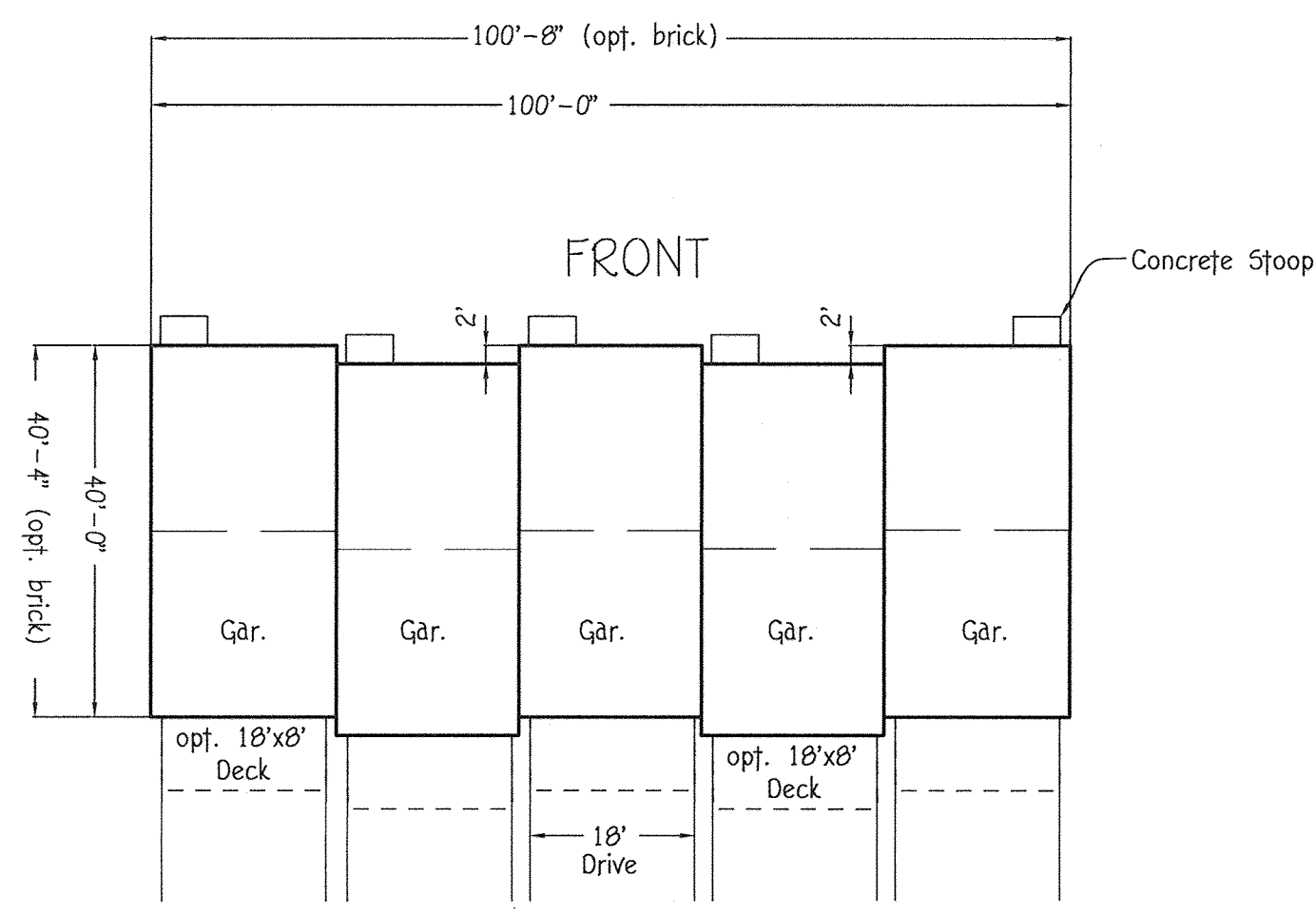
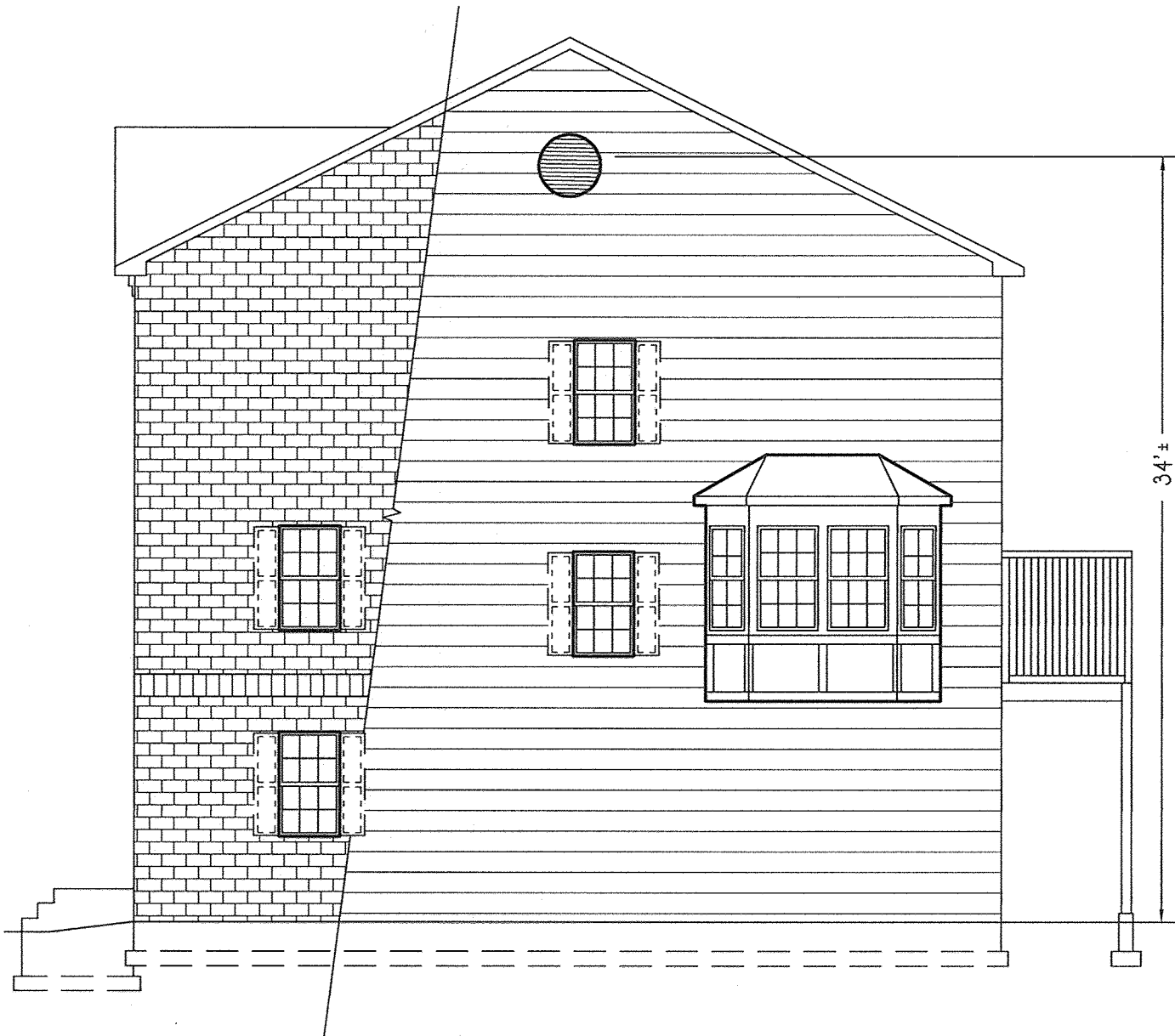


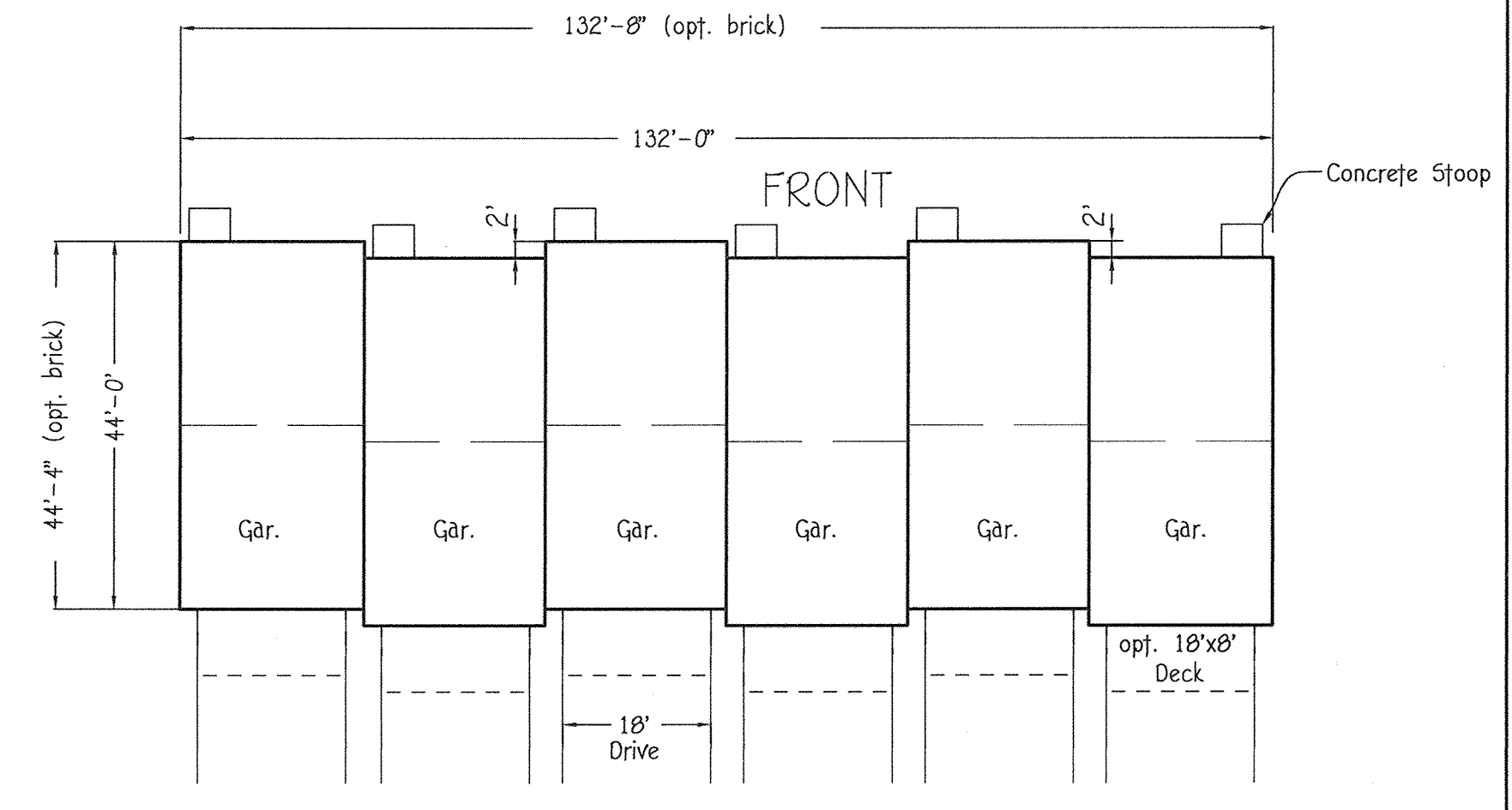
8 UNIT TOWNHOUSE



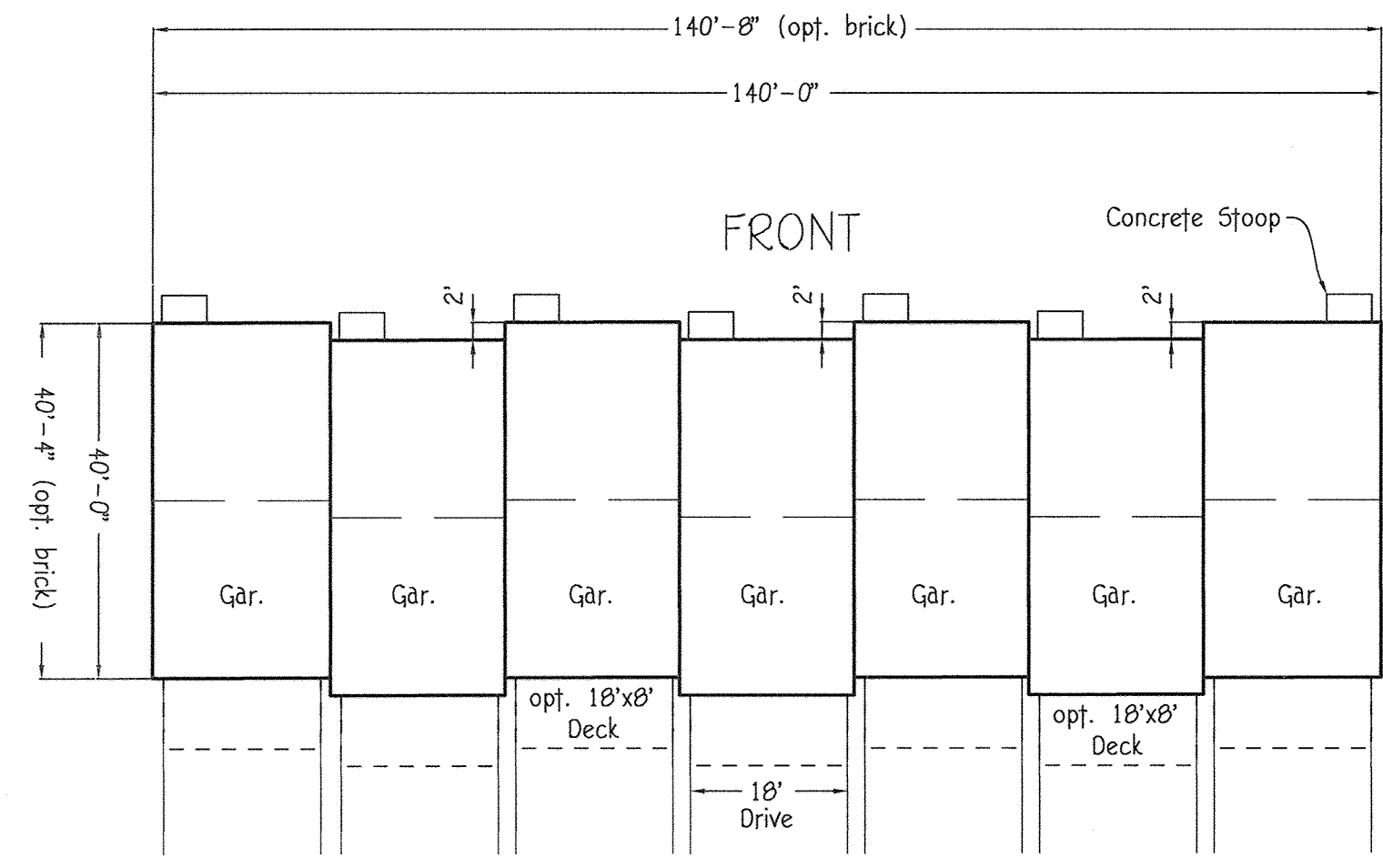
5 UNIT TOWNHOUSE



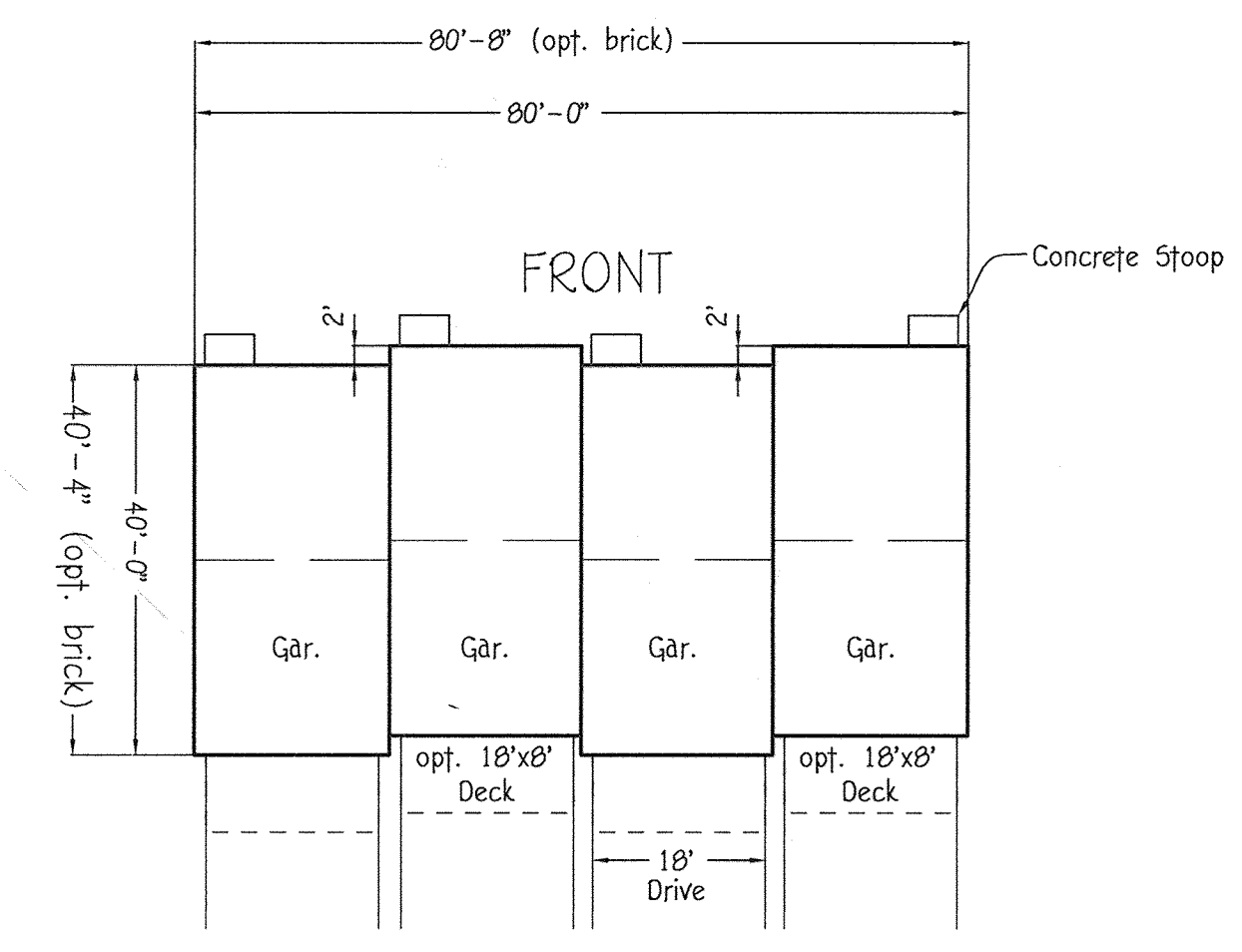
SIDE ELEVATION  
NO SCALE



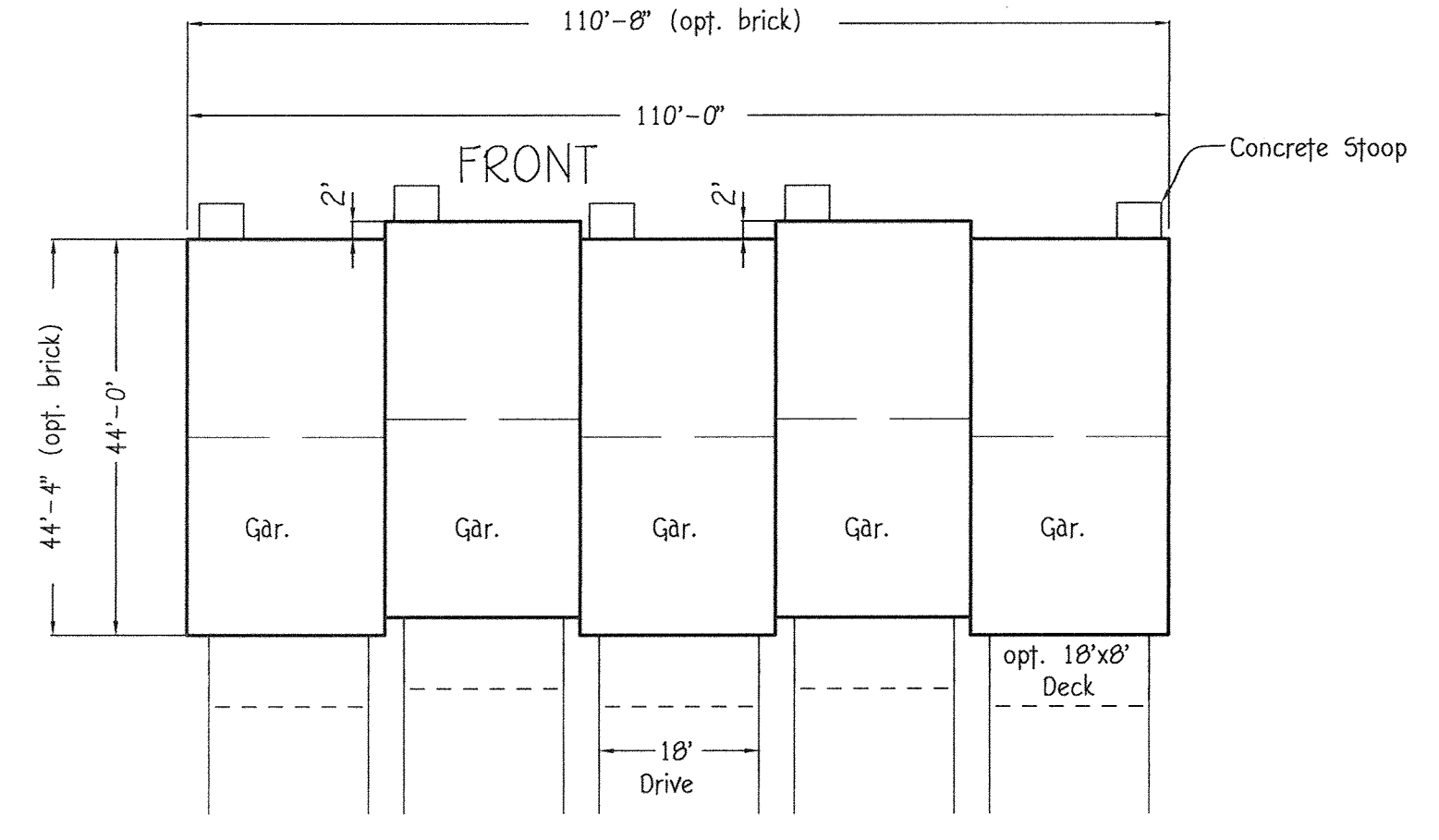
6 UNIT TOWNHOUSE



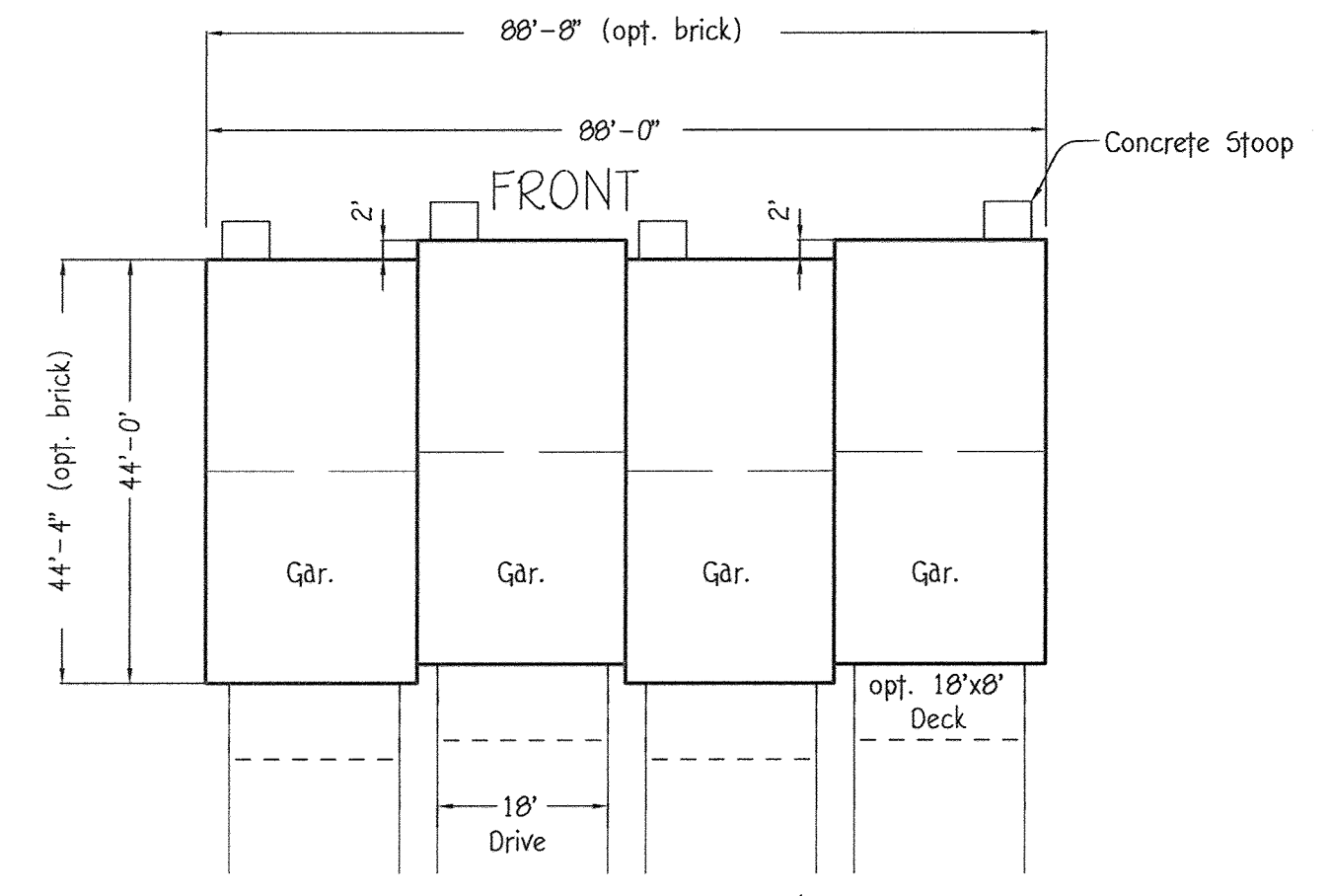
7 UNIT TOWNHOUSE



4 UNIT TOWNHOUSE



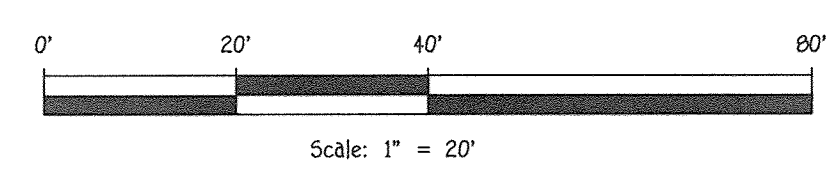
5 UNIT TOWNHOUSE



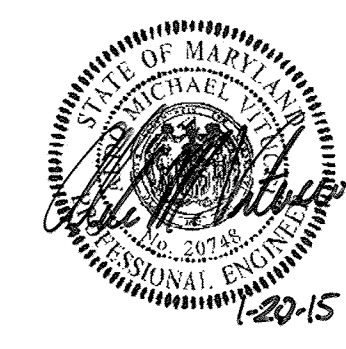
4 UNIT TOWNHOUSE

(PARCEL 'N')  
40' X 20' Units  
SCALE: 1" = 20'

(PARCEL 'R')  
44' X 22' Units  
SCALE: 1" = 20'



FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2995



AS-BUILT CERTIFICATION FOR PSWM  
Note: There is no "AS-BUILT" information provided.  
*Aldo M. Villalba*  
ALDO M. VILLALBA NO. 107746 Date 4/16/15

Owner/Builder  
U.S. Home Corporation,  
D/B/A Lennar  
c/o Joseph Forjino, Vice President  
10211 Wincopin Circle  
Suite 300  
Columbia, Maryland 21044  
Ph# 410-423-0460

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

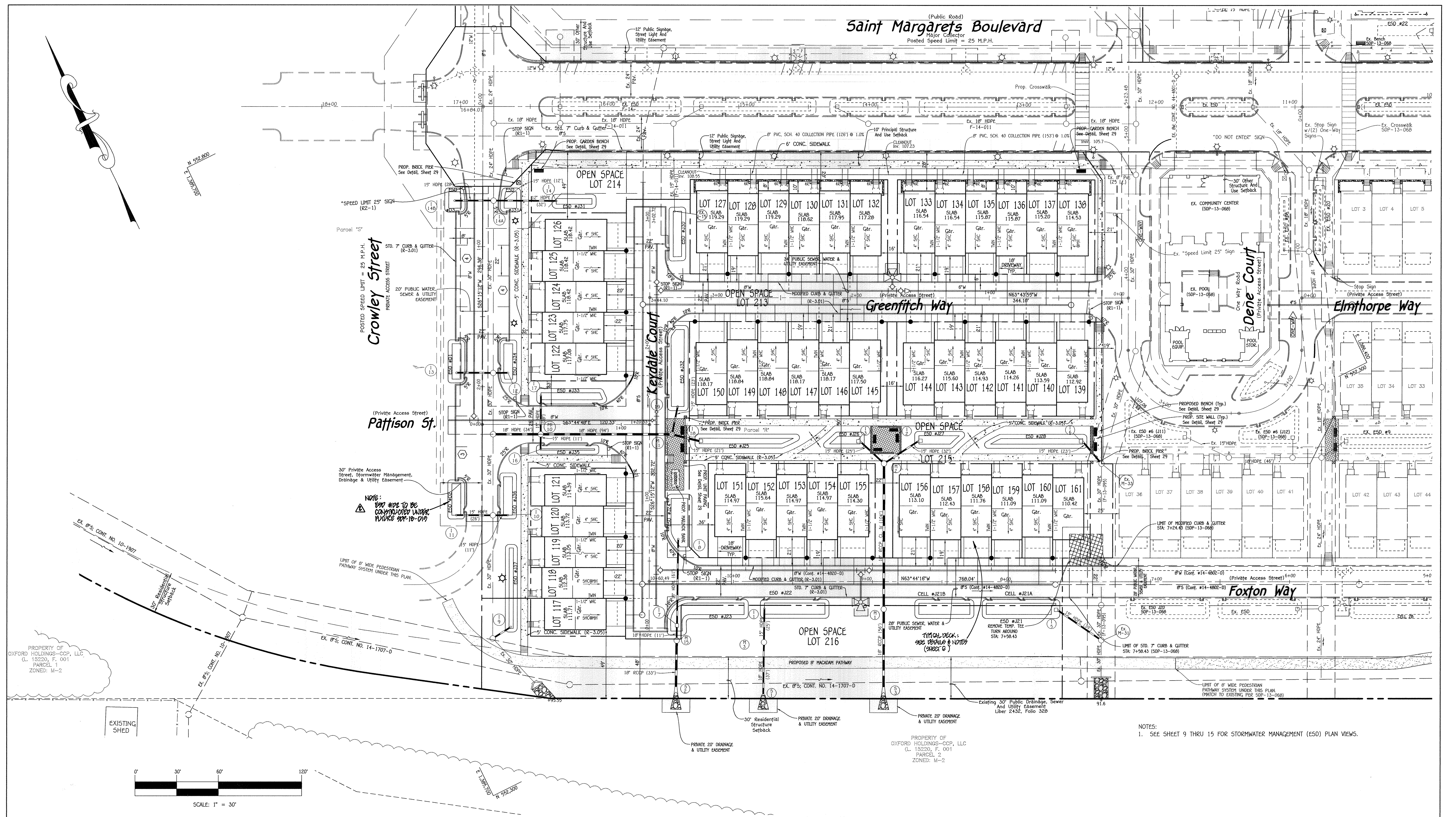
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Karl Schenk* 4-09-15  
Chief, Division of Land Development Date  
*John Smith* 2-20-15  
Chief, Development Engineering Division Date  
*Frank M. Long* 4/15/15  
Director - Department of Planning and Zoning Date

SUBDIVISION	SECTION/AREA	LOT Nos.
OXFORD SQUARE	----	117 THRU 212
PLAT NO.	BLOCK NO.	ZONE
2220-2222	---	TOD
		TAX/ZONE
		44
		ELEC. DIST.
		1st.
		CENSUS TR.
		601101

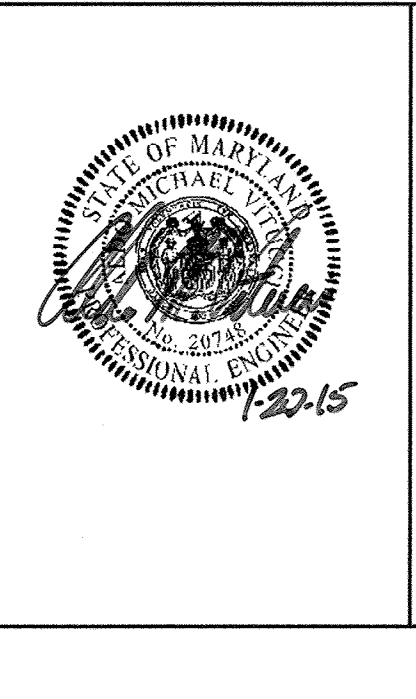
HOUSE TYPES  
**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
(Being A Resubdivision of Parcel 'N', As Shown On Plans Entitled "Oxford Square, "Green Neighborhood", Lots 1 Thru 103, Open Space Lots 104 Thru 116 And Parcels 'N' & 'O' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22988) & A Resubdivision of Parcel 'R', As Shown On Plans Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcels 'R', 'S' And 'T' And Revision Plat - Parcel 'Z' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22102 Thru 22109.)  
Zoned: TOD  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District Howard County, Maryland  
Scale: As Shown Date: January 12, 2015  
Sheet 2 Of 32

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



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

NO.	REVISION	DATE
1	ADDED NOTE TO MAKE ESD AND PAVEMENT	6/16/16
2	REMOVE TO ADD DECK DETAIL & WAIVER APPROVAL NOTES	1/10/16



AS-BUILT CERTIFICATION FOR PSWM  
 Note: There is no "AS-BUILT" information provided.  
 ALDO M. VITALE, No. 10718  
 Date: 1/10/19

Owner/Builder: U.S. Home Corporation, c/o Joseph Fortino, Vice President, 10211 Wincopin Circle, Suite 300, Columbia, Maryland 21044, Ph: 410-423-0460  
 Developer: Preston Scheffenacker Properties, 2330 West Joppa Road, Suite 190, Lutherville, Maryland 21093, Ph: 410-296-3800

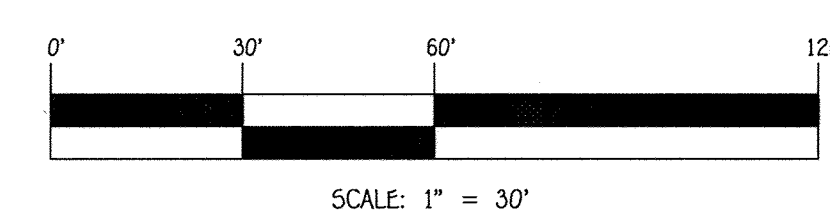
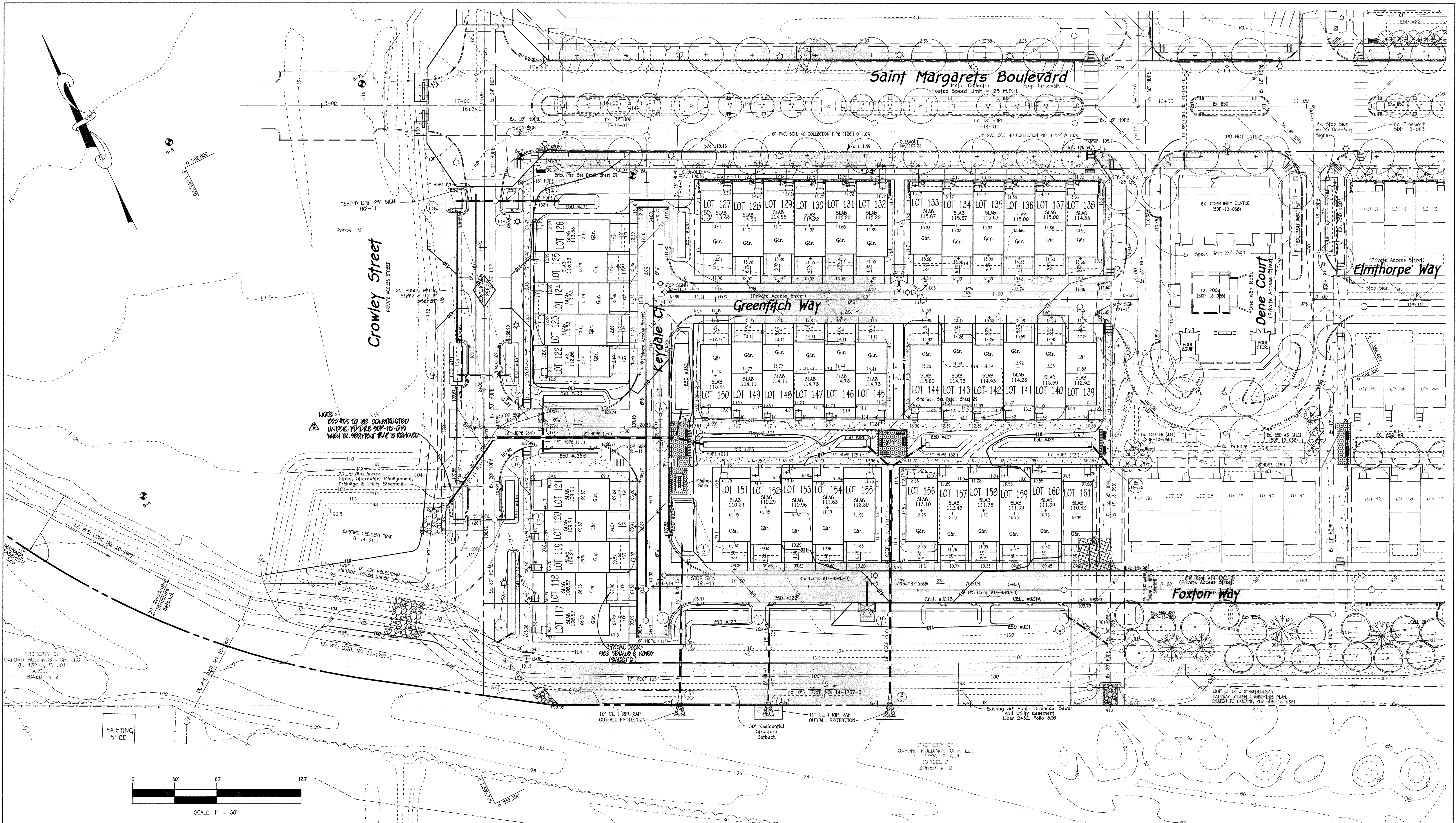
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Division of Land Development: [Signature] 4-9-15  
 Chief, Development Engineering Division: [Signature] 2-20-15  
 Director - Department of Planning and Zoning: [Signature] 7/13/15

GEOMETRY PLAN  
**OXFORD SQUARE**  
 "A Howard County Green Neighborhood"  
 Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
 (Being A Resubdivision Of Parcel "N", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "N" & "O" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22995 Thru 22998) & A Resubdivision Of Parcel "R", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcel "R", "S" And "T" And Revision Plat - Parcel "T" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23102 Thru 23105)  
 Zoned: TOD  
 Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
 First Election District: Howard County, Maryland  
 Scale: As Shown Date: January 12, 2015  
 Sheet 3 of 32

1/20/09/09014.dwg(SDP) (Lennar) part: 2/09014 Sheet 3 of 3 geometry plan.dwg, 1/13/2015 9:51:55 AM, 1:1

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





1/20/09/09/10/10/11/12/13/2015 9:55:18 AM, 11

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 CLUETT CITY, MARIANO 21044  
 (410) 461-2995



AS-BUILT CERTIFICATION FOR PSWM  
 Note: There is no "AS-BUILT" information provided on this sheet.  
*Alvaro M. Vitola*  
 ALVARO M. VITOLA, P.E. 4/10/19  
 Date

<b>Owner/Builder</b>	<b>Developer</b>
U.S. Home Corporation, 0/B/A Lennar c/o Joseph Fortino, Vice President 10211 Wincopin Circle Suite 300 Columbia, Maryland 21044 Ph# 410-423-0460	Preston Scheffenaeker Properties 2300 West Joppa Road, Suite 190 Lutherville, Maryland 21093 Ph# 410-296-3800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kat Schulz* 4-09-15  
 Chief, Division of Land Development Date

*M. J. Fisher* 3-20-15  
 Chief, Development Engineering Division Date

*Mark S. ...* 4/9/15  
 Director - Department of Planning and Zoning Date

SUBDIVISION	OXFORD SQUARE	SECTION/AREA	LOT Nos.
PLAT NO.	23240-23241	TAX/ZONE	117 THRU 212
BLOCK NO.	---	ELEC. DIST.	1st.
ZONE	TOD	CENSUS TR.	601101

**SITE DEVELOPMENT PLAN**  
**OXFORD SQUARE**  
 "A Howard County Green Neighborhood"  
 Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
 (Being A Resubdivision of Parcel "N", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 and Parcels "M" & "O" - And Recorded Among The Land Records of Howard County, Maryland As Plat Nos. 22895 Thru 22993) & A Resubdivision of Parcel "R", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcels "R", "S" And "T" And Revision Plat - Parcel "R", And Recorded Among The Land Records of Howard County, Maryland As Plat Nos. 23023 Thru 23105.)  
 Zoned: TOD  
 Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
 First Election District: Howard County, Maryland  
 Scale: As Shown Date: January 12, 2015  
 Sheet 5 Of 32

NO.	REVISION	DATE
1	ADDED NOTE TO MAKE ESD #102 FUTURE REVISION TO ADD DECK DETAIL & MAKE APPROVAL NOTES	6/26/18 4/26/18

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

SDP-14-019

1/23/2015 11:14:56 AM 11

**FISHER, COLLINS & CARTER, INC.**  
 ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 GAITHERSBURG, MARYLAND 20878  
 (410) 461-2995



**AS-BUILT CERTIFICATION FOR PSWM**  
 Note: There is no "AS-BUILT" information provided for this project.  
 ALDO M. VITALE, No. 107482  
 Date: 4/10/19

**Owner/Builder**  
 U.S. Home Corporation,  
 c/o Joseph Fortino, Vice President  
 10211 Winopin Circle  
 Suite 300  
 Columbia, Maryland 21044  
 Ph# 410-423-0460

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Katshelov* Chief, Division of Land Development 4-09-15 Date

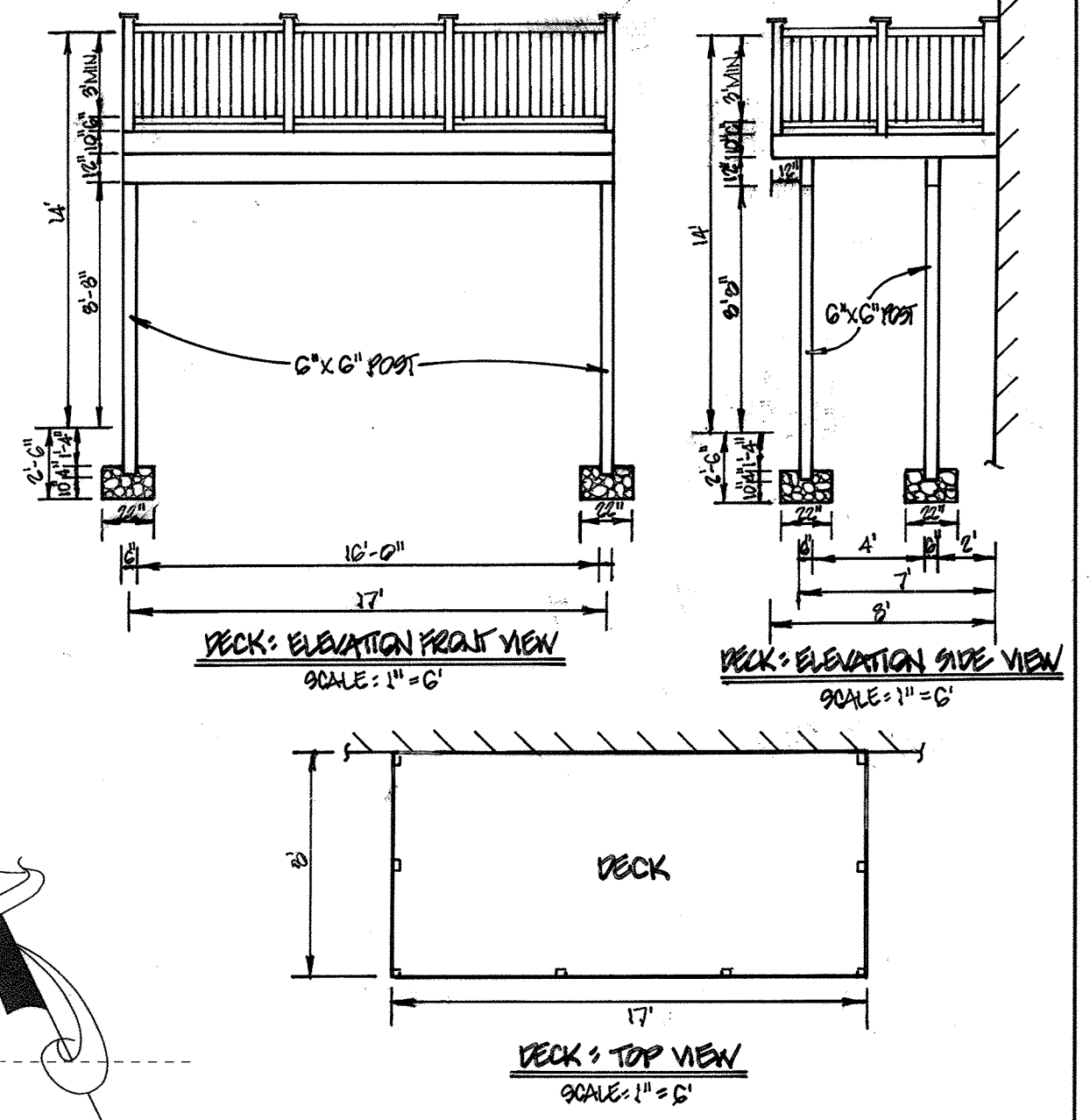
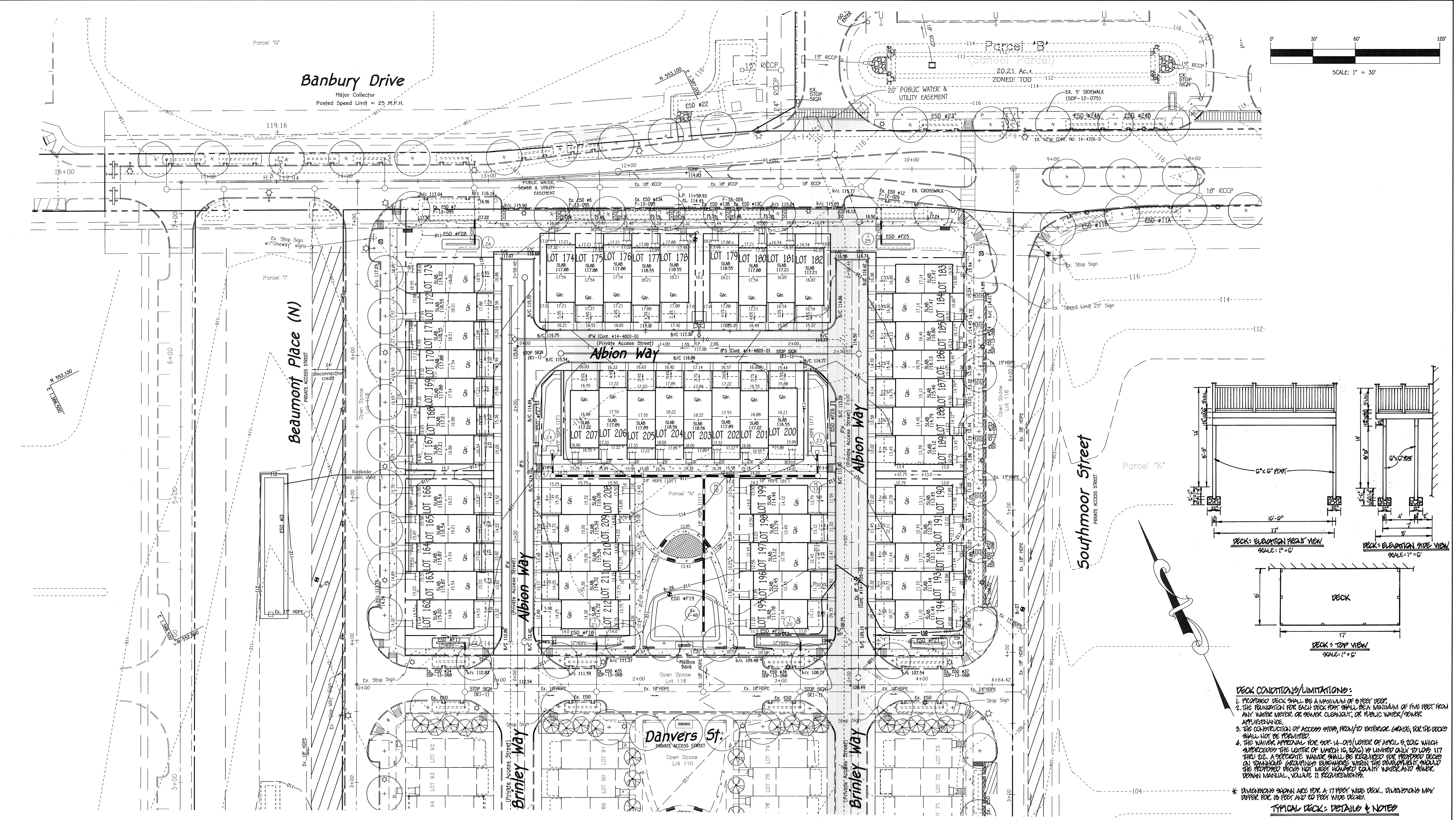
*[Signature]* Chief, Development Engineering Division 2-20-15 Date

*[Signature]* Director - Department of Planning and Zoning 4/9/19 Date

SUBDIVISION	OXFORD SQUARE	SECTION/AREA	LOT Nos.
PLAT NO.	2242-22421	TAX/ZONE	117 THRU 212
BLOCK NO.	---	ELEC. DIST.	1st.
ZONE	TOD	CENSUS TR.	601101
TAX/ZONE	44		

**SITE DEVELOPMENT PLAN**  
**OXFORD SQUARE**  
 "A Howard County Green Neighborhood"  
 Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
 (Being A Resubdivision of Parcel "N", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "M" & "O" - And Recorded Among The Land Records of Howard County, Maryland As Plat Nos. 22995 Thru 22998) &  
 A Resubdivision of Parcel "G", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcels "R", "S" And "T" And Revision Plat - Parcel "U" - And Recorded Among The Land Records of Howard County, Maryland As Plat Nos. 22103 Thru 22106 )  
 Zoned: TOD  
 Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
 First Election District: Howard County, Maryland  
 Scale: As Shown Date: January 12, 2015  
 Sheet 6 Of 32

NO.	REVISION	DATE
1	CHANGE TO ADD DECK DETAIL & WAIVER APPROVAL NOTES	4/8/19



**DECK CONDITIONS/LIMITATIONS:**

1. PROPOSED DECK SHALL BE A MAXIMUM OF 8 FEET DEEP.
2. THE FOUNDATION FOR EACH DECK POST SHALL BE A MINIMUM OF FIVE FEET FROM ANY HOUSE WERER OR OTHER CLEANOUT, OR PUBLIC WATER/SEWER APPURTENANCES.
3. THE CONSTRUCTION OF ACCESS STEPS, PROVIDED EXTERIOR GRADIENT, FOR THE DECKS SHALL NOT BE PERMITTED.
4. THE WAIVER APPROVAL FOR 907-14-019 (LETTER OF APRIL 5, 2010 WHICH SUPERSEDES THE LETTER OF MARCH 10, 2010) IS LIMITED ONLY TO LOTS 117 THRU 212. A SEPARATE WAIVER SHALL BE REQUIRED FOR PROPOSED DECKS ON LOTS 213 THRU 223 WITHIN THE DEVELOPMENT AND ALL THE PROPOSED DECKS MUST MEET HOWARD COUNTY WATER AND SEWER DESIGN MANUAL, VOLUME II REQUIREMENTS.

\* DIMENSIONS SHOWN ARE FOR A 17 FOOT WIDE DECK. DIMENSIONS MAY DIFFER FOR 10 FOOT AND 20 FOOT WIDE DECKS.

**TYPICAL DECK: DETAILS & NOTES**

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



**Infiltration and Filter System Construction Specifications**

Infiltration and filter systems either take advantage of existing permeable soils or create a permeable medium such as sand for WC, and 6e v. In some instances where permeability is great, these facilities may be used for 4p as well. The most common systems include infiltration trenches, infiltration basins, and filters, and organic filters.

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

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

**Bio-retention**

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

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

Parameter	Value
pH range	5.2 to 7.00
Organic matter	1.5 to 4.0% (by weight)
Magnesium	35 lbs. per acre, minimum
Phosphorus (phosphate - P2O5)	75 lbs. per acre, minimum
Potassium (potash - K2O)	85 lbs. per acre, minimum
Soluble salts	500 ppm
Clay	10 to 25 %
Silt	30 to 55 %
Sand	35 to 60 %

**Mulch Layer**

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

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

**Planting Guidance**

Plant material selection should be based on the goal of simulating a terrestrial forested community of native species. Bioretention simulates an upland-species ecosystem. The community should be dominated by trees, but have a distinct community of understory trees, shrubs and herbaceous materials. By creating a diverse, dense plant cover, a bioretention facility will be able to treat stormwater runoff and withstand urban stresses from insects, drought, temperature, wind, and exposure.

The proper selection and installation of plant materials is key to a successful system. There are essentially three zones within a bioretention facility (Figure A.5). The lowest elevation supports plant species adapted to standing and fluctuating water levels. The middle elevation supports plants that like drier soil conditions, but can still tolerate occasional inundation by water. The outer edge is the highest elevation and generally supports plants adapted to drier conditions. For appropriate plant materials for bioretention facilities, refer to MMA Approved Species List. The layout of plant material should be flexible, but should follow the general principles described in Table A.5. The objective is to have a system, which resembles a random, and natural plant layout, while maintaining optimal conditions for plant establishment and growth. For a more extensive bioretention plan, consult ETAB, 1993 or Claytor and Schuder, 1997.

**B.4.C Specifications for Micro-Bioretenion. Rain Gardens, Landscape Infiltration & Infiltration Berms**

1. Material Specifications
2. Filtering Media or Planting Soil

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretenion practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.06.01.05.

The planting soil shall be tested and shall meet the following criteria:

Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)

Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).

Clay Content - Media shall have a clay content of less than 5%.

pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

3. Compaction
- It is very important to minimize compaction of both the base of bioretention practices and the required backfill when possible, using excavation hoses to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary filling operation such as a chisel plow, ripper, or subsoiler. These filling operations are to restructure the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base.

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

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Gradation bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

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

5. Plant Installation
- Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Stockpiles of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8" of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seeds should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1,000 square feet.

6. Underdrains

Underdrains should meet the following criteria:

Pipe - Should be 476 6" diameter, slotted or perforated rigid plastic pipe (ASTM F 756, Type PS 2B, or ASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).

Perforations - If perforated pipe is used, perforations should be 3/8" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a 1/4" (No. 4 or 6x) galvanized hardware cloth.

Gravel - The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain.

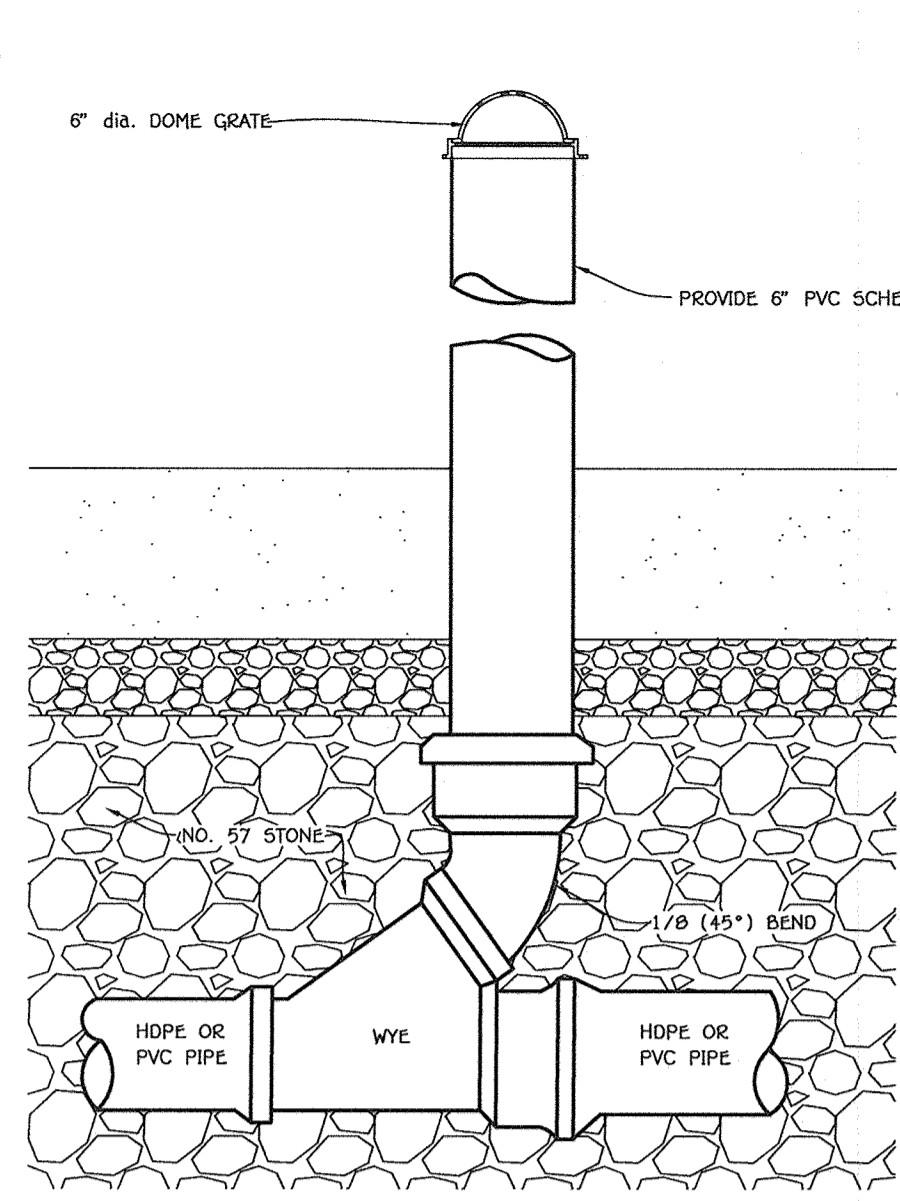
The main collector pipe shall be at a minimum 0.5% slope.

A rigid, non-perforated observation well must be provided (one per every 1,000 square feet) to provide a clean-out port and monitor performance of the filter.

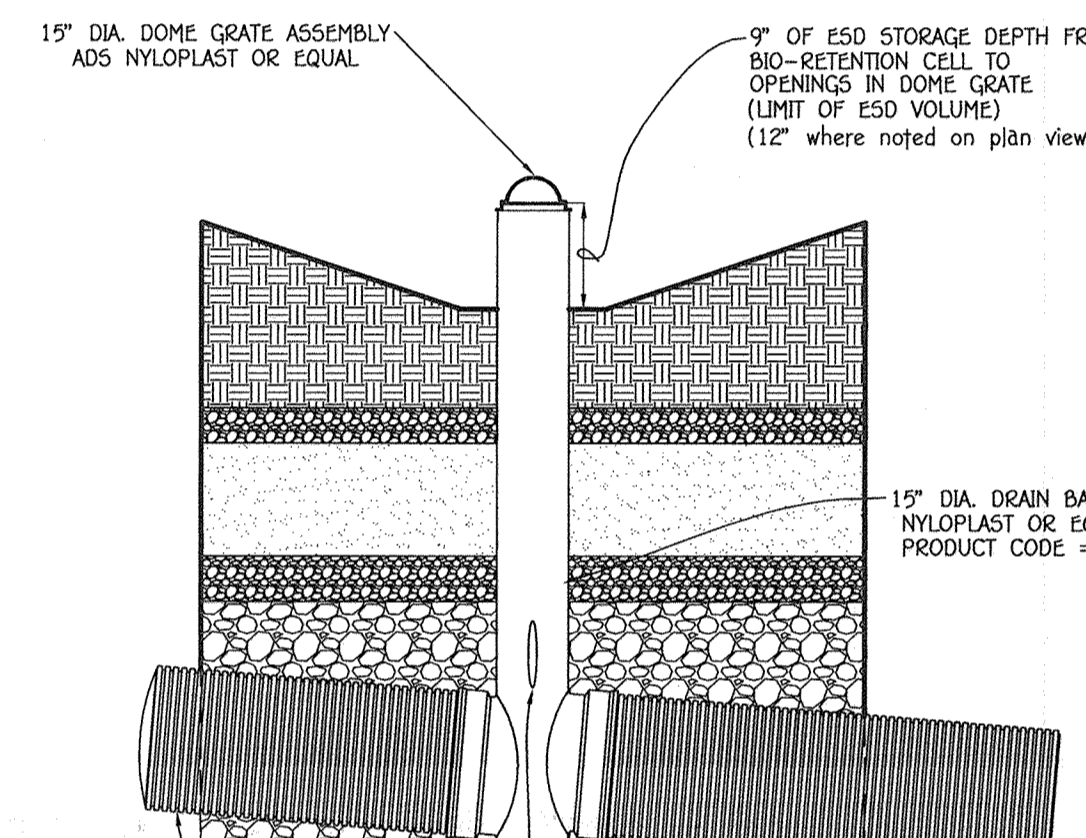
A 4" layer of pea gravel (1/4" to 3/8" stone) shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 24".

The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1,000 square feet of surface area).

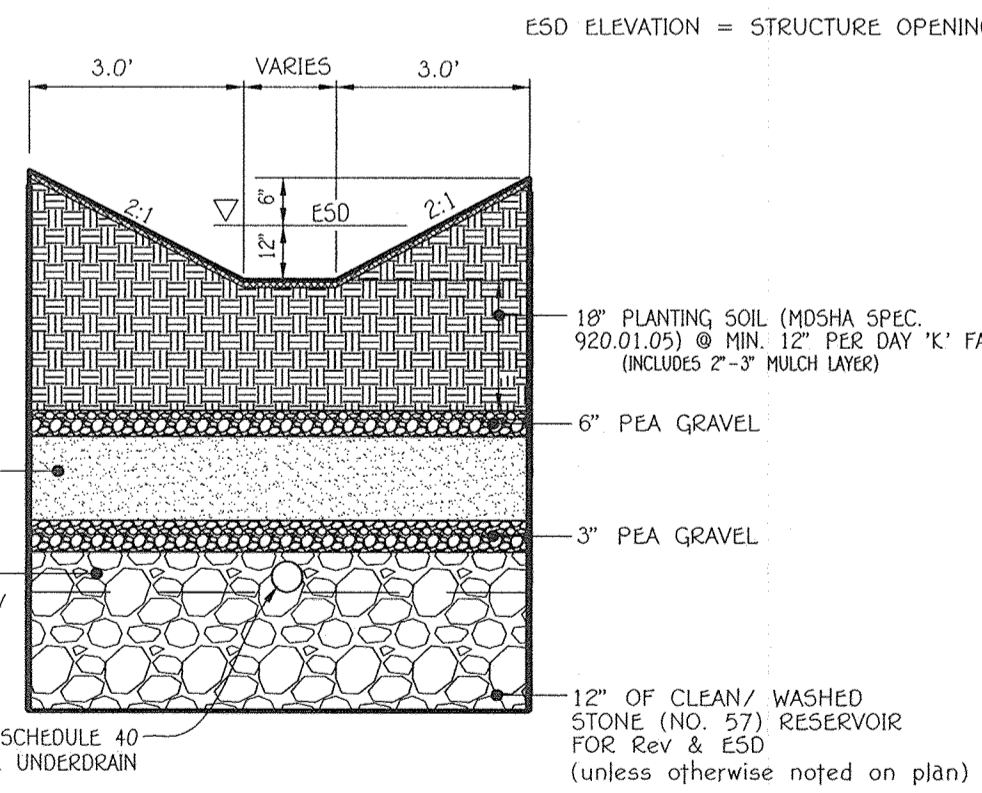
7. Miscellaneous
- These practices may not be constructed until all contributing drainage area has been stabilized.



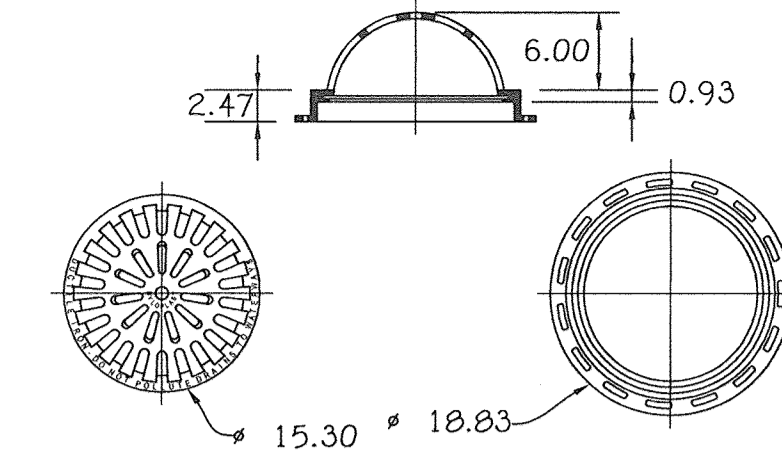
**TYPICAL CLEAN-OUT DETAIL**  
NO SCALE



**TYPICAL INLET STRUCTURE DETAIL**  
BIO-RETENTION  
NO SCALE



**TYPICAL BIO-RETENTION (M-6)**  
(WITHIN PARCEL)  
NO SCALE



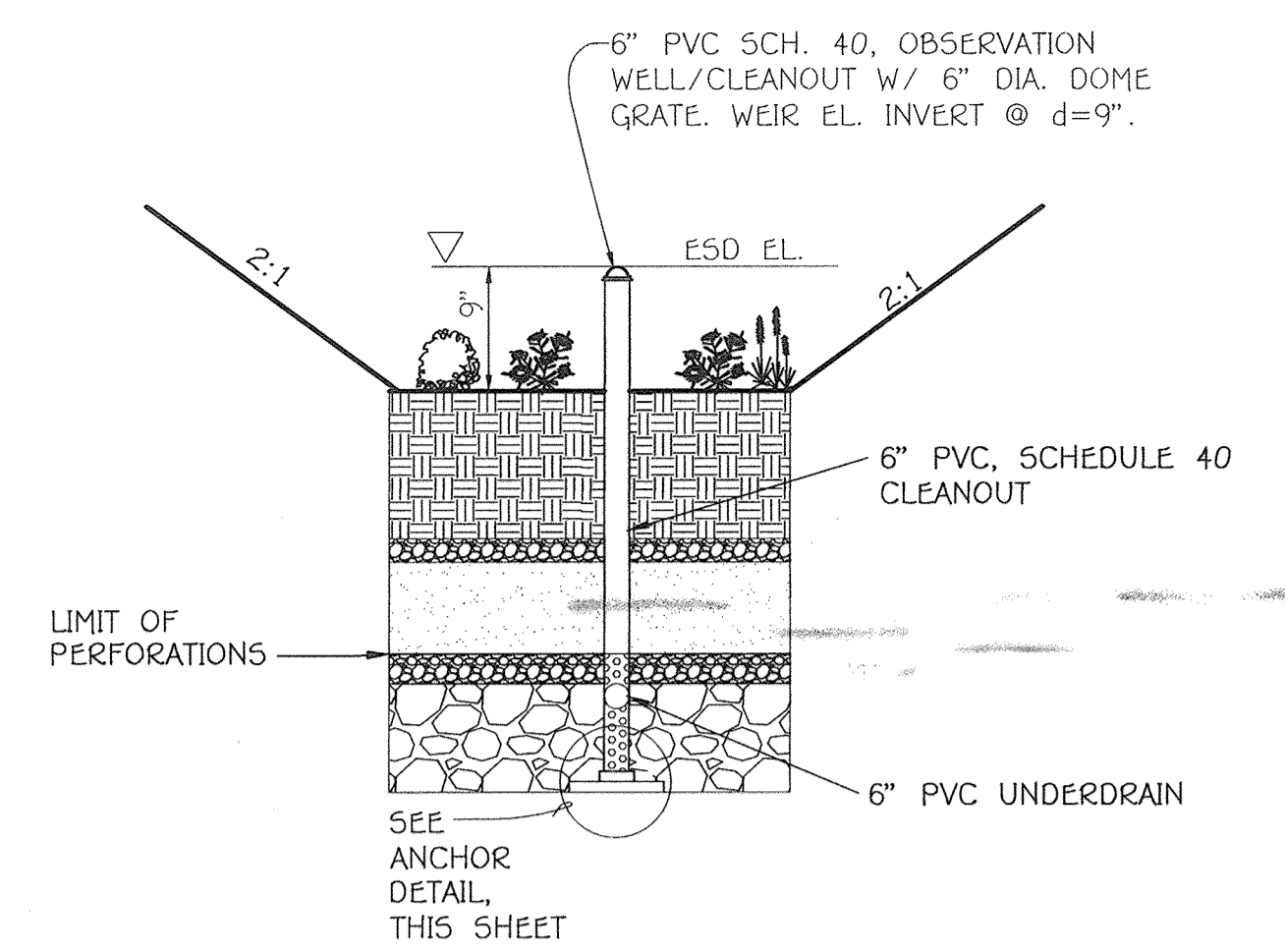
ALL DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE  
QUALITY: MATERIAL SHALL CONFORM TO ASTM  
A536 GRADE 70-50-05  
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT  
LOCKING DEVICE AVAILABLE UPON REQUEST  
SEE DRAWING NO.  
7001-110-230

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

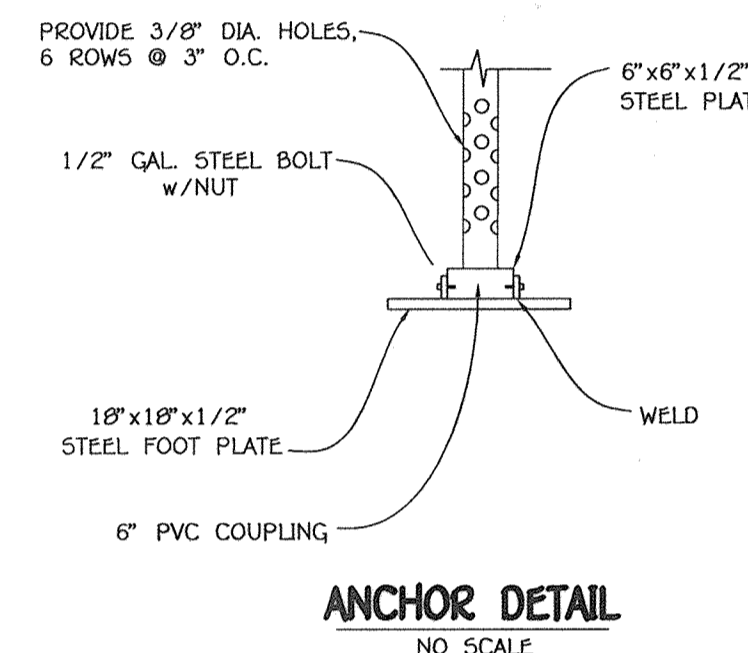
**15" DOME GRATE ASSEMBLY**  
NYLOPLAST OR EQUAL

**STORMWATER MANAGEMENT MAINTENANCE NOTE**

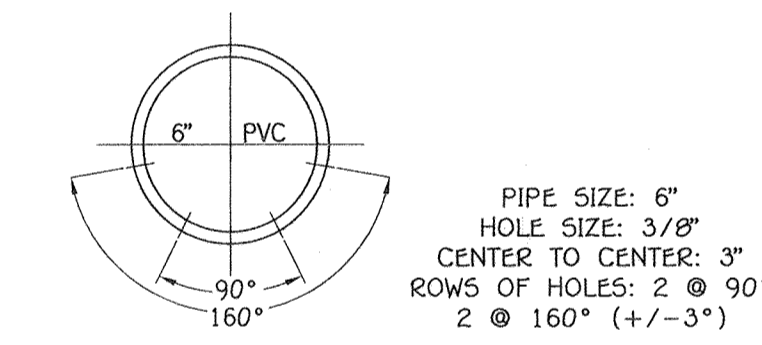
ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE OXFORD SQUARE COMMERCIAL ASSOCIATION, INC. THE STREET TREES, PERFORATED UNDERDRAINS, FEEDERS, PLANTINGS AND SWALES WILL ALSO BE PRIVATELY OWNED AND MAINTAINED BY THE OXFORD SQUARE COMMERCIAL ASSOCIATION, HOWARD COUNTY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



**SECTION OF OBSERVATION WELL LOCATION**  
NOT TO SCALE



**ANCHOR DETAIL**  
NO SCALE



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

NOTES:  
UNDERDRAIN PIPE SHALL BE 4" TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTM F 756, TYPE PS 2B OR ASHTO-M-278) IN A GRAVEL LAYER. THE PERFORATED MATERIAL IS SLOTTED 4" 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".

**NOTE: SEE SHEET 19 FOR "TYPICAL BIO-RETENTION CELL DURING INITIAL CONSTRUCTION PHASE PRIOR TO DRAINAGE AREA BEING STABILIZED" DETAIL**

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

1. 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.
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.
3. 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.
4. The owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.
5. The owner shall maintain all observation wells, clean-outs and perforated underdrains.
6. 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.



AS-BUILT CERTIFICATION FOR PSWM  
Note: There is no "AS BUILT" information provided on this plan.  
*[Signature]*  
ALDO M. VIVOLA, NO. 20746  
Date: 4/10/19

**Owner/Builder**  
U.S. Home Corporation,  
D/B/A Lennar  
c/o Joseph Fortino, Vice President  
10211 Winconin Circle  
Suite 300  
Columbia, Maryland 21044  
Ph: 410-423-0450

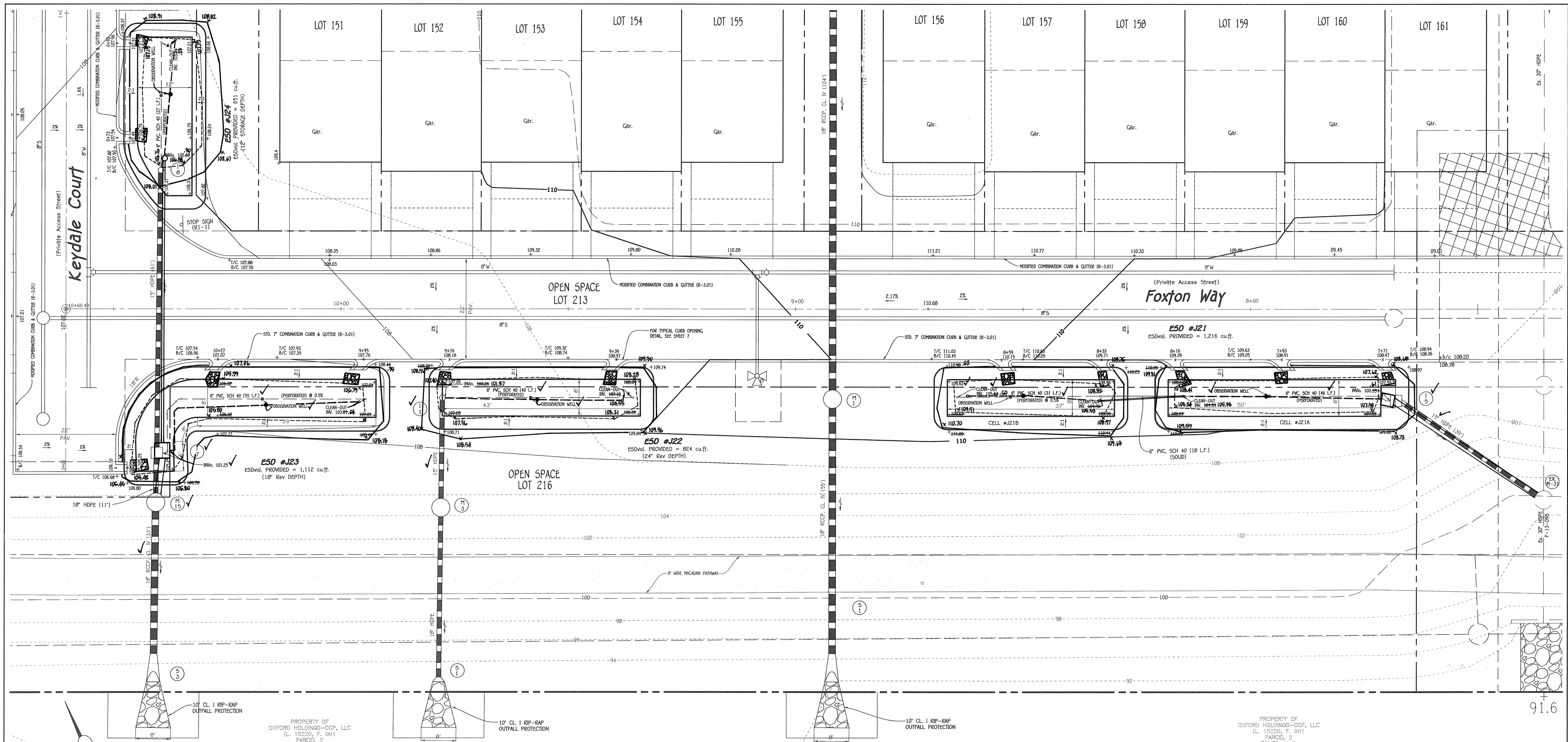
**Developer**  
Preston Scheffenecker Properties  
2330 West Joppa Road, Suite 190  
Lutherville, Maryland 21093  
Ph: 410-296-3800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING		
<i>[Signature]</i> Chief, Division of Land Development	4-09-15	Date
<i>[Signature]</i> Chief, Development Engineering Division	2-20-15	Date
<i>[Signature]</i> Director - Department of Planning and Zoning	4/10/19	Date
SUBDIVISION OXFORD SQUARE	SECTION/AREA ----	LOT Nos. 117 THRU 212
PLAT NO. 23219-23221	BLOCK NO. ---	ZONE TOD
TAX/ZONE 44	ELEC. DIST. 1st.	CENSUS TR. 601101

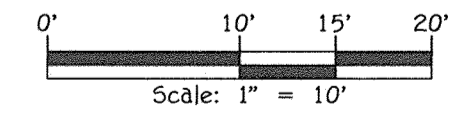
**STORMWATER MANAGEMENT NOTES & DETAILS**  
**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
(Being A Resubdivision of Parcel "N", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "N" & "O" - And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22996) & A Resubdivision of Parcel "E", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcels "K", "S" And "T" And Revision Plat - Parcel "E" - And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23109 Thru 23125.)  
Zoned: TOD  
Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown Date: January 12, 2015  
Sheet 8 Of 32

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





**PROPOSED MICRO BIO-RETENTION (M-6)  
ESD Nos. J21 thru J24 PLAN VIEW**  
SCALE: 1" = 10'



**STORMWATER MANAGEMENT  
MAINTENANCE NOTE**

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NO.	REVISION	DATE



**AS-BUILT CERTIFICATION FOR PSWM**  
I hereby certify that the facility shown on the plan was constructed as shown on the "AS BUILT" plans and complies with the approved plans and specifications. I have verified that the stormwater drainage area is sufficiently sized to prevent clogging of the underdrains.

*Alvin M. Vidica*  
ALVIN M. VIDICA, NO. 20740  
Date: 4/10/19

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kevin Schindler*  
Chief, Division of Land Development  
Date: 4-09-15

*John E. Smith*  
Chief, Development Engineering Division  
Date: 2-20-15

*Paula R. Long*  
Director - Department of Planning and Zoning  
Date: 4/10/15

SUBDIVISION	OXFORD SQUARE	SECTION/AREA	---	LOT Nos.	117 THRU 212
PLAT NO.	29219-29221	BLOCK NO.	---	ZONE	TOD
TAX/ZONE	44	ELEC. DIST.	1st.	CENSUS TR.	601101

**STORMWATER MANAGEMENT  
PLAN VIEWS**

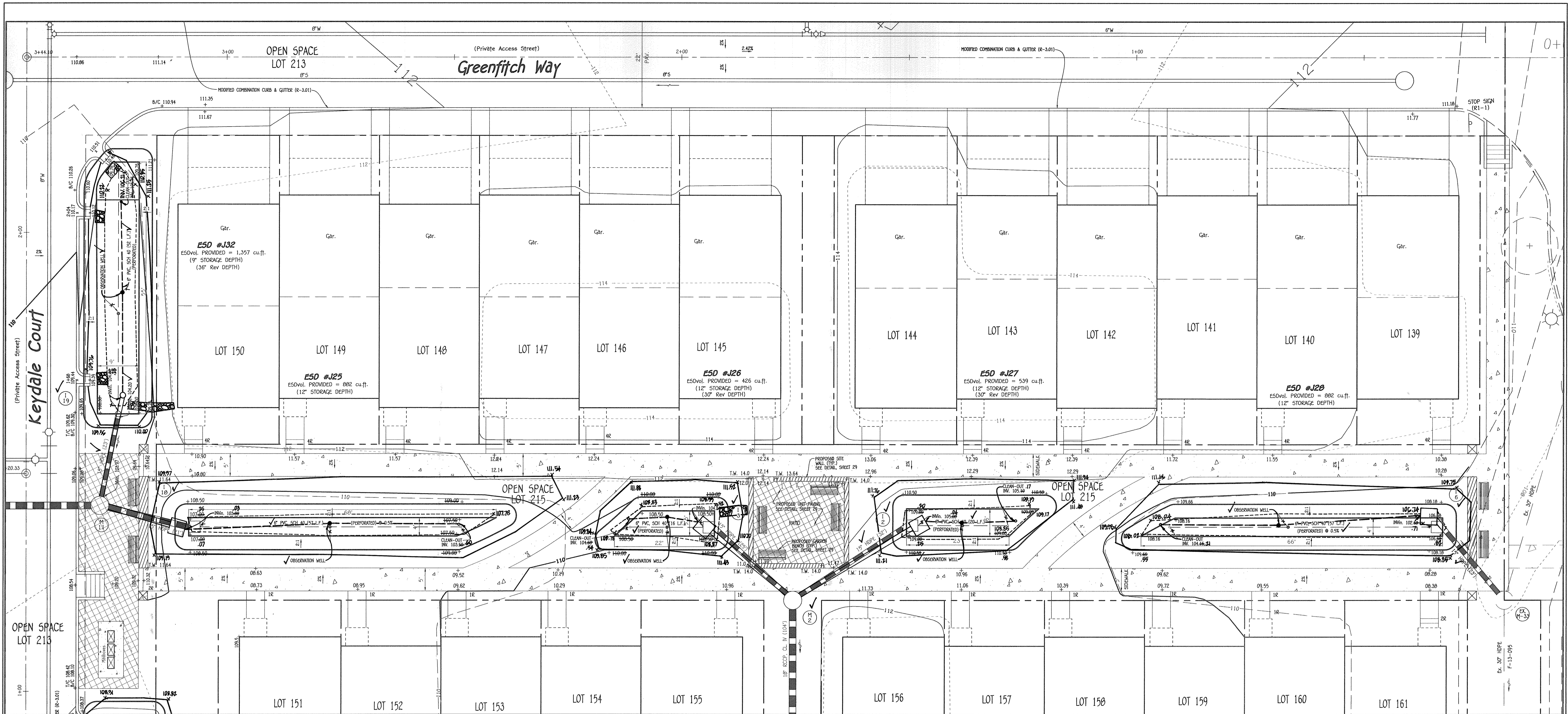
**OXFORD SQUARE**  
"A Howard County Green Neighborhood"

Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
(Being A Resubdivision Of Parcel "N", As Shown On Plans Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "N" & "O" - And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22898) & A Resubdivision Of Parcel "K", As Shown On Plans Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcels "K", "L", "M" And "N" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22109 Thru 22105)

Zoned: TOD  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown Date: January 12, 2015  
Sheet 9 Of 32

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BELTPORE NATIONAL PIKE  
GALVESTON CITY, MARYLAND 21082  
(410) 461-2955

I:\2009\00014\dwg\SDP (Lennar) part 2\06014 Sheet B-15 swm plans.dwg, 1/12/2015 11:31:20 AM, 1:1

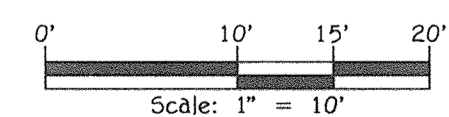


**PROPOSED MICRO BIO-RETENTION (M-6)  
ESD Nos. J25 thru J28 & J32 PLAN VIEW**

Scale: 1" = 10'

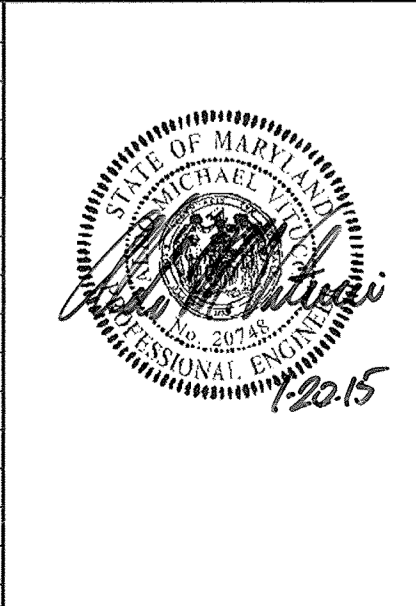
**STORMWATER MANAGEMENT  
MAINTENANCE NOTE**

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



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
 CLAYTON CITY, MARYLAND 21042  
 (410) 461-2995

NO.	REVISION	DATE



**AS-BUILT CERTIFICATION FOR PSWM**  
 I hereby certify that the facility shown on the plan was constructed as shown on the "AS BUILT" plans and complies with the plans and specifications. I have verified that the existing drainage area is sufficient for the proposed logging of the underdrains.

*Alvin M. Vitucci*  
**ALVIN M. VITUCCI** - No. 201740  
 Date: 4/9/15

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kevin S. DeLoach*  
 Chief, Division of Land Development  
 Date: 4-09-15

*John S. ...*  
 Chief, Development Engineering Division  
 Date: 2-20-15

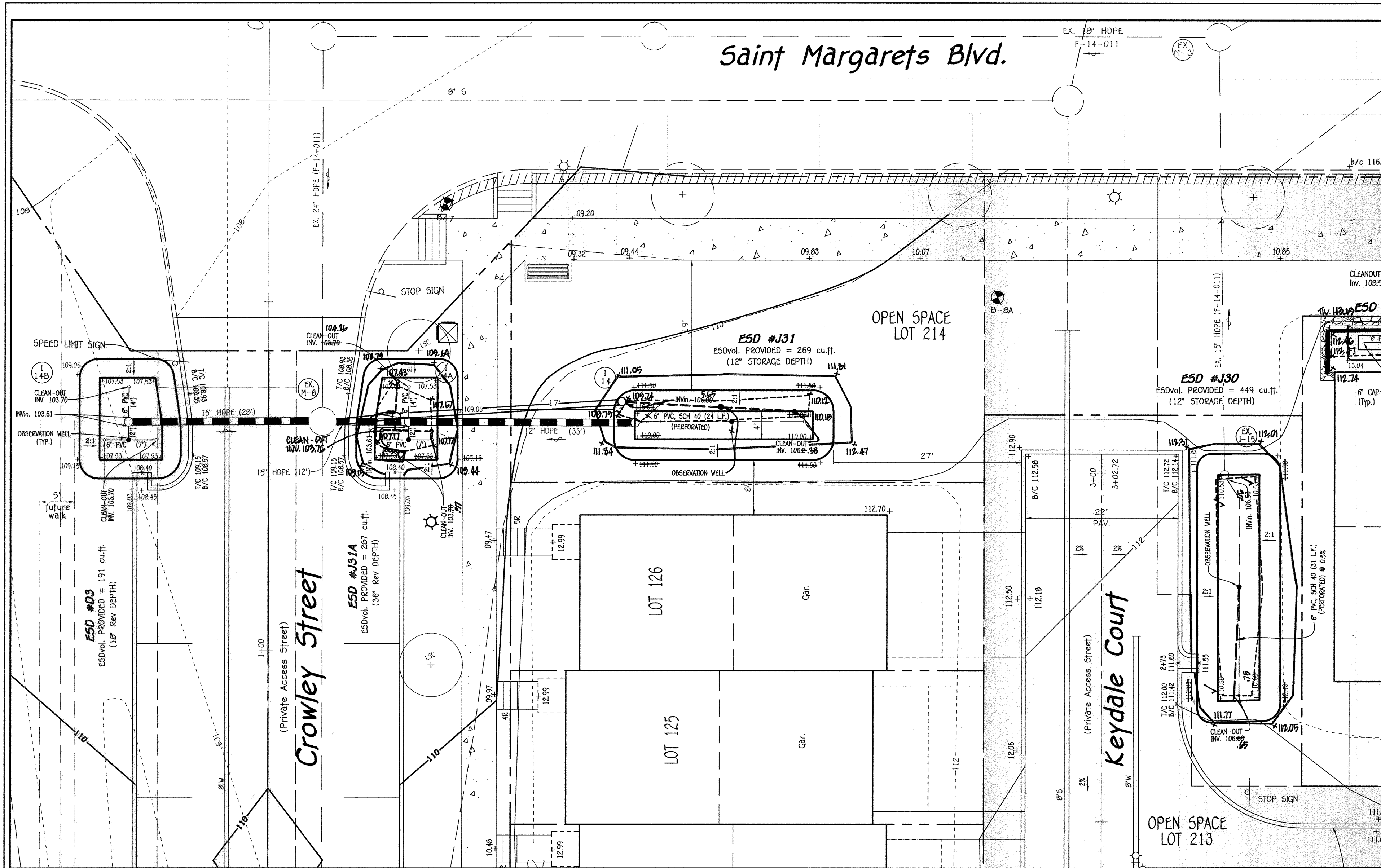
*Paul ...*  
 Director - Department of Planning and Zoning  
 Date: 4/15/15

SUBDIVISION	SECTION/AREA	LOT Nos.
OXFORD SQUARE	---	117 THRU 212
PLAT NO.	BLOCK NO.	ZONE
03202-03021	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
44	1st	601101

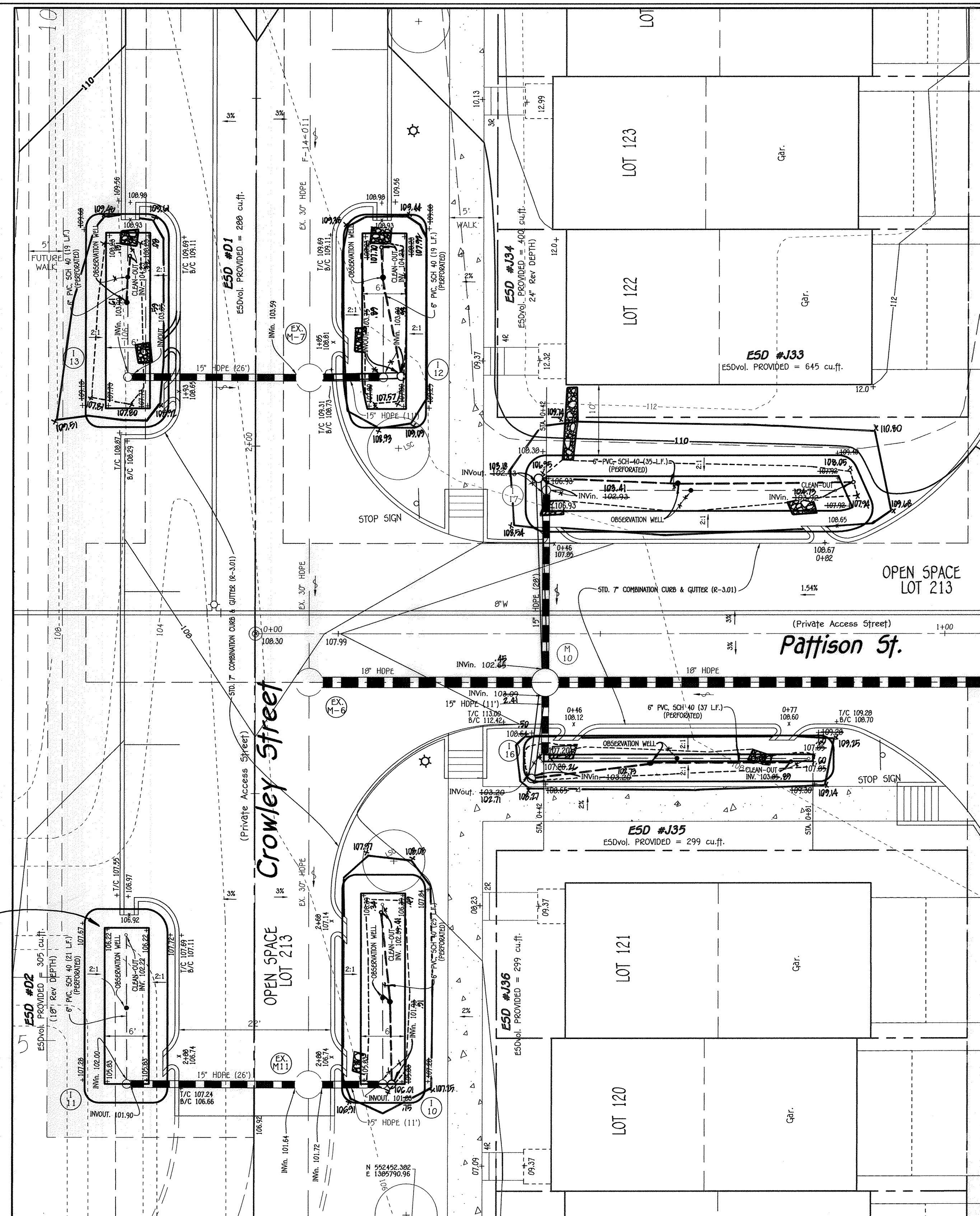
**STORMWATER MANAGEMENT  
PLAN VIEWS**

**OXFORD SQUARE**  
 "A Howard County Green Neighborhood"  
 Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
 (Being A Resubdivision of Parcel 'N', As Shown On Plats Entitled "Oxford Square, "Green Neighborhood",  
 Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels 'N' & 'O' - And Recorded Among The Land  
 Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22988) &  
 A Resubdivision of Parcel 'K', As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision  
 Plat - Parcels 'K', 'S' And 'T' And Revision Plat - Parcel 'K' - And Recorded Among The Land  
 Records Of Howard County, Maryland As Plat Nos. 23002 Thru 23105 )

Zoned: TOD  
 Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
 First Election District: Howard County, Maryland  
 Scale: As Shown Date: January 12, 2015  
 Sheet 10 Of 32



**PROPOSED MICRO BIO-RETENTION (M-6)  
ESD Nos. J30 thru J31A & D3 PLAN VIEW**  
SCALE: 1" = 10'

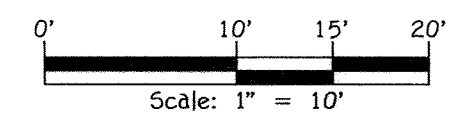
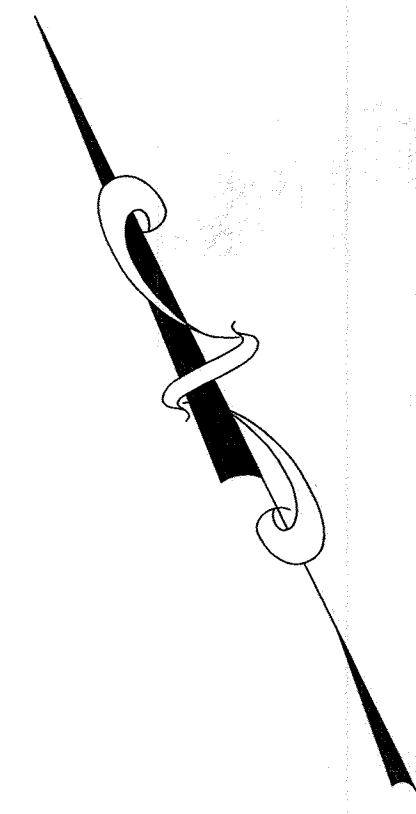


**PROPOSED MICRO BIO-RETENTION (M-6)  
ESD Nos. J33 thru J36, D1 thru D2 PLAN VIEW**  
SCALE: 1" = 10'

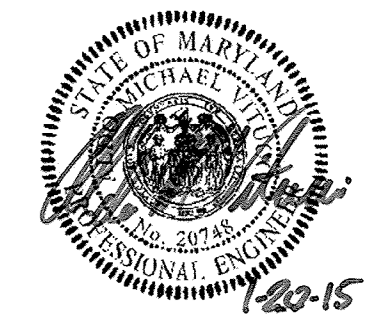
**STORMWATER MANAGEMENT  
MAINTENANCE NOTE**

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

NOTE: ESDS ARE TO BE CONSTRUCTED UNDER FUTURE SDP 18-019 WHEN EX. TREATMENT TRAP IS REMOVED



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



AS-BUILT CERTIFICATION FOR PSWM  
I hereby certify that the facility shown on the plan was constructed as shown on the "AS BUILT" plans and complies with the approved plans and specifications. I have verified that the contributing drainage area is sufficiently stabilized to prevent clogging of the underdrains.  
*Alvin M. Vitale* 2/10/19  
ALVIN M. VITALE, No. 20749 Date

**Owner/Builder**  
U.S. Home Corporation,  
D/B/A Lennar  
c/o Joseph Fortino, Vice President  
Suite 300  
Columbia, Maryland 21044  
Ph# 410-423-0460

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

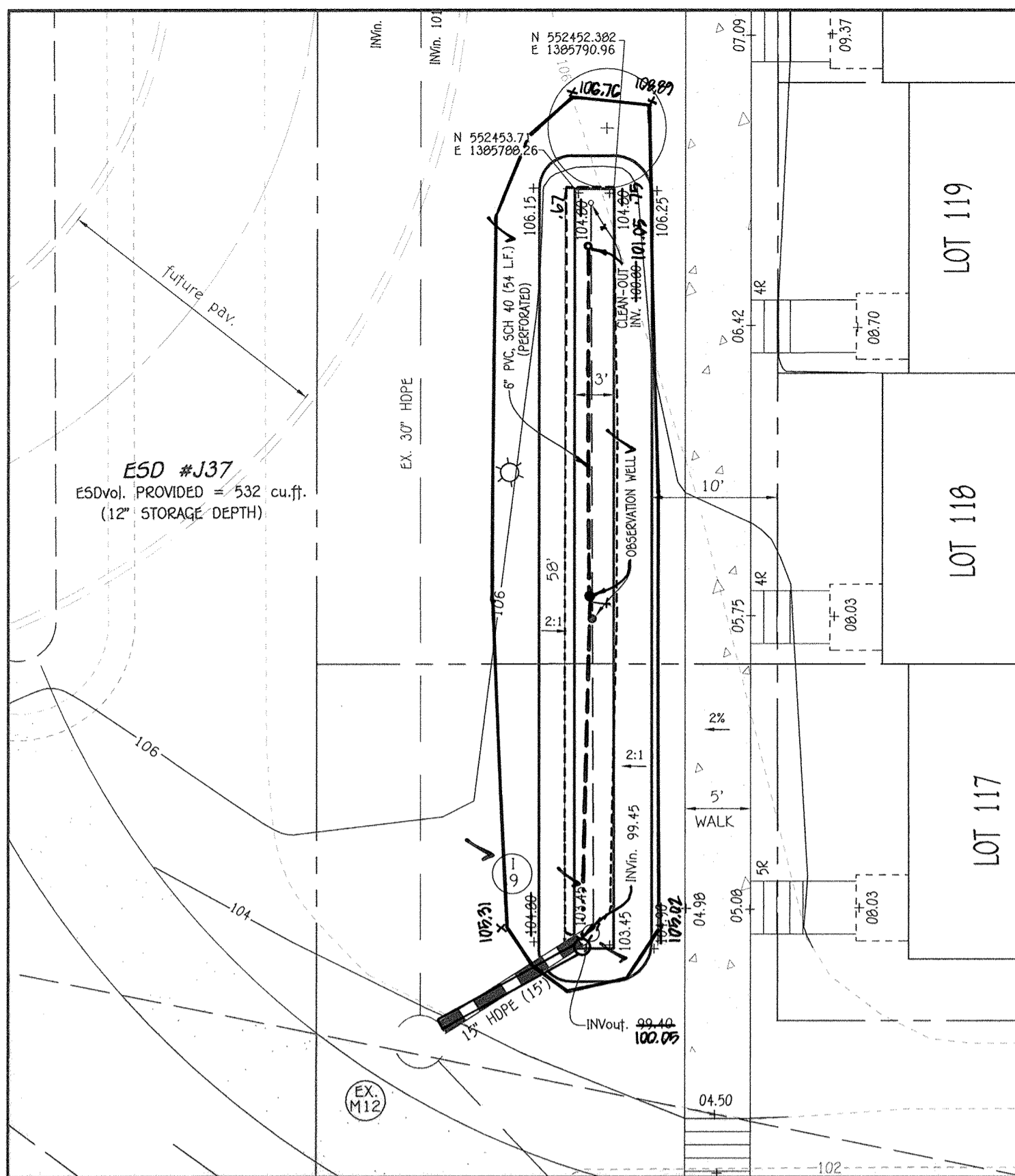
*Net Shalunwa* 4-09-15  
Chief, Division of Land Development Date  
*Alvin Vitale* 2-20-15  
Chief, Development Engineering Division Date  
*David P. Lytle* 2/1/15  
Director - Department of Planning and Zoning Date

**STORMWATER MANAGEMENT  
PLAN VIEWS**  
**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
(Being A Resubdivision of Parcel 'N', As Shown On Plans Entitled "Oxford Square, "Green Neighborhood",  
Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels 'N' & 'O' - As Recorded Among The Land  
Records Of Howard County, Maryland As Plat Nos. 22995 Thru 22998) &  
A Resubdivision of Parcel 'C', As Shown On Plans Entitled "Oxford Square, "Green Neighborhood", Resubdivision  
Plan - Parcels 'K', 'S' And 'T' And Revision Plat - Parcel 'E' - As Recorded Among The Land  
Records Of Howard County, Maryland As Plat Nos. 23103 Thru 23105 )  
Zoned: TOU  
Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown Date: January 12, 2015  
Sheet 11 of 32

NO.	REVISION	DATE
1	ADDED NOTE TO MAKE ESDS MORE CLEAR	2/10/19

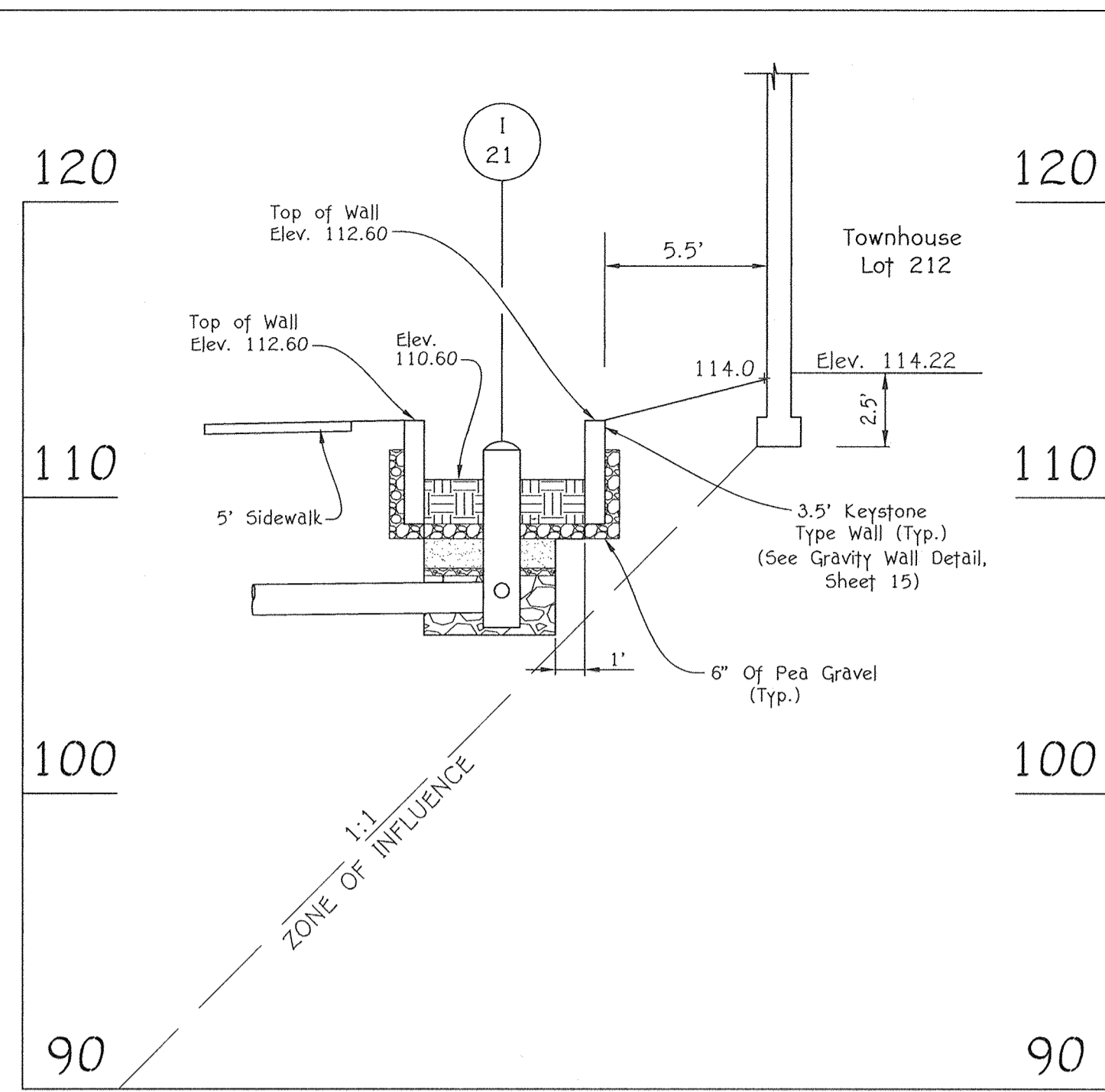
SUBDIVISION	SECTION/AREA	LOT Nos.			
OXFORD SQUARE		117 THRU 212			
PLAT NO.	BLOCK NO.	ZONE	TAX./ZONE	ELEC. DIST.	CENSUS TR.
23219-23221		TOD	44	1st.	601101

"AS-BUILT"



**PROPOSED MICRO BIO-RETENTION (M-6)  
ESD No. J37 PLAN VIEW**

SCALE: 1" = 10'

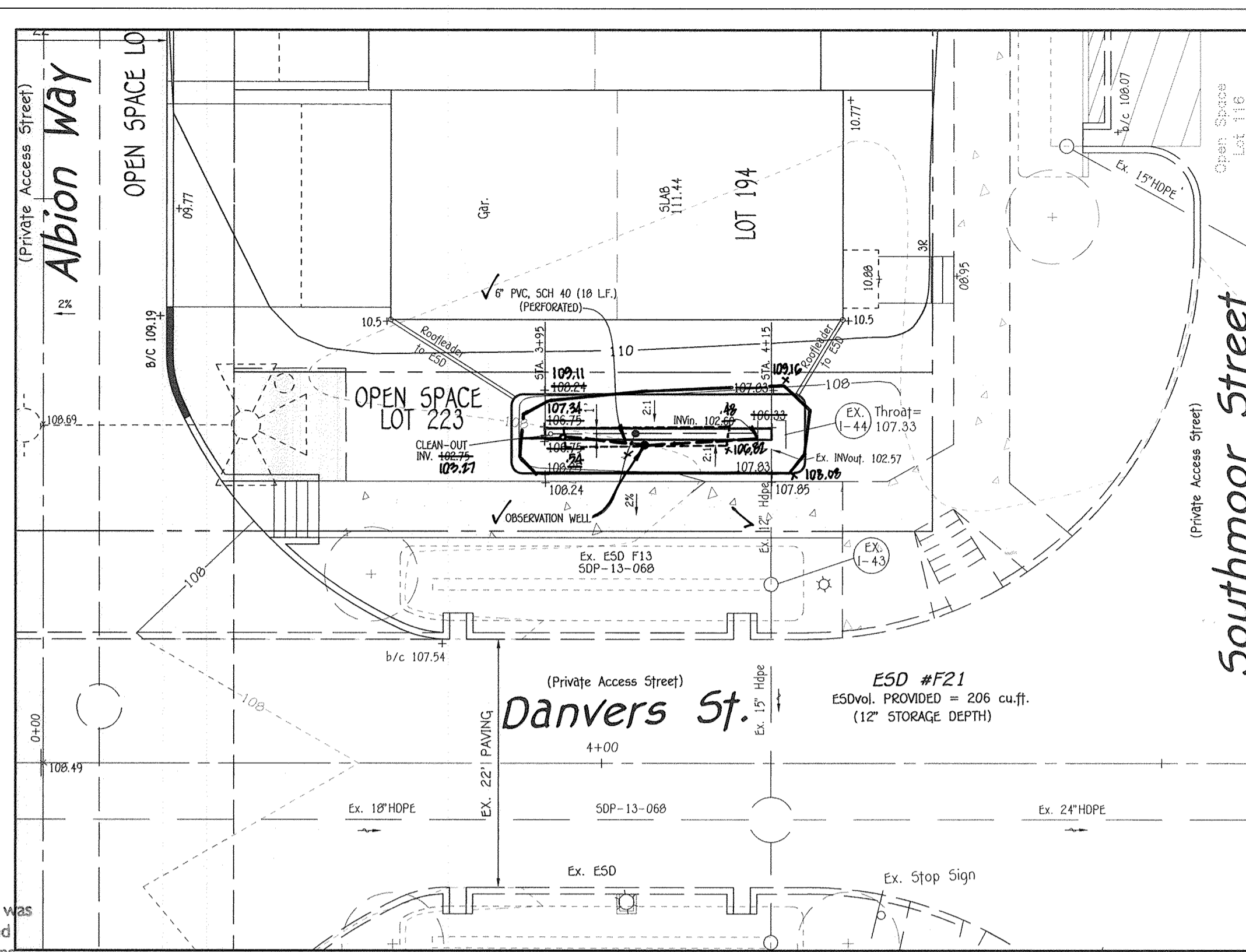


**BIO-RETENTION FACILITY (#F18)**

SCALE: HOR. : 1" = 5'  
VER. : 1" = 5'

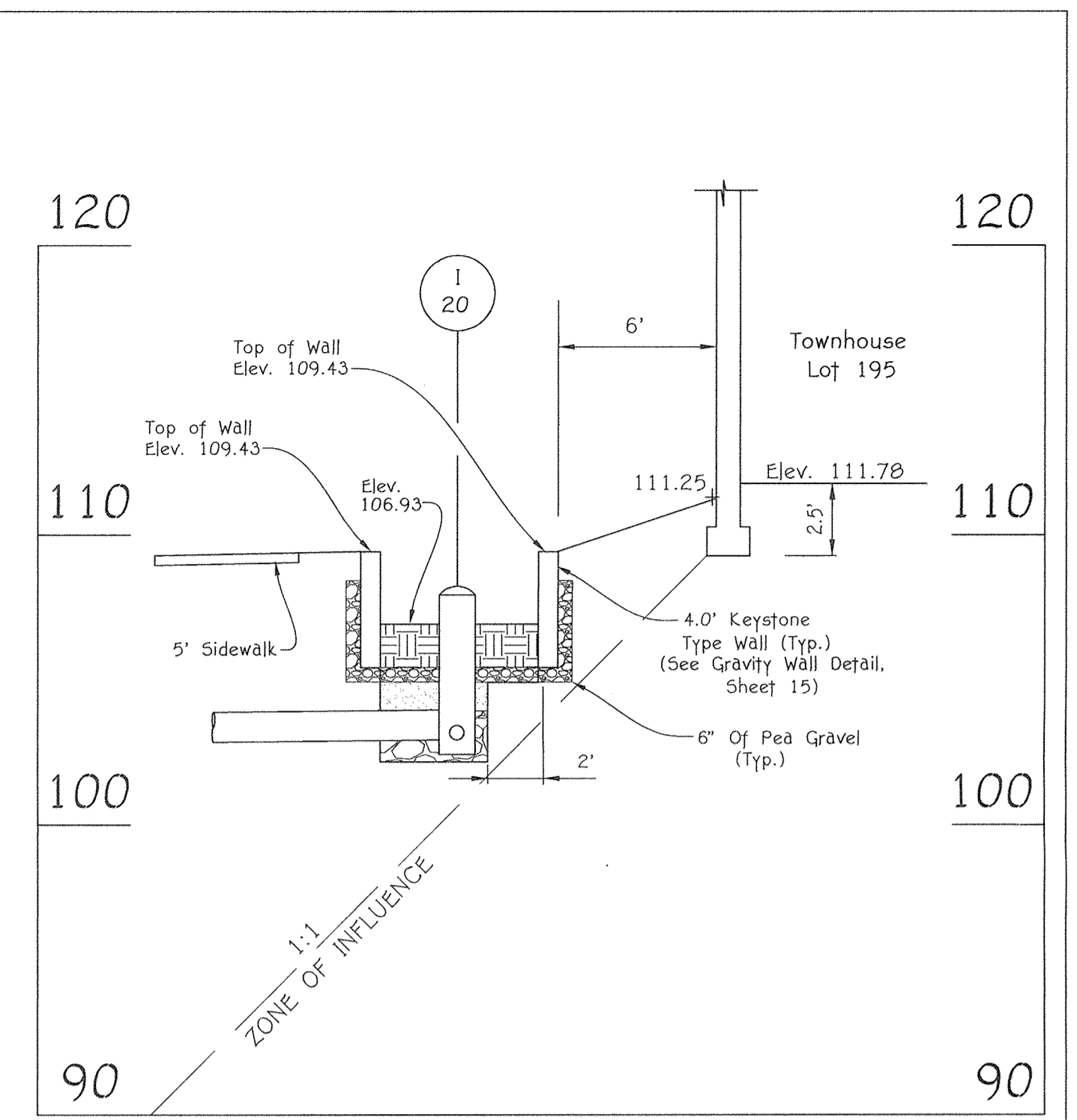
AS-BUILT CERTIFICATION FOR PSWM  
I hereby certify that the facility shown on the plan was constructed as shown on the "AS BUILT" plans and complies with the approved plans and specifications. I have verified that the contributing drainage area is sufficiently stabilized to prevent clogging of the underdrains.

*Aldo M. Vucica*  
ALDO M. VUCICA, No. 20748  
Date: 4/10/19



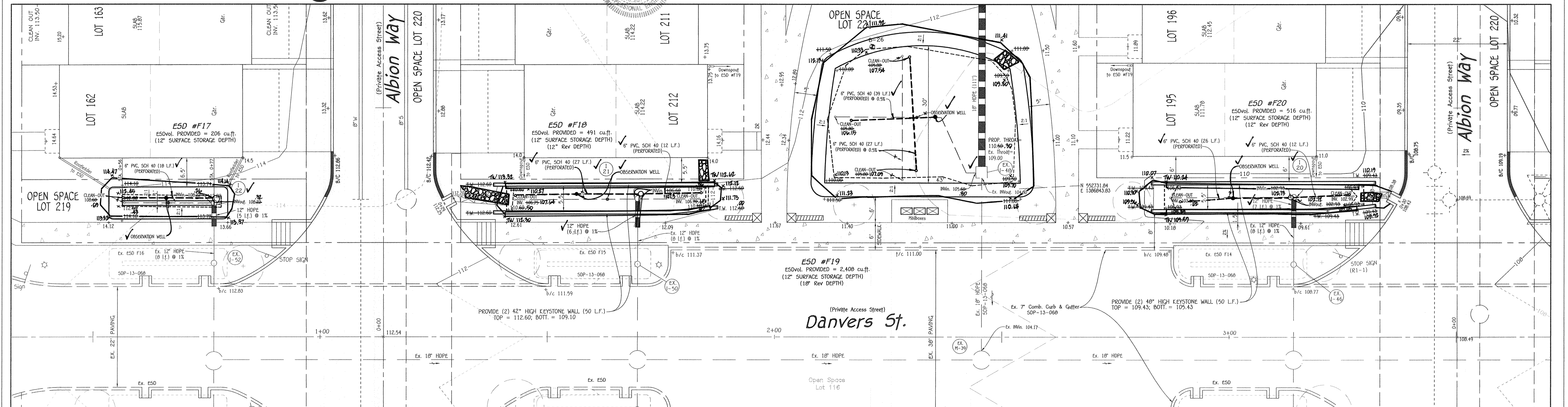
**PROPOSED MICRO BIO-RETENTION (M-6)  
ESD No. F21 PLAN VIEW**

SCALE: 1" = 10'



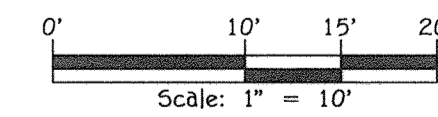
**BIO-RETENTION FACILITY (#F20)**

SCALE: HOR. : 1" = 5'  
VER. : 1" = 5'



**PROPOSED MICRO BIO-RETENTION (M-6)  
ESD Nos. F17 - F20 PLAN VIEW**

SCALE: 1" = 10'



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21040  
(410) 461 - 2995



**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 BIO INLETS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT.

**Owner/Builder**

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

**Developer**

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*J. MacKintosh* A.K.S.  
Chief, Division of Land Development

2-21-18  
Date

*Nalini Jeyaraj*  
Chief, Development Engineering Division

2/16/18  
Date

Director - Department of Planning and Zoning

2-21-18  
Date

SUBDIVISION		SECTION/AREA		LOT Nos.	
OXFORD SQUARE		---		117 THRU 212	
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23219-23221	---	TOD	44	1st.	601101

**REVISED  
STORMWATER MANAGEMENT PLAN VIEWS**

**OXFORD SQUARE**

"A Howard County Green Neighborhood"

Lots 117 Thru 212 & Open Space Lots 213 Thru 223

(Being A Resubdivision Of Parcel 'N', As Shown On Plans Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels 'N' & 'O' - And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22990) & A Resubdivision Of Parcel 'R', As Shown On Plans Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcels 'R', 'S' And 'T' And Revision Plat - Parcel 'L' - And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23103 Thru 23105)

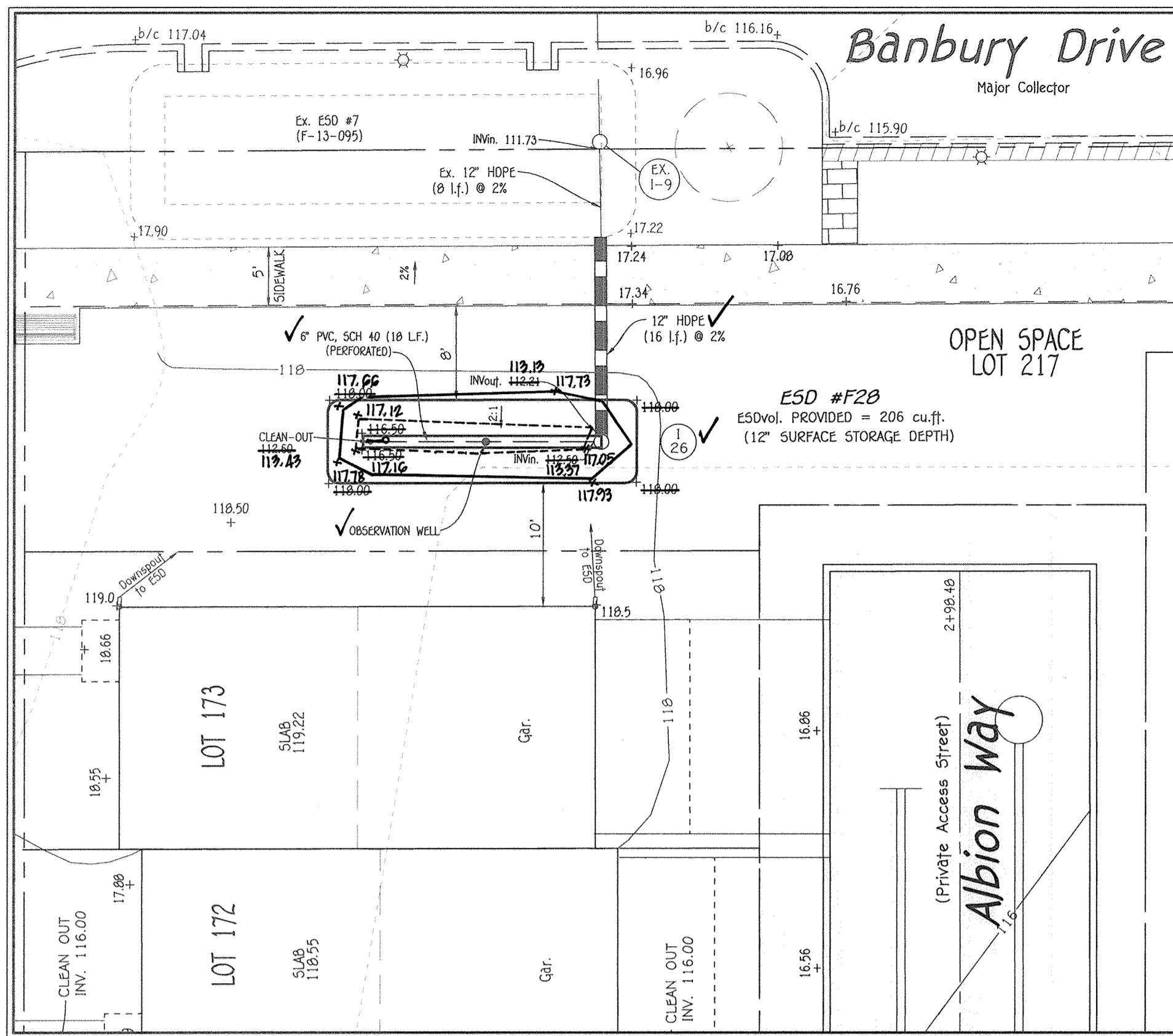
Zoned: TOD

Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown Date: January 24, 2018

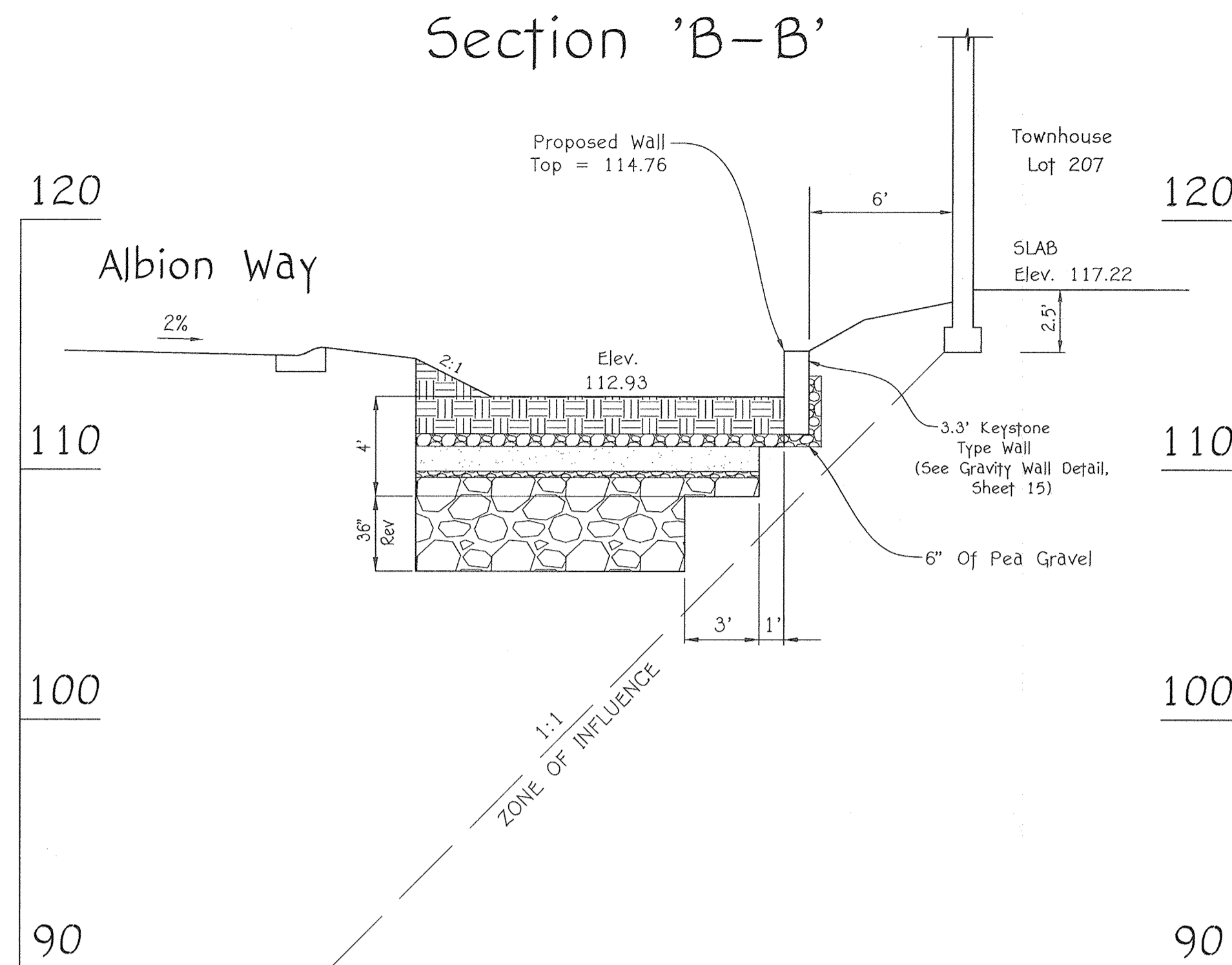
Sheet 12 Of 32  
**"AS-BUILT"**

SDP-14-019

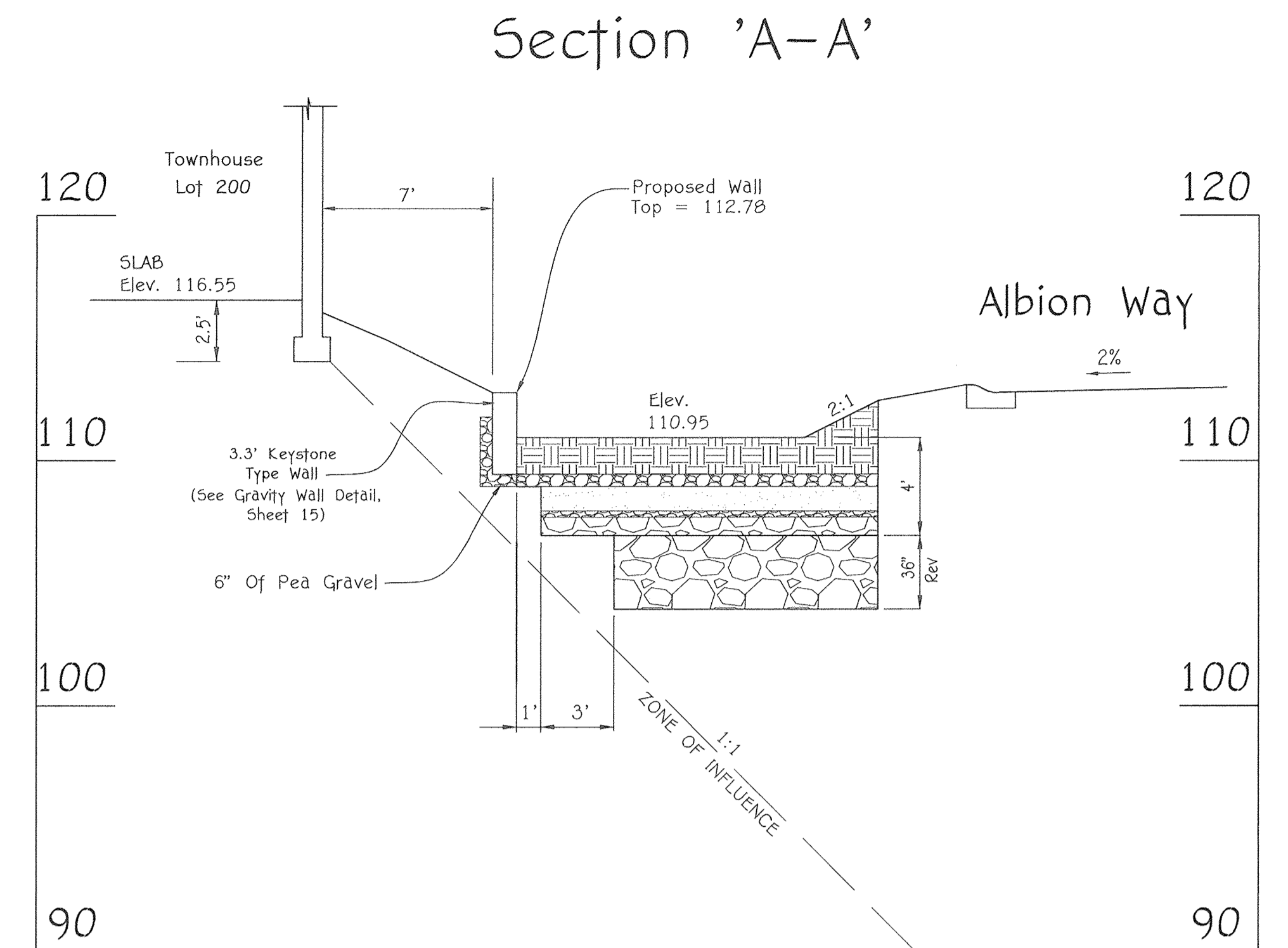
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**PROPOSED MICRO BIO-RETENTION (M-6)  
ESD No. F28 PLAN VIEW**  
SCALE: 1" = 10'



**BIO-RETENTION FACILITY (#F27) Δ**  
SCALE: HOR. : 1" = 5'  
VER. : 1" = 5'

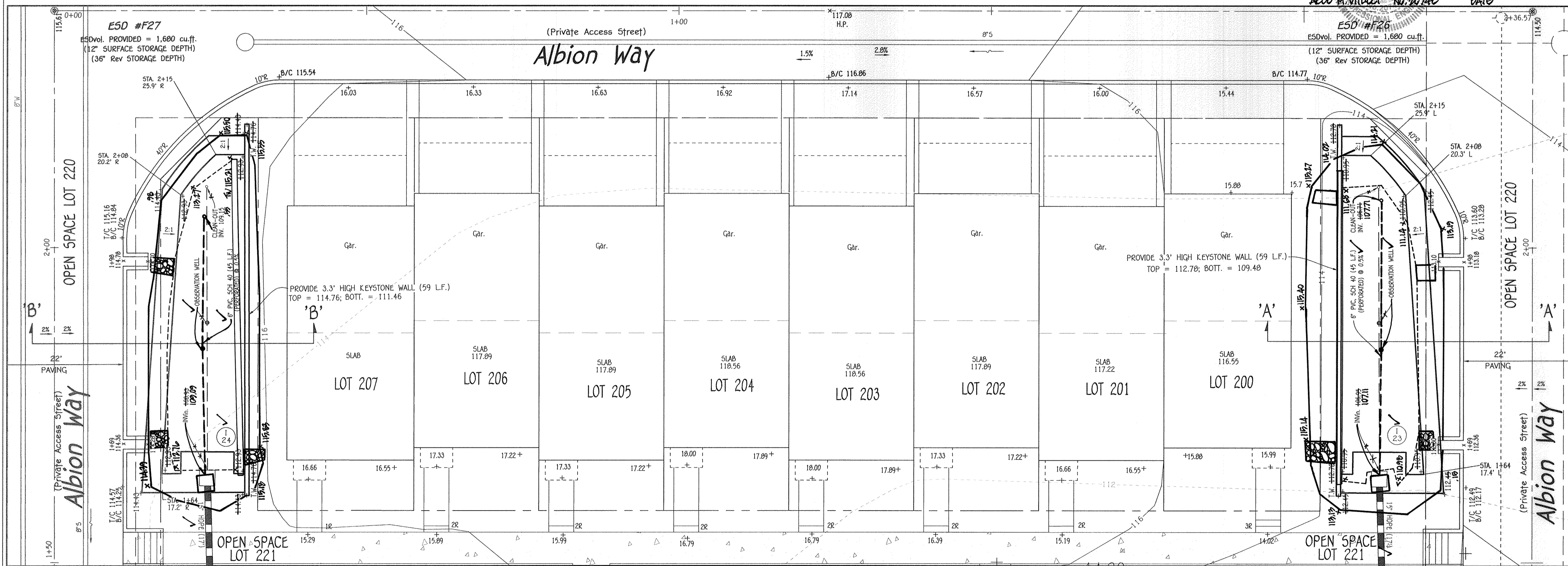


**BIO-RETENTION FACILITY (#F26) Δ**  
SCALE: HOR. : 1" = 5'  
VER. : 1" = 5'

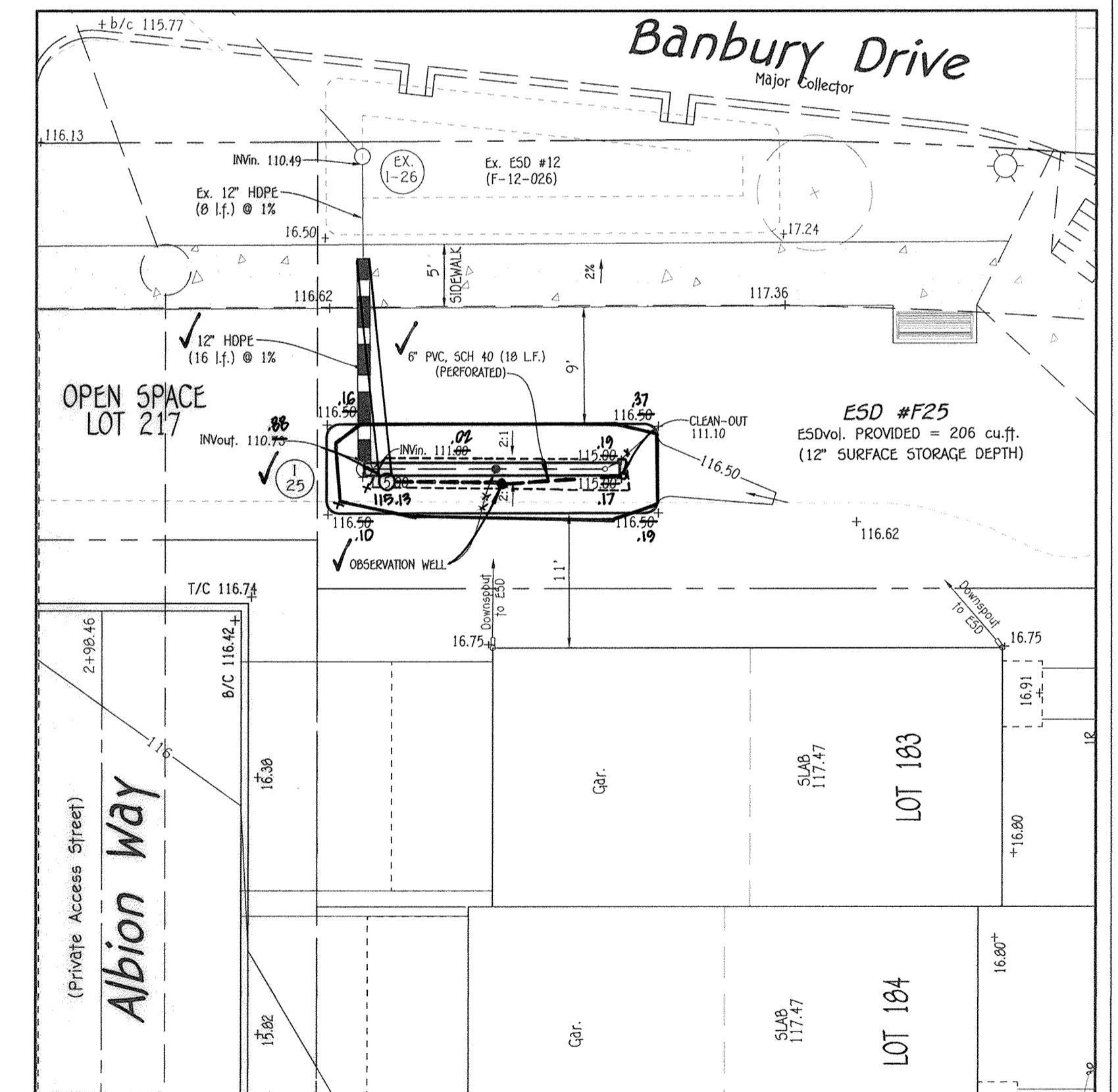
**AS-BUILT CERTIFICATION FOR PSWM**

I hereby certify that the facility shown on the plan was constructed as shown on the "AS BUILT" plans and specifications. I have verified that the contributing drainage area is sufficient to prevent clogging of the underdrains.

*[Signature]*  
ALCO M. VITTO  
NO. 20740  
DATE



**PROPOSED MICRO BIO-RETENTION (M-6)  
ESD Nos. F26 & F27 PLAN VIEW**  
SCALE: 1" = 10'



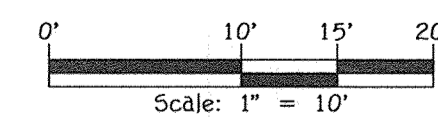
**PROPOSED MICRO BIO-RETENTION (M-6)  
ESD No. F25 PLAN VIEW**  
SCALE: 1" = 10'

ADDITIONAL SECTIONS FOR SWM ESD #F26 & #F27 NO. REVISION DATE	1/24/18 DATE



**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 BIO INLETS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT.



**Owner/Builder**

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

**Developer**

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
Chief, Division of Land Development

2-21-18  
DATE

*[Signature]*  
Chief, Development Engineering Division

2/14/18  
DATE

*[Signature]*  
Director - Department of Planning and Zoning

2-21-18  
DATE

SUBDIVISION	SECTION/AREA	LOT Nos.
OXFORD SQUARE		117 THRU 212
PLAT NO.	BLOCK NO.	ZONE
23219-23221		TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
44	1st	601101

**REVISED  
STORMWATER MANAGEMENT PLAN VIEWS**

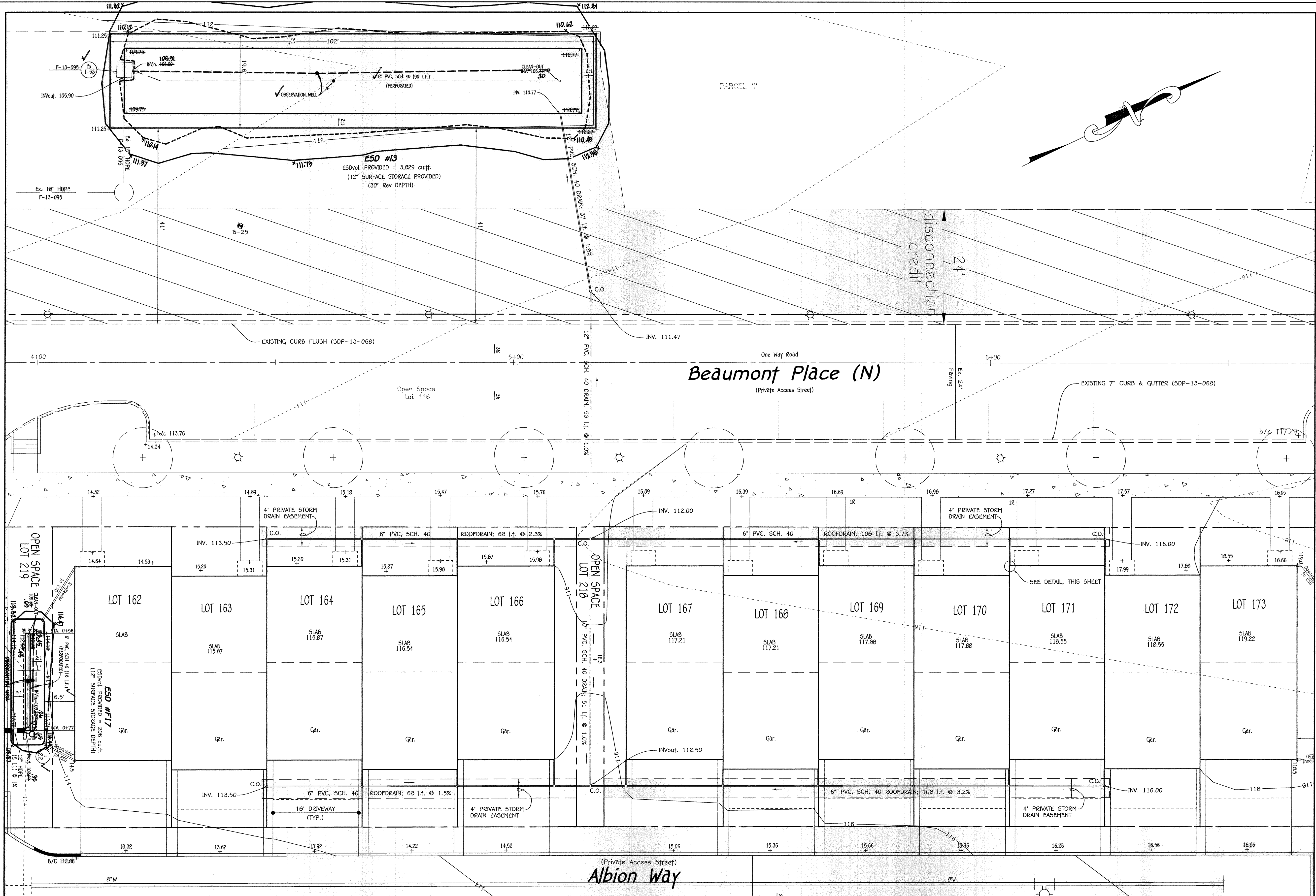
**OXFORD SQUARE**

"A Howard County Green Neighborhood"  
Lots 117 Thru 212 & Open Space Lots 213 Thru 223

(Being A Resubdivision of Parcel "N" As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "N" & "O" And Recorded Among The Land Records of Howard County, Maryland As Plat Nos. 22895 Thru 22898) & A Resubdivision of Parcel "K" As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcels "K" "S" And "T" And Revision Plat - Parcel "K" And Recorded Among The Land Records of Howard County, Maryland As Plat Nos. 23103 Thru 23105)

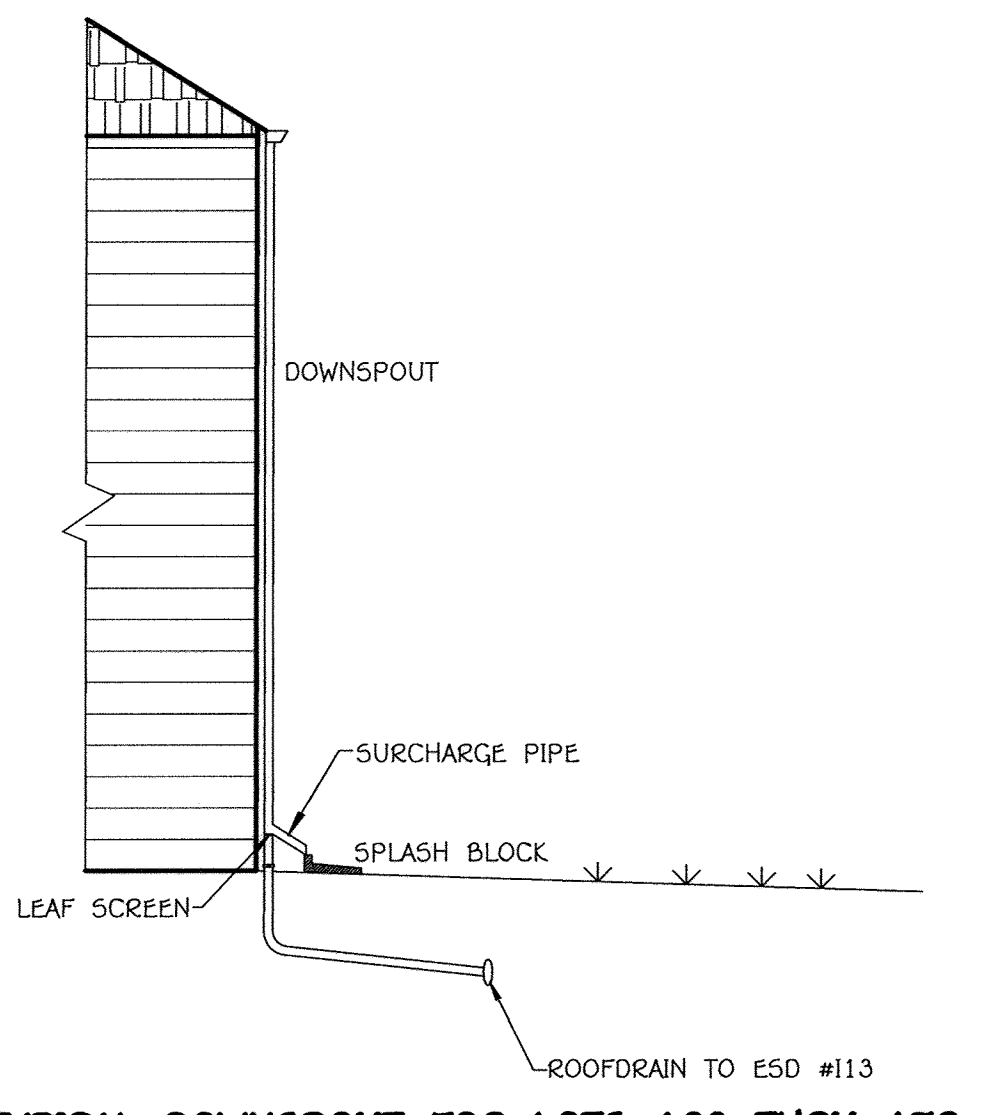
Zoned: TOU  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District Howard County, Maryland  
Scale: As Shown Date: January 24, 2018  
Sheet 13 Of 32

**"AS-BUILT"**



**STORMWATER MANAGEMENT MAINTENANCE NOTE**

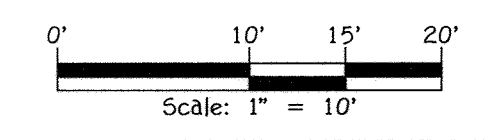
ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE OXFORD SQUARE COMMERCIAL ASSOCIATION, INC. THE STREET TREES, PERFORATED UNDERDRAINS, FEEDERS, PLANTINGS AND SWALES WILL ALSO BE PRIVATELY OWNED AND MAINTAINED BY THE OXFORD SQUARE COMMERCIAL ASSOCIATION. HOWARD COUNTY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



**TYPICAL DOWNSPOUT FOR LOTS 163 THRU 172**  
NO SCALE

**PROPOSED MICRO BIO-RETENTION (M-6) ESD No. 13 PLAN VIEW**

SCALE: 1" = 10'



I:\2009\0901\dwg\SDP (Lennar) part 2\0901.dwg, 1/22/2015 11:40:10 PM, 11

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2855



**AS-BUILT CERTIFICATION FOR PSWM**  
I hereby certify that the facility shown on the plan was constructed as shown on the "AS BUILT" plans and complies with the approved plans and specifications. I have verified that the contributing drainage area is sufficient to prevent clogging of the underdrains.

*Alvin M. Vintura* 4/10/19  
ALVIN M. VINTURA, No. 23749 Date

**Owner/Builder**  
U.S. Home Corporation,  
D/B/A Lennar  
c/o Joseph Forjino, Vice President  
Suite 300  
Columbia, Maryland 21044  
Ph# 410-423-0460

**Developer**  
Freston Scheffenaeker Properties  
2330 West Joppa Road, Suite 190  
Lutherville, Maryland 21093  
Ph# 410-296-3800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Karl Schuler* 4-09-15  
Chief, Division of Land Development Date

*John S. Long* 2-20-15  
Chief, Development Engineering Division Date

*Janice S. Long* 2/15/15  
Director - Department of Planning and Zoning Date

SUBDIVISION	OXFORD SQUARE	SECTION/AREA	LOT Nos.
PLAT NO.	09019 - 09221	BLOCK NO.	---
ZONE	TOD	TAX/ZONE	44
ELEC. DIST.	1st.	CENSUS TR.	601101

**STORMWATER MANAGEMENT PLAN VIEWS**

**OXFORD SQUARE**  
"A Howard County Green Neighborhood"

Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
(Being A Resubdivision Of Parcel "N", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "N" & "O" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22930) & A Resubdivision Of Parcel "K", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcel "K", "L" And Revision Plat - Parcel "L" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23105 Thru 23106 )

Zoned: TOD  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown Date: January 12, 2015  
Sheet 14 Of 32

"AS-BUILT"

SDP-14-019



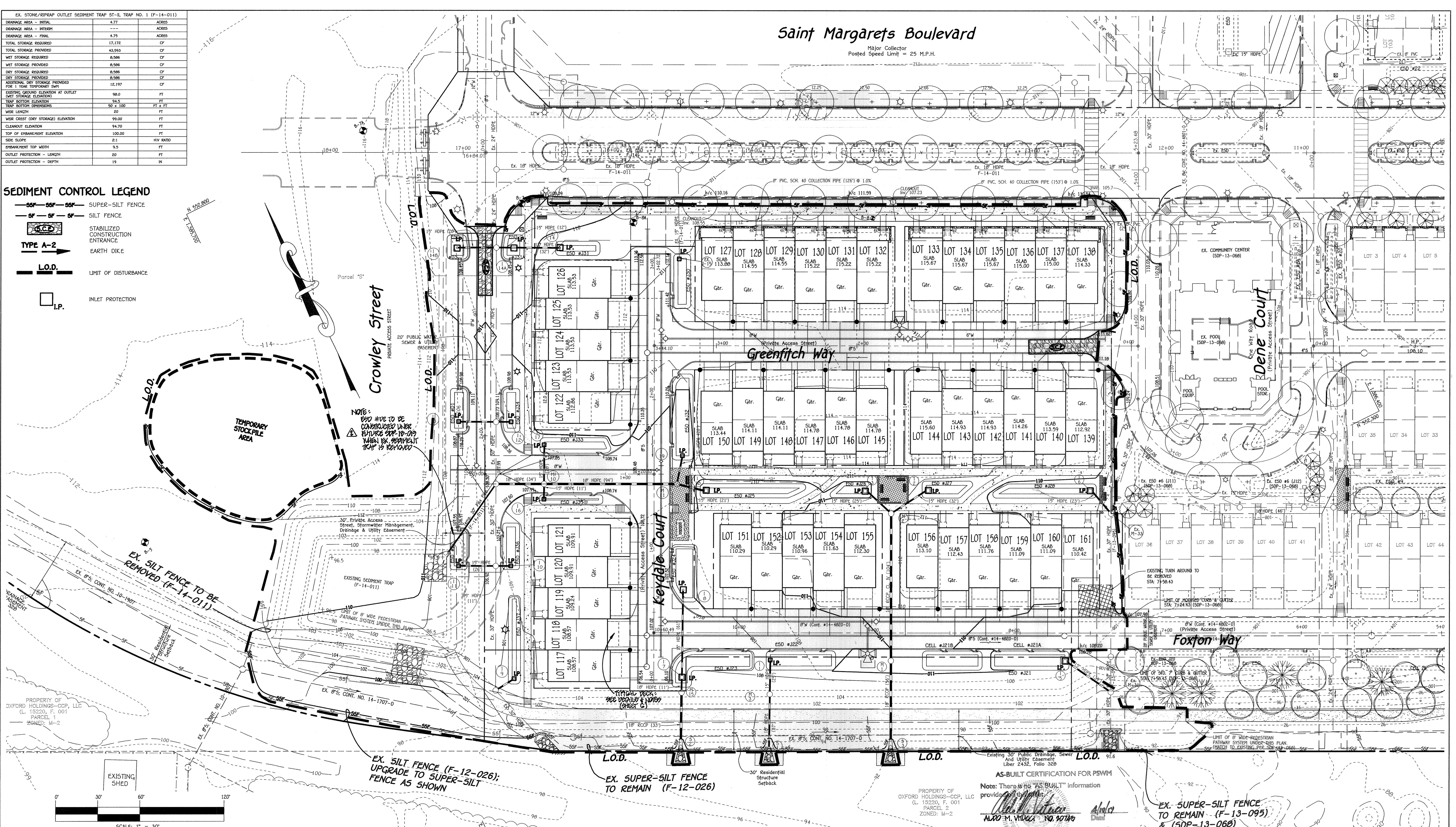
EX. STONE/RIPRAP OUTLET SEDIMENT TRAP 57"-IL. TRAP NO. 1 (F-14-011)		
DRAINAGE AREA - INITIAL	4.77	ACRES
DRAINAGE AREA - FINAL	4.75	ACRES
TOTAL STORAGE REQUIRED	17,172	CF
TOTAL STORAGE PROVIDED	43,993	CF
WET STORAGE REQUIRED	8,986	CF
WET STORAGE PROVIDED	8,986	CF
DRY STORAGE REQUIRED	8,986	CF
DRY STORAGE PROVIDED	8,986	CF
ADDITIONAL DRY STORAGE PROVIDED FOR 1 YEAR TEMPORARY SWM	12,197	CF
EXISTING GROUND ELEVATION AT OUTLET (WET STORAGE ELEVATION)	98.0	FT
TRAP BOTTOM ELEVATIONS	50 x 100	FE x FT
WEIR LENGTH	20	FT
WEIR CREST (DRY STORAGE) ELEVATION	99.00	FT
CLEANOUT ELEVATION	94.70	FT
TOP OF EMBANKMENT ELEVATION	100.00	FT
SIDE SLOPE	2:1	HV 60:10
EMBANKMENT TOP WIDTH	9.5	FT
OUTLET PROTECTION - LENGTH	20	FT
OUTLET PROTECTION - DEPTH	19	IN

# Saint Margarets Boulevard

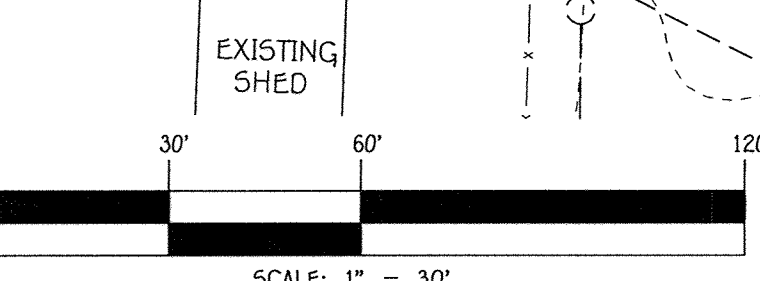
Major Collector  
Posted Speed Limit = 25 M.P.H.

## SEDIMENT CONTROL LEGEND

- SUPER-SILT FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EARTH DIKE
- LIMIT OF DISTURBANCE
- INLET PROTECTION



PROPERTY OF OXFORD HOLDINGS-COP, LLC (L 15220, F, 001) PARCEL 1 ZONED: M-2



NO.	REVISION	DATE
1	ADDED NOTE TO MAKE BIDDING FUTURE	04/10/15
2	REVISE TO ADD DECK DETAIL & WAIVER APPROVAL NOTES	4/26/15

<b>ENGINEER'S CERTIFICATE</b> I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District. Signature of Engineer (print name below signature) <i>John K. Robinson</i> Date 1-20-15	<b>DEVELOPER'S CERTIFICATE</b> I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District. Signature of Developer (print name below signature) <i>Joseph Fortino</i> Date 1/25/15

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Approved by *John K. Robinson* 2/3/15  
 Howard SCD

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Division of Land Development *Neil S. ...* 4-09-15  
 Chief, Development Engineering Division *...* 2-20-15  
 Director - Department of Planning and Zoning *...* 4/1/15

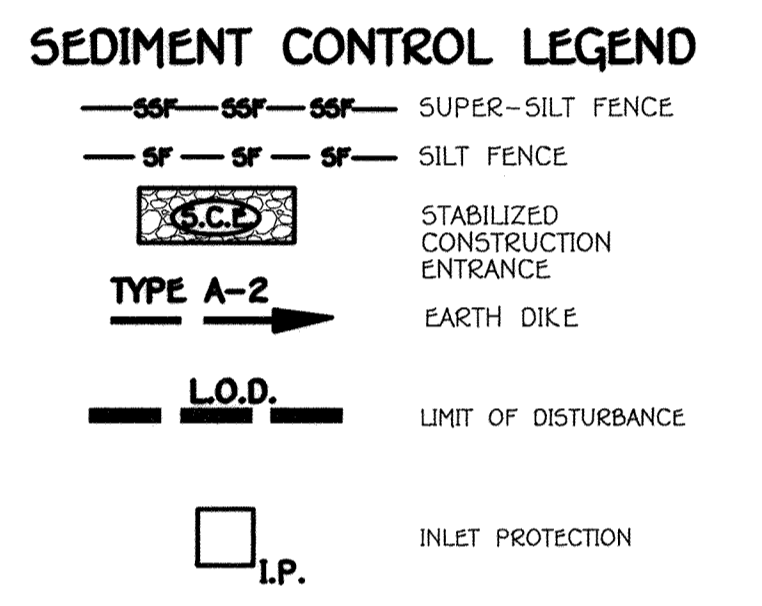
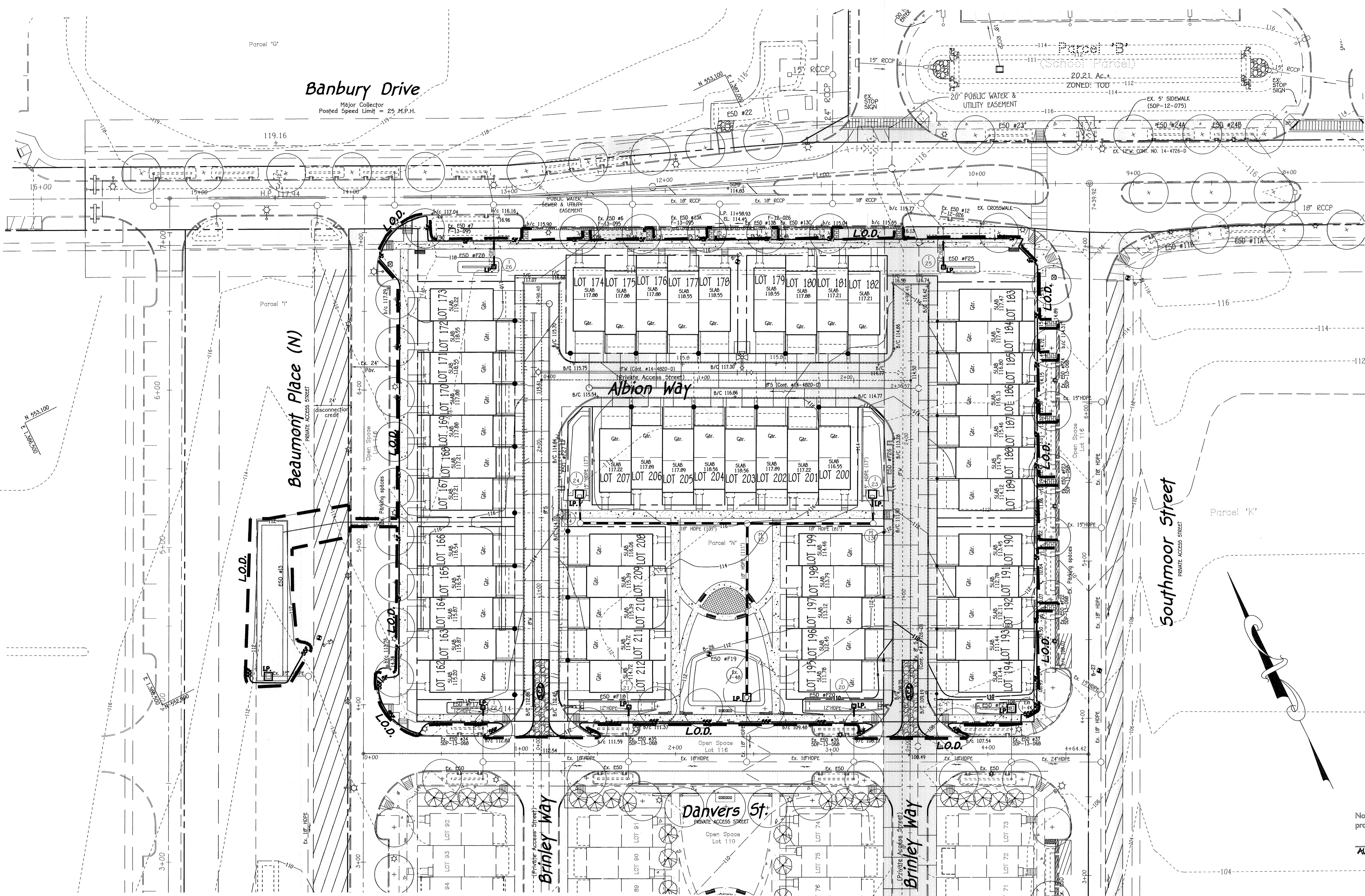
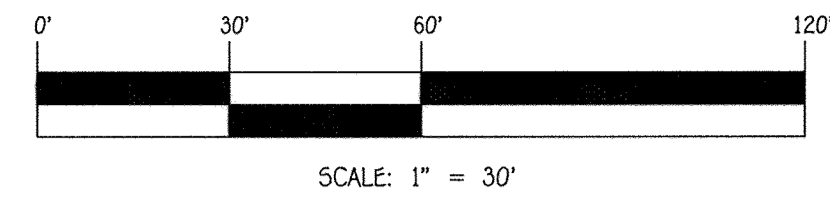
OWNER/BUILDER: U.S. Home Corporation, 2330 West Joppa Road, Suite 190, Lutherville, Maryland 21093, Suite 300, Columbia, Maryland 21044, Ph# 410-423-0460

DEVELOPER: Preston Scheffenacker Properties, 10211 Wincopin Circle, Suite 300, Columbia, Maryland 21044, Ph# 410-296-3800

<b>SEDIMENT &amp; EROSION CONTROL PLAN</b> <b>OXFORD SQUARE</b> "A Howard County Green Neighborhood" Lots 117 Thru 212 & Open Space Lots 213 Thru 223 <small>(Being A Resubdivision of Parcel "A" As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "M" &amp; "O" And Recorded Among The Land Records Of Howard County, Maryland As Plat No. 22895 Thru 22898) &amp; A Resubdivision of Parcel "B", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcels "C", "D" And "E" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23029 Thru 23032.)</small> Zoned: TOD Tax Map No.: 3B Grid No.: 20 Parcel No.: 761 First Election District: Howard County, Maryland Scale: As Shown Date: January 12, 2015 Sheet 16 Of 32	
SUBDIVISION: OXFORD SQUARE SECTION/AREA: --- LOT NOS.: 117 Thru 212 PLAT NO.: 22895-23032 BLOCK NO.: --- ZONE: TOD TAX/ZONE: 44 ELEC. DIST.: 1st. CENSUS TR.: 601101	Note: There is no "AS-BUILT" information provided on this sheet. APPROVED: <i>Howard M. ...</i> 4/10/15 APPROVED: <i>...</i> 4/10/15

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

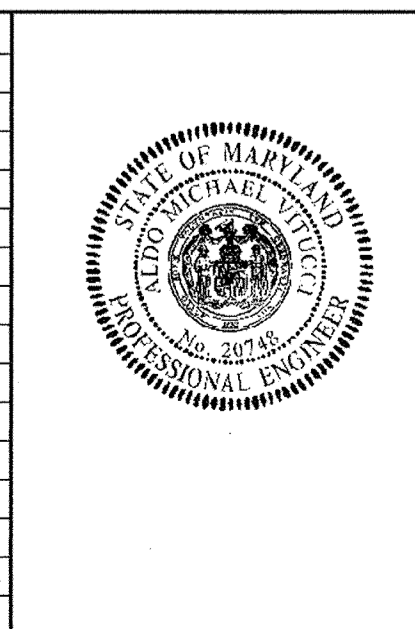




AS-BUILT CERTIFICATION FOR PSWM  
 Note: There is no "AS BUILT" information provided on this sheet.  
 [Signature] 4/10/15  
 ASB M. VILLALBA NO. 90746 Date

1:2009/05/04/4/09/SSP (Lennar) part 2/09/04/14 Sheet 16:17 grading plan.dwg 1/13/2015 7:32:09 AM 1:1

NO.	REVISION
1	REVISED TO ADD DECK DETAIL & OWNER APPROVAL NOTES
	DATE



**ENGINEER'S CERTIFICATE**  
 "I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."  
 [Signature] 1-20-15  
 Signature of Engineer (print name below signature) Date

**DEVELOPER'S CERTIFICATE**  
 "I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."  
 [Signature] 4/2/15  
 Signature of Developer (print name below signature) Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 [Signature] 2/3/15  
 Signature of District Chief Date

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 4-09-15  
 Chief, Division of Land Development Date

[Signature] 2-20-15  
 Chief, Development Engineering Division Date

[Signature] 2/1/15  
 Director - Department of Planning and Zoning Date

SUBDIVISION		SECTION/AREA		LOT Nos.	
OXFORD SQUARE		---		117 THRU 212	
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
0204-0322a	---	TOD	44	1st	601101

**SEDIMENT & EROSION CONTROL PLAN**  
**OXFORD SQUARE**  
 "A Howard County Green Neighborhood"  
 Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
 (Being A Resubdivision Of Parcel "N", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "N" & "O" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22995 Thru 22998) & A Resubdivision Of Parcel "S", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcels "R", "S" And "T" And Revision Plat - Parcel "E" - And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23105 Thru 23106 )  
 Zoned: TOD  
 Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
 First Election District: Howard County, Maryland  
 Scale: As Shown Date: January 12, 2015  
 Sheet 17 Of 32

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

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

**A. Soil Preparation**

1. Temporary Stabilization
2. Seeded preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be treated with ridges running parallel to the contour of the slope.
3. Apply fertilizer and lime as prescribed on the plans.
4. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.

**B. Permanent Stabilization**

1. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
  - i. Soil pH between 6.0 and 7.0.
  - ii. Soluble salts less than 500 parts per million (ppm).
  - iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if loess/grass will be planted, then a sandy soil (less than 30 percent silt plus clay) will be acceptable.
  - iv. Soil contains 1.5 percent minimum organic matter by weight.
  - v. Soil contains sufficient pore space to permit adequate root penetration.
2. Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
3. Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.
4. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.
5. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seeded preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seeded loosening may be unnecessary on newly disturbed areas.

**B. Topsoiling**

1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS.
3. Topsoiling is limited to areas having 2:1 or flatter slopes where:
  - a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
  - c. The original soil to be vegetated contains material toxic to plant growth.
  - d. The soil is so acidic that treatment with limestone is not feasible.
4. Areas having slopes steeper than 2:1 require special consideration and design.

5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
  - a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2 inches in diameter.
  - b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.
  - c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

6. Topsoil Application
  - a. Erosion and sediment control practices must be maintained when applying topsoil.
  - b. Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets.
  - c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.

7. Soil Amendments (Fertilizer and Lime Specifications)
  1. Soil tests must be performed to determine the exact rates and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analysis.
  2. Fertilizers must be uniform in composition, flow freely and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
  3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve.
  4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.
  5. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

**TEMPORARY SEEDING NOTES (B-4-4)**

1. To stabilize disturbed soils with vegetation for up to 6 months.
2. Purpose: To use fast growing vegetation that provides cover on disturbed soils.
3. Conditions Where Practice Applies: Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.
4. Criteria:
  1. Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan.
  2. For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.
  3. When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3A.1.b and maintain until the next seeding season.

Temporary Seeding Summary				
Hardness Zone (from Figure B.3):	6b	Fertilizer Rate (10-20-20)		Lime Rate
Seed Mixture (from Table B.1):	_____	_____		_____
Species	Application Rate (lb/acre)	Seeding Dates	Seeding Depths	
BARLEY	96	3/1 - 5/15, 8/15 - 10/15	1"	435 lb/acre (10 lb/1000 sf)
OATS	72	3/1 - 5/15, 8/15 - 10/15	1"	1000 sf
RYE	112	3/1 - 5/15, 8/15 - 10/15	1"	

**PERMANENT SEEDING NOTES (B-4-5)**

**A. Seed Mixtures**

1. General Use
  - a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardness Zone (from Figure B.3) and based on the site condition or purpose (found on Table B.3). Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.
  - b. Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 442 - Critical Area Planting.
  - c. For sites having disturbed area over 5 acres, use and show the rates recommended by the soil testing agency. 4. For areas receiving low maintenance apply urea form fertilizer (46-0-0) at 3 1/2 pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary.

**2. Turfgrass Mixtures**

- a. Areas where turfgrasses may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.
- b. Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan.

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

ii. Kentucky Bluegrass/Perennial Rye: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.

iii. Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes: Certified Tall Fescue Cultivars 99 to 100 percent, Certified Kentucky Bluegrass Cultivars 0 to 9 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended.

iv. Kentucky Bluegrass/Fine Fescue: Shade Mixture: For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf area. Mixture includes: Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1 1/2 to 3 pounds per 1000 square feet.

Notes:  
Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultivar Recommendations for Maryland"  
Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line.

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

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

e. If soil moisture is deficient, supply new seedlings with adequate water for plant growth ( 1/2 to 1 inch every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedlings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

**Permanent Seeding Summary**

Hardness Zone (from Figure B.3):		6b		Fertilizer Rate (10-20-20)			Lime Rate
Seed Mixture (from Table B.3):		_____		_____			_____
No.	Species	Application Rate (lb/acre)	Seeding Dates	Seeding Depth	N	P <sub>2</sub> O <sub>5</sub>	K <sub>2</sub> O
8	TALL FESCUE	100	Mar. 1-May 15 Aug. 1-Oct. 15	1 1/4-1/2 in.	45 lbs. per acre (1.0 lb/1000 sf)	90 lb/acre (2 lb/1000 sf)	90 lb/acre (2 lb/1000 sf)

**STANDARD STABILIZATION NOTE**

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:  
a) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND  
b) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

**AS-BUILT CERTIFICATION FOR PSWM**

Note: There is no "AS-BUILT" information provided on this sheet.  
*Alvin M. Vitella* 4/30/19  
ALVIN M. VITELLA, NO. 90748 Date

**ENGINEER'S CERTIFICATE**

"I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the provisions of the Howard Soil Conservation District."  
*Alvin M. Vitella* 4/30/15  
Signature of Engineer (print name below signature) Date

**DEVELOPER'S CERTIFICATE**

"I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."  
*Alvin M. Vitella* 4/30/15  
Signature of Developer (print name below signature) Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
*John R. Robertson* 2/13/15  
Howard SCD Date

**Owner/Builder**

U.S. Home Corporation,  
D/B/A Lennar  
c/o Joseph Fortino, Vice President  
10211 Wincopin Circle  
Suite 500  
Columbia, Maryland 21044  
Ph# 410-423-0460

**Developer**

Preston Scheffacker Properties  
2350 West Joppa Road, Suite 190  
Lutherville, Maryland 21093  
Ph# 410-296-3800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Victor E. ...* 4-09-15  
Chief, Division of Land Development Date

*David A. ...* 2-20-15  
Chief, Development Engineering Division Date

*David A. ...* 4/30/15  
Director - Department of Planning and Zoning Date

SUBDIVISION	SECTION/AREA	LOT Nos.
OXFORD SQUARE	----	117 THRU 212

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
0920-0322	---	TOD	44	1st	601101

**SEQUENCE OF CONSTRUCTION**

1. OBTAIN GRADING PERMITS. (2 WEEKS)
2. NOTIFY "MSS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION DIVISION AT 410-313-1870 AT LEAST 24 HOURS BEFORE STARTING ANY WORK. IN ADDITION, NOTIFY AT PRIOR TO ANY ACTIVITY WITH THEIR EASEMENT.
3. INITIAL STABILIZED CONSTRUCTION ENTRANCE, SUPER-SILT FENCE AND SILT FENCE WHERE SHOWN ON THE PLANS. CLEAR AND GRUB WHERE NECESSARY FOR ROADWAY CONSTRUCTION. STABILIZE ALL DISTURBED AREAS WITH TEMPORARY SEEDING, CONTACT THE COUNTY SEDIMENT EROSION CONTROL INSPECTOR BEFORE PROCEEDING. (1 WEEK)
4. THE MAIN PERIMETER SEDIMENT CONTROL MEASURES FOR MASS GRADING ARE TO BE PROVIDED BY EXISTING SEDIMENT TRAP No. 1. (OXFORD SQUARE, PHASE THREE, F-14-011, OWNED & MAINTAINED BY PRESTON-SCHEFFACKER PROPERTIES)
5. UTILIZE THE EXISTING SEDIMENT TRAP No.1 FROM F-14-011 UNTIL SUCH TIME AS THE MASS GRADING IS COMPLETE AND DRAINAGE AREA IS STABILIZED. THE REMOVAL OF THE TRAP IS THE RESPONSIBILITY OF PRESTON-SCHEFFACKER UNDER F-14-011. THE ASSOCIATED EARTH DIKES NEED TO BE REMOVED AT THE SAME TIME AS THE TRAP. INSTALL / REPAIR ANY EXISTING PERIMETER SILT FENCE BEFORE PROCEEDING AFTER TRAP REMOVAL. (3 DAYS)
6. GRADE SITE TO MASS GRADING CONTOURS AND GRADE ALLEYS AND ROADWAYS TO SUB BASE. (4 WEEKS)
7. INSTALL PROPOSED SANITARY SEWER WITH HOUSE CONNECTIONS. INSTALL STORM DRAINS INCLUDING CONNECTIONS TO EACH OF THE 5M FACILITIES. INSTALL WATER LINES AND HOUSE CONNECTIONS. (8 WEEKS)
8. OBTAIN RELEASE FROM HOWARD COUNTY FOR THE WATER & SEWER MAINS. ONCE STORM DRAINS AND SWM UNDERDRAINS ARE INSTALLED PLACE ROADWAY SUB-BASE WITHIN ROADS UP TO THE INTERMEDIATE SURFACE LAYER WITHIN THE P-2 PAVING SECTION. SEE P-2.01 OF THE HOWARD COUNTY DESIGN MANUAL VOLUME IV. INSTALL CURB AND GUTTER. THE CONSTRUCTION OF THE FILTER MEDIA UNDERDRAIN AND PLANTINGS FOR EACH BIO-RETENTION CELL SHALL BE DELAYED UNTIL THE CONTRIBUTING DRAINAGE AREA IS PERMANENTLY STABILIZED. (7 DAYS)
9. THE CONSTRUCTION OF THE FILTER MEDIA UNDERDRAIN AND PLANTINGS FOR EACH BIO-RETENTION CELL SHALL BE DELAYED UNTIL THE CONTRIBUTING DRAINAGE AREA IS PERMANENTLY STABILIZED. (2 WEEKS)
10. STABILIZE DISTURBED AREAS AND CONTACT INSPECTOR PRIOR TO THE PRODUCTION OF NEW HOMES. BEGIN TOWNHOUSE CONSTRUCTION ON LOTS 117 THRU 212. (8 MONTHS)
11. INSTALL INLET PROTECTION FOR ALL INLETS LOCATED NORTH OF ST. MARGARET'S BOULEVARD AND SOUTH OF BANBURY DRIVE FOR INLETS 20 THRU 26 AND EXISTING INLET NO'S. 1-44 AND 1-48. INSTALL INLET PROTECTION FOR INLET NO'S. 6 AND 15 LOCATED ON THE PARCEL SOUTH OF ST. MARGARET'S BOULEVARD.
12. AS SHOWN ON SHEET 5 OF 32; CONCURRENT WITH HOMEBUILDING, INSTALL ESO'S #01, 02, 03 ALONG CROWLEY STREET, INSTALL ESO'S J-21A/B, J-22B, AND J-23 ALONG FOSTON WAY. INSTALL ESO'S J-25 THUR 28 IN OPEN SPACE. WRAP ALL ESO'S WITH SUPER SILT FENCE UPON IMMEDIATE COMPLETION AND CERTIFICATION BY THE ENGINEER.
13. WHEN INTERMEDIATE EXCAVATIONS AND STORAGE VOLUMES ARE CREATED, INSTALL REGULAR SILT FENCE UNTIL WORK COMMENCES ON DESIGN DEPTHS AND MATERIALS. ESO'S J-24, J-30 THRU J-37 SHALL BE INSTALLED AFTER THE EXTERIORS OF THE NEW HOMES COMPLETE. COORDINATE WITH SITE BUILDER, PROTECT WITH SUPER SILT FENCE, UNLESS THE YARDS ARE STABILIZED WITH SOO (5 WEEKS)
14. INSTALL ON-LOT SEDIMENT CONTROL MEASURES AS NEEDED, REINFORCE SILT FENCE, COMMENCE BUILDING HOMES, PROCEED AND COMMENCE TO COMPLETION, STABILIZE EACH LOT. (15 MONTHS)
15. AS SHOWN ON SHEET 6 OF 32; CONCURRENT WITH HOMEBUILDING, INSTALL ESO F-19, PROTECT WITH SUPER SILT FENCE AFTER CERTIFICATIONS AND PLANTINGS ARE IN PLACE. (1 WEEK)
16. ESO'S F-17, F-18, F-20 THUR 28 SHALL BE INSTALLED AFTER THE EXTERIOR WORK ON NEW HOMES IS COMPLETE, COORDINATE WITH SITE BUILDER. (5 WEEKS)
17. PROVIDE TEMPORARY SEEDING TO ANY DISTURBED AREAS ON SITE DURING CONSTRUCTION WITH FINAL STABILIZATION TO USE PERMANENT SEEDING OR SOO ON THE ENTIRE SITE. (3 DAYS)
18. WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR START REMOVING ANY SEDIMENT CONTROL FEATURES NOT REQUIRED TO REMAIN FOR FUTURE SITE PLAN/BUILDING PHASES AND STABILIZE THE AREAS WITH PERMANENT SEEDING. (1 WEEK)
19. IN ACCORDANCE WITH THE GREEN NEIGHBORHOOD CRITERIA, NO FOREST IMPACT IS ANTICIPATED. HOWEVER, THE CONTRACTOR SHALL REPLACE ANY TREES IMPACTED BY THE BREACHING AND WETLAND/STREAM RESTORATION EFFORTS.
20. THE CONTRACTOR SHALL COORDINATE WITH THE INSPECTOR IN REGARDS TO THE REQUIREMENT THAT NO MORE THAN 20-ACRES OF "OPEN" GRASS SHALL BE DISTURBED AT ANY GIVEN TIME. THIS MAY BE ACCOMPLISHED BY GRADING ONE PARCEL AT A TIME, IF REQUIRED. NOTE: CONTRACTOR SHALL CLEAN AND RESTORE THE EXISTING SEDIMENT TRAP OF ANY AND ALL SEDIMENT, TO THEIR ORIGINALLY DESIGNED GRADE.

NOTE: THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON ALL SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS. REMOVE SEDIMENT FROM STONE OUTLET SEDIMENT TRAP NO. 1 WHEN CLEANOUT ELEVATIONS ARE REACHED (F-14-011, OWNED AND MAINTAINED BY AS NOTED ABOVE). ALL SEDIMENT MUST BE PLACED UPSTREAM OF AN APPROVED BASIN OR TRAP DEVICE.

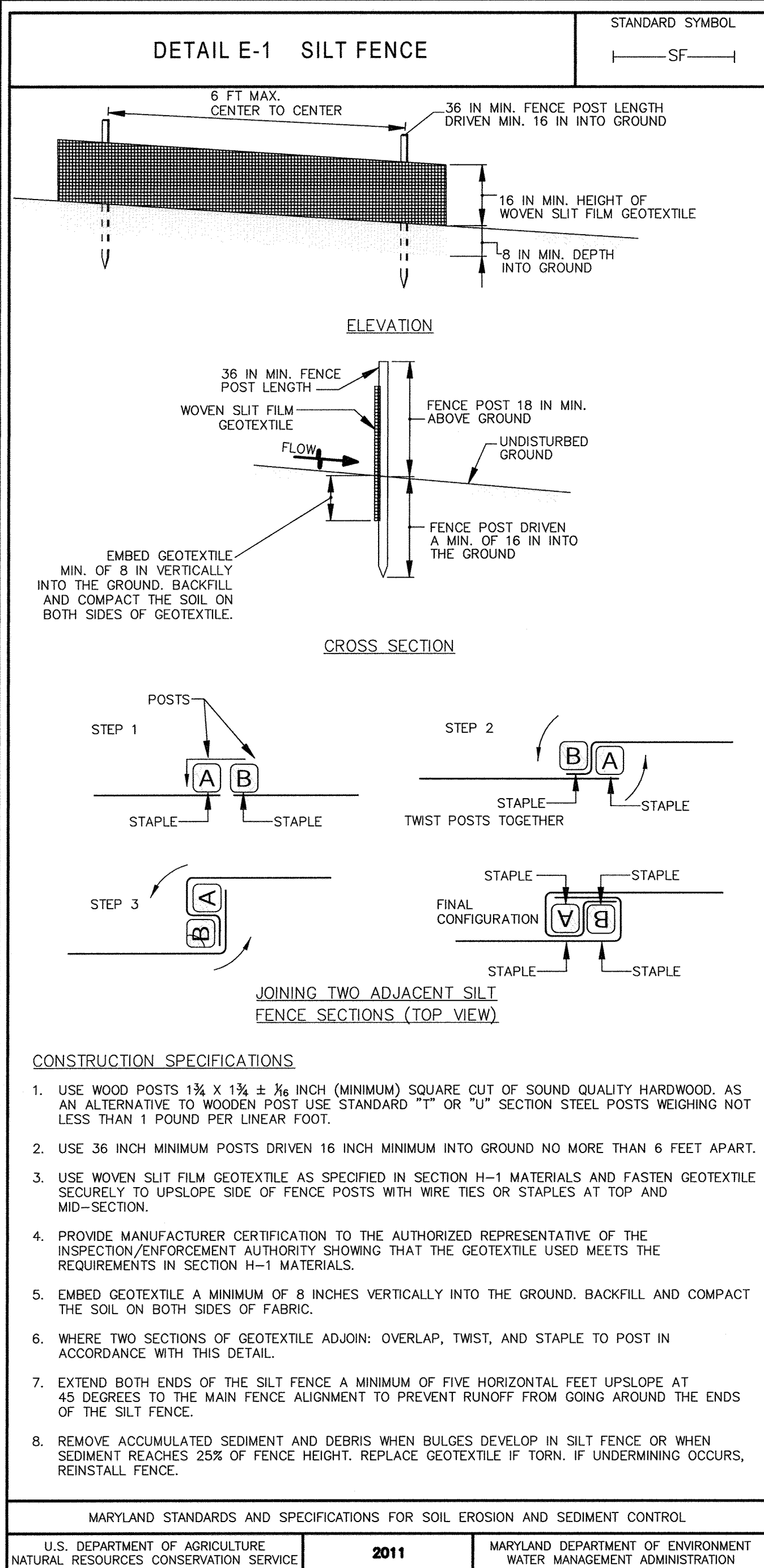
**NOTE: ALL CONSTRUCTION WASTE MUST BE MANAGED IN ACCORDANCE WITH THE CONSTRUCTION WASTE MANAGEMENT PLAN PER GREEN NEIGHBORHOOD CREDIT H-3.**

**SEDIMENT AND EROSION CONTROL NOTES & DETAILS**

**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
(Being A Resubdivision Of Parcel 'N', As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcel 'N' & 'O' " And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22980) & A Resubdivision Of Parcel 'N', As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcel 'R', 'S' And 'T' And Revision Plat - Parcel 'E' " And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23103 Thru 23105 )  
Zoned: TOD  
Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown Date: January 12, 2015  
Sheet 18 Of 32

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



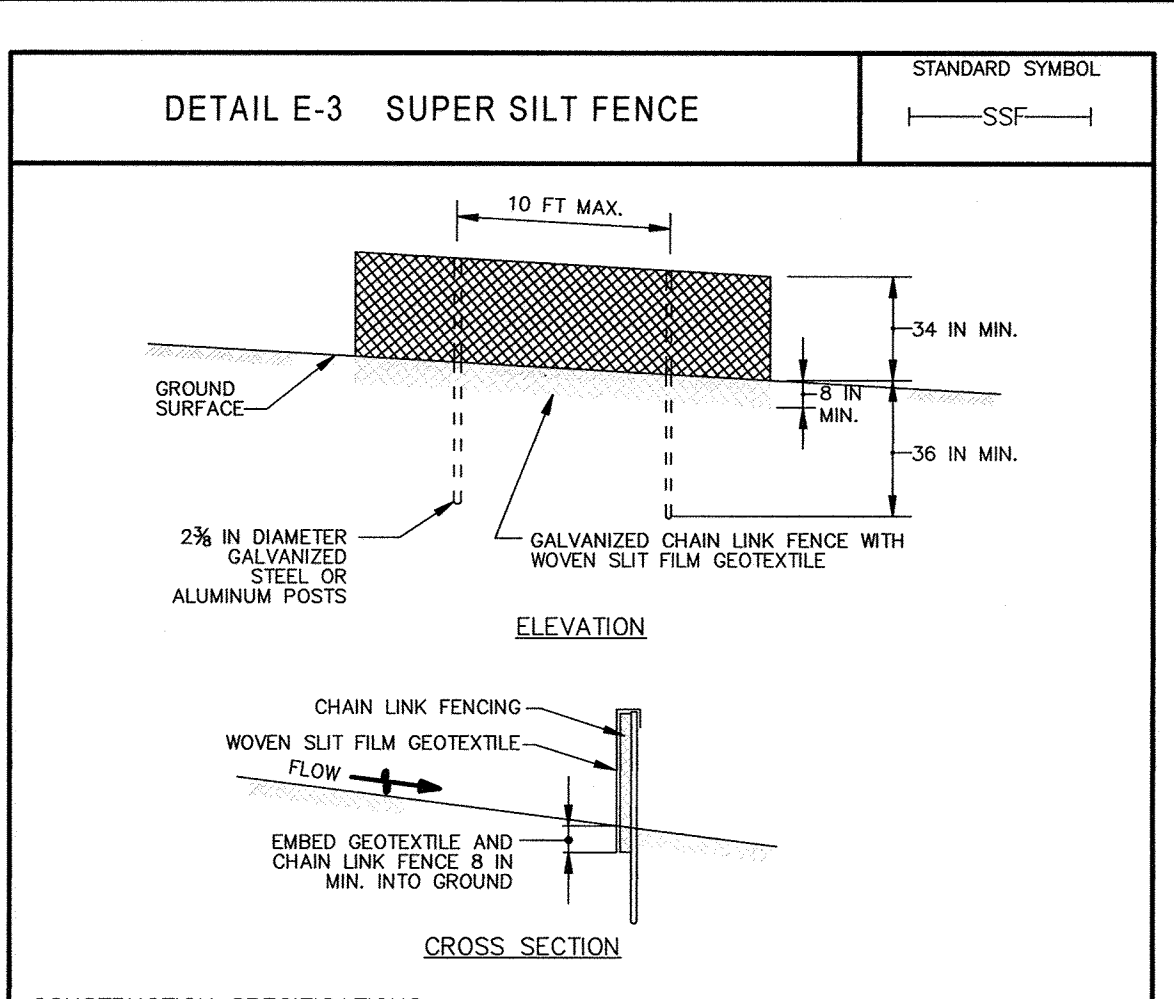


CONSTRUCTION SPECIFICATIONS

- USE WOOD POSTS 1 1/2 x 1 1/2 x 3/8 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
- USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
- USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
- EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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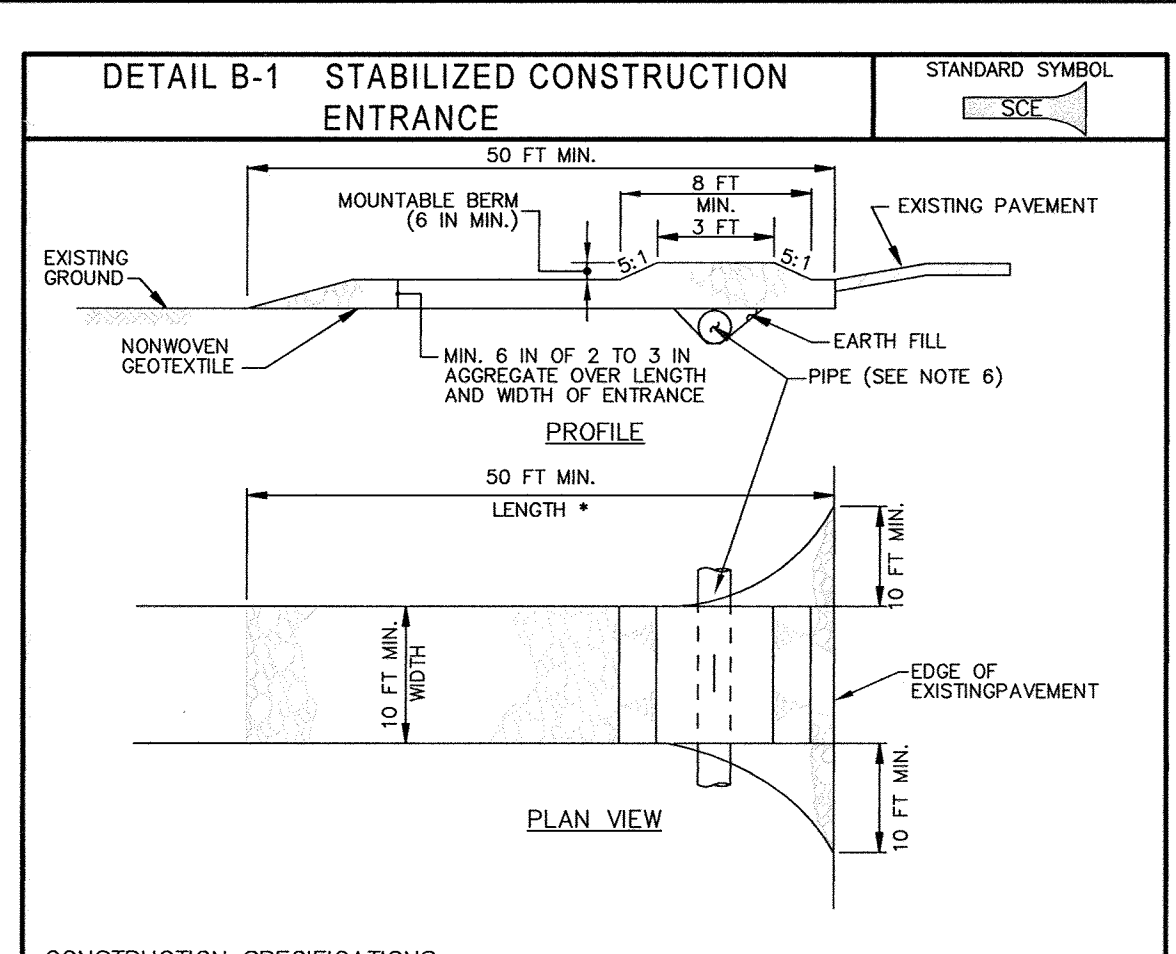


CONSTRUCTION SPECIFICATIONS

- INSTALL 2 3/4 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
- FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 1/2 INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUNG RINGS.
- FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
- WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
- EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
- PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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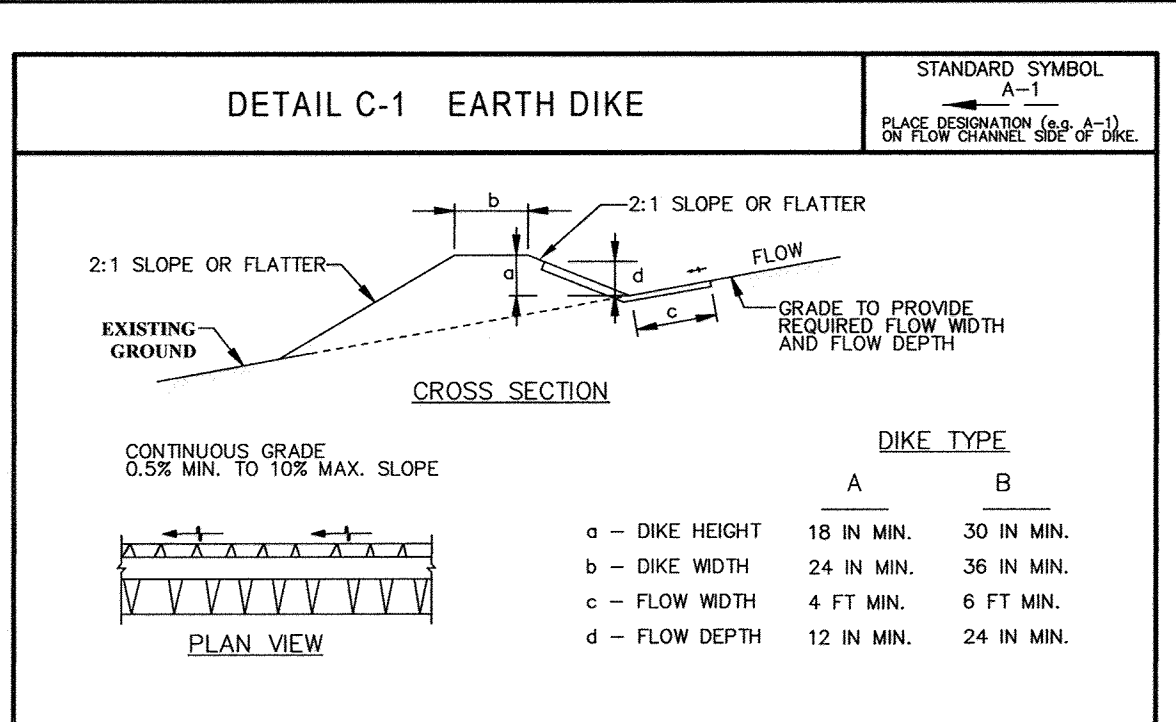


CONSTRUCTION SPECIFICATIONS

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (+30 FEET FOR SINGLE RESIDENCE LOTS). USE MINIMUM WIDTH OF 10 FEET. FLARE SIDE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRAPPING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SNEEDING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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FLOW CHANNEL STABILIZATION

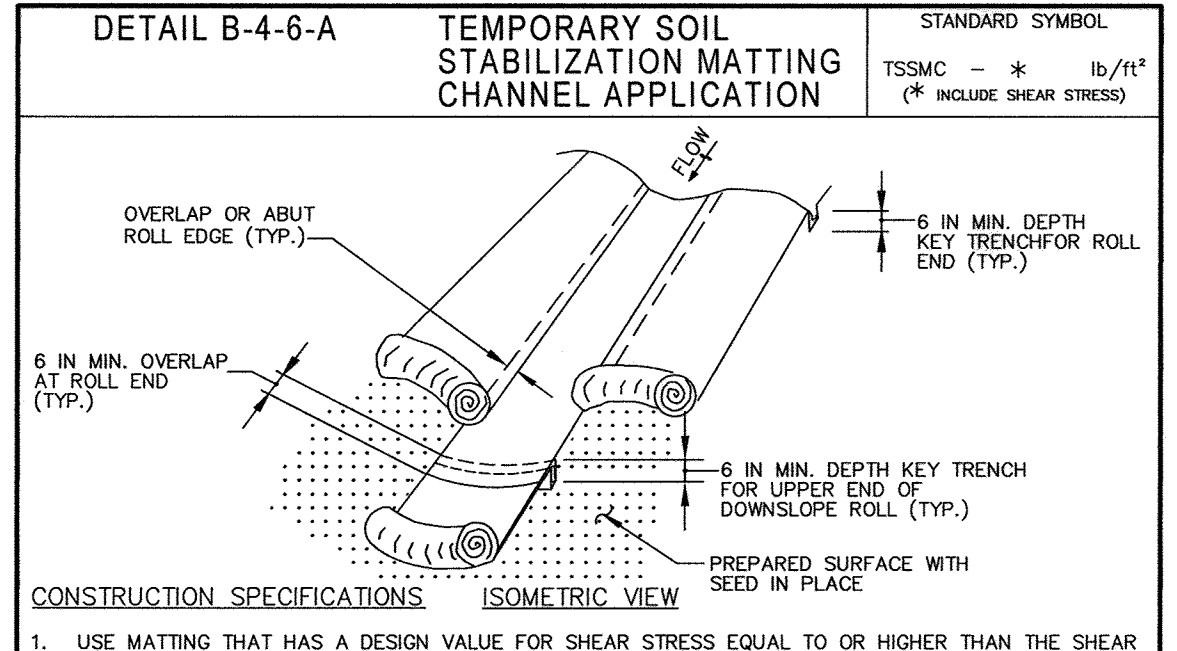
- A-1 SEED WITH STRAW MULCH AND TACK. (NOT ALLOWED FOR CLEAR WATER DIVERSION.)
- A-2/B-2 SEED WITH SOIL STABILIZATION MATTING OR LINE WITH SOO.
- A-3/B-3 4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE PRESSED INTO SOIL A MINIMUM OF 7 INCHES AND FLUSH WITH GROUND.

CONSTRUCTION SPECIFICATIONS

- REMOVE AND DISPOSE OF ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SO AS NOT TO INTERFERE WITH PROPER FUNCTION OF EARTHDIKE.
- EXCAVATE OR SHAPE EARTH DIKE TO LINE, GRADE, AND CROSS SECTION AS SPECIFIED. BANK PROJECTIONS OR OTHER IRREGULARITIES ARE NOT ALLOWED.
- COMPACT FILL.
- CONSTRUCT FLOW CHANNEL ON AN UNINTERRUPTED, CONTINUOUS GRADE, ADJUSTING THE LOCATION DUE TO FIELD CONDITIONS AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE.
- PROVIDE OUTLET PROTECTION AS REQUIRED ON APPROVED PLAN.
- STABILIZE EARTH DIKE WITHIN THREE DAYS OF INSTALLATION. STABILIZE FLOW CHANNEL FOR CLEAR WATER DIVERSION WITHIN 24 HOURS OF INSTALLATION.
- MAINTAIN LINE, GRADE, AND CROSS SECTION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS, AND MAINTAIN POSITIVE DRAINAGE. KEEP EARTH DIKE AND POINT OF DISCHARGE FREE OF EROSION, AND CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.
- UPON REMOVAL OF EARTH DIKE, GRADE AREA FLUSH WITH EXISTING GROUND. WITHIN 24 HOURS OF REMOVAL STABILIZE DISTURBED AREA WITH TOPSOIL, SEED, AND MULCH, OR AS SPECIFIED ON APPROVED PLAN.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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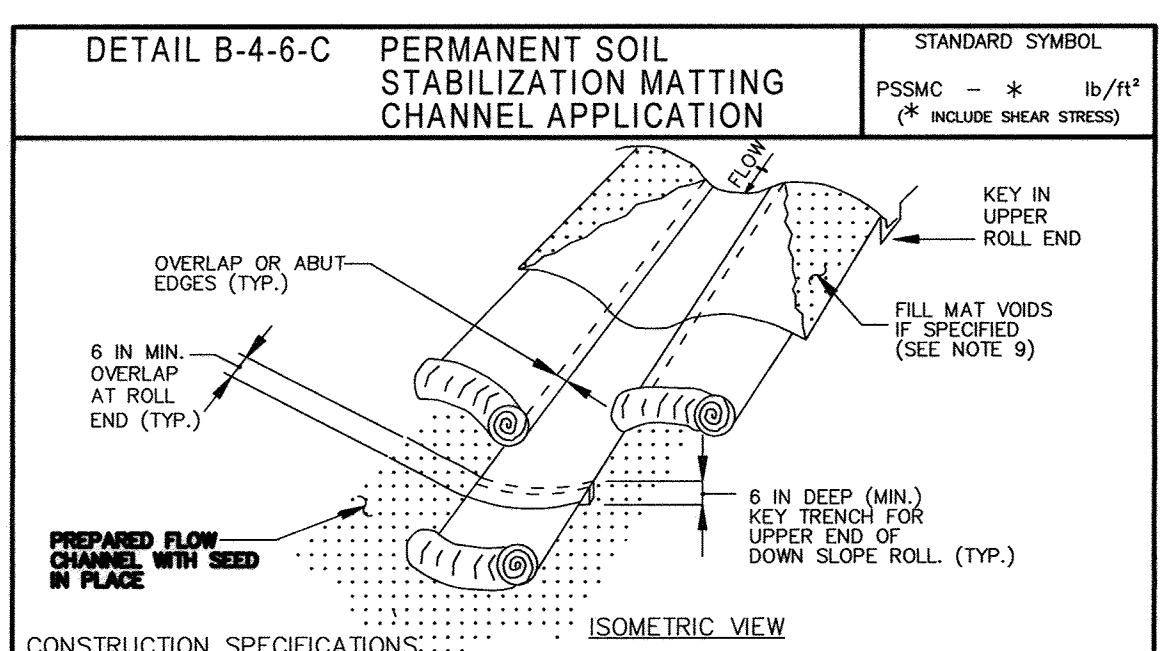


CONSTRUCTION SPECIFICATIONS

- USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
- USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2 1/2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
- SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1 1/2 INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1 1/2 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
- PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDING PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTERLINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MAT SMOOTHLY AND FIRMLY ON THE SEEDING SURFACE. AVOID STRETCHING THE MATTING.
- KEY-IN UPSTREAM END OF EACH MAT ROLL BY DIGGING A 6 INCH (MINIMUM) TRENCH AT THE UPSTREAM END OF THE MATTING, PLACING THE ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMING TO SECURE THE MAT END.
- OVERLAP OR ABUT THE ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
- STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
- ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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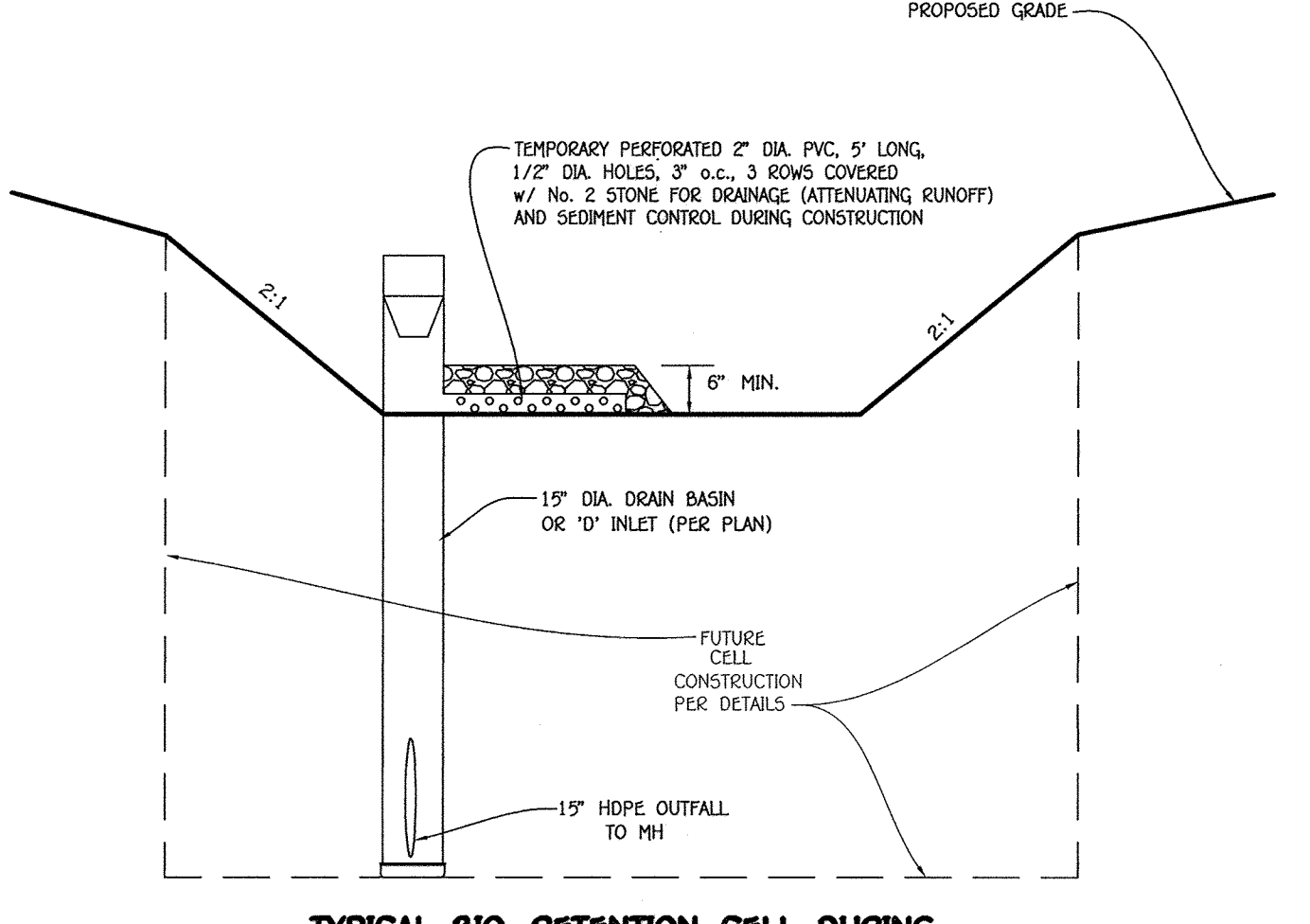


CONSTRUCTION SPECIFICATIONS

- USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
- USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2 1/2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
- SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1 1/2 INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1 1/2 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
- PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDING PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTERLINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDING SURFACE. AVOID STRETCHING THE MATTING.
- OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
- KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMING TO SECURE THE MAT END IN THE KEY.
- STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
- IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEPT AND STAPLED IN PLACE, FILL MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.
- ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
--	------	---



AS-BUILT CERTIFICATION FOR PSWMM

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

*Alvo M. Vitale* 4/10/19 Date

ALVO M. VITALE NO. 107140

**ENGINEER'S CERTIFICATE**

"I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

*Alvo M. Vitale* 4-20-15 Date

**DEVELOPER'S CERTIFICATE**

"I/we certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

*Joseph Fortino* 4/26/15 Date

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

*John R. Robinson* 2/3/15 Date

**Owner/Builder**

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

**Developer**

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kurt Schaefer* 4-09-15 Date

*Mark A. Gyle* 2-20-15 Date

*Mark A. Gyle* 2/10/15 Date

SUBDIVISION	OXFORD SQUARE	SECTION/AREA	LOT No.
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE
2202-02021	---	TOD	44
ELEC. DIST.	CENSUS TR.		
	601101		

**SEDIMENT AND EROSION CONTROL NOTES & DETAILS**

**OXFORD SQUARE**

"A Howard County Green Neighborhood"

Lots 117 Thru 212 & Open Space Lots 213 Thru 223

(Being A Resubdivision Of Parcel 70, As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space, 104 Thru 116 And Lots 117 Thru 212, As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Records Of Howard County, Maryland As Plat Nos. 22995 Thru 22998) & A Resubdivision Of Parcel 72, As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcel 72, 5' And 7' And Division Plat - Parcel 72 - And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23102 Thru 23105)

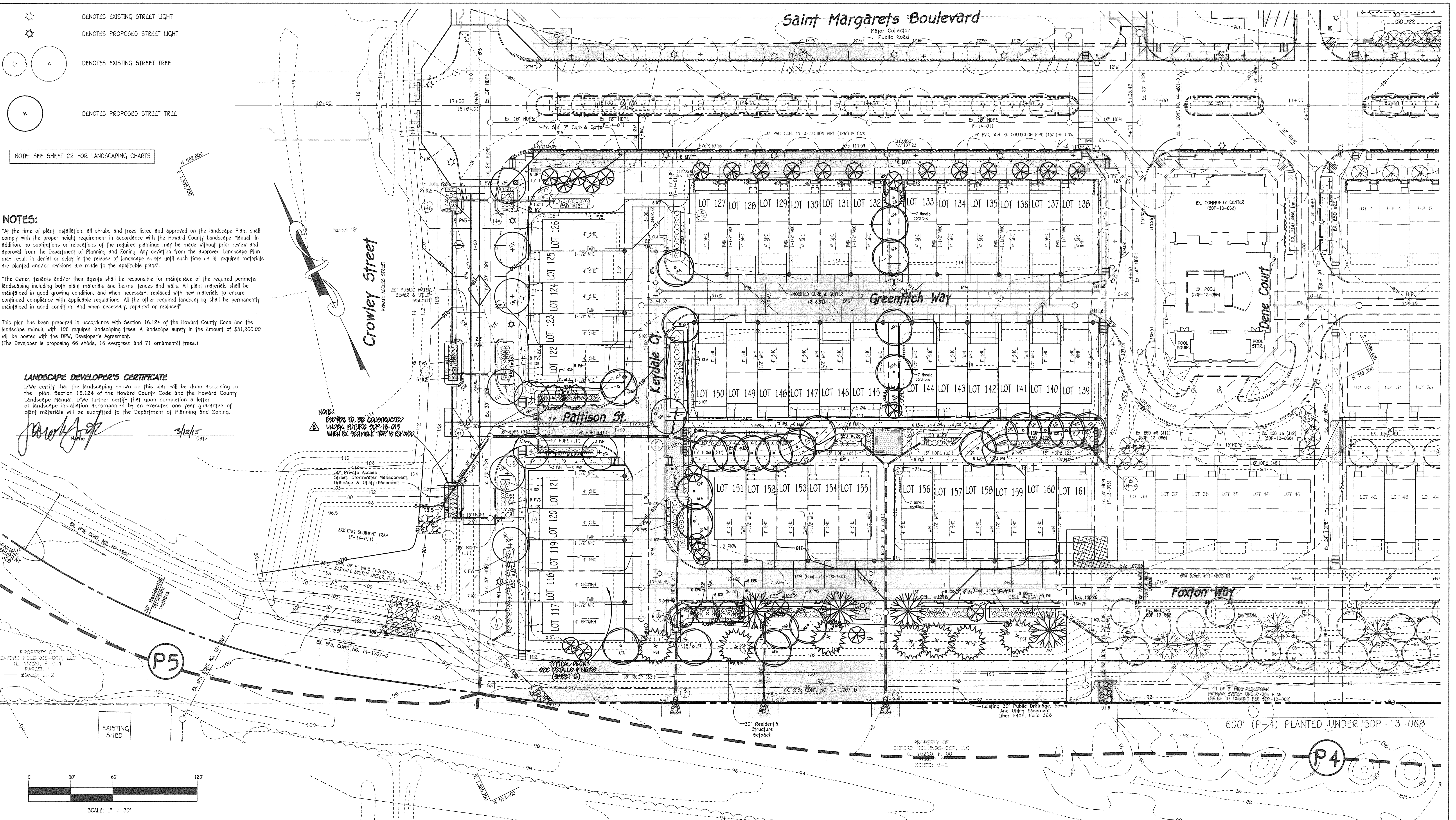
Zone: TOD  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown Date: January 12, 2015  
Sheet 19 Of 32

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



NO.	REVISION	DATE

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



- ☼ DENOTES EXISTING STREET LIGHT
- ☼ DENOTES PROPOSED STREET LIGHT
- ⊙ DENOTES EXISTING STREET TREE
- ⊙ DENOTES PROPOSED STREET TREE

NOTE: SEE SHEET 22 FOR LANDSCAPING CHARTS

**NOTES:**

"At the time of plant installation, all shrubs and trees listed and approved on the Landscape Plan, shall comply with the proper height requirement in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocations of the required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from the approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to the applicable plans."

"The Owner, tenants and/or their agents shall be responsible for maintenance of the required perimeter landscaping including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All the other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced."

This plan has been prepared in accordance with Section 16.124 of the Howard County Code and the landscape manual with 106 required landscaping trees. A landscape surety in the amount of \$31,800.00 will be posted with the DPW, Developer's Agreement.  
(The Developer is proposing 66 shade, 16 evergreen and 71 ornamental trees.)

**LANDSCAPE DEVELOPER'S CERTIFICATE**

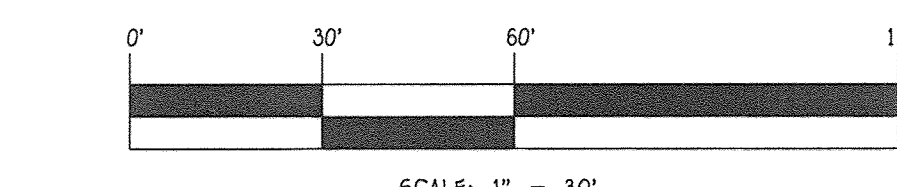
I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

*[Signature]*  
Name: \_\_\_\_\_ Date: 3/14/15

NOTE: **BEFORE TO BE CONSTRUCTED UNDER PERMITS 2015-019 WHEN EX. SEWER TRAP IS REPAIRED**

PROPERTY OF OXFORD HOLDINGS-COP, LLC (L. 15220, F. 001) PARCEL 1 (ZONED: M-2)

PROPERTY OF OXFORD HOLDINGS-COP, LLC (L. 15220, F. 001) ZONED: M-2



13/2009/09/14/Wing/SDP (Lemar) part 2/MARCH 2015 COPY SHEET 20-22 Landscape plan.dwg 3/12/2015 10:25:38 AM, 11

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461 - 2899

NO.	REVISION	DATE
1	ADDED NOTE TO MAKE BUD HRS FUTURE	6/8/15
1	REVISE TO ADD DECK DETAIL & WARRIOR APPROVAL NOTES	4/16/16



**AS-BUILT CERTIFICATION FOR PSWM**

Note: There is no "AS BUILT" information provided in this sheet.

*[Signature]*  
ALDO M. VITULLA - NO. 90718  
Date: 4/16/16

**Owner/Builder**  
U.S. Home Corporation,  
D/B/A Lennar  
c/o Joseph Fortino, Vice President  
10211 Wincopin Circle  
Suite 500  
Columbia, Maryland 21044  
Ph: 410-423-0460

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
Chief, Division of Land Development  
Date: 4-09-15

*[Signature]*  
Chief, Development Engineering Division  
Date: 2-20-15

*[Signature]*  
Director - Department of Planning and Zoning  
Date: 3/17/15

SUBDIVISION	SECTION/AREA	LOT Nos.
OXFORD SQUARE		117 THRU 212

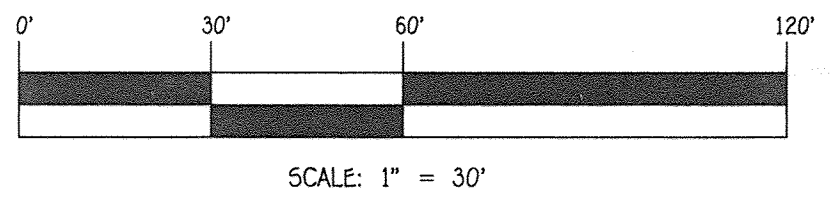
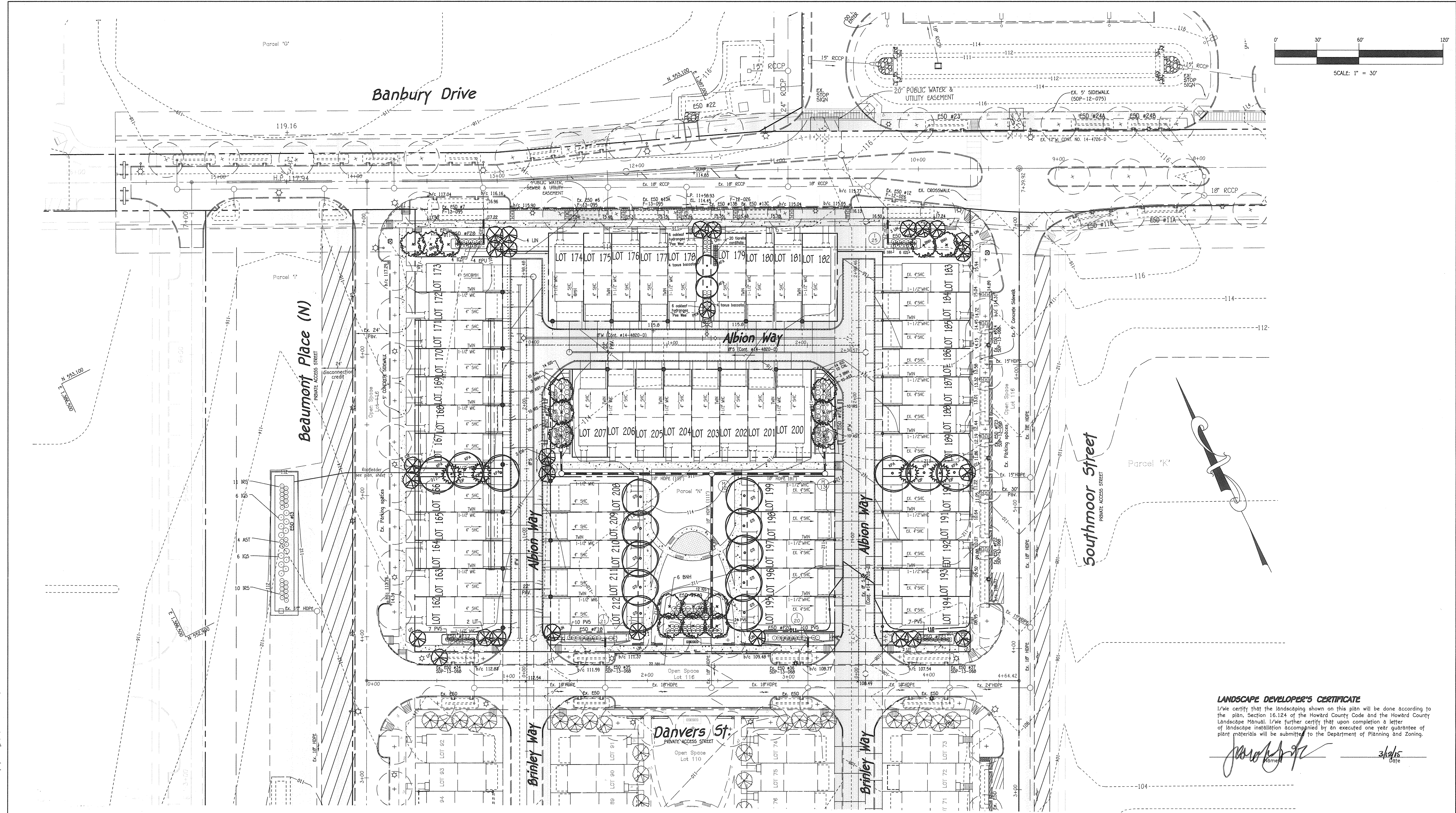
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23610-02621		TOD	44	1st	601101

**LANDSCAPE PLAN**

**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
(Being A Resubdivision of Parcel "N", As Shown on Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "N" & "O" And Recorded Among The Land Records of Howard County, Maryland As Plat Nos. 22995 Thru 22998) & A Resubdivision of Parcel "E", As Shown on Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcels "R", "S" And "T" And Revision Plat - Parcel "E" And Recorded Among The Land Records of Howard County, Maryland As Plat Nos. 23103 Thru 23105.)

Zoned: TOD  
Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown Date: January 12, 2015  
Sheet 20 Of 32

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

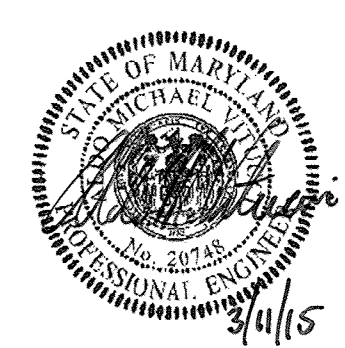


**LANDSCAPE DEVELOPER'S CERTIFICATE**  
 I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

*[Signature]*  
 Date: 3/15/15

1:2009/09/14/04/05/06/07/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

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



**AS-BUILT CERTIFICATION FOR PSWM**  
 Note: There is no "AS-BUILT" information provided on this sheet.  
*[Signature]*  
 ALDO M. VINDOLA, No. 307184  
 Date: 4/16/15

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 4-09-15  
 Chief, Division of Land Development Date

*[Signature]* 2-20-15  
 Chief, Development Engineering Division Date

*[Signature]* 4/9/15  
 Director - Department of Planning and Zoning Date

SUBDIVISION	SECTION/AREA	LOT Nos.			
OXFORD SQUARE		117 THRU 212			
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
02019-02021		TOD	44	1st	601101

**LANDSCAPE PLAN**  
**OXFORD SQUARE**  
 "A Howard County Green Neighborhood"  
 Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
 (Being A Resubdivision of Parcel 'N', As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels 'N' & 'O' - And Recorded Among The Land Records of Howard County, Maryland As Plat Nos. 22995 Thru 22998) & A Resubdivision of Parcel 'R', As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcels 'R', 'S' And 'T' And Revision Plat - Parcel 'R', And Recorded Among The Land Records of Howard County, Maryland As Plat Nos. 23105 Thru 23108)

Zoned: TOD  
 Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
 First Election District: Howard County, Maryland  
 Scale: As Shown Date: January 12, 2015  
 Sheet 21 of 32

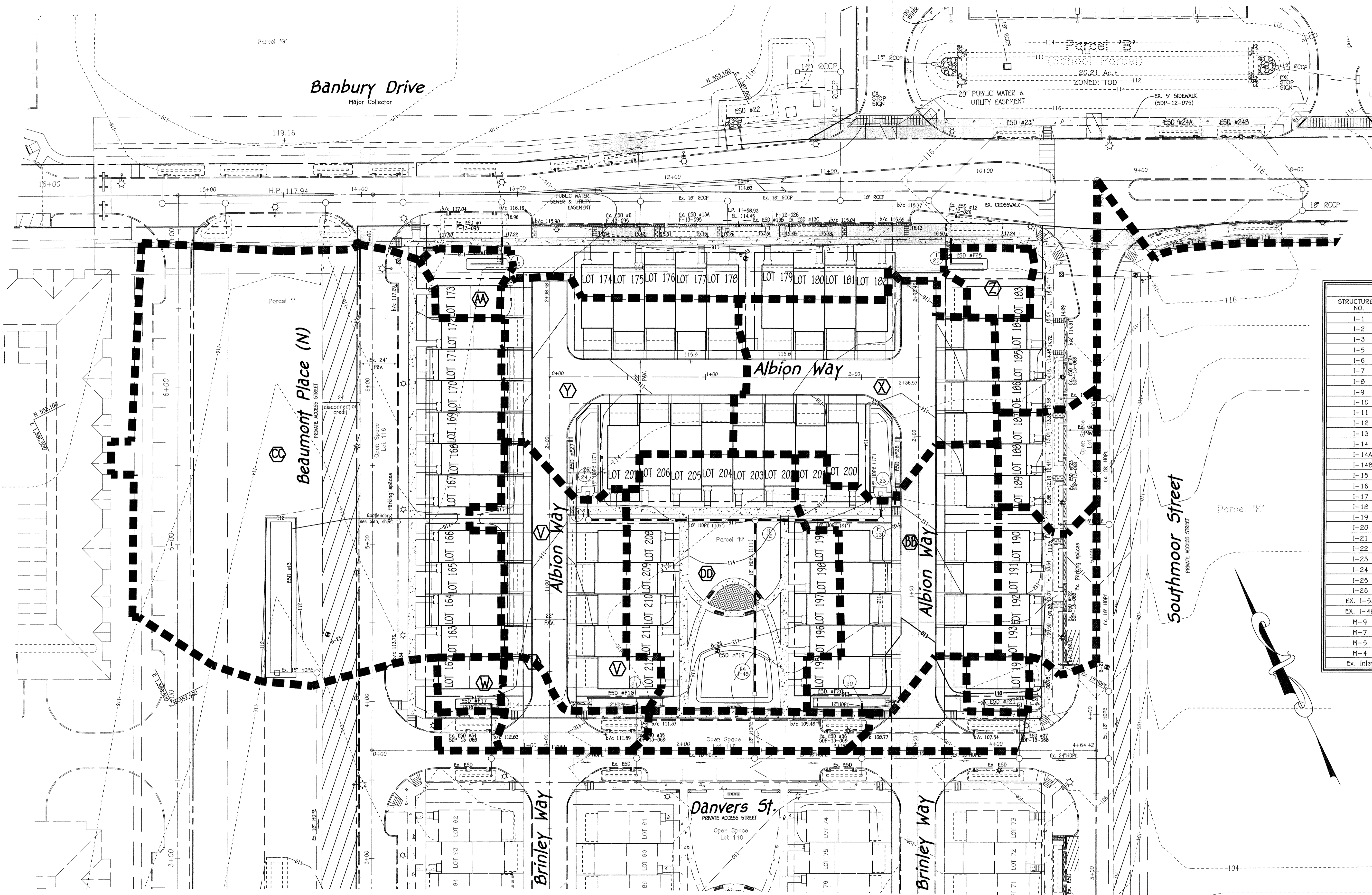
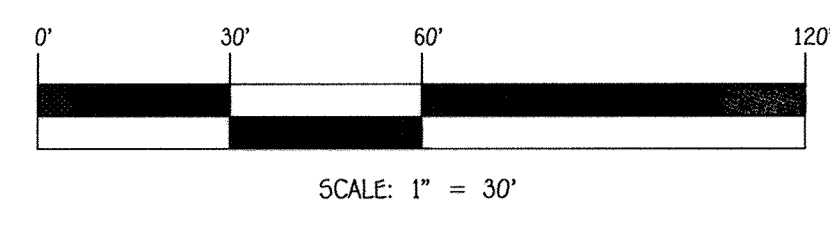
NO.	REVISION	DATE
1	REVISED TO ADD DECK DETAIL & WALKER APPROVAL NOTES	4/16/15

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

SDP-14-019







DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	% IMP.
I-1	A	0.19 AC.	0.80	TOD	78%
I-2	B	0.15 AC.	0.67	TOD	59%
I-3	C	0.10 AC.	0.82	TOD	82%
I-5	E	0.20 AC.	0.79	TOD	77%
I-6	F	0.21 AC.	0.80	TOD	78%
I-7	G	0.23 AC.	0.85	TOD	86%
I-8	H	0.17 AC.	0.64	TOD	55%
I-9	I	0.11 AC.	0.76	TOD	72%
I-10	J	0.06 AC.	0.68	TOD	62%
I-11	K	0.07 AC.	0.65	TOD	57%
I-12	L	0.10 AC.	0.81	TOD	81%
I-13	M	0.05 AC.	0.66	TOD	58%
I-14	N	0.05 AC.	0.59	TOD	49%
I-14A	O	0.12 AC.	0.70	TOD	64%
I-14B	P	0.05 AC.	0.64	TOD	55%
I-15	Q	0.09 AC.	0.74	TOD	70%
I-16	R	0.05 AC.	0.66	TOD	59%
I-17	S	0.09 AC.	0.63	TOD	54%
I-18	T	0.16 AC.	0.72	TOD	67%
I-19	U	0.54 AC.	0.87	TOD	89%
I-20	V	0.36 AC.	0.79	TOD	77%
I-21	W	0.21 AC.	0.86	TOD	87%
I-22	X	0.04 AC.	0.61	TOD	52%
I-23	Y	0.15 AC.	0.81	TOD	80%
I-24	Z	0.39 AC.	0.82	TOD	81%
I-25	AA	0.05 AC.	0.51	TOD	38%
I-26	BB	0.05 AC.	0.52	TOD	38%
EX. I-53	CC	1.38 AC.	0.62	TOD	52%
EX. I-48	DD	0.45 AC.	0.79	TOD	76%
M-9	EE	1.05 AC.	0.88	TOD	90%
M-7	FF	1.96 AC.	0.92	TOD	95%
M-5	GG	0.59 AC.	0.88	TOD	90%
M-4	HH	0.18 AC.	0.92	TOD	95%
Ex. Inlet	II	0.62 AC.	0.69	TOD	64%

I:\2009\09014\dwg\SDP (Lennar) part 2\09014 Sheet 23-24.dwg, 1/13/2015 8:35:52 AM, 11

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PRCE  
 ELKLOTT CITY, MARYLAND 21042  
 (410) 461-2295



AS-BUILT CERTIFICATION FOR PSWM  
 Notes: There is no "AS-BUILT" information provided on this sheet.  
*Alko/9*  
 ALKO M. VITUGA, No. 10746  
 Date: 1/13/15

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Ket Shenoud*  
 Chief, Division of Land Development  
 Date: 4-09-15

*Chad Edinger*  
 Chief, Development Engineering Division  
 Date: 2-20-15

*David M. Wozel*  
 Director - Department of Planning and Zoning  
 Date: 4/9/15

SUBDIVISION	OXFORD SQUARE	SECTION/AREA	LOT No.
PLAT NO.	02219-02221	ZONE	TOD
TAX/ZONE	44	ELEC. DIST.	1st.
CENSUS TR.	601101		

**DRAINAGE AREA MAP**  
**OXFORD SQUARE**

"A Howard County Green Neighborhood"  
 Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
 (Being A Resubdivision Of Parcel "N", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood," Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "N" & "O" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22980) & A Resubdivision Of Parcel "K", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood," Resubdivision Plat - Parcels "K", "S" And "T" And Revision Plat - Parcel "L" - And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22102 Thru 22105.)  
 Zoned: TOD  
 Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
 First Election District: Howard County, Maryland  
 Scale: As Shown Date: January 12, 2015  
 Sheet 24 Of 32

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

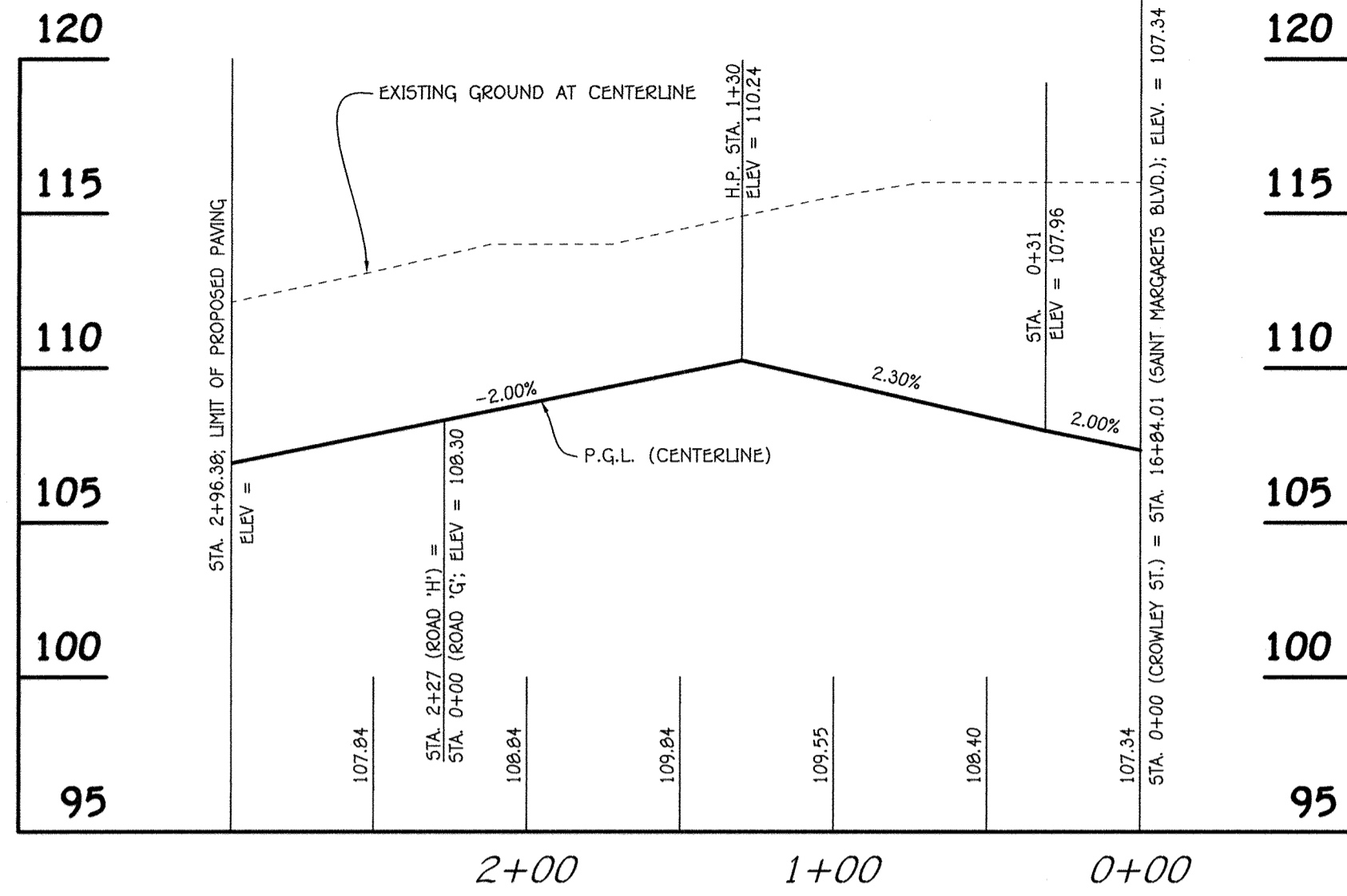






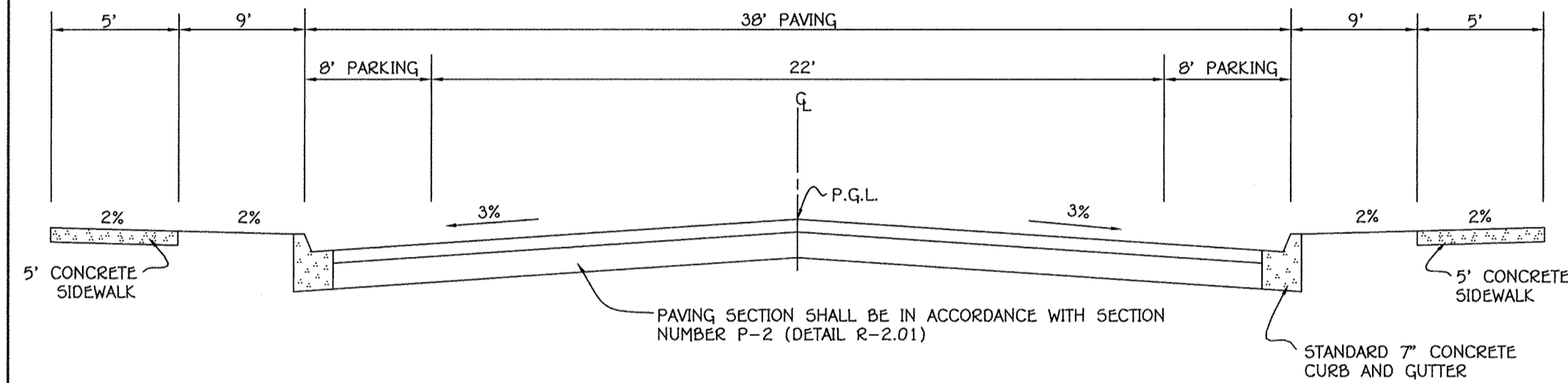
# CROWLEY STREET

PRIVATE ACCESS STREET  
POSTED SPEED LIMIT = 25 M.P.H.



## PROFILE

SCALE: HOR. : 1" = 50'  
VER. : 1" = 4'

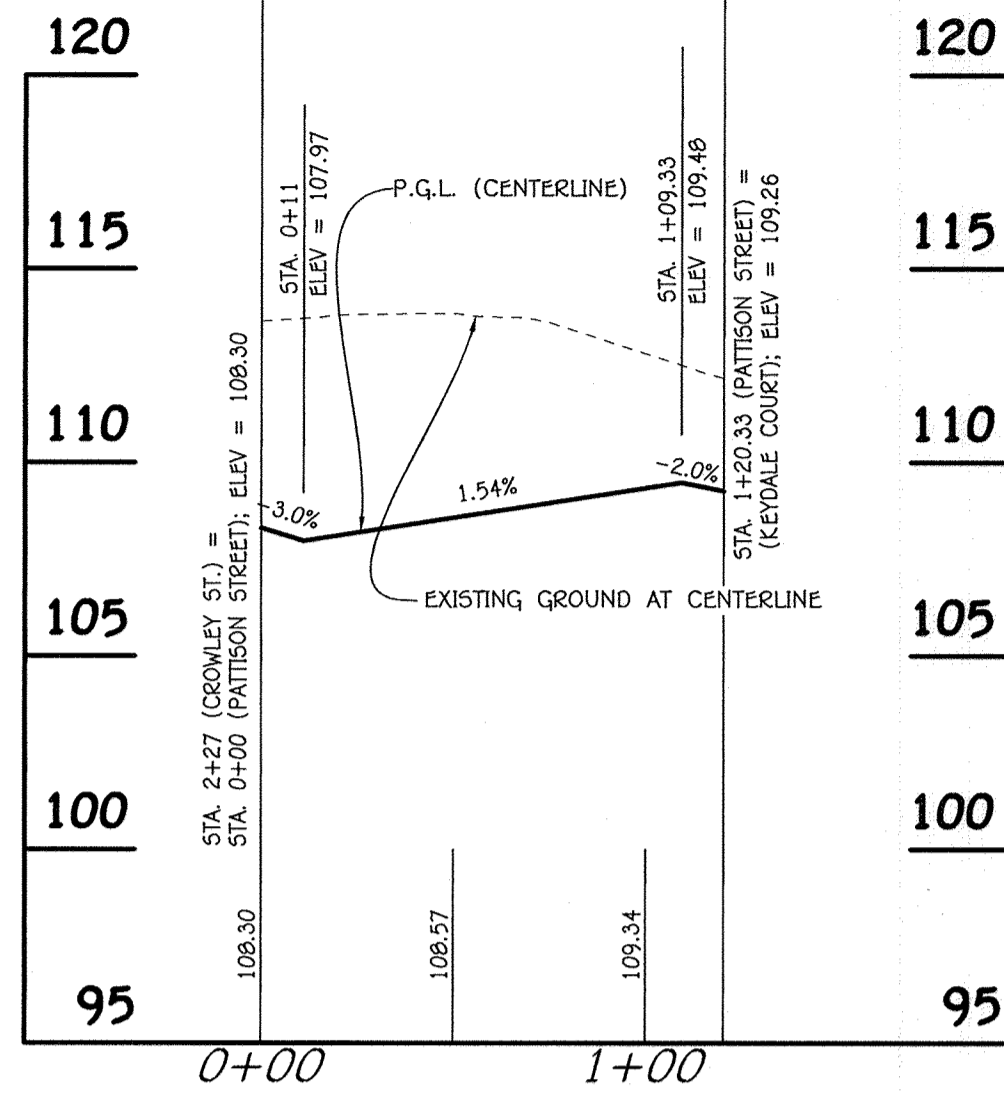


### TYPICAL PRIVATE ROADWAY SECTION (CROWLEY STREET)

NO SCALE

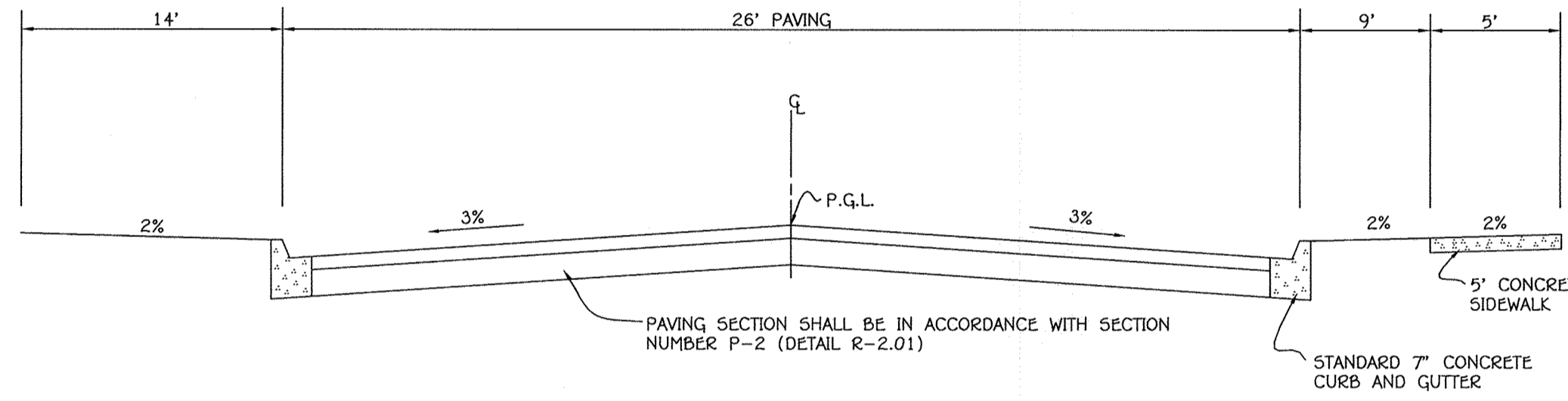
# PATTISON STREET

PRIVATE ACCESS STREET  
POSTED SPEED LIMIT = 25 M.P.H.



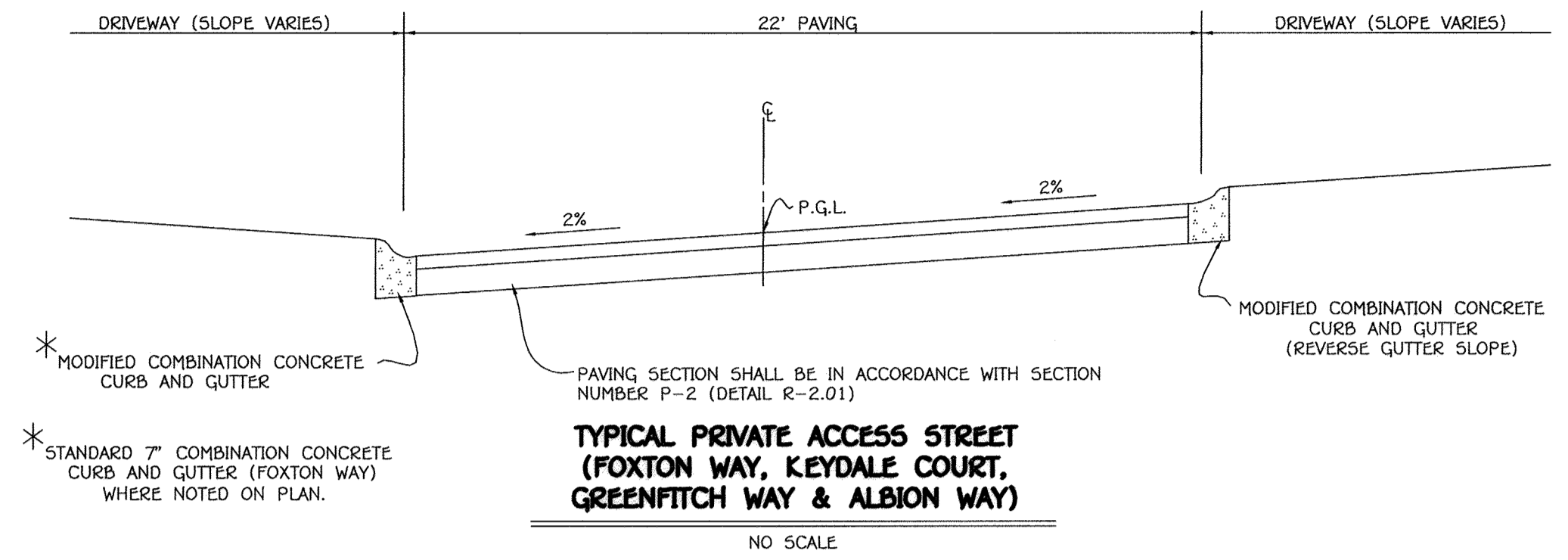
## PROFILE

SCALE: HOR. : 1" = 50'  
VER. : 1" = 5'



### TYPICAL PRIVATE ROADWAY SECTION (PATTISON STREET)

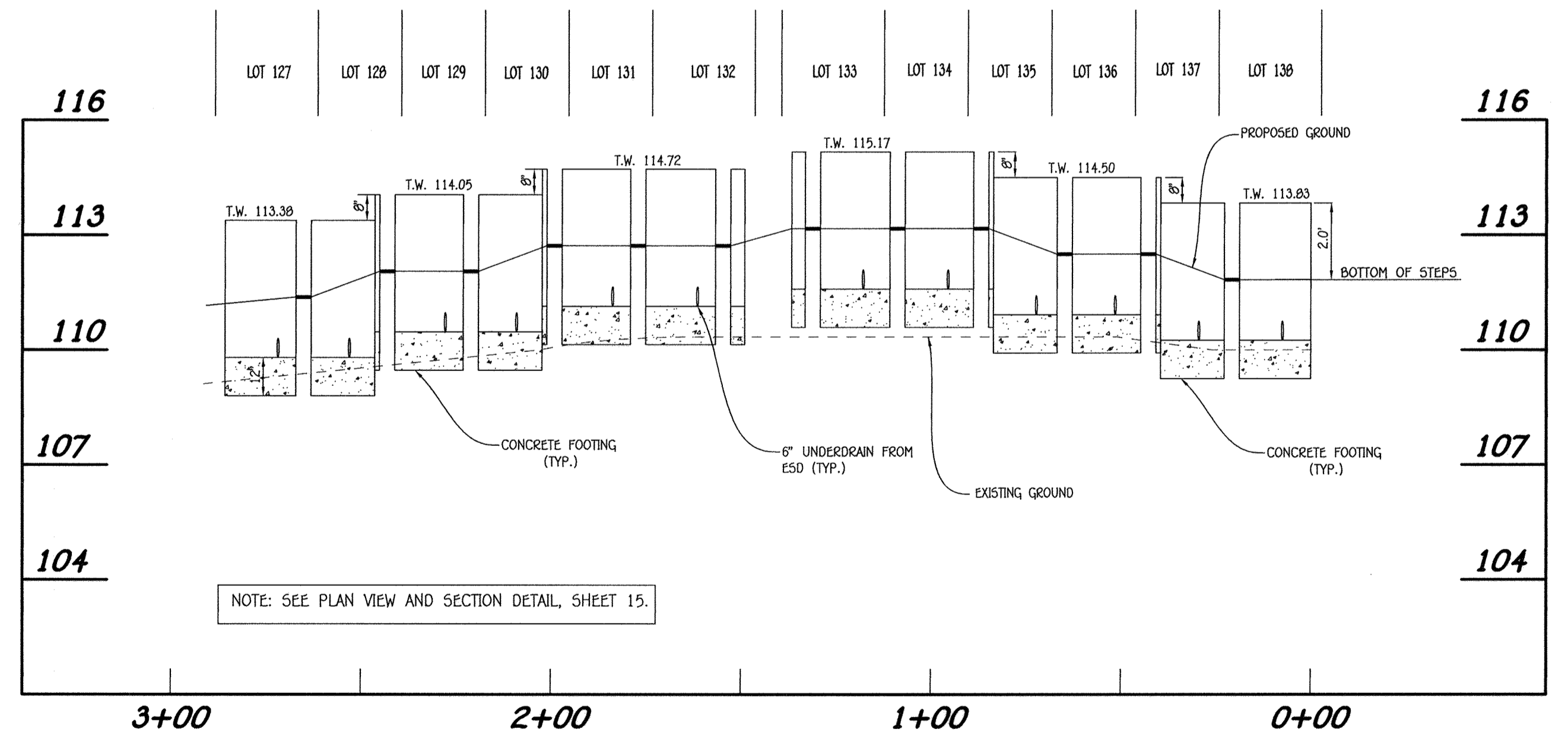
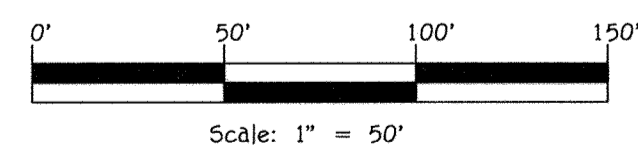
NO SCALE



### TYPICAL PRIVATE ACCESS STREET (FOXTON WAY, KEYDALE COURT, GREENFITCH WAY & ALBION WAY)

NO SCALE

NOTE: RECYCLED CONCRETE (RC6) STONE SHALL BE USED IN THE "C&G" FOR ROADWAYS.



### 2 ft. HIGH LANDSCAPING WALL PROFILE (LOTS 127 THRU 138)

SCALE: HOR. : 1" = 30'  
VER. : 1" = 3'

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PLACE  
ELLSWORTH CITY, MARYLAND 21142  
(410) 461-2999



#### AS-BUILT CERTIFICATION FOR PSWM

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

*Aldo M. Vitucci*  
ALDO M. VITUCCI - No 10746  
Date: 4/10/15

#### Owner/Builder

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

#### Developer

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kate Schindler*  
Chief, Division of Land Development  
Date: 4-09-15

*D. G. ...*  
Chief, Development Engineering Division  
Date: 2-20-15

*David P. Loyce*  
Director - Department of Planning and Zoning  
Date: 4/9/15

SUBDIVISION		SECTION/AREA		LOT Nos.	
OXFORD SQUARE		----		117 THRU 212	
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
0249-0202	---	TOD	44	1st.	601101

#### ROAD PROFILES

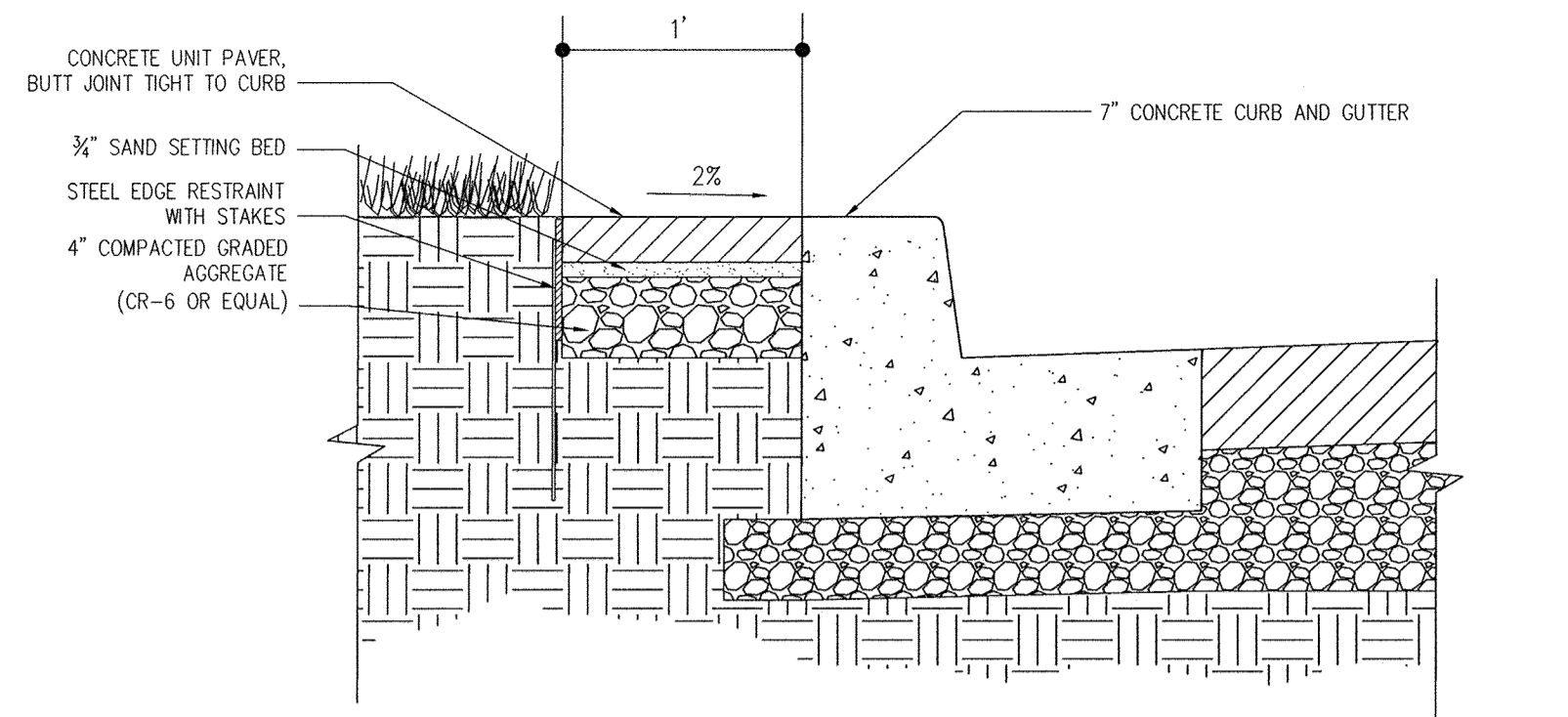
### OXFORD SQUARE

"A Howard County Green Neighborhood"  
Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
(Being A Resubdivision Of Parcel "N", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "N" & "O" - And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22995 Thru 22998) & A Resubdivision Of Parcel "E", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcels "K", "S" And "T" And Revision Plat - Parcel "E", And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23109 Thru 23105)  
Zoned: TOD  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown Date: January 12, 2015  
Sheet 27 Of 32

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

SDP-14-019

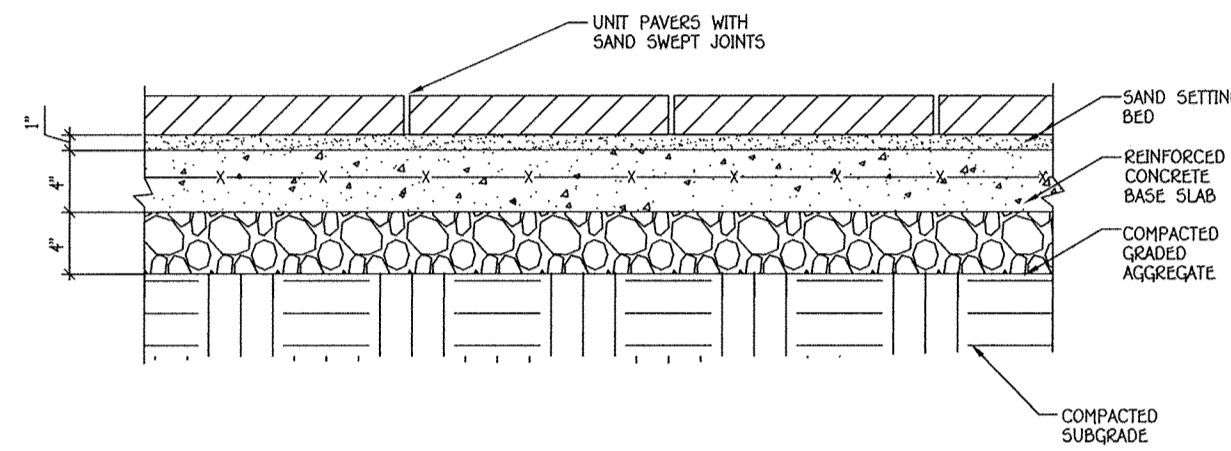




**1' PAVER STRIP AT SAINT MARGARETS BOULEVARD**

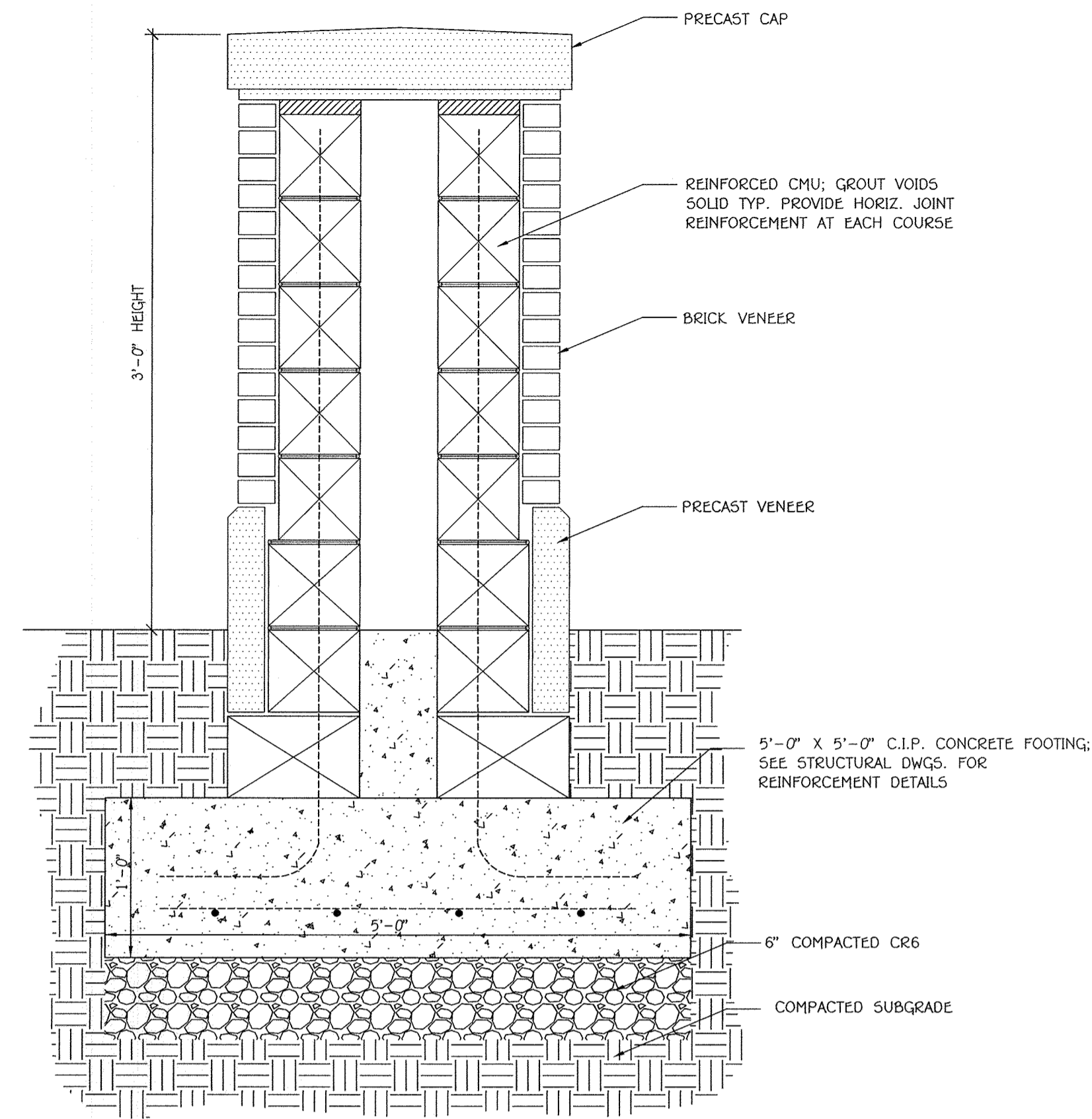
NOT TO SCALE

(IN ACCORDANCE WITH THE ROUTE 1 DESIGN MANUAL CRITERIA)



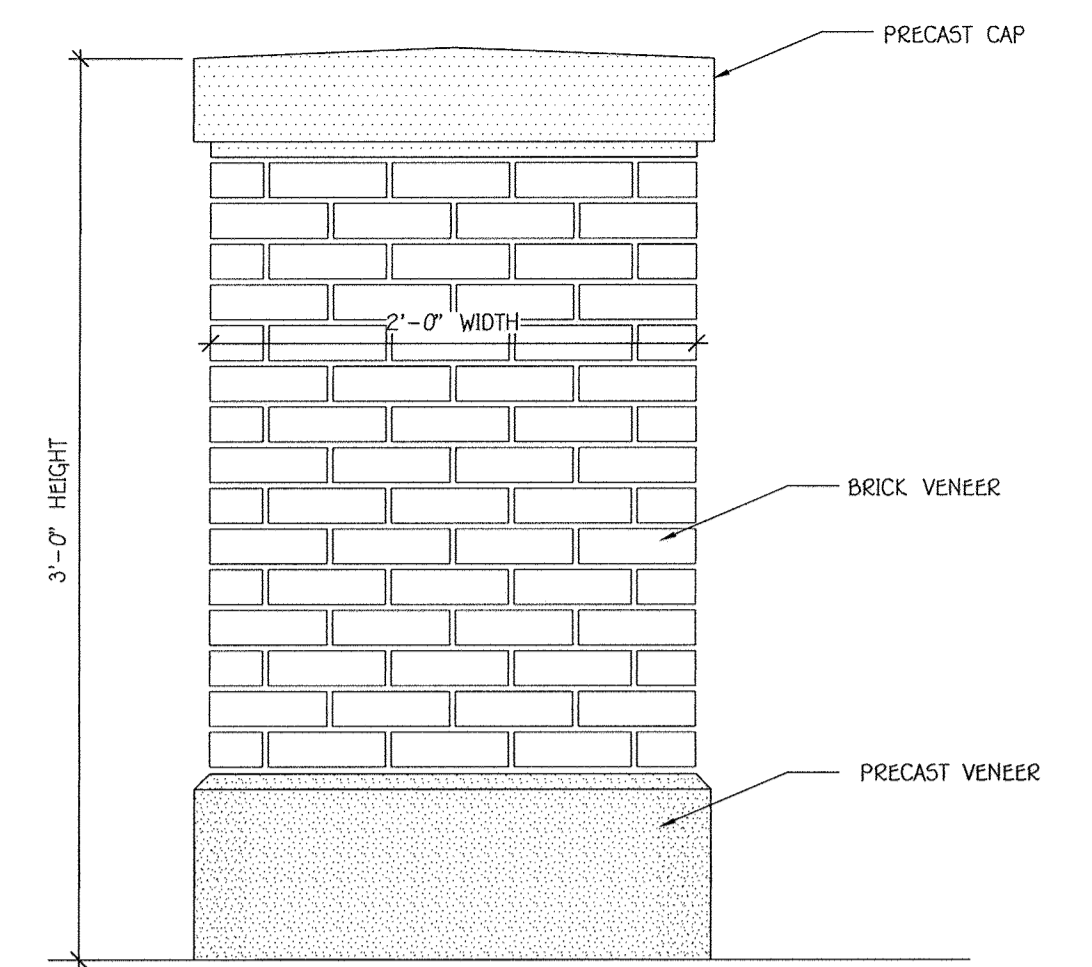
**UNIT PAVING SECTION**

NO SCALE



**BRICK PIER - TYPICAL SECTION**

NO SCALE

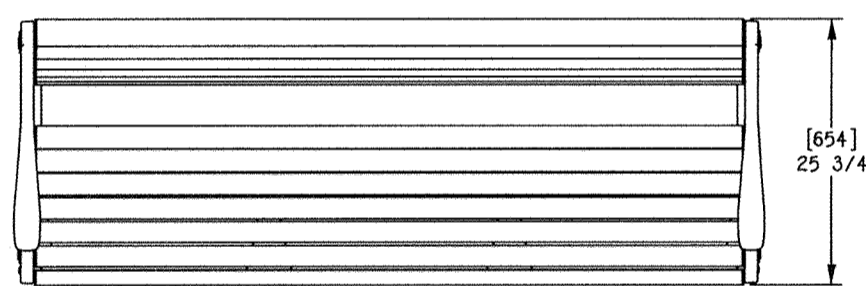


**BRICK PIER - TYPICAL SECTION**

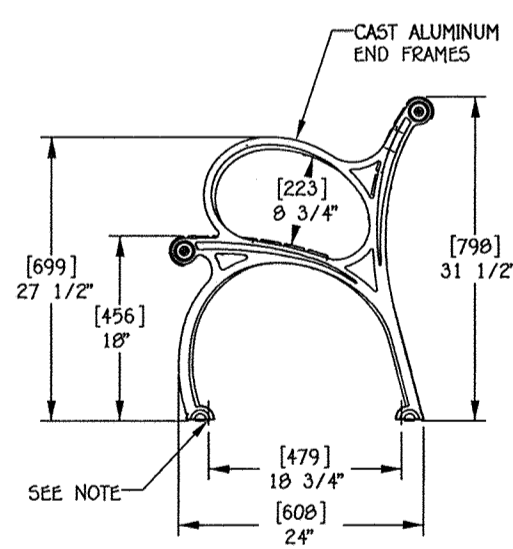
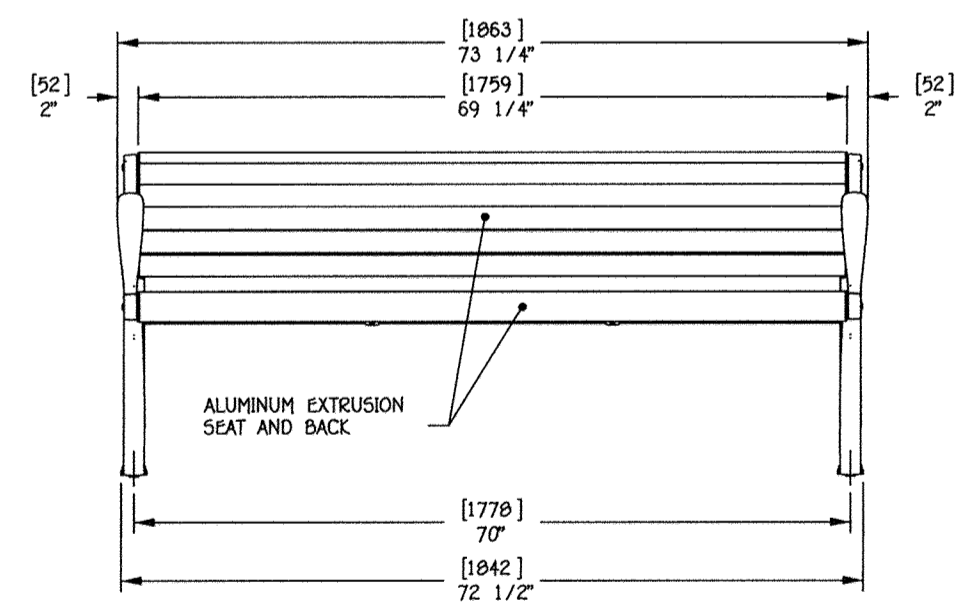
NO SCALE

Plainwell™ Product Drawing  
Bench, 72" Length, with Aluminum Seat, Freestanding / Surface Mount

landscapeforms®  
www.landscapeforms.com Ph: 800.521.2546



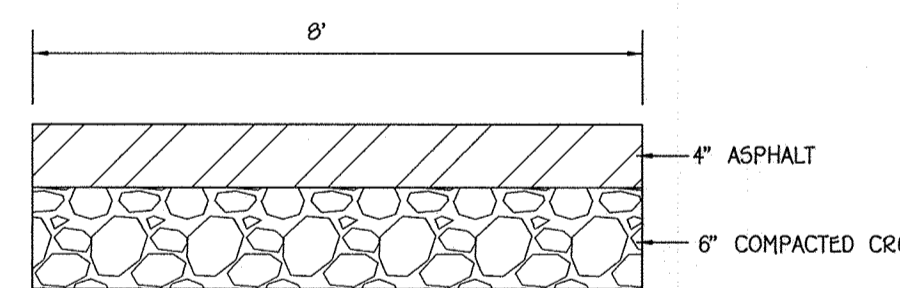
NOTE: FREESTANDING OR SURFACE MOUNT OPTIONS. CORROSION-RESISTANT ANCHORING HARDWARE SUPPLIED BY OTHERS. Ø13/32" HOLES WITH COUNTERBORE PROVIDED FOR SOCKET HEAD CAP SCREWS.



Drawing: PL271-01 Date: 4/9/2010  
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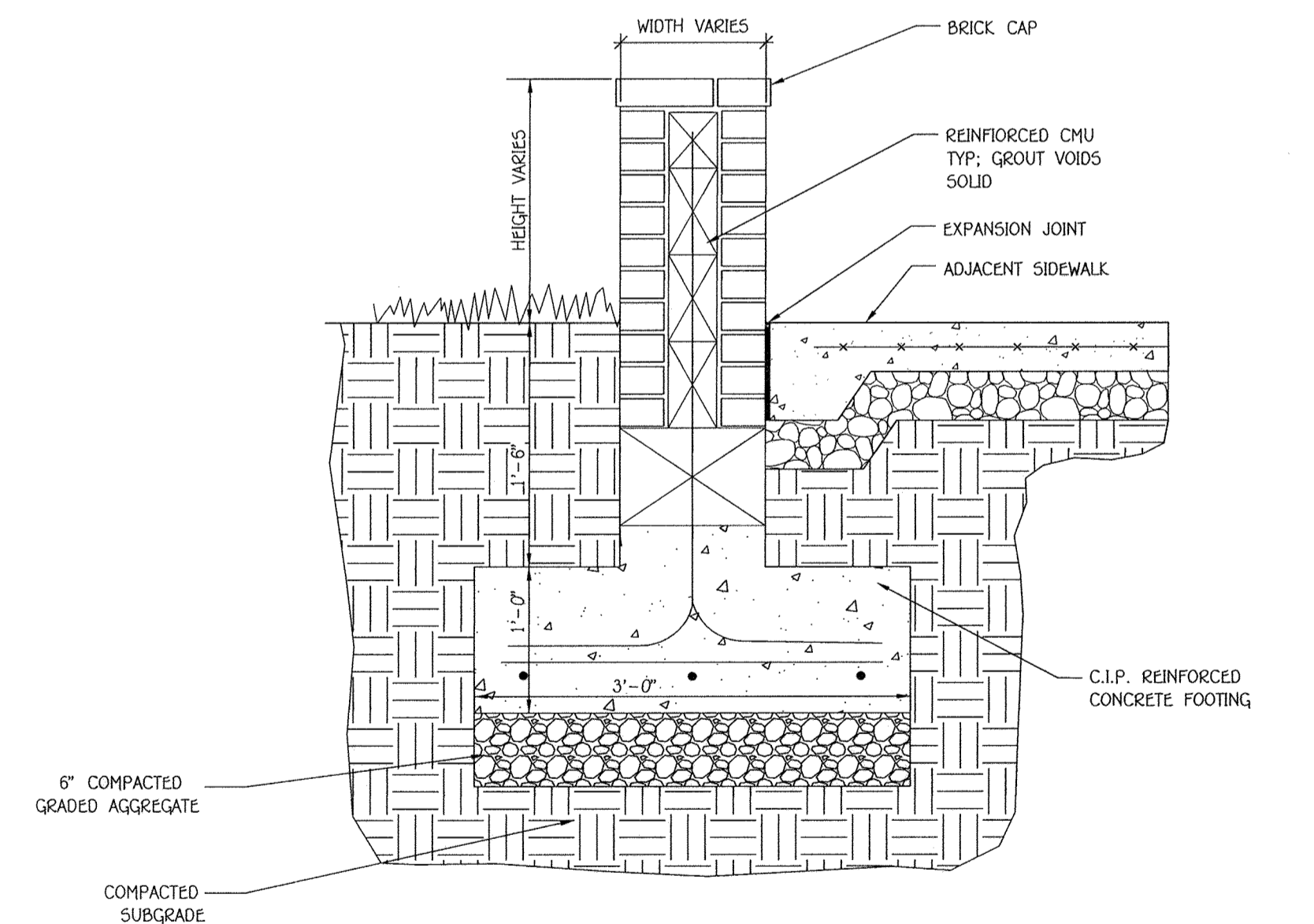
**GARDEN BENCH DETAIL**

NO SCALE



**MACADAM PATHWAY DETAIL**

NO SCALE



**SITE WALL - TYPICAL SECTION**

NO SCALE

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PRIZE  
ELICOTT CITY, MARYLAND 21042  
(410) 481 - 2855



**AS-BUILT CERTIFICATION FOR PSWM**

Note: There is no "AS-BUILT" information provided.

ANDREW M. VITACCA No. 10746 Date 4/10/19

**Owner/Builder**

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

**Developer**

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Karl Seiden* 4-9-15  
Chief, Division of Land Development Date

*John Clark* 7-20-15  
Chief, Development Engineering Division Date

*Mark A. Long* 4/9/19  
Director - Department of Planning and Zoning Date

SUBDIVISION		SECTION/AREA		LOT Nos.	
OXFORD SQUARE		---		117 THRU 212	
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
2019-0221	---	TOD	44	1st.	601101

**SITE DETAILS**

**OXFORD SQUARE**

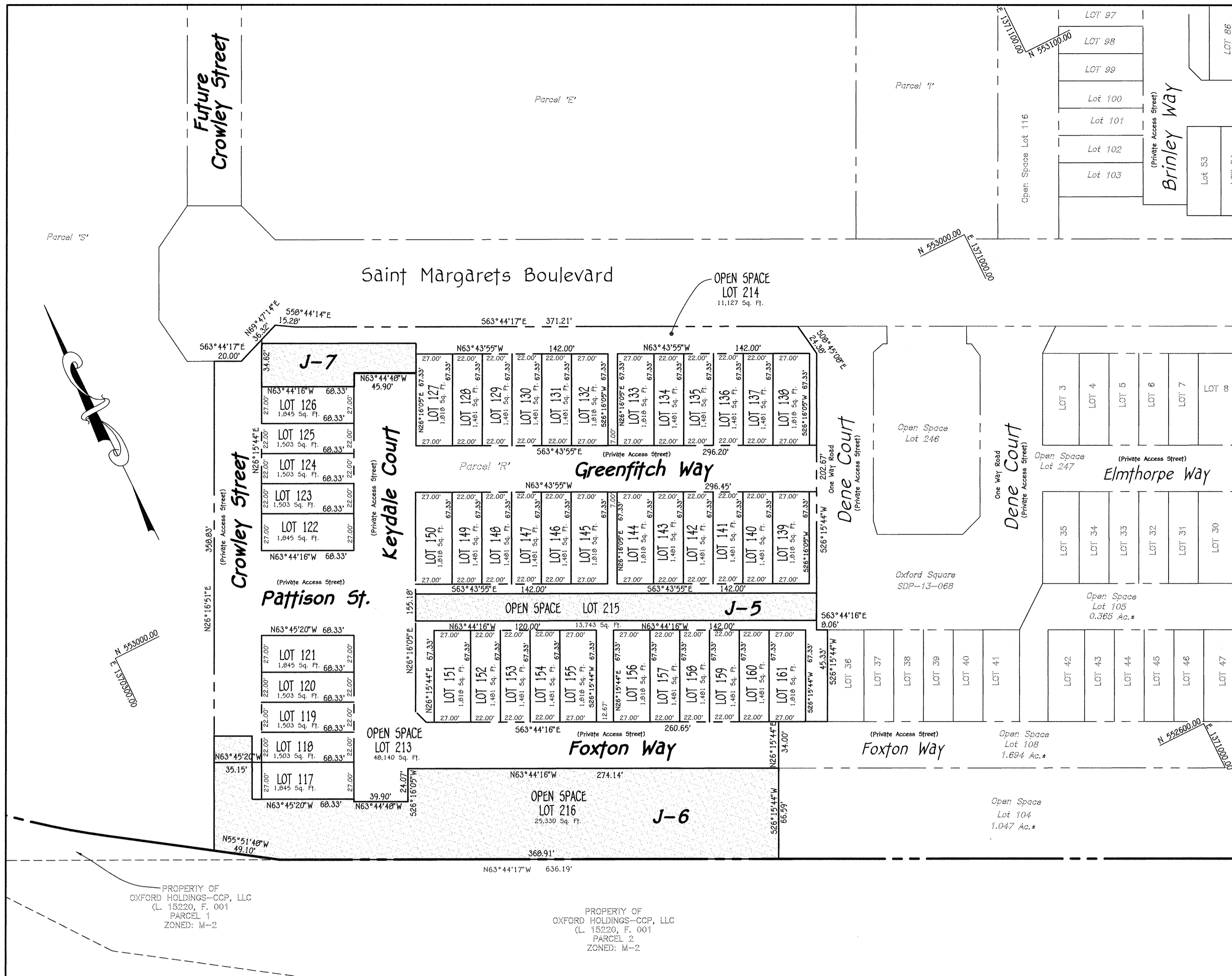
"A Howard County Green Neighborhood"

Lots 117 Thru 212 & Open Space Lots 213 Thru 223

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Zoned: TOD  
Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown Date: January 12, 2015  
Sheet 29 Of 32

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



**GREEN NEIGHBORHOOD COMPLIANCE CHECKLIST**

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

*Beth Bergin*  
CHIEF, RESOURCE CONSERVATION DIVISION  
3-16-15  
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*  
MATTHEW J FITZSIMMONS, LEED AP  
10007912  
LEED ACCREDITATION NUMBER  
3-22-15  
DATE

Credit No.	Credit	Champion (Name, Role)	Requirement	Sketch Plan (SDP-14-00x) GN Strategies	Documentation Location	Points	Points
A	Innovative / Integrated Design Process					4	4
A-1	Green Development Plan	FCO/Planners	Shows a how plants meet criteria, includes checklist, natural resource inventory and energy analysis.	Provide documentation	GN Plan GN Report	REQD	
A-2	Interdisciplinary Project Team	FCO/Planners	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	REQD	
A-3	Third Party Certification	FCO/Planners	Certification of credits by independent LEED Accredited professional.	Alexander Design Studio	GN Plan	REQD	
A-4a	Innovative Design A	FCO/Planners	Green Streets	Green Streets	GN Report SDP (SDP-14-00x) 019 Sheet 20-22	1	1
A-4b	Innovative Design B	FCO/Planners	Priority Parking for Fuel Efficient Cars	Reserve 5% for Priority Parking for Fuel Efficient Cars	Future SDP Reference: Sketch Plan (S-14-001)	1	1
A-4c	Innovative Design C	FCO/Planners	Compact Development	Compact Development = <b>Resident development will exceed 20 DU/AC</b>	GN Report GN Plan Reference: Sketch Plan (S-14-001)	1	1
A-4d	Innovative Design D	FCO/Planners	Walkable Streets	More than 80% building frontage oriented low and public spaces; Less than 20% service and garage openings to public spaces.	GN Report GN Report Reference: Sketch Plan (S-14-001)	1	1
B	Location, Linkages & Community Context					27	26
B-1a	Redevelopment Site	FCO/Civil	Reuse of previously developed site (minimum 25% existing impervious, with skidding scale for credits based on amount of % impervious)	More than 25% area previously developed (former sand and gravel operation).	GN Plan GN Report Reference: Sketch Plan (S-14-001)	4	2
B-1b	Redevelopment Site (New Uses)	N/A	Open field clearing of redevelopment site.	N/A	N/A	0	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)	FCO/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 (1000 DU within 1/4 mile walking distance)	GN Plan GN Report Reference: Sketch Plan (S-14-001) and F Plan (F-13-095)	2	2
B-3b	Transit Access & Amenities for Reduced Auto Dependence (Shelter)	FCO/Planners	Provide county specified transit shelter with benches and lighting at transit stop within 1/2 mile of property and provided pedestrian link to stop if	Provide HOV transit approved shelter for private shuttle service	Future SDP Reference: Sketch Plan (S-14-001) SDP-19-06B	4	4
B-4	Proximity to Community Resources	N/A	Credit for 1/2 mile proximity to existing or proposed community resources such as schools, parks, library, post office, etc.	N/A	N/A	5	0
C	Compact, Complete & Connected Development					27	26
C-1	Density of Uses	FCO/Planners	1 point per different land use; minimum 100 sf for each non-residential per DU. Minimum of 133,000 SF each of office, retail and civic.	Provide 3 Institutional and Civic and office	GN Plan Reference: Sketch Plan (S-14-001) SDP (SDP-12-075)	3	3
C-2	Planned Service Area	FCO/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)	FCO/Planners	Provide an off-site path/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 SDP (SDP-14-00x) 019 Sheet 20-22	2	2
C-3b	Pedestrian System (Amenities)	FCO/Planners	Provide at least two different pedestrian experience features	Provide pedestrian amenities at trainheads, the law'n, school and residential news	GN Plan GN Report Reference: Sketch Plan (S-14-001) SDP (SDP-13-095) SDP (SDP-12-075)	2	2
C-4	Connected On-site Street Network	FCO/Planners	Provide a gridded street network	More than 75% gridded streets	GN Plan GN Report Reference: Sketch Plan (S-14-001)	2	2

C-5	Parking does not exceed Required Minimum	FCO/Planners	Surface parking lots do not exceed required parking ratios (1 point); plan takes advantage of shared parking provisions parking structure provided (in deck or beneath building, does not include garages within individual units) (4 points)	Provide common parking structures (4 points)	GN Plan Reference: Sketch Plan (S-14-001)	4	4
C-6	Exceed Minimum Open Space Requirements	FCO/Planners	1 point for every 5% above required minimum open space for the TOD zone, 1 point for every 10% of non-buildable HOA parcel, 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 Plan SDP (SDP-14-00x) 019 Sheets 3 & 4 Reference: Sketch Plan (S-14-001)	5	5
C-7	Green Spaces and Amenity Areas	FCO/Planners	Open space along public/private roads available for public use	Publicly accessible open space will be provided at the nature trail + clubhouse and pool	GN Plan Reference: Sketch Plan (S-14-001) SDP-19-06B	2	2
D	Environmental Preservation					16	16
D-1	Stream Restoration or Wetland Creation or Restoration	EcoScience	Restoration of degraded on-site stream channel; on-site restoration of degraded wetland or creation of additional wetlands (sliding scale based on % of length of stream restored and % of acres of wetland created or restored)	Provide wetland restoration for 91,000 SF and Stream restoration for intermittent stream segment ST-2 (100-120 FT of channel).	Reference: Sketch Plan (S-14-001) Sketch Plan (S-11-001)	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	Reference: Sketch Plan (S-14-001) Sketch Plan (S-11-001)	4	4
D-3	25% Slope Steep Slope	N/A	Protect all existing steep slopes as defined by County regulations	N/A	N/A	2	0
D-4	10% Slope Preservation	FCO/Civil, HCM/Planners	Protect existing 15%+ slopes (protect minimum 1/2 acre, with skidding scale based on area or % protected)	Preserve between 51-75% of 15%-24.9% slopes	GN Plan GN Report Reference: Sketch Plan (S-14-001)	4	3
D-5	Minimize Grading and Site Disturbance	FCO/Civil, HCM/Planners	Minimize limit of disturbance; leave at least 20% of site undisturbed (1 point), 30% (2 points), 40% (3 points), balanced and fill on site (2 points), retaining walls 3-5' (deduct 1 point) retaining walls 5-8' (deduct 2 points), walls 9' and higher	Balance Cut and Fill on entire site - 2 points Minimize Retaining Walls - 0 points No new > 25% Steep Slopes: 1 point Leave more than 30% of site undisturbed - 2 points	GN Plan GN Report Reference: Sketch Plan (S-14-001)	5	5
D-6	Exceed Minimum Forest Conservation Requirements	EcoScience, FCO/Civil, HCM/Planners	1 point for every 10% of existing forest retained above break even point, 1 point for every 10% of on-site forest planted in excess of afforestation obligation	Provide 5.25 acres of planting area (50% over afforestation obligation)	Reference: Sketch Plan (S-14-001) F-12-026	5	5
D-7	Save Trees above 12" Minimum Caliper	N/A	1 point for protecting each 25% of all specimen trees (does not include specimen trees within forest, conservation areas or within streets that are being cleared)	N/A	N/A	1	0
D-8a	Exceed Minimum Stream-Buffer Requirements	FCO/Civil, 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.	Reference: Sketch Plan (S-14-001) F-12-026	REQD	
D-8b	Exceed Minimum Wetland Buffer Requirements	EcoScience, FCO/Civil, HCM/Planners	2 points for each additional 25' of buffer provided in excess of requirements in D-8a outside wetland buffer or floodplain	Provide 150 FT Stream Buffer (75 FT enhanced buffer) - 6 points	Reference: Sketch Plan (S-14-001) F-12-026	6	6
D-9	Exceed Minimum Floodplain Buffer Requirements	EcoScience, FCO/Civil, HCM/Planners	2 points for each additional 25' of buffer provided in excess of requirements in D-8a outside wetland buffer or floodplain	Provide 200 FT enhanced Wetland Buffer (100 FT enhanced buffer) - 4 points	Reference: Sketch Plan (S-14-001) F-12-026	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		F Water Conservation / Efficiency / Management		G Energy Efficiency		H Materials Beneficial to the Environment / Waste Management	
E-1	Landscape Landscaping Exceeds Minimum Requirements and Reduces Heat Island Effect	N/A	1 point for each 10% increase in number of plants (must be native plants) provided above minimum required in Landscape Manual; retain or plant trees on south and west side of buildings and increase trees within parking areas and along sidewalks and	Collect and make use of water runoff from minimum 50% of roof area; provide storage systems and monitoring device and maintenance / management program	Shield all site lighting fixtures to reduce light and spillover below county code requirements; install sensors or timers on all exterior site lighting fixtures	Environmentally Preferable Site Products	Select products from a list including recycled materials (concrete, asphalt, trees, plastic, etc.), materials with recycled content, salvaged or engineered materials.
E-2	Native Plants	N/A	1 point for 85%, 2 points for 90%, 3 points for 100% of all plants native to within 200 miles of site	N/A	N/A	N/A	Use 25-30% environmentally preferable materials
E-3	No Invasive Plants	FCO/Planners	No plants that are on DNR USDA or Cooperative Extension Service lists of invasive plants	No dry ponds	N/A	N/A	Use 25-30% environmentally preferable materials
E-4	Limit Turf	FCO/Planners	Turf does not exceed 50% of unpaved site (1 point); no turf on new created steep slopes 20% or in densely shaded areas (1 point); nonlawn areas must be planted in native vegetation	Will provide 25% water quality volume stored and infiltrative-used On-Site	N/A	N/A	Use regionally produced materials for 20% of total site materials
F-1	Rainwater Harvesting System	Straughan	Collect and make use of water runoff from minimum 50% of roof area; provide storage systems and monitoring device and maintenance / management program	Will provide 25% water quality volume stored and infiltrative-used On-Site	N/A	N/A	Use regionally produced materials for 20% of total site materials
F-2	Water-Permeable Walkways	N/A	Use water-permeable materials in 50% or more of pathways; provide maintenance program	N/A	N/A	N/A	Use regionally produced materials for 20% of total site materials
F-3a	Low Impact Development (LID) Stormwater Treatment	FCO/Civil	Meets minimum Design Manual requirements; no dry ponds allowed	N/A	N/A	N/A	Use regionally produced materials for 20% of total site materials
F-3b	Low Impact Development (LID) Stormwater Treatment	FCO/Civil	Exceeds Design Manual requirements; maximum use of bioretention (esp. for parking lots), rain gardens, rain barrels, stormwater wetlands, green roof, etc.	N/A	N/A	N/A	Use regionally produced materials for 20% of total site materials
G-1	Light Pollution Reduction	FCO/Civil, HCM/Planners	Shield all site lighting fixtures to reduce light and spillover below county code requirements; install sensors or timers on all exterior site lighting fixtures	N/A	N/A	N/A	Use regionally produced materials for 20% of total site materials
G-2	Solar Orientation	N/A	Orient 30% (1 point) or 70% (2 points) or 100% (3 points) of buildings to make available for solar strategies	N/A	N/A	N/A	Use regionally produced materials for 20% of total site materials
G-3	Infrastructure Energy Efficiency	N/A	Select high efficiency fixtures for parking lot and other site light fixtures	N/A	N/A	N/A	Use regionally produced materials for 20% of total site materials
H-1	Environmentally Preferable Site Products	Straughan, FCO/Civil, HCM/Planners	Select products from a list including recycled materials (concrete, asphalt, trees, plastic, etc.), materials with recycled content, salvaged or engineered materials.	N/A	N/A	N/A	Use regionally produced materials for 20% of total site materials
H-2	Reduce Heat Island Effect of Paving	N/A	Use light-colored or high albedo materials and/or porous paving with a minimum Solar Reflective Index of 0.8 or over for at least 30% of the site hardscape	N/A	N/A	N/A	Use regionally produced materials for 20% of total site materials
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 the landfill by 25% (2 points) or 50% (3 points) or 75% (4 points)	Divert 75% or more site construction waste	N/A	N/A	Use regionally produced materials for 20% of total site materials
H-4	Regionally Produced Materials	Straughan, FCO/Civil, HCM/Planners	20% of common and public infrastructure materials from within 200 miles	Use regionally produced materials for 20% of total site materials	N/A	N/A	Use regionally produced materials for 20% of total site materials

I Operations and Maintenance Education		J Public Awareness of Sustainable Community					
I-1	HCA Documents	Straughan	Include information about green site features and maintenance requirements in HCA documents	Provide HCA document	Under review with SDP-13-068	REQD	
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 LID and encourages additional green activities such as recycling, gardening, etc.	Provide manual	Under review with SDP-13-068	REQD	
J-1	Public Awareness of Sustainable Community	Straughan, HCM	Develop a program to advertise the environmental benefits of the community	Implement public awareness strategy	GN Report	REQD	

TOTAL GREEN NEIGHBORHOOD SITE POINTS  
Number of points required to obtain Green Neighborhood Allocations  
167 97

**Third Party Certification**  
By affixing my signature below, the undersigned does hereby declare and affirm to Howard County that the targeted Green Neighborhood Site credits and point total, as listed in the Green Neighborhood Site Compliance Checklist, are reasonable and achievable.

Signature: *Charles Alexander* Title: **PRESIDENT** No. 10439208 Date: 1-23-15  
Name: **CHARLES ALEXANDER** Organization: \_\_\_\_\_  
Submission (mark "X" where applicable):  SDP (SDP-14-00x) 019

EDITS BY MATTHEW FITZSIMMONS 3/3/15  
ADDRESSES RCD'S COMMENTS 5/28/14  
REFLECTS REVISIONS MADE ON COMPLIANCE CHECKLIST IN GN REPORT 4/10/14

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410.837.7311 | www.hcm2.com  
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**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2895



AS-BUILT CERTIFICATION FOR PSWM  
Note: There is no "AS-BUILT" information provided on this sheet.  
*Matthew Fitzsimmons* 4/10/14  
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Kat Seiden* 4-9-15  
Chief, Division of Land Development Date

*David H. Wyle* 2-20-15  
Chief, Development Engineering Division Date

*David H. Wyle* 4/9/15  
Director - Department of Planning and Zoning Date

SUBDIVISION: OXFORD SQUARE SECTION/AREA: --- LOT Nos. 117 THRU 212  
PLAT NO. 23221 BLOCK NO. --- ZONE TOD TAX/ZONE 44 ELEC. DIST. 1st. CENSUS TR. 601101

Owner/Builder: U.S. Home Corporation, D/B/A Lenmar, c/o Joseph Fortino, Vice President, 10211 Winopin Circle, Suite 300, Columbia, Maryland 21044, Phe 410-423-0460  
Developer: Preston Scheffenacker Properties, 2330 West Joppa Road, Suite 190, Lutherville, Maryland 21093, Phe 410-296-3600

GREEN NEIGHBORHOOD PLAN  
**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
(Being A Resubdivision of Parcel "N", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "N" & "O" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22898) & A Resubdivision Of Parcel "R", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat - Parcels "R", "S" And "T" And Revision Plat - Parcel "L" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 93109 Thru 93109 )  
Zoned: T00  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown Date: January 12, 2015  
Sheet 31 Of 32

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

*Both Buzgala* 3-16-15  
CHIEF, RESOURCE CONSERVATION DIVISION DATE

LEED ACCREDITED PROFESSIONAL CERTIFICATE  
GREEN NEIGHBORHOOD PLAN FOR SITES

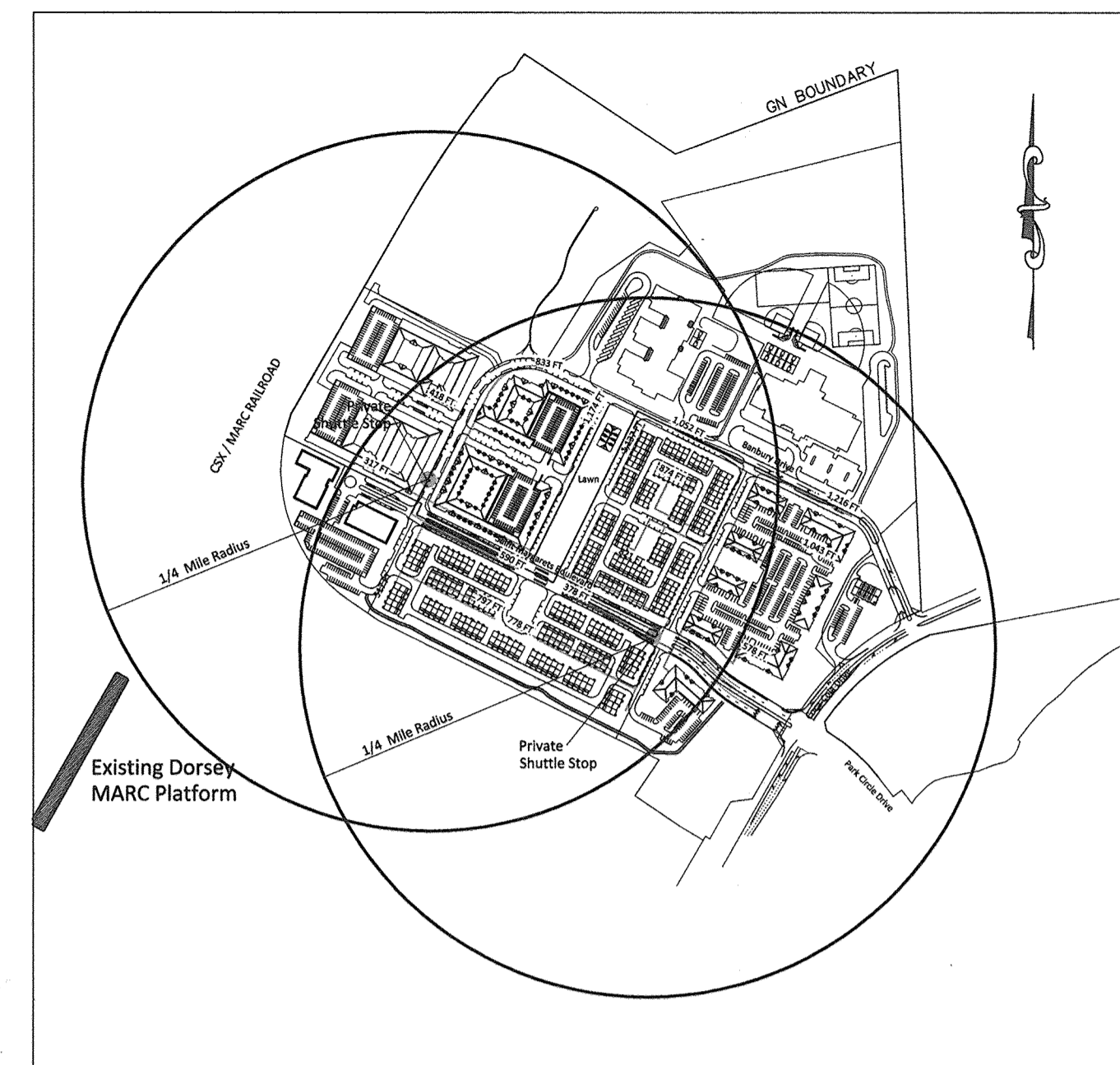
I hereby certify that this plan represents a practical and workable plan for achieving the targeted credits and point total shown on the Green Neighborhood for Sites Compliance Checklist.

*Matthew J. Fitzsimmons* 10007912 1-12-15  
MATTHEW J. FITZSIMMONS, LEED AP LEED ACCREDITATION NUMBER DATE

**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 111.1 ACRE DEVELOPMENT CONSISTS OF 28.4 ACRES OF PREVIOUSLY DEVELOPED LAND (25.6% 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.
- 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 LEAST 51% WATER QUALITY VOLUME STORED AND INFILTRATED/RE-USED ON-SITE.

**B-3a, B-3b & B-4 VICINITY MAP (Scale: 1" = 600')**



**C-4 Street Connections**

Street Name / ID (names per Sketch Plan names)	Street Length	Qualifying Street
Saint Margarets Boulevard	1,684 FT	Yes
Banbury Drive	2,589 FT	Yes
Road A	220 FT	No
Road B	514 FT	No
Road C (Crowley, south of St. Margaret)	228 FT	No
Road D	740 FT	Yes
Road E (North and South)	1,450 FT	Yes
Road F	1,016 FT	Partial
Road G	120 FT	No
Road H (Pattison St)	120 FT	No
Road J	465 FT	Yes
Road I	245 FT	No
<b>Summary</b>		
Total Street Length:	9,391 FT	
Total Connected Street Length:	7,293 FT	
<b>Percent Connected Streets:</b>	<b>78.7%</b>	

**C-5 Parking Does Not Exceed Required Minimum**

	Complete Build Out
Number of Off-Street Parking Required:	3,647 spaces
Number of Spaces Provided:	4,592 spaces
Number of Shared Spaces (Public On-Street):	99 spaces
Number of Shared Spaces (Private On-Street):	170 spaces
Number of Spaces within a Common Parking Structure:	2,759 spaces
Number of Spaces within Private / Integral Garages:	470 spaces
Number of Spaces in Surface Parking Lots:	700 spaces
Number of Driveway Spaces:	394 spaces

Note: Complete Build Out Calculations are based on the submitted Sketch Plan (S-14-001).

**C-6 Exceed Minimum Open Space**

	Complete Build-Out	SDP
Net Acreage:	101.6 AC	7.4 AC
Required Amenity Space (TOD: 10% of Net Acreage):	10.2 AC	0.7 AC
Provided Amenity Space:	15.7 AC	1.07 AC
<b>Percent Increase above the Minimum Required:</b>	<b>53.9 %</b>	<b>34.6 %</b>

**C-7 Green Spaces and Amenity Areas**

Parcel	Road Frontage	Amenity Type	Amenity Area
Open Space 1: The Nature Trail	160 FT	Nature Trail, Benches, Trail Signage, Educational Signage	31,266 SF (0.72 AC)
Open Space 2: Pool House and Pool	+/-138 FT (length along Private Road 'B')	Pool house, Pool, Fitness Room, and Warming Kitchen	11,282 SF (0.26 AC)

**D-4 15% Slope Preservation**

	Complete Development
Total Area of Slopes 15-24.9%:	504,072 SF
Area of Undisturbed Slopes 15-24.9%:	289,178 SF
<b>Percent of Undisturbed Slopes:</b>	<b>57.4 %</b>

Note: The area of undisturbed slopes is the summation of slopes impacted by the greatest extent of LODs within the GN for Site Boundary from Sketch Plan (S-14-001) and future environmental restoration work.

**D-5 Minimize Grading and Site Disturbance**

	Complete Build Out
Gross Area of Site (GN Boundary)	111.1 AC
Existing Impervious Cover	28.4 AC
Area of Site	82.7 AC
Area of Site to Remain Undisturbed:	28.4 AC
<b>Percent of Site to Remain Undisturbed:</b>	<b>34.3 %</b>
<b>Ratio of Cut to Fill:</b>	<b>1.13 Ratio</b>
<b>Retaining Wall:</b>	<b>0 FT</b>

Note: Complete Build Out Calculations are based on the aggregate greatest extent of LOD's from the submitted Sketch Plan (S-14-001), Approved Final Plan (F-12-026) and Approved Middle School SDP (SDP-12-075).

SDP Plan submission land area is located within the Complete Build Out LOD therefore there are no impacts to undisturbed areas. Excess Fill Dirt required for this SDP is already available on-site, with-out importing dirt.

**GREEN NEIGHBORHOOD CALCULATIONS & TABLES:**

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

Total Number of Off-Street Parking Spaces:	3,459 Spaces
Total Number of Proposed Preferred Parking Spaces:	173 Spaces
<b>Percent of Preferred Parking Spaces:</b>	<b>5.0%</b>

**A-4c Compact Development**

	Complete Build Out	SDP
Total Dwelling Units:	1,492 DU	96.0 DU
Residential Land Area:	41.0 AC	8.3 AC
<b>Residential Density:</b>	<b>36.39 DU/AC</b>	<b>11.6 DU/AC</b>

**A-4d Walkable Streets**

	Complete Build Out	SDP
Length of Buildings Frontage Oriented Towards the Public Space:	10,135 FT	2,010 FT
Total Length of Building Frontage:	11,426 FT	2,010 FT
<b>% of Building Frontage Oriented Towards the Public Spaces:</b>	<b>88.7%</b>	<b>100.0%</b>
Length of Building Frontage with Service or Garage Openings:	754 FT	0 FT
Length of Building Frontage Oriented Towards Public Spaces:	10,889 FT	2,010 FT
<b>% of Building Frontage with Service or Garage Openings:</b>	<b>6.9%</b>	<b>0.0%</b>

**B-1a Redevelopment Site**

Gross Site Area (Parcel Q):	111.1 Acres
Area of Existing Development (Acres):	28.4 Acres
<b>Percent of Previously Developed:</b>	<b>25.6%</b>

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

Residential Buildings within 1/4 Mile	Total Number of Qualifying Units	Percent of all Units
Apartments and Townhouses	1,492 DU	100%

**C-1 Diversity of Uses**

Residential Uses	Number of Units	Percent of Total Units
Dwelling Units	1,492 DU	100%
Nonresidential Uses		
Area	SF per Dwelling Unit	
Office	154,000 SF	103 SF/DU
Institutional: Middle School	95,747 SF	
Middle School Outdoor Classroom Space	2,500 SF	
Elementary School	101,014 SF	
<b>Institutional Subtotal:</b>	<b>199,261 SF</b>	<b>134 SF/DU</b>
Civic: Recreational Playing Fields (School Site)	236,139 SF	
Northern Loop Shared- Use Path (8 FT wide)	19,504 SF	
Southern Loop Shared- Use Path (8 FT wide)	9,240 SF	
<b>Total:</b>	<b>264,883 SF</b>	<b>178 SF/DU</b>

Notes: 3,344 SF of Southern Loop Shared-Use Path will be constructed with this SDP.

**C-3a Pedestrian System (Paths and Trails)**

Northern Shared Use Path:	Width of Path: 8 FT Length: 2,438 FT (0.46 Miles)
Southern Shared Use Path:	Width of Path: 8 FT Length: 1,155 FT (0.22 Miles)
Mulch Nature Trail	Width of Path: 5 FT Length: 595 FT

Notes: Approximately 418 linear feet of Southern Shared Use Path will be constructed with this SDP.

**AS-BUILT CERTIFICATION FOR PSWM**

Note: There is no "AS BUILT" information provided for this sheet.

*ALDO VITUCCI* 4/16/15  
ALDO VITUCCI, NO. 10740 Date



FISHER, COLLINS & CARTER, INC.  
CIVIL, ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENAL SQUARE OFFICE PARK - 10276 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21142  
(410) 461 - 2995

**GREEN NEIGHBORHOOD PLAN**

**OXFORD SQUARE**

"A Howard County Green Neighborhood"  
Lots 117 Thru 212 & Open Space Lots 213 Thru 223  
(Being A Re subdivision of Parcel "N", As Shown On Plat Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "W" & "O" - And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22898) & A Re subdivision of Parcel "R", As Shown On Plat Entitled "Oxford Square, "Green Neighborhood", Re subdivision Plat - Parcels "R", "S" And "T" And Revision Plat - Parcel "Z" - And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23103 Thru 23105 }

Zoned: TOD  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown Date: January 12, 2015  
Sheet 32 Of 32

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Robert Buzgala* 4-09-15  
Chief, Division of Land Development Date

*Matthew J. Fitzsimmons* 2-20-15  
Chief, Development Engineering Division Date

*Mark A. G. G.* 2/9/15  
Director - Department of Planning and Zoning Date

SUBDIVISION	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
OXFORD SQUARE	---	TOD	44	1st	601101

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