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SKETCH PLAN

OXFORD SQUARE

Parcels 'B' Thru 'G', 'I' Thru 'L', 'M-1' And
Open Space Lots 1 Thru 3

"A Howard County Green Neighborhood"

Uses: Retail, Office, Residential And Schools

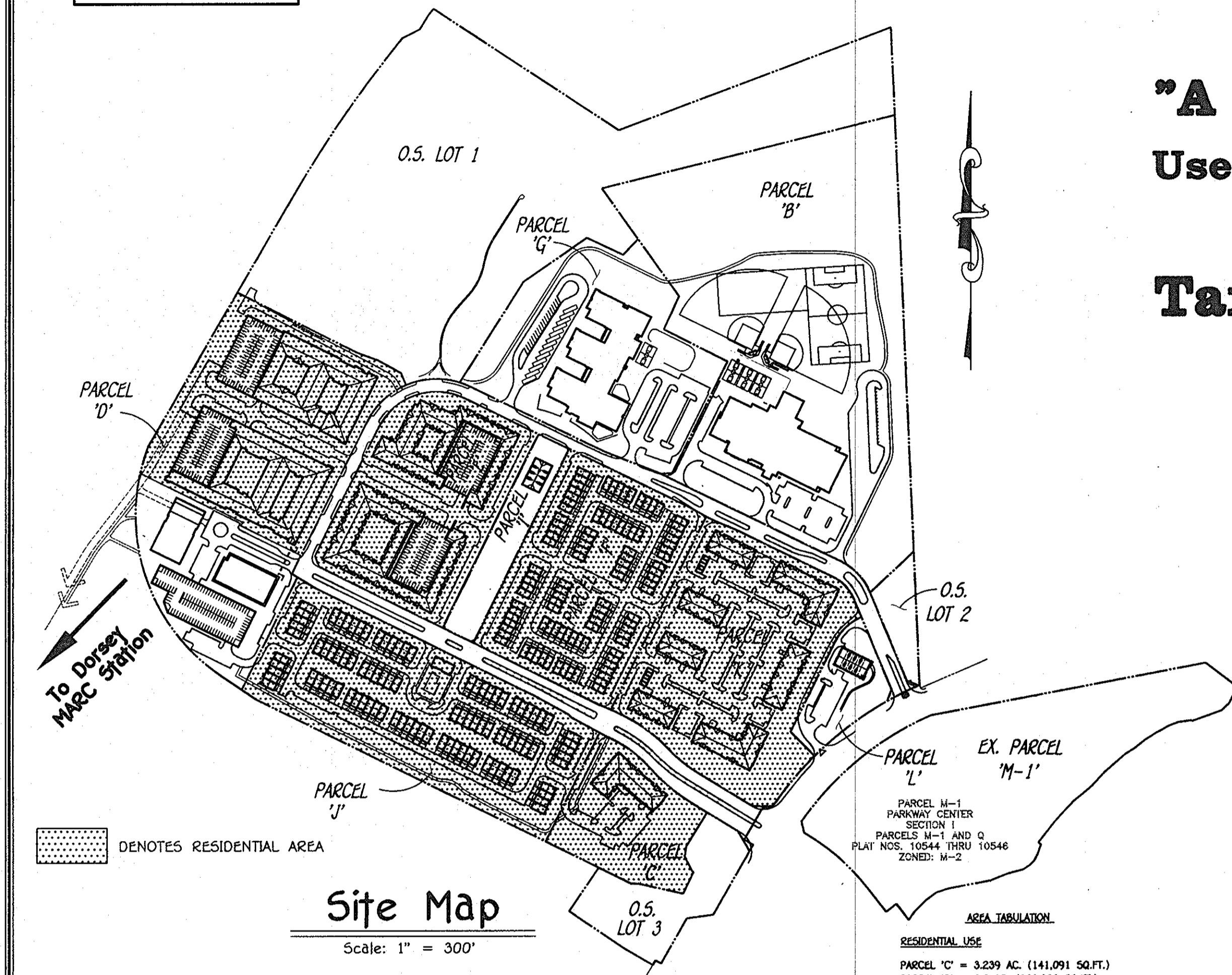
Zoning: TOD

Tax Map No. 38, Grid No. 19 & 20
Parcel No. 761

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark J. Gagle 12/13/13
PLANNING DIRECTOR DATE

NOTE: SEE SHEET 11 FOR
AMENITY AREAS



PARKING REQUIREMENTS:

RESIDENTIAL:	QUANTITY	UNIT	PARKING RATE (1)	PARKING PER UNIT	PARKING REQUIRED
MULTI-FAMILY APARTMENTS	1,295	DU	2.00	DU	2,590
SINGLE FAMILY ATTACHED TOWNHOUSES	197	DU	2.00	DU	394
TOTAL RESIDENTIAL UNITS:	1,492	DU			2,984 SPACES

NON-RESIDENTIAL:

QUANTITY	UNIT	PARKING RATE (1)	PARKING PER UNIT	PARKING REQUIRED
RETAIL (PARCEL 'L')	6,300	SF	8	39
OFFICE (PARCEL 'I')	154,000	SF	3.3	509
COMMUNITY CENTER (PARCEL 'I')	7,780	SF	10.0	78
TOTAL NON-RESIDENTIAL:	170,180	SF		626 SPACES

SITE AMENITIES: (PRIVATE PARCEL 'J')

QUANTITY	UNIT	PARKING RATE (1)	PARKING PER UNIT	PARKING REQUIRED
SWIMMING POOL SIZE	150	PEOPLE	1.0	15
BUILDING SIZE	211	PEOPLE	1.0	22
REQUIRED TOTAL:				3,647 SPACES

PARKING SPACE TABULATION

PARCEL	GAUGE SPACES	DRIVEWAY SPACES	STREET/PARKING LOT SPACES	STREET PARKING (PUBLIC)	TOTAL
B (School)	---	---	119	---	119
C (Res.)	41	---	56	---	97
D (Res.)	1,144	---	22	13	1,179
E (Office)	590	---	61	---	651
F (Res.)	984	---	39	35	1,058
G (Res.)	224	204	53	---	481
H (School)	---	---	105	---	105
I (Open Space)	---	---	---	---	---
J (Res.)	190	190	19	26	425
K (Res.)	76	---	356	---	432
L (Res.)	---	---	40	---	40

TOTAL PARKING SPACES PROVIDED = 4,592 SPACES

PROJECTED HOUSING UNIT ALLOCATIONS FOR OXFORD SQUARE

PLANNING/ALLOCATION YEAR	2013	2014	2015	2016	2017	2018	2019	2020	TOTAL
FROM ELK RIDGE BIN	0	0	0	0	60	10	0	0	70
FROM RT. 1 REZONALIZATION BIN	21	99	71	64	84	3	0	0	302
FROM MHU BIN	0	0	10	36	56	41	0	0	143
FROM GREEN NEIGHBORHOOD BIN	129	91	69	94	50	96	150	150	829
GROWTH & REZONALIZATION - ELK RIDGE	0	0	0	0	0	0	0	148	148
TOTAL OXFORD SQUARE	150	190	150	194	250	150	150	298	1492

NOTE: THIS TABLE IS AN UPDATE TO THE 954 UNITS ALLOCATED WITH 5-11-001.



Vicinity Map
Scale: 1" = 2000'

First Election District Howard County, Maryland

ROADWAY INFORMATION CHART

ROAD NAME	CLASSIFICATION	DESIGN SPEED	POSTED SPEED LIMIT	R/W WIDTH
SAINT MARGARETS BOULEVARD	PUBLIC MAJOR COLLECTOR	30 M.P.H.	30 M.P.H. / 25 M.P.H.	VARIABLE
BANBURY DRIVE	PUBLIC MAJOR COLLECTOR	30 M.P.H.	25 M.P.H.	VARIABLE
ROAD 'A'	PRIVATE ACCESS STREET	30 M.P.H.	25 M.P.H.	N/A
ROAD 'B'	PRIVATE ACCESS STREET	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
ROAD 'F'	PRIVATE ACCESS STREET	30 M.P.H.	25 M.P.H.	N/A
ROAD 'G'	PRIVATE ACCESS STREET	30 M.P.H.	25 M.P.H.	N/A
ROAD 'H'	PRIVATE ACCESS STREET	30 M.P.H.	25 M.P.H.	N/A

* DENOTES A ONE WAY ROAD

Owner: Kellogg-CCP, LLC
c/o David P. Scheffnacker, Jr.,
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

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1800 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS FOR HOWARD COUNTY. ALL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003 AND THE COMP. LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/20/08. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS OR PARCELS MUST COMPLY WITH STRUCTURES AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
 - COORDINATES BASED ON 1983 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 368A AND NO. 368A. STATION NO. 368A N 556,795.322 E 1,390,221.476 Elev. = 126.08
STATION NO. 368A N 555,977.373 E 1,390,132.093 Elev. = 80.78
 - SUBJECT PROPERTY ZONED TOD PER ZB-1086 H DATED 9/15/10.
 - 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: 3
h. NUMBER OF PARCELS: 12
i. AREA OF OPEN SPACE LOTS: 25,790 ACRES + 20,210 (PARCEL 'B') + 8,020 (PARCEL 'Q') = 54,020 ACRES
j. AREA OF PARCELS: 50,195 ACRES (PARCELS 'C', 'D', 'E', 'F', 'G', 'I', 'J', 'K' & 'L')
k. AREA OF PUBLIC ROADWAY TO BE DEDICATED: 6,962 ACRES
l. PREVIOUS FILE NUMBERS: 5-97-86, P-97-70, F-98-55, F-99-05, F-99-125, F-99-69, F-93-23, ZB-1086H, WP-11-130, ECP-11-046, WP-11-147, WP-12-109, ZB-1102H, F-12-026, F-13-095, SGP-13-066, F-13-109 & SGP-12-075.
m. AREA OF FLOODPLAIN (PARCEL 'Q') + 10,481 ACRES (PARCEL 'M-1') = 16,549 ACRES
n. AREA OF 25% OR GREATER SLOPES = 3,867 ACRES (168,446 SQ.FT.)
o. NET AREA OF TRACT = 101,689 AC.
p. 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.
q. AMENITY AREA PROVIDED = 10.6 ACRES (101,689 X 10%)
r. TOTAL AMENITY AREA PROVIDED = 15.7 ACRES
s. ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF MASHTO T-100.
t. NOISE STUDY HAS BEEN PERFORMED BY MASS GROUP DATED SEPTEMBER, 2009. THE 55DBA NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1995, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 55DBA NOISE EXPOSURE. THE 55DBA 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 TRANSPORTATION.
u. EXISTING WATER IS PUBLIC (CONTRACT NO. 14-1277-0)
v. EXISTING SEWER IS PUBLIC (CONTRACT NO. 14-1277-0)
w. SOILS INFORMATION TAKEN FROM SOIL SURVEY DATED NOVEMBER 2, 2009. THE PROPERTY LIES WITHIN THE DEEP RUN TRIBUTARY TO THE PATAPSCO RIVER WATERSHED (2130905). MOST OF THE PARCEL 'Q' CONSISTS OF NON-VEGETATED HEDGELAND THAT WAS MASS GRADED IN THE LATE 1980'S. IT IS DUE TO THIS PREVIOUSLY MASS GRADED CONDITION THAT THE NORMAL HOWARD COUNTY SOIL SURVEY MAPS DATED JULY 1990 DO NOT APPLY. AS A RESULT OF THIS SITE CONDITION, THE OWNERS/DEVELOPER HAVE CONTRACTED GCS-HB ATLANTIC, LLC OF HANOVER, MARYLAND, TO PERFORM A SOIL SURVEY OF THE SITE. THE SOIL REPORT IS DATED NOVEMBER 2009 WITH AN ADDENDUM DATED FEBRUARY 2010 THAT SUBMITTED THE SOIL GROUPS REQUIRED FOR THIS SUB REPORT.
x. EXISTING PAVING AND/OR STRUCTURES LOCATED ON SITE ARE TO BE GRAZED AS SHOWN ON PLAN (SHEET 7).
y. BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER COLLINS AND CARTER, INC. DATED MARCH, 2008.
z. 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.
aa. THESE ARE STEEP SLOPES LOCATED ON THIS PROPERTY.
ab. THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.11.6.1, (3.067 AC.)
ac. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2010 MDE, CHAPTER 5 REGULATIONS AND THE LATEST HOWARD COUNTY DESIGN MANUAL, VOL. 1, CHAPTER 5 ADOPTED ON OR ABOUT MAY 4, 2010. GROUNDWATER RECHARGE VOLUMES WILL BE PROVIDED THROUGH THE USE OF A STONE RESERVOIR LOCATED BENEATH THE VARIOUS USE FACILITIES. THE REQUIRED ISO VOLUMES WILL BE PROVIDED BY ROOFTOP DECONSTRUCTION AREAS, SUBMITTING HARVESTING AND MOUND 300-RETENTION FACILITIES, OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED BY THE HOWARD COUNTY AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY.
ad. SEVERAL SPECIES TREES ARE KNOWN TO BE LOCATED WITHIN THE EXISTING FOREST; HOWEVER THEY WERE NOT SURVEYED BECAUSE THERE WILL BE NO PROPOSED DISTURBANCES WITHIN THE EXISTING FOREST.
ae. FLOODPLAIN STUDY SHOWN HEREON WAS PREPARED BY WHITMAN REGULATORY AND ASSOCIATES AND IS DELINEATED ON PLAT NOS. 10544-10546.
af. THE INITIAL TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED MARCH 2011 FOR 5-11-001 AND UPDATED FOR THIS PLAN IN JUNE, 2013. PER THIS STUDY, ONCE THE TOTAL WEEKDAY EVENING PEAK HOUR TRIP GENERATION EXCEEDS 100 TRIPS, THE ULTIMATE ROAD IMPROVEMENTS ARE NEEDED AT THE INTERSECTION OF COLA COLA DRIVE & PARK CREEK DRIVE. ROAD IMPROVEMENTS WILL BE PERFORMED FOR PARK CREEK DRIVE & COLA COLA DRIVE IN 2017 FOR EVENING PEAK HOUR.
ag. 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 PROVIDED TOWARDS THE GREEN NEIGHBORHOOD CREDIT.
ah. 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.
ai. THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 5, 2010 AND APPROVED UNDER 5-11-001. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
aj. NO OPERATIONS OR HISTORIC STRUCTURES EXIST WITHIN THIS SUBDIVISION.
ak. 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.
al. 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 = 46,43 AC.
am. IN ACCORDANCE WITH SEC. 127.4.F.2.C. OF THE HOWARD COUNTY ZONING REGULATIONS, 22% (15% OF 1.192) OF THE APT. DWELLING UNITS ARE PROPOSED AS MODERATE INCOME HOUSING UNITS (MIHU) BASED ON 13% OF THE TOTAL DWELLING UNITS FOR THIS DISTRICT DEVELOPMENT.
an. LANDSCAPING SHALL BE ADDRESSED IN ACCORDANCE WITH SECTION 16.12.4 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AS PART OF FINAL AND SITE DEVELOPMENT PLAN STAGES.
ao. FOR SITE DEVELOPMENT PLANS INCLUDING MODERATE INCOME HOUSING UNITS (MIHU), A MIHU AGREEMENT AND COVENANTS WILL BE REQUIRED. THESE DOCUMENTS ARE DESCRIBED IN SECTION 13.402 OF THE COUNTY CODE.
ap. THIS PLAN IS SUBJECT TO WATERS PETITION WP-11-147 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 EQUALIZED SECTION PLAN IN ORDER TO RECEIVE A GREEN NEIGHBORHOOD ALLOCATION. WATERS PETITION WP-11-147 WAS APPROVED ON APRIL 27, 2011 BY THE DEPARTMENT OF PLANNING AND ZONING.
aq. ON MARCH 3, 2011, A LETTER WAS SUBMITTED TO HOWARD COUNTY PLANNING AND ZONING REQUESTING AN APPROVAL OF A WAIVER TO THE FOLLOWING SECTIONS OF DMV E: 2.2.G (BUS STOP TURNOUT LANE) SECTIONS 2.3.A.1.a (MINIMUM RADIUS BASED ON DESIGN SPEED), 2.3.A.1.c (HORIZONTAL DESIGN/DESIGN SPEED), 2.4.1.8.2 (RIGHT-OF-WAY WIDTH AND PAVEMENT WIDTH AND CROSS SLOPE), 2.5.B.14.4 (INTERSECTION SPACING & MINIMUM CURVATURE), 2.6.6 (SPACING AND CORNER CLEARANCE), 2.9.C. (24' DRIVE LANE WIDTH), AND 2.10.E (REFUSE STORAGE AREA LOCATION). WITH THE REVIEW AND COMMENTS FROM THE DEPARTMENT OF PUBLIC WORKS, THIS REVIEW 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 MPH TO 30 MPH (POSTED SPEED = 25 MPH) IS ACCEPTABLE. REQUEST TO REDUCE THE MINIMUM CURVE RADIUS IN THESE LOCATIONS ON SAINT MARGARETS BLVD. AND TWO ON BANBURY DRIVE IS ACCEPTABLE CONTINGENT UPON THE REMOVAL OF PARKING SPACES WITHIN THE LINE OF SIGHT FOR SIGHT DISTANCE.
(3) SECTION 2.3.A.1.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 OWN DEVICES WITHIN THE ISLANDS TO MAINTAINED BY HOA OR COMMERCIAL ASSOC.
(4) SECTION 2.4.1.1, RIGHT-OF-WAY WIDTHS-REQUEST A VARIABLE RIGHT-OF-WAY WIDTH TO EXTEND ONE FOOT BEHIND FACE OF CURB. DPW RECOMMENDS TO DEFER FOR FURTHER DISCUSSION.
(5) SECTION 2.4.1.2, PAVEMENT WIDTH AND CROSS SLOPE-REQUEST THAT SAINT MARGARETS BLVD. HAVE LANE WIDTHS OF 16' AND ALL OTHER ROADS HAVE A TOTAL WIDTH 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 MANUEVER THE ROADWAY CONCURRENTLY WITHOUT ONE VEHICLE STOPPING AND WAITING FOR THE OTHER ONE TO MOVE BEFORE CONTINUING.
(6) SECTION 2.4.1.3, DIVIDED ROADWAYS - REQUEST A MINIMUM INTERSECTION SPACING OF 100 FEET. DPW RECOMMENDS TO DEFER FOR FURTHER DISCUSSION.
(7) SECTION 2.5, TABLE 2.08, CURB FILLET RADIUS-REQUEST A REDUCTION IN THE MINIMUM CURB FILLET RADIUS FROM 40' TO 25'. DPW RECOMMENDS TO DEFER FOR FURTHER DISCUSSION.
(8) SECTION 2.6.6, DRIVEWAY SPACING AND CORNER CLEARANCE-REQUEST THAT THE CORNER CLEARANCE BE REDUCED FROM 75' 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. DEVELOPERS NEEDS TO SHOW SIGHT DISTANCE REQUIREMENTS.
(9) SECTION 2.9, TABLE 2.11, OVERFLOW/GUEST PARKING-REQUEST THAT OFF-SITE PARKING BE REDUCED FROM 2.3 SPACES PER DWELLING UNIT TO 2.0 SPACES PER DWELLING UNIT. DPW RECOMMENDS THAT THIS REQUEST BE DENIED. THIS ITEM MAY BE READDRESSSED WITH THE REGULATIONS OF THE CHANGES REQUESTED ABOVE.
(10) SECTION 2.10.E, SOLID WASTE STORAGE LOCATION-REQUEST THAT THE DISTANCE FROM A CENTRALIZED REFUSE STORAGE AREA TO A MULTI-FAMILY AREA BE INCREASED FROM 200' TO 300'. DPW DOES NOT OPPOSE THE GRANTING OF THIS REQUEST. D.E.S. SUGGESTS THAT EFFORT BE MADE TO ADD AN ADDITIONAL CORRAL TO SHORTEN THE DISTANCE. ADDITIONALLY, THE NUMBER OF DUMPSTERS IS TYPICALLY BASED ON 20 UNITS PER ONE DUMPSTER. THIS CONFIGURATION APPEARS TO FALL SHORT OF THAT ESTIMATE.
(11) SECTION 2.9.C, OFF STREET PARKING LOTS-REQUEST THAT THE MINIMUM ASILE WIDTHS BETWEEN ROWS OF PARKING BE REDUCED FROM 24' TO 22'. DPW DOES NOT OPPOSE THIS REQUEST, BUT DID REQUESTS A FIRE TRUCK TURNING RADIUS EXIST.
(12) SECTION 2.9.C, OFF STREET PARKING LOTS-REQUEST THAT THE MINIMUM ASILE WIDTHS BETWEEN ROWS OF PARKING BE REDUCED FROM 24' TO 22'. DPW DOES NOT OPPOSE THIS REQUEST, BUT DID REQUESTS A FIRE TRUCK TURNING RADIUS EXIST.
ar. 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 MANUAL OF COMPREHENSIVE AND COMMUNITY PLANNING (DCCP) REVISED THIS PLAN FOR COMPLIANCE WITH THE ROUTE 1 MANUAL.
as. IN ACCORDANCE WITH THE DESIGN MANUAL WAIVERS OUTLINED IN GENERAL NOTE NO. 33 FOR REDUCED PUBLIC ROAD R/W, ALL PUBLIC ROADS SHALL PROVIDE A "PUBLIC 5' SIDEWALK, STREET LIGHT AND UTILITY GRABBERS."
at. 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 190H 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 APPLICATION ASSOCIATED WITH CONSTRUCTION OF THE 190H RESIDENTIAL UNIT.
au. THIS PLAN IS SUBJECT TO WATERS PETITION WP-12-109 TO WAIVE SUBSECTIONS 16.120(a.1), 16.121(a.1) AND 16.134(a) OF THE HOWARD COUNTY CODE. THIS ACTION RELIEVES/DEFERS THE REQUIREMENT TO HAVE A MINIMUM OF 60 FEET OF FRONTAGE ON A PUBLIC ROAD FOR COMMUNITY APARTMENT LOTS, 40 FOOT FOR OPEN SPACE LOTS AND DEFERS THE CONSTRUCTION OF SIDEWALKS UNTIL FUTURE SITE PLANS.
av. IN ACCORDANCE WITH THE APPO TRAFFIC STUDY, A NORTHBOUND DOUBLE LEFT ONTO ST. MARGARETS BLVD. MAY BE REQUIRED AT THE END OF PHASE FOUR. THE NEED FOR THIS LANE MAY BE INFLUENCED BY EXTENSIVE GROWTH. FOR THIS REASON, PRIOR TO ASSUANCE OF ANY BUILDING PERMITS FOR PHASE FIVE, THE INTERSECTION OF COLA COLA DRIVE AND ST. MARGARETS BLVD. SHALL BE RE-EVALUATED.



11/14/13
DATE

ALDO M. VITUCCI, P.E.
Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-15.

OXFORD SQUARE
Parcels 'B' Thru 'G', 'I' Thru 'L', 'M-1'
And Open Space Lots 1 Thru 3
"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
ZONING: TOD
TAX MAP NO. 38, GRID NO. 19 & 20, PARCEL NO. 761
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 14, 2013
SHEET 1 OF 13

MATCH LINE SEE SHEET 5

Road 'J' Private Access Street

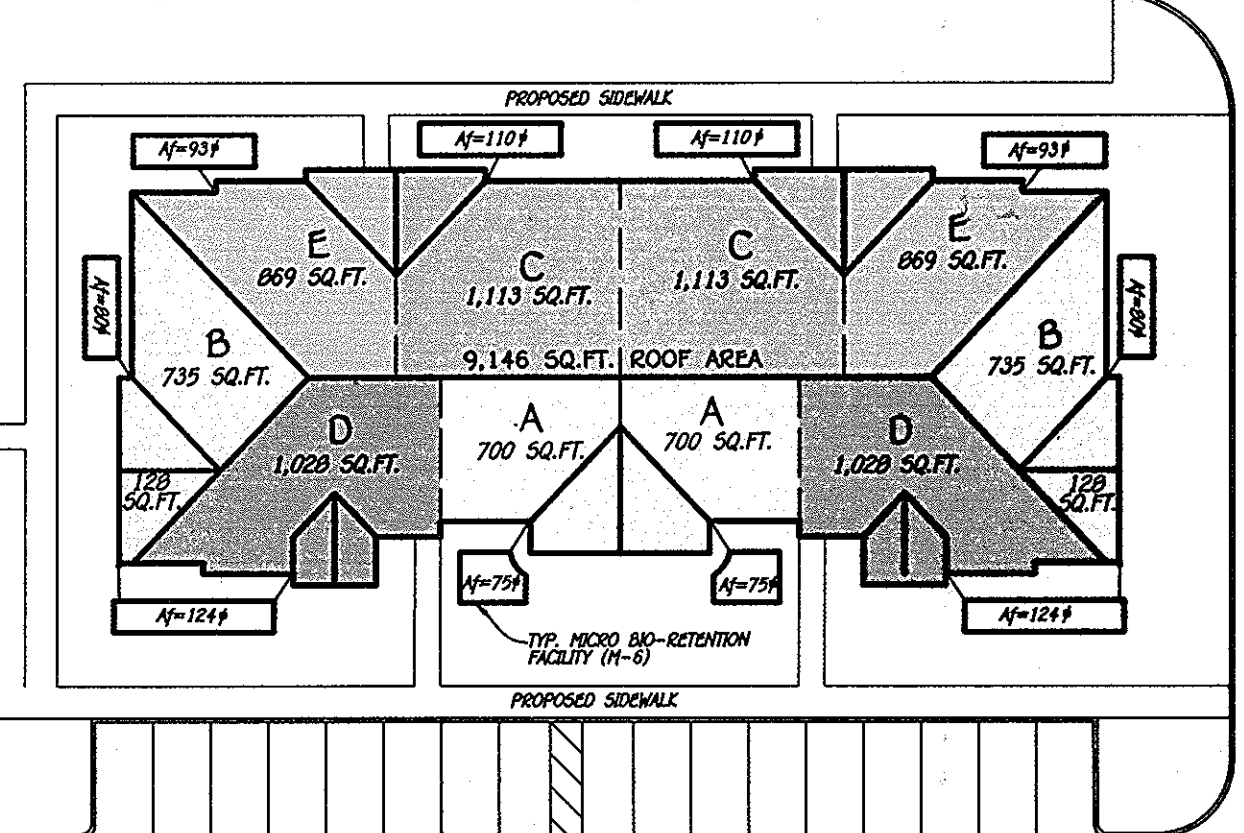
MATCH LINE SEE SHEET 4

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark Wright 12/16/13
PLANNING DIRECTOR DATE

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
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)

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



ESD REQ'D. TO TREAT ROOF AREA = 054 cu.ft.
SURFACE W/ d=0.75" = 616 cu.ft.
STONE RESERVOIR d=2.0' = 579 cu.ft.
TOTAL = 1,299 CU.FT.

**TYPICAL APARTMENT BUILDING
ROOFTOP RUNOFF TREATMENT**

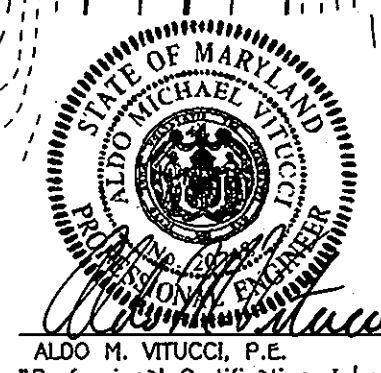
SCALE: 1" = 30'

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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
10272 BALTIMORE NATIONAL PIKE
ELKLOTT CITY, MARYLAND 21042
(410) 461-2999

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

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

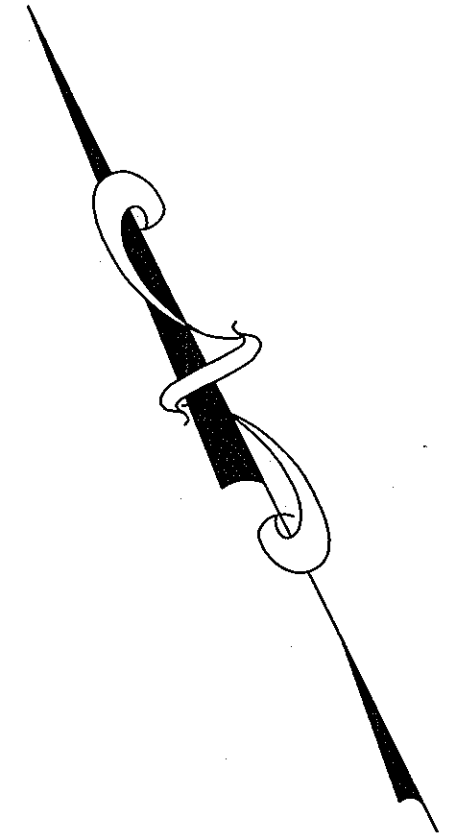
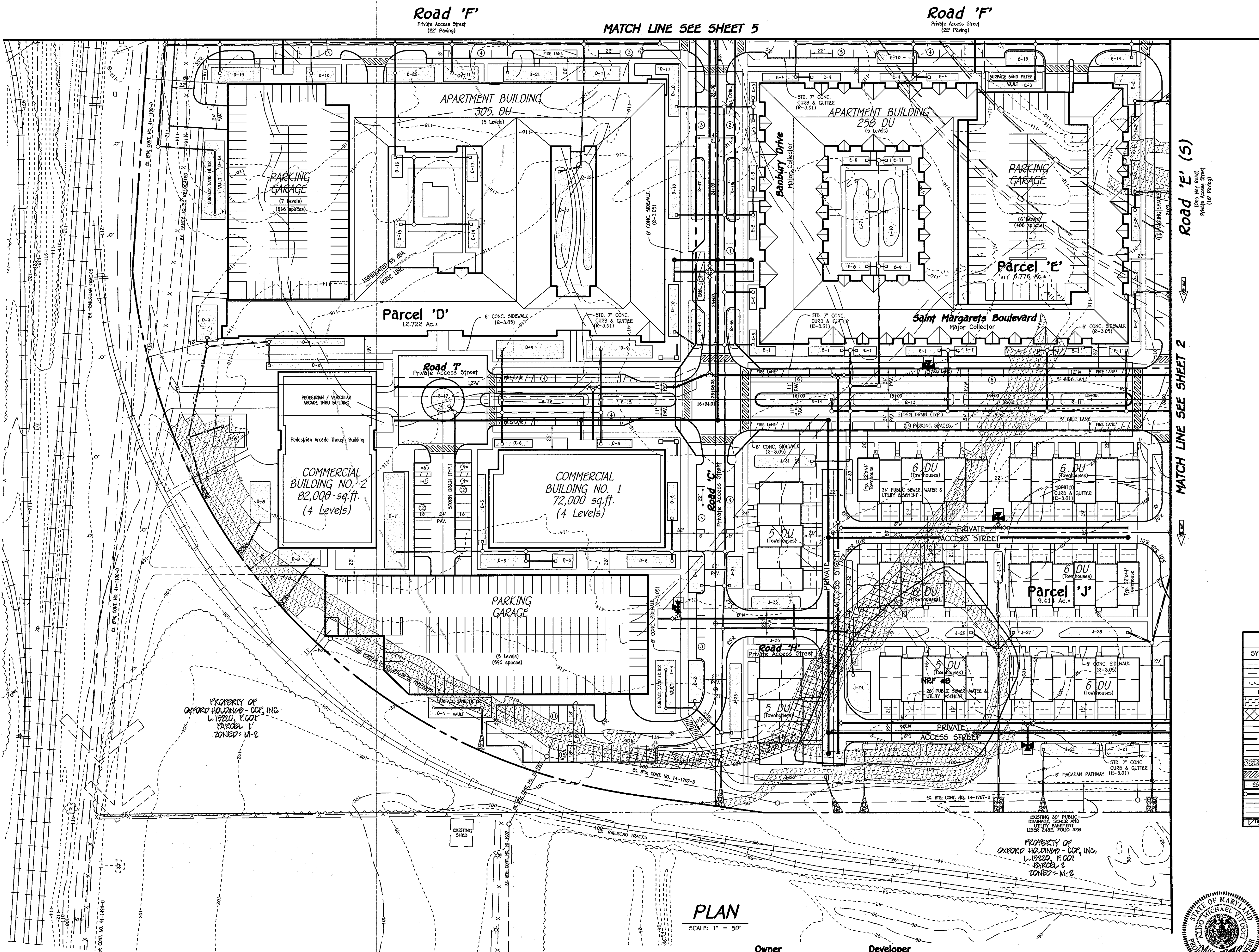


DATE 11/14/13
ALDO M. VITUCCI, P.E.
Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20746, Expiration Date 2-22-15.

PLAN
SCALE: 1" = 50'

SKETCH PLAN
OXFORD SQUARE
Parcels 'B' Thru 'G', 'I' Thru 'L', 'M-1'
And Open Space Lots 1 Thru 3
"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
ZONING: T00
TAX MAP No. 38, PDG No. 19 & 20, PARCEL No. 761
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 14, 2013
SHEET 2 OF 13

12/13/13
DATE



CENTERLINE CURVE DATA				
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
SANT MARGARETS BLVD.	3+19.76 - 4+44.88	500.00'	125.11'	14°20'13"
SANT MARGARETS BLVD.	4+44.88 - 5+81.03	397.00'	136.15'	19°38'58"
BANBURY DRIVE	3+76.54 - 4+92.50	160.00'	115.96'	41°31'32"
BANBURY DRIVE	17+63.08 - 21+07.62	220.00'	344.54'	89°43'48"

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

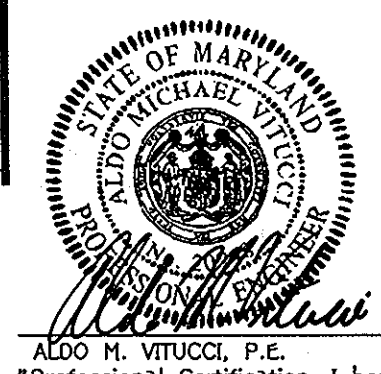
LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREELINE
N.R.F.	NON REGULATED FACILITY
---	SLOPES (15% - 24.9%)
---	SLOPES (25% AND GREATER)
---	WETLANDS BUFFER
---	WETLANDS LIMITS
---	FLOODPLAIN LIMITS
---	PROPOSED PAVED WALK
---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

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

PLAN
SCALE: 1" = 50'

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

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



ALDO H. VITUCCI, P.E.
DATE: 11/14/13
Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20746, Expiration Date 2-22-15.

SKETCH PLAN
OXFORD SQUARE
Parcels 'B' Thru 'G', 'I' Thru 'L', 'M-1'
And Open Space Lots 1 Thru 3

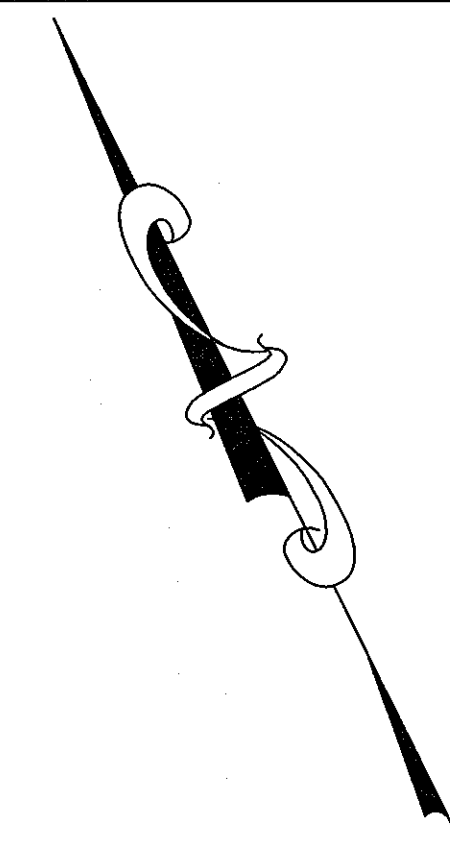
"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
ZONING: TOC
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 14, 2013
SHEET 3 OF 13

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MATCH LINE SEE SHEET 6

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Jaewil A. Wright
PLANNING DIRECTOR
12/14/13
DATE



Parcel 'G'
(School Parcel)
8.020 Ac.±
ZONED: TOD

Parcel 'B'
(School Parcel)
20.21 Ac.±
ZONED: TOD

PROPOSED MIDDLE SCHOOL
95,247 sq.ft.
(SOP-12-075)

PROPOSED ELEMENTARY SCHOOL
101,014 sq.ft.

Banbury Drive
Major Collector

0.5 LOT 2
0.779 Ac.±
Owned & Maintained by
Dixford Square Commercial
Association, Inc.

APARTMENT BLDG. No. 6
22 DU

APARTMENT BLDG. No. 7
45 DU

Parcel 'L'
1.505 Ac.±

APARTMENT BLDG. No. 5
22 DU

Parcel 'F'
7.310 Ac.±

Retail
6,300 sq.ft.

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
---	STORMWATER MANAGEMENT DEVICE
---	STORM DRAIN
---	EXISTING FIBER OPTIC LINE
---	EXISTING GASMAIN
---	FIRE LANE (Painted Curb)

NOTE: PROPOSED RETAINING WALLS SHALL NOT EXCEED 2' IN HEIGHT.

PLAN
SCALE: 1" = 50'

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

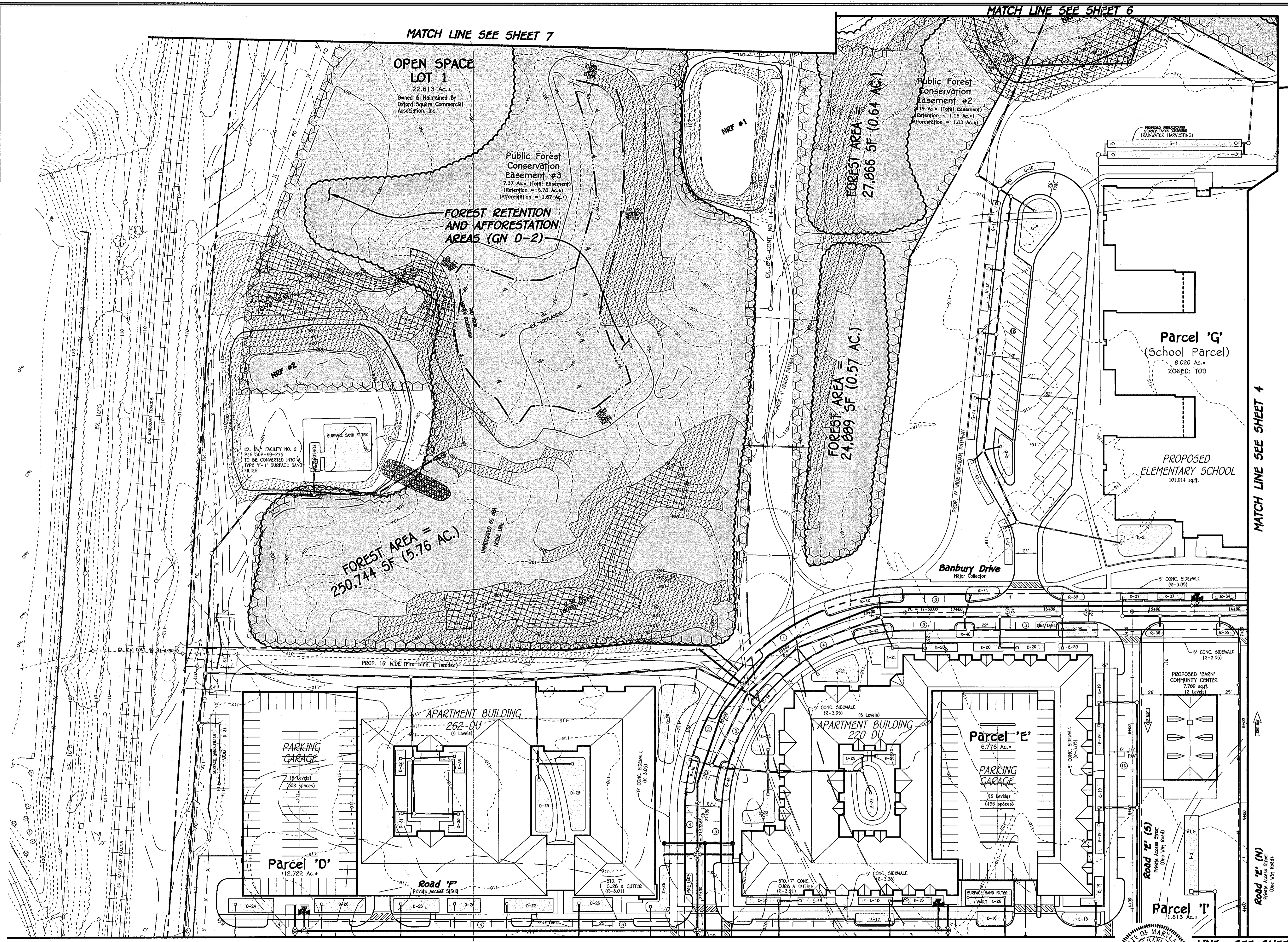


ALDO H. VITUCCI, P.E.
DATE: 11/14/13
Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20746, Expiration Date 2-22-15.

SKETCH PLAN
OXFORD SQUARE
Parcels 'B' Thru 'G', 'I' Thru 'L', 'M-1'
And Open Space Lots 1 Thru 3
"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
ZONING: TOD
TAX MAP No. 36, GRID No. 19 & 20, PARCEL No. 761
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 14, 2013
SHEET 4 OF 13

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

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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)

SKETCH PLAN
OXFORD SQUARE
Parcels 'B' Thru 'G', 'I' Thru 'L', 'M-1'
And Open Space Lots 1 Thru 3

"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
ZONING: TOD

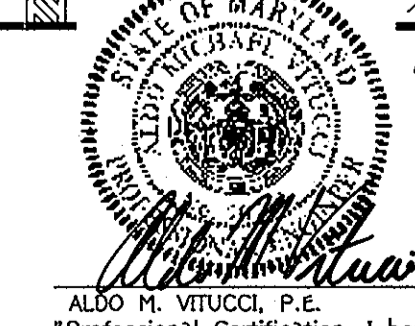
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 14, 2013
SHEET 2 OF 13

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2092

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



DATE: 11/14/13

ALDO H. VIUCCI, P.E.
Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20746, Expiration Date 2-28-15.

LEGEND	
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
FO	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 Sever 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. Reforest elements will be stabilized and seeded to reduce erosion and encourage natural vegetative colonization.
- In the Colonial Pipeline right of way restore eroded areas and create native herbaceous grassland habitats that will be complementary to the needs of the utility while providing a natural connection and edge habitat.
- Install standard nest boxes.
- Remove trash and debris.
- Provide 5.25 Acres of afforestation.

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)

DORSEY MARC STATION NOTE:

PER ZB-1086M (5-11-001)

The 700 zoning district is intended to encourage development of well designed multi-use centers combining office and high density residential development that are located and designed for safe and convenient pedestrian access by commuters using the MARC Trains and other public transit links. In accordance with ZB-1086 proffer VII (1) Transit connection - The petitioner will diligently pursue pedestrian access to the Dorsey MARC Station. The zoning decision and proffer recognize that it will take some time to seek approvals from the appropriate parties for the possible transit connection and therefore the petitioner, in accordance with ZB-1086 proffer VII will provide a shuttle service to and from the subject property and the Dorsey Marc Station. The schedule and timing of providing a shuttle in relation to the amount of development on the subject property and the possible provision of pedestrian access from the subject property to the Dorsey Marc Station are also specified in the proffer.

The transit connection concept exhibit indicates the conceptual vision for a pedestrian connection to the MARC station. The details of this access are subject to approvals from appropriate parties and are subject to change. The exhibit also depicts the general location of the key elements that establish that the Oxford Square site has the benefits of right of way running from the property and communicating with O'Connor Drive. The exhibit is not intended to be a field survey. The right of way first appears in deeds dated September 15, 1973 by (a) Mary E. Cole to Emily R. Smith as recorded among land records of Howard County in Liber 32, folio 561. The right of way for O'Connor Lane is recorded under the Land Records of Howard County in Liber 190, folio 340. The referenced easements also include a Deed dated October 22, 1905 by and between John H. Meers Jr. and the Baltimore and Ohio Railroad Company as recorded among Land Records of Howard County in Liber 444, folio 463 as well as a deed dated March 2nd, 1963 between John H. Meers and Corneil Sand and Gravel as recorded among Land Records of Howard County in Liber 396, folio 407.

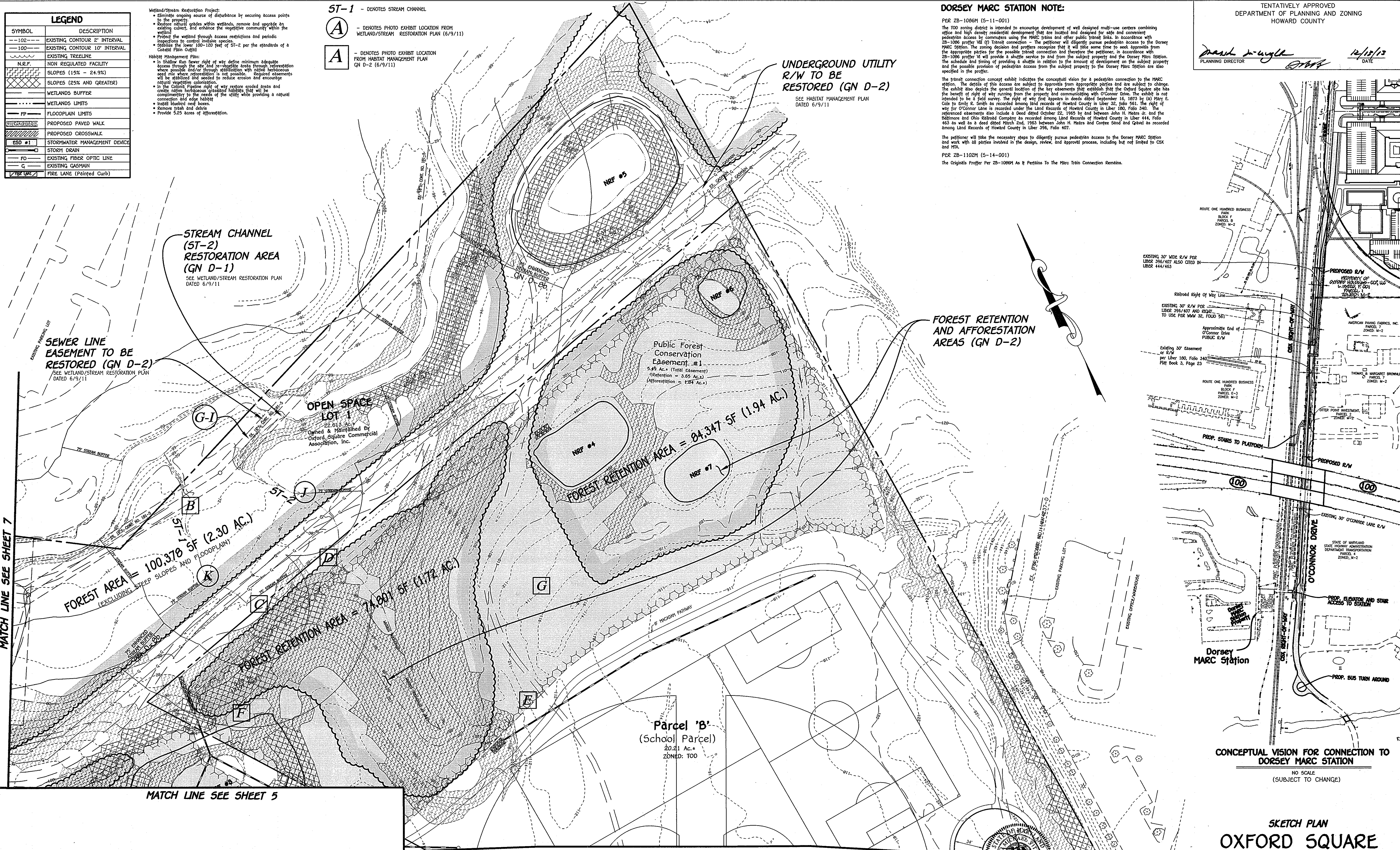
The petitioner will take the necessary steps to diligently pursue pedestrian access to the Dorsey MARC Station and work with all parties involved in the design, review, and approval process, including but not limited to CSX and MTA.

PER ZB-1102M (5-14-001)

The Originals Proffer Per ZB-1086M As it Pertains To The Marc Train Connection Remains.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark R. Wight 12/18/13
PLANNING DIRECTOR DATE



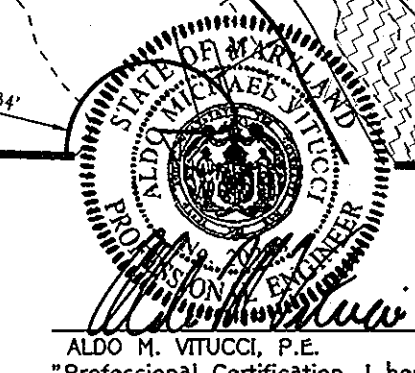
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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10276 BALTIMORE NATIONAL PIKE
CLUETT CITY, MARYLAND 21042
(410) 461-2000

PLAN
SCALE: 1" = 50'

MATCH LINE SEE SHEET 4

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



DATE: 11/14/13
"Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20740, Expiration Date 2-22-15."

SKETCH PLAN
OXFORD SQUARE
Parcels 'B' Thru 'G', 'I' Thru 'L', 'M-1'
And Open Space Lots 1 Thru 3
"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
ZONING: TOD
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 751
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 14, 2013
SHEET 6 OF 13

Mark A. Light 12/13/13
PLANNING DIRECTOR DATE

LEGEND	
SYMBOL	DESCRIPTION
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREELINE
---	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)

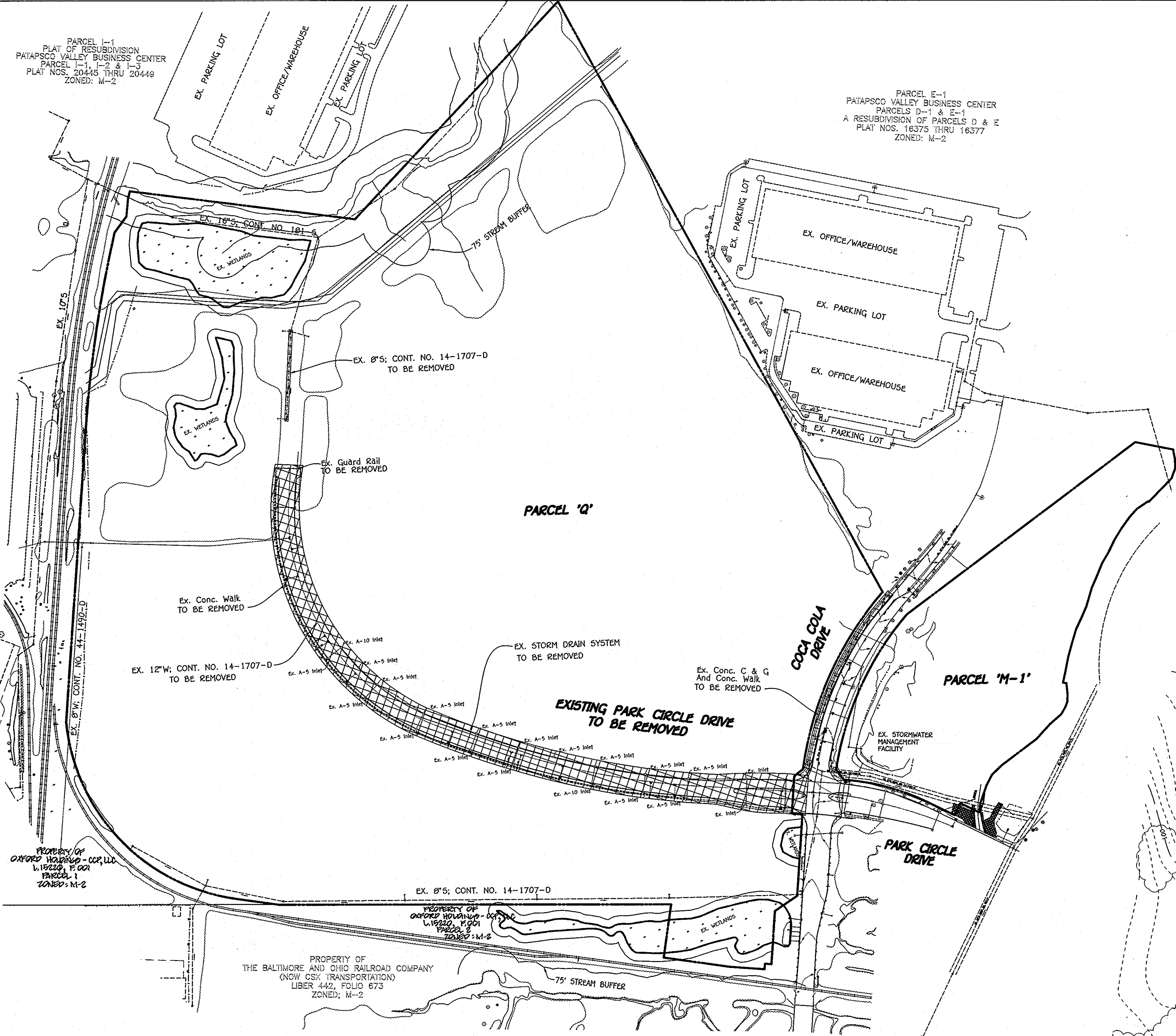
A - DENOTES PHOTO EXHIBIT LOCATION FROM WETLAND/STREAM RESTORATION PLAN (6/9/11)
A - DENOTES PHOTO EXHIBIT LOCATION FROM HABITAT MANAGEMENT PLAN GN D-2 (6/9/11)

Wetland/Stream Restoration Project:

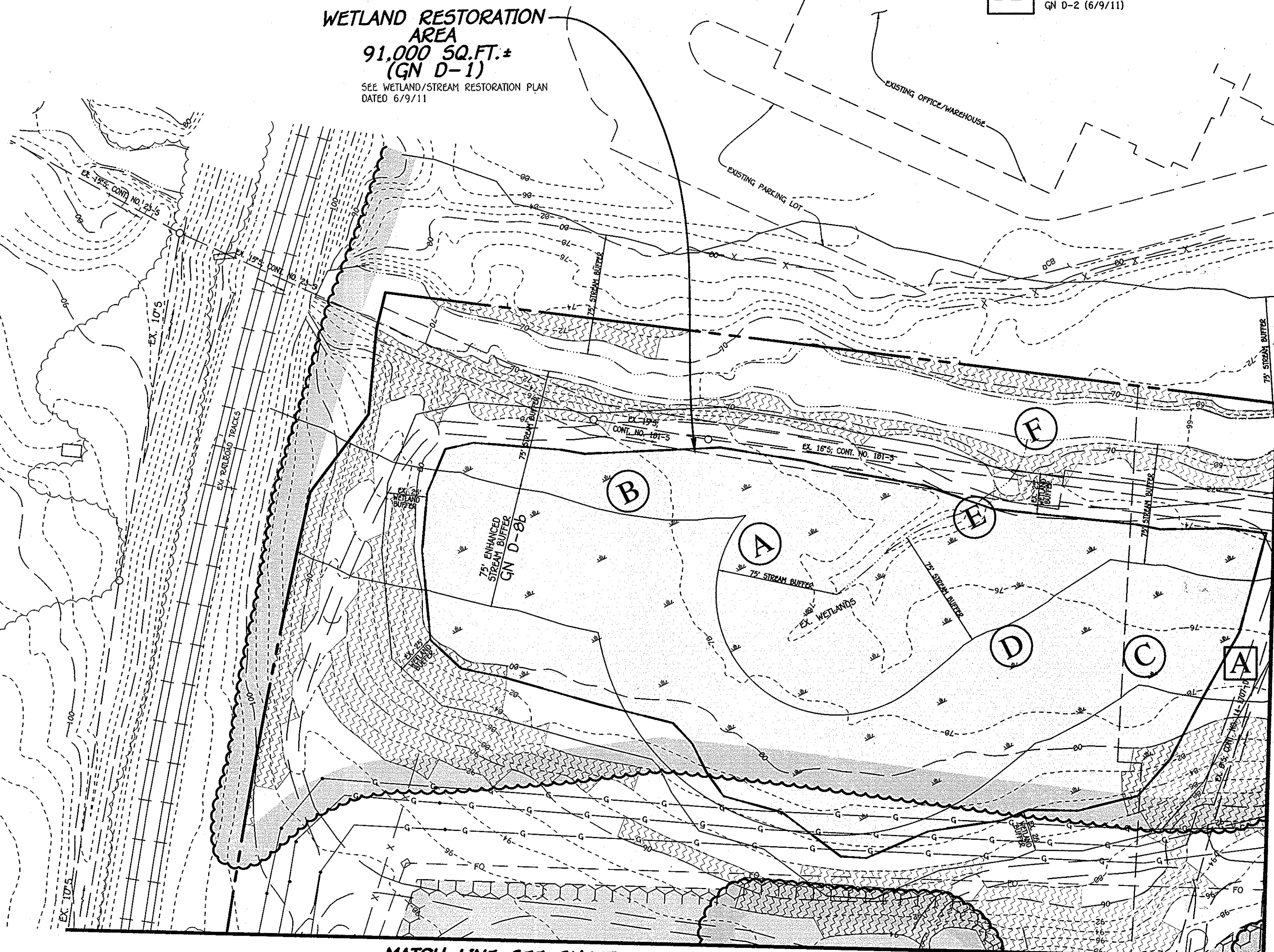
- Eliminate ongoing source of disturbance by securing access points to the property.
- Restore natural grades within wetlands, remove and upgrade an existing culvert, and enhance the vegetative community within the wetland.
- Protect the wetland through access restrictions and periodic inspections to control invasive species.
- Stabilize the lower 100-120 feet of 31-2 per the standards of a Coastal Plain Outfall.

Habitat Management Plan:

- In shallow Sun 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. Required easements will be established and needed to reduce erosion and encourage natural vegetative colonization.
- In the Coastal 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 afforestation.



DEMO PLAN
SCALE: 1" = 200'



WETLAND RESTORATION AREA
91,000 SQ.FT.±
(GN D-1)
SEE WETLAND/STREAM RESTORATION PLAN DATED 6/9/11

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 6

PLAN
SCALE: 1" = 50'



ALDO H. VIUCCI, P.E. DATE 11/14/13
Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20746, Expiration Date 2-22-15.

SKETCH PLAN
OXFORD SQUARE
Parcels 'B' Thru 'G', 'I' Thru 'L', 'M-1'
And Open Space Lots 1 Thru 3

"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
ZONING: TOO
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 14, 2013
SHEET 7 OF 13

Owner
Kellogg-COP, 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
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2000

David A. Anglin 12/10/13
PLANNING DIRECTOR DATE

Coca Cola Drive

TO HANOVER ROAD

DEEP RUN
HOWARD COUNTY,
MARYLAND.

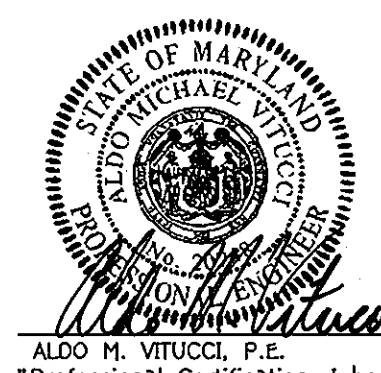
Parcel 'M-1'
11.018 Ac.±
F-93-23
PLAT No. 10545

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 GASMAIN

PLAN
SCALE: 1" = 50'

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

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



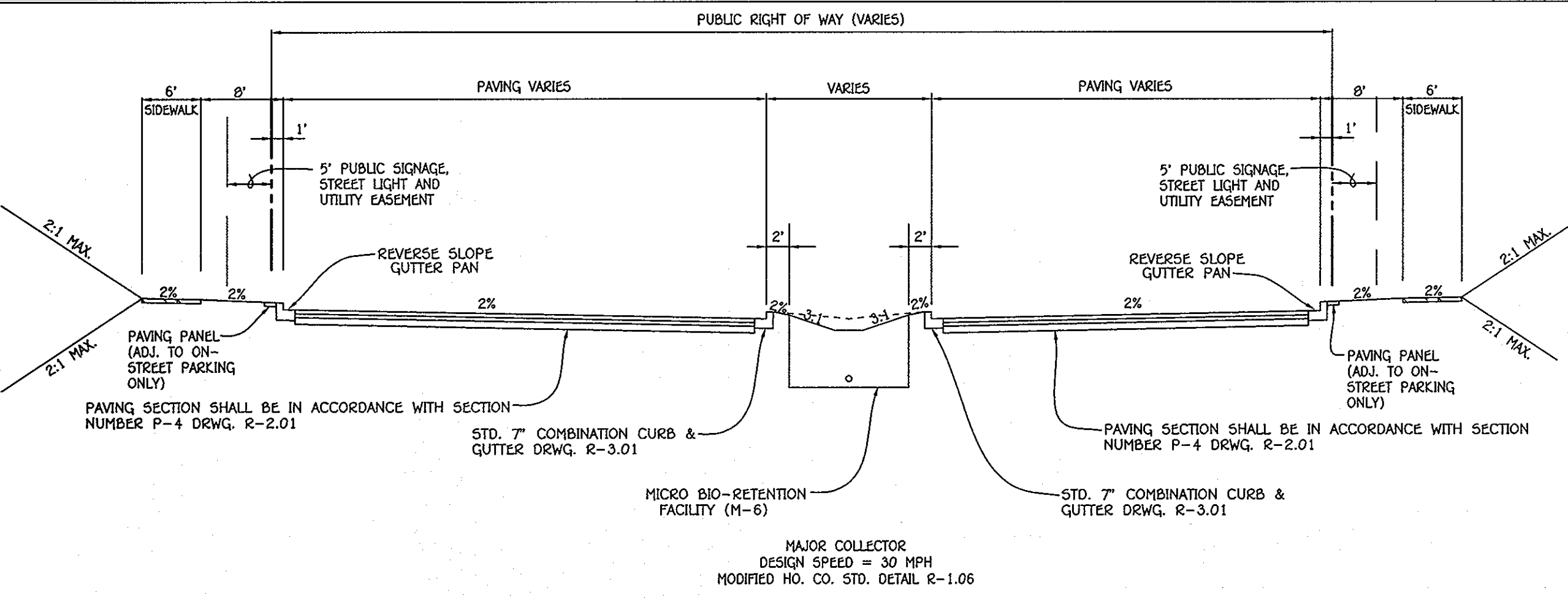
ALDO H. VITUCCI, F.E.
DATE: 11/14/13
Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20746, Expiration Date 2-22-15.

SKETCH PLAN
OXFORD SQUARE
Parcels 'B' Thru 'G', 'I' Thru 'L', 'M-1'
And Open Space Lots 1 Thru 3

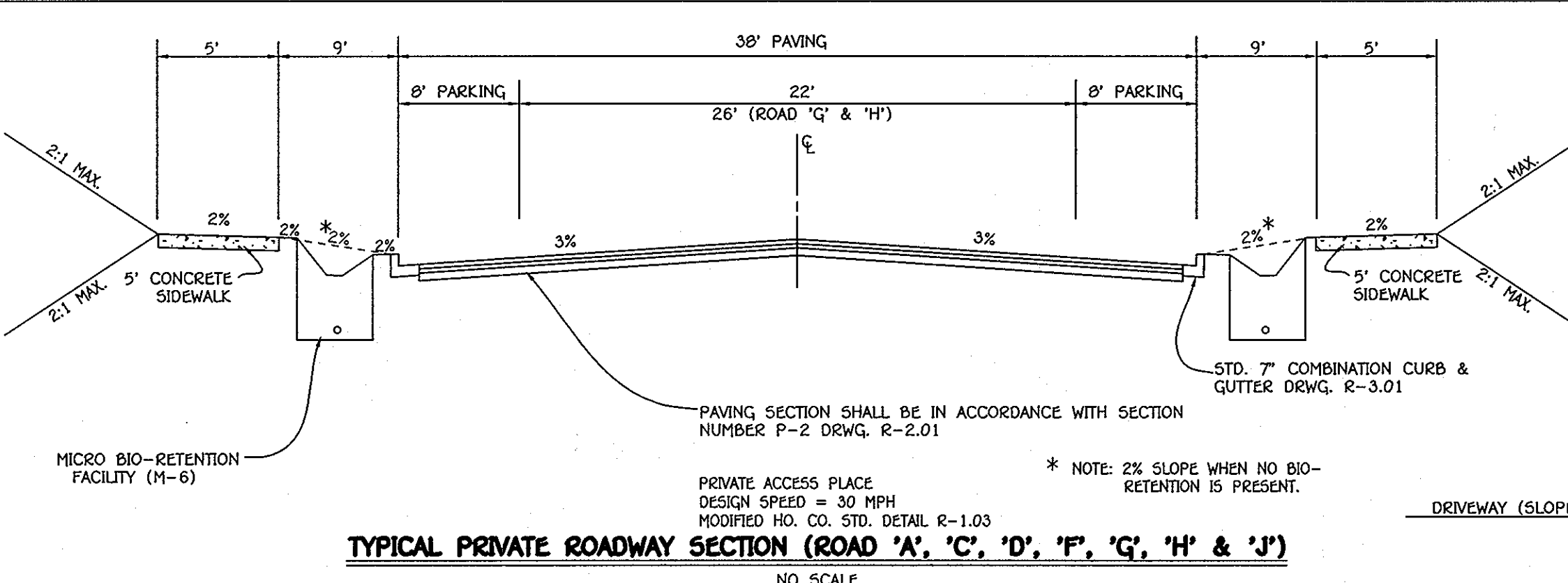
"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
ZONING: TOO
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 14, 2013
SHEET 8 OF 13

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE: PARK - 10272 BALTIMORE NATIONAL PLACE
ELLSWORTH CITY, MARYLAND 21042
410.461.2000

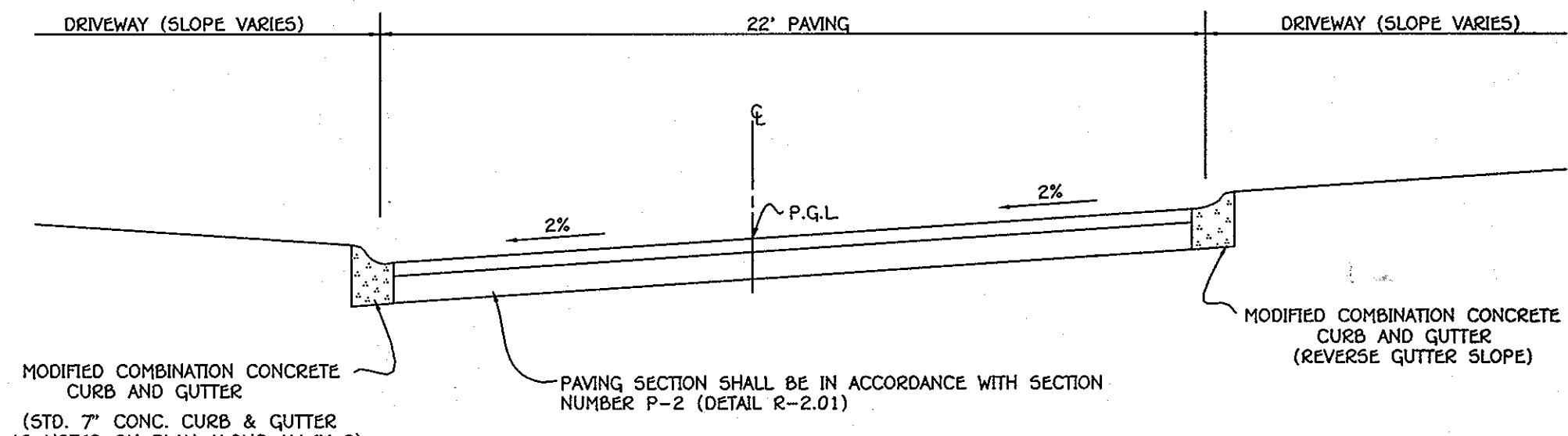
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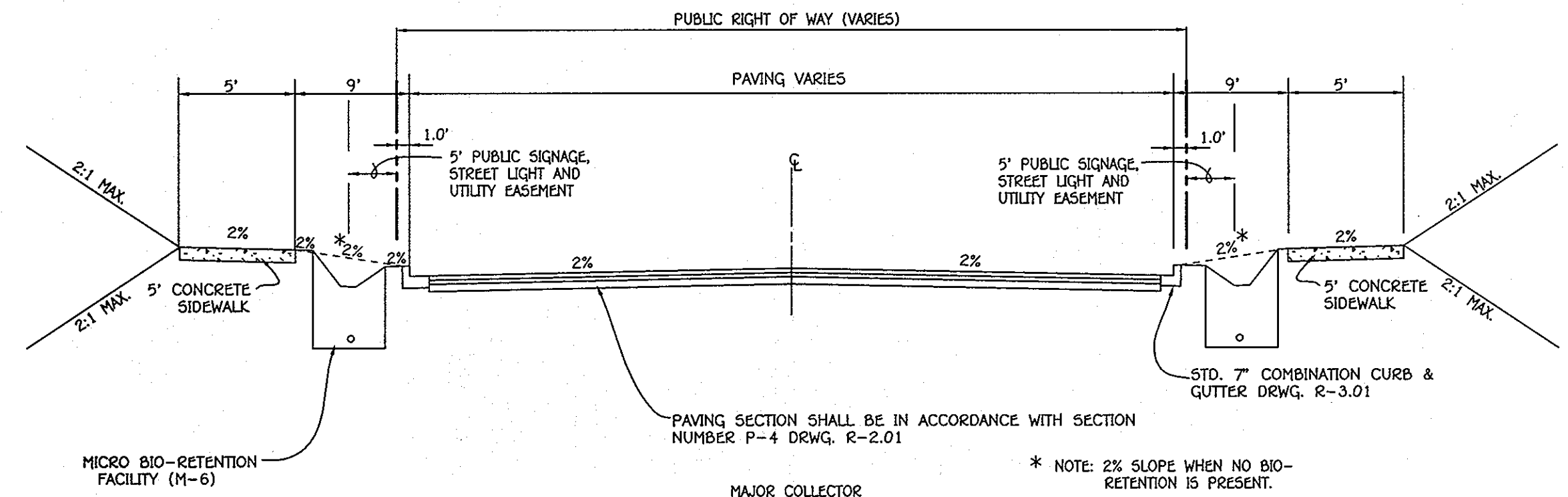
TYPICAL PUBLIC ROADWAY SECTION (SAINT MARGARETS BLVD.)
NO SCALE



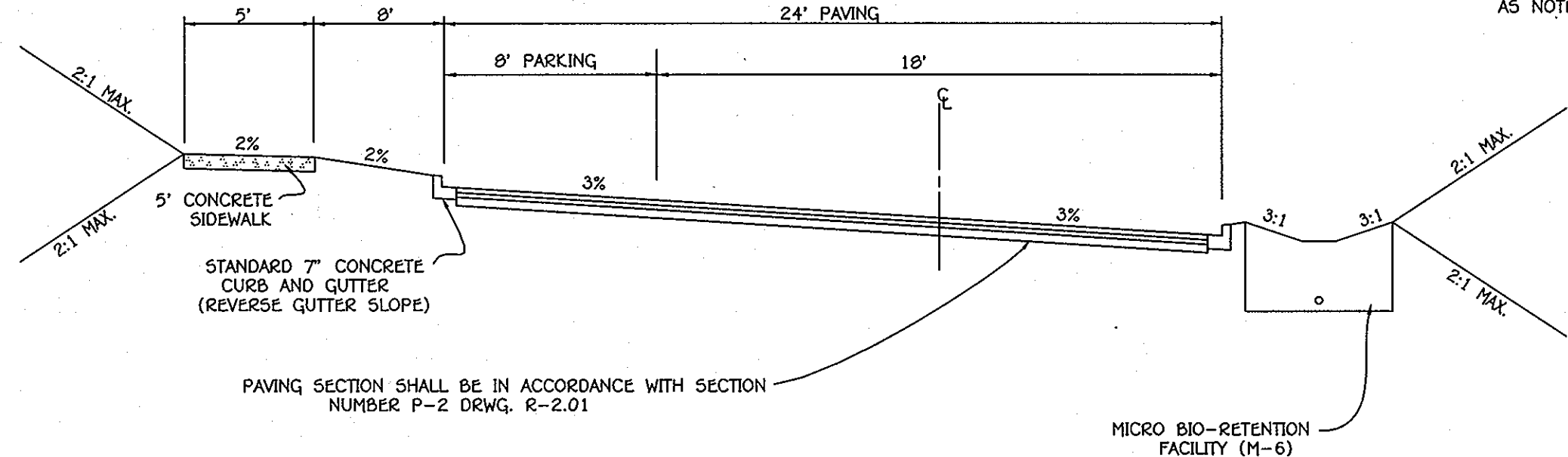
TYPICAL PRIVATE ROADWAY SECTION (ROAD 'A', 'C', 'D', 'F', 'G', 'H' & 'J')
NO SCALE



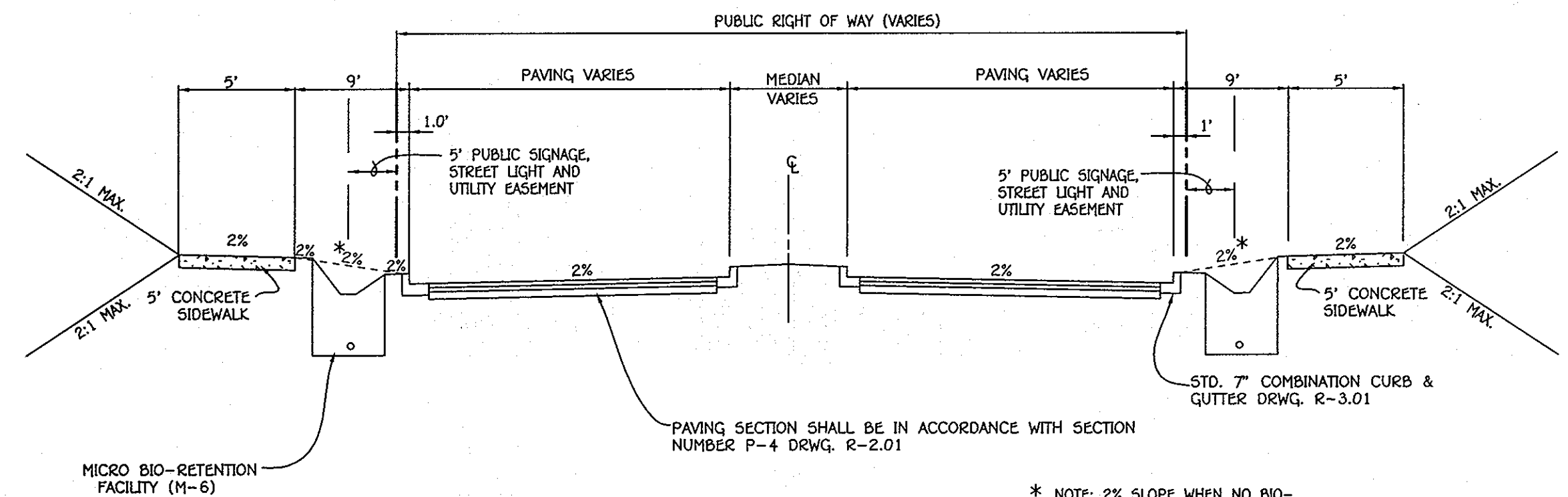
TYPICAL PRIVATE ALLEY
NO SCALE



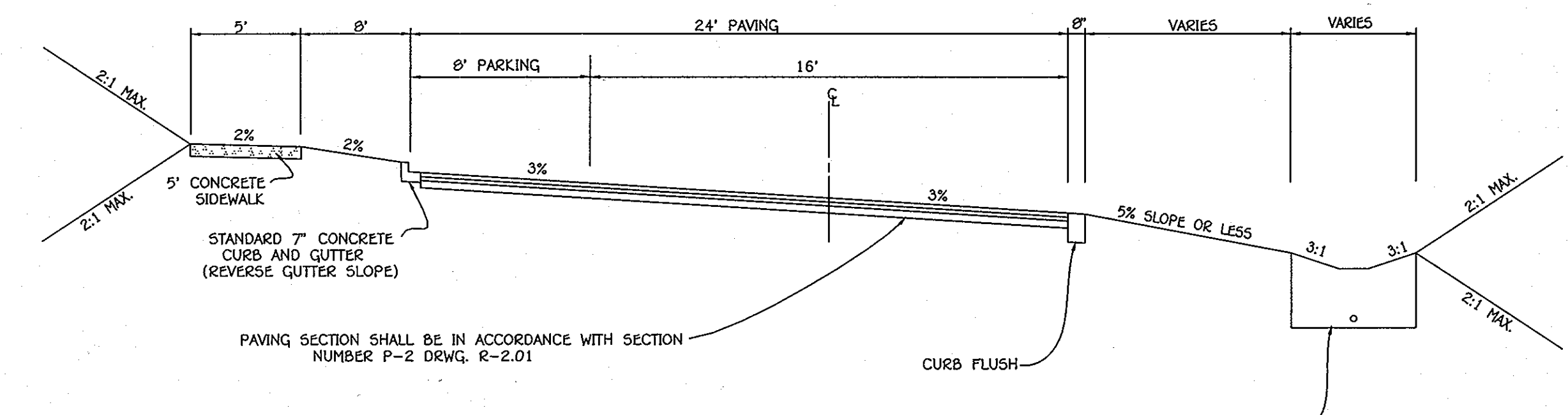
TYPICAL PUBLIC ROADWAY SECTION (BANBURY DRIVE)
NO SCALE



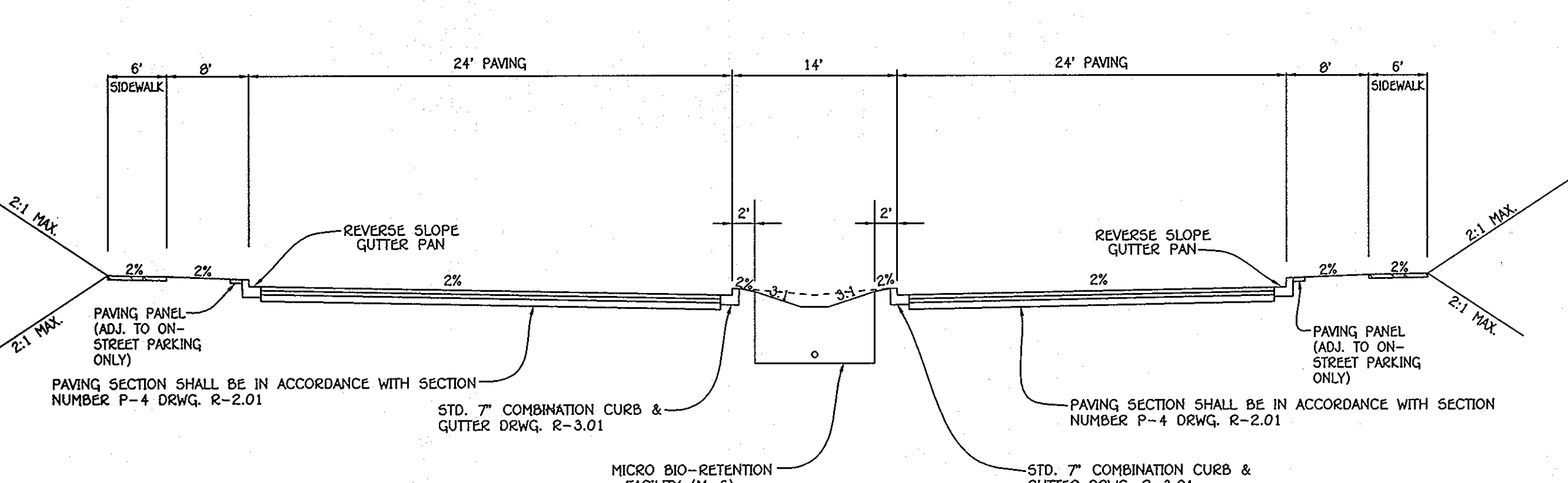
TYPICAL PRIVATE ONE-WAY ROADWAY SECTION (ROAD 'B')
NO SCALE



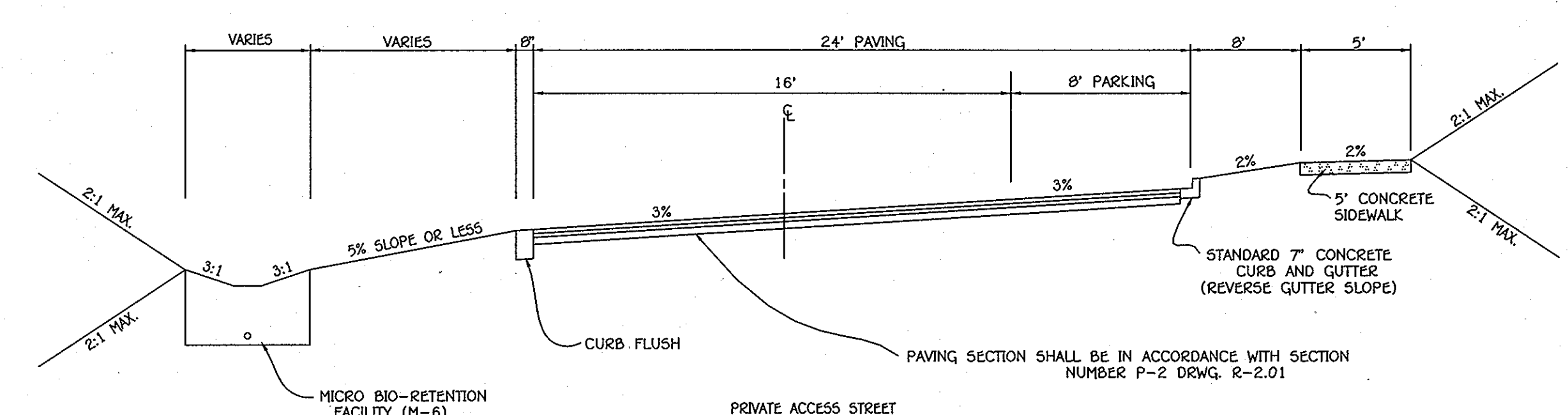
TYPICAL PUBLIC ROADWAY SECTION (BANBURY DRIVE) WITH MEDIAN
NO SCALE



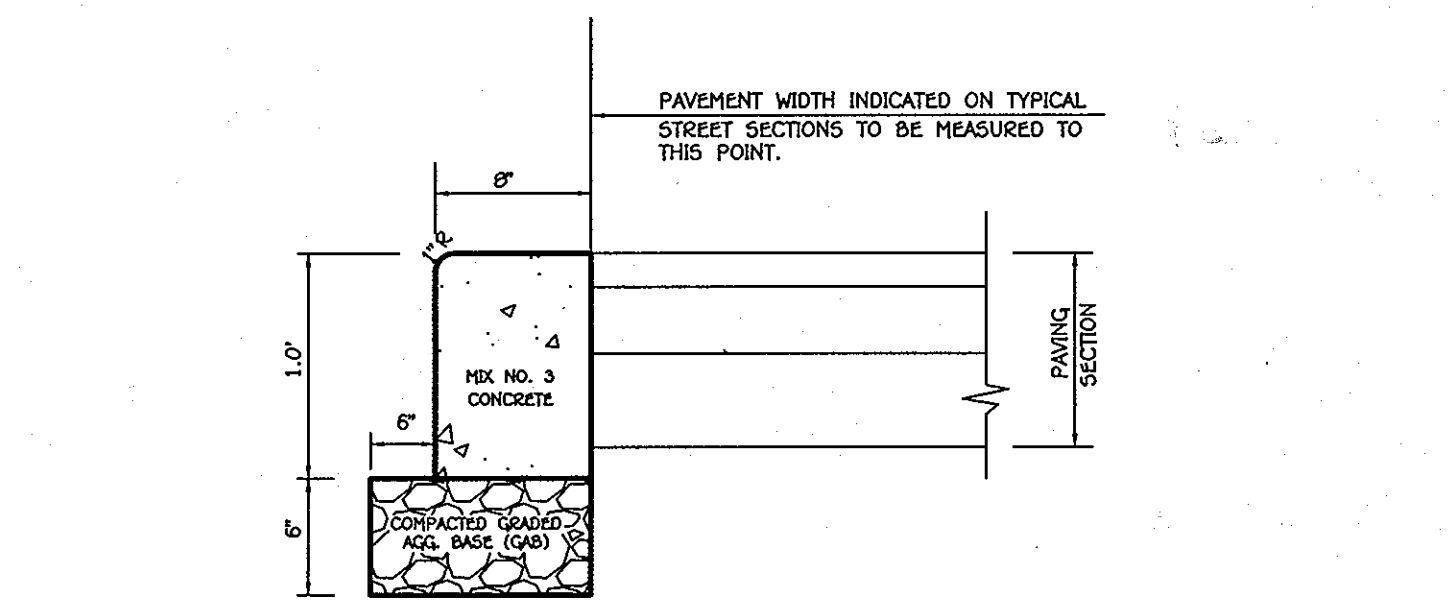
TYPICAL PRIVATE ONE-WAY ROADWAY SECTION (ROAD 'E' (S))
NO SCALE



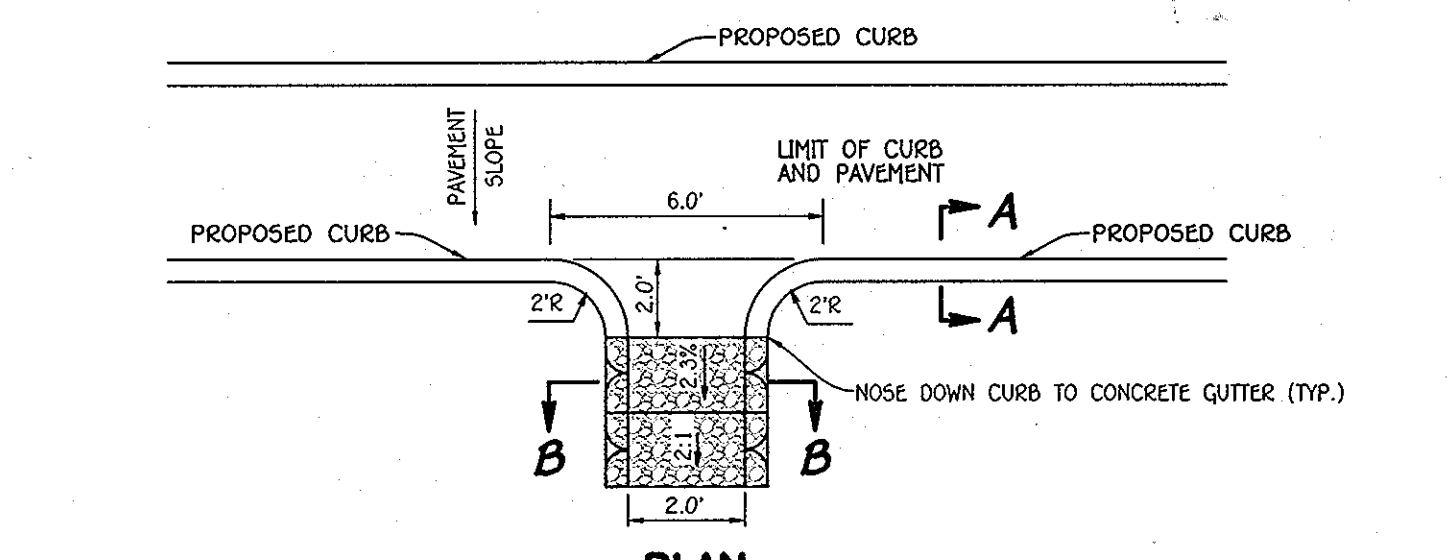
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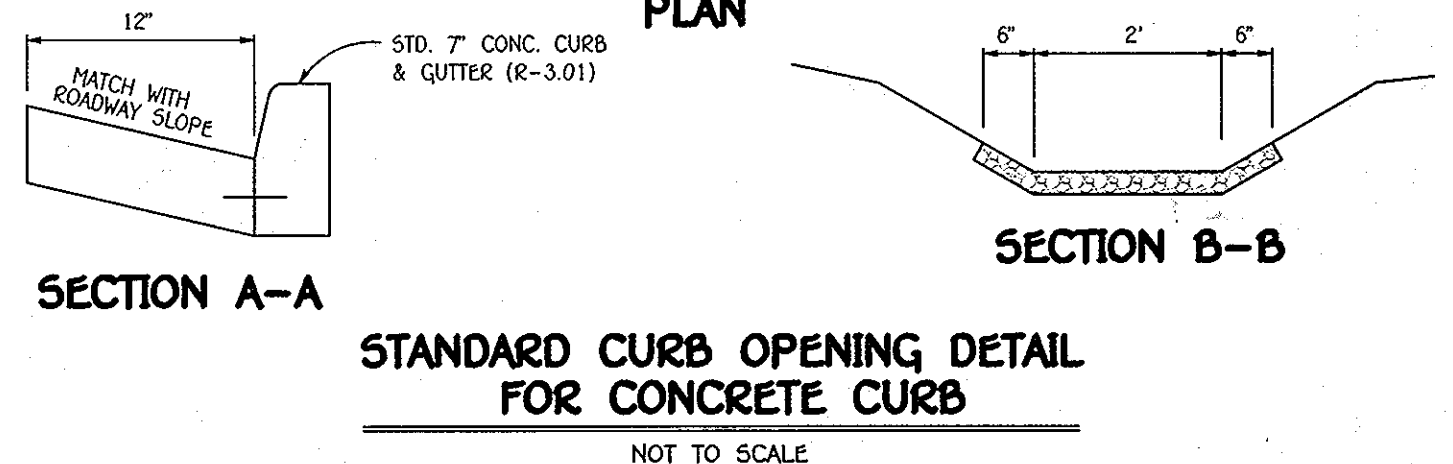
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NO SCALE



CURB FLUSH (R-3.07)
NO SCALE

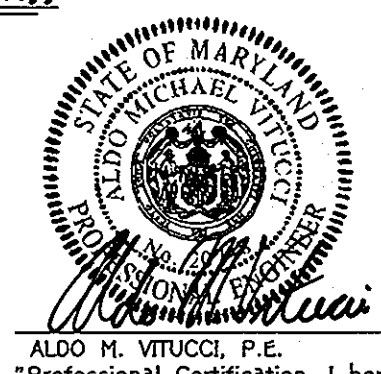


STANDARD CURB OPENING DETAIL FOR CONCRETE CURB
NOT TO SCALE



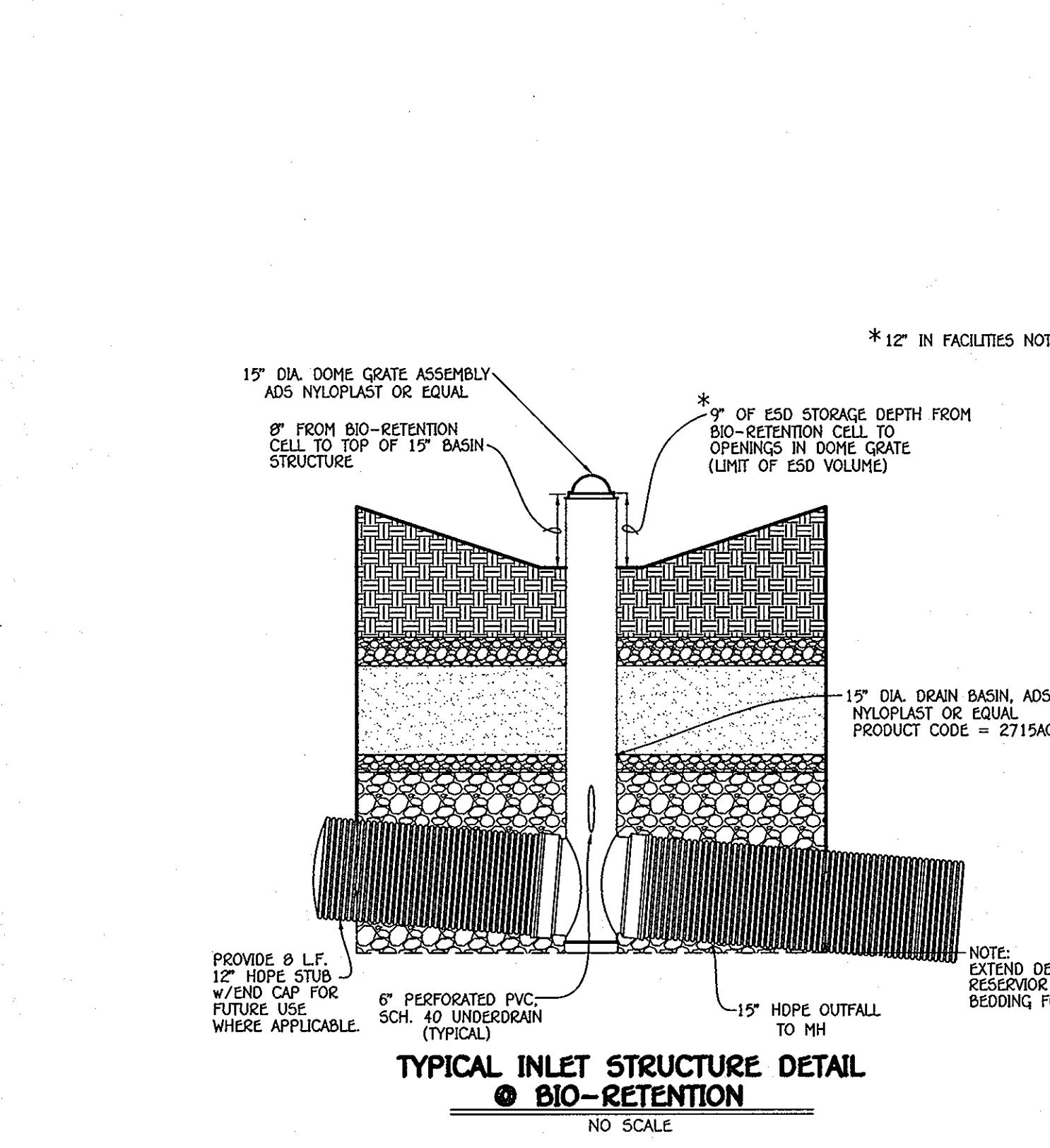
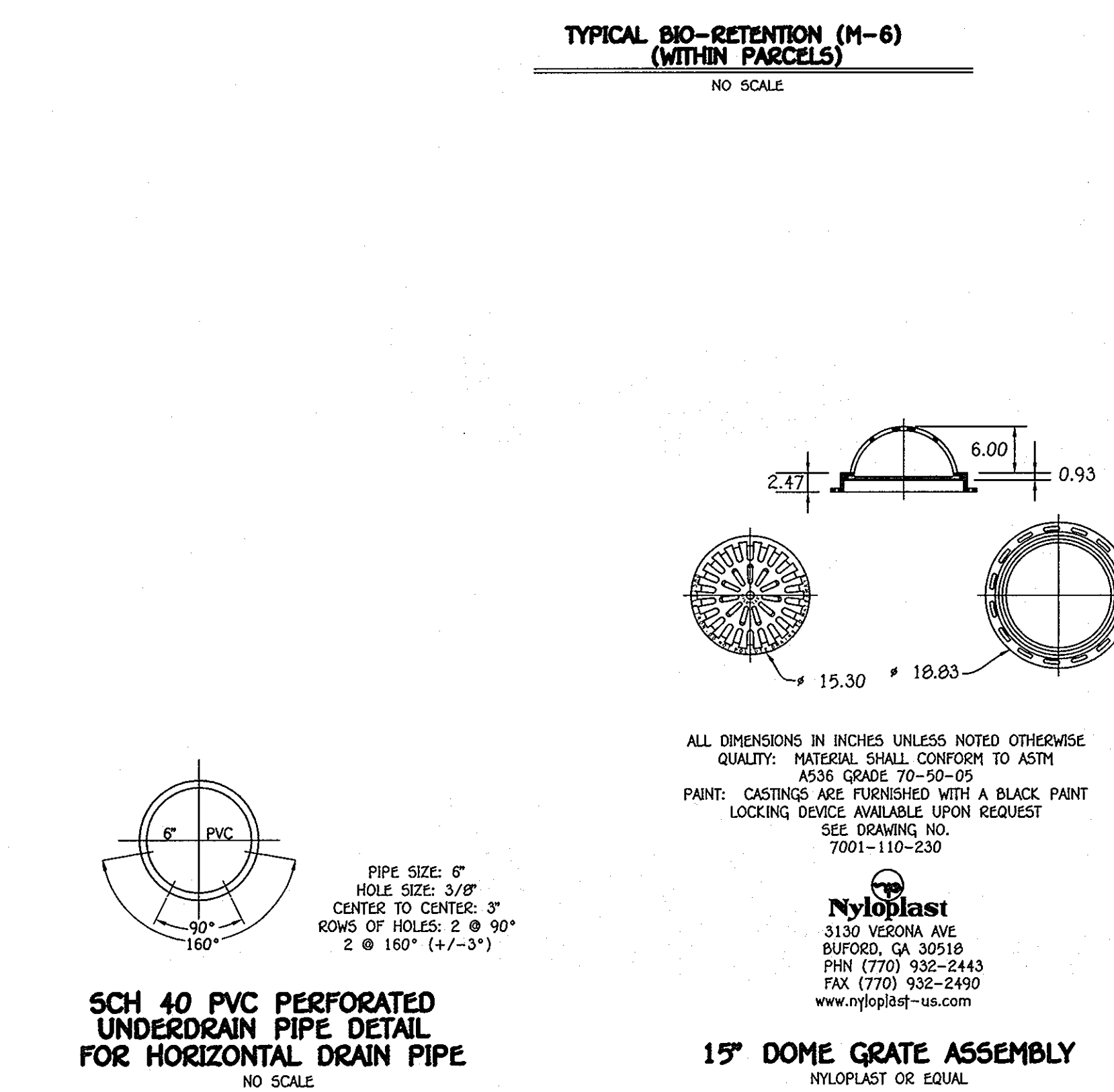
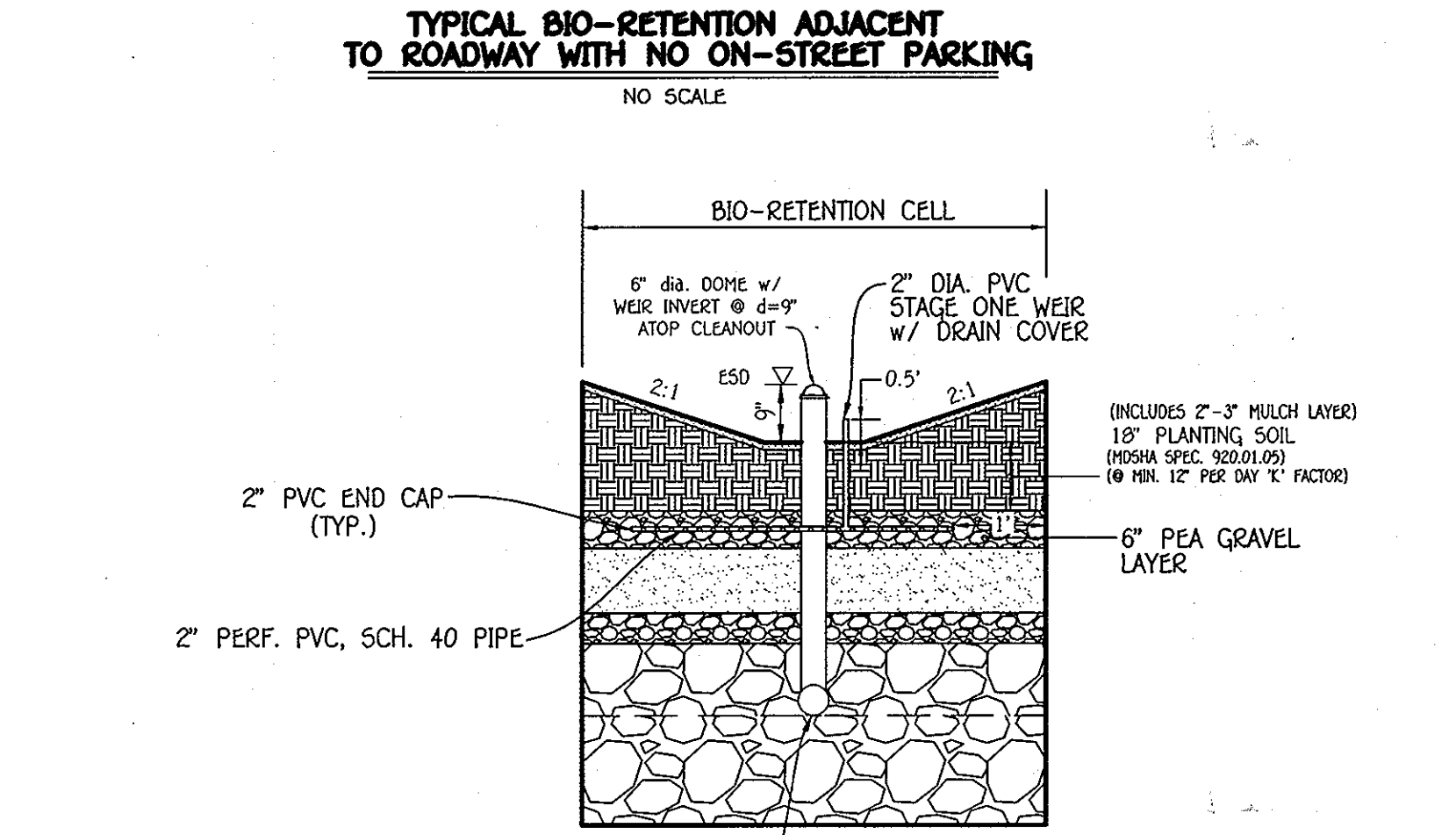
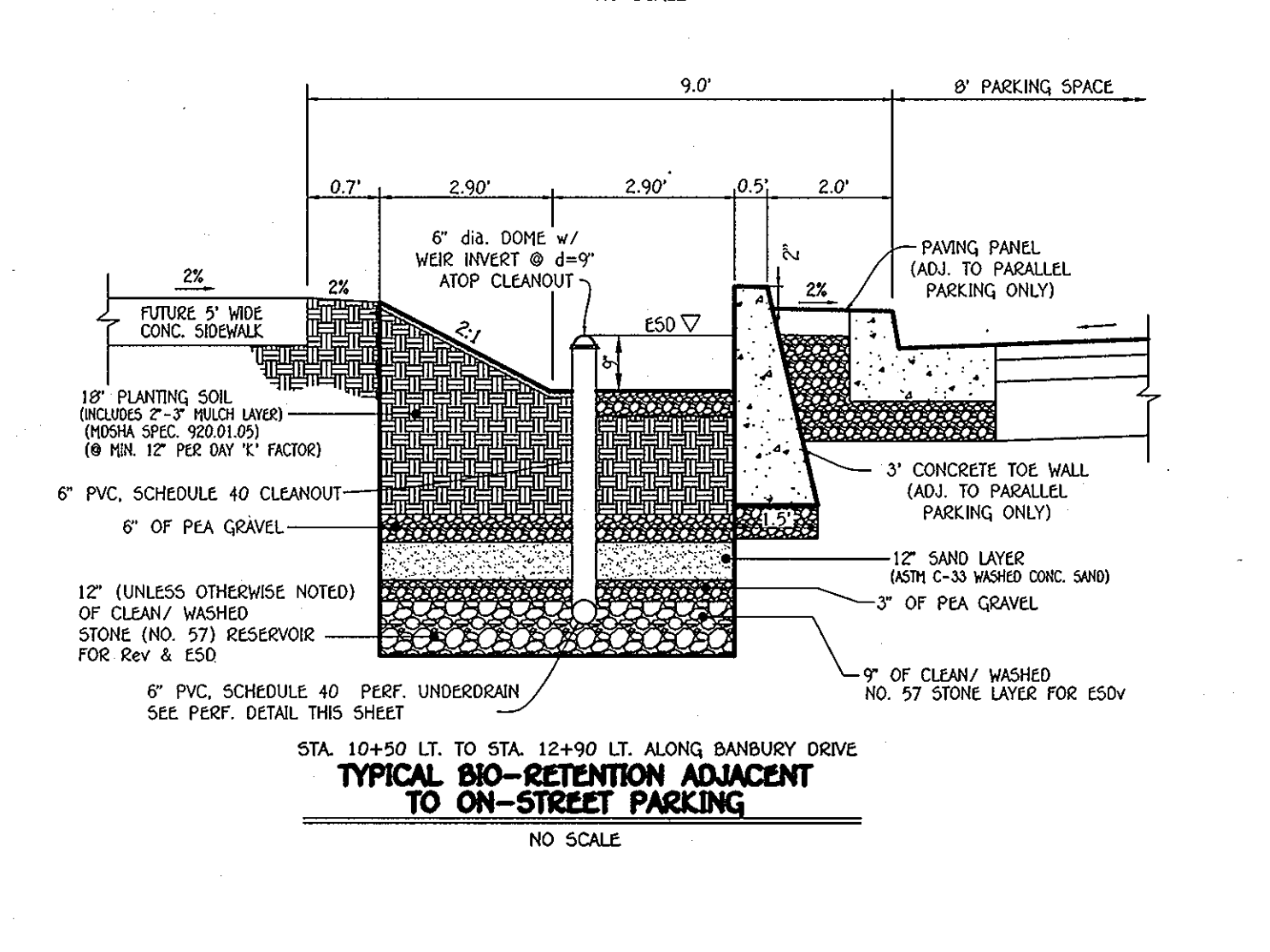
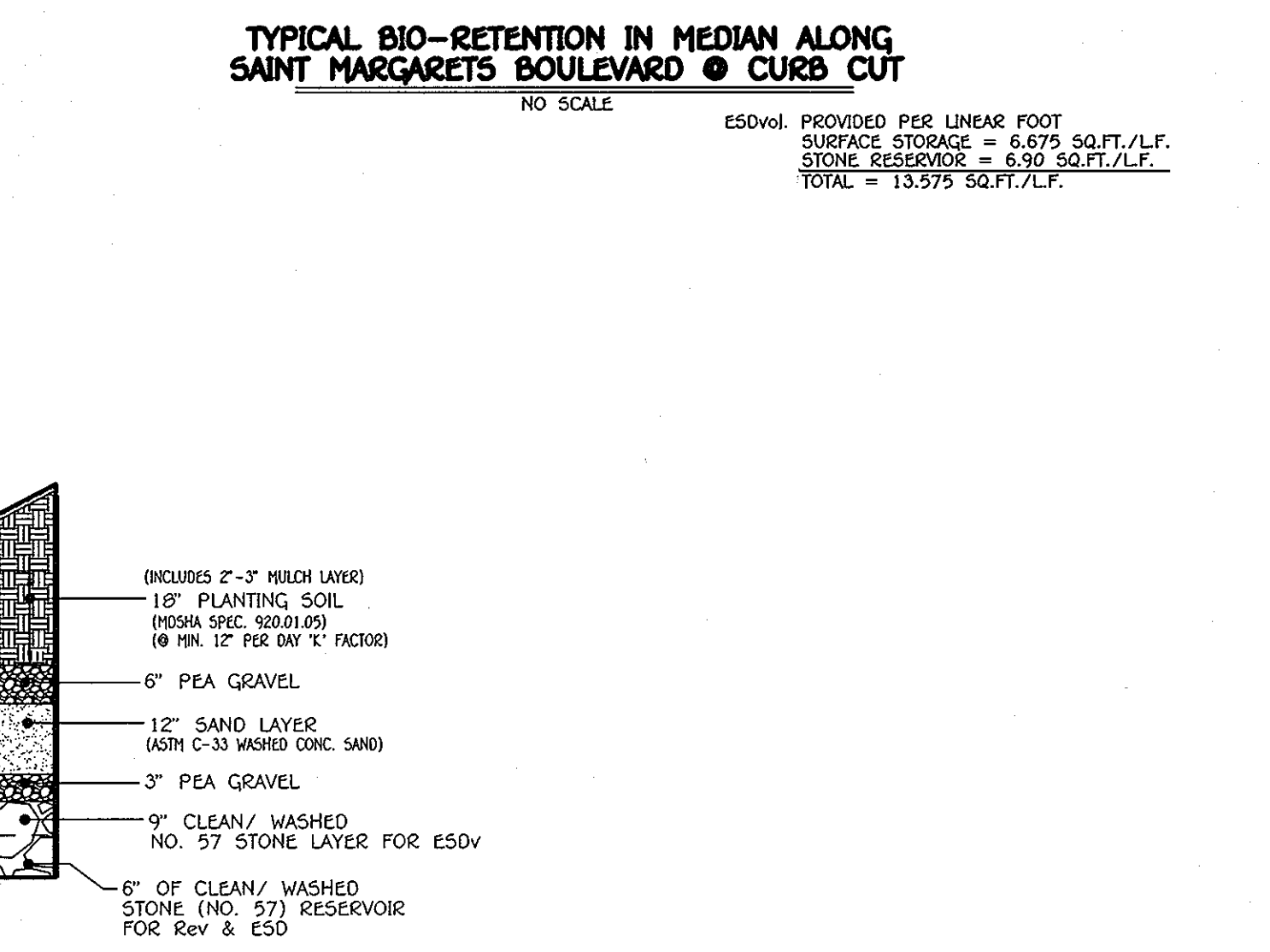
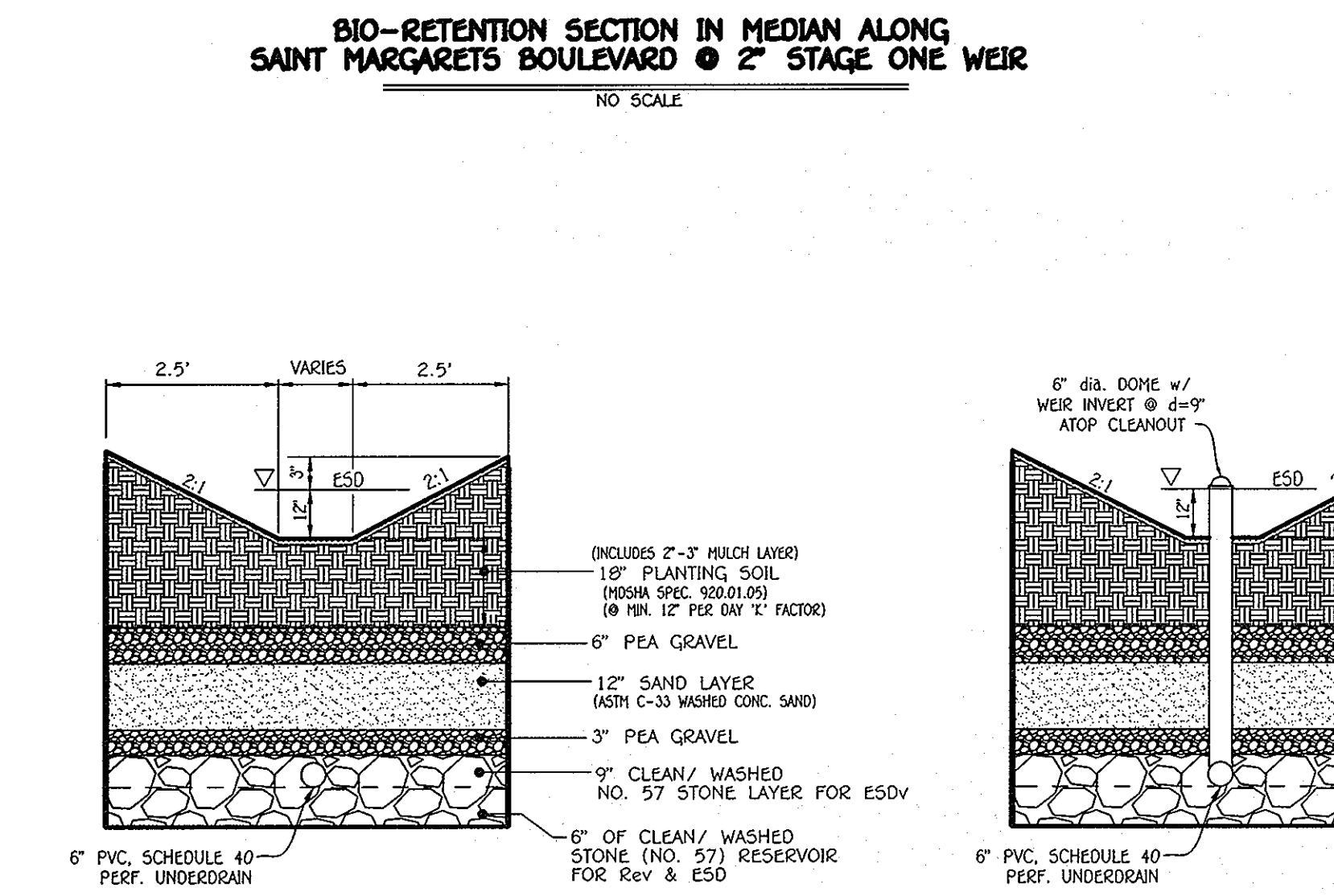
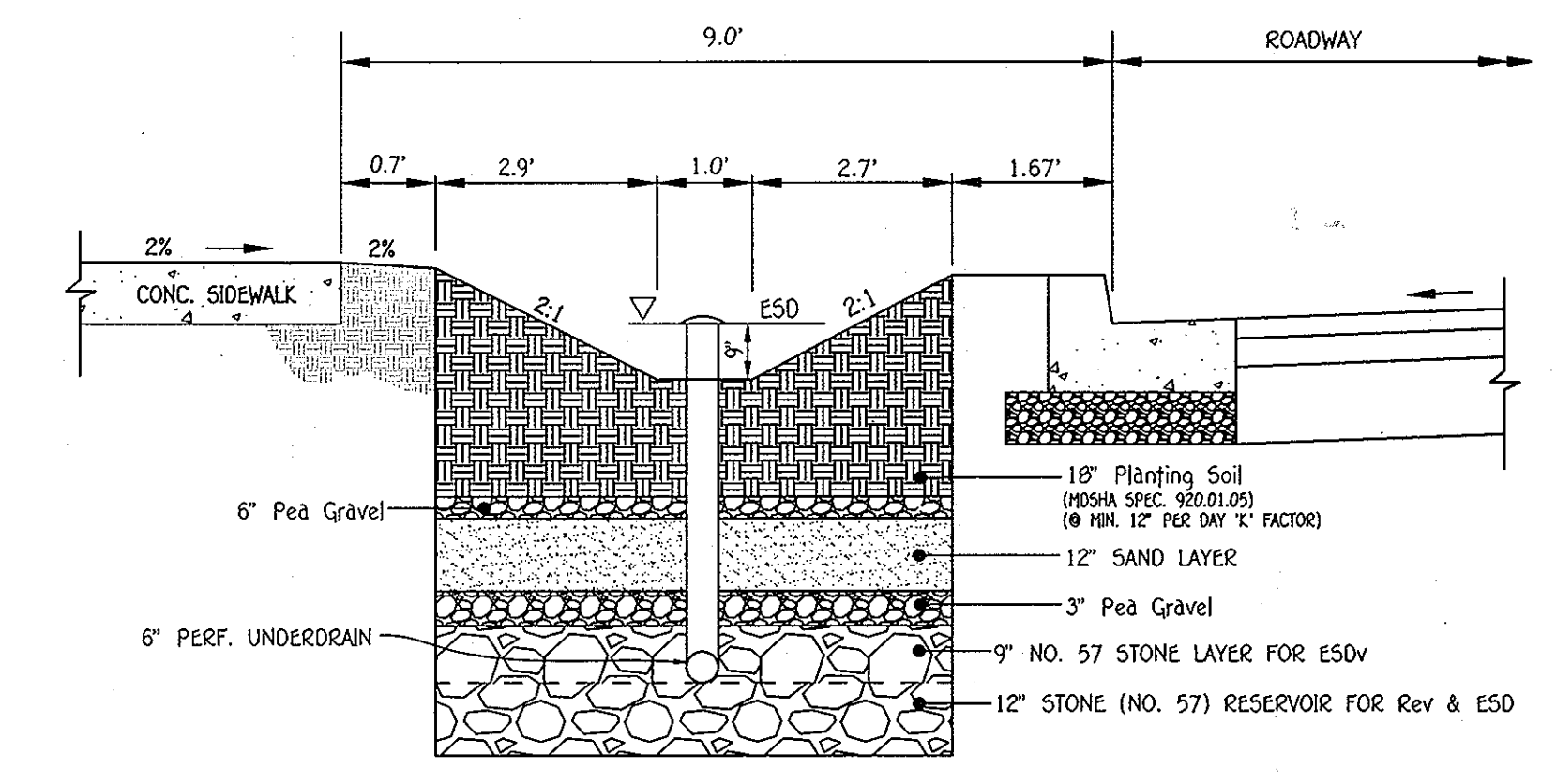
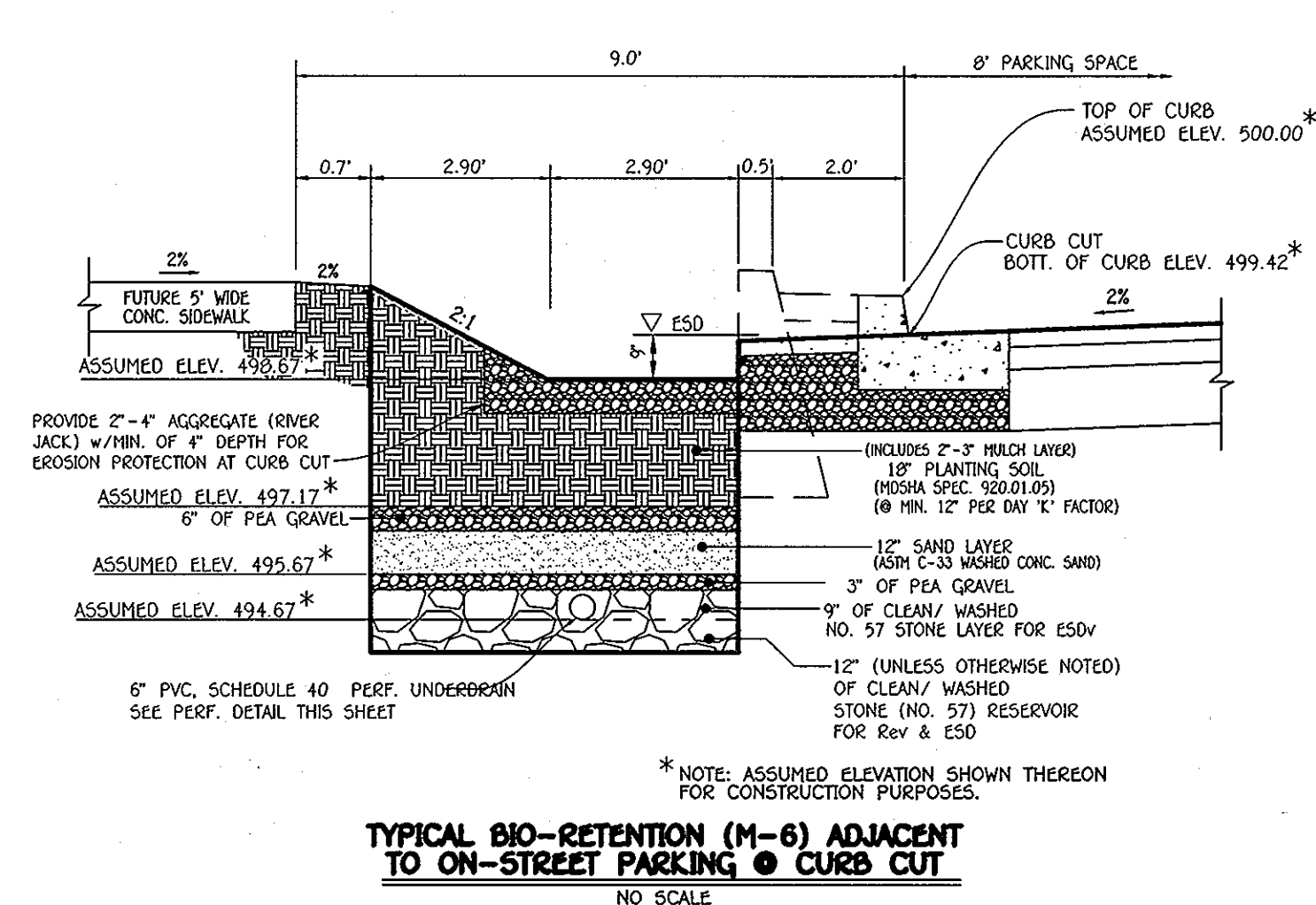
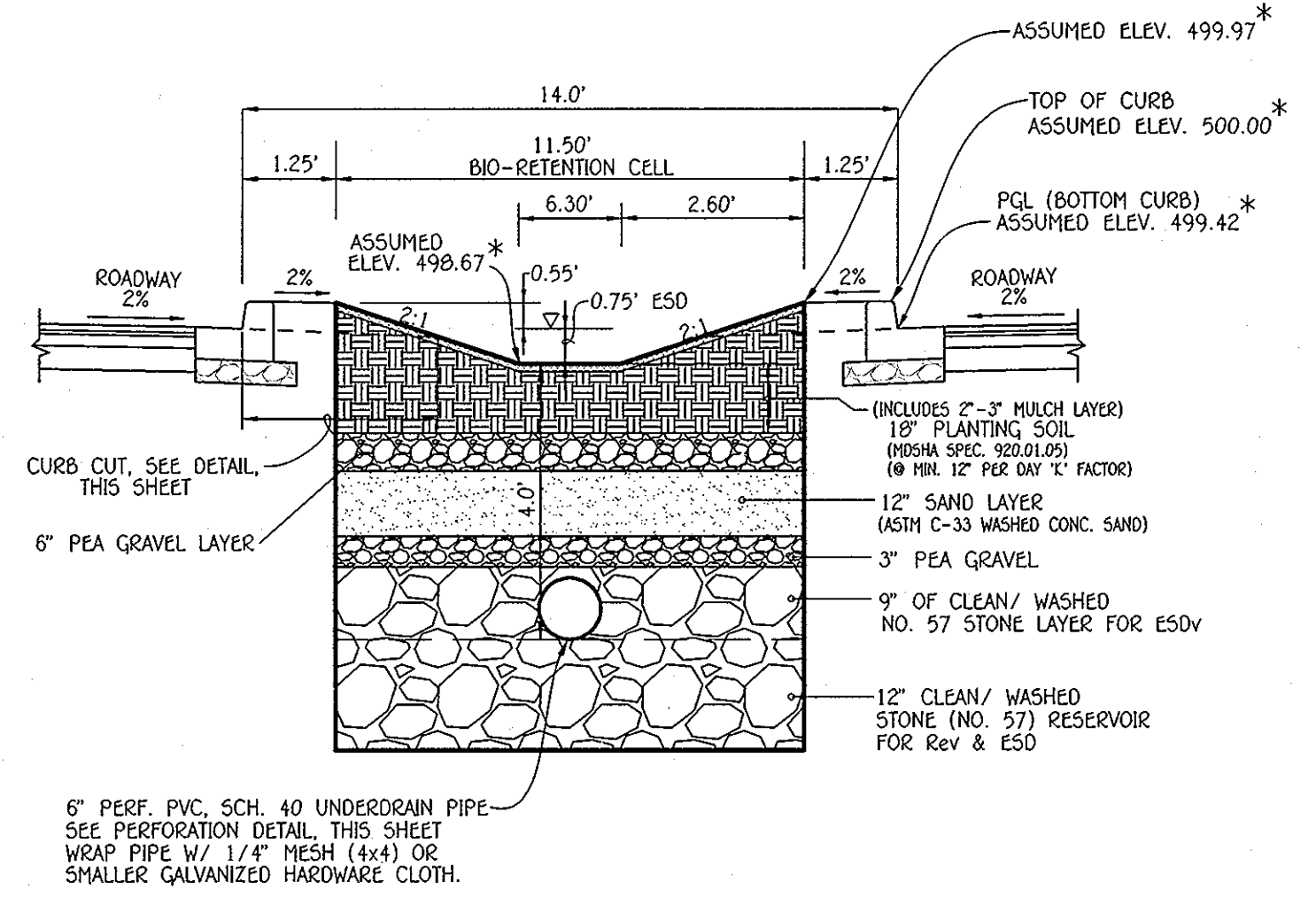
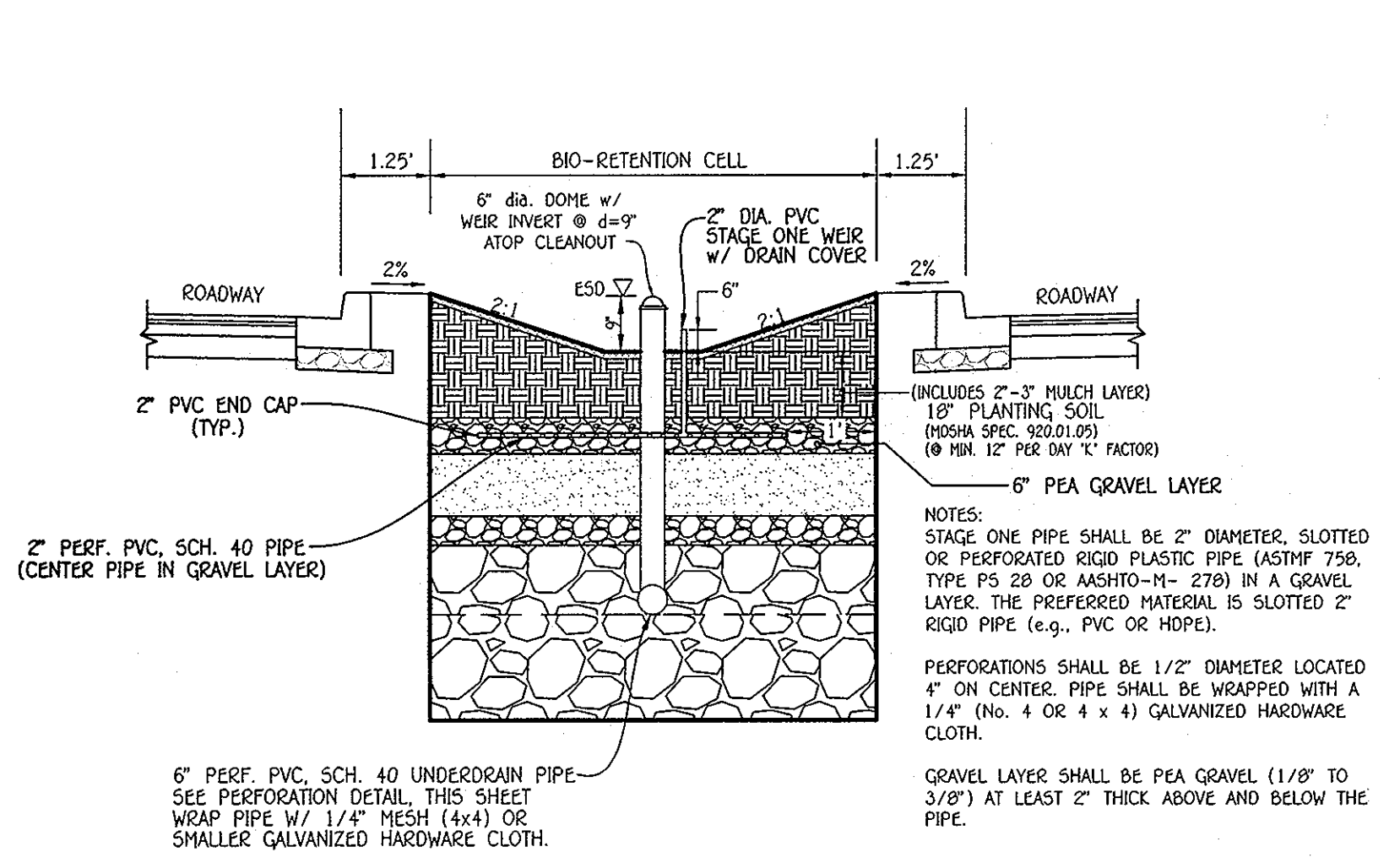
Owner
Kellogg-CCP, LLC
c/o David P. Scheffnacker, Jr.,
Managing Member
2330 West Joppa Road, Suite 190
Lutherville, Maryland 21093-4614
Ph# 410-296-3800

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



ALDO H. VITUCCI, P.E.
DATE: 11/14/13
"Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20740, Expiration Date 2-22-15."

TYPICAL ROADWAY SECTIONS
OXFORD SQUARE
Parcels 'B' Thru 'G', 'I' Thru 'L', 'M-1'
And Open Space Lots 1 Thru 3
"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
ZONING: TOD
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 14, 2013
SHEET 9 OF 13



*12" IN FACILITIES NOT ADJACENT TO ROADWAYS.

NOTES:
UNDERDRAIN PIPE SHALL BE 4" TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTM F750, 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 (1/8" TO 3/8" STONE) SHALL BE LOCATED BETWEEN THE FILTER MEDIA AND UNDERDRAIN TO PREVENT MIGRATION OF FINES INTO THE UNDERDRAIN. THIS LAYER MAY BE CONSIDERED PART OF THE FILTER BED WHEN BED THICKNESS EXCEEDS 24".

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 8, Table A.4.1 and 2.
- The owner shall perform a plant in the spring and in the fall each year. During the inspection, the owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material, treat diseased trees and shrubs and replace all deficient stakes and wires.
- The owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.
- The owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.
- The owner shall maintain all observation wells, clean-outs and perforated underdrains.
- Filter material must be replaced when water remains on the surface of the filter bed for more than 24 hours following a 1 or 2 year storm event or more than 48 hours following a 10 year storm event.

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 MAINTAIN THE INLET STRUCTURE WITHIN THE MICRO BIO-RETENTION FACILITIES ADJACENT TO THE RIGHT-OF-WAY.

TYPICAL STORMWATER MANAGEMENT DETAILS

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
BELTSVILLE CITY, MARYLAND 21104
(410) 461-3222

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
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Ph 410-296-3800

ALDO H. VITUCCI, P.E.
DATE: 11/14/13
Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland. License No. 20748, Expiration Date 2-22-15.

OXFORD SQUARE
Parcels 'B' Thru 'G', 'I' Thru 'L', 'M-1'
And Open Space Lots 1 Thru 3
"A Howard County Green Neighborhood"
USES: RETAIL, OFFICE, RESIDENTIAL AND SCHOOLS
ZONING: TOD
TAX MAP No. 38, GRID No. 19 & 20, PARCEL No. 761
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 14, 2013
SHEET 10 OF 13

David W. Langell
PLANNING DIRECTOR
12/19/13
DATE

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

EXISTING OFFICE/WAREHOUSE

0.5 LOT 2
0.779 Ac.
Owned & Maintained By
Oxford Square Commercial
Association, Inc.

OXFORD SQUARE

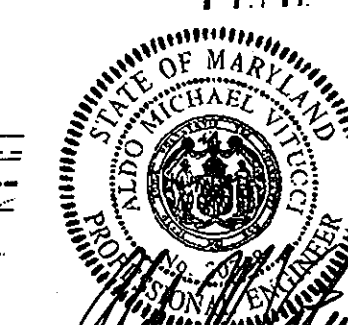
Amenity Area

ID#	Area	Unit
B-1	262,300 SF	
B-2	6,005 SF	
B-3	2,863 SF	
B-4	15,793 SF	
B-5	726 SF	
	287,687 SF	
C-1	7,079 SF	
C-2	3,220 SF	
	10,299 SF	
D-2	7,067 SF	
D-3	12,043 SF	
D-4	3,747 SF	
D-5	2,936 SF	
	25,793 SF	
F-1	1,800 SF	
F-2	1,725 SF	
F-3	7,455 SF	
F-4	7,455 SF	
F-5	1,800 SF	
F-6	1,217 SF	
	21,452 SF	
G-1	90,891 SF	
G-2	4,061 SF	
G-3	4,865 SF	
G-4	3,374 SF	
G-5	20,830 SF	
	124,021 SF	
I-1		
	64,049 SF	
J-1	44,829 SF	
J-2	5,946 SF	
J-3	2,963 SF	
J-4	3,964 SF	
J-5	5,984 SF	
J-6	26,889 SF	
J-7	3,255 SF	
	93,772 SF	
K-1	7,992 SF	
K-2	43,816 SF	
	51,808 SF	
L-1		
	4,879 SF	
Total	683,791 SF	
	15.79 AC	

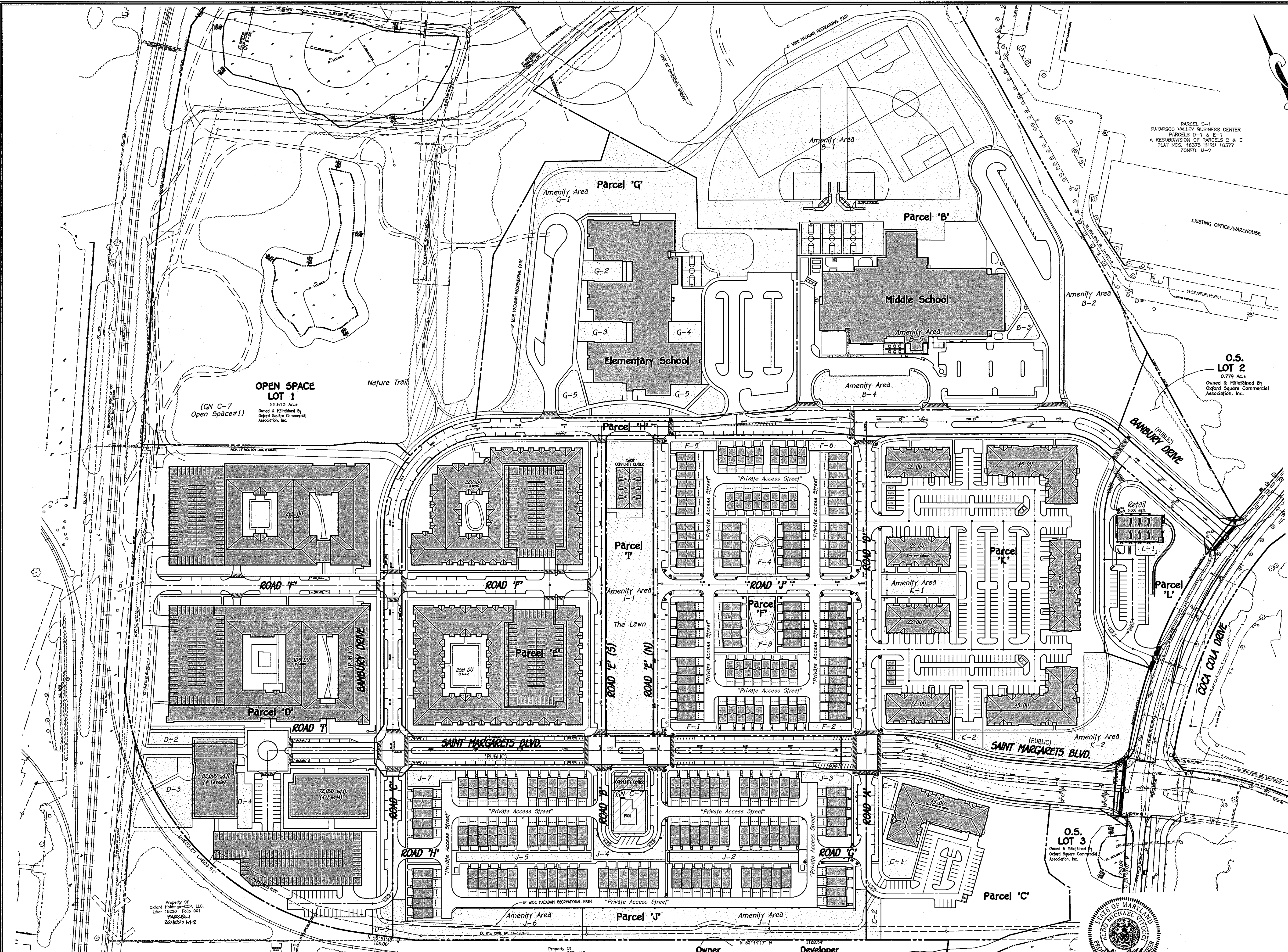
AMENITY PLAN

OXFORD SQUARE
Parcels 'B' Thru 'G', 'I' Thru 'L', 'M-1'
And Open Space Lots 1 Thru 3

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FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 14, 2013
SHEET 11 OF 13



ALDO M. VITUCCI, P.E.
Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20746, Expiration Date 2-22-15.
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CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461-1000

PLAN
SCALE: 1" = 100'

Owner
Kellogg-CCP, LLC
c/o David P. Scheffnacker, Jr.,
Managing Member
2330 West Joppa Road, Suite 190
Lutherville, Maryland 21093-4514
Ph: 410-296-3800

Developer
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GREEN NEIGHBORHOOD COMPLIANCE CHECKLIST

Credit No.	Credit	Champion (Name, Role)	Requirement	Oxford Square GN Strategies	Documentation Location	# of Points	Requested Points
A Innovative / Integrated Design Process							
A-1	Green Development Plan	HCM/Planners	Show a how plans meet criteria, include checklist, natural resource inventory and energy analysis	Provide documentation	GN Report GN Report	RSZD	4 4
A-2	Interdisciplinary Project Team	HCM/Planner	The design team includes a LEED AP Professional, an ecologist, a civil engineer, an architect and landscape architect.	The design team includes a LEED AP Professional, an ecologist, a civil engineer, an architect and landscape architect.	GN Plan GN Report	RSZD	
A-3	Third Party Certification	HCM/Planner	Certification of credits by independent LEED accredited professional	Alexander Design Studio	GN Plan GN Report	RSZD	
A-4a	Innovative Design A	HCM/Planners	Green Streets	Green Streets	GN Report Sketch Plan (S-14-001) Sheets 9		1 1
A-4b	Innovative Design B	HCM/Planners	Priority Parking for Fuel Efficient Cars	Reserve 5% for Priority Parking for Fuel Efficient Cars	GN Plan GN Report		1 1
A-4c	Innovative Design C	HCM/Planners	Compact Development	Compact Development	GN Plan GN Report		1 1
A-4d	Innovative Design D	HCM/Planners	Walkable Streets	More than 60% building frontage oriented low and public spaces. Less than 20% service and garage openings to public spaces.	GN Report		1 1
B Location, Linkages & Community Context							
B-1a	Redevelopment Site	HCM/Planners	Reuse of previously developed site (minimum 25% existing impervious; in its existing scale for credits based on amount or % impervious)	More than 25% area previously developed (former sales and gravel operation).	GN Plan GN Report		4 2
B-1b	Redevelopment Site (New Use)	N/A	Brown field 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	Provide shuttle service w/in 2 stops (100% DU) w/in 1/4 mile w/ally distance	GN Plan GN Report Sketch Plan (S-14-001) Sheets 2,3		2 2
B-3b	Transit Access & Amenities for Reduced Auto Dependence (Shelter)	HCM/Planners	Provide curbside specified transit shelter w/ benches and lighting or transit stop w/in 100 feet of property and provide pedestrian link to stop if	Provide 1600 transit approved shelter for private shuttle service	GN Plan GN Report		4 4
B-4	Proximity to Community Resources	N/A	Credit for 150 feet proximity to existing or proposed community resources such as schools, parks, library, post office, etc.	N/A	N/A		5 0
C Compact, Complete & Connected Development							
C-1	Diversity of Uses	HCM/Planners	1 point per different use; minimum 100 of each non-residential per DU. Minimum of 145,200 SF each of office, institutional and civic use, per 1,452 DU.	Provide 3 Uses: Institutional, Civic and Office	GN Plan GN Report Sketch Plan (S-14-001) Sheet 1 Reference: Middle School #20 SGP (SCP-12-075)		3 3
C-2	Planned Service Area	HCM/Planners	Locate the project within the Planned Service Area	The project is within the Planned Service Area	GN Plan		5 5
C-3a	Pedestrian System (Path)	HCM/Planners	Provide an off-site path w/in 1/2 mile of external side walk, w/ minimal environmental impacts, long-term maintenance	Provide a shared use path system.	GN Report Sketch Plan (S-14-001) Sheet 2,6		2 2
C-3b	Pedestrian System (Connections)	N/A	Provide an off-site path w/in 1/2 mile of external side walk, w/ minimal environmental impacts, long-term maintenance	N/A	N/A		2 0
C-3c	Pedestrian System (Amenities)	HCM/Planners	Provide at least 10 different pedestrian experience features	Provide pedestrian amenities at trailheads, the lawn and school site	GN Plan GN Report		2 2
C-4	Connected On-Street Network	HCM/Planners	Provide a grid street network	More than 70% connected streets	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 provides 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 GN Report Sketch Plan (S-14-001) Sheet 1,4		4 4
C-6	Exceed Minimum Open Space Requirements	HCM/Planners	1 point for every 5% above required minimum open space for the TDD zone, 1 point for every 10% of non-pavement HCA parcels above 50% of the site (up to 3 points)	Provide more than 25% increase in amenity space above the required minimum amenity space (TDD zoning regulations)	GN Plan GN Report Sketch Plan (S-14-001) Sheet 11		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/ll be provided at the clubhouse and pool and the nature trail.	GN Plan GN Report Sketch Plan (S-14-001) Sheet 11		2 2

Credit No.	Credit	Champion (Name, Role)	Requirement	Oxford Square GN Strategies	Documentation Location	# of Points	Requested Points
D Environmental Preservation							
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 (rating scale based on % of length of stream restored and % of acres of wetland created or restored)	Provide wetland restoration for 91,000 SF and stream restoration for intermittent stream segment SF-2 (100-120 FT of channel).	GN Report Sketch Plan (S-14-001) Sheet 6,7 Reference: Exhibit (S-11-001)		5 5
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-14-001) Sheets 2, 5, 6,7		4 4
D-3	25% Slope Preservation	N/A	Protect all existing steep slopes as defined by County regulations; provide 25' minimum buffer at top of 25% slope (2 points)	N/A	N/A		2 0
D-4	15% Slope Preservation	Ecoscience/HCM/Planners	Protect existing 15%+ slopes (protect minimum 1/2 acre, w/ 15' sliding scale based on area or % protected)	Reserve below 51-75% of 15%-24.9% slopes	GN Plan GN Report		4 3
D-5	Minimize Grading and Site Disturbance	Ecoscience/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 site (2 points); retaining walls 3'-9' (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 materials 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		5 5
D-6	Exceed Minimum Forest Conservation Requirements	Ecoscience/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 reforestation obligation	Provide 5.25 acres of planting area (50% over reforestation obligation)	GN Plan GN Report Sketch Plan (S-14-001) Sheet 2,4-7 Reference: F-12-026 (P&I)		5 5
D-7	Save Trees above 12" Minimum Caliper	N/A	1 point for protecting each 25% of all specimen trees (does not include specimen trees within forest conservation areas or within forests that are being cleared)	N/A	N/A		4 0
D-8a	Exceed Minimum Stream Buffer Requirements	Ecoscience/HCM/Planners	75' buffer required for perennial and intermittent streams inside PSA, 100' buffer required for perennial and intermittent streams outside PSA	75' buffer required for perennial and intermittent streams inside PSA.	GN Plan GN Report Sketch Plan (S-14-001) Sheets 6, 7	RSZD	
D-8b	Exceed Minimum Stream Buffer Requirements	Ecoscience/HCM/Planners	2 points for each additional 25' of buffer provided in excess of requirements in D-8a outside wetland buffer or floodplain	Provide 150 FT Stream Buffer (75 FT enhanced buffer) - 6 points	GN Plan GN Report Sketch Plan (S-14-001) Sheet 6, 7		6 6
D-9	Exceed Minimum Wetland Buffer Requirements	Ecoscience/HCM/Planners	2 points for each additional 25' or wetland buffer provided outside stream buffer or floodplain	N/A	N/A		4 0
D-10	Floodplain Buffer	N/A	1 point for each 25' of buffer to floodplain outside required or provided wetland or stream buffer	N/A	N/A		2 0
E Site Landscape Improvements							
E-1	Landscaping exceeds Minimum Requirements and Reduces Heat Island Effect	N/A	1 point for each 10% increase in number of plants (must be native plants) provided above total minimum required in Landscape Manual, rebar or plant trees on south and west sides of buildings and increase trees w/in parking areas and along sidewalk and paths	Provide 20% increase in Landscape Requirements	GN Report Shall be addressed with SCP and Final Plans		5 2
E-2	Native Plants	N/A	1 point for 60%, 2 points for 80%, 3 points for 100% of all plants native to within 200 miles of site	N/A	N/A		3 0
E-3	No Invasive Plants	HCM/Planners	No plants that are on DHS, USDA or Cooperative Extension Service lists of invasive plants	Will not plant invasive plants	GN Plan Shall be addressed with SCP and Final Plan Submissions	RSZD	
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); 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 Shall be addressed with SCP and Final Plan Submissions		2 1

Credit No.	Credit	Champion (Name, Role)	Requirement	Oxford Square GN Strategies	Documentation Location	# of Points	Requested Points
F Water Conservation / Stormwater Management							
F-1	Rainwater Harvesting System	Stragham	Collect and make use of water runoff from minimum 50% of roof area; provide storage system and monitoring device and maintenance / management program	Provide rainwater harvesting for school and recreational fields	GN Report Reference: Middle School #20 SGP (SCP-12-076)		1 1
F-2	Water-Permeable Walkways	N/A	Use water-permeable materials in 50% or more of parking lots, paths, walkways, etc.; provide maintenance program	N/A	N/A		2 0
F-3a	Low Impact Development (LID) Stormwater Treatment	Ecoscience	Meets minimum Design Manual requirements; no dry ponds allowed	No dry ponds	GN Plan Sketch Plan (S-14-001) Sheets 2-6, 10	RSZD	
F-3b	Low Impact Development (LID) Stormwater Treatment	Ecoscience	Exceeds Design Manual requirements; maximize use of bioretention (esp. for parking lots), rain gardens, rain barrels, stormwater wetlands, green roof, etc.	Will provide more than 60% w/er quality volume stored and infiltrated on-site	GN Plan GN Report Sketch Plan (S-14-001) Sheets 2-6, 10		6 6
G Energy Efficiency							
G-1	Light Pollution Reduction	Ecoscience/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	Shield all site lighting fixtures to reduce light and spillover below county code requirements; install sensors or timers on all exterior site lighting fixtures	N/A		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 SPD houses, 90 degrees and apartment blocks is east / west)	N/A	N/A		3 0
G-3	Infrastructure Energy Efficiency	N/A	Select high efficiency fixtures for parking lot and other site light fixtures and design delivery systems to reduce energy demands; install photovoltaic (PV) panels to provide electricity for site energy needs (rating scale points for % of energy provided); design, engineer and wire the development to accommodate future PV installation	N/A	N/A		6 0
H Materials Beneficial to the Environment / Waste Management							
H-1	Environmentally Preferable Site Products	Stragham/HCM/Planners	Select products from a list including recycled materials (concrete, asphalt, tires, plastic, etc.); materials w/ll recycled content, salvaged or engineered materials; reuse of existing on-site materials; environmentally preferable pedestrian paving, play equipment, decks, benches, etc., path lighting, etc.	Use 26-50% environmentally preferable materials	GN Report Shall be addressed w/ll SGP and Final Plans		8 4
H-2	Reduce Heat Island Effect of Paving	N/A	Use light-colored or high albedo materials and/or porous paving with a minimum Solar Reflective Index of 0.6 or over for at least 50% of the site hardscape	N/A	N/A		2 0
H-3	Site Construction Waste Management	Stragham	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	Shall be addressed w/ll SGP and Final Plan Submissions		4 4
H-4	Regionally Produced Materials	Stragham/HCM/Planners	20% of common and public infrastructure materials from w/in 200 miles	Use regionally produced materials for 20% of total site materials (submitted w/ll SGP)	Shall be addressed w/ll SGP and Final Plan Submissions		3 3
I Operations and Maintenance Education							
I-1	HCA Documents	Stragham	Include information about green site features and maintenance requirements in HCA documents	Provide HCA document (resubmitted w/ll first residential SGP)	Under review w/ll SCP-13-068	RSZD	0 0
I-2	Maintenance Manual for Owner / LICA / Manager	Stragham	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 (resubmitted w/ll first residential SGP)	Under review w/ll SCP-13-068	RSZD	
I-3	Public Awareness of Sustainable Community	Stragham/HCM	Develop a program to advertise the environmental benefits of the community	Implement public awareness strategy	Under review w/ll SCP-13-068	RSZD	
TOTAL GREEN NEIGHBORHOOD SITE POINTS						167	101
Number of points required to obtain Green Neighborhood Allocation:						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 listed in this Green Neighborhood Site Compliance Checklist, are responsible and achievable.							
Signature: <u>CHANG ANANDA</u> Title: <u>ARCHITECT</u> Date: <u>11-15-13</u>							
Name: <u>ANANDA CHANG</u> Organization: <u>ANANDA CHANG ARCHITECTS</u>							
Submission (mark "X" where applicable): <input checked="" type="checkbox"/> Sketch Plan							

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mash K. Long 12/13/13
PLANNING DIRECTOR DATE

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

R. H. Breen 11-20-13
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 11/14/13
MATTHEW J. FITZSIMMONS, LEED AP LEED ACCREDITATION NUMBER DATE



11/15/13
DATE

GREEN NEIGHBORHOOD NOTES:

- A-2 THE DESIGN AND DEVELOPMENT TEAM INCLUDES A LEED AP (MATTHEW FITZSIMMONS- HORD COPLAN MACHT), ENVIRONMENTAL PROFESSIONAL (JOHN CANOLES- ECO-SCIENCE PROFESSIONALS, INC.), LANDSCAPE ARCHITECT (JOSH KILRAIN- HORD COPLAN MACHT) AND AN ENGINEER (ALDO VITUCCI- FISHER, COLLINS & CARTER INC.)
- A-3 THE THIRD PARTY CERTIFICATION IS PROVIDED BY CHARLES ALEXANDER, LEED-AP OF ALEXANDER DESIGN STUDIOS.
- B-1a THE 111.1 ACRE DEVELOPMENT CONSISTS OF 28.4 ACRES OF PREVIOUSLY DEVELOPED LAND (25.6% OF THE OXFORD SQUARE DEVELOPMENT).
- B-3a OXFORD SQUARE WILL PROVIDE TWO TRANSIT STOPS FOR THE PROPOSED PRIVATE SHUTTLE SERVICE CONNECTING OXFORD SQUARE TO THE DORSEY MARC COMMUTER RAIL STATION. THE STOPS WILL BE WITHIN 1/4 WALKING DISTANCE TO ALL DWELLING UNITS.
- B-3b OXFORD SQUARE WILL PROVIDE ONE SHELTER AT ONE OF THE PRIVATE SHUTTLE STOPS. THE SHELTER WILL COMPLY WITH COUNTY -APPROVED CRITERIA INCLUDING BENCHES AND LIGHTING.
- C-1 OXFORD SQUARE WILL PROVIDE THREE DIVERSE USES OTHER THAN RESIDENTIAL: INSTITUTIONAL (MIDDLE SCHOOL BUILDING AND OUTDOOR CLASSROOM SPACE, ELEMENTARY SCHOOL), CIVIC (SCHOOL'S RECREATIONAL PLAYING FIELDS AND SHARED-USE PATH) AND OFFICE.
- C-2 OXFORD SQUARE IS LOCATED WITHIN THE EXISTING PLANNED WATER AND SEWER SERVICE AREA.
- C-3c OXFORD SQUARE WILL PROVIDE A MINIMUM OF TWO PEDESTRIAN SYSTEM AMENITY EXPERIENCES: 1) SHARED USE PATH AND NATURE TRAIL (TRAIL SIGNS AND MARKERS, BENCHES, LITTER RECEPTACLES, INFORMATIONAL SIGNS, BIKE RACKS), 2) THE LAWN (BENCHES, EXTERIOR LIGHTING, SHADE TREES, INFORMATIONAL SIGNS), 3) RESIDENTIAL COURTYARDS AND MEWS (BENCHES), AND 4) SCHOOL SITES (PLAYING FIELDS, BENCHES, BIKE RACKS)
- D-8b OXFORD SQUARE WILL PROVIDE A MINIMUM 75 FT ENHANCED STREAM BUFFER.
- E-3 OXFORD SQUARE WILL NOT PLANT INVASIVE PLANTS.
- E-4 OXFORD SQUARE WILL NOT PLANT TURF IN DENSELY SHADED AREAS.
- F-3b OXFORD SQUARE WILL PROVIDE AT LEAST 51% WATER QUALITY VOLUME STORED AND INFILTRATED/RE-USED ON-SITE.

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



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Matthew Fitzsimmons 11/20/13
PLANNING DIRECTOR DATE

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

Beth Bussan 11-20-13
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 Fitzsimmons 10007912 11-19-13
MATTHEW J FITZSIMMONS, LEED AP LEED ACCREDITATION NUMBER DATE

GREEN NEIGHBORHOOD CALCULATIONS & TABLES:

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

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

A-4c Compact Development

Total Dwelling Units:	1,492 DU
Residential Land Area:	41.0 AC
Residential Density:	36.36 DU/AC

A-4d Walkable Streets

Length of Buildings Frontage Oriented Towards the Public Spaces:	10,135 FT
Total Length of Building Frontage:	11,426 FT
% of Building Frontage Oriented Towards the Public Spaces:	88.7%
Length of Building Frontage with Service or Garage Openings:	754 FT
Length of Building Frontage Oriented Towards Public Spaces (Including Service and Garage Openings):	10,889 FT
% of Building Frontage with Service or Garage Openings:	6.9%

B-1a Redevelopment Site

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

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	1,492 DU	100%

C-1 Diversity of Uses

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

¹ Revised per the approved Middle School SDP (SDP-12-075)

² 12,801 SF of Shared-Use Path will be constructed on Middle School site (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

C-4 Street Connections

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

Summary	
Total Street Length:	9,607 FT
Total Connected Street Length:	7,393 FT
Percent Connected Streets:	77.0%

C-5 Parking Does Not Exceed Required Minimum

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

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:	15.7 AC
Percent Increase above the Minimum Required:	53.9 %

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 (O.S. Lot #107 on SDP-13-068)	4/-138 FT (length along Private Road 'B')	Pool house, Pool, Fitness Room, and Warming Kitchen	11282 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%:	289,178 SF
Percent of Undisturbed Slopes:	57.4 %

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

D-5 Minimize Grading and Site Disturbance

	Complete Build Out
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:	28.4 AC
Percent of Site to Remain Undisturbed:	34.3 %
Ratio of Cut to Fill:	1.13 Ratio
Retaining Wall:	0 FT

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