

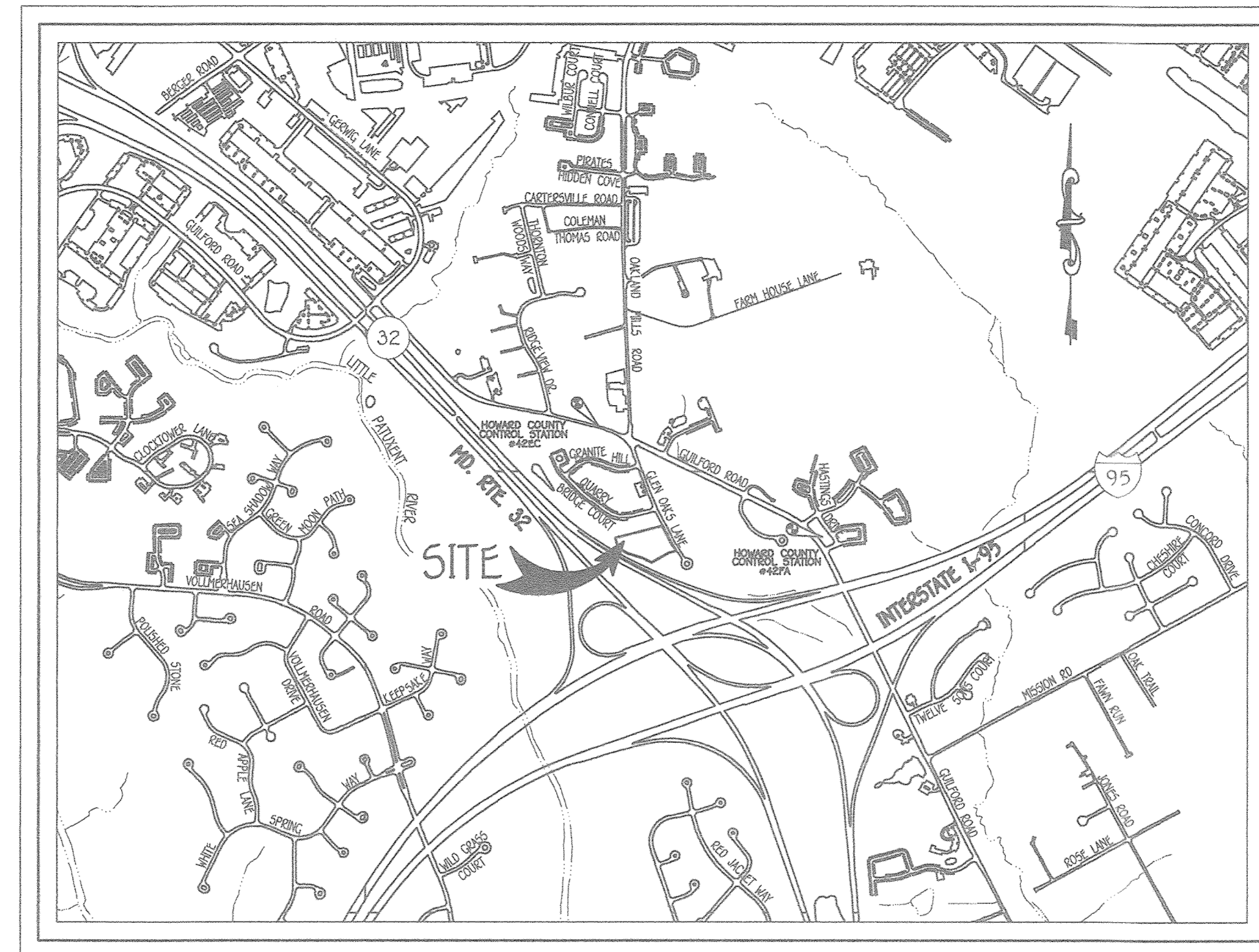
SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	SKETCH PLAN

SKETCH PLAN GLEN OAKS PLACE

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

GENERAL NOTES

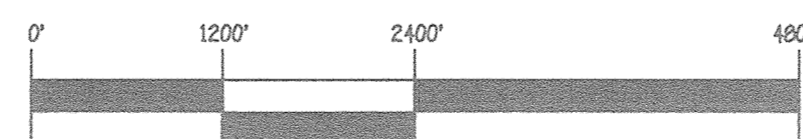
- THE SUBJECT PROPERTY IS ZONED R-SA-8 (PER 10/06/13 COMPREHENSIVE ZONING PLAN).
- BOUNDARY IS BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER ON OR ABOUT FEBRUARY, 2018.
- CONTOURS ARE BASED ON A TOPOGRAPHIC FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, ON OR ABOUT FEBRUARY, 2018.
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
 STATIONS NO. 42EC AND NO. 42FA:
 HOWARD COUNTY MONUMENT NO. 42EC N 545,416.990 E 1,360,140.442 ELEV. 365.303
 HOWARD COUNTY MONUMENT NO. 42FA N 544,412.796 E 1,362,179.428 ELEV. 341.023
- STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. THIS PLAN PROPOSES THE USE OF TWO (2) AREAS OF PERMEABLE PAVING, ONE (1) F-6 BIO-RETENTION FACILITY AND TWO (2) M-6 MICRO BIO-RETENTION FACILITIES, ALL OF WHICH WILL BE PRIVATELY OWNED AND MAINTAINED BY THE GLEN OAKS HOMEOWNERS ASSOCIATION.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED FOR THIS PROJECT.
 6.1. PUBLIC SEWER WILL BE ACCESSED BY 609-5 AND IS LOCATED IN LITTLE PATUXENT SEWER SHED.
 6.2. PUBLIC WATER WILL BE ACCESSED BY 170-W.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- LANDSCAPING WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT.
- FOREST CONSERVATION WILL BE ADDRESSED AT THE FINAL PLAN STAGE OF THIS PROJECT.
- REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE PRELIMINARY EQUIVALENT SKETCH PLAN AND FINAL PLAN STAGE. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
- SOIL BORING INFORMATION WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT.
- APPROVAL OF THIS SKETCH PLAN DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION OR SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS.
- THIS PROJECT IS SUBJECT TO THE APPROVAL OF AN ALTERNATIVE COMPLIANCE REQUEST (WP-19-116) TO REMOVE NINE SPECIMEN TREES. (REMOVAL OF THREE SPECIMEN TREES HAS BEEN APPROVED UNDER WP-19-012, DATED OCTOBER 2, 2018; AND SUBJECT TO THE CONDITION OF SIX REPLACEMENT TREES), AND WAIVING THE REQUIREMENT OF 15 FEET OF FRONTAGE ON A PUBLIC ROAD FOR SINGLE FAMILY ATTACHED LOTS. **APPROVED JUNE 25, 2019.**
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING PLANS OF RECORDS AND FIELD RUN TOPOGRAPHIC SURVEY.



HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 42EC N 545,416.990 E 1,360,140.442 ELEVATION: 365.303'
 HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 42FA N 544,412.796 E 1,362,179.428 ELEVATION: 341.023'
 REFER TO HOWARD CO. ADC MAP 33-EB & 40-E1

VICINITY MAP

SCALE: 1" = 1200'



SCALE: 1" = 1200'

TABULATION SUMMARY

- TOTAL SITE: TAX MAP 42 PARCELS 66, 353, 381, & 385 (Four Parcels)
- TOTAL SITE AREA: (0.50 + 0.51 + 0.82 + 0.65) = 2.48 Ac
- OPEN SPACE:
 - REQUIRED OPEN SPACE = 2.48 Ac. x 25% = 0.62 Ac.
 - TOTAL OPEN SPACE PROVIDED = 1.56 Ac.
 - TOTAL CREDITED OPEN SPACE PROVIDED = 0.73 Ac.
 - TOTAL NON-CREDITED OPEN SPACE PROVIDED = 0.83 Ac.
- RECREATIONAL AREA:
 - REQUIRED REC AREA = 7,600 Sq.Ft.
 - PROVIDED REC AREA = 9,190 Sq.Ft.
- DENSITY ALLOWED: 2.48 Ac x 8 UNITS/NET ACRE = 19.84 = 19 UNITS
- DENSITY PROVIDED: 19 UNITS
- AREA OF PROPOSED LOTS: 32,099 Sq.Ft. (0.76 Ac.)
- AREA OF PROPOSED ROADS: 18,299 Sq.Ft. (0.42 Ac.)

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING

Total Number of Lots/Units Proposed	19
Number of MIHU Required	2
Number of MIHU Provided Onsite (exempt from APFO allocations)	2
Number of APFO Allocations Required (remaining lots/units)	0
MIHU Fee-in-Lieu (indicate lot/unit numbers)	0

SITE ANALYSIS DATA CHART

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

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x382	SPOT ELEVATION
---	LIMIT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	EXISTING STORM DRAIN
---	EXISTING WATER
---	EXISTING SEWER
---	BUILDING AND DRIVES (TO BE REMOVED)
---	SUPER SILT FENCE
---	SILT FENCE
---	DENOTES EXISTING FOREST TO BE REMOVED
---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING TREES TO REMAIN

THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Valmiki Ziller
 PLANNING DIRECTOR
 6-27-19
 DATE

OWNERS

MICHAEL E. MCCOY 9594 GLEN OAKS LANE COLUMBIA MARYLAND, 21046 410-992-4600 PARCEL 385	DONALD P. KOLPACK 9580 GLEN OAKS LANE COLUMBIA MARYLAND, 21046 410-992-4600 PARCEL 353	PAMELA L. SIMMONS 9570 GLEN OAKS LANE COLUMBIA MARYLAND, 21046 410-992-4600 PARCEL 381	DOROTHY M. WHIPPS 9590 GLEN OAKS LANE COLUMBIA MARYLAND, 21046 410-992-4600 PARCEL 66
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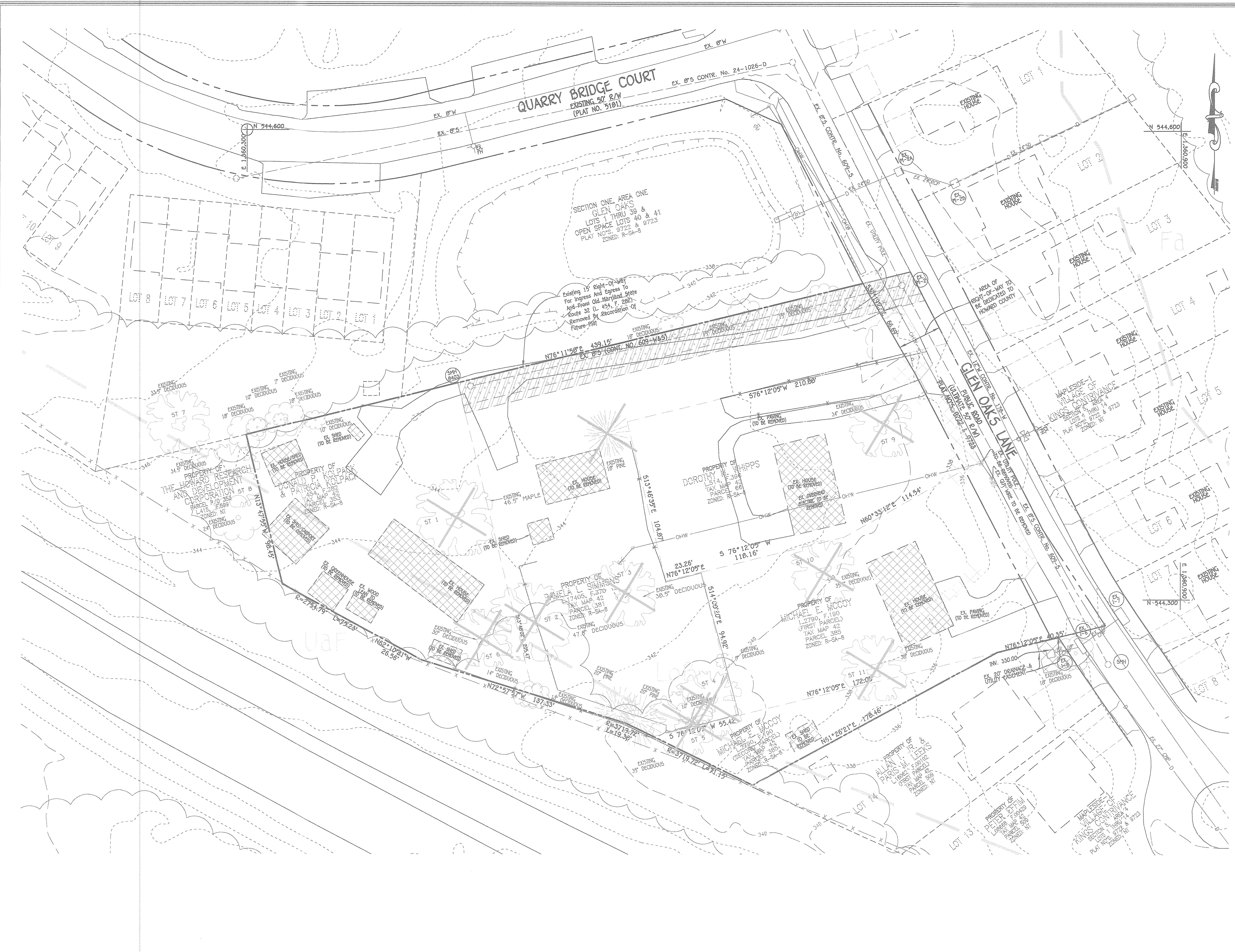
DEVELOPER
 GLEN OAKS DEVELOPMENT COMPANY, LLC
 8318 FOREST STREET
 SUITE 200
 ELLICOTT CITY, MARYLAND 21043
 ATTN: MR DONALD R. RESUWER, JR.
 410-707-7094

TITLE SHEET
 RESIDENTIAL SINGLE FAMILY ATTACHED
GLEN OAKS PLACE
 LOTS 1 THRU 19 & OPEN SPACE LOTS 20 AND 21
 ZONED: R-SA-8
 PREVIOUS HOWARD COUNTY FILES: AA-18-001, ECP-18-039, F-18-121, WP-19-012, ECP-19-046, & WP-19-116
 TAX MAP NO.: 42 GRID NO.: 16 & 17 PARCEL NOS.: 66, 353, 381, & 385
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JUNE, 2019
 SHEET 1 OF 3 5-19-010



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 13204, EXPIRATION DATE: 11/3/20.
Charles J. Cropper
 CHARLES J. CROPPER
 6/25/19
 Date

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



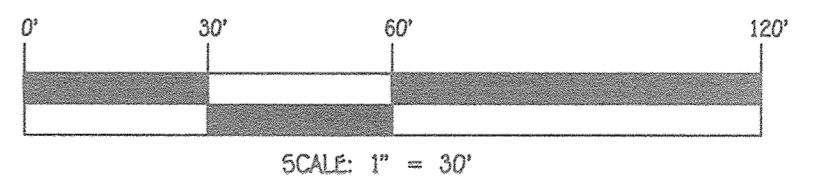
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-340-	EXISTING CONTOUR 10' INTERVAL
-342-	PROPOSED CONTOUR 2' INTERVAL
-340-	PROPOSED CONTOUR 10' INTERVAL
+382.2	SPOT ELEVATION
LOD	LIMIT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY BASEMENT
---	PROPOSED WATER & SEWER UTILITY BASEMENT
---	EXISTING STORM DRAIN
---	EXISTING WATER
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---	SILT FENCE
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---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING TREES TO REMAIN

Key (X#)	Species	Size (in.d.b.h)	CRZ (feet radius)	Comments
1*	Silver maple	46.5	69.75	fair condition, some trunk rot, CRZ impacted by parking
2*	Silver maple	47.5	71.25	poor condition, trunk rot
3	Silver maple	38.5	57.75	good
4	Silver maple	39	58.5	good
5	Silver maple	35	52.5	good
6*	Red maple	30	45	poor, severe rot
7	Tulip poplar	34.5	51.75	good, offsite
8	Sour cherry	33.5	50.25	poor, trunk rot and dieback, offsite
9	Norway maple	34	51	poor condition, notable rot, multi-stemmed
10	Norway maple	35.5	53.25	fair condition, some rot noted
11	Silver maple	38	57	fair condition, multi-stemmed, cabled

* REMOVAL APPROVED UNDER WP-19-012, DATE OCTOBER 2, 2018

SOILS LEGEND			
SOIL	NAME	CLASS	K _w
Fa	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	0.20
LoB	LEGORE-MONTALO-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	0.32
UaF	UDORTMENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	X	

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



EXISTING CONDITIONS PLAN
 RESIDENTIAL SINGLE FAMILY ATTACHED
GLEN OAKS PLACE
 LOTS 1 THRU 19 & OPEN SPACE LOTS 20 AND 21
 ZONED: R-5A-B
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 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JUNE, 2019
 SHEET 2 OF 3

TENTATIVELY APPROVED
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 HOWARD COUNTY

Charles J. Croft
 PLANNING DIRECTOR
 6-27-19
 DATE

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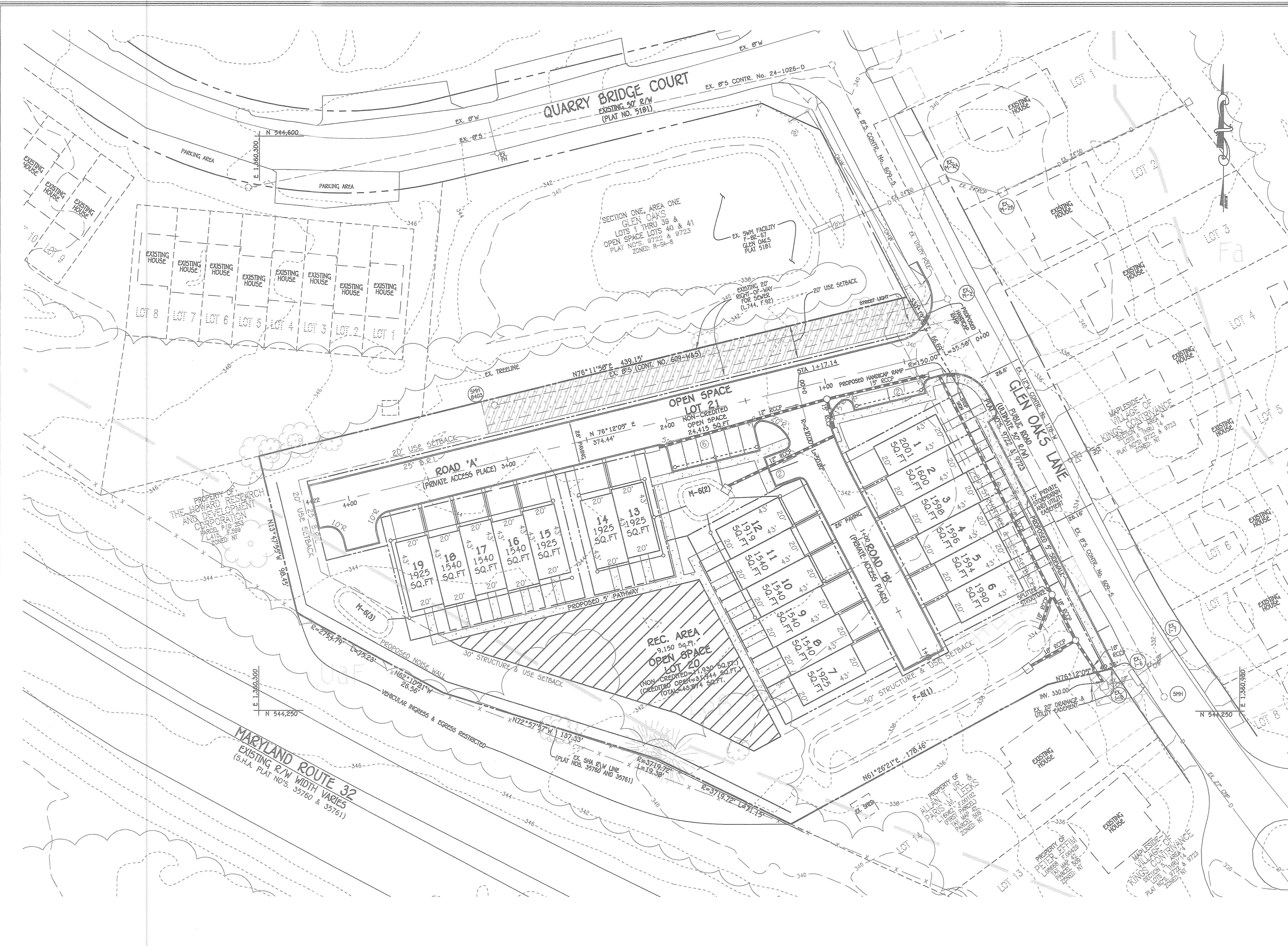
DEVELOPER
 GLEN OAKS DEVELOPMENT COMPANY, LLC
 8819 FOREST STREET SUITE 200
 ELLICOTT CITY, MARYLAND 21043
 ATTN: MR DONALD R. REUWER, JR.
 410-707-7024

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 (410) 481-7299

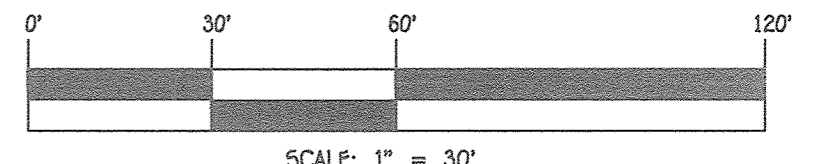


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Charles J. Croft
 CHARLES J. CROFT P.E.
 6/27/19
 DATE

1/20/17/170596/Engineering/Dwg/Sheet/Plan/Plan_Sett/170596 Existing Conditions.dwg, Layout1, 6/25/2019 9:42:15 AM, 1:1



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TENTATIVELY APPROVED
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 HOWARD COUNTY

Valerie Giau
 PLANNING DIRECTOR
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