 SIX (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 (H25-LOADING); E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH
- F) STRUCTURE CLEARANCES MINIMUM 12 FEET; G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 22. ARTICLES OF INCORPORATION FOR THE GLEN OAKS PLACE HOMEOWNERS ASSOCIATION, INC. WERE FILED WITH THE STATE
- PRIOR TO RECORDATION OF THE SUBDIVISION PLAT, F-21-017. 23. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 24. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON MARCH 4, 2019. 25. LANDSCAPE REQUIREMENTS FOR THIS PROJECT WERE PREVIOUSLY ADDRESSED UNDER F-21-017.
- 26. FOREST CONSERVATION REQUIREMENTS FOR THIS PROJECT WERE PREVIOUSLY ADDRESSED UNDER F-21-017. 27. THE 65 DBA NOISE CONTOUR LINE WAS OBTAINED FROM A NOISE STUDY PREPARED BY MARS GROUP, DATED APRIL, 2019 AND IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CAN NOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE CONTOUR LINE REQUIREMENT WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND
- URBAN DEVELOPMENT, NOISE MITIGATION HAS BEEN PREVIOUSLY PROVIDED UNDER F-21-017 BY A NOISE WALL ALONG MARYLAND ROUTE 32. 26. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
 29. SUBDIMISION IS SUBJECT TO SECTION 104.0.F. OF THE ZONING REGULATIONS. THE M.I.H.U. AGREEMENT AND COVENANTS HAS
- BEEN RECORDED WITH THE FINAL RECORD PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND. THIS DEVELOPMENT HAS MET M.I.H.U. ALTERNATIVE COMPLIANCE BY A PAYMENT OF A FEE-IN-LIEU TO THE DEPARTMENT OF HOUSING FOR EACH REQUIRED UNIT. 30. SUBDIVISION IS SUBJECT TO SECTION 104.0.F. OF THE ZONING REGULATIONS. AT LEAST 10% OF THE DWELLING UNITS SHALL
- BE MODERATE INCOME HOUSING UNITS (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 THE FINAL RECORD PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND. MODERATE INCOME HOUSING UNIT (M.I.H.U.) TABULATION
- M.I.H.U. REQUIRED = (19 LOT5 X 10%) = 1.9 M.I.H.U. M.I.H.U. PROPOSED = I Moderate Income Housing Unit & I Low Income Housing Unit
 AN EXECUTED M.I.H.U. AGREEMENT WITH THE HOWARD COUNTY HOUSING DEPARTMENT HAS BEEN COMPLETED AND
- RECORDED SIMULTANEOUSLY WITH THE FINAL RECORD PLAT. 31, LOTS 18 AND 19 HAVE BEEN DESIGNATED AS MIHU UNITS UNTIL ADDITIONAL ALLOCATION IS AVAILABLE FOR THIS SITE. AT WILL BE RELEASED AS AN MIHU UNIT.

 32. B.R.L. DENOTES BUILDING RESTRICTION LINE

 33. ANY DAMAGE TO THE COUNTRY OF THE COUNTRY OF THE SITE AND LO SUCH TIME, LOT 19 WILL BE CONVERTED INTO 2 UNITS TO FULFILL THE MIHU/LIHU OBLIGATION FOR THE SITE AND LOT 10
- 33. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- 34. SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE. 35. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01. 36. THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER TO DESIGN MANUAL, VOLUME IV, DETAIL R-9.02 WHICH SPECIFIES THE STANDARD DETAIL FOR A PRIVATE OFFSET TEE TURN AROUND AND A DESIGN MANUAL WAIVER TO DESIGN MANUAL
- WAIVER, VOLUME III, SECTION 2.3.(A)(3)(e) WHICH SPECIFIES THE REQUIREMENTS FOR A PERMANENT NON-THROUGH STREET, APPROVED ON APRIL 25, 2020 37. THIS PROJECT IS SUBJECT TO WP-19-116. APPROVAL OF WP-19-116, AN ALTERNATIVE COMPLIANCE OF SECTION
- 16.1205(a)(7) ON-SITE FOREST RETENTION AND SECTION 16.120(c)(4) MINIMUM FRONTAGES BY THE PLANNING DIRECTOR, DATED JUNE 25, 2019 WAS SUBJECT TO THE FOLLOWING CONDITIONS: a. SUBMISSION OF A PRELIMINARY PLAN TO CREATE THE NINETEEN (19) NEW SINGLE FAMILY ATTACHED
 - FEE-SIMPLE LOTS FOR REVIEW BY THE SRC. b. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE CREATED FOR THE SINGLE FAMILY ATTACHED (SFA) DEVELOPMENT IN ACCORDANCE WITH SECTION 16.121(c) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT
 - THE PRIVATE DRIVE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN MANUAL WAIVER REQUIREMENTS ISSUED BY DEVELOPMENT ENGINEERING DIVISION. FURTHERMORE THE DRIVE MST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANY REQUIREMENTS PROVIDED BY THE DEVELOPMENT ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS AND THE DEPARTMENT OF FIRE AND RESCUE SERVICES AS PART OF THE PRELIMINARY AND FINAL PLAN PROCESS.
 - d. THE PRIVATE ROADS SHALL BE MAINTAINED AND REPAIRED BY THE HOA. e. A USE IN COMMON ACCESS EASEMENT, AND MAINTENANCE AGREEMENT MUST BE PREPARED AND RECORDED FOR LOTS 1-19, OPEN SPACE 20, AND EXISTING PARCEL 353 AT THE FINAL PLAN STAGE.
 - f. PROVIDE (12) NATIVE SPECIES REPLACEMENT TREES OF 2 1 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. h. ADD THE ALTERNATIVE COMPLIANCE REQUEST NUMBER, PURPOSE, SECTION, DATE, AND CONDITIONS ON ALL

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING 3/18/2022 Chief, Division of Land Development FISHER, COLLINS & CARTER, INC. IL ENGINEERING CONSULTANTS & LAND SURVEYORS Chad Edmondson 3/21/2022 ELLICOTT CITY, MARYLAND 21042 Chief, Development Engineering Division (410) 461 - 2855

Director - Department of Planning and Zoning



3/21/2022

Compliance Petition Shall Be Included As A

PROFESSIONAL CERTIFICATION

N 545,416.990 E 1,360,140.442

ELEVATION: 365.383'

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE, 7/14/23. Frank Manalansan 11 2/24/2022

GEODETIC SURVEY CONTROL NO. 42EC GEODETIC SURVEY CONTROL NO. 42FA

OWNER/DEVELOPER GLEN OAKS DEVELOPMENT COMPANY, LLC 8318 FORREST STREET SUITE 200 ELLICOTT CITY, MARYLAND 21043

ATTN: MR DONALD R. REUWER, JR. 410-707-7054

I REMSE TITLE & WAIVER PETITION NOTE DATE SECTION/AREA LOT Nos. LOTS 1 THRU 19 GLEN OAKS PLACE BLOCK NO. | ZONE | TAX/ZONE | ELEC. DIST. R-5A-8 25969-25971 N/A

TITLE SHEET

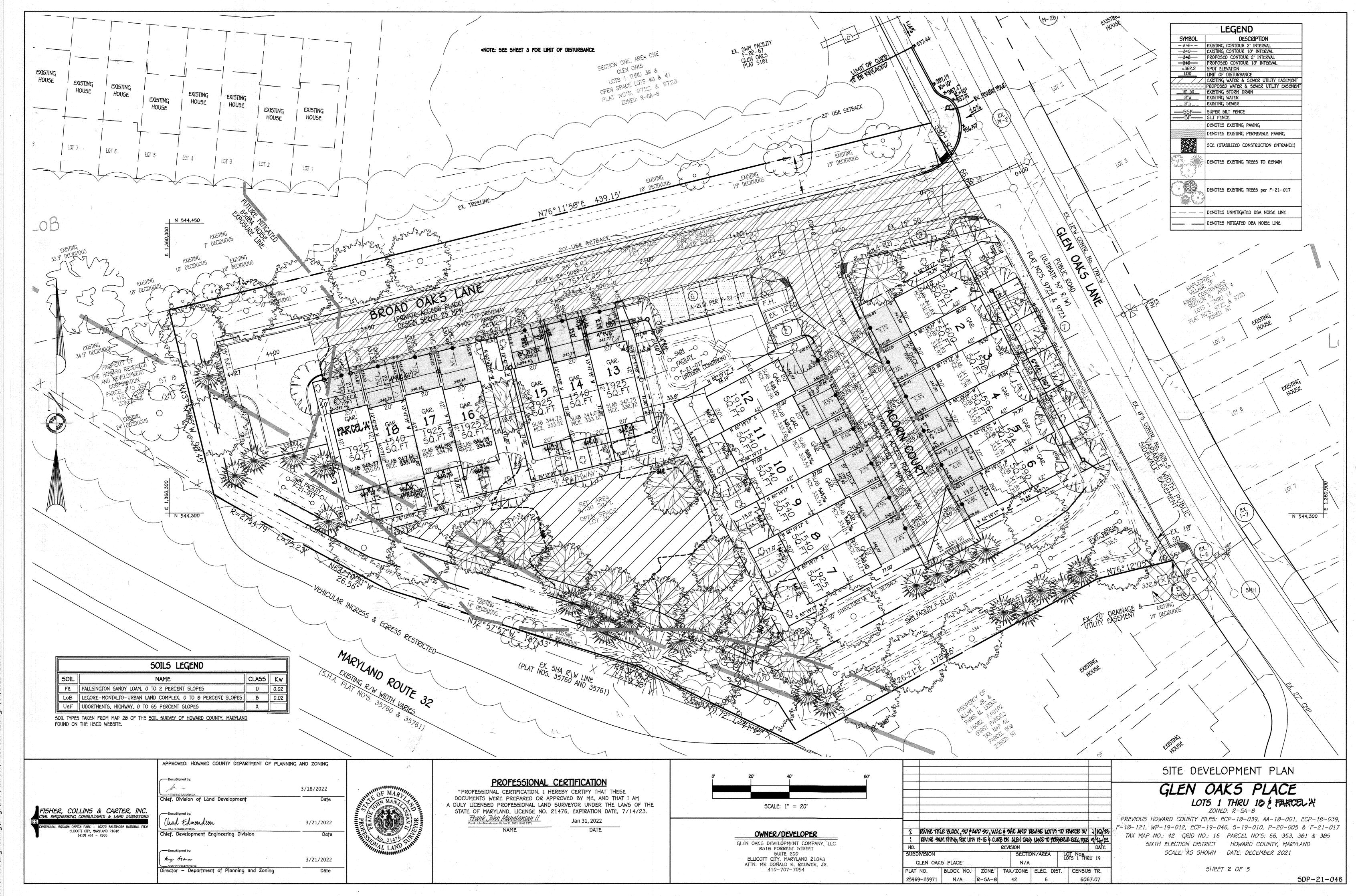
GLEN OAKS PLACE

PREVIOUS HOWARD COUNTY FILES: ECP-18-039, AA-18-001, ECP-18-039, F-10-121, WP-19-012, ECP-19-046, 5-19-010, P-20-005 & F-21-017 TAX MAP NO.: 42 GRID NO.: 16 PARCEL NO'5: 66, 353, 381 & 385 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

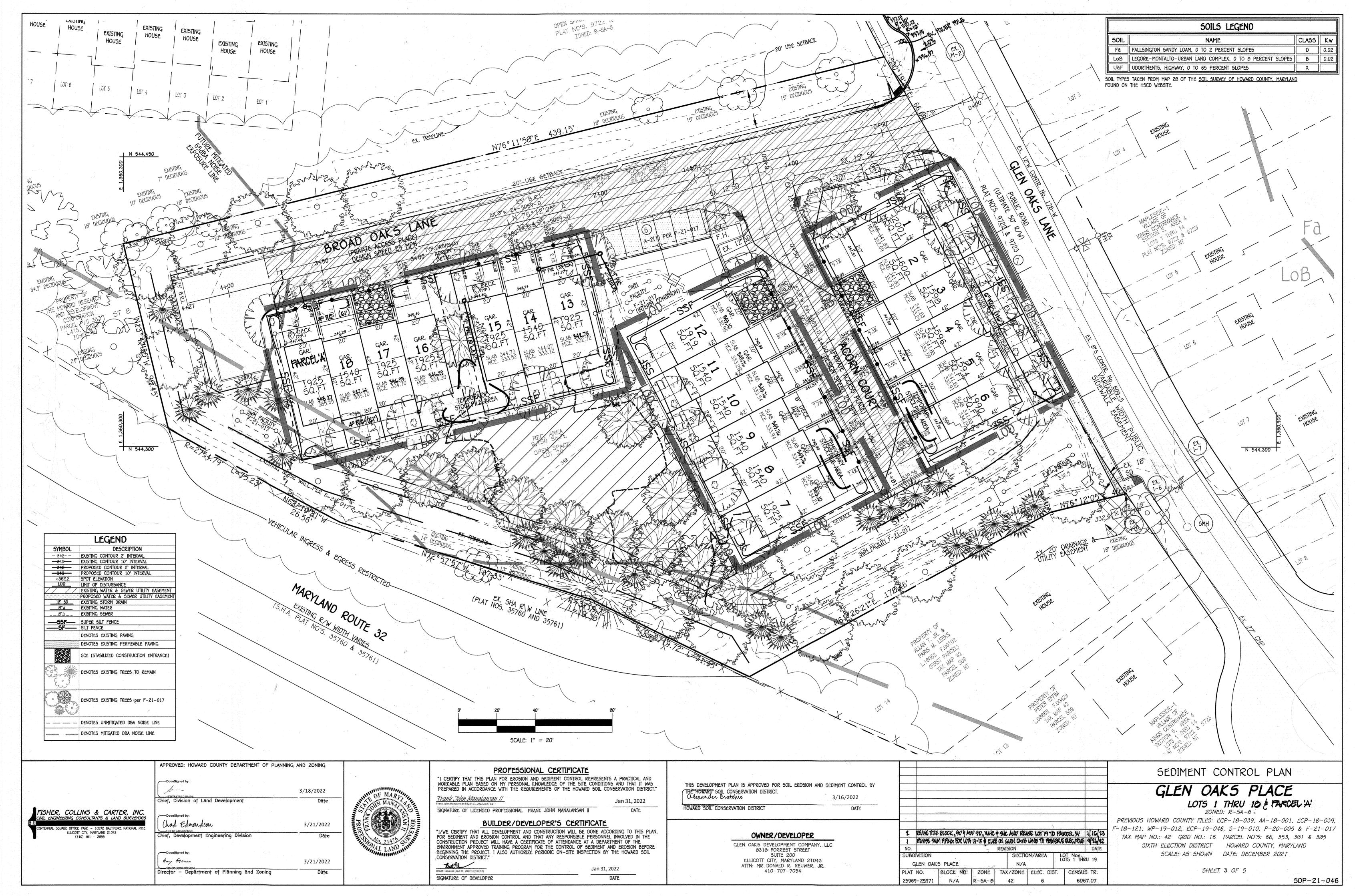
SCALE: AS SHOWN DATE: DECEMBER 2021

SHEET 1 OF 5

5DP-21-046



1/2017/17059\Engineering\Dwgs\SDP\Plan Set\17059 SDP 02 dwg 1/31/2022



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

A. Soil Preparation 1. Temporary Stabilization

a. Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges

b. Apply fertilizer and lime as prescribed on the plans.

unning parallel to the contour of the slope.

c. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.

Permanent Stabilization

a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:

Soil pH between 6.0 and 7.0.

Soluble salts less than 500 parts per million (ppm). iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable. iv. Soil contains 1.5 percent minimum organic matter by weight.

. Soil contains sufficient pore space to permit adequate root penetration . Application of amendments or topsoil is required if on-site soils do not meet the above conditions .. Graded areas must be maintained in a true and even grade as specified on the approved plan, then

scarified or otherwise loosened to a depth of 3 to 5 inches. d. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.

e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation

2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS.

3. Topsoiling is limited to areas having 2:1 or flatter slopes where:

The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.

c. The original soil to be vegetated contains material toxic to plant growth.

d. The soil is so acidic that treatment with limestone is not feasible.

4. Areas having slopes steeper than 2:1 require special consideration and design. 5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria

a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may e If soil moisture is deficient, supply new seedings with adequate water for plant growth (1/2 to 1 inch be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1

b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified

c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil 6. Topsoil Application

a. Erosion and sediment control practices must be maintained when applying topsoil

b. Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets.

c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

C. Soil Amendments (Fertilizer and Lime Specifications)

. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical

2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.

hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 90 to 100 percent will pass through a #20 mesh sieve.

3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when

4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.

5. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

TEMPORARY SEEDING NOTES (B-4-4) To stabilize disturbed soils with vegetation for up to 6 months.

To use fast growing vegetation that provides cover on disturbed soils

Conditions Where Practice Applies

Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.

1. Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan

2. For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.

3. When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3.A.1.b and maintain until the next seeding season.

	file the first of the file of		10po, u, 000a	3		
		e (from Figure B. (from Table B.1):		Ferțilizer	Rațe (10-20-20)	Lime Rate
The second second	Species	Application Rate (1b/ac)	Seeding Dates	5eeding Depths		
	BARLEY	96	3/1 - 5/15, 8/15 - 10/15	1"	436 lb/ac	2 tons/č
	OAT5	72	3/1 - 5/15, 8/15 - 10/15	1"	(10 lb/ 1000 sf)	(90 lb/ 1000 sf
-	RYE	112	3/1 - 5/15, 8/15 - 10/15	1"		
	FOXTAIL MILLET	г 30	6/1 - 7/31	0.50°		

Temporary Seeding Summary

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

1. General Use

a. Select one or more of the species or mixtures listed in Table 8.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be

b. Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or desthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 342 - Critical Area Planting.

c. For sites having disturbed area over 5 acres, use and show the rates recommended by the soil testing agency. d. For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 1/2 pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary

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

b. Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan.

i. Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky pluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.

Kentucky Bluegrass/Perennial Rye: Full Sun Mixture: For use in full sun areas where rapid

establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the

Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes: Certified Tall Fescue Cultivars 95 to 100 percent, Certified Kentucky Bluegrass Cultivars 0 to 5 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended.

iv. Kentucky Bluegrass/Fine Fescue: Shade Mixture: For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf area. Mixture includes; Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1 1/2 to 3

Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77. "Turfgrass Cultivar Recommendations for Maryland"

Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and

Ideal Times of Seeding for Turf Grass Mixtures Western MD: March 15 to June 1, August 1 to October 1 (Hardiness Zones: 5b, 6a) Central MD: March 1 to May 15, August 15 to October 15 (Hardiness Zone: 6b) Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15

d. Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level and rake the areas to prepare a proper seedbed. Remove stones and debris over 1 1/2 inches in diameter. The resulting seedbed must be in such condition that future moving of grasses will pose no

when seedings are made late in the planting season, in abnormally dry or hot seasons, or on adverse

Permanent Seeding Summary

		rom Figure B n Table B.3):1	ibn):Fe 8	rtilizer Rat	e (10-20-	-20) Lime	: Rațe	
No. 0	Species	Application (lb/ac)	Rate Seedin Dates) Depths	eeding	21 5	P ₂ 0	, K
В	TALL FESCUE	100	Mar. 1-May 15 Aug. 1-Oct. 15	1/4-1/2 in.	per acre	90 lb/ac (2 lb/	90 lb/ac (2 lb/	2 tons/ac (90 lb/
В	MILLET FOXTAIL	50 50	May 15-June 15	in.	1.000	1000 sf)	1000 sf)	1000 sf)
8	50D	100	Mar. 15-May 31 May 16-Sept.14 Sept.15-Nov.15	1/4-1/2 in.				
8	SWITCH GRASS BUSH CLOVER (LEGUME)	10 2	June 1-July 31	4-7 in. Max.				

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

Definition

Establishment of vegetative cover on cut and fill slopes

To provide timely vegetative cover on cut and fill slopes as work progresses.

Conditions Where Practice Applies Any cut or fill slope greater than 15 feet in height. This practice also applies to stockpiles

A. Incremental Stabilization - Cut Slopes

1. Excavate and stabilize cut slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all cut slopes as the work progresses. Construction sequence example (Refer to Figure B.1): a. Construct and stabilize all temporary swales or dikes that will be used to convey runoff around

the excavation b. Perform Phase 1 excavation, prepare seedbed, and stabilize

c. Perform Phase 2 excavation, prepare seedbed, and stabilize. Overseed Phase 1 areas a d. Perform final phase excavation, prepare seedbed, and stabilize. Overseed previously seeded

Note: Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

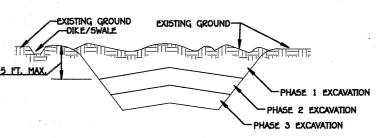


Figure B.1: Incremental Stabilization - Cut

B. Incremental Stabilization - Fill Slopes 1. Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all slopes as the work progresses.

2. Stabilize slopes immediately when the vertical height of a lift reaches 15 feet, or when the grading operation ceases as prescribed in the plans. 3. At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner. 4. Construction sequence example (Refer to Figure B.2):

a. Construct and stabilize all temporary swales or dikes that will be used to divert runoff around the fill. Construct silt fence on low side of fill unless other methods shown on the plans address b. At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner. c. Place Phase 1 fill, prepare seedbed, and stabilize.

d. Place Phase 2 fill, prepare seedbed, and stabilize e. Place final phase fill, prepare seedbed, and stabilize. Overseed previously seeded areas as

Note: Once the placement of fill has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

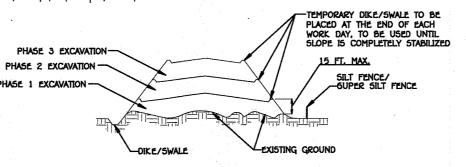


Figure B.2: Incremental Stabilization - Fill

STANDARD STABILIZATION NOTE FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN: a.) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES. SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3

b.) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

HORIZONTAL TO 1 VERTICAL (3:1); AND

The application of seed and mulch to establish vegetative cover.

To protect disturbed soils from erosion during and at the end of construction. Conditions Where Practice Applies

To the surface of all perimeter controls, slopes, and any disturbed area not under active grading. <u>Criteria</u>

a. All seed must meet the requirement of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate. Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.

Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package Use four times the recommended rate when hydroseeding. Note: It is very important to keetp inoculant as cook as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective.

d. Sod or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weedcontrol until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

a. Dry Seeding: This includes use of conventional drop or broadcast spreaders. Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with weighted roller to provide good seed to soil

b. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in

Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer). If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P205 (phosphorus), 200 pounds per acre; K₂O (potassium), 200 pounds per acre. Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by

hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one me. Do not use burnt or hydrated lime when hydroseeding. Mix seed and fertilizer on site and seed immediately and without interruption. iv. When hydroseeding do not incorporate seed into the soil.

Mulch Materials (in order of preference)

Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired. . Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into

uniform fibrous physical state. i. WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate colot to facilitate visual inspection of the uniformly spread slurry.

ii. WCFM, including dye, must contain no germination or growth inhibiting factors.

iii. WCFM materials are to be manufactured and processed in such a manner that the wood

cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the

iv. WCFM material must not contain elements or compounds at concentration levels that will by WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum.

Apply mulch to all seeded areas immediately after seeding.

When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons Wood cellulose fiber used as mulch must be applied to a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood

cellulose fiber per 100 gallons of water. 3. Anchoring
b. Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of

i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour. Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. Mix the wood cellulose fiber with water at a maximum of 50 pounds of

wood cellulose fiber per 100 agllons of water. Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II, Terra manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is

iv. Lightweight plastic netting may be stapled over the mulch according to manufacture

Tack AR or other approved equal may be used. Follow application rates as specified by the

recommendations. Netting is usually available in rolls 4-15 feet wide and 300 to 3,000 feet long.

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

Definition

The mound or pile of soil protected by appropriately designed erosion and sediment control measures

To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Conditions Where Practice Applies

Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

practice must be used to intercept the discharge.

DETAIL B-1 STABILIZED

CONSTRUCTION SPECIFICATIONS

U.S. DEPARTMENT OF AGRICULTURE TURAL RESOURCES CONSERVATION SER

CONSTRUCTION ENTRANCE

MOUNTABLE BERM (6

MIN. 6 IN OF 2 TO 3 IN

50 FT MIN.

PROFILE

PLAN VIEW

PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE, PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE

. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE. AS SPECIFIED IN SECTION H-1 MATERIALS.

PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.

MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

o convey, a pipe is not necessary. A mountable berm is required when see is not located

1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan

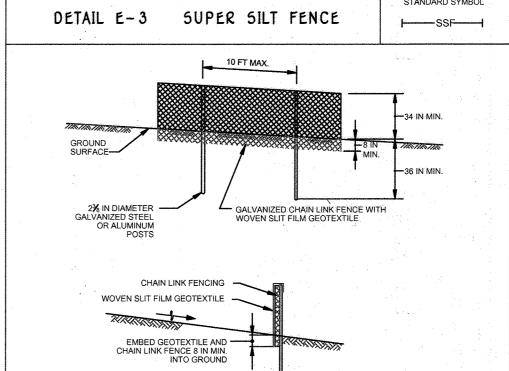
based on a side slope ratio no steeper tha 2:1. Benching must be provided in accordance with Section B-3 Land Grading. Runoff from the stockpile area must drain to a suitable sediment control practice. Access the stockpile area from the upgrade side.

Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner. Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control

The footprint of the stockpile must be sized to accommodate the anticipated volume of material and

Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization. If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impermeable

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes. 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3



INSTALL 2% INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH

SCE

PIPE (SEE NOTE 6)

SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2% INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT

SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RING FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE

CROSS SECTION

SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED,

AND STAPLED TO PREVENT SEDIMENT BY PASS EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE

PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL U.S. DEPARTMENT OF AGRICULTURE MARYLAND DEPARTMENT OF ENVIRONME

VATER MANAGEMENT ADMINISTRATION

HOWARD SOIL CONSERVATION DISTRICT (HSCD)

STANDARD SEDIMENT CONTROL NOTES 1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction

inspection Division (CID), 410-313-1855 after the future LOD and protected areas are marked clearly in the field. A minimum of 48 hour notice to CID must be given at the following stages: a. Prior to the start of earth

b. Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. c. Prior to the start of another phase of construction or opening of another grading unit, d. Prior to the removal or modification of sediment control practices. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection

2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND

agency is made. Other related state and federal permits shall be referenced, to ensure coordination and to

b. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization is required within 3. Following initial soil disturbance of re-disjurbance, permanent of temporary statistics in regard which three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and seven (7) calendar days as to all other disturbed areas on the project site except for those areas under active grading. 4. All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for topsoil (Sec. B-4-2), permanent seeding (Sec. B-4-5), temporary seeding (Sec. B-4-4) and mulching (Sec. B-4-3). Temporary stabilization with mulch alone can only be applied between the fall and spring seeding dates if the ground is frozen. Incremental stabilization (Sec. B-4-1) specifications shall be enforced in areas with >15 of cut and/or fill. Stockpiles (Sec. B-4-8) in excess of 20 ft. must be benched with stable outlet. All

5. All sediment control structures are to remain in place, and are to be maintained in operative condition unt permission for their removal has been obtained from the CID.

6. Site Analysis: Total Area of Site: 0.75 Acres Area Disturbed: ______0.90__ Acres Area to be roofed or paved: 0.28 Acre Area to be vegetatively stabilized: 0.62 Acres Total Cut: 405 Cu. Yds. Total Fill: _____405__ Cu. Yds.

Offsite waste/borrow area location:

7. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired 6. Additional sediment control must be provided, if deemed necessary by the CID. The site and all controls sha

Inspection type (routine, pre-storm event, during rain event)
 Name and title of inspector
 Weather information (current conditions as well as time and amount of last recorded precipitation)

be inspected by the contractor weekly: and the next day after each rain event. A written report by the

contractor, made available upon request, is part of every inspection and should include

 Brief description of project's status (e.g., percent complete) and/or current activities.
 Evidence of sediment discharges
 Identification of plan deficiencies Identification of sediment controls that require maintenance Identification of missing or improperly installed sediment controls

Compliance status regarding the sequence of construction and stabilization requirements

Photographs

Monitoring/sampling
Maintenance and/or corrective action performed • Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MDE). 9. Trenches for the construction of utilities is limited to three pipe lengths or that which can and shall be back-filled and stabilized by the end of each workday, whichever is shorter 10. Any major changes or revisions to the plan or sequence of construction must be reviewed and approved b the HSCD prior to proceeding with construction. Minor revisions may allowed by the HSCD per the list of HSCD-approved field changes.

11. Disturbance shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on one grading unit (maximum acreage of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the HSCD. Unless otherwise specified and approved by the HSCD, no more than 30 acres cumulatively may be disturbed at a given time. 12. Wash water from any equipment, vehicles, wheels, pavement, and other sources must be treated in a

13. Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade 14. All Silt Fence and Super Silt Fence shall be placed on-the-contour, and be imbricated at 25' minimum intervals, with lower ends curled uphill by 2' in elevation 15. Stream channels must not be disturbed during the following restricted time periods

CONTROL, and associated permits shall be on-site and available when the site is active

Use I and IP March 1 - June 15
Use II June 16 - Sept. 30
Use III and IIIP October 1 - April 30
Use IV March 1 - May 31

sediment basin or other approved washout structur

16. A copy of this plan, the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT

SEQUENCE OF CONSTRUCTION

COMMENCE CONSTRUCTION OF TOWNHOUSES (6 MONTHS)

. OBTAIN A GRADING PERMIT. (2 WEEKS)

NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777.
NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION AT 410-313-1330 AT LEAST

24 HOURS BEFORE STARTING WORK. 3. REQUEST A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE ENFORCEMENT AUTHORITY. THE INFRASTRUCTURE NECESSARY, AS DETERMINED BY THE CONSTRUCTION INSPECTION DIVISION, FROM F-21-017 MUST BE COMPLETED PRIOR TO BEGINNING CONSTRUCTION ON THIS PLAN. 5. COMMENCE INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES, AND SUPER SILT FENCE. (1 WEEK)

INSTALL FINISHED SIDEWALKS, SAME-DAY STABILIZATION WILL BE UTILIZED. (2 WEEKS) CONTRACTOR SHALL REMOVE ALL OLD AND NEW JUNK, TRASH. OBTAIN APPROVAL OF APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO REMOVAL OF SEDIMENT CONTROLS. 10. REMOVAL OF CONTROLS AND STABILIZATION OF AREAS THAT ARE DISTURBED BY REMOVAL OF SEDIMENT

NOTE: THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE AFTER EACH RAINFALL AND ON A VALLY BASIS. REMOVE SEDIMENT FROM ALL SEDIMENT AND EROSION CONTROL STRUCTURES

FISHER, COLLINS & CARTER, INC. TIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

3/18/2022 --- 1EB75478A22B49 Chief, Division of Land Development Chad Edmondson 3/21/2022 ELLICOTT CITY, MARYLAND 21042 Chief, Development Engineering Division Amy Gronan 3/21/2022 ----584D5DD9470C4D4 Director - Department of Planning and Zoning

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING



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

SIGNATURE OF LICENSED PROFESSIONAL FRANK JOHN MANALANSAN II

BUILDER/DEVELOPER'S CERTIFICATE 'I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, FOR SEDIMENT AND EROSION CONTROL AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE

> Jan 18, 2022 DATE

Jan 19, 2022

DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. Olexander Bratchie 3/16/2022 HOWARD SOIL CONSERVATION DISTRICT DATE

> OWNER/DEVELOPER GLEN OAKS DEVELOPMENT COMPANY, LLC 8318 FORREST STREET SUITE 200 ELLICOTT CITY, MARYLAND 21043

ATTN: MR DONALD R. REUWER, JR.

410-707-7054

REASE TITLE REVISION NO. DATE GLEN OAKS PLACE BLOCK NO. | ZONE | TAX/ZONE | ELEC. DIST. CENSUS TR. R-5A-8 25969-25971 N/A 42 6067.07

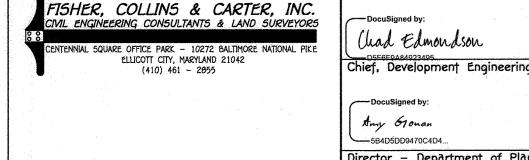
SEDIMENT & EROSION CONTROL NOTES AND DETAILS GLEN OAKS PLACE

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

SHEET 4 OF 5

SCALE: AS SHOWN DATE: DECEMBER 2021

5DP-21-046



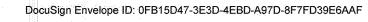
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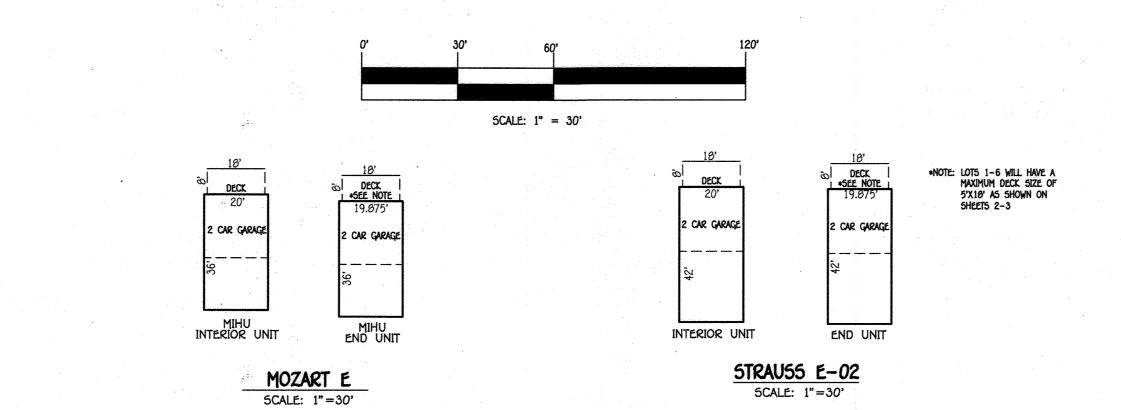
SIGNATURE OF DEVELOPER

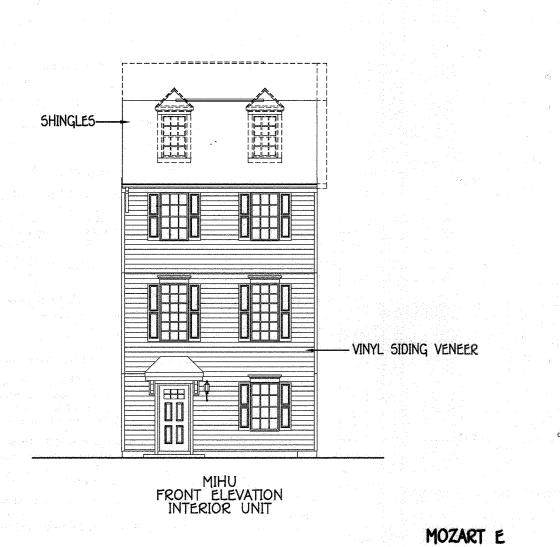
PROFESSIONAL CERTIFICATE

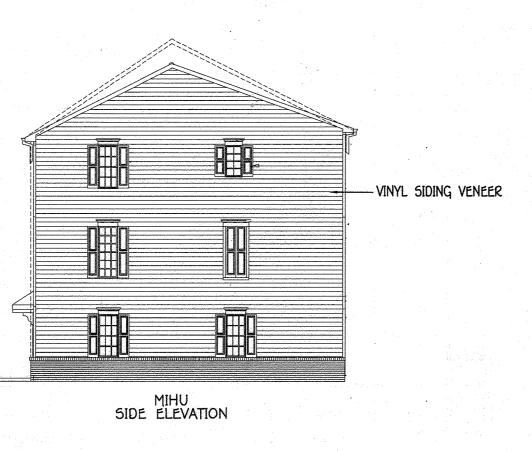
Frank John Manalansan .

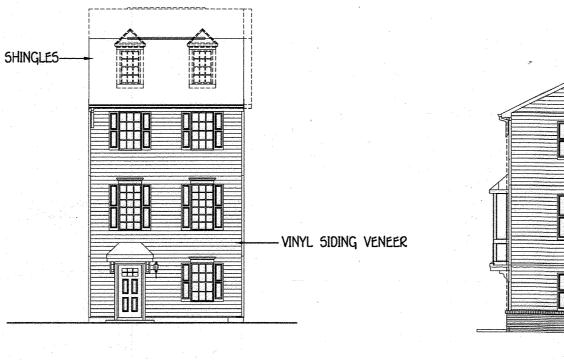
BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

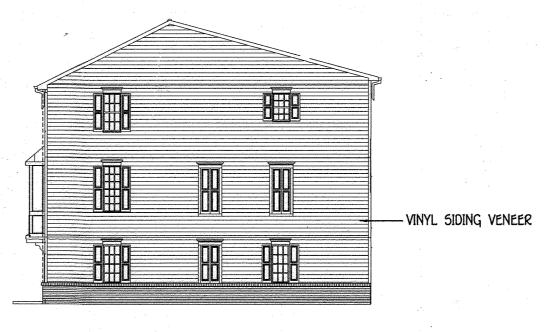










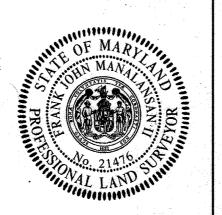


SIDE ELEVATION

STRAUSS E-02

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING 3/18/2022 Chief, Division of Land Development Chad Edmondson 3/21/2022 Chief, Development Engineering Division Any Gonan 3/21/2022 Director - Department of Planning and Zoning

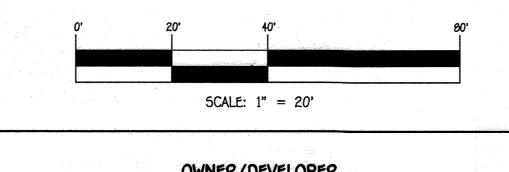
FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS



PROFESSIONAL CERTIFICATION

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

Jan 31, 2022



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

1/1G/2 NO. REVISION SECTION/AREA LOT Nos. LOTS 1 THRU 19 GLEN OAKS PLACE BLOCK NO. ZONE TAX/ZONE ELEC. DIST. CENSUS TR. 25969-25971 N/A R-5A-8

ARCHITECTURAL ELEVATIONS

GLEN OAKS PLACE LOTS 1 THRU 10 & PARCEL'A' ZONED: R-5A-8

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

SHEET 5 OF 5

5DP-21-046