

**GENERAL NOTES**

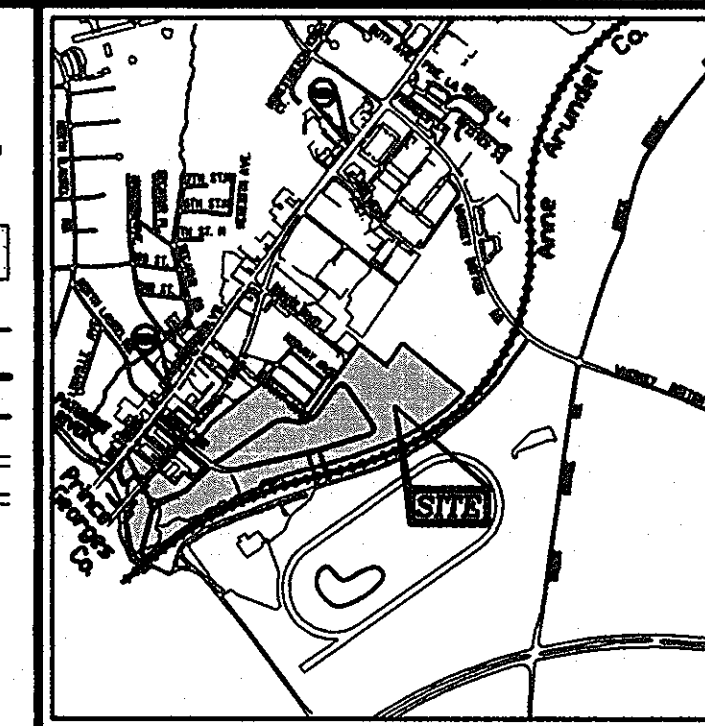
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE PROJECT BOUNDARY IS BASED ON AN ALTA SURVEY BY GREENMAN PEDERSEN, INC. DATED 1/28/2007.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL SURVEY BY GREENMAN AND PEDERSEN.
- SITE ANALYSIS:  
TAX MAP: 50 PARCELS: 384 AND 264  
EXISTING ZONING: TOD (TRANSIT ORIENTED DEVELOPMENT) AND CAC  
EXISTING USE: PARKING LOT  
PROPOSED USE: MIXED USE, RESIDENTIAL COMMERCIAL OFFICE  
GROSS AREA OF PROPERTY:  
1.607 AC. OR 70,018 SF (BETWEEN NB + SB ROUTE 1)  
0.726 AC. OR 31,629 SF (BETWEEN NB + SB ROUTE 1)  
81,511 AC. OR 2,679,444 SF  
TOTAL 63,844 AC.
- FLOOD PLAIN AREA: 15.68 AC. OR 683,226 SF  
STEEP SLOPES: 0.29 AC.  
NET AREA: 47.87 AC. OR 2,085,322 SF  
AREA OF PROPOSED PARCELS: 55.32 AC. OR 2,409,562 SF  
RIGHT-OF-WAY DEDICATION: 7.86 AC. OR 333,852 SF  
NUMBER OF BUILDABLE PARCELS: 6  
NUMBER OF OPEN SPACE PARCELS: 5  
PROPOSED UNITS: 1,000 APARTMENTS  
PROPOSED COMMERCIAL SPACE: 127,000 SQ FT  
PROPOSED GENERAL OFFICE: 450,000 SQ FT  
MINU REQUIRED - APARTMENTS: 1,000 UNITS + 15% = 150 UNITS  
MINU PROVIDED - APARTMENTS: 150 UNITS  
AMENITY AREA REQUIRED: 47.87 AC. + 10% = 47.9 AC.  
AMENITY AREA PROVIDED: 7.30 AC.  
DPZ REFERENCES: SDP-01-32, PLAT #15007, L 10518 / F 157
- A NOISE STUDY WILL BE REQUIRED AT THE PRELIMINARY PLAN PHASE.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT TO BE DESIGNED IN ACCORDANCE WITH THE 2007 MDC STORMWATER DESIGN MANUAL, CHAPTER 5, ENVIRONMENTAL DESIGN (REDEVELOPMENT). THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- WETLANDS AND STREAMS INDICATED ON THIS PLAN ARE FROM A DEPARTMENT OF THE ARMY JURISDICTIONAL DETERMINATION DATED SEPTEMBER 16, 2003. THE FIELD WORK WAS PERFORMED IN AUGUST OF 2003 BY GREENHORNE AND OMARA. ALSO REFERENCE ENVIRONMENTAL SYSTEMS ANALYSIS LETTER, DATED JUNE 14, 2010.
- FLOODPLAIN DATA TAKEN FROM HOWARD COUNTY FLOODPLAIN STUDY AND FLOOD INSURANCE RATE MAPS.
- FOREST CONSERVATION OBLIGATION FOR THE 61.51 AC. HAS BEEN FULFILLED BY ON-SITE RETENTION OF 6.53 ACRES OF EXISTING FOREST (PLAT 15007) AND A FEE-IN-LIEU FOR 1.87 ACRES AS PART OF SDP-01-032. PROPOSED PARCELS A, B, AND THE R/W IN BETWEEN ARE COMPLETELY WITHIN THE 100 YR FLOODPLAIN AND HAS NO FOREST CONSERVATION REQUIREMENT. PROPOSED PARCELS C, D, E, AND THE R/W IN BETWEEN CONTAINS NO FORESTED RESOURCES. WE ARE PROPOSING 0.34 ACRES OF THE 6.53 ACRE EASEMENT TO BE ABANDONED. SETTING 8.19 ACRES OF THE 18 ACRES OF FOREST/ABANDONMENT TO THE DEED OF FOREST CONSERVATION EASEMENT WILL REQUIRE A PLAT OF REVISION AND ABANDONMENT TO THE DEED OF FOREST CONSERVATION EASEMENT. THE ABANDONMENT WILL BE DONE BY A FEE-IN-LIEU PAYMENT AT A RATE OF \$1.25 PER SF.
- FOREST STAND DELINEATION FOR P/O PARCEL 264 WAS PREPARED BY EXPLORATION RESEARCH, INC., DATED AUGUST 2000, AND WAS RECORDED IN JUNE 2010. A SIMPLIFIED FSD WAS FOR PARCEL 384 WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED APRIL 2010.
- APFO TRAFFIC STUDY PREPARED BY WELLS AND ASSOCIATES.
- THERE ARE 0.29 AC OF STEEP SLOPES.
- ALL LANDSCAPING REQUIREMENTS SHALL BE COMPLIED WITH AS SET FORTH IN THE LANDSCAPE MANUAL.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- THIS PROPERTY IS IN COMPLIANCE WITH THE ROUTE 1 MANUAL COUNTY GEODETIC CONTROL.
- THERE ARE NO EXISTING STRUCTURES ON THE SITE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD AND MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NUMBERS 508A AND 508B WERE USED FOR THIS PROJECT.
- SHARED ACCESS AND PARKING ACCESS MAY BE REQUIRED IN ACCORDANCE WITH SECTION 16.120(C)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- GRADING WITHIN FLOODPLAIN, FOREST CONSERVATION EASEMENTS, 25-FOOT WETLAND BUFFER, AND 50-FOOT STREAM BUFFER AND WITHIN STEEP SLOPES 25% AND GREATER IS NOT PERMITTED. THE 18.116 AC. OF THE REQUIRED AMENITY AREA FOR THIS DEVELOPMENT IS 4.79 ACRES WHICH PROVIDE SAFE, COMFORTABLE PLACES WHERE PEOPLE CAN STOP, VIEW, SOCIALIZE AND REST WITHIN THE PEDESTRIAN CIRCULATION SYSTEM BUT WITHOUT IMPEDING PEDESTRIAN TRAFFIC.
- FOR THE MODERATE INCOME HOUSING UNITS (MINU) REQUIREMENTS, A MINU AGREEMENT AND COVENANTS WILL BE REQUIRED WITH THE SITE DEVELOPMENT PLAN. THESE DOCUMENTS AND THEIR REQUIRED CONTENTS ARE DESCRIBED IN SECTION 13.4 OF THE HOWARD COUNTY ZONING REGULATIONS.
- LOADING WILL BE PROHIBITED AT THE FRONT OF A BUILDING OR BETWEEN THE BUILDING AND ANY ADJACENT PUBLIC RIGHT OF WAY. LOADING DOCKS ARE TO BE LOCATED OUTSIDE STORAGE AND SERVICE AREAS AWAY FROM PUBLIC RIGHT OF WAY.
- THE STORMWATER MANAGEMENT MEASURES SHOWN ON THESE PLANS ARE AN APPROXIMATION OF SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THESE SYSTEMS HAVE NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE.
- STREETLIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE ROUTE 1 DESIGN MANUAL AND WILL BE PROVIDED AT FINAL PLAN. PEDESTRIAN LIGHT FIXTURES WILL BE PROVIDED ALONG ROUTE 1 RIGHT OF WAY AND ALONG THE R/W'S TO THE MARC STATION AT FINAL PLAN.
- FIRE LANES SHOULD BE PROVIDED IN THIS SITE TO ALLOW EMERGENCY VEHICLE ACCESS. EITHER FIRE LANE SIGNAGE SHOULD BE INSTALLED, OR THE CURBS SHOULD BE PAINTED IN RED AND STENCILED TO IDENTIFY THE ROAD AS A FIRE LANE.
- FIRE DEPARTMENT SIEMENS CONNECTION SHOULD BE PROVIDED ON THE FRONT OF THE BUILDING. NFPA-1 13.1.3.1, AMENDED TITLE 17.
- LANDSCAPING NOT PERMITTED WITHIN 7'-1/2' OF EACH SIDE OF THE FIRE DEPARTMENT CONNECTION. PROVIDE A CLEAR UNOBSTRUCTED ACCESS TO THE FIRE DEPARTMENT CONNECTION. NFPA-1 13.1.4.
- FIRE HYDRANT SHOULD BE PROVIDED WITHIN 100' OF EACH FIRE DEPARTMENT CONNECTION. NFPA-1 13.1.3.1, AMENDED TITLE 17.
- FIRE DEPARTMENT SHOULD BE REQUIRED TWO MEANS OF ACCESS FOR EMERGENCY VEHICLES. NFPA-1 18.2.3.1, AMENDED TITLE 17.
- A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5' IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. ITS LOCATION IS SHOWN ON THESE PLANS. THE KNOX BOX SHALL BE FUNCTIONALLY ACCESSIBLE TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM).
- ALL GATES SHALL BE REQUIRED TO HAVE A KNOX BOX (FIRE DEPARTMENT ACCESS BOX) OR KNOX BOX KEY OVERRIDE CONTROL TO INSURE TIMELY FIRE DEPARTMENT ACCESS. NFPA-1 18.2.2.2.
- FIRE ACCESS ROADS ARE REQUIRED ON ALL SIDES OF THE BUILDINGS GREATER THAN 3 STORIES IN HEIGHT. NFPA-1 18.2.3.3. AN ACCEPTABLE ALTERNATIVE IS THE INSTALLATION OF AN APPROVED AUTOMATIC SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF NFPA 13. A SIGNED LETTER OF AGREEMENT IS REQUIRED FROM THE OWNER FOR THIS ALTERNATIVE TO BE APPROVED.
- ALL BUILDINGS ARE TO BE MAXIMUM 60' HEIGHT EXCEPT FOR BUILDING M, GARAGE 'C' AND 'B' WHICH ARE MAXIMUM 100' HEIGHT.
- MARC SERVICE WHICH STOPS AT THIS LOCATION IS CURRENTLY NOT REGULARLY-SCHEDULED, ONLY INTERMITTENT. FUTURE MARC SERVICE SCHEDULE FOR THIS STATION IS TO BE DETERMINED. BUILDING 'M' TO SERVE AS BUS SHELTER.
- A DESIGN MANUAL WAIVER WILL BE REQUIRED AT PRELIMINARY PLAN PHASE FOR ALTERNATIVE PUBLIC ROAD SECTION AND REDUCTION IN MINIMUM CURVE RADIUS.
- THE DEVELOPMENT OF THIS SITE WILL REQUIRE COORDINATION WITH CSX REGARDING STORMWATER RUNOFF. APPROPRIATE APPROVAL FROM CSX WILL ALSO NEED TO BE OBTAINED.
- SECTION 127.4.E.3. OF THE ZONING REGULATIONS REQUIRES MINIMUM DISTANCES BETWEEN RESIDENTIAL BUILDINGS (EVEN IF THE BUILDINGS INCLUDE OTHER USES). THESE DISTANCES ARE AS FOLLOWS: SIDE TO SIDE - 15 FEET; ALL OTHER FACADE RELATIONSHIPS - 30 FEET.
- IN ACCORDANCE WITH SECTION 16.120(C)(12) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, OFF-STREET PARKING SHALL BE MET WITHIN 200 FEET OR LESS FROM THE MAIN ENTRANCE TO AN APARTMENT BUILDING.
- IN ACCORDANCE WITH SECTION 13.3.B.4.9 OF THE ZONING REGULATIONS, FOR NON-RESIDENTIAL USES, OFF-STREET PARKING REQUIREMENTS SHALL BE MET WITHIN 400 FEET OF THE PROPOSED ENTRANCE TO THE BUILDING.
- NO MORE THAN 50% OF NET ACREAGE OF TOD ZONED LAND WITHIN THE DEVELOPMENT PROJECT SHALL BE DEVOTED TO RESIDENTIAL BUILDINGS AND RESIDENTIAL PARKING PER SECTION 137.2.3.3 OF THE ZONING REGULATIONS.
- LOADING AND STORAGE AREAS WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN PHASE.
- THE 15' RESIDENTIAL ENVIRONMENTAL SETBACK ONLY APPLIES TO THOSE BUILDINGS WHICH CONTAIN RESIDENTIAL UNITS.
- A PARKING SPACE DISTRIBUTION CHART WILL BE PROVIDED AT SITE DEVELOPMENT PLAN PHASE IN ACCORDANCE WITH GENERAL NOTES 39 AND 40 ABOVE.
- ANY DISTURBANCE TO THE WETLANDS, FLOOD PLAIN OR THEIR BUFFERS WILL REQUIRE WIDE APPROVAL AND PERMIT.
- REFERENCE NF-10-171, APPROVED 07/09/10, TO SECTIONS 1811(A)(1), 28.186(G)(2)(I), SECTION 16.120B(G)(7), AND SECTION 16.120C(1)(10) ALLOWING DISTURBANCE TO THE INTERMITTENT STREAM AND THE ASSOCIATED 50' STREAM BUFFER FOR THE CONSTRUCTION OF BY-PASS STORM DRAIN SYSTEM, PAVING, AND BUILDING CONSTRUCTION, TO ALLOW THE REMOVAL OF AN EXISTING 24" PIN OAK SPECIEMEN TREE AND REDUCE 40' REQUIRED OPEN SPACE FRONTAL TO 30' FOR OPEN SPACE PARCEL 'D'. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:  
1. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR 5-10-00A.  
2. SIGNIFICANT LANDSCAPING MUST BE PROVIDED AS PROFFERED IN THE WAIVER PETITION.  
3. APPROVAL OF ALL STATE PERMITS REQUIRED FOR THE ENVIRONMENTAL DISTURBANCES. THE APPROVAL OF ALL STATE PERMITS MUST BE OBTAINED PRIOR TO THE SUBMISSION OF THE FINAL PLAN.  
4. THE SKETCH PLAN AND ALL FUTURE SUBMISSION PLANS AND SITE DEVELOPMENT PLANS MUST INCLUDE REQUESTS FOR APPROVAL OF OPEN SPACE PARCEL 'D' HEREIN PER WIDE PUBLIC ROAD EASEMENT AS REQUESTED.  
5. THE 15' ENVIRONMENTAL SETBACK SHALL APPLY ONLY TO THE LIMIT OF DISTURBANCE WITHIN THE STREAM BUFFER TO THE 30' STREAM BUFFER DISTURBANCE PROBLEM AS CITED IN THIS WAIVER AS REQUESTED.  
6. THE 15' ENVIRONMENTAL SETBACK SHALL APPLY ONLY TO THE LIMIT OF DISTURBANCE WITHIN THE STREAM BUFFER TO THE 30' STREAM BUFFER DISTURBANCE PROBLEM AS CITED IN THIS WAIVER AS REQUESTED.
- A MINIMUM OF 11' WIDE SIDEWALKS INCLUDING 5' WIDE TREE PITS WILL BE INSTALLED WHERE ADEQUATE RIGHT OF WAY EXISTS FOR PUBLIC ROADS 'A', 'B', AND 'C'. PUBLIC ROAD 'D' WILL HAVE A 5' SIDEWALK. REFER TO SHEET 3 FOR ROAD SECTIONS.
- THE AMENITY AREA REQUIREMENT (10% OF NET ACREAGE) FOR THIS PROJECT IS 4.79 AC. THE TOTAL AMENITY AREA PROPOSED IS 7.30 ACRES AND WILL BE PROVIDED BY PATHWAYS AND SITTING AREAS.

# LAUREL PARK STATION SKETCH PLAN

## BUILDABLE PARCELS A, B, C, AND E OPEN SPACE PARCELS D, F, G, H, I, J, AND K L. 10518 / F. 157

**LEGEND**

- EXISTING TREES TO REMAIN
- LIGHT POLES
- CONCRETE
- ADJACENT PROPERTY LINE
- SITE BOUNDARY
- RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER



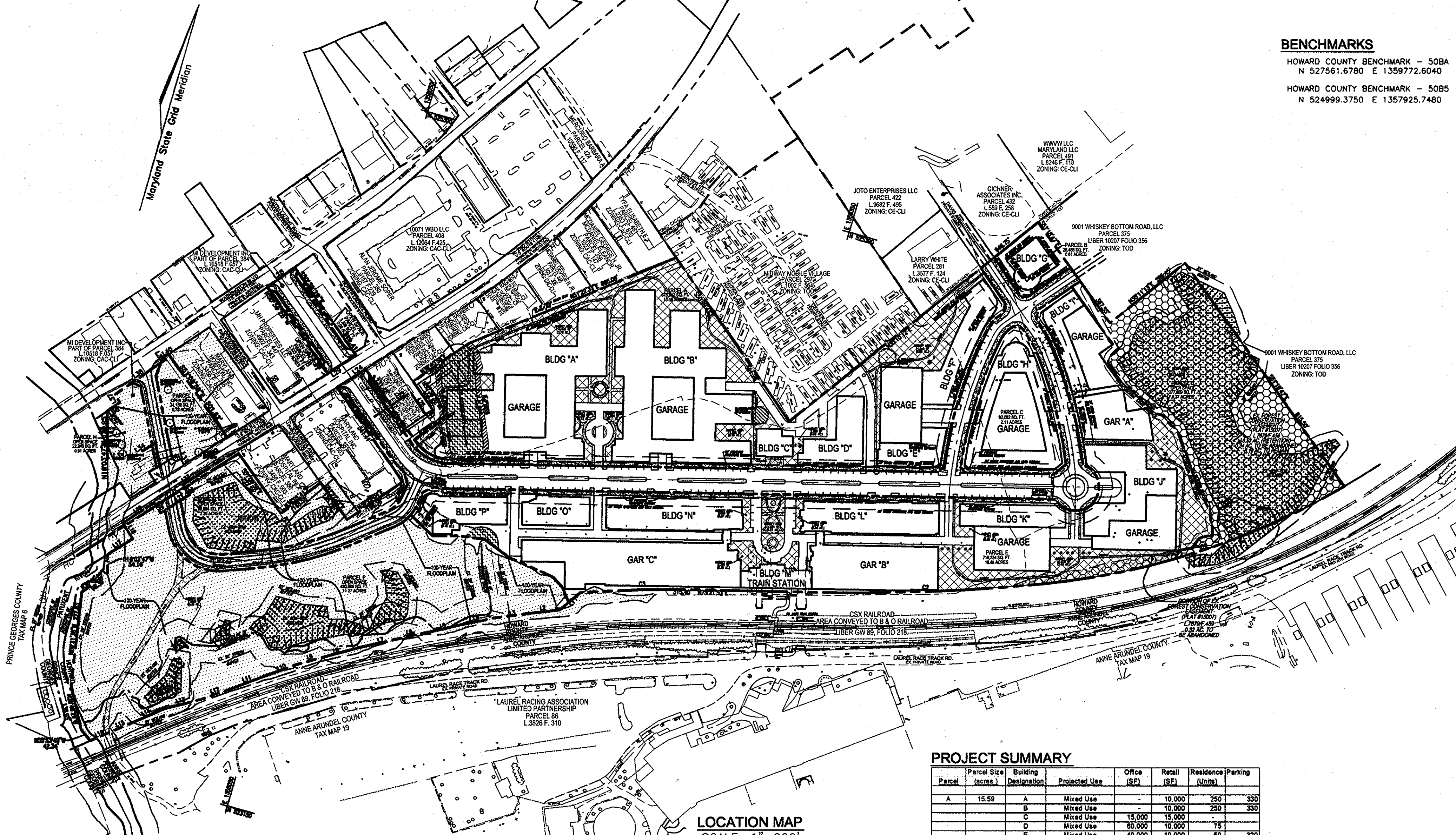
**VICINITY MAP**

SCALE: 1"=2000'

**ADC MAP COORDINATES**

**BENCHMARKS**

- HOWARD COUNTY BENCHMARK - 508A  
N 527561.6780 E 1359772.6040
- HOWARD COUNTY BENCHMARK - 508B  
N 524999.3750 E 1357925.7480



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	949.77	2192.01	24°49'32"	482.46	942.36	S56°01'06"W
C2	681.24	5,629.65	6°56'00"	341.04	680.83	S71°53'52"W
C3	370.00	919.83	5°24'30"	185.14	369.86	S72°39'37"W

**LINE TABLE**

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	80.00	S34°09'52"W	L21	100.00	N41°33'58"E
L2	92.00	S67°10'52"W	L22	35.00	N48°26'02"E
L3	102.40	S66°40'52"W	L23	189.54	N41°33'58"E
L4	101.90	S62°25'52"W	L24	100.07	N41°33'58"E
L5	97.00	S61°10'52"W	L25	70.00	N39°51'12"E
L6	107.90	S61°42'52"W	L26	80.00	S50°39'34"E
L7	99.00	S61°10'52"W	L27	25.13	N39°51'12"E
L8	99.50	S59°25'52"W	L28	100.01	N39°01'10"E
L9	101.90	S58°10'52"W	L29	100.07	S41°33'58"W
L10	96.00	S54°10'52"W	L30	151.15	S41°33'58"W
L11	98.00	S52°55'52"W	L31	35.00	N48°26'02"E
L12	102.50	S54°25'52"W	L32	64.09	S41°33'58"W
L13	110.00	S60°10'52"W	L33	70.15	N26°34'51"W
L14	105.90	S50°10'52"W	L34	90.30	S41°30'09"W
L15	100.90	S50°40'52"W	L35	64.68	S77°24'49"W
L16	34.62	S49°50'52"W	L36	44.24	N39°10'01"E
L17	87.68	N41°33'58"E	L37	27.00	N50°49'58"W
L18	55.00	N48°26'02"E	L38	185.00	N39°10'01"E
L19	111.00	N41°33'58"E	L39	8.00	N50°49'59"W
L20	35.00	S48°26'02"E	L40	15.00	N39°10'01"E

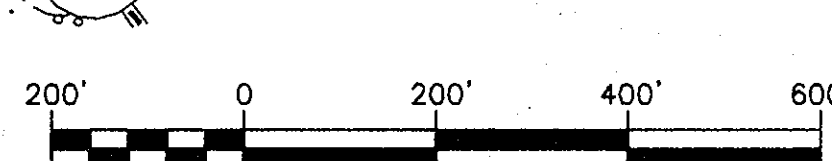
**SHEET INDEX**

COVER SHEET	LAYOUT SHEET	LAYOUT SHEET
1 OF 3	2 OF 3	3 OF 3

**PARKING TABULATION**

OFFICE SPACE (3.3 SPACES/1000 SQFT)	RETAIL SPACE (5.0 SPACES/1000 SQFT)	APARTMENTS (1.7 SPACES & 0.3 SPACES VISITOR/UNIT)	TOTAL REQUIRED	TOTAL PROVIDED
650,000 SF	127,000 SF	1,000 UNITS	4780	3889*
2145	635	2000	4780	3889*
2145	381	1200	4780	3889*
2145	635	2000	4780	3889*
2145	381	1200	4780	3889*

**LOCATION MAP**  
SCALE: 1"=200'



**RESIDENTIAL PHASING SCHEDULE**

PHASE	ALLOCATION YEAR	NO. OF UNITS	NO. OF MINU	TOTAL NO. OF ALLOCATIONS
I	2013	394	0	394
II	2014	191	0	191
III	2015	217	38	255
IV	2016	212	38	250
TOTAL		424	76	1000

**SHARED PARKING TABULATION**

USE	WEEKDAY			WEEKEND			NIGHT
	MORNING 8AM-5PM	MID-DAY 5PM-8PM	EVENING 8PM-11PM	ANYTIME 8AM-5PM	EVENING 8PM-11PM	MIDNIGHT-8AM	
OFFICE	80%	100%	100%	10%	10%	5%	5%
RETAIL	20%	80%	80%	90%	100%	70%	5%
RESIDENTIAL	80%	60%	60%	100%	100%	100%	100%
TOTAL	3443	3726	3726	2787	2850	2553	2140

**PROJECT SUMMARY**

Parcel	Parcel Size (Acres)	Building Designation	Projected Use	Office (SF)	Retail (SF)	Residence (Units)	Parking (Units)
A	15.58	A	Mixed Use	-	-	10,000	250
B	2.11	H	Mixed Use	75,000	-	-	120
C	6.37	NA	Forest Cons. Easmt	-	-	-	400
D	16.45	I	Mixed Use	50,000	-	-	300
E	16.45	J	Mixed Use	50,000	-	-	300
F	11.27	NA	Open Space	-	-	-	600
G	2.3	NA	Open Space	-	-	-	248
H	0.51	NA	Private Street	-	-	-	480
I	0.78	NA	Entrance Strip	-	-	-	600
J	0.09	NA	Entrance Strip	-	-	-	143
K	0.09	NA	Entrance Strip	-	-	-	600
TOTAL	63.83			175,000	75,000	20,000	3,120

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Thomas S. Buttle*  
PLANNING DIRECTOR

8/3/10  
DATE

**OWNER/DEVELOPER**  
MI DEVELOPMENTS (MARYLAND) INC.  
455 MAGNA DRIVE  
AURORA, ONTARIO  
L4G 7A9  
CANADA  
(905) 713-6322

**WALTER LYNGH** P.E.  
ARCHITECTURE • DESIGN • PLANNING • CONSTRUCTION

1058 TRUMAN JEFFERSON STREET, NW  
WASHINGTON, DC 20007  
PHONE: 202.965.3424 FAX: 202.965.3444  
WWW.WALTERLYNGH.COM

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS

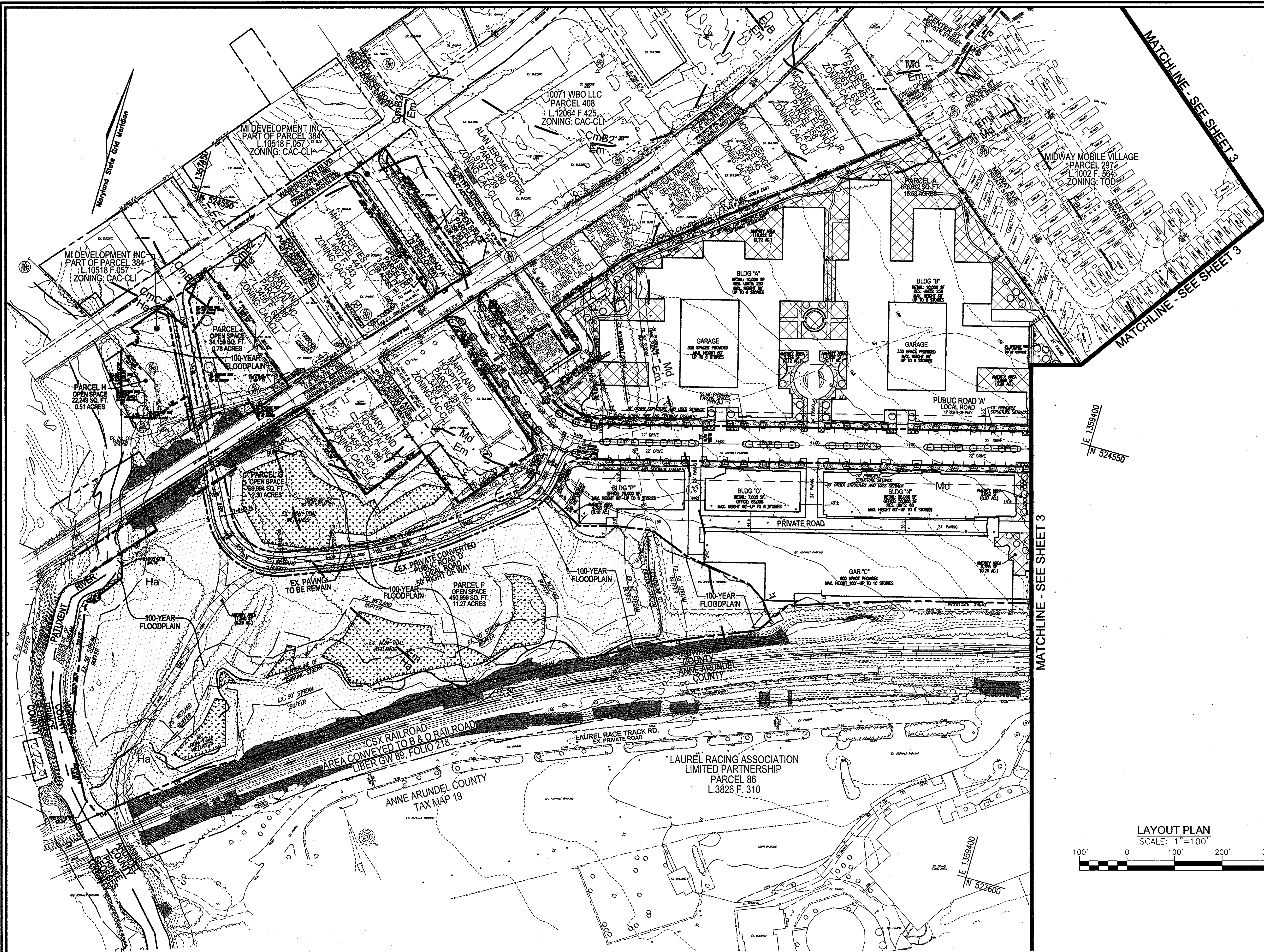
8407 MAIN STREET  
ELLICOTT CITY, MD 21043  
TELE: 410.461.7666  
FAX: 410.461.6961

STATE OF MARYLAND  
ROBERT H. VOGEL, P.E. No. 16193  
PROFESSIONAL ENGINEER

DESIGN BY: JAR  
DRAWN BY: JAR/MEL  
CHECKED BY: RLV  
DATE: JULY 2010  
SCALE: AS SHOWN  
W.O. NO.: 07-11

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LICENSE NO. 16193 EXPIRES DATE: 09-27-2010

1 SHEET OF 3



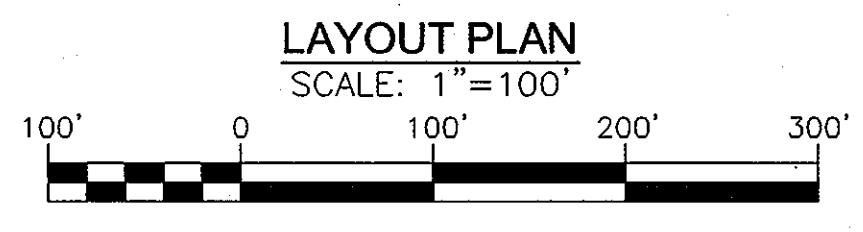
**LEGEND**

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	+382.56
PROPOSED SPOT ELEVATION	+482.53
DIRECTION OF FLOW	---
LIGHT POLES	G-6
SOIL TYPE	M1B2
ADJACENT PROPERTY LINE	---
SITE BOUNDARY	---
RIGHT-OF-WAY LINE	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
EXISTING UTILITY POLE	---
EXISTING LIGHT POLE	---
EXISTING MAILBOX	---
EXISTING SIGN	---
EXISTING SANITARY MANHOLE	---
EXISTING SANITARY LINE	---
EXISTING CLEANOUT	---
EXISTING FIRE HYDRANT	---
EXISTING WATER LINE	---
EXISTING FENCE	---
EXISTING STREAM	---
EXISTING STREAM BUFFER	---
EXISTING TREES (FIELD LOCATED)	---
EXISTING TREELINE (FIELD LOCATED)	---
PROPOSED TREELINE	---
PROPOSED SIDEWALK	---
EX. PUBLIC 100-YR FLOODPLAIN	---
EX. WETLANDS	---
EX. FOREST CONSERVATION EASEMENT (PLAT #15007)	---
AREA OF 15 TO 24.9 PERCENT SLOPES	---
AREA OF 25 PERCENT OR GREATER SLOPES	---
AMENITY AREA	---
POSSIBLE WETLAND DISTURBANCE (AREA=0.27 AC.)	---
POSSIBLE WETLAND BUFFER DISTURBANCE (AREA=0.34 AC.)	---
POSSIBLE RESIDENTIAL ENVIRONMENTAL SETBACK DISTURBANCE (AREA=0.21 AC.)	---

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
Cmb2	CHILLUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
CmC2	CHILLUM SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
Em	ELKTON SILT LOAM	D
EVB	EVESBORO LOAMY SAND, 1 TO 5 PERCENT SLOPES	A
EVC	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES	A
Fo	FALLSINGTON LOAM	D
Gp	GRAVEL PITS AND QUARRIES	*
Ha	HATBORO SILT LOAM	D
Md	MADE LAND	C
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING	C
Wb2	WOODSTOWN SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C

\* DOES NOT QUALIFY AS A SOIL GROUP  
SOILS FROM HOWARD COUNTY SOIL SURVEY, PAGE 31



**SKETCH PLAN**  
**LAYOUT PLAN & SOILS MAP**  
**LAUREL PARK STATION**  
BUILDABLE PARCELS A, B, C, AND E  
OPEN SPACE PARCELS D, F, G, H, I, J, AND K  
L.10518 F.157

TAX MAP: 50 BLOCK: 10  
3RD ELECTION DISTRICT

DPZ REFERENCES: SDP-01-32, PLAT #15007

PARCEL: 384/264 ZONED: TOD/CAC  
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8961

TENTATIVELY APPROVED  
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*Monica S. Buttle*  
PLANNING DIRECTOR

8/3/10  
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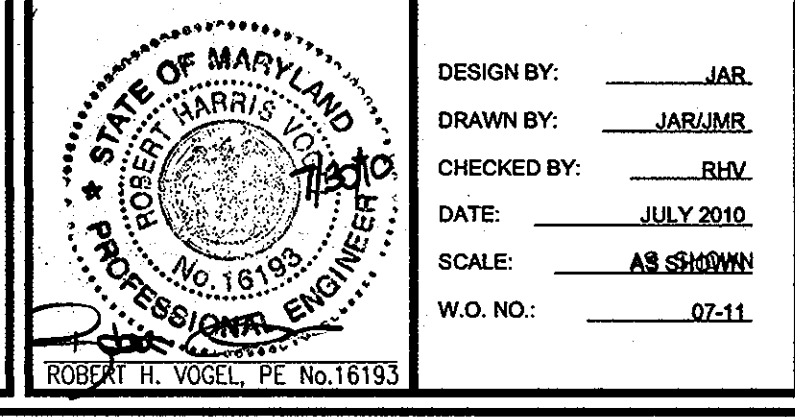
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L4G 7A9  
CANADA  
(905) 713-6322



**WALTER LYNCH** P.L.L.C.  
ARCHITECTURE • INTERIOR PLANNING • SCULPTURE DESIGN

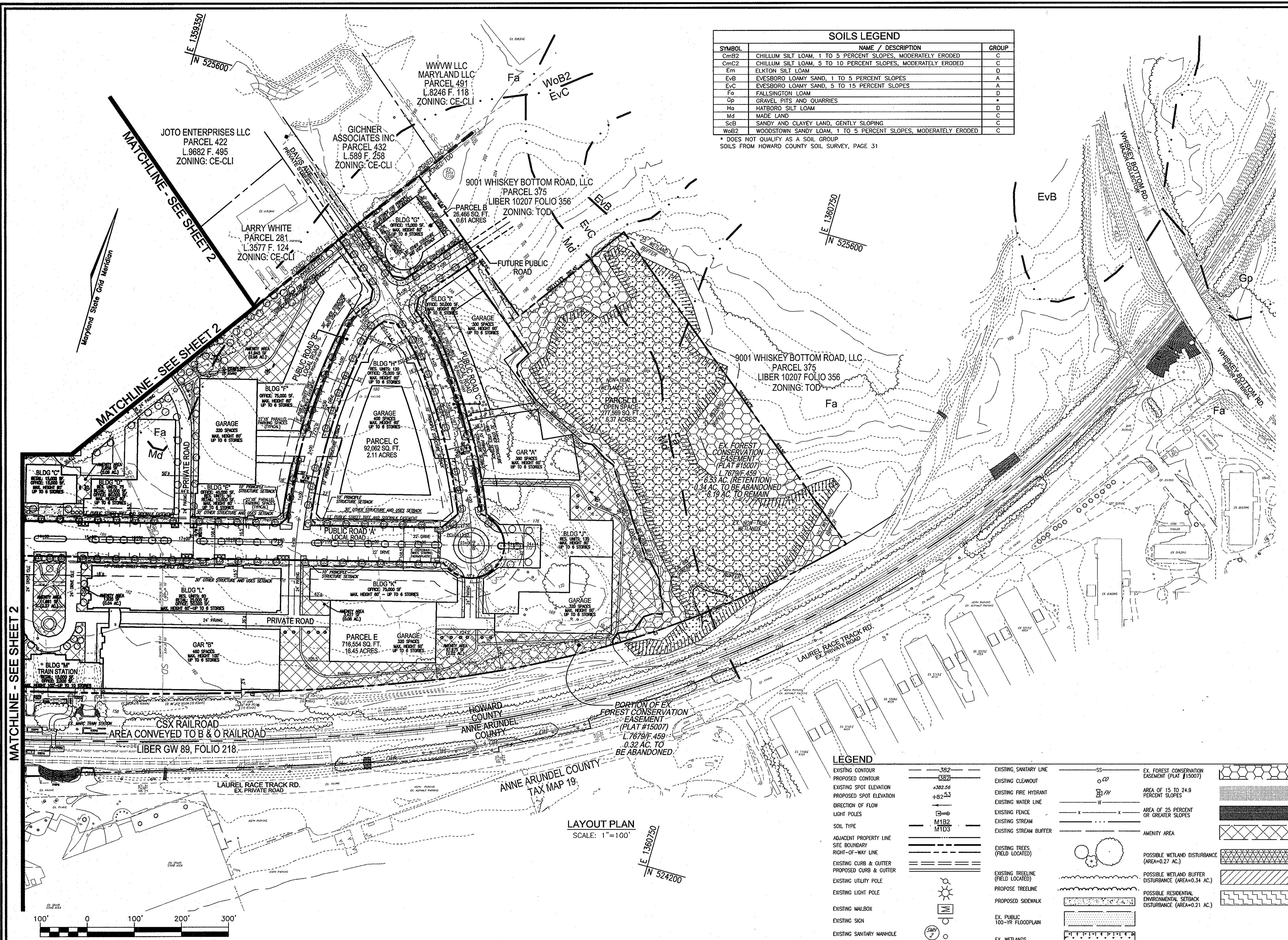
1058 THOMAS JEFFERSON STREET, NW  
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PHONE: 202.965.2424 FAX: 202.965.5544  
WWW.WALTERLYNCH.COM

DESIGN BY: JAR.  
DRAWN BY: JAR/UMS.  
CHECKED BY: RUV.  
DATE: JULY 2010.  
SCALE: AS SHOWN  
W.O. NO.: 07-11



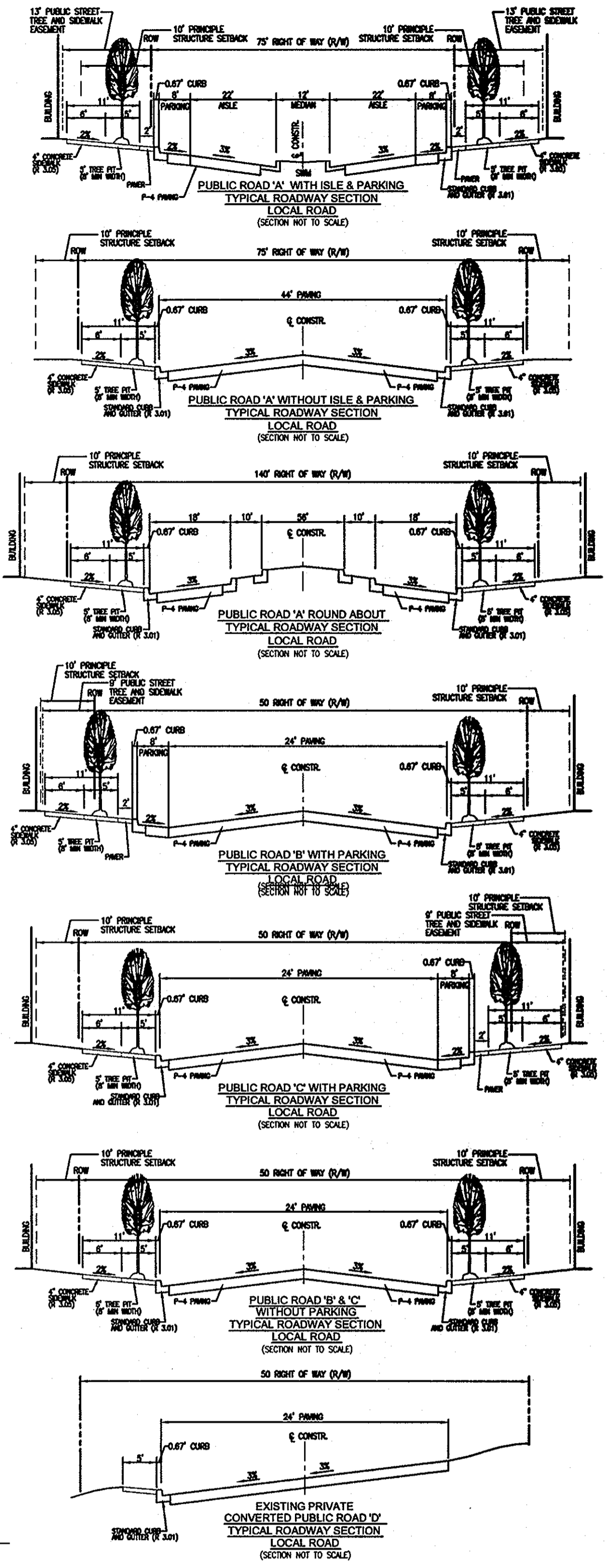
PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A DULY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE  
OF MARYLAND, LICENSE NO. 16183  
EXPIRES 09-27-2010

2 SHEET OF 3



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
CmB2	CHILLUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
CmC2	CHILLUM SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
Em	ELKTON SILT LOAM	D
EvB	EVESBORO LOAMY SAND, 1 TO 5 PERCENT SLOPES	A
EvC	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES	A
Fa	FALLSINGTON LOAM	D
Gp	GRAVEL PITS AND QUARRIES	*
Hq	HATBORO SILT LOAM	D
Md	MADE LAND	C
ScB	SANDY AND CLAYEY LOAM, GENTLY SLOPING	C
WoB2	WOODSTOWN SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C

\* DOES NOT QUALIFY AS A SOIL GROUP  
SOILS FROM HOWARD COUNTY SOIL SURVEY, PAGE 31



MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 2



LAYOUT PLAN  
SCALE: 1"=100'

LEGEND	
EXISTING CONTOUR	---392---
PROPOSED CONTOUR	---392---
EXISTING SPOT ELEVATION	+392.56
PROPOSED SPOT ELEVATION	+82-23
DIRECTION OF FLOW	→
LIGHT POLES	⊞
SOIL TYPE	Md, E, C
ADJACENT PROPERTY LINE	---
SITE BOUNDARY	---
RIGHT-OF-WAY LINE	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
EXISTING UTILITY POLE	⊞
EXISTING LIGHT POLE	⊞
EXISTING MAILBOX	⊞
EXISTING SIGN	⊞
EXISTING SANITARY MANHOLE	⊞
EXISTING SANITARY LINE	---SS---
EXISTING CLEANOUT	⊞
EXISTING FIRE HYDRANT	⊞
EXISTING WATER LINE	---W---
EXISTING FENCE	---X---
EXISTING STREAM	---
EXISTING STREAM BUFFER	---
EXISTING TREES (FIELD LOCATED)	⊞
EXISTING TREELINE (FIELD LOCATED)	---
PROPOSED TREELINE	---
PROPOSED SIDEWALK	---
EX. PUBLIC 100-YR FLOODPLAIN	---
EX. WETLANDS	---
EX. FOREST CONSERVATION EASEMENT (PLAT #15007)	---
AREA OF 15 TO 24.9 PERCENT SLOPES	---
AREA OF 25 PERCENT OR GREATER SLOPES	---
AMENITY AREA	---
POSSIBLE WETLAND DISTURBANCE (AREA=0.27 AC.)	---
POSSIBLE WETLAND BUFFER DISTURBANCE (AREA=0.34 AC.)	---
POSSIBLE RESIDENTIAL ENVIRONMENTAL SETBACK DISTURBANCE (AREA=0.21 AC.)	---

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Thomas P. Ruttle*  
PLANNING DIRECTOR

8/3/10  
DATE

OWNER/DEVELOPER  
MI DEVELOPMENTS (MARYLAND) INC.  
455 MAGNA DRIVE  
AURORA, ONTARIO  
L4G 7A9  
CANADA  
(905) 713-6322

WALTER LYNCH P.L.L.C.  
ARCHITECTURE • MASTER PLANNING • LANDSCAPE DESIGN

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WASHINGTON, D.C. 20007  
PHONE 202.965.2244 FAX 202.965.5544  
WWW.WALTERLYNCH.COM

SKETCH PLAN  
LAYOUT PLAN & SOILS MAP  
LAUREL PARK STATION  
BUILDABLE PARCELS A, B, C, AND E  
OPEN SPACE PARCELS D, F, G, H, I, J, AND K  
L.10518 F.157

TAX MAP: 50 BLOCK: 10  
3RD ELECTION DISTRICT

PARCEL: 384/264 ZONED: TOD/CAC  
HOWARD COUNTY, MARYLAND  
DPZ REFERENCES: SDP-01-32, PLAT #15007

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET  
ELLIGOTT CITY, MD 21043

TEL: 410.461.7666  
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18181 EXPIRATION DATE 09-27-2010

DESIGN BY: JAR  
DRAWN BY: JAR/UMR  
CHECKED BY: REV  
DATE: JULY 2010  
SCALE: AS SHOWN  
W.O. NO.: 07-11

3 SHEET OF 3