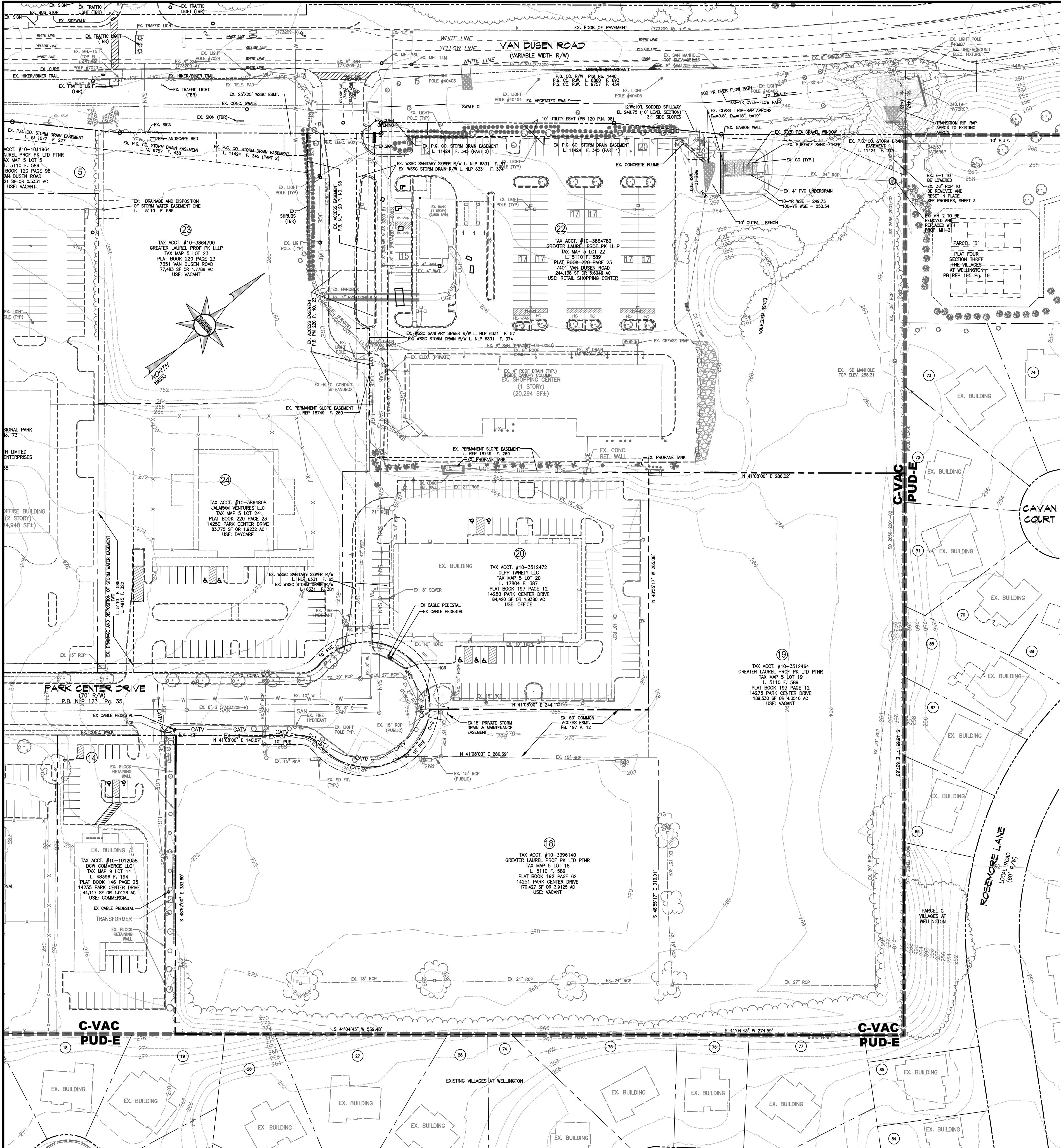


\\laurel-data\drawings\PROJECTS\13598 GLPP\13598-08 GLPP Lot 18-19\Plans\UDE\Overall\Plan\Yon Set4\Special Exception\13598-18-19-SE-EXISTING CONDITIONS.dwg, 9/6/2023 2:40:21 PM, Malliciel, 1:1, Copyright 2023 Morris & Ritchie Associates, Inc.



LOCATION PLAN
SCALE: 1"=60'

GENERAL NOTES

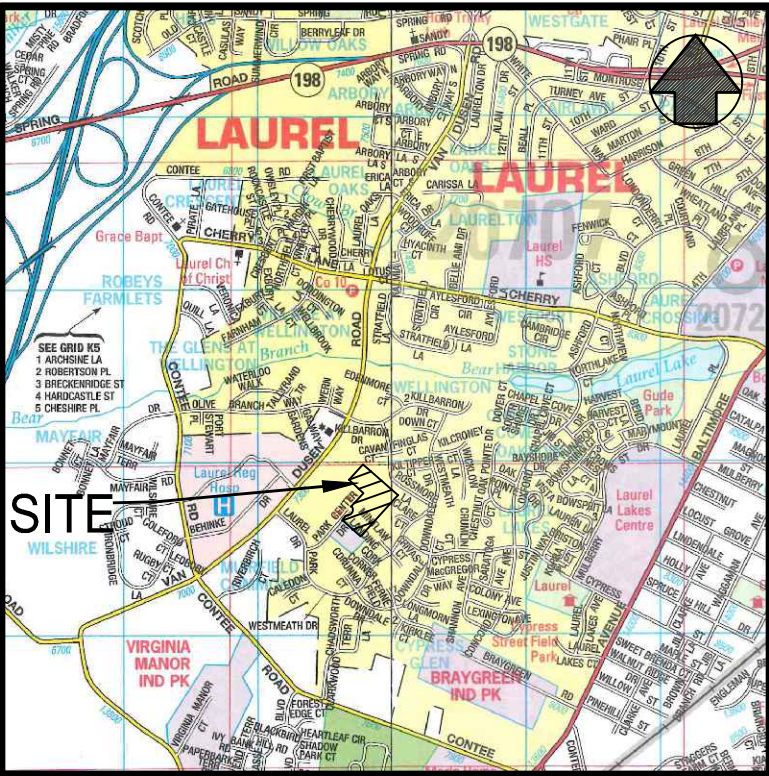
- OWNER/DEVELOPER:
GREATER LAUREL PROFESSIONAL PARK, LLLP
C/O RESOURCE ENTERPRISES, INC.
612 MAIN STREET, SUITE 200
LAUREL, MD 20707
PHONE: 301-953-7270
ATTN: KEVIN MONULTY
- ENGINEER:
MORRIS & RITCHIE ASSOCIATES, INC.
14280 PARK CENTER DRIVE, SUITE A
LAUREL, MD 20707
410-792-9792
ATTN: COURTNEY GAUBER
- TAX MAP/GRID/LOT: 5/F4/18&19
- TAX ACCOUNT NUMBERS: 10-3396140 (LOT 18),
10-3512464 (LOT 19)
- EXISTING ZONING: C-VAC
- ELECTION DISTRICT: 10
- SITE AREA: 8.2635 AC. (359,957 SF)
A. LOT 18 3.9125 AC. (170,427 SF)
B. LOT 19 4.3510 AC. (189,530 SF)
- WSSC 200 SHEET: 218 NE 07, 219 NE 07
- PROPOSED WATER/SEWER SERVICE: W-3/S-3
- SITE NOTES:
 - THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THIS SITE.
 - THERE ARE NO WETLANDS LOCATED ON THIS SITE.
 - THERE ARE NO ARCHEOLOGICAL OR HISTORICAL LOCATIONS ON THE SITE.
 - THERE ARE NO STEEP SLOPES GREATER OR EQUAL TO 15% ON THIS SITE.
- THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.

CURVE DATA

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C-1	25'	50°50'00"	22.18'	11.88'	21.46'	N65°33'00"E
C-2	70'	196°54'09"	240.56'	471.12'	138.48'	S88°45'05"W

LEGEND

---	EX. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT PROPERTY LINE
---	EX. EASEMENT
---	EX. BUILDING
---	EX. CURB
---	EX. PAVEMENT/EDGE OF GUTTER
---	EX. WALK
---	EX. WALL
---	EX. CONCRETE
---	EX. METAL FENCE
---	EX. WOOD FENCE
---	EX. STREAM/POND
---	EX. TREELINE
○	EX. TREE
---	EX. STORM DRAIN
---	EX. SANITARY LINE
---	EX. WATERLINE
---	EX. UNDERGROUND TELEPHONE
---	EX. UNDERGROUND CABLE TELEVISION
---	EX. FIRE HYDRANT
---	EX. WATER VALVE
---	EX. WATER METER
---	EX. MONITORING WELL
---	EX. POWER POLE
---	EX. LIGHT POLE
---	EX. ZONING DIVIDE
---	EX. 1' CONTOUR
---	EX. 2' CONTOUR
---	EX. 10' CONTOUR



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

1	EXISTING CONDITIONS
2	SITE PLAN
3	BUILDING ELEVATIONS

City of Laurel Planning Commission

Approved: _____ Date: _____

Chairman: _____ Secretary: _____



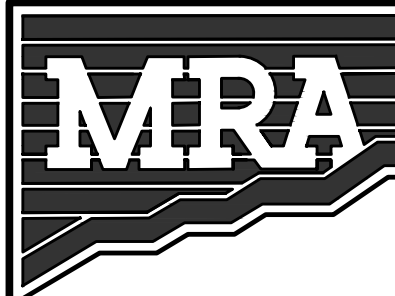
DATE RECEIVED BY DPW: _____ DATE RETURNED TO ECD: _____

DPW REVIEWER: _____ DATE: _____

DPW DIRECTOR (OR DESIGNEE): _____ DATE: _____

APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____ REJECTED: _____

SHEET: **SE - 01**



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

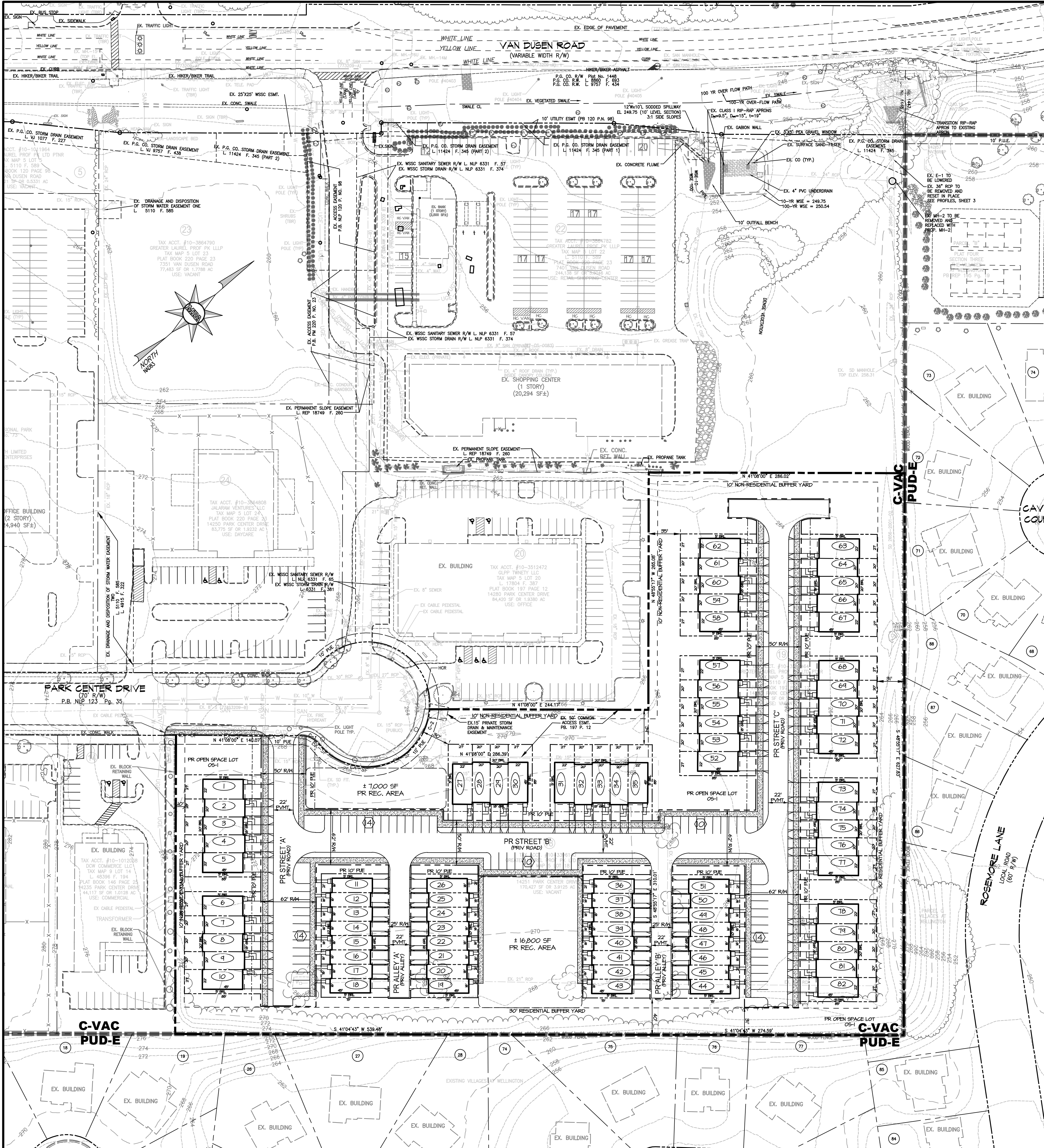
14280 PARK CENTER DRIVE
LAUREL, MD 20707
(410) 792-9792 / (301) 776-1690
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**14251 & 14275 PARK CENTER DRIVE
TOWNHOUSE DEVELOPMENT
SPECIAL EXCEPTION
EXISTING CONDITIONS**

TAX MAP 5, GRID F4, LOTS 18 & 19
ZONING: C-VAC ~ 10TH ELECTION DISTRICT ~ GREATER LAUREL PROFESSIONAL PARK
14251 & 14275 PARK CENTER DRIVE, CITY OF LAUREL, MD 20701

DATE	REVISIONS	JOB NO.:	13598x08
		SCALE:	1" = 60'
		DATE:	09/05/2023
		DRAWN BY:	SHW
		DESIGN BY:	CMG
		REVIEW BY:	CMG
		SHEET:	1 OF 3



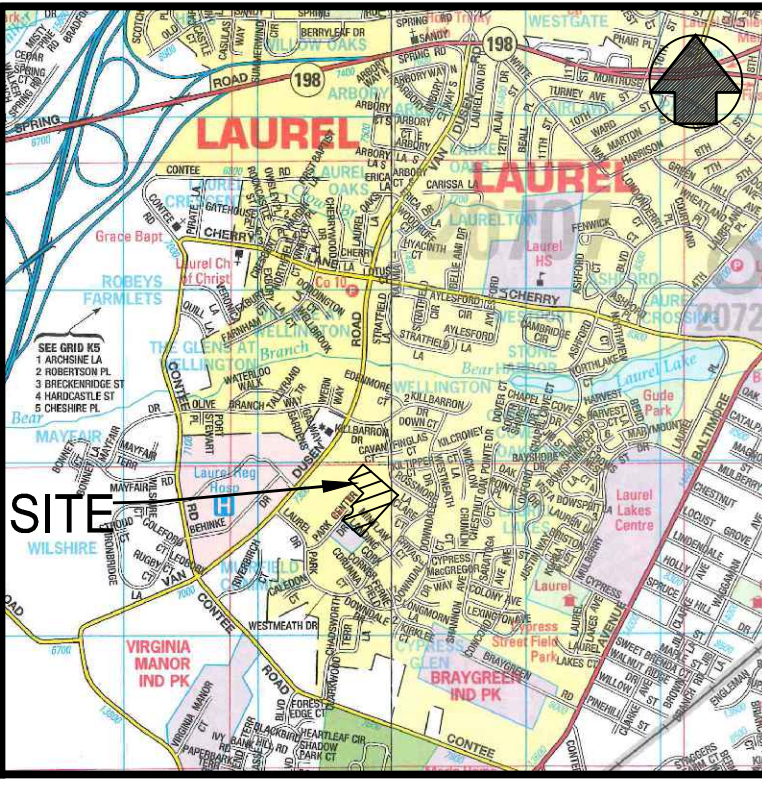
SITE PLAN
SCALE: 1"=60'

GENERAL NOTES

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GREATER LAUREL PROFESSIONAL PARK, LLLP
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 - THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THIS SITE.
 - THERE ARE NO WETLANDS LOCATED ON THIS SITE.
 - THERE ARE NO ARCHEOLOGICAL OR HISTORICAL LOCATIONS ON THE SITE.
 - THERE ARE NO STEEP SLOPES GREATER OR EQUAL TO 15% ON THIS SITE.
- THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.
- PROPOSED LAND USE: 82 SINGLE FAMILY ATTACHED TOWNHOUSE UNITS*
(16' - 22' WIDE)
- *REQUIRES SPECIAL EXCEPTION APPROVAL IN THE C-VAC ZONE
- ALLOWABLE DENSITY (10 UNITS/ACRE): 82 UNITS
- PROPOSED DENSITY: 82 UNITS (10 UNITS/AC)
- REQUIRED PARKING (3 SPACES/UNIT): 246 PARKING SPACES
- NET LOT AREA:
A. GROSS LOT AREA TOTAL: 5.74 AC (250,220 SF)
B. PR. RIGHTS-OF-WAY (ROAD & ALLEYS): 8.26 AC (359,957 SF)
C. DEDICATED OPEN SPACE: 1.97 AC (85,937 SF)
D. 50% OF FLOODPLAIN ON SITE: 0.55 AC (23,800 SF)
NONE
- PARKING PROVIDED:
A. (32) 16' WIDE REAR LOADED, 1-CAR GARAGE UNITS: 246 PARKING SPACES TOTAL
B. (30) 20' WIDE FRONT LOADED, 1-CAR GARAGE UNITS: 64 PARKING SPACES
C. (20) 22' WIDE FRONT LOADED, 2-CAR GARAGE UNITS: 60 PARKING SPACES
D. PERPENDICULAR SURFACE PARKING SPACES: 62 PARKING SPACES
- TOWNHOUSE LOT YARDS:
A. FRONT YARD MIN. DEPTH - FRONT LOADED UNITS: 18'
B. FRONT YARD MIN. DEPTH - REAR LOADED UNITS: 10'
C. SIDE YARD MIN. DEPTH (ALL UNITS): 5'
D. REAR YARD MIN. DEPTH - FRONT LOADED UNITS: 20'
E. REAR YARD MIN. DEPTH - REAR LOADED UNITS: 18'
- MIN. NET LOT AREA PER DWELLING UNIT: 1,200 SF
1,200 SF - 2,295 SF
- MIN. LOT WIDTH - INTERIOR UNIT: 16'
16'-22'
- MIN. LOT WIDTH - EXTERIOR UNIT: 21'
21'-27'
- NET LOT COVERAGE BY BUILDING MAX.: 35% (87,5772 SF)
28% (69,840 SF)
- MIN. NET LOT GREEN AREA: 50% (125,110 SF)
59% (148,438 SF)
- MIN. BUFFER BETWEEN TOWNHOUSE LOTS & ADJ. SINGLE FAMILY DETACHED PROPERTIES: 30'
30'-40'
- MIN. BUFFER BETWEEN TOWNHOUSE LOTS & ADJ. NON-RESIDENTIAL PROPERTIES: 10'
10'-XX'
- *THERE ARE NO REQUIREMENTS FOR TOWNHOUSE UNITS IN THE C-VAC ZONE. PROPOSED REQUIREMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LAUREL PLANNING COMMISSION AS PART OF THE SPECIAL EXCEPTION REVIEW.
- UP TO SIX (6) OF THE 82 TOTAL UNITS (7%), SHALL BE WORK FORCE HOUSING, MODERATE INCOME HOUSING AND/OR AGE-RESTRICTED HOUSING. EXACT HOUSING TYPES AND LOCATIONS SHALL BE IDENTIFIED ON THE FINAL SITE AND LANDSCAPE PLAN.

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. BUILDING
- EX. CURB
- EX. PAVEMENT/EDGE OF GUTTER
- EX. WALK
- EX. WALL
- EX. CONCRETE
- EX. METAL FENCE
- EX. WOOD FENCE
- EX. STREAM/POND
- EX. TREELINE
- EX. TREE
- EX. STORM DRAIN
- EX. SANITARY LINE
- EX. WATERLINE
- UGT - UGT
- CATV
- EX. UNDERGROUND TELEPHONE
- EX. UNDERGROUND CABLE TELEVISION
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- EX. MONITORING WELL
- EX. POWER POLE
- EX. LIGHT POLE
- EX. 1' CONTOUR
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- PR. RIGHT OF WAY
- PR. LOT LINE/PARCEL LINE
- PR. BUILDING
- PR. CURB & GUTTER
- PR. CONC SIDEWALK
- PR. LOT NUMBER
- PR. PARKING SPACE COUNT
- PR. BUILDING RESTRICTION LINE
- PR. GARAGE RESTRICTION LINE



VICINITY MAP
SCALE: 1"=2000'

City of Laurel Planning Commission

Approved: _____ Date: _____

Chairman _____ Secretary _____



DATE RECEIVED BY DPW: _____ DATE RETURNED TO UCD: _____

DPW REVIEWER: _____ DATE: _____

DPW DIRECTOR (OR DESIGNEE): _____ DATE: _____

APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____ REJECTED: _____

SHEET: **SE - 02**



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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

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14251 & 14275 PARK CENTER DRIVE
TOWNHOUSE DEVELOPMENT
SPECIAL EXCEPTION

SITE PLAN

TAX MAP 5, GRID F4, LOTS 18 & 19
ZONING: C-VAC ~ 10TH ELECTION DISTRICT ~ GREATER LAUREL PROFESSIONAL PARK
14251 & 14275 PARK CENTER DRIVE, CITY OF LAUREL, MD 20701

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		SCALE:	1" = 60'
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		DRAWN BY:	SHW
		DESIGN BY:	CMG
		REVIEW BY:	CMG
		SHEET:	2 OF 3

\\naure-data\drawings\PROJ\13998 GLPP\13998-08 GLPP Lot 18-19\Plans\LOE\Overall\PortVlan Set\Special Exception\13998-L18-19-SE-ELEVATIONS.dwg, 9/5/2023 2:39:49 PM, M.Mitchell, 1:1, Copyright 2023 Morris & Ritchie Associates, Inc.



Hartland



HUGO

16' Wide Rear Load Garage TH's
FRONT ELEVATIONS



All units to have outdoor rear living space, whether 4th floor deck in option 2 or second floor deck in options 4 & 5



Louisa

22' Wide Front Load Garage TH's



City of Laurel Planning Commission	
Approved: _____	Date: _____
Chairman	Secretary
	
DATE RECEIVED BY DPW: _____ DATE RETURNED TO ECD: _____	
DPW REVIEWER: _____	DATE: _____
DPW DIRECTOR (OR DESIGNEE): _____	DATE: _____
APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____ REJECTED: _____	

SHEET:
SE - 03



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

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**14251 & 14275 PARK CENTER DRIVE
TOWNHOUSE DEVELOPMENT
SPECIAL EXCEPTION
BUILDING ELEVATIONS**

TAX MAP 5, GRID F4, LOTS 18 & 19
ZONING: C-VAC ~ 10TH ELECTION DISTRICT ~ GREATER LAUREL PROFESSIONAL PARK
14251 & 14275 PARK CENTER DRIVE, CITY OF LAUREL, MD 20701

DATE	REVISIONS	JOB NO.:	13998x08
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		DATE:	09/05/2023
		DRAWN BY:	SHW
		DESIGN BY:	CMG
		REVIEW BY:	CMG
		SHEET:	3 OF 3