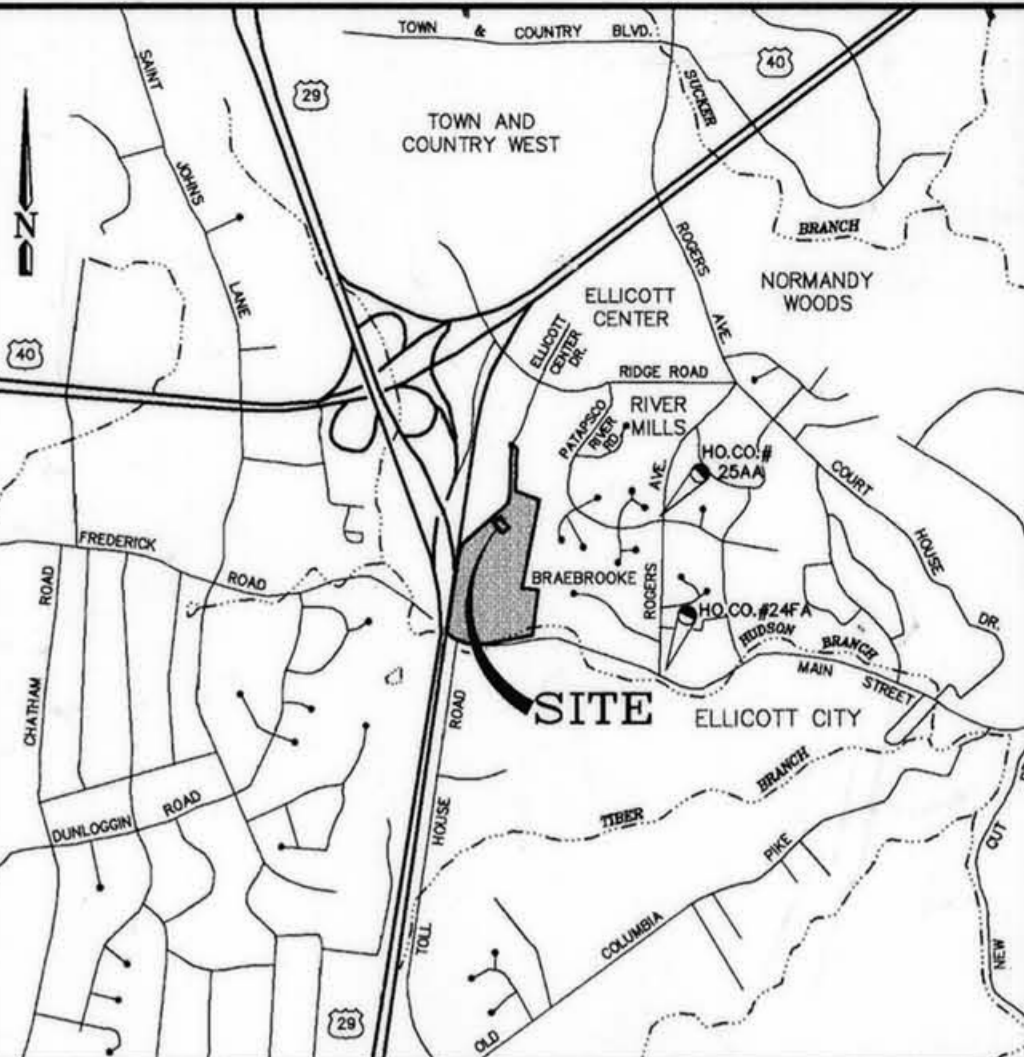


**BENCH MARKS (NAD 83)**

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

**COORDINATE CHART (nad 83)**

No.	NORTH	EAST
4	585239.9956	1364395.2401
5	585299.3154	1364462.9244
6	585194.0288	1364555.1997
7	585134.7080	1364487.5154



VICINITY MAP  
SCALE: 1"=2000'

DEPT. OF PLANNING AND ZONING  
HOWARD COUNTY  
*James H. Kester*  
PLANNING DIRECTOR 5/30/96  
DATE

**DENSITY TABULATION - PHASE I**

	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.
OUTSIDE FLOODPLAIN	1.716 AC.	1.680 AC.	0.160 AC.	3.536 AC.
NET AREA	3.502 AC.	16.019 AC.	0.681 AC.	20.202 AC.
BUILDABLE LOT AREA	0.560 AC.	3.7950 AC.	0.0 AC.	4.355 AC.
NUMBER OF BUILDABLE LOTS ALLOWED	14	128	0	142
NUMBER OF PROPOSED LOTS	14	98	0	112
DENSITY	4.0	6.1	0	
ROAD RIGHT-OF-WAY AREA				3.242 AC.
TOTAL NUMBER OF PROPOSED LOTS				112
SINGLE FAMILY ATTACHED				112
OPEN SPACE				5
BANK OPEN SPACE TO BE RESUBDIVIDED				1

**OPEN SPACE TABULATION - PHASE I & II**

	R-SC (20% OF GROSS)	R-SA-B (25% OF GROSS)	M-1 (0% OF GROSS)	TOTAL
TRACT AREA	20 x 6.181 AC. =	1.236 AC.		1.236 AC.
TRACT AREA	25 x 17.679 AC. =	4.420 AC.		4.420 AC.
TRACT AREA	0 x 0.841 AC. =	0.000 AC.		0.000 AC.
TOTAL		5.656 AC.		5.656 AC.
R-SC OPEN SPACE PROVIDED		4.529 AC.		4.529 AC.
R-SA-B OPEN SPACE PROVIDED		11.733 AC.		11.733 AC.
M-1 OPEN SPACE PROVIDED		0.841 AC.		0.841 AC.
NON-CREDIT OPEN SPACE		0.914 AC.		0.914 AC.
NON-BUILDABLE BANK OPEN SPACE LOT 118		0.289 AC.		0.289 AC.
TOTAL OPEN SPACE PROVIDED		15.900 AC.		15.900 AC.
RECREATION OPEN SPACE REQUIRED @ 200 SF/UNIT		0.546 AC.		0.546 AC.
RECREATION OPEN SPACE PROVIDED		0.849 AC.		0.849 AC.

**DENSITY TABULATION - PHASE II**

	R-SA-B
TRACT AREA	0.289 AC.
100-YEAR FLOODPLAIN	0.0 AC.
OUTSIDE FLOODPLAIN	0.0 AC.
NET AREA	0.289 AC.
BUILDABLE LOT AREA	0.289 AC.
NUMBER OF BUILDABLE LOTS ALLOWED	7
NUMBER OF PROPOSED LOTS	7
DENSITY	1
ROAD RIGHT-OF-WAY AREA	0.0 AC.
TOTAL NUMBER OF PROPOSED LOTS	7
SINGLE FAMILY ATTACHED	7
OPEN SPACE	0

**PARKING TABULATION**

	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	274	-	274

**SOILS LEGEND**

MAP SYMBOL	SOIL TYPE	SOIL CLASSIFICATION
B1C2	C	BRANDYWINE LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
B1D2	C	BRANDYWINE LOAM - 15 TO 25 PERCENT SLOPES - MODERATELY ERODED
B1D3	C	BRANDYWINE LOAM - 15 TO 25 PERCENT SLOPES - SEVERELY ERODED
G1C2	B	GLENELG LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
G1D2	B	GLENELG LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
G1D3	B	GLENELG LOAM - 15 TO 25 PERCENT SLOPES - MODERATELY ERODED
G1B2	C	GLENVILLE SILT LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
L1B2	B	LENORE SILT LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
M/E	C	MONTALTO AND RELAY SOILS - 15 TO 45 PERCENT SLOPES

- GENERAL NOTES**
- ALL ASPECTS OF THIS PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - PROJECT BACKGROUND:  
LOCATION: TAX MAP 24 - PARCEL 121 (METROPOLITAN DISTRICT)  
ZONING: R-SA-B  
SECTION: (PHASE II)  
TOTAL TRACT AREA: 24.70 AC.  
SECTION AREA: 0.29 AC.  
NUMBER OF PROPOSED LOTS: 7 BUILDABLE  
DPZ REFERENCE #: S-94-08, P-94-22, WP-95-40, ZB-96B, F-96-88
  - TRACT BOUNDARY ESTABLISHED BY DEED, LIBER 1734 FOLIO 45
  - TOPOGRAPHY TAKEN FROM FIELD RUN SURVEY BY TSA GROUP, INC., 1/94. CONTOUR INTERVAL IS 2 FEET.
  - TRAFFIC STUDY COMPILED BY LEE CUNNINGHAM & ASSOC., 11/93. APPROVED 3/24/95
  - NOISE STUDY PREPARED BY TSA GROUP, INC., 4/94. APPROVED 3/24/95.
  - FOREST CONSERVATION PLAN PREPARED BY M.A. DIRKS, INC., 5/94. FOREST CONSERVATION REQUIREMENTS ARE SATISFIED BY ONSITE RETENTION.
  - 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.
  - UNLESS NOTED AS "PRIVATE" ALL EASEMENTS ARE PUBLIC.
  - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAM BUFFERS OR FOREST CONSERVATION AREAS EXCEPT FOR THE WORK ASSOCIATED WITH THE PAVILLON DRIVE ROAD CROSSING AND STORMWATER MANAGEMENT FACILITIES AS REPRESENTED ON THESE PLANS AND AS APPROVED UNDER WP-95-40.
  - SITE GRADING DONE UNDER PAVILLON FINAL PLANS.
  - STORMWATER MANAGEMENT SHALL BE PROVIDED IN THE FINAL PLANS FOR PAVILLON (F-96-88).
  - ALL LANDSCAPING REQUIREMENTS ARE SATISFIED UNDER F-96-88 SCHEDULE C INTERNAL LANDSCAPING.

NO.	DATE	REVISION

**TSA GROUP, INC.**  
planning • architecture • engineering  
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6106

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

**PROJECT:** PAVILLON  
PHASE II  
LOTS 119-125  
A RESUBDIVISION OF BANK OPEN SPACE LOT 118

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

**TITLE:** PRELIMINARY EQUIVALENT SKETCH PLAN  
S-94-08, P-94-22, WP-95-40, ZB-96B, F-96-88

**DATE:** DECEMBER, 1995 PROJECT NO. 0599  
MAY 22, 1996

**SCALE:** 1"=50' DRAWING NO. 1 OF 1

**Design:** JME **Draft:** MBB