

*M. R. S. Little* 6/23/11  
PLANNING DIRECTOR DATE

**SKETCH PLAN**

**OXFORD SQUARE**

**Parcels 'A' Thru 'L', 'M-1' And Open Space Lots 1 & 2  
A Resubdivision Of Parcel 'Q', As Shown On Plats Entitled "Parkway Center,  
Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of  
Howard County, Maryland As Plat Nos. 10544 Thru 10546.**

**Uses: Retail, Residential And Elementary School**

**Zoning: TOD**

**Tax Map No. 38, Grid No. 19 & 20**

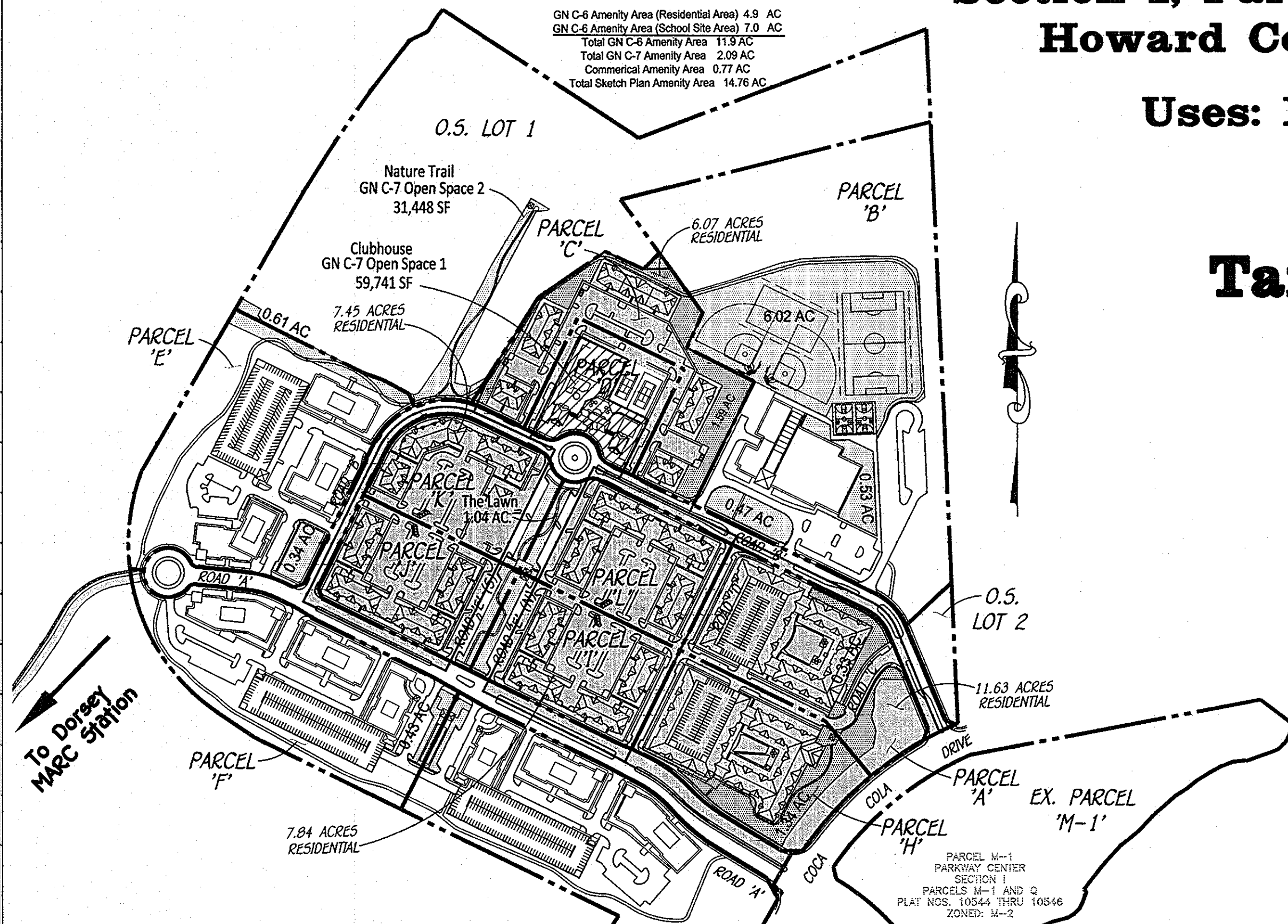
**Parcel No. 761**

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. THIS SUBMISSION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 77-2003 AND THE COMP. LITE ZONING, REGULATION AMENDMENTS EFFECTIVE 7/28/09. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
6. COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 300A AND NO. 300A. STATION NO. 300A N 556,796.3221 E 1,390,221.4576 Elev. = 126.08 Station No. 300A N 555,997.3373 E 1,392,132.0933 Elev. = 80.78
7. SUBJECT PROPERTY ZONED 100 PER ZB-1086 H DATED 9/13/10.
8. BACKGROUND INFORMATION:  
a. SUBDIVISION NAME: OXFORD SQUARE  
b. TAX MAP NO.: 38 & 44  
c. PARCELS NOS.: 761  
d. ZONING: TOD (PER ZB-1086 H)  
e. ELECTION DISTRICT: FIRST  
f. GROSS AREA OF TRACT = 111,087 ACRES (EXISTING PARCEL 'Q') + 11,018 ACRES (EXISTING PARCEL 'M-1') = 122.105 ACRES  
g. NUMBER OF OPEN SPACE LOTS: 2  
h. NUMBER OF PARCELS: 13  
i. AREA OF OPEN SPACE LOTS: 23,390 ACRES + 20.21 (PARCEL 'B') = 43.60 ACRES  
j. AREA OF PARCELS: 60.49 ACRES  
k. AREA OF PUBLIC ROADWAY TO BE DEDICATED: 6,597 ACRES  
l. PREVIOUS FILE NUMBERS: 5-87-66, P-87-70, F-88-55, F-89-85, F-90-125, F-91-69, F-93-23, ZB-1086H, WP-11-130, ECP-11-045 & WP-11-147.  
m. AREA OF FLOODPLAIN = 6,068 ACRES (PARCEL 'Q') + 10,481 ACRES (PARCEL 'M-1') = 16,549 ACRES  
n. AREA OF 25% OR GREATER SLOPES = 3,967 ACRES (180.445 SQ.FT.)  
o. NET AREA OF TRACT = 101,689 AC.
9. OPEN SPACE REQUIREMENTS: T.O.D. DEVELOPMENT SHALL INCLUDE AN AMENITY AREA PER SECTION 127.4.F.1 OF THE ZONING REGULATIONS AND THE ROUTE 1 MANUAL.
10. AMENITY AREA REQUIRED = 10.2 ACRES (101,689 x 10%).
11. TOTAL AMENITY AREA PROVIDED = 14.76 ACRES (13,939 AC. PROVIDED PER G.N. CREDIT C-6 & C-7)
12. ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T-100.
13. NOISE STUDY WAS PREPARED BY MARS GROUP DATED SEPTEMBER, 2009. THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA NOISE LINE. THE 65DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
14. EXISTING WATER IS PUBLIC (CONTRACT NO. 14-1707-0).
15. EXISTING SEWER IS PUBLIC (CONTRACT NO. 14-1707-0).
16. SOILS INFORMATION TAKEN EC5 SOIL SURVEY DATED NOVEMBER 2, 2009. THE PROPERTY LIES WITHIN THE DEEP RUN TRIBUTARY TO THE PATAPUSCO RIVER WATERSHED (2130946). MOST OF THE PARCEL IS COMPOSED OF NON-VEGETATED HABITAT THAT WAS GRADED IN THE LATE 1980'S. IT IS DUE TO THIS PREVIOUSLY MASS GRADED CONDITION THAT THE NORMAL HOWARD COUNTY SOIL SURVEY MAPS DATED JULY 1968 DO NOT APPLY. AS A RESULT OF THIS SITE CONDITION, THE OWNER/DEVELOPER HAVE CONTRACTED EC5-MID ATLANTIC, LLC OF HANOVER, MARYLAND. THE SOIL REPORT IS DATED NOVEMBER 2009 WITH AN ADDENDUM DATED FEBRUARY 2010 THAT SUMMARIZED THE SOIL GROUPS REQUIRED FOR THIS SWM REPORT.
17. EXISTING PARKING AND/OR STRUCTURES LOCATED ON SITE ARE TO BE DEMOLISHED AS SHOWN ON PLAN (SHEET 7).
18. BOUNDARY OUTLINE BASED ON FIELD SURVEY PERFORMED BY FISHER COLLINS AND CARTER, INC. DATED MARCH, 2008.
19. TOPOGRAPHIC CONTOURS BASED ON AERIAL SURVEY PERFORMED BY HARFORD AERIAL SURVEYS, INC. DATED JANUARY, 2008 AND SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY PREPARED BY FISHER, COLLINS AND CARTER, INC. DATED MAY, 2010.
20. THERE ARE STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116.B.1, (3.867 AC.).
21. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2010 HCD, CHAPTER 5 REGULATIONS AND THE LATEST HOWARD COUNTY DESIGN MANUAL, VOL. 1, CHAPTER 5. ADAPTED TO OR MODIFIED STRUCTURES LOCATED ON SITE WILL BE PROVIDED THROUGH THE USE OF A STONE RESERVOIR LOCATED BENEATH THE VARIOUS ESO FACILITIES. THE REQUIRED ESO VOLUMES WILL BE PROVIDED BY ROOFTOP DISCONNECTION AREAS, BANWATER HARVESTING AND MICRO BIP-RETENTION FACILITIES. OVERBANK FLOOD PROTECTION VOLUMES AND EXTENSIVE FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED BY THE H.O.A. AND MAINTAINED BY H.O.A. AND HOWARD COUNTY.
22. SEVERAL SPECIEM TREES ARE KNOWN TO BE LOCATED WITHIN THE EXISTING FOREST; HOWEVER THEY WERE NOT SURVEYED THERE WILL BE NO PROPOSED DISTURBANCES WITHIN THE EXISTING FOREST.
23. FLOODPLAIN STUDY SHOWN HEREON WAS PREPARED BY WHITMAN REGARDUOT AND ASSOCIATES AND IS DELINEATED ON PLAT F-93-23.
24. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED MARCH 2011. PER THIS STUDY, ONCE THE TOTAL WEEKDAY EVENING PEAK HOUR TRIP GENERATION EXCEEDS 1100 TRIPS, THE ULTIMATE ROAD IMPROVEMENTS ARE NEEDED AT THE INTERSECTION OF COLA COLA DRIVE & PARK CIRCLE DRIVE. AN ADEQUATE ROAD RE-EVALUATION WILL BE PREPARED FOR PARK CIRCLE DRIVE IN 2011 FOR EVENING PEAK HOUR.
25. THE FOREST CONSERVATION ACT REQUIREMENTS FOR THIS PROJECT WILL BE MET THROUGH THE RETENTION OF 10.51 ACRES OF ON-SITE FOREST AND THE PLANTING OF 5.25 ACRES OF ON-SITE FOREST. ALTHOUGH 3.5 AC. OF PLANTING IS REQUIRED, THE ADDITIONAL 1.75 AC. OF PLANTING IS BEING PROVIDED TOWARDS THE GREEN NEIGHBORHOOD CREDIT.
26. "No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed."
27. THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 5, 2010.
28. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
29. NO CONISTORIES OR HISTORIC STRUCTURES EXIST WITHIN THIS SUBDIVISION.
30. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS, THEIR REQUIRED BUFFERS OR THEIR EXTENDED GREEN NEIGHBORHOOD BUFFERS, UNLESS THE ACTIVITIES ARE CONSIDERED NECESSARY OR WAIVED AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING. ACTIVITIES PROPOSED IN WETLANDS, STREAMS, THEIR BUFFERS, AND THEIR EXTENDED GREEN NEIGHBORHOOD BUFFERS AS PART OF THE APPROVED STREAM AND WETLAND RESTORATION AND HABITAT MANAGEMENT PLANS ARE CONSIDERED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING.
31. IN ACCORDANCE WITH SEC. 127.4.F.2.B. OF THE HOWARD COUNTY ZONING REGULATIONS, NO MORE THAN 50% OF THE NET ACREAGE OR 0.50 x 101,689 = 50,845 AC. SHALL BE DEDICATED TO RESIDENTIAL BUILDINGS AND PARKING. SEE SITE MAP, THIS SHEET FOR RESIDENTIAL AREA, TOTAL RESIDENTIAL AREA AND PARKING = 32,939 AC.
32. IN ACCORDANCE WITH SEC. 127.4.F.2.C. OF THE HOWARD COUNTY ZONING REGULATIONS, 14% OF THE NET DWELLING UNITS ARE PROPOSED AS MODERATE INCOME HOUSING UNITS (MIHU) BASED ON 15% OF THE TOTAL DWELLING UNITS FOR THIS T.O.D. ZONING DISTRICT DEVELOPMENT.
33. LANDSCAPING SHALL BE ADDRESSED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AS PART OF FINAL LAND SITE DEVELOPMENT PLAN STAGES.
34. FOR SITE DEVELOPMENT PLANS INCLUDING MODERATE INCOME HOUSING UNITS (MIHU'S), A MIHU AGREEMENT AND COVENANTS WILL BE REQUIRED. THESE DOCUMENTS ARE DESCRIBED IN SECTION 13.402 OF THE COUNTY CODE.
35. UPON REVIEW OF APPLICABLE FINAL SUBDIVISION AND SITE DEVELOPMENT PLANS, THE DEPARTMENT OF PLANNING AND ZONING SHALL DETERMINE IF ACTIVITIES AS REGULATED ENVIRONMENTAL PROTECTION ACT IN ACCORDANCE WITH SUBSECTION 16.116(C) OF THE HOWARD COUNTY CODE, UNLESS WAIVERS OF FINAL SUBDIVISION PLAN AND/OR SITE DEVELOPMENT PLAN REQUIREMENTS HAVE BEEN APPROVED.
36. THIS PLAN IS SUBJECT TO PERMIT SECTION WP-11-117 TO WAIVE SUBSECTIONS 16.144(a) AND 16.144(b) OF THE HOWARD COUNTY CODE. THIS ACTION RELIEVES THE REQUIREMENT TO SUBMIT A PRELIMINARY SUBDIVISION PLAN OR A PRELIMINARY EQUIVALENT SKETCH PLAN IN ORDER TO RECEIVE A GREEN NEIGHBORHOOD ACTION, WAIVER PERMIT WP-11-117 AS APPROVED ON APRIL 27, 2011 BY THE DEPARTMENT OF PLANNING AND ZONING.
37. ON MARCH 3, 2009, A LETTER WAS SUBMITTED TO HOWARD COUNTY PLANNING AND ZONING REQUESTING AN APPROVAL OF A WAIVER TO THE FOLLOWING SECTIONS OF DMV 13: 2.2.G (BUS STOP TURNOUT LANE), SECTIONS 2.3.A.1.A (MINIMUM RADIUS BASED ON DESIGN SPEED), 2.3.A.3.C (HORIZONTAL DESIGN/DRIVEN HIGHWAYS), 2.4.B.1.2 (RIGHT-OF-WAY WIDTH & PAVEMENT WIDTH AND CROSS SLOPE), 2.5.B.1.A (INTERSECTION SPACING & MINIMUM CURVATURE), 2.6.D (SPACING AND CORNER CLEARANCE), 2.9.B (OVERLAP/ GUEST PARKING), 2.9.C (24' ONE LANE WIDTH), AND 2.10.C (REST STOPPING AREA LOCATION). WITH THE REVIEW AND COMMENTS FROM THE DEPARTMENT OF PUBLIC WORKS, THIS DIVISION HAS MADE THE FOLLOWING DECISIONS:  
(1) SECTION 2.2.G. BUS STOPS-REQUEST THAT THE BUS STOP WIDTH BE REDUCED HAS BEEN DENIED.  
(2) SECTION 2.3.A.1.A. DESIGN SPEED/MINIMUM RADIUS - REQUEST TO REDUCE THE DESIGN SPEED FROM 40 TO 30 MPH (POSTED SPEED = 25 MPH) IS ACCEPTABLE. REQUEST TO REDUCE MINIMUM CURVE RADIUS IN THREE LOCATIONS ON ROAD 'A' AND TWO ON ROAD 'B' IS ACCEPTABLE CONTINGENT UPON THE REMOVAL OF PARKING SPACES WITHIN THE LINE OF SIGHT FOR SIGHT DISTANCE.  
(3) SECTION 2.3.A.3.C. DIVIDED ROADWAYS - REQUEST MODIFICATIONS TO ALLOW DIVIDED ROADWAY ON A MAJOR COLLECTOR AND REDUCTION OF MEDIAN WIDTH FROM 16' TO 14'. THESE REQUESTS ARE ACCEPTABLE WITH THE SWM DEVICES WITHIN THE ISLANDS TO MAINTAINED BY HOA OR COMMERCIAL ASSOC.  
(4) SECTION 2.4.B.1. RIGHT-OF-WAY WIDTHS-REQUEST A VARIABLE RIGHT-OF-WAY WIDTH TO EXTEND ONE FOOT BEHIND FACE OF CURB. OPW RECOMMENDATIONS TO DEFER FOR FURTHER DISCUSSION.  
(5) SECTION 2.4.B.2. PAVEMENT WIDTHS AND CROSS SLOPE-REQUEST THAT ROAD 'A' HAVE LANE WIDTHS OF 16' AND ALL OTHER ROADS HAVE A TOTAL WITH OF 18' FOR ONE WAY AND 22' FOR TWO WAY TRAFFIC. THESE LANE WIDTHS ARE ACCEPTABLE PROVIDED A SCHOOL BUS AND AN OPPOSING PASSENGER VEHICLE CAN MANEUVER THE ROADWAY CONCURRENTLY WITHOUT ONE VEHICLE STOPPING AND WAITING FOR THE OTHER ONE TO MOVE BEFORE CONTINUING.  
(6) SECTION 2.5. TABLE 2.07, INTERSECTION SPACING-REQUEST A MINIMUM INTERSECTION SPACING OF 100 FEET. OPW RECOMMENDS TO DEFER FOR FURTHER DISCUSSION.  
(7) SECTION 2.5. TABLE 2.08, CURB FILET RADIUS-REQUEST A REDUCTION IN THE MINIMUM CURB FILET RADIUS FROM 40' TO 25'. OPW RECOMMENDS TO DEFER FOR FURTHER DISCUSSION.  
(8) SECTION 2.6.D. DRIVEWAY SPACING AND CORNER CLEARANCE-REQUEST THAT THE CORNER CLEARANCE BE REDUCED FROM 70' TO 25' AND SPACING BETWEEN INTERSECTIONS BE REDUCED FROM 250' TO 100'. THE SPACING BETWEEN INTERSECTIONS REDUCTION TO 100' IS ACCEPTABLE. THE CORNER CLEARANCE REDUCTION TO 25' IS NOT ACCEPTABLE, DEVELOPER NEEDS TO SHOW SIGHT DISTANCE REQUIREMENTS.  
(9) SECTION 2.9. TABLE 2.11, OVERTURN/GUEST PARKING-REQUEST THAT OFF-SITE PARKING BE REDUCED FROM 2.3 SPACES PER DWELLING UNIT TO 2.0 SPACES PER DWELLING UNIT. OPW RECOMMENDS THAT THIS REQUEST BE DENIED. THIS ITEM MAY BE READDRESSSED WITH THE RESOLUTION OF THE CHANGES REQUESTED ABOVE.  
(10) SECTION 2.10.C. SOLID WASTE STORAGE LOCATION-REQUEST THAT THE DISTANCE FROM A CONTROLIZED REFUSE STORAGE AREA TO A MULTI-FAMILY AREA BE INCREASED FROM 200' TO 300'. OPW DOES NOT OPOSE THE GRANTING OF THIS REQUEST. O.E.D. REQUESTS THAT EFFORT IS MADE TO ADD AN ADDITIONAL CORRAL TO SHORTEN THE DISTANCE. ADDITIONALLY, THE NUMBER OF CORRAL AREAS APPLICABLE TO EACH UNIT IS LIMITED TO ONE. THE DISTANCE FROM THE CORRAL TO THE UNIT IS LIMITED TO 10 FEET.  
(11) SECTION 2.9.C. OFF STREET PARKING LOTS-REQUEST THAT THE MINIMUM ASLE WIDTHS BETWEEN ROWS OF PARKING BE REDUCED FROM 24' TO 22'. OPW DOES NOT OPOSE THIS REQUEST, BUT OED REQUESTS A FIRE TRUCK TURNING RADIUS EXHIBIT.
38. THE ROUTE 1 MANUAL DESCRIBES DESIGN REQUIREMENTS AND RECOMMENDATIONS FOR PROPERTIES IN THE ROUTE 1 CORRIDOR. BECAUSE THIS PROPERTY IS LOCATED IN THE ROUTE 1 CORRIDOR, THE DIVISION OF COMPREHENSIVE AND CONURBY PLANNING (COCP) DEVELOPED THIS PLAN FOR COMPLIANCE WITH THE ROUTE 1 MANUAL.
39. IN ACCORDANCE WITH THE DESIGN MANUAL WANNERS OUTLINED IN GENERAL NOTE NO. 33 FOR REDUCED PUBLIC ROAD R/W, ALL PUBLIC ROADS SHALL PROVIDE A PUBLIC 5' SIGNAGE, STREET LIGHT AND UTILITY EASEMENT."
40. STREAM AND WETLAND RESTORATION AND THE HABITAT MANAGEMENT PLAN SHALL BE IMPLEMENTED WITHIN 3 YEARS OF FINAL APPROVAL OF THE SITE DEVELOPMENT PLAN ASSOCIATED WITH CONSTRUCTION OF THE 190A RESIDENTIAL UNIT. A COPY OF THE JOINT FEDERAL/STATE APPLICATION FOR AUTHORIZATION OF REGULATED ACTIVITIES ASSOCIATED WITH THE STREAM AND WETLAND RESTORATION AND HABITAT MANAGEMENT PLAN SHALL BE SUBMITTED TO DPZ AS PART OF THE SITE DEVELOPMENT PLAN ASSOCIATED WITH CONSTRUCTION OF THE 190A RESIDENTIAL UNIT.

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-8	SKETCH PLAN
9	TYPICAL ROADWAY SECTIONS
10-11	GREEN NEIGHBORHOOD PLAN



**Site Map**

Scale: 1" = 300'

■ DENOTES RESIDENTIAL AREA  
■ DENOTES AMENITY AREA



**Vicinity Map**  
Scale: 1" = 2000'

**First Election District  
Howard County, Maryland**

**PROJECTED HOUSING UNIT ALLOCATIONS FOR OXFORD SQUARE**

PLANNING/ALLOCATION YEAR	2013	2014	2015	2016	2017	2018	TOTAL
FROM ELK RIDGE BIN	0	0	0	0	60	10	70
FROM RT. 1 REVITALIZATION BIN	21	59	71	64	84	3	302
FROM MIHU BIN	0	0	10	36	56	41	143
FROM GREEN NEIGHBORHOOD BIN	129	91	69	50	50	50	439
<b>TOTAL OXFORD SQUARE</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>250</b>	<b>104</b>	<b>954</b>

**LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREELINE
N.R.F.	NON REGULATED FACILITY
---	SLOPES (15% - 24.9%)
---	SLOPES (25% AND GREATER)
---	WETLANDS BUFFER
---	WETLANDS LIMITS
---	FLOODPLAIN LIMITS
---	PROPOSED PAVED WALK
---	PROPOSED CROSSWALK
ESD #1	STORMWATER MANAGEMENT DEVICE
---	STORM DRAIN

**PARKING SUMMARY**

RESIDENTIAL:	QUANTITY	UNIT	PARKING RATE (1)	PARKING PER UNIT	PARKING REQUIRED
MULTI-FAMILY APARTMENTS	470	DU	2.00	DU	940
	484	DU	2.00	DU	968
<b>TOTAL RESIDENTIAL UNITS:</b>	<b>954</b>	<b>DU</b>			<b>REQUIRED RESIDENTIAL SUBTOTAL: 1,908 SPACES</b>
NON-RESIDENTIAL:	QUANTITY	UNIT	PARKING RATE (1)	PARKING PER UNIT	PARKING REQUIRED
RETAIL (GROUND FLOOR) (2)	0	SF	14	1,000	252
RESTAURANT (GROUND FLOOR) (2)	18,000	SF	3.3	1,000	2,520
OFFICE (4 STORY)	765,200	SF	10.0	1,000	102
COMMUNITY CENTER	10,200	SF			
<b>TOTAL NON-RESIDENTIAL:</b>	<b>793,400</b>	<b>SF</b>			<b>REQUIRED NON-RESIDENTIAL TOTAL: 2,879 SPACES</b>
SITE AMENITIES:	QUANTITY	UNIT	PARKING RATE (1)	PARKING PER UNIT	PARKING REQUIRED
SWIMMING POOL (PRIVATE APARTMENT COMPLEX)	325	PEOPLE	1.0		33
<b>REQUIRED TOTAL:</b>					<b>4,820 SPACES</b>
RESIDENTIAL WALK UP INTEGRAL GARAGES					40
RESIDENTIAL STRUCTURED GARAGES					1,128
RESIDENTIAL SURFACE PARKING					760
RESIDENTIAL ON-STREET					310
<b>RESIDENTIAL SUBTOTAL</b>					<b>2,238 SPACES</b>
NON-RESIDENTIAL STRUCTURED GARAGES					2,778
NON-RESIDENTIAL SURFACE PARKING					261
NON-RESIDENTIAL ON-STREET					89
NON-RESIDENTIAL SUBTOTAL					<b>3,128 SPACES</b>
ON-STREET NON-PEAK RUSH HOUR PARKING ALONG ROAD A					52 SPACES
<b>PROVIDED TOTAL:</b>					<b>5,418 SPACES</b>

**ROADWAY INFORMATION CHART**

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

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

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

STATE OF MARYLAND  
PLANNING AND ZONING  
6/20/11  
I, *[Signature]*, hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland. License No. 20748, Expiration Date 6-22-15.

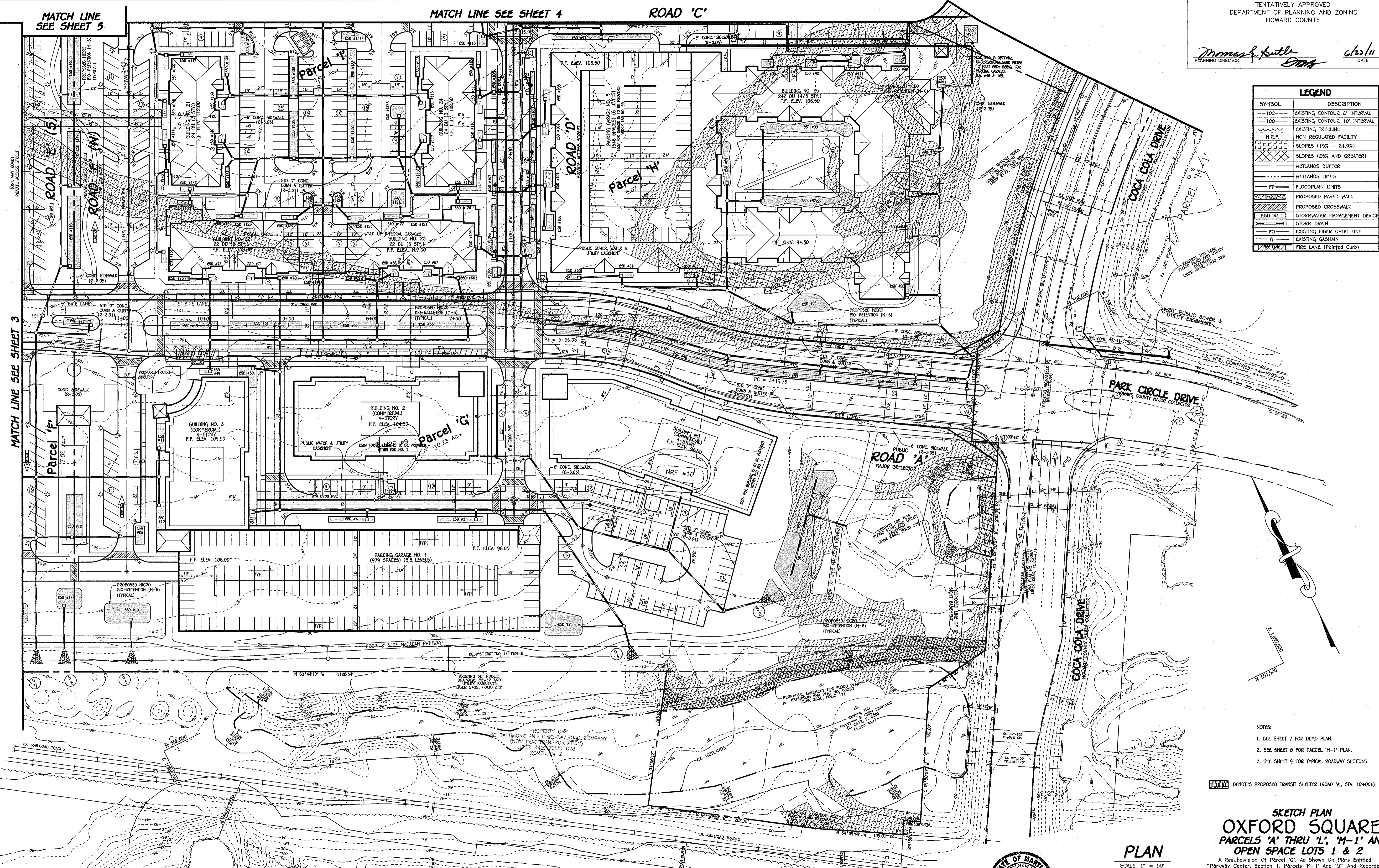
**OXFORD SQUARE  
PARCELS 'A' THRU 'L', 'M-1' AND  
OPEN SPACE LOTS 1 & 2**  
A Resubdivision Of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546.  
USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL  
ZONING: TOD  
TAX MAP NO. 38, GRID NO. 19 & 20, PARCEL NO. 761  
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
DATE: JUNE 21, 2011  
SHEET 1 OF 11

*Thomas & Smith* 6/20/11  
PLANNING DIRECTOR DATE

LEGEND	
SYMBOL	DESCRIPTION
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---	PROPOSED CROSSWALK
ESD #1	STORMWATER MANAGEMENT DEVICE
---	STORM DRAIN
---	EXISTING FIBER OPTIC LINE
G	EXISTING GAS MAIN
---	FIRE LANE (Painted Curb)

MATCH LINE SEE SHEET 4 ROAD 'C'

MATCH LINE SEE SHEET 5



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

XXXX DENOTES PROPOSED TRANSIT SHELTER (ROAD 'A', STA. 10+00)

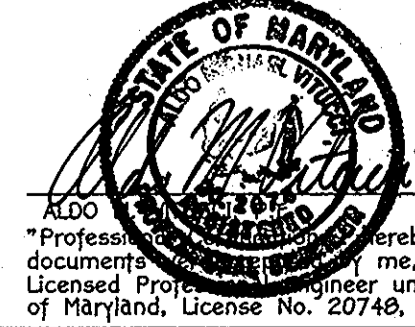
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PARCELS 'A' THRU 'L', 'M-1' AND  
OPEN SPACE LOTS 1 & 2

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USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL  
ZONING: TD  
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761  
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
DATE: JUNE 21, 2011  
SHEET 2 OF 11

PLAN  
SCALE: 1" = 50'

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

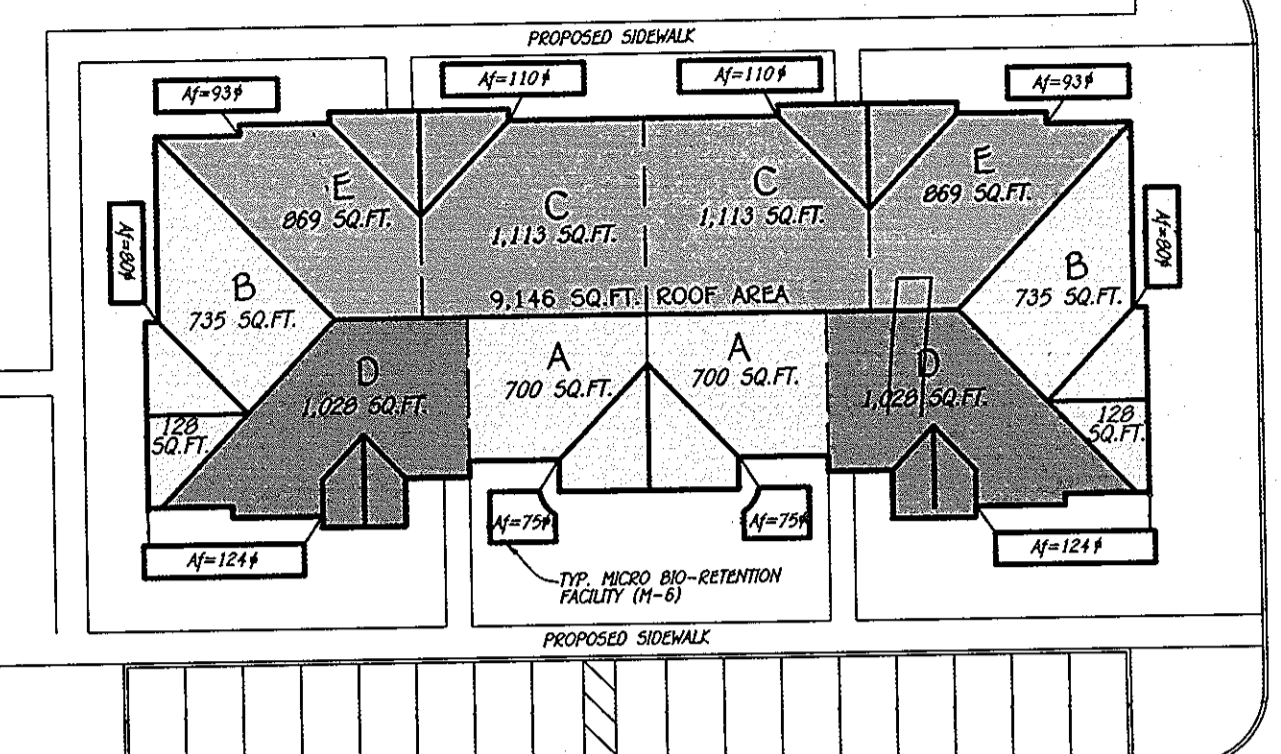
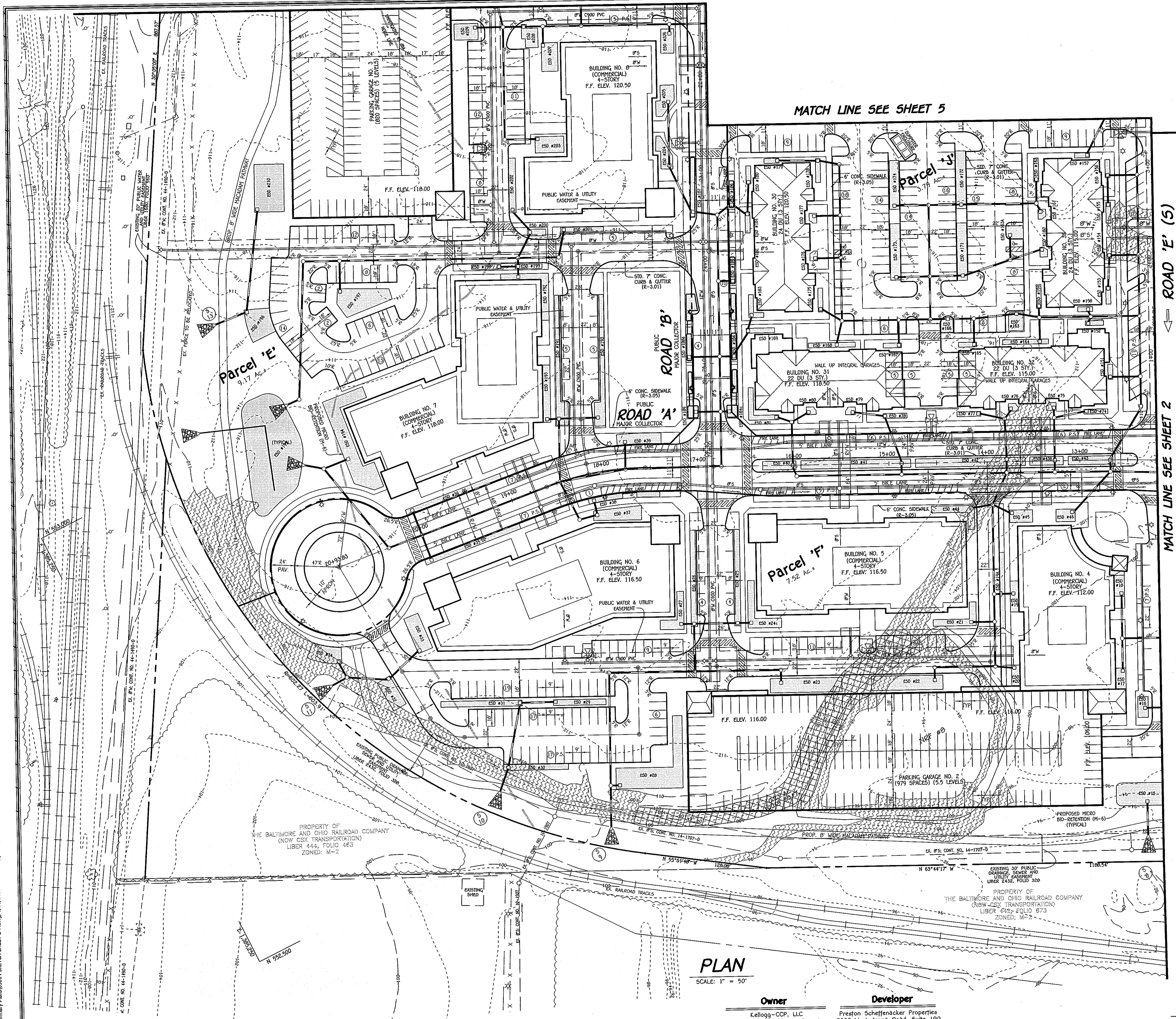
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Ph: 410-296-3800



6/20/11  
DATE

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SOURCE OFFICE: 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 481-2999

*Thomas E. Suttle* 6/23/11  
PLANNING DIRECTOR DATE



ESDV REQ'D TO TREAT ROOF AREA = 824 cu ft.  
ESDV PROVID. = SURFACE w/ d=0.75" = 616 cu ft.  
STONE RESERVOIR d=2.0' = 573 cu ft.  
TOTAL = 1,200 cu ft.  
**TYPICAL 24 D.U. (3 STORY) APARTMENT BUILDING  
ROOFTOP RUNOFF TREATMENT**  
SCALE: 1" = 30'

**CENTERLINE CURVE DATA**

ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
ROAD A	3+19.76 - 4+44.80	500.00'	125.11'	14°20'13"
ROAD A	4+44.80 - 5+01.03	397.00'	136.15'	19°30'56"
ROAD A	17+55.25 - 18+61.22	300.00'	105.97'	20°14'19"
ROAD B	3+76.54 - 4+92.50	150.00'	115.96'	41°31'32"
ROAD B	17+63.18 - 21+07.69	220.00'	344.41'	89°41'49"
ROAD C	0+10.25 - 1+54.26	200.00'	144.01'	41°15'19"
ROAD C	2+55.30 - 3+43.27	56.00'	87.96'	89°59'59"

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

**PARKING SPACE TABULATION**

PARCEL	GARAGE SPACES	STREET/PARKING LOT SPACES	WALK UP INTEGRAL GARAGES
A	582	34	---
B	---	173	---
C	---	68	---
D	820	130	---
E	979	130	---
F	979	117	---
G	246	17	---
H	---	188	10
I	---	200	10
J	---	200	10
K	---	205	10
L	---	---	---

**LEGEND**

SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREE LINE
N.R.F.	NON REGULATED FACILITY
---	SLOPES (15% - 24.9%)
---	SLOPES (25% AND GREATER)
---	WETLANDS BUFFER
---	WETLANDS LIMITS
FP	FLOODPLAIN LIMITS
---	PROPOSED PAVED WALK
---	PROPOSED CROSSWALK
ESO #1	STORMWATER MANAGEMENT DEVICE
---	STORM DRAIN
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS MAIN
---	FIRE LANE (Painted Curb)

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

**SKETCH PLAN  
OXFORD SQUARE  
PARCELS 'A' THRU 'L', 'M-1' AND  
OPEN SPACE LOTS 1 & 2**

A Resubdivision of Parcel 'Q', As Shown On Plans Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544, Thru 10546.  
USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL  
ZONING: TOU  
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761  
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
DATE: JUNE 21, 2011  
SHEET 3 OF 11

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

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

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



I, *Thomas E. Suttle*, hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-13.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461-3000

*Thomas E. Suttler* *6/23/11*  
PLANNING DIRECTOR DATE

MATCH LINE SEE SHEET 6

LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TIE LINE
N.R.F.	NON REGULATED FACILITY
---	SLOPES (15% - 24.9%)
---	SLOPES (25% AND GREATER)
---	WETLANDS BUFFER
---	WETLANDS LIMITS
FP	FLOODPLAIN LIMITS
---	PROPOSED PAVED WALK
---	PROPOSED CROSSWALK
ESD #1	STORMWATER MANAGEMENT DEVICE
---	STORM DRAIN
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS MAIN
---	FIRE LANE (Painted Curb)

MATCH LINE SEE SHEET 5

Parcel 'C'  
5.12 Ac.

Parcel 'B'  
(School Parcel)  
20.21 Ac.

Parcel 'A'  
5.40 Ac.

Parcel 'L'  
1.00 Ac.

OPEN SPACE  
LOT 2

PARCEL E-1  
PATAPSCO VALLEY BUSINESS CENTER  
PARCELS D-1 & E-1  
A RESUBDIVISION OF PARCELS D & E  
PLAT NOS. 16375 THRU 16377  
ZONED: M-2

ROAD 'E' (N)  
PRIVATE ACCESS STREET

ROAD 'D'  
PRIVATE ACCESS STREET

ROAD 'C'

ROAD 'B'

ROAD 'C'

COCA COLA DRIVE

MATCH LINE SEE SHEET 2

PLAN  
SCALE: 1" = 50'

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

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

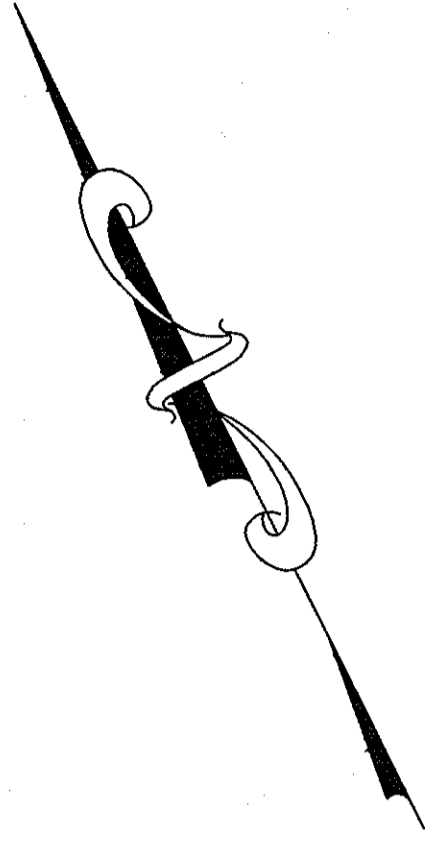


DATE: 6/23/11  
I, *Thomas E. Suttler*, hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-13.

**SKETCH PLAN**  
**OXFORD SQUARE**  
**PARCELS 'A' THRU 'L', 'M-1' AND**  
**OPEN SPACE LOTS 1 & 2**  
A Resubdivision of Parcel 'Q', As Shown on Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' and 'Q'" and Recorded Among the Land Records of Howard County, Maryland as Plat Nos. 10544 Thru 10546.  
USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL  
ZONING: TOU  
TAX MAP No. 36, GRID No. 19 & 20, PARCEL No. 761  
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
DATE: JUNE 21, 2011  
SHEET 4 OF 11

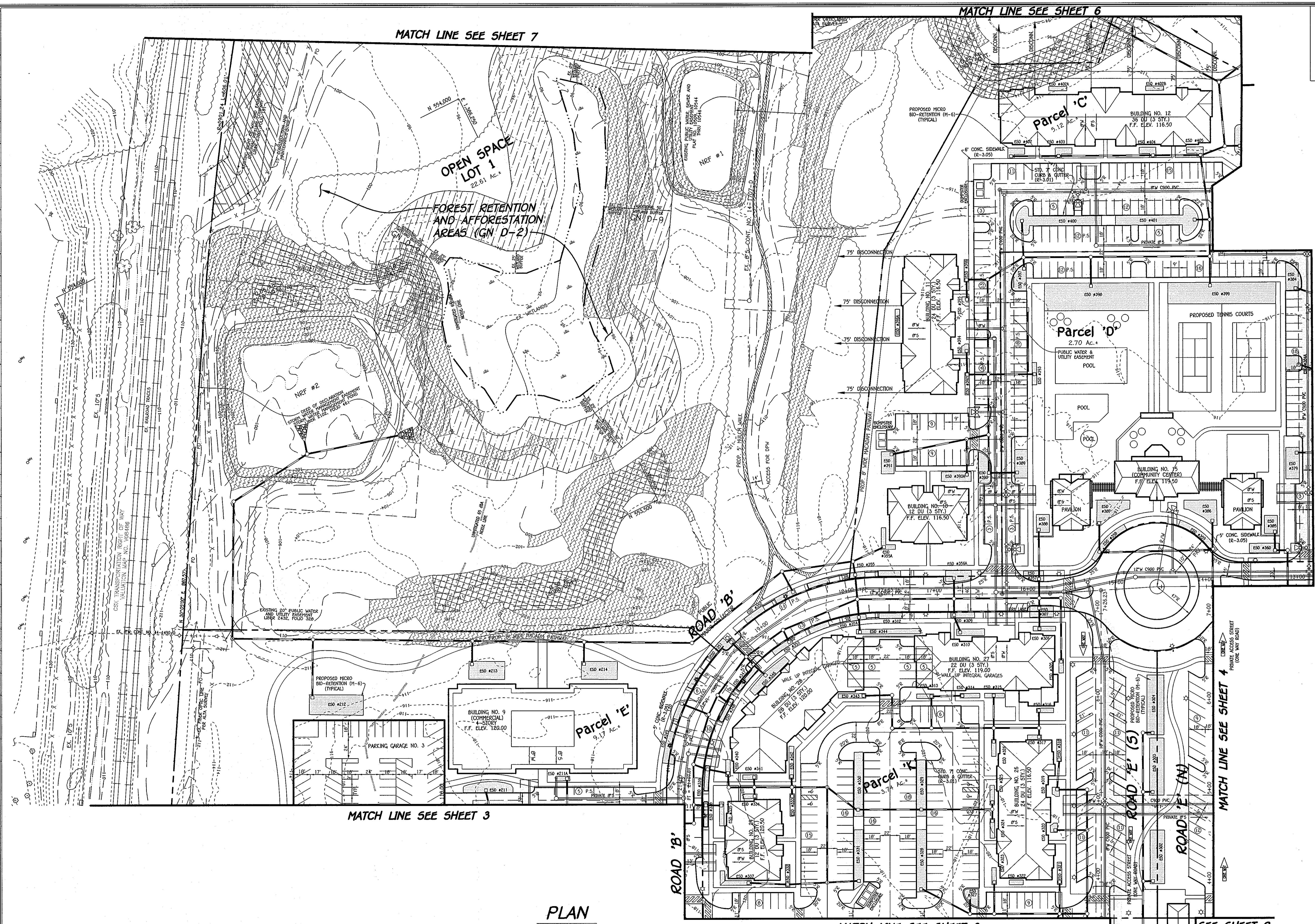
**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2292

*Thomas F. Suttler* *6/23/11*  
PLANNING DIRECTOR DATE



MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 6



MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

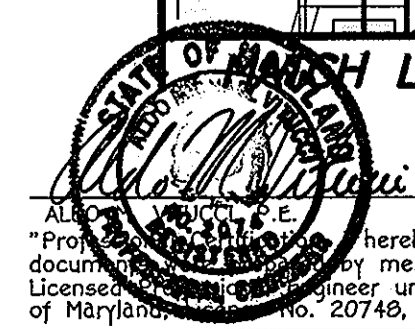
SEE SHEET 2

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

PLAN  
SCALE: 1" = 50'

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

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



**SKETCH PLAN**  
**OXFORD SQUARE**  
**PARCELS 'A' THRU 'L', 'M-1' AND**  
**OPEN SPACE LOTS 1 & 2**  
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"Parkway Center, Section 1, Parcels 'M-1' And 'Q'" and Recorded  
Among the Land Records of Howard County, Maryland As Plat  
Nos. 10544 Thru 10546.  
USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL  
ZONING: TOO  
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761  
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
DATE: JUNE 21, 2011  
SHEET 5 OF 11

*Morgan & Butler*  
PLANNING DIRECTOR  
6/20/11  
DATE

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

**Wetland/Stream Restoration Project:**

- Eliminate ongoing source of disturbance by securing access points to the property.
- Restore natural grades within wetlands, remove and upgrade an existing culvert, and enhance the vegetative community within the wetland.
- Protect the wetland through access restrictions and periodic inspections to control invasive species.
- Stabilize the lower 100-120 feet of ST-2 per the standards of a Coastal Plain Outlet.

**Habitat Management Plan:**

- In shallow Run Sewer right of way define minimum adequate access through the site and re-vegetate areas through reforestation where possible and/or through stabilization with native herbaceous seed mix where reforestation is not possible. Discarded easements will be stabilized and seeded to reduce erosion and encourage natural vegetative colonization.
- In the Columbia Pipeline right of way restore eroded areas and create native herbaceous grassland habitats that will be complementary to the needs of the MHT while providing a natural connection and edge habitat.
- Install bluebird nest boxes.
- Remove trash and debris.
- Provide 5:25 slope of afforestation.

PARCEL I-1  
PLAT OF RESUBDIVISION  
PATAPSCO VALLEY BUSINESS CENTER  
PARCELS I-1 & I-2 & I-3  
PLAT NOS. 20416 THRU 20449  
ZONED: M-2

**UNDERGROUND UTILITY  
R/W TO BE  
RESTORED (GN D-2)**

SEE HABITAT MANAGEMENT PLAN  
DATED 6/9/11

PARCEL D-1  
PATAPSCO VALLEY BUSINESS CENTER  
PARCELS D-1 & E-1  
A RESUBDIVISION OF PARCELS D & E  
PLAT NOS. 16375 THRU 16377  
ZONED: M-2

**FOREST RETENTION  
AND AFFORESTATION  
AREAS (GN D-2)**

**STREAM CHANNEL  
(ST-2)  
RESTORATION AREA  
(GN D-1)**

SEE WETLAND/STREAM RESTORATION PLAN  
DATED 6/9/11

**SEWER LINE  
EASEMENT TO BE  
RESTORED (GN D-2)**

SEE WETLAND/STREAM RESTORATION PLAN  
DATED 6/9/11

**OPEN SPACE  
LOT 1**  
22.61 Ac.  
PLAT OF RESUBDIVISION  
PATAPSCO VALLEY BUSINESS CENTER  
PARCELS I-1 & I-2 & I-3  
PLAT NOS. 20416 THRU 20449  
ZONED: M-2

**Parcel 'B'**  
(School Parcel)  
20.21 Ac.

PARCEL E-1  
PATAPSCO VALLEY BUSINESS CENTER  
PARCELS D-1 & E-1  
A RESUBDIVISION OF PARCELS D & E  
PLAT NOS. 16375 THRU 16377  
ZONED: M-2

**CONCEPTUAL VISION FOR CONNECTION TO  
DORSEY MARC STATION**

NO SCALE  
(SUBJECT TO CHANGE)

- ST-1 - DENOTES STREAM CHANNEL
- A - DENOTES PHOTO EXHIBIT LOCATION FROM WETLAND/STREAM RESTORATION PLAN (6/9/11)
- A - DENOTES PHOTO EXHIBIT LOCATION FROM HABITAT MANAGEMENT PLAN GN D-2 (6/9/11)

**SKETCH PLAN  
OXFORD SQUARE  
PARCELS 'A' THRU 'L', 'M-1' AND  
OPEN SPACE LOTS 1 & 2**

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USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL

ZONING: TOU

TAX MAP No. 36, GRID No. 19 & 20, PARCEL No. 761

FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

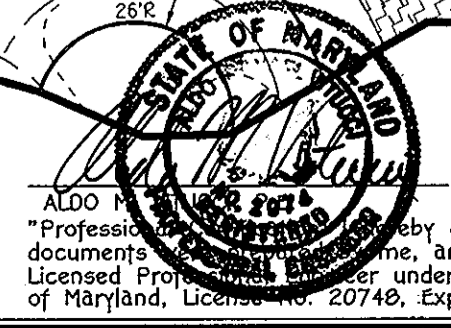
DATE: JUNE 21, 2011

SHEET 6 OF 11

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

**MATCH LINE SEE SHEET 4**

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



MATCH LINE SEE SHEET 7

**MATCH LINE SEE SHEET 5**

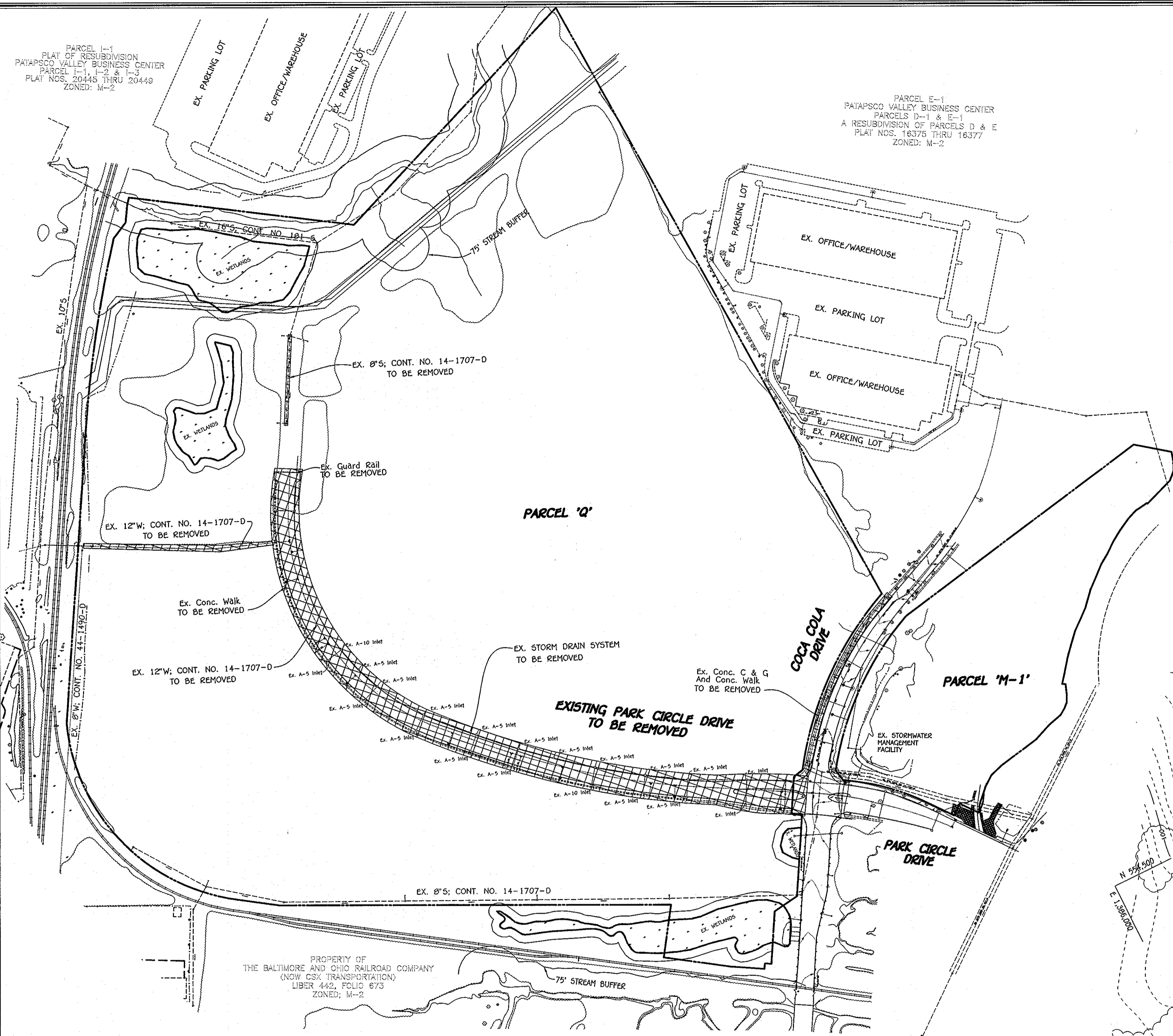
**MATCH LINE SEE SHEET 4**

*Thomas E. Suttler*  
PLANNING DIRECTOR DATE 6/23/11

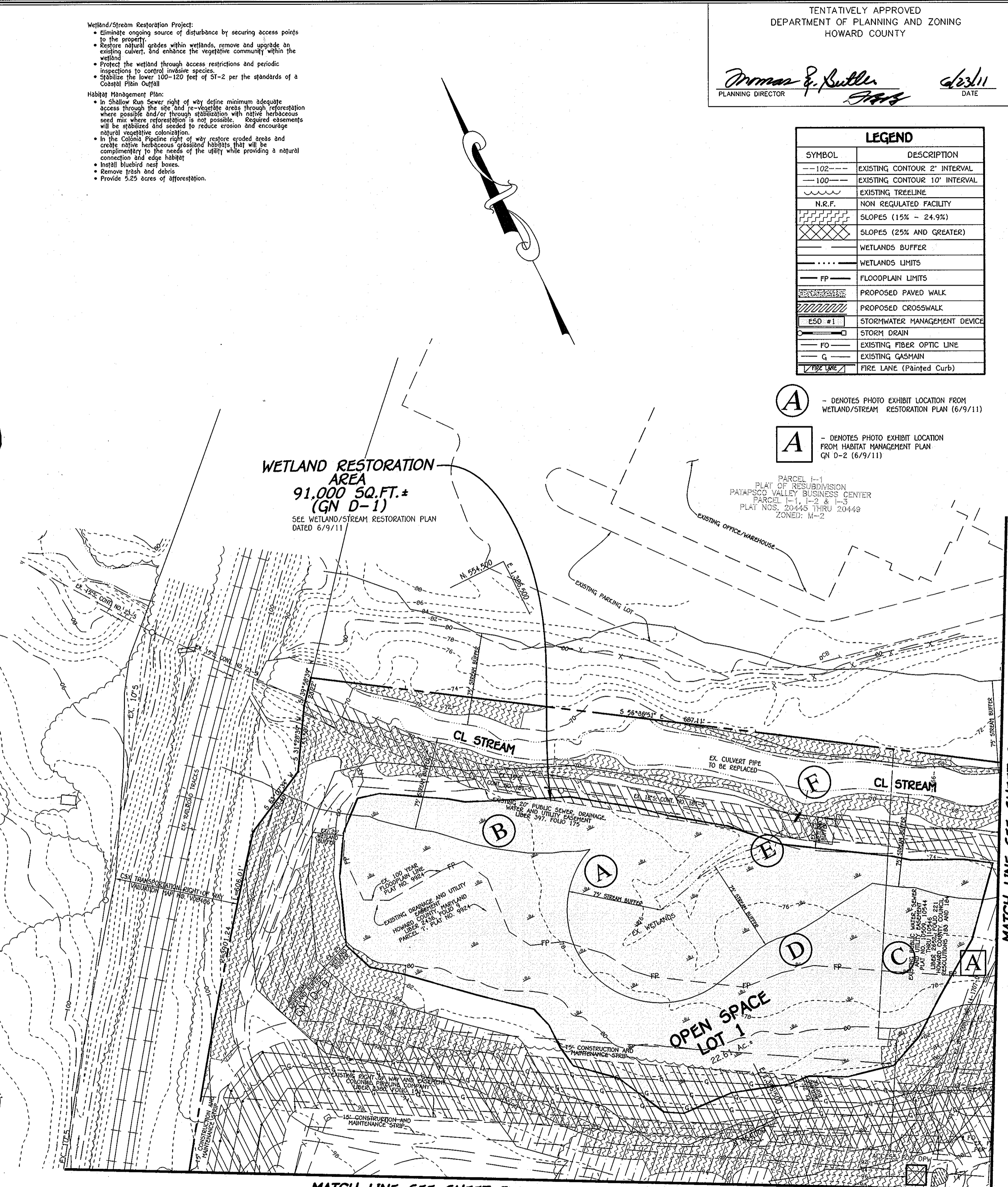
LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREELINE
N.R.F.	NON REGULATED FACILITY
///	SLOPES (15% - 24.9%)
\\	SLOPES (25% AND GREATER)
---	WETLANDS BUFFER
---	WETLANDS LIMITS
FP	FLOODPLAIN LIMITS
---	PROPOSED PAVED WALK
---	PROPOSED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

(A) - DENOTES PHOTO EXHIBIT LOCATION FROM WETLAND/STREAM RESTORATION PLAN (6/9/11)  
(A) - DENOTES PHOTO EXHIBIT LOCATION FROM HABITAT MANAGEMENT PLAN Q1 D-2 (6/9/11)

- Wetland/Stream Restoration Project:**
- Eliminate ongoing source of disturbance by securing access points to the property.
  - Restore natural grades within wetlands, remove and upgrade an existing culvert, and enhance the vegetative community within the wetland.
  - Protect the wetland through access restrictions and periodic inspections to control invasive species.
  - Stabilize the lower 100-120 feet of S1-2 per the standards of a Coastal Plain Outfall.
- Habitat Management Plan:**
- In Shallow Run Sewer right of way define minimum adequate access through the site and re-vegetate areas through revegetation where possible and/or through stabilization with native herbaceous seed mix where revegetation is not possible. Sloped elements will be stabilized and seeded to reduce erosion and encourage natural vegetative colonization.
  - In the Collins Pipeline right of way restore eroded areas and create native herbaceous grassland habitats that will be complementary to the needs of the upland while providing a natural connection and edge habitat.
  - Install bluebird nest boxes.
  - Remove trash and debris.
  - Provide 5.25 acres of offset/recreation.



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



MATCH LINE SEE SHEET 5

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

PROPOSED GAZEBO OR OTHER OPEN SPACE AMENITY

**SKETCH PLAN**  
**OXFORD SQUARE**  
PARCELS 'A' THRU 'L', 'M-1' AND OPEN SPACE LOTS 1 & 2

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

USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL

ZONING: TOD

TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761

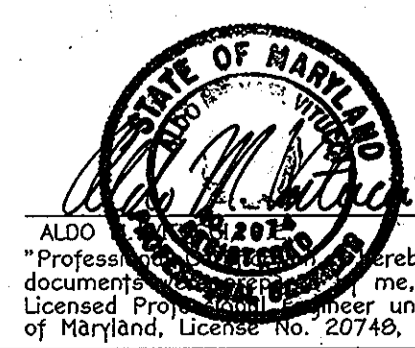
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

DATE: JUNE 21, 2011

SHEET 7 OF 11

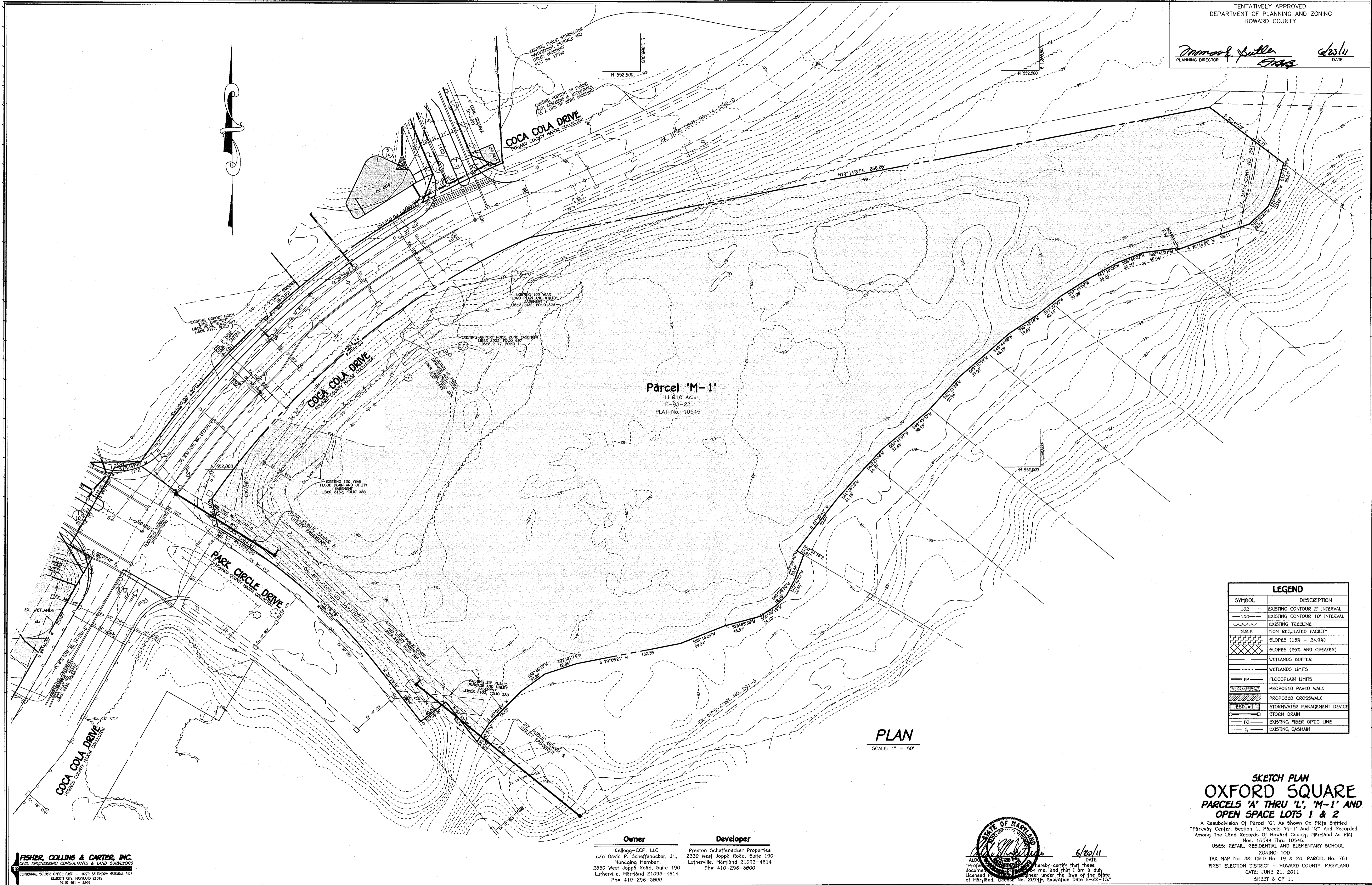
**Owner**  
Kellogg-CCP, LLC  
c/o David P. Scheffenacker, Jr.,  
Managing Member  
2330 West Joppa Road, Suite 190  
Lutherville, Maryland 21093-4614  
Ph# 410-296-3800

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



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 481 - 2995

*Monroe Suttle* 6/23/11  
PLANNING DIRECTOR DATE



LEGEND	
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREETRINE
N.R.F.	NON REGULATED FACILITY
	SLOPES (15% - 24.9%)
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ESD #1	STORMWATER MANAGEMENT DEVICE
---	STORM DRAIN
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GASMAIN

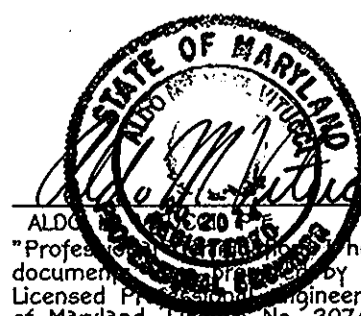
**PLAN**  
SCALE: 1" = 50'

**Owner**

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

**Developer**

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



6/20/11  
DATE

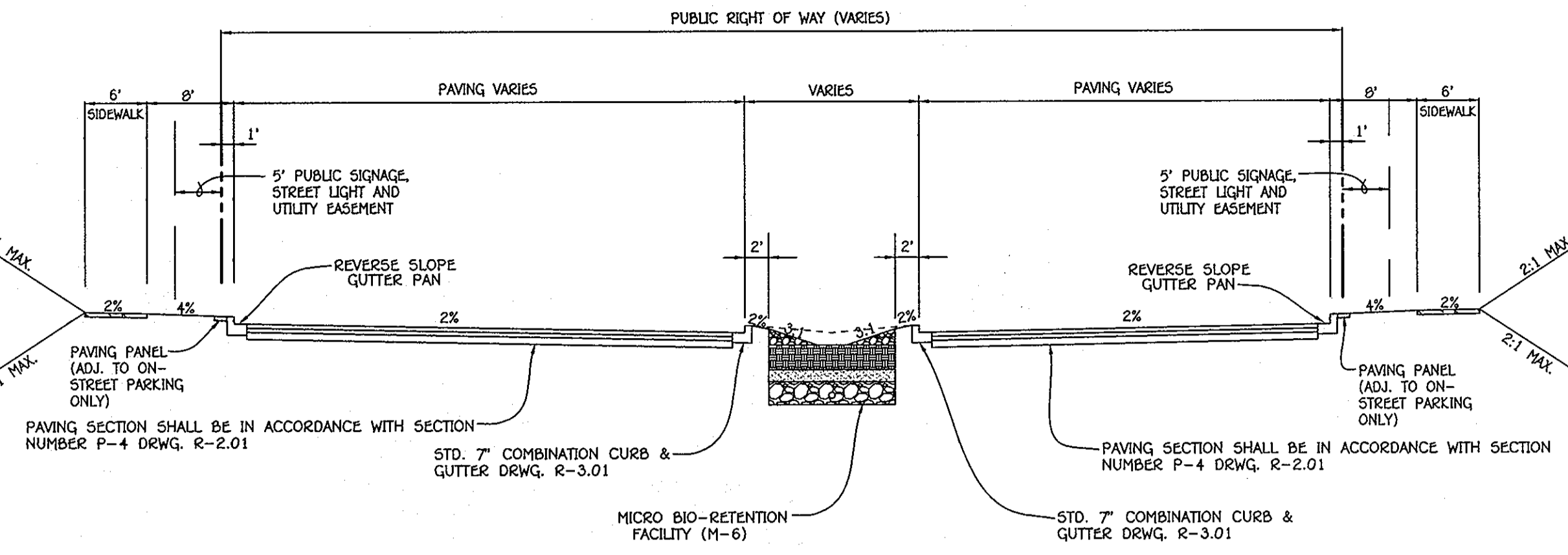
**SKETCH PLAN  
OXFORD SQUARE  
PARCELS 'A' THRU 'L', 'M-1' AND  
OPEN SPACE LOTS 1 & 2**

A Re-subdivision of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546.  
USES: RETAIL, RESIDENTIAL, AND ELEMENTARY SCHOOL  
ZONING: TOU  
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761  
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
DATE: JUNE 21, 2011  
SHEET 8 OF 11

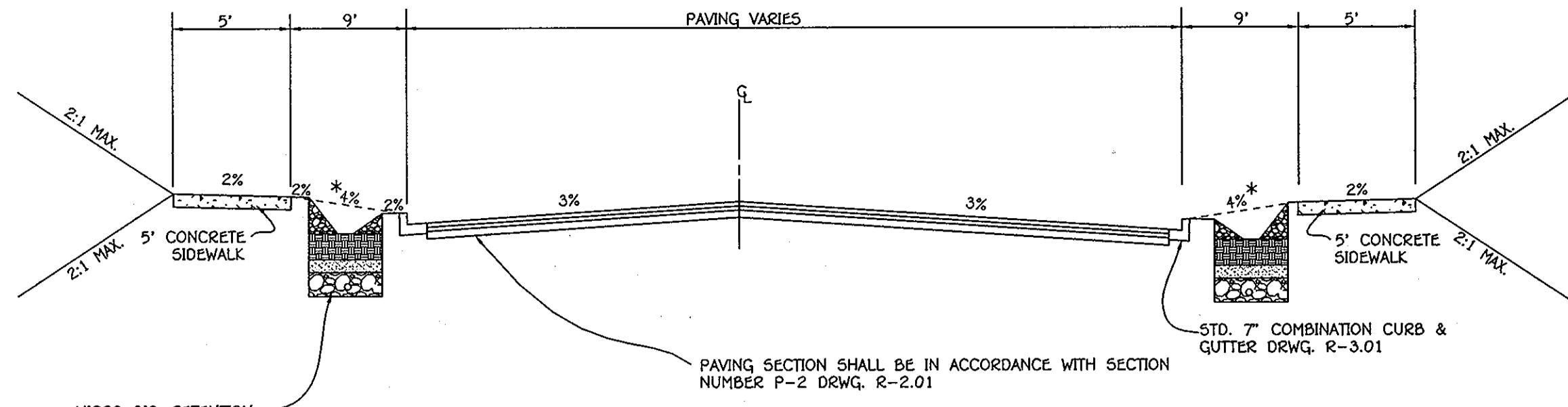
**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2299



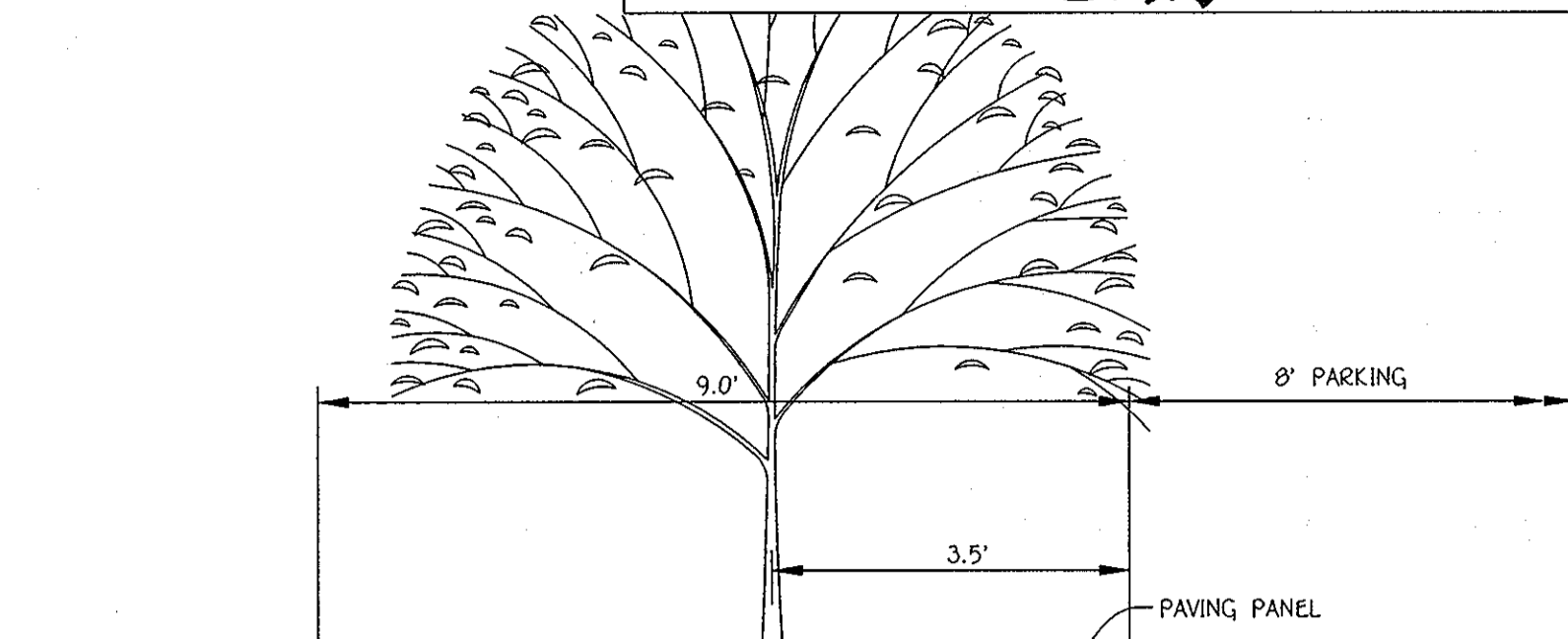
*Thomas F. Kuttler*  
PLANNING DIRECTOR  
*6/21/11*  
DATE



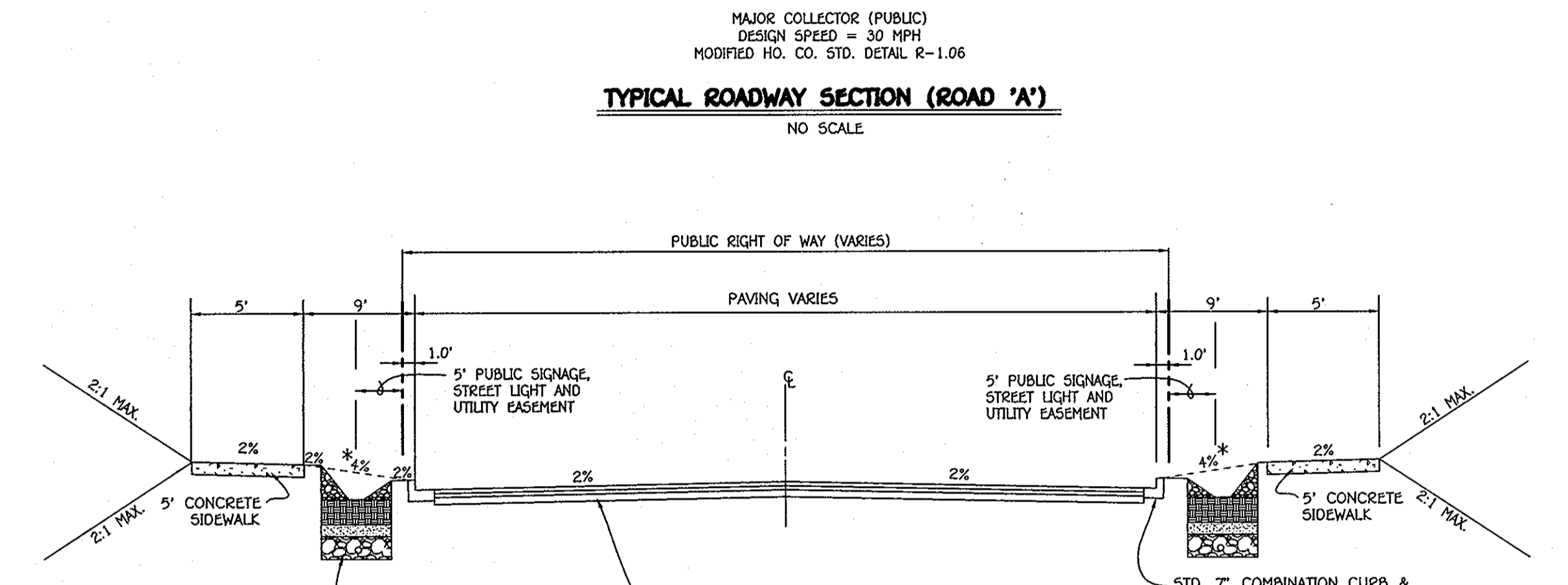
**TYPICAL ROADWAY SECTION (ROAD 'A')**  
NO SCALE



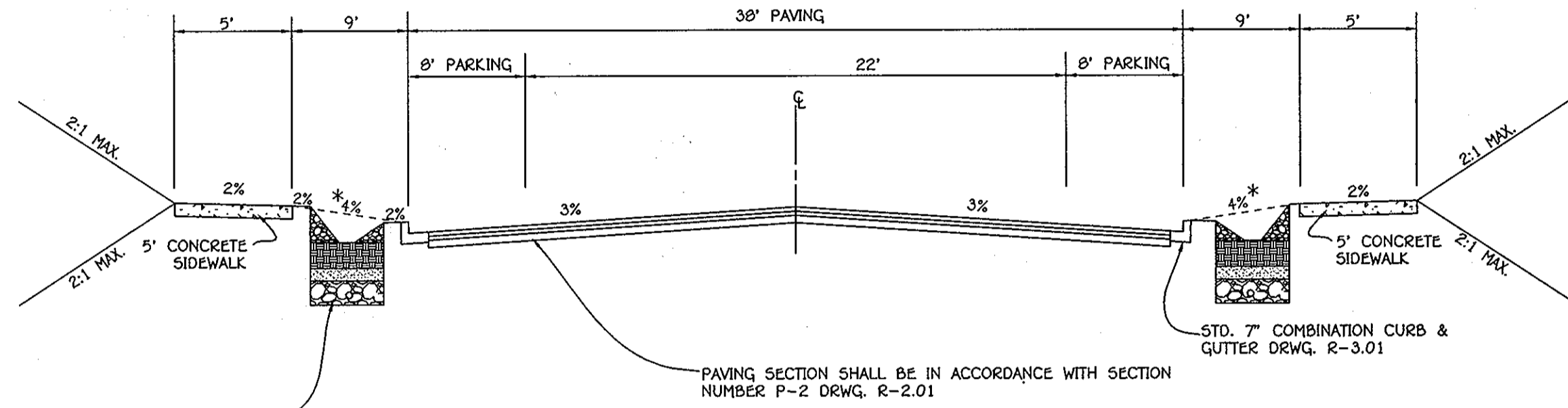
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NO SCALE



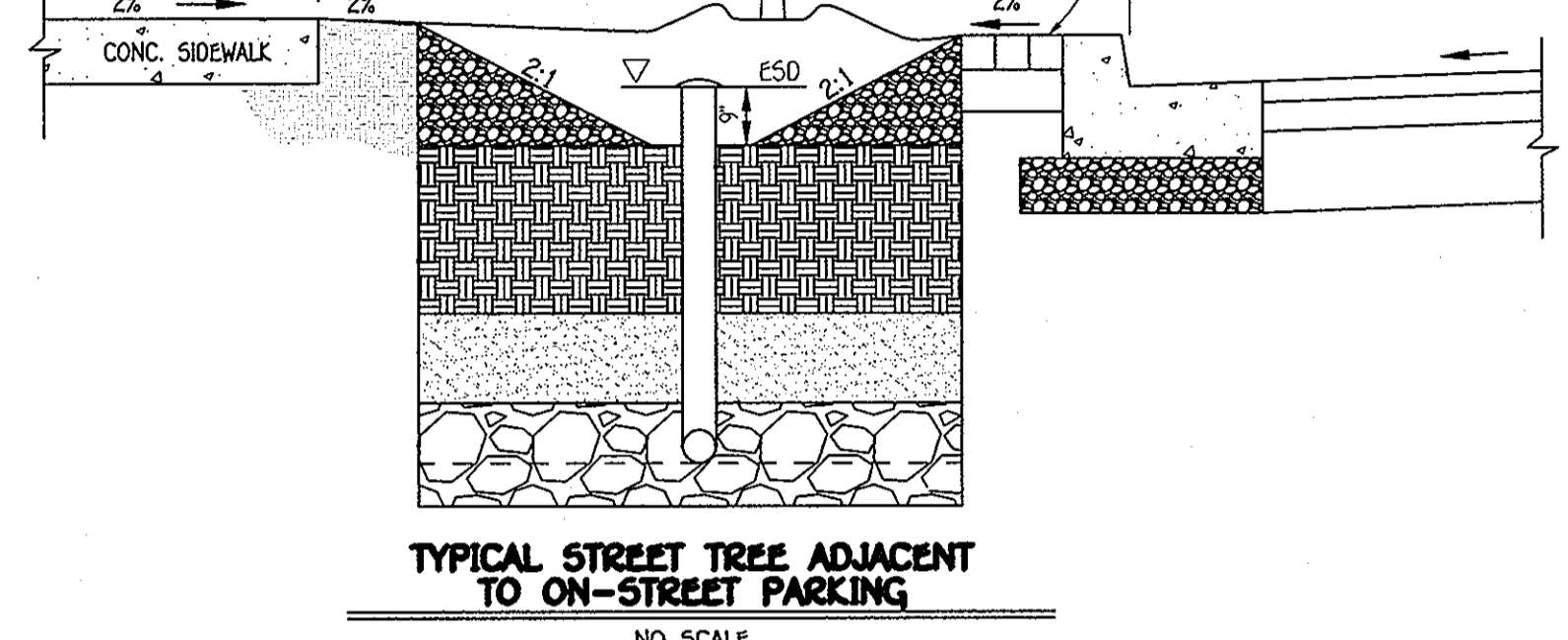
**TYPICAL STREET TREE ADJACENT TO ON-STREET PARKING**  
NO SCALE



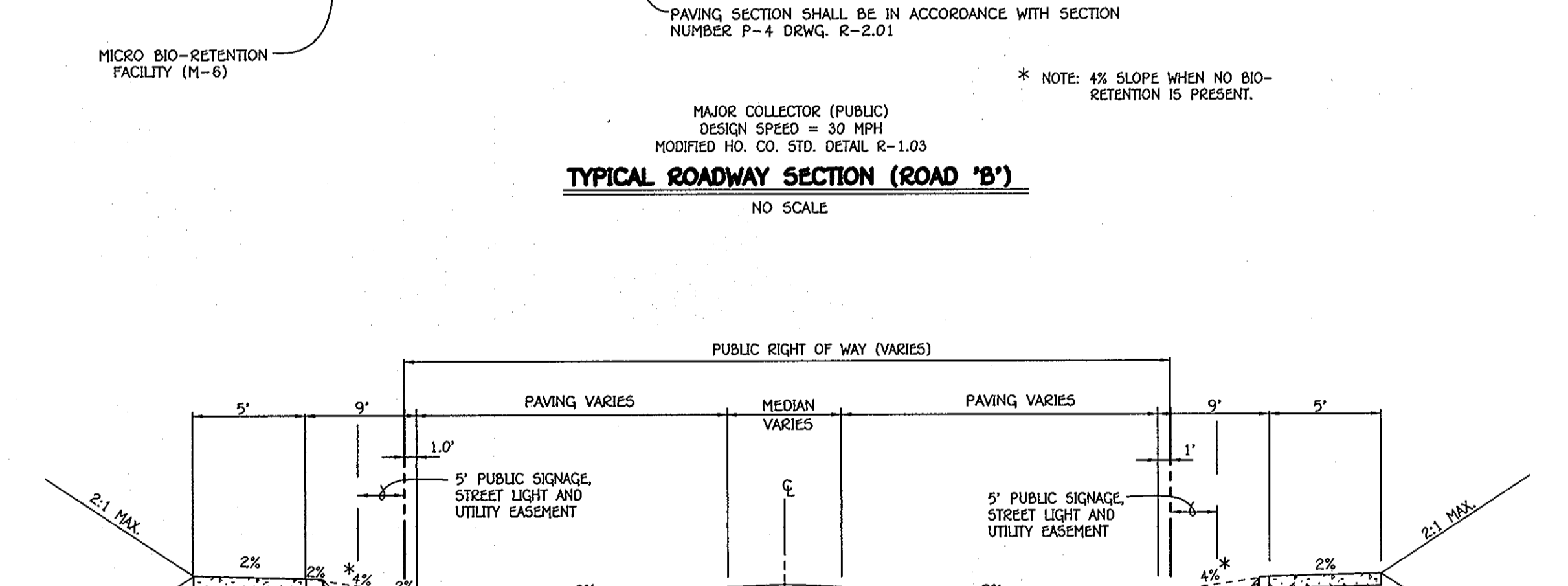
**TYPICAL ROADWAY SECTION (ROAD 'B')**  
NO SCALE



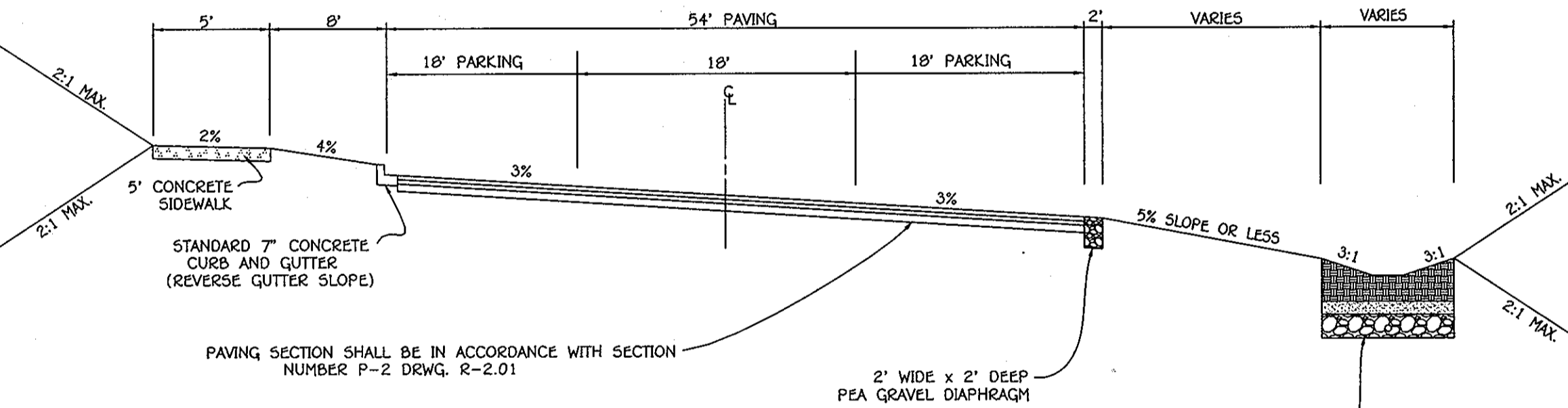
**TYPICAL ROADWAY SECTION (ROAD 'D')**  
NO SCALE



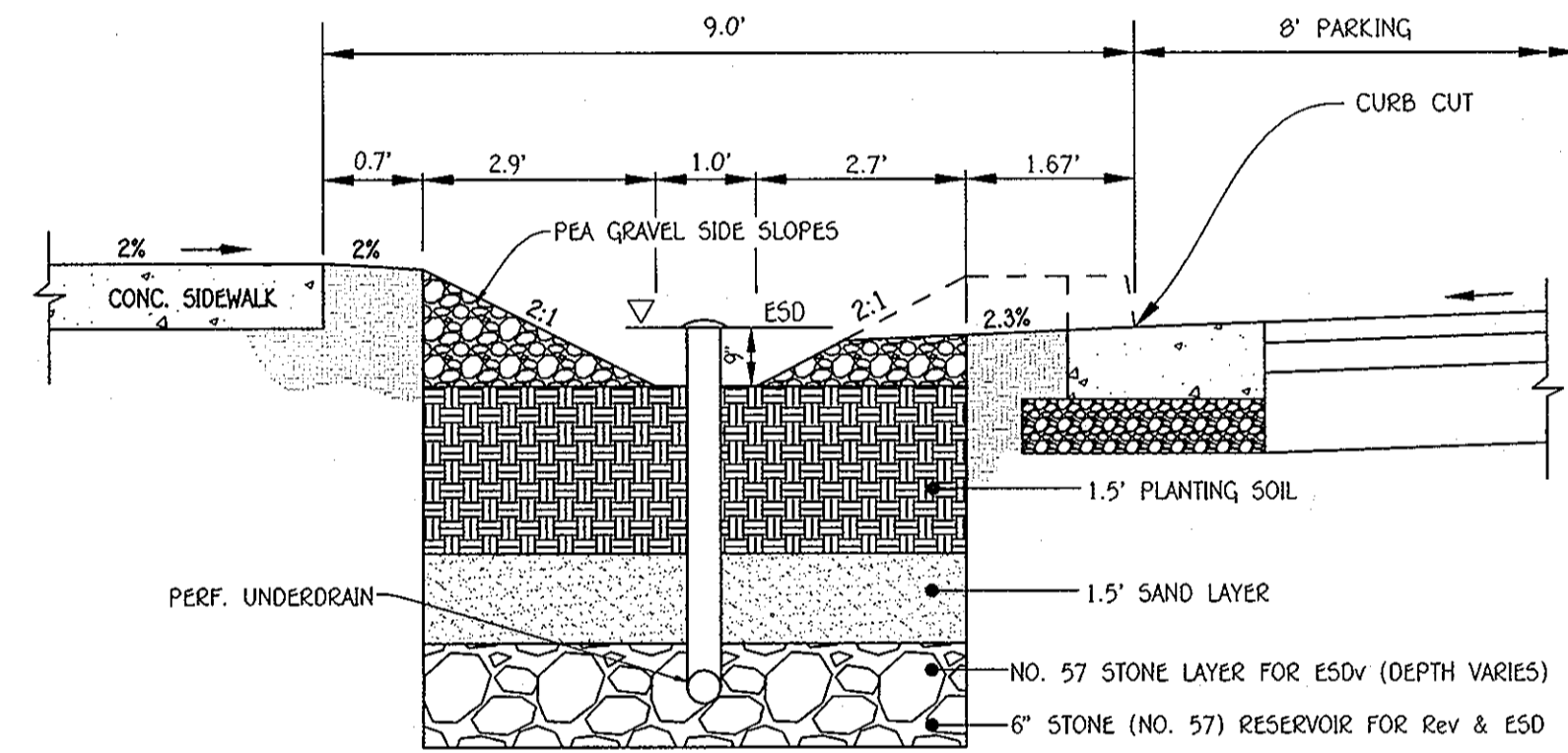
**TYPICAL BIO-RETENTION ADJACENT TO ON-STREET PARKING @ CURB CUT**  
NO SCALE



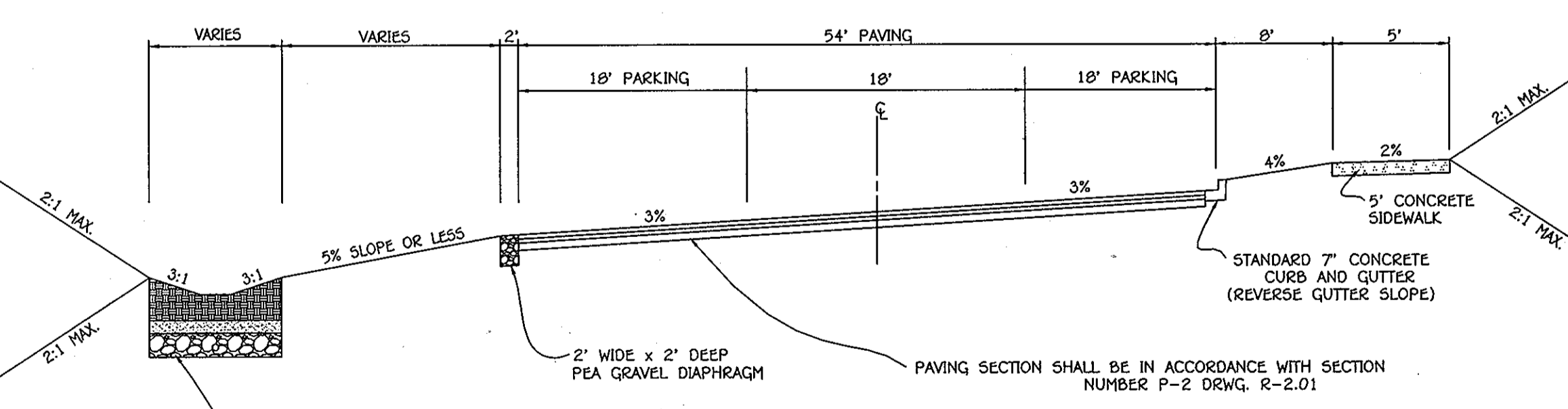
**TYPICAL ROADWAY SECTION (ROAD 'B') WITH MEDIAN**  
NO SCALE



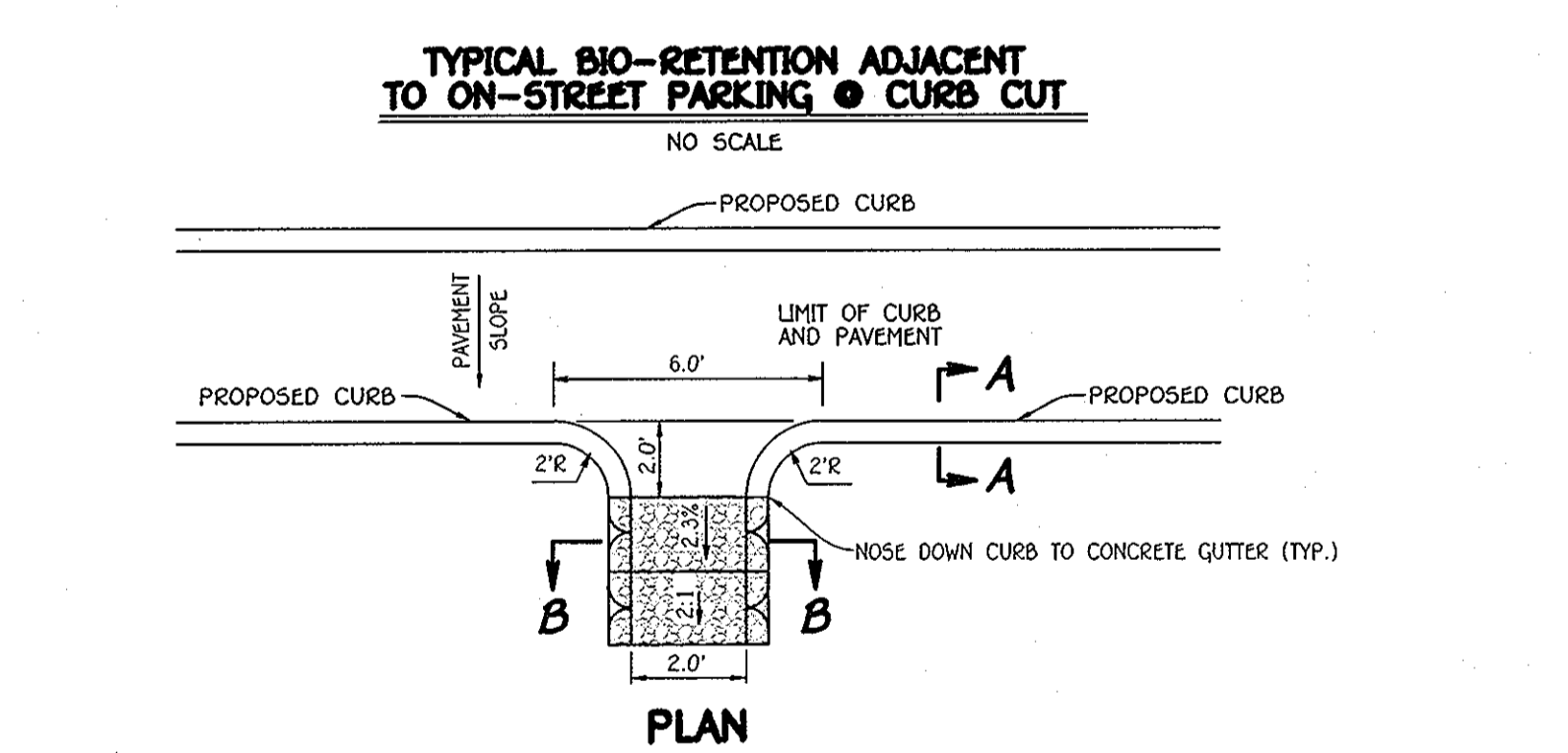
**TYPICAL ROADWAY SECTION (ROAD 'E' (S))**  
NO SCALE



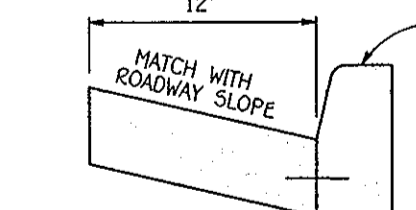
**STANDARD CURB OPENING DETAIL FOR CONCRETE CURB**  
NOT TO SCALE



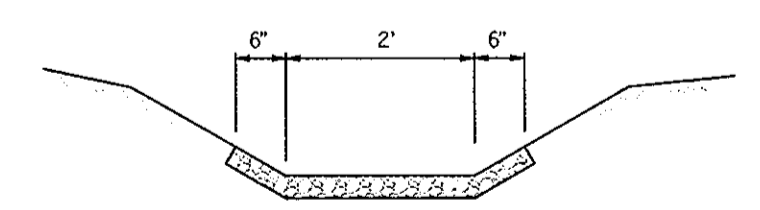
**TYPICAL ROADWAY SECTION (ROAD 'E' (N))**  
NO SCALE



**PLAN**



**SECTION A-A**



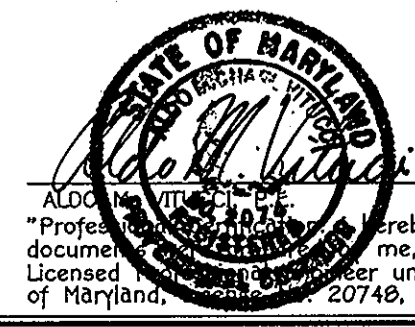
**SECTION B-B**

**TYPICAL ROADWAY SECTIONS  
OXFORD SQUARE  
PARCELS 'A' THRU 'L', 'M-1' AND  
OPEN SPACE LOTS 1 & 2**

A Resubdivision of Parcel 'O', As Shown on Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' and 'M-2' and Recorded Among the Land Records of Howard County, Maryland As Plat Nos. 10544, Thru 10546.  
USES: RETAIL, RESIDENTIAL AND ELEMENTARY SCHOOL  
ZONING: TOD  
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761  
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
DATE: JUNE 21, 2011  
SHEET 9 OF 11

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

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



*6/21/11*  
DATE

**GREEN NEIGHBORHOOD COMPLIANCE CHECKLIST**

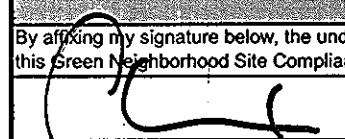
Credit No.	Credit	Champion (Name, Role)	Requirement	Sketch Plan (S-11-001) Strategies	Final Plan Strategies	Site Development Plan Strategies	Documentation Location	Max Points	Requested Points
<b>A Innovative / Integrated Design Process</b>									
A-1	Green Development Plan	PCMP/Planners	Shows how plans meet criteria, includes checklist, natural resource inventory and energy analysis	Provide documentation			GN Plan GN Report	REQD	4
A-2	Interdisciplinary Project Team	PCMP/Planner	Includes U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Accredited professional, ecologist / environmental professional / landscape architect, and engineer	The design team includes a LEED AP professional, an ecologist, a civil engineer, an architect and landscape architect.			GN Plan GN Report	REQD	4
A-3	Third Party Certification	PCMP/Planner	Certification of credits by independent LEED accredited professional	Alexander Design Studio			GN Plan GN Report	REQD	4
A-4a	Innovative Design A	HCM/Planners	Green Streets				GN Report	1	1
A-4b	Innovative Design B	HCM/Planners	Priority Parking for Fuel Efficient Cars				GN Report	1	1
A-4c	Innovative Design C	HCM/Planners	Compact Development				GN Report	1	1
A-4d	Innovative Design D	HCM/Planners	Walkable Streets				GN Report	1	1
<b>B Location, Linkages &amp; Community Context</b>									
B-1a	Redevelopment Site	HCM/Planners	Reuse of previously developed site (minimum 25% existing impervious, with sliding scale for credits based on amount or % impervious)	>25% area previously developed (former sand and gravel operations). Actual area of impervious is 24.4 Acres.			GN Plan GN Report	4	2
B-1b	Redevelopment Site (Brownfield)	N/A	Brownfield Cleanup of redevelopment site	N/A			N/A	5	0
B-2	Historic Buildings	N/A	Preserve, restore or rehabilitate historic properties.	N/A			N/A	4	0
B-3a	Transit Access & Amenities for Reduced Auto Dependence (Stop)	HCM/Planners	Site is served by transit stop within 1/2 mile (1 point) or 1/4 mile (2 points) walk from property	Private Shuttle Service with 2 stops (100% DU within 1/4 mile walking distance)			GN Plan GN Report	2	2
B-3b	Transit Access & Amenities for Reduced Auto Dependence (Shelter)	HCM/Planners	Provide county-specified transit shelter with benches and lighting at transit stop within 1/2 mile of property and provided pedestrian link to stop if none currently exists	Provide shelter for private shuttle service			GN Plan GN Report	4	4
B-4	Proximity to Community Resources	HCM/Planners	Credit for 1/2 mile proximity to existing or proposed community resources such as schools, parks, library, post office, etc.	Provide Retail, Restaurant and Park spaces within 1/2 mile of GN boundary			GN Plan GN Report	5	3
<b>C Compact, Complete &amp; Connected Development</b>									
C-1	Diversity of Uses	HCM/Planners	1 point per different landuse; minimum 100 SF for each non-residential per DU. Minimum of 113,600 SF each of office, retail and civic	Provide institutional uses (121 SF/DU - 1 point) Provide Civic uses (288 SF/DU - 1 point)			GN Plan GN Report	3	2
C-2	Planned Service Area	HCM/Planners	Locate the project within the Planned Service Area	The project is within the Planned Service Area			GN Plan GN Report	5	5
C-3a	Pedestrian System (Path)	HCM/Planners	Provide an off-site path system with 2 connections to internal or external sidewalks, with minimal environmental impacts, long-term maintenance	Provide a shared use path system.			GN Report	2	2
C-3b	Pedestrian System (Connections)	N/A	Provide an off-site path system with 2 connections to internal or external sidewalks, with minimal environmental impacts, long-term maintenance	N/A			N/A	2	0
C-3c	Pedestrian System (Amenities)	HCM/Planners	Provide at least two different pedestrian experience features	Provide pedestrian amenities at trailheads, the lawn and school site			GN Plan GN Report	2	2
C-4	Connected On-site Street Network	HCM/Planners	Provide a gridded street network	Percent connected 100%			GN Plan GN Report	2	2
C-5	Parking does not exceed Required Minimum	HCM/Planners	Surface parking lots do not exceed required parking ratios (1 point); plan takes advantage of shared parking provisions parking structure provided (in deck or beneath building; does not include garages within individual units) (4 points)	Provide common parking structures (4 points)			GN Plan GN Report	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).	58.7% of amenity space above the required minimum amenity space (TOD zoning regulations)			GN Plan GN Report	5	5
C-7	Green Spaces and Amenity Areas	HCM/Planners	Open space along public/private roads available for public use	Publicly accessible open space will be provided at the clubhouse and pool and the nature trail.			GN Plan GN Report	2	2
<b>D Environmental Preservation</b>									
D-1	Stream Restoration or Wetland Creation or Restoration	EcoScience	Restoration of degraded on-site stream channel; on-site restoration of degraded wetland or creation of additional wetlands (sliding scale based on % 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).			GN Report Sketch Plan (S-11-001) Sheets 6, 7	16	16
D-2	Habitat Management Plan	EcoScience	Prepare and implement plan that identifies, conserves and enhances natural resources and ecological communities (may include clean up of debris, removal of invasives, etc.)	Provide Habitat Management Plan			GN Report Sketch Plan (S-11-001) Sheets 5, 6, 7	4	4

Credit No.	Credit	Champion (Name, Role)	Requirement	Sketch Plan (S-11-001) Strategies	Final Plan Strategies	Site Development Plan Strategies	Documentation Location	Max Points	Requested Points
D-3	25% Steep Slope Preservation	N/A	Protect all existing steep slopes as defined by County regulations required; provide 25' minimum buffer at top of 25% slope (2 points)				N/A	2	0
D-4	15% Slope Preservation	FCC/Civil; HCM/Planners	Protect existing 15%+ slopes (protect minimum 1/2 acre, with sliding scale based on area or % protected)	Preserve 65.3% of 15%-24.9% steep slopes			GN Plan GN Report	4	3
D-5	Minimize Grading and Site Disturbance	FCC/Civil; HCM/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 entire site - 2 points. Minimize Retaining Walls - 0 points. No new > 25% Steep slopes - 1 point. Leave 43.1% of site undisturbed - 3 points. Amended Soils - 1 point				GN Plan GN Report	6	5
D-6	Exceed Minimum Forest Conservation Requirements	EcoScience; FCC/Civil; HCM/Planners	1 point for every 10% of existing forest retained above break even point. 1 point for every 10% of on-site forest planted in excess of afforestation obligation	Provide 5.25 acres of planting area (50% over afforestation obligation)			GN Plan GN Report ECP (ECP-11-046) Sheets 2-7	5	5
D-7	Save Trees above 12" Minimum Caliper	N/A	1 point for protecting each 25" of all specimen trees (does not include specimen trees within forest conservation area or within forests that are being cleared)	N/A			N/A	4	0
D-8a	Exceed Minimum Stream Buffer Requirements	FCC/Civil;	75' buffer required for perennial and intermittent streams inside PSA, 100' buffer required for perennial and intermittent streams outside PSA				GN Plan GN Report Sketch Plan (S-11-001) Sheets 6, 7	REQD	
D-8b	Exceed Minimum Stream Buffer Requirements	EcoScience; FCC/Civil; HCM/Planners	2 points for each additional 25' of buffer provided in excess of requirements in D-8a outside wetland buffer or floodplain	Provide 150 Stream Buffer (75 FT enhanced buffer) - 6 points			GN Plan GN Report Sketch Plan (S-11-001) Sheets 6, 7	6	6
D-9	Exceed Minimum Wetland Buffer Requirements	EcoScience; FCC/Civil; HCM/Planners	2 points for each additional 25' of wetland buffer outside stream buffer or floodplain	Provide 50 FT enhanced Wetland Buffer - 4 points			GN Plan GN Report Sketch Plan (S-11-001) Sheets 5, 7	4	4
D-10	Floodplain Buffer	N/A	1 point for each 25' of buffer to floodplain outside required or provided wetland or stream buffer	N/A			N/A	2	0
<b>E Site Landscape Improvements</b>									
E-1	Landscape exceeds Minimum Requirements and Reduces Heat Island Effect	N/A	1 point for each 10% increase in number of plants (must be native plants) provided above total minimum required in Landscape Manual; retain or plant trees on south and west sides of buildings and increase trees within parking areas and along sidewalks and paths				N/A	5	0
E-2	Native Plants	N/A	1 point for 80%, 2 points for 90%, 3 points for 100% of all plants native to within 200 miles of site				N/A	3	0
E-3	No Invasive Plants	HCM/Planners	No plants that are on DNR, USDA or Cooperative Extension Service lists of invasive plants	Will not plant invasive plants			GN Plan GN Report	REQD	
E-4	Limit 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); non-turf areas must be planted in native vegetation	Will not plant conventional turf in densely shaded areas and on newly created >25% steep slopes			GN Report	2	1
<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			GN Report	5	5
F-2	Water-Permeable Walkways	N/A	Use water-permeable materials in 50% or more of pathways; provide maintenance program				N/A	4	0
F-3a	Low Impact Stormwater Treatment (LID)	FCC/Civil	Meets minimum Design Manual requirements; no dry ponds allowed	No dry ponds			ECP (ECP-11-046) Sheets 14, 16-21	REQD	
F-3b	Low Impact Stormwater Treatment (LID)	FCC/Civil	Exceeds Design Manual requirements; maximize use of bioretention (esp. for parking lots), rain gardens, rain barrels, stormwater wetlands, green roof, etc.	Will provide 25%-50% water quality volume stored and infiltrated on-site			GN Plan GN Report ECP (ECP-11-046) Sheets 14, 16-21	8	4
<b>G Energy Efficiency</b>									
G-1	Light Pollution Reduction	FCC/Civil; HCM/Planners	Shield all site lighting fixtures to reduce light and spillover below county code requirements; install sensors or timers on all exterior site lighting fixtures	Will not exceed 80% of lighting power densities for exterior areas and 50% for landscape areas as defined by ASHRAE 90.1-2004 (Credit still under investigation)			GN Report	4	0
G-2	Solar Orientation	N/A	Orient 50% (1 point) or 75% (2 points) or 100% (3 points) of buildings to make available for solar strategies (longer axis of SFD homes, TH blocks and apartment blocks is east / west)				N/A	3	0

Credit No.	Credit	Champion (Name, Role)	Requirement	Sketch Plan (S-11-001) Strategies	Final Plan Strategies	Site Development Plan Strategies	Documentation Location	Max Points	Requested Points
G-3	Infrastructure Energy Efficiency	N/A	Select high efficiency fixtures for parking lot and other site light fixtures and design energy systems to reduce energy demands; install photovoltaic (PV) panels to provide electricity for site energy needs (sliding scale points for % of energy provided); design, engineer and wire the development to accommodate future PV installation	N/A			N/A	6	0
<b>H Materials Beneficial to the Environment / Waste Management</b>									
H-1	Environmentally Preferable Site Products	Straughan; FCC/Civil; HCM/Planners	Select products from a list including: recycled materials (concrete, asphalt, steel, plastic, etc.); materials with recycled content; salvaged or engineered materials; reuse of existing on-site materials; environmentally preferable pedestrian paving, play equipment, decks, boardwalks, patio flooring, etc.	Use 25-50% environmentally preferable materials			GN Report	8	0
H-2	Reduce Heat-Island Effect of Paving	N/A	Use light-colored or high porous paving with a minimum Solar Reflective Index of 0.0 or over for at least 30% of the site hardscape	N/A			N/A	2	0
H-3	Site Construction Waste Management	Straughan	Develop and implement a construction waste management plan to divert, reuse, recycle or reduce the amount of site material sent to the landfill by 25% (2 points) or 50% (3 points) or 75% (4 points)	Divert 75% or more site construction waste			GN Report	4	4
H-4	Regionally Produced Materials	Straughan; FCC/Civil; HCM/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			GN Report	REQD	
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 LID and encourages additional green activities such as recycling, gardening, etc.	Provide manual			GN Report	REQD	
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	REQD	
<b>TOTAL GREEN NEIGHBORHOOD SITE POINTS</b>								<b>167</b>	<b>99</b>
Number of points required to obtain Green Neighborhood Allocations								90	

**Third Party Certification**

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

Signature:  Title: PRESIDENT Date: 10/3/2011

Name: CHARLES ALEXANDER Organization: ALEXANDER DESIGN STUDIO LEED Accreditation Number: ALEX P ROOZENBORCK, CO. Inc. and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748; Expiration Date 2-22-13.

Submission (mark "X" where applicable):  Sketch Plan  Final Plan  Site Development Plan

FISHER, COLLINS & CARTER, INC.  
CONSULTING ENGINEERS & ARCHITECTS  
CORPORAL SQUARE OFFICE PARK - 10722 BALDWIN NATIONAL PIKE  
ELKLOTT CITY, MARYLAND 21042  
(410) 461-2895

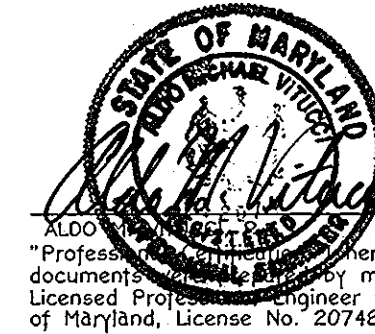


EcoScience Professionals, Inc.  
Consulting Ecologists  
15000 Greenbelt Road, Suite 200  
Greenbelt, MD 20770  
(410) 461-2895

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750 E. Pratt Street, Suite 1000 Baltimore MD 21202  
410.837.7311 | www.hcm.com  
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**Owner**  
Kelllogg-CCP, LLC  
c/o David F. Scheffner, Jr., Managing Member  
2330 West Joppa Road, Suite 190  
Lutherville, Maryland 21093-4614  
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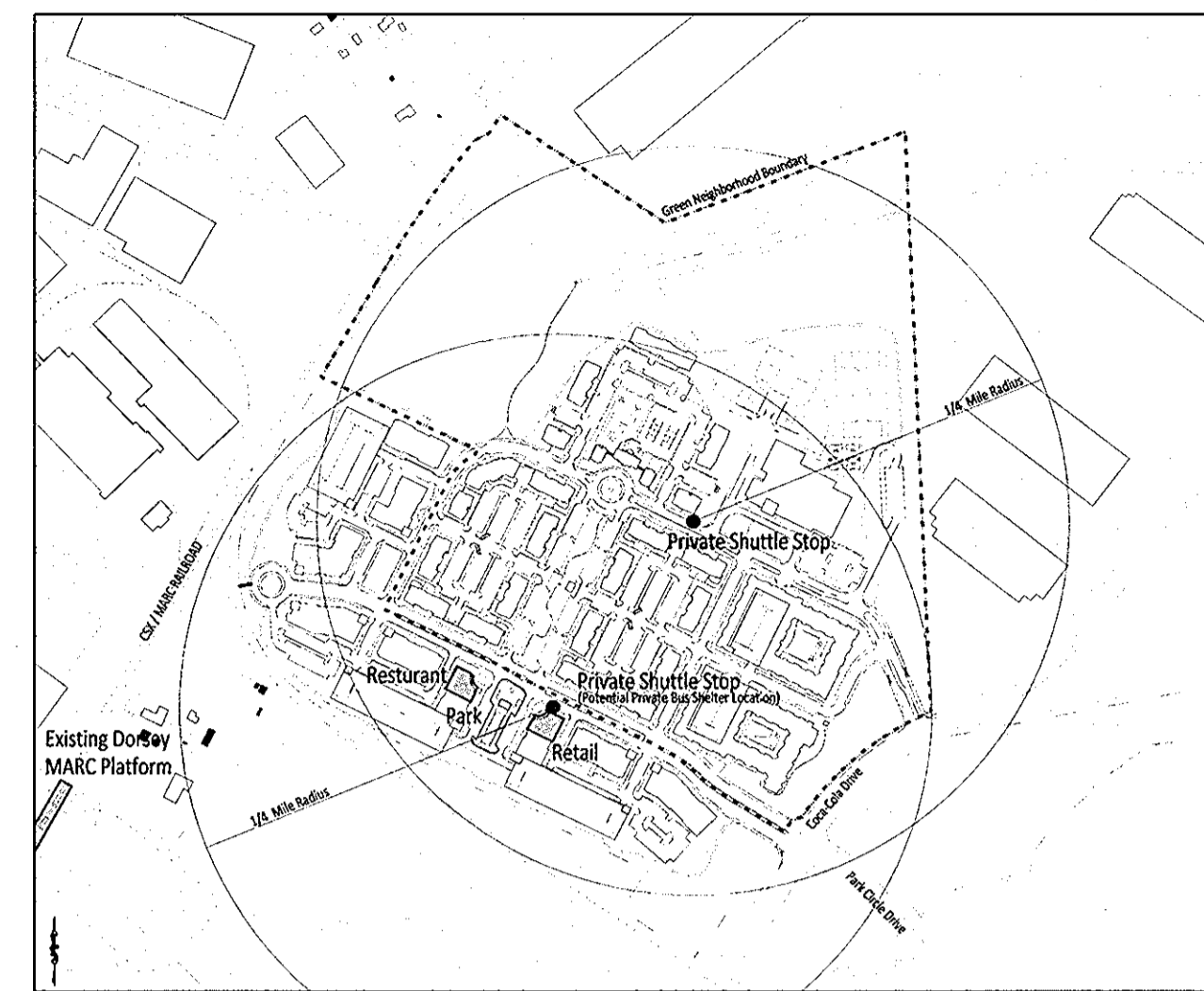
6/20/11  
DATE

**GREEN NEIGHBORHOOD PLAN**  
**OXFORD SQUARE**  
PARCELS 'A' THRU 'L', 'M'-1' AND  
OPEN SPACE LOTS 1 & 2  
A Resubdivision of Parcel 'O', As Shown on Plans Entitled "Parkway  
Center, Section 1, Parcels 'M-1' And 'O'" And Recorded Among The Land  
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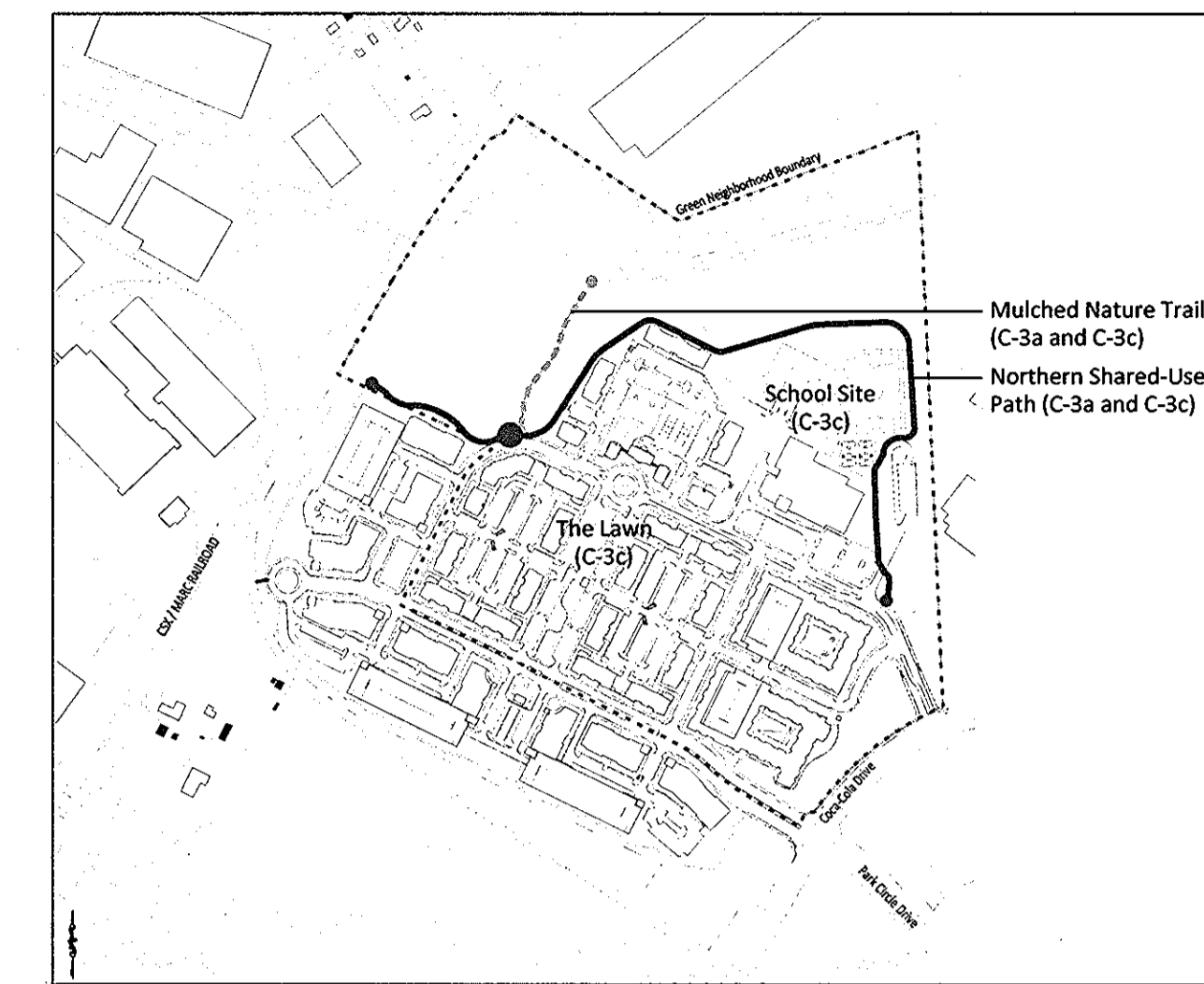
**GREEN NEIGHBORHOOD NOTES:**

- A-2 THE DESIGN AND DEVELOPMENT TEAM INCLUDES A LEED AP (MATTHEW FITZSIMMONS- HORD COPLAN MACHT), LEED GA (EILEEN STRAUGHAN- STRAUGHAN ENVIRONMENTAL ), ENVIRONMENTAL PROFESSIONAL (JOHN CANDLES- ECO-SCIENCE PROFESSIONALS, INC.), AND AN ENGINEER (ALDO VITUCCI- FISHER, COLLINS & CARTER INC.)
- A-3 THE THIRD PARTY CERTIFICATION IS PROVIDED BY CHARLES ALEXANDER, LEED-AP OF ALEXANDER DESIGN STUDIOS.
- B-1a THE 82.2 ACRES GREEN NEIGHBORHOOD BOUNDARY AREA CONSISTS OF 24.4 ACRES OF PREVIOUSLY DEVELOPED LAND (29.7% OF THE OVERALL OXFORD SQUARE GREEN NEIGHBORHOOD SITE AREA).
- 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.
- B-4 OXFORD SQUARE GREEN NEIGHBORHOOD BOUNDARY IS WITHIN 1/4 MILE WALKING DISTANCE OF THREE COMMUNITY RESOURCES: RESTAURANT, RETAIL AND PARK SPACE.
- C-1 OXFORD SQUARE GREEN NEIGHBORHOOD BOUNDARY WILL PROVIDE TWO DIVERSE USES OTHER THAN RESIDENTIAL: INSTITUTIONAL (ELEMENTARY SCHOOL BUILDING AND OUTDOOR CLASSROOM SPACE & PLAYGROUND) AND CIVIC (SCHOOL'S RECREATIONAL PLAYING FIELDS AND SHARED-USE PATH).
- C-2 OXFORD SQUARE IS LOCATED WITHIN THE EXISTING PLANNED WATER AND SEWER SERVICE AREA.
- C-3c OXFORD SQUARE GREEN NEIGHBORHOOD BOUNDARY WILL PROVIDE A MINIMUM OF TWO PEDESTRIAN SYSTEM AMENITY EXPERIENCES: 1) SHARED USE PATH AND NATURE TRAIL (TRAIL SIGNS AND MARKERS, BENCHES, LITTER RECEPTACLES, EXTERIOR LIGHTING, INFORMATIONAL SIGNS, BIKE RACKS), 2) THE LAWN (BENCHES, EXTERIOR LIGHTING, SHADE TREES, INFORMATIONAL SIGNS), AND 3) ELEMENTARY SCHOOL SITE (RECREATIONAL PLAYING FIELDS, PLAYGROUNDS, SEATING, BIKE RACKS).
- D-8a OXFORD SQUARE GREEN NEIGHBORHOOD BOUNDARY WILL PROVIDE A MINIMUM 75 FT ENHANCED STREAM BUFFER.
- D-9 OXFORD SQUARE GREEN NEIGHBORHOOD BOUNDARY WILL PROVIDE A MINIMUM 50 FT ENHANCED WETLAND BUFFER.
- E-3 OXFORD SQUARE GREEN NEIGHBORHOOD BOUNDARY WILL NOT PLANT INVASIVE PLANTS.
- E-4 OXFORD SQUARE GREEN NEIGHBORHOOD BOUNDARY WILL USE NATIVE PLANTS WHEN PLANTING BEDS ARE LOCATED IN DENSELY SHADED AREAS.
- F-3b OXFORD SQUARE WILL PROVIDE 25%-50% WATER QUALITY VOLUME STORED AND INFILTRATED/RE-USED ON-SITE.

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



**C-3a, C-3b, C-3c VICINITY MAP (Scale 1"=600')**



**GREEN NEIGHBORHOOD CALCULATIONS & TABLES**

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

Total Number of Off-Street Parking Spaces:	1,928 Spaces
Total Number of Proposed Preferred Parking Spaces:	97 Spaces
Percent of Preferred Parking Spaces:	5.0%

**A-4c Compact Development**

Total Dwelling Units:	954 DU
Residential Land Area:	33.0 AC
Residential Density:	28.9 DU/AC

**A-4d Walkable Streets**

Length of Buildings Frontage Oriented Towards the Public Space:	5,740 FT
Total Length of Building Frontage:	6,357 FT
% of Building Frontage Oriented Towards the Public Space:	90.9%
Length of Building Frontage with Service or Garage Openings:	240 FT
Total Length of Building Frontage:	5,474 FT
% of Building Frontage with Service or Garage Openings:	4.4%

**B-1a Redevelopment Site**

Gross Site Area:	82.2 Acres
Area of Existing Development (Acres):	24.4 Acres
Percent of Previously Developed:	29.7%

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

Building Number for Units within 1/4 Mile	Total Number of Qualifying Units	Percent of all Units
Buildings 10- 34 (ECP Plan)	954 DU	100%

**B-4 Proximity to Community Resources**

Community Resources	Walking Distance to Resource
Restaurant	0-1,320 FT
Retail	0-1,320 FT
Park	0-1,320 FT
Number of Qualifying Resources:	3 Resources

**C-1 Diversity of Uses**

Residential Uses	Number of Units	Percent of Total Units
Apartments	954 DU	100%
Nonresidential Uses		
Institutional:	Area	SF per Dwelling Unit
School	92,181 SF	
Outdoor Classroom Space	23,037 SF	
	115,218 SF	121 SF/DU
Civic:	Area	SF per Dwelling Unit
Recreational Playing Fields (School Site)	243,647 SF	
Loop Bike Path (8 FT wide) and Trail heads	31,509 SF	
Civic subtotal:	275,156 SF	288 SF/DU

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

Northern Shared Use Path:	Width of Path: 8 FT	Length: 3,262 FT (0.6 Miles)
Mulch Nature Trail:	Width of Path: 5 FT	Length: 595 FT

**C-4 Street Connections**

Street Name / ID	Street Length	Qualifying Street
Road A	1,653 FT	Yes
Road B	2,838 FT	Yes
Road C	807 FT	Yes
Road D	740 FT	Yes
Road E (North and South)	1,450 FT	Yes
Summary	Total Street Length: 7,518 FT	Total Connected Street Length: 7,518 FT
	Percent Connected Streets:	100.0%

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

Number of Surface Parking Required:	2,043 spaces
Number of Spaces Provided:	2,238 spaces
Number of Shared Spaces (On-Street):	310 spaces
Number of Spaces within a Common Parking Structure:	1,128 spaces
Number of Spaces within Walk Up Integral Garages:	40 spaces
Number of Spaces in Surface Parking Lots:	760 spaces

**C-6 Exceed Minimum Open Space**

Net Acreage:	75.0 AC
Required Amenity Space (TOD: 10% of Net Acreage):	7.5 AC
Provided Amenity Space:	11.9 AC
Percent Increase above the Minimum Required:	58.7 %

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

Parcel	Road Frontage	Amenity Type	Amenity Area
Open Space 1: Clubhouse and Pool	314 FT	Residential Community Clubhouse, Pool, Other Active, and Passive Recreational Spaces	59,741 SF (1.37 AC)
Open Space 2: The Nature Trail	160 FT	Nature Trail, Benches, Trail Signage, Educational Signage	31,448 SF (0.72 AC)

**D-4 15% Slope Preservation**

Total Area of Slopes 15-24.9%:	430,065 SF
Area of Undisturbed Slopes 15-24.9%:	280,738 SF
Percent of Undisturbed Slopes:	65.3 %

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

Gross Area of Site:	82.2 AC
Existing Impervious Cover:	24.4 AC
Area of Site:	57.8 AC
Area of Site to Remain Undisturbed:	24.9 AC
Percent of Site to Remain Undisturbed:	43.1 %
Ratio of Cut to Fill:	1.13 Ratio
Retaining Wall:	0 FT

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

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

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

Total Stream Buffer Width:	150 FT
Width of Buffer Exceeding Requirements:	75 FT
Total Length of Stream Buffer:	1,984.2 FT
Length of Stream Buffer Outside Other Buffers:	1,230.0 FT
Percent of Stream Buffer Outside Other Buffers:	62.0 %

**D-9 Exceed Minimum Wetland Buffer Requirements**

Total Width of Wetland Buffer:	75 FT
Width of Buffer Exceeding Requirements:	50 FT
Total Length of Wetland Buffer:	2,874.7 FT
Length of Wetland Buffer Outside Other Buffers:	2,046.6 FT
Percent of Wetland Buffer Outside Other Buffers:	71.2 %