ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED THE PROPERTY LINES SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC.; DATED 04/25/12. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL PHOTOGRAMETIC MAPPING PROVIDED BY THE CLIENT, DATED 03/11/91; AND BY FIELD RUN SURVEYS BY ROBERT H. VOGEL ENGINEERING, INC., AND WERE PERFORMED ON 07/20/09, 04/06/12, 08/17/12, 12/30/14, 01/14/16, 10/03/16, AND 03/08/17. TAX MAP: 50 PARCELS: 384/441; PARCELS A, B, C, D, E, F, G, H, I, J, K, & L EXISTING ZONING: TOD (TRANSIT ORIENTED DEVELOPMENT) EXISTING USE: PARKING LOT

PROPOSED USE: MIXED USE, RESIDENTIAL, COMMERCIAL, OFFICE 63.2198 AC. (PARCEL 384, INCLUDING AREAS BETWEEN NB + SB ROUTE 1) 0.2064 AC (PARCEL 144) 63.4262 AC.

0.0949 AC

MINU REQUIRED - APARTMENTS: 1,000 UNITS x 15% = 150 UNITS MINU PROVIDED - APARTMENTS: 150 UNITS AMENITY AREA REQUIRED: 48.16 AC. x 10% = 4.82 AC. AMENITY AREA PROVIDED: 6.87 AC.

DPZ REFERENCES : PLAT 15007, SDP-01-32, WP-01-24, WP-01-106, S-10-004, L.10518/F.157, WP-10-171, P-11-004, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135, SDP-15-043, SDP-15-063, WP-16-096, F-16-013, WP-16-136, WP-17-080, WP-18-069

A NOISE STUDY WILL BE REQUIRED AT THE SITE DEVELOMENT PLAN PHASE.

WATER AND SEWER FOR THIS PROJECT SHALL BE PUBLIC.

STORMWATER MANAGEMENT TO BE DESIGNED IN ACCORDANCE WITH THE 2007 MDE STORMWATER DESIGN MANUAL, CHAPTER 5, ENVIRONMENTAL SITE DESIGN (REDEVELOPMENT). THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT ALL THE SYSTEMS HAVE NOT BEEN DESIGNED AND THERE 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 PERFOMED IN AUGUST OF 2003 BY GREENHORNE AND OMARA. ALSO REFERENCE ENVIRONMENTAL SYSTEMS ANALYSIS LETTER, DATED JUNE 14, 2010. FLOODPLAIN DATA TAKEN FROM THE CURRENT HOWARD COUNTY DIGITAL FLOOD INSURANCE RATE MAP (DFIRM). FOREST CONSERVATION OBLIGATION FOR PARCEL 384 (61.43 AC.) HAS BEEN PREVIOUSLY FULFILLED BY ON-SITE RETENTION OF 6.53 AC EXISTING FOREST (PLAT 15007) AND A FEE-IN-LIEU FOR 1.67 ACRES AS PART OF SDP-01-032. THE REMAINING NET TRACT AREA FOR PARCEL 384, PARCEL 144 AND THE PAPER STREET IS 2.07 ACRES. THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT HAS BEEN SATISFIED UNDER SDP-15-043 BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$10,127.70 (0.31 AC x 43560SF x 0.75).

FOREST STAND DELINEATION FOR P/O PARCEL 264 WAS PREPARED BY EXPLORATION RESEARCH, INC., DATED AUGUST 2000. AND WAS RECERTIFIED IN JUNE 2010. A SIMPLIFIED FSD FOR PARCEL 384 WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL 2010.

APFO TRAFFIC STUDY PREPARED BY WELLS AND ASSOCIATES. ALL LANDSCAPING REQUIREMENTS SHALL BE COMPLIED WITH AS SET FORTH IN THE LANDSCAPE MANUAL.

TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.

THIS PROPERTY IS IN COMPLANCE WITH THE ROUTE I MANUAL.

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 50BA AND 50B5 WERE USED FOR THIS PROJECT. HOWARD COUNTY MONOMENT NUMBERS 50BA AND 50BS WERE USED FOR THIS PROJECT.

A SHARED ACCESS AND PARKING AGREEMENT MAY BE REQUIRED IN ACCORDANCE WITH SECTION 16.120(C)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REQUILATIONS.

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 PER SECTION 16.116.

THE REQUIRED AMENITY AREA FOR THIS DEVELOPMENT IS 4.82 ACRES WHICH PROVIDE SAFE, COMFORTABLE PLACES WHERE PEOPLE CAN STOP, VIEW, SOCIALIZE AND REST WITHIN THE PEDESTRIAN CIRCULATION SYSTEM BUT WITHOUT IMPEDING PEDESTRIAN TRAFFIC. THE TOTAL AMENTITY AREA PROPOSED IS 6.87 ACRES AND WILL BE PROVIDED BY PATHWAYS, A PLAYGROUND, GATHERING AND SITTING AREAS.

FOR THE MODERATE INCOME HOUSING UNITS (MIHU) REQUIREMENTS, A MIHU AGREEMENT AND COVENANTS WILL BE REQUIRED WITH THE SITE DEVELOPMENT PLAN. THESE DOCUMENTS AND THEIR REQUIRED CONTENTS ARE DESCRIBED IN SECTION 13.402 OF THE COUNTY CODE.

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 VIEW, AT THE OF WAY. LOADING DOCKS ARE TO BE LOCATED OUTSIDE STORAGE AND SERVICE AREAS AWAY FROM PUBLIC VIEW, AT THE REAR (NON—STREET SIDE) OF BUILDINGS.

THE STORMWATER MANAGEMENT MEASURES SHOWN ON THESE PLANS ARE AN APPROXIMATION OF SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT ALL OF THESE SYSTEMS HAVE NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE. IS STREETLIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE ROUTE 1 DESIGN MANUAL AND WILL BE PROVIDED AT SITE DEVELOPMENT PLAN PHASE. PEDESTRIAN LIGHT FIXTURES WILL BE PROVIDED ALONG ROUTE 1 AND ALONG THE MAIN PEDESTRIAN ROUTES TO THE MARC STATION AT SITE DEVELOPMENT 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. AMENDED ON TITLE 17.

AMENDED ON TITLE 17.

LANDSCAPING NOT PERMITTED WITHIN 7—1/2' OF FACH SIDE OF THE FIRE DEPARTMENT CONNECTION. PROVIDE A CLEAR

FIRE HYDRANT SHOULD BE PROVIDED WITHIN 100' OF EACH FIRE DEPARTMENT CONNECTION. NFPA-1 13.1.3.1, AMENDED 9, FIRE DEPARTMENT SHOULD BE REQUIRED TWO MEANS OF ACCESS FOR EMERGENCY VEHICLES. NFPA-1 18.2.3.3.1, AMENDED), 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, IT'S LOCATION IS SHOWN ON THESE PLANS. THE BOX SHALL BE ELECTRONICALLY SUPERVISED 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 DEPARTMENT OF MEPA 13 A SYSTEM DESTRICT OF MEPA 14 A SYSTEM DESTRICT OF MEPA 15 A SYSTEM DESTRICT OF META 1 REQUIREMENTS OF NFPA 13. A SIGNED LETTER OF AGREEMENT IS REQUIRED FROM THE OWNER FOR THIS ALTERNATIVE TO BE ALL BUILDINGS ARE TO BE MAXIMUM 60' HEIGHT EXCEPT FOR BUILDING G AND BUILDING N WHICH ARE MAX 70' HEIGHT; AND BUILDING O WHICH IS MAXIMUM 80' HEIGHT.

4. MARC SERVICE WHICH STOPS AT THIS LOCATION IS CURRENTLY NOT REGULARLY—SCHEDULED, ONLY INTERMITTENT, FUTURE MARC SERVICE SCHEDULE FOR THIS STATION TO BE DETERMINED. BUILDING 'D' TO SERVE AS BUS SHELTER.

5. 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). THOSE DISTANCES ARE AS FOLLOWS: SIDE TO SIDE -15 FEET; ALL OTHER FACADE RELATIONSHIPS - 30 FEET. RELATIONSHIPS— 30 FEET.

7. IN ACCORDANCE WITH SECTION 16.120(b)(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.

8. IN ACCORDANCE WITH SECTION 133.8.4.6 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.

9. 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 127.4.F.2.6 OF THE ZONING REGULATIONS.

1. LOADING AND STORAGE AREAS WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN PHASE.

1. A PARKING SPACE DISTRIBUTION CHART WILL BE PROVIDED AT SITE DEVELOPMENT PLAN PHASE IN ACCORDANCE WITH GENERAL NOTES 37 AND 38 ABOVE.

2. ANY DISTURBANCE TO THE WETLANDS, FLOOD PLAIN OR THEIR BUFFERS WILL REQUIRE MDE APPROVAL AND PERMIT.

3. REFERENCE WE 10—171 APPROVED 07.09.710 TO SECTIONS 16.12(a)(1) 16.116(a)(2)(i) SECTION 16.1205(a)(7) AND REFERENCE WP-10-171. APPROVED 07/09/10, TO SECTIONS 16.121(e)(1), 16.116(a)(2)(i), SECTION 16.1205(o)(7), AND SECTION 16.1205(e)(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 34" PIN OAK SPECIMEN TREE; AND TO REDUCE 40' REQUIRED OPEN SPACE FRONTAGE TO 30' FOR OPEN SPACE PARCEL 'D'. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
A. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR S-10-004. SIGNIFICANT LANDSCAPING MUST BE PROVIDED AS PROFFERED IN THE WAIVER PETITION APPLICATION, THIS WILL BE EVALUATED AT THE SOP STAGE.

APPROVAL OF ANY STATE PERMITS REQUIRED FOR THE ENVIRONMENTAL DISTURBANCES. THE MDE TRACKING PERMIT NUMBER MUST BE SHOWN AS A GENERAL NOTE ON THE FINAL PLAN.

ON THE SKETCH PLAN AND ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF MAYER PETITION, WP-10~171, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE EGULATIONS, ACTION AND DATE. E, THE MINIMUM FRONTAGE FOR OPEN SPACE PARCEL "D" IS HEREBY A 30" WIDE PUBLIC ROAD FRONTAGE AS REQUESTED,

THE APPROVAL OF SECTION 16.116(a)(2)(i) PERTAINS ONLY TO THE LIMIT OF DISTURBANCE WITHIN THE STREAM BUFFER TO CORRECT THE STORM DRAINAGE PROBLEM. AS CITED IN THIS WAIVER PETITION AND TO NO OTHER STREAM BUFFER REFERENCE WP-11-184, APPROVED 06/23/11, TO WAIVE SECTIONS 16.115(c)(2) - PROHIBITIONS ON USE OF FLOODPLAIN LAND; 16.116(a) - STREAM AND WETLANDS; SECTION 16.120(c)(1) - REQUIRES ALL COMMERCIAL, INDUSTRIAL OR APARTMENT LOTS TO HAVE A MINIMUM FRONTAGE OF 60 FEET ON A PUBLIC ROAD; SECTION 16.144(g) AND 16.146 - SUBMISSION OF PRELIMINARY PLAN, APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

A. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMENTS FOR S-10-004.

B. COMPLIANCE WITH THE AMENDED DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED JUNE 22, 2011.

C. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-11-184, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.

D. APPROVAL OF ANY STATE PERMITS REQUIRED FOR THE ENVIRONMENTAL DISTURBANCES. THE MOE TRACKING PERMIT

NUMBER MUST BE SHOWN AS A GENERAL NOTE ON THE FINAL PLAN. COMPLIANCE WITH ALL DEADLINES ESTABLISHED IN THE PHASING CHART, PRIOR TO THE SIGNATURE OF ANY SITE DEVELOPMENT PLAN A SHARED PARKING AGREEMENT AND PRIVATE ROAD MAINTENANCE AGREEMENT MUST BE RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE STATING THAT THE COMMON PRIVATE ROADS WILL BE JOINTLY MAINTAINED BY THE LAUREL PARK HOMEOWNERS ASSOCIATION AND/OR

G. APPROVAL FOR A WAIVER TO SECTIONS 16.116(a) AND 16.115 (c)(2) AUTHORIZES DISTURBANCES IN TO THE WETLANDS, WETLANDS BUFFER, STREAM BUFFER, ENVIRONMENTAL SETBACK ENCROACHMENTS AND 100 YEAR FLOODPLAIN DISTURBANCES AS DEPICTED ON THE WAIVER PETITION PLAN EXHIBIT DATED JUNE 13, 2011, NO ADDITIONAL ACTIVITIES WITHIN THE WETLANDS, 25' WETLANDS BUFFER, 50' STREAM BUFFER, 15' RESIDENTIAL ENVIRONMENTAL SETBACK AND 100 YEAR FLOODPLAIN ARE AUTHORIZED BY APPROVAL OF THIS WAIVER, UNLESS IT CAN BE DEMONSTRATED AT THE SITE DEVELOPMENT PLAN STAGE TO BE JUSTIFIED. REFERENCE WP-13-078, APPROVED 12/03/12, TO WAIVE SECTION 16.1106(d) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(e) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS). APPROVAL IS SUBJECT TO THE

A. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE.

B. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-13-078, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE. C. THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE 1 MUST BE SUBMITTED ON OR BEFORE AUGUST 06, 2013. REFERENCE WP-14-064, APPROVED 01/06/14, TO WAIVE SECTION 16.144(k)(3)(i) - SUBMISSION OF FINAL PLAN; SECTION 16.1106(d) — MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(e) — MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

A. THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE 1 MUST BE SUBMITTED ON OR BEFORE APRIL 06, 2014
B. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION. WP-13-078, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE. REFERENCE WP-15-001, APPROVED 07/30/14, TO WAIVE SECTION 16.144(k)(3)(i) - SUBMISSION OF FINAL PLAN; SECTION 16.1106(d) - MILESTONES (TIMING FOR RÉSIDENTIAL PROJECTS); SECTION 16.1106(e) - MILESTONES (TIMING FOR

2014. RECONSIDERATION TO WAIVER WP-15-001, APPROVED 11/06/14, EXTENDS THIS DATE TO ON OR BEFORE B. THE MILESTONE DATE FOR SUBMISSION OF A PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASES 2, 3 AND 4 FOR THIS PROJECT MUST BE SUBMITTED ON OR BEFORE 04/30/15.

C. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-15-001, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE. REFERENCE WP-15-092, APPROVED 01/27/15, TO WAIVE SECTION 16.144(k)(3)(i) - SUBMISSION OF FINAL PLAN; SECTION

NON-RESIDENTIAL PROJECTS). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS A. THE SITE DEVELOPMENT PLAN FOR PHASE 1 MUST BE SUBMITTED ON OR BEFORE 02/13/15. B. THE SITE DEVELOPMENT PLAN FOR PHASE 2 MUST BE SUBMITTED ON OR BEFORE 04/30/15. THE SITE DEVELOPMENT PLAN FOR PHASE 3 MUST BE SUBMITTED ON OR BEFORE 06/30/15

> TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

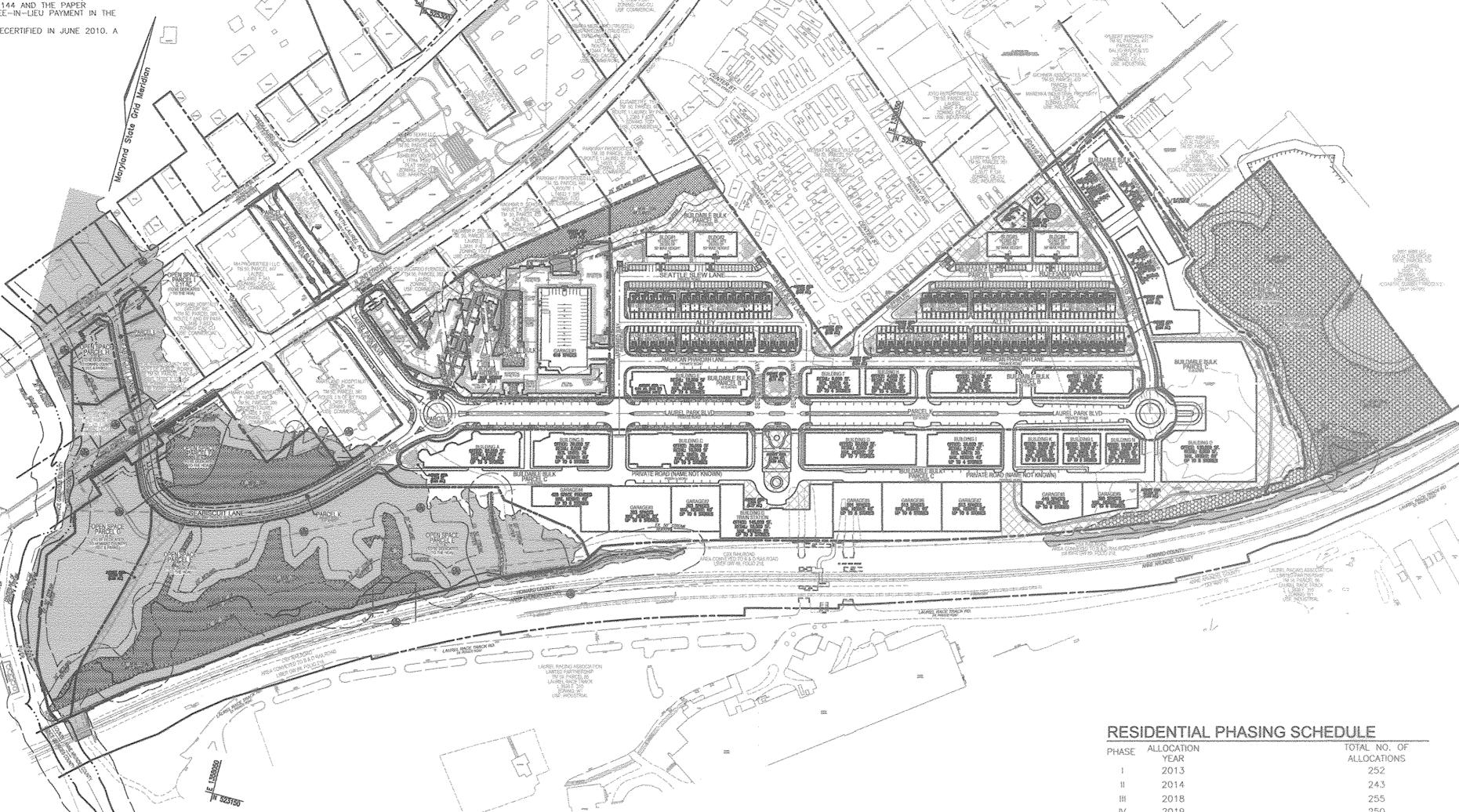
3-15-18 DATE

LAUREL PARK STATION

OFFICE, RETAIL, AND RESIDENTIAL

AMENDED SKETCH PLAN

PARCELS A, B, C, D, E, F, G, H, I, J, K, & L P. 384 (L.10518/F.157)



REFERENCE WP-15-135, APPROVED 05/18/15, TO WAIVE SECTION 16.144(k)(3)(i) - SUBMISSION OF FINAL PLAN; SECTION 16.1106(d) - MILESTONE (TIMING FOR RESIDENTIAL PROJECTS); AND SECTION 16.1106(e) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS), APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: THE REQUIRED CONCEPT PLAN MUST BE SUBMITTED TO DPZ WITHIN 30 DAYS ON OR BEFORE 06/18/15. PRIOR TO THE SUBMISSION AND ACCEPTANCE OF ANY SITE DEVELOPMENT PLANS FOR PHASES 2, 3, AND 4 THE DEVELOPER SHALL SUBMIT THE PROJECT PLANS FOR DESIGN ADVISORY PANEL REVIEW.

3. COMPLIANCE WITH THE COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED 05/13/15. 4. THE SITE DEVELOPMENT PLAN FOR PHASE 2 MUST BE SUBMITTED TO THE DPZ ON OR BEFORE 06/30/15.
5. THE SITE DEVELOPMENT PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DPZ ON OR BEFORE 12/31/15
6. THE SITE DEVELOPMENT PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DPZ ON OR BEFORE 01/30/16. REFERENCE WP-16-096, APPROVED 03/10/16, TO WAIVE SECTION 16.144(k)(3)(i) - SUBMISSION OF FINAL PLAN; SECTION 16.1106(d) - MILESTONE (TIMING FOR RESIDENTIAL PROJECTS); AND SECTION 16.1106(e) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1, THE REQUIRED FINAL PLAN FOR THE GROSS PROJECT AREA MUST BE SUBMITTED WITHIN 30-DAYS, ON OR BEFORE

THE SITE DEVELOPMENT PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DPZ ON OR BEFORE 05/14/16 6. THE SITE DEVELOPMENT PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DPZ ON OR BEFORE 06/13/16 THIS PLAN IS SUBJECT TO WP-16-136; APPROVED 06/20/16; TO WAVE SECTION 16.120(B)(4)(iii)d WHICH PROHIBITS RESIDENTIAL CONDOMINIUM UNITS AND RENTAL APARTMENTS WITHIN 15 FEET OF THE PROTECTED ENVIRONMENTAL FEATURE BUFFER. SECTION 16.120(c)(1) WHICH REQUIRES ALL COMMERCIAL, INDUSTRIAL OR APARTMENT PARCELS OR LOTS SHALL HAVE A MINIMUM FRONTAGE OF 60 FEET ON A PUBLIC ROAD. SECTION 16.120(b)(12) WHICH REQUIRES OFF-STREET PARKING WITHIN 200 FEET FROM THE MAIN ENTRANCE OF AN APARTMENT BUILDING OR THE MIDPOINT OF A GROUP OF SINGLE-FAMILY ATTACHED UNITS, APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH SUBDIVISION REVIEW COMMITTEE COMMENTS ISSUED FOR SITE DEVELOPMENTS PLANS, SDP-15-043 AND SDP-15-063.

2. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-16-136, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE,
3. APPROVAL OF ANY STATE OF MARYLAND PERMITS REQUIRED FUR THE ENVIRONMENTAL DISTURBANCES. THE MDE TRACKING
PERMIT NUMBER MUST BE SHOWN AS A GENERAL NOTE ON THE FINAL PLAN AND SITE DEVELOPMENT PLANS.
4. COMPLIANCE WITH ALL DEADLINES AS ESTABLISHED IN THE MOST RECENT APPROVED APFO PHASING CHART SCHEDULE.
5. APPROVAL, FOR A WAIVER TO SECTION 16.120(B)(4)(III)D AUTHORIZES DISTURBANCES INTO THE 15-FOOT ENVIRONMENTAL

SETBACK AS DEPICTED ON THE WAIVER PETITION PLAN EXHIBIT DATED MAY 13, 2016. NO ADDITIONAL ACTIVITIES WITHIN THE 15' RESIDENTIAL ENVIRONMENTAL SETBACK ARE AUTHORIZED BY APPROVAL OF THIS WAIVER, UNLESS IT CAN BE DEMONSTRATED AT THE SITE DEVELOPMENT PLAN STAGE TO BE JUSTIFIED.

6. SIGNAGE AND MARKINGS FOR GUEST AND COMMERCIAL USE PARKING SHOULD BE PROVIDED BY THE DEVELOPER OR SOME OTHER ALTERNATE METHOD TO ENSURE ADEQUATE PARKING FOR THE DIFFERENT USES (2 OVER 2'S, APARTMENT UNITS AND COMMERCIAL TENANTS).

7. A MEMORANDUM OF UNDERSTANDING WILL BE PREPARED WHICH ALLOWS PUBLIC ACCESS TO THE TOD SITE, (PRIVATE

ROADS, PARKING GARAGES, TRANSIT STOPS AND MARC STATION). ROADS, PARKING GARAGES, TRANSIT STOPS AND MARC STATION).

8. THE PROPERTY MANAGEMENT COMPANY THAT MANAGES THE LAUREL PARK STATION" PROPERTY WILL NEED TO MONITOR AND REGULATE THE PARKING SITUATION ON THE PROPERTY. PARKING SPACES WILL NEED TO BE ASSIGNED TO SPECIFIC RESIDENCE TYPES AND USES. SIGNAGE OR SPACE NUMBERING WILL NEED TO BE PROVIDED TO REGULATE PARKING FOR BOTH THE RESIDENTIAL AND COMMERCIAL ELEMENTS. A NOTE SHALL BE ADDED TO THE GENERAL NOTES ON THE SITE DEVELOPMENT PLANS STATING THIS ON THE UPDATED PLANS. THE OWNER OR MANAGEMENT COMPANY FOR THIS PROJECT SHALL MANAGE AND MONITOR THE ON—SITE PARKING ON A REGULAR BASIS AND RESPOND TO ANY PARKING INADEQUACIES IMMEDIATELY SHOULD ANY PARKING PROBLEMS ARISE IN THE FUTURE. LOCATION MAP

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):

650,000 SF 2145 635 127,000 SF 1,000 UNITS 2000 1200 TOTAL REQUIRED TOTAL PROVIDED 4780

1. PARKING PROVIDED IS IN ACCORDANCE WITH SECTION 133 OF THE HOWARD COUNTY ZONING REGULATIONS, 2. REQUIRED PARKING FOR APARTMENTS REDUCED TO 1,7 SPACES PER UNIT PLUS 0,3 VISITOR SPACES PER UNIT. (IN ACCORDANCE WITH PARKING NEEDS UPDATES) 3. PARKING TABULATION REQUIRES 1,469 SURPLUS SPACES WHICH CAN BE UTILIZED FOR TRANSIT. * BASED ON HOWARD COUNTY SHARED PARKING ADJUSTMENT, WEEKDAY 8:00 AM TO 5:00 PM.

Security Company		SHAR	ED PARK	ING TAI	BULATIO	N	
		WEE	KDAY	WEE	NIGHT		
USE	MORNING 6AM-8AM	MID-DAY 8AM-3PM	AFTERNOON 3PM-5PM	EVENING 5PM-MID	Daytime 6am-6Pm	EVENING 6PM-MID	Midnight- 6am
OFFICE	80%	100%	100%	10%	10%	5%	5%
650	1716	2145	2145	215	215	108	108
RETAIL	20%	60%	60%	90%	100%	70%	5%
127	127	381	381	572	635	445	32
RESIDENTIAL	80%	60%	60%	100%	100%	100%	100%
1000	1600	1200	1200	2000	2000	2000	2000
TOTAL	3443	3726	3726	2787	2850	2553	2140

2019 TOTAL 1000

NON-RESIDENTIAL PHASING PHASE OFFICE SF. RETAIL SF. 0 15,000 329,000 70,000

42,000

127,000

321,000

TOTAL 650,000

COVER SHEET

SHEET INDEX

OWNER/DEVELOPER 455 MAGNA DRIVE

WALTER LYNCH FIE \$ \$ \$ \$ T ARCHITECT BE - WASTER PLANNING - CONSERVADIO ISA Terresponencia en ES Visarrico (N. 1987) Prope Sessello, For eleganos

* WALIER INCIDER

LEGEND

LIGHT POLES

SITE BOUNDARY

RIGHT-OF-WAY LINE

BENCHMARKS

HOWARD COUNTY BENCHMARK - 508A

N 527561.6780 E 1359772.6040

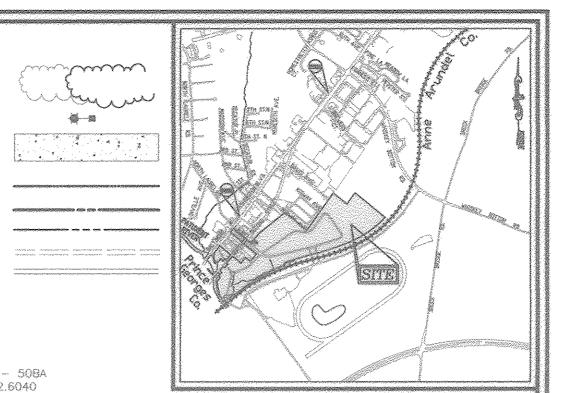
HOWARD COUNTY BENCHMARK - 5085 N 524999.3750 E 1357925.7480

CONCRETE

EXISTING TREES TO REMAIN

ADJACENT PROPERTY LINE

EXISTING CURB & GUITER PROPOSED CURB & GUTTER



ADC MAP COORDINATES PAGE 5169 - F4, G4, G3

	4.86	2	HLLIE #5	Mixed Use	-	15,753	260	and bound in the
~~~~~			Garage #1	Parking				
		Societa esta de la composito d					Section of the sectio	************
- 8	13.13	4	SLDG #1	Residential Condo	and the fact of th	-	16	
		4	GLDG \$2	Residential Condo	_		16 [	
		1	BLD() #0	Residential Condo			16	
,,		1	BLDG #4	Residential Condo		<u> </u>	16	
		1	TM11-10	Residential Stacked Condo			10	and the same of th
		1	TH11-30	Residential Stacked Condo			20	*****
		francisco en entre provincio.	TH31-40	Residential Stacked Condo			10	
·		1	TH41-56	Residential Stacked Condo			16	
		1	Ti457-64	Residential Stacked Condo		_	8	
		1	11465-84	Residential Stacked Condo		_	20	
		1	TH85-100	Residential Stacked Condo	-	-	16 ]	
		April 1	TH101-116	Residential Stacked Condo	**	**	16	-
		The state of the s	TH117-126	Residential Stacked Condo	-	-	10	
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		}	<u> </u>	Mixed Use	28,000	2,000	20	~~~~
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TOTAL	63.34	In province the second of th	And water the state of the stat		650,000	127,000	1,000	ž.

AMENDED SKETCH PLAN

COVER SHEET

LAUREL PARK STATION OFFICE, RETAIL, AND RESIDENTIAL P.384 (L10518/F.157) P.441 (L.13296/F.377) PARCELS A, B, C, D, E, F, G, H, L, J, K, & L TAX MAP: 50 BLOCK: 10

6TH ELECTION DISTRICT

ROBERT H. VOGEL ENGINEERING, ING. ENGINEERS . SURVEYORS . PLANNERS 8407 MAIN STREET TEL: 410.461.7666 ELLICOTT CITY, MD 21043 FAX: 410.461.8961



	DESIGN BY:
***	DRAWN BY:
É	CHECKED BY:
	DATE:
	SCALE:
	W.O. NO.:

PROFESSIONAL CERTIFICATE ERE PREPARED OR APPROVED BY ME, A THAT I AM A DULY LICENSED PROFESSIO ENGINEER UNDER THE LAWS OF THE ST/ OF MARYLAND, LICENSE NO. 16193 RHY/DZE DZE ____RHV MAY 2018 AS SHOWN 97-11

HOWARD COUNTY, MARYLAND

