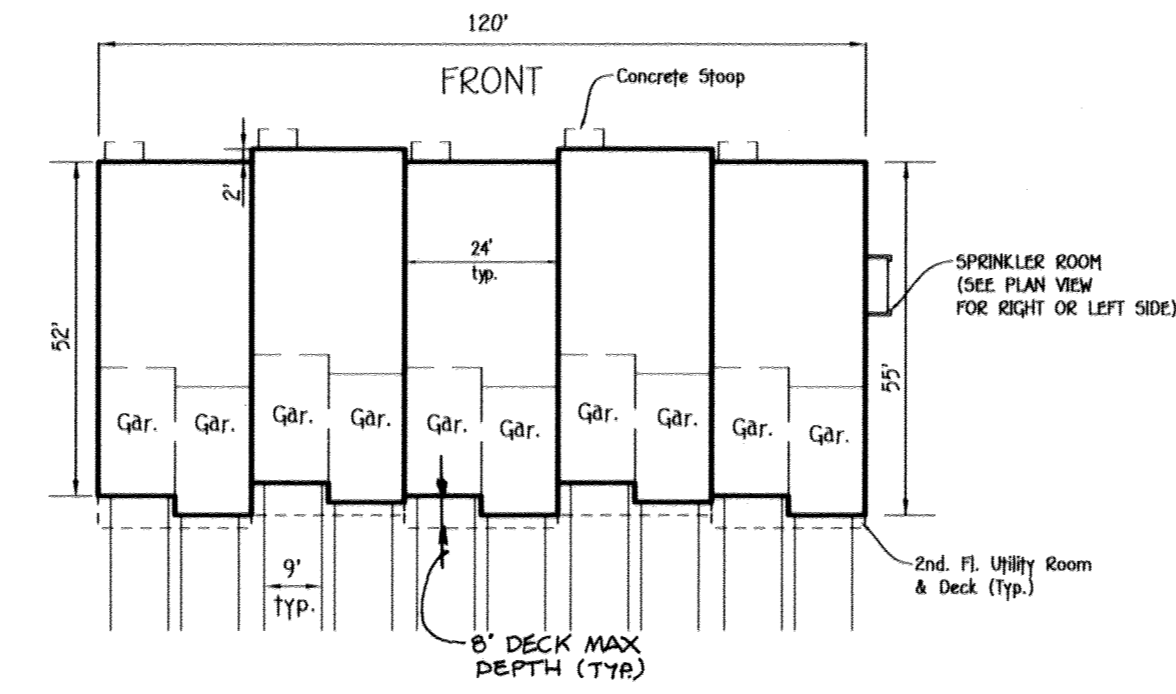
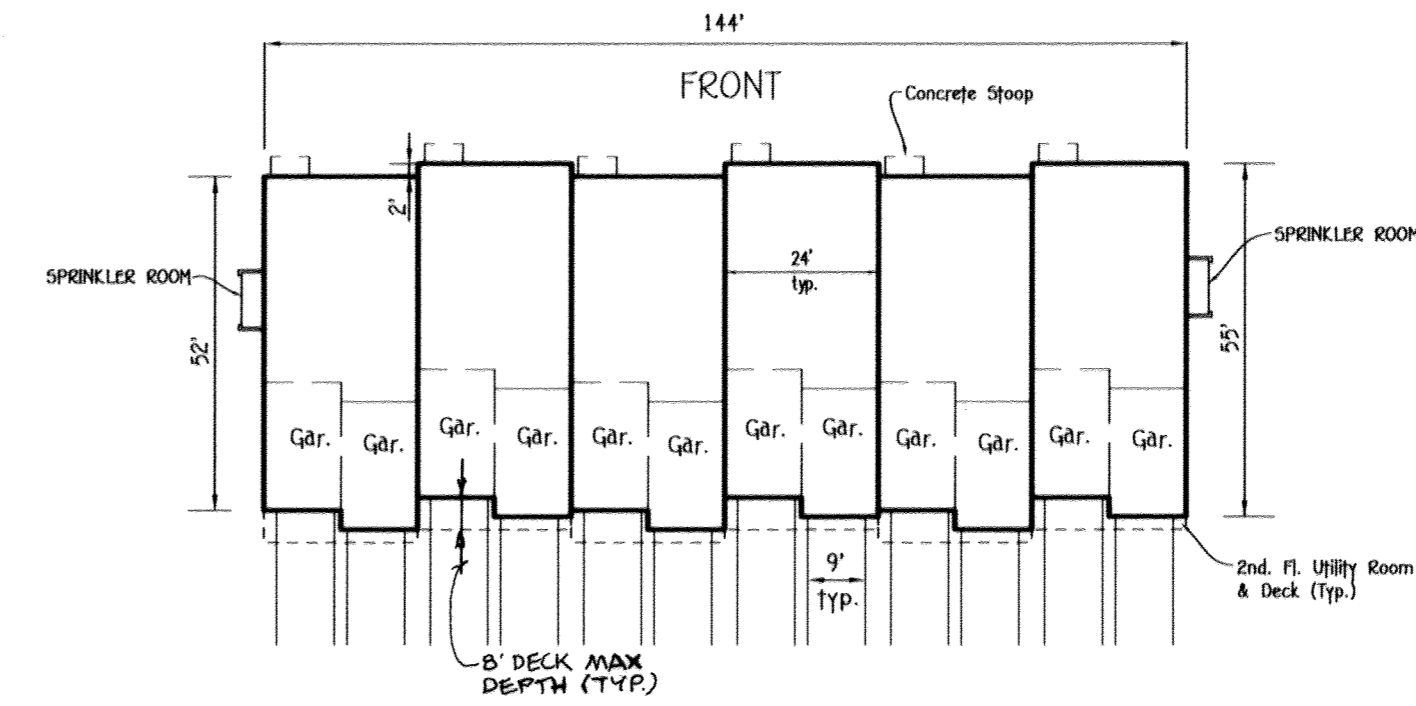


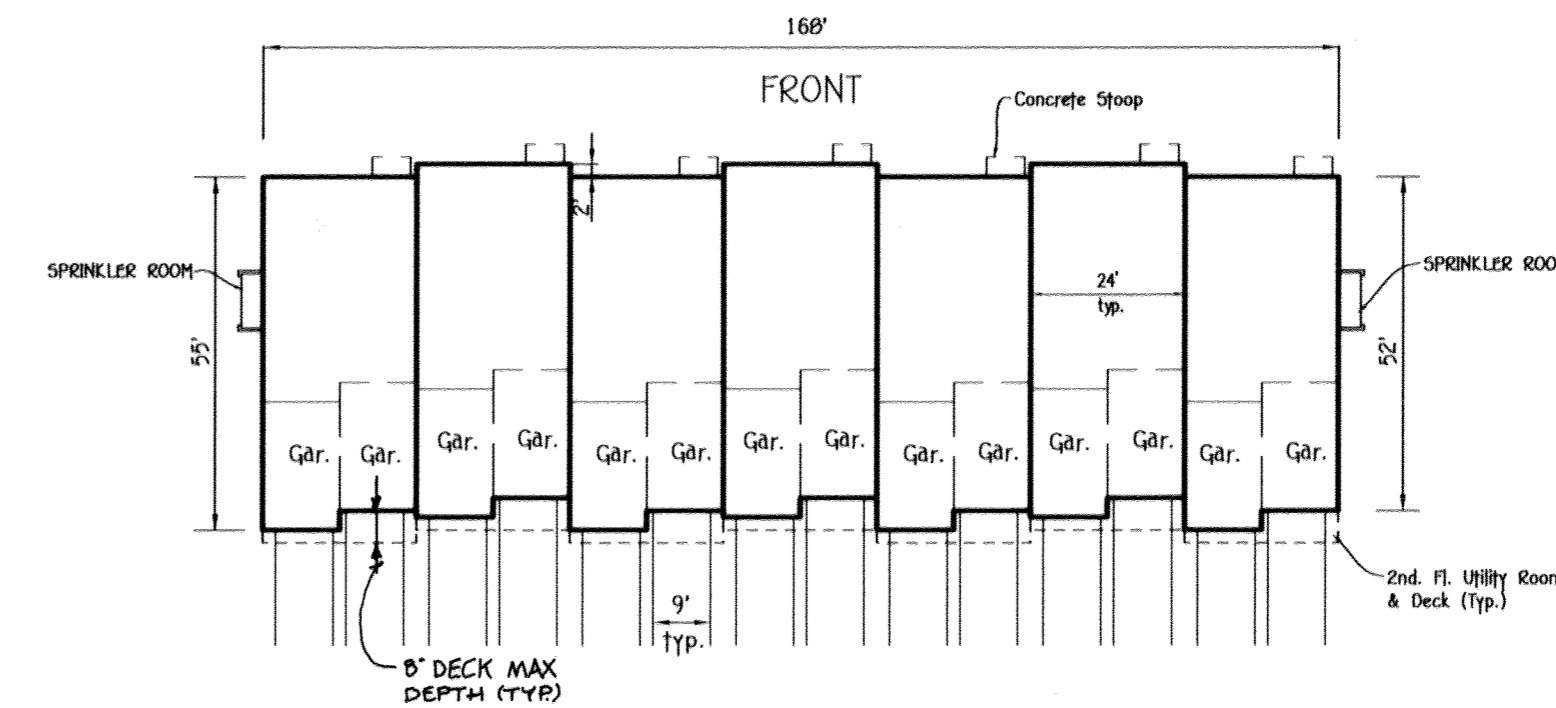
6 UNIT CONDO BUILDING



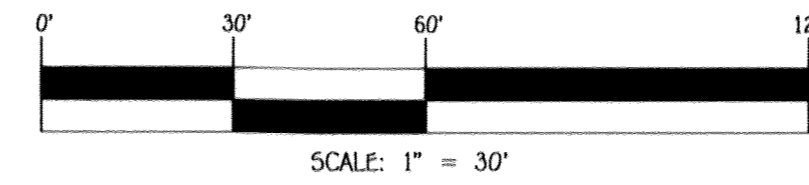
10 UNIT CONDO BUILDING



12 UNIT CONDO BUILDING



14 UNIT CONDO BUILDING



FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING, CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21046  
(410) 461-2955

NO.	REVISION	DATE



AS-BUILT CERTIFICATION  
Note: There is no "AS BUILT" information provided on this drawing.  
*[Signature]*  
Date: 4/18/16

**Owner/Builder**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

**Developer**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* Chief, Division of Land Development Date: 8-9-16  
*[Signature]* Chief, Development Engineering Division Date: 6-13-16  
*[Signature]* Director - Department of Planning and Zoning Date: 8-4-16

SUBDIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE		"y" (formerly "z")
PLAT NO.	BLOCK NO.	ZONE
23791-23792	---	TOD
		TAX/ZONE
		44
		ELEC. DIST.
		1st.
		CENSUS TR.
		601101

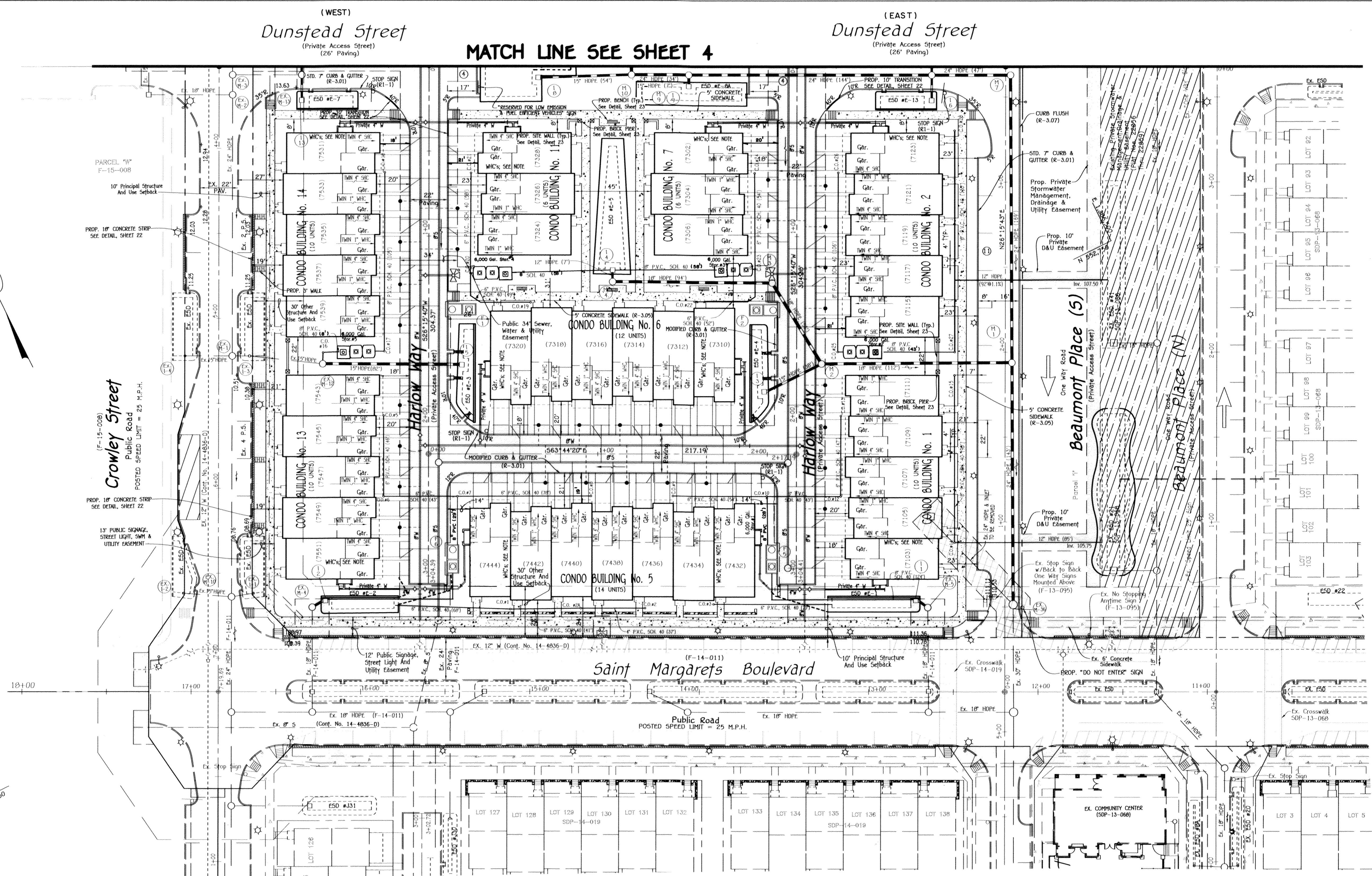
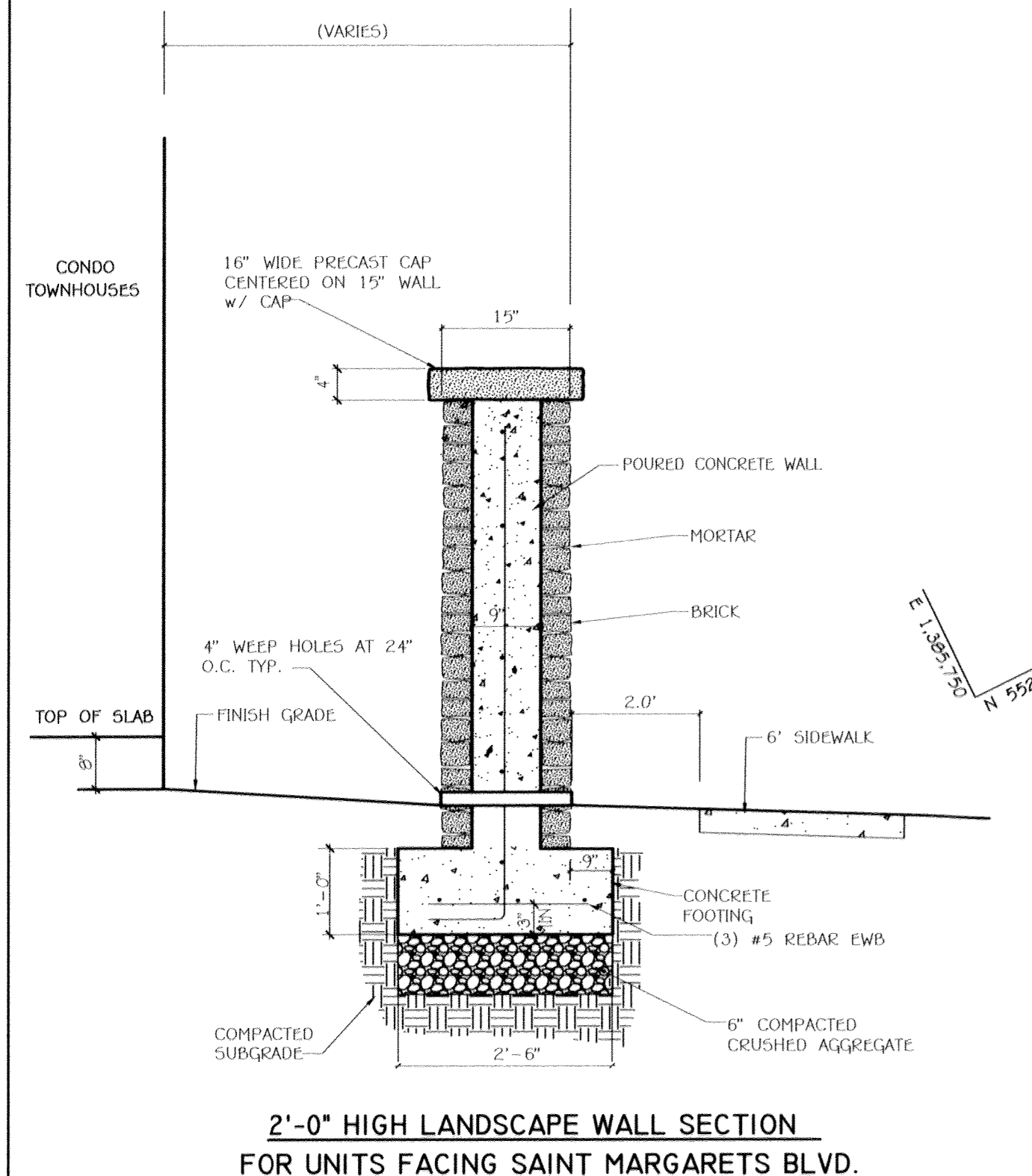
BUILDING ELEVATIONS  
**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
**Parcel 'Y'**  
**"EXETER PARK"**  
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)  
Zoned: TOD  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: April 18, 2016  
Sheet 2 Of 30

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

E:\2009\05014.dwg (Lennar) Parcel E 05014 Sheet 2 bldg elevations.dwg 7/14/2016 2:04:15 PM, LT

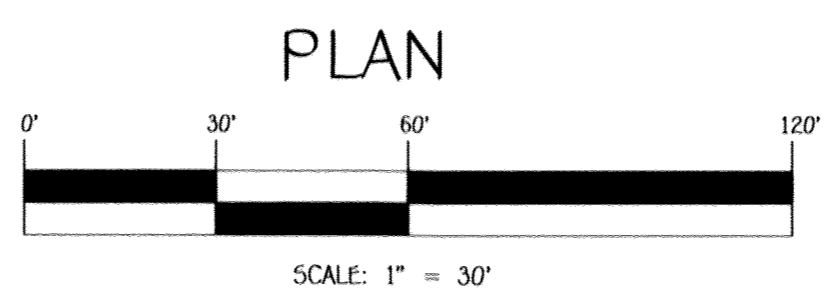
LEGEND	
SYMBOL	DESCRIPTION
(7502)	ADDRESS
20 #E-1	STORMWATER MANAGEMENT DEVICE
—	STORM DRAIN
—	PROPOSED GARDEN BENCH
—	PROPOSED BRICK PEIR & SITE WALL
—	PROPOSED WHC
—	PROPOSED SHC
—	STREET LIGHT (proposed)
—	STREET LIGHT (existing)
—	STREET TREE (existing)
—	PROPOSED SIDEWALK
Gdr.	Garage

N 953.000  
1.387.750



**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 A PUBLIC RIGHT-OF-WAY.



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2000



**AS-BUILT CERTIFICATION**

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

*Michael J. Fisher* Date: 5/4/16  
*Abelce* Date:

**Owner/Builder**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5922

**Developer**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5922

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

<i>Neil Shulman</i> Chief, Division of Land Development	8-9-16 Date
<i>Ch. Ch.</i> Chief, Development Engineering Division	6-13-16 Date
<i>N. J. J.</i> Director - Department of Planning and Zoning	8-4-16 Date

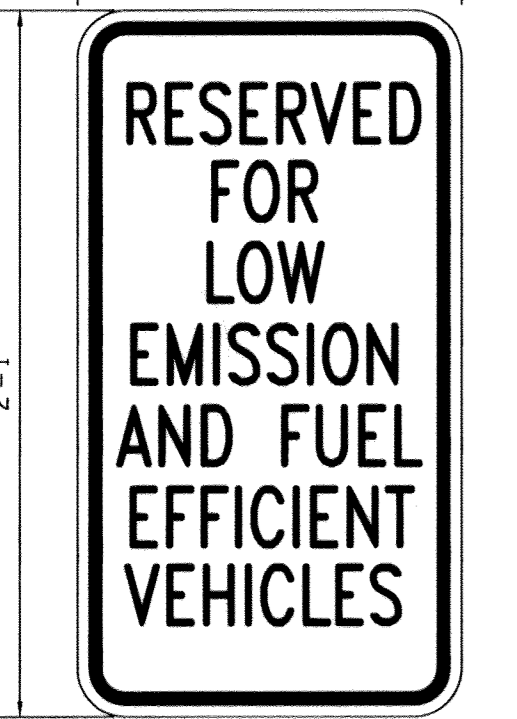
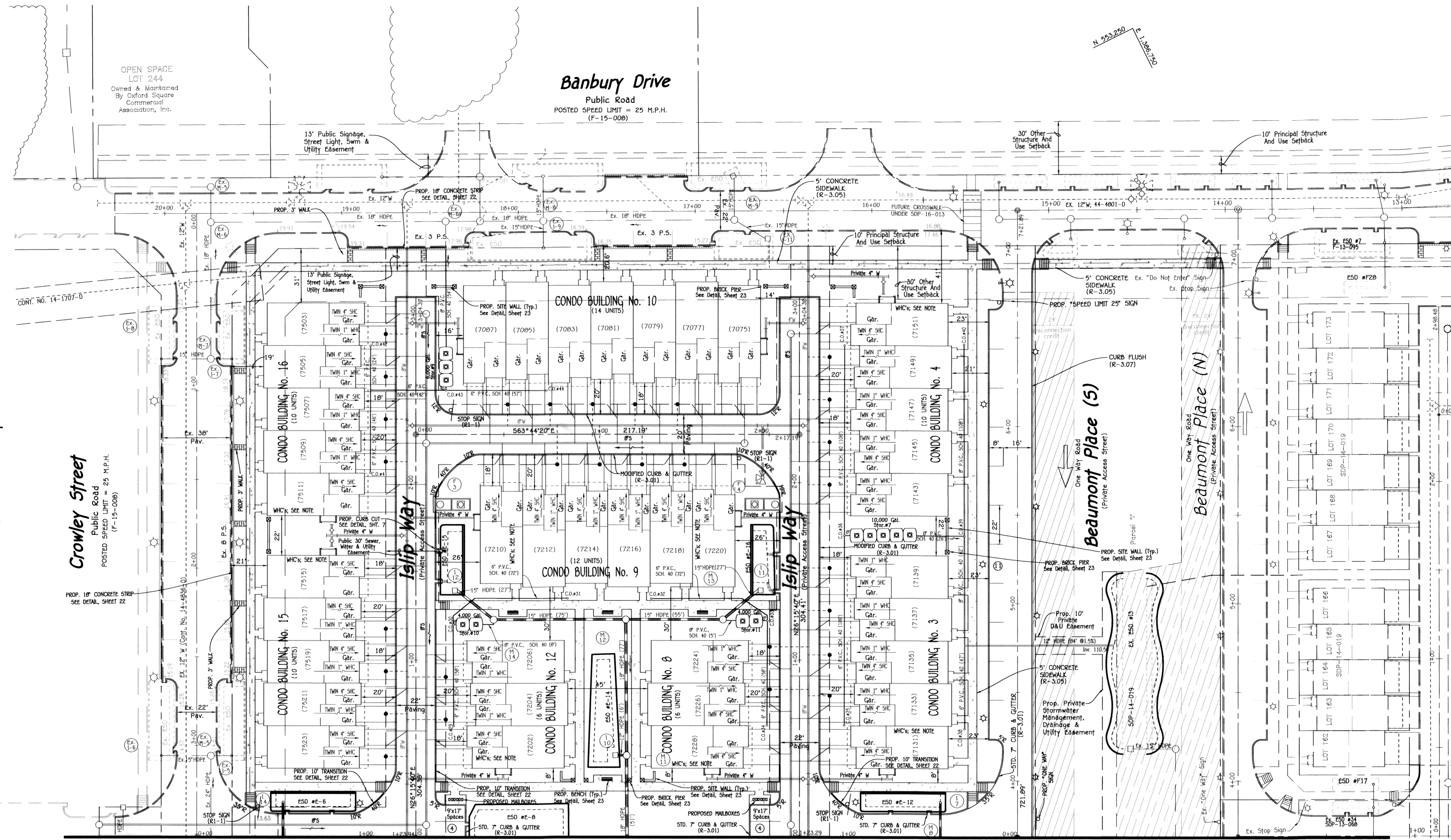
SUBDIVISION	SECTION/AREA	PARCEL NO.
OXFORD SQUARE		"Y" (Formerly "Z")
PLAT NO.	BLOCK NO.	ZONE
23791-23792		TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
44	1st	601101

**GEOMETRY PLAN**

**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
**Parcel "Y"**  
"EXETER PARK"  
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)

Zoned: TOD  
Tax Map No.: 39 Grid No.: 20 Parcel No.: 751  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: April 18, 2016  
Sheet 3 of 30

NO.	REVISION	DATE
1	Remove And/Or Relocate Underground Storage Tanks, Revise Sprinkler Room Locations, Moved Condo Bldg. 10 And Revised Easement E-B & E-BA	3-10-17



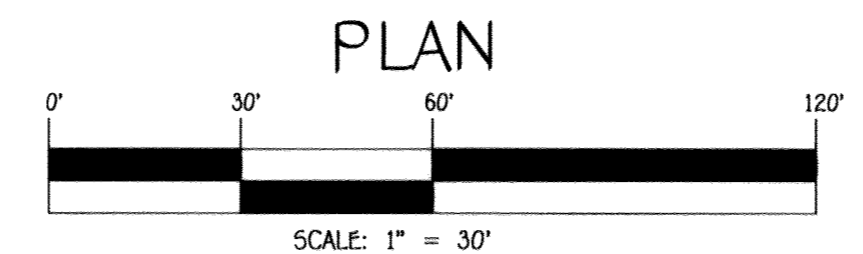
LE & FE SIGN DETAIL  
NOT TO SCALE

**Crowley Street**  
Public Road  
POSTED SPEED LIMIT = 25 M.P.H.  
(F-15-008)

**Dunstead Street**  
(Private Access Street)  
(26' Paving)  
(West)

**Dunstead Street**  
(Private Access Street)  
(26' Paving)  
(East)

MATCH LINE SEE SHEET 3



**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 A PUBLIC RIGHT-OF-WAY.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
OXFORD SQUARE OFFICE: PARK - 10772 BALTIMORE NATIONAL PLACE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2895



**AS-BUILT CERTIFICATION**  
Note: There is no "AS-BUILT" information provided.  
*[Signature]*  
Date: *[Signature]*

**Owner/Builder**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

**Developer**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 4-19-17  
Chief, Division of Land Development

*[Signature]* 4/17/17  
Chief, Development Engineering Division

*[Signature]* 4-19-17  
Director - Department of Planning and Zoning

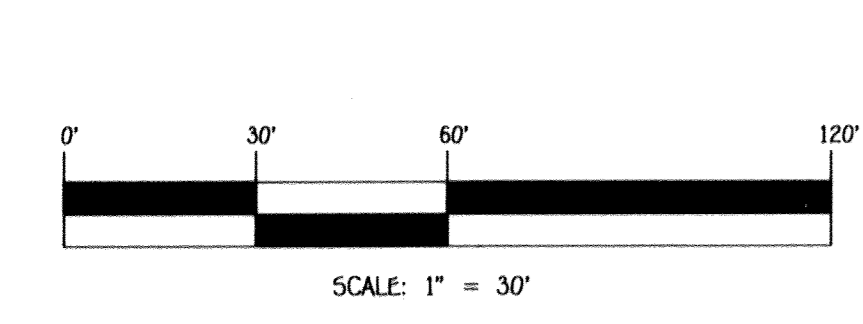
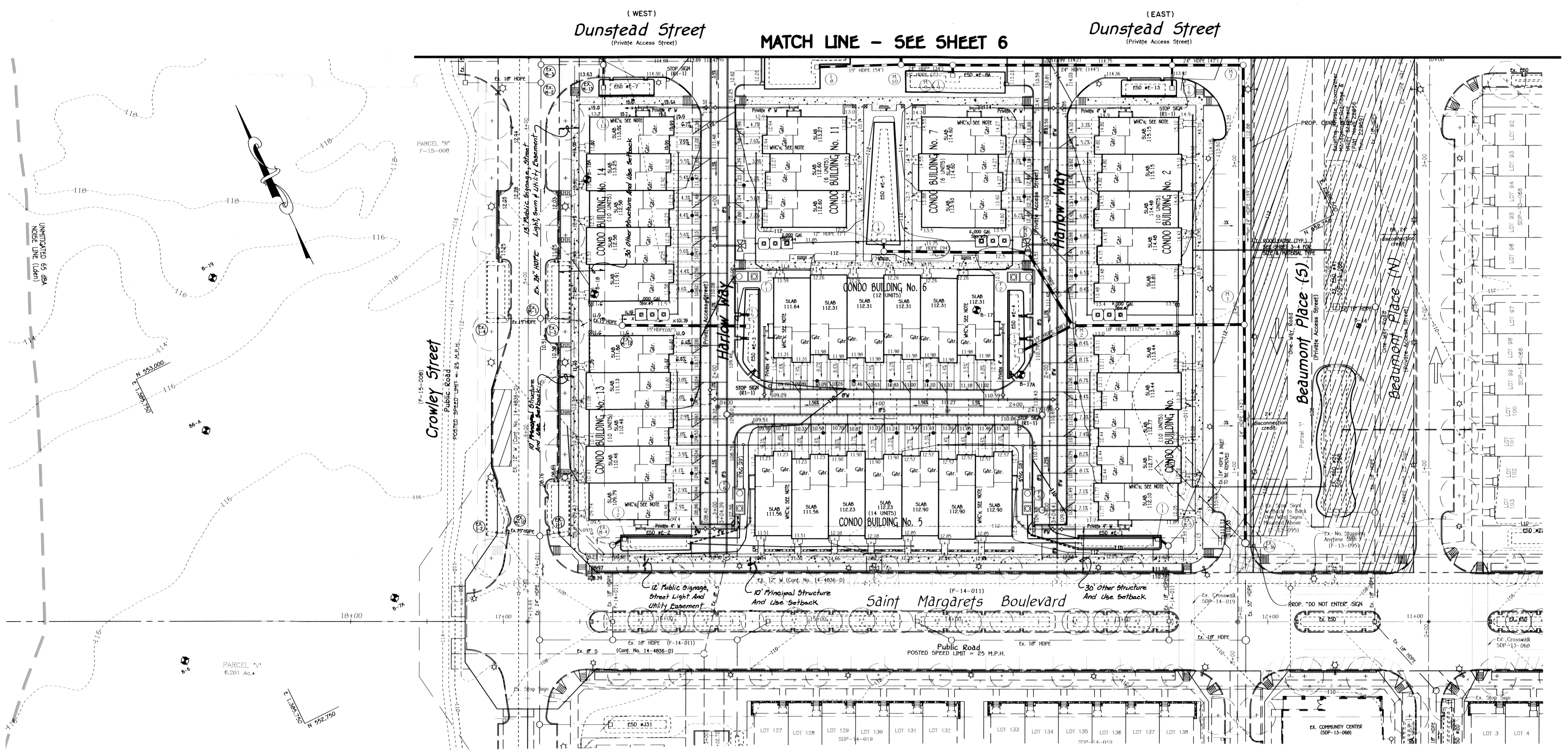
SUBDIVISION	SECTION/AREA	PARCEL No.			
OXFORD SQUARE		"Y" (Formerly "Z")			
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23791 - 23792	---	TOD	44	1st.	601101

REVISED GEOMETRY PLAN

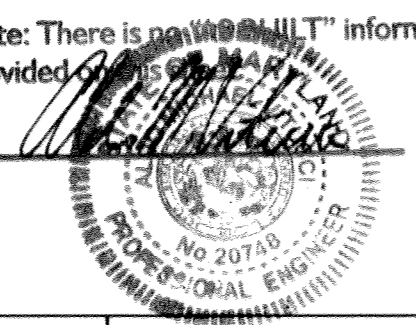
**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
Parcel "Y"  
"EXETER PARK"  
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)

Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: March 10, 2017  
Sheet 4 of 30

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET 50P-14-072



**AS-BUILT CERTIFICATION**  
 Note: There is no "AS-BUILT" information provided.  
 [Signature] *Alvise*  
 Date



**BUILDING FOUNDATION NOTE:**  
 BUILDER SHALL VERIFY THE DEPTH OF THE BUILDING FOUNDATION WITH THE GEOTECHNICAL AND STRUCTURAL ENGINEERS IN RELATION TO ADJACENT UTILITIES AND STORMWATER MANAGEMENT (ESD) FACILITIES.

**WHC NOTE:** THE DOMESTIC WATER HOUSE CONNECTIONS FOR THE FOLLOWING INDIVIDUAL CONDOMINIUM UNITS SHALL BE "SPLIT" FROM THE 4" INSIDE COMBINED FIRE / DOMESTIC WATER MAIN WITHIN THE EXTERIOR SPRINKLER ROOM & SHALL HAVE 3/4" INSIDE METER SETTINGS:

CONDO BUILDING NO. 1: 7103  
 CONDO BUILDING NO. 2: 7123  
 CONDO BUILDING NO. 5: 7432 & 7444  
 CONDO BUILDING NO. 6: 7310 & 7320  
 CONDO BUILDING NO. 7: 7302  
 CONDO BUILDING NO. 11: 7328  
 CONDO BUILDING NO. 13: 7951  
 CONDO BUILDING NO. 14: 7951

NOTE: EACH DOWNSPOUT THAT IS CONNECTED TO A ROOFLEADER SHALL HAVE AN OVERFLOW AND HAVE AN GUTTER DRAIN FILTER.

- DENOTES UNDERGROUND RAINWATER TANK SEE DETAILS, SHEET 7
- DENOTES FILTERLESS PRECAST SEDIMENTATION CHAMBER SEE DETAILS, SHEET 7

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



**Owner/Builder**  
 U.S. Home Corp. dba Lenor  
 7035 Albert Einstein Drive, Suite 200  
 Columbia, Maryland 21046  
 Phs 410-997-5522

**Developer**  
 U.S. Home Corp. dba Lenor  
 7035 Albert Einstein Drive, Suite 200  
 Columbia, Maryland 21046  
 Phs 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kit Sulewood* 8-5-16  
 Chief, Division of Land Development Date

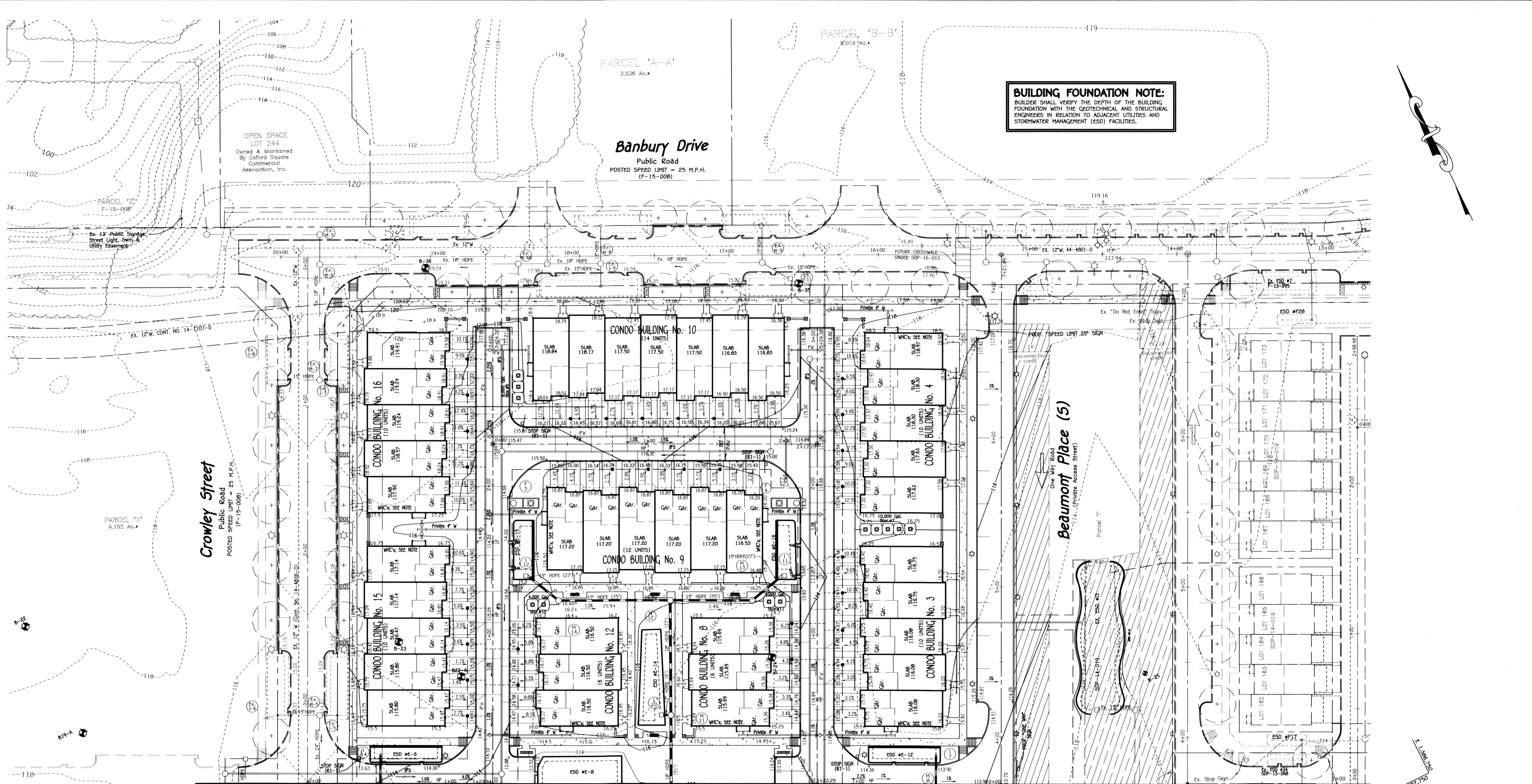
*And Edman* 6-13-16  
 Chief, Development Engineering Division Date

*N. J. J. J.* 8-9-16  
 Director, Department of Planning and Zoning Date

SUBDIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE		'Y' (Formerly 'E')
PLAT NO.	BLOCK NO.	ZONE
23791-23792		TOO
TAX/ZONE	ELEC. DIST.	CENSUS TR.
44	1st	601101

**SITE DEVELOPMENT PLAN**  
**OXFORD SQUARE**  
 "A Howard County Green Neighborhood"  
**Parcel 'Y'**  
 "EXETER PARK"  
 (Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)  
 Zoned: TOO  
 Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
 First Election District: Howard County, Maryland  
 Scale: As Shown  
 Date: April 18, 2016  
 Sheet 5 of 30

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP-14-072

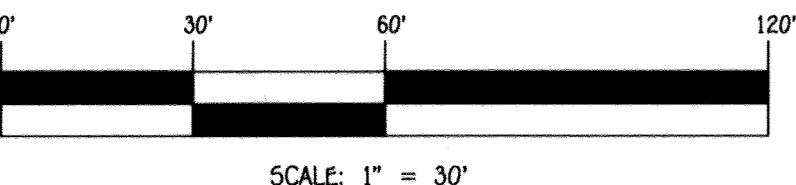


**BUILDING FOUNDATION NOTE:**  
 BUILDER SHALL VERIFY THE DEPTH OF THE BUILDING FOUNDATION WITH THE GEOTECHNICAL AND STRUCTURAL ENGINEERS IN RELATION TO ADJACENT UTILITIES AND STORMWATER MANAGEMENT (ESD) FACILITIES.

**Dunstead Street**  
 (Private Access Street)  
 (West)

**MATCH LINE - SEE SHEET 5**

**Dunstead Street**  
 (Private Access Street)  
 (East)



**WHC NOTE:** THE DOMESTIC WATER HOUSE CONNECTIONS FOR THE FOLLOWING INDIVIDUAL CONDOMINIUM UNITS SHALL BE "SPLIT" FROM THE 4" INSIDE COMBINED FIRE / DOMESTIC WATER MAIN WITHIN THE EXTERIOR SPRINKLER ROOM & SHALL HAVE 3/4" INSIDE METER SETTINGS:  
 CONDO BUILDING NO. 3: 7131  
 CONDO BUILDING NO. 4: 7151  
 CONDO BUILDING NO. 8: 7228  
 CONDO BUILDING NO. 9: 7210 & 7220  
 CONDO BUILDING NO. 10: 7075 & 7087  
 CONDO BUILDING NO. 12: 7202  
 CONDO BUILDING NO. 15: 7515  
 CONDO BUILDING NO. 16: 7511

**NOTE:** EACH DOWNSPOUT THAT IS CONNECTED TO A ROOFLEADER SHALL HAVE AN OVERFLOW AND HAVE A GUTTER DRAIN FILTER.

- DENOTES UNDERGROUND RAINWATER TANK  
 SEE DETAILS, SHEET 7  
 - DENOTES FILTERBED PRECAST W/SEDIMENTATION CHAMBER  
 SEE DETAILS, SHEET 7

**PURPOSE NOTE:**  
 THE PURPOSE OF THE REVISED SITE DEVELOPMENT PLAN IS TO REVISE THE LOCATION OF THE SPRINKLER ROOMS, MOVE CONDO. BUILDING NO. 10, ENLARGE ESD #E-8 & #E-9A AND RELOCATE AND/OR REMOVE UNDERGROUND STORAGE TANKS.

NO.	REVISION	DATE
2	REVISED PART OF ISLP WAY TO 20' WIDTH	2/20/20
1	REMOVE AND/OR RELOCATE UNDERGROUND STORAGE TANKS, REVISED SPRINKLER ROOM LOCATIONS, MOVED CONDO. BLDG. 10 AND REVISED ESD #E-8 & #E-9A	3/10/17

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELIJAH CITY, MARYLAND 21042  
 (410) 461-5995



**AS-BUILT CERTIFICATION**  
 Note: There is no "AS-BUILT" information provided.  
  
 Date: 3/24/17

**Owner/Builder**  
 U.S. Home Corp. dba Lennox  
 7035 Albert Einstein Drive, Suite 200  
 Columbia, Maryland 21046  
 Ph: 410-997-5522

**Developer**  
 U.S. Home Corp. dba Lennox  
 7035 Albert Einstein Drive, Suite 200  
 Columbia, Maryland 21046  
 Ph: 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development  
 Date: 4-19-17

Chief, Development Engineering Division  
 Date: 4-17-17

Director - Department of Planning and Zoning  
 Date: 4-19-17

SUBDIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE	---	"Y" (Formerly "E")

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23791 - 23792	---	TOD	44	1st.	601101

REVISED SITE DEVELOPMENT PLAN

**OXFORD SQUARE**  
 "A Howard County Green Neighborhood"  
 Parcel "Y"  
 "EXETER PARK"  
 (Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)  
 Zoned: TOD  
 Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
 First Election District: Howard County, Maryland  
 Scale: As Shown  
 Date: March 10, 2017  
 Sheet 6 of 30

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP-14-072

I:\005\05014\05014.dwg(SDP) (Lennox) Parcel "Y" (redline) 2017 remove tanks\05014 Sheet 6.mxd (Aug. 3/10/2017 11:20:40 AM) L1

**FILTERRA STANDARD PLAN NOTES**

**Construction & Installation**

A. Each unit shall be constructed at the locations and elevations according to the sizes shown on the approved drawings. Any modifications to the elevation or location shall be at the direction of and approved by the Engineer.

B. If the Filterra® is stored before installation, the top slab must be placed on the box using the 2x4 wood provided, to prevent any contamination from the site. All internal fittings supplied (if any), must be left in place as per the delivery.

C. The unit shall be placed on a compacted sub-grade with a minimum 6-inch gravel base matching the final grade of the curb line in the area of the unit. The unit is to be placed such that the unit and top slab match the grade of the curb in the area of the unit. Compact undisturbed sub-grade materials to 95% of maximum density at +1- 2% of optimum moisture. Unsuitable material below sub-grade shall be replaced to the site engineer's approval.

D. Outlet connections shall be aligned and sealed to meet the approved drawings with modifications necessary to meet site conditions and local regulations.

E. Once the unit is set, the internal wooden forms and protective mesh cover must be left intact. Remove only the temporary wooden shipping blocks between the box and top slab. The top lid should be sealed onto the box section before backfilling, using a non-shrink grout, butyl rubber or similar waterproof seal. The boards on top of the lid and boards sealed in the unit's throat must NOT be removed. The Supplier (American) or its authorized dealer will remove these sections at the time of activation. Backfilling should be performed in a careful manner, bringing the appropriate fill material up in 6" lifts on all sides. Precast sections shall be set in a manner that will result in a watertight joint. In all instances, installation of Filterra® unit shall conform to ASTM specification C991 "Standard Practice for Installation of Underground Precast Utility Structures", unless directed otherwise in contract documents.

F. The contractor is responsible for inlet protection/sediment control and cleaning around each Filterra unit.

G. Curb and gutter construction (where present) shall ensure that the flow-line of the Filterra® unit is at a greater elevation than the flow-line of the bypass structure or relief (drop inlet, curb cut or similar). Failure to comply with this guideline may cause failure and/or damage to the Filterra® environmental device.

H. Each Filterra® unit must receive adequate irrigation to ensure survival of the living system during periods of drier weather. This may be achieved through a piped system, gutter flow or through the tree grate.

**Activation**

A. Activation of the Filterra® unit is performed ONLY by the Supplier. Purchaser is responsible for Filterra® inlet protection and subsequent clean out cost. This process cannot commence until the project site is fully stabilized and cleaned (full landscaping, grass cover, final paving and street sweeping completed), negating the chance of construction materials contaminating the Filterra® system. Care shall be taken during construction not to damage the protective throat and top plates.

B. Activation includes installation of plant(s) and mulch layers as necessary.

**Included Maintenance**

A. Each correctly installed Filterra® unit is to be maintained by the Supplier, or a Supplier Approved contractor for a minimum period of 1 year. The cost of this service is to be included in the price of each Filterra® unit. Extended maintenance contracts are available at extra cost upon request.

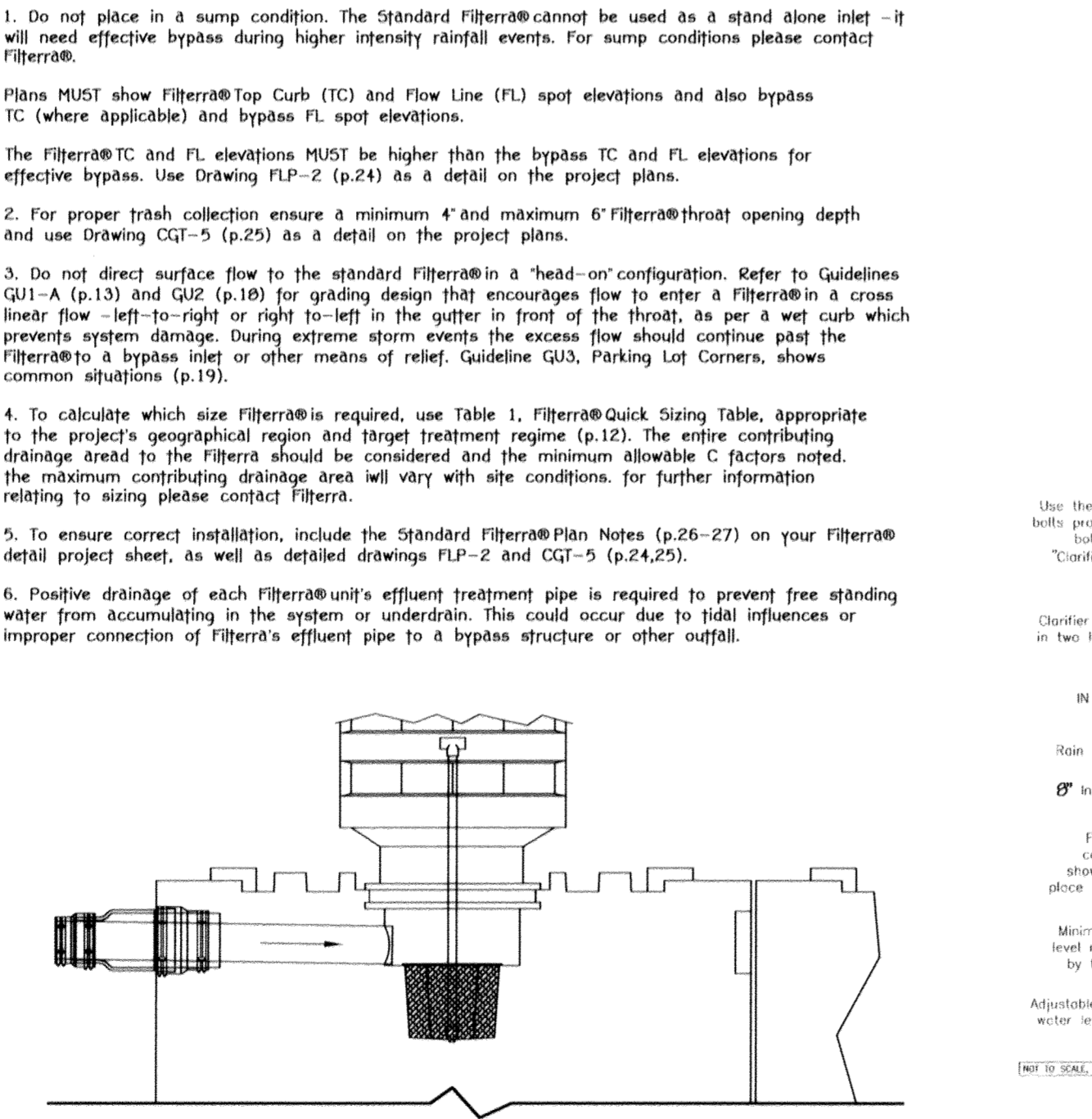
B. Annual included maintenance consists of a maximum of (2) scheduled visits. The visits are scheduled seasonally; the spring visit aims to clean up after winter loads that may include salts and sands. The fall visit helps the system by removing excessive leaf litter.

C. Each Included Maintenance visit consists of the following tasks:

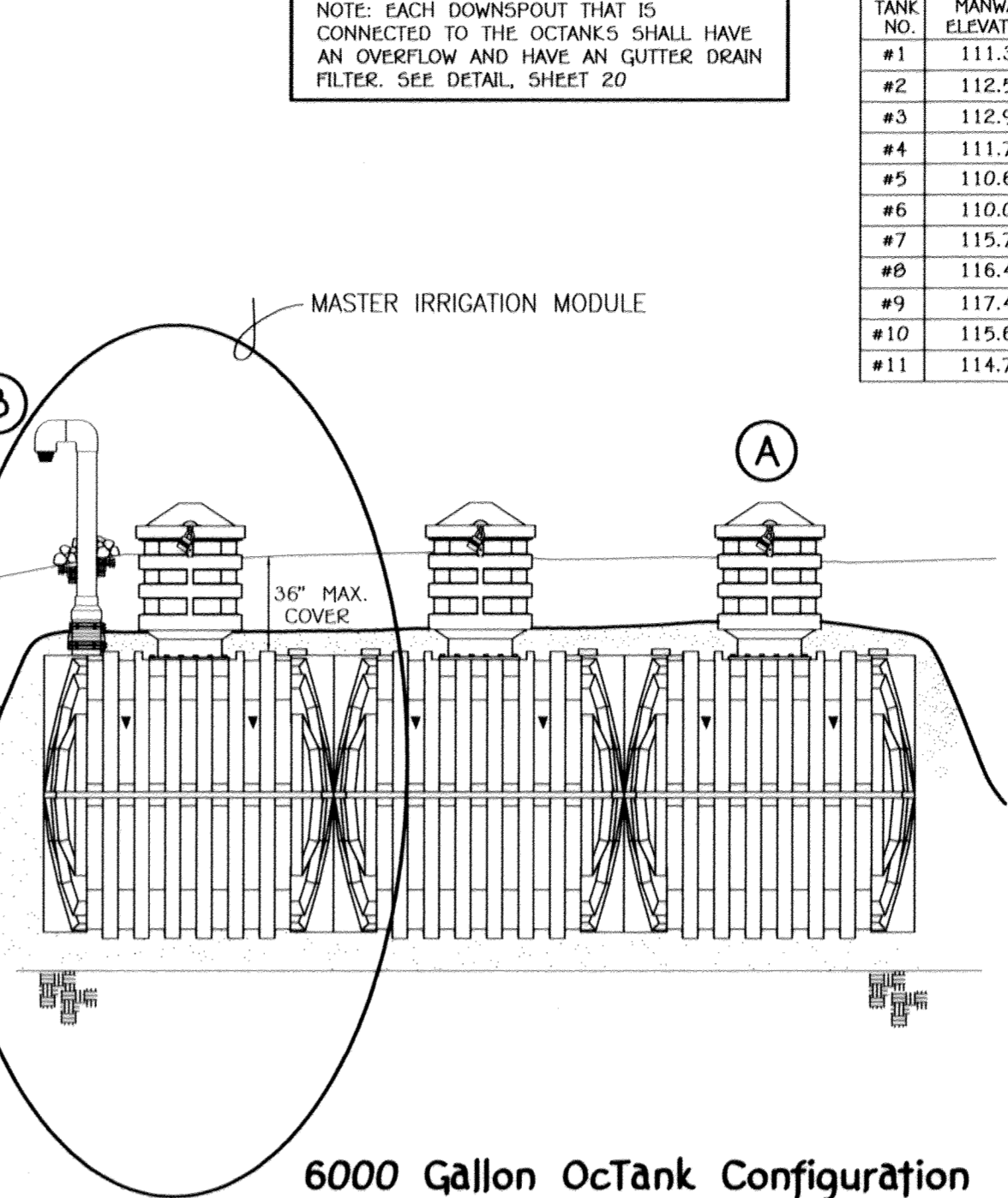
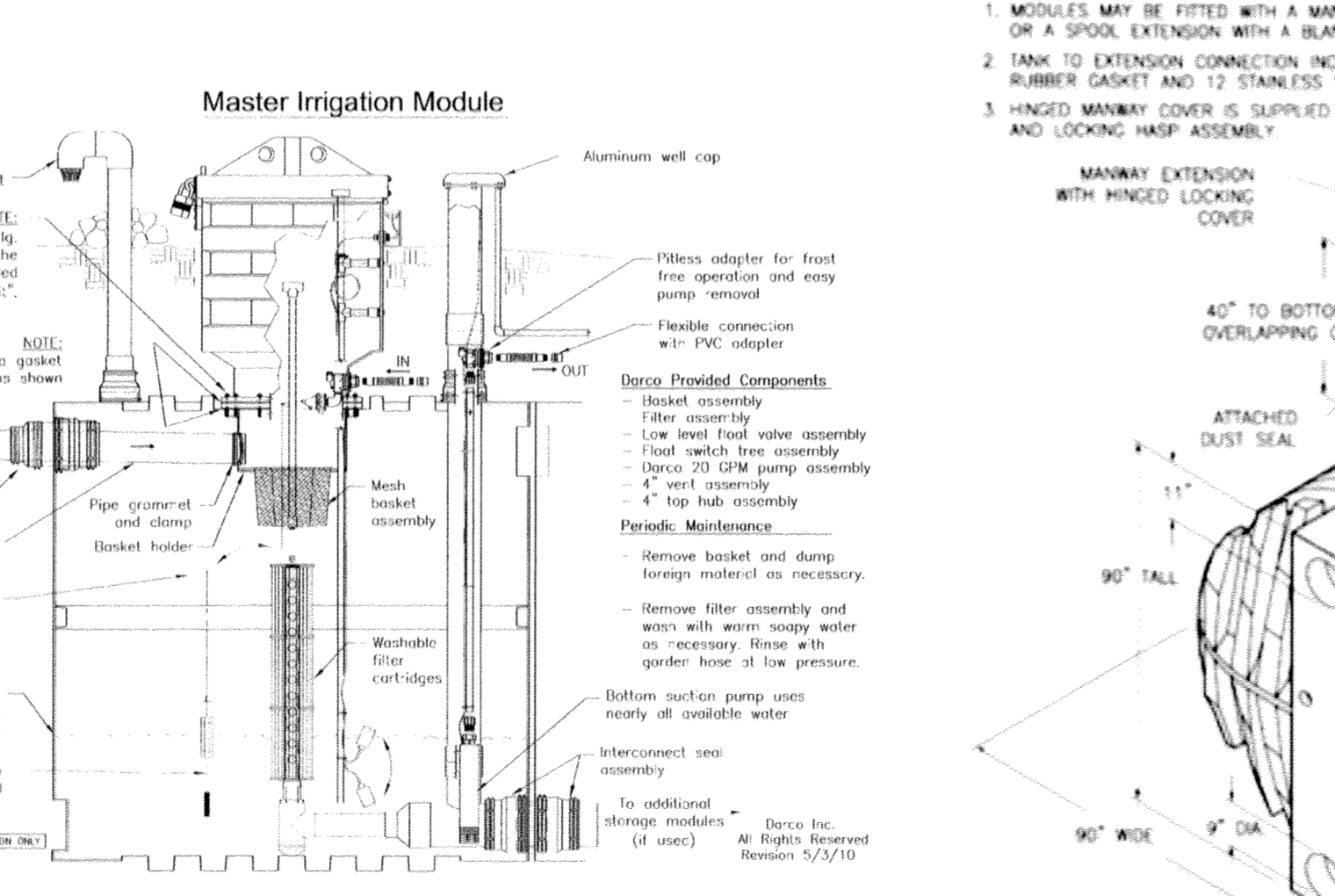
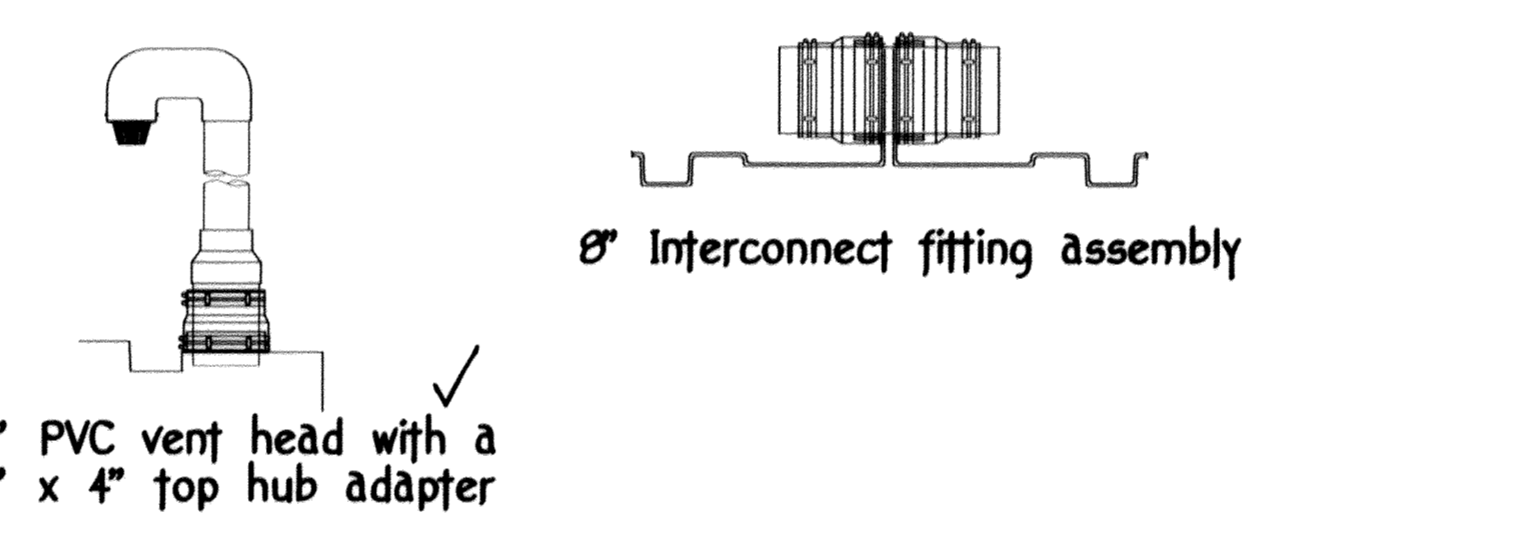
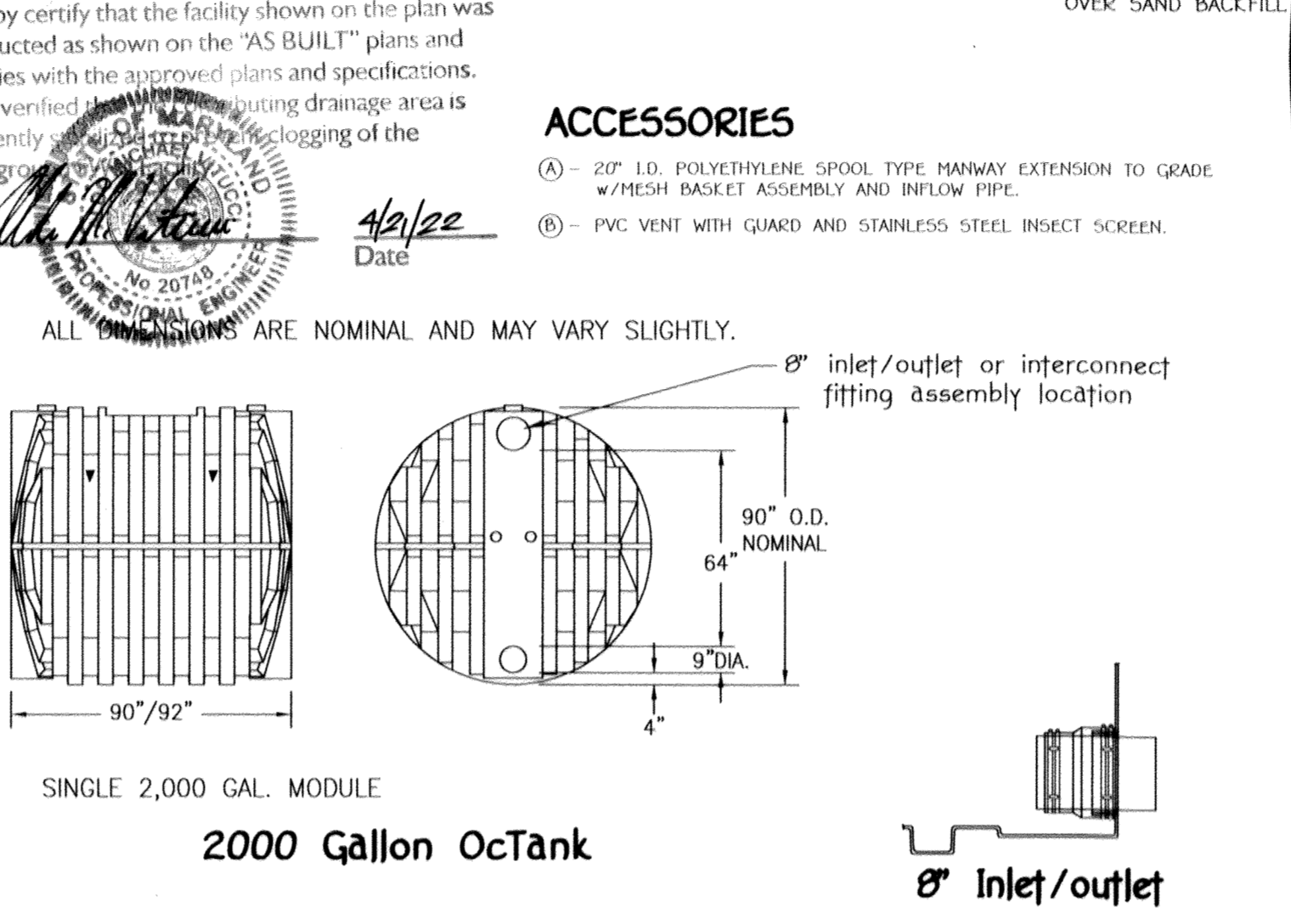
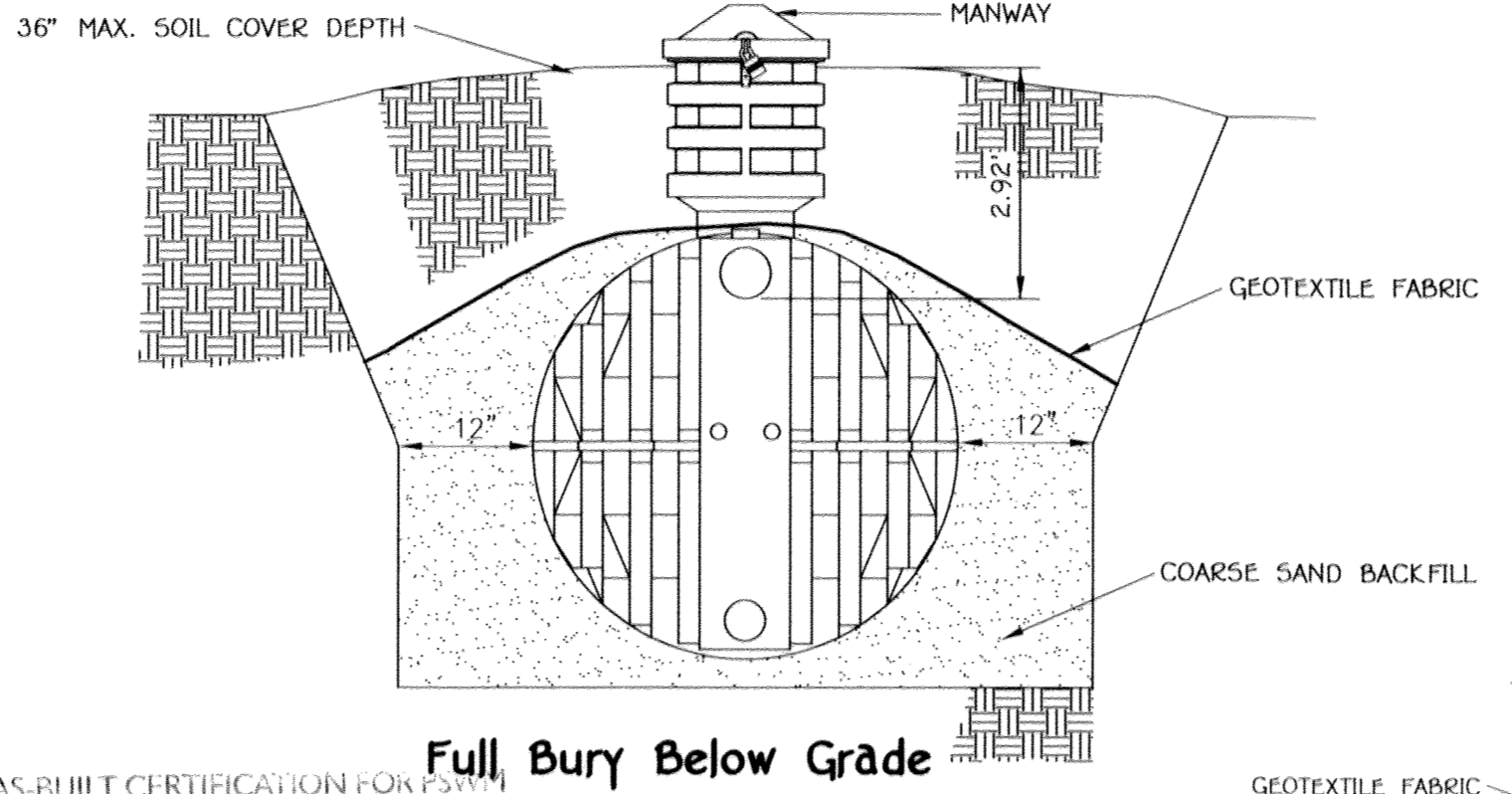
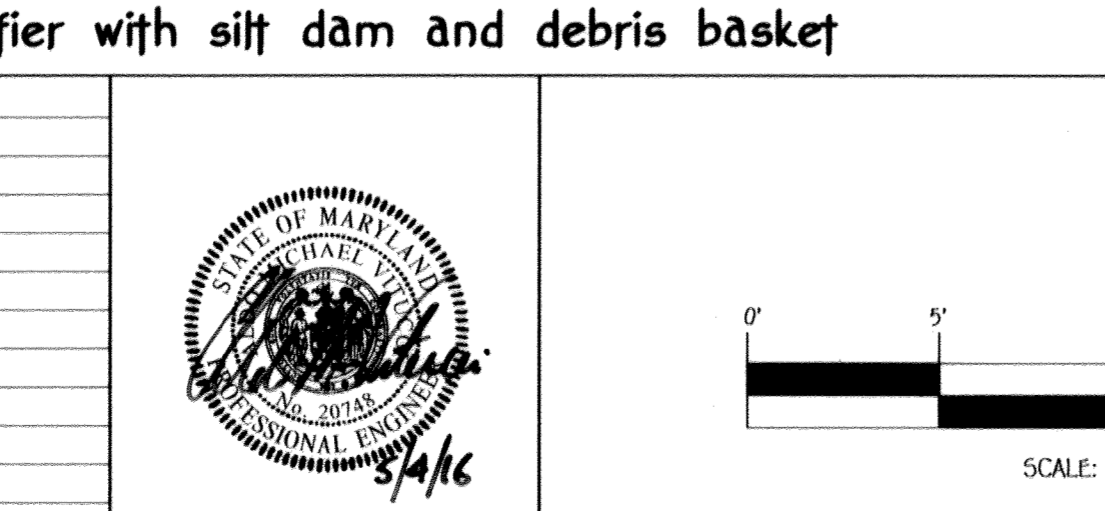
1. Filterra® unit inspection
2. Foreign debris, silt, mulch & trash removal
3. Filter media evaluation and recharge as necessary
4. Plant health evaluation and pruning or replacement as necessary
5. Replacement of mulch
6. Disposal of all maintenance refuse items
7. Maintenance records updated and stored (reports available upon request)

D. The beginning and ending date of Supplier's obligation to maintain the installed system shall be determined by the Supplier at the time the system is activated. Owners must promptly notify the Supplier of any damage to the plant(s), which constitute(s) an integral part of the bioretention technology.

**DESIGN GUIDELINES FOR USING FILTERRA**



UNIT DESIGNATION	INSIDE VAULT DIMENSIONS	FILTERRA TREATMENT AREA	MAXIMUM DRAINAGE AREA TREATED (SF)	WQV STORAGE CAPACITY (CF)
FTSC 6' x 4'	12' x 4'	6' x 4'	5,216	103
FTSC 8' x 4'	16' x 4'	8' x 4'	7,141	141
FTSC 6' x 6'	12' x 6'	6' x 6'	7,047	155
FTSC 8' x 6'	16' x 6'	8' x 6'	10,734	212
FTSC 10' x 6'	19' x 6'	10' x 6'	12,630	250
FTSC 10' x 8'	20' x 8'	10' x 8'	10,176	360
FTSC 11' x 8'	22' x 8'	11' x 8'	20,000	398



**Operation And Maintenance Schedule For Rainwater Harvesting System (M-1)**

THE RAINWATER HARVESTING SYSTEM (UNDERGROUND CHAMBERS) SHALL BE INSPECTED AT LEAST TWICE PER YEAR (ONCE EACH IN THE SPRING AND FALL). THE OWNER IS RESPONSIBLE FOR MAINTAINING A DETAILED LOG OF THE MAINTENANCE INSPECTION FINDINGS AND A HISTORY OF THE COMPLETED WORK. THE LOG SHALL BE MADE AVAILABLE TO HOWARD COUNTY DPZ AND/OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UPON REQUEST.

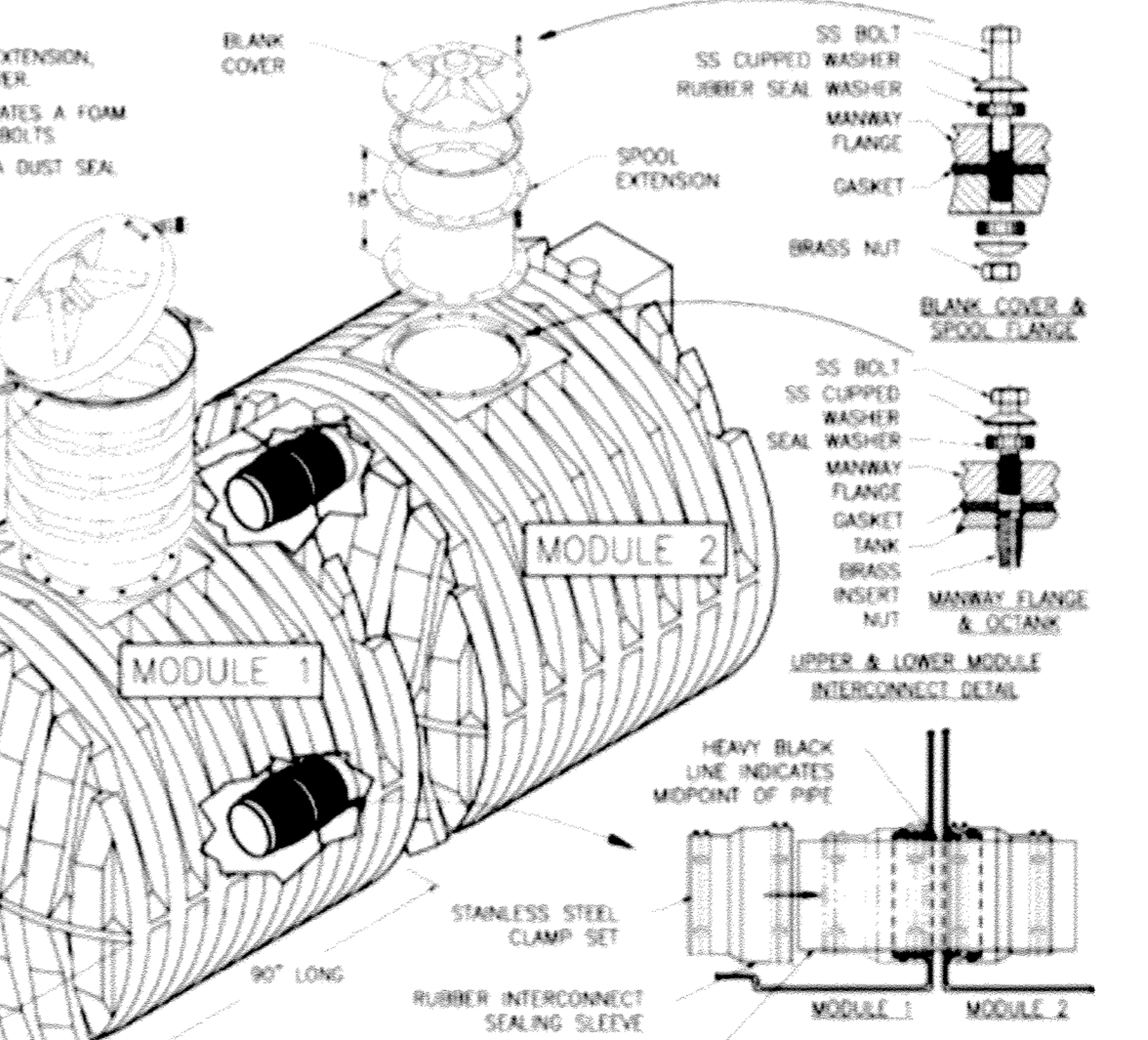
SPECIFIC COMPONENTS TO BE INSPECTED AND MAINTAINED INCLUDE THE ITEMS AS FOLLOWS:

1. REMOVE DEBRIS.
2. EXAMINE STRUCTURES FOR SIGNS OF STRUCTURAL ISSUES (DAMAGE, CORROSION, ETC).
3. REMOVE AND PROPERLY DISPOSE ACCUMULATED SEDIMENT GREATER THAN ONE (1) INCH.
4. THE HOMEOWNER SHALL VERIFY INTEGRITY OF LEAF SCREENS, GUTTERS & DOWNSPOUTS AND CLEAN AND REMOVE ANY DEBRIS.

NOTE:

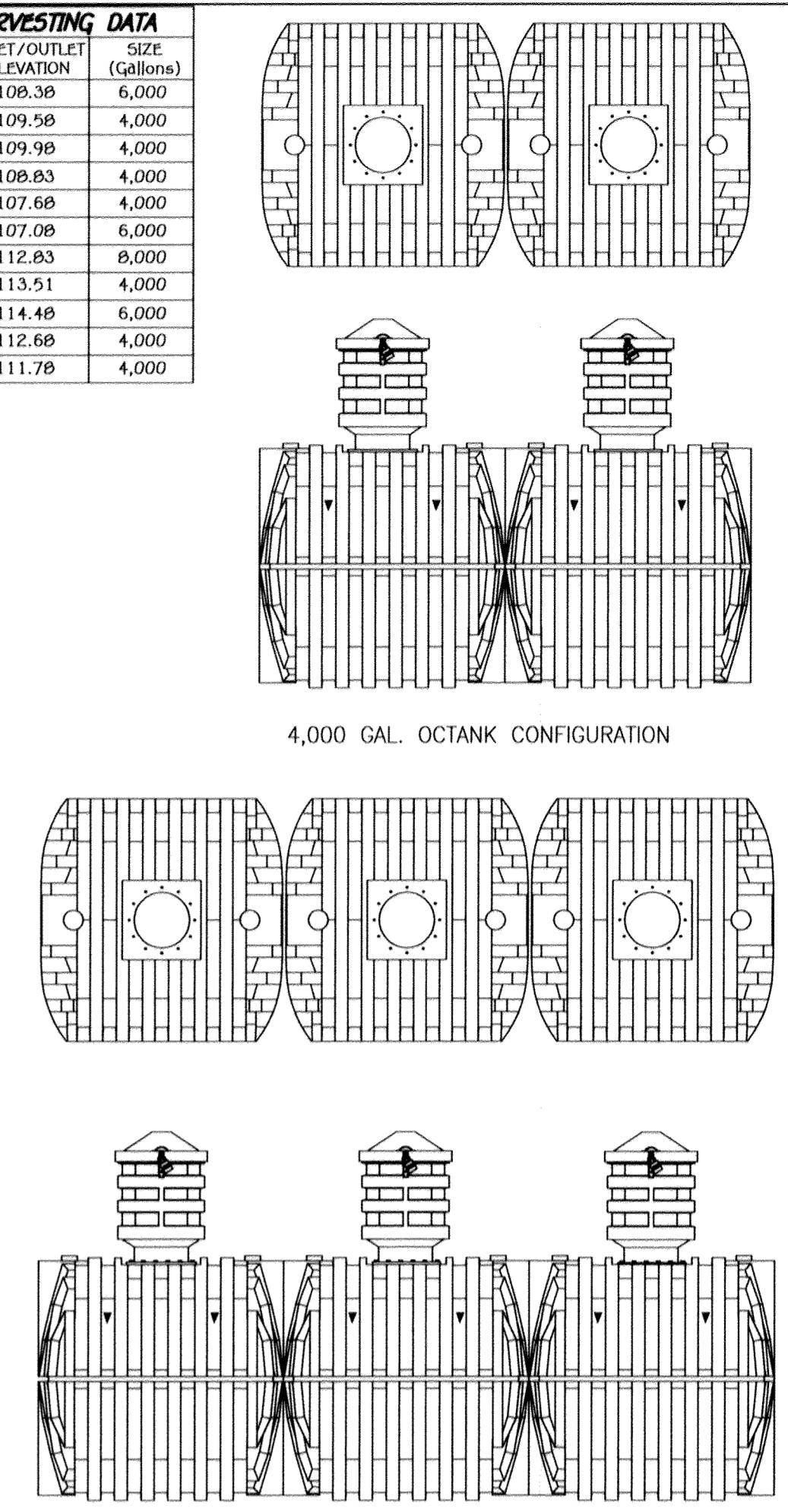
1. THE RAINWATER HARVESTING STORAGE SHALL BE 80% EMPTIED MINIMUM, WHEN A 2" OR GREATER RAINFALL EVENT IS FORECASTED. THIS IS TO ALLOW STORAGE TO PROVIDE QUANTITY MANAGEMENT NEEDED TO PROTECT DOWNSTREAM WATERWAYS.

**Manway Extensions, Blank Cover, & Interconnect Detail**



**RAINWATER HARVESTING DATA**

TANK NO.	MANWAY ELEVATION	INLET/OUTLET ELEVATION	SIZE (Gallons)
#1	111.3	108.30	6,000
#2	112.5	109.50	4,000
#3	112.9	109.90	4,000
#4	111.75	108.83	4,000
#5	110.6	107.60	4,000
#6	110.0	107.00	6,000
#7	115.75	112.83	8,000
#8	116.43	113.51	4,000
#9	117.4	114.40	6,000
#10	115.6	112.60	4,000
#11	114.7	111.70	4,000



**SPECIFICATIONS FOR POLYETHYLENE UNDERGROUND WATER TANKS QUALITY ASSURANCE**

Manufacturer: Barco Inc. 900 Barco Dr. - P.O. Box 779 - Bennett, CO 80102 or Equal  
Phone number 800-232-8660, Fax 303-644-5001, Internet - www.barcoinc.com

GENERAL GOVERNING STANDARDS

1. ASTM 1990-93, Polyethylene Storage Tanks, those specific sections considered germane and prudent as applied to underground water storage tanks only.
2. Section 4: Type 2 high density virgin linear polyethylene resin
3. Section 5: Material standards for food contact grade polyethylene resin
4. Section 7: Fittings for polyethylene water tanks
5. Section 8: Performance requirements based on impact testing
6. Section 9: Dimensions and tolerances
7. Section 10: Workmanship

DESIGN STANDARDS / BARCO MODULAR POLYETHYLENE OCTANK SYSTEMS

1. External Hydrostatic Loading: The empty tank system with manway risers, when anchored into a sand backfilled excavation at a 3 foot bury depth and flooded with water to spring line, must maintain its structural shape and 100% water tightness.
2. Traffic Loading: Tank systems, when properly installed and incorporating an approved concrete surface slab, must withstand automotive and heavy truck traffic loads.
3. Dry Bury Installation: Tank systems must have sufficient wall strength and structural integrity to be installed and completely backfilled to a 3 foot bury depth without the addition of water during the backfill process. Furthermore, tank systems must maintain their structural shape and full storage capacity when left empty for extended periods.

TANK FITTINGS

All fittings shall be of polyolefin or PVC construction and incorporate only 300 series stainless steel hardware. Compatible and warranted tank-to-pipe flexible couplers must be made available along with the tank system at the time of purchase. Fittings, gaskets, and hardware must be available specifically for domestic water use.

POTABLE WATER APPLICATIONS

The virgin polyethylene resin used for construction of potable water storage tanks must be NSF listed and comply with FDA Title 21 when in contact with drinking water.

ACCESSORIES

The accessory package provided with any storage tank system must contain only fully approved accessories and appurtenances which meet all performance standards and warranty coverage guidelines of tank manufacturer.

CAPACITY AND SIZE REQUIREMENTS

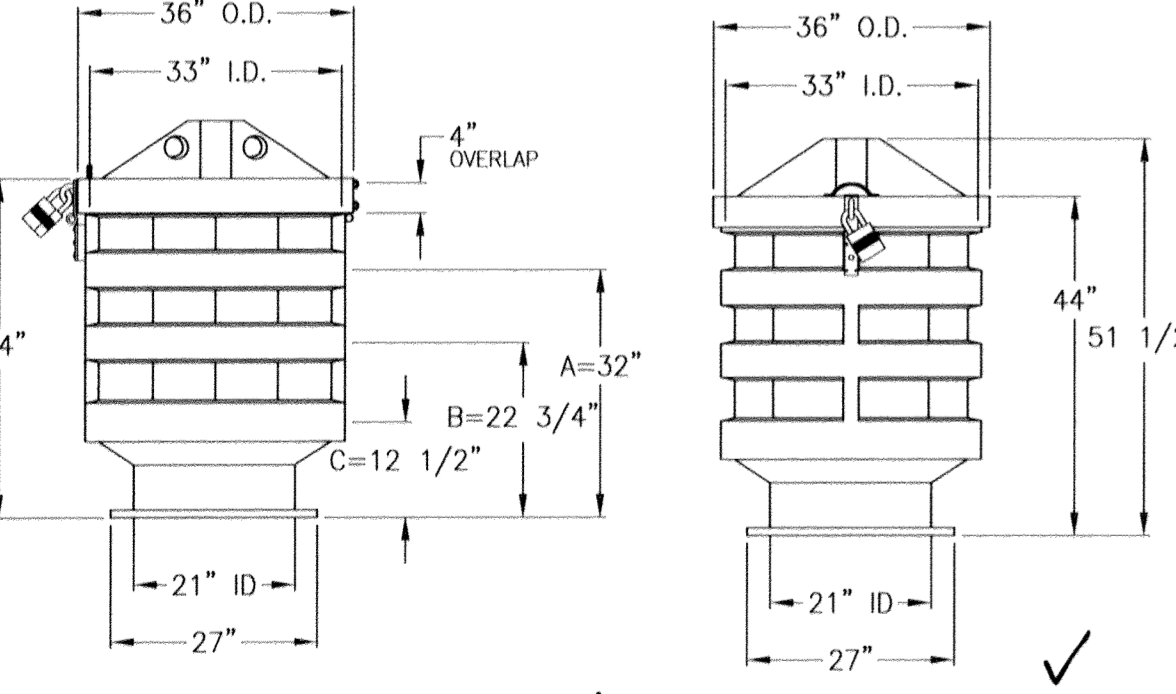
1. The nominal volume of the tank system shall be \_\_\_\_\_ gallons.
2. The nominal tank diameter shall be \_\_\_\_\_ feet by a nominal length of \_\_\_\_\_ feet.

LIMITED WARRANTY

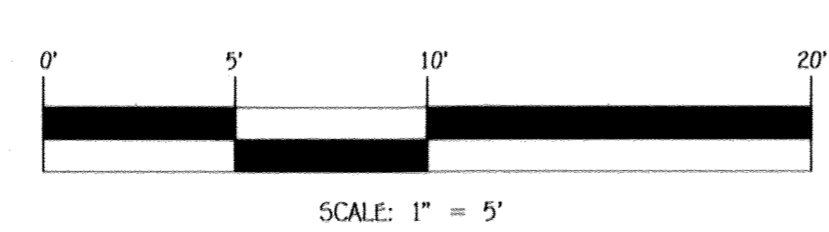
A standard 2 year structural and corrosion warranty shall become effective upon tank delivery. An optional extended warranty program must be available at time of purchase.

**Operation And Maintenance Schedule For Filterra System**

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



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
410.461.3995



**Owner/Builder**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

**Developer**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Neil B. Lane*  
Chief, Division of Land Development  
Date: 8-9-16

*William J. ...*  
Chief, Development Engineering Division  
Date: 6-12-16

*Walter J. ...*  
Director - Department of Planning and Zoning  
Date: 8-9-16

DIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE	---	Y (Formerly 'E')

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23791 - 23792	---	TOD	44	1st.	601101

**STORMWATER MANAGEMENT NOTES & DETAILS**

**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
**Parcel "Y"**  
"EXETER PARK"  
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)

Zoned: TOD  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: As Shown  
Scale: As Shown  
Date: April 18, 2016  
Sheet 7 Of 30

# Infiltration and Filter System Construction Specifications

Infiltration and filter systems offer the advantage of reducing permeable soils or create a permeable medium such as sand for ICI and the use of some instances where permeability is great, these facilities may be used for Gp. as well. The most common systems include infiltration trenches, infiltration basins, sand filters, and vegetative filters.

When properly planned, vegetation will thrive and enhance the functioning of these systems. For example, pre-treatment basins will trap sediments that often are bound with phosphorus and metals. Vegetation planted in the facility will aid in nutrient uptake and water evaporation. 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 4' to 6' will be placed adjacent to infiltration systems to stabilize 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 bio-retention facilities, see Appendix A.5 and Table A.5 for planting material guidelines).
- Plants known to need deep drainage should be avoided to replace them with plants that are used as part of facility design.
- Test soil conditions to determine if soil amendments are necessary.
- Plants should be located so that access is possible for structure maintenance.
- Shade heavy flow areas with erosion control mats or mulch.
- Temporarily divert flow from needed areas until vegetation is established.
- See Table A.5 for additional design considerations.

**Bio-retention**

**Soil Bed Characteristics**

The characteristics of the soil for the bio-retention facility are perhaps as important as the facility location, area, 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 pollution (nitrogen and phosphorus) is accumulated 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/sandy loam (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 Standards (EQS), 1996; Engineering Technology Inc. and Blacklight, Inc. (2008), 1993). Soil should fill within the 1/4", 1/2", 5/8" classification of the Unified Soil Classification System (USCS). A permeability of at least 1.0 feet per day (DTP) is required in a conservative view 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. Roots or stumps from native weeds (e.g., Johnson Grass, Hoop Pine, and Guinea Grass) or other non-native weeds as specified under COMAR 15.08.01.25, should not be present in the soil.

The planting soil should be 12 to 18" thick and use loosely compacted (loosely tamped) lightly with a backhoe bucket or trowel (over 2" thick). The specific characteristics are provided in Table A.5.

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 bio-retention system. The mulch layer helps maintain soil moisture and reduces surface evaporation, which reduces percolation. Mulch helps prevent erosion, and provides a microenvironment for soil biota at the mulch/soil interface. It also serves as a pretreatment filter, trapping the finer sediments, which remain suspended after the primary pretreatment.

The mulch layer should be shredded landscape style, single or double shredded hardwood mulch or chips. The mulch layer should be well aged (leached) or 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 minimum 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. Bio-retention simulates an upland-species ecosystem. The community should be dominated by trees, but have a distinct community of understory trees, shrubs and herbaceous plants. By creating a diverse, dense plant cover, a bio-retention facility will be able to withstand 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 bio-retention facility (Figure A.5). The lowest elevation supports plant species adapted to standing and fluctuating water levels. The middle elevation supports plants that like wet soil conditions, but can still tolerate occasional inundation by water. The outer edge of the highest elevation and generally supports plants adapted to drier conditions. For appropriate plant material for bio-retention facilities, refer to MVA Approved Species List. The layer 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 bio-retention plan, consult ETAB, 1993 or Clayton and Schauer, 1997.

## 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 2, Table A.1.1 and 2.
- The owner shall perform a plant inspection 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 shrubs and vines.
- 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.

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

NO.	REVISION	DATE

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

- Material Specifications**  
 The allowable materials to be used in these practices are detailed in Table B.4.1.
- Filtering Media or Planting Soil**  
 The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretenion practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.25.

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

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

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

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

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

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a textural 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 bio-retention practices and the required backfill. When possible, use excavation hoes to remove original soil. If practices are excavated using a loader, the contractor should use wide track or minitrack equipment, or light equipment with turf tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bio-retention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to refracture 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 bio-retention facility before backfilling the optional sand layer. Pump any pooled 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 bio-retention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bio-retention basin. Heavy equipment can be used around the perimeter of the basin to supply soil and sand. Grade bio-retention materials with light equipment such as a compact loader or a dozer/loader with mat-tracks.

**4. Plant Material**

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

**5. Plant Installation**

Compost is a better organic material source, is less likely to float, and should be placed in the 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 bio-retention 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 plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bio-retention structure is to improve water quality. Adding fertilizers (nitrogen, or at a minimum, phosphorus) to the soil. 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 470 (63diameter), slotted or perforated rigid plastic pipe (ASTM F798, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).

Perforations - If perforated pipe is used, perforations should be 3/8" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a 1/4" (No. 4 or 4s) 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 of a minimum 0.5% slope.

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

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

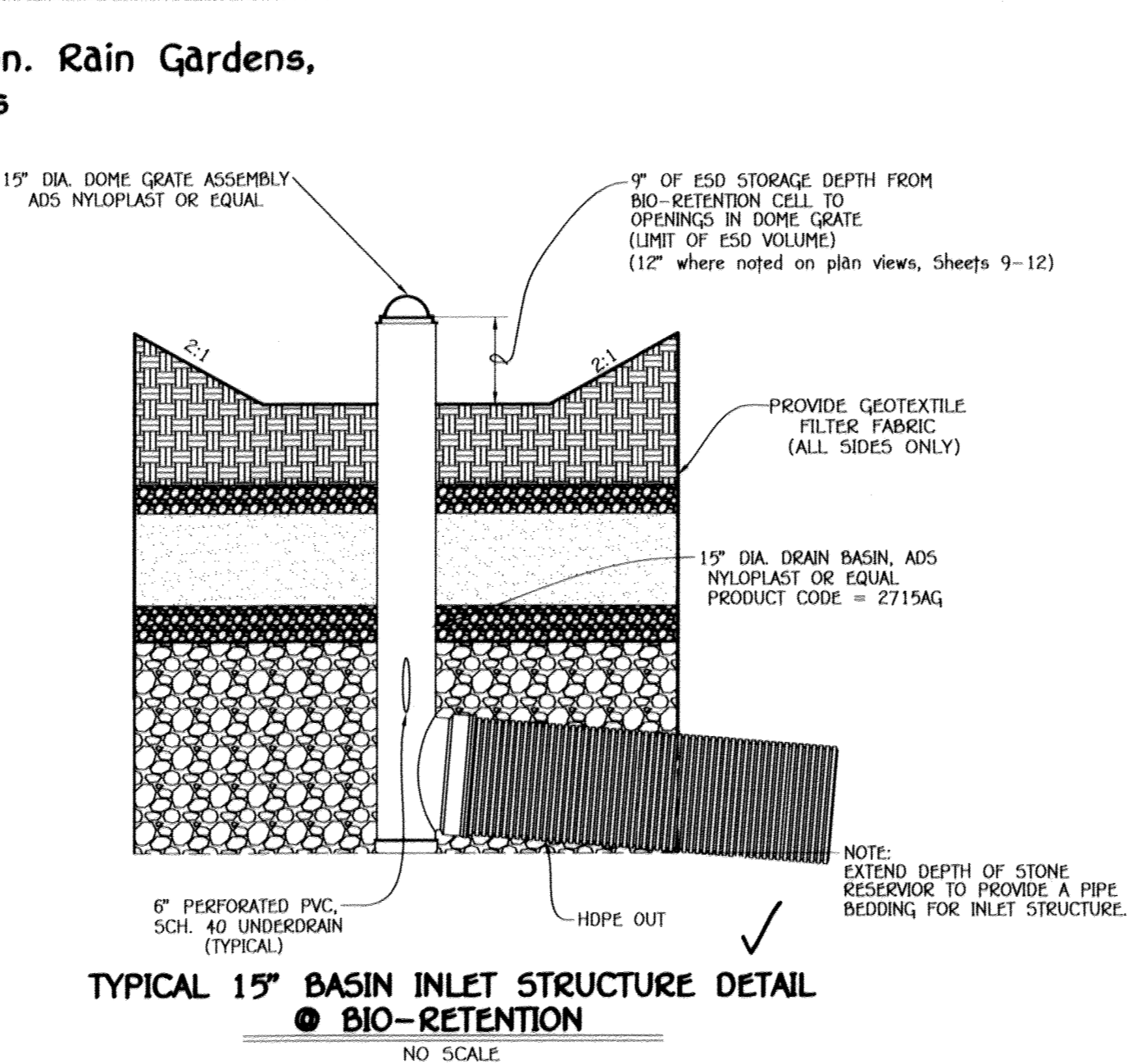
The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1,000 square feet of surface area).

**7. Miscellaneous**

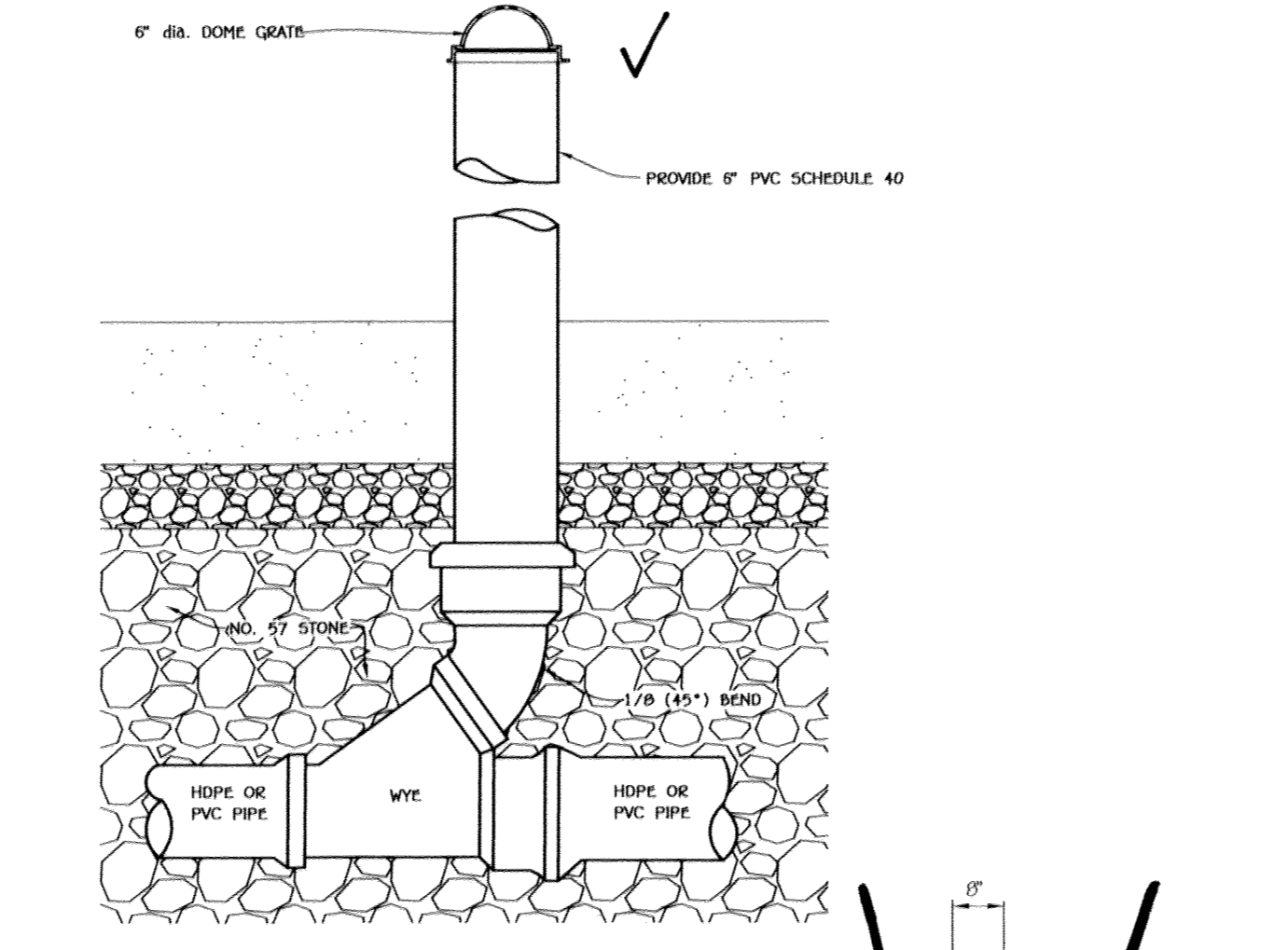
These practices may not be constructed until all contributing drainage area has been established.

## STORMWATER MANAGEMENT MAINTENANCE NOTE

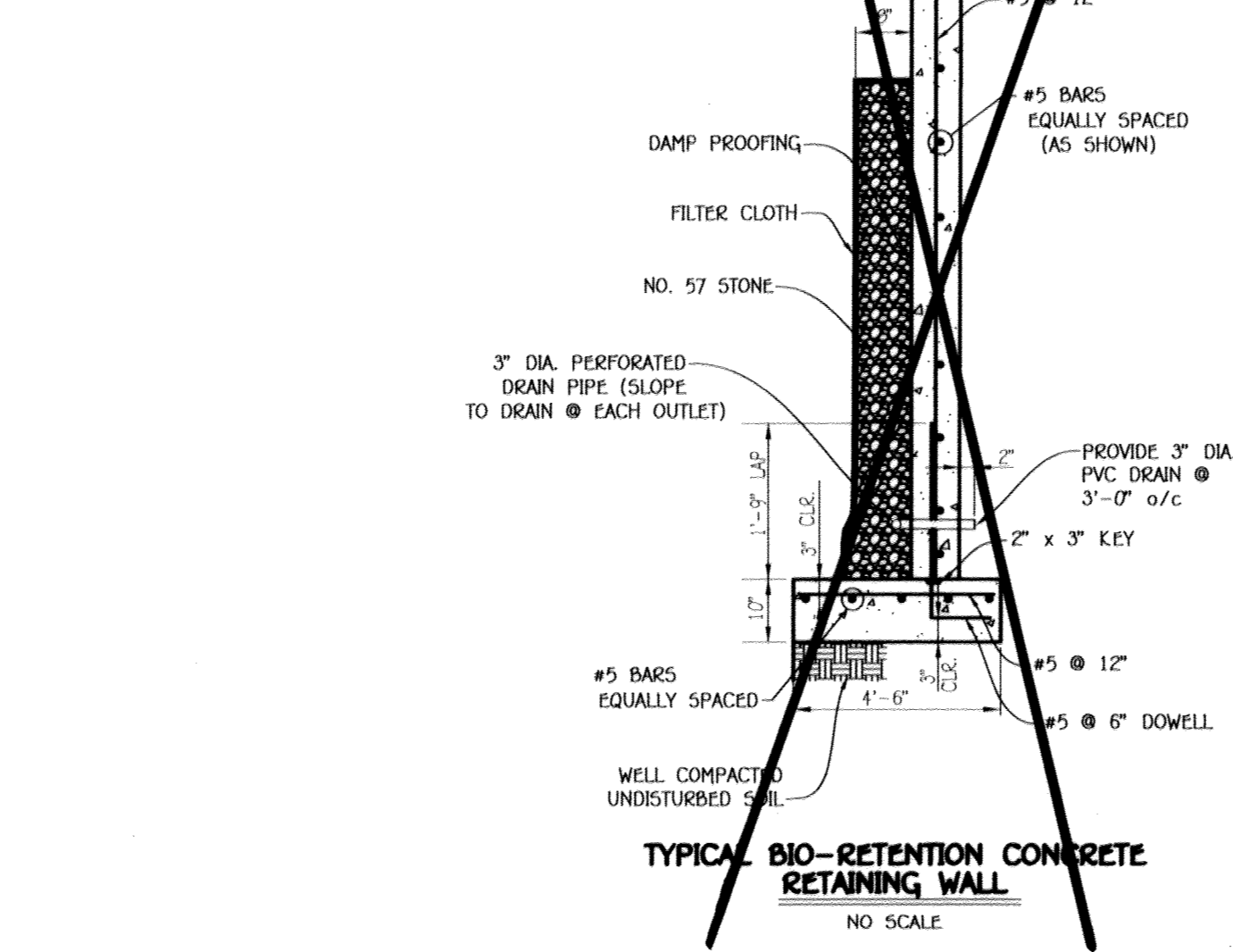
ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE OXFORD SQUARE COMMERCIAL ASSOCIATION, INC. THE STREET TREES, PERFORATED UNDERDRAINS, FEEDERS, PLANTINGS AND SWALES WILL ALSO BE PRIVATELY OWNED AND MAINTAINED BY THE OXFORD SQUARE COMMERCIAL ASSOCIATION. HOWARD COUNTY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



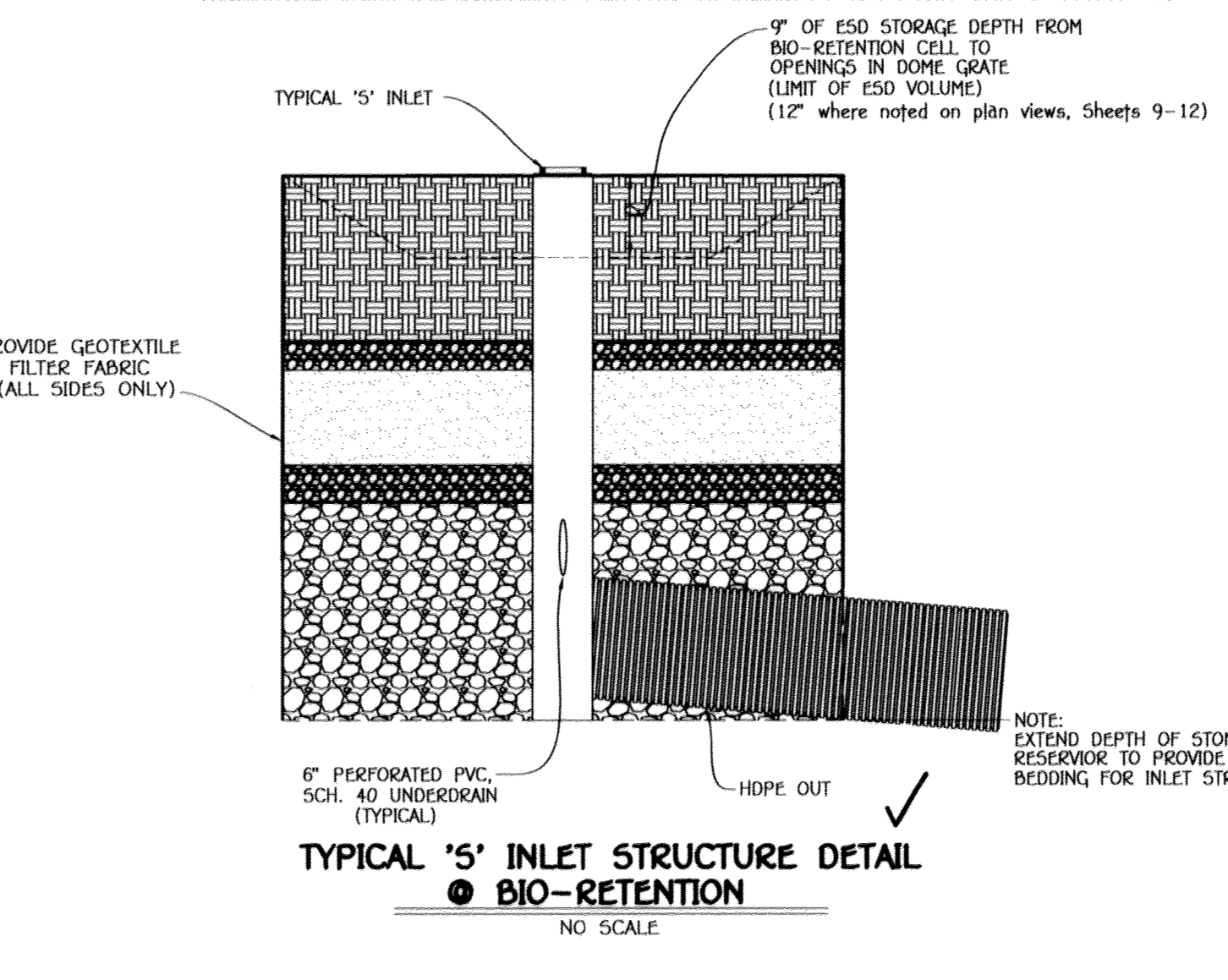
TYPICAL 15" BASIN INLET STRUCTURE DETAIL BIO-RETENTION NO SCALE



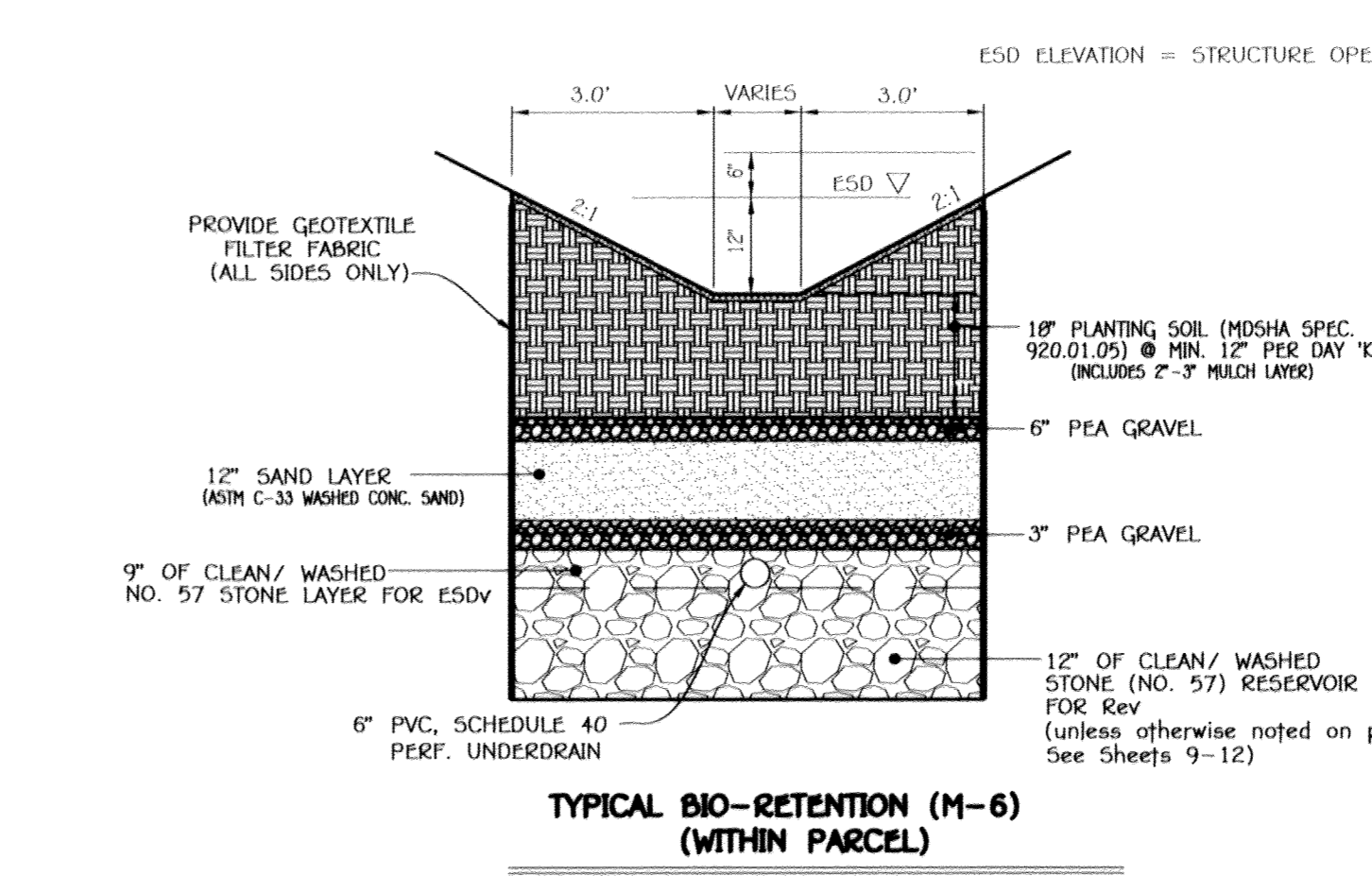
TYPICAL CLEAN-OUT DETAIL NO SCALE



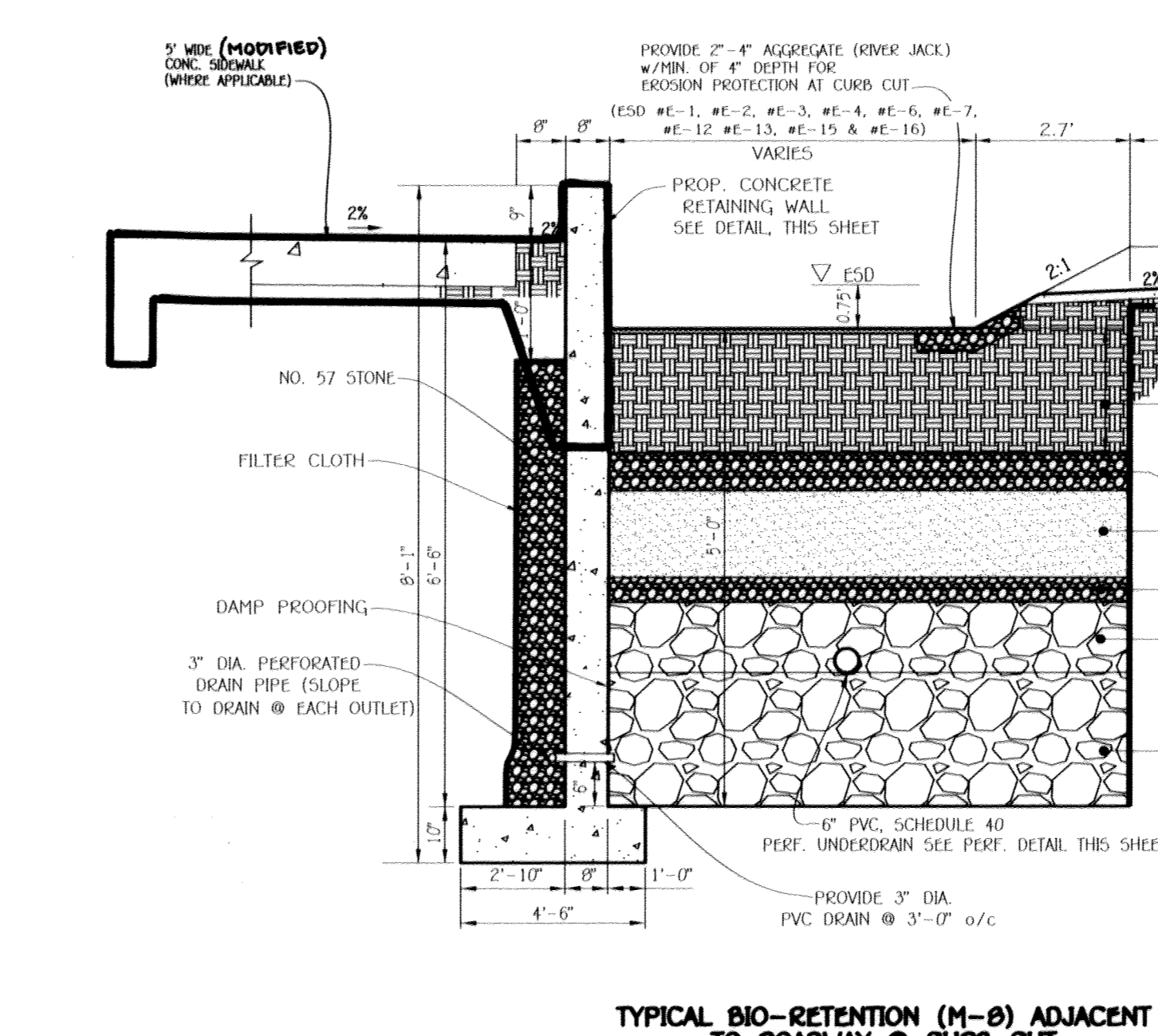
TYPICAL BIO-RETENTION CONCRETE RETAINING WALL NO SCALE



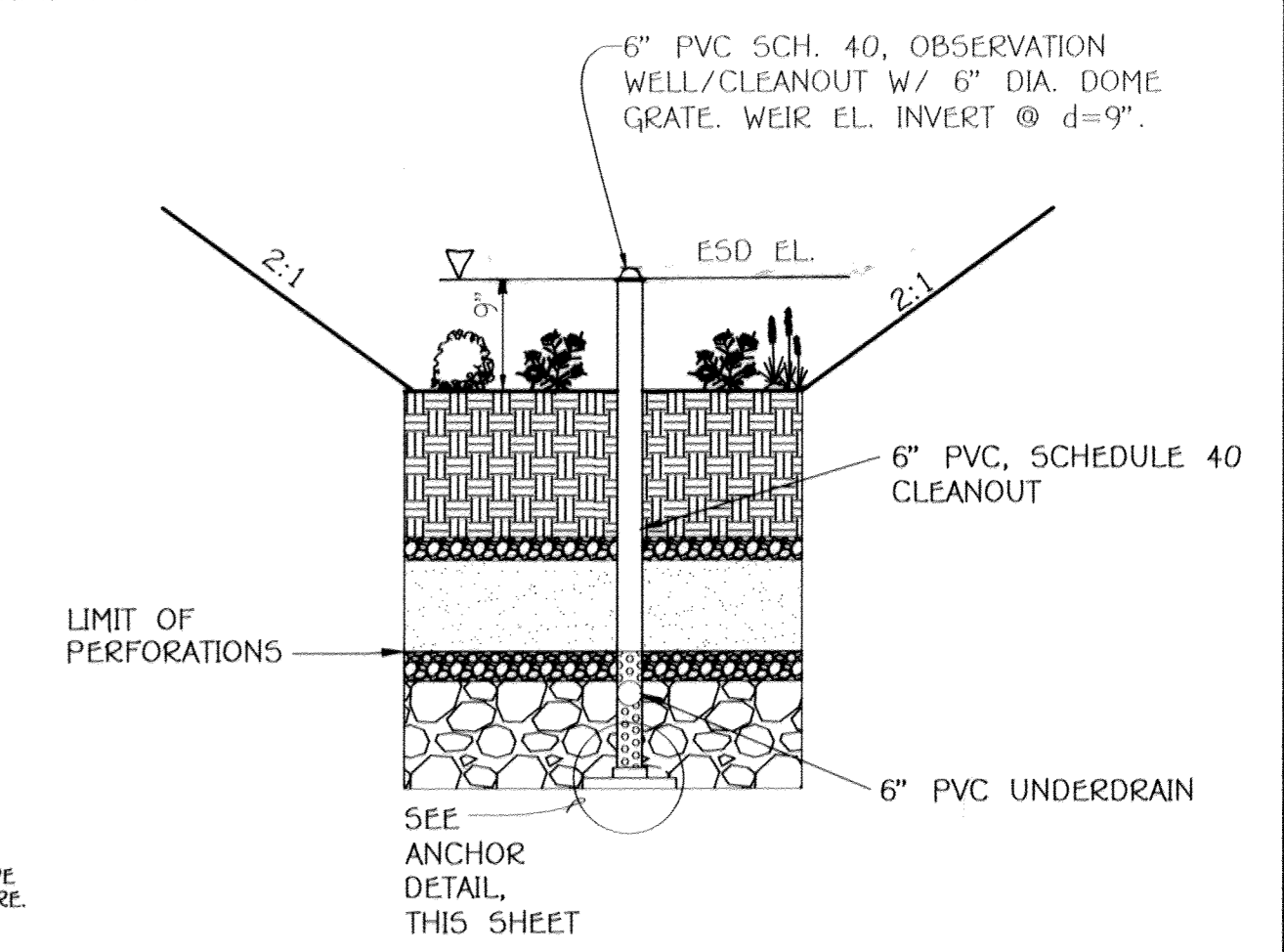
TYPICAL 5" INLET STRUCTURE DETAIL BIO-RETENTION NO SCALE



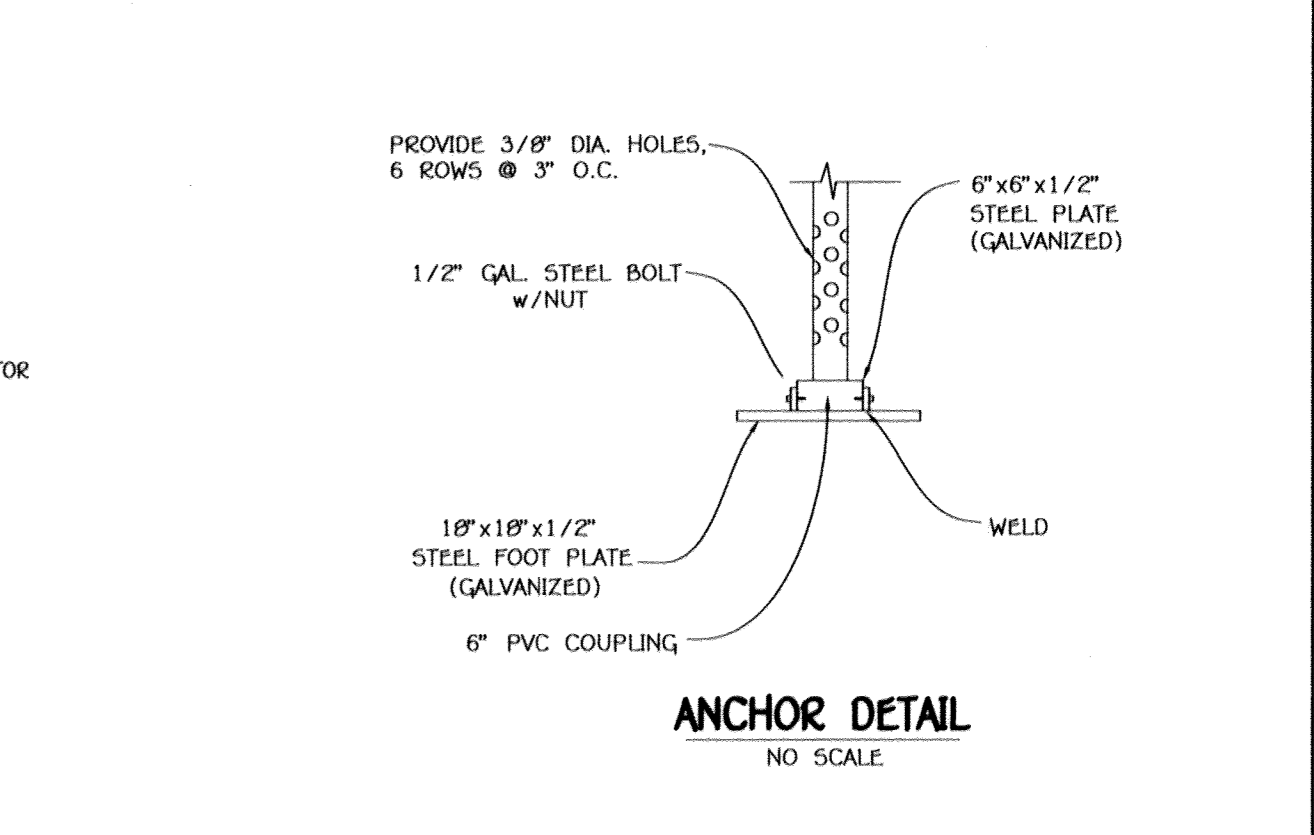
TYPICAL BIO-RETENTION (M-6) (WITHIN PARCEL) NO SCALE



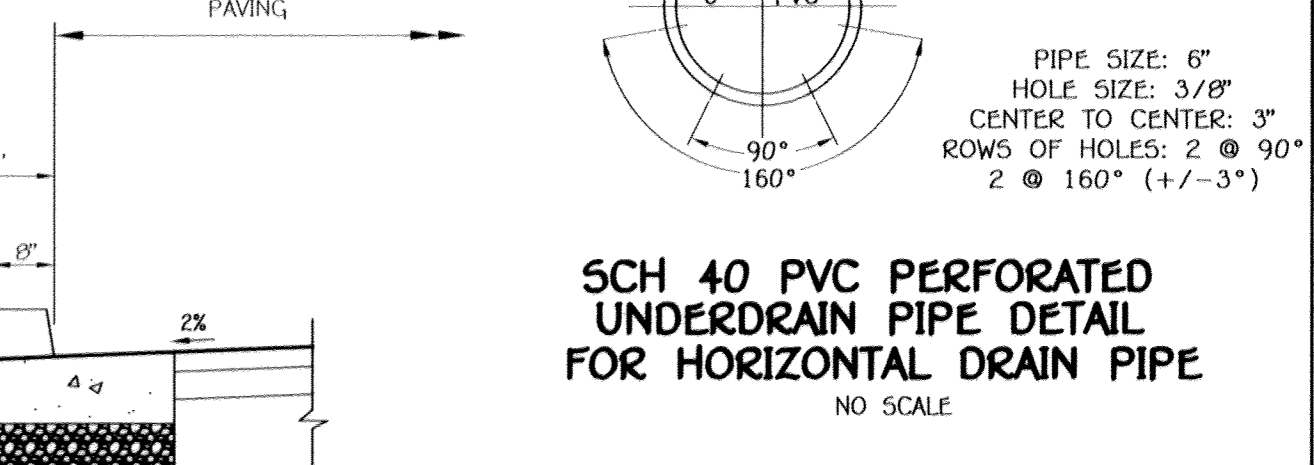
TYPICAL BIO-RETENTION (M-8) ADJACENT TO ROADWAY CURB CUT NO SCALE



SECTION OBSERVATION WELL LOCATION NOT TO SCALE



ANCHOR DETAIL NO SCALE



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

NOTES:  
 UNDERDRAIN PIPE SHALL BE 4" TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTM F798, TYPE PS 28 OR AASHTO-M-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 (1/4" TO 3/8" STONE) SHALL BE LOCATED BETWEEN THE FILTER MEDIA AND UNDERDRAIN TO PREVENT MIGRATION OF FINES INTO THE UNDERDRAIN. THIS LAYER MAY BE CONSIDERED PART OF THE FILTER BED WHEN BED THICKNESS EXCEEDS 24".

AS-BUILT CERTIFICATION FOR PSVM

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

Owner/Builder  
 U.S. Home Corp. dba Lennar  
 7035 Albert Einstein Drive, Suite 200  
 Columbia, Maryland 21046  
 Ph# 410-997-5562

Developer  
 U.S. Home Corp. dba Lennar  
 7035 Albert Einstein Drive, Suite 200  
 Columbia, Maryland 21046  
 Ph# 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development	<i>K. B. Balch</i>	8-9-16	Date
Chief, Development Engineering Division	<i>D. J. Adams</i>	6-15-16	Date
Director - Department of Planning and Zoning	<i>N. J. Jolin</i>	8-9-16	Date

SUBDIVISION: OXFORD SQUARE SECTION/AREA: PARCEL NO. Y (Formerly E)

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23791-23792	---	TOD	44	1st.	601101

STORMWATER MANAGEMENT NOTES & DETAILS

**OXFORD SQUARE**

"A Howard County Green Neighborhood"

**Parcel 'Y'**

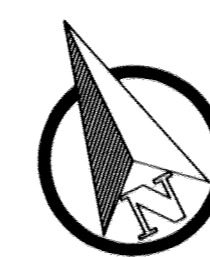
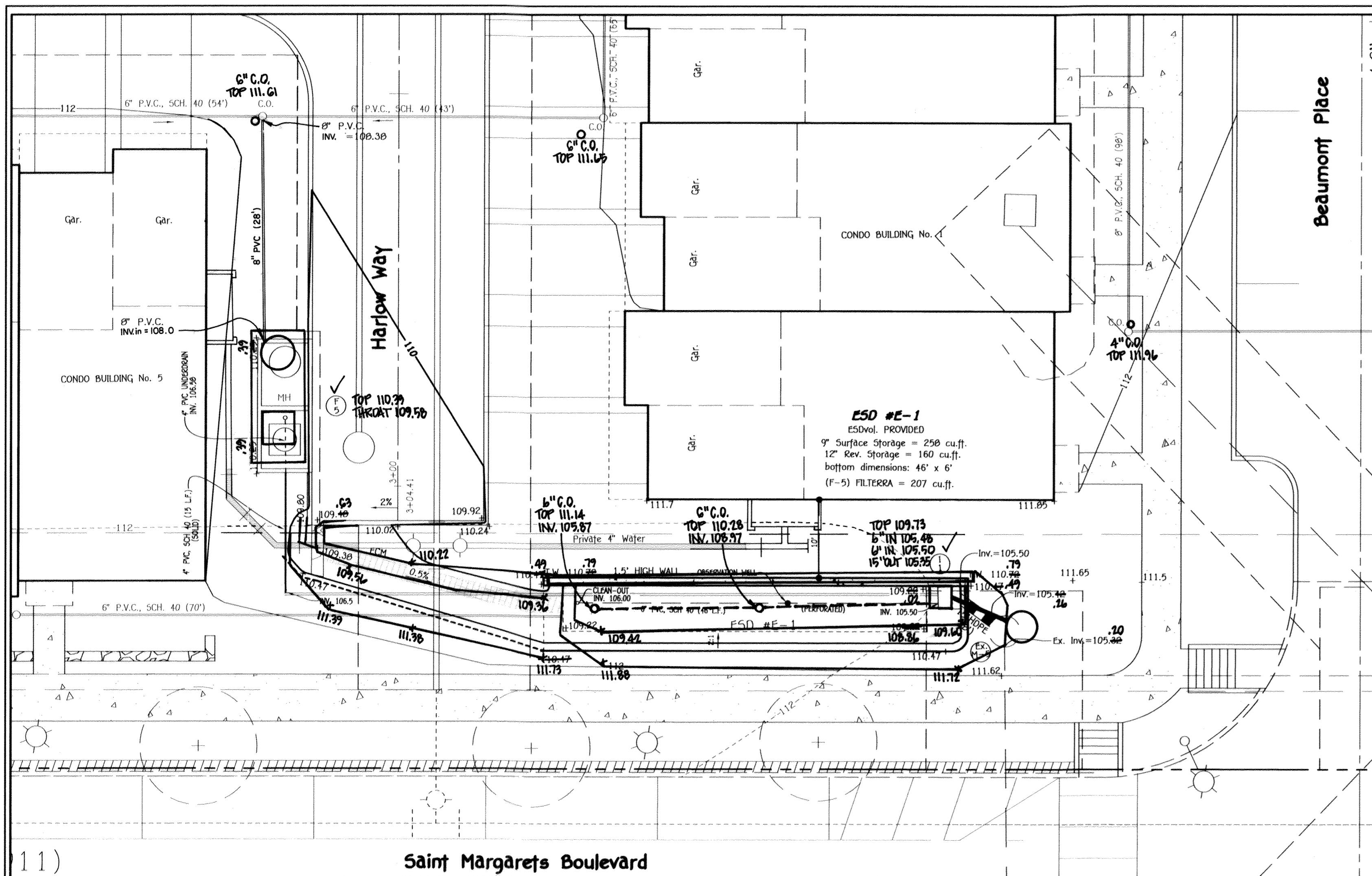
"EXETER PARK"

(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)

Zone: TOD  
 Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
 District: Howard County, Maryland  
 Scale: As Shown  
 Date: April 18, 2016  
 Sheet 8 of 30

"AS-BUILT" SDP-14-072

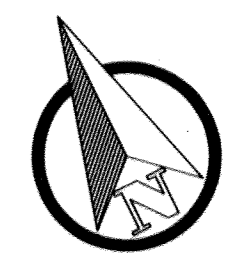
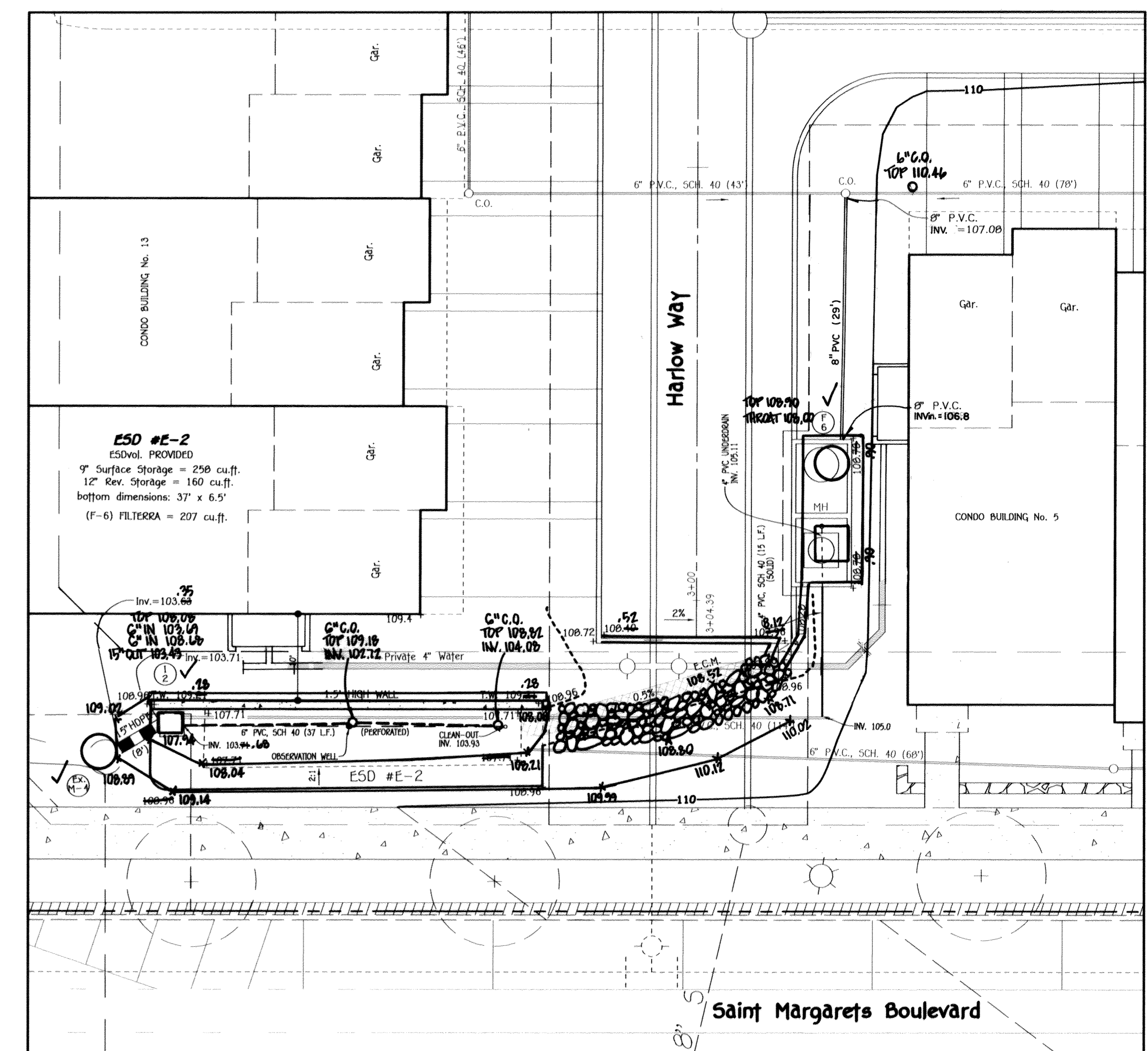




**Saint Margarets Boulevard**  
**PROPOSED MICRO BIO-RETENTION (M-6)**  
**ESD No. E-1 PLAN VIEW**

NOTE: SEE SHEETS 24 & 25 FOR DRAINAGE AREAS TO RAINWATER TANKS.

SCALE: 1" = 10'



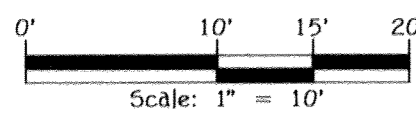
NOTE: SEE SHEETS 24 & 25 FOR DRAINAGE AREAS TO RAINWATER TANKS.

**PROPOSED MICRO BIO-RETENTION (M-6)**  
**ESD No. E-2 PLAN VIEW**

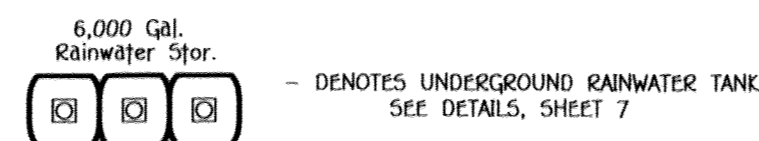
SCALE: 1" = 10'

**STORMWATER MANAGEMENT MAINTENANCE NOTE**

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



NOTE: SEE SHEET 8 FOR MICRO BIO-RETENTION WITH CONCRETE GRAVITY WALL DETAIL. (ESD #E-1, #E-2, #E-3, #E-4, #E-6, #E-7, #E-12 #E-13, #E-15 & #E-16)



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

*[Signature]*  
 Date: *[Signature]*

**BUILDING FOUNDATION NOTE:**  
 BUILDER SHALL VERIFY THE DEPTH OF THE BUILDING FOUNDATION WITH THE GEOTECHNICAL AND STRUCTURAL ENGINEERS IN RELATION TO ADJACENT UTILITIES AND STORMWATER MANAGEMENT (ESD) FACILITIES.



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK 10772 BALDORNE NATIONAL PIKE  
 ELLESMERE CITY, MARYLAND 21042  
 (410) 461-2895

NO.	REVISION	DATE
1	Remove And/Or Relocate Underground Storage Tanks & Revise Sprinkler Room Locations	3-9-17

**Owner/Builder**  
 U.S. Home Corp. dba Lennar  
 7035 Albert Einstein Drive, Suite 200  
 Columbia, Maryland 21046  
 Ph: 410-997-9522

**Developer**  
 U.S. Home Corp. dba Lennar  
 7035 Albert Einstein Drive, Suite 200  
 Columbia, Maryland 21046  
 Ph: 410-997-9522

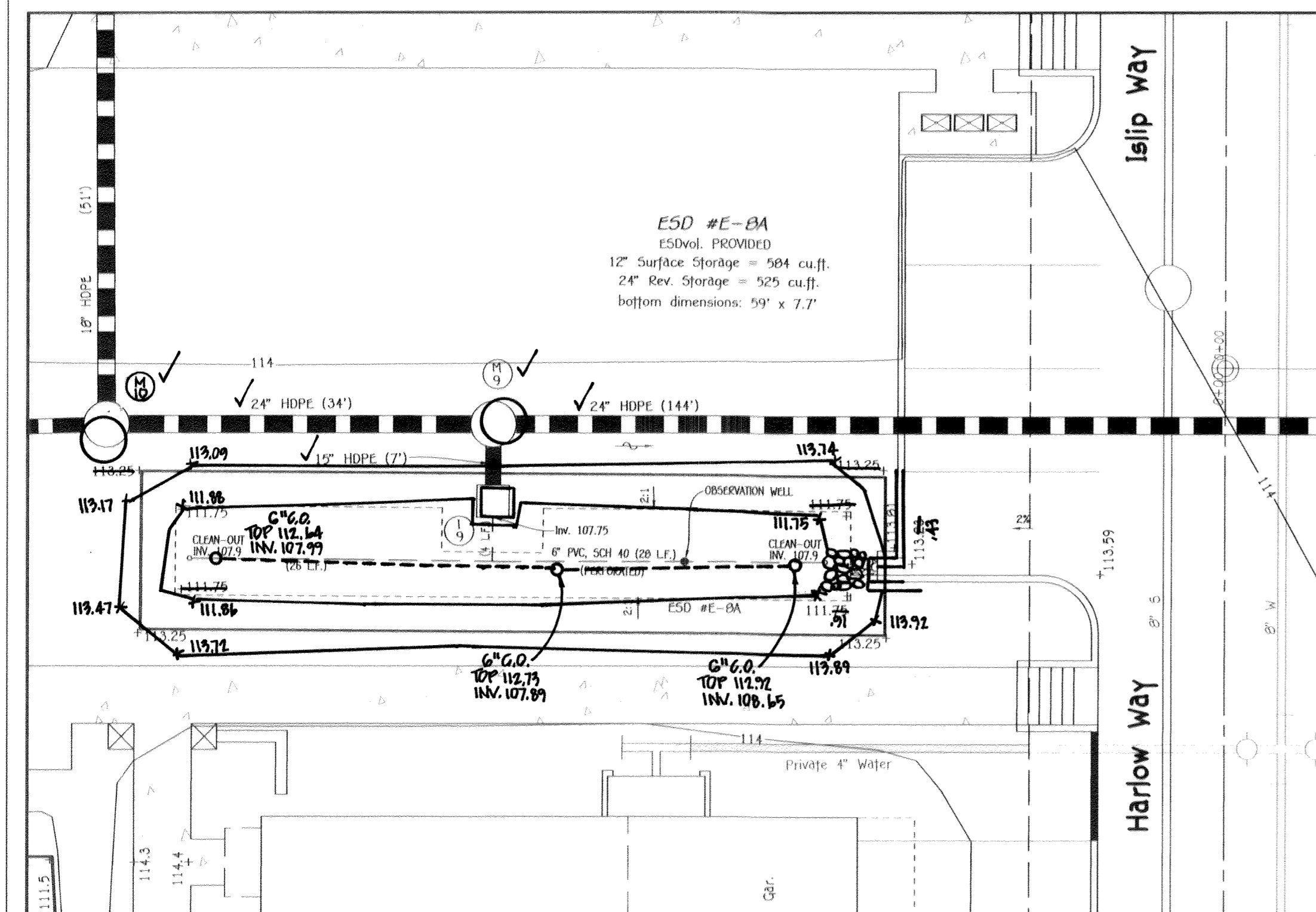
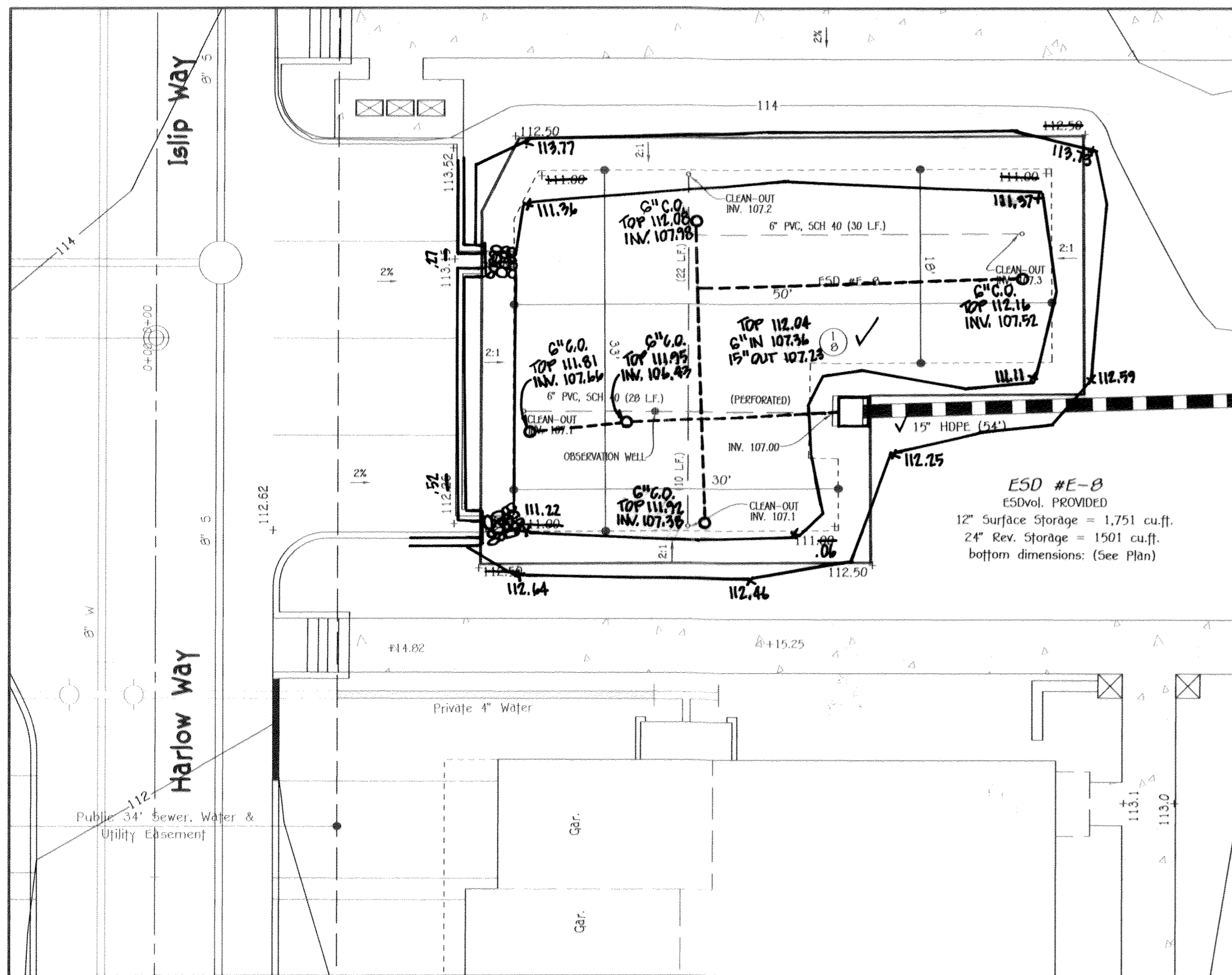
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

<i>[Signature]</i> Chief, Division of Land Development	<i>[Signature]</i> Date: 3-9-16
<i>[Signature]</i> Chief, Development Engineering Division	<i>[Signature]</i> Date: 6-13-16
<i>[Signature]</i> Director - Department of Planning and Zoning	<i>[Signature]</i> Date: 8-9-16

SUBDIVISION	SECTION/AREA	PARCEL NO.
OXFORD SQUARE	---	"Y" (Formerly "E")

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23791-23792	---	TOD	44	1st	601101

**STORMWATER MANAGEMENT PLAN VIEWS**  
**OXFORD SQUARE**  
 "A Howard County Green Neighborhood"  
**Parcel "Y"**  
 "EXETER PARK"  
 (Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)  
 Zoned: TOD  
 Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
 First Election District: Howard County, Maryland  
 Scale: As Shown  
 Date: April 18, 2016  
 Sheet 9 Of 30

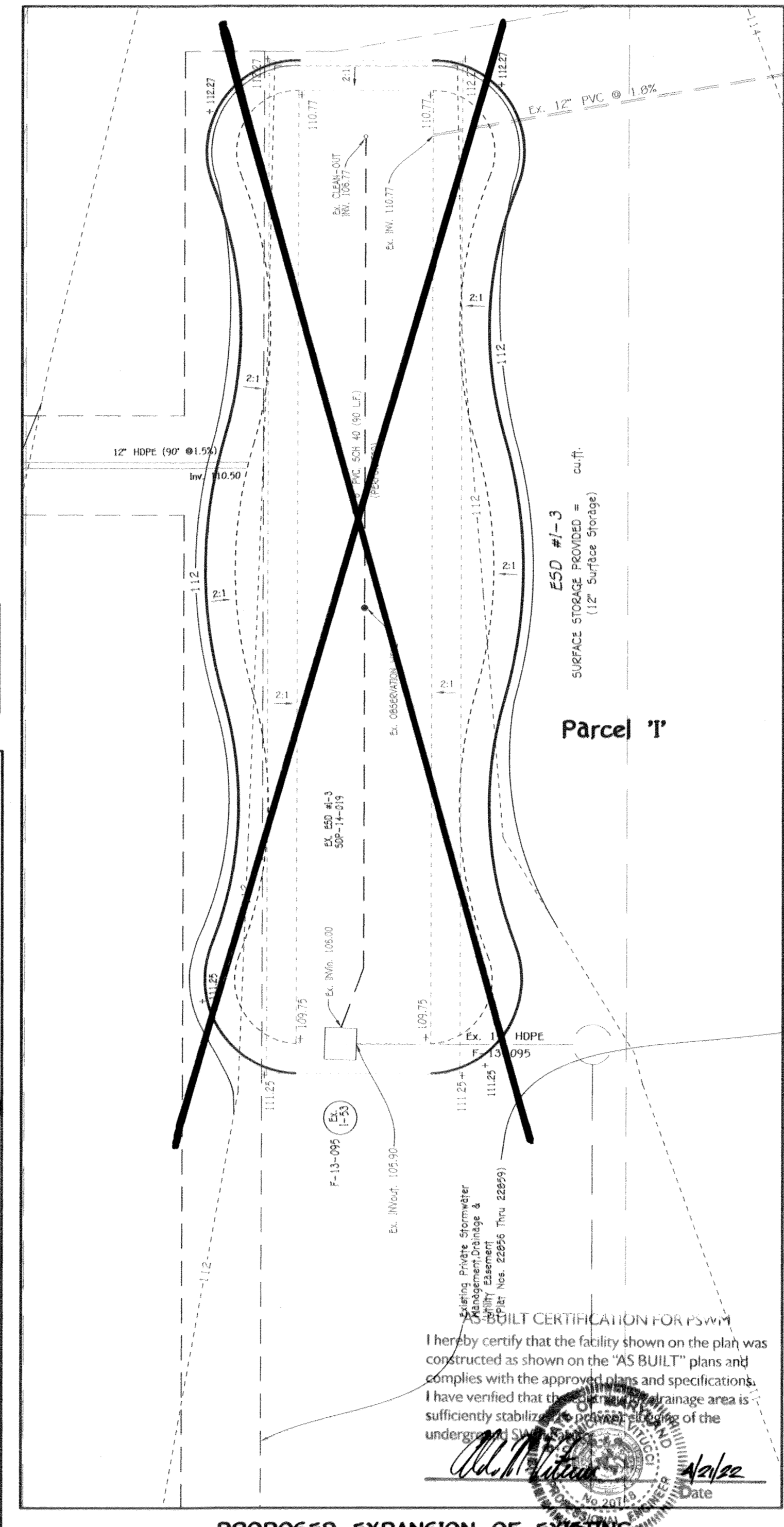


**PROPOSED MICRO BIO-RETENTION (M-6)  
ESD No. E-8A PLAN VIEW**  
SCALE: 1" = 10'

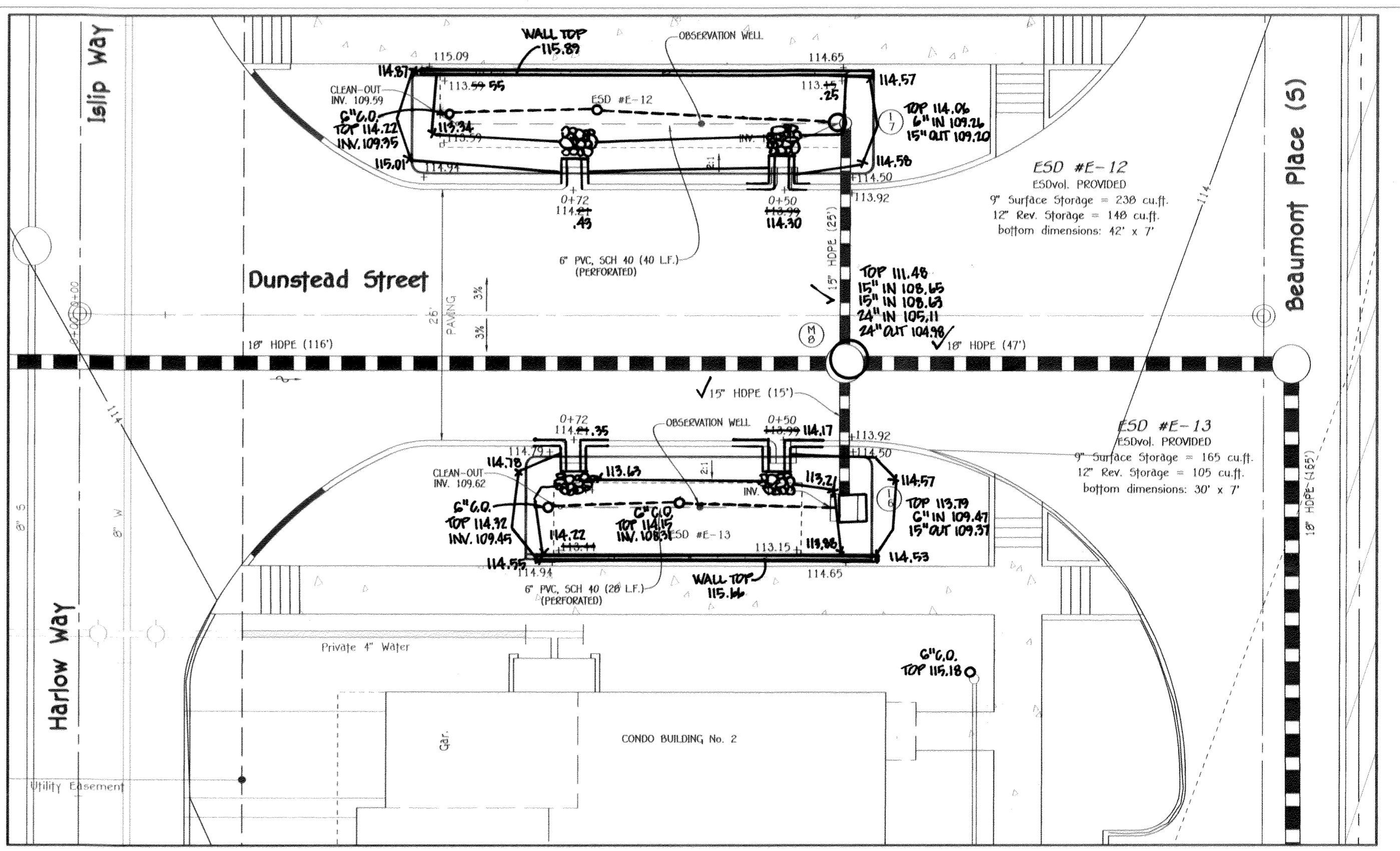
**STORMWATER MANAGEMENT MAINTENANCE NOTE**  
ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE OXFORD SQUARE COMMERCIAL ASSOCIATION, INC. THE STREET TREES, PERFORATED UNDERDRAINS, FEEDERS, PLANTINGS AND SWALES WILL ALSO BE PRIVATELY OWNED AND MAINTAINED BY THE OXFORD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

**NOTE: THIS AREA WAS REDESIGNED & AS-BUILT UNDER SDP-15-072A**

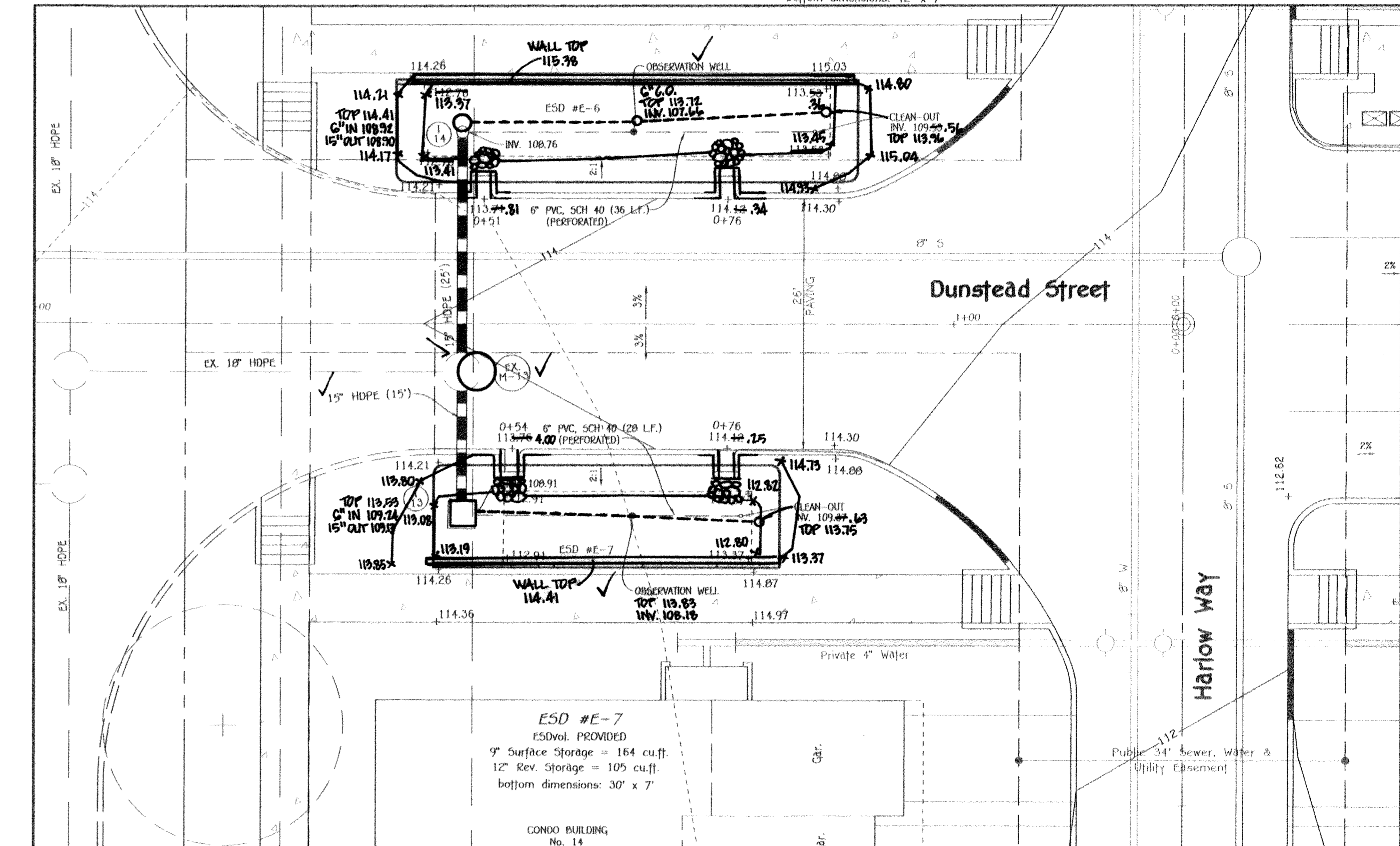
NOTE: SEE SHEET B FOR MICRO BIO-RETENTION WITH CONCRETE GRAVITY WALL DETAIL. (ESD #E-1, #E-2, #E-3, #E-4, #E-6, #E-7, #E-12 #E-13, #E-15 & #E-16)



**PROPOSED EXPANSION OF EXISTING BIO-RETENTION (F-6)  
ESD No. 1-3 PLAN VIEW**  
SCALE: 1" = 10'



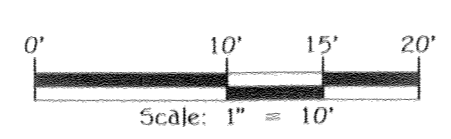
**PROPOSED MICRO BIO-RETENTION (M-6)  
ESD Nos. E-12 & E-13 PLAN VIEW**  
SCALE: 1" = 10'



**PROPOSED MICRO BIO-RETENTION (M-6)  
ESD Nos. E-6 & E-7 PLAN VIEW**  
SCALE: 1" = 10'

NO.	REVISION	DATE
1	REMOVE AND/OR RELOCATE UNDERGROUND STORAGE TANKS, REVISED SPRINKLER ROOM LOCATIONS, MOVED CONDO. BLDG. 10 AND REVISED ESD #E-8 & #E-8A	3/10/17

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING, CONSULTANTS & LAND SURVEYORS  
10272 BALTIMORE NATIONAL PIKE  
ELKSPRIT CITY, MARYLAND 21042  
(410) 661-2095



**Owner/Builder**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

**Developer**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

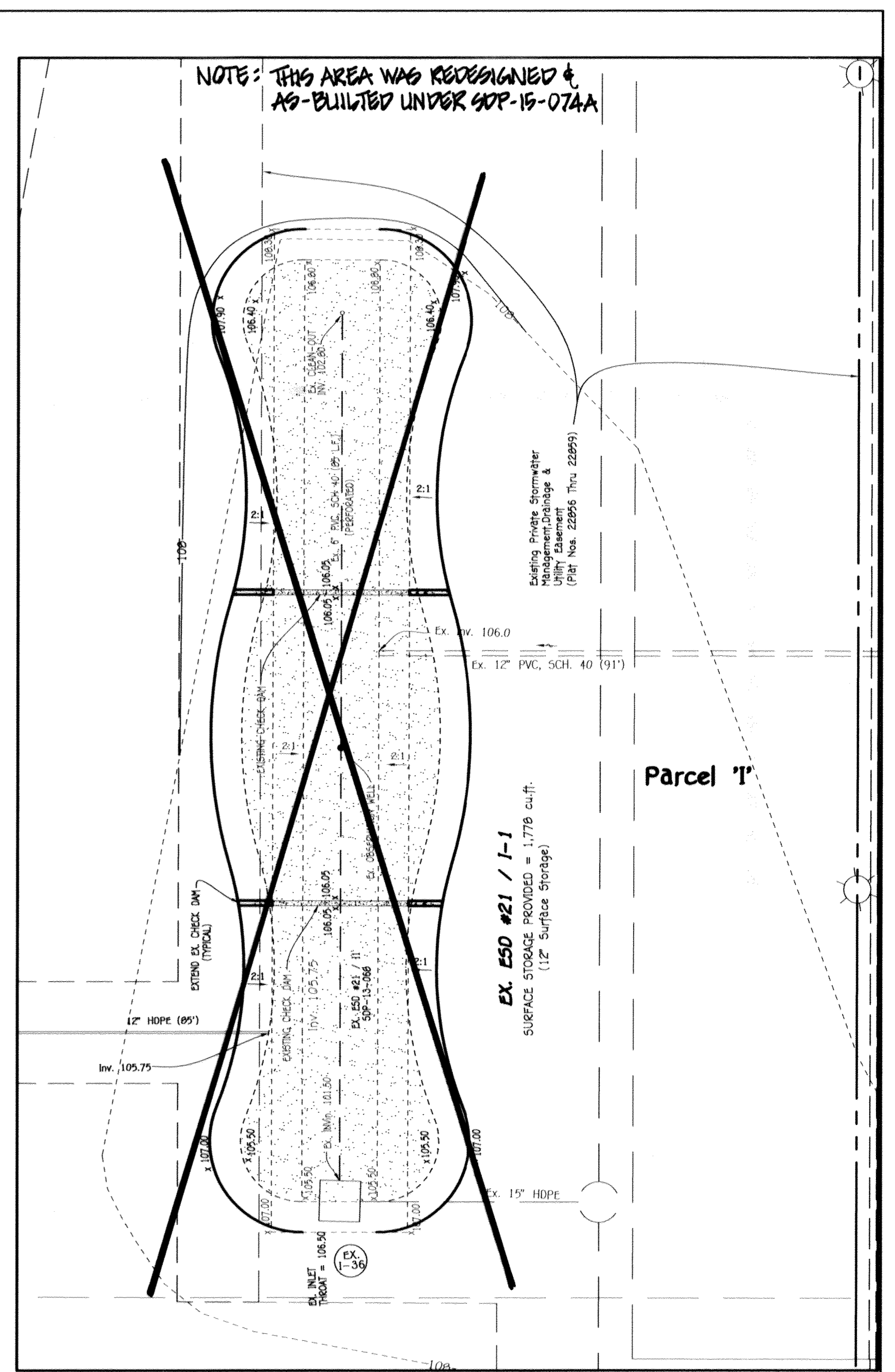
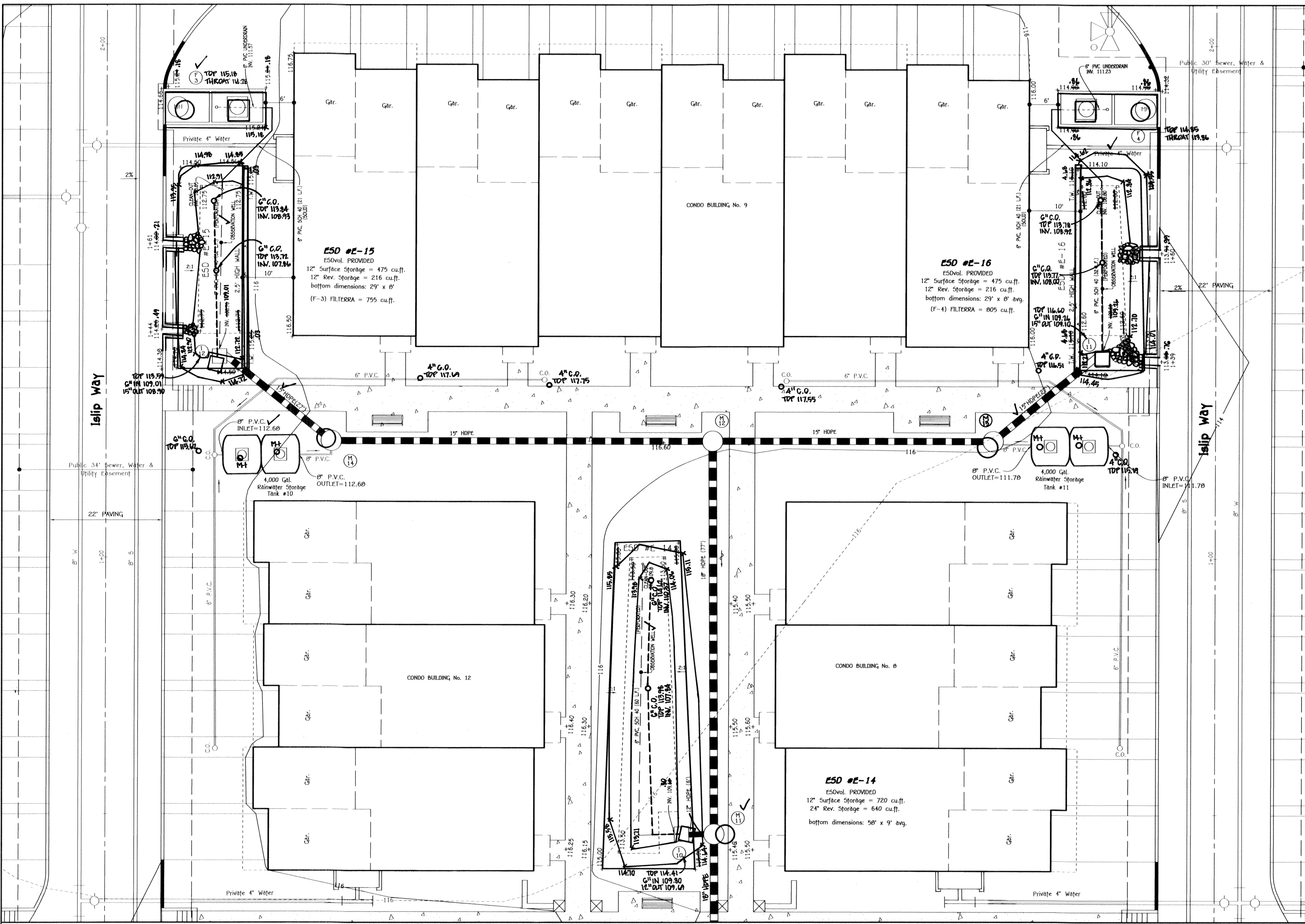
*Kent Schuler*  
Chief, Division of Land Development  
Date: 4-19-17

*John J. ...*  
Chief, Development Engineering Division  
Date: 4/12/17

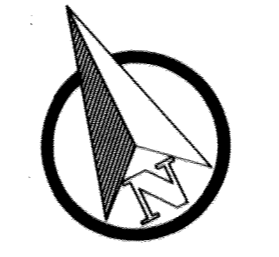
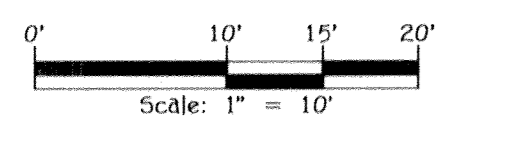
*Nancy ...*  
Director - Department of Planning and Zoning  
Date: 4-19-17

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23791	23792	---	TOD	44	1st

**REVISED STORMWATER MANAGEMENT PLAN VIEWS**  
**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
Parcel "Y"  
"EXETER PARK"  
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)  
Zoned: TOD  
Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: March 10, 2017  
Sheet 10 of 30



**PROPOSED MICRO BIO-RETENTION (M-6)  
ESD Nos. E-14 THRU E-16 & FILTERRA Nos.  
F-3 THRU F-4 PLAN VIEW**



NOTE: SEE SHEETS 24 & 25 FOR DRAINAGE AREAS TO RAINWATER TANKS.

**PROPOSED EXPANSION OF EXISTING BIO-RETENTION (F-6)  
ESD No. 1-1 PLAN VIEW**  
SCALE: 1" = 10'

DENOTES NEW BOTTOM

DENOTES UNDERGROUND RAINWATER TANK  
SEE DETAILS, SHEET 7

AS-BUILT CERTIFICATION FOR PSWIM  
I hereby certify that the facility shown on the plan was constructed as shown on the "AS BUILT" plans and complies with the approved plans and specifications. I have verified that the contributing drainage area is sufficiently stable and free of any obstruction or clogging of the underdrains.

*[Signature]*  
Date: 4/12/22

**STORMWATER MANAGEMENT MAINTENANCE NOTE**

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

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK 10772 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21046  
(410) 461-2095

NO.	REVISION	DATE
1	REMOVE AND/OR RELOCATE UNDERGROUND STORAGE TANKS, NEW GRANULAR BUILT-UP	3/21/22



**BUILDING FOUNDATION NOTE:**  
BUILDER SHALL VERIFY THE DEPTH OF THE BUILDING FOUNDATION WITH THE GEOTECHNICAL AND STRUCTURAL ENGINEERS IN RELATION TO ADJACENT UTILITIES AND STORMWATER MANAGEMENT (ESD) FACILITIES.

**Owner/Builder**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5922

**Developer**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5922

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 2-9-16  
Chief, Division of Land Development Date

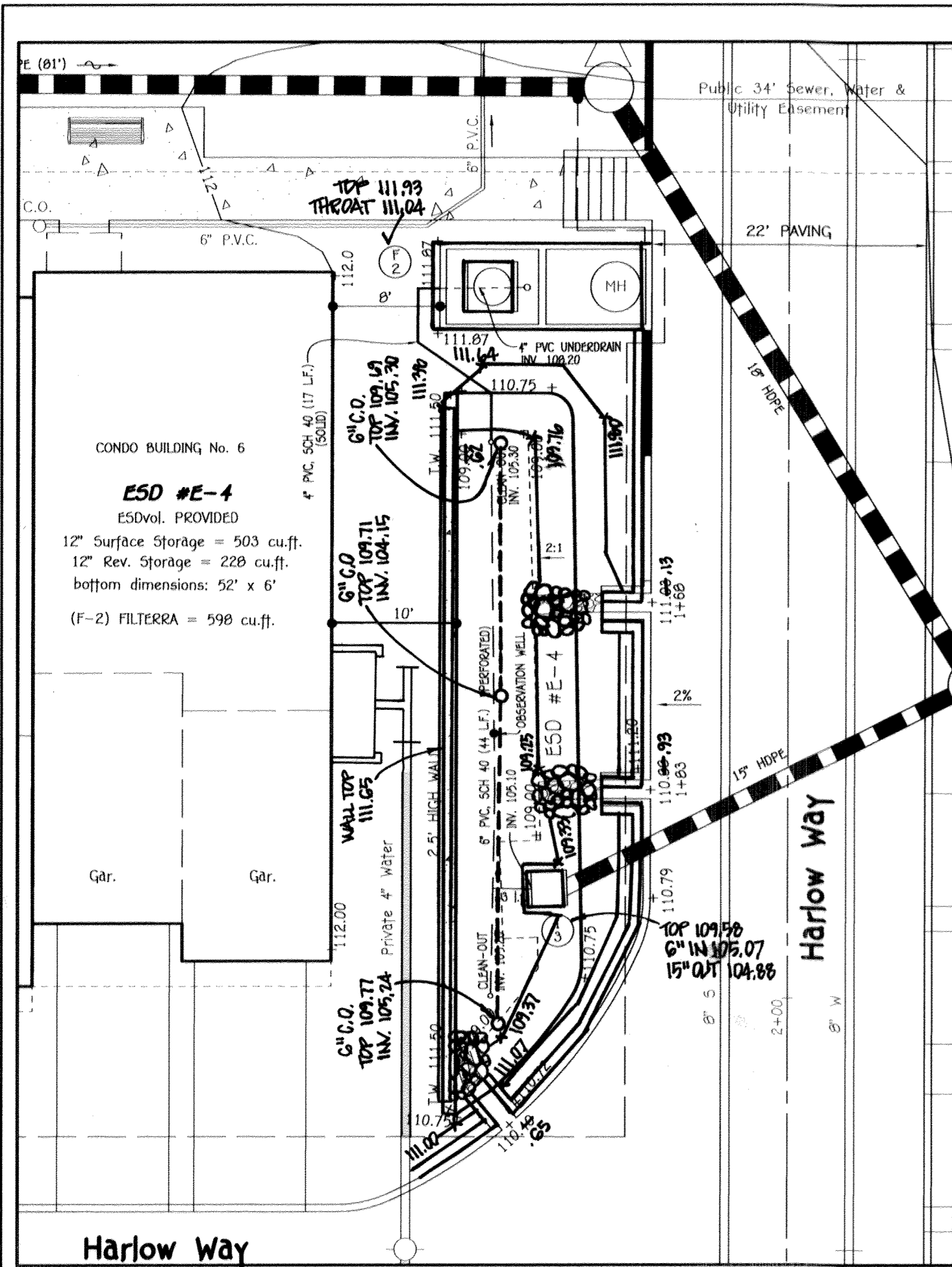
*[Signature]* 6-13-16  
Chief, Development Engineering Division Date

*[Signature]* 8-9-16  
Director - Department of Planning and Zoning Date

SUBDIVISION OXFORD SQUARE	SECTION/AREA ---	PARCEL No. 601101 (Formerly "C")
PLAT NO. 23791-23792	BLOCK NO. ---	ZONE TOD
TAX/ZONE 44	ELEC. DIST. 1st	CENSUS TR. 601101

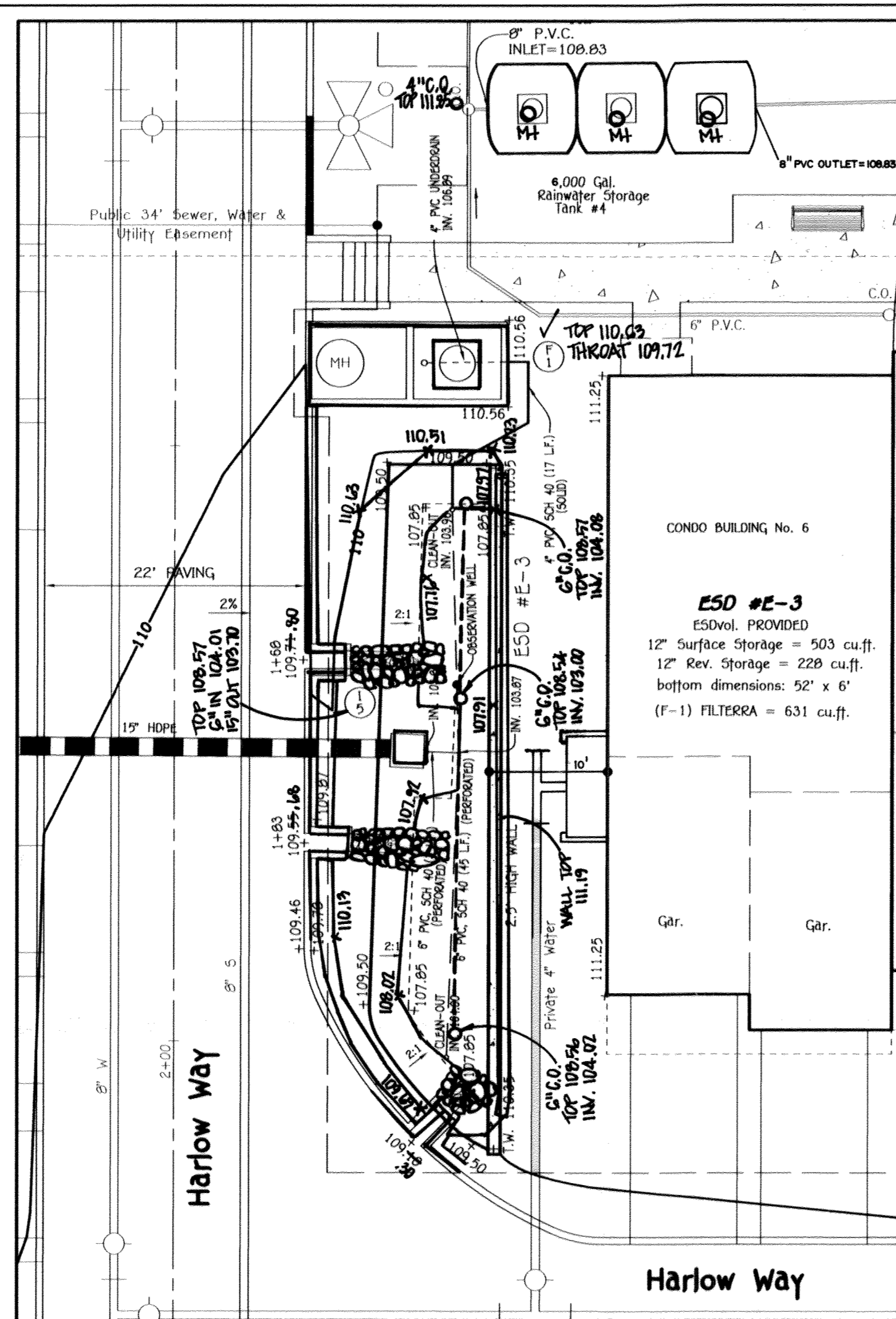
**STORMWATER MANAGEMENT PLAN VIEWS**

**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
**Parcel 'Y'**  
"EXETER PARK"  
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)  
Zoned: TOD  
Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: April 18, 2016  
Sheet 11 Of 30



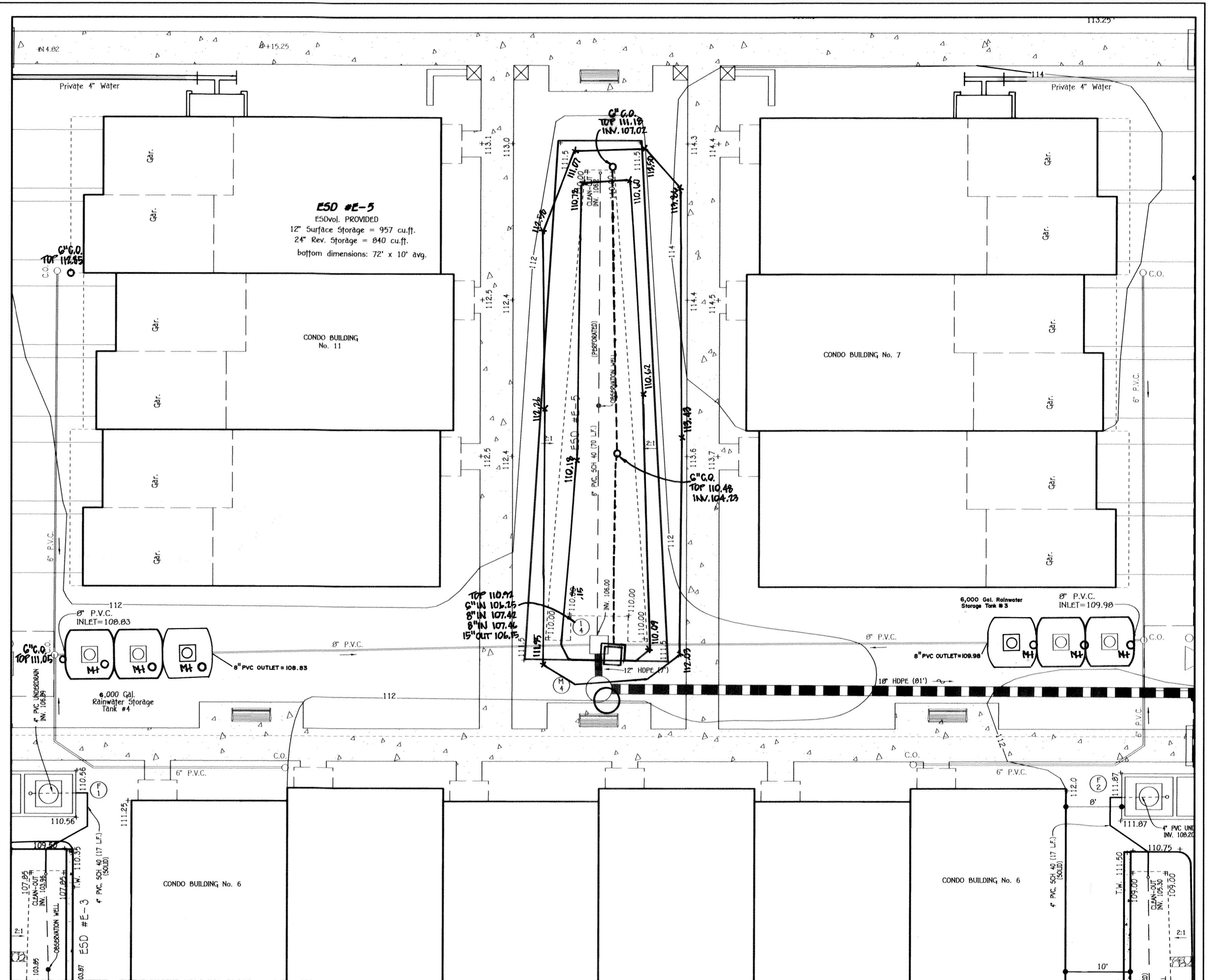
PROPOSED MICRO BIO-RETENTION (M-6)  
ESD No. E-4 & FILTERRA No. F-2 PLAN VIEW

SCALE: 1" = 10'



PROPOSED MICRO BIO-RETENTION (M-6)  
ESD No. E-3 & FILTERRA No. F-1 PLAN VIEW

SCALE: 1" = 10'



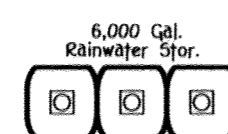
PROPOSED MICRO BIO-RETENTION (M-6)  
ESD No. E-5 PLAN VIEW

SCALE: 1" = 10'

NOTE: SEE SHEETS 24 & 25 FOR  
DRAINAGE AREAS TO RAINWATER TANKS.

**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.



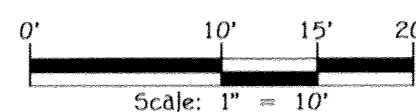
6,000 Gal. Rainwater Stor. - DENOTES UNDERGROUND RAINWATER TANK. SEE DETAILS, SHEET 7

**AS-BUILT CERTIFICATION FOR PSWVM**

I hereby certify that the facility shown on the plan was constructed as shown on the "AS BUILT" plans and complies with the approved plans and specifications. I have verified that the contributing drainage area is sufficiently stable and that the logging of the underground facility is complete.



A. Alake  
Date



Scale: 1" = 10'

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21046  
(410) 461-2995



**BUILDING FOUNDATION NOTE:**

BUILDER SHALL VERIFY THE DEPTH OF BUILDING FOUNDATION WITH THE GEOTECHNICAL AND STRUCTURAL ENGINEERS IN RELATION TO ADJACENT UTILITIES AND STORMWATER MANAGEMENT (ESD) FACILITIES.

**Owner/Builder**

U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph# 410-997-9522

**Developer**

U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph# 410-997-9522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Vestlund* 8-9-16  
Chief, Division of Land Development Date

*Chen* 6-13-16  
Chief, Development Engineering Division Date

*Waller* 8-9-16  
Director - Department of Planning and Zoning Date

SUBDIVISION OXFORD SQUARE		SECTION/AREA ---	PARCEL No. "r" (formerly "e") 601101
PLAT NO. 23791 - 23792	BLOCK NO. ---	ZONE TOD	TAX/ZONE 44 ELEC. DIST. 1st CENSUS TR. 601101

**STORMWATER MANAGEMENT PLAN VIEWS**

**OXFORD SQUARE**

"A Howard County Green Neighborhood"  
Parcel "Y"  
"EXETER PARK"  
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)  
Zoned: TOD  
Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: April 18, 2016  
Sheet 12 of 30

"AS-BUILT" SDP-14-072

PIPE OUTLET SEDIMENT TRAP ST-1

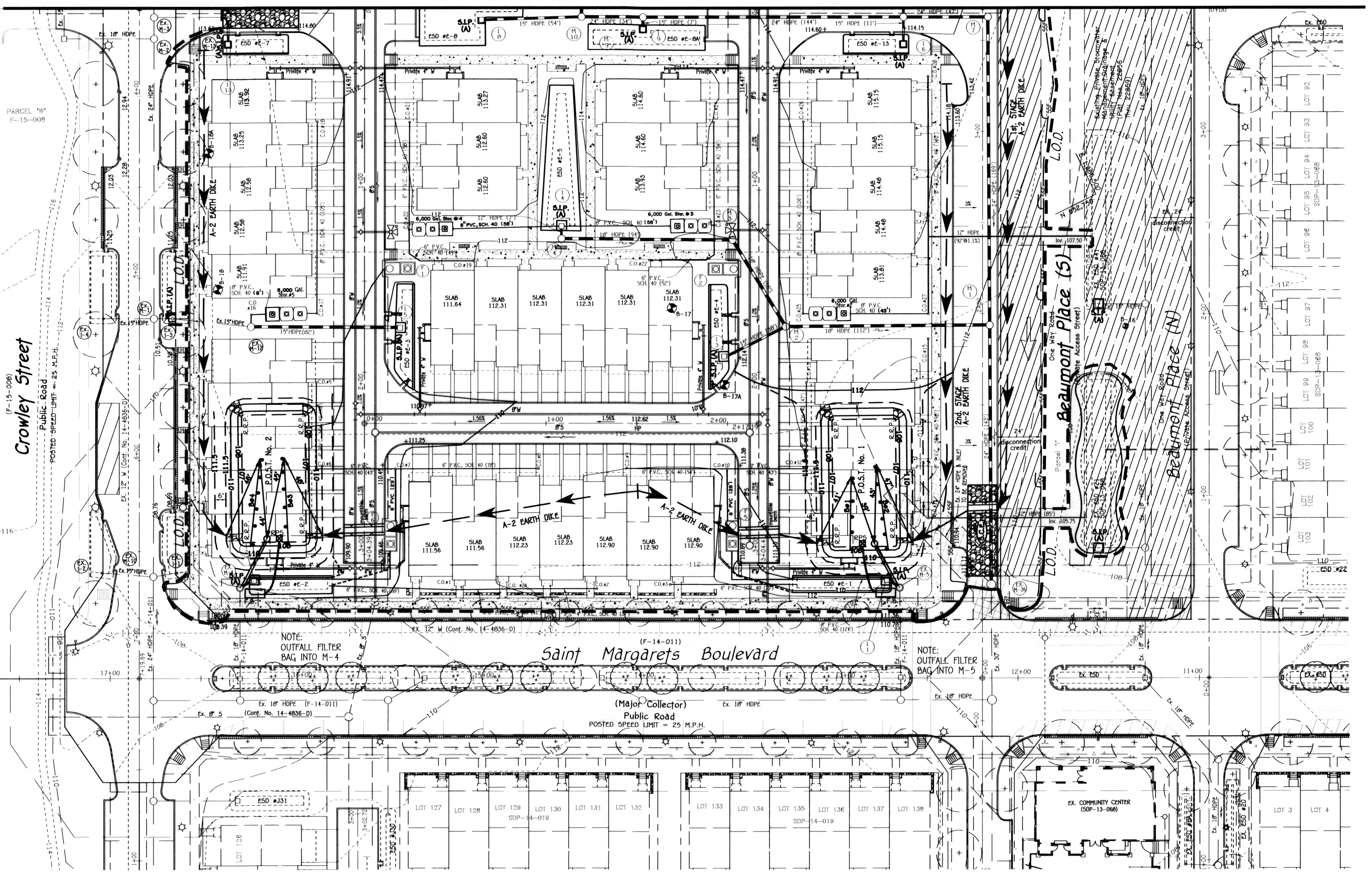
TRAP NO.	TRAP NO. 1	TRAP NO. 2	
DRAINAGE AREA - INITIAL	1.77	1.90	ACRES
DRAINAGE AREA - INTERIM	N/A	N/A	ACRES
DRAINAGE AREA - FINAL	1.55	1.38	ACRES
TOTAL STORAGE REQUIRED	6,372	6,840	CF
TOTAL STORAGE PROVIDED	6,372	6,840	CF
WET STORAGE REQUIRED	3,186	3,420	CF
WET STORAGE PROVIDED	3,186	3,420	CF
DRY STORAGE REQUIRED	3,186	3,420	CF
DRY STORAGE PROVIDED	6,372	6,820	CF
TRAP BOTTOM ELEVATION	107.00	107.00	FT
TRAP BOTTOM DIMENSIONS	35' X 70'	35' X 70'	FT X FT
RISER CREST (DRY STORAGE) ELEVATION	109.25	109.25	FT
OUTLET (WET STORAGE) ELEVATION	108.15	108.25	FT
CLEANOUT ELEVATION	107.60	107.65	FT
TOP OF EMBANKMENT ELEVATION	111.50	111.50	FT
SIDE SLOPE	2:1	2:1	H:V RATIO
EMBANKMENT TOP WIDTH	4'	4'	FT
PRINCIPAL SPILLWAY MATERIAL (BARREL, RISER, ANTI-SEEP COLLAR)	CMP	CMP	
RISER DIAMETER	27"	27"	IN
BARREL DIAMETER	18"	18"	IN
TRASH RACK DIAMETER	54"	54"	IN
TRASH RACK HEIGHT	18"	18"	IN
ANTI-SEEP COLLAR DIMENSIONS	6.2' X 6.2'	5.2' X 5.2'	FT
OUTLET PROTECTION - LENGTH	N/A	N/A	FT
OUTLET PROTECTION - WIDTH	N/A	N/A	FT
OUTLET PROTECTION - DEPTH	N/A	N/A	IN

MATCH LINE - SEE SHEET 14

SEDIMENT CONTROL LEGEND

- SSF—SSF—SSF— SUPER-SILT FENCE
- SF—SF—SF— SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- S.I.P. (A) STANDARD INLET PROTECTION INLET TYPE ('A' or 'B')
- TYPE A-2 EARTH DIKE
- L.O.D. LIMIT OF DISTURBANCE
- RPS REMOVABLE PUMPING STATION
- F.B. FILTER BAG

P.O.S.T. #1		P.O.S.T. #2	
B#1	B#2	B#3	B#4
A = 3,099 Cu.Ft.	A = 3,099 Cu.Ft.	A = 3,099 Cu.Ft.	A = 3,099 Cu.Ft.
We = 39.36'	We = 39.36'	We = 39.36'	We = 39.36'
D = 32'	D = 22'	D = 32'	D = 22'
We x 2 = 79'	We x 2 = 79'	We x 2 = 79'	We x 2 = 79'
L1+L2 = 80'	L1+L2 = 90'	L1+L2 = 80'	L1+L2 = 90'

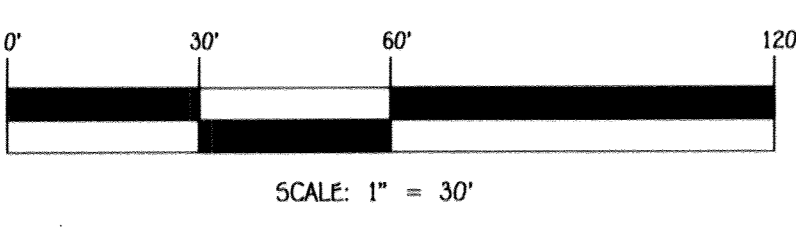


**MAA SEDIMENT CONTROL NOTE:**  
THE CONTRACTOR IS RESPONSIBLE FOR PUMPING ALL STANDING WATER THROUGH A FILTERING DEVICE TO A CLEAR WATER OUTFALL WITHIN 24 HOURS FOLLOWING ANY RAINFALL EVENT.

NOTE: THOSE BUILDINGS AFFECTED BY THE INSTALLATION OF THE SHOWN SEDIMENT CONTROLS MAY NOT BEGIN CONSTRUCTION UNTIL PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR.

NOTE: CONTRACTOR TO REPAIR ANY SEDIMENT CONTROL DEVICES INTERRUPTED BY THE INSTALLATION OF STORM DRAINS AND ARE TO BE REPAIRED IMMEDIATELY.

AS-BUILT CERTIFICATION  
Note: There is no "AS-BUILT" information provided.  
*4/16/16*  
Date



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PLACE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2895



**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."  
*Joseph P. Roberts*  
Signature of Engineer (print name below signature) *5/14/16* Date

**DEVELOPER'S CERTIFICATE**  
"I/we certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project."  
I also authorize periodic on-site inspection by the Howard Soil Conservation District.  
*Joseph P. Roberts*  
Signature of developer (print name below signature) *4/20/16* Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT  
*John K. Robertson*  
Howard SCD *3/24/16* Date

**Owner/Builder**  
U.S. Home Corp. dba Lennor  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

**Developer**  
U.S. Home Corp. dba Lennor  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Walt Schulz* *8-9-16*  
Chief, Division of Land Development Date

*John C. Johnson* *6-13-16*  
Chief, Development Engineering Division Date

*Walt Schulz* *8-9-16*  
Director - Department of Planning and Zoning Date

SUBDIVISION	SECTION/AREA	PARCEL NO.
OXFORD SQUARE		'Y' (Formerly 'E')

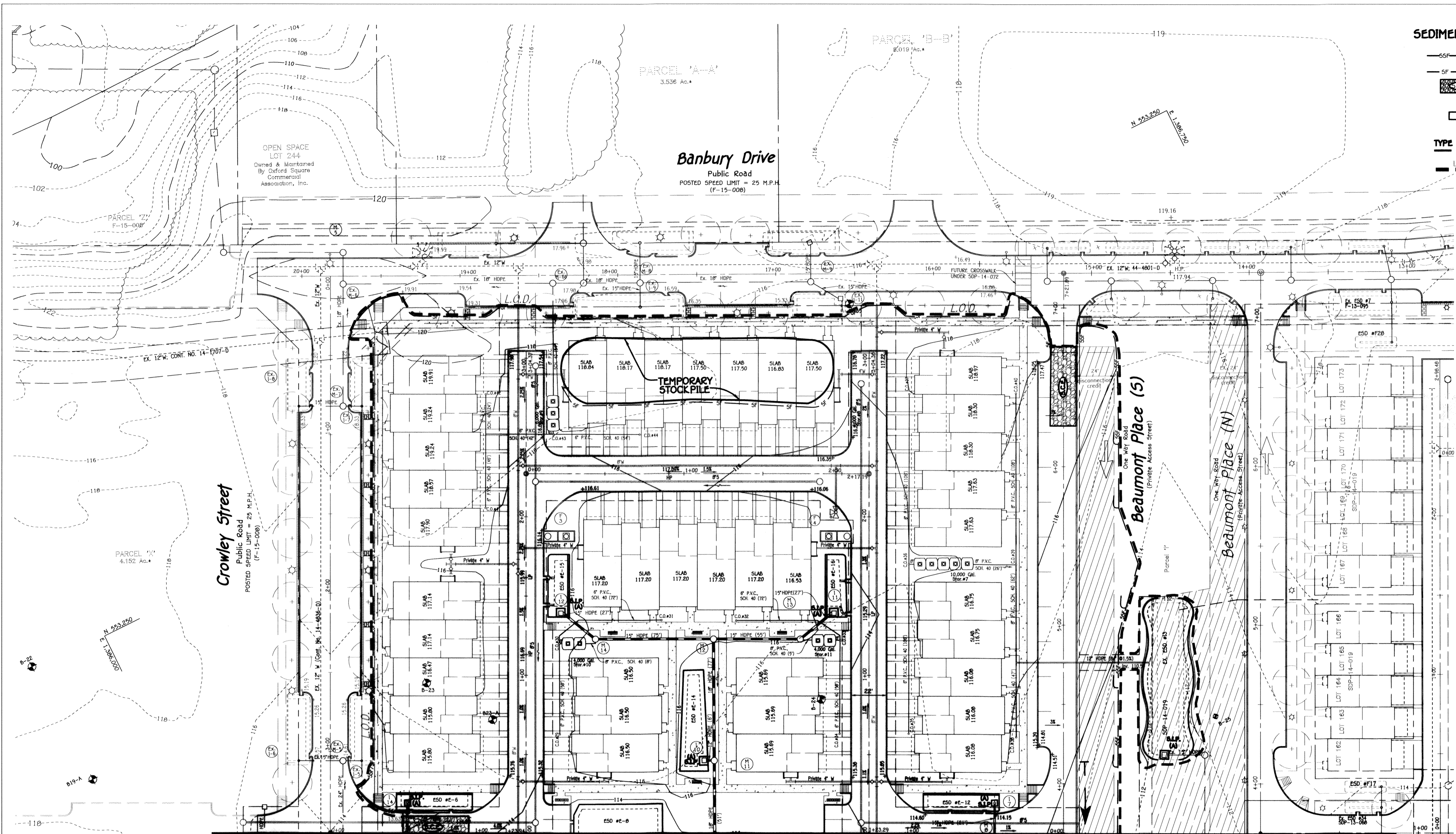
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23791-23792		TOD	44	1st	601101

SEDIMENT AND EROSION CONTROL PLAN  
**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
**Parcel "Y"**  
"EXETER PARK"  
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)

Zone: TOD  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: As Shown Scale: As Shown  
Date: April 18, 2016 Sheet 13 of 30

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

E:\2009\09014\mg\SDP Parcel E:\09014\mg\SDP 13-14.dwg Plot Date: 4/18/2016 7:42:16 AM 11



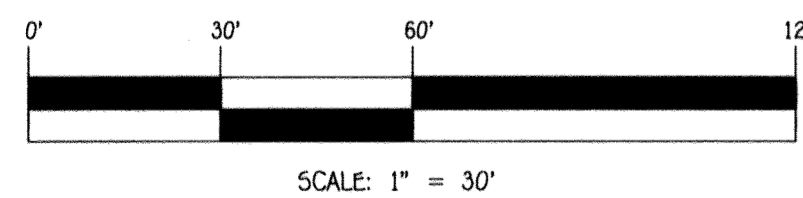
**SEDIMENT CONTROL LEGEND**

- 55F — 55F — 55F — SUPER-SILT FENCE
- SF — SF — SF — SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- S.I.P. (A) STANDARD INLET PROTECTION INLET TYPE ('A' or 'B')
- TYPE A-2 EARTH DIKE
- L.O.D. LIMIT OF DISTURBANCE

**Banbury Drive**  
Public Road  
POSTED SPEED LIMIT = 25 M.P.H.  
(F-15-008)

**Crowley Street**  
Public Road  
POSTED SPEED LIMIT = 25 M.P.H.  
(F-15-008)

**MATCH LINE - SEE SHEET 13**



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

**NOTE:**  
THOSE BUILDINGS AFFECTED BY THE INSTALLATION OF THE SHOWN SEDIMENT CONTROLS MAY NOT BEGIN CONSTRUCTION UNTIL PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR.

**NOTE:**  
CONTRACTOR TO REPAIR ANY SEDIMENT CONTROL DEVICES INTERRUPTED BY THE INSTALLATION OF STORM DRAINS AND ARE TO BE REPAIRED IMMEDIATELY.

AS-BUILT CERTIFICATION  
Note: This information is provided for informational purposes only.  
*[Signature]*  
Date: 4/21/22

<p><b>FISHER, COLLINS &amp; CARTER, INC.</b> ENGINEERING CONSULTANTS &amp; LAND SURVEYORS CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE GILBERT CITY, MARYLAND 21042 (410) 461-2995</p>		
NO.	REVISION	DATE
1	REMOVE AND/OR RELOCATE UNDERGROUND STORAGE TANKS, REVISED SPRINKLER ROOM LOCATIONS, MOVED CONDO. BLDG. 10 AND REVISED ESD #E-8 & #E-8A	3/10/17



**ENGINEER'S CERTIFICATE**  
"I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."  
*[Signature]* 3/24/17  
Signature of Engineer (print name below signature) Date

**DEVELOPER'S CERTIFICATE**  
"I/we certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."  
*[Signature]* 3/31/17  
Signature of Developer (print name below signature) Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
*[Signature]* 4/21/17  
Howard Soil Conservation District

**Owner/Builder**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

**Developer**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 4-19-17  
Chief, Division of Land Development Date

*[Signature]* 4/17/17  
Chief, Development Engineering Division Date

*[Signature]* 4-19-17  
Director - Department of Planning and Zoning Date

SUBDIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE	---	'Y' (Formerly 'E')
PLAT NO.	BLOCK NO.	ZONE
23791 - 23792	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
44	1st	601101

REVISED  
SEDIMENT AND EROSION CONTROL PLAN  
**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
Parcel 'Y'  
"EXETER PARK"  
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)  
Zoned: TOD  
Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: March 9, 2017  
Sheet 14 of 30

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP-14-072

L:\2009\0501\40mg\SDP\Lenmar\Parcel 'E' mfg\dwg\3/21/2017 8:22:29 AM.L1

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

A. Soil Preparation

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

2. Permanent Stabilization

- a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
i. Soil pH between 6.0 and 7.0.
ii. Soluble salts less than 500 parts per million (ppm).

B. Topsoiling

- 1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable seed medium for the seed mixture.
2. Topsoil salvaged from an existing site may be salvaged if it meets the standards as set forth in these specifications.

PERMANENT SEEDING NOTES (B-4-5)

A. Seed Mixtures

- 1. General Use
a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose...

2. Turfgrass Mixtures

- a. Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.
b. Select one or more of the species or mixtures listed below based on the site conditions or purpose.

Notes:

- 1. Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy News, Turfgrass Varieties and Recommendations for Maryland.
2. Choose certified material. Certified material is the best guarantee of cultivar purity.

Permanent Seeding Summary

Table with columns: Hardiness Zone, Seed Mixture, Application Rate, Seeding Dates, Seeding Depth, Fertilizer Rate, Lime Rate.

C. Soil Amendments (Fertilizer and Lime Specifications)

- 1. Soil tests must be performed to determine the exact nitrogen and application rates for both lime and fertilizer on areas having disturbed or more soil.
2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment.

STANDARD STABILIZATION NOTE
FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
a.) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PESMETERS, SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-4)

Definition
The mound or pile of soil protected by appropriately designed erosion and sediment control measures.

Purpose
To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Conditions Where Practice Applies
Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

Criteria
1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.

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

The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4-Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

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

Definition
The application of seed and mulch to establish vegetation cover.

Purpose
To protect disturbed soils from erosion during and at the end of construction.

Conditions Where Practice Applies
To the surface of all perimeter control, slopes, and any disturbed area not under active grading.

Criteria
All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory.

- 1. Specifications
a. All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory.
b. Main crops may be applied between the fall and spring seeding dates only if the ground is frozen.

- 2. Application
a. Dry Seeding: This includes use of conventional drop or broadcast spreaders.
b. Broadcast Seeding: This includes use of conventional drop or broadcast spreaders.

- 3. Mulching
a. Mulch Materials (in order of preference):
i. Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color.

- 4. Anchoring
a. Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water.

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

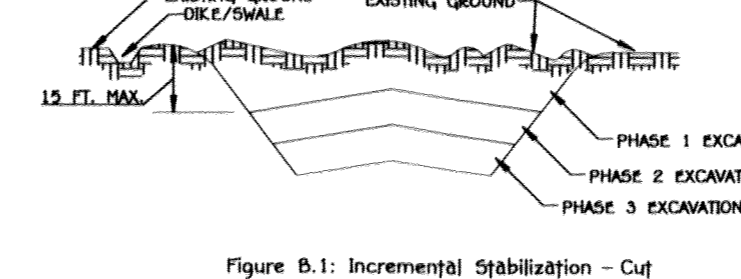
Definition
Establishment of vegetative cover on cut and fill slopes.

Purpose
To provide timely vegetative cover on cut and fill slopes as work progresses.

Conditions Where Practice Applies
Any cut or fill slope greater than 15 feet in height. This practice also applies to stockpiles.

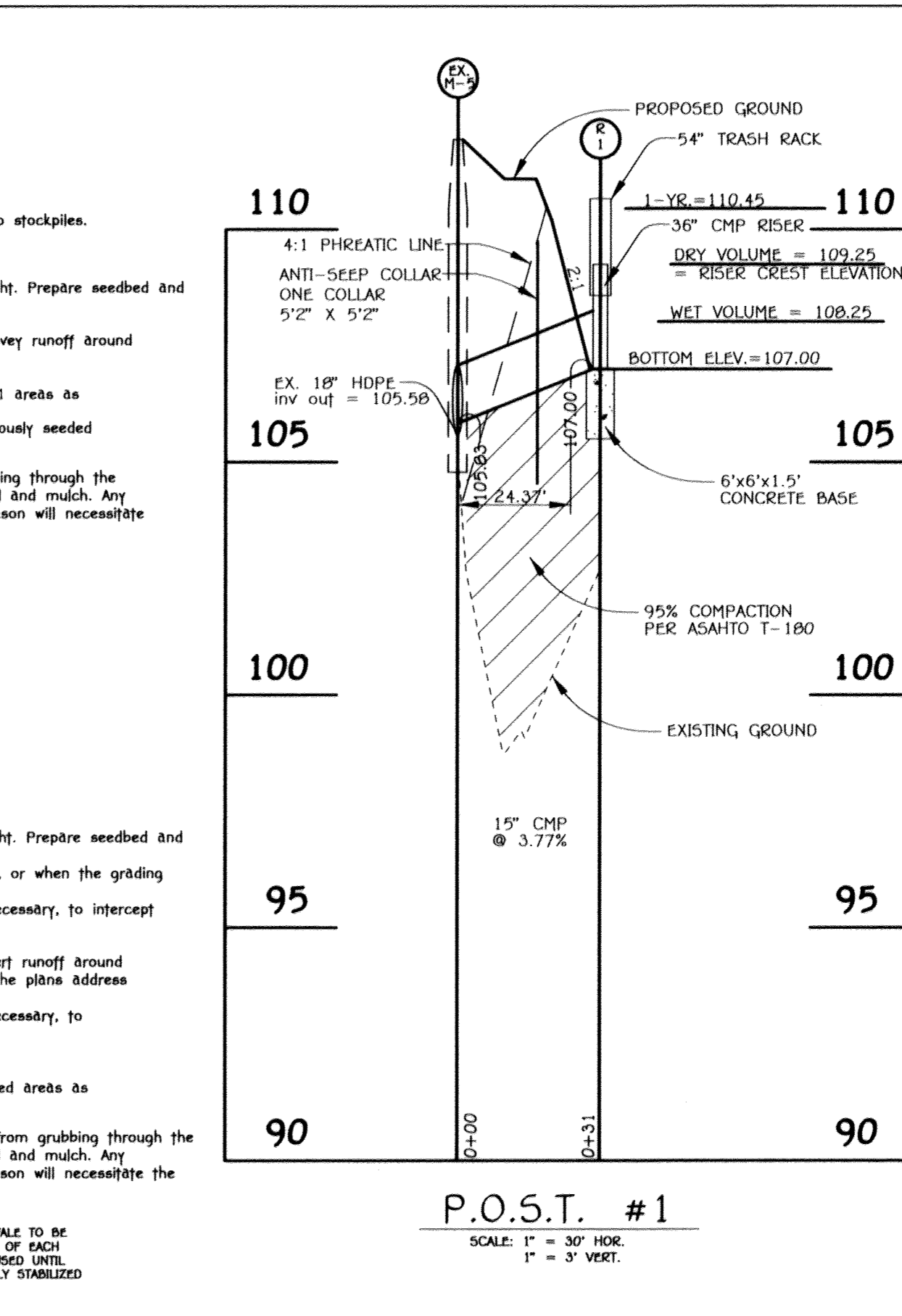
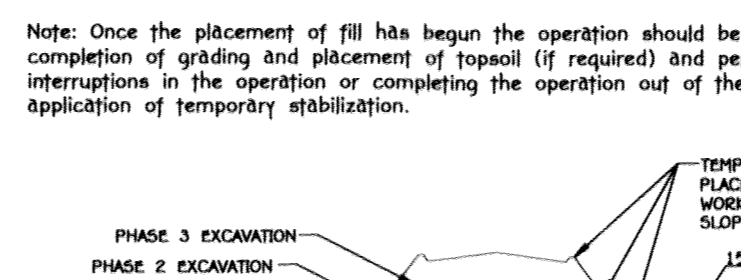
Criteria
A. Incremental Stabilization - Cut Slopes
1. Excavate and stabilize cut slopes in increments not to exceed 15 feet in height.

- 1. Excavate and stabilize cut slopes in increments not to exceed 15 feet in height. Prepare seeded and apply seed and mulch on all cut slopes as the work progresses.
2. Construction sequence example (Refer to Figure B.1).



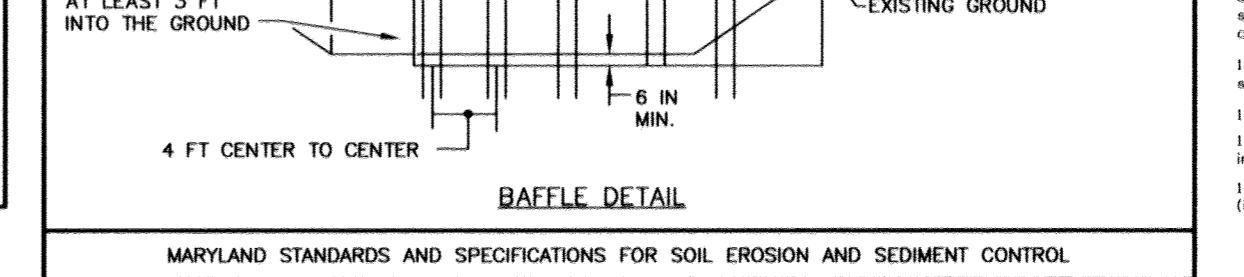
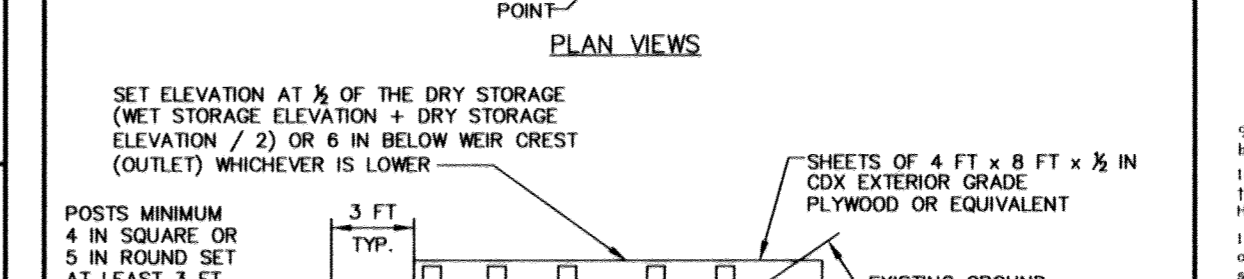
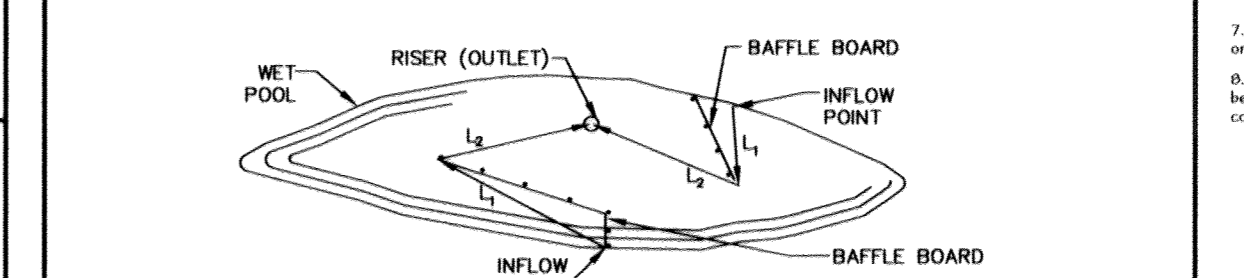
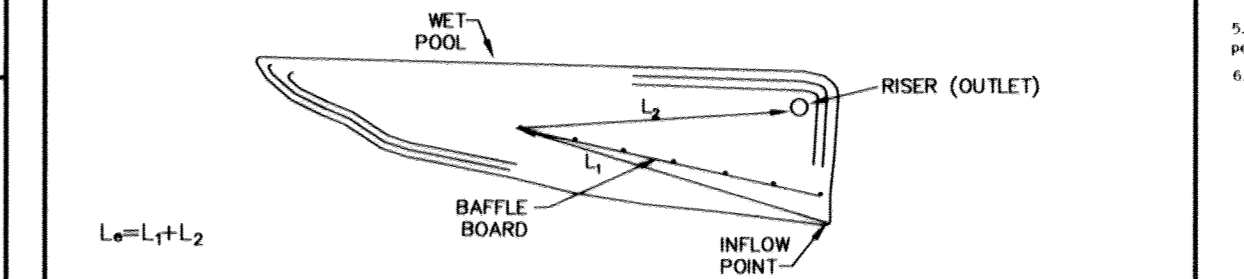
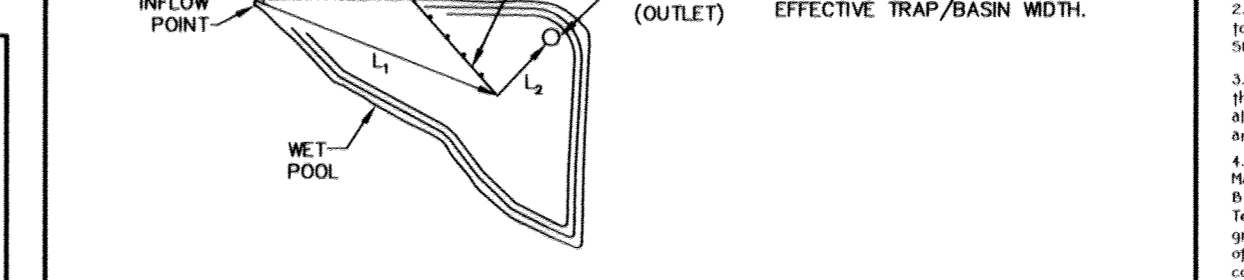
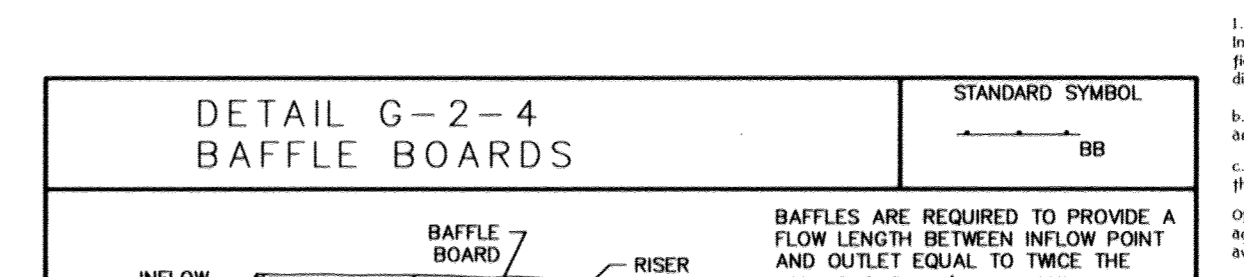
B. Incremental Stabilization - Fill Slopes
1. Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seeded and apply seed and mulch on all slopes as the work progresses.

- 1. Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seeded and apply seed and mulch on all slopes as the work progresses.
2. Stabilize slopes immediately when the vertical height of a lift reaches 15 feet, or when the grading operation ceases as prescribed in the plans.



P.O.S.T. #1
SCALE: 1" = 30' HORIZ.
1" = 3' VERT.

DETAIL G-2-4
BAFFLE BOARDS
STANDARD SYMBOL
BB



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
2011

AS-BUILT CERTIFICATION
NOTE: THE 'AS-BUILT' INFORMATION PROVIDED ON THIS SHEET IS SUBJECT TO THE 'AS-BUILT' INFORMATION PROVIDED ON THIS SHEET.
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
STANDARD SEDIMENT CONTROL NOTES

FISHER, COLLINS & CARTER, INC.
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 481-3295

Professional Engineer Seal for John R. Robertson, State of Maryland, License No. 11111.

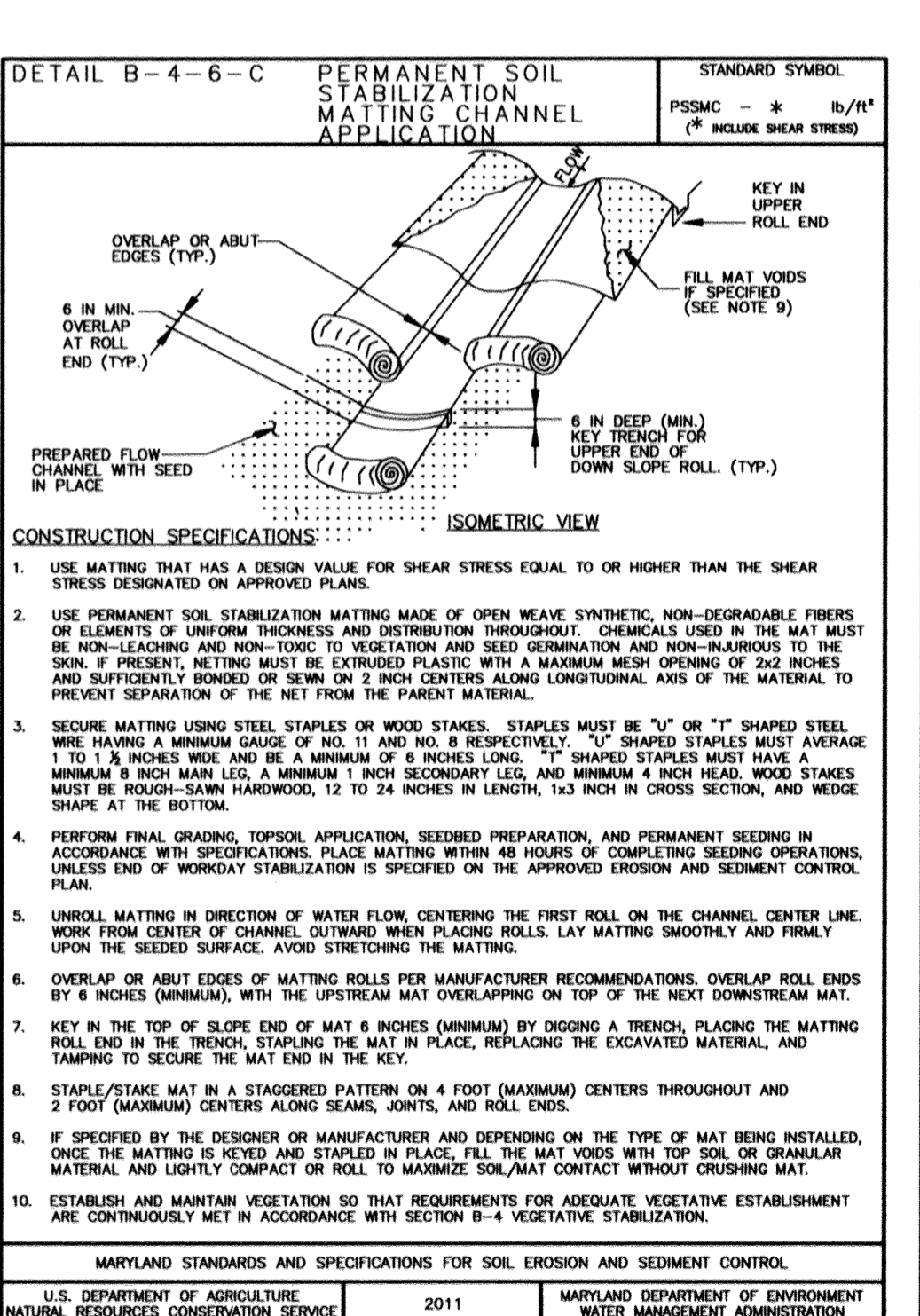
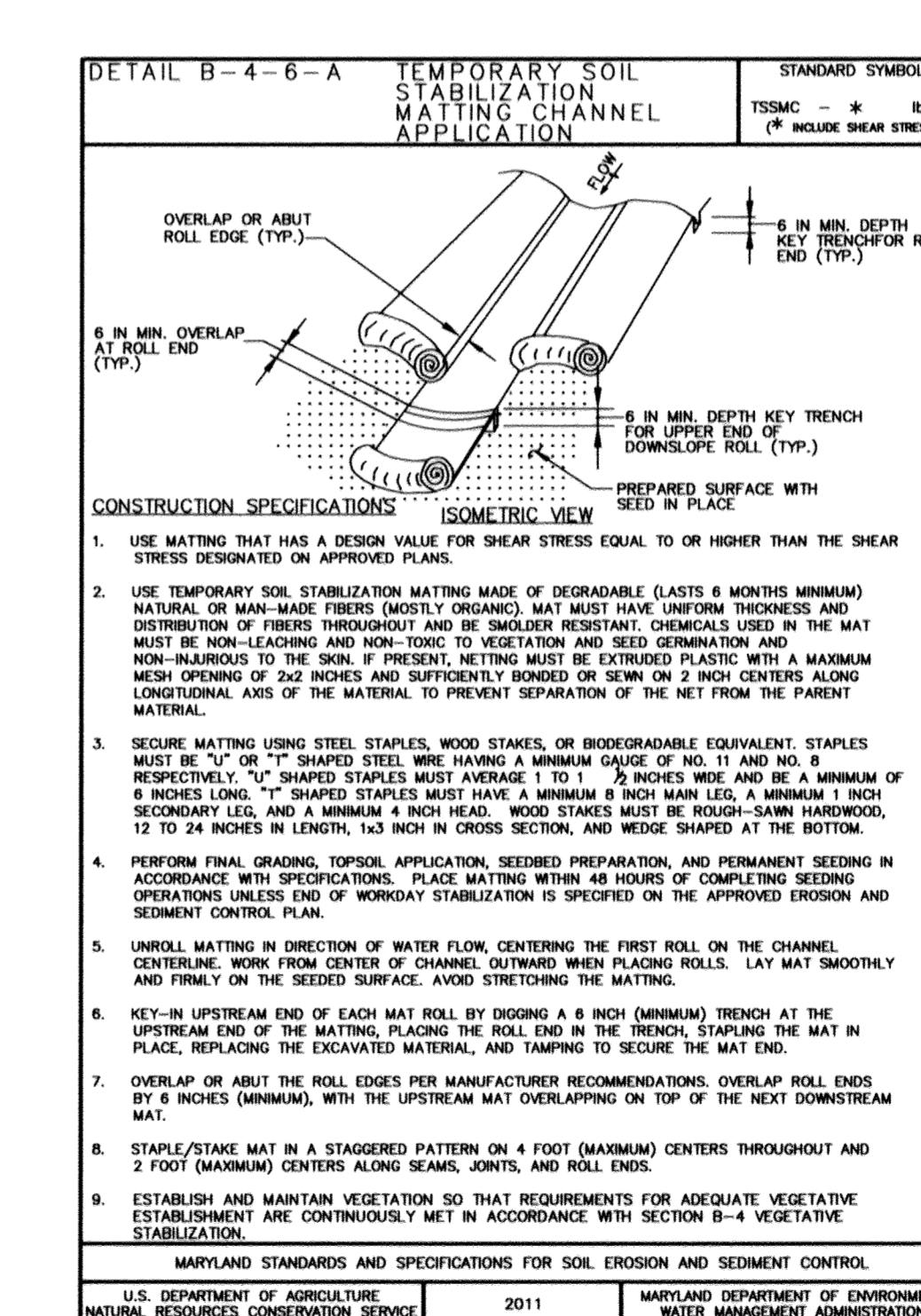
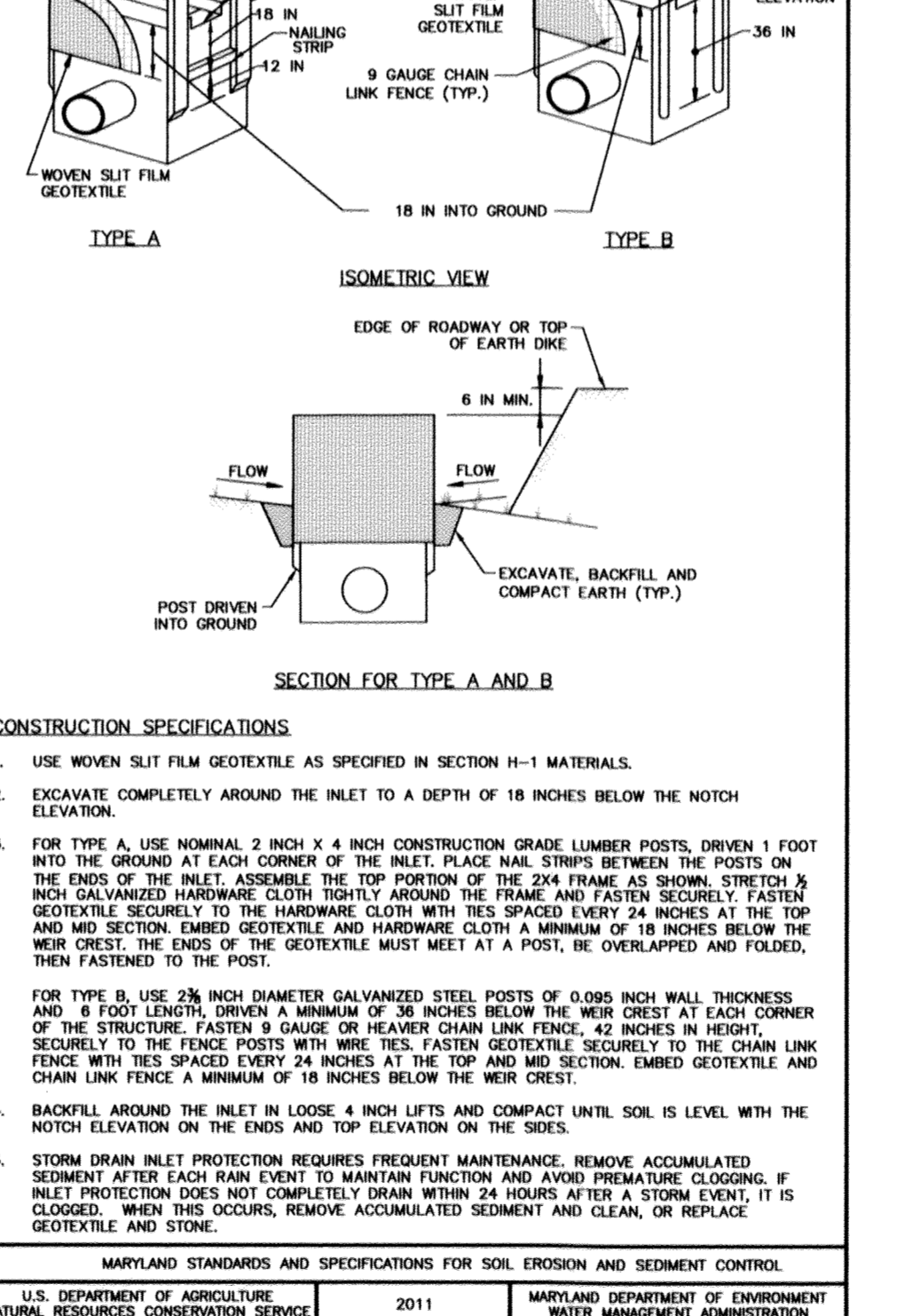
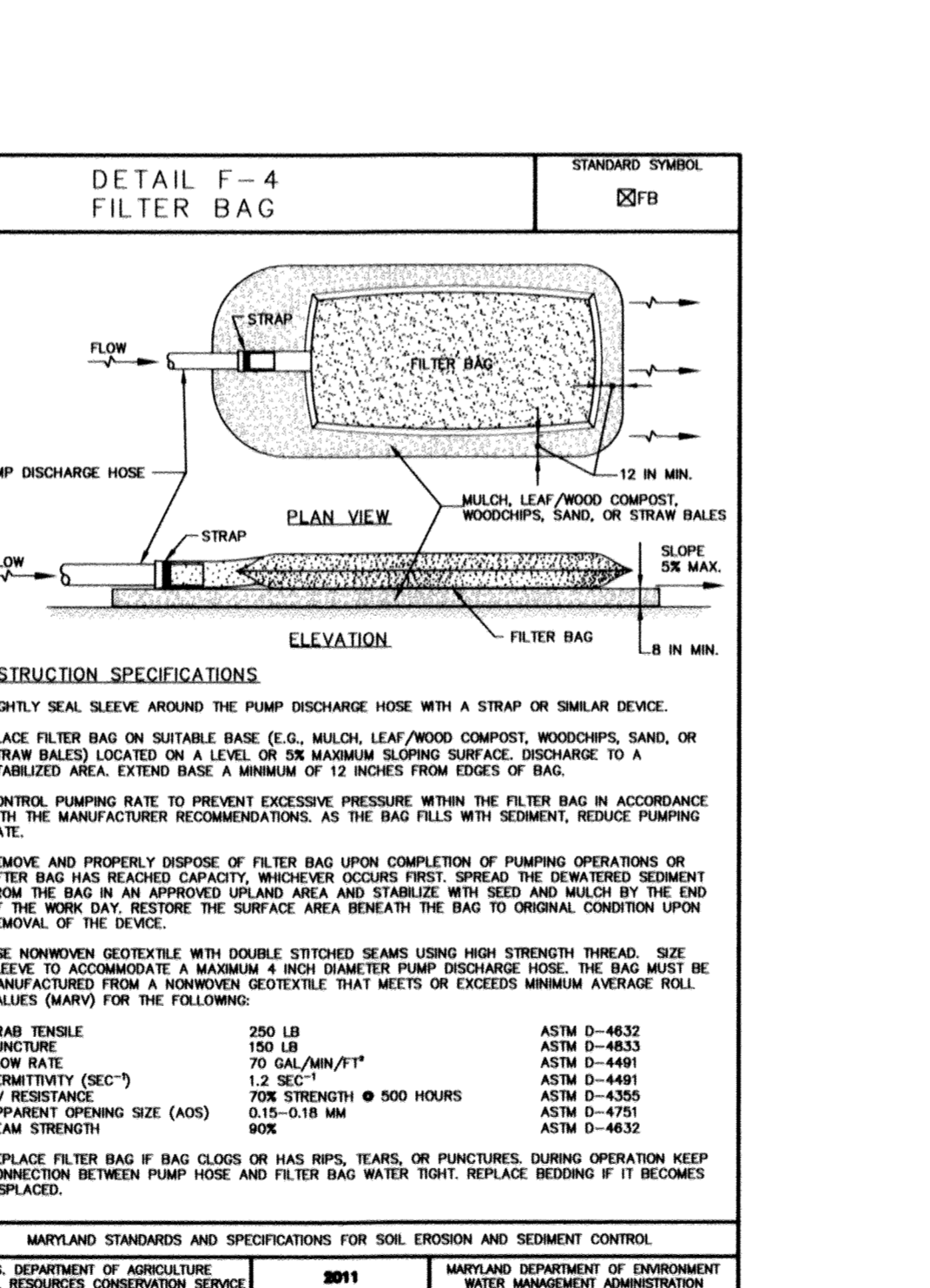
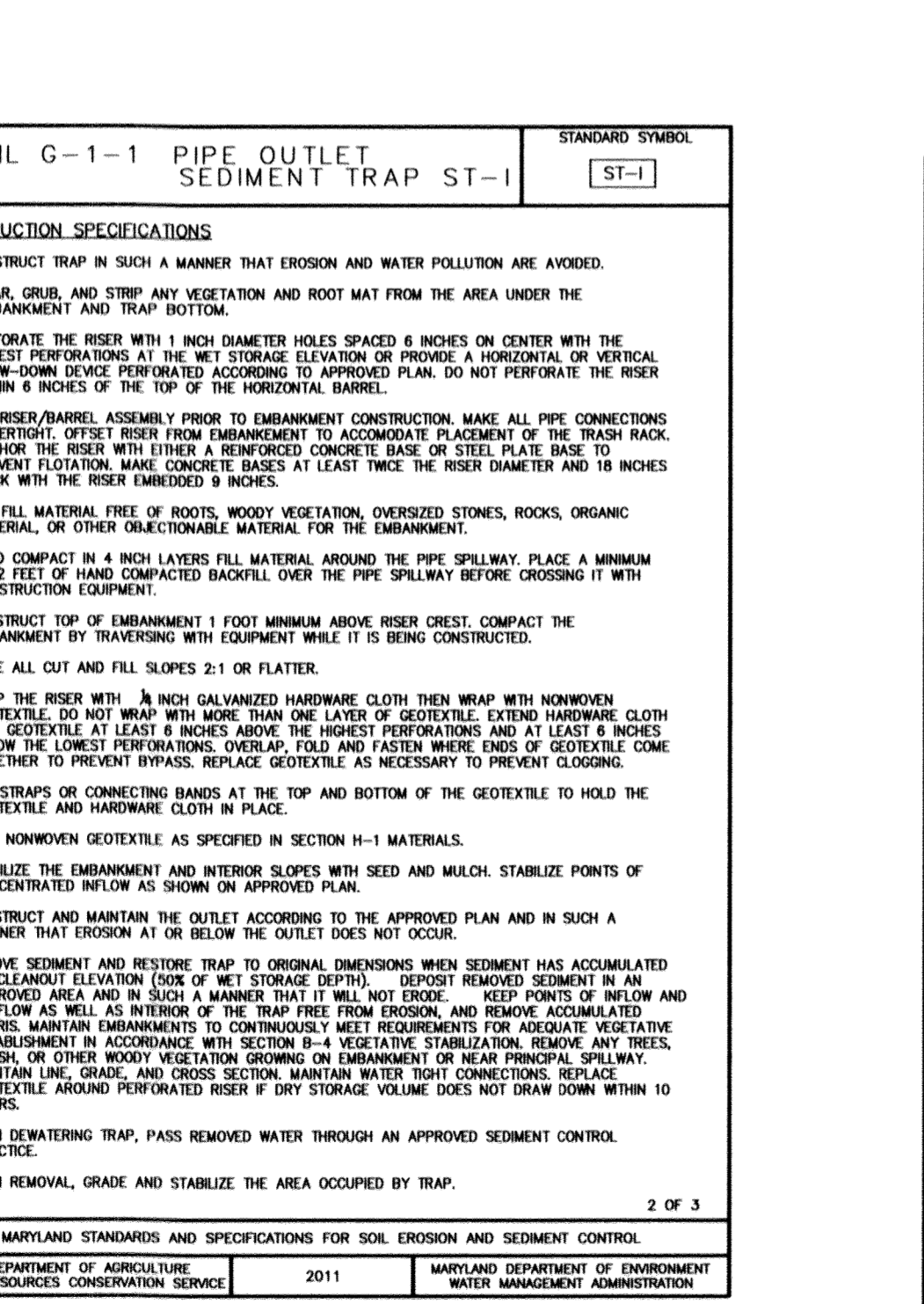
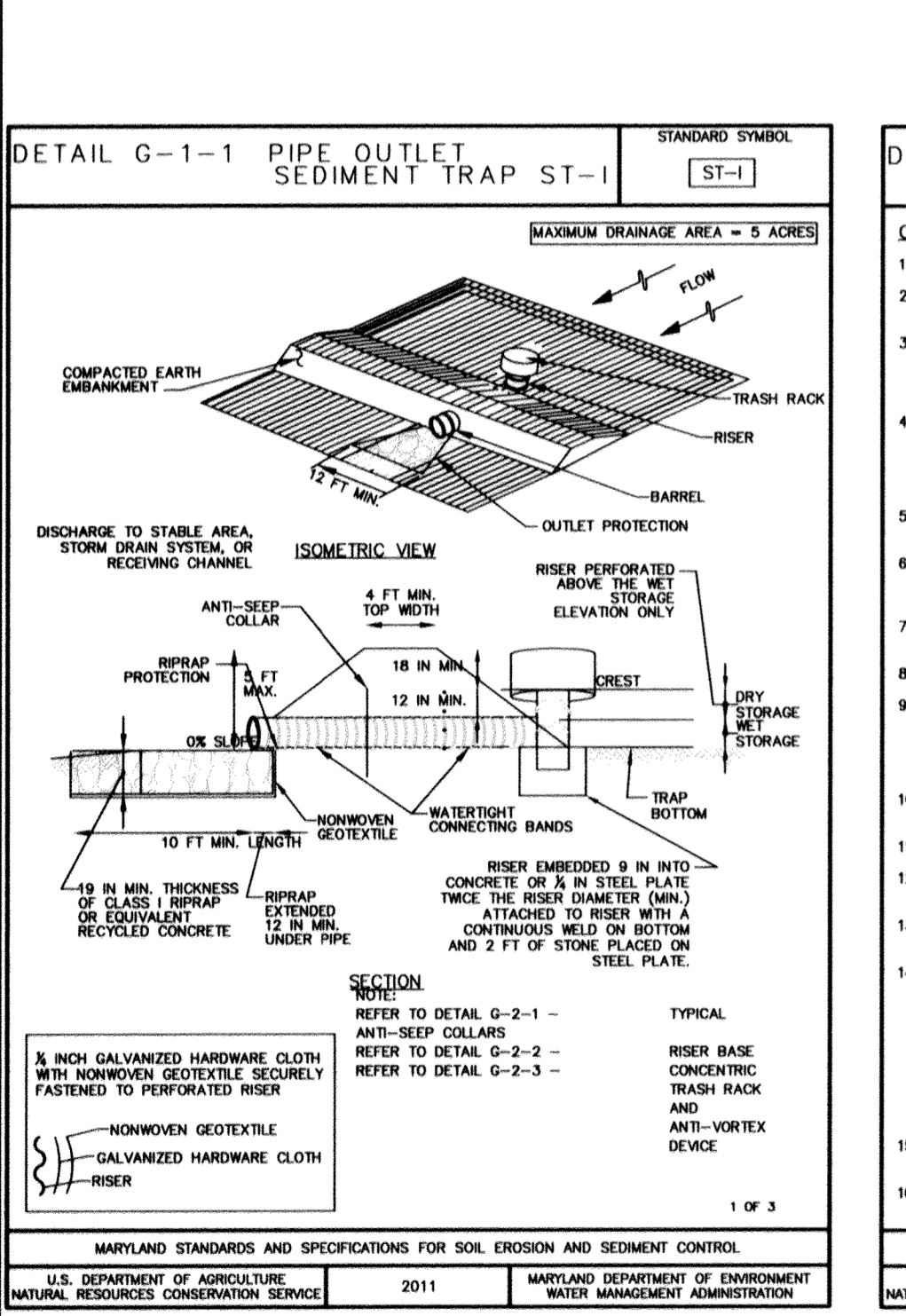
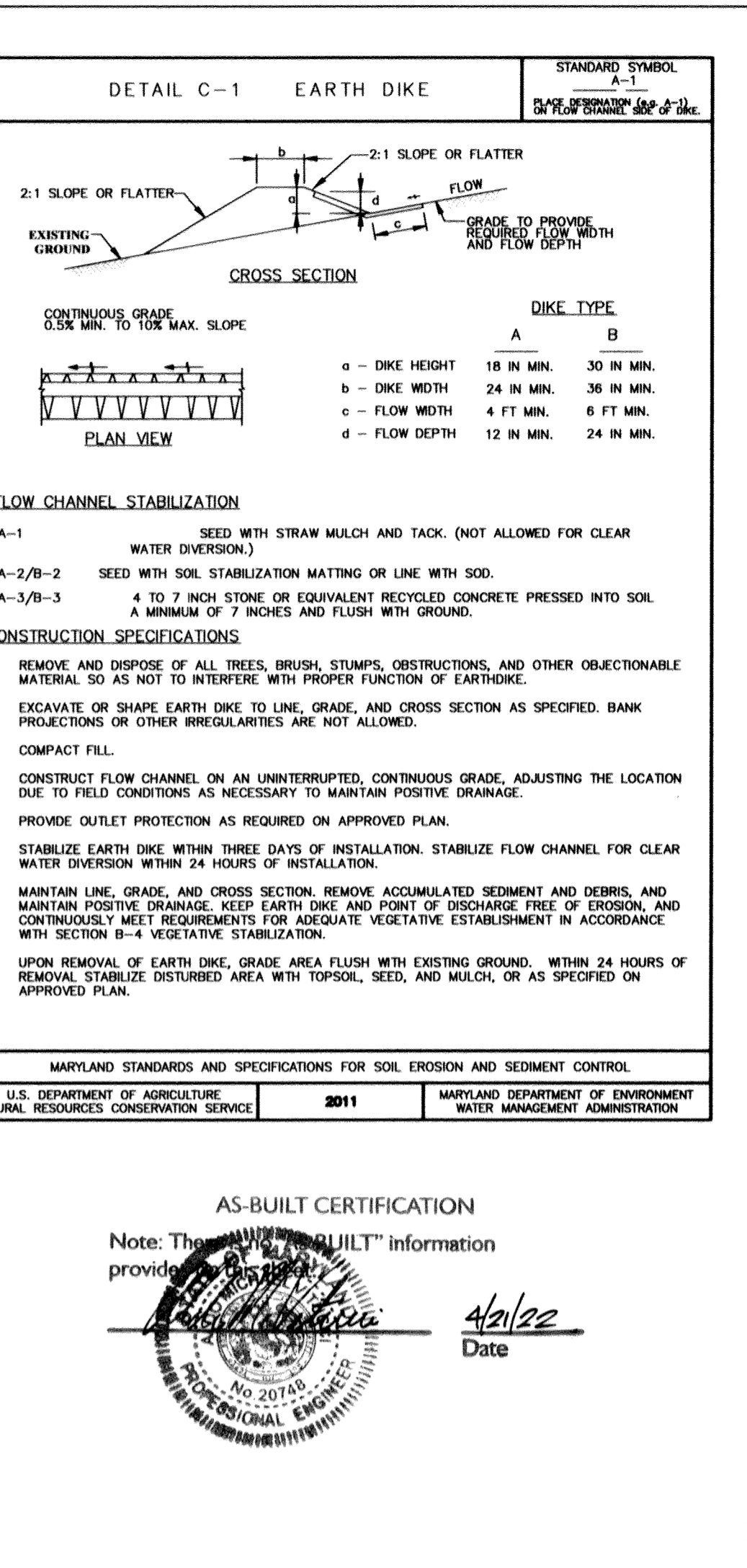
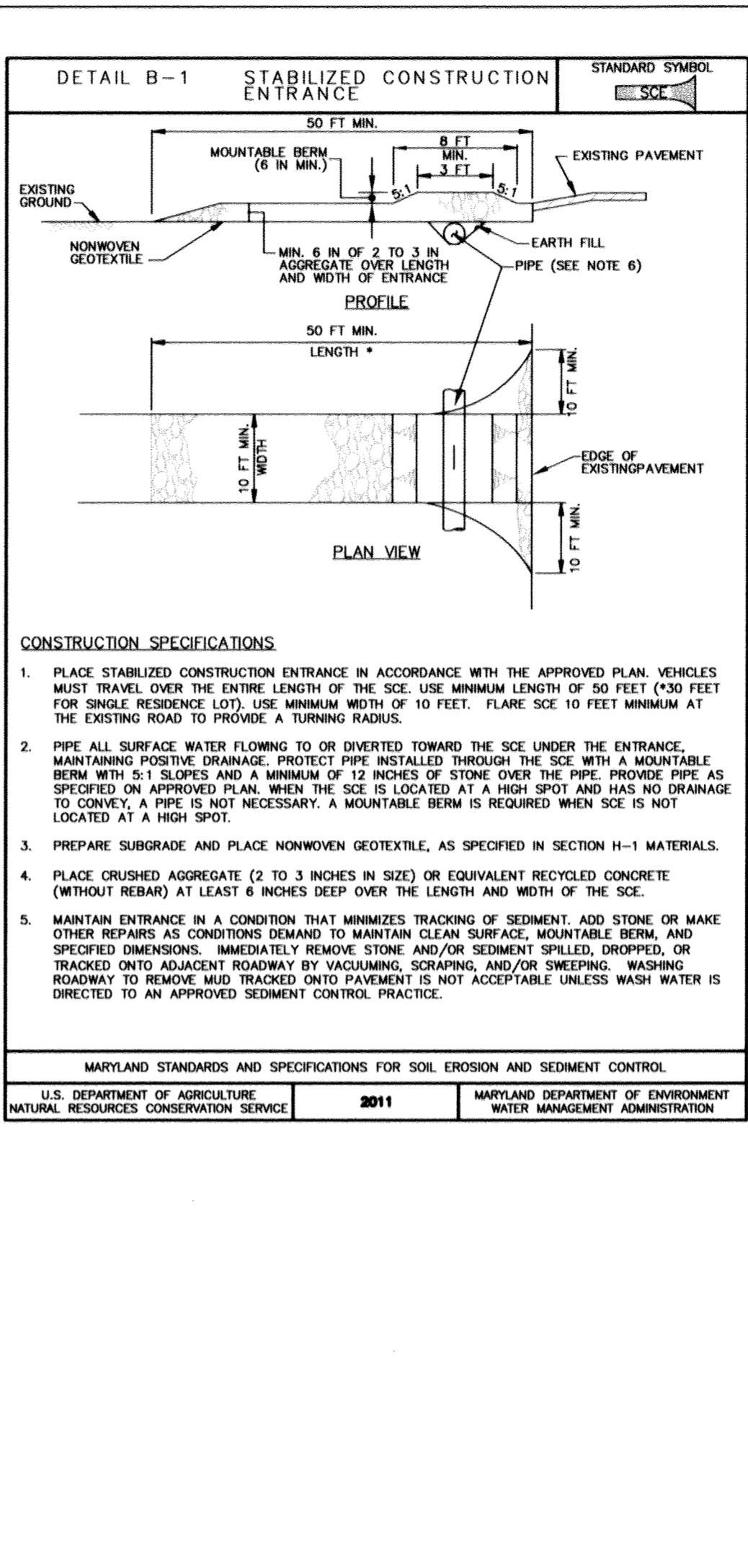
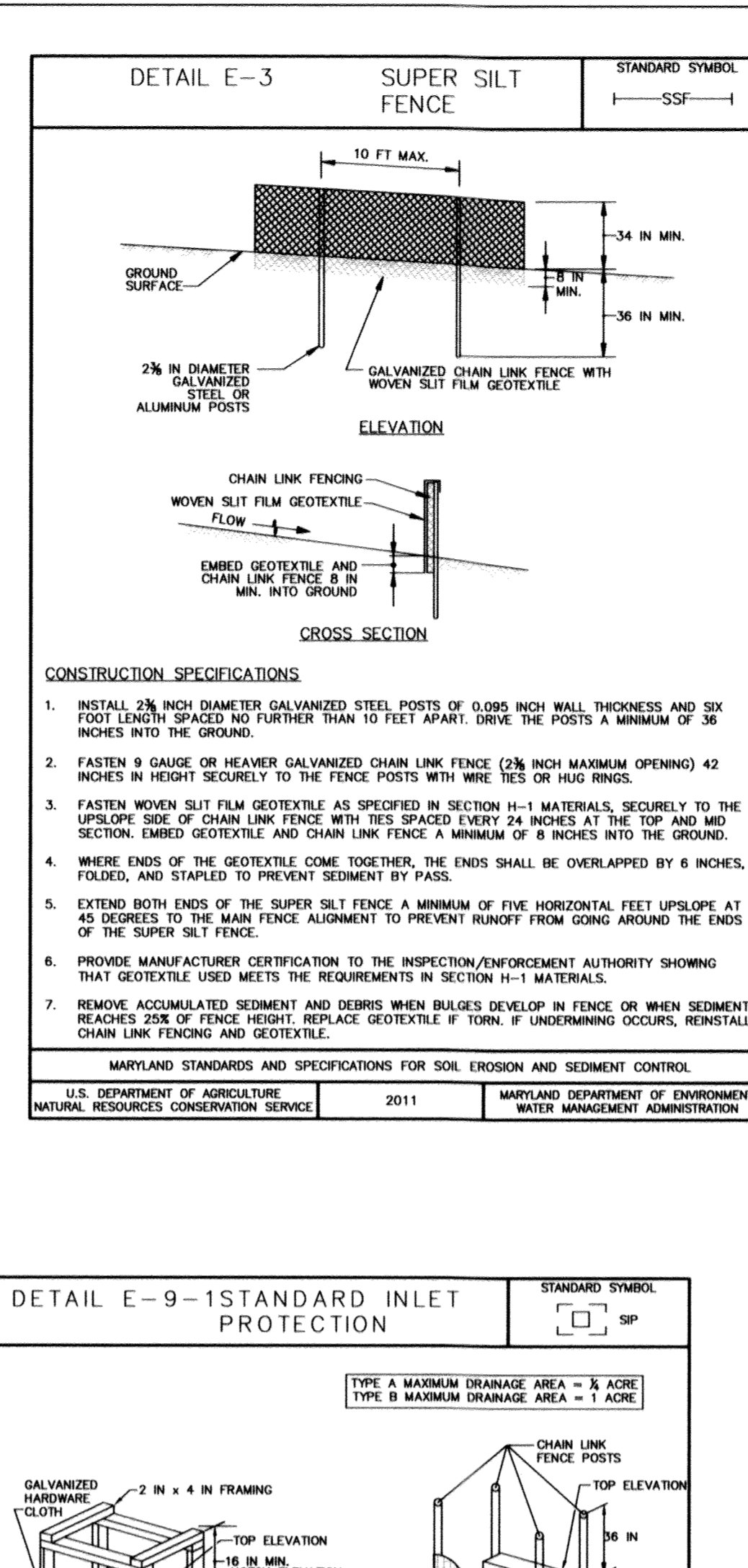
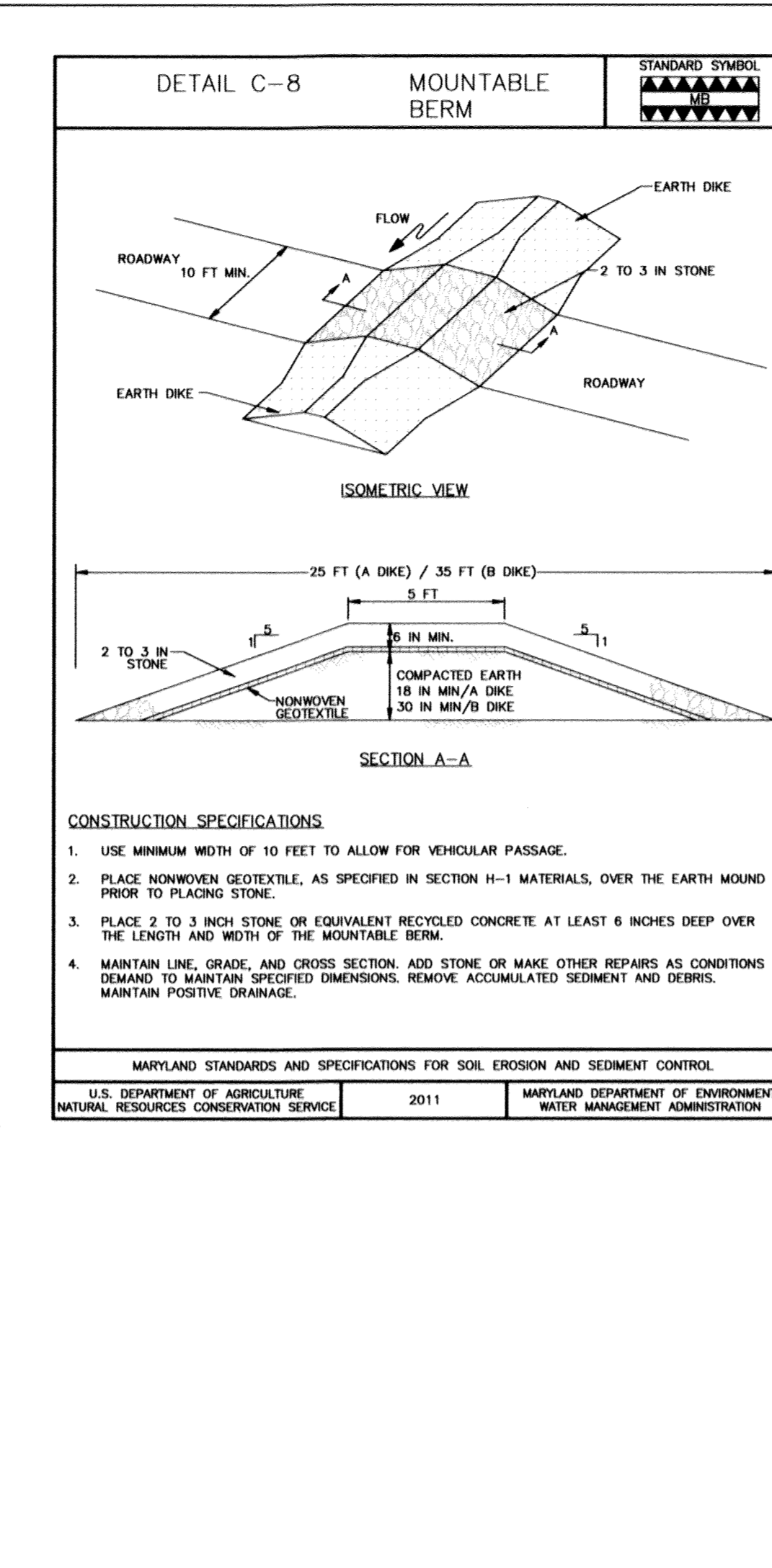
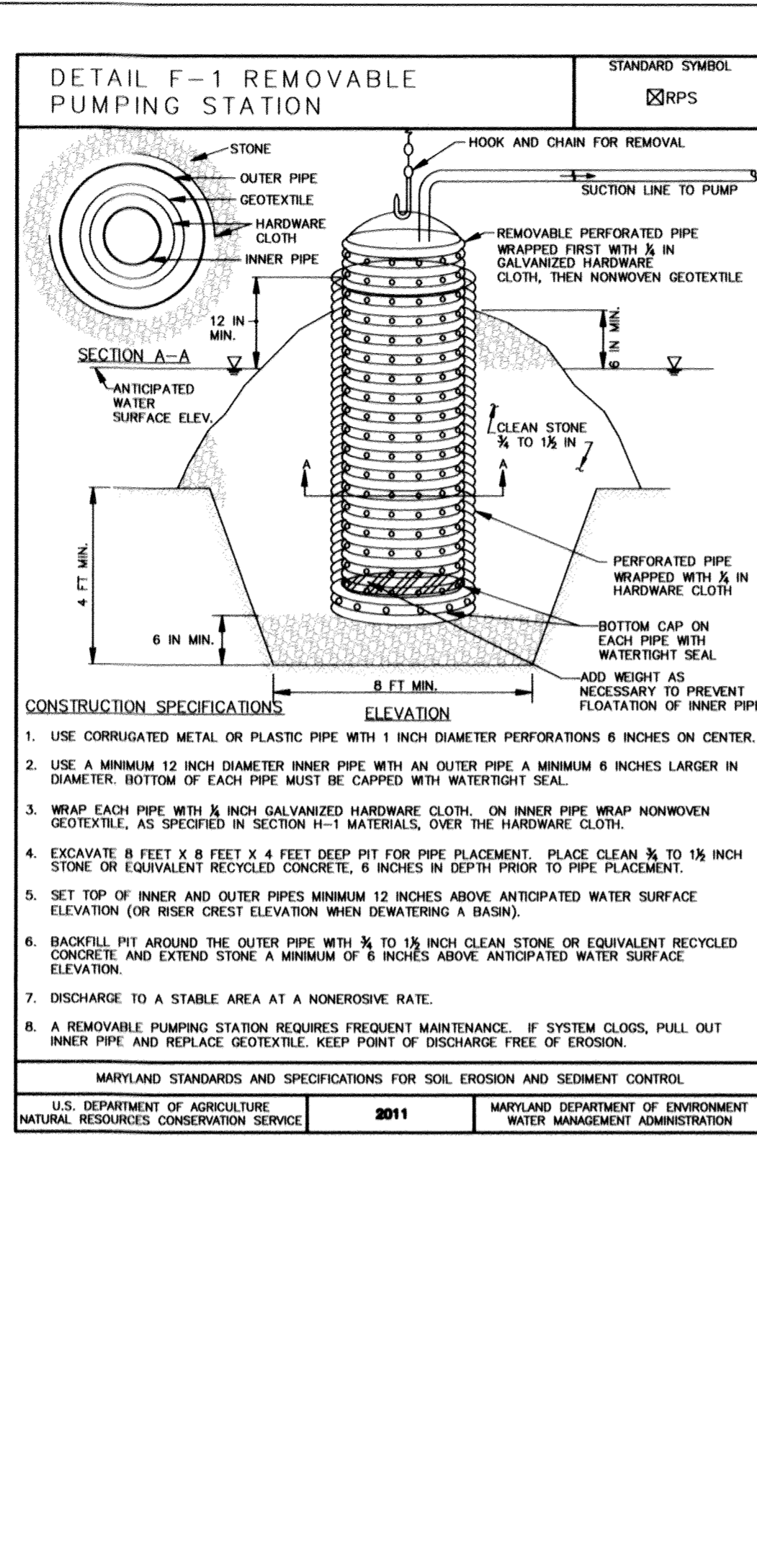
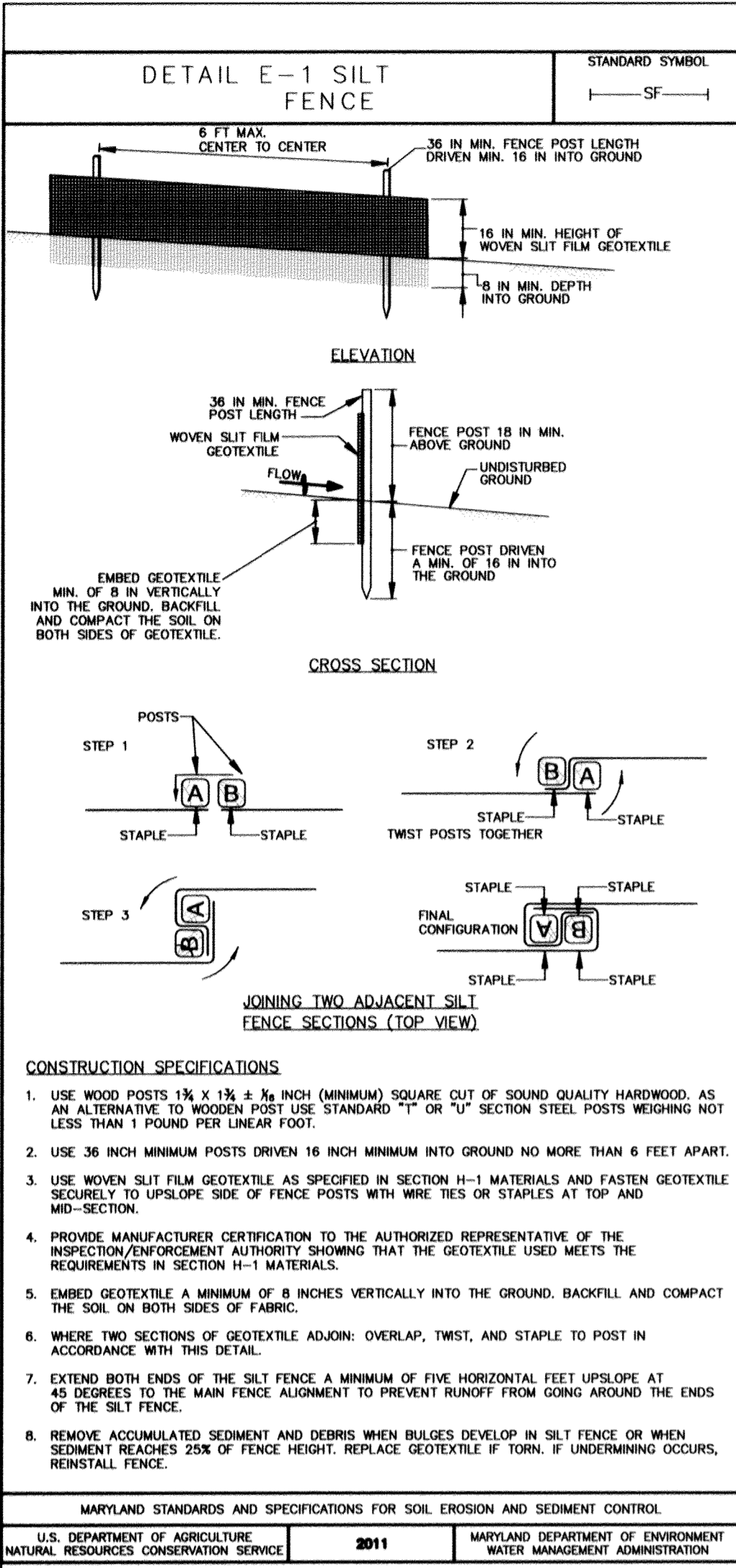
ENGINEER'S CERTIFICATE
I certify that this plan for sediment and erosion control represents a practical and workable plan based on the best knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

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.

Owner/Builder: U.S. Home Corp. dba Lennor
7035 Albert Einstein Drive, Suite 200
Columbia, Maryland 21046
Developer: U.S. Home Corp. dba Lennor
7035 Albert Einstein Drive, Suite 200
Columbia, Maryland 21046

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development: 8-9-16
Chief, Development Engineering Division: 6-13-16
Director - Department of Planning and Zoning: 8-9-16

SEDIMENT AND EROSION CONTROL NOTES & DETAILS
OXFORD SQUARE
A Howard County Green Neighborhood Parcel 'Y'
'EXETER PARK'
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL PIKE  
ELKLOFT CITY, MARYLAND 21042  
(410) 461-1299

**STATE OF MARYLAND**  
Professional Engineer  
No. 20748  
Professional Seal

**ENGINEER'S CERTIFICATE**  
"I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."  
Signature of Engineer (print name below signature) *John K. Roberts* 5/24/16 Date

**DEVELOPER'S CERTIFICATE**  
"I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project."  
Signature of Developer (print name below signature) *Joseph Fortino* 5/24/16 Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
Signature of Howard SCD *John K. Roberts* 5/24/16 Date

**Owner/Builder**  
U.S. Home Corp. dba Lennor  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Phe 410-997-5522

**Developer**  
U.S. Home Corp. dba Lennor  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Phe 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Neil Stalder* Chief, Division of Land Development 8-9-16 Date

*Neil Stalder* Chief, Development Engineering Division 6-17-16 Date

*Neil Stalder* Director - Department of Planning and Zoning 8-9-16 Date

SUBDIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE	---	Y (Formerly 'E')

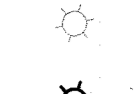





PLAT NO.	BLOCK NO.	ZONE	TAX/ZONING	ELEC. DIST.	CENSUS TR.
23791-23792	---	TOD	44	1st	601101

**SEDIMENT AND EROSION CONTROL NOTES & DETAILS**  
**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
"EXETER PARK"  
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)

Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: April 18, 2016  
Sheet 16 of 30

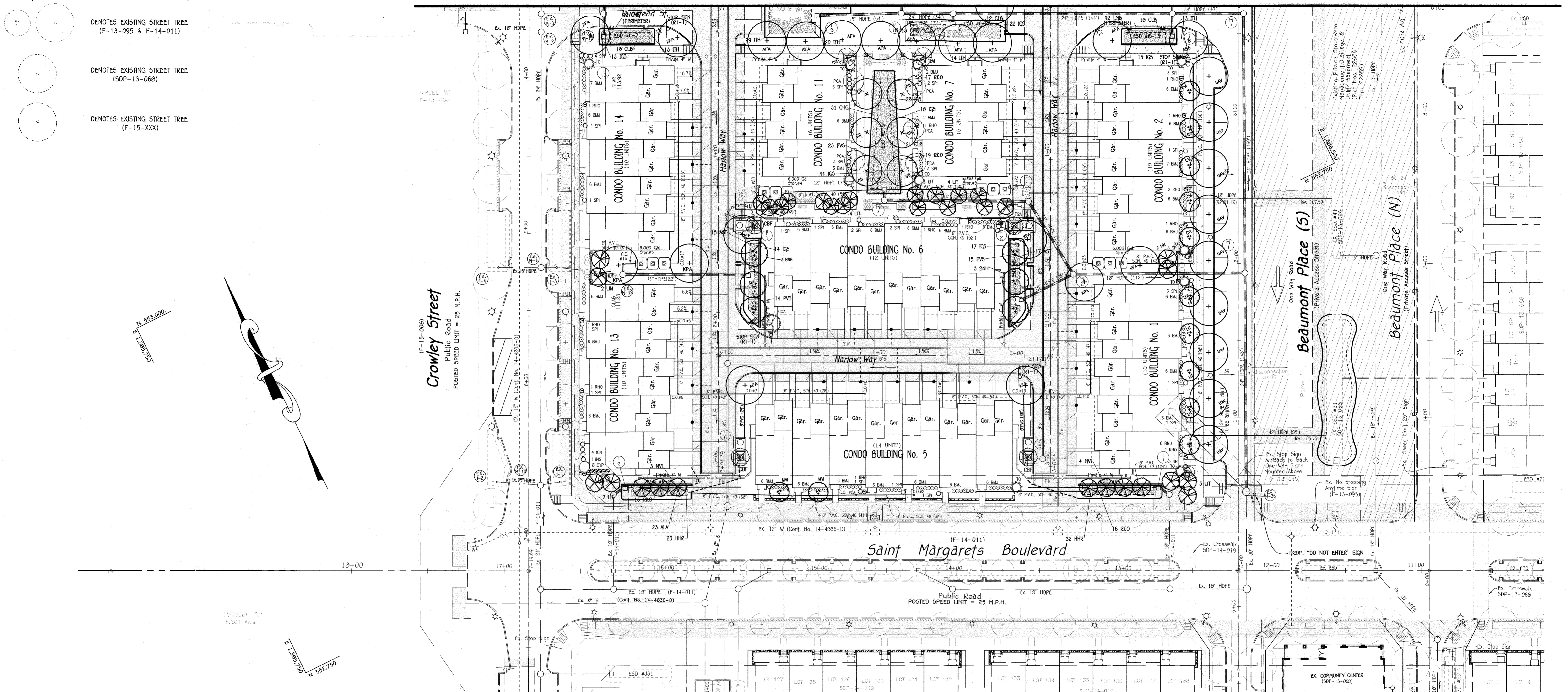
THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET



-  DENOTES EXISTING STREET LIGHT
-  DENOTES PROPOSED STREET LIGHT
-  DENOTES EXISTING STREET TREE (F-13-095 & F-14-011)
-  DENOTES EXISTING STREET TREE (SDP-13-068)
-  DENOTES EXISTING STREET TREE (F-15-008)
-  DENOTES EXISTING STREET TREE (F-15-XXX)

NOTE: SEE SHEET 19 FOR LANDSCAPING CHARTS

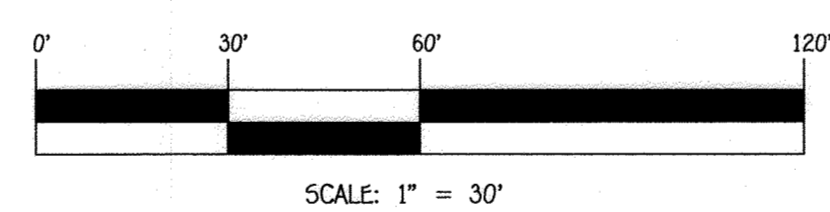
MATCH LINE - SEE SHEET 18



- NOTES:**
- "At the time of plant installation, all shrubs and trees listed and approved on the landscape Plan, shall comply with the proper height requirement in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocations of the required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from the approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to the applicable plans."
  - "The Owner, tenants and/or their agents shall be responsible for maintenance of the required perimeter landscaping including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All the other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced."
  - "This plan has been prepared in accordance with Section 16.124 of the Howard County Code and the landscape manual with XX required landscaping trees. A landscape surety in the amount of \$XX,XXX.XX will be posted with the DPW, Developer's Agreement. (The Developer is proposing XX shade, XX evergreen and X ornamental trees.)"

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/26."

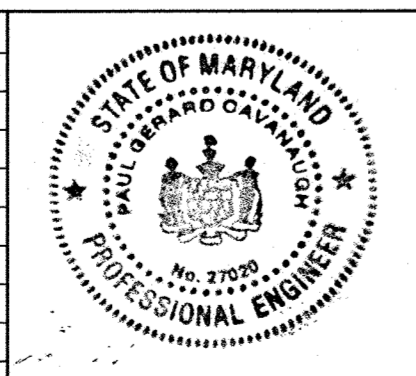
*Paul Gerard Conaugh*  
PAUL GERARD CONAUGH  
DATE: 1/17/24



**PURPOSE NOTE:**  
THE PURPOSE OF THIS REPLACEMENT SHEET IS TO REVISE THE LANDSCAPING TO REFLECT FIELD CONDITIONS.

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

NO.	REVISION	DATE
2	REVISE LANDSCAPING TO REFLECT FIELD CONDITIONS	1/10/24
1	REMOVE AND/OR RELOCATE UNDERGROUND STORAGE TANKS, REVISE SPRINKLER ROOM LOCATIONS AND REVISED ESD #F-3 & F-8A	3/9/17



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

*Mark Anderson*  
Mark Anderson  
Director of Land Development  
DATE: 1/17/24

**Owner/Builder**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

**Developer**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Paul Clark*  
Chief, Division of Land Development  
DATE: 2/13/24

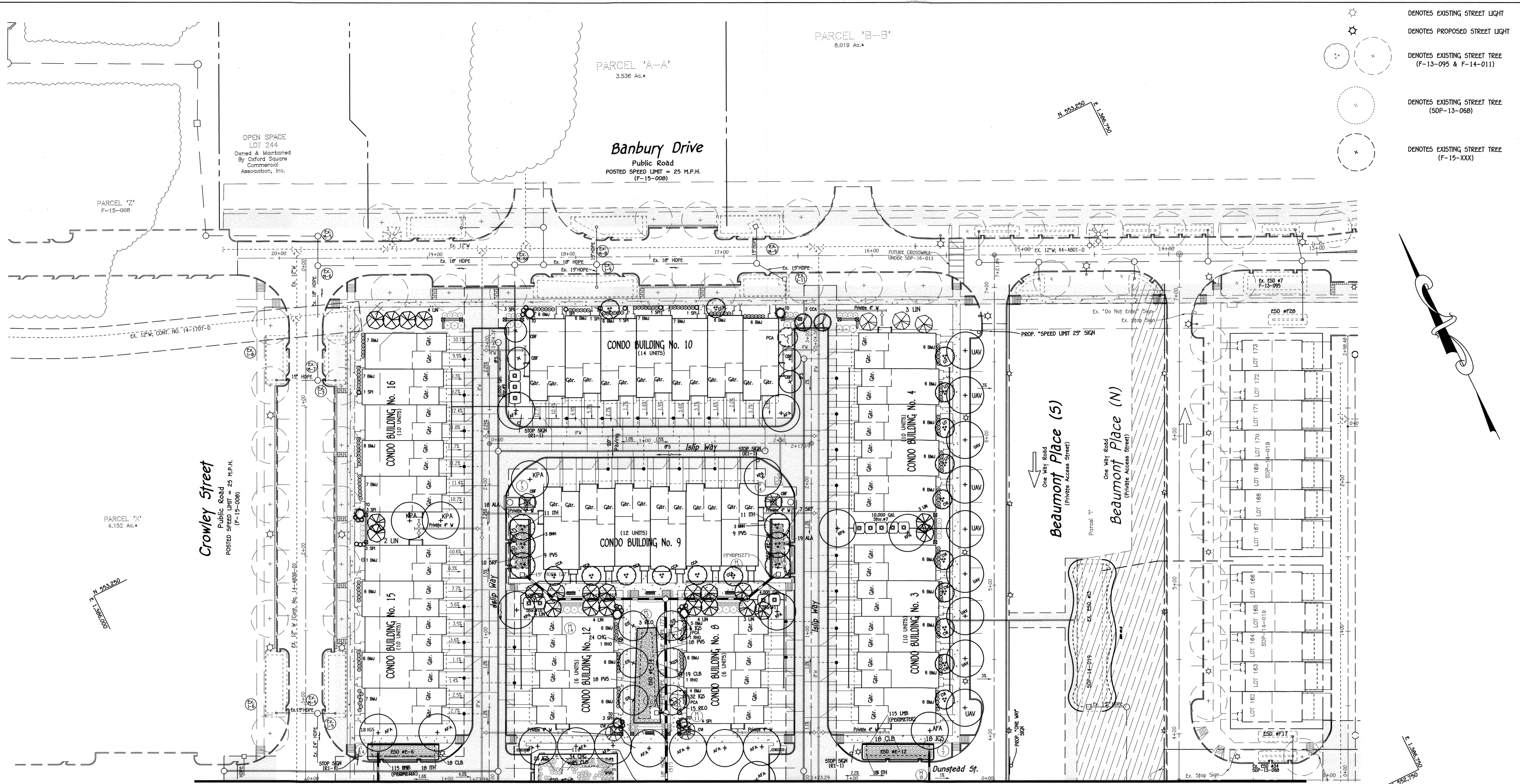
*Paul Clark*  
Chief, Development Engineering Division  
DATE: 1-25-24

*Lyndee Eubank*  
Director - Department of Planning and Zoning  
DATE: 2/13/24

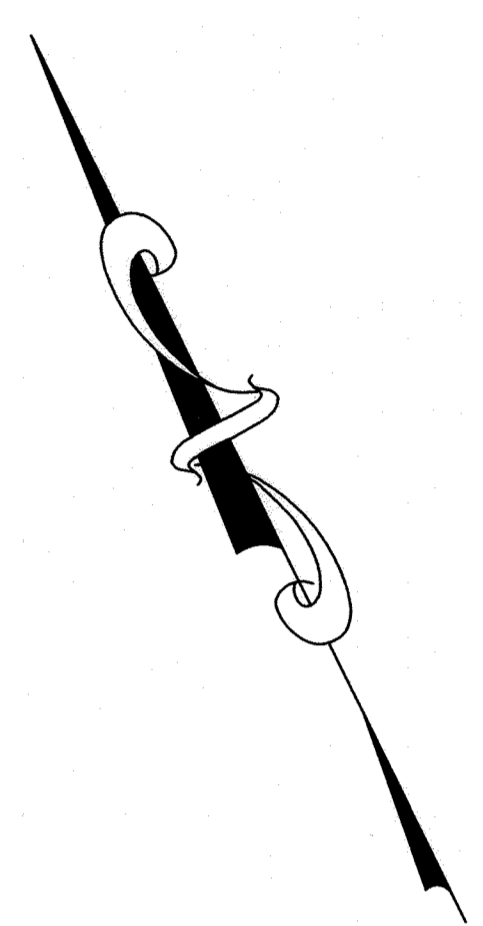
SUBDIVISION	SECTION/AREA	PARCEL NO.
OXFORD SQUARE	---	"Y" (Formerly "E")
PLAT NO.	BLOCK NO.	ZONE
23791 - 23792	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
44	1st.	601101

REVISED  
STREET TREE & LANDSCAPING PLAN  
**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
**Parcel "Y"**  
"EXETER PARK"  
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)

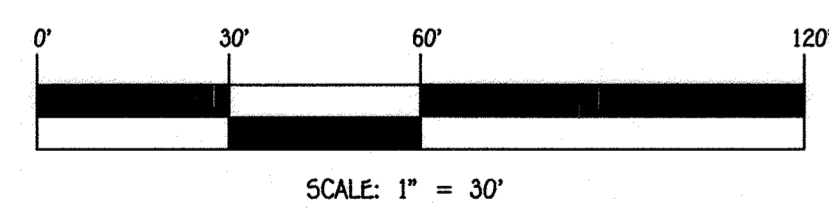
Zoned: TOD  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: January, 2024  
Sheet 17 Of 30



- DENOTES EXISTING STREET LIGHT
- DENOTES PROPOSED STREET LIGHT
- DENOTES EXISTING STREET TREE (F-13-095 & F-14-011)
- DENOTES EXISTING STREET TREE (SOP-13-068)
- DENOTES EXISTING STREET TREE (F-15-XXX)



MATCH LINE - SEE SHEET 17



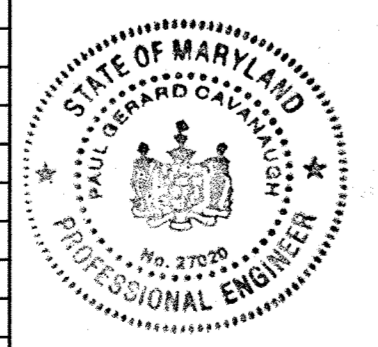
\*PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/26.\*

*Paul Gerard Cavanaugh*  
PAUL GERARD CAVANAUGH  
DATE: Jan 11, 2024

**PURPOSE NOTE:**  
THE PURPOSE OF THIS REPLACEMENT SHEET IS TO REVISE THE LANDSCAPING TO REFLECT FIELD CONDITIONS.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CORPORATE OFFICE: 15072 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2895

NO.	REVISION	DATE
2	REVISE LANDSCAPING TO REFLECT FIELD CONDITIONS	1/10/24
1	REWORK AND/OR RELOCATE UNDERGROUND STORAGE TANKS, REVISE SPRINKLER ROOM LOCATIONS AND REVISION LOG #B-R & C-R	3/9/17



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

*Mark Anderson*      1/17/24  
Mark Anderson      Date  
Director of Land Development

<b>Owner/Builder</b>	<b>Developer</b>
U.S. Home Corp. dba Lennar 7035 Albert Einstein Drive, Suite 200 Columbia, Maryland 21046 Ph: 410-997-5522	U.S. Home Corp. dba Lennar 7035 Albert Einstein Drive, Suite 200 Columbia, Maryland 21046 Ph: 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]*      1/25/24  
Chief, Division of Land Development      Date

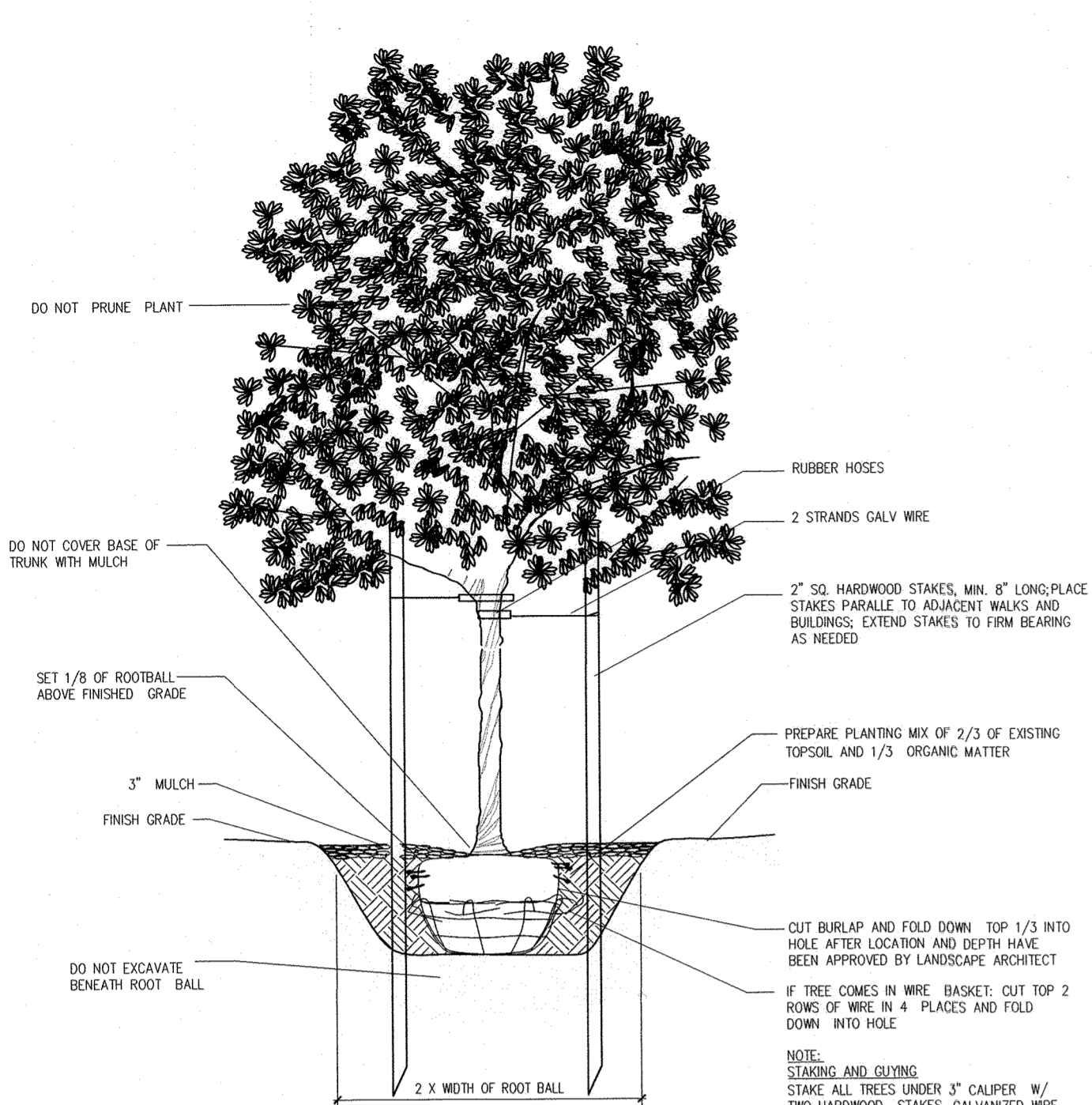
*[Signature]*      1-25-24  
Chief, Development Engineering Division      Date

*[Signature]*      2/13/24  
Director - Department of Planning and Zoning      Date

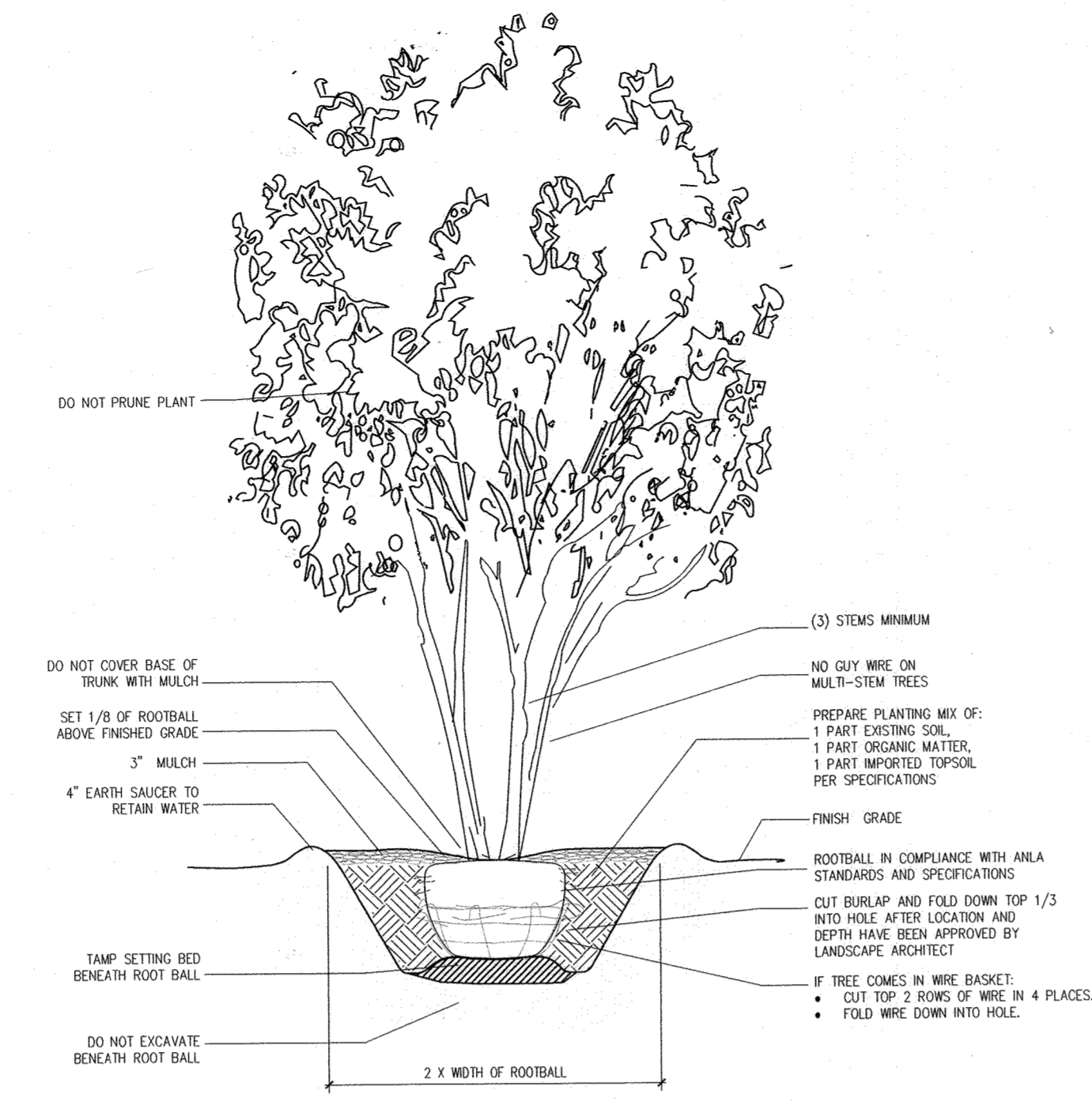
SUBDIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE	---	"Y" (Formerly "C")
PLAT NO.	BLOCK NO.	ZONE
23791 - 23792	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
44	1st.	601101

**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
**Parcel "Y"**  
"EXETER PARK"  
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)

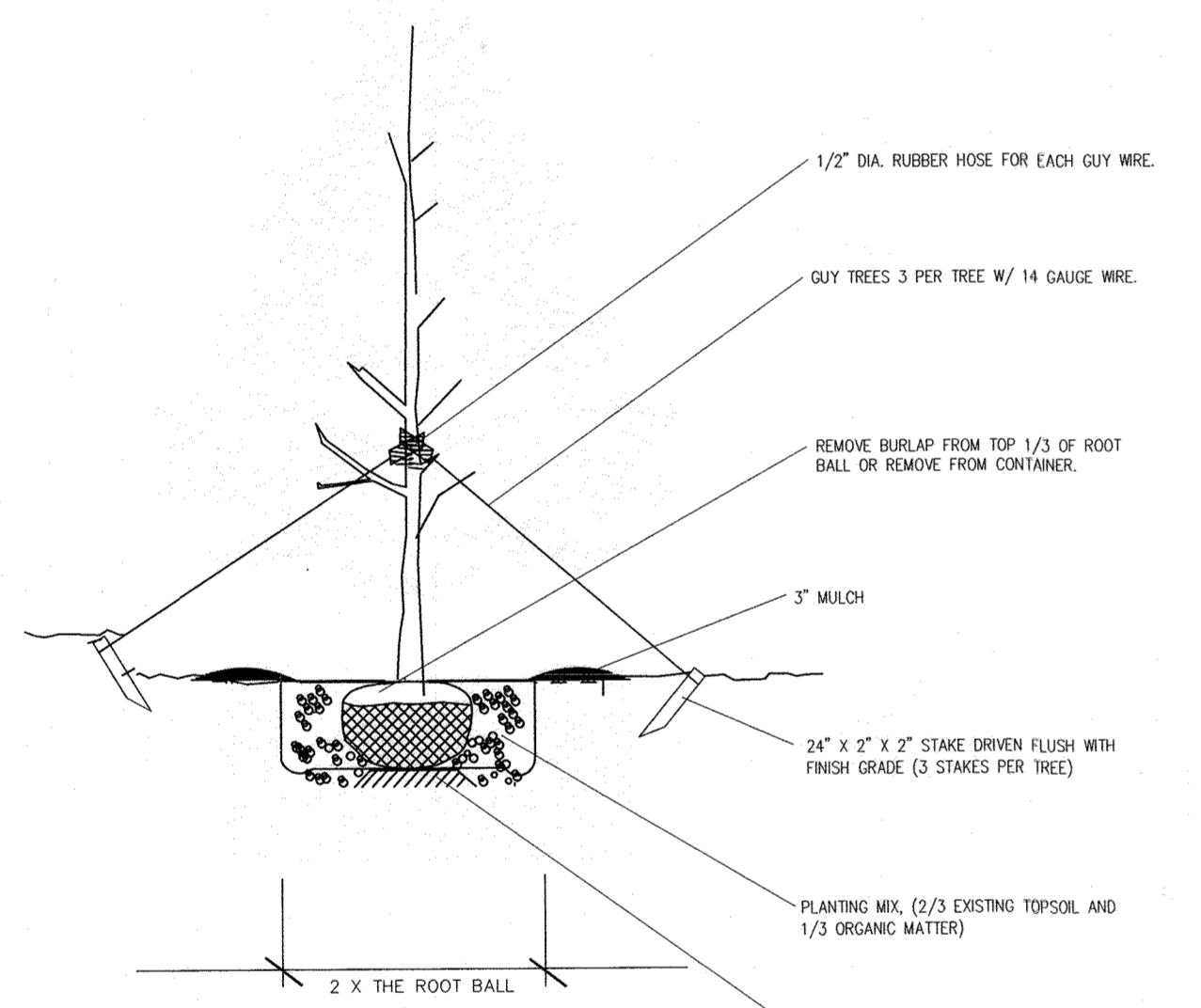
Zoned: TOD  
Tax Map No.: 38      Grid No.: 20      Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: January, 2024  
Sheet 18 Of 30



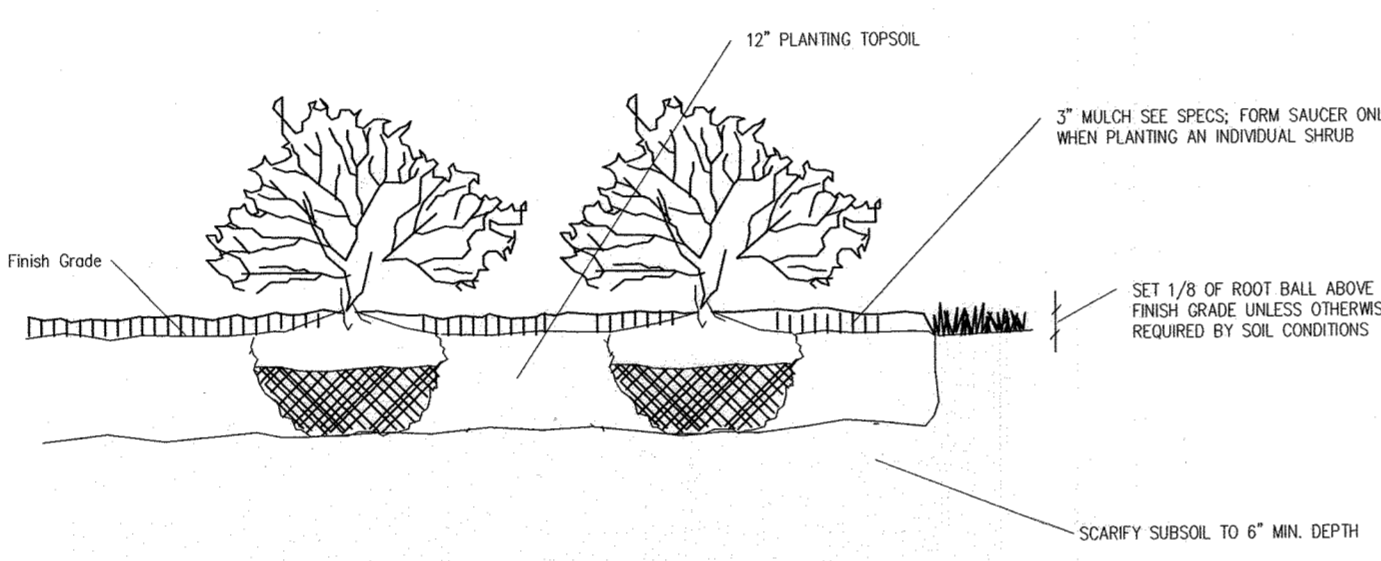
**DECIDUOUS TREE - TYPICAL PLANTING DETAIL**



**MULTISTEM TREE - TYPICAL PLANTING DETAIL**



**EVERGREEN TREE - TYPICAL PLANTING DETAIL**

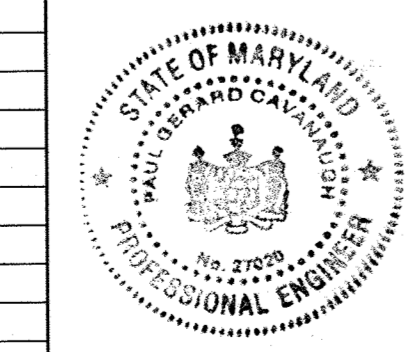


**SHRUB AND HEDGEROW - TYPICAL PLANTING DETAIL**

**PLANTING SPECIFICATIONS**

1. CLEAR & GRUB ALL PLANTING AREAS AS INDICATED ON THE DRAWINGS.
2. PROVIDE PROTECTION FOR TREES, SHRUBS, AND PERENNIALS/GROUND COVERS THAT ARE TO BE PRESERVED.
3. CONTRACTOR SHALL VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
4. ALL PLANTING SHALL BE DONE AS PER PLANTING DETAILS AND SPECIFICATIONS.
5. NO CHANGES SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
6. 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.
7. 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.
8. 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.
9. ALL PLANT BEDS SHALL BE CONTAINED WITH A SPADED EDGE UNLESS OTHERWISE NOTED ON DRAWINGS.
10. 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.
11. 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.
12. 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.
13. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED OR SOODED; SEE PLAN FOR LOCATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING ALL PLANTS DURING THE WARRANTY PERIOD; REFER TO SPECIFICATIONS.

\*PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/26.  
  
 PAUL GERARD CAVANAUGH  
 DATE: 1/17/24



**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.  
  
 Mark Anderson  
 Director of Land Development  
 DATE: 1/17/24

ESD SHRUBS/PERENNIALS/TREES					
QTY.	SYM.	BOTANICAL/COMMON NAME	SIZE	CONT.	REMARKS
95	ALA	Aster laevis 'Bluebird' Smooth Aster	#1	Cont.	18" O.C.
32	AST	Asclepias tuberosa Butterfly Weed	#1	Cont.	24" O.C.
102	CHG	Chelone glabra White Turtlehead	#1	Cont.	24" O.C.
149	CLB	Caryopteris x clandonensis 'Longwood Blues' Caryopteris	#1	Cont.	30" O.C.
52	HHR	Hemerocallis 'Happy Returns' Yellow Daylily	#1	3 Gal.	24" o.c. min.
269	IGS	Ilex glabra 'Shamrock' Inkberry	24" - 30" Ht.	Cont.	30" o.c./Male Cultivar
147	ITH	Itea virginica 'Little Henry' Dwarf Virginia Sweetspire	18" - 24" Ht.	3 Gal.	30" o.c. min.
414	LMB	Liriope muscari 'Big Blue' Lilyturf	1 Gal.	Cont.	15" O.C.
7	MVI	Magnolia virginiana Sweetbay Magnolia	8" - 10" ht. min.	B & B	Multistem/4 canes min.
106	PVS	Panicum virgatum 'Sherandoh' Switchgrass	18" - 24" Ht.	3 Gal.	36" o.c. min.
82	RKO	Rosa x Knockout Knockout Rose (Blush Pink)	18" - 24" Ht.	3 Gal.	36" o.c. min.
18	SRF	Solidago rugosa sp. 'Fireworks' Goldenrod	#1	Cont.	36" o.c. min.

**STREET TREE LOCATION REQUIREMENTS (per Ho. Co. Landscaping Manual)**

The following standards shall govern the placement of street trees in public rights-of-way:  
 When the distance between the curb and sidewalk is 6 feet or greater, trees shall be located within the right-of-way and shall be centered between the curb and the sidewalk.  
 When the distance between the curb and the sidewalk is less than 6 feet, and where trees are planted closer than 3 feet to the sidewalk, a biologic root inhibitor barrier or physical container barrier shall be required.  
 When the distance between the curb and the sidewalk is less than 6 feet, trees may be planted 3 feet from the sidewalk in the direction away from the road. A 10 foot wide tree maintenance easement shall be required if the right-of-way is limited.  
 Trees shall be planted 6 feet behind the curb when there are no sidewalks.  
 Trees shall be placed a minimum of 30 feet from all signs and intersections when planted between sidewalk and curb, and be located with consideration of underground utilities and structures. Street trees may not be planted within 5 feet of a drain inlet structure, 5 feet of an open space access strip, or 10 feet of a driveway.

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS (SFA) (CONDOS)	---
NUMBER OF TREES REQUIRED (1:1 DU SFA) (1:3 DU CONDOS)	52
NUMBER OF TREES PROVIDED SHADE TREES	26
OTHER TREES (2:1 SUBSTITUTION)	52

STREET TREE SCHEDULE				
SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
(X) AFA	8	Acer x Freemanii 'Autumn Blaze' Autumn Blaze Freeman Maple (seedless only)	2 1/2" CAL. min.	ALONG PRIVATE ROAD DUNSTEAD STREET (SEE PLAN)
(X) UAV	18	Ulmus americana 'Valley Forge' Valley Forge American Elm	2 1/2" CAL. min.	ALONG PRIVATE ROAD BEAUMONT PLACE (5) (SEE PLAN)

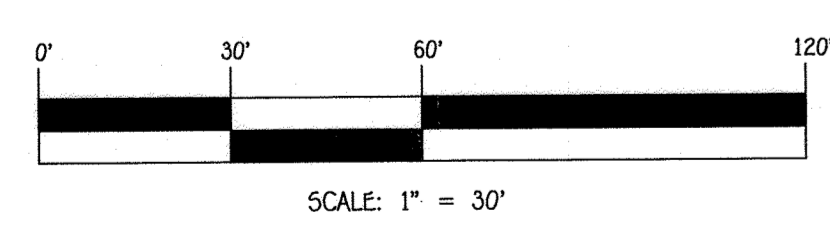
**NOTE:** FINAL PLACEMENT OF STREET TREES WILL OCCUR IN THE FIELD AND BE PLACED A MINIMUM OF 30 FEET FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB, BE LOCATED WITH CONSIDERATION OF UNDERGROUND UTILITIES AND STRUCTURES AND MAINTAIN A MINIMUM 5 FEET DISTANCE ON CENTER FROM A DRAIN INLET STRUCTURE, 5 FEET FROM AN OPEN SPACE ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.  
 FINANCIAL SURETY FOR THE 26 STREET TREES SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$7,800.00.  
 IN ADDITION, FINANCIAL SURETY FOR 7 SHADE TREES SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,100.00 TO MEET THE GN CREDIT E-1.

**PLANTING SCHEDULE - PLANTINGS**

QTY.	KEY	BOTANICAL NAME COMMON NAME	SIZE	CONT.	REMARKS
<b>TREES - DECIDUOUS SHADE</b>					
12	BNH	Betula nigra 'Heritage' River Birch	10'-12" ht.	B & B	Multistem (3 stems min.)
12	GTL	Gleditsia triacanthos var. inermis 'Skyline' Skyline Honeylocust	2-1/2" cal. min.	B & B	Thornless
14	KPA	Koelerutorea paniculata Golden Rain Tree	2-1/2" cal. min.	B & B	
10	AFA	Acer x Freemanii 'Autumn Blaze' Autumn Blaze Freeman Maple	2-1/2" cal. min.	B & B	Seedless Only
2	FGA	Fagus grandifolia American Beech	2-1/2" - 3" cal. min.	Cont.	
<b>TREES - ORNAMENTAL</b>					
9	CCA	Cercis canadensis Eastern Redbud	6'-8" ht.	B & B	Multistem/3 stems min.
13	CVI	Chionanthus virginicus 'Floyd' Fringe Tree	2" - 2-1/2" cal. min.	B & B	Male only
29	LIN	Loganstroemia 'Natchez'	6'-8" ht.	B & B	Multistem/3 stems min.
30	LIT	Loganstroemia indica 'Tuskegee'	6'-8" ht.	B & B	Multistem/3 stems min.
9	MVI	Magnolia virginiana Sweetbay Magnolia	6'-8" ht.	B & B	Multistem/3 stems min.
10*	CBF	Carpinus Betula 'Fastigiata' European Hornbeam	2-1/2" cal. min.	B & B	
8	PCA	Prunus cerasifera Purpleleaf Plum	6'-8" Ht.	Cont.	
<b>TREES - EVERGREEN</b>					
18	TO	Thuja occidentalis Arborvitae	6'-8" Ht.	Cont.	
1	INS	Ilex 'Nellie R. Stevens' Nellie R. Stevens Holly	5'-6" Ht.	Cont.	
<b>SHRUBS</b>					
376	BMJ	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	24"-30" Ht.	Cont.	18" O.C.
17	RHO	Rhododendron	24"-30" Ht.	Cont.	18" O.C.
75	SPI	Spirea	24"-30" Ht.	Cont.	18" O.C.
8	CYP	Chamaecyparis pisifera Cypress	24"-30" Ht.	Cont.	18" O.C.
4	ICN	Ilex cornuta 'Needlepoint' Needlepoint Holly	24"-30" Ht.	Cont.	18" O.C.

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING TREES (26 SHADE TREES & 52 ORNAMENTAL) SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$15,600.00.  
 IN ADDITION, FINANCIAL SURETY FOR THE 22 SHADE TREES SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$6,600.00 TO MEET THE GN CREDIT E-1.  
 THE DEVELOPER IS PROPOSING 50 SHADE, 108 ORNAMENTAL TREES, 19 EVERGREEN TREES, AND 480 SHRUBS.  
 \* 6 CBF ARE PLANTED WITHIN THE FILTERRA STRUCTURES (1 EACH)

**PURPOSE NOTE:**  
 THE PURPOSE OF THIS REPLACEMENT SHEET IS TO REVISE THE LANDSCAPING TO REFLECT FIELD CONDITIONS.



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FLE  
 ELKLOTT CITY, MARYLAND 21042  
 (410) 461-3295

NO.	REVISION	DATE
2	REVISE LANDSCAPING TO REFLECT FIELD CONDITIONS	1/10/24
1	REMOVE AND/OR RELOCATE UNDERGROUND STORAGE TANKS, REVISE SPRINKLER BOOM LOCATIONS AND REVISE ESD #1-8 #1-9	3/9/17

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: 2/13/24 Date

Chief, Development Engineering Division: 1/25/24 Date

Director - Department of Planning and Zoning: 2/13/24 Date

SUBDIVISION	SECTION/AREA	PARCEL NO.
OXFORD SQUARE	---	Y* (Formerly 'E')
PLAT NO.	BLOCK NO.	ZONE
23791 - 23792	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
44	1st.	601101

REVISED  
 LANDSCAPING NOTES & DETAILS  
**OXFORD SQUARE**  
 "A Howard County Green Neighborhood"  
 Parcel 'Y'  
 "EXETER PARK"  
 (Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)  
 Zoned: TOD  
 Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
 First Election District: Howard County, Maryland  
 Scale: As Shown  
 Date: January, 2024  
 Sheet 19 Of 30

STRUCTURE SCHEDULE									
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	REMARKS	
I-1	109.97	105.50 (18"), 105.50 (18")	105.50 (19")	N 552,765.47 E 1,305,990.64			'S' INLET	SD 4.22	
I-2	108.46	103.71 (6"), 103.71 (6")	103.71 (19")	N 552,611.11 E 1,306,303.21			'S' INLET	SD 4.22	
I-3	110.00	105.10 (6")	105.10 (19")	N 552,761.01 E 1,306,277.19			'S' INLET	SD 4.22	
I-4	111.00	107.34 (8"), 107.34 (8"), 106.00 (8")	106.00 (12")	N 552,864.54 E 1,306,228.46			'S' INLET	SD 4.22	
I-5	108.85	103.85 (6")	103.85 (19")	N 552,894.06 E 1,306,124.07			'S' INLET	SD 4.22	
I-6	113.90	109.15 (6")	109.15 (19")	N 552,872.77 E 1,306,142.43			'S' INLET	SD 4.22	
I-7	113.90	109.15 (6")	109.15 (19")	N 552,904.83 E 1,306,158.26			'ADS' INLET	PART#3215	
I-8	112.00	107.00 (6")	107.00 (19")	N 552,976.72 E 1,306,233.94			'S' INLET	SD 4.22	
I-9	112.75	107.75 (6")	107.75 (19")	N 552,937.13 E 1,306,314.18			'S' INLET	SD 4.22	
I-10	114.50	109.50 (6")	109.50 (19")	N 552,011.66 E 1,306,305.06			'S' INLET	SD 4.22	
I-11	113.50	108.66 (6")	108.66 (19")	N 552,058.72 E 1,306,420.71			'S' INLET	SD 4.22	
I-12	113.75	108.76 (6")	108.76 (19")	N 552,135.17 E 1,306,269.64			'S' INLET	SD 4.22	
I-13	113.66	108.91 (6")	108.91 (19")	N 552,037.35 E 1,306,108.89			'S' INLET	SD 4.22	
I-14	113.51	108.76 (6")	108.76 (19")	N 552,069.41 E 1,306,124.70			'ADS' INLET	PART#3215	
M-1	111.73	104.06 (18"), 104.06 (24")	103.77 (24")	N 552,715.29 E 1,306,417.78			STD. MH	G 5.12	
M-2	112.00	104.90 (19"), 104.90 (19")	104.65 (18")	N 552,764.62 E 1,306,316.53			STD. MH	G 5.12	
M-3	112.00	105.28 (19")	105.18 (19")	N 552,822.29 E 1,306,297.65			STD. MH	G 5.12	
M-4	111.85	105.96 (12")	105.75 (19")	N 552,898.43 E 1,306,229.46			STD. MH	G 5.12	
M-7	113.57	105.00 (24")	104.91 (24")	N 552,863.74 E 1,306,489.85			STD. MH	G 5.12	
M-8	114.16	105.36 (19"), 108.90 (19"), 108.90 (19")	105.26 (24")	N 552,884.33 E 1,306,448.13			STD. MH	G 5.12	
M-9	113.90	107.62 (19"), 106.32 (24")	106.22 (24")	N 552,947.81 E 1,306,319.45			STD. MH	G 5.12	
M-10	113.50	106.62 (19"), 107.02 (18")	106.52 (24")	N 552,962.76 E 1,306,289.15			STD. MH	G 5.12	
M-11	115.20	107.53 (18"), 109.44 (12")	107.43 (18")	N 552,008.87 E 1,306,311.55			STD. MH	G 5.12	
M-12	116.50	108.09 (19"), 108.09 (19")	107.99 (19")	N 552,077.74 E 1,306,345.00			STD. MH	G 5.12	
M-13	116.10	108.52 (19"), 111.58 (8")	108.42 (19")	N 553,053.50 E 1,306,394.27			STD. MH	G 5.12	
M-14	116.25	108.62 (19"), 112.36 (8")	108.52 (19")	N 553,110.78 E 1,306,278.04			STD. MH	G 5.12	
F-1	110.56		106.89 (4")	N 552,886.99 E 1,306,130.73			PROPOSED FILTERRA 16" x 6" FTSC	FTSC 16" x 6"	
F-2	111.87		108.20 (4")	N 552,800.49 E 1,306,305.71			PROPOSED FILTERRA 16" x 6" FTSC	FTSC 16" x 6"	
F-3	115.24		111.57 (6")	N 553,183.66 E 1,306,277.10			PROPOSED FILTERRA 19" x 6" FTSC	FTSC 19" x 6"	
F-4	114.90		111.23 (6")	N 553,097.31 E 1,306,452.15			PROPOSED FILTERRA 19" x 6" FTSC	FTSC 19" x 6"	
F-5	110.25		106.58 (4")	N 552,670.00 E 1,306,241.35			PROPOSED FILTERRA 16" x 6" FTSC	FTSC 16" x 6"	
F-6	108.78		105.11 (4")	N 552,756.17 E 1,306,066.18			PROPOSED FILTERRA 16" x 6" FTSC	FTSC 16" x 6"	

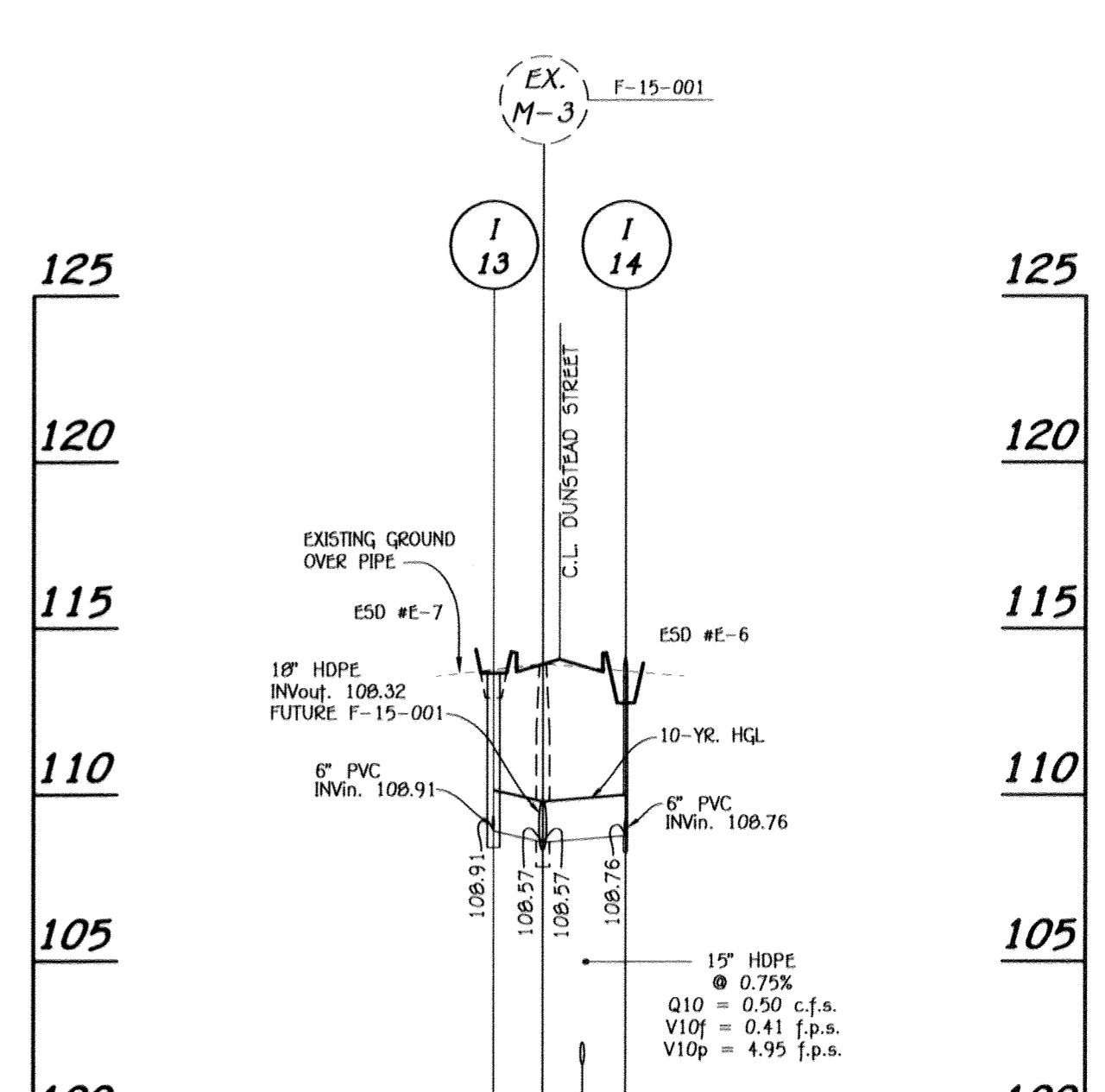
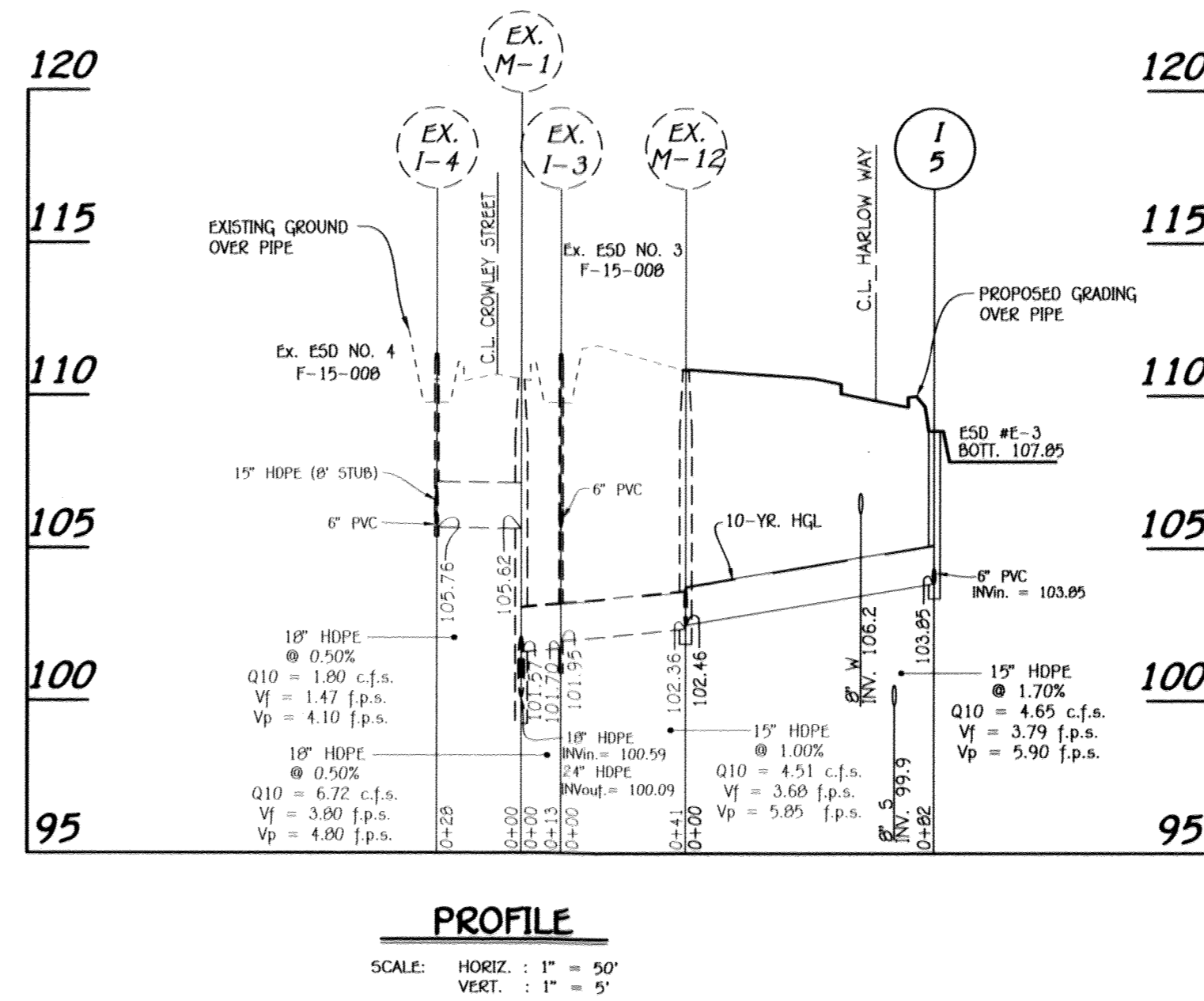
NOTE: ALL STORM DRAIN STRUCTURES & PIPE WITHIN THIS SUBMISSION ARE PRIVATE.  
NOTE: SEE SHEET 7 FOR FILTERRA NOTES AND DETAILS.

### 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 A PUBLIC RIGHT-OF-WAY.

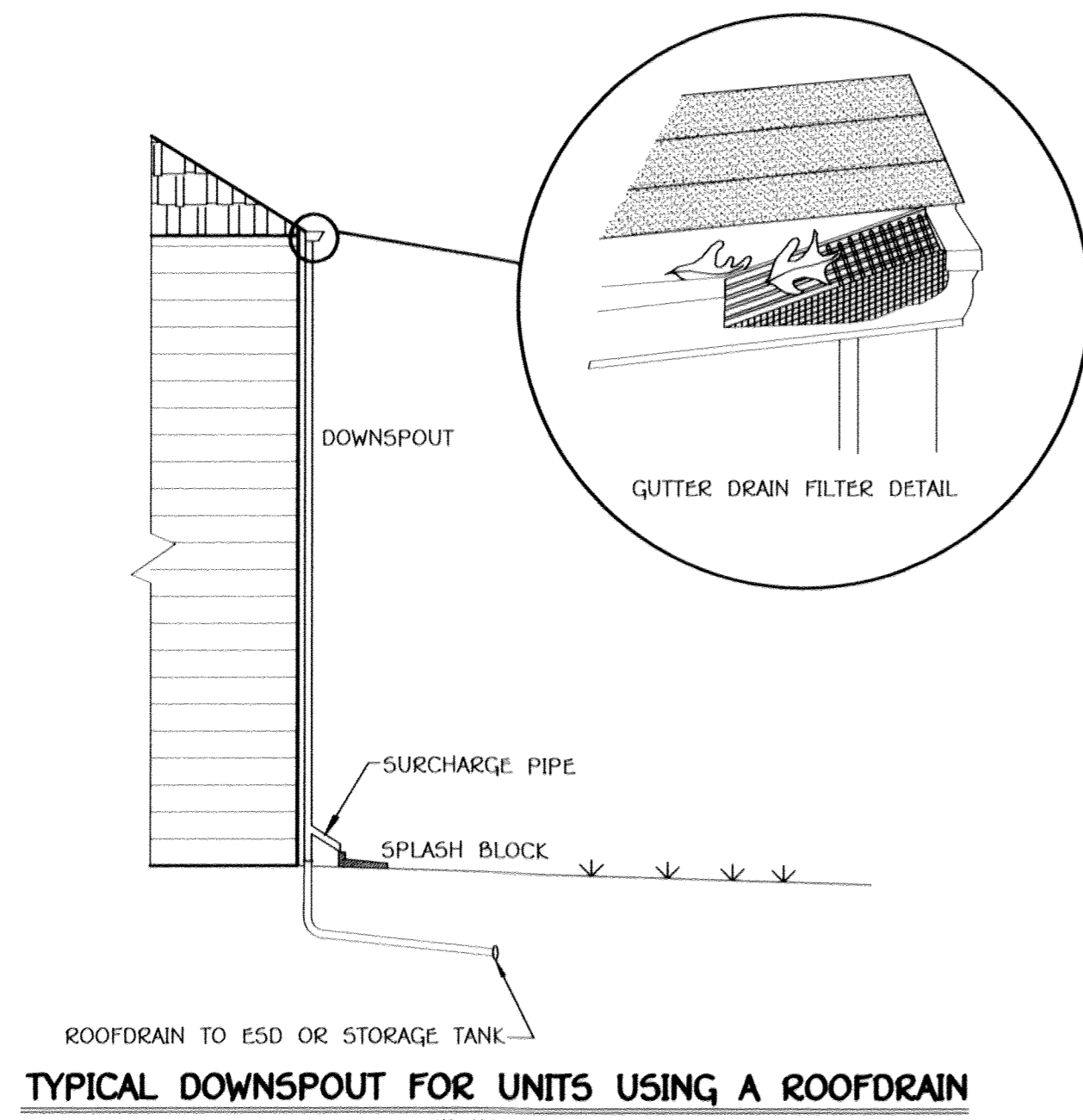
PIPE SCHEDULE		
SIZE	CLASS	LENGTH
4"	PVC SCH. 40 (PERFORATED)	28 LF.
4"	PVC SCH. 40	109 LF.
6"	PVC SCH. 40 (PERFORATED)	612 LF.
6"	PVC SCH. 40	1,513 LF.
8"	PVC SCH. 40	1,203 LF.
12"	HDPE	287 LF.
15"	HDPE	461 LF.
18"	HDPE	390 LF.
24"	HDPE	537 LF.

NOTES: HDPE PIPE MAY BE SUBSTITUTED WITH RCP/CL. N. PIPE.



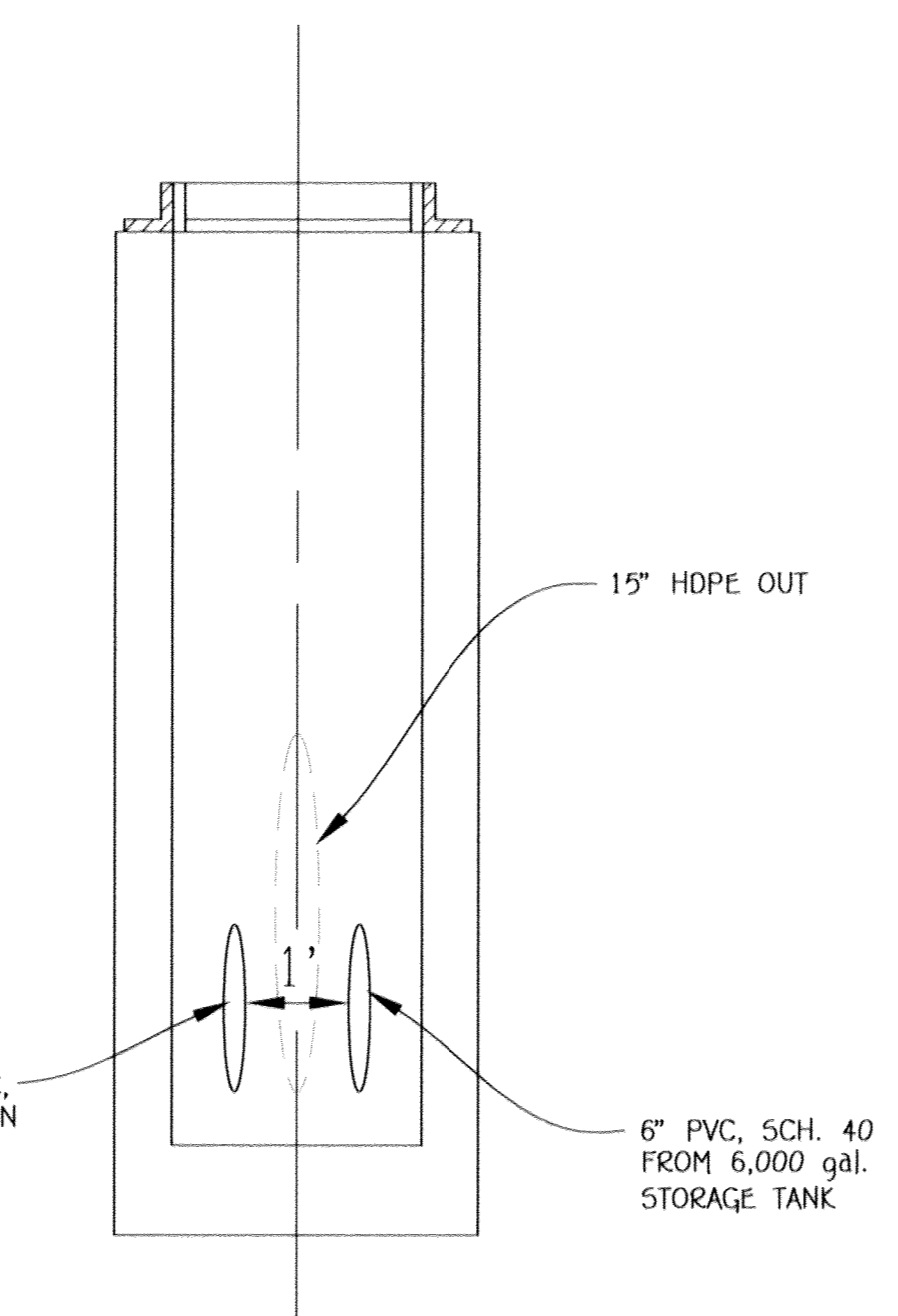
### ROOF DRAIN CLEAN-OUT DATA

STRUCTURE NO.	TOP ELEVATION	INVERT
C.O. #1	111.5	108.5
C.O. #2	112.4	110.4
C.O. #2A	112.0	110.0
C.O. #3	112.8	109.9
C.O. #4	110.0	107.04
C.O. #5	110.6	108.13
C.O. #6	109.95	107.67
C.O. #7	110.0	107.24
C.O. #8	111.7	108.7
C.O. #9	112.4	109.0
C.O. #10	111.2	108.45
C.O. #11	111.3	108.36
C.O. #12	112.0	108.9
C.O. #13	112.7	109.4
C.O. #14	112.1	108.0
C.O. #15	113.0	110.5
C.O. #16	110.6	107.4
C.O. #17	110.6	107.8
C.O. #18	112.7	110.2
C.O. #19	112.0	109.9
C.O. #20	111.7	108.83
C.O. #21	112.7	110.0
C.O. #22	112.2	110.4
C.O. #23	112.9	110.0
C.O. #24	114.1	111.1
C.O. #25	112.5	109.7
C.O. #26	114.6	111.6
C.O. #27	113.25	109.15
C.O. #28	114.8	109.8
C.O. #29	115.8	113.3
C.O. #30	115.5	112.7
C.O. #31	117.0	114.5
C.O. #32	116.9	114.4
C.O. #33	114.6	111.8
C.O. #34	115.2	112.7
C.O. #35	115.6	113.64
C.O. #36	115.7	112.85
C.O. #37	118.3	115.8
C.O. #38	115.6	113.0
C.O. #39	116.9	112.5
C.O. #40	118.1	115.5
C.O. #41	116.8	115.2
C.O. #42	118.1	115.3
C.O. #43	117.0	114.5
C.O. #44	117.3	115.1
C.O. #45	117.0	114.3
C.O. #46	116.2	113.55

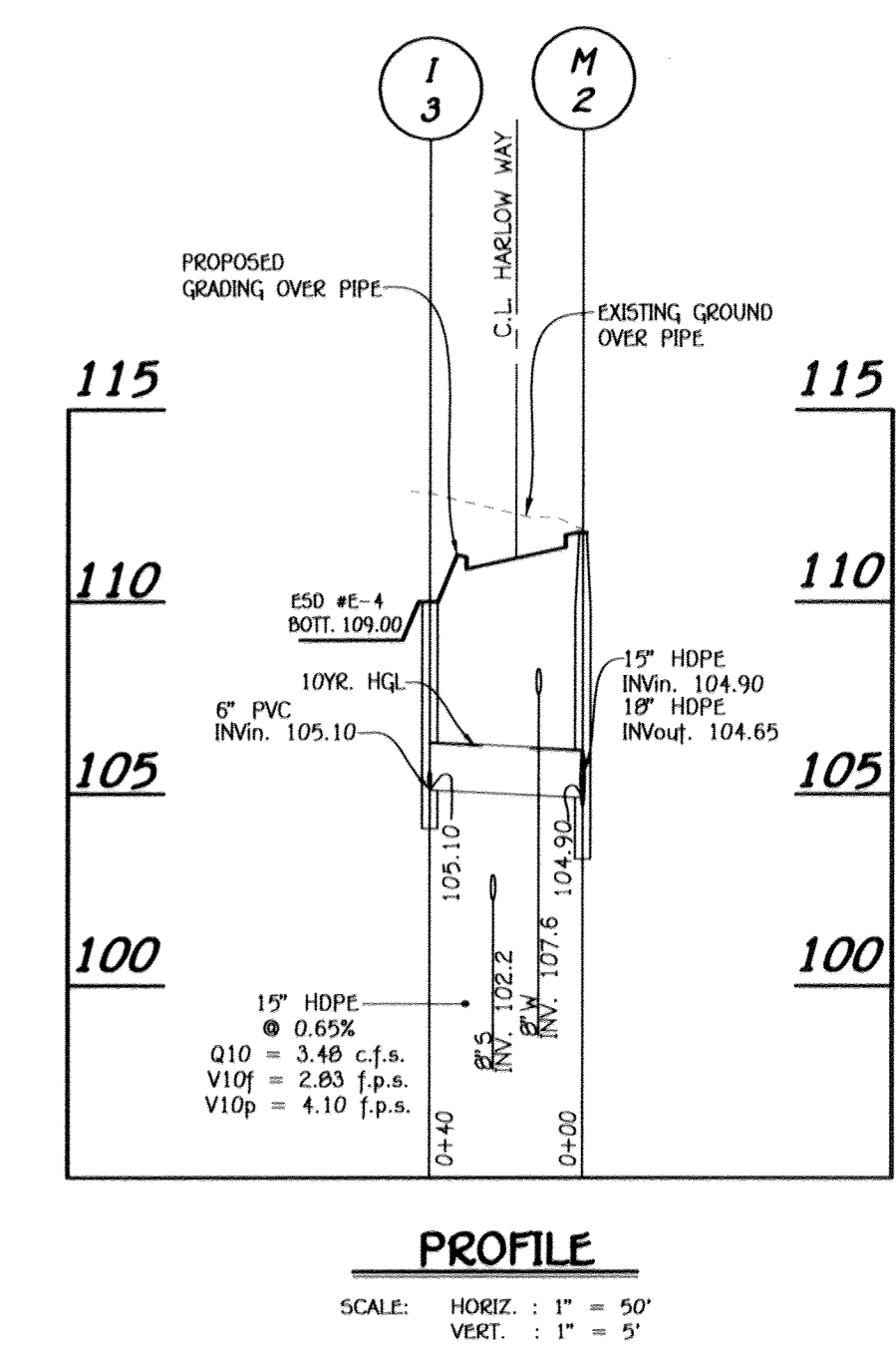
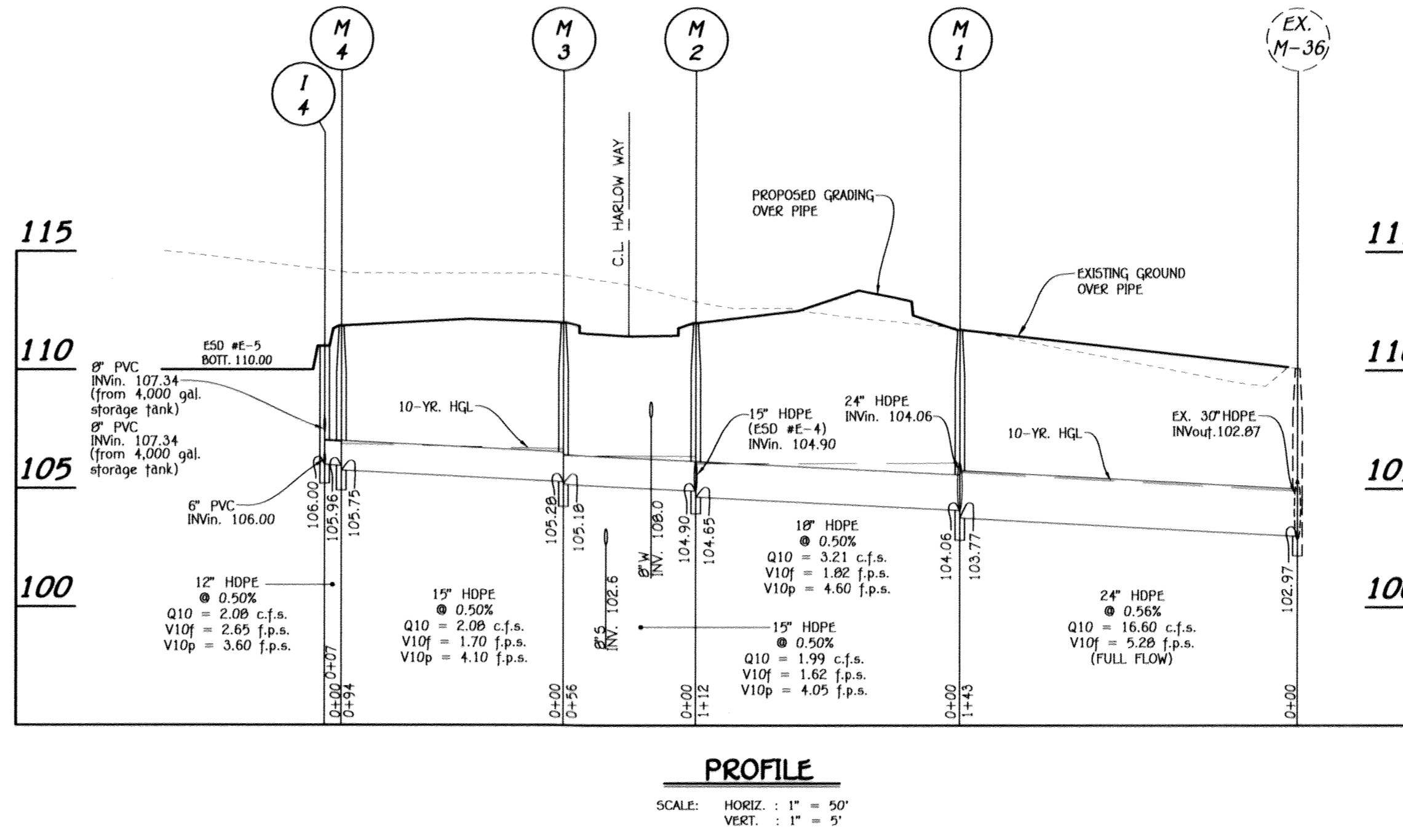


TYPICAL DOWNSPOUT FOR UNITS USING A ROOF DRAIN

NOTE: EACH DOWNSPOUT THAT DRAINS TO AN ESD OR OCTANK SHALL HAVE AN OVERFLOW AND HAVE AN GUTTER DRAIN FILTER.



INLET STRUCTURE DETAIL (1-1 & 1-2)



AS-BUILT CERTIFICATION  
Note: The above information provided is for informational purposes only.  
*[Signature]*  
Date: 4/16/16

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PARK  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2899



**Owner/Builder**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-9522

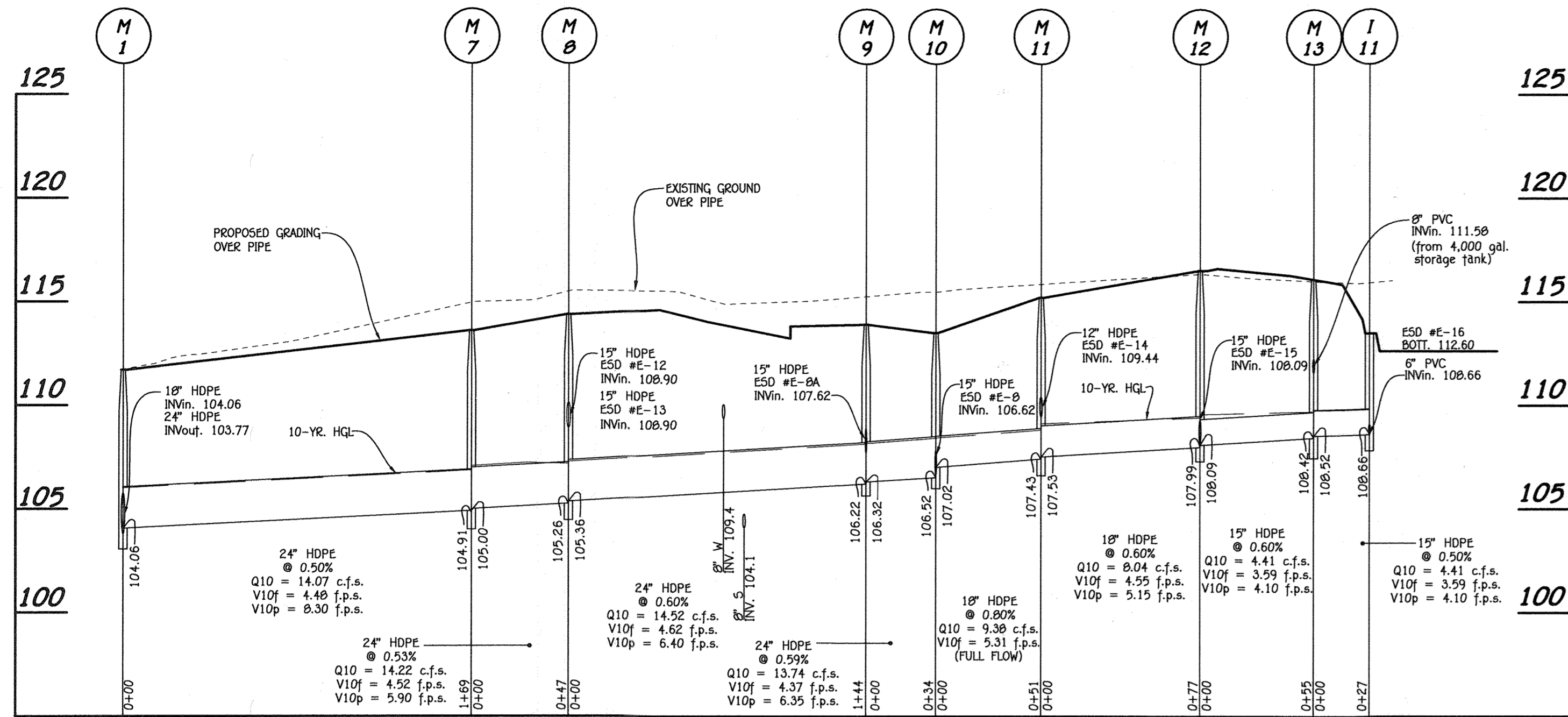
**Developer**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-9522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

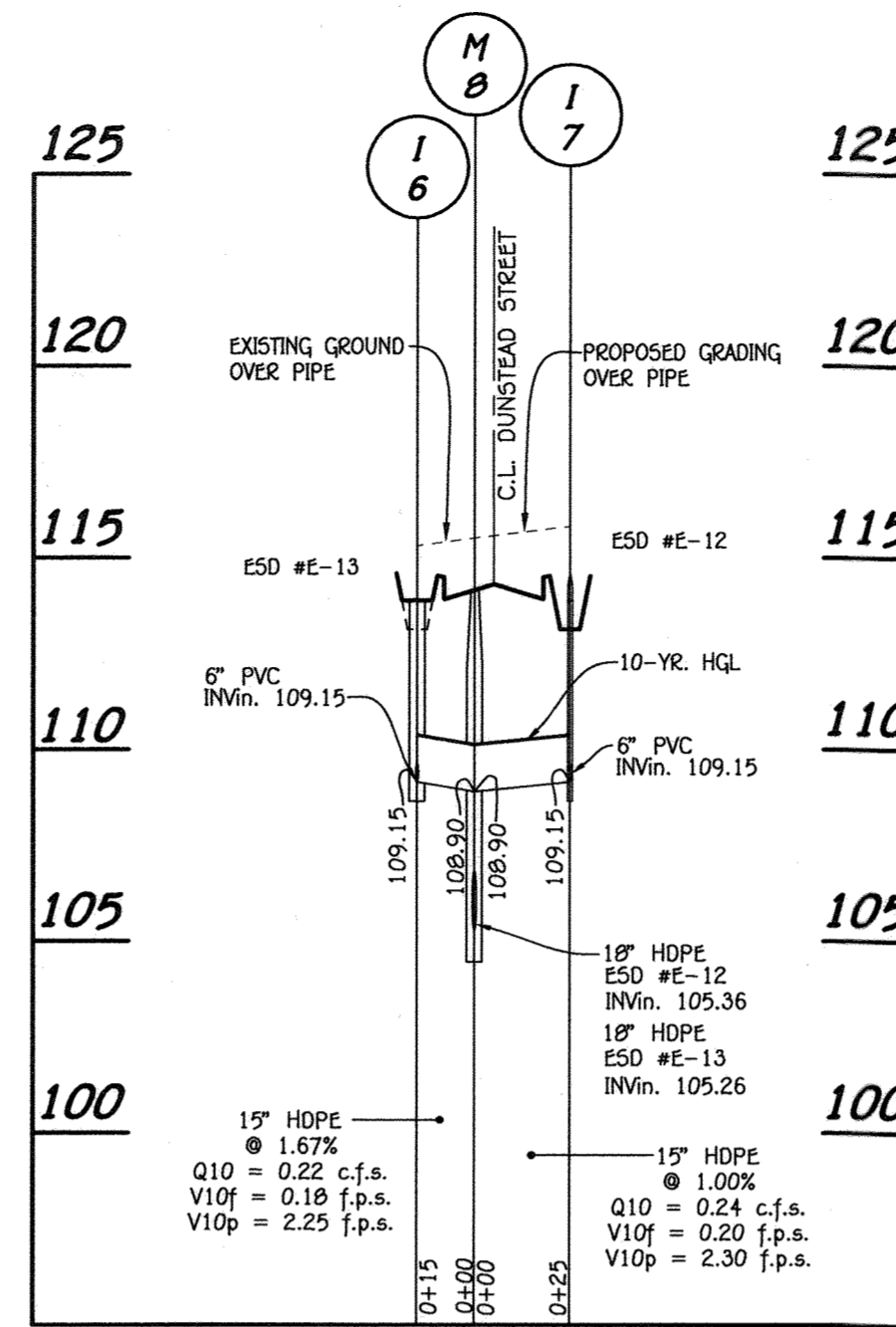
<i>[Signature]</i> Chief, Division of Land Development	2-9-16 Date
<i>[Signature]</i> Chief, Development Engineering Division	6-13-16 Date
<i>[Signature]</i> Director - Department of Planning and Zoning	8-9-16 Date

SUBDIVISION	SECTION/AREA	PARCEL NO.			
OXFORD SQUARE		'Y' (Formerly 'E')			
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23791-23792		TOD	44	1st.	601101

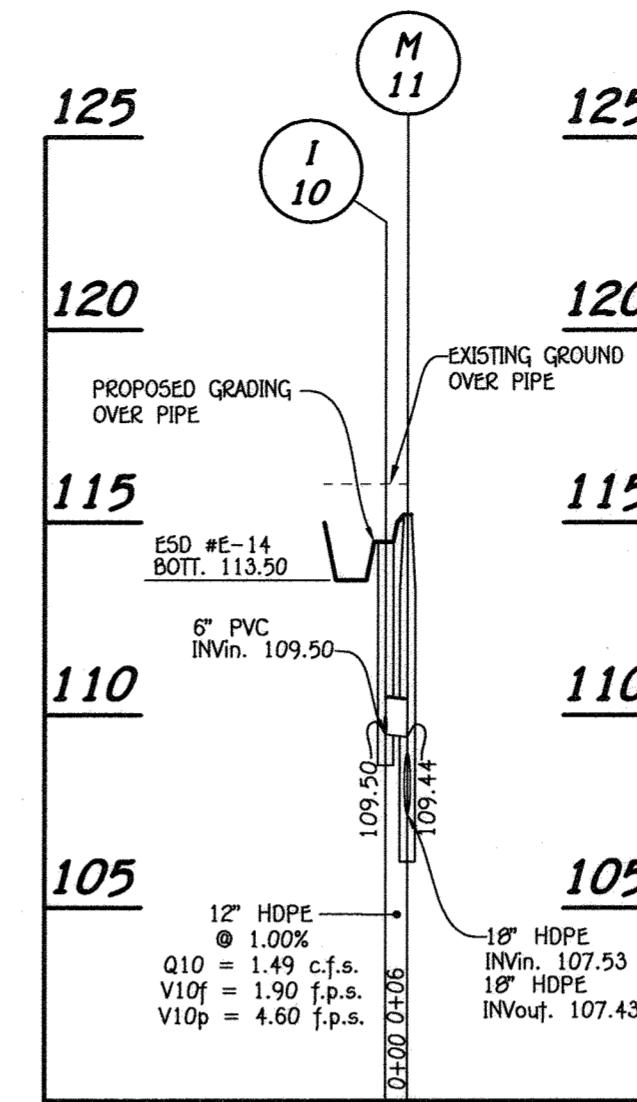
STORM DRAIN PROFILES  
**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
**Parcel "Y"**  
"EXETER PARK"  
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)  
Zoned: TOD  
Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: April 18, 2016  
Sheet 20 Of 30



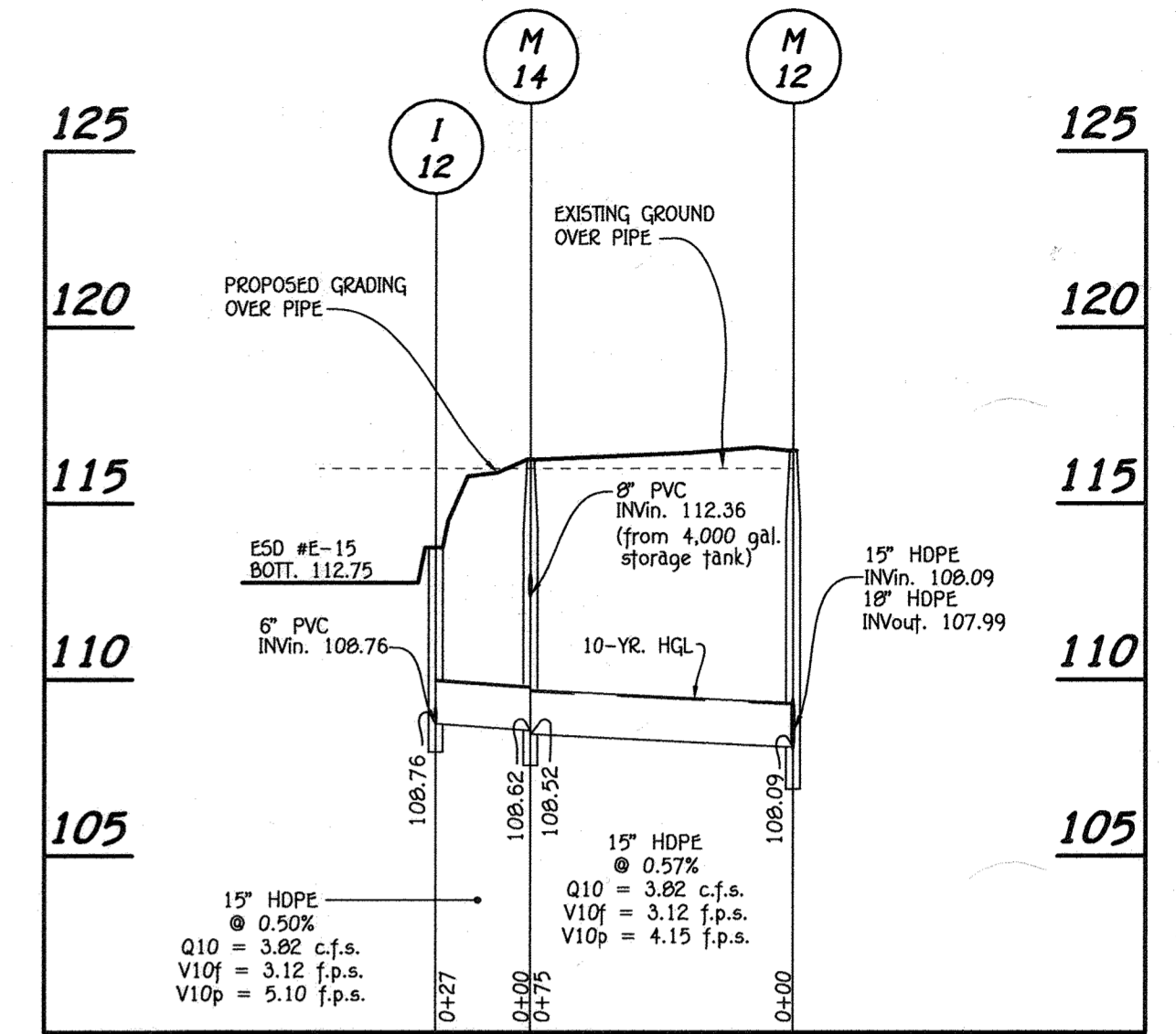
**PROFILE**  
SCALE: HORIZ. : 1" = 50'  
VERT. : 1" = 5'



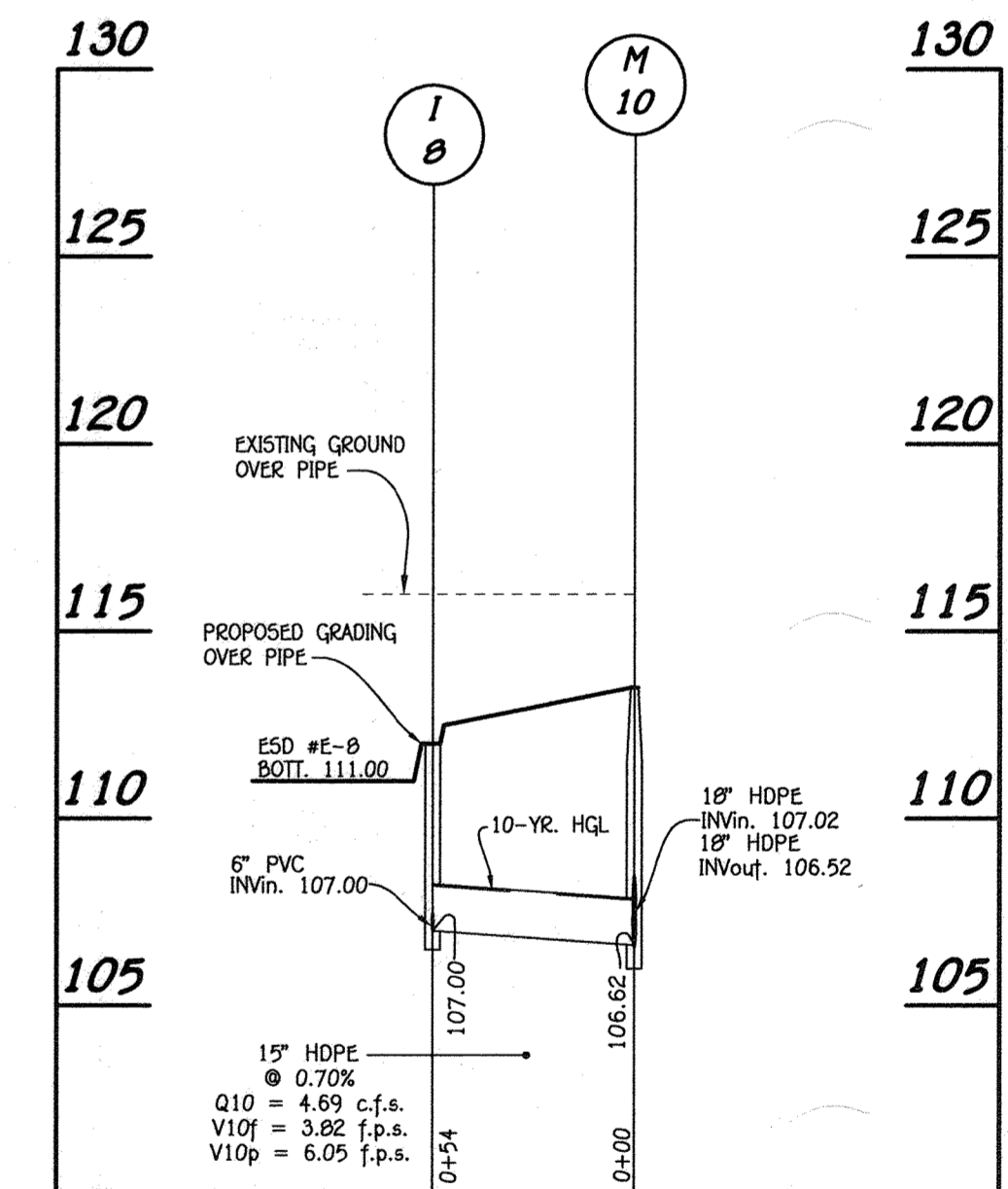
**PROFILE**  
SCALE: HORIZ. : 1" = 50'  
VERT. : 1" = 5'



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



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



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

**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 A PUBLIC RIGHT-OF-WAY.

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

*[Signature]*  
Date: 8/9/16

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21046  
(410) 461-2895



**Owner/Builder**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph# 410-997-5522

**Developer**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph# 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 8-9-16  
Chief, Division of Land Development Date

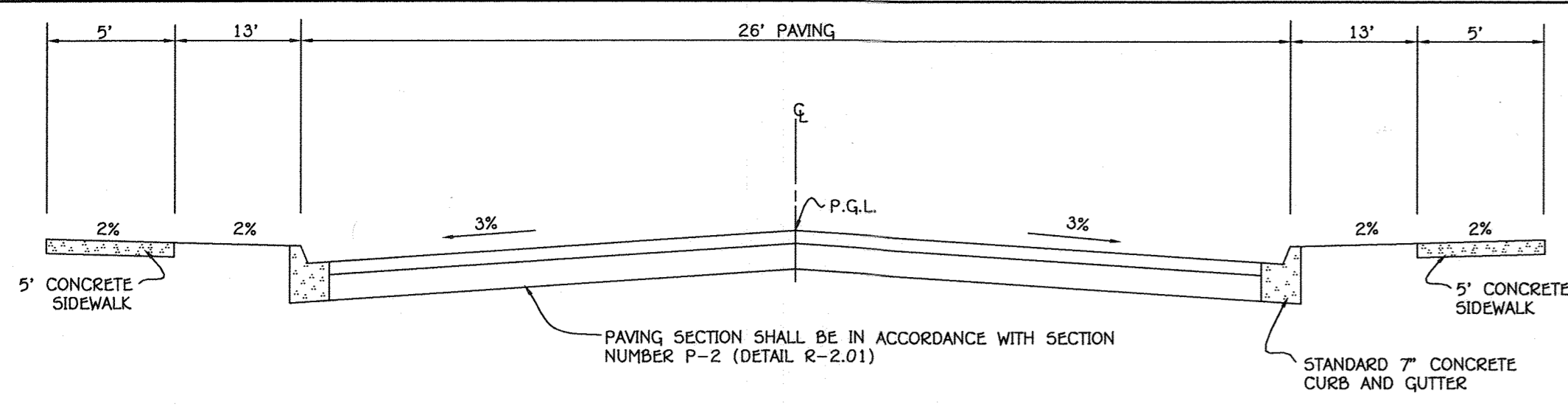
*[Signature]* 6-12-16  
Chief, Development Engineering Division Date

*[Signature]* 8-9-16  
Director, Department of Planning and Zoning Date

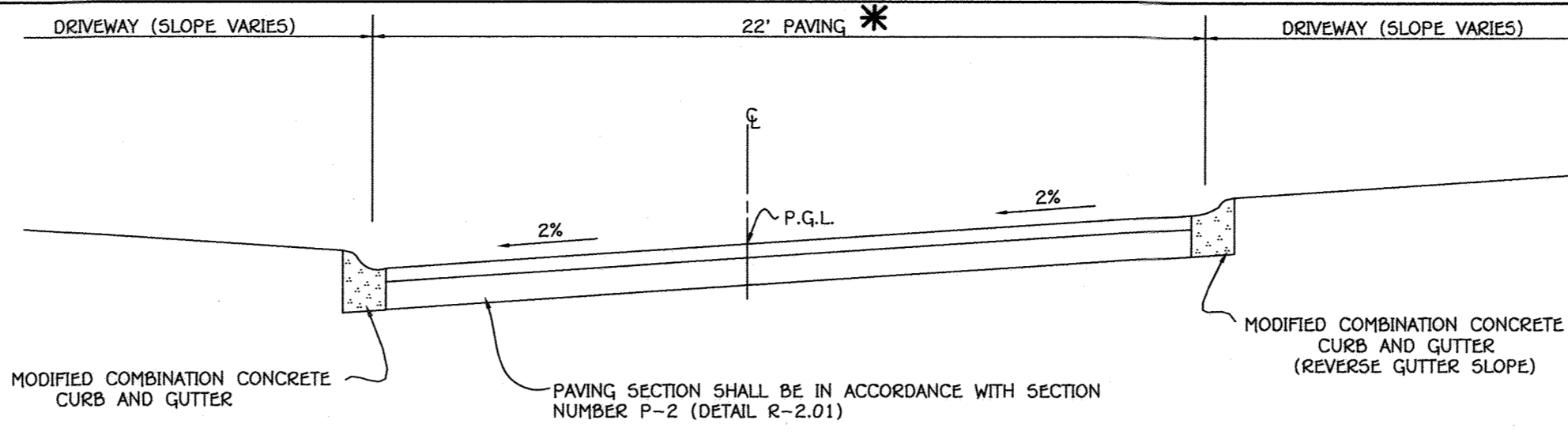
SUBDIVISION		SECTION/AREA	PARCEL No.
OXFORD SQUARE		---	"Y" (Formerly "E")
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE
23791-23792	---	TOD	44
ELEC. DIST.		CENSUS TR.	
1st.		601101	

**STORM DRAIN PROFILES**  
**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
Parcel "Y"  
"EXETER PARK"  
(Residential) Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)  
Zoned: TOD  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: April 18, 2016  
Sheet 21 Of 30

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP-14-072

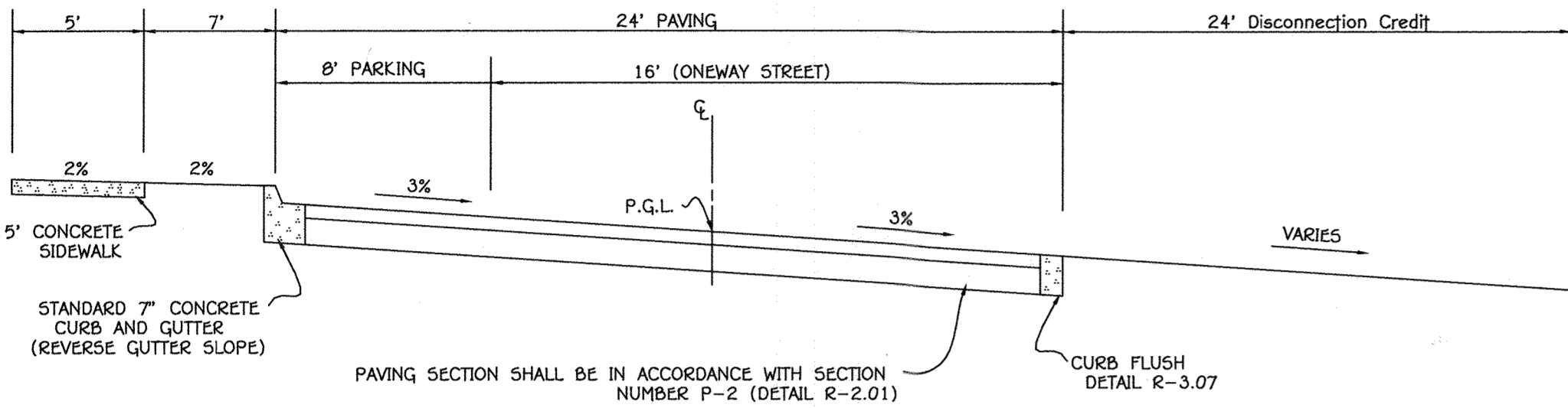


**TYPICAL ROADWAY SECTION (DUNSTEAD STREET)**  
NO SCALE

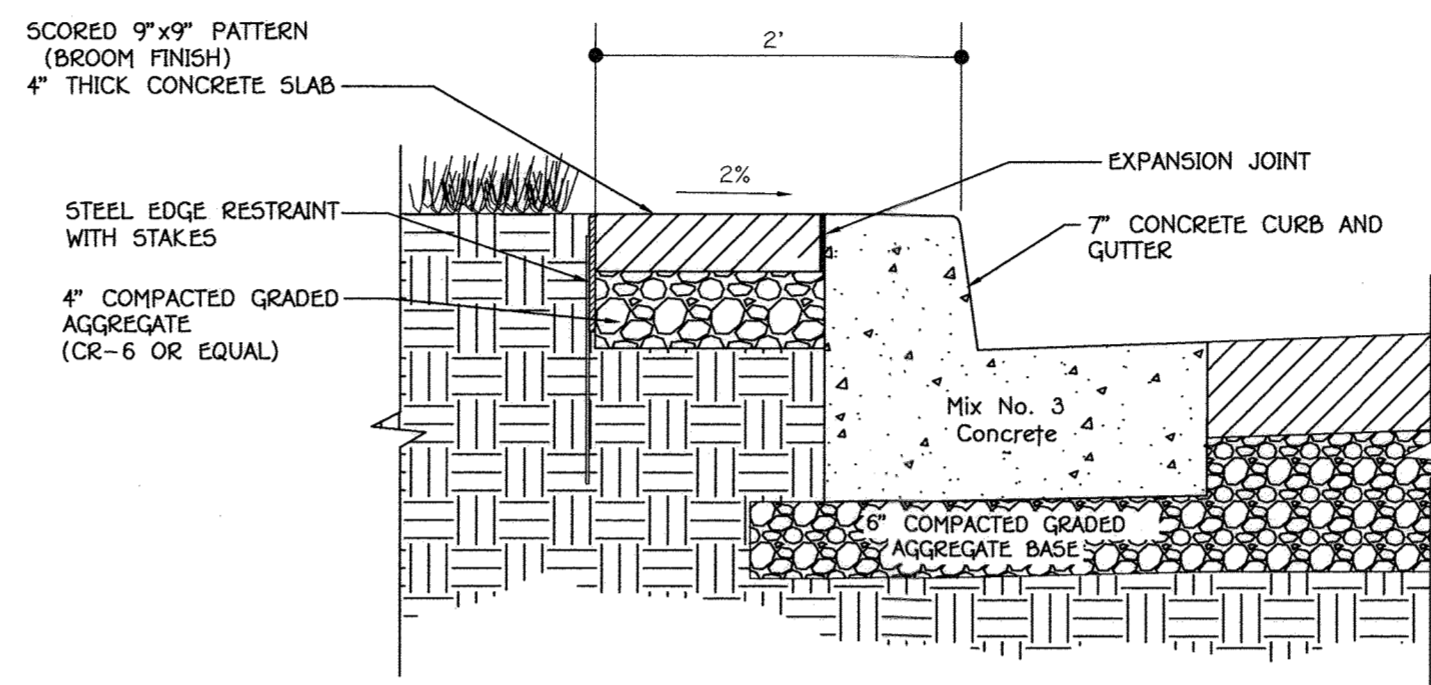


**TYPICAL ROADWAY SECTION (ISLIP WAY & HARLOW WAY)**  
NO SCALE

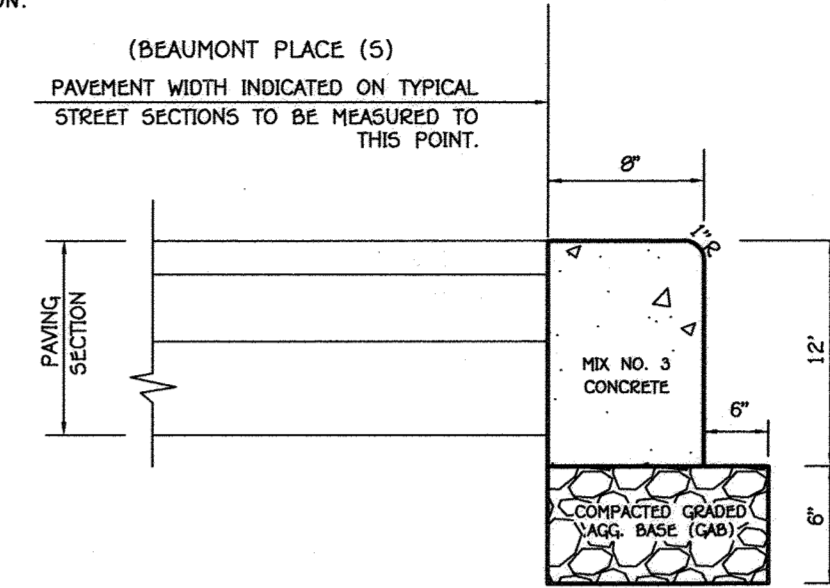
\* NOTE: A PORTION OF ISLIP WAY IS 20' WIDE. SEE SDP PLAN VIEW FOR LOCATION.



**TYPICAL ROADWAY SECTION (BEAUMONT PLACE (5)) @ CENTRAL LAWN AREA (PARCEL 1)**  
NO SCALE

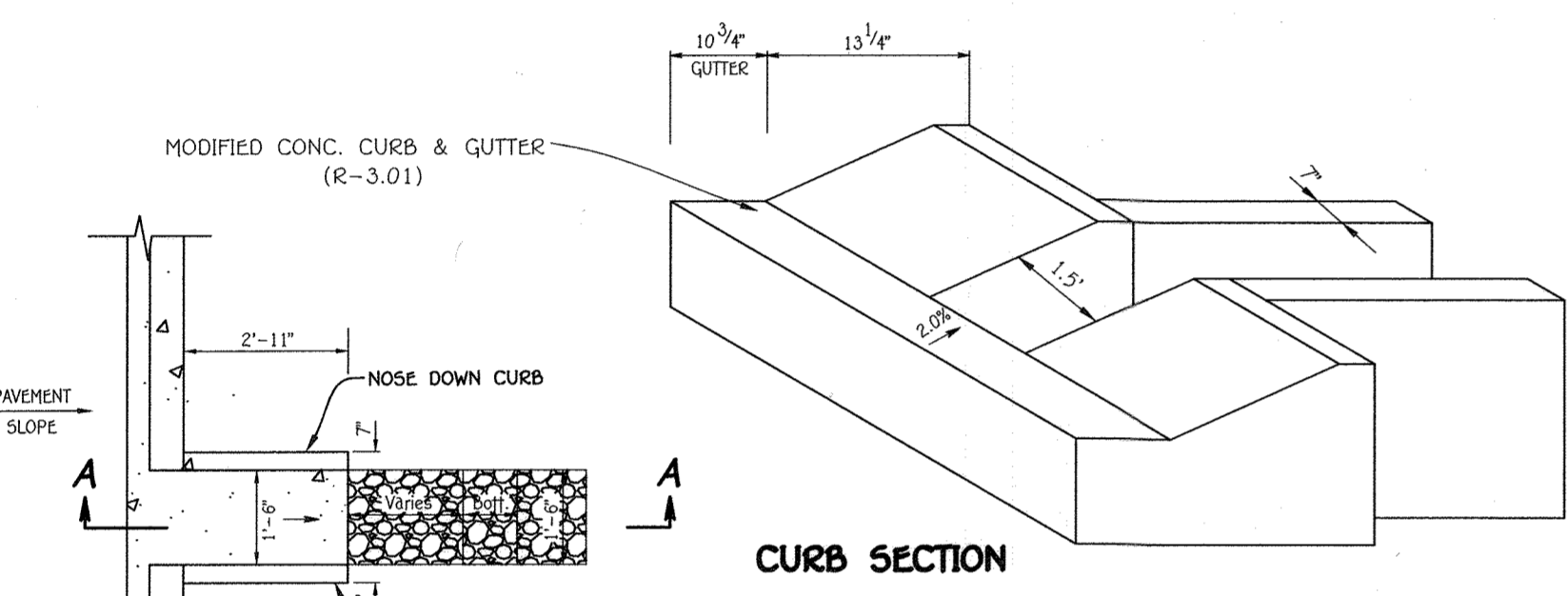


**18' CONCRETE STRIP AT PARALLEL PARKING (BANBURY DRIVE & CROWLEY STREET)**  
NO SCALE

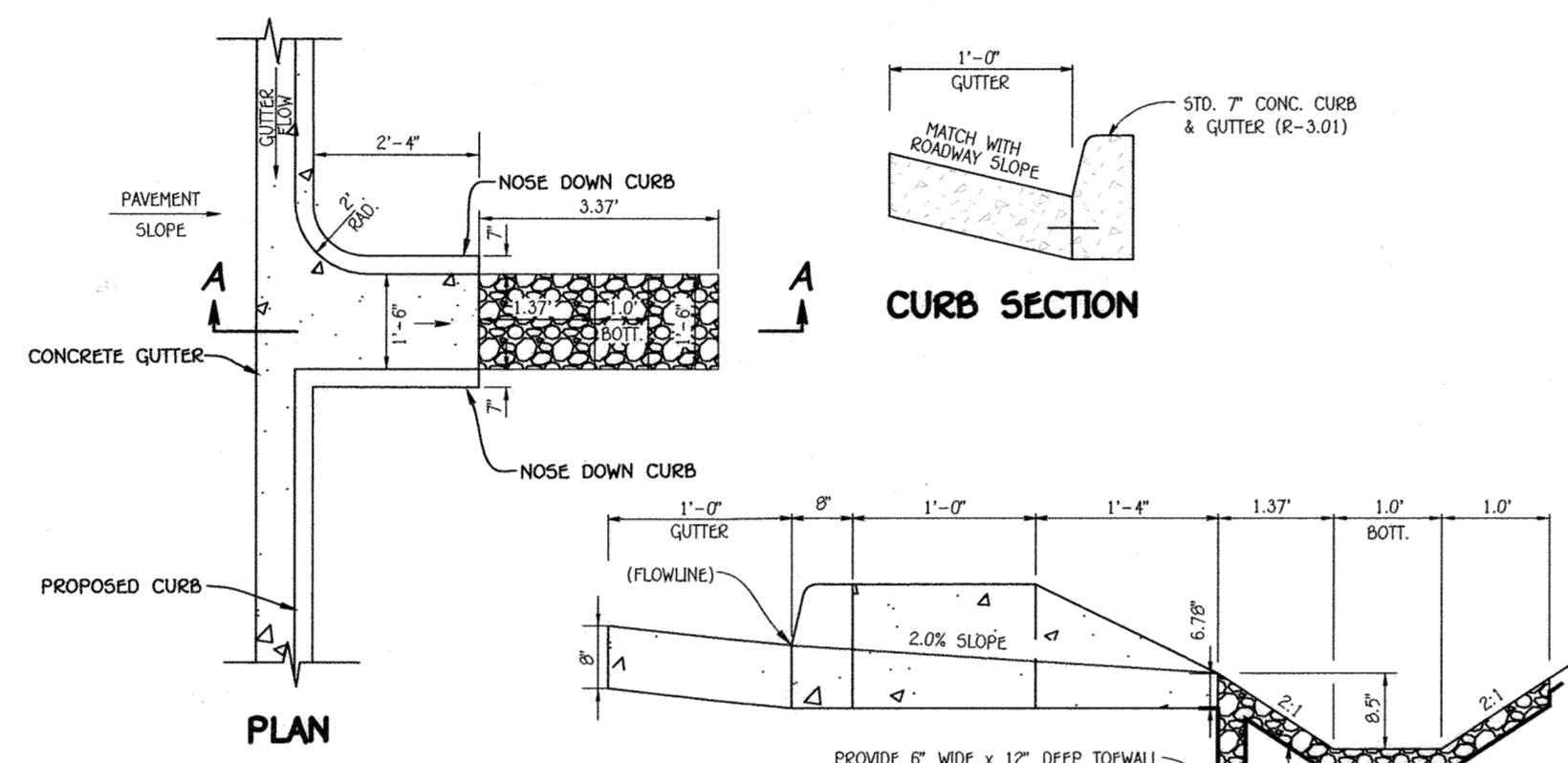


**CURB FLUSH**  
NO SCALE DETAIL R-3.07

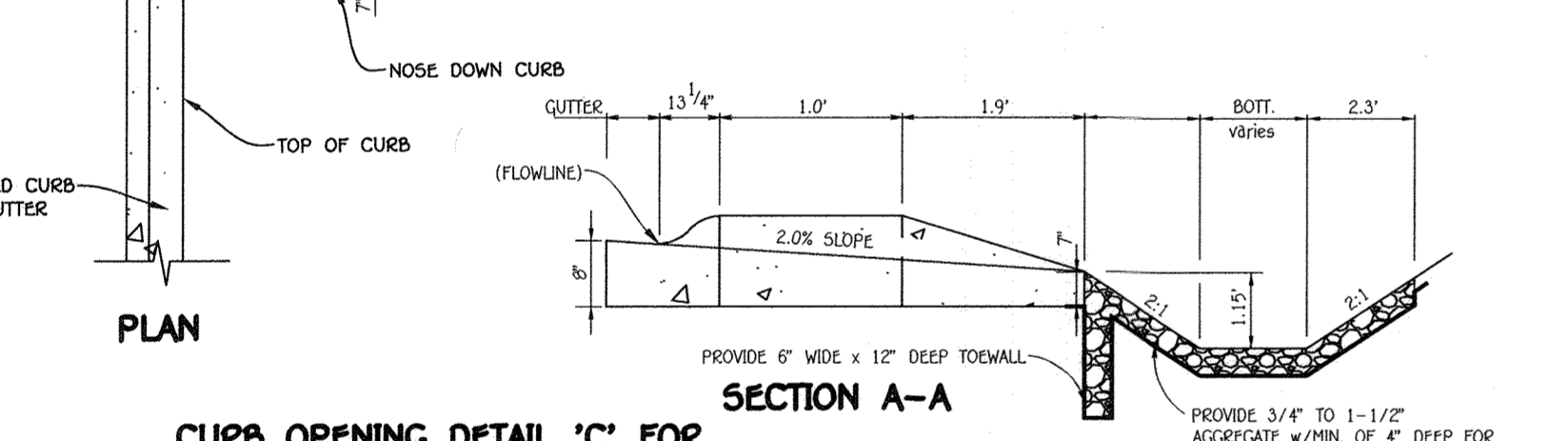
**CONCRETE CURB & GUTTER TRANSITION**  
NO SCALE



**CURB SECTION**



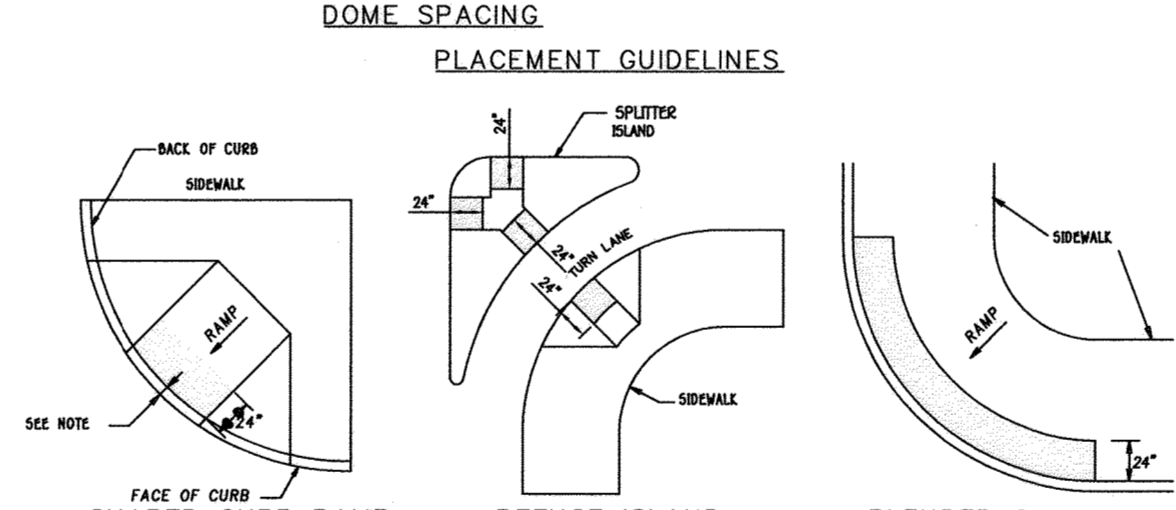
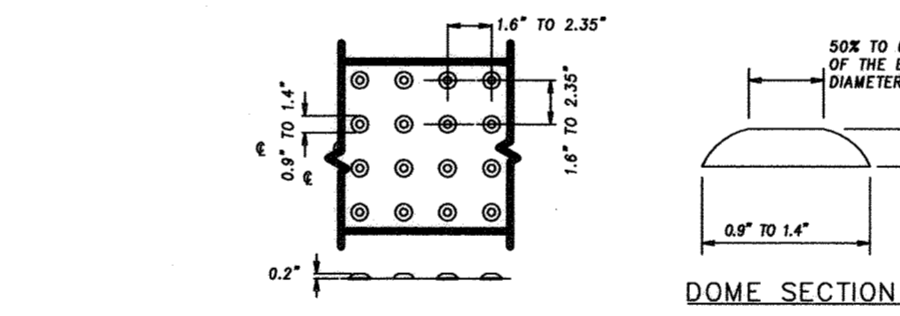
**CURB OPENING DETAIL 'A' FOR STD. 7" CONCRETE CURB & GUTTER ALONG ROADWAY**  
NO SCALE



**CURB SECTION**

**CURB OPENING DETAIL 'C' FOR MODIFIED CURB & GUTTER ALONG ROADWAY**  
NO SCALE

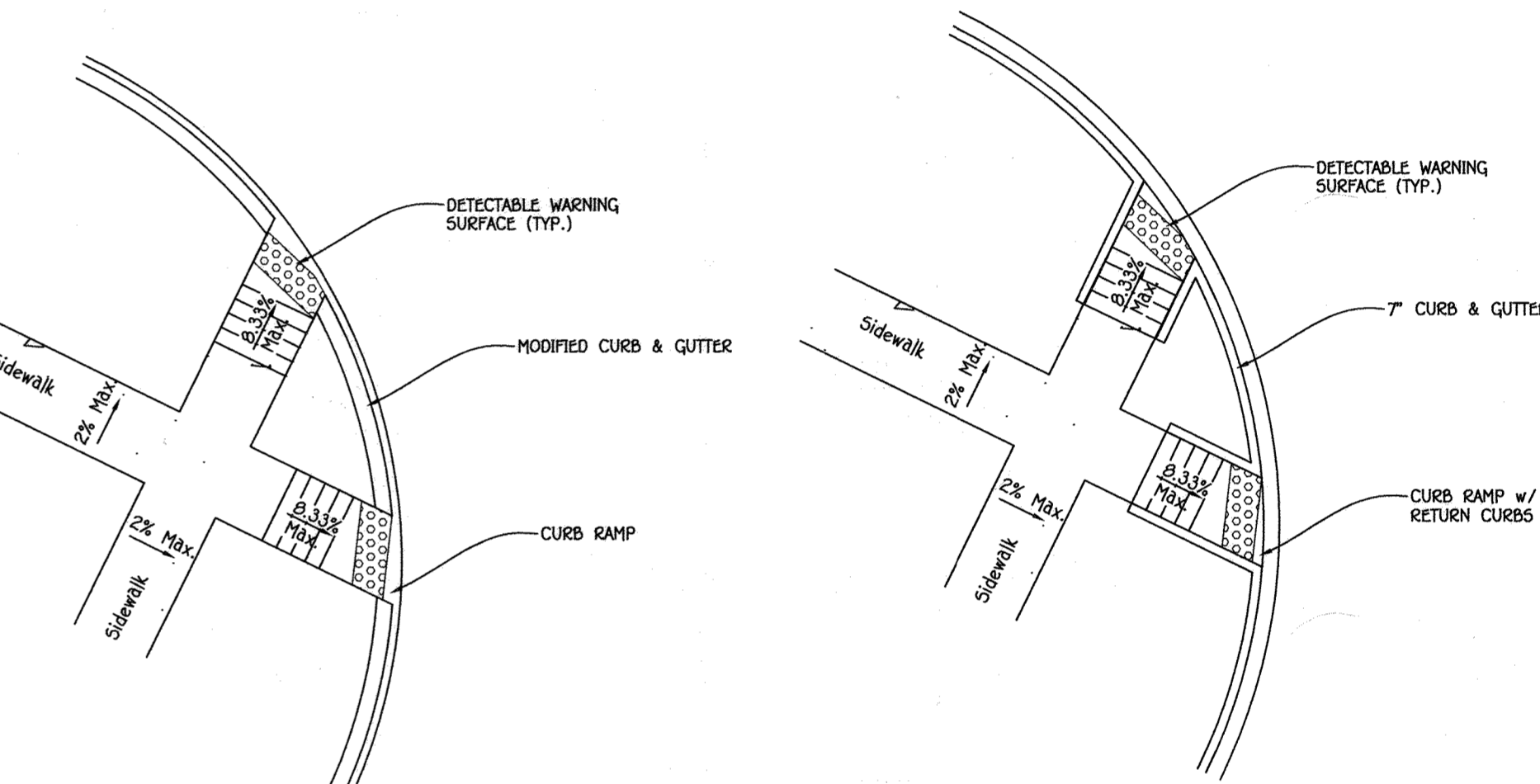
**(MATT DETAILS OR OPTIONAL 12"x12" TILE TECH PAVERS(RED))**



**NOTES**

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

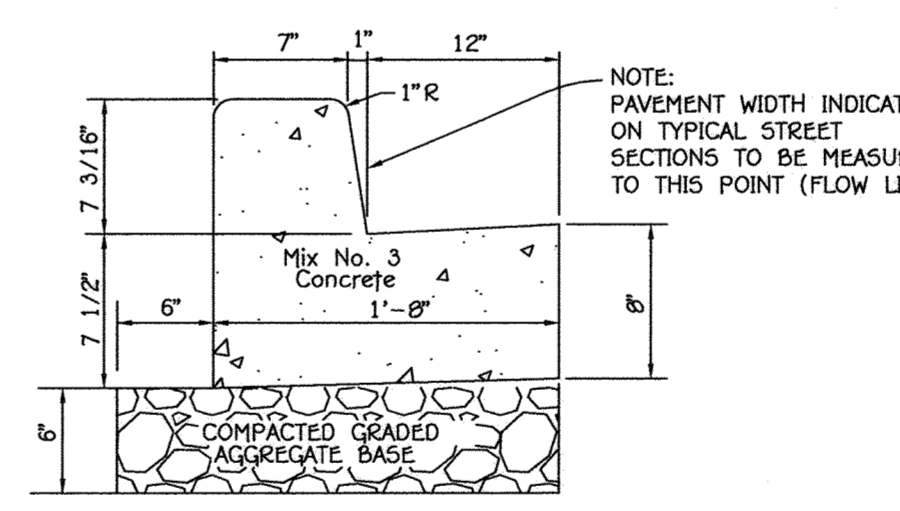
**DETECTABLE WARNING SURFACE GUIDELINES**  
STD. DETAIL NO. 659-40



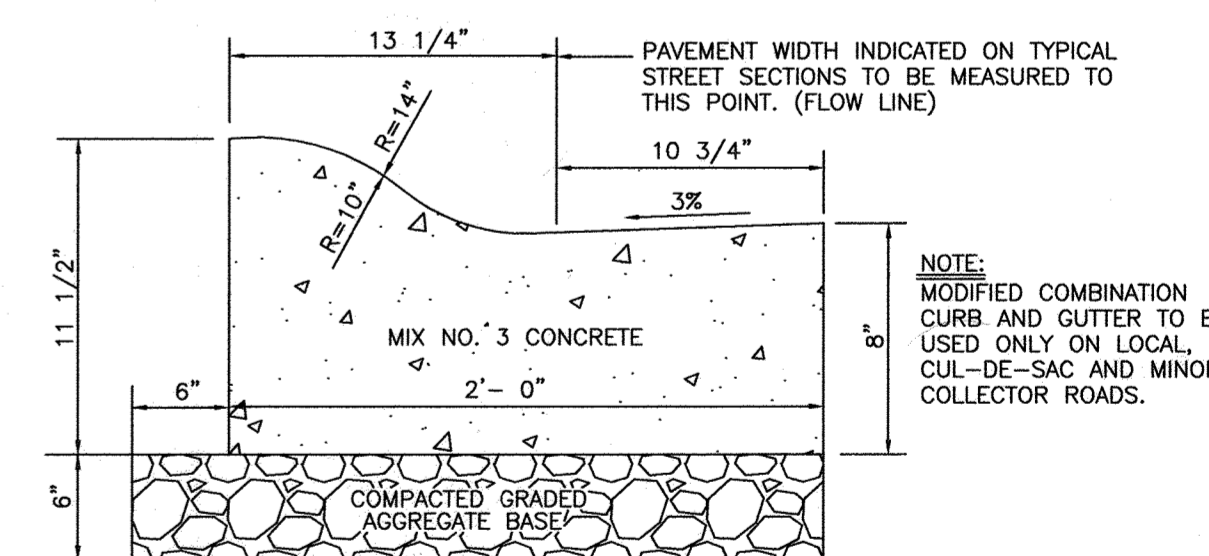
**MODIFIED CURB & GUTTER**

**7' CURB & GUTTER**

**SIDEWALK RAMP DETAIL**  
NO SCALE



**STD. 7' CONC. CURB AND GUTTER**  
NO SCALE DETAIL R-3.01



**MODIFIED COMBINATION CURB AND GUTTER**  
NO SCALE DETAIL R-3.01

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-1	PARKING BAYS: RESIDENTIAL AND NON-RESIDENTIAL PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	PAVEMENT MATERIAL (INCHES)		MIN HMA WITH GAB		HMA WITH CONSTANT GAB		
		HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE N/A	N/A	N/A	N/A	N/A	N/A	N/A
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	3.5	3.0	2.5
P-2	PARKING DRIVE AISLES: 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)		MIN HMA WITH GAB		HMA WITH CONSTANT GAB		
		HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	3.5	2.0	2.0
		GRADED AGGREGATE BASE (GAB)	0.5	7.0	5.0	4.0	4.0	4.0

DETAIL R-2.01

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
410-461-0899

NO.	REVISION	DATE
1	ADD NOTE TO ISLIP WAY TYP. ROADWAY SECTION	2/20/20



**AS-BUILT CERTIFICATION**  
Note: There is no "AS BUILT" information provided for this project.  
*Michael J. Fisher*  
Date: 5/4/16

**Owner/Builder**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5922

**Developer**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5922

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Neil Shaloud* 8-9-16  
Chief, Division of Land Development Date

*Paul Chisholm* 6-13-16  
Chief, Development Engineering Division Date

*Valerie J. Griffin* 8-9-16  
Director - Department of Planning and Zoning Date

SUBDIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE	---	"Y" (Formerly "E")
PLAT NO.	BLOCK NO.	ZONE
23791-23792	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
44	1st	601101

**ROADWAY DETAILS**

**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
**Parcel "Y"**  
"EXETER PARK"  
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)

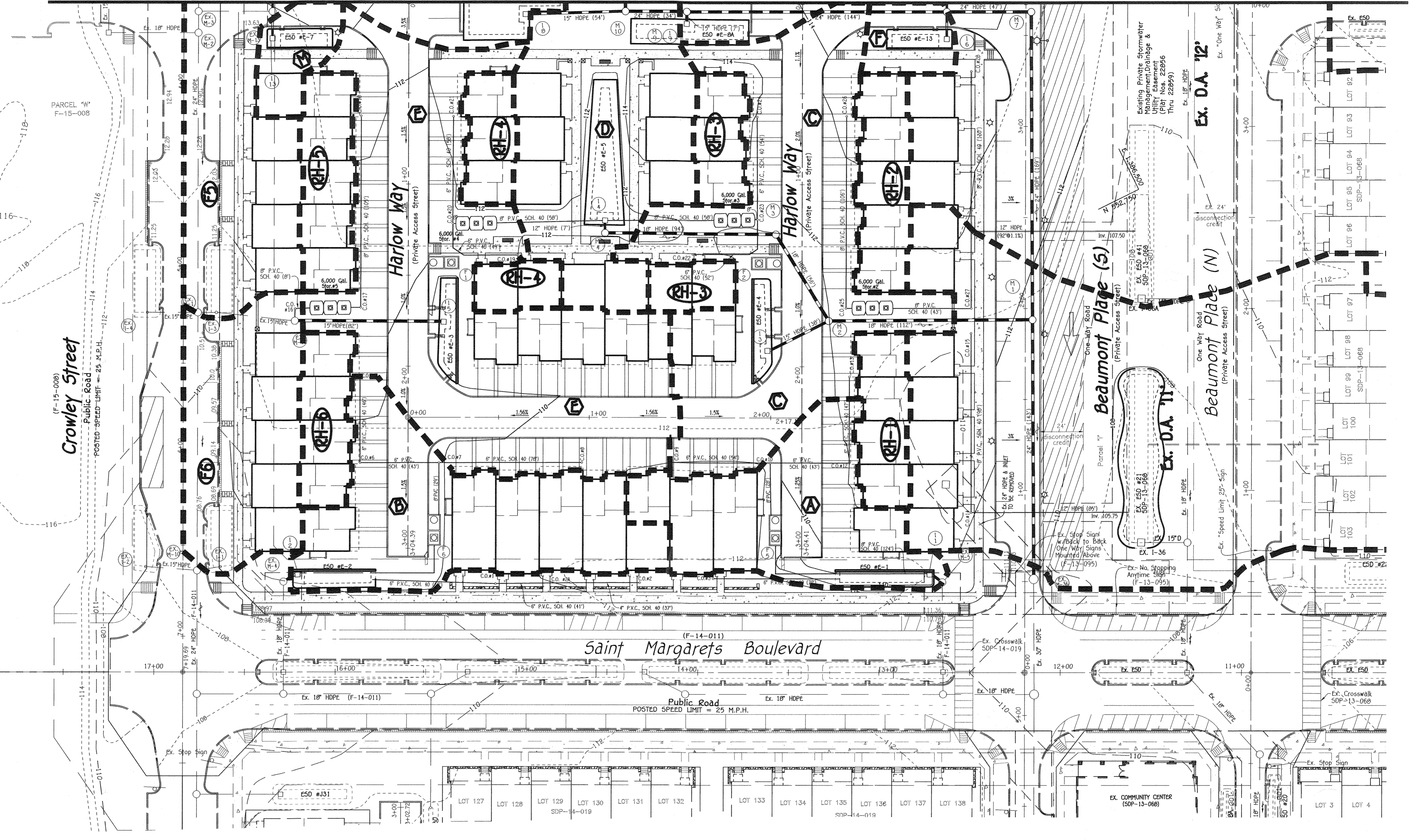
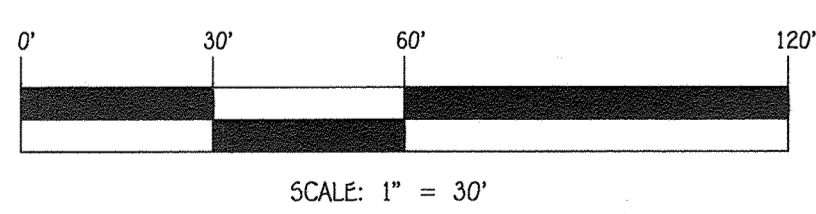
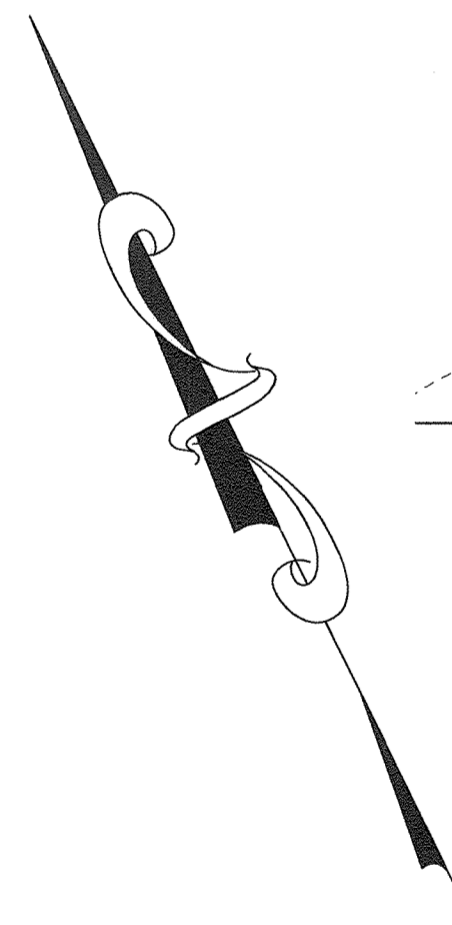
Zoned: TOD  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: As Shown  
Scale: As Shown  
Date: April 18, 2016  
Sheet 22 of 30



MATCH LINE - SEE SHEET 25

DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	% IMP.
I-1	A	0.26 AC.	0.79	TOD	77%
I-2	B	0.29 AC.	0.72	TOD	67%
I-3	C	0.78 AC.	0.82	TOD	81%
I-4	D	0.45 AC.	0.63	TOD	54%
I-5	E	0.58 AC.	0.67	TOD	60%
I-6	F	0.04 AC.	0.69	TOD	63%
I-7	G	0.07 AC.	0.69	TOD	63%
I-8	H	0.29 AC.	0.74	TOD	70%
I-9	O	0.15 AC.	0.63	TOD	54%
I-10	J	0.25 AC.	0.74	TOD	70%
I-11	K	0.61 AC.	0.77	TOD	74%
I-12	L	0.46 AC.	0.73	TOD	69%
I-13	M	0.05 AC.	0.61	TOD	51%
I-14	N	0.08 AC.	0.74	TOD	70%

RAINWATER HARVESTING DATA			
TANK NO.	AREA	ROOF AREA SQ. FT.	SIZE (Gallons)
#2	RH-2	3,300	6,000
#3	RH-3	3,228	6,000
#4	RH-4	3,228	6,000
#5	RH-5	3,300	6,000
#7	RH-7	6,600	10,000
#9	RH-9	5,280	6,000
#10	RH-10	3,852	4,000
#11	RH-11	3,852	4,000



**(RH-1)** - DENOTES RAINWATER HARVESTING AREA

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



**AS-BUILT CERTIFICATION**  
 Note: There is no "AS-BUILT" information provided.  
 [Signature]  
 Date: 4/19/17

**Owner/Builder**  
 U.S. Home Corp. dba Lennar  
 7035 Albert Einstein Drive, Suite 200  
 Columbia, Maryland 21046  
 Ph: 410-997-5922

**Developer**  
 U.S. Home Corp. dba Lennar  
 7035 Albert Einstein Drive, Suite 200  
 Columbia, Maryland 21046  
 Ph: 410-997-5922

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4-19-17  
 Chief, Division of Land Development Date

[Signature] 4-17-17  
 Chief, Development Engineering Division Date

[Signature] 4-19-17  
 Director - Department of Planning and Zoning Date

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

REVISED  
**STORM DRAIN DRAINAGE AREA MAP**  
**OXFORD SQUARE**  
 "A Howard County Green Neighborhood"  
**Parcel 'Y'**  
 "EXETER PARK"  
 (Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)

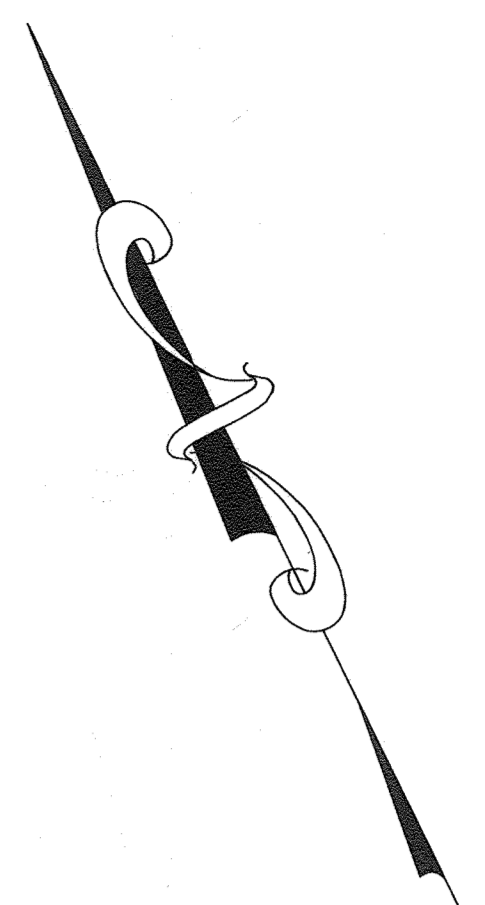
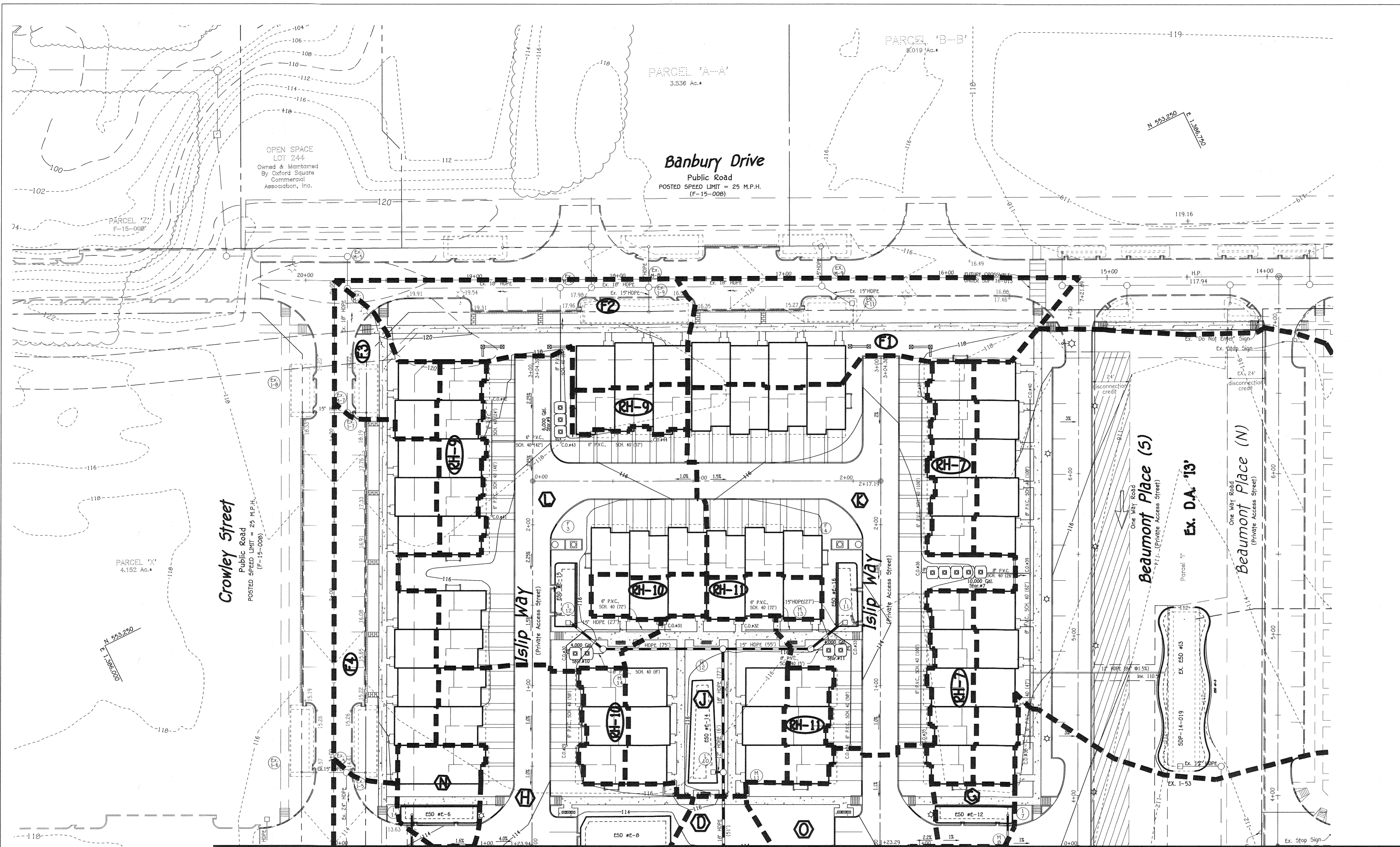
Zoned: TOD  
 Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
 First Election District: Howard County, Maryland  
 Scale: As Shown  
 Date: March 10, 2017  
 Sheet 24 Of 30

NO.	REVISION	DATE
1	REMOVE AND/OR RELOCATE UNDERGROUND STORAGE TANKS, REVISED SPRINKLER ROOM LOCATIONS, MOVED CONDO. BLDG. 10 AND REVISED ESO #E-B & #E-BA	3/10/17

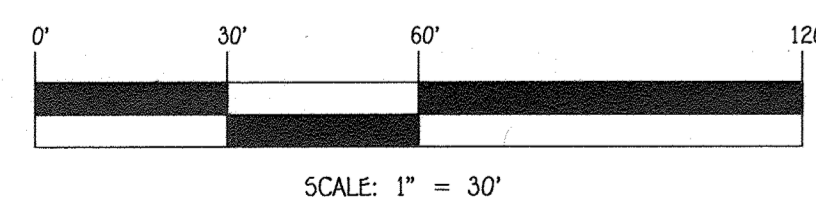
THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET

1:2009/09/14/4/4/SDP (Lennar) Parcel 'Y' deadline 2017 remove tanks/09/14 Sheet 24 of 25 db map.dwg, 9/9/2017 2:45:45 PM, 11





MATCH LINE - SEE SHEET 25



**(RH-1)** - DENOTES RAINWATER HARVESTING AREA

<b>FISHER, COLLINS &amp; CARTER, INC.</b> CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS <small>CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE          ELICOTT CITY, MARYLAND 21042          (410) 461-2995</small>		
NO.	REVISION	DATE
1	REMOVE AND/OR RELOCATE UNDERGROUND STORAGE TANKS, REVISED SPRINKLER ROOM LOCATIONS, MOVED CONDO. BLDG. 10 AND REVISED ESD #E-9 & #E-8A	3/10/17

<b>AS-BUILT CERTIFICATION</b> Note: There is no "AS-BUILT" information provided.  Date: 4/1/22		

<b>Owner/Builder</b> U.S. Home Corp. dba Lennar 7035 Albert Einstein Drive, Suite 200 Columbia, Maryland 21046 Ph: 410-997-9922	<b>Developer</b> U.S. Home Corp. dba Lennar 7035 Albert Einstein Drive, Suite 200 Columbia, Maryland 21046 Ph: 410-997-9922
---	---

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  Chief, Division of Land Development Date: 4-19-17			
 Chief, Development Engineering Division Date: 4/7/17			
 Director - Department of Planning and Zoning Date: 4-19-17			
SUBDIVISION	SECTION/AREA	PARCEL NO.	
OXFORD SQUARE	---	"Y" (Formerly "E")	
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE
23791 - 23792	---	TOD	44
ELEC. DIST.		CENSUS TR.	
1st.		601101	

REVISED <b>STORM DRAIN DRAINAGE AREA MAP</b> <b>OXFORD SQUARE</b> "A Howard County Green Neighborhood" <b>Parcel "Y"</b> "EXETER PARK" (Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)			
Tax Map No.: 38		Grid No.: 20	
First Election District: Howard County, Maryland		Parcel No.: 761	
Scale: As Shown			
Date: March 10, 2017			
Sheet 25 of 30			

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

SDP-14-072

I:\2009\05014\DWG\SDP (Lennar) Parcel "Y" final.dwg, 3/9/2017 2:48:54 PM, 1:1

**GREEN NEIGHBORHOOD CHECKLIST:**

Credit No.	Credit	Champion (Name, Role)	Requirement	Site Development Plan Strategies	Documentation Location	Points	Points
<b>A Innovative / Integrated Design Process</b>							
A-1	Green Development Plan	HCM/Planners	Show how plans meet criteria, includes checklist, natural resource inventory and energy analysis	Provide documentation	GN Report GN Plan	REC'D	4
A-2	Interdisciplinary Project Team	HCM/Planners	Includes U.S. Green Building Council Leadership in Design and Environmental Design (LEED) Accredited professional, ecologist / environmental professional / landscape architect, and engineer	The design team includes a LEED AP professional, an ecologist, a civil engineer, an architect and landscape architect.	GN Plan	REC'D	4
A-3	Third Party Certification	HCM/Planners	Certification of credits by independent LEED accredited professional	Alexander Design Studio	GN Plan	REC'D	4
A-4a	Innovative Design A	HCM/Planners	Green Streets	Green Streets	GN Report SGP (SDP-14-072) Sheet 3, 4, 22 Reference: Sketch Plan (S-14-001)	1	1
A-4b	Innovative Design B	HCM/Planners	Priority Parking for Fuel Efficient Cars	Reserve 5% for Priority Parking for Fuel Efficient Cars	SGP (SDP-14-072) Sheets 3, 4 Reference: Sketch Plan (S-14-001)	1	1
A-4c	Innovative Design C	HCM/Planners	Compact Development	Residential Development w/ exceed 20 DU/AC	GN Report GN Plan Reference: Sketch Plan (S-14-001)	1	1
A-4d	Innovative Design D	HCM/Planners	Walkable Streets	More than 50% building frontage oriented toward public spaces, Less than 20% service and garage openings to public spaces.	GN Plan GN Report SGP (SDP-14-072) Sheet 2, 3, 4 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 20% existing impervious, w/ sliding scale for credits based on amount or % impervious)	More than 25% area previously developed (former sand and gravel operation).	GN Plan Reference: Sketch Plan (S-14-001)	4	2
B-1b	Redevelopment Site (Brown Field)	NA	Flow field cleanup of redevelopment site	NA	NA	3	0
B-2	Historic Buildings	NA	Preserve, restore or rehabilitate historic properties	NA	NA	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/ walking distance)	GN Plan Reference: Sketch Plan (S-14-001) and F Plan (F-13-095)	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 if none currently exists	Private HOV2 transit approved shelter for private shuttle service	Reference: Sketch Plan (S-14-001) SGP (SDP-13-066)	4	4
B-4	Proximity to Community Resources	NA	Credit for 1/2 mile proximity to existing or proposed community resources such as schools, parks, library, post office, etc.	NA	NA	5	0
<b>C Compact, Complete &amp; Connected Development</b>							
C-1	Diversity of Uses	HCM/Planners	1 point per different land use, minimum 100 of for each non-residential per DU. Minimum of 116,700 SF each of office, institutional and civic use, per 1,167 DU	Provide 3 Uses: Institutional, Civic and Office	GN Plan Reference: Sketch Plan (S-14-001) SGP (SDP-12-075)	3	3
C-2	Planned Service Area	HCM/Planners	Locate the project w/ in the Planned Service Area	The project is w/ in the Planned Service Area	GN Plan	5	5
C-3a	Pedestrian System (Path)	HCM/Planners	Provide an off-site path system w/ in 2 connections to internal or external sidewalk, w/ minimal environmental impacts, long-term maintenance	Provide a shared use path system	GN Plan Reference: Sketch Plan (S-14-001) SGP (SDP-14-071) SGP (SDP-14-019) SGP (SDP-13-066) SGP (SDP-12-075)	2	2
C-3b	Pedestrian System (Connections)	NA	Provide an off-site path system w/ in 2 connections	NA	NA	2	0
C-3c	Pedestrian System (Amenities)	HCM/Planners	Provide at least two different pedestrian experience features	Provide pedestrian amenities at trailheads, bus law n, school and residential new s	SGP (SDP-14-072) Sheets 17, 18 GN Plan 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 Plan GN Report SGP (SDP-14-072) Sheet 3, 4 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 w/ in individual units (4 points)	Provide common parking structures (4 points)	GN Plan Reference: Sketch Plan (S-14-001)	4	4
C-6	Exceed Minimum Open Space Requirements	HCM/Planners	1 point for every 5% above required minimum open space for the TOD zone. 1 point for every 10% of non-buildable HOA parcels above 50% of the site (up to 3 points).	Provide more than 25% increase in amenity space above the required minimum amenity space (TOD zoning regulations)	GN Report GN Plan SGP (SDP-14-072) Sheet 1, 27 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 Plan Reference: Sketch Plan (S-14-001) SGP (SDP-13-066)	2	2

Credit No.	Credit	Champion (Name, Role)	Requirement	Site Development Plan Strategies	Documentation Location	Points	Points
<b>D Stream Restoration or Wetland Creation or Restoration</b>							
D-1	Stream Restoration or Wetland Creation or Restoration	Ecology	Restore degraded or wetland stream channel; on-site restoration of degraded wetland or creation of additional wetlands (skating 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).	Reference: Sketch Plan (S-14-001) SGP (SDP-14-019)	16	16
D-2	Habitat Management Plan	Ecology	Prepare and implement plan that identifies, conserves and enhances natural resources and ecological communities (may include clean up of debris, removal of invasives, etc.)	Provide Habitat Management Plan	Reference: Sketch Plan (S-14-001) SGP (SDP-14-019)	4	4
D-3	20% Steep Slope Preservation	NA	Protect all existing steep slopes as defined by County regulations; provide 25' minimum buffer at top of 20% slope (2 points)	NA	NA	2	0
D-4	15% Slope Preservation	FOCO/Planners	Protect existing 15%+ slopes (protect minimum 1/2 acre, w/ 5' sliding scale based on area or % protected)	Preserve between 51-75% of 15%-24.9% slopes	GN Plan Reference: Sketch Plan (S-14-001)	4	3
D-5	Minimize Grading and Site Disturbance	FOCO/Planners	Minimize limit of disturbance; leave at least 20% of site undisturbed (1 point), 30% (2 points), 40% (3 points); balance cut and fill on site (2 points); retaining walls 3-5' (deduct 1 point) retaining walls 6-8' (deduct 2 points); walls 9' and higher (deduct 3 points); no new created steep slopes over 25% (1 point); amend soil nutrients in turf and planting areas (1 point)	Balance Cut and Fill on entire site - 2 points Minimize Retaining Walls - 0 points No new > 25% Steep slopes - 1 point Leave more than 30% of site undisturbed - 2 points	GN Plan GN Report Reference: Sketch Plan (S-14-001)	5	5
D-6	Exceed Minimum Forest Conservation Requirements	Ecology/Planners	1 point for every 10% of existing forest retained above break even point; 1 point for every 10% of on-site forest planted in excess of afforestation obligation	Provide 5.25 acres of planting area (50% over afforestation obligation)	Reference: Sketch Plan (S-14-001) F Plan (F-12-026)	5	5
D-7	Save Trees above 12" Minimum Caliper	NA	1 point for protecting each 38% of all specimen trees (does not include specimen trees within forest conservation area or w/ in forests that are being cleared)	NA	NA	4	0
D-8a	Exceed Minimum Stream Buffer Requirements	FOCO/Planners	75' buffer required for perennial and intermittent streams inside PSA, 100' buffer required for perennial and intermittent streams outside PSA	75' buffer required for perennial and intermittent streams inside PSA, 100' buffer required for perennial and intermittent streams outside PSA	Reference: Sketch Plan (S-14-001) F Plan (F-12-026)	REC'D	0
D-8b	Exceed Minimum Stream Buffer Requirements	Ecology/Planners	2 points for each additional 25' of buffer provided in excess of requirements in D-8a outside wetland buffer or floodplain	Provide 150 FT Stream Buffer (75 FT enhanced buffer) - 6 points	Reference: Sketch Plan (S-14-001) F Plan (F-12-026)	6	6
D-9	Exceed Minimum Wetland Buffer Requirements	Ecology/Planners	2 points for each additional 25' of wetland buffer buffer outside stream buffer or floodplain	NA	NA	4	0
D-10	Floodplain Buffer	NA	1 point for each 25' of buffer to floodplain outside required or provided wetland or stream buffer	NA	NA	2	0
<b>E Site Landscape Improvements</b>							
E-1	Landscape Requirements	NA	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 w/ in parking areas and along sidewalks and paths	Provide 20% increase in Landscape Requirements	GN Plan GN Report SGP (SDP-14-072) Sheets 17-19	5	2
E-2	Native Plants	NA	1 point for 80%, 2 points for 90%, 3 points for 100% of all plants native to w/ in 200 miles of site	NA	NA	3	0
E-3	No Invasive Plants	HCM/Planners	USDA or Cooperative Extension Service lists of invasive plants	Will not plant invasive plants	GN Plan Sheets 17-19	REC'D	0
E-4	Lime Turf	HCM/Planners	Turf does not exceed 30% of unpaved site (1 point); no turf on new created steep slopes 25% or in densely shaded areas (1 point); no turf areas must be planted in native vegetation	Will not plant conventional turf in densely shaded areas and on newly created >25% steep slopes	GN Plan GN Report Reference: Sketch Plan (S-14-001)	2	1

Credit No.	Credit	Champion (Name, Role)	Requirement	Site Development Plan Strategies	Documentation Location	Points	Points
<b>F Water Conservation / Efficiency / Management</b>							
F-1	Rainwater 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	Reference: SGP (SDP-12-075)	5	5
F-2	Water-Permeable Walkways	NA	Use water permeable materials in 50% or more of parking; provide maintenance program	NA	NA	4	0
F-3a	Low Impact Development (LID) Stormwater Treatment	FOCO/Planners	Meets minimum Design Manual requirements; no dry ponds allowed	No dry ponds	GN Plan SGP (SDP-14-072) Sheets 7-12 Reference: Sketch Plan (S-14-001)	REC'D	0
F-3b	Low Impact Development (LID) Stormwater Treatment	FOCO/Planners	Exceeds Design Manual requirements; maximize use of infiltration (esp. for parking lots), rain gardens, rain barrels, stormwater wetlands, green roof, etc.	W/ provide 51% water quality volume stored and infiltrated/used On-Site	GN Plan GN Report SGP (SDP-14-072) Sheets 7-12 Reference: Sketch Plan (S-14-001)	8	6
<b>G Energy Efficiency</b>							
G-1	Light Pollution Reduction	FOCO/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	NA	NA	4	0
G-2	Solar Orientation	NA	Orient 50% (1 point) or 75% (2 points) or 100% (3 points) of buildings to make available for solar energy/light fixtures	NA	NA	3	0
G-3	Infrastructure Energy Efficiency	NA	Select high efficiency fixtures for parking lot and other site light fixtures	NA	NA	6	0
<b>H Materials Beneficial to the Environment / Waste Management</b>							
H-1	Environmentally Preferable Site Products	Straughan/Planners	Select products from a list including recycled materials (concrete, asphalt, trees, plastic, etc.), materials w/ recycled content, salvaged or engineered materials;	Use 28-50% environmentally preferable materials	GN Report	8	0
H-2	Reduce Heat Island Effect of Paving	NA	Use light-colored or high albedo materials and/or porous paving with a minimum Solar Reflectance Index of 0.8 or over for at least 30% of the site hardscape	NA	NA	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 Produced Materials	Straughan/Planners	20% of common and public infrastructure materials from within 200 miles	Use regionally produced materials for 20% of total site materials	GN Report	3	3
<b>I Operations and Maintenance Education</b>							
I-1	HOA Documents	Straughan	Include information about green site features and maintenance requirements in HOA documents	Provide HOA document	Under review w/ SGP-13-068	REC'D	0
I-2	Maintenance Manual for Owner / HOA / 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 and encourages additional green activities such as recycling, gardening, etc.	Provide manual	Under review w/ SGP-13-068	REC'D	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	GN Report	REC'D	0
<b>TOTAL GREEN NEIGHBORHOOD SITE POINTS</b>						<b>167</b>	<b>97</b>
Number of points required to obtain Green Neighborhood Allocations						<b>90</b>	

**Third Party Certification**

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

Signature: Charles Alexander Title: PRESIDENT No. 10439200 Date: 5-7-16

Name: CHARLES ALEXANDER Organization: ALEXANDER DESIGN STUDIO

Submission (mark "X" where applicable):  SGP (SDP-14-072)

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

*Beth Burger* 5-27-16  
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 5/13/16  
MATTHEW J FITZSIMMONS, LEED AP LEED ACCREDITATION NUMBER DATE

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

CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PK. BLUESHIRT CITY, MARYLAND 21042 (410) 461 - 2959

NO.	REVISION	DATE

**AS-BUILT CERTIFICATION**

Note: The information provided is for informational purposes only.

*Alfred* 5/16  
Date

Owner/Builder	Developer
U.S. Home Corp, dba Lennar 7035 Albert Einstein Drive, Suite 200 Columbia, Maryland 21046 Phr 410-997-5522	U.S. Home Corp, dba Lennar 7035 Albert Einstein Drive, Suite 200 Columbia, Maryland 21046 Phr 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Val J. J. J.* 5-9-16  
Chief, Division of Land Development Date

*Val J. J. J.* 6-12-16  
Chief, Development Engineering Division Date

*Val J. J. J.* 5-9-16  
Director - Department of Planning and Zoning Date

SUBDIVISION	SECTION/AREA	PARCEL NO.
OXFORD SQUARE	---	Y (Formerly 'E')

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23791-23792	---	TOD	44	1st	60S1101

**GREEN NEIGHBORHOOD PLAN**  
**OXFORD SQUARE**  
"A Howard County Green Neighborhood"  
**Parcel "Y"**  
"EXETER PARK"  
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)

Zone: TOD  
Tax Map No.: 3B Grid No.: 20 Parcel No.: 761  
First Election District: Howard County, Maryland  
Scale: As Shown  
Date: April 18, 2016  
Sheet 26 Of 30

SDP-14-072

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

**GREEN NEIGHBORHOOD NOTES:**

- A-2 THE DESIGN AND DEVELOPMENT TEAM INCLUDES A LEED AP (MATTHEW FITZSIMMONS- HORD COPLAN MACHT), ENVIRONMENTAL PROFESSIONAL (JOHN CANOLES- ECO-SCIENCE PROFESSIONALS, INC.), LANDSCAPE ARCHITECT (JOSH KILRAIN- HORD COPLAN MACHT) AND AN ENGINEER (ALDO VITUCCI PE- FISHER COLLINS & CARTER)
- A-3 THE THIRD PARTY CERTIFICATION IS PROVIDED BY CHARLES ALEXANDER, LEED-AP OF ALEXANDER DESIGN STUDIOS.
- B-1a THE 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: (MIDDLE SCHOOL BUILDING AND OUTDOOR CLASSROOM SPACE, ELEMENTARY SCHOOL), CIVIC (SCHOOL'S RECREATIONAL PLAYING FIELDS AND SHARED-USE PATH) AND OFFICE.
- C-2 OXFORD SQUARE IS LOCATED WITHIN THE EXISTING PLANNED WATER AND SEWER SERVICE AREA.
- C-3c OXFORD SQUARE WILL PROVIDE A MINIMUM OF TWO PEDESTRIAN SYSTEM AMENITY EXPERIENCES: 1) SHARED USE PATH AND NATURE TRAIL (TRAIL SIGNS AND MARKERS, BENCHES, LITTER RECEPTACLES, INFORMATIONAL SIGNS, BIKE RACKS), 2) THE LAWN (BENCHES, EXTERIOR LIGHTING, SHADE TREES, INFORMATIONAL SIGNS), 3) RESIDENTIAL COURTYARDS AND MEWS (BENCHES), AND 4) SCHOOL SITES (PLAYING FIELDS, BENCHES, BIKE RACKS)
- D-8b OXFORD SQUARE WILL PROVIDE A MINIMUM 75 FT ENHANCED STREAM BUFFER.
- E-3 OXFORD SQUARE WILL NOT PLANT INVASIVE PLANTS.
- E-4 OXFORD SQUARE WILL NOT PLANT TURF IN DENSELY SHADED AREAS.
- F-3b OXFORD SQUARE WILL PROVIDE AT LEAST 51% WATER QUALITY VOLUME STORED AND INFILTRATED/RE-USED ON-SITE.

**GREEN NEIGHBORHOOD CALCULATIONS & TABLES:**

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

Total Number of Off-Street Parking Spaces:	8 Spaces
Total Number of Proposed Preferred Parking Spaces:	1 Spaces
<b>Percent of Preferred Parking Spaces:</b>	<b>12.5%</b>

**A-4c Compact Development**

Total Dwelling Units:	1,167 DU	1,872 DU
Residential Land Area:	42.4 AC	6.96 AC
<b>Residential Density:</b>	<b>27.51 DU/AC</b>	<b>22.41 DU/AC</b>

Note: This SDP expands the Residential Land Area by 0.34 Acres and SDP-14-071 increases the Residential Land Area by 1.05 Acres in comparison to the Sketch Plan (S-14-001). The Residential Land Area of this SDP is equal to the gross land area of this submission. Additionally this SDP reduces the quantity of units on Parcel 'E' by 322 DU, and SDP-14-071 reduces the 3 dwelling units on Parcel 'C' when compared to Sketch Plan (S-14-001).

**A-4d Walkable Streets**

Length of Buildings Frontage Oriented Towards the Public Space:	10,710 FT <sup>1</sup>	1,872 FT
Total Length of Building Frontage:	11,557 FT	1,872 FT
<b>% of Building Frontage Oriented Towards the Public Space:</b>	<b>91.9%</b>	<b>100.0%</b>

Note: <sup>1</sup> In comparison to the Sketch Plan (S-14-001) this SDP reduces the 'Length of Building Frontage Oriented towards the Public Space' by 311 linear feet, and reduces 'Length of Building Frontage with Service or Garage Openings' by 308 linear feet.

**B-1a Redevelopment Site**

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

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

Residential Buildings within 1/4 Mile (<1,320 FT)	Total Number of Qualifying Units	Percent of All Units
All Buildings	1,167 DU	100%

**C-1 Diversity of Uses**

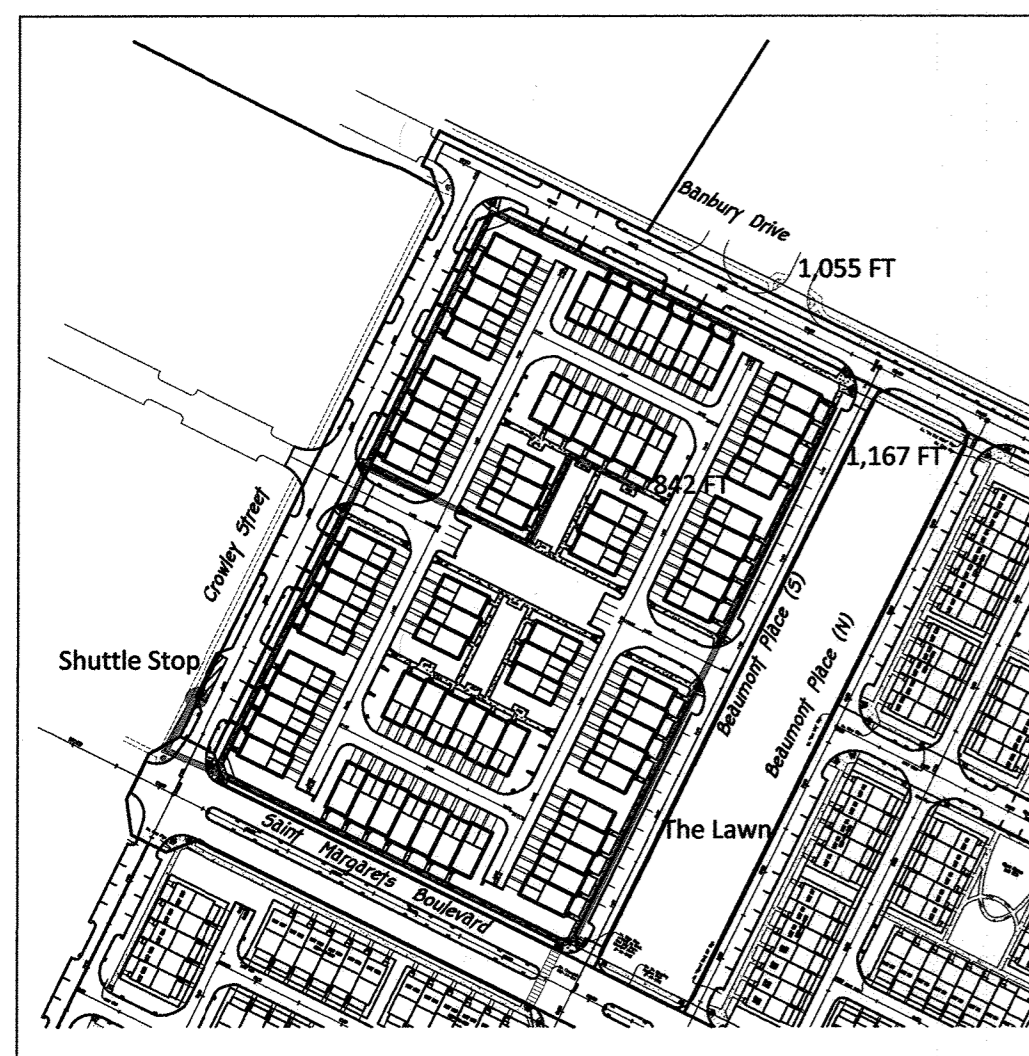
Residential Uses	Number of Units	Percent of Total Units
Apartments & Townhouses	1,167 DU	100%
Nonresidential Uses	Area	SF per Dwelling Unit
Office:	154,000 SF	132 SF/DU
Institutional:		
Middle School <sup>1</sup>	95,747 SF	
Middle School Outdoor Classroom Space <sup>2</sup>	2,500 SF	
Elementary School	101,014 SF	
<b>Institutional Subtotal:</b>	<b>199,261 SF</b>	<b>171 SF/DU</b>
Civic:		
Recreational Playing Fields (School Site) <sup>3</sup>	236,139 SF	
Northern Loop Shared-Use Path (8 FT wide)	19,504 SF	
Southern Loop Shared-Use Path (8 FT wide)	9,260 SF	
<b>Civic Subtotal:</b>	<b>264,883 SF</b>	<b>227 SF/DU</b>

Note: <sup>1</sup> Revised per the approved Middle School SDP (SDP-12-075)

**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

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



**C-4 Street Connections**

Street Name / ID	Street Length	Qualifying Street
Saint Margarets Boulevard	1,684 FT	Yes
Banbury Drive	2,474 FT	Yes
Road A	220 FT	No
Road B	514 FT	No
Road C	228 FT	No
Road D	740 FT	Yes
Beaumont Place (Road E) (North and South)	1,450 FT	Yes
Dunstead Street (Road F)	791 FT	No
Road G	120 FT	No
Road H	120 FT	No
Road J	465 FT	Yes
Road I	245 FT	No

**Summary**

Total Street Length:	9,251 FT
Total Connected Street Length:	7,013 FT
<b>Percent Connected Streets:</b>	<b>75.8%</b>

Note: 1. This SDP straightens Banbury Drive into two perpendicular alignments, rather than a curving alignment, to increase the efficiency of the Parcel 'E'. This change in Banbury Drive increases its length by 85 Feet.  
2. This SDP truncates the vehicular street length of Dunstead Street (Road 'F') to 240 linear feet (120 linear feet on both sides of the mews).

**C-6 Exceed Minimum Open Space**

Net Acreage:	101.6 AC
Required Amenity Space (TOD: 10% of Net Acreage):	10.2 AC
Provided Amenity Space:	15.70 AC
<b>Percent Increase above the Minimum Required:</b>	<b>53.9%</b>

Note: 1. This SDP submission contributes 0.45 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 (Future SDP)	160 FT	Nature Trail, Benches, Trail Signage, Educational Signage	31,266 SF (0.72 AC)
Open Space 2: Pool House and Pool (D.S. Lot #107 on SDP-13-068)	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**

Total Area of Slopes 15-24.9%:	504,072 SF
Area of Undisturbed Slopes 15-24.9%:	287,273 SF
<b>Percent of Undisturbed Slopes:</b>	<b>57.0%</b>

Note: 1. The area of undisturbed slopes is the summation of slopes impacted by the greatest extent of LDDs accumulated from the entire development (Approved Sketch Plan (S-14-001), Approved Final Plan (F-12-026), Approved Middle School SDP (SDP-12-075), future environmental restoration work, and this SDP indirectly).

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

Gross Area of Site:	111.1 AC
Existing Impervious Cover:	28.4 AC
Area of Site:	82.7 AC
Area of Site to Remain Undisturbed:	28.32 AC
<b>Percent of Site to Remain Undisturbed:</b>	<b>34.2%</b>
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 LDD's from the submitted Sketch Plan (S-14-001), Approved Final Plan (F-12-026), Approved Middle School SDP (SDP-12-075) and this SDP.  
2. Dirt will not be imported or exported from Oxford Square.

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

Afforestation Obligation:	3.50 AC
Afforestation Provided in Excess of Obligation:	1.75 AC
<b>Percentage of Provided in Excess of Obligation:</b>	<b>50.00%</b>

Note: Forest Conservation Easement #3 to be revised with the Final Plan associated with Banbury Drive.

**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
<b>Percent of Stream Buffer Outside Other Buffers:</b>	<b>68.2%</b>

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

*Beth Brunson* 7-27-16  
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* 100 07912 5/13/16  
MATTHEW J. FITZSIMMONS, LEED AP LEED ACCREDITATION NUMBER DATE

**E-1 Landscaping**

**Plants Required**

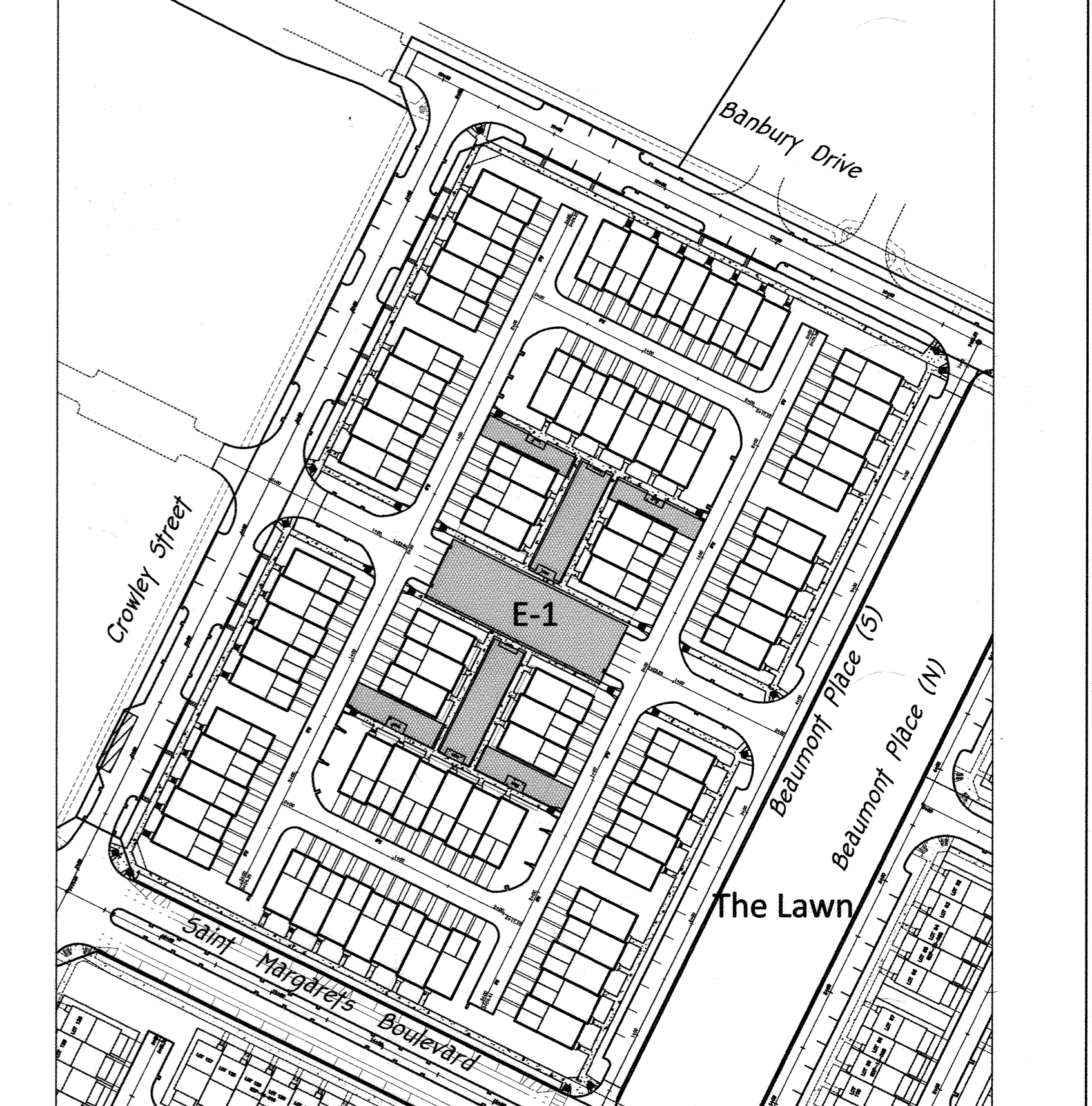
	Shade Trees	Evergreen	Shrubs	Total	Percent
Number of Plants Required by Landscape Manual	78	0	0	78	
Number Excess Plants Required for GN Credit	16	0	0	16	20.5
Landscape Manual and GN Requirements	94	0	0	94	

**Plants Provided**

	Shade Trees	Shade Tree (Substitute)	Evergreen	Evergreen (Substitute)	Other Trees (Substitute)	Shrubs	Shrub (Substitute)	Total
Number of Plants Provided to Meet Landscape Manual	52	26	0	0	0	0	0	78
Number of Plants Provided to Meet GN Credits	29	26	0	0	0	0	0	73
Total Number of Plants Provided	81	26	0	0	0	0	0	151

Note: 1. Shade Tree Substitution (52 Ornamental/2= 26 Required Shade Trees)  
2. Native Shade Trees: (17 UAW, 12 BHM-20)  
\* (UAW) Dir. Michael Manual of Woody Landscape Plants  
3. Native Ornamental Trees: (13 CCA, 14 MW-27)  
4. This plan provides 18 surplus native trees above the project's 20% goal.

**C-6 Green Spaces & Amenity Area (Scale: 1" = 100')**



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CONFIDENTIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461 - 2999

NO.	REVISION	DATE

AS-BUILT CERTIFICATION

Note: This information provides "AS-BUILT" information

*Michael J. ...* 4/2/16  
Date

**Owner/Builder**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

**Developer**  
U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Walt ...* 2-9-16  
Chief, Division of Land Development Date

*John ...* 6-13-16  
Chief, Development Engineering Division Date

*Matthew ...* 8-9-16  
Director - Department of Planning and Zoning Date

SUBDIVISION	SECTION/AREA	PARCEL No.
OXFORD SQUARE	---	'Y' (Formerly 'E')
PLAT NO.	BLOCK NO.	ZONE
23791-23792	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
44	1st	601101

GREEN NEIGHBORHOOD PLAN

**OXFORD SQUARE**

"A Howard County Green Neighborhood"

**Parcel 'Y'**

"EXETER PARK"

(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)

Zoned: TOD

Tax Map No.: 38 Grid No.: 20 Parcel No.: 761

First Election District: Howard County, Maryland

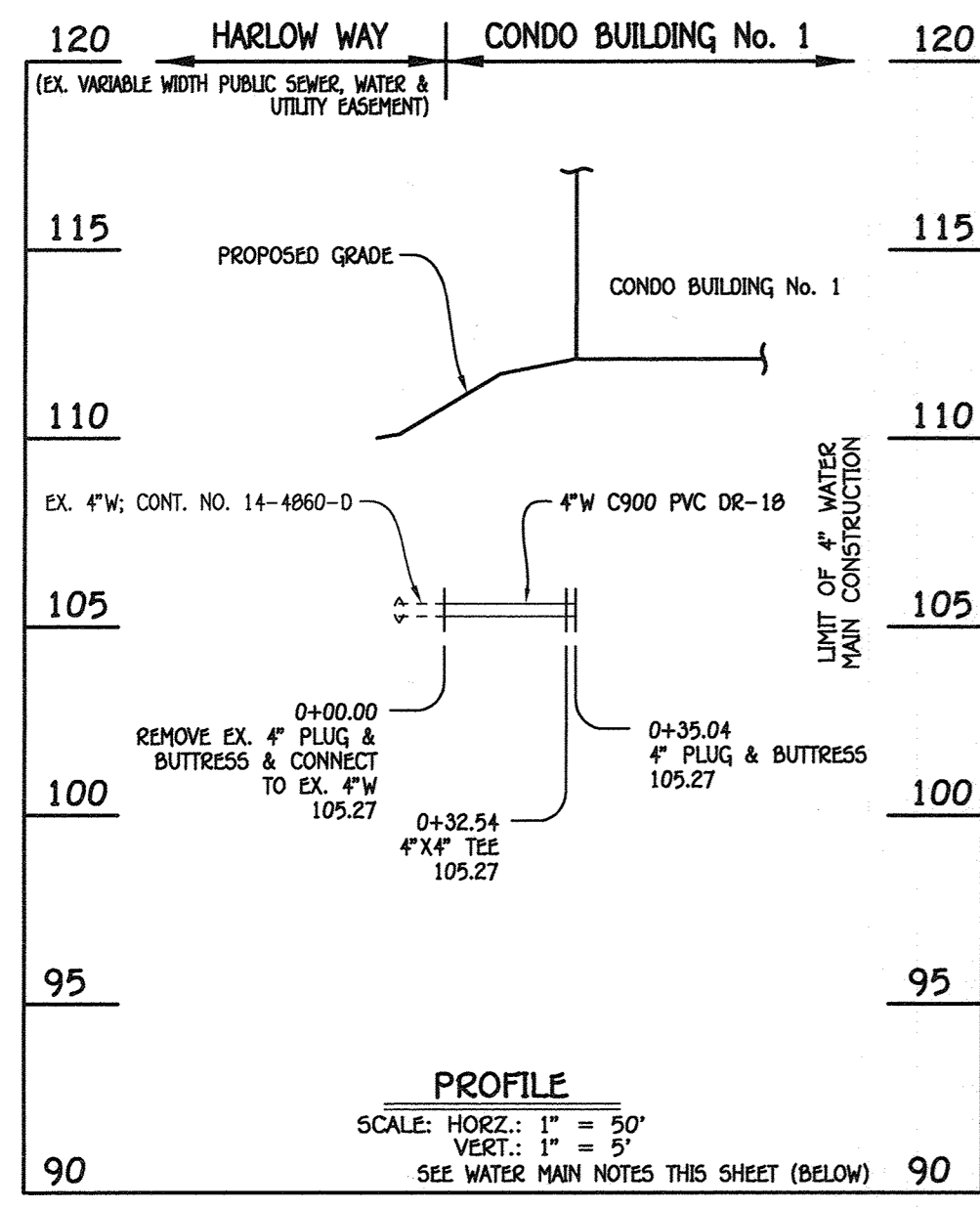
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Date: April 18, 2016

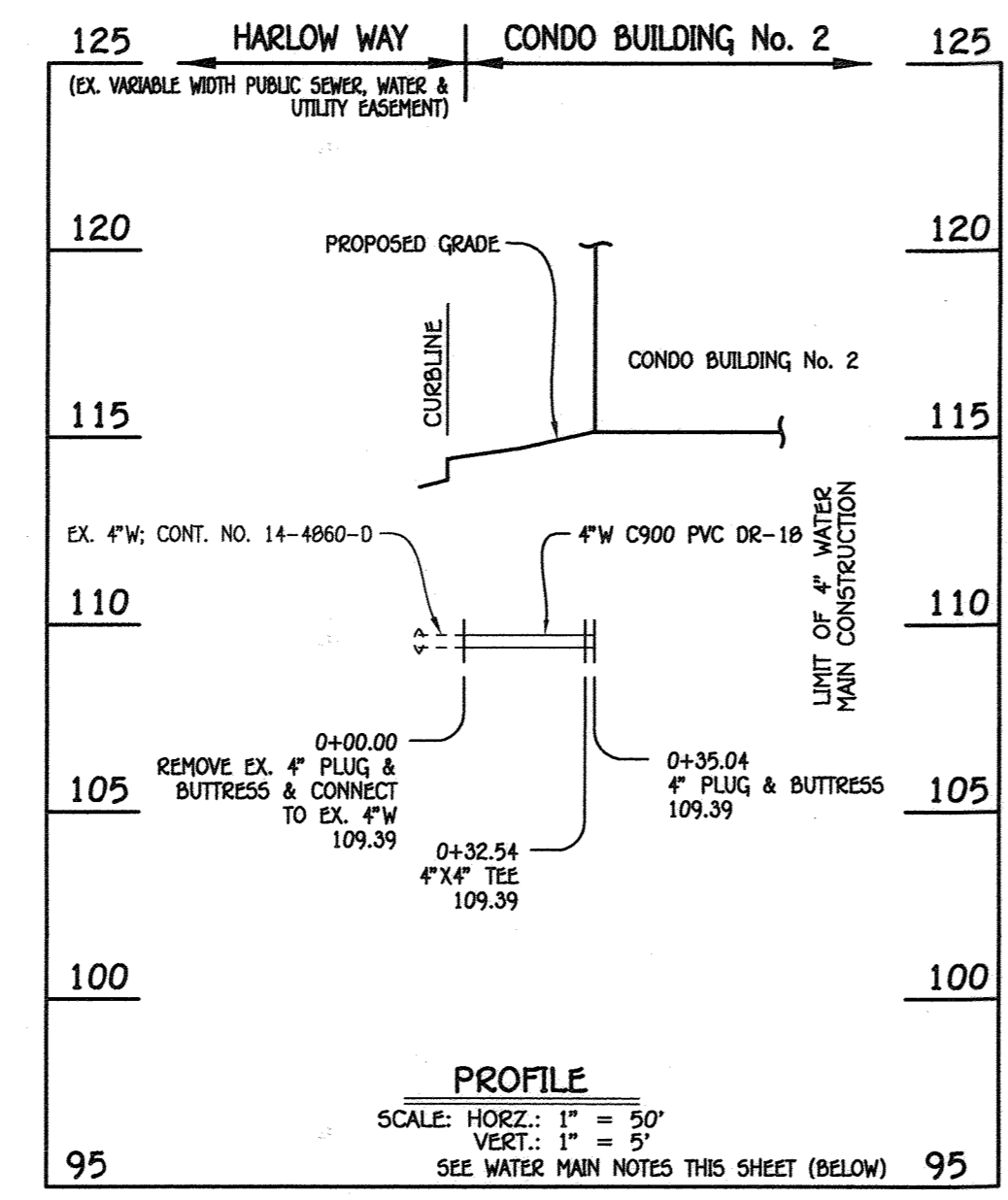
Sheet 27 Of 30

SDP-14-072

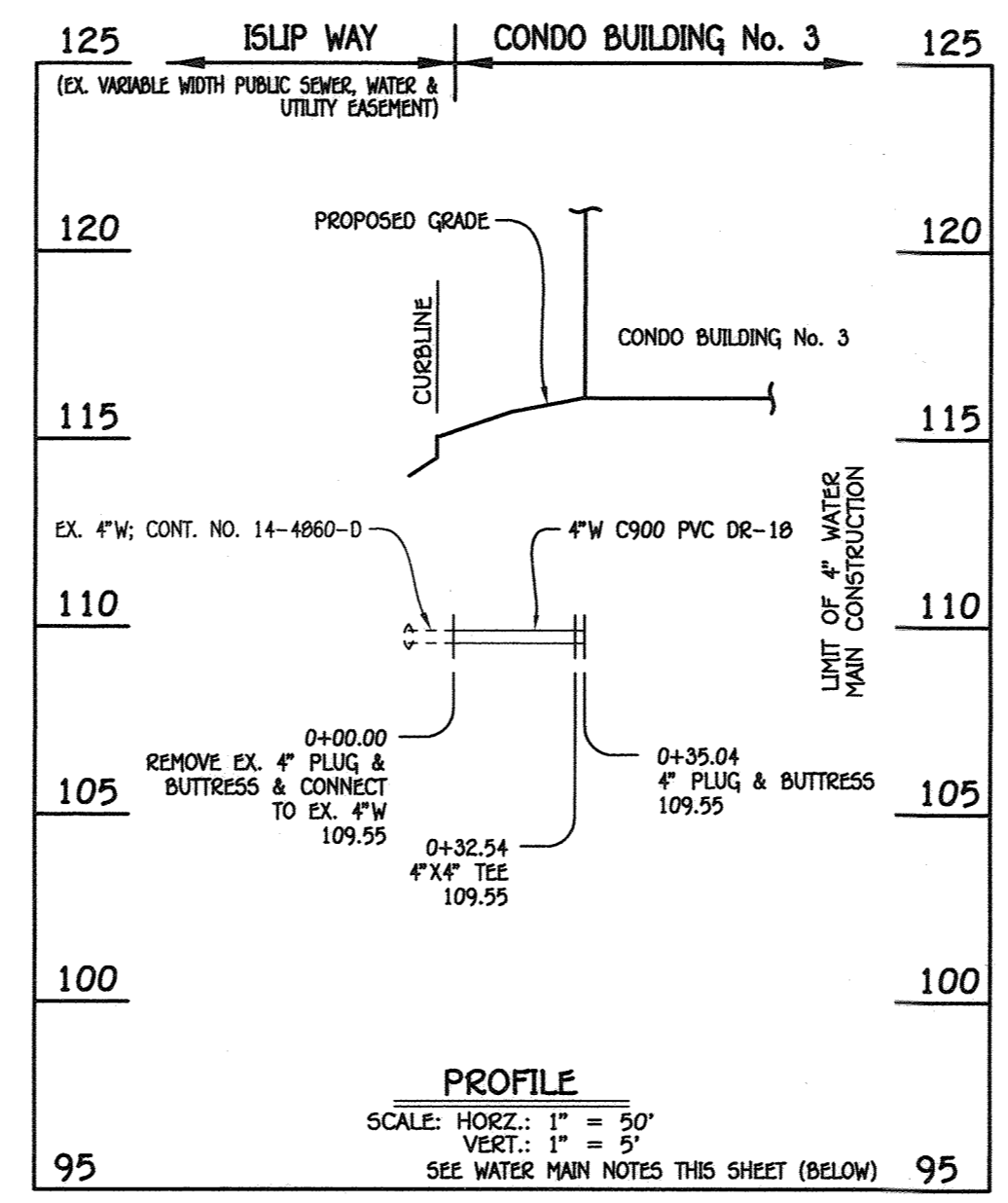
THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET



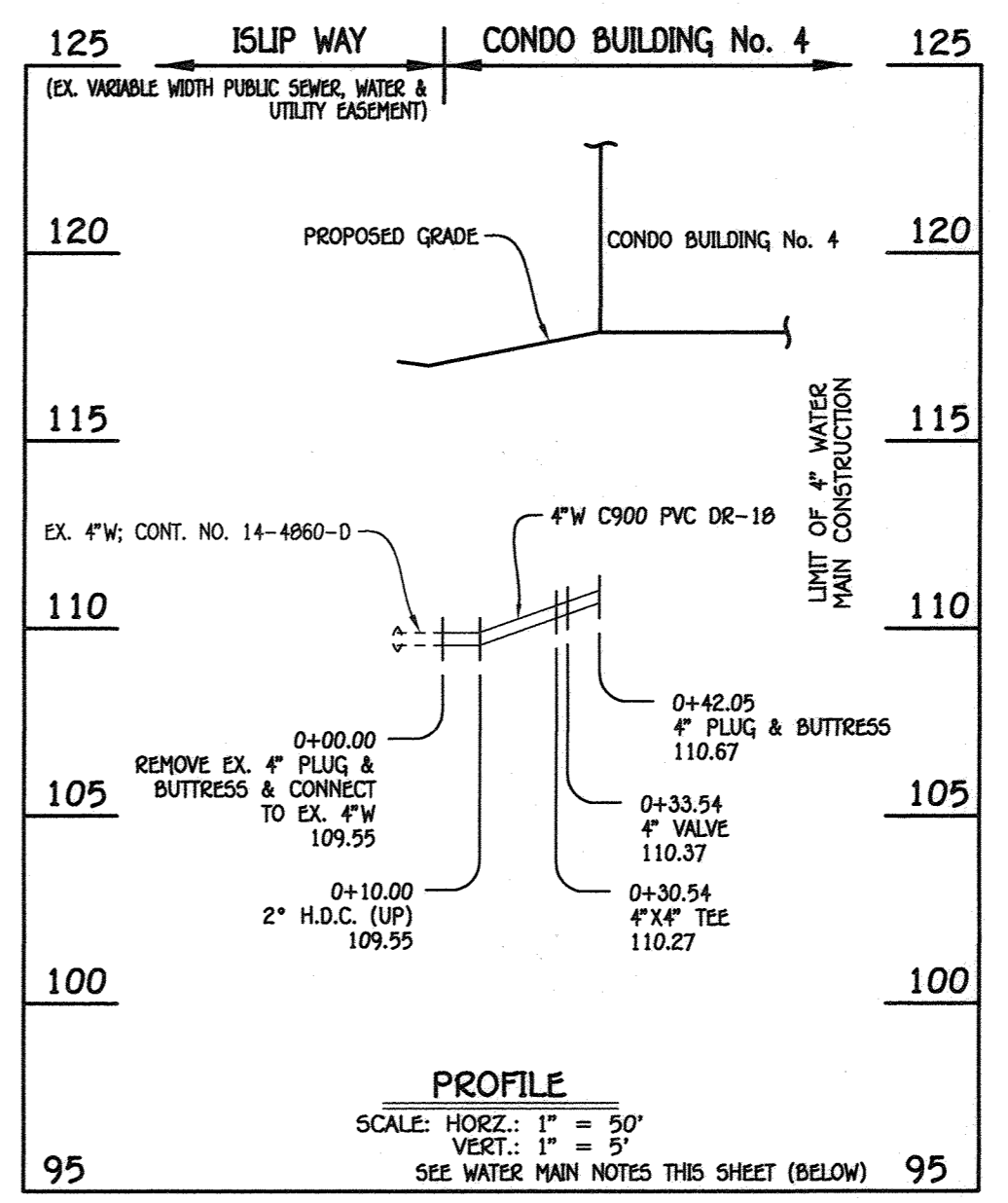
4" WATER MAIN: CONDO BUILDING No. 1



4" WATER MAIN: CONDO BUILDING No. 2



4" WATER MAIN: CONDO BUILDING No. 3



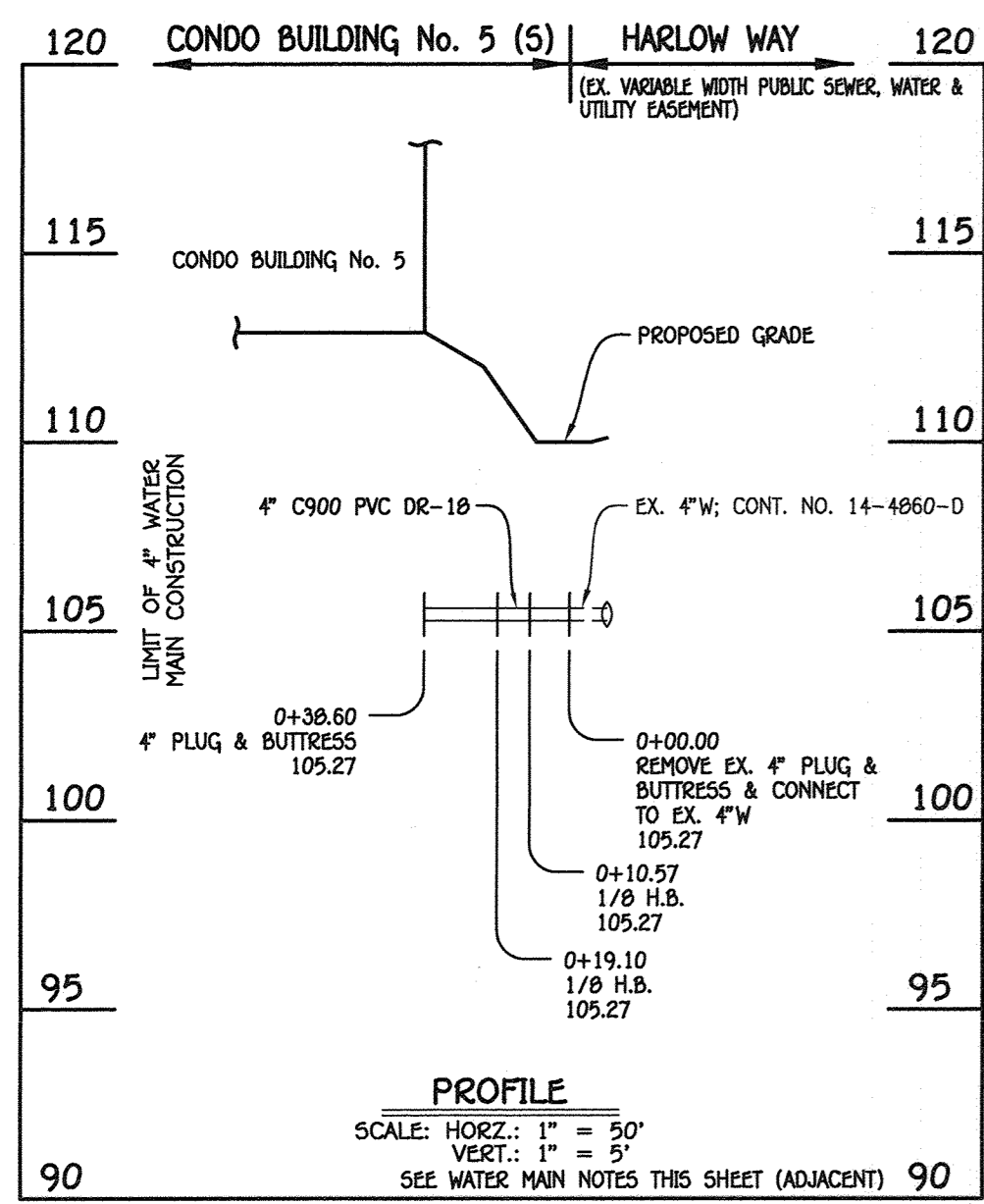
4" WATER MAIN: CONDO BUILDING No. 4

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
4" WATER MAIN: CONDO BUILDING No. 1			
0+00.00	EX. 4" PLUG & BUTTRESS	552640.72	1386258.10
0+32.54	4" X 4" TEE	552626.32	1386287.28
0+35.04	4" PLUG & BUTTRESS	552628.56	1386288.39

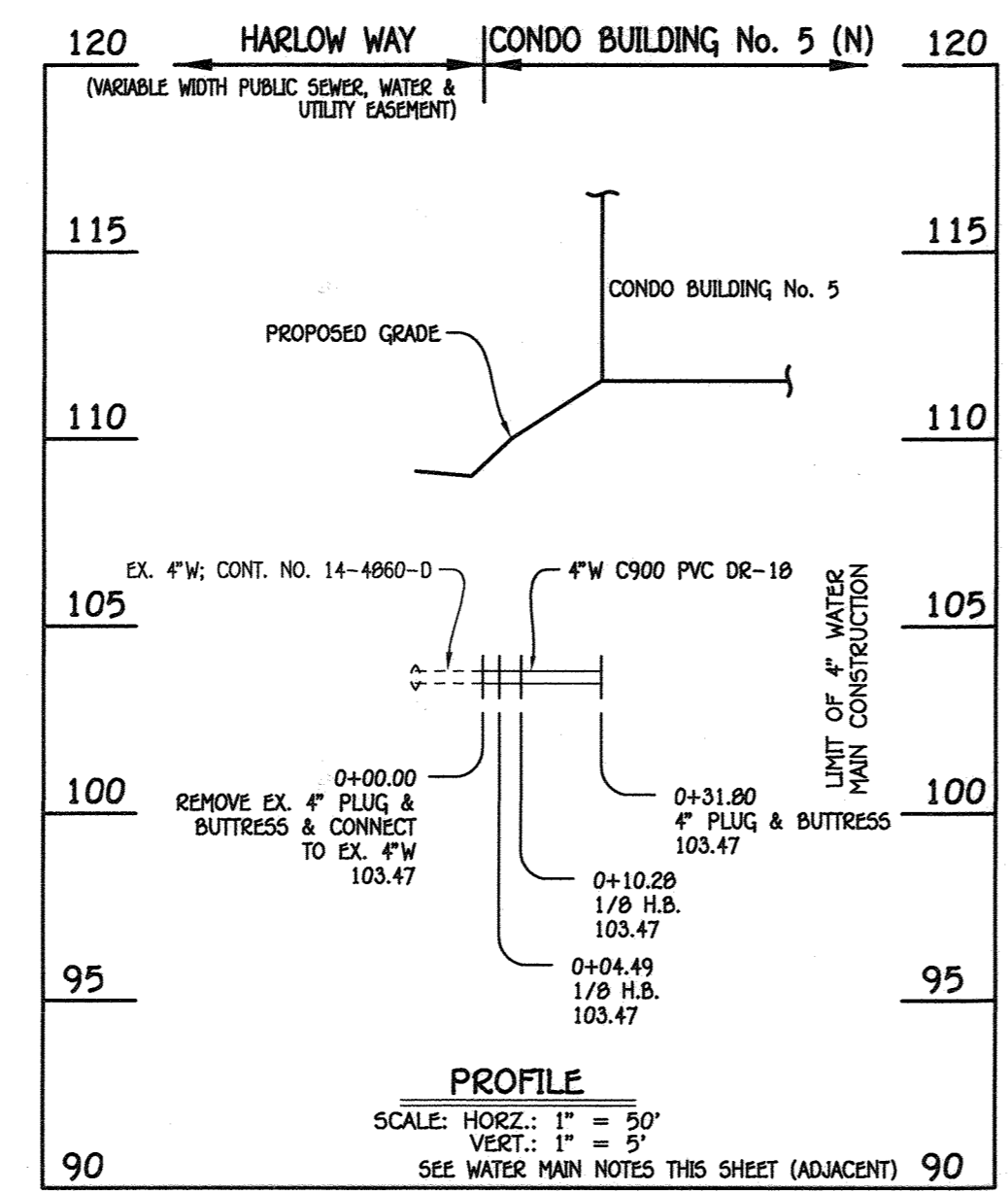
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0+32.54	4" X 4" TEE	552872.46	1386408.73
0+35.04	4" PLUG & BUTTRESS	552870.22	1386407.62

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
4" WATER MAIN: CONDO BUILDING No. 3			
0+00.00	EX. 4" PLUG & BUTTRESS	552946.10	1386408.77
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0+35.04	4" PLUG & BUTTRESS	552933.94	1386439.05

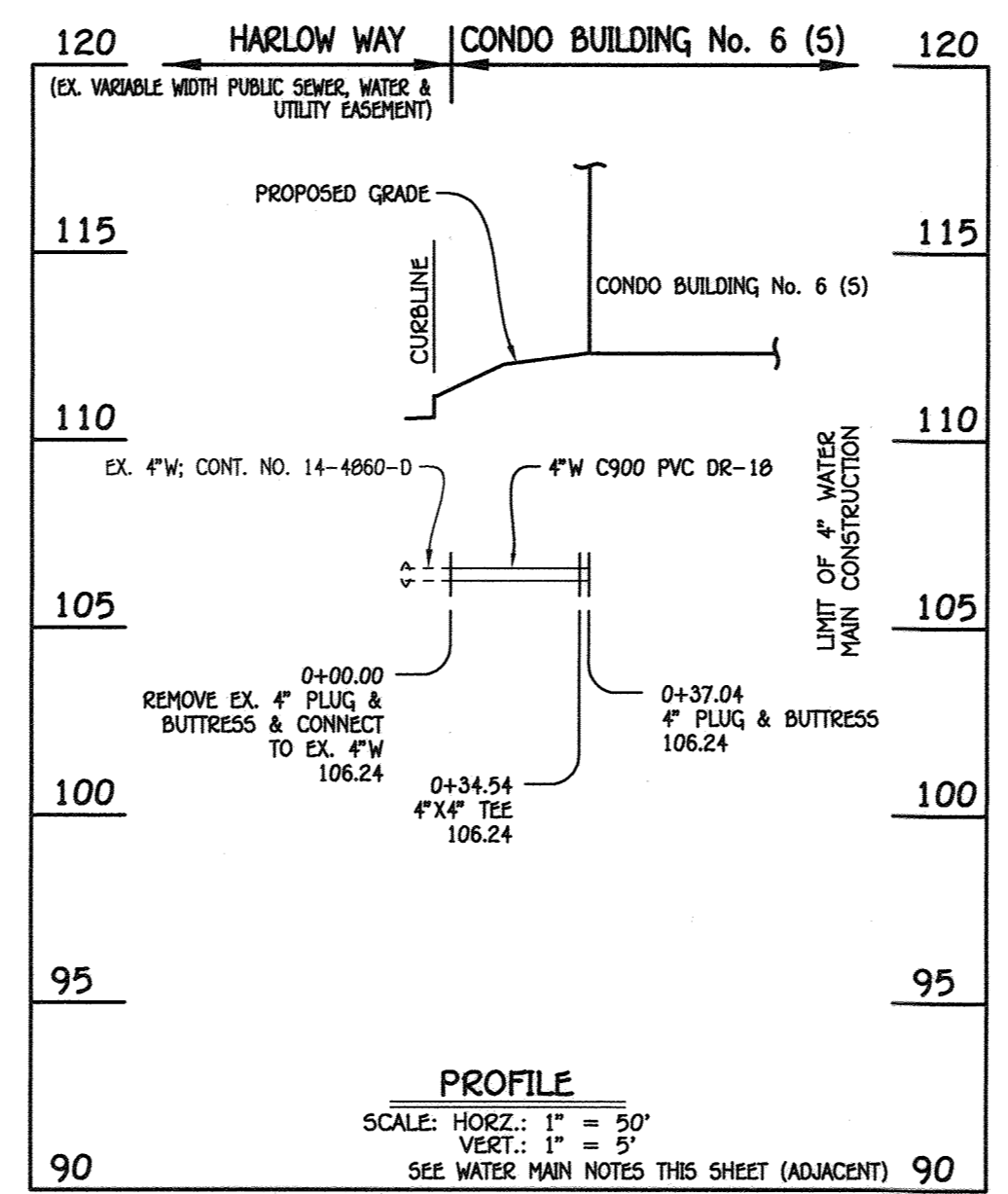
WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
4" WATER MAIN: CONDO BUILDING No. 4			
0+00.00	EX. 4" PLUG & BUTTRESS	553200.31	1386534.19
0+30.54	4" X 4" TEE	553186.79	1386561.58
0+33.54	4" VALVE	553187.10	1386560.28
0+42.05	4" PLUG & BUTTRESS	553176.47	1386556.49



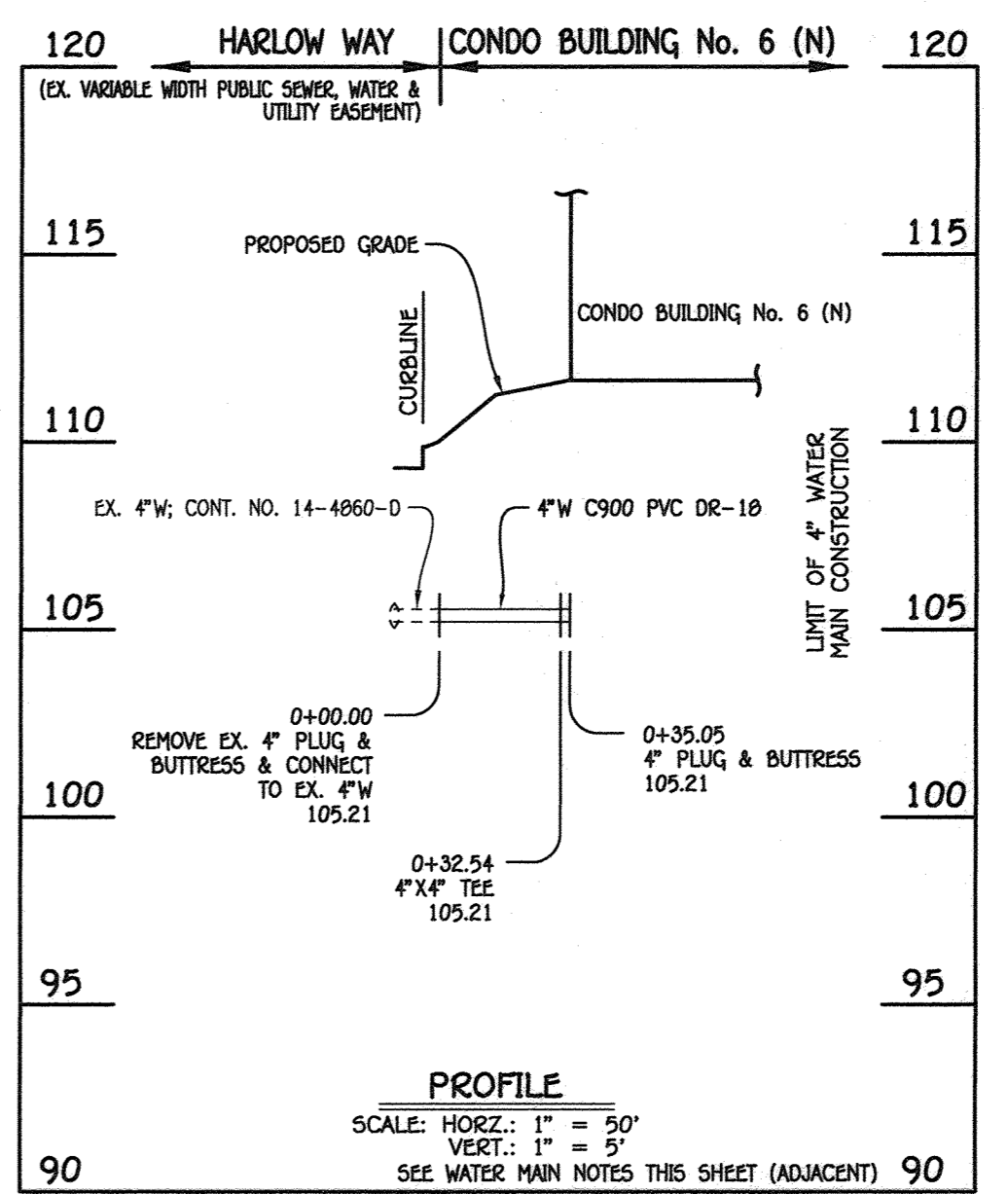
4" WATER MAIN: CONDO BUILDING No. 5 (S)



4" WATER MAIN: CONDO BUILDING No. 5 (N)



4" WATER MAIN: CONDO BUILDING No. 6 (S)



4" WATER MAIN: CONDO BUILDING No. 6 (N)

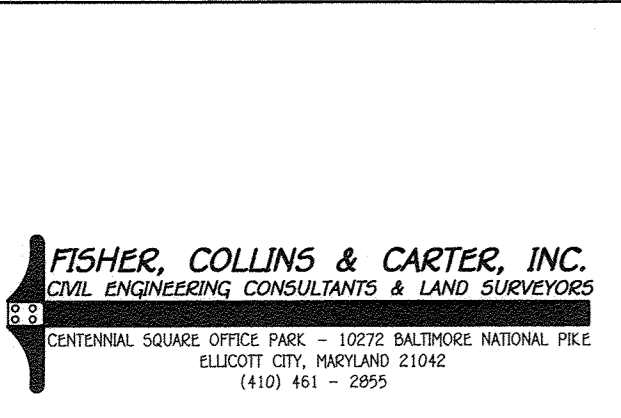
WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
4" WATER MAIN: CONDO BUILDING No. 5 (S)			
0+00.00	EX. 4" PLUG & BUTTRESS	552650.45	1386238.37
0+10.57	1/8" H.B.	552651.13	1386228.89
0+19.10	1/8" H.B.	552663.21	1386228.15
0+38.60	4" PLUG & BUTTRESS	552680.70	1386234.78

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
4" WATER MAIN: CONDO BUILDING No. 5 (N)			
0+00.00	EX. 4" PLUG & BUTTRESS	552738.53	1386059.72
0+04.49	1/8" H.B.	552736.55	1386063.75
0+10.28	1/8" H.B.	552738.40	1386069.22
0+31.80	4" PLUG & BUTTRESS	552757.71	1386078.75

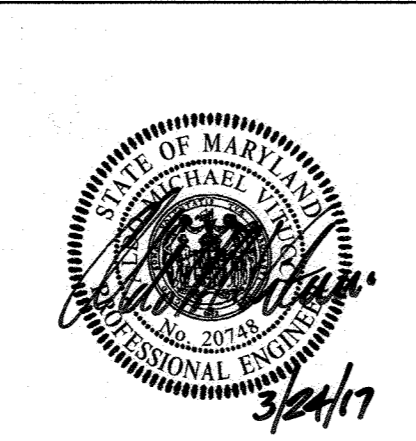
WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
4" WATER MAIN: CONDO BUILDING No. 6 (S)			
0+00.00	EX. 4" PLUG & BUTTRESS	552748.32	1386258.10
0+32.54	4" X 4" TEE	552779.29	1386273.39
0+40.62	4" PLUG & BUTTRESS	552780.40	1386271.15

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
4" WATER MAIN: CONDO BUILDING No. 6 (N)			
0+00.00	EX. 4" PLUG & BUTTRESS	552817.34	1386118.21
0+32.54	4" X 4" TEE	552846.53	1386132.61
0+35.04	4" PLUG & BUTTRESS	552845.42	1386134.85

- WATER MAIN NOTES:**
- ALL WATER MAINS SHALL BE AMWA C900 PVC PIPE DR-18.
  - 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 AMWA C900 PVC WATER PIPE INSTALLATION.
  - DEFLECTION COUPLINGS SHALL BE CERTAIN-TEED PVC HIGH DEFLECTION COUPLINGS.
  - ALL WATER HOUSE CONNECTIONS AND TAPS SHALL BE PERFORMED USING A SADDLE.



NO.	REVISION	DATE
1	Revise Profiles Per Sprinkler Room Relocations	3-9-17



**AS-BUILT IDENTIFICATION**

Note: There is NO AS-BUILT information provided.

*Michael M. ...* *April ...*

U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Karl ...* 4-19-17  
Chief, Division of Land Development

*Michael ...* 4-17-17  
Chief, Development Engineering Division

*Natalie ...* 4-19-17  
Director - Department of Planning and Zoning

**Owner/Builder:** U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

**Developer:** U.S. Home Corp. dba Lennar  
7035 Albert Einstein Drive, Suite 200  
Columbia, Maryland 21046  
Ph: 410-997-5522

SUBDIVISION	SECTION/AREA	PARCEL NO.
OXFORD SQUARE	---	"Y" (Formerly "E")
PLAT NO.	BLOCK NO.	ZONE
23791 - 23792	---	TOD
TAX/ZONE	ELEC. DIST.	CENSUS TR.
44	1st	601101

**REVISED WATER MAIN PROFILES, CHARTS & NOTES**

**OXFORD SQUARE**

"A Howard County Green Neighborhood"

**Parcel "Y"**

"EXETER PARK"

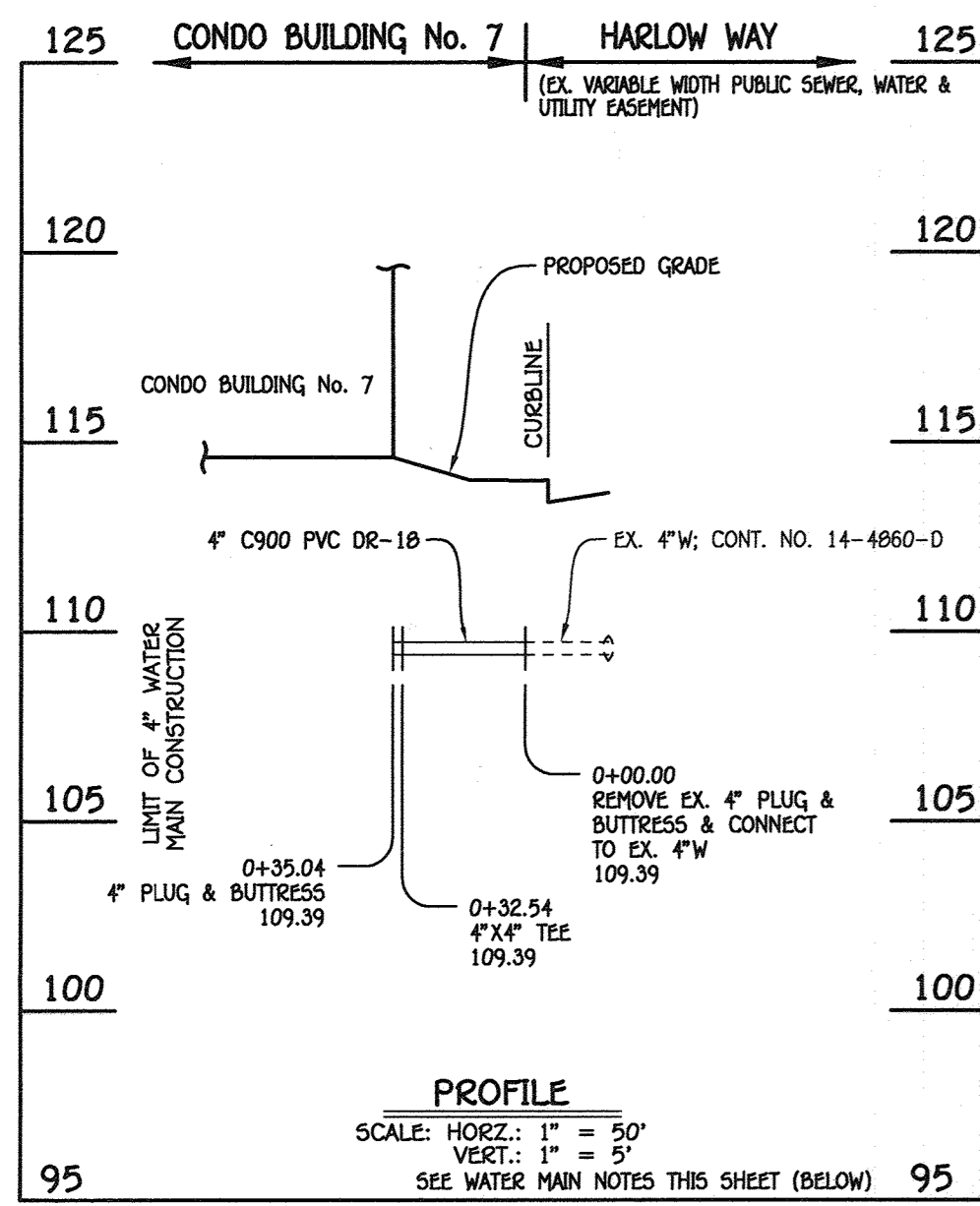
(Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)

Zoned: TOD

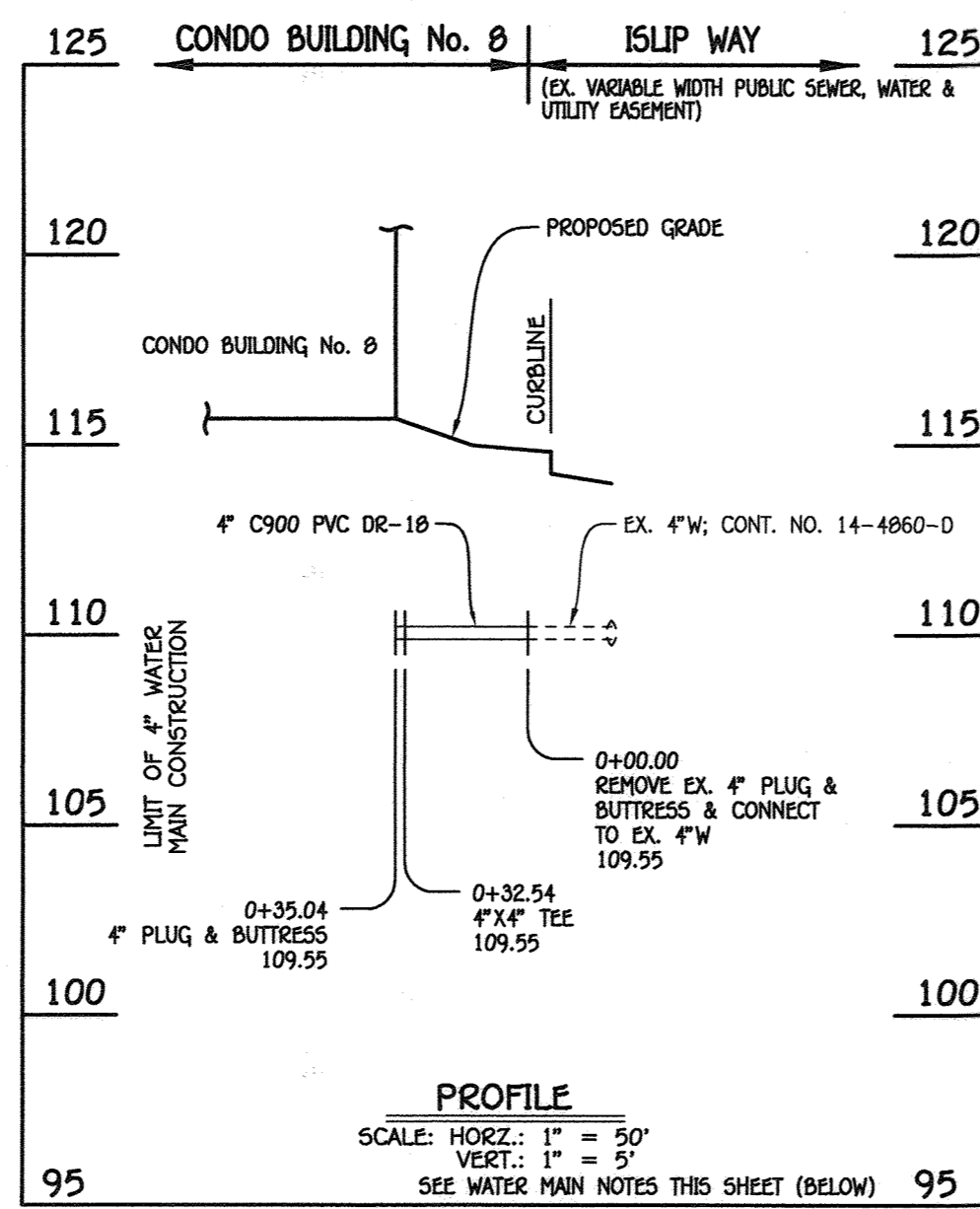
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First Election District: Howard County, Maryland  
Scale: As Shown  
Date: March 9, 2017  
Sheet 28 Of 30

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

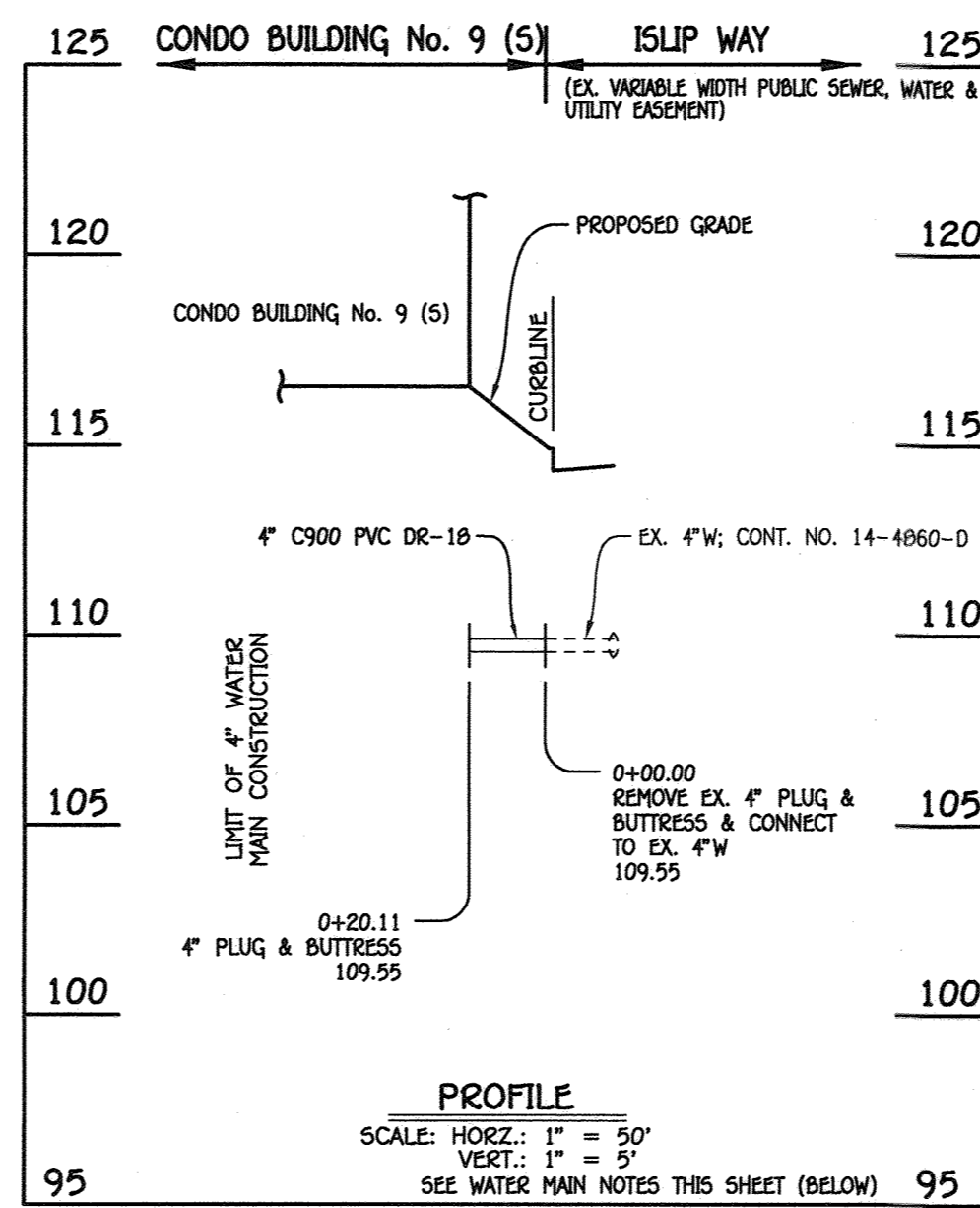
I:\2009\09014\dwg\509\509.dwg (Lennar) Parcel "Y" Veldine 2017 remove tanks 09014 Sheet 28-30 WATER PROFILES.dwg



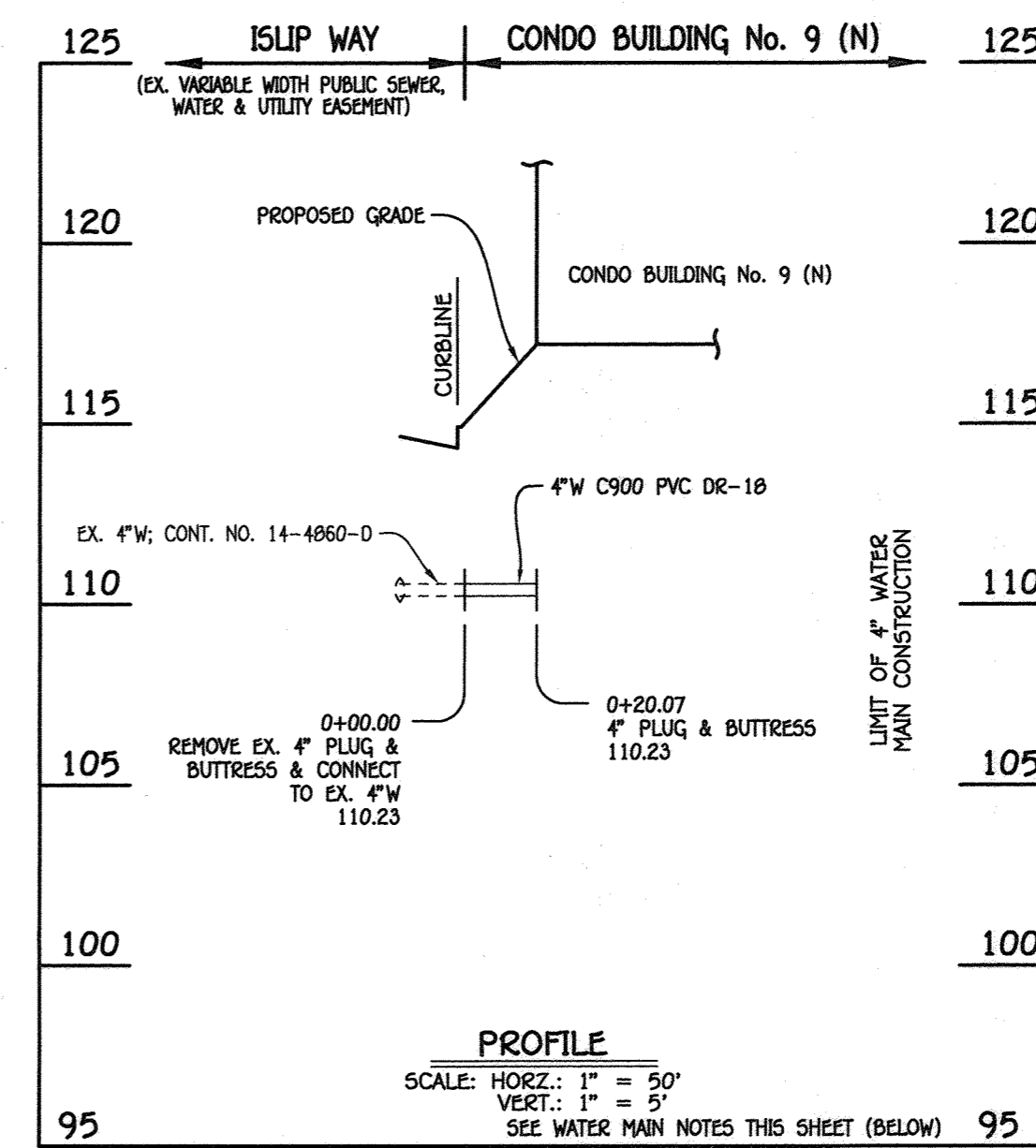
4" WATER MAIN: CONDO BUILDING No. 7



4" WATER MAIN: CONDO BUILDING No. 8



4" WATER MAIN: CONDO BUILDING No. 9 (5)



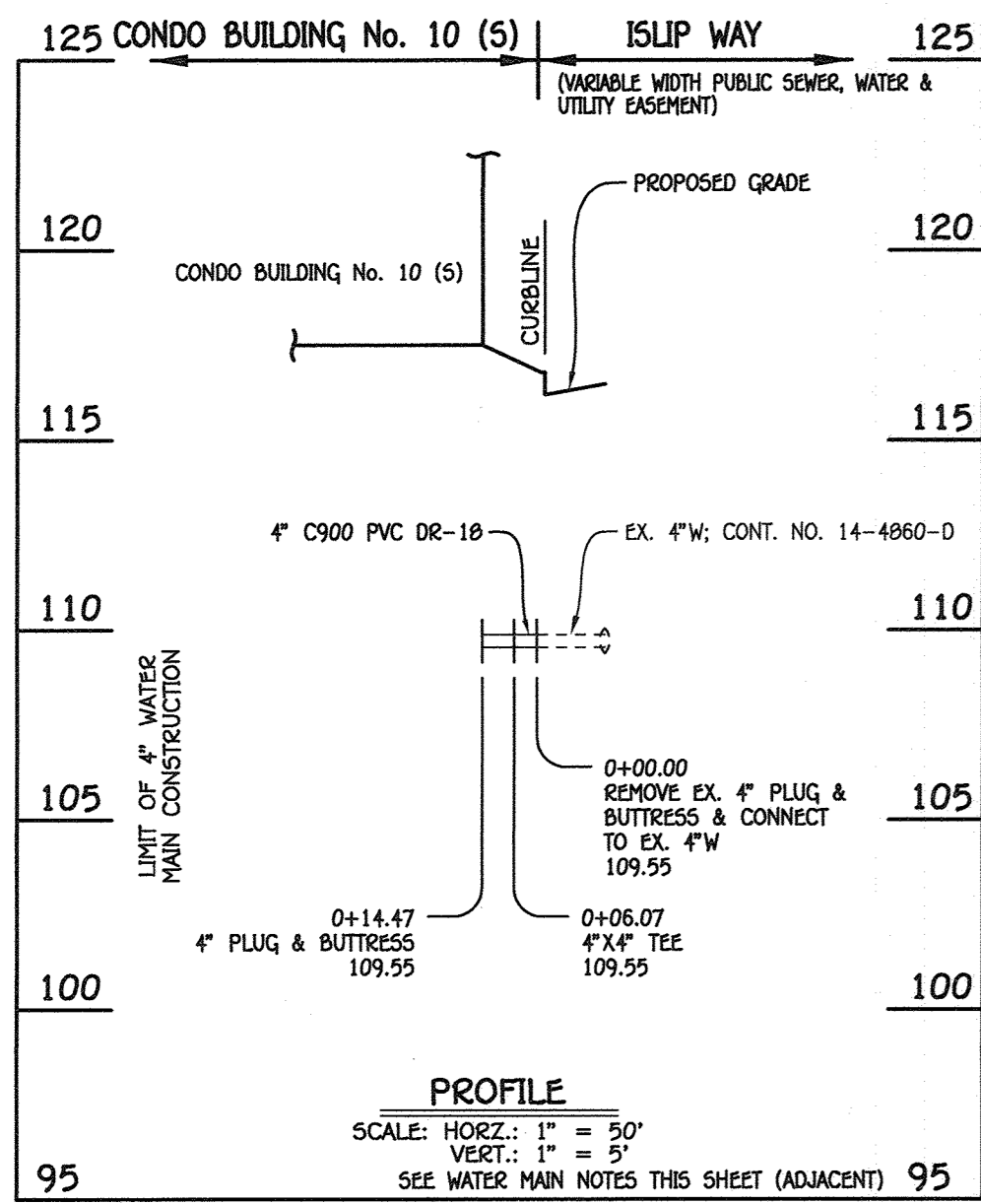
4" WATER MAIN: CONDO BUILDING No. 9 (N)

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
4" WATER MAIN: CONDO BUILDING No. 7			
0+00.00	EX. 4" PLUG & BUTTRESS	552901.91	1386349.06
0+32.54	4" X 4" TEE	552916.31	1386319.07
0+35.04	4" PLUG & BUTTRESS	552914.06	1386318.76

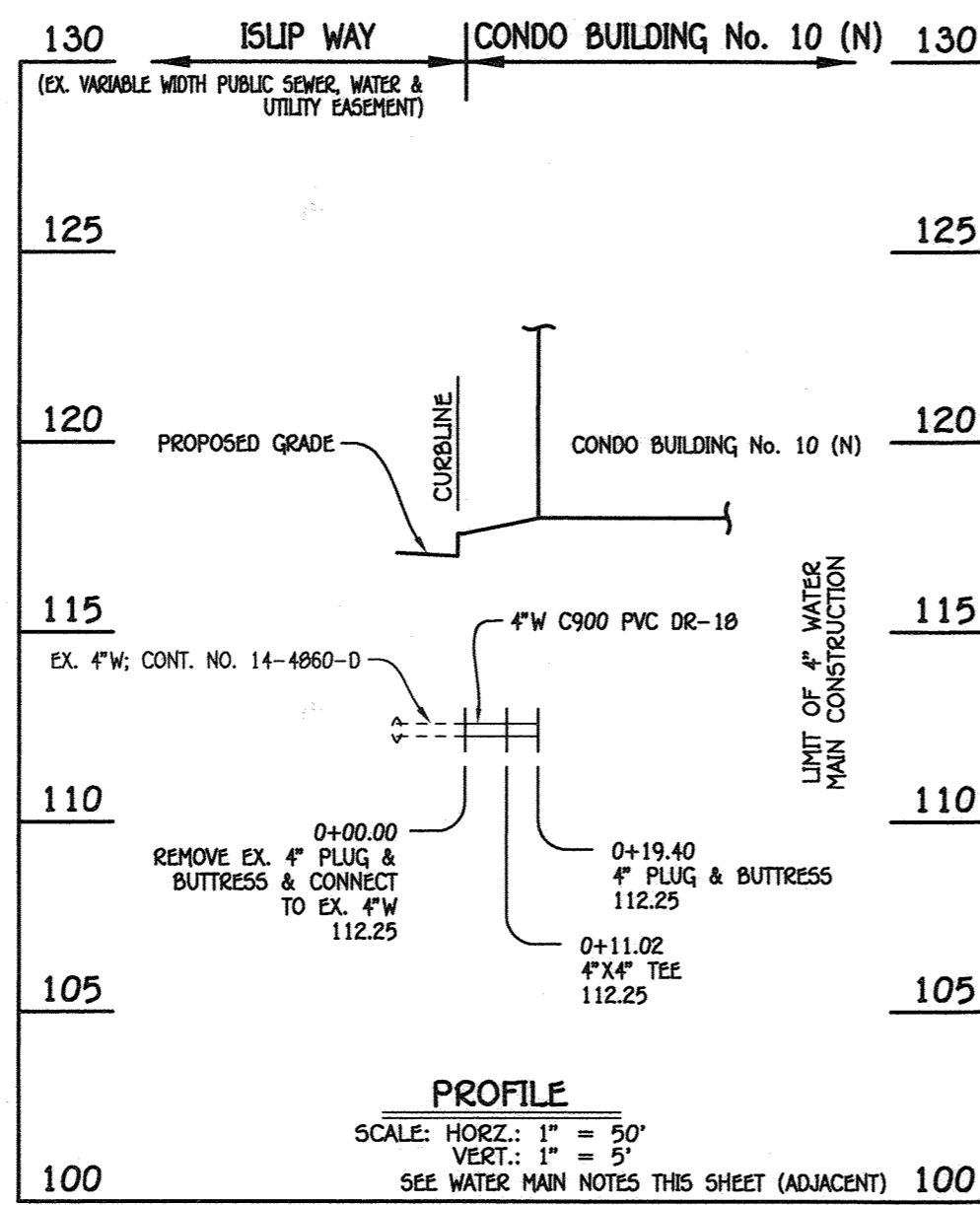
WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
4" WATER MAIN: CONDO BUILDING No. 8			
0+00.00	EX. 4" PLUG & BUTTRESS	552961.14	1386378.28
0+32.54	4" X 4" TEE	552975.54	1386349.10
0+35.04	4" PLUG & BUTTRESS	552977.78	1386350.20

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
4" WATER MAIN: CONDO BUILDING No. 9 (5)			
0+00.00	EX. 4" PLUG & BUTTRESS	553091.47	1386447.04
0+20.11	4" PLUG & BUTTRESS	553100.37	1386429.00

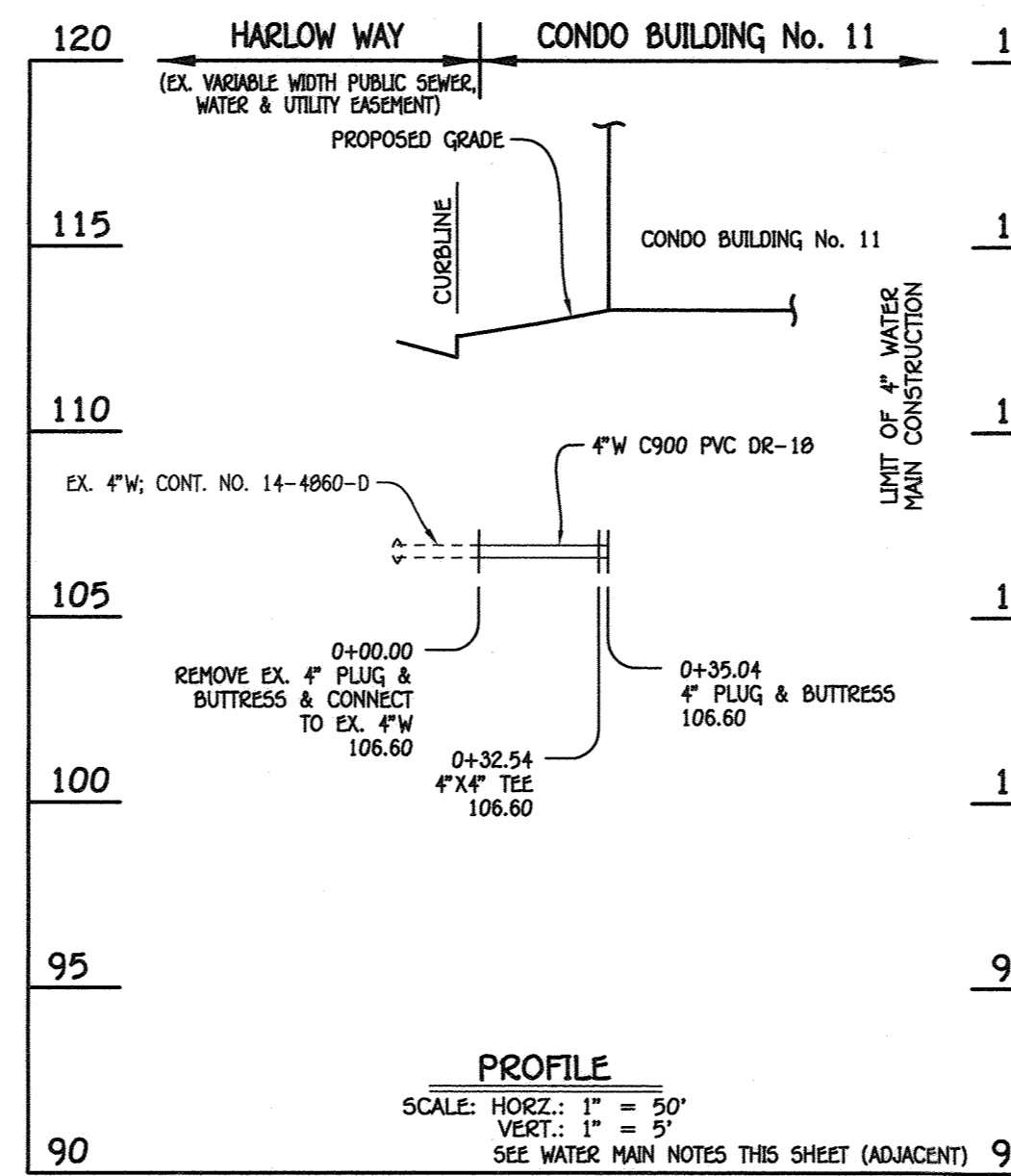
WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
4" WATER MAIN: CONDO BUILDING No. 9 (N)			
0+00.00	EX. 4" PLUG & BUTTRESS	553176.04	1386275.58
0+20.07	4" PLUG & BUTTRESS	553167.16	1386293.58



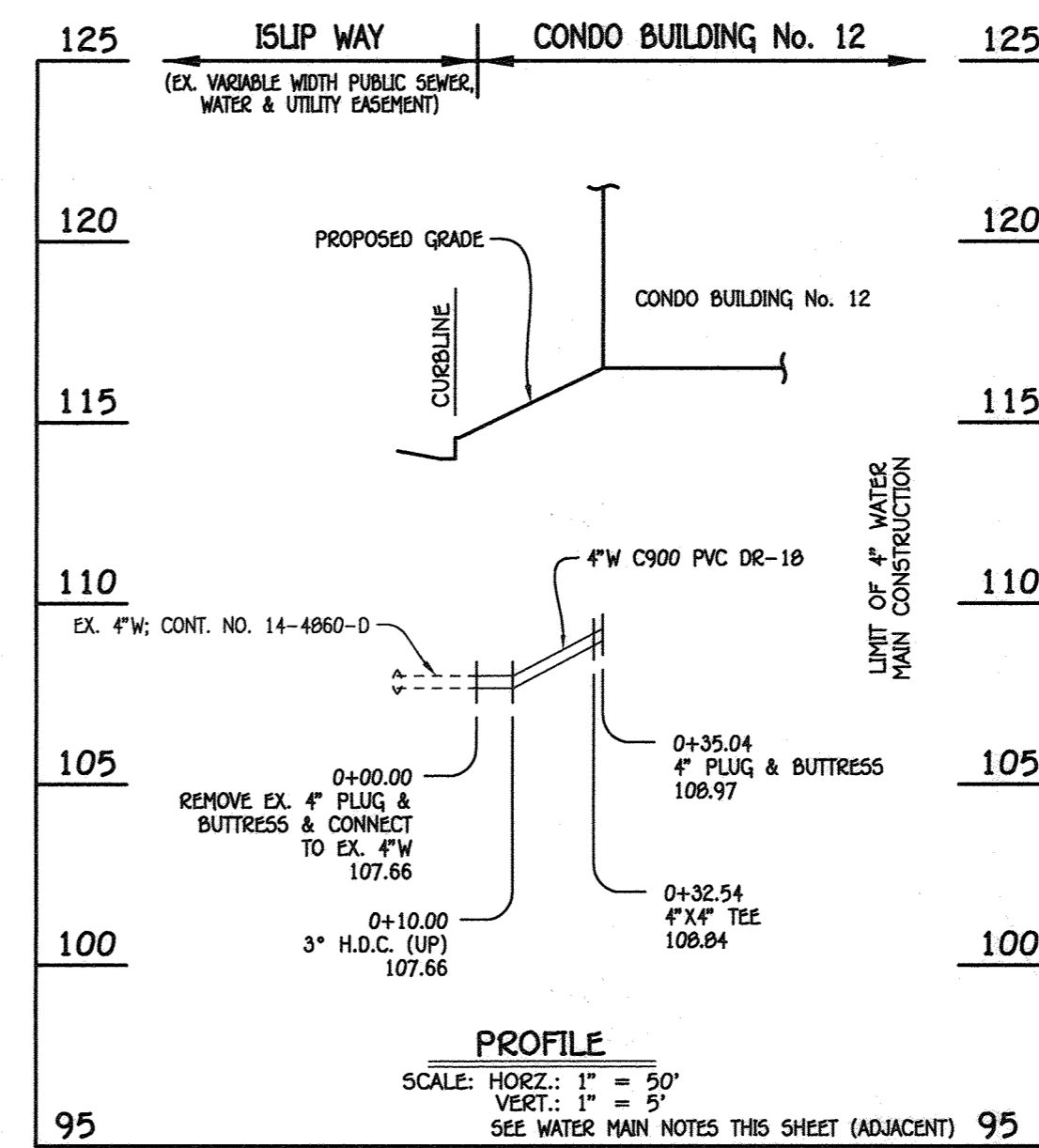
4" WATER MAIN: CONDO BUILDING No. 10 (5)



4" WATER MAIN: CONDO BUILDING No. 10 (N)



4" WATER MAIN: CONDO BUILDING No. 11



4" WATER MAIN: CONDO BUILDING No. 12

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
4" WATER MAIN: CONDO BUILDING No. 10 (5)			
0+00.00	EX. 4" PLUG & BUTTRESS	553189.84	1386495.58
0+06.07	4" X 4" TEE	553192.53	1386490.13
0+14.47	4" PLUG & BUTTRESS	553184.99	1386486.42

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
4" WATER MAIN: CONDO BUILDING No. 10 (N)			
0+00.00	EX. 4" PLUG & BUTTRESS	553274.43	1386324.12
0+11.02	4" X 4" TEE	553289.56	1386334.01
0+19.40	4" PLUG & BUTTRESS	553282.05	1386330.30

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
4" WATER MAIN: CONDO BUILDING No. 11			
0+00.00	EX. 4" PLUG & BUTTRESS	552982.96	1386184.77
0+32.54	4" X 4" TEE	552988.56	1386213.95
0+35.04	4" PLUG & BUTTRESS	552966.32	1386212.85

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
4" WATER MAIN: CONDO BUILDING No. 12			
0+00.00	EX. 4" PLUG & BUTTRESS	553042.19	1386214.00
0+32.54	4" X 4" TEE	553027.80	1386243.18
0+35.04	4" PLUG & BUTTRESS	553030.04	1386244.28

- 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 MAIN INSTALLATION.
  3. DEFLECTION COUPLINGS SHALL BE CERTAIN-TYPE, 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  
 ELLSWORTH CITY, MARYLAND 21046  
 (410) 461-2855



**AS-BUILT CERTIFICATION**  
 Note: There is no "AS-BUILT" information provided.  
 [Signature] Date: 3/24/17

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4-19-17  
 Chief, Division of Land Development Date  
 [Signature] 4/17/17  
 Chief, Development Engineering Division Date  
 [Signature] 4-19-17  
 Director - Department of Planning and Zoning Date

PLAT NO.	BLOCK	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23791 - 23792	---	TOD	44	1st	601101

REVISED  
**WATER MAIN PROFILES, CHARTS & NOTES**  
**OXFORD SQUARE**  
 "A Howard County Green Neighborhood"  
 Parcel "Y"  
 "EXETER PARK"  
 (Residential Condominium Townhouse Buildings 1 Thru 16, Units 1 Thru 156)  
 Zoned: TOD  
 Tax Map No.: 38 Grid No.: 20 Parcel No.: 761  
 First Election District Howard County, Maryland  
 Scale: As Shown  
 Date: March 9, 2017  
 Sheet 29 of 30

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

