

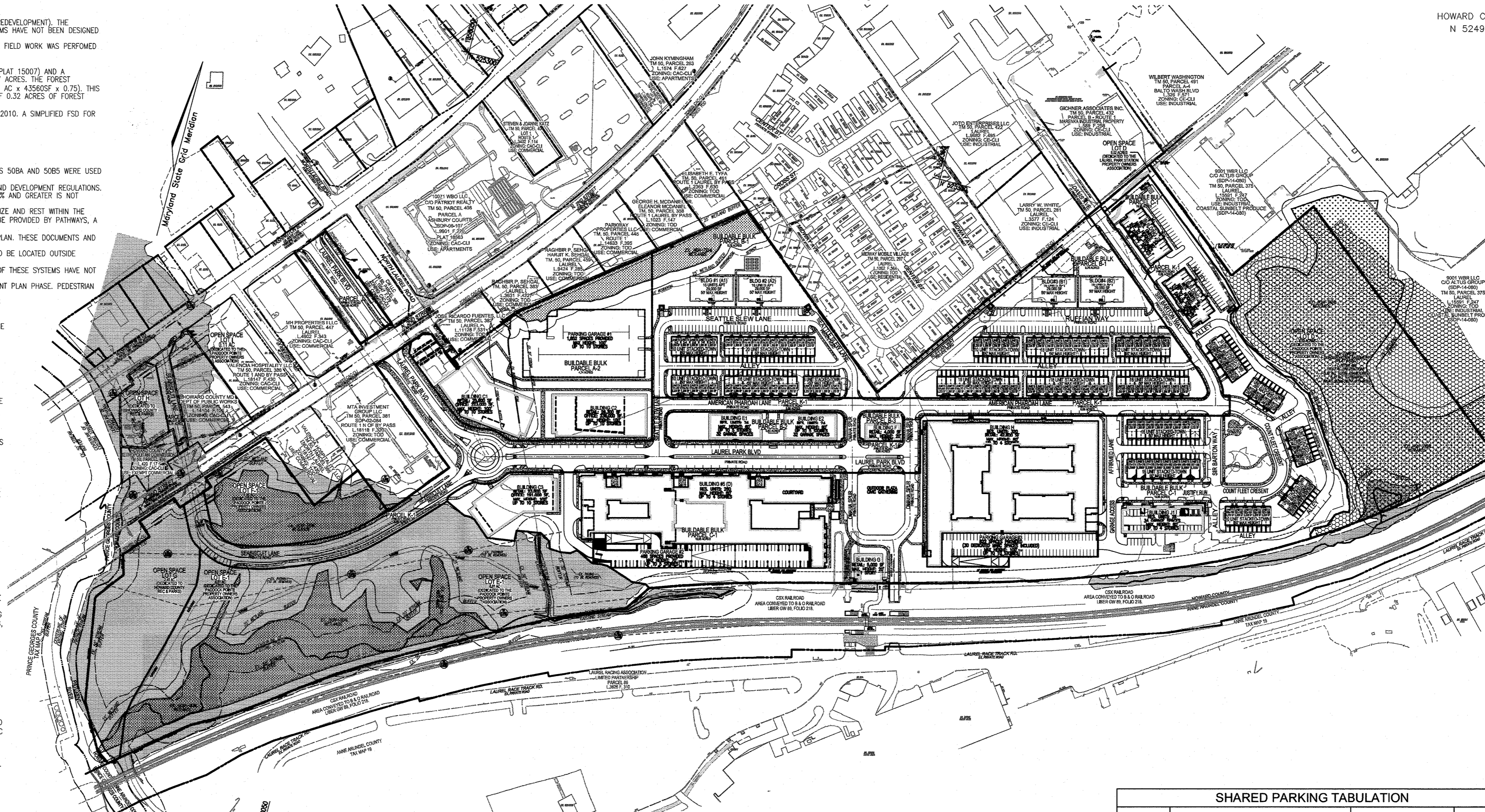
GENERAL NOTES

- 1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. THE PROPERTY LINES SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED 04/25/12.
3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL PHOTOGRAPHIC MAPPING PROVIDED BY POTOMAS AERIAL SURVEYS, INC. DATED 12/17/18; AND BY FIELD RUN SURVEYS BY ROBERT H. VOGEL ENGINEERING, INC. PERFORMED ON 07/20/09, 04/06/12, 08/17/12, 12/30/14, 01/14/16, 10/03/16, 03/08/17, 06/19/17, 10/23/17, 08/06/18, 10/23/18, 11/27/18 AND 03/17/19.

- 4. SITE ANALYSIS: TAX MAP: 50 BLOCK: 10 PARCELS: 384/441 PARCELS A-2, B-1, B-2, B-3, C-1, J, K-1, L, AND OPEN SPACE LOTS D, E-1, F-1, G, H, & I.
EXISTING ZONING: TOD (TRANSIT ORIENTED DEVELOPMENT)
EXISTING USE: PARKING LOT
PROPOSED USE: MIXED USE, RESIDENTIAL, COMMERCIAL, OFFICE

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY
PLANNING DIRECTOR: [Signature] DATE: 7/23/21

PADDOCK POINTE (FORMERLY LAUREL PARK STATION) OFFICE, RETAIL AND RESIDENTIAL AMENDED SKETCH PLAN
PARCELS A-2, B-1, B-2, B-3, C-1, J, K-1, L, AND OPEN SPACE LOTS D, E-1, F-1, G, H, & I
P. 384 (L.10518/F.157)
P. 441 (L.13296/F.377)



LOCATION MAP SCALE: 1"=200'

GENERAL NOTES (CONTINUED)
53. REFERENCE WP-18-069, APPROVED 03/10/16, TO WAIVE SECTION 16.144(G)(3) - SUBMISSION OF FINAL PLAN, SECTION 16.1106(G) - MILESTONE (TIMING FOR RESIDENTIAL PROJECTS); AND SECTION 16.1106(G) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS); APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE REQUIRED FINAL PLAN FOR THE GROSS PROJECT AREA MUST BE SUBMITTED THIRTY (30) DAYS, ON OR BEFORE 04/09/16.
2. THE SITE DEVELOPMENT PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DPZ ON OR BEFORE 05/14/16.
3. THE SITE DEVELOPMENT PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DPZ ON OR BEFORE 06/13/16.

GENERAL NOTES (CONTINUED)
54. REFERENCE WP-18-069, APPROVED 03/10/16, TO WAIVE SECTION 16.144(G)(3) - SUBMISSION OF FINAL PLAN, SECTION 16.1106(G) - MILESTONE (TIMING FOR RESIDENTIAL PROJECTS); AND SECTION 16.1106(G) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS); APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE REVISIONED 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 1, 2019.
2. TO AMEND THE NON-RESIDENTIAL PHASING TO PHASE 3 AND 4.
3. TO SHOW THE CONCEPTUAL STORMWATER MANAGEMENT LOCATIONS.
4. TO AMEND PUBLIC AMENITY SPACES.

SHARED PARKING TABULATION table with columns for USE, WEEKDAY, WEEKEND, NIGHT and rows for OFFICE, RETAIL, RESIDENTIAL, and TOTAL.

RESIDENTIAL PHASING SCHEDULE table with columns for PHASE, ALLOCATION, YEAR, and TOTAL NO. OF ALLOCATIONS.

SHEET INDEX table with columns for SHEET, DESCRIPTION, and QUANTITY.

OWNER: TRIPLE BELL FARMS, LLC. OWNER/DEVELOPER: 2006 DELAWARE, INC.
14875 EASTVIEW AVE. AURORA, ONTARIO L4G 7A9 CANADA (905) 726-0995

LEGEND

- EXISTING TREES TO REMAIN
LIGHT POLES
CONCRETE
ADJACENT PROPERTY LINE
SITE BOUNDARY
RIGHT-OF-WAY LINE
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER



BENCHMARKS

- HOWARD COUNTY BENCHMARK - 508A N 527561.6780 E 1359772.6040
HOWARD COUNTY BENCHMARK - 5085 N 524999.3750 E 1357925.7480

VICINITY MAP SCALE: 1"=2000'
ADC MAP COORDINATES PAGE 5169 - F4, G4, G3

Parking tabulation table with columns for Parcel/Lot, Parcel Size, Phase, Building Designation, Projected Use, Office (SF), Retail (SF), and Residence (Units).

\*THE AREAS AND DENSITIES IN THE ABOVE CHART MAY BE SHIFTED BETWEEN BUILDINGS

PARKING TABULATION

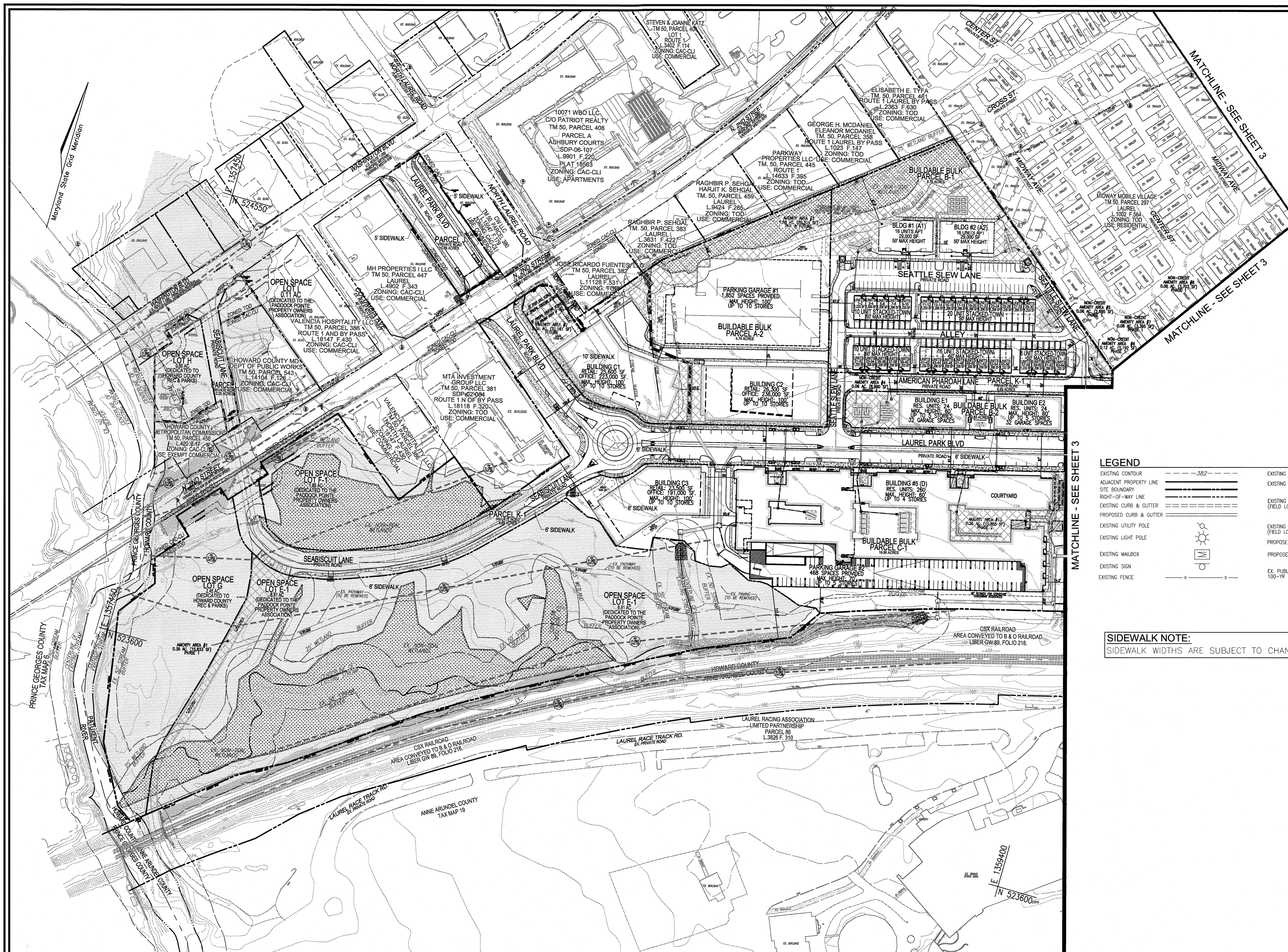
Summary parking tabulation table with columns for OFFICE SPACE, RETAIL SPACE, MARC STATION PARKING, TOTAL REQUIRED, and TOTAL PROVIDED.

- NOTES: 1. PARKING PROVIDED IS IN ACCORDANCE WITH SECTION 133 OF THE HOWARD COUNTY ZONING REGULATIONS.
2. REQUIRED PARKING FOR APARTMENTS IS 1.5 SPACES PER UNIT PLUS 0.3 VISITOR SPACES PER UNIT, BASED ON PARKING NEEDS ANALYSIS PREPARED BY WELLS AND ASSOCIATES, DATED MAY 13, 2015; APPROVED BY THE PLANNING DIRECTOR ON MARCH 10, 2016.

AMENDED SKETCH PLAN COVER SHEET
PADDOCK POINTE (FORMERLY LAUREL PARK STATION) OFFICE, RETAIL AND RESIDENTIAL
PARCELS: 384/441 PARCELS A-2, B-1, B-2, B-3, C-1, J, K-1, L, AND OPEN SPACE LOTS D, E-1, F-1, G, H, & I HOWARD COUNTY, MARYLAND

TAX MAP: 50 BLOCK: 10 6TH 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 seal for Robert H. Vogel, PE No. 16193, State of Maryland, Professional Engineer. Includes design, drawn, checked, and date information.



**LEGEND**

EXISTING CONTOUR	---	EXISTING STREAM	---	AREA OF 15 TO 24.9 PERCENT SLOPES	---
ADJACENT PROPERTY LINE	---	EXISTING STREAM BUFFER	---	AMENITY AREA	---
SITE BOUNDARY	---	EXISTING TREES (FIELD LOCATED)	---	EX. WETLANDS	---
RIGHT-OF-WAY LINE	---	EXISTING TREELINE (FIELD LOCATED)	---	PROPOSED TREELINE	---
EXISTING CURB & GUTTER	---	PROPOSED TREELINE	---	PROPOSED SIDEWALK	---
PROPOSED CURB & GUTTER	---	EXISTING UTILITY POLE	---	EX. PUBLIC 100-YR FLOODPLAIN	---
EXISTING UTILITY POLE	---	EXISTING LIGHT POLE	---		
EXISTING LIGHT POLE	---	EXISTING MAILBOX	---		
EXISTING MAILBOX	---	EXISTING SIGN	---		
EXISTING SIGN	---	EXISTING FENCE	---		
EXISTING FENCE	---				

**SIDEWALK NOTE:**  
SIDEWALK WIDTHS ARE SUBJECT TO CHANGE.

**NOTE:**  
A NOISE STUDY WILL BE REQUIRED WITH THE FUTURE SDP.

NO.	REVISION	DATE

AMENDED SKETCH PLAN  
**LAYOUT PLAN**  
**PADDOCK POINTE**  
(FORMERLY LAUREL PARK STATION)  
OFFICE, RETAIL, AND RESIDENTIAL  
PARCELS: 394/441  
B-3, C-1, J, K-1, L, AND  
P-384 (L10518/E157)  
P-441 (L13298/F-377)  
OPEN SPACE LOTS D, E-1, F-1, G, H, & I  
ZONED: TOD  
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

STATE OF MARYLAND  
ROBERT HARRIS VOGEL  
REGISTERED PROFESSIONAL ENGINEER  
18183

DESIGN BY: RHY/DZE  
DRAWN BY: DZE  
CHECKED BY: RHY  
DATE: JUNE 2021  
SCALE: AS SHOWN  
W.O. NO.: 07-11/40111

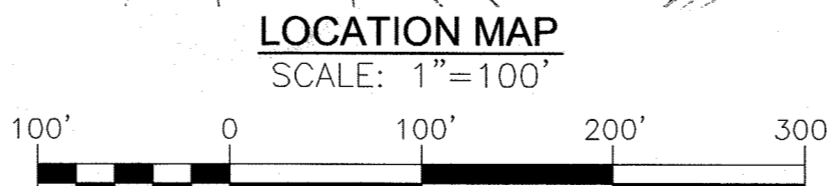
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 08-27-2022.

2 SHEET OF 4

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

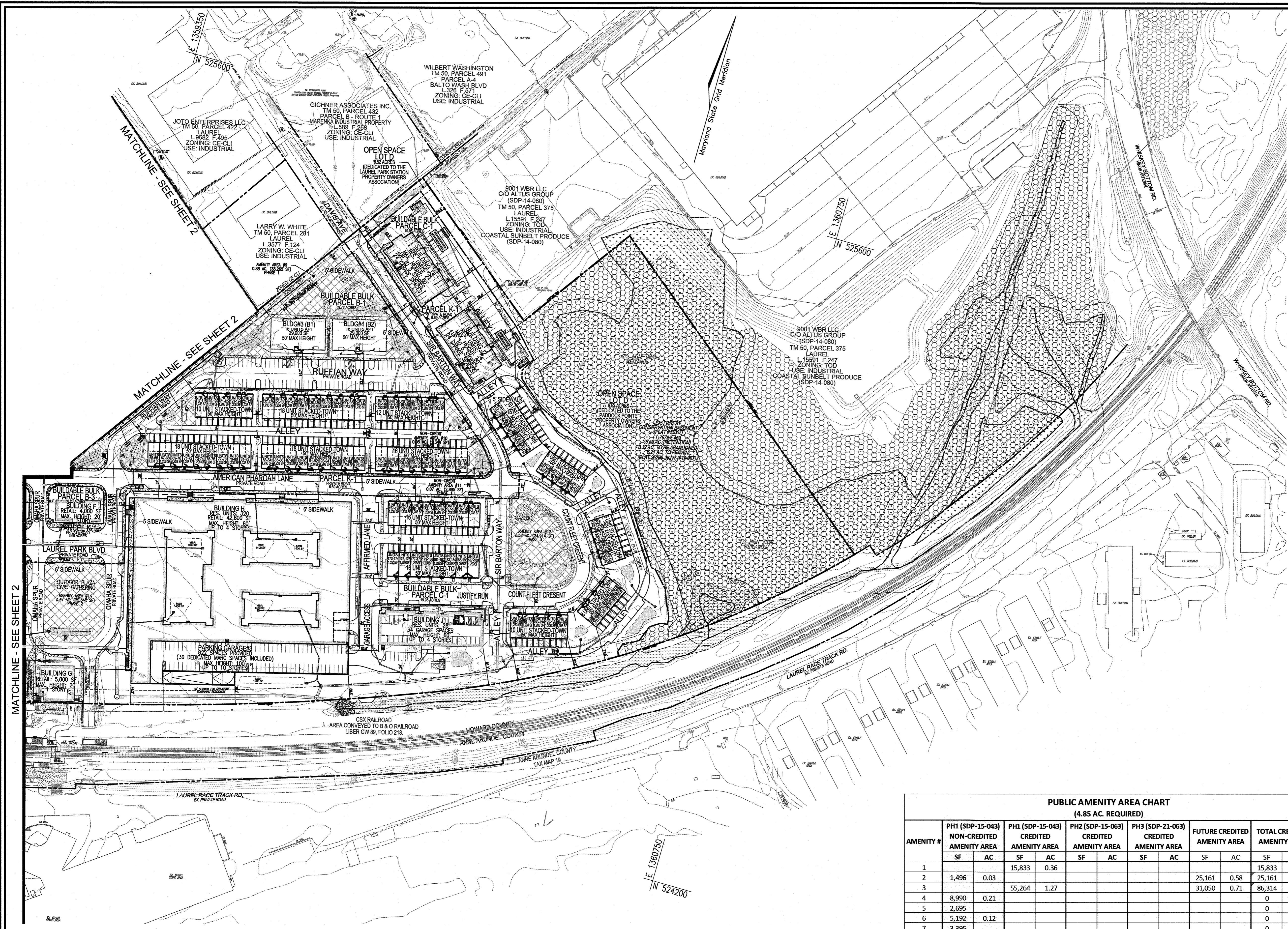
*Allyson*  
PLANNING DIRECTOR

7/23/21  
DATE



**OWNER**  
TRIPLE BELL FARMS, LLC.  
14875 BRAYVIEW AVE.  
AURORA, ONTARIO  
L4G 7A9  
CANADA

**OWNER/DEVELOPER**  
20006 DELAWARE, INC.  
455 MAGNA DRIVE  
AURORA, ONTARIO  
L4G 7A9  
CANADA  
(905) 726-0995



**LEGEND**

EXISTING CONTOUR	---
LIGHT POLES	⊕
ADJACENT PROPERTY LINE	---
SITE BOUNDARY	---
RIGHT-OF-WAY LINE	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
EXISTING UTILITY POLE	⊕
EXISTING LIGHT POLE	⊕
EXISTING MAILBOX	⊕
EXISTING SIGN	⊕
EXISTING FENCE	---
EXISTING STREAM	---
EXISTING STREAM BUFFER	---
EXISTING TREES (FIELD LOCATED)	⊕
EXISTING TREELINE (FIELD LOCATED)	---
PROPOSE TREELINE	---
PROPOSED SIDEWALK	---
EX. PUBLIC 100-YR FLOODPLAIN	---
EX. WETLANDS	---
EX. FOREST CONSERVATION EASEMENT (PLAT #15007)	---
AMENITY AREA	---

**SIDEWALK NOTE:**  
SIDEWALK WIDTHS ARE SUBJECT TO CHANGE.

**NOISE STUDY NOTE:**  
A NOISE STUDY WILL BE REQUIRED WITH THE FUTURE PHASES OF THE SDP THAT ARE ADJACENT TO THE CSX RAILROAD.

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

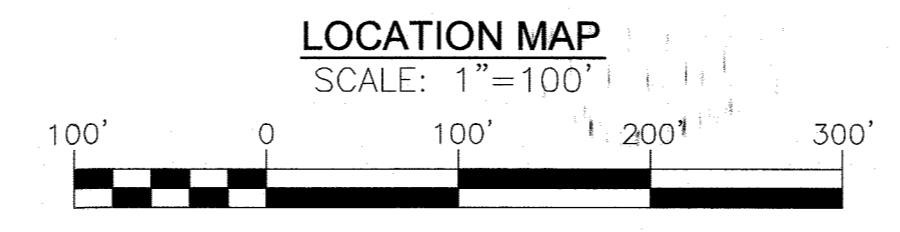
*[Signature]*  
PLANNING DIRECTOR

7/25/21  
DATE

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

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE	HYDRIC
ESC	EVERSBORO LOAMY SAND, 2 TO 10 PERCENT SLOPES	A	0.15	NO	NO
FIL	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	0.02	NO	YES
RUB	RUSSETT AND BELTSVILLE SOILS, 2 TO 5 PERCENT SLOPES	C	0.24	NO	NO
UWB	UDORTMENTS, LOAMY, 0 TO 5 PERCENT SLOPES	C	0.28	NO	NO
UUD	URBAN LAND-UDORTMENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	0.28	NO	NO

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



**PUBLIC AMENITY AREA CHART**  
(4.85 AC. REQUIRED)

AMENITY #	PH1 (SDP-15-043) NON-CREDITED AMENITY AREA		PH1 (SDP-15-043) CREDITED AMENITY AREA		PH2 (SDP-15-063) CREDITED AMENITY AREA		PH3 (SDP-21-063) CREDITED AMENITY AREA		FUTURE CREDITED AMENITY AREA		TOTAL CREDITED AMENITY AREA	
	SF	AC	SF	AC	SF	AC	SF	AC	SF	AC	SF	AC
1			15,833	0.36							15,833	0.36
2	1,496	0.03							25,161	0.58	25,161	0.58
3			55,264	1.27					31,050	0.71	86,314	1.98
4	8,990	0.21									0	0.00
5	2,695	0.06									0	0.00
6	5,192	0.12									0	0.00
7	3,395	0.08									0	0.00
8	3,703	0.09									0	0.00
9			38,262	0.88							38,262	0.88
10	2,344	0.05									0	0.00
11	2,895	0.07									0	0.00
12							24,914	0.57			24,914	0.57
13					15,885	0.36					15,885	0.36
14					20,348	0.47					20,348	0.47
<b>TOTALS:</b>	<b>30,710</b>	<b>0.71</b>	<b>109,359</b>	<b>2.51</b>	<b>36,233</b>	<b>0.83</b>	<b>24,914</b>	<b>0.57</b>	<b>56,211</b>	<b>1.29</b>	<b>226,717</b>	<b>5.20</b>

**OWNER**  
TRIPLE BELL FARMS, LLC.  
14875 BAYVIEW AVE.  
AURORA, ONTARIO  
L4G 7A9  
CANADA

**OWNER/DEVELOPER**  
20006 DELAWARE, INC.  
455 MAGNOLIA DRIVE  
AURORA, ONTARIO  
L4G 7A9  
CANADA  
(905) 726-0995

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

AMENDED SKETCH PLAN

**LAYOUT PLAN**

**Paddock Pointe**  
(FORMERLY LAUREL PARK STATION)  
OFFICE, RETAIL, AND RESIDENTIAL  
P.384 (L.10618/E.157)  
P.441 (L.12950/F.377)  
ZONED: TOD

PARCELS: 384/441  
B-3, C-1, J, K-1, L, AND  
OPEN SPACE LOTS O, E-1, F-1, G, H, & I  
HOWARD COUNTY, MARYLAND

TAX MAP: 50 BLOCK: 10  
6TH ELECTION DISTRICT

**VOGEL ENGINEERING**

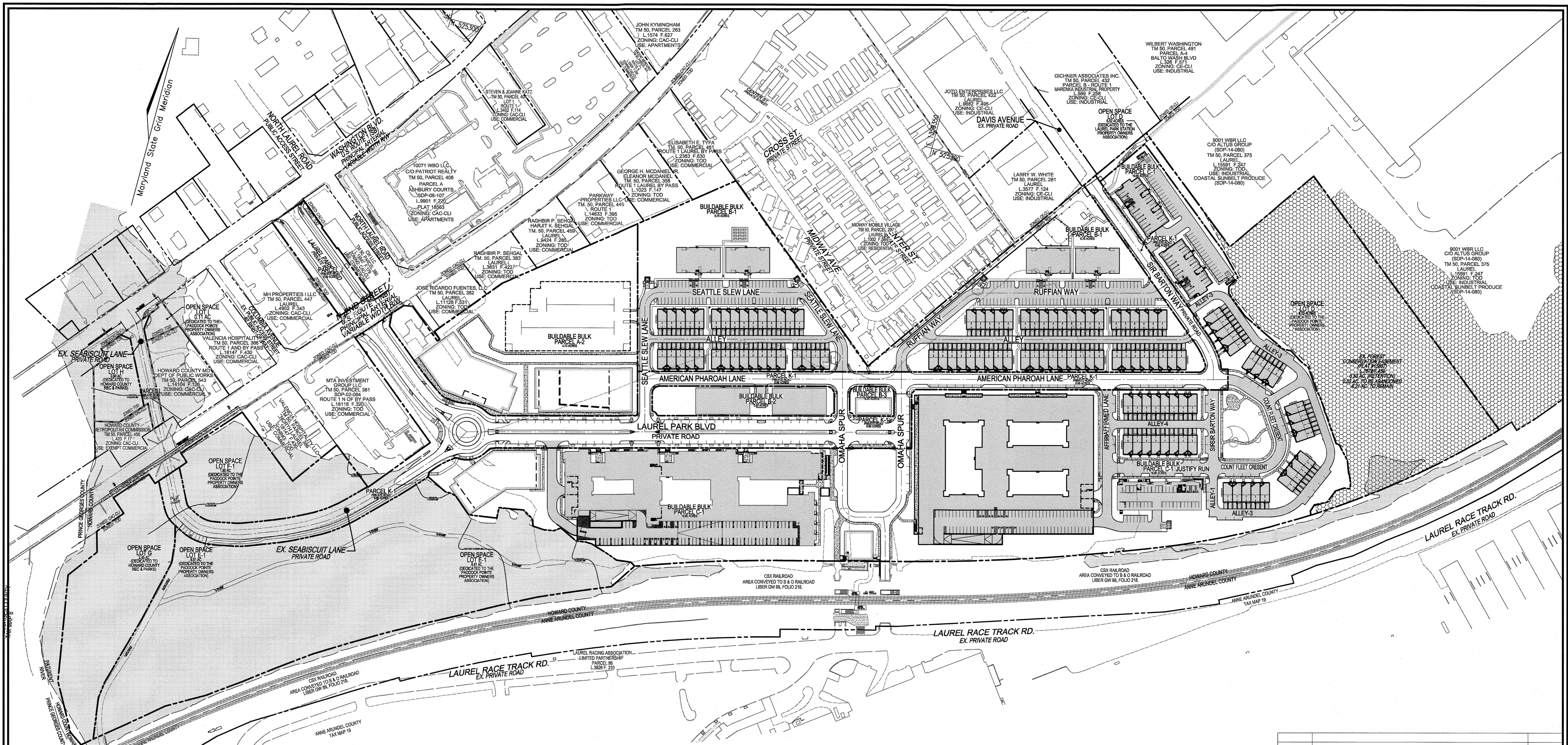
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 211043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: RHW/DZE  
DRAWN BY: DZE  
CHECKED BY: RHW  
DATE: JUNE 2021  
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. 16183 EXPIRATION DATE: 08-27-2022

ROBERT H. VOGEL, PE No.16183

3 SHEET OF 4



PLAN VIEW  
SCALE: 1"=120'

TOD RESIDENTIAL DEVELOPMENT TRACKING		
GROSS AREA (LAUREL PARK PROJECT)	63.33 AC.	
MINUS FLOODPLAIN & STEEP SLOPES	34.84 AC.	
DEVELOPABLE AREACREAGE (NET)	48.49 AC.	
50% OF DEVELOPABLE AREA (NOT TO EXCEED)	24.25 AC.	
PHASE/PROJECT	AREA	% OF NET
PHASE 1 RESIDENTIAL AREA (SDP-15-043)	5.58 AC.	11.52%
PHASE 2 RESIDENTIAL AREA (SDP-15-063)	3.43 AC.	7.08%
PHASE 2 RESIDENTIAL AREA (SDP-21-016)	4.42 AC.	9.12%
FUTURE PHASES	6.32 AC.	13.02%
<b>TOTAL</b>	<b>19.75 AC.</b>	<b>40.24%</b>

- LEGEND**
- TOD RESIDENTIAL AREA
  - 100-YR FLOODPLAIN

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AURORA, ONTARIO  
L4G 7A9  
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(905) 726-0995

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Ally Corva*  
PLANNING DIRECTOR  
DATE: 7/23/21

<p>AMENDED SKETCH PLAN</p> <p><b>RESIDENTIAL DEVELOPMENT AREA EXHIBIT</b></p> <p><b>Paddock Pointe</b> (FORMERLY LAUREL PARK STATION) OFFICE, RETAIL, AND RESIDENTIAL</p> <p>TAX MAP: 50 BLOCK: 10 6TH ELECTION DISTRICT</p> <p><b>VOGEL ENGINEERING</b></p> <p><b>TIMMONS GROUP</b> 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043 P: 410.461.7666 F: 410.461.8961 www.timmons.com</p>	<p>NO. _____ REVISION _____ DATE _____</p> <p>PARCELS: 384/441 A-2, B-1, B-2, B-3, C-1, J, K-1, L, AND OPEN SPACE LOTS D, E-1, F-1, G, H, &amp; I HOWARD COUNTY, MARYLAND</p> <p>DESIGN BY: RHW/DZE DRAWN BY: DZE CHECKED BY: RHW DATE: JUNE 2021 SCALE: AS SHOWN W.O. NO.: 07-11/40111</p> <p>PROFESSIONAL CERTIFICATE I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 08-27-2022</p> <p>ROBERT H. VOGEL, PE No. 16193</p>
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