

MATCH LINE SEE SHEET 5

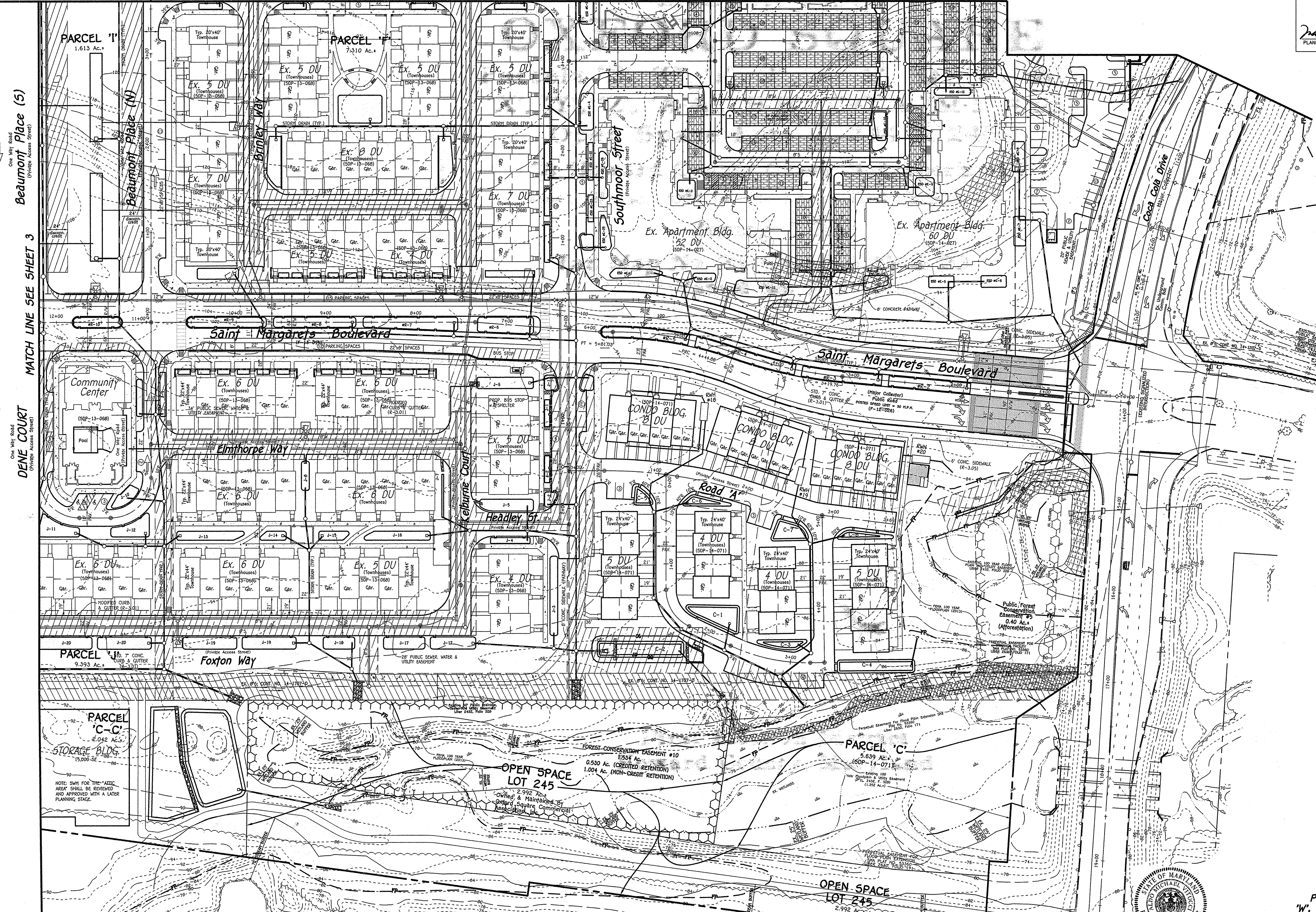
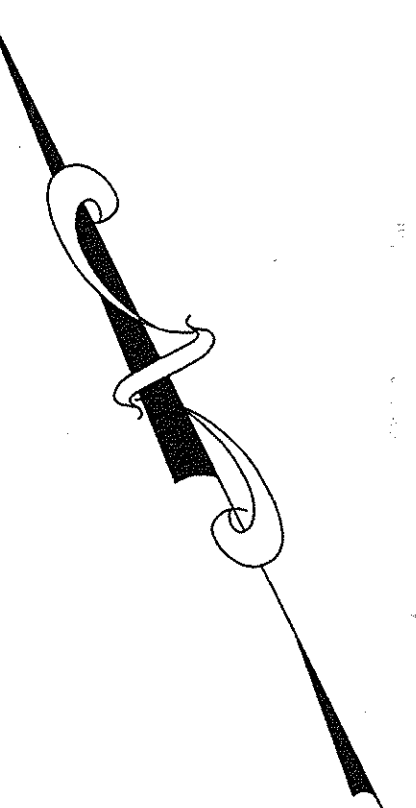
MATCH LINE SEE SHEET 4

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Derek H. Ayler
PLANNING DIRECTOR 9/5/15
DATE

LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREENLINE
N.R.F.	NON REGULATED FACILITY
SLOPES (15% - 24.9%)	SLOPES (15% - 24.9%)
SLOPES (25% AND GREATER)	SLOPES (25% AND GREATER)
WETLANDS BUFFER	WETLANDS BUFFER
WETLANDS LIMITS	WETLANDS LIMITS
FP	FLOODPLAIN LIMITS
PROPOSED PAVED WALK	PROPOSED PAVED WALK
PROPOSED CROSSLWALK	PROPOSED CROSSLWALK
ESD #1	STORMWATER MANAGEMENT DEVICE
SD	STORM DRAIN
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS MAIN
	NO PARKING ZONE

- NOTES:
- SEE SHEET 7 FOR DEMO PLAN.
 - SEE SHEET 8 FOR PARCEL 'M-1' PLAN.
 - SEE SHEET 9 FOR TYPICAL ROADWAY SECTIONS.



PLAN
SCALE: 1" = 50'

SKETCH PLAN
OXFORD SQUARE
Parcels 'B', 'C', 'F', 'I', 'J', 'P', 'Q', 'V', 'W', 'X', 'Y', 'Z', 'A-A', 'B-B', 'C-C' & 'M-1' And Open Space Lots 2, 244 & 245
"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS

DATE: 4/29/15

ALSO: H. VITULLI, P.E.
"Professional Certification, I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland. License No. 20746, Expiration Date 2-22-17."



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
PH 410-461-2999

Owners

Kellogg-CCP, LLC
c/o David P. Scheffenacker, Jr.,
Managing Member
2330 West Joppa Road, Suite 190
Lutherville, Maryland 21093-4614
Ph # 410-296-3800

U.S. Home Corporation,
D/B/A Lemar
c/o Joseph Fortino, Vice President
10211 Winopin Circle
Suite 300
Columbia, Maryland 21044
Ph # 410-423-0460

GAT Oxford Venture MD LLC
c/o Mr. Todd Jacobus
6990 Wisconsin Avenue, Suite 303
Chevy Chase, Maryland 20815
Ph 301-654-9580

Howard County Public School System
Harriet Tubman Building
8045 Harriet Tubman Lane
Columbia, Maryland 21044-3456
Ph # 410-313-6805

Developer

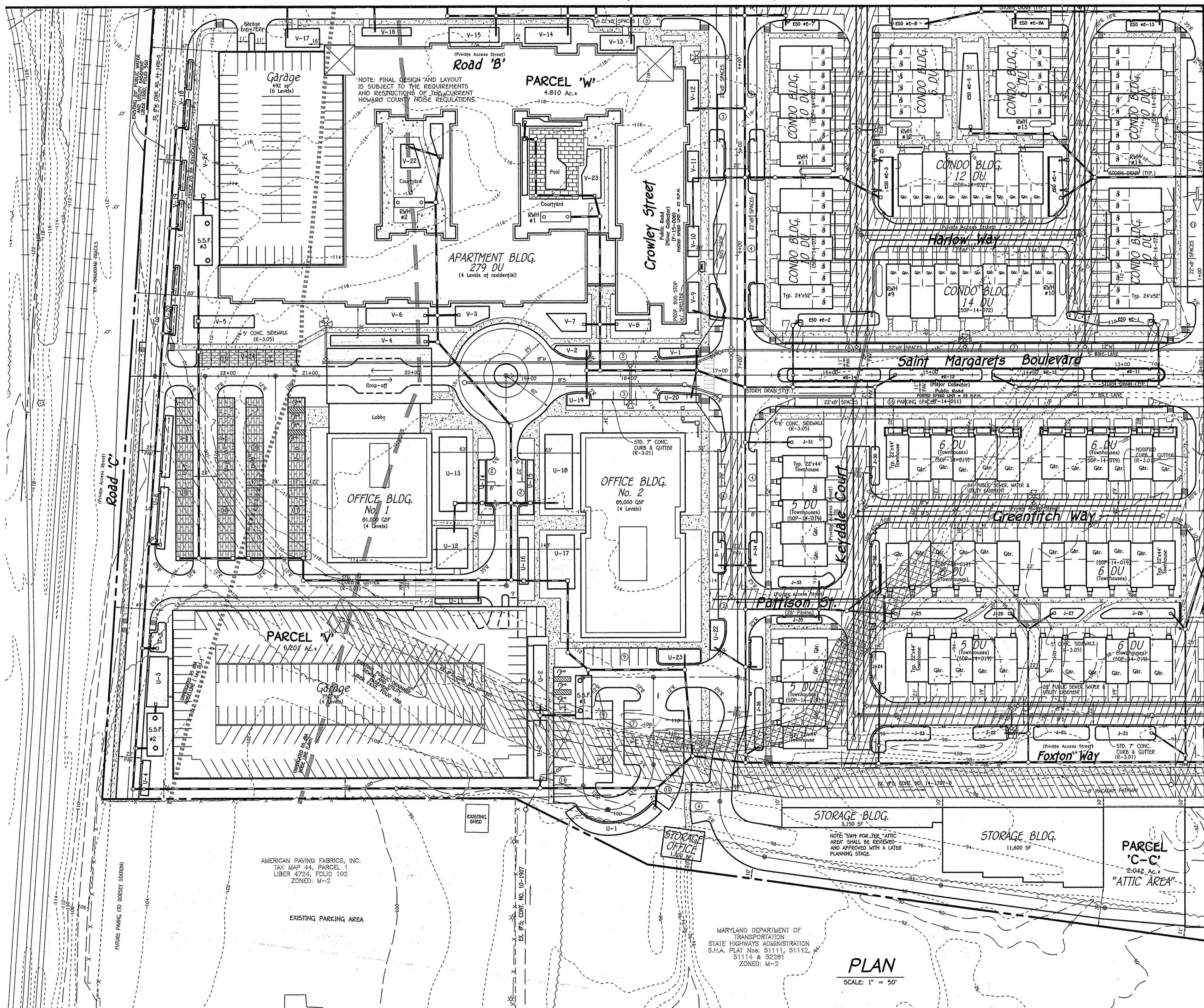
Freston Scheffenacker Properties
2330 West Joppa Road, Suite 190
Lutherville, Maryland 21093-4614
Ph # 410-296-3800

MARYLAND DEPARTMENT OF
TRANSPORTATION
STATE HIGHWAYS ADMINISTRATION
SPRINT PLAN NO. 51117-54
0114-6-2010

13009509010.dwg Sketch plan (not amended) 201409014 sheet 2.7 Sketch plan.dwg 4/29/2015 10:24 PM, 11

David A. Lingle 5/15/15
PLANNING DIRECTOR DATE

MATCH LINE SEE SHEET 5



MATCH LINE SEE SHEET 2
ONE WAY ROAD
DENE COURT
(Private Access Street)

MATCH LINE SEE SHEET 5
ONE WAY ROAD
BEDFORD PLACE (S)
(Private Access Street)

CENTERLINE CURVE DATA				
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
SAINT MARGARETS BLVD.	3+19.76 - 4+44.88	500.00'	125.11'	14°22'13"
SAINT MARGARETS BLVD.	4+44.88 - 5+41.03	397.00'	136.15'	19°39'58"
BANBURY DRIVE	3+76.54 - 4+92.50	160.00'	115.96'	41°31'32"

NOTE: THE POSTED SPEED LIMIT FOR SAINT MARGARETS BLVD. FROM COCA-COLA DRIVE TO THE INTERSECTION OF SOUTHMOOR STREET SHALL BE 30 M.P.H., THE REMAINING PORTION OF SAINT MARGARETS BLVD. AND ALL OTHER ROADWAYS WITHIN THE SUBMISSION SHALL HAVE A POSTED SPEED OF 25 M.P.H.

LEGEND	
SYMBOL	DESCRIPTION
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---100---	EXISTING CONTOUR 10' INTERVAL
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25% AND GREATER	SLOPES (25% AND GREATER)
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WETLANDS LIMITS	WETLANDS LIMITS
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PROPOSED CROSSWALK	PROPOSED CROSSWALK
ESD #1	STORMWATER MANAGEMENT DEVICE
STORM DRAIN	STORM DRAIN
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS MAIN
NO PARKING ZONE	NO PARKING ZONE

NOTE:
SEE SHEET 6 FOR
CONNECTION TO DORSEY
MARC STATION DETAIL

MARYLAND DEPARTMENT OF
TRANSPORTATION
STATE HIGHWAYS ADMINISTRATION
S.H.A. PLAT Nos. 51111, 51112,
51114 & 52281
ZONED: M-2

PLAN
SCALE: 1" = 50'

Owners

Kellogg-CCP, LLC
c/o David P. Scheffenacker, Jr.,
Managing Member
2330 West Joppa Road, Suite 190
Lutherville, Maryland 21093-4614
Ph# 410-296-3800

U.S. Home Corporation,
D/B/A Lennox
c/o Joseph Fortino, Vice President
10211 Winopin Circle
Suite 300
Columbia, Maryland 21044
Ph# 410-423-0450

Developer

GQT Oxford Venture MD LLC
c/o Mr. Todd Jacobus
6990 Wisconsin Avenue, Suite 303
Chevy Chase, Maryland 20815
Ph# 301-654-9580

Howard County Public School System
Harriet Tubman Building
8045 Harriet Tubman Lane
Columbia, Maryland 21044-3456
Ph# 410-313-6805

Preston Scheffenacker Properties
2330 West Joppa Road, Suite 190
Lutherville, Maryland 21093-4614
Ph# 410-296-3800

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PLACE
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2029



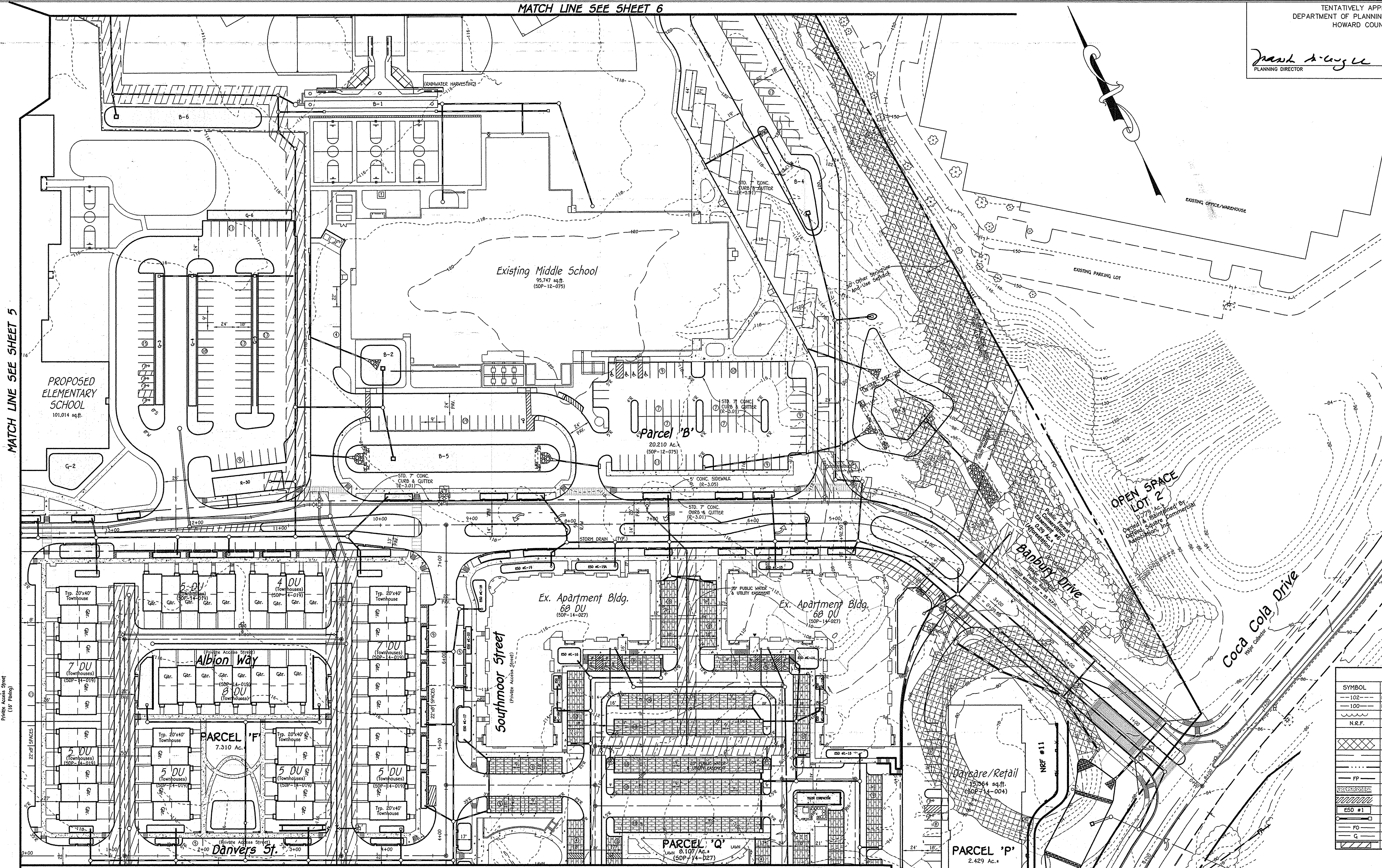
ALDO H. VITCEL, P.E.
DATE: 4/29/15
Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-17.

SKETCH PLAN
OXFORD SQUARE
Parcels 'B', 'C', 'F', 'I', 'J', 'P', 'Q', 'V',
'W', 'X', 'Y', 'Z', 'A-A', 'B-B', 'C-C' & 'M-1'
And Open Space Lots 2, 244 & 245
"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
ZONING: TO2
TAX MAP No. 3B, GRID No. 19 & 20, PARCEL No. 761
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: APRIL 23, 2015
SHEET 3 OF 13

MATCH LINE SEE SHEET 6

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Coyle
PLANNING DIRECTOR DATE 1/15/15



LEGEND

SYMBOL	DESCRIPTION
---2'---	EXISTING CONTOUR 2' INTERVAL
---10'---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREETLINE
N.R.F.	NOT REGULATED FACILITY
15% - 24.9%	SLOPES (15% - 24.9%)
25% & GREATER	SLOPES (25% & GREATER)
[Wavy Line]	WETLANDS BUFFER
[Dotted Line]	WETLANDS LIMITS
FP	FLOODPLAIN LIMITS
[Dashed Line]	PROPOSED PAVED WALK
[Cross-hatch]	PROPOSED CROSSWALK
ESD #1	STORMWATER MANAGEMENT DEVICE
[Line]	STORM DRAIN
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS MAIN
[Hatched Area]	NO PARKING ZONE

SKETCH PLAN
OXFORD SQUARE
Parcels 'B', 'C', 'F', 'I', 'J', 'P', 'Q', 'V', 'W', 'X', 'Y', 'Z', 'A-A', 'B-B', 'C-C' & 'M-1' And Open Space Lots 2, 244 & 245
"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: APRIL 29, 2015
SHEET 4 OF 13

PLAN
SCALE: 1" = 50'

Owners
 Kellogg-CCP, LLC
 c/o David P. Scheffenacker, Jr., Managing Member
 2330 West Joppa Road, Suite 190
 Lutherville, Maryland 21093-4614
 Ph# 410-296-3800

U.S. Home Corporation,
 D/B/A Lennox
 c/o Joseph Fortino, Vice President
 10211 Winopin Circle
 Suite 300
 Columbia, Maryland 21044
 Ph# 410-423-0450

GT Oxford Venture MD LLC
 c/o Mr. Todd Jacobus
 6990 Wisconsin Avenue, Suite 303
 Chevy Chase, Maryland 20815
 Ph# 301-654-5580

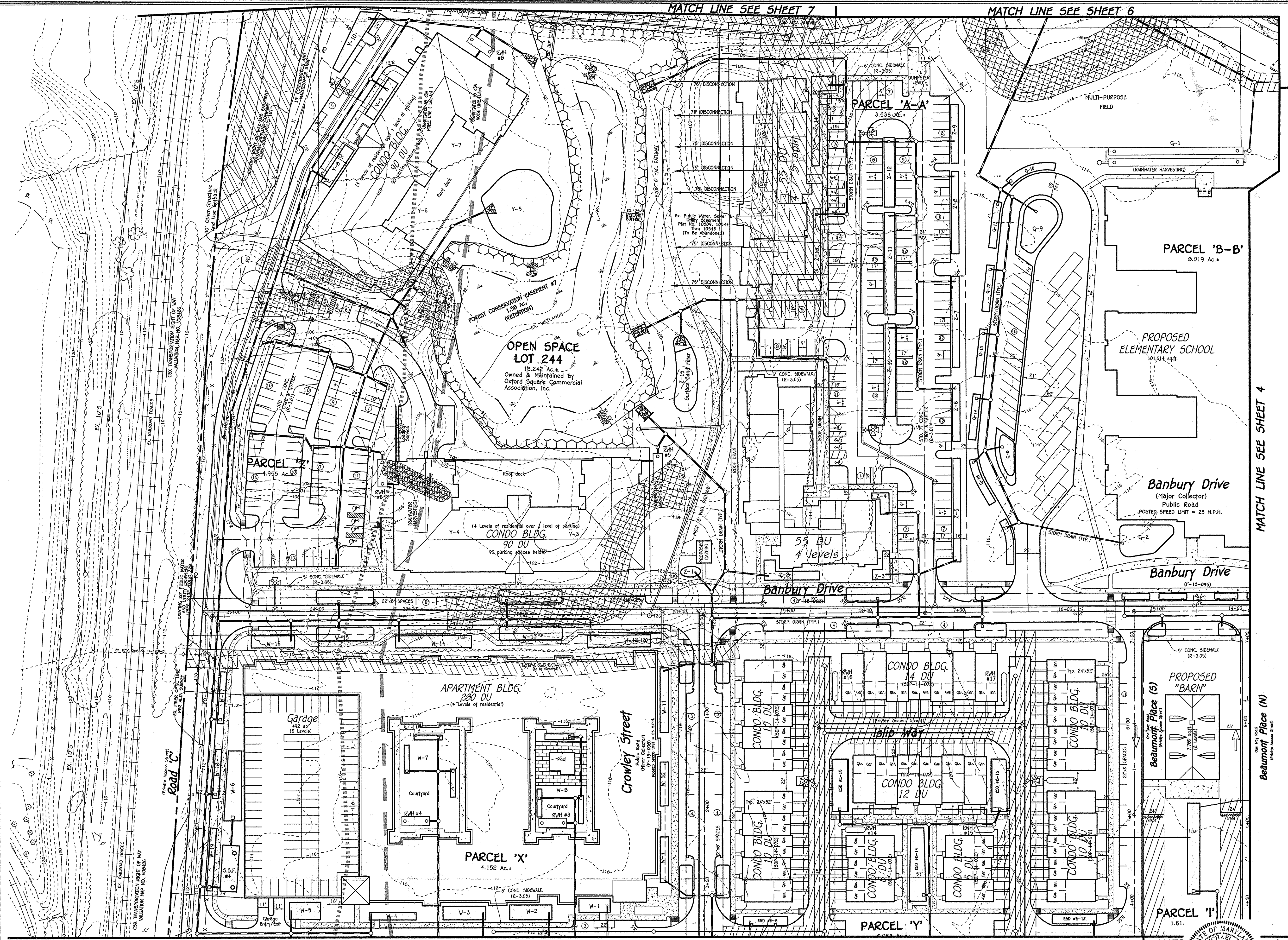
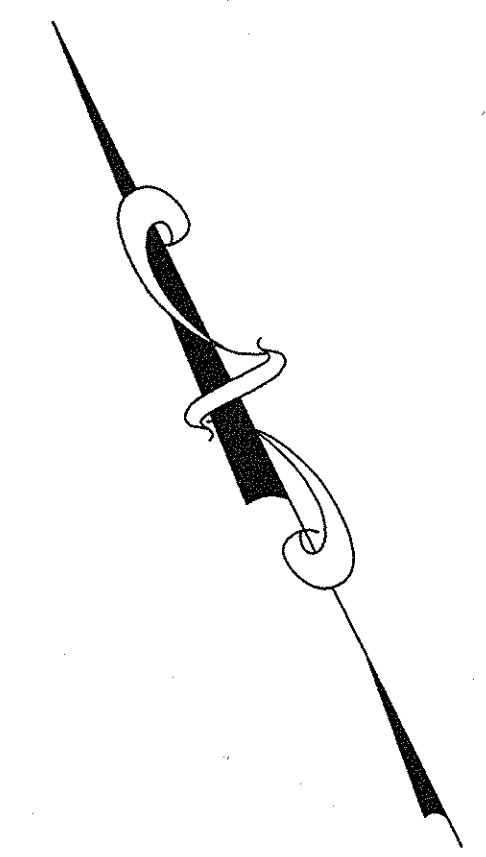
Howard County Public School System
 Harriet Tubman Building
 8045 Harriet Tubman Lane
 Columbia, Maryland 21044-3456
 Ph# 410-313-6805

Developer
 Preston Scheffenacker Properties
 2330 West Joppa Road, Suite 190
 Lutherville, Maryland 21093-4614
 Ph# 410-296-3800

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARCE - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461 - 2025

1/2/2009/09/01/01/01/Sketch plan (Rev amended) 2014/09/14 sheet 2-7 Sketch plan.dwg, 4/29/2015 1:07:40 PM, 1.

Joseph A. Wynn
PLANNING DIRECTOR DATE



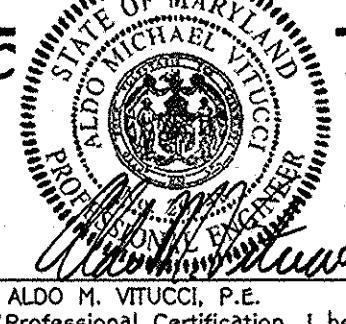
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ESD #1	STORMWATER MANAGEMENT DEVICE
STORM DRAIN	STORM DRAIN
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS MAIN
NO PARKING ZONE	NO PARKING ZONE

SKETCH PLAN

OXFORD SQUARE

Parcels 'B', 'C', 'F', 'I', 'J', 'P', 'Q', 'V',
'W', 'X', 'Y', 'Z', 'A-A', 'B-B', 'C-C' & 'M-1'
And Open Space Lots 2, 244 & 245

"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
ZONING: TOO
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: APRIL 23, 2015
SHEET 9 OF 13



ALDO H. VITUCCI, P.E.
Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-17.

PLAN

SCALE: 1" = 50'

Owners		Developer	
Kellogg-CCP, LLC c/o David P. Scheffenacker, Jr., Managing Member 2330 West Joppa Road, Suite 190 Lutherville, Maryland 21093-4614 Ph# 410-296-3800	U.S. Home Corporation, D/B/A Lennar c/o Joseph Fortino, Vice President 10211 Winocin Circle Suite 300 Columbia, Maryland 21044 Ph# 410-423-0450	GQT Oxford Venture MD LLC c/o Mr. Todd Jacobus 6990 Wisconsin Avenue, Suite 303 Chevy Chase, Maryland 20815 Ph# 301-654-5580	Howard County Public School System Harriet Tubman Building 8045 Harriet Tubman Lane Columbia, Maryland 21044-3456 Ph# 410-313-6805

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE SPACE - 1027Z BALTIMORE NATIONAL PLACE
ELIJAH CITY, MARYLAND 21042
(410) 461-2292

132009.00010.dwg (Sketch plan) (3d amended) 2014/09/14 sheet 2 of 7 Sketch plan.dwg 4/29/2015 10:59 PM, 11

Wetland Restoration (GN Credit D-1)

The wetland restoration efforts shall restore the natural hydrologic conditions, vegetative community and habitat value of Wetland D as follows:

1. Eliminate ongoing source of disturbance by securing access points to the property.
2. Invasive species will be removed from throughout the Wetland D.
3. Two small vernal pools will be created within the wetland in an area previously disturbed by OGV traffic (Wetland Area #3).
4. The culvert in the northwest corner of the wetland (Wetland Area #5) will be blocked with the addition of rip rap at the inlet to restore hydrology in this portion of the wetland.
5. The culvert on the northern edge of the wetland that goes under the utility access road (Wetland Area #6) will be cleared by removing rip rap from the inlet and outfall to enhance wildlife connections for the wetland. If the existing culvert is not serviceable, it will be replaced with an exact replacement.
6. Native shrub and herbaceous species will be planted throughout Wetland D to increase vegetative structural diversity.
7. Protect the wetland through access restrictions and periodic inspections to control invasive species.
8. All work done will have follow-up monitoring for 5 years after restoration actions have been completed.

Habitat Management Plan (GN Credit D-2)

The Habitat Management Plan efforts shall focus on maintaining and enhancing the health and habitat value of the natural resource systems on the property:

Short term efforts shall include the following:

1. Eliminate ongoing source of disturbance by securing access points to the property.
2. Remove woody invasive species, trash and debris from all existing forest resources, including those within wetlands and both credited and non-credited forest retention areas, to enhance their successional development.
3. Remove trash and debris from all forest and wetland systems to remain.
4. Plant native trees to close canopy gaps within the forested portions of the wetland and stream buffers, to limit the return of invasive species and to enhance the habitat and water quality benefits of the buffers.
5. Grade and reseed with native vegetation any areas within the open space lots that are undergoing active erosion, particularly the following areas:
 - a. Eroding areas within Colonial pipeline easement
 - b. Eroding areas within sewer utility easement
 - c. Eroding areas within the access roads for the NRFs, including side trail going downhill from the road that circles NRF 5.
 - d. Eroding area along eastern edge of Forest Conservation Easement #1 within fiber optic line easement.
6. Stabilization within the Colonial pipeline will include areas within Wetlands E and EE and buffers for Wetlands D, E and EE. Where reseeding is not possible because access road is needed, the road shall be graded and leveled to correct erosion along with other necessary stabilization measures.
7. Install bluebird nest boxes, to provide enhanced habitat.
8. Provide 0.624 acres of forest retention (credited and non-credited) and 0.75 acres of forest afforestation.

Long-term efforts will monitor and maintain these areas to ensure invasive species do not return and newly planted areas have good survival. Afforestation areas will be included in this monitoring and maintenance effort, to extend beyond the minimum two-year regulatory requirement

See Wetland Restoration & Habitat Management Site Development (50P-15-045) for more details of tasks, schedule and locations.

57-1 - DENOTES STREAM CHANNEL

(A) - DENOTES PHOTO EXHIBIT LOCATION FROM WETLAND/STREAM RESTORATION PLAN (6/9/11)

(A) - DENOTES PHOTO EXHIBIT LOCATION FROM HABITAT MANAGEMENT PLAN GN D-2 (6/9/11)

(X) DENOTES LOCATION OF WETLAND RESTORATION AREA

DORSEY MARC STATION NOTE:

PER ZB-1086M (5-11-001)
 The TOD zoning district is intended to encourage development of well designed multi-use centers combining office and high density residential development that are located and designed for safe and convenient pedestrian access by commuters using the MARC train and other public transit links. In accordance with ZB-1086 Proffer VII (f) Transit connection - The petitioner will diligently pursue pedestrian access to the Dorsey MARC Station. The zoning decision and proffer recognize that it will take some time to seek approvals from the appropriate parties for the possible transit connection and therefore the petitioner, in accordance with ZB-1086 Proffer VI will provide a shuttle service to and from the subject property and the Dorsey MARC Station. The schedule and timing of providing a shuttle in relation to the amount of development on the subject property and the possible provision of pedestrian access from the subject property to the Dorsey MARC Station are also specified in the proffer.

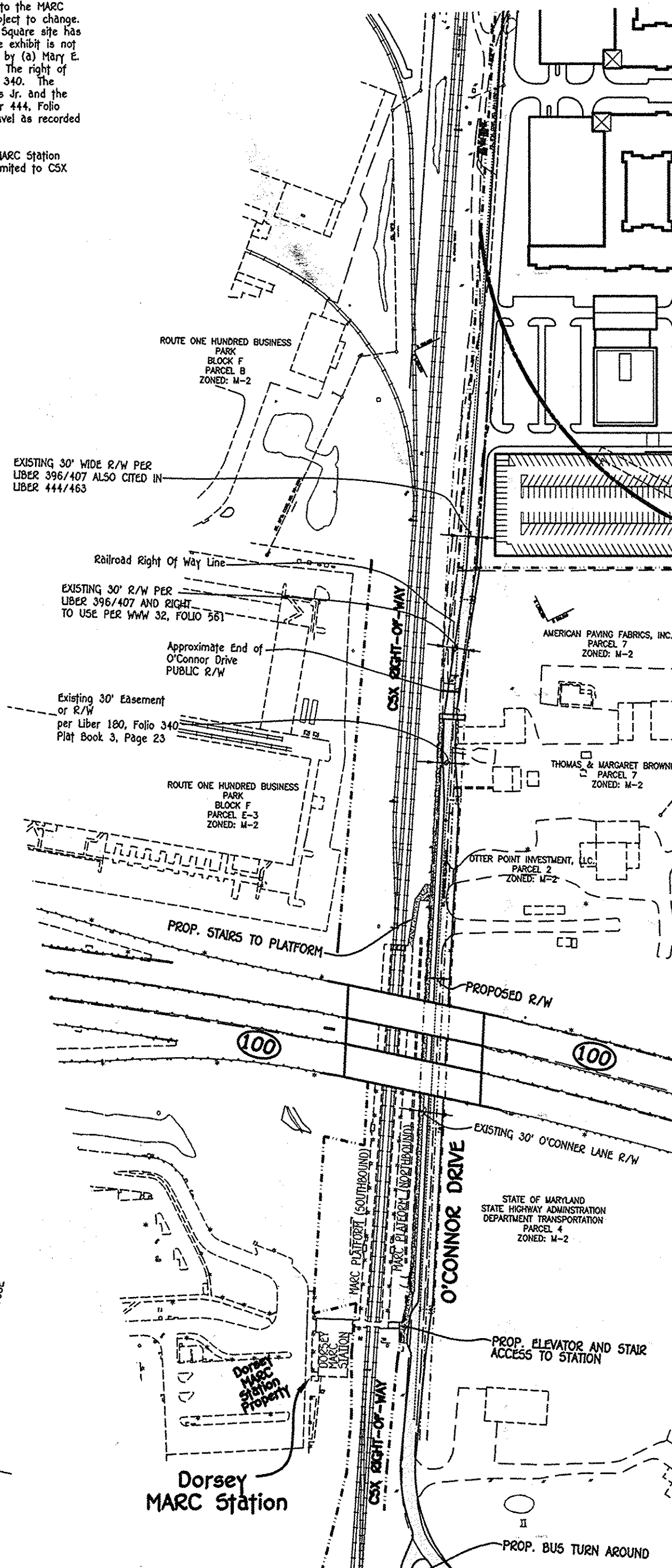
The transit connection concept exhibit indicates the conceptual vision for a pedestrian connection to the MARC station. The details of this access are subject to approvals from appropriate parties and are subject to change. The exhibit also depicts the general location of the key easements that establish that the Oxford Square site has the benefit of right of way running from the property and communicating with O'Connor Drive. The exhibit is not intended to be a field survey. The right of way first appears in deeds dated September 15, 1923 by (a) Mary E. Cole to Emily R. Smith as recorded among land records of Howard County in Liber 32, folio 561. The right of way for O'Connor Drive is recorded under the Land Records of Howard County in Liber 100, folio 340. The referenced easements also include a Deed dated October 20, 1965 by and between John H. Heers Jr. and the Baltimore and Ohio Railroad Company as recorded among Land Records of Howard County in Liber 444, folio 453 as well as a deed dated March 2nd, 1963 between John H. Heers and Contee Sand and Gravel as recorded among Land Records of Howard County in Liber 396, folio 407.

The petitioner will take the necessary steps to diligently pursue pedestrian access to the Dorsey MARC Station and work with all parties involved in the design, review, and approval process, including but not limited to CSX and MTA.

PER ZB-1102M (5-14-001)
 The Original Proffer Per ZB-1086M As It Pertains To The Marc Train Connection Remains.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark A. Giga 5/15/15
 PLANNING DIRECTOR GATE



MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 4

<p>Owners</p> <p>Kellogg-CCP, LLC c/o David P. Scheffenaeker, Jr., Managing Member 2330 West Joppa Road, Suite 190 Lutherville, Maryland 21093-4614 Ph# 410-296-3800</p> <p>U.S. Home Corporation, D/B/A Lemar c/o Joseph Fortino, Vice President 10211 Winopin Circle Suite 300 Columbia, Maryland 21044 Ph# 410-423-0450</p> <p>GT Oxford Venture MD LLC c/o Mr. Todd Jacobus 6990 Wisconsin Avenue, Suite 303 Chevy Chase, Maryland 20815 Ph 301-654-9580</p>		<p>Developer</p> <p>Howard County Public School System Harriet Tubman Building 8045 Harriet Tubman Lane Columbia, Maryland 21044-3456 Ph# 410-313-6805</p> <p>Preston Scheffenaeker Properties 2330 West Joppa Road, Suite 190 Lutherville, Maryland 21093-4614 Ph# 410-296-3800</p>		<p>PLAN</p> <p>SCALE: 1" = 50'</p>	<p>SKETCH PLAN</p> <p>OXFORD SQUARE Parcels 'B', 'C', 'F', 'I', 'J', 'P', 'Q', 'V', 'W', 'X', 'Y', 'Z', 'A-A', 'B-B', 'C-C' & 'M-1' And Open Space Lots 2, 244 & 245 "A Howard County Green Neighborhood" USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS ZONING: TOD TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND DATE: APRIL 23, 2015 SHEET 6 OF 13</p>
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15/009/0010/0010/Sketch plan (3rd amended) 2014/08/14 sheet 2-7 Sketch plan.dwg 4/29/2015 11:40 PM, 11

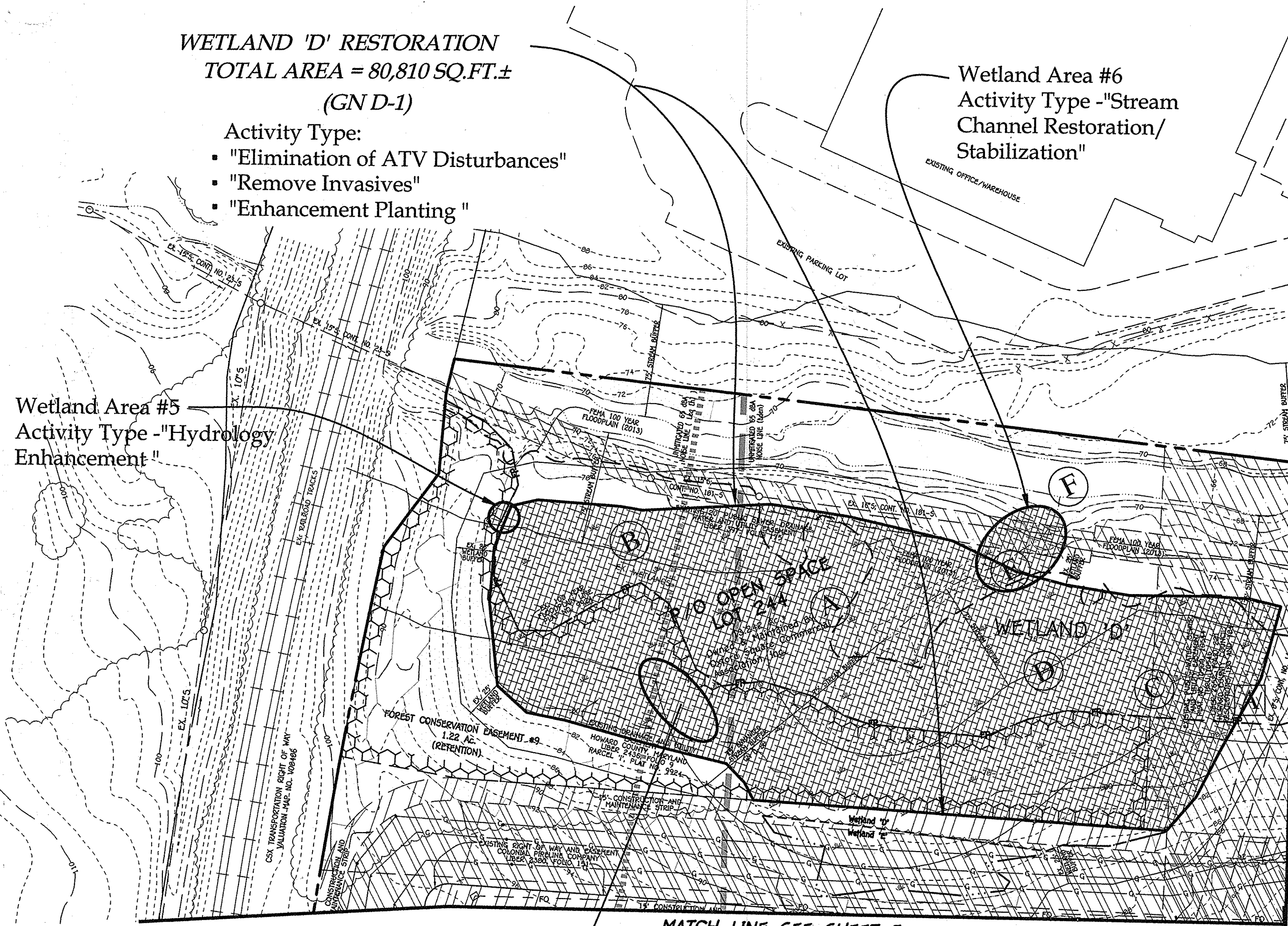
Mark W. Long
PLANNING DIRECTOR DATE

WETLAND 'D' RESTORATION
TOTAL AREA = 80,810 SQ.FT.±
(GN D-1)

- Activity Type:
- "Elimination of ATV Disturbances"
 - "Remove Invasives"
 - "Enhancement Planting"

Wetland Area #6
Activity Type - "Stream
Channel Restoration/
Stabilization"

Wetland Area #5
Activity Type - "Hydrology
Enhancement"



LEGEND	
SYMBOL	DESCRIPTION
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---	PROPOSED CROSSWALK
ESD #1	STORMWATER MANAGEMENT DEVICE
---	STORM DRAIN
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS MAIN
---	NO PARKING ZONE

A - DENOTES PHOTO EXHIBIT LOCATION FROM WETLAND/STREAM RESTORATION PLAN (6/9/11)

A - DENOTES PHOTO EXHIBIT LOCATION FROM HABITAT MANAGEMENT PLAN GN D-2 (6/9/11)

W - DENOTES LOCATION OF WETLAND RESTORATION AREA

Wetland Area #3
Activity Type - "Habitat
Enhancement -
Vernal Pool Creation"

PLAN
SCALE: 1" = 50'

Wetland Restoration (GN Credit D-1)

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Habitat Management Plan (GN Credit D-2)

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- Provide 0.624 acres of forest retention (credited and non-credited) and 0.75 acres of forest afforestation.

Long-term efforts will monitor and maintain these areas to ensure invasive species do not return and newly planted areas have good survival. Afforestation areas will be included in this monitoring and maintenance effort, to extend beyond the minimum two-year regulatory requirement

See Wetland Restoration & Habitat Management Site Development (SOP-15-045) for more details of tasks, schedule and locations.

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

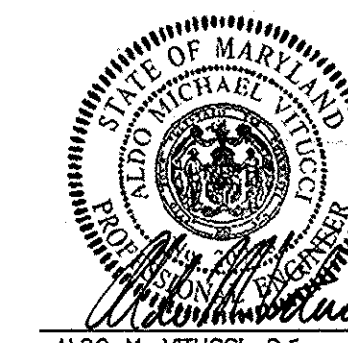
Owners
Kelloog-CCP, LLC
c/o David P. Scheffenacker, Jr.,
Managing Member
2330 West Joppa Road, Suite 190
Lutherville, Maryland 21093-4614
Ph# 410-296-3800

U.S. Home Corporation,
D/B/A Lennox
c/o Joseph Fortino, Vice President
10211 Winopin Circle
Suite 300
Columbia, Maryland 21044
Ph# 410-423-0460

GGT Oxford Venture MD LLC
c/o Mr. Todd Jacobus
6990 Wisconsin Avenue, Suite 303
Chevy Chase, Maryland 20815
Ph# 301-654-5580

Howard County Public School System
Harriet Tubman Building
2045 Harriet Tubman Lane
Columbia, Maryland 21044-3456
Ph# 410-313-6805

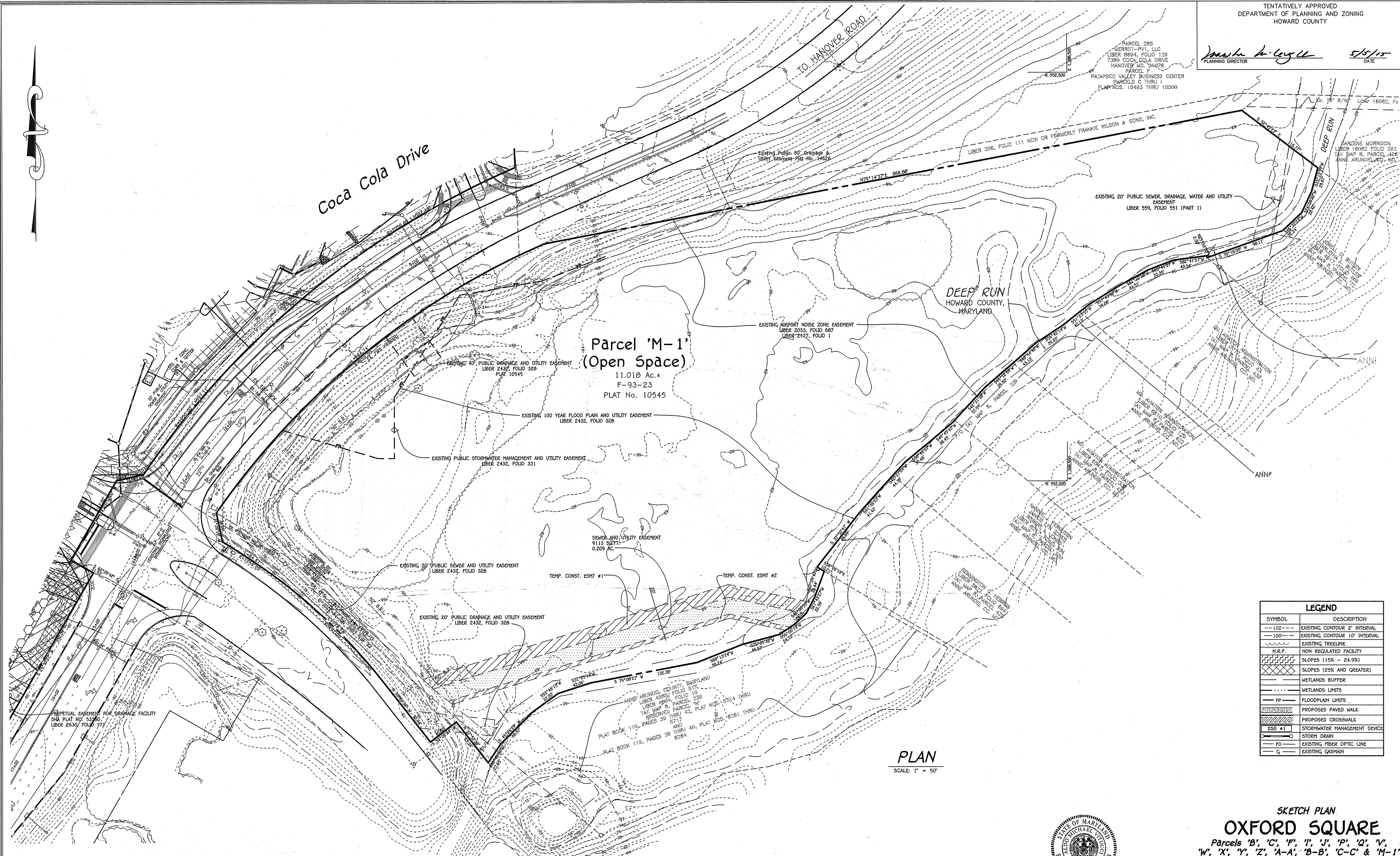
Developer
Preston Scheffenacker Properties
2330 West Joppa Road, Suite 190
Lutherville, Maryland 21093-4614
Ph# 410-296-3800



ALDO M. VITUCCI, P.E.
DATE: 4/29/15
"Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20740, Expiration Date 2-22-17."

SKETCH PLAN
OXFORD SQUARE
Parcels 'B', 'C', 'F', 'I', 'J', 'P', 'Q', 'V',
'W', 'X', 'Y', 'Z', 'A-A', 'B-B', 'C-C' & 'M-1'
And Open Space Lots 2, 244 & 245
"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
ZONING: TO3
TAX MAP No. 30, GRID No. 19 & 20, PARCEL No. 761
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: APRIL 29, 2015
SHEET 7 OF 13

Mark W. Long 5/5/15
PLANNING DIRECTOR DATE



LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREELINE
N.R.F.	NON REGULATED FACILITY
///	SLOPES (15% - 24.9%)
////	SLOPES (25% AND GREATER)
----	WETLANDS BUFFER
.....	WETLANDS LIMITS
----	FLOODPLAIN LIMITS
=====	PROPOSED PAVED WALK
-----	PROPOSED CROSSWALK
ESD #1	STORMWATER MANAGEMENT DEVICE
□	STORM DRAIN
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GASMAIN

PLAN
SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE: PARCELS - 10272 BALTIMORE NATIONAL PLACE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2222

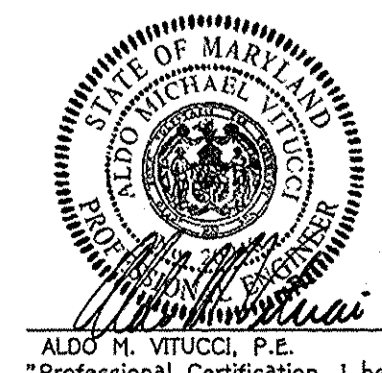
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c/o David P. Scheffenaeker, Jr.,
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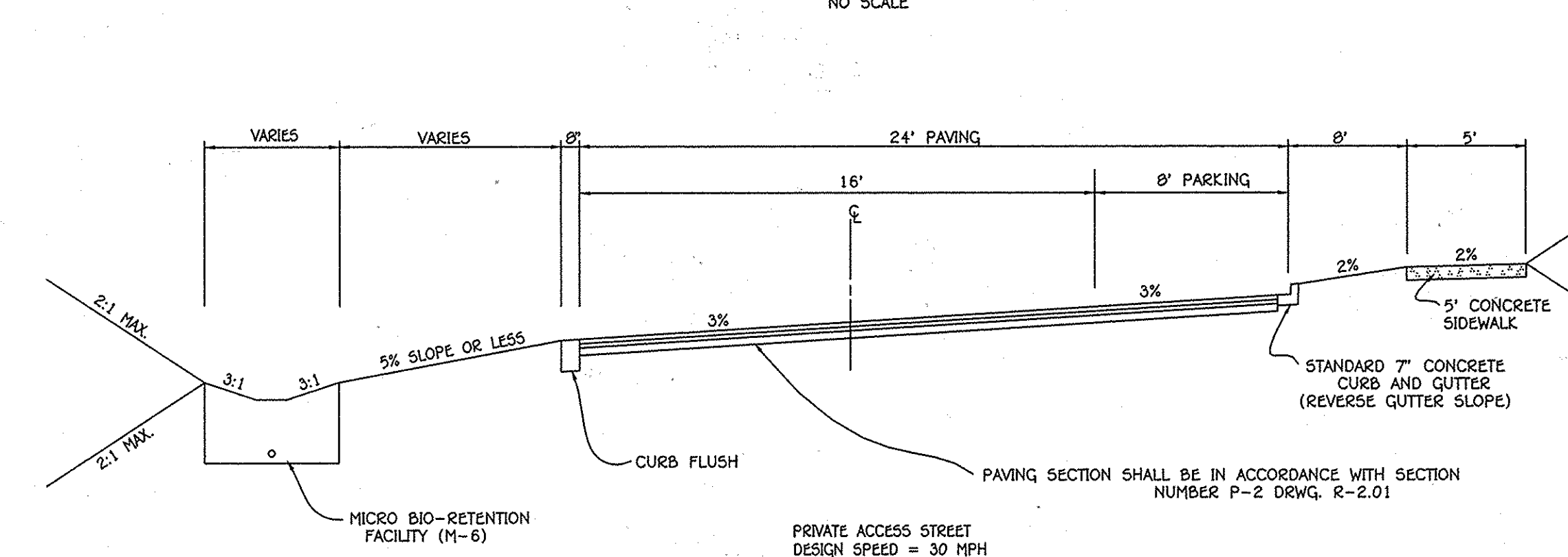
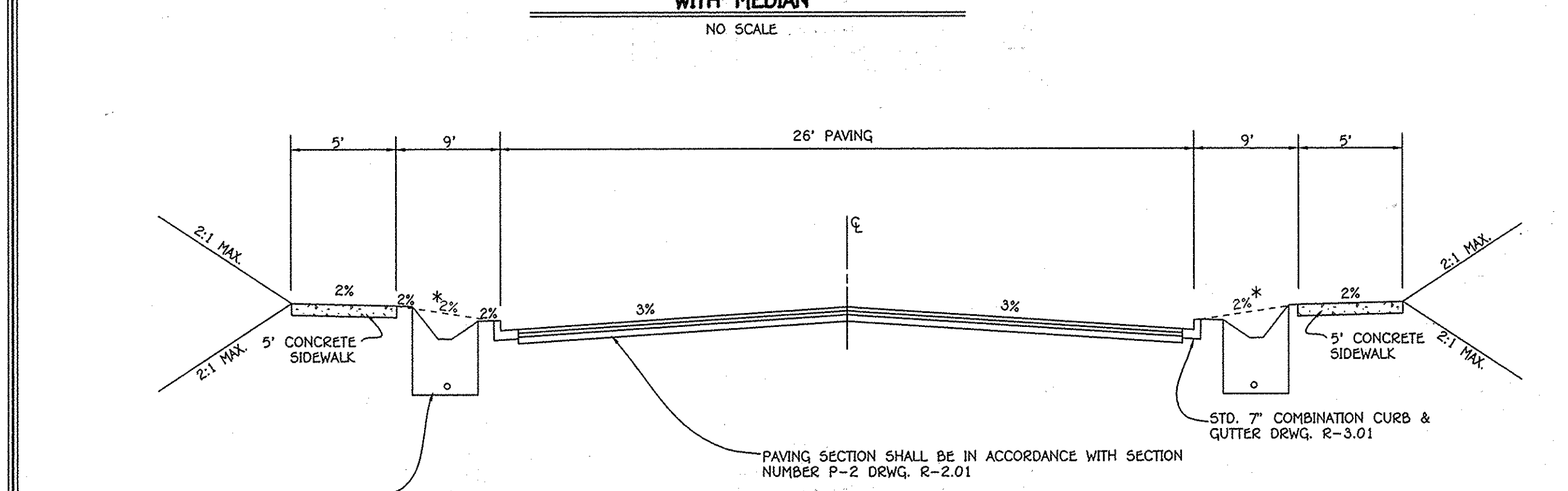
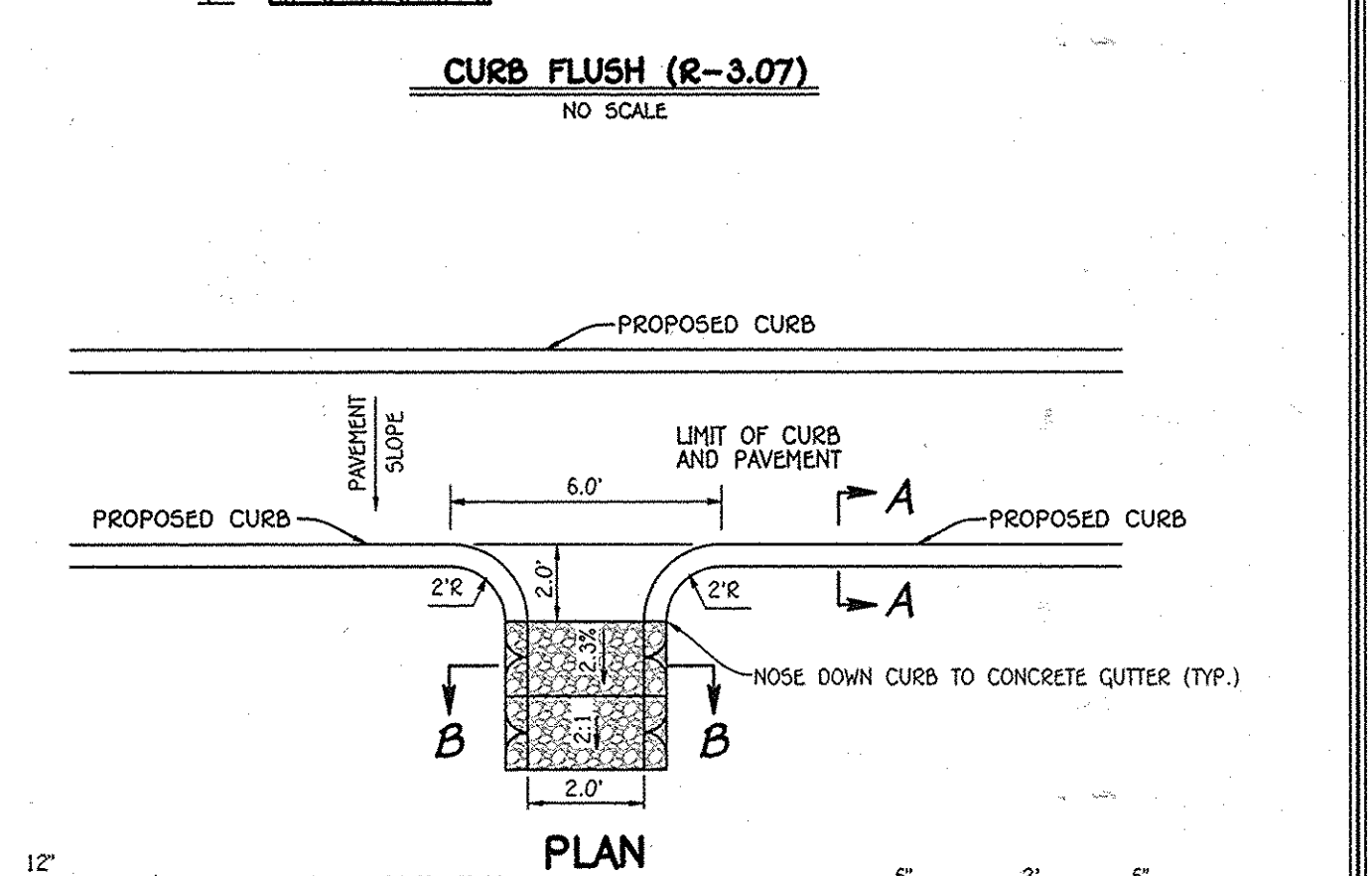
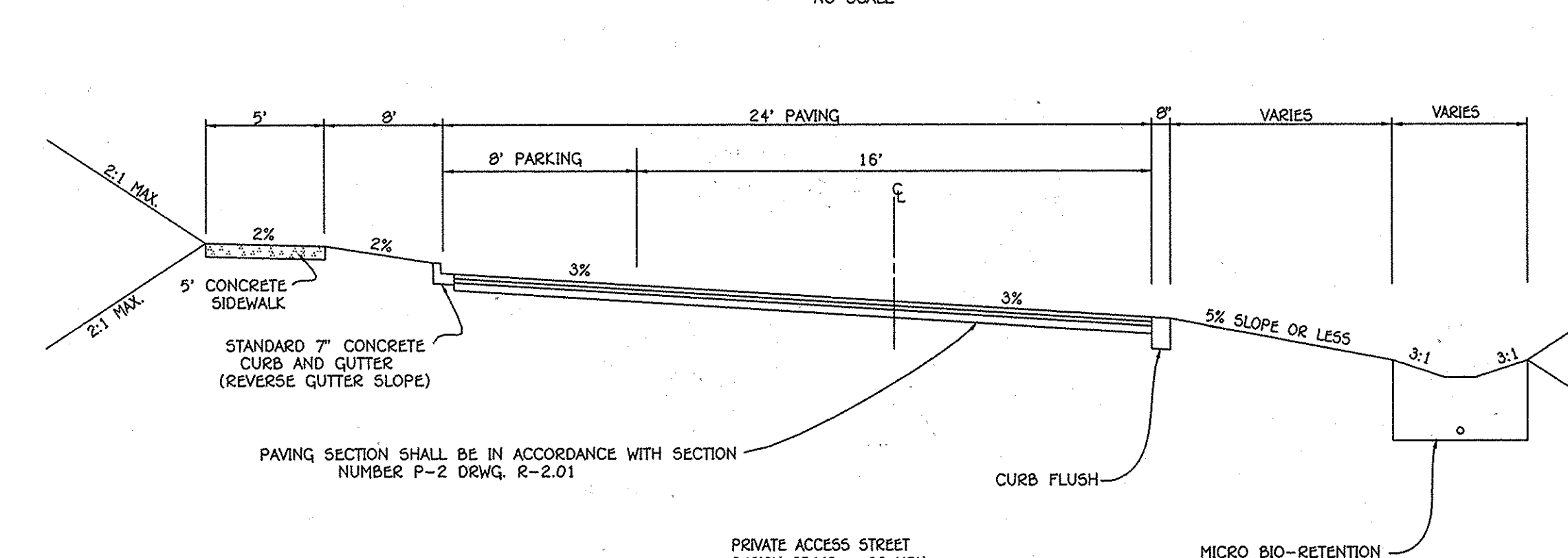
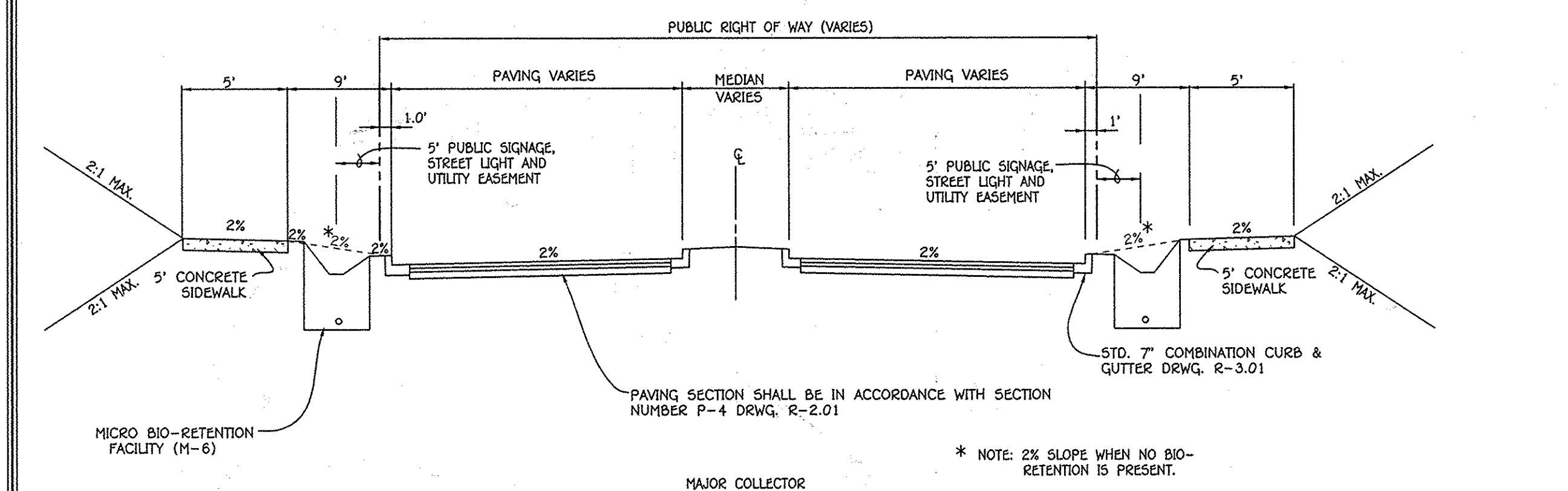
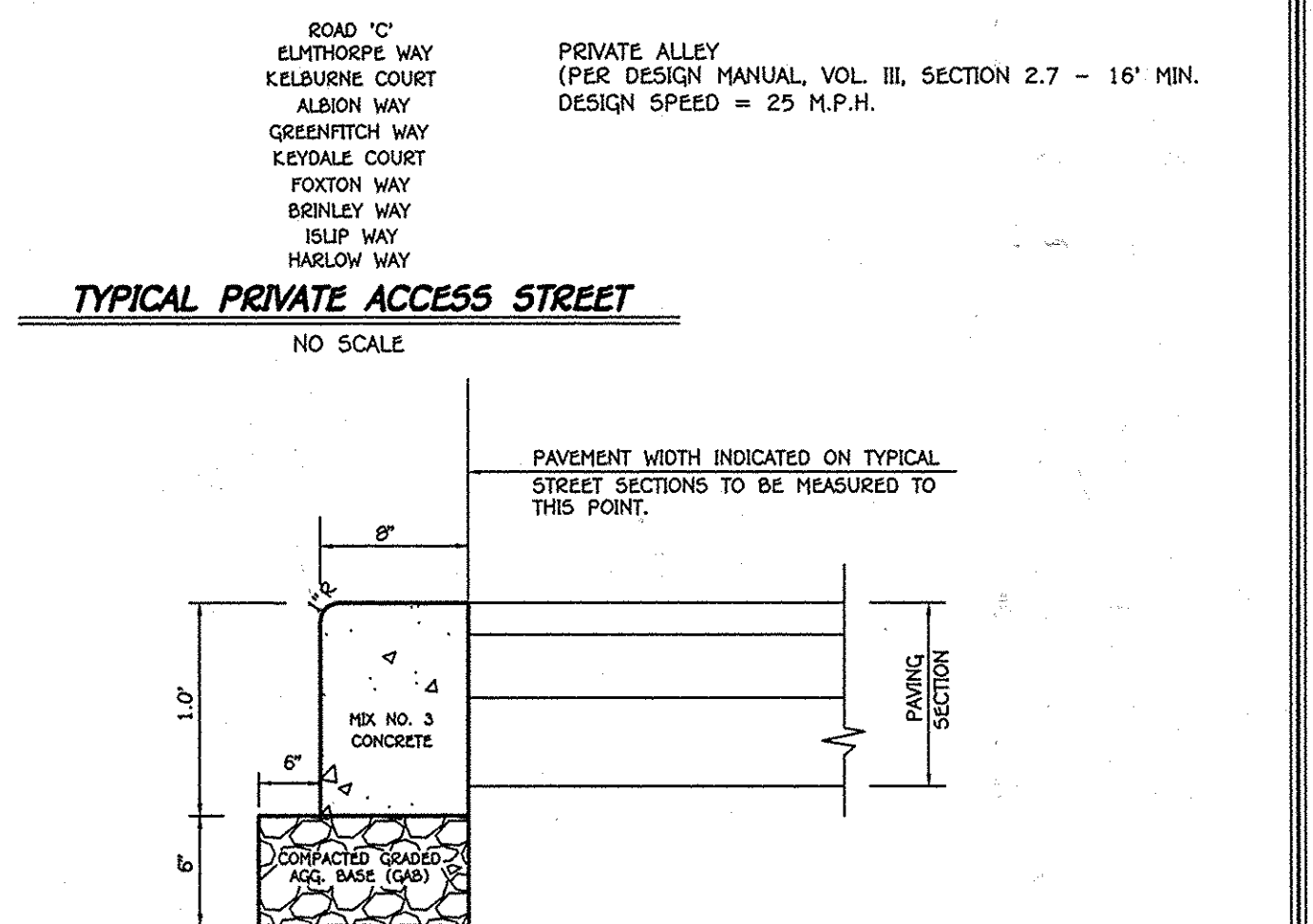
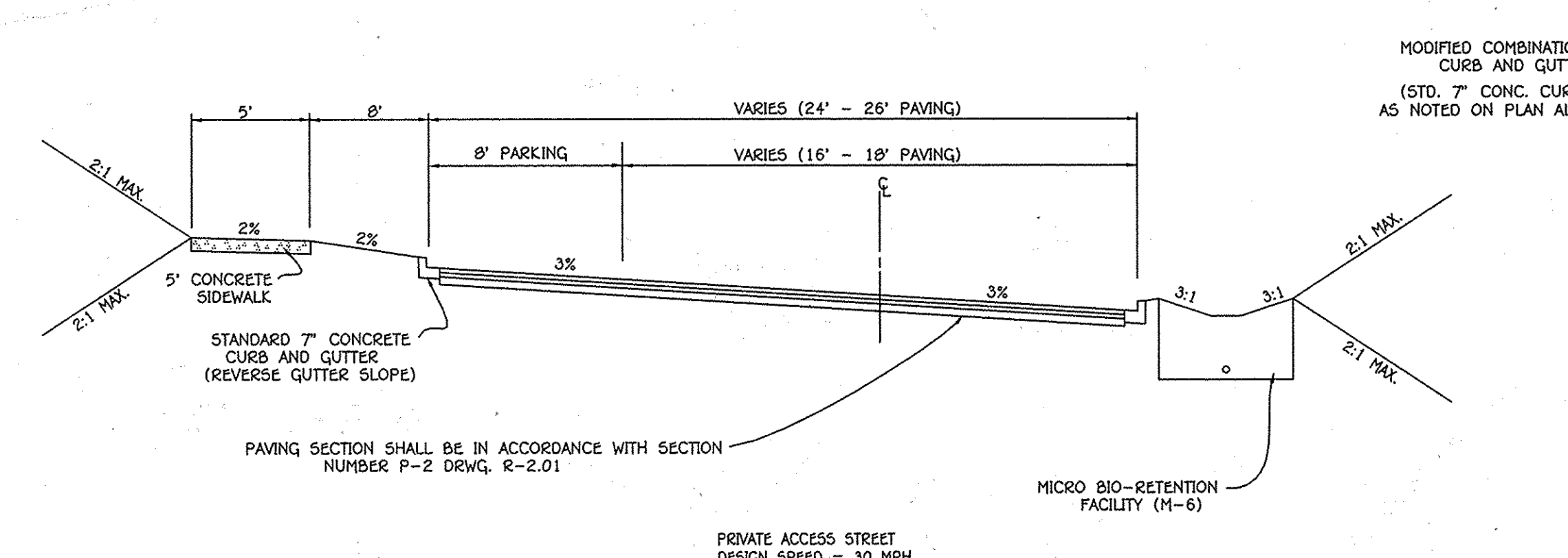
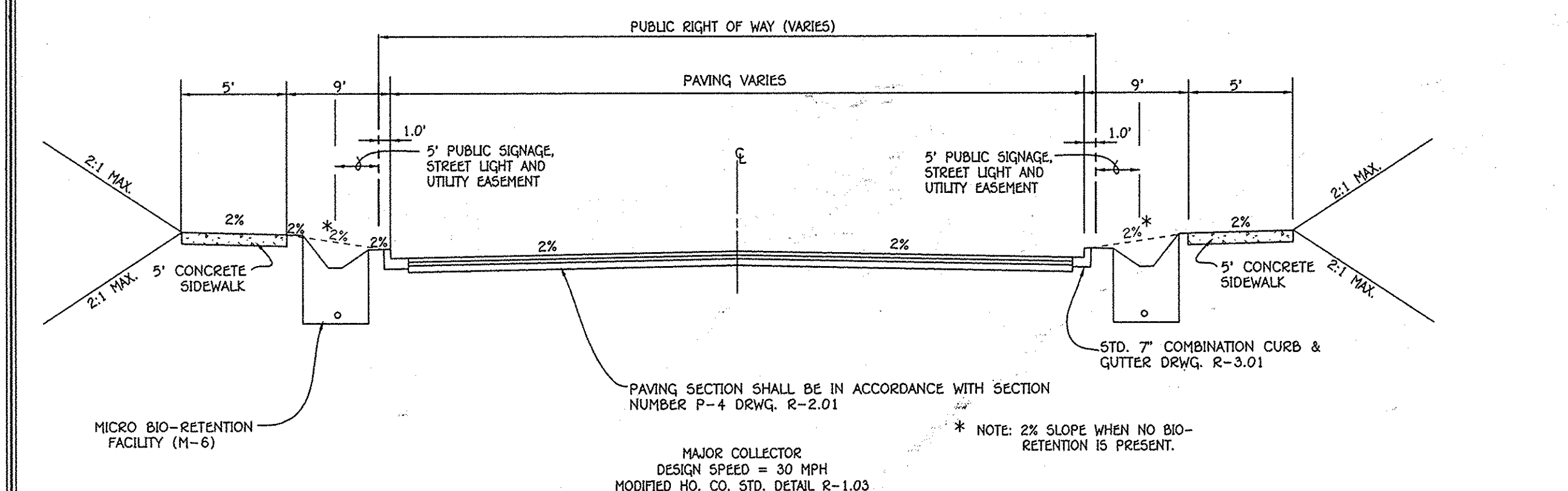
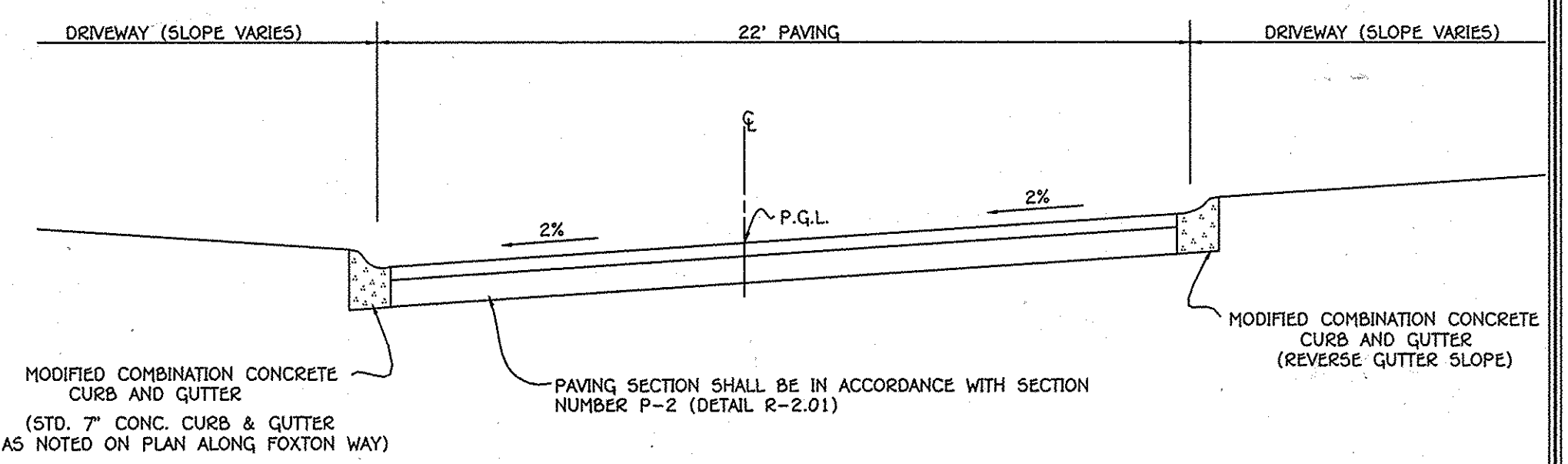
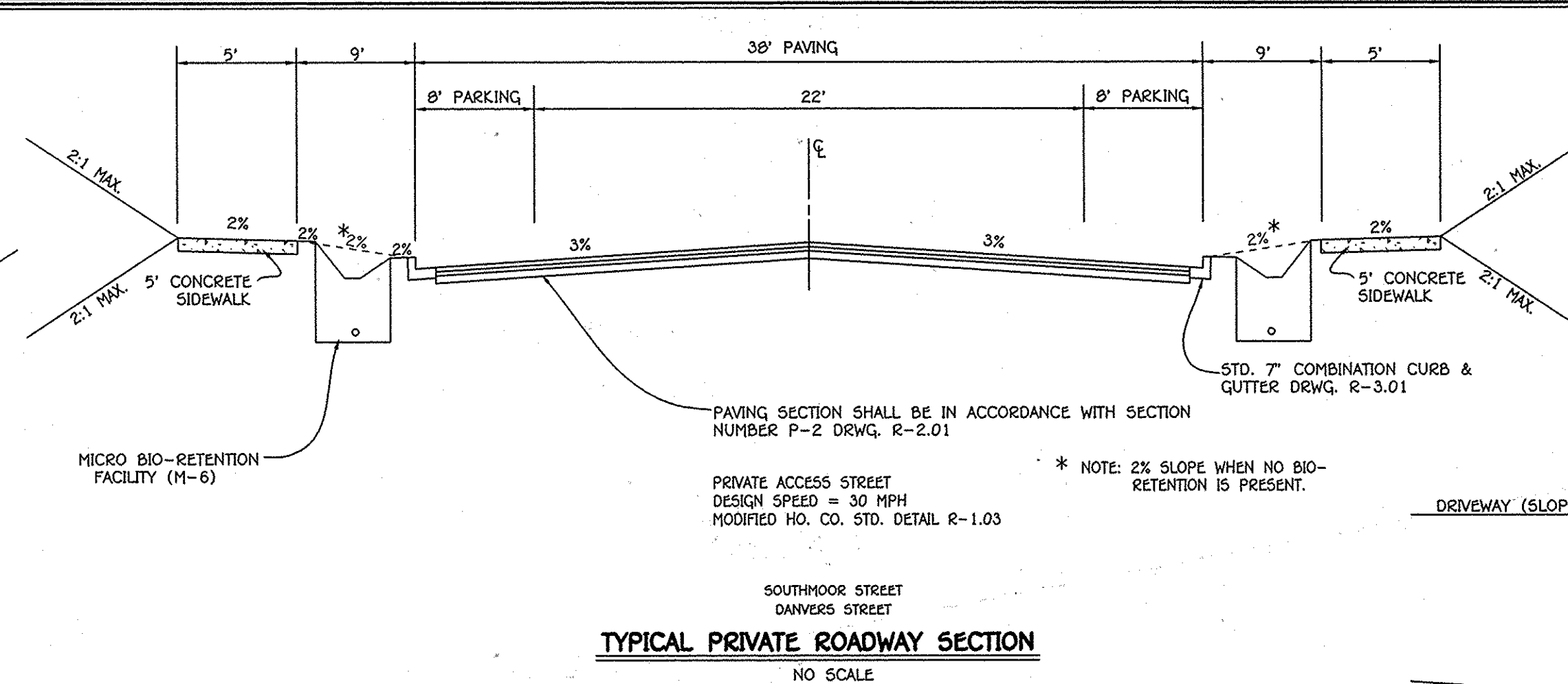
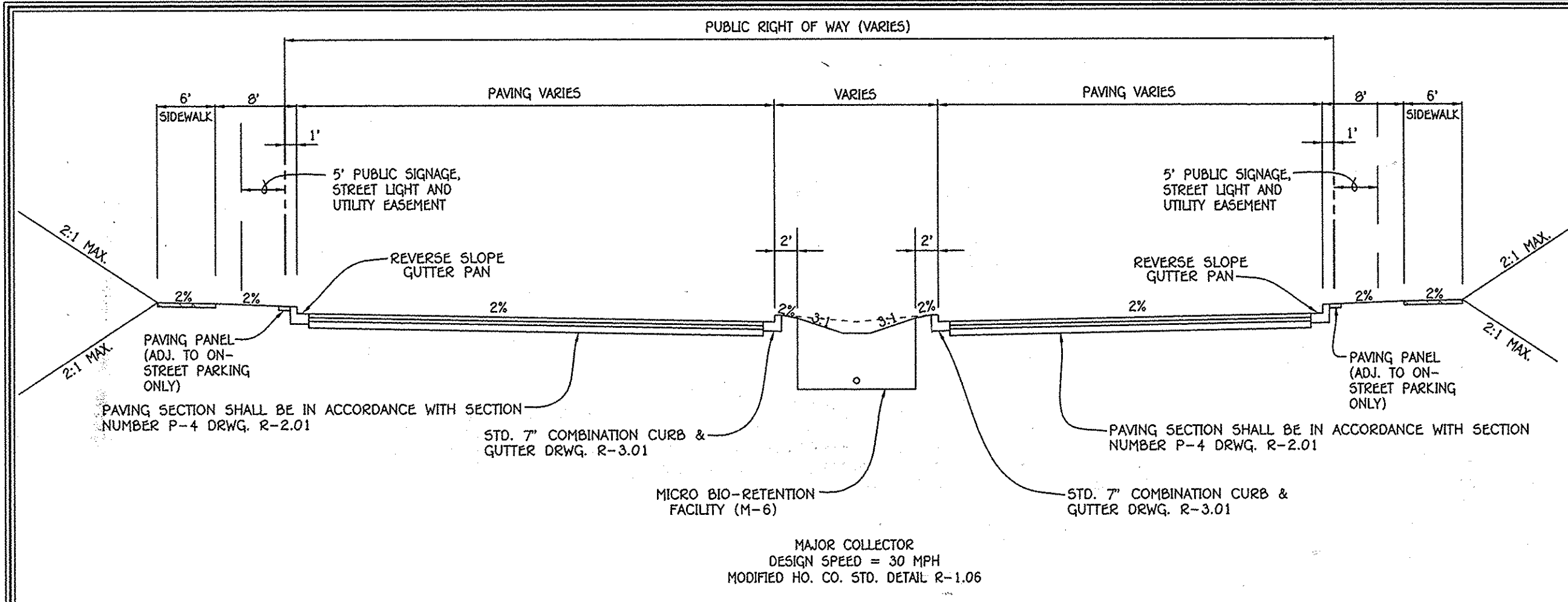
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ALDO N. VITULLI, P.E. DATE: 4/29/15
"Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-17."

SKETCH PLAN
OXFORD SQUARE
Parcels 'B', 'C', 'F', 'I', 'J', 'P', 'Q', 'V',
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And Open Space Lots 2, 244 & 245
"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
ZONING: TO2
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: APRIL 23, 2015
SHEET 9 OF 13



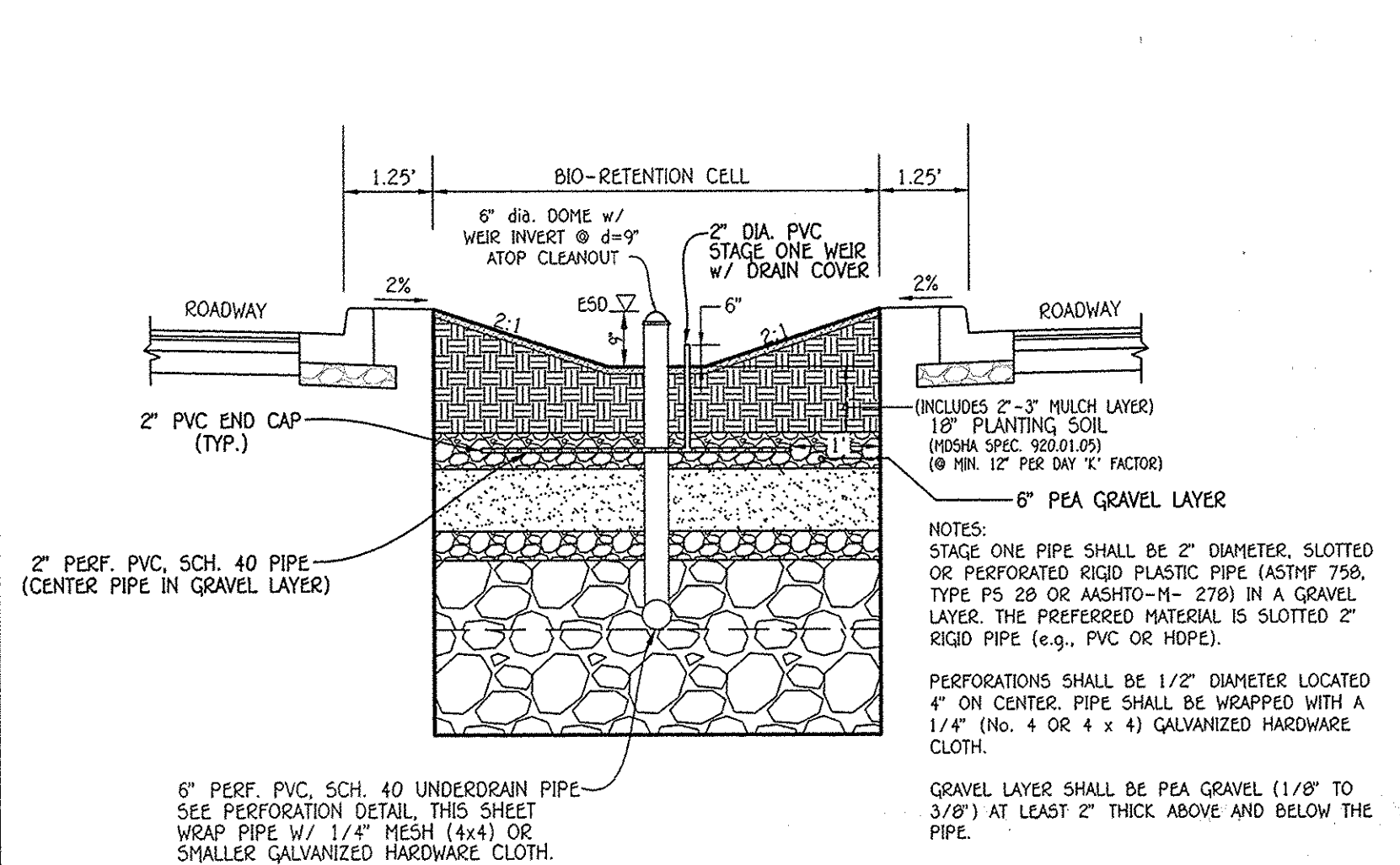
Owners		Developer	
Kellogg-CCP, LLC c/o David P. Scheffenaeker, Jr. Managing Member 2330 West Joppa Road, Suite 190 Lutherville, Maryland 21093-4614 Ph# 410-296-3800	U.S. Home Corporation, D/B/A Lennar c/o Joseph Fortino, Vice President 10211 Winocoin Circle Suite 300 Columbia, Maryland 21044 Ph# 410-423-0460	GGT Oxford Venture MD LLC c/o Mr. Todd Jacobus 6990 Wisconsin Avenue, Suite 303 Chevy Chase, Maryland 20815 Ph# 301-654-5580	Howard County Public School System Harriet Tubman Building 8045 Harriet Tubman Lane Columbia, Maryland 21044-3456 Ph# 410-313-6805
FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE SUITE 201 CITY, MARIAND 21046 (410) 461 - 2295			Preston Scheffenaeker Properties 2330 West Joppa Road, Suite 190 Lutherville, Maryland 21093-4614 Ph# 410-296-3800

TYPICAL ROADWAY SECTIONS
OXFORD SQUARE
 Parcels 'B', 'C', 'F', 'I', 'J', 'P', 'Q', 'V',
 'W', 'X', 'Y', 'Z', 'A-A', 'B-B', 'C-C' & 'M-1'
 And Open Space Lots 2, 244 & 245
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 USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
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 TAX MAP No. 3B, GRID No. 19 & 20, PARCEL No. 761
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 SHEET 9 OF 13

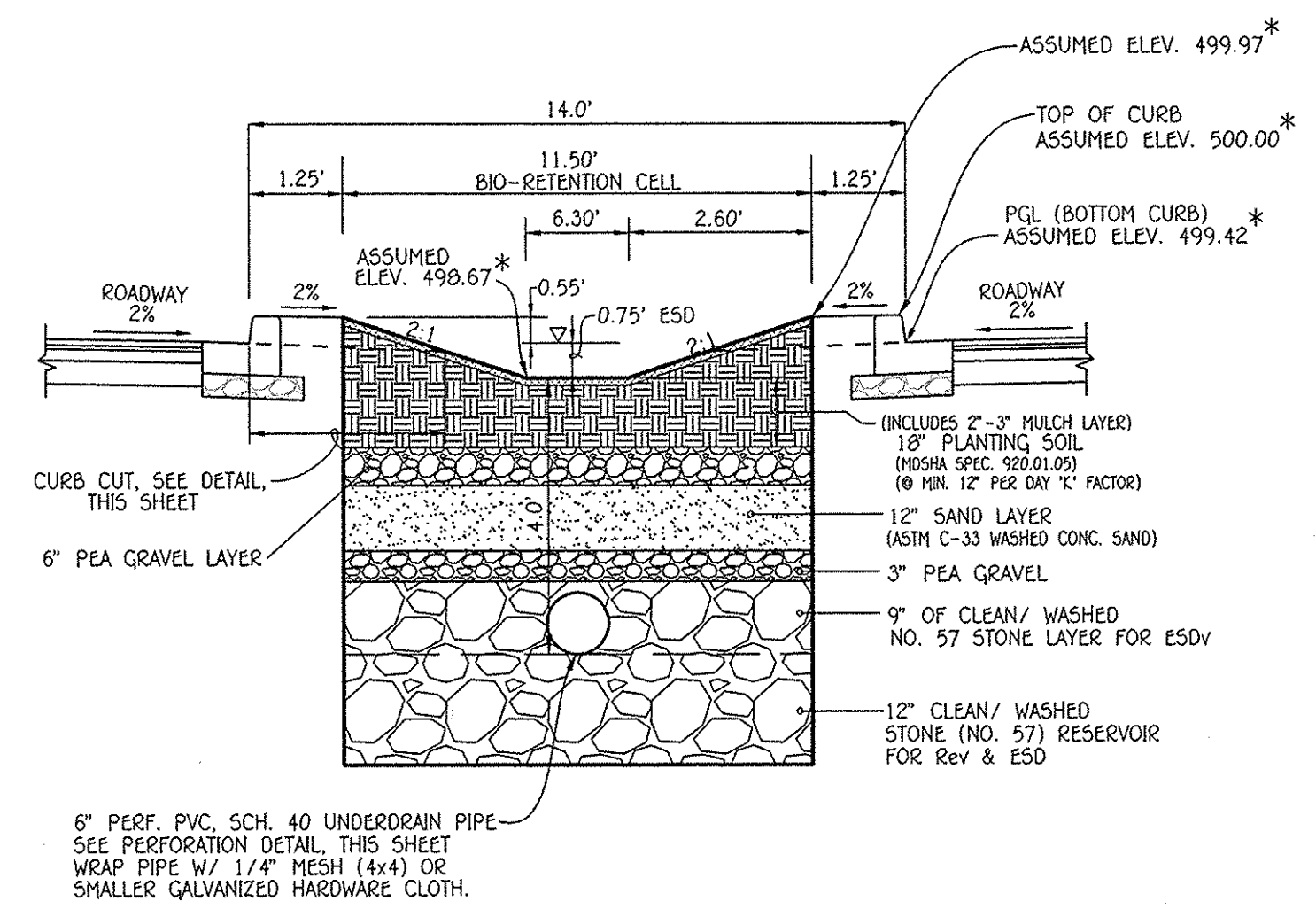
ALDO M. VITUCCI, P.E.
 PROFESSIONAL ENGINEER
 STATE OF MARYLAND
 LICENSE NO. 20748, EXPIRATION DATE 2-22-17

4/29/15
 DATE

15:000 (09/01/15) Sketch Plan (City amended) 2014 (09/01/15) sheet 9 sketch roadway details.dwg, 4/29/2015 12:48:33 PM, 11

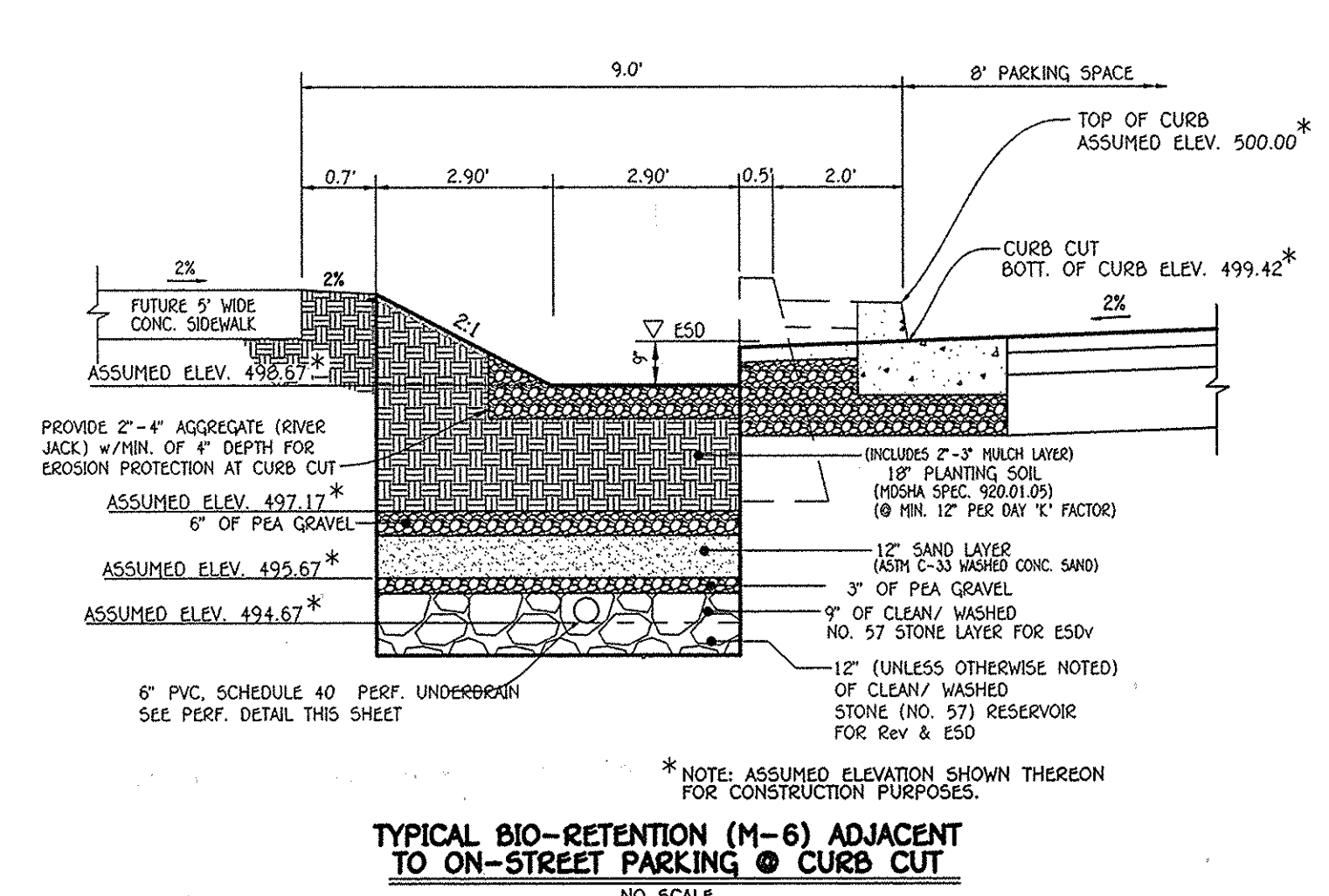


BIO-RETENTION SECTION IN MEDIAN ALONG SAINT MARGARETS BOULEVARD @ 2nd STAGE ONE WEIR
NO SCALE

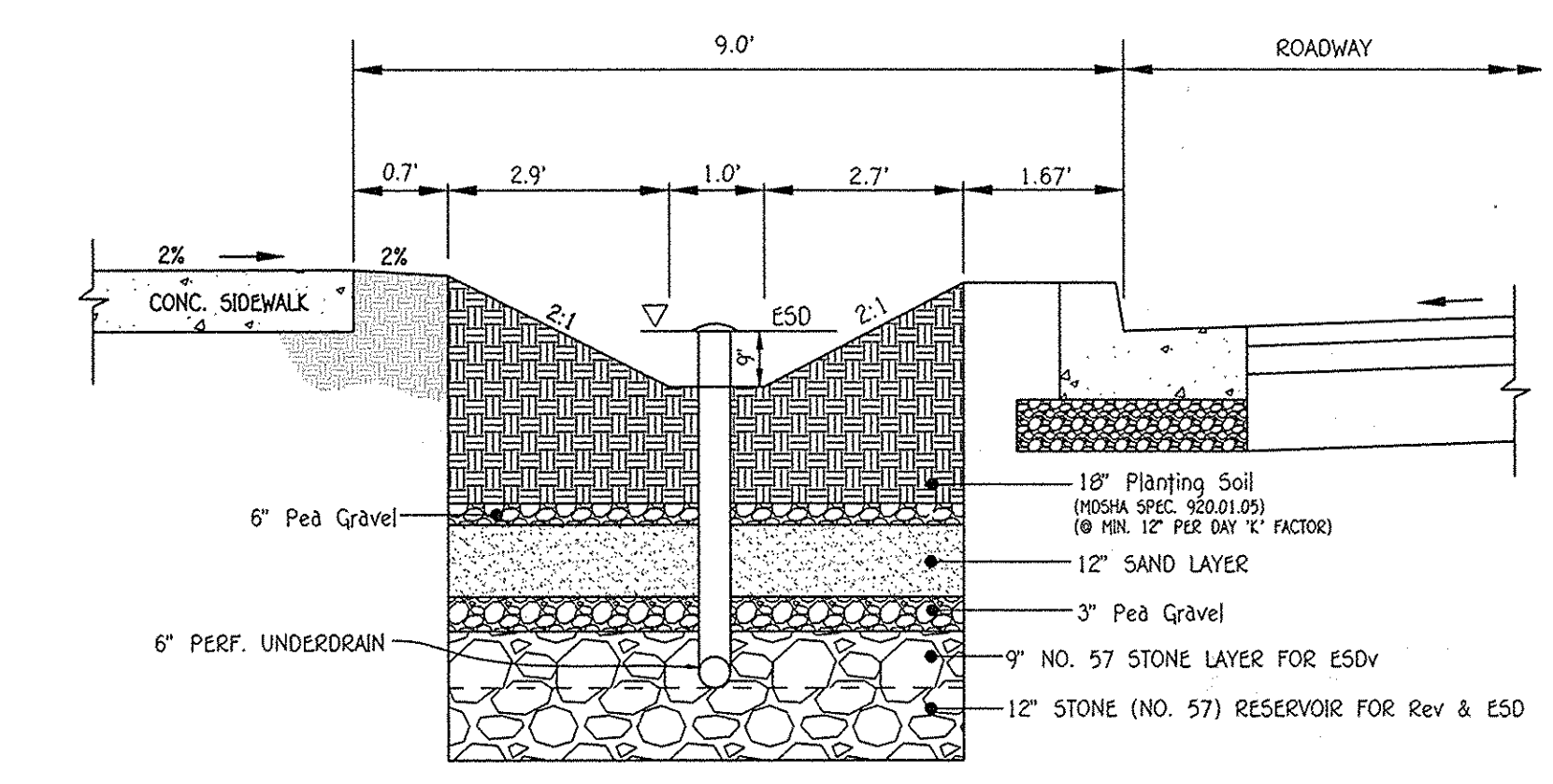


TYPICAL BIO-RETENTION IN MEDIAN ALONG SAINT MARGARETS BOULEVARD @ CURB CUT
NO SCALE

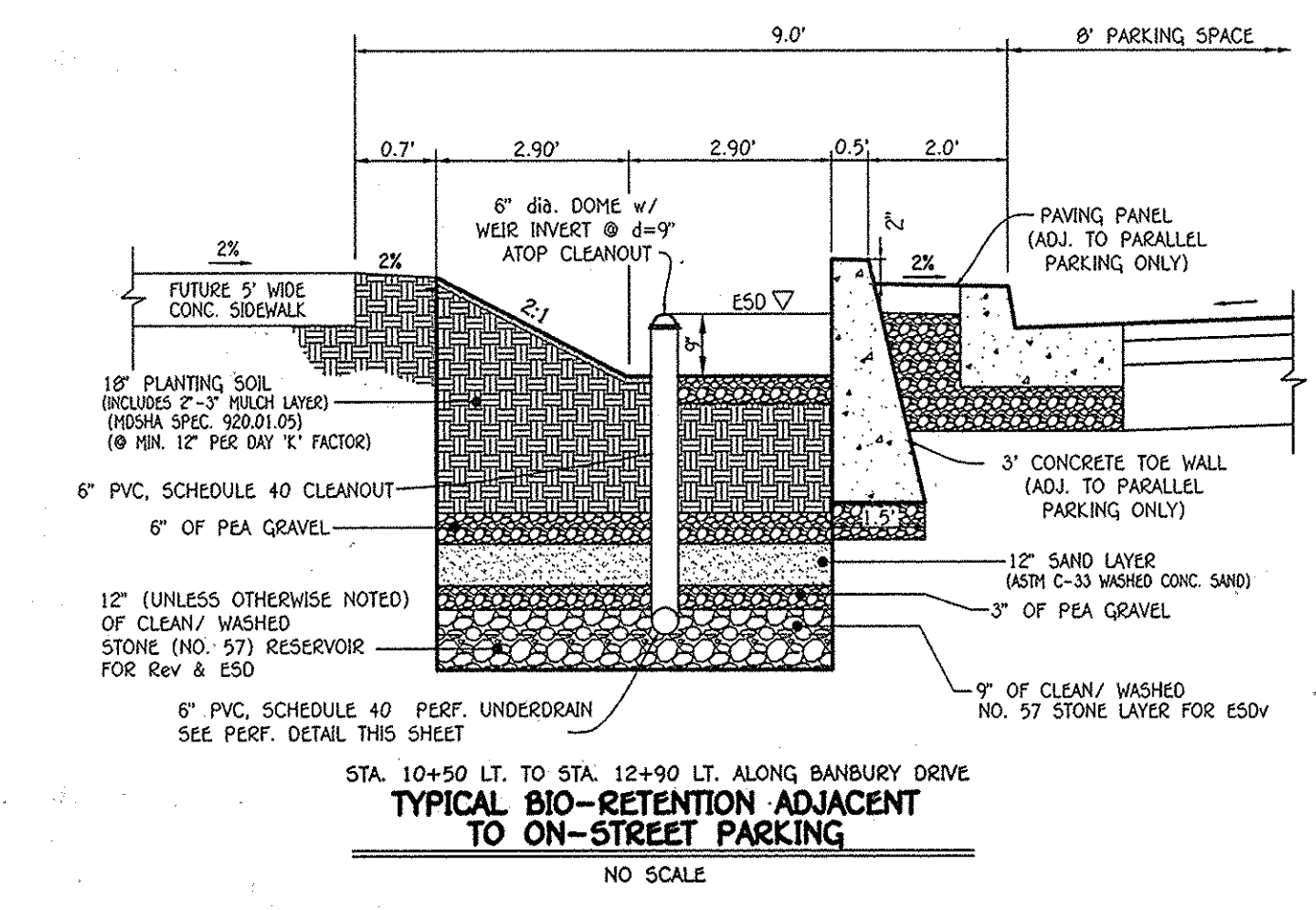
ESDV: PROVIDED PER LINEAR FOOT SURFACE STORAGE = 6.675 SQ.FT./L.F. STONE RESERVOIR = 6.90 SQ.FT./L.F. TOTAL = 13.575 SQ.FT./L.F.



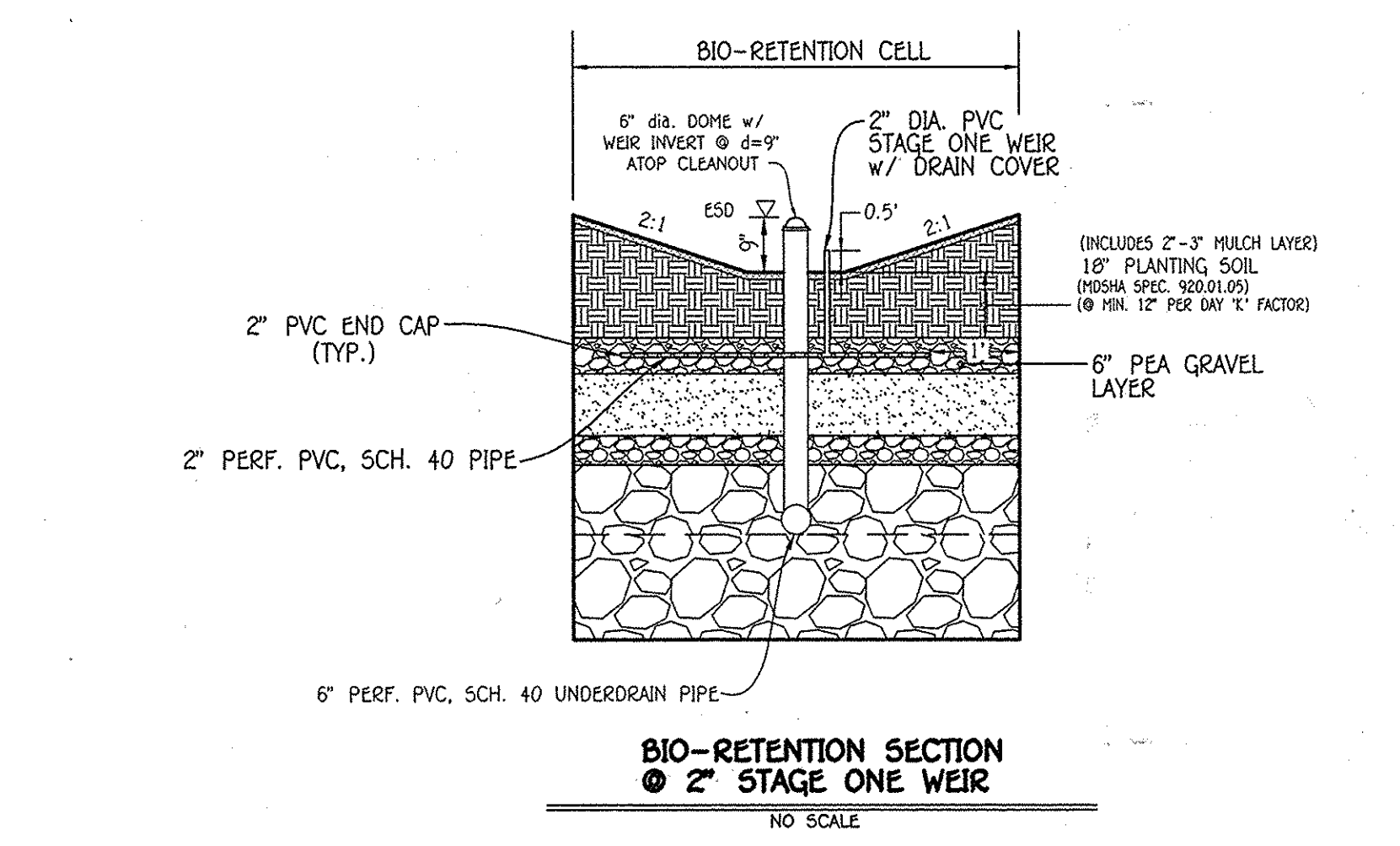
TYPICAL BIO-RETENTION (M-6) ADJACENT TO ON-STREET PARKING @ CURB CUT
NO SCALE



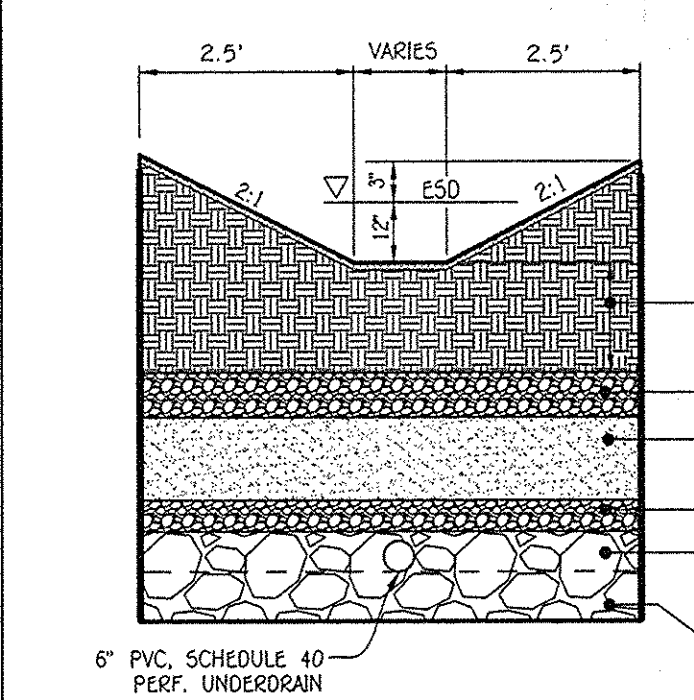
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NO SCALE



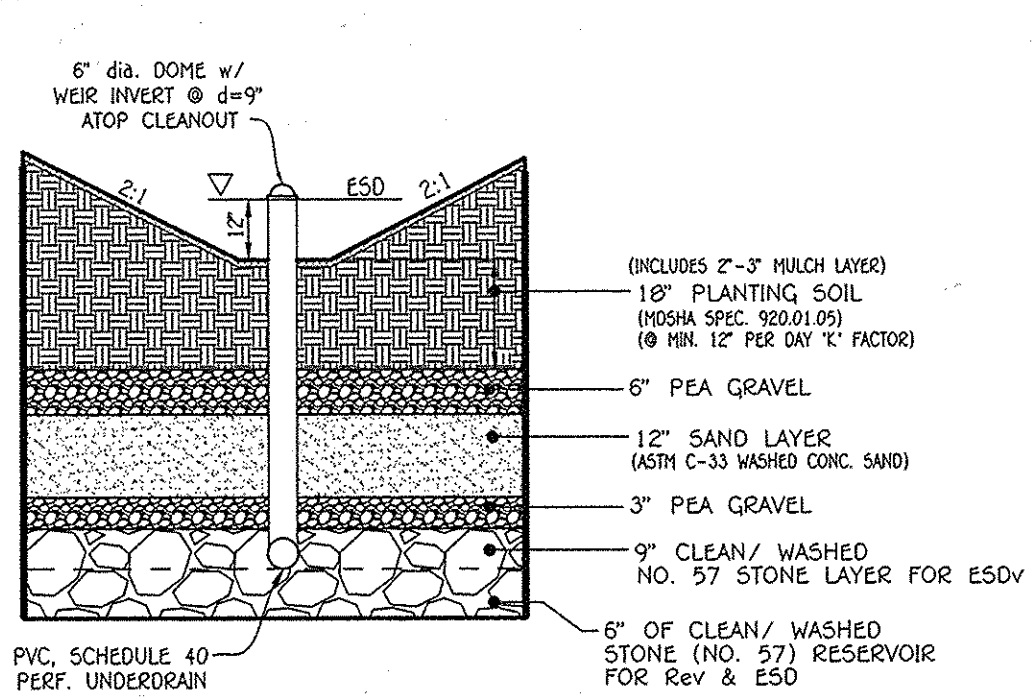
TYPICAL BIO-RETENTION ADJACENT TO ON-STREET PARKING
NO SCALE



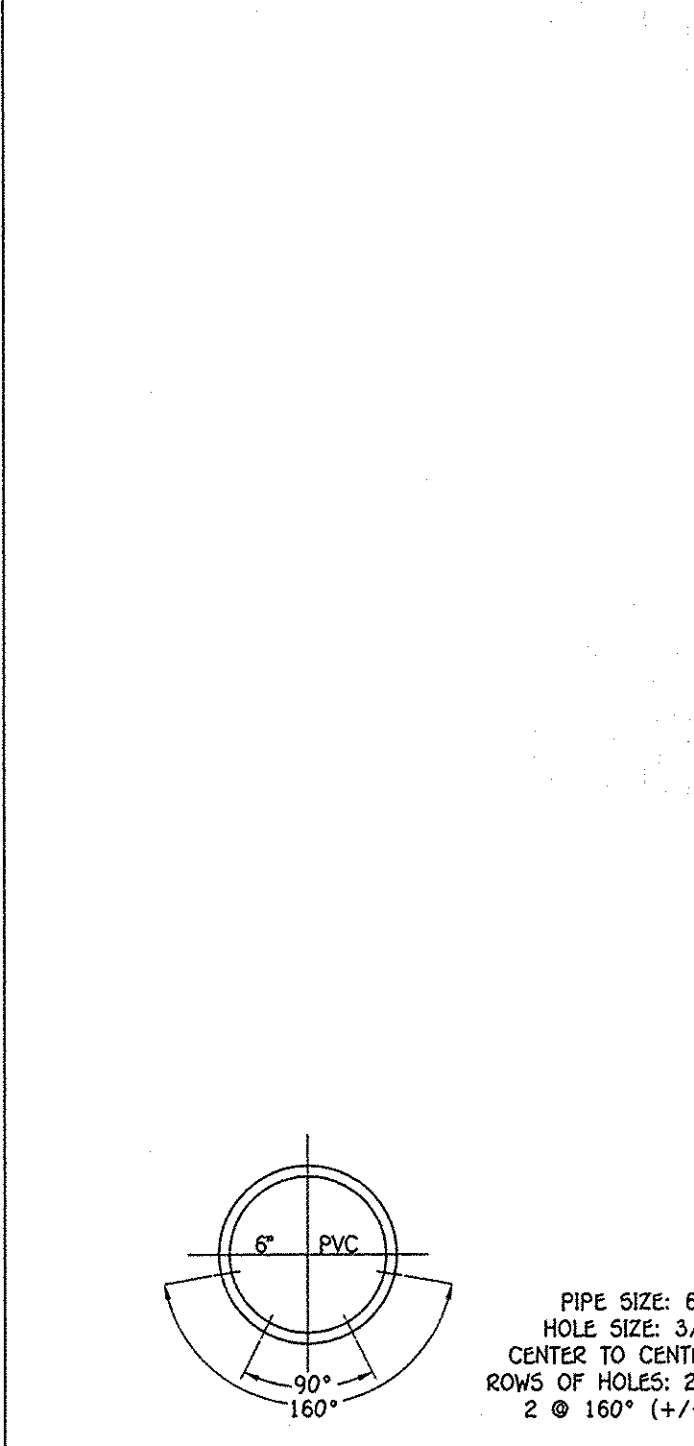
BIO-RETENTION SECTION @ 2nd STAGE ONE WEIR
NO SCALE



TYPICAL BIO-RETENTION (M-6) (WITHIN PARCELS)
NO SCALE

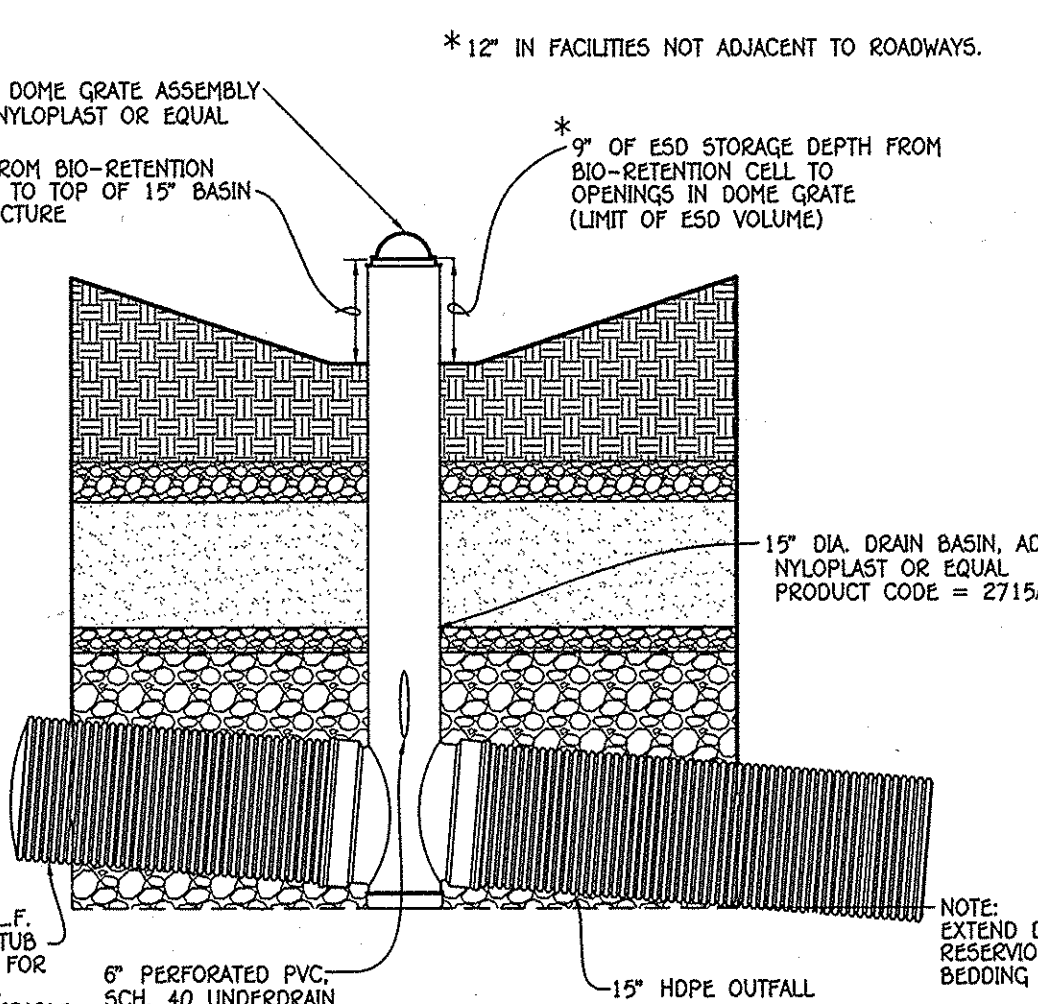
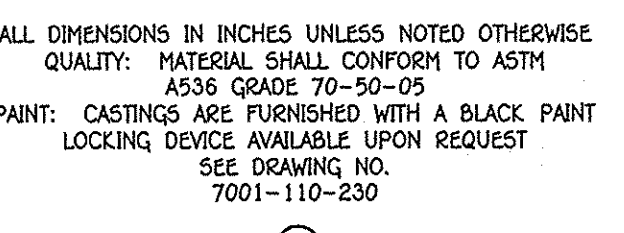


TYPICAL BIO-RETENTION (M-6) (WITHIN PARCELS)
NO SCALE

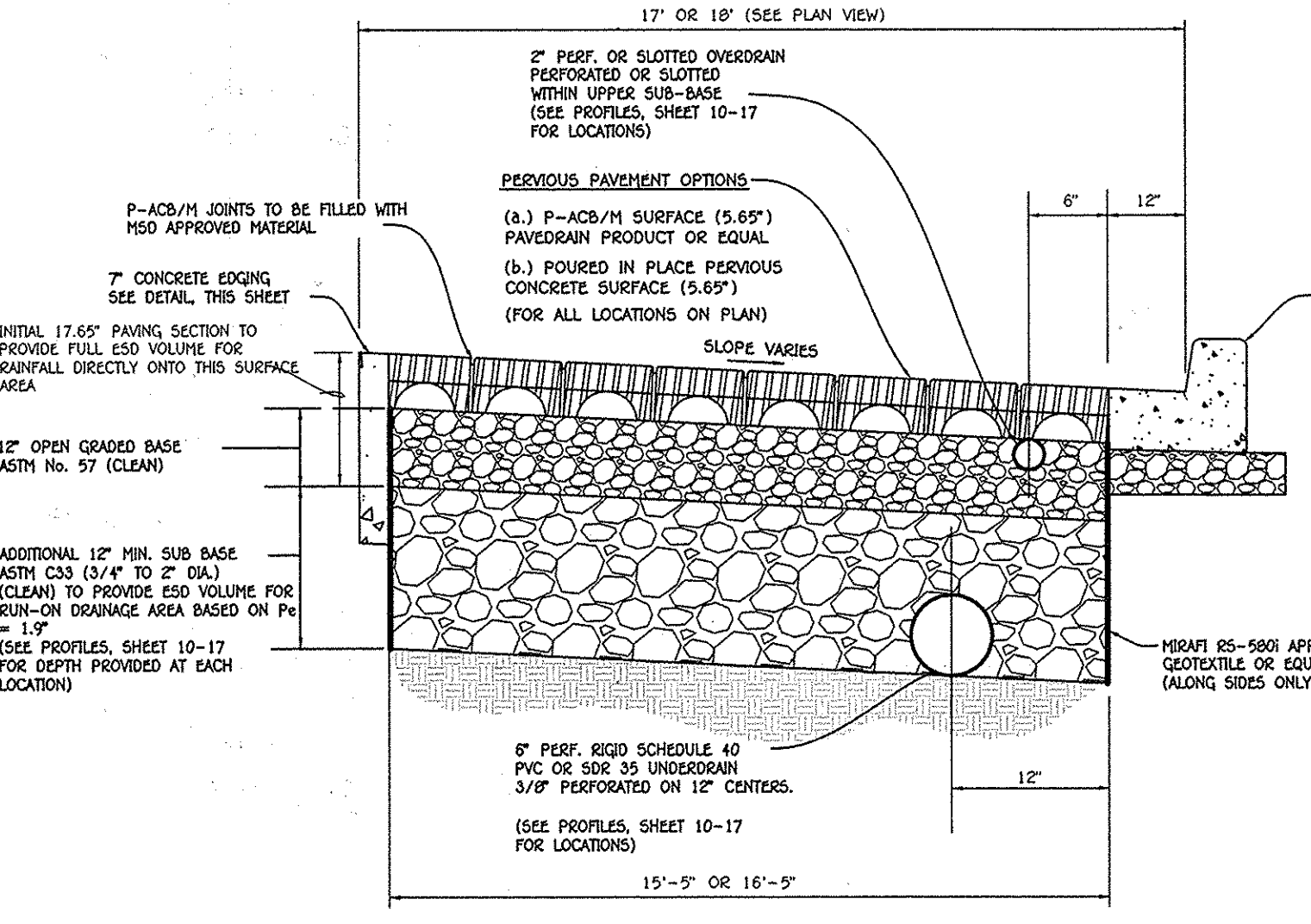


SCH 40 PVC PERFORATED UNDERDRAIN PIPE DETAIL FOR HORIZONTAL DRAIN PIPE
NO SCALE

15" DOME GRATE ASSEMBLY
NYLOPLAST OR EQUAL



TYPICAL INLET STRUCTURE DETAIL @ BIO-RETENTION
NO SCALE



TYPICAL SECTION - PERMEABLE PAVEMENT w/ OVERDRAIN & UNDERDRAIN
NO SCALE

NOTES:
UNDERDRAIN PIPE SHALL BE 4" TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTM F 758, TYPE PS 28 OR AASHTO-M-278) IN A GRAVEL LAYER. THE PREFERRED MATERIAL IS SLOTTED 2" RIGID PIPE (E.G. PVC OR HDPE).

PERFORATIONS SHALL 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 4 x 4) GALVANIZED HARDWARE CLOTH.

GRAVEL LAYER SHALL BE (NO. 57 STONE PREFERRED) 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 SQ.FT.) TO PROVIDE A CLEANOUT PORT AND MONITOR PERFORMANCE OF THE FILTER.

A 4" LAYER OF PEA GRAVEL (1/8" 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".

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

- The owner shall maintain the plant 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 a 1 or 2 year storm event or more than 48 hours following a 10 year storm event.

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.

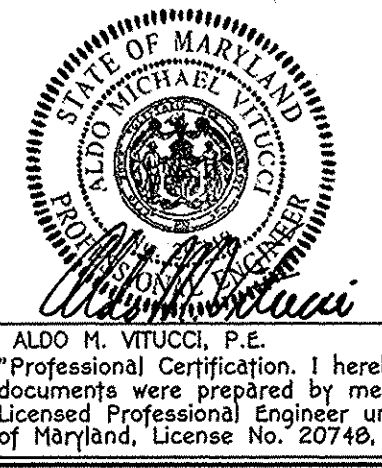
TYPICAL STORMWATER MANAGEMENT DETAILS OXFORD SQUARE

Parcels 'B', 'C', 'F', 'I', 'J', 'P', 'Q', 'V', 'W', 'X', 'Y', 'Z', 'A-A', 'B-B', 'C-C' & 'M-1' And Open Space Lots 2, 244 & 245

"A Howard County Green Neighborhood"

USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS ZONING: TOD

TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND DATE: APRIL 23, 2015 SHEET 10 OF 13



DATE: 4/23/15

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GREEN NEIGHBORHOOD COMPLIANCE CHECKLIST

Credit No.	Credit	Champion (Name, Role)	Requirement	Site Development Plan GN Strategies	Documentation Location	Points	Points
A Innovative / Integrated Design Process							
A-1	Green Development Plan	HCM/Planner	Shows how plans meet credit, includes checklist, natural resource inventory and energy analysis	Provide documentation	GN Report GN Plan	4	4
A-2	Interdisciplinary Project Team	HCM/Planner	Includes U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Accredited professional, ecologist, environmental professional/landscape architect, and engineer	The design team includes a LEED AP professional, an ecologist, a civil engineer, an architect and landscape architect.	GN Plan		4
A-3	Third Party Certification	HCM/Planner	Certification of credits by independent LEED accredited professional	Alexander Design Studio	GN Report GN Plan		4
A-4a	Innovative Design A	HCM/Planners	Green Streets	Green Streets	GN Report Sketch Plan (S-15-001) Sheet 9	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 GN Plan	1	1
A-4c	Innovative Design C	HCM/Planners	Compact Development	Residential Development will 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							
B-1a	Redevelopment Site	HCM/Planners	Reuse of previously developed site (minimum 25% existing impervious, with siting scale for credits based on amount of impervious)	More than 25% area previously developed (former sand and gravel operation).	GN Report GN Plan	4	2
B-1b	Redevelopment Site (Brownfields)	N/A	Brownfield cleanup of redevelopment site	N/A	N/A	3	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 with 2 stops (84% DU within 1/4 mile walking distance)	GN Report Sketch Plan (S-15-001) Sheets 2,3	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 provide pedestrian link to stop if none currently exists	Provide HOV transit approved shelter for private shuttle service	GN Report Reference: SDP-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							
C-1	Diversity of Uses	HCM/Planners	1 point per different land use, minimum 100 of for each non-residential per DU. Minimum of 149,200 SF each of office, institutional and civic use, per 1,492 DU	Provide 3 Uses: Institutional, Civic and Office	GN Report GN Report Sketch Plan (S-15-001) Sheet 1	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	Pedestrian System (Path)	HCM/Planners	Provide an off-site path or trail system with 2 connections to internal or external sidewalks, with minimal environmental impacts, long-term maintenance	Provide a shared use path system	GN Plan GN Report Sketch (S-15-001) Sheet 2-6 References: SDP (SDP-13-068) SDP (SDP-14-018) SDP (SDP-12-078) SDP (SDP-14-071)	2	2
C-3b	Pedestrian System (Connections)	N/A	Provide an off-site path or trail connection	N/A	N/A	2	0
C-3c	Pedestrian System (Amenities)	HCM/Planners	Provide at least two different pedestrian experience features	Provide pedestrian amenities at trailheads, the lawn, school and residential news	GN Plan Reference: Sketch Plan (S-14-001) Sketch Plan (S-11-001)	2	2
C-4	Connected On-site Street Network	HCM/Planners	Provide a gridded street network	More than 75% connected streets	GN Plan GN Report	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 dock or beneath building; does not include garages with individual units) (4 points)	Provide common parking structures (4 points)	GN Report Sketch Plan (S-15-001) Sheets 1-6	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 HOA parcels above 50% of the site (up to 3 points).	Provide more than 25% increase in amenity space above the required minimum amenity space (TOD zoning regulations)	GN Report GN Report Sketch Plan (S-15-001) Sheet 11	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 will be provided at the Law n and Barn community building on Parcel T and the community poolhouse and pool on OS Lot #107.	GN Report GN Report Sketch Plan (S-15-001) Sheet 11 Reference: SDP-13-068	2	2

Credit No.	Credit	Champion (Name, Role)	Requirement	Site Development Plan GN Strategies	Documentation Location	Points	Points
D-1	Stream Restoration or Wetland Creation or Restoration	EcoScience	Restoration of degraded site stream channel, on-site restoration of degraded wetland or creation of additional wetlands (siting scale based on % of length of stream restored and % of acres of wetland created or restored)	Provide wetland restoration for +/- 80,810 SF	GN Report Sketch Plan (S-15-001) Sheets 8 & 7 References: Sketch Plan (S-14-001) Sketch Plan (S-11-001) SDP (SDP-14-019)	16	16
D-2	Habitat Management Plan	EcoScience	Prepare and implement plan that identifies, conserves and enhances natural resources and ecological communities (may include clean up of debris, removal of invasives, etc.)	Provide Habitat Management Plan	GN Report Sketch Plan (S-15-001) Sheets 2, 4-7	4	4
D-3	25% Slope Preservation	N/A	Protect an 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	FCCO/HCM/Planners	Protect existing 15%+ slopes (protect minimum 100 acres with siting scale based on area or % protected)	Preserve between 28-50% of 15%-24.9% slopes	GN Report GN Report	4	2
D-5	Minimize Grading and Site Disturbance	FCCO/HCM/Planners	Minimize limit of disturbance: leave at least 20% of site undisturbed (1 point), 30% (2 points), 40% (3 points); balanced and (6 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 Report GN Report	5	4
D-6	Exceed Minimum Forest Requirements	EcoScience	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 afforestation obligation	N/A	N/A	5	0
D-7	Save Trees above 12" Minimum Caliper	N/A	1 point for protecting each 20% 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	FCCO/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 Report Sketch Plan (S-15-001) Sheets 6,7	REGD	
D-8b	Exceed Minimum Stream Buffer Requirements	EcoScience	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 Report Sketch Plan (S-15-001) Sheets 6,7	6	6
D-9	Exceed Minimum Wetland Buffer Requirements	EcoScience	2 points for each additional 25' of wetland 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 Landscape Improvements							
E-1	Landscape	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 and increase trees within parking areas and along sidewalks and paths	Provide 20% increase in Landscape Requirements	GN Plan Shall be addressed with SDP and Final Plans	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 the 200 miles of site	N/A	N/A	3	0
E-3	No Invasive Plants	HCM/Planners	No plants that are on CNR USDA or Cooperative Extension Service lists of invasive plants	Will not plant invasive plants	GN Plan Shall be addressed with SDP and Final Plans	REGD	
E-4	Link Turf	HCM/Planners	Turf does not exceed 30% of irrigated site (1 point); no turf on new created steep slopes 25%+ or in densely studied 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 Shall be addressed with SDP and Final Plans	2	1
F Water Conservation / Efficiency / Management							
F-1	Stormwater Harvesting System	Straughan	Collect and reuse use of water runoff 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 Report Reference: SDP(SDP-12-078)	5	2
F-2	Water Permeable Walkways	N/A	Use water permeable materials in 50% or more of walkways; provide maintenance program	N/A	N/A	4	0
F-3a	Low Impact Development (LID) Stormwater Treatment	FCCO/HCM/Planners	Meets minimum Design Manual requirements; no dry ponds allowed	No dry ponds	GN Report Sketch Plan (S-15-001) Sheets 2-6, 10	REGD	
F-3b	Low Impact Development (LID) Stormwater Treatment	FCCO/HCM/Planners	Exceeds Design Manual requirements; include use of bioretention (e.g. for parking lots), rain gardens, rain barrels, stormwater wetlands, green roof, etc.	Will provide 51% water quality volume stored and infiltrative-used On-Site	GN Report GN Report Sketch Plan (S-15-001) Sheets 2, 6, 10	8	6

Credit No.	Credit	Champion (Name, Role)	Requirement	Site Development Plan GN Strategies	Documentation Location	Points	Points
G-1	Light Pollution Reduction	FCCO/HCM/Planners	Shield all site lighting fixtures to reduce light and glare below county code requirements; install sensors or timers on all exterior site lighting fixtures	N/A	N/A	1	0
G-2	Solar Orientation	N/A	Orient 50% (1 point) or 100% (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 lighting fixtures	N/A	N/A	0	0
H Materials Beneficial to the Environment / Waste Management							
H-1	Environmentally Preferable Products	Straughan	Select products from a list including recycled materials (concrete, asphalt, steel, 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 Reflectance Index of 0.8 or over for at least 30% of the site hardscape	N/A	N/A	2	0
H-3	Site Construction Waste Management	Straughan	Develop and implement a construction waste management plan to divert, reuse, recycle or reduce the amount of site material sent to landfill by 25% (2 points) or 50% (3 points) or 75% (4 points)	Divert 75% or more site construction waste	GN Report: Shall be addressed with SDP and Final Plan Submissions	4	4
H-4	Regionally Produced Materials	Straughan	20% of common and public infrastructure materials from within 200 miles	Use regionally produced materials for 20% of total site materials	GN Report: Shall be addressed with SDP and Final Plan Submissions	3	3
I Operations and Maintenance Education							
I-1	HCA Documents	Straughan	Include information about green site features and maintenance requirements in HCA documents	Provide HCA document	Reference: SDP-13-068	REGD	
I-2	Maintenance Manual for Owner / HCA / Manager	Straughan	Provide a manual that includes information on how to maintain the green features of the site, including paving materials, landscaping and stormwater management LD and encourages additional green activities such as recycling, gardening, etc.	Provide manual	Reference: SDP-13-068	REGD	
I-3	Public Awareness of Sustainable Community	Straughan; HCM	Develop a program to advertise the environmental benefits of the community	Implement public awareness strategy	Reference: SDP-13-068	REGD	
TOTAL GREEN NEIGHBORHOOD SITE POINTS						167	90
Number of points required to obtain Green Neighborhood Allocations							90

Third Party Certification

By affixing signatures below, the undersigned does hereby declare and affirm to Howard County that the targeted Green Neighborhood Site credits and point total as specified in this Green Neighborhood Site Compliance Checklist, are reasonable and achievable.

Signature: DANIEL ALEXANDER Title: Principal No. 104392008 Date: 4-3-2015

Organization: ALEXANDER DESIGN STUDIO

Submission (mark "X" where applicable): X Sketch (S-15-001)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Jessie K. Leung 5/5/15
PLANNING DIRECTOR DATE

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

Beth Burgess 5-4-15
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 10007912 4/30/15
MATTHEW J FITZSIMMONS, LEED AP LEED ACCREDITATION NUMBER DATE

1:\2009\050104\dwg\Sketch plan (3rd amended).2014\09014 sheet 12-13 GN plans.dwg, 4/29/2015 12:55:55 PM, 11

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
2330 West Joppa Road, Suite 190
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Ph: 410-296-3800

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

Owners

Kellogg-COP, LLC
c/o David P. Scheffacker, Jr., Managing Member
2330 West Joppa Road, Suite 190, Lutherville, Maryland 21093-4614
Ph: 410-296-3800

U.S. Home Corporation,
D/B/A Lennar
c/o Joseph Fortino, Vice President
10211 Minicopin Circle, Suite 300
Columbia, Maryland 21044
Ph: 410-423-0460

GGT Oxford Venture MD LLC
c/o Mr. Todd Johnson
6990 Wisconsin Avenue, Suite 303
Chevy Chase, Maryland 20815
Ph: 301-654-5580

Howard County Public School System
Harriet Tubman Building
8045 Harriet Tubman Lane
Columbia, Maryland 21044-3456
Ph: 410-313-6005

Developer

Preston Scheffacker Properties
2330 West Joppa Road, Suite 190
Lutherville, Maryland 21093-4614
Ph: 410-296-3800

ALDO M. VITUCCI 4/29/15
ALDO M. VITUCCI, P.E. DATE
Professional Certification: I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-17.

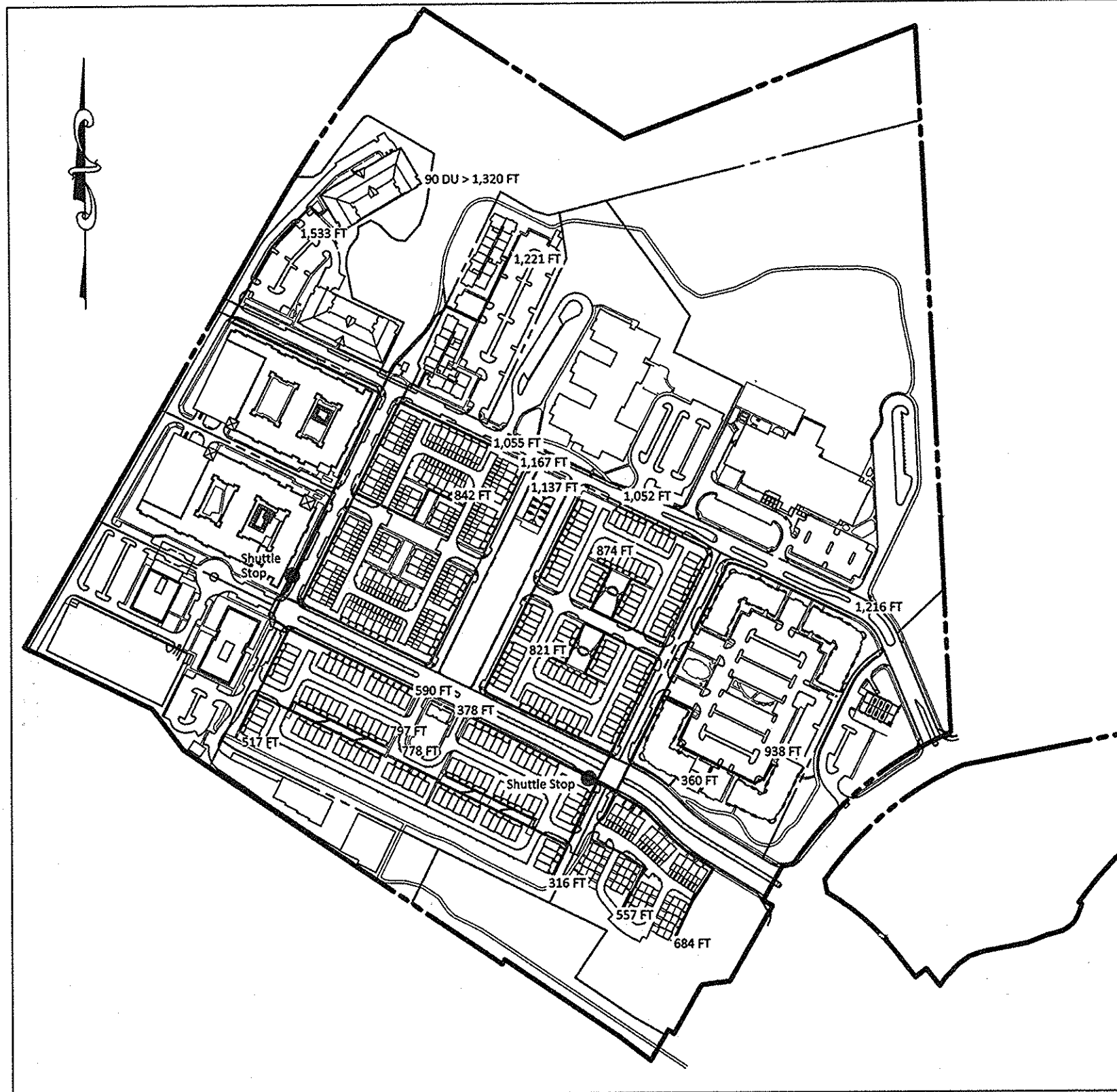


GREEN NEIGHBORHOOD PLAN
OXFORD SQUARE
Parcels 'B', 'C', 'F', 'I', 'J', 'K', 'L', 'U', 'V', 'W', 'X', 'Y', 'Z', 'AA', 'BB' & 'M-1' And Open Space Lots 2, 225 & 226
"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
ZONING: T00
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761
FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
DATE: MARCH 26, 2015
SHEET 12 OF 13

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- FISHER, COLLINS & CARTER INC.)
- 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 FURTHEST UNIT LOCATED 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, SHADE TREES, 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 A MINIMUM 51% WATER QUALITY VOLUME STORED AND INFILTRATED/RE-USED ON-SITE.

B-3a VICINITY MAP (No Scale)



GREEN NEIGHBORHOOD CALCULATIONS & TABLES:

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

Total Number of Off-Street Parking Spaces:	3,018 Spaces
Total Number of Proposed Preferred Parking Spaces:	151 Spaces
Percent of Preferred Parking Spaces:	5.0%

Note: 'Off-Street Parking Spaces' equals 'Street/Parking Lot Spaces' provided (Sheet 1) less the 116 private on-street parking spaces.

A-4c Compact Development

Total Dwelling Units:	1,492 DU
Residential Land Area:	50.8 AC
Residential Density:	29.39 DU/AC

A-4d Walkable Streets

Length of Buildings Frontage Oriented Towards the Public Space:	12,175 FT
Total Length of Building Frontage:	14,302 FT
% of Building Frontage Oriented Towards the Public Spaces:	85.1%
Length of Building Frontage with Service or Garage Openings:	1,230 FT
Length of Building Frontage Oriented Towards Public Spaces (including Service and Garage openings):	13,405 FT
% of Building Frontage with Service or Garage Openings:	9.2%

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'	1,402 DU	94%

C-1 Diversity of Uses

Residential Uses	Number of Units	Percent of Total Units
Apartments and Townhouses	1,492 DU	100%
Nonresidential Uses		
Office:	166,000 SF	111 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	134 SF/DU
Civic:		
Recreational Playing Fields (School Site)	236,139 SF	
Northern Loop Shared-Use Path (8 FT wide)	22,968 SF	
Southern Loop Shared-Use Path (8 FT wide)	8,016 SF	
Civic Subtotal:	267,123 SF	179 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	Street Length	Qualifying Street Length
Saint Margarets 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
Road B	554 FT	554 FT
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: 1,916 spaces

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 %

C-7 Green Spaces and Amenity Areas

Parcel	Road Frontage	Amenity Type	Amenity Area
Open Space 1: Lawn and Barn Parcel 'I' (future SDP)	+/-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-13-058)	+/-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

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 LOOs 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: Retaining Wall:	1.16 Ratio <3 FT

Note: 1. Complete Build Out Calculations are based on the aggregate greatest extent of LOO's from this Sketch Plan and environmental restoration work.
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 %

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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750 E. Pratt Street, Suite 1100 Baltimore MD 21202
410.837.7311 | www.hcm2.com
? Hord Coplan Macht, Inc. 2014

Owners

Kellogg-CCP, LLC c/o David P. Scheffnacker, Jr., Managing Member 2330 West Joppa Road, Suite 190 Lutherville, Maryland 21093-4614 Ph# 410-296-3800	U.S. Home Corporation, D/B/A Lennar c/o Joseph Porfino, Vice President 10211 Winopin Circle Suite 300 Columbia, Maryland 21044 Ph# 410-423-0460	GGT Oxford Venture MD LLC c/o Mr. Todd Jacobus 8990 Wisconsin Avenue, Suite 303 Chevy Chase, Maryland 20815 Ph# 301-654-5580	Howard County Public School System Harriet Tubman Building 8045 Harriet Tubman Lane Columbia, Maryland 21044-3456 Ph# 410-313-6805
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Developer

Preston Scheffnacker Properties
2330 West Joppa Road, Suite 190
Lutherville, Maryland 21093-4614
Ph# 410-296-3800



ALDO M. VITUCCI, P.E.
DATE: 4/30/15
Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-17.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Frank P. Lytle 5/15/15
PLANNING DIRECTOR DATE

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

Pat Berger 5-4-15
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 10097912 4/30/15
MATTHEW J. FITZSIMMONS, LEED AP LEED ACCREDITATION NUMBER DATE

GREEN NEIGHBORHOOD PLAN
OXFORD SQUARE
Parcels 'B', 'C', 'F', 'I', 'J', 'K', 'L', 'U', 'V',
'W', 'X', 'Y', 'Z', 'AA', 'BB' & 'M-1' And
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"A Howard County Green Neighborhood"
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TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
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