

SHEET INDEX	
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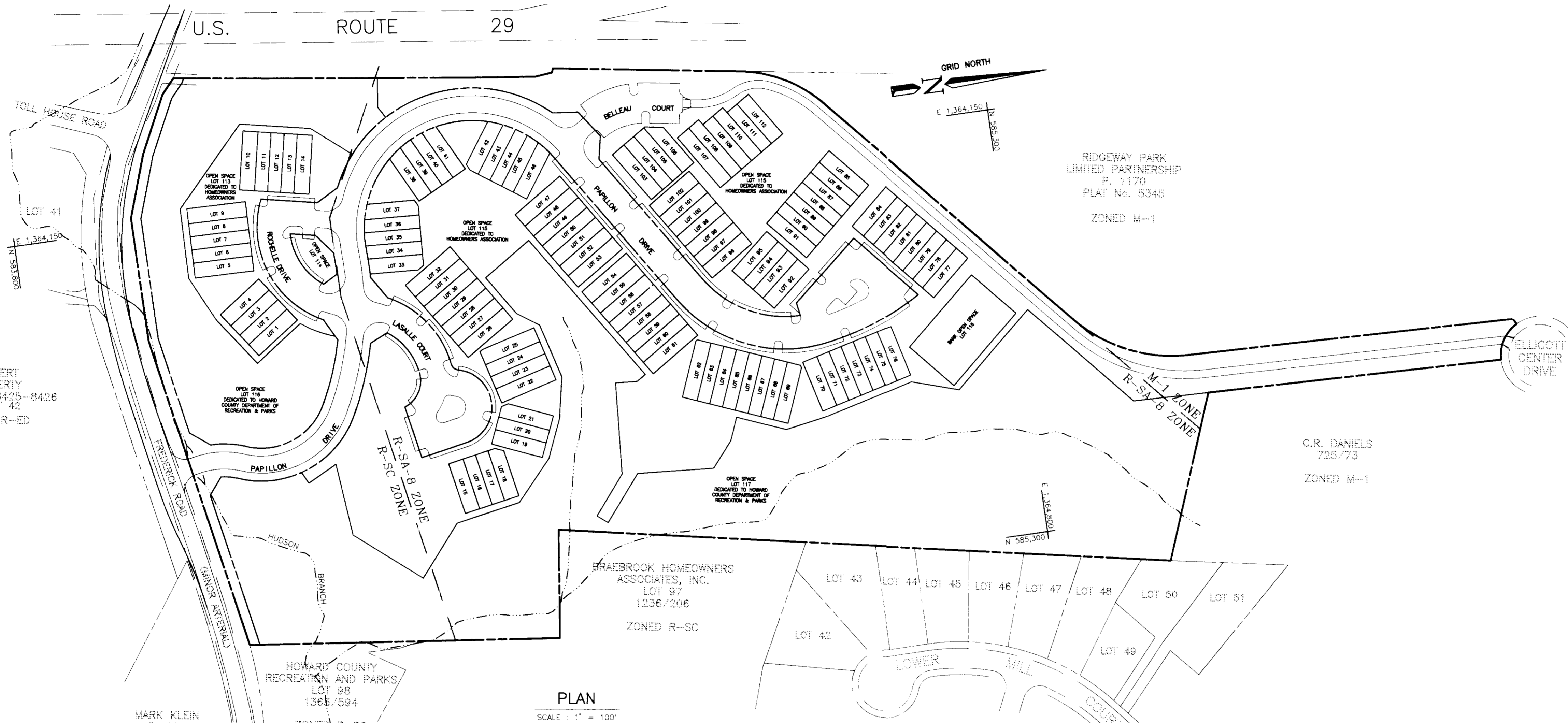
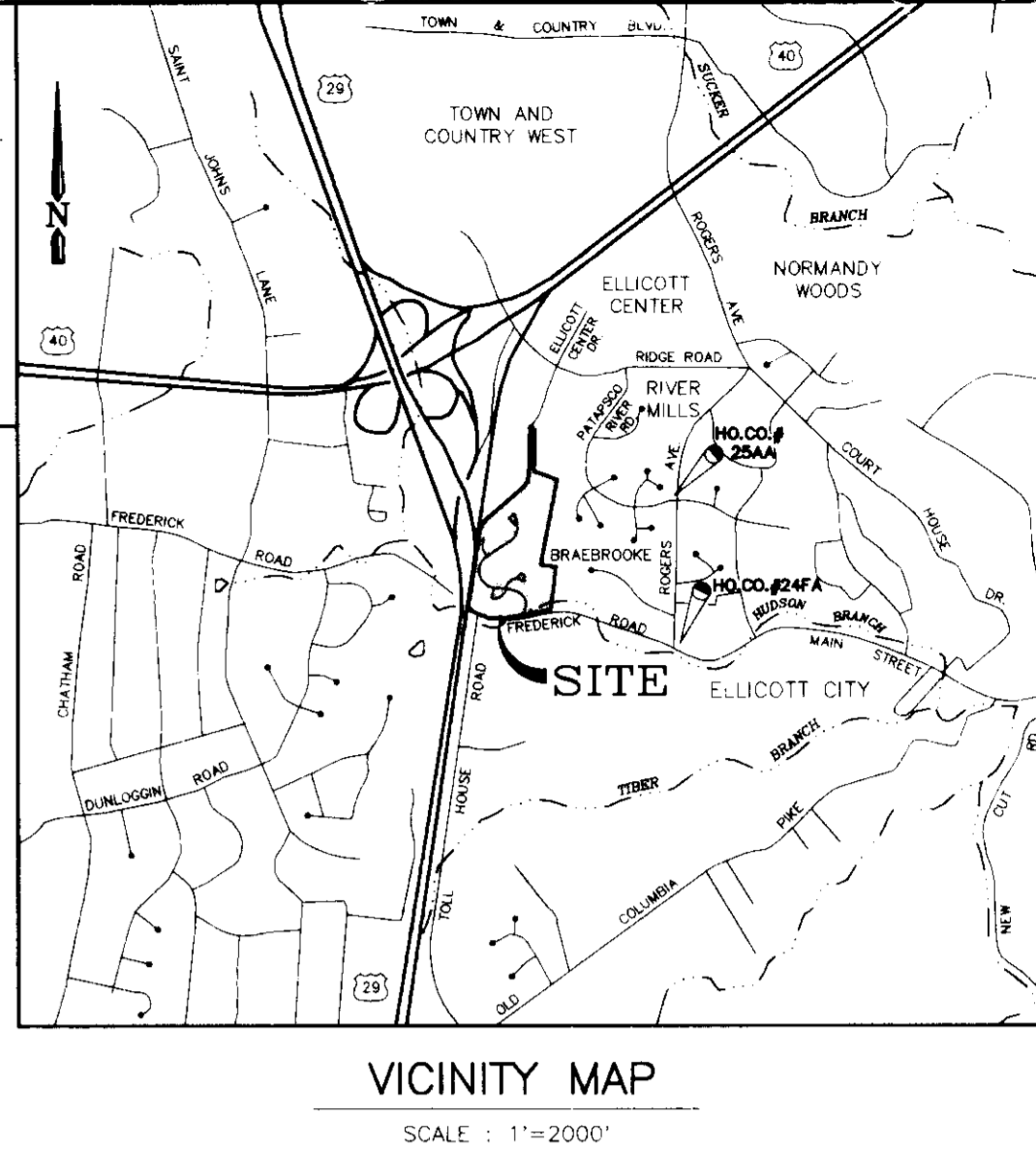
SITE DEVELOPMENT PLAN

PAPILLON

2nd ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

BENCH MARKS (NAD 83)	
HO. CO. #24FA	ELEV. 263.814
STAMPED CONC. MONUMENT NEAR THE S.E. COR. OF THE INTERSECTION OF FREDERICK RD. AND ROGERS AVE.	
N 583751.408	E 1366091.855
HO. CO. #25AA	ELEV. 308.539
STAMPED CONC. MONUMENT NEAR THE N.W. COR. OF THE INTERSECTION OF ROGERS AVE. AND PATAPSCO RIVER RD.	
N 585307.172	E 1366070.971



- ### GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST 24 HOURS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - PROJECT BACKGROUND:
LOCATION - TAX MAP 24 - PARCEL 121
ZONING - R-SC, R-SA-B, AND M-1
SECTION 1
TOTAL TRACT AREA - 24.70 AC.
NUMBER OF PROPOSED LOTS - 112 BUILDABLE PLUS 1 BANK OPEN SPACE LOT TO BE RESUBDIVIDED (TOTAL 113).
DATE PRELIMINARY PLAN APPROVED - 3/24/98
DPZ REFERENCE # - S-94-08, P-94-22, WP-95-40, ZB-968M, SP-96-08, F-96-88
 - TOPOGRAPHY TAKEN FROM FIELD RUN SURVEY BY TSA GROUP, INC., 1/94, AND ROAD CONSTRUCTION PLANS P-96-88 PREPARED BY TSA GROUP, INC. CONTOUR INTERVAL IS 2 FEET.
 - HOWARD COUNTY MONUMENTS 24FA AND 25AA USED FOR HORIZONTAL AND VERTICAL DATUM.
 - ALL SIDEWALKS AND SIDEWALK RAMPS SHALL BE IN CONFORMANCE WITH CURRENT ADA CRITERIA.
 - WATER AND SEWER FOR THIS SUBDIVISION IS PUBLIC. DRAINAGE AREA IS PATAPSCO, CONTRACT NUMBER 14-3455-D.
 - EXISTING UTILITIES WERE LOCATED BY RECORD DRAWINGS AND/OR FIELD RUN SURVEY BY TSA GROUP, INC., 1/94. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES AND ADJUSTING TOP ELEVATIONS AS NECESSARY.
 - STORM WATER MANAGEMENT SHALL BE PROVIDED BY TWO PRIVATE UNDERGROUND DETENTION FACILITIES, QUANTITY CONTROL, QUALITY CONTROL SHALL BE PROVIDED BY FILTRATION, VEGETATED BUFFERS SHALL PROVIDE WATER QUALITY TREATMENT FOR ANY UNMANAGED AREAS.
 - MAINTENANCE FOR THE PRIVATE STORM WATER MANAGEMENT FACILITIES, THE NOISE WALLS AND RETAINING WALLS SHALL BE PROVIDED BY THE HOMEOWNERS ASSOCIATION.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAM BUFFERS OR FOREST CONSERVATION AREAS.
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - PORCHES, FIREPLACES, CHIMNEYS AND BAY WINDOWS WHICH EXTEND ACROSS THE B.L.R. SHALL BE IN ACCORDANCE WITH SECTION 12B(A)(1) OF THE HOWARD COUNTY ZONING REGULATIONS.
 - WOB INDICATES WALKOUT BASEMENT.
 - NO WETLANDS EXIST WITHIN THE LOTS IN THIS SUBDIVISION. STREAM BUFFERS ARE LOCATED ON LOTS 19-25, 54 & 55.
 - RESIDENTS WITH GROUP PARKING MUST GROUP TRASH AND RECYCLABLES AT THE END OF GRASSY ISLAND AT ROAD END OR CURB FOR COLLECTORS.
 - FOR TYPICAL WATER AND SEWER HOUSE CONNECTION SIZES SEE DETAIL SHEET 6.
 - RESIDENTIAL LOTS SHALL BE DESIGNED TO PROVIDE A USABLE YARD NOT EXCEEDING 10 PERCENT GRADE ADJACENT TO THE HOUSE THAT IS AT LEAST 15 FEET DEEP ACROSS THE ENTIRE REAR OF EACH SINGLE FAMILY ATTACHED DWELLING. [SUBDIVISION SECTION 16.12(b)(4)(ii)(c)].
 - RESIDENTIAL LOTS SHALL BE DESIGNED TO PROVIDE AT LEAST 25 FEET OF USABLE YARD BETWEEN THE REAR OF A DWELLING AND ANY PROTECTED WETLAND OR STREAM BUFFER ON A RESIDENTIAL LOT. [SUBDIVISION SECTION 16.11(b)(3)].
 - THIS PROJECT IS SUBJECT TO THE THIRD EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - CARAGESES SHALL BE USED FOR PARKING PURPOSES ONLY AS THEY ARE BEING COUNTED AS PARKING SPACES TO MEET THE MINIMUM PARKING REQUIREMENTS SHOWN IN THE HO. CO. ROADS AND BRIDGES DESIGN MANUAL VOLUME III TABLE 2.01 NOTE 3 AND HO. CO. ZONING REGULATIONS SECTION 13.3.0.2.c.
 - BUILDING PERMITS ARE REQUIRED FOR ON-SITE RETAINING WALLS OVER 3 FEET IN HEIGHT. BUILDING PERMITS SHALL BE OBTAINED BEFORE THE WALLS ARE CONSTRUCTED.
 - NOTE: THE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL CHAPTER 2, REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBE EXPOSURE. THE 65 DBE EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - SEE NOTE ON SHEETS 2 AND 3 REGARDING REQUIRED DISTANCE BETWEEN UNITS ON CERTAIN END-OF-GROUP LOTS.

SITE DATA TABULATION

GENERAL SITE DATA

1.) PRESENT ZONING: R-SC, R-SA-B, AND M-1

2.) APPLICABLE DPZ FILE REFERENCES: S-94-08, P-94-22, WP-95-40, ZB-968M, F-96-88, SP-96-08

3.) PROPOSED USE OF SITE: SINGLE FAMILY ATTACHED

4.) PROPOSED WATER AND SEWER SYSTEMS: PUBLIC PRIVATE

AREA TABULATION

1.) TOTAL PROJECT AREA.....	24.70 AC.
2.) NET AREA OF SITE.....	20.20 AC.
3.) APPROXIMATE LIMIT OF DISTURBANCE.....	4.68 AC.
4.) BUILDING COVERAGE ON LOTS (PERMITTED).....	60%
5.) BUILDING COVERAGE ON LOTS (PROPOSED).....	60% MAXIMUM

DENSITY TABULATION

	R-SC	R-SA-B	M-1	TOTAL
TRACT AREA	6.181 AC.	17.679 AC.	0.841 AC.	24.701 AC.
100-YEAR FLOODPLAIN	0.963 AC.	0.0 AC.	0.0 AC.	0.963 AC.
STEEP SLOPES	1.716 AC.	1.660 AC.	0.160 AC.	3.536 AC.
OUTSIDE FLOODPLAIN	3.502 AC.	16.019 AC.	0.681 AC.	20.202 AC.
BUILDABLE LOT AREA	0.560 AC.	3.795 AC.	0.0 AC.	4.355 AC.
NUMBER OF BUILDABLE LOTS ALLOWED	14	128	0	142
NUMBER OF BUILDABLE LOTS PROPOSED	14	98	0	112
DENSITY	4.0	6.1	0	
ROAD RIGHT-OF-WAY AREA	3.241 AC.			
TOTAL NUMBER OF PROPOSED LOTS:	112			
SINGLE FAMILY ATTACHED	112			
BANK OPEN SPACE TO BE RESUBDIVIDED	1			
RECREATIONAL OPEN SPACE REQUIRED @ 200 SF/UNIT = 200 SF x 112 = 22400 SF	PROVIDED PER RECORD PLATS = 28173 SF			

PARKING SPACE DATA

	F-96-88	SP-96-08	TOTAL
NUMBER OF UNITS	112	7	119
NUMBER OF PARKING SPACES REQUIRED AT 2.3 PER UNIT	257.6	16.1	274
NUMBER OF PARKING SPACES PROVIDED	275	275	
247 ON PARKING COURTS + 14 ON LOTS IN DRIVEWAY + 14 ON LOTS IN GARAGE = 275 TOTAL SPACES			
2.3 PARKING SPACES PER UNIT IS REQUIRED PER HO. CO. ROADS AND BRIDGES DESIGN MANUAL VOLUME III, TABLE 2.01 NOTE 3.			

PLAN

SCALE: 1" = 100'

ADDRESS CHART					
LOT No.	STREET ADDRESS	LOT No.			
1	8701 ROCHELLE DRIVE	39	8812 PAPILLON DRIVE	77	8899 PAPILLON DRIVE
2	8703 ROCHELLE DRIVE	40	8814 PAPILLON DRIVE	78	8897 PAPILLON DRIVE
3	8705 ROCHELLE DRIVE	41	8816 PAPILLON DRIVE	79	8895 PAPILLON DRIVE
4	8707 ROCHELLE DRIVE	42	8818 PAPILLON DRIVE	80	8893 PAPILLON DRIVE
5	8709 ROCHELLE DRIVE	43	8820 PAPILLON DRIVE	81	8891 PAPILLON DRIVE
6	8711 ROCHELLE DRIVE	44	8822 PAPILLON DRIVE	82	8889 PAPILLON DRIVE
7	8713 ROCHELLE DRIVE	45	8824 PAPILLON DRIVE	83	8887 PAPILLON DRIVE
8	8715 ROCHELLE DRIVE	46	8826 PAPILLON DRIVE	84	8885 PAPILLON DRIVE
9	8717 ROCHELLE DRIVE	47	8828 PAPILLON DRIVE	85	8883 PAPILLON DRIVE
10	8719 ROCHELLE DRIVE	48	8830 PAPILLON DRIVE	86	8881 PAPILLON DRIVE
11	8721 ROCHELLE DRIVE	49	8832 PAPILLON DRIVE	87	8879 PAPILLON DRIVE
12	8723 ROCHELLE DRIVE	50	8834 PAPILLON DRIVE	88	8877 PAPILLON DRIVE
13	8725 ROCHELLE DRIVE	51	8836 PAPILLON DRIVE	89	8875 PAPILLON DRIVE
14	8727 ROCHELLE DRIVE	52	8838 PAPILLON DRIVE	90	8873 PAPILLON DRIVE
15	8729 LASALLE COURT	53	8840 PAPILLON DRIVE	91	8871 PAPILLON DRIVE
16	8731 LASALLE COURT	54	8842 PAPILLON DRIVE	92	8869 PAPILLON DRIVE
17	8733 LASALLE COURT	55	8844 PAPILLON DRIVE	93	8867 PAPILLON DRIVE
18	8735 LASALLE COURT	56	8846 PAPILLON DRIVE	94	8865 PAPILLON DRIVE
19	8737 LASALLE COURT	57	8848 PAPILLON DRIVE	95	8863 PAPILLON DRIVE
20	8739 LASALLE COURT	58	8850 PAPILLON DRIVE	96	8861 PAPILLON DRIVE
21	8741 LASALLE COURT	59	8852 PAPILLON DRIVE	97	8859 PAPILLON DRIVE
22	8743 LASALLE COURT	60	8854 PAPILLON DRIVE	98	8857 PAPILLON DRIVE
23	8745 LASALLE COURT	61	8856 PAPILLON DRIVE	99	8855 PAPILLON DRIVE
24	8747 LASALLE COURT	62	8858 PAPILLON DRIVE	100	8853 PAPILLON DRIVE
25	8749 LASALLE COURT	63	8860 PAPILLON DRIVE	101	8851 PAPILLON DRIVE
26	8751 LASALLE COURT	64	8862 PAPILLON DRIVE	102	8849 PAPILLON DRIVE
27	8753 LASALLE COURT	65	8864 PAPILLON DRIVE	103	8847 BELLEAU COURT
28	8755 LASALLE COURT	66	8866 PAPILLON DRIVE	104	8845 BELLEAU COURT
29	8757 LASALLE COURT	67	8868 PAPILLON DRIVE	105	8843 BELLEAU COURT
30	8759 LASALLE COURT	68	8870 PAPILLON DRIVE	106	8841 BELLEAU COURT
31	8761 LASALLE COURT	69	8872 PAPILLON DRIVE	107	8839 BELLEAU COURT
32	8763 LASALLE COURT	70	8874 PAPILLON DRIVE	108	8837 BELLEAU COURT
33	8800 PAPILLON DRIVE	71	8876 PAPILLON DRIVE	109	8835 BELLEAU COURT
34	8802 PAPILLON DRIVE	72	8878 PAPILLON DRIVE	110	8833 BELLEAU COURT
35	8804 PAPILLON DRIVE	73	8880 PAPILLON DRIVE	111	8831 BELLEAU COURT
36	8806 PAPILLON DRIVE	74	8882 PAPILLON DRIVE	112	8829 BELLEAU COURT
37	8808 PAPILLON DRIVE	75	8884 PAPILLON DRIVE		
38	8810 PAPILLON DRIVE	76	8886 PAPILLON DRIVE		

SECTION 12B
SUPPLEMENTARY ZONING DISTRICT REGULATIONS

A. Supplementary Bulk Regulations

The following supplementary regulations shall apply in addition to the requirements of the applicable zoning district:

- Exceptions to Setback Requirements
 - In all districts except the NT District, cornices, eaves and cantilevered building features may project not more than three feet into any required setback area.
 - In all districts except the NT District, the following building features, if not more than 16 feet in width, may project not more than four feet into any required setback area or required distance between buildings: bay windows and window wells, ornate vestibules, balconies, chimneys, heating or air conditioning units, and exterior stairways or ramps, above or below ground level.
 - In residential zoning districts and residential land use areas of the PGCC and MXD Districts (but not in the NT District), open or enclosed porches and decks may project not more than 10 feet into any required front or rear setback area or into a required setback from a project boundary or different zoning district. Exterior stairways or ramps, above or below ground level, may extend not more than 10 feet into a front setback area or a setback from a project boundary or different zoning district, and not more than 16 feet into a rear setback area.
- Exceptions to Lot Coverage Requirements

In residential districts and residential land use areas of the PGCC and MXD Districts, but not in the NT District, open decks (decks without roof or walls) shall not be considered structures for lot coverage purposes when constructed onto a single-family attached dwelling.

SUBDIVISION NAME					
PAPILLON					
LOTS 1 THRU 112					
SECTION	PARCEL #	LIBER & FOLIO	PREVIOUS FILE:		
N/A	121	2956/74	S-94-08, P-94-22	WP-95-40, ZB-968M	SP-96-08, F-96-88
PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
12631-12635	12	R-SC R-SA-B M-1	24	2nd	6028.00
WATER CODE	F04	SEWER CODE	1402100		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Vanman
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK
DATE: 6/12/97

Candy Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT, JA
DATE: 6/19/97

Robert Smith
DIRECTOR
DATE: 6/20/97

NO.	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering
5880 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6106

OWNER: SDC GROUP, INC.
POST OFFICE BOX 417
ELLCOTT CITY, MARYLAND 21041
(410) 465-4244

PROJECT: **PAPILLON**
LOTS 1-112

LOCATION: TAX MAP 24 - PARCEL 121
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

BUILDER: RYAN HOMES
OWINGS MILLS COMMERCE CENTER
11460 CRONRIDGE DRIVE
SUITE 128
OWINGS MILLS, MARYLAND 21117
(410) 654-5720

TITLE: **TITLE SHEET**

S-94-08, P-94-22, WP-95-40, ZB-968M, SP-96-08, F-96-88

DATE: JANUARY 10, 1997
MAY 30, 1997

PROJECT NO. 0942

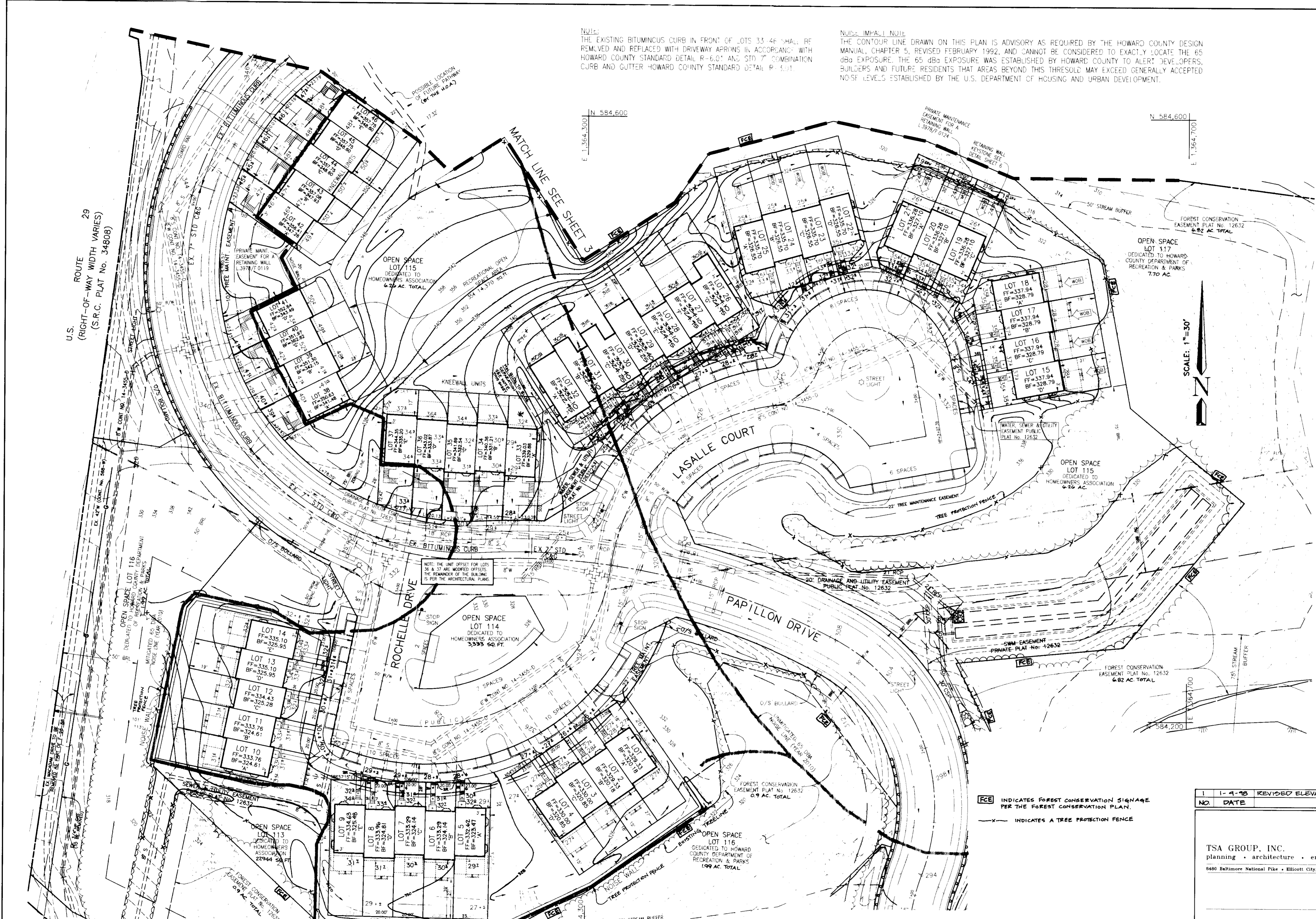
Design: DAM Draft: MBB/MCR SCALE: AS SHOWN DRAWING 1 OF 7

NOTE: THE EXISTING BITUMINOUS CURB IN FRONT OF LOTS 33-46 SHALL BE REMOVED AND REPLACED WITH DRIVEWAY APRONS IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.0' AND STD 7" COMBINATION CURB AND GUTTER HOWARD COUNTY STANDARD DETAIL R-6.0'

NOTE: IMPACT NOTE: THE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBQ EXPOSURE. THE 65 DBQ EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

LOT No.	MIN. CELLAR ELEVATION	INV. @ EASEMENT	LOT No.	MIN. CELLAR ELEVATION	INV. @ EASEMENT
1	320.0	316.5	24	323.1	319.2
2	320.0	316.5	25	323.1	319.2
3	320.8	317.3	26	322.6	318.9
4	320.8	317.3	27	322.3	318.4
5	322.3	318.8	28	322.2	318.3
6	322.9	319.4	29	322.0	318.1
7	322.9	319.4	30	321.8	317.9
8	323.6	320.1	31	321.7	317.8
9	323.6	320.1	32	321.7	317.8
10	323.2	319.4	33	325.4	321.6
11	323.3	319.5	34	325.3	321.5
12	323.5	319.7	35	325.1	321.2
13	323.6	319.8	36	325.0	321.1
14	323.7	319.9	37	324.8	320.9
15	326.5	322.6	38	334.1	330.4
16	326.4	322.5	39	336.2	332.4
17	326.6	322.7	40	336.2	332.4
18	326.6	322.7	41	336.2	332.4
19	327.0	323.1	42	339.7	336.0
20	327.1	323.2	43	340.9	337.1
21	327.1	323.2	44	341.0	337.2
22	323.2	319.3	45	341.1	337.3
23	323.2	319.3	46	341.2	337.5

LOT #	AREA sq.ft.	LOT #	AREA sq.ft.
1	1,840.00	24	1,800.00
2	1,600.00	25	2,066.52
3	1,600.00	26	2,070.00
4	1,840.00	27	1,800.00
5	2,070.00	28	1,800.00
6	1,800.00	29	1,800.00
7	1,800.00	30	1,800.00
8	1,800.00	31	1,800.00
9	2,070.00	32	2,070.00
10	2,070.00	33	1,874.89
11	1,800.00	34	1,685.19
12	1,800.00	35	1,710.57
13	1,800.00	36	1,691.38
14	2,070.00	37	1,833.39
15	1,840.00	38	1,858.39
16	1,600.00	39	1,671.42
17	1,600.00	40	1,671.42
18	1,796.78	41	1,858.39
19	1,840.00	42	1,855.86
20	1,600.00	43	1,716.80
21	1,810.26	44	1,741.18
22	2,070.00	45	1,716.80
23	1,800.00	46	1,879.29



NOTE: ANY END UNITS BUILT WITH THE MASTER SUITE OPTION WILL NOT BE AVAILABLE WITH BAY WINDOWS OR CHIMNEYS TO THE SIDE OF THE UNIT AS THESE ITEMS WOULD EXTEND PAST THE PROPERTY LINE.

NOTE: * INDICATES UNITS WHERE DECKS MAY BE RESTRICTED BASED ON THE BUILDING TO BUILDING DISTANCE REQUIREMENT (ZONING SEC. 111 D (6)). DECKS SHALL BE BUILT IN ACCORDANCE WITH THE MINIMUM SETBACKS SHOWN IN THE HO CO ZONING REGULATIONS. A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTING ANY DECK. CERTAIN UNITS WILL BE RESTRICTED TO THE LENGTH OR WIDTH OF DECK.

FCB INDICATES FOREST CONSERVATION SIGNAGE PER THE FOREST CONSERVATION PLAN.
 X INDICATES A TREE PROTECTION FENCE

NO.	DATE	REVISION
1	1-9-98	REVISED ELEVATIONS AND GRADING FOR LOTS 26 thru 32

TSA GROUP, INC.
 planning • architecture • engineering
 9400 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ...
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK 6/19/97 DATE

Condy Hamilton
 CHIEF, DIVISION OF LAND DEVELOPMENT JPR 6/19/97 DATE

Joseph B. ...
 DIRECTOR 6/20/97 DATE

OWNER/DEVELOPER: SDC GROUP, INC. POST OFFICE BOX 417 ELLICOTT CITY, MARYLAND 21041 (410) 465-4244

BUILDER: RYAN HOMES OWINGS MILLS COMMERCE CENTER 11460 CROWNRIDGE DRIVE SUITE 128 OWINGS MILLS, MARYLAND 21117 (410) 654-5720

PROJECT: PAPILLON LOTS 1-112

LOCATION: TAX MAP 24 - PARCEL 12' 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

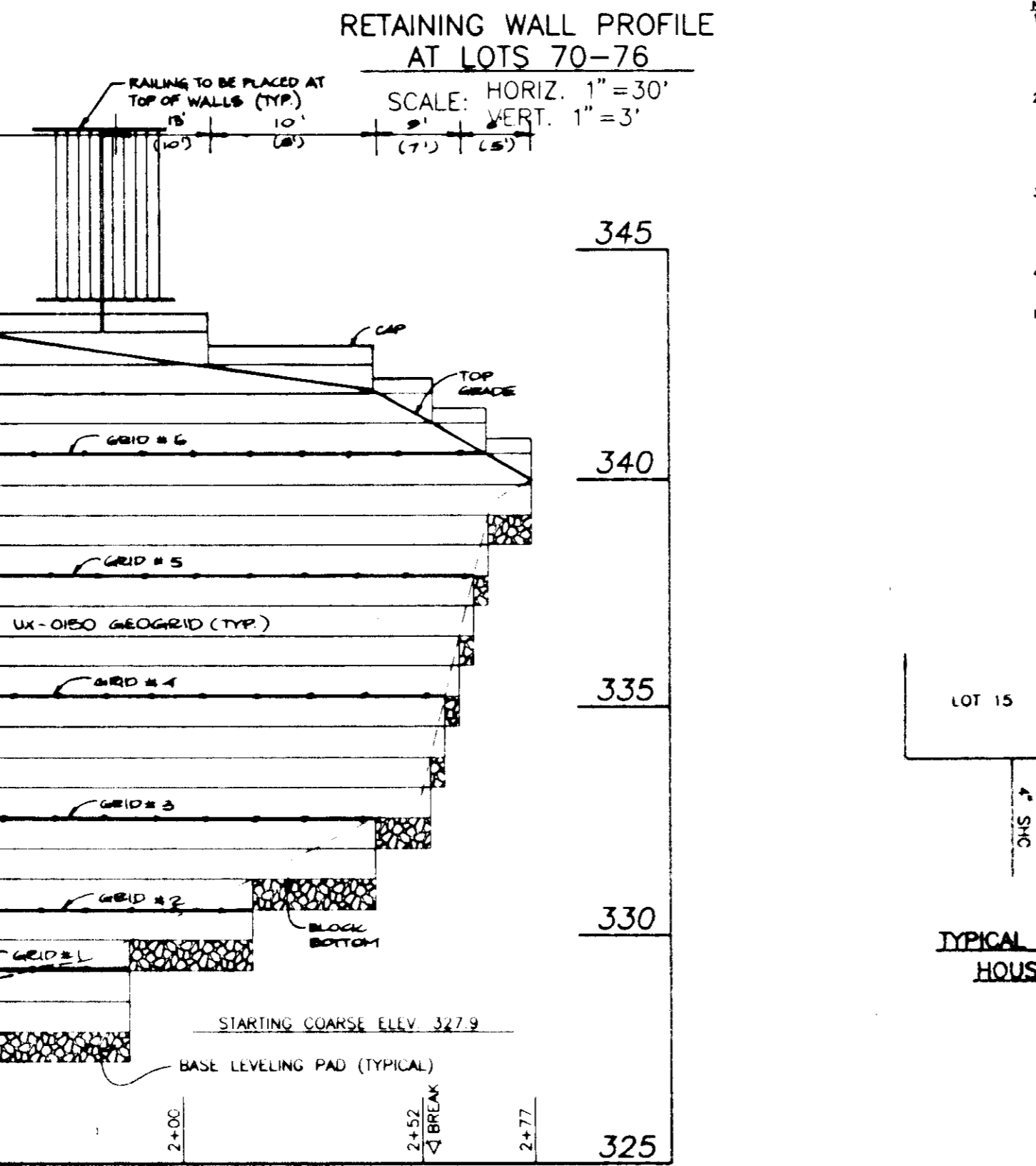
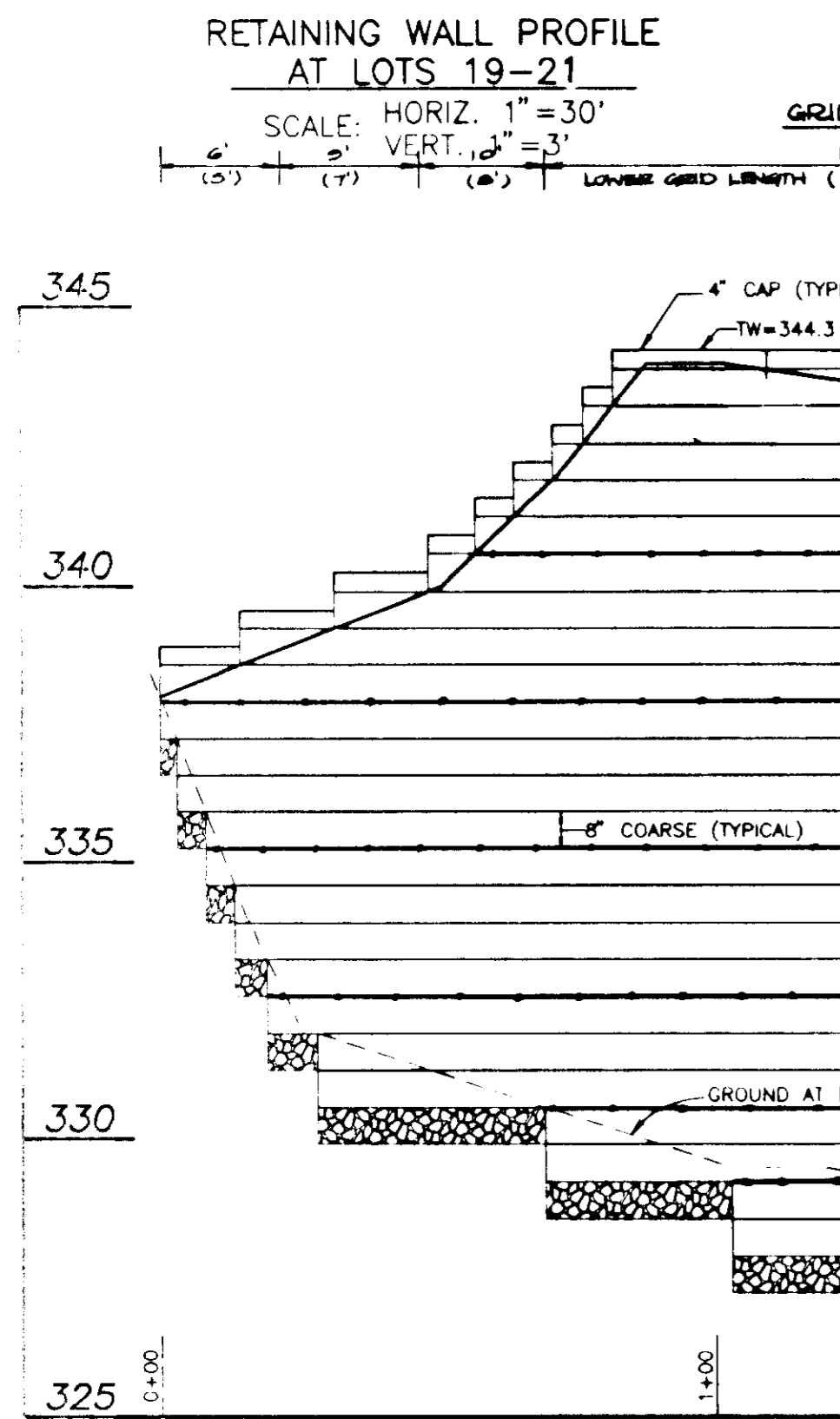
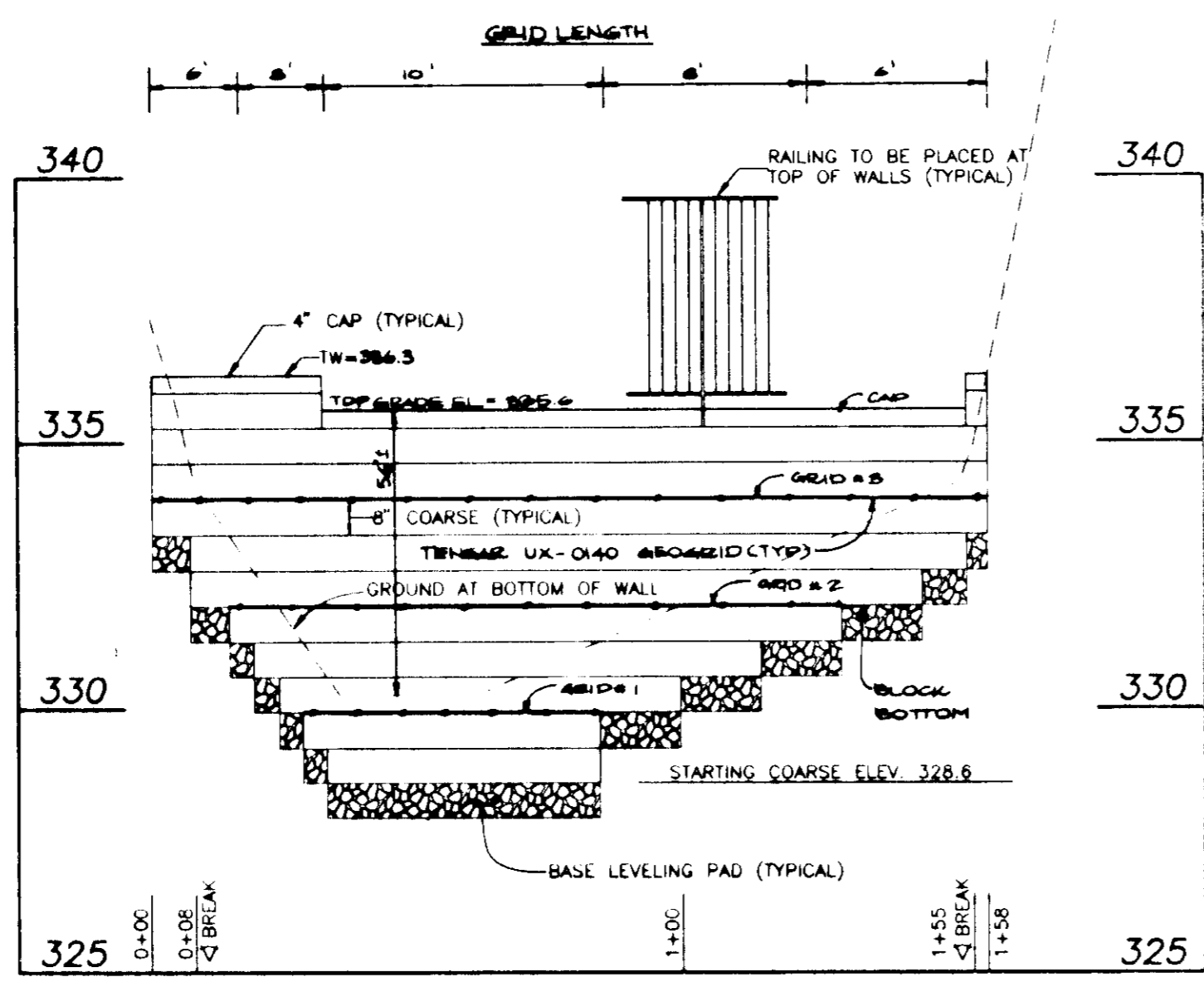
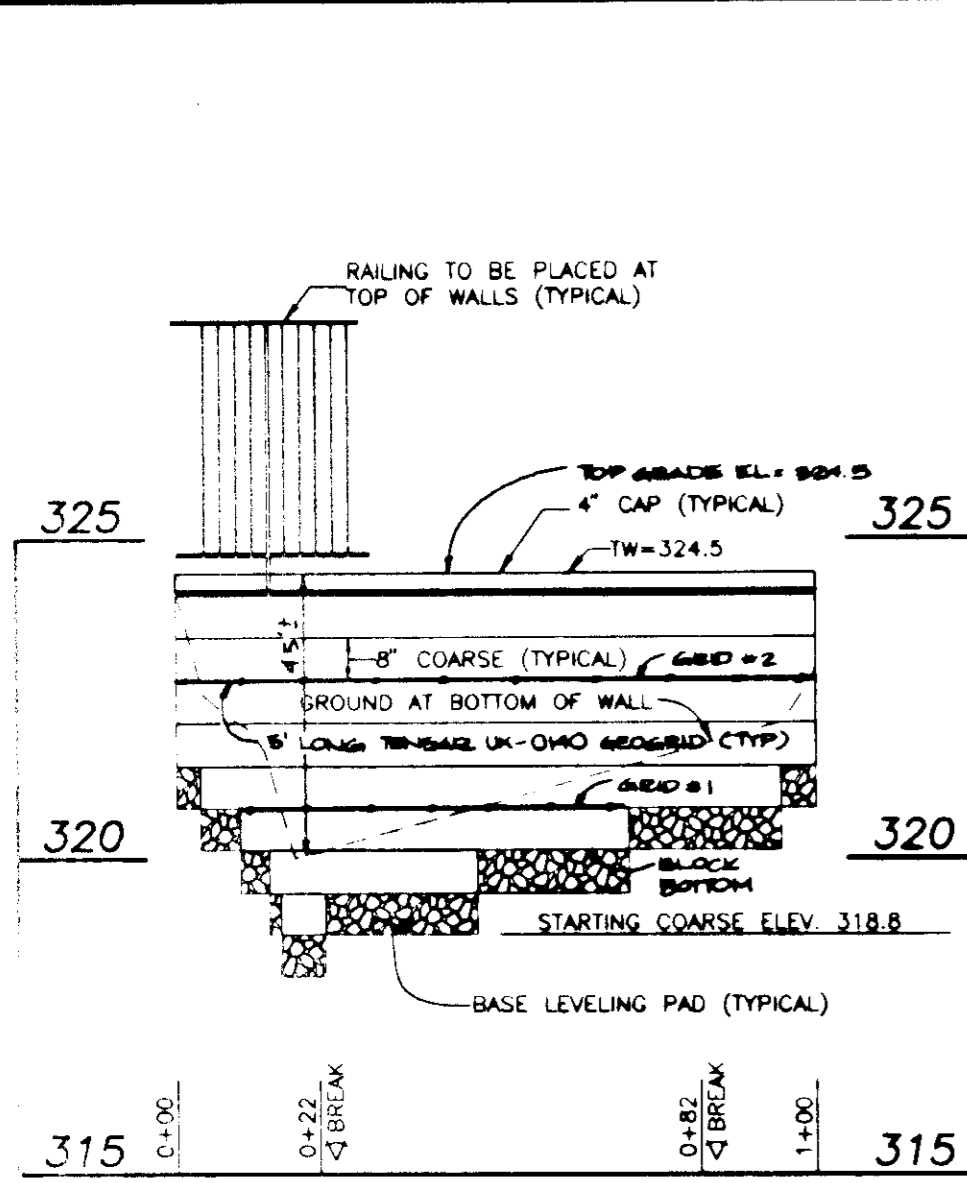
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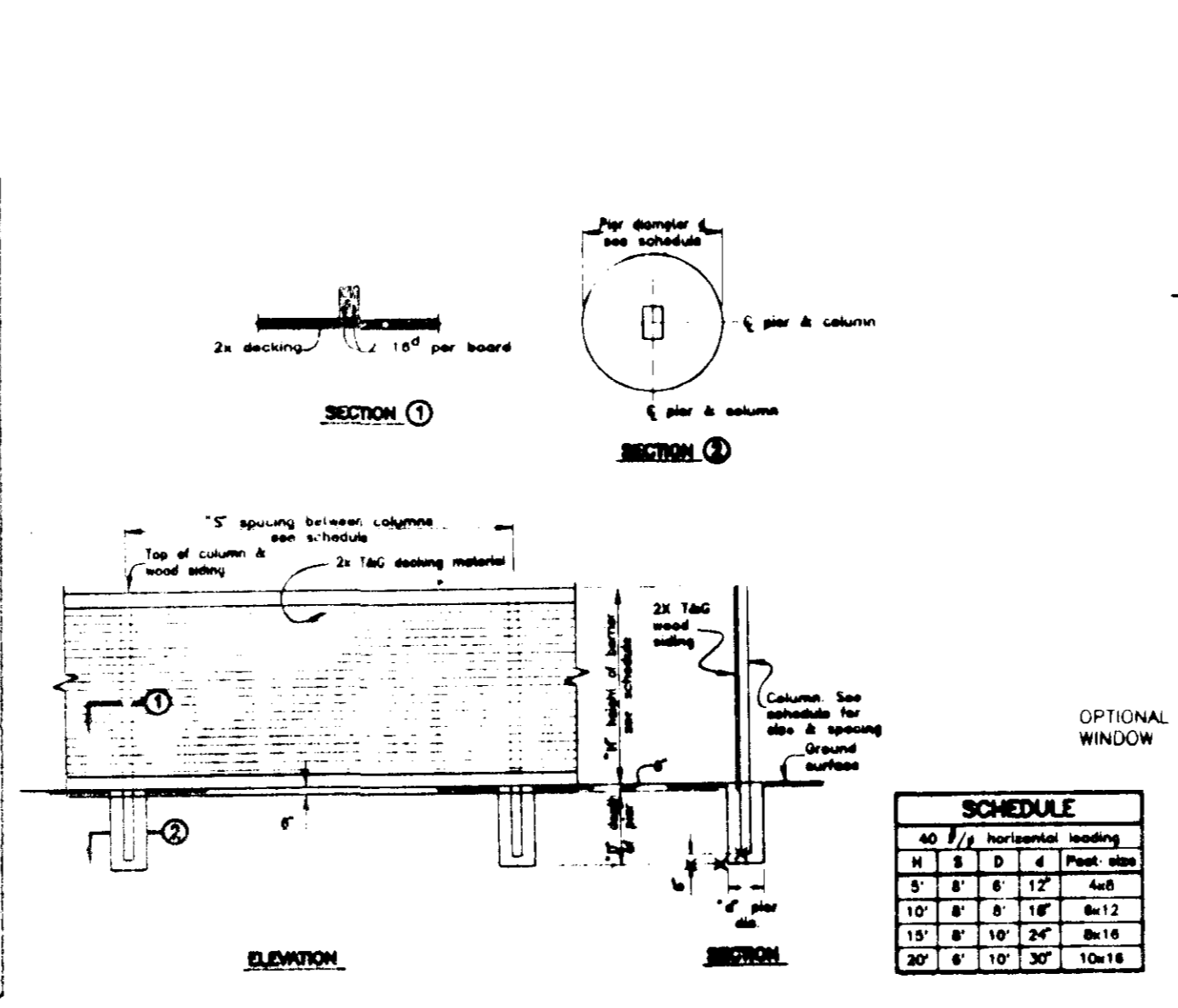
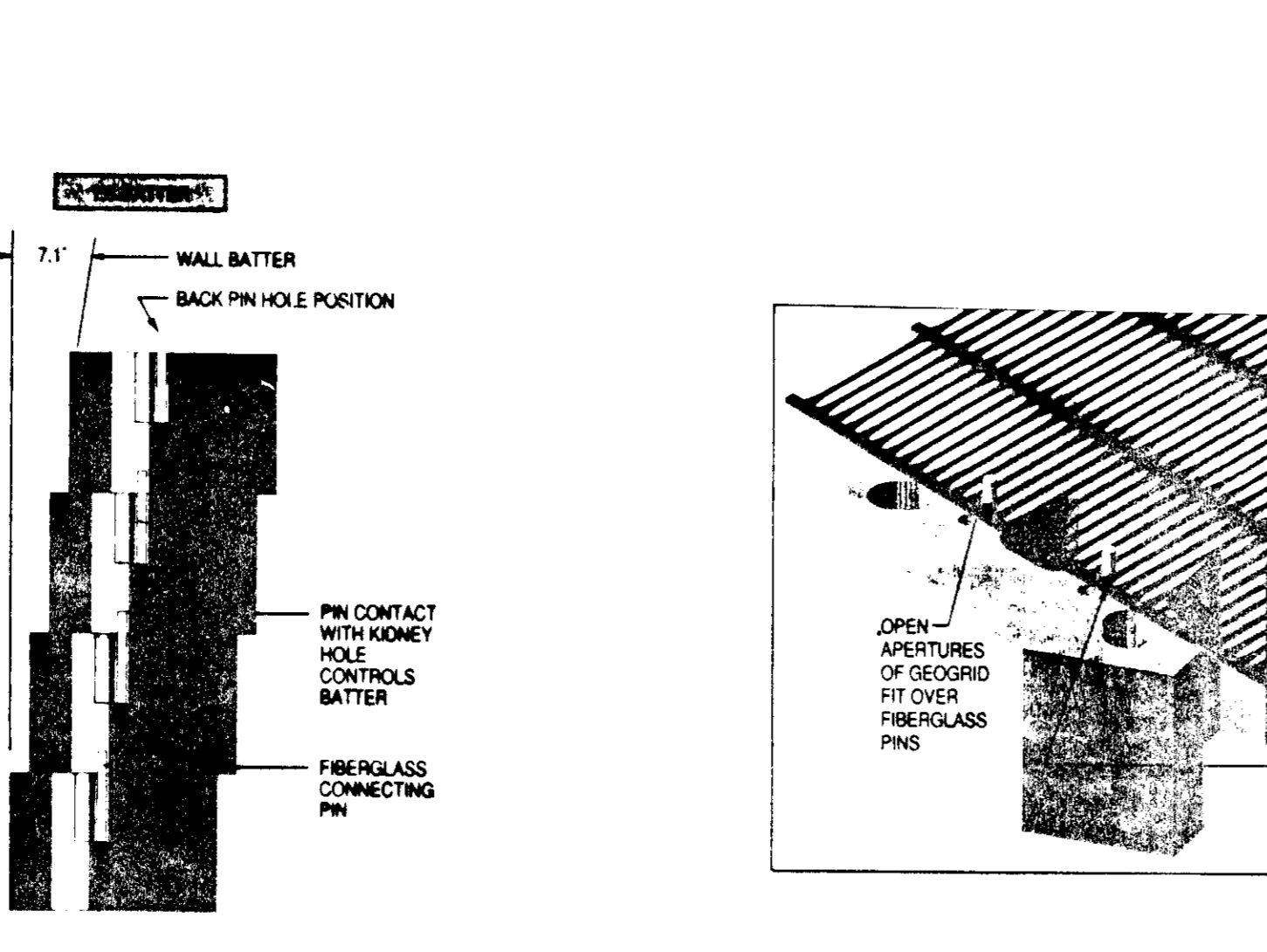
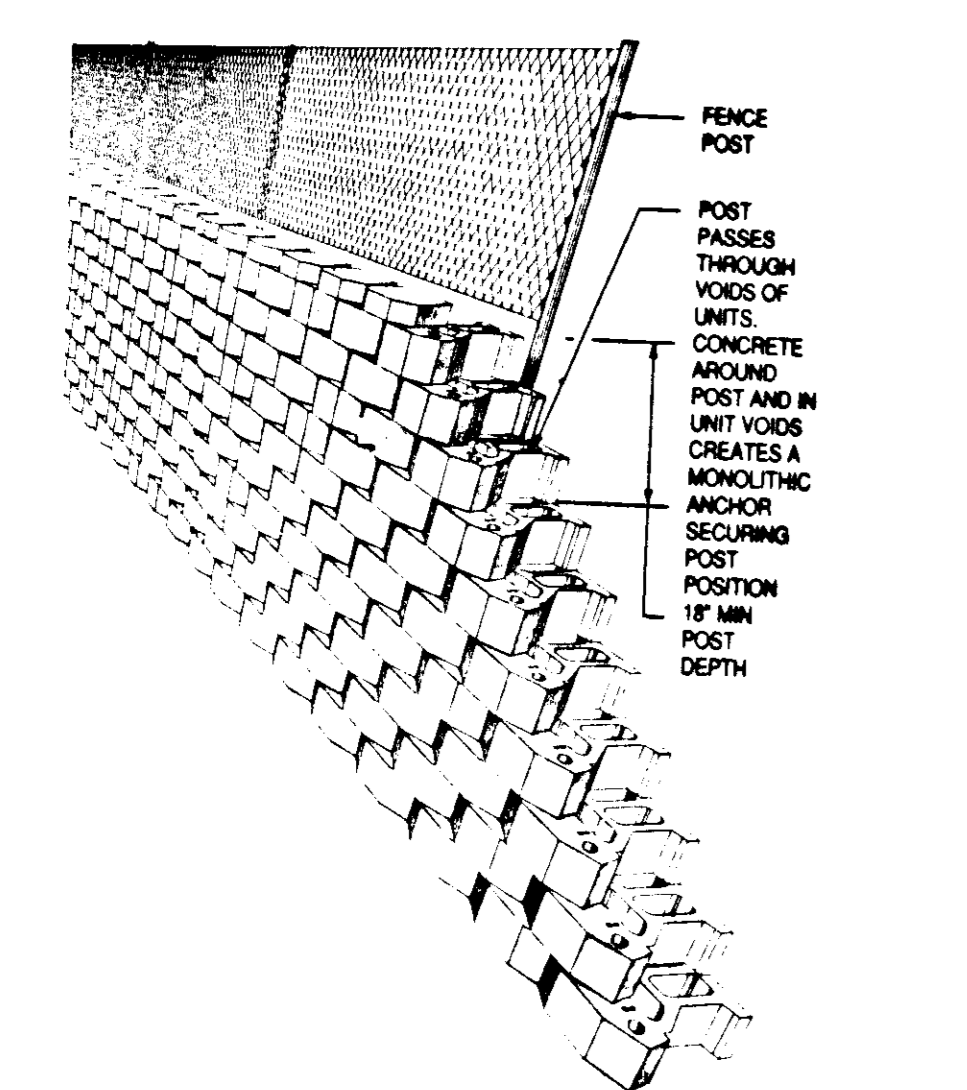
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MAY 30, 1997

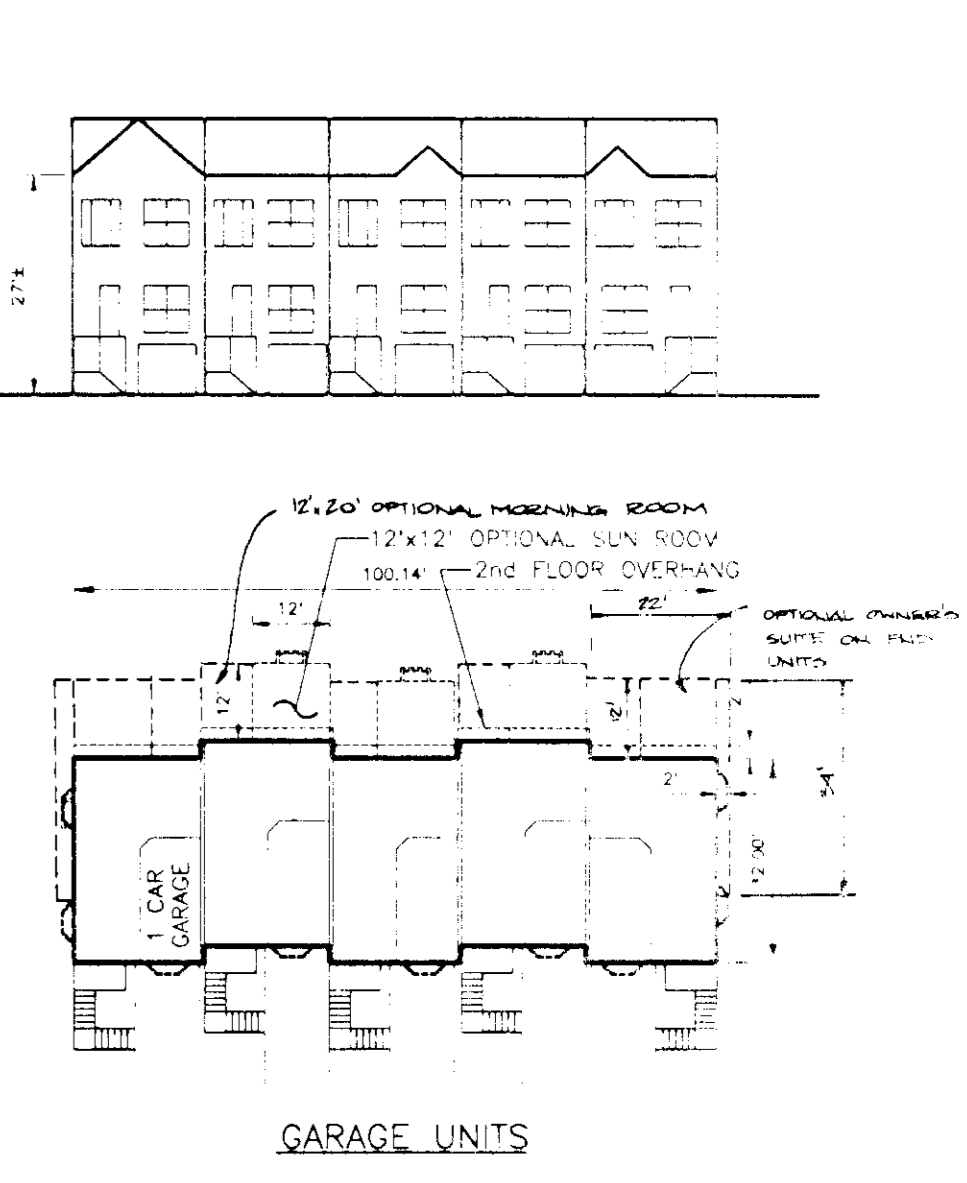
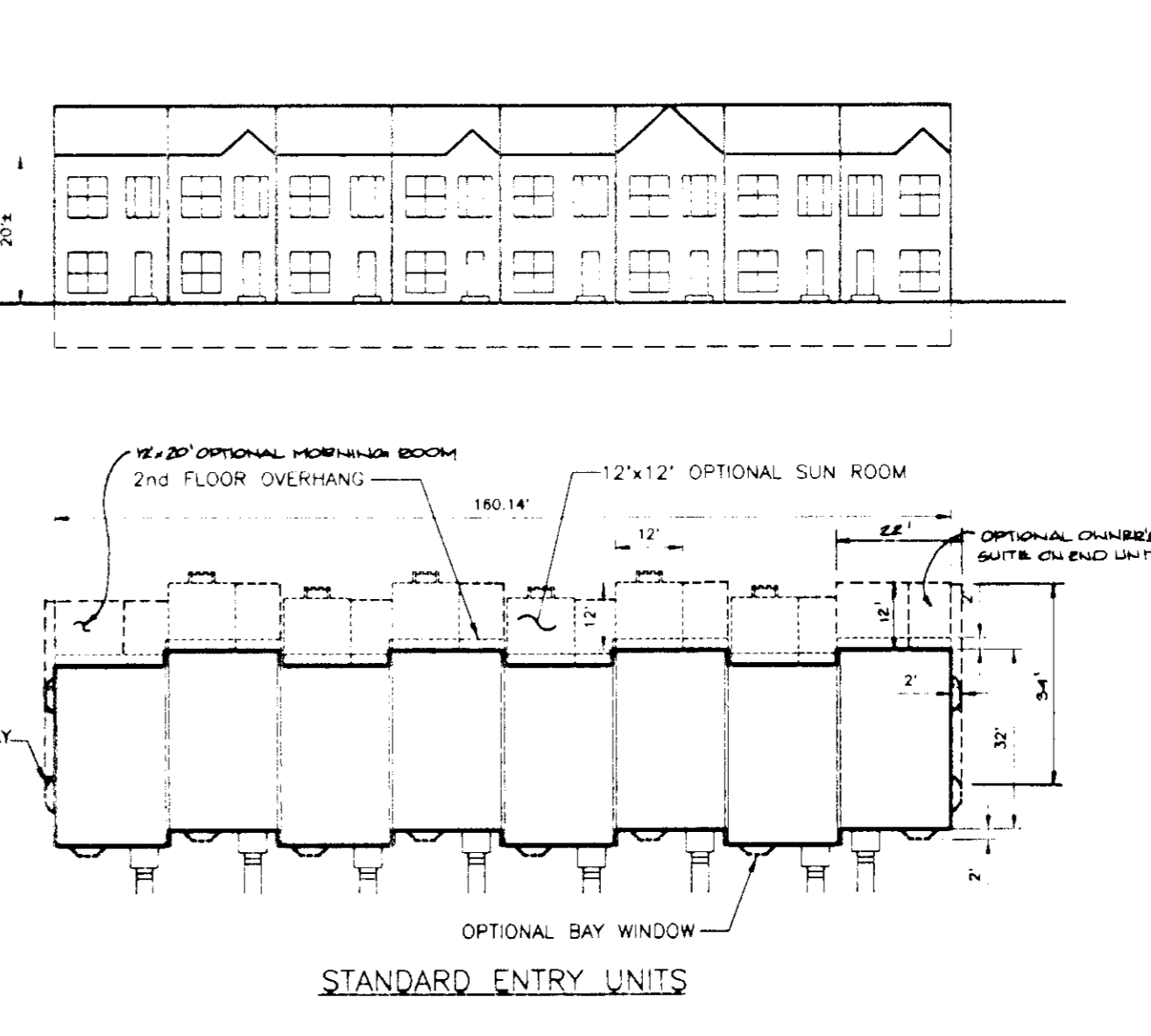
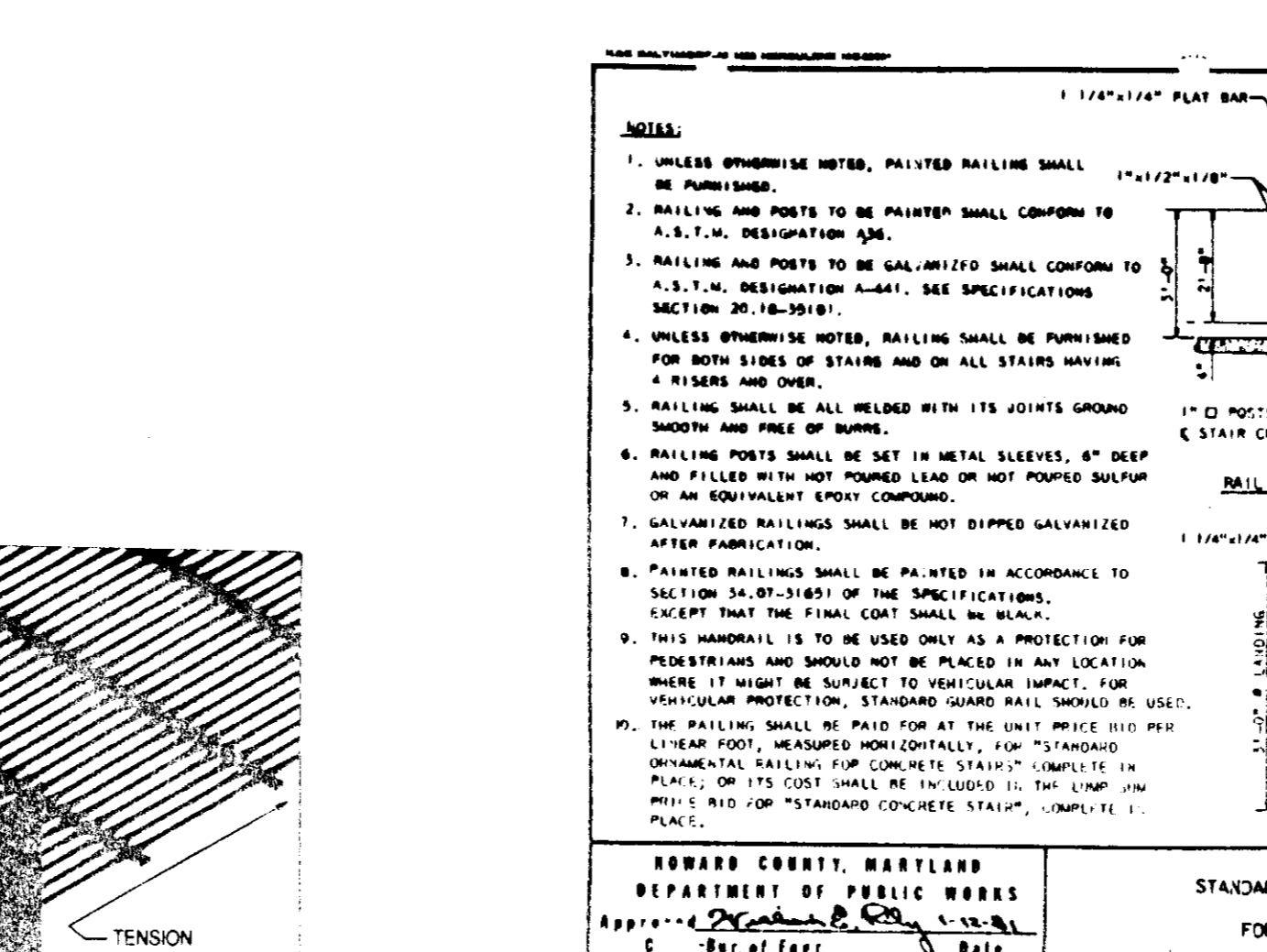
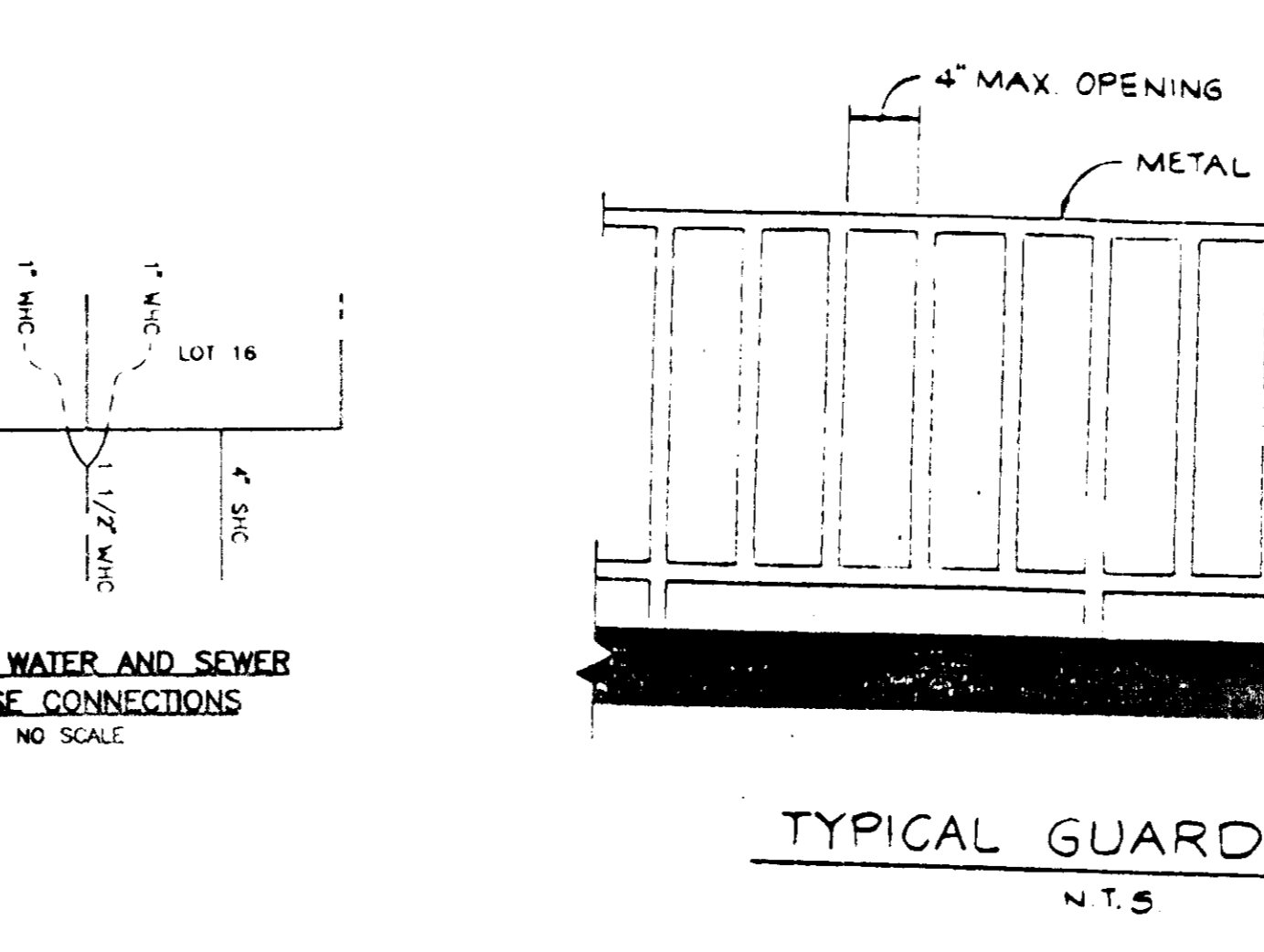
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RETAINING WALL PROFILE AT LOTS 50-61
SCALE: HORIZ. 1"=30'
VERT. 1"=3'

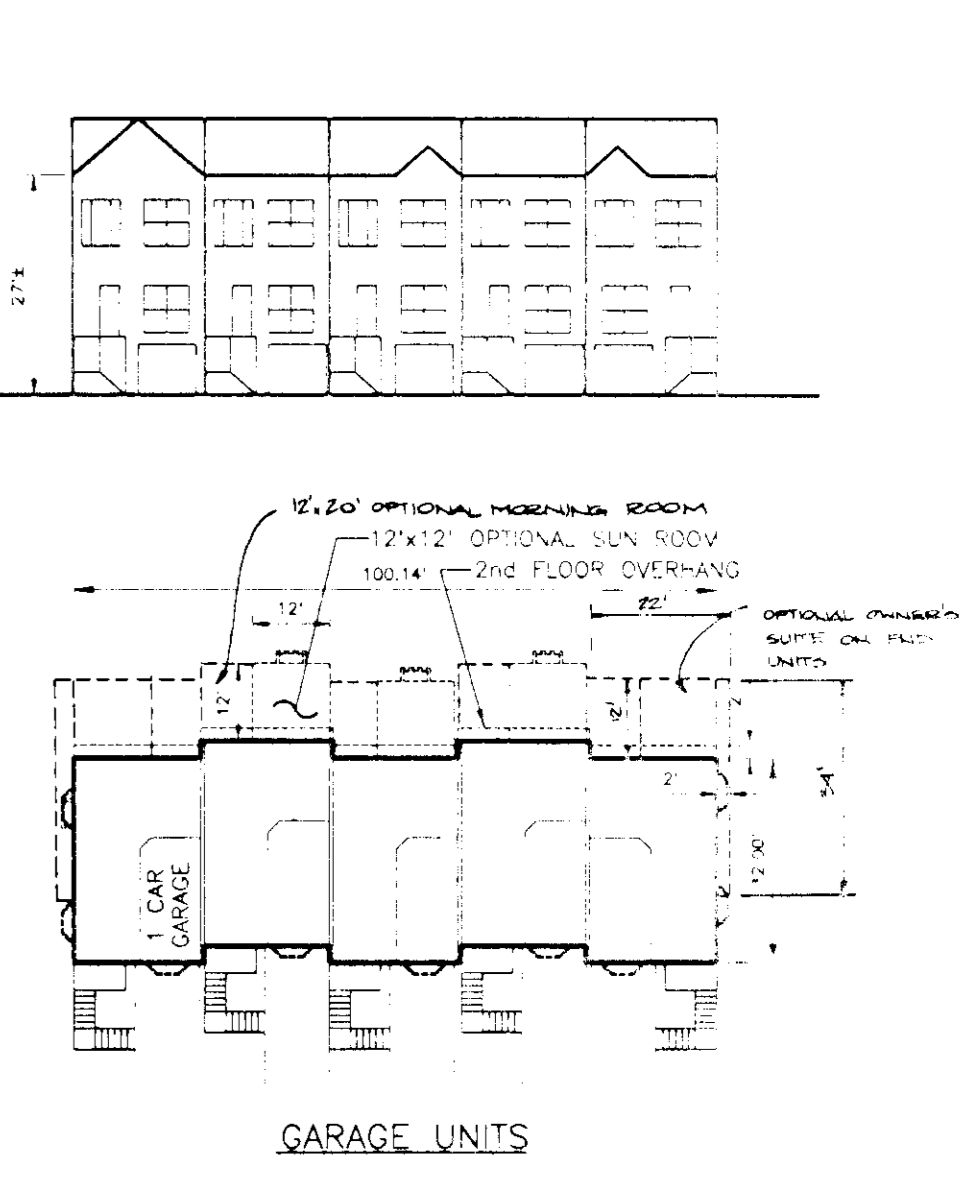
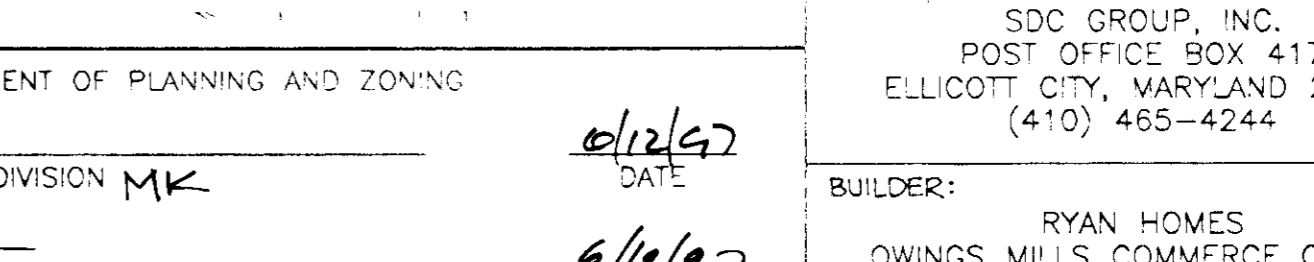
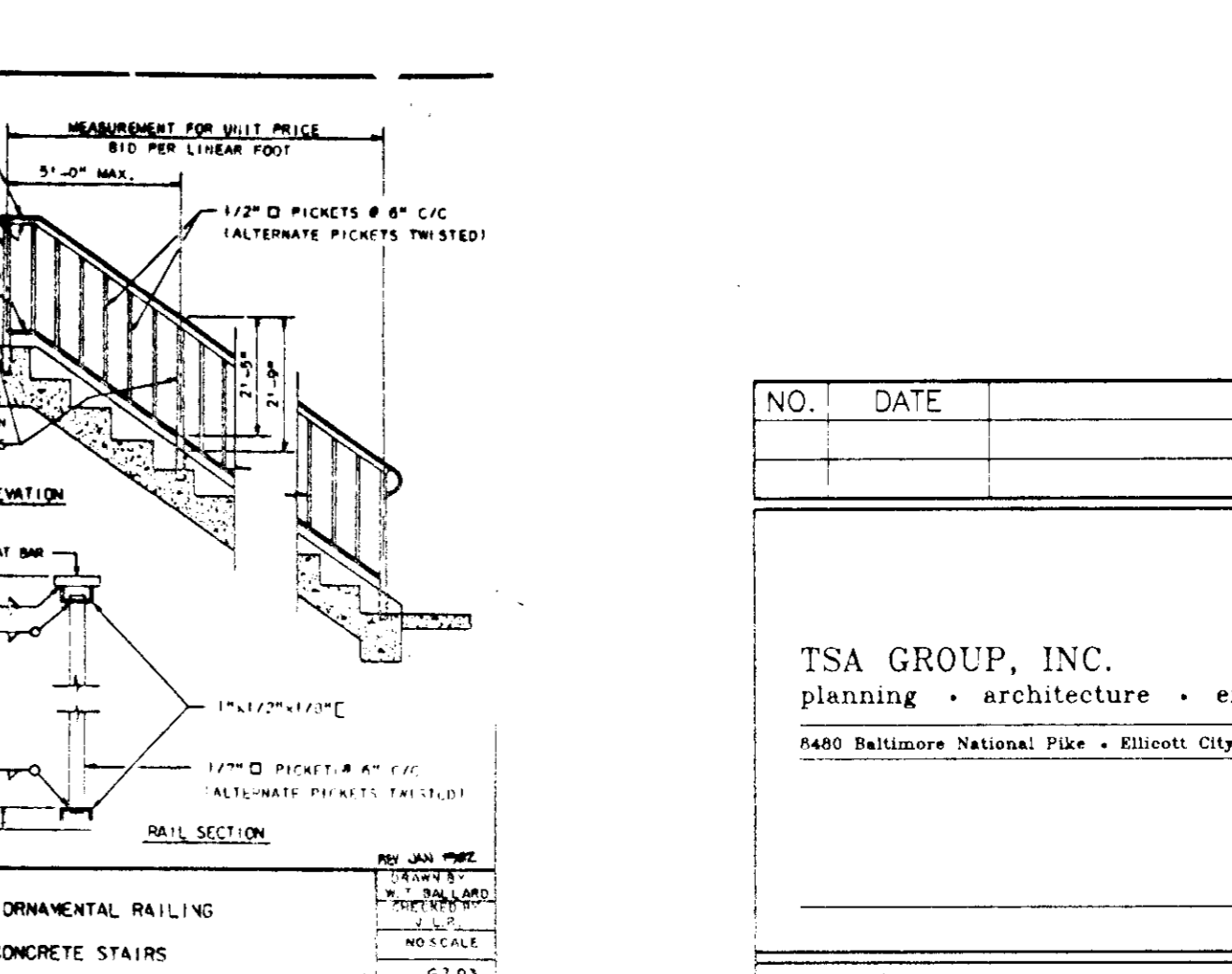
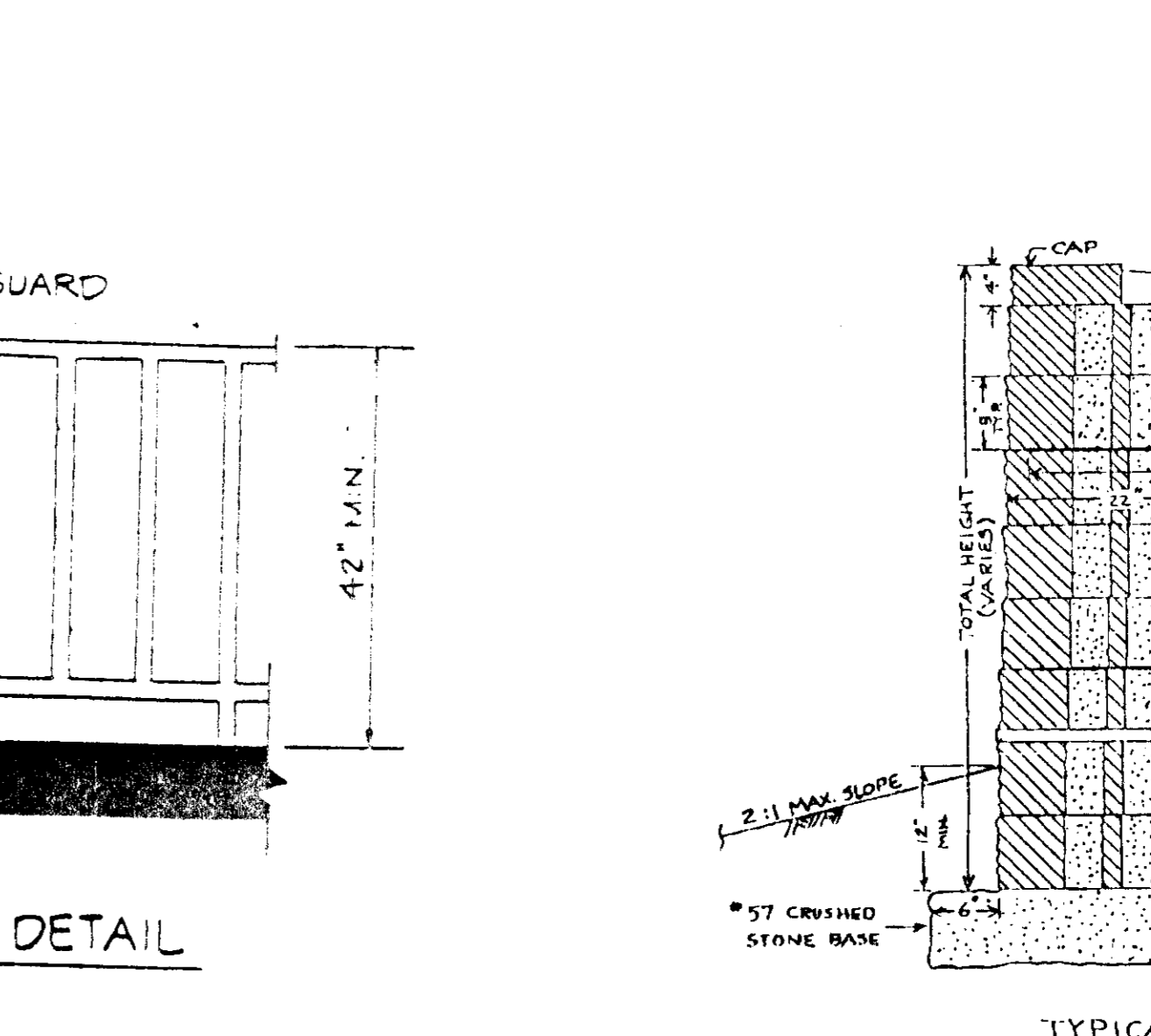


NOTES:
1. GENERAL
a. Height of barrier shall be based on acoustic requirements.
b. Barrier walls having a height (H) not indicated in the tables shall be constructed on a slope in the next higher height category.
c. Cost factor column indicates relative cost per linear foot of acoustic barrier.
2. SOUNDING
a. 2x wood decking material shall be utilized to span horizontally between posts. Design criteria is based on an allowable bending stress of 1400 lbs per sq. ft. and a 33 1/3% increase in stress for wood loads not considered appropriate decking shall be utilized.
3. POSTS
a. Wood posts shall be utilized as the structure. Design criteria is based on an allowable bending stress of 1400 lbs per sq. ft. and a 33 1/3% increase in stress for wood loads not considered appropriate decking shall be utilized.
4. CONCRETE
a. Concrete in the posts shall have a 28 day compressive strength of 2500 psi.
b. Concrete shall be placed in drilled posts utilizing the earth as the form.

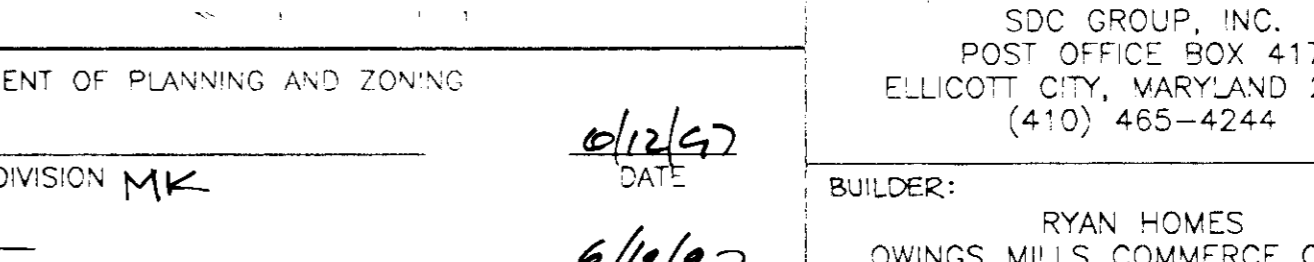
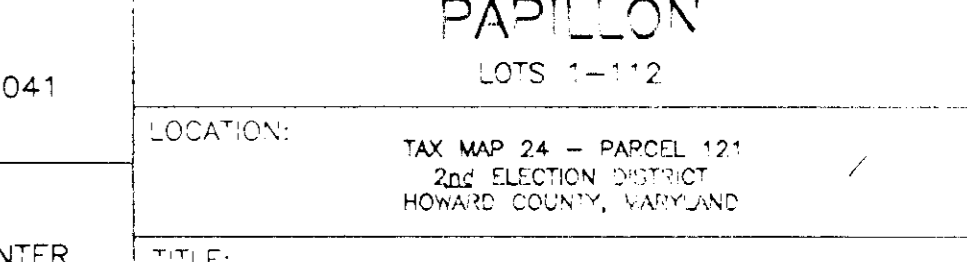
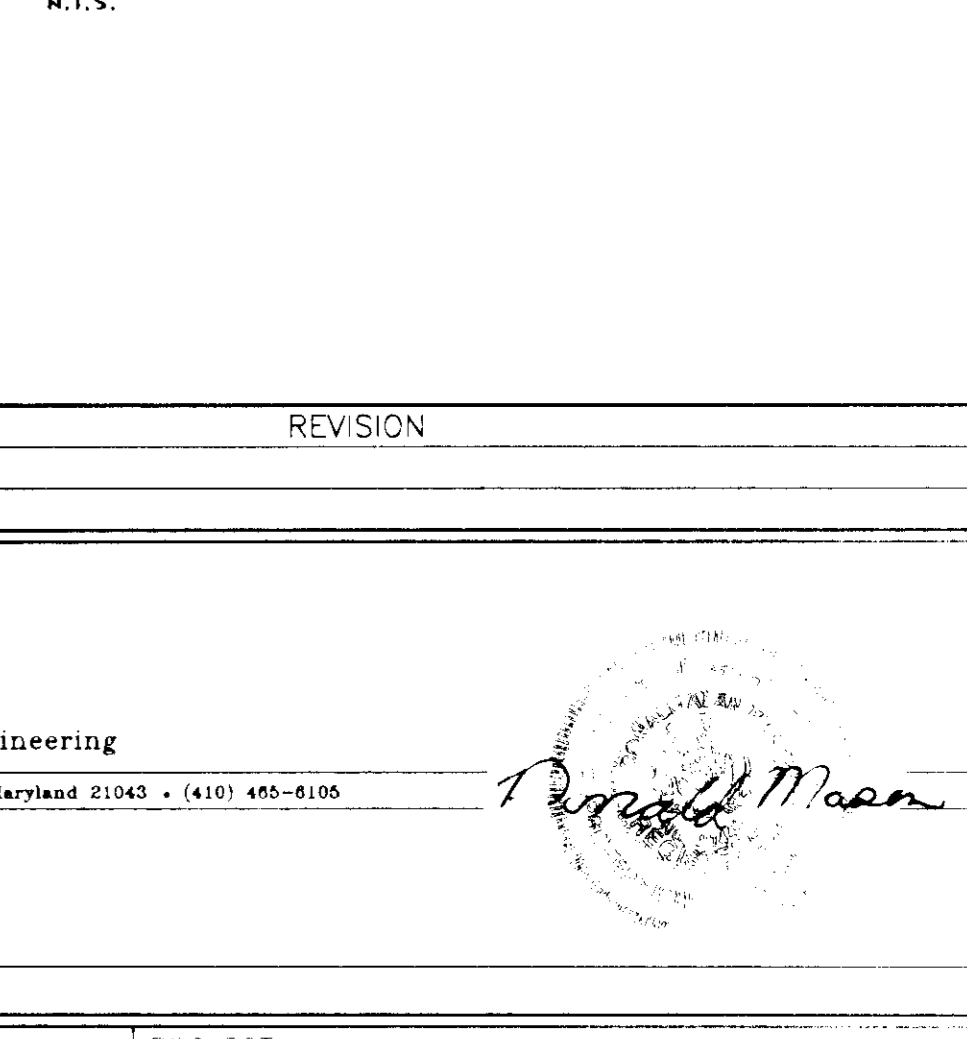
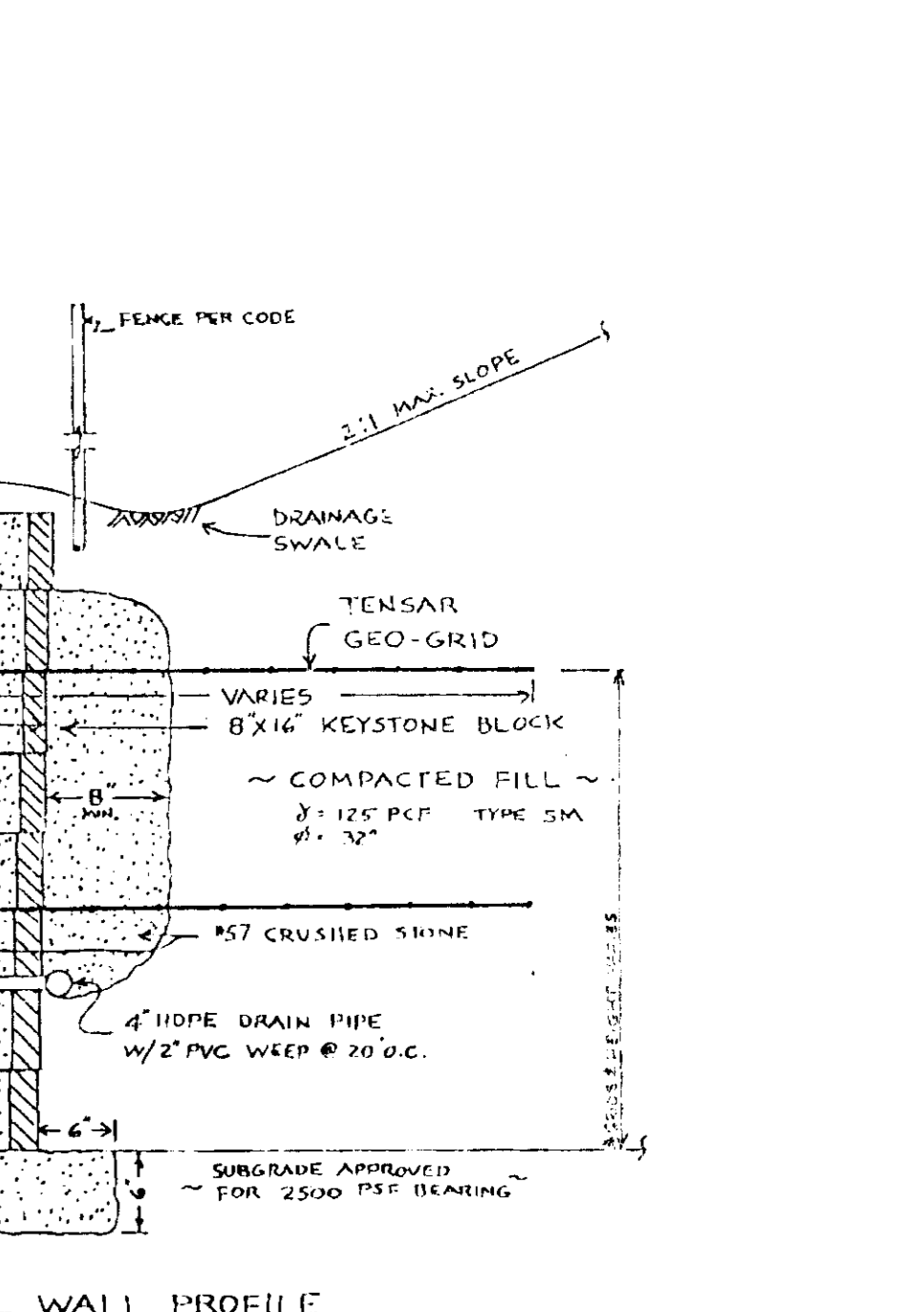


UNIT COVERAGE
STD UNIT 20' x 34' = 680 = 0.60% 1134 MINIMUM LOT SIZE
UNIT WITH SUN ROOM 20' x 34' x 12' x 12' = 824 = 0.60% 1374 MINIMUM LOT SIZE
UNIT WITH MOORING ROOM 20' x 34' x 12' x 20' = 1460 MINIMUM LOT SIZE
TRND UNIT WITH OWNER'S SUITE OPTION 20' x 32' x 24' x 12' x 24' x 22' = 5488 = 0.60% 10800 MINIMUM LOT SIZE

NOTE: NO SIDE BAY WINDOWS OR CHIMNEYS ARE AVAILABLE WHEN BMD UNIT OWNER'S SUITE IS UTILIZED.



NOTE: NO SIDE BAY WINDOWS OR CHIMNEYS ARE AVAILABLE WHEN BMD UNIT OWNER'S SUITE IS UTILIZED.



NO.	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering
8400 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 460-6100

OWNER/DEVELOPER:
SDC GROUP, INC.
POST OFFICE BOX 417
ELLICOTT CITY, MARYLAND 21041
(410) 465-4244

PROJECT: PAVILLON LOTS 1-12

LOCATION: TAX MAP 24 - PARCEL 121
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

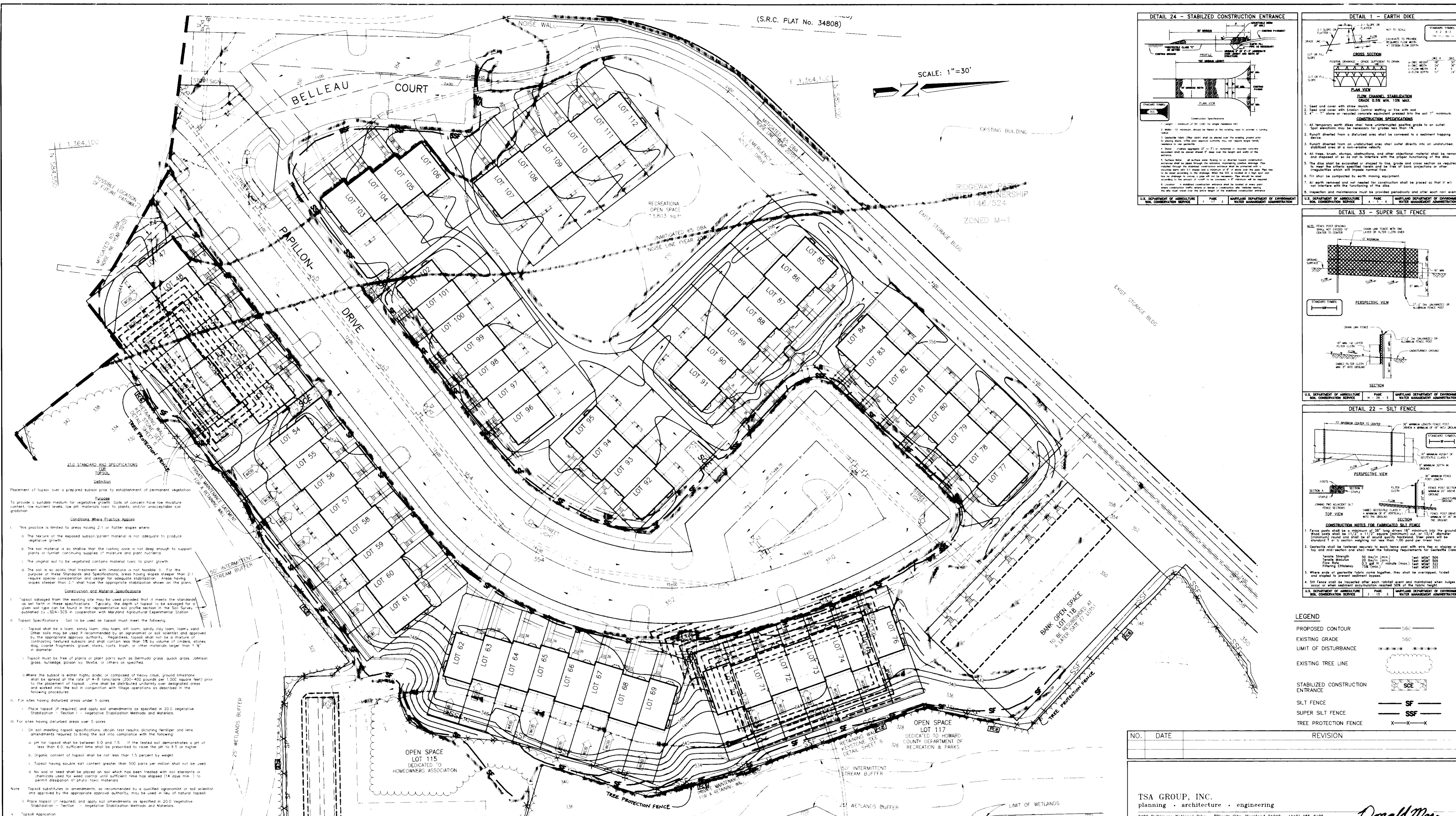
TITLE: DETAILS

S-94-08, P-94-22, W-95-40, T-95-08W, SP-96-04, C-96-01

DATE: JANUARY 10, 1997 PROJECT NO. 0942

DATE: MAY 30, 1997 PROJECT NO. 0942

Design: DAM Draft: WBB SCALE: 1"=30' DRAWING 8 OF 7



Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation

To provide a suitable medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH (nutrient toxic to plants), and/or unacceptable soil structure.

Conditions Where Practice Applies

- The practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
- The soil is so acidic that treatment with limestone is not feasible. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications: Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured substrates and shall contain less than 5% by volume of cinders, stones, brick, coarse fragments, gravel, sticks, roots, logs, or other materials larger than 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutcase, poison ivy, thistle, or others as specified.
- Where the subsoil is either highly acidic or composed of heavy clay, ground limestone shall be spread at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures:
 - For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
 - For sites having disturbed areas over 5 acres:
 - On soil meeting topsoil specifications, obtain test results (distilling fertilizer and lime amendments) required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No soil or seed shall be placed on soil which has been treated with soil sterilants or herbicides used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
- Topsoil substitutes or amendments as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
- Topsoil Application:
 - When topsoiling, maintain needed erosion and sediment control practices such as diversion, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, about 4" - 8" higher at elevation.
 - Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
 - Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet, or in a condition that may hinder the application to proper grading and seedbed preparation 0-21-2.
- Alternative for Permanent Seeding - instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
 - Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribed amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
 - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of application of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
 - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 to 1.5 tons/1,000 square feet.
 - Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 to 10/1,000 square feet and 1/3 the normal lime application rate.

References: Guidelines Specifications, Soil Preparation and Seeding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised '93.

FOR SEDIMENT CONTROL ONLY

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER:
BY THE ENGINEER:
I/WE CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 4/21/97

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

NATURAL RESOURCES CONSERVATION SERVICE DATE: 4/21/97

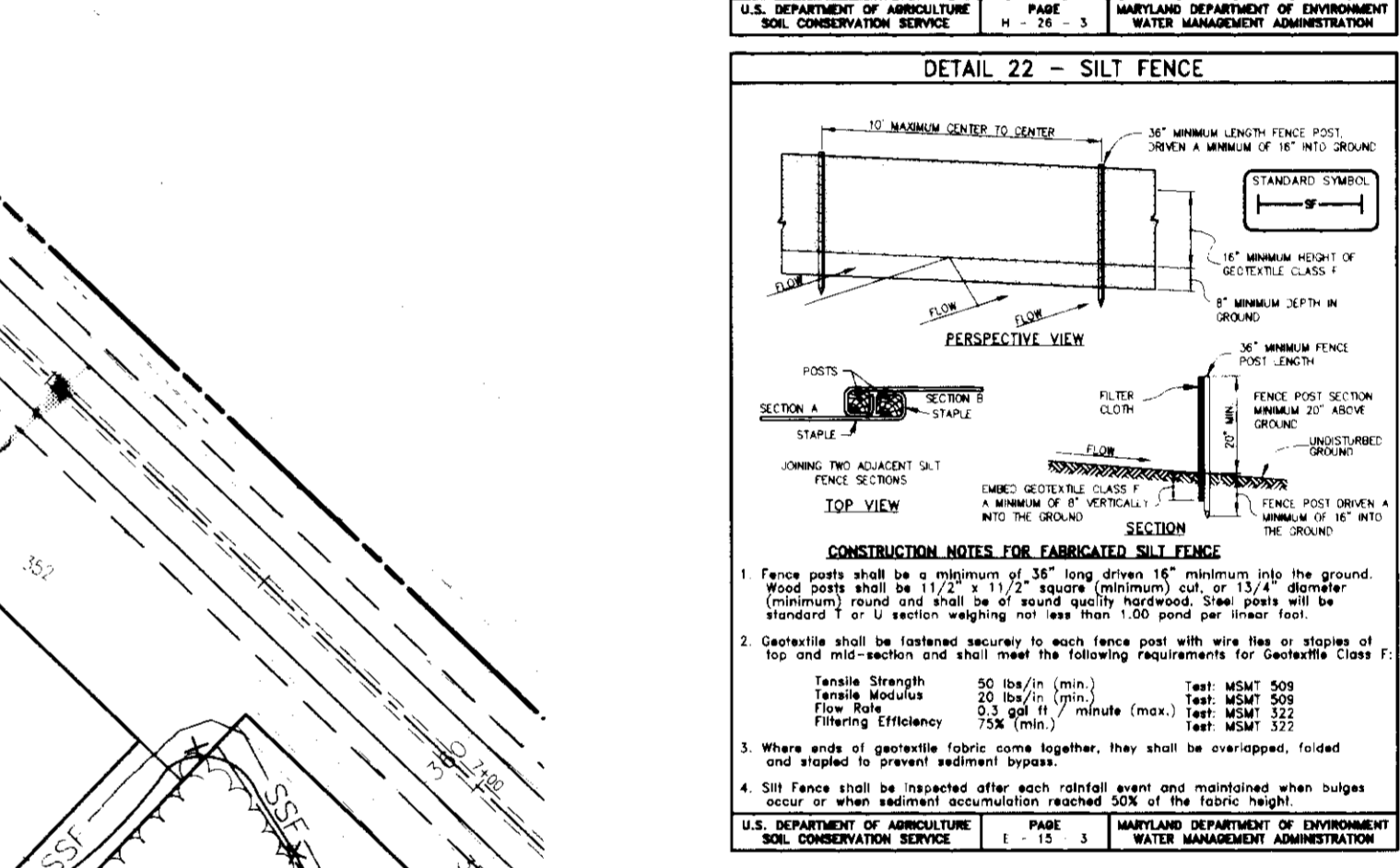
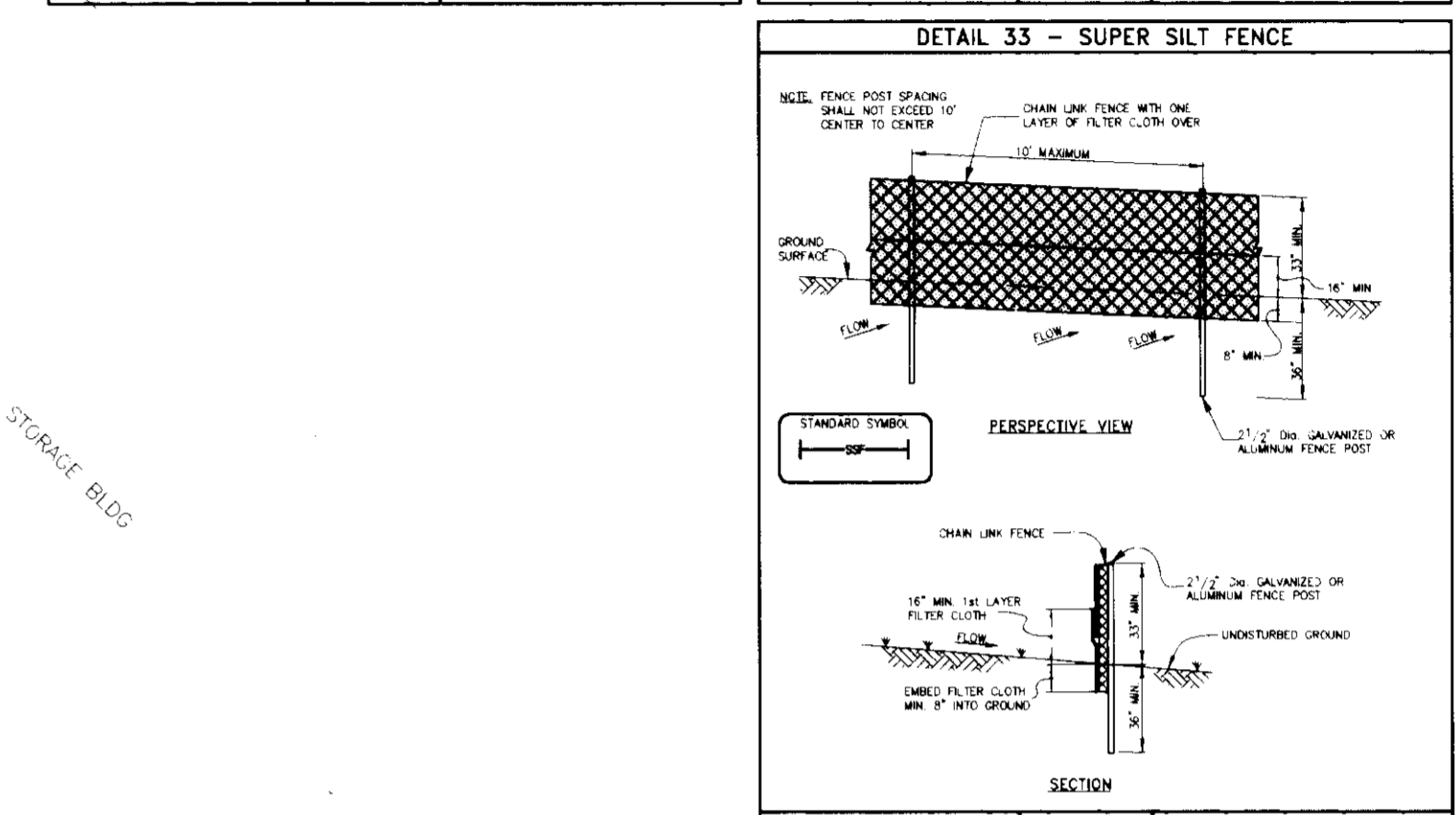
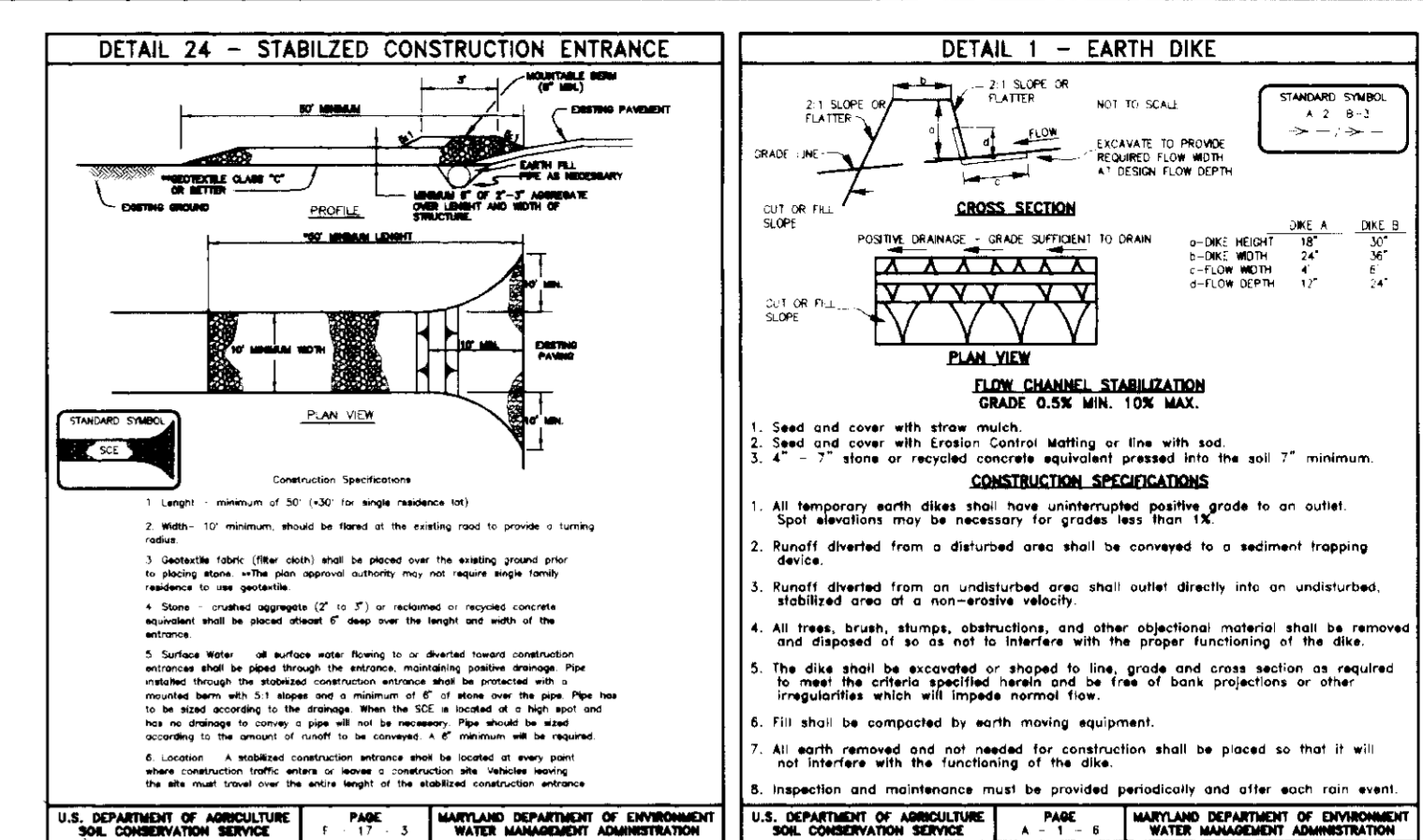
REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

HOWARD SOIL CONSERVATION DISTRICT DATE: 4/21/97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE: 6/19/97

CHIEF, DIVISION OF LAND DEVELOPMENT JA DATE: 6/20/97

DIRECTOR DATE: 6/20/97



LEGEND

PROPOSED CONTOUR	560
EXISTING GRADE	560
LIMIT OF DISTURBANCE	560
EXISTING TREE LINE	
STABILIZED CONSTRUCTION ENTRANCE	SCE
SILT FENCE	SF
SUPER SILT FENCE	SSF
TREE PROTECTION FENCE	X-X-X

NO.	DATE	REVISION
TSA GROUP, INC. planning • architecture • engineering 8460 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8105 <i>Donald Mean</i>		
OWNER/DEVELOPER:	SDC GROUP, INC. POST OFFICE BOX 417 ELLCOTT CITY, MARYLAND 21041 (410) 465-4244	PROJECT: PAPILLON LOTS 1-112
BUILDER:	RYAN HOMES OWINGS MILLS COMMERCE CENTER 11460 CRONRIDGE DRIVE SUITE 128 OWINGS MILLS, MARYLAND 21117 (410) 654-5720	LOCATION: TAX MAP 24 - PARCEL 121 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: SEDIMENT CONTROL PLAN		
DATE:	JANUARY 10, 1997 MAY 30, 1997	PROJECT NO.: 0942
Design:	DAM	Draft: MBB
SCALE:	1"=30'	DRAWING 5 OF 7

SEQUENCE OF CONSTRUCTION

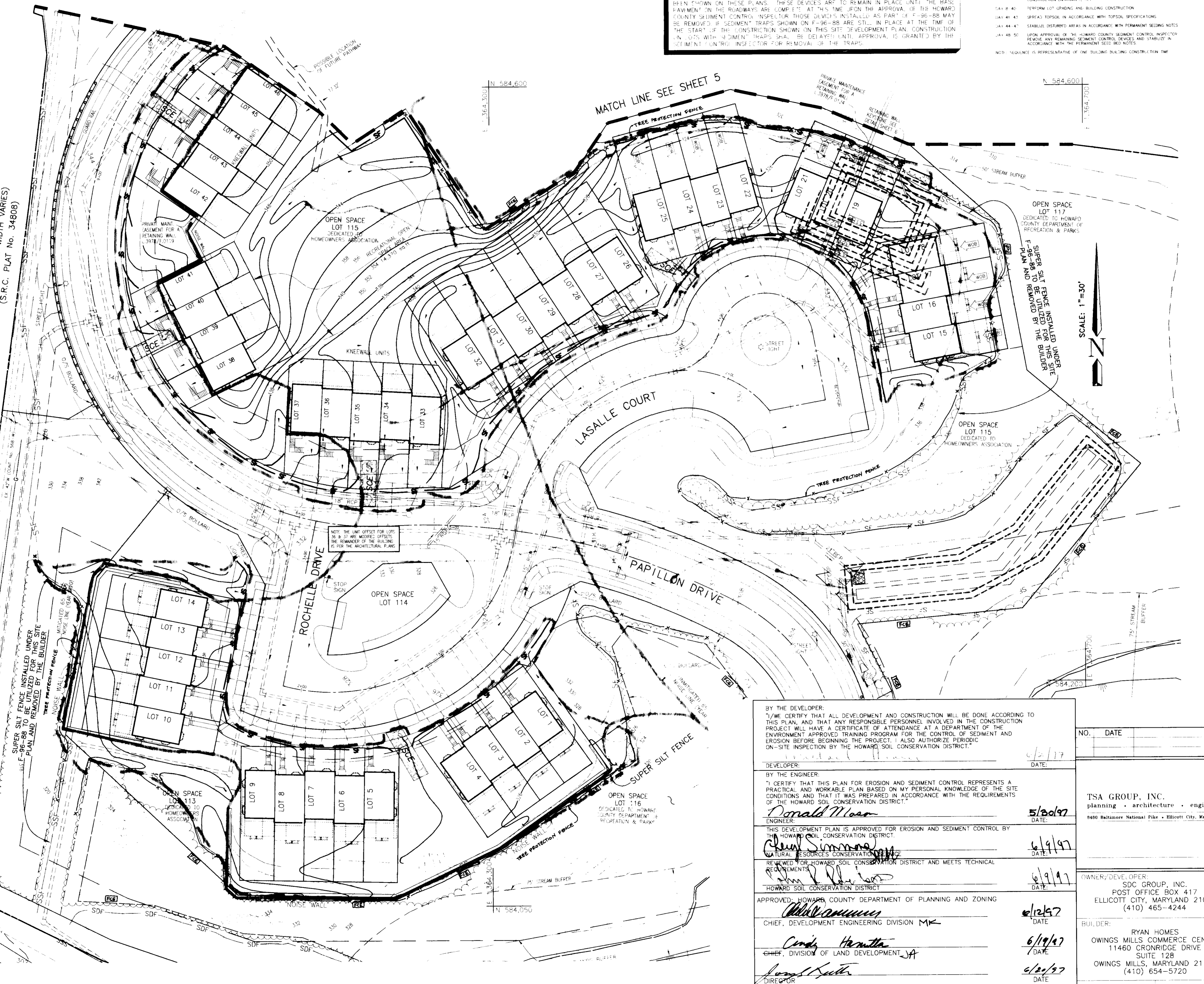
- 1. OBTAIN A GRADING PERMIT
2. INSTALL SILT FENCE, CLEAN WATER DIVERSION DIKE, STABILIZED CONSTRUCTION ENTRANCES, ETC.
3. PERFORM LOT GRADING AND BUILDING CONSTRUCTION
4. SPREAD TOPSOIL IN ACCORDANCE WITH TOPSOIL SPECIFICATIONS
5. STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES
6. UPON APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE IN ACCORDANCE WITH THE PERMANENT SEED BED NOTES
NOTE: SEQUENCE IS REPRESENTATIVE OF ONE BUILDING BUILDING CONSTRUCTION TIME

SEDIMENT CONTROL NOTES

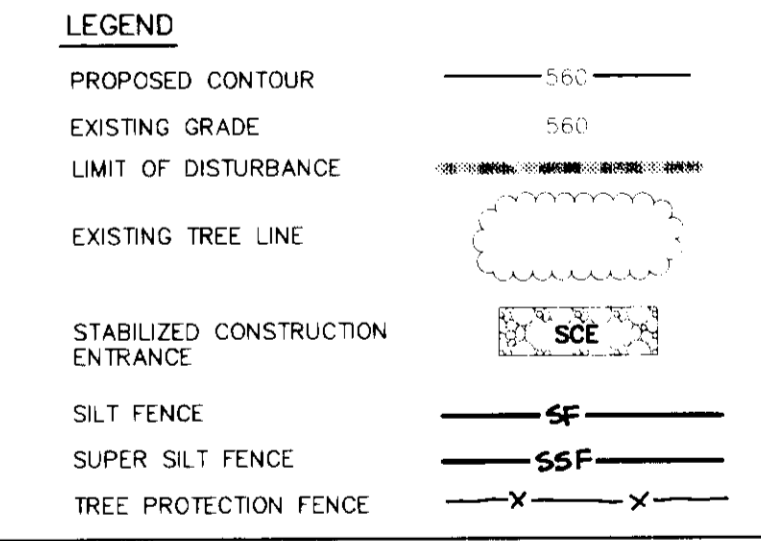
- 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (SDS-100)
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. REVISIONS THEREOF.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 72 HOURS FOR ALL AREAS EXCEPT AREAS TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAVE BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
4. ALL SEDIMENT TRAPS/BASINS SHALL BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VEG. 1, CHAPTER 92 OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC-131, 100 (S-194); TEMPORARY SEEDING (SET-150) AND MULCHING (M-150) TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN PERMITTED SEEDING DATES DO NOT ALLOW FOR PROPER SEEDING AND ESTABLISHMENT OF GRASSES
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAVE BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE (3) FEET LENGTHS OR THAT WHICH CAN BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY OR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED IF SEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL DEVICES, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING, OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS CONDITION IS MET BY THE INSPECTION AGENCY IS MADE.
11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE (3) FEET LENGTHS OR THAT WHICH CAN BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
PERMANENT SEEDING PREPARATION:
1. SOIL AMENDMENTS: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING IF NOT PREVIOUSLY LOOSENED.
2. SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
A. PREFERRED - APPLY 2 TONS PER ACRE DELOMONIC LIMESTONE (92 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING.
B. ACCEPTABLE - APPLY 2 TONS PER ACRE DELOMONIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING.
3. SEEDING: FOR THE PERIOD MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (14 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (1/2 LBS/1000 SQ FT) OF SEEDING MIXTURE. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROJECT SITE BY OPTION (1) 2 TONS PER ACRE OF MULCH, ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE, OR OPTION (2) USE SOIL DEPENDENT SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF MULCH.
4. MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNWEIGHTED SMALL DRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL. 3/8" DRAIN STRAW PER ACRE IS 15 GALLONS PER ACRE (8 GALLONS/1000 SQ FT) OF MULCH. ON FLAT AREAS, ON SLOPES OF FEET OR HIGHER, USE 3/8" DRAIN STRAW PER ACRE (8 GALLONS/1000 SQ FT) FOR ANCHORING.
5. MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.
TEMPORARY SEEDING PREPARATION:
1. APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
2. SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING IF NOT PREVIOUSLY LOOSENED.
3. SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).
4. SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 1 THROUGH NOVEMBER 15, SEED WITH 2 1/2 TONS PER ACRE OF ANNUAL RYE (12 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WHEAT (10 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF MULCH, ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE, OR THE SPRINKLING OF SEED.
5. MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNWEIGHTED SMALL DRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL. 3/8" DRAIN STRAW PER ACRE IS 15 GALLONS PER ACRE (8 GALLONS/1000 SQ FT) OF MULCH. ON SLOPES OF FEET OR HIGHER, USE 3/8" DRAIN STRAW PER ACRE (8 GALLONS/1000 SQ FT) FOR ANCHORING.
6. REFER TO THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

NOTE: SEDIMENT CONTROL DEVICES INSTALLED UNDER THE ROAD CONSTRUCTION PLANS F-96-BB HAVE BEEN SHOWN ON THESE PLANS. THESE DEVICES ARE TO REMAIN IN PLACE UNTIL THE BASE PAVEMENT ON THE ROADWAYS ARE COMPLETE. AT THIS TIME UPON THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR THESE DEVICES INSTALLED AS PART OF F-96-BB MAY BE REMOVED. IF SEDIMENT TRAPS SHOWN ON F-96-BB ARE STILL IN PLACE AT THE TIME OF THE START OF THE CONSTRUCTION SHOWN ON THIS SITE OF DEVELOPMENT PLAN, CONSTRUCTION IN LOTS WITH SEDIMENT TRAPS SHALL BE DELAYED UNTIL APPROVAL IS GRANTED BY THE SEDIMENT CONTROL INSPECTOR FOR REMOVAL OF THE TRAPS.

U.S. ROUTE 29 (RIGHT-OF-WAY WIDTH VARIES) (S.R.C. PLAT NO. 34808)



FOR SEDIMENT CONTROL ONLY



Approval stamps and signatures: BY THE DEVELOPER (Donald Mason), BY THE ENGINEER (Donald Mason), APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING (Chief Development Engineering Division MK), and Director (Candy Hamstra).

Project information table including NO., DATE, DEVELOPER (TSA GROUP, INC.), OWNER/DEVELOPER (SDC GROUP, INC.), BUILDER (RYAN HOMES), PROJECT (PAPILLON LOTS 1-112), LOCATION (TAX MAP 24 - PARCEL 121), TITLE (SEDIMENT CONTROL PLAN), DATE (JANUARY 10, 1997), and SCALE (1"=30').



U.S. ROUTE 29
(RIGHT-OF-WAY WIDTH VARIES)
(S.R.C. PLAT No. 34808)

NOISE IMPACT NOTE
THE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA EXPOSURE. THE 65 dBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

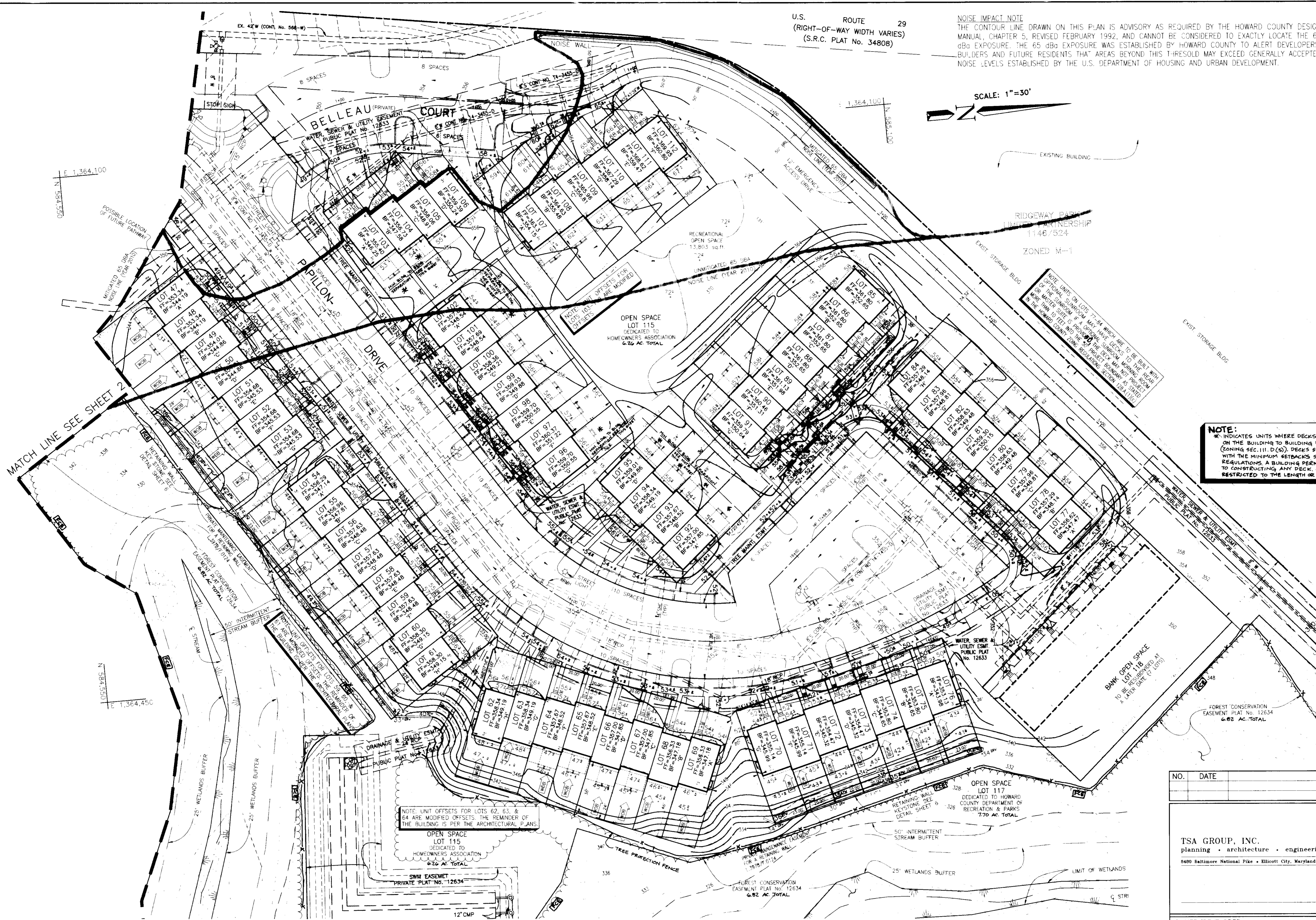
SCALE: 1"=30'

LOT No.	MIN. CELLAR ELEVATION	INV. @ EASEMENT	LOT No.	MIN. CELLAR ELEVATION	INV. @ EASEMENT
47	341.4	337.5	80	343.4	339.5
48	341.5	337.5	81	343.8	339.9
49	341.7	337.8	82	344.2	340.3
50	341.8	337.9	83	344.6	340.7
51	341.9	338.0	84	345.2	341.3
52	342.0	338.1	85	348.1	344.2
53	342.1	338.2	86	347.7	343.8
54	342.3	338.4	87	347.0	343.1
55	342.5	338.6	88	346.4	342.5
56	342.6	338.7	89	345.7	341.8
57	342.7	338.8	90	345.3	341.4
58	342.8	338.9	91	344.9	341.0
59	342.9	339.0	92	346.7	342.8
60	343.1	339.2	93	346.9	343.0
61	343.2	339.3	94	347.0	343.2
62	343.3	339.4	95	347.1	343.2
63	343.6	339.7	96	347.0	343.1
64	343.6	339.7	97	346.9	343.0
65	343.8	339.9	98	346.8	342.9
66	344.0	340.1	99	346.7	342.8
67	344.1	340.3	100	347.0	343.1
68	344.3	340.4	101	346.9	343.0
69	344.5	340.6	102	346.2	342.4
70	342.0	338.1	103	345.3	341.4
71	341.9	338.0	104	346.1	342.2
72	341.8	337.9	105	346.6	342.7
73	342.1	338.2	106	347.6	343.7
74	342.4	338.5	107	349.6	345.7
75	342.8	338.9	108	350.4	346.5
76	343.0	339.1	109	351.2	347.3
77	345.1	341.2	110	352.0	348.1
78	344.5	340.6	111	352.8	348.9
79	344.0	340.1	112	353.1	349.2

LOT #	AREA sq.ft.	LOT #	AREA sq.ft.
47	2,070.00	80	1,600.00
48	1,800.00	81	1,600.00
49	1,800.00	82	1,600.00
50	1,800.00	83	1,600.00
51	1,800.00	84	1,840.00
52	1,800.00	85	1,840.00
53	2,070.00	86	1,600.00
54	2,070.00	87	1,600.00
55	1,800.00	88	1,600.00
56	1,800.00	89	1,600.00
57	1,800.00	90	1,600.00
58	1,800.00	91	1,840.00
59	1,800.00	92	1,840.00
60	1,800.00	93	1,600.00
61	2,070.00	94	1,600.00
62	2,068.00	95	1,840.00
63	1,800.00	96	1,840.00
64	1,800.00	97	1,600.00
65	1,800.00	98	1,600.00
66	1,800.00	99	1,600.00
67	1,800.00	100	1,600.00
68	1,800.00	101	1,600.00
69	2,066.29	102	1,840.00
70	1,840.00	103	2,070.00
71	1,600.00	104	1,800.00
72	1,600.00	105	1,800.00
73	1,600.00	106	1,870.51
74	1,600.00	107	2,300.00
75	1,600.00	108	2,000.00
76	1,840.00	109	1,800.00
77	1,840.00	110	1,800.00
78	1,600.00	111	1,600.00
79	1,600.00	112	1,640.00

NOTE:
* INDICATES UNITS WHERE DECKS MAY BE RESTRICTED BASED ON THE BUILDING TO BUILDING DISTANCE REQUIREMENT (ZONING SEC. 111 D(5)). DECKS SHALL BE BUILT IN ACCORDANCE WITH THE MINIMUM SETBACKS SHOWN IN THE HO. CO. ZONING REGULATIONS. A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTING ANY DECK. CERTAIN UNITS WILL BE RESTRICTED TO THE LENGTH OR WIDTH OF DECK.

NOTE: ANY END UNITS BUILT WITH THE MASTER SUITE OPTION WILL NOT BE AVAILABLE WITH BAY WINDOWS OR CHIMNEYS TO THE SIDE OF THE UNIT AS THESE ITEMS WOULD EXTEND PAST THE PROPERTY LINE.



NOTE: UNIT OFFSETS FOR LOTS 62, 63, & 64 ARE MODIFIED OFFSETS. THE REMINDER OF THE BUILDING IS PER THE ARCHITECTURAL PLANS.

OPEN SPACE LOT 115 DEDICATED TO HOMEOWNERS ASSOCIATION 6.26 AC. TOTAL

SWM EASEMENT PRIVATE PLAT NO. 12634

OPEN SPACE LOT 117 DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION & PARKS 7.70 AC. TOTAL

FOREST CONSERVATION EASEMENT PLAT NO. 12634 6.82 AC. TOTAL

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Dammann
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK
 DATE 6/12/97
Andy Hamilton
 CHIEF, DIVISION OF LAND DEVELOPMENT JH
 DATE 6/19/97
James Rutter
 DIRECTOR
 DATE 6/20/97

INDICATES FOREST CONSERVATION SIGNAGE PER THE FOREST CONSERVATION PLAN
 X INDICATES TREE PROTECTION FENCE

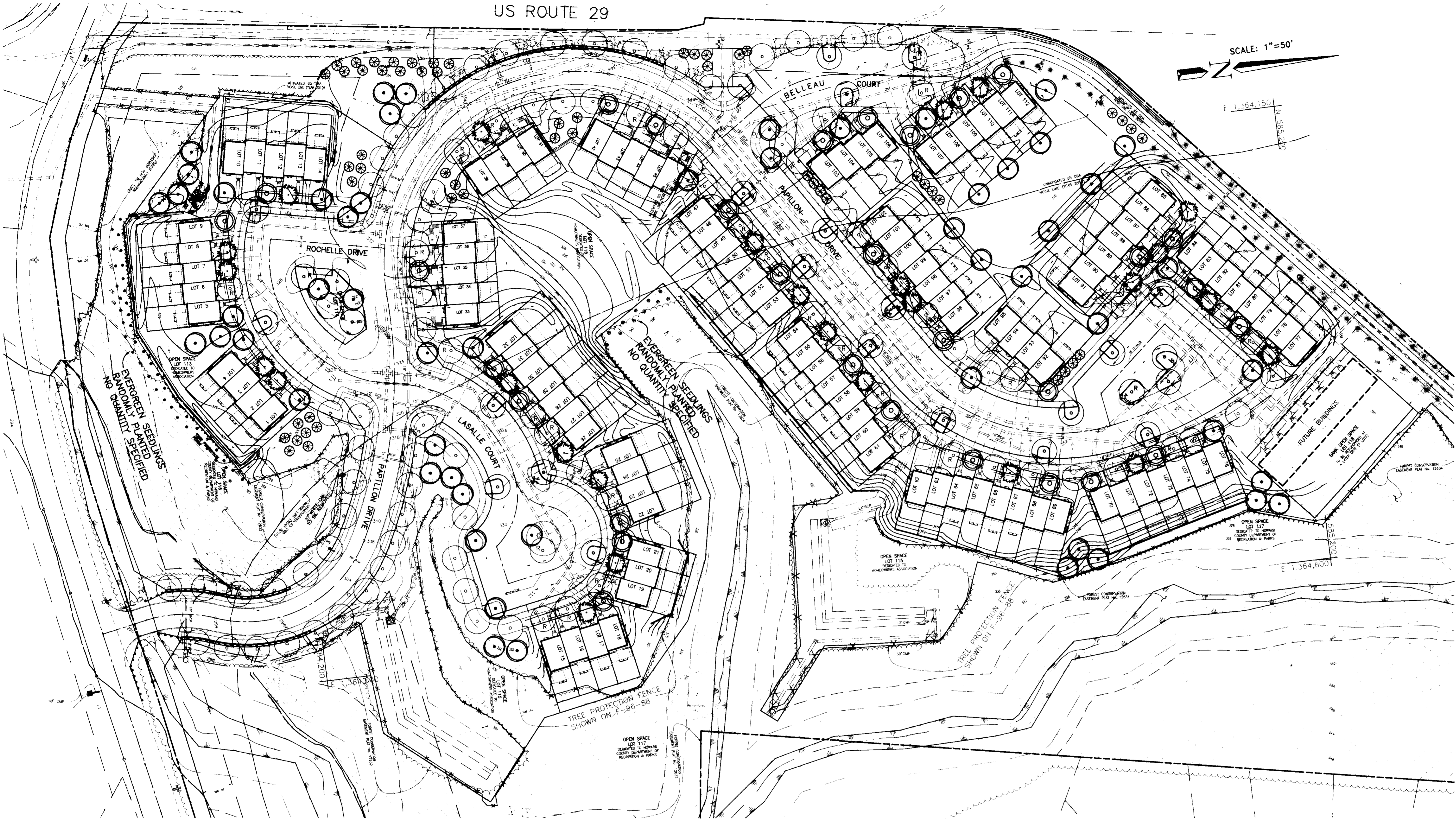
NO.	DATE	REVISION

TSA GROUP, INC.
 planning • architecture • engineering
 9400 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6100

OWNER/DEVELOPER: SDC GROUP, INC. POST OFFICE BOX 417 ELLICOTT CITY, MARYLAND 21041 (410) 465-4244
 BUILDER: RYAN HOMES OWINGS MILLS COMMERCE CENTER 11460 CROWNDRIVE DRIVE SUITE 128 OWINGS MILLS, MARYLAND 21117 (410) 654-5720
 PROJECT: PAPPILION LOTS 1-112
 LOCATION: TAX MAP 24 - PARCEL 121 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TITLE: SITE DEVELOPMENT PLAN
 S-94-08, P-94-22, WP-95-40, ZB-965M, SP-96-08, F-96-88
 DATE: JANUARY 10, 1997 PROJECT NO. 0942
 MAY 30, 1997
 Design: DAM Draft: MBB/MCR SCALE: 1"=30' DRAWING 3 OF 7

US ROUTE 29

SCALE: 1"=50'



SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	274
NUMBER OF TREES REQUIRED	28
NUMBER OF TREES PROVIDED	40 *
* 28 TREES COUNTING AS PARKING LOT INTERNAL LANDSCAPING AND 12 TREES COUNTED AS PART OF THE INTERNAL LANDSCAPING	

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	112
NUMBER OF TREES REQUIRED	112
NUMBER OF TREES PROVIDED	56
OTHER TREES (2:1 SUBSTITUTION) 56 FLOWERING TREES + 28 TREES	
SHRUBS (10:1 SUBSTITUTION) 56 EVERGREENS + 28 TREES	

PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
○	145	ACER SACCHARUM (SUGAR MAPLE) SHOWN ON F-96-88	2 1/2" MIN. CAL. B & B FULL HEAD
○*		INDICATES REVISE LOCATION FOR TREE SHOWN ON F-96-88	
○		INDICATES TREE COUNTED TOWARDS PARKING LOT INTERNAL LANDSCAPING	
*	63	PINUS STROBUS (EASTERN WHITE PINE) SHOWN ON F-96-88	5'-6' HT. UNSHEARED
○	40	EUCONYMIUS ALATUS 'COMPACTA' (Dwarf Winged Euonymus) SHOWN ON F-96-88	5'-6' HT. UNSHEARED
○	30	CORNUS KOUSA (KOUSA DOGWOOD) (FOR INTERNAL LANDSCAPING)	8'-10' HT. B & B FULL HEAD
○	26	PRUNUS SERRULATA 'KWANZAN' (FOR INTERNAL LANDSCAPING)	
○*	56	PINUS STROBUS (EASTERN WHITE PINE) (FOR INTERNAL LANDSCAPING)	5'-6' HT. UNSHEARED
○	56	ACER SACCHARUM (SUGAR MAPLE) (FOR INTERNAL LANDSCAPING)	2 1/2" MIN. CAL. B & B FULL HEAD

NOTE: 1) TREES MUST BE PLANTED A MINIMUM OF 4 FEET FROM THE CURB OR SIDEWALK AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
2) A MINIMUM DISTANCE OF 20 FEET SHALL BE MAINTAINED BETWEEN ANY TREES LOCATED ALONG THE CURB LINE AND ANY STREET LIGHTS.
3) TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM AN OPEN SPACE ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.
4) SEE TREE PLANTING DETAIL - THIS SHEET

NO.	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering
8460 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105



NOTES:
1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF
\$ 11,230.00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad D. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK
DATE 6/12/97
Cindy ...
CHIEF, DIVISION OF LAND DEVELOPMENT JA
DATE 6/19/97
James ...
DIRECTOR
DATE 6/20/97

OWNER/DEVELOPER: SDC GROUP, INC. POST OFFICE BOX 417 ELLCOTT CITY, MARYLAND 21041 (410) 465-4244	PROJECT: PAPILLON LOTS 1-112
BUILDER: RYAN HOMES OWINGS MILLS COMMERCE CENTER 11460 CRONRIDGE DRIVE SUITE 128 OWINGS MILLS, MARYLAND 21117 (410) 654-5720	LOCATION: TAX MAP 24 - PARCEL 121 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JANUARY 10, 1997 MAY 30, 1997	TITLE: LANDSCAPE PLAN S-94-08, P-94-22, WP-95-40, ZB-968M, SP-96-08, F-96-88 PROJECT NO. 0942
Design: DAM	Draft: MBB/MCR
SCALE: 1"=50'	DRAWING 7 OF 7