

*W. J. Schaeffer* 7-21-11  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
*W. J. Schaeffer* 7/22/11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

# ENVIRONMENTAL CONCEPT PLAN OXFORD SQUARE

## PARCELS 'A' AND 'B'

**A Resubdivision Of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546.**

**USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL**

**ZONING: TOD**

**TAX MAP No. 38, GRID No. 19 & 20**

**PARCEL No. 761**

**FIRST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND**

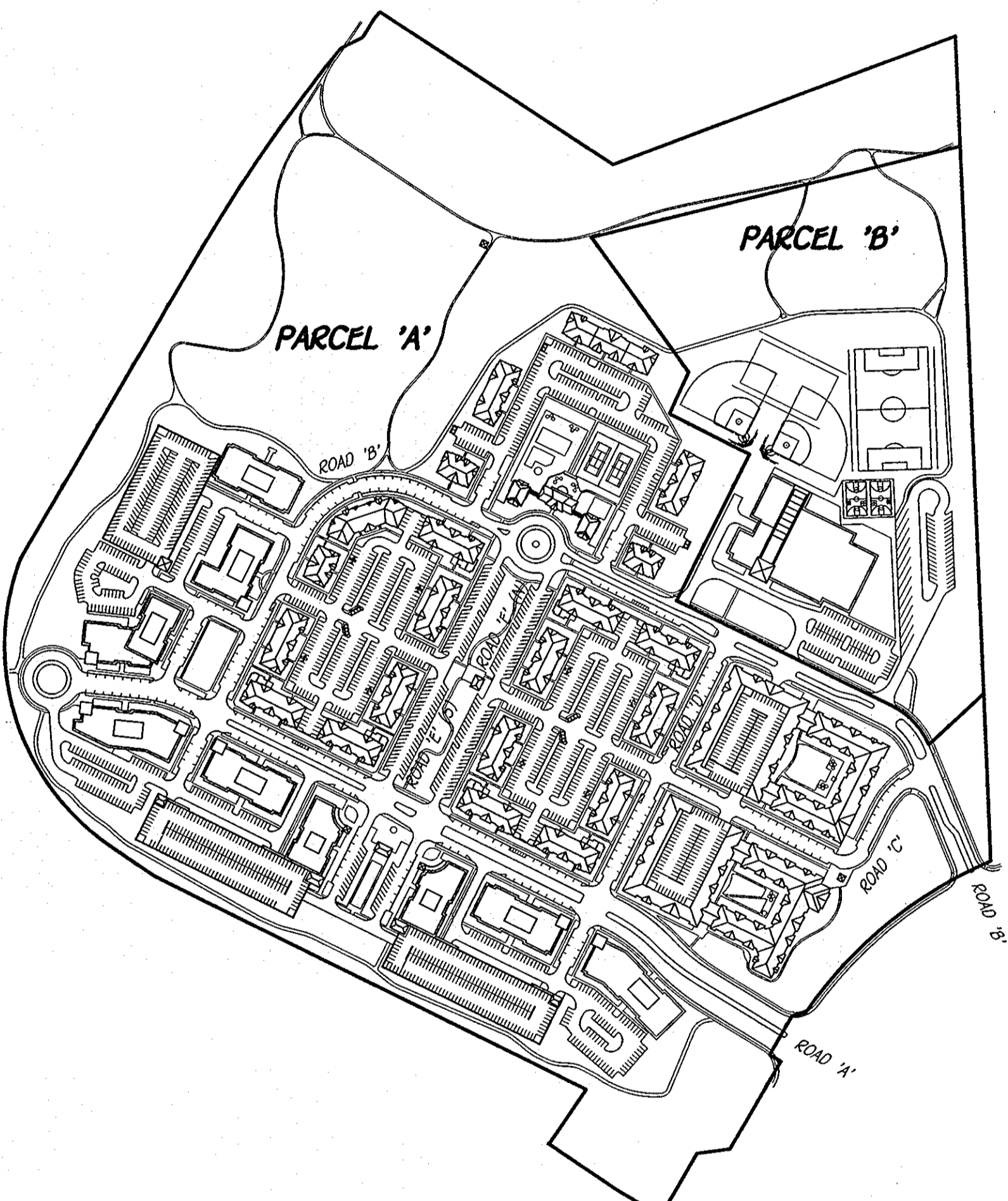
**SHEET INDEX**

SHEET NO	DESCRIPTION
1	TITLE SHEET
2-7	ENVIRONMENTAL CONCEPT PLAN
8-13	SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
14	STORMWATER MANAGEMENT DETAILS
15	ROADWAY SECTIONS
16-21	DRAINAGE AREA MAP

**ROADWAY INFORMATION CHART**

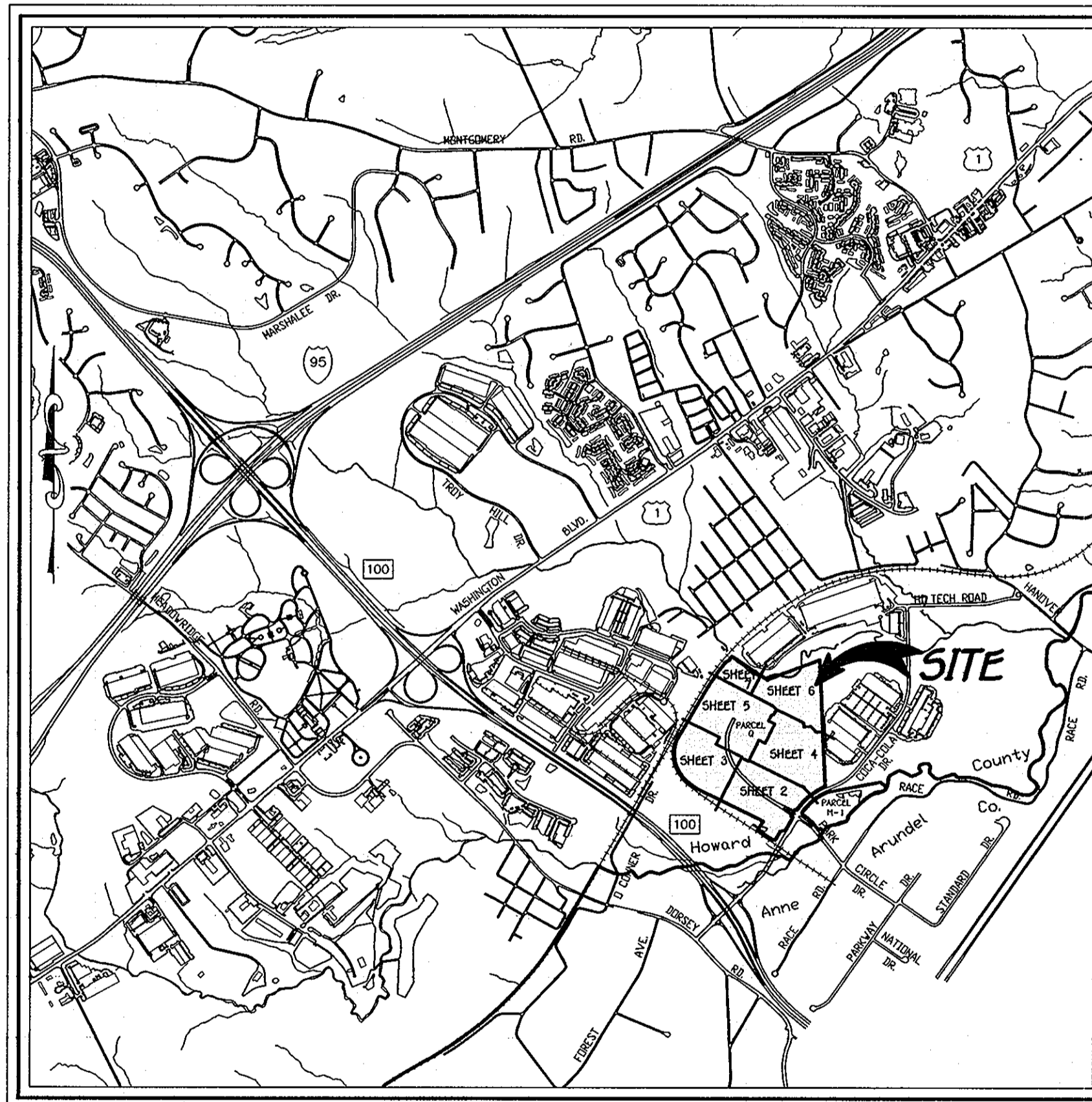
ROAD NAME	CLASSIFICATION	DESIGN SPEED	POSTED SPEED LIMIT	R/W WIDTH
ROAD 'A'	MAJOR COLLECTOR	30 M.P.H.	30 M.P.H. / 25 M.P.H.	VARIES
ROAD 'B'	MAJOR COLLECTOR	30 M.P.H.	25 M.P.H.	VARIES
ROAD 'C'	PRIVATE ACCESS STREET	30 M.P.H.	25 M.P.H.	N/A
ROAD 'D'	PRIVATE ACCESS STREET	30 M.P.H.	25 M.P.H.	N/A
* ROAD 'E' (N)	PRIVATE ACCESS STREET	30 M.P.H.	25 M.P.H.	N/A
* ROAD 'E' (S)	PRIVATE ACCESS STREET	30 M.P.H.	25 M.P.H.	N/A

\* DENOTES A ONE WAY ROAD



**SITE MAP**

SCALE: 1" = 300'



**VICINITY MAP**

SCALE: 1" = 2000'

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA 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.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THIS SUBMISSION IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003 AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 380A AND NO. 383A  
 Station No. 380A N 556,796.3221 E 1,390,221.4576 Elev. = 126.08  
 Station No. 383A N 555,917.3173 E 1,390,132.9933 Elev. = 80.78
- SUBJECT PROPERTY ZONED TOD PER ZB-106M DATED 9/13/10.
- BACKGROUND INFORMATION:  
 a. SUBDIVISION NAME: OXFORD SQUARE  
 b. TAX MAP NO.: 38 & 44  
 c. PARCELS NOS.: 761  
 d. ZONING: TOD (PER ZB-106M)  
 e. ELECTION DISTRICT: FIRST  
 f. GROSS AREA OF TRACT = 111.087 ACRES (PARCEL 'Q')  
 g. NUMBER OF BUILDABLE LOTS: 0  
 h. NUMBER OF OPEN SPACE LOTS: 0  
 i. NUMBER OF BUILDABLE BULK PARCELS: 2  
 j. AREA OF BUILDABLE BULK PARCELS: 104,922 ACRES  
 k. AREA OF PUBLIC ROADWAY TO BE DEDICATED: 6,165 ACRES  
 l. PREVIOUS FILE NUMBERS: 5-87-66, P-87-70, F-88-55, F-89-85, F-90-125, F-91-69, F-93-23, ZB-106M, WP-11-130, S-11-001 AND F-11-57.  
 m. AREA OF FLOODPLAIN = 6,068 ACRES  
 n. AREA OF 25% OR GREATER SLOPES = 3.33 ACRES  
 o. NET AREA OF TRACT = 101,689 AC.  
 9. OPEN SPACE REQUIREMENTS: T.O.D. DEVELOPMENT SHALL INCLUDE AN AMENITY AREA PER SECTION 127.4.F.I. OF THE ZONING REGULATIONS AND THE ROUTE 1 MANUAL.  
 a. AMENITY AREA REQUIRED = 10.2 ACRES (101,689 x 10%)  
 b. TOTAL AMENITY AREA PROVIDED = 14.76 ACRES (13,939 AC. PROVIDED PER G.N. CREDIT C-6 & C-7)  
 10. ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T-180.  
 11. NOISE STUDY WAS PREPARED BY MARS GROUP DATED SEPTEMBER, 2009. THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 9, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA NOISE EXPOSURE. THE 65DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.  
 12. EXISTING WATER IS PUBLIC (CONTRACT NO. 14-1707-D)  
 EXISTING SEWER IS PUBLIC (CONTRACT NO. 14-1707-D)  
 13. SOILS INFORMATION TAKEN ECS SOIL SURVEY DATED NOVEMBER 2, 2009. THE PROPERTY LIES WITHIN THE DEEP RUN TRIBUTARY TO THE PATAPSCO RIVER WATERSHED (2130906). MOST OF THE PARCEL 'Q' CONSISTS OF OVERGROWN FIELD HABITAT THAT DEVELOPED ON A PORTION OF THE SITE THAT WAS MASS GRADED IN THE LATE 1980'S. IT IS DUE TO THIS PREVIOUSLY MASS GRADED CONDITION THAT THE NORMAL HOWARD COUNTY SOIL SURVEY MAP NOS. 26 & 31 DATED JULY 1968 DO NOT APPLY. AS A RESULT OF THIS SITE CONDITION, THE OWNER/DEVELOPER HAVE CONTRACTED ECS-MID ATLANTIC, LLC OF HANOVER, MARYLAND. THE SOIL REPORT IS DATED NOVEMBER 2009 WITH AN ADDENDUM DATED FEBRUARY 2010 THAT SUMMARIZED THE SOIL GROUPS REQUIRED FOR THIS SWM REPORT.  
 14. EXISTING PAVING AND/OR STRUCTURES LOCATED ON SITE ARE TO BE RAZED AS SHOWN ON PLAN (SHEET 7).  
 15. BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER COLLINS AND CARTER, INC. DATED MARCH, 2008.  
 16. TOPOGRAPHIC CONTOURS BASED ON AERIAL SURVEY PERFORMED BY HURFORD AERIAL SURVEYS, INC. DATED JANUARY, 2008 AND SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY PREPARED BY FISHER, COLLINS AND CARTER, INC. DATED MAY, 2010.  
 17. THERE IS ONE AREA OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116.b. (0.298 AC.).  
 18. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2010 MDC, CHAPTER 5 REGULATIONS AND THE LATEST HOWARD COUNTY DESIGN MANUAL, VOL. 1, CHAPTER 5 ADOPTED ON OR ABOUT MAY 4, 2010. GROUNDWATER RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF A STONE RESERVOIR LOCATED BENEATH THE VARIOUS ESD FACILITIES. THE REQUIRED ESD VOLUMES WILL BE PROVIDED BY ROOFTOP DISCONNECTION AREAS, RAINWATER HARVESTING AND MICRO BIO-RETENTION FACILITIES. OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED BY THE H.O.A. AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY.  
 19. SEVERAL SPECIMEN TREES ARE KNOWN TO BE LOCATED WITHIN THE EXISTING FOREST; HOWEVER THEY WERE NOT SURVEYED BECAUSE THERE WILL BE NO PROPOSED DISTURBANCES WITHIN THE EXISTING FOREST.  
 20. FLOODPLAIN STUDY SHOWN HEREON WAS PREPARED BY WHITMAN REQUAROT AND ASSOCIATES AND IS DELINEATED ON PLAT F-93-23.  
 21. THE TRAFFIC STUDY FOR THIS PROJECT IS NOT REQUIRED AS PART OF THIS ECP PHASE.  
 22. THE FOREST CONSERVATION ACT REQUIREMENTS FOR THIS PROJECT WILL BE MET THROUGH THE RETENTION OF 10.51 ACRES OF ON-SITE FOREST AND THE PLANTING OF 5.25 ACRES OF ON-SITE FOREST, ALTHOUGH 3.5 AC. OF PLANTING IS REQUIRED, 5.25 AC. OF PLANTING IS BEING PROVIDED TOWARDS THE GREEN NEIGHBORHOOD CREDIT.  
 "No Clearing, Grading or Construction is Permitted Within the Forest Conservation Easement; However, Forest Management Practices As Defined in The Deed of Forest Conservation Easement are Allowed."  
 23. THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 5, 2010.  
 24. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.  
 25. NO CRYPTERIDS OR HISTORIC STRUCTURES EXIST WITHIN THIS SUBDIVISION.  
 26. STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL, STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.  
 27. SIGN POSTS: ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT OF WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.  
 28. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS, THEIR REQUIRED BUFFERS OR THEIR EXTENDED GREEN NEIGHBORHOOD BUFFERS, UNLESS THE ACTIVITIES ARE CONSIDERED NECESSARY AND WAIVED AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING. WETLAND RESTORATION AND HABITAT MANAGEMENT PLANS ARE CONSIDERED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING.  
 29. APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF ANY SUBSEQUENT OR ASSOCIATED SUBDIVISION OR SITE DEVELOPMENT PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION AND SITE PLAN STAGES. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS, INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN, AS THE PROJECT PROGRESSES.

**ENVIRONMENTAL CONCEPT PLAN**

- EXISTING NATURAL RESOURCES ON-SITE CONSIST OF WETLANDS, STREAMS AND THEIR ASSOCIATED BUFFERS IN ADDITION TO AREAS OF EXISTING FOREST. THESE RESOURCES ARE BEING PROTECTED BY UTILIZING THE REQUIRED WETLAND BUFFERS AND STREAM BUFFERS FOR THESE FEATURES. THE EXISTING FOREST IS BEING PROTECTED IN ACCORDANCE WITH THE FOREST CONSERVATION MANUAL.
- ALTHOUGH PREVIOUSLY MASS GRADED IN THE LATE 1980'S THE SITE IMPROVEMENTS AND DEVELOPED AREA WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSE AS POSSIBLE. NO STREAM IMPACTS ARE PROPOSED THAT WOULD ALTER ANY NATURAL FLOW PATTERNS.
- THE REDUCTION OF IMPERVIOUS AREA TYPICALLY EXPERIENCED IN T.O.D. ZONING WILL BE ACHIEVED THRU THE USE OF REDUCED PAVING WIDTHS FOR BOTH THE PUBLIC AND PRIVATE ROADS AND PARKING LOTS. THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS WILL NOT ALLOW PERMEABLE PAVEMENT FOR PUBLIC ROADS AT THIS TIME.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDC STANDARDS AND SPECIFICATIONS UTILIZING SEVERAL SEDIMENT BASINS AND TRAPS AS WELL AS PERIMETER EARTH DIKES AND SILT FENCE.
- THE PROPOSED ESD MEASURES SHOWN ON THIS PLAN HAVE ATTEMPTED TO MEET THE REQUIRED P<sub>e</sub> OF 1.9-INCHES FOR THIS PROJECT TO THE MAXIMUM EXTENT PRACTICABLE. NO ADDITIONAL CHAPTER 3 DEVICES ARE PROPOSED AS ALTERNATIVES TO THE CHAPTER 5 ESD MEASURES AT THIS TIME.
- THIS PROPOSED T.O.D. PLAN REQUIRES THE NEED FOR SEVERAL HOWARD COUNTY DESIGN MANUAL WAIVERS. A FORMAL DESIGN MANUAL WAIVER LETTER WITH JUSTIFICATION HAS BEEN SUBMITTED FOR THIS PROJECT.

**CONCEPT DESIGN SUMMARY INFORMATION:**

TOTAL PARCEL AREA	= 111.1 Acres (PARCEL Q)
DEVELOPABLE AREA/L.O.D.	= 78.1 ACRES
PROPOSED % IMPERVIOUS	= 60%
TARGET P <sub>e</sub>	= 1.9 inches
TARGET ESDVOL REQUIREMENT	= 7,296 ac. ft. or 317,806 cu. ft.
PROPOSED ESDVOL	= 7,031 ac. ft. or 306,261 cu. ft.

Note: This proposed storage volume is 11,545 cu. ft. less than the Target ESDVOL required for this project. However, the totals provided represent a conceptual approach utilized on this plan. Adjustments will be made at the final plan phase when a definite building plan is developed. In summary, ESD to MEP can be met.

**OXFORD SQUARE  
 PARCELS 'A' & 'B'**

A Resubdivision Of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546.  
 USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL  
 ZONING: TOD  
 TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761  
 FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
 DATE: JULY 7, 2011  
 SHEET 1 OF 21

**PARKING SUMMARY**

RESIDENTIAL:	QUANTITY	UNIT	PARKING RATE (1)	PARKING PER UNIT	PARKING REQUIRED
MULTI-FAMILY APARTMENTS	470	DU	2.00	DU	940
	484	DU	2.00	DU	968
		DU	2.00	DU	0
<b>TOTAL RESIDENTIAL UNITS:</b>	<b>954</b>	<b>DU</b>		<b>REQUIRED RESIDENTIAL SUBTOTAL:</b>	<b>1,908 SPACES</b>
NON-RESIDENTIAL:	QUANTITY	UNIT	PARKING RATE (1)	PARKING PER UNIT	PARKING REQUIRED
L.O.D.	0	SF	5	1,000	0
RESTAURANT (GROUND FLOOR) (2)	18,000	SF	14	1,000	252
OFFICE (4 STORY)	765,200	SF	3.5	1,000	2,525
N.R.F.	10,200	SF	10.0	1,000	102
<b>TOTAL NON-RESIDENTIAL:</b>	<b>793,400</b>	<b>SF</b>		<b>REQUIRED NON-RESIDENTIAL TOTAL:</b>	<b>2,879 SPACES</b>
SITE AMENITIES:	QUANTITY	UNIT	PARKING RATE (1)	PARKING PER UNIT	PARKING REQUIRED
SWIMMING POOL (PRIVATE APARTMENT COMPLEX)	325	PEOPLE	1.0	10	33
<b>REQUIRED TOTAL:</b>					<b>4,820 SPACES</b>
NOTE: (1) AS REQUIRED BY HOWARD COUNTY ZONING REGULATIONS (SECTION 133.0).					RESIDENTIAL WALK UP INTEGRAL GARAGES 40 RESIDENTIAL STRUCTURED GARAGES 1,128 RESIDENTIAL SURFACE PARKING 760 RESIDENTIAL ON-STREET 310 RESIDENTIAL SUBTOTAL 2,238 SPACES
(2) SPACE DESIGNATED AS RETAIL COULD BE RETAIL OR RESTAURANT, THEREFORE, THE HIGHER PARKING RATIOS FOR RESTAURANT HAVE BEEN USED FOR THIS PARKING SUMMARY.					NON-RESIDENTIAL STRUCTURED GARAGES 2,779 NON-RESIDENTIAL SURFACE PARKING 261 NON-RESIDENTIAL ON-STREET 89 NON-RESIDENTIAL SUBTOTAL 3,129 SPACES
3. THE PUBLIC SCHOOL SITE IS NOT A LAND USE LISTED IN THE MINIMUM PARKING REQUIREMENTS OF HOWARD COUNTY'S ZONING REGULATIONS (SECTION 133.0) AND WAS EXCLUDED FROM THIS ANALYSIS. HOWARD COUNTY PUBLIC SCHOOL SYSTEM WILL NEED TO DEMONSTRATE THE PARKING NEEDS FOR THE SCHOOL SITE.					ON-STREET NON-PEAK RUSH HOUR PARKING ALONG ROAD A 52 SPACES
					<b>PROVIDED TOTAL: 5,418 SPACES</b>

**ENVIRONMENTAL INFORMATION:**

- GROSS AREA OF TRACT = 111.087 ACRES (PARCEL 'Q')
- LIMIT OF DISTURBANCE AREA = 78.1 ACRES\*
- IMPERVIOUS AREA = 45.4 ACRES\*
- GREEN OPEN AREA = 30.0 ACRES\* (WITHIN LIMIT OF DISTURBANCE)\*
- PROPOSED SITE USE: RETAIL, RESIDENTIAL & SCHOOL
- AREA OF FLOODPLAIN = 6,068 ACRES\*
- AREA OF 15% OR GREATER SLOPES = 17.0 ACRES\*
- FOREST AREA = 10.5 ACRES\*
- WETLAND/WETLAND BUFFER AREA = 10.1 ACRES\*

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

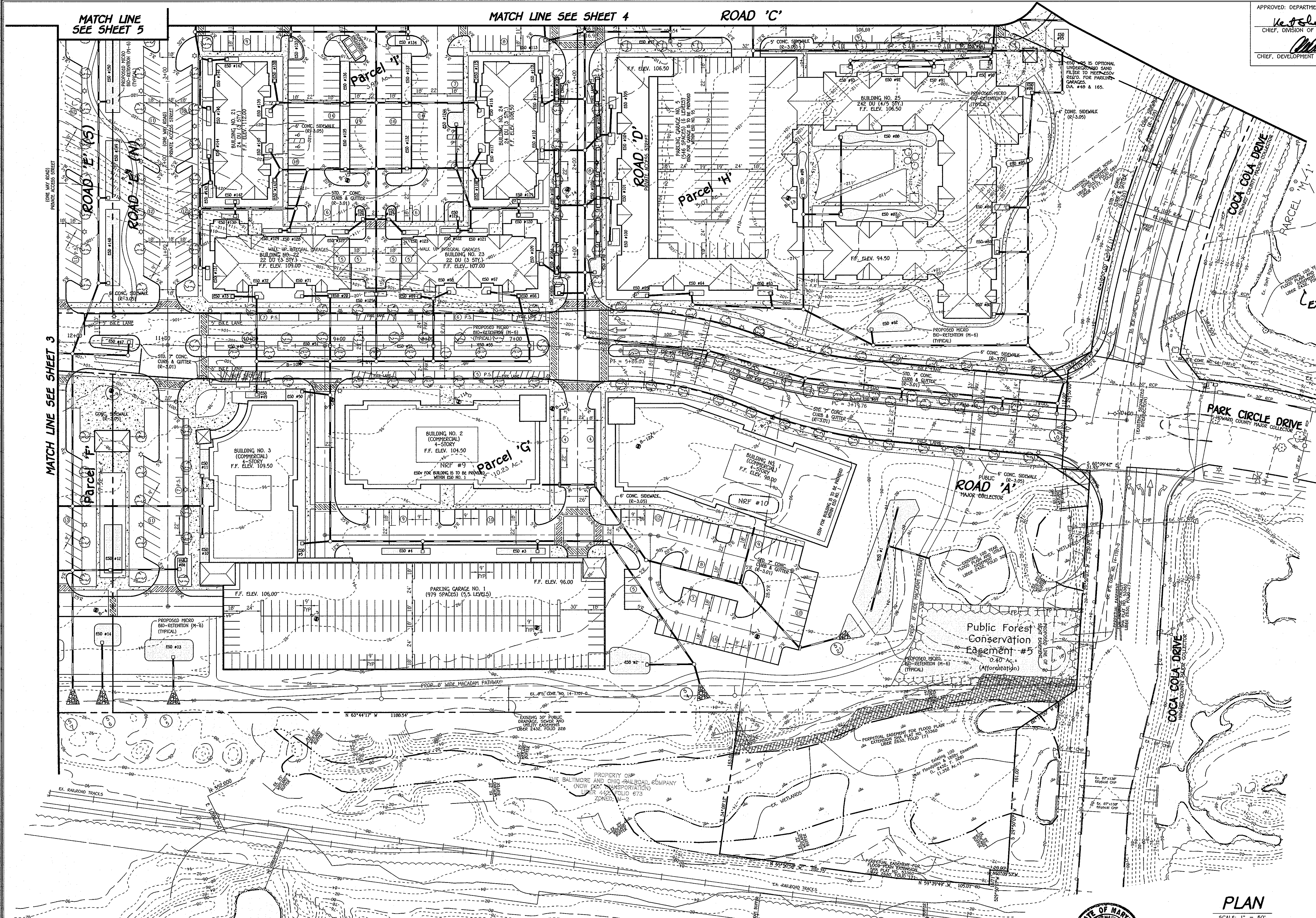
**Developer**  
 Preston Scheffenaeker Properties  
 2330 West Joppa Road, Suite 190  
 Lutherville, Maryland 21093-4614  
 P# 410-296-3800



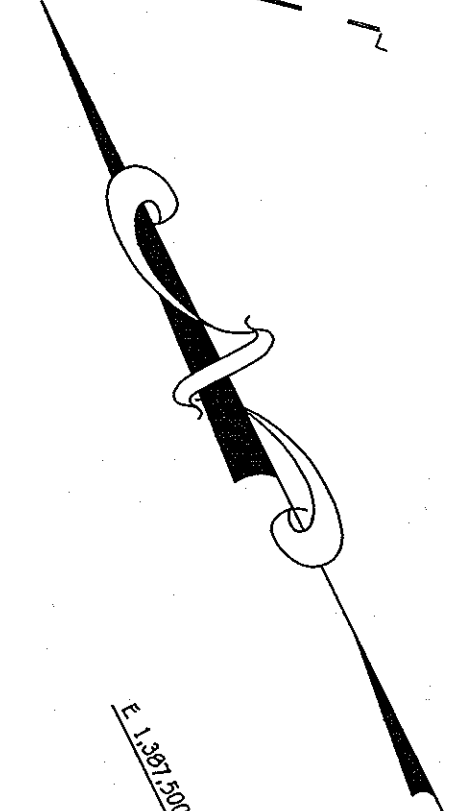
7/21/11  
 DATE

7-21-11 DATE  
7/22/11 DATE  
K. J. Schreffler  
CHIEF, DIVISION OF LAND DEVELOPMENT  
M. J. DeWitt  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	SILT FENCE
L.O.D.	LIMIT OF DISTURBANCE
---	EXISTING TREELINE
N.R.F.	NON REGULATED FACILITY
---	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



EX. SWM FACILITY No. 2  
(G.P. - 00-03)  
PRIVATELY OWNED  
& MAINTAINED



- NOTES:
- SEE SHEET 8 - 13 FOR PROPOSED SITE GRADING AND SEDIMENT CONTROL.
  - SEE SHEET 7 FOR DEMO PLAN.
  - SEE SHEET 7 FOR FOREST CONSERVATION WORKSHEET.

**ENVIRONMENTAL CONCEPT PLAN**  
**OXFORD SQUARE**  
**PARCELS 'A' & 'B'**

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USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL

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FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

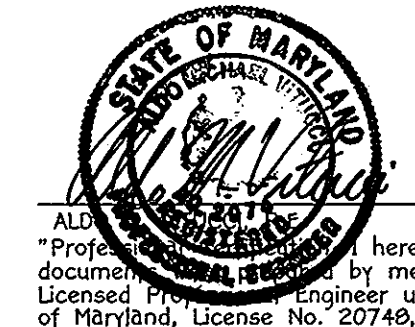
DATE: JULY 7, 2011

SHEET 2 OF 21

PLAN  
SCALE: 1" = 50'

**Owner**  
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

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

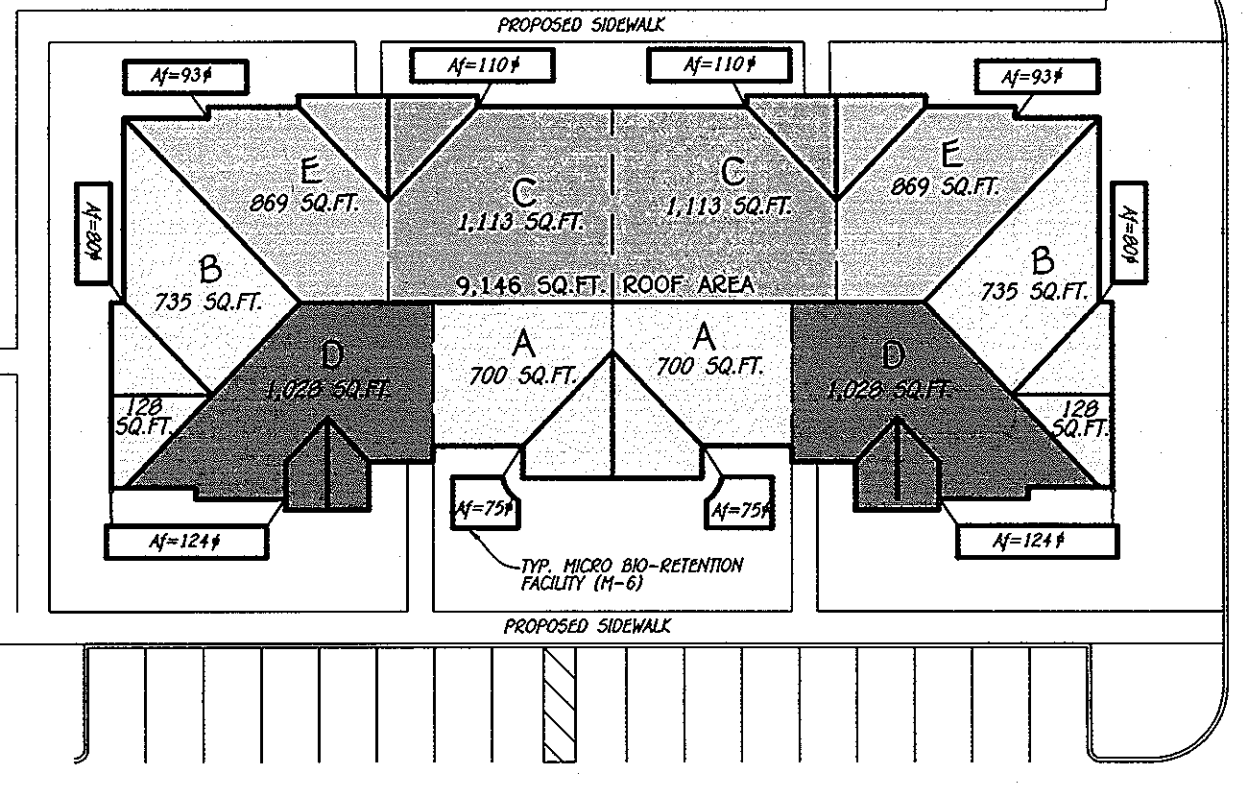
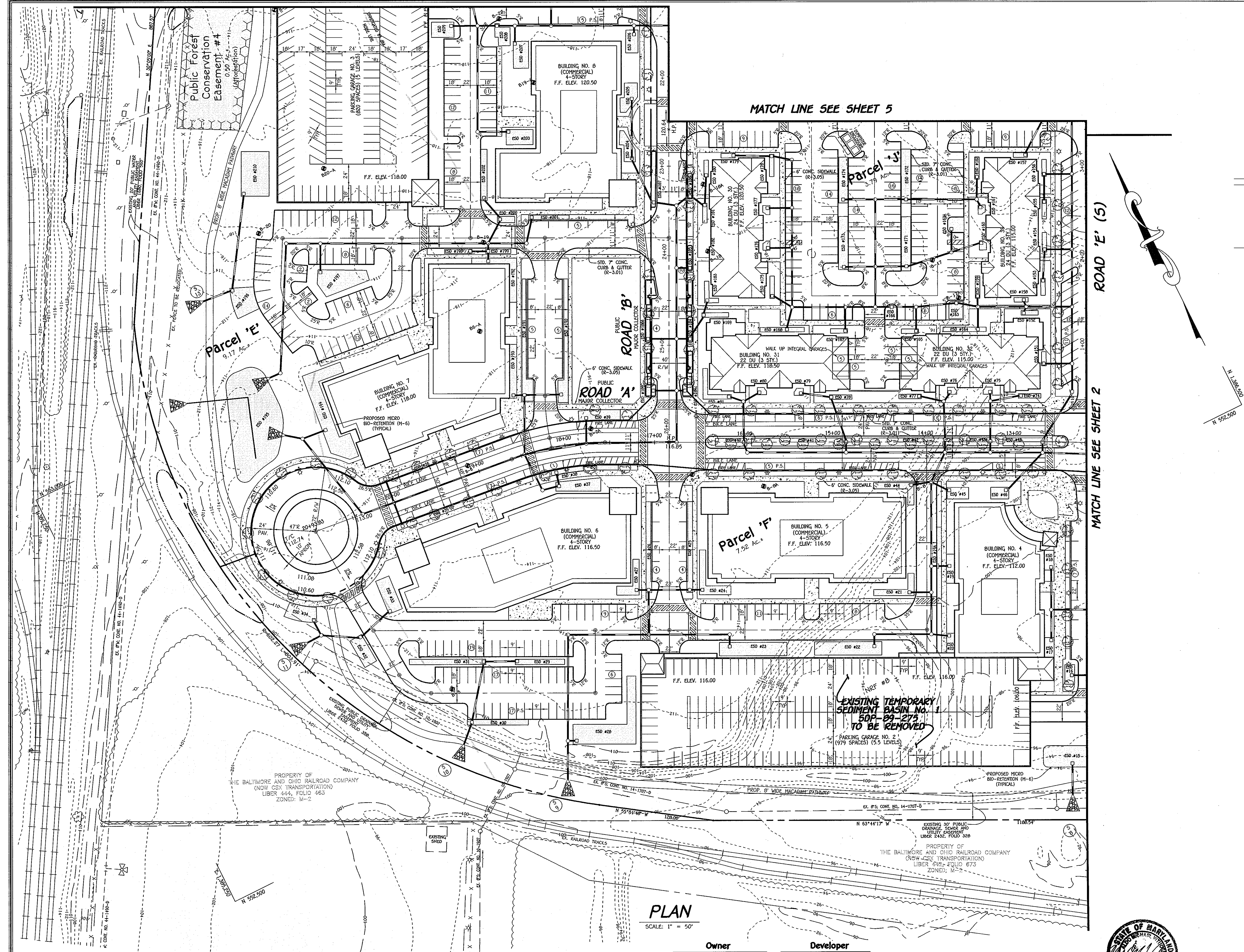


7/10/11 DATE  
I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-13.

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

NATIONAL OFFICE: 1875 BELT ROAD, SUITE 100, BETHESDA, MD 20814  
LOCAL OFFICE: 10775 NATIONAL PIKE, ELICOTT CITY, MARYLAND 21042  
(410) 461-2895

1:2009/03/14 (dwg) Preliminary Plans/03/14 EOP SHEET 2-7 PLAN SHEET.dwg, SHEET 2, 7/8/2011, 11:43:30 AM, James, 11



ESDV REQ'D. TO TREAT ROOF AREA = 854 cu.ft.  
 ESDV PROV'D. = SURFACE w/ d=0.75" = 616 cu.ft.  
 STONE RESERVOIR d=2.0' = 573 cu.ft.  
 TOTAL = 1,200 cu.ft.  
**TYPICAL 24 D.U. (3 STORY) APARTMENT BUILDING ROOFTOP RUNOFF TREATMENT**  
 SCALE: 1" = 30'

CENTERLINE CURVE DATA				
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
ROAD A	3+19.76 - 4+44.88	500.00'	125.11'	14°29'13"
ROAD A	4+44.88 - 5+01.03	397.00'	136.15'	19°33'58"
ROAD A	17+55.25 - 18+61.22	300.00'	105.97'	20°14'19"
ROAD B	3+76.54 - 4+92.50	160.00'	115.96'	41°31'32"
ROAD B	17+63.16 - 21+07.69	220.00'	344.41'	89°41'49"
ROAD C	0+10.25 - 1+54.26	200.00'	144.01'	41°15'19"
ROAD C	2+95.30 - 3+43.27	56.00'	87.96'	89°59'59"

NOTE: THE POSTED SPEED LIMIT FOR ROAD 'A' FROM COCA-COLA DRIVE TO THE INTERSECTION OF ROAD 'D' SHALL BE 30 M.P.H., THE REMAINING PORTION OF ROAD 'A' AND ALL OTHER ROADWAYS WITHIN THE SUBDIVISION SHALL HAVE A POSTED SPEED OF 25 M.P.H.

LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---102---	PROPOSED CONTOUR 2' INTERVAL
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ALSO, 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 2-22-13.

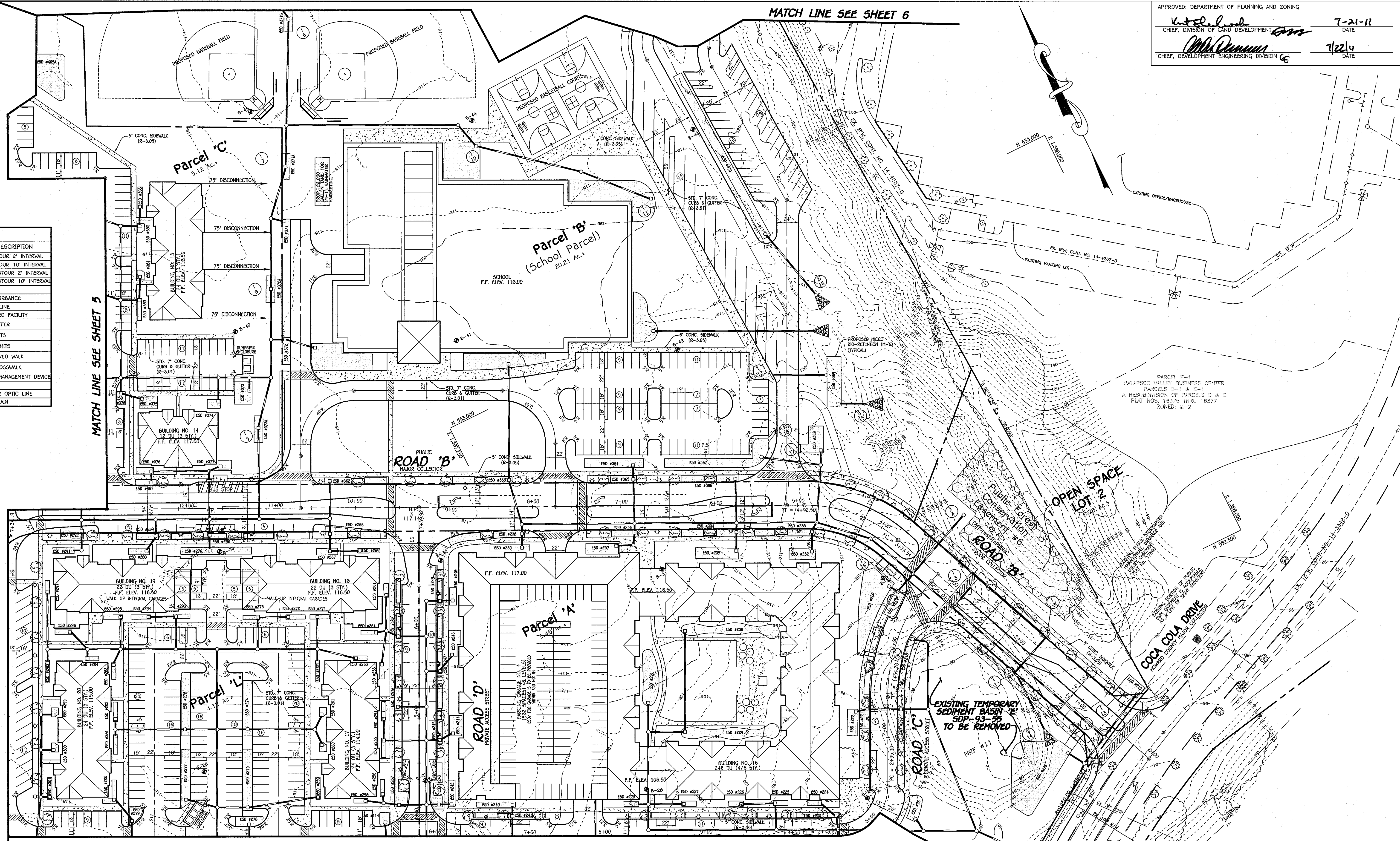
**ENVIRONMENTAL CONCEPT PLAN  
 OXFORD SQUARE  
 PARCELS 'A' & 'B'**

A Resubdivision of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q' And Recorded Among The Land Records of Howard County, Maryland As Plat Nos. 10544 Thru 10546.  
 USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL.  
 ZONING: TOD  
 TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761  
 FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
 DATE: JULY 7, 2011  
 SHEET 3 OF 21

MATCH LINE SEE SHEET 6

SYMBOL	DESCRIPTION
- - - - -	EXISTING CONTOUR 2' INTERVAL
- - - - -	EXISTING CONTOUR 10' INTERVAL
- - - - -	PROPOSED CONTOUR 2' INTERVAL
- - - - -	PROPOSED CONTOUR 10' INTERVAL
- - - - -	SILT FENCE
L.O.D.	LIMIT OF DISTURBANCE
- - - - -	EXISTING TREELINE
N.R.F.	NON REGULATED FACILITY
- - - - -	WETLANDS BUFFER
- - - - -	WETLANDS LIMITS
- - - - -	FLOODPLAIN LIMITS
- - - - -	PROPOSED PAVED WALK
- - - - -	PROPOSED CROSSWALK
ESD #1	STORMWATER MANAGEMENT DEVICE
FO	STORM DRAIN
G	EXISTING FIBER OPTIC LINE
G	EXISTING GASMAIN

MATCH LINE SEE SHEET 5



ROAD 'E' (N)

MATCH LINE SEE SHEET 2

ROAD 'C'

**PLAN**

SCALE: 1" = 50'

<b>Owner</b>	<b>Developer</b>
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	Preston Scheffenacker Properties 2330 West Joppa Road, Suite 190 Lutherville, Maryland 21093-4614 Ph: 410-296-3800

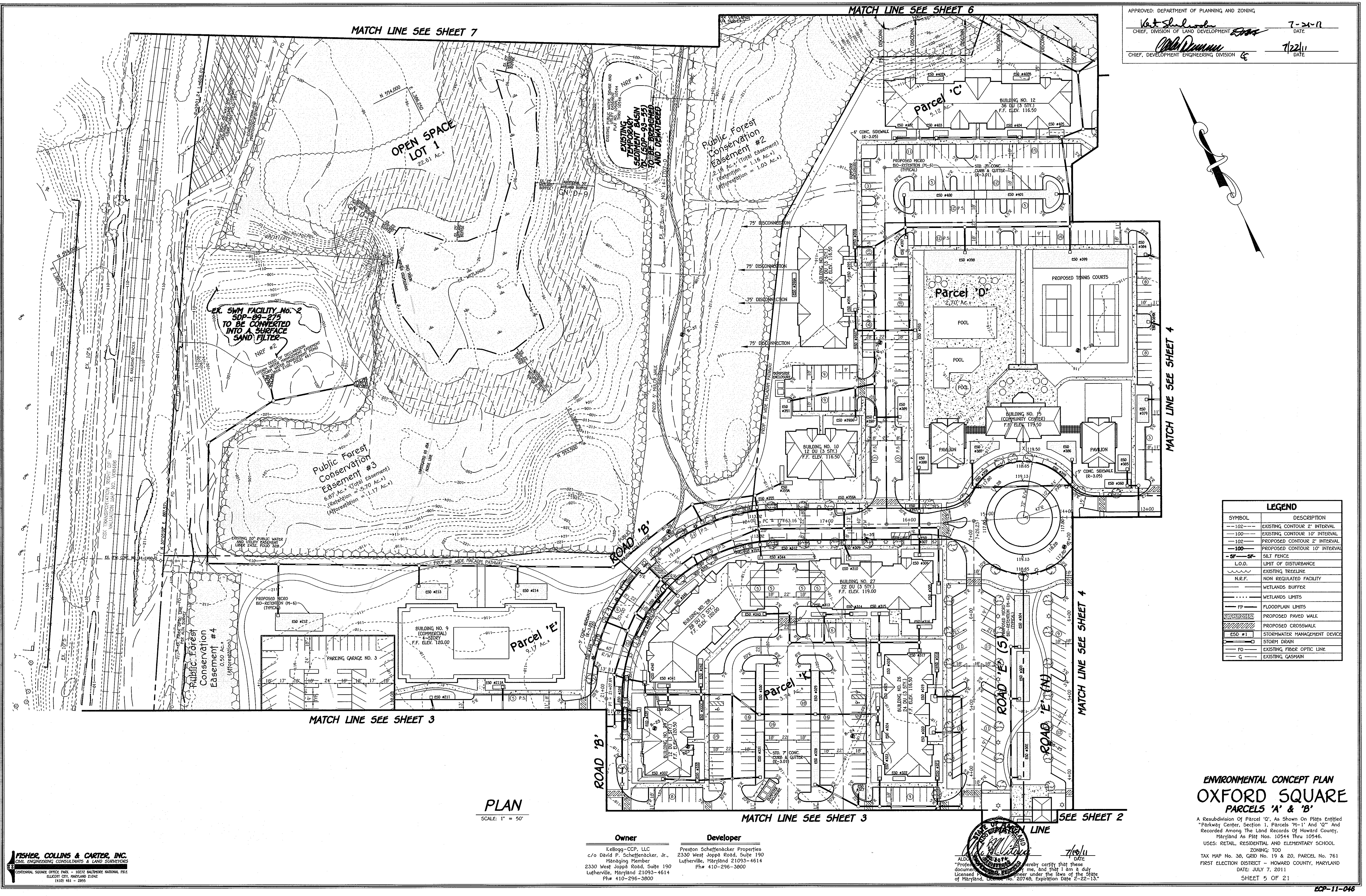


**ENVIRONMENTAL CONCEPT PLAN  
 OXFORD SQUARE  
 PARCELS 'A' & 'B'**

A Resubdivision of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546.  
 USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL  
 ZONING: TOD  
 TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761  
 FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
 DATE: JULY 7, 2011  
 SHEET 4 OF 21

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 6



MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 3

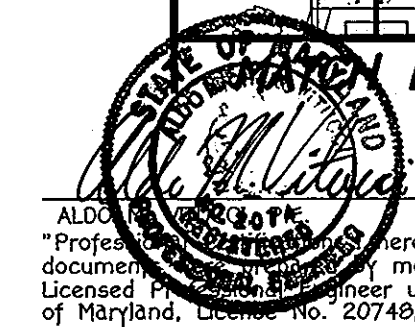
MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 4

LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
- - -102-	PROPOSED CONTOUR 2' INTERVAL
- - -100-	PROPOSED CONTOUR 10' INTERVAL
-5'-5'-	SILT FENCE
L.O.D.	LIMIT OF DISTURBANCE
---	EXISTING TREELINE
N.R.F.	NON REGULATED FACILITY
---	WETLANDS BUFFER
----	WETLANDS LIMITS
FP	FLOODPLAIN LIMITS
---	PROPOSED PAVED WALK
---	PROPOSED CROSSWALK
ESD #1	STORMWATER MANAGEMENT DEVICE
---	STORM DRAIN
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GASHMAN

PLAN  
 SCALE: 1" = 50'

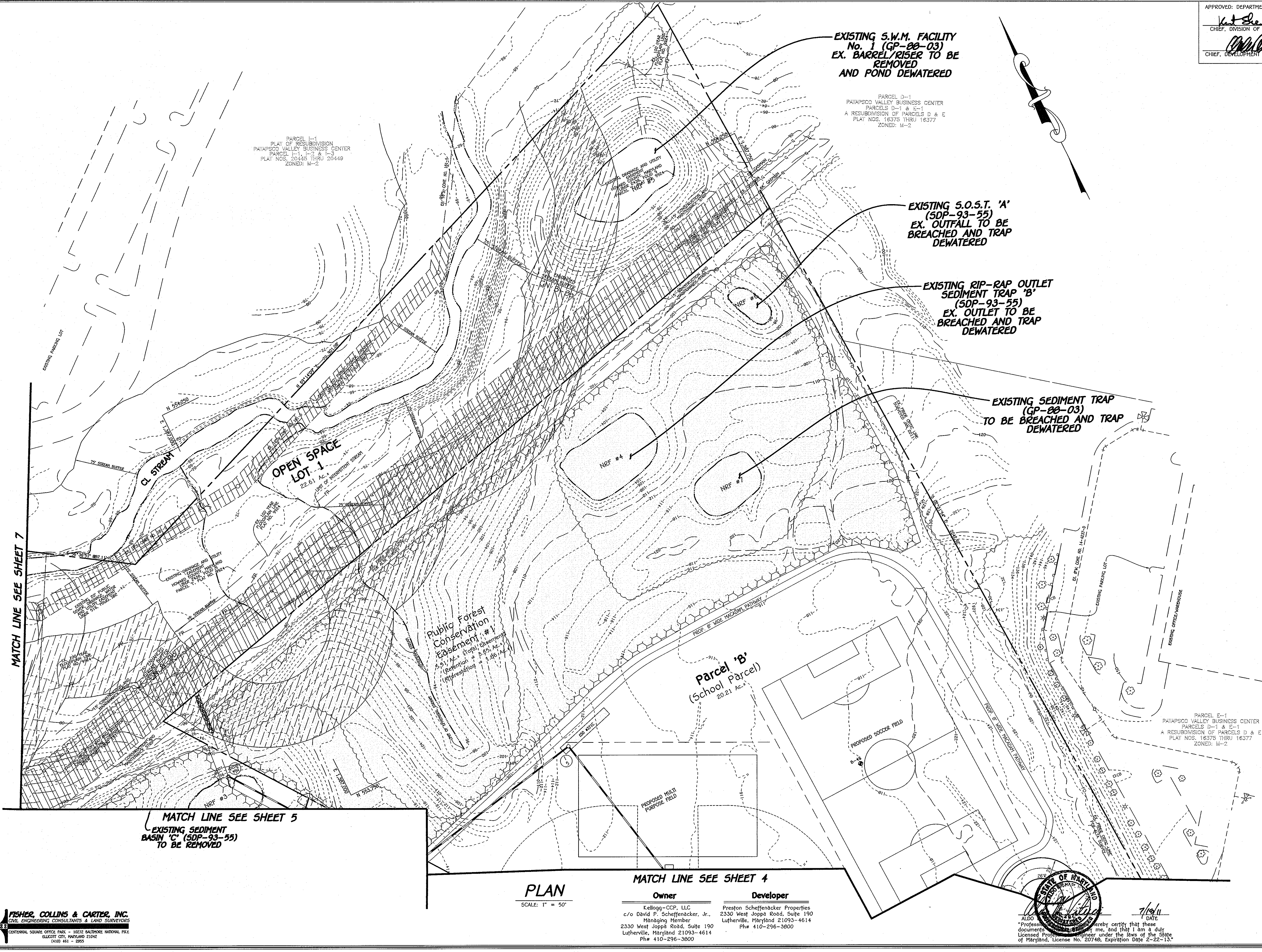
<b>Owner</b>	<b>Developer</b>
Kellogg-CCP, LLC c/o David P. Scheffenacker, Jr. Managing Member 2330 West Joppa Road, Suite 190 Lutherville, Maryland 21093-4614 Ph# 410-296-3800	Preston Scheffenacker Properties 2330 West Joppa Road, Suite 190 Lutherville, Maryland 21093-4614 Ph# 410-296-3800



**ENVIRONMENTAL CONCEPT PLAN  
 OXFORD SQUARE  
 PARCELS 'A' & 'B'**

A Resubdivision of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' and 'Q'" and Recorded Among The Land Records of Howard County, Maryland As Plat Nos. 10544 Thru 10546.  
 ZONING: TOU  
 TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761  
 FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
 DATE: JULY 7, 2011  
 SHEET 5 OF 21

LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---102---	PROPOSED CONTOUR 2' INTERVAL
---100---	PROPOSED CONTOUR 10' INTERVAL
-SF-SF-	SILT FENCE
L.O.D.	LIMIT OF DISTURBANCE
---	EXISTING TREELINE
N.R.F.	NON REGULATED FACILITY
---	WETLANDS BUFFER
----	WETLANDS LIMITS
FP	FLOODPLAIN LIMITS
---	PROPOSED PAVED WALK
---	PROPOSED CROSSWALK
ESD #1	STORMWATER MANAGEMENT DEVICE
○	STORM DRAIN
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GASMAIN



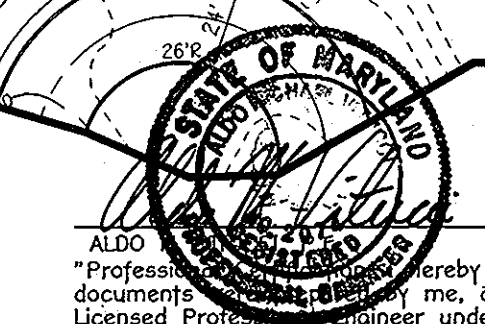
MATCH LINE SEE SHEET 5  
 EXISTING SEDIMENT BASIN 'C' (SDP-93-55) TO BE REMOVED

PLAN  
 SCALE: 1" = 50'

MATCH LINE SEE SHEET 4

**Owner**  
 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

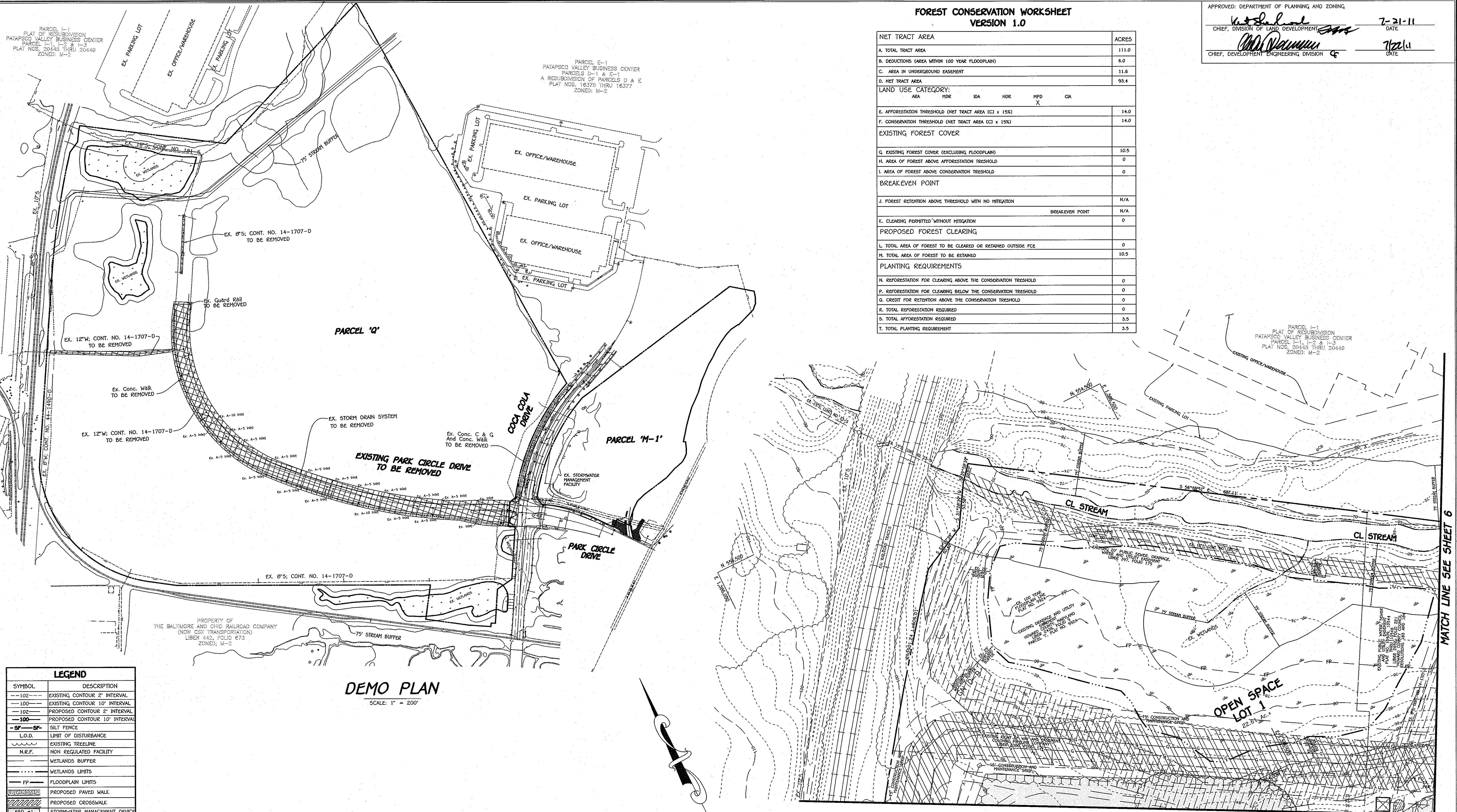
**Developer**  
 Preston Scheffenacker Properties  
 2330 West Joppa Road, Suite 190  
 Lutherville, Maryland 21093-4614  
 Ph: 410-296-3800



**ENVIRONMENTAL CONCEPT PLAN  
 OXFORD SQUARE  
 PARCELS 'A' & 'B'**

A Resubdivision of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546.  
 USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL  
 ZONING: TOU  
 TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761  
 FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
 DATE: JULY 7, 2011  
 SHEET 6 OF 21

I:\2009\03014\env\p\env\p\03014 ECP SHEET 2-7 PLAN SHEET.dwg, SHEET 6, 7/8/2011 1:07:13 PM, James, 1:1



**FOREST CONSERVATION WORKSHEET  
VERSION 1.0**

NET TRACT AREA		ACRES					
A. TOTAL TRACT AREA		111.0					
B. DEDUCTIONS (AREA WITHIN 100 YEAR FLOODPLAIN)		6.0					
C. AREA IN UNDERGROUND EASEMENT		11.6					
D. NET TRACT AREA		93.4					
LAND USE CATEGORY:							
ARA	MOR	IDA	HDR	MFD	CIA		
E. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 15%)							14.0
F. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 15%)							14.0
EXISTING FOREST COVER							
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)							10.5
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD							0
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD							0
BREAK-EVEN POINT							
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION							N/A
K. CLEARING PERMITTED WITHOUT MITIGATION							N/A
PROPOSED FOREST CLEARING							
L. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE							0
M. TOTAL AREA OF FOREST TO BE RETAINED							10.5
PLANTING REQUIREMENTS							
N. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD							0
O. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD							0
P. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD							0
R. TOTAL REFORESTATION REQUIRED							0
S. TOTAL AFFORESTATION REQUIRED							3.5
T. TOTAL PLANTING REQUIREMENT							3.5

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DIVISION OF LAND DEVELOPMENT *[Signature]* 7-21-11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* 7/21/11  
 DATE

**LEGEND**

SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---102---	PROPOSED CONTOUR 2' INTERVAL
---100---	PROPOSED CONTOUR 10' INTERVAL
-SF-	SILT FENCE
L.O.D.	LIMIT OF DISTURBANCE
---	EXISTING TREELINE
N.R.F.	NON REGULATED FACILITY
---	WETLANDS BUFFER
---	WETLANDS LIMITS
FP	FLOODPLAIN LIMITS
---	PROPOSED PAVED WALK
---	PROPOSED CROSSWALK
ESD #1	STORMWATER MANAGEMENT DEVICE
---	STORM DRAIN
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GASMAIN

**DEMO PLAN**  
SCALE: 1" = 200'

MATCH LINE SEE SHEET 5

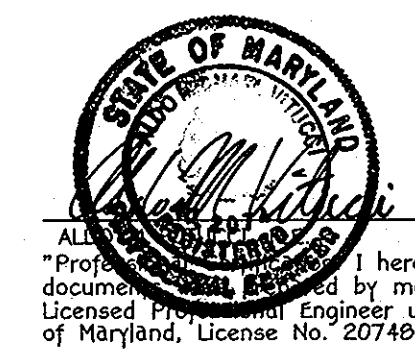
**PLAN**  
SCALE: 1" = 50'

**ENVIRONMENTAL CONCEPT PLAN  
OXFORD SQUARE  
PARCELS 'A' & 'B'**

A Resubdivision Of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10944 Thru 10946.  
 USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL  
 ZONING: TOU  
 TAX MAP No. 30, GRID No. 19 & 20, PARCEL No. 761  
 FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
 DATE: JULY 7, 2011  
 SHEET 7 OF 21

**Owner**  
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

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

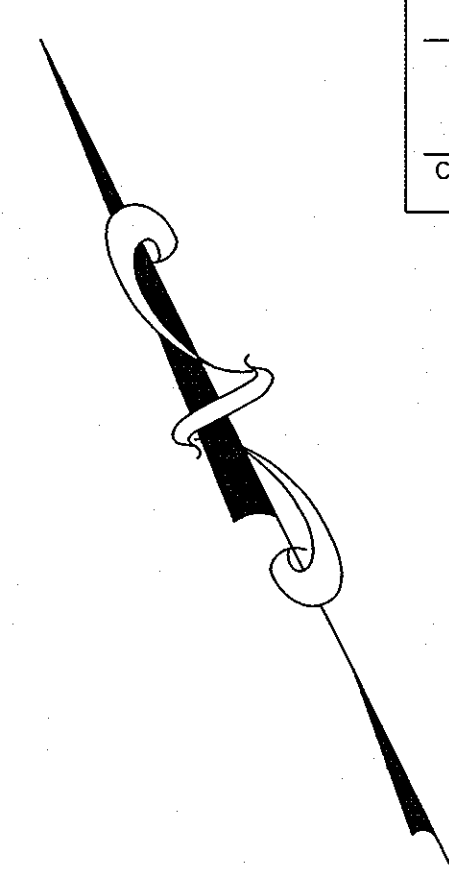


I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 22746, Expiration Date 2-22-15.

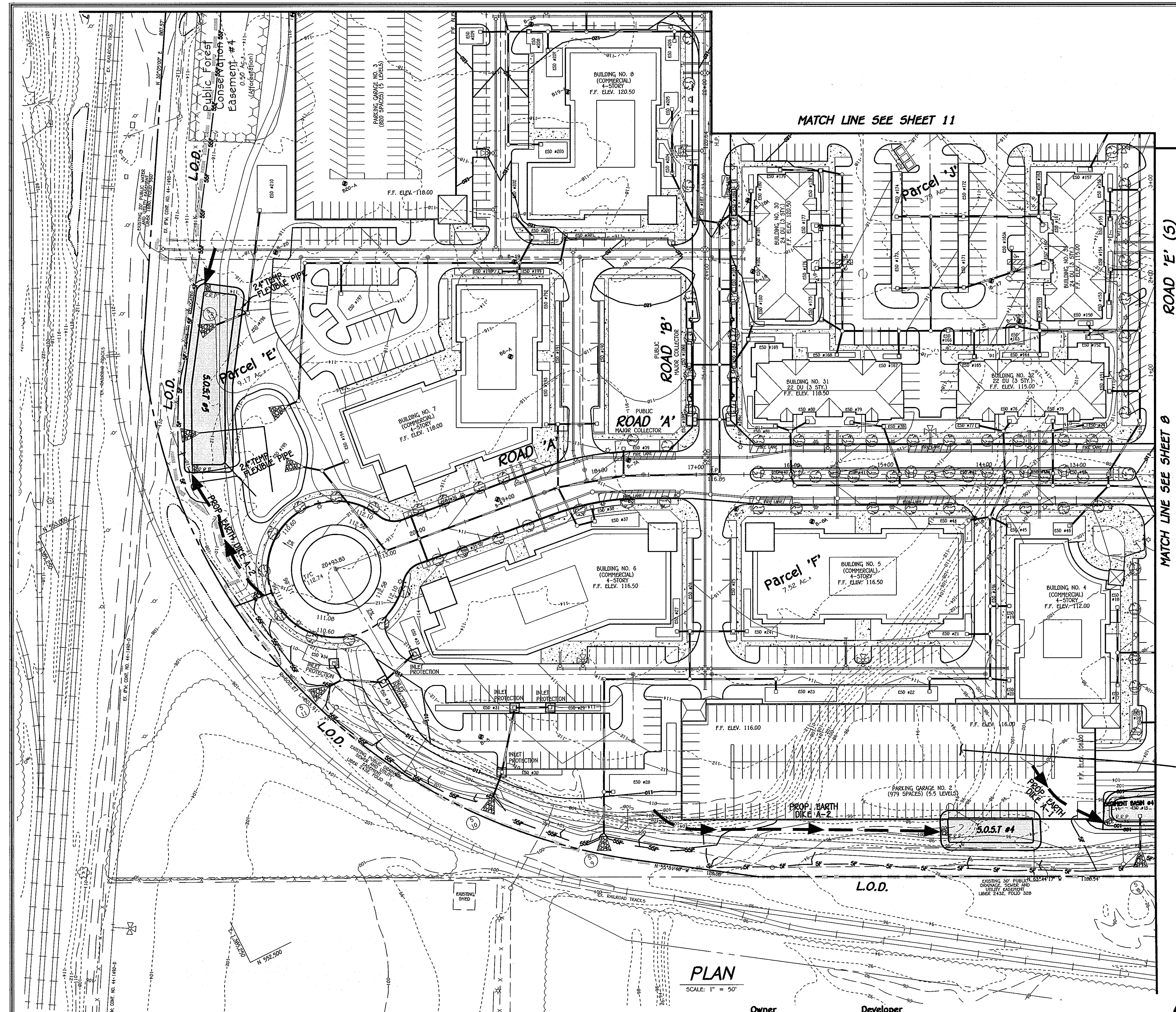




LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---102---	PROPOSED CONTOUR 2' INTERVAL
---100---	PROPOSED CONTOUR 10' INTERVAL
-5'-0"	SILT FENCE
L.O.D.	LIMIT OF DISTURBANCE
---	EXISTING TREELINE
N.R.F.	NON REGULATED FACILITY
---	WETLANDS BUFFER
---	WETLANDS LIMITS
FP	FLOODPLAIN LIMITS
---	PROPOSED PAVED WALK
---	PROPOSED CROSSWALK
ESD #1	STORMWATER MANAGEMENT DEVICE
---	STORM DRAIN
---	EXISTING FIBER OPTIC LINE
G	EXISTING GASMAIN



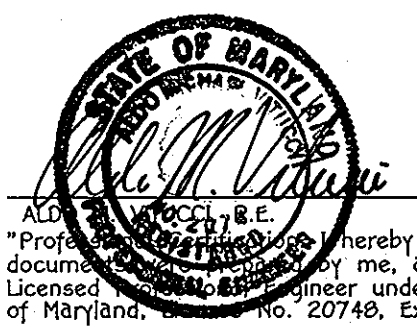
N 1,380,000  
 N 992,500



**PLAN**  
 SCALE: 1" = 50'

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

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



**EXISTING TEMPORARY SEDIMENT  
 BASIN No. 1  
 SDP-89-275  
 TO BE REMOVED**

**ENVIRONMENTAL CONCEPT PLAN  
 GRADING & SEDIMENT CONTRL  
 OXFORD SQUARE  
 PARCELS 'A' & 'B'**

A Resubdivision Of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10944 Thru 10946.  
 USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL  
 ZONING: T00  
 TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761  
 FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
 DATE: JULY 7, 2011  
 SHEET 9 OF 21



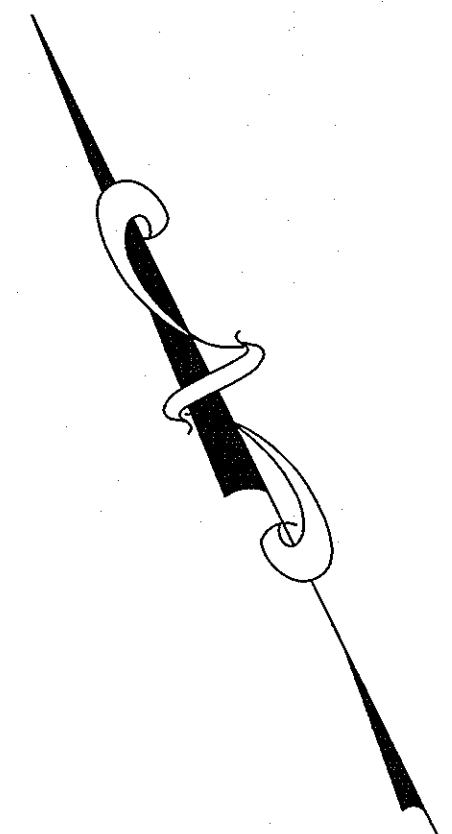
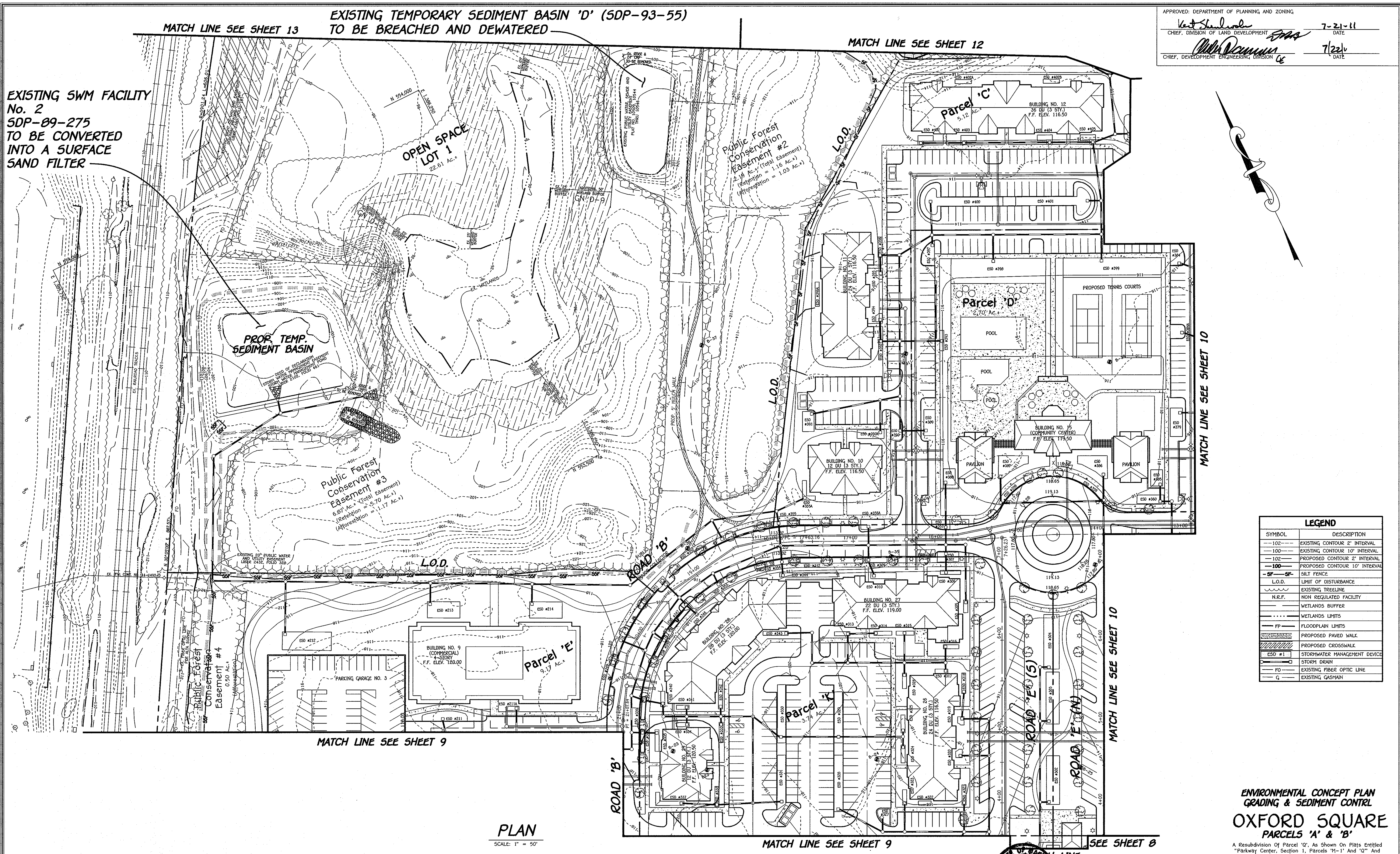
EXISTING TEMPORARY SEDIMENT BASIN 'D' (SDP-93-55)  
TO BE BREACHED AND DEWATERED

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 7-21-11  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
 [Signature] 7/22/11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 12

EXISTING SWM FACILITY  
No. 2  
SDP-09-275  
TO BE CONVERTED  
INTO A SURFACE  
SAND FILTER



LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---102---	PROPOSED CONTOUR 2' INTERVAL
---100---	PROPOSED CONTOUR 10' INTERVAL
-SF-SF-	SILT FENCE
L.O.D.	LIMIT OF DISTURBANCE
---	EXISTING TREETLINE
N.R.F.	NON REGULATED FACILITY
---	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 GASHAN

MATCH LINE SEE SHEET 9

PLAN  
SCALE: 1" = 50'

ROAD 'B'

ROAD 'B'

MATCH LINE SEE SHEET 9

SEE SHEET 8

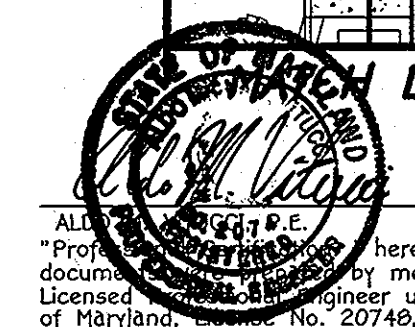
MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 10

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
10722 BALDWIN ROAD, SUITE 100  
LUTHERVILLE, MARYLAND 21042  
(410) 461-2895

**Owner**  
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

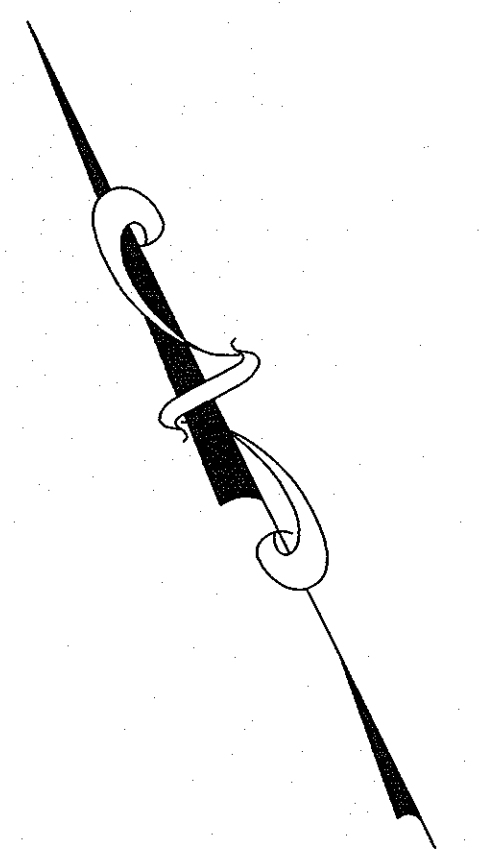
**Developer**  
Preston Scheffenacker Properties  
2330 West Joppa Road, Suite 190  
Lutherville, Maryland 21093-4614  
Ph: 410-296-3800



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. 10722, Expiration Date 2-22-13.  
7/21/11  
DATE

ENVIRONMENTAL CONCEPT PLAN  
GRADING & SEDIMENT CONTROL  
**OXFORD SQUARE**  
PARCELS 'A' & 'B'

A Resubdivision of Parcel 'Q', As Shown On Plans Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546.  
USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL  
ZONING: TO-2  
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761  
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
DATE: JULY 7, 2011  
SHEET 11 OF 21



EXISTING S.W.M. FACILITY No. 1  
 (GP-88-03)  
 EX. BARREL/RISER TO BE REMOVED  
 AND POND DEWATERED

EXISTING S.O.S.T. 'A' (SDP-93-55)  
 EX. OUTFALL TO BE BREACHED AND  
 TRAP DEWATERED

EXISTING RIP-RAP OUTLET  
 SEDIMENT TRAP 'B' (SDP-93-55)  
 EX. OUTLET TO BE BREACHED AND  
 TRAP DEWATERED

EXISTING SEDIMENT TRAP (GP-88-03)  
 TO BE BREACHED AND TRAP  
 DEWATERED

EXISTING SEDIMENT BASIN 'C'  
 (SDP-93-55)  
 TO BE REMOVED

PLAN  
 SCALE: 1" = 50'

MATCH LINE SEE SHEET 10

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

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

STATE OF MARYLAND  
 [Professional Seal]  
 ALDO [Signature]  
 7/19/11  
 DATE  
 "I, the undersigned, 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 2-22-13."

LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
-102-	PROPOSED CONTOUR 2' INTERVAL
-100-	PROPOSED CONTOUR 10' INTERVAL
-SF--SF-	SILT FENCE
L.O.D.	LIMIT OF DISTURBANCE
---	EXISTING TREELINE
N.R.F.	NON REGULATED FACILITY
---	WETLANDS BUFFER
---	WETLANDS LIMITS
FP	FLOODPLAIN LIMITS
---	PROPOSED PAVED WALK
---	PROPOSED CROSSWALK
ESD #1	STORMWATER MANAGEMENT DEVICE
---	STORM DRAIN
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GASMAIN

**ENVIRONMENTAL CONCEPT PLAN  
 GRADING & SEDIMENT CONTRL  
 OXFORD SQUARE  
 PARCELS 'A' & 'B'**

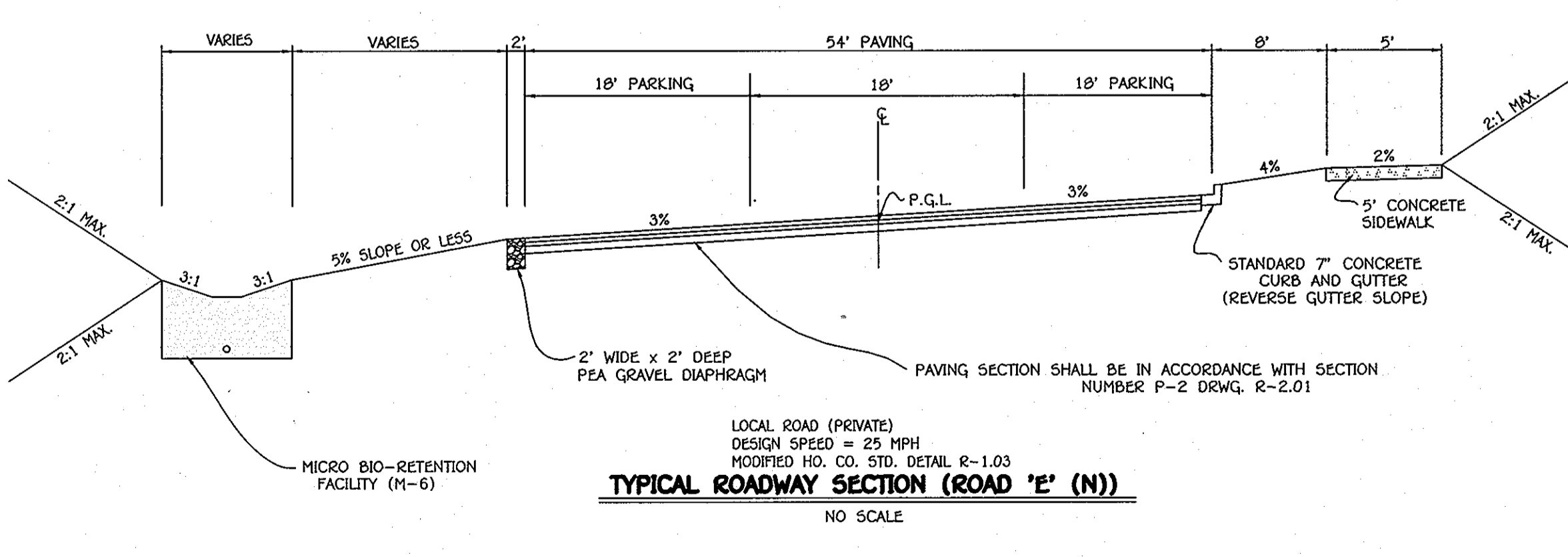
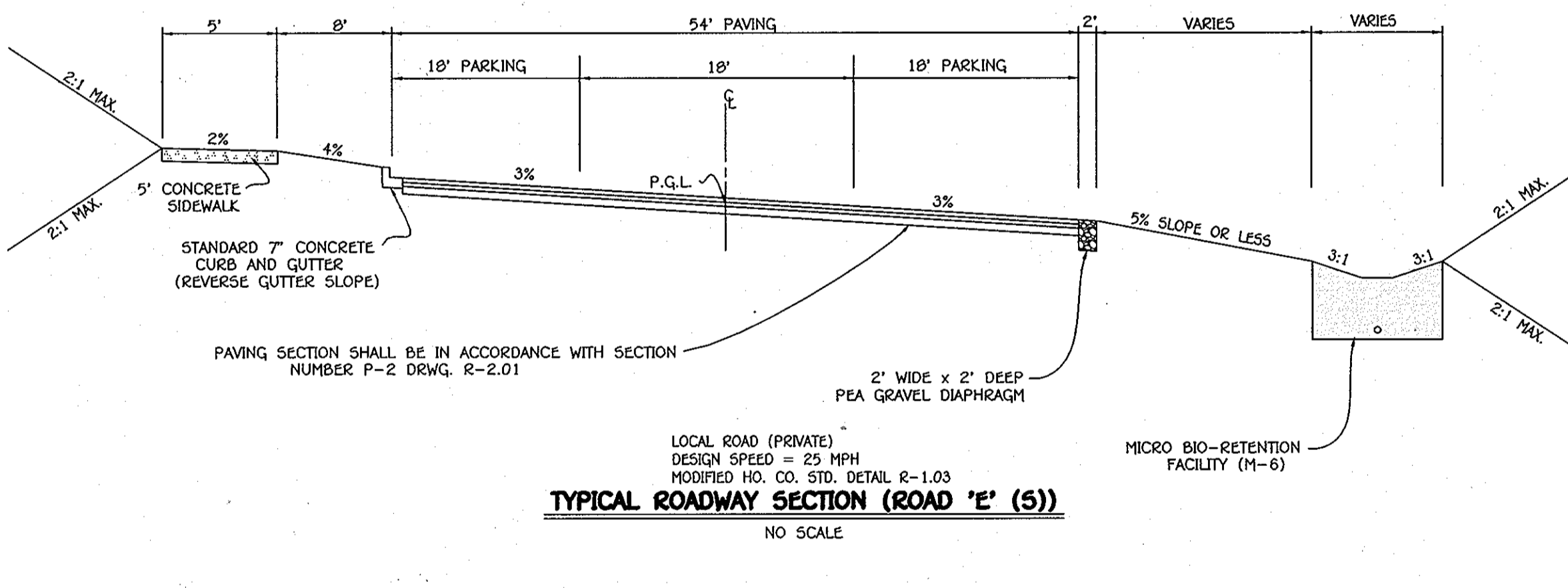
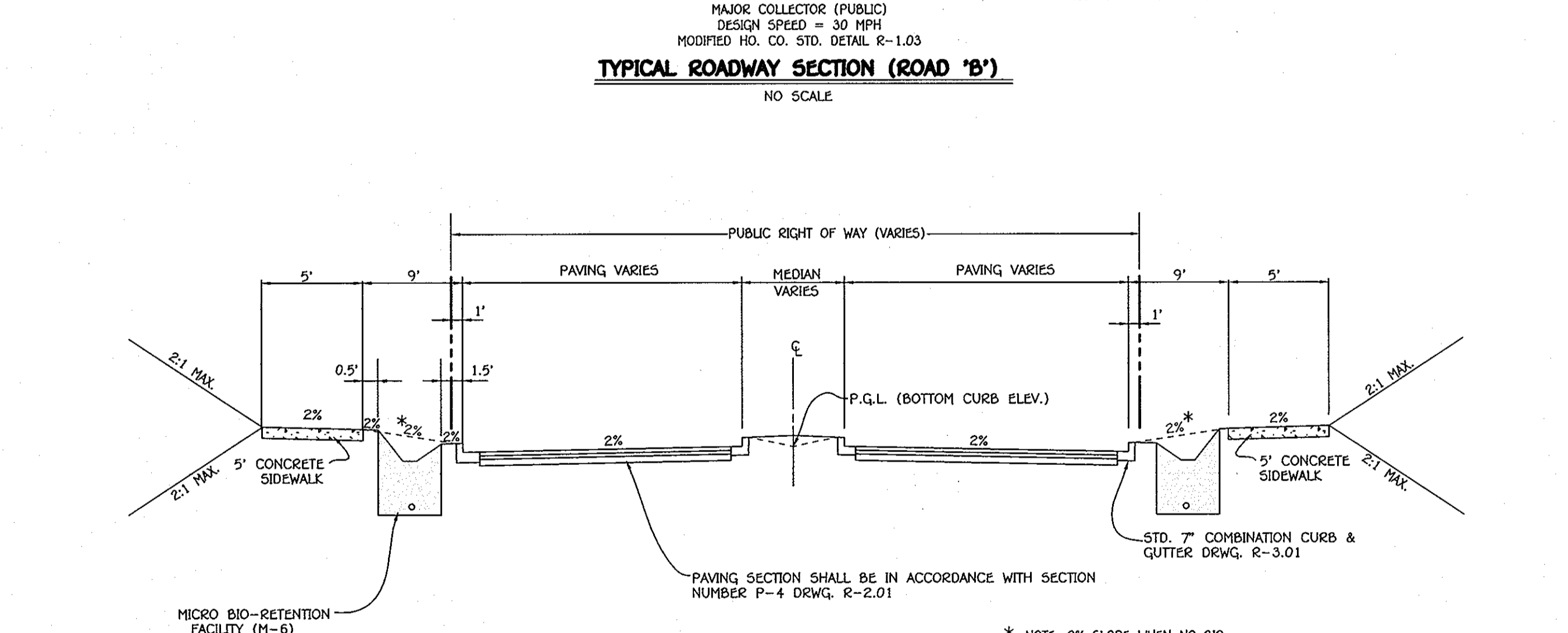
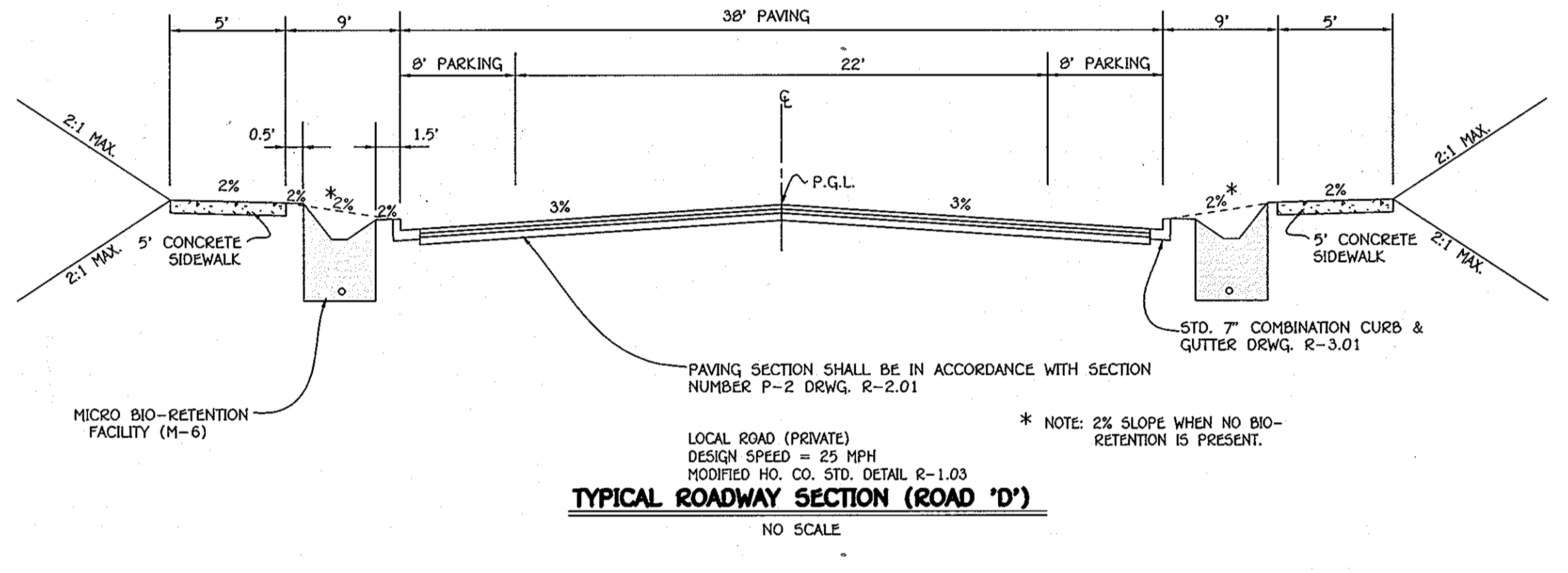
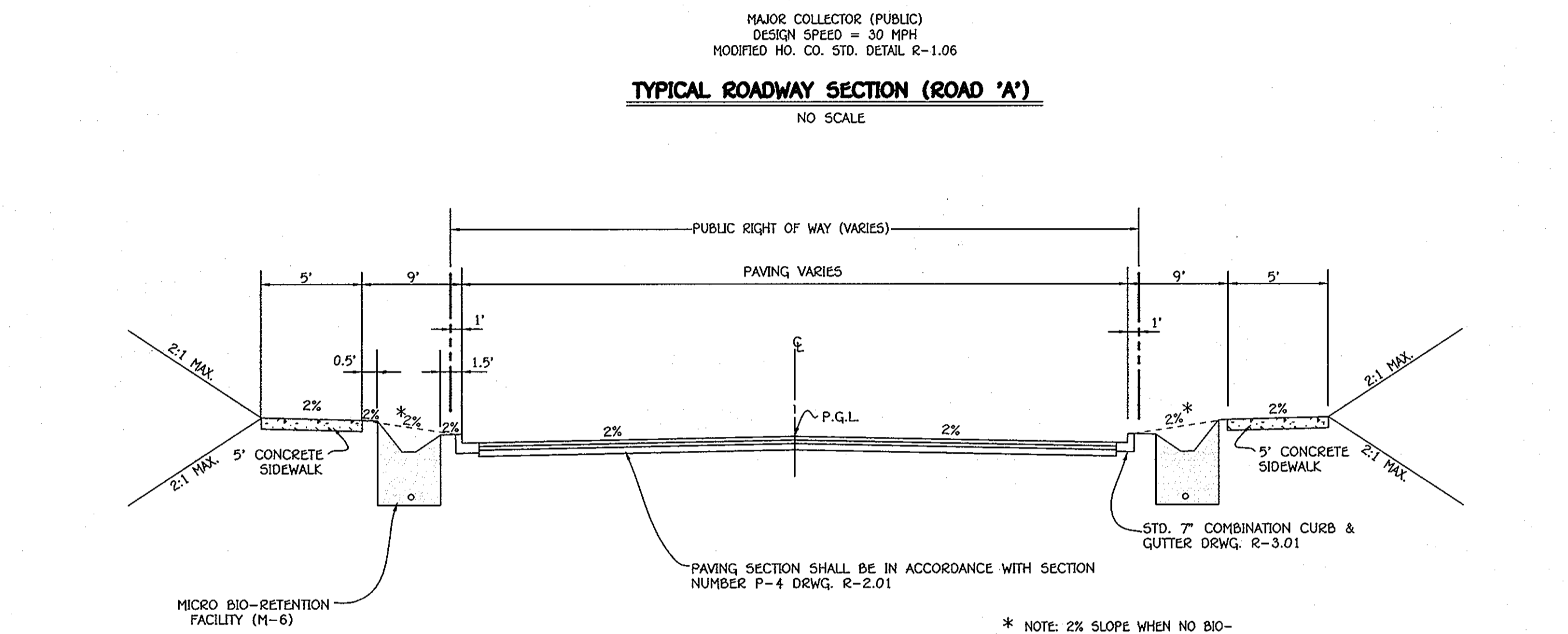
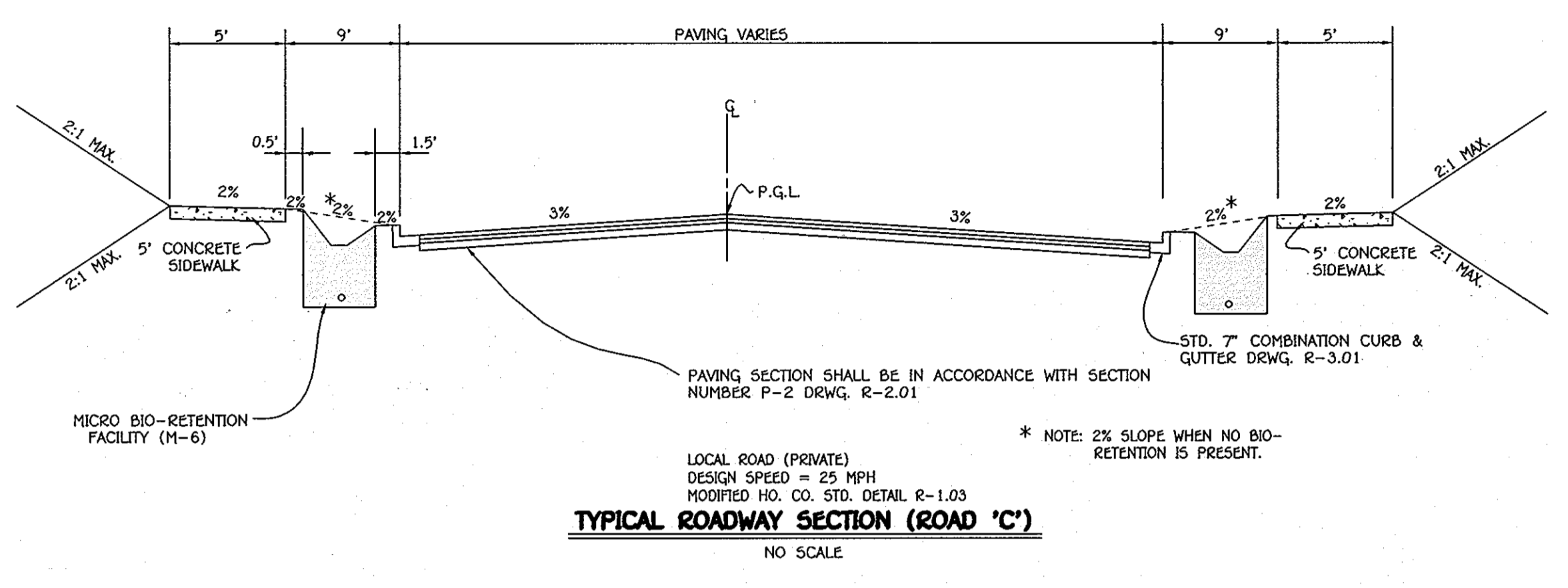
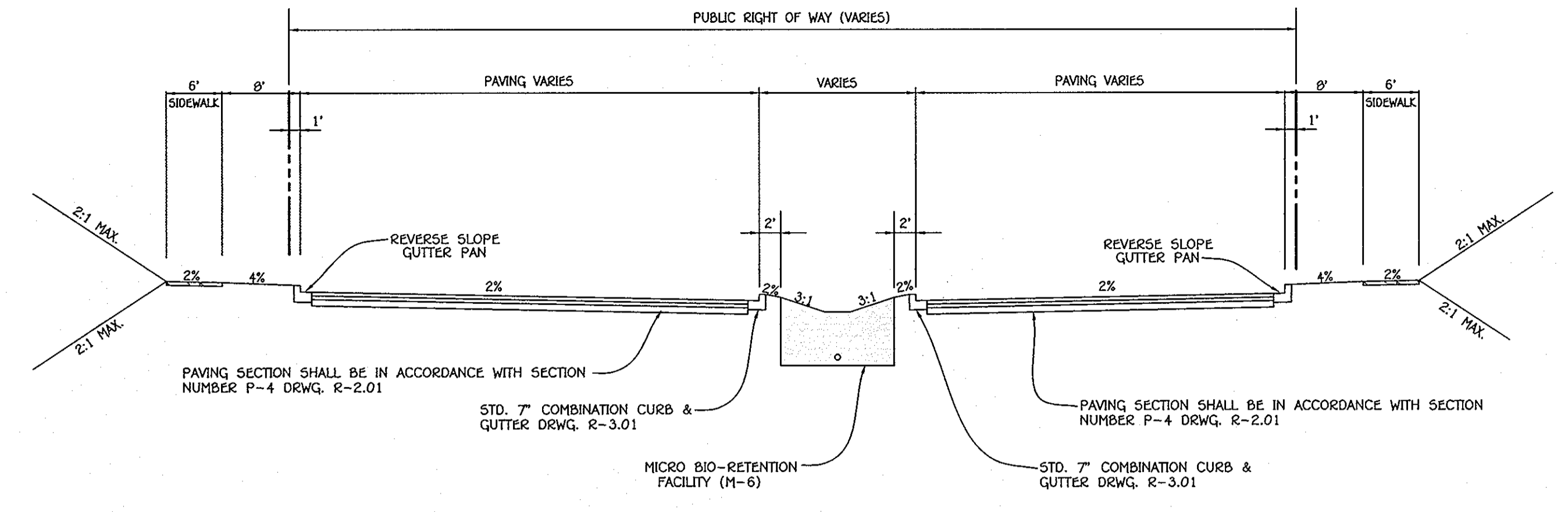
A Resubdivision of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records of Howard County, Maryland As Plat Nos. 10544 Thru 10546.  
 USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL  
 ZONING: TOD  
 TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761  
 FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
 DATE: JULY 7, 2011  
 SHEET 12 OF 21

1:2009(0901) (dwg) Preliminary Plans (0901) ECP SHEET 8-13 SED SHEET.dwg, SHEET 12, 7/8/2011, 1:35:02 PM, James, 11

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







NOTE: SEE SHEET 14 FOR MICRO BIO-RETENTION TYPICAL SECTION.

**TYPICAL ROADWAY SECTIONS  
 OXFORD SQUARE  
 PARCELS 'A' & 'B'**

A Resubdivision Of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546.

USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL

ZONING: TOD

TAX MAP No. 3b, GRID No. 19 & 20, PARCEL No. 761

FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

DATE: JULY 7, 2011

SHEET 15 OF 21

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

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

STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
 ALDO ...  
 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 2-22-13.

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Kent Stalder  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 7-21-11  
 Chief, Development Engineering Division  
 DATE: 7/22/11

LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---102---	PROPOSED CONTOUR 2' INTERVAL
---100---	PROPOSED CONTOUR 10' INTERVAL
-5'-5'-	SILT FENCE
---	DRAINAGE LIMITS
---	L.O.D. LIMIT OF DISTURBANCE
---	EXISTING TREELINE
---	NON REGULATED FACILITY
---	SLOPES (15% - 24.9%)
---	SLOPES (25% AND GREATER)
---	WETLANDS BUFFER
---	WETLANDS LIMITS
---	FLOODPLAIN LIMITS
---	PROPOSED PAVED WALK
---	PROPOSED CROSSWALK
---	STORMWATER MANAGEMENT DEVICE
---	STORM DRAIN
---	EXISTING FIBER OPTIC LINE
---	EXISTING GASMAIN

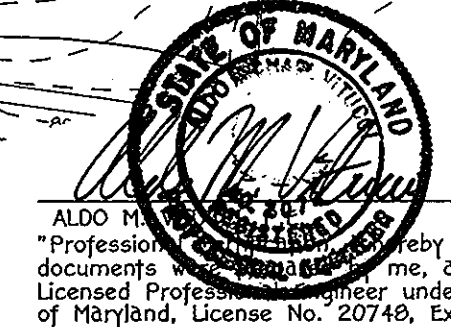
171 DENOTES DRAINAGE AREA NUMBER

NOTE:  
 SEE SHEET 21 FOR DRAINAGE  
 AREA DATA

**ENVIRONMENTAL CONCEPT PLAN  
 DRAINAGE AREA MAP & SOILS MAP  
 OXFORD SQUARE  
 PARCELS 'A' & 'B'**

A Resubdivision of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546.  
 ZONING: TOD  
 USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL  
 TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761  
 FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
 DATE: JULY 7, 2011  
 SHEET 16 OF 21

PLAN  
 SCALE: 1" = 50'



**Owner**  
 Kellogg-CCP, LLC  
 c/o David P. Scheffenacker, Jr.,  
 Managing Member  
 2330 West Joppa Road, Suite 190  
 Lutherville, Maryland 21093-4614  
 Ph: 410-296-3600

**Developer**  
 Preston Scheffenacker Properties  
 2330 West Joppa Road, Suite 190  
 Lutherville, Maryland 21093-4614  
 Ph: 410-296-3600

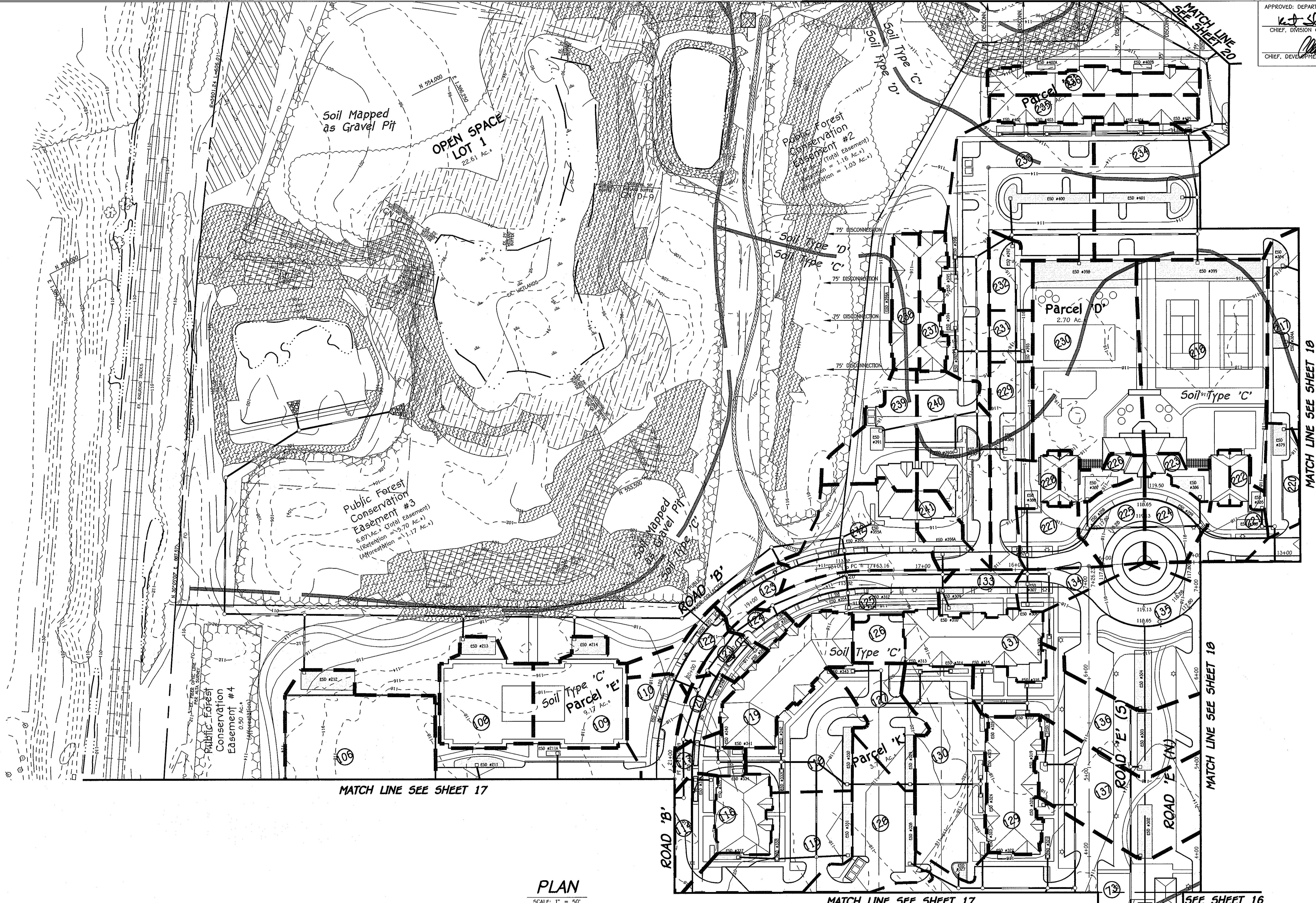
FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 NATIONAL SQUARE OFFICE PARK - 10772 BALDORNE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 661-2895

1:2009/0001.dwg/Preliminary Plans/05014 ECP SHEET 16-21 DA MAP SHEET.dwg, SHEET 16, 7/19/2011 2:55:24 PM, James, 1:1











**OXFORD SQUARE**  
ESD SUMMARY TABLE No.1

Gross Area of Site: 111.1 Acres  
 Developable Area: 78.1 Acres  
 Pre-Developed Conditions Composite RCNw: 69  
 Target PE: 1.9 Inches  
 Target ESDvol: 7,296 Ac. Ft. 317,806 Cu. Ft.

D.A. No.	Area (Sq. Ft.)	Imp. Area	Lawn Area	% of Total Site Area	ESD Practice Utilized	Untreated Imp. Area	Filter Area Provided (A)	ESDvol Required (CF)	ESDvol Provided (CF)	Rev Provided (CF)	% IMP	
1	11738	78336	39402	3.46	S.S. Filter	0.0	4950	10170	8852	0	67%	
2	34427	26572	7855	1.01	S.G. WETLAND	0.0	1234	3215	3208	0	77%	
3	32175	27670	4505	0.94	Micro Bio-Ret.	0.0	1300	3019	2080	260	86%	
4	0	0	0	0.00	0	0.0	0	0	0	0	0%	
5	11422	6098	5324	0.33	Micro Bio-Ret.	0.0	450	1049	720	90	53%	
6	12731	6098	6633	0.37	Micro Bio-Ret.	0.0	450	1176	720	90	48%	
7	18448	18448	0	0.54	Micro Bio-Ret.	0.0	1050	1190	1680	210	100%	
8a	9307	7841	1466	0.27	Micro Bio-Ret.	0.0	250	977	400	50	84%	
8b	13874	6534	7340	0.40	Micro Bio-Ret.	0.0	728	1303	1165	100	47%	
9	24911	14375	10536	0.73	Micro Bio-Ret.	0.0	1100	2319	1760	220	58%	
10	10454	7841	2613	0.30	Micro Bio-Ret.	0.0	250	977	400	50	75%	
11	17293	17293	0	0.50	Micro Bio-Ret.	0.0	1050	1790	1953	210	100%	
12	29747	24394	5353	0.87	Micro Bio-Ret.	0.0	1375	2765	2200	275	82%	
13	45061	39204	5857	1.32	Micro Bio-Ret.	0.0	2250	4191	3600	450	87%	
14	9343	9343	0	0.27	0	0.0	0	536	873	857	145	100%
15	21554	21344	210	0.63	Micro Bio-Ret.	0.0	1400	2002	2455	264	99%	
16	9492	6098	3394	0.27	Micro Bio-Ret.	0.0	630	896	1008	110	64%	
17	5882	4732	1060	0.17	Micro Bio-Ret.	0.0	440	572	704	88	81%	
18	3365	3049	316	0.09	Micro Bio-Ret.	0.0	240	286	378	48	91%	
19	7808	5227	2581	0.22	Micro Bio-Ret.	0.0	640	732	1024	128	67%	
20	9484	8712	772	0.27	Micro Bio-Ret.	0.0	525	1056	840	105	92%	
21	26950	24829	2121	0.79	Micro Bio-Ret.	0.0	1500	2511	2400	300	92%	
22	12248	7405	4843	0.36	Micro Bio-Ret.	0.0	550	985	928	110	60%	
23	10101	6098	4003	0.29	Micro Bio-Ret.	0.0	650	936	690	130	60%	
24	5673	4356	1317	0.16	Micro Bio-Ret.	0.0	420	488	442	84	77%	
25	5445	4792	637	0.16	0	0.0	650	529	961	130	88%	
26	5511	4792	719	0.16	0	0.0	650	529	961	130	87%	
27	6863	5683	4792	0.20	Micro Bio-Ret.	0.0	350	667	560	70	83%	
28	13045	6534	6534	0.38	Micro Bio-Ret.	0.0	950	1221	1520	190	50%	
29	13473	6970	6970	0.39	Micro Bio-Ret.	0.0	950	1261	1512	190	52%	
30	13504	7022	6970	0.39	Micro Bio-Ret.	0.0	750	1261	1200	150	52%	
31	19484	14810	4674	0.57	Micro Bio-Ret.	0.0	350	1831	560	70	76%	
32	19956	15246	4710	0.58	Micro Bio-Ret.	0.0	500	1872	800	100	78%	
33	16934	12197	4737	0.49	Micro Bio-Ret.	0.0	850	1589	1360	170	72%	
34	13393	6970	6423	0.39	Micro Bio-Ret.	0.0	850	1262	1360	170	52%	
35	12981	8276	4705	0.38	Micro Bio-Ret.	0.0	900	1221	1440	180	64%	
36	22530	16988	5542	0.66	Micro Bio-Ret.	0.0	900	2116	1440	180	75%	
37	14533	10019	4514	0.42	Micro Bio-Ret.	0.0	1000	1343	1600	200	69%	
38	19024	10890	8134	0.55	Micro Bio-Ret.	0.0	1000	1790	1800	200	57%	
39	16166	10019	6147	0.47	Micro Bio-Ret.	0.0	1000	1505	1600	200	62%	
40	12715	6970	5745	0.37	N/A - No Facility	6970	0	1180	0	0	0%	
41	16588	8276	8312	0.48	Micro Bio-Ret.	0.0	900	1546	1440	180	50%	
42	9777	9583	194	0.28	Micro Bio-Ret.	0.0	700	895	1120	140	98%	
43	12882	6970	5912	0.37	Micro Bio-Ret.	0.0	1190	1221	1471	160	54%	
44	13810	7405	6405	0.40	Micro Bio-Ret.	0.0	1190	1302	1577	160	54%	
45	8099	8099	0	0.23	Micro Bio-Ret.	0.0	480	774	768	96	100%	
46	12322	9583	2739	0.36	Micro Bio-Ret.	0.0	500	1140	800	100	78%	
47	5687	5687	0	0.16	Micro Bio-Ret.	0.0	225	529	380	45	100%	
48	29611	29611	0	0.87	SSF/Harvesting	0.0	0	2751	2674	0	100%	
49	8947	8947	0	0.26	Micro Bio-Ret.	0.0	540	855	864	108	100%	
50	4508	2705	1803	0.13	Micro Bio-Ret.	0.0	440	421	454	88	60%	
51	0	0	0	0.00	0	0.0	0	0	0	0	0%	
52	3693	1846	1847	0.10	Micro Bio-Ret.	0.0	368	346	380	73	50%	
53	4828	2220	2608	0.14	0	0.0	335	451	351	67	46%	
54	4000	2614	1386	0.11	Micro Bio-Ret.	0.0	200	374	210	40	65%	
55	5621	3092	2529	0.16	0	0.0	370	524	320	74	55%	
56	4677	2151	2526	0.13	Micro Bio-Ret.	0.0	335	437	351	67	46%	
57	9962	10019	-57	0.29	Micro Bio-Ret.	0.0	812	922	1300	162	101%	
58	9105	9148	-43	0.26	Micro Bio-Ret.	0.0	1006	858	1610	201	100%	
59	21336	13504	7832	0.62	Micro Bio-Ret.	0.0	727	2002	1163	145	63%	
60	5670	3920	1750	0.16	Micro Bio-Ret.	0.0	328	504	525	66	69%	
61	3318	2614	704	0.09	Micro Bio-Ret.	0.0	319	324	465	64	79%	
62	3527	2178	1349	0.10	Micro Bio-Ret.	0.0	638	324	932	128	62%	
63	6043	4356	1687	0.17	Micro Bio-Ret.	0.0	627	572	915	125	72%	
64	3988	3988	0	0.11	Micro Bio-Ret.	0.0	200	375	320	40	100%	
65	9966	9966	0	0.29	0	0.0	893	922	1304	179	100%	
66	6162	4792	1370	0.18	Micro Bio-Ret.	0.0	174	569	414	35	78%	
67	7850	5227	2623	0.23	0	0.0	617	731	901	123	67%	
68	2978	2178	800	0.08	Micro Bio-Ret.	0.0	516	286	754	103	73%	
69	4986	3049	1937	0.14	0	0.0	304	445	455	61	61%	
70	9084	9084	0	0.26	Micro Bio-Ret.	0.0	974	858	1422	195	100%	
71	25993	12632	13361	0.76	Micro Bio-Ret.	0.0	1392	2447	2368	200	49%	
72	26143	13504	12639	0.76	Micro Bio-Ret.	0.0	1088	2447	2368	200	52%	
73	37300	23067	14213	1.09	Micro Bio-Ret.	0.0	1400	3496	3378	280	62%	
74	9105	9105	0	0.26	Micro Bio-Ret.	0.0	974	858	1422	195	100%	
75	9962	9962	0	0.29	Micro Bio-Ret.	0.0	913	922	1333	183	100%	
76	23475	20038	3437	0.69	Micro Bio-Ret.	0.0	662	2193	1575	132	85%	
77	5469	4356	1113	0.16	Micro Bio-Ret.	0.0	638	527	932	128	80%	
78	6137	5227	910	0.18	Micro Bio-Ret.	0.0	627	569	915	125	85%	
79	13275	11326	1949	0.39	0	0.0	261	1239	537	52	85%	
80	9945	7841	2104	0.29	Micro Bio-Ret.	0.0	617	922	1025	123	79%	
81	8639	7405	1234	0.25	0	0.0	516	826	1228	103	86%	
82	9084	9084	0	0.26	Micro Bio-Ret.	0.0	974	858	1422	195	100%	
83	9966	9966	0	0.29	0	0.0	919	922	1341	184	100%	
84	0	0	0	0.00	0	0.0	0	0	0	0	0%	
85	3306	2614	692	0.09	Micro Bio-Ret.	0.0	235	309	251	47	79%	
86	3189	1742	1447	0.09	Micro Bio-Ret.	0.0	325	286	474	65	55%	
87	6040	4530	1510	0.17	Micro Bio-Ret.	0.0	460	564	476	92	75%	
88	1617	970	647	0.04	Micro Bio-Ret.	0.0	210	151	206	42	60%	
89	19684	3932	15732	0.57	Micro Bio-Ret.	0.0	500	1875	848	100	20%	
90	6738	4792	1946	0.19	Micro Bio-Ret.	0.0	780	604	1139	156	71%	

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D.A. No.	Area (Sq. Ft.)	Imp. Area	Lawn Area	% of Total Site Area	ESD Practice Utilized	Untreated Imp. Area	Filter Area Provided (A)	ESDvol Required (CF)	ESDvol Provided (CF)	Rev Provided (CF)	% IMP
91	7997	4792	3205	0.23	Micro Bio-Ret.	0.0	780	731	1139	156	60%
92	25757	25700	57	0.75	Micro Bio-Ret.	0.0	2975	2384	4343	595	100%
93	9542	6098	3444	0.28	Micro Bio-Ret.	0.0	650	890	949	130	64%
94	14461	8712	5749	0.42	Micro Bio-Ret.	0.0	630	1334	1172	126	60%
95	23511	13939	9572	0.69	Micro Bio-Ret.	0.0	945	2193	1380	189	59%
96	19195	15246	3949	0.56	Micro Bio-Ret.	0.0	1038	1780	1516	208	79%
97	5099	2614	2485	0.14	Micro Bio-Ret.	0.0	357	445	521	71	51%
98	2473	1742	731	0.07	Micro Bio-Ret.	0.0	130	254	190	26	70%
99	1334	871	463	0.03	Micro Bio-Ret.	0.0	195	127	285	39	65%
100	1168	871	297	0.03	Micro Bio-Ret.	0.0	195	127	285	39	75%
101	3407	2178	1229	0.10	Micro Bio-Ret.	0.0	293	318	428	59	64%
102	20030	20030	0	0.58	Micro Bio-Ret.	0.0	1849	1875	2699	370	100%
103	6637	4356	2281	0.19	Micro Bio-Ret.	0.0	380	604	631	76	66%
104	3417	2614	803	0.10	Micro Bio-Ret.	0.0	425	318	620	124	76%
105	32013	30492	1521	0.94	Micro Bio-Ret.	0.0	1500	2987	3030	300	95%
106	26196	25700	496	0.77	Micro Bio-Ret.	0.0	1350	2510	2781	270	98%
107	15078	9148	5930	0.44	Micro Bio-Ret.	0.0	780	1430	998	156	61%
108	11300	10019	1281	0.33	Micro Bio-Ret.	0.0	800	1049	1328	160	89%
109	11168	10019	1149	0.32	Micro Bio-Ret.	0.0	800	1017	1328	160	90%
110	7420	3710	3710	0.21	Micro Bio-Ret.	0.0	421	699	6		