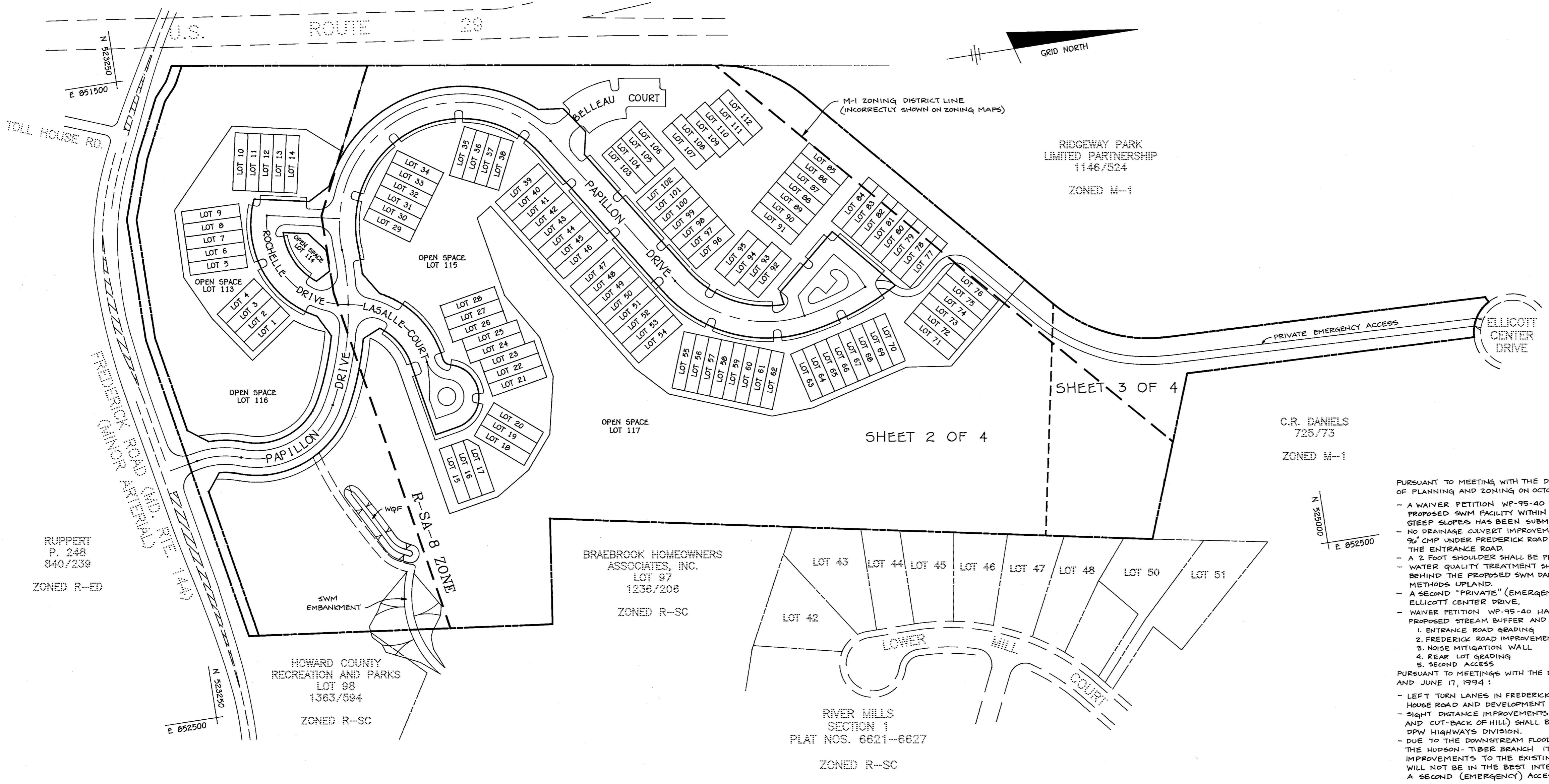


VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- ALL ASPECTS OF THE 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-SC AND R-SA-B SECTION
TOTAL TRACT AREA: 24.95 AC.
SECTION AREA: 24.95 AC.
NUMBER OF PROPOSED LOTS: 112 BUILDABLE, 5 OPEN SPACE
DATE SKETCH PLAN APPROVED: DECEMBER 29, 1993
- TRACT BOUNDARY ESTABLISHED BY DEED, LIBER 1734 FOLIO 45. TOPOGRAPHY TAKEN FROM FIELD RUN SURVEY BY TSA GROUP, INC., 1999. CONTOUR INTERVAL IS 2 FEET.
- COORDINATES, HORIZONTAL AND VERTICAL DATUMS BASED ON NAD 83. H.C. GEODETIC CONTROL STATIONS 3142002 AND 3242004. HORIZONTAL DATUM TO BE CONVERTED TO NAD 83 PRIOR TO FINAL PLAN SUBMITTAL.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. DRAINAGE AREA IS PATAPSCO.
- STORMWATER MANAGEMENT QUANTITY CONTROL SHALL BE PROVIDED BY A DETENTION FACILITY LOCATED IN THE SECONDARY STREAM AS SHOWN ON THESE 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 & 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... (SEE OCT. 7, 1994 NOTE). PUBLIC ACCESS SHALL BE PROVIDED TO ALL FACILITIES FOR MAINTENANCE BY HOWARD COUNTY (OWNER).
- FLOODPLAIN STUDY PREPARED BY SHELDON ASSOCIATES, INC., AUGUST 1987. TIBER-HUDSON WATERSHED STUDY.
- WETLANDS DELINEATION PREPARED BY EXPLORATION RESEARCH, INC., DECEMBER 1999.
- TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM AND ASSOC., INC., NOVEMBER 1993.
- NOISE STUDY PREPARED BY TSA GROUP, INC., APRIL 1994.
- FOREST CONSERVATION PLAN PREPARED BY M.A. DICKS, INC., MAY, 1994. FOREST CONSERVATION PROVIDED BY ONSITE RETENTION.
- EXISTING UTILITIES WERE LOCATED PER COUNTY MAPS.
- APPLICABLE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS 5-94-08, WP-95-40, 2-95-94.
- NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 25' WETLAND BUFFER, 100-YEAR FLOODPLAIN, STREAM BUFFER OR CONTIGUOUS 20,000 S.F. 25% OR GREATER STEEP SLOPES WITH THE EXCEPTION OF THE PROPOSED IMPROVEMENTS TO THE EXISTING ROAD CROSSING (PAPILLON DRIVE) AND FOR THE STORMWATER MANAGEMENT FACILITY. ALL REQUIRED FEDERAL AND STATE PERMITS SHALL BE OBTAINED PRIOR TO FINAL PLAN APPROVAL.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIFIC TREES AND FOREST LAND SHALL BE INCORPORATED IN THE FINAL PLANS.
- THE EXISTING STRUCTURE ONSITE IS TO BE REMOVED.
- STREET LIGHTS SHALL BE PROVIDED PER COUNTY REQUIREMENT.
- DEPT. OF PUBLIC WORKS DESIGN MANUAL WAIVERS ARE REQUESTED TO ALLOW: 1) MIN. 125' CENTERLINE RADIUS (SECT. 2.3.2.C), 2) CUL-DE-SAC LENGTH IN EXCESS OF 1,200' (SECT. 1.5.1), 3) INTERSECTION SPACING LESS THAN 750' ON A MINOR ARTERIAL, 4) NO SIDEWALK TO BE REQUIRED AT THE INTERSECTION OF PAPILLON RD. AND FREDERICK RD. (SECT. 2.4.1).



PLAN
SCALE: 1" = 100'

WP-95-40
ON FEB. 9, 1995, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTIONS 16.11(a) (1) AND (2) TO ALLOW GRADING WITHIN 25 FEET OF A WETLANDS AND 50 FEET OF AN INTERMITTENT STREAM FOR SWM; 16.11(b) TO ALLOW GRADING ON STEEP SLOPES FOR SWM, ENTRY ROAD AND SECONDARY ROAD, SIGHT DISTANCE ON FREDERICK ROAD, NOISE MITIGATION BEHIND LOTS 15, AND FOR USABLE YARDS BEHIND LOTS 54-57 AND 61-64.

- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- GRADING AND REMOVAL OF VEGETATION SHALL BE ONLY TO THE EXTENT NECESSARY FOR THE APPROVED SWM FACILITY, ROADS, MITIGATION, AND YARDS.
 - PROVIDE A TYPE B LANDSCAPE BUFFER ON BRAEBROOK LOT 97 AS PART OF FINAL PLAN DESIGN.
 - PROVIDE LETTERS OF PERMISSION FOR GRADING ON ADJACENT SITES FROM THE ADJACENT PROPERTY OWNERS.
 - PROVIDE ENVIRONMENTAL PLANTING IN THE VICINITY OF THE INTRUSION FOR THE SWM POND/WATER QUALITY FACILITY WITH THE FINAL PLAN DESIGN.

PARKING TABULATION

| | |
|--|-----|
| NUMBER OF UNITS..... | 112 |
| NUMBER OF PARKING SPACES REQUIRED AT 2.3 PER UNIT..... | 258 |
| NUMBER OF PARKING SPACES PROVIDED..... | 258 |

NOTE:
ZB CASE NO. 968M
THE COMPREHENSIVE ZONING PLAN, OCT. 10, 1993 INCORRECTLY REPRESENTED THE REZONING OF PARCEL 121 (PAPILLON - PREVIOUS M-1, FOR ZONE) ON THE ZONING MAPS. THE SUPPLEMENT TO PETITION, R-25 CORRECTLY DESCRIBED THE PART OF PARCEL 121, 18.8 ACRES TO BE REZONED, TO CORRECT THIS ERROR ON THE ZONING MAPS A PETITION SHALL BE MADE TO THE ZONING BOARD. THE IMPACT OF THIS ERROR TO THE PROPERTY IS THAT 17 ACRES IS SHOWN AS M-1 ZONE. THIS DOES NOT AFFECT THE DENSITY PROPOSED. THE NUMBER OF UNITS ALLOWED WOULD BE REDUCED BY 12 (112 PROPOSED < 128) THE SETBACK FROM THE ERRONEOUS M-1 ZONING LINE DOES AFFECT LOTS 74-87, 111, AND 112. ZONING BOARD CASE NO. 968M IS TO AMEND ZONING MAP TO PROPERLY IDENTIFY R-SA-B ZONE. FINAL PLAN APPROVAL IS CONTINGENT ON APPROVAL OF ZB 968M.

SITE DATA TABULATION

| | R-SC | R-SA-B | TOTAL |
|---|----------|-----------|-----------|
| TRACT AREA | 6.33 AC. | 18.62 AC. | 24.95 AC. |
| 100-YEAR FLOODPLAIN | 0.90 AC. | 0.50 AC. | 1.40 AC. |
| STEEP SLOPES | 1.88 AC. | 2.37 AC. | 4.25 AC. |
| NET AREA..... | 3.55 AC. | 15.75 AC. | 19.30 AC. |
| BUILDABLE LOT AREA..... | 0.56 AC. | 3.84 AC. | 4.40 AC. |
| NUMBER OF BUILDABLE LOTS ALLOWED..... | 14 | 126 | 140 |
| NUMBER OF BUILDABLE LOTS PROPOSED..... | 14 | 98 | 112 |
| DENSITY..... | 3.94 | 6.22 | |
| ROAD RIGHT-OF-WAY AREA..... | | | 3.05 AC. |
| TOTAL NUMBER OF PROPOSED LOTS: | | | |
| SINGLE FAMILY ATTACHED..... | | | 112 |
| OPEN SPACE..... | | | 5 |
| MAXIMUM ALLOWABLE LOT COVERAGE..... | | | 60% |
| IN R-SC AND R-SA-B PROPOSED LOT COVERAGE..... | | | 47% |

PURSUANT TO MEETING WITH THE DEPT. OF PUBLIC WORKS AND THE DEPT. OF PLANNING AND ZONING ON OCTOBER 7, 1994:

- A WAIVER PETITION WP-95-40 TO ALLOW THE CONSTRUCTION OF THE PROPOSED SWM FACILITY WITHIN THE WETLANDS, STREAM BUFFER, AND STEEP SLOPES HAS BEEN SUBMITTED TO DPE.
- NO DRAINAGE CULVERT IMPROVEMENTS SHALL BE REQUIRED TO THE EXIST. 9" CMP UNDER FREDERICK ROAD OR TO THE EXISTING 2'-8" CMPS AT THE ENTRANCE ROAD.
- A 2 FOOT SHOULDER SHALL BE PERMITTED ON FREDERICK ROAD.
- WATER QUALITY TREATMENT SHALL BE PROVIDED BY RETENTION BEHIND THE PROPOSED SWM DAM IN CONJUNCTION WITH ATTENUATION METHODS UPLAND.
- A SECOND "PRIVATE" (EMERGENCY) ACCESS SHALL BE PROVIDED TO ELLICOTT CENTER DRIVE.
- WAIVER PETITION WP-95-40 HAS BEEN AMENDED TO ADDRESS ALL PROPOSED STREAM BUFFER AND STEEP SLOPE DISTURBANCES:
 - ENTRANCE ROAD GRADING
 - FREDERICK ROAD IMPROVEMENTS
 - NOISE MITIGATION WALL
 - REAR LOT GRADING
 - SECOND ACCESS

PURSUANT TO MEETINGS WITH THE DEPT. OF PUBLIC WORKS ON JUNE 2 AND JUNE 17, 1994:

- LEFT TURN LANES IN FREDERICK ROAD SHALL BE PROVIDED AT TOLL HOUSE ROAD AND DEVELOPMENT ENTRANCE.
- SIGHT DISTANCE IMPROVEMENTS FOR FREDERICK ROAD (I.E. GEOMETRY AND CUT-BACK OF HILLS) SHALL BE PROVIDED IN COORDINATION WITH DPW HIGHWAYS DIVISION.
- DUE TO THE DOWNSTREAM FLOODING CONCERNS ASSOCIATED WITH THE HUDSON-TIBER BRANCH IT HAS BEEN DETERMINED THAT IMPROVEMENTS TO THE EXISTING 2'-8" CULVERTS @ ENTRANCE ROAD WILL NOT BE IN THE BEST INTEREST OF RESIDENTS DOWNSTREAM. A SECOND (EMERGENCY) ACCESS IS PROVIDED AS SHOWN ON THE PLAN.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Wanda C. D'Angelo 3/24/95
PLANNING DIRECTOR DATE

COORDINATE LIST

| No. | NORTH | EAST |
|-----|-------------|-------------|
| 221 | 523789.2320 | 852438.1770 |
| 228 | 523810.8510 | 852274.9400 |
| 230 | 523519.6340 | 852382.8920 |
| 269 | 524273.9880 | 852219.7100 |
| 270 | 524602.0820 | 852145.2300 |
| 271 | 525305.3530 | 852168.7790 |
| 272 | 525300.7900 | 852160.3730 |
| 324 | 523338.9750 | 851488.3060 |
| 325 | 523326.8190 | 851510.8470 |
| 326 | 524183.1470 | 851620.2920 |
| 328 | 524302.3260 | 851686.0330 |
| 329 | 524636.0520 | 852066.9100 |
| 331 | 524788.0160 | 852141.6480 |
| 332 | 524824.4550 | 852206.0600 |
| 333 | 524804.9010 | 852297.8730 |
| 334 | 525102.8060 | 852523.5110 |
| 335 | 524731.1000 | 852452.0340 |
| 336 | 525102.8060 | 852523.5110 |
| 337 | 523232.6760 | 851903.7180 |
| 338 | 523232.5030 | 851713.7180 |
| 339 | 523284.9730 | 851619.1380 |
| 340 | 523307.1750 | 851533.0450 |
| 341 | 523307.1580 | 851533.0810 |
| 686 | 523354.6920 | 851490.7633 |
| 687 | 523339.2010 | 851519.4885 |
| 688 | 523319.7358 | 851541.5010 |
| 689 | 523278.8552 | 851624.8870 |
| 690 | 523247.5053 | 851716.2145 |
| 691 | 523247.6748 | 851802.3612 |
| 714 | 523335.2118 | 852384.7260 |

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |

TSA GROUP, INC.
planning • architecture • engineering
8400 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8105

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

PROJECT:
PAPILLON
LOTS 1-117

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

TITLE:
PRELIMINARY PLAN

WP-95-40
DATE: MARCH 4, 1994 PROJECT NO. 0599
MARCH 2, 1995
SCALE: AS SHOWN DRAWING 1 OF 4

DES: JME/DRK DRN: DRK/DBT



NOTE:

- 1) DUE TO THE ENVIRONMENTAL CONCERNS ASSOCIATED WITH FREDERICK ROAD AND THE HUDSON BRANCH: 100 YEAR FLOODPLAIN IMPROVEMENTS, CONVEY AT ENTRANCE, FREDERICK ROAD IMPROVEMENTS (FEE-IN-LIEU-OF), AND AUXILIARY BYPASS OR TURN LANE FOR ENTRANCE MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC WORKS.
- 2) MITIGATION BELOW THE 65 DBA NOISE LEVEL PROJECTED FOR THE YEAR 2010 SHALL BE PROVIDED FOR THE BACKYARDS OF ALL LOTS. MITIGATION SHALL BE PROVIDED BY THE PROPOSED BUILDINGS AND WALLS LOCATED AS SHOWN ON THE PLAN.

HOWARD COUNTY
RECREATION AND PARKS
LOT 88
1363/584
ZONED R-SC

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

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Mark J. Day 3/21/95
PLANNING DIRECTOR DATE

WATER QUALITY NOTE:
LANDSCAPED SEDIMENT TRAP AND BEEM TO DISSIPATE
FLOW FOR WATER QUALITY TREATMENT BY VEGETATED
BUFFER.

RIVER MILLS
SECTION 1
PLAT NOS. 6621-6627
ZONED R-SC

LOWER
MILL
CT.

RIDGEWAY PARK
LIMITED PARTNERSHIP
1146/524
ZONED M-1

| NO | DATE | REVISION |
|----|------|----------|
| | | |
| | | |

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planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8100

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P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
(410) 465-4244

PROJECT:
PAPILLON
LOTS 1-117

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

TITLE:
PRELIMINARY PLAN
2B 962M S-94-08 WP-95-40

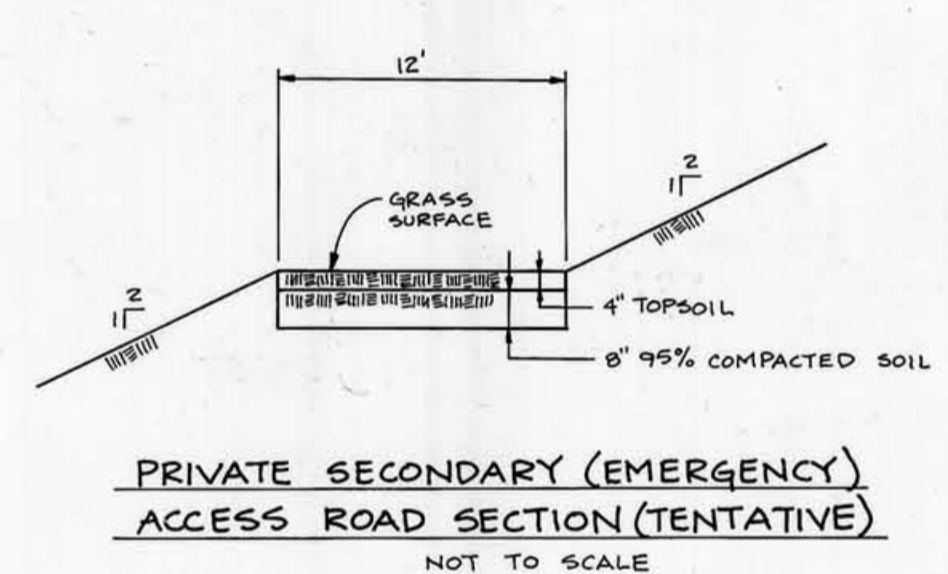
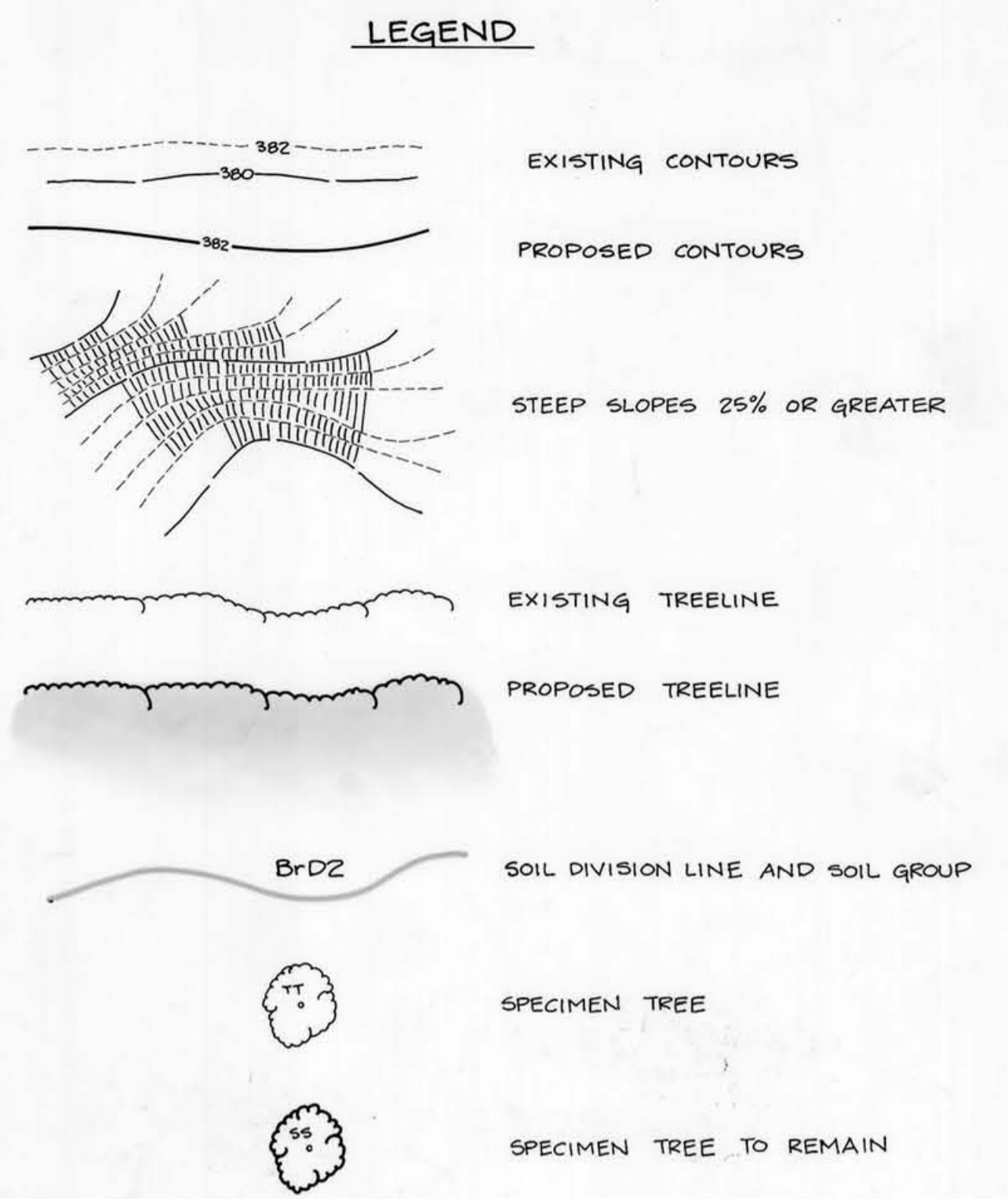
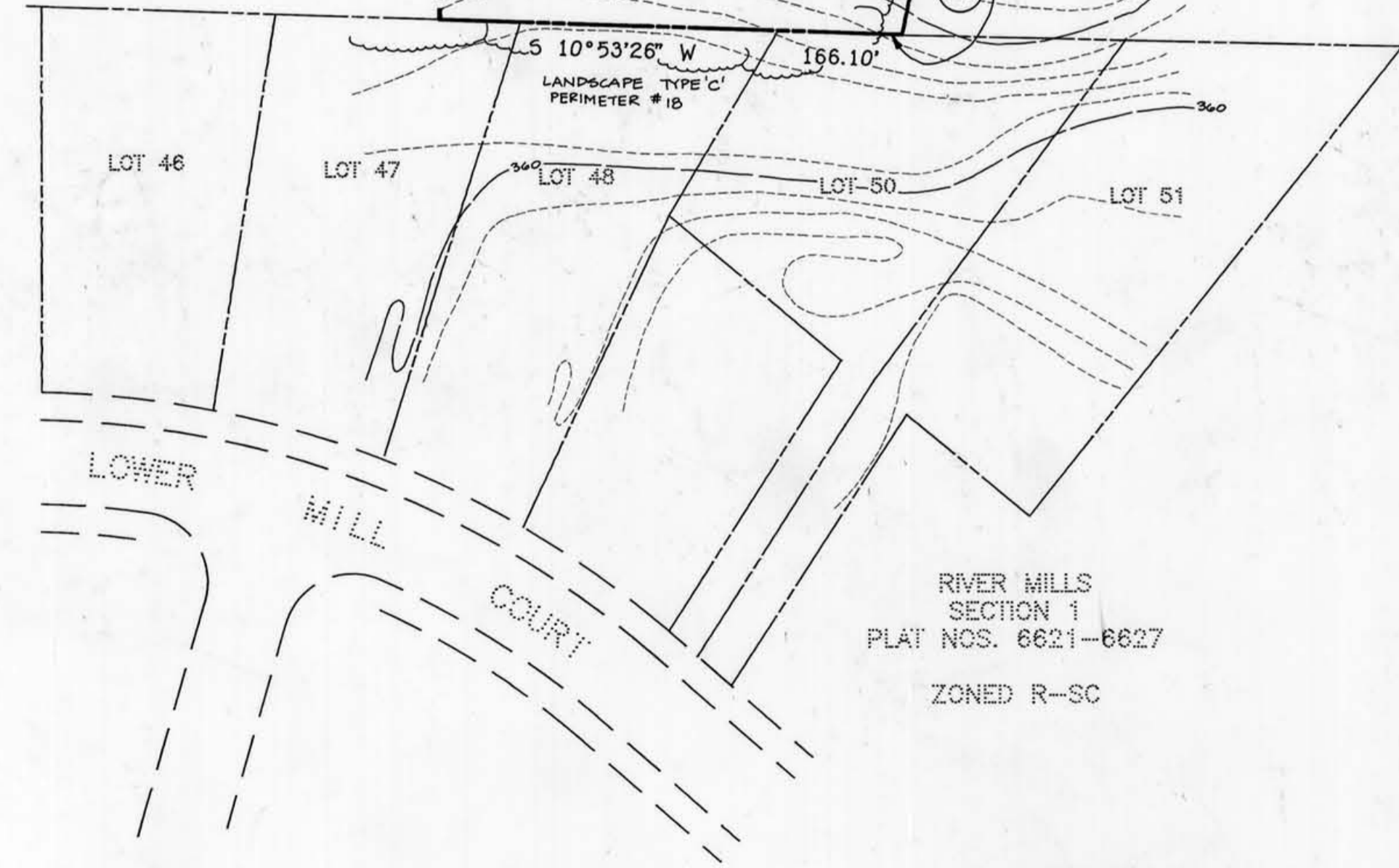
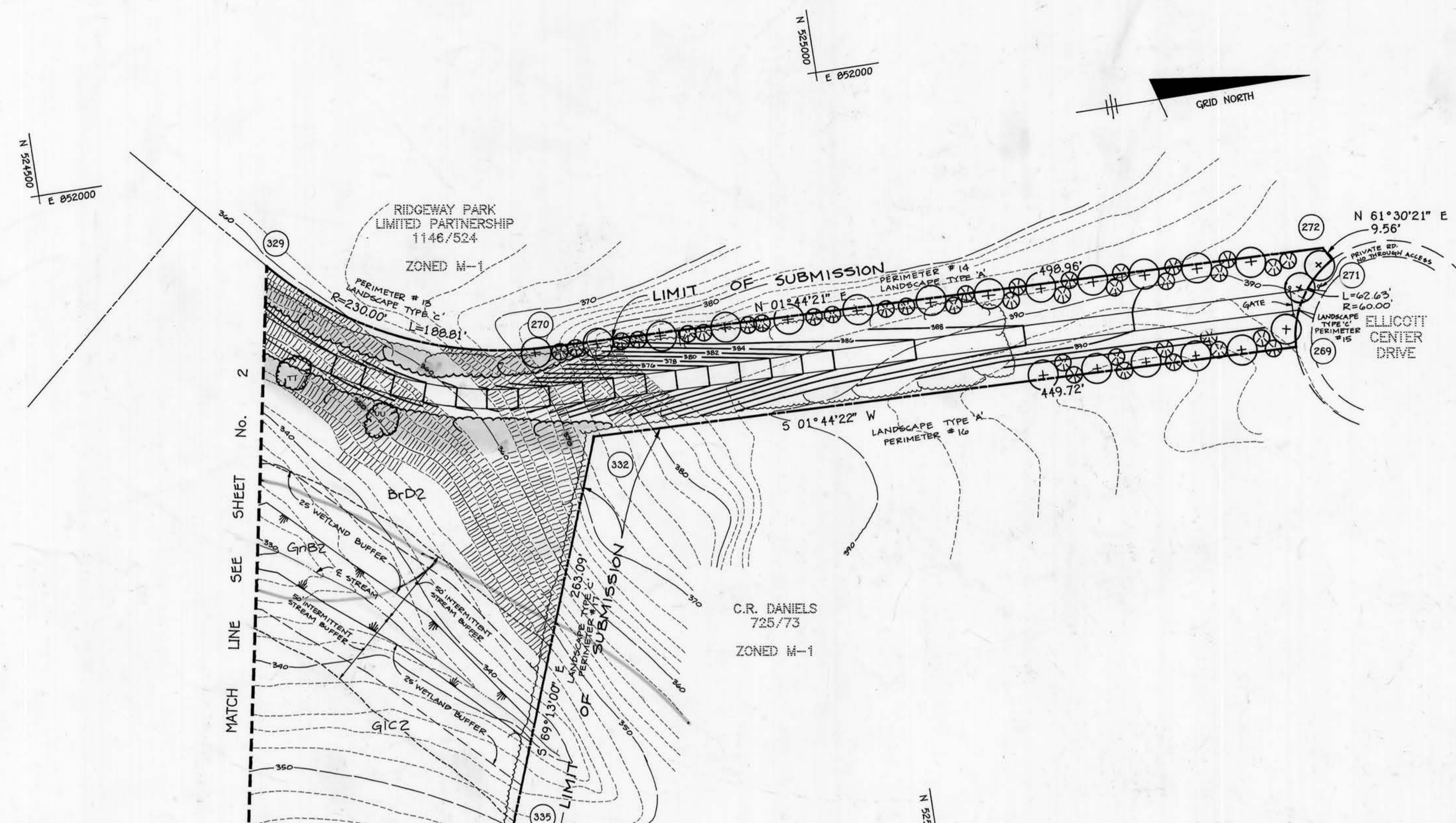
DATE:
MAY 4, 1994
MARCH 2, 1995

PROJECT NO. 0599

SCALE: 1" = 50'

DRAWING 2 OF 4

DES: JME/DRK DRN: DRK/DBT



| TREE | SIZE | TYPE | TREE | SIZE | TYPE |
|------|------|--------------|------|------|--------------|
| (A) | 42" | WHITE OAK | (Z) | 55" | * WHITE OAK |
| (B) | 35" | AM BEECH | (AA) | 37" | WHITE OAK |
| (C) | 37" | GREEN ASH | (BB) | 51" | WHITE OAK |
| (D) | 32" | GREEN ASH | (CC) | 30" | AM BEECH |
| (E) | 36" | HICKORY | (DD) | 35" | AM BEECH |
| (F) | 46" | AM BEECH | (EE) | 37" | WHITE OAK |
| (G) | 38" | BLACK WALNUT | (FF) | 35" | AM BEECH |
| (H) | 34" | POPLAR | (GG) | 32" | WHITE PINE |
| (I) | 44" | AM BEECH | (HH) | 60" | ↓ WHITE OAK |
| (J) | 32" | WHITE PINE | (II) | 40" | POPLAR |
| (K) | 34" | Δ HICKORY | (JJ) | 60" | * WHITE OAK |
| (L) | 50" | AM BEECH | (KK) | 34" | WHITE PINE |
| (M) | 37" | Δ WHITE OAK | (LL) | 40" | Δ WHITE OAK |
| (N) | 31" | AM BEECH | (MM) | 50" | Δ WHITE OAK |
| (O) | 31" | AM BEECH | (NN) | 50" | SUGAR MAPLE |
| (P) | 35" | AM BEECH | (OO) | 32" | BLACK WALNUT |
| (Q) | 32" | * HICKORY | (PP) | 36" | Δ RED OAK |
| (R) | 45" | POPLAR | (QQ) | 36" | POPLAR |
| (S) | 36" | AM BEECH | (RR) | 34" | POPLAR |
| (T) | 36" | WHITE OAK | (SS) | 36" | SILVER MAPLE |
| (U) | 35" | POPLAR | (TT) | 35" | POPLAR |
| (V) | 36" | AM BEECH | (UU) | 36" | RED OAK |
| (W) | 45" | * HICKORY | | | |
| (X) | 62" | POPLAR | | | |
| (Y) | 45" | * WHITE OAK | | | |

* INDICATES A DEAD TREE
 Δ INDICATES A TREE TO BE RETAINED
 † INDICATES A TREE TO BE CONSIDERED FOR TRANSPLANT

| CATEGORY | ADJACENT TO ROADWAYS | | ADJACENT TO PERIMETER PROPERTIES | |
|---|----------------------|--------|----------------------------------|---------|
| | D | C | A | C |
| LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER | 850 | 950 LF | 950 | 2400 LF |
| CREDIT FOR EXISTING VEGETATION | YES, 1550 LF (80%) | NO | YES 2850 LF (80%) | NO |
| LINEAR FEET OF PLANTING REQUIRED | 200 | 50 LF | 700 | 0 LF |
| NUMBER OF PLANTS REQUIRED | 4 | 2 | 12 | 0 |
| SHADE TREES | 20 | 3 | 0 | 0 |
| EVERGREEN TREES | 0 | 0 | 0 | 0 |
| SHRUBS | 0 | 0 | 0 | 0 |

SHADE TREE (+) EVERGREEN TREES (X)

| | |
|--------------------------|-----|
| NUMBER OF PARKING SPACES | 258 |
| NUMBER OF TREES REQUIRED | 26 |

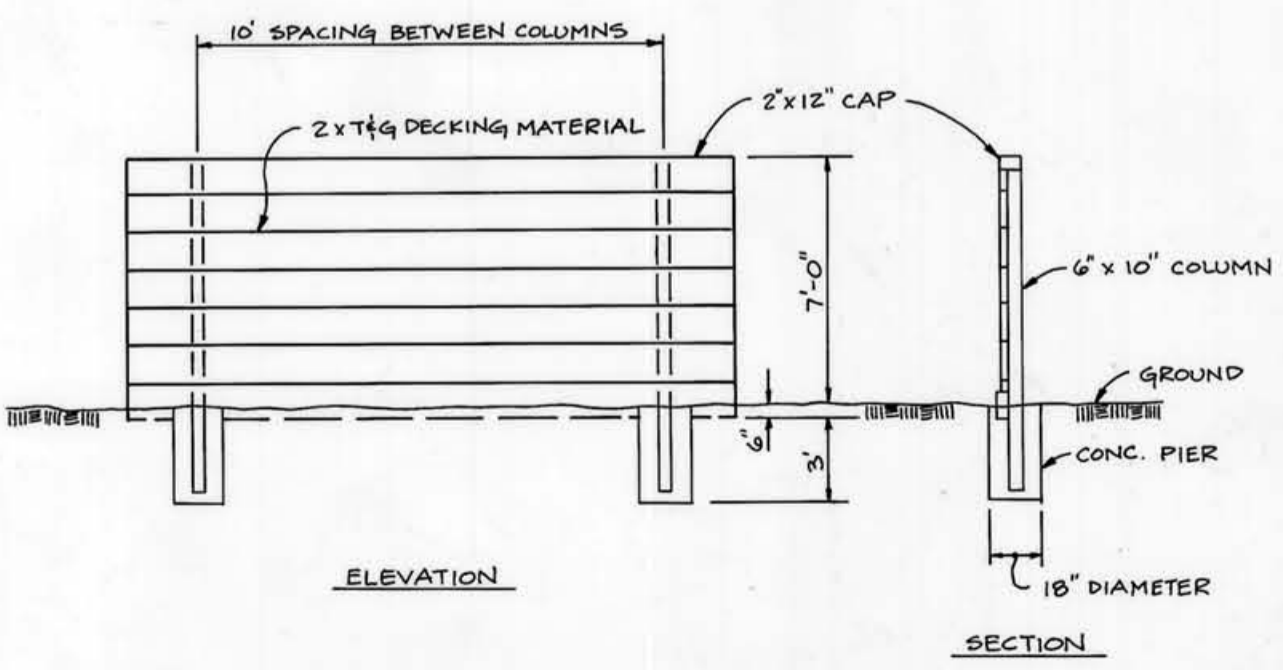
| | |
|--|-----|
| NUMBER OF DWELLING UNITS | 112 |
| NUMBER OF TREES REQUIRED (1:10 SFA; 1:3 DU APTS) | 112 |

| | |
|--------------------------------|-----------|
| LINEAR FEET OF PERIMETER | 800 |
| CREDIT FOR EXISTING VEGETATION | YES, 100% |
| NUMBER OF TREES REQUIRED | 0 |
| SHADE TREES | 0 |
| EVERGREEN TREES | 0 |

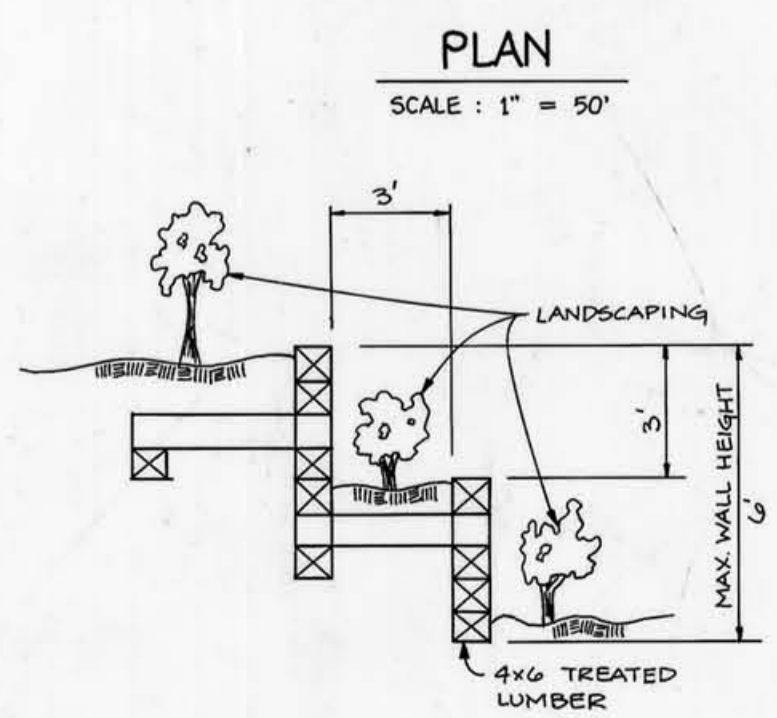
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Planning Director
 DATE 2/27/95

- LANDSCAPING NOTES
- PERIMETER LANDSCAPING SHALL BE PROVIDED BY THE EXISTING VEGETATION TO REMAIN AND PLANTINGS REQUIRED PER SCHEDULE A - BY DEVELOPER.
 - THE BUILDER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL INTERNAL LANDSCAPING TO BE SHOWN ON THE SITE DEVELOPMENT PLAN.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE STREET TREES, PERIMETER PLANTING, AND THE PRESERVATION OF THE PERIMETER VEGETATION.

NOTE:
 THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE TREES IN THE AMOUNT OF \$200,000.00 MUST BE POSTED AS PART OF THE DEVELOPER AGREEMENT.



NOISE WALL SCHEMATIC
 NOT TO SCALE



TIMBER RETAINING WALL
 SECTION SCHEMATIC
 NOT TO SCALE

| | | |
|--|------------------------------|---|
| NO | DATE | REVISION |
| <p>TSA GROUP, INC. planning • architecture • engineering 8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105</p> | | |
| OWNER/DEVELOPER: | | PROJECT: |
| SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 (410) 465-4244 | | PAPILLON LOTS 1-117 |
| LOCATION: | | TAX MAP 24 - PARCEL 121 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| TITLE: | | PRELIMINARY PLAN, GRADING, SOILS, AND LANDSCAPE PLAN |
| DATE: | MAY 4, 1994 MARCH 2, 1995 | PROJECT NO. 0599 |
| DES: | JME/DRK | DRN: DBT/DRK |
| SCALE: | 1" = 50' | DRAWING 3 OF 4 |

