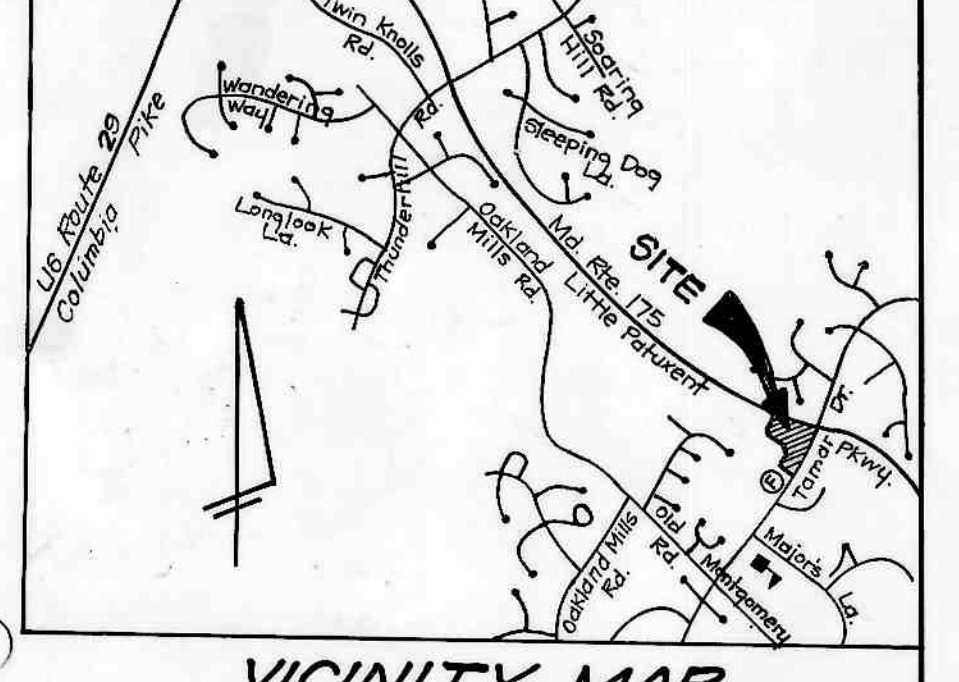


### LEGEND

Contour Interval	2 Ft.
Existing Contour	.....
Proposed Contour	.....
Direction of Drainage	.....
Existing Sewer Main	.....
Existing Water Main	.....
Existing Storm Drain	.....
Proposed Storm Drain	.....
Existing Trees to be Saved	.....
Tree Protection Fence	.....
Spot Elevation	+ 15E
100 Yr. Flood Plain Elev.	405.0
Landscaped Edge of Screening Shrub	.....



14. Garages for units 6 thru 21, 23-32 and 53-56 shall be used for parking purposes only, in accordance with Section 127.8.2.b(18) of the Zoning Regulations.

### GENERAL NOTES

- Topography was field run by CLARK · FINEFROCK & SACKETT, INC. on 10-7-91.
- Area included in this submission is located on Tax Map No. 96, Part of Parcel No. 955.
- Installation of Traffic Devices shall be in accordance with the latest edition of the Manual of Uniform Devices.
- Public water & sewer to be utilized. Ref. Cont. # C-513 W43
- Sediment and Erosion Control Measures to be provided with the submission of the Site Development Plan.
- All utilities shown as existing were compiled from available records and field surveys.
- See soils map no. 25.
- Reference Files: FDP 112A, FDP 153, F-74-85, F-72-67 & 6-91-01 Plat Book 23 Folio 13, Plat Book 27 Folio 42, Plat Book 23 Folio 13
- This plan is subject to Waiver Petition W/P-91-20 as follows:
  - Waiver from Sec. 16.116, C.6. Allowing limited grading in the 25' Wetland Buffer/15' Stream Buffer
  - Waiver from Sec. 16.115, B.5 Allowing residential lots to derive access to a commonly owned private road exceeding 200' in length
  - Waiver from Sec. 16.129.2 allowing the provision of sidewalks on only one side of the street in certain areas.
- Wetland limits and buffer shown as per a report by Exploration Research, Inc. dated September 27, 1992.
- The coordinates shown hereon are based upon The Maryland State coordinate System as per plat Book 23 Folio 13, Plat Book 27 Folio 42 & Plat Book 23 Folio 13.
- All accessory buildings to be razed except the Main Residence & Spring House.
- 100 Year Floodplain Information obtained from Platbook 27 Folio 42 & from Plat No. 6476 by Furdom & Jeshke.

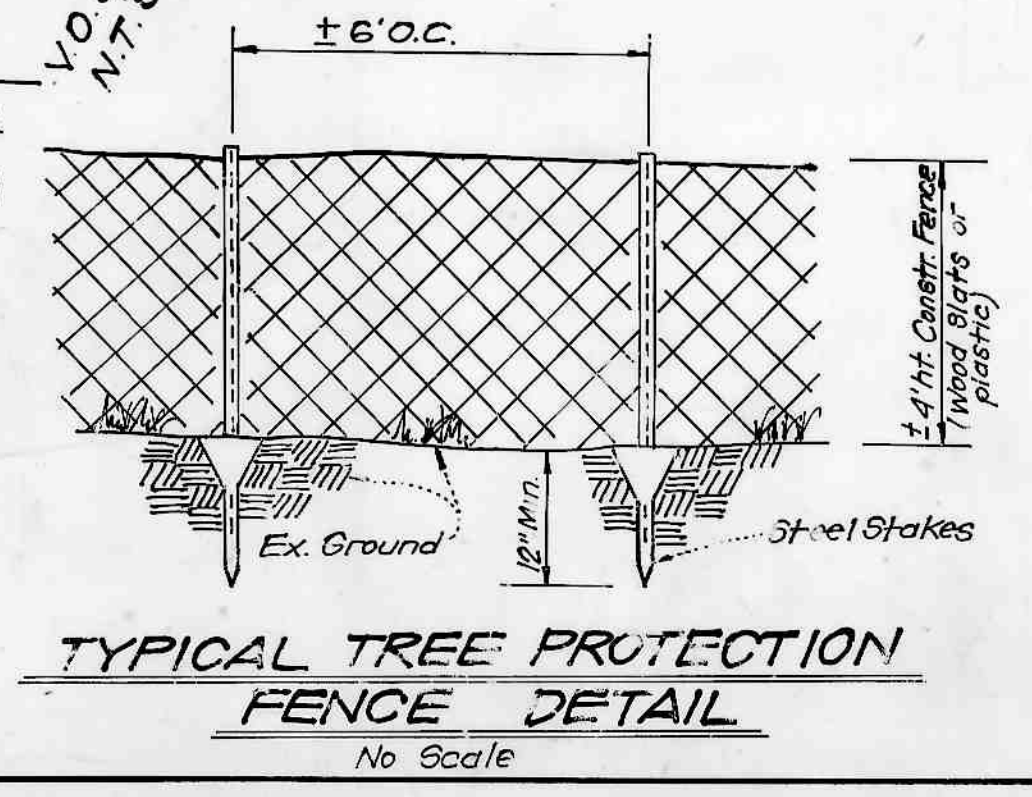
### SITE ANALYSIS

- Existing Zoning: RSA-B and New Town - Open Space & SFLD (Private Road Area) (FDP-112 A & FDP-153)
- Gross Area of Project:
 

RSA-B Portion of Parcel 'B'	7.153 Ac.
New Town - Access to Parcel 'B'	0.203 Ac.
New Town Open Space (Lots D-1, D-2, 18 & 3)	4.019 Ac.
New Town - Liber 778 / Folio 35B (Triangular Deeded Parcel)	0.136 Ac.
<b>Total Gross Area</b>	<b>11.517 Ac.</b>
- Area of Buildable Lots: RSA-B Portion of Parcel B 7.153 Ac.
- Number of Units Permitted: 8 DU/Ac of Buildable Area 57 units
- Number of Units Proposed: Condominium Townhouses 56, Single Family Detached 1 Exist.
- Area of Proposed Lots:
 

Lot B-2 RSA-B Single Family Detached	1.26 Ac.
Lot B-3 RSA-B Single Family Attached	5.128 Ac.
Lot B-1 RSA-B & NT Open Space Access Lot	1.11 Ac.
Lots 3, 18, D-1 & D-3 N.T. Open Space	4.019 Ac.
<b>Total</b>	<b>11.517 Ac.</b>
- Analysis of Lot B-3 (S.F.A.):
 

A. Coverage Analysis:		Area	Coverage
Site (5.128 Ac.)	229,376 sf		100%
Building Coverage	44,232 sf		20%
Driveways & Parking	47,910 sf		21%
Green Space	131,234 sf		59% Provided; 25% Min. Required
B. Parking Requirements:		Total Number of Units	56
		Parking Required	112
		Parking Provided	112
		Driveway Spaces	37
		Garage Spaces	37
		Court/Parking Spaces	38
C. Open/Green Space Composition:		Area	131,234 sf
		Area of Floodplain	0
		Area of Steepslopes	0
		Area of Stormwater Management	0



### COORDINATES

No.	NORTH	EAST
101	500,982.68	848,479.51
102	500,951.13	849,494.13
103	500,794.08	849,493.44
114	500,348.54	849,217.62
201	500,889.95	849,224.86
202	500,622.24	849,015.30
203	500,100.37	849,202.15
204	500,195.50	849,044.39
205	500,577.69	848,808.23
206	500,407.27	848,847.04
207	500,542.58	848,795.02
208	500,085.04	848,535.53
10	500,791.80	848,505.10
608	501,259.17	848,701.79

**CLARK · FINEFROCK & SACKETT, INC.**  
ENGINEERS · PLANNERS · SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7500 - BALTO. • (301) 621-8100 - WASH.

DESIGNED MUP	<b>PRELIMINARY PLAN</b> <b>THE GABLES AT NEW YEARS GIFT</b> LOT 3, VLR 1/9; LOTS 18, D-1 & D-3, VLR 1/6, AND LOTS B-1 thru B-3, A RESUBDIVISION OF PARCEL B, VLR 1/6. TAX MAP No. 96, 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: THOMAS & VALERIE NELSON 5970 Tamar Drive Columbia, Maryland 21044	SCALE 1/4" = 50'
DRAWN CVH		DRAWING 1 OF 1
CHECKED BAL		JOB NO. 91-123
DATE JAN. 1992		FILE NO. 91-123 P
WHT		