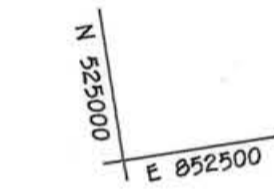


VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- THE SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND SANITARY SEWER SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- TRACT BOUNDARY ESTABLISHED BY DEED.
- TOPOGRAPHY TAKEN FROM TSA GROUP, INC. FIELD RUN SURVEY, 1989.
- HORIZONTAL AND VERTICAL DATUMS FOR THIS PROJECT SHALL BE NAD 83, AND NAD 27, RESPECTIVELY.
- WETLAND DELINEATION PROVIDED BY EXPLORATION RESEARCH, INC., DECEMBER 1989.
- ADEQUATE PUBLIC FACILITIES ORDINANCE TRAFFIC STUDY PROVIDED BY LEE CUNNINGHAM AND ASSOCIATES, INC., NOVEMBER 1993.
- FOREST STAND DELINEATION PROVIDED BY M.A. DIRCKS, INC., NOVEMBER 1993.
- NOISE STUDY SHALL BE PROVIDED AT PRELIMINARY PLAN STAGE TO DETERMINE IF MITIGATION IS REQUIRED FOR THIS PROJECT.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT. QUANTITY CONTROL SHALL BE PROVIDED BY A DETENTION FACILITY LOCATED IN THE SECONDARY STREAM AS SHOWN ON THE PLANS. QUANTITY CONTROL SHALL BE PROVIDED FOR THE UPSTREAM OFFSITE AREA TO ALLEVIATE SOME OF THE DOWNSTREAM FLOODING CONDITIONS. THE HAZARD CLASSIFICATION FOR THE STRUCTURE SHALL BE CLASS 'A'. THE DEPT. OF RECREATION AND PARKS AND BRAEBROOK HOMEOWNERS ASSOC. MUST GRANT THE REQUIRED EASEMENTS ON THE OFFSITE LAND. FEDERAL AND STATE PERMITS SHALL BE REQUIRED FOR THIS WORK. QUALITY CONTROL SHALL BE PROVIDED BY A SAND FILTER EXTENDED DETENTION FACILITY AND/OR VEGETATED BUFFERS (TO BE COORDINATED WITH THE DEPT. OF PUBLIC WORKS). PUBLIC ACCESS SHALL BE PROVIDED TO ALL FACILITIES AS REQUIRED BY THE DEPT. OF PUBLIC WORKS.
- 100-YEAR FLOODPLAIN STUDY SHALL BE PROVIDED AT PRELIMINARY PLAN STAGE. THE APPROXIMATE FLOODPLAIN SHOWN IS TAKEN IN PART FROM THE HOWARD COUNTY FLOODPLAIN STUDY FOR THE HUDSON BRANCH. THE FLOODPLAIN DOES NOT APPEAR ON THE CURRENT FEMA FLOODPLAIN MAPS. ANY IMPROVEMENTS TO THE EXISTING CULVERTS SHALL BE COORDINATED WITH THE DEPT. OF PUBLIC WORKS.
- NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 25' WETLAND BUFFER, 100-YEAR FLOODPLAIN, STREAM BUFFER OR CONTIGUOUS 20,000 S.F. OR GREATER STEEP SLOPES WITH THE EXCEPTION OF THE PROPOSED IMPROVEMENTS TO THE EXISTING ROAD CROSSING ROAD 'A' AND FOR THE STORMWATER MANAGEMENT FACILITY. ALL REQUIRED FEDERAL AND STATE PERMITS SHALL BE OBTAINED PRIOR TO FINAL PLAN APPROVAL.
- DUE TO THE 100 YR FLOOD CONCERNS ALONG FREDERICK ROAD, THE LOCATION OF A SECOND (EMERGENCY) ACCESS TO THE SITE SHALL BE COORDINATED WITH THE DEPARTMENT OF PUBLIC WORKS.
- DUE TO THE PHYSICAL CONSTRAINTS ASSOCIATED WITH FREDERICK ROAD (I.E. HUDSON BRANCH AND ASSOCIATED WETLANDS), A FEE-IN-LIEU OF ROAD IMPROVEMENTS SHALL BE REQUESTED AT A LATER DATE.
- A SIGHT DISTANCE ANALYSIS FOR FREDERICK ROAD AND THE PROPOSED INTERSECTION HAS BEEN SUBMITTED TO THE DEPT. OF PUBLIC WORKS.
- THE PROPERTY, "WOODLAWN" WAS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES, FEBRUARY 1983. THE HISTORIC STRUCTURE (MAIN HOUSE) SHALL BE RETAINED.
- DEPT. OF PUBLIC WORKS DESIGN MANUALS WAIVERS ARE REQUESTED TO ALLOW: (a) MIN. 125' CENTERLINE RADIUS (SECT. 2.5.2.C) @ CUL-DE-SAC LENGTH IN EXCESS OF 1200' (SECT. 1.5.1) (b) INTERSECTION SPACING LESS THAN 750' ON A MAJOR ARTERIAL (SECT. 2.5.2.A) (c) INTERSECTION SIGHT DISTANCE TO THE WEST ON FREDERICK ROAD LESS THAN 540' MIN. REQUIRED (SECT. 2.5.2.H) (d) NO SIDEWALK TO BE REQUIRED AT INTERSECTION OF ROAD A AND FREDERICK ROAD (SECT. 2.4.1).

C.R. DANIELS
725/73
ZONED M-1



BRAEBROOK HOMEOWNERS ASSOCIATES, INC.
LOT 97
1236/206
ZONED R-SC

HOWARD COUNTY RECREATION AND PARKS
LOT 98
1363/594
ZONED R-SC

PLAN
SCALE: 1" = 100'

GENERAL NOTES (CONT.)

- ALL ROADS CONTAINED HEREIN SHALL BE PRIVATE. A SECOND MEANS OF ACCESS ACCEPTABLE TO HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SHALL BE PROVIDED PRIOR TO APPROVAL OF THE PRELIMINARY PLAN.

SITE DATA

LOCATION	TAX MAP 24, PARCEL 121	
ZONING	R-SC, R-SA-8	
DEED REFERENCE	LIBER 1734 FOLIO 45	
	R-SC	R-SA-8
TRACT AREA	6.33 AC.	18.62 AC.
100-YEAR FLOODPLAIN	1.40 AC.	0.77 AC.
STEEP SLOPES	1.38 AC.	2.10 AC.
OUTSIDE FLOODPLAIN	1.38 AC.	2.10 AC.
NET AREA	3.55 AC.	15.75 AC.
NET AREA	3.55 AC.	15.75 AC.
NUMBER OF BUILDABLE LOTS ALLOWED	14	126
NUMBER OF BUILDABLE LOTS PROPOSED	14	98
DENSITY	3.94	6.22
AREA OF BUILDABLE LOTS	0.56 AC.	3.84 AC.
AREA OF OPEN SPACE	1.27 AC.	4.66 AC.
OPEN SPACE REQUIRED	1.27 AC.	4.66 AC.
	(20% GROSS)	(25% GROSS)
RECREATIONAL OPEN SPACE REQ. 200+ UNIT # 112 UNITS	22400+ OR 0.51 AC.	
NUMBER OF OPEN SPACE LOTS PROPOSED	5	
AREA OF OPEN SPACE LOTS PROPOSED	17.51 AC.	
RECREATIONAL OPEN SPACE PROPOSED	23425+ OR 0.54 AC.	
ROAD RIGHT-OF-WAY AREA	3.05 AC.	

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Joseph R. Little 12/29/93
PLANNING DIRECTOR DATE

PARKING TABULATION

NUMBER OF UNITS	112
NUMBER OF PARKING SPACES REQUIRED AT 2.5 PER UNIT	280
NUMBER OF PARKING SPACES PROVIDED	261

NO.	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering
2400 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8105

OWNER/DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21043 (410) 465-4244	PROJECT: PAPILLON LOTS 1-117
	LOCATION: TAX MAP 24 - PARCEL 121 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
	TITLE: SKETCH PLAN
DATE: NOVEMBER 10, 1993 DECEMBER 27, 1993	PROJECT NO. 0599
DES: JME/DRK	DRN: DRK/DBT
SCALE: AS SHOWN	DRAWING 1 OF 3



LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- SPECIMEN TREE
- APPROXIMATE 100 YEAR FLOODPLAIN LIMIT
- LIMIT OF SUBMISSION
- GICZ SOIL DIVISION LINE
- STEEP SLOPES 25% OR GREATER

RIDGWAY PARK
LIMITED PARTNERSHIP
1146/524
ZONED M-1

RUPPERT
P. 248
840/239
ZONED R-ED

HOWARD COUNTY
RECREATION AND PARKS
LOT 98
1363/594
ZONED R-SC

BRAEBROCK HOMEOWNERS
ASSOCIATES, INC.
LOT 97
1236/206
ZONED R-SC

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James S. Smith
PLANNING DIRECTOR
DATE 12/29/93
JA

NO	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8105

OWNER/DEVELOPER:
SDC GROUP, INC.
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21043
(410) 465-4244

PROJECT:
PAPILLON
LOTS 1-117

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

TITLE:
EXISTING CONDITIONS PLAN

DATE: NOVEMBER 10, 1993 PROJECT NO. 0999

DES: JME/DRK DRN: DRK/DBT SCALE: 1" = 50' DRAWING 3 OF 3