

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	BUILDING ELEVATIONS
3	SITE DEVELOPMENT PLAN
4-5	STORMWATER MANAGEMENT NOTES AND DETAILS
6-9	STORMWATER MANAGEMENT PLAN VIEWS
10	SEEDING AND EROSION CONTROL PLAN
11-12	SEEDING AND EROSION CONTROL NOTES AND DETAILS
13	STREET TREE AND LANDSCAPE PLAN
14	LANDSCAPE NOTES AND DETAILS
15-16	STORM DRAIN PROFILES
17	BOUNDARY DETAILS
18	SITE DETAILS
19	DRAINAGE AREA MAP
20	METES & BOUNDS PLAN
21-22	CREAN NEIGHBORHOOD PLANS
23	WATER & SEWER MAIN EXTENSIONS
24	RESIDENTIAL DEVELOPMENT AREA ANALYSIS PLAN
25	BUILDING & GARAGE FLOOR PLANS
26	COURTYARD TIE STEPPED ESD PLAN AND SECTIONS
27	SEEDING AND EROSION CONTROL PLAN

**OXFORD SQUARE
STORMWATER MANAGEMENT TRACKING CHART**

PROJECT TARGET ESOLvol. = 393,713 cu. ft. (per 5-15-001)
 PROJECT TARGET REV = 28,803 cu. ft. (per 5-15-001)
 GREEN NEIGHBORHOOD F3-B Rev Target (51% of baseline WDM for 6 pts. = 105,601 cu. ft.)

Individual Plan Reference	ESOL Req'd (Full 100%)	ESOL Provided	REV Provided
SOP-12-075 Middle School No. 20	13556	14507	1781
SOP-16-013 Clem. School No. 42	13629	13833	8603
Final Road F-12-026	26724	30907	3013
Final Road F-13-095	13002	15981	3582
Final Road F-14-011	3275	6177	1440
Final Road F-15-008	12104	11495	2922
Final Road F-15-088	3925	4925	1745
Landm'r SOP-13-068	39201	33861	10979
Landm'r SOP-14-019	32149	24669	9555
Landm'r SOP-14-071	10621	9573	1804
Landm'r SOP-14-072	29554	22404	5202
Woodfields SOP-14-027	16395	15719	6230
Corner Retail SOP-14-004	8225	7004	1846
Bam SOP-15-074-A	6411	13333	4090
River Overlook SOP-16-052	33184	35015	11473
This Plan-Dartmoor SOP-15-053	20205	15382	5566
The Athletic SOP-16-051	10907	11327	6036
	292,756	295,732	29,893

* DENOTES PLAN CURRENTLY UNDER REVIEW AND/OR CONSTRUCTION THIS SUBJECT TO CHANGE.

ROAD CLASSIFICATION CHART

ROAD NAME	CLASSIFICATION	PAVING WIDTH
ALDEN WAY	PRIVATE ACCESS STREET	22'
MARSTON WAY	PRIVATE ACCESS STREET	22'
BANBURY DRIVE (EX.)	PUBLIC ACCESS STREET	22'
CROWLEY DRIVE (EX.)	PUBLIC ACCESS STREET	22'

PRIVATE STREET SIGN CHART

STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE
ALDEN WAY	0+26	20' L	STOP	R1-1
MARSTON WAY	10+86	16' R	STOP TRUCKS OVER 3/4 T NO RIGHT TURN	R1-1 R12-5(5)
ALDEN WAY	5+27	20' R	STOP	R1-1

PUBLIC STREET SIGN CHART

STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE
BANBURY DRIVE	24+81	18' R	STOP	R1-1

PRIVATE STREET LIGHT CHART

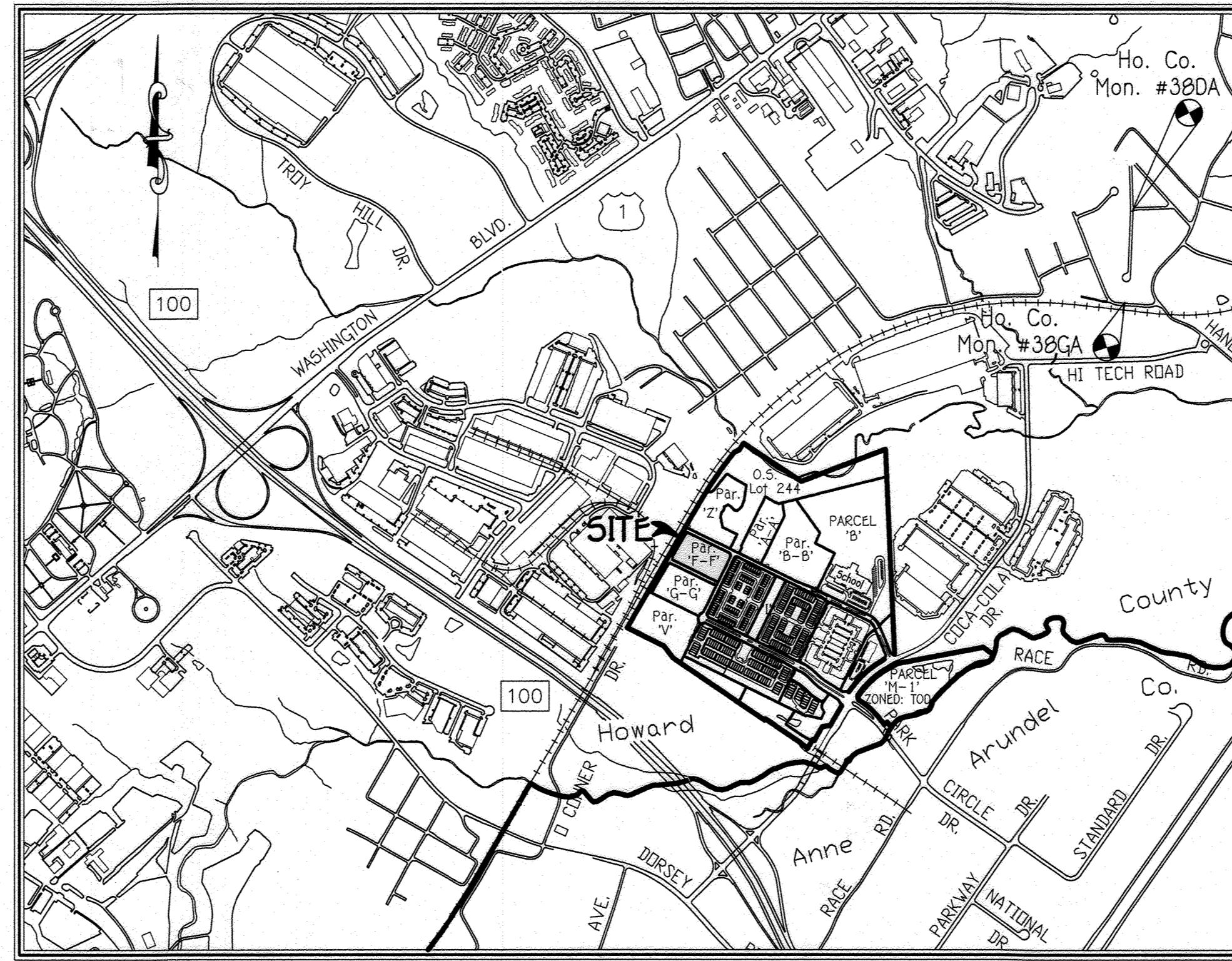
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
ALDEN WAY	5+31	28' R	175 watt METAL HALIDE HEAD DROP FIXTURE MOUNTED AT 20' ON A 20' BLACK FINISHED POLE WITH SHROUD USING A 4' ARM
ALDEN WAY	1+46 47+32	19' R 18' R	100 watt METAL HALIDE HEAD DROP FIXTURE MOUNTED AT 20' ON A 20' BLACK FINISHED POLE WITH SHROUD
MARSTON WAY	10+32	18' R	100 watt METAL HALIDE HEAD DROP FIXTURE MOUNTED AT 20' ON A 20' BLACK FINISHED POLE WITH SHROUD

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	SILT FENCE
---	DRAINAGE LIMITS
---	L.O.D.
---	LIMIT OF DISTURBANCE
---	EXISTING TREELINE
---	WETLANDS BUFFER
---	WETLANDS LIMITS
---	FLOODPLAIN LIMITS
---	PROPOSED CROSSWALK
---	STORMWATER MANAGEMENT DEVICE
---	STORM DRAIN
---	STREET LIGHT (proposed)
---	STREET LIGHT (existing)
---	STREET TREE (proposed)
---	STREET TREE (existing)
---	PROPOSED GARDEN BENCH
---	PROPOSED BRICK PIER & SITE WALL
---	PROPOSED MAILBOX BANK
---	BORING LOCATION
---	PROPOSED WHC
---	PROPOSED SHC

SITE MAP
SCALE: 1" = 400'

**SITE DEVELOPMENT PLAN
OXFORD SQUARE**
"A Howard County Green Neighborhood"
PARCEL 'F-F' & OPEN SPACE LOT 377
"DARTMOOR PLACE"
ZONED: TOD
TAX MAP No. 38 GRID No. 20 PARCEL No. 761



VICINITY MAP
SCALE: 1" = 1200'

**FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND**

PARKING REQUIREMENTS

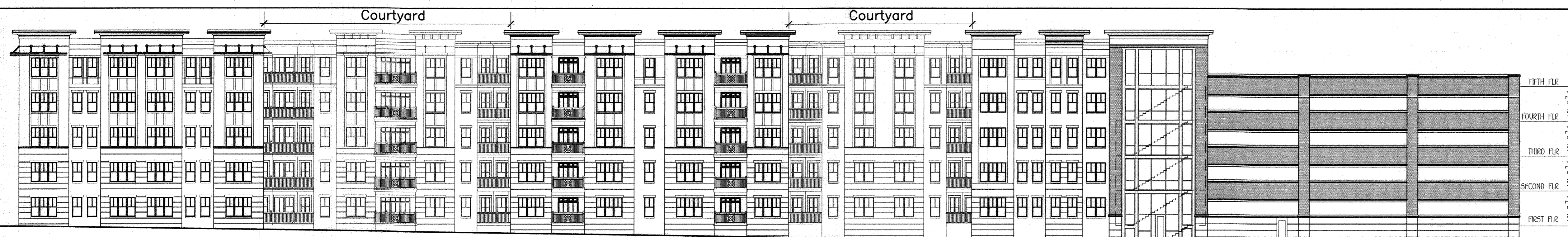
LAND USE (PARCEL 'F-F')	MINIMUM PARKING REQUIRED	PARKING PROVIDED
APARTMENTS (258 @ 2.0 SPACES / UNIT)	516	8 ON-STREET SPACES (PUBLIC) CROWLEY STREET 3 ON-STREET SPACES (PRIVATE) ALDEN WAY 499 GARAGE SPACES (Includes 12 hdcp & 25 fuel efficient)
OVERFLOW PARKING = 0.3 PARKING SPACES PER UNIT	77	
TOTAL	593	510
		RATIO PROVIDED = 1.97 P.S. PER UNIT

AS-BUILT SURVEY NOTE:
THE INSTRUMENTS USED IN PERFORMING AS-BUILT SURVEY:
10 SECOND ROBOTIC TOTAL STATION & PRISM

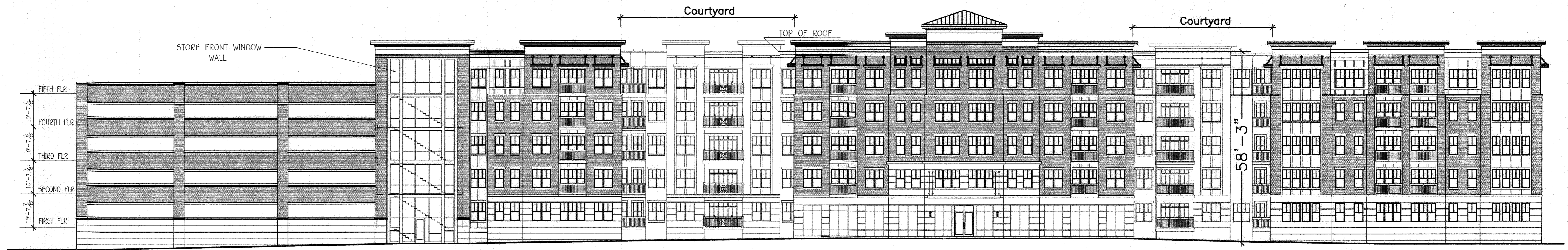
NOTE: DPZ AUTHORIZED A PARKING SPACE REDUCTION BASED ON A PARKING NEEDS STUDY DATED SEPTEMBER 28, 2016.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS HMA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1800 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "HES" UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 10-06-13 ZONING REGULATIONS PER COUNCIL BILL NO. 32-2013. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF ANY SUBDIVISION OR CONSTRUCTION PERMIT APPLICATION.
- COORDINATES BASED ON NAD83 NORTHAMERICAN COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 380A AND NO. 382A.
Station No. 380A N 556,796.3221 E 1,390,214.976 Elev. = 126.00' AS-BUILT
Station No. 382A N 559,897.3073 E 1,390,132.0953 Elev. = 80.76' AS-BUILT
- SUBJECT PROPERTY ZONED TOD PER ZB-1006-N DATED 9/13/10, ZBA-140 DATED 8/11/12 ZBA 28-1102.H
- BACKGROUND INFORMATION:
a. SUBDIVISION NAME: OXFORD SQUARE - PARCEL 'F-F' (Formerly 'X') & OPEN SPACE LOT 377
b. TAX MAP NO. 38
c. PARCEL NO. 761
d. ZONING: TOD
e. ELECTION DISTRICT: FIRST
f. GROSS AREA OF THIS SUBDIVISION = 4.707 ACRES (PARCEL 'F-F' @ 0.5 LOT 377)
g. NUMBER OF PARCELS: 1
h. NUMBER OF OPEN SPACE LOTS: 1
i. AREA OF PUBLIC ROADWAY = 0.00 AC. (THIS SUBMISSION)
j. AREA OF NON-DEVELOPED OPEN SPACE LOTS = 0
k. AREA OF PUBLIC ROADWAY TO BE DEDICATED: 0.00 ACRES
l. PROPOSED FILE NUMBERS: F-12-026, F-13-095, F-14-011, F-15-008, F-15-088, F-19-009, F-19-095, F-20-025, F-20-026, F-20-027, F-20-028, F-20-029, F-20-030, F-20-031, F-20-032, F-20-033, F-20-034, F-20-035, F-20-036, F-20-037, F-20-038, F-20-039, F-20-040, F-20-041, F-20-042, F-20-043, F-20-044, F-20-045, F-20-046, F-20-047, F-20-048, F-20-049, F-20-050, F-20-051, F-20-052, F-20-053, F-20-054, F-20-055, F-20-056, F-20-057, F-20-058, F-20-059, F-20-060, F-20-061, F-20-062, F-20-063, F-20-064, F-20-065, F-20-066, F-20-067, F-20-068, F-20-069, F-20-070, F-20-071, F-20-072, F-20-073, F-20-074, F-20-075, F-20-076, F-20-077, F-20-078, F-20-079, F-20-080, F-20-081, F-20-082, F-20-083, F-20-084, F-20-085, F-20-086, F-20-087, F-20-088, F-20-089, F-20-090, F-20-091, F-20-092, F-20-093, F-20-094, F-20-095, F-20-096, F-20-097, F-20-098, F-20-099, F-20-100, F-20-101, F-20-102, F-20-103, F-20-104, F-20-105, F-20-106, F-20-107, F-20-108, F-20-109, F-20-110, F-20-111, F-20-112, F-20-113, F-20-114, F-20-115, F-20-116, F-20-117, F-20-118, F-20-119, F-20-120, F-20-121, F-20-122, F-20-123, F-20-124, F-20-125, F-20-126, F-20-127, F-20-128, F-20-129, F-20-130, F-20-131, F-20-132, F-20-133, F-20-134, F-20-135, F-20-136, F-20-137, F-20-138, F-20-139, F-20-140, F-20-141, F-20-142, F-20-143, F-20-144, F-20-145, F-20-146, F-20-147, F-20-148, F-20-149, F-20-150, F-20-151, F-20-152, F-20-153, F-20-154, F-20-155, F-20-156, F-20-157, F-20-158, F-20-159, F-20-160, F-20-161, F-20-162, F-20-163, F-20-164, F-20-165, F-20-166, F-20-167, F-20-168, F-20-169, F-20-170, F-20-171, F-20-172, F-20-173, F-20-174, F-20-175, F-20-176, F-20-177, F-20-178, F-20-179, F-20-180, F-20-181, F-20-182, F-20-183, F-20-184, F-20-185, F-20-186, F-20-187, F-20-188, F-20-189, F-20-190, F-20-191, F-20-192, F-20-193, F-20-194, F-20-195, F-20-196, F-20-197, F-20-198, F-20-199, F-20-200, F-20-201, F-20-202, F-20-203, F-20-204, F-20-205, F-20-206, F-20-207, F-20-208, F-20-209, F-20-210, F-20-211, F-20-212, F-20-213, F-20-214, 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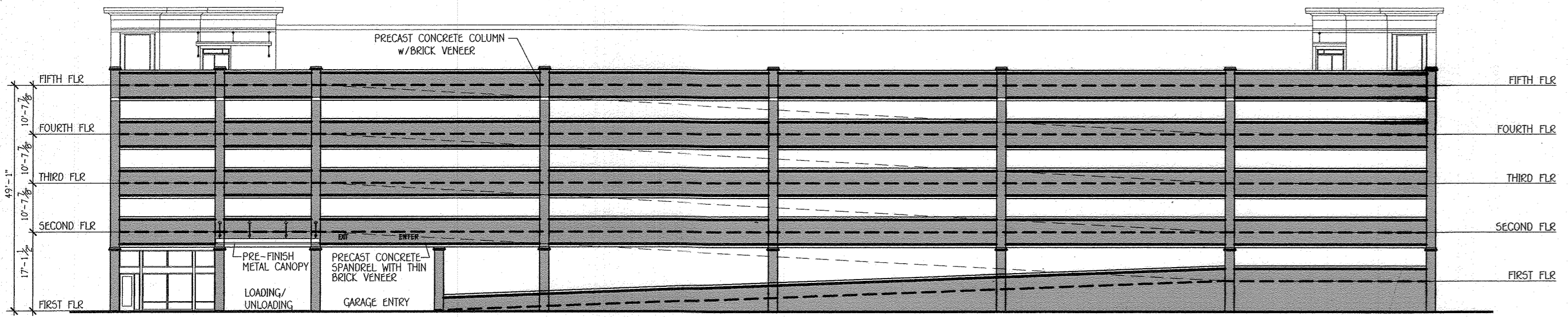
Banbury Way Elevation
No Scale



Alden Way Elevation - Front Building Entrance
No Scale



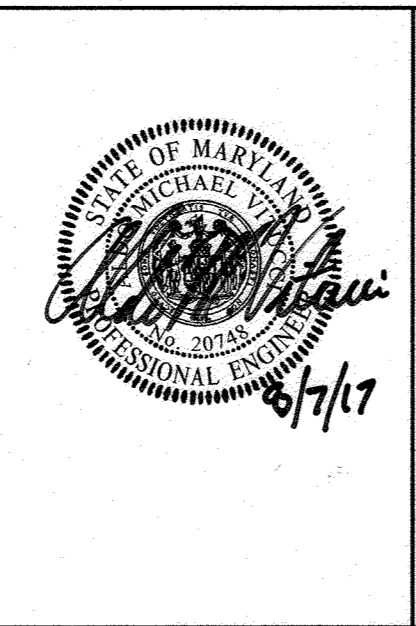
Crowley Street Elevation
No Scale



Marsjon Way Elevation - Garage
No Scale

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
OXFORD SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FILE
ELICOTT CITY, MARYLAND 21042
410.914.1111

NO.	REVISION	DATE
1	Added Sheet 27	12/6/17



AS-BUILT CERTIFICATION
NOTE: There is no "AS-BUILT" information provided on this sheet.

Professional Engineer Seal: State of Maryland, License No. 20248, dated 7/7/23.

Owner: Kellogg-CCP, LLC
c/o David P. Scheffnacker, Jr.,
Managing Member
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3800

Developer: Preston • Scheffnacker Properties
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith L. ... 10-3-17
Chief, Division of Land Development Date

... 9-28-17
Chief, Development Engineering Division Date

... 10-10-17
Director - Department of Planning and Zoning Date

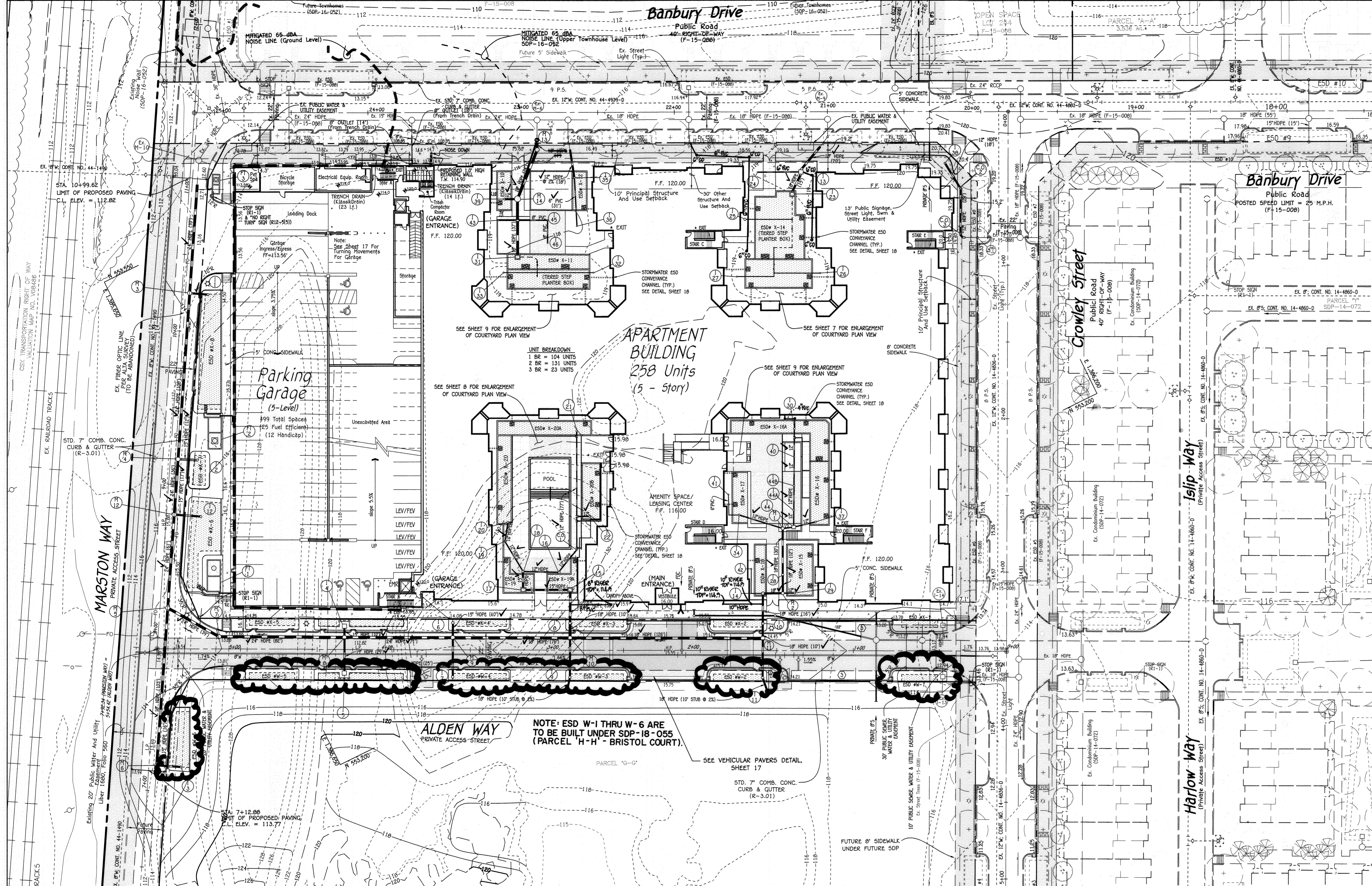
SUBDIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE	---	'F-F'
PLAT NO.	BLOCK NO.	ZONE
24351-24353	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
30	1st.	601101

BUILDING ELEVATIONS

OXFORD SQUARE
"A Howard County Green Neighborhood"
Parcel 'F-F' & OPEN SPACE LOT 377
"Dartmoor Place"

Zoned: TOD
Tax Map No.: 30 Grid No.: 20 Parcel No.: 1003
First Election District: Howard County, Maryland
Scale: As Shown
Date: July 31, 2017
Sheet 2 Of 27

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP-15-053

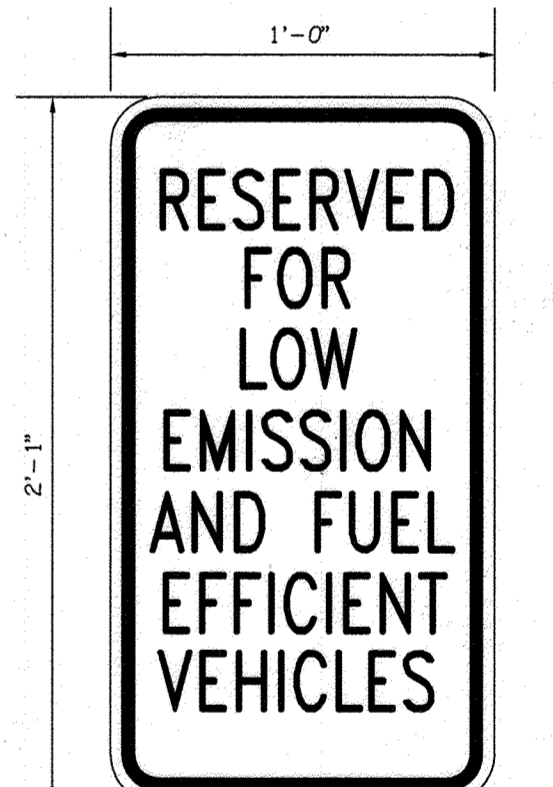


NOTE: BANBURY DRIVE AND CROWLEY STREET ARE PUBLIC ACCESS STREETS DESIGNED AS MAJOR COLLECTORS

AS-BUILT NOTE:
 SWM FACILITIES ALONG BANBURY DRIVE ARE AS-BUILT UNDER F-15-055 AND SWM ALONG CROWLEY STREET ARE AS-BUILT UNDER F-15-008

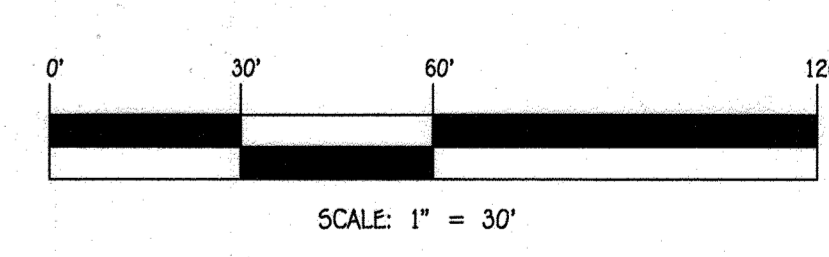
Note: No Balconies Can Be Constructed Within The Limits Of The 65dBa Noise Line.

Denotes Filter Bed Area



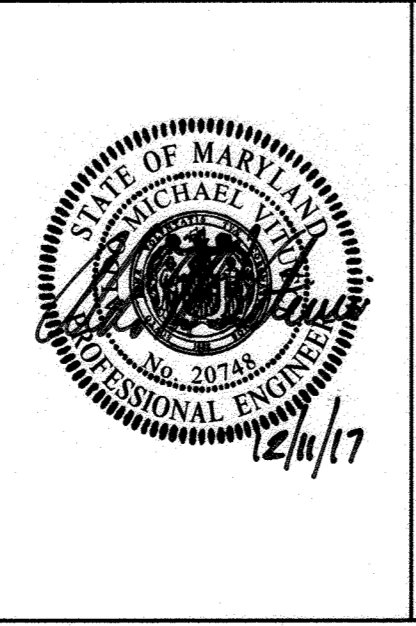
LE & FE SIGN DETAIL
 NOT TO SCALE

Note: To be located within parking garage.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 661-2999

NO.	REVISION	DATE
1	REMOVED ESD Nos. W-1 THRU W-6 FROM THIS SDP	10/7/21
2	REVISED GARAGE, FIRST FLOOR LAYOUT, THE LAYOUT OF THE FOUR COURTYARDS, WHC & SWM FACILITIES.	12/6/17



AS-BUILT CERTIFICATION
 I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS-BUILT" plan meet the approved plans and specifications.

[Signature]
 11/1/23
 Date

Owner	Developer
Kellogg-CCP, LLC c/o David P. Scheffensacker, Jr., Managing Member 100 West Road, Suite 304 Towson, Maryland 21284 Ph: 410-296-3600	Preston + Scheffensacker Properties 100 West Road, Suite 304 Towson, Maryland 21284 Ph: 410-296-3600

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12-21-17
 Chief, Division of Land Development Date

[Signature] 12-21-17
 Chief, Development Engineering Division Date

[Signature] 12-21-17
 Director - Department of Planning and Zoning Date

SUBDIVISION	SECTION/AREA	PARCEL NO.
OXFORD SQUARE		'F'-F

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24351-24393		TOD	3B	1st	601101

REVISED
 SITE DEVELOPMENT PLAN
OXFORD SQUARE
 "A Howard County Green Neighborhood"
 Parcel 'F-F' & OPEN SPACE LOT 377
 "Dartmoor Place"

Zoned: TOD
 Tax Map No.: 3B Grid No.: 20 Parcel No.: 1003
 First Election District: Howard County, Maryland
 Scale: As Shown
 Date: December 6, 2017
 Sheet 3 Of 27

"AS-BUILT" SDP-15-053

Infiltration and Filter System Construction Specifications

Infiltration and filter systems either take advantage of existing permeable soils or create a permeable medium such as sand for (W), and (V), in some instances where permeability is great, these facilities may be used for (Q) as well. The most common systems include infiltration trenches, infiltration basins, sand filters, and organic filters.

When properly planted, vegetation will thrive and enhance the functioning of these systems. For example, pre-treatment buffers will trap sediments that often are bound with phosphorus and metals. Vegetation planted in the facility will aid in nutrient uptake and water storage. Additionally, plant roots will provide aeration for stormwater to permeate soil for groundwater recharge. Finally, successful plantings provide aesthetic value and wildlife habitat making these facilities more desirable to the public.

Design Constraints:

- Planting buffer strips of at least 20 feet will cause sediments to settle out before reaching the facility, thereby reducing the possibility of clogging.
- Determine areas that will be saturated with water and water table depth so that appropriate plants may be selected (hydrology will be similar to bioretention facilities, see Figure A.5 and Table A.4 for planting material guidance).
- Plants known to send down deep taproots should be avoided in systems where filter fabric is used as part of facility design.
- Test soil conditions to determine if soil amendments are necessary.
- Plants shall be located so that access is possible for structure maintenance.
- Stabilize heavy flow areas with erosion control mats or sod.
- Temporarily divert flows from seeded areas until vegetation is established.
- See Table A.5 for additional design considerations.

Bio-retention

Soil Bed Characteristics

The characteristics of the soil for the bioretention facility are perhaps as important as the facility location, size, and treatment volume. The soil must be permeable enough to allow runoff to filter through the media, while having characteristics suitable to promote and sustain a robust vegetation cover crop. In addition, much of the nutrient pollutant uptake (nitrogen and phosphorus) is accomplished through absorption and microbial activity within the soil. Therefore, soils must enhance their chemical and physical properties to support biotic communities above and below ground.

The planting soil should be a sandy loam, loamy sand, loam (USDA), or a loam/sand mix (should contain a minimum 35 to 60% sand, by volume). The clay content for these soils should be less than 25% by volume (Environmental Quality Resources (EQR), 1996; Engineering Technology and Construction, Inc. (ET&C), 1993). Soils should fall within the 2M, M, SC classifications of the Unified Soil Classification System (USCS). A permeability of at least 1.0 feet per day (0.5 ft/d) is required (a conservative value of 0.5 feet per day is used for design). The soil should be free of stones, stumps, roots, or other woody material over 1" in diameter. Branch or seeds from noxious weeds (e.g., Johnson Grass, Mugwort, Nutedge, and Canada Thistle or other noxious weeds as specified under COMAR 15.06.01.05) should not be present in the soil. Placement of the planting soil should be to 12 to 18 lifts that are loosely compacted (tamped lightly with a backhoe bucket or traversed by dozer tracks). The specific characteristics are presented in Table A.3.

Parameter	Value
pH range	5.2 to 7.00
Organic matter	1.5 to 4.0% (by weight)
Magnesium	35 lbs. per acre, minimum
Phosphorus (phosphate - P2O5)	75 lbs. per acre, minimum
Potassium (potash - K2O)	85 lbs. per acre, minimum
Soluble salts	500 ppm
Clay	0 to 5%
Silt	30 to 55%
Sand	35 to 60%

Mulch Layer

The mulch layer plays an important role in the performance of the bioretention facility. The mulch layer helps maintain soil moisture and avoids surface sealing, which reduces permeability. Mulch helps prevent erosion, and provides a microenvironment suitable for soil biota at the mulch/soil interface. It also serves as a pretreatment layer, trapping the finer sediments, which remain suspended after the primary pretreatment.

The mulch layer should be standard landscape style, single or double shredded hardwood mulch or chips. The mulch layer should be well aged (stockpiled or stored for at least 12 months), uniform in color, and free of other materials, such as weed seeds, soil, roots, etc. The mulch should be applied to a maximum depth of three inches. Grass clippings should not be used as a mulch material.

Planting Guidance

Plant material selection should be based on the goal of simulating a terrestrial forested community of native species. Bioretention simulates an upland-species ecosystem. The community should be dominated by trees, but have a distinct community of understory trees, shrubs and herbaceous materials. By creating a diverse, dense plant cover, a bioretention facility will be able to treat stormwater runoff and withstand urban stresses from insects, disease, drought, temperature, wind, and exposure. The proper selection and installation of plant materials is key to a successful system. There are essentially three zones within a bioretention facility (Figure A.5). The lowest elevation supports plants species adapted to standing and fluctuating water levels. The middle elevation supports plants that like drier soil conditions, but can still tolerate occasional inundation by water. The outer edge is the highest elevation and generally supports plants adapted to drier conditions. For appropriate plant materials for bioretention facilities, refer to HMA Approved Species List. The layout of plant material should be flexible, but should follow the general principles described in Table A.2. The objective is to have a system, which resembles a random, and natural plant layout, while maintaining optimal conditions for plant establishment and growth. For a more extensive bioretention plan, consult EQR, 1993 or Cofey and Schwader, 1997.

Operation and Maintenance Schedule For Commercial Association Owned & Maintained Bio-Retention Areas (M-6)

- The owner shall maintain the planting material, mulch layer and soil layer annually. 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. Acceptable replacement plant material is limited to the following: 2000 Maryland stormwater design manual volume II, table A.4.1 and 2.
- The owner shall perform a plant in the spring and in the fall each year. During the inspection, the owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material. Treat diseased trees and shrubs and replace all deficient stakes and wires.
- The owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.
- The owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.
- The owner shall maintain all observation wells, clean-outs and perforated underdrains.
- Filter material must be replaced when water remains on the surface of the filter bed for more than 24 hours following any storm event.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PARK
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2955

NO.	REVISION	DATE
1	REVISED SWM PLANTER BOX DETAILS	12/6/17

B.4.C Specifications for Micro-Bioretention, Landscape Infiltration & Infiltration Berms

- Material Specifications
- Filtering Media or Planting Soil
- Compaction

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretention 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 COMAR 15.06.01.05.

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% sand and compost (35% to 40% or sandy loam (30%), coarse sand (30%), 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.

It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation hoses 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 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 tilling operation such as a disk plow, ripper, or subsoiler. These tilling operations are to restructure the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers 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.

- Plant Material
- Recommended plant material for micro-bioretention practices can be found in Appendix A, Section A.2.3.
- Plant Installation

Compost is a better organic material source, is less likely to float, and should be placed in the invert 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. Fine 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 so 1/8 th of the ball is 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" by 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 at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

Underdrains

Underdrains should meet the following criteria:

Pipe - Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTM F796, Type 95 SB or ASTM F798) 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 3/8" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a 1/4" (No. 4 or 4x4) 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 (1/4" to 3/8" stone) 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".

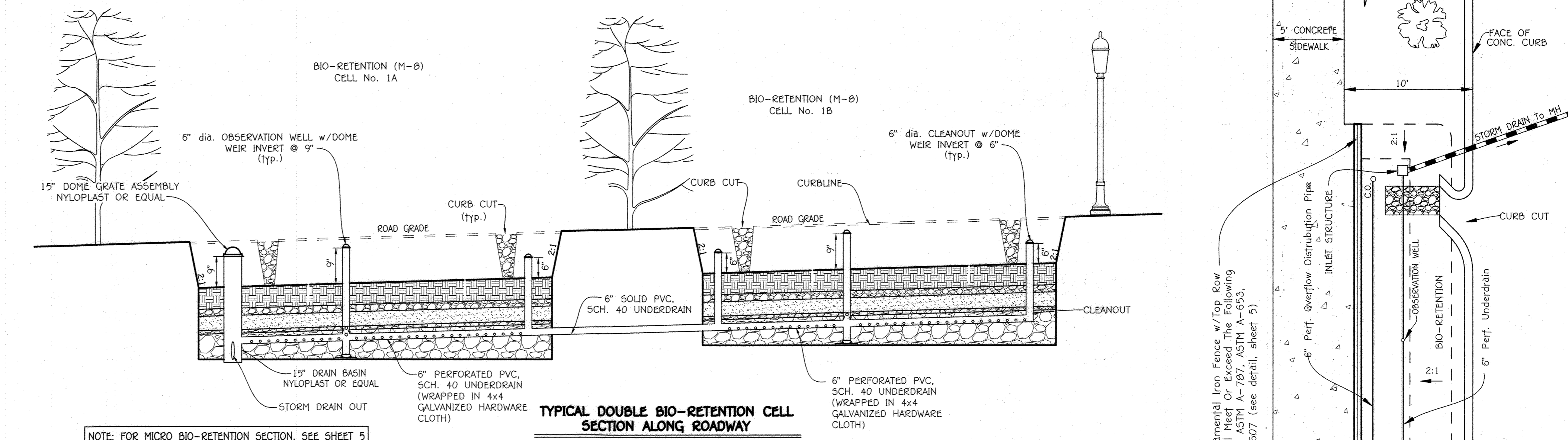
The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

Miscellaneous

These practices may not be constructed until all contributing drainage area has been established.

STORMWATER MANAGEMENT MAINTENANCE NOTE

ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE OXFORD SQUARE COMMERCIAL ASSOCIATION, INC. THE STREET TREES, PERFORATED UNDERDRAINS, FEEDERS, PLANTINGS AND SWALES WILL ALSO BE PRIVATELY OWNED AND MAINTAINED BY THE OXFORD SQUARE COMMERCIAL ASSOCIATION. HOWARD COUNTY WILL ONLY MAINTAIN THE INLET STRUCTURE WITHIN THE MICRO BIO-RETENTION FACILITIES ADJACENT TO THE RIGHT-OF-WAY.

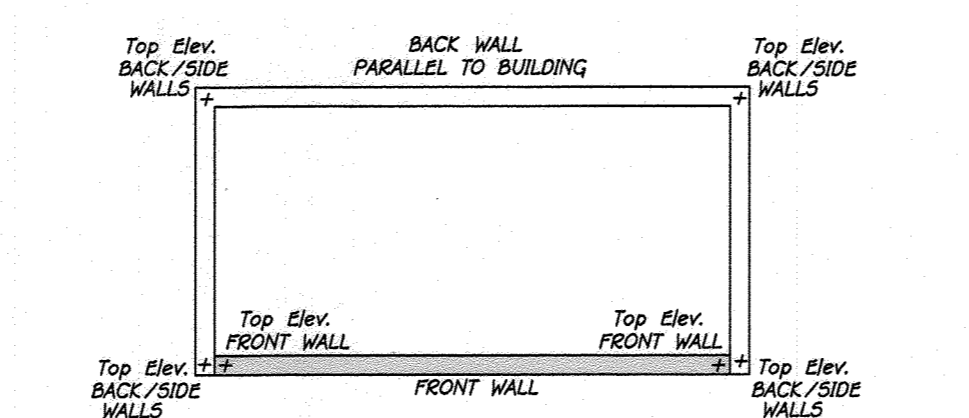


NOTE: FOR MICRO BIO-RETENTION SECTION, SEE SHEET 5

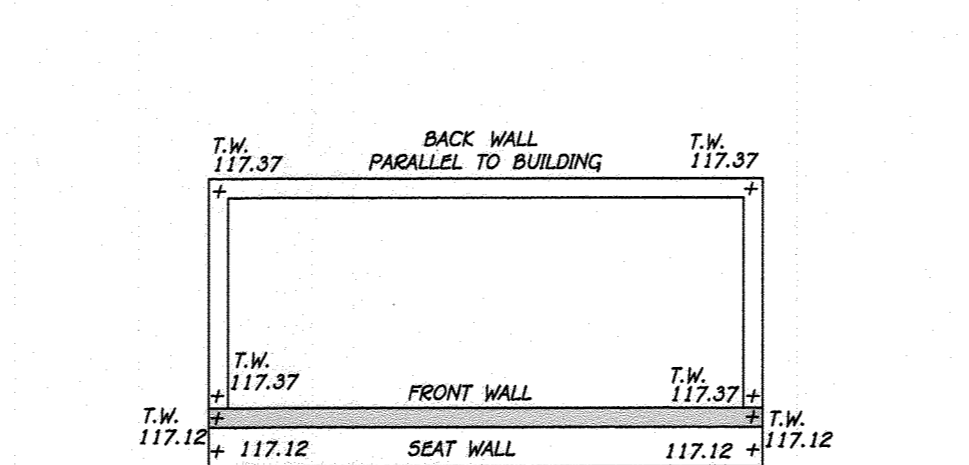
When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

NOTE: THE BIO-RETENTION PLANTER BOX SHALL BE OWNED BY THE H.O.A. & JOINTLY MAINTAINED BY THE HOMEOWNER & H.O.A. THE H.O.A. SHALL BE RESPONSIBLE FOR THE CONCRETE BIO BOX, THE OVERFLOW INLET AND IMPERMEABLE LINER.

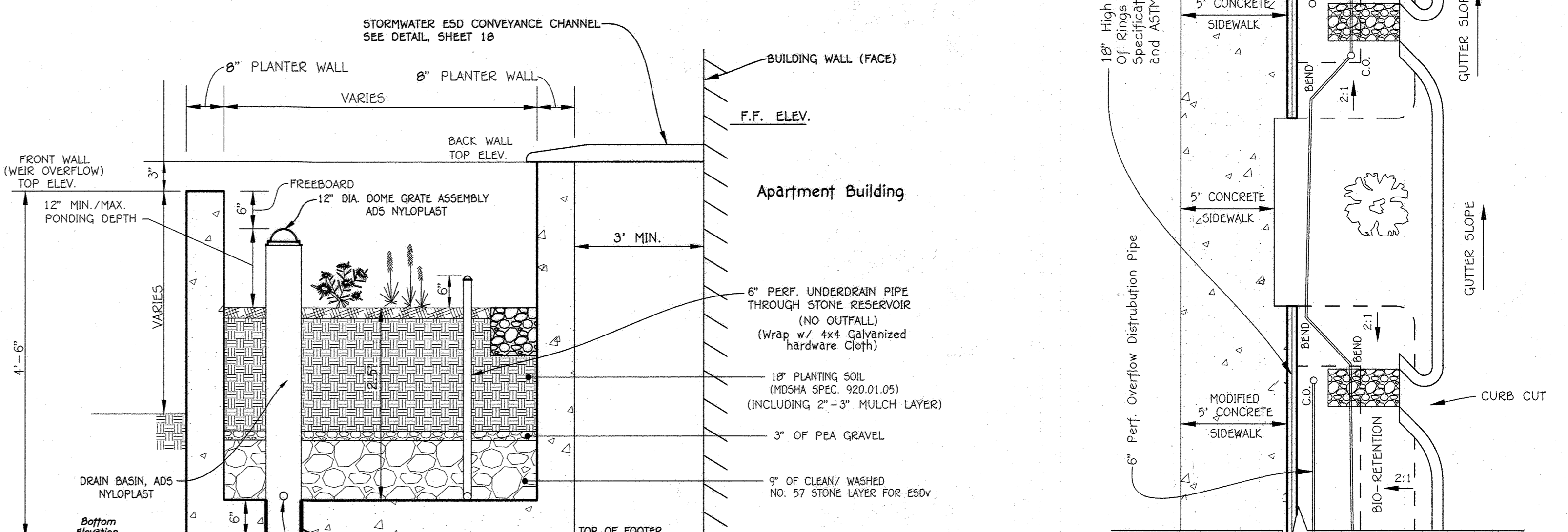
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X-10	117.99	121.88	120.90	117.00	116.50
X-12	117.95	121.88	120.90	117.00	116.50
X-15	117.95	117.99	117.05	113.99	113.05
X-16	117.99	119.99	118.99	115.99	114.50
X-18A	118.99	118.99	117.78	114.29	113.75
X-17	117.99	117.99	116.52	113.46	112.82
X-18	117.99	117.99	117.05	113.56	113.05
X-19	118.99	118.99	117.99	114.29	113.75
X-19A	118.99	118.99	117.99	114.29	113.75
X-20	118.99	118.99	117.99	114.29	113.75
X-20A	118.99	118.99	117.99	114.29	113.75
X-20B	118.99	118.99	117.99	114.29	113.75



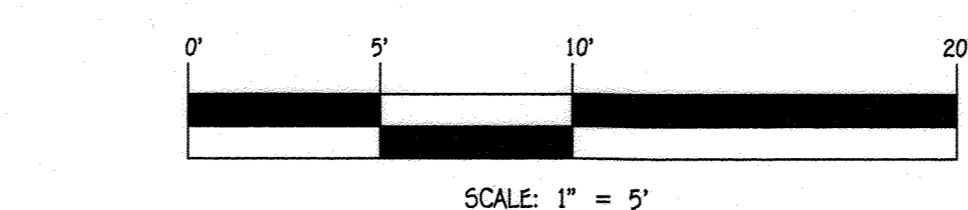
TYPICAL PLANTER BOX PLAN VIEW



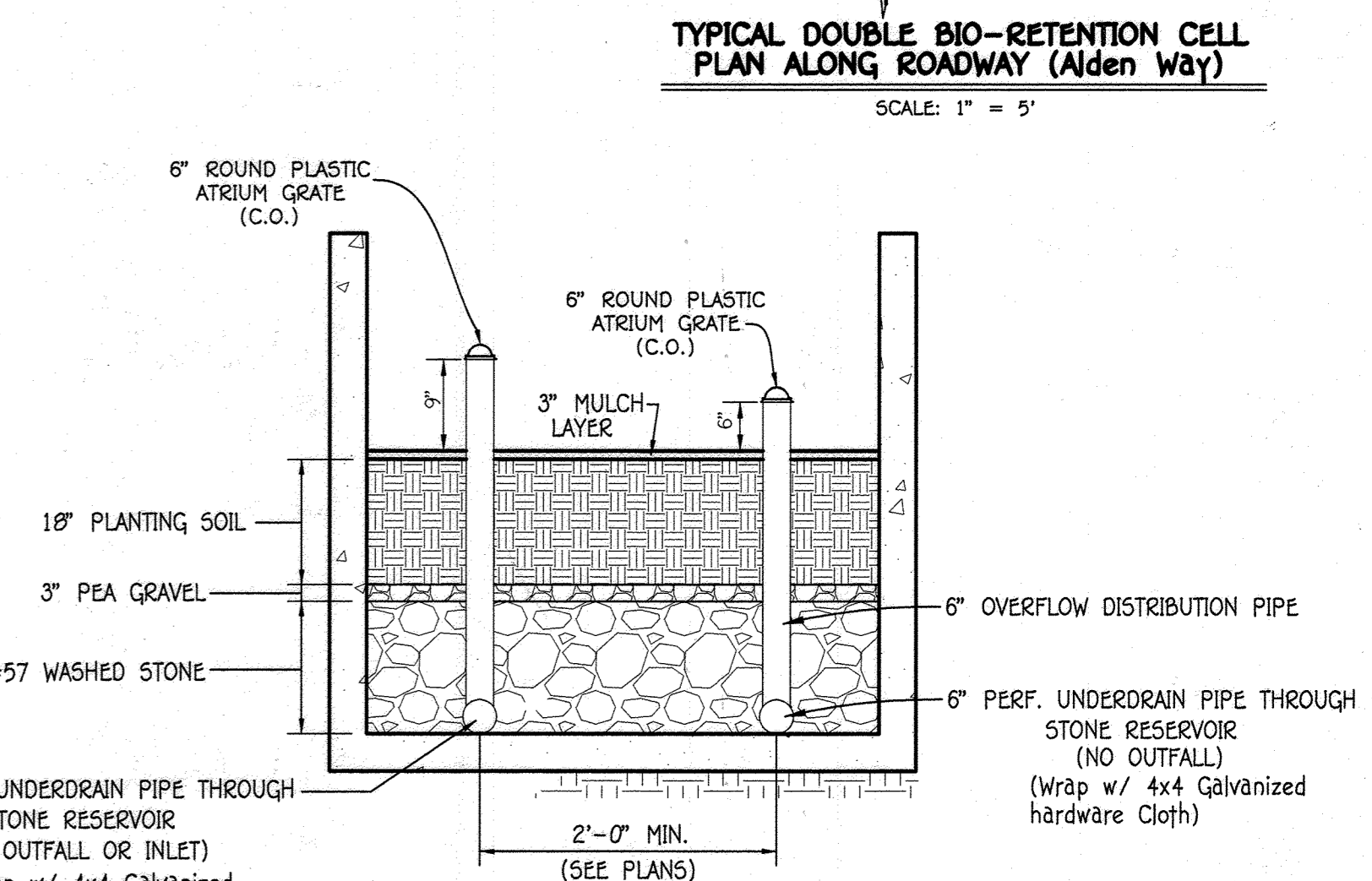
PLANTER BOX (X-17 ONLY) PLAN VIEW



MICRO BIO-RETENTION (M-6) PLANTER BOX DETAIL



SCALE: 1" = 5'



MICRO BIO-RETENTION (M-6) PLANTER BOX SECTION WITH 6" OVERFLOW DISTRIBUTION PIPE

NO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kat Shilow
 Chief, Division of Land Development
 Date: 12-21-17

M. J. ...
 Chief, Development Engineering Division
 Date: 12-21-17

Director - Department of Planning and Zoning

SUBDIVISION: OXFORD SQUARE
 SECTION/AREA: ---
 PARCEL NO.: "F-F"

PLAT NO. 24951-24953
 BLOCK NO. ---
 ZONE TOD
 TAX/ZONE 30
 ELEC. DIST. 1st
 CENSUS TR. 601101

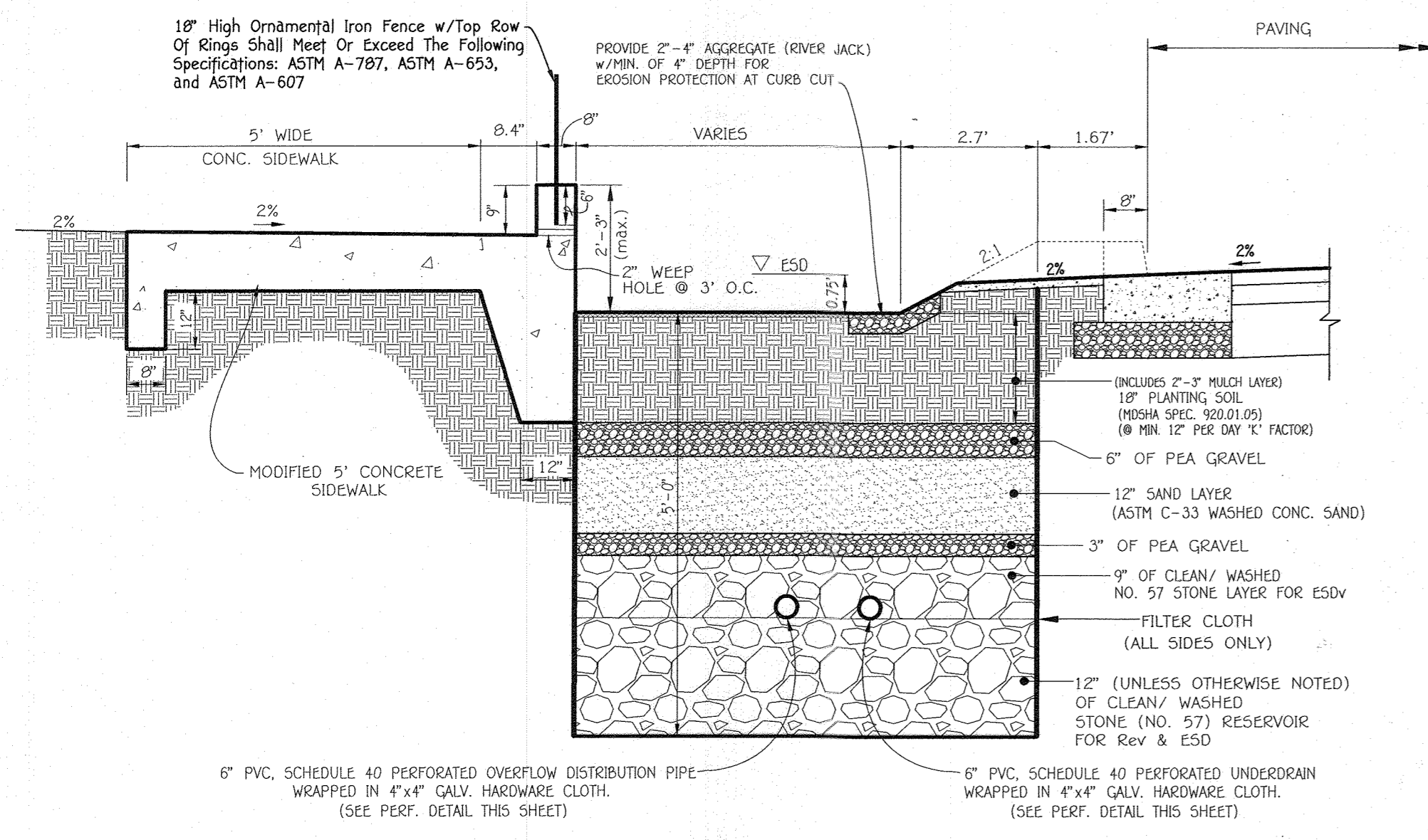
REVISED STORMWATER MANAGEMENT PLAN VIEWS

OXFORD SQUARE

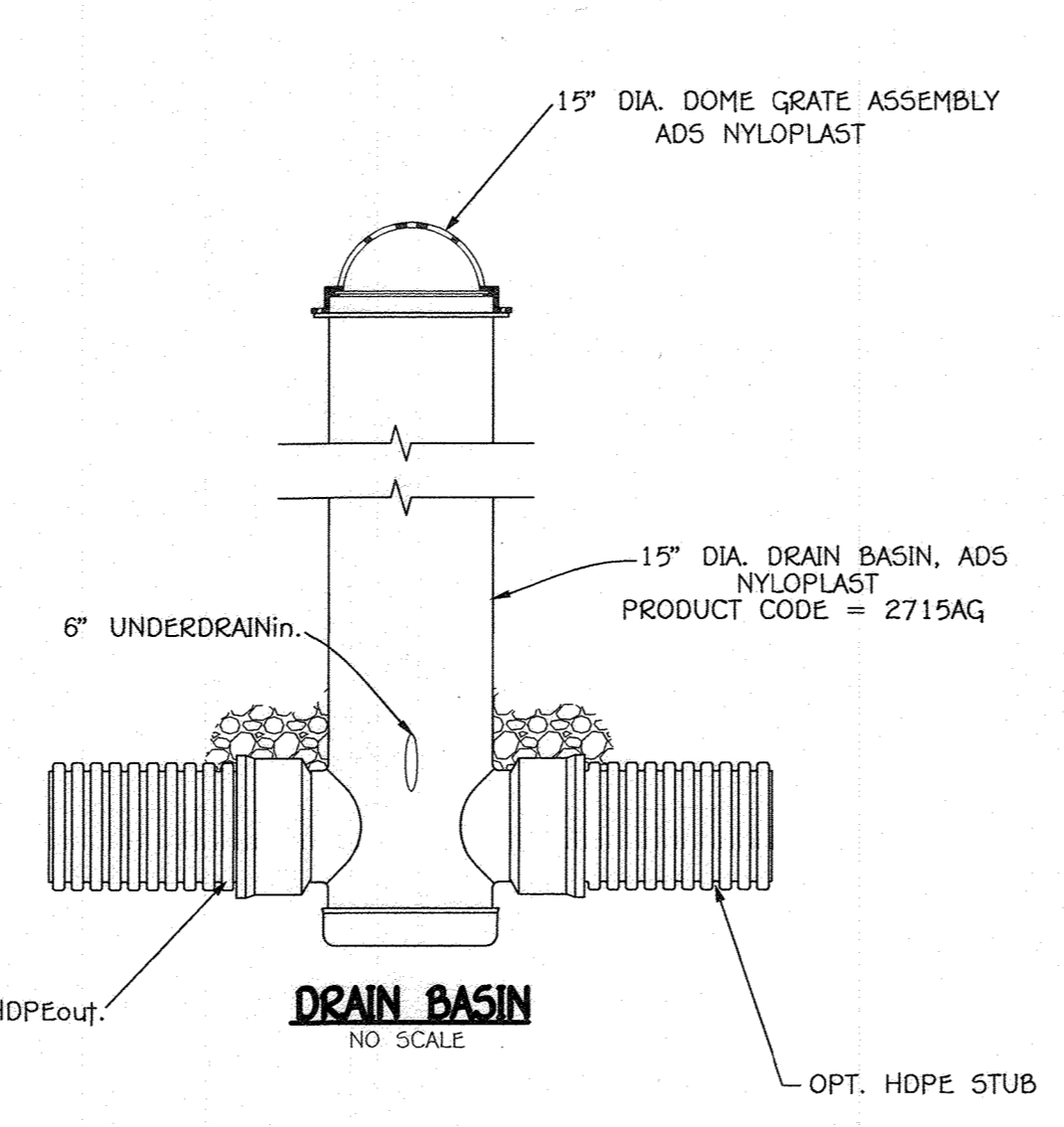
"A Howard County Green Neighborhood"
 Parcel 'F-F' & OPEN SPACE LOT 377
 "Dartmoor Place"

Zoned: TOD
 Tax Map No.: 30 Grid No.: 20 Parcel No.: 1003
 First Election District: Howard County, Maryland
 Scale: As Shown
 Date: December 6, 2017
 Sheet 4 of 27

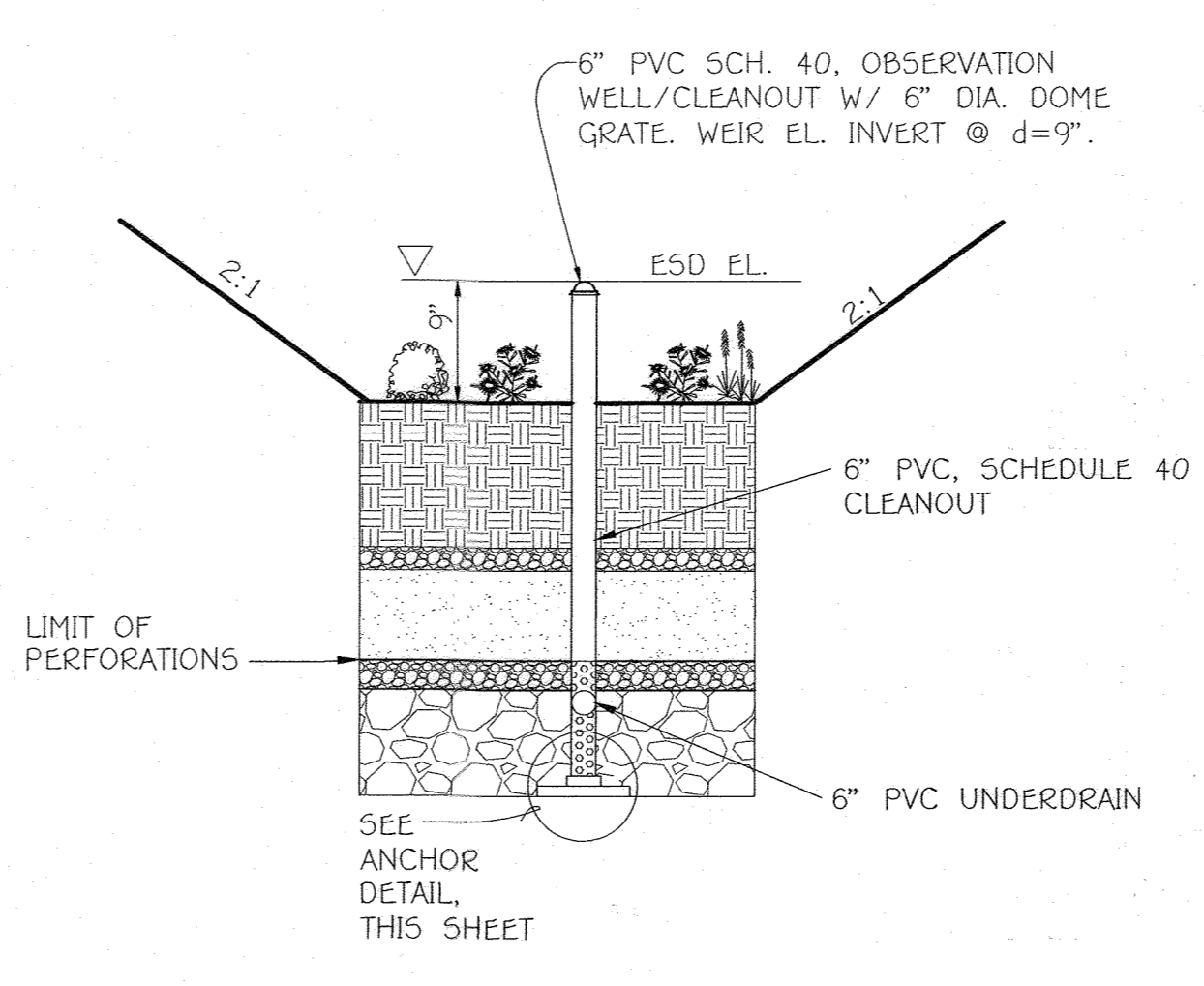
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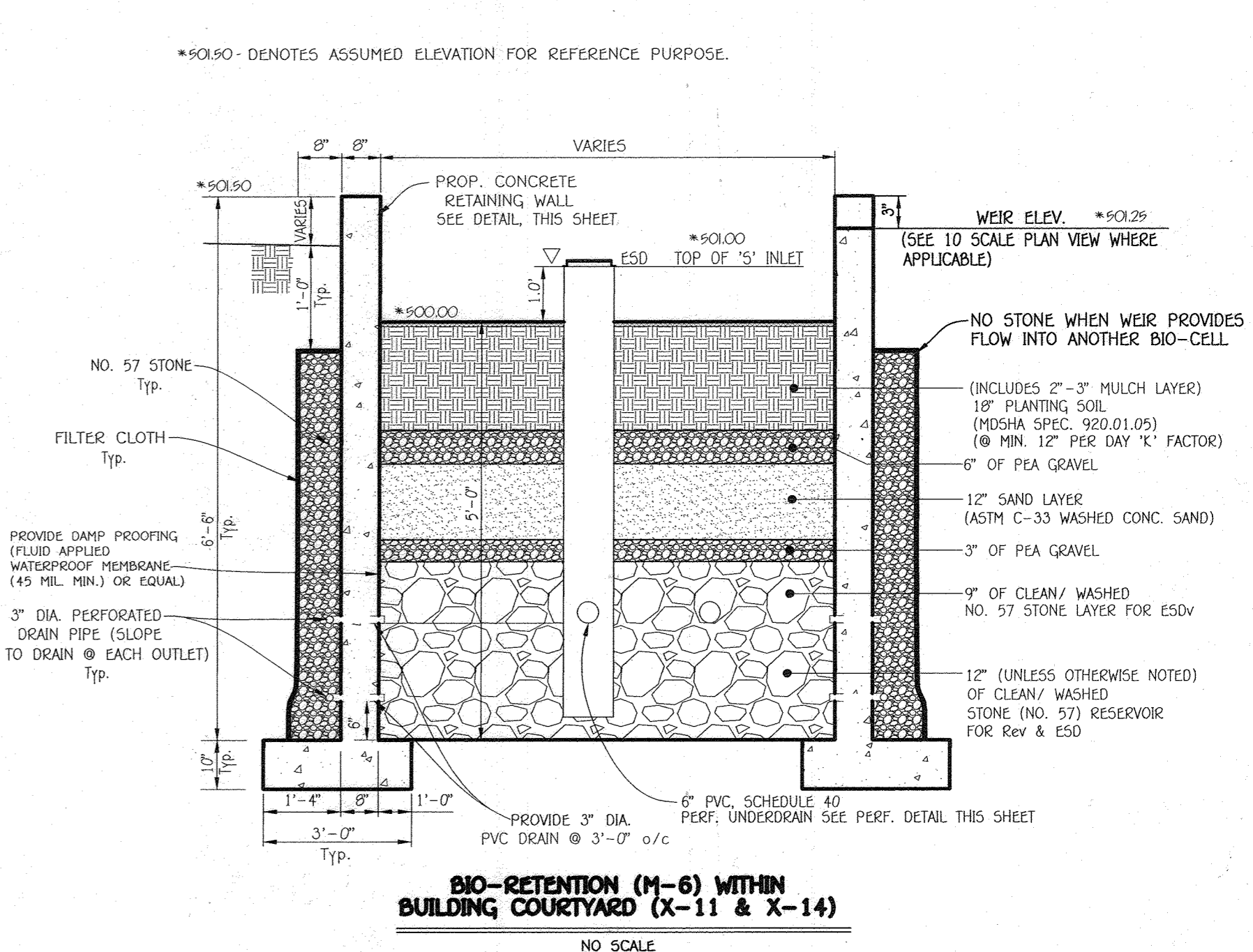
TYPICAL BIO-RETENTION (M-8) ADJACENT TO ROADWAY @ CURB CUT AND/OR SIDEWALK
NO SCALE



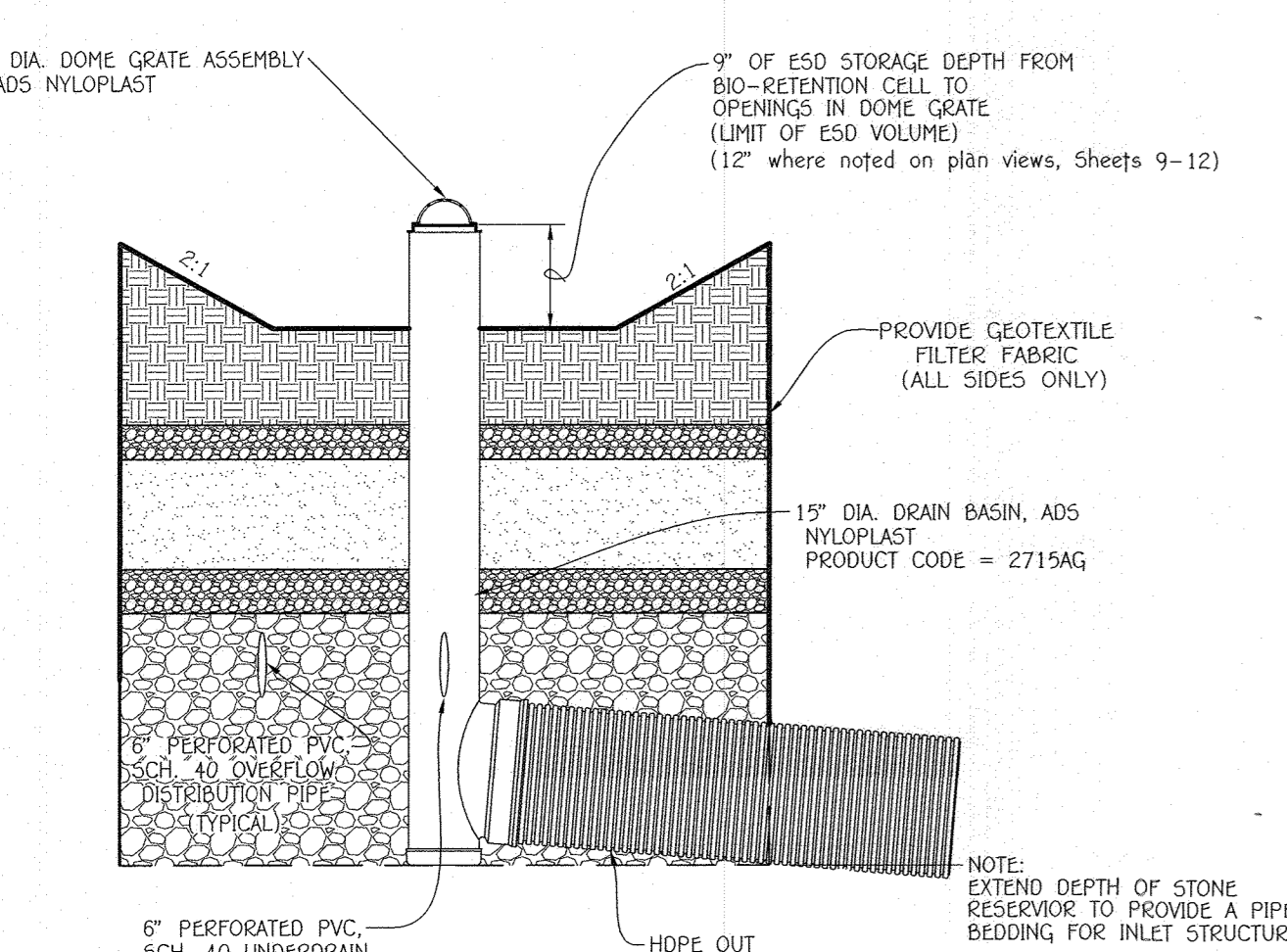
DRAIN BASIN
NO SCALE



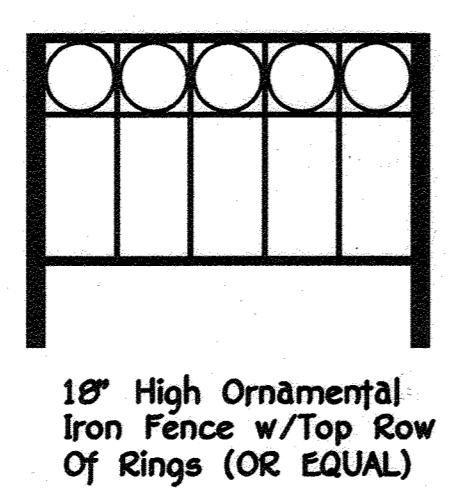
SECTION @ OBSERVATION WELL LOCATION
NOT TO SCALE



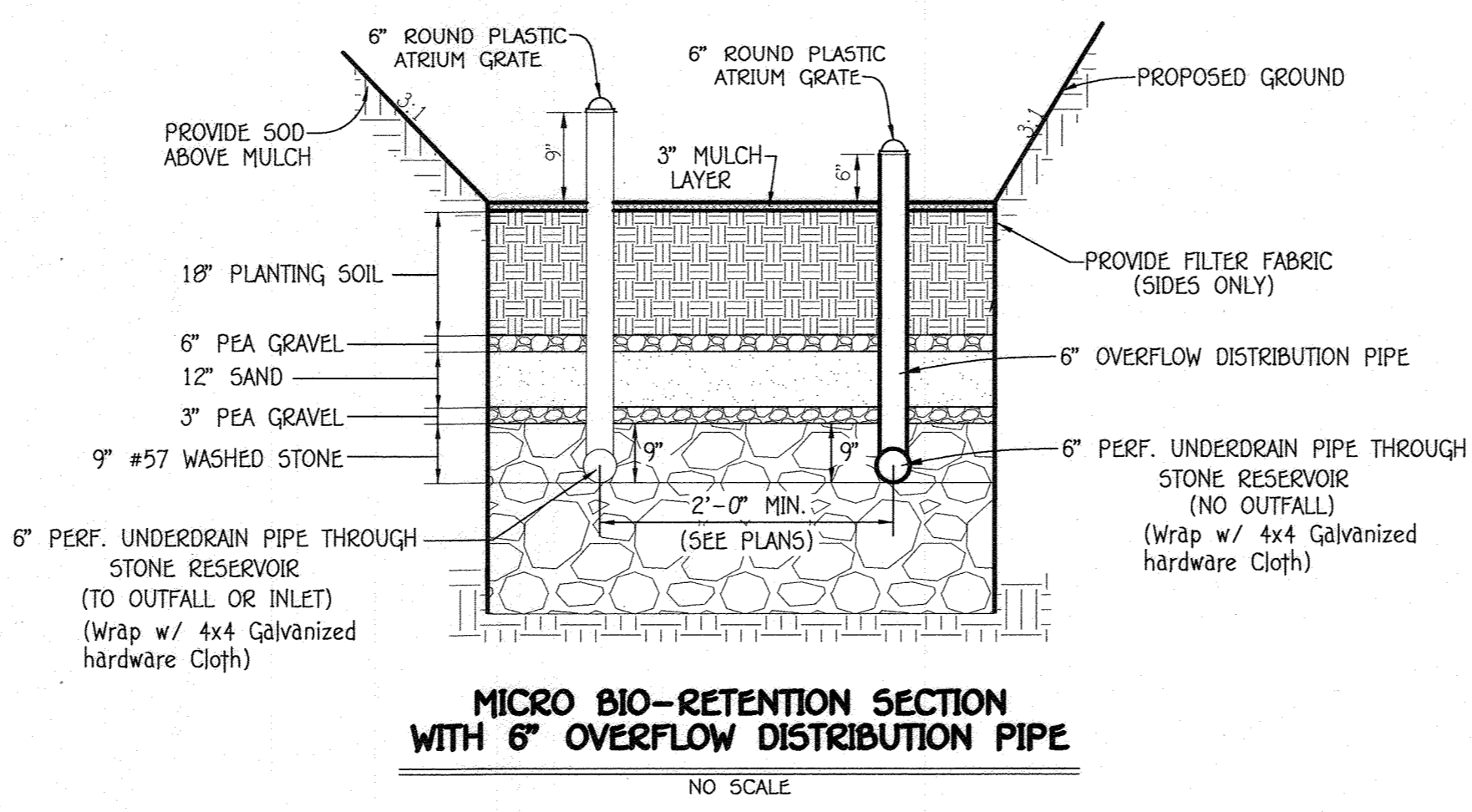
BIO-RETENTION (M-6) WITHIN BUILDING COURTYARD (X-11 & X-14)
NO SCALE



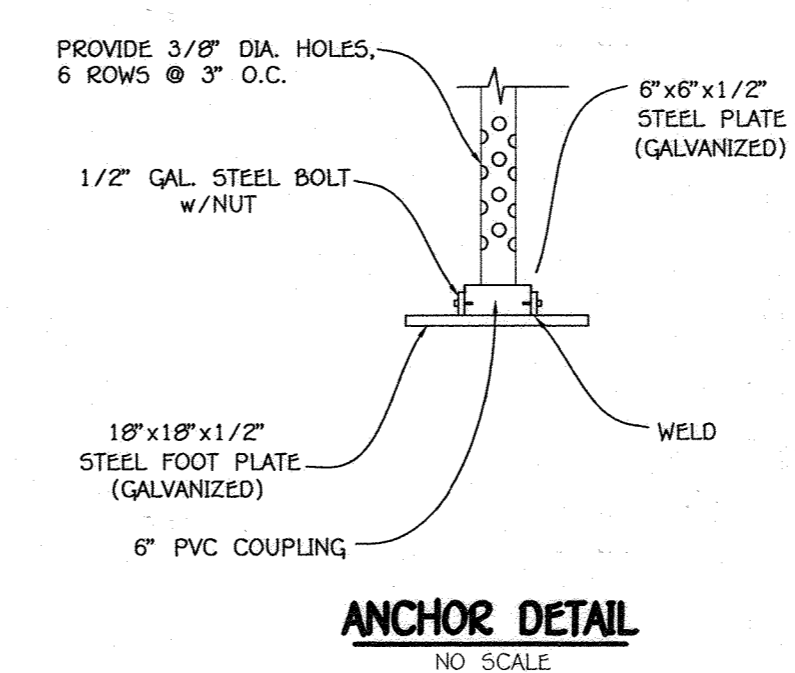
TYPICAL 15\"/>



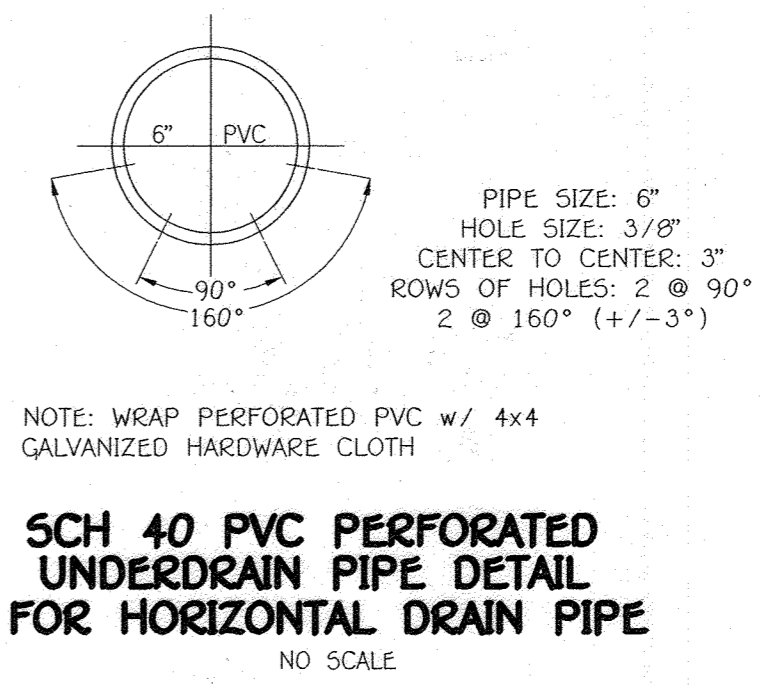
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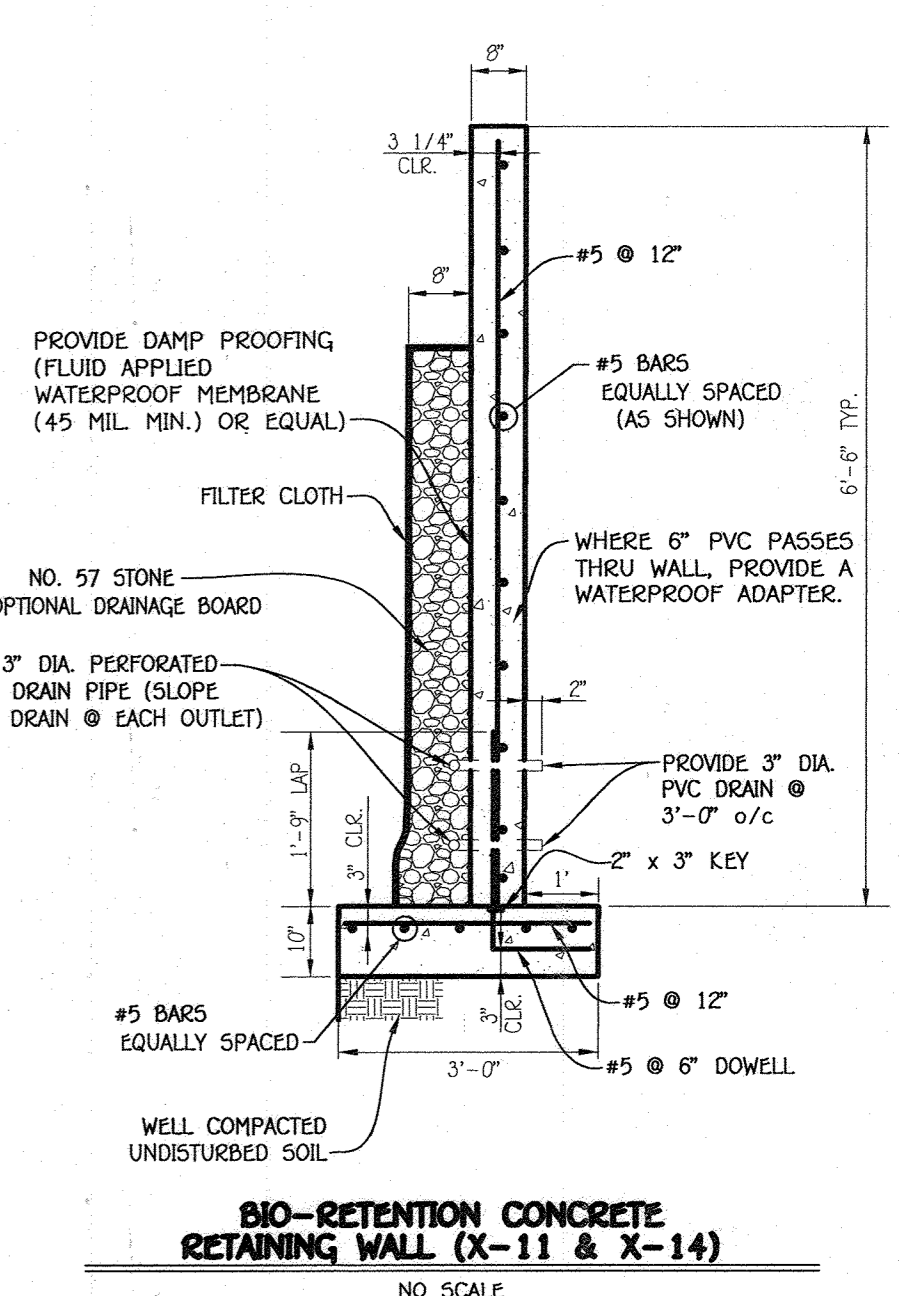
MICRO BIO-RETENTION SECTION WITH 6\"/>



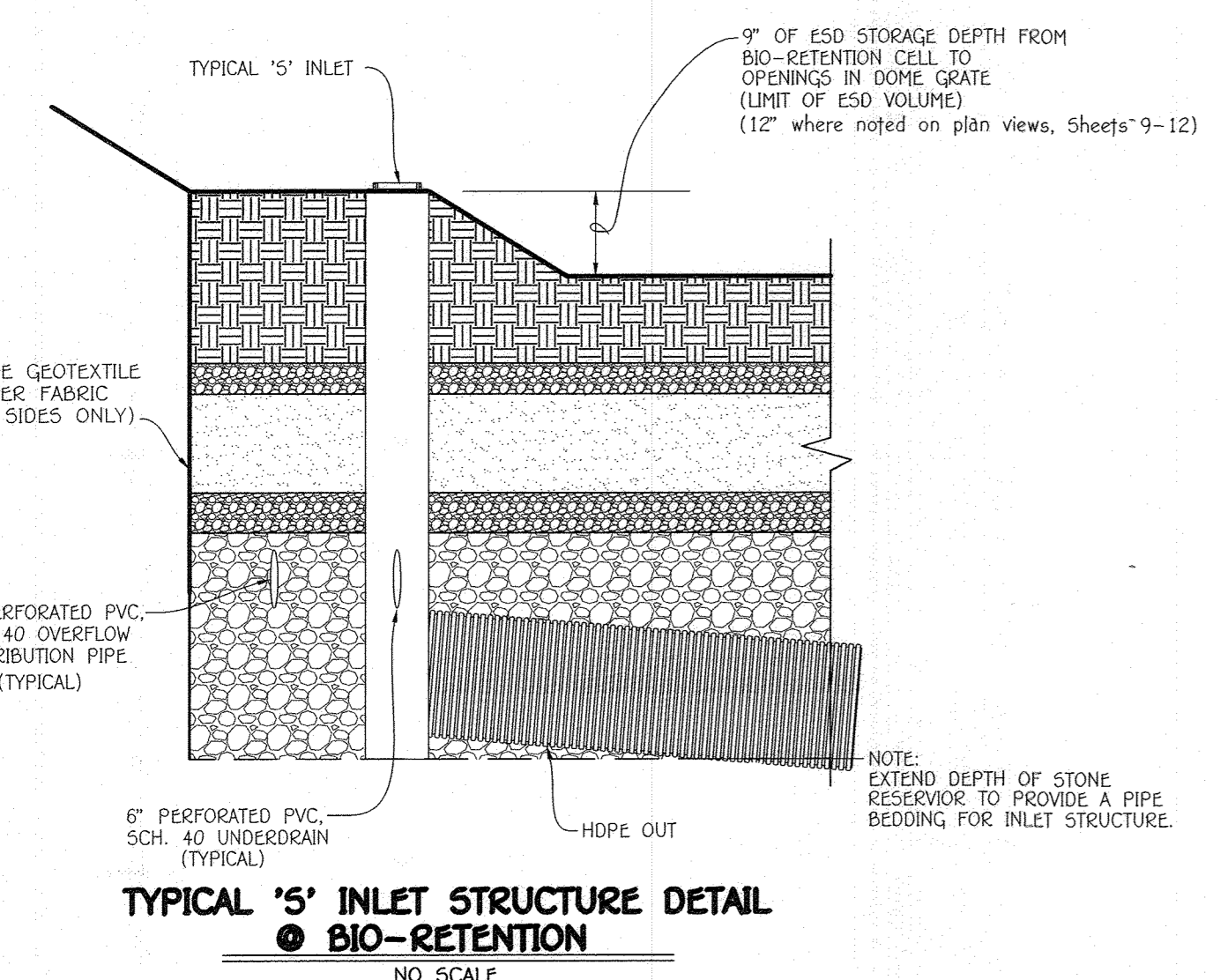
ANCHOR DETAIL
NO SCALE



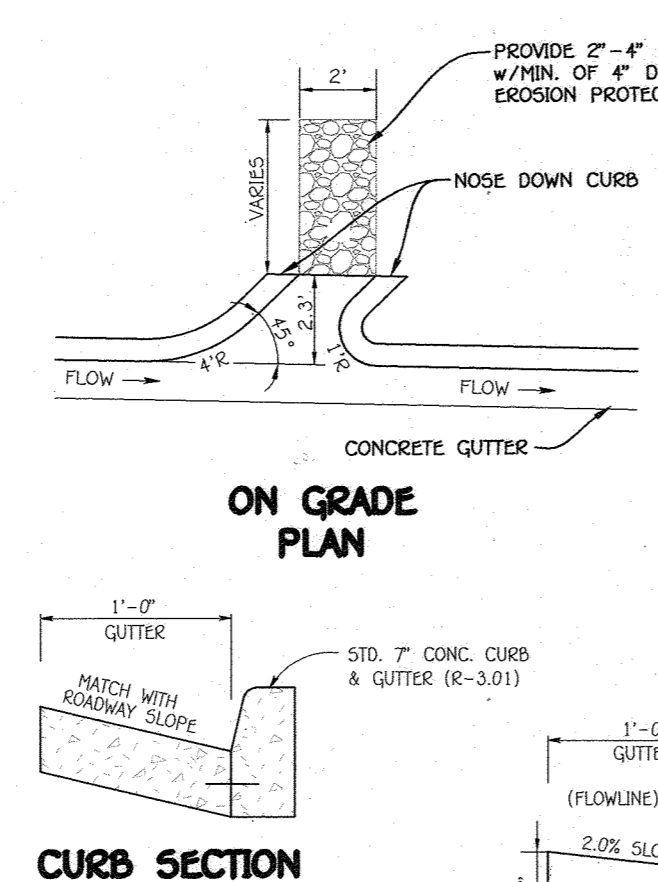
SCH 40 PVC PERFORATED UNDERDRAIN PIPE DETAIL FOR HORIZONTAL DRAIN PIPE
NO SCALE



BIO-RETENTION CONCRETE RETAINING WALL (X-11 & X-14)
NO SCALE

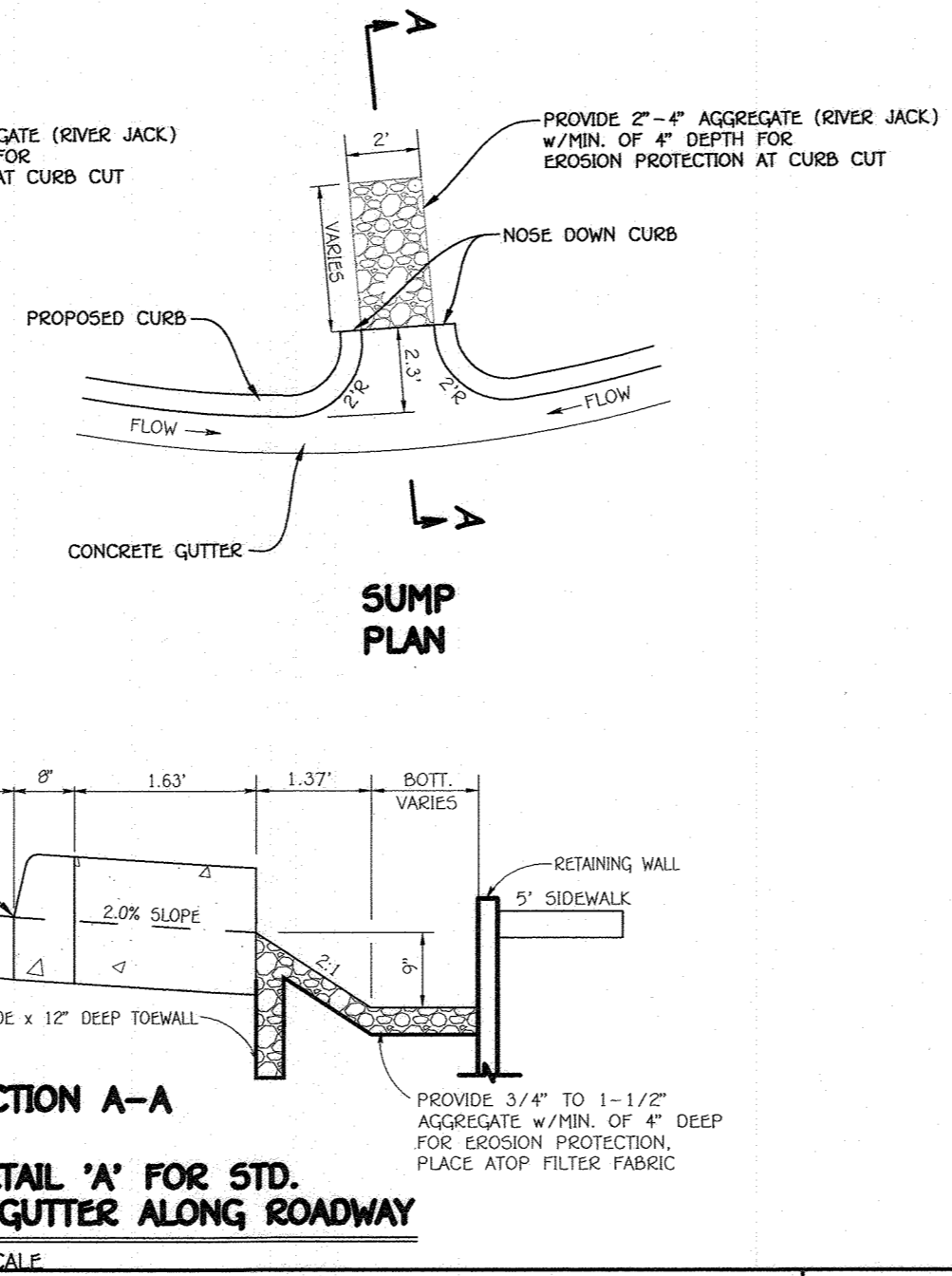


TYPICAL 5\"/>

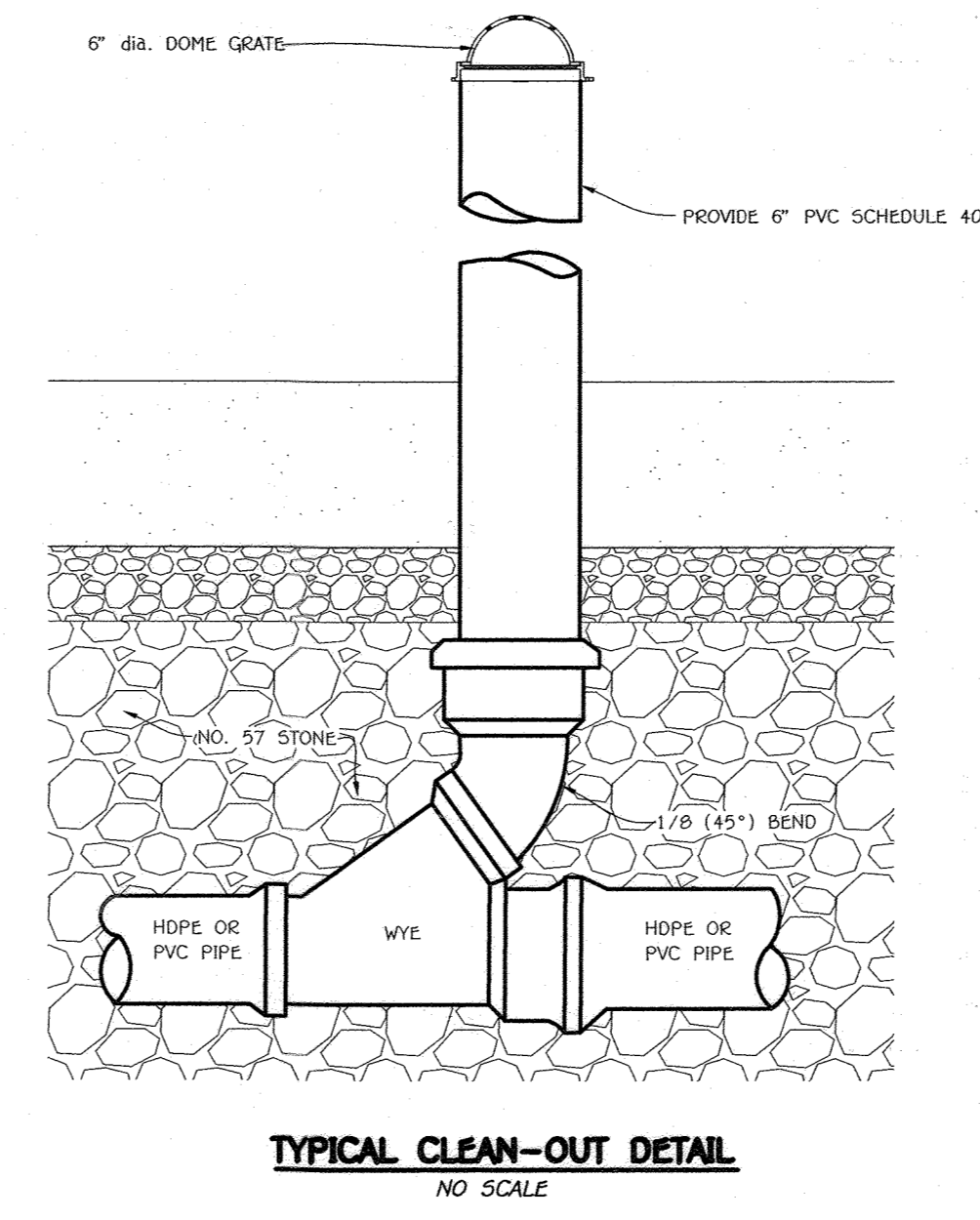


ON GRADE PLAN

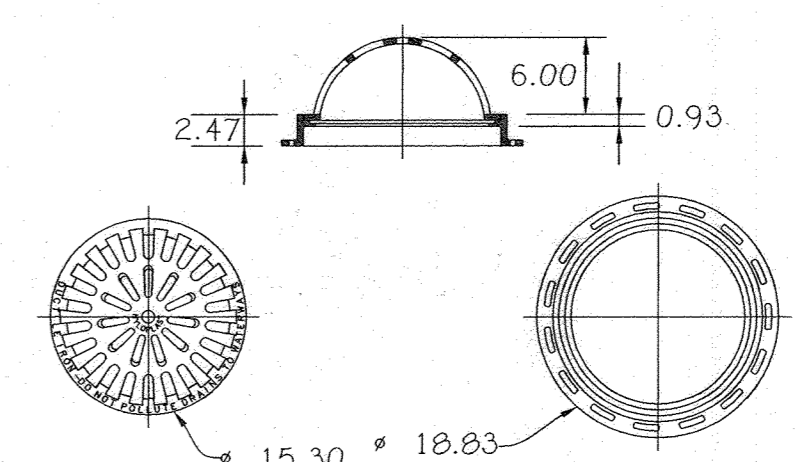
CURB SECTION



SECTION A-A CURB OPENING DETAIL 'A' FOR STD. 7\"/>



TYPICAL CLEAN-OUT DETAIL
NO SCALE



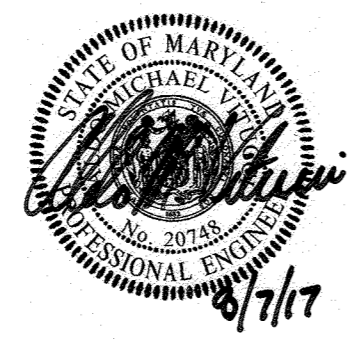
15\"/>

ALL DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE
 QUALITY: MATERIAL SHALL CONFORM TO ASTM
 A536 GRADE 70-50-05
 PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
 LOCKING DEVICE AVAILABLE UPON REQUEST
 SEE DRAWING NO. 7001-110-230

Nyloplast
 3130 VERONA AVE
 BUFORD, GA 30518
 PHN (770) 932-2443
 FAX (770) 932-2490
 www.nyloplast-us.com

NOTES:
 UNDERDRAIN PIPE SHALL BE 4\"/>
 PERFORATIONS SHALL BE 3/8\"/>
 GRAVEL LAYER SHALL BE (NO. 57 STONE PREFERRED) AT LEAST 3\"/>
 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 SQ.FT.) TO PROVIDE A CLEANOUT PORT AND MONITOR PERFORMANCE OF THE FILTER.
 A 4\"/>

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTONAL SQUARE OFFICE, FLOOR 10072 BALTIMORE NATIONAL FILE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2995



AS-BUILT CERTIFICATION
 NOTE: There is no "AS-BUILT" Information Provided on this sheet.
 1/1/25
 Date

Owner
 Kellogg-CCP, LLC
 c/o David P. Scheffacker, Jr.,
 Managing Member
 100 West Road, Suite 304
 Towson, Maryland 21204
 Ph# 410-296-3800

Developer
 Preston + Scheffacker Properties
 100 West Road, Suite 304
 Towson, Maryland 21204
 Ph# 410-296-3800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kevin Sheehy 10-7-17
 Chief, Division of Land Development Date

William J. Kelly 9-28-17
 Chief, Development Engineering Division Date

William J. Kelly 10-10-17
 Director - Department of Planning and Zoning Date

SUBDIVISION	SECTION/AREA	PARCEL NO.
OXFORD SQUARE		F-F
PLAT NO.	BLOCK NO.	ZONE
24351-24353		TOD
		TAX/ZONE
		38
		ELEC. DIST.
		1st
		CENSUS TR.
		601101

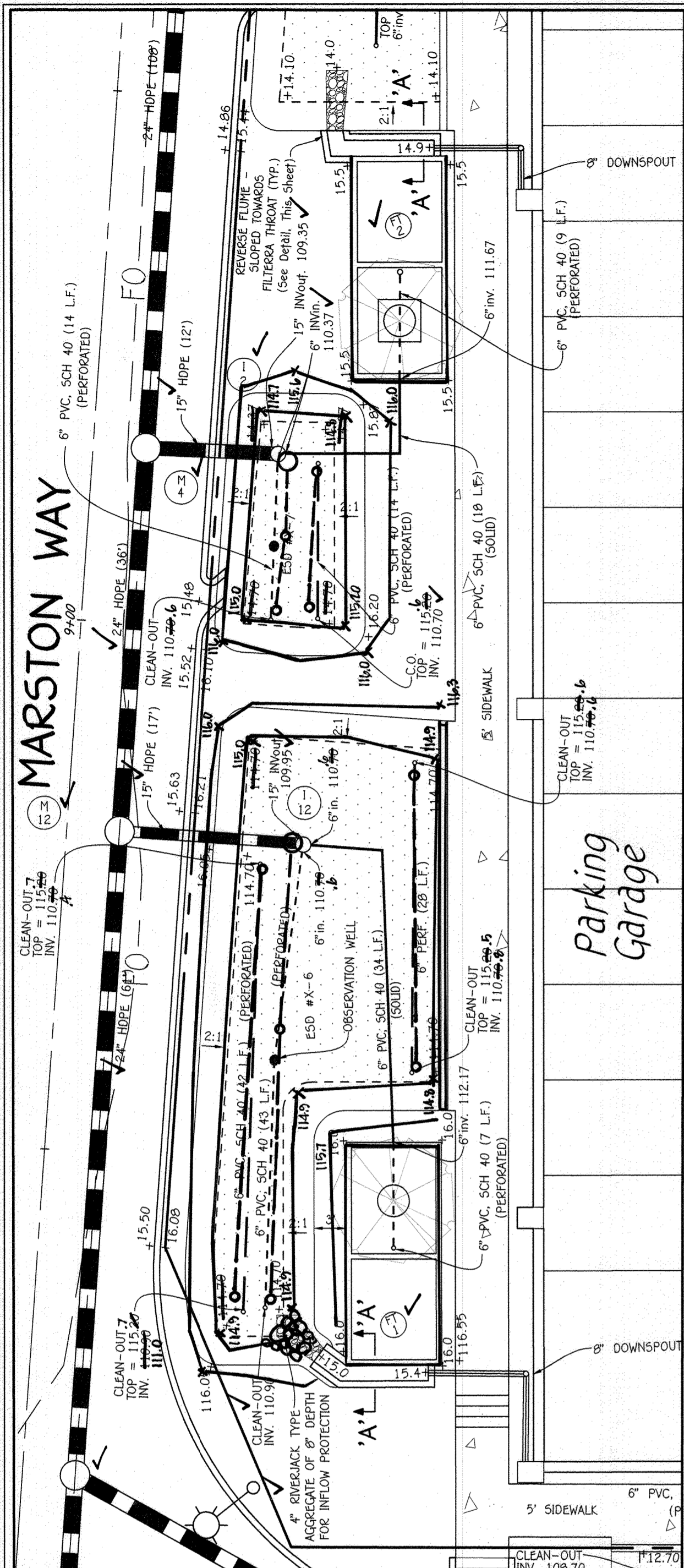
STORMWATER MANAGEMENT NOTES & DETAILS

OXFORD SQUARE
 "A Howard County Green Neighborhood"
 Parcel 'F-F' & OPEN SPACE LOT 377
 "Dartmoor Place"

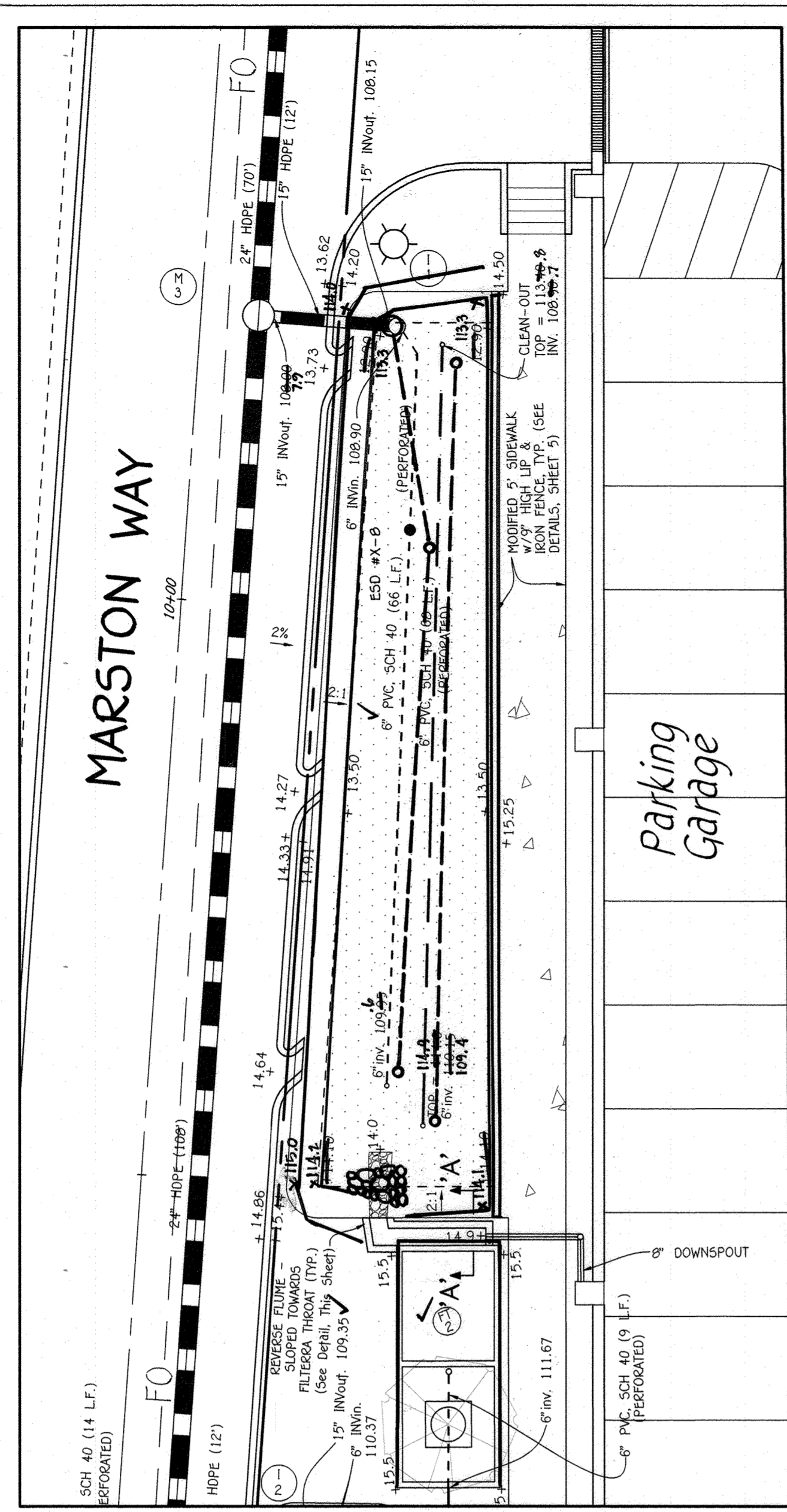
Zone: TOD
 Grid No.: 20
 Parcel No.: 1003
 First Election District: Howard County, Maryland
 Scale: As Shown
 Date: July 31, 2017
 Sheet 5 of 27

Tax Map No.: 38
 First Election District: Howard County, Maryland
 Scale: As Shown
 Date: July 31, 2017
 Sheet 5 of 27

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP-15-053



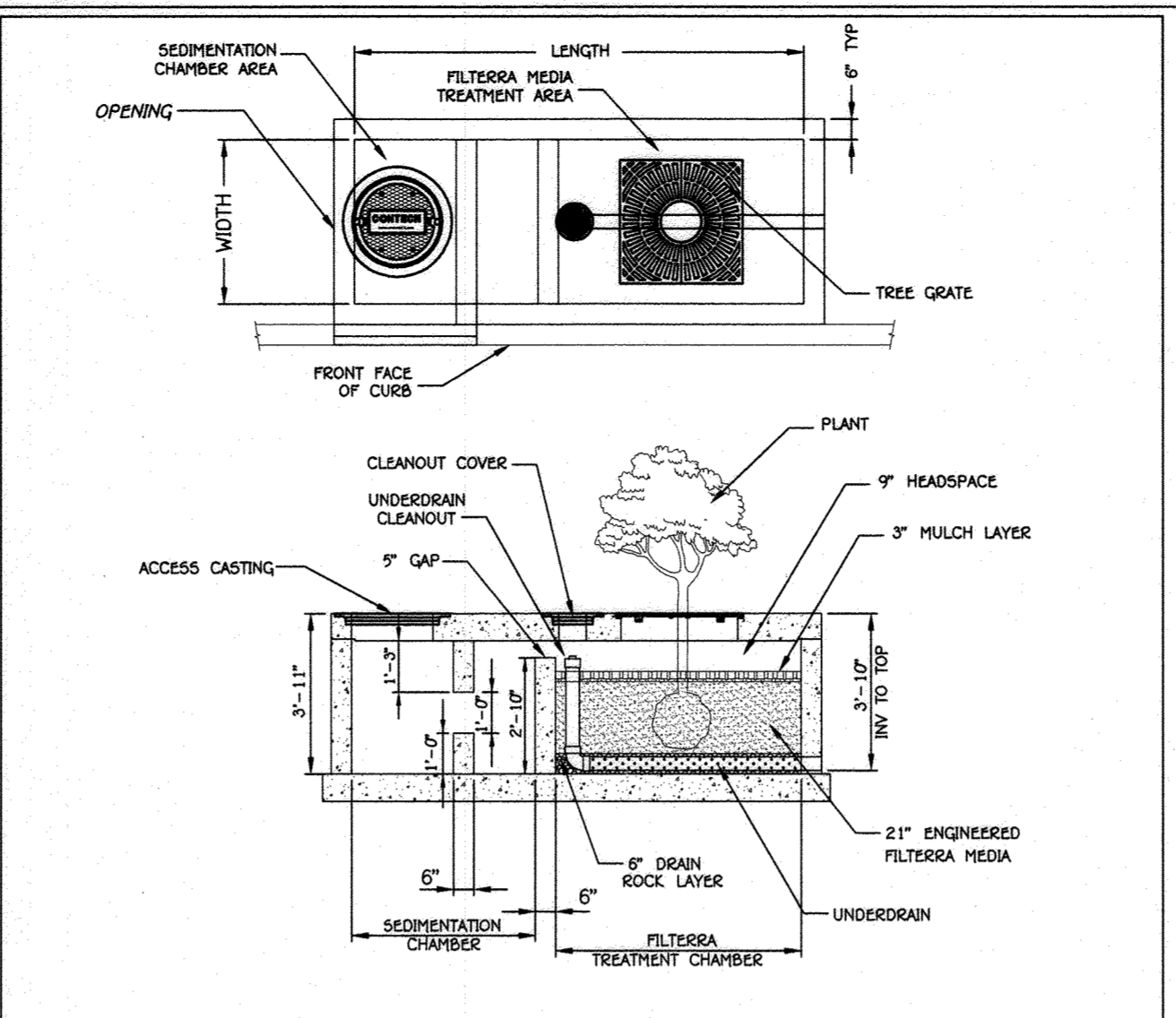
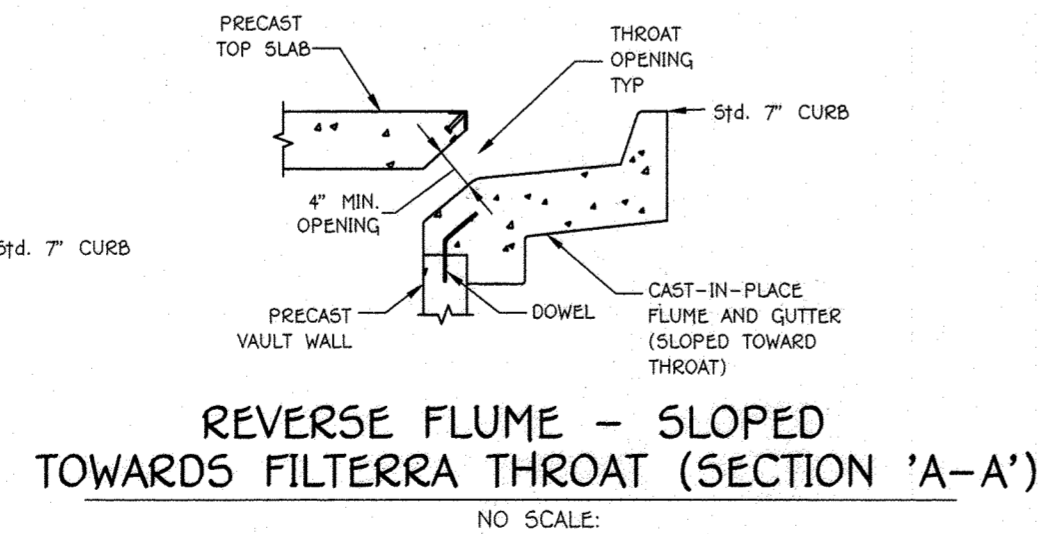
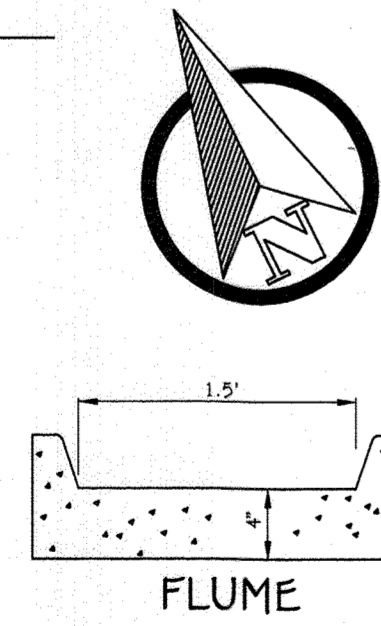
PROPOSED MICRO BIO-RETENTION (M-6)
ESD No. X-7 & X-6 PLAN VIEW
SCALE: 1" = 10'



PROPOSED MICRO BIO-RETENTION (M-6)
ESD No. X-8 PLAN VIEW
SCALE: 1" = 10'

STORMWATER MANAGEMENT MAINTENANCE NOTE

ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE OXFORD SQUARE COMMERCIAL ASSOCIATION, INC. THE STREET TREES, PERFORATED UNDERDRAINS, FEEDERS, PLANTINGS AND SWALES WILL ALSO BE PRIVATELY OWNED AND MAINTAINED BY THE OXFORD SQUARE COMMERCIAL ASSOCIATION. HOWARD COUNTY WILL ONLY MAINTAIN THE INLET STRUCTURE WITHIN THE MICRO BIO-RETENTION FACILITIES ADJACENT TO THE RIGHT-OF-WAY.



UNIT DESIGNATION	INSIDE VAULT DIMENSIONS	FILTERRA TREATMENT AREA	MAXIMUM DRAINAGE AREA TREATED (SF)	WQV STORAGE CAPACITY (CF)
FTSC 6' x 4'	12' x 4'	6' x 4'	5,216	103
FTSC 8' x 4'	16' x 4'	8' x 4'	7,144	141
FTSC 8' x 6'	12' x 6'	6' x 6'	7,847	155
FTSC 8' x 8'	16' x 6'	8' x 6'	10,734	212
FTSC 10' x 6'	19' x 6'	10' x 6'	12,638	250
FTSC 10' x 8'	20' x 6'	10' x 8'	18,178	360
FTSC 11' x 8'	22' x 6'	11' x 8'	20,000	398

CONTECH ENGINEERING SOLUTIONS LLC
www.contechES.com
900 200th Way, Suite 113, Linnwood, MD 21087
410-296-3800

FILTERRA® WITH SEDIMENTATION CHAMBER

FILTERRA STANDARD PLAN NOTES

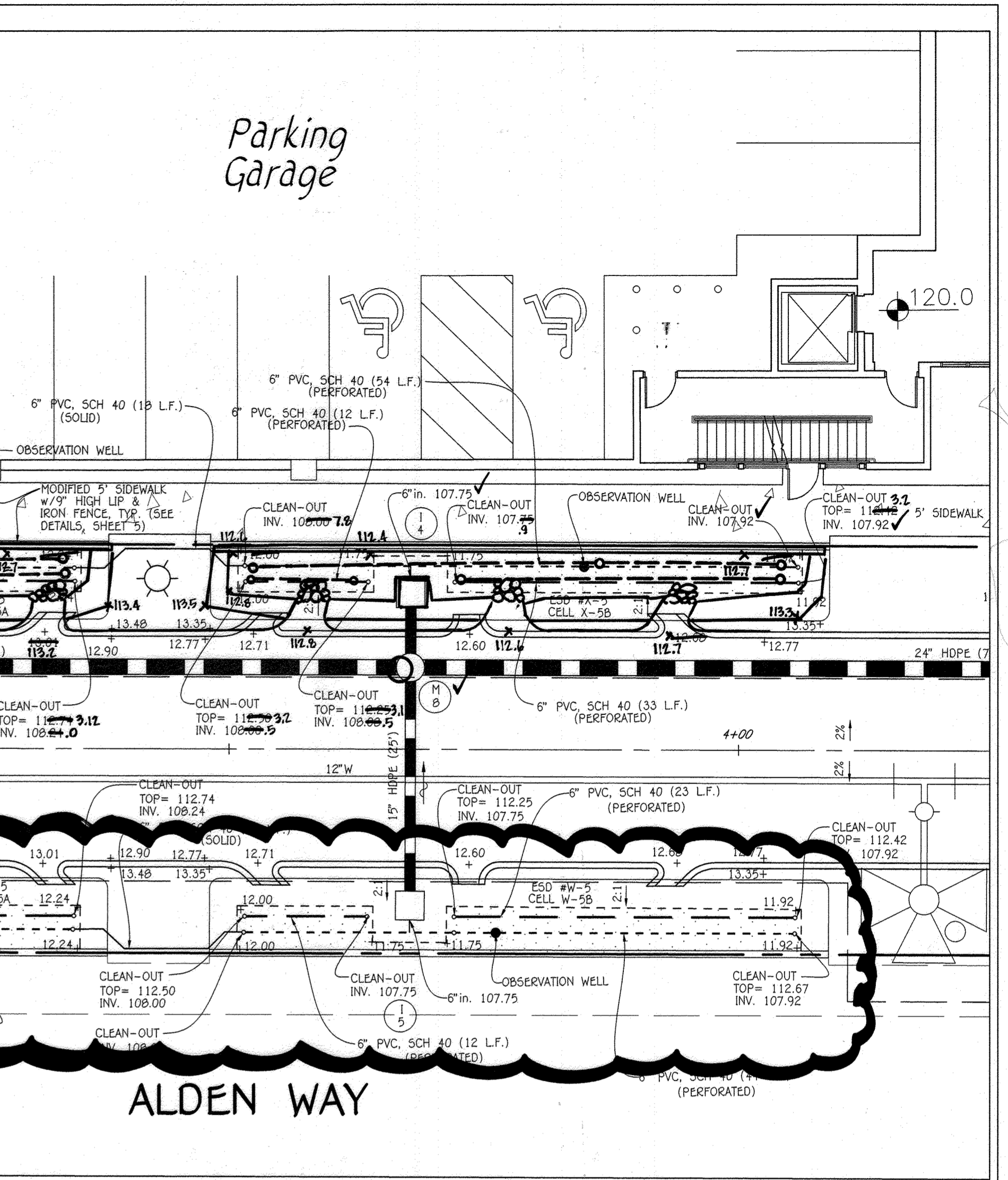
- Construction & Installation**
- Each unit shall be constructed at the locations and elevations according to the sizes shown on the approved drawings. Any modifications to the elevation or location shall be at the direction of and approved by the Engineer.
 - The Filterra® is stored before installation, the top slab must be placed on the box using the 2x4 wood provided, to prevent any contamination from the site. All internal fittings supplied (if any), must be left in place as per the delivery.
 - The unit shall be placed on a compacted sub-grade with a minimum 6-inch gravel base matching the final grade of the curb line in the area of the unit. The unit is to be placed such that the unit and top slab match the grade of the curb in the area of the unit. Compact undisturbed sub-grade materials to 95% of optimum moisture. Unusable material below sub-grade shall be replaced to the site engineer's approval.
 - Outlet connections shall be aligned and sealed to meet the approved drawings with modifications necessary to meet site conditions and local regulations.
 - Once the unit is set, the internal wooden forms and protective mesh cover must be left intact. Remove only the temporary wooden shipping blocks between the box and top slab. The top lid should be sealed onto the box section before backfilling, using a non-shrink, grout, butyl rubber or similar waterproof seal. The boards on top of the lid and boards seated in the unit's throat must NOT be removed. The Supplier (American) or its authorized dealer will remove these sections at the time of activation. Backfilling should be performed in a careful manner, bringing the appropriate fill material up in 6" lifts on all sides. Precast sections shall be set in a manner that will result in a watertight joint. In all instances, installation of Filterra® unit shall conform to ASTM specification C993 "Standard Practice for Installation of Underground Precast Utility Structures", unless directed otherwise in contract documents.
 - The contractor is responsible for inlet protection/sediment control and cleaning around each Filterra unit.
 - Curb and gutter construction (where present) shall ensure that the flow-line of the Filterra® unit is at a greater elevation than the flow-line of the bypass structure or relief (drop inlet, curb cut or similar). Failure to comply with this guideline may cause failure and/or damage to the Filterra® environmental device.
 - Each Filterra® unit must receive adequate irrigation to ensure survival of the living system during periods of drier weather. This may be achieved through a piped system, gutter flow, or through the tree grate.
- Activation**
- Activation of the Filterra® unit is performed ONLY by the Supplier. Purchaser is responsible for Filterra® project site and subsequent clean out cost. This process cannot commence until the project site is fully stabilized and cleaned (full landscaping, grass cover, final paving and street sweeping completed), negating the chance of construction materials contaminating the Filterra® system. Care shall be taken during construction not to damage the protective throat and top plates.
 - Activation includes installation of plant(s) and mulch layers as necessary.
- Included Maintenance**
- Each correctly installed Filterra® unit is to be maintained by the Supplier, or a Supplier approved contractor for a minimum period of 1 year. The cost of this service is to be included in the price of each Filterra® unit. Extended maintenance contracts are available at extra cost upon request.
 - Annual included maintenance consists of a maximum of (2) scheduled visits. The visits are scheduled seasonally; the spring visit aims to clean up after winter loads that may include salts and sands. The fall visit helps the system by removing excessive leaf litter.
 - Each Included Maintenance visit consists of the following tasks:
 - Filtrerra® unit inspection
 - Foreign debris, silt, mulch & trash removal
 - Filter media evaluation and recharge as necessary
 - Plant health evaluation and pruning or replacement as necessary
 - Replacement of mulch
 - Disposal of all maintenance refuse items
 - Maintenance records updated and stored (reports available upon request)
 - The beginning and ending date of Supplier's obligation to maintain the installed system shall be determined by the Supplier at the time the system is activated. Owners must promptly notify the Supplier of any damage to the plant(s), which constitute(s) an integral part of the bio-retention technology.

DESIGN GUIDELINES FOR USING FILTERRA

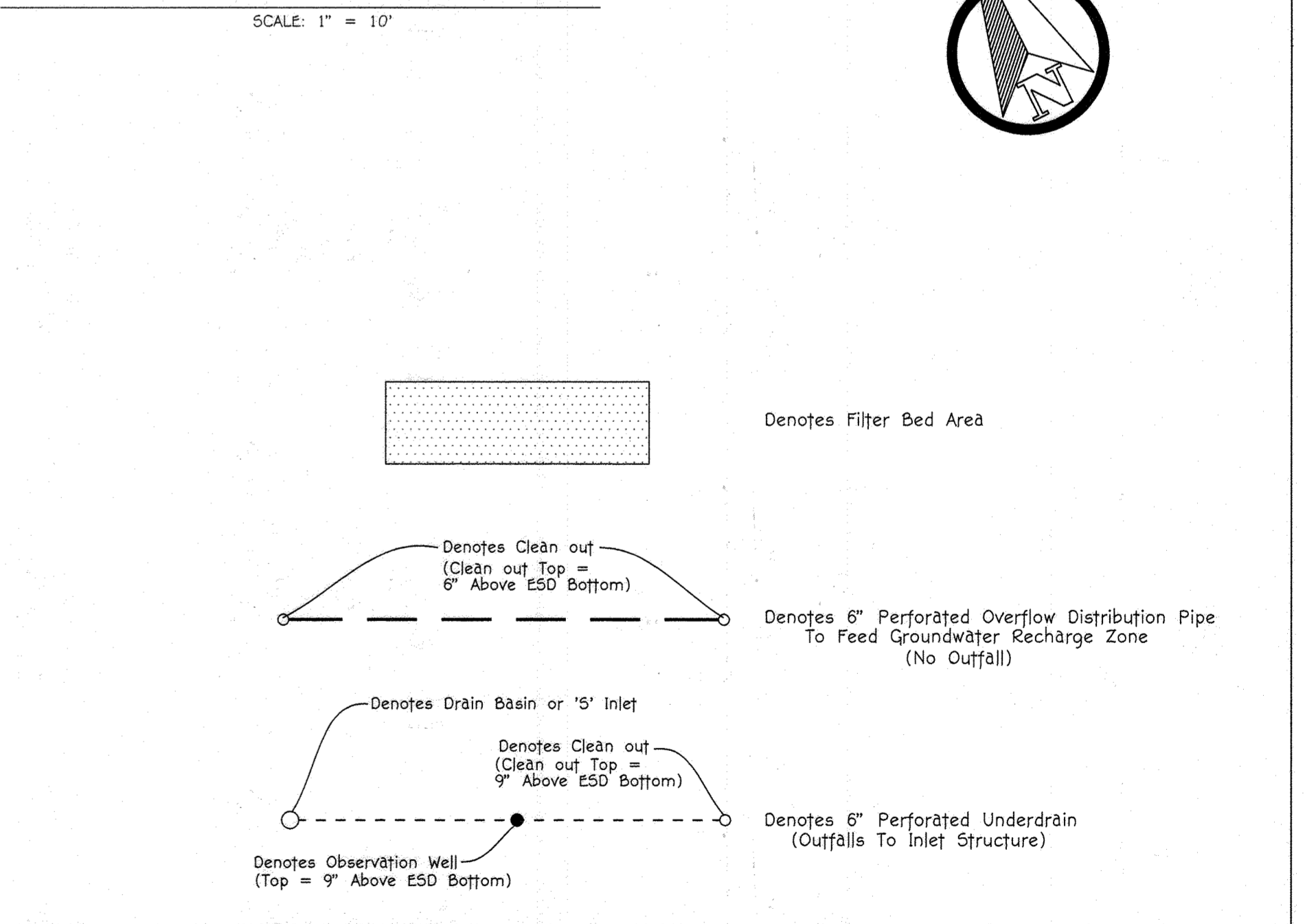
- Do not place in a sump condition. The standard Filterra® cannot be used as a stand alone inlet - it will need effective bypass during higher intensity rainfall events. For sump conditions please contact Filterra®.
- Plants MUST show Filterra® Top Curb (TC) and Flow Line (FL) spot elevations and also bypass TC (where applicable) and bypass FL spot elevations.
- The Filterra® TC and FL elevations MUST be higher than the bypass TC and FL elevations for effective bypass. Use Drawing PUP-2 (p.24) as a detail on the project plans.
- For proper trash collection ensure a minimum 4" and maximum 6" Filterra® throat opening depth and use Drawing CQT-5 (p.25) as a detail on the project plans.
- Do not direct surface flow to the standard Filterra® in a "head-on" configuration. Refer to Guidelines Q11-A (p.13) and Q12 (p.18) for grading design that encourages flow to enter a Filterra® in a cross linear flow - left-to-right or right-to-left in the gutter in front of the throat, as per a wet curb which prevents system damage. During extreme storm events the excess flow should continue past the Filterra® to a bypass inlet or other means of relief. Guideline Q13, Parking Lot Corners, shows common situations (p.19).
- To calculate which size Filterra® is required, use Table 1, Filterra® Quick Sizing Table, appropriate to the project's geographical region and target treatment regime (p.12). The entire contributing drainage area to the Filterra® should be considered and the minimum allowable C factors noted. The maximum contributing drainage area will vary with site conditions, for further information relating to sizing please contact Filterra®.
- To ensure correct installation, include the Standard Filterra® Plan Notes (p.26-27) on your Filterra® detail project sheet, as well as detailed drawings PUP-2 and CQT-5 (p.24,25).

FILTERRA: Operation and Maintenance

- Annual maintenance inspection consists of a maximum of (2) scheduled visits. The visits are scheduled seasonally; the spring visit aims to clean up after winter loads including salts and sands. The fall visit helps the system by removing excessive leaf litter.
- Each maintenance inspection consists of the following tasks:
 - Filtrerra® unit inspection
 - Foreign debris, silt, mulch and trash removal
 - Filter media evaluation and recharge as necessary
 - Plant health evaluation and pruning or replacement as necessary
 - Replacement of mulch
 - Disposal of all maintenance refuse items
 - Maintenance records updated and stored



PROPOSED MICRO BIO-RETENTION (M-6)
ESD No. X-5 PLAN VIEW
SCALE: 1" = 10'



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS, CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH MILFORD MARYLAND 21104
(410) 461 - 2295

NO.	REVISION	DATE
1	REMOVED ESD NO. W-5 FROM THIS SDP	10/7/21
2	REVISED COURTYARD AMENITIES, SWM ESD'S & STORM DRAIN	12/6/17

AS-BUILT CERTIFICATION

I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS-BUILT" plan meet the approved plans and specifications.

11/1/23
Date

Owner
Kelllogg-COP, LLC
c/o David P. Scheffner, Jr.,
Managing Member
100 West Road, Suite 304
Towson, Maryland 21284
Ph: 410-296-3800

Developer
Preston + Scheffner Properties
100 West Road, Suite 304
Towson, Maryland 21284
Ph: 410-296-3800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kat Shilow
Chief, Division of Land Development
12-21-17 Date

W. G. Hill
Chief, Development Engineering Division
12-21-17 Date

J. G.
Director - Department of Planning and Zoning
12-21-17 Date

SUBDIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE	---	'F-F'

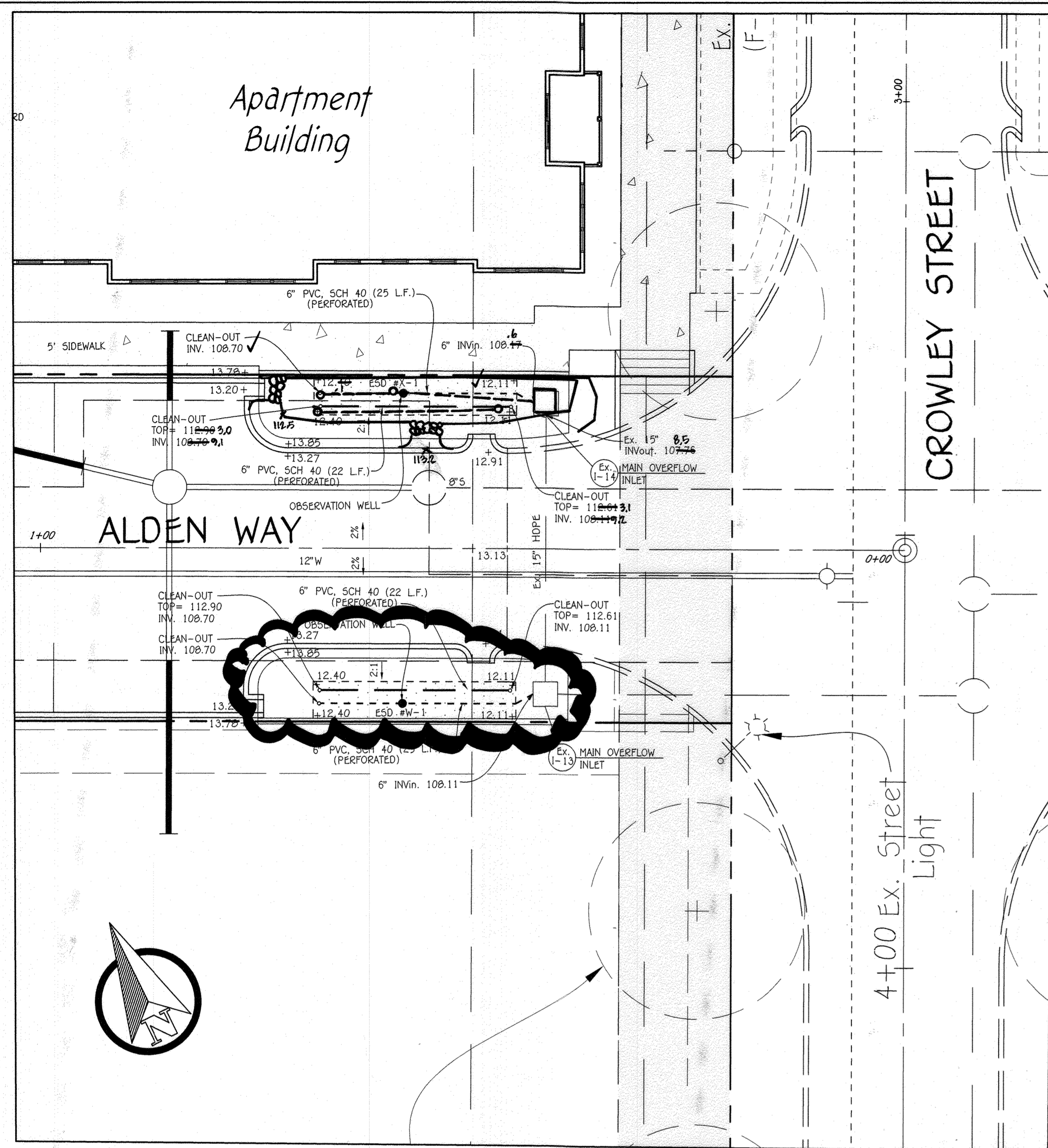
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24951-24953	---	TOD	3B	1st.	601101

REVISED
STORMWATER MANAGEMENT PLAN VIEWS

OXFORD SQUARE
"A Howard County Green Neighborhood"
Parcel 'F-F' & OPEN SPACE LOT 377
"Dartmoor Place"

Zoned: TOD
Tax Map No.: 3B Grid No.: 20 Parcel No.: 1003
First Election District: Howard County, Maryland
Scale: As Shown
Date: December 6, 2017
Sheet 6 of 27

"AS-BUILT" SDP-15-053

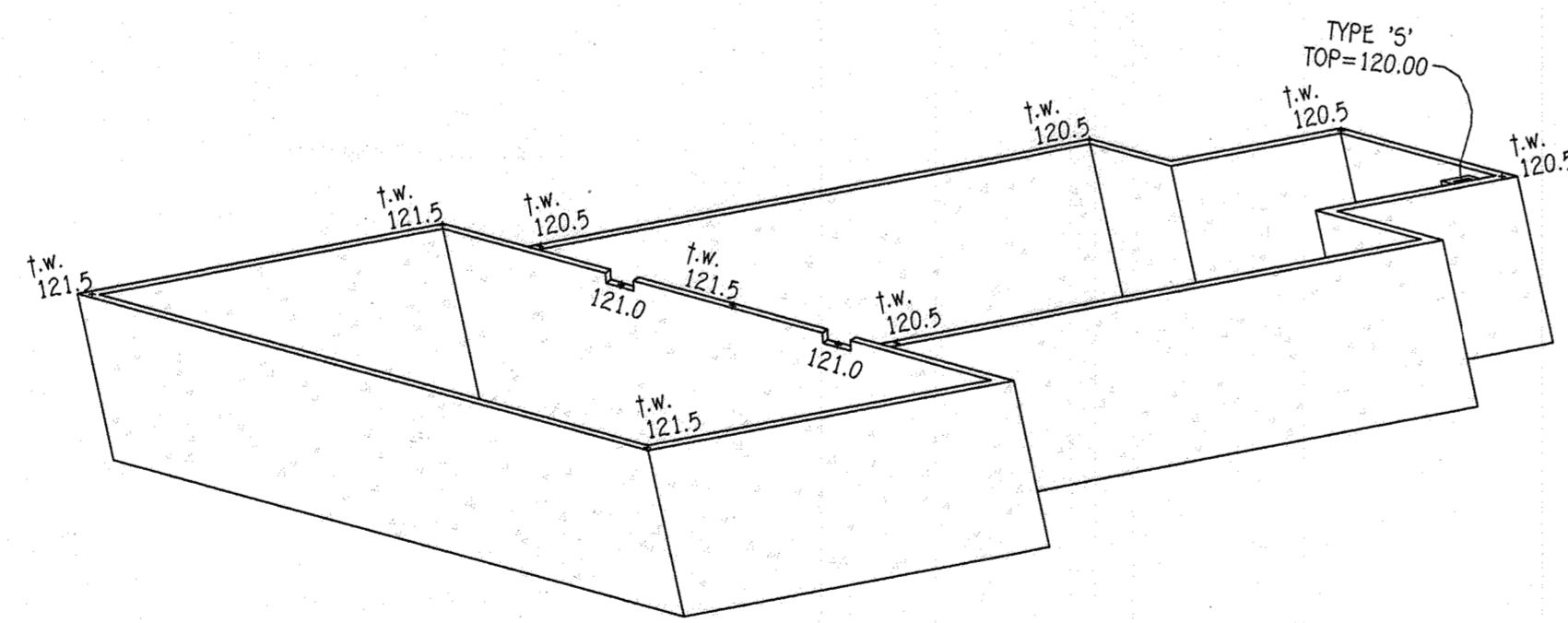
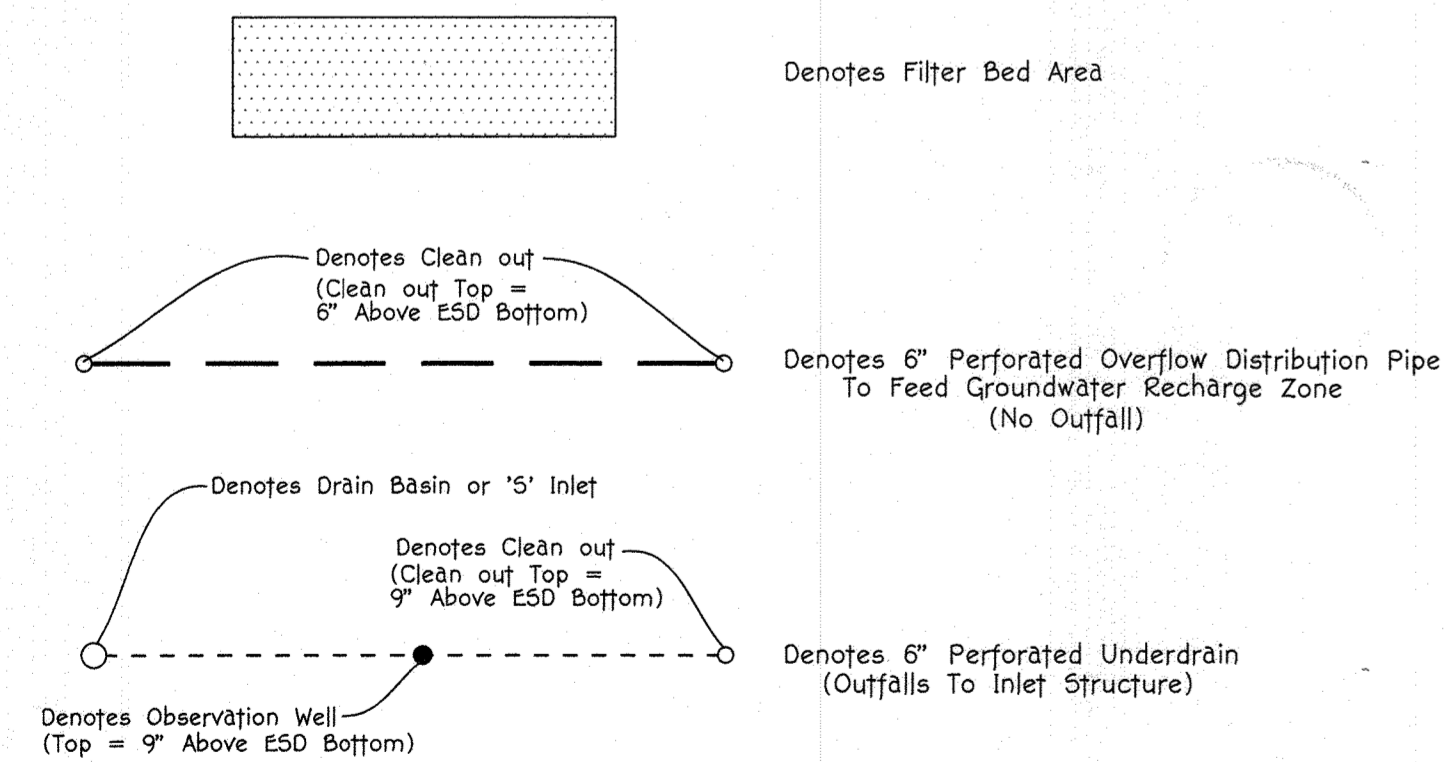


PROPOSED MICRO BIO-RETENTION (M-6)
ESD No. X-1 & W PLAN VIEW

SCALE: 1" = 10'

NOTE: ESD NO. W-1 IS TO BE BUILT
UNDER SDP-18-055.

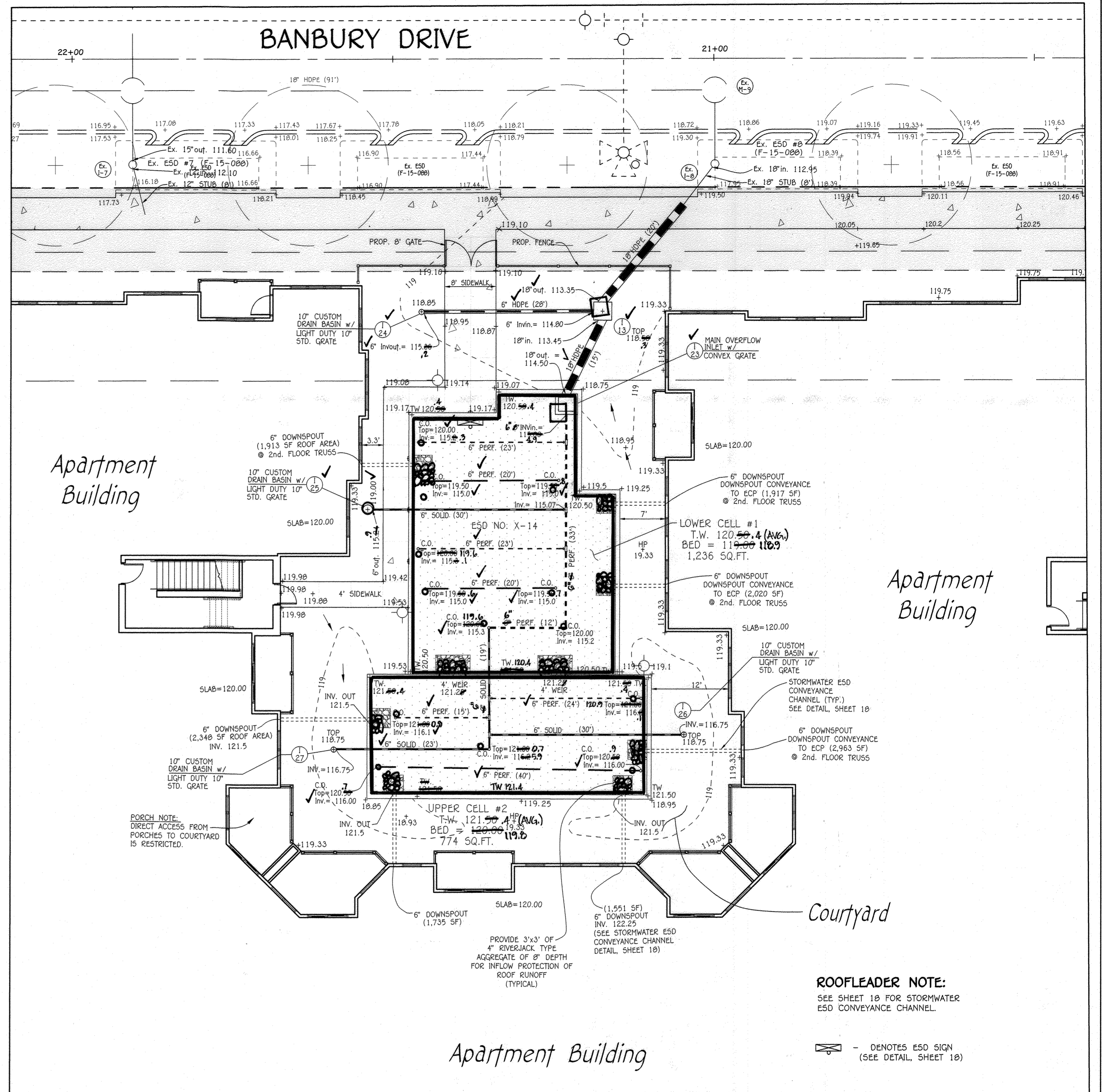
NOTE: FOR STORM WATER ESD
CONVEYANCE CHANNEL SEE
SHEET 18.



ISOMETRIC DETAIL
ESD No. X-14 (TIERED STEP PLANTER BOX)
NO SCALE

**STORMWATER MANAGEMENT
MAINTENANCE NOTE**

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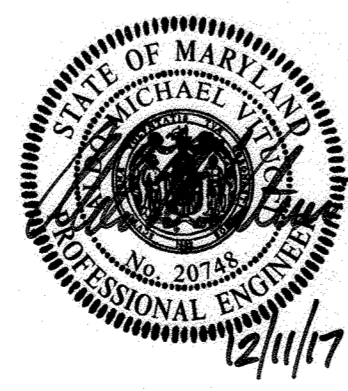
PROPOSED TIERED STEP PLANTER BOX X-14
MICRO BIO-RETENTION (M-6)
PLAN VIEW

SCALE: 1" = 10'

ROOFLEADER NOTE:
SEE SHEET 18 FOR STORMWATER
ESD CONVEYANCE CHANNEL.

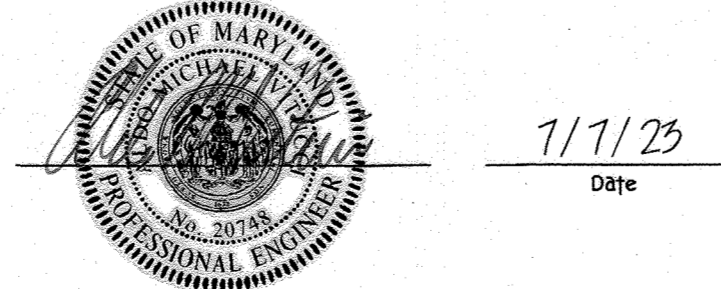
☒ - DENOTES ESD SIGN
(SEE DETAIL SHEET 18)

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10078 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2995



AS-BUILT CERTIFICATION

I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS-BUILT" plan meet the approved plans and specifications.



Owner
Kellogg-CCP, LLC
c/o David P. Scheffacker, Jr.
Managing Member
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3800

Developer
Preston + Scheffacker Properties
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3800

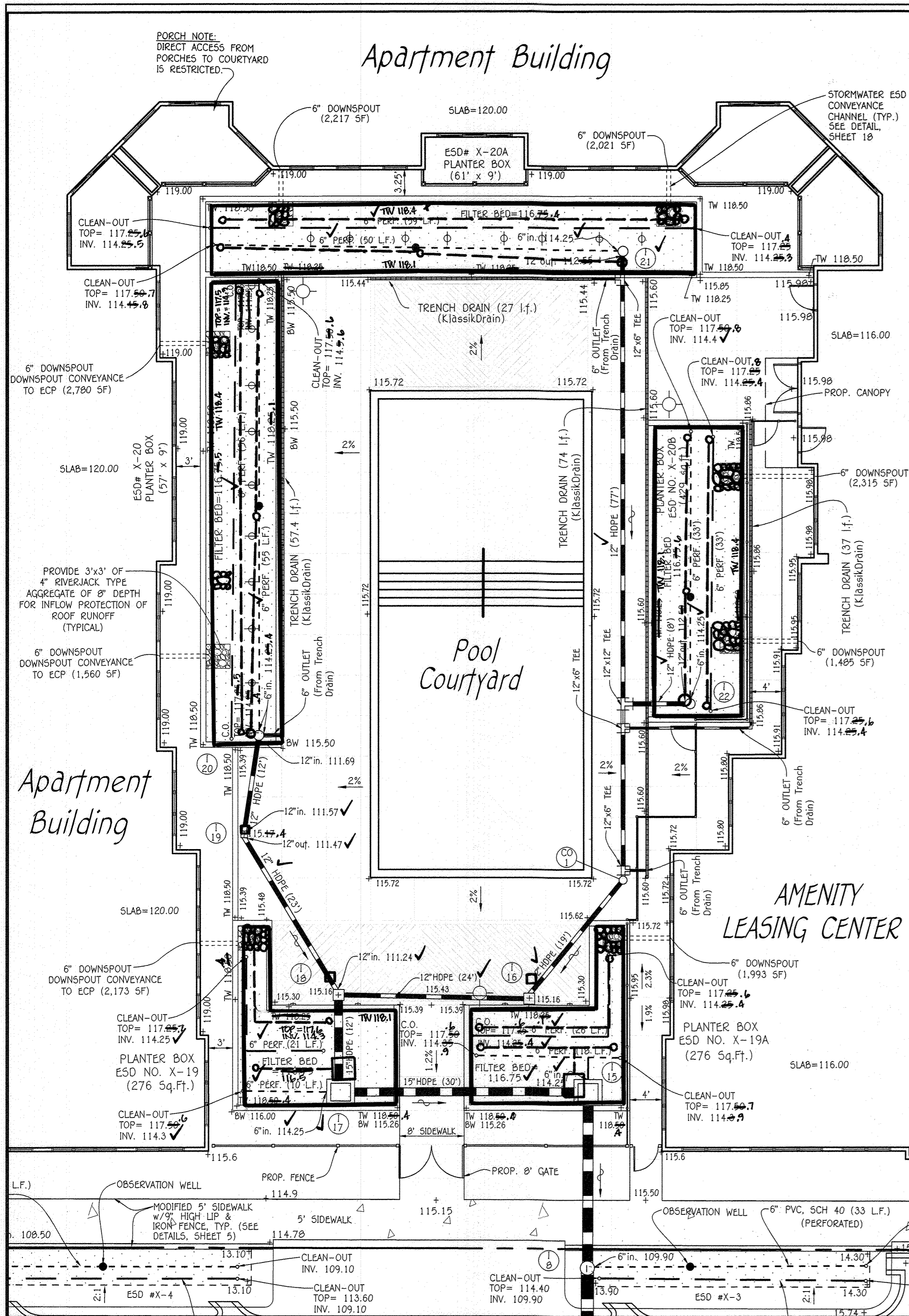
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING		
<i>[Signature]</i> Chief, Division of Land Development		12-21-17 Date
<i>[Signature]</i> Chief, Development Engineering Division		12-21-17 Date
<i>[Signature]</i> Director - Department of Planning and Zoning		12-21-17 Date
SUBDIVISION OXFORD SQUARE	SECTION/AREA ---	PARCEL No. "F-F"
PLAT NO. 24351-24353	BLOCK NO. ---	ZONE TOD
TAX/ZONE 38	ELEC. DIST. 1st	CENSUS TR. 601101

REVISED
STORMWATER MANAGEMENT PLAN VIEWS
OXFORD SQUARE
"A Howard County Green Neighborhood"
Parcel 'F-F' & OPEN SPACE LOT 377
"Dartmoor Place"

Zoned: TOD
Tax Map No.: 38 Grid No.: 20 Parcel No.: 1003
First Election District: Howard County, Maryland
Scale: As Shown
Date: December 6, 2017
Sheet 7 Of 27

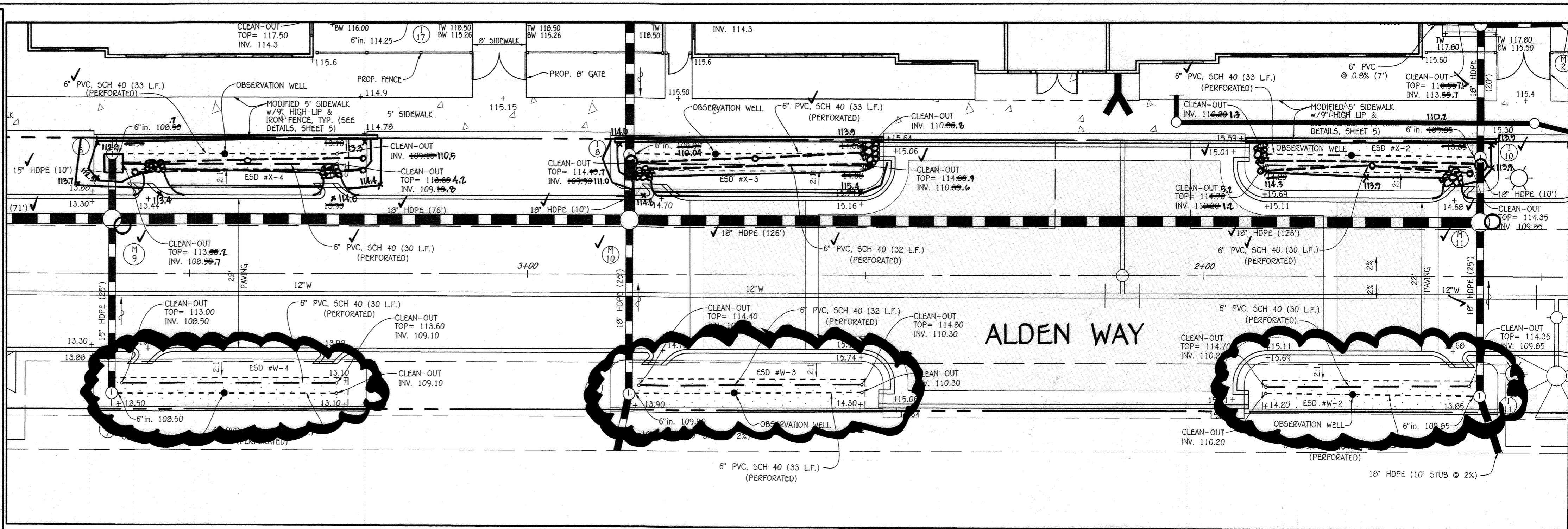
"AS-BUILT" SDP-15-053

L2009/09014.dwg (SDP) - Parcel 'F-F' August 2016 (SDP) - Computer Redline (09/11) Sheet 4 of 5 www.detailedwg.com NEW MYLAR, 1:1



PROPOSED MICRO BIO-RETENTION (M-6)
ESD No. X-19 THRU X-20B PLAN VIEW

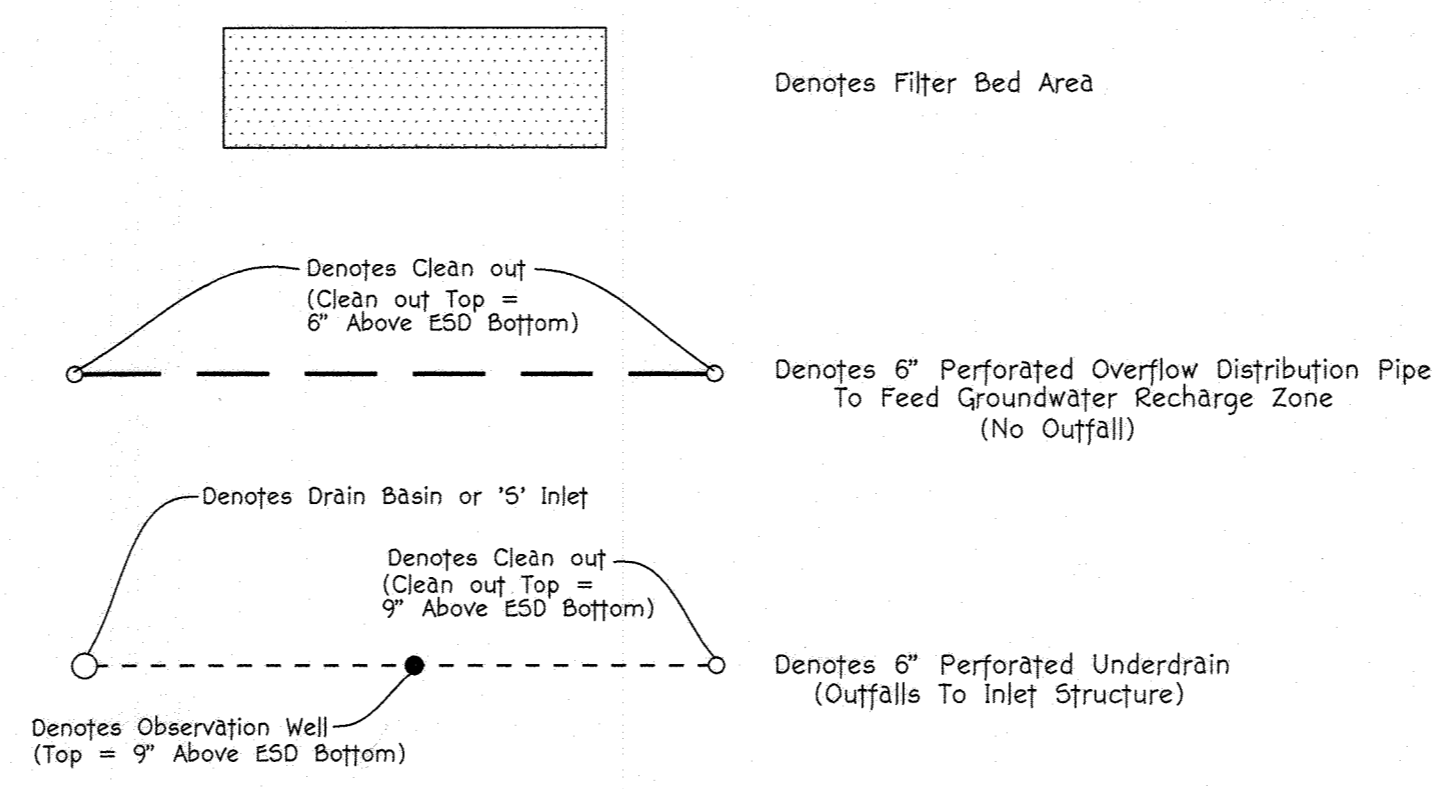
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PROPOSED MICRO BIO-RETENTION (M-6)
ESD No. X-2 THRU X-4, W-2 THRU W-4
PLAN VIEW

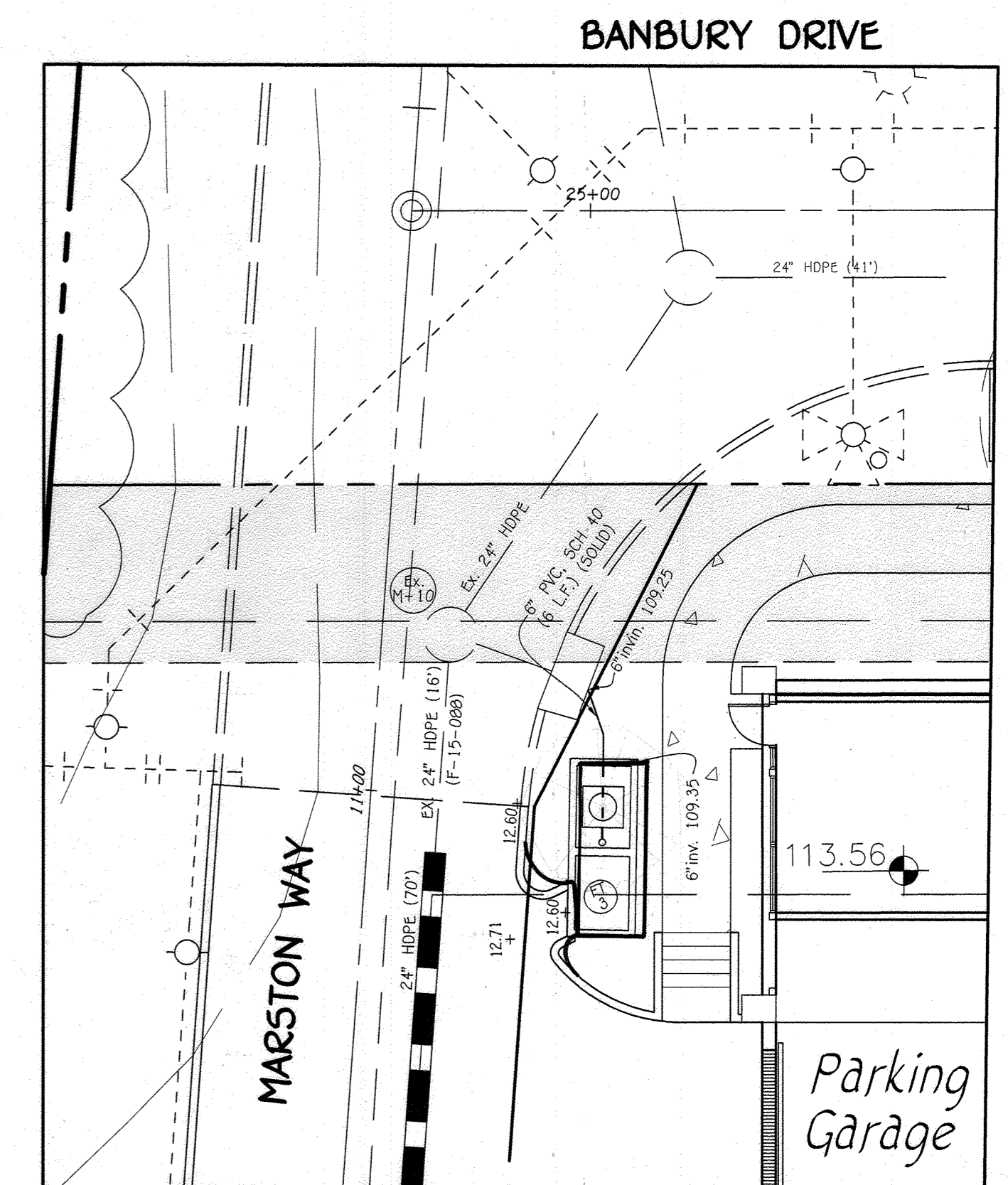
SCALE: 1" = 10'

NOTE: ESD NOS. W-2 THRU W-4 ARE TO
BUILT UNDER SDP-18-055.



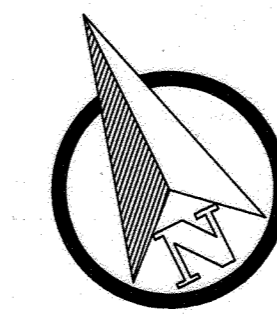
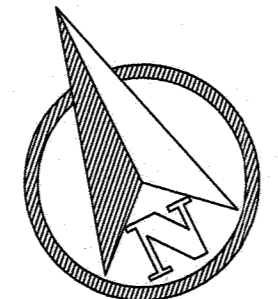
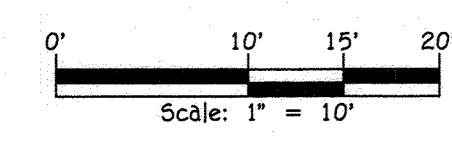
**STORMWATER MANAGEMENT
MAINTENANCE NOTE**

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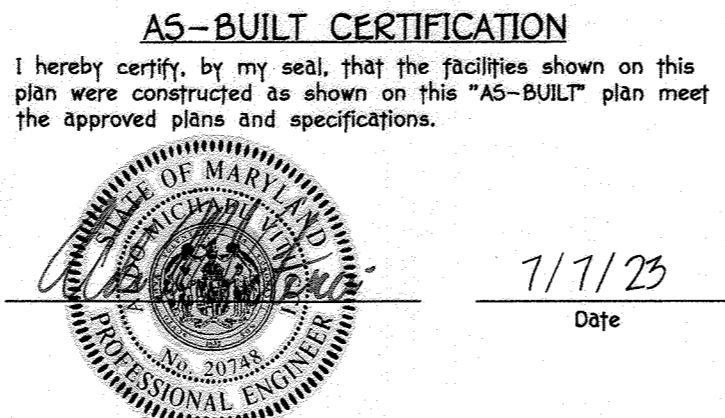
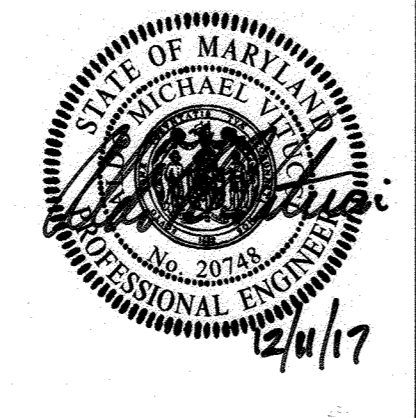
PROPOSED MICRO BIO-RETENTION (M-6)
FILTERRA (FT-4) PLAN VIEW

SCALE: 1" = 10'



13/09/09/14/4/SDP - Parcel 'X' August 2016 SDP - Comp and Redline/09/17 Sheet 4 of 9 www.detailedwg.com C-08 NEW MYLAR, L1

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



Owner
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c/o David P. Scheffacker, Jr.,
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100 West Road, Suite 304
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Ph: 410-296-3800

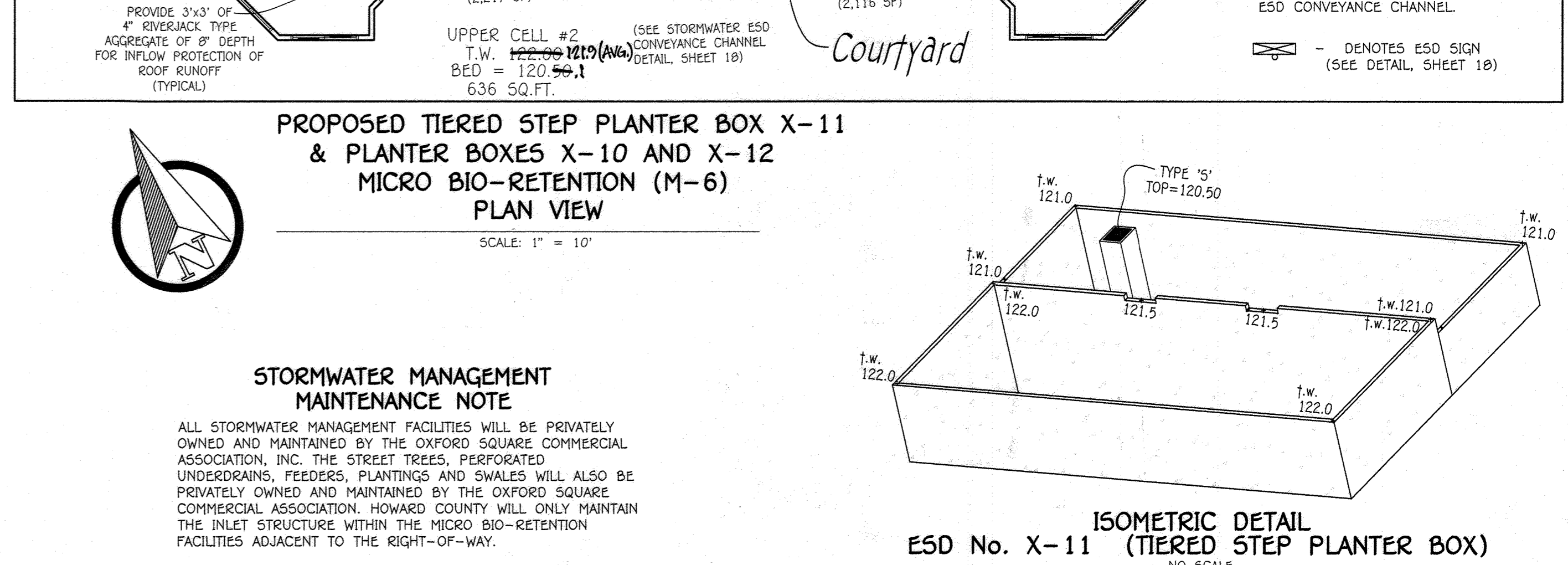
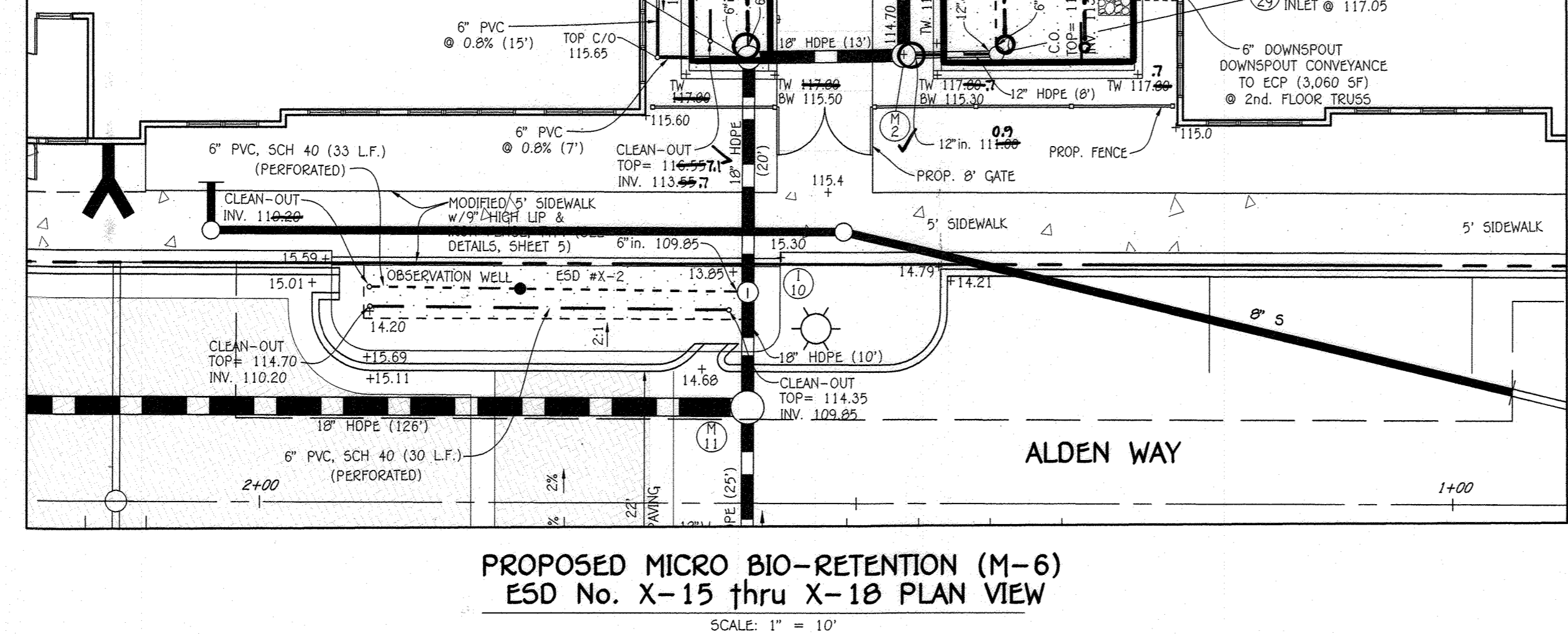
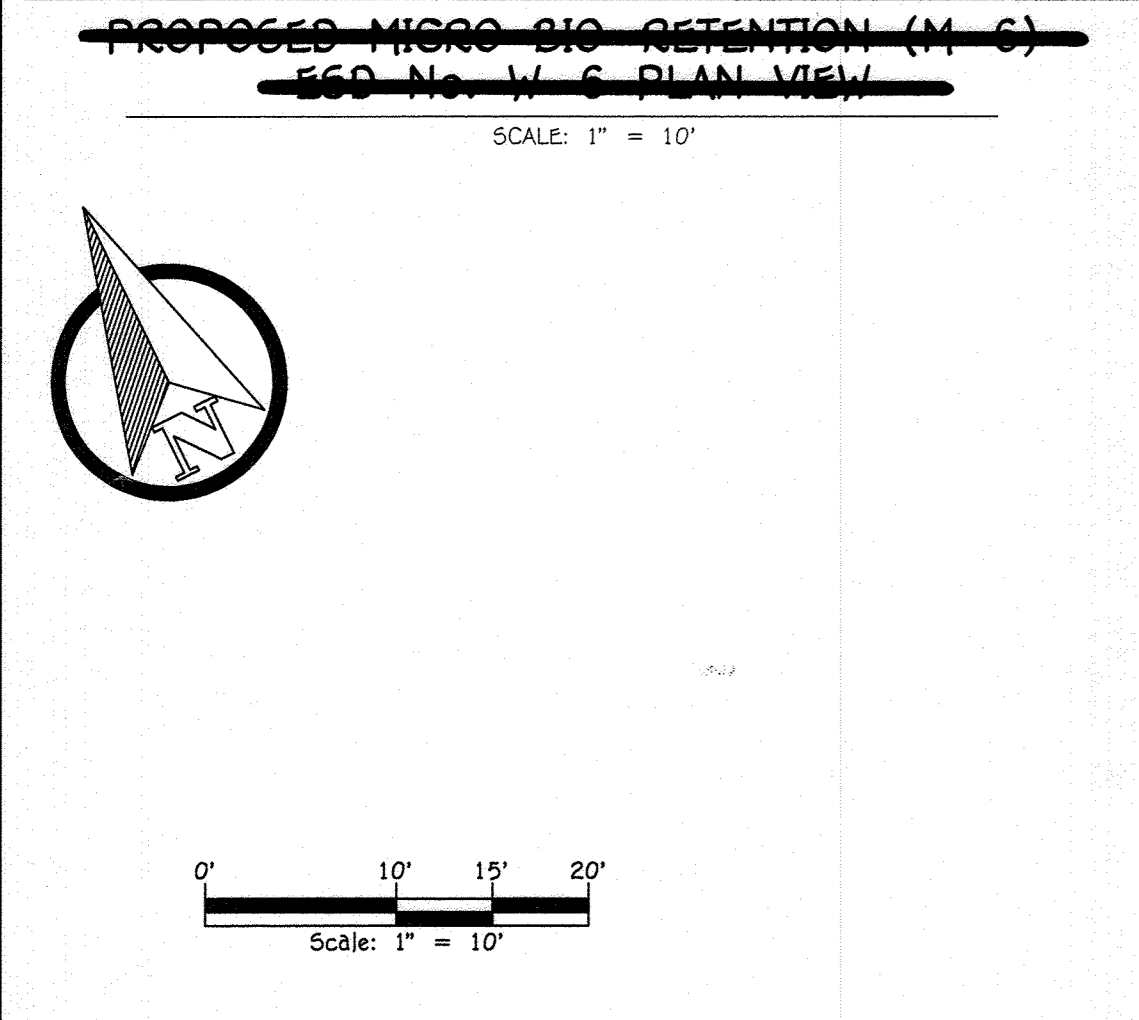
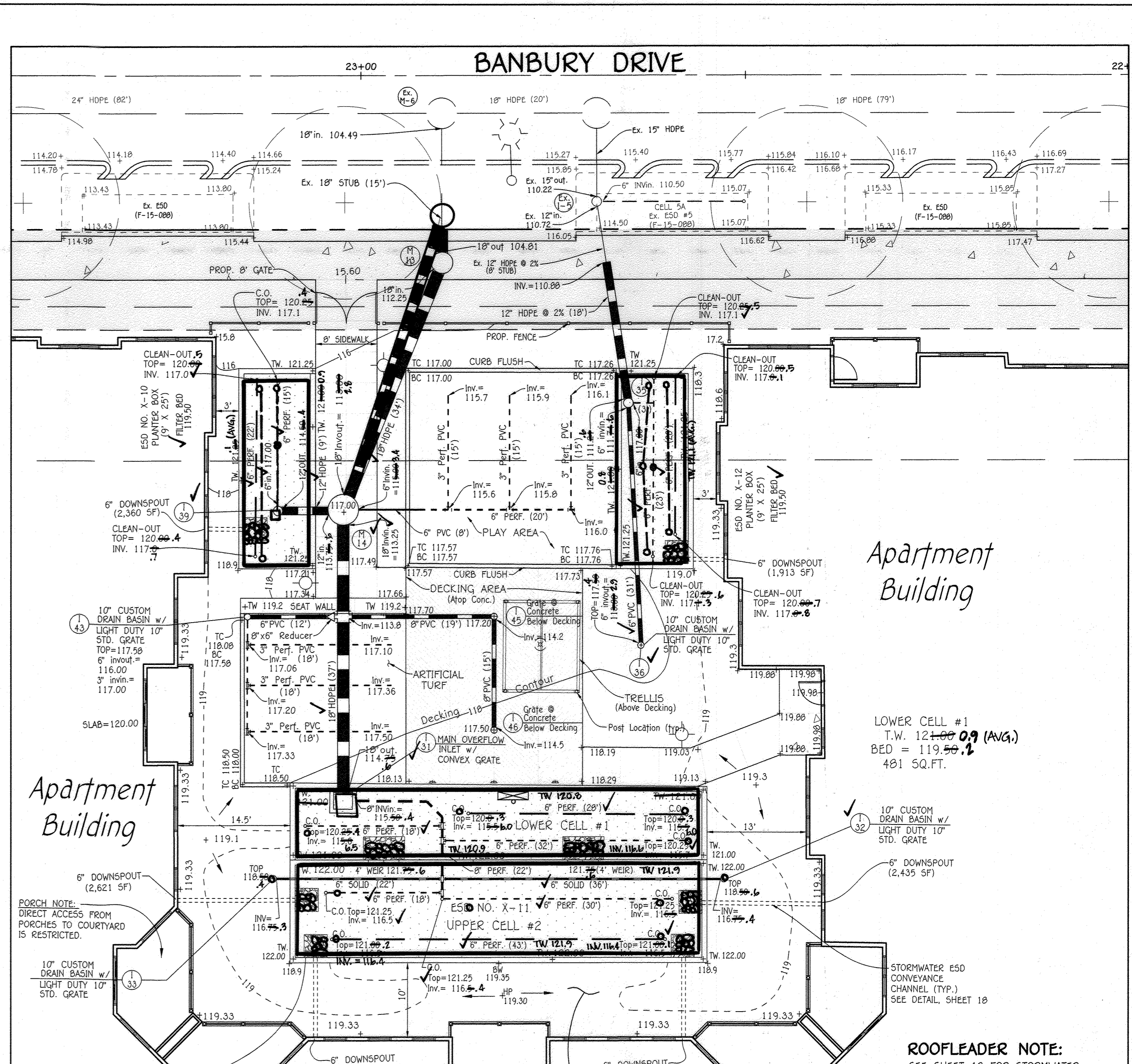
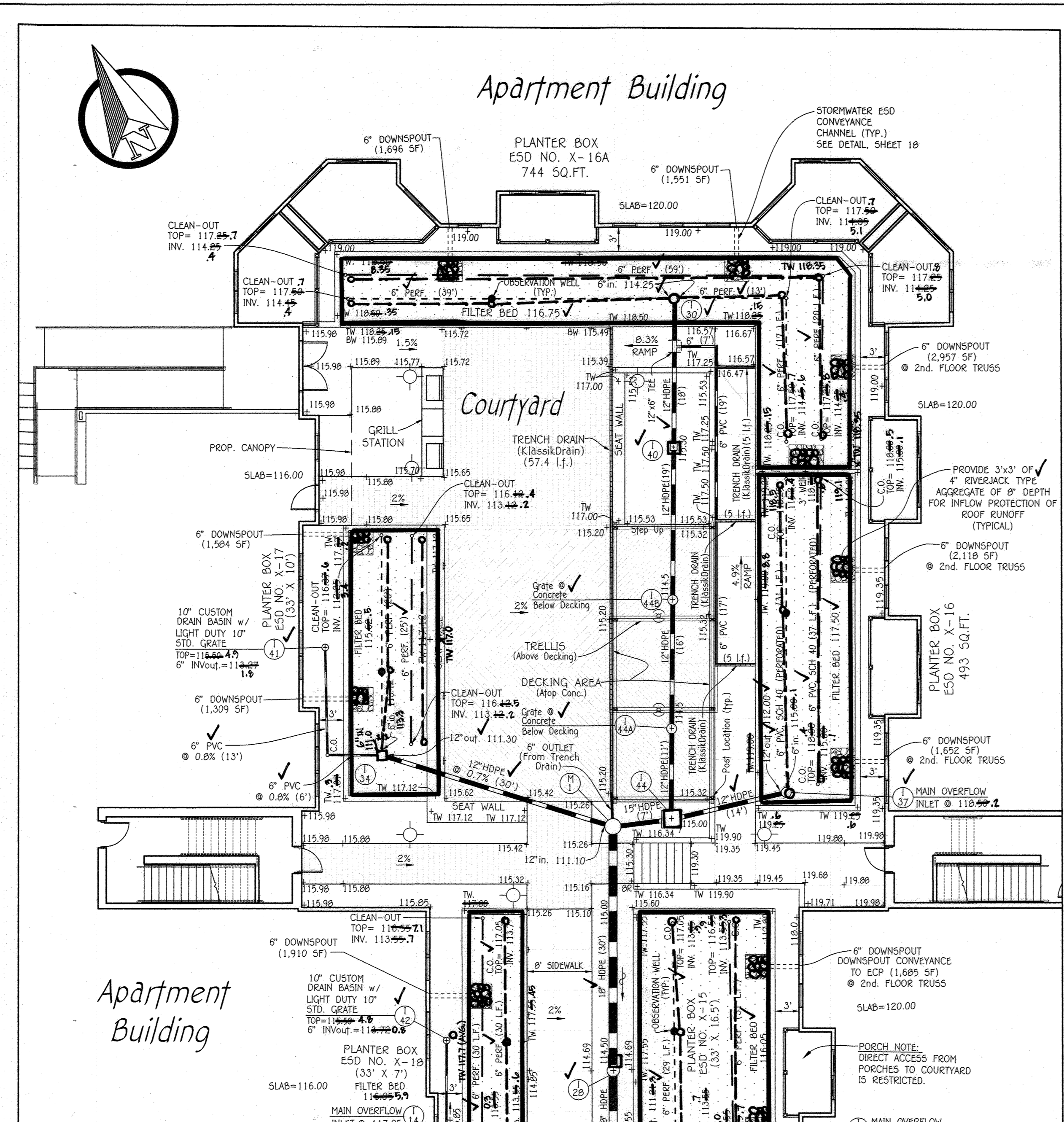
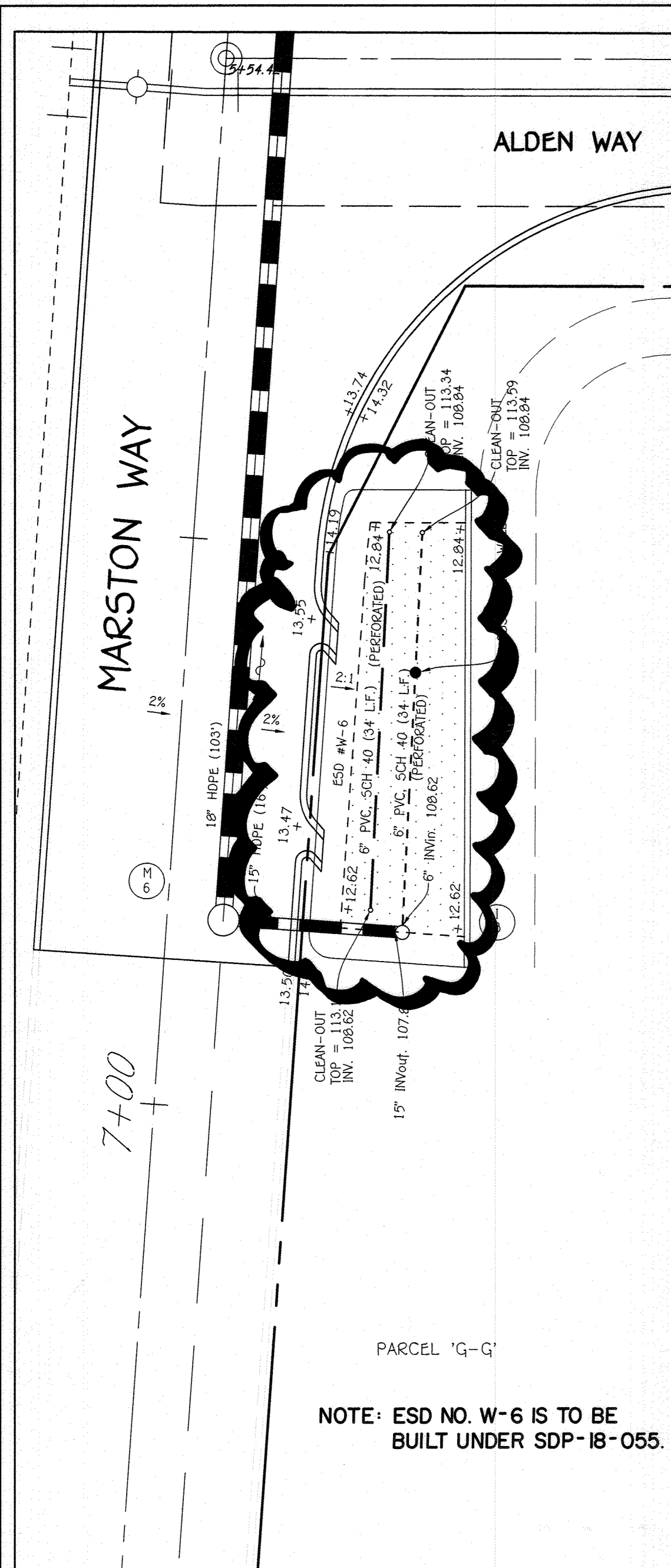
Developer
Preston • Scheffacker Properties
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING		
<i>Kat Schubert</i> Chief, Division of Land Development	12-21-17	Date
<i>Michelle</i> Chief, Development Engineering Division	12-21-17	Date
<i>A.G.</i> Director - Department of Planning and Zoning	12-21-17	Date
SUBDIVISION OXFORD SQUARE	SECTION/AREA ---	PARCEL NO. 'F-F'
PLAT NO. 24951-24953	BLOCK NO. ---	ZONE TOD
TAX/ZONE 36	ELEC. DIST. 1st	CENSUS TR. 601101

REVISED
STORMWATER MANAGEMENT PLAN VIEWS
OXFORD SQUARE
"A Howard County Green Neighborhood"
Parcel 'F-F' & OPEN SPACE LOT 377
"Dartmoor Place"

Tax Map No.: 36 Grid No.: 20 Parcel No.: 1003
First Election District: Howard County, Maryland
Scale: As Shown
Date: December 6, 2017
Sheet 8 of 27

"AS-BUILT" SDP-15-053



NO.	REVISION	DATE
1	REMOVED ESD NO. W-6 FROM THIS SDP	10/7/21
2	REVISED COURTYARD AMENITIES, SWM ESD'S & STORM DRAIN	12/6/17

NO.	REVISION	DATE
1	REMOVED ESD NO. W-6 FROM THIS SDP	10/7/21
2	REVISED COURTYARD AMENITIES, SWM ESD'S & STORM DRAIN	12/6/17

AS-BUILT CERTIFICATION

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[Signature]
Professional Engineer
11/1/23
Date

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c/o David P. Scheffacker, Jr.
Managing Member
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Towson, Maryland 21284
Ph: 410-296-3800

Developer
Preston • Scheffacker Properties
100 West Road, Suite 304
Towson, Maryland 21284
Ph: 410-296-3800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
Chief, Division of Land Development
12-21-17
Date

[Signature]
Chief, Development Engineering Division
12-21-17
Date

[Signature]
Department of Planning and Zoning
12-21-17
Date

SUBDIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE	---	'F'-F'

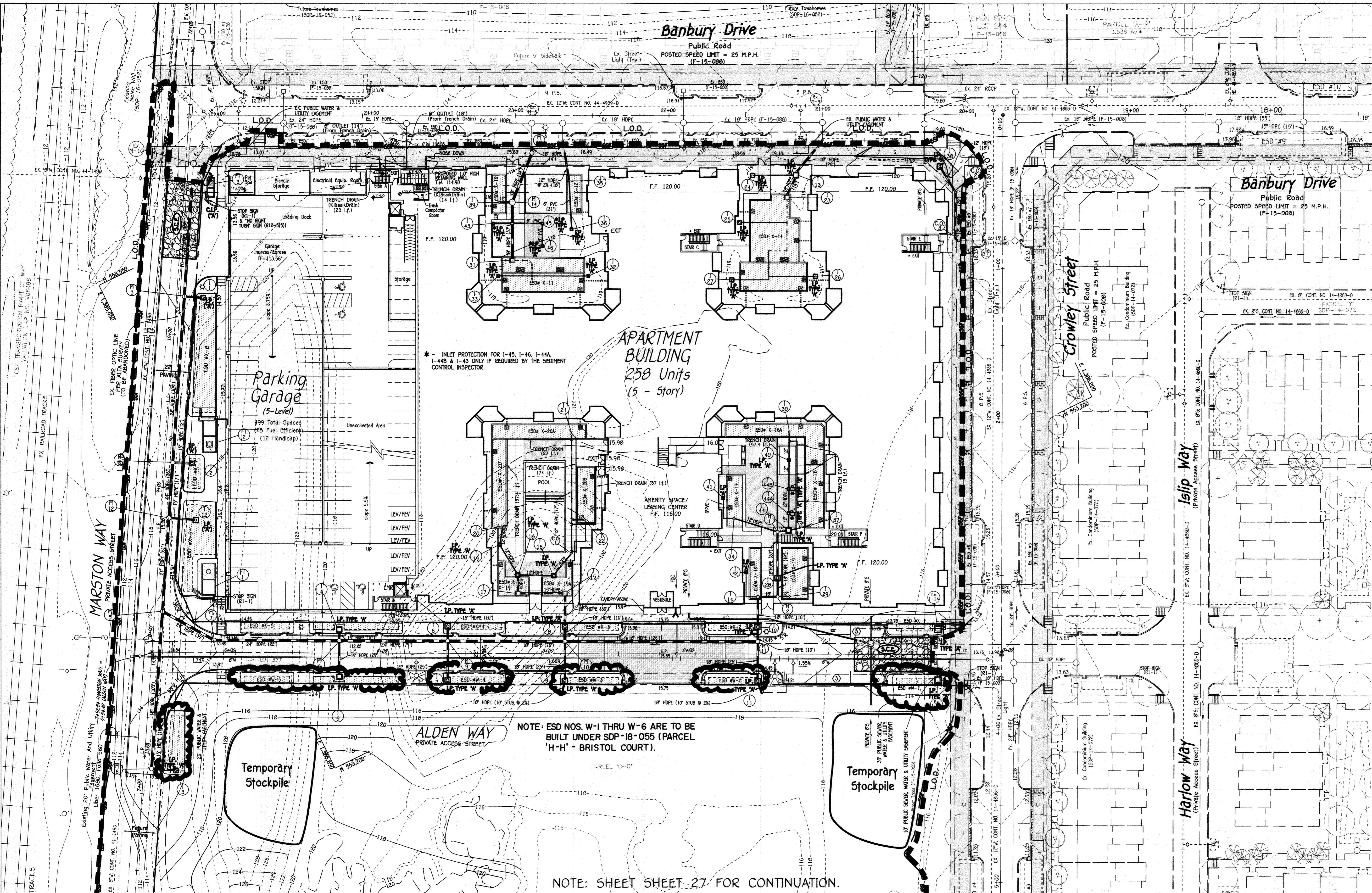
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
14951-24953	---	TOD	3B	1st.	601101

REVISED
STORMWATER MANAGEMENT PLAN VIEWS

OXFORD SQUARE
"A Howard County Green Neighborhood"
Parcel 'F-F' & OPEN SPACE LOT 377
"Dartmoor Place"

Zoned: TOD
Tax Map No.: 3B
Grid No.: 20
Parcel No.: 1003
First Election District: Howard County, Maryland
Scale: As Shown
Date: December 6, 2017
Sheet 9 of 27

12/20/2017 10:44 AM C:\Users\jmc\OneDrive\Documents\Projects\OXFORD SQUARE\OXFORD SQUARE SDP\OXFORD SQUARE SDP.dwg C:\Users\jmc\AppData\Local\Temp\AutoCAD\AutoCAD.dwg



SEDIMENT CONTROL LEGEND

- SSF—SSF—SSF— SUPER-SILT FENCE
- SF—SF—SF— SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- I.P. STANDARD INLET PROTECTION
- TYPE 'A'** INLET TYPE ('A' or 'B')
- L.O.D.— LIMIT OF DISTURBANCE

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR PUMPING ALL STANDING WATER THROUGH A FILTERING DEVICE TO A CLEAR WATER OUTFALL WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT.

AS-BUILT CERTIFICATION

NOTE: There is no "AS-BUILT" information provided on this sheet.

11/1/25
Date

SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
10272 BALTIMORE NATIONAL PLACE
ELICOTT CITY, MARYLAND 21042
(410) 451-2899

NO.	REVISION	DATE
2	REMOVED ESD NOS. W-1 THRU W-6 FROM THIS SDP.	10/7/21
1	REVISED GARAGE FIRST FLOOR LAYOUT, LAYOUT OF THE FOUR COURTYARDS, WHC & THE SWM FACILITIES.	12/6/17

ENGINEER'S CERTIFICATE

"I certify that this plan for sediment and erosion 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."

Aldo M. Vukobratovic 12/1/17
Signature of Engineer (print name below signature) Date

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 all 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 beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

David P. Schiffler 12/1/17
Signature of Developer (print name below signature) Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

John R. Robertson 12/1/17
Howard SCD Date

Owner
Kellogg-CCP, LLC
c/o David P. Scheffnacker, Jr.,
Managing Member
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3800

Developer
Preston • Scheffnacker Properties
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kurt Schumacher 12-21-17
Chief, Division of Land Development Date

W. J. [Signature] 12-21-17
Chief, Development Engineering Division Date

A. G. [Signature] 12-21-17
Department of Planning and Zoning Date

DIRECTOR	SUBDIVISION	SECTION/AREA	PARCEL NO.
	OXFORD SQUARE		'F-F'

PLAT NO.	BLOCK	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24351-24353		TOD	3B	1st	601101

REVISED
SEDIMENT & EROSION CONTROL PLAN
OXFORD SQUARE
"A Howard County Green Neighborhood"
Parcel 'F-F' & OPEN SPACE LOT 377
"Dartmoor Place"

Zoned: TOD
Tax Map No.: 3B Grid No.: 20 Parcel No.: 1003
First Election District: Towson, Maryland
Scale: As Shown
Date: December 6, 2017
Sheet 10 of 27

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP-15-053

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

- A. Soil Preparation
1. Temporary Stabilization
a. Seeded preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment...

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 B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2...

STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-3)

- Definition
The application of seed and mulch to establish vegetative cover.
Purpose
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.

- 2. 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:
i. Soil pH between 6.0 and 7.0
ii. Soluble salts less than 500 parts per million (ppm)...

- B. Topsoiling
1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soil 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.

- 2. Turfgrasses
a. Areas where turfgrasses 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 mixtures, application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan.

- c. Ideal Times of Seeding for Turf Grass Mixtures
Western MD: March 15 to June 1, August 1 to October 1
Hardness Zones: 5b, 6a) Central MD: March 1 to May 15, August 15 to October 15
Hardness Zones: 6b) Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15
Hardness Zones: 7a, 7b)

Permanent Seeding Summary table with columns for Hardness Zone, Seed Mixture, Application Rate, Seeding Dates, Seeding Depths, N, P2O5, K2O, and Lime Rate.

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

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

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 3:1 HORIZONTAL TO 1 VERTICAL (3:1); AND
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 STOCKPILE AREA (B-4-6)

- Definition
The mound or pile of soil protected by appropriately designed erosion and sediment control measures.
Purpose
To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

- Criteria
1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.

TEMPORARY SEEDING NOTES (B-4-4)

- Definition
To stabilize disturbed soils with vegetation for up to 6 months.
Purpose
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.

Temporary Seeding Summary table with columns for Hardness Zone, Species, Application Rate, Seeding Dates, Seeding Depths, and Lime Rate.

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS. CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PLACE, ELLETTT CIL, MARYLAND 21242 (410) 461-2695

ENGINEER'S CERTIFICATE
I certify that this plan for sediment and erosion 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 Engineer (print name below signature) Aldo M. Vitucci 12/16/17 Date

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 all 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 beginning the project.
Signature of Developer (print name below signature) David J. Hoffmann 12/16/17 Date

AS-BUILT CERTIFICATION
NOTE: There is no "AS-BUILT" information provided on this sheet.
Signature of Professional Engineer (print name below signature) John R. Babin 12/13/17 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development 12-21-17 Date
Chief, Engineering Division 12-21-17 Date
Director, Department of Planning and Zoning 12-21-17 Date

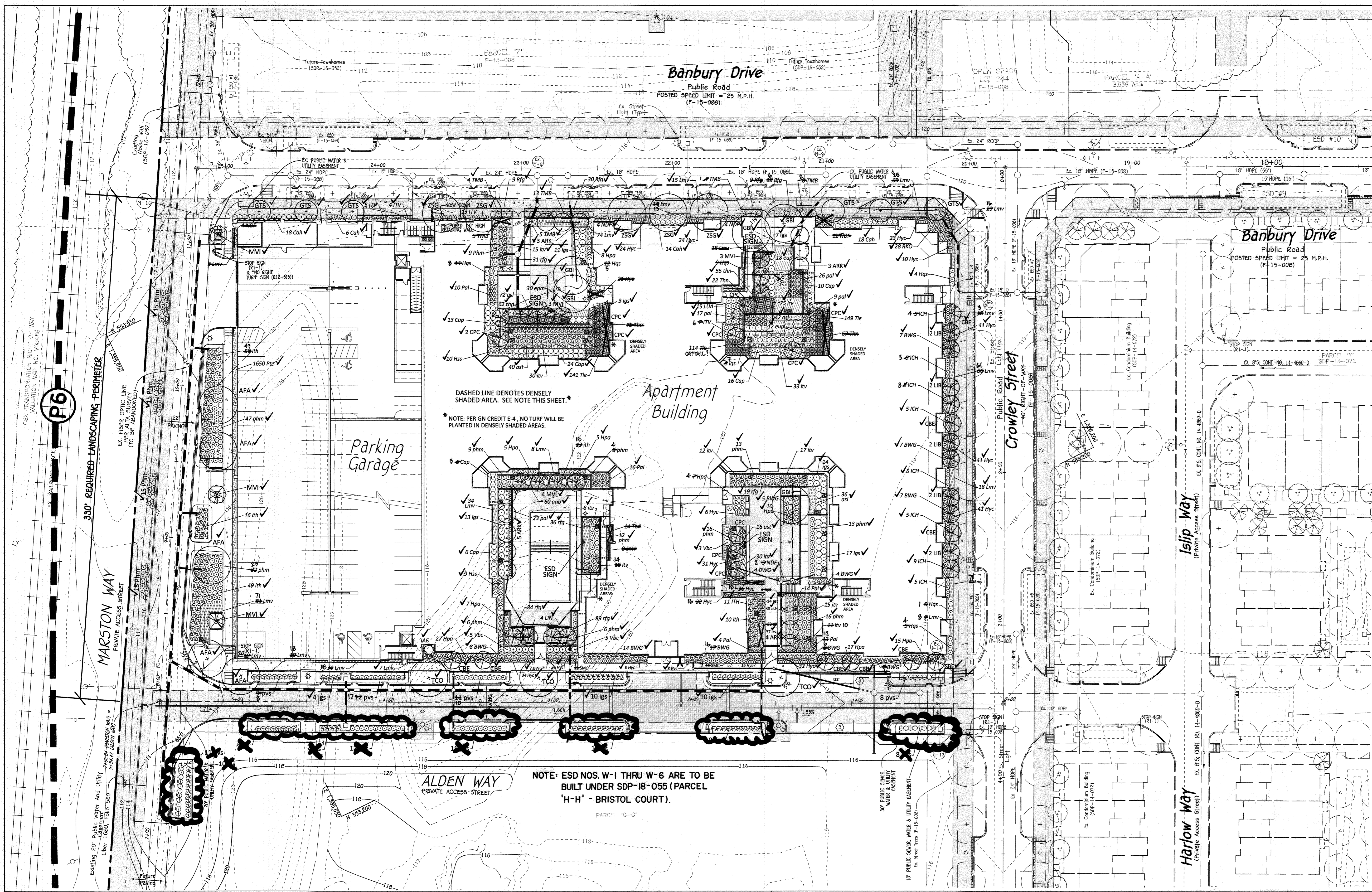
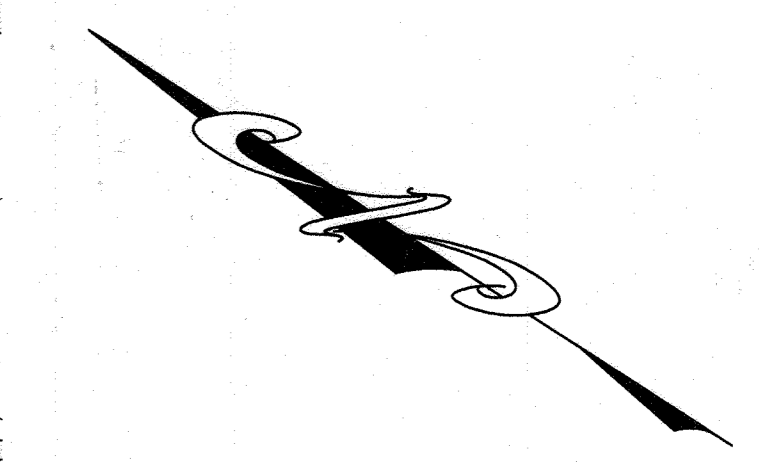
REVISED SEDIMENT AND EROSION CONTROL NOTES & DETAILS
OXFORD SQUARE
Parcel "F"-F & OPEN SPACE LOT 377 "Dartmoor Place"
Zoned: TOD
Grid No.: 20 Parcel No.: 1003
Scale: As Shown
Date: December 6, 2017 Sheet 11 Of 27

NOTE: ALL CONSTRUCTION WASTE MUST BE MANAGED IN ACCORDANCE WITH THE CONSTRUCTION WASTE MANAGEMENT PLAN PER GREEN NEIGHBORHOOD CREDIT H-3.

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), 410-513-1855 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 disturbance.
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.

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET



LEGEND

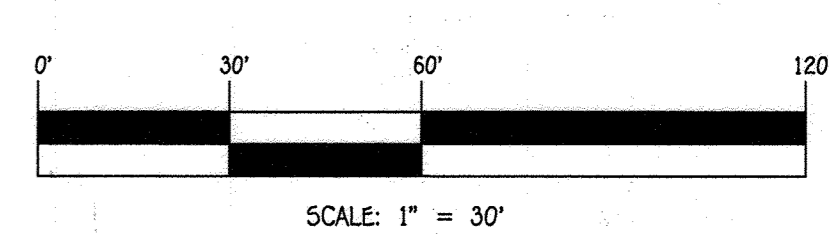
- PROPOSED SHADE TREE (COUNTED TOWARD LANDSCAPE REQUIREMENT)
- PROPOSED EVERGREEN TREE (COUNTED TOWARD LANDSCAPE REQUIREMENT)
- PROPOSED ORNAMENTAL TREE (COUNTED TOWARD LANDSCAPE REQUIREMENT)
- PROPOSED SHRUBS (COUNTED TOWARD LANDSCAPE REQUIREMENT)
- PROPOSED GROUNDCOVER
- ESD SIGNAGE

AS-BUILT CERTIFICATION

I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS-BUILT" plan meet the approved plans and specifications.

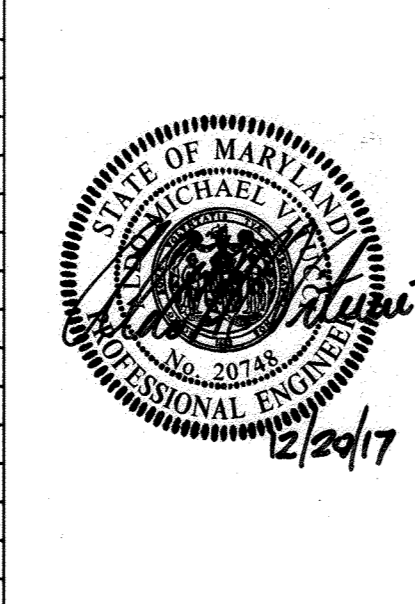


11/1/25
Date



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

NO.	REVISION	DATE
1	REMOVED ESD NOS. W-1 THRU W-6 FROM THIS SDP	10/7/21
1	REVISED COURTYARD LAYOUTS & LANDSCAPING	12/6/17



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 letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

David P. Schreffler 12/20/17
 Name Date

Owner	Developer
Kellogg-COP, LLC c/o David P. Schreffler, Jr., Managing Member 100 West Road, Suite 304 Towson, Maryland 21284 Ph: 410-296-3800	Preston + Schefflenacker Properties 100 West Road, Suite 304 Towson, Maryland 21284 Ph: 410-296-3800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Victor Salame 12-21-17
 Chief, Division of Land Development Date

W. G. G. 12-21-17
 Chief, Development Engineering Division Date

A. G. 12-21-17
 Director, Department of Planning and Zoning Date

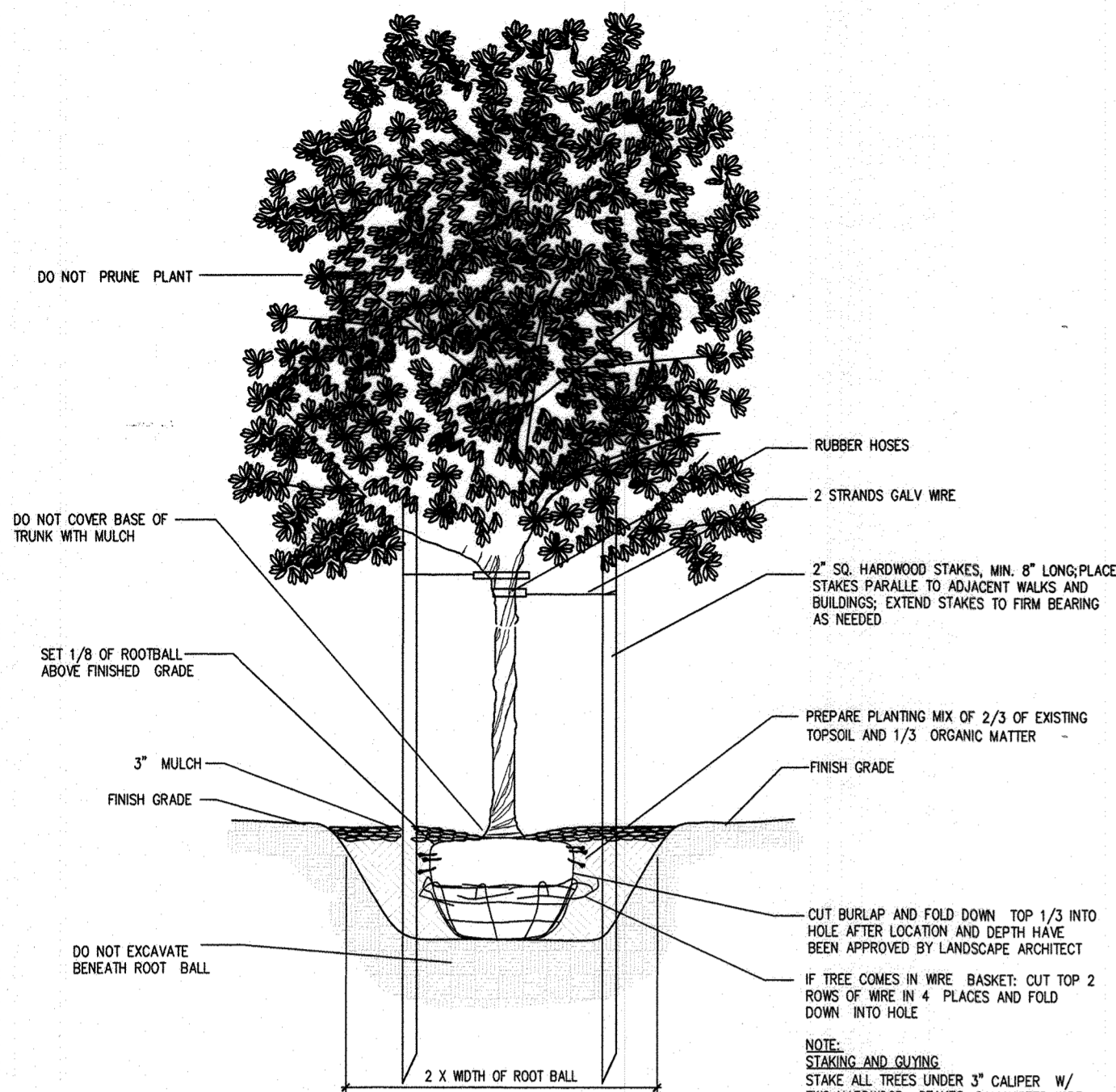
SUBDIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE		"F-F"
PLAT Nos.	BLOCK NO.	ZONE
24351-24353	---	TOD
		TAX/ZONE
		3B
		ELEC. DIST.
		1st
		CENSUS TR.
		601101

REVISED
 STREET TREE & LANDSCAPE PLAN
OXFORD SQUARE
 "A Howard County Green Neighborhood"
 Parcel "F-F" & OPEN SPACE LOT 377
 "Dartmoor Place"

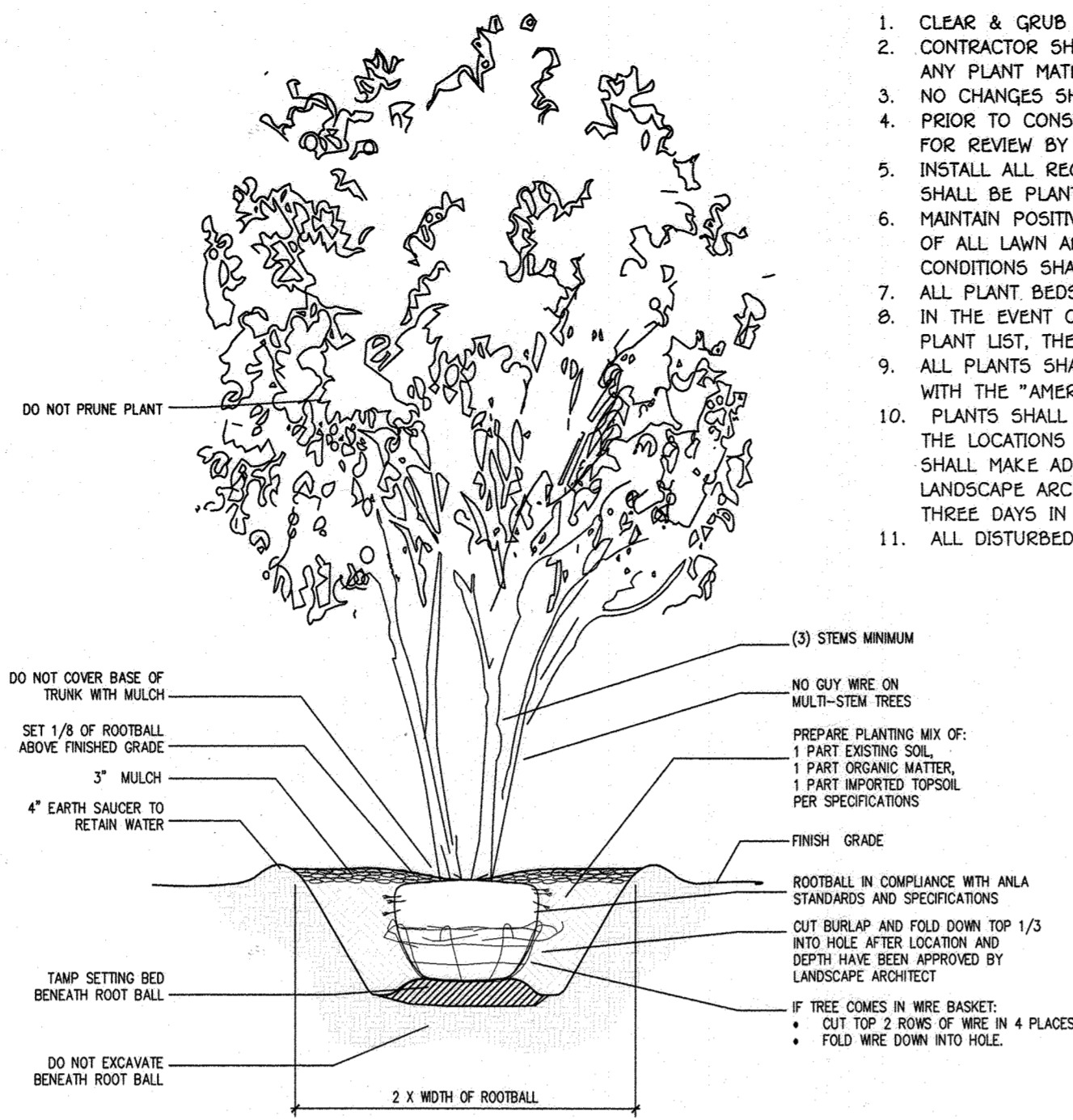
Zoned: TOD
 Tax Map No.: 3B Grid No.: 20 Parcel No.: 1003
 First Election District: Howard County, Maryland
 Scale: As Shown
 Date: December 6, 2017
 Sheet 13 of 27

"AS-BUILT" SDP-15-053

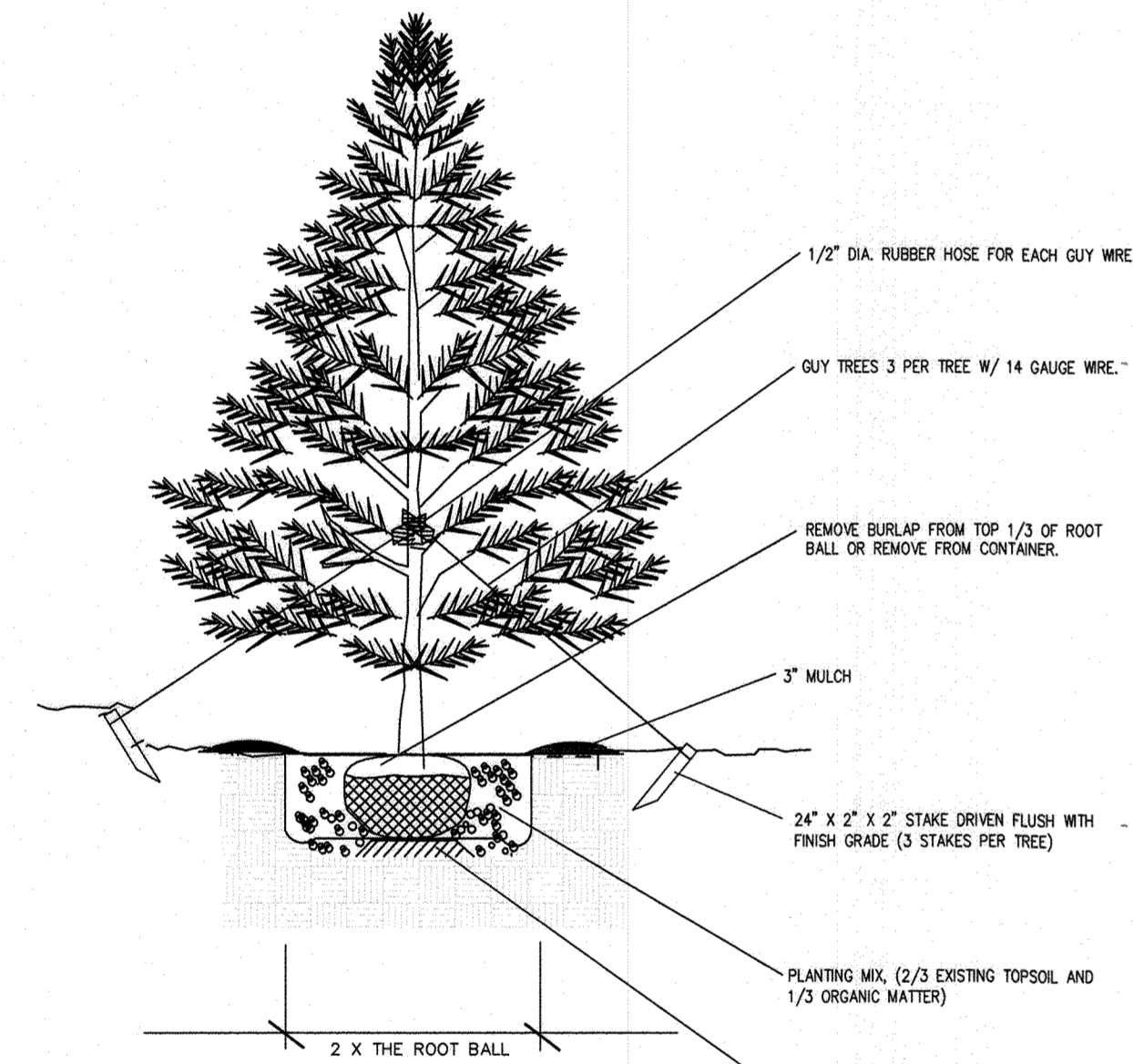
1/20/2009/09/14/06/SDP - Parcel "X" August 2016/SDP - Countywide Reclamation 12-14 Landscape plan for mylar/eng. C-15 SDP-15-053, 12/20/2017 9:12:10 AM, L1



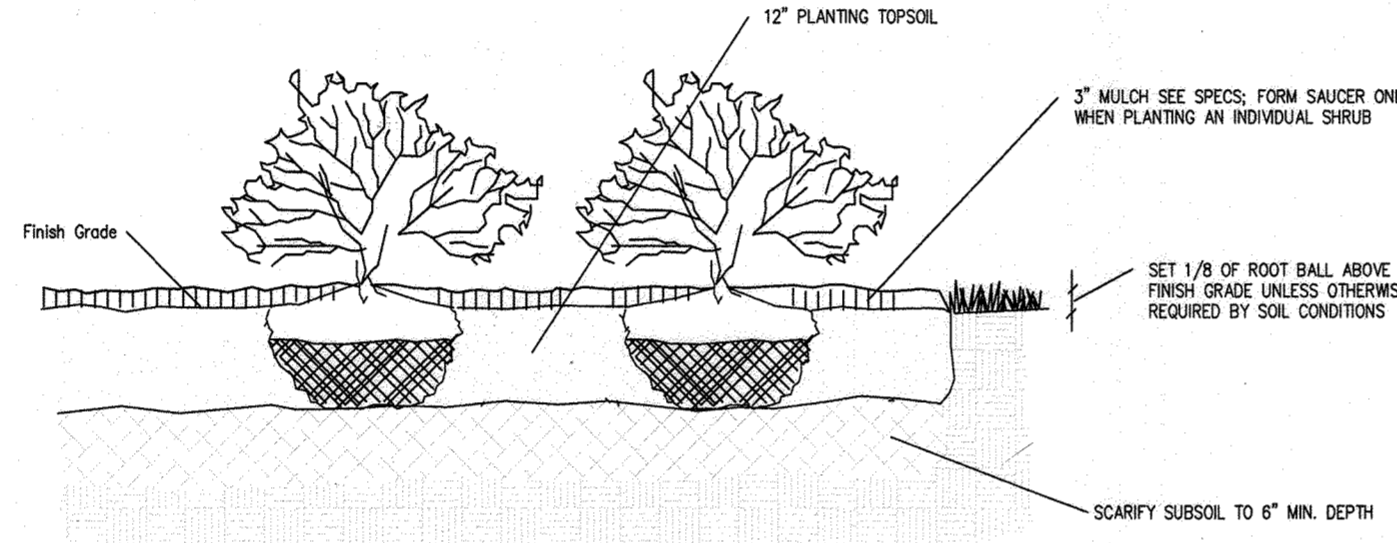
DECIDUOUS TREE - TYPICAL PLANTING DETAIL



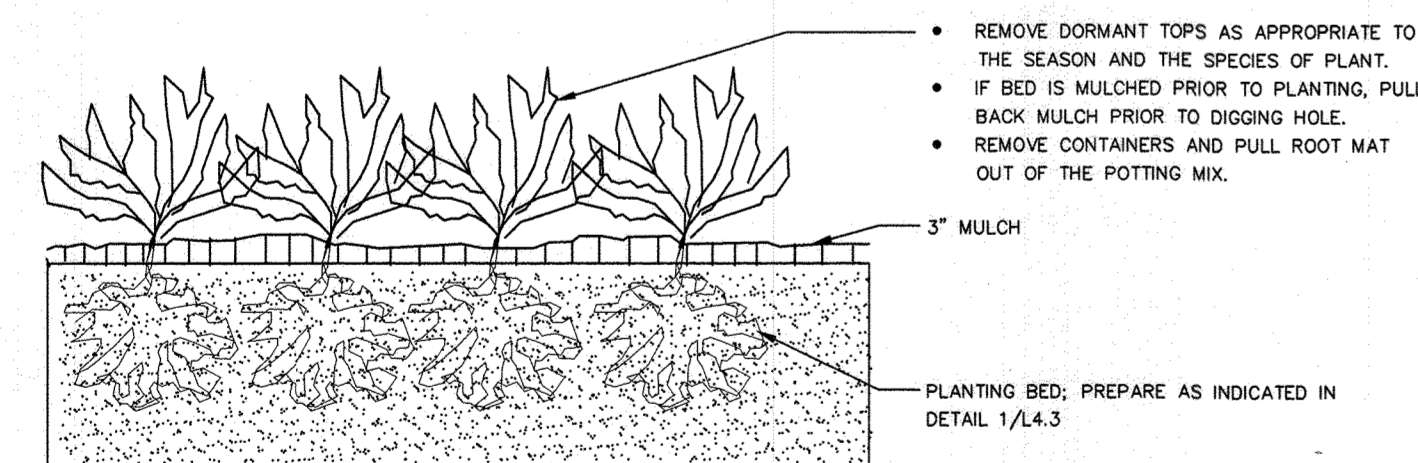
MULTISTEM TREE - TYPICAL PLANTING DETAIL



EVERGREEN TREE - TYPICAL PLANTING DETAIL



SHRUB AND HEDGEROW - TYPICAL PLANTING DETAIL



GROUNDCOVER / PERENNIAL PLANTING - TYPICAL

GENERAL PLANTING NOTES:

1. CLEAR & GRUB ALL PLANTING AREAS.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
3. NO CHANGES SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
4. PRIOR TO CONSTRUCTION OF PLANTING BEDS, THE CONTRACTOR SHALL STAKE OUT PLANTING BED LINES IN THE FIELD FOR REVIEW BY THE LANDSCAPE ARCHITECT.
5. INSTALL ALL REQUIRED PLANTING AND LAWN SOILS AS PER DETAILS. ALL SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE PLANTED IN PLANTING BEDS PREPARED AS REQUIRED BY THE DETAILS.
6. MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM 2% SLOPE AND MAINTAIN POSITIVE DRAINAGE OF ALL LAWN AREAS, UNLESS OTHERWISE NOTED ON DRAWINGS. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS.
7. ALL PLANT BEDS SHALL BE CONTAINED WITH A SPADED EDGE UNLESS OTHERWISE NOTED ON DRAWINGS.
8. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE DRAWINGS SHALL APPLY.
9. ALL PLANTS SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION.
10. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS. PRIOR TO PLANTING, THE CONTRACTOR SHALL STAKE OUT THE LOCATIONS OF ALL PLANTS IN THE FIELD FOR REVIEW BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL MAKE ADJUSTMENTS IN THE FIELD AS NECESSARY. ALL FINAL PLANT LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT. FOR LAYOUT REVIEW, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF THREE DAYS IN ADVANCE.
11. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED OR SOODED.

PLANTING SCHEDULE (INCLUDED IN SDP LANDSCAPE REQUIREMENTS)

QTY.	KEY	BOTANICAL NAME COMMON NAME	SIZE	CONT.	REMARKS
TREES - DECIDUOUS SHADE					
5	AFA	Acer x freemanii 'Autumn Blaze' Freeman Maple	2-1/2' cal. min.	B & B	Seedless
15	ARK	Acer rubrum 'Karpik' Karpik Red Maple	2-1/2' cal. min.	B & B	Seedless/Fastigate
5	GBI	Ginkgo biloba Maidenhair Tree	2-1/2' cal. min.	B & B	Seedless/Male Only
6	GTS	Gleditsia triacanthos var. inermis 'Droves' Streetkeeper Honeylocust	2-1/2' cal. min.	B & B	Thornless/Fastigate
3	TCO	Tilia cordata 'Greenspire' Littlespire Linden	2-1/2' cal. min.	B & B	Street Tree
5	ZSG	Zelkova serrata 'Green Vase' Japanese Zelkova	2-1/2' cal. min.	B & B	
TREES - EVERGREEN					
1	IAF	Ilex x attenuata 'Foster' Foster's Holly	6"-8" ht. min.	B & B	Male Only
TREES - ORNAMENTAL					
4	LIN	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle	8"-10" ht. min.	B & B	Multistem/4 cones min.
10	LIB	Lagerstroemia x 'Blow' Blow Crape Myrtle	8"-10" ht. min.	B & B	Multistem/4 cones min.
13	MVI	Magnolia virginiana Sweetbay Magnolia	8"-10" ht. min.	B & B	Multistem/4 cones min.
9	CBE	Carpinus betulus European Hornbeam	2-1/2' cal. min.	B & B	Fastigate
11	CPC	Carpinus caroliniana American Hornbeam	2-1/2' cal. min.	B & B	
SHRUBS (PART OF SCHEDULE 'C' REQUIREMENT)					
91	BWG	Buxus microphylla var. koreana Wintergreen Boxwood	24"-30" Ht.	Cont.	36" O.C.
44	ICH	Ilex crenata 'Helleri' Japanese Holly	24"-30" spd.	Cont.	30" O.C.
11	ITH	Itea virginica 'Little Henry' Sweetspire	24"-30" Ht.	Cont.	36" O.C.
21	ITV	Itea virginica 'Henry's Garnet' Sweetspire	24"-30" Ht.	Cont.	36" O.C.
15	LUA	Leucothoe axillaris Coast Fetterbush	18"-24" Ht.	Cont.	42" O.C.
10	NDF	Nandina domestica 'Firepower' Firepower Heavenly Bamboo	24"-30" Ht.	Cont.	36" O.C.
28	RKO	Rosa 'Light Pink Knockout Rose' Knockout Rose	24"-30" Ht.	Cont.	36" O.C.
19	SMC	Spirea japonica 'Magic Carpet' Magic Carpet Spirea	18"-24" Ht.	Cont.	24" O.C.
15	TMB	Taxus x media 'Brownii' Anglo-Jap Yew	24"-30" Ht.	B & B	40" O.C.
SHRUBS (SCHEDULE 'A' REQUIREMENT)					
60	Phm	Panicum virgatum 'Heavy Metal' Heavy Metal Switchgrass	#1	Cont.	36" O.C.
ESD PLANTS					
124	anb	Aster nova-belgii New York Aster	#1	Cont.	18" o.c.
298	osl	Aster laevis Smooth Aster	#1	Cont.	18" o.c.
70	ast	Aesclopias tuberosa Butterfly Weed	#1	Cont.	30" o.c.
30	epm	Echinacea purpurea 'Magnus' Purple Coneflower	#1	Cont.	18" o.c.
30	eup	Eupatorium purpureum 'Little Joe' 'Little Joe' Joe-Pye Weed	#1	Cont.	36" O.C.
120	igs	Ilex glabra 'Shamrock' Limbary	24"-30" Ht.	Cont.	40" o.c./Male Outlier
142	irv	Iris versicolor Blue Flag Iris	1 Gal.	Cont.	18" o.c.
150	ith	Itea virginica 'Little Henry' Sweetspire	24"-30" Ht.	Cont.	36" O.C.
104	itv	Itea virginica 'Henry's Garnet' Sweetspire	24"-30" Ht.	Cont.	36" O.C.
175	phm	Panicum virgatum 'Heavy Metal' Heavy Metal Switchgrass	#1	Cont.	36" O.C.
75	pal	Pennisetum alopecuroides Fountaingrass	#1	Cont.	30" O.C.
82	pva	Panicum virgatum Switchgrass	#1	Cont.	36" O.C.
309	rfg	Rudbeckia fulgida 'Goldstrum' Black-eyed Susan	1 Qt.	Cont.	18" O.C.
117	thn	Thelypteris noveboracensis New York Fern	#1	Cont.	18" O.C.

* DENOTES NATIVE SPECIES PLANTED WITHIN DENSELY SHADED AREAS.

SCHEDULE A PERIMETER LANDSCAPE EDGE	
PERIMETER	P6 (F-12-026)
CATEGORY	Res. Adjacent to Non-Res.
LANDSCAPE TYPE	A
LINEAR FEET OF PERIMETER (TOTAL PERIMETER)	1630.70' **
CREDIT FOR EXISTING VEGETATION (TOTAL PERIMETER) (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES-350' F-12-026
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	NO
NUMBER OF PLANTS REQUIRED (TOTAL PERIMETER)	32
SHADE TREES	64
EVERGREEN TREES	6
SHRUBS	0
NUMBER OF PLANTS PROVIDED W/THIS SDP (330')	0
SHADE TREES	0
EVERGREEN TREES	0
OTHER TREES (2:1 SUBSTITUTION)	0
SHRUBS (10:1 SUBSTITUTION)	60
NUMBER OF PLANTS PROVIDED W/THIS SDP (330')	0
SHADE TREES	0
EVERGREEN TREES	0
OTHER TREES (2:1 SUBSTITUTION)	0
SHRUBS (10:1 SUBSTITUTION)	60

** PERIMETER P-6 NOTE:
TOTAL PERIMETER P-6 PER (F-12-026) = 1630.70'
330' OF P-6 IS PART OF THIS SDP-15-053
1025' OF P-6 IS PART OF SDP-15-052 WITH THE REMAINING 275.70' BEING PROVIDED UNDER A FUTURE SDP.

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	250
NUMBER OF TREES REQUIRED (1:10 SFA; 1:3 DU APTS)	86
NUMBER OF TREES PROVIDED	39
SHADE TREES	48 (1 EVERGREEN / 47 ORNAMENTAL)
OTHER TREES (2:1 SUBSTITUTION)	317
SHRUBS (10:1 SUBSTITUTION)	

PLANTING SCHEDULE (NOT INCLUDED IN SDP LANDSCAPE REQUIREMENTS)					
QTY.	KEY	BOTANICAL NAME COMMON NAME	SIZE	CONT.	REMARKS
SHRUBS/PERENNIALS/GROUND COVER					
56	Cah	Clethra alnifolia 'Hummingbird' Hummingbird Summersweet	24"-30" ht.	Cont.	36" O.C.
74	Cap	Clethra alnifolia 'Pink Spire' Pink Spire Summersweet	24"-30" ht.	Cont.	36" O.C.
98	Hpa	Hydrangea paniculata 'Little Lime' 'Little Lime' Hydrangea	30"-36" ht.	Cont.	40" O.C.
44	Hsq	Hydrangea quercifolia 'Snow Queen' Great Hydrangea	24"-30" ht.	Cont.	40" O.C.
19	Hss	Hosta 'Sum and Substance' Sum and Substance Hosta	#1	Cont.	42" O.C.
440	Hyc	Hypericum calycinum Aronsbear's St. Johnswort	15"-18" ht.	Cont.	18" O.C.
479	Lmv	Liriope muscari 'Variegata' Variegated Lilyturf	#1	Cont.	18" O.C.
510	Pal	Pennisetum alopecuroides Fountaingrass	#1	Cont.	30" O.C.
445	Rfg	Rudbeckia fulgida 'Goldstrum' Black-eyed Susan	1 Qt.	Cont.	18" O.C.
5	Phm	Panicum virgatum 'Heavy Metal' Heavy Metal Switchgrass	#1	Cont.	36" O.C.
1,650	Pte	Pachyrhizus terminalis Japanese Spurge		Cont.	6" O.C.
140	Thn	Thelypteris noveboracensis New York Fern	#1	Cont.	18" O.C.
404	Tle	Tiarella cordifolia 'Lehigh' Lehigh Foamflower	#1	Cont.	12" O.C.
13	Vbc	Viburnum burkwoodii 'Canoy' Burkwood Viburnum	30"-36" ht.	B & B	48" O.C.

* DENOTES NATIVE SPECIES PLANTED WITHIN DENSELY SHADED AREAS.

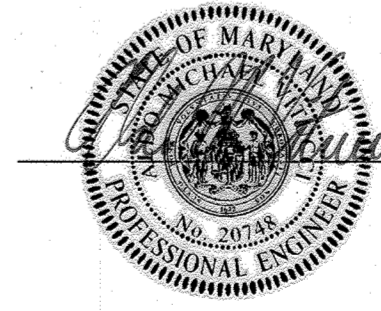
NUMBER OF TREES REQUIRED (SCHEDULE 'A' & 'C')	
SHADE TREES:	92
EVERGREEN TREES:	0
	92

NUMBER OF TREES PROVIDED:	
SHADE TREES:	39
EVERGREEN TREES:	1/2 = 0.5
ORNAMENTAL TREES:	47/2 = 23.5
SHRUBS:	317/10 = 31.7
TOTAL TREES PROVIDED:	94

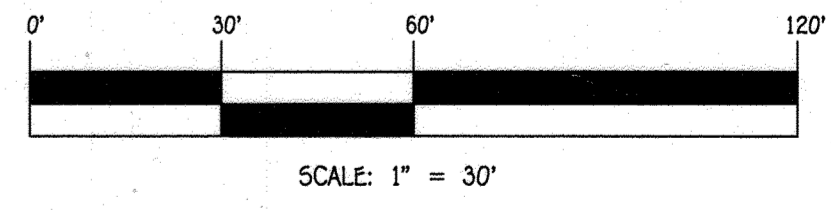
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING TREES 92 SHADE TREES (39 SHADE TREES + 45 ORNAMENTALS + 1 EVERGREENS) / 2 + 300 SHRUBS / 10) SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$27,500.

AS-BUILT CERTIFICATION

I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS-BUILT" plan meet the approved plans and specifications.

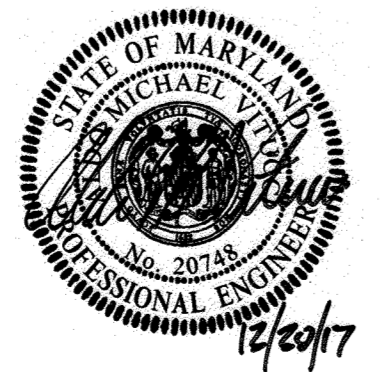


11/1/25
Date



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21142
(410) 461-2299

NO.	REVISION	DATE
1	REVISED LANDSCAPING CHARTS	12/6/17



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 letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

David P. Scheffacker 12/20/17
Name Date

Owner	Developer
Kellogg-CCP, LLC c/o David P. Scheffacker, Jr. Managing Member 100 West Road, Suite 304 Towson, Maryland 21204 Ph: 410-296-3000	Preston + Scheffacker Properties 100 West Road, Suite 304 Towson, Maryland 21204 Ph: 410-296-3000

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING			
<i>Kate A. O'Connell</i> Chief, Division of Land Development	12-21-17 Date		
<i>M. J. ...</i> Chief, Development Engineering Division	12-21-17 Date		
<i>A. G. ...</i> Director, Department of Planning and Zoning	12-21-17 Date		
SUBDIVISION OXFORD SQUARE	SECTION/AREA ----	PARCEL NO. "F-F"	
PLAT NO. 24351-24353	BLOCK NO. ---	ZONE TOD	TAX/ZONE 30 ELEC. DIST. 1st. CENSUS TR. 601101

REVISED LANDSCAPE DETAILS
OXFORD SQUARE
"A Howard County Green Neighborhood"
Parcel 'F-F' & OPEN SPACE LOT 377
"Dartmoor Place"

Zoned: TOD
Tax Map No.: 30 Grid No.: 20 Parcel No.: 1003
First Election District: Towson, Maryland
Scale: As Shown
Date: December 6, 2017
Sheet 14 of 27

STRUCTURE SCHEDULE

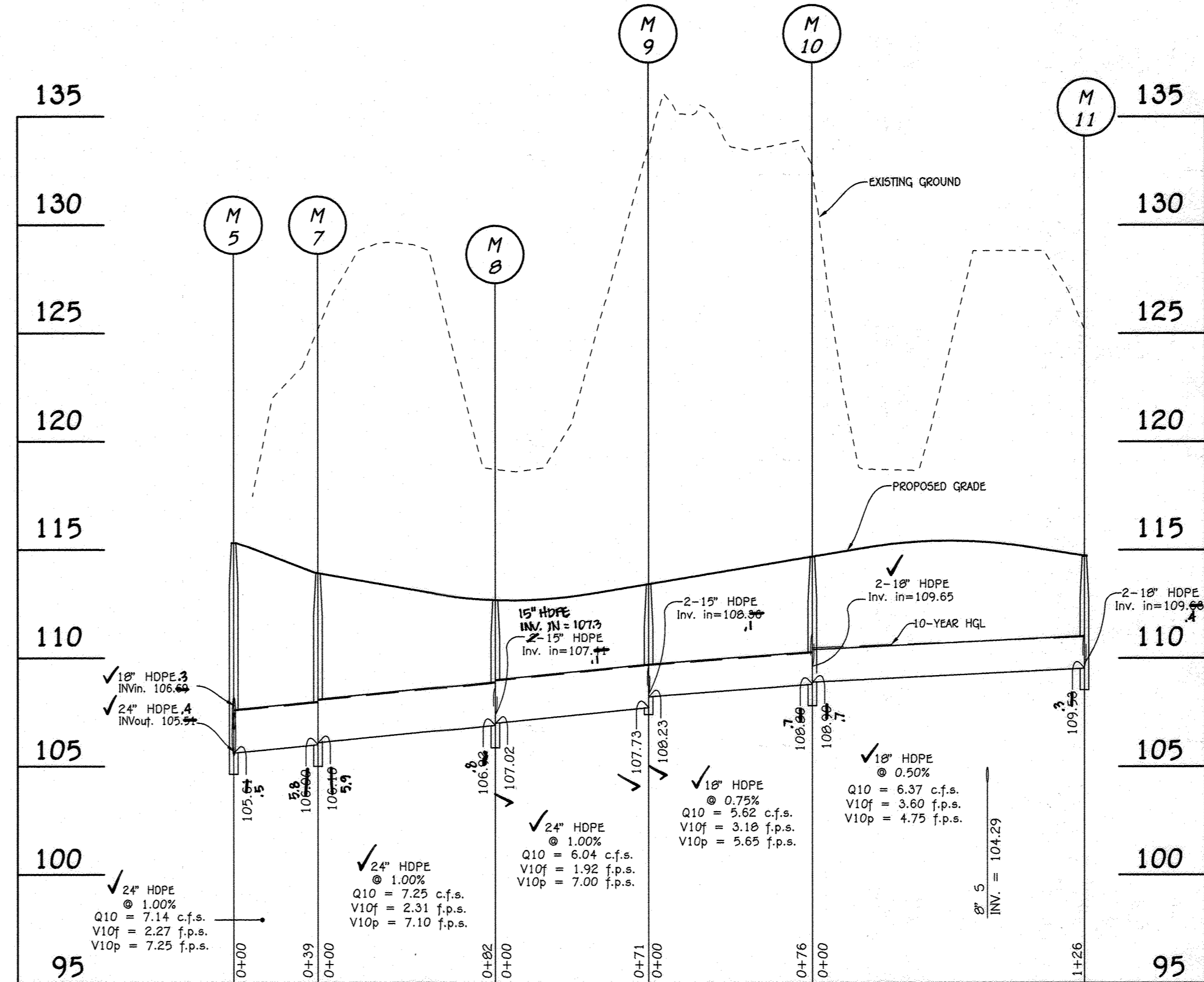
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	REMARKS
I-1	114.44	108.90 (6")	108.15 (15")	MARSTON WAY	10+25	17' R	15" BASIN	Nyloplast OR EQUAL
I-2	115.45	110.37 (6"), 110.37 (6")	109.35 (15")	MARSTON WAY	9+16.6	17' R	15" BASIN	Nyloplast OR EQUAL
I-3	113.37	108.62 (6")	107.67 (15")	MARSTON WAY	7+16.6	20.8' R	15" BASIN	Nyloplast OR EQUAL
I-4	112.50	107.75 (6")	107.65 (15")	ALDEN WAY	4+62	15.3' R	5" INLET	D - 4.39
I-5	112.50	107.75 (6")	107.65 (15")	ALDEN WAY	4+62	15.3' L	5" INLET	D - 4.39
I-6	113.25	108.50 (6")	108.50 (15")	ALDEN WAY	3+61.5	17.5' R	15" BASIN	Nyloplast OR EQUAL
I-7	113.25	108.50 (6")	108.50 (15")	ALDEN WAY	3+61.5	17.5' L	15" BASIN	Nyloplast OR EQUAL
I-8	114.65	110.90 (6"), 110.90 (18")	109.90 (18")	ALDEN WAY	2+85	17.5' L	15" BASIN	Nyloplast OR EQUAL
I-9	114.65	109.90 (6"), 110.00 (18" STUB)	109.90 (18")	ALDEN WAY	1+59	17.5' L	15" BASIN	Nyloplast OR EQUAL
I-10	114.65	110.90 (6"), 109.90 (18")	109.90 (18")	ALDEN WAY	1+59	17.5' L	15" BASIN	Nyloplast OR EQUAL
I-11	114.60	109.85 (6"), 109.95 (18" STUB)	109.85 (18")	ALDEN WAY	1+59	17.5' L	15" BASIN	Nyloplast OR EQUAL
I-12	115.45	110.35 (6"), 110.35 (6")	109.95 (15")	MARSTON WAY	8+80.3	22.4' R	15" BASIN	Nyloplast OR EQUAL
I-13	118.50	114.60 (6"), 113.45 (18")	113.35 (18")	BANBURY DRIVE	21+17.35	39.2' L	5" INLET	D - 4.22
I-14	117.05	113.25 (6"), 110.00 (6"), 110.00 (18")	110.00 (18")	N 553178.70	E 138946.79	---	24" BASIN	Nyloplast OR EQUAL
I-15	117.75	114.25 (6"), 110.25 (15")	110.25 (18")	N 553237.62	E 1389395.60	---	5" INLET	D - 4.22
I-16	115.45	111.25 (12")	111.25 (12")	N 553249.59	E 1389833.30	---	12" BASIN	Nyloplast OR EQUAL
I-17	117.45	114.25 (6"), 110.87 (15")	110.77 (15")	N 553257.13	E 1389805.73	---	5" INLET	D - 4.22
I-18	115.45	111.25 (12"), 111.25 (12")	110.99 (15")	N 553259.20	E 1389812.04	---	24" BASIN w/ CONE REDUCER FOR 12" GRATE	Nyloplast OR EQUAL
I-19	115.45	111.57 (12")	111.47 (12")	N 553462.96	E 1389950.76	---	12" BASIN	Nyloplast OR EQUAL
I-20	117.75	114.25 (6"), 111.25 (6")	111.25 (12")	N 553314.80	E 1389820.60	---	12" BASIN	Nyloplast OR EQUAL
I-21	117.75	114.25 (6")	112.50 (12")	N 55327.52	E 1389804.34	---	12" BASIN	Nyloplast OR EQUAL
I-22	117.75	114.25 (6")	112.50 (12")	N 55328.13	E 1389804.35	---	12" BASIN	Nyloplast OR EQUAL
I-23	114.65	110.90 (6")	110.90 (18")	N 553403.96	E 1386078.40	---	5" INLET	D - 4.39 w/ NEENAH 8'-4215-C GRATE
I-24	115.45	110.35 (6")	110.35 (6")	N 553426.80	E 1386064.44	---	10" CUSTOM BASIN *	Nyloplast OR EQUAL
I-25	119.00	---	115.25 (6")	N 553402.91	E 1386043.31	---	10" CUSTOM BASIN *	Nyloplast OR EQUAL
I-26	118.75	---	116.75 (6")	N 55349.76	E 1386072.23	---	10" CUSTOM BASIN *	Nyloplast OR EQUAL
I-27	118.75	---	116.75 (6")	N 553371.71	E 1386022.18	---	10" CUSTOM BASIN *	Nyloplast OR EQUAL
I-28	114.50	110.60 (18")	110.60 (18")	N 553184.09	E 1389963.81	---	12" INLINE DRAIN w/ STD. GRATE	Nyloplast OR EQUAL
I-29	117.05	113.55 (6")	111.21 (12")	N 553169.91	E 1389965.53	---	12" BASIN	Nyloplast OR EQUAL
I-30	117.75	114.25 (6"), 114.25 (6")	112.00 (12")	N 553266.22	E 1386012.44	---	12" BASIN	Nyloplast OR EQUAL
I-31	120.50	115.50 (8")	114.35 (18")	N 553446.22	E 1389899.37	---	5" INLET	D - 4.39 w/ NEENAH 8'-4215-C GRATE
I-32	118.50	116.25 (6")	116.25 (6")	N 553415.35	E 1389939.42	---	10" CUSTOM BASIN *	Nyloplast OR EQUAL
I-33	118.50	116.25 (6")	116.25 (6")	N 553411.13	E 1389886.77	---	10" CUSTOM BASIN *	Nyloplast OR EQUAL
I-34	116.60	113.00 (6"), 113.00 (6")	111.30 (12")	N 55321.56	E 1389955.27	---	12" BASIN	Nyloplast OR EQUAL
I-35	120.50	117.00 (6"), 117.00 (6")	111.25 (12")	N 553476.30	E 1389955.43	---	12" BASIN	Nyloplast OR EQUAL
I-36	117.50	115.00 (6")	115.00 (6")	N 553447.34	E 1389943.02	---	10" CUSTOM BASIN *	Nyloplast OR EQUAL
I-37	118.50	115.00 (6")	112.00 (12")	N 553205.52	E 1389998.05	---	12" BASIN	Nyloplast OR EQUAL
I-38	119.00	---	113.50 (12")	BANBURY DRIVE	20+26.6	32' L	12" BASIN w/ 12" DOME GRATE	Nyloplast OR EQUAL
I-39	118.50	117.00 (6")	114.50 (12")	N 553483.79	E 1389906.30	---	12" BASIN w/ 12" SQUARE GRATE	Nyloplast OR EQUAL
I-40	118.50	111.86 (12")	111.76 (12")	N 553249.80	E 1386004.25	---	12" BASIN	Nyloplast OR EQUAL
I-41	118.50	---	118.50 (6")	N 553246.76	E 1389954.44	---	10" CUSTOM BASIN *	Nyloplast OR EQUAL
I-42	118.50	---	118.50 (6")	N 553196.50	E 1389946.97	---	10" CUSTOM BASIN *	Nyloplast OR EQUAL
I-43	117.50	117.00 (3")	116.00 (6")	N 553473.20	E 1389898.64	---	10" CUSTOM BASIN *	Nyloplast OR EQUAL
I-44	115.00	111.80 (12"), 111.41 (12")	111.18 (15")	N 553208.71	E 1389983.96	---	YARD INLET	D - 4.14
I-44A	114.50	111.49 (12")	111.49 (12")	N 553218.78	E 1389988.80	---	12" INLINE DRAIN w/ STD. GRATE	Nyloplast OR EQUAL
I-44B	114.50	111.61 (12")	111.61 (12")	N 553232.97	E 1389995.90	---	12" INLINE DRAIN w/ STD. GRATE	Nyloplast OR EQUAL
I-45	117.20	114.20 (8")	114.20 (8")	N 553459.09	E 1389927.57	---	8" INLINE DRAIN w/ STD. GRATE	Nyloplast OR EQUAL
I-46	117.50	114.50 (8")	114.50 (8")	N 553455.83	E 1389921.07	---	8" INLINE DRAIN w/ STD. GRATE	Nyloplast OR EQUAL
M-1	115.20	111.40 (12"), 111.40 (15"), 113.00 (8")	110.85 (18")	N 553211.14	E 1389977.01	---	5" DIA. MANHOLE	G - 5.13
M-2	114.90	111.00 (12"), 110.43 (18")	110.33 (18")	N 553173.29	E 1389958.53	---	5" DIA. MANHOLE	G - 5.13
M-3	113.70	108.00 (15"), 103.59 (24")	103.49 (24")	MARSTON WAY	10+25	5' R	4" DIA. MANHOLE	G - 5.12
M-4	115.40	107.75 (15"), 104.80 (24")	104.80 (24")	MARSTON WAY	9+16.6	5' R	4" DIA. MANHOLE	G - 5.12
M-5	115.50	106.00 (18"), 105.50 (24")	105.50 (24")	MARSTON WAY	8+19.5	5' R	5" DIA. MANHOLE	G - 5.13
M-6	143.60	107.71 (15")	107.46 (18")	MARSTON WAY	7+16.6	5' R	4" DIA. MANHOLE	G - 5.12
M-7	118.50	106.00 (24")	106.00 (24")	ALDEN WAY	5+14	8' R	5" DIA. MANHOLE	G - 5.12
M-8	112.00	107.44 (15"), 107.44 (15"), 107.02 (24")	107.02 (24")	ALDEN WAY	4+62	8' R	5" DIA. MANHOLE	G - 5.13
M-9	113.45	105.00 (15"), 105.00 (15"), 108.23 (18")	107.73 (24")	ALDEN WAY	3+62	8' R	5" DIA. MANHOLE	G - 5.13
M-10	114.60	108.00 (18"), 109.65 (18"), 109.65 (18")	108.90 (18")	ALDEN WAY	2+85	8' R	5" DIA. MANHOLE	G - 5.13
M-11	114.60	109.60 (18"), 109.60 (18")	109.60 (18")	ALDEN WAY	1+59	8' R	5" DIA. MANHOLE	G - 5.13
M-12	115.70	105.00 (15"), 105.05 (24")	104.95 (24")	MARSTON WAY	8+80.4	5' R	4" DIA. MANHOLE	G - 5.12
M-13	115.70	111.3 (12"), 111.90 (18"), 111.90 (18")	104.81 (18")	BANBURY DRIVE	22+89.51	24.3' L	4" DIA. MANHOLE (DROP PH)	G - 5.12
M-14	115.70	115.75 (12"), 113.25 (18"), 113.25 (18")	113.25 (18")	N 553480.17	E 1389916.01	---	5" DIA. MANHOLE	G - 5.13
FT-1	116.00	---	112.17 (6")	MARSTON WAY	8+44	29' R	FTSC 10' x 8'	(Outside Dims: 21' x 9')
FT-2	115.50	---	111.67 (6")	MARSTON WAY	9+32	23' R	FTSC 10' x 8'	(Outside Dims: 21' x 9')
FT-3	113.18	---	109.35 (6")	MARSTON WAY	10+92	15.6' R	FTSC 5' x 4'	(Outside Dims: 13' x 9')

* - w/LIGHT DUTY 10" STANDARD GRATE (ROUND)

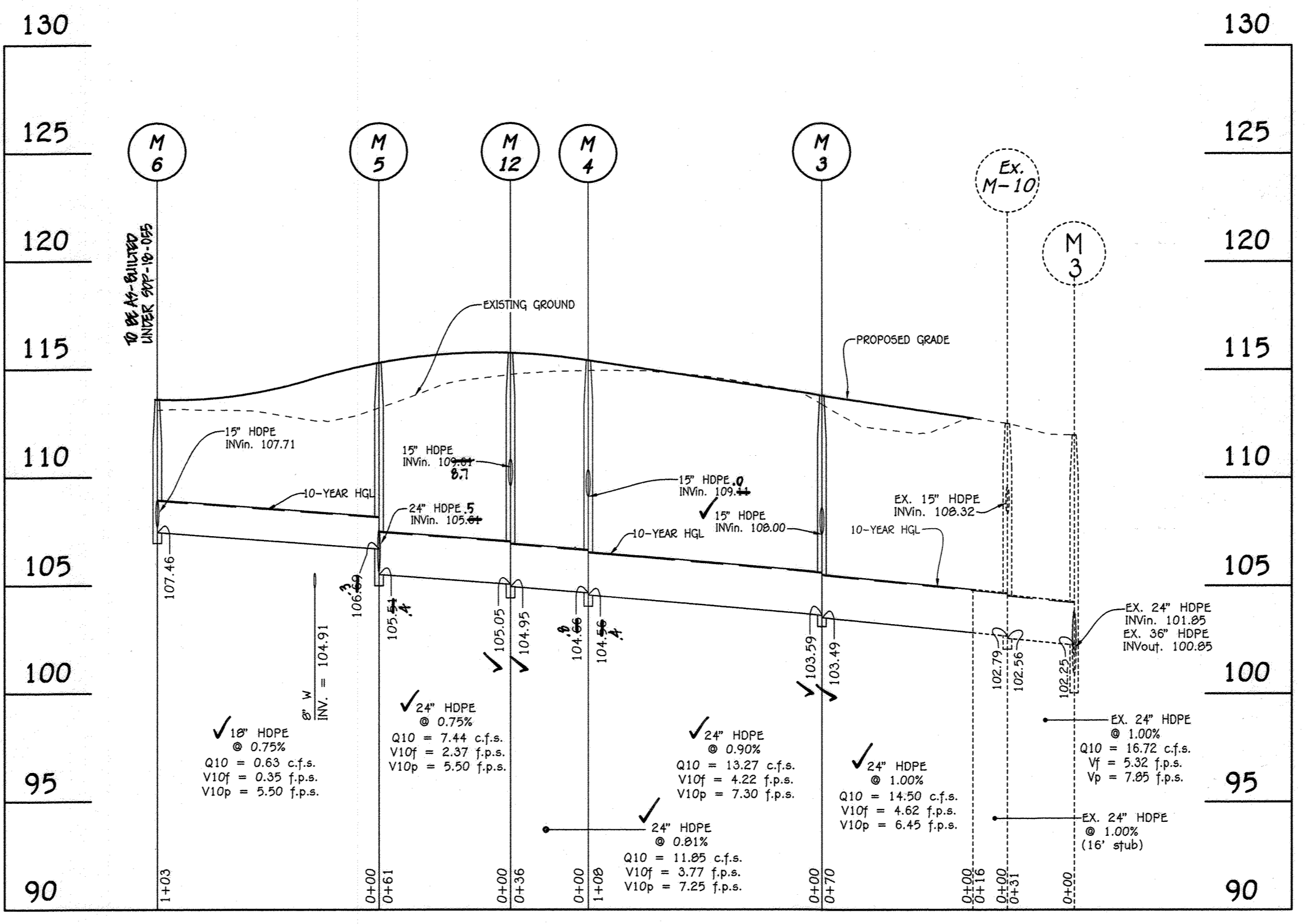
Nyloplast
3130 VERONA AVE
BUFFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

PIPE SCHEDULE

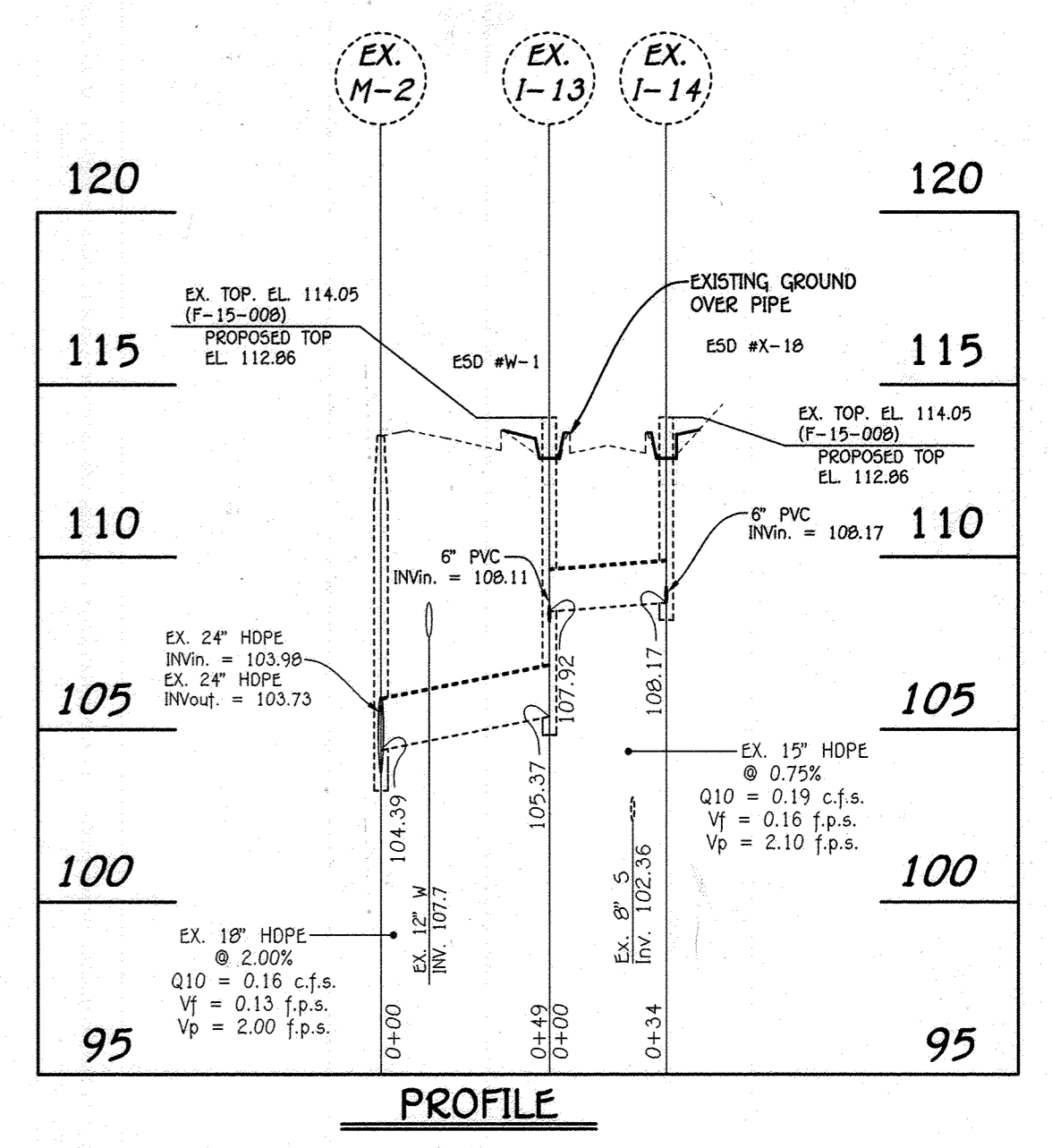
SIZE	CLASS	LENGTH
6"	PVC SCH. 40 (PERFORATED)	2,302 l.f.
6"	PVC SCH. 40 (SOLID)	391 l.f.
8"	PVC SCH. 40 (PERFORATED)	67 l.f.
12"	HDPE	358 l.f.
15"	HDPE	176 l.f.
18"	HDPE	606 l.f.
24"	HDPE	467 l.f.
8"	PVC SCH. 40 (SOLID)	83 l.f.
3"	PVC SCH. 40 (PERFORATED)	114 l.f.



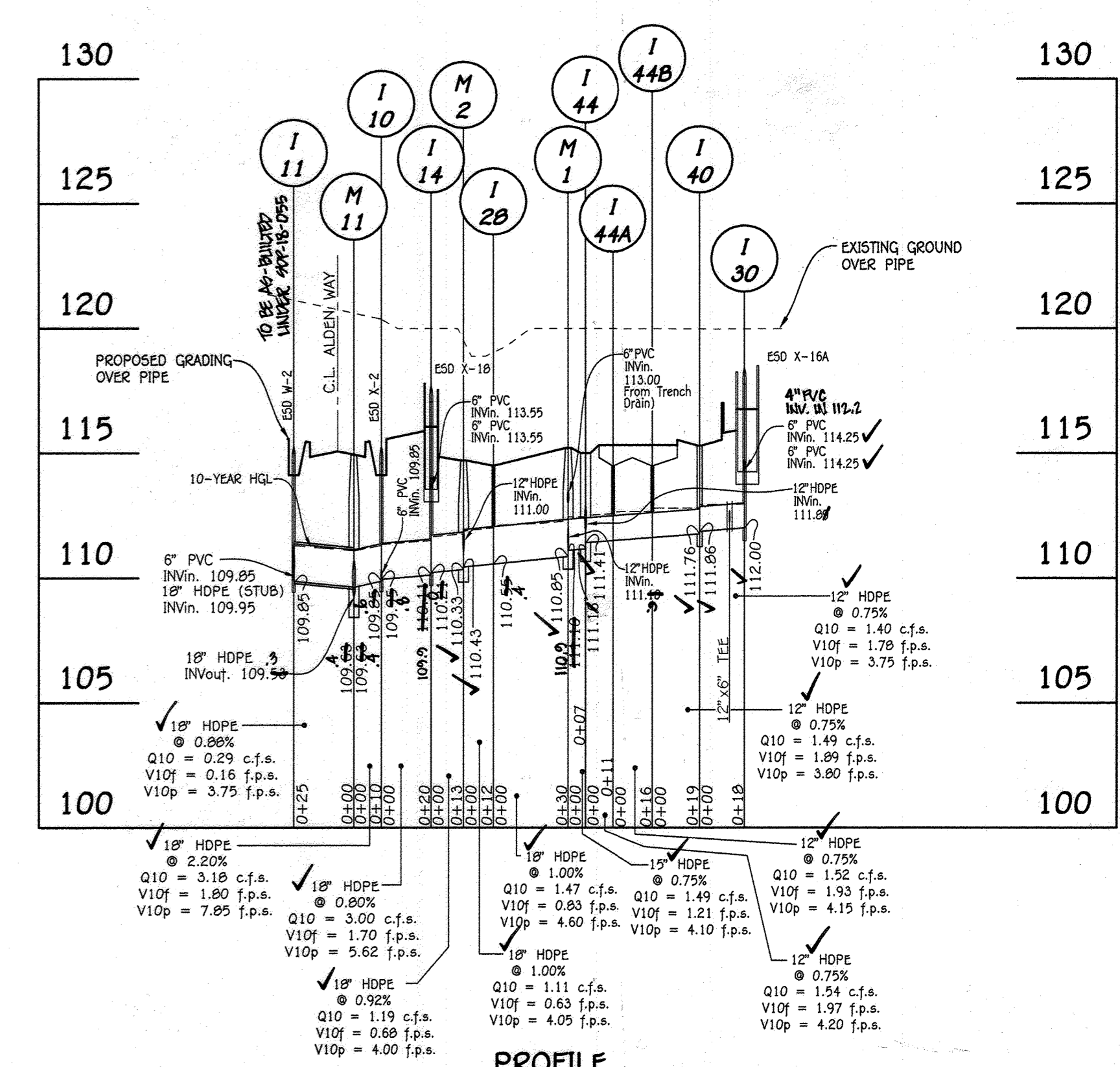
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SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'

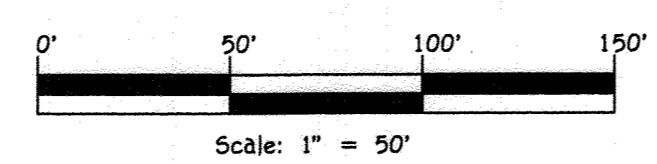


PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'

AS-BUILT CERTIFICATION
I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on the "AS-BUILT" plan meet the approved plans and specifications.

Date: 11/1/25

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PARK
ELICOTT CITY, MARYLAND 21042
(410) 461-2899



Owner
Kelloog-CCP, LLC
c/o David P. Scheffenacker, Jr.
Managing Member
100 West Road, Suite 304
Towson, Maryland 21284
Ph: 410-296-3800

Developer
Preston • Scheffenacker Properties
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kathleen... Chief, Division of Land Development 12-21-17 Date

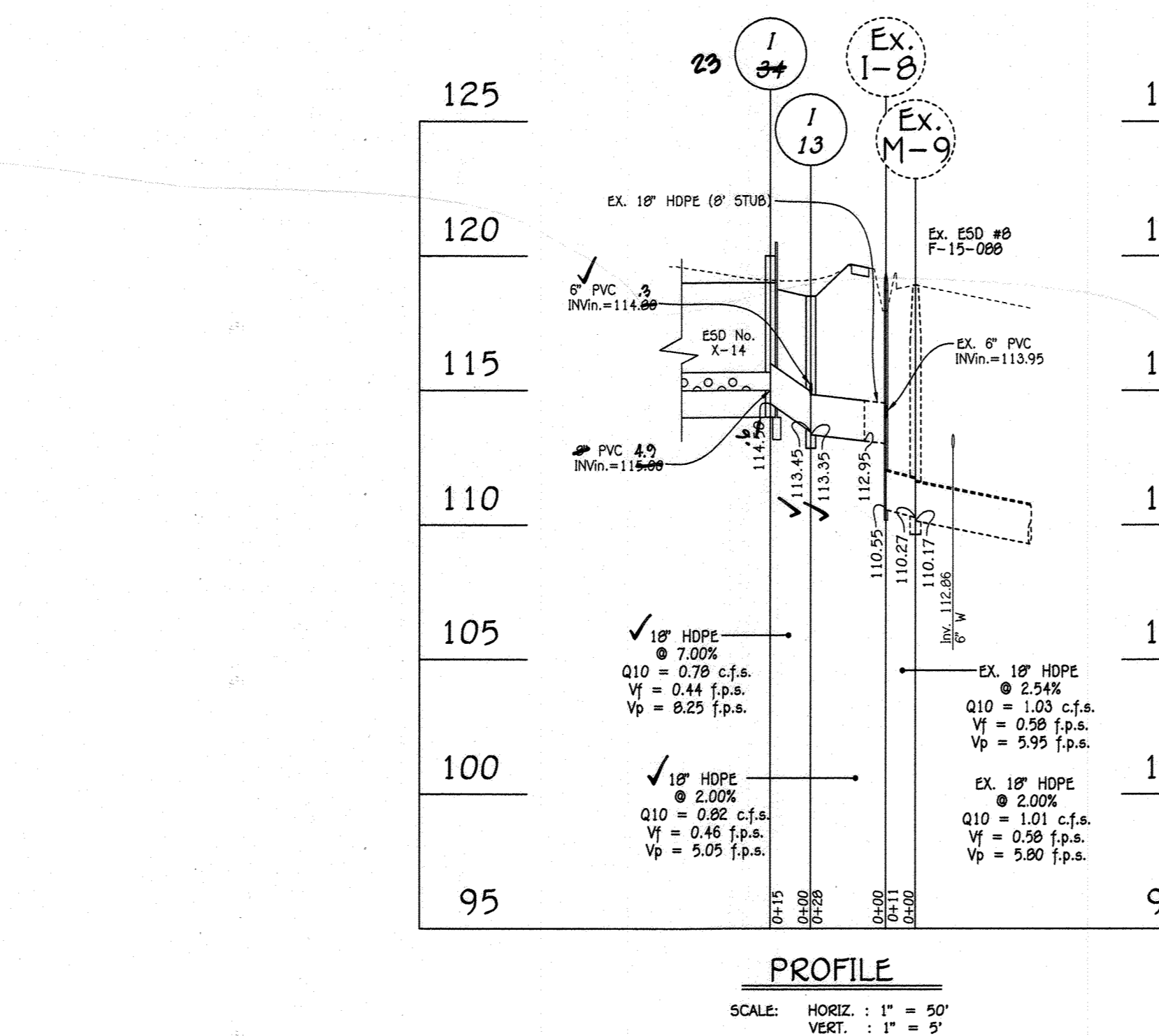
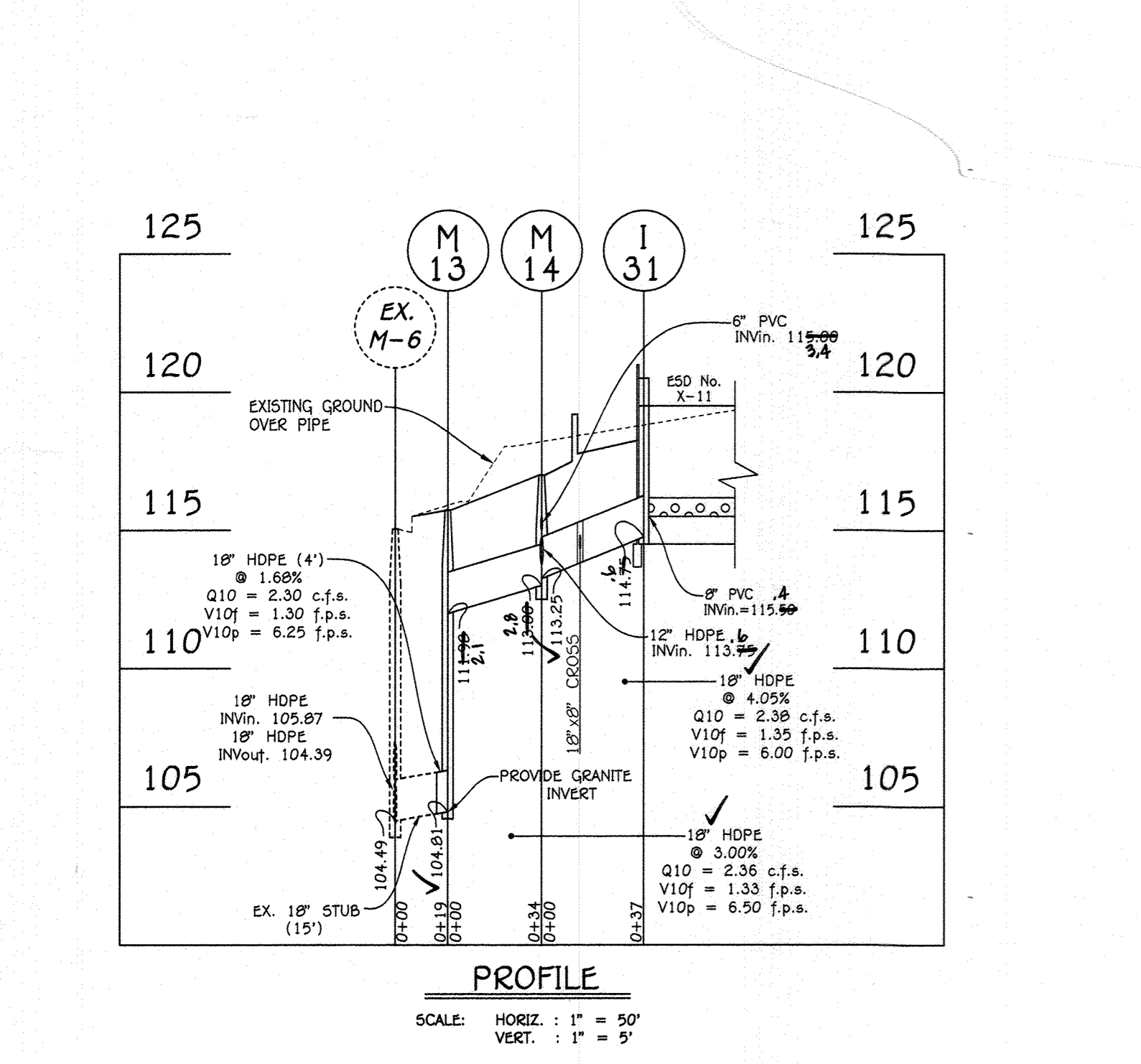
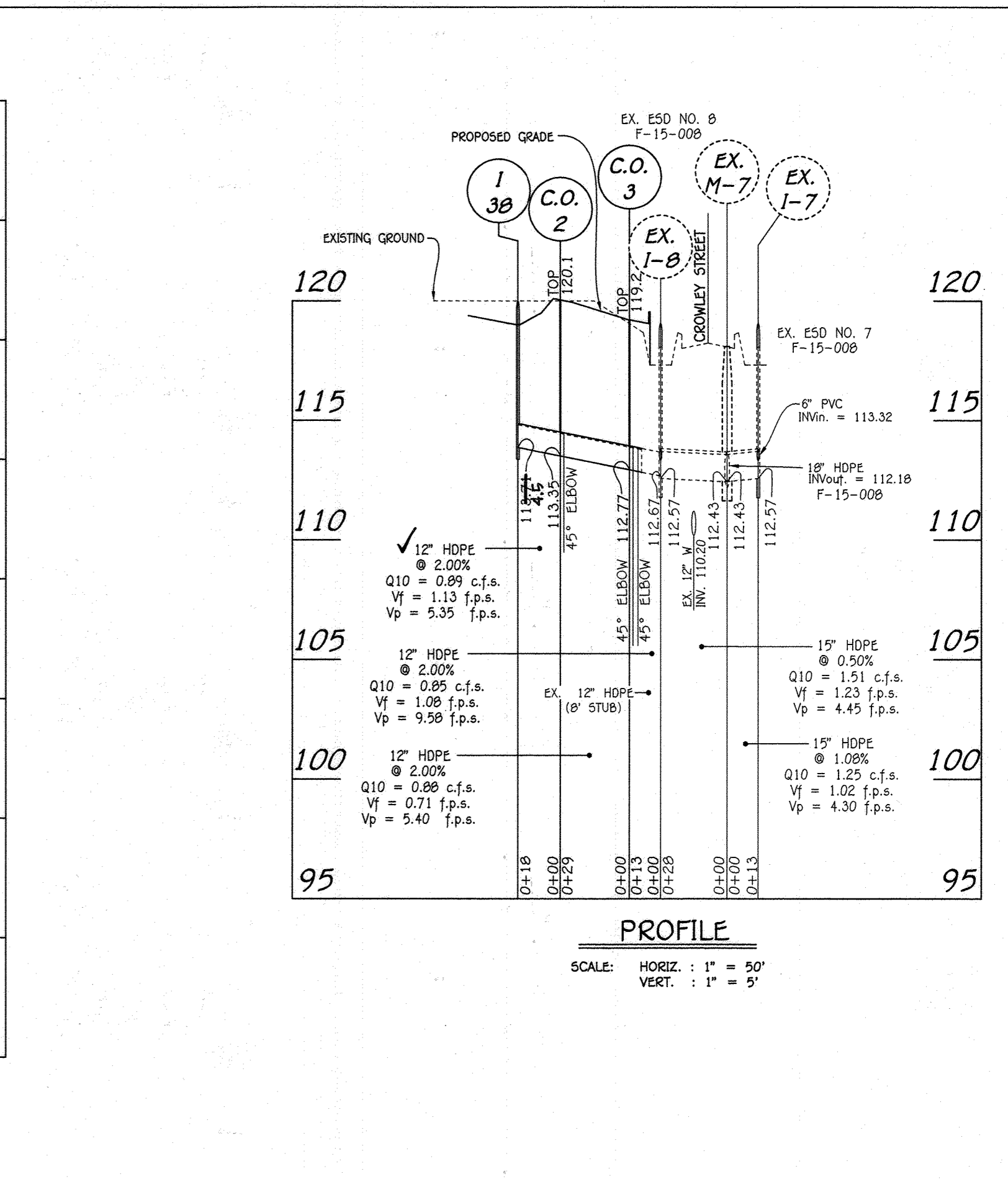
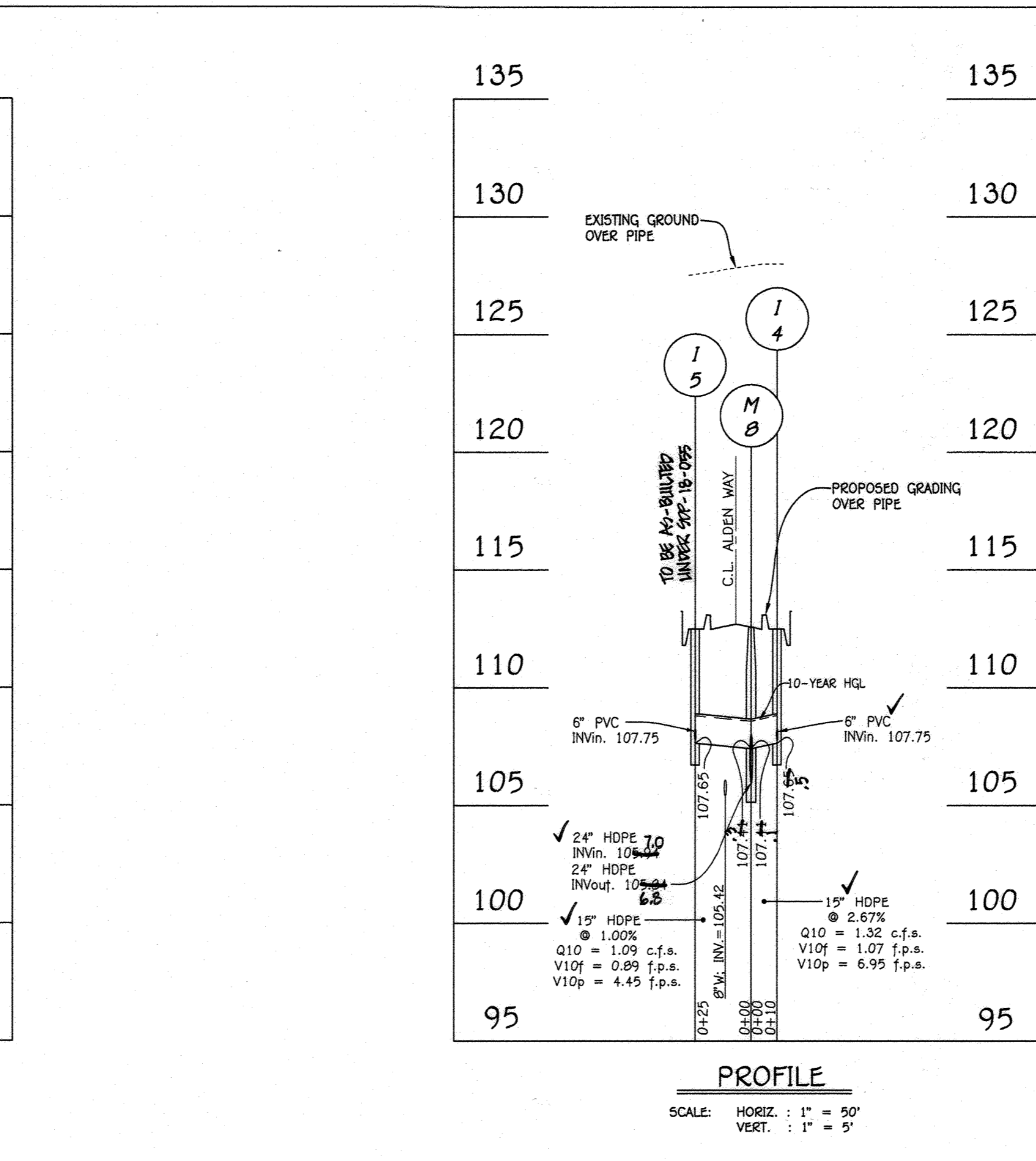
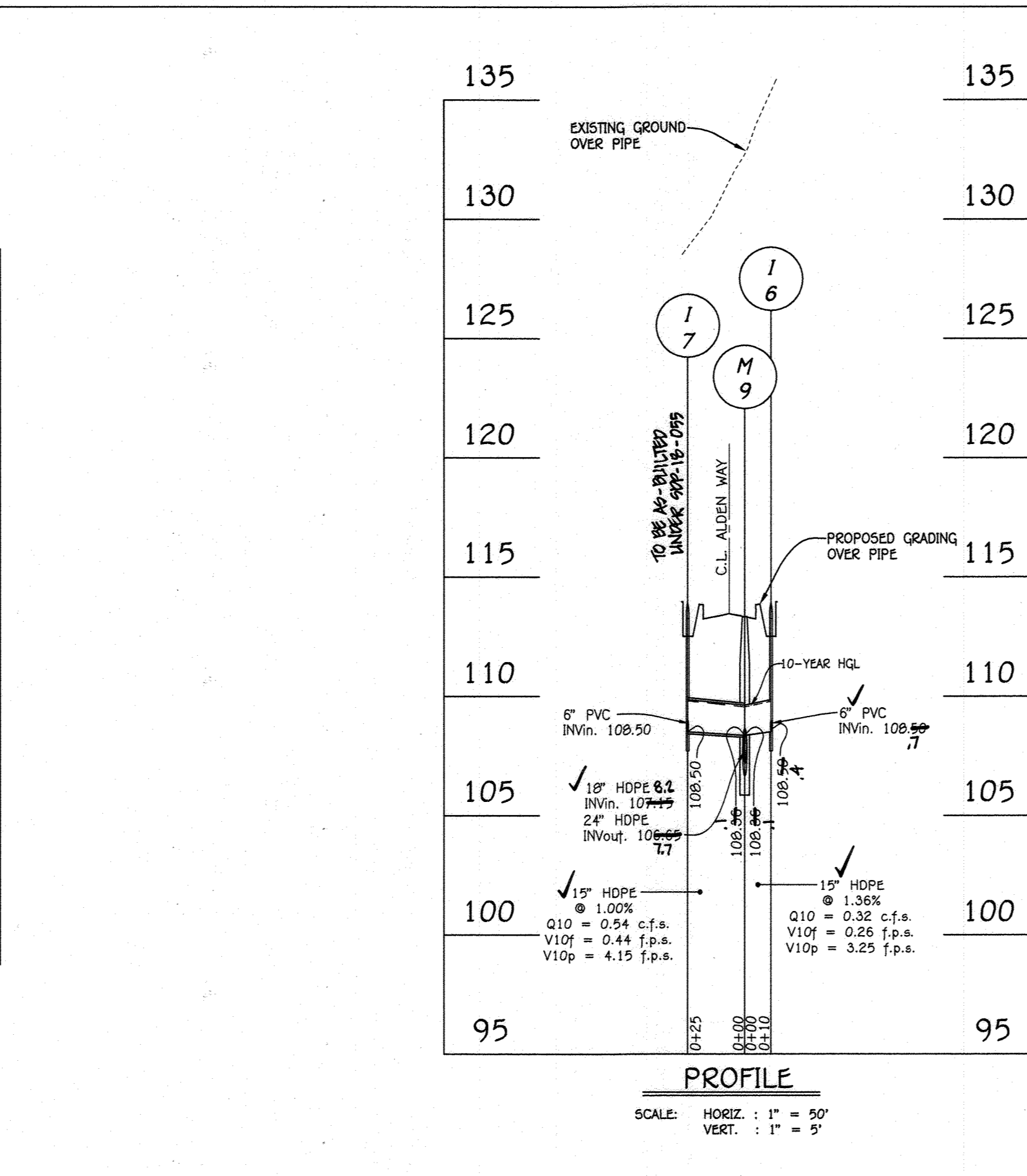
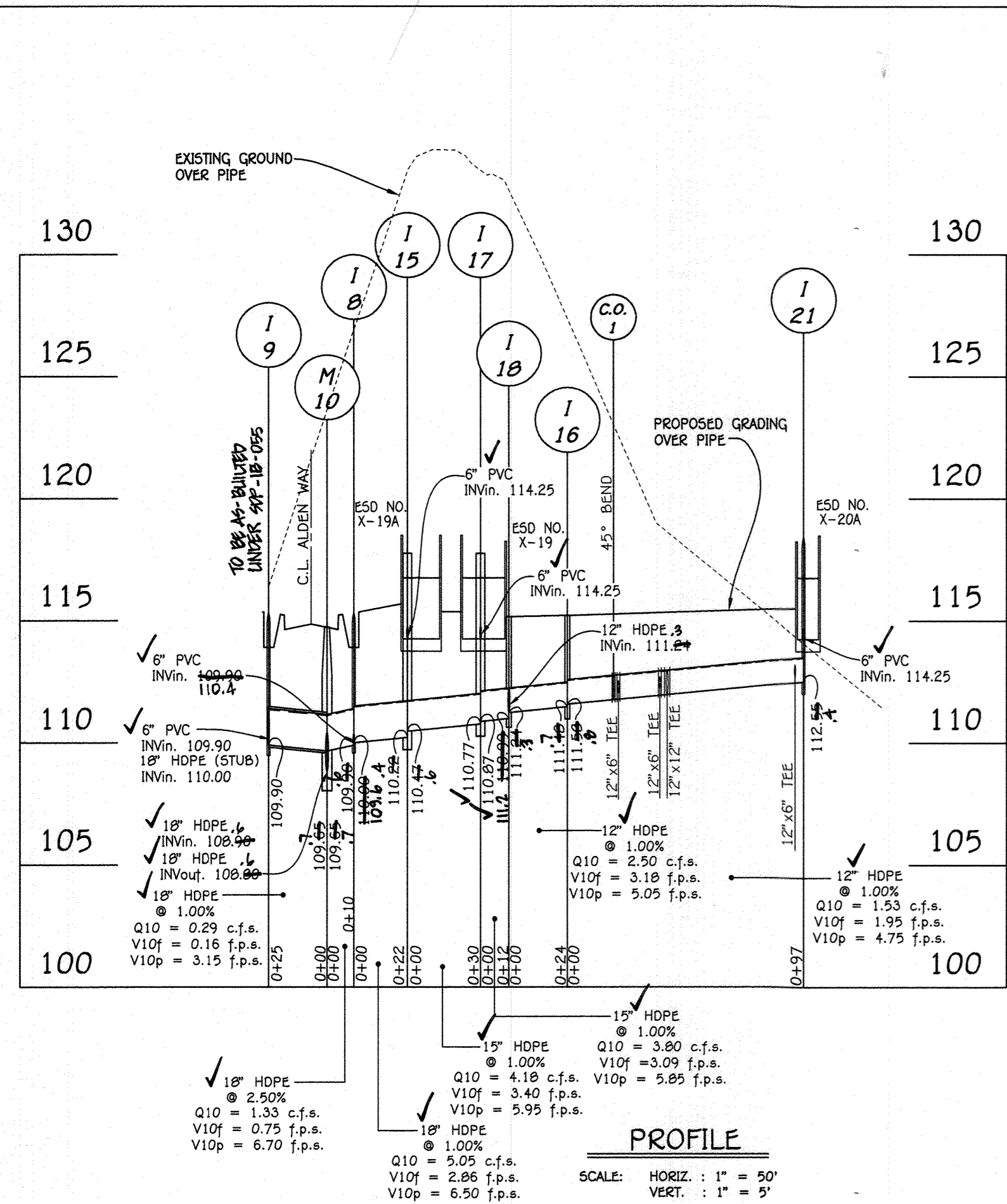
[Signature] Chief, Development Engineering Division 12-21-17 Date

[Signature] Director, Department of Planning and Zoning 12-21-17 Date

SUBDIVISION	SECTION/AREA	PARCEL NO.
OXFORD SQUARE	---	'F-F'
PLAT NOS.	BLOCK NO.	ZONE
24351-24353	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
38	1st.	601101

REVISED
STORM DRAIN PROFILES
OXFORD SQUARE
"A Howard County Green Neighborhood"
Parcel 'F-F' & OPEN SPACE LOT 377
"Dartmoor Place"

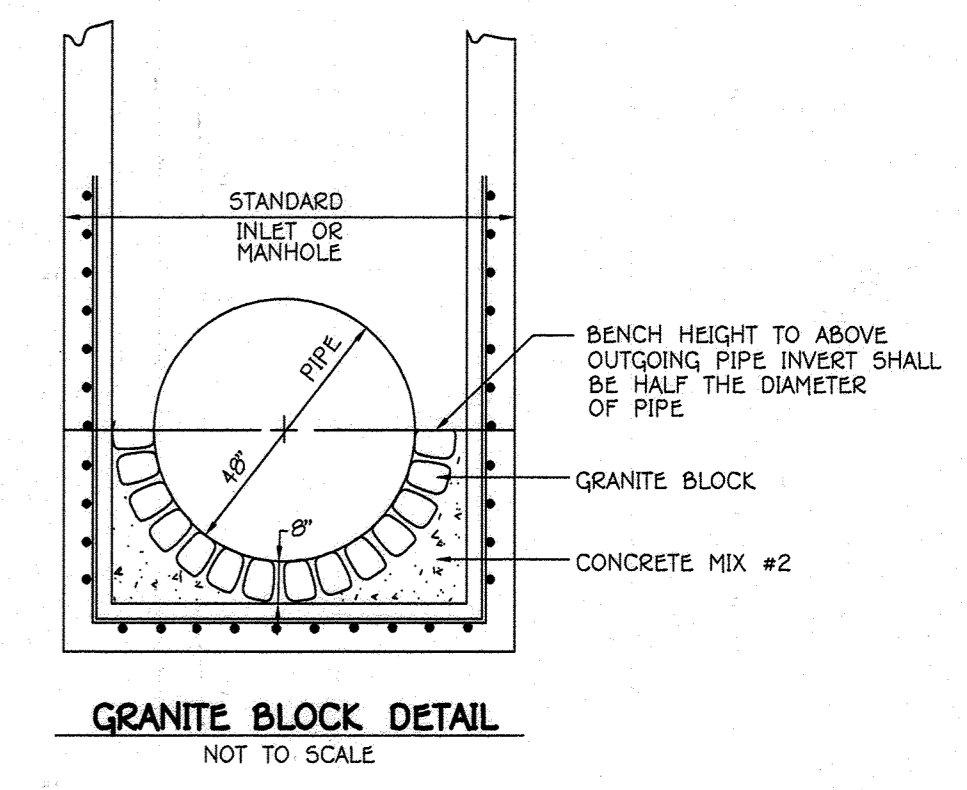
Zoned: TOD
Tax Map No.: 38 Grid No.: 20 Parcel No.: 1003
First Election District: Howard County, Maryland
Scale: As Shown
Date: December 6, 2017
Sheet 15 Of 27



AS-BUILT CERTIFICATION

I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS-BUILT" plan meet the approved plans and specifications.

[Signature]
 PROFESSIONAL ENGINEER
 Date: 7/1/23



1	REVISED STORM DRAIN PROFILES	12/6/17
NO.	REVISION	DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PLACE
 ELKORT CITY, MARYLAND 21042
 (410) 451-2999

STATE OF MARYLAND
 MICHAEL V. FISHER
 PROFESSIONAL ENGINEER
 No. 2072A
 12/1/17

Scale: 1" = 50'

Owner
 Kellogg-CCP, LLC
 c/o David P. Scheffendacker, Jr.
 Managing Member
 100 West Road, Suite 304
 Towson, Maryland 21204
 Ph# 410-296-3800

Developer
 Preston - Scheffendacker Properties
 100 West Road, Suite 304
 Towson, Maryland 21204
 Ph# 410-296-3800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
 Chief, Division of Land Development
 Date: 12-21-17

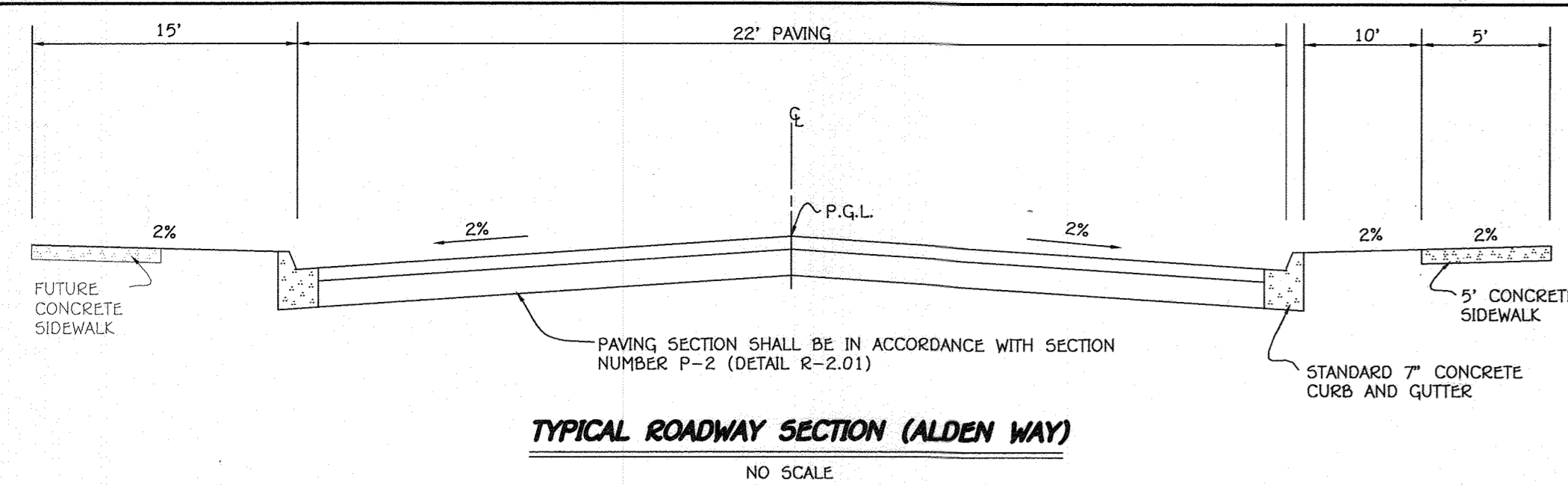
[Signature]
 Chief, Development Engineering Division
 Date: 12-21-17

[Signature]
 Director, Department of Planning and Zoning
 Date: 12-21-17

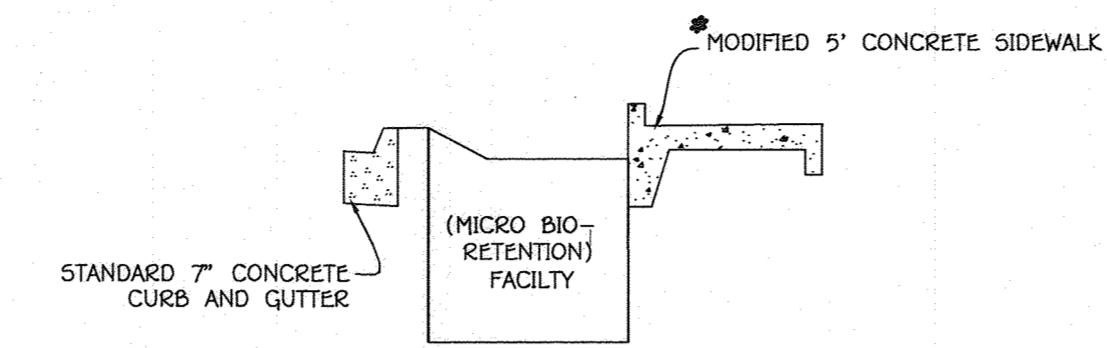
SUBDIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE	----	'F-F'
PLAT No.	BLOCK NO.	ZONE
24351-24353	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
3B	1st	601101

REVISED
 STORM DRAIN PROFILES
OXFORD SQUARE
 "A Howard County Green Neighborhood"
 Parcel 'F-F' & OPEN SPACE LOT 377
 "Dartmoor Place"

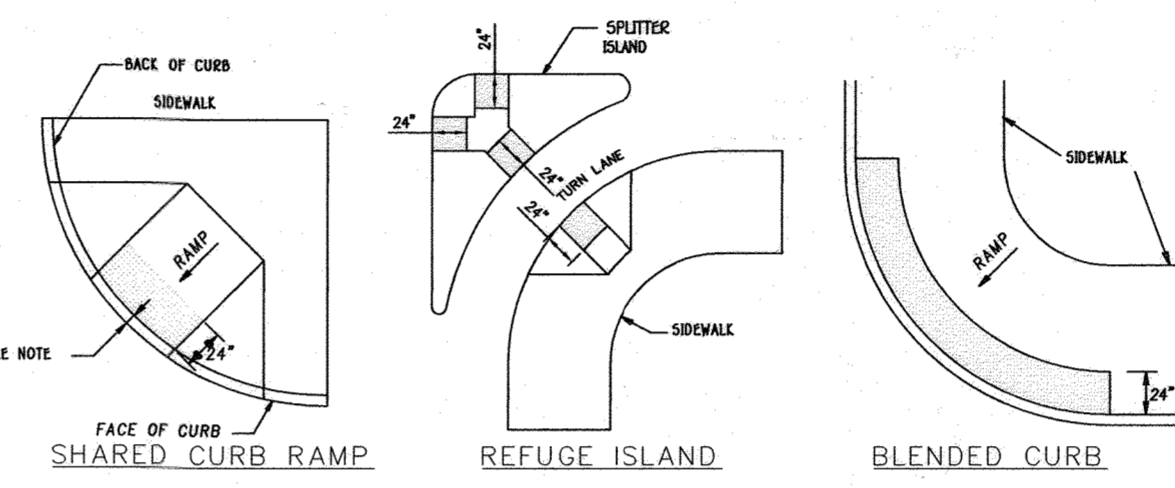
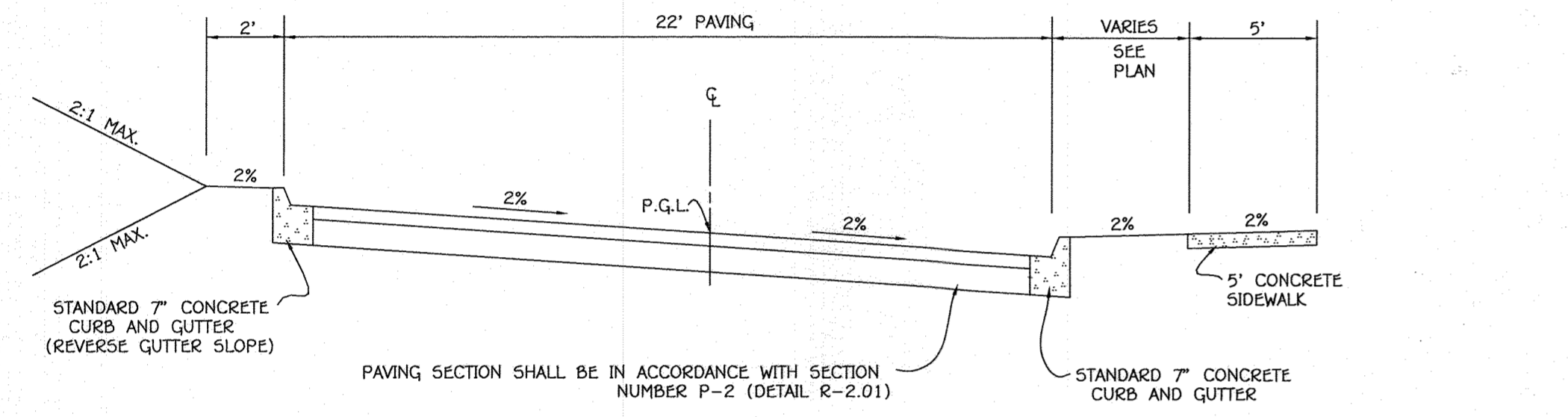
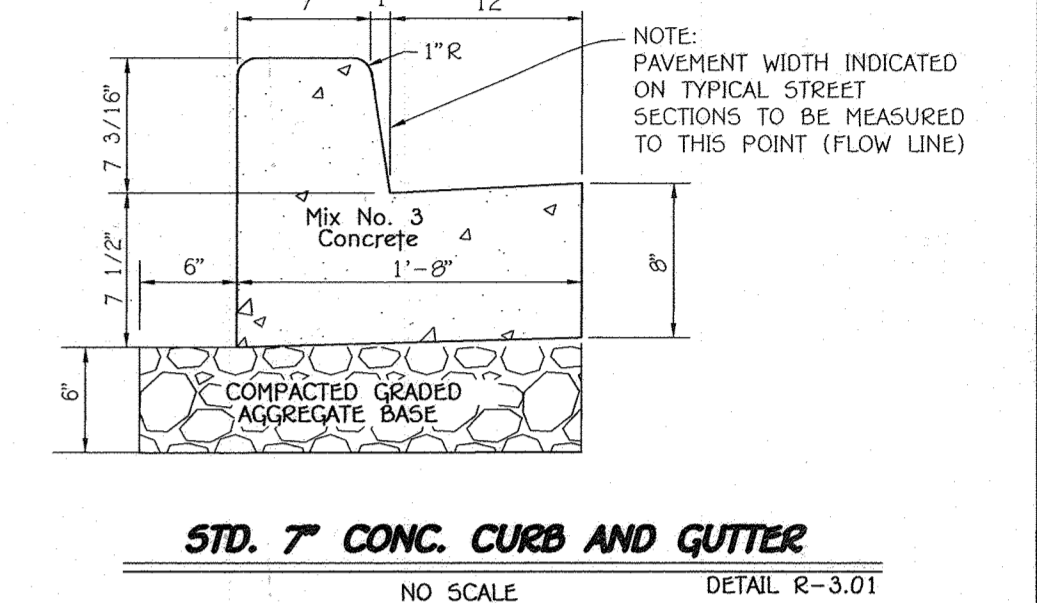
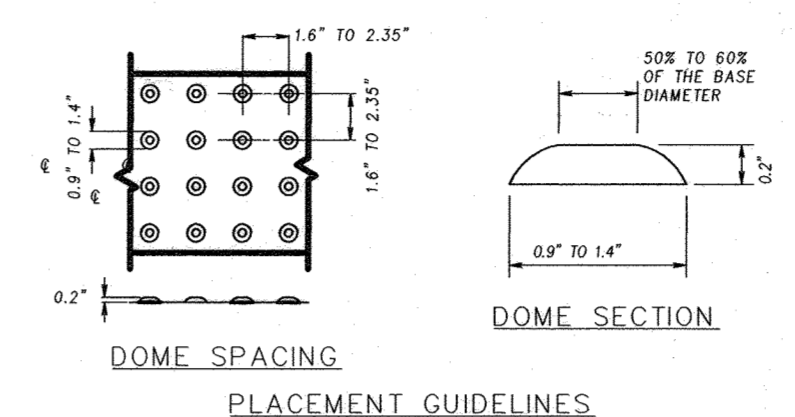
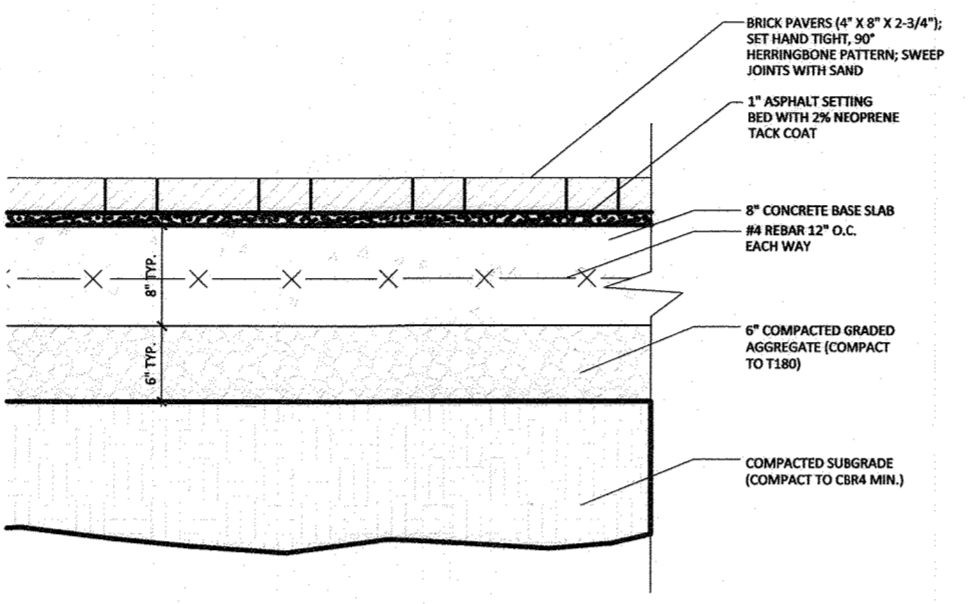
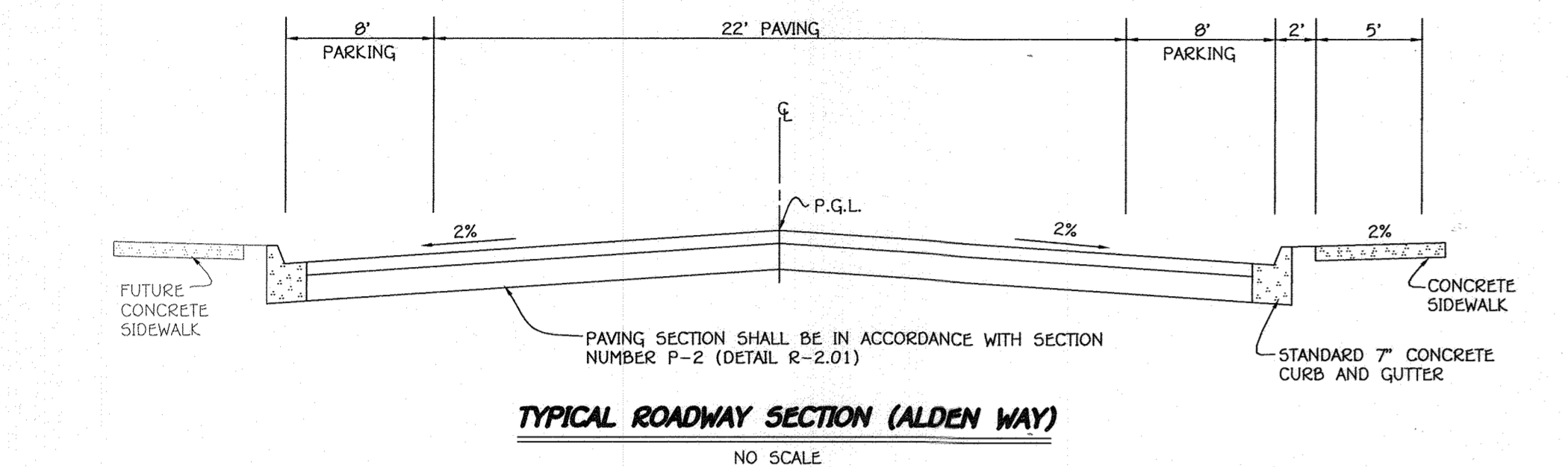
Zoned: TOD
 Tax Map No.: 3B Grid No.: 20 Parcel No.: 1003
 First Election District: Howard County, Maryland
 Scale: As Shown
 Date: December 6, 2017
 Sheet 16 Of 27



NOTE: SEE MODIFIED 5" CONCRETE SIDEWALK DETAIL, SHEET 4, (WHEN ADJACENT TO SWM FACILITY.)

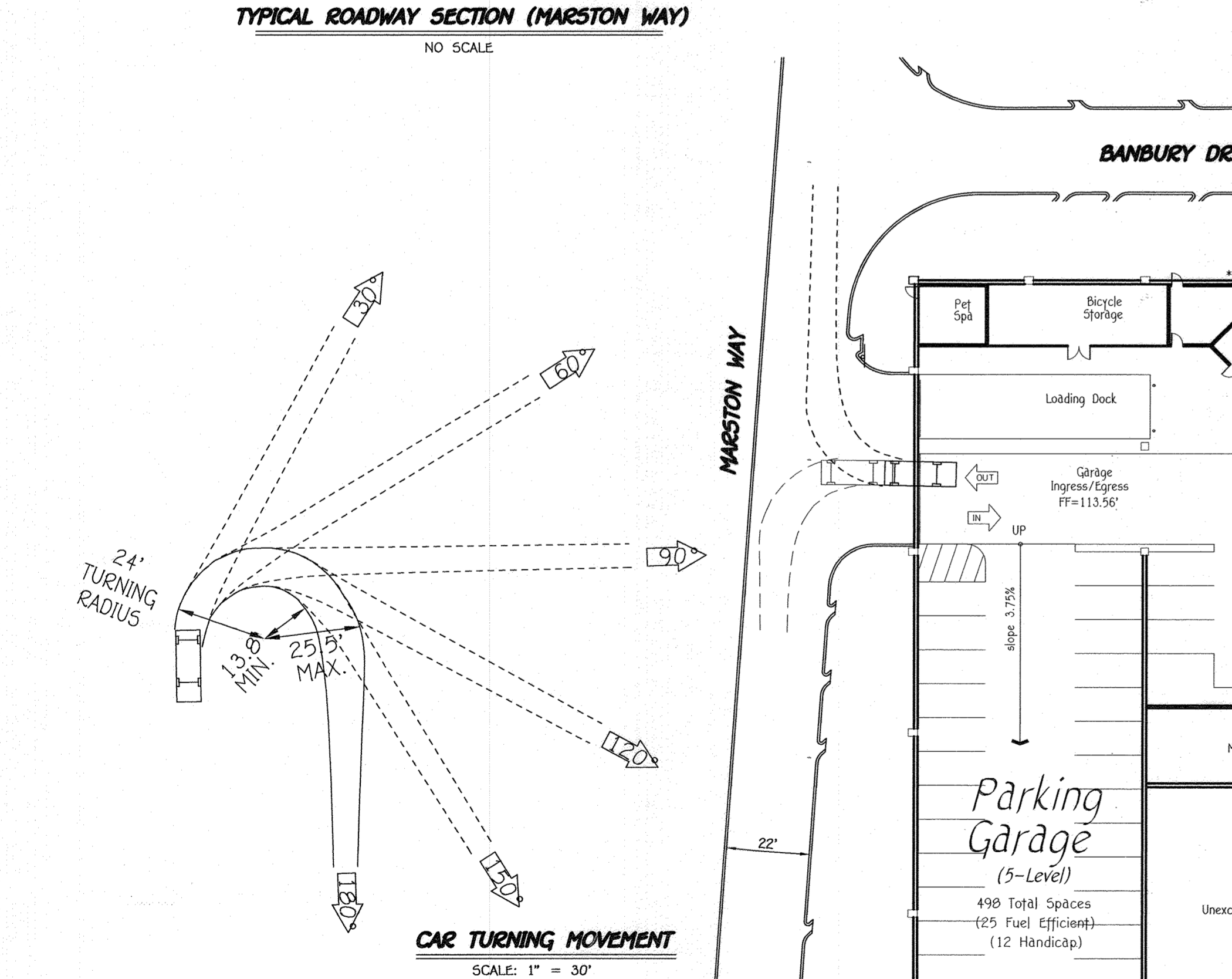
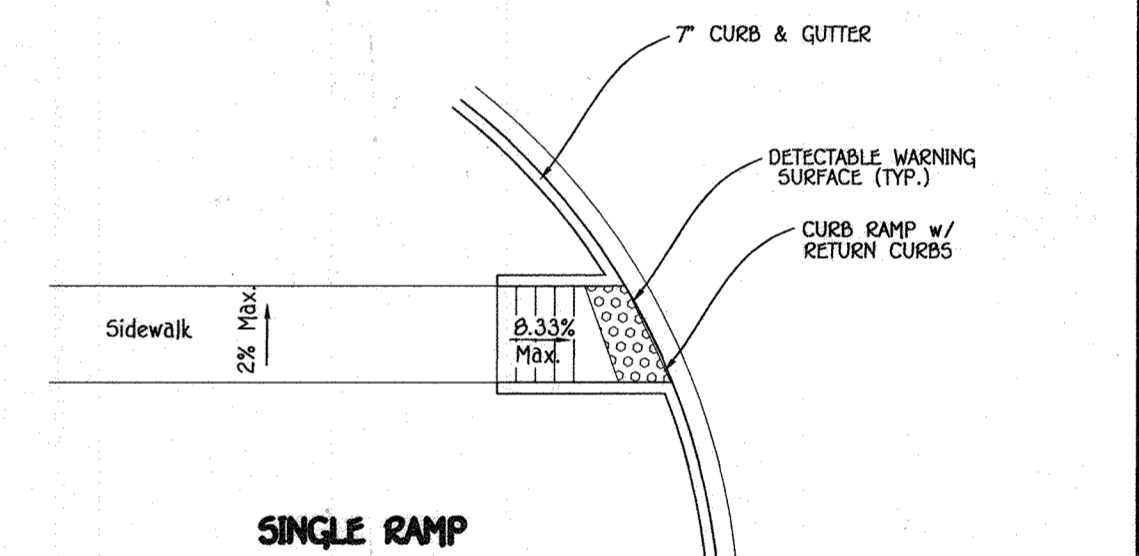


SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)						
		3 TO <5		5 TO <7		≥7		
P-2	PARKING DRIVE ANGLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SACS, RESIDENTIAL	PAVEMENT MATERIAL (INCHES)						
		HMA SUPERPAVE FINAL SURFACE		MIN HMA WITH GAB		HMA WITH CONSTANT GAB		
		9.5 MM. PG 64-22, LEVEL 1 (ESAL)		1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE		1.0	1.0	1.0	1.0	1.0
9.5 MM. PG 64-22, LEVEL 1 (ESAL)		HMA SUPERPAVE BASE		HMA SUPERPAVE BASE		HMA SUPERPAVE BASE		
19.0 MM. PG 64-22, LEVEL 1 (ESAL)		2.0	2.0	2.0	3.5	2.0	2.0	
GRADED AGGREGATE BASE (GAB)		8.0	4.0	3.0	4.0	4.0	4.0	

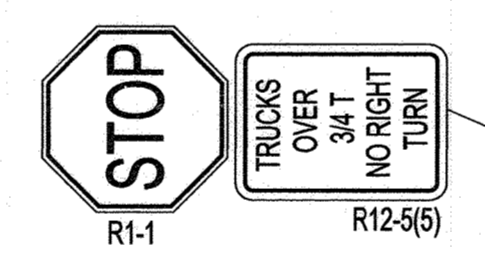


- NOTES
1. THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 TO 8 INCHES FROM THE FACE OF CURB.
 2. FOR SKEWED APPLICATIONS DETECTABLE WARNING SHALL BE PLACED SUCH THAT THE DOMES CLOSEST TO THE BACK OF CURB ARE NO LESS THAN 0.5' AND NO MORE THAN 3.0' FROM THE BACK OF CURB. TRUNCATED DOME SURFACES SHALL BE FABRICATED TO PROVIDE FULL DOMES ONLY.
 3. DETECTABLE WARNING SURFACE SHALL BE PAID FOR IN ACCORDANCE WITH SECTION 611 OF THE SPECIFICATIONS.
 4. DETECTABLE WARNING SURFACES ARE REQUIRED AT STREET CROSSING & SIGNALIZED INTERSECTIONS.

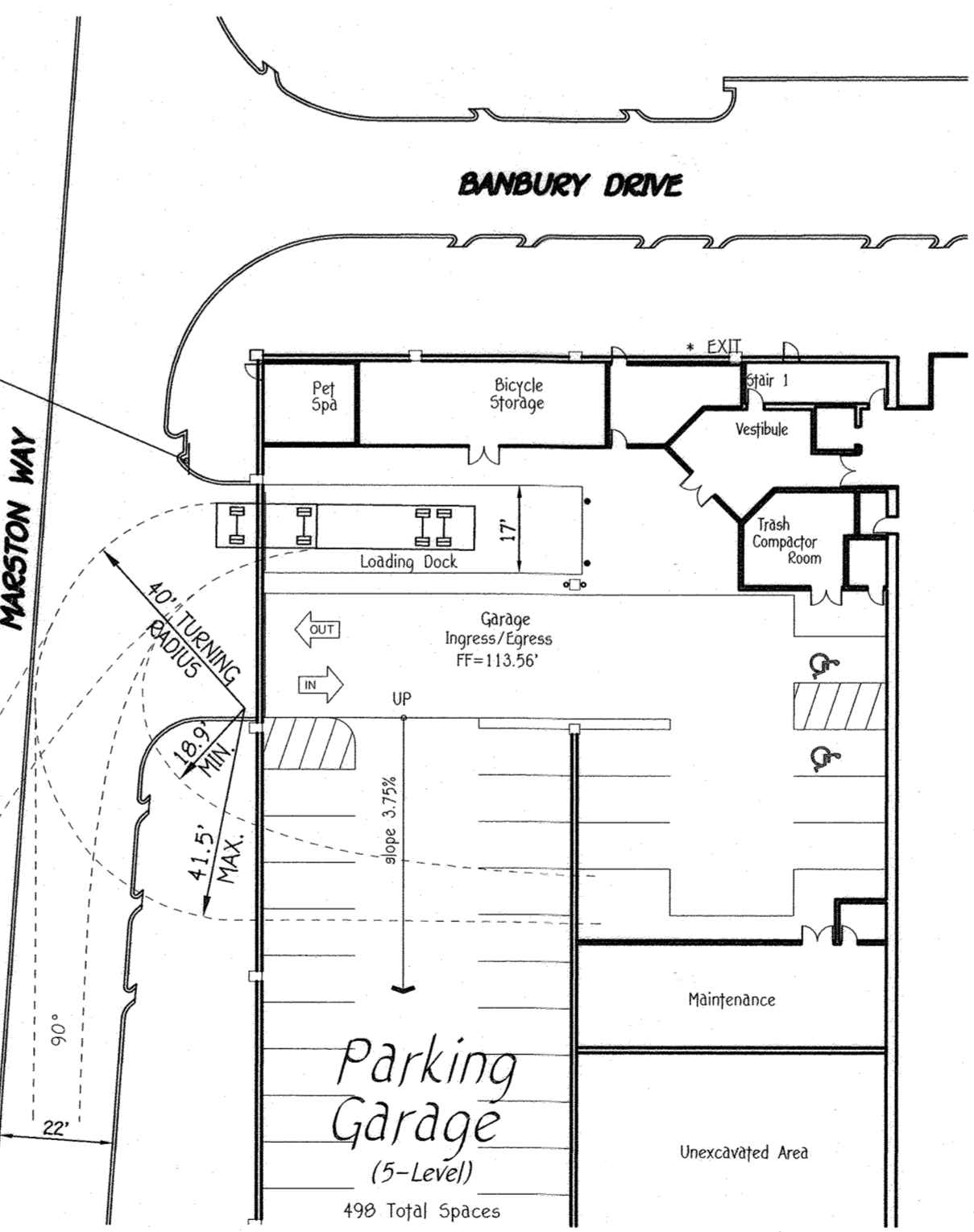
DETECTABLE WARNING SURFACE GUIDELINES
STD. DETAIL NO. 655-40



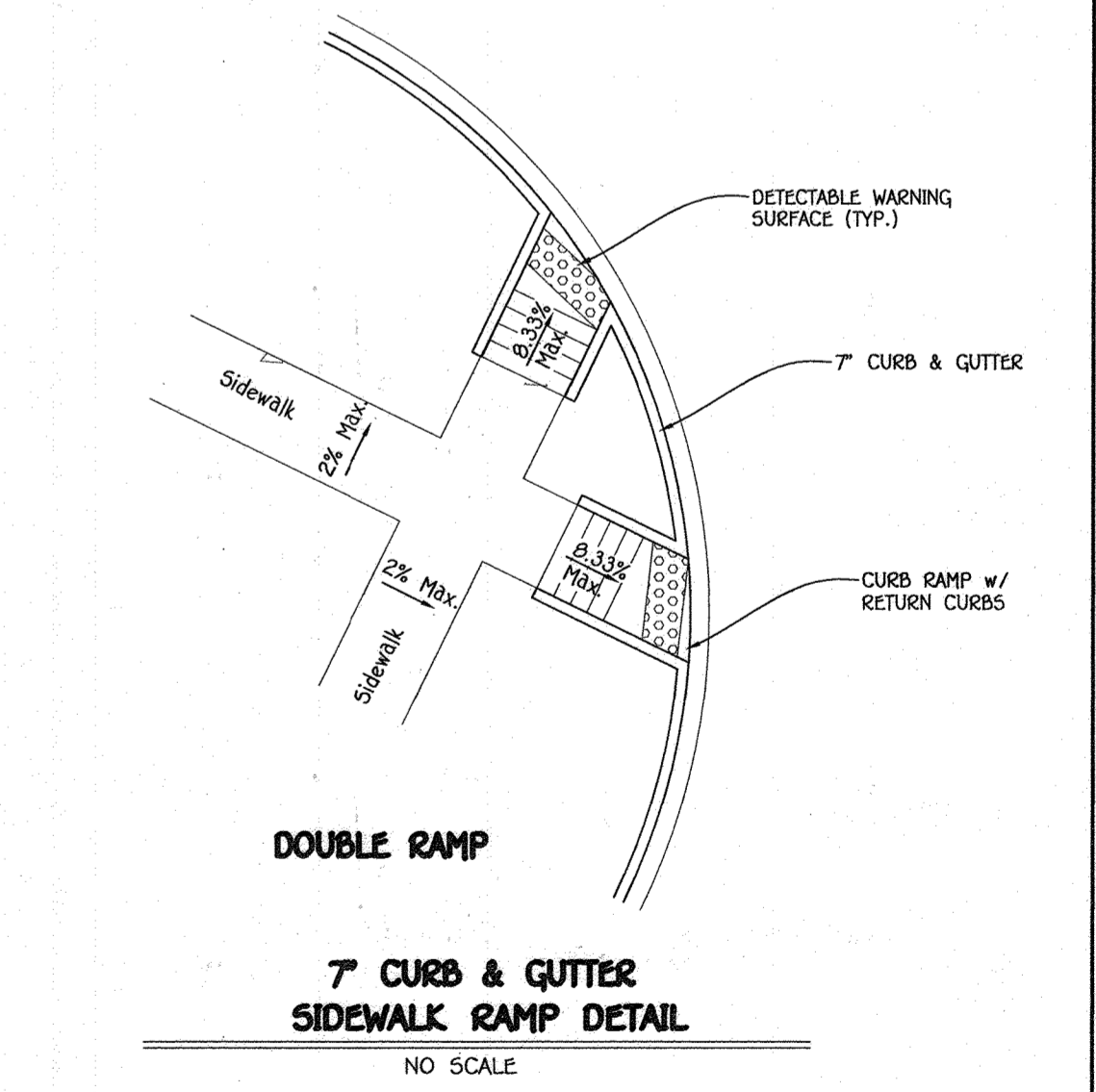
VEHICULAR PAVERS AT BUILDING ENTRANCE - TYP. SECTION
NO SCALE



LOADING DOCK (WB-40) TURNING MOVEMENT
SCALE: 1" = 30'



AS-BUILT CERTIFICATION
NOTE: There is no "AS-BUILT" information provided on this sheet.
Date: 7/1/25



FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE ELLSWORTH CITY, MARYLAND 21042 TEL: 410-461-3295			
NO.	REVISION	DATE	
1	Added Sheet 27	12/6/17	

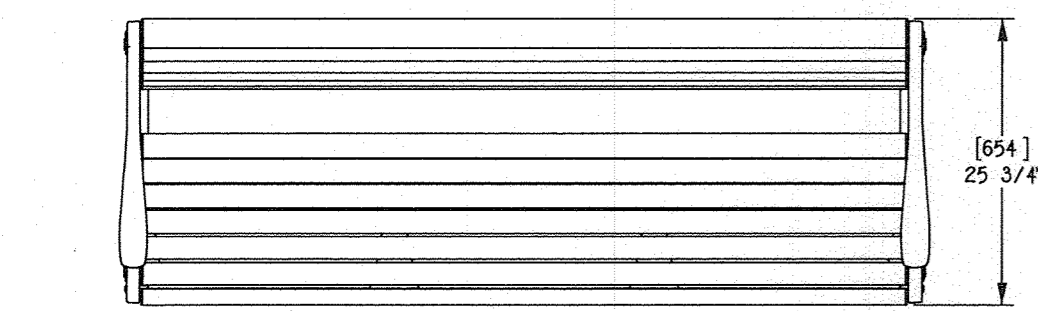
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
Kent Johnson Chief, Division of Land Development Date: 10-3-17	[Signature] Chief, Development Engineering Division Date: 9-28-17
[Signature] Director - Department of Planning and Zoning Date: 10-10-17	
Owner Kellogg-CCP, LLC c/o David P. Scheffnacker, Jr., Managing Member 100 West Road, Suite 304 Towson, Maryland 21204 Ph# 410-296-3800	Developer Preston - Scheffnacker Properties 100 West Road, Suite 304 Towson, Maryland 21204 Ph# 410-296-3800
SUBDIVISION: OXFORD SQUARE BLOCK NO.: --- ZONE: TOD TAX/ZONING: 3B ELEC. DIST.: 1st CENSUS TR.: 601101	SECTION/AREA: --- PARCEL NO.: "F-F" Zoned: TOD Grid No.: 20 Parcel No.: 1003 First Election District: Howards County, Maryland Scale: As Shown Date: July 31, 2017 Sheet 17 Of 27

ROADWAY DETAILS

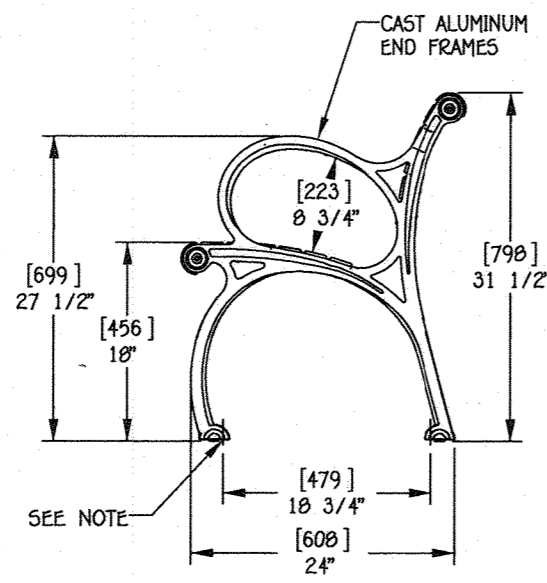
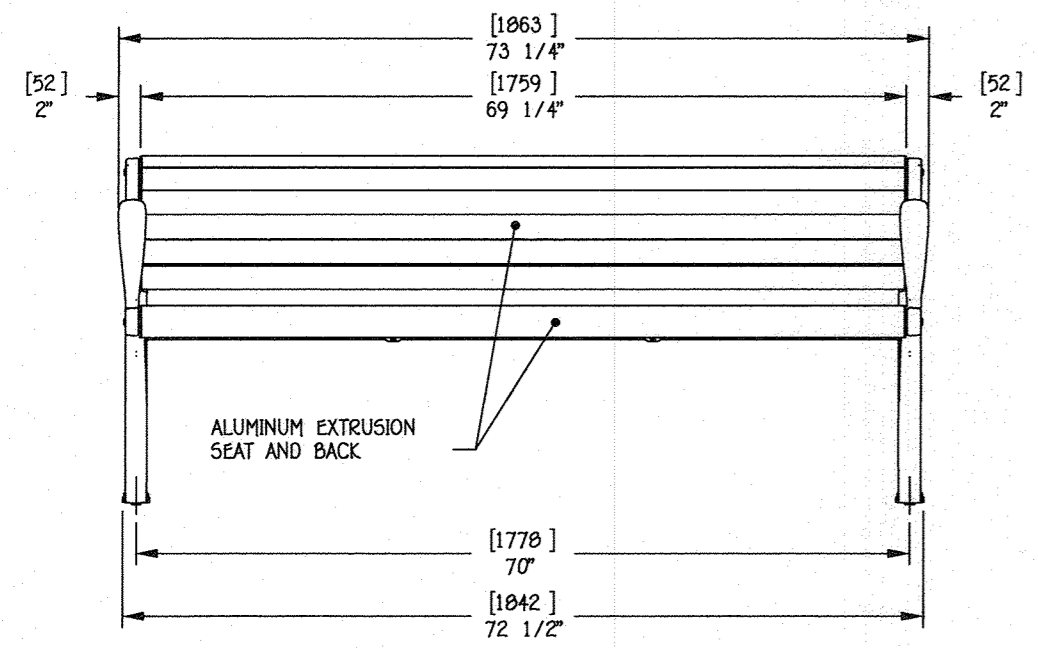
OXFORD SQUARE
"A Howard County Green Neighborhood"
Parcel 'F-F' & OPEN SPACE LOT 377
"Dartmoor Place"

Tax Map No.: 3B
Grid No.: 20
Parcel No.: 1003
First Election District: Howards County, Maryland
Scale: As Shown
Date: July 31, 2017
Sheet 17 Of 27

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET
SDP-15-053



NOTE:
 FREESTANDING OR SURFACE MOUNT
 OPTIONS. CORROSION-RESISTANT
 ANCHORING HARDWARE SUPPLIED BY
 OTHERS. Ø13/32" HOLES WITH COUNTERBORE
 PROVIDED FOR SOCKET HEAD CAP SCREWS.



Drawing: PL271-01
 Date: 4/9/2010
 Dimensions are in Inches/mm
 U.S. Patent No. D419,341

CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC. INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF LANDSCAPE FORMS, INC. ©2010 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

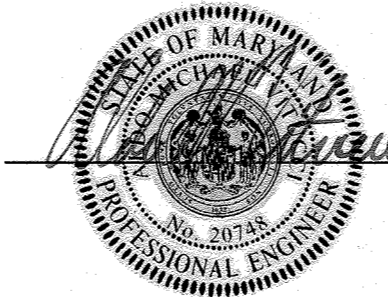
BENCH DETAIL
 NO SCALE



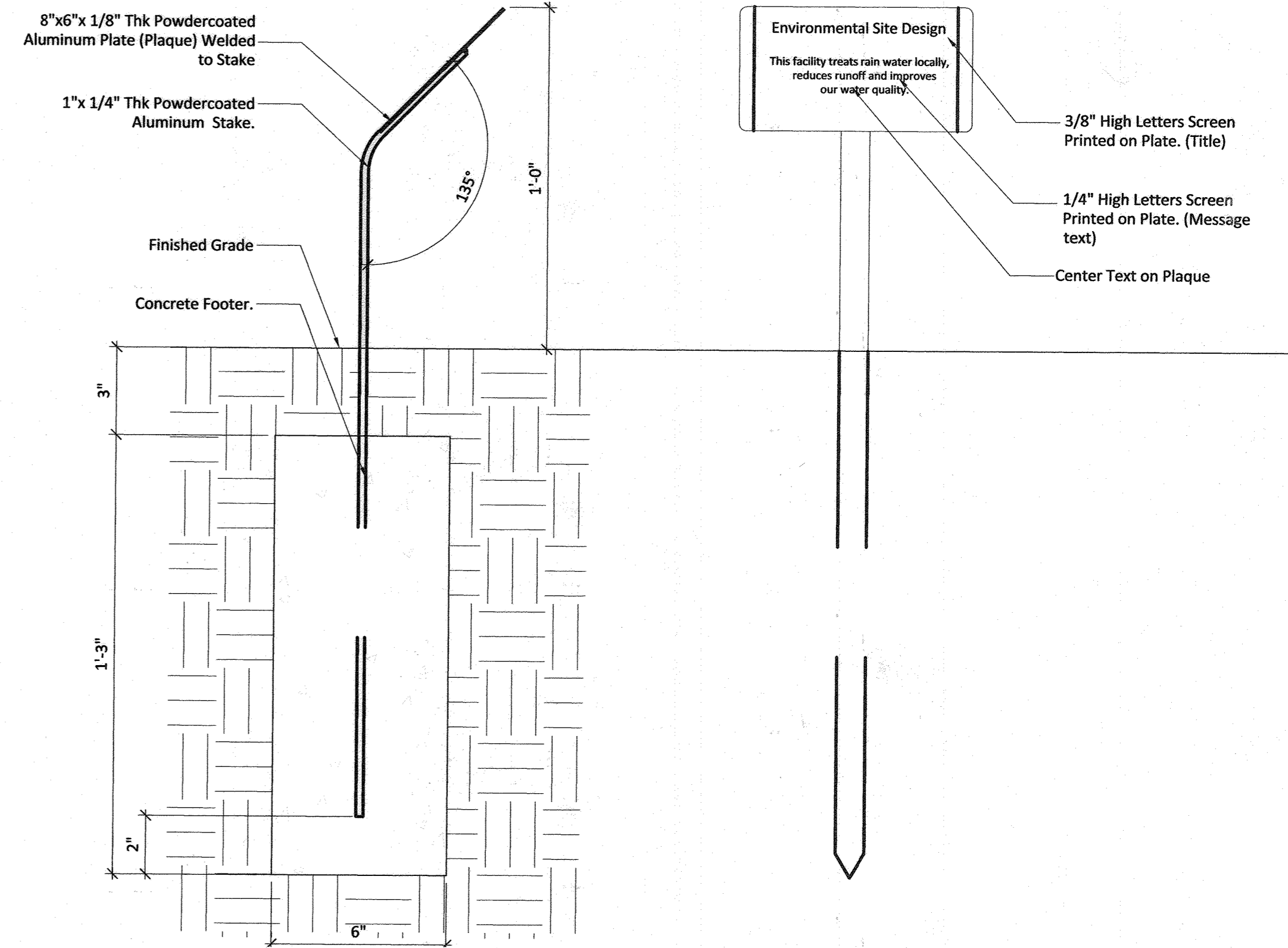
- GENERAL NOTES:
- SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL R7-8.
 - ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE IMPROVEMENT PLAN.
 - SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS W/TOP OF SIGNS 9'-1" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
 - SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
 - COLORS: LEGEND AND BORDER-GREEN SYMBOL-WHITE ON BLUE BACKGROUND BACKGROUND-WHITE
 - CONTRACTOR SHALL COORDINATE ARROW DIRECTION WITH LOCATION OF ADJACENT AISLE.

AS-BUILT CERTIFICATION

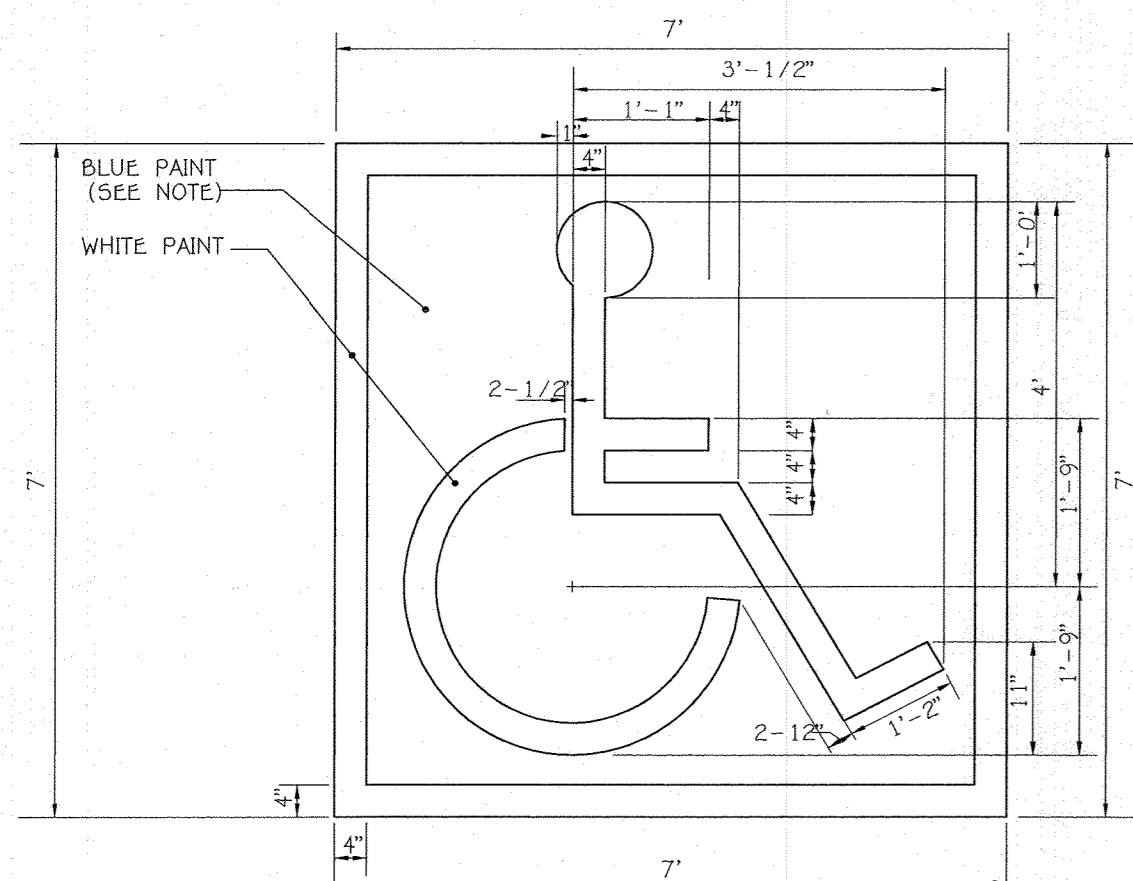
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7/1/25
 Date



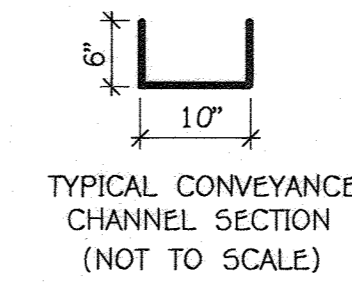
ESD INTERPRETIVE SIGN DETAIL
 NO SCALE



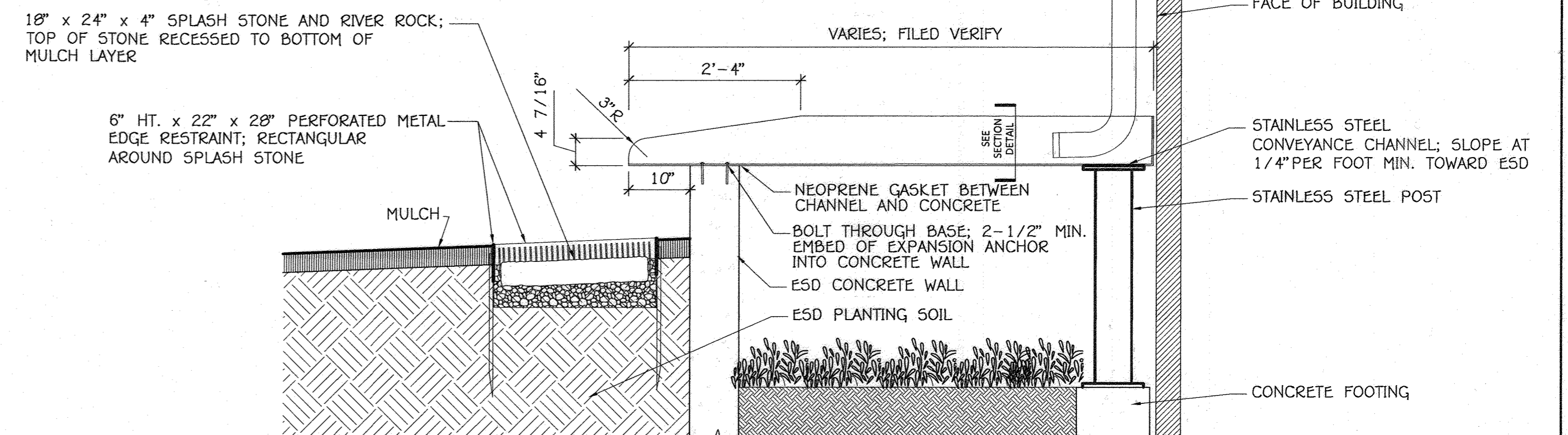
NOTE:
 SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND (WHITE ON BLUE).
 COLOR NO. 105090 IN FED. STANDARD 5952-DOUBLE COAT TYP.

7/3 HANDICAP SPACE STENCIL LAYOUT
 SCALE: 1" = 20"

8/3 HANDICAP PARKING SIGN DETAIL
 NOT TO SCALE



TYPICAL CONVEYANCE CHANNEL SECTION
 (NOT TO SCALE)



STORMWATER ESD CONVEYANCE CHANNEL - TYPICAL
 NO SCALE

NOTE: CONVEYANCE CHANNELS TO BE CUSTOM FABRICATED FROM 1/4" THICK STAINLESS STEEL. ALL WELDS TO BE GROUND SMOOTH.

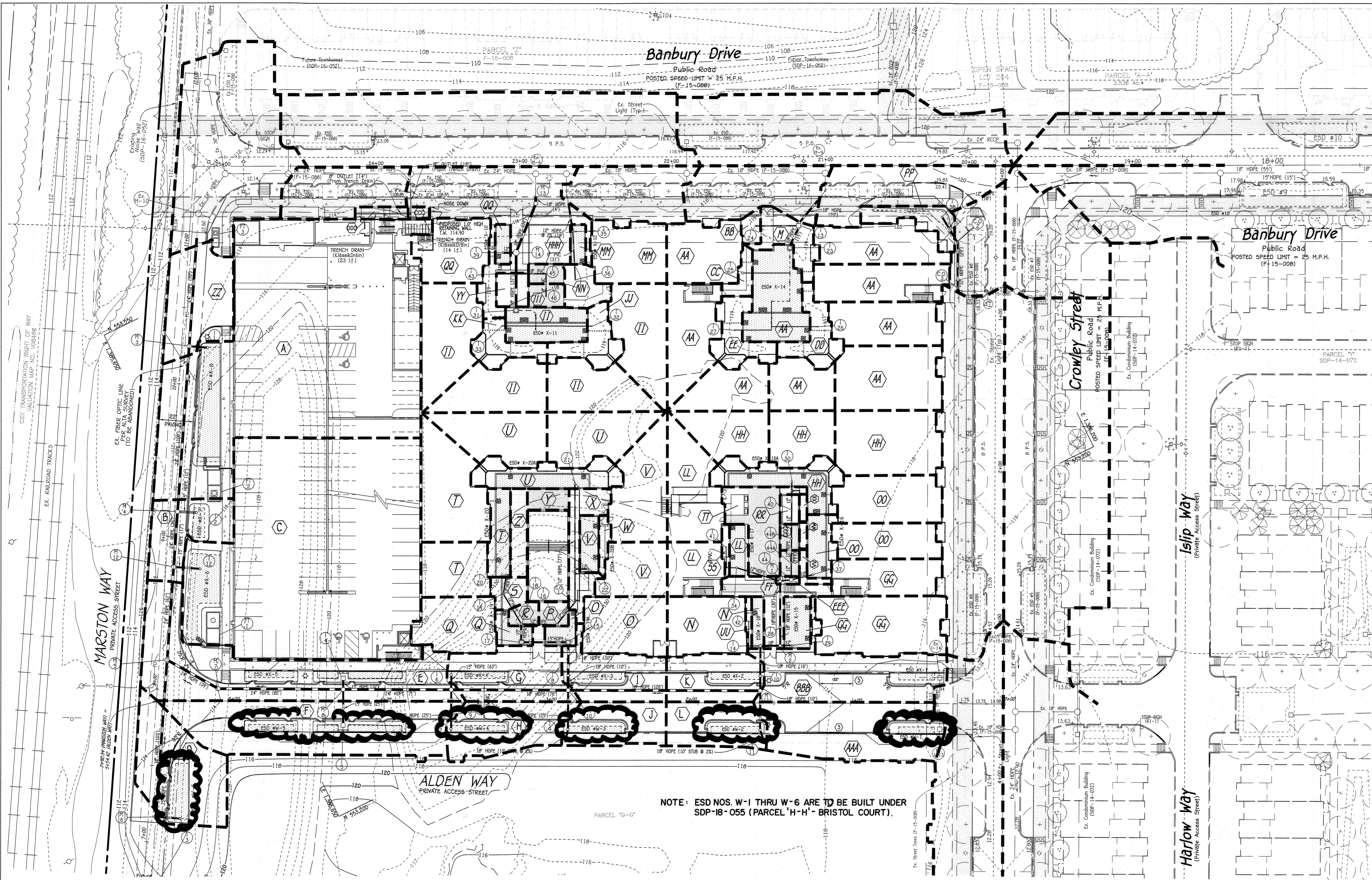
<p>FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FLE ELKOTT CITY, MARYLAND 21042 410.461.2095</p>		
NO.	REVISION	DATE
1	Added Sheet 27	

<p>Owner</p> <p>Kellogg-CCP, LLC c/o David P. Scheffacker, Jr., Managing Member 100 West Road, Suite 304 Towson, Maryland 21204 Ph: 410-296-3800</p>	<p>Developer</p> <p>Preston + Scheffacker Properties 100 West Road, Suite 304 Towson, Maryland 21204 Ph: 410-296-3800</p>

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING 					
<p>Subdivision OXFORD SQUARE</p>		<p>Section/Area ---</p>		<p>Parcel No. 'F-F'</p>	
<p>PLAT NO. 24351-24353</p>	<p>BLOCK NO. ---</p>	<p>ZONE TOD</p>	<p>TAX/ZONE 3B</p>	<p>ELEC. DIST. 1st.</p>	<p>CENSUS TR. 601101</p>

<p>SITE DETAILS</p> <p>OXFORD SQUARE "A Howard County Green Neighborhood" Parcel 'F-F' & OPEN SPACE LOT 377 "Dartmoor Place"</p>			
<p>Tax Map No.: 3B</p>	<p>Grid No.: 2D</p>	<p>Parcel No.: 1003</p>	<p>First Election District Howard County, Maryland</p>
<p>Zoned: TOD Scale: As Shown Date: July 31, 2017 Sheet 18 Of 27</p>			

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET

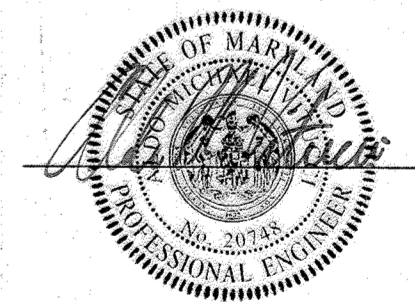


STRUCTURE NO.	DRAINAGE AREA	AREA (sq. ft.)	% ZONED	% IMP.	
I-1	A	22,312	0.90	TOD	93%
I-2	B	2,094	0.89	TOD	90%
I-3	D	3,627	0.77	TOD	74%
I-4	E	7,152	0.82	TOD	82%
I-5	F	6,191	0.80	TOD	78%
I-6	G	2,678	0.60	TOD	50%
I-7	H	2,510	0.58	TOD	48%
I-8	I	2,137	0.71	TOD	65%
I-9	J	1,813	0.72	TOD	67%
I-10	K	1,517	0.71	TOD	65%
I-11	L	1,892	0.69	TOD	63%
I-12	C	19,933	0.89	TOD	92%
I-13	M	1,038	0.25	TOD	0%
I-14	N	2,241	0.89	TOD	91%
I-15	O	2,418	0.87	TOD	89%
I-16	P	306	0.95	TOD	100%
I-17	Q	2,250	0.95	TOD	100%
I-18	R	278	0.95	TOD	100%
I-19	S	455	0.95	TOD	100%
I-20	T	5,218	0.95	TOD	100%
I-21	U	5,756	0.95	TOD	100%
I-22	V	4,377	0.95	TOD	100%
I-23	AA	10,397	0.88	TOD	90%
I-24	BB	253	0.95	TOD	0%
I-25	CC	364	0.62	TOD	53%
I-26	DD	1,024	0.46	TOD	24%
I-27	EE	1,122	0.54	TOD	22%
I-28	FF	1,282	0.64	TOD	56%
I-29	GG	5,513	0.88	TOD	90%
I-30	HH	7,705	0.81	TOD	80%
I-31	II	10,157	0.87	TOD	88%
I-32	JJ	1,098	0.40	TOD	22%
I-33	KK	878	0.42	TOD	28%
I-34	LL	3,300	0.89	TOD	91%
I-35	MM	2,196	0.87	TOD	88%
I-36	NN	619	0.95	TOD	100%
I-37	OO	4,464	0.82	TOD	82%
I-38	PP	904	0.25	TOD	0%
I-39	QQ	2,123	0.87	TOD	88%
I-40	RR	242	0.25	TOD	0%
I-41	SS	148	0.25	TOD	0%
I-42	UU	122	0.25	TOD	0%
I-43	VV	464	0.25	TOD	0%
I-44	EE	77	0.95	TOD	100%
I-44A	FFF	221	0.95	TOD	100%
I-44B	GGG	222	0.95	TOD	100%
I-45	HHH	299	0.95	TOD	100%
I-46	III	351	0.95	TOD	100%
I-46	ZZ	2,882	0.94	TOD	98%
TRENCH DRAIN	W	259	0.77	TOD	74%
TRENCH DRAIN	X	1,168	0.95	TOD	100%
TRENCH DRAIN	Y	378	0.95	TOD	100%
TRENCH DRAIN	Z	628	0.95	TOD	100%
TRENCH DRAIN	TT	1,590	0.95	TOD	100%
TRENCH DRAIN	VV	178	0.95	TOD	100%
TRENCH DRAIN	WW	88	0.95	TOD	100%
TRENCH DRAIN	XX	89	0.95	TOD	100%
TRENCH DRAIN	CCC	112	0.95	TOD	100%
TRENCH DRAIN	DDD	276	0.41	TOD	23%
Ex. I-13	AAA	4,263	0.54	TOD	56%
Ex. I-14	BBB	4,190	0.70	TOD	64%

NOTE: ESD NOS. W-1 THRU W-6 ARE TO BE BUILT UNDER SDP-18-055 (PARCEL 'H-H' - BRISTOL COURT).

A5-BUILT CERTIFICATION

NOTE: There is no "A5-BUILT" information provided on this sheet.



7/1/25
Date

REVISED

STORM DRAIN AND SWM DRAINAGE AREA MAP

OXFORD SQUARE

"A Howard County Green Neighborhood"
Parcel 'F-F' & OPEN SPACE LOT 377
"Dartmoor Place"

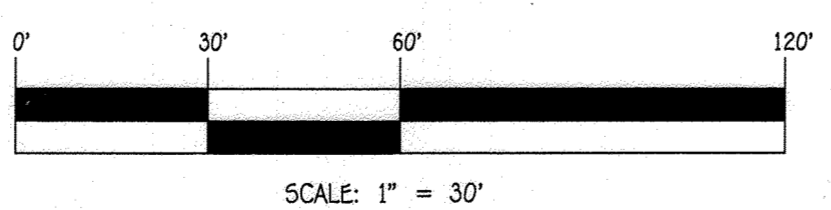
Zone: TOD
Tax Map No.: 38 Grid No.: 20 Parcel No.: 1003
First Election District: Howard County, Maryland
Scale: As Shown
Date: December 6, 2017
Sheet 19 of 27

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

<i>Kevin L. ...</i> Chief, Division of Land Development	12-21-17 Date				
<i>W. ...</i> Chief, Development Engineering Division	12-21-17 Date				
<i>A.G.</i> Director, Department of Planning and Zoning	12-21-17 Date				
SUBDIVISION OXFORD SQUARE	SECTION/AREA ---				
PLAT Nos.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24351-24353	---	TOD	3B	1st.	601101

Owner
Kelllogg-CCP, LLC
c/o David P. Scheffacker, Jr.,
Planning Member
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3800

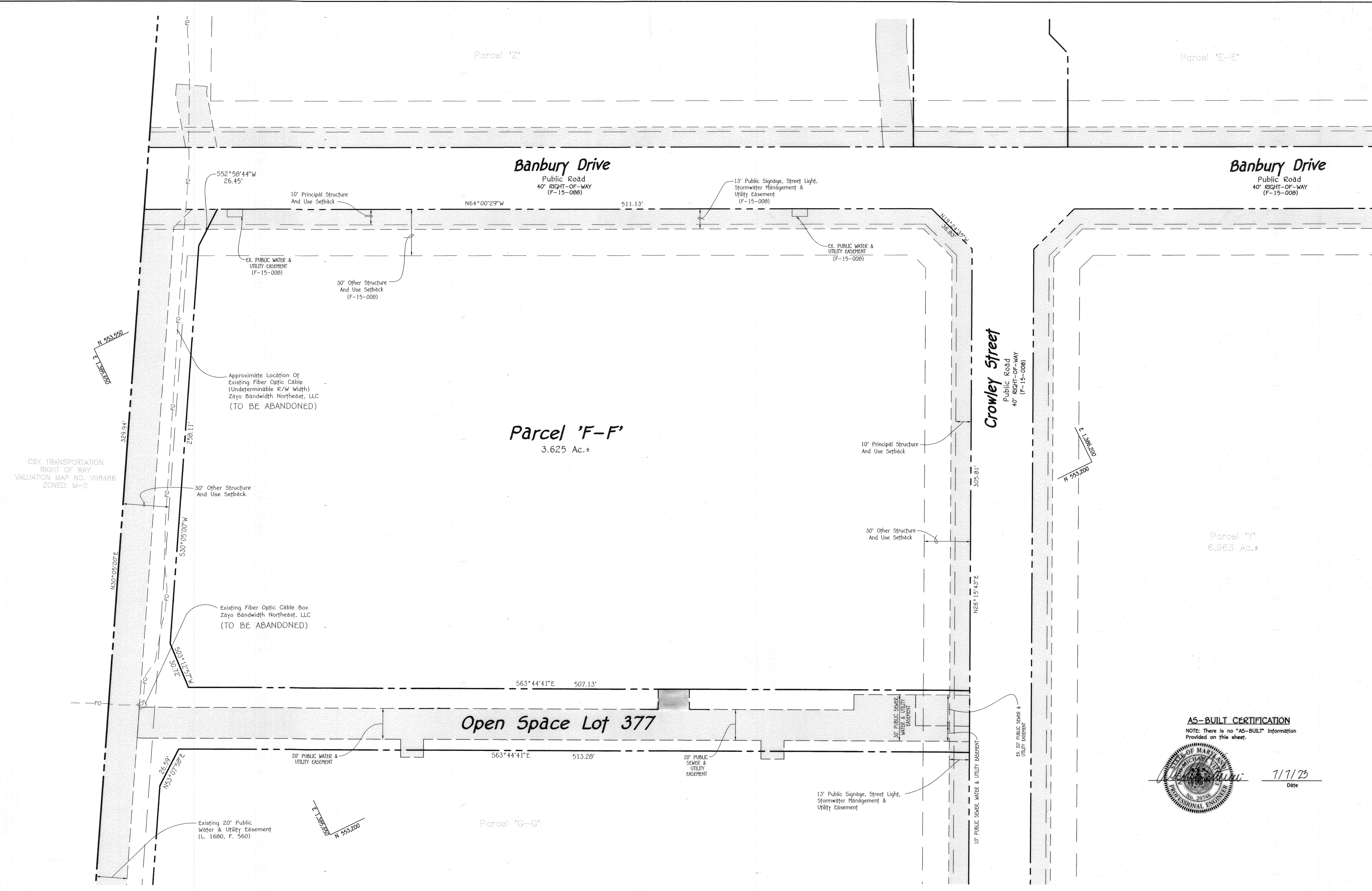
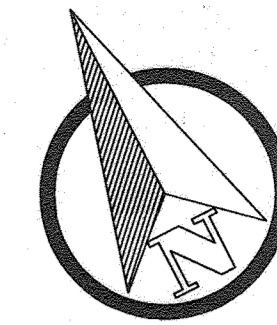
Developer
Preston + Scheffacker Properties
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3800



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461 - 2929

NO.	REVISION	DATE
1	REMOVED ESD NOS. W-1 THRU W-6 FROM THIS SDP	10/7/21
2	REVISED GARAGE FIRST FLOOR LAYOUT, THE LAYOUT OF THE FOUR COURTYARDS, WHC & SWM FACILITIES.	12/6/17

THERE IS NO "A5-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP-15-053

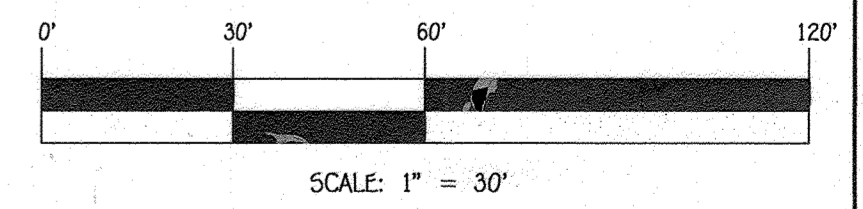


CSX TRANSPORTATION
RIGHT OF WAY
VALUATION MAP NO. V08488
ZONED: H-2

AS-BUILT CERTIFICATION
NOTE: There is no "AS-BUILT" information provided on this sheet.



7/7/23
Date



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 441-2955

NO.	REVISION	DATE
1	Revise Water Easement & Add Sheet 27	12/6/17



PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24351-24353	---	TOD	3B	1st.	601101

<p>Owner</p> <p>Kellogg-CCP, LLC c/o David P. Scheffack, Jr., Managing Member 100 West Road, Suite 304 Towson, Maryland 21204 Ph: 410-296-3800</p>	<p>Developer</p> <p>Preston • Scheffack Properties 100 West Road, Suite 304 Towson, Maryland 21204 Ph: 410-296-3800</p>
---	--

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kathleen O'Neill 10-3-17
Chief, Division of Land Development Date

Michael 9-28-17
Chief, Development Engineering Division Date

William J. ... 10-10-17
Director - Department of Planning and Zoning Date

METES & BOUNDS PLAN

OXFORD SQUARE
"A Howard County Green Neighborhood"
Parcel 'F-F' & OPEN SPACE LOT 377
"Dartmoor Place"

Zoned: TOD
Tax Map No.: 3B Grid No.: 20 Parcel No.: 1003
First Election District: Howard County, Maryland
Scale: As Shown
Date: July 31, 2017
Sheet 20 Of 27

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP-15-053

GREEN NEIGHBORHOOD CHECKLIST:

Credit No.	Credit	Champion (Name, Role)	Requirement	Site Development Plan GN Strategies	Documentation Location	Points	Points
A Innovative / Integrated Design Process						4	4
A-1	Green Development Plan	HCM/Planners	Shows how plans meet criteria, includes checklist, natural resource inventory and energy analysis	Provide documentation	GN Report GN Plan	RED/D	
A-2	Interdisciplinary Project Team	HCM/Planners	Includes U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Accredited professional, ecologist / landscape architect, and engineer	The design team includes a LEED AP professional, an ecologist, a civil engineer, an architect and landscape architect.	GN Plan	RED/D	
A-3	Third Party Certification	HCM/Planners	Certification of credits by independent LEED accredited professional	Alexander Design Studio	GN Plan GN Report	RED/D	
A-4a	Innovative Design A	HCM/Planners	Green Streets	Green Streets	GN Report SDR-15-053 Sheet 3, 17	1	1
A-4b	Innovative Design B	HCM/Planners	Priority Parking for Fuel Efficient Cars	Reserve 5% for Priority Parking for Fuel Efficient Cars	GN Report SDR-15-053 Sheet 3, 25	1	1
A-4c	Innovative Design C	HCM/Planners	Compact Development	Residential Development w/ exceed 20 DU/AC	GN Report GN Plan	1	1
A-4d	Innovative Design D	HCM/Planners	Walkable Streets	More than 80% building frontage oriented toward public spaces; Less than 20% service and garage openings to public spaces.	GN Report GN Plan	1	1
B Location, Linkages & Community Context						27	8
B-1a	Redevelopment Site	HCM/Planners FCCOvL	Reuse of previously developed site (minimum 25% existing impervious, with sliding scale for credits based on amount or % impervious)	More than 25% area previously developed (former sand and gravel operation).	GN Plan Reference: Sketch Plan (S-15-001)	4	2
B-1b	Redevelopment Site (Brownfield)	N/A	Brownfield cleanup of redevelopment site	N/A	N/A	8	0
B-2	Historic Buildings	N/A	Preserve, restore or rehabilitate historic properties.	N/A	N/A	4	0
B-3a	Transit Access & Amenities for Reduced Auto Dependence (Stop)	HCM/Planners	Site is served by transit stop within 1/2 mile (1 point) or 1/4 mile (2 points) walk from property	Private Shuttle Service w/ 2 stops (94% DU w/ 1/4 mile walking distance)	GN Plan Reference: Sketch Plan (S-15-001) F-15-008	2	2
B-3b	Transit Access & Amenities for Reduced Auto Dependence (Shelter)	HCM/Planners	Provide county-specified transit shelter with benches and lighting at transit stop within 1/2 mile of property and provided pedestrian link to stop if none currently exists	Provide HCA transit approved shelter for private shuttle service	GN Plan Reference: SDR-13-068	4	4
B-4	Proximity to Community Resources	N/A	Credit for 1/2 mile proximity to existing or proposed community resources such as schools, parks, library, post office, etc.	N/A	N/A	5	0
C Compact, Complete & Connected Development						27	28
C-1	Diversity of Uses	HCM/Planners	1 point per different landuse; minimum 100 sf for each non-residential per DU. Minimum of 147,000 SF of offices, institutional and civic use, per 1,470 DU	Provide 3 Uses: Institutional, Civic and Office	GN Plan Reference: Sketch Plan (S-15-001)	3	3
C-2	Planned Service Area	HCM/Planners	Locate the project within the Planned Service Area	The project is within the Planned Service Area	GN Plan	5	5
C-3a	Redevelopment System (Path)	HCM/Planners	Provide an off-site pathway system with 2 connections to internal or external sidewalks, with minimal environmental impacts, long-term maintenance	Provide a shared use path system.	GN Plan Reference: Sketch Plan (S-15-001)	2	2
C-3b	Redevelopment System (Connections)	N/A	Provide an off-site pathway system with 2 connections to internal or external sidewalks, with minimal environmental impacts, long-term maintenance	N/A	N/A	2	0
C-3c	Redevelopment System (Amenities)	HCM/Planners	Provide at least two different pedestrian experience features	Provide pedestrian amenities at trailheads, the lawn, school and residential new s	GN Plan Reference: Sketch Plan (S-15-001)	2	2
C-4	Connected On-site Street Network	HCM/Planners	Provide a gridded street network	More than 75% connected streets	GN Plan SDR-15-053 Sheet 3 Reference: Sketch Plan (S-15-001)	2	2
C-5	Parking does not exceed Required Minimum	HCM/Planners	Surface parking lots do not exceed required parking ratios (1 point); plan takes advantage of shared parking provisions; parking structure provided (in deck or beneath building (2 points)); does not include garages w/ individual units (4 points)	Provide common parking structures (4 points)	GN Plan SDR-15-053 Sheet 3 Reference: Sketch Plan (S-15-001)	4	4
C-6	Exceed Minimum Open Space Requirements	HCM/Planners	1 point for every 5% above required minimum open space for the TOD zone, 1 point for every 10% of non-buildable HCA parcels above 50% of the site (up to 3 points)	Provide more than 28% increase in amenity space above the required minimum amenity space (TOD zoning regulations)	GN Plan Reference: Sketch Plan (S-15-001) SDR-13-068	5	5
C-7	Green Spaces and Amenity Areas	HCM/Planners	Open space along public/private roads available for public use	Publicly accessible open space w/ be provided at the Lawn and Barn community building on Parcel Y and the community poolhouse and pool on OS Lot #107.	GN Plan Reference: Sketch Plan (S-15-001) SDR-13-068	2	2

Credit No.	Credit	Champion (Name, Role)	Requirement	Site Development Plan GN Strategies	Documentation Location	Points	Points
D Environmental Preservation						62	52
D-1	Stream Restoration or Wetland Creation or Restoration	EcoScience	Restoration of degraded on-site stream channel, on-site restoration of degraded wetland or creation of additional wetlands (sliding scale based on % of length of stream restored and % of acres of wetland created or restored)	Provide wetland restoration for Wetland 17 (1-40,810 SF)	GN Report Reference: Sketch Plan (S-15-001) SDR-15-045	16	16
D-2	Habitat Management Plan	EcoScience	Prepare and implement plan that identifies, conserves and enhances natural resources and ecological communities (may include cleanup of debris, removal of invasives, etc.)	Provide Habitat Management Plan	GN Report Reference: Sketch Plan (S-15-001) SDR-15-045	4	4
D-3	25% Steep Slope Preservation	N/A	Protect all existing steep slopes as defined by County regulations required provide 25' minimum buffer at top of 25% slope (2 points)	N/A	N/A	2	0
D-4	15% Slope Preservation	FCCOvL HCM/Planners	Protect existing 15%+ slopes (protect minimum 1/2 acre, with sliding scale based on area or % protected)	Preserve between 26-50% of 15%+ 25% slopes	GN Plan Reference: Sketch Plan (S-15-001)	4	2
D-5	Minimize Grading and Site Disturbance	FCCOvL HCM/Planners	Minimize limit of disturbance; leave at least 20% of site undisturbed (1 point); 30% (2 points); 40% (3 points); balanced and fill on site (2 points); retaining walls 3-5' (deduct 1 point) retaining walls 6-8' (deduct 2 points), walls 9' and higher (deduct 3 points); no new created steep slopes over 25% (1 point); amend soil nutrients in turf and planting areas (1 point)	Balance Cut and Fill on entire site - 2 points Minimize Retaining Walls - 0 points No new > 25% Steep slopes - 1 point Leave more than 20% of site undisturbed - 1 point	GN Plan Reference: Sketch Plan (S-15-001)	5	4
D-6	Exceed Minimum Forest Conservation Requirements	EcoScience FCCOvL HCM/Planners	1 point for every 10% of existing forest retained above break even point; 1 point for every 10% of on-site forest planted in excess of reforestation obligation	N/A	N/A	5	0
D-7	Save Trees above 12" Minimum Caliper	N/A	1 point for protecting each 25% of all specimen trees (does not include specimen trees within forest conservation area or within forests that are being cleared)	N/A	N/A	4	0
D-8a	Exceed Minimum Stream Buffer Requirements	FCCOvL HCM/Planners	75' buffer required for perennial and intermittent streams inside PSA, 100' buffer required for perennial and intermittent streams outside PSA	75' buffer required for perennial and intermittent streams inside PSA.	GN Plan Reference: Sketch Plan (S-15-001) F-15-008	RED/D	
D-8b	Exceed Minimum Stream Buffer Requirements	EcoScience FCCOvL HCM/Planners	2 points for each additional 25' of buffer provided in excess of requirements in D-8a outside wetland buffer or floodplain	Provide 150 FT Stream Buffer (75 FT enhanced buffer) - 6 points	GN Plan Reference: Sketch Plan (S-15-001) F-15-008	6	6
D-9	Exceed Minimum Wetland Buffer Requirements	EcoScience FCCOvL HCM/Planners	2 points for each additional 25' of wetland buffer buffer outside stream buffer or floodplain	N/A	N/A	4	0
D-10	Floodplain Buffer	N/A	1 point for each 25' of buffer to floodplain outside required or provided wetland or stream buffer	N/A	N/A	2	0
E Site Landscaping Improvements						18	3
E-1	Landscaping exceeds Minimum Requirements and Reduces Heat Island Effect	N/A	1 point for each 10% increase in number of plants (must be native plants) provided above total minimum required in Landscape Manual; retain or plant trees on south and west sides of buildings; increase trees within parking areas and along sidewalk and paths	Provide 20% increase in Landscape Requirements	GN Plan GN Report SDR-15-053 Sheets 13, 14	5	2
E-2	Native Plants	N/A	1 point for 80%; 2 points for 90%; 3 points for 100% of all plants native to within 200 miles of site	N/A	N/A	3	0
E-3	No Invasive Plants	HCM/Planners	No plants that are on DNR, USDA or Cooperative Extension Service lists of invasive plants	Will not plant invasive plants	GN Plan SDR-15-053 Sheets 13-14	RED/D	
E-4	Limit Turf	HCM/Planners	Turf does not exceed 30% of unpaved site (1 point); no turf on new created steep slopes 25%+ or in densely shaded areas (1 point); non-turf areas must be planted in native vegetation	Will not plant conventional turf in densely shaded areas and on newly created >25% steep slopes	GN Plan GN Report SDR-15-053 Sheets 13, 14	2	1

Credit No.	Credit	Champion (Name, Role)	Requirement	Site Development Plan GN Strategies	Documentation Location	Points	Points
F Water Conservation / Efficiency / Management						17	11
F-1	Rainwater Harvesting System	Stragham	Collect and make use of rainwater from minimum 50% of roof area; provide storage system and monitoring device and maintenance / management program	Provide rainwater harvesting for school and recreational fields	GN Plan Reference: Sketch (S-15-001) SDR-15-075	5	5
F-2	Water-Permeable Walkways	N/A	Use water permeable materials in 50% or more of pathways; provide maintenance program	N/A	N/A	4	0
F-3a	Low Impact Development (LID) Stormwater Treatment	FCCOvL	Meets minimum Design Manual requirements; no dry ponds allowed	No dry ponds	GN Plan SDR-15-053 Sheets 4-9	RED/D	
F-3b	Low Impact Development (LID) Stormwater Treatment	FCCOvL	Exceeds Design Manual requirements; maximize use of infiltration (esp. for parking lots), rain gardens, rain barrels, stormwater wetlands, green roof, etc.	Will provide 51% water quality volume stored and infiltrated/re-used On Site	GN Plan GN Report SDR-15-053 Sheets 4-9	8	6
G Energy Efficiency						13	0
G-1	Light Pollution Reduction	FCCOvL HCM/Planners	Shield all site lighting fixtures to reduce light and spillover below county code requirements; install sensors or timers on all exterior site lighting fixtures	N/A	N/A	4	0
G-2	Solar Orientation	N/A	Orient 50% (1 point) or 25% (2 points) or 100% (3 points) of buildings to make available for solar strategies	N/A	N/A	3	0
G-3	Infrastructure Energy Efficiency	N/A	Select high efficiency fixtures for parking lot and other site light fixtures	N/A	N/A	6	0
H Materials Beneficial to the Environment / Waste Management						17	7
H-1	Environmentally Preferable Site Products	Stragham FCCOvL HCM/Planners	Select products from list including recycled materials (concrete, asphalt, tires, plastic, etc.), materials with recycled content, salvaged or engineered materials;	N/A	N/A	8	0
H-2	Reduce Heat Island Effect of Paving	N/A	Use light-colored or high albedo materials and/or porous paving with a minimum Solar Reflective Index of 58 or over for at least 30% of the site hardscape	N/A	N/A	2	0
H-3	Site Construction Waste Management	Stragham	Develop and implement a construction waste management plan to divert, reuse, recycle or reduce the amount of site material sent to the landfill by 25% (2 points) or 50% (3 points) or 75% (4 points)	Divert 75% or more site construction waste	GN Report:	4	4
H-4	Regionally Produced Materials	Stragham FCCOvL HCM/Planners	20% of common and public infrastructure materials from within 200 miles	Use regionally produced materials for 20% of total site materials	GN Report:	3	3
I Operations and Maintenance Submissions						6	0
I-1	HCA Documents	Stragham	Include information about green site features and maintenance requirements in HCA documents	Provide HCA document	GN Report Reference: SDR-15-053	RED/D	
I-2	Maintenance Manual for Owner / HCA / Manager	Stragham	Provide a manual that includes information on how to maintain the green features of the site, including paving materials, landscaping and stormwater management LID and encourages additional green activities such as recycling, gardening, etc.	Provide manual	GN Report Reference: SDR-15-053	RED/D	
I-3	Public Awareness of Sustainable Community	Stragham; HCM	Develop a program to advertise the environmental benefits of the community	Implement public awareness strategy	GN Report SDR-15-053 Sheets 13, 18 Reference: SDR-13-068;	RED/D	

TOTAL GREEN NEIGHBORHOOD SITE POINTS
Number of points required to obtain Green Neighborhood Allocations: **167** / **80**

Third Party Certification
By affixing my signature below, the undersigned does hereby declare and affirm to Howard County that the targeted Green Neighborhood Site credits and point total as specified in the Green Neighborhood Site Compliance Checklist are reasonable and achievable.
Charles Alexander No. 10439206 8.17.17
Signature: **CHARLES ALEXANDER, ALEXANDER DESIGN STUDIO**
Title: **OWNER**
Organization: **ALEXANDER DESIGN STUDIO**
Submission (mark "X" where applicable): Site Development Plan (SDR-15-053)

AS-BUILT CERTIFICATION

NOTE: There is no "AS-BUILT" information provided on this sheet.

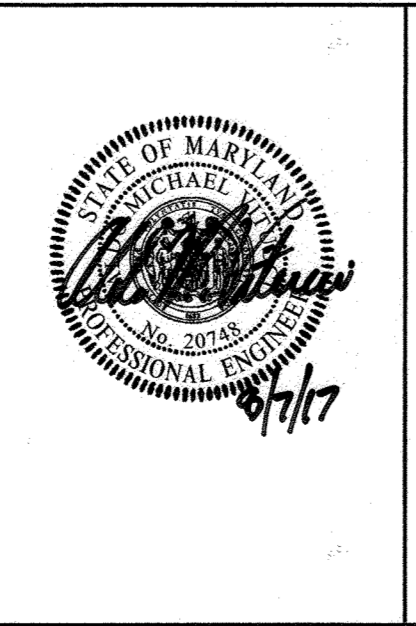


7/17/25
Date

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750 E. Pratt Street, Suite 1100 Baltimore MD 21202
410.837.7311 | www.hcm2.com
Hord Coplan Macht, Inc. 2014

FISHER, COLLINS & CARTER, INC.
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2255

1 Added Sheet 27 REVISION DATE 12/6/17



Owner
Kellogg-COP, LLC
c/o David P. Schefflenacker, Jr.
Managing Member
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3600

Developer
Preston • Schefflenacker Properties
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3600

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *DM* Date: **9.28.17**

Chief, Development Engineering Division *AW* Date: **10.10.17**

Director - Department of Planning and Zoning *Matthew J. Simmons* Date: **10.10.17**

SUBDIVISION: OXFORD SQUARE SECTION/AREA: --- PARCEL NO.: "F-F"

PLAT NO.: 24351-24353 BLOCK NO.: --- ZONE: TOD TAX/ZONE: 3B ELEC. DIST.: 1st CENSUS TR.: 601101

GREEN NEIGHBORHOOD PLAN

OXFORD SQUARE
"A Howard County Green Neighborhood"
Parcel "F-F" & OPEN SPACE LOT 377
"Dartmoor Place"

Zoned: TOD
Tax Map No.: 3B Grid No.: 20 Parcel No.: 1003
First Election District: Howard County, Maryland
Scale: As Shown
Date: July 31, 2017
Sheet 21 Of 27

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development *DM* Date: **9.28.17**

Chief, Development Engineering Division *AW* Date: **10.10.17**

Director - Department of Planning and Zoning *Matthew J. Simmons* Date: **10.10.17**

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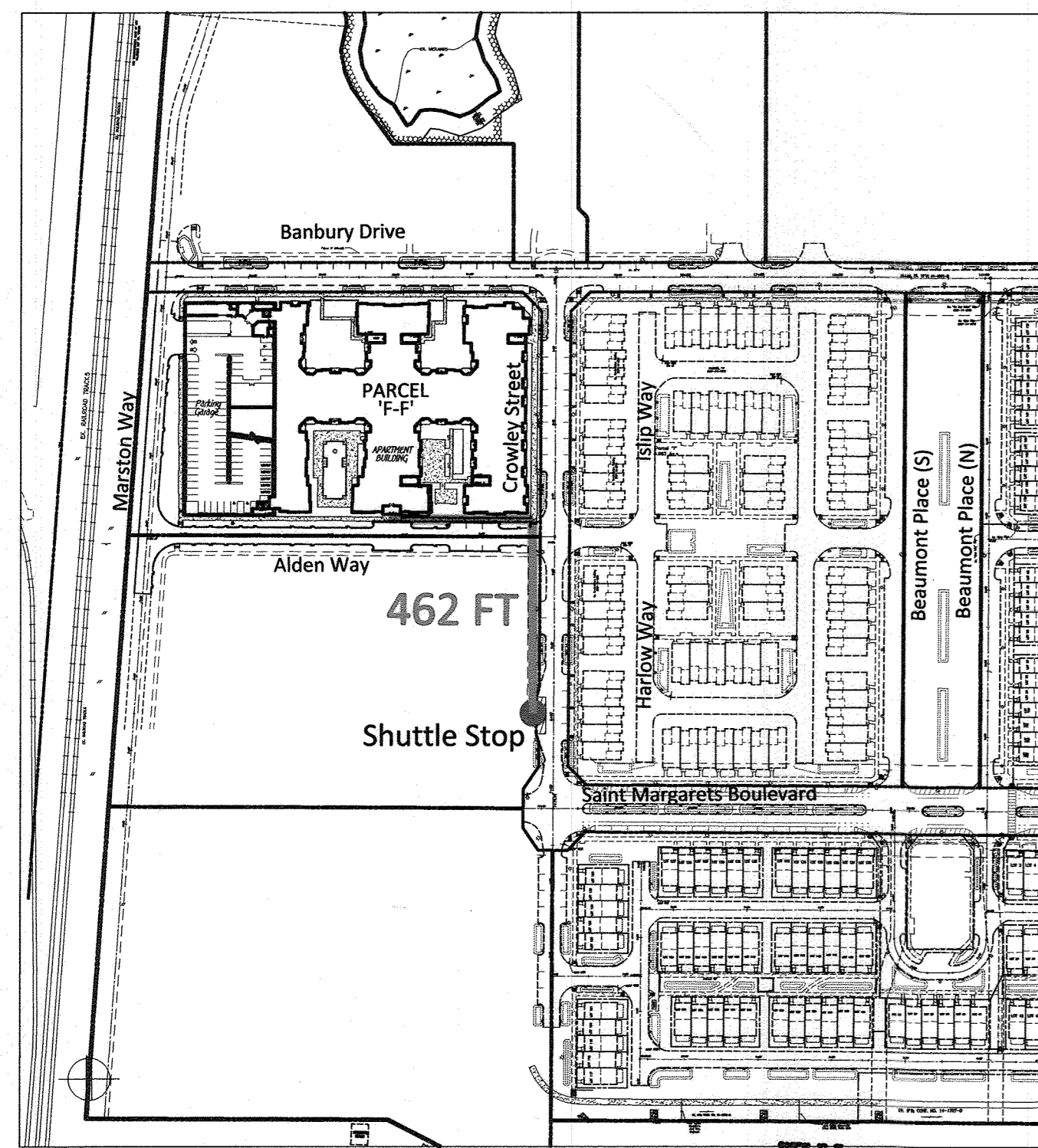
PLAT NO.: 24351-24353 BLOCK NO.: --- ZONE: TOD TAX/ZONE: 3B ELEC. DIST.: 1st CENSUS TR.: 601101

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDR-15-053

GREEN NEIGHBORHOOD NOTES:

- A-2 THE DESIGN AND DEVELOPMENT TEAM INCLUDES A LEED AP (MATTHEW FITZSIMMONS- HORD COPLAN MACHT), ENVIRONMENTAL PROFESSIONAL (JOHN CANOLES- ECO-SCIENCE PROFESSIONALS, INC.), LANDSCAPE ARCHITECT (JOSH KILRAIN- HORD COPLAN MACHT) AND AN ENGINEER (ALDO VITUCCI PE- FISHER COLLINS & CARTER)
- A-3 THE THIRD PARTY CERTIFICATION IS PROVIDED BY CHARLES ALEXANDER, LEED-AP OF ALEXANDER DESIGN STUDIOS.
- B-1a THE 118.5 ACRE DEVELOPMENT CONSISTS OF 30.4 ACRES OF PREVIOUSLY DEVELOPED LAND (25.7% OF THE OXFORD SQUARE DEVELOPMENT).
- B-3a OXFORD SQUARE WILL PROVIDE TWO TRANSIT STOPS FOR THE PROPOSED PRIVATE SHUTTLE SERVICE CONNECTING OXFORD SQUARE TO THE DORSEY MARC COMMUTER RAIL STATION. THE STOPS WILL BE WITHIN 1/4 WALKING DISTANCE TO ALL DWELLING UNITS, EXCEPT FOR THE UNITS FURTHER NORTH ON PARCEL 'Z'.
- B-3b OXFORD SQUARE WILL PROVIDE ONE SHELTER AT ONE OF THE PRIVATE SHUTTLE STOPS. THE SHELTER WILL COMPLY WITH COUNTY -APPROVED CRITERIA INCLUDING BENCHES AND LIGHTING.
- C-1 OXFORD SQUARE WILL PROVIDE THREE DIVERSE USES OTHER THAN RESIDENTIAL: INSTITUTIONAL (MIDDLE SCHOOL BUILDING AND OUTDOOR CLASSROOM SPACE, ELEMENTARY SCHOOL), CIVIC (SCHOOL'S RECREATIONAL PLAYING FIELDS AND SHARED-USE PATH) AND OFFICE.
- C-2 OXFORD SQUARE IS LOCATED WITHIN THE EXISTING PLANNED WATER AND SEWER SERVICE AREA.
- C-3c OXFORD SQUARE WILL PROVIDE A MINIMUM OF TWO PEDESTRIAN SYSTEM AMENITY EXPERIENCES: 1) SHARED USE PATH AND NATURE TRAIL (TRAIL SIGNS AND MARKERS, BENCHES, LITTER RECEPTACLES, INFORMATIONAL SIGNS, BIKE RACKS), 2) THE LAWN (BENCHES, EXTERIOR LIGHTING, INFORMATIONAL SIGNS), 3) RESIDENTIAL COURTYARDS AND MEWS (BENCHES), AND 4) SCHOOL SITES (PLAYING FIELDS, BENCHES, BIKE RACKS)
- D-8b OXFORD SQUARE WILL PROVIDE A MINIMUM 75 FT ENHANCED STREAM BUFFER.
- E-3 OXFORD SQUARE WILL NOT PLANT INVASIVE PLANTS.
- E-4 OXFORD SQUARE WILL NOT PLANT TURF IN DENSELY SHADED AREAS.
- F-3b OXFORD SQUARE WILL PROVIDE AT LEAST 51% WATER QUALITY VOLUME STORED AND INFILTRATED/RE-USED ON-SITE.

B-3a & B-3b VICINITY MAP (Scale: 1" = 200')



GREEN NEIGHBORHOOD CALCULATIONS & TABLES:

A-4b Priority Parking for Low-Emitting and Fuel Efficient Vehicles

	Overall Development	SDP
Total Number of Off-Street Parking Spaces:	1,085 Spaces	498 Spaces
Total Number of Proposed Preferred Parking Spaces:	57 Spaces	25 Spaces
Percent of Preferred Parking Spaces:	5.3%	5.0%

Note: Overall Development calculations summarize all filed Site Development Plans.

A-4c Compact Development

	Complete Build-Out	SDP
Total Dwelling Units:	1,470 DU	50.8 AC
Residential Land Area:	50.8 AC	28.94 DU/AC

Note: This SDP provides 258 DU. There are 22 fewer residential units on Parcel F-F than recorded on S-15-001. Future SDPs will not exceed the project wide allowable residential program of 1,492 DU.

A-4d Walkable Streets

	Complete Build-Out	SDP
Length of Buildings Frontage Oriented Towards the Public Space:	11,869 FT	757 FT
Total Length of Building Frontage:	14,186 FT	1,292 FT
% of Building Frontage Oriented Towards the Public Spaces:	83.7%	58.6%
Length of Building Frontage with Service or Garage Openings:	1,420 FT	535 FT
Length of Building Frontage Oriented Towards Public Spaces (Including Service and Garage openings):	13,289 FT	1,292 FT
% of Building Frontage with Service or Garage Openings:	10.7%	41.4%

B-1a Redevelopment Site

Gross Site Area:	118.5 Acres
Area of Existing Development (Acres):	30.4 Acres
Percent of Previously Developed:	25.7%

B-3a Transit Access & Amenities for Reduced Auto Dependence (Stop)

Residential Buildings within 1/4 Mile (<1,320 FT)	Total Number of Qualifying Units	Percent of All Units
All Buildings except the most distant building on Parcel 'Z'	1,380 DU	94%

C-1 Diversity of Uses

Residential Uses	Number of Units	Percent of Total Units
Apartments and Townhouses	1,470 DU	100%
Nonresidential Uses		
Office:	166,000 SF	113 SF/DU
Institutional:		
Middle School	95,747 SF	
Middle School Outdoor Classroom Space	2,500 SF	
Elementary School	101,014 SF	
Institutional Subtotal:	199,261 SF	136 SF/DU
Civic:		
Recreational Playing Fields (School Site)	236,139 SF	
Northern Shared-Use Path (8 FT wide)	22,968 SF	
Southern Shared-Use Path (8 FT wide)	8,016 SF	
Civic Subtotal:	267,123 SF	182 SF/DU

C-3a Pedestrian System (Paths and Trails)

Northern Shared Use Path:	Width of Path: 8 FT Length: 2,871 FT (0.54 Miles)
Southern Shared Use Path:	Width of Path: 8 FT Length: 1,002 FT (0.19 Miles)
Nature Path:	Width of Path: 8 FT Length: 1,129 FT (0.21 Miles)

C-4 Street Connections

Street Name / ID (per S-15-001)	Street Length	Qualifying Street Length
Saint Margaret's Boulevard	1,684 FT	1,684 FT
Banbury Drive	2,491 FT	2,491 FT
Southmoor Street	960 FT	960 FT
Dene Court	514 FT	- FT
Crowley Street	1,136 FT	947 FT
Danvers Street	465 FT	465 FT
Beaumont Place	1,450 FT	1,450 FT
Dunstead Street	240 FT	- FT
Headley Street	120 FT	- FT
Pattison Street	120 FT	- FT
Road I	736 FT	736 FT
Alden Way (Road B)	554 FT	554 FT
Marsten Way (Road C)	1,613 FT	928 FT

Summary

Total Street Length:	12,083 FT
Total Connected Street Length:	10,215 FT
Percent Connected Streets:	84.5%

C-5 Parking Does Not Exceed Required Minimum

Number of Spaces within a Common Parking Structure:	1,922 spaces
---	--------------

Note: Parcel F-F provides 498 common structure parking spaces. This is 7 more spaces proposed than at Sketch Plan (S-15-001).

C-6 Exceed Minimum Open Space

Net Acreage:	107.4 AC
Required Amenity Space (TOD: 10% of Net Acreage):	10.7 AC
Provided Amenity Space:	23.4 AC
Percent Increase above the Minimum Required:	118.1%

Note: This SDP does not contribute amenity space towards this credit.

C-7 Green Spaces and Amenity Areas

Parcel	Road Frontage	Amenity Type	Amenity Area
Open Space 1: Lawn and Barn Parcel 'Y' (future SDP)	4/108 FT (length along Banbury Drive)	Lawn: passive recreation and gathering space Barn: learning, meeting and performance space	57,604 SF (1.32 AC)
Open Space 2: Pool House and Pool O.S. Lot #107 (SDP-13-068)	4/138 FT (length along Dene Court)	Pool house, Pool, Fitness Room, and Warming Kitchen	11,282 SF (0.26 AC)

D-4 15% Slope Preservation

	GN Boundary
Total Area of Slopes 15-24.9%:	506,841 SF
Area of Undisturbed Slopes 15-24.9%:	200,866 SF
Percent of Undisturbed Slopes:	39.6 %

Note: 1. The area of undisturbed slopes is the summation of slopes impacted by the greatest extent of LODs accumulated from the entire development.
2. Includes area of development per Sketch Plan and future environmental restoration work.

D-5 Minimize Grading and Site Disturbance

	Complete Build Out
Gross Area of Site:	118.5 AC
Existing Impervious Cover:	30.4 AC
Area of Site:	88.1 AC
Area of Site to Remain Undisturbed:	24.2 AC
Percent of Site to Remain Undisturbed:	27.5 %
Ratio of Cut to Fill:	1.16 Ratio
Retaining Wall:	<3 FT

Note: 1. Complete Build Out Calculations are based on the aggregate greatest extent of LOD's from entire development.
2. No dirt will be imported or exported from Oxford Square.

D-8b Exceed Minimum Stream Buffer Requirements

Total Stream Buffer Width:	150 FT
Width of Buffer Exceeding Requirements:	75 FT
Total Length of Stream Buffer:	1,984.2 FT
Length of Stream Buffer Outside Other Buffers:	1,352.3 FT
Percent of Stream Buffer Outside Other Buffers:	68.2 %

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
GREEN NEIGHBORHOOD PLAN FOR SITES

Beth Burson 10/10/17
CHIEF, RESOURCE CONSERVATION DIVISION DATE

LEED ACCREDITED PROFESSIONAL CERTIFICATE
GREEN NEIGHBORHOOD PLAN FOR SITES
I hereby certify that this plan represents a practical and workable plan for achieving the targeted credits and point total shown on the Green Neighborhood for Sites Compliance Checklist.

Matthew J. Fitzsimmons 100791Z 9/7/17
MATTHEW J. FITZSIMMONS, LEED AP LEED ACCREDITATION NUMBER DATE

E-1 Landscaping

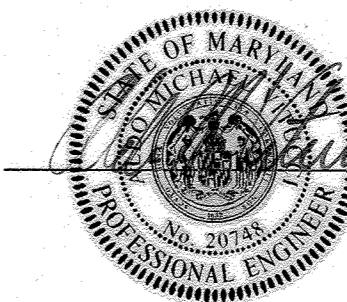
Plants Required	Shade Trees	Evergreen	Shrubs	Total	Percent
Number of Plants Required by Landscape Manual	92	0	0	92	20.7
Number Excess Plants Required for GN Credits	19	0	0	19	
Landscape Manual and GN Requirements	111	0	0	111	

Plants Provided	Shade Trees	Shade Tree (Substitute)	Evergreen	Evergreen (Substitute)	Other Trees (Substitute)	Shrubs	Shrub (Substitute)	Total
Number of Plants Provided to Meet Landscape Manual	29	26.5	0	0	0	0	0	36.5
Number of Plants Provided to Meet GN Credits	0	0	0	0	0	0	0	0
Total Number of Plants Provided	29	26.5	0	0	0	0	0	36.5

Notes: 1. Required Shade Trees (4 AFA, 11 ARK, 3 GBI, 6 GTS, 3 TCO, 2 ZSO) - 29 shade trees
2. Shade Tree Substitute (8 evergreens + 45 ornamentals) / 2= 26.5 shade trees
3. Shade Tree Substitute 365 shrubs / 10 = 36.5 shade trees
4. This plan is deficient 19 native shade trees to meet this credit's goal.

AS-BUILT CERTIFICATION

NOTE: There is no "AS-BUILT" information provided on this sheet.

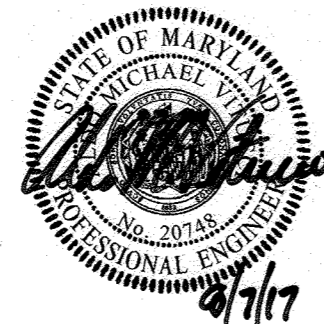


7/7/23
Date

hord | coplan | macht

750 E. Pratt Street, Suite 1100 Baltimore MD 21202
410.637.7311 | www.hcm2.com
Hord Coplan Macht, Inc. 2014

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING, CONSULTANTS & LAND SURVEYORS
OXFORD SQUARE OFFICE PARK - 10672 BALTIMORE NATIONAL FLD
ELLSWORTH CITY, MARYLAND 21042
410.481-3095



NO.	REVISION	DATE
I	Added Sheet 27	12/6/17

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

K. Schaefer 10-3-17
Chief, Division of Land Development DATE

Matthew J. Fitzsimmons 9-28-17
Chief, Development Engineering Division DATE

Matthew J. Fitzsimmons 10-10-17
Director - Department of Planning and Zoning DATE

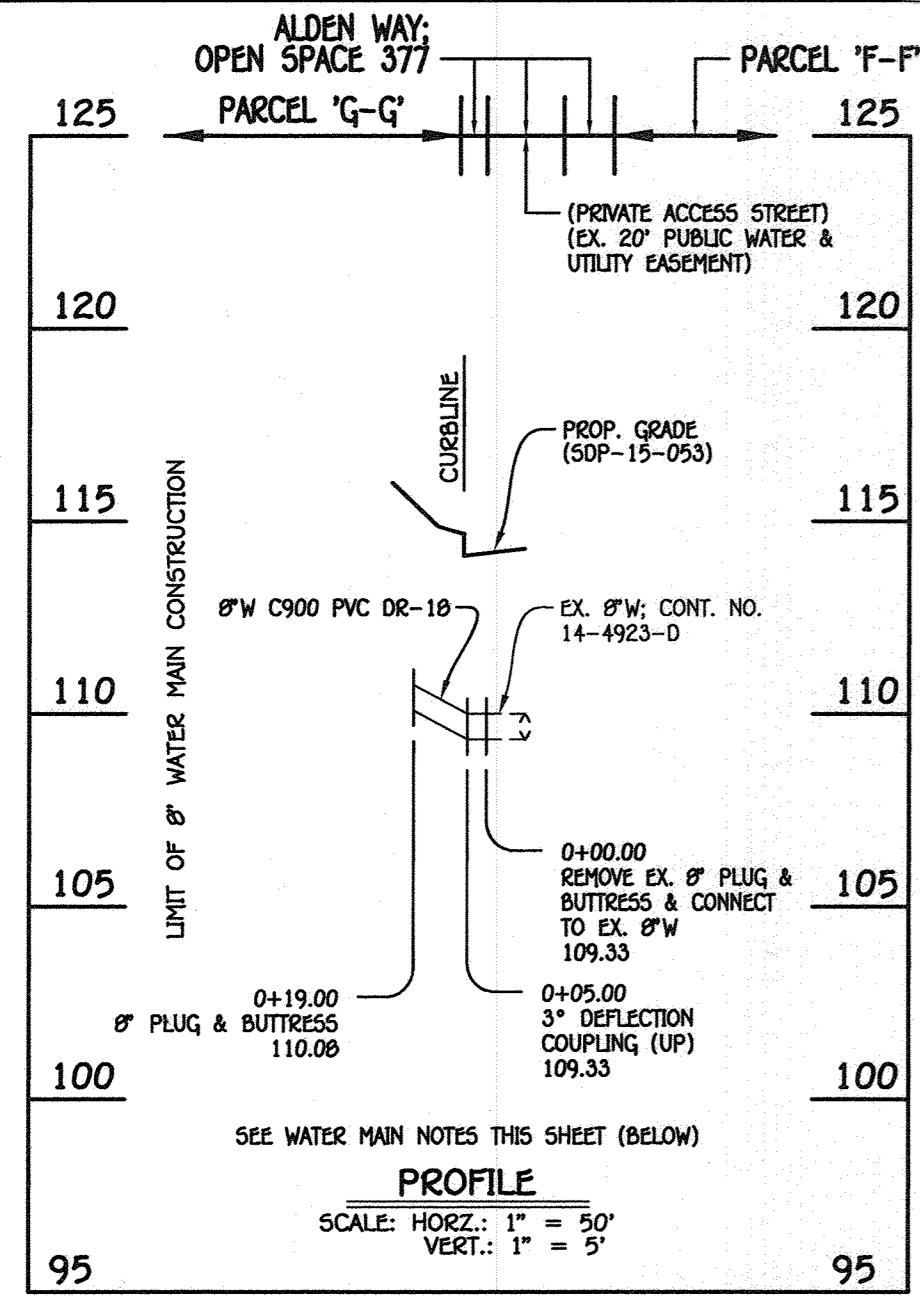
SUBDIVISION	SECTION/AREA	PARCEL NO.
OXFORD SQUARE	----	'F-F'
PLAT NO.	BLOCK NO.	ZONE
24351 - 24353	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
3B	1st.	601101

GREEN NEIGHBORHOOD PLAN

OXFORD SQUARE
"A Howard County Green Neighborhood"
Parcel 'F-F' & OPEN SPACE LOT 377
"Dartmoor Place"

Zoned: TOD
Tax Map No.: 3B Grid No.: 20 Parcel No.: 1003
First Election District: Howard County, Maryland
Scale: As Shown
Date: July 31, 2017
Sheet 22 Of 27

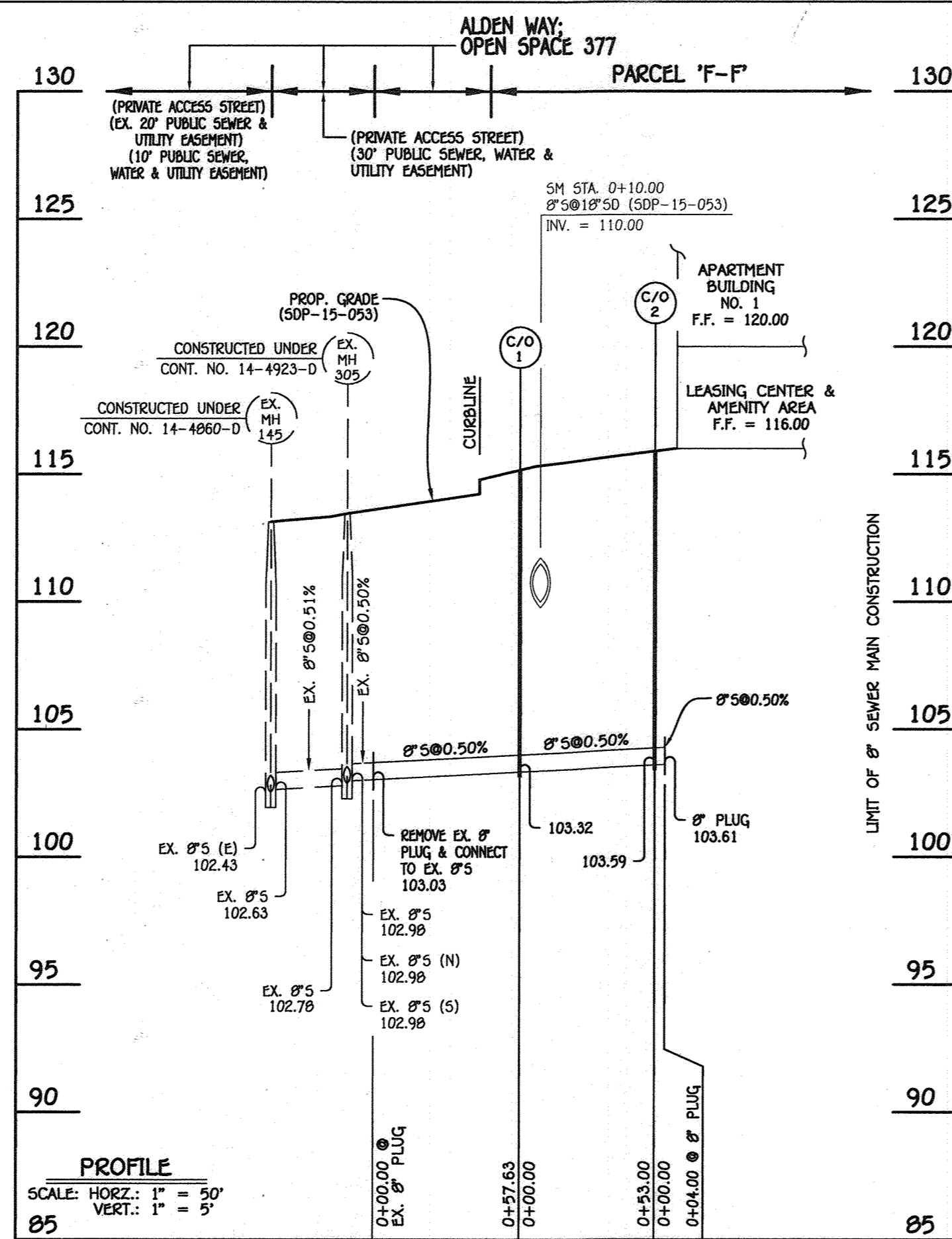
THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP-15-053



8" WATER MAIN: PARCEL 'G-G'

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
8" WATER MAIN: PARCEL 'G-G'			
0+00.00	EX. 8" PLUG & BUTTRESS	553123.39	1389945.51
0+19.00	8" PLUG & BUTTRESS	553106.35	1389937.11

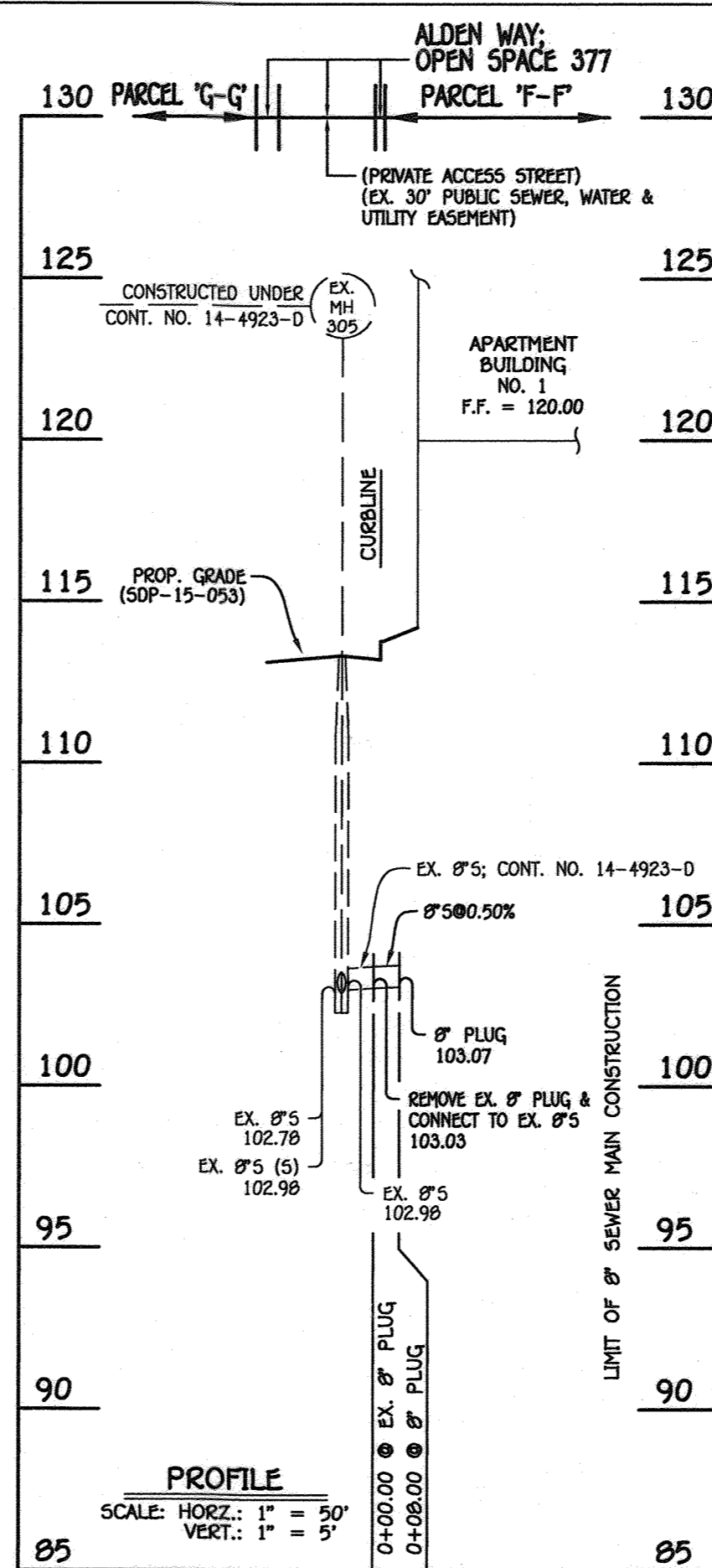
- WATER MAIN NOTES:**
1. ALL WATER MAINS SHALL BE AWWA C900 PVC PIPE, DR-18.
 2. ALL PIPE BEDDING, TRACER WIRE, LOCATING TAPE AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV - WATER AND SEWER STANDARDS FOR AWWA C900 PVC WATER PIPE INSTALLATION.
 3. DEFLECTION COUPLINGS SHALL BE CERTAIN-TIED PVC HIGH DEFLECTION COUPLINGS.
 4. ALL WATER HOUSE CONNECTIONS AND TAPS SHALL BE PERFORMED USING A SADDLE.



8" SEWER MAIN: ALDEN WAY; PARCEL 'F-F'

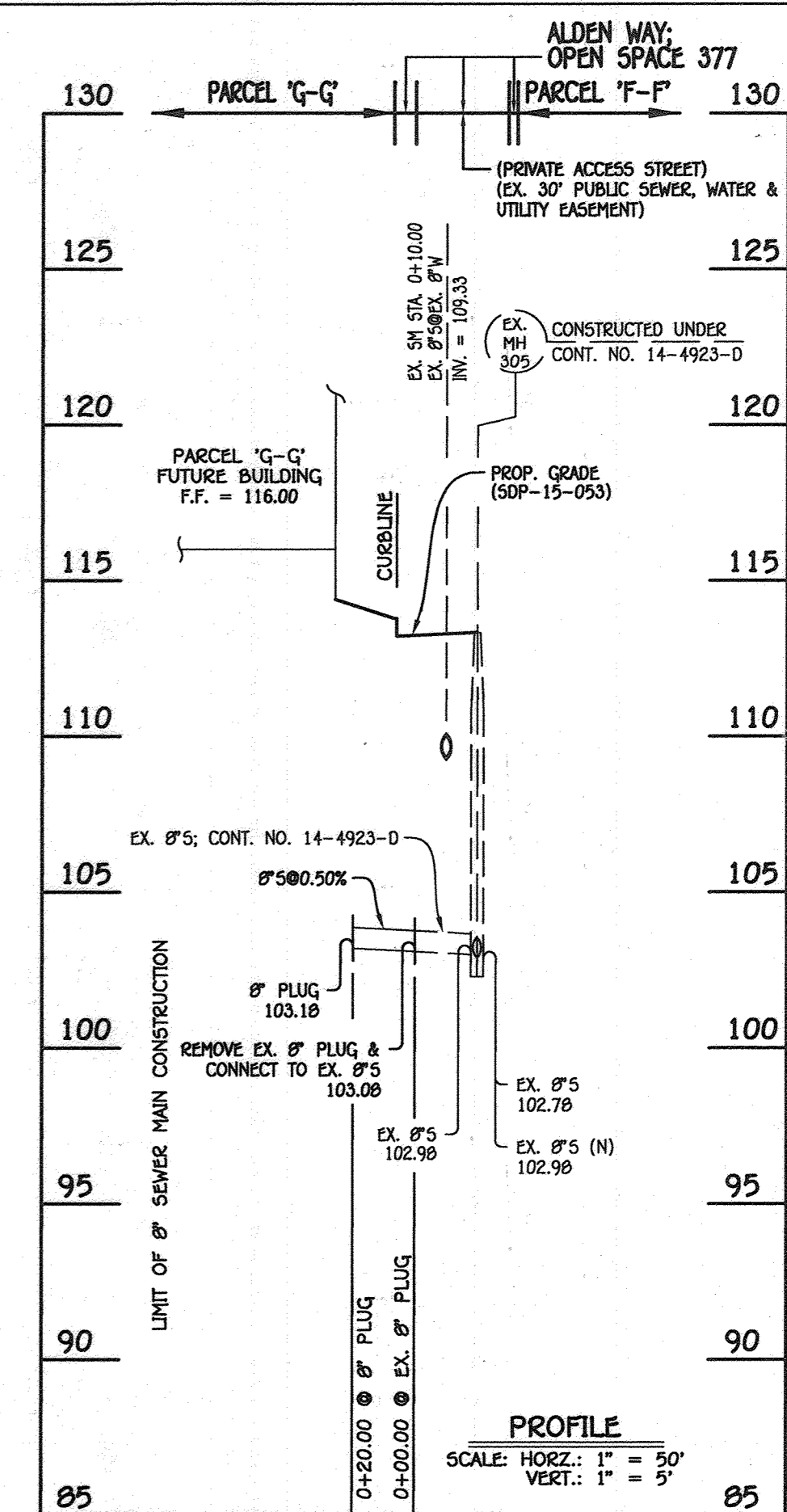
MANHOLE TABULATION CHART			
NO.	NORTHING	EASTING	RIM ELEVATION
8" SEWER MAIN: ALDEN WAY; PARCEL 'F-F'			
EX. 8" PLUG	553125.45	1389991.91	---
C/O 1	553162.20	1389947.52	115.16
C/O 2	553185.65	1389999.99	115.89
8" PLUG	553189.24	1389901.75	---

NOTE: SET C/O RIMS FLUSH W/PROPOSED GRADE.



8" SEWER MAIN (NORTH): PARCEL 'F-F'

MANHOLE TABULATION CHART			
NO.	NORTHING	EASTING	RIM ELEVATION
8" SEWER MAIN (NORTH): PARCEL 'F-F'			
EX. 8" PLUG	553127.86	1386004.26	---
8" PLUG	553135.02	1386007.79	---

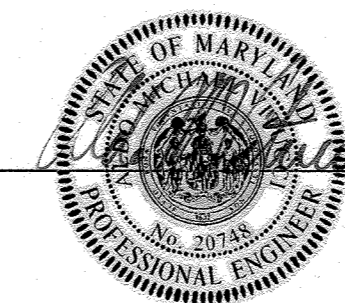


8" SEWER MAIN (SOUTH): PARCEL 'G-G'

MANHOLE TABULATION CHART			
NO.	NORTHING	EASTING	RIM ELEVATION
8" SEWER MAIN (SOUTH): PARCEL 'G-G'			
EX. 8" PLUG	553100.96	1389990.99	---
8" PLUG	553083.02	1389982.14	---

AS-BUILT CERTIFICATION

NOTE: There is no "AS-BUILT" information provided on this sheet.

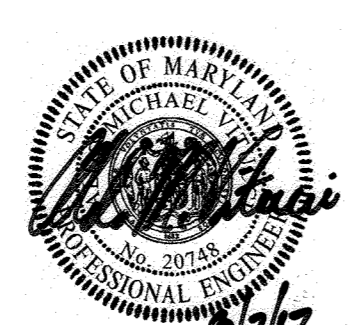


7/7/23
Date

QUANTITIES				
ITEM	ESTIMATED	AS-BUILT		
		QUANTITIES	TYPE	SUPPLIER
8" PVC, SDR-35	155 L.F.			
CLEAN-OUTS	2 EACH			
8" PLUG	3 EACH			
8" W. C900 PVC, DR-18	19 L.F.			
8" PLUG & BUTTRESS	1 EACH			

NAME OF UTILITY CONTRACTOR:
SURVEY & DRAFTING DIVISION AS-BUILT DATE:

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE
ELIJAH CITY, MARYLAND 21042
(410) 461-2895



Owner
Kellogg-CDP, LLC
c/o David P. Scheffner, Jr.,
Managing Member
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3900

Developer
Preston - Scheffner Properties
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3900

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Vest S. ... 10-3-17
Chief, Division of Land Development Date

Ch. ... 9-28-17
Chief, Development Engineering Division Date

N. ... 10-10-17
Director - Department of Planning and Zoning Date

SUBDIVISION: OXFORD SQUARE SECTION/AREA: PARCEL NO.: 'F-F'

PLAT NO.: 24351-24353 BLOCK NO.: TAX/ZONE: TOD ELEC. DIST.: 3B CENSUS TR.: 601101

SEWER AND WATER MAIN EXTENSIONS
PROFILES, CHARTS & NOTES

OXFORD SQUARE
"A Howard County Green Neighborhood"
Parcel 'F-F' & OPEN SPACE LOT 377
"Dartmoor Place"

Zoned: TOD
Tax Map No.: 3B Grid No.: 20 Parcel No.: 1003
First Election District: Howard County, Maryland
Scale: As Shown
Date: July 31, 2017
Sheet 23 Of 27

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SPP-15-053

RESIDENTIAL DEVELOPMENT AREA CALCULATION

Gross Acre	129.53 Acres
Developable Acreage (Net Acre)	107.51 Acres
Permitted Residential Development Area (RDA) (50% of Developable Acreage)	53.76 Acres
Permitted Single-Family Attached Development Area (SFA) (40% of Permitted Residential Development Area)	21.50 Acres

Residential Developments	Residential Development Area
SDP-14-027: Woodfield (Multifamily)	7.31 Acres
SDP-14-071: Lennar (Multifamily)	0.86 Acres
SDP-14-072: Lennar (Multifamily)	5.38 Acres
SDP-15-053: Preston (Multifamily)	3.26 Acres
FUTURE SDP: Parcel 'W' (Multifamily)	3.50 Acres
Total Multifamily Development Area:	20.31 Acres
SDP-13-068: Lennar (Single Family Attached)	6.63 Acres
SDP-14-019: Lennar (Single Family Attached)	5.80 Acres
SDP-14-071: Lennar (Single Family Attached)	2.06 Acres
SDP-16-052: Lennar (Single Family Attached)	6.70 Acres
Total Single Family Attached Development Area:	21.19 Acres
% of Permitted RDA:	39.4%
Total Residential Development Area:	41.50 Acres
% of Developable Acreage:	38.6%

ANALYSIS ASSUMPTIONS

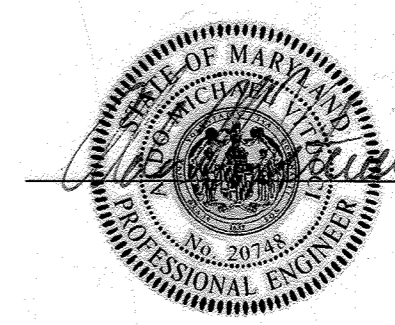
- 1. Residential Development Area:** Land area of which "no more than 50% of developable acreage excluding road right-of-way and open space devoted to residential buildings, parking and amenity spaces." (Section 127.4.F.2.b)
- 2. Single-Family Attached Development Area:** Land area devoted to single-family attached (SFA) and shall "not occupy more than 40% of the residential land area within the project." (Section 127.4.B.8)
- 3. Developable Acreage:** "Net Acre: An acre of land that includes no 100-year floodplain and no steep slopes existing at the time of subdivision." (Section 103.0)
- 4. Right-of-Way:** "A strip or parcel of land designated for use as a street, highway, driveway, alley or walkway, or for any drainage or public utility purpose or other similar uses. For public streets, the right-of-way width shall be as required by the State for State roads and the Howard County Design Manual for County Roads." (Section 103.0)
- 5. Open Space:** "A separate lot or area which provides for protection of the environment, for recreation or for public use, including public facilities such as schools, libraries, fire stations and parks as shown on the General Plan or hiking, biking and equestrian trails. Parking areas may be included within open space if accessory to an open space use." (Section 103.0)

Oxford Square clarifies the definition of Right-of-Way to include both private and public streets between the outer edge of associated walkways (sidewalks). Oxford Square excludes alleys and driveways from right-of-way as they functionally support residential parking.

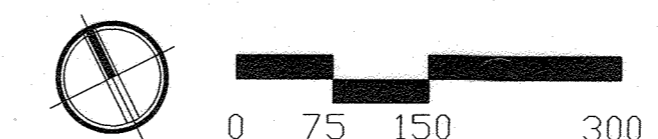
Oxford Square clarifies the definition of Open Space to include land reserved for the protection of the environment and for general public use and recreation, such as the lawn space at Beaumont Place and the shared use path network.

A5-BUILT CERTIFICATION

NOTE: There is no "A5-BUILT" Information Provided on this sheet.

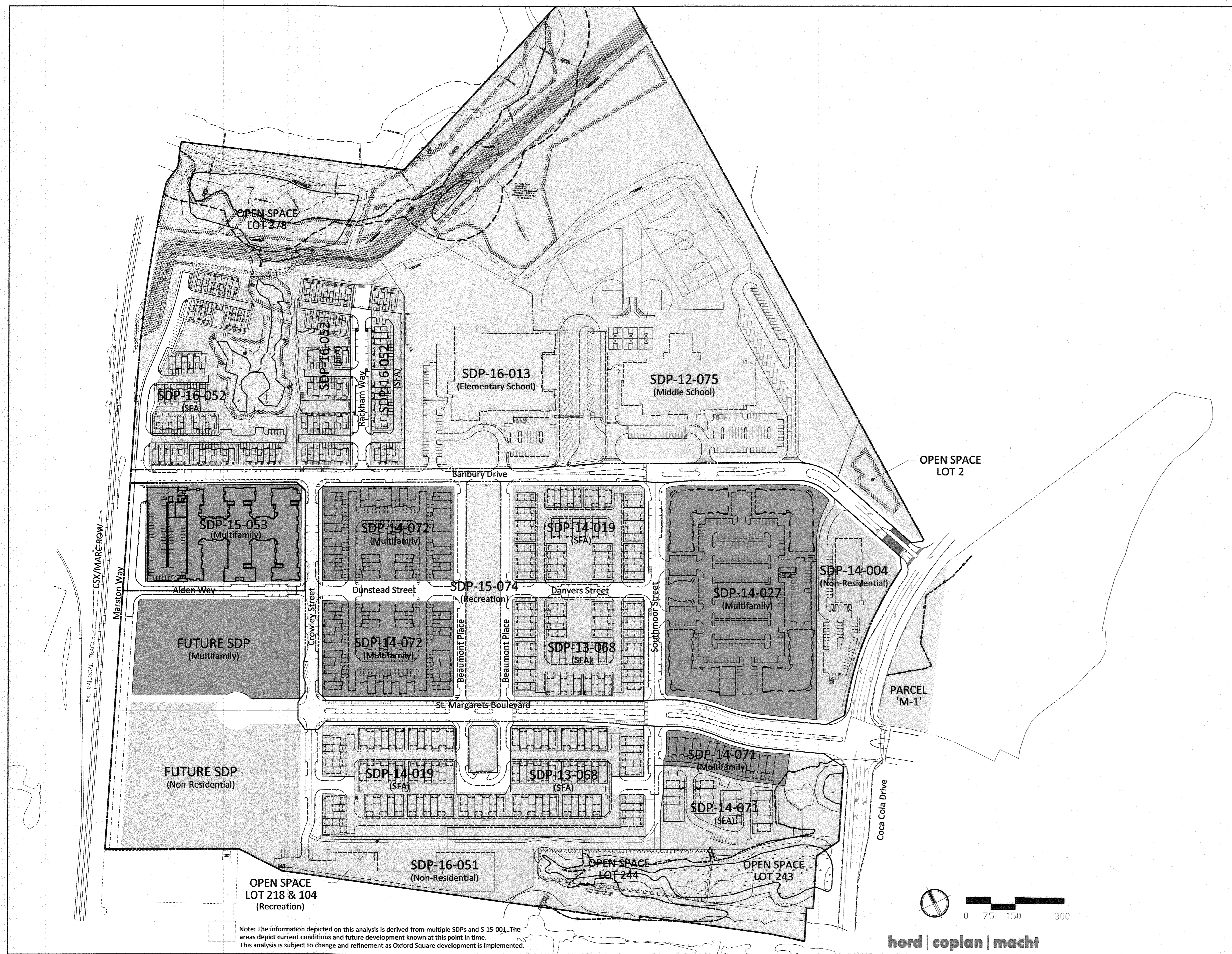


7/1/25
Date



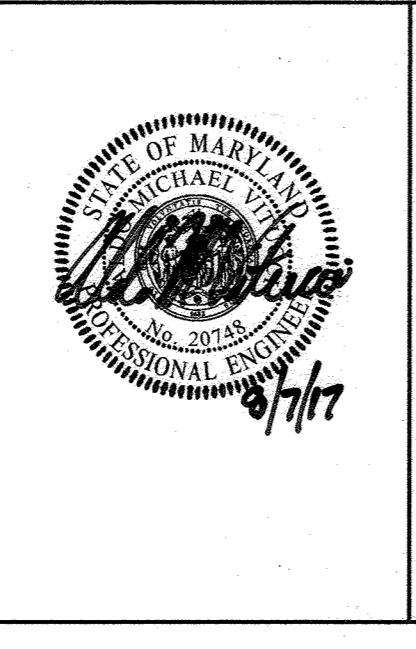
hord | coplan | macht

Note: The information depicted on this analysis is derived from multiple SDPs and S-15-001. The areas depict current conditions and future development known at this point in time. This analysis is subject to change and refinement as Oxford Square development is implemented.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKROTT CITY, MARYLAND 21442
 (410) 461 - 2895

NO.	REVISION	DATE
I	Added Sheet 27	12/6/17



Owner	Developer
Kellogg-COP, LLC c/o David P. Scheffnacker, Jr., Managing Member 100 West Road, Suite 304 Towson, Maryland 21204 Ph: 410-296-3800	Preston + Scheffnacker Properties 100 West Road, Suite 304 Towson, Maryland 21204 Ph: 410-296-3800

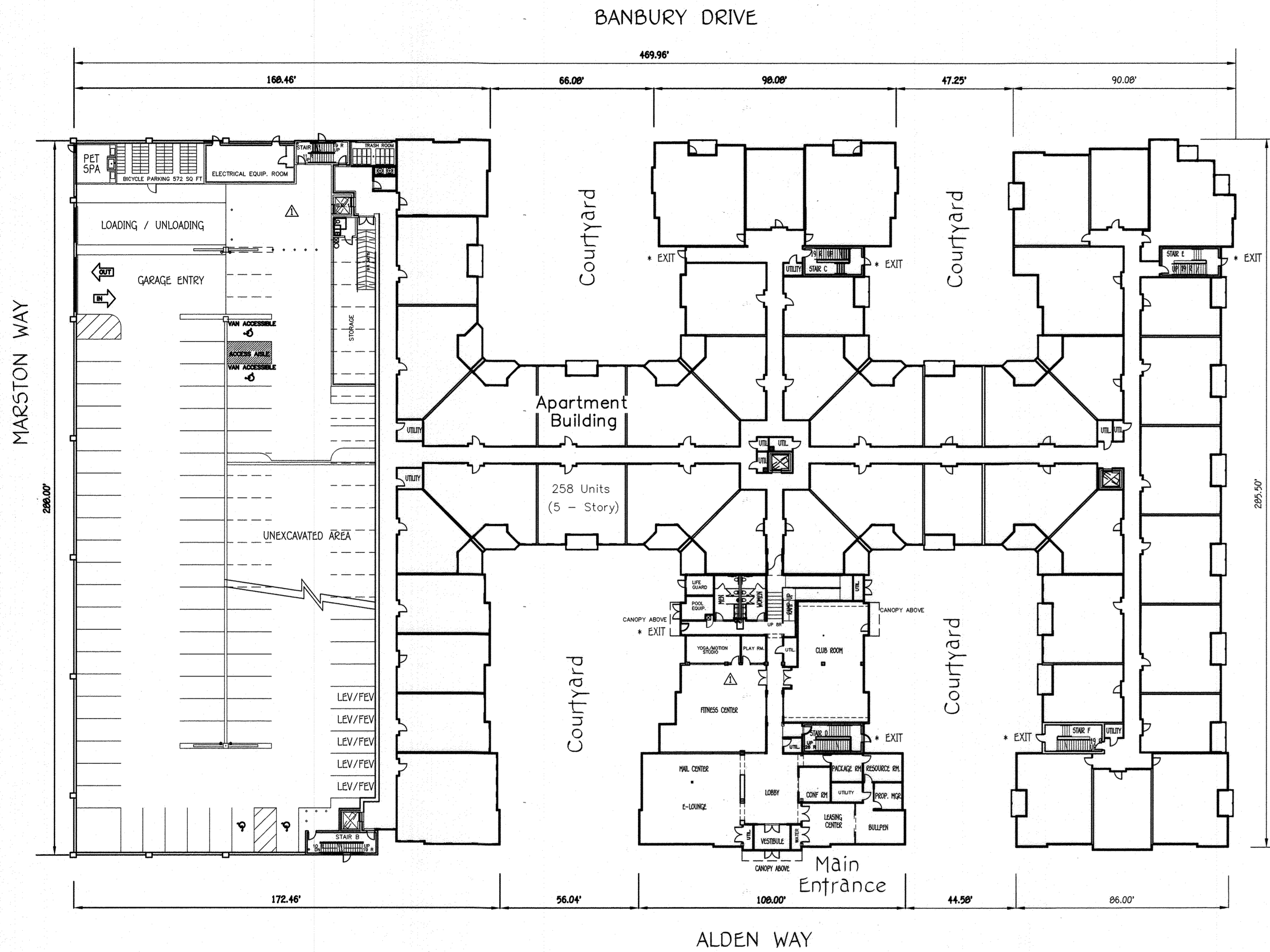
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>David P. Scheffnacker, Jr.</i> Chief, Division of Land Development	10-3-17 Date
<i>David P. Scheffnacker, Jr.</i> Chief, Development Engineering Division	9-28-17 Date
<i>David P. Scheffnacker, Jr.</i> Director - Department of Planning and Zoning	10-10-17 Date
SUBDIVISION OXFORD SQUARE	SECTION/AREA ---
PLAT NO. 24351-24353	PARCEL No. "F-F"
BLOCK NO. ---	CENSUS TR. 601101
ZONE TOD	ELEC. DIST. 1st
TAX/ZONE 3B	

RESIDENTIAL DEVELOPMENT AREA	
OXFORD SQUARE	
"A Howard County Green Neighborhood"	
Parcel 'F-F' & OPEN SPACE LOT 377 "Dartmoor Place"	
Zoned: TOD	Parcel No.: 1003
Tax Map No.: 3B	Grid No.: 20
First Election District: Howard County, Maryland	
Scale: As Shown	
Date: July 31, 2017	
Sheet 24 Of 27	

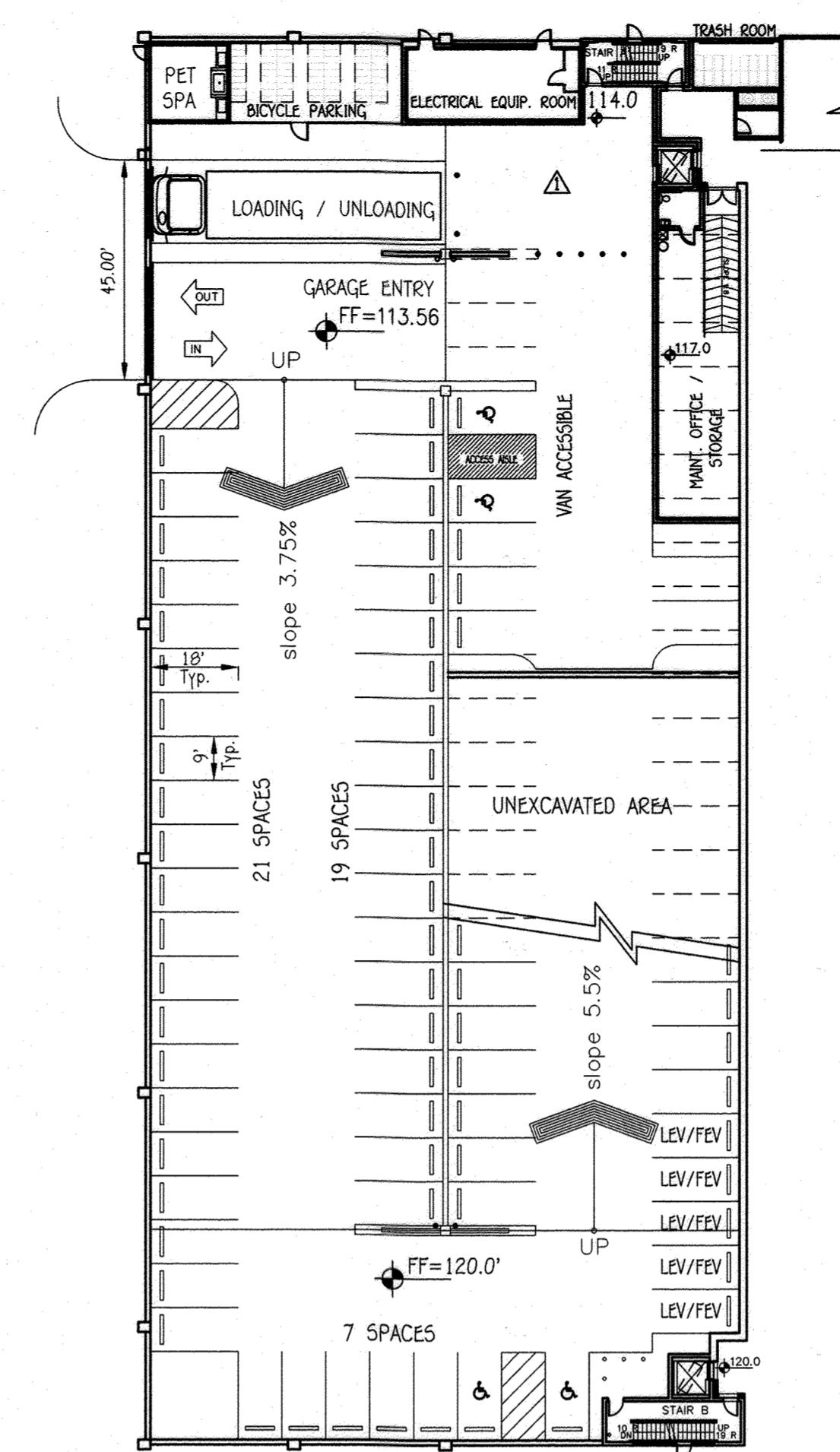
THERE IS NO "A5-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP-15-053

GARAGE DATA:
 LEVEL 1 - 102 SPACES
 LEVEL 2 - 111 SPACES
 LEVEL 3 - 111 SPACES
 LEVEL 4 - 111 SPACES
 LEVEL 5 - 64 SPACES
TOTAL SPACES - 499
 HANDICAPPED @ 2% = 10
 (12 SPACES PROVIDED)
 (Non Accessible)
 - 25 FEV / LEV SPACES
 (5 SPACES / LEVEL)

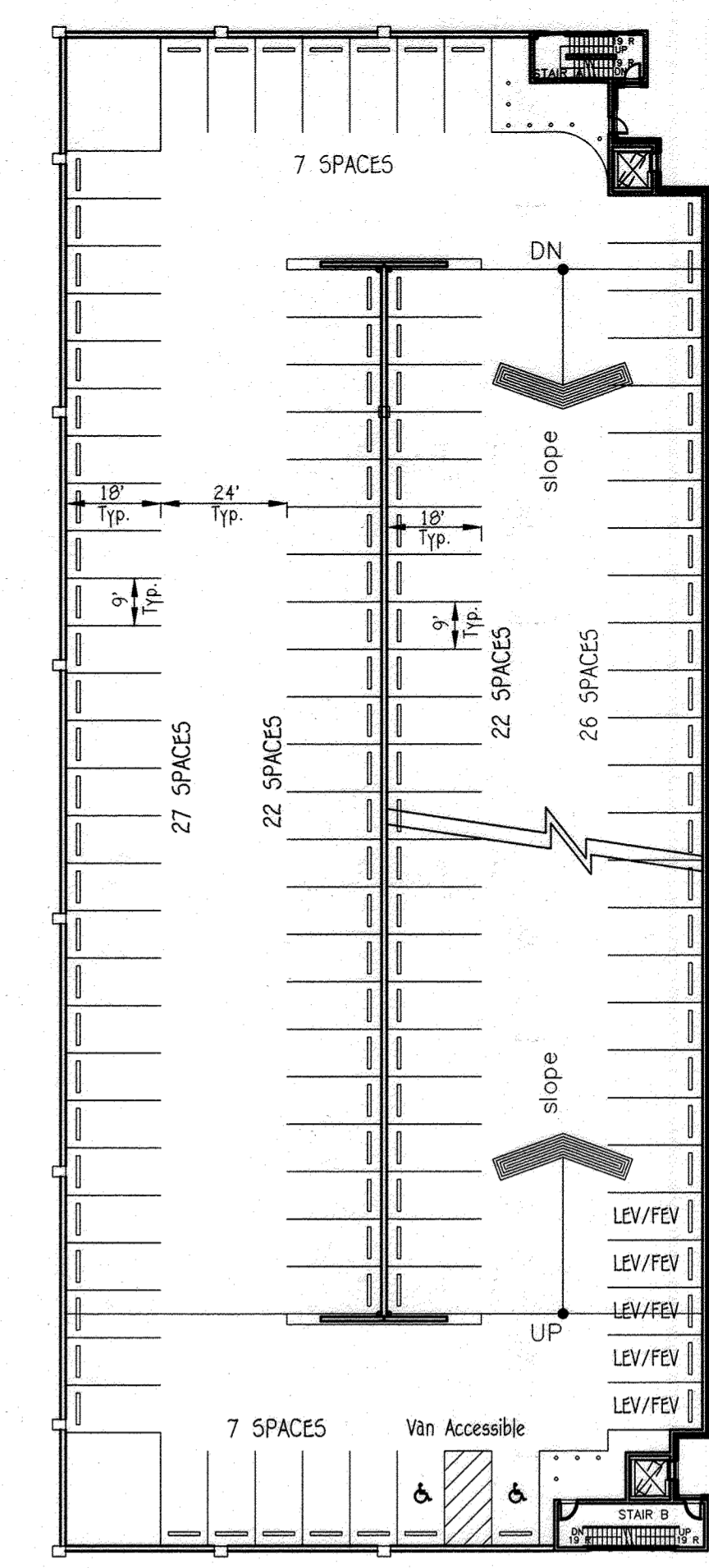
Note: See Sheet 18 For Handicap Sign Details.



1st. Floor Plan View
 SCALE: 1" = 30'

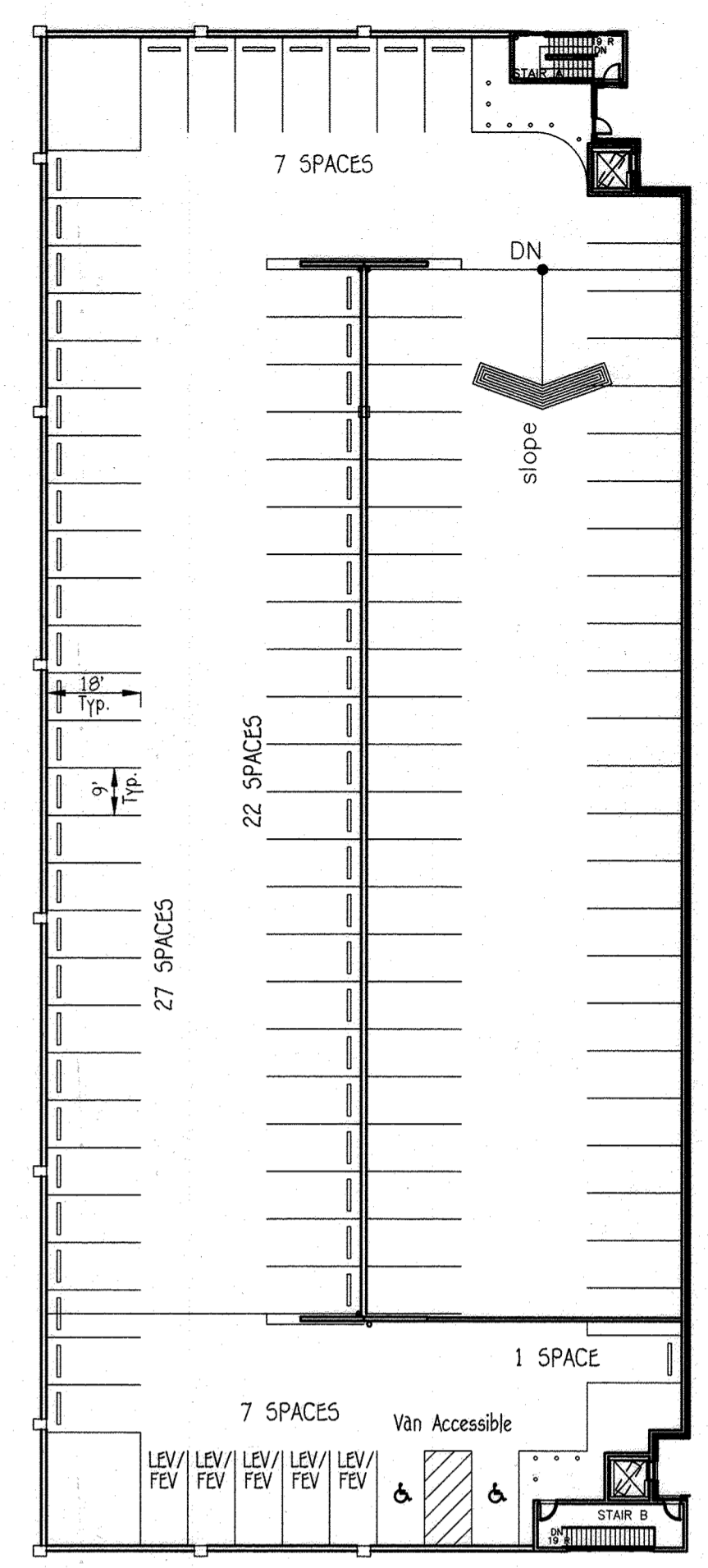


1ST LEVEL PARKING
 TOTAL 1ST LEVEL PARKING SPACES = 102
 (Including 5 LEV/FEV Spaces)
 TOTAL PARKING SPACES = 499

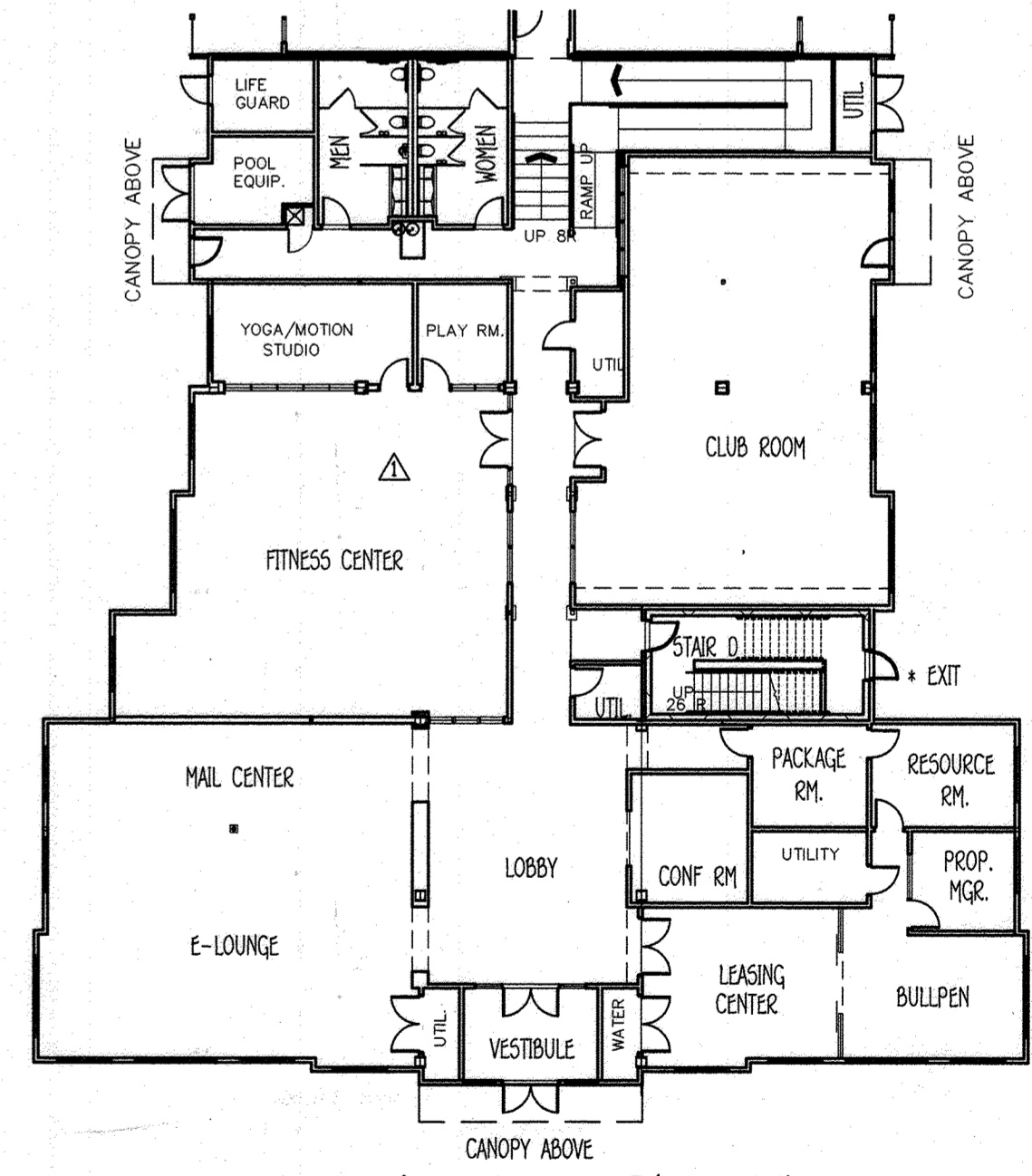


2ND - 4TH LEVEL PARKING
 TOTAL 2ND LEVEL PARKING SPACES = 111
 (Including 5 LEV/FEV Spaces)
 TOTAL 3RD LEVEL PARKING SPACES = 111
 (Including 5 LEV/FEV Spaces)
 TOTAL 4TH LEVEL PARKING SPACES = 111
 (Including 5 LEV/FEV Spaces)

Garage Plan Views
 SCALE: 1" = 30'



5TH LEVEL PARKING
 TOTAL 5TH LEVEL PARKING SPACES = 64
 (Including 5 LEV/FEV Spaces)

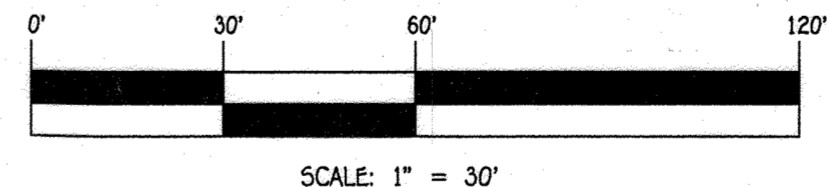


Amenity Area Plan View
 NO SCALE

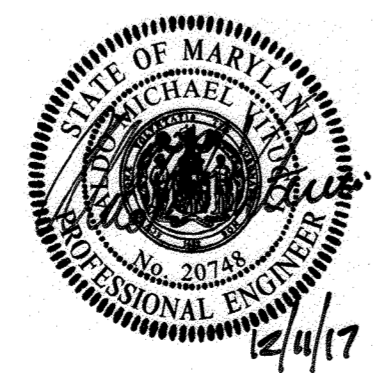
AS-BUILT CERTIFICATION
 NOTE: There is no "AS-BUILT" information provided on this sheet.



1/1/25
 Date



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



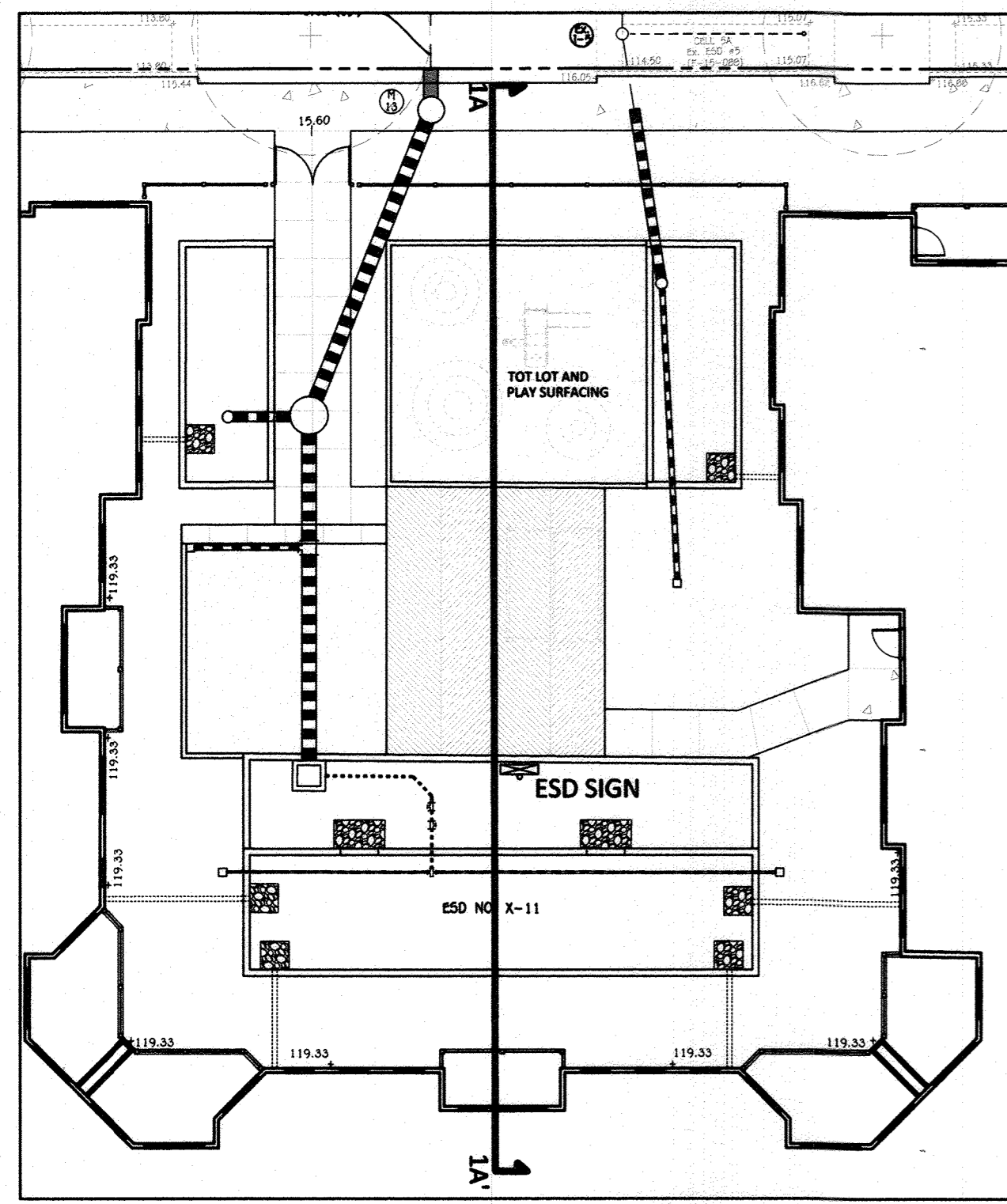
Owner
 Kellogg-CCF, LLC
 c/o David P. Scheffenacker, Jr.,
 Managing Member
 100 West Road, Suite 304
 Towson, Maryland 21204
 Ph# 410-296-3800

Developer
 Preston - Scheffenacker Properties
 100 West Road, Suite 304
 Towson, Maryland 21204
 Ph# 410-296-3800

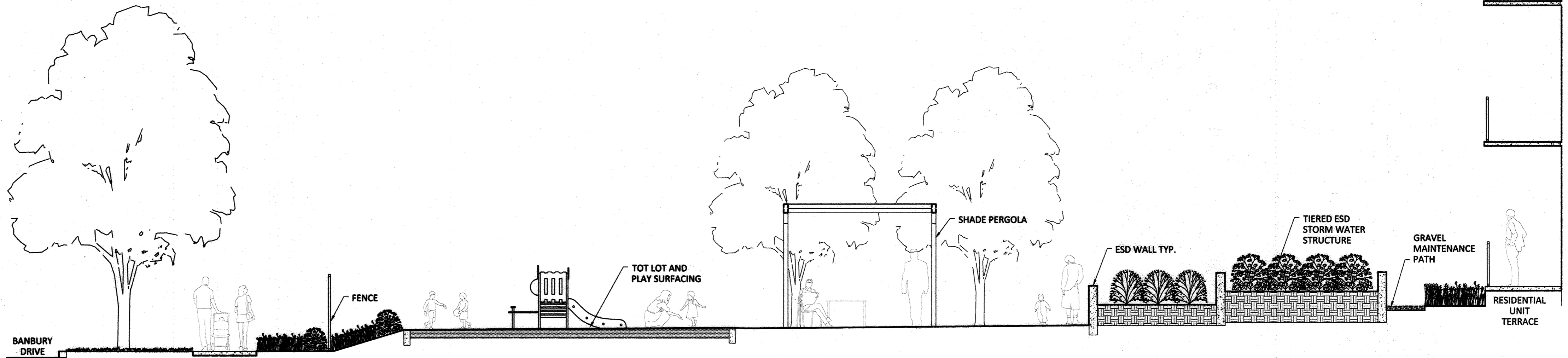
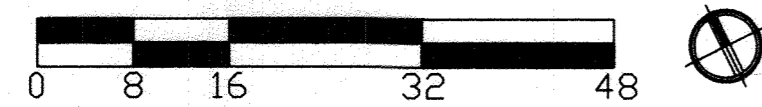
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING			
<i>Kevin Johnson</i> Chief, Division of Land Development		12-21-17 Date	
<i>John G. ...</i> Chief, Development Engineering Division		12-21-17 Date	
<i>AG</i> Director, Department of Planning and Zoning		12-21-17 Date	
SUBDIVISION	SECTION/AREA	PARCEL No.	
OXFORD SQUARE	---	'F-F'	
PLAT No.	BLOCK No.	ZONE	TAX/ZONE
24351-24353	---	TOD	3B
ELEC. DIST.		CENSUS TR.	
1st.		601101	

REVISED
 BUILDING & GARAGE FLOOR PLANS
OXFORD SQUARE
 "A Howard County Green Neighborhood"
 Parcel 'F-F' & OPEN SPACE LOT 377
 "Dartmoor Place"
 Zoned: TOD
 Tax Map No.: 3B Grid No.: 20 Parcel No.: 1003
 First Election District: Howard County, Maryland
 Scale: As Shown
 Date: December 6, 2017
 Sheet 25 Of 27

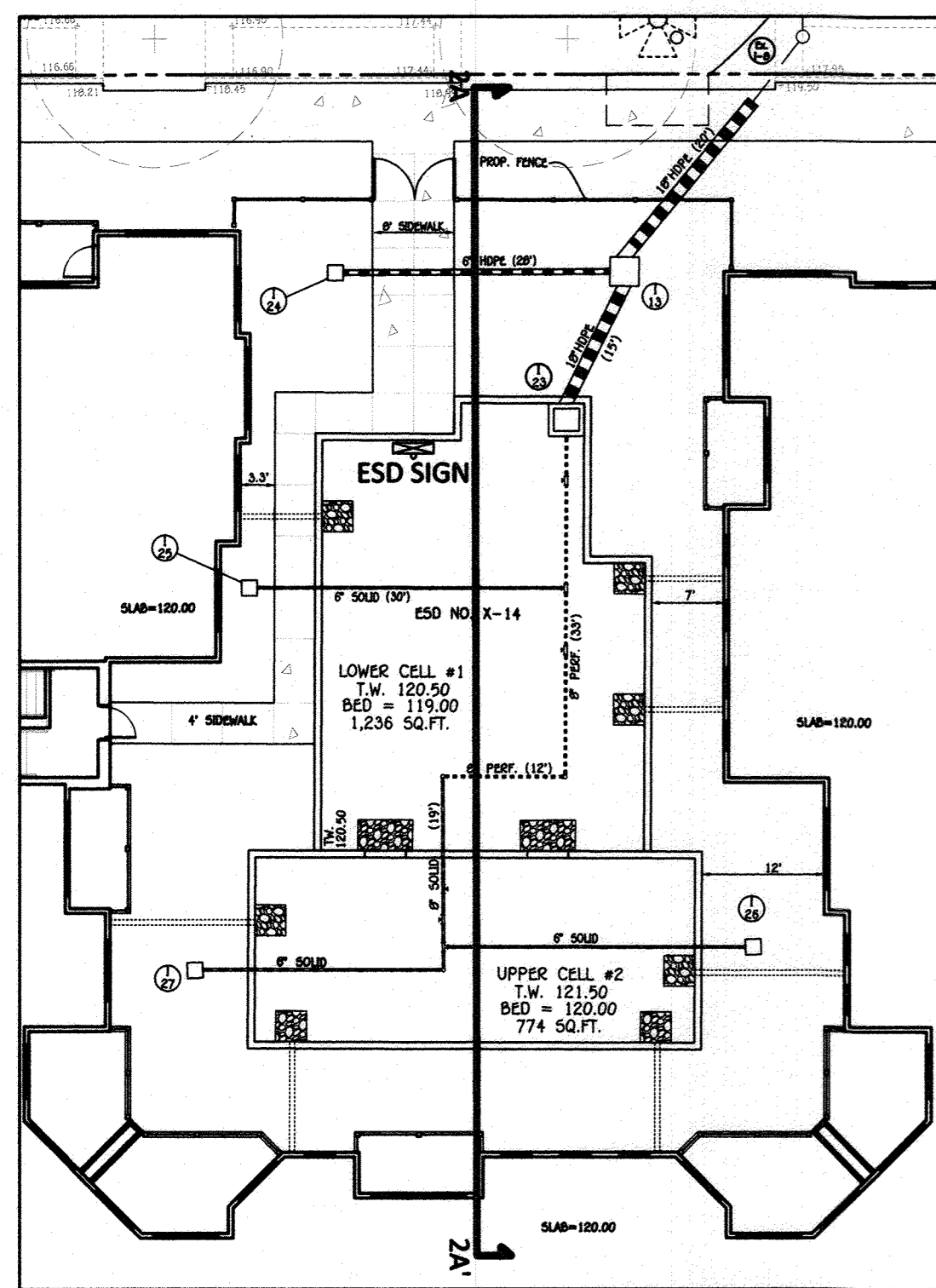
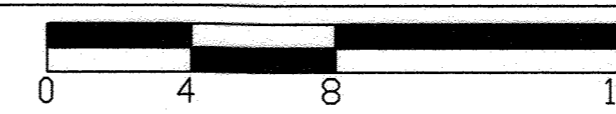
THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET 50P-15-053



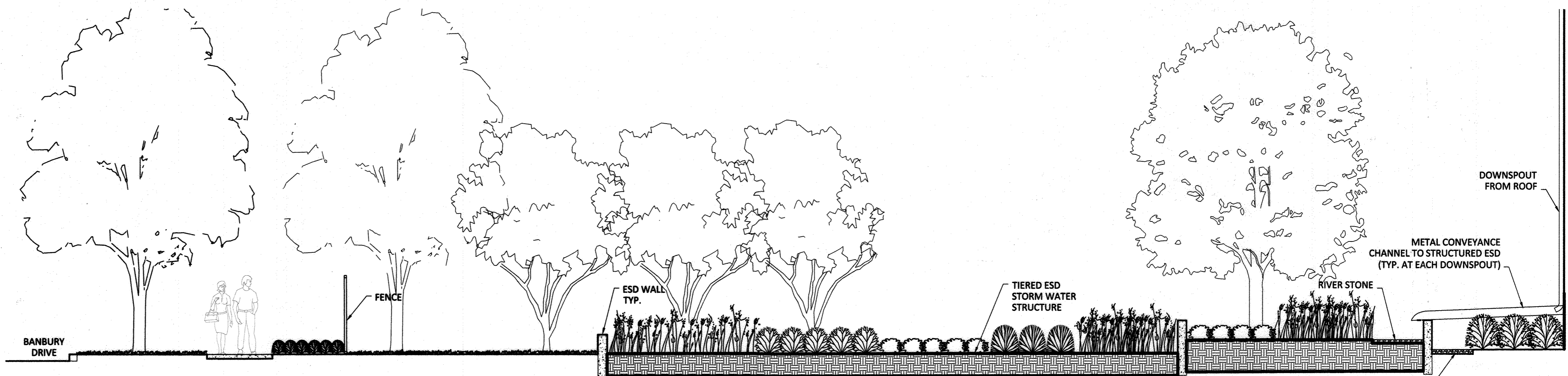
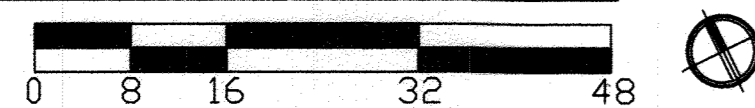
1 NORTHWEST COURTYARD - PLAN
1/16" = 1'-0"



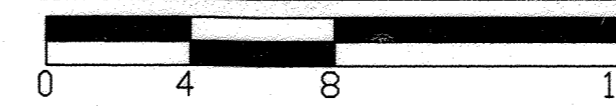
2 NORTHWEST COURTYARD - SECTION 1A-1A'
3/16" = 1'-0"



3 NORTHEAST COURTYARD - PLAN
1/16" = 1'-0"

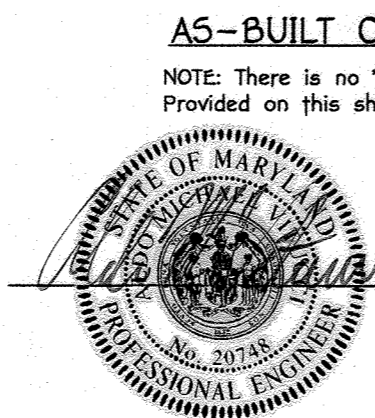


2 NORTHEAST COURTYARD - SECTION 2A-2A'
3/16" = 1'-0"



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
PENTAGON SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2295

NO.	REVISION	DATE
1	REVISE TIERED STEPPED ESD FACILITIES	12/16/17



AS-BUILT CERTIFICATION
NOTE: There is no "AS-BUILT" information provided on this sheet.

7/1/23
Date

Owner
Kellogg-CCP, LLC
c/o David P. Scheffnacker, Jr.,
Managing Member
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3800

Developer
Preston • Scheffnacker Properties
100 West Road, Suite 304
Towson, Maryland 21204
Ph: 410-296-3800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kathleen...
Chief, Division of Land Development
12-21-17
Date

M. J. ...
Chief, Development Engineering Division
12-21-17
Date

A. G. ...
Director, Department of Planning and Zoning
12-21-17
Date

SUBDIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE	---	'F-F'

PLAT Nos.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
24351-24353	---	TOD	3e'	1st	601101

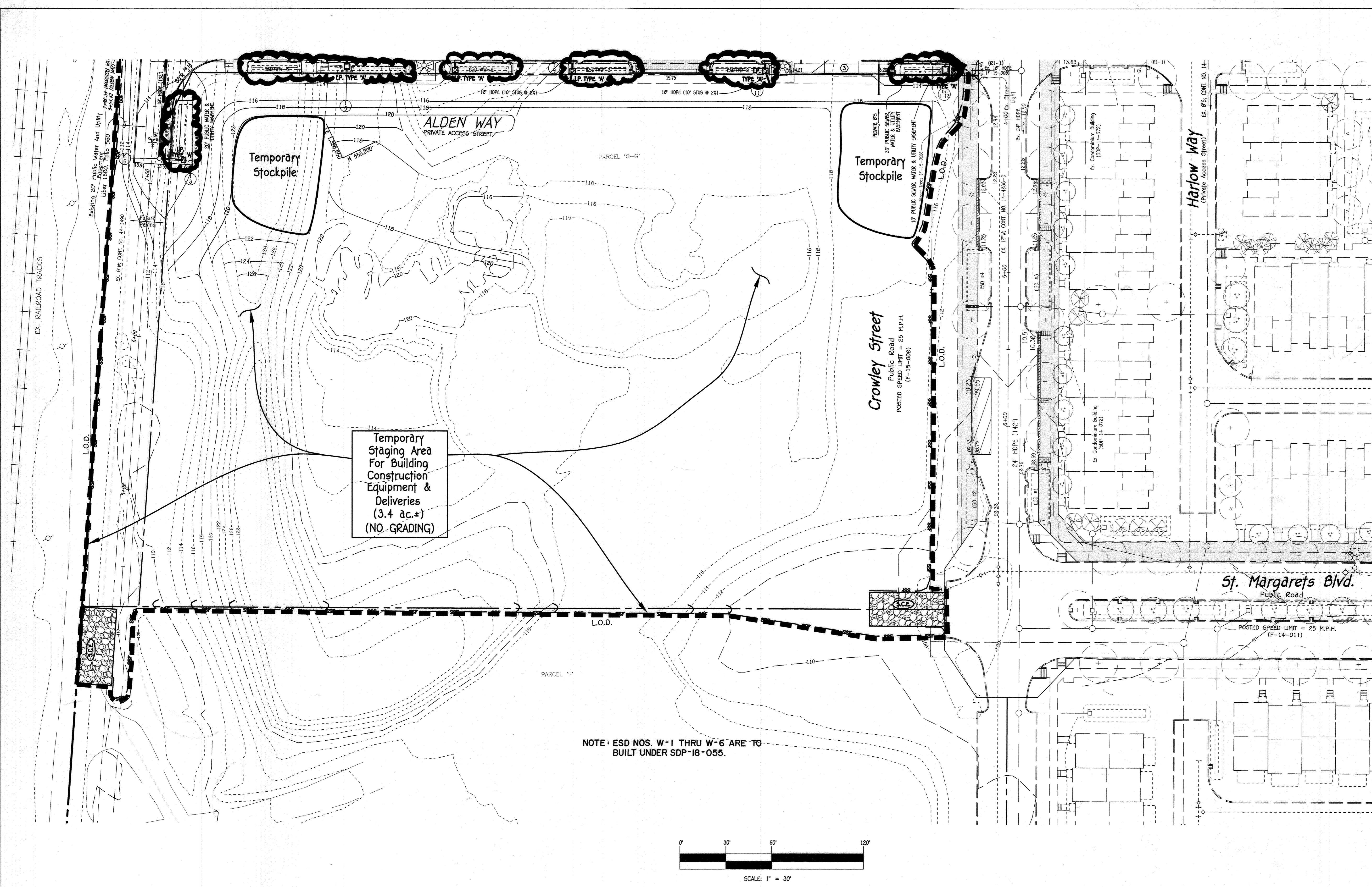
REVISED
COURTYARD TIER STEPPED ESD PLANS & SECTIONS

OXFORD SQUARE
"A Howard County Green Neighborhood"
Parcel 'F-F' & OPEN SPACE LOT 377
"Dartmoor Place"

Zoned: TOD
Tax Map No.: 38 Grid No.: 20 Parcel No.: 1003
First Election District: Howard County, Maryland
Scale: As Shown
Date: December 6, 2017
Sheet 26 Of 27

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET

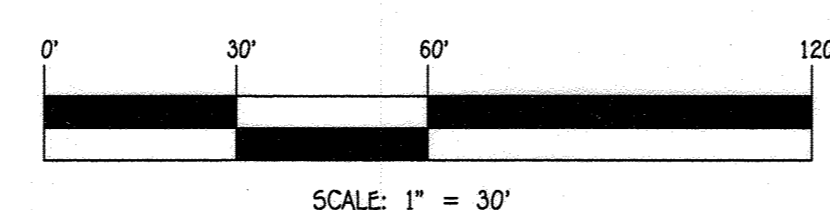
SOP-15-053



- SEDIMENT CONTROL LEGEND**
- SSF—SSF—SSF— SUPER-SILT FENCE
 - SF—SF—SF— SILT FENCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - I.P. STANDARD INLET PROTECTION INLET TYPE 'A' or 'B'
 - L.O.D. — LIMIT OF DISTURBANCE

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR PUMPING ALL STANDING WATER THROUGH A FILTERING DEVICE TO A CLEAR WATER OUTFALL WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT.

NOTE: ESD NOS. W-1 THRU W-6 ARE TO BUILT UNDER SDP-18-055.



AS-BUILT CERTIFICATION

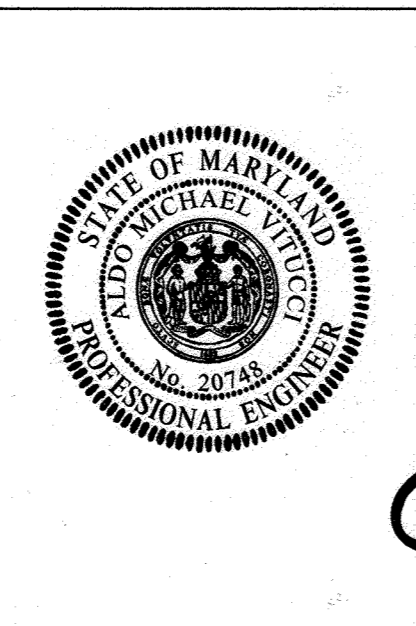
NOTE: There is no "AS-BUILT" information provided on this sheet.



1/1/25
Date

1:20090900 14 Aug 2017 SDP - Parcel 'X' August 2016 SDP - Countywide Redline 09/14 Sheet 10 & 27 Sediment control Plan.dwg, NEW SHEET (SHEET 27), 1:1

NO.	REVISION	DATE
2	REMOVED ESD NOS. W-1 THRU W-6	10/7/21
1	REVISED L.O.D. FOR STAGING AREA & ADDED THIS NEW SHEET	12/6/17



ENGINEER'S CERTIFICATE
 "I certify that this plan for sediment and erosion 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 Engineer (print name below signature) Aldo M. Vitucci 12/11/17 Date
 Aldo M. Vitucci

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 all 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 beginning the project. I/We authorize periodic on-site inspection by the Howard Soil Conservation District."
 Signature of Developer (print name below signature) David P. Scheffner 12/11/17 Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature of Howard SCD John M. Roberts 12/13/17 Date
 John M. Roberts
 Howard SCD

Owner
 Kellogg-CCP, LLC
 c/o David P. Scheffner, Jr.,
 Managing Member
 100 West Road, Suite 304
 Towson, Maryland 21204
 Phe 410-296-3800

Developer
 Preston • Scheffner Properties
 100 West Road, Suite 304
 Towson, Maryland 21204
 Phe 410-296-3800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Valt DeLore 12-21-17 Date
 Chief, Division of Land Development

John G. 12-21-17 Date
 Chief, Development Engineering Division

J. G. 12-21-17 Date
 Director, Department of Planning and Zoning

SUBDIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE	---	'F-F'
PLAT NO.	BLOCK NO.	ZONE
24951-24953	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
38	1st	601101

SEDIMENT & EROSION CONTROL PLAN

OXFORD SQUARE
 "A Howard County Green Neighborhood"
Parcel 'F-F' & OPEN SPACE LOT 377
 "Dartmoor Place"

Zoned: TOD
 Tax Map No.: 38 Grid No.: 20 Parcel No.: 1003
 First Election District: Howard County, Maryland
 Scale: As Shown
 Date: December 6, 2017
 Sheet 27 Of 27

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP-15-053