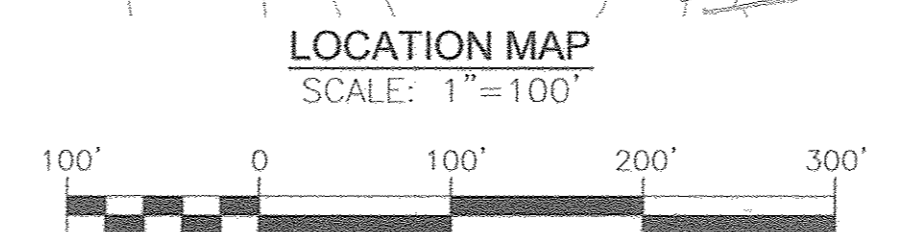






**LEGEND**

EXISTING CONTOUR	---	EXISTING SANITARY LINE	SS	EX. FOREST CONSERVATION EASEMENT (PLAT #15007)	
PROPOSED CONTOUR	- - - -	EXISTING CLEANDIRT	CD	AREA OF 15 TO 24.9 PERCENT SLOPES	
EXISTING SPOT ELEVATION	+382.06	EXISTING FIRE HYDRANT	HD	AREA OF 25 PERCENT OR GREATER SLOPES	
PROPOSED SPOT ELEVATION	+82.53	EXISTING WATER LINE	W	AMENITY AREA	
DIRECTION OF FLOW	→	EXISTING FENCE	F		
LIGHT POLES	⊠	EXISTING STREAM	S		
SOIL TYPE	M1B2 M1D3	EXISTING STREAM BUFFER	SB		
ADJACENT PROPERTY LINE	---	EXISTING TREES (FIELD LOCATED)	T		
SITE BOUNDARY	---	EXISTING TRENCH (FIELD LOCATED)	TR		
RIGHT-OF-WAY LINE	---	PROPOSED TRENCH	PT		
EXISTING CURB & GUTTER	---	PROPOSED SIDEWALK	PS		
EXISTING UTILITY POLE	⊠	EX. PUBLIC 100-YR FLOODPLAIN	FP		
EXISTING LIGHT POLE	⊠	EX. WETLANDS	W		
EXISTING MAILBOX	⊠				
EXISTING SIGN	⊠				
EXISTING SANITARY MANHOLE	⊠				



TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Walter Lynch*  
PLANNING DIRECTOR

3-15-18  
DATE

**OWNER/DEVELOPER**  
THE STRONACH GROUP  
455 MAGNA DRIVE  
AURORA, ONTARIO  
L4G 7A9  
CANADA  
(905) 726-0995

**WALTER LYNCH INC.**  
REGISTERED PROFESSIONAL ENGINEER  
455 MAGNA DRIVE, SUITE 3000  
AURORA, ONTARIO L4G 7A9  
CANADA  
(905) 726-0995

NO.	REVISION	DATE

**AMENDED SKETCH PLAN  
LAYOUT PLAN**

**LAUREL PARK STATION**  
OFFICE, RETAIL, AND RESIDENTIAL

TAX MAP: 50 BLOCK: 10 PARCELS A, B, C, D, E, F, G, H, I, J, K, & L  
6TH ELECTION DISTRICT

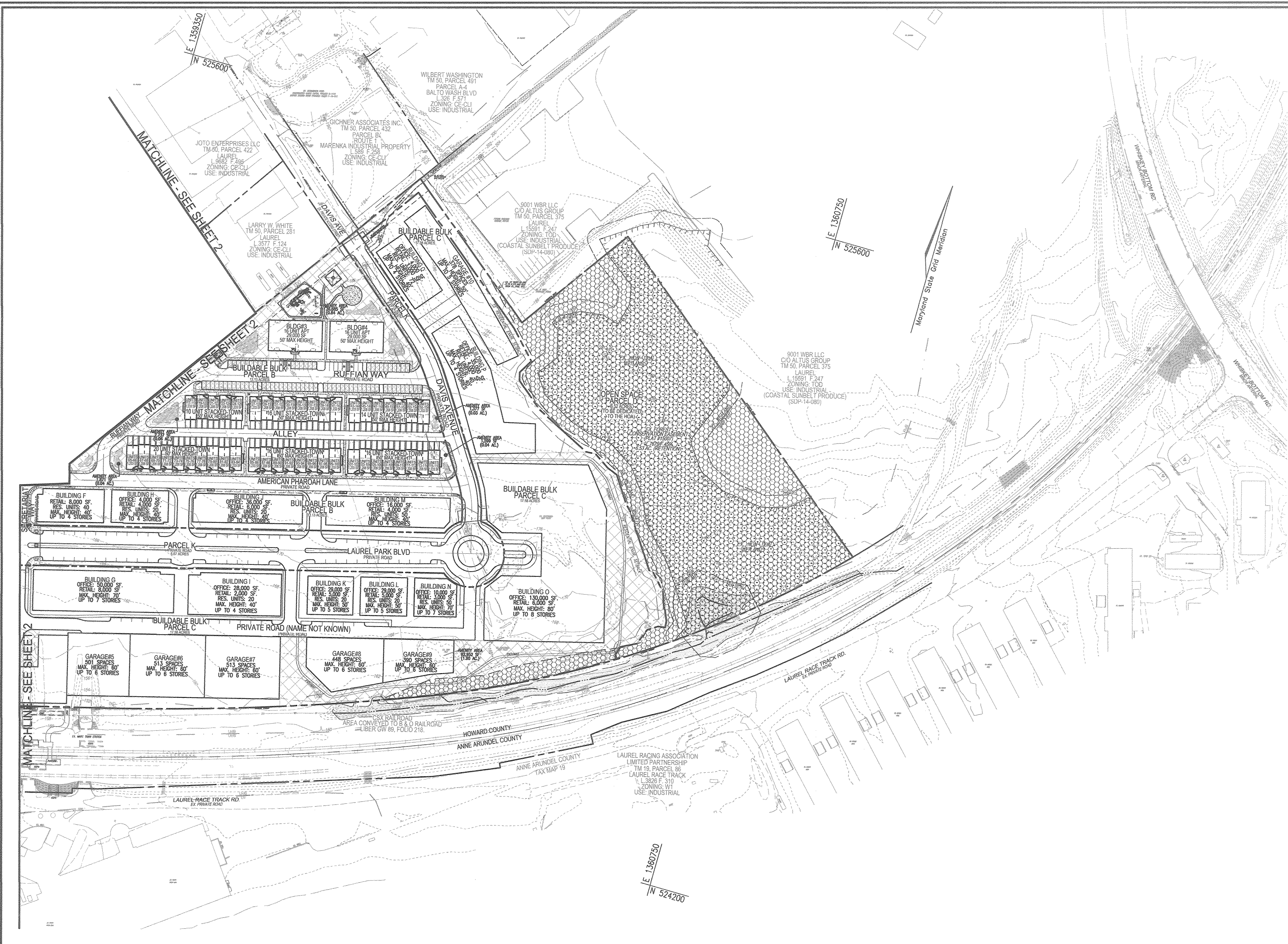
ZONED: TOD  
PARCELS 384 & 144  
P.384 (L.10518/F.157)  
P.441 (L.13286/F.377)

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLICOTT 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. 16183, EXPIRATION DATE: 09-27-2018

DESIGN BY: RHV/DZE  
DRAWN BY: DZE  
CHECKED BY: RHV  
DATE: MAY 2018  
SCALE: AS SHOWN  
W.O. NO.: 07-11

2 SHEET OF 3



**LEGEND**

- EXISTING CONTOUR: --- 36.2 ---
- PROPOSED CONTOUR: --- 38.2 ---
- EXISTING SPOT ELEVATION: +362.56
- PROPOSED SPOT ELEVATION: +482.53
- DIRECTION OF FLOW: →
- LIGHT POLES: ☀
- 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: [M]
- EXISTING SIGN: [S]
- EXISTING SANITARY MANHOLE: [M]
- EXISTING SANITARY LINE: ---
- EXISTING CLEANOUT: ---
- EXISTING FIRE HYDRANT: [FH]
- EXISTING WATER LINE: ---
- EXISTING FENCE: ---
- EXISTING STREAM: ---
- EXISTING STREAM BUFFER: ---
- EXISTING TREES (FIELD LOCATED): [Tree symbols]
- EXISTING TREELINE (FIELD LOCATED): [Tree line symbol]
- PROPOSED TREELINE: [Tree line symbol]
- PROPOSED SIDEWALK: [Dashed line]
- EX. PUBLIC 100-YR FLOODPLAIN: [Hatched pattern]
- EX. WETLANDS: [Hexagonal pattern]
- EX. FOREST CONSERVATION EASEMENT (PLAT #15007): [Hexagonal pattern]
- AREA OF 15 TO 24.9 PERCENT SLOPES: [Stippled pattern]
- AREA OF 25 PERCENT OR GREATER SLOPES: [Darker stippled pattern]
- AMENITY AREA: [Cross-hatched pattern]

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

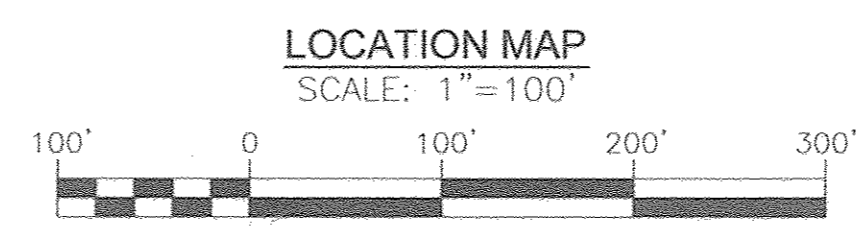
*Walter Lynch*  
PLANNING DIRECTOR

3-15-18  
DATE

**SOILS LEGEND**  
HOWARD COUNTY SOILS MAP #28

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE	HYDRIC
EbC	EVESBORO LOAMY SAND, 2 TO 10 PERCENT SLOPES	A	0.15	NO	NO
Fs	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	0.02	NO	YES
RuB	RUSSETT AND BELTSVILLE SOILS, 2 TO 5 PERCENT SLOPES	C	0.24	NO	NO
UaB	UDORTHENTS, LOAMY, 0 TO 5 PERCENT SLOPES	C	0.28	NO	NO
Ud	URBAN LAND-UDORTHENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	0.28	NO	NO

**SOILS NOTE:**  
HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



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**WALTER LYNCH P.E.**  
REGISTERED PROFESSIONAL ENGINEER  
1038 TOWN AND COUNTRY BLVD., SUITE 300  
WILMINGTON, DE. 19806  
PHONE 302.383.5251 FAX 302.383.5244  
WWW.WALTERLYNCHPE.COM

NO.	REVISION	DATE
<b>AMENDED SKETCH PLAN</b>		
<b>LAYOUT PLAN</b>		
<b>LAUREL PARK STATION</b>		
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TAX MAP: 50 BLOCK: 10	P.304 (L.10518/F.157)	PARCELS A, B, C, D, E, F, G, H, I, J, K, & L
6TH ELECTION DISTRICT	P.441 (L.13296/F.377)	HOWARD COUNTY, MARYLAND
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TEL: 410.461.7666 FAX: 410.461.8961		
<b>DESIGN BY:</b> RHV/DZE		<b>PROFESSIONAL CERTIFICATE</b> I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE 09-27-2018.
<b>DRAWN BY:</b> DZE		
<b>CHECKED BY:</b> RHV		
<b>DATE:</b> MAY 2018		
<b>SCALE:</b> AS SHOWN		
<b>W.O. NO.:</b> 07-11		3 SHEET OF 3