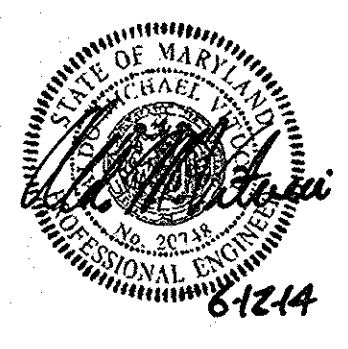


MATCH LINE SEE SHEET 3

NOTE: SEE SHEETS 10 THRU 19 FOR STORMWATER MANAGEMENT (PERMEABLE PAVEMENT AND MICRO BIO-RETENTION) 10 SCALE PLANS.

- D.S. - DENOTES DOWNSPOUT LOCATION
- S.B. - DENOTES SPLASH BLOCK
- (C.O.) - DENOTES ROOFDRAIN W/CLEANOUT
- DENOTES B.G.&E. CONDUIT

NO.	REVISION	DATE



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTONAL SQUARE OFFICE BLDG. - 1072 BALTIMORE NATIONAL PIKE  
 SUITE 200 - BALTIMORE, MARYLAND 21042  
 (410) 461-2899

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

**Builder**  
 Woodfield Investments  
 c/o Mr. Todd Jacobus  
 6990 Wisconsin Avenue, Suite 303  
 Chevy Chase, Maryland 20815  
 Ph: 301-654-5580

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*W. J. ...* Chief, Division of Land Development **8-05-14** Date

*W. J. ...* Chief, Development Engineering Division **7-8-14** Date

*Richard ...* Director - Department of Planning and Zoning **8-5-14** Date

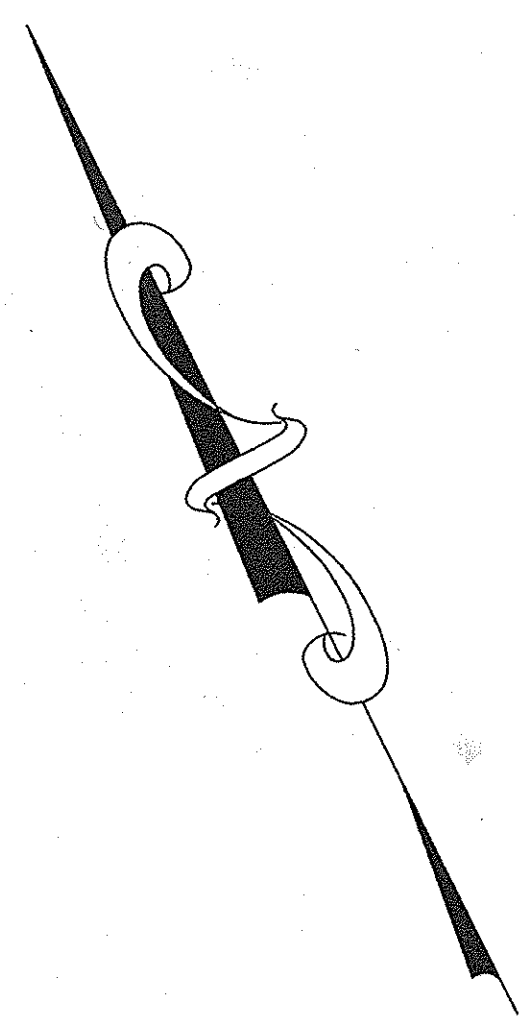
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22913-22914	---	TOD	38	1st	601101

GEOMETRY PLAN  
**OXFORD SQUARE**  
 "WOODFIELD"  
 "A Howard County Green Neighborhood"  
 Parcel 'K'

Zoned: TOD  
 Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
 First Election District: Howard County, Maryland  
 Scale: As Shown  
 Date: June 12, 2014  
 Sheet 4 Of 42

I:\2009\0901\dwg\Woodfields-Parcel K only\09014 Sheet 3-4 geometry plan.dwg, sheet 4, 6/12/2014 11:02:28 AM, 1:1

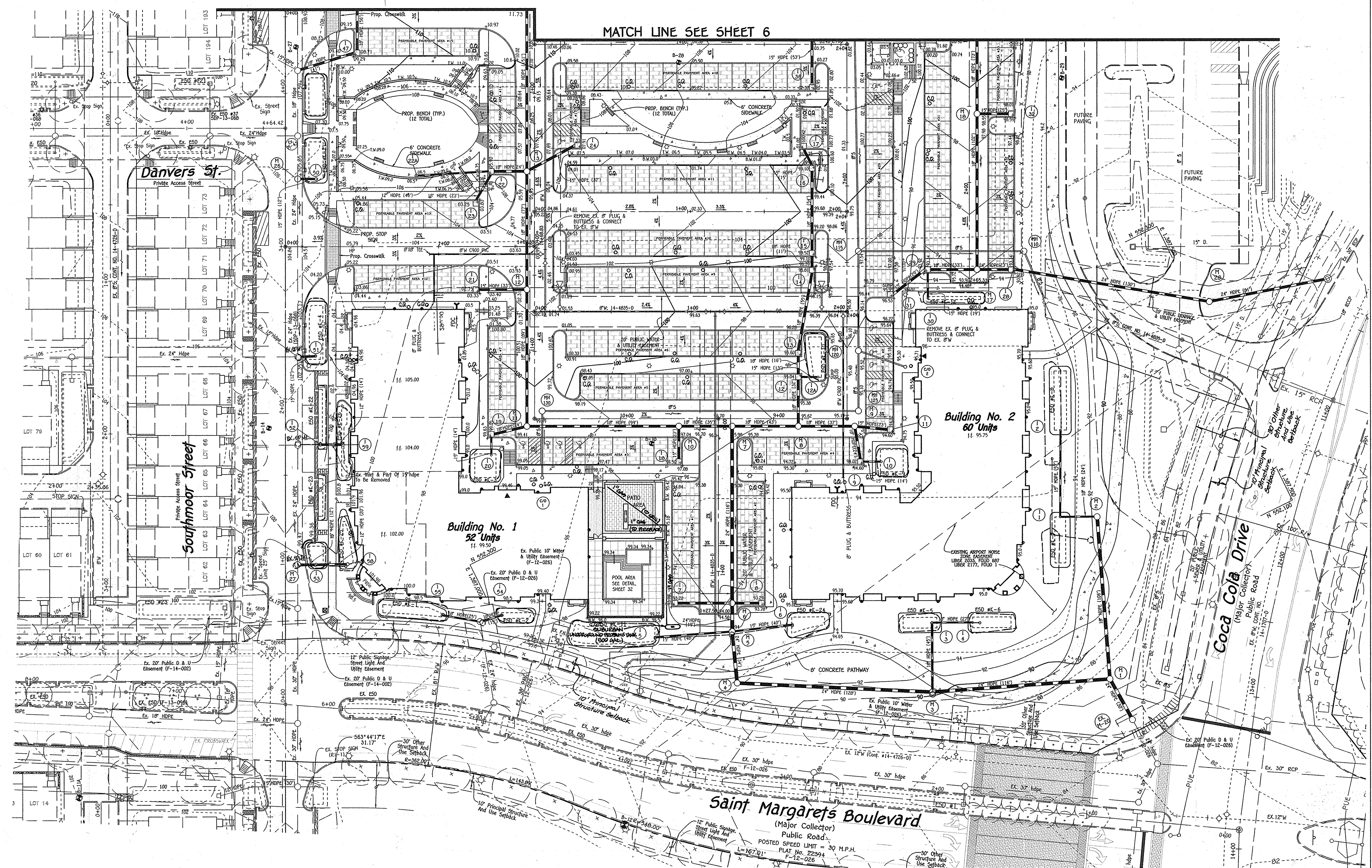
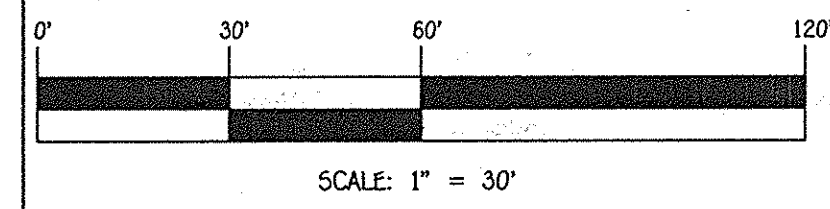




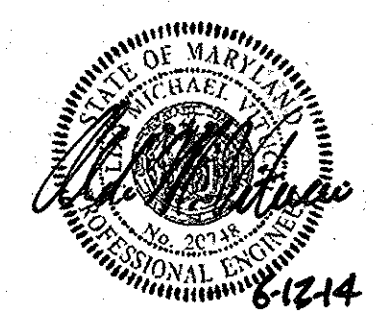
MATCH LINE SEE SHEET 6

LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---102---	PROPOSED CONTOUR 2' INTERVAL
---100---	PROPOSED CONTOUR 10' INTERVAL
---	EXISTING TREENLINE
ESD #1-1	STORMWATER MANAGEMENT DEVICE
---	PERMEABLE PAVEMENT SECTION
---	STORM DRAIN
○	STREET LIGHT (proposed)
○	STREET LIGHT (existing)
○	STREET TREE (proposed)
○	STREET TREE (existing)
---	PROPOSED GARDEN BENCH
---	PROPOSED BRICK PIER & SITE WALL
---	PROPOSED MAILBOX BANK
---	BORING LOCATION
---	PROPOSED SEWER
---	PROPOSED WATER
---	DEPRESSED CURB
---	DOWNSPOUT LOCATION

NOTES:  
 1. SEE SHEETS 10 THRU 19 FOR STORMWATER MANAGEMENT (PERMEABLE PAVEMENT AND MICRO BIO-RETENTION) 10 SCALE PLANS.  
 2. SEE SHEETS 3-4 FOR B.G.&E. CONDUIT AND TRANSFORMER LOCATIONS.  
 NOTE: ALL STEPS HAVE 6" RISERS EXCEPT WHERE NOTED AT APARTMENT BUILDING NO. 4.



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SOURCE OFFICE PARK - 18272 BALDORNE INDUSTRIAL PARK  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2995



*Paul W. Kiehl*  
 PAUL W. KIEHL #10043  
 FOR: SHM "A" - BUILDING  
 04/21/16

**Owner / Developer**  
 GGT Oxford Venture MD LLC  
 c/o Mr. Todd Jacobus  
 6990 Wisconsin Avenue, Suite 303  
 Chevy Chase, Maryland 20815  
 Ph: 301-654-5500

**Builder**  
 Woodfield Investments  
 c/o Mr. Todd Jacobus  
 6990 Wisconsin Avenue, Suite 303  
 Chevy Chase, Maryland 20815  
 Ph: 301-654-5500

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kat Eshelwood* 8-05-14  
 Chief, Division of Land Development Date

*M. Chen* 7-8-14  
 Chief, Development Engineering Division Date

*David J. Langer* 8-5-14  
 Director - Department of Planning and Zoning Date

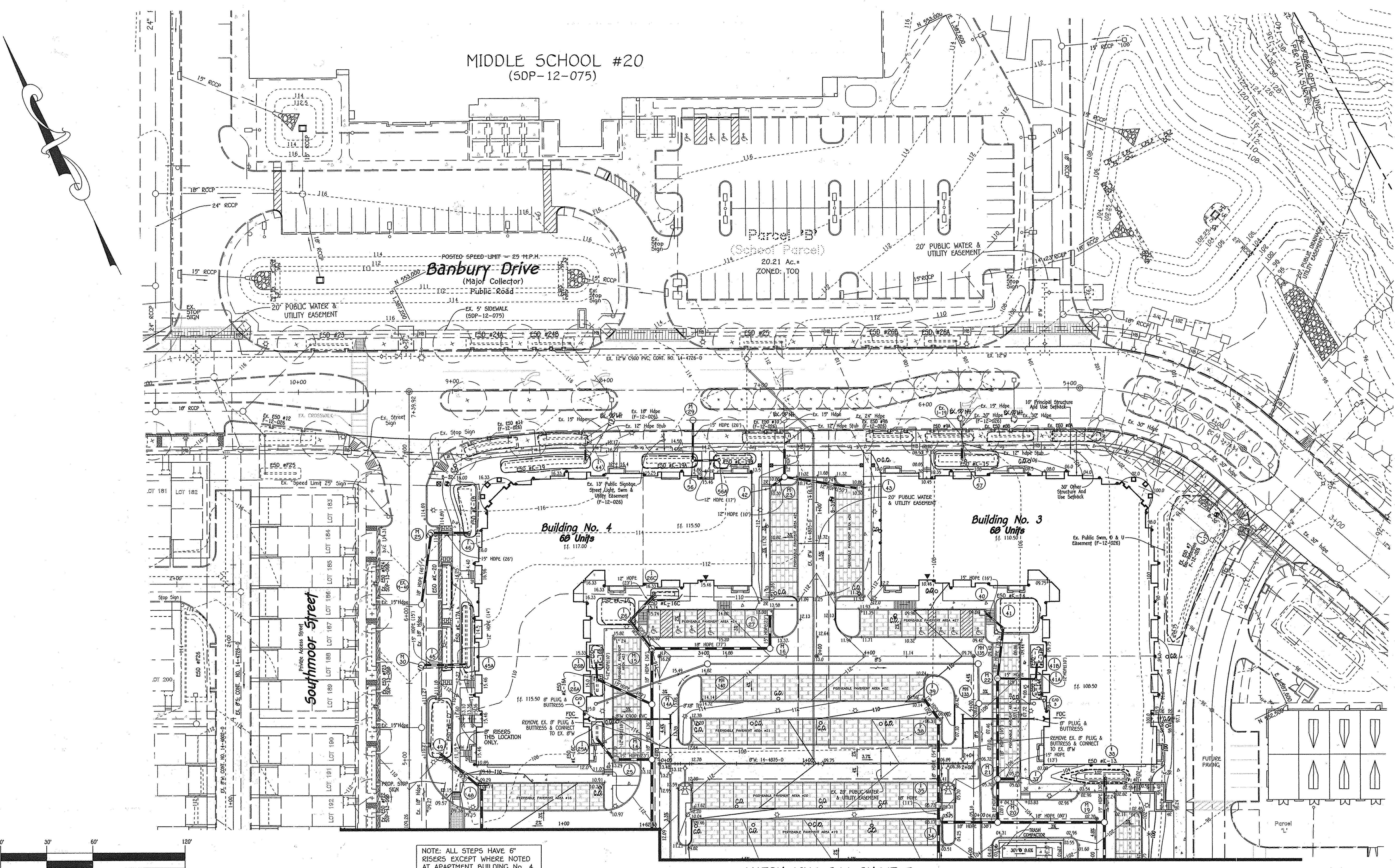
SUBDIVISION	SECTION/AREA	PARCEL			
OXFORD SQUARE - WOODFIELD		'K'			
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22913-22914		TOD	3B	1st	601101

SITE DEVELOPMENT PLAN  
**OXFORD SQUARE**  
 "WOODFIELD"  
 "A Howard County Green Neighborhood"  
 Parcel 'K'

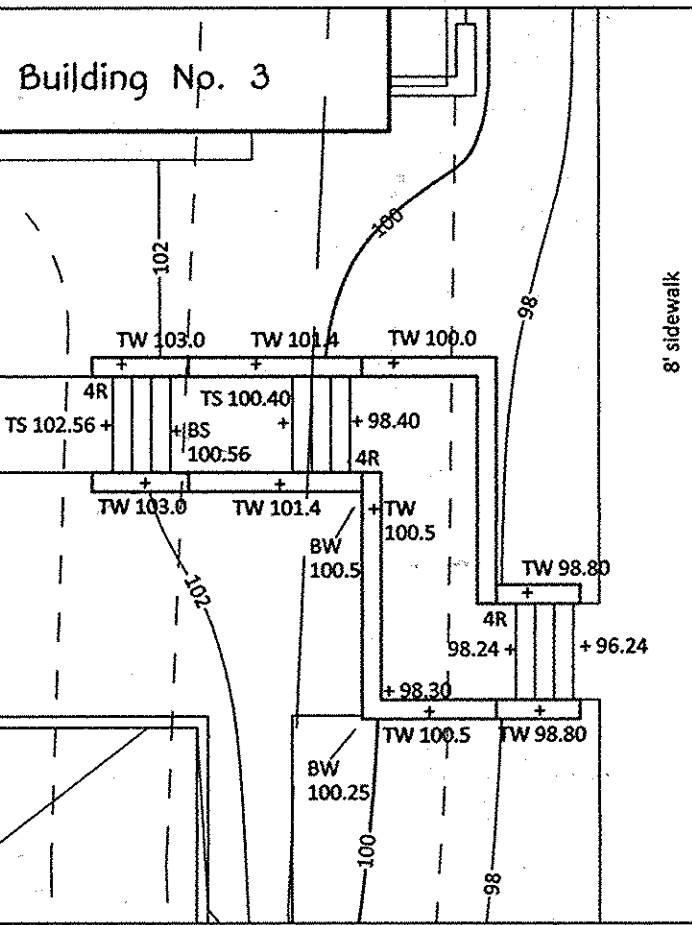
Tax Map No.: 3B Zoned: TOD Parcel No.: 761  
 First Election District Grid No.: 20 Howard County, Maryland  
 Scale: As Shown  
 Date: June 12, 2014  
 Sheet 5 of 42

NO.	REVISION	DATE
1	ADD PERMEABLE PAVEMENT & 1" CURB LINE TO POOL AREA	8/4/15





LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---102---	PROPOSED CONTOUR 2' INTERVAL
---100---	PROPOSED CONTOUR 10' INTERVAL
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	STORMWATER MANAGEMENT DEVICE
---	PERMEABLE PAVEMENT SECTION
---	STORM DRAIN
---	STREET LIGHT (proposed)
---	STREET LIGHT (existing)
---	STREET TREE (proposed)
---	STREET TREE (existing)
---	PROPOSED GARDEN BENCH
---	PROPOSED BRICK PIER & SITE WALL
---	PROPOSED MAILBOX BANK
---	BORING LOCATION
---	PROPOSED SEWER
---	PROPOSED WATER
---	DEPRESSED CURB
---	DOWNSPOUT LOCATION



SIDEWALK/WALL DETAIL  
SCALE: 1" = 10'

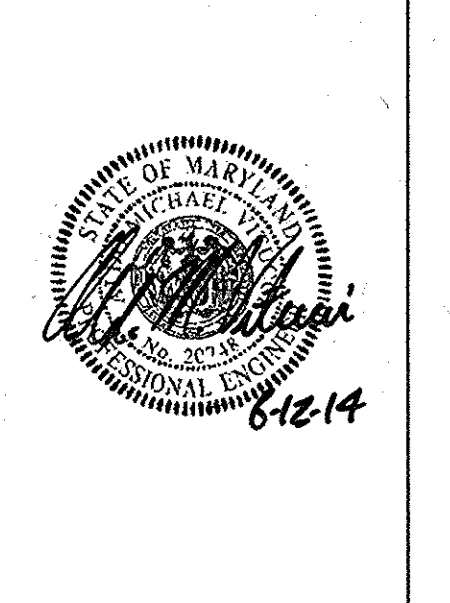
NOTES:  
1. SEE SHEETS 10 THRU 19 FOR STORMWATER MANAGEMENT (PERMEABLE PAVEMENT AND MICRO BIO-RETENTION) 10 SCALE PLANS.  
2. SEE SHEETS 3-4 FOR B.G.&E. CONDUIT AND TRANSFORMER LOCATIONS.

NOTE: ALL STEPS HAVE 6" RISERS EXCEPT WHERE NOTED AT APARTMENT BUILDING NO. 4.

MATCH LINE SEE SHEET 5

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SOURCE OFFICE PARK - 10272 BALDORNE NATIONAL PARK  
ELKROTT CITY, MARYLAND 21042  
(410) 461-2995

NO.	REVISION	DATE



**Paul W. Keibel**  
PAUL W. KEIBEL #12049  
P.E. - CIVIL  
04/23/16

**Owner / Developer**  
GGI Oxford Venture MD LLC  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5900

**Builder**  
Woodfield Investments  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5900

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
*K. Shalwan* 8-05-14  
Chief, Division of Land Development  
*M. Hill* 7-8-14  
Chief, Development/Engineering Division  
*D. Lewis* 8-5-14  
Director - Department of Planning and Zoning

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22913-22914	---	TOD	3B	1st	601101

**SITE DEVELOPMENT PLAN**  
**OXFORD SQUARE**  
"WOODFIELD"  
"A Howard County Green Neighborhood"  
Parcel 'K'  
Zoned: TOD  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: June 12, 2014  
Sheet 6 of 42  
SDP-14-027







### 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 Op as well. The most common systems include infiltration trenches, infiltration basins, sand filters, and organic filters.

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

#### Design Constraints:

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

#### Soil-retention

##### Soil Bed Characteristics

The characteristics of the soil for the bioretention facility are perhaps as important as the facility location, size, and treatment volume. The soil must be permeable enough to allow runoff to filter through the media, while having characteristics suitable to promote and sustain a robust vegetative cover crop. 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 (EQ2), 1996; Engineering Technology Inc. and Biohabitats, Inc. (ETAB), 1993). Soils should fall within the SM, ML, SC classifications or the Unified Soil Classification (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 weeds from noxious weeds (e.g., Johnson Grass, Hogweed, Nutsedge, and Canada Thistle or other noxious weeds as specified under COMAR 15.08.01.05) should not be present in the soil. Placement of the planting soil should be in 12 to 18 lifts that are loosely compacted (tamped gently with a backhoe bucket or trowel) 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 and avoid surface sealing, which reduces permeability. Mulch helps prevent erosion, and provides a microenvironment suitable for soil biota at the mulch/soil interface. It also serves as a pretreatment layer, trapping the finer sediments, which remain suspended after the primary pretreatment.

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

#### Planting Guidance

Plant material selection should be based on the goal of simulating a terrestrial forested community of native species. Bioretention simulates an upland-species ecosystem. The community should be dominated by trees, but have a distinct community of understory trees, shrubs and herbaceous materials. By creating a diverse, dense plant cover, a bioretention facility will be able to treat stormwater runoff and withstand urban stresses from insects, disease, drought, temperature, wind, and exposure. The proper selection and installation of plant materials is key to a successful system. There are essentially three zones within a bioretention facility (Figure A.5). The lowest elevation supports 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 MSA 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 Clayer and Schuler, 1997.

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

#### 1. Material Specifications

The allowable materials to be used in these practices are detailed in Table B.4.1.

#### 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-bioretention practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.

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 texture 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. Use excavation hoses to remove original soil. If practices are excavated using a loader, the contractor should use wide track or mesh 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 tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to restructure the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

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

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

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soil and sand. Grade 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-bioretention 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 lower and outer 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.

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

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball. Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plants 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 1000 square feet.

#### 6. Underdrains

Underdrains should meet the following criteria:

Pipe - Should be 47 to 67 diameter, slotted or perforated rigid plastic pipe (ASTM F 750, Type PS 28, or A8010-H-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 in center with a minimum of four holes per row. Pipe shall be wrapped with a 1/4" (No. 4 or 4x) 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 (1/8" 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".

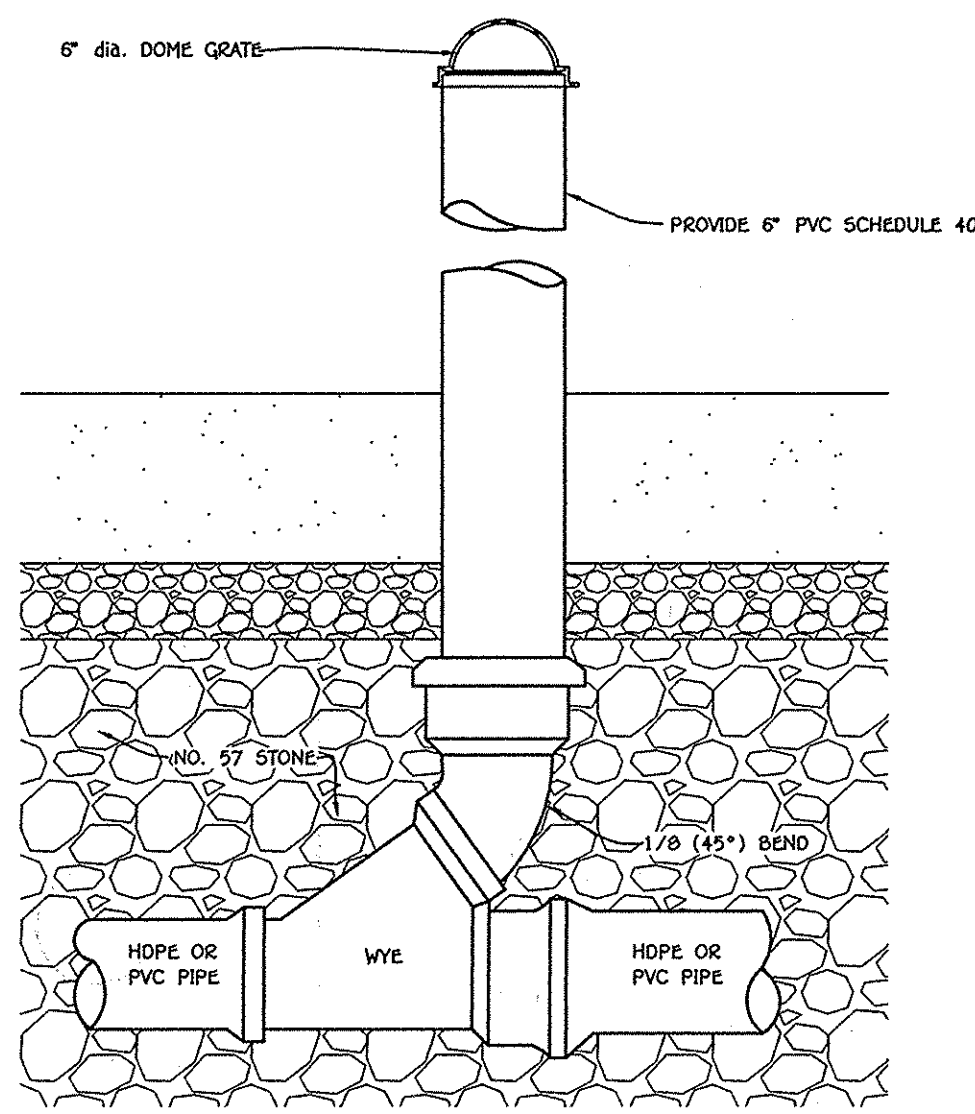
The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

#### 7. Miscellaneous

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

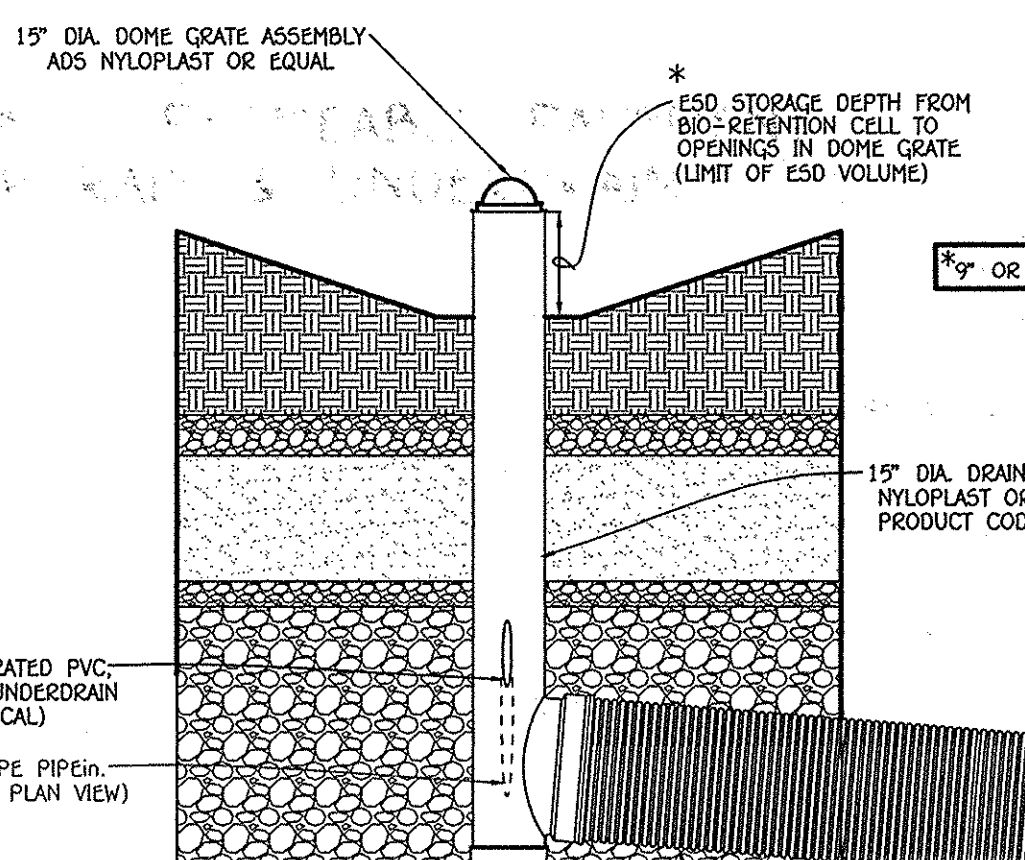
### STORMWATER MANAGEMENT MAINTENANCE NOTE

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 CLEAN-OUT DETAIL

NO SCALE

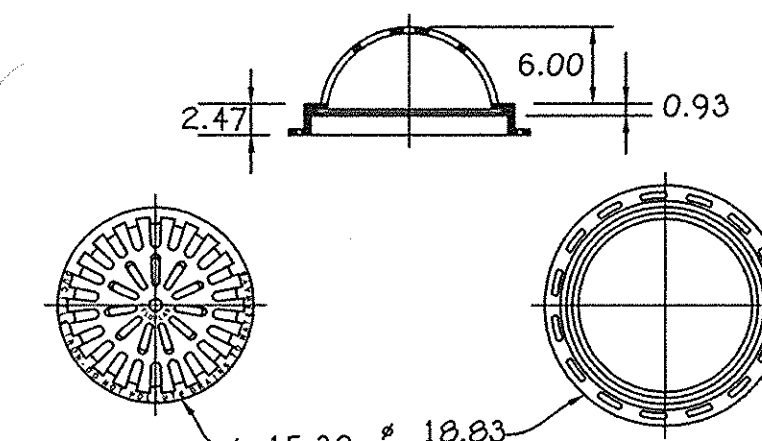


TYPICAL INLET STRUCTURE DETAIL @ BIO-RETENTION

NO SCALE

FACILITY No.	INLET No.	OUTLET PIPE	SURFACE STORAGE DEPTH	Rev DEPTH
K-1	I-55	18" HDPE	12"	12"
K-2	I-54	18" HDPE	12"	12"
K-3	I-20	15" HDPE	12"	24"
K-4	I-51	15" HDPE	9"	24"
K-5	I-3	18" HDPE	12"	12"
K-6	I-4	15" HDPE	12"	12"
K-7	I-1	18" HDPE	12"	12"
K-8	I-2	15" HDPE	12"	12"
K-9	I-10	15" HDPE	12"	24"
K-10	I-12A	15" HDPE	9"	12"
K-11	I-5	15" HDPE	12"	12"
K-12	I-30	15" HDPE	12"	12"
K-13	I-33	15" HDPE	12"	24"
K-14	I-41	18" HDPE	12"	24"
K-14A	I-41A	15" HDPE	12"	12"
K-14B	I-41B	12" HDPE	12"	12"
K-15	I-57	12" HDPE	12"	24"
K-16	I-26	15" HDPE	12"	24"
K-16A	I-26A	15" HDPE	12"	12"
K-16B	I-26B	12" HDPE	12"	12"
K-16C	I-26C	12" HDPE	12"	12"
K-17	I-49	15" HDPE	9"	24"
K-17A	I-45A	12" HDPE	9"	24"
K-18	I-46	15" HDPE	12"	18"
K-19	I-44	12" HDPE	12"	12"
K-19A	I-56	15" HDPE	12"	12"
K-19B	I-56A	12" HDPE	12"	24"
K-20	I-45	15" HDPE	9"	24"
K-21	I-50	15" HDPE	9"	12"
K-22	I-52	15" HDPE	9"	12"
K-23	I-53	15" HDPE	9"	24"
K-24	I-6	15" HDPE	12"	24"
K-25	I-9B	12" HDPE	12"	24"
K-26	I-59	12" HDPE	12"	24"

NOTE: ALL INLET STRUCTURES ARE 15" BASINS.



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

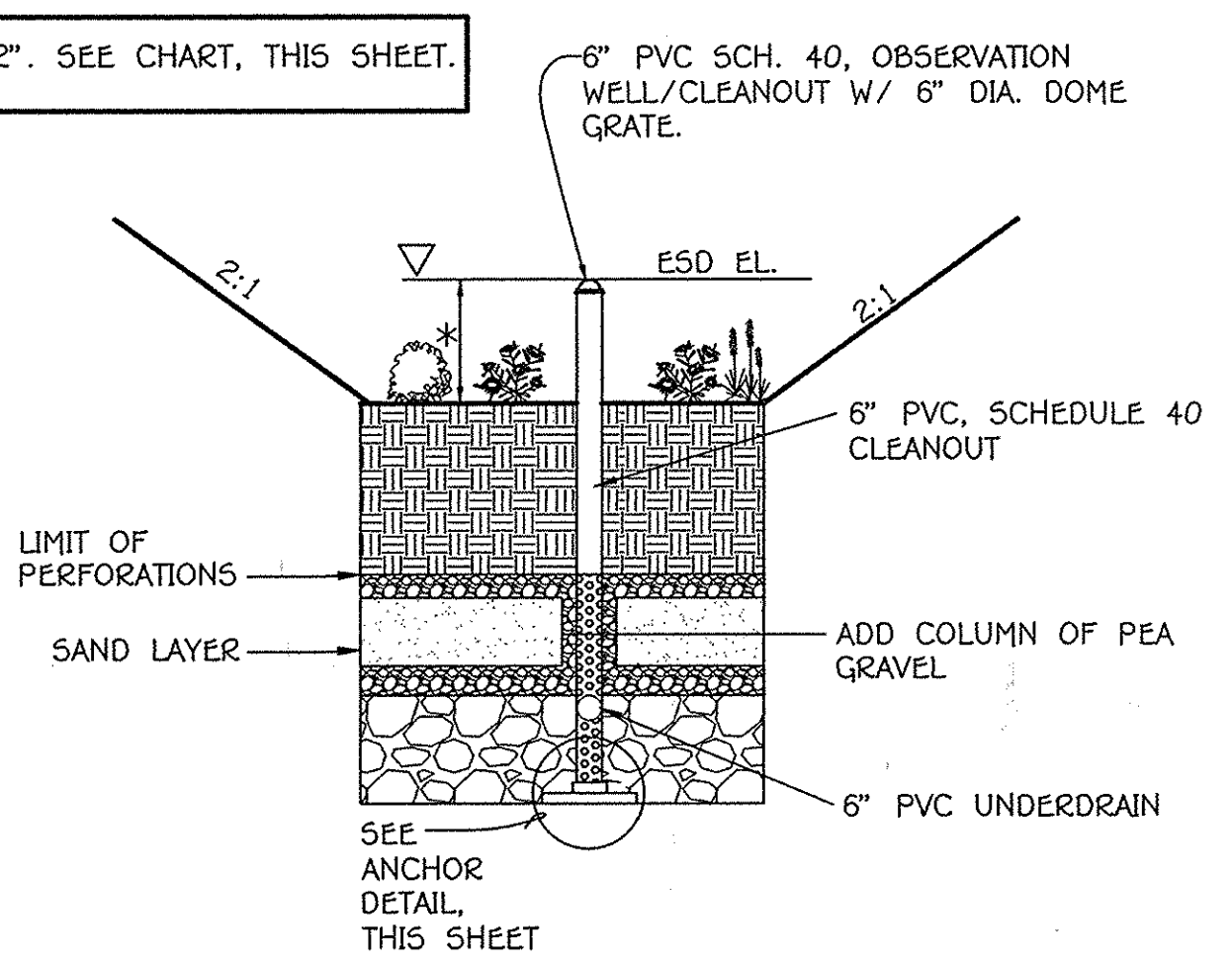
#### Nyloplast

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

#### 15" DOME GRATE ASSEMBLY

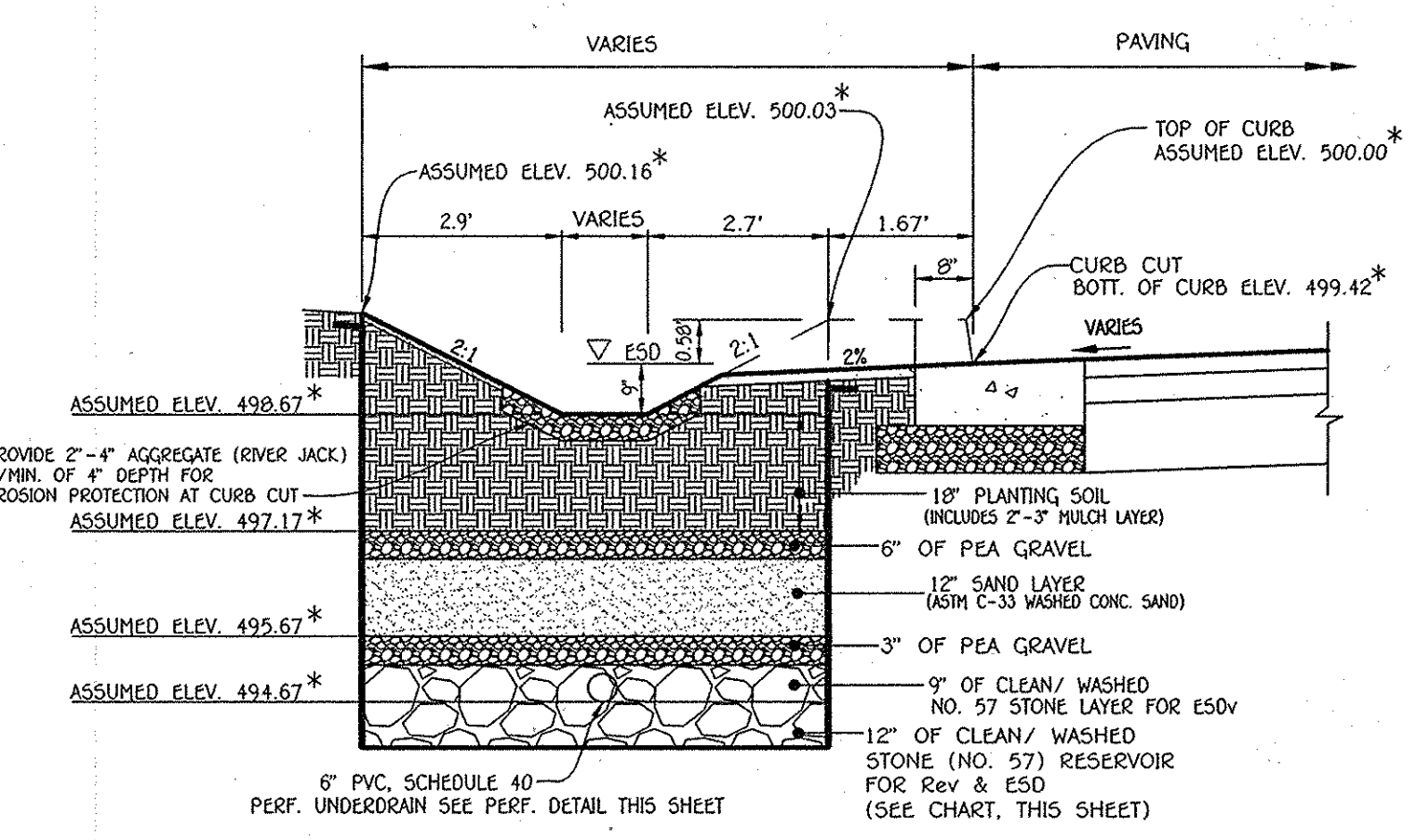
NYLOPLAST OR EQUAL

\*9" OR 12". SEE CHART, THIS SHEET.



SECTION @ OBSERVATION WELL LOCATION

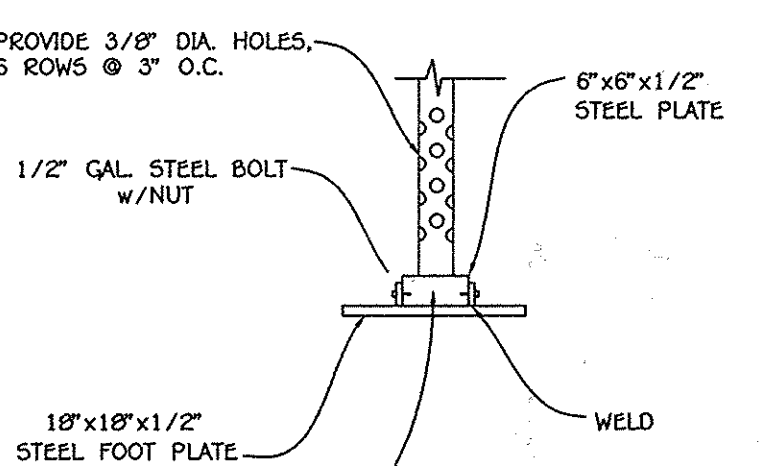
NOT TO SCALE



TYPICAL BIO-RETENTION (M-6) ADJACENT TO ROADWAY @ CURB CUT

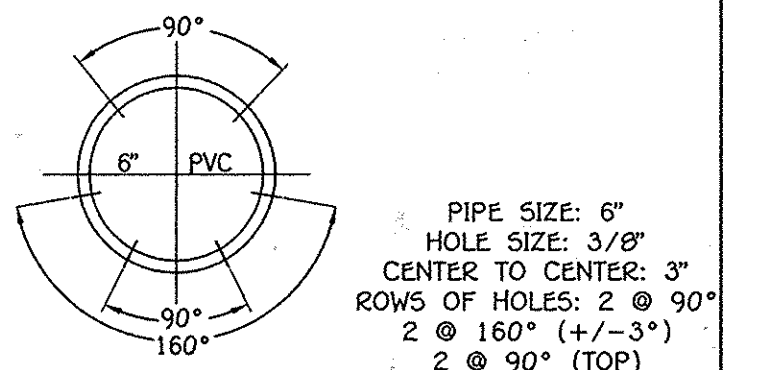
NO SCALE

\* NOTE: ASSUMED ELEVATION SHOWN THEREON FOR CONSTRUCTION PURPOSES.



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 750, TYPE PS 28 OR A8010-H-278) IN A GRAVEL LAYER. THE PREFERRED 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.

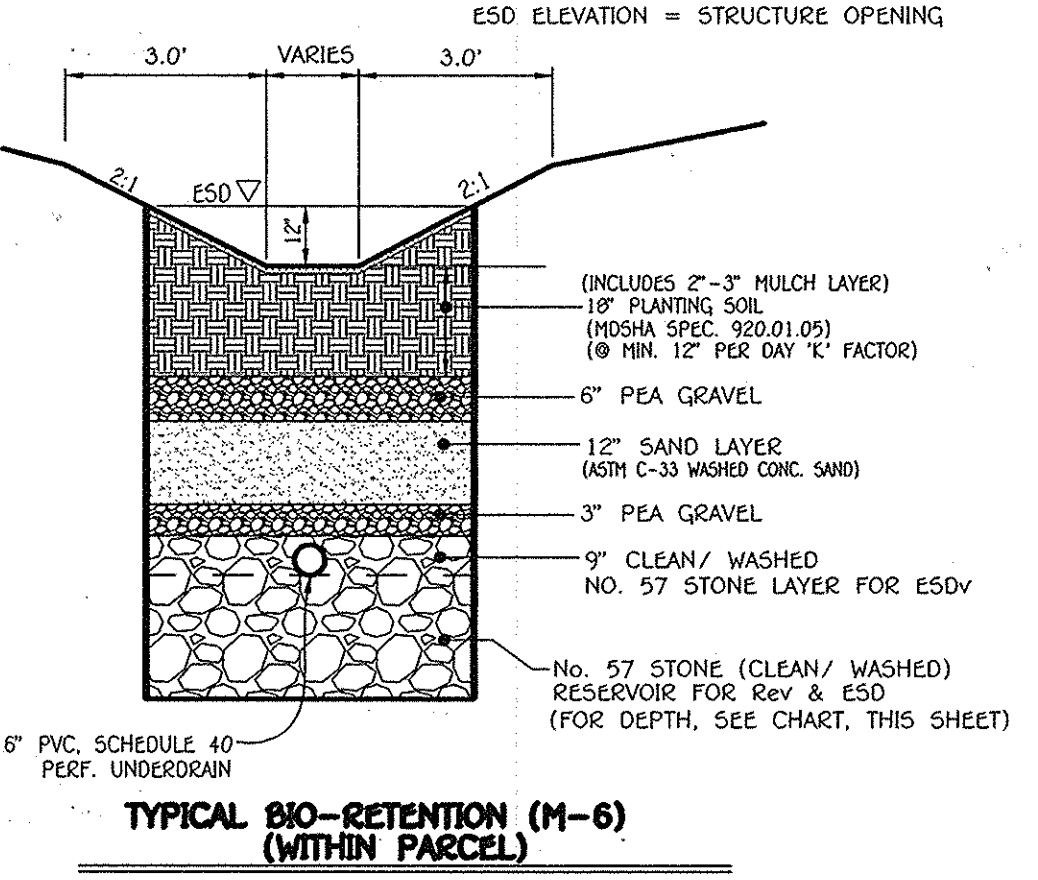
GRAVEL LAYER SHALL BE (NO. 57 STONE PREFERRED) AT LEAST 3" THICK ABOVE AND BELOW THE UNDERDRAIN.

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 23 FOR "TYPICAL BIO-RETENTION CELL DURING INITIAL CONSTRUCTION PHASE PRIOR TO DRAINAGE AREA BEING STABILIZED" DETAIL.



TYPICAL BIO-RETENTION (M-6) (WITHIN PARCEL)

NO SCALE

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

- The owner shall maintain the plant material, mulch layer and soil layer annually, maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland stormwater design manual volume II, table A.4.1. and 2.
- The owner shall perform a plant in the spring and in the fall each year, during the inspection, the owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material, treat diseased trees and shrubs and replace all deficient stakes and wires.
- The owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.
- The owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.
- The owner shall maintain all observation wells, clean-outs and perforated underdrains.
- Filter material must be replaced when water remains on the surface of the filter bed for more than 24 hours following a 1 or 2 year storm event or more than 48 hours following a 10 year storm event.

FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SOURCE OFFICE PARK - 10272 BALDWIN NATIONAL PARK  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2899



NO.	REVISION	DATE

Owner / Developer  
 GGI Oxford Venture MD LLC  
 c/o Mr. Todd Jacobus  
 6990 Wisconsin Avenue, Suite 303  
 Chevy Chase, Maryland 20815  
 Ph: 301-654-5900

Builder  
 Woodfield Investments  
 c/o Mr. Todd Jacobus  
 6990 Wisconsin Avenue, Suite 303  
 Chevy Chase, Maryland 20815  
 Ph: 301-654-5900

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

<i>[Signature]</i> Chief, Division of Land Development	8-05-14 Date
<i>[Signature]</i> Chief, Development Engineering Division	7-8-14 Date
<i>[Signature]</i> Director - Department of Planning and Zoning	8-5-14 Date

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22913-22914	---	TOD	3B	1st.	601101

STORMWATER MANAGEMENT NOTES & DETAILS

## OXFORD SQUARE

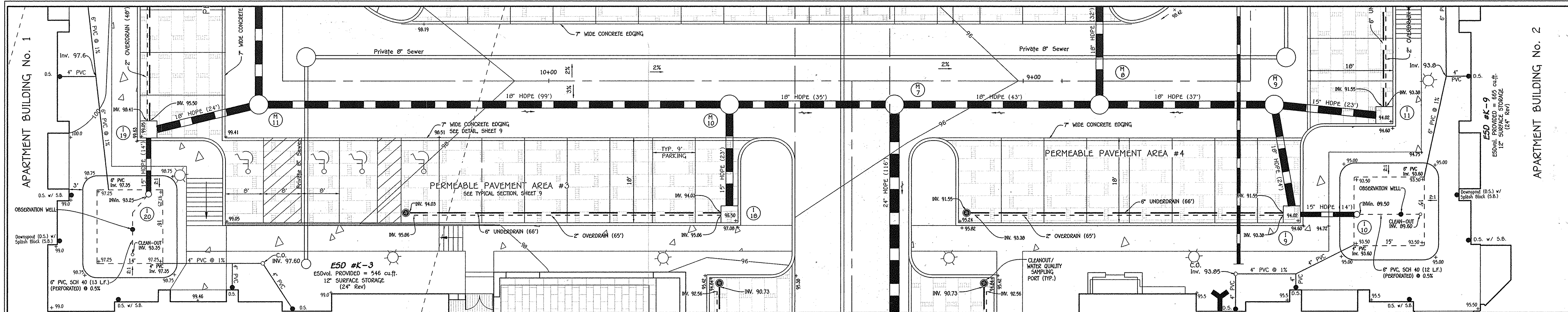
"WOODFIELD"  
 "A Howard County Green Neighborhood"

Parcel 'K'  
 Zoned: TOD  
 Grid No.: 20 Parcel No.: 761  
 Tax Map No.: 3B  
 First Election District: Howard County, Maryland  
 Scale: As Shown  
 Date: June 12, 2014  
 Sheet 8 of 42

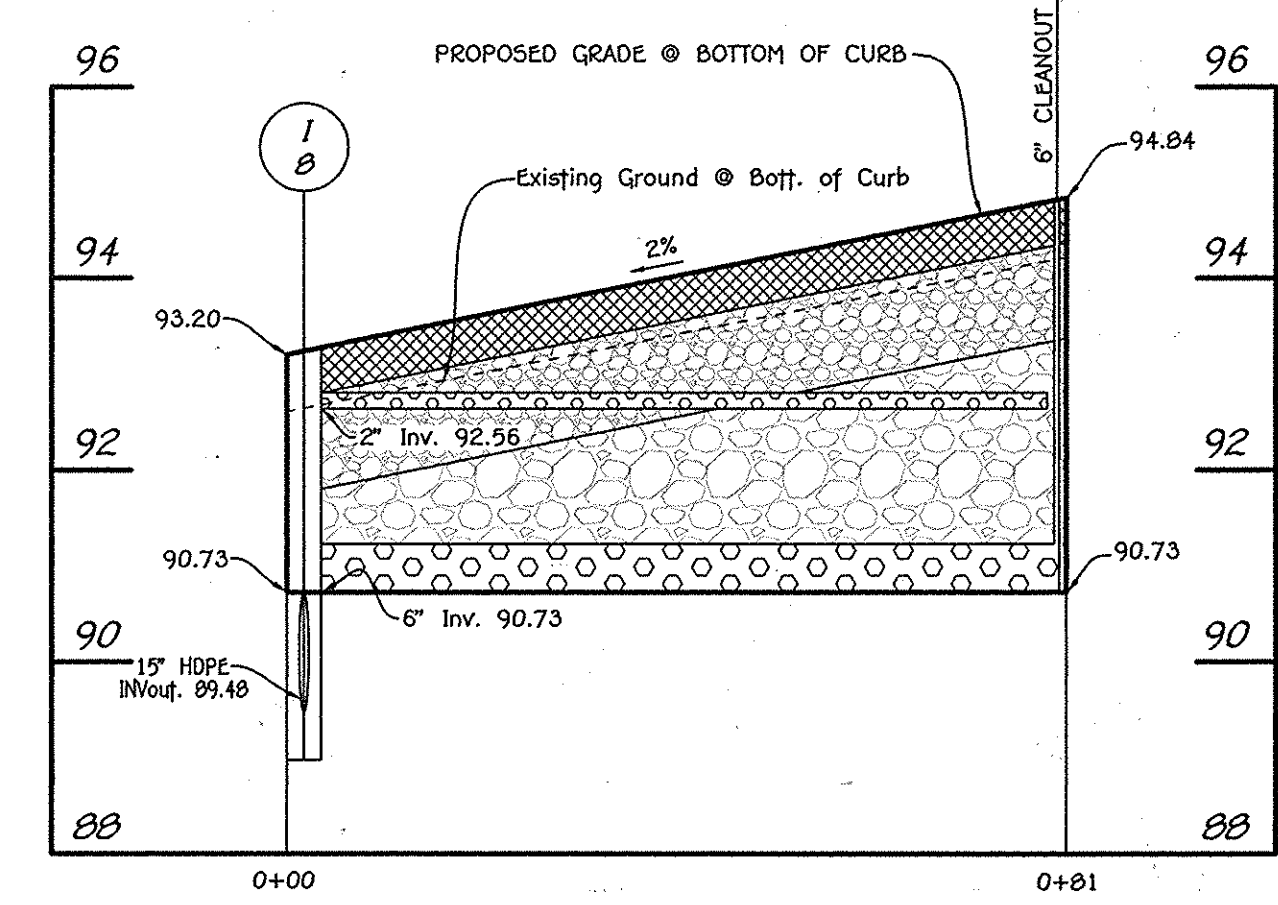
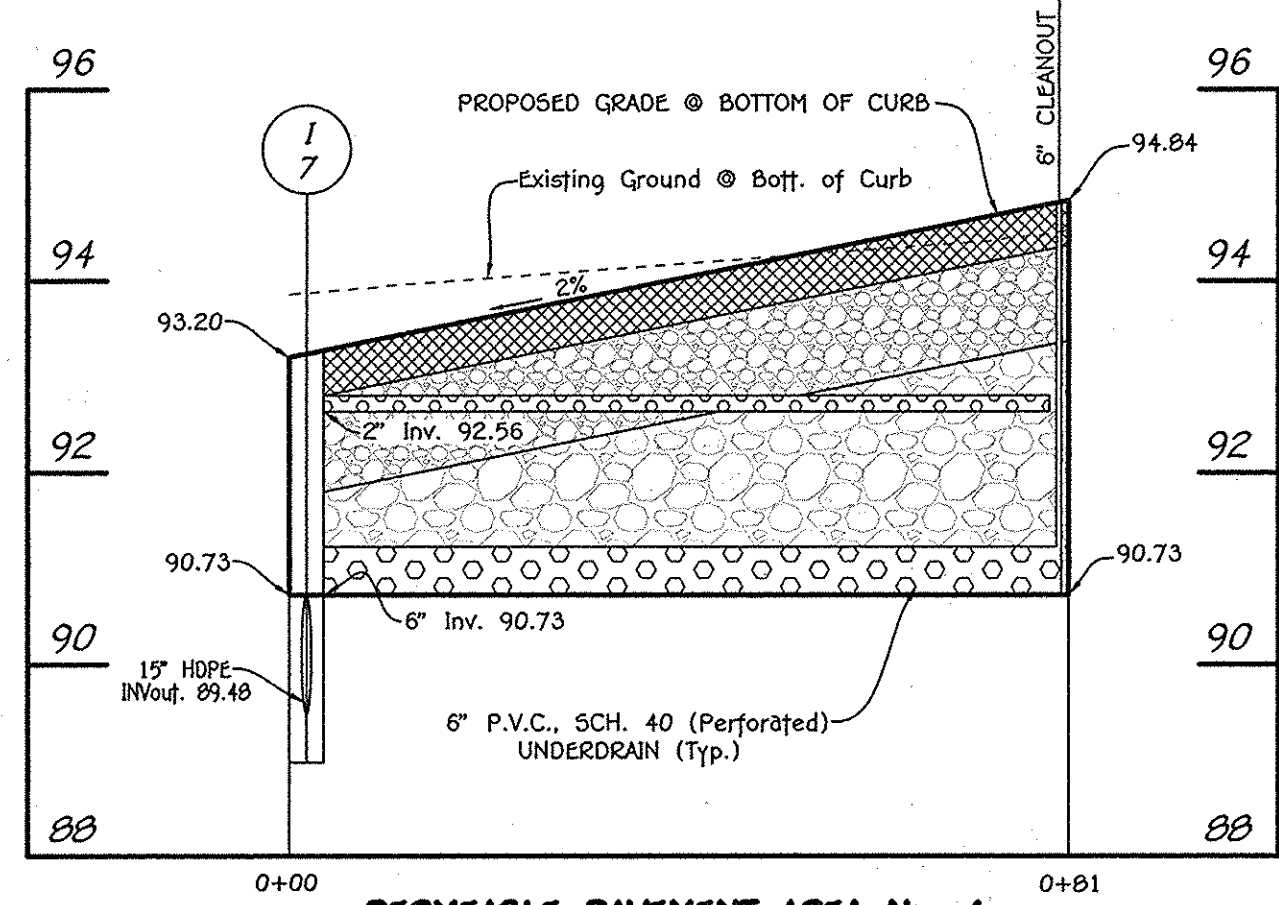
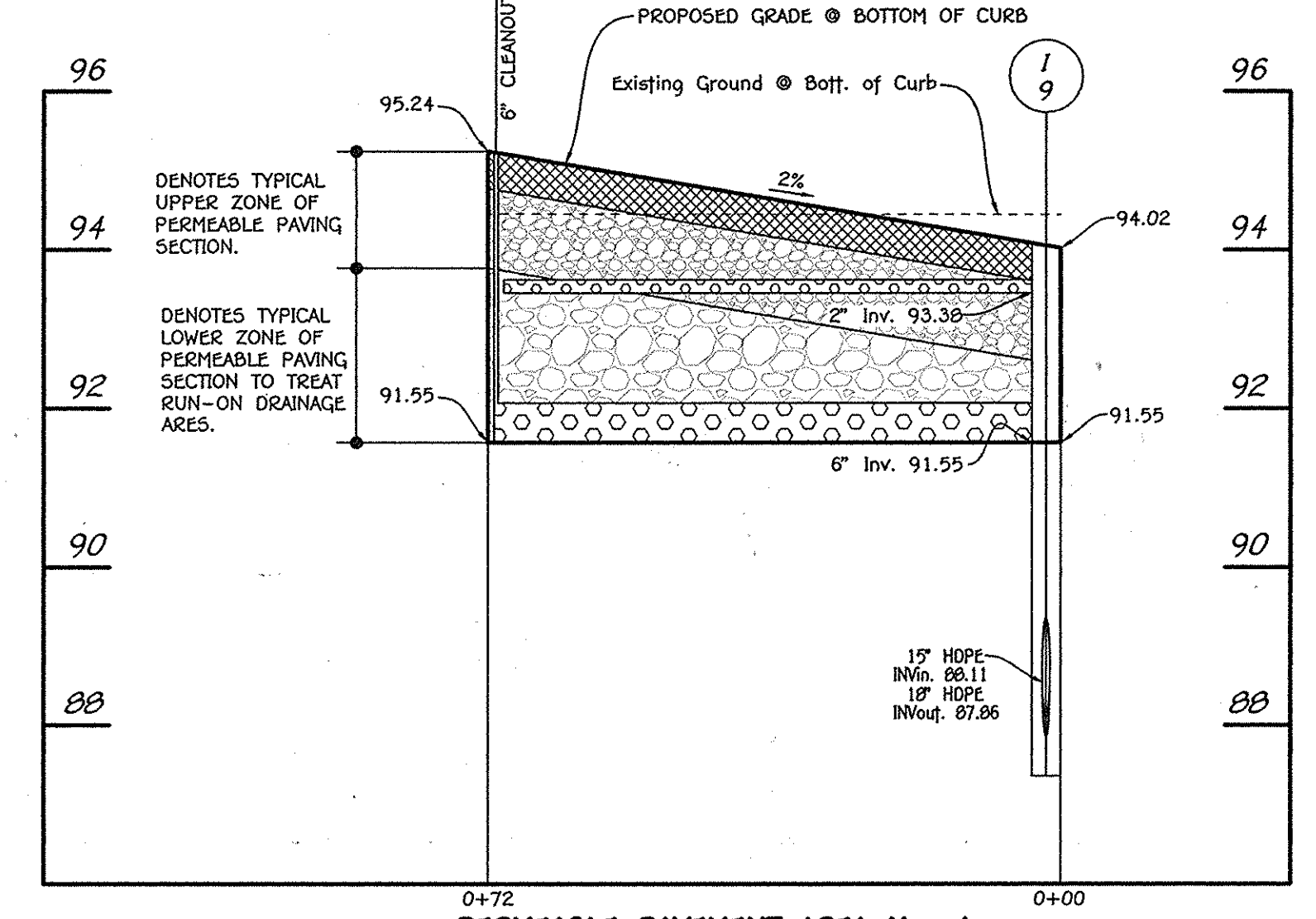
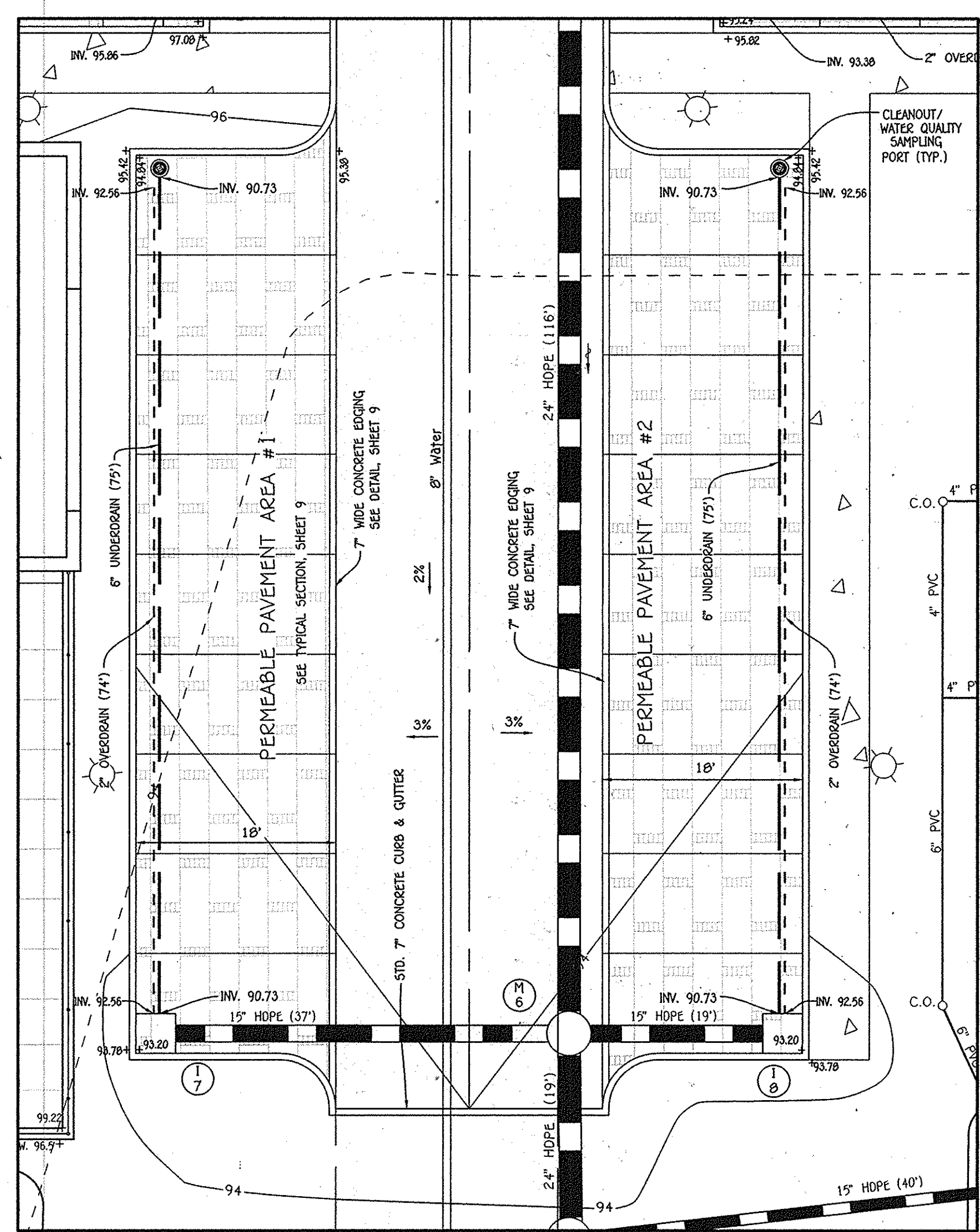
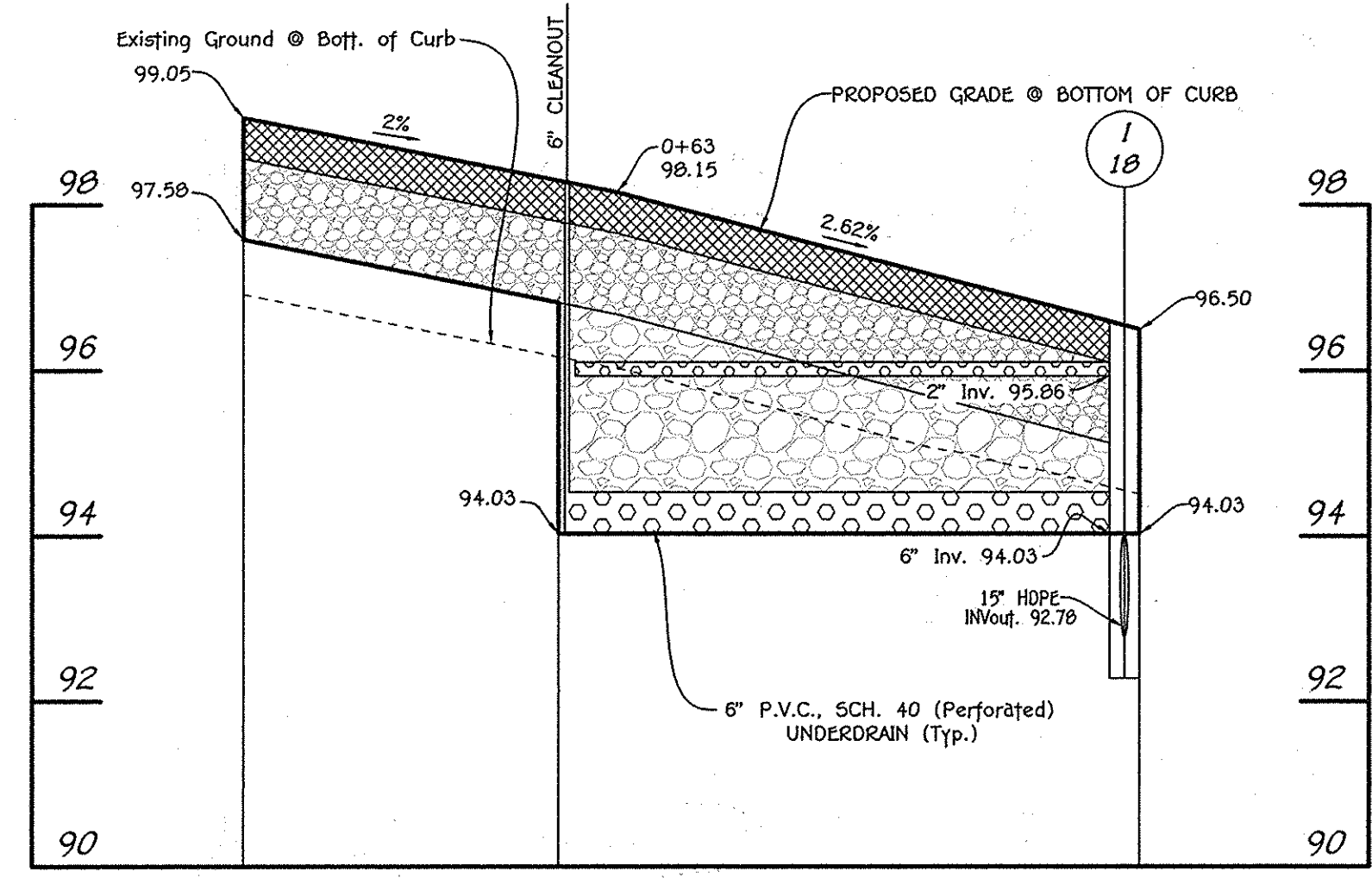








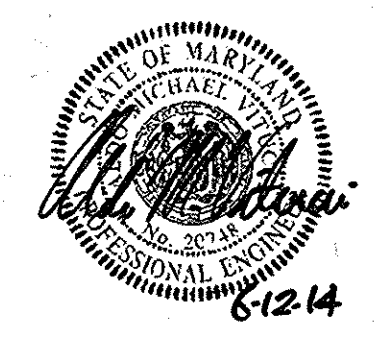
PROPOSED PERMEABLE PAVEMENT (A-2)  
AREAS #3 & #4 AND  
PROPOSED MICRO BIO-RETENTION (M-6)  
FACILITY #K-3 & #K-9 PLAN VIEW  
SCALE: 1" = 10'



NOTE: SEE SHEET 7 FOR PERMEABLE PAVEMENT SECTION, CONCRETE EDGING DETAIL AND CLEANOUT/WATER QUALITY SAMPLING PORT DETAIL

- D.5 - Denotes Downspout Location (D.S.) - DOWNSPOUT (S.B.) - SPLASH BLOCK
- ⊙ - Denotes Cleanout / Water Quality Sampling Port (Typ.)
- - Denotes 6" Underdrain (PVC, SCH. 40)
- - - - - Denotes 2" Overdrain (PVC, SCH. 40)
- ▨ - Denotes Permeable Paving Section See Details, Sheet 9

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



**Owner / Developer**  
GGI Oxford Venture MD LLC  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5500

**Builder**  
Woodfield Investments  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5500

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kathleen*  
Chief, Division of Land Development  
Date: 8-05-14

*[Signature]*  
Chief, Development Engineering Division  
Date: 7-9-14

*[Signature]*  
Director - Department of Planning and Zoning  
Date: 8-5-14

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22913-22914	---	TOD	38	1st.	601101

STORMWATER MANAGEMENT PLAN VIEWS  
(PERMEABLE PAVEMENT & MICRO BIO-RETENTION)

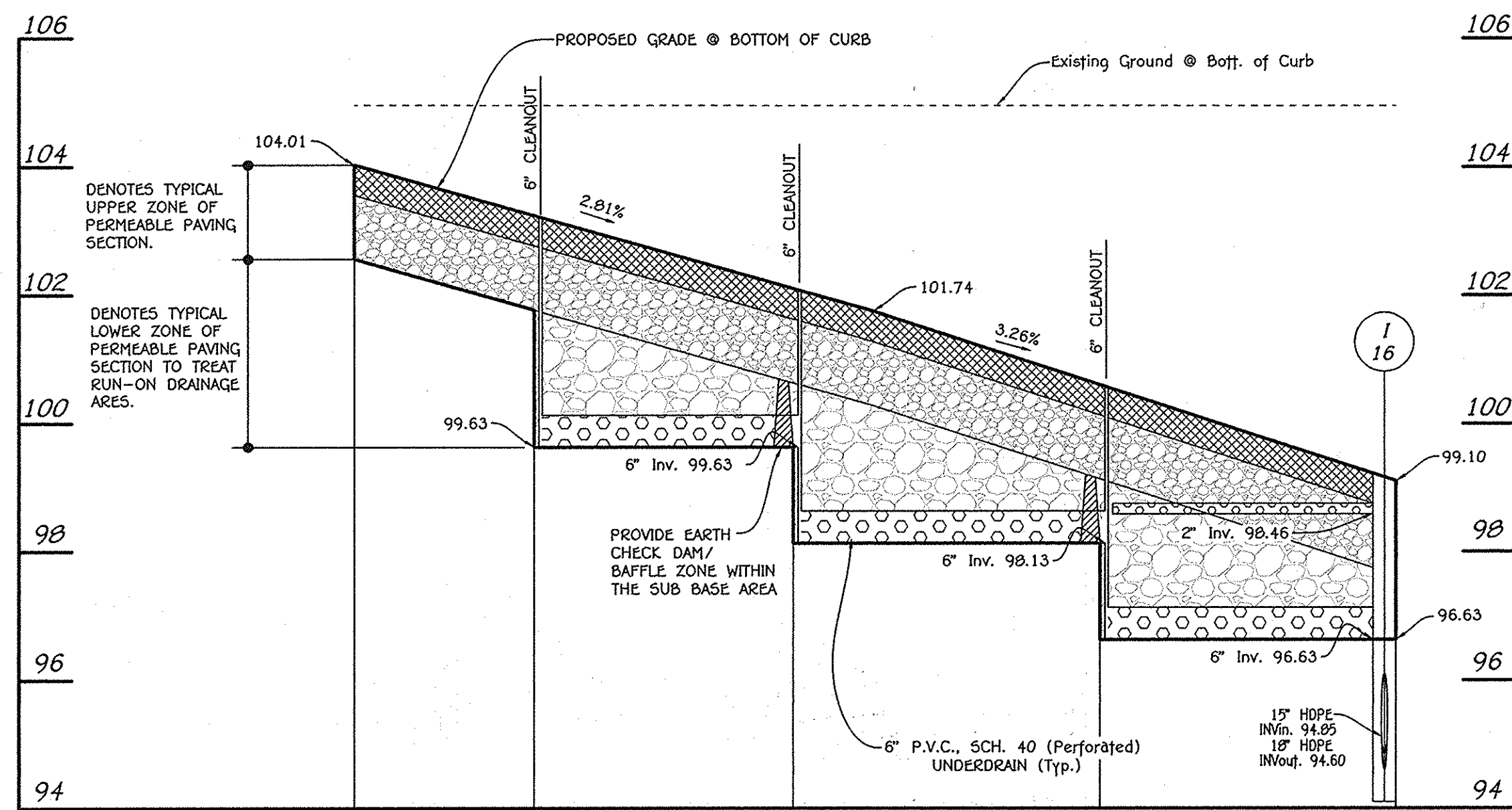
**OXFORD SQUARE**  
"WOODFIELD"  
"A Howard County Green Neighborhood"  
Parcel 'K'

Zoned: TOD  
Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: June 12, 2014  
Sheet 10 of 42

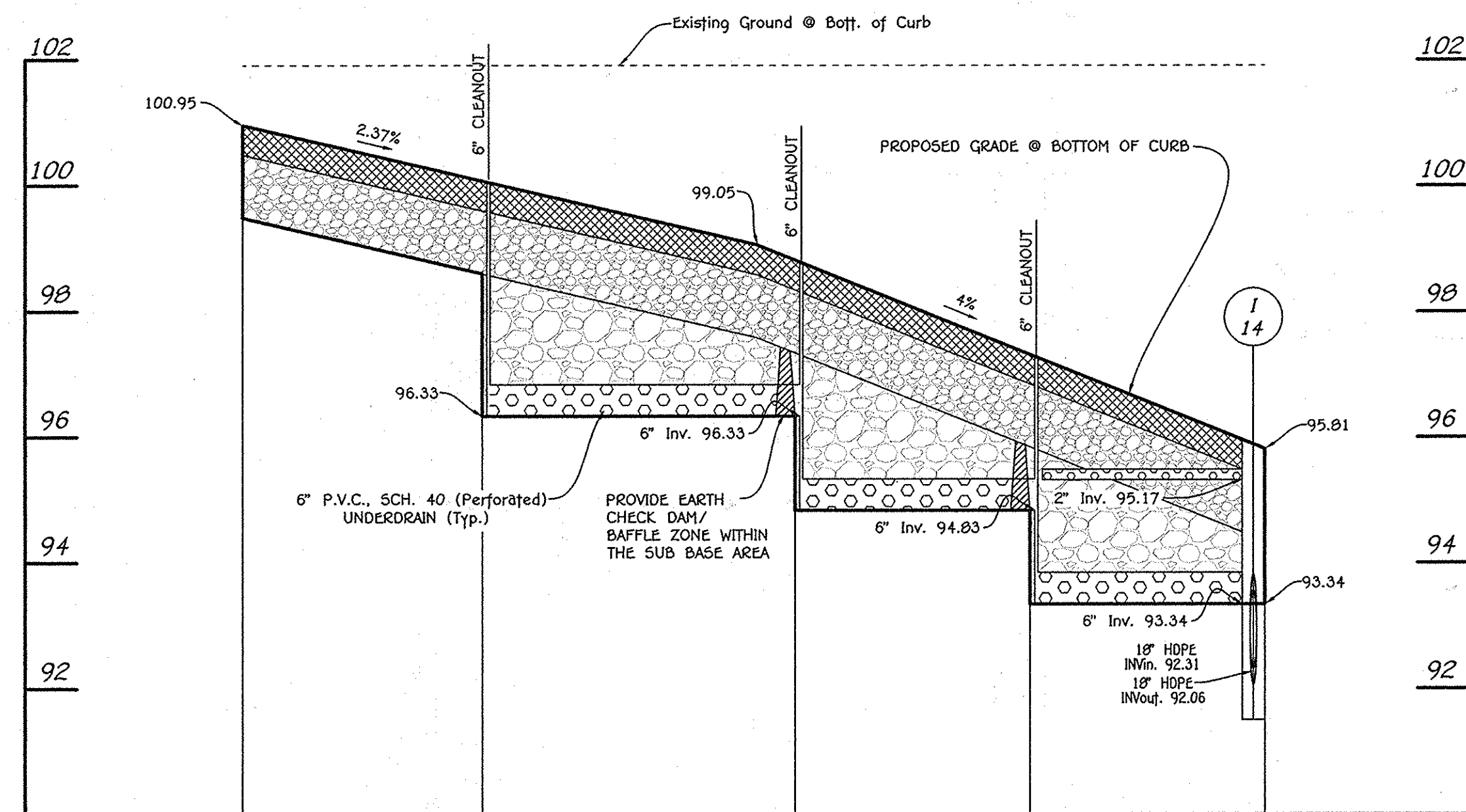




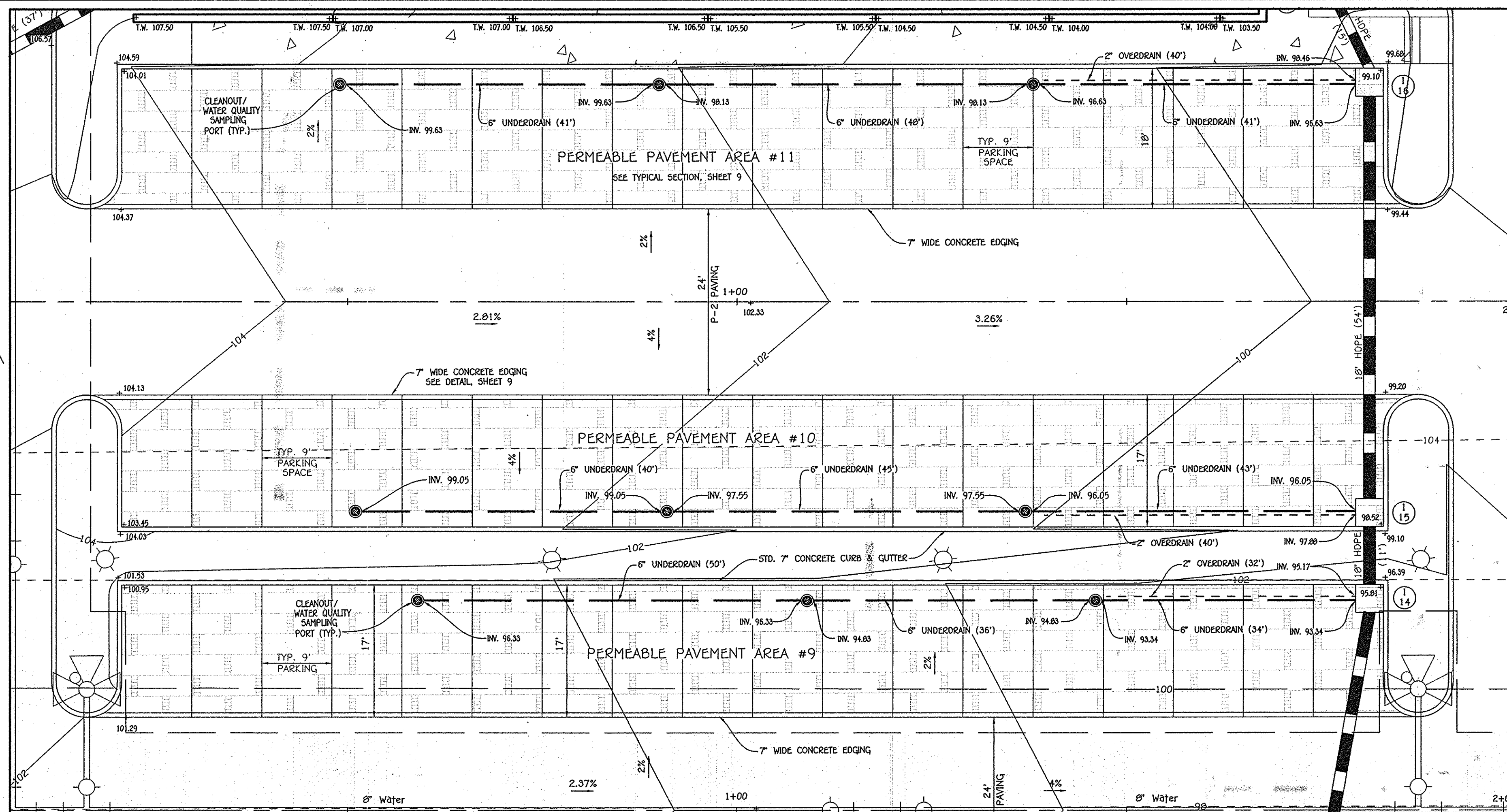
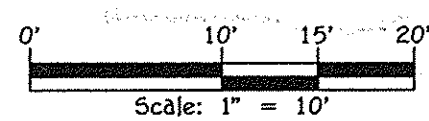




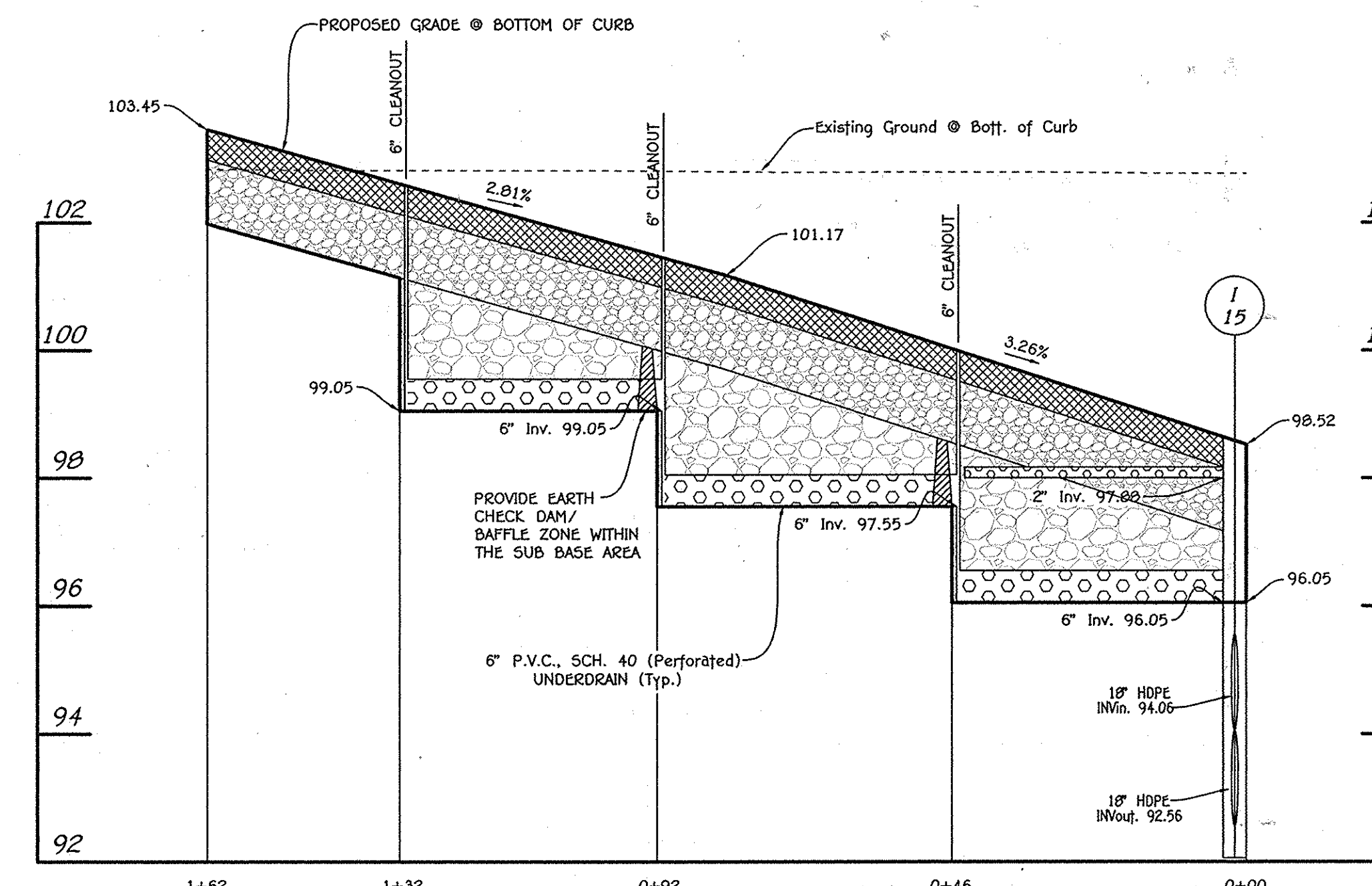
**PERMEABLE PAVEMENT AREA No. 11**  
SCALE: HOR. : 1" = 20'  
VER. : 1" = 2'



**PERMEABLE PAVEMENT AREA No. 9**  
SCALE: HOR. : 1" = 20'  
VER. : 1" = 2'



**PROPOSED PERMEABLE PAVEMENT (A-2)  
AREAS #9 THRU #11 PLAN VIEW**  
SCALE: 1" = 10'



**PERMEABLE PAVEMENT AREA No. 10**  
SCALE: HOR. : 1" = 20'  
VER. : 1" = 2'

- Denotes 3' Wide Earth Check Dam/  
Baffle Zone Within The Sub Base Area
- Denotes Cleanout/ Water Quality  
Sampling Port (Typ.)
- Denotes 6" Underdrain (PVC, SCH. 40)
- Denotes 2" Underdrain (PVC, SCH. 40)
- Denotes Permeable Paving Section  
See Details, Sheet 9

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SOURCE OFFICE: 10272 BALDORGE NATIONAL PARK  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2895



**Owner / Developer**  
GGI Oxford Venture MD LLC  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5500

**Builder**  
Woodfield Investments  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5500

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Katherine Lusk* 8-05-14  
Chief, Division of Land Development Date

*William A. ...* 7-8-14  
Chief, Development Engineering Division Date

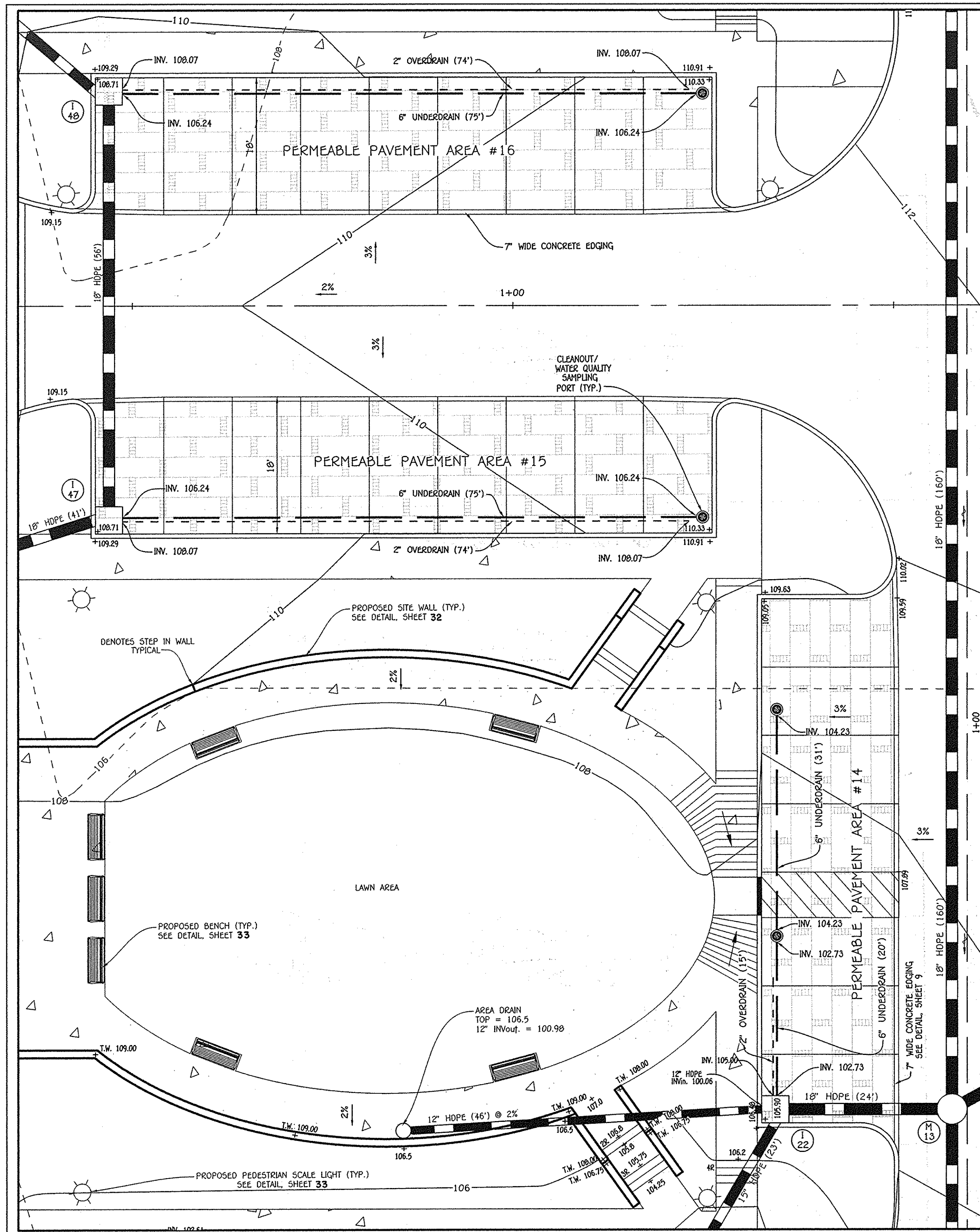
*Richard ...* 8-5-14  
Director - Department of Planning and Zoning Date

SUBDIVISION	SECTION/AREA	PARCEL
OXFORD SQUARE - WOODFIELD	----	'K'
PLAT NO.	BLOCK NO.	ZONE
22913-22914	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
3B	1st.	601101

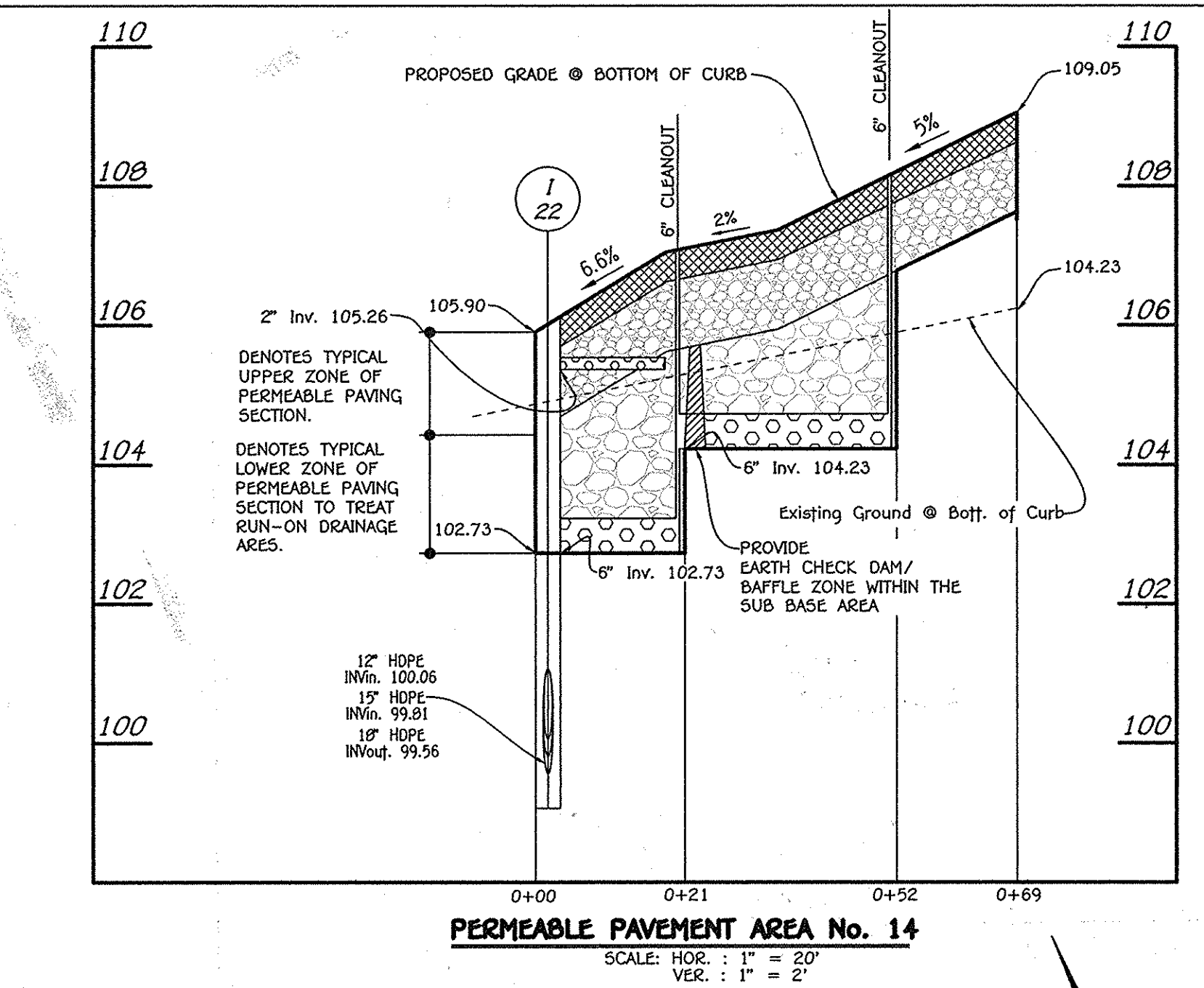
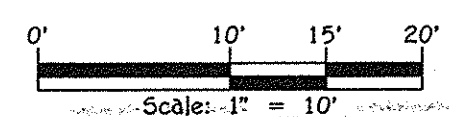
STORMWATER MANAGEMENT PLAN VIEWS  
(PERMEABLE PAVEMENT)

**OXFORD SQUARE**  
"WOODFIELD"  
"A Howard County Green Neighborhood"  
Parcel 'K'  
Zoned: TOD  
Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: June 12, 2014  
Sheet 12 Of 42

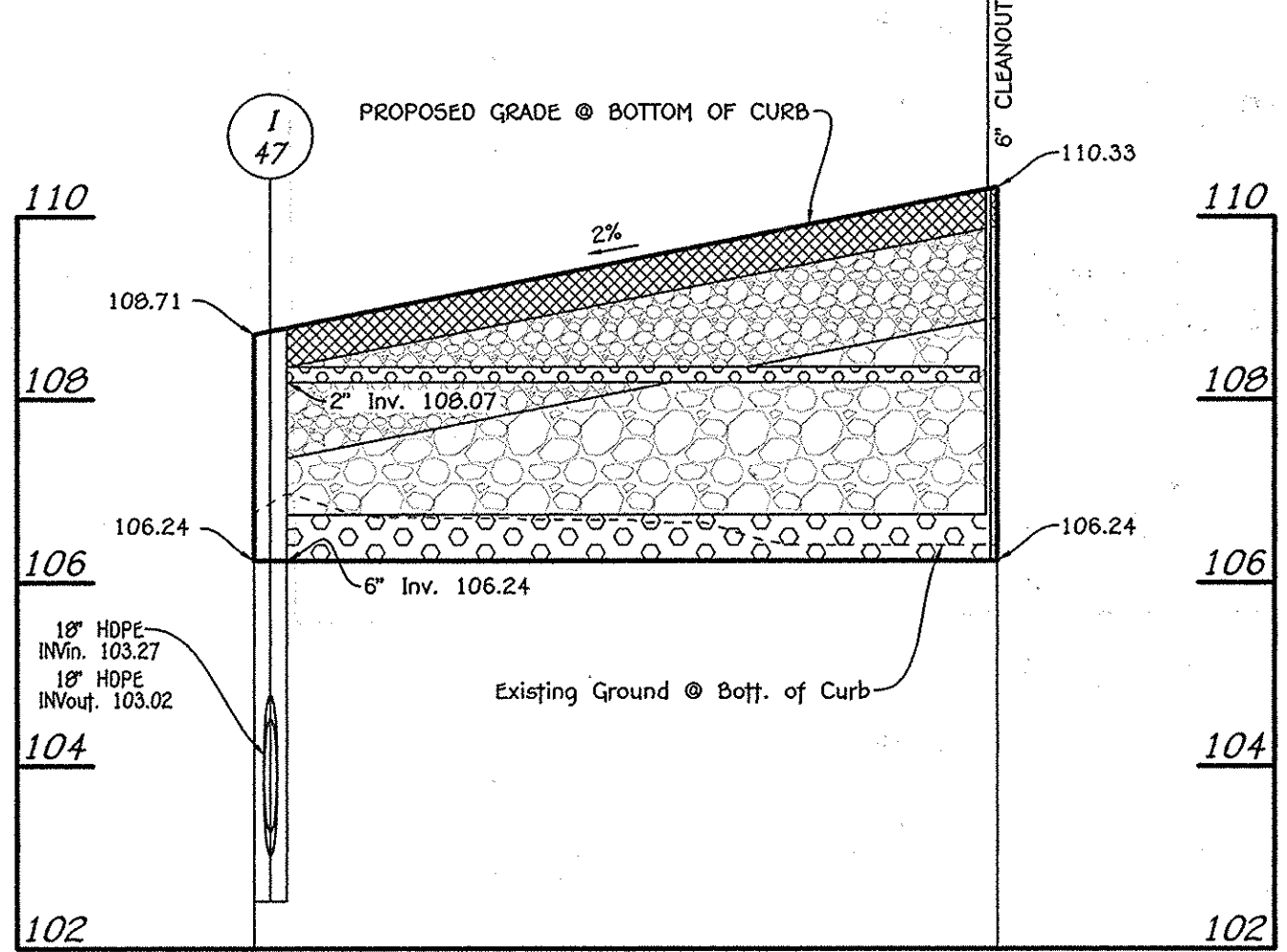




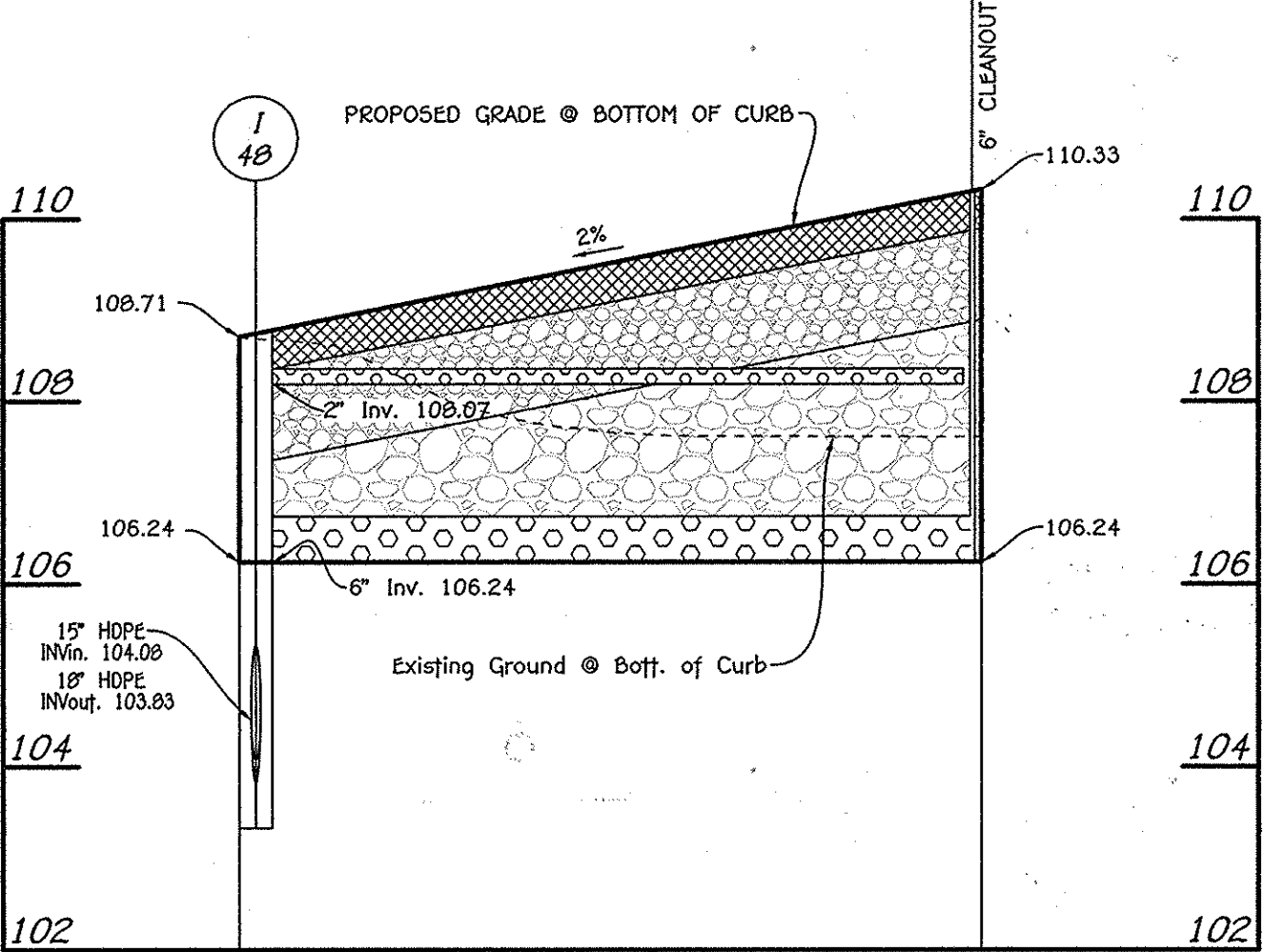
**PROPOSED PERMEABLE PAVEMENT (A-2)  
AREAS #14 THRU #16 PLAN VIEW**  
SCALE: 1" = 10'



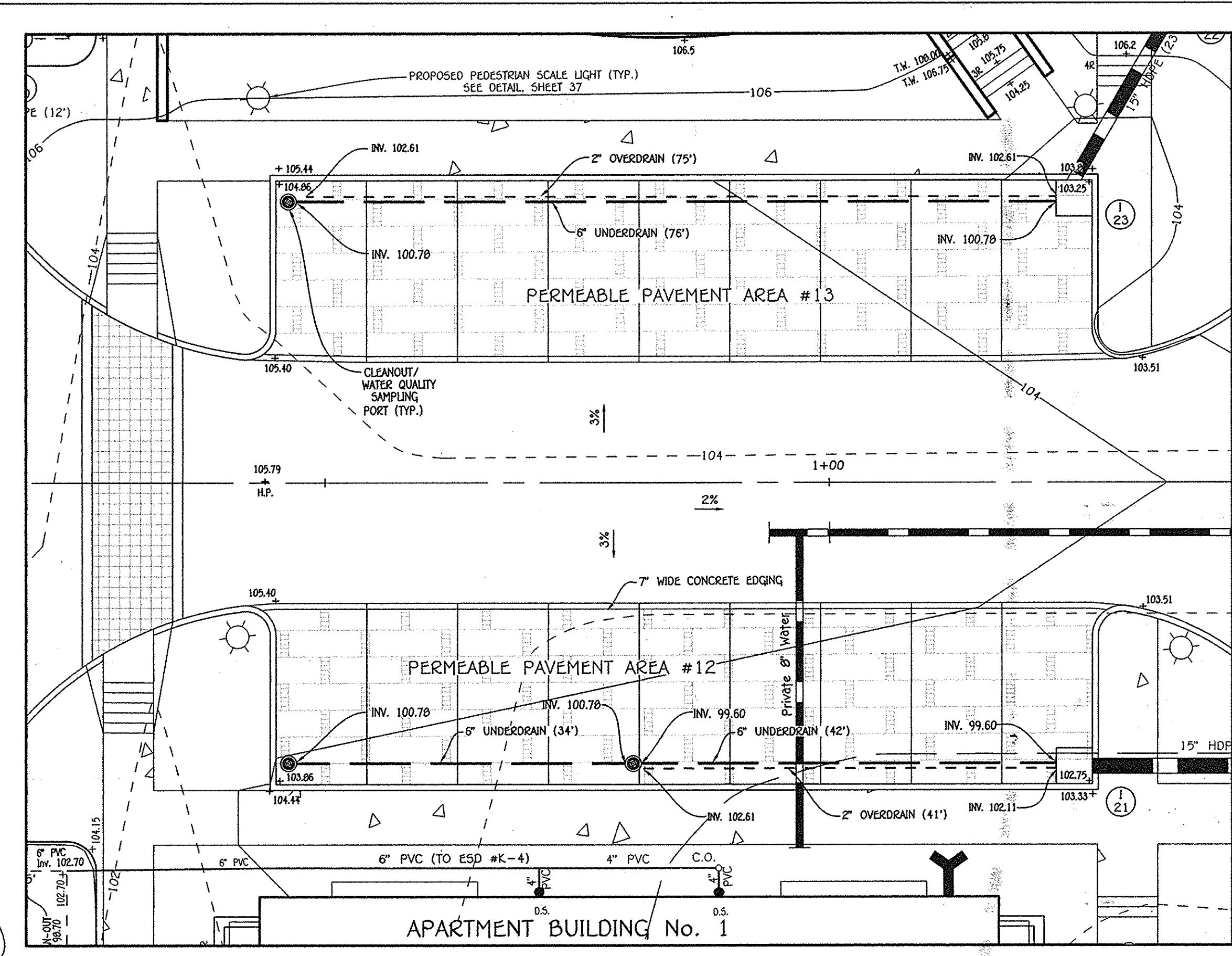
**PERMEABLE PAVEMENT AREA No. 14**  
SCALE: HOR. : 1" = 20'  
VER. : 1" = 2'



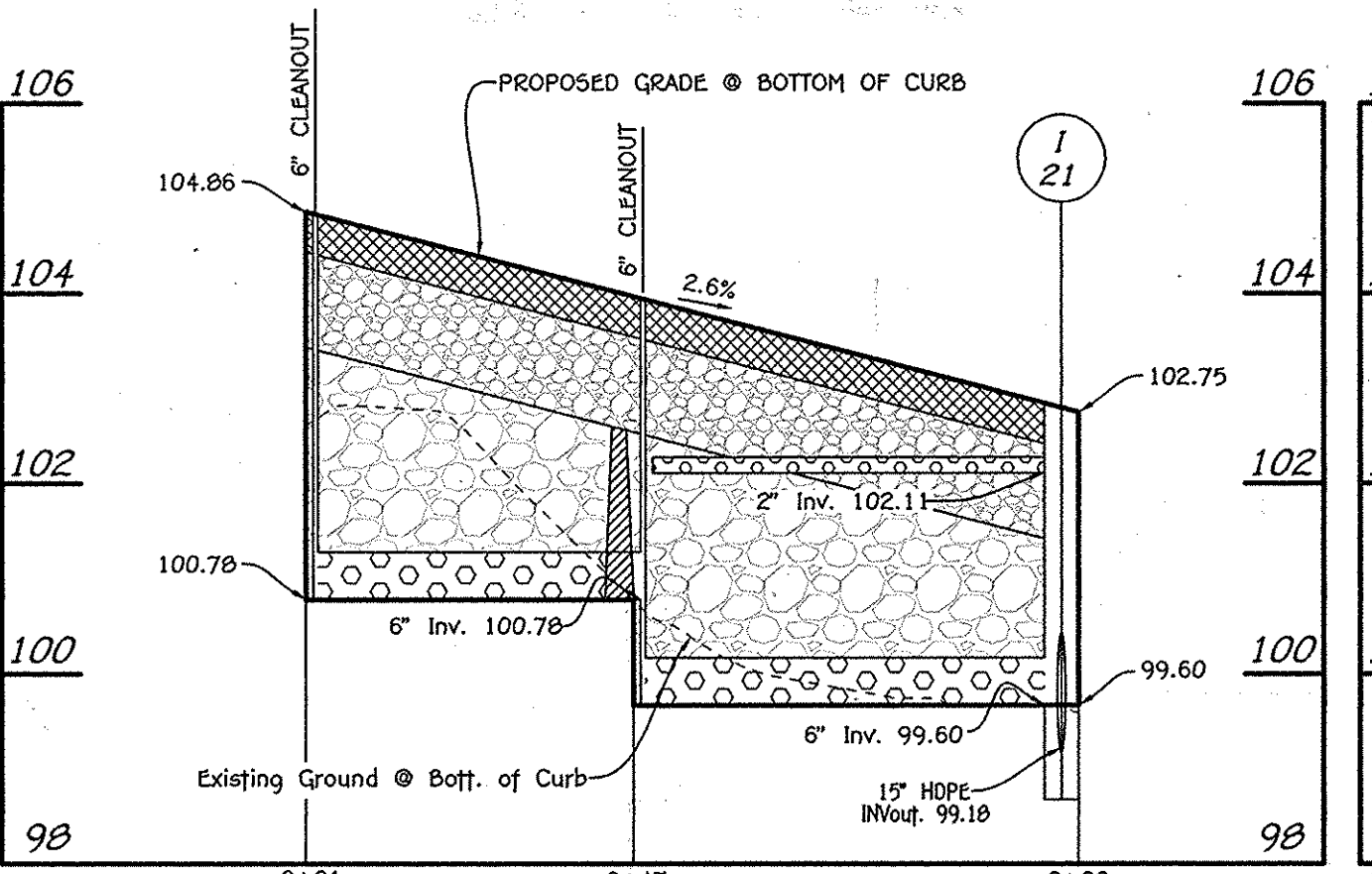
**PERMEABLE PAVEMENT AREA No. 15**  
SCALE: HOR. : 1" = 20'  
VER. : 1" = 2'



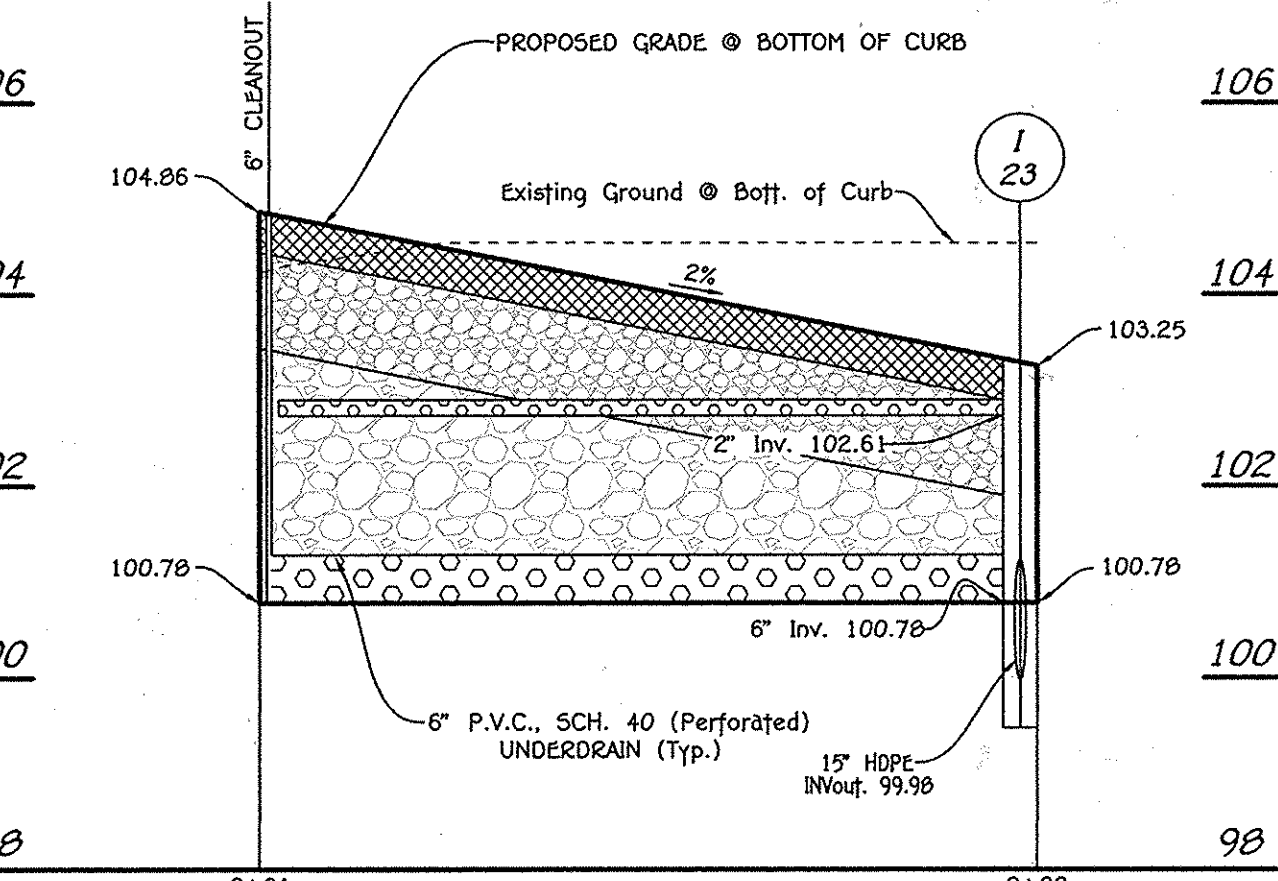
**PERMEABLE PAVEMENT AREA No. 16**  
SCALE: HOR. : 1" = 20'  
VER. : 1" = 2'



**PROPOSED PERMEABLE PAVEMENT (A-2)  
AREAS #12 & #13 PLAN VIEW**  
SCALE: 1" = 10'



**PERMEABLE PAVEMENT AREA No. 12**  
SCALE: HOR. : 1" = 20'  
VER. : 1" = 2'



**PERMEABLE PAVEMENT AREA No. 13**  
SCALE: HOR. : 1" = 20'  
VER. : 1" = 2'

- Denotes 3' Wide Earth Check Dam/  
Baffle Zone Within The Sub Base Area
- Denotes Cleanout/ Water Quality  
Sampling Port (Typ.)
- Denotes 6" Underdrain (PVC, SCH. 40)
- Denotes 2" Overdrain (PVC, SCH. 40)
- Denotes Permeable Paving Section  
See Details, Sheet 9

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CORPORAL SOURCE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
GAITHERSBURG CITY, MARYLAND 20878  
(410) 461-2995



NO.	REVISION	DATE

**Owner / Developer:**  
GGI Oxford Venture MD LLC  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5900

**Builder:**  
Woodfield Investments  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5900

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kathleen Lynch* 8-05-14  
Chief, Division of Land Development Date

*John E. Smith* 7-8-14  
Chief, Development Engineering Division Date

*Deborah Cooper* 8-5-14  
Director - Department of Planning and Zoning Date

SUBDIVISION	SECTION/AREA	PARCEL
OXFORD SQUARE - WOODFIELD	----	K

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22913-22914	---	TOD	3B	1st	601101

STORMWATER MANAGEMENT PLAN VIEWS  
(PERMEABLE PAVEMENT)

**OXFORD SQUARE**  
"WOODFIELD"  
"A Howard County Green Neighborhood"  
Parcel 'K'

Zoned: TOD  
Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: June 12, 2014  
Sheet 13 Of 42













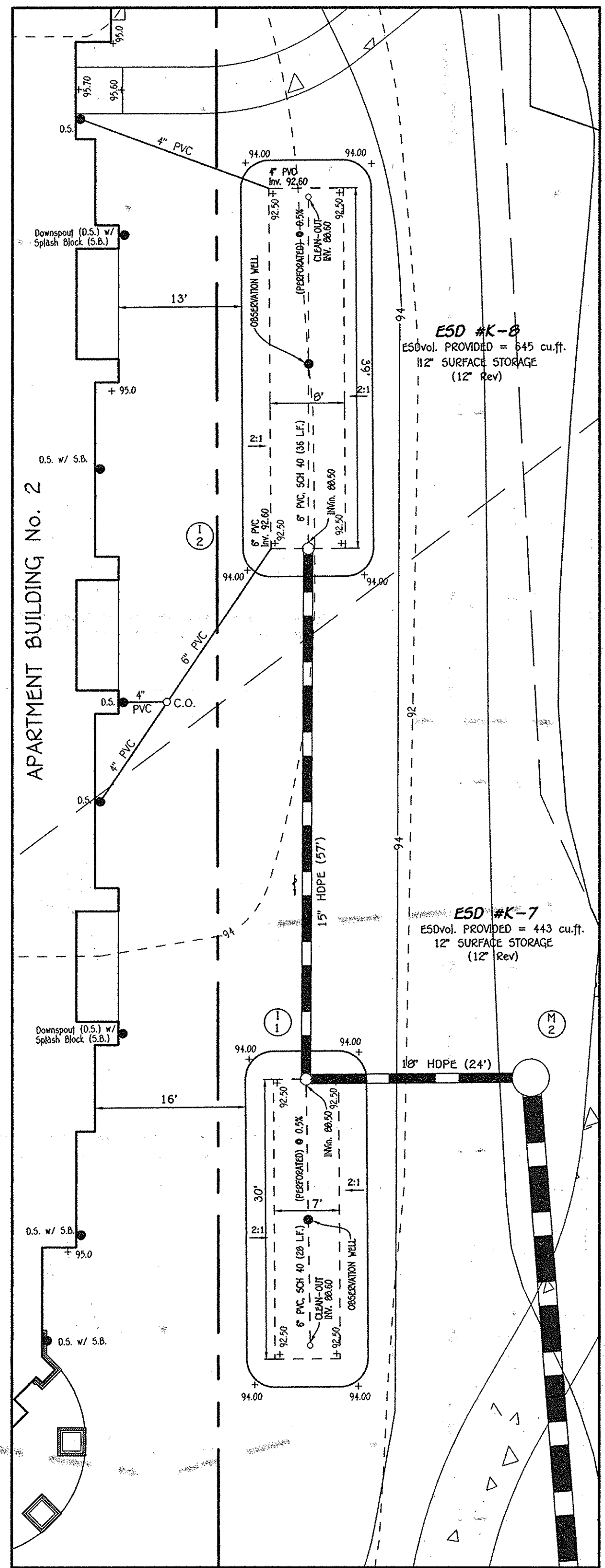
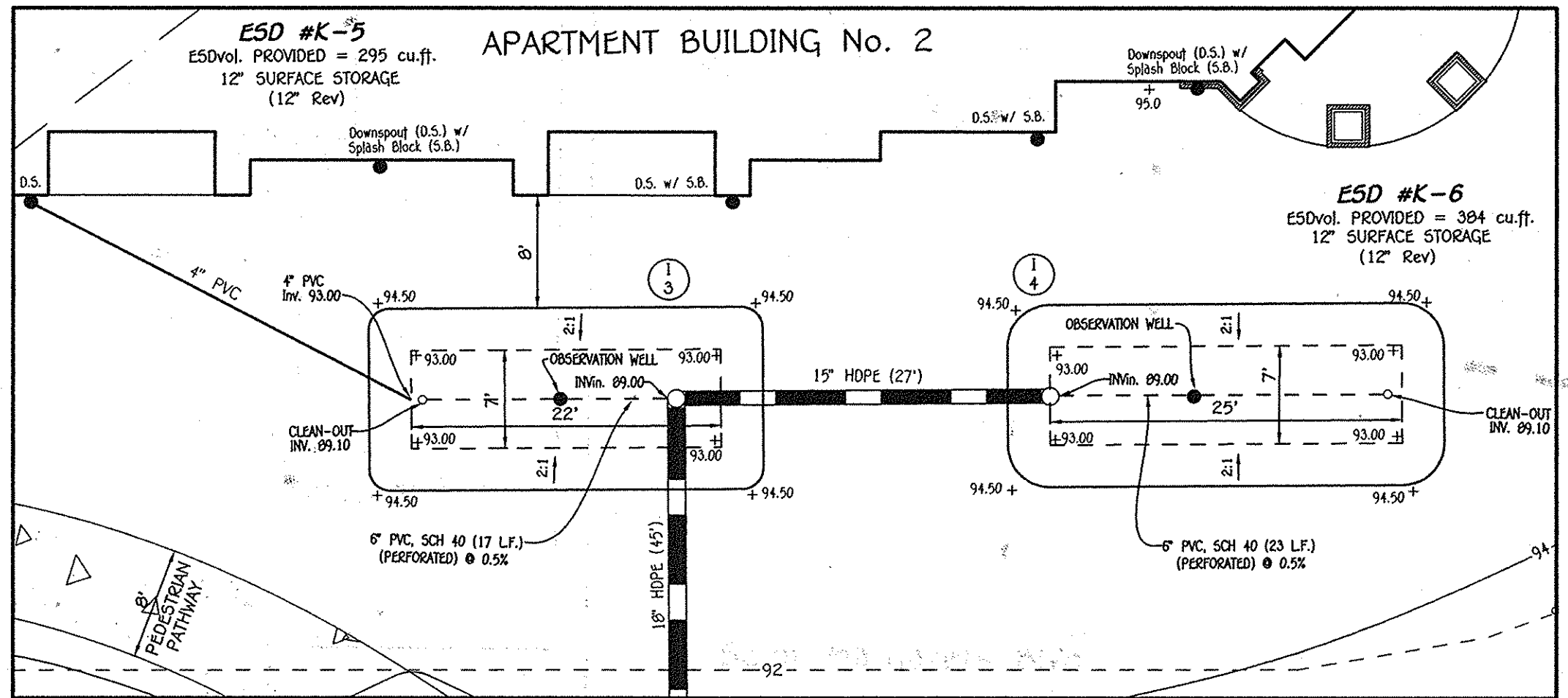
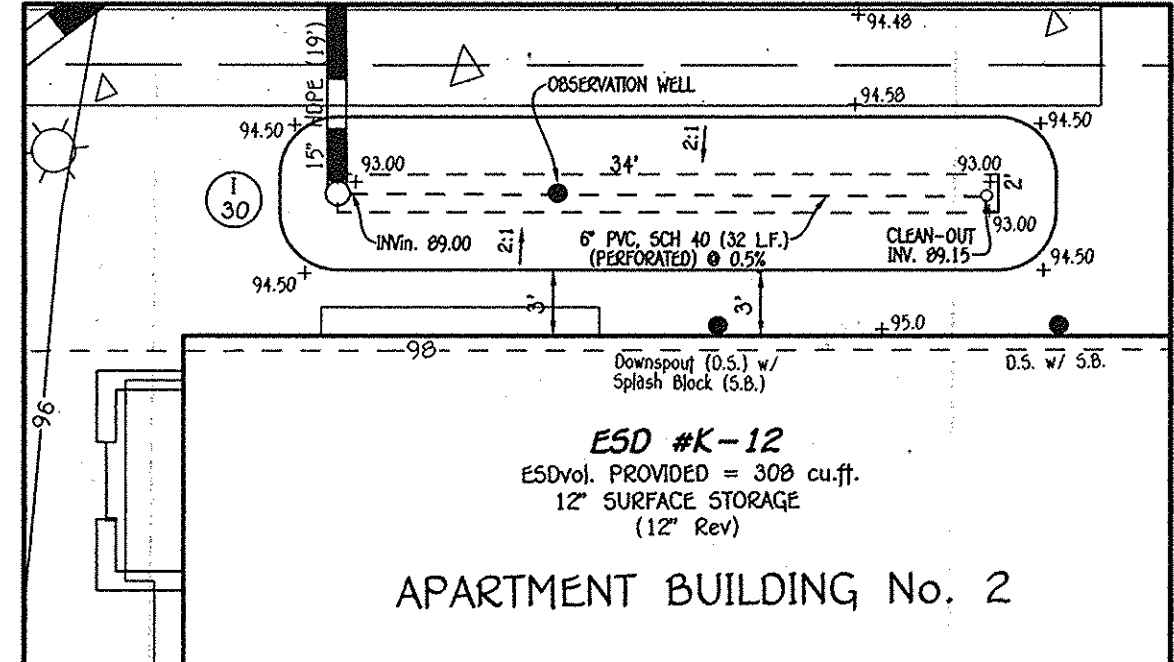
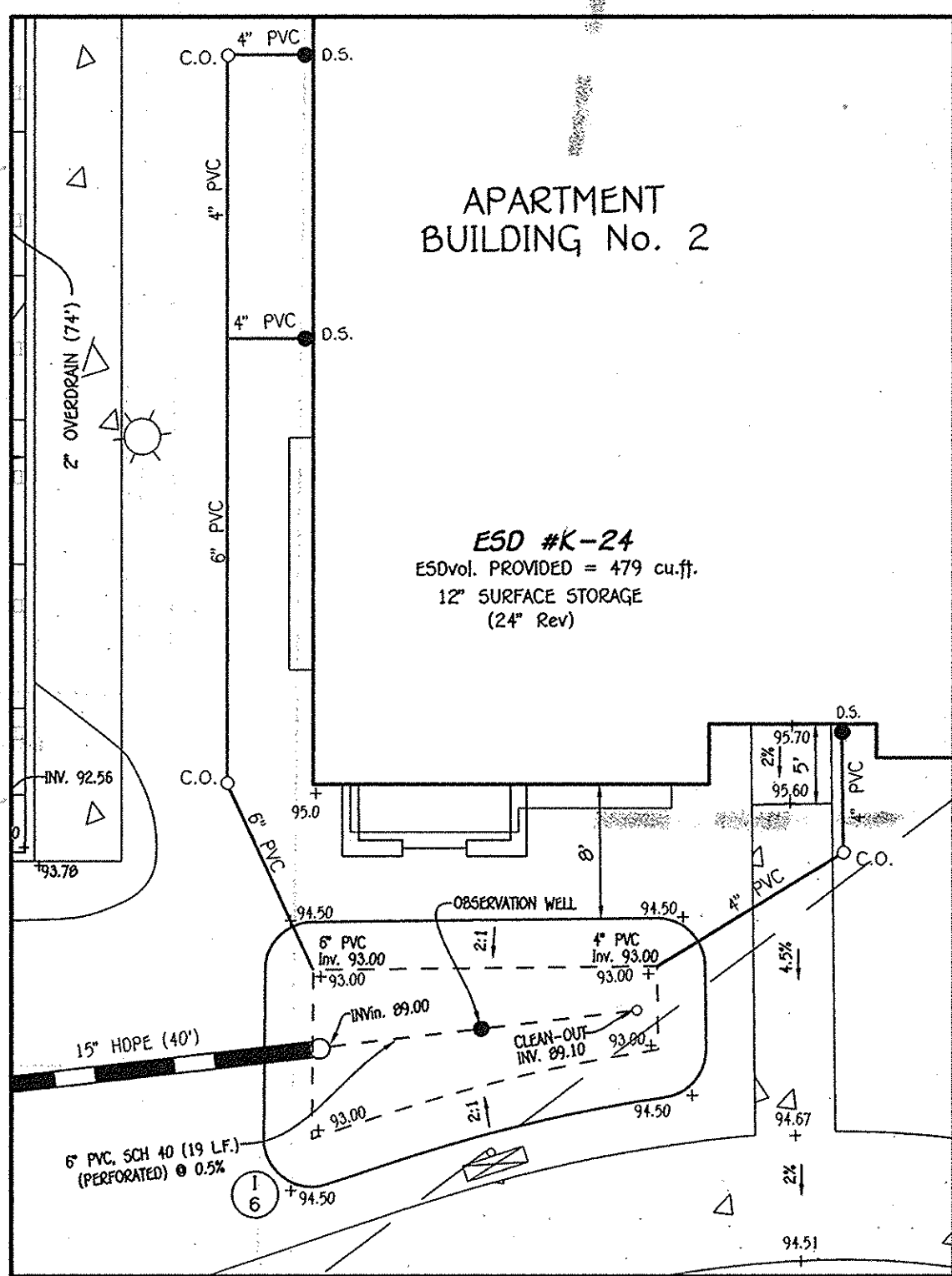
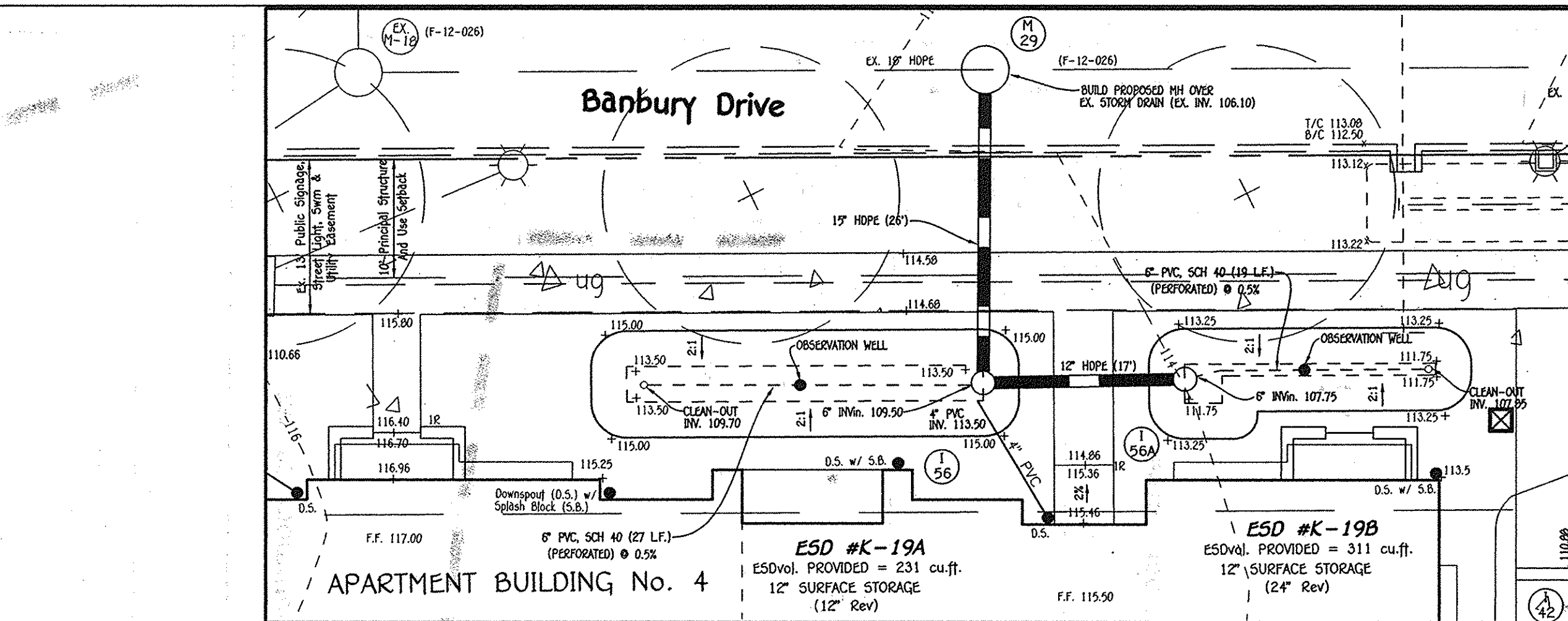
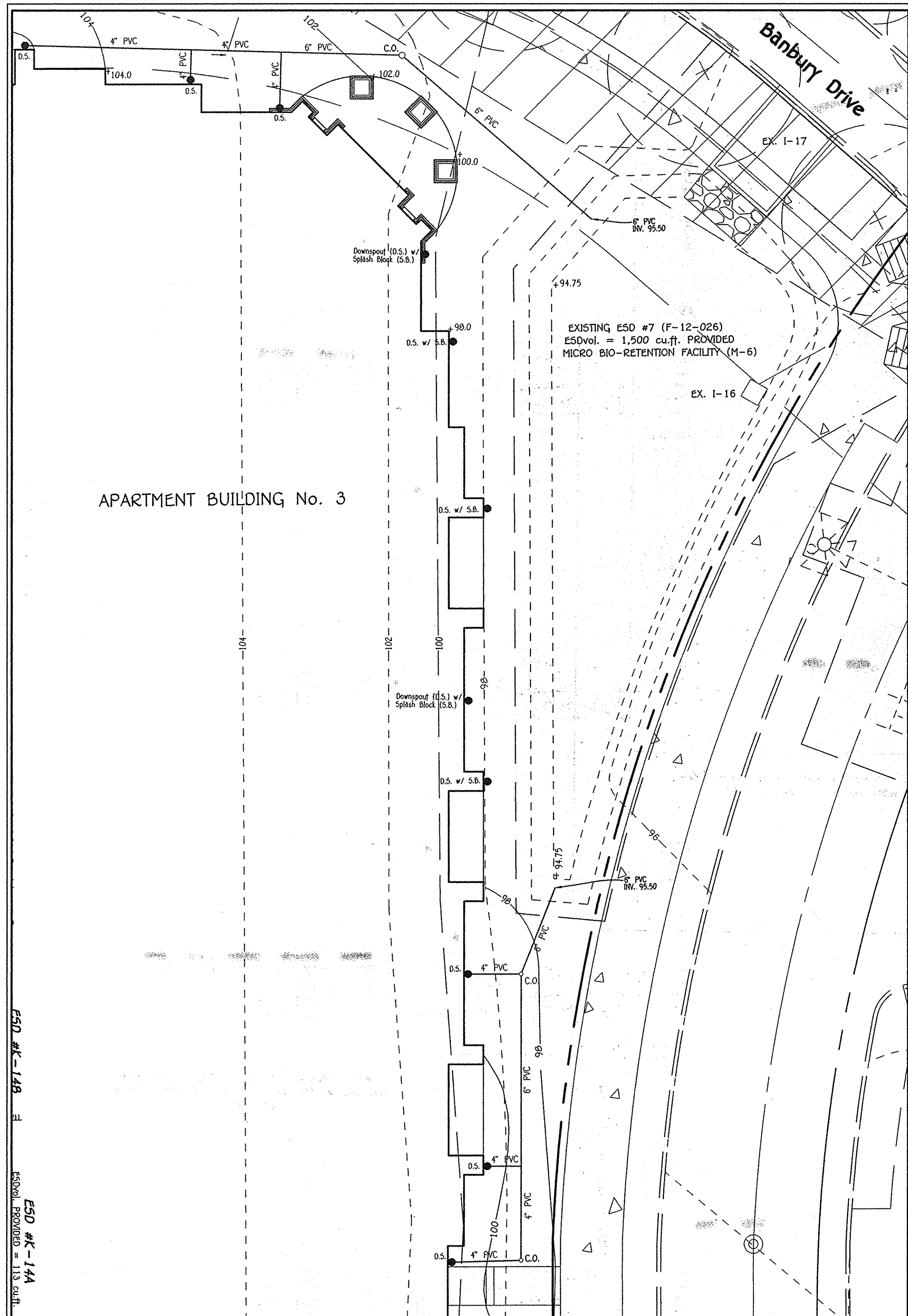












EXISTING MICRO BIO-RETENTION (M-6) FACILITY #7 PLAN VIEW  
SCALE: 1" = 10'

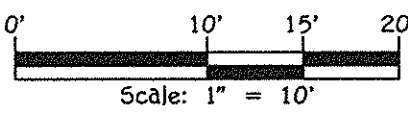
PROPOSED MICRO BIO-RETENTION (M-6) FACILITY #K-19A & #K-19B PLAN VIEW  
SCALE: 1" = 10'

PROPOSED MICRO BIO-RETENTION (M-6) FACILITY #K-24 PLAN VIEW  
SCALE: 1" = 10'

PROPOSED MICRO BIO-RETENTION (M-6) FACILITY #K-12 PLAN VIEW  
SCALE: 1" = 10'

PROPOSED MICRO BIO-RETENTION (M-6) FACILITY #K-5 & #K-6 PLAN VIEW  
SCALE: 1" = 10'

PROPOSED MICRO BIO-RETENTION (M-6) FACILITY #K-7 & #K-8 PLAN VIEW  
SCALE: 1" = 10'



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SOURCE OFFICE: P.O. BOX 10272, BALTIMORE NATIONAL PLACE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2999



**Owner / Developer**  
GGT Oxford Venture MD LLC  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5500

**Builder**  
Woodfield Investments  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5500

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*K. J. Jacobs*  
Chief, Division of Land Development

8-05-14  
Date

*M. J. Lewis*  
Chief, Development Engineering Division

7-8-14  
Date

*D. J. Lewis*  
Director - Department of Planning and Zoning

8-5-14  
Date

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22913-22914	---	TOD	3B	1st.	601101

STORMWATER MANAGEMENT PLAN VIEWS  
MICRO BIO-RETENTION FACILITIES

**OXFORD SQUARE**

"WOODFIELD"

"A Howard County Green Neighborhood"

Parcel 'K'

Zoned: TOD  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: Howland County, Maryland  
Scale: As Shown  
Date: June 12, 2014  
Sheet 19 of 42



NOTE: ANY EARTH DIKES INTERRUPTED BY THE INSTALLATION OF THE STORM DRAIN SYSTEM ARE TO BE REPAIRED IMMEDIATELY.

NOTE: STANDARD SILT FENCE IS TO BE REPLACED BY "SUPER" SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR ALONG SOUTHMOOR STREET.

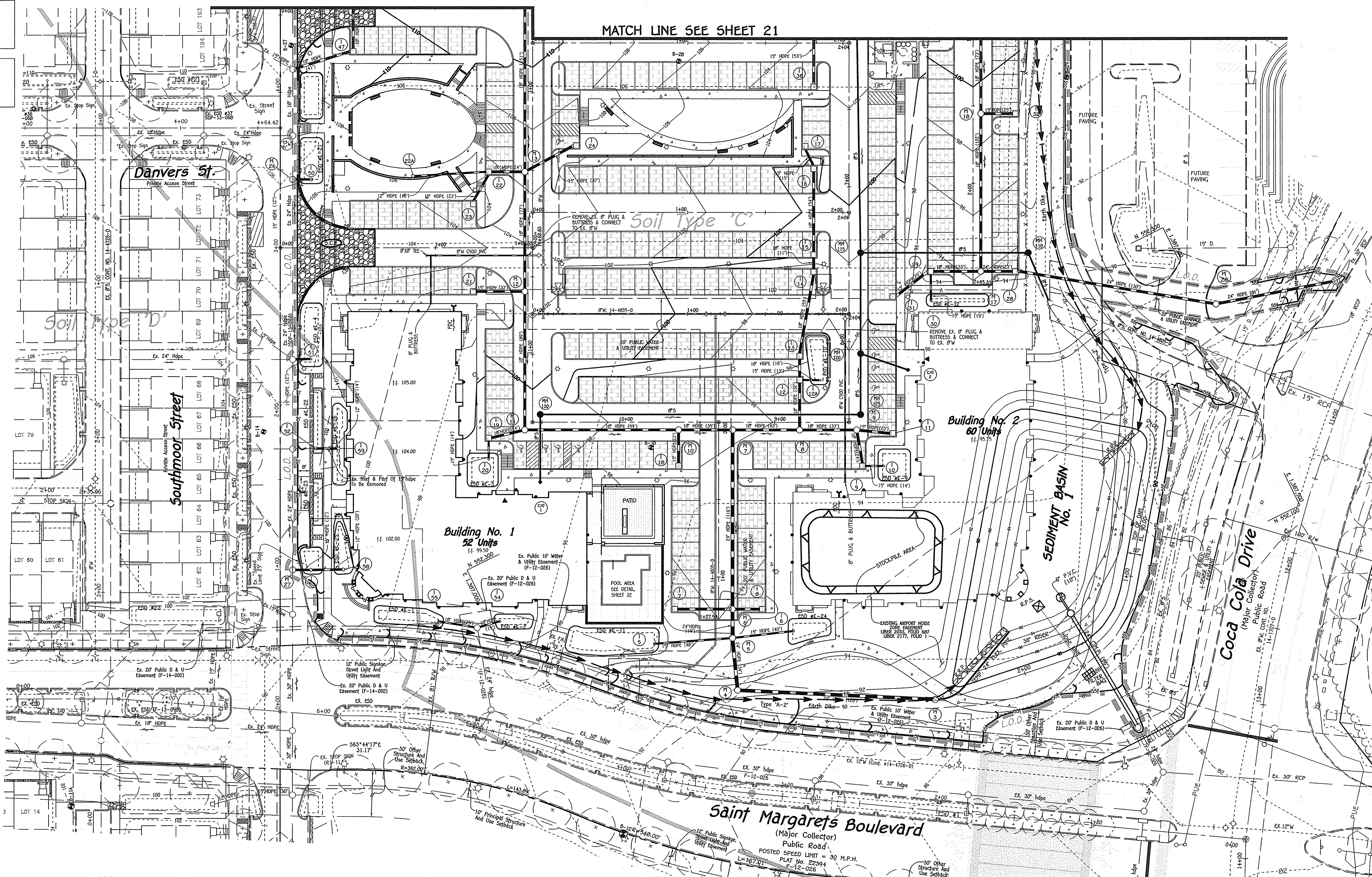
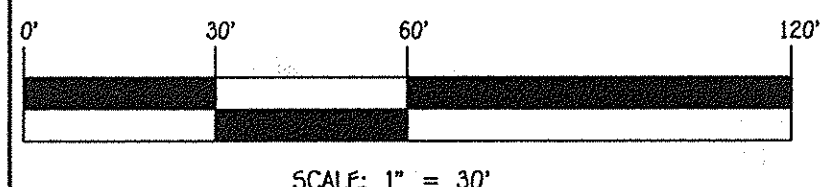
MATCH LINE SEE SHEET 21

LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---102---	PROPOSED CONTOUR 2' INTERVAL
---100---	PROPOSED CONTOUR 10' INTERVAL
SF	SILT FENCE
---	DRAINAGE LIMITS
L.O.D.	LIMIT OF DISTURBANCE
---	EXISTING TREELINE
---	WETLANDS BUFFER
---	WETLANDS LIMITS
---	FLOODPLAIN LIMITS
---	PROPOSED CROSSWALK
---	STORMWATER MANAGEMENT DEVICE
---	STORM DRAIN
---	STREET LIGHT (proposed)
---	STREET LIGHT (existing)
---	STREET TREE (proposed)
---	STREET TREE (existing)
---	PROPOSED GARDEN BENCH
---	PROPOSED UNIT PAVING SECTION
---	PROPOSED POOL FENCE
---	PROPOSED BRICK PIER & SITE WALL
---	PROPOSED MAILBOX BANK
---	BORING LOCATION
---	PROPOSED WHC
---	PROPOSED SHC
---	PROPOSED SOIL GROUP LINE

NOTE: SEE SHEETS 10 THRU 17 FOR STORMWATER MANAGEMENT (PERMEABLE PAVEMENT AND MICRO BIO-RETENTION) 10 SCALE PLANS.

**CONTRACTOR NOTE:**  
CONTRACTOR SHALL PUMP THE SEDIMENT TRAPS/ BASINS COMPLETELY DRY THROUGH A FILTERING DEVICE TO A CLEAN WATER OUTFALL WITHIN 24 HOURS FOLLOWING ANY RAINFALL EVENT.

**TEMPORARY SEDIMENT BASIN DATA - Area A**  
INITIAL D.A. = 6.50 AC.  
FINAL D.A. = 6.50 AC.  
STORAGE REQUIRED  
WET = 1800 x 6.50 = 11,700 CUFT.  
DRY = 1800 x 6.50 = 11,700 CUFT.  
STORAGE PROVIDED  
WET = 11,700 CUFT. @ ELEV. 84.00  
DRY = 11,700 CUFT. @ ELEV. 86.00  
BOTTOM ELEV. = 82.00  
STORAGE DEPTH = 8.0'  
TOP OF EMBANKMENT = 90.00  
CLEAN OUT ELEV. = 83.00  
RISER CREST ELEV. = 97.00  
RISER DIAMETER = 36"  
FOR 1 YR. TEMP. STORAGE REQ'D. = 0.47 AC.FT.  
1 YR. TEMP. STORAGE PROVIDED @ 86.50 = 0.47 AC.FT.  
BOTTOM L x W = 100' x 59'



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SOURCE OFFICE: 10322 BALDORNE NATIONAL PARK  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2995



**ENGINEER'S CERTIFICATE**  
"I certify that the 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."  
Signature: *Todd H. Jacobus* Date: 6-12-14

**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: *Todd H. Jacobus* Date: 6/12/14

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
Signature: *John K. Robinson* Date: 7/2/14  
How: SCD

**Owner / Developer**  
GGI Oxford Venture MD LLC  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5500

**Builder**  
Woodfield Investments  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5500

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Keith Sanderson* Date: 8-05-14  
Chief, Division of Land Development

Signature: *W. J. Smith* Date: 7-8-14  
Chief, Development Engineering Division

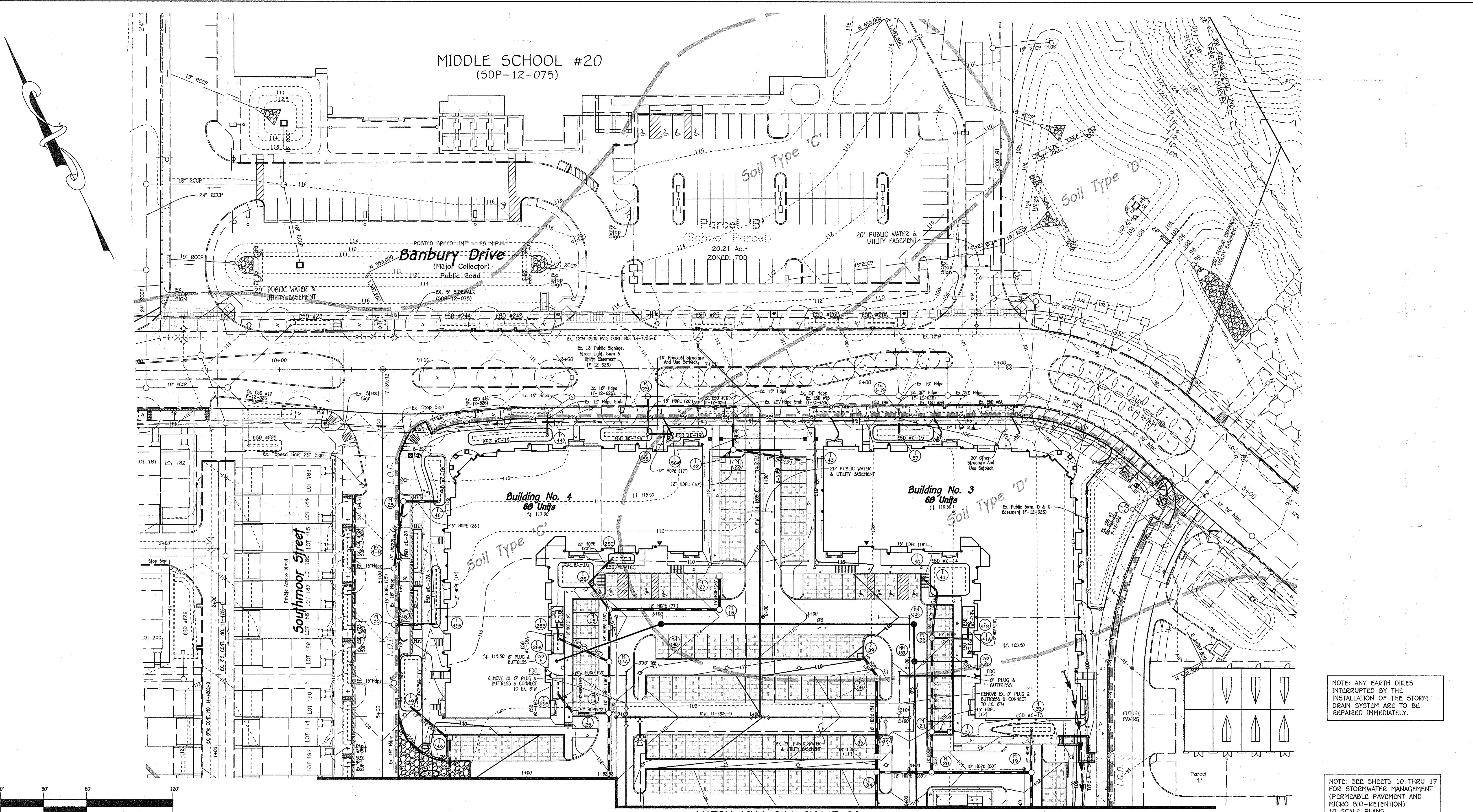
Signature: *Dwight Lawler* Date: 8-5-14  
Director - Department of Planning and Zoning

SUBDIVISION	SECTION/AREA	PARCEL
OXFORD SQUARE - WOODFIELD		'K'
PLAT NO.	BLOCK NO.	ZONE
22915-22914		TOD
	TAX/ZONE	ELEC. DIST.
	3B	1st.
	CENSUS TR.	
		601101

**SEDIMENT & EROSION CONTROL PLAN**  
**OXFORD SQUARE**  
"WOODFIELD"  
"A Howard County Green Neighborhood"  
Parcel 'K'

Tax Map No.: 3B Zoned: TOD Parcel No.: 761  
First Election District: Howdard County, Maryland  
Scale: As Shown  
Date: June 12, 2014  
Sheet 20 of 42





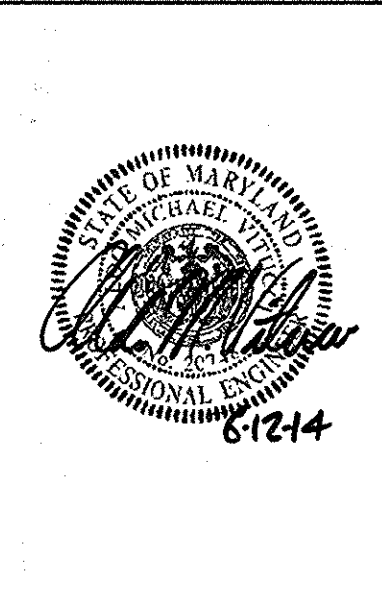
NOTE: ANY EARTH DIKES INTERRUPTED BY THE INSTALLATION OF THE STORM DRAIN SYSTEM ARE TO BE REPAIRED IMMEDIATELY.

NOTE: SEE SHEETS 10 THRU 17 FOR STORMWATER MANAGEMENT (PERMEABLE PAVEMENT AND MICRO BIO-RETENTION) 10 SCALE PLANS.

MATCH LINE SEE SHEET 20

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL OFFICE: 10772 BALDWIN NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2995

NO.	REVISION	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: *John P. Ralston* Date: 6/12/14  
 Title: Howd. SCD

**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: *Todd H. Jacobus* Date: 6/13/14

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
*John P. Ralston* 6/12/14  
 Howd. SCD

**Owner / Developer**  
 GGT Oxford Venture MD LLC  
 c/o Mr. Todd Jacobus  
 6990 Wisconsin Avenue, Suite 303  
 Chevy Chase, Maryland 20815  
 Ph: 301-654-5900

**Builder**  
 Woodfield Investments  
 c/o Mr. Todd Jacobus  
 6990 Wisconsin Avenue, Suite 303  
 Chevy Chase, Maryland 20815  
 Ph: 301-654-5900

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kathleen Leach* 8-05-14  
 Chief, Division of Land Development Date

*Neil Smith* 7-8-14  
 Chief, Development Engineering Division Date

*Quincy Campes* 8-5-14  
 Director - Department of Planning and Zoning Date

SUBDIVISION	SECTION/AREA	PARCEL
OXFORD SQUARE - WOODFIELD	---	'K'

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22913-22914	---	TOD	38	1st	601101

SEDIMENT & EROSION CONTROL PLAN

**OXFORD SQUARE**  
 "WOODFIELD"  
 "A Howard County Green Neighborhood"  
 Parcel 'K'

Zone: TOD  
 Tax Map No.: 38  
 First Election District: Howd. County, Maryland  
 Scale: As Shown  
 Date: June 12, 2014  
 Sheet 21 Of 42

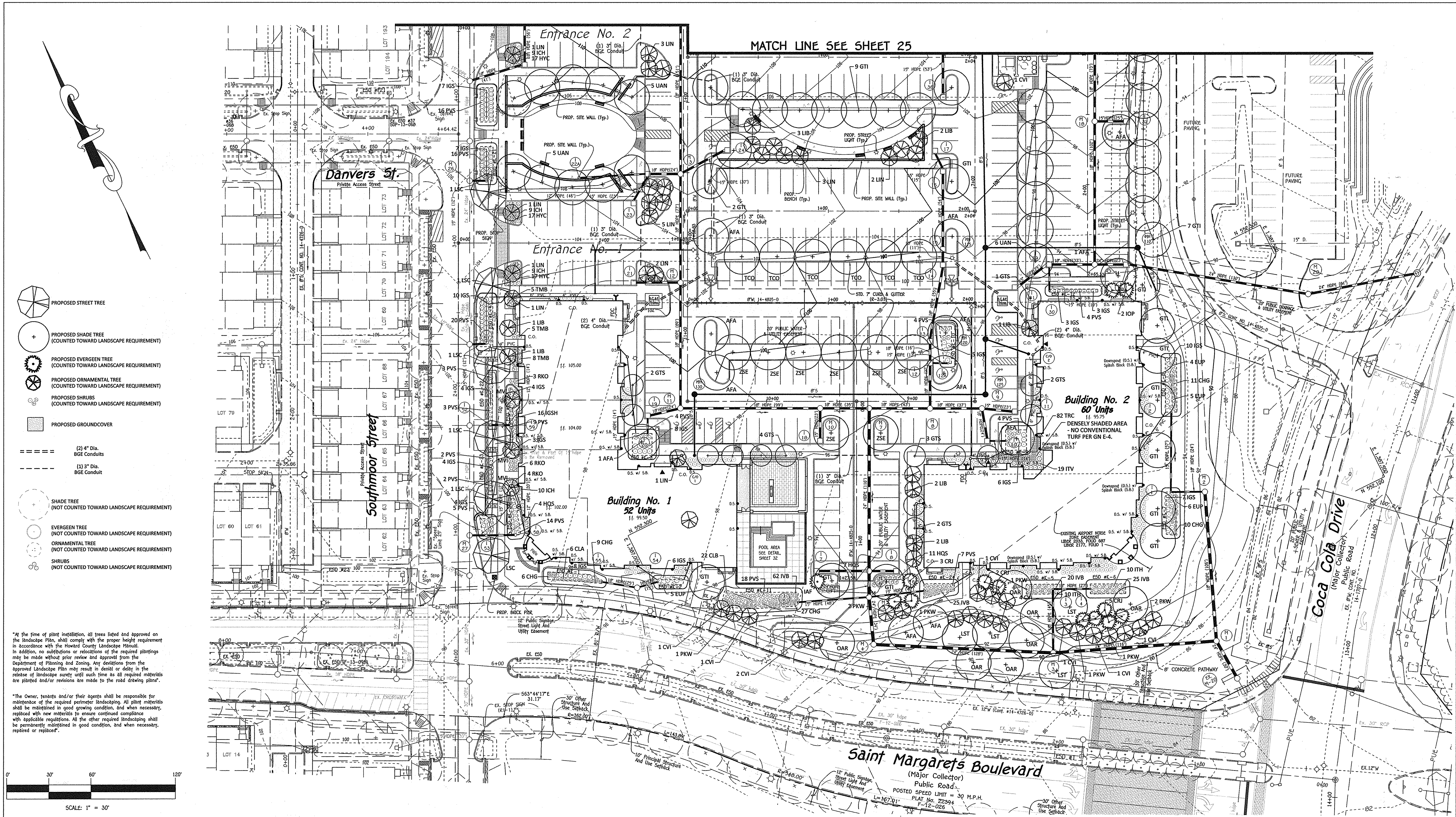








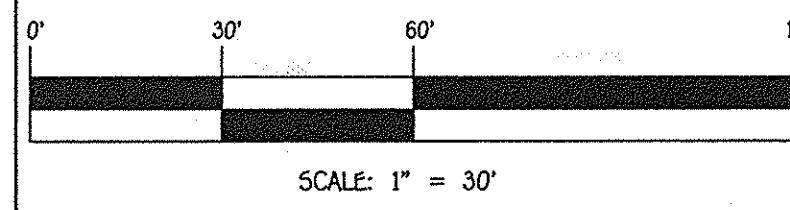




- PROPOSED STREET TREE
- PROPOSED SHADE TREE (COUNTED TOWARD LANDSCAPE REQUIREMENT)
- PROPOSED EVERGREEN TREE (COUNTED TOWARD LANDSCAPE REQUIREMENT)
- PROPOSED ORNAMENTAL TREE (COUNTED TOWARD LANDSCAPE REQUIREMENT)
- PROPOSED SHRUBS (COUNTED TOWARD LANDSCAPE REQUIREMENT)
- PROPOSED GROUNDCOVER
- (2) 4" Dia. BGE Conduits
- (1) 3" Dia. BGE Conduit
- SHADE TREE (NOT COUNTED TOWARD LANDSCAPE REQUIREMENT)
- EVERGREEN TREE (NOT COUNTED TOWARD LANDSCAPE REQUIREMENT)
- ORNAMENTAL TREE (NOT COUNTED TOWARD LANDSCAPE REQUIREMENT)
- SHRUBS (NOT COUNTED TOWARD LANDSCAPE REQUIREMENT)

\*At the time of plant installation, all 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 deviations 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 road drawing plans.

\*The Owner, tenants and/or their agents shall be responsible for maintenance of the required perimeter landscaping. 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, replanted or replaced.



NO.	REVISION	DATE



**DEVELOPER'S / BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 18.124 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.

NAME: Todd Jacobus DATE: 6/13/14

**Owner / Developer**  
GGI Oxford Venture MD LLC  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph# 301-654-5900

**Builder**  
Woodfield Investments  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph# 301-654-5900

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kit Scharlock* Chief, Division of Land Development Date: 2-05-14

*W. J. ...* Chief, Development Engineering Division Date: 7-8-14

*Douglas ...* Director - Department of Planning and Zoning Date: 8-5-14

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22913-22914	---	TOD	3B	1st	601101

STREET TREE & LANDSCAPE PLAN

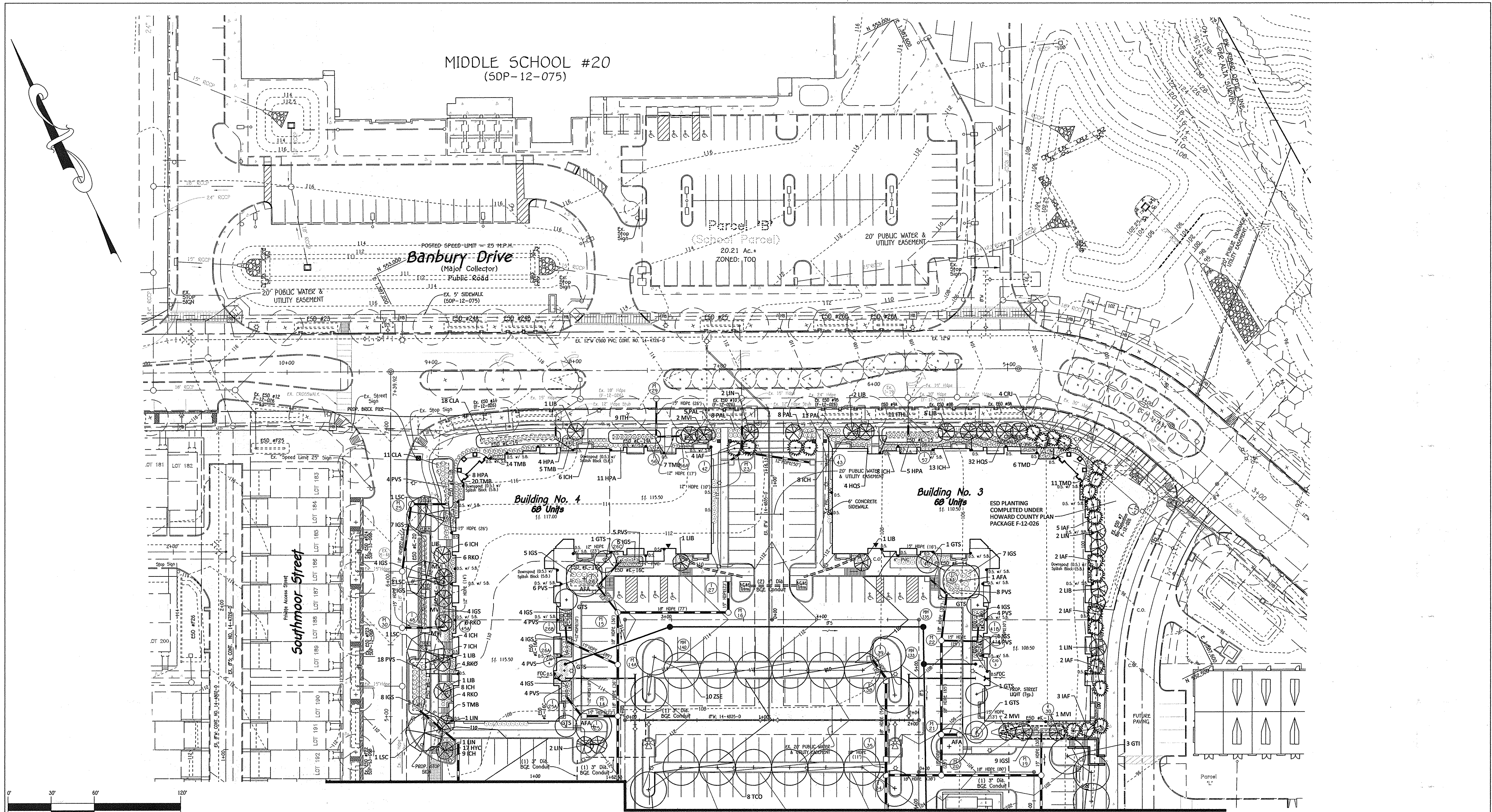
**OXFORD SQUARE**

"WOODFIELD"  
"A Howard County Green Neighborhood"

Parcel 'K'

Zoned: TOD  
Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: June 12, 2014  
Sheet 24 of 42





MIDDLE SCHOOL #20  
(SDP-12-075)

Southmoor Street

Building No. 4  
60 Units

Building No. 3  
60 Units

MATCH LINE SEE SHEET 24

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



**DEVELOPER'S / BUILDER'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.

NAME: Paul Fisher DATE: 6/13/14

**Owner / Developer**  
GGI Oxford Venture MD LLC  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5900

**Builder**  
Woodfield Investments  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5900

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kristin Lind Chief, Division of Land Development Date: 8-05-14

John Smith Chief, Development Engineering Division Date: 7-8-14

Paula Powers Director - Department of Planning and Zoning Date: 8-5-14

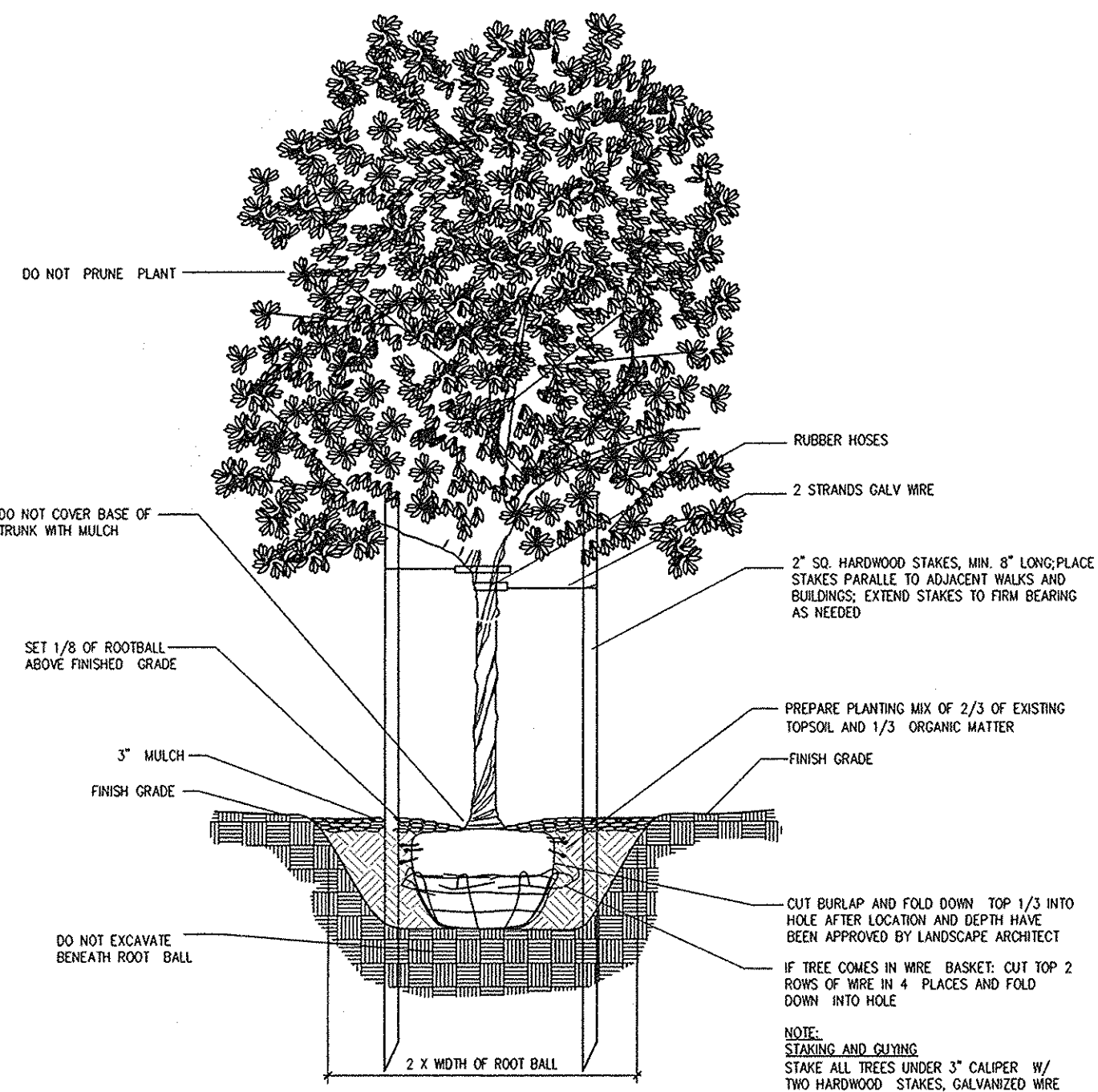
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22913-22914	---	TOD	38	1st	601101

STREET TREE & LANDSCAPE PLAN

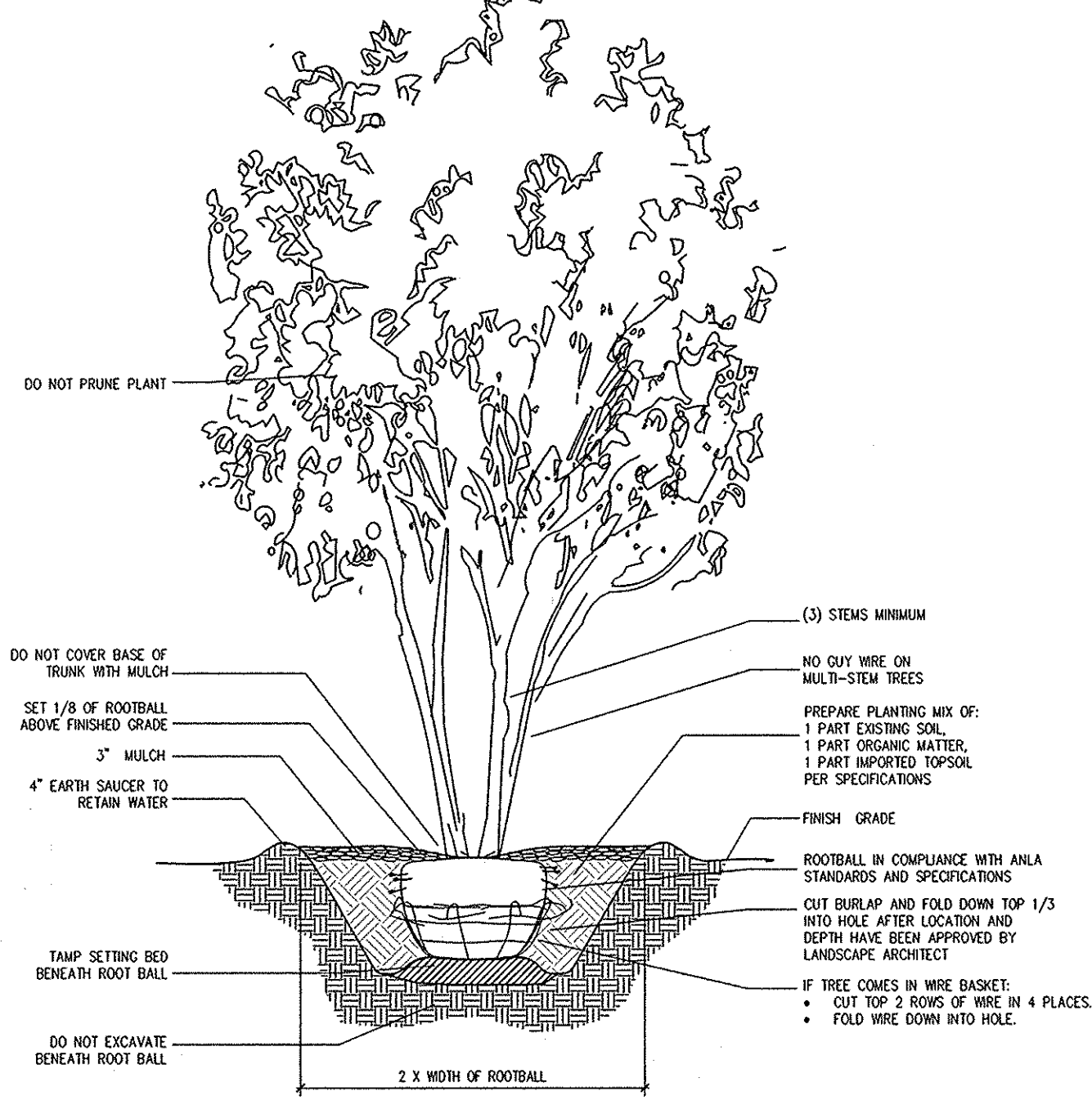
**OXFORD SQUARE**  
"WOODFIELD"  
"A Howard County Green Neighborhood"

Parcel 'K'  
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Grid No.: 20 Parcel No.: 761  
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Sheet 25 of 42

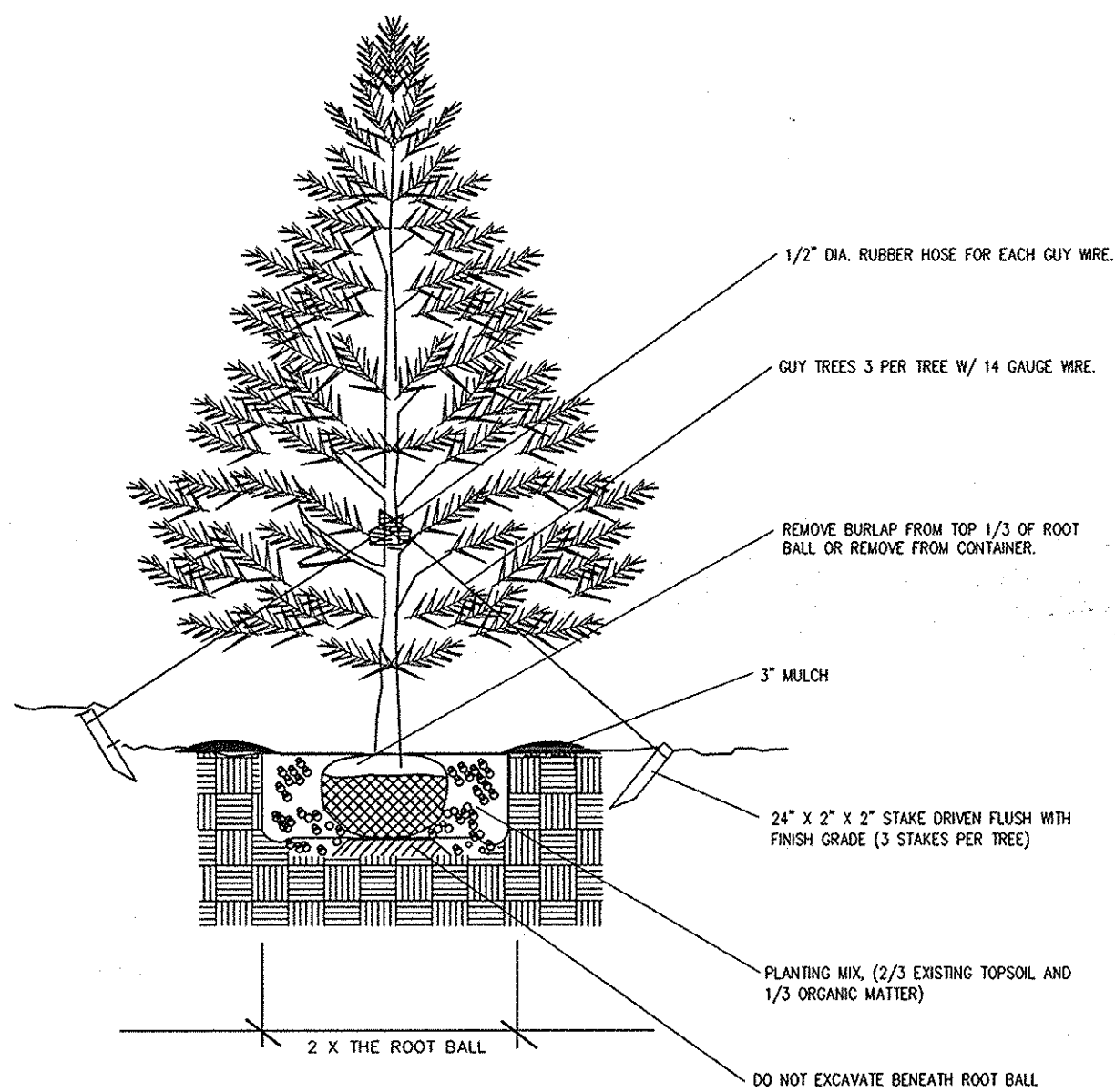




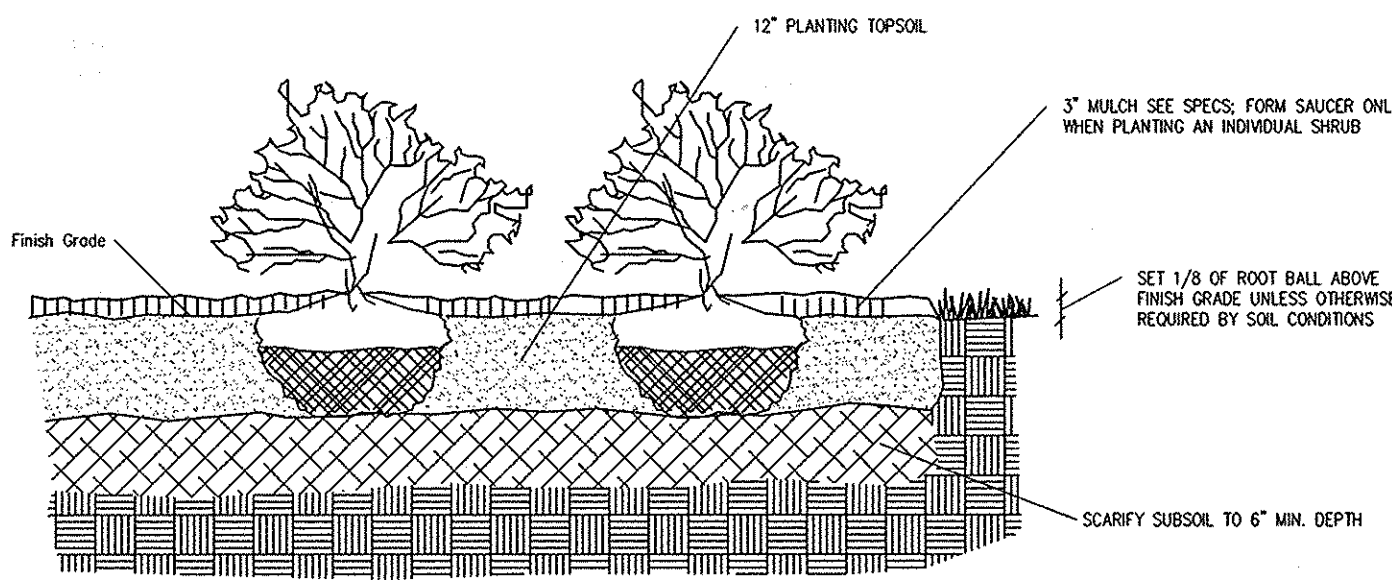
DECIDUOUS TREE - TYPICAL PLANTING DETAIL



MULTISTEM TREE - TYPICAL PLANTING DETAIL



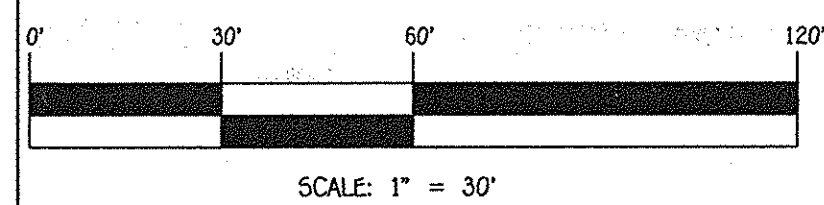
EVERGREEN TREE - TYPICAL PLANTING DETAIL



SHRUB AND HEDGEROW - TYPICAL PLANTING DETAIL

PLANTING SPECIFICATIONS

- CLEAR & GRUB ALL PLANTING AREAS AS INDICATED ON THE DRAWINGS.
- PROVIDE PROTECTION FOR TREES, SHRUBS, AND PERENNIALS/GROUND COVERS THAT ARE TO BE PRESERVED.
- CONTRACTOR SHALL VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
- ALL PLANTING SHALL BE DONE AS PER PLANTING DETAILS AND SPECIFICATIONS.
- NO CHANGES SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
- PRIOR TO CONSTRUCTION OF PLANTING BEDS, THE CONTRACTOR SHALL STAKE OUT PLANTING BED LINES IN THE FIELD FOR REVIEW BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL MAKE ADJUSTMENTS IN THE FIELD AS NECESSARY. ALL FINAL PLANTING BED LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT. FOR LAYOUT REVIEW, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF THREE DAYS IN ADVANCE.
- INSTALL ALL REQUIRED PLANTING AND LAWN SOILS AS PER DETAILS AND SPECIFICATIONS, AND ALL SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE PLANTED IN PLANTING BEDS PREPARED AS REQUIRED BY THE DETAILS AND SPECIFICATIONS.
- MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM 2% SLOPE AND MAINTAIN POSITIVE DRAINAGE OF ALL LAWN AREAS, UNLESS OTHERWISE NOTED ON DRAWINGS. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANT BEDS SHALL BE CONTAINED WITH A SPADED EDGE UNLESS OTHERWISE NOTED ON DRAWINGS.
- IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE DRAWINGS SHALL APPLY. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING.
- ALL PLANTS SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION.
- PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS. PRIOR TO PLANTING, THE CONTRACTOR SHALL STAKE OUT THE LOCATIONS OF ALL PLANTS IN THE FIELD FOR REVIEW BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL MAKE ADJUSTMENTS IN THE FIELD AS NECESSARY. ALL FINAL PLANT LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT. FOR LAYOUT REVIEW, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF THREE DAYS IN ADVANCE.
- ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED OR SODED; SEE PLAN FOR LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING ALL PLANTS DURING THE WARRANTY PERIOD; REFER TO SPECIFICATIONS.



SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	378
NUMBER OF TREES REQUIRED	38
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	38 --

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	248
NUMBER OF TREES REQUIRED (1:1 DU SFA; 1:3 DU APTS)	83
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	64 38 (Om.)

STREET TREE SCHEDULE				
SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
LSC	10	Liquidambar styraciflua 'Cherokee' Cherokee Sweetgum (seedless only)	2 1/2" CAL. MIN.	ALONG PRIVATE ROAD SOUTHMOOR STREET (SEE PLAN)

NOTE: FINAL PLACEMENT OF STREET TREES WILL OCCUR IN THE FIELD AND BE PLACED A MINIMUM OF 30 FEET FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB, BE LOCATED WITH CONSIDERATION OF UNDERGROUND UTILITIES AND STRUCTURES AND MAINTAIN A MINIMUM 5 FEET DISTANCE ON CENTER FROM A DRAIN INLET STRUCTURE, 5 FEET FROM AN OPEN SPACE ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.

FINANCIAL SURETY FOR THE 10 STREET TREES SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$3,000.00.

NUMBER OF TREES REQUIRED (SCHEDULE 'B', & 'C')

SHADE TREES:	121
EVERGREEN TREES:	0
TOTAL:	121

NUMBER OF TREES PROVIDED:

SHADE TREES:	129
EVERGREEN TREES:	35
ORNAMENTAL TREES:	85

TOTAL PROVIDED:

SHADE TREES:	129
ORNAMENTAL/EVERGREEN:	120
SHRUBS:	528 *
(* SHRUB TOTAL DOES NOT INCLUDE SHRUBS LOCATED WITHIN ESDs)	

PLANTING SCHEDULE					
QTY.	KEY	BOTANICAL NAME COMMON NAME	SIZE	CONT.	REMARKS
<b>TREES - DECIDUOUS SHADE</b>					
16	AFA	Acer x freemanii 'Autumn Blaze' Freeman Red Maple	2-1/2" cal. min.	B & B	Seedless
32	GII	Gleditsia triacanthos var. inermis 'Skyline' Skyline Honeylocust	2-1/2" cal. min.	B & B	Thornless
22	GTS	Gleditsia triacanthos var. inermis 'Draves' Street Keeper Honeylocust	2-1/2" cal. min.	B & B	Thornless
10	LSC	Liquidambar styraciflua 'Cherokee' Sweetgum	2-1/2" cal. min.	B & B	Seedless, Street Tree
4	LST	Liquidambar styraciflua Sweetgum	2-1/2" cal. min.	B & B	
7	OAR	Oxydendrum arboreum Sourwood	2-1/2" cal. min.	B & B	
14	TCO	Tilia cordata 'Greenspire' Littleleaf Linden	2-1/2" cal. min.	B & B	
16	UAN	Ulmus americana 'New Harmony' American Elm	2-1/2" cal. min.	B & B	Matched
18	ZSE	Zelkova serrata 'Green Vase' Japanese Zelkova	2-1/2" cal. min.	B & B	
<b>TREES - EVERGREEN</b>					
14	CRJ	Cryptomeria japonica Japanese Cryptomeria	6'-8' ht.	B & B	
19	IAF	Ilex x attenuata 'Fosteri' Foster's Holly	6'-8' ht. min.	B & B	Male Only
2	IOP	Ilex opaca 'Jersey Knight' Foster's Holly	6'-8' ht. min.	B & B	Male Cultivar
<b>TREES - ORNAMENTAL</b>					
13	CVI	Chionanthus virginicus Fringe Tree	8'-10' ht. min.	B & B	
26	LIB	Lagerstroemia x 'Bloss' Bloss Crapemyrtle	8'-10' ht. min.	B & B	Multistem/4 cones min.
30	LIN	Lagerstroemia indica x fauriei 'Natchez' Natchez Crapemyrtle	8'-10' ht. min.	B & B	Multistem/4 cones min.
7	MM	Magnolia virginiana Sweetbay Magnolia	8'-10' ht. min.	B & B	Multistem/4 cones min.
9	PKW	Prunus serotina 'Kwanzon' Kwanzon Cherry	8'-10' ht. min.	B & B	Fruitless
<b>SHRUBS</b>					
28	HPA	Hydrangea paniculata 'Little Lime' 'Little Lime' Hydrangea	30"-36" ht.	Cont.	40" O.C.
58	HQS	Hydrangea quercifolia 'Snow Queen' Oakleaf Hydrangea	30"-36" ht.	Cont.	40" O.C.
68	HYC	Hypericum calycinum St. John's Wort	15"-18" ht.	Cont.	24" O.C.
106	ICH	Ilex crenata 'Helleri' Japanese Holly	24"-30" spd.	Cont.	30" O.C.
16	IGSH	Ilex glabra 'Shamrock' Inkberry	24"-30" ht.	Cont.	40" O.C./Male Cultivar
19	ITV	Itea virginica 'Henry's Garnet' Virginia Sweetspire	24"-30" ht.	Cont.	36" O.C.
32	PAL	Pennisetum alopecuroides Fountain Grass	2 Qt.	Cont.	40" O.C.
33	RKO	Rosa 'Light Pink Knockout Rose' Knockout Rose	24"-30" ht.	Cont.	36" O.C.
86	TMB	Toxus x media 'Brownii' Anglojap Yew	30"-36" ht.	B & B	40" O.C.
82	TRC	Torenia cordifolia Foamflower	#1	Cont.	18" O.C.
<b>ESD PLANTS</b>					
57	CHG	Chelone glabra White Turtlehead	#1	Cont.	24" O.C.
35	CLA	Clethra alnifolia Summersweet	24"-30" ht.	Cont.	36" O.C.
58	CLB	Caryopteris x clandonensis 'Longwood Blues' Caryopteris	#1	Cont.	30" O.C.
11	EUP	Eupatorium purpureum 'Little Joe' 'Little Joe' Joe-Pye Weed	#1	Cont.	36" O.C.
152	IGS	Ilex glabra 'Shamrock' Inkberry	24"-30" HT.	Cont.	40" O.C./Male Cultivar
24	ITH	Itea virginica 'Little Henry' Sweetspire	24"-30" HT.	Cont.	36" O.C.
161	PVS	Panicum virgatum Switchgrass	#1	Cont.	36" O.C.

NOTE: PER GREEN NEIGHBORHOODS E-4, NO CONVENTIONAL TURF WILL BE PLANTED IN AREAS IDENTIFIED AS BEING DENSELY SHADED.

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING TREES SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$36,300.00. (102 SHADE TREES & 38 ORNAMENTAL TREES)

IN ADDITION, FINANCIAL SURETY FOR THE 27 SHADE, 47 ORNAMENTAL TREES, 35 EVERGREEN TREES & 528 SHRUBS SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$36,240.00.

THE DEVELOPER IS PROPOSING 129 SHADE, 85 ORNAMENTAL, 35 EVERGREEN TREES & 528 SHRUBS.

G.N. CREDIT E-1 NOTE:  
THE MIN. REQUIRED FOR THIS CREDIT IS 27 SHADE TREES WITH A SURETY AMOUNT OF \$ 8,100.00. THIS IS INCLUDED IN THE ADDITIONAL LANDSCAPE SURETY OF \$ 36,240.00.

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SOURCE OFFICE PARK - 10272 BALDORNE NATIONAL PARK  
CLAYTON CITY, MARYLAND 21042  
(410) 461-2995



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.

Todd H. Jacobus Name  
6/13/14 Date

Owner / Developer

GGT Oxford Venture MD LLC  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5500

Builder

Woodfield Investments  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5500

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development

Chief, Development Engineering Division

Director - Department of Planning and Zoning

8-05-14 Date  
7-8-14 Date  
8-5-14 Date

LANDSCAPING NOTES & DETAILS

OXFORD SQUARE

"WOODFIELD"  
"A Howard County Green Neighborhood"

Parcel 'K'

Zoned: TOD  
Tax Map No.: 38  
First Election District: 20  
Scale: As Shown  
Date: June 12, 2014  
Sheet 26 Of 42

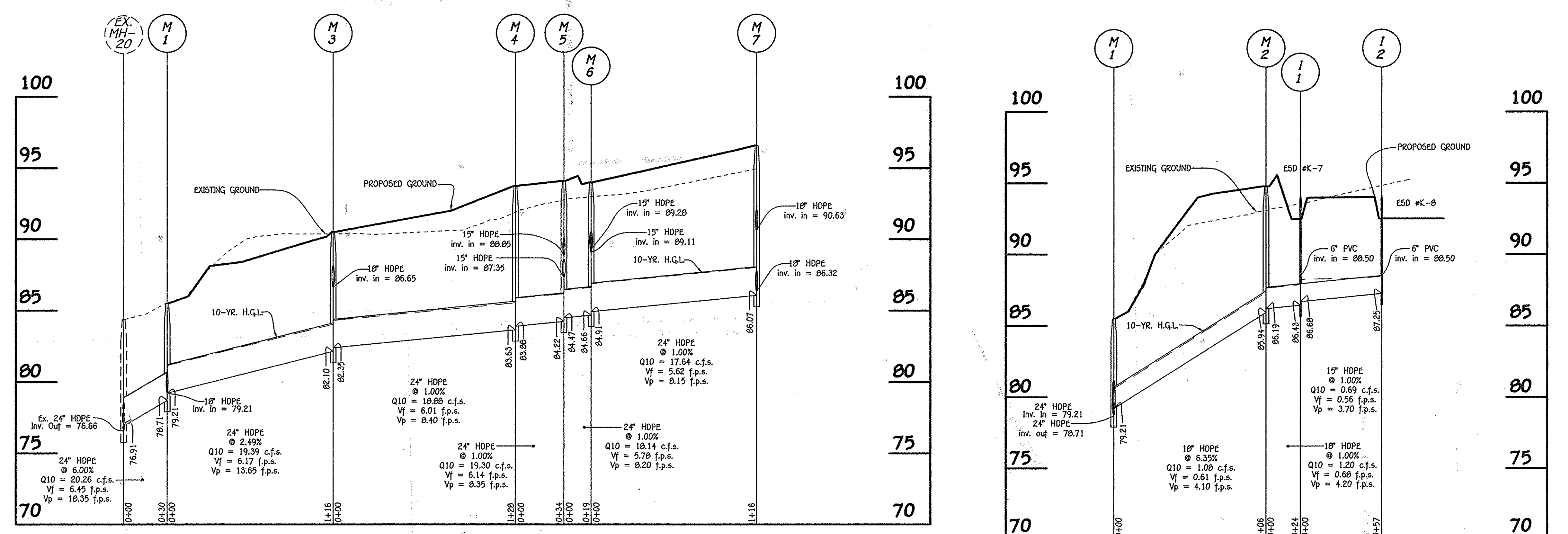
FLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22913-22914	---	TOD	38	1st.	601101



STRUCTURE SCHEDULE (PARCEL 'K')

STRUCTURE NO.	TOP ELEVATION	IN/IN	INV. OUT	LOCATION	ROAD STA.	OFFSET	TYPE	REMARKS
I-1	93.50	88.50 (6"), 86.60 (12")	86.43 (18")	N 552157.4240 E 1387359.1653			15" BASIN	NYLOPLAST OR EQUAL
I-2	93.50	88.50 (6")	87.25 (15")	N 552208.5530 E 1387384.5294			15" BASIN	NYLOPLAST OR EQUAL
I-3	94.00	89.00 (6"), 87.35 (12")	87.10 (18")	N 552132.4557 E 1387253.5466			15" BASIN	NYLOPLAST OR EQUAL
I-4	94.00	89.00 (6")	87.75 (15")	N 552120.8556 E 1387277.4841			15" BASIN	NYLOPLAST OR EQUAL
I-5	95.50	90.50 (6")	89.33 (15")	N 552206.1189 E 1387091.0457			15" BASIN	NYLOPLAST OR EQUAL
I-6	94.00	89.00 (6")	87.75 (15")	N 552171.8520 E 1387171.3772			15" BASIN	NYLOPLAST OR EQUAL
I-7	93.78	92.56 (2"), 90.73 (6")	89.40 (15")	N 552218.1344 E 1387100.9484			TYPE 'S' COMBO.	D - 4.32
I-8	93.78	92.56 (2"), 90.73 (6")	89.40 (15")	N 552193.1699 E 1387159.5447			TYPE 'S' COMBO.	D - 4.32
I-9	94.60	93.38 (2"), 91.55 (6"), 88.11 (12")	87.86 (18")	N 552247.8540 E 1387258.3515			TYPE 'S' COMBO.	D - 4.32
I-10	94.50	89.50 (6")	88.25 (15")	N 552241.5935 E 1387270.6345			15" BASIN	NYLOPLAST OR EQUAL
I-11	94.60	93.38 (2"), 91.55 (6")	90.30 (15")	N 552257.8581 E 1387285.1307			TYPE 'S' COMBO.	D - 4.32
I-12	95.62	94.40 (2"), 92.57 (6"), 88.87 (12"), 91.09 (18")	88.62 (18")	N 552315.2739 E 1387244.5540			TYPE 'S' COMBO.	D - 4.32
I-12A	95.00	90.25 (6")	89.00 (15")	N 552309.5131 E 1387298.0800			15" BASIN	NYLOPLAST OR EQUAL
I-13	96.18	94.96 (2"), 93.13 (6"), 91.50 (12")	91.25 (18")	N 552329.2457 E 1387253.4478			TYPE 'S' COMBO.	D - 4.32
I-14	96.39	95.17 (2"), 93.34 (6"), 92.31 (12")	92.06 (18")	N 552374.2682 E 1387285.5984			TYPE 'S' COMBO.	D - 4.32
I-15	99.10	97.88 (2"), 96.05 (6"), 94.08 (12")	92.56 (18")	N 552384.2825 E 1387299.5070			TYPE 'S' COMBO.	D - 4.32
I-16	99.68	98.46 (2"), 96.63 (6"), 94.65 (12")	94.60 (18")	N 552432.8033 E 1387314.5068			TYPE 'S' COMBO.	D - 4.32
I-17	101.00	99.78 (2"), 97.94 (6")	95.49 (15")	N 552448.3631 E 1387314.5068			TYPE 'S' COMBO.	D - 4.32
I-18	97.28	95.86 (2"), 94.03 (6")	92.78 (15")	N 552308.2875 E 1387152.0831			TYPE 'S' COMBO.	D - 4.32
I-19	99.63	98.41 (2"), 96.58 (6"), 92.81 (12")	92.56 (18")	N 552370.3978 E 1387295.2529			TYPE 'S' COMBO.	D - 4.32
I-20	98.25	93.25 (6")	92.95 (15")	N 552398.1975 E 1387244.2160			15" BASIN	NYLOPLAST OR EQUAL
I-21	103.33	102.61 (2"), 99.60 (6")	99.18 (15")	N 552494.7982 E 1387080.1306			TYPE 'S'	D - 4.32
I-22	105.90	105.26 (2"), 102.73 (6"), 100.06 (12"), 99.81 (15")	99.56 (18")	N 552244.4437 E 1387126.3699			TYPE 'S' COMBO.	D - 4.32
I-22A	106.50		100.98 (12")	N 552513.26 E 1387081.20			** 12" BASIN	NYLOPLAST OR EQUAL
I-23	103.83	102.61 (2"), 100.78 (6")	100.04 (15")	N 552510.3866 E 1387108.0951			TYPE 'S' COMBO.	D - 4.32
I-24	107.33	106.69 (2"), 103.56 (6")	101.56 (15")	N 552515.8212 E 1387184.9300			TYPE 'S' COMBO.	D - 4.32
I-25	113.28	112.06 (2"), 109.20 (6"), 108.09 (12")	107.95 (15")	N 552660.4311 E 1387193.3682			TYPE 'S' COMBO.	D - 4.32
I-25A	113.50	108.50 (6")	108.38 (12")	N 552678.0137 E 1387188.1787			15" BASIN	NYLOPLAST OR EQUAL
I-26	115.50	110.50 (6"), 109.75 (12")	109.50 (15")	N 552707.7028 E 1387241.7647			15" BASIN	NYLOPLAST OR EQUAL
I-26A	114.25	109.25 (6"), 108.45 (12")	108.20 (15")	N 552712.7505 E 1387225.6823			15" BASIN	NYLOPLAST OR EQUAL
I-26B	114.50	109.50 (6")	108.55 (12")	N 552722.5097 E 1387209.4119			15" BASIN	NYLOPLAST OR EQUAL
I-26C	114.75	110.00 (6")	110.00 (12")	N 552745.9189 E 1387263.5031			15" BASIN	NYLOPLAST OR EQUAL
I-27	113.50	112.36 (2"), 109.50 (6")	109.42 (15")	N 552701.7896 E 1387325.1956			TYPE 'S' COMBO.	D - 4.32
I-28	93.92	92.70 (2"), 90.87 (6"), 86.51 (24")	86.26 (24")	N 552316.3972 E 1387403.1294			TYPE 'S' COMBO.	D - 4.32
I-29	93.92	92.70 (2"), 90.87 (6"), 87.82 (12"), 87.82 (15")	87.56 (18")	N 552341.3617 E 1387352.5330			TYPE 'S' COMBO.	D - 4.32
I-30	94.00	89.00 (6")	87.75 (15")	N 552324.5773 E 1387344.3955			15" BASIN	NYLOPLAST OR EQUAL
I-31	96.53	95.31 (2"), 93.48 (6")	88.73 (15")	N 552337.2006 E 1387334.2780			TYPE 'S' COMBO.	D - 4.32
I-32	98.59	97.37 (2"), 95.54 (6")	94.76 (15")	N 552407.8687 E 1387448.2820			TYPE 'S' COMBO.	D - 4.32
I-33	102.50	97.50 (6"), 97.50 (6")	96.25 (15")	N 552510.1351 E 1387472.8080			15" BASIN	NYLOPLAST OR EQUAL
I-34	103.75	102.53 (2"), 100.70 (6"), 99.70 (12"), 98.81 (15")	98.56 (18")	N 552530.9279 E 1387465.9949			TYPE 'S' COMBO.	D - 4.32
I-35	106.31	105.09 (2"), 103.26 (6"), 102.08 (12")	99.81 (18")	N 552540.8482 E 1387465.9949			TYPE 'S' COMBO.	D - 4.32
I-36	102.95	101.73 (2"), 100.12 (6")	99.24 (15")	N 552488.1251 E 1387333.5194			TYPE 'S' COMBO.	D - 4.32
I-37	105.83	104.61 (2"), 102.78 (6")	102.03 (15")	N 552483.7820 E 1387431.2418			TYPE 'S' COMBO.	D - 4.32
I-38	106.09	105.87 (2"), 103.84 (6"), 102.59 (12")	100.80 (18")	N 552509.6670 E 1387391.9712			TYPE 'S' COMBO.	D - 4.32
I-39	110.14	108.92 (2"), 107.09 (6")	102.79 (15")	N 552608.7273 E 1387388.5560			TYPE 'S' COMBO.	D - 4.32
I-40	109.00	108.42 (2"), 106.41 (6")	102.75 (15")	N 552640.3278 E 1387448.9513			TYPE 'S'	D - 4.32
I-41	109.00	104.00 (6"), 102.59 (12")	102.34 (18")	N 552625.7507 E 1387456.7018			15" BASIN	NYLOPLAST OR EQUAL
I-41A	108.25	103.25 (6"), 102.76 (12")	102.51 (15")	N 552596.5971 E 1387461.8332			15" BASIN	NYLOPLAST OR EQUAL
I-41B	108.30	103.30 (6")	102.86 (12")	N 552595.7875 E 1387464.2900			15" BASIN	NYLOPLAST OR EQUAL
I-42	110.80	109.66 (2"), 107.83 (6")	106.83 (12")	N 552773.6251 E 1387382.9582			TYPE 'S' COMBO.	D - 4.32
I-43	110.80	109.66 (2"), 107.83 (6")	106.53 (12")	N 552748.6606 E 1387413.5555			TYPE 'S' COMBO.	D - 4.32
I-44	115.66	110.66 (6")	110.66 (12")	N 552843.3942 E 1387261.4504			15" BASIN	NYLOPLAST OR EQUAL
I-45	111.72	106.97 (6"), 107.12 (12")	106.87 (15")	N 552765.0979 E 1387120.7067			15" BASIN	NYLOPLAST OR EQUAL
I-45A	112.00	107.25 (6")	107.25 (12")	N 552795.3804 E 1387133.5551			15" BASIN	NYLOPLAST OR EQUAL
I-46	115.40	110.40 (6")	109.15 (15")	N 552835.0448 E 1387173.1186			15" BASIN	NYLOPLAST OR EQUAL
I-47	109.29	108.07 (2"), 106.24 (6"), 103.27 (12")	103.02 (18")	N 552833.0477 E 1387082.2950			TYPE 'S' COMBO.	D - 4.32
I-48	109.29	108.07 (2"), 106.24 (6"), 104.08 (12")	103.83 (18")	N 552863.6440 E 1387107.2503			TYPE 'S' COMBO.	D - 4.32
I-49	110.35	105.60 (6")	104.35 (15")	N 552714.8784 E 1387092.5142			15" BASIN	NYLOPLAST OR EQUAL
I-50	105.78	101.03 (6")	99.76 (15")	N 552570.8796 E 1387021.5723			15" BASIN	NYLOPLAST OR EQUAL
I-51	102.43	97.68 (6")	96.43 (15")	N 552466.9226 E 1386970.1125			15" BASIN	NYLOPLAST OR EQUAL
I-52	100.76	96.01 (6"), 95.86 (12")	95.76 (15")	N 552413.7164 E 1386947.1860			15" BASIN	NYLOPLAST OR EQUAL
I-53	99.13	94.38 (6"), 93.85 (12")	93.60 (15")	N 552344.5772 E 1386995.9152			15" BASIN	NYLOPLAST OR EQUAL
I-54	97.50	92.50 (6")	91.00 (18")	N 552281.0180 E 1387004.2958			15" BASIN	NYLOPLAST OR EQUAL
I-55	97.00	92.00 (6")	91.00 (18")	N 552276.4705 E 1386998.8988			15" BASIN	NYLOPLAST OR EQUAL
I-56	114.50	109.50 (6"), 108.86 (12")	106.61 (15")	N 552812.8954 E 1387233.1889			15" BASIN	NYLOPLAST OR EQUAL
I-56A	112.75	107.75 (6")	107.05 (12")	N 552812.8954 E 1387233.1889			15" BASIN	NYLOPLAST OR EQUAL
I-57	105.50	100.50 (6"), 100.50 (6")	100.35 (12")	N 552812.8954 E 1387233.1889			15" BASIN	NYLOPLAST OR EQUAL
I-58	99.30	94.30 (6")	94.05 (12")	N 552376.2442 E 1387461.4119			15" BASIN	NYLOPLAST OR EQUAL
I-59	101.00	96.00 (6"), 96.00 (6")	96.00 (12")	N 552407.2346 E 1386960.1765			15" BASIN	NYLOPLAST OR EQUAL
M-1	85.50	78.21 (18"), 79.21 (24")	78.71 (24")	N 552548.0955 E 1387341.3687			2" DIA. MANNHOLE	G - 5.13
M-2	93.00	86.19 (18")	85.94 (18")	N 552146.8968 E 1387380.8209			4" DIA. MANNHOLE	G - 5.12
M-3	90.25	86.65 (18"), 82.35 (24")	82.10 (18")	N 552091.5486 E 1387233.7311			4" DIA. MANNHOLE	G - 5.12
M-4	93.00	83.80 (24")	83.63 (24")	N 552153.3090 E 1387182.1100			4" DIA. MANNHOLE	G - 5.12
M-5	94.00	88.89 (12"), 87.35 (15"), 84.47 (24")	84.22 (24")	N 552184.9789 E 1387314.0821			4" DIA. MANNHOLE	G - 5.12
M-6	93.83	89.28 (12"), 89.11 (15"), 84.91 (24")	84.66 (24")	N 552201.6899 E 1387142.3176			4" DIA. MANNHOLE	G - 5.12
M-7	96.60	90.63 (18"), 86.32 (18")	86.07 (24")	N 552305.5080 E 1387193.5520			4" DIA. MANNHOLE	G - 5.12
M-8	95.52	88.30 (18"), 87.00 (18")	86.75 (18")	N 552286.3886 E 1387232.3018			4" DIA. MANNHOLE	G - 5.12
M-9	94.86	90.07 (15"), 87.62 (18")	87.37 (18")	N 552270.1999 E 1387265.8144			4" DIA. MANNHOLE	G - 5.12
M-10	97.45	92.55 (15"), 91.00 (18")	90.98 (18")	N 552320.9018 E 1387162.3530			4" DIA. MANNHOLE	G - 5.12
M-11	99.45	92.32 (18"), 94.90 (18")	92.07 (18")	N 552354.7999 E 1387073.3834			4" DIA. MANNHOLE	G - 5.12
M-12	102.60	98.05 (15"), 98.30 (18")	98.05 (18")	N 552445.0602 E 1387112.9844			4" DIA. MANNHOLE	G - 5.12
M-13	106.65	102.41 (15"), 99.32 (15"), 100.93 (18")	99.07 (18")	N 552514.3738 E 1387147.1841			4" DIA. MANNHOLE	G - 5.13
M-14	113.54	107.72 (15"), 107.20 (18")	106.95 (18")	N 552600.1612 E 1387214.1825			4" DIA. MANNHOLE	G - 5.12
M-14A	115.06	107.81 (15"), 107.56 (18")	107.31 (18")	N 552682.2880 E 1387228.0835			4" DIA. MANNHOLE	G - 5.12
M-15	116.00	108.42 (15"), 108.17 (18")	107.92 (18")	N 552714.9231 E 1387246.1354			4" DIA. MANNHOLE	G - 5.12
M-16	113.80	109.19 (15")	108.94 (18")	N 552680.9788 E 1387314.9301			4" DIA. MANNHOLE	G - 5.12
M-17	94.00	87.23 (18"), 89.22 (18")	86.73 (24")	N 552326.6670 E 1387382.3151			4" DIA. MANNHOLE	G - 5.12
M-18	98.67	94.51 (15"), 94.55 (18")	94.26 (18")	N 552418.1386 E 1387427.4477			4" DIA. MANNHOLE	G - 5.12
M-19	102.52	95.95 (15"), 97.23 (18")	95.70 (18")	N 552483.2842 E 1387459.5779			4" DIA. MANNHOLE	G - 5.12
M-20	104.83	100.00 (18"), 98.18 (18")	98.03 (18")	N 552513.9889 E 1387091.2887			4" DIA. MANNHOLE	G - 5.12
M-21	105.88	101.80 (15"), 101.01 (18")	100.76 (18")	N 552539.3197 E 1387460.9188			4" DIA. MANNHOLE	G - 5.12
M-22	108.30	102.25 (15"), 102.01 (18")	101.76 (18")	N 552588.0793 E 1387468.9182			4" DIA. MANNHOLE	G - 5.13
M-23	111.10	106.76 (12"), 106.83 (12")	106.23 (12")	N 552776.9517 E 1387372.8753			4" DIA. MANNHOLE	G - 5.12
M-25	114.32	108.89 (12")	108.64 (18")	N 552845.9992 E 1387150.8120			4" DIA. MANNHOLE	G - 5.12
* M-26	105.85	99.64 (12")	Ex. 99.54	N 552576.2167 E 1387010.8431			4" DIA. MANNHOLE	G - 5.15
* M-27	99.31	93.48 (12")	Ex. 93.30	N 552349.9183 E 1386993.1864			4" DIA. MANNHOLE	G - 5.15
M-28	89.00	80.25 (24")	80.00 (24")	N 552240.6570 E 1387058.8669			4" DIA. MANNHOLE	G - 5.12
* M-29	113.75	106.35 (15")	Ex. 106.10	N 552836.4517 E 1387335.9339			4" DIA. MANNHOLE	G - 5.15
* M-30	112.07	106.72 (15")	Ex. 106.44	N 552771.7120 E 1387107.3017			4" DIA. MANNHOLE	G - 5.15

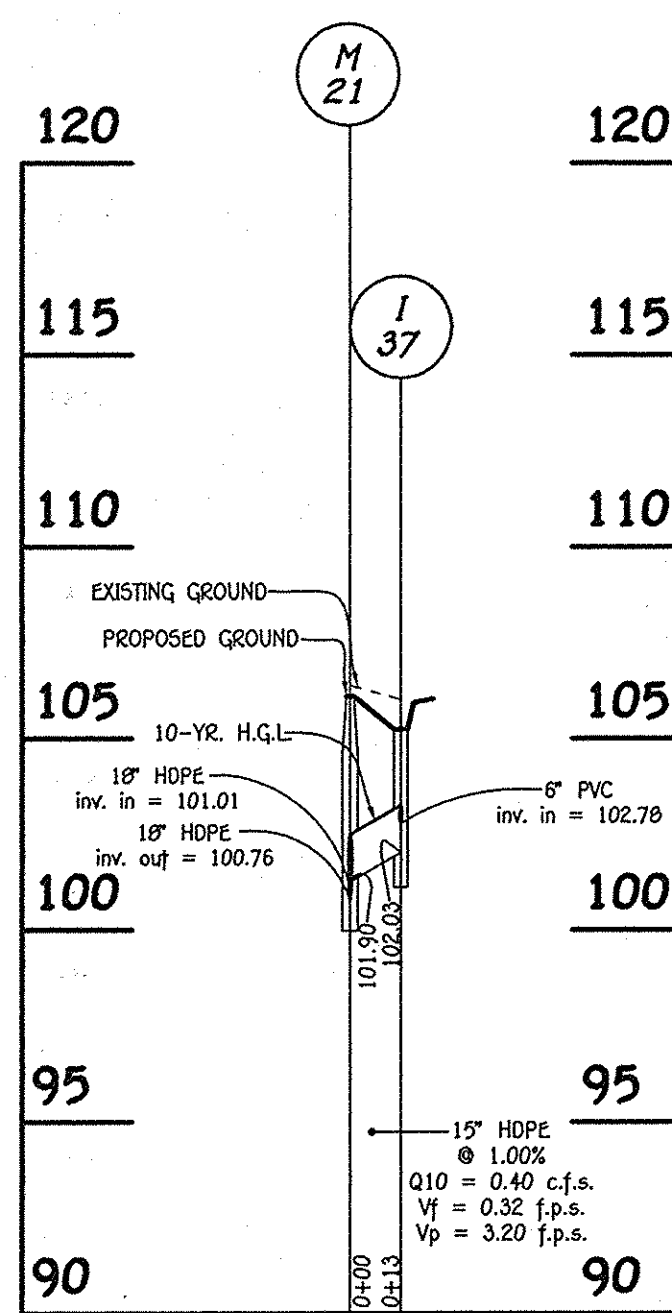
15" BASIN TOP ELEVATION (BEFORE DOME GRATE IS INSTALLED)  
 TYPE 'S' COMBO. INLET TOP ELEVATION IS AT TOP OF CURB  
 \* BUILD MANNHOLE OVER EXISTING HOPE PIPE  
 \*\* FLAT TOP GRATE





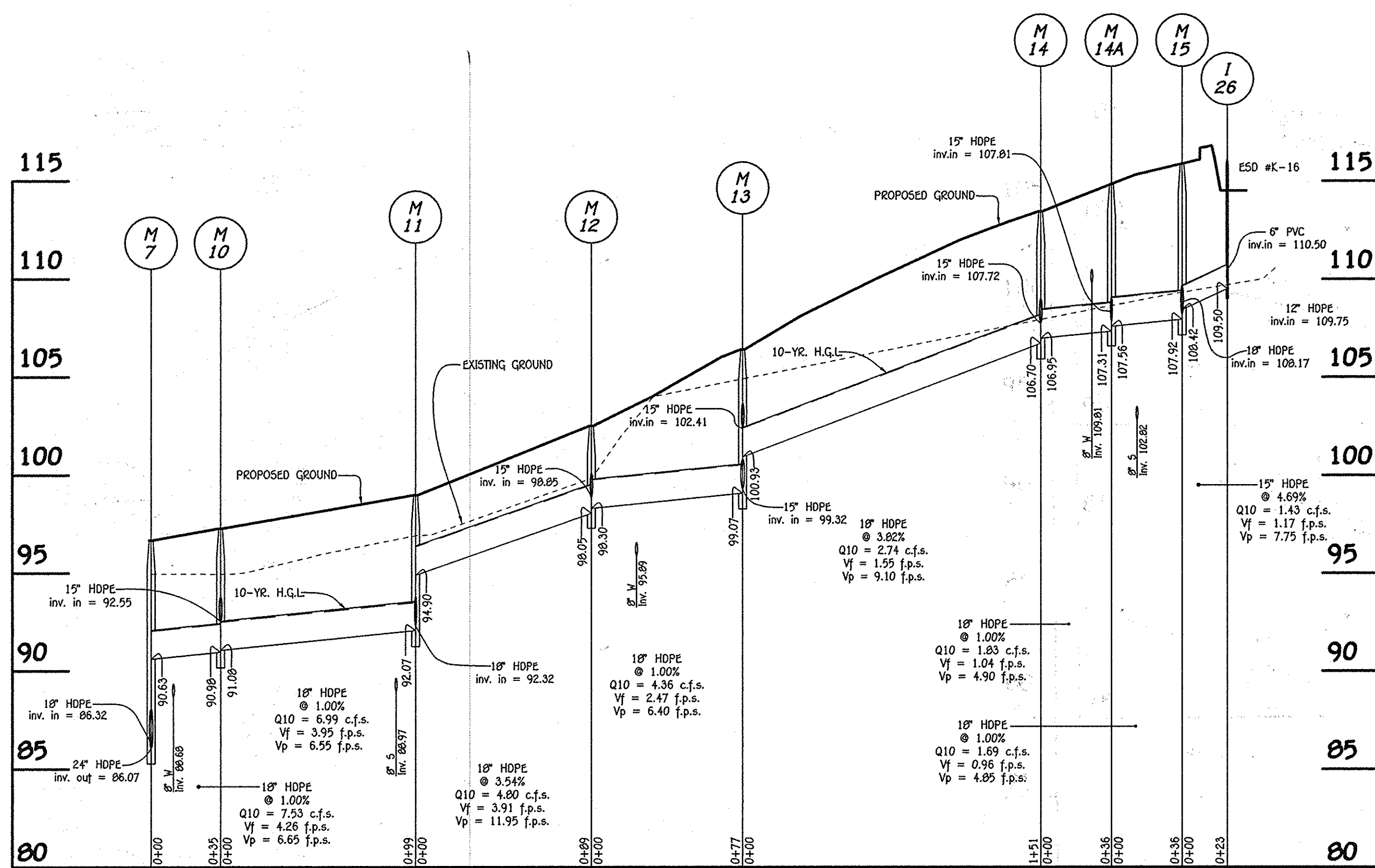






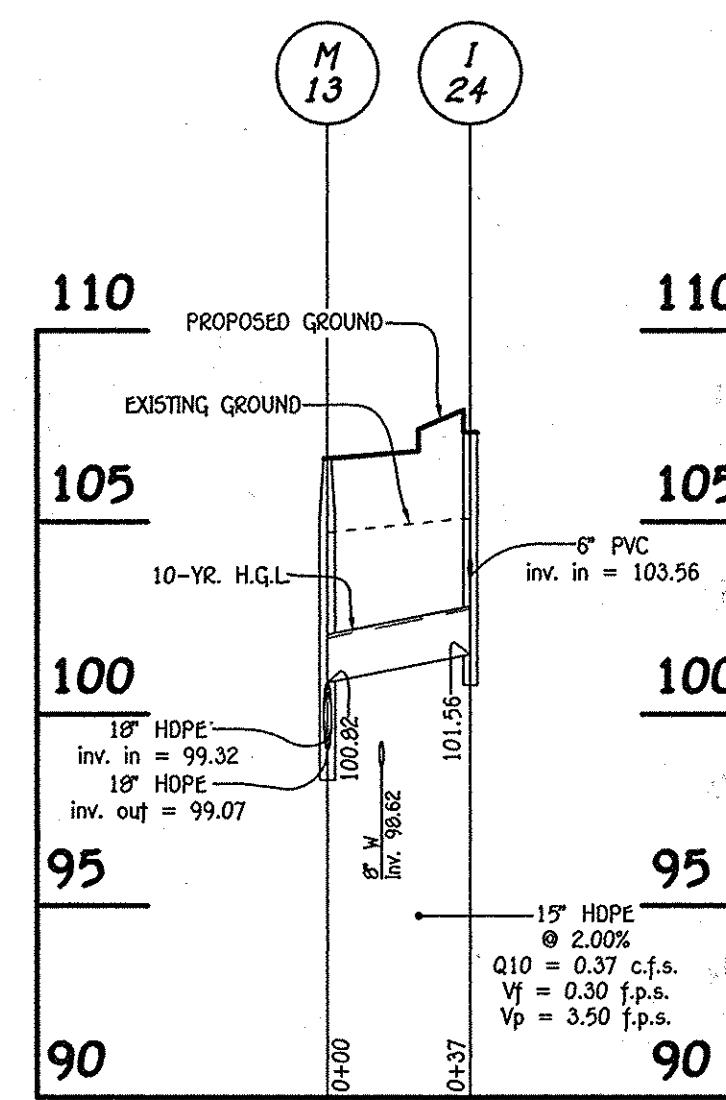
**PROFILE**

SCALE: HORIZ. : 1" = 50'  
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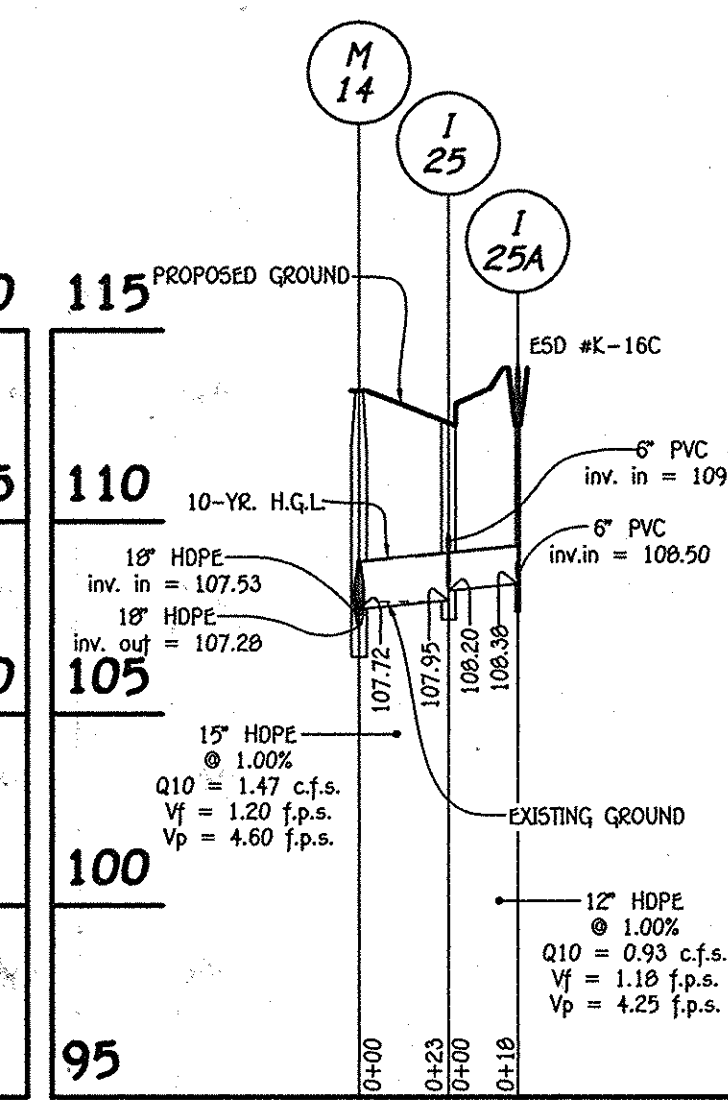
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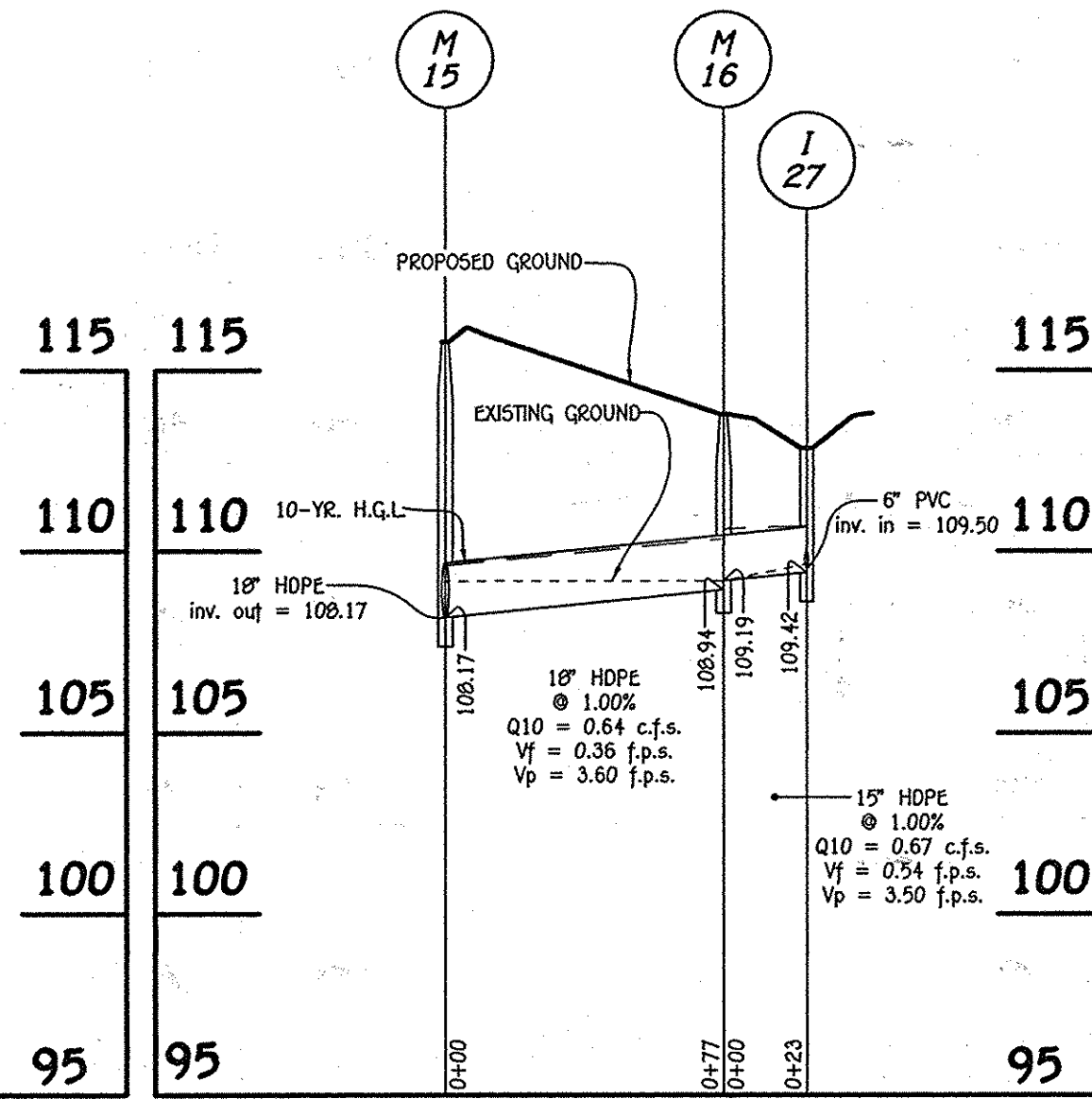
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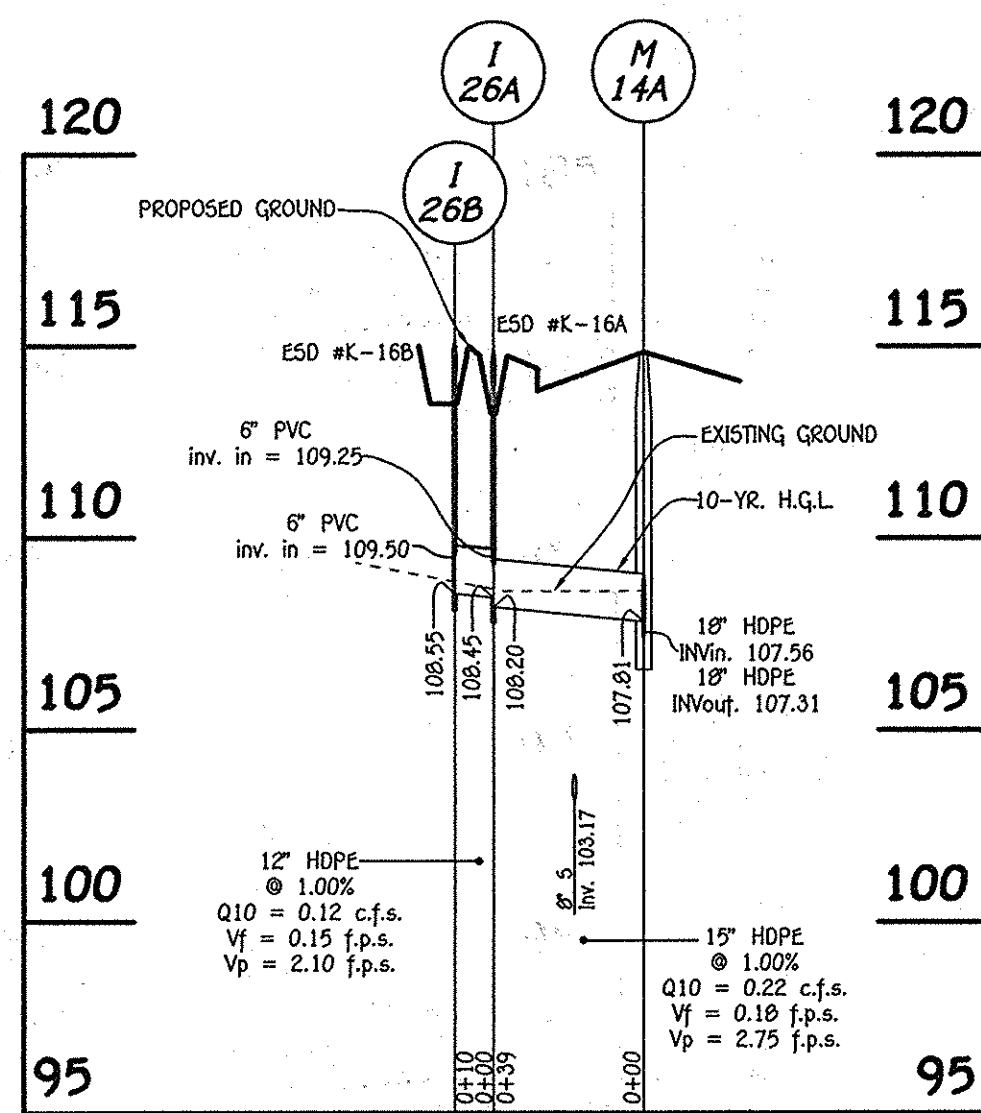
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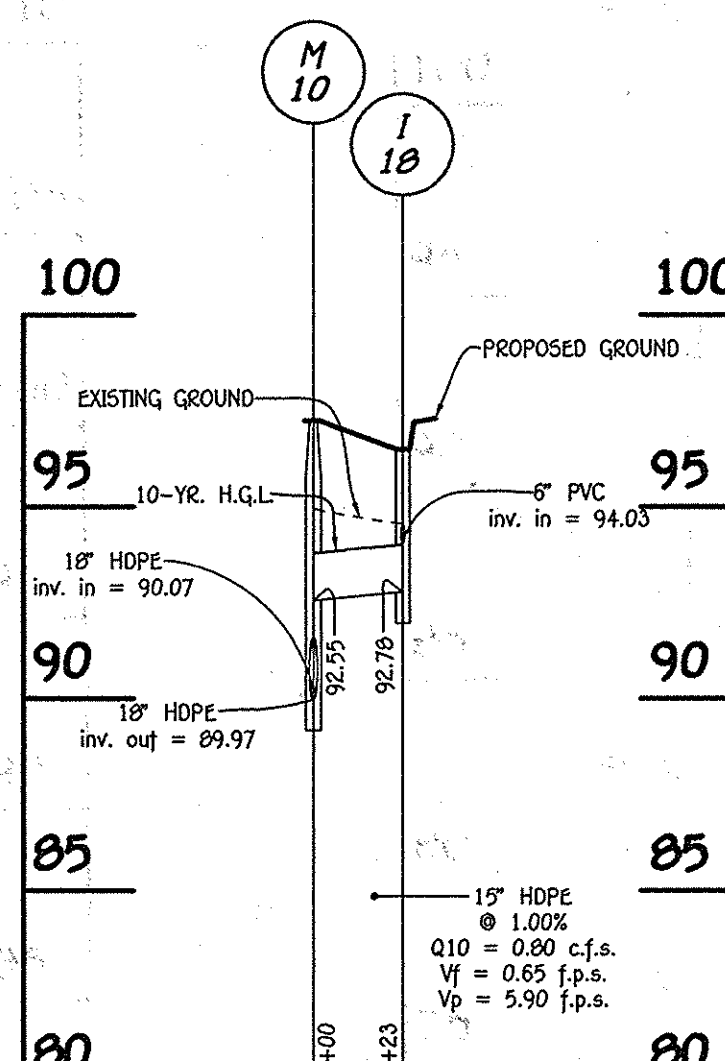
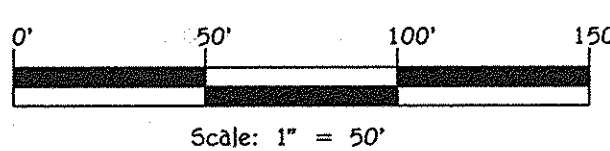
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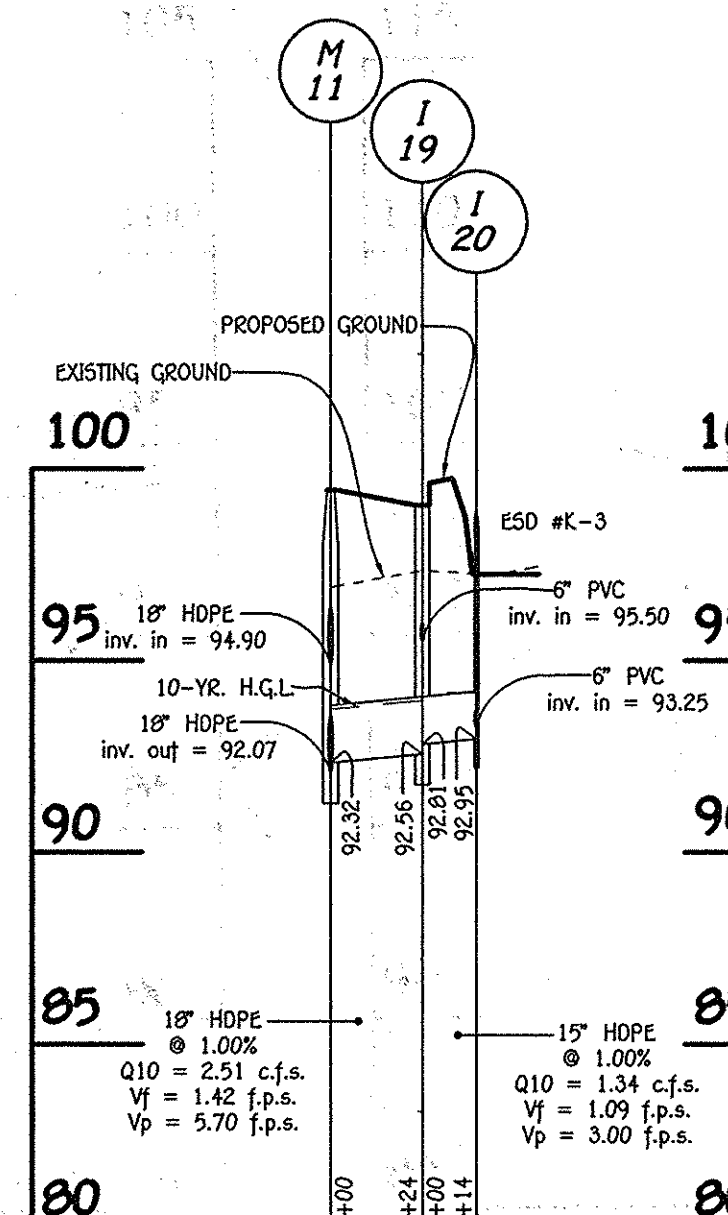
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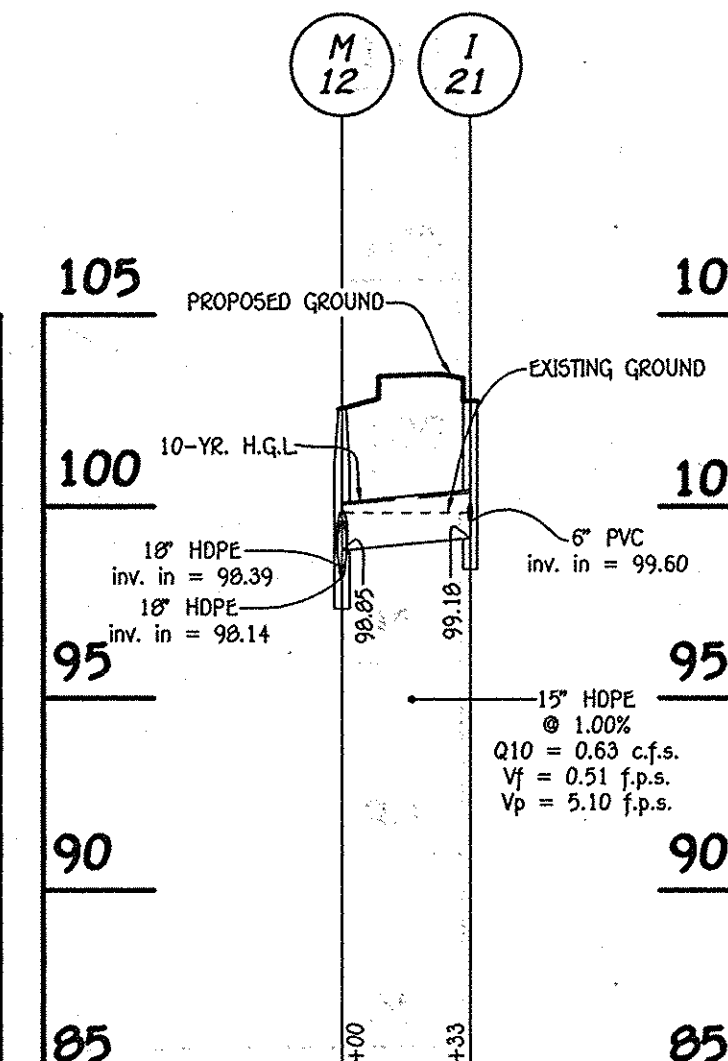
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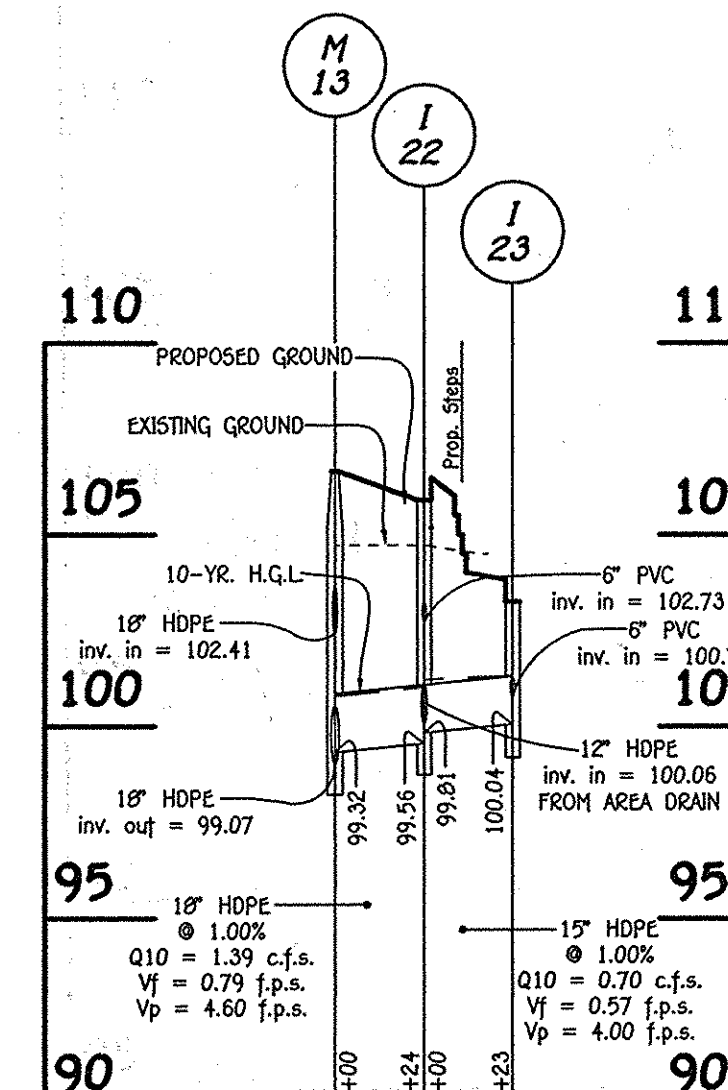
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**PROFILE**

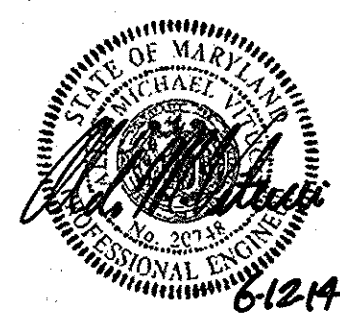
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**PROFILE**

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

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE  
ELLSWORTH, CITY, MARYLAND 21142  
(410) 461-2895



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

**Builder**  
Woodfield Investments  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5580

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Victoria L. Smith*  
Chief, Division of Land Development  
8-05-14  
Date

*William J. Smith*  
Chief, Development Engineering Division  
7-8-14  
Date

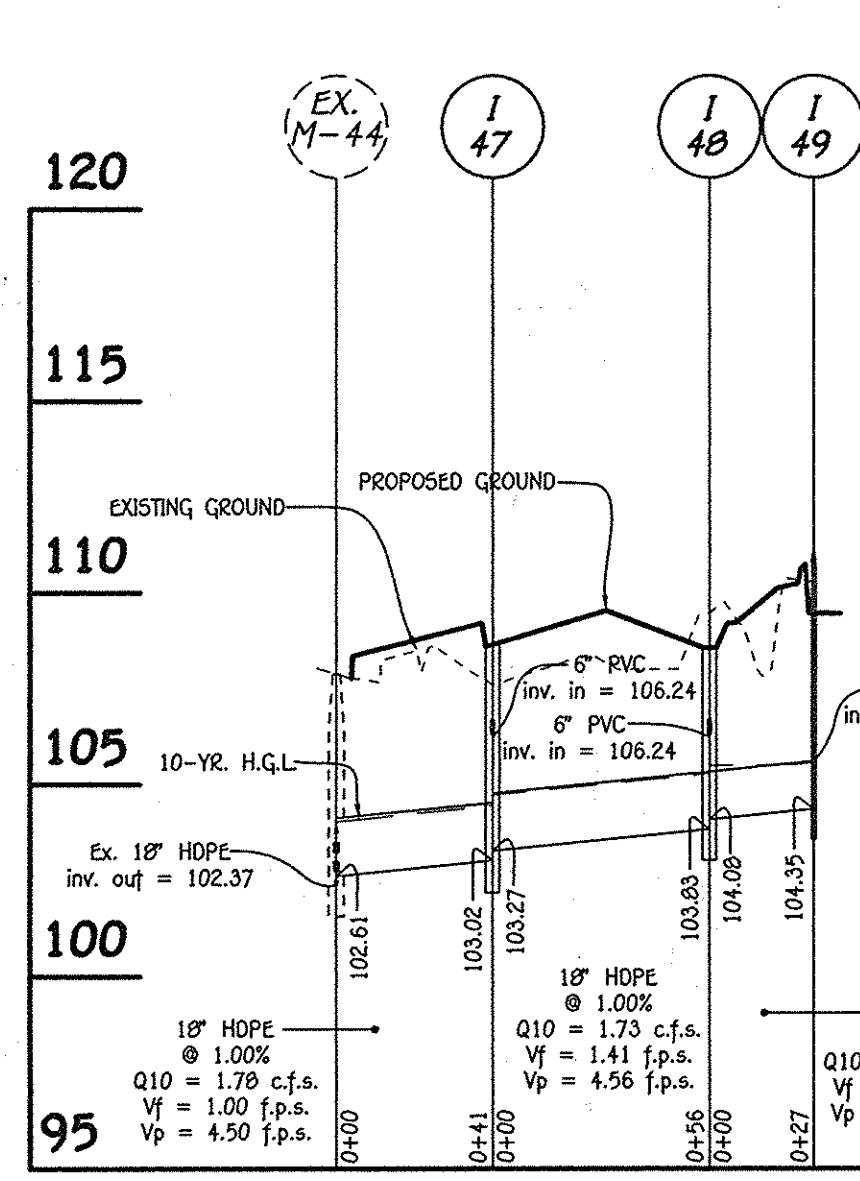
*David J. Lewis*  
Director - Department of Planning and Zoning  
8-5-14  
Date

SUBDIVISION	SECTION/AREA	PARCEL
OXFORD SQUARE - WOODFIELD	---	'K'
PLAT NO.	BLOCK NO.	ZONE
22913-22914	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
3B	1st	601101

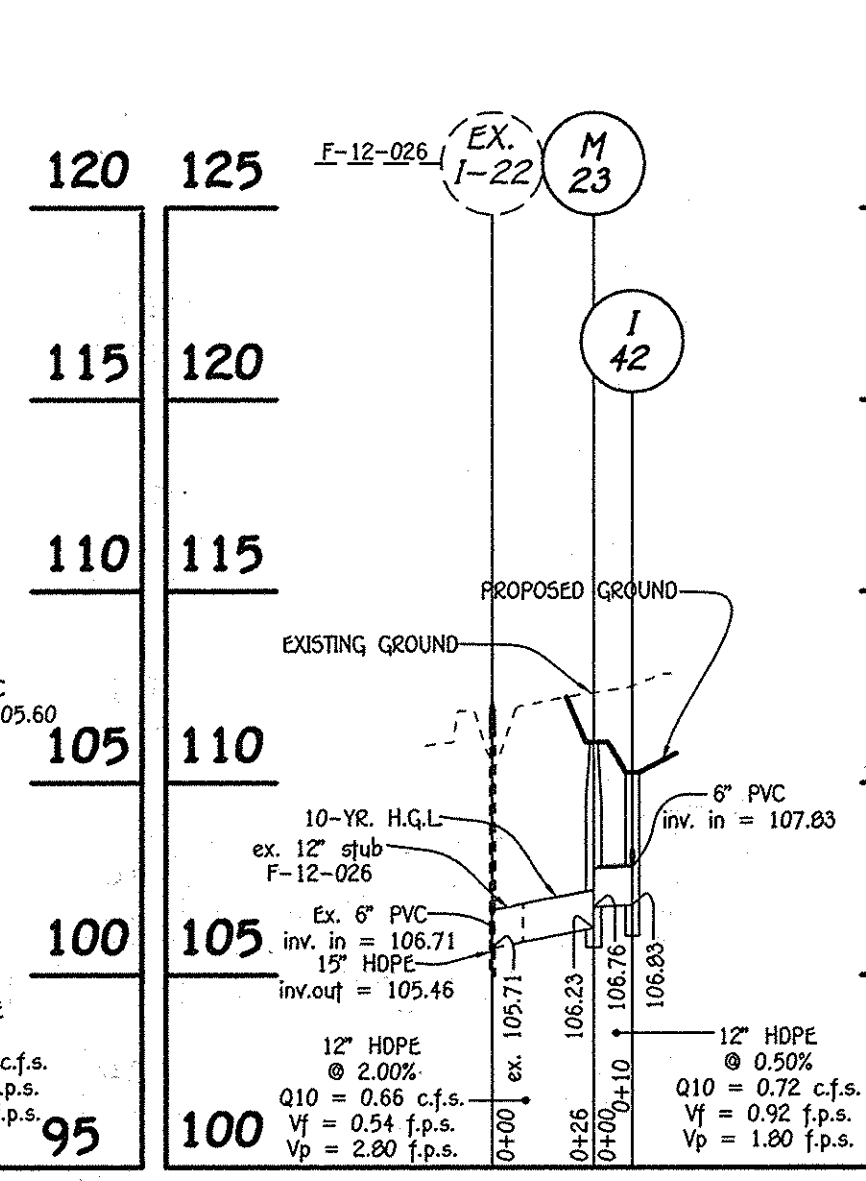
STORM DRAIN PROFILES  
**OXFORD SQUARE**  
"WOODFIELD"  
"A Howard County Green Neighborhood"  
Parcel 'K'

Zone: TOD  
Tax Map No.: 3B  
First Election District:  
Grid No.: 20  
Parcel No.: 761  
Howard County, Maryland  
Scale: As Shown  
Date: June 12, 2014  
Sheet 29 Of 42

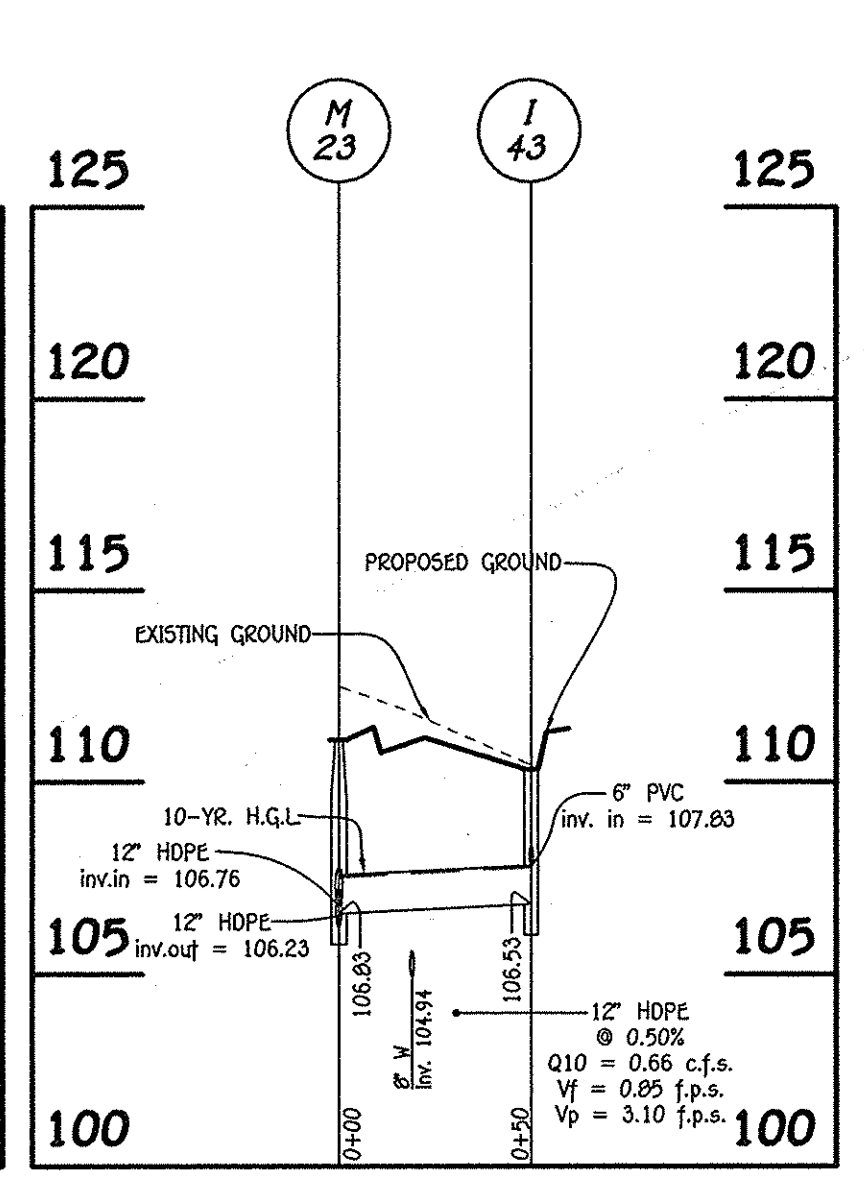




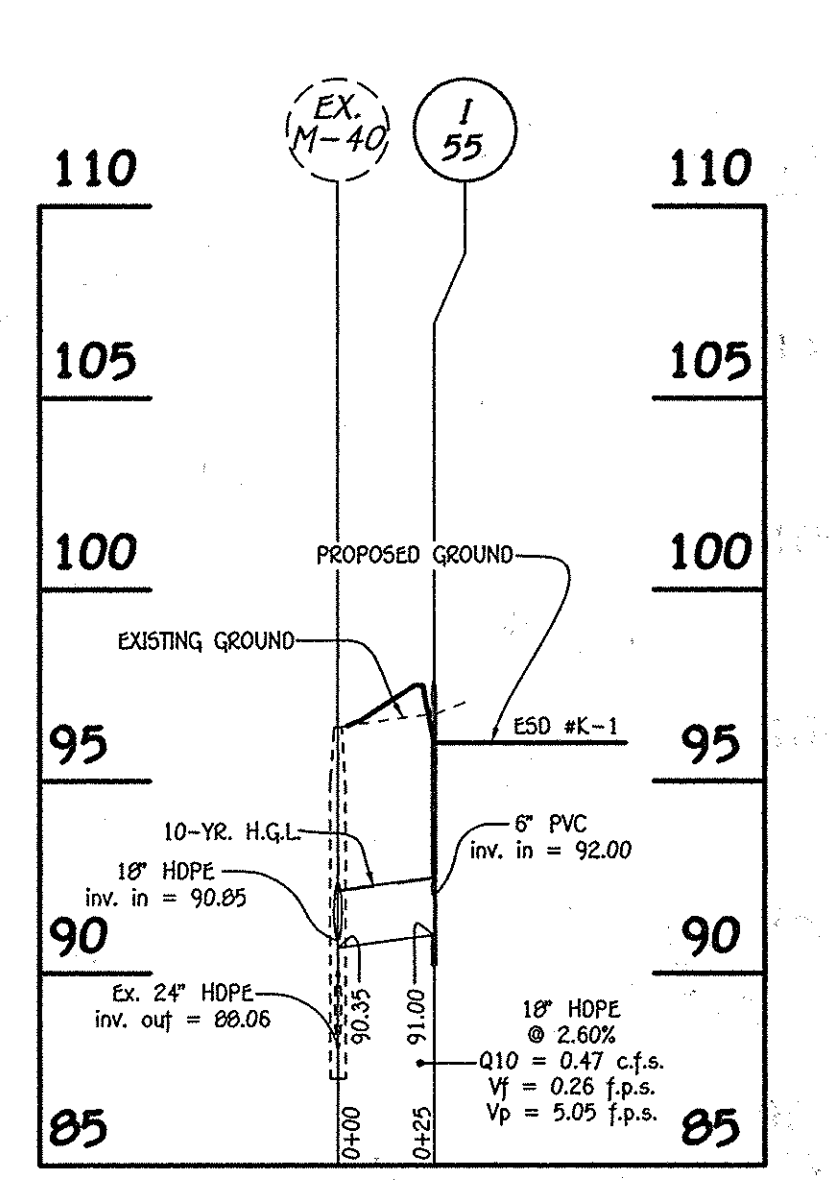
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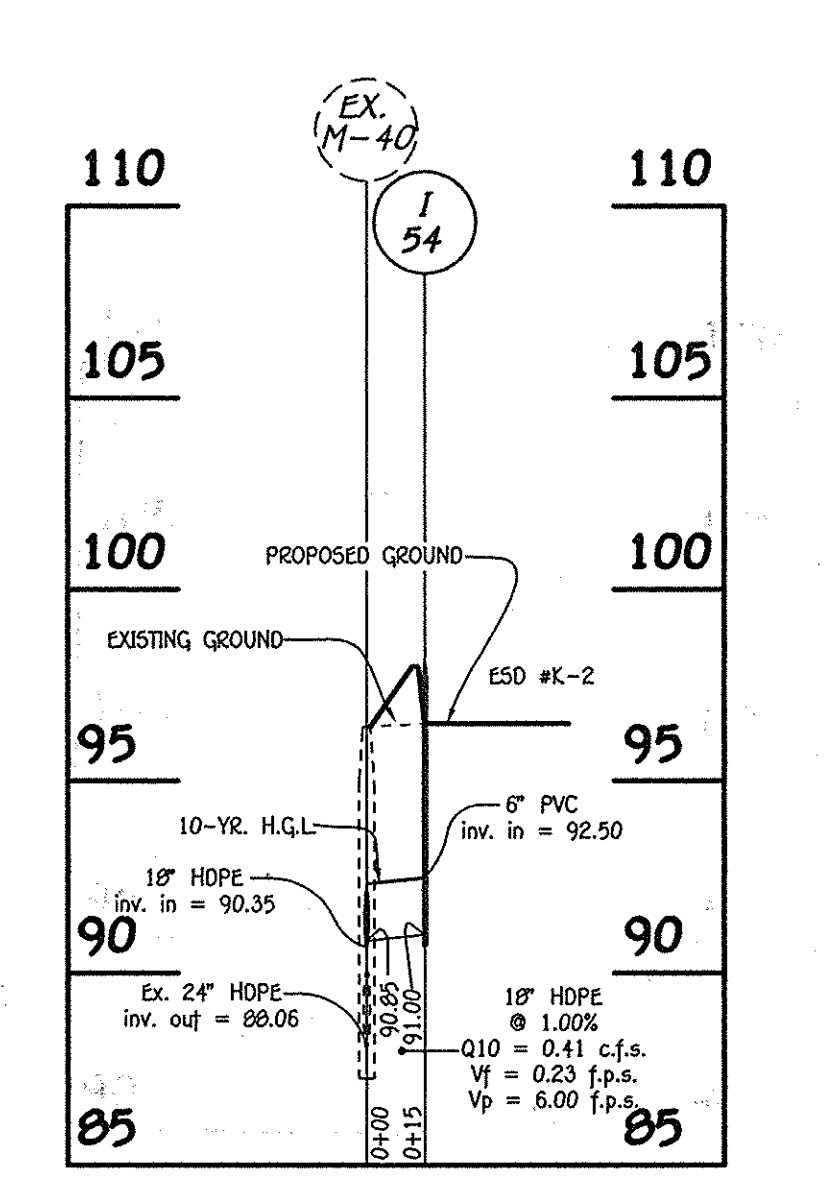
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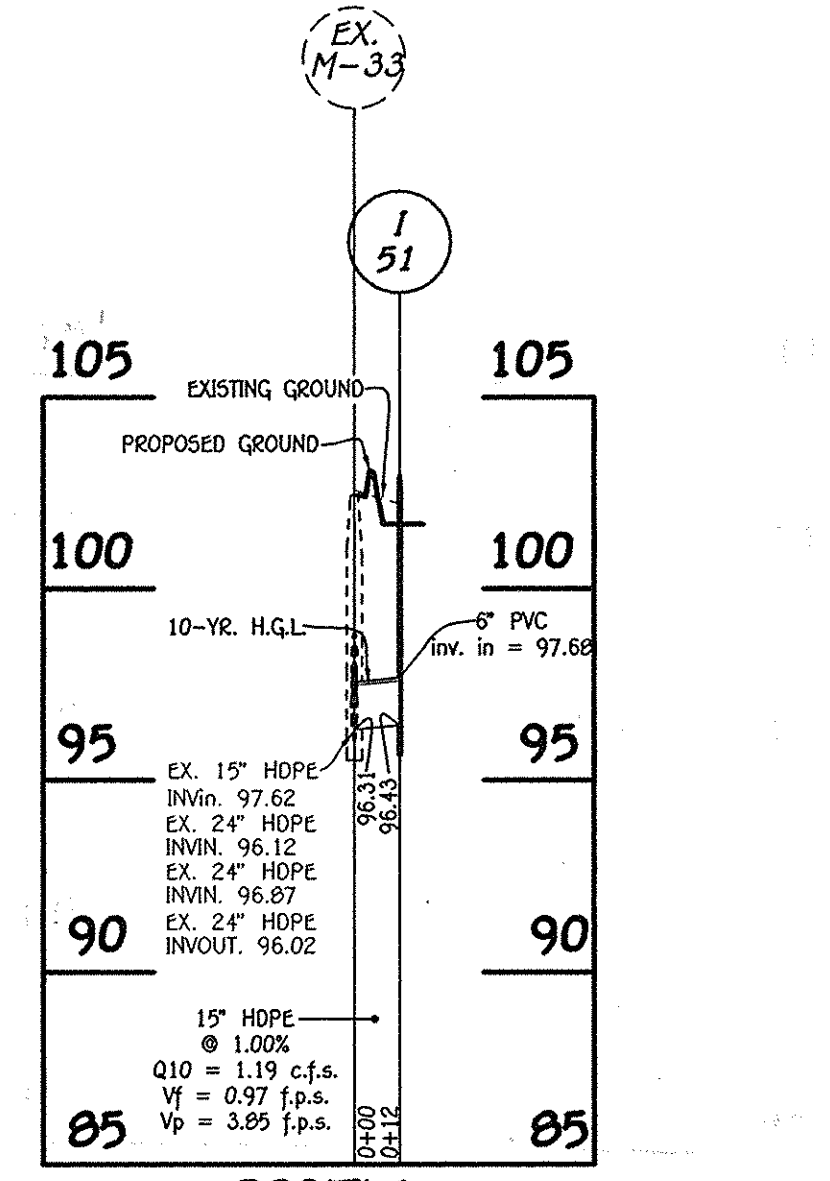
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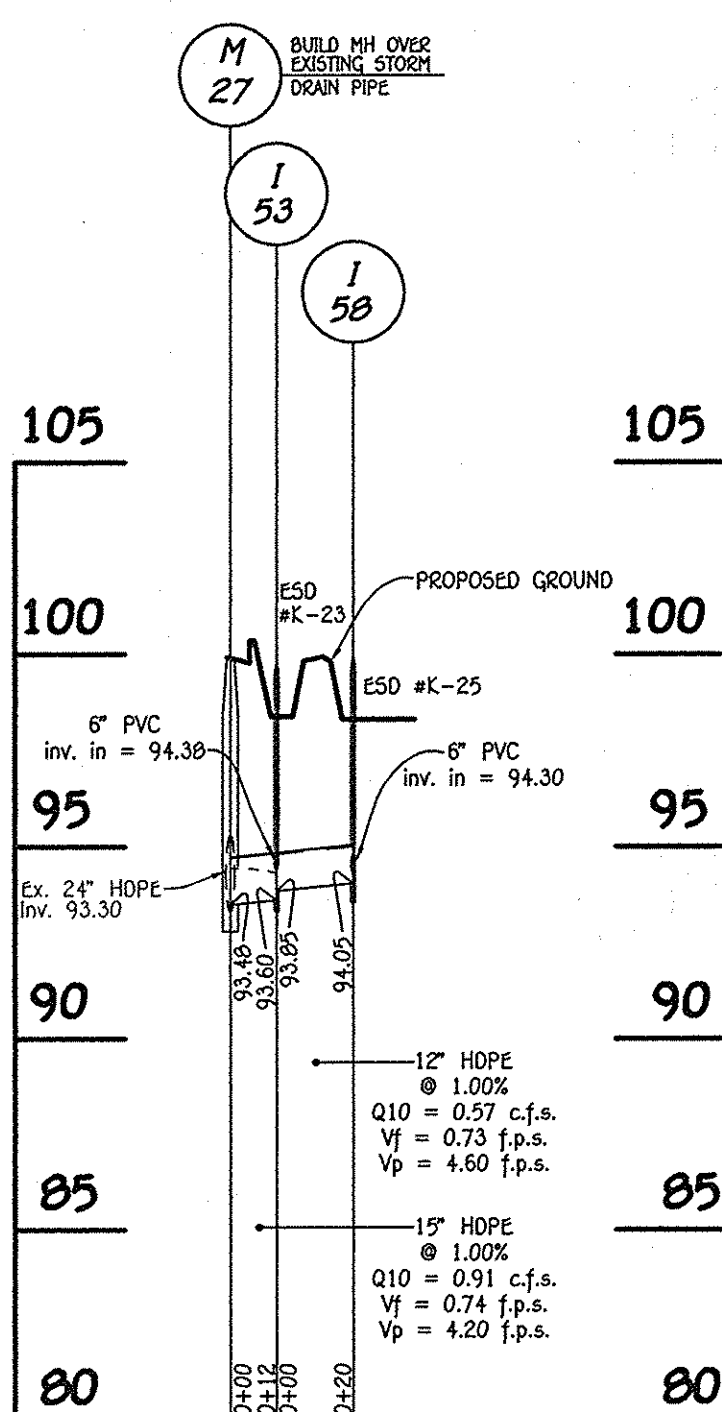
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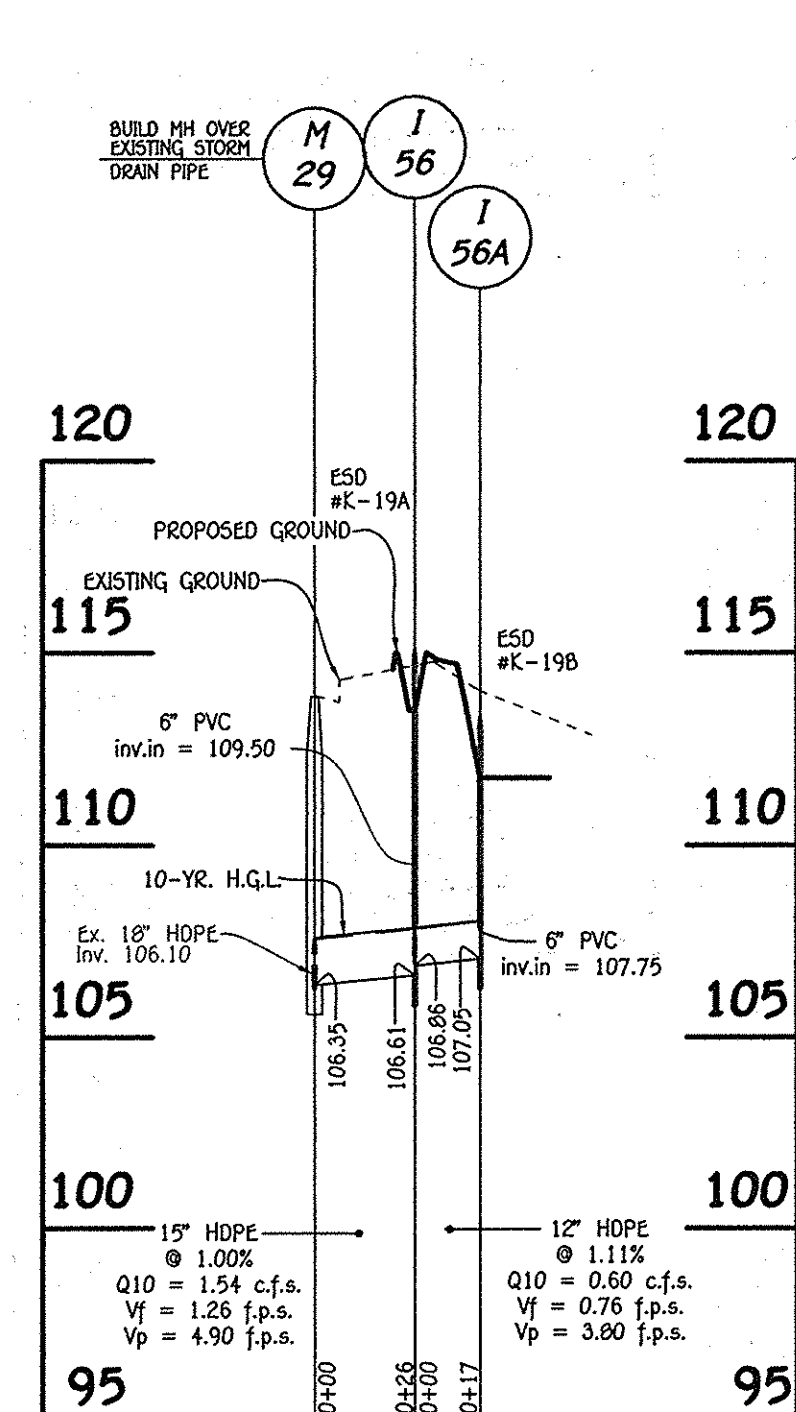
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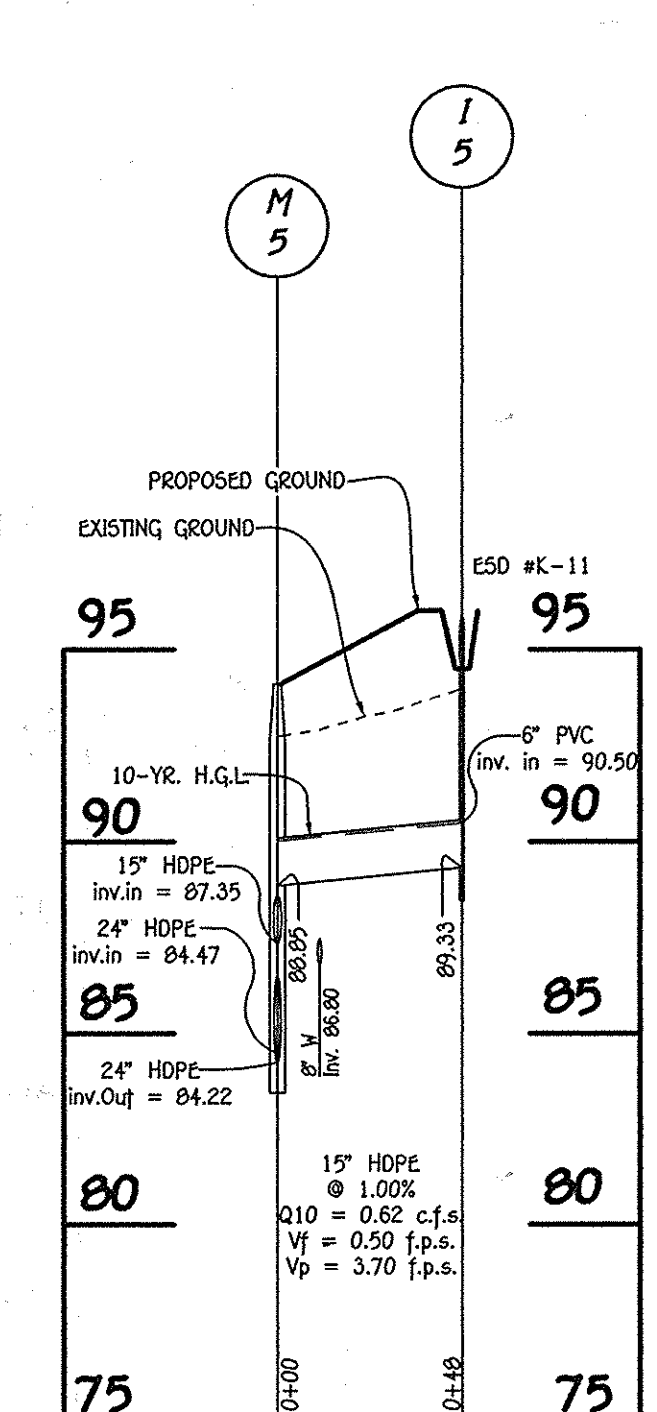
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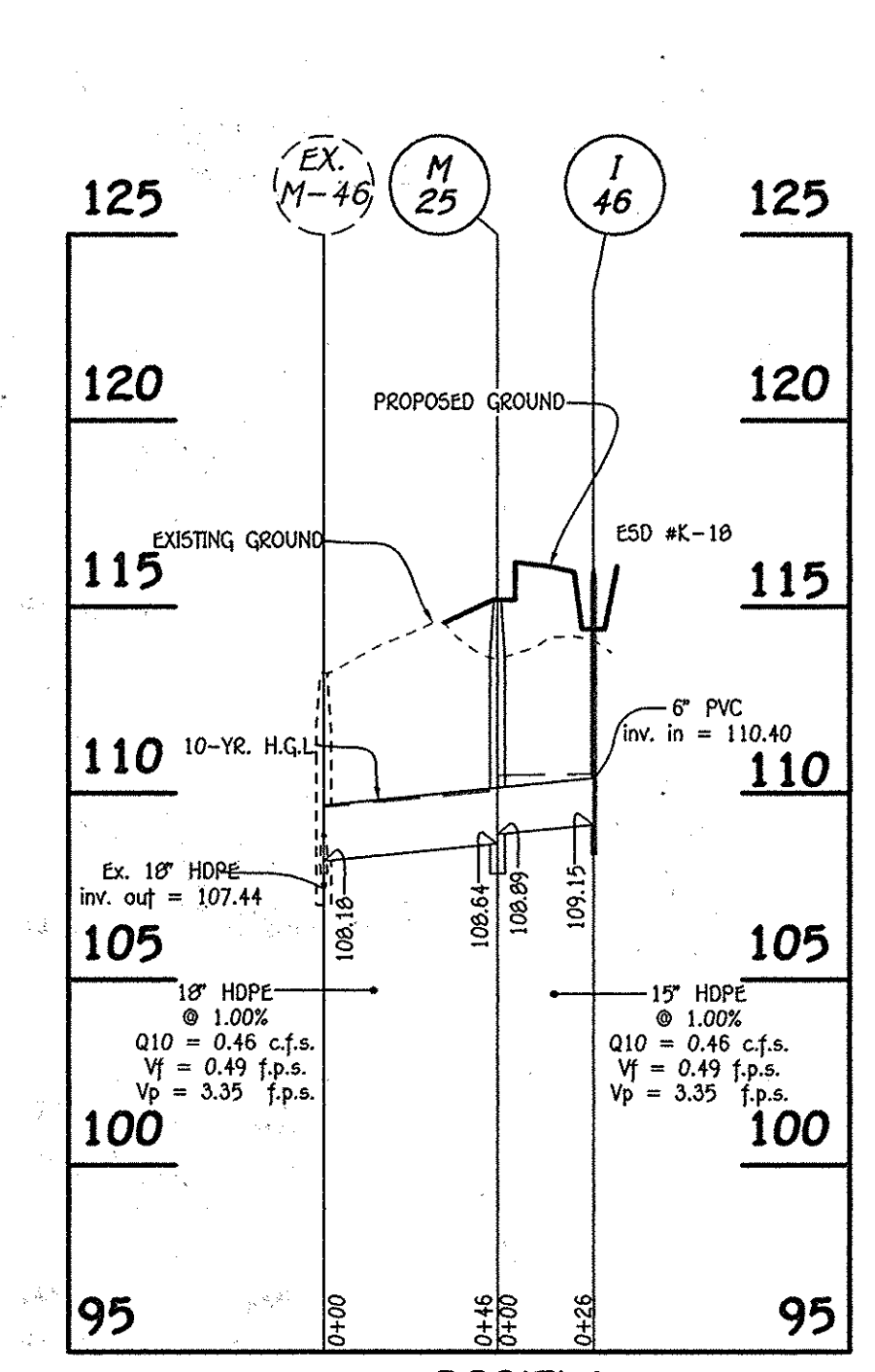
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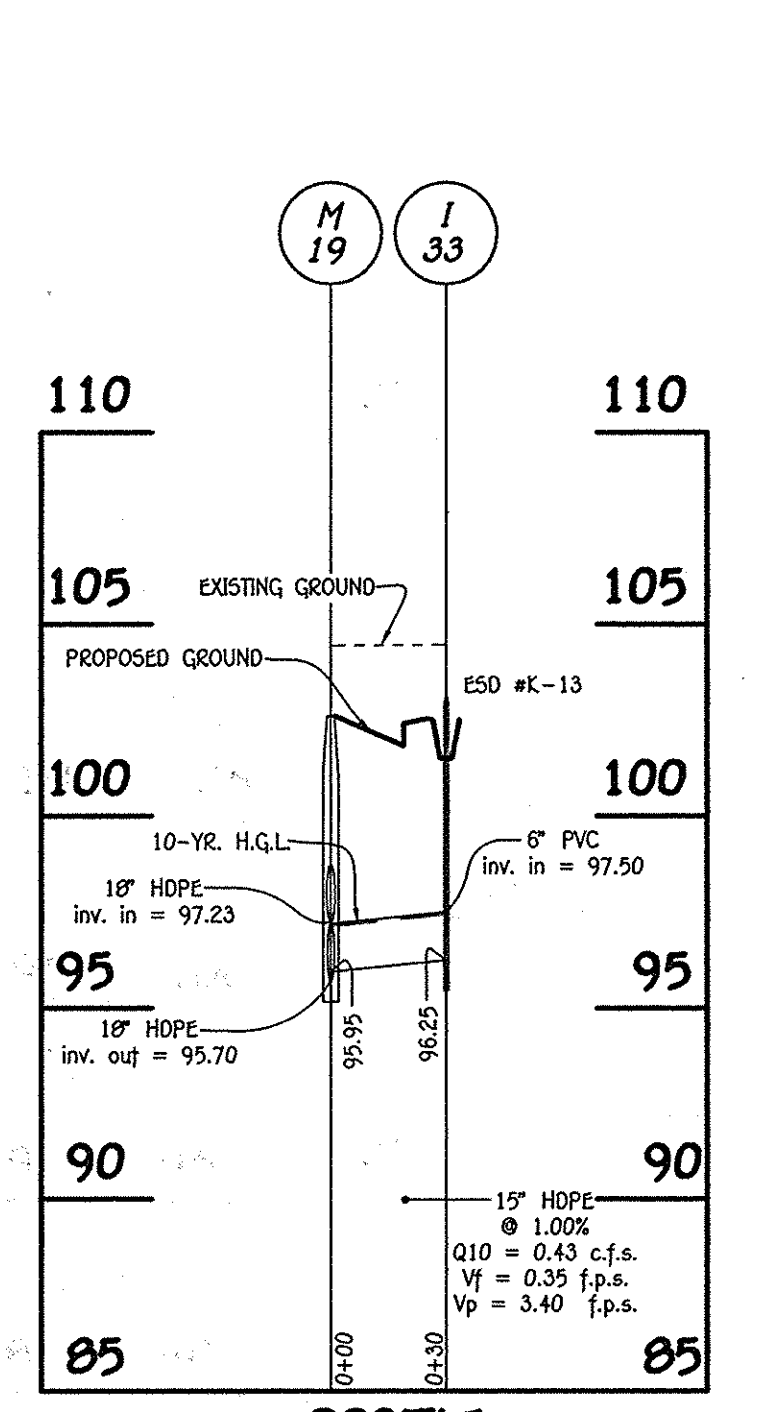
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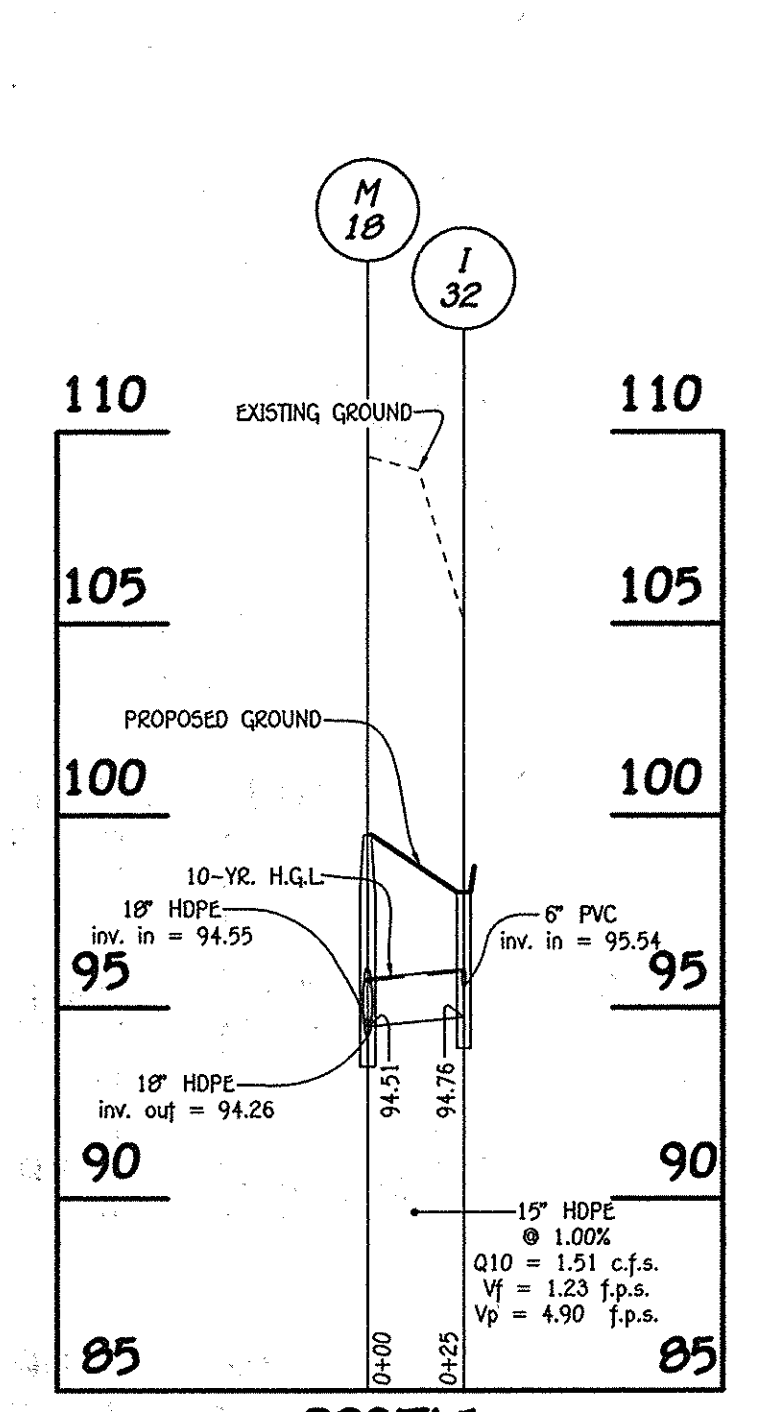
**PROFILE**  
SCALE: HORIZ. : 1" = 50'  
VERT. : 1" = 5'



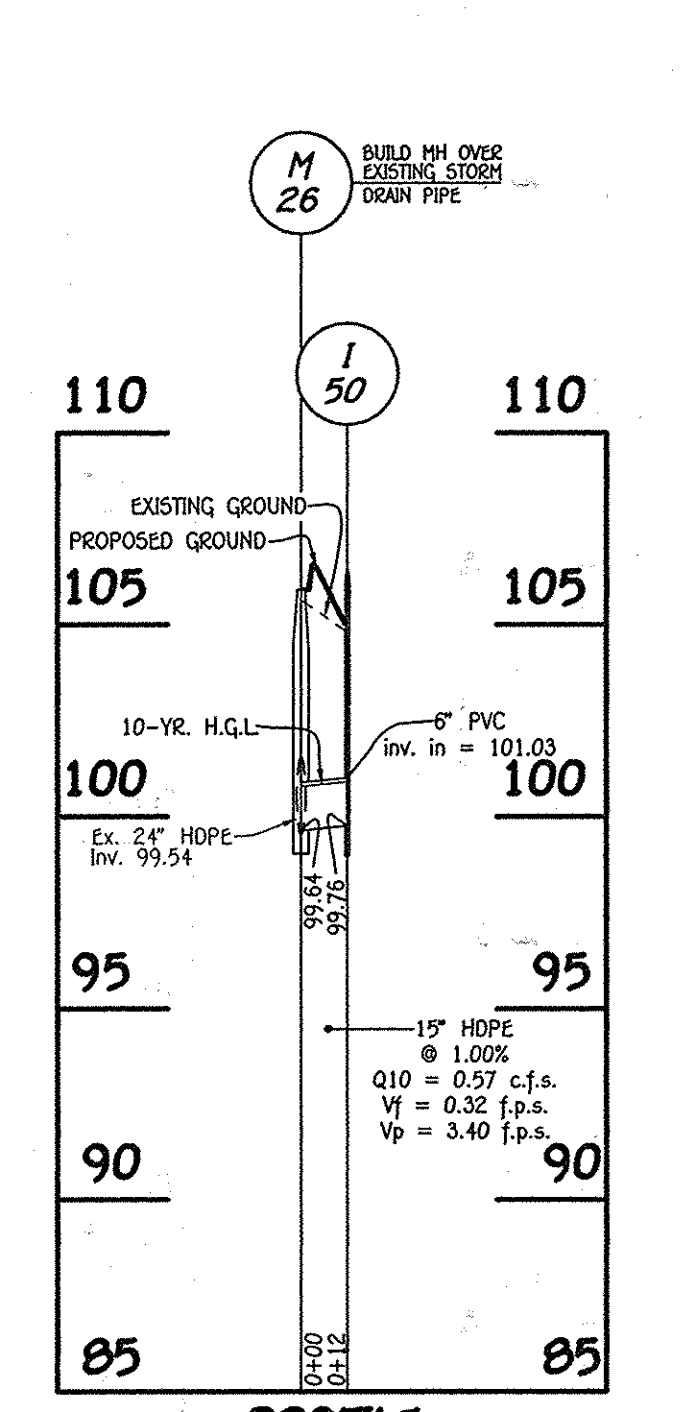
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SCALE: HORIZ. : 1" = 50'  
VERT. : 1" = 5'



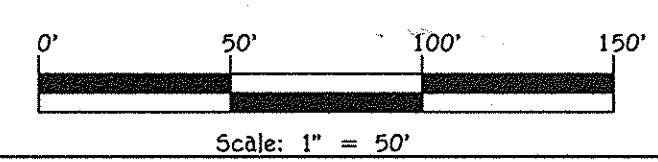
**PROFILE**  
SCALE: HORIZ. : 1" = 50'  
VERT. : 1" = 5'



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



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



**FISHER COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE: PARC - 10772 BALTIMORE NATIONAL PIKE  
ELKNOTE CITY, MARYLAND 21046  
(410) 461-2855



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

**Builder**  
Woodfield Investments  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5580

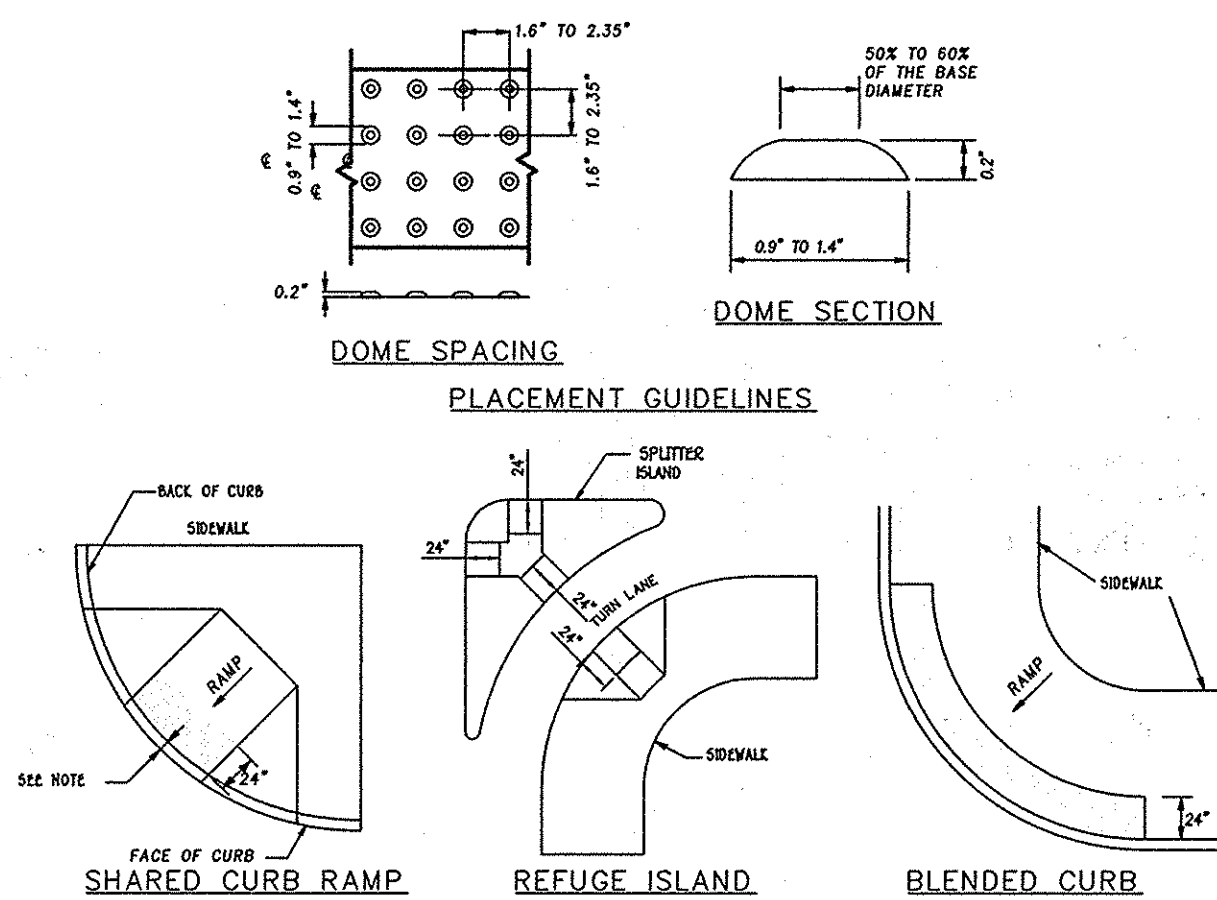
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Kristalovich*  
Chief, Division of Land Development  
Date: 8-05-14  
*Bl. G. G.*  
Chief, Development Engineering Division  
Date: 7-8-14  
*Dr. Kelly Lewis*  
Director - Department of Planning and Zoning  
Date: 8-5-14

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
22913-22914	---	TOD	38	1st	601101

**STORM DRAIN PROFILES**  
**OXFORD SQUARE**  
"WOODFIELD"  
"A Howard County Green Neighborhood"  
Parcel 'K'  
Zoned: TOD  
Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: June 12, 2014  
Sheet 30 of 42



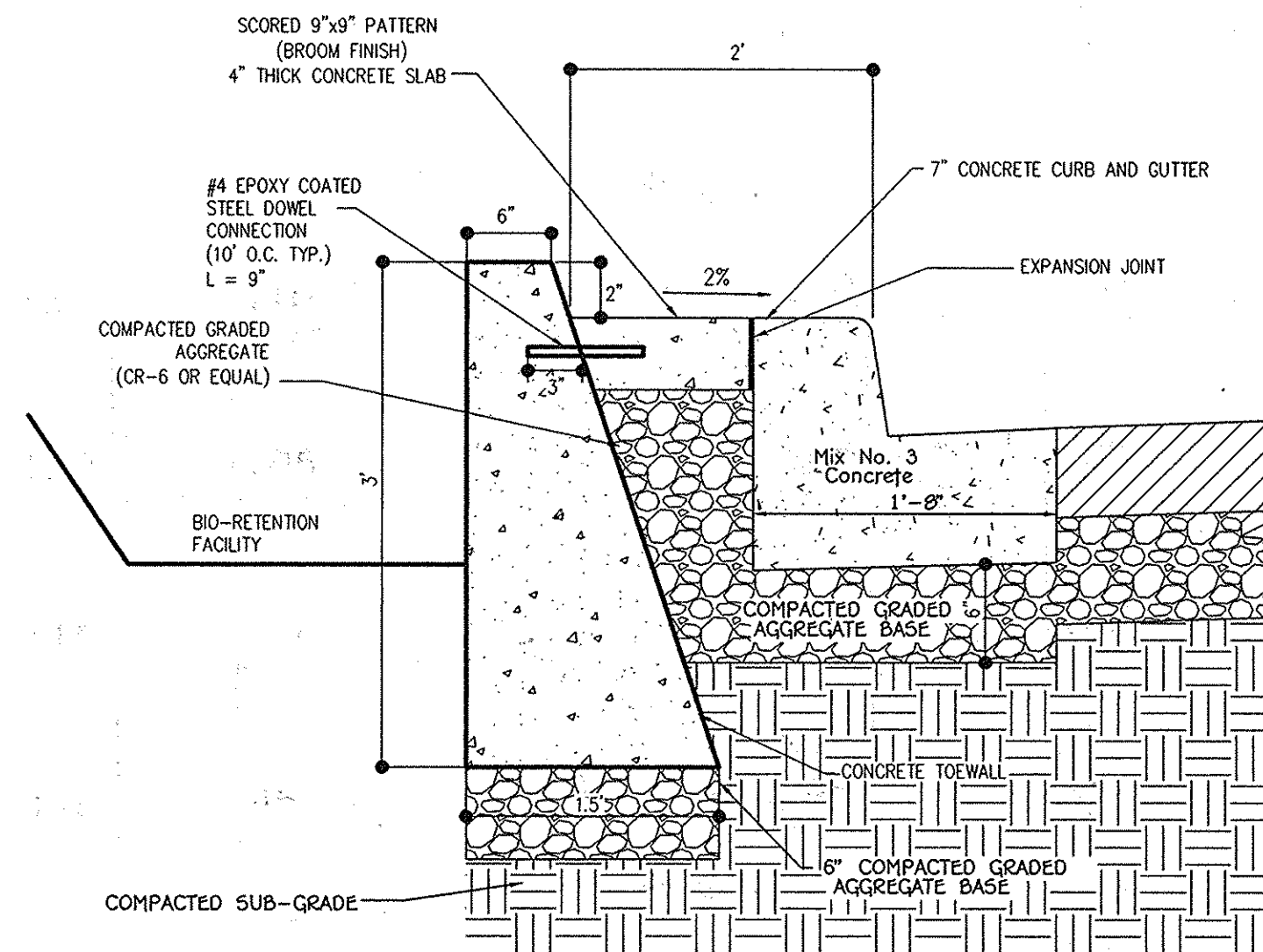
**(MATT DETAILS OR OPTIONAL 12"x12" TILE TECH PAVERS(RED))**



- NOTES**
1. THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 TO 9 INCHES FROM THE FACE OF CURB.
  2. FOR SKEWED APPLICATIONS DETECTABLE WARNING SHALL BE PLACED SUCH THAT THE DOMES CLOSEST TO THE BACK OF CURB ARE NO LESS THAN 0.5' AND NO MORE THAN 3.0' FROM THE BACK OF CURB. TRUNCATED DOME SURFACES SHALL BE FABRICATED TO PROVIDE FULL DOMES ONLY.
  3. DETECTABLE WARNING SURFACE SHALL BE PAID FOR IN ACCORDANCE WITH SECTION 611 OF THE SPECIFICATIONS.
  4. DETECTABLE WARNING SURFACES ARE REQUIRED AT STREET CROSSING & SIGNALIZED INTERSECTIONS.

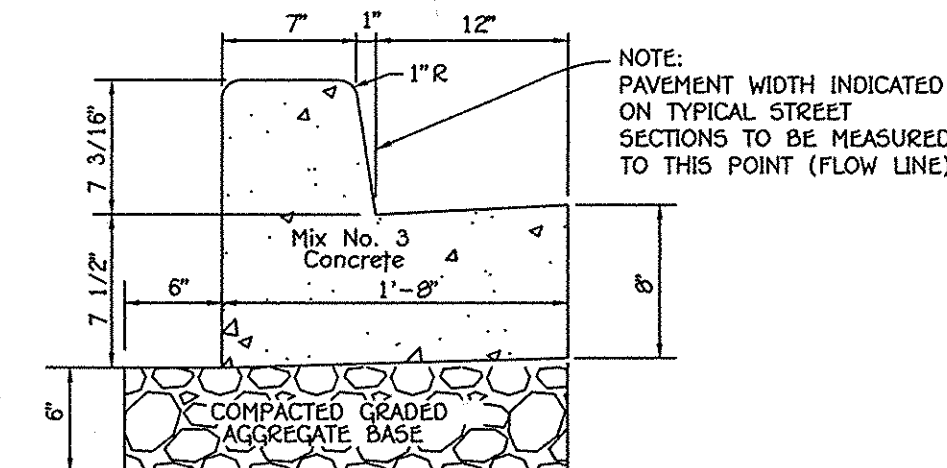
**DETECTABLE WARNING SURFACE GUIDELINES**

STD. DETAIL MD. 655-40



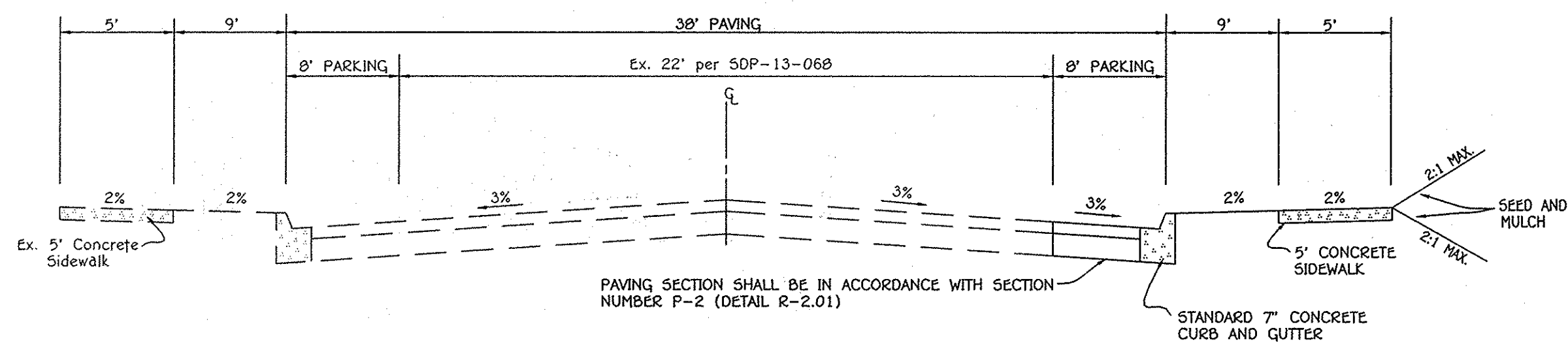
**18\"/>**

NOT TO SCALE



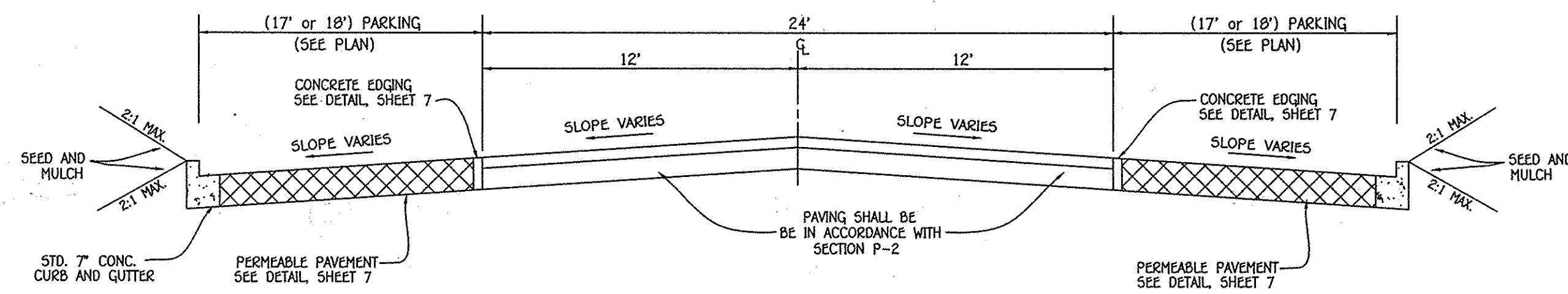
**STD. 7\"/>**

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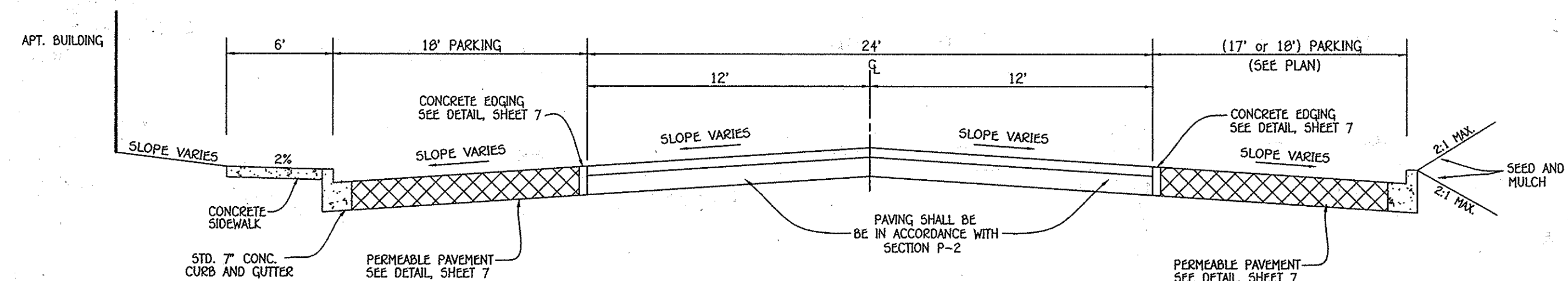
**TYPICAL ROADWAY SECTION (SOUTHMOOR STREET)**

NO SCALE



**TYPICAL ROADWAY SECTION (PARKING LOT)**

NO SCALE



**TYPICAL ROADWAY SECTION (PARKING LOT)**

NO SCALE

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)					
		3 TO <5	5 TO <7	≥7	3 TO <5	5 TO <7	≥7
P-2	PARKING DRIVE ASSESS: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY  LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SACS: RESIDENTIAL	PAVEMENT MATERIAL (INCHES)					
		HMA SUPERPAVE FINAL SURFACE					
		HMA SUPERPAVE INTERMEDIATE SURFACE					
		HMA SUPERPAVE BASE					
		1.5	1.5	1.5	1.5	1.5	1.5
		1.0	1.0	1.0	1.0	1.0	1.0
		2.0	2.0	2.0	3.5	2.0	2.0
		8.0	4.0	3.0	4.0	4.0	4.0

\*GAB NOTE:  
IN ACCORDANCE WITH THIS PROJECTS GREEN NEIGHBORHOOD SITE PROGRAM, THE GRADED AGGREGATE BASE CAN INCLUDE RECYCLED CONCRETE STONE (RCS) THAT MEETS HOWARD COUNTY CRITERIA.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
OXFORD SQUARE OFFICE: 10272 BALTIMORE NATIONAL PIKE  
CROFTON CITY, MARYLAND 21114  
(410) 461-2899



**Owner / Developer**

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6990 Wisconsin Avenue, Suite 303  
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Ph: 301-654-5500

**Builder**

Woodfield Investments  
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6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-5500

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*K. St. Louis*  
Chief, Division of Land Development

8-05-14  
Date

*M. Chant*  
Chief, Development Engineering Division

7-8-14  
Date

*Dirk L. Lauer*  
Director - Department of Planning and Zoning

8-5-14  
Date

SUBDIVISION	SECTION/AREA	PARCEL
OXFORD SQUARE - WOODFIELD	----	"K"
PLAT NO.	BLOCK NO.	ZONE
22913-22914	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
38	1st	601101

**ROADWAY DETAILS**

**OXFORD SQUARE**

"WOODFIELD"

"A Howard County Green Neighborhood"

Parcel "K"

Zoned: TOD

Grid No.: 20 Parcel No.: 761

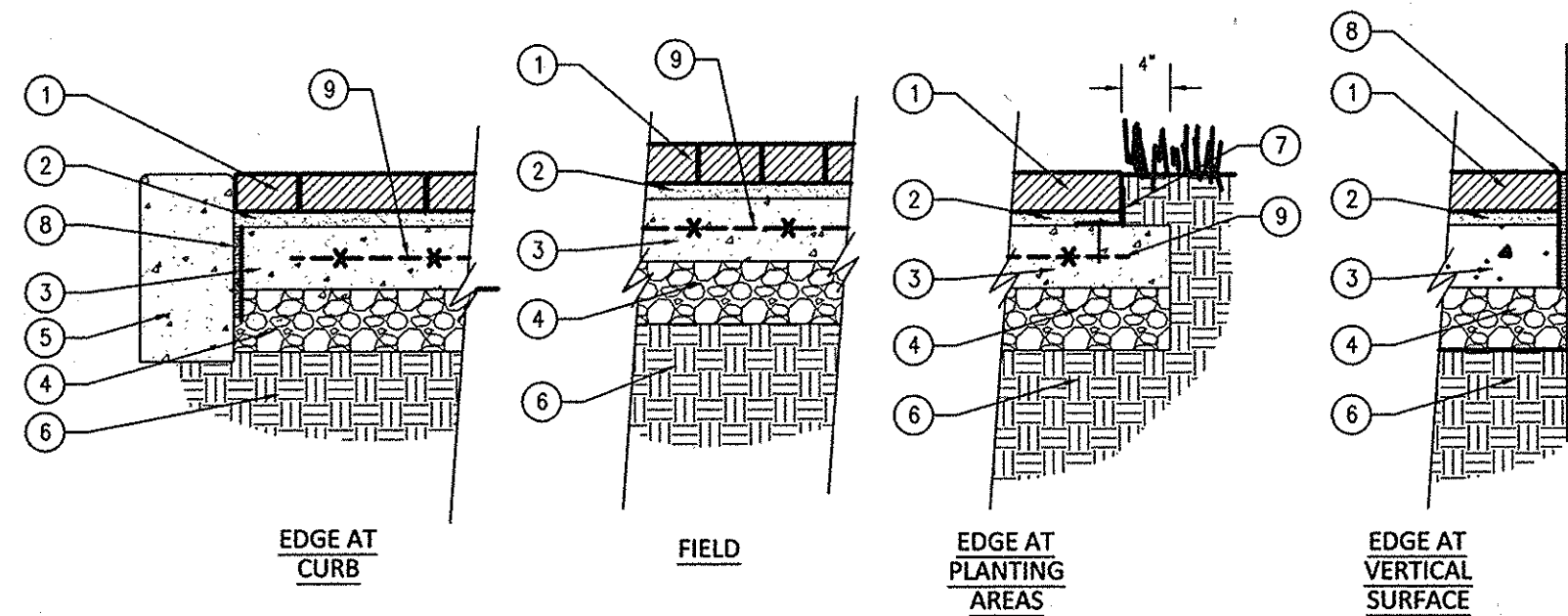
First Election District: Howard County, Maryland

Scale: As Shown

Date: June 12, 2014

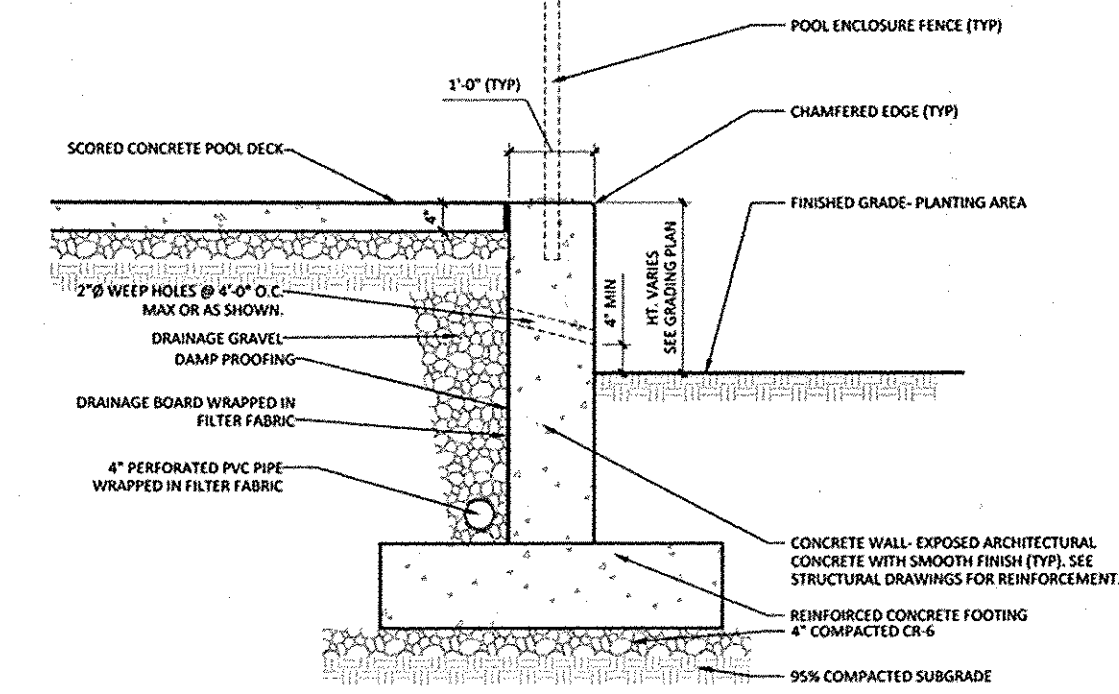
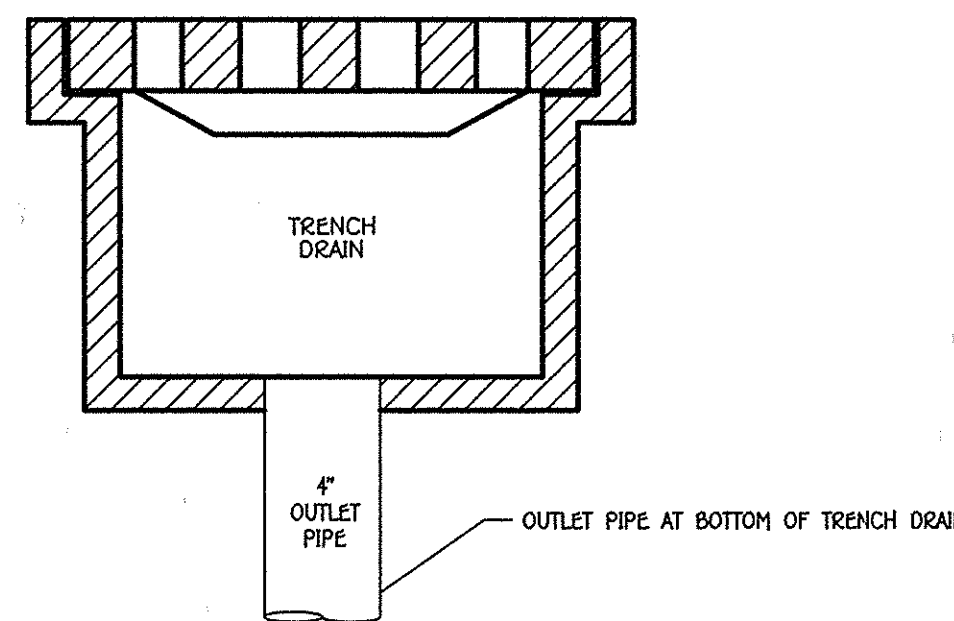
Sheet 31 Of 42





1. HAND TIGHT UNIT PAVERS W/ SAND SWEEP JOINTS, REFER TO PLAN FOR PATTERN
2. 3/4" SAND SETTING BED (3 PARTS SAND TO 1 PART MORTAR)
3. 4" THICK CONCRETE BASE, 4" DEPTH COMPACTED GRADED AGGREGATE BASE
4. CONC. CURB - REFER TO CIVIL DWGS.
5. COMPACTED SUBGRADE
6. PAVER EDGE RESTRAINT SYSTEM AT ALL PLANTED EDGES
7. SEALED 1/2" EXPANSION JOINT
8. 6X6 W2.1/W2.1 WELDED WIRE MESH

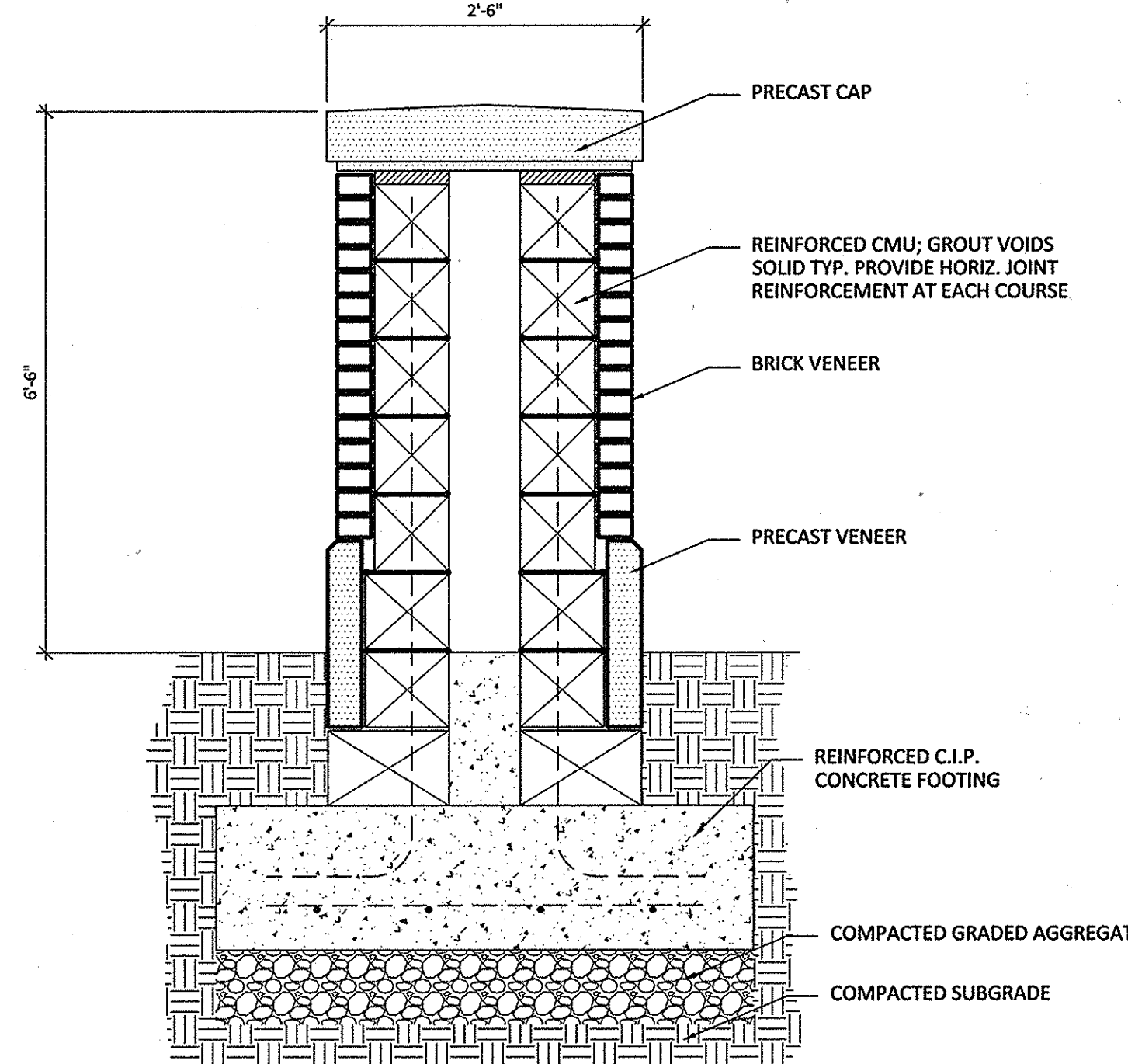
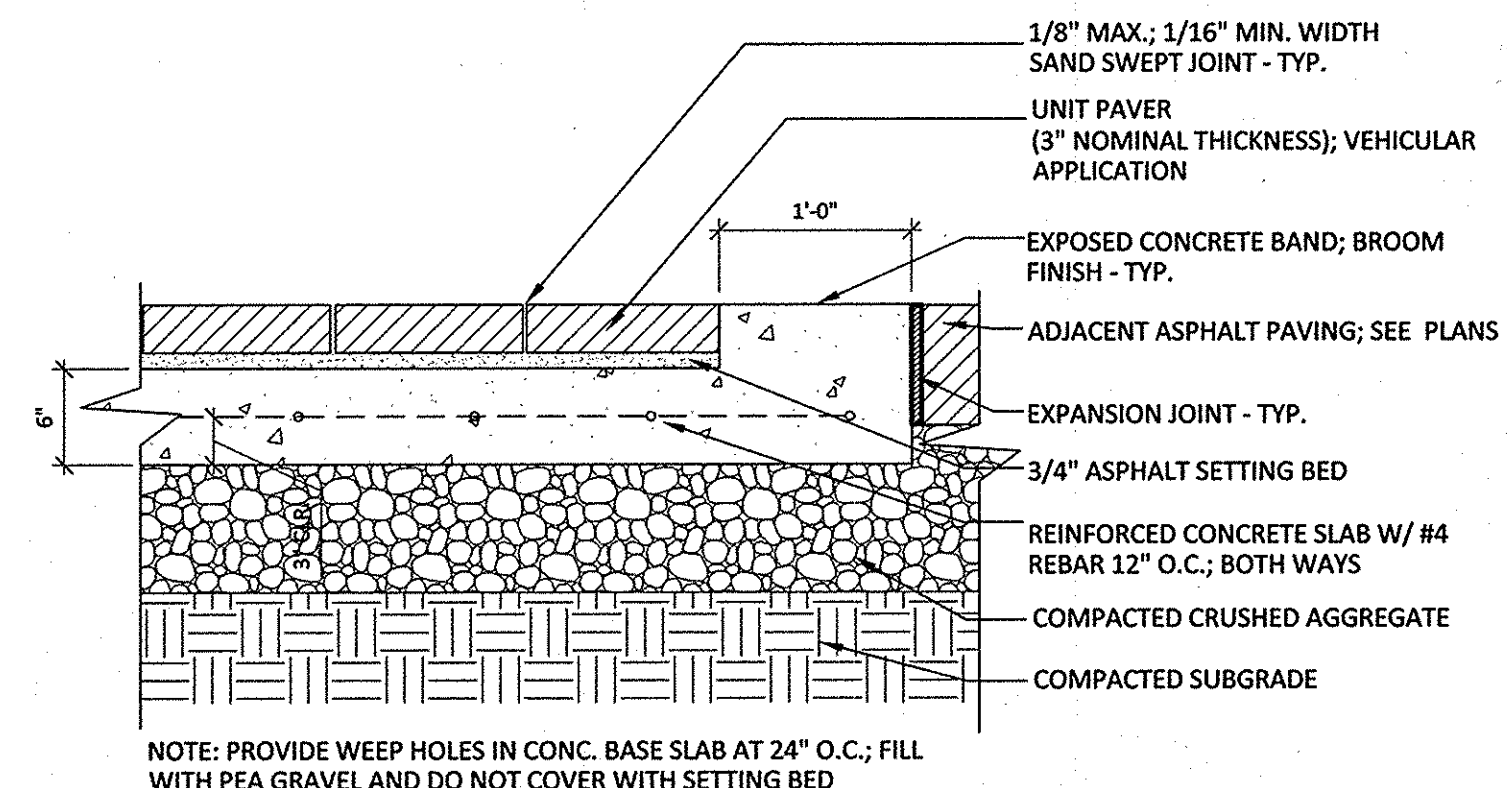
NOTE:  
 \* PROVIDE JOINT SAND STABILIZER, SANDLOCK OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS FOR ALL JOINTS.  
 \* PROVIDE 2" DIAMETER WEEP HOLES IN CONC. BASE, LOCATED AT LOWEST ELEVATIONS OF THE PAVERS AND AT HIGH SIDE OF ALL TREE PITS. DO NOT COVER WITH SETTING BED AND FILL WITH PEA GRAVEL.



1 UNIT PAVING - PEDESTRIAN APPLICATION  
1" = 1'-0"

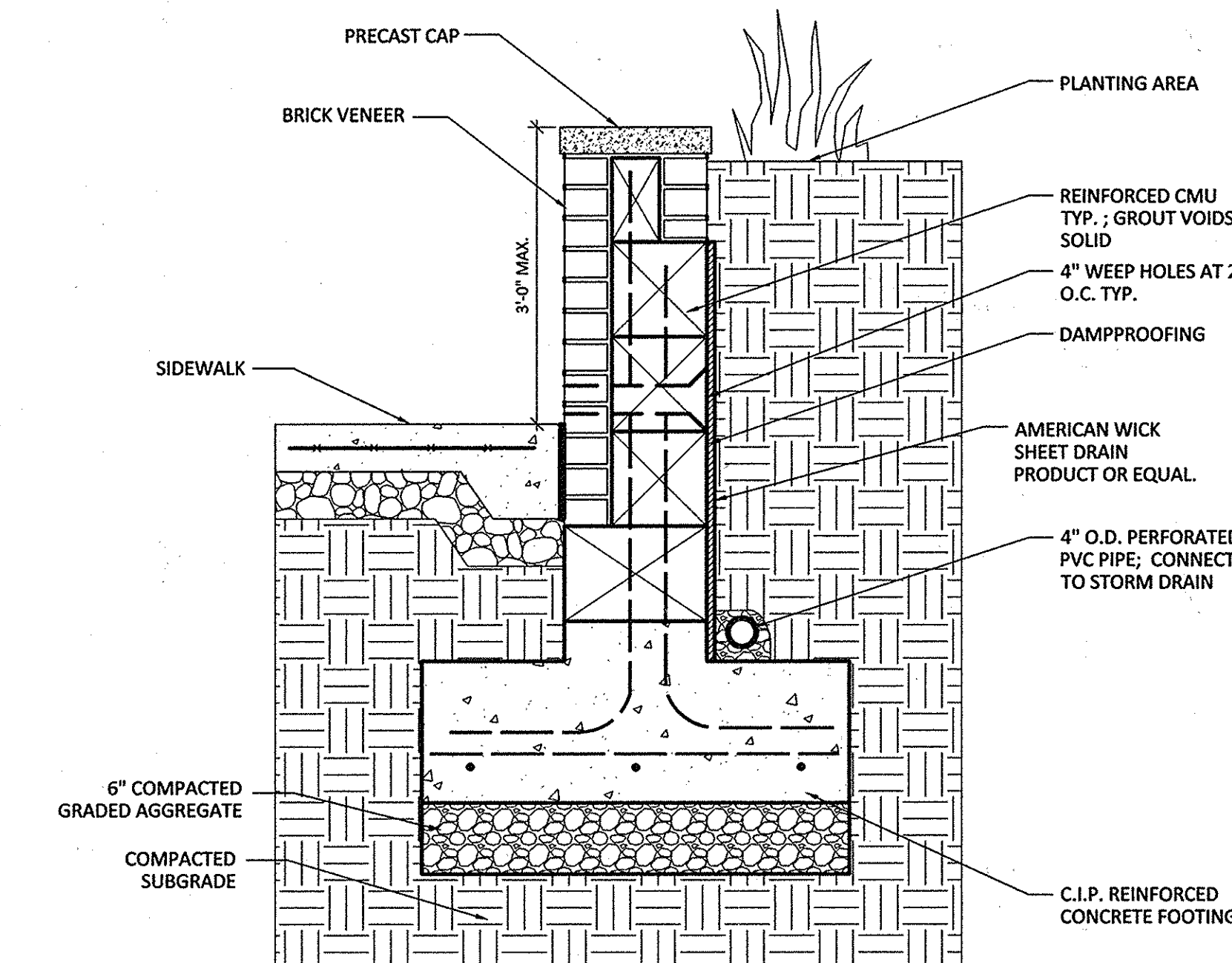
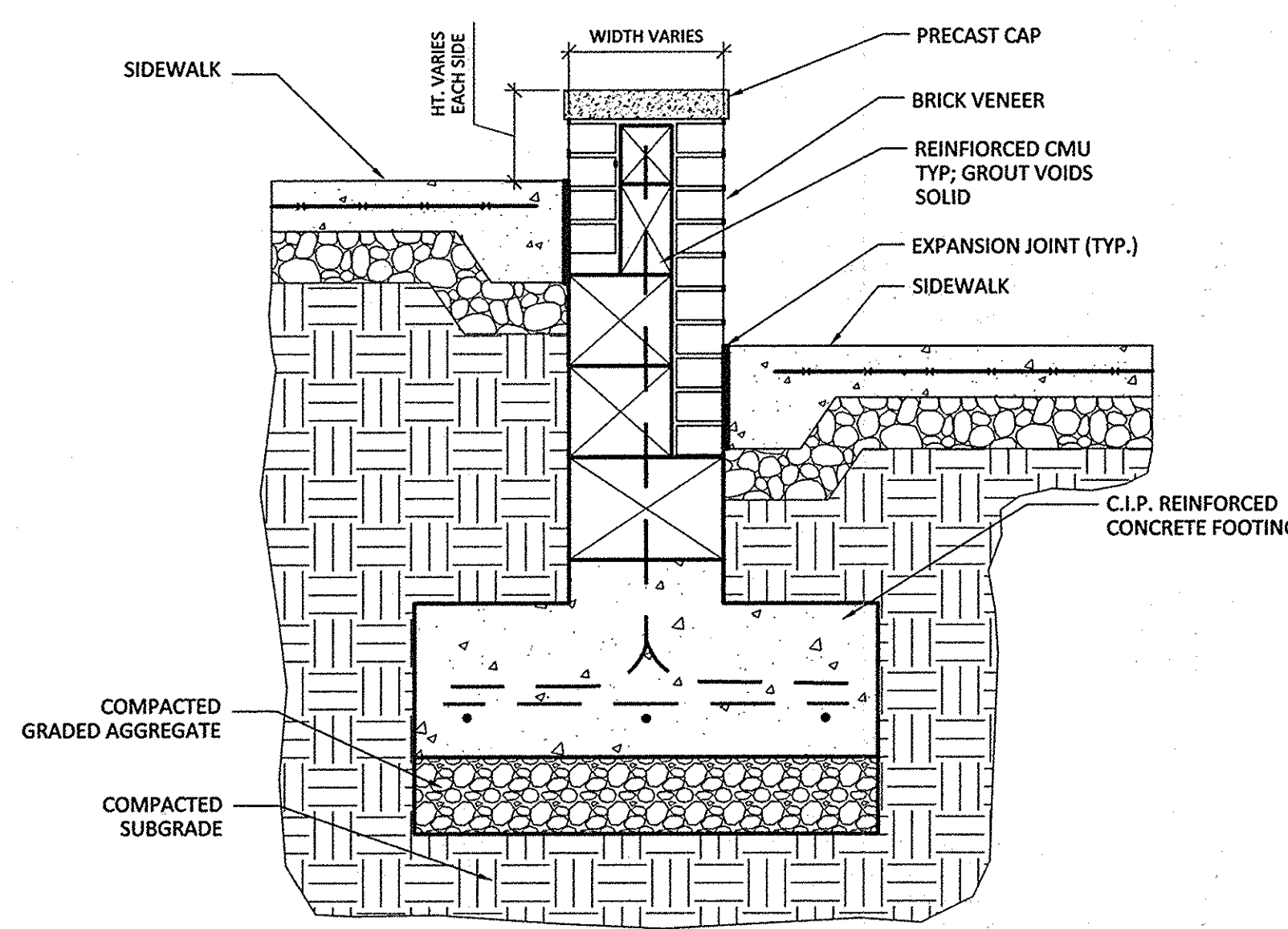
TRENCH DRAIN SECTION  
NO SCALE

RETAINING WALL AT SWIMMING POOL - TYPICAL SECTION  
NO SCALE



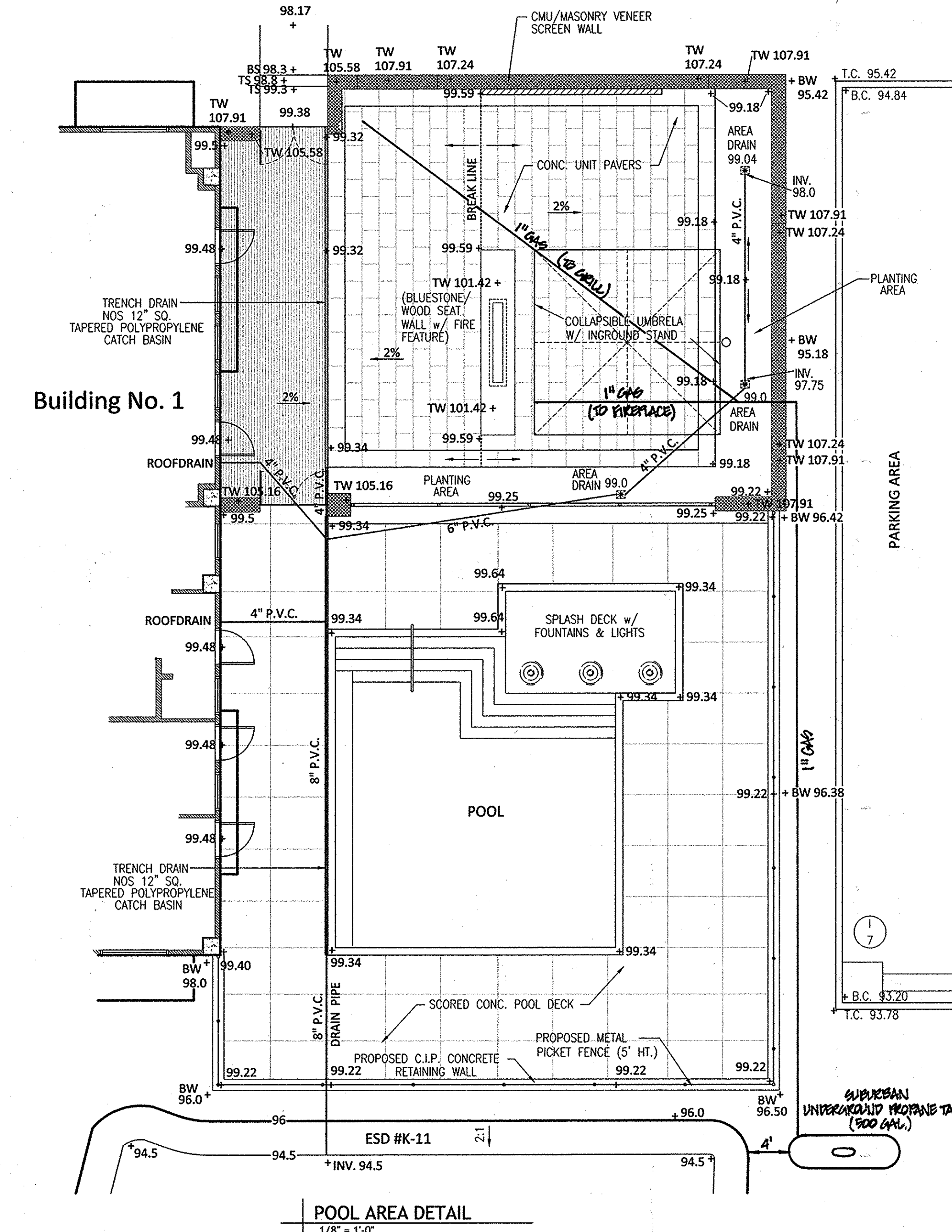
2 UNIT PAVING AT CROSSWALK - VEHICULAR CONDITION  
1" = 1'-0"

5 TYPICAL UNIT MASONRY PIER - SECTION  
3/4" = 1'-0"



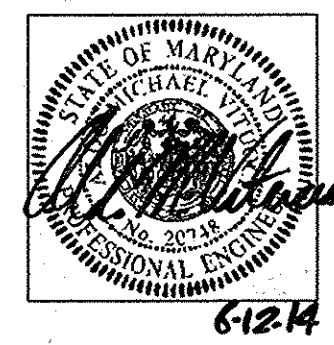
3 TYPICAL RETAINING WALL AT SOUTHMOOR STREET - SECTION  
1" = 1'-0"

4 TYPICAL RETAINING WALL AT PLANTING AREA - SECTION  
1" = 1'-0"



POOL AREA DETAIL  
1/8" = 1'-0"

FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PkE  
 ELLSWORTH CITY, MARYLAND 21042  
 (410) 461-2255



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 Ph: 301-654-9500

**Builder**  
 Woodfield Investments  
 c/o Mr. Todd Jacobus  
 6990 Wisconsin Avenue, Suite 303  
 Chevy Chase, Maryland 20815  
 Ph: 301-654-9500

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kettle D... 8-05-14*  
 Chief, Division of Land Development Date

*... 7-8-14*  
 Chief, Development Engineering Division Date

*D... 8-5-14*  
 Director - Department of Planning and Zoning Date

SUBDIVISION	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
OXFORD SQUARE - WOODFIELD	---	TOD	3B	1st	601101

**SITE DETAILS**  
**OXFORD SQUARE**  
 "WOODFIELD"  
 "A Howard County Green Neighborhood"  
 Parcel "K"  
 Zoned: TOD  
 Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
 First Election District Howard County, Maryland  
 Scale: As Shown  
 Date: June 12, 2014  
 Sheet 32 Of 42

NO.	REVISION	DATE
1	ADD PROPANE TANK & 1" GAS LINE TO POOL AREA	8/1/14



















**STANDARD AND SPECIFICATIONS FOR SEDIMENT BASINS**

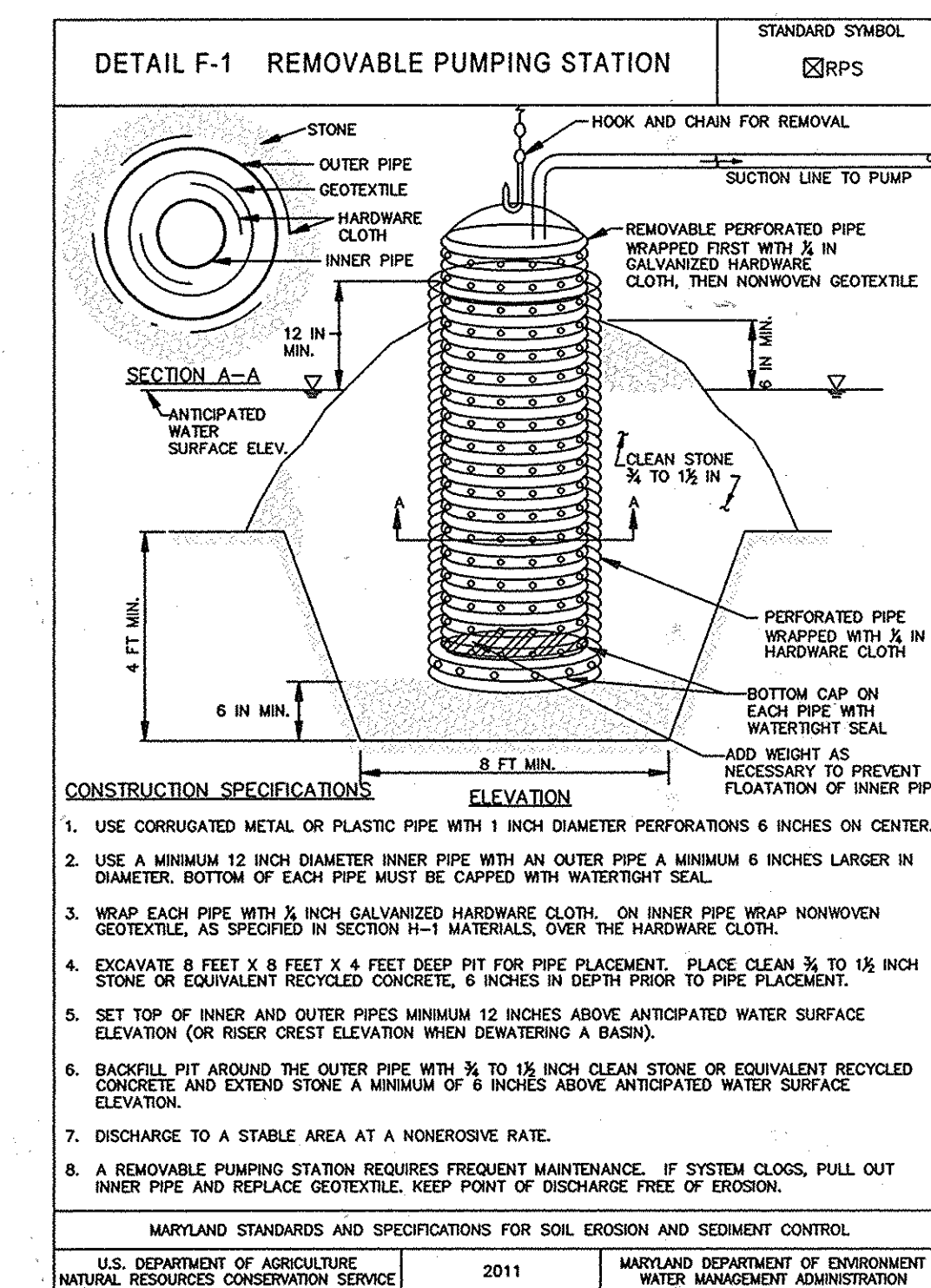
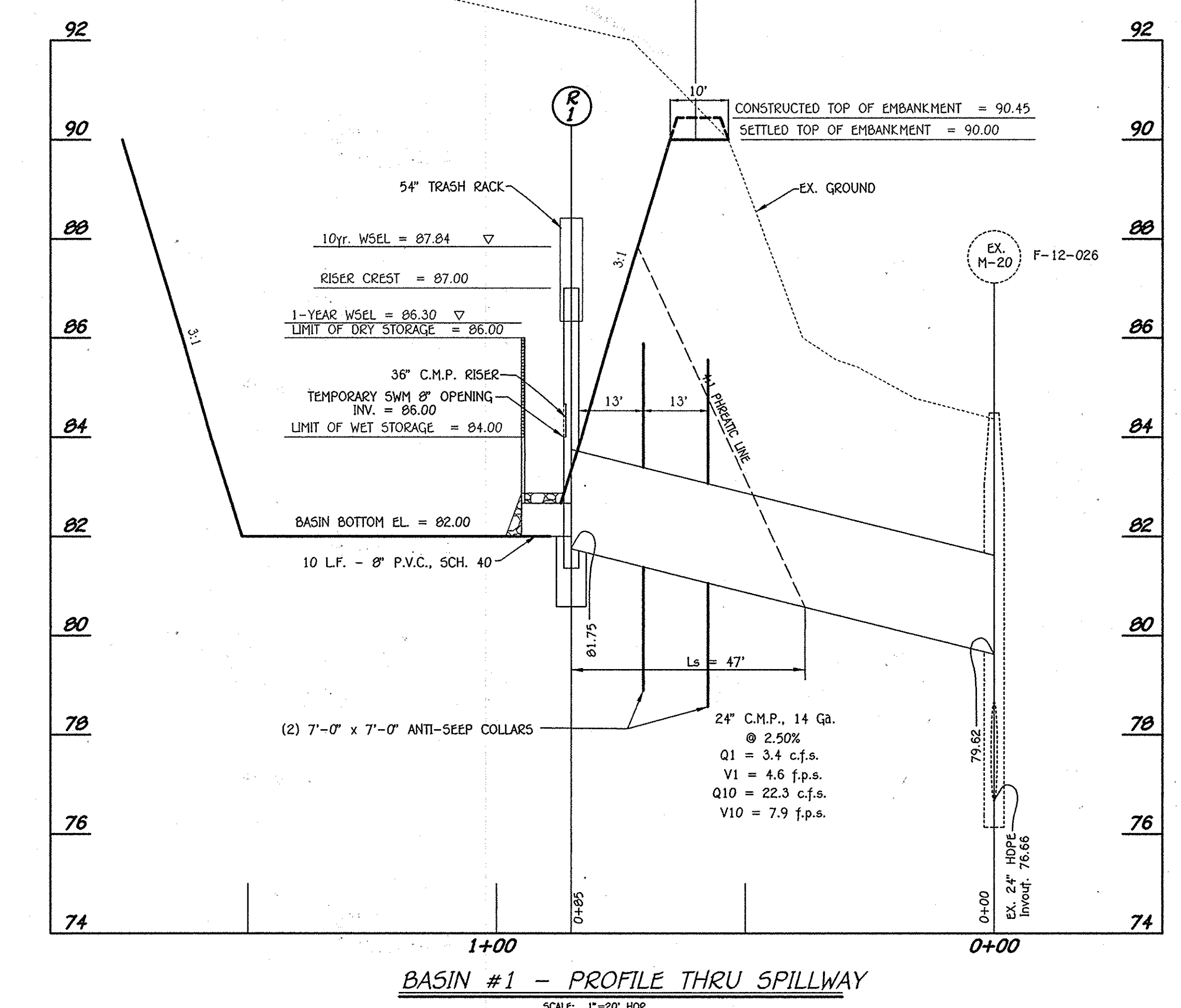
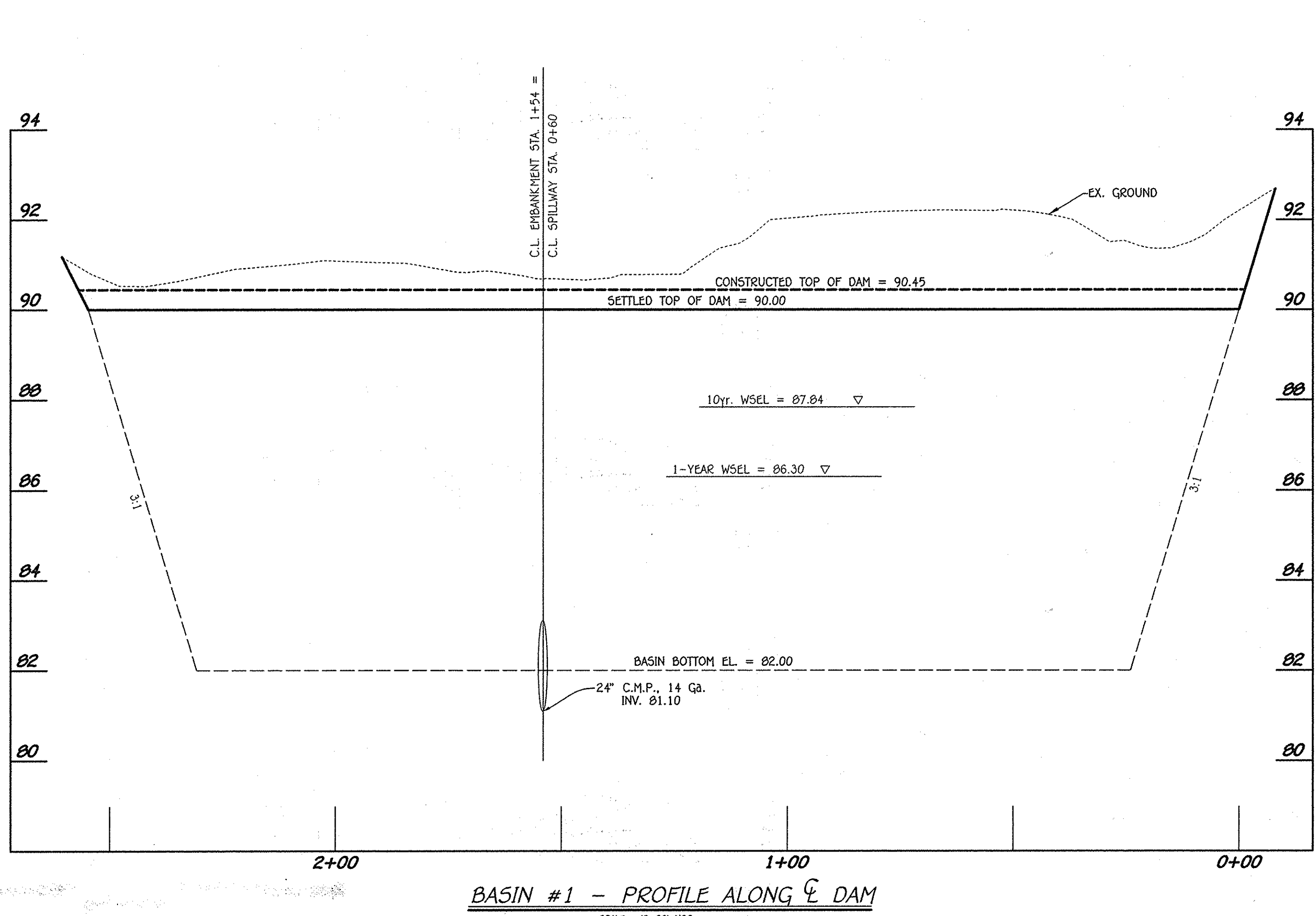
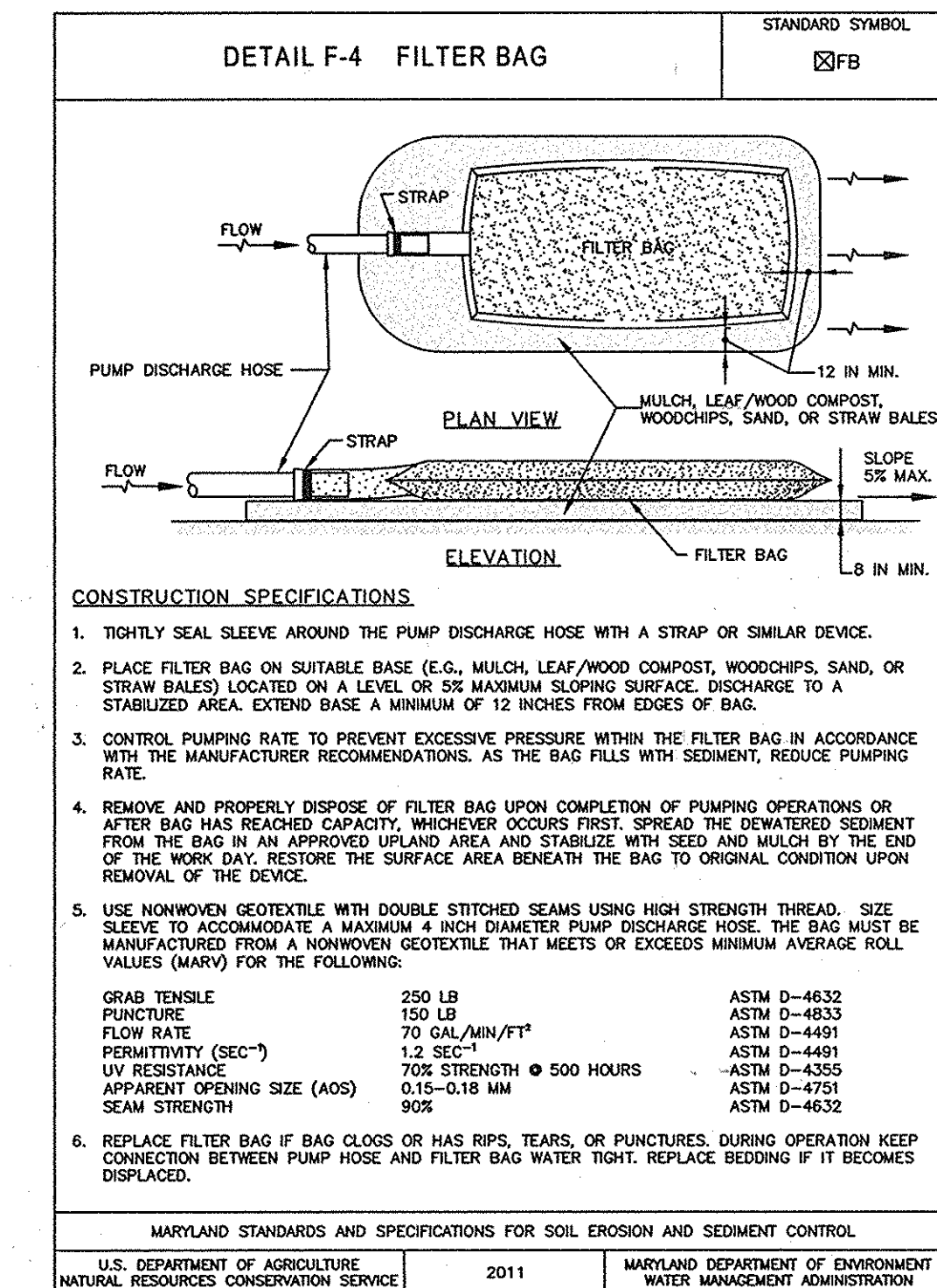
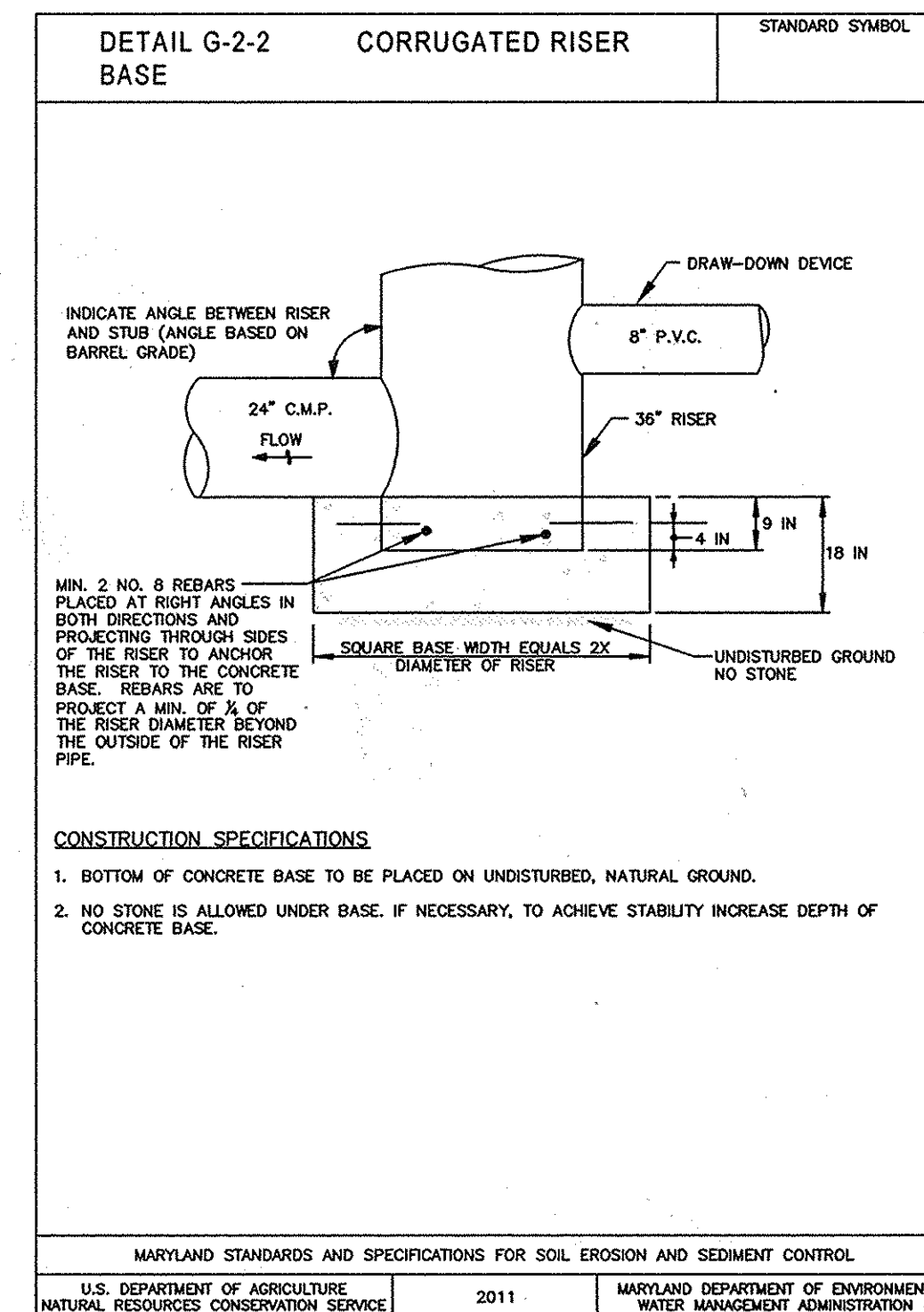
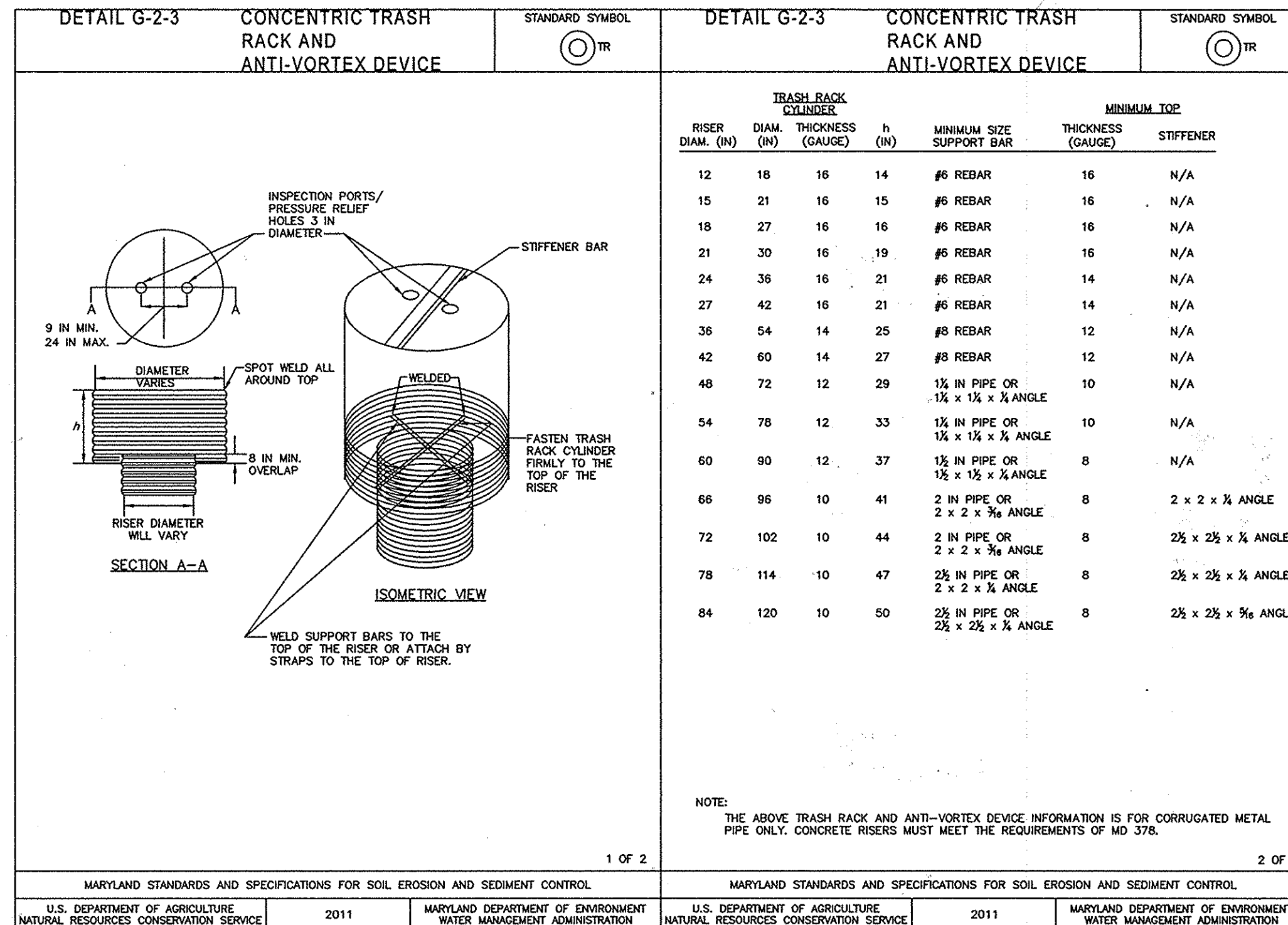
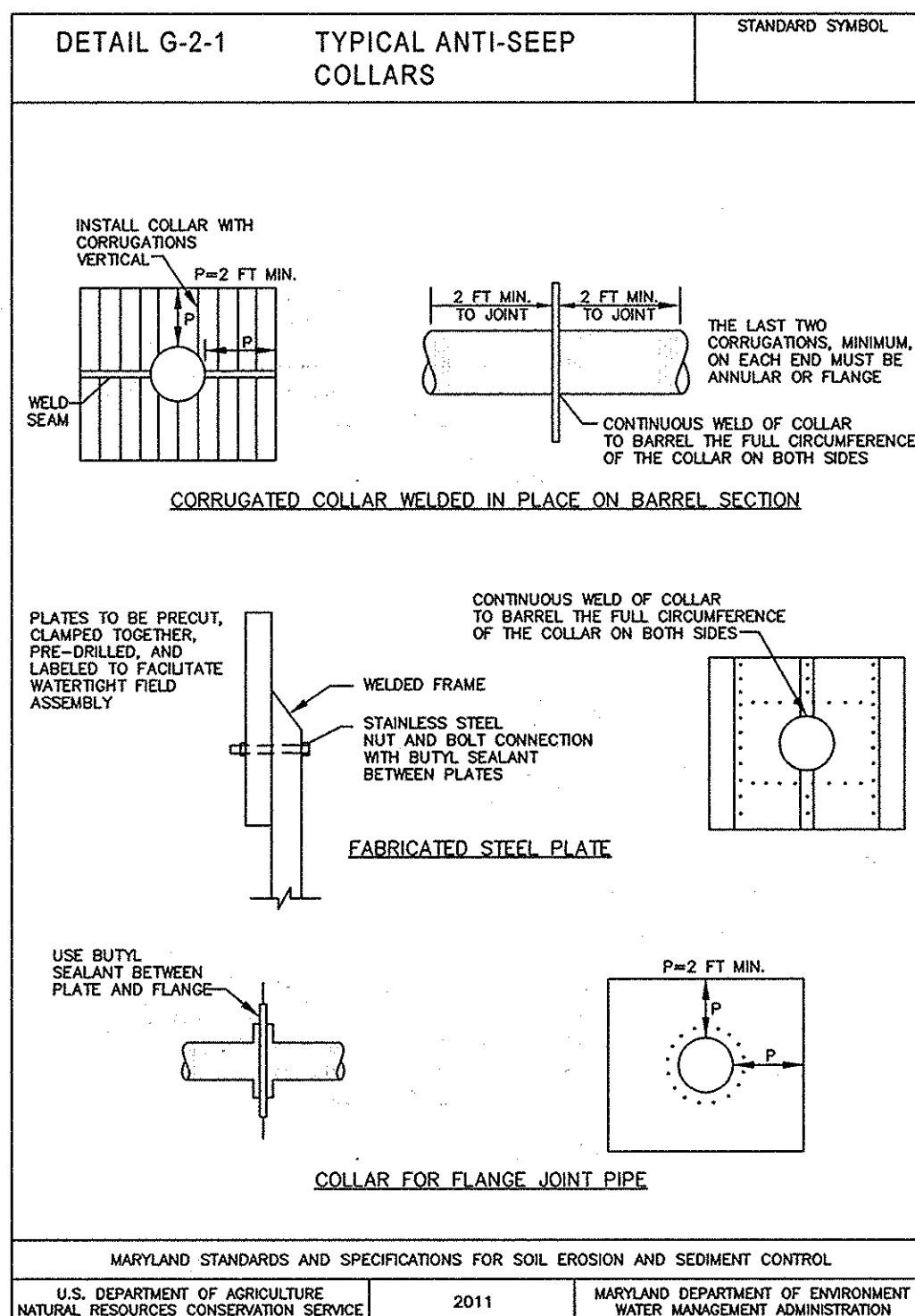
**Definition**  
A temporary barrier or dam constructed across a drainage way or at other suitable locations to intercept sediment basin runoff. This barrier may be combined with excavation to achieve the required storage.

**Purpose**  
Sediment basins protect downstream properties and developments by trapping sediment and controlling the volume of stormwater runoff.

**Wet and Dry Storage**  
The minimum storage volume requirement for sediment basins is 3600 cubic feet per acre of contributing drainage area. The basin storage volume of 3600 cubic feet per acre shall be divided equally into "dry" or detention storage and "wet" or retention storage. Basins shall be designed to the wet pool elevation corresponding to 1000 cubic feet of storage per acre of drainage area.

**Conditions Where Practice Applies**  
A sediment basin required to control runoff and sediment from large areas where sediment traps are not appropriate. Stormwater management ponds may be used as sediment basins provided that they meet the requirements of this section and that the construction sequence addresses conveying the sediment basin to the permanent stormwater management pond.

**Conditions of Use**  
This standard applies to the installation of temporary sediment basins on sites where: (a) failure of the structure would result in loss of life, damage to homes or buildings, or interruption of use or service of public roads or utilities; (b) the drainage area does not exceed 100 acres; (c) the minimum embankment height does not exceed 10 feet measured from the natural ground to the embankment top along the centerline of embankment; and (d) the basin is to be removed within 36 months after the beginning of construction of the basin. Where these criteria cannot be met, the structure shall be designed to conform with the National Resource Article, Title 8, Subtitle 6, Annotated Code of Maryland or Maryland SCS Standards and Specifications No. 376 for Ponds. The total volume of permanent sediment basins shall equal or exceed the capacity requirements for temporary basins contained herein.



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE: PALE - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2022

NO.	REVISION	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 of *John H. Jacobus* (below signature) **6-12-14** 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 of Developer (print name below signature) **John H. Jacobus** **6/13/14** Date

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

Signature of *John H. Jacobus* **7/8/14** Date

**Owner / Developer**  
GQT Oxford Venture MD LLC  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Cherry Chase, Maryland 20815  
Ph: 301-654-5500

**Builder**  
Woodfield Investments  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Cherry Chase, Maryland 20815  
Ph: 301-654-5500

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature of *Keith S. ...* **8-05-14** Date  
Chief, Division of Land Development

Signature of *...* **7-8-14** Date  
Chief, Development Engineering Division

Signature of *...* **8-5-14** Date  
Director - Department of Planning and Zoning

SUBDIVISION	SECTION/AREA	PARCEL
OXFORD SQUARE - WOODFIELD	---	"K"
PLAT NO.	BLOCK NO.	ZONE
22913-22914	---	T00
TAX/ZONE	ELEC. DIST.	CENSUS TR.
30	1st.	601101

**SEDIMENT BASIN DETAIL SHEET**

**OXFORD SQUARE**

"WOODFIELD"

"A Howard County Green Neighborhood"

Parcel "K"

Zoned: TOD

Tax Map No.: 30 Grid No.: 20 Parcel No.: 761

First Election District: Howard County, Maryland

Scale: As Shown

Date: June 12, 2014

Sheet 37 Of 42

SDP-14-027

I:\2009\09014\dwg\Woodfields-Parcel K only\09014\_Sheet 37\_6/12/2014 9:58:57 AM, 11



(Meters)  
N 168924.257050  
E 42260.321125  
N 592900  
E 1388350

(Meters)  
N 592200  
E 1388350  
N 168310.896624  
E 42260.321125



**Beaumont Place (N)**  
(Private Access Street)

**Danvers Street**  
(Private Access Street)

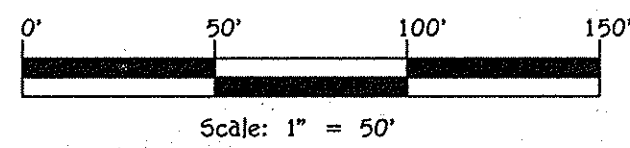
**Southmoor Street**  
(Private Access Street)

**Banbury Drive**  
(Major Collector)  
(R/W Varies)

**Parcel 'K'**  
9.031 Ac.±

**Saint Margarets Boulevard**  
(Major Collector)  
(R/W Varies)

**Coca-Cola Drive**  
(Major Collector)  
(Formerly Company Center Drive)  
(L. 2410, F. 780 and 789)  
(100' Public Right-of-Way)



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



**Owner / Developer**  
GGT Oxford Venture MD LLC  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph# 301-654-5500

**Builder**  
Woodfield Investments  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph# 301-654-5500

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Karl Stauder*  
Chief, Division of Land Development

8/05/14  
Date

*John Egan*  
Chief, Development Engineering Division

7-8-14  
Date

*Diana Lawrence*  
Director - Department of Planning and Zoning

8-5-14  
Date

SUBDIVISION	SECTION/AREA	PARCEL
OXFORD SQUARE - WOODFIELD	----	'K'
PLAT NO.	BLOCK NO.	ZONE
22913 - 22914	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
3B	1st.	601101

METES & BOUNDS

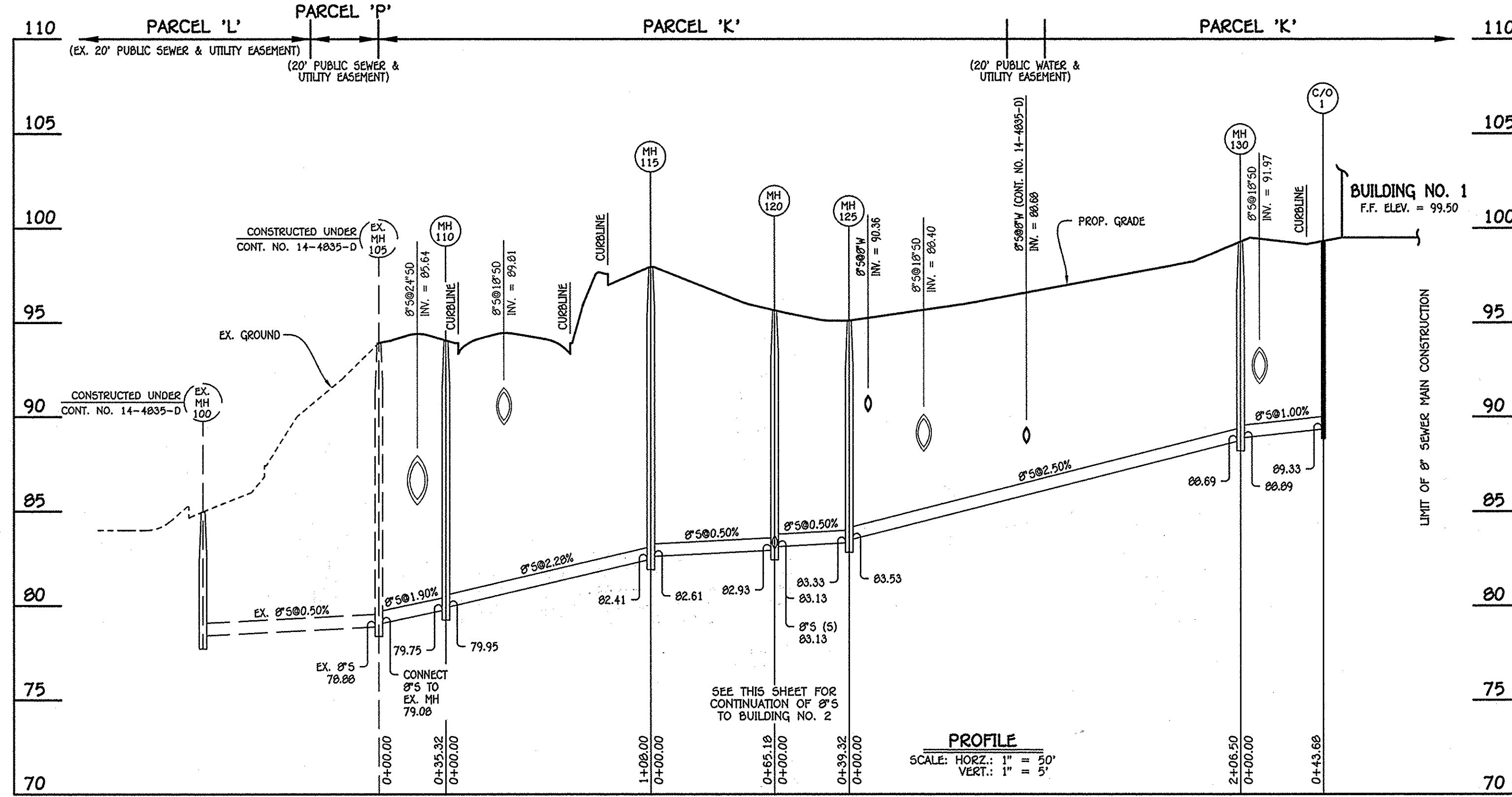
**OXFORD SQUARE**

"WOODFIELD"  
"A Howard County Green Neighborhood"  
Parcel 'K'

Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland

Scale: As Shown  
Date: June 12, 2014  
Sheet 38 Of 42

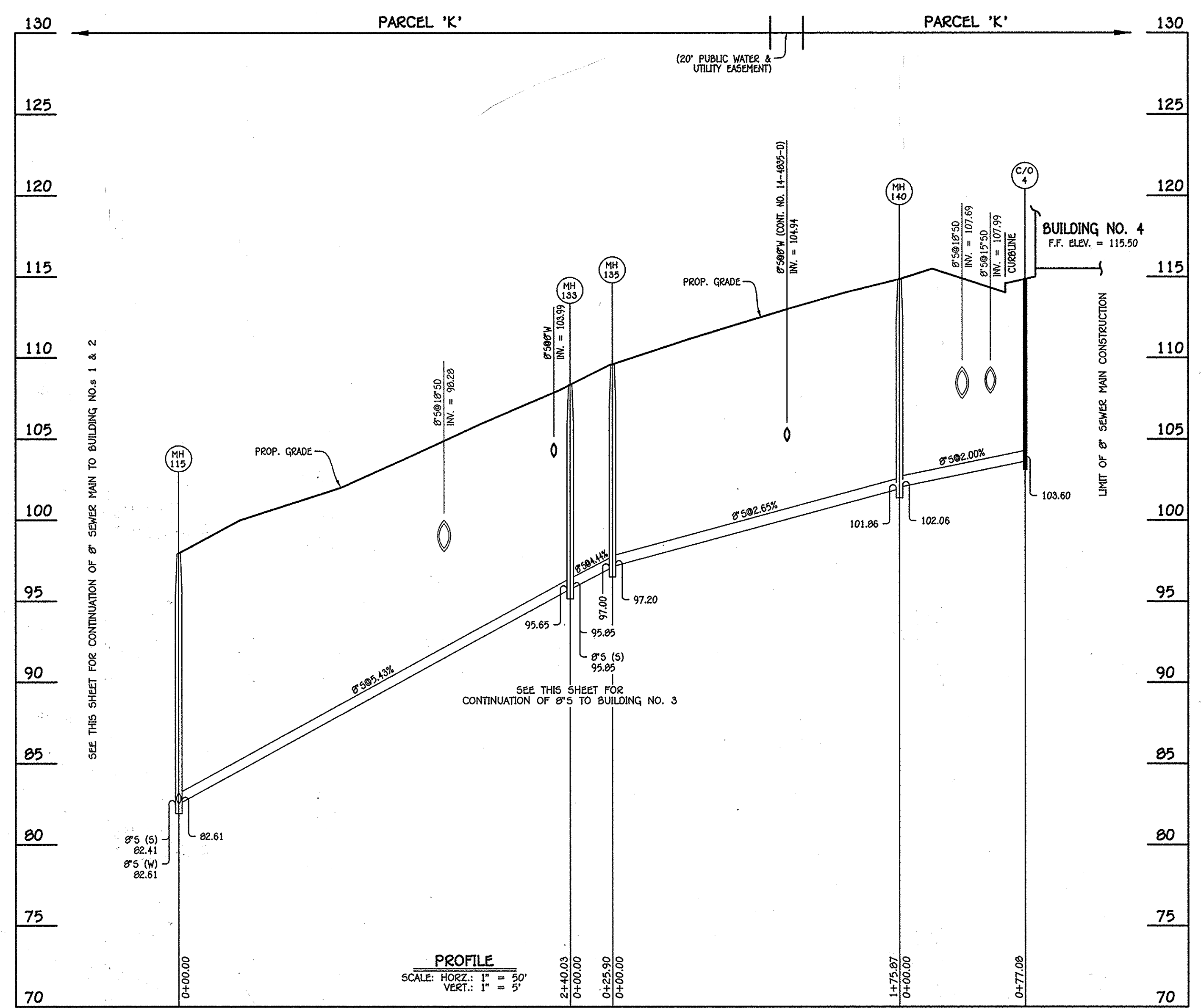




8" SEWER MAIN: BUILDING NO. 1

MANHOLE TABULATION CHART			
NO.	NORTHING	EASTING	RIM ELEVATION
110	552323.90	1387415.05	94.05
115	552371.68	1387318.20	97.95
120	552313.23	1387289.35	95.65
125	552277.97	1387271.96	95.10
130	552369.34	1387086.77	99.28
C/O 1	552330.17	1387067.45	99.31

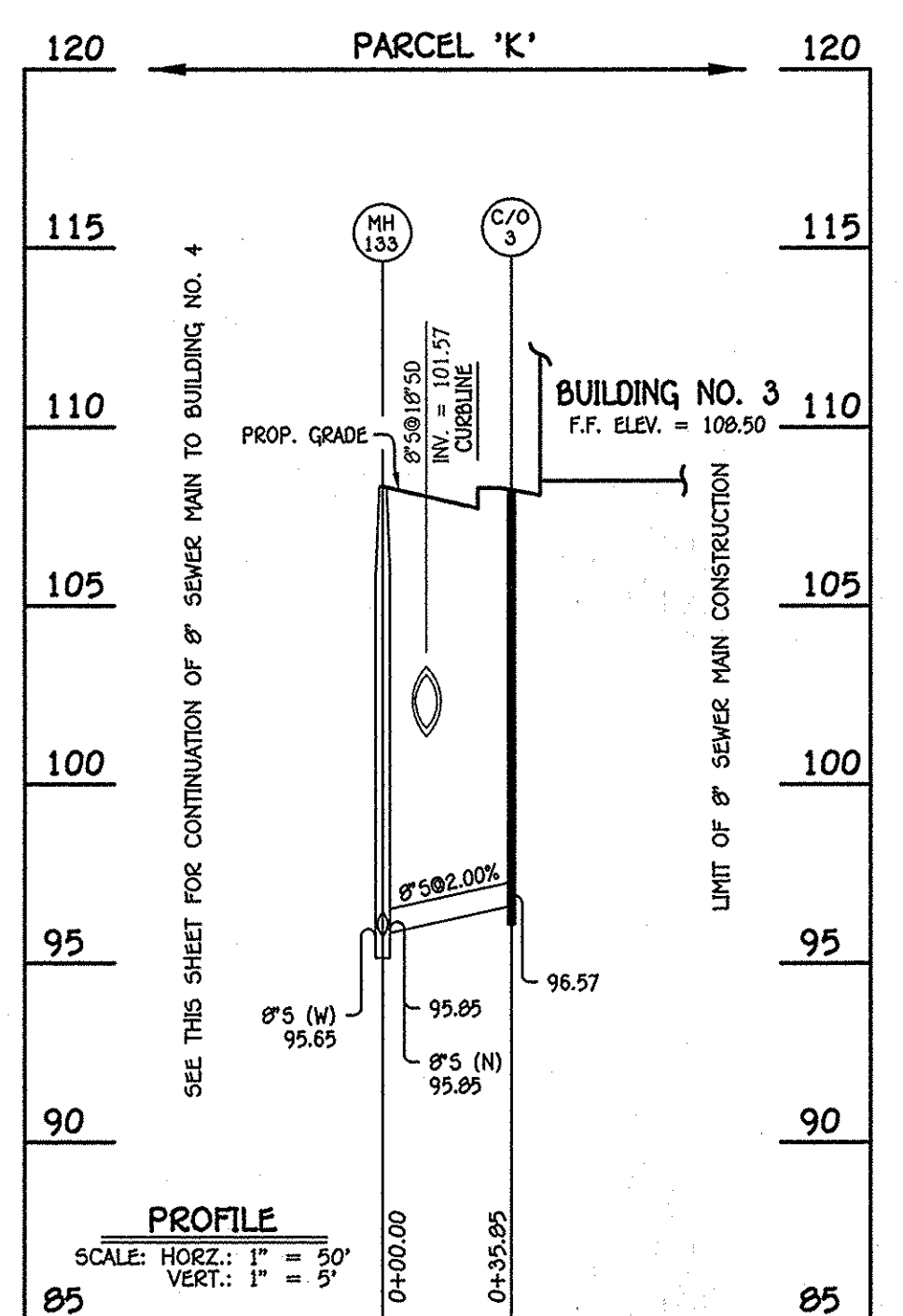
NOTE: SET MH & C/O RIMS FLUSH W/PROPOSED GRADE.



8" SEWER MAIN: BUILDING NO. 4

MANHOLE TABULATION CHART			
NO.	NORTHING	EASTING	RIM ELEVATION
133	552508.71	1387420.75	108.34
135	552612.12	1387431.81	109.60
140	552689.98	1387274.12	114.85
C/O 4	552698.81	1387197.55	114.85

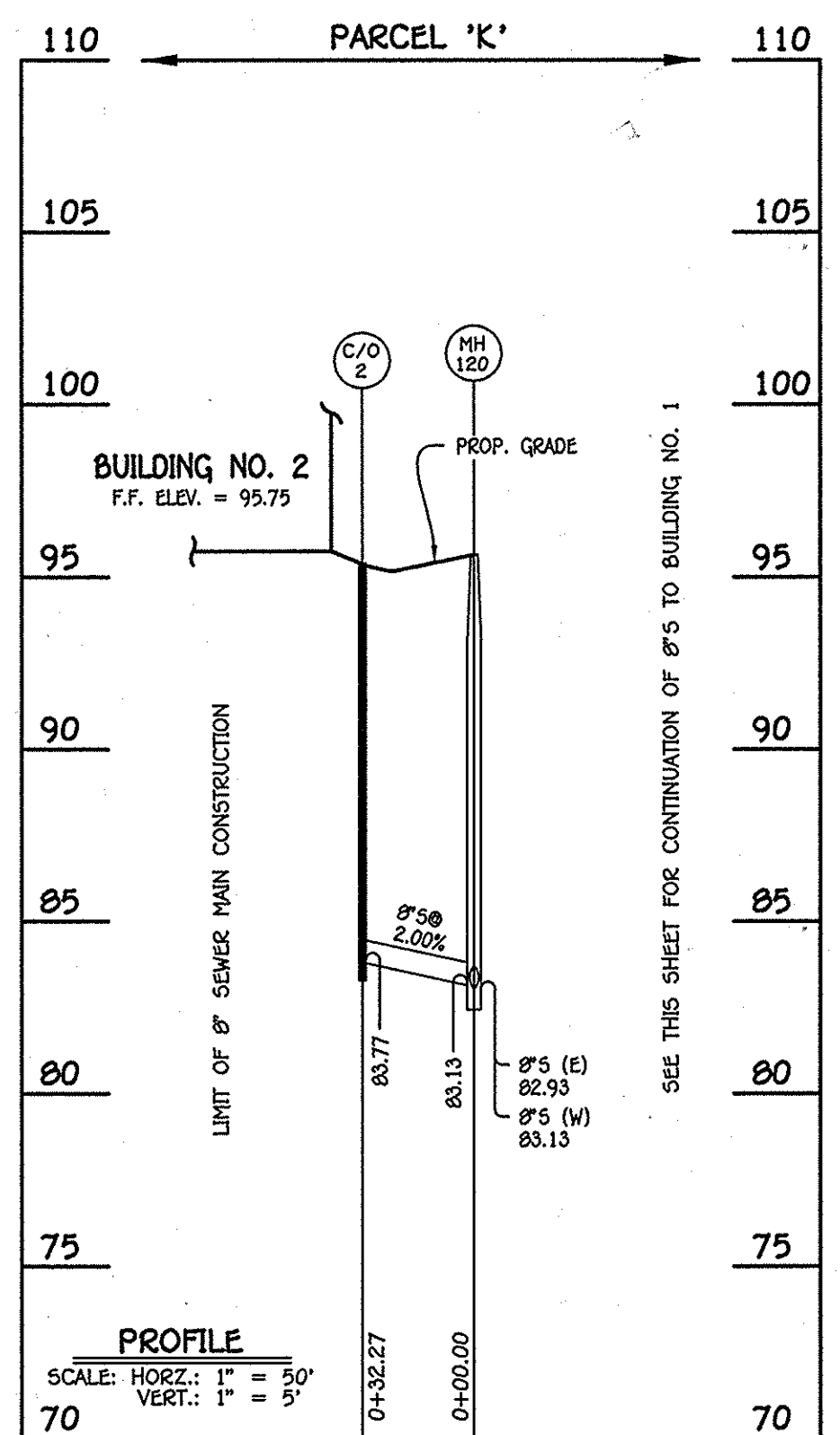
NOTE: SET MH & C/O RIMS FLUSH W/PROPOSED GRADE.



8" SEWER MAIN: BUILDING NO. 3

MANHOLE TABULATION CHART			
NO.	NORTHING	EASTING	RIM ELEVATION
C/O 3	552572.84	1387452.90	108.25

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



8" SEWER MAIN: BUILDING NO. 2

MANHOLE TABULATION CHART			
NO.	NORTHING	EASTING	RIM ELEVATION
C/O 2	552290.29	1387312.05	95.38

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

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2885



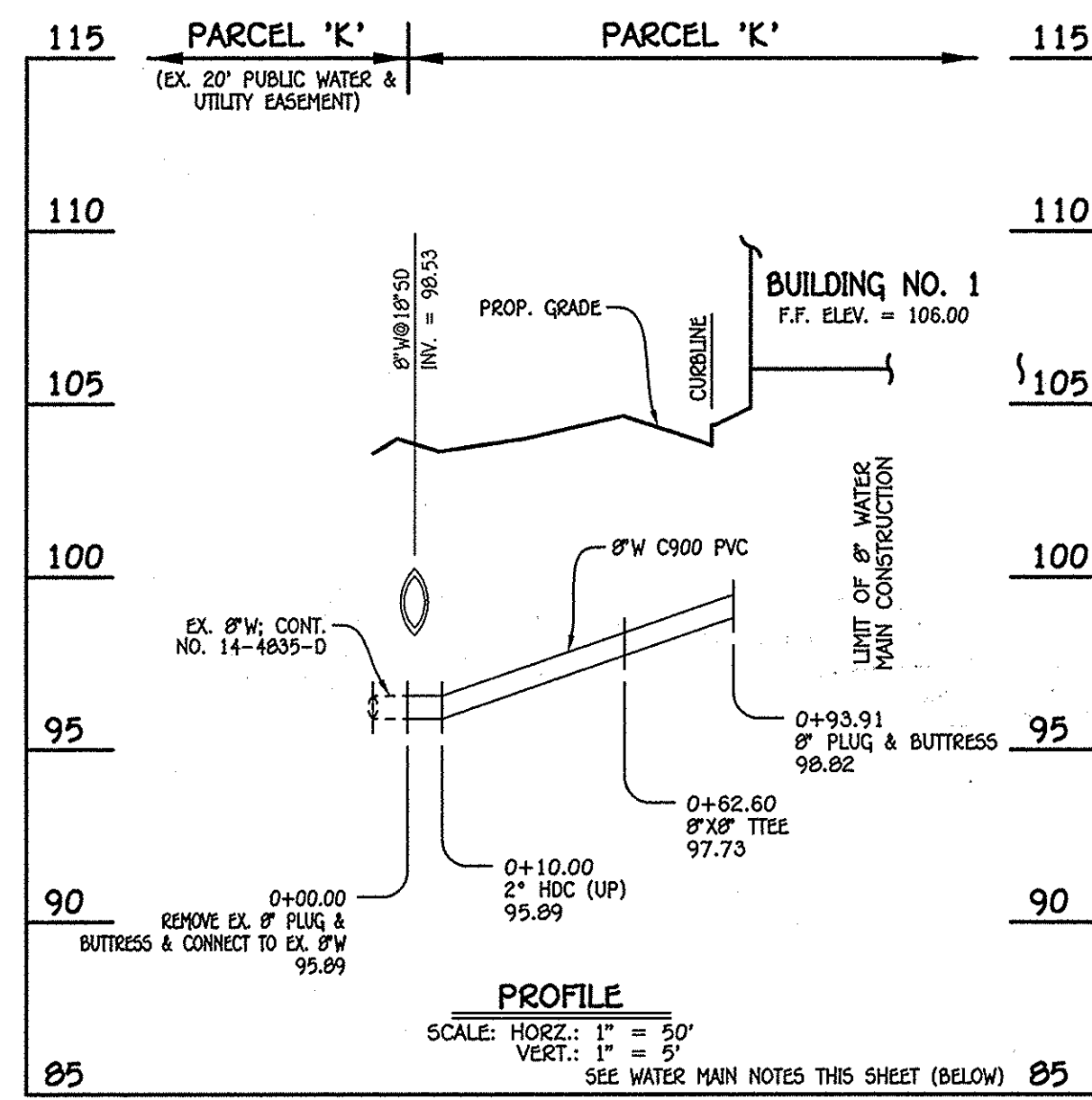
**Owner / Developer**  
GQT Oxford Venture MD LLC  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
Chevy Chase, Maryland 20815  
Ph: 301-654-9580

**Builder**  
Woodfield Investments  
c/o Mr. Todd Jacobus  
6990 Wisconsin Avenue, Suite 303  
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Ph: 301-654-9580

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Kat Schulz* Chief, Division of Land Development Date: 8/5/14  
*Phil Egan* Chief, Development Engineering Division Date: 7-8-14  
*David R. Lawrence* Director - Department of Planning and Zoning Date: 8-5-14  
SUBDIVISION: OXFORD SQUARE - WOODFIELD SECTION/AREA: PARCEL: 'K'  
PLAT NO.: 22913-22914 BLOCK NO.: ZONE: TOD TAX/ZONE: 38 ELEC. DIST.: 1st. CENSUS TR.: 601101

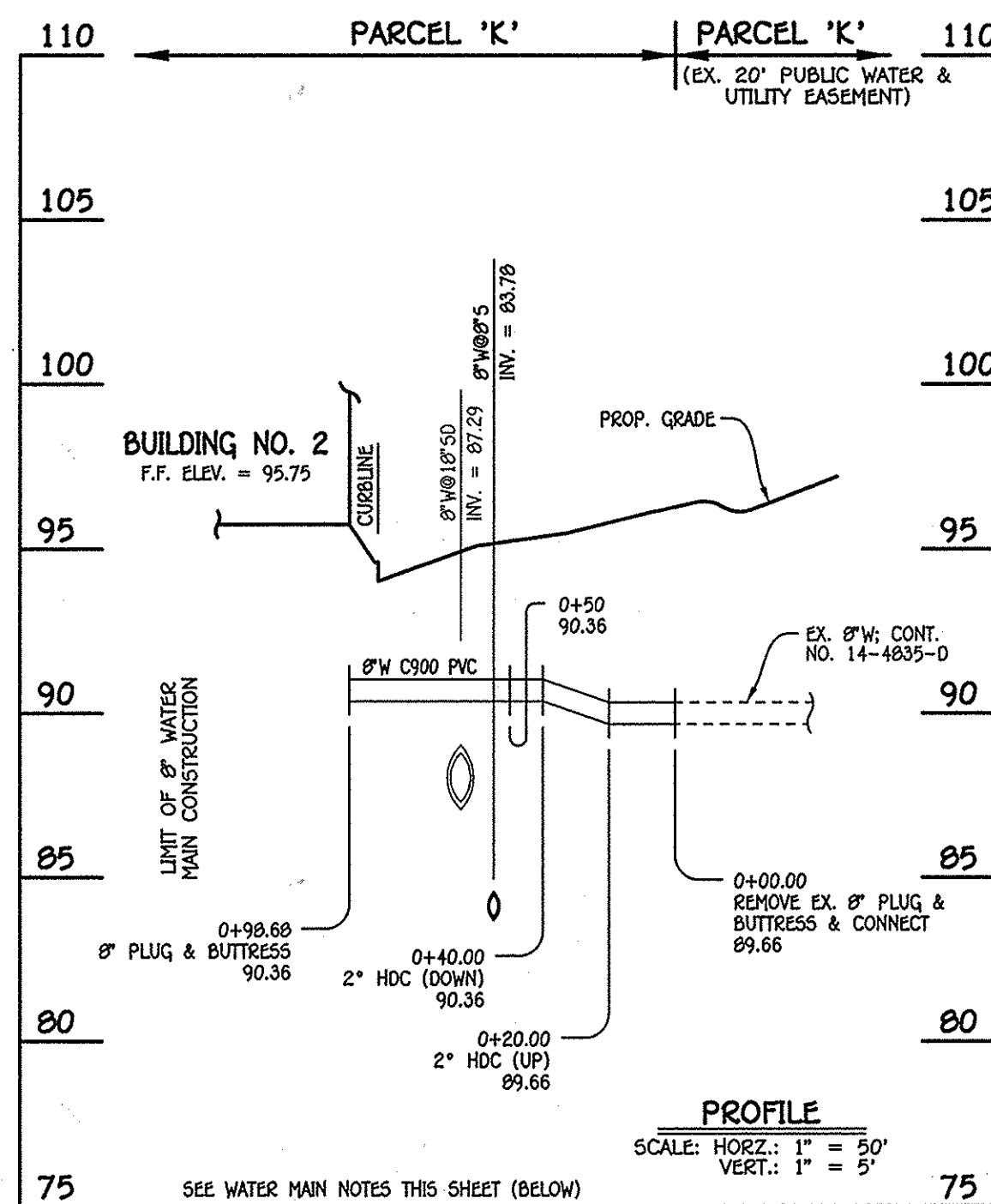
SEWER MAINS: PROFILES & CHARTS  
**OXFORD SQUARE**  
"WOODFIELD"  
"A Howard County Green Neighborhood"  
Parcel 'K'  
Zoned: TOD  
Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: June 5, 2014  
Sheet 39 Of 42





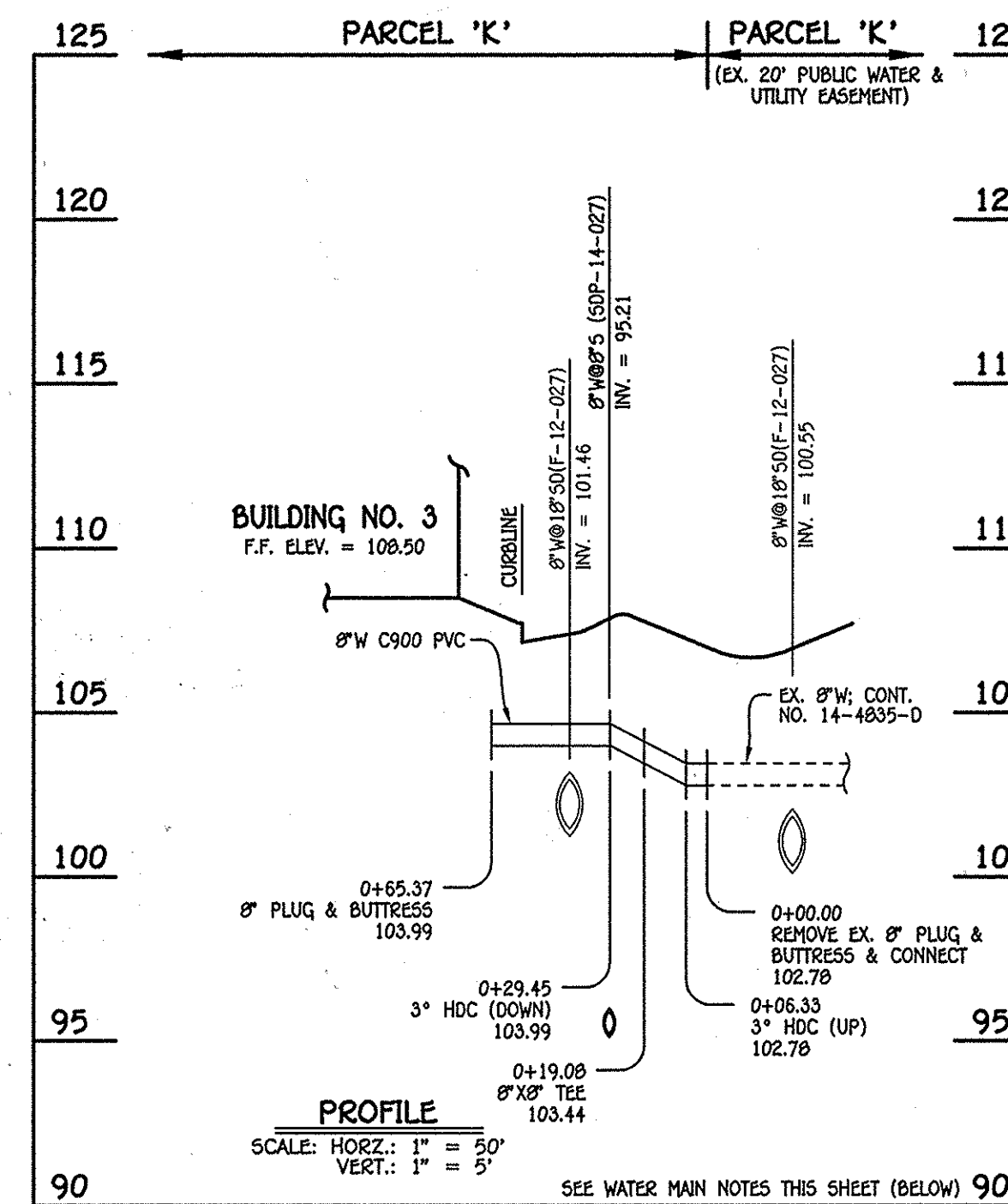
8" WATER MAIN: TO BUILDING NO. 1

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
8" WATER MAIN: TO BUILDING NO. 1			
0+00.00	REMOVE EX. 8" PLUG & CONNECT TO EX. 8"	552464.99	1387125.05
0+62.60	8" X 8" TEE	552492.89	1387068.91
0+93.91	8" PLUG & BUTTRISS	552464.61	1387055.06



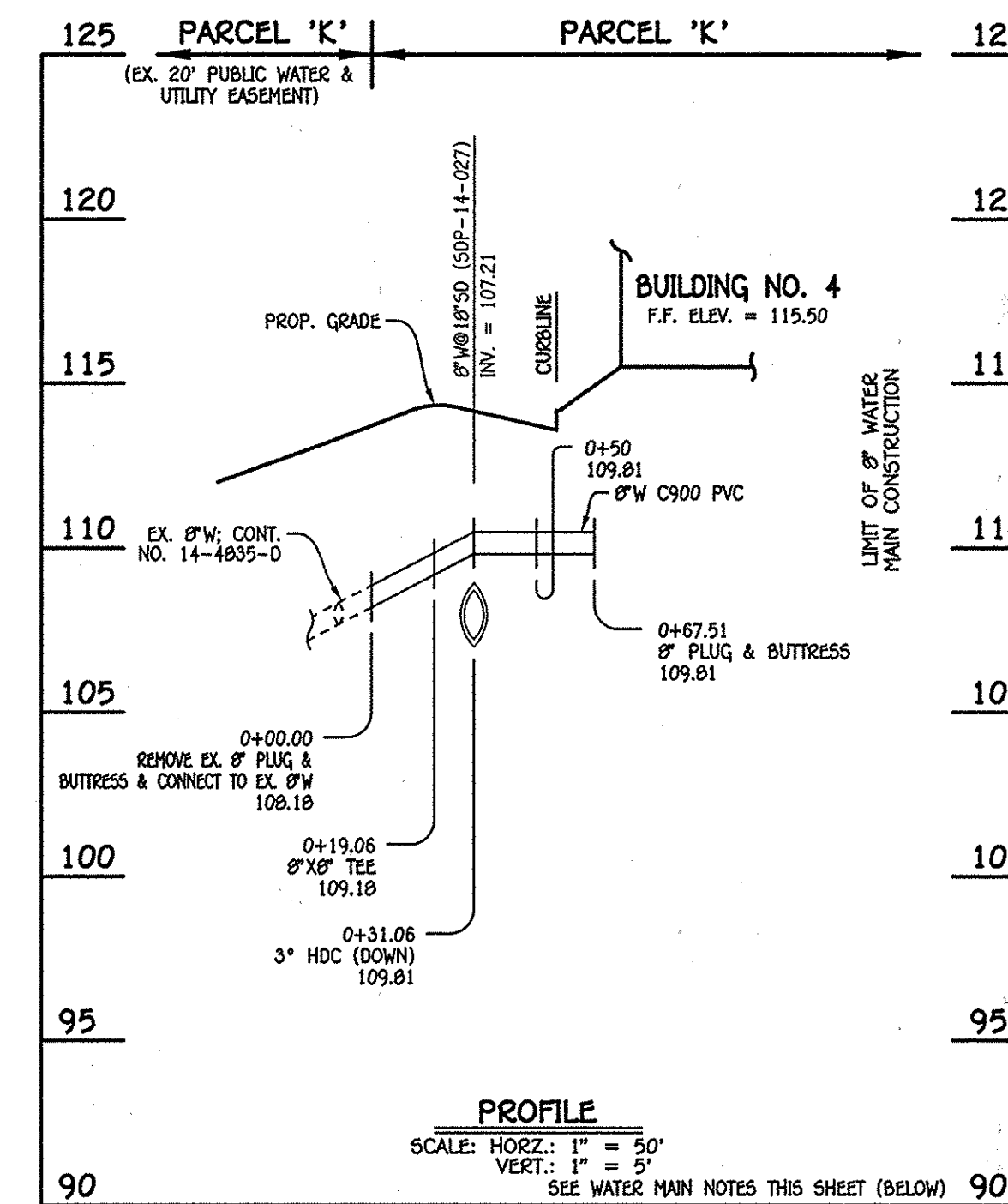
8" WATER MAIN: TO BUILDING NO. 2

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
8" WATER MAIN: TO BUILDING NO. 2			
0+00.00	REMOVE EX. 8" PLUG & CONNECT TO EX. 8"	552331.72	1387287.33
0+98.68	8" PLUG & BUTTRISS	552243.23	1387243.67



8" WATER MAIN: TO BUILDING NO. 3

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
8" WATER MAIN: TO BUILDING NO. 3			
0+00.00	REMOVE EX. 8" PLUG & CONNECT TO EX. 8"	552567.25	1387398.52
0+19.06	8" X 8" TEE	552584.36	1387406.96
0+65.37	8" PLUG & BUTTRISS	552563.88	1387448.48



8" WATER MAIN: TO BUILDING NO. 4

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
8" WATER MAIN: TO BUILDING NO. 4			
0+00.00	REMOVE EX. 8" PLUG & CONNECT TO EX. 8"	552651.32	1387228.13
0+19.06	8" X 8" TEE	552668.41	1387236.57
0+67.51	8" PLUG & BUTTRISS	552689.85	1387193.12

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

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLSFORD CITY, MARYLAND 21142  
 (410) 461-2895



**Owner / Developer**  
 GGT Oxford Venture MD LLC  
 c/o Mr. Todd Jacobus  
 6990 Wisconsin Avenue, Suite 303  
 Chevy Chase, Maryland 20915  
 Ph: 301-654-5580

**Builder**  
 Woodfield Investments  
 c/o Mr. Todd Jacobus  
 6990 Wisconsin Avenue, Suite 303  
 Chevy Chase, Maryland 20915  
 Ph: 301-654-5580

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
 Chief, Division of Land Development

8/25/14  
 Date

*[Signature]*  
 Chief, Development Engineering Division

7-3-14  
 Date

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

8-6-14  
 Date

SUBDIVISION	OXFORD SQUARE - WOODFIELD	SECTION/AREA	---	PARCEL	'K'
PLAT NO.	22913-22914	ZONE	TOD	ELEC. DIST.	1st
CENSUS TR.	601101				

WATER MAINS: PROFILES & CHARTS

**OXFORD SQUARE**  
 "WOODFIELD"  
 "A Howard County Green Neighborhood"  
 Parcel 'K'

Zoned: TOD  
 Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
 First Election District: Howard County, Maryland  
 Scale: As Shown  
 Date: June 5, 2014  
 Sheet 40 Of 42



**GREEN NEIGHBORHOOD COMPLIANCE CHECKLIST**

Credit No.	Credit	Champion (Name, Role)	Requirement	Sketch Plan GN Strategies	Documentation Location	Points	Points
<b>A Innovative/Integrated Design Process</b>							
A-1	Green Development Plan	HCM/Planners	Shows how plans meet criteria, includes checklist, natural resource inventory and energy analysis	Provide documentation	GN Report GN Report	REQD	4
A-2	Interdisciplinary Project Team	HCM/Planner	Includes U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Accredited professional, ecologist/professional 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 Report GN Report SDP (SDP-14-027) Sheet 42	REQD	4
A-3	Third Party Certification	HCM/Planner	Certification of credits by independent LEED accredited professional	Alexander Design Studio	GN Report GN Report SDP (SDP-14-027) Sheet 41	REQD	4
A-4a	Innovative Design A	HCM/Planners	Green Streets	Green Streets	GN Report SDP (SDP-14-027) Sheet 3-6, 31	1	1
A-4b	Innovative Design B	HCM/Planners	Priority Parking for Fuel Efficient Cars	Reserve 5% for Priority Parking for Fuel Efficient Cars	GN Report GN Report SDP (SDP-14-027) Sheet 3-6	1	1
A-4c	Innovative Design C	HCM/Planners	Compact Development	Residential Development w/ exceed 20% DU/ADU	GN Report SDP (SDP-14-027) Sheet 3-6	1	1
A-4d	Innovative Design D	HCM/Planners	Walkable Streets	More than 80% building frontage oriented low ards public spaces; Less than 20% service and garage openings public spaces.	GN Report GN Report SDP (SDP-14-027) Sheet 2-6 Reference: Sketch Plan (S-14-001)	1	1
<b>B Location, Linkages &amp; Community Context</b>							
B-1a	Redevelopment Site	HCM/Planners	Reuse of previously developed site (minimum 25% existing impervious, with skidding scale for credits based on amount or % impervious)	More than 25% area previously developed (former land and gravel operation)	GN Report Reference: Sketch Plan (S-14-001)	4	2
B-1b	Redevelopment Site (Brown fields)	N/A	Brown field cleanup of redevelopment site	N/A	N/A	8	0
B-2	Historic Buildings	N/A	Preserve, restore or rehabilitate historic properties	N/A	N/A	4	0
B-3a	Transit Access & Amenities for Reduced Auto Dependence (Stop)	HCM/Planners	Site is served by transit stop within 1/2 mile (1 point) or 1/4 mile (2 points) walk from property	Private Shuttle Service w/ 2 stops (100% DU within 1/4 mile w/ skidding distance)	GN Report Reference: Sketch Plan (S-14-001)	2	2
B-3b	Transit Access & Amenities for Reduced Auto Dependence (Shelter)	HCM/Planners	Provide county-specified transit shelter w/ benches and lighting at transit stop within 1/2 mile of property and provided pedestrian link to stop	Provide HCD transit approved shelter for private shuttle service	GN Report Reference: SDP (SDP-13-068) Sketch Plan (S-14-001)	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
<b>C Compact, Complete &amp; Connected Development</b>							
C-1	Diversity of Uses	HCM/Planners	1 point per different landuse; minimum 100 of each non-residential per DU. Minimum of 149,200 SF each of office, institutional and retail for 1,492 DU	Provide 3 Uses: Institutional, Civic, Office	GN Report Reference: Sketch Plan (S-14-001) SDP (SDP-12-075)	3	3
C-2	Planned Service Area	HCM/Planners	Locate the project within the Planned Service Area	The project is within the Planned Service Area	GN Report	5	5
C-3a	Pedestrian System (Path)	HCM/Planners	Provide an off-site path/walk system with 2 connections to internal or external sidewalks, with minimal environmental impacts, long-term maintenance	Provide a shared use path system	GN Report Reference: Sketch Plan (S-14-001) SDP (SDP-13-075) SDP (SDP-13-068) SDP (SDP-14-019)	2	2
C-3b	Pedestrian System (Connections)	N/A	Provide an off-site path/walk connection	N/A	N/A	2	0
C-3c	Pedestrian System (Amenities)	HCM/Planners	Provide at least two different pedestrian experience features	Provide pedestrian amenities at trailheads, the lawn and school site	GN Report Reference: Sketch Plan (S-14-001)	2	2
C-4	Connected On-site Street Network	HCM/Planners	Provide a gridded street network	More than 75% connected streets	GN Report Reference: Sketch Plan (S-14-001)	2	2
C-5	Parking does not exceed Required Minimum	HCM/Planners	Surface parking lots do not exceed required parking ratios (1 point); plan takes advantage of shared parking provisions parking structure provided (in deck or beneath building; does not include garages within individual units) (4 points)	Provide common parking structures (4 points)	GN Report GN Report Reference: Sketch Plan (S-14-001)	4	4
C-6	Exceed Minimum Open Space Requirements	HCM/Planners	1 point for every 5% above required minimum open space for the TOD zone. 1 point for every 10% of non-sustainable HCN parcels above 50% of the site (up to 3 points).	Provide more than 20% increase in amenity space above the required minimum amenity space (TOD zoning regulations)	GN Report GN Report SDP (SDP-14-027) Sheet 1, 24-25 Reference: Sketch Plan (S-14-001)	5	5
C-7	Green Spaces and Amenity Areas	HCM/Planners	Open space along public/private roads available for public use	Publicly accessible open space w/ be provided at the nature trail and clubhouse and pool	GN Report Reference: Sketch Plan (S-14-001) SDP (SDP-13-068)	2	2

Credit No.	Credit	Champion (Name, Role)	Requirement	Sketch Plan GN Strategies	Documentation Location	Points	Points
<b>D Environmental Preservation</b>							
D-1	Stream Restoration or Wetland Creation or Restoration	EcoScience	Restoration of degraded or site stream channel; on-site restoration of degraded wetlands (skidding scale based on % or 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).	References: Sketch Plan (S-14-001)	62	58
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	References: Sketch Plan (S-14-001)	4	4
D-3	25% Steep Slope Preservation	N/A	Protect all existing steep slopes as defined by County regulations (required; provide 25' minimum buffer at top of 25% slope (2 points))	N/A	N/A	2	0
D-4	15% Slope Preservation	FOCOVA, HCM/Planners	Protect existing 15% slopes (protected minimum 1/2 acre, w/ skidding scale based on area % protected)	Reserve between 51-75% of 15%-24.9% slopes	GN Report Reference: Sketch Plan (S-14-001)	4	2
D-5	Minimize Grading and Site Disturbance	FOCOVA, HCM/Planners	Minimize limit of disturbance; leave at least 20% of site undisturbed (1 point), 30% (2 points), 40% (3 points), balanced and fit on site (2 points); retaining walls 3-5' (deduct 1 point) retaining walls 6-8' (deduct 2 points), no new created steep slopes over 25% (1 point); amend soil nutrients in turf and planting areas (1 point)	Balance Cut and Fill on entire site - 2 points Minimize Retaining Walls - 0 points No new > 25% Steep slopes - 1 point Leave more than 30% of site undisturbed - 2 points	GN Report GN Report SDP (SDP-14-027) Sheet 20-23 Reference: Sketch Plan (S-14-001)	5	5
D-6	Exceed Minimum Forest Conservation Requirements	EcoScience FOCOVA, HCM/Planners	1 point for every 10% of existing forest retained above break even point, 1 point for every 10% of on-site forest retained above excess of deforestation obligation	Provide 5-25 acres of planting area (50% over deforestation obligation)	Reference: Sketch Plan (S-14-001) Final Plan (F-12-028)	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 forests that are being cleared)	N/A	N/A	4	0
D-8a	Exceed Minimum Stream Buffer Requirements	FOCOVA	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) Final Plan (F-12-028)	REQD	6
D-8b	Exceed Minimum Stream Buffer Requirements	EcoScience FOCOVA, 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) Final Plan (F-12-028)	6	6
D-9	Exceed Minimum Wetland Buffer Requirements	EcoScience FOCOVA, HCM/Planners	2 points for each additional 25' of wetland buffer provided outside stream buffer or floodplain	N/A	N/A	4	0
D-10	Floodplain Buffer	N/A	1 point for each 25' of buffer to floodplain outside required or provided wetland or stream buffer	N/A	N/A	2	0
<b>E Site Landscape Improvements</b>							
E-1	Landscape Requirements and Reduces Heat Island Effect	N/A	1 point for each 10% increase in number of plants (must be native plants) provided above total minimum required in Landscape Manual; retain or plant trees on south and west sides of buildings; and increase trees within parking areas and along sidewalk and paths	Provide 20% increase in Landscape Requirements	GN Report SDP (SDP-14-027) Sheets 24-25	5	2
E-2	Native Plants	N/A	1 point for 80%, 2 points for 90%, 3 points for 100% of all plants native to within 250 miles of site	N/A	N/A	3	0
E-3	No Invasive Plants	HCM/Planners	No plants that are on DNR, USDA or Cooperative Extension Service lists of invasive plants	Will not plant invasive plants	GN Report SDP (SDP-14-027) Sheet 24-25 Reference: Sketch Plan (S-14-001)	REQD	2
E-4	Limit Turf	HCM/Planners	Turf does not exceed 30% of ungraded site (1 point); no turf on new created steep slopes 25%+ or in densely shaded areas (1 point); turf areas must be planted w/ native vegetation	Will not plant conventional turf in densely shaded areas and on newly created >25% steep slopes	GN Report GN Report SDP (SDP-14-027) Sheets 24-25 Reference: Sketch Plan (S-14-001)	2	1

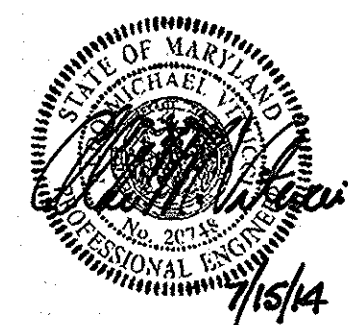
Credit No.	Credit	Champion (Name, Role)	Requirement	Sketch Plan GN Strategies	Documentation Location	Points	Points
<b>F Water Conservation / Efficiency / Management</b>							
F-1	Raw site Harvesting System	Straughan	Collect and make use of water runoff from minimum 50% of roof area; provide storage system and monitoring device and maintenance / management program	Provide rainwater harvesting for school and recreational fields	GN Report Reference: Sketch (S-14-001) SDP (SDP-12-075)	17	11
F-2	Water Permeable Walkways	N/A	Use water permeable materials in 50% or more of pathways; provide maintenance program	N/A	N/A	4	0
F-3a	Low Impact Development (LID) Stormwater Treatment	FOCOVA	Meets minimum Design Manual requirements; no dry ponds allowed	No dry ponds	GN Report SDP Plan (SDP-14-027) Sheets 7-19 Reference: Sketch Plan (S-14-001)	REQD	8
F-3b	Low Impact Development (LID) Stormwater Treatment	FOCOVA	Exceeds Design Manual requirements; maximize use of detention (esp. for parking lots), rain gardens, rain barrels, stormwater wetlands, green roof, etc.	Will provide 51%-75% water quality volume stored and infiltrated in On-Site	GN Report GN Report SDP Plan (SDP-14-027) Sheets 7-19 Reference: Sketch Plan (S-14-001)	8	6
<b>G Energy Efficiency</b>							
G-1	Light Pollution Reduction	FOCOVA, HCM/Planners	Shield all site lighting fixtures to reduce light and spillover below county code requirements; install sensors or timers on all exterior site lighting fixtures	N/A	N/A	4	0
G-2	Solar Orientation	N/A	Orient 50% (1 point) or 70% (2 points) or 100% (3 points) of buildings to make available for solar strategies	N/A	N/A	3	0
G-3	Infrastructure Energy Efficiency	N/A	Select high efficiency fixtures for parking lot and other site light fixtures	N/A	N/A	6	0
<b>H Materials Beneficial to the Environment / Waste Management</b>							
H-1	Environmentally Preferable Site Products	FOCOVA, HCM/Planners	Select products from a list including recycled materials (concrete, asphalt, etc.), materials with recycled content, salvaged or engineered materials	Use at 20% environmentally preferable site materials	N/A	8	0
H-2	Reduce Heat Island Effect of Paving	N/A	Use light-colored or high albedo materials and/or porous paving with a minimum Solar Reflectance Index of 0.6 or over for at least 30% of the site hardscape	N/A	N/A	2	0
H-3	Site Construction Waste Management	Straughan	Develop and implement a construction waste management plan to divert, reuse, recycle or reduce the amount of site material sent to the landfill by 25% (2 points) or 50% (3 points) or 75% (4 points)	Divert 75% or more site construction waste	GN Report	4	4
H-4	Regionally Provided Materials	Straughan, FOCOVA, HCM/Planners	25% of common and public infrastructure materials from within 200 miles	Use regionally produced materials for 20% of total site materials	N/A Materials to be reported after construction bids.	3	0
<b>I Operations and Maintenance Education</b>							
I-1	HCA Documents	Straughan	Provide information about green site features and maintenance requirements in HCA documents	Provide HCA document	Reference: SDP-13-068	REQD	0
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	Reference: SDP-13-068	REQD	0
I-3	Public Awareness of Sustainable Community	Straughan, HCM	Develop a program to advertise the environmental benefits of the community	Implement public awareness strategy	Reference: SDP-13-068	0	0
<b>TOTAL GREEN NEIGHBORHOOD SITE POINTS</b>						<b>167</b>	<b>93</b>
Number of points required to obtain Green Neighborhood Allocations						90	

**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 specified in this Green Neighborhood Site Compliance Checklist are reasonable and achievable.  
 Signature: Charles Patrick Title: Architect Date: 7-16-14  
 Organization: Architectural Design Studio  
 Submission (mark "X" where applicable):  Site Development Plan (SDP-14-027)

APPROVED  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 GREEN NEIGHBORHOOD PLAN FOR SITES  
 Beth Surgen 7/17/14  
 CHIEF, RESOURCE CONSERVATION DIVISION  
 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, LEED AP 10007912 7/15/14  
 LEED ACCREDITATION NUMBER DATE

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**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
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 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2899



NO.	REVISION	DATE

**Owner / Developer**  
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 6990 Wisconsin Avenue, Suite 303  
 Chevy Chase, Maryland 20915  
 Phr 301-654-5580

**Builder**  
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Division of Land Development: Vicki DeLoach 8/6/14  
 Chief, Development Engineering Division: W. Smith 7-17-14  
 Director - Department of Planning and Zoning: Kevin Kerner 8-5-14

SUBDIVISION	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
OXFORD SQUARE - WOODFIELD	---	TOD	38	1st.	601101

**GREEN NEIGHBORHOOD PLAN**  
**OXFORD SQUARE**  
 "WOODFIELD"  
 "A Howard County Green Neighborhood"  
 Parcel "K"  
 Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
 First Election District: Howard County, Maryland  
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 Date: June 12, 2014  
 Sheet 41 of 42

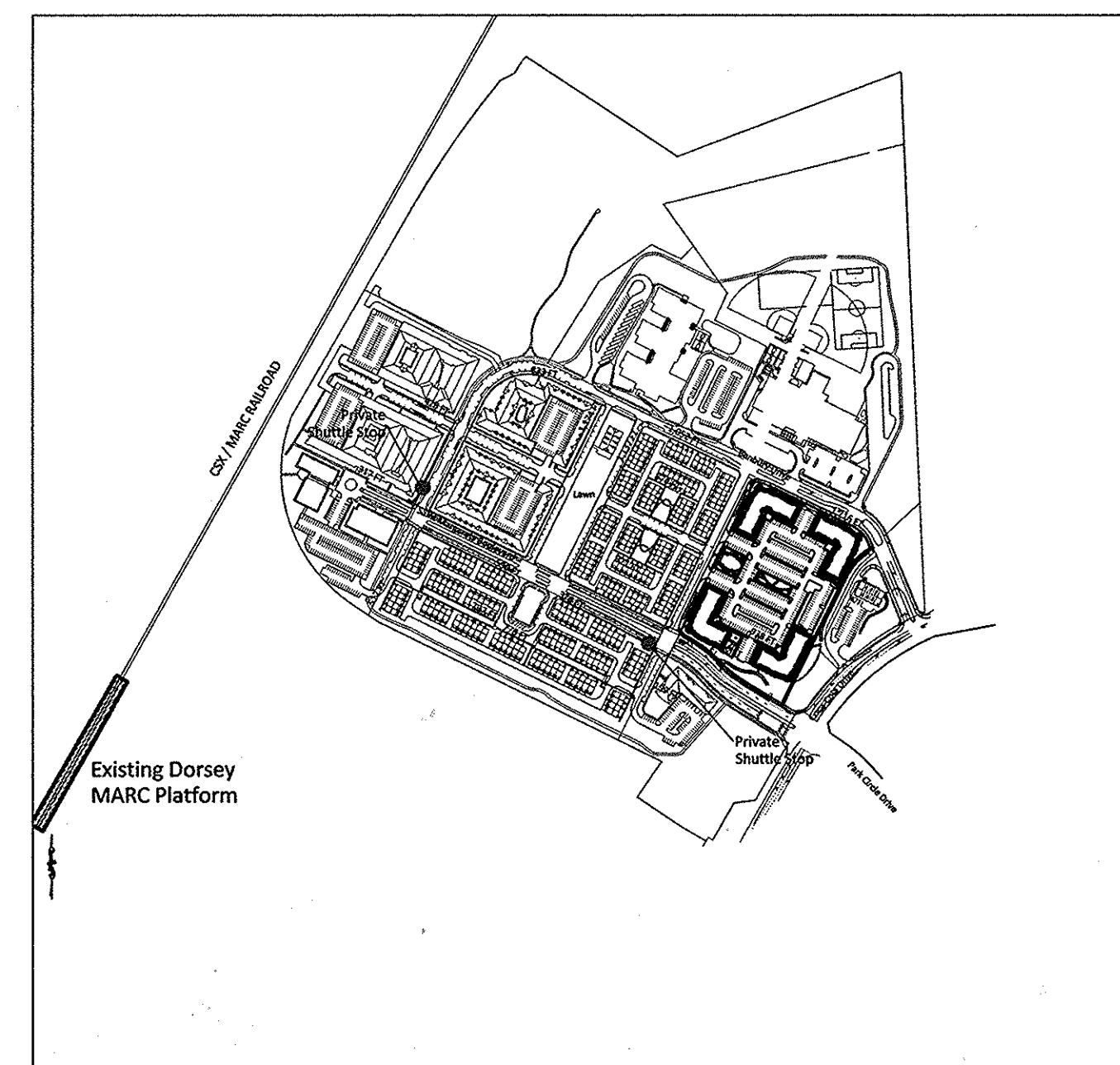
**hord | coplan | macht**  
 750 E. Pratt Street, Suite 1100 Baltimore MD 21202  
 410.837.7311 | www.hcm2.com  
 Hord Coplan Macht, Inc. 2014



**GREEN NEIGHBORHOOD NOTES:**

- A-2 THE DESIGN AND DEVELOPMENT TEAM INCLUDES A LEED AP (MATTHEW FITZSIMMONS-HORD COPLAN MACTH), ENVIRONMENTAL PROFESSIONAL (JOHN CANOLES-ECO-SCIENCE PROFESSIONALS, INC.), LANDSCAPE ARCHITECT (JOSH KILRAIN-HORD COPLAN MACTH) 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 A MINIMUM OF 51% WATER QUALITY VOLUME STORED AND INFILTRATED/RE-USED ON-SITE.

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



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

*Beth Ryan* 7/17/14  
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 7/15/14  
MATTHEW J. FITZSIMMONS, LEED AP LEED ACCREDITATION NUMBER DATE

**GREEN NEIGHBORHOOD CALCULATIONS & TABLES:**

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

	Complete Build-Out	SDP
Total Number of Off-Street Parking Spaces:	3,478 Spaces	378 Spaces
Total Number of Proposed Preferred Parking Spaces:	175 Spaces	20 Spaces
Percent of Preferred Parking Spaces:	5.0%	5.3%

Note: 1. Complete Build Out includes Sketch Plan (S-14-001) and modifications made with this SDP submission.

**A-4c Compact Development**

	Complete Build-Out	SDP
Total Dwelling Units:	1,492 DU	248 DU
Residential Land Area:	41.26 AC	8.11 AC
Residential Density:	36.2 DU/AC	30.6 DU/AC

Note: 1. Complete Build Out includes Sketch Plan (S-14-001) and modifications made with this SDP submission.

**A-4d Walkable Streets**

	Complete Build-Out	SDP
Length of Buildings Frontage Oriented Towards the Public Space:	10,344 FT	1,429 FT
Total Length of Building Frontage:	11,435 FT	1,429 FT
% of Building Frontage Oriented Towards the Public Spaces:	90.5%	100.0%

	Complete Build-Out	SDP
Length of Building Frontage with Service or Garage Openings:	754 FT	0 FT
Total Length of Building Frontage Oriented Towards Public Spaces (Including Service and Garage Openings):	11,098 FT	1,429 FT
% of Building Frontage with Service or Garage Openings:	6.8%	0.0%

Note: 1. Complete Build Out includes Sketch Plan (S-14-001), Approved Final Plan (F-12-026), Approved Middle School SDP (SDP-12-075) and modifications made with this SDP submission.

**B-1a Redevelopment Site**

Gross Site Area:	111.1 Acres
Area of Existing Development (Impervious Area):	28.4 Acres
Percent of Previously Developed:	25.6%

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

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

**C-1 Diversity of Uses**

Residential Uses	Number of Units	Percent of Total Units
Apartments and Townhouses	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	
Institutional Subtotal:	199,261 SF	134 SF/DU
Civic: Recreational Playing Fields (School Site)	236,139 SF	
Northern Loop Shared-Use Path (8 FT wide) and Trail heads	19,504 SF	
Southern Loop Shared-Use Path (8 FT wide) and Trail heads	9,240 SF	
Civic Subtotal:	264,883 SF	178 SF/DU

**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

**C-4 Street Connections**

Street Name / ID	Street Length	Qualifying Street
Saint Margaret Boulevard	1,684 FT	Yes
Banbury Drive	2,589 FT	Yes
Road A	220 FT	No
Road B	514 FT	No
Road C	228 FT	No
Southmoor Street (formerly Road D)	740 FT	Yes
Road E (North and South)	1,450 FT	Yes
Road F	1,016 FT	Partial
Road G	228	No
Road H	228	No
Road J	465 FT	Yes
Road I	245 FT	No

Summary	
Total Street Length:	9,607 FT
Total Connected Street Length:	7,393 FT
Percent Connected Streets:	77.9%

Note: This SDP completes improvements to Southmoor Street (formerly Road 'D').

**C-6 Exceed Minimum Open Space**

	Complete Build-Out
Net Acreage:	101.6 AC
Required Amenity Space (TOD: 10% of Net Acreage):	10.2 AC
Provided Amenity Space:	15.7 AC
Percent Increase above the Minimum Required:	53.9 %

Notes: 1. Complete Build Out includes Sketch Plan (S-14-001), Approved Final Plan (F-12-026), Approved Middle School SDP (SDP-12-075) and modifications made with this SDP submission.  
2. This SDP submission contributes 0.77 Acres of Amenity Space to the Complete Build-Out goal.

**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	4/-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 Build-Out
Total Area of Slopes 15-24.9%:	504,072 SF
Area of undisturbed Slopes 15-24.9%:	289,178 SF
Percent of Undisturbed Slopes:	57.4 %

Notes: 1. The area of undisturbed slopes is the summation of slopes impacted by the greatest extent of LODs accumulated from the entire development.  
2. Complete Build Out includes Sketch Plan (S-14-001), Approved Final Plan (F-12-026), Approved Middle School SDP (SDP-12-075) and future environmental restoration work.  
3. SDP submission land area is located within the Complete Build Out LOD therefore there are no impacts to undisturbed areas.

**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
Percent of Site to Remain Undisturbed:	34.3 %
Ratio of Cut to Fill:	1.13 Ratio
Retaining Wall:	<3 FT

Note: 1. 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).  
2. SDP submission land area is located within the Complete Build Out LOD therefore there are no impacts to undisturbed areas.

**D-6 Exceed Minimum Forest Conservation Requirements**

Afforestation Obligation:	3.50 AC
Afforestation Provided in Excess of Obligation:	1.75 AC
Percentage of Provided in Excess of Obligation:	50.00 %

**D-8b Exceed Minimum Stream Buffer Requirements**

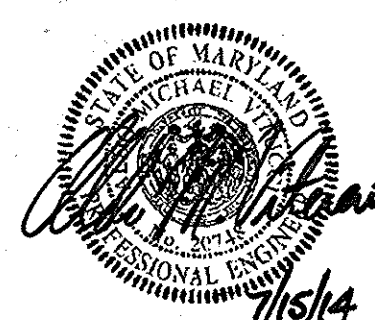
Total Stream Buffer Width:	150 FT
Width of Buffer Exceeding Requirements:	75 FT
Total Length of Stream Buffer:	1,984.2 FT
Length of Stream Buffer Outside Other Buffers:	1,352.3 FT
Percent of Stream Buffer Outside Other Buffers:	68.2 %

**E-1 Landscaping**

Plants Required	Shade Trees				Total	Percent
	Shade Trees	Evergreen	Shrubs	Total		
Number of Plants Required by Landscape Manual	131	0	0	131		
Number Excess Plants Required for GN Credit	27	0	0	27	20.6	
Total Number of Plants Required to Meet Landscape Manual and GN Requirements	158	0	0	158		

Plants Provided	Shade Trees					Total
	Shade Trees	Shade Trees (Substitute)	Evergreen	Other Trees (Substitute)	Shrub (Substitute)	
Number of Plants Provided to Meet Landscape Manual Requirements	112	19	0	0	0	131
Number of Plants Provided to Meet GN Credits	27	0	0	0	0	27
Total Number of Plants Provided	139	19	0	0	0	158

Notes: 1. Shade Tree Substitution (38 Ornamentals / 2= 19 Required Shade Trees)  
2. Native Shade Trees: (4 LST, 7 OAR, 16 UAN=27)  
3. This plan satisfies the 20% excess native tree goal.



**Owner / Developer**

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*K. J. Salvo* 8-05-14  
Chief, Division of Land Development Date

*W. E. Egan* 7-17-14  
Chief, Development Engineering Division Date

*David J. Lawrence* 8-5-14  
Director - Department of Planning and Zoning Date

SUBDIVISION	SECTION/AREA	PARCEL
OXFORD SQUARE - WOODFIELD	----	'K'
PLAT NO.	BLOCK NO.	ZONE
22913-22914	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
3B	1st.	601101

**GREEN NEIGHBORHOOD PLAN**

**OXFORD SQUARE**

"WOODFIELD"  
"A Howard County Green Neighborhood"  
Parcel 'K'  
Zoned: TOD

Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland

Scale: As Shown  
Date: June 12, 2014  
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