

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY STANDARDS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.

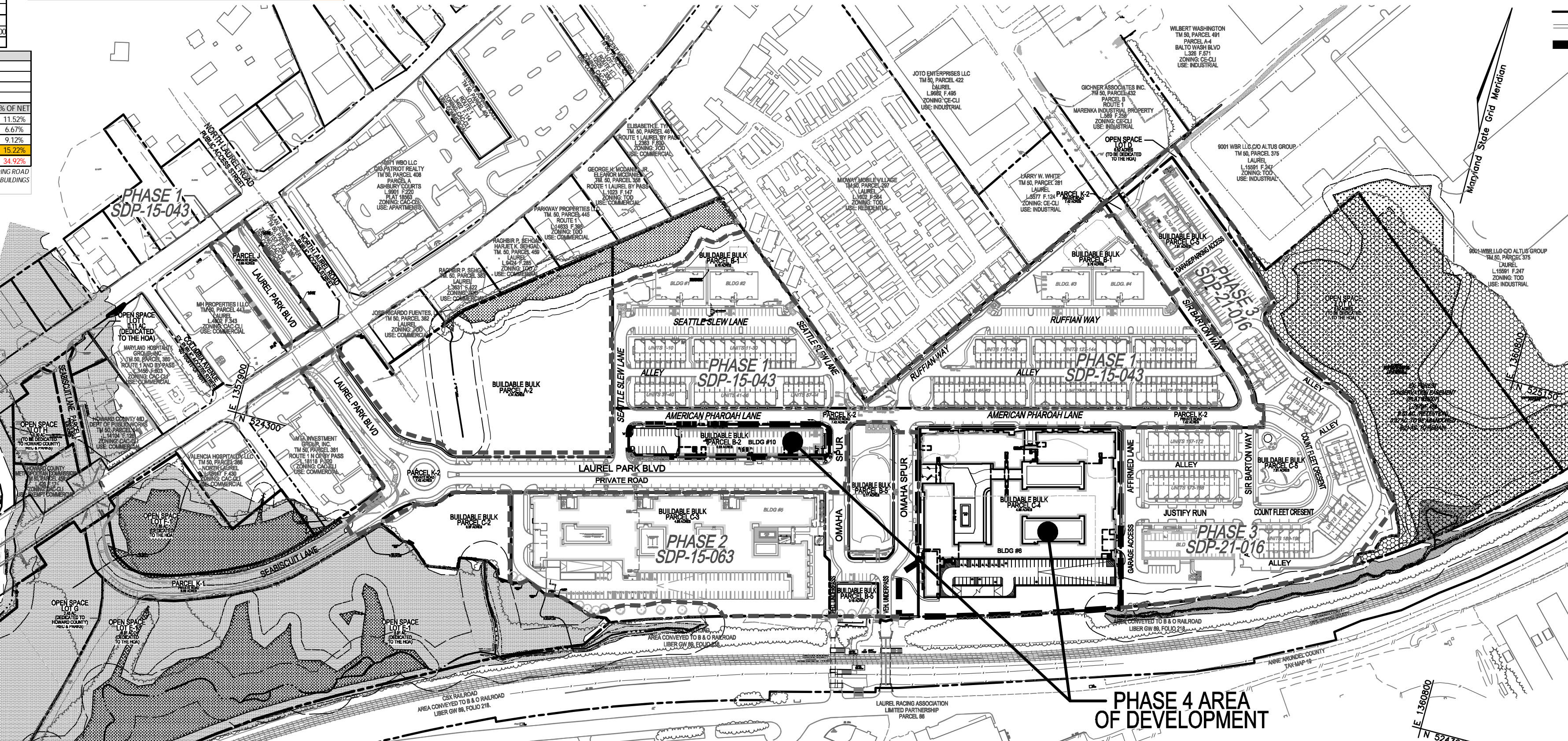
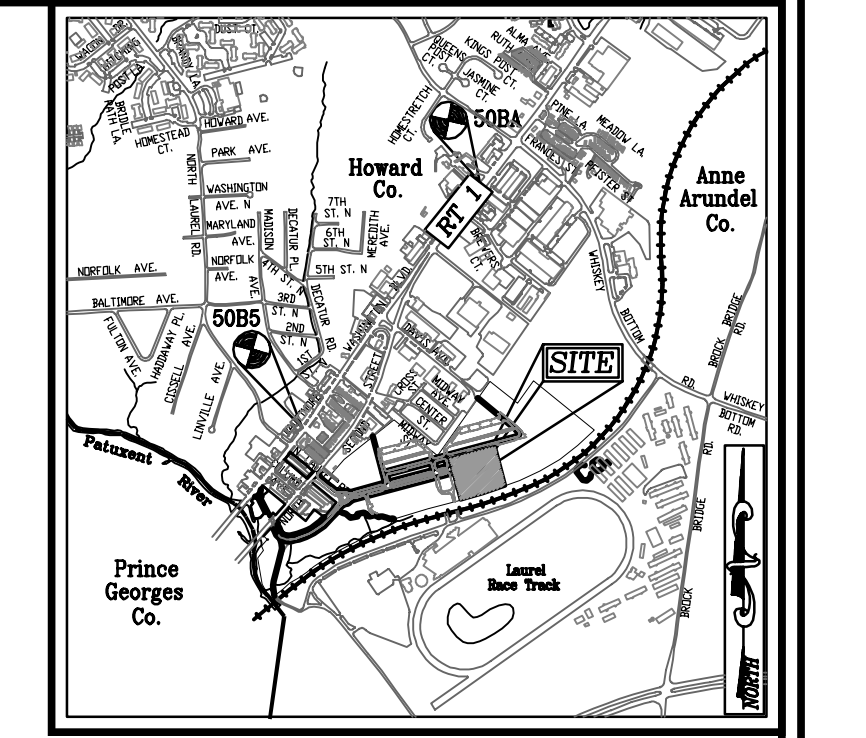
Table with 2 columns: PHASE, AREA (AC). Rows include PHASE 1 (SDP-15-043), PHASE 2 (SDP-15-063), PHASE 3 (SDP-21-016), and PHASE 4 (SDP-21-037).

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SITE DEVELOPMENT PLAN PADDOCK POINTE - PHASE 4

Table with 2 columns: BENCHMARK, ELEV. Rows include HOWARD COUNTY BENCHMARK - 508A and HOWARD COUNTY BENCHMARK - 5085.



GENERAL NOTES (CONTINUED)

1. THE SUBMITTAL DOCUMENT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2007 MDC STORMWATER DESIGN MANUAL, CHAPTER 5, ENVIRONMENTAL SITE DESIGN (REDEVELOPMENT). STORMWATER MANAGEMENT HAS BEEN PROVIDED FOR A LARGE MAJORITY OF THE IMPROVED SURFACE.

GENERAL NOTES (CONTINUED FROM SHEET 01)

77. THIS PLAN IS SUBJECT TO WP-116-136 APPROVED 02/02/16 TO WAIVE SECTION 16.120(B)(4)(D) WHICH PROHIBITS RESIDENTIAL CONDOMINIUM UNITS AND RENTAL APARTMENTS WITHIN 15 FEET OF THE PROTECTED ENVIRONMENTAL FEATURE BUFFER SECTION.

GENERAL NOTES (CONTINUED FROM SHEET 01)

78. REFERENCE WP-18-069 APPROVED 01/25/18 TO WAIVE SECTION 16.144(A)(3)(1) - SUBMISSION OF FINAL PLAN; SECTION 16.110(B) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.110(C) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS).

MIHU TRACKING CHART

Table with 4 columns: Project/Phase, Units in Phase, MIHU Required, MIHU Provided. Rows include Phase 1 (SDP-15-043), Phase 2 (SDP-15-063), Phase 3 (SDP-21-016), Phase 4 (SDP-21-037), and TOTAL.

PARKING TABULATION

Table with 2 columns: PROPOSED BUILDING #, SPACES. Rows include PROPOSED BUILDING #6, PROPOSED BUILDING #10, PROPOSED BUILDING #11, and TOTAL SPACES REQUIRED (PER CODE).

PROVIDED PARKING

Table with 2 columns: PROPOSED BUILDING #, SPACES. Rows include PROPOSED BUILDING #6, PROPOSED BUILDING #10, PROPOSED BUILDING #11, and TOTAL SPACES PROVIDED.

PARKING NOTES

1. PARKING PROVIDED IS IN ACCORDANCE WITH SECTION 133.0 OF THE HOWARD COUNTY ZONING REGULATIONS.

ADDRESS CHART

Table with 3 columns: PARCEL #, BUILDING #, STREET ADDRESS. Rows include C-4, B-2, and B-2 buildings.

PERMIT INFORMATION CHART

Table with 4 columns: SUBMISSION NAME, BLOCK NO., SECTION/TAX AREA, ELEC. DIST., CENSUS TR.

SEE SHEET 6 FOR BUILDING FOOTPRINTS, ELEVATIONS AND GARAGE PLANS

SHEET INDEX table with 2 columns: DESCRIPTION, SHEET NUMBER. Rows include COVER SHEET, DEMOLITION PLAN, SITE LAYOUT PLAN, etc.

OWNER: TRIPLE BELL FARMS, LLC. OWNER/DEVELOPER: 2000E DELAWARE, INC.

SITE DEVELOPMENT PLAN COVER SHEET

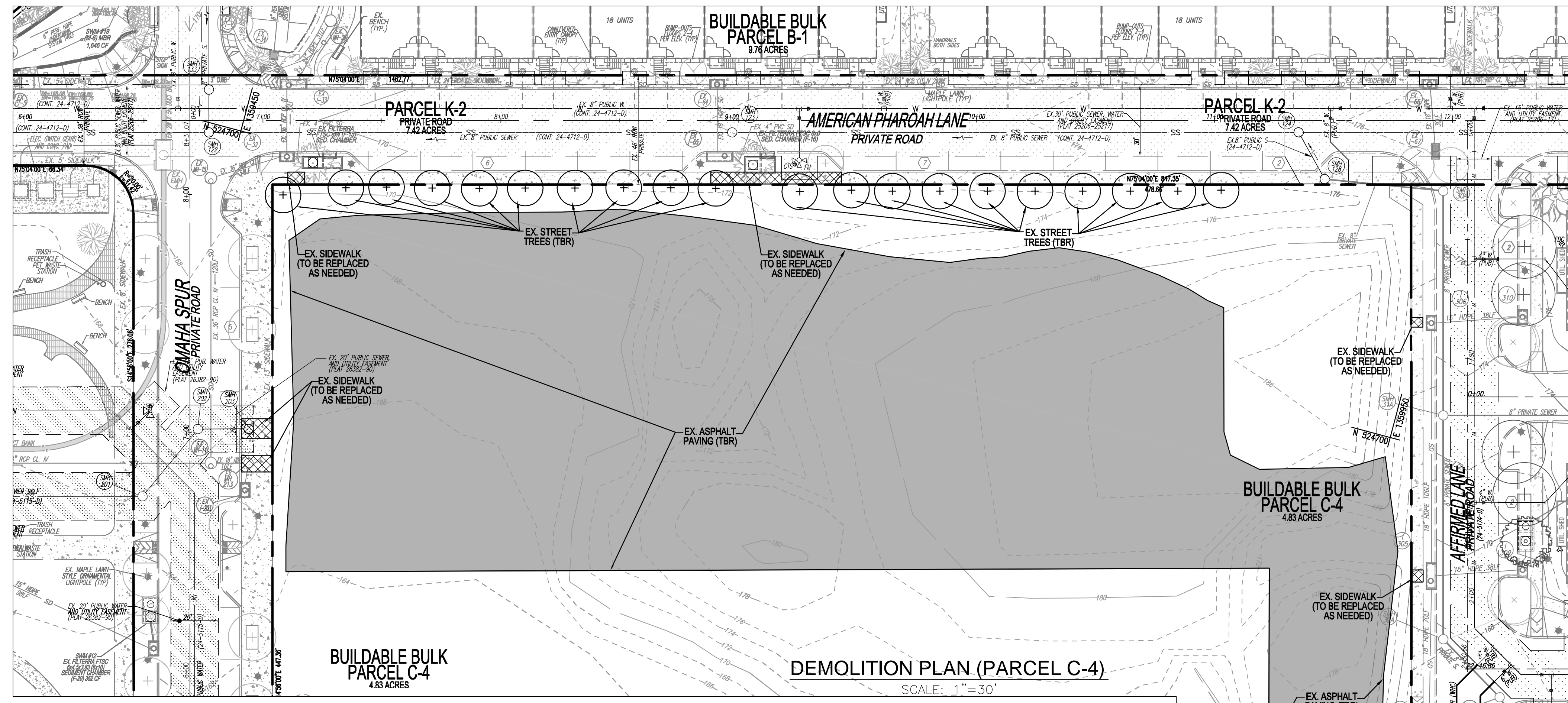
PADDOCK POINTE - PHASE 4 (FORMERLY KNOWN AS LAUREL PARK STATION) APARTMENT BUILDING

VOGEL ENGINEERING TIMMONS GROUP

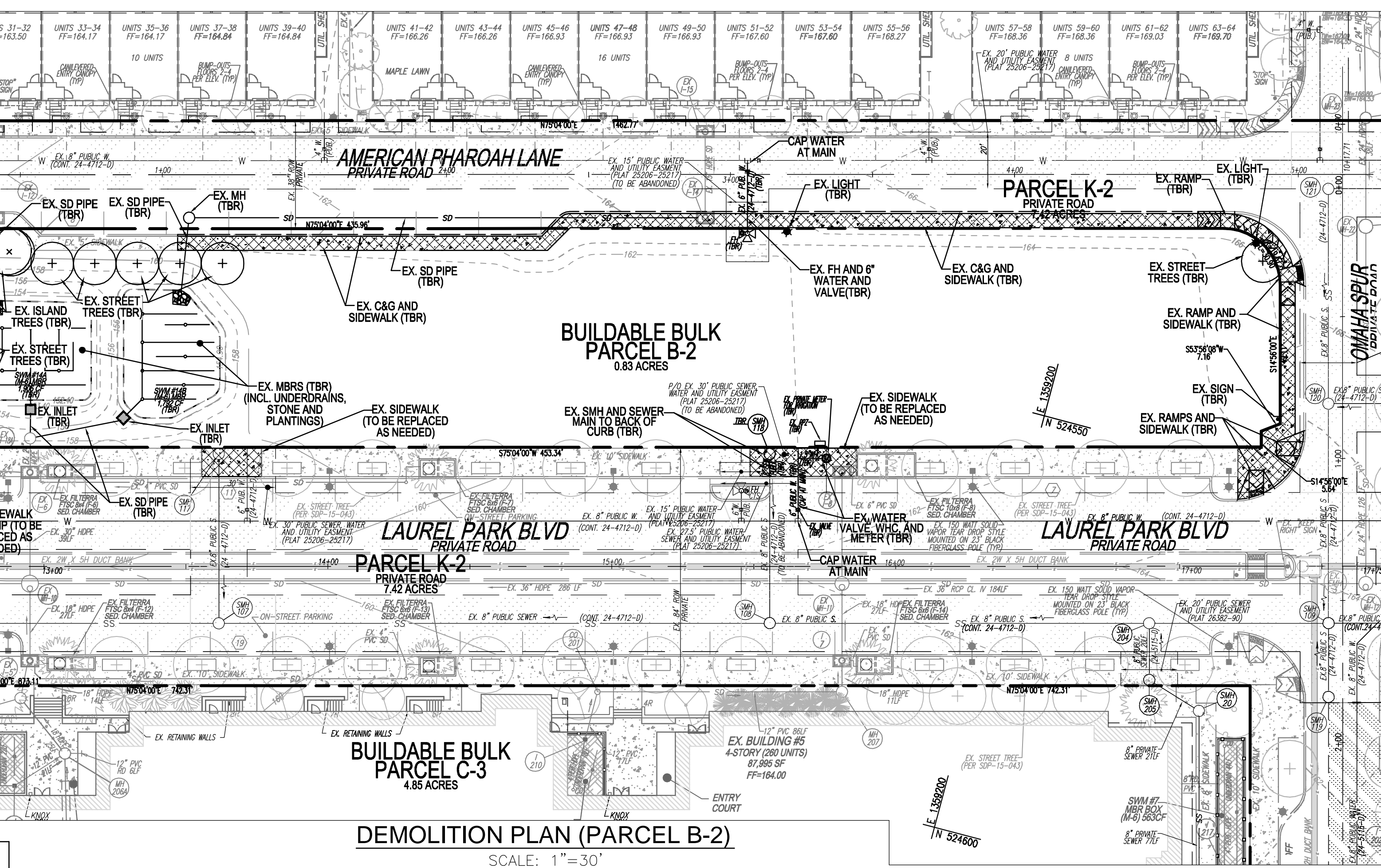
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043

DESIGN BY: DZE. DRAWN BY: DZE. CHECKED BY: RHV. DATE: OCT 2023.

PROFESSIONAL CERTIFICATE. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.



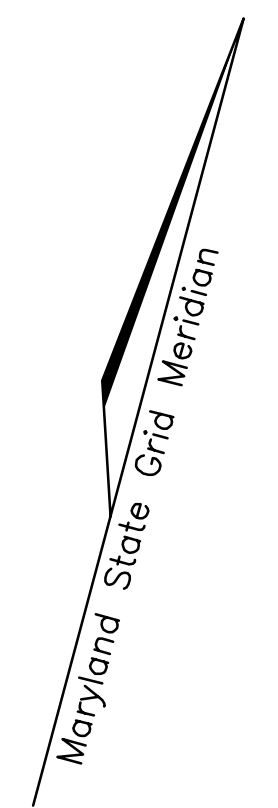
DEMOLITION PLAN (PARCEL C-4)  
SCALE: 1"=30'



DEMOLITION PLAN (PARCEL B-2)  
SCALE: 1"=30'

**LEGEND:**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EX. CURB AND GUTTER
	EX. SIDEWALK
	EX. SANITARY LINE
	EX. SANITARY MANHOLE
	EX. CLEANOUT
	EX. FIRE HYDRANT
	EX. WATER LINE
	EX. STORM DRAIN LINE
	EX. TREE LINE
	EX. FENCE
	EX. GASLINE
	EX. OVERHEAD
	EX. UTILITY POLE
	EX. LIGHT POLE
	EX. MAILBOX
	EX. SIGN
	EX. STREAM BUFFER
	EX. STREET TREE SDP-15-043 & SDP-15-063
	EXISTING LANDSCAPING PER SDP-15-043
	EX. 20\"/>
	EX. SIDEWALK TO BE REMOVED
	EX. ASPHALT TO BE REMOVED

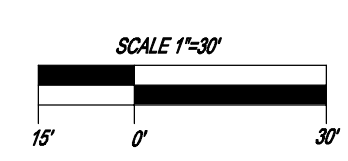


**OWNER**  
TRIPLE BELL FARMS, LLC  
198 LAUREL RACE TRACK RD  
LAUREL, MD 20725  
(301) 470-5494

**OWNER/DEVELOPER**  
20006 DELAWARE, INC.  
198 LAUREL RACE TRACK RD  
LAUREL, MD 20725  
(301) 470-5494

**EXISTING UTILITIES NOTE:**  
EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM EXISTING SITE DEVELOPMENT PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION ONLY.

**CONTRACTOR SHALL TEST PIT TO VERIFY EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES. TO MAINTAIN UNINTERRUPTED SERVICE AND TO PROVIDE REQUIRED CLEARANCES FOR ALL PROPOSED UTILITIES. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.**



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *Chad Edmondson* 11/16/2023

Chief, Division of Planning and Development: *Lynda Eversberg* 11/20/2023

Director: \_\_\_\_\_ DATE \_\_\_\_\_

NO. \_\_\_\_\_ REVISION \_\_\_\_\_ DATE \_\_\_\_\_

**SITE DEVELOPMENT PLAN**

**DEMOLITION PLAN**

**PADDOCK POINTE - PHASE 4**  
(FORMERLY KNOWN AS LAUREL PARK STATION)

368 APARTMENT UNIT  
PARCELS B-2, C-4 & K-2  
ZONED: TOD

TAX MAP: 50 BLOCK: 10  
5TH ELECTION DISTRICT

PARCEL 384  
HOWARD COUNTY, MARYLAND

**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

PROFESSIONAL CERTIFICATE

DESIGN BY: \_\_\_\_\_ DZE

DRAWN BY: \_\_\_\_\_ DZE

CHECKED BY: \_\_\_\_\_ RHV

DATE: OCT 2023

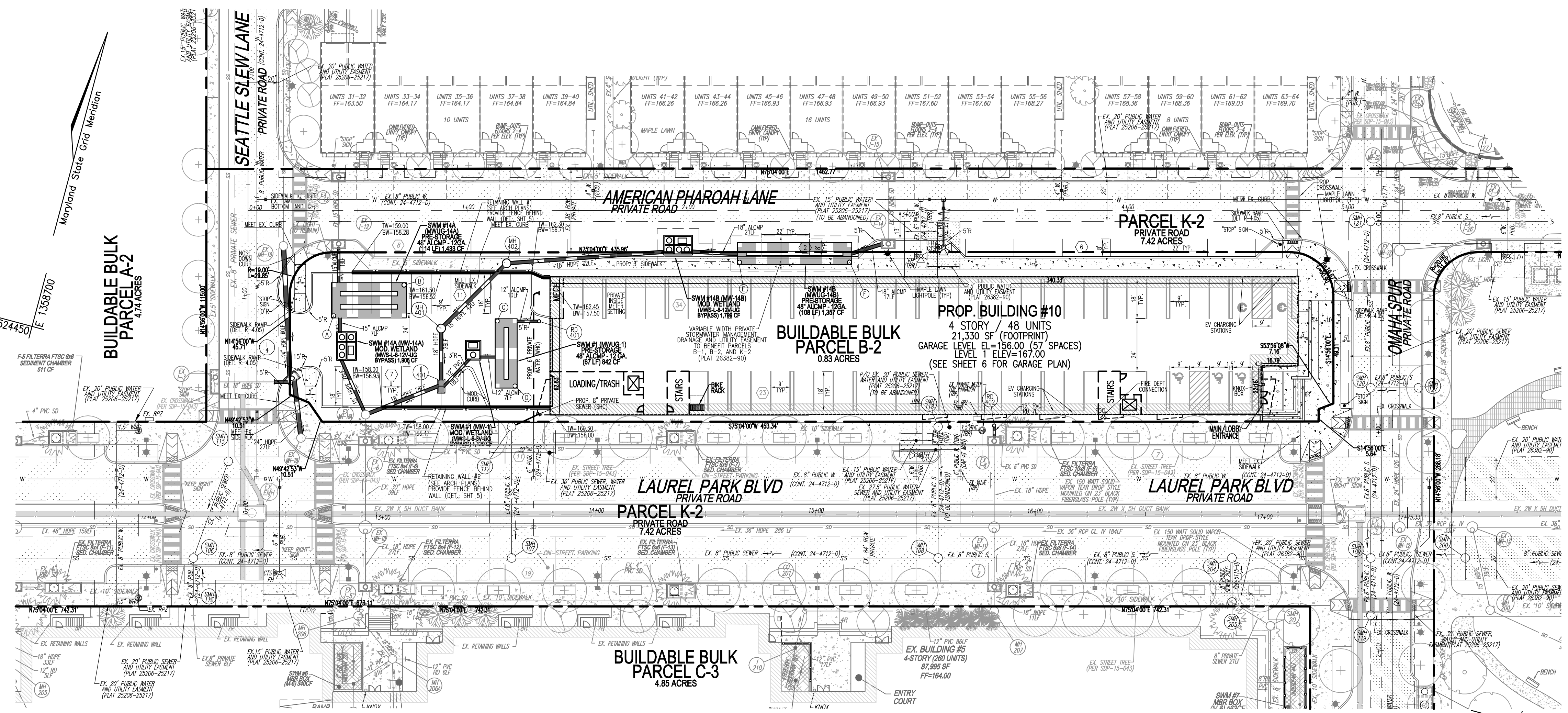
SCALE: AS SHOWN

W.O. NO.: 07-11/40111

2 OF 18

STATE OF MARYLAND  
ROBERT HARRIS  
No. 16193  
REGISTERED PROFESSIONAL ENGINEER

ROB VOGEL  
REGISTERED PROFESSIONAL ENGINEER, PE No. 16193



PLAN VIEW  
SCALE: 1"=30'

LEGEND:

- EXISTING CURB AND GUTTER
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING MAILBOX
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPERTY LINE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED STREET LIGHT
- EX. TREES
- EX. PUBLIC SEWER, WATER AND UTILITY EASEMENT PLAT# 25206-25217
- EX. PUBLIC WATER AND UTILITY EASEMENT PLAT# 26382-90
- ELECTRIC CHARGING STATION PARKING SPACE
- PROPOSED BUILDING

ALL STORM DRAINS AND STORMWATER MANAGEMENT FACILITIES INCLUDING MODULAR WETLAND TO PRIVATELY OWNED AND MAINTAINED.

EXISTING UTILITIES NOTE:  
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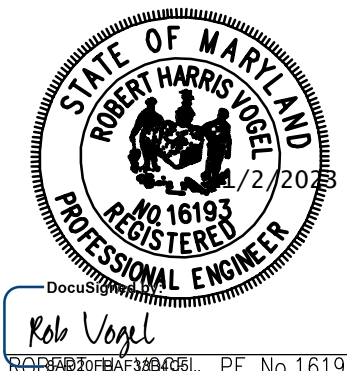
OWNER  
TRIPLE BELL FARMS, LLC  
198 LAUREL RACE TRACK RD  
LAUREL, MD 20725  
(301) 470-5494

OWNER/DEVELOPER  
20006 DELAWARE, INC.  
198 LAUREL RACE TRACK RD  
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NO.	REVISION	DATE

SITE DEVELOPMENT PLAN  
LAYOUT SHEET  
PADDOCK POINTE - PHASE 4  
(FORMERLY KNOWN AS LAUREL PARK STATION)  
188 APARTMENT UNITS  
PARCELS B-2, C-4 & K-2  
ZONED: TOD  
TAX MAP: 50 BLOCK: 10  
6TH ELECTION DISTRICT  
PARCEL 384  
HOWARD COUNTY, MARYLAND

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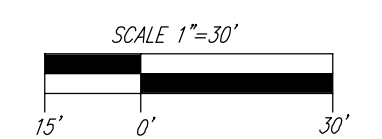


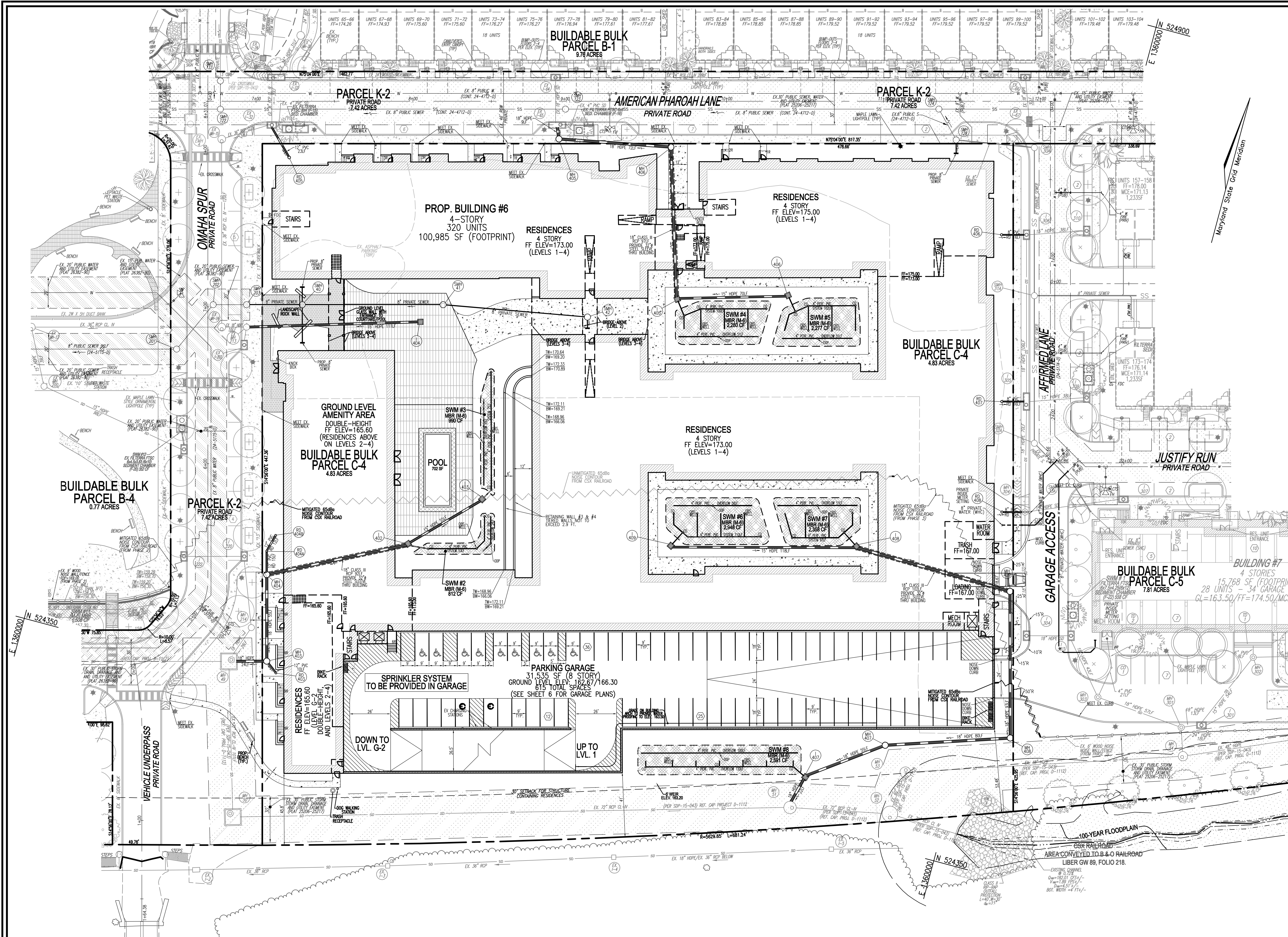
DESIGN BY: DZE  
DRAWN BY: DZE  
CHECKED BY: RHY  
DATE: OCT 2023  
SCALE: AS SHOWN  
W.O. NO.: 07-11/40111

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2024

3 OF 18

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Developed by: *Chad Edmondson* 11/16/2023  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 11/19/2023  
CHIEF, DIVISION OF PLANNING & DEVELOPMENT  
DATE: 11/20/2023  
DIRECTOR: *Linda Eisenberg* DATE:





**LEGEND:**

	EXISTING CURB AND GUTTER
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING MAILBOX
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
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	EXISTING TREE LINE
	EXISTING FENCE
	PROPERTY LINE
	EXISTING STREAM
	EXISTING STREAM BUFFER
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN INLET
	PROPOSED SIDEWALK
	PROPOSED CURB
	PROPOSED STREET LIGHT
	EX. TREES
	UNMITIGATED EROSION AND UTILITY EASEMENT FROM CSX RAILROAD
	EX. 100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
	EX. PUBLIC SEWER, WATER AND UTILITY EASEMENT PLATFORM 25206-25217
	EX. PUBLIC SEWER, WATER AND UTILITY EASEMENT PLATFORM 26382-26390
	ELECTRIC CHARGING STATION PARKING SPACE
	PROPOSED BUILDING

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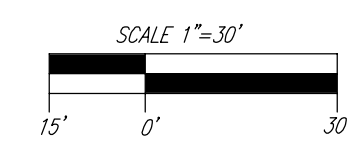
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Developed by: *Chad Edmondson* 11/16/2023  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
CHIEF, DIVISION OF PLANNING AND DEVELOPMENT DATE  
*Lynnda Eversberg* 11/20/2023  
DIRECTOR DATE

PLAN VIEW  
SCALE: 1"=30'



NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**LAYOUT SHEET**  
**PADDOCK POINTE - PHASE 4**  
(FORMERLY KNOWN AS LAUREL PARK STATION)  
368 APARTMENT UNITS  
PARCELS B-2, C-4 & K-2  
ZONED: TOD  
PARCEL 384  
HOWARD COUNTY, MARYLAND

TAX MAP: 50 BLOCK: 10  
5TH ELECTION DISTRICT

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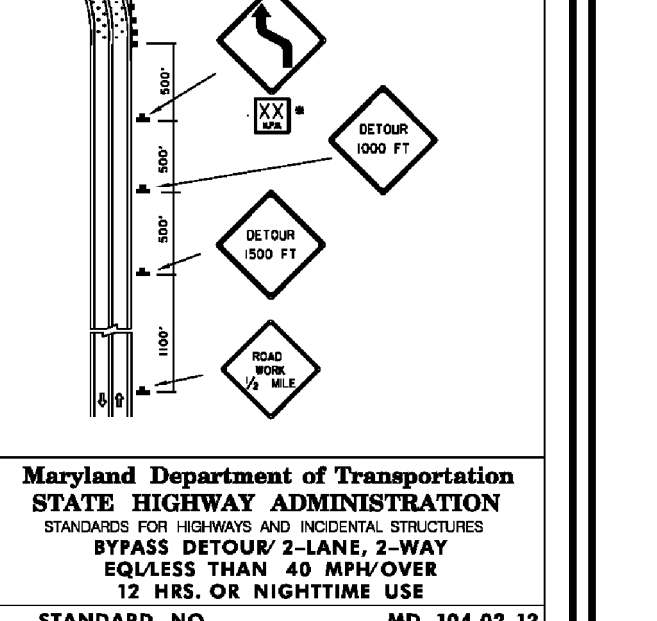
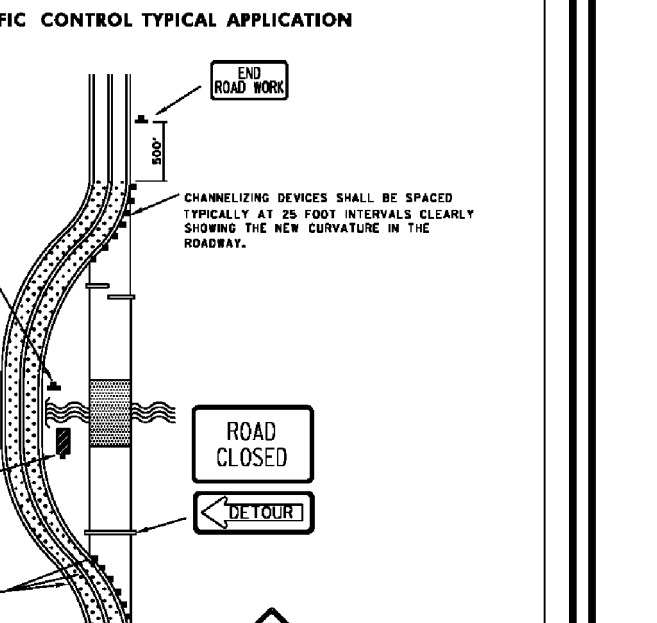
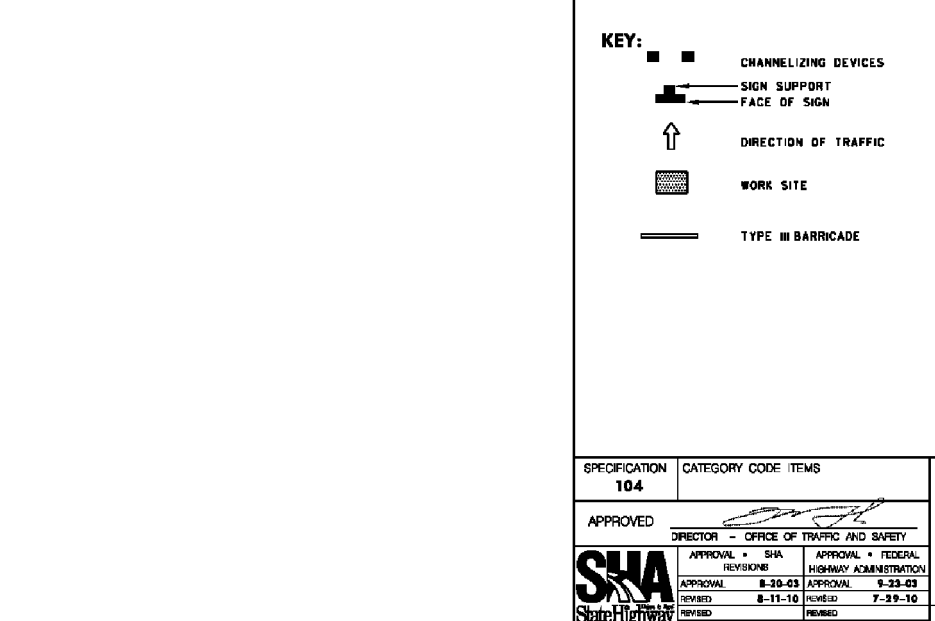
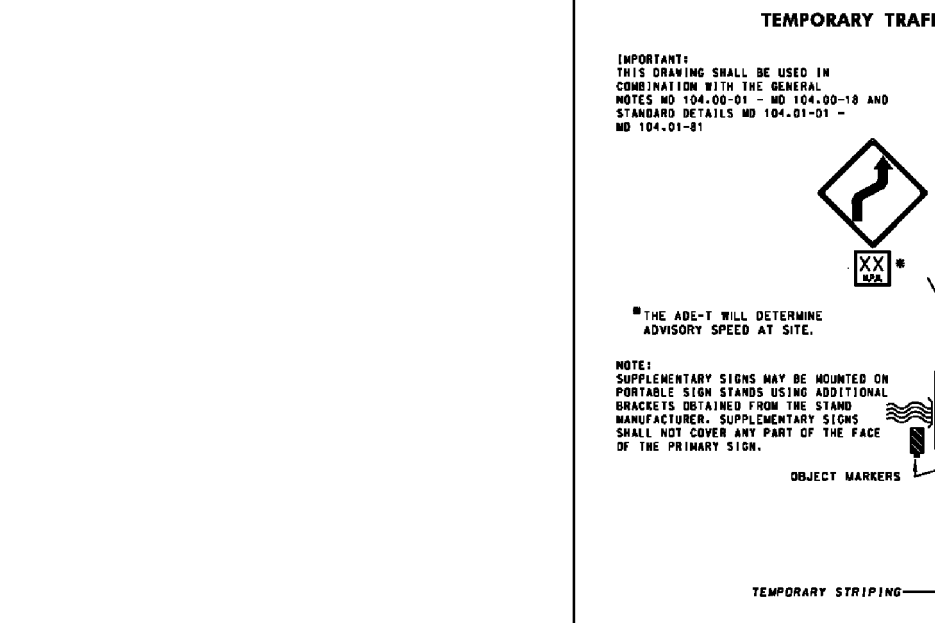
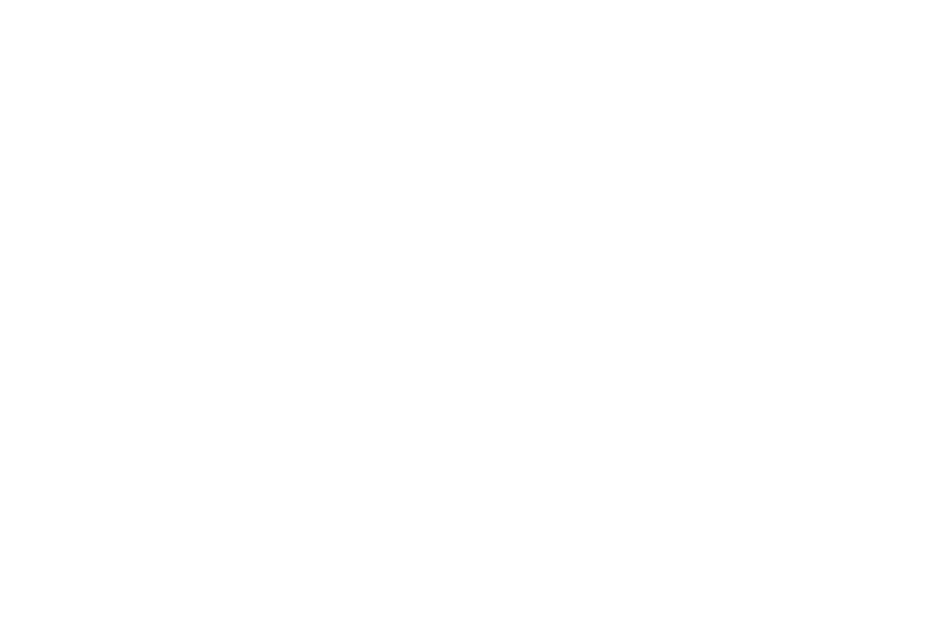
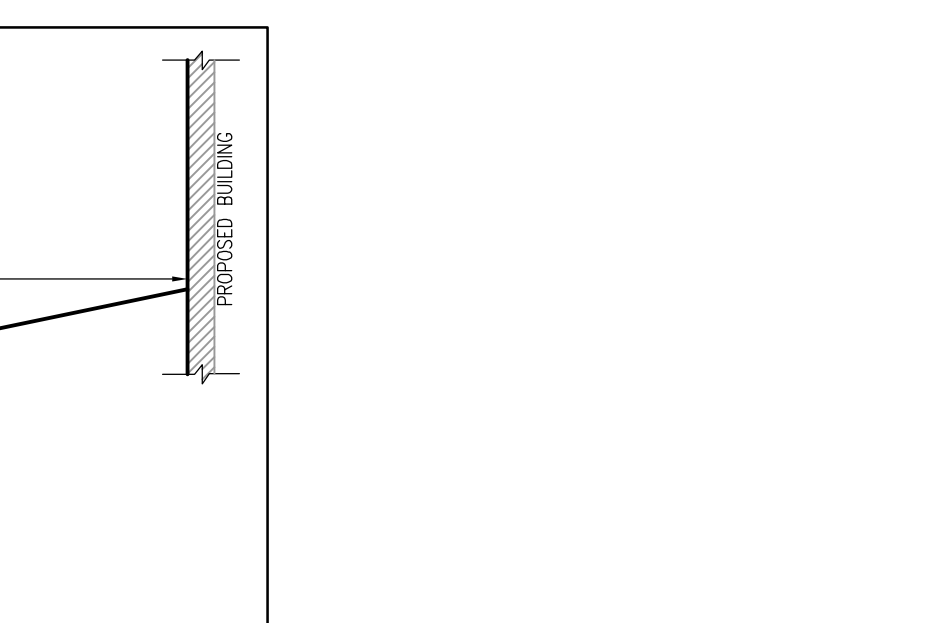
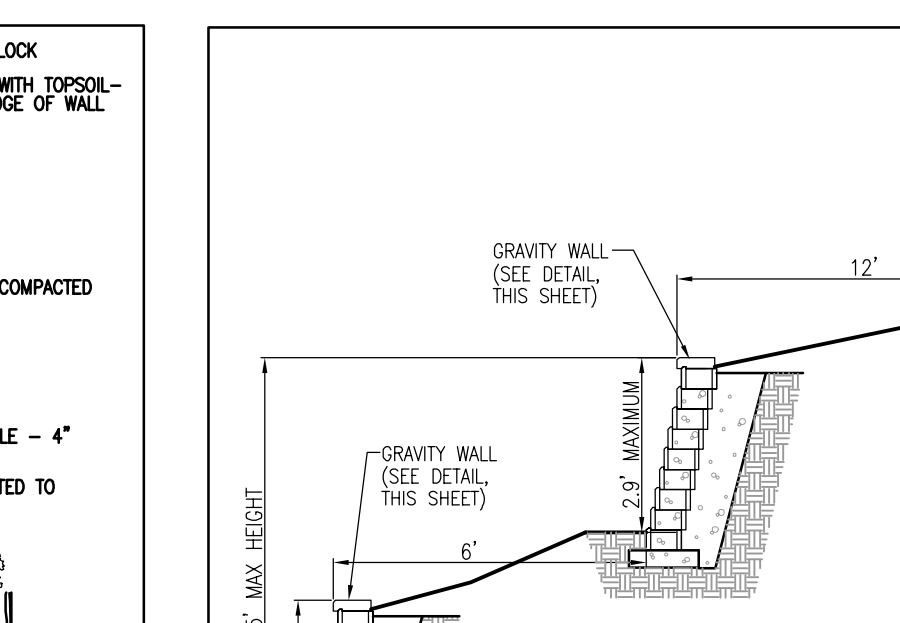
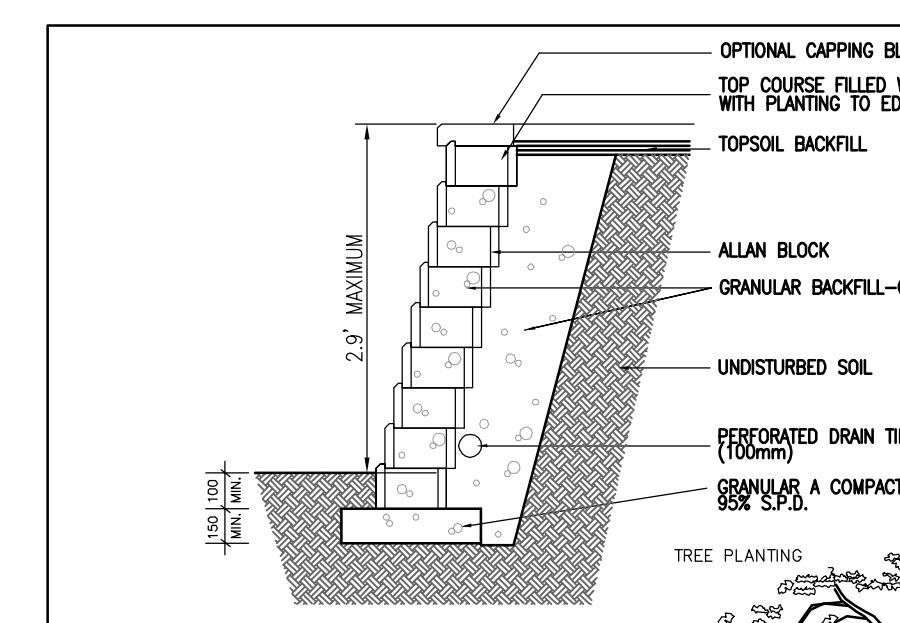
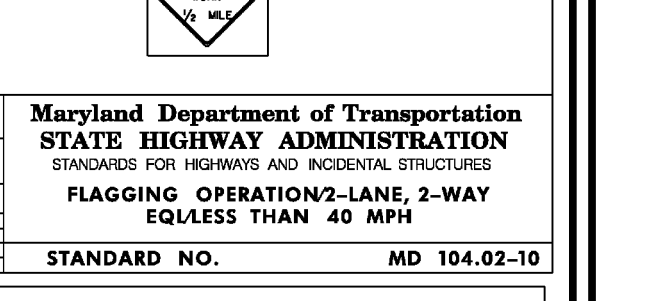
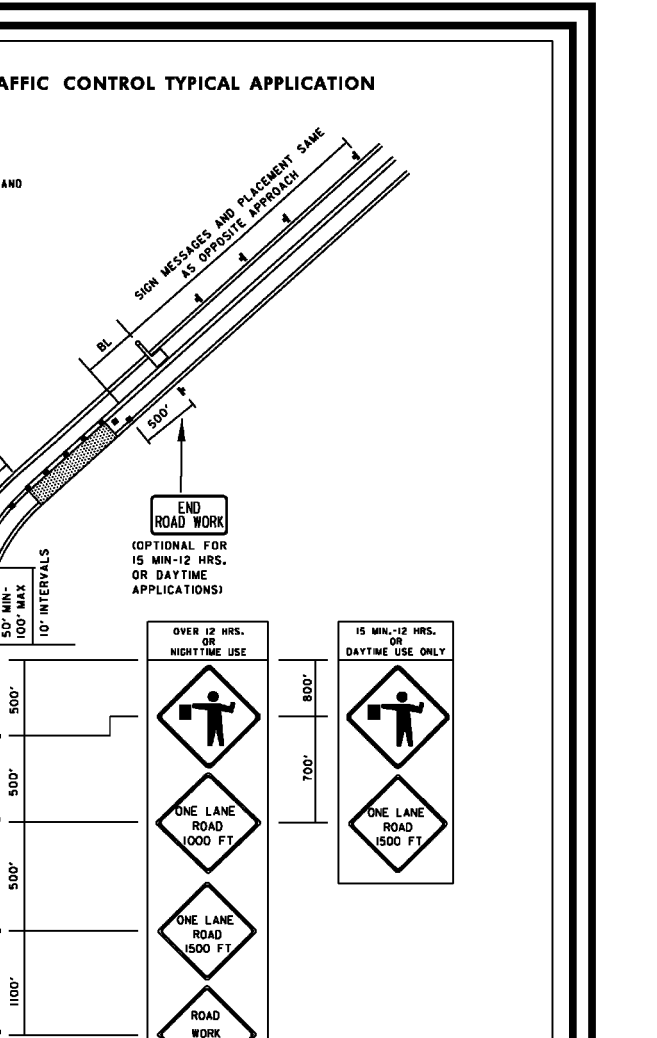
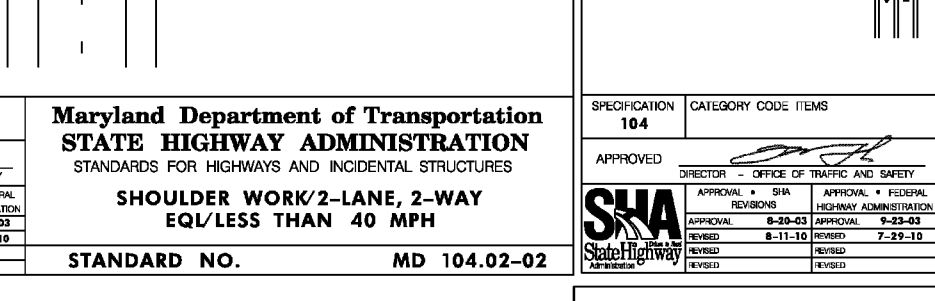
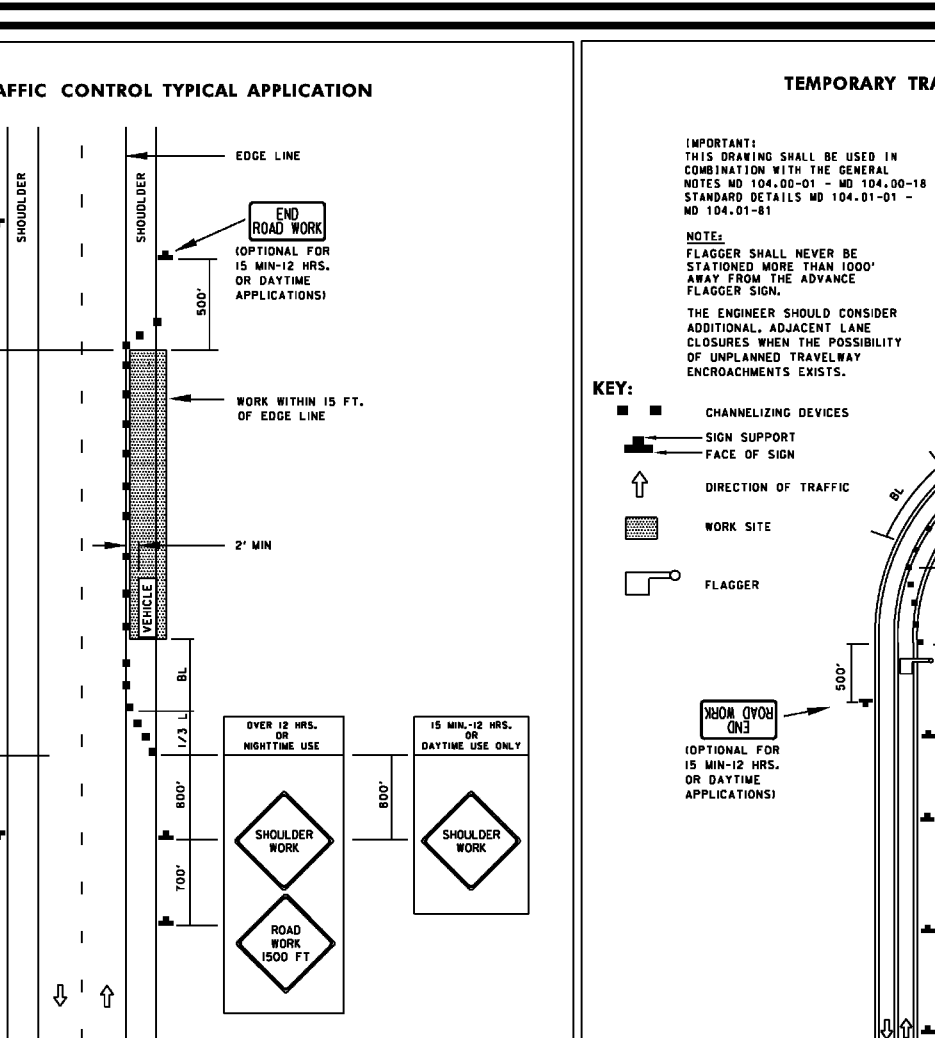
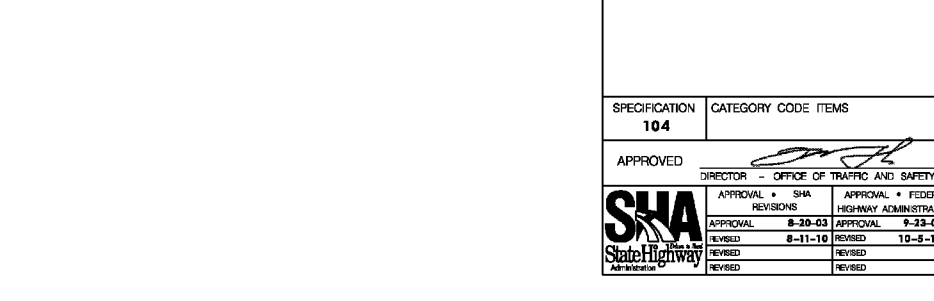
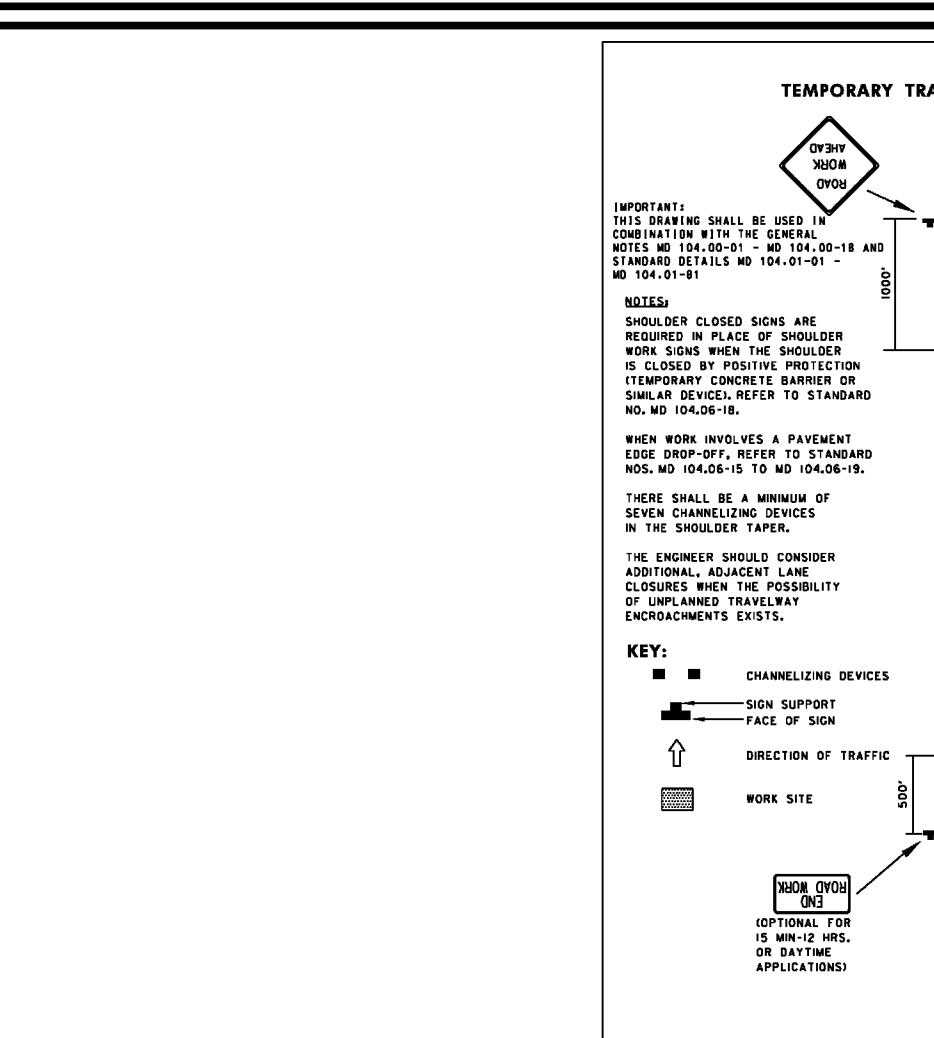
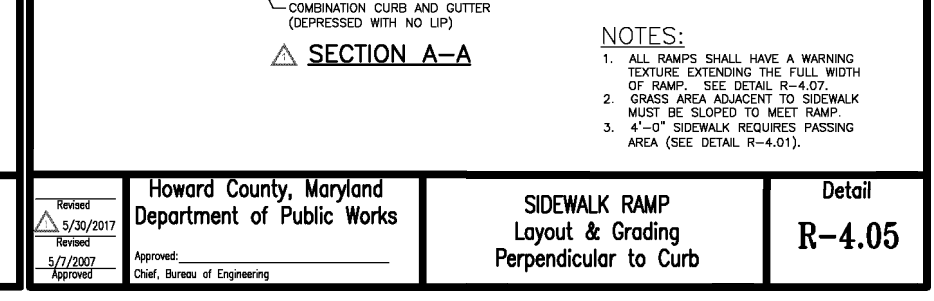
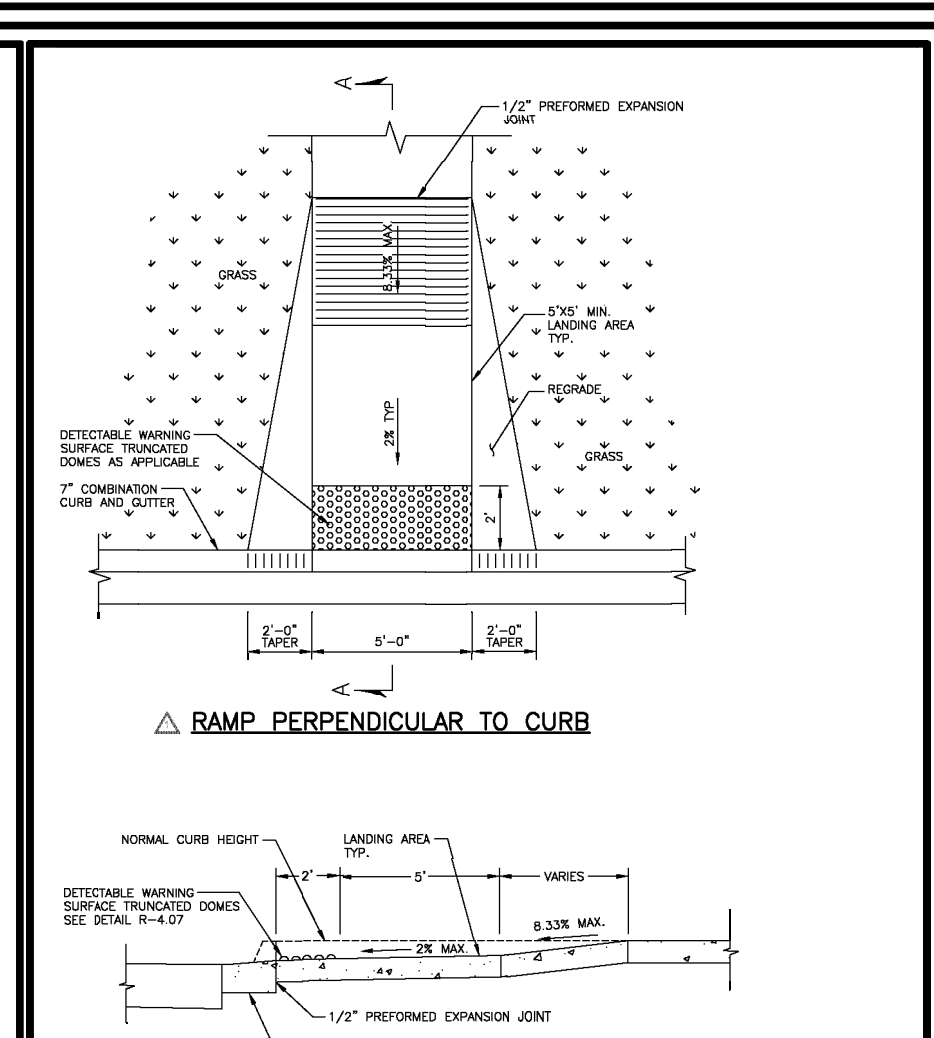
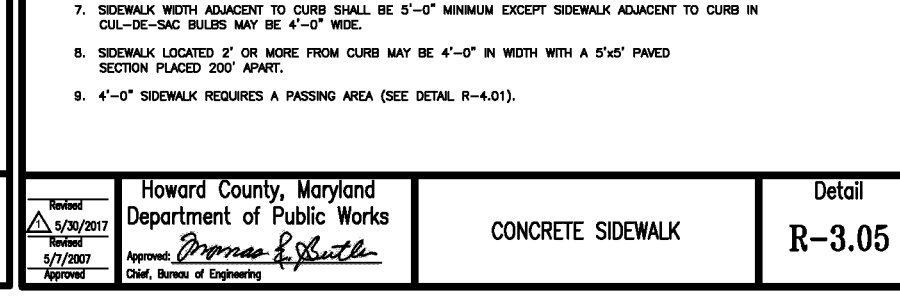
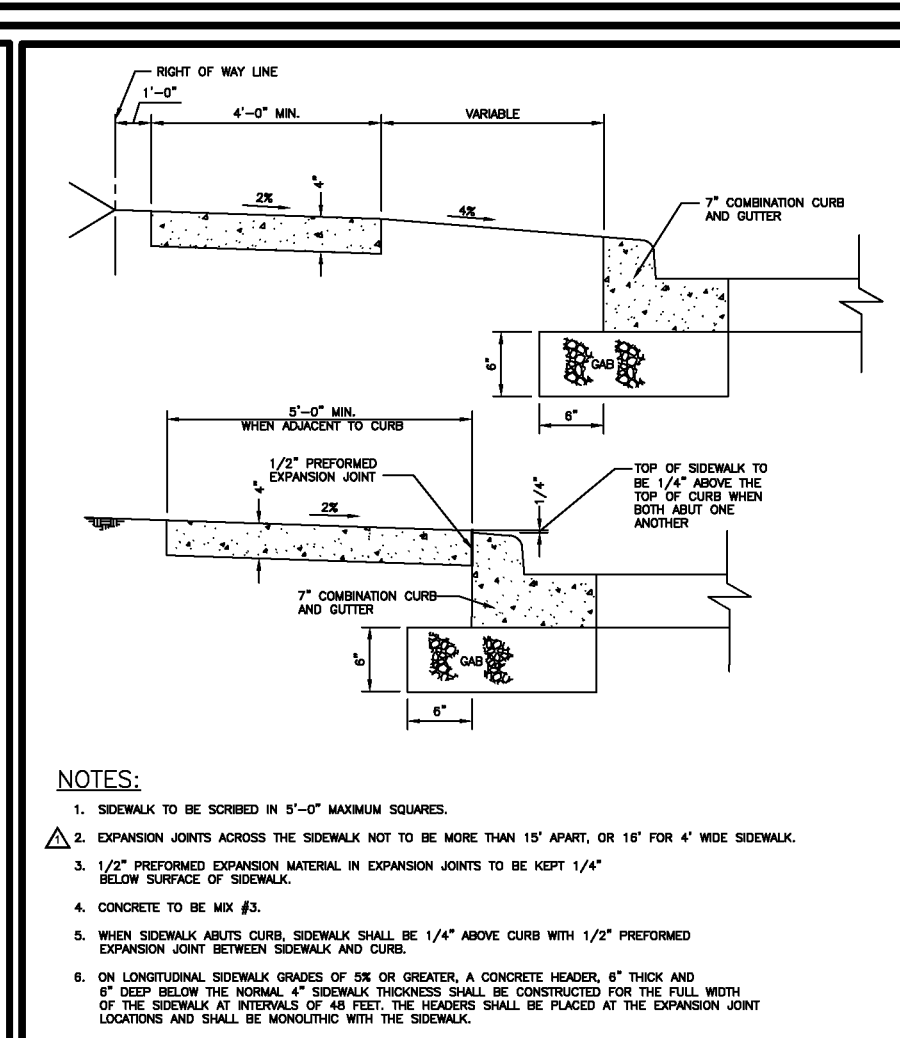
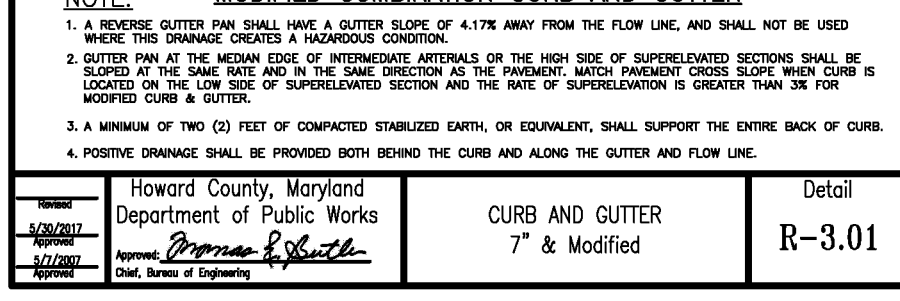
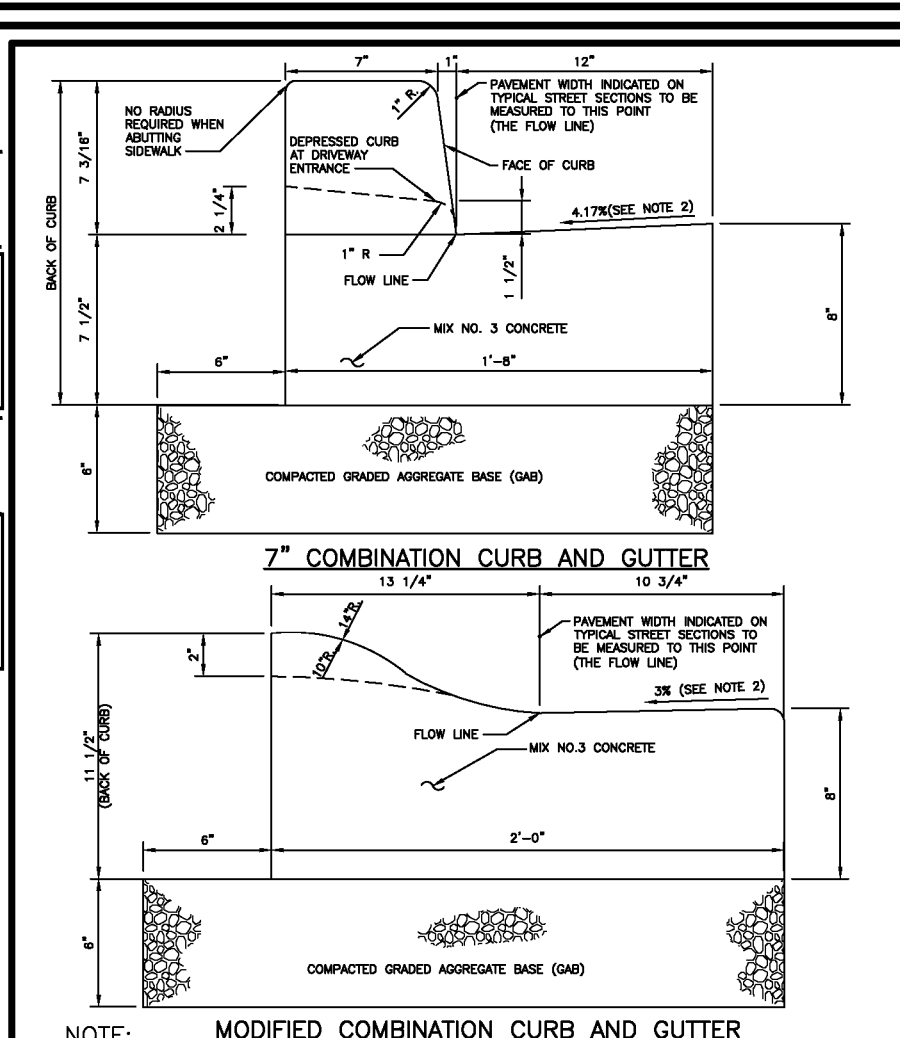
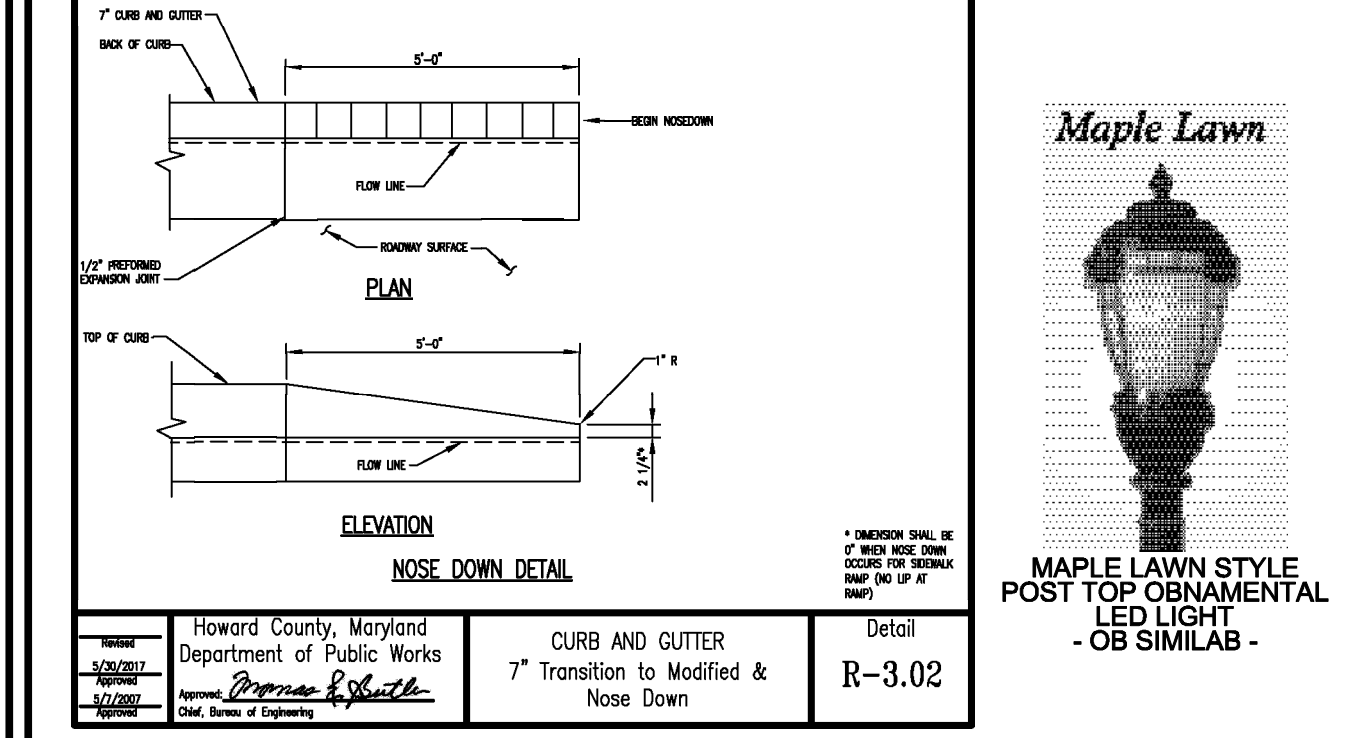
DESIGN BY: \_\_\_\_\_ DZE  
DRAWN BY: \_\_\_\_\_ DZE  
CHECKED BY: \_\_\_\_\_ RHV  
DATE: OCT 2023  
SCALE: AS SHOWN  
W.O. NO.: 07-11/40111

**4** OF **18**

STATE OF MARYLAND  
ROBERT H. VOGEL, PE No. 16193

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA STANDARD SPECIFICATIONS (CSS)		MIN. SUPERELEVATION WITH GAB	SUPERELEVATION WITH CONSTANT GAB
		3 TO 4	5 TO 7		
P-1	PARKING DRIVE AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	PREPARED MATERIAL (DICHES)	1.5	1.5	1.5
		SUPERELEVATION PER FINISH SURFACE 8.5 MM PG 84-225, LEVEL 1 (ESA)	1.5	1.5	1.5
P-2	PARKING DRIVE AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	PREPARED MATERIAL (DICHES)	1.5	1.5	1.5
		SUPERELEVATION PER FINISH SURFACE 8.5 MM PG 84-225, LEVEL 1 (ESA)	1.5	1.5	1.5
P-3	PARKING DRIVE AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	PREPARED MATERIAL (DICHES)	1.5	1.5	1.5
		SUPERELEVATION PER FINISH SURFACE 8.5 MM PG 84-225, LEVEL 1 (ESA)	1.5	1.5	1.5
P-4	PARKING DRIVE AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	PREPARED MATERIAL (DICHES)	1.5	1.5	1.5
		SUPERELEVATION PER FINISH SURFACE 8.5 MM PG 84-225, LEVEL 1 (ESA)	1.5	1.5	1.5

NOTE: ALL PAVING SECTIONS TO BE APPROVED BY THE GEOTECH PRIOR TO CONSTRUCTION.



**Key-Link Fencing & Railing, Inc.**  
 260 Jahn Dr. - New Holland, PA 17357  
 Tel: 888.704.7130 - Fax: 717.355.7139  
 keylinkonline.com

**Fence #12014**

- 4 - Commercial
- 1 - Ficket Top
- 2 - Flash Bottom
- 0 - No Bottom Mid Rail
- 1 - Three Top Mid Rail
- 4 - Quad Ficket Top

Section Width: 8"  
 Fence Height: 42"  
 Intersect Height: 42"  
 Minimum Height for Area Code: 24"

**Stock Color Options**

- Gloss Black
- Gloss White
- Gloss Bronze

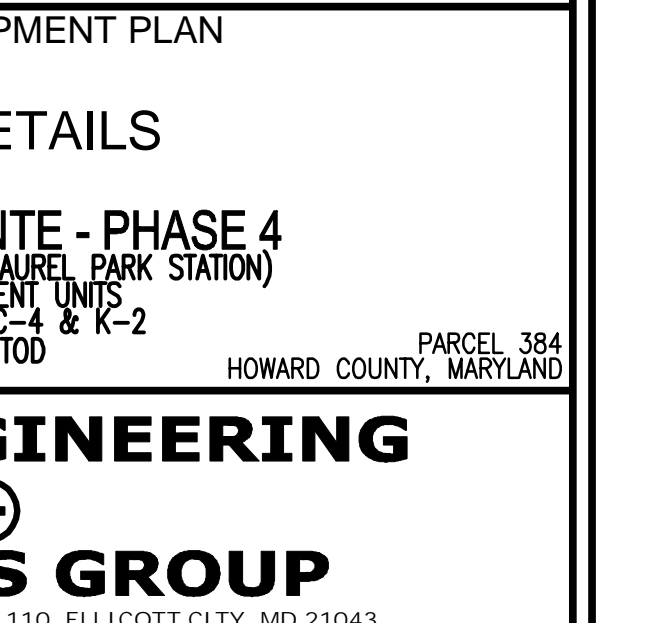
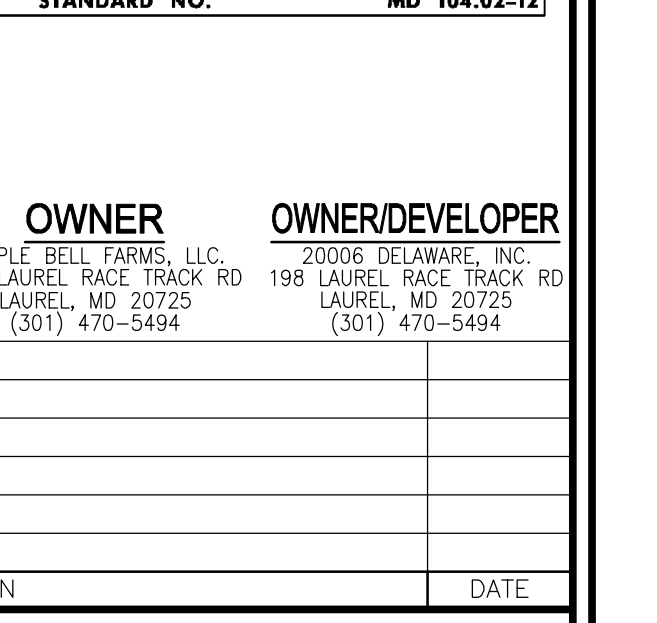
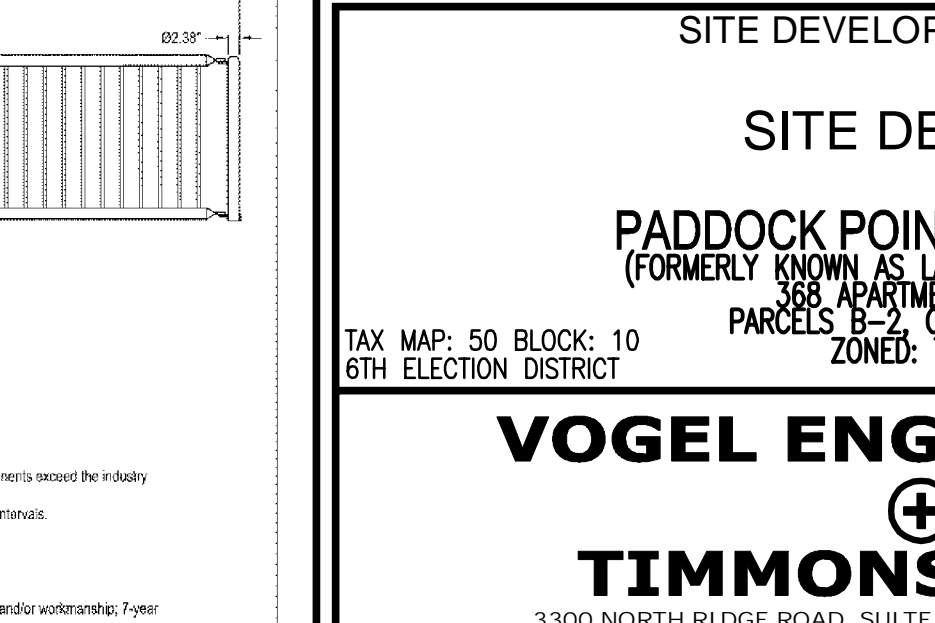
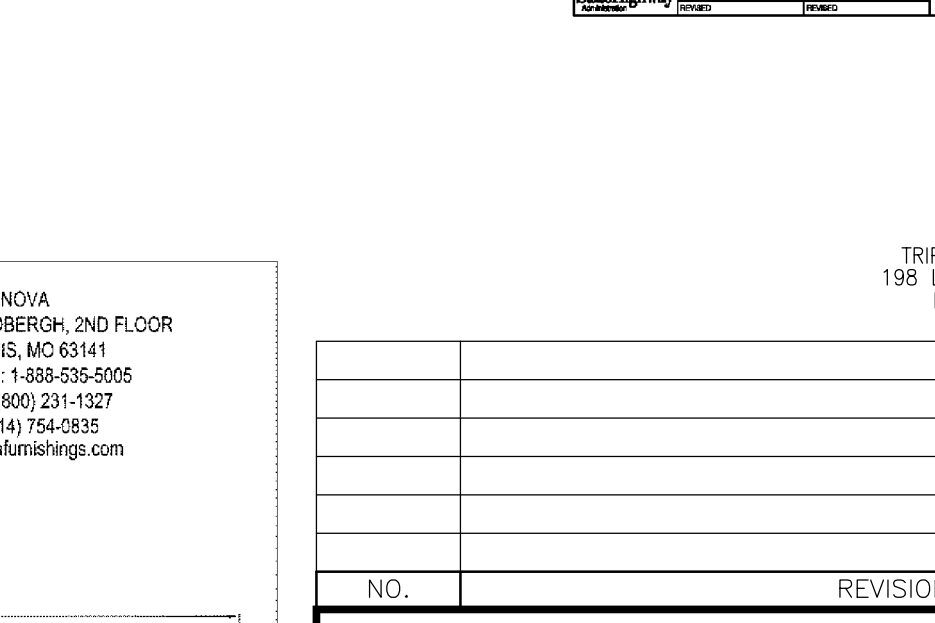
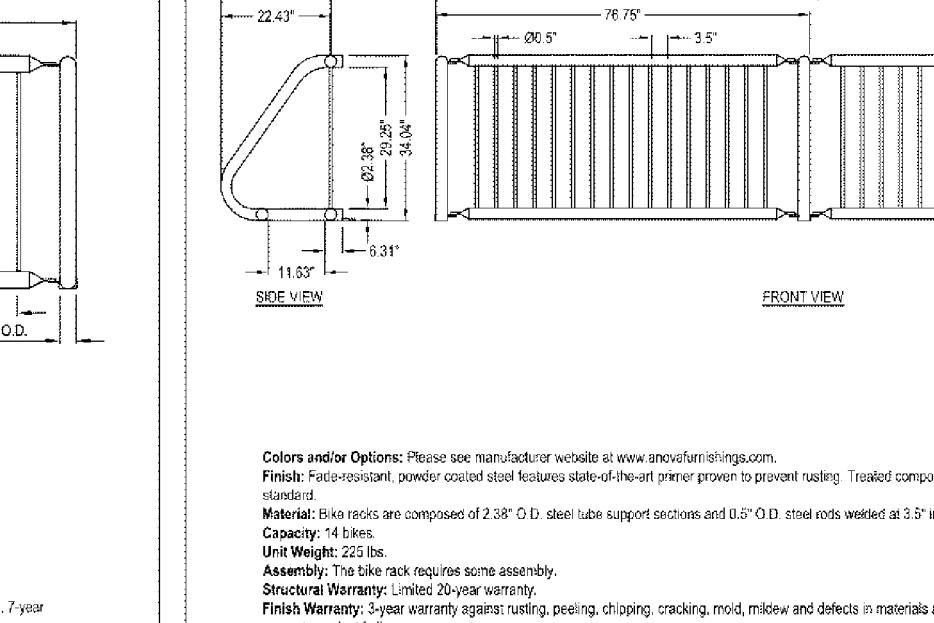
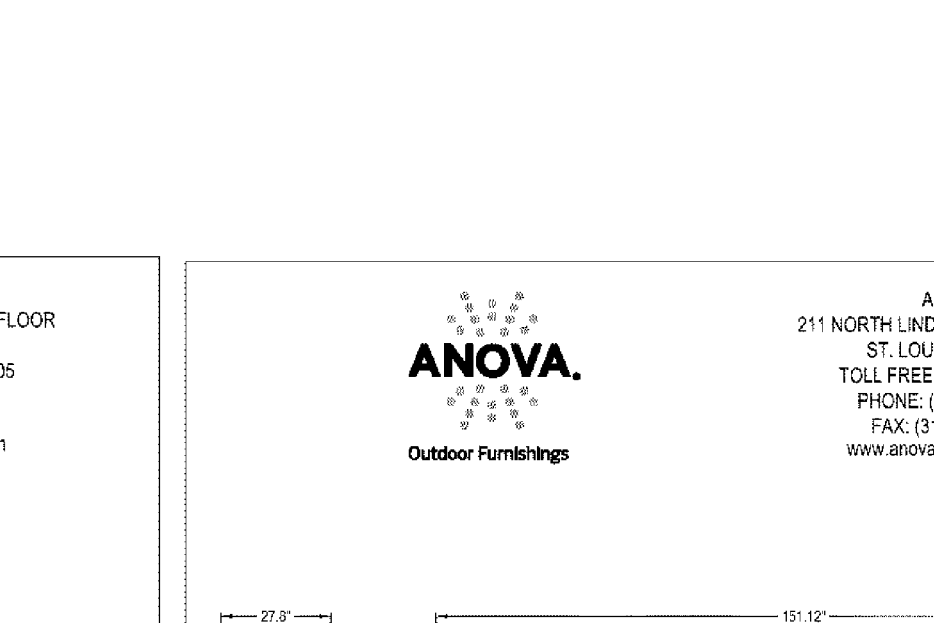
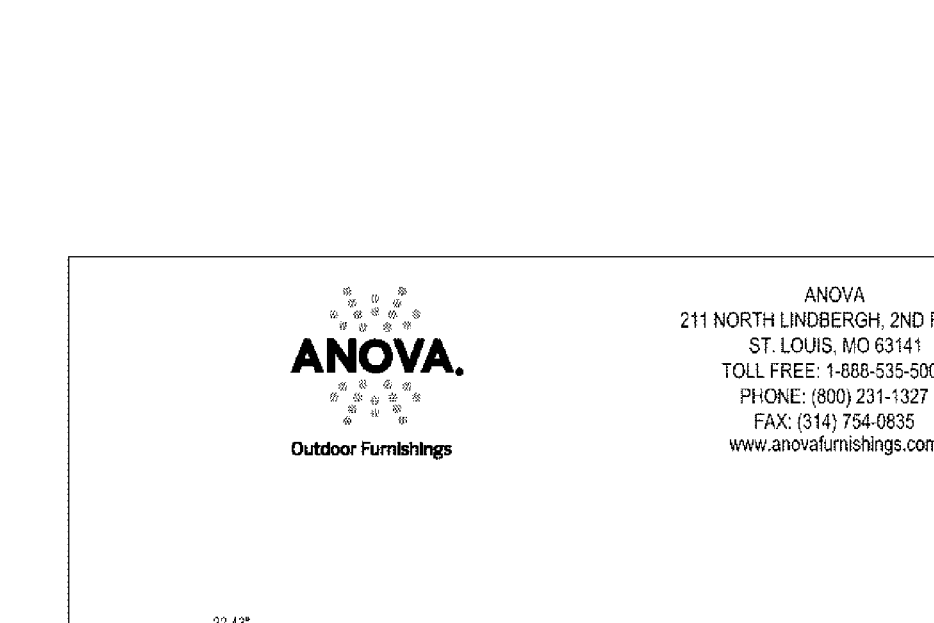
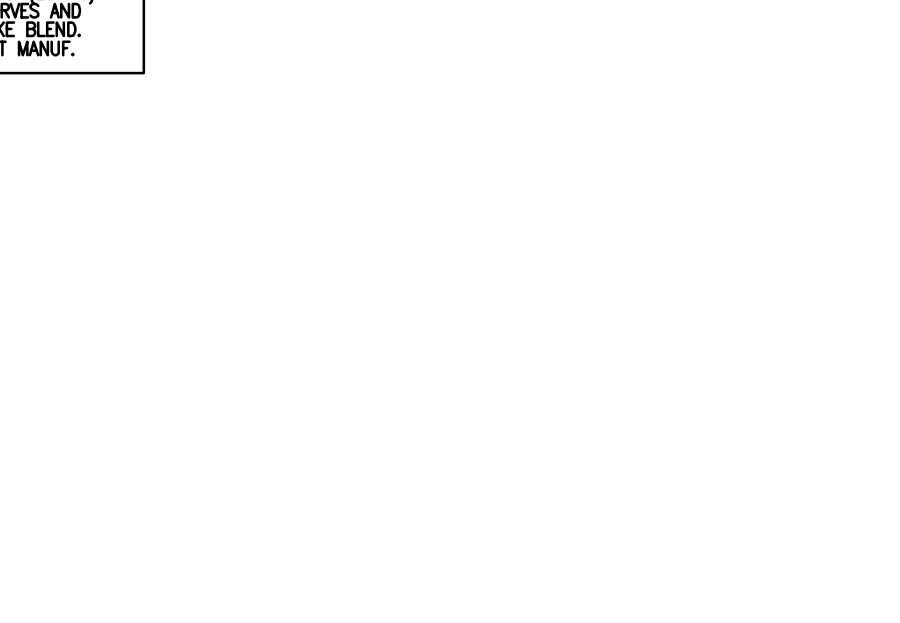
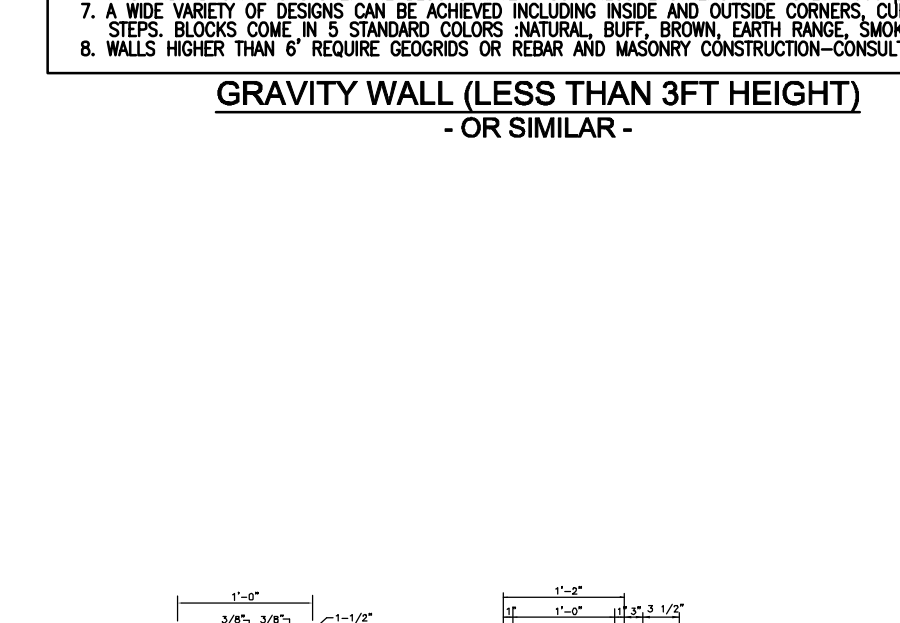
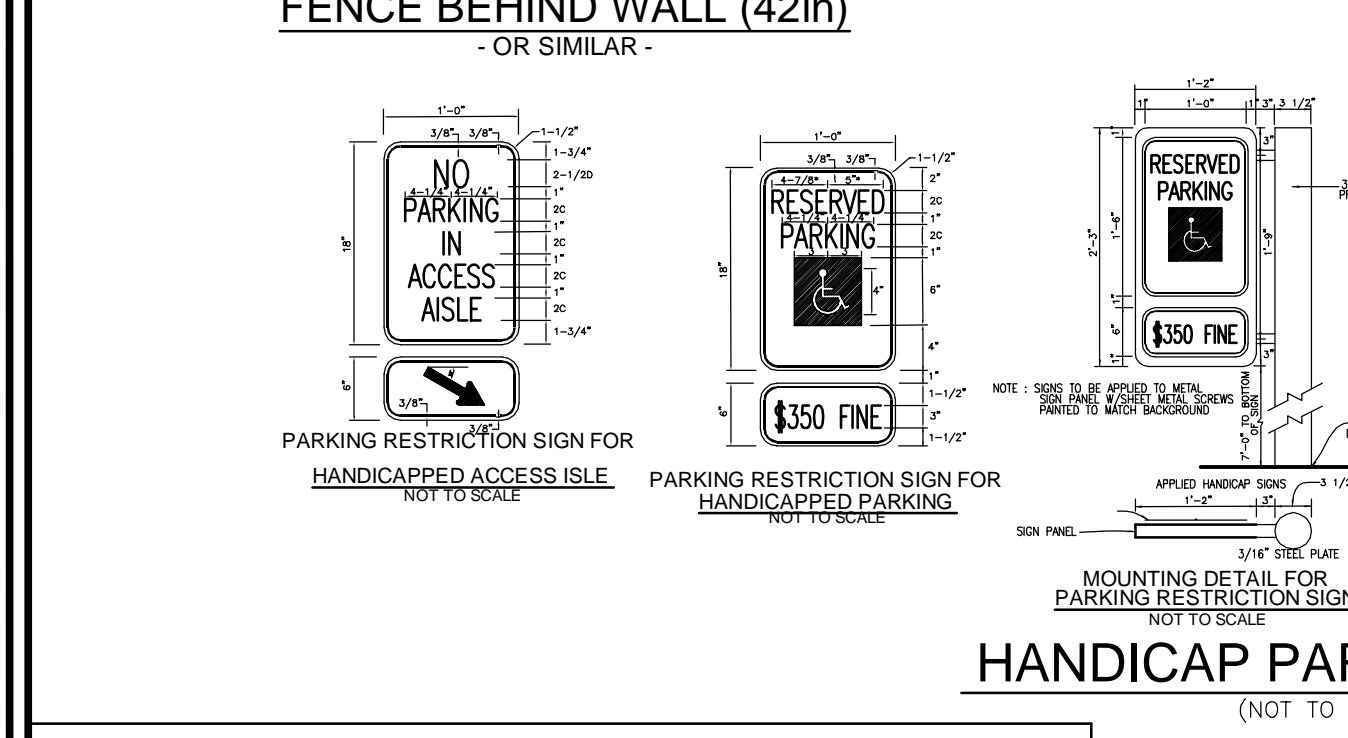
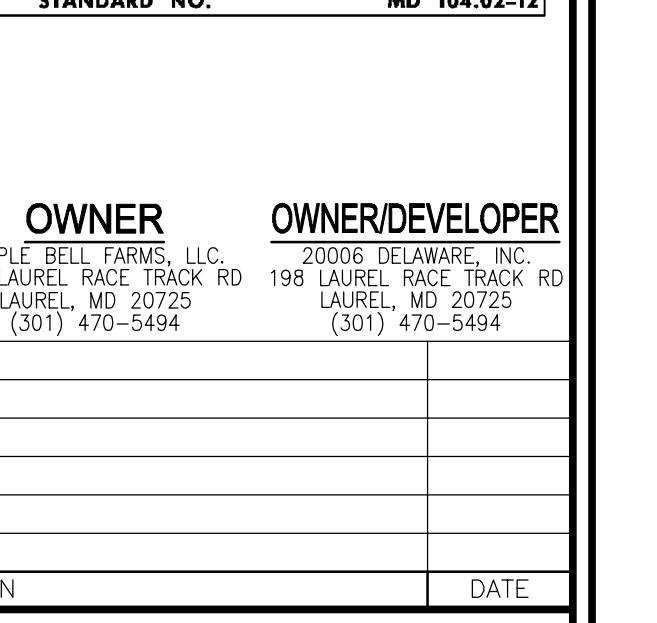
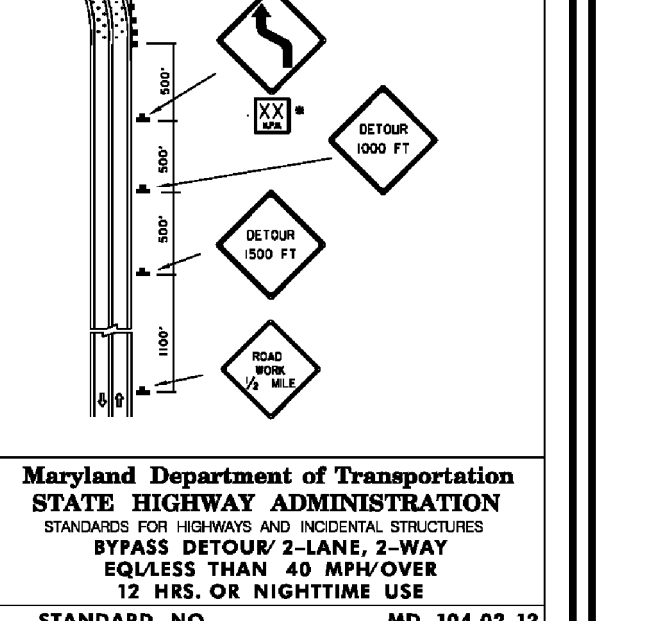
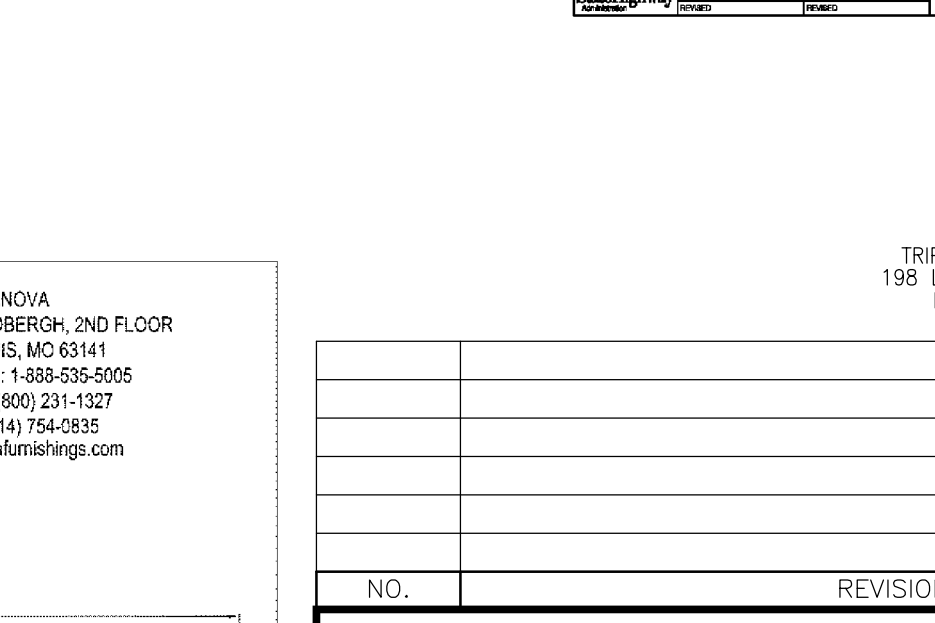
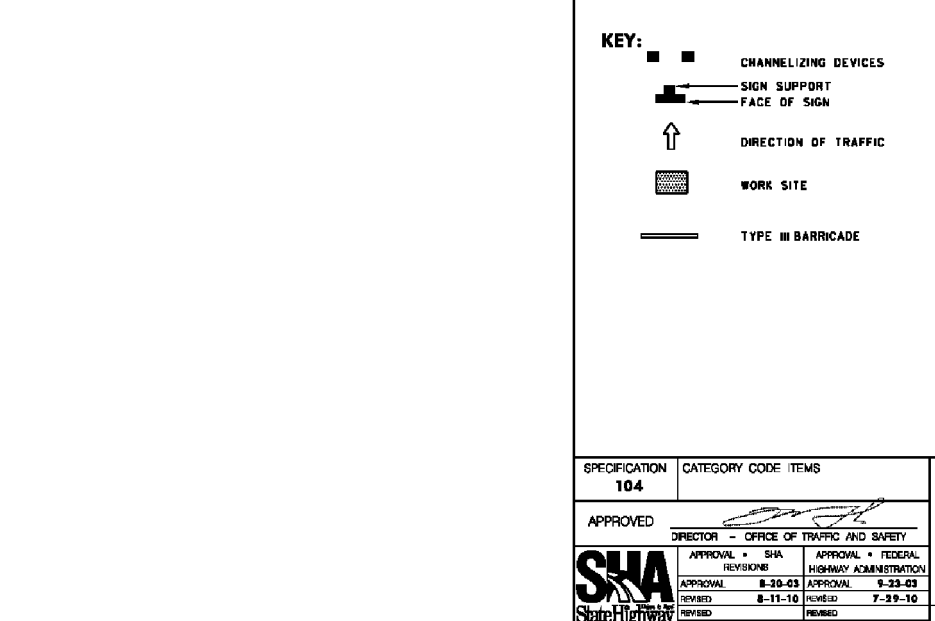
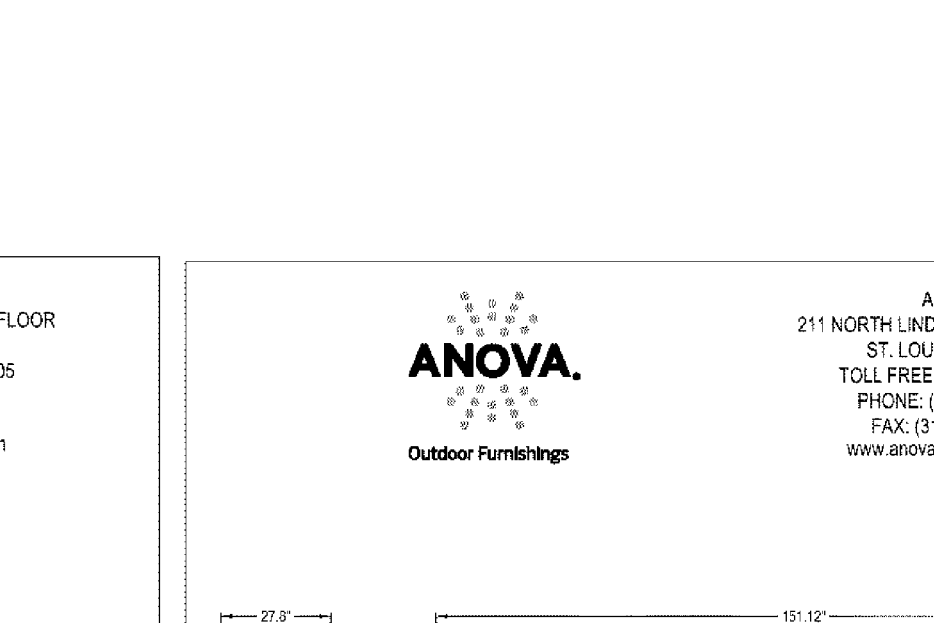
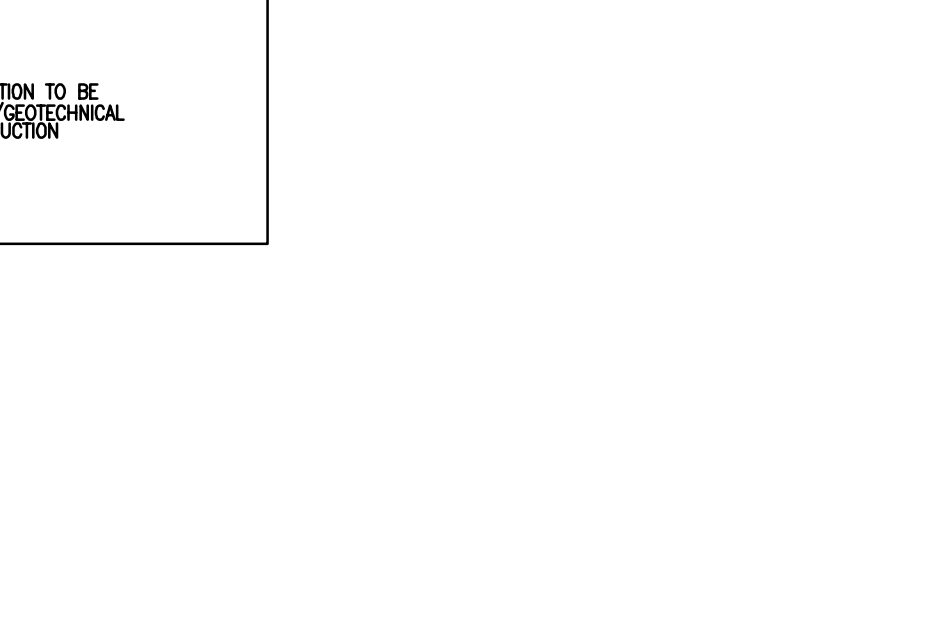
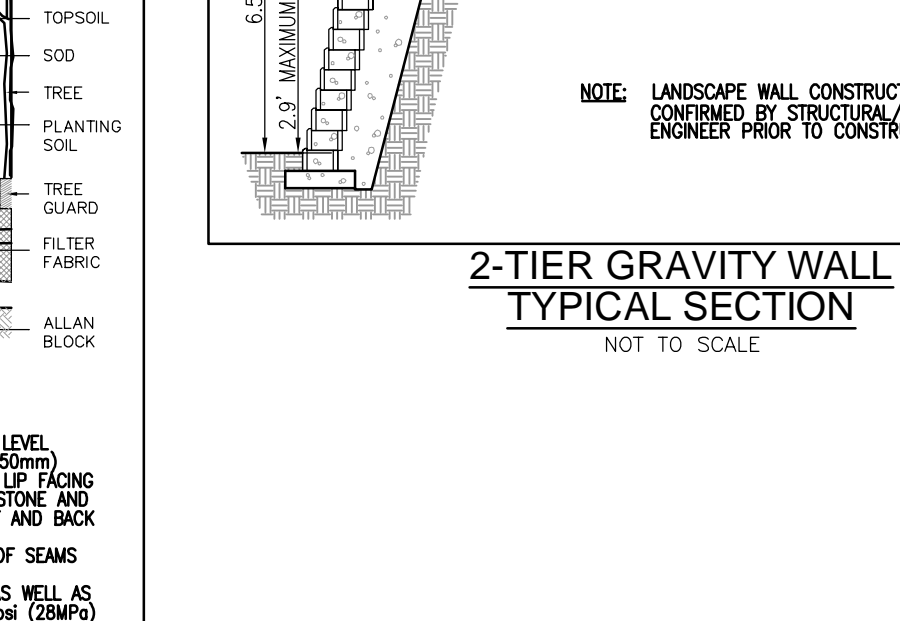
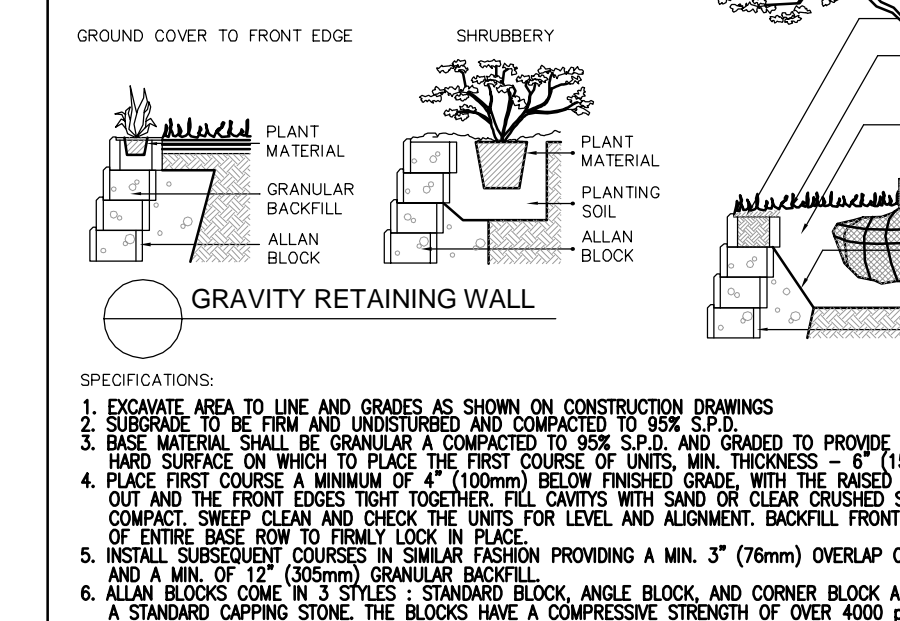
**Special Order Color Options**

- Textured Black
- Textured Bronze
- Textured Silver
- Textured White
- Hunter Green
- Redwood
- Kona
- Checkered Walnut

**Post Cap Options**

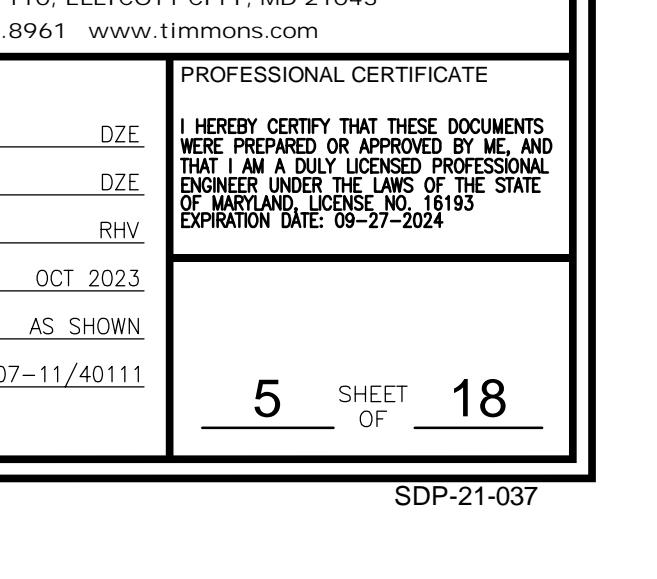
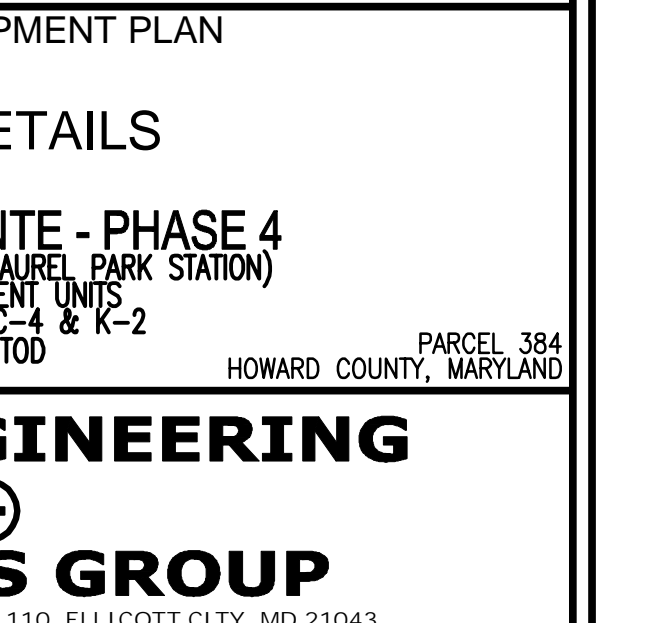
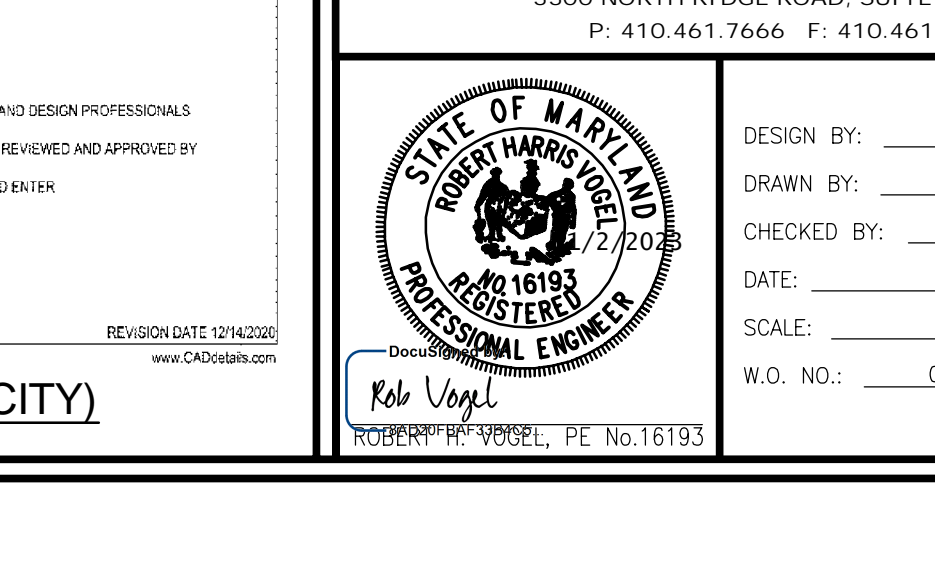
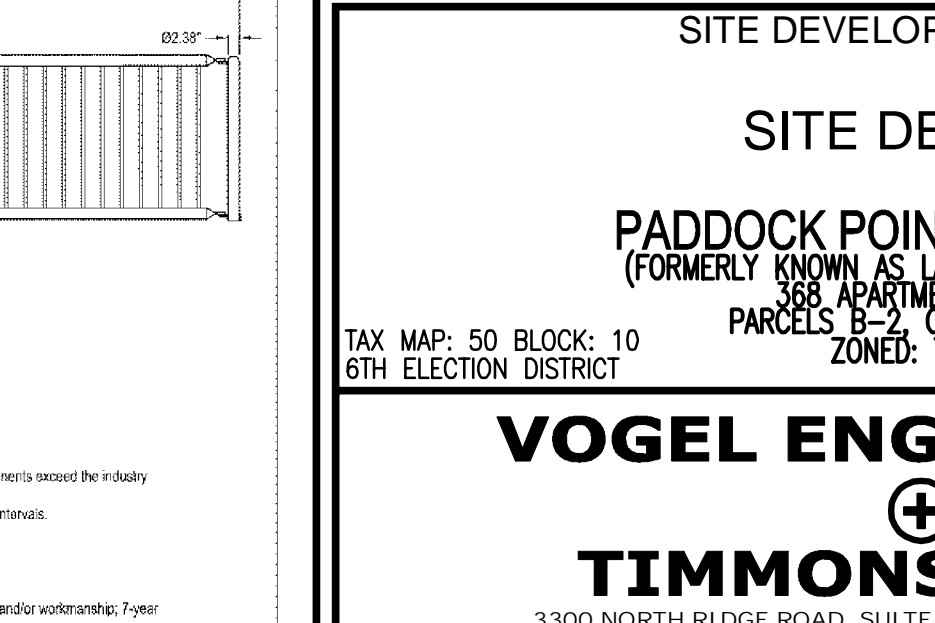
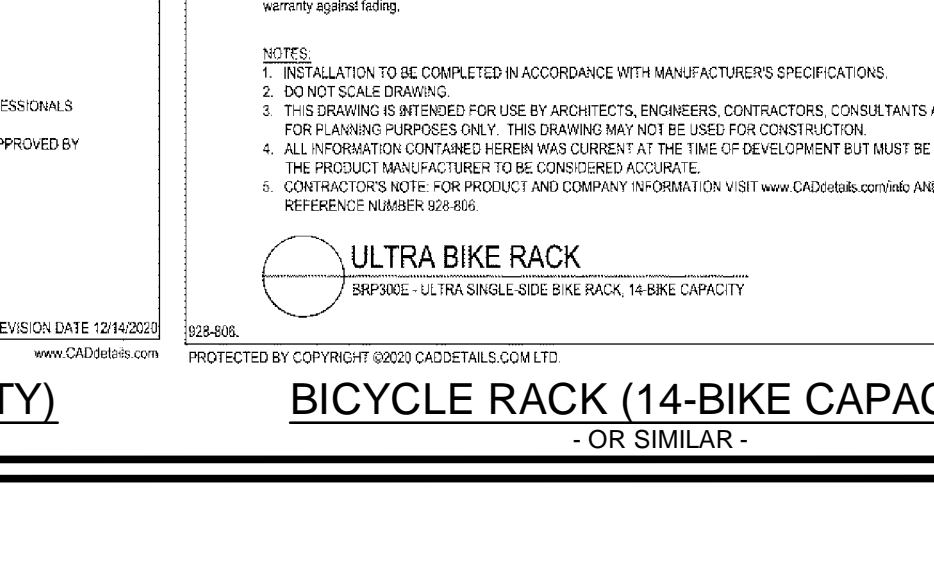
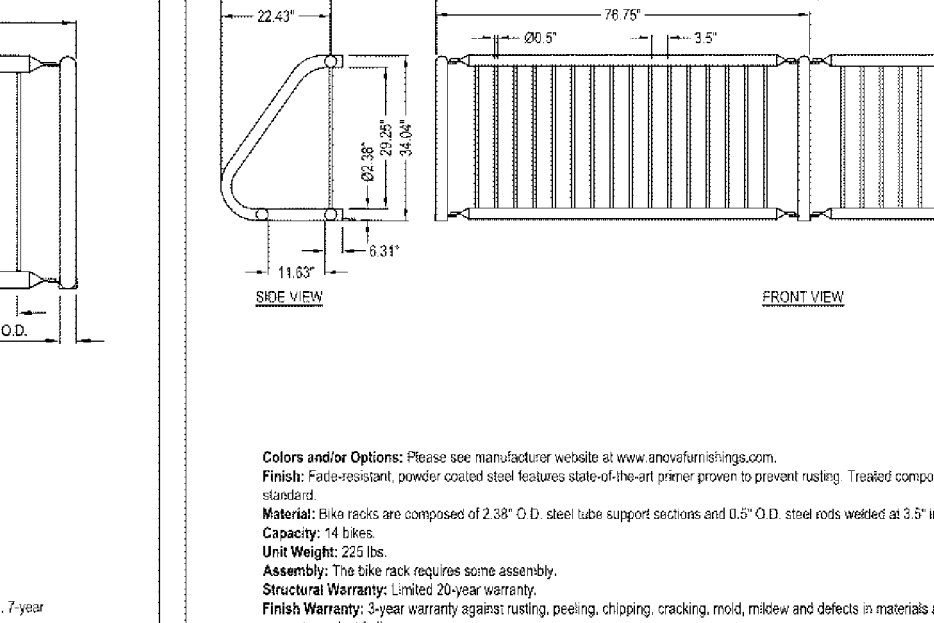
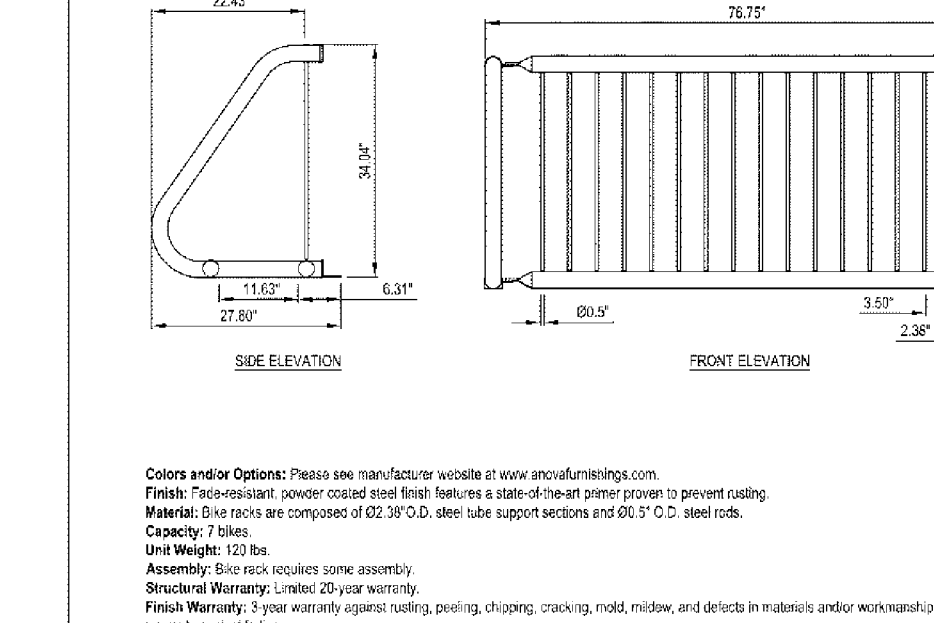
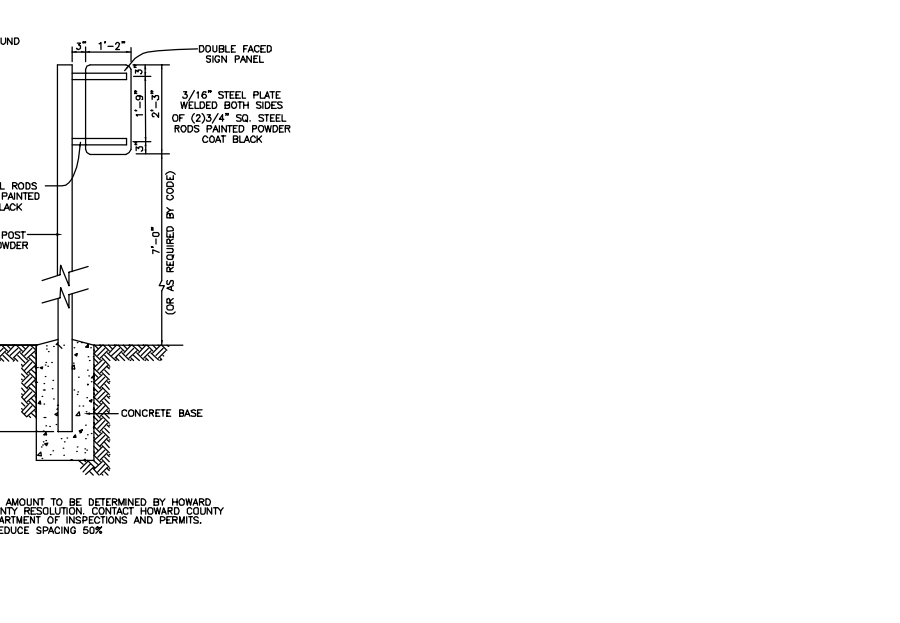
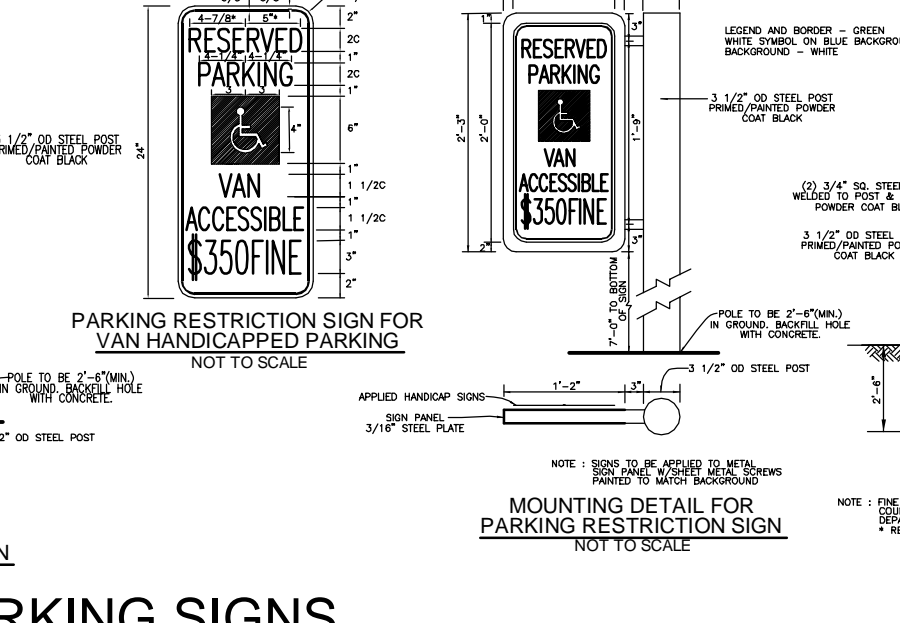
- Flat Cap
- Ball Cap

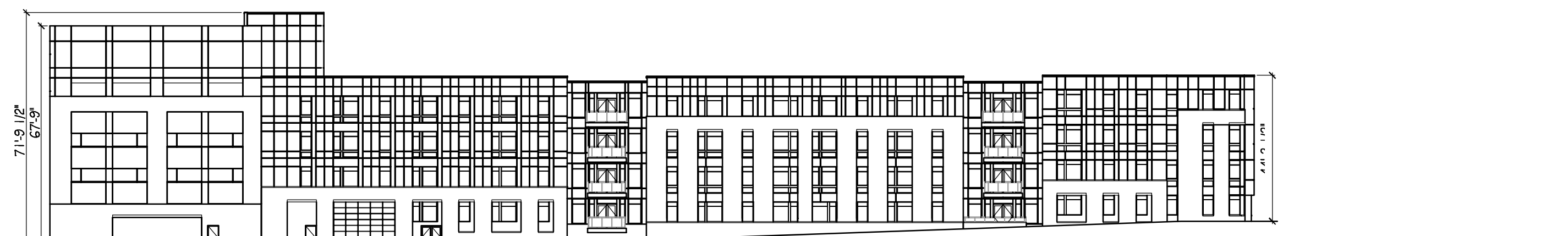
**Modern & Contemporary Aluminum FENCE BEHIND WALL (42in) - OR SIMILAR -**



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County, Maryland Department of Planning and Zoning  
 Approved: Howard County Department of Planning and Zoning  
 Chief, Development Engineering Division  
 Chief, Division of Planning & Development  
 Director





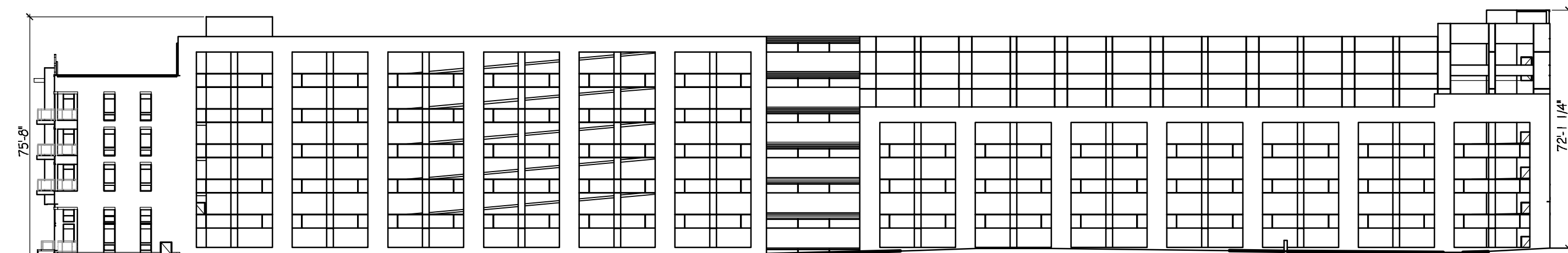
**BUILDING #6 - EAST ELEVATION**

NOT TO SCALE



**BUILDING #6 - NORTH ELEVATION**

NOT TO SCALE



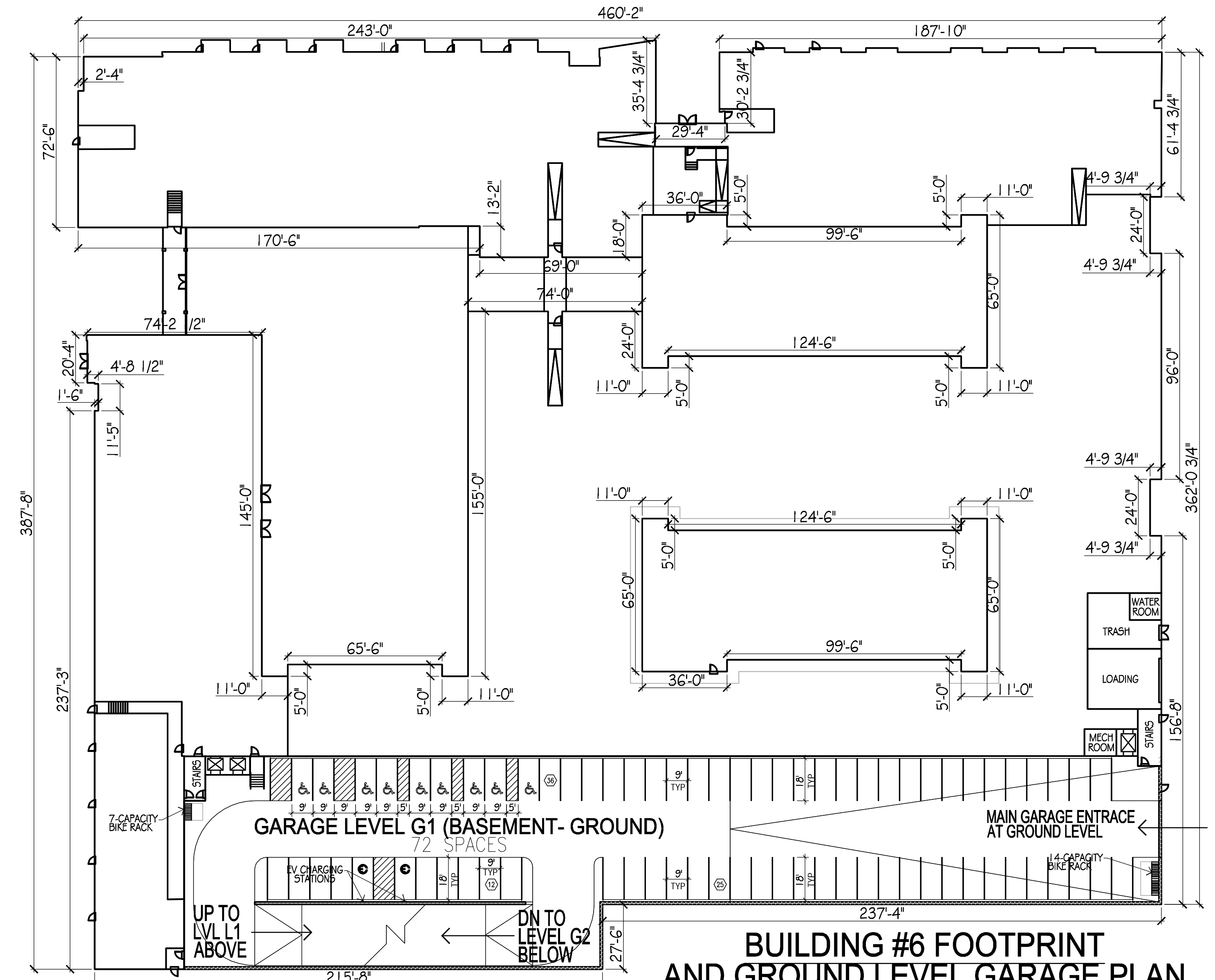
**BUILDING #6 - SOUTH ELEVATION**

NOT TO SCALE



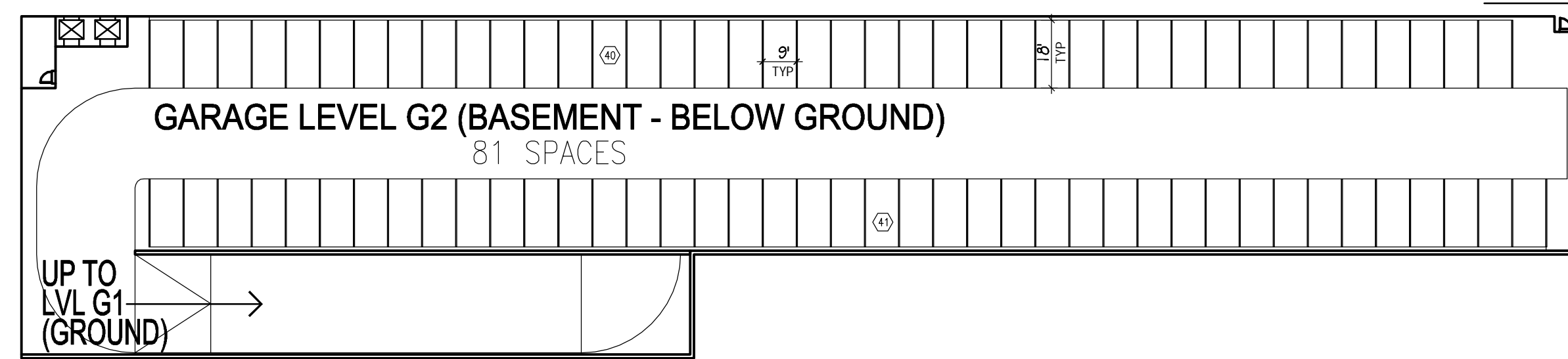
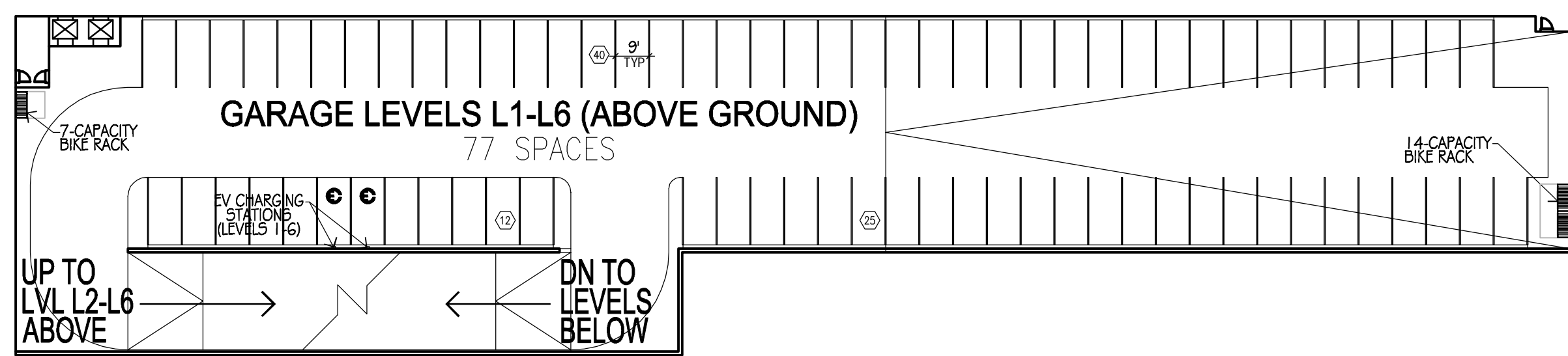
**BUILDING #6 - WEST ELEVATION**

NOT TO SCALE



**BUILDING #6 FOOTPRINT AND GROUND LEVEL GARAGE PLAN**

SCALE: 1"=30'



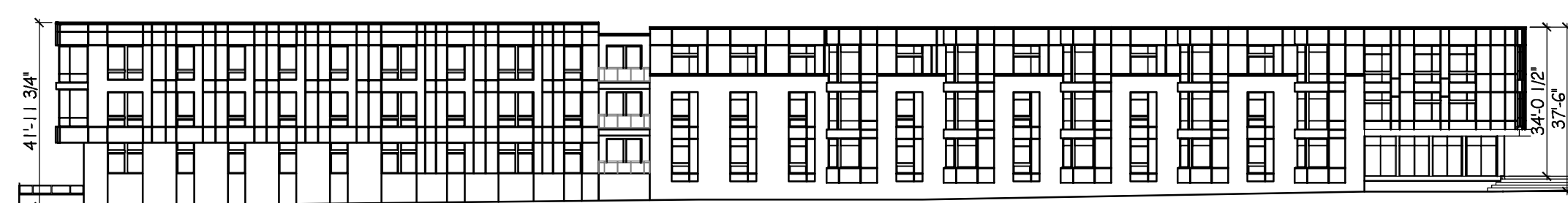
**BUILDING #6 (GARAGE PLANS)**

SCALE: 1"=30'

**OWNER**  
TRIPLE BELL FARMS, LLC  
198 LAUREL RACE TRACK RD  
LAUREL, MD 20725  
(301) 470-5494

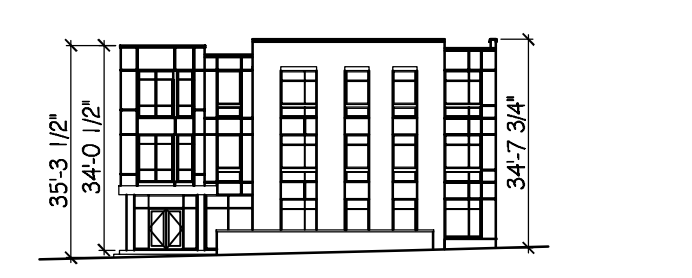
**OWNER/DEVELOPER**  
20006 DELAWARE, INC.  
198 LAUREL RACE TRACK RD  
LAUREL, MD 20725  
(301) 470-5494

NO.	REVISION	DATE



**BUILDING #10 - SOUTH ELEVATION**

NOT TO SCALE



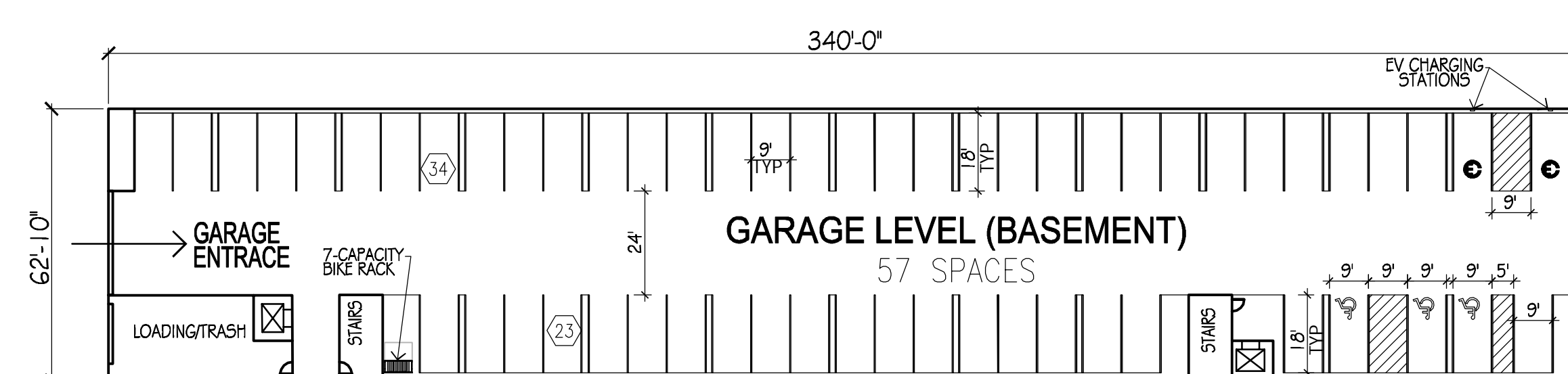
**BUILDING #10 - EAST ELEVATION**

NOT TO SCALE



**BUILDING #10 - WEST ELEVATION**

NOT TO SCALE



**BUILDING #10 FOOTPRINT (GARAGE LEVEL PLAN)**

SCALE: 1"=30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Designated by: *Chad Edmondson* 11/16/2023

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 11/19/2023

CHIEF, DIVISION OF PLANNING DEVELOPMENT DATE 11/20/2023

DIRECTOR *Linda Esenberg* DATE

**SITE DEVELOPMENT PLAN**

**BUILDING ELEVATIONS GARAGE LAYOUT**

**PADDOCK POINTE - PHASE 4**  
(FORMERLY KNOWN AS LAUREL PARK STATION)

388 APARTMENT UNITS  
PARCELS B-2, C-4 & K-2  
ZONED: TOD

TAX MAP: 50 BLOCK: 10  
5TH ELECTION DISTRICT

PARCEL 384  
HOWARD COUNTY, MARYLAND

**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

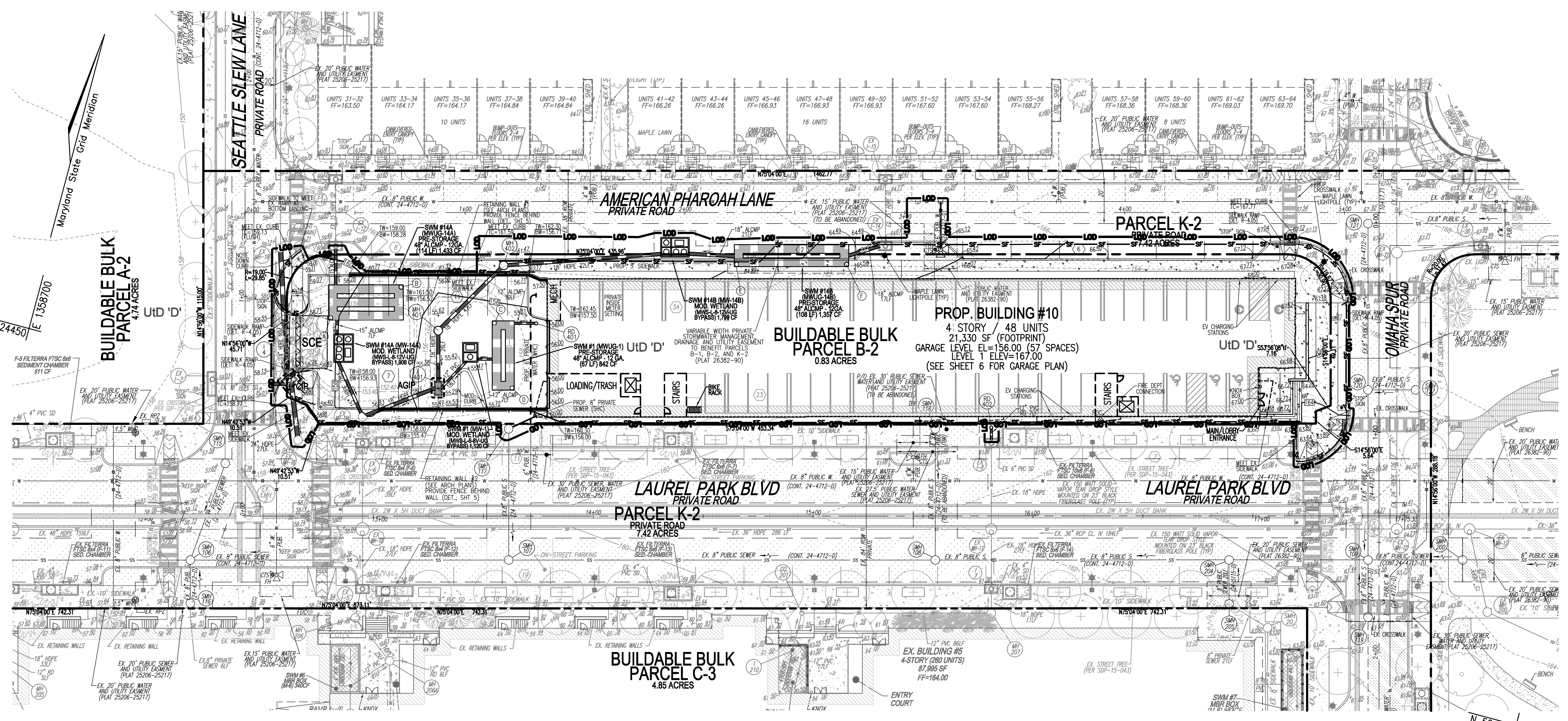
PROFESSIONAL CERTIFICATE

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. 16193 EXPIRATION DATE: 09-27-2024

DESIGN BY: DZE  
DRAWN BY: DZE  
CHECKED BY: RHV  
DATE: OCT 2023  
SCALE: AS SHOWN  
W.O. NO.: 07-11/40111

6 SHEET OF 18

SDP-21-037



PLAN VIEW  
SCALE: 1"=30'

### LEGEND:

	EXISTING CONTOUR		SUPER SILT FENCE
	PROPOSED CONTOUR		LIMIT OF DISTURBANCE
	EXISTING SPOT ELEVATION		AT GRADE INLET PROTECTION
	EXISTING CURB AND GUTTER		CURB INLET PROTECTION
	PROPOSED CURB AND GUTTER		STABILIZED CONSTRUCTION ENTRANCE
	EXISTING UTILITY POLE		EX. PUBLIC SEWER AND UTILITY EASEMENT PLAN# 2506-2517
	EXISTING LIGHT POLE		PUBLIC WATER AND UTILITY EASEMENT PLAN# 2532-30
	EXISTING MAILBOX		PROPOSED STORM DRAIN
	EXISTING SIGN		PROPOSED STORM DRAIN INLET
	EXISTING SANITARY MANHOLE		PROPERTY LINE
	EXISTING SANITARY LINE		SOILS BOUNDARY
	EXISTING CLEANOUT		PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT		PROPOSED SIDEWALK
	EXISTING WATER LINE		EX. TREES
	PROPOSED STORM DRAIN INLET		ELECTRIC CHARGING STATION PARKING SPACE
	PROPERTY LINE		PROPOSED BUILDING
	SOILS BOUNDARY		
	PROPOSED STREET LIGHT		
	PROPOSED SIDEWALK		

- ### NOTES:
- MANHOLE COVERS NOT TO BE LOCATED IN CURB OR GUTTER PAN.
  - SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
  - SILT FENCE RUNNING DOWNHILL SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART.
  - DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
  - SEDIMENT CONTROLS INTERRUPTED BY INSTALLATION OF UTILITY LINES ARE TO BE REPAIRED IMMEDIATELY.
  - LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED. SEE STABILIZATION SPEC'S SHEET 18.
  - EARTH BERMS ARE TO BE CONVERTED TO MACADAM BERMS AS NEEDED OR DIRECTED BY THE CID INSPECTOR.

- ### SEDIMENT CONTROL NOTES:
- SEDIMENT CONTROLS INTERRUPTED BY THE INSTALLATION OF STORM DRAINS ARE TO BE REPAIRED IMMEDIATELY.
  - A DOUBLE ROW OF "SUPER" SILT FENCE IS TO BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
  - STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED. WHATEVER IT RUNS DOWNHILL.
  - SILT FENCE SHALL BE CURLED UPHILL AT 35 FT. INTERVALS.
  - EITHER TEMPORARY OR PERMANENT SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS PROVIDED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, WHICHEVER IS MORE STRINGENT.

**EXISTING UTILITIES NOTE:**  
EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM EXISTING SITE DEVELOPMENT PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION ONLY.

ALL STORM DRAINS AND STORMWATER MANAGEMENT FACILITIES INCLUDING MODULAR WETLAND TO PRIVATELY OWNED AND MAINTAINED.

CONTRACTOR SHALL TEST PIT TO VERIFY EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES, TO MAINTAIN UNINTERRUPTED SERVICE AND TO PROVIDE REQUIRED CLEARANCES FOR ALL PROPOSED UTILITIES. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

**OWNER**  
TRIPLE BELL FARMS, LLC  
198 LAUREL RACE TRACK RD  
LAUREL, MD 20725  
(301) 470-5494

**OWNER/DEVELOPER**  
20006 DELAWARE, INC.  
198 LAUREL RACE TRACK RD  
LAUREL, MD 20725  
(301) 470-5494

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *Chad Edmondson* 11/16/2023

Chief, Division of Planning and Development: *Lynda Eisenberg* 11/20/2023

Director: \_\_\_\_\_

**OWNER/DEVELOPER CERTIFICATION:**  
I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

Owner/Developer Signature: *Julian Olin* DATE: 11/1/2023

Printed Name & Title: Julian Olin

**DESIGN CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS THAT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Designed by: *Rob Vogel* DATE: 11/2/2023

Designer's Signature: *Robert H. Vogel* DATE: 11/16/2023

Printed Name: ROBERT H. VOGEL MD REGISTRATION NO. 16193 R.L.S., OR R.L.A. (Circle one)

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

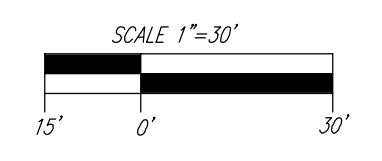
Approved by: *Alexander Bratek* DATE: 11/16/2023

Printed Name: \_\_\_\_\_ DATE: \_\_\_\_\_

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

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE	HYDRO
UID	URBAN LAND-UDORHENTIS COMPLEX, D 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.



NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**GRADING AND SOIL EROSION AND SEDIMENT CONTROL PLAN; SOILS PLAN**  
**PADDOCK POINTE - PHASE 4**  
(FORMERLY KNOWN AS LAUREL PARK STATION)  
PARCELS B-2, C-4 & K-2  
ZONED: TOD  
TAX MAP: 50 BLOCK: 10 6TH ELECTION DISTRICT  
PARCEL 384 HOWARD COUNTY, MARYLAND

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**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
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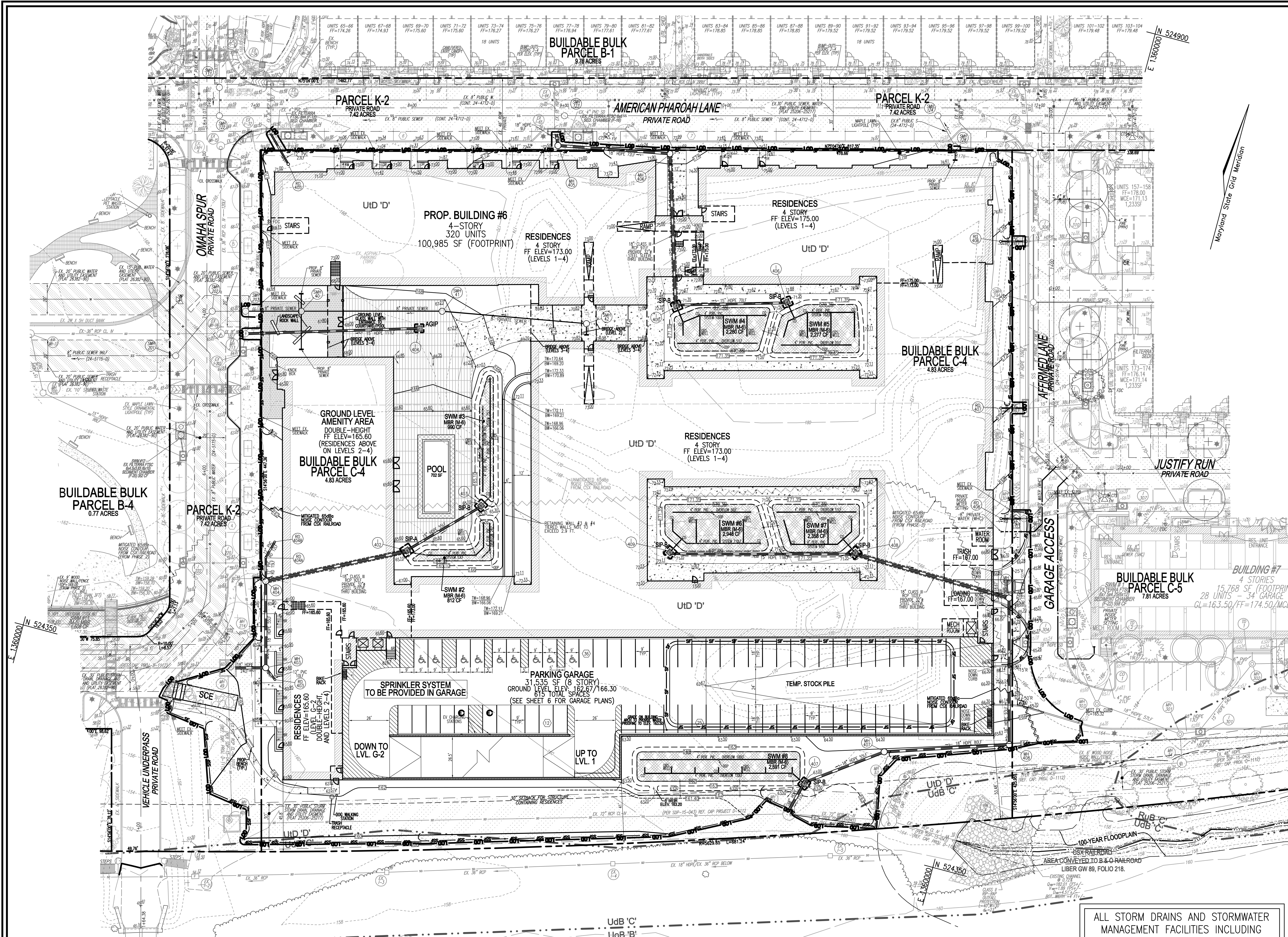
**PROFESSIONAL CERTIFICATE**

DESIGN BY: \_\_\_\_\_ DZE  
DRAWN BY: \_\_\_\_\_ DZE  
CHECKED BY: \_\_\_\_\_ RHV  
DATE: OCT 2023  
SCALE: AS SHOWN  
W.O. NO.: 07-11/40111

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. MY LICENSE NUMBER IS 16193. EXPIRATION DATE: 09-27-2024

*Rob Vogel*  
ROBERT H. VOGEL, PE No.16193

7 OF 18



### LEGEND:

	EXISTING CONTOUR		SUPER SILT FENCE
	PROPOSED CONTOUR		SILT FENCE
	PROPOSED SPOT ELEVATION		LIMIT OF DISTURBANCE
	EXISTING CURB AND GUTTER		STANDARD INLET PROTECTION
	PROPOSED CURB AND GUTTER		STABILIZED CONSTRUCTION ENTRANCE
	EXISTING UTILITY POLE		PUBLIC 100 YR FLOODPLAIN
	EXISTING LIGHT POLE		EX. PUBLIC SEWER, WATER AND UTILITY EASEMENT PLAT
	EXISTING MAILBOX		EX. PUBLIC SEWER, WATER AND UTILITY EASEMENT PLAT
	EXISTING SIGN		UNMITIGATED 65-8b NOISE CONTOUR FROM CSX RAILROAD
	EXISTING SANITARY MANHOLE		MITIGATED 65-8b NOISE CONTOUR FROM CSX RAILROAD
	EXISTING SANITARY LINE		EXISTING STREAM
	EXISTING FIRE HYDRANT		EXISTING STREAM BUFFER
	EXISTING WATER LINE		PROPOSED STREET LIGHT
	PROPOSED STORM DRAIN		PROPOSED SIDEWALK
	PROPOSED STORM DRAIN INLET		EX. TREES
	EXISTING TREE LINE		ELECTRIC CHARGING STATION PARKING SPACE
	EXISTING FENCE		PROPOSED BUILDING
	PROPERTY LINE		
	SOILS BOUNDARY		
	EXISTING STREAM		
	EXISTING STREAM BUFFER		
	PROPOSED STREET LIGHT		
	PROPOSED SIDEWALK		
	EX. TREES		
	ELECTRIC CHARGING STATION PARKING SPACE		
	PROPOSED BUILDING		

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### EXISTING UTILITIES NOTE:

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NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN  
GRADING AND SOIL EROSION AND  
SEDIMENT CONTROL PLAN; SOILS PLAN**

**PADDOCK POINTE - PHASE 4  
(FORMERLY KNOWN AS LAUREL PARK STATION)**

PARCELS B-2, C-4 & K-2  
ZONED: TOD

TAX MAP: 50 BLOCK: 10  
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**VOGEL ENGINEERING**

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

	DESIGN BY:	DZE	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. EXPIRATION DATE: 09-27-2024
	DRAWN BY:	DZE	
	CHECKED BY:	RHV	
	DATE:	OCT 2023	
	SCALE:	AS SHOWN	
W.O. NO.:	07-11/40111	8 SHEET OF 18	

ALL STORM DRAINS AND STORMWATER MANAGEMENT FACILITIES INCLUDING MODULAR WETLAND TO PRIVATELY OWNED AND MAINTAINED.

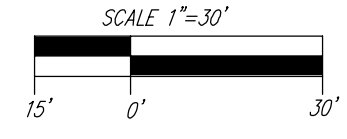
### SOILS LEGEND

HOWARD COUNTY SOILS MAP #28

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBILITY	NO	NO	NO
Ud	URBAN LAND-UDORHENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	0.28	NO	NO	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.

**PLAN VIEW**  
SCALE: 1"=30'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *Chad Edmondson* 11/16/2023

Chief, Division of Planning & Development: *Lynda Eversberg* 11/20/2023

Director: \_\_\_\_\_

**OWNER/DEVELOPER CERTIFICATION:**  
I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODS ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

Owner/Developer Signature: *Julian Olin* 11/1/2023  
Printed Name & Title: Julian Olin

**DESIGN CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Designed by: *Rob Vogel* 11/2/2023  
Designer's Signature: *Rob H. Vogel* DATE: 11/2/2023  
Printed Name: ROBERT H. VOGEL MD REGISTRATION NO. 16193 R.L.S., OR R.L.A. (Circle one)

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Approved by: *Alexander Bratchke* 11/16/2023  
Date: 11/16/2023  
Howard S.C.D.



B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS

DEFINITION: THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. PURPOSE: TO PREPARE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CRITERIA: 1. TEMPORARY STABILIZATION... 2. PERMANENT STABILIZATION... 3. SOIL AMENDMENTS...

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. PURPOSE: TO PROMOTE FAST GROWING VEGETATION THAT PROVIDES COVER AT THE END OF CONSTRUCTION. CRITERIA: 1. SEEDING... 2. MULCHING... 3. SOIL AMENDMENTS...

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

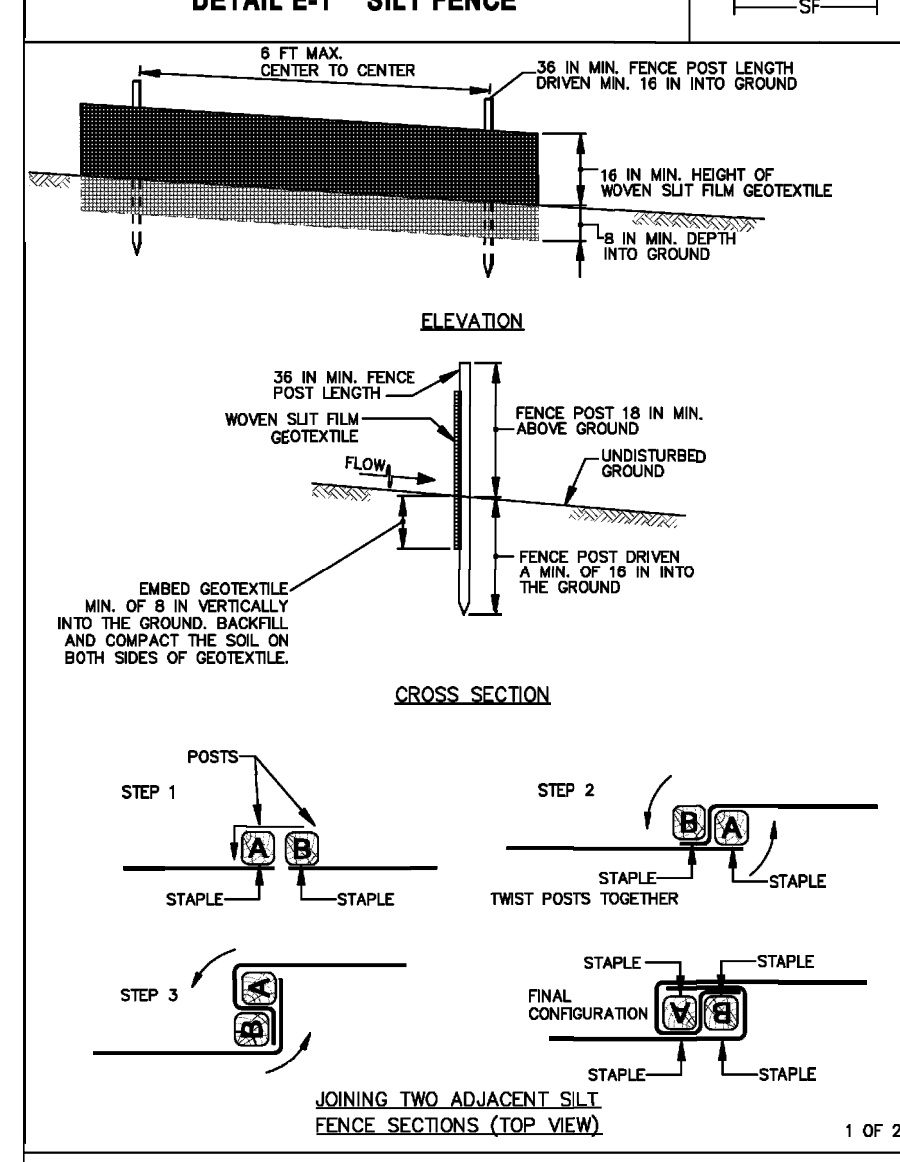
DEFINITION: TO RESTORE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. PURPOSE: TO PROMOTE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CRITERIA: 1. SEED MIXTURES... 2. SOIL AMENDMENTS... 3. SOIL PREPARATION...

TEMPORARY SEEDING SUMMARY table with columns: HARNESS ZONE, SEED MIXTURE, APPLICATION RATE, SEEDING DATES, SEEDING DEPTHS, FELLER RATE, and LIME RATE.

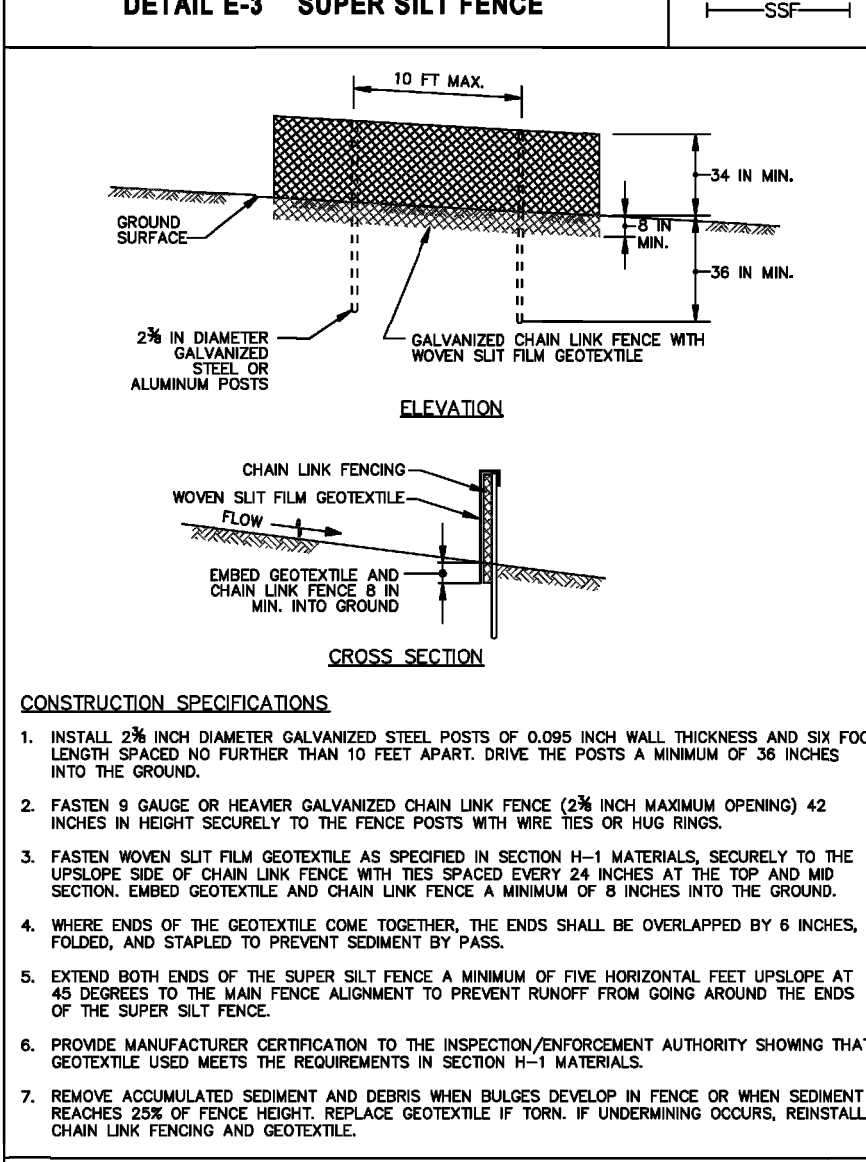
B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO RESTORE DISTURBED SOILS WITH VEGETATION FOR PERMANENT STABILIZATION. PURPOSE: TO PROMOTE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CRITERIA: 1. SEED MIXTURES... 2. SOIL AMENDMENTS... 3. SOIL PREPARATION...

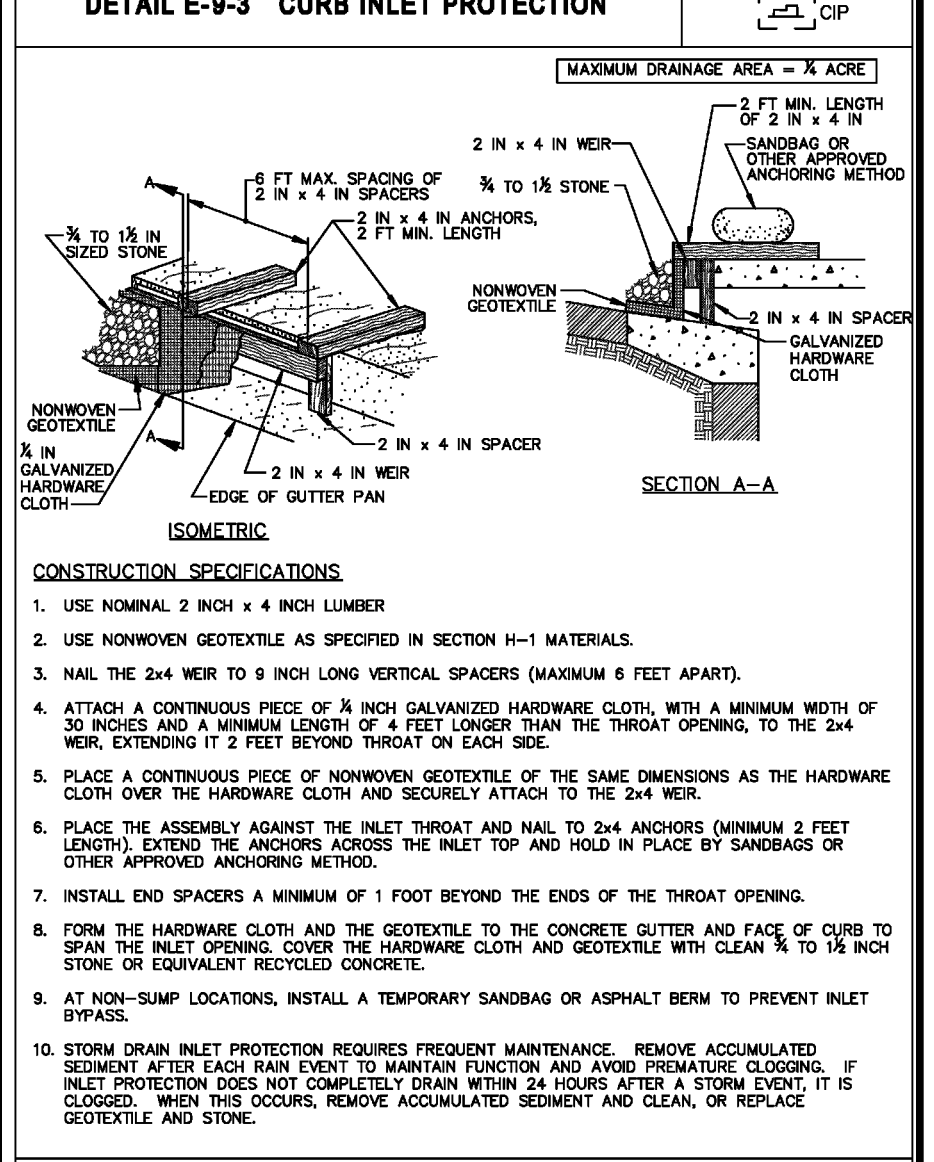
DETAIL E-1 SILT FENCE



DETAIL E-3 SUPER SILT FENCE



DETAIL E-9-3 CURB INLET PROTECTION



HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

- 1. A PRE-CONSTRUCTION MEETING... 2. THE POST-CONSTRUCTION STABILIZATION... 3. THE SEDIMENT CONTROL STRUCTURES... 4. THE SEDIMENT CONTROL STRUCTURES... 5. THE SEDIMENT CONTROL STRUCTURES...

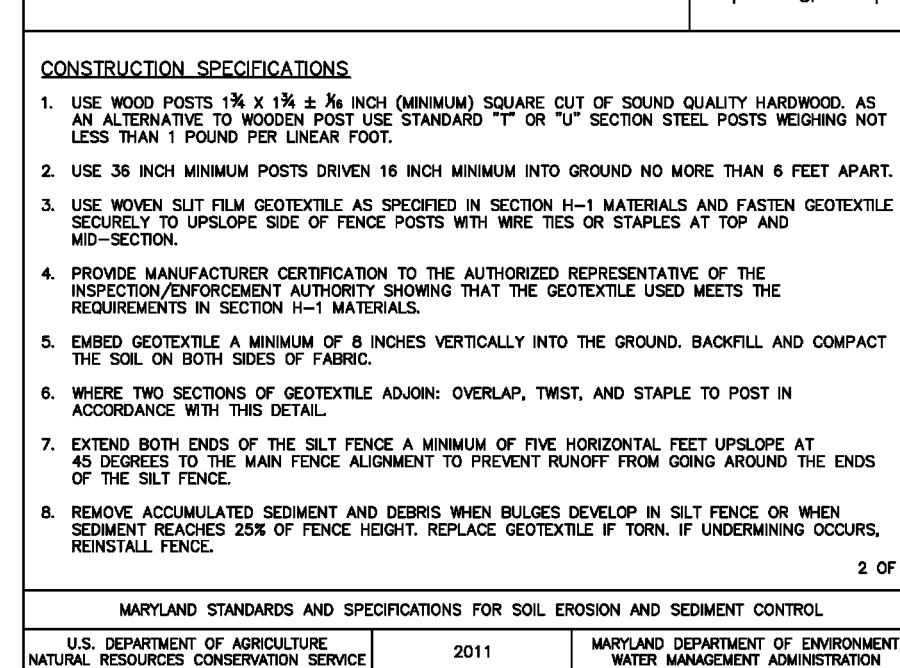
B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION: TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION AND CHANGE IN GRADE. PURPOSE: TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION AND CHANGE IN GRADE. CRITERIA: 1. LOCATION... 2. STABILIZATION... 3. PROTECTION...

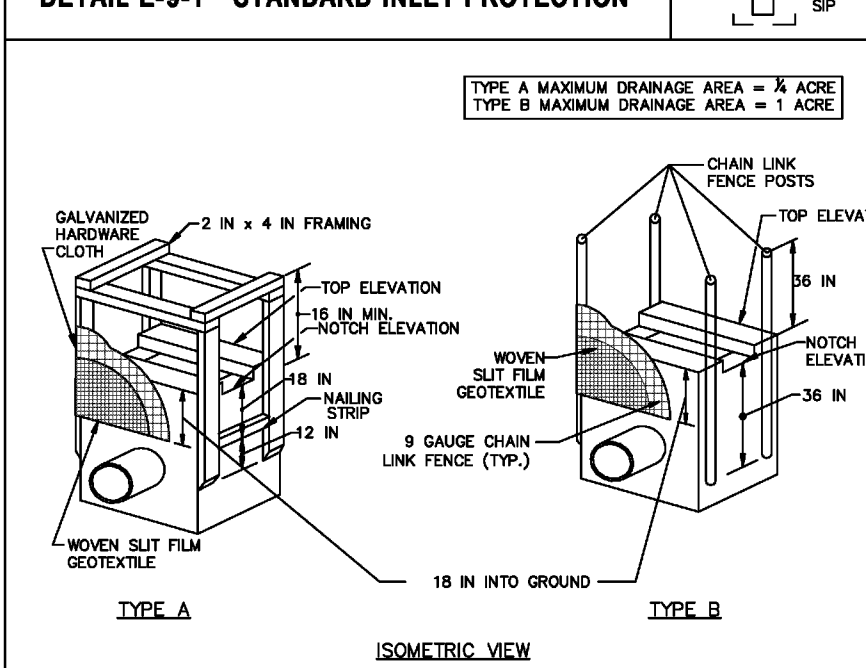
PERMANENT SEEDING SUMMARY

PERMANENT SEEDING SUMMARY table with columns: HARNESS ZONE, SEED MIXTURE, APPLICATION RATE, SEEDING DATES, SEEDING DEPTHS, FELLER RATE, and LIME RATE.

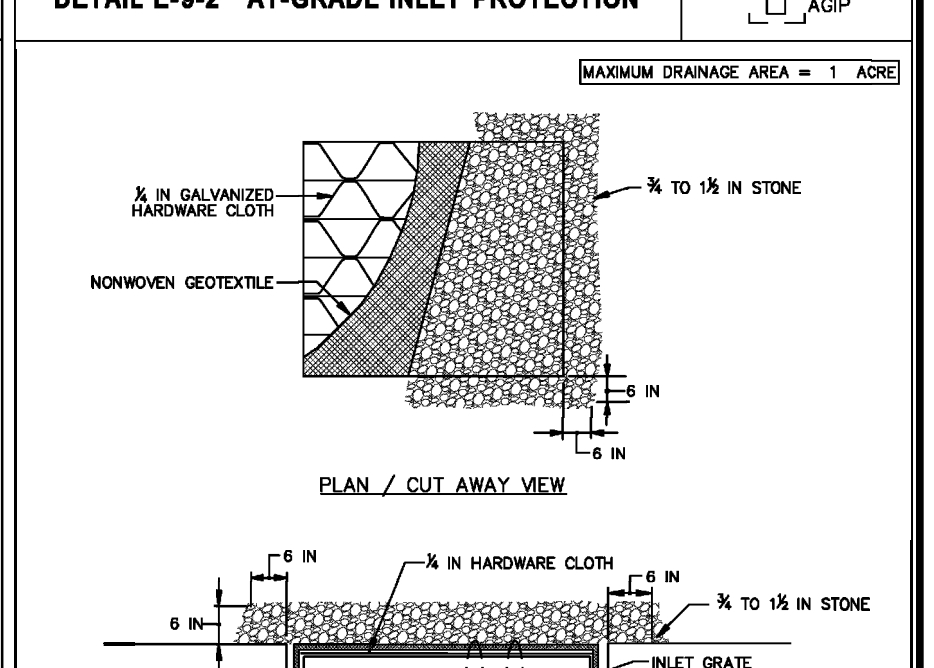
DETAIL E-1 SILT FENCE



DETAIL E-9-1 STANDARD INLET PROTECTION



DETAIL E-9-2 AT-GRADE INLET PROTECTION



STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

DEFINITION: TO CONTROL THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES. PURPOSE: TO CONTROL THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES. CRITERIA: 1. DUST CONTROL... 2. DUST CONTROL... 3. DUST CONTROL...

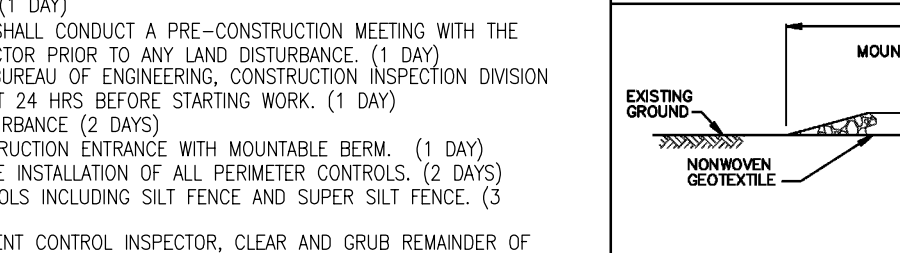
TEMPORARY SEEDING FOR SITE STABILIZATION

Table with columns: Plant Species, Seeding Rate, Seeding Depth, Recommended Seeding Rates by Plant Establishment Zone, and Fertilizer Rate.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT... 2. DEVELOPER/CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING... 3. NOTIFY HOWARD COUNTY... 4. PREPARE PRELIMINARY... 5. INSTALL STABILIZED CONSTRUCTION ENTRANCE... 6. PLACE GRADING... 7. COMPLETE PAVING CONSTRUCTION... 8. COMPLETE INSTALLATION OF MICRO-BIORETENTION... 9. MAINTAIN ENTRANCE... 10. AFTER PERMITS FROM THE SEDIMENT CONTROL INSPECTOR... 11. AFTER PERMITS FROM THE SEDIMENT CONTROL INSPECTOR... 12. AFTER PERMITS FROM THE SEDIMENT CONTROL INSPECTOR...

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE... 2. PLACE GRADING... 3. COMPLETE PAVING CONSTRUCTION... 4. COMPLETE INSTALLATION OF MICRO-BIORETENTION... 5. MAINTAIN ENTRANCE... 6. AFTER PERMITS FROM THE SEDIMENT CONTROL INSPECTOR... 7. AFTER PERMITS FROM THE SEDIMENT CONTROL INSPECTOR... 8. AFTER PERMITS FROM THE SEDIMENT CONTROL INSPECTOR...

Table with columns: Plant Species, Seeding Rate, Seeding Depth, Recommended Seeding Rates by Plant Establishment Zone, and Fertilizer Rate.

Table with columns: Plant Species, Seeding Rate, Seeding Depth, Recommended Seeding Rates by Plant Establishment Zone, and Fertilizer Rate.

Table with columns: Plant Species, Seeding Rate, Seeding Depth, Recommended Seeding Rates by Plant Establishment Zone, and Fertilizer Rate.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chief, Development Engineering Division. Date: 11/19/2023.

OWNER/DEVELOPER CERTIFICATION. I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS.

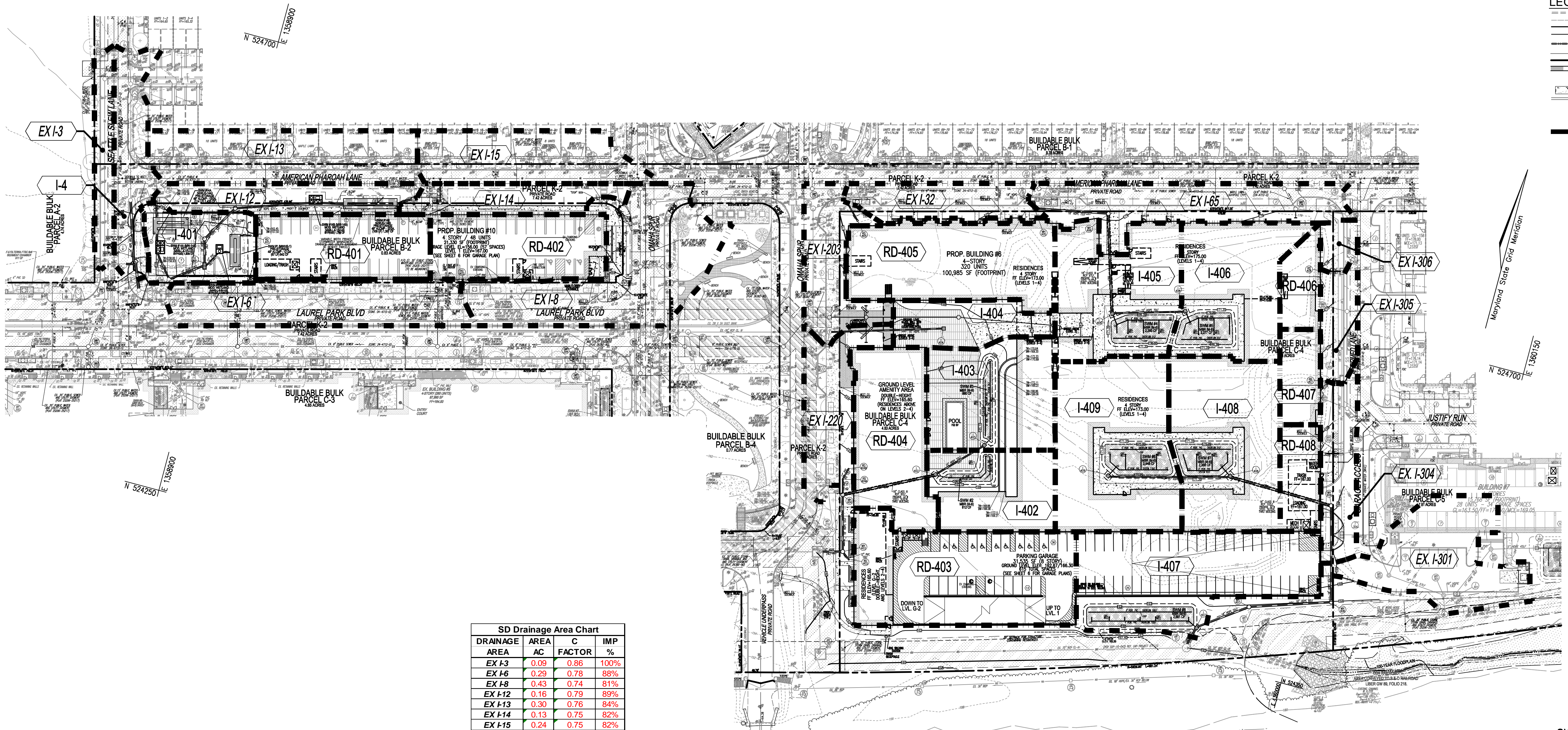
DESIGNER'S SIGNATURE. ROBERT H. VOGEL. DATE: 11/16/2023.

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chief, Division of Planning and Development. Date: 11/20/2023.

OWNER/DEVELOPER SIGNATURE. Julian Otin. DATE: 11/20/2023.

OWNER/DEVELOPER SIGNATURE. Julian Otin. DATE: 11/20/2023.



**LEGEND:**

- EXISTING CURB AND CUTTER
- EXISTING CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- SOILS
- EXISTING TIE LINE
- PROPERTY LINE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED CURB
- ⬡ B DRAINAGE AREA LABEL
- DRAINAGE AREA DIVIDE

**SD Drainage Area Chart**

DRAINAGE AREA	AREA AC	C FACTOR	IMP %
EX I-3	0.09	0.86	100%
EX I-6	0.29	0.78	88%
EX I-8	0.43	0.74	81%
EX I-12	0.16	0.79	89%
EX I-13	0.30	0.76	84%
EX I-14	0.13	0.75	82%
EX I-15	0.24	0.75	82%
EX I-32	0.15	0.72	77%
EX I-65	0.28	0.66	67%
EX I-203	0.18	0.73	79%
EX I-220	0.14	0.66	67%
EX I-301	0.29	0.50	46%
EX I-304	0.14	0.66	68%
EX I-305	0.09	0.56	52%
EX I-306	0.04	0.54	48%
I-4	0.17	0.74	80%
I-401	0.17	0.74	81%
I-402	0.22	0.68	71%
I-403	0.30	0.67	69%
I-404	0.14	0.71	76%
I-405	0.34	0.74	80%
I-406	0.31	0.74	81%
I-407	0.44	0.72	77%
I-408	0.40	0.75	82%
I-409	0.44	0.75	82%
RD-401	0.24	0.86	100%
RD-402	0.25	0.86	100%
RD-403	0.47	0.86	100%
RD-404	0.28	0.86	100%
RD-405	0.36	0.86	100%
RD-406	0.08	0.86	100%
RD-407	0.08	0.86	100%
RD-408	0.09	0.86	100%

**PLAN VIEW**  
SCALE: 1"=50'

**OWNER**  
TRIPLE BELL FARMS, LLC  
198 LAUREL RACE TRACK RD  
LAUREL, MD 20725  
(301) 470-5494

**OWNER/DEVELOPER**  
20006 DELAWARE, INC.  
198 LAUREL RACE TRACK RD  
LAUREL, MD 20725  
(301) 470-5494

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *Chad Edmondson* 11/16/2023

Chief, Division of Planning and Development: *Linda Eisenberg* 11/20/2023

Director: \_\_\_\_\_ DATE \_\_\_\_\_

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**STORM DRAIN DRAINAGE AREA MAP**  
**PADDOCK POINTE - PHASE 4**  
(FORMERLY KNOWN AS LAUREL PARK STATION)  
388 APARTMENT UNITS  
PARCELS B-2, C-4 & K-2  
ZONED: TOD

TAX MAP: 50 BLOCK: 10  
6TH ELECTION DISTRICT

PARCEL 384  
HOWARD COUNTY, MARYLAND

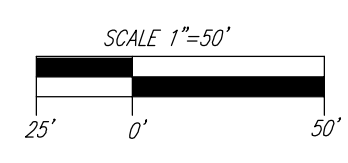
**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
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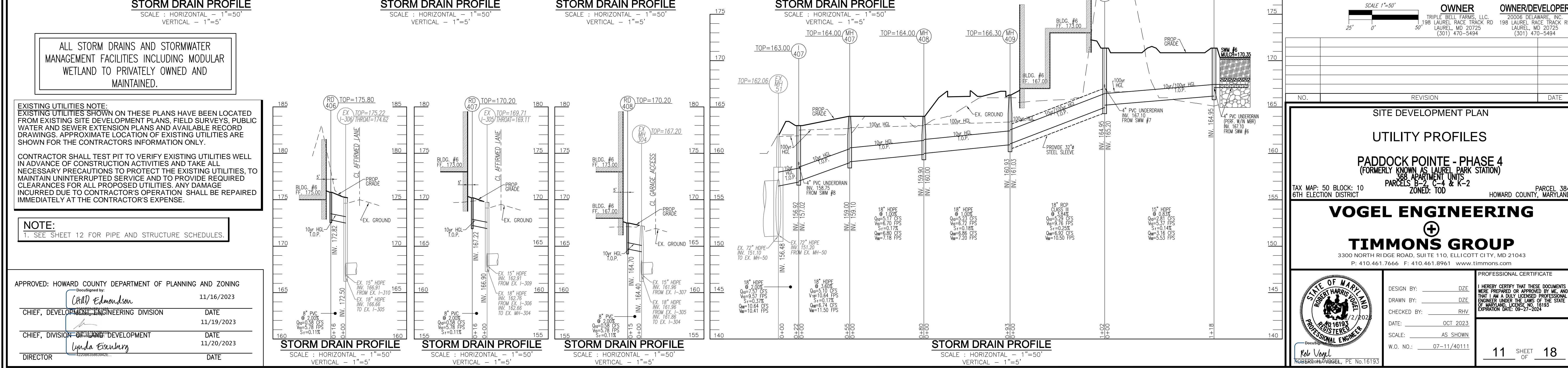
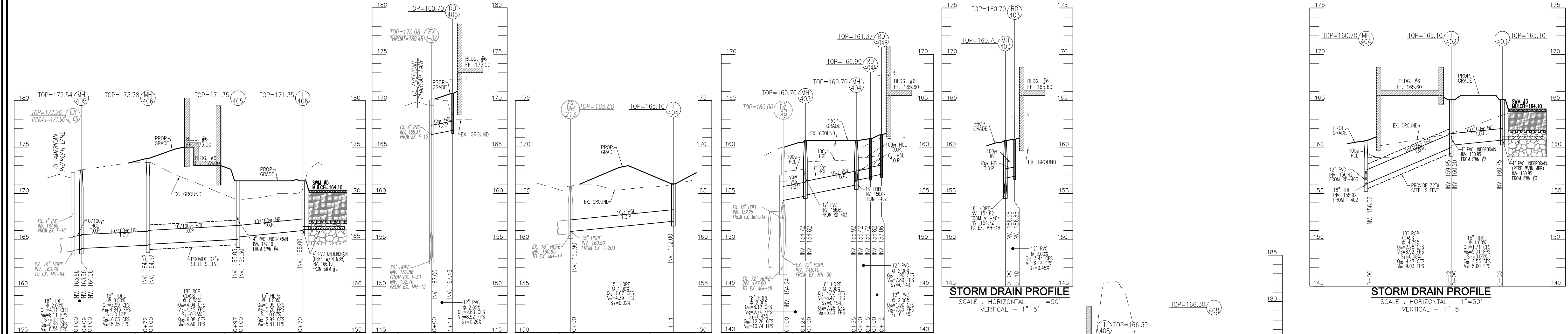
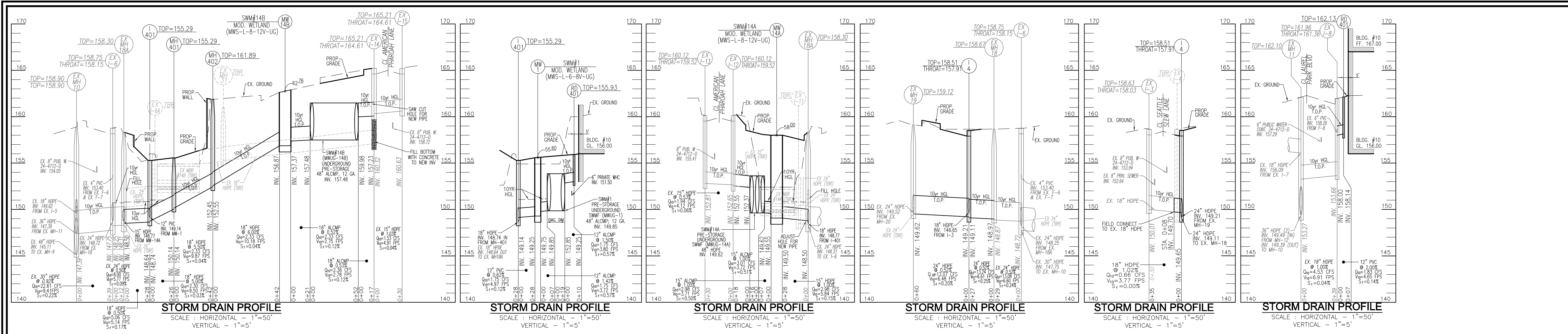
**PROFESSIONAL CERTIFICATE**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2024

DESIGN BY: \_\_\_\_\_ DZE  
DRAWN BY: \_\_\_\_\_ DZE  
CHECKED BY: \_\_\_\_\_ RHY  
DATE: \_\_\_\_\_ OCT 2023  
SCALE: \_\_\_\_\_ AS SHOWN  
W.O. NO.: \_\_\_\_\_ 07-11/40111

10 SHEET OF 18

SDP-21-037





ALL STORM DRAINS AND STORMWATER MANAGEMENT FACILITIES INCLUDING MODULAR WETLAND TO PRIVATELY OWNED AND MAINTAINED.

**EXISTING UTILITIES NOTE:**  
EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM EXISTING SITE DEVELOPMENT PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION ONLY.

**CONTRACTOR SHALL TEST PIT TO VERIFY EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES. TO MAINTAIN UNINTERRUPTED SERVICE AND TO PROVIDE REQUIRED CLEARANCES FOR ALL PROPOSED UTILITIES. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.**

**NOTE:**  
1. SEE SHEET 12 FOR PIPE AND STRUCTURE SCHEDULES.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *Chad Edmondson* 11/16/2023

Chief, Division of Planning and Development: *Lynda Esenberg* 11/20/2023

Director: \_\_\_\_\_ DATE: \_\_\_\_\_

SCALE 1"=50'

OWNER: TRIPLE BELL FARMS, LLC  
198 LAUREL RACE TRACK RD  
LAUREL, MD 20725  
(301) 470-5494

OWNER/DEVELOPER: 20006 DELAWARE, INC.  
198 LAUREL RACE TRACK RD  
LAUREL, MD 20725  
(301) 470-5494

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**

**UTILITY PROFILES**

**PADDOCK POINTE - PHASE 4**  
(FORMERLY KNOWN AS LAUREL PARK STATION)

168 APARTMENT UNIT  
PARCELS B-2, C-4 & K-2  
ZONED: TOD

TAX MAP: 50 BLOCK: 10  
6TH ELECTION DISTRICT

PARCEL 384  
HOWARD COUNTY, MARYLAND

**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

PROFESSIONAL CERTIFICATE

DESIGN BY: \_\_\_\_\_ DZE

DRAWN BY: \_\_\_\_\_ DZE

CHECKED BY: \_\_\_\_\_ RHV

DATE: OCT 2023

SCALE: AS SHOWN

W.O. NO.: 07-11/40111

11 OF 18

STATE OF MARYLAND  
ROBERT HARRIS  
REGISTERED PROFESSIONAL ENGINEER  
No. 16193

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. 16193, EXPIRATION DATE 09-27-2024

### STORM DRAIN STRUCTURE SCHEDULE

STR #	TYPE	INV. IN	INV. OUT	TOP ELEV	DETAIL	LOCATION	REMARKS
EX. MH-18	4" MANHOLE	148.97	148.67	156.67	G-5.12	E= 1359919.27 N= 525179.28	CONNECT 24" HDPE
EX. MH-18A	4" MANHOLE	148.77 / 148.50	148.31	158.30	G-5.12	E= 1358856.95 N= 524450.32	CONNECT 15" & 18" HDPE
EX. MH-19	4" MANHOLE	149.62	149.52	159.12	G-5.12	E= 1358801.09 N= 524514.85	CONNECT 24" HDPE
EX. MH-49	SQUARE MANHOLE	154.24 / 152.25 / 147.83	147.73	160.00	SEE DETAIL, SDP-15-043	E= 1359533.12 N= 524357.09	CONNECT 18" HDPE
EX. MH-51	ISHA 96" MANHOLE	151.20 / 156.48	151.10	162.06	MD-384.09	E= 1359902.70 N= 524359.27	CONNECT 18" HDPE
EX. MH-213	4" MANHOLE	160.90 / 160.90	160.65	165.80	G-5.12	E= 1359489.06 N= 524565.95	CONNECT 15" HDPE
EX. MH-304	4" MANHOLE	164.40 / 161.06	161.86	167.20	G-5.12	E= 1359698.86 N= 524579.83	CONNECT 8" PVC RD
MH-401	4" MANHOLE	150.14	150.04	155.55	G-5.12	E= 1358880.06 N= 524497.03	
MH-402	4" MANHOLE	152.55	152.45	161.89	G-5.12	E= 1358901.19 N= 524533.35	
MH-403	4" MANHOLE	154.82	154.72	160.70	G-5.12	E= 1359556.36 N= 524363.48	
MH-404	4" MANHOLE	156.42 / 156.02	155.92	160.70	G-5.12	E= 1359542.14 N= 524416.81	
MH-405	4" MANHOLE	164.06	163.96	172.54	G-5.12	E= 1359650.53 N= 524733.18	
MH-406	4" MANHOLE	164.52	164.42	173.78	G-5.12	E= 1359720.83 N= 524746.59	
MH-407	4" MANHOLE	159.10	159.00	164.00	G-5.12	E= 1359951.08 N= 524413.22	
MH-408	4" MANHOLE	160.00	159.90	164.00	G-5.12	E= 1360026.91 N= 524438.23	
MH-409	4" MANHOLE	162.30	162.20	166.30	G-5.13	E= 1360002.67 N= 524528.52	

### STORM DRAIN STRUCTURE SCHEDULE

STR #	TYPE	INV. IN	INV. OUT	TOP ELEV	DETAIL	LOCATION	REMARKS
EX. I-12	EX. A-5 INLET	152.65	152.55	163.12	D-4.02	E= 1358824.54 N= 524524.31	CONNECT 15" HDPE
EX. I-14	EX. A-5 INLET	160.32	160.07	165.21	D-4.02	E= 1359068.10 N= 524568.73	CONNECT 18" HDPE
EX. I-32	EX. A-5 INLET	167.00 / 152.86	152.76	170.08	D-4.02	E= 1359470.91 N= 524696.70	CONNECT 12" PVC RD
EX. I-65	EX. A-10 INLET	163.86	163.76	172.20	D-4.03	E= 1359383.01 N= 524619.03	CONNECT 18" HDPE
EX. I-305	EX. A-10 INLET	186.90 / 162.70 / 162.91	162.66	169.71	D-4.03	E= 1359470.91 N= 524696.70	CONNECT 8" PVC RD
EX. I-306	EX. A-5 INLET	172.50 / 166.91	166.66	175.22	D-4.02	E= 1359470.91 N= 524696.70	CONNECT 8" PVC RD
I-401	DOUBLE 'S' INLET	149.14 / 148.74	148.64	155.29	D-4.25	E= 1358886.81 N= 524471.71	
I-402	'S' INLET	160.85 / 160.20	159.95	165.10	D-4.24	E= 1359624.13 N= 524458.97	
I-403	'S' INLET	160.85	160.75	165.10	D-4.24	E= 1359662.46 N= 524468.57	
I-404	'S' INLET	166.10	166.03	168.03	D-4.24	E= 1359595.25 N= 524597.74	
I-405	'S' INLET	167.10 / 165.30	165.05	171.35	D-4.24	E= 1359749.78 N= 524653.89	
I-406	'S' INLET	166.10	166.00	171.35	D-4.24	E= 1359817.36 N= 524674.40	
I-407	'S' INLET	158.75 / 157.02	156.92	163.00	D-4.24	E= 1359907.09 N= 524380.49	
I-408	'S' INLET	167.10 / 165.20	164.95	171.35	D-4.24	E= 1359906.57 N= 524531.02	
I-409	'S' INLET	167.10	166.18	171.35	D-4.24	E= 1359786.30 N= 524500.90	

### STORM DRAIN STRUCTURE SCHEDULE

STR #	TYPE	INV. IN	INV. OUT	TOP ELEV	DETAIL	LOCATION	REMARKS
RD-401	CLEANOUT	153.00	155.93	S-2.22	E= 1360435.73 N= 524694.59		
RD-402	CLEANOUT	158.14	162.13	S-2.22	E= 1359134.47 N= 524519.23		
RD-403	CLEANOUT	156.85	160.85	S-2.22	E= 1359963.98 N= 524357.64		
RD-404A	CLEANOUT	156.72	160.80	S-2.22	E= 1359938.29 N= 524431.30		
RD-404B	CLEANOUT	157.06	161.37	S-2.22	E= 1359541.21 N= 524442.45		
RD-405	CLEANOUT	167.46	170.80	S-2.22	E= 1359487.50 N= 524677.45		
RD-406	CLEANOUT	172.82	175.80	S-2.22	E= 1359938.89 N= 524746.82		
RD-407	CLEANOUT	167.22	170.20	S-2.22	E= 1359964.46 N= 524644.13		
RD-408	CLEANOUT	164.70	167.50	S-2.22	E= 1359984.73 N= 524576.07		

### STORM DRAIN PIPE SCHEDULE

Size	Material	Type	Total Length
4"	PERF. PVC	SWM	919
4"	SOLID PVC	SWM	76
6"	SOLID PVC	SD	47
12"	SOLID PVC	SD	65
12"	ALUMP	SD	17
18"	ALUMP	SD	25
18"	ALUMP	SD	38
18"	HDPE	SD	382
18"	HDPE	SD	596
18"	RCP	SD	291
24"	HDPE	SD	87
48"	ALUMP-12 GA	SWM	289

\* The total length of pipe is linear feet only.

HDPE is to be smooth interior. Contractor shall install pipe in accordance with manufacturer's specifications.

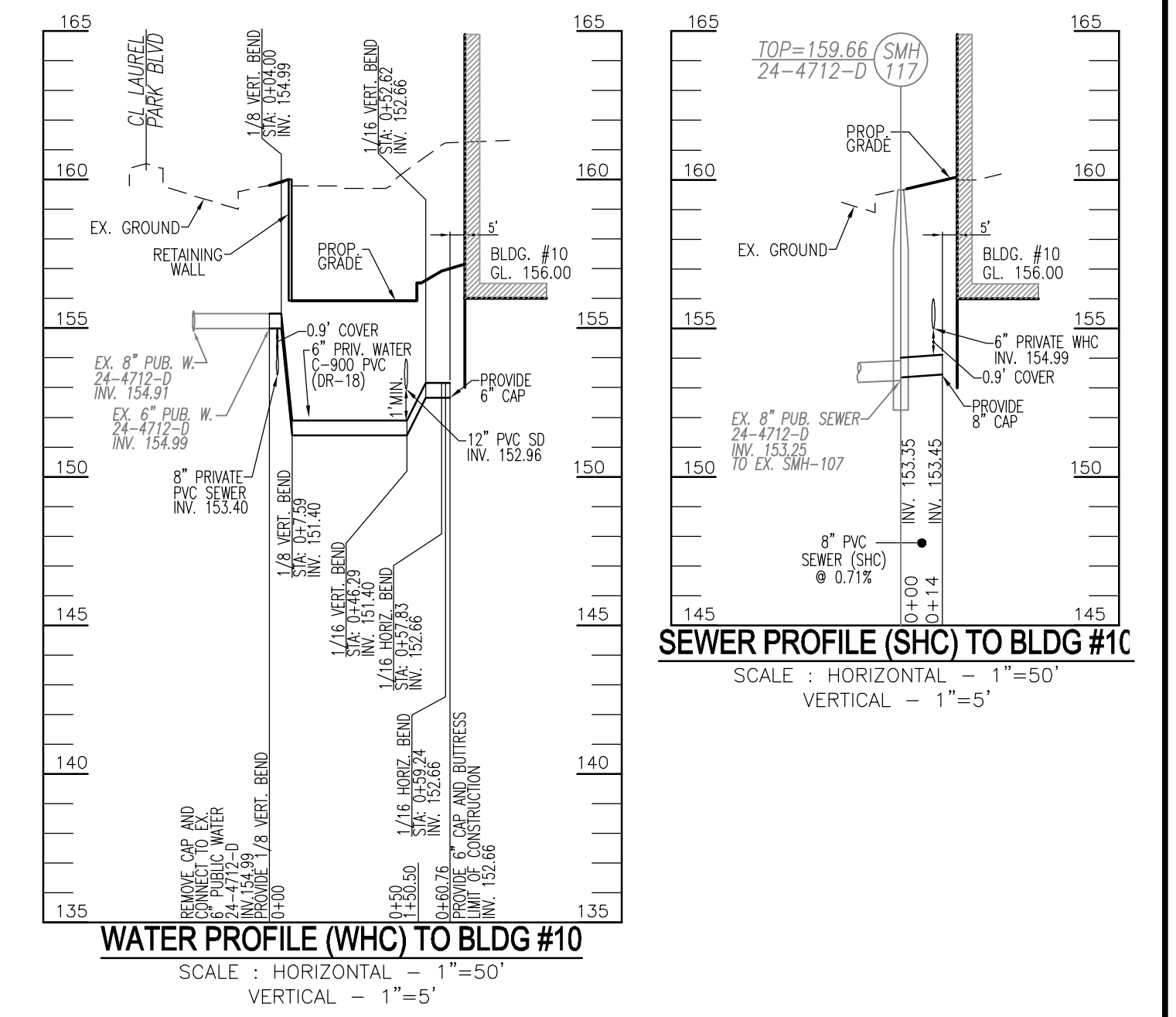
### PRIVATE PIPE SCHEDULE WATER AND SEWER

SIZE	TYPE	MATERIAL	TOTAL LENGTH
8" PVC	SEWER - PRIVATE	PVC	272
6"	WATER - PRIVATE	C-900 PVC	61
8"	WATER - PRIVATE	C-900 PVC	13

THE TOTAL LENGTH OF PIPE IS LINEAR FEET ONLY. CONTRACTOR SHALL INSTALL PIPE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

### PRIVATE SEWER - MANHOLE LOCATION CHART

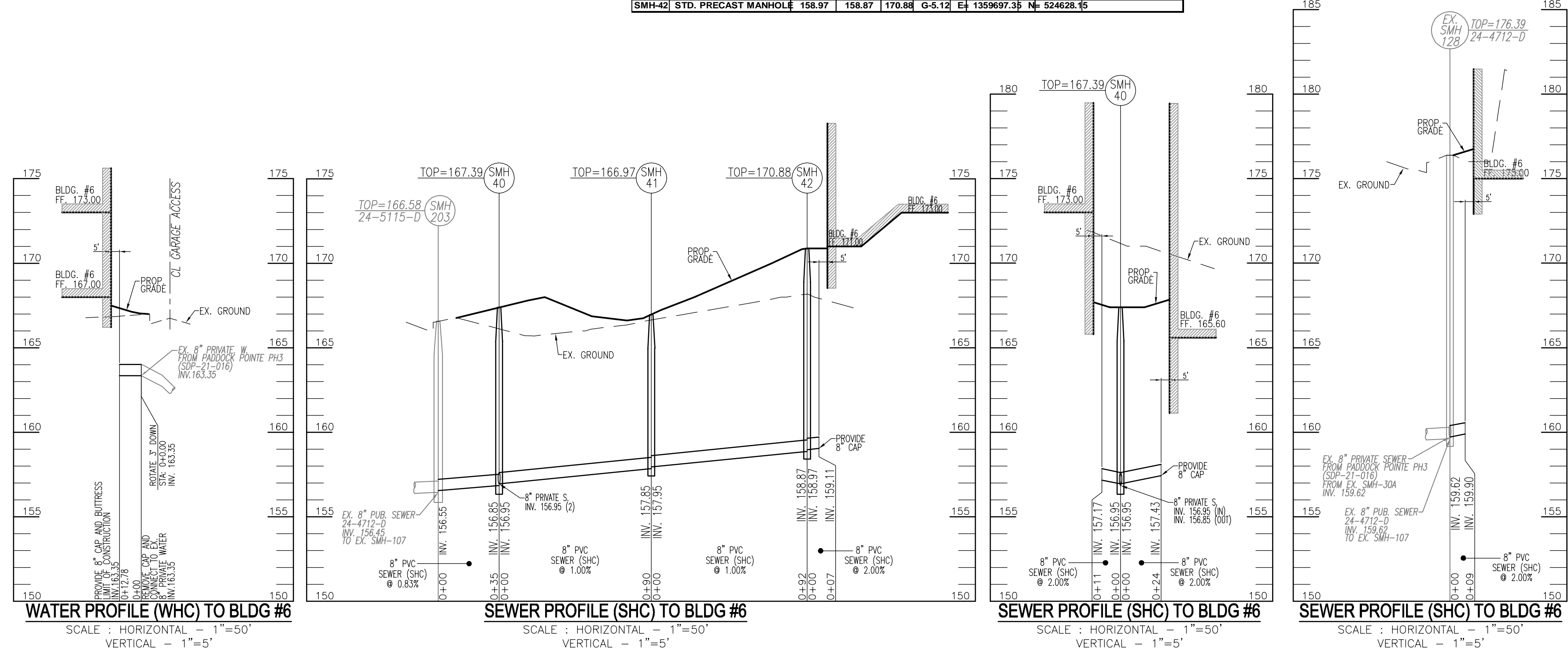
STR #	TYPE	INV. IN	INV. OUT	TOP ELEV	DETAIL	LOCATION	REMARKS
SMH-40	STD. PRECAST MANHOLE	156.95 (2)	156.88	167.39	G-5.12	E= 1360435.73 N= 524694.59	
SMH-41	STD. PRECAST MANHOLE	157.95	157.85	166.97	G-5.12	E= 1359606.43 N= 524612.65	
SMH-42	STD. PRECAST MANHOLE	158.97	158.87	170.88	G-5.12	E= 1359697.35 N= 524628.16	



ALL STORM DRAINS AND STORMWATER MANAGEMENT FACILITIES INCLUDING MODULAR WETLAND TO PRIVATELY OWNED AND MAINTAINED.

EXISTING UTILITIES NOTE:  
EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM EXISTING SITE DEVELOPMENT PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION ONLY.

CONTRACTOR SHALL TEST PIT TO VERIFY EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES. TO MAINTAIN UNINTERRUPTED SERVICE AND TO PROVIDE REQUIRED CLEARANCES FOR ALL PROPOSED UTILITIES. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.



SCALE 1"=50'

OWNER: TRIPLE BELL FARMS, LLC, 198 LAUREL RACE TRACK RD, LAUREL, MD 20725, (301) 470-5494

OWNER/DEVELOPER: 20006 DELAWARE, INC., 198 LAUREL RACE TRACK RD, LAUREL, MD 20725, (301) 470-5494

SITE DEVELOPMENT PLAN  
UTILITY PROFILES  
PADDOCK POINTE - PHASE 4 (FORMERLY KNOWN AS LAUREL PARK STATION)  
168 APARTMENT UNIT  
PARCELS B-2, C-4 & K-2  
ZONED: TOD  
TAX MAP: 50 BLOCK: 10  
5TH ELECTION DISTRICT

**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

PROFESSIONAL CERTIFICATE  
DESIGN BY: DZE  
DRAWN BY: DZE  
CHECKED BY: RHV  
DATE: OCT 2023  
SCALE: AS SHOWN  
W.O. NO.: 07-11/40111

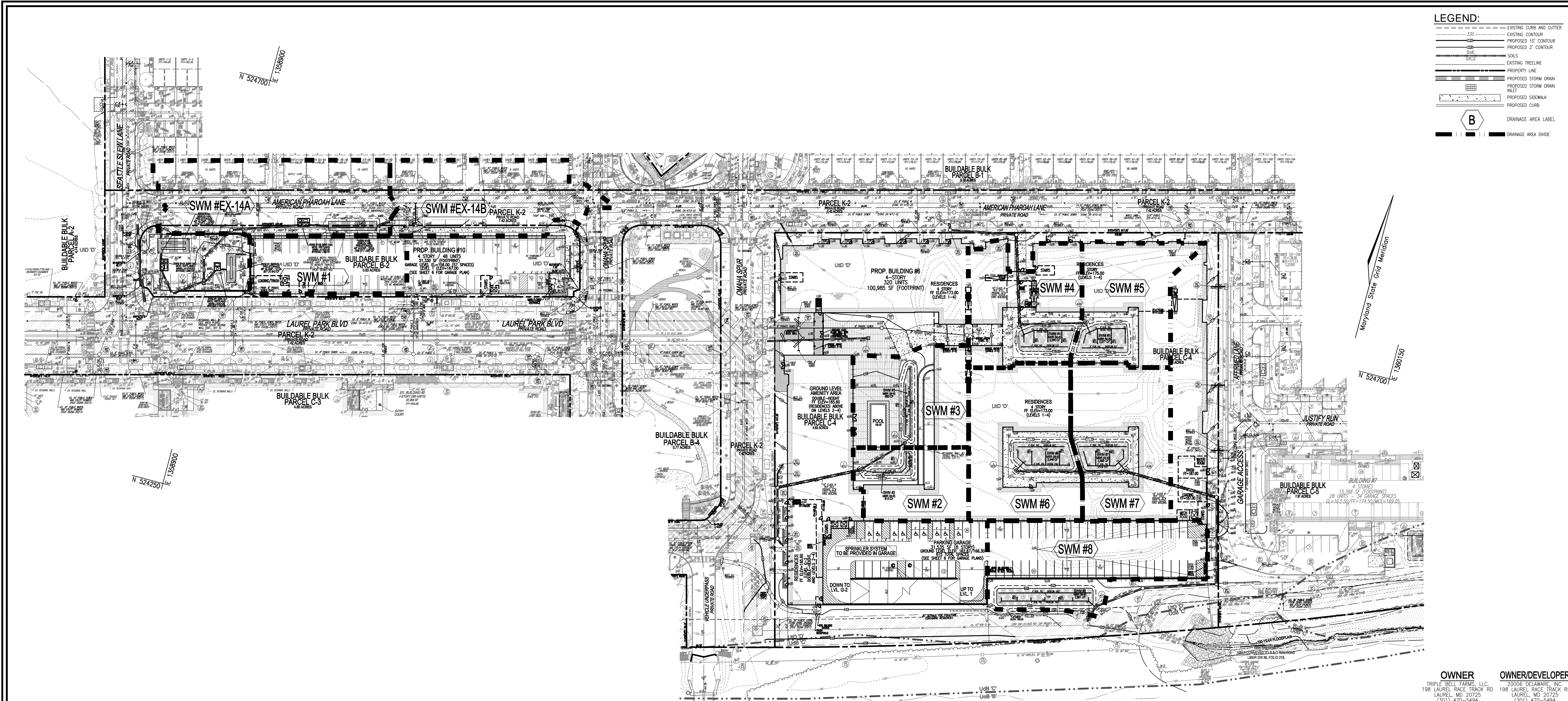
12 SHEET OF 18

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *Chad Edmondson*, 11/16/2023

Chief, Division of Planning & Development: *Linda Eversberg*, 11/20/2023

Director: \_\_\_\_\_, \_\_\_\_\_



**LEGEND:**

- EXISTING CURB AND GUTTER
- EXISTING CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- SOILS
- EXISTING TIE LINE
- PROPERTY LINE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED CURB
- B** DRAINAGE AREA LABEL
- DRAINAGE AREA DIVIDE

**PLAN VIEW**  
SCALE: 1" = 50'

ALL STORM DRAINS AND STORMWATER MANAGEMENT FACILITIES INCLUDING MODULAR WETLAND TO PRIVATELY OWNED AND MAINTAINED.

**EXISTING UTILITIES NOTE:**  
EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM EXISTING SITE DEVELOPMENT PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION ONLY.

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**STORMWATER MANAGEMENT DRAINAGE AREA CHART**

DA #	DRAINAGE AREA (AC)	PERCENT IMPERVIOUS	ESDv PROVIDED (cf)
SWM #14A	0.46	86%	1,906
SWM #14B	0.38	85%	1,799
SWM #1	0.24	100%	1,120
SWM #2	0.22	71%	812
SWM #3	0.30	69%	990
SWM #4	0.34	80%	2,280
SWM #5	0.31	81%	2,277
SWM #6	0.44	84%	2,948
SWM #7	0.40	85%	2,358
SWM #8	0.44	77%	2,591

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	11/16/2023
Chief, Division of Planning & Development	11/19/2023
Director	11/20/2023

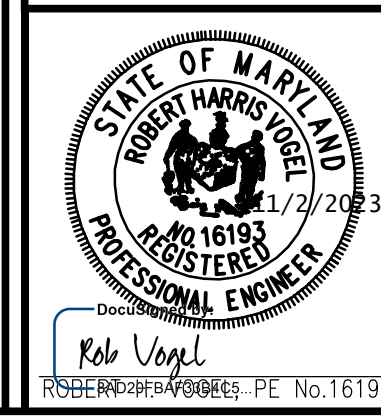
**OWNER**  
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(301) 470-5494

**OWNER/DEVELOPER**  
20006 DELAWARE, INC.  
198 LAUREL RACE TRACK RD  
LAUREL, MD 20725  
(301) 470-5494

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**STORM WATER MANAGEMENT DRAINAGE AREA MAP**  
**PADDOCK POINTE - PHASE 4**  
(FORMERLY KNOWN AS LAUREL PARK STATION)  
368 APARTMENT UNITS  
PARCELS B-2, C-4 & K-2  
ZONED: TOD  
TAX MAP: 50 BLOCK: 10  
5TH ELECTION DISTRICT  
PARCEL 384  
HOWARD COUNTY, MARYLAND

**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



**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. 16193, EXPIRATION DATE: 09-27-2024.

DESIGN BY: \_\_\_\_\_ DZE  
DRAWN BY: \_\_\_\_\_ DZE  
CHECKED BY: \_\_\_\_\_ RHY  
DATE: \_\_\_\_\_ OCT 2023  
SCALE: \_\_\_\_\_ AS SHOWN  
W.O. NO.: \_\_\_\_\_ 07-11/40111

13 OF 18

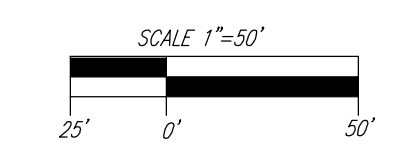


Table with 12 columns: SWM PRACTICE, PRACTICE DA (SF), IMPERV DA (AC), IMPERV (SF), PERV (SF), PERV AREA, PRACTICE DA (SF), IMPERV DA (AC), IMPERV (SF), PERV (SF), PERV AREA, PRACTICE DA (SF), IMPERV DA (AC), IMPERV (SF), PERV (SF), PERV AREA. Includes sub-tables for SWM #14A and SWM #14B.

Table with 12 columns: SWM PRACTICE, PRACTICE DA (SF), IMPERV DA (AC), IMPERV (SF), PERV (SF), PERV AREA, PRACTICE DA (SF), IMPERV DA (AC), IMPERV (SF), PERV (SF), PERV AREA. Includes sub-tables for SWM #1 and SWM #2.

Table with 12 columns: SWM PRACTICE, PRACTICE DA (SF), IMPERV DA (AC), IMPERV (SF), PERV (SF), PERV AREA, PRACTICE DA (SF), IMPERV DA (AC), IMPERV (SF), PERV (SF), PERV AREA. Includes sub-tables for SWM #1 through SWM #8.

APPENDIX B.4.C SPECIFICATIONS FOR MICRO-BIORETENTION, RAIN GARDEN, LANDSCAPE INFILTRATION & INFILTRATION BERMS

2. FILTERING MEDIA OR PLANTING SOIL. MATERIAL SPECIFICATIONS. THE ALLOWABLE MATERIALS TO BE USED IN THESE PRACTICES ARE DETAILED IN TABLE B.4.1.

3. COMPACTION. COMPACTION CAN BE ALLEVATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS CHISEL PLOW, RIPPER, OR SUBSOILER.

4. PLANT MATERIAL. RECOMMENDED PLANT MATERIAL FOR MICRO-BIORETENTION PRACTICES CAN BE FOUND IN APPENDIX A, SECTION A.2.5.

6. UNDERDRAINS. UNDERDRAINS SHOULD MEET THE FOLLOWING CRITERIA: PIPE SHOULD BE 4 TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE.

7. MISCELLANEOUS. THESE PRACTICES MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE INFILTRATION (M-3), MICRO-BIORETENTION (M-6), RAIN GARDENS (M-7), BIORETENTION SWALE (M-8), AND ENHANCED FILTERS (M-9)

- 1. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY... 2. THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR...

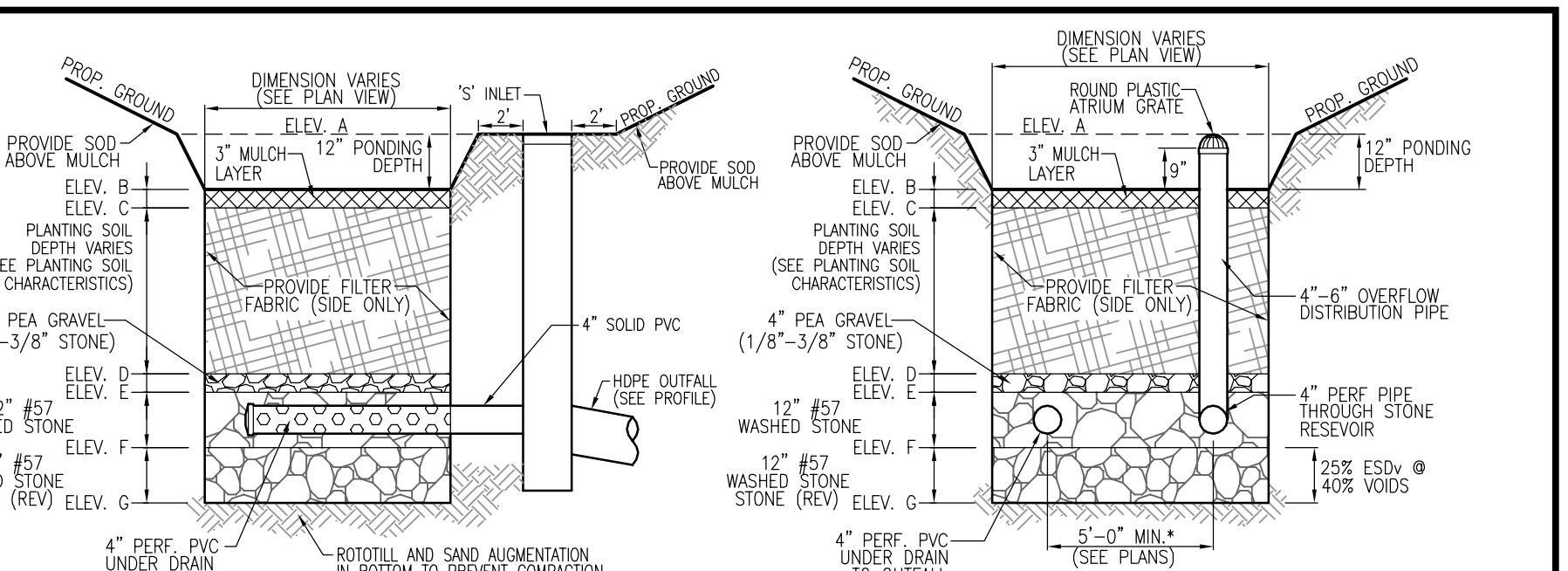


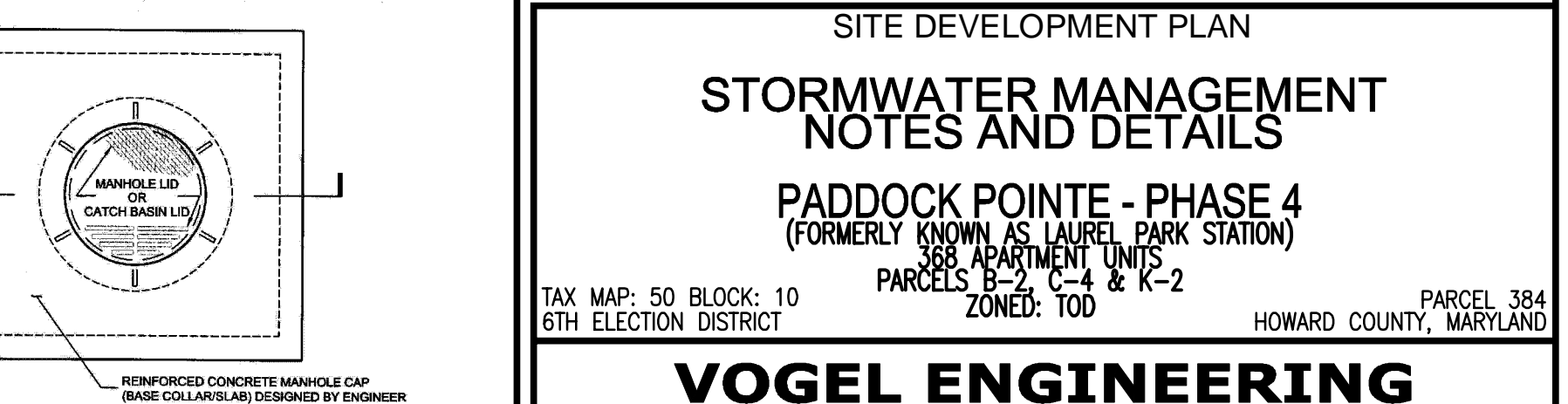
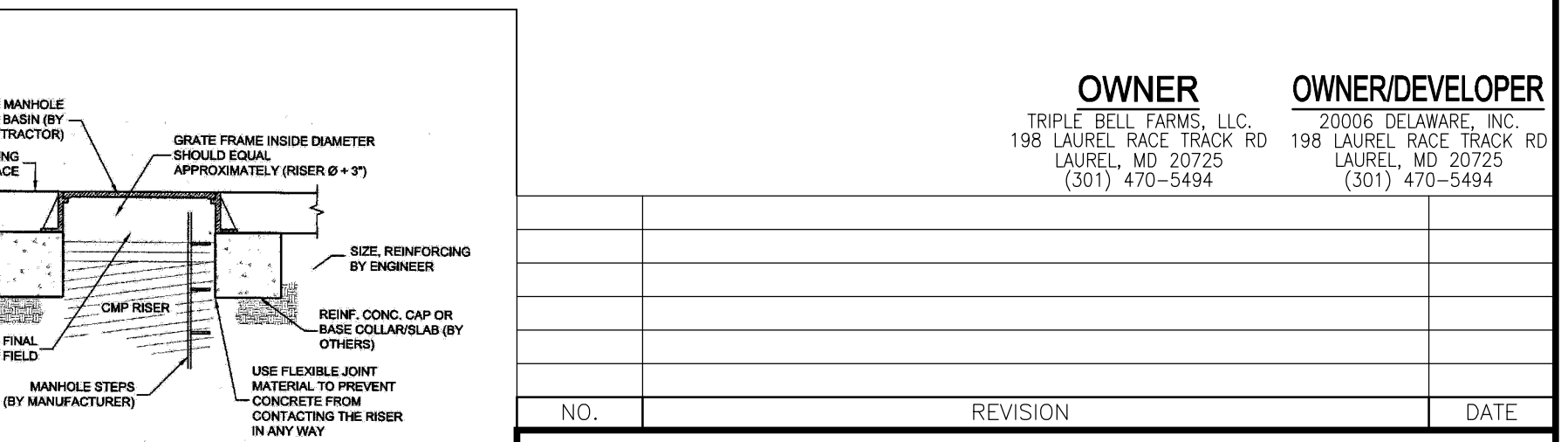
Table with 12 columns: MBR Facility Number, MBR Facility Type, Pounding Depth (ft), Pounding Elevation, Top of Mulch, Bottom of Mulch, Depth of Plant Mix, Bottom of Plant Mix, Bottom of Pea Gravel, Depth of Stone, Invert of 4" Perf. PVC Underdrain, Depth of Additional Stone, Depth of Bottom Stone, Depth of REV Stone, Bottom of REV Stone.

Table with 12 columns: MBR Facility Number, MBR Facility Type, Pounding Depth (ft), Pounding Elevation, Top of Mulch, Bottom of Mulch, Depth of Plant Mix, Bottom of Plant Mix, Bottom of Pea Gravel, Depth of Stone, Invert of 4" Perf. PVC Underdrain, Depth of Additional Stone, Depth of Bottom Stone, Depth of REV Stone, Bottom of REV Stone.

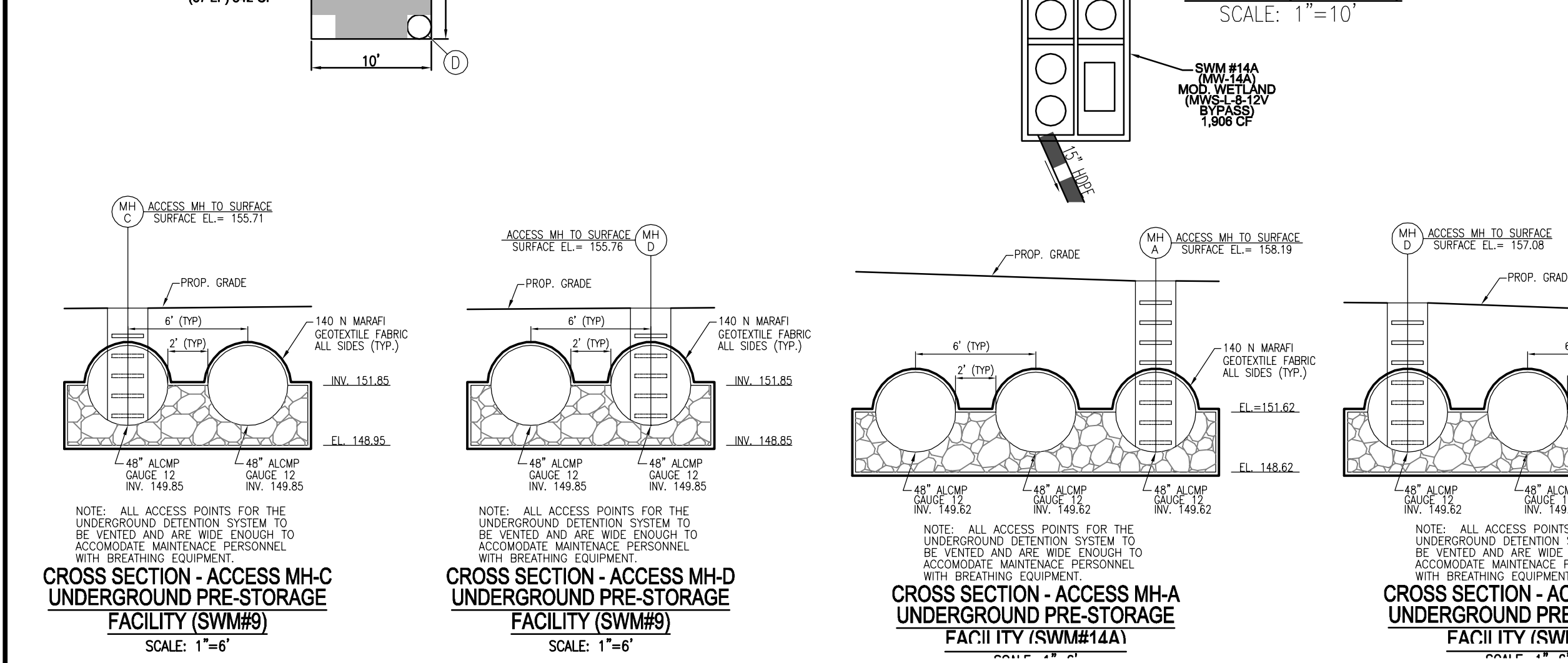
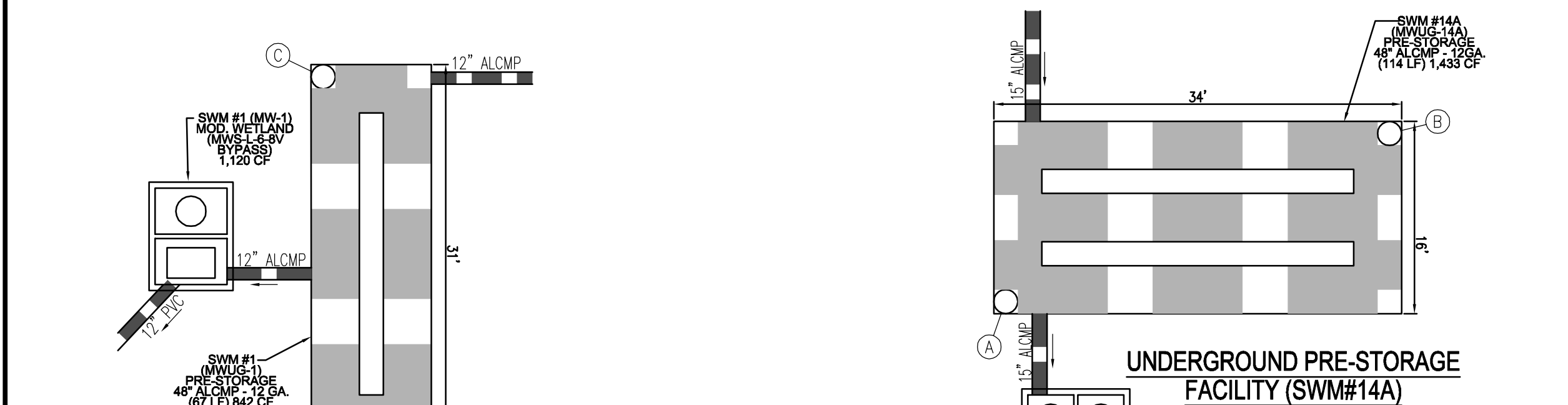
Appendix B.4 Construction Specifications for Environmental Site Design Practices

Table B.4.1 Materials Specifications for Micro-BioRetention, Rain Gardens & Landscape Infiltration

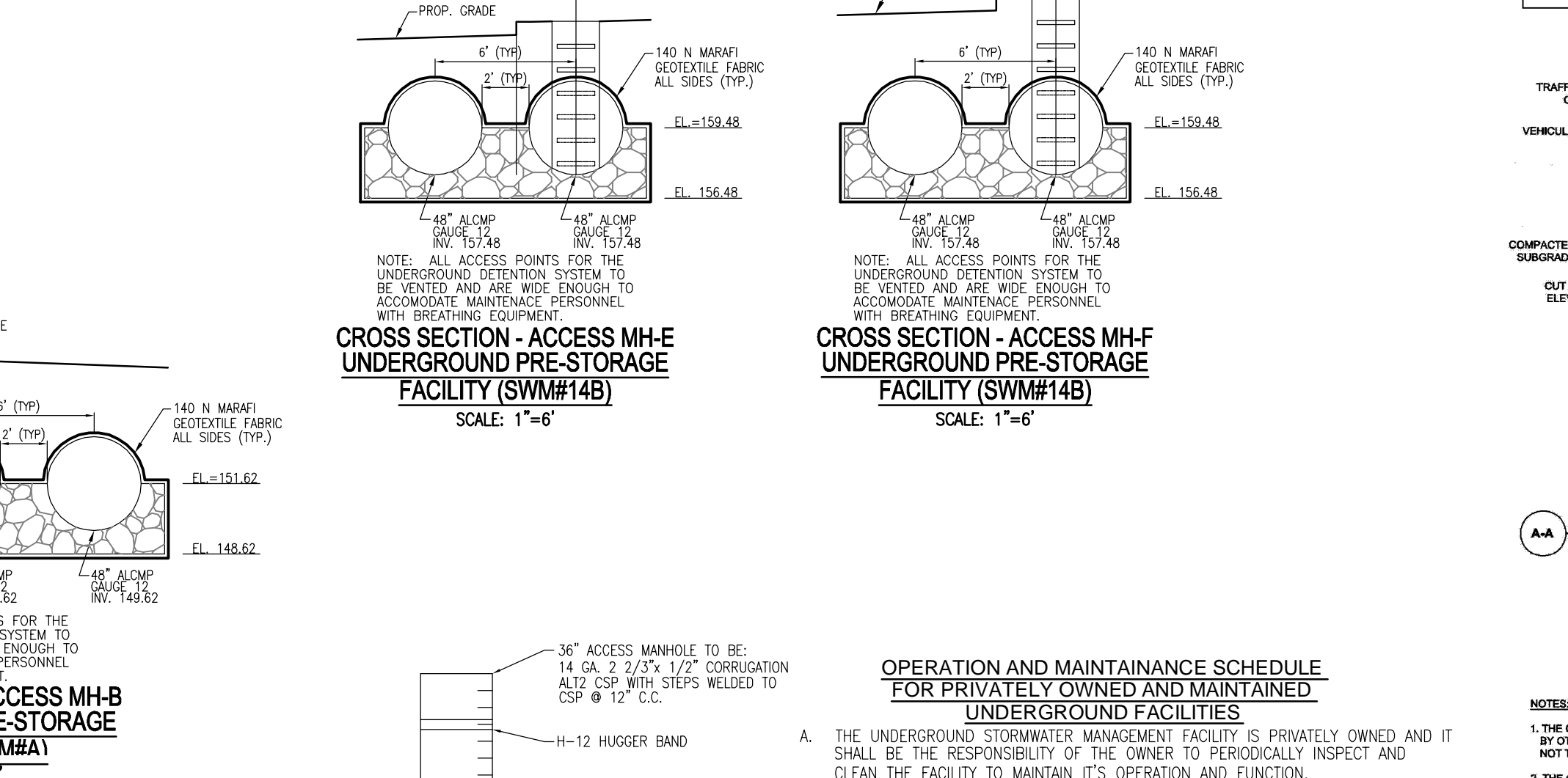
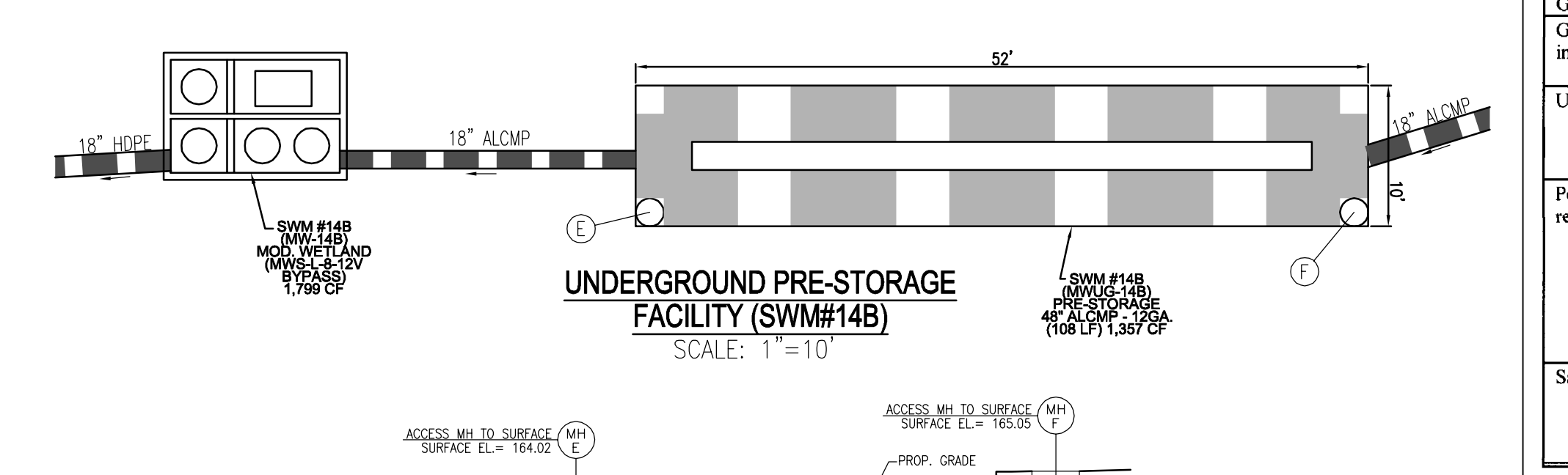
Table with 4 columns: Material, Specification, Size, Notes. Lists materials like Planting soil, Organic content, Mulch, Pea gravel diaphragm, etc.



Site Development Plan, Stormwater Management Notes and Details, Paddock Pointe - Phase 4 (Formerly known as Laurel Park Station), VOGEL ENGINEERING, TIMMONS GROUP.

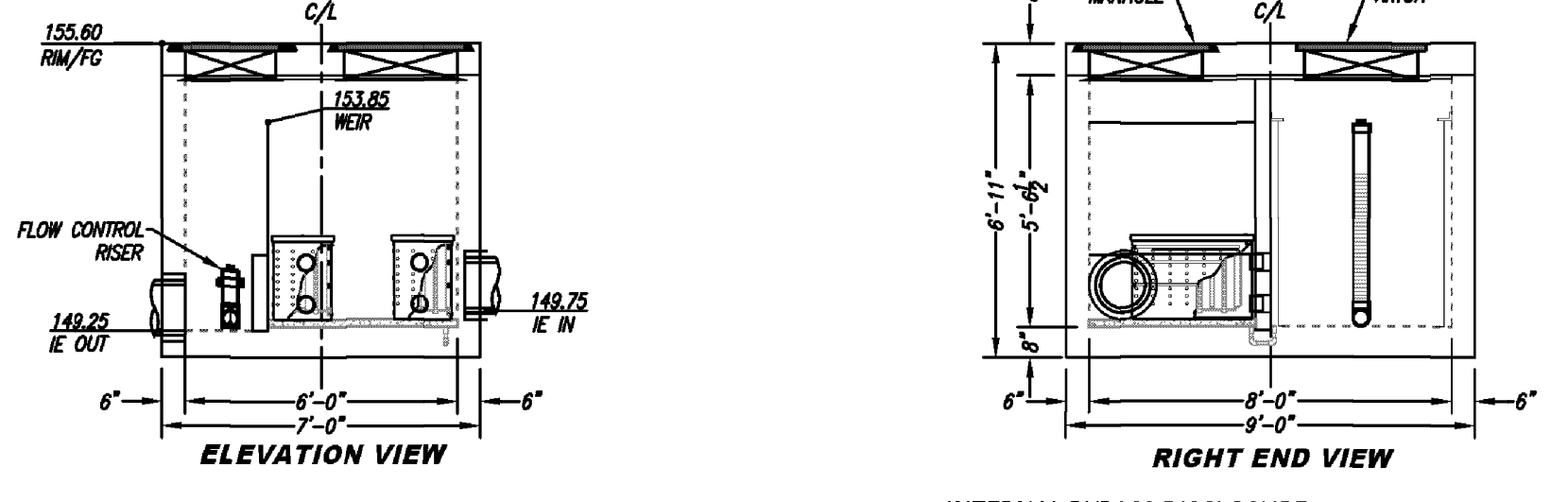
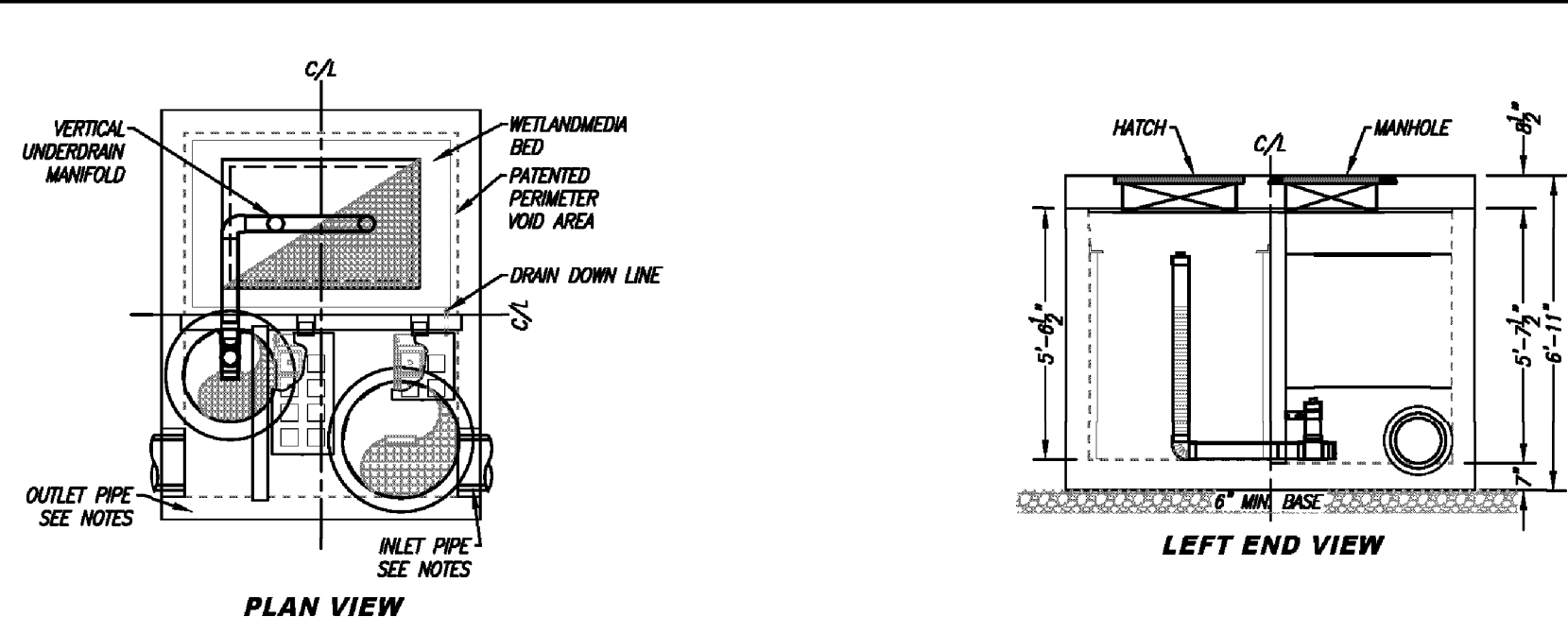


Pre-Storage Detention Pipe Calculation table, APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING, CHIEF, DEVELOPMENT ENGINEERING DIVISION, CHIEF, DIVISION OF LAND DEVELOPMENT, DIRECTOR.



Pre-Storage Detention Pipe Calculation table, APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING, CHIEF, DEVELOPMENT ENGINEERING DIVISION, CHIEF, DIVISION OF LAND DEVELOPMENT, DIRECTOR.

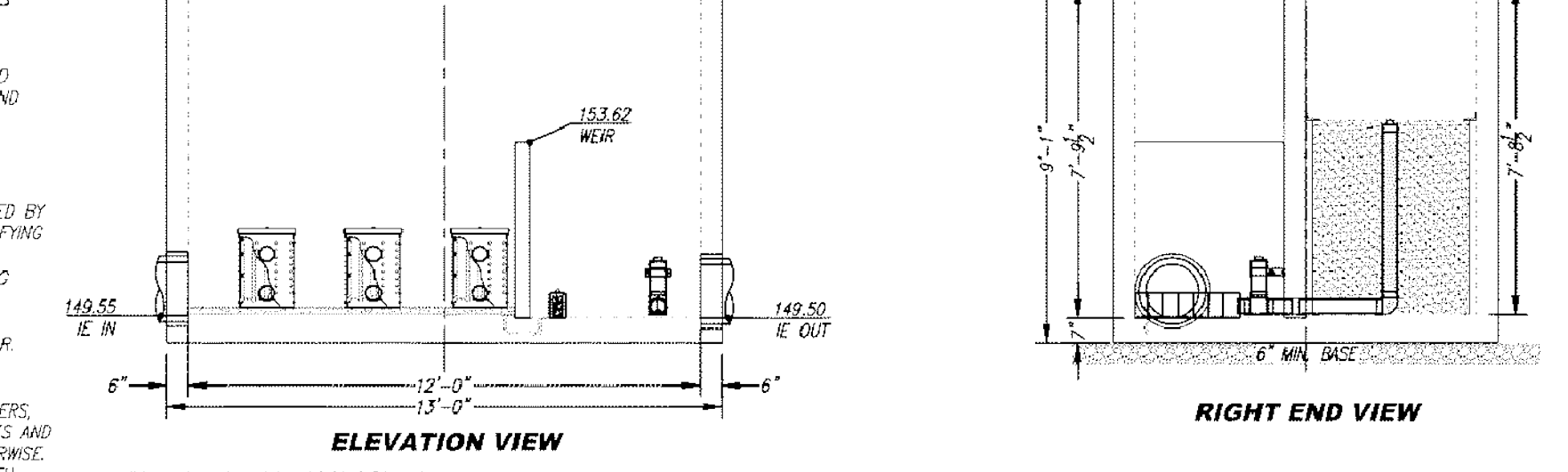
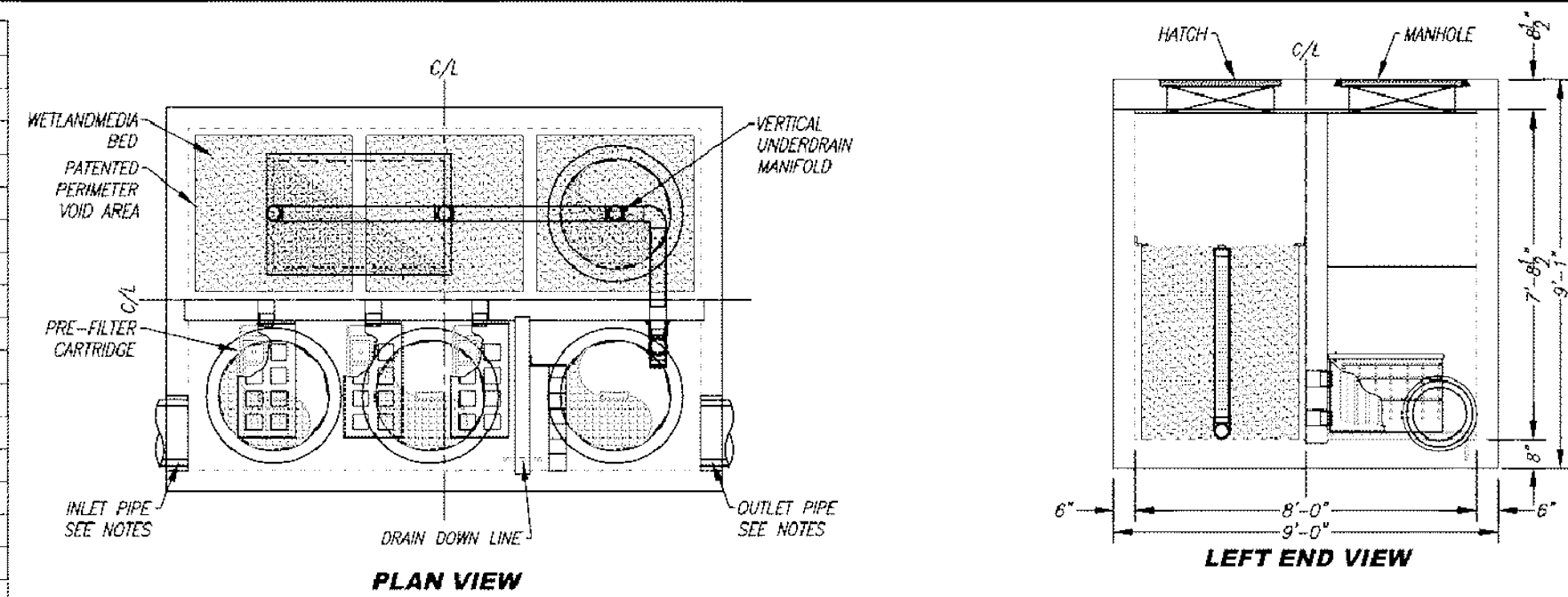
SITE SPECIFIC DATA			
PROJECT NUMBER	12841		
PROJECT NAME	PADDOCK POINTE PH4		
PROJECT LOCATION	HOWARD COUNTY, MD		
STRUCTURE ID	#1 MWS		
TREATMENT REQUIRED			
VOLUME BASED (CF)	FLOW BASED (CFS)		
N/A	0.20		
TREATMENT HQL AVAILABLE (FT)	4.6'		
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	N/A		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	149.75	CMP	12"
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE	149.24	PVC	12"
PRE-TREATMENT			
PRE-TREATMENT	BIOTRANSFORMATION	DISCHARGE	
RIM ELEVATION	155.6	155.6	
SURFACE LOAD	PEDESTRIAN	N/A	PEDESTRIAN
FRAME & COVER	30" X 48"	OPEN PLANTER	
WETLAND MEDIA VOLUME (CY)	3.55		
ORIFICE SIZE (2x4 INCHES)	#1.87"		
NOTES: PRELIMINARY NOT FOR CONSTRUCTION.			



**INTERNAL BYPASS DISCLOSURE:**  
THE DESIGN AND CAPACITY OF THE PEAK CONVEYANCE METHOD TO BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD. HO(S) AT PEAK FLOW SHALL BE ASSESSED TO ENSURE NO UPSTREAM FLOODING. PEAK HQL AND BYPASS CAPACITY SHOWN ON DRAWING ARE USED FOR GUIDANCE ONLY.

**GENERAL NOTES**  
1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE FOR PROJECT SPECIFIC DRAWINGS DETAILED EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.  
3. PROPRIETARY AND CONFIDENTIAL: THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE SOLE PROPERTY OF BIO CLEAN AND IS CONFIDENTIAL. THIS DOCUMENT, IN ANY MANNER, SHALL NOT BE REPRODUCED OR DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF BIO CLEAN.

SITE SPECIFIC DATA			
PROJECT NUMBER	12841		
PROJECT NAME	PADDOCK POINTE PH4		
PROJECT LOCATION	HOWARD COUNTY, MD		
STRUCTURE ID	#14 MWS		
TREATMENT REQUIRED			
VOLUME BASED (CF)	FLOW BASED (CFS)		
N/A	0.42		
TREATMENT HQL AVAILABLE (FT)	4.12		
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	TBD		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	149.55	CMP	15"
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE	149.50	HDPE	15"
PRE-TREATMENT			
PRE-TREATMENT	BIOTRANSFORMATION	DISCHARGE	
RIM ELEVATION	158.00	158.00	
SURFACE LOAD	HS-20	HS-20	HS-20
FRAME & COVER	28x 430"	30"x48" & 430"	430"
WETLAND MEDIA VOLUME (CY)	6.91		
ORIFICE SIZE (2x4 INCHES)	#2.79"		
NOTES: PRELIMINARY NOT FOR CONSTRUCTION. MINIMUM 126 SQFT WETLAND MEDIA PROVIDED.			



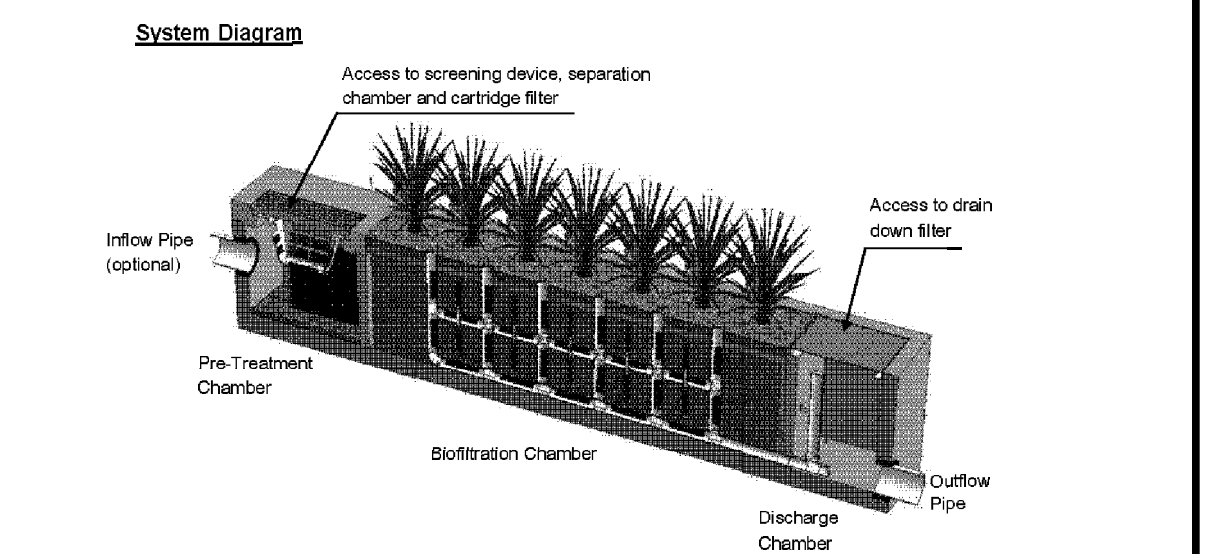
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**BioClean**  
A Forterra Company

**Maintenance Guidelines for Modular Wetland System - Linear**

- Maintenance Summary**
- Remove Trash from Screening Device - average maintenance interval is 6 to 12 months.
    - (5 minute average service time)
  - Remove Sediment from Separation Chamber - average maintenance interval is 12 to 24 months.
    - (10 minute average service time)
  - Replace Cartridge Filter Media - average maintenance interval is 12 to 24 months.
    - (10-15 minute per cartridge average service time)
  - Replace Drain Down Filter Media - average maintenance interval is 12 to 24 months.
    - (5 minute average service time)
  - Trim Vegetation - average maintenance interval is 6 to 12 months.
    - (5 minute time varies)



[www.BioCleanEnvironmental.com](http://www.BioCleanEnvironmental.com)

**Maintenance Procedures**

- Screening Device**
- Remove grate or manhole cover to gain access to the screening device in the Pre-Treatment Chamber. Vault type units do not have screening device. Maintenance can be performed without entry.
  - Remove all pollutants collected by the screening device. Removal can be done manually or with the use of a vacuum truck. The hose of the vacuum truck will not damage the screening device.
  - Screening device can easily be removed from the Pre-Treatment Chamber to gain access to separation chamber and media filters below. Replace grate or manhole cover when completed.

- Separation Chamber**
- Perform maintenance procedures of screening device listed above before maintaining the separation chamber.
  - With a pressure washer spray down pollutants accumulated on walls and cartridge filters.
  - Vacuum out Separation Chamber and remove all accumulated pollutants. Replace screening device, grate or manhole cover when completed.

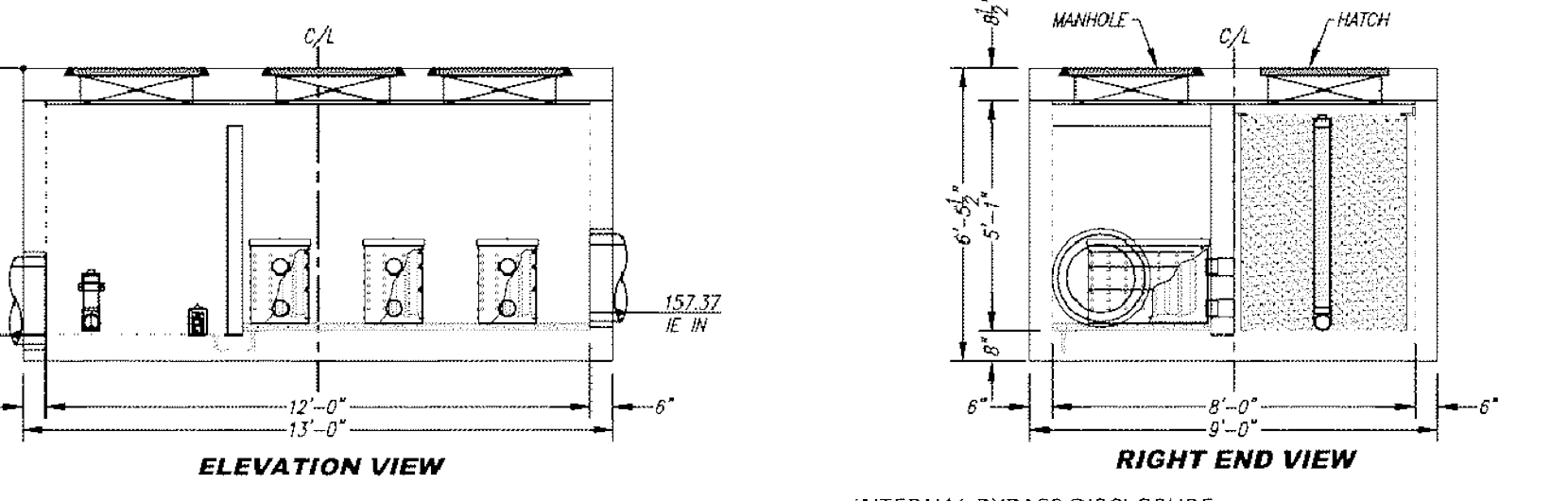
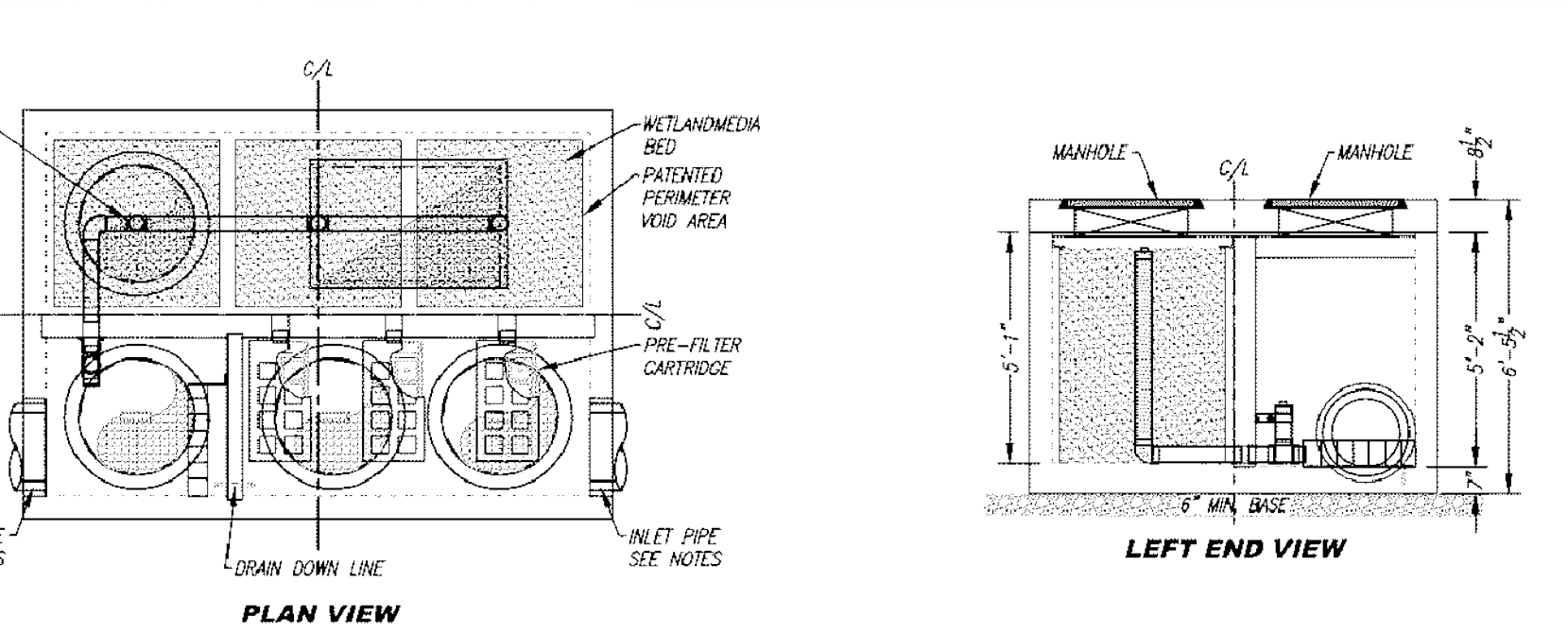
- Cartridge Filters**
- Perform maintenance procedures on screening device and separation chamber before maintaining cartridge filters.
  - Enter separation chamber.
  - Unscrew the two bolts holding the lid on each cartridge filter and remove lid.
  - Remove each of 4 to 8 media cages holding the media in place.
  - Spray down the cartridge filter to remove any accumulated pollutants.
  - Vacuum out old media and accumulated pollutants.
  - Reinstall media cages and fill with new media from manufacturer or outside supplier. Manufacturer will provide specification of media and sources to purchase.
  - Replace the lid and tighten down bolts. Replace screening device, grate or manhole cover when completed.

- Drain Down Filter**
- Remove hatch or manhole cover over discharge chamber and enter chamber.
  - Unlock and lift drain down filter housing and remove old media block. Replace with new media block. Lower drain down filter housing and lock into place.
  - Exit chamber and replace hatch or manhole cover.

**Maintenance Notes**

- Following maintenance and/or inspection, it is recommended the maintenance operator prepare a maintenance/inspection record. The record should include any maintenance activities performed, amount and description of debris collected, and condition of the system and its various filter mechanisms.
- The owner should keep maintenance/inspection record(s) for a minimum of five years from the date of maintenance. These records should be made available to the governing municipality for inspection upon request at any time.
- Transport all debris, trash, organics and sediments to approved facility for disposal in accordance with local and state requirements.
- Entry into chambers may require confined space training based on state and local regulations.
- No fertilizer shall be used in the Biofiltration Chamber.

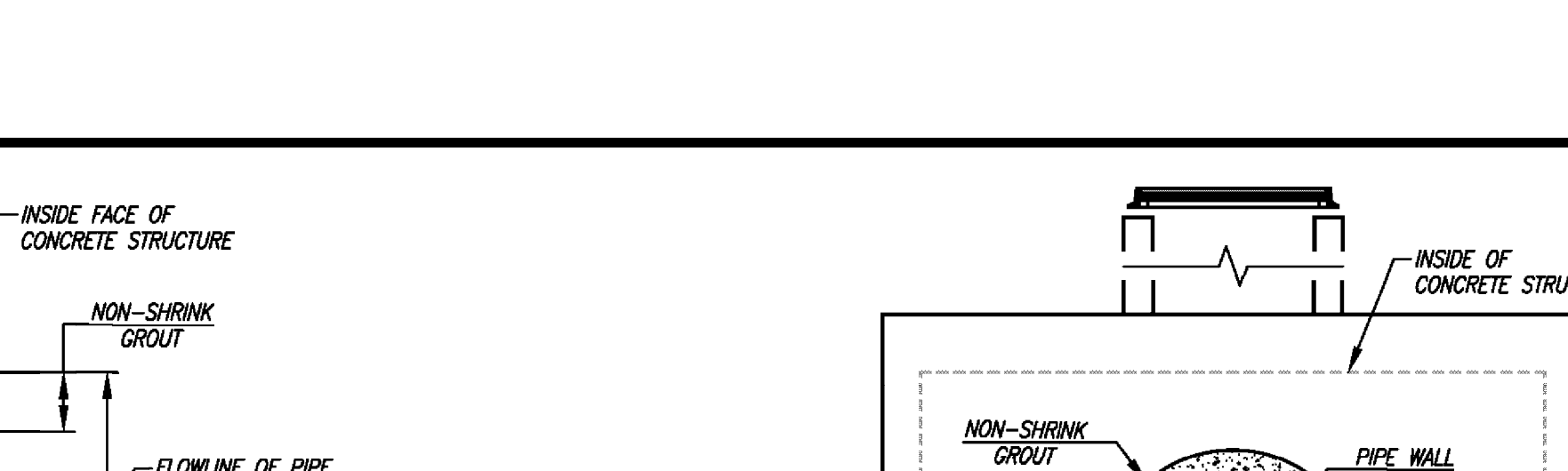
SITE SPECIFIC DATA			
PROJECT NUMBER	12841		
PROJECT NAME	PADDOCK POINTE PH4		
PROJECT LOCATION	HOWARD COUNTY, MD		
STRUCTURE ID	#14B MWS		
TREATMENT REQUIRED			
VOLUME BASED (CF)	FLOW BASED (CFS)		
N/A	0.47		
TREATMENT HQL AVAILABLE (FT)	4.61		
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	TBD		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	157.37	CMP	18"
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE	156.87	HDPE	18"
PRE-TREATMENT			
PRE-TREATMENT	BIOTRANSFORMATION	DISCHARGE	
RIM ELEVATION	162.76	162.76	
SURFACE LOAD	HS-20	HS-20	HS-20
FRAME & COVER	28x 430"	30"x48" & 430"	430"
WETLAND MEDIA VOLUME (CY)	7.23		
ORIFICE SIZE (2x4 INCHES)	#2.87"		
NOTES: PRELIMINARY NOT FOR CONSTRUCTION.			



**INTERNAL BYPASS DISCLOSURE:**  
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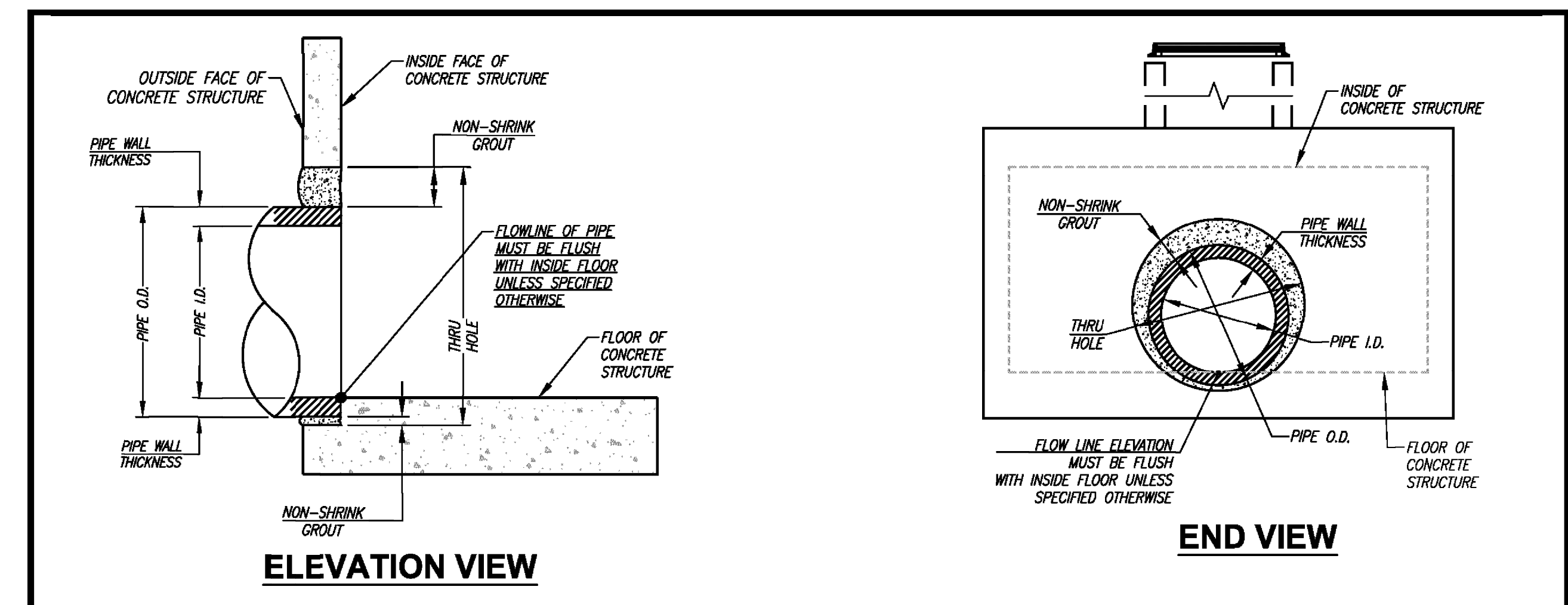
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PROJECT NAME	PADDOCK POINTE PH4		
PROJECT LOCATION	HOWARD COUNTY, MD		
STRUCTURE ID	#14B MWS		
TREATMENT REQUIRED			
VOLUME BASED (CF)	FLOW BASED (CFS)		
N/A	0.47		
TREATMENT HQL AVAILABLE (FT)	4.61		
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	TBD		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	157.37	CMP	18"
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE	156.87	HDPE	18"
PRE-TREATMENT			
PRE-TREATMENT	BIOTRANSFORMATION	DISCHARGE	
RIM ELEVATION	162.76	162.76	
SURFACE LOAD	HS-20	HS-20	HS-20
FRAME & COVER	28x 430"	30"x48" & 430"	430"
WETLAND MEDIA VOLUME (CY)	7.23		
ORIFICE SIZE (2x4 INCHES)	#2.87"		
NOTES: PRELIMINARY NOT FOR CONSTRUCTION.			



**INTERNAL BYPASS DISCLOSURE:**  
THE DESIGN AND CAPACITY OF THE PEAK CONVEYANCE METHOD TO BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD. HO(S) AT PEAK FLOW SHALL BE ASSESSED TO ENSURE NO UPSTREAM FLOODING. PEAK HQL AND BYPASS CAPACITY SHOWN ON DRAWING ARE USED FOR GUIDANCE ONLY.

**GENERAL NOTES**  
1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE FOR PROJECT SPECIFIC DRAWINGS DETAILED EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.  
3. PROPRIETARY AND CONFIDENTIAL: THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE SOLE PROPERTY OF BIO CLEAN AND IS CONFIDENTIAL. THIS DOCUMENT, IN ANY MANNER, SHALL NOT BE REPRODUCED OR DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF BIO CLEAN.



- INSTALLATION NOTES**
- ALL CONNECTION PIPES SUPPLIED AND INSTALLED BY CONTRACTOR. MODULAR WETLAND UNIT WILL BE DELIVERED WITH A THRU HOLE AND ITS THE CONTRACTORS RESPONSIBILITY TO SUPPLY PIPE, AND ALL LABOR AND MATERIAL TO CONNECT PIPE AND SEAL UNIT WATER TIGHT INCLUDING BUT NOT LIMITED TO GROUT, CONCRETE LUG, REBAR, FLUG, ANCHORS, COUPLER, FITTINGS AND/OR ALL SUPPORT AND CONNECTING HARDWARE.
  - ALL CONNECTIONS ARE TO BE FLUSH WITH THE INSIDE SURFACE OF THE CONCRETE STRUCTURE. (CAN NOT INTRUDE BEYOND FLUSH) ALL PIPE FLOWLINES SHALL BE FLUSH WITH INSIDE FLOOR UNLESS SPECIFIED OTHERWISE.
  - ALL GROUT AND/OR CONCRETE SHALL BE NON-SHRINK AND MEET OR EXCEED LOCAL PIPE CONNECTION STANDARDS.
  - REFER TO AGENCY SPECIFICATIONS WHERE APPLICABLE.

**PROPRIETARY AND CONFIDENTIAL:** THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BIO CLEAN AND IS CONFIDENTIAL. THIS DOCUMENT, IN ANY MANNER, SHALL NOT BE REPRODUCED OR DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF BIO CLEAN.

**MODULAR WETLANDS**

**PIPE CONNECTION STANDARD DETAIL**

NO.	REVISION	DATE

OWNER	TRIPLE BELL FARMS, LLC 198 LAUREL RACE TRACK RD LAUREL, MD 20725 (301) 470-5494
OWNER/DEVELOPER	20006 DELAWARE, INC. 198 LAUREL RACE TRACK RD LAUREL, MD 20725 (301) 470-5494

**SITE DEVELOPMENT PLAN**

**STORMWATER MANAGEMENT NOTES AND DETAILS**

**PADDOCK POINTE - PHASE 4**  
(FORMERLY KNOWN AS LAUREL PARK STATION)

TAX MAP: 50 BLOCK: 10  
5TH ELECTION DISTRICT

PARCELS B-2, C-4 & K-2  
ZONED: TOD

PARCEL 384  
HOWARD COUNTY, MARYLAND

**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

PROFESSIONAL CERTIFICATE

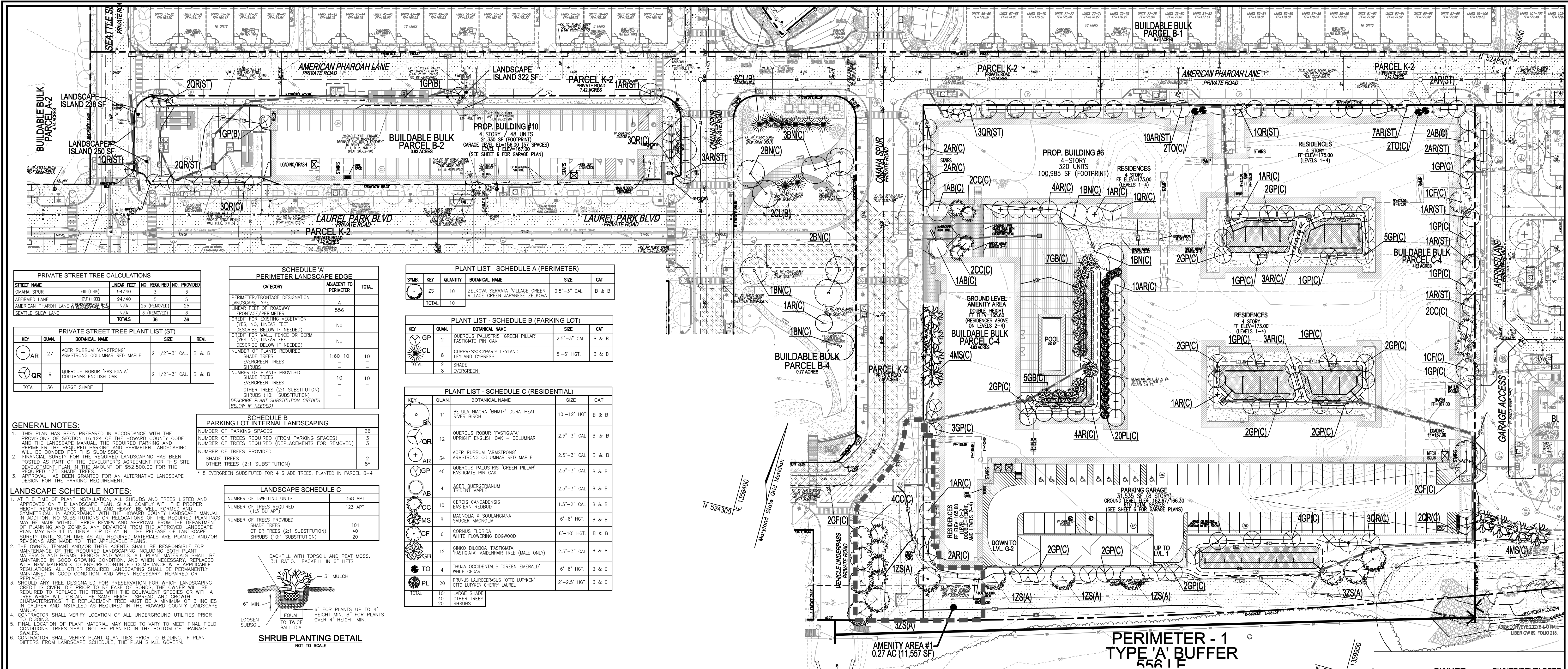
DESIGN BY:	DZE	DATE:	11/20/23
DRAWN BY:	DZE	CHECKED BY:	RHV
CHECKED BY:	RHV	DATE:	OCT 2023
SCALE:	AS SHOWN	SCALE:	AS SHOWN
W.O. NO.:	07-11/40111	W.O. NO.:	07-11/40111

15 OF 18

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

ALL STORM DRAINS AND STORMWATER MANAGEMENT FACILITIES INCLUDING MODULAR WETLAND TO PRIVATELY OWNED AND MAINTAINED.



**PRIVATE STREET TREE CALCULATIONS**

STREET NAME	LINEAR FEET	NO. REQUIRED (NO. PROVIDED)
OMAHA SPUR	94/40	3
AFIRMED LANE	94/40	5
AMERICAN PHAROAH LANE	N/A	25
SEATTLE SLEW LANE	N/A	3
<b>TOTALS</b>	<b>36</b>	<b>36</b>

**PRIVATE STREET TREE PLANT LIST (ST)**

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
AR	27	ACER RUBRUM 'ARMSTRONG'	2 1/2" - 3" CAL.	B & B
QR	9	QUERCUS ROBUR 'FASTIGIATA'	2 1/2" - 3" CAL.	B & B
<b>TOTAL</b>	<b>36</b>	<b>LARGE SHADE</b>		

**SCHEDULE 'A' PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO PERIMETER	TOTAL
PERIMETER/FRONTAGE DESIGNATION	A	1
LANDSCAPE TYPE		556
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	No	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	No	
NUMBER OF PLANTS REQUIRED	1:60	10
SHADE TREES		10
EVERGREEN TREES		0
NUMBER OF PLANTS PROVIDED		10
SHADE TREES		10
EVERGREEN TREES (2:1 SUBSTITUTION)		0
SHRUBS (10:1 SUBSTITUTION)		0
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED		

**PLANT LIST - SCHEDULE A (PERIMETER)**

SYMB.	KEY	QUANTITY	BOTANICAL NAME	SIZE	CAT
ZS	10	ZELKOVA SERRATA 'VILLAGE GREEN'	2.5" - 3" CAL.	B & B	
ZS	10	VILLAGE GREEN JAPANESE ZELKOVA	2.5" - 3" CAL.	B & B	
<b>TOTAL</b>	<b>10</b>				

**PLANT LIST - SCHEDULE B (PARKING LOT)**

KEY	QUAN.	BOTANICAL NAME	SIZE	CAT
GP	2	QUERCUS PALUSTRIS 'GREEN PILLAR'	2.5" - 3" CAL.	B & B
CL	8	CUPRESSUS SPARIS LEYLANDI	5" - 6" HGT.	B & B
<b>TOTAL</b>	<b>10</b>			

**PLANT LIST - SCHEDULE C (RESIDENTIAL)**

KEY	QUAN.	BOTANICAL NAME	SIZE	CAT
BN	11	BETULA NIGRA 'NIMT' DURA-HEAT	10" - 12" HGT.	B & B
QR	12	QUERCUS ROBUR 'FASTIGIATA'	2.5" - 3" CAL.	B & B
AR	34	ACER RUBRUM 'ARMSTRONG'	2.5" - 3" CAL.	B & B
GP	40	QUERCUS PALUSTRIS 'GREEN PILLAR'	2.5" - 3" CAL.	B & B
AB	4	ACER BUTERFLEUM TRIDENT MAPLE	2.5" - 3" CAL.	B & B
CC	10	CERIS CANDIDENSIS EASTERN REDBUD	1.5" - 2" CAL.	B & B
MS	8	MAGNOLIA X SOULANGIANA SAUCIER MAGNOLIA	6" - 8" HGT.	B & B
CF	6	CORNUS FLORIDA WHITE FLOWERING DOGWOOD	8" - 10" HGT.	B & B
GB	12	GINKGO BILBOBA 'FASTIGIATA'	2.5" - 3" CAL.	B & B
TO	4	THUJA OCCIDENTALIS 'GREEN EMERALD'	6" - 8" HGT.	B & B
PL	20	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	2" - 2.5" HGT.	B & B
<b>TOTAL</b>	<b>101</b>	<b>LARGE SHADE</b>		
	<b>40</b>	<b>OTHER TREES</b>		
	<b>20</b>	<b>SHRUBS</b>		

**SCHEDULE B PARKING LOT INTERNAL LANDSCAPING**

NUMBER OF PARKING SPACES	TOTAL
NUMBER OF TREES REQUIRED (FROM PARKING SPACES)	3
NUMBER OF TREES REQUIRED (REPLACEMENTS FOR REMOVED)	3
NUMBER OF TREES PROVIDED	2
SHADE TREES (2:1 SUBSTITUTION)	8*
* 8 EVERGREEN SUBSTITUTED FOR 4 SHADE TREES, PLANTED IN PARCEL B-4	

**LANDSCAPE SCHEDULE C**

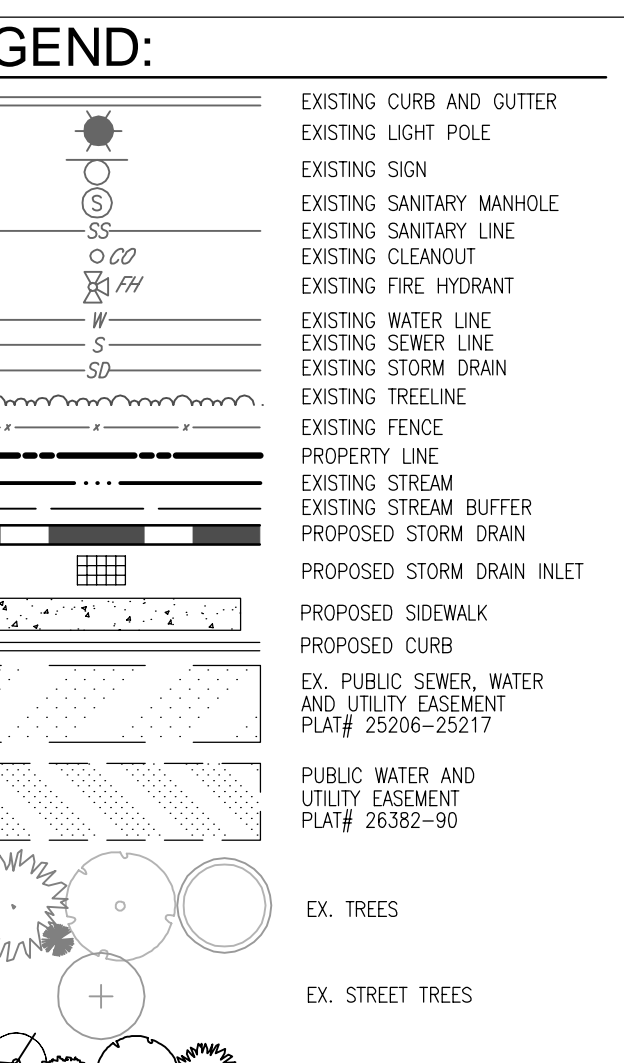
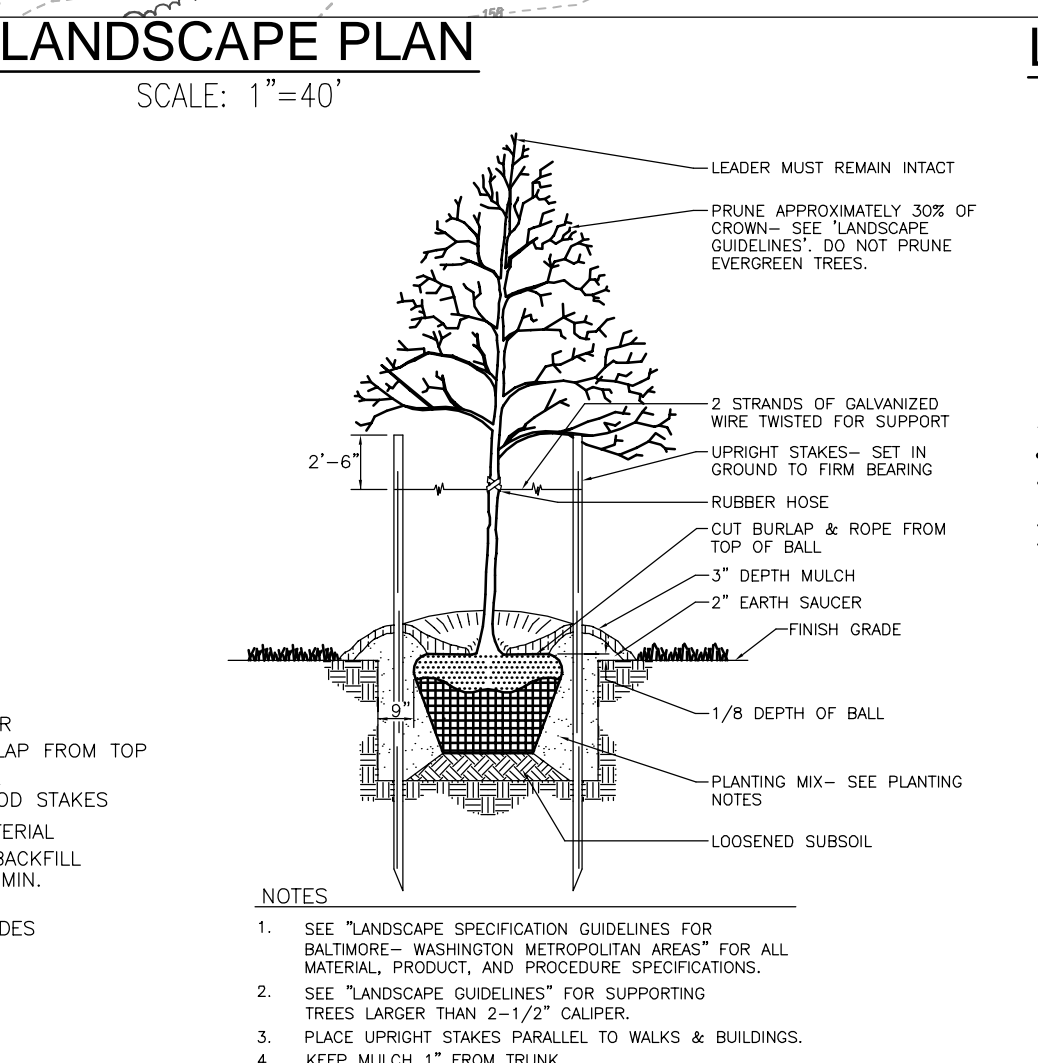
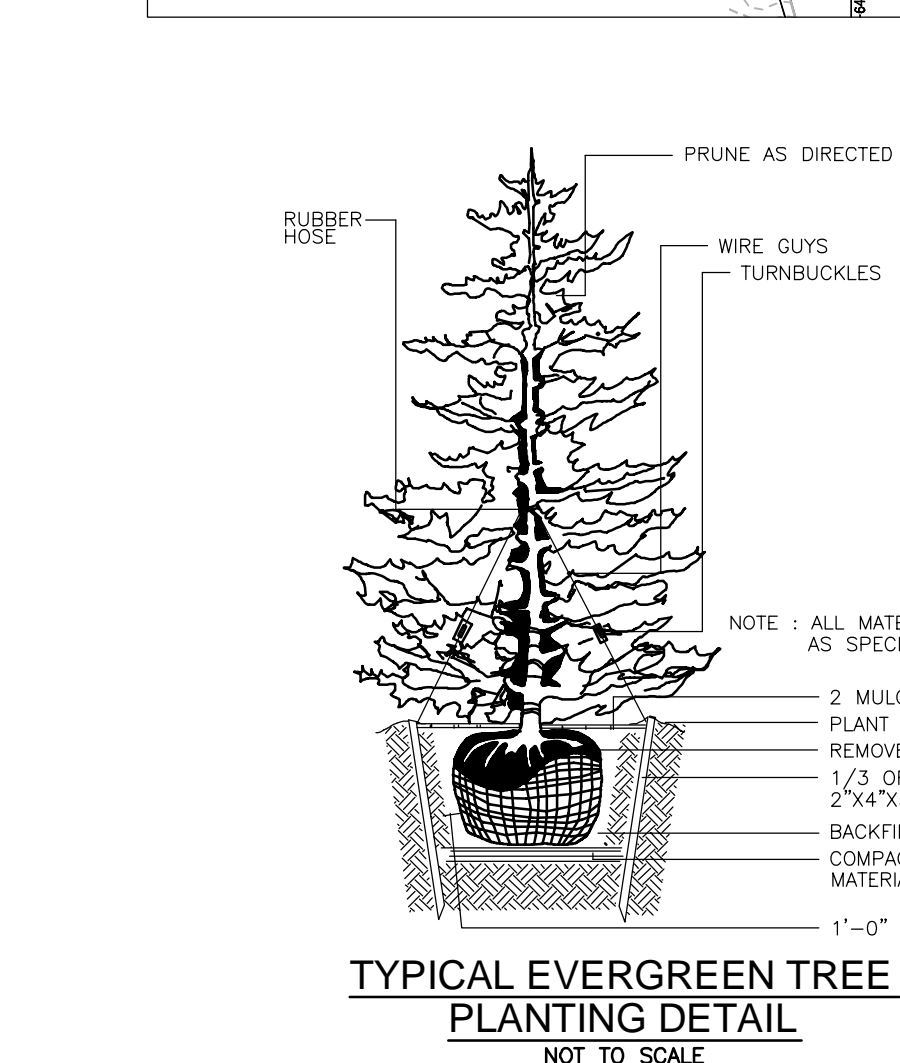
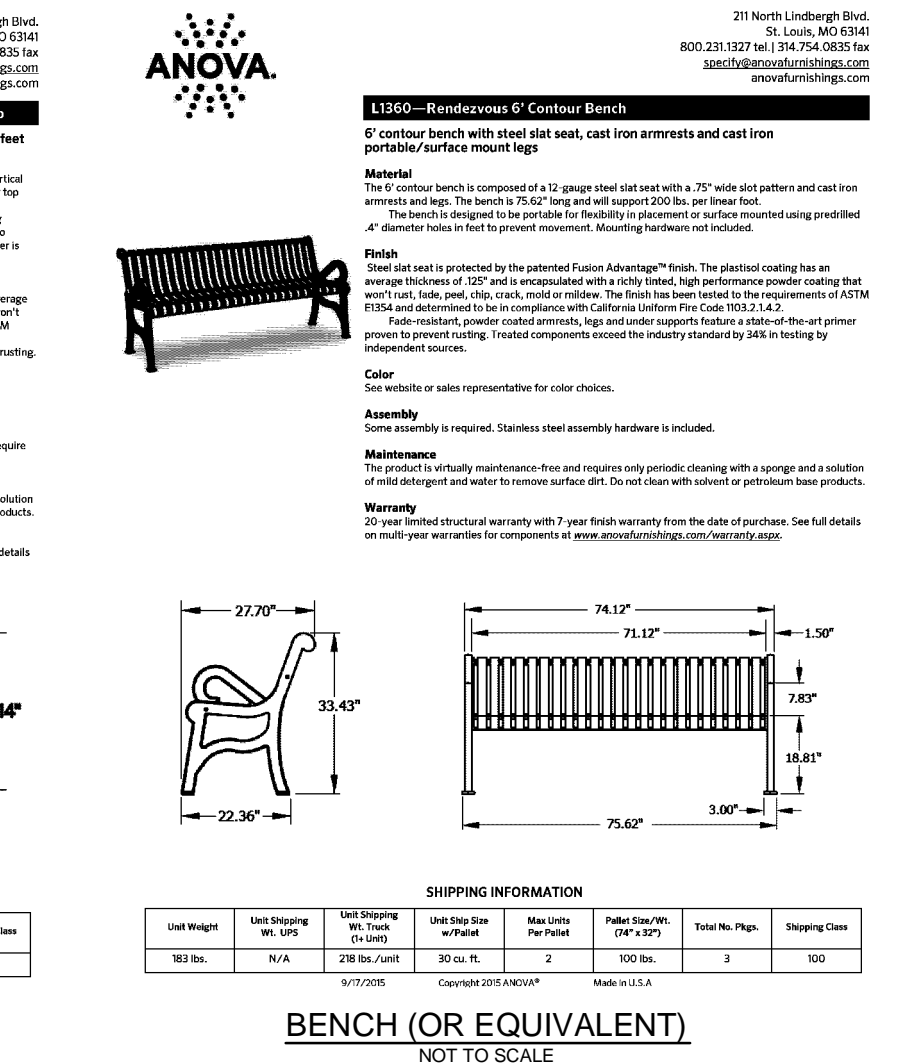
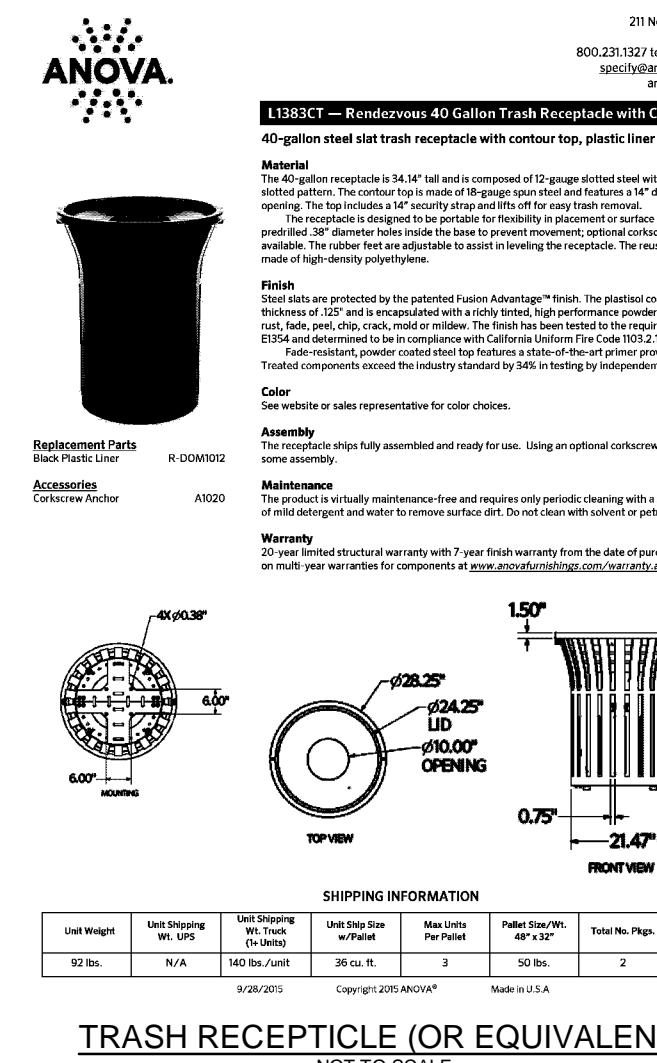
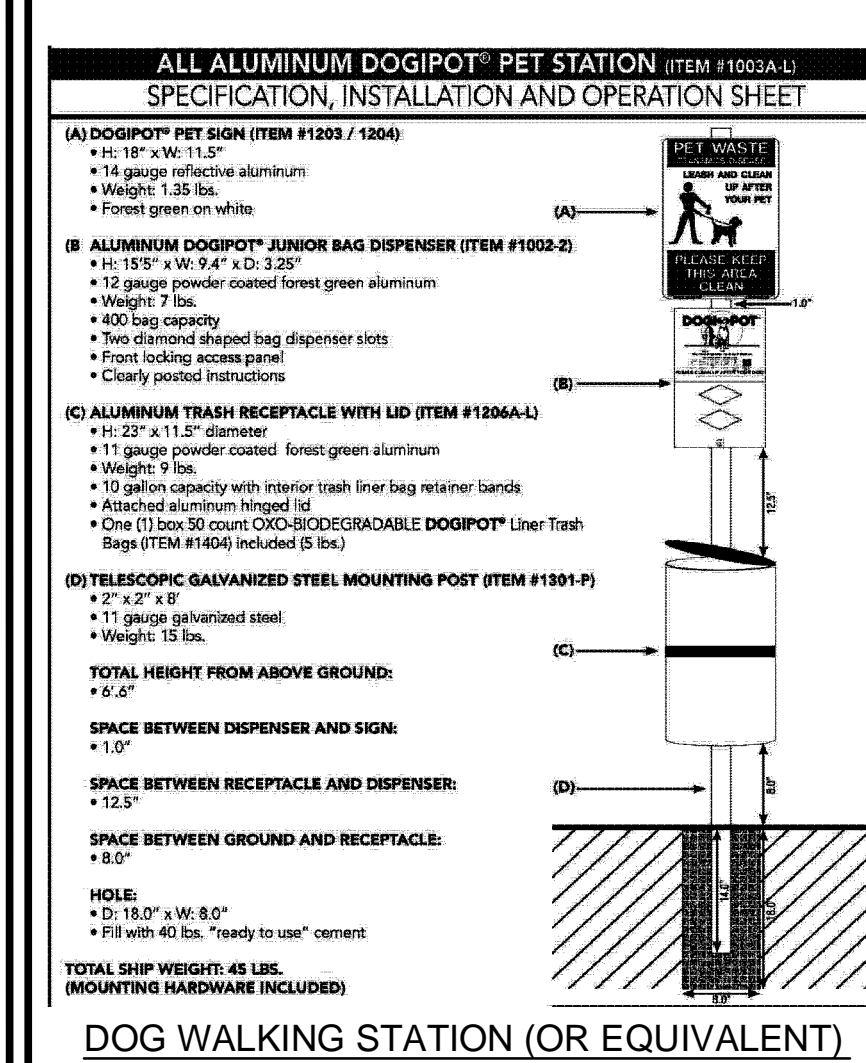
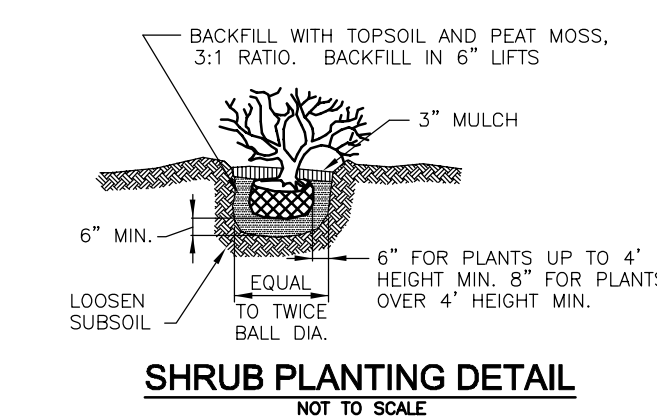
NUMBER OF DWELLING UNITS	368 APT
NUMBER OF TREES REQUIRED (1:10 APT)	123 APT
NUMBER OF TREES PROVIDED	101
SHADE TREES (2:1 SUBSTITUTION)	40
SHRUBS (10:1 SUBSTITUTION)	20

**GENERAL NOTES:**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE REQUIRED PARKING AND PERIMETER LANDSCAPING WILL BE SUBMITTED TO THE SUBMITTER'S LOCAL JURISDICTION FOR APPROVAL. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED PLANTINGS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- THE OWNER, TRAVEL AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

**LANDSCAPE SCHEDULE NOTES:**

- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENTS, BE FULLY AND HEAVILY BUILT, FORMED AND SYMMETRICAL, IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. PLANTINGS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
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**OWNER**  
TRIPLE BELL FARMS, LLC  
198 LAUREL RACE TRACK RD  
LAUREL, MD 20725  
(301) 470-5494

**OWNER/DEVELOPER**  
2006 DELAWARE, INC.  
198 LAUREL RACE TRACK RD  
LAUREL, MD 20725  
(301) 470-5494

**SITE DEVELOPMENT PLAN**  
**LANDSCAPE AND AMENITY PLAN;**  
**NOTES AND DETAILS**  
**PADDOCK POINTE - PHASE 4**  
**(FORMERLY KNOWN AS LAUREL PARK STATION)**  
PARCELS B-2, C-4 & K-2  
ZONED: TOD

TAX MAP: 50 BLOCK: 10  
6TH ELECTION DISTRICT

**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**  
PROFESSIONAL CERTIFICATE

DESIGN BY: DZE  
DRAWN BY: DZE  
CHECKED BY: RHV  
DATE: OCT 2023  
SCALE: AS SHOWN  
W.O. NO.: 07-11/40111

16 SHEET OF 18

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division  
11/16/2023

Chief, Division of Planning and Development  
11/19/2023

Director  
11/20/2023

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

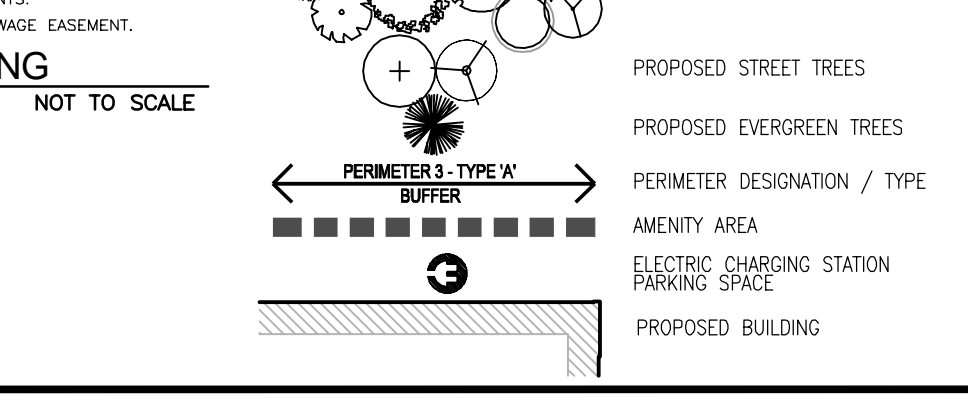
Signature of Developer  
11/1/2023

**PADDOCK POINTE - OVERALL PUBLIC AMENITY AREA CHART**

PLAN	REQUIRED	PROVIDED	REMAINING
LAUREL PARK SDP-15-043 PHASE 1 (220 UNITS) TOTAL	2.64 AC.	2.21 AC.	0.43 AC.
LAUREL PARK SDP-15-043 PHASE 2 (260 UNITS) TOTAL	1.37 AC.	0.84 AC.	0.53 AC.
LAUREL PARK SDP-21-016 PHASE 3 (152 UNITS) TOTAL	0.57 AC.	0.27 AC.	0.30 AC.
LAUREL PARK SDP-21-037 PHASE 4 (368 UNITS) TOTAL	0.27 AC.	0.00 AC.	0.27 AC.

**PADDOCK POINTE - PHASE 4 PUBLIC AMENITY AREA CHART**

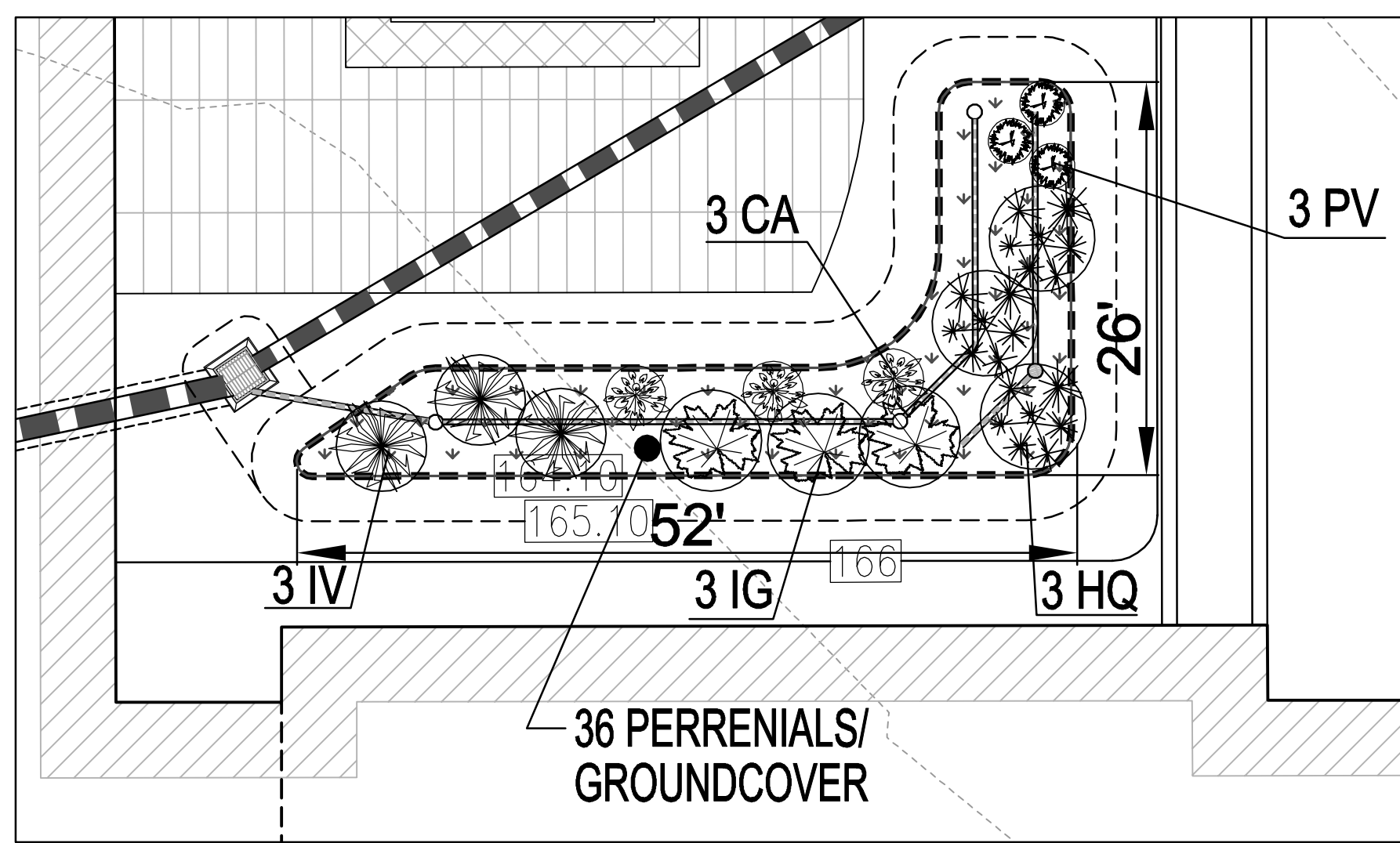
AMENITY AREA (SPT)	AMENITY AREA (AC)
1	11.557
2	0.27
<b>TOTALS</b>	<b>11.557</b>



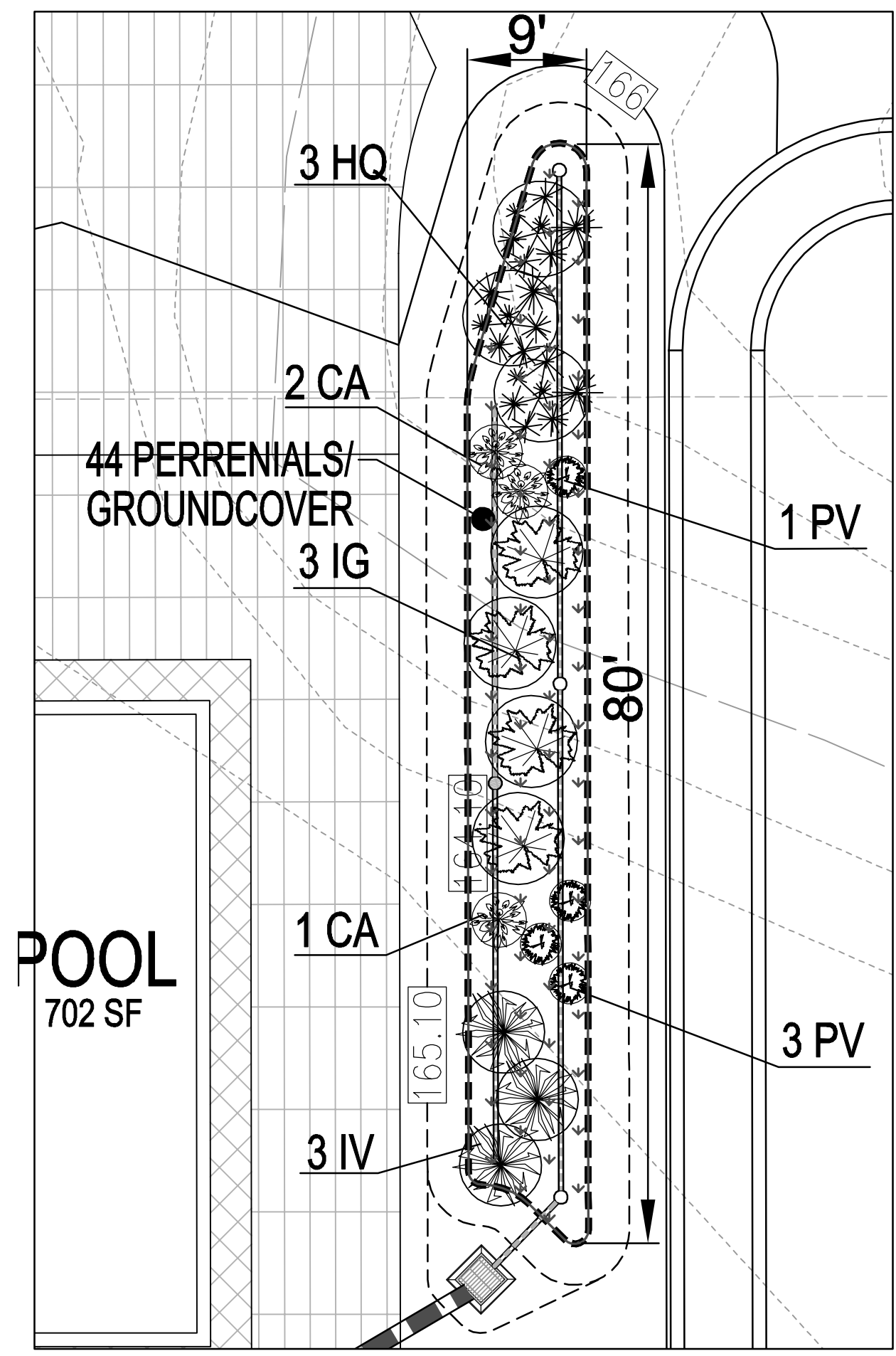
STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
No. 16193

16 SHEET OF 18

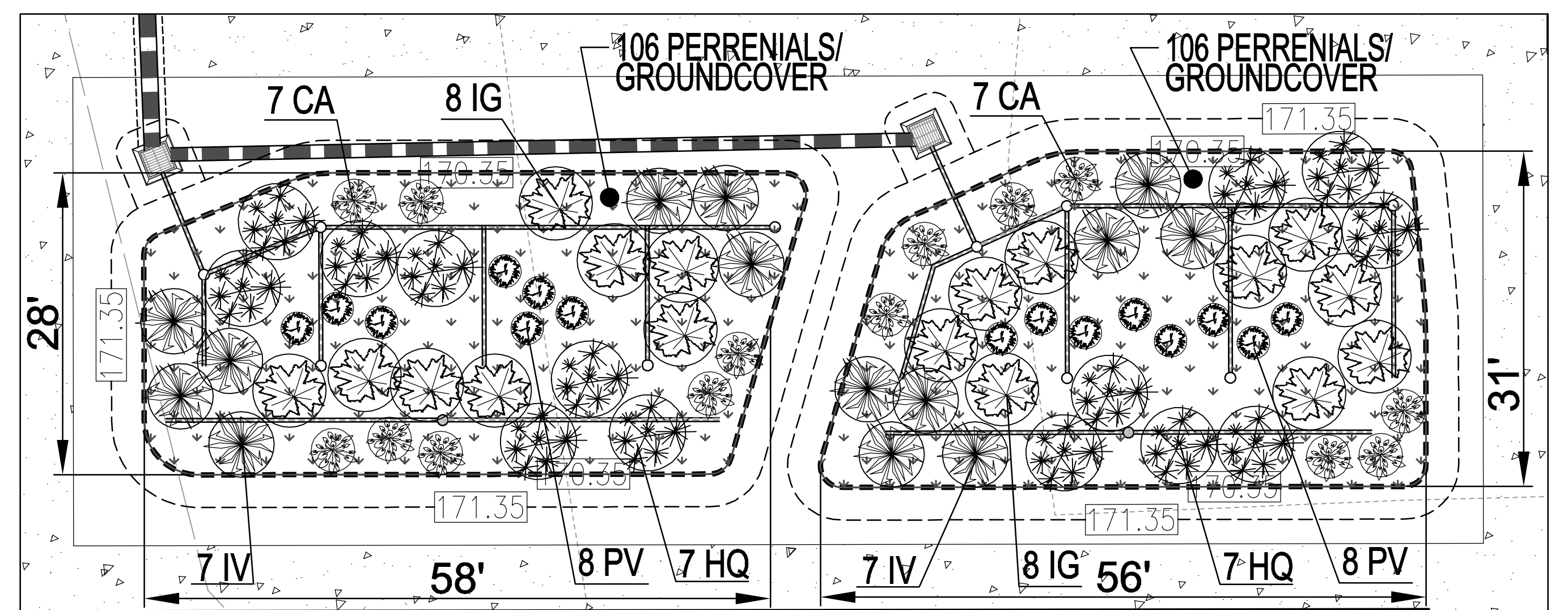




DETAILED BIO AND PLANTING PLAN (SWM #2)  
SCALE: 1"=10'

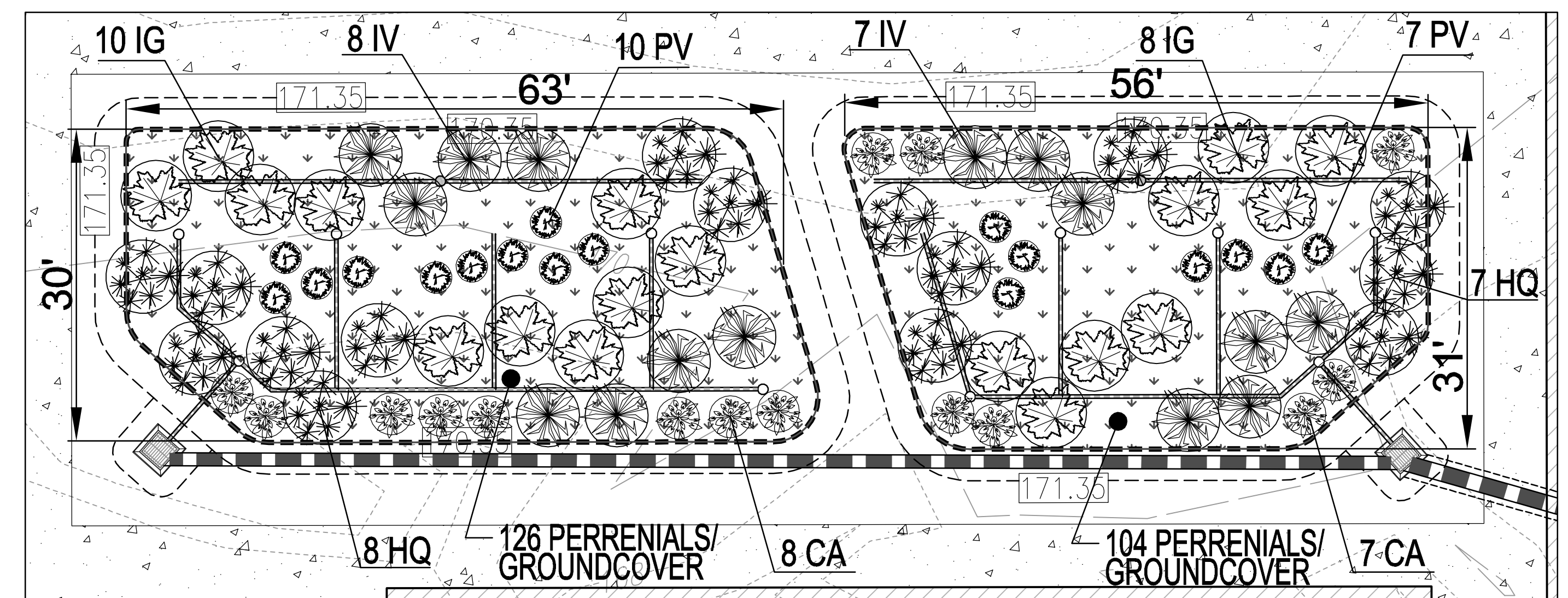


DETAILED BIO AND PLANTING PLAN (SWM #3)  
SCALE: 1"= 10'



DETAILED BIO AND PLANTING PLAN (SWM #4)  
SCALE: 1"= 10'

DETAILED BIO AND PLANTING PLAN (SWM #5)  
SCALE: 1"= 10'



DETAILED BIO AND PLANTING PLAN (SWM #6)  
SCALE: 1"= 10'

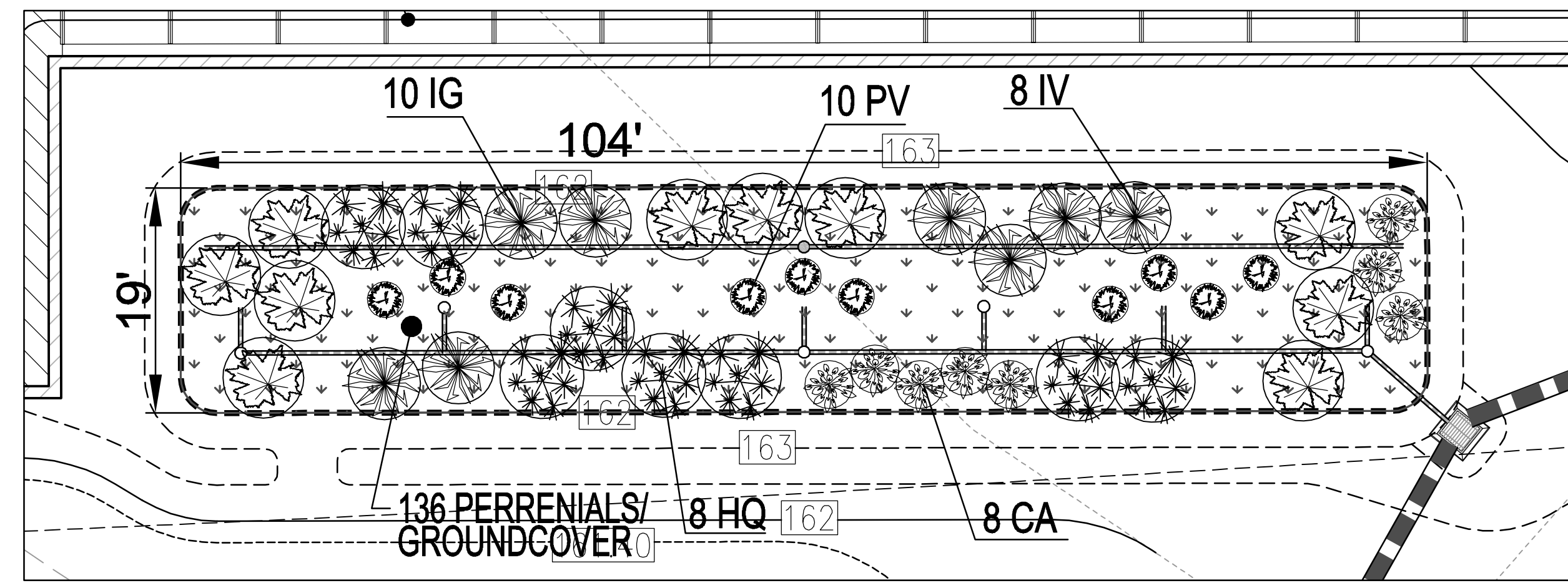
DETAILED BIO AND PLANTING PLAN (SWM #7)  
SCALE: 1"= 10'

PERENNIALS/GROUNDCOVER PLANTING SCHEDULE				
LEGEND	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
	329	BAPTISIA AUSTRALIS FALSE INDIGO	4" POT	12"-15" O.C. FOR SIDES AND BOTTOM OF MBR, MIX ALL VARIETIES IN A NATURALIZED RANDOM PATTERN THROUGHOUT, PLANT IN GROUPS OF NO LESS THAN 9 PLANTS PER CLUMP.
	329	ACORUS GRAMINEUS 'OGON' GOLDEN VARIEGATED SWEET FLAG	1 QT.	

BIORETENTION PLANTING SCHEDULE (SHRUB/ORNAMENTAL GRASSES)				
LEGEND/KEY	QTY	BOTANICAL NAME/COMMON NAME	SIZE	SPACING
	51	ILEX GLABRA 'SHAMROCK' INKBERRY HOLLY	1 GALLON	18" O.C.
	43	ITEA VIRGINICA VIRGINIA SWEETSPICE	1 GALLON	18" O.C.
	43	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' OAKLEAF HYDRANGEA	1 GALLON	30" O.C.
	43	CLETHRA ALNIFOLIA 'SOTTIE' WHITE DOVE SWEET PEPPERBUSH	1 GALLON	30" O.C.
	50	PANICUM VIRGATUM 'PRAIRIE SKY' SWITCH GRASS	1 GALLON	36" O.C.

MICRO-BIORETENTION PLANTING REQUIREMENTS				
MBR #	LF	AREA	STEMS REQUIRED (0.0229)	STEMS PROVIDED
SWM #2	144	521	12	15
SWM #3	169	635	15	17
SWM #4	162	1,537	36	37
SWM #5	156	1,535	36	37
SWM #6	175	1,805	42	44
SWM #7	156	1,513	35	36
SWM #8	240	1,945	45	44
TOTALS	1,202	9,489	221	230

BIORETENTION AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER PLANTED ACRE (0.0229 STEMS PER SQUARE FOOT).



DETAILED BIO AND PLANTING PLAN (SWM #8)  
SCALE: 1"= 10'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division: *Chad Edmondson* 11/16/2023  
 Chief, Division of Planning & Development: *Linda Eisenberg* 11/20/2023  
 Director: \_\_\_\_\_

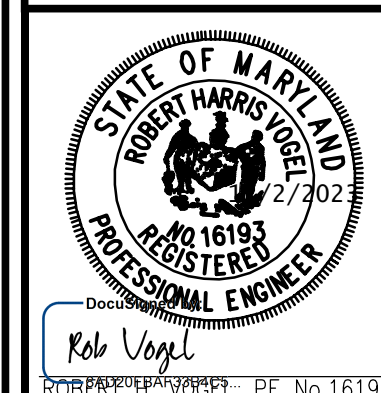
ALL STORM DRAINS AND STORMWATER MANAGEMENT FACILITIES INCLUDING MODULAR WETLAND TO PRIVATELY OWNED AND MAINTAINED.

OWNER: TRIPLE BELL FARMS, LLC  
 OWNER/DEVELOPER: 20006 DELAWARE, INC.  
 198 LAUREL RACE TRACK RD  
 LAUREL, MD 20725  
 (301) 470-5494

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN  
 STORMWATER MANAGEMENT PLANTINGS PLAN  
 PADDOCK POINTE - PHASE 4  
 (FORMERLY KNOWN AS LAUREL PARK STATION)  
 388 ADAPTING, L & K-2  
 TAX MAP: 50 BLOCK: 10 PARCELS: B-2, C-4 & K-2 ZONED: TOD PARCEL 384  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

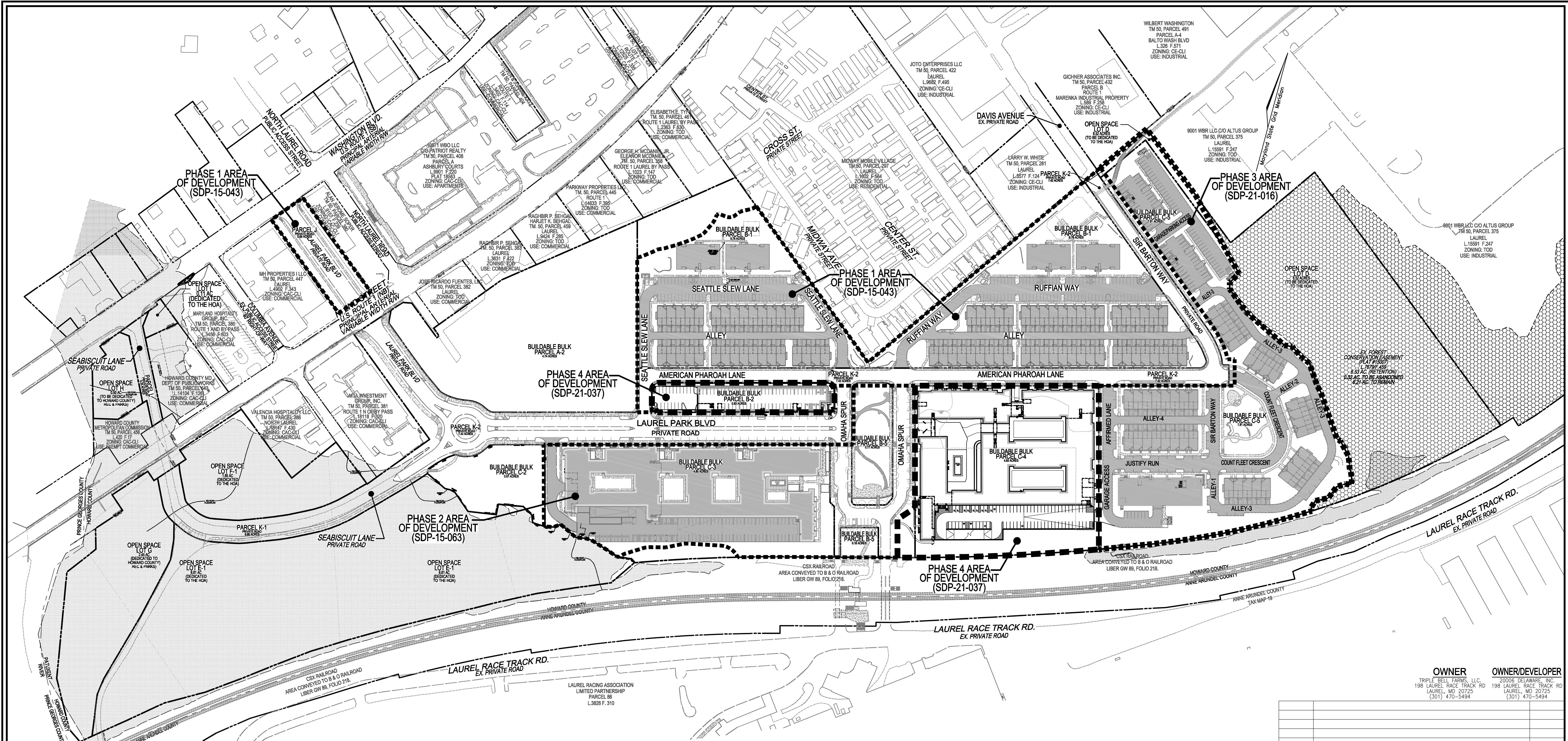
**VOGEL ENGINEERING**  
 +  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com



DESIGN BY: \_\_\_\_\_ DZE  
 DRAWN BY: \_\_\_\_\_ DZE  
 CHECKED BY: \_\_\_\_\_ RHV  
 DATE: OCT 2023  
 SCALE: AS SHOWN  
 W.O. NO.: 07-11/40111

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. 16193 EXPIRATION DATE: 09-27-2024

17 SHEET OF 18



PLAN VIEW  
SCALE: 1"=120'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Developed by: *Chad Edmondson* 11/16/2023  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
 CHIEF, DIVISION OF PLANNING & DEVELOPMENT DATE  
 DIRECTOR *Lynnda Eversberg* 11/20/2023 DATE

TOD RESIDENTIAL DEVELOPMENT TRACKING			
GROSS AREA (PADDOCK POINTE PROJECT)	63.34 AC.		
MINUS FLOODPLAIN & STEEP SLOPES	14.84 AC.		
DEVELOPABLE ACREAGE (NET)	48.50 AC.		
50% OF DEVELOPABLE AREA (NOT TO EXCEED)	24.25 AC.		
PHASE/PROJECT	AREA	% OF NET	
PHASE 1 RESIDENTIAL AREA (SDP-15-043)	5.59 AC.	11.52%	
PHASE 2 RESIDENTIAL AREA (SDP-15-063)	3.23 AC.	6.67%	
PHASE 3 RESIDENTIAL AREA (SDP-21-016)	4.42 AC.	9.12%	
PHASE 4 RESIDENTIAL AREA (SDP-21-037)	3.69 AC.	15.22%	
TOTAL	16.93 AC.	34.52%	

\*NO MORE THAN 50% OF THE DEVELOPABLE AREA ACREAGE, EXCLUDING ROAD RIGHT OF WAY AND OPEN SPACE SHALL BE DEVOTED TO RESIDENTIAL BUILDINGS AND PARKING.

LEGEND  

 TOD RESIDENTIAL AREA  
 100-YR FLOODPLAIN

OWNER: TRIPLE BELL FARMS, LLC, 198 LAUREL RACE TRACK RD, LAUREL, MD 20725, (301) 470-5494  
 OWNER/DEVELOPER: 20006 DELAWARE, INC., 198 LAUREL RACE TRACK RD, LAUREL, MD 20725, (301) 470-5494

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN  
 RESIDENTIAL DEVELOPMENT  
 AREA EXHIBIT  
 PADDOCK POINTE - PHASE 4  
 (FORMERLY KNOWN AS LAUREL PARK STATION)  
 198 APARTMENT UNITS  
 PARCELS B-2, C-4 & K-2  
 ZONED: TOD  
 TAX MAP: 50 BLOCK: 10  
 6TH ELECTION DISTRICT  
 PARCEL 384  
 HOWARD COUNTY, MARYLAND

**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

DESIGN BY: \_\_\_\_\_ DZE  
 DRAWN BY: \_\_\_\_\_ DZE  
 CHECKED BY: \_\_\_\_\_ RHV  
 DATE: OCT 2023  
 SCALE: AS SHOWN  
 W.O. NO.: 07-11/40111

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. PARCELS B-2, C-4 & K-2 EXPIRATION DATE: 09-27-2024

*Rob Vogel*  
 ROBERT H. VOGEL, PE No.16193