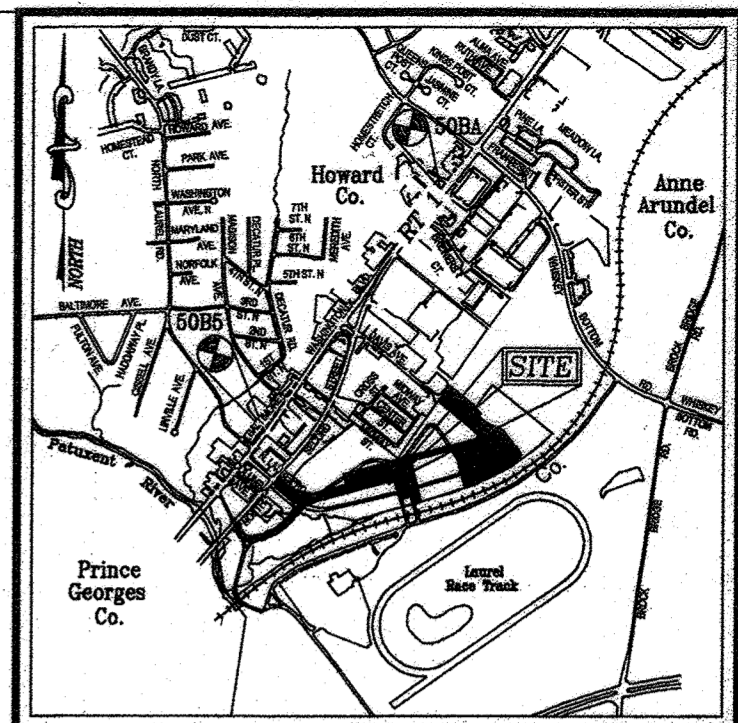


GENERAL NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS 5085 & 5086.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
● DENOTES IRON PIPE OR BAR FOUND
⊙ DENOTES STONE OR MONUMENT FOUND
⊗ DENOTES REBAR WITH CAP SET
BRU DENOTES BUILDING RESTRICTION LINE
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED 02/25/12.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING/GRADING PERMITS APPLICATIONS.
- THE SUBJECT PROPERTY IS ZONED TOP PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- THERE ARE EXISTING DWELLINGS/STRUCTURES LOCATED ON SITE TO REMAIN.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- GEOTECHNICAL REPORTS PREPARED BY EGS-MIDATLANTIC, LLC DATED 11/28/2006 AND 02/23/2012.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 1-W. PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 29-S.
- APFO TRAFFIC STUDY FOR THIS PROJECT PREPARED BY WELLS AND ASSOCIATES, DATED 01/19/10, REVISED 04/23/10 AND 12/03/10; APPROVED WITH P-11-004. UPDATED TRAFFIC STUDIES WERE PREPARED BY WELLS AND ASSOCIATES ON 05/11/15 (FOR PHASE 1) AND 08/21/19; UPDATED STUDY FOR TRAFFIC GENERATED FROM PHASES 1 AND 2 DATED 08/21/2018, AND APPROVED 01/09/20; AND UPDATED STUDY FOR TRAFFIC GENERATED FROM PHASES 1 THRU 3 DATED 11/20/20 AND APPROVED 08/02/2021.
- A MITIGATED NOISE STUDY FOR PHASE 1 IS NOT REQUIRED SINCE RESIDENTIAL UNITS FOR THESE PLANS ARE LOCATED GREATER THAN 500 FEET FROM THE RAILROAD. ALL FUTURE PHASES INCORPORATING RESIDENTIAL UNITS WILL REQUIRE A NOISE STUDY.
- THERE ARE NO STEEP SLOPES OR 100 YR FLOODPLAIN LOCATED IN DEVELOPMENT AREA.
- WETLANDS AND STREAMS INDICATED ON THIS PLAN ARE FROM A DEPARTMENT OF THE ARMY JURISDICTIONAL DETERMINATION DATED SEPTEMBER 18, 2003. THE FIELD WORK WAS PERFORMED IN AUGUST, 2003 BY GREENHORNE AND O'MARA, INC. ALSO REFERENCE ENVIRONMENTAL SYSTEMS ANALYSIS LETTER DATED JUNE 14, 2010.
- FLOODPLAIN DATA ON PREV. RECORDED PLATS TAKEN FROM HOWARD COUNTY FLOODPLAIN STUDY AND FLOOD INSURANCE RATE MAP 24027C02300, EFFECTIVE DATE NOVEMBER 6, 2013.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.
- DISTURBANCES WILL OCCUR IN ENVIRONMENTAL AREAS. ANY DISTURBANCE TO THE WETLANDS, FLOODPLAIN OR THEIR BUFFERS REQUIRE WDE APPROVAL AND PERMIT. WDE APPROVAL HAS BEEN OBTAINED BY PERMIT #12-NI-0260/20181039; USACA PERMIT #2013-61039-M02.
- 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 FOR PARCEL 384 WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL 2010.
- FOREST CONSERVATION OBLIGATION FOR PARCEL 384 (61.43 AC.) HAS BEEN PREVIOUSLY FULFILLED BY ON-SITE RETENTION OF 6.53 AC. OF 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 PADDOCK POINTE PHASE 1 (SDP-15-043) BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$10,127.70 (0.31 AC x 435805F x 0.75), AND BY A REDLINE TO SDP-15-043 WHICH ABANDONS 0.32 ACRES OF THE EXISTING 6.53 ACRE EASEMENT, NETTING 6.21 ACRES OF RETENTION. THE OBLIGATION FOR THE ABANDONMENT OF 0.32 ACRES OF FOREST CONSERVATION EASEMENT HAS BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$17,424.00 (0.32x435805x1.25=\$17,424.00) UNDER SDP-15-043. THIS PLAN IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE LANDSCAPE MANUAL 21. U.S. ROUTE 1 IS CLASSIFIED AS INTERMEDIATE ARTERIAL.
- INGRESS AND EGRESS TO ROUTE 1 IS RESTRICTED. ACCESS WILL BE PROVIDED BY LAUREL PARK BOULEVARD.
- THE REQUIRED AMENITY AREA FOR THE PADDOCK POINTE DEVELOPMENT IS 4.85 ACRES. AMENITY AREAS PROVIDE SAFE, COMFORTABLE PLACES WHERE PEOPLE CAN STOP, VIEW, SOCIALIZE AND REST WITHIN THE PEDESTRIAN CIRCULATION SYSTEM BUT WITHOUT IMPEDING PEDESTRIAN TRAFFIC. SEE SDP'S FOR PUBLIC AMENITY SPACE AREA LOCATIONS.
- THE PUBLIC AMENITY AREAS, INCLUDING PLAY EQUIPMENT, SHALL COMPLY WITH THE 2010 ADA STANDARDS.

- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
C. GEOMETRY - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D. STRUCTURES (CHUVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F. STRUCTURE CLEARANCES - MINIMUM 12 FEET
G. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THE MODERATE INCOME HOUSING UNIT AGREEMENT FOR THE 34 DWELLING UNITS WAS RECORDED IN THE HOWARD COUNTY LAND RECORDS ON 08-27-2018, BY LIBER 18335 AT FOLIO 232. THE REMAINING MIH'S WILL BE PROVIDED WITH THE ASSOCIATED SITE DEVELOPMENT PLANS.
- STORMWATER MANAGEMENT TO BE DESIGNED IN ACCORDANCE WITH THE 2007 MDE STORMWATER DESIGN MANUAL, CHAPTER 5, ENVIRONMENTAL SITE DESIGN (REDEVELOPMENT). ALL SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
- PADDOCK POINTE IS SUBJECT TO DESIGN MANUAL WAIVER, APPROVED BY HOWARD COUNTY DPZ ON DATED 07/14/11 WHICH ALLOWS THE CONSTRUCTION OF ROADWAYS WHICH DO NOT MEET PUBLIC ROAD STANDARDS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
A. THE JUSTIFICATION LETTER BY ROBERT H. VOGEL ENGINEERING EXPLAINING THAT DUE TO SWM, PEDESTRIAN ACCESS, MOVEMENT AND SITE SPECIFIC CHARACTERISTICS, AN ALTERNATIVE ROAD SECTION WOULD BE MORE SUITABLE FOR THIS DEVELOPMENT. DESIGN FLEXIBILITY SHOULD PROMOTE A SAFER PEDESTRIAN ENVIRONMENT AND CAN ACCOMMODATE THE VARIOUS SITE SPECIFIC FEATURES/CONSTRAINTS.
B. THE INTERSECTION AND TRAFFIC CIRCLES SHALL BE BUILT TO PUBLIC ROAD STANDARDS.
C. THE SPECIFIC ROADWAY (OR SECTIONS OF ROADWAYS) WHICH WILL UTILIZE THIS WAIVER IS UNKNOWN SO ALL PROPOSED ROADWAY DESIGNS SHALL BE ANALYZED INDIVIDUALLY (AT SDP) TO DETERMINE APPROPRIATENESS OF A DEVIATION FROM PUBLIC ROAD STANDARDS. IF A PROPOSED ROAD DOES NOT MEET THE MINIMUM HOWARD COUNTY STANDARDS, AN APPROPRIATE JUSTIFICATION SHALL BE PROVIDED PRIOR TO APPROVAL.
D. ALL THE APPROVAL CONDITIONS SPECIFIED BY CHIEF, BUREAU OF ENGINEERING AS PROVIDED ON THE ATTACHED EMAIL CORRESPONDENCE.
E. THE MINIMUM FRONTAGE FOR OPEN SPACE LOT "D-1" IS HEREBY A 30' WIDE PUBLIC ROAD FRONTAGE AS REQUESTED.
F. THE APPROVAL OF SECTION 16.118(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 DISTURBANCES.
- REFERENCE WP-10-171, APPROVED 07/09/10, TO SECTIONS 16.121(E)(1), 16.116(A)(2)(i), SECTION 16.1205(A)(7), AND SECTION 16.1205(A)(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 LOT 'D'.
- APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
A. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR S-10-004.
B. SIGNIFICANT LANDSCAPING MUST BE PROVIDED AS PROFFERED IN THE WAIVER PETITION APPLICATION. THIS WILL BE EVALUATED AT THE SDP STAGE.
C. 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.
D. ON THE SKETCH PLAN AND ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-10-171, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
E. THE MINIMUM FRONTAGE FOR OPEN SPACE LOT "D-1" IS HEREBY A 30' WIDE PUBLIC ROAD FRONTAGE AS REQUESTED.
F. THE APPROVAL OF SECTION 16.118(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 DISTURBANCES.

(NOTES CONTINUED ON SHEET 2)



VICINITY MAP
SCALE: 1"=2000'
ADC MAP: 42 D1

THE REQUIREMENTS OF § 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 1-08-24
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR MD REG. No. 267
DATE

Richard J. Clavin 1/9/24
2006 DELAWARE INC.
AUTHORIZED PERSON
DATE

Richard J. Clavin 1/9/24
BEAZER HOMES, LLC
AUTHORIZED PERSON
DATE

AREA TABULATION - ALL SHEETS

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PARCELS	2

B. TOTAL AREA OF LOTS AND/OR PARCELS

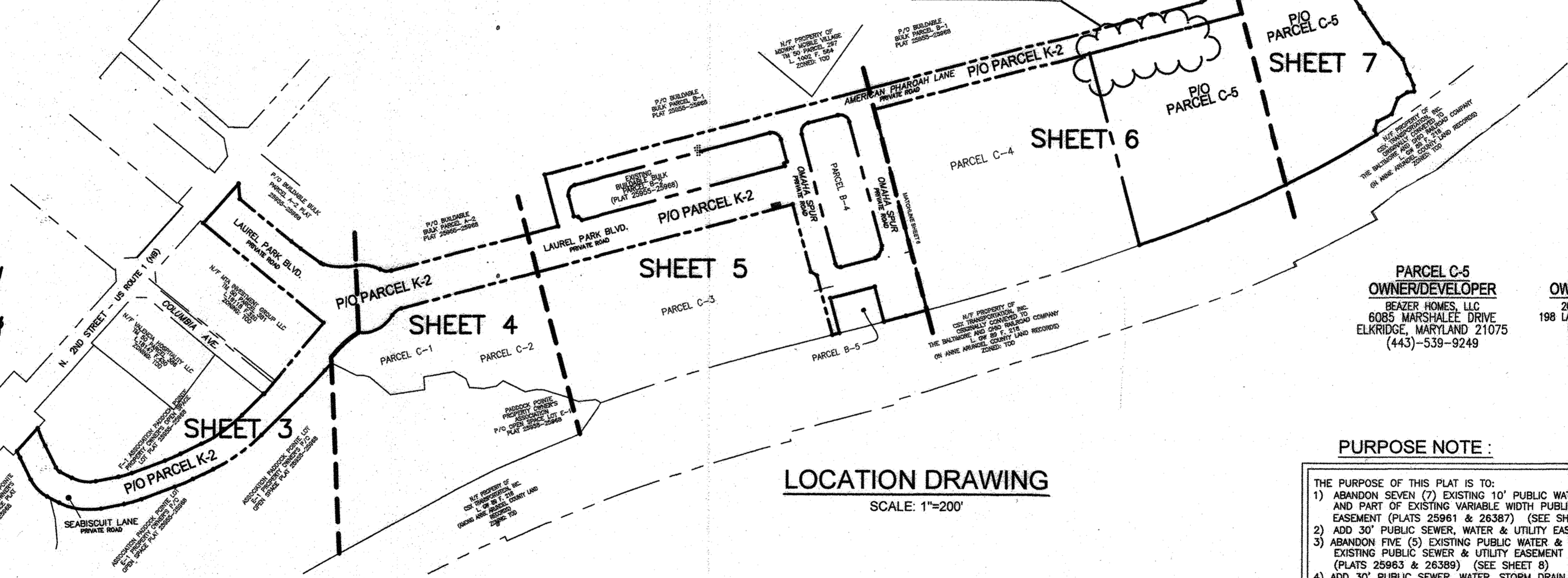
BUILDABLE	15,238.00 AC.
NON-BUILDABLE	0.0000 AC.
OPEN SPACE	0.0000 AC.
PARCELS	15,238.00 AC.

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS

PARCELS	0.0000 AC.
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D. TOTAL AREA OF SUBDIVISION TO BE RECORDED

PARCELS	15,238.00 AC.
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LOCATION DRAWING
SCALE: 1"=200'

PARCEL C-5 OWNER/DEVELOPER
BEAZER HOMES, LLC
6085 MARSHALEE DRIVE
ELK RIDGE, MARYLAND 21075
(443)-539-9249

PARCEL K-2 OWNER/DEVELOPER
2006 DELAWARE INC.
198 LAUREL RACE TRACK ROAD
LAUREL, MD 20725
(301)-470-5494

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO:

- 1) ABANDON SEVEN (7) EXISTING 10' PUBLIC WATER & UTILITY EASEMENTS AND PART OF EXISTING VARIABLE WIDTH PUBLIC WATER & UTILITY EASEMENT (PLATS 25961 & 26387) (SEE SHEET 6)
- 2) ADD 30' PUBLIC SEWER, WATER & UTILITY EASEMENT (SEE SHEET 6)
- 3) ABANDON FIVE (5) EXISTING PUBLIC WATER & UTILITY EASEMENTS AND EXISTING PUBLIC SEWER & UTILITY EASEMENT (PLATS 25963 & 26389) (SEE SHEET 8)
- 4) ADD 30' PUBLIC SEWER, WATER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT (SEE SHEET 8)

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Richard J. Clavin 1/26/24
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Richard J. Clavin 1-22-24
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Richard J. Clavin 2/5/24
DIRECTOR
DATE

OWNER'S CERTIFICATE

WE, 2006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), AND BEAZER HOMES, LLC OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE; AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9TH DAY OF JANUARY, 2024

Richard J. Clavin
2006 DELAWARE INC.
AUTHORIZED PERSON

Richard J. Clavin
WITNESS

Richard J. Clavin
BEAZER HOMES, LLC
AUTHORIZED PERSON

Richard J. Clavin
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A REVISION OF PARCELS "C-5" AND "K-2" (PLATS 26382-26390), AND THE AGGREGATE OF THE TWO FOLLOWING CONVEYANCES: (1) FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. (N/A 2006 DELAWARE INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) FROM 2006 DELAWARE INC. TO BEAZER HOMES, LLC BY DEED DATED SEPTEMBER 22, 2023 AND RECORDED IN LIBER 22127, FOLIO 472, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. (ALSO, SEE CONFIRMATORY DEEDS LIBER 14104 FOLIO 118 AND LIBER 18017 FOLIO 133 FOR NAME CHANGE TO 2006 DELAWARE INC.)

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN, OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Thomas M. Hoffman, Jr. 1-08-24
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO 267
EXPIRATION/RENEWAL DATE JULY 28, 2024

VOGEL ENGINEERING

TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

STATE OF MARYLAND
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR
NO. 267

RECORDED AS PLAT No. 26536 ON 2-12-2024
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
PADDOCK POINTE
PARCELS C-5 & K-2

A REVISION OF "PADDOCK POINTE, PARCELS B-4, B-5, C-2, C-3, C-4, C-5 & K-2 AND EXISTING PARCEL B-2 (EASEMENTS)" PLATS 26382-26390

ZONED: TOD
TAX MAP 50, BLOCK 10, PARCEL 384
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 200'
NOVEMBER 30, 2023

GRAPHIC SCALE
200' 0 200' 400' 600'

SHEET 1 OF 8

F-24-038

29. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION EASEMENT) LOCATED IN, OVER AND THROUGH OPEN SPACE, PARCEL D AND SHOWN ON THIS PLAT AS FOREST CONSERVATION EASEMENT. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S), UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY AND IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
30. REFERENCE WP-11-184, APPROVED 06/23/11, TO WAIVE SECTIONS 16.115(c)(2) - PROHIBITIONS ON USE OF FLOODPLAIN LAND; 16.116(c) - 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 16.149 - SUBMISSION OF PRELIMINARY PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS DATED 5-10-04
 - 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 WAVER 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 MDE TRACKING PERMIT NUMBER MUST BE SHOWN AS A GENERAL NOTE ON THE FINAL PLAN.
 - E. COMPLIANCE WITH ALL DEADLINES ESTABLISHED IN THE PHASING CHART.
 - F. 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 COMMERCIAL OWNERS ASSOCIATION.
 - G. APPROVAL FOR A WAYER TO SECTIONS 16.116(c) 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 WAYER 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 WAYER, UNLESS IT CAN BE DEMONSTRATED AT THE SITE DEVELOPMENT PLAN STAGE TO BE JUSTIFIED.
31. REFERENCE WP-12-153, APPROVED ON APRIL 25, 2012, TO WAIVE SECTION 16.144(g)(3)(i) WHICH REQUIRES THE SUBMISSION OF PRELIMINARY PLAN WITHIN 9 MONTHS AFTER STARTING DATE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS DATED 03/13/12
 - B. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-12-153, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 - C. THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE I MUST BE SUBMITTED ON OR BEFORE JANUARY 01, 2013.
32. 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 FOLLOWING CONDITIONS:
 - A. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS DATED 11/15/12
 - B. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAVER 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 I MUST BE SUBMITTED ON OR BEFORE AUGUST 06, 2013.
33. REFERENCE WP-13-099, APPROVED JANUARY 22, 2013, TO WAIVE SECTION 16.1106(d)(3) REQUIRING THE FILING OF A COMPLETE PRELIMINARY PLAN APPLICATION FINAL PLAN APPLICATION OR SITE DEVELOPMENT PLAN APPLICATION. SECTION 16.1106(d) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE; 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE; 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE. SECTION 16.1106(e) FOR NONRESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE, AND SECTION 16.144(g)(3)(ii) REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN WITHIN 9 MONTHS FROM THE APPROVAL OF THE SKETCH PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE, WP-13-099, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 - B. THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE III MUST BE SUBMITTED ON OR BEFORE JANUARY 01, 2014.
34. REFERENCE WP-13-100, APPROVED JANUARY 07, 2013, TO WAIVE SECTION 16.1106(d)(3) REQUIRING THE FILING OF A COMPLETE PRELIMINARY PLAN APPLICATION FINAL PLAN APPLICATION OR SITE DEVELOPMENT PLAN APPLICATION. SECTION 16.1106(d) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE; 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE; 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE. SECTION 16.1106(e) FOR NONRESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE, AND SECTION 16.144(g)(3)(ii) REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN WITHIN 9 MONTHS FROM THE APPROVAL OF THE SKETCH PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE, WP-13-100, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 - B. THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE I MUST BE SUBMITTED ON OR BEFORE OCTOBER 01, 2013.
35. REFERENCE WP-14-084, APPROVED 01/08/14, TO WAIVE SECTION 16.144(g)(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 I MUST BE SUBMITTED ON OR BEFORE APRIL 06, 2014.
 - B. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAVER PETITION, WP-13-078, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
36. 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 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 I MUST BE SUBMITTED ON OR BEFORE OCTOBER 30, 2014. RECONSIDERATION TO WAYER WP-15-001, APPROVED 11/06/14, EXTENDS THIS DATE TO ON OR BEFORE 01/15/15.
 - 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 WAVER PETITION, WP-15-001, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
37. REFERENCE WP-15-082, APPROVED 01/27/15, 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 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.
 - C. THE SITE DEVELOPMENT PLAN FOR PHASE 3 MUST BE SUBMITTED ON OR BEFORE 06/30/15.
 - D. THE SITE DEVELOPMENT PLAN FOR PHASE 4 MUST BE SUBMITTED ON OR BEFORE 07/31/15.
38. REFERENCE WP-15-135, APPROVED ON MAY 18, 2015, TO WAIVE SECTION 16.144(k)(3)(i) TO SUBMIT THE FINAL PLAN WITHIN 4 MONTHS OF PRELIMINARY PLAN APPROVAL TO WAIVE SECTION 16.1106 (d) TO CHANGE TIMING FOR RESIDENTIAL PROJECTS, AND TO WAIVE SECTION 16.1106 (e) TO CHANGE TIMING FOR NON-RESIDENTIAL PROJECTS. APPROVAL IS SUBJECT TO FOLLOWING CONDITION:
 - A. THE REQUIRED CONCEPT PLAN MUST BE SUBMITTED TO THE DPZ WITHIN 30 DAYS ON OR BEFORE 06/18/15.
 - B. 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.
 - C. COMPLIANCE WITH THE COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED 05/13/15.
 - D. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 2 MUST BE SUBMITTED ON OR BEFORE 07/30/15.
 - E. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED ON OR BEFORE 12/31/15.
 - F. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED ON OR BEFORE 01/30/16.
 - G. THE REQUEST TO TRANSFER 32 HOUSING UNIT ALLOCATIONS FROM PHASE 1 IS DENIED AT THIS TIME. THE 32 HOUSING UNITS ALLOCATIONS FOR PHASE 1 WHICH WERE NOT SUBMITTED UNDER SDP-15-043 CANNOT BE TRANSFERRED THROUGH ALTERNATIVE COMPLIANCE PROCESS. PLEASE CONTACT JEFF BROUW, DIVISION OF RESEARCH, FOR THE PROPER RE-PHASING PROCESS UNDER THE APP REGULATIONS PER SECTION 16.1104(b) OF THE COUNTY CODE.
39. REFERENCE WP-16-096, APPROVED MARCH 10, 2016, TO WAIVE SECTION 16.144(k)(3)(i) REQUIRING THE SUBMISSION OF THE FINAL PLAN WITHIN 4 MONTHS OF PRELIMINARY PLAN APPROVAL. SECTION 16.1106(d) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE; 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE; 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE. SECTION 16.1106(e) FOR NON-RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. THE REQUIRED FINAL PLAN FOR THE GROSS PROJECT AREA MUST BE SUBMITTED WITHIN 30 DAYS FROM THIS LETTER, OR BEFORE APRIL 09, 2016.
 - B. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE MAY 14, 2016.
 - C. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JUNE 13, 2016.
40. REFERENCE WP-16-136, APPROVED 06/20/16, TO WAIVE SECTION 16.120(b)(4)(iii) 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:
 - A. COMPLIANCE WITH SUBDIVISION REVIEW COMMITTEE COMMENTS ISSUED FOR SITE DEVELOPMENTS PLANS, SDP-15-043 AND SDP-15-063.
 - B. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAVER PETITION, WP-16-136, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 - C. APPROVAL OF ANY STATE OF MARYLAND PERMITS REQUIRED FOR THE ENVIRONMENTAL DISTURBANCES. THE MDE TRACKING PERMIT NUMBER MUST BE SHOWN AS A GENERAL NOTE ON THE FINAL PLAN AND SITE DEVELOPMENT PLANS.
 - D. COMPLIANCE WITH ALL DEADLINES AS ESTABLISHED IN THE MOST RECENT APPROVED APPD PHASING CHART SCHEDULE.
 - E. APPROVAL FOR A WAYER TO SECTION 15.120(b)(4)(iii) AUTHORIZES DISTURBANCES INTO THE 15-FOOT ENVIRONMENTAL SETBACK AS DEPICTED ON THE WAYER PETITION PLAN EXHIBIT DATED MAY 13, 2016. NO ADDITIONAL ACTIVITIES WITHIN THE 15' RESIDENTIAL ENVIRONMENTAL SETBACK ARE AUTHORIZED BY APPROVAL OF THIS WAYER, UNLESS IT CAN BE DEMONSTRATED AT THE SITE DEVELOPMENT PLAN STAGE TO BE JUSTIFIED.
 - F. STORAGE 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 TYPES OF 2'S, APARTMENT UNITS AND COMMERCIAL TENANTS.
 - G. A MEMORANDUM OF UNDERSTANDING WILL BE PREPARED WHICH ALLOWS PUBLIC ACCESS TO THE TOD SITE, (PRIVATE ROADS, PARKING GARAGES, TRANSIT STOPS AND MARC STATION).
 - H. THE PROPERTY MANAGEMENT COMPANY THAT MANAGES THE PADDOCK POINTE PROPERTY WILL NEED TO MONITOR AND REGULATE THE PARKING SITUATION ON THE PROPERTY. PARKING SPACES WILL NEED TO BE ASSIGNED TO SPECIFIC RESIDENTS AND USES. SIGNAGE OR SPACI 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.
41. REFERENCE WP-17-080, APPROVED MARCH 8, 2017, TO WAIVE SECTION 16.144(k)(3)(i) REQUIRING THE SUBMISSION OF THE FINAL PLAN WITHIN 4 MONTHS OF PRELIMINARY PLAN APPROVAL. SECTION 16.1106(d) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE; 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE; 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE. SECTION 16.1106(e) FOR NON-RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. THE SITE DEVELOPMENT PLAN (SDP-15-063) FOR PHASE 2 MUST BE RESUBMITTED ON OR BEFORE SEPTEMBER 9, 2017.
 - B. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE FEBRUARY 12, 2018.
 - C. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE APRIL 1, 2018.
 - D. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-17-080, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
42. REFERENCE WP-18-069, APPROVED 01/25/18, 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); SECTION 16.156(m) - SUBMISSION OF ORIGINALS FOR SIGNATURE; SECTION 16.144(g) - PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS; SECTION 16.144(g) - SUBMISSION OF ORIGINALS FOR SIGNATURE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. THE PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS FOR THE SITE DEVELOPMENT PLANS (SDP-15-043) AND THE FINAL PLAN (F-16-013) MUST BE COMPLETED ON OR BEFORE 04/25/18.
 - B. THE ORIGINAL MYLARS FOR THE SITE DEVELOPMENT PLANS (SDP-15-043) AND THE FINAL PLAN (F-16-013) MUST BE COMPLETED ON OR BEFORE 04/25/18.
 - C. THE SITE DEVELOPMENT PLANS AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE 08/02/2018.
 - D. THE SITE DEVELOPMENT PLANS AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE 10/01/2018.
 - E. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION WP-18-069, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
43. REFERENCE WP-18-113, APPROVED 05/14/18, TO WAIVE SECTION 16.156(d) PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS; SECTION 16.156(m) - SUBMISSION OF ORIGINALS FOR SIGNATURE; SECTION 16.144(g) - PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS; SECTION 16.144(g) - SUBMISSION OF ORIGINALS FOR SIGNATURE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. THE PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS FOR THE SITE DEVELOPMENT PLANS (SDP-15-043) AND THE FINAL PLAN (F-16-013) MUST BE COMPLETED ON OR BEFORE 06/04/18.
 - B. THE ORIGINAL MYLARS FOR THE SITE DEVELOPMENT PLANS (SDP-15-043) AND THE FINAL PLAN (F-16-013) MUST BE COMPLETED ON OR BEFORE 06/04/18.
 - C. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION WP-18-069, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
44. REFERENCE WP-19-067, APPROVED 02/14/2019, TO EXTEND PHASE 2 SITE DEVELOPMENT PLAN FOR SIX MONTHS, EXTEND THE PHASE 3 SITE DEVELOPMENT PLAN AND FINAL PLAN FOR NINE MONTHS AND EXTEND THE PHASE 4 SITE DEVELOPMENT PLAN AND FINAL PLAN FOR NINE MONTHS; SECTION 16.144(c), SECTION 16.145(b)(8)(i)(c) AND SECTION 16.156(g)(2).
 - A. THE REVISED SITE DEVELOPMENT PLAN (SDP-15-063) FOR PHASE 2 IS EXTENDED FOR 6 MONTHS AND MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE SEPTEMBER 03, 2019.
 - B. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 IS EXTENDED FOR 9 MONTHS AND MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JANUARY 01, 2020.
 - C. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 IS EXTENDED FOR 9 MONTHS AND MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JANUARY 01, 2020.
 - D. COMPLIANCE WITH COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED FEBRUARY 11, 2019.
 - E. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-19-067, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
45. REFERENCE WP-20-021, APPROVED 09/28/19, TO WAIVE SECTION 16.144(f) - STATUS OF PLANS WHICH DO NOT MEET MILESTONE DEADLINES, OR WHICH FAIL TO PROVIDE INFORMATION IN A TIMELY MANNER; SECTION 16.145(b)(8)(i)(c) - SUBMISSION OF PRELIMINARY PLAN; AND SECTION 16.1106(d) AND (e) - MILESTONE EXTENSIONS FOR RESIDENTIAL AND NON-RESIDENTIAL PROJECTS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. THE SITE DEVELOPMENT PLANS AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE 11/30/20.
 - B. THE SITE DEVELOPMENT PLANS AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE 03/01/21.
 - C. THE 15 HOUSING UNIT ALLOCATIONS FROM PHASES 1 & 2 MUST BE SHOWN ON THE SITE DEVELOPMENT PLAN SUBMITTED AS PART OF PHASE 3.
 - D. COMPLIANCE WITH COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED 02/11/19.
 - E. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION WP-20-021, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
46. REFERENCE WP-20-106, APPROVED 06/25/20, TO WAIVE SECTION 16.114(g) REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. PRIOR TO THE SIGNATURE OF THE SITE DEVELOPMENT PLAN FOR PHASE 2, A SHARED PARKING AGREEMENT, AND A PRIVATE ROAD MAINTENANCE AND PUBLIC ACCESS AGREEMENT FOR PUBLIC USE OF THE AMENITIES AND MARC STATION MUST BE RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE TO ALLOW THE COMMON PRIVATE ROADS TO BE MAINTAINED BY THE LAUREL PARK HOMEOWNERS ASSOCIATION AND COMMERCIAL OWNER ASSOCIATION, AND ALLOW PUBLIC ACCESS TO THE SUBDIVISION, INCLUDING THE PUBLIC AMENITIES AND MARC STATION.
 - B. COMPLIANCE WITH THE ATTACHED COMMENTS FROM THE OFFICE OF TRANSPORTATION DATED MAY 20, 2020.
 - C. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN (IF APPLICABLE) FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE NOVEMBER 30, 2020.
 - D. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN (IF APPLICABLE) FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE MARCH 1, 2021.
 - E. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-20-106, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
47. REFERENCE WP-21-144, APPROVED 09/14/21, AND PURSUANT TO SECTION 16.104, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, CONSIDERED AND APPROVED YOUR REQUEST FOR ALTERNATIVE COMPLIANCE WITH RESPECT TO SECTION 16.156(d)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH STATES THAT IF THE DEPARTMENT OF PLANNING AND ZONING OR THE REVIEW COMMITTEE INDICATES THAT ADDITIONAL INFORMATION IS NEEDED IN ORDER TO DECIDE WHETHER TO APPROVE THE PLAN, THE DEVELOPER SHALL PROVIDE THE INFORMATION WITHIN 45 DAYS OF RECEIVING SUCH REQUEST TO WAIVE SECTION 16.156 REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. THE SITE DEVELOPMENT PLAN (SDP-15-063) FOR PHASE 2 MUST BE RESUBMITTED ON OR BEFORE (WITHIN 6-MONTHS FROM THE DATE OF THE LETTER) ON OR BEFORE MARCH 14, 2022.
 - B. THE PROJECT MUST COMPLY WITH THE CONDITIONS OF APPROVAL FROM ALL PREVIOUSLY APPROVED ALTERNATIVE COMPLIANCES. THIS INCLUDES, BUT IS NOT LIMITED TO, A CONDITION OF APPROVAL FOR WP-11-184, WHICH REQUIRED A SHARED PARKING AGREEMENT AND PRIVATE ROAD MAINTENANCE AGREEMENT TO BE RECORDED IN THE LAND RECORDS OFFICE. THIS DOCUMENT MUST BE RECORDED BEFORE THE SITE DEVELOPMENT PLAN FOR PHASES 2, 3 AND 4 CAN BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE MARCH 14, 2022.
 - C. THE FEE-IN-LIEU COST FOR THE ROAD IMPROVEMENTS AT THE INTERSECTION OF WHISKEY BOTTOM ROAD AND US ROUTE 1 MUST BE PAID AS DETERMINED BY DED AND DPW.
 - D. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-21-144, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
48. REFERENCE S-19-011 ESSENTIAL/NECESSARY ENVIRONMENTAL DISTURBANCE REQUEST APPROVAL DATED 06/17/20 TO ALLOW REMOVAL OF EXISTING PAVING AND CONSTRUCTION OF ROAD IMPROVEMENTS WITHIN ENVIRONMENTAL AREAS.
49. REFERENCE BA-20-002 S APPROVED 08/07/20 TO ALLOW THE CONSTRUCTION OF TWO MONUMENT SIGNS.
50. THE ARTICLES OF INCORPORATION FOR THE LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 04/17/2017, RECEIPT NO. 4758977. ARTICLES OF AMENDMENT FOR NAME CHANGE TO PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. FILED ON SEPTEMBER 18, 2020.
51. PUBLIC ACCESS WILL BE PROVIDED TO THE MARC STATION, CONCURRENT WITH THE DEVELOPERS AGREEMENT, A MEMORANDUM OF UNDERSTANDING WILL BE OR HAS BEEN COMPLETED TO ALLOW FULL ACCESS TO THE PUBLIC SPACES.
52. THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON OCTOBER 07, 2009 AT THE SAVAGE BRANCH LIBRARY PUBLIC MEETING ROOM.
53. DPZ REF'S: WP-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, 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-15-082, WP-15-135, WP-16-086, WP-16-136, WP-17-080, WP-18-069, PLAT 15007, PLATS 24740-24753 (F-16-013), WP-18-113, S-18-001, S-15-043, S-18-011, SDP-15-063 & WP-19-067, S-19-011, PLAT 25206-25217 (F-19-067), BA-20-002 S, WP-20-106, WP-21-144.
54. OPEN SPACE LOTS D, E-1, F-1 & I ARE OWNED AND MAINTAINED BY THE PADDOCK POINTE PROPERTY OWNERS ASSOCIATION. OPEN SPACE LOTS G AND H ARE OWNED BY HOWARD COUNTY, MD AND MAINTAINED BY THE DEPARTMENT OF RECREATION AND PARKS.
55. THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF THE INSTALLATION OF THE WATER AND SEWER FACILITIES, PURSUANT TO THE HOWARD COUNTY CODE SECTION 18.112. THIS FEE OR ASSESSMENT WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 1-08-24 DATE
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR MD REG. NO. 267

Heide R. P. 1/9/24 DATE
 2006 DELAWARE INC.
 AUTHORIZED PERSON

[Signature] 1/9/24 DATE
 BEAZER HOMES, LLC
 AUTHORIZED PERSON

PARCEL C-5
 OWNER/DEVELOPER
 BEAZER HOMES, LLC
 6005 MARSHALLEE DRIVE
 ELKRIE, MARYLAND 21075
 (443)-539-9249

PARCEL K-2
 OWNER/DEVELOPER
 20006 DELAWARE INC.
 198 LAUREL RACE TRACK ROAD
 LAUREL, MD 20725
 (301)-470-5494

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 1/26/24 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

[Signature] 1-22-24 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 2/5/24 DATE
 DIRECTOR

OWNER'S CERTIFICATE

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), AND BEAZER HOMES, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE; AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9TH DAY OF JANUARY, 2024

[Signature] WITNESS
 20006 DELAWARE INC.
 AUTHORIZED PERSON

[Signature] WITNESS
 BEAZER HOMES, LLC
 AUTHORIZED PERSON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PARCELS "C-5" AND "K-2" (PLATS 26382-26390), AND THE AGGREGATE OF THE TWO FOLLOWING CONVEYANCES: (1) FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. (N/A 2006 DELAWARE INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) FROM 20006 DELAWARE INC. TO BEAZER HOMES, LLC BY DEED DATED SEPTEMBER 22, 2023 AND RECORDED IN LIBER 21217, FOLIO 472, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. (ALSO, SEE CONFIRMATORY DEEDS LIBER 14104 FOLIO 118 AND LIBER 18017 FOLIO 133 FOR NAME CHANGE TO 20006 DELAWARE INC.)

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN, OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Thomas M. Hoffman, Jr. 1-08-24 DATE
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
 EXPIRATION/RENEWAL DATE: JULY 28, 2024

VOGEL ENGINEERING

TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 26537 ON 2-12-2024
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
PADDOCK POINTE
 PARCELS C-5 & K-2
 (EASEMENTS)

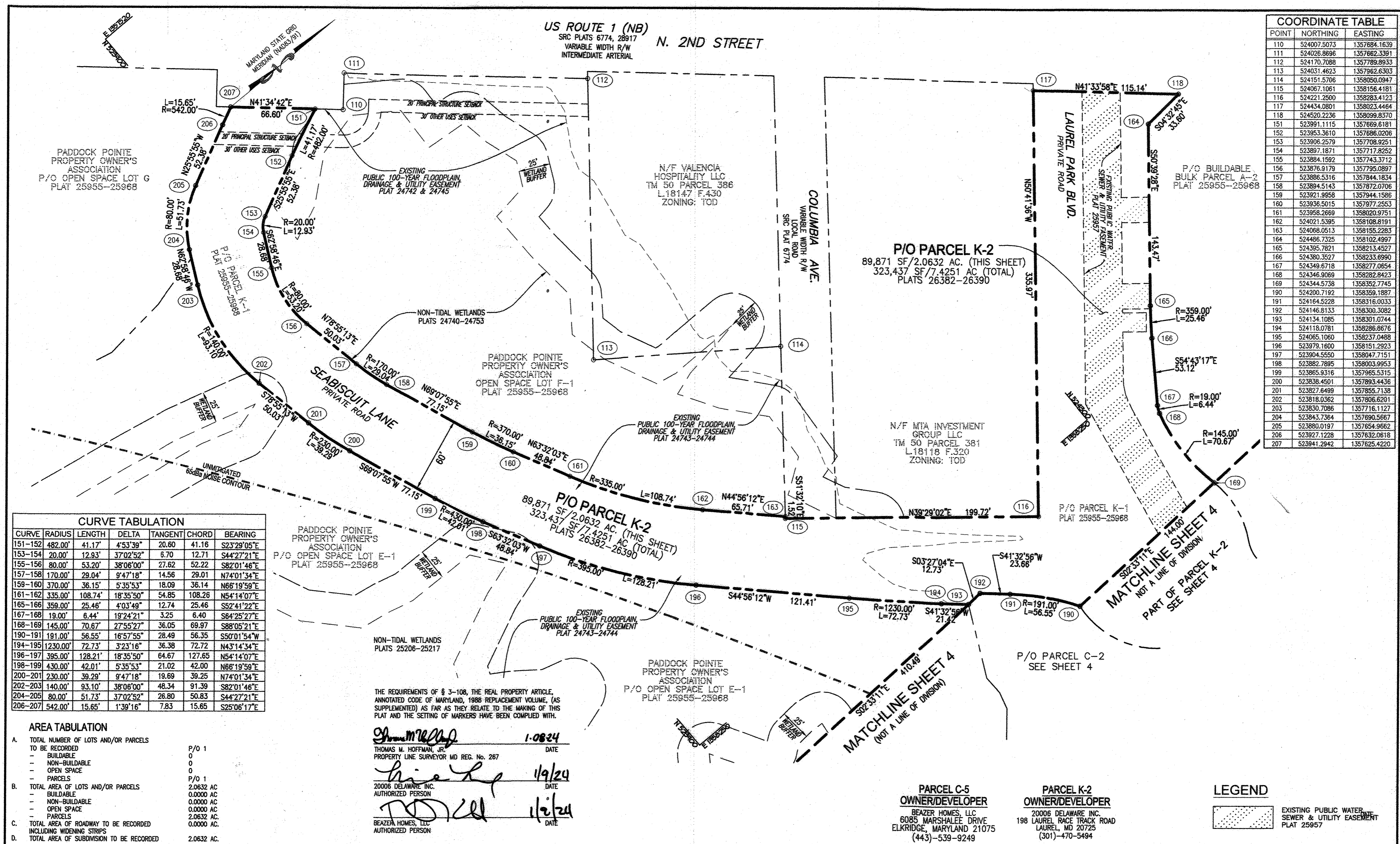
A REVISION OF "PADDOCK POINTE,
 PARCELS B-4, B-5, C-2, C-3, C-4, C-5 & K-2 AND EXISTING
 PARCEL B-2 (EASEMENTS)
 PLATS 26382-26390

ZONED: TOD
 TAX MAP 50, BLOCK 10, PARCEL 384
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = NONE NOVEMBER 30, 2023

SHEET 2 OF 8

F-24-038



POINT	NORTHING	EASTING
110	524007.5073	1357884.1639
111	524026.8696	1357862.3391
112	524170.7088	1357789.8933
113	524031.4623	1357962.6303
114	524151.5706	1358050.0947
115	524067.1061	1358156.4181
116	524221.2500	1358283.4123
117	524434.0801	1358023.4464
118	524520.2236	1358099.8370
151	523991.1115	1357869.6181
152	523953.3610	1357886.0206
153	523906.2579	1357708.9251
154	523897.1871	1357717.8252
155	523884.1592	1357743.3712
156	523876.9179	1357795.0897
157	523886.5316	1357844.1834
158	523894.5143	1357872.0706
159	523921.9958	1357944.1586
160	523936.5015	1357977.2553
161	523958.2669	1358020.9751
162	524021.5395	1358108.8191
163	524068.0513	1358155.2283
164	524486.7325	1358102.4997
165	524385.7821	1358213.4527
166	524360.3527	1358233.6990
167	524349.6718	1358277.0654
168	524346.9069	1358282.8423
169	524344.5738	1358352.7745
190	524200.7192	1358359.1887
191	524164.5228	1358316.0033
192	524146.8133	1358300.3082
193	524134.1085	1358301.0744
194	524118.0781	1358286.8676
195	524065.1060	1358237.0488
196	523979.1600	1358151.2923
197	523904.5550	1358047.7151
198	523882.7895	1358003.9953
199	523865.9316	1357965.5315
200	523838.4901	1357893.4436
201	523827.6499	1357855.7138
202	523818.0362	1357806.6201
203	523830.7086	1357716.1127
204	523843.7364	1357690.5667
205	523880.0197	1357654.9662
206	523927.1228	1357632.0618
207	523941.2942	1357625.4220

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
151-152	482.00'	41.17'	4°53'39"	20.60	41.16	S23°29'05"E
153-154	20.00'	12.93'	37°02'52"	6.70	12.71	S44°27'21"E
155-156	80.00'	53.20'	38°06'00"	27.62	52.22	S82°01'46"E
157-158	170.00'	29.04'	9°47'18"	14.56	29.01	N74°01'34"E
159-160	370.00'	36.15'	5°35'53"	18.09	36.14	N66°19'59"E
161-162	335.00'	108.74'	18°35'50"	54.85	108.26	N54°14'07"E
165-166	359.00'	25.46'	4°03'49"	12.74	25.46	S52°41'22"E
167-168	19.00'	6.44'	19°24'21"	3.25	6.40	S64°25'27"E
168-169	145.00'	70.67'	27°55'27"	36.05	69.97	S88°05'21"E
190-191	191.00'	56.55'	16°57'55"	28.49	56.35	S50°01'54"W
194-195	1230.00'	72.73'	3°23'16"	36.38	72.72	N43°14'34"E
196-197	395.00'	128.21'	18°35'50"	64.67	127.65	N54°14'07"E
198-199	430.00'	42.01'	5°35'53"	21.02	42.00	N66°19'59"E
200-201	230.00'	39.29'	9°47'18"	19.69	39.25	N74°01'34"E
202-203	140.00'	93.10'	38°06'00"	48.34	91.39	S82°01'46"E
204-205	80.00'	51.73'	37°02'52"	26.80	50.83	S44°27'21"E
206-207	542.00'	15.66'	1°39'16"	7.83	15.65	S25°06'17"E

AREA TABULATION	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 1
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	0
- PARCELS	P/O 1
B. TOTAL AREA OF LOTS AND/OR PARCELS	2.0632 AC
- BUILDABLE	0.0000 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PARCELS	2.0632 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.0632 AC

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 1-08-24
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR MD REG. NO. 267

Beazer Homes, LLC 1/9/24
 2006 DELAWARE INC.
 AUTHORIZED PERSON

Beazer Homes, LLC 1/2/24
 BEAZER HOMES, LLC
 AUTHORIZED PERSON

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Howard County Health Officer 1/26/24
 HOWARD COUNTY HEALTH OFFICER 38 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 1-22-24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 167 DATE

Director 2/15/24
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, 2006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), AND BEAZER HOMES, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS; THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9TH DAY OF JANUARY 2024

Beazer Homes, LLC
 2006 DELAWARE INC.
 AUTHORIZED PERSON

Beazer Homes, LLC
 BEAZER HOMES, LLC
 AUTHORIZED PERSON

Thomas M. Hoffman, Jr.
 THOMAS M. HOFFMAN, JR.
 WITNESS

Thomas M. Hoffman, Jr.
 THOMAS M. HOFFMAN, JR.
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PARCELS "C-5" AND "K-2" (PLATS 26382-26390), AND THE AGREGATE OF THE TWO FOLLOWING CONVEYANCES: (1) FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 2006 DELAWARE INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) FROM 2006 DELEWARE INC. TO BEAZER HOMES, LLC BY DEED DATED SEPTEMBER 22, 2023 AND RECORDED IN LIBER 21217, FOLIO 472, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. (ALSO, SEE CONFIRMATORY DEEDS LIBER 14104 FOLIO 118 AND LIBER 18017 FOLIO 133 FOR NAME CHANGE TO 2006 DELAWARE INC.)

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN, OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Thomas M. Hoffman, Jr. 1-08-24
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
 EXPIRATION/RENEWAL DATE JULY 28, 2024

VOGEL ENGINEERING
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

STATE OF MARYLAND
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR
 NO. 267

RECORDED AS PLAT No. 2638 ON 2-12-2024
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
PADDOCK POINTE
 PARCELS C-5 & K-2
 (EASEMENTS)

A REVISION OF "PADDOCK POINTE, PARCELS B-4, B-5, C-2, C-3, C-4, C-5 & K-2 AND EXISTING PARCEL B-2 (EASEMENTS) PLATS 26382-26390

ZONED: TOD
 TAX MAP 50, BLOCK 10, PARCEL 384
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 NOVEMBER 30, 2023

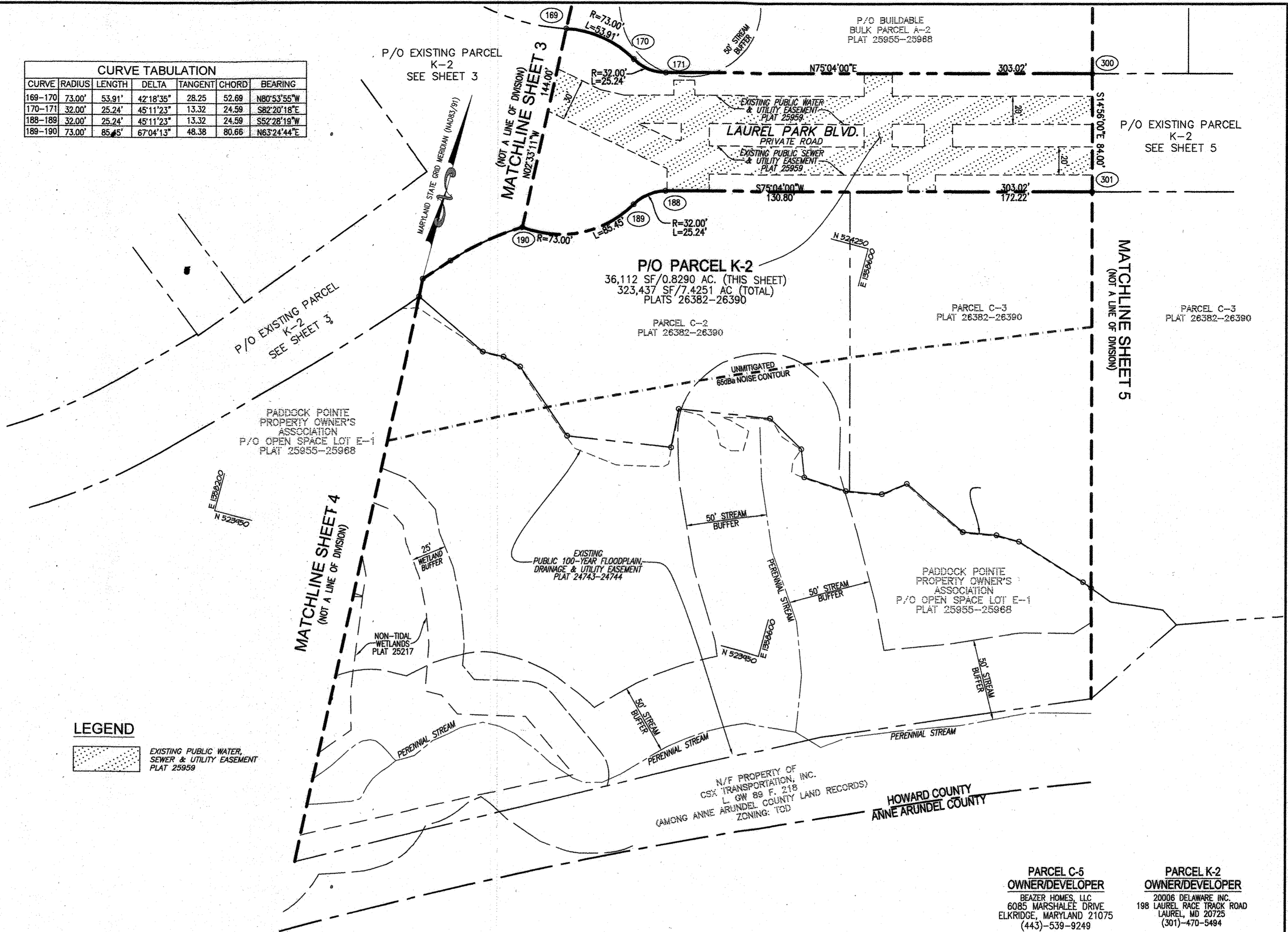
GRAPHIC SCALE
 50' 0 50' 100' 150'

SHEET 3 OF 8

F-24-038

POINT	NORTHING	EASTING
169	524344.5738	1358352.7745
170	524336.2381	1358404.8011
171	524332.9808	1358429.1712
188	524251.7978	1358450.8175
189	524236.8190	1358431.3166
190	524200.7192	1358359.1887
300	524411.0466	1358721.9545
301	524329.8835	1358743.6008

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
169-170	73.00'	53.91'	42°18'35"	28.25	52.89	N80°53'55"W
170-171	32.00'	25.24'	45°11'23"	13.32	24.58	S82°20'18"E
188-189	32.00'	25.24'	45°11'23"	13.32	24.58	S52°28'19"W
189-190	73.00'	85.45'	67°04'13"	48.38	80.66	N63°24'44"E



THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M. Hoffmann, Jr. 1.08.24
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR MD REG. NO. 267

Beazer Homes, LLC 1/9/24
20006 DELAWARE INC. DATE
AUTHORIZED PERSON

Beazer Homes, LLC 1/9/24
BEAZER HOMES, LLC DATE
AUTHORIZED PERSON

LEGEND

EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT PLAT 25959

AREA TABULATION

A.	TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 1
- BUILDABLE	0	0
- NON-BUILDABLE	0	0
- OPEN SPACE	0	0
- PARCELS	0	P/O 1
B.	TOTAL AREA OF LOTS AND/OR PARCELS	0.8290 AC
- BUILDABLE	0.0000 AC	0.0000 AC
- NON-BUILDABLE	0.0000 AC	0.0000 AC
- OPEN SPACE	0.0000 AC	0.0000 AC
- PARCELS	0.8290 AC	0.8290 AC
C.	TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D.	TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.8290 AC

PARCEL C-5 OWNER/DEVELOPER
BEAZER HOMES, LLC
20006 DELAWARE INC.
6085 MARSHALEE DRIVE
ELKRIDGE, MARYLAND 21075
(443)-539-9249

PARCEL K-2 OWNER/DEVELOPER
20006 DELAWARE INC.
198 LAUREL RACE TRACK ROAD
LAUREL, MD 20725
(301)-470-5494

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Mark J. Davis 1/26/24
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 1/22/24
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Beazer Homes, LLC 2/12/24
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), AND BEAZER HOMES, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9TH DAY OF JANUARY, 2024

Beazer Homes, LLC
20006 DELAWARE INC.
AUTHORIZED PERSON

Beazer Homes, LLC
BEAZER HOMES, LLC
AUTHORIZED PERSON

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PARCELS "C-5" AND "K-2" (PLATS 26382-26390), AND THE AGREGATE OF THE TWO FOLLOWING CONVEYANCES: (1) FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 20006 DELAWARE INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) FROM 20006 DELAWARE INC. TO BEAZER HOMES, LLC BY DEED DATED SEPTEMBER 22, 2023 AND RECORDED IN LIBER 22127, FOLIO 472, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. (ALSO, SEE CONFIRMATORY DEEDS LIBER 14104 FOLIO 118 AND LIBER 18017 FOLIO 133 FOR NAME CHANGE TO 20006 DELAWARE INC.)

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN, OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Thomas M. Hoffmann, Jr. 1.08.24
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267
EXPIRATION/RENEWAL DATE JULY 28, 2024

VOGEL ENGINEERING

TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

STATE OF MARYLAND
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR
NO. 267

RECORDED AS PLAT No. 26539 ON 2.12.2024
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

PADDOCK POINTE
PARCELS C-5 & K-2
(EASEMENTS)

A REVISION OF "PADDOCK POINTE, PARCELS B-4, B-5, C-2, C-3, C-4, C-5 & K-2 AND EXISTING PARCEL B-2 (EASEMENTS) PLATS 26382-26390

ZONED: TOD
TAX MAP 50, BLOCK 10, PARCEL 384
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'
NOVEMBER 30, 2023

GRAPHIC SCALE
50' 0 50' 100' 150'

SHEET 4 OF 8

F-24-038

COORDINATE TABLE					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
133	524237.6537	1359539.7054	268	524616.1014	1359288.3344
134	524200.2749	1359396.1109	269	524568.6513	1359280.9893
135	524196.2467	1359380.6337	270	524564.4357	1359275.2007
172	524428.6061	1358787.7940	271	524558.9859	1359276.6542
173	524539.7227	1358758.1590	272	524573.7694	1359332.0853
186	524681.5826	1359468.5692	273	524579.2208	1359330.6314
230	524323.5047	1359333.1911	274	524580.3385	1359320.3036
231	524323.7142	1359346.6465	275	524627.3140	1359307.7754
232	524275.1882	1359376.1299	276	524650.5684	1359321.2376
233	524300.6017	1359471.4182	277	524670.5856	1359396.2924
234	524225.1185	1359491.5497	278	524651.1301	1359419.5452
262	524442.1624	1358838.6235	279	524601.0818	1359434.4933
263	524448.9555	1358830.6093	300	524411.0466	1358721.9545
264	524450.2787	1358821.3422	301	524329.8835	1358743.6008
265	524494.4402	1358809.5643	302	524476.7940	1359294.4427
266	524517.6947	1358823.0264	304	524724.0523	1359449.3044
267	524630.0382	1359244.2598	306	524248.4901	1359580.7012

LEGEND

- EXISTING 30' PUBLIC STORM DRAIN, DRAINAGE & UTILITY EASEMENT PLATS 25216 & 26386
- EXISTING PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 25960 & 26386
- EXISTING VARIABLE WIDTH PRIVATE SWM, DRAINAGE & UTILITY EASEMENT TO BENEFIT PARCELS B-1, B-2 AND K-2 PLAT 26382-26390

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

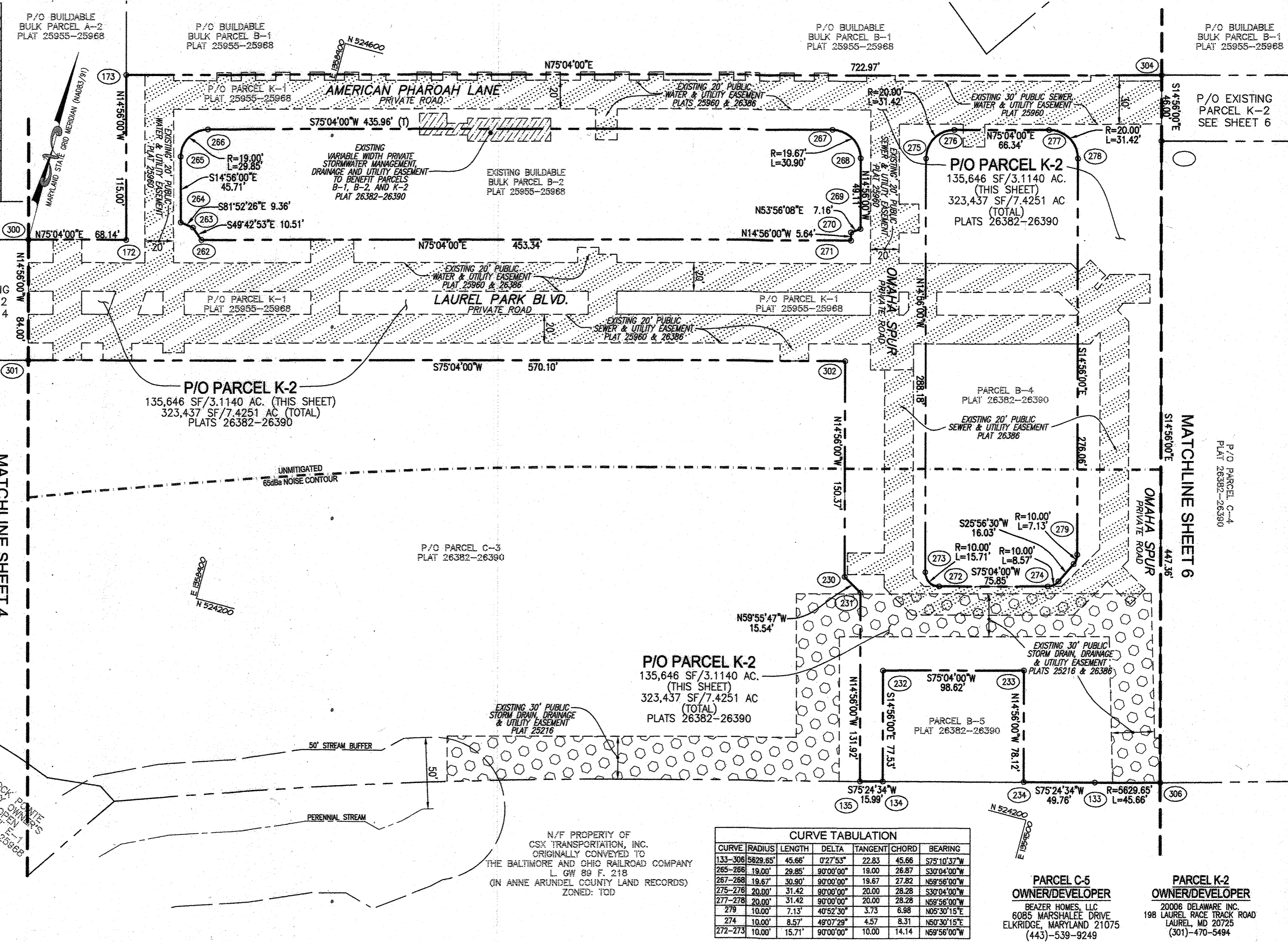
Thomas M. Hoffmann, Jr. 1-08-24
 THOMAS M. HOFFMANN, JR. DATE
 PROPERTY LINE SURVEYOR MD REG. No. 267

Chris R. P. 1/9/24
 20006 DELAWARE INC. DATE
 AUTHORIZED PERSON

Beazer Homes, LLC 1/9/24
 BEAZER HOMES, LLC DATE
 AUTHORIZED PERSON

AREA TABULATION

A.	TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 1
- BUILDABLE	0	0
- NON-BUILDABLE	0	0
- OPEN SPACE	0	0
- PARCELS	0	0
P/O 1		
B.	TOTAL AREA OF LOTS AND/OR PARCELS	3,114.0 AC
- BUILDABLE	0.0000 AC	
- NON-BUILDABLE	0.0000 AC	
- OPEN SPACE	0.0000 AC	
- PARCELS	3,114.0 AC	
C.	TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D.	TOTAL AREA OF SUBDIVISION TO BE RECORDED	3,114.0 AC



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

OWNER'S CERTIFICATE

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), AND BEAZER HOMES, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9th DAY OF JANUARY, 2024

Chris R. P. 1-22-24
 20006 DELAWARE INC. DATE
 AUTHORIZED PERSON

Beazer Homes, LLC 2/1/24
 BEAZER HOMES, LLC DATE
 AUTHORIZED PERSON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PARCELS "C-5" AND "K-2" (PLATS 26382-26390), AND THE AGREGATE OF THE TWO FOLLOWING CONVEYANCES: (1) FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 20006 DELAWARE INC.), BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) FROM 20006 DELAWARE INC. TO BEAZER HOMES, LLC BY DEED DATED SEPTEMBER 22, 2023 AND RECORDED IN LIBER 22127, FOLIO 472, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. (ALSO, SEE CONFIRMATORY DEEDS LIBER 14104 FOLIO 118 AND LIBER 18017 FOLIO 133 FOR NAME CHANGE TO 20006 DELAWARE INC.)

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN, OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Thomas M. Hoffmann, Jr. 1-08-24
 THOMAS M. HOFFMANN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
 EXPIRATION/RENEWAL DATE JULY 28, 2024

VOGEL ENGINEERING
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21143
 P: 410-461-7666 F: 410-461-8961 www.timmons.com

TIMMONS GROUP

CURVE TABULATION

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
133-306	5829.85'	45.66'	027°53'	22.83	45.66	S75°10'37"W
265-268	19.00'	28.85'	90°00'00"	18.00	26.87	S30°04'00"W
267-268	19.67'	30.90'	90°00'00"	18.67	27.82	N59°58'00"W
275-276	20.00'	31.42'	90°00'00"	20.00	28.28	S30°04'00"W
277-278	20.00'	31.42'	90°00'00"	20.00	28.28	N59°58'00"W
279	10.00'	7.13'	40°52'30"	3.73	6.58	N05°30'15"E
274	10.00'	8.57'	49°07'29"	4.57	8.31	N50°30'15"E
272-273	10.00'	15.71'	90°00'00"	10.00	14.14	N59°56'00"W

RECORDED AS PLAT No. 26640 ON 2-12-2024
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
PADDOCK POINTE
 PARCELS C-5 & K-2
 (EASEMENTS)

A REVISION OF "PADDOCK POINTE, PARCELS B-4, B-5, C-2, C-3, C-4, C-5 & K-2 AND EXISTING PARCEL B-2 (EASEMENTS) PLATS 26382-26390

ZONED: TOD
 TAX MAP 50, BLOCK 10, PARCEL 384
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 NOVEMBER 30, 2023

GRAPHIC SCALE
 0 50' 100' 150'

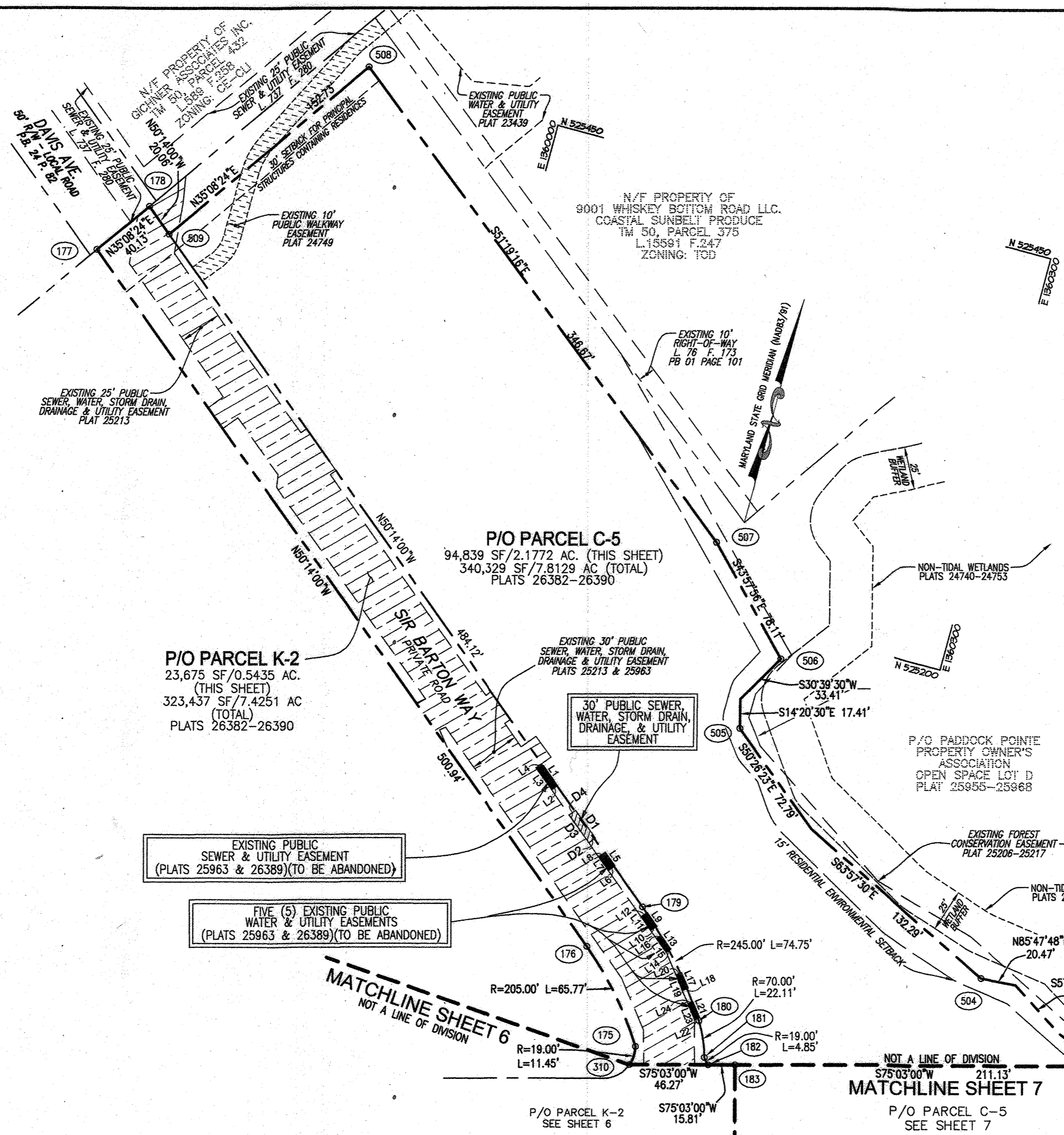
SHEET 5 OF 8

F-24-038

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
310-175	19.00'	11.45'	34°32'28"	5.91	11.28	N03°13'21"E
175-176	205.00'	65.77'	18°23'00"	33.17	65.49	N41°02'30"W
179-180	245.00'	74.75'	17°28'50"	37.67	74.46	N41°29'35"W
180-181	70.00'	22.11'	18°05'46"	11.15	22.02	N23°42'18"W
181-182	19.00'	4.85'	14°38'00"	2.44	4.84	S42°59'35"E

#	BEAR. & DIST.
D1	N50°14'00"W 20.00'
D2	S39°46'00"W 4.69'
D3	S50°14'00"W 20.00'
D4	S39°46'00"W 4.69'

POINT	NORTHING	EASTING
175	524939.6408	1360185.0639
176	524989.0368	1360142.0614
177	525309.4721	1359757.0073
178	525342.2890	1359780.1056
179	525019.7830	1360167.6478
180	524964.0114	1360216.9785
181	524943.8523	1360225.8298
182	524940.3126	1360229.1298
183	524944.3903	1360244.4014
308	524998.8577	1360448.3883
310	524928.3770	1360184.4298
504	525031.4360	1360370.5538
505	525135.8767	1360195.5719
506	525181.4775	1360208.2956
507	525237.6962	1360154.0710
508	525454.3498	1359883.4376
509	525328.4539	1359795.5290



#	BEAR. & DIST.
L1	S50°14'00"E 16.13'
L2	S39°46'01"W 4.00'
L3	N50°13'59"W 16.13'
L4	N39°46'05"E 4.00'
L5	S50°14'00"E 10.00'
L6	S40°01'56"W 4.69'
L7	N50°14'00"W 10.00'
L8	N40°01'56"E 4.69'
L9	S50°14'00"E 10.00'
L10	S40°01'56"W 4.52'
L11	N50°14'00"W 10.00'
L12	N40°01'56"E 4.52'
L13	S50°14'00"E 10.00'
L14	S40°01'56"W 3.44'
L15	N50°14'00"W 10.00'
L16	N40°01'56"E 3.44'
L17	N37°58'55"W 10.00'
L18	N52°01'05"E 3.65'
L19	S37°58'55"E 10.00'
L20	S52°01'05"W 3.65'
L21	N37°58'55"W 10.00'
L22	N52°01'05"E 3.17'
L23	S37°58'55"E 10.00'
L24	S52°01'05"W 3.17'

LEGEND

- EXISTING PUBLIC SEWER, WATER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT PLATS 25213 & 25963
- EXISTING 10' PUBLIC WALKWAY EASEMENT PLAT 24749
- FIVE (5) EXISTING PUBLIC WATER & UTILITY EASEMENTS (TO BE ABANDONED)
- EXISTING PUBLIC SEWER & UTILITY EASEMENT (TO BE ABANDONED)
- 30' PUBLIC SEWER, WATER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 1-08-24
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR MD REG. No. 267

Line 1/9/24
 20006 DELAWARE INC. AUTHORIZED PERSON DATE

TDK 1/9/24
 BEAZER HOMES, LLC AUTHORIZED PERSON DATE

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 2
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	0
- PARCELS	P/O 2

B. TOTAL AREA OF LOTS AND/OR PARCELS	P/O 2
- BUILDABLE	2.7207 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PARCELS	2.7207 AC

C. TOTAL AREA OF ROADWAY TO BE RECORDED, INCLUDING WIDENING STRIPS	P/O 2
- ROADWAY	0.0000 AC
- WIDENING STRIPS	0.0000 AC
- TOTAL	0.0000 AC

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	P/O 2
- SUBDIVISION	2.7207 AC

PARCEL C-5 OWNER/DEVELOPER
 BEAZER HOMES, LLC
 6085 MARSHALEE DRIVE
 ELKRIDGE, MARYLAND 21075
 (443)-539-9249

PARCEL K-2 OWNER/DEVELOPER
 20006 DELAWARE INC.
 198 LAUREL RACE TRACK ROAD
 LAUREL, MD 20725
 (301)-470-5494

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

For Michael J. Davis 1/26/24
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 1-22-24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

TDK 2/2/24
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), AND BEAZER HOMES, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9TH DAY OF JANUARY 2024

Line
 20006 DELAWARE INC. AUTHORIZED PERSON
 BEAZER HOMES, LLC AUTHORIZED PERSON

TDK
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PARCELS "C-5" AND "K-2" (PLATS 26382-26390), AND THE AGREGATE OF THE TWO FOLLOWING CONVEYANCES: (1) FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 20006 DELAWARE INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) FROM 20006 DELEWARE INC. TO BEAZER HOMES, LLC BY DEED DATED SEPTEMBER 22, 2023 AND RECORDED IN LIBER 21217, FOLIO 472, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. (ALSO, SEE CONFIRMATORY DEEDS LIBER 14104 FOLIO 118 AND LIBER 18017 FOLIO 133 FOR NAME CHANGE TO 20006 DELAWARE INC.)

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN, OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Thomas M. Hoffman, Jr. 1-08-24
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR MD REG. No. 267
 EXPIRATION/RENEWAL DATE JULY 28, 2024

VOGEL ENGINEERING

TIMMONS GROUP
 5330 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 26543 ON 2-12-2024
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
PADDOCK POINTE
 PARCELS C-5 & K-2
 (EASEMENTS)

A REVISION OF "PADDOCK POINTE, PARCELS B-4, B-5, C-2, C-3, C-4, C-5 & K-2 AND EXISTING PARCEL B-2 (EASEMENTS) PLATS 26382-26390

ZONED: TOD
 TAX MAP 50, BLOCK 10, PARCEL 384
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 NOVEMBER 30, 2023

GRAPHIC SCALE
 50' 0 50' 100' 150'

SHEET 8 OF 8