

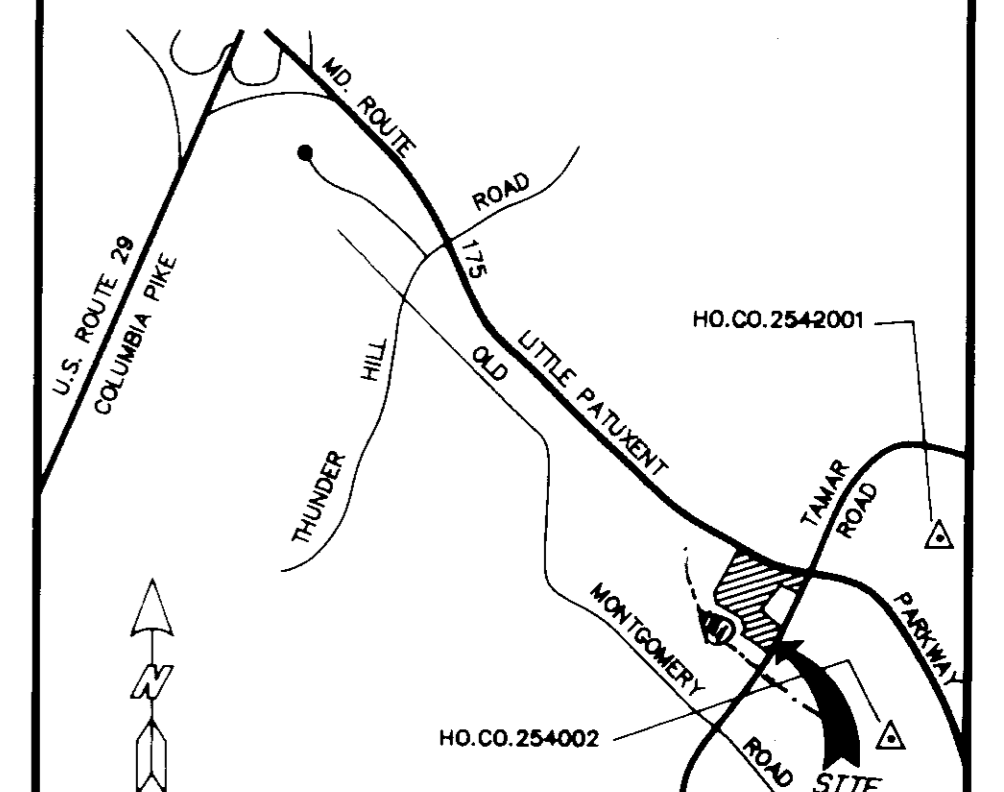
SHEET INDEX

1. COVER SHEET
2. SITE PLAN VIEW SHEET
3. SITE PLAN VIEW SHEET
4. LANDSCAPE PLAN SHEET
5. LANDSCAPE PLAN SHEET
6. PRIVATE ROAD PROFILE
7. PRIVATE SEWER PLAN SHEET
8. PRIVATE SEWER PROFILE SHEET
9. SEDIMENT CONTROL DETAIL SHEET
10. SOILS MAP
11. DETAIL SHEET

(GENERIC)
SITE DEVELOPMENT PLAN

THE GABLES AT
NEW YEARS GIFT

Sixth Election District
Howard County, Maryland



VICINITY MAP
SCALE: 1" = 2000'

SITE ANALYSIS

1. EXISTING ZONING: RSA-8 AND NEW TOWN-OPEN SPACE & SFLO (PRIVATE ROAD AREA) (FDP-112A & FDP-153)		
2. GROSS AREA OF PROJECT:		
RSA-8 PORTION OF PARCEL "B"	7.158 AC.	
NEW TOWN- ACCESS TO PARCEL "B"	0.203 AC.	
NEW TOWN- OPEN SPACE (LOTS D-1,D-3, 18 & 3)	4.018 AC.	
NEW TOWN- LIBER 778, FOLIO 358 (TRIANGULAR DEEDED PARCEL)	0.136 AC.	
TOTAL GROSS AREA:	11.517 AC.	
3. AREA OF BUILDABLE LOTS: RSA-8 PORTION OF PARCEL "B"	8.588 AC.	
4. NUMBER OF UNITS PERMITTED: 8 DU/AC OF BUILDABLE AREA	87 UNITS	
5. NUMBER OF UNITS PROVIDED: CONDOMINIUM TOWN HOMES: 87 UNITS; SINGLE FAMILY DETACHED: 86 UNITS	173 UNITS	
6. AREA OF PROPOSED LOTS:		
PAR B 2 RSA 8 SINGLE FAMILY DETACHED	1.28 AC.	
PAR B 1 RSA 8 SINGLE FAMILY ATTACHED	8.128 AC.	
PAR B 1 RSA 8 B.N.T. OPEN SPACE ACCESS LOT 1	1.11 AC.	
LOT 3, 1 & D 3 N.T. OPEN SPACE	4.018 AC.	
TOTAL	11.517 AC.	
7. ANALYSIS OF PAR B 1 (8.7 A):		
A. COVERAGE ANALYSIS:		
SITE (8.128 AC.)	8.128 ACRES	100%
BUILDING COVERAGE	1.018 ACRES	20%
DRIVEWAYS & PARKING	1.100 ACRES	21%
OPEN SPACE	3.013 ACRES	59% PROVIDED, 25% MIN. REQUIRED
B. PARKING REQUIREMENTS:		
TOTAL NUMBER OF UNITS	87	
PARKING REQUIRED	112	
PARKING PROVIDED	112	
DRIVEWAY SPACES	37	
GARAGE SPACES	37	
COURT PARKING SPACES	38	
C. OPEN AREA COMPOSITION:		
AREA OF WETLAND	4.018 ACRES	
AREA OF FLOODPLAIN	0.830 ACRES	
AREA OF STEEP SLOPES	0	
AREA OF STORMWATER MANAGEMENT DEV. OPEN AREA	1.030 ACRES	
TOTAL	1.880 ACRES	

GENERAL NOTES

1. STORMWATER MANAGEMENT FOR THIS PROJECT IS ON LOT NO. 3 OF THIS SUBDIVISION AND HAS BEEN CONSTRUCTED BY 1992.
2. PUBLIC WATER AND PRIVATE SEWER WILL BE USED WITHIN THE SUBDIVISION.
3. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY CONSTRUCTION INSPECTION SURVEY DIVISION 24 HOURS PRIOR TO COMMENCEMENT OF WORK AT (410) 887-2417.
4. EXISTING UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD AND OFFICE INFORMATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE MAKING ANY CONNECTION THERE TO OR EXCAVATING IN THE AREA THEREOF.
5. THE CONTRACTOR SHALL NOTIFY MISS UTILITY, 1-800-287-7777, A MINIMUM OF THREE (3) DAYS PRIOR TO BEGINNING ANY CONSTRUCTION SHOWN HEREON.
6. ALL PAVING AND STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.
7. ALL INTERIOR ROADS WILL BE PRIVATELY OWNED AND MAINTAINED.
8. THIS PLAN IS SUBJECT TO P.B. CASE NO. 248, S-91-01, P-92-10, WP-91-20, AND F-93-5.
9. THE PROPERTY IS RECORDED IN THE PLAT RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. _____.
10. TYPICAL HOUSE DIMENSIONS AND SCHEMATIC PROFILES ARE SHOWN ON THIS SHEET.
11. SUBJECT PROPERTY IS LOCATED ON TAX MAP NO. #36 GRID 20.
12. GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY IN ACCORDANCE WITH SECTION 127.B.2.b(18) OF THE ZONING REGULATIONS.
13. ALL PORCH/DECK STRUCTURES LOCATED WITHIN THE FRONT/REAR BUILDING SETBACK SHALL BE IN ACCORDANCE WITH SECTION 128 OF THE ZONING REGULATIONS.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
15. THE STORM WATER MANAGEMENT FACILITY PROVIDED SHALL BE AN INFILTRATION BASIN.
THE STATE OF MD. DNR PERMIT # 93-11-0166-1993/0551 WAS ISSUED ON 4/12/93.
16. THIS GENERAL SDP WILL SUPERSEED SDP-93-73 FOR UNITS 11-56 ONLY.

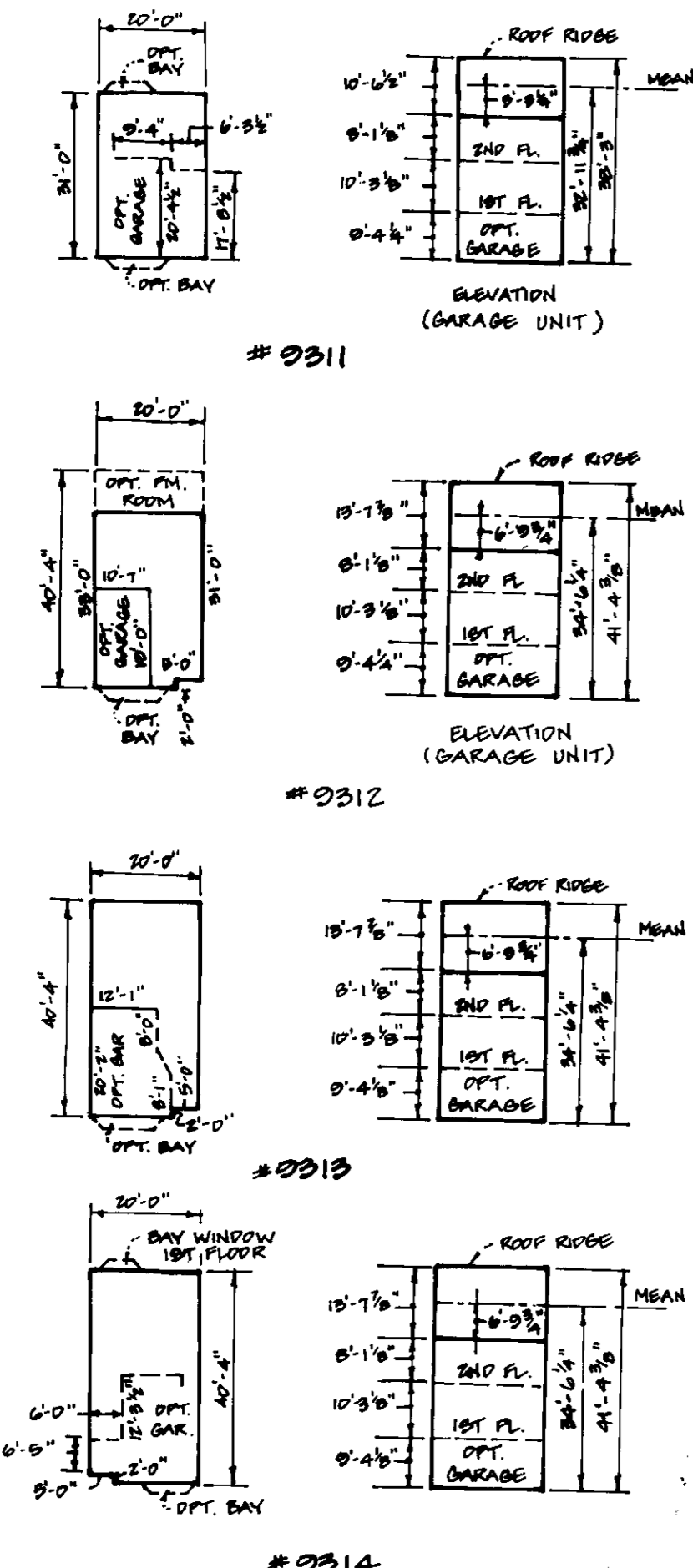
APPROVED: FOR PRIVATE SEWERAGE, PUBLIC WATER, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DATE: 2/9/94
DATE: 2/10/94

NO.	DATE	DESCRIPTION	BY
1	2/17/94	THE GABLES AT NEW YEARS GIFT	W.D.F.
2	2/17/94	REVISIONS	D.C.W.

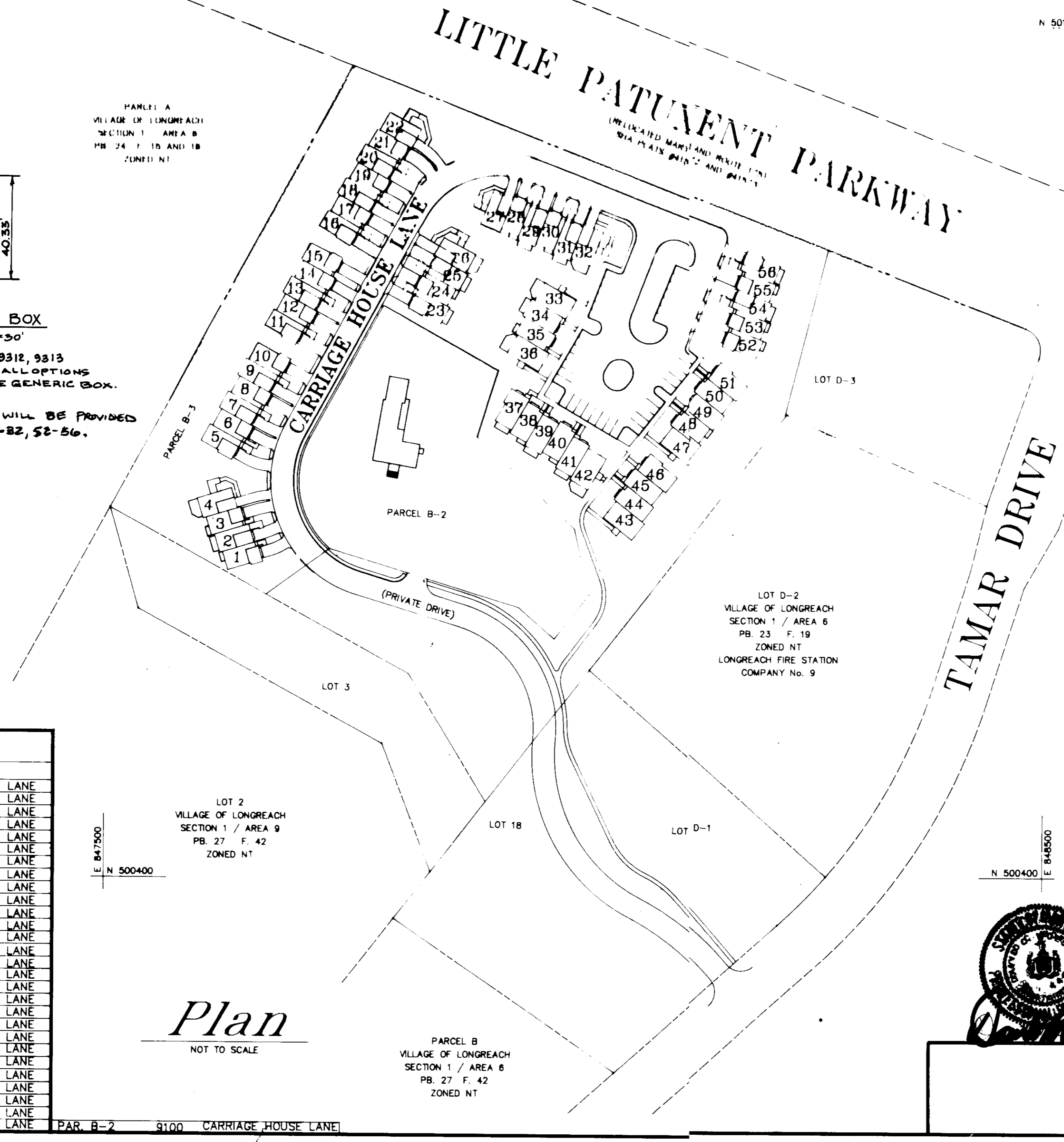
THE GABLES AT NEW YEARS GIFT
COVER SHEET
LOT 3, VLR 1/9; LOTS 18,D-1, D-3, VLR 1/6; AND PARCELS B-1 THRU B-3,
A RESUBDIVISION OF PARCEL B, VLR 1/6 & LOT 3,
COLUMBIA - VILLAGE OF LONGREACH SECTION 1 / AREA 9
S-91-01 P-92-10 F-93-51 WP-91-20 SDP-93-73

DES.: R.T.T.Jr. JOB: 92105
DRW.: W.D.F. FILE: GIFTSDDPC
CHK.: D.C.W. DATE: 9-18-92
SCALE: AS SHOWN SHEET 1 OF 11



TYPICAL HOUSES
SCALE: 1" = 30'

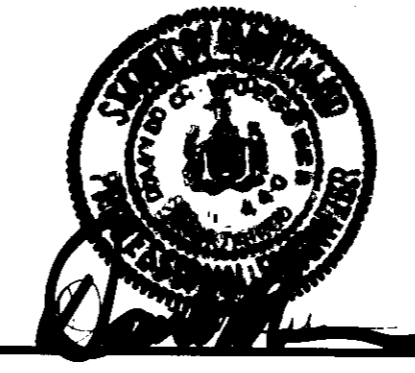
GENERIC BOX
SCALE: 1" = 30'
MODELS 9311, 9312, 9313 AND 9314 WILL ALL OPTIONS FIT WITHIN THE GENERIC BOX.
* GARAGES WILL BE PROVIDED FOR UNITS 1-82, 52-56.



ADDRESS CHART			ADDRESS CHART		
UNIT NUMBER	STREET ADDRESS	UNIT NUMBER	STREET ADDRESS	UNIT NUMBER	STREET ADDRESS
1	9101 CARRIAGE HOUSE LANE	29	9154 CARRIAGE HOUSE LANE		
2	9103 CARRIAGE HOUSE LANE	30	9156 CARRIAGE HOUSE LANE		
3	9105 CARRIAGE HOUSE LANE	31	9158 CARRIAGE HOUSE LANE		
4	9107 CARRIAGE HOUSE LANE	32	9160 CARRIAGE HOUSE LANE		
5	9109 CARRIAGE HOUSE LANE	33	9180 CARRIAGE HOUSE LANE		
6	9111 CARRIAGE HOUSE LANE	34	9182 CARRIAGE HOUSE LANE		
7	9113 CARRIAGE HOUSE LANE	35	9184 CARRIAGE HOUSE LANE		
8	9115 CARRIAGE HOUSE LANE	36	9186 CARRIAGE HOUSE LANE		
9	9117 CARRIAGE HOUSE LANE	37	9188 CARRIAGE HOUSE LANE		
10	9119 CARRIAGE HOUSE LANE	38	9190 CARRIAGE HOUSE LANE		
11	9121 CARRIAGE HOUSE LANE	39	9192 CARRIAGE HOUSE LANE		
12	9123 CARRIAGE HOUSE LANE	40	9194 CARRIAGE HOUSE LANE		
13	9125 CARRIAGE HOUSE LANE	41	9196 CARRIAGE HOUSE LANE		
14	9127 CARRIAGE HOUSE LANE	42	9198 CARRIAGE HOUSE LANE		
15	9129 CARRIAGE HOUSE LANE	43	9199 CARRIAGE HOUSE LANE		
16	9131 CARRIAGE HOUSE LANE	44	9197 CARRIAGE HOUSE LANE		
17	9133 CARRIAGE HOUSE LANE	45	9195 CARRIAGE HOUSE LANE		
18	9135 CARRIAGE HOUSE LANE	46	9193 CARRIAGE HOUSE LANE		
19	9137 CARRIAGE HOUSE LANE	47	9191 CARRIAGE HOUSE LANE		
20	9139 CARRIAGE HOUSE LANE	48	9189 CARRIAGE HOUSE LANE		
21	9141 CARRIAGE HOUSE LANE	49	9187 CARRIAGE HOUSE LANE		
22	9143 CARRIAGE HOUSE LANE	50	9185 CARRIAGE HOUSE LANE		
23	9130 CARRIAGE HOUSE LANE	51	9183 CARRIAGE HOUSE LANE		
24	9132 CARRIAGE HOUSE LANE	52	9181 CARRIAGE HOUSE LANE		
25	9134 CARRIAGE HOUSE LANE	53	9179 CARRIAGE HOUSE LANE		
26	9136 CARRIAGE HOUSE LANE	54	9177 CARRIAGE HOUSE LANE		
27	9138 CARRIAGE HOUSE LANE	55	9175 CARRIAGE HOUSE LANE		
28	9152 CARRIAGE HOUSE LANE	56	9173 CARRIAGE HOUSE LANE		

PAR. B-2 9100 CARRIAGE HOUSE LANE

Plan
NOT TO SCALE



DEVELOPER: OW NET
CENTEX HOMES
2127 ESPY COURT SUITE 210
CROFTON, MARYLAND, 21114
(301) 721-0034

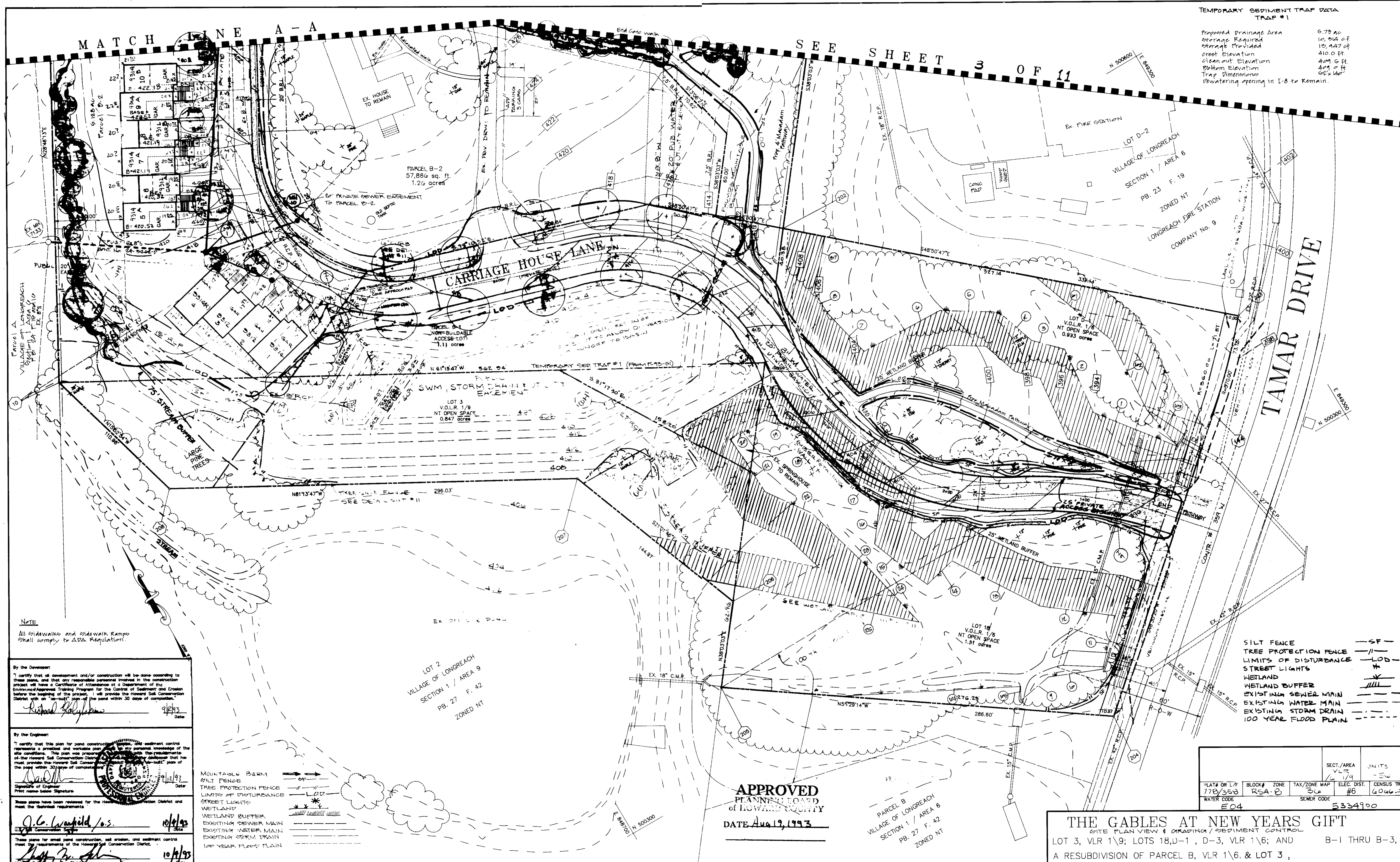
PREPARED BY:
AMERICAN ENGINEERING, INC.
CIVIL ENGINEERING CONSULTANTS
AND LAND PLANNER

DES.: R.T.T.Jr. JOB: 92105
DRW.: W.D.F. FILE: GIFTSDDPC
CHK.: D.C.W. DATE: 9-18-92
SCALE: AS SHOWN SHEET 1 OF 11

TEMPORARY SEDIMENT TRAP DATA
TRAP #1

Proposed Drainage Area
Storage Required
Storage Provided
crest Elevation
clean out Elevation
Bottom Elevation
Trap Dimensions
Sewer opening in I-8 to Remain.

9.78 AC
10,814 CF
10,814 CF
410.0 FT
409.6 FT
401.0 FT
45' x 40'
45' x 40'



NOTE
All sidewalks and sidewalk ramps shall comply to ADA Regulation.

By the Developer:
I certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environmental Approval Training Program for the Control of Sediment and Erosion before the beginning of the project. I will provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.
Richard G. Galyon 9/12/93

By the Engineer:
I certify that this plan for pond construction and sediment control represents a practical and suitable plan for the site, and that I have the professional knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District and I warrant that the developer must provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.
J.C. Linsfield, P.E. 10/1/93

By the Engineer:
These plans have been reviewed for the Howard Soil Conservation District and meet the District's requirements.
John J. Allen 10/1/93

- SF — MOUNTAIN BERM
- SF — SILT FENCE
- SF — TREE PROTECTION FENCE
- LOD — LIMITS OF DISTURBANCE
- * — STREET LIGHTS
- W — WETLAND
- W — WETLAND BUFFER
- — — — — EXISTING SEWER MAIN
- — — — — EXISTING WATER MAIN
- — — — — EXISTING STORM DRAIN
- — — — — 100 YEAR FLOOD PLAIN

- SF — SILT FENCE
- SF — TREE PROTECTION FENCE
- LOD — LIMITS OF DISTURBANCE
- * — STREET LIGHTS
- W — WETLAND
- W — WETLAND BUFFER
- — — — — EXISTING SEWER MAIN
- — — — — EXISTING WATER MAIN
- — — — — EXISTING STORM DRAIN
- — — — — 100 YEAR FLOOD PLAIN

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE Aug 19, 1993

PLAT OR LOT	BLOCK	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
770350	RSA-2			#6	604602
WATER CODE			SEWER CODE		
E04			5334900		

THE GABLES AT NEW YEARS GIFT
SITE PLAN VIEW & GRADING / SEDIMENT CONTROL
LOT 3, VLR 1/9; LOTS 18, D-1, D-3, VLR 1/6; AND B-1 THRU B-3,
A RESUBDIVISION OF PARCEL B, VLR 1/6 & LOT 3,
COLUMBIA - VILLAGE OF LONGREACH SECTION 1 \ AREA 9
S-91-01 P-92-10 WP-91-20 F-93-51

NO.	DATE	DESCRIPTION	BY

APPROVED: FOR PUBLIC SEWERAGE, PUBLIC WATER, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James M. Linn 10/8/93
Richard G. Galyon 10/8/93

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
James M. Linn 10/18/93
Gina Surranj 10/18/93

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
Joyce M. Boyd 10/14/93

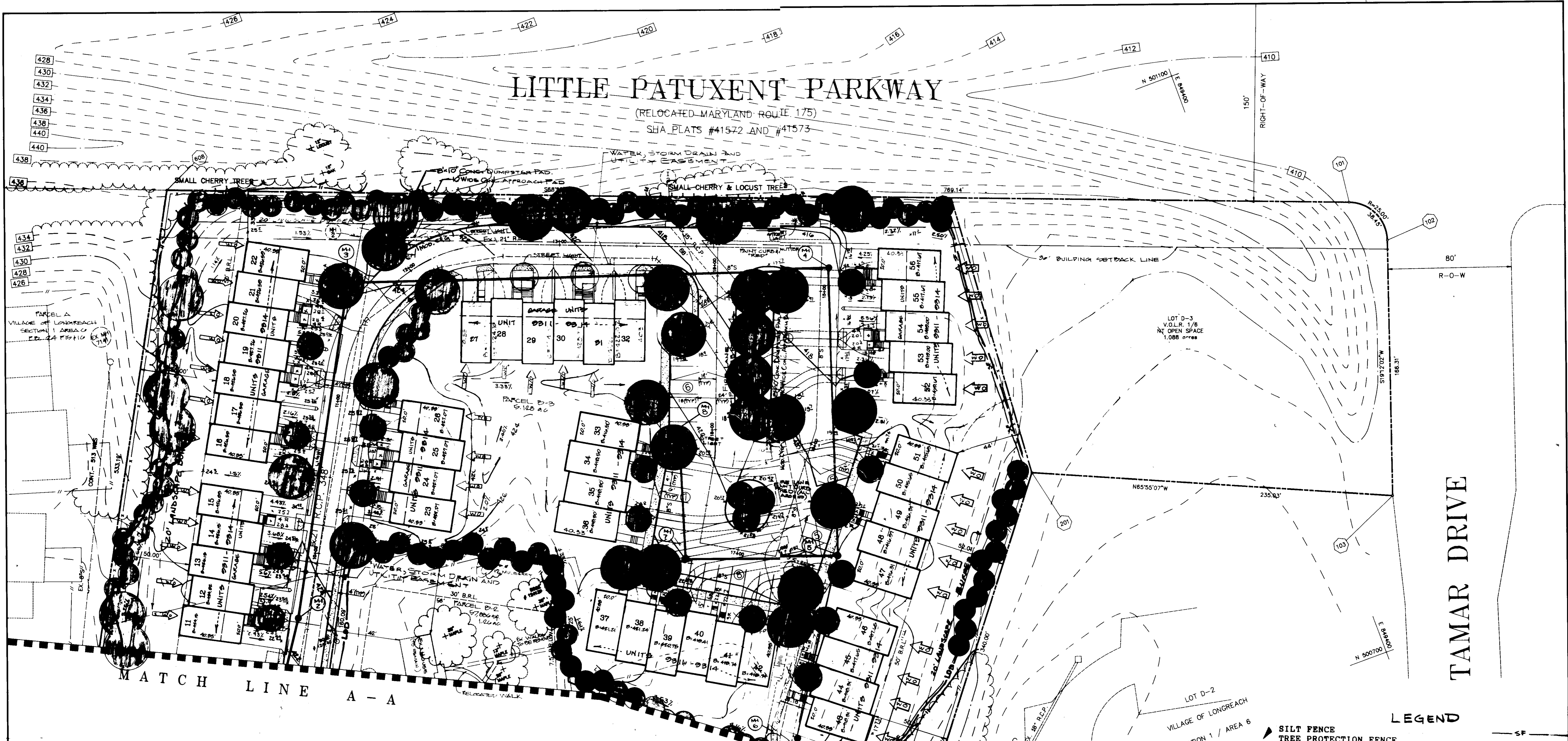
OWNER: THOMAS & VALERIE NELSON
5970 TAMAR DRIVE
COLUMBIA, MARYLAND 21044
DEVELOPER: CENTEX HOMES
2127 ESPEY COURT SUITE 210
CROFTON, MARYLAND 21114
(301) 721-0034

PREPARED BY: AMERICAN ENGINEERING, INC.
CIVIL ENGINEERING CONSULTANTS
AND LAND PLANNER
877-A MAIN STREET
LAUREL, MD 20707
BAL. (410) 880-3038
WASH. (301) 985-1221

DES.: R.T.T.Jr. JOB: 92105
DRAW.: W.D.F. FILE: GIFTSDP1
CHK.: D.C.W. DATE: 9-18-92
SCALE: 1" = 30' SHEET 2 OF 11

LITTLE PATUXENT PARKWAY

(RELOCATED MARYLAND ROUTE 175)
SHA PLATS #41572 AND #41573



LEGEND

- SF — SILT FENCE
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- STREET LIGHTS
- WETLAND
- WETLAND BUFFER
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- 100 YEAR FLOOD PLAN

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.
3. INSTALL ALL SEDIMENT CONTROL DEVICES, INCLUDING SILT FENCE
4. CONSTRUCT SEWERAGE SYSTEM AND INLET PROTECTION DEVICES AS SHOWN ON PLAN.
5. GRADE ROADS, CONSTRUCT PAVING, INSTALL HOWARD COUNTY MODIFIED CURB AND GUTTER, STABILIZE SHOULDERS WITH PERMANENT SEED AND MULCH. STABILIZED CONSTRUCTION ENTRANCE MAY BE REMOVED WITH APPROVAL OF SEDIMENT CONTROL INSPECTOR TO FACILITATE PAVING ACTIVITIES.
6. ALL SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAP WHEN THE CLEANOUT ELEVATION HAS BEEN REACHED.
7. INSPECT ALL SEDIMENT CONTROL DEVICES DAILY AND AFTER EACH RAINFALL AND REPAIR AS NECESSARY.
8. GRADE THE SITE AS PER PLANS.
9. STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH.
10. AFTER PERMISSION HAS BEEN GIVEN BY THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL FEATURES AND EXCAVATE REMAINDER OF SWM POND.
11. ALL DISTURBED AREAS DUE TO REMOVAL OF SEDIMENT CONTROL MEASURES SHALL BE GRADED AND STABILIZED WITH PERMANENT SEEDING MIXTURE.

NOTE
ALL SIDEWALK AND SIDEWALK RAMPS SHALL COMPLY TO ADA REQUIREMENT.

By the Designer:
I certify that all development and/or construction will be done according to these plans, and that any reasonable correction involved in the construction of the project is a Certificate of Attendance at a Department of the Environmental Training Program for the Control of Sediment and Erosion before the beginning of the project. I will provide the Howard Soil Conservation District with a copy of the plans within 30 days of completion.

[Signature]
Date: 2/17/94

By the Engineer:
I certify that this plan for road construction, erosion, and sediment control represents a professional and verifiable plan based on the best knowledge of the engineer. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I will provide the Howard Soil Conservation District with a copy of the plans within 30 days of completion.

[Signature]
Date: 2/17/94

These plans have been released for the Howard Soil Conservation District and meet the requirements.

[Signature]
Date: 2/17/94

These plans for road construction, erosion, and sediment control meet the requirements of the Howard Soil Conservation District.

[Signature]
Date: 2/17/94

NO.	DATE	DESCRIPTION	BY

APPROVED: FOR PRIVATE SEWERAGE, PUBLIC WATER, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

[Signature] 2/19/94 DATE
[Signature] 2/10/94 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 2/17/94 DATE
[Signature] 2/17/94 DATE

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS AND ROAD CONSTRUCTION.
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] DATE

OWNER
THOMAS & VALERIE NELSON
5970 TAMAR DRIVE
COLUMBIA, MARYLAND 21044

DEVELOPER:
CENTEX HOMES
2127 ESPEY COURT SUITE 210
CROFTON, MARYLAND, 21114
(301) 721 - 0034

PREPARED BY:
AMERICAN ENGINEERING, INC.
CIVIL ENGINEERING CONSULTANTS
AND LAND PLANNER

87-A MAIN STREET
LAWRENCE, MD 21077
CALL: (410) 588-3888
FAX: (410) 588-1281

DES.: R.T.T.Jr. JOB: 92105
DRW.: W.D.F. FILE: GIFTSDP2
CHK.: D.C.W. DATE: 9-18-92
SCALE: 1" = 30' SHEET 2 OF 11

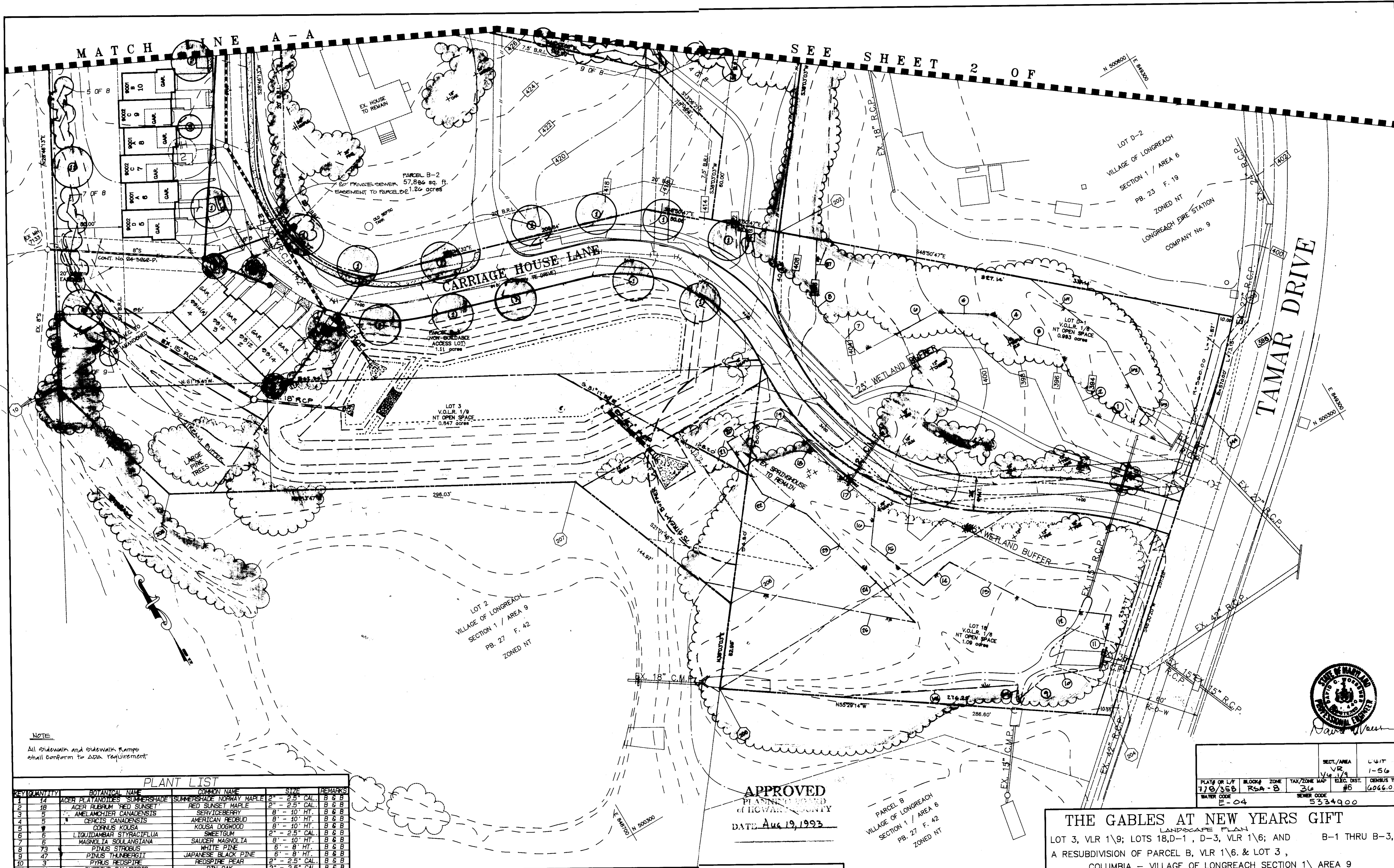
THE GABLES AT NEW YEARS GIFT
SITE PLAN VIEW & GRADING / SEDIMENT CONTROL
LOT 3, VLR 1/9; LOTS 18, D-1, D-3, VLR 1/6; AND B-1 THRU B-3,
A RESUBDIVISION OF PARCEL B, VLR 1/6 & LOT 3,
COLUMBIA - VILLAGE OF LONGREACH SECTION 1 / AREA 9

S-91-01 P-XX-XX WP-91-20

SDP 93-73

MATCH LINE A-A

SEE SHEET 2 OF



NOTE
All sidewalk and sidewalk ramps shall conform to ADA requirement

PLANT LIST

KEY QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
1	ACER PLATANOIDES SUMMERSHADE	SUMMERSHADE NORWAY MAPLE	2" - 2.5" CAL.	B & B
2	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	2" - 2.5" CAL.	B & B
3	AMELANCHIER CANADENSIS	SERVICEBERRY	8" - 10" HT.	B & B
4	CERCIS CANADENSIS	AMERICAN REDBUD	8" - 10" HT.	B & B
5	CORNUS KOUSA	KOUSA DOGWOOD	8" - 10" HT.	B & B
6	LIGUIDAMBAR STYRACIFLUA	SHEETGUM	2" - 2.5" CAL.	B & B
7	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	8" - 10" HT.	B & B
8	PIRUS STRABRUS	WHITE PINE	6" - 8" HT.	B & B
9	PIRUS THUNBERGII	JAPANESE BLACK PINE	6" - 8" HT.	B & B
10	PIRUS REDSPIRE	REDSPIRE PEAR	2" - 2.5" CAL.	B & B
11	QUERCUS PALUSTRIS	PIN OAK	2" - 2.5" CAL.	B & B

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Aug 19, 1993



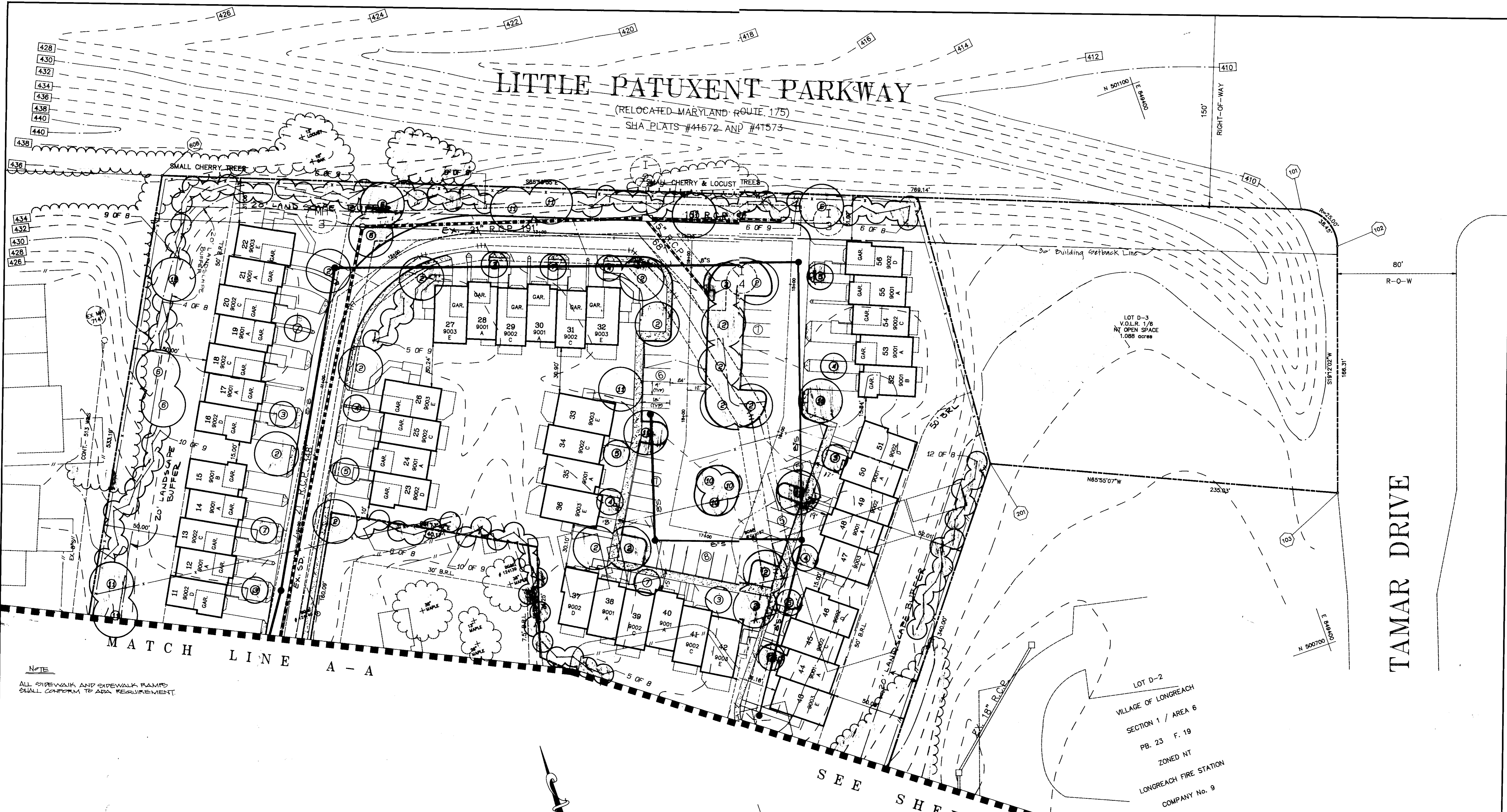
PLAT/BLK/LF	BLOCK	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
170/358	RS-A-8	36	#6	0666.02	
WATER CODE	SEWER CODE	5334900			
E-04					

THE GABLES AT NEW YEARS GIFT
LANDSCAPE PLAN
LOT 3, VLR 1\9; LOTS 18, D-1, D-3, VLR 1\6; AND B-1 THRU B-3,
A RESUBDIVISION OF PARCEL B, VLR 1\6 & LOT 3,
COLUMBIA - VILLAGE OF LONGREACH SECTION 1\ AREA 9
S-91-01 P-92-10 WP-91-20 F-93-51

DESCRIPTION	BY
APPROVED FOR: SEWERAGE, PUBLIC WATER, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.	James M. [Signature] 10/18/93
APPROVED FOR: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING	[Signature] 10/18/93
APPROVED FOR: PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT	[Signature] 10/18/93
OWNER: THOMAS & VALERIE NELSON, 5970 TAMAR DRIVE, COLUMBIA, MARYLAND 21044	
DEVELOPER: CENTEX HOMES, 2127 ESPEY COURT SUITE 210, CROFTON, MARYLAND, 21114, (301) 721-0034	
PREPARED BY: AMERICAN ENGINEERING, INC., CIVIL ENGINEERING CONSULTANTS AND LAND PLANNER, 877-A MAIN STREET, LAMAR, MD 21087	
DESIGNER: R.T.T. JR.	JOB: 92105
CHK.: W.D.F.	FILE: GIFTLS1
CHK.: D.C.W.	DATE: 9-18-92
SCALE: 1" = 30'	SHEET 4 OF 11

LITTLE PATUXENT PARKWAY

(RELOCATED MARYLAND ROUTE 175)
SHA PLATS #44572 AND #41573



TAMAR DRIVE

NOTE
ALL SIDEWALK AND SIDEWALK RAMPS
SHALL CONFORM TO ADA REQUIREMENT.

LOT D-2
VILLAGE OF LONGREACH
SECTION 1 / AREA 6
PB. 23 F. 19
ZONED NT
LONGREACH FIRE STATION
COMPANY No. 9

KEY	BOTANICAL NAME	COMMON NAME
1	ACER PLATANOID 'SUMMERSHADE'	SUMMERSHADE NORWAY MAPLE
2	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE
3	AMELANCHIERA CANADENSIS	SERVICE BERRY
4	CERCIS CANADENSIS	AMERICAN REDBUD
5	CORNUS KOUSA	KOUSA DOGWOOD
6	LIQUIDAMBAR STYRACIFLVA	SWEETGUM
7	MAGNOLIA SOULANGIANA	SAUSER MAGNOLIA
8	PINUS STROBUS	WHITE PINE
9	PINUS HUNBERGII	JAPANESE BLACK PINE
10	FRAXUS REDSPIRE	REDSPIRE PEAR
11	QUERCUS PALUSTRIS	PN. OAK

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE Aug 19, 1993

SUBDIVISION NAME		SECT./AREA	UNITS
VLP 1/9		1-56	
PLAT OR L/F	BLOCK	ZONING	TAX/TONE MAP
770/358	RS4-B	36	#6
WATER CODE	E 04	ELEC. DIST.	CENSUS TR.
			6066.02
SEWER CODE		5334900	

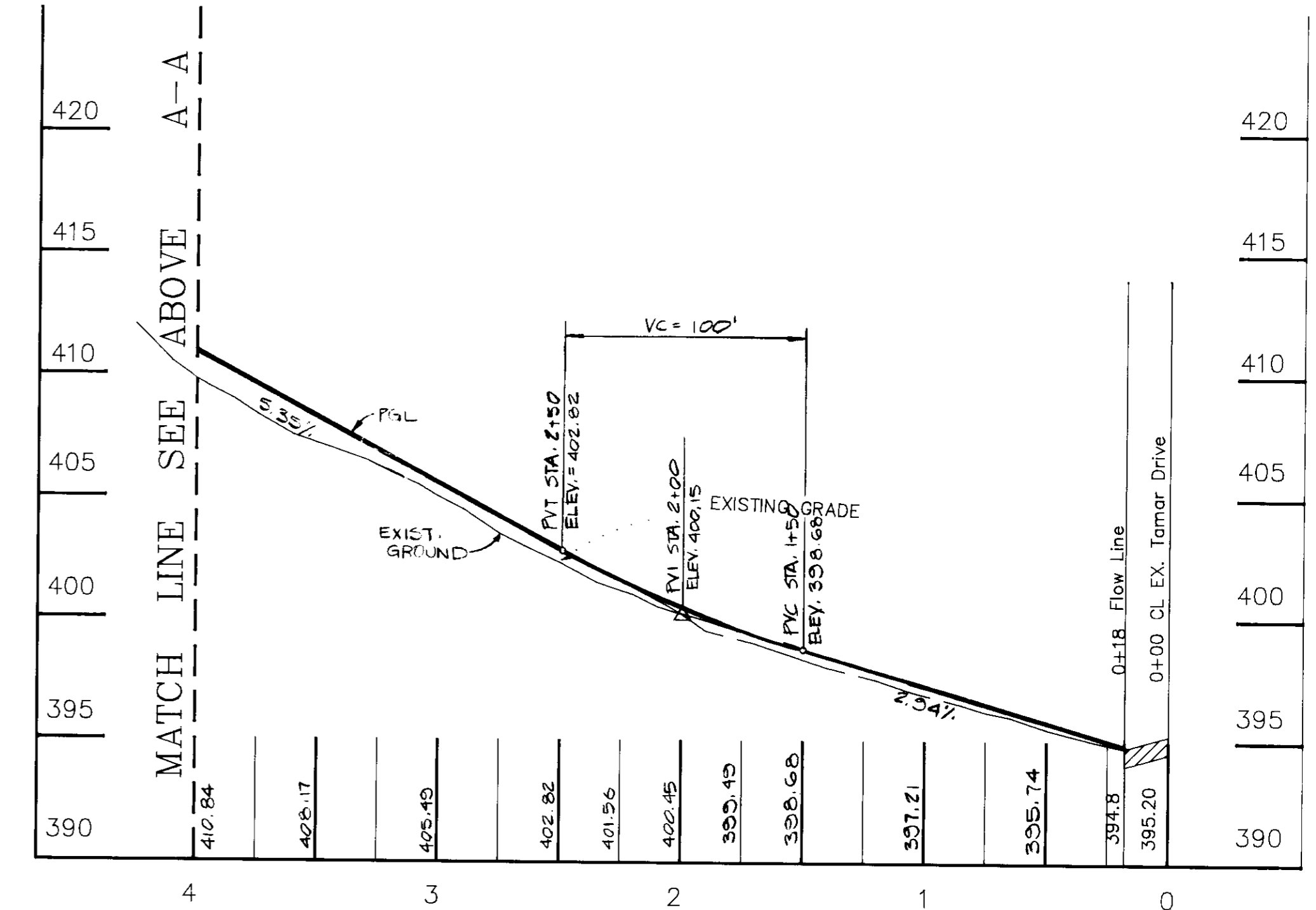
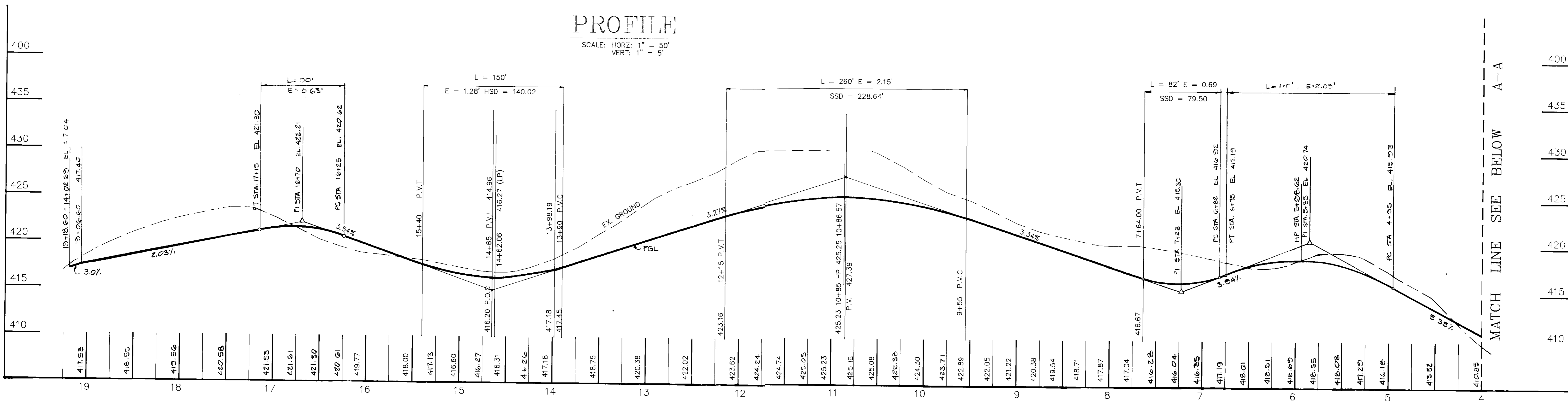
THE GABELS AT NEW YEARS GIFT
LANDSCAPE PLAN
LOT 3, VLR 1\9; LOTS 18,D-1, D-3, VLR 1\6; AND PARCELS B-1 THRU B-3,
A RESUBDIVISION OF PARCEL B, VLR 1\6, & LOT 3,
COLUMBIA - VILLAGE OF LONGREACH SECTION 1\ AREA 9
S-91-01 P-92-10 WP-91-20 F-93-51



APPROVED: FOR SEWERAGE, PUBLIC WATER, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. Director: <i>James M. ...</i> 10/10/93 Chief Bureau of Engineering: <i>...</i> 10/10/93	APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Director: <i>...</i> 10/10/93 Chief Division: <i>...</i> 10/10/93	APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT Director: <i>...</i> 10/14/93	OWNER: THOMAS & VALERIE NELSON 5970 TAMAR DRIVE COLUMBIA, MARYLAND 21044	DEVELOPER: CENTEX HOMES 2127 ESPEY COURT SUITE 210 CROFTON, MARYLAND, 21114 (301) 721 - 0034	PREPARED BY: AMERICAN ENGINEERING, INC. CIVIL ENGINEERING CONSULTANTS AND LAND PLANNER DES.: R.T.T.Jr. JOB: 92105 DRW.: W.D.F. FILE: GIFTSDP2 CHK.: D.C.W. DATE: 9-18-92 SCALE: 1" = 30' SHEET 5 OF 11
---	---	---	---	--	---

PROFILE

SCALE: HORIZ: 1" = 50'
VERT: 1" = 5'



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: Aug. 12, 1993



PLAT# OR L/F	BLOCK#	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
773/352	RSA-B	36	#6	60-2-02	
WATER CODE	E04		SEWER CODE		5334100

THE GABLES AT NEW YEARS GIFT
PRIVATE ROAD PROFILE
LOT 3, VLR 1\9; LOTS 18,D-1, D-3, VLR 1\6; AND PARCELS B-1 THRU B-3,
A RESUBDIVISION OF PARCEL B, VLR 1\6. & LOT 3,
COLUMBIA - VILLAGE OF LONGREACH SECTION 1\ AREA 9
S-91-01 P-92-10 WP-91-20 E-93-51

NO.	DATE	DESCRIPTION	BY

APPROVED: FOR SEWERAGE, PUBLIC WATER, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Director: *James M. Lewis* 10/8/93
DATE: 10/8/93

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *James Smith* 10/12/93
DATE: 10/12/93
Gina Summary
CHIEF DIVISION OF PLANNING AND RESEARCH

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
Director: *James M. Campbell* 10/14/93
DATE: 10/14/93
COUNTY HEALTH OFFICER

OWNER
THOMAS & VALERIE NELSON
5970 TAMAR DRIVE
COLUMBIA, MARYLAND 21044

DEVELOPER
CENTEX HOMES
2127 ESPEY COURT SUITE 210
CROFTON, MARYLAND, 21114
(301) 721 - 0034

PREPARED BY:
AMERICAN ENGINEERING, INC.
CIVIL ENGINEERING CONSULTANTS
AND LAND PLANNER
871-A MARK STREET
LAWRENCE, MD 20677
PHONE: (410) 386-3888
FAX: (410) 386-1281

DES.: **R.T.T.Jr.** JOB: **92105**
DRW.: **S.A.B.** FILE: **GIFTGE1**
CHK.: **D.C.W.** DATE: **9-18-92**
SCALE: 1"=50'
SHEET **6** OF **11**

LITTLE PATUXENT PARKWAY
(RELOCATED MARYLAND ROUTE 175)
SHA PLATS #41572 AND #41573

PARCEL A
VILLAGE OF LONGREACH
SECTION 1 / AREA 8
PB. 24 F. 15 AND 16
ZONED HT

TAMAR DRIVE

CARRIAGE HOUSE LANE 8' x 8' TIE

APPROVED
PLANNING BOARD
HOWARD COUNTY
DATE: Aug 19, 1993



SUBDIVISION NAME		SECT./AREA	VLR	PLATS
		1/6	1/1	1-56
PLAT# OR L/F	BLOCK#	ZONE	TAX/ZONE MAP	ELEC. DIST.
778/358		RS-A-B	36	#6
WATER CODE				SEWER CODE
				5334100

MANHOLE LOCATION	ROAD STATIONS	OFFSET	R.I.M. ELEV.
1	7+96	4'3" LEFT	417.5
2	9+56	7' LEFT	422.87
3	11+68	22' LEFT	424.4
4	14+64	5' LEFT	412.10
5	16+64	3' LEFT	422.6
6	14+56	32' RIGHT	424.2
7	13+82	20' RIGHT	421.6
8	17+99	24' LEFT	420.2
9	17+60	19' LEFT	415.5
10	17+25	22' RIGHT	421.0

NOTE
ALL SIDEWALK AND SIDEWALK RAMP SHALL CONFORM TO ADA REQUIREMENT

Plan
SCALE: 1" = 50'

APPROVED: FOR PUBLIC SEWERAGE, PUBLIC WATER, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR: *James M. ...* DATE: 10/8/93
CHIEF BUREAU OF ENGINEERING

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR: *...* DATE: 10/8/93
CHIEF DIVISION LAND DEVELOPMENT AND REVENUE

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

CHIEF HEALTH OFFICER: *...* DATE: 10/14/93

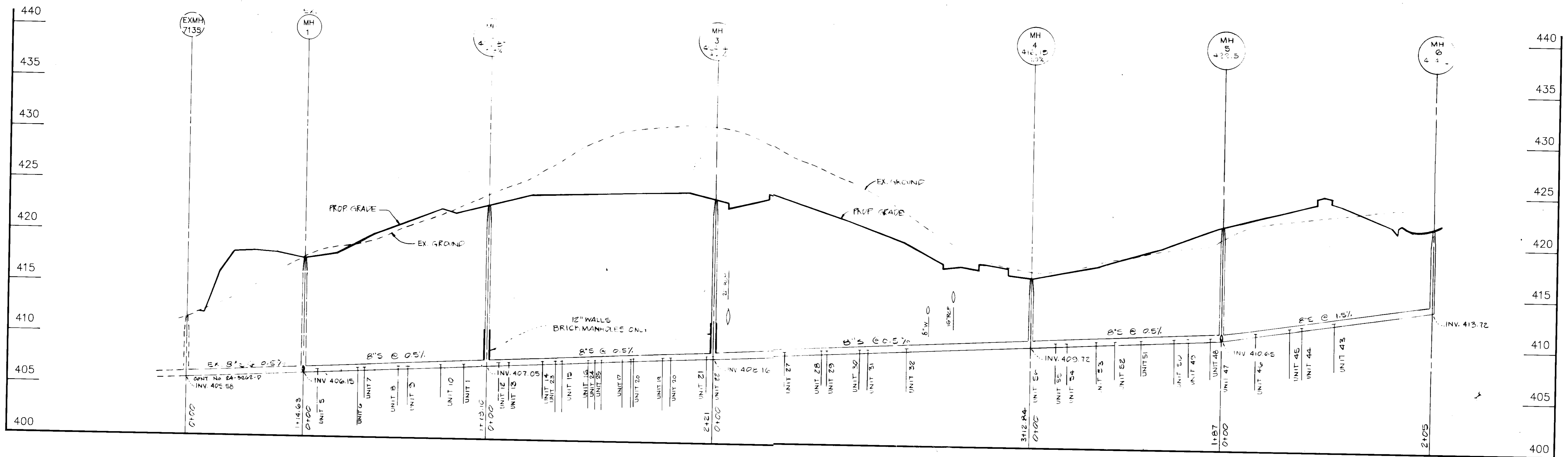
OWNER
THOMAS & VALERIE NELSON
5970 TAMAR DRIVE
COLUMBIA, MARYLAND 21044

DEVELOPER:
CENTEX HOMES
2127 ESPEY COURT SUITE 210
CROFTON, MARYLAND 21114
(301) 721-0034

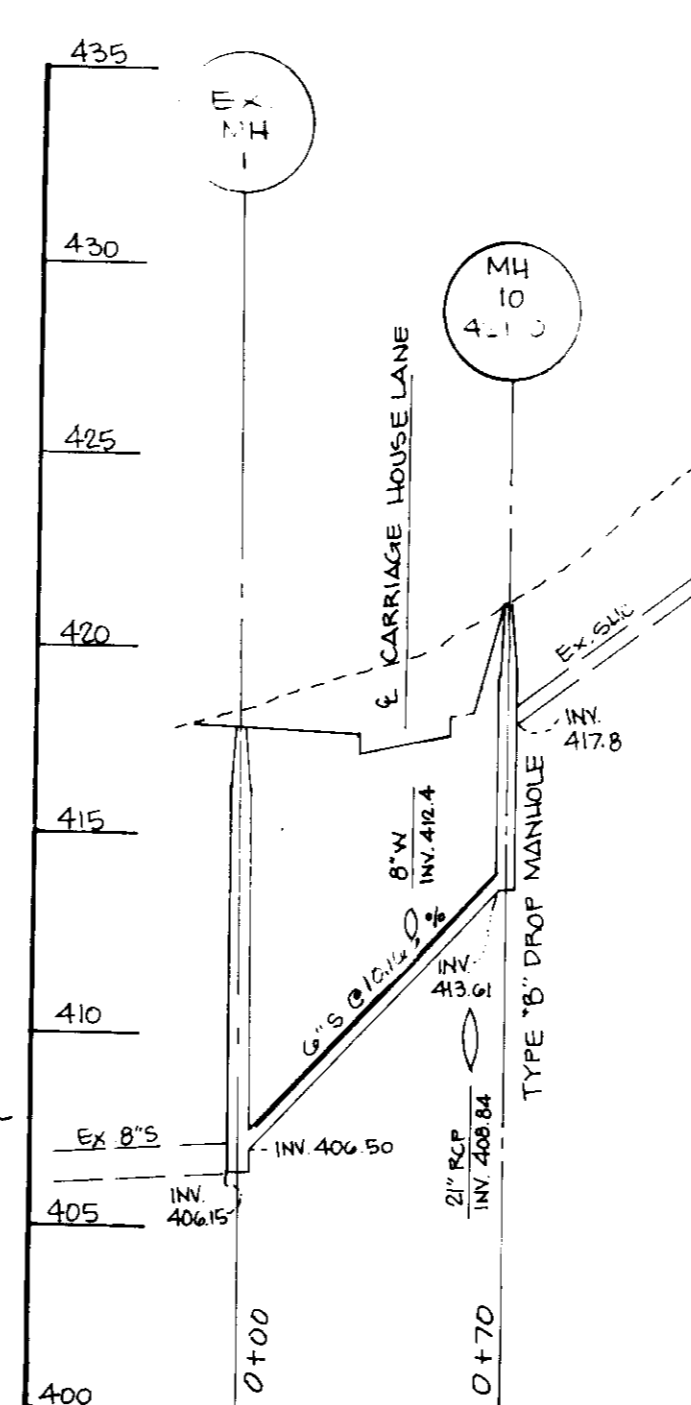
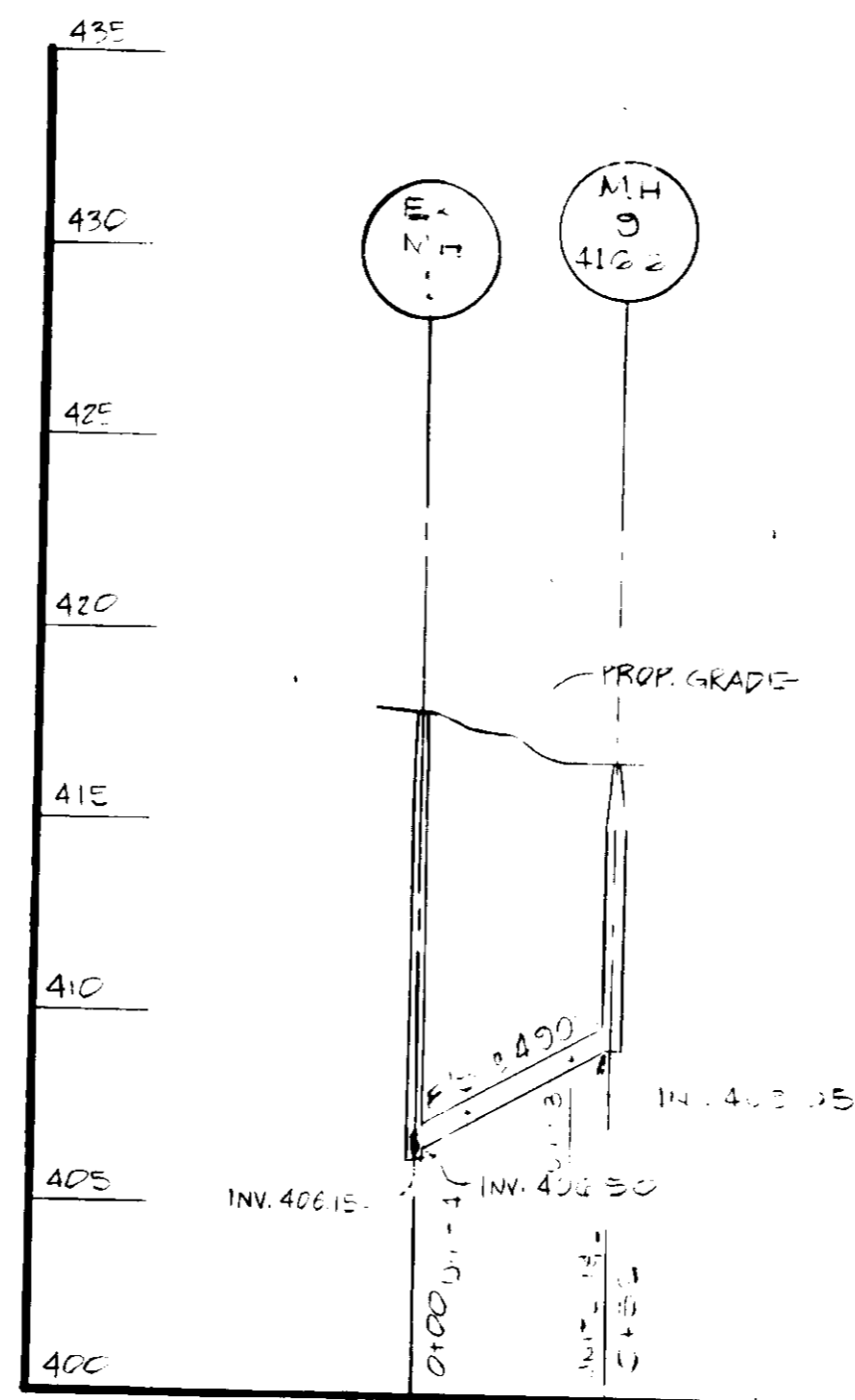
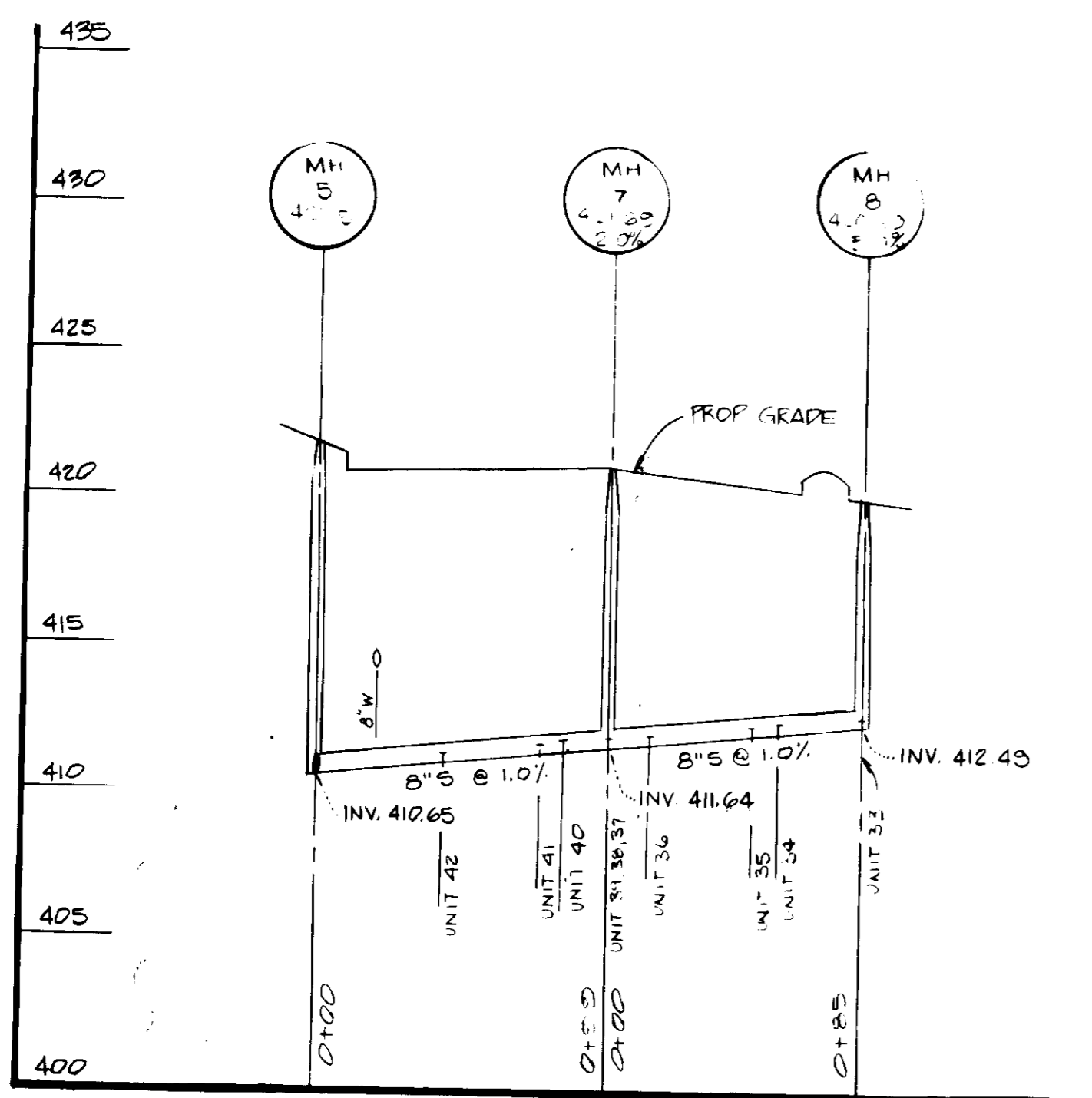
PREPARED BY:
AMERICAN ENGINEERING, INC.
CIVIL ENGINEERING CONSULTANTS
AND LAND PLANNER
871-A MAIN STREET BALTO. (410) 960-3030
LANE, MD 21207 WASH. DC (301) 953-1221

DES.: R.T.T.Jr. JOB: 92105
DRW.: W.D.F. FILE: GIFTSEW
CHK.: D.C.W. DATE: 9-18-92
SCALE: 1" = 50' SHEET: 7 OF 11

THE GABLES AT NEW YEARS GIFT
PRIVATE SEWER PLAN
LOT 3, VLR 1\9; LOTS 18,D-1, D-3, VLR 1\6; AND PARCEL B-1 THRU B-3,
A RESUBDIVISION OF PARCEL B, VLR 1\6 & LOT 3,
COLUMBIA - VILLAGE OF LONGREACH SECTION 1\ AREA 9
S-91-01 P-92-10 WP-91-20 F-93-51



PRIVATE SEWER
SCALE: VERT 1"=5'
HORIZ 1"=50'



UNIT NUMBER	STATION	ELEVATION
1	0+52	409.21
2	0+52	409.22
3	0+52	408.01
4	0+14	402.39
5	0+14	405.22
6	0+14	408.41
7	0+52	406.46
8	0+52	406.61
9	0+52	406.66
10	1+02	406.83
11	1+02	406.88
12	1+57	406.88
13	0+22	407.11
14	0+22	407.16
15	0+54	407.32
16	0+74	407.42
17	1+02	407.58
18	1+34	407.72
19	1+42	407.77
20	1+78	407.92
21	1+80	407.98
22	2+15	408.13
23	2+21	408.16
24	0+48	407.39
25	1+07	407.59
26	1+18	407.78
27	1+46	407.78
28	0+70	408.53
29	1+07	408.69
30	1+43	408.72
31	1+44	408.88
32	1+53	408.92
33	1+90	409.11
34	0+86	412.49
35	0+58	412.22
36	0+49	412.13
37	0+14	411.78
38	0+98	411.64
39	0+88	411.64
40	0+84	411.44
41	0+76	411.41
42	0+42	411.07
43	1+10	412.38
44	0+79	411.66
45	1+87	410.65
46	1+33	411.14
47	1+47	410.60
48	1+77	410.47
49	1+41	410.40
50	1+41	410.30
51	1+04	410.48
52	0+88	410.24
53	0+55	409.90
54	0+36	409.84
55	0+24	409.84
56	0+20	409.72

* ELEVATION AT THE M.H.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE Aug. 19, 1993



PLAT# OR L/P	BLOCK#	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
778/358	RES-B	36	#6		6066.02
WATER CODE	SEWER CODE				
E04	5334900				

THE GABLES AT NEW YEARS GIFT
SEWER PROFILE
LOT 3, VLR 1\9; LOTS 18,D-1, D-3, VLR 1\6; AND PARCEL B-1 THRU B-3,
A RESUBDIVISION OF PARCEL B, VLR 1\6. & LOT 3,
COLUMBIA - VILLAGE OF LONGREACH SECTION 1\ AREA 9
S-91-01 P-92-10 WP-91-20 F-93-51

NO.	DATE	DESCRIPTION	BY

APPROVED: FOR PUBLIC SEWERAGE, PUBLIC WATER, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James M. Chew 10/8/93
DIRECTOR DATE
Paul J. Brown 10/8/93
CHIEF DIVISION DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
David Shultz 10/18/93
DIRECTOR DATE
Gina J. Jaramila 10/18/93
CHIEF DIVISION DATE

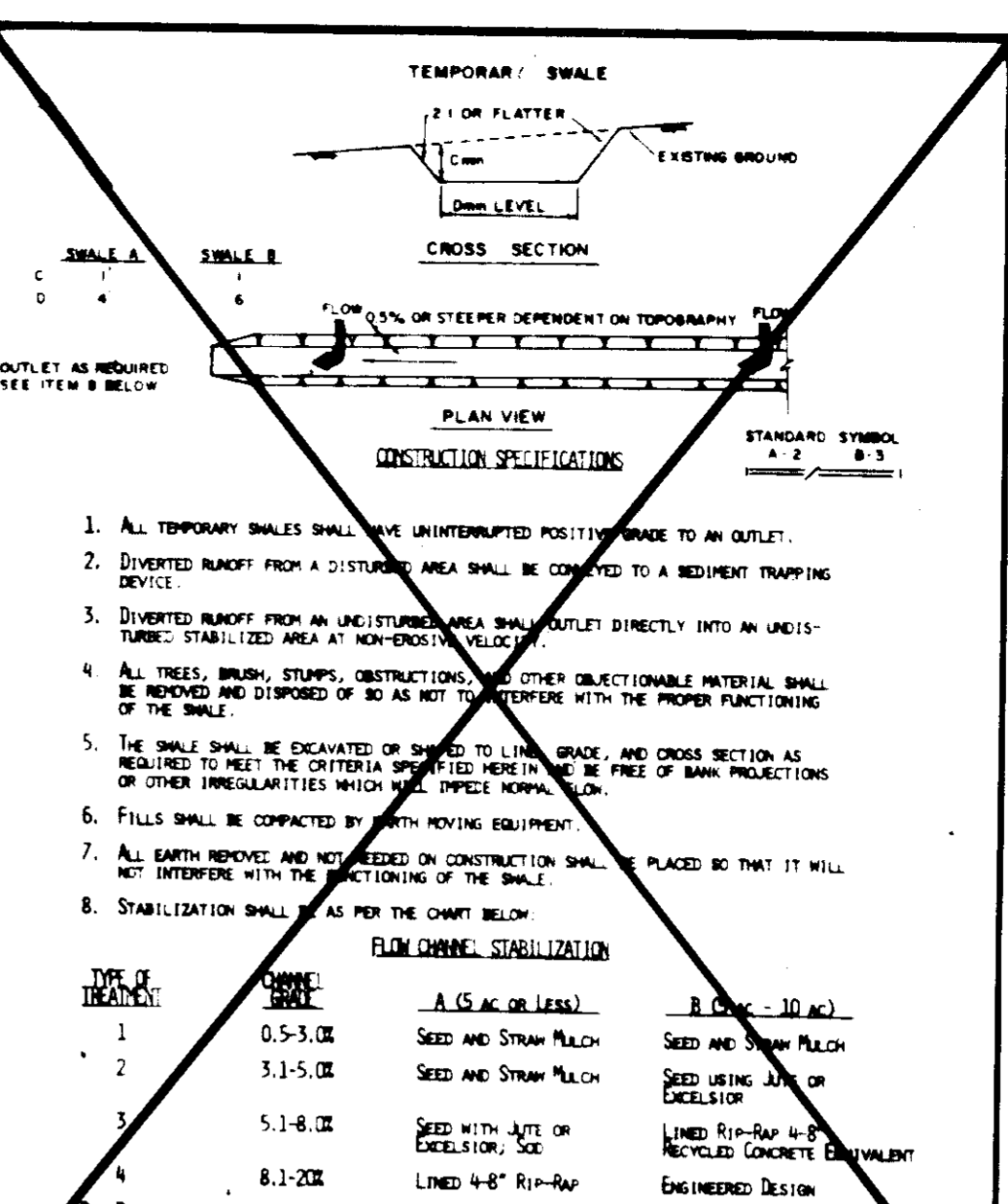
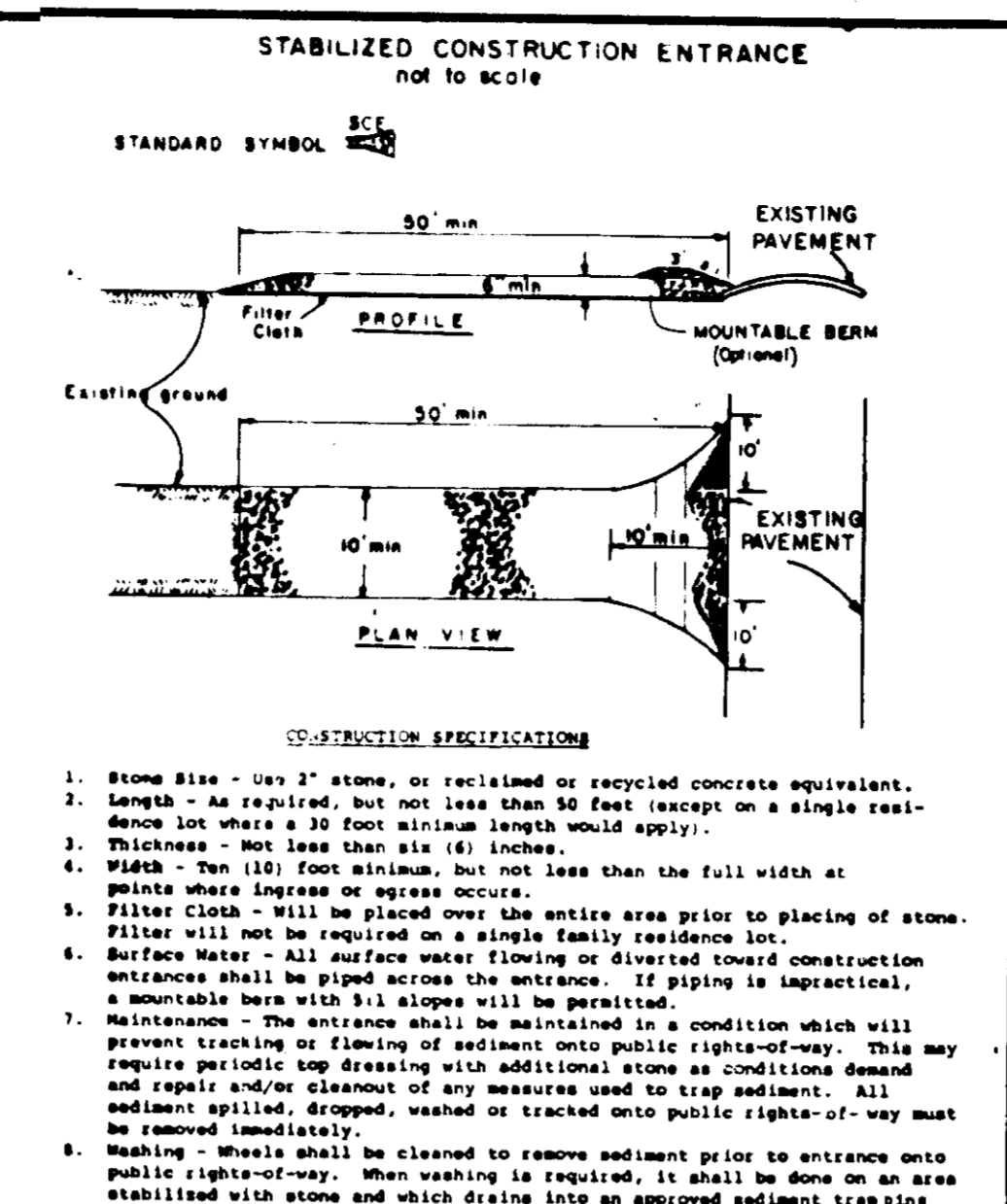
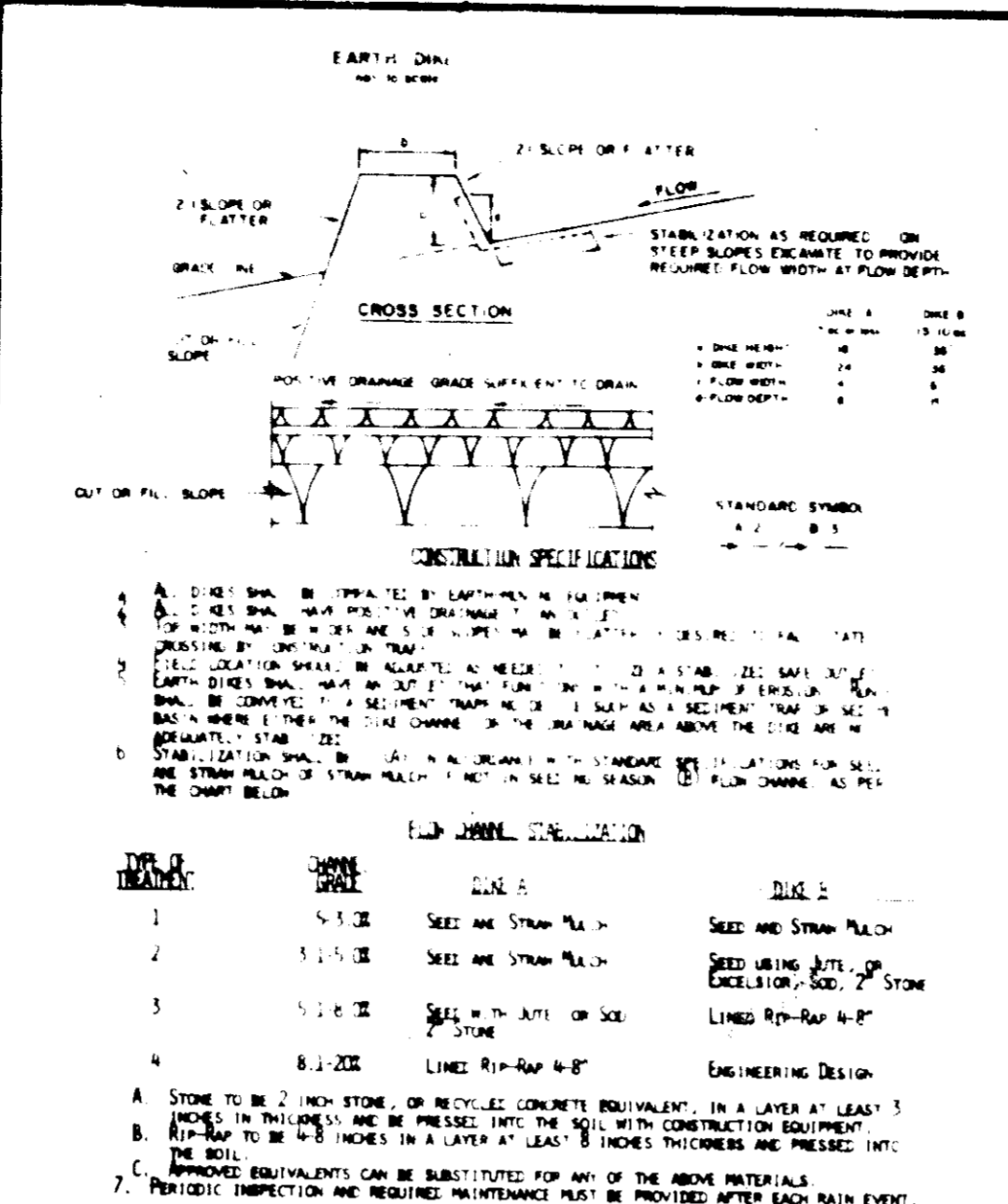
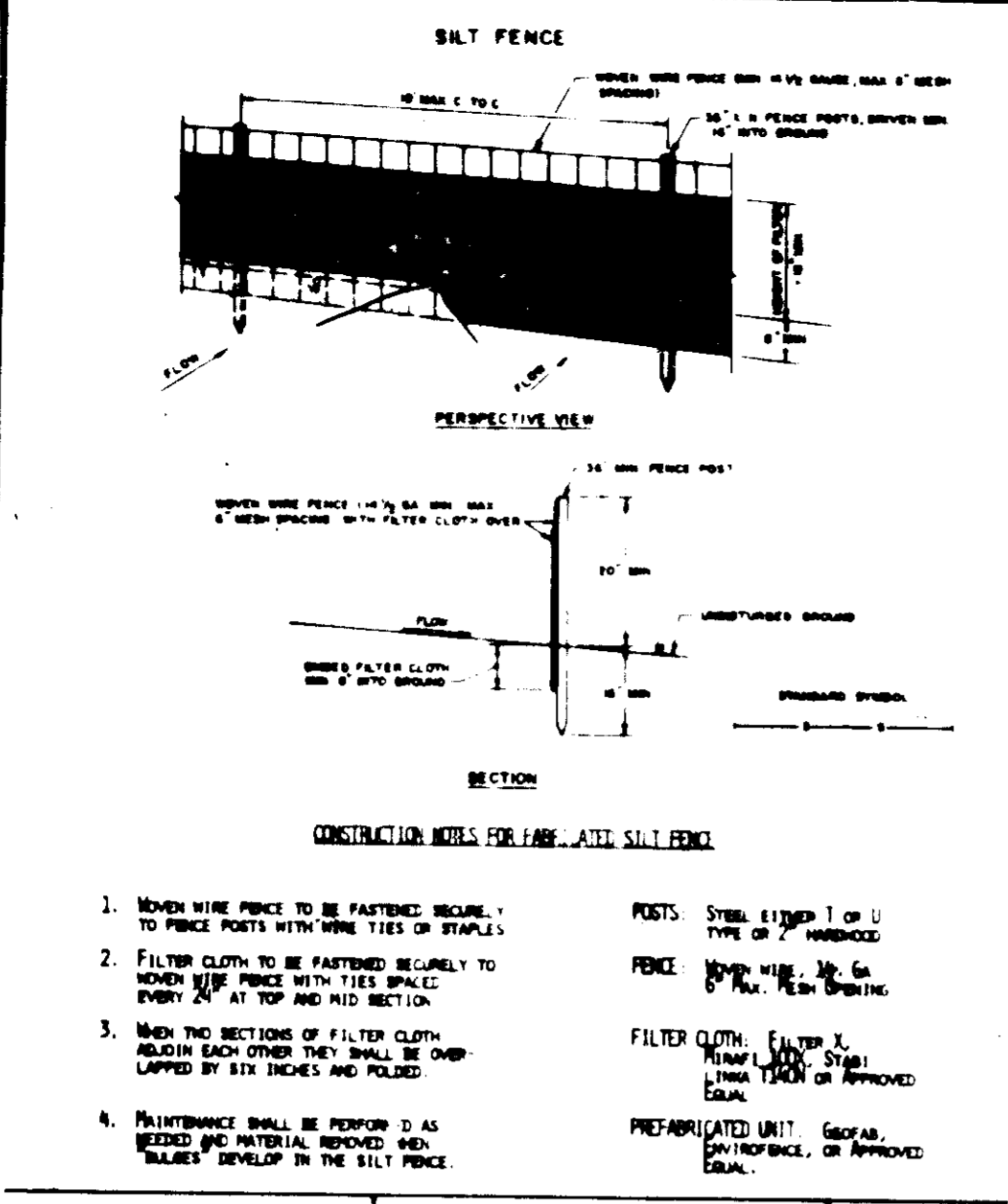
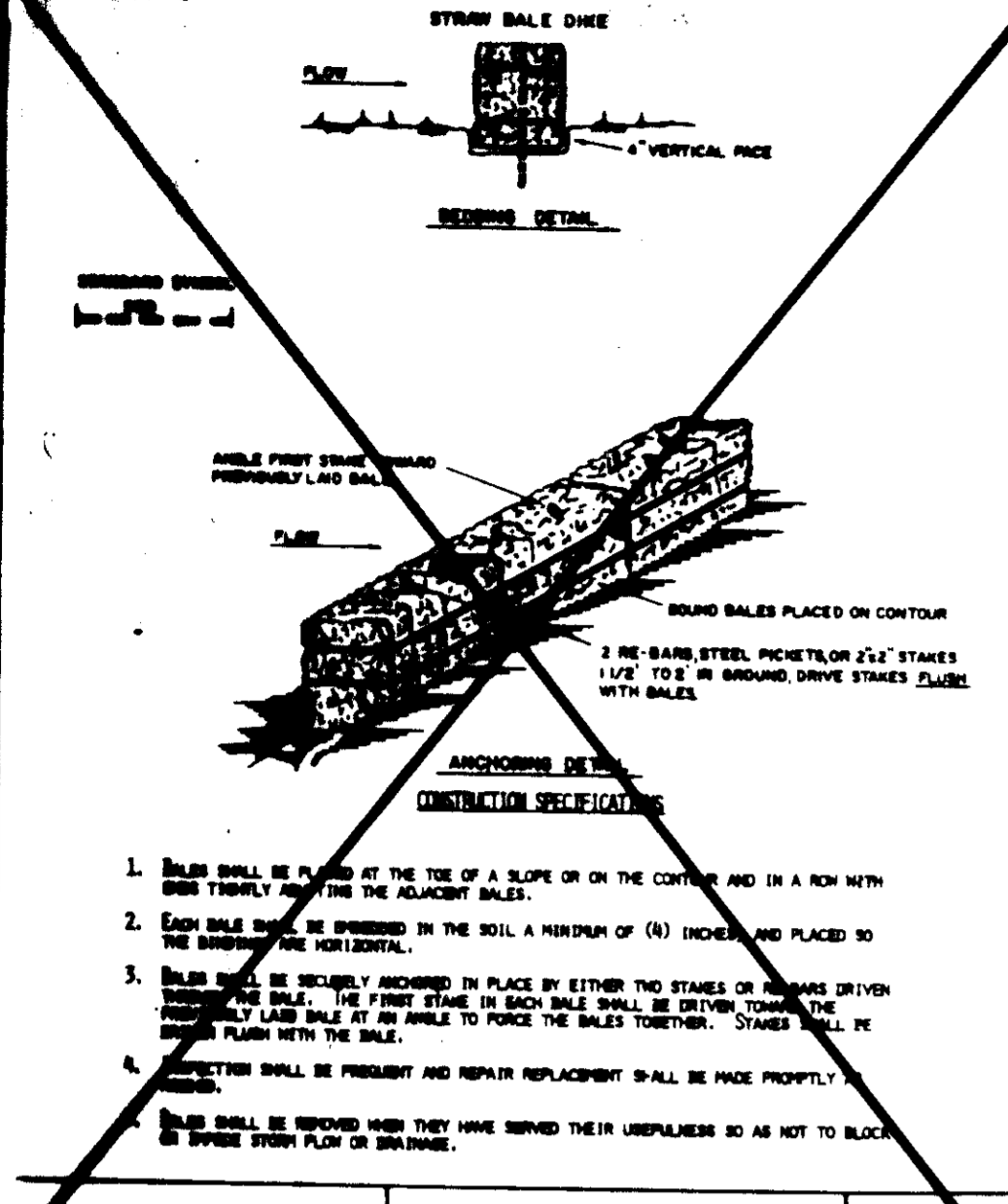
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
Joyce M. Boyd 10/14/93
HEALTH OFFICER DATE

OWNER
THOMAS & VALERIE NELSON
5970 TAMAR DRIVE
COLUMBIA, MARYLAND 21044

DEVELOPER:
CENTEX HOMES
2127 ESPY COURT SUITE 210
CROFTON, MARYLAND, 21114
(301) 721 - 0034

PREPARED BY:
AMERICAN ENGINEERING, INC.
CIVIL ENGINEERING CONSULTANTS
AND LAND PLANNER
871-A MAIN STREET
LAUREL, MD 20707

DES.: R.T.T.Jr. JOB: 92105
DRW.: W.D.F. FILE: GIFTSEWP
CHK.: D.C.W. DATE: 9-18-92
SCALE: 1" = 50' SHEET 8 OF 11



PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance. A permanent long-lived vegetative cover is needed.

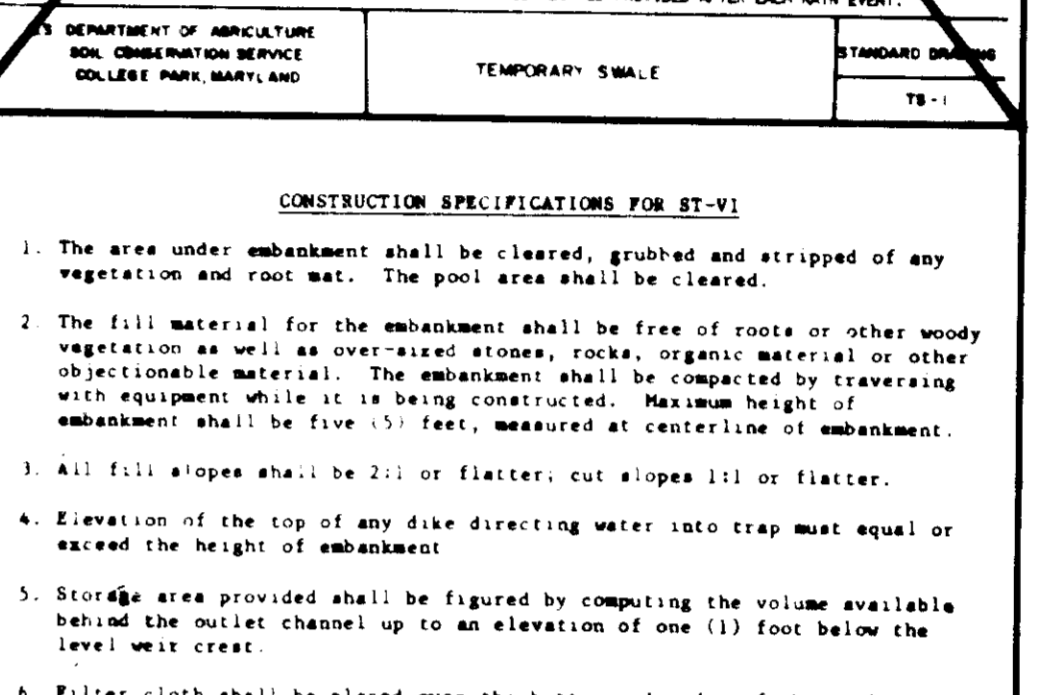
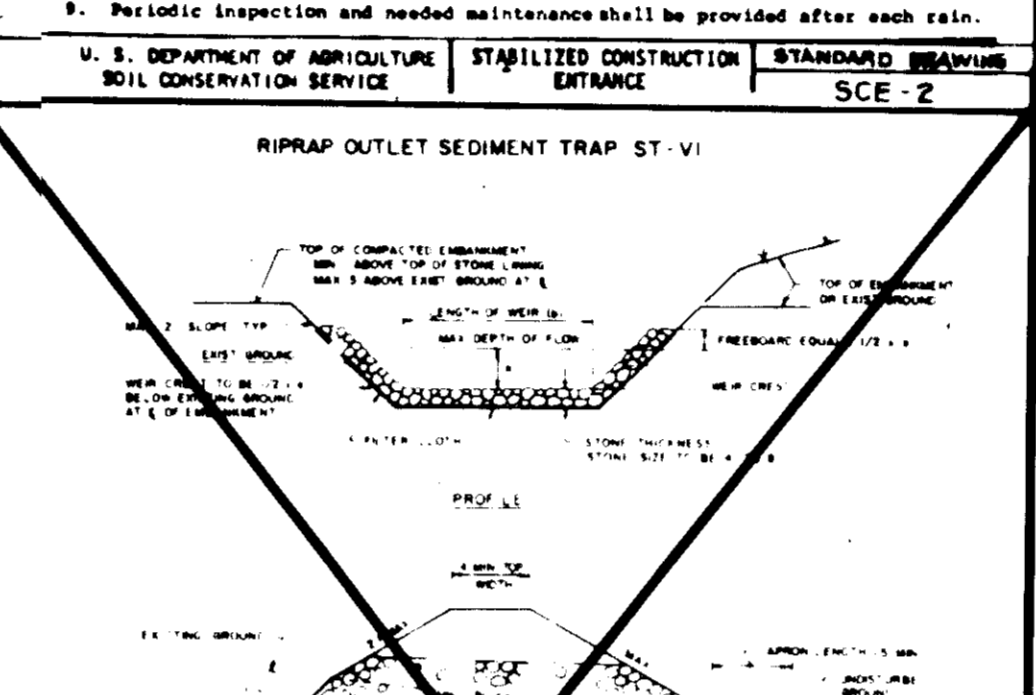
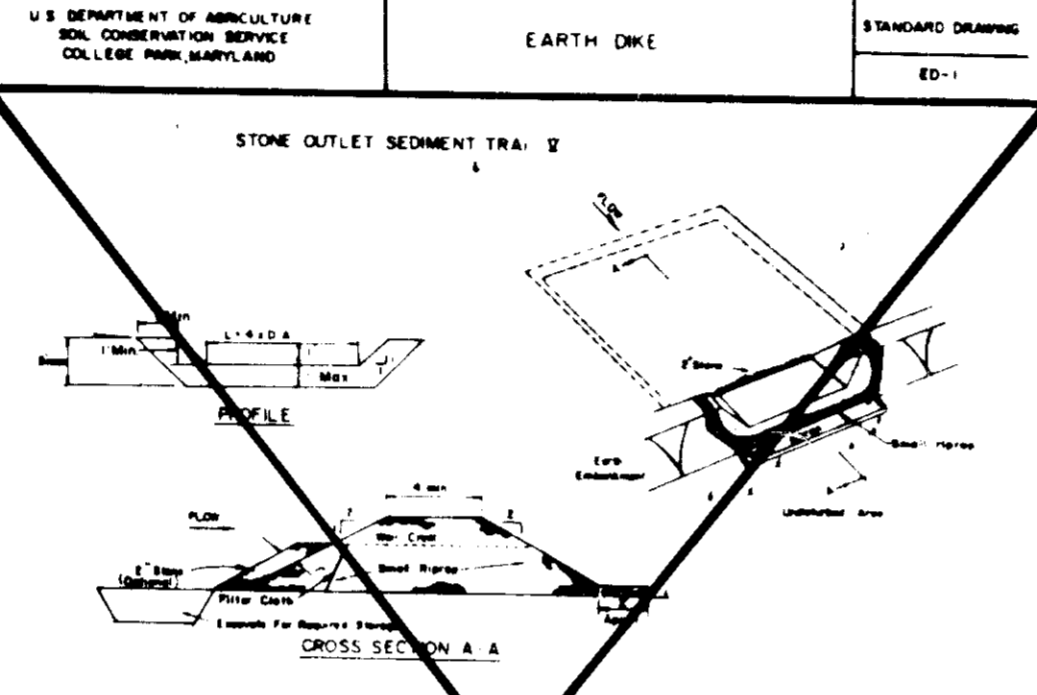
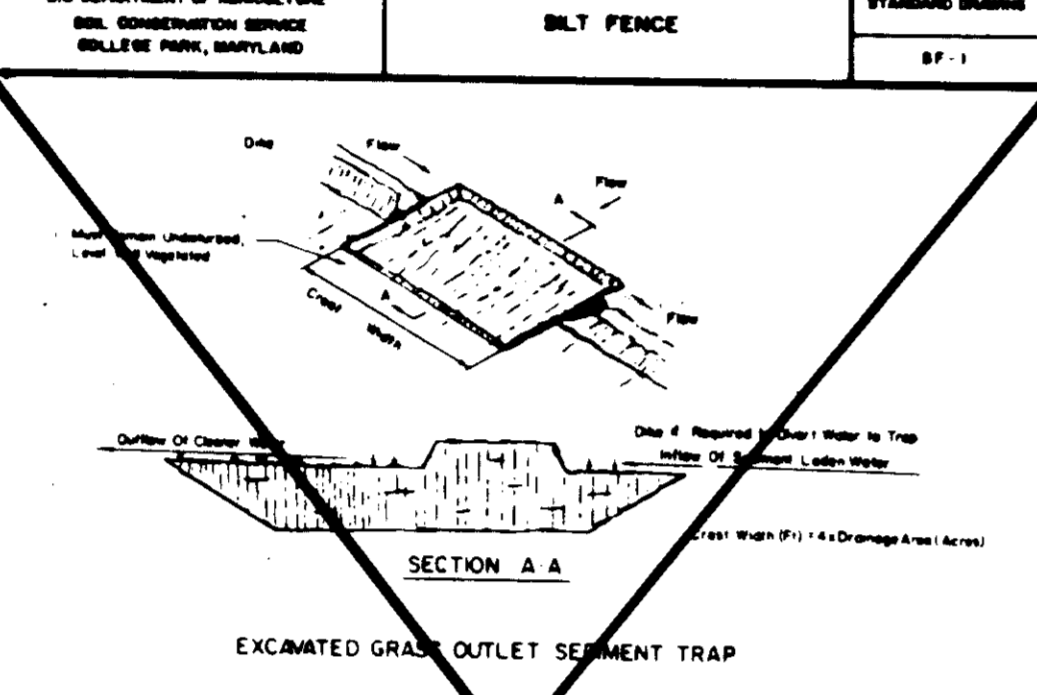
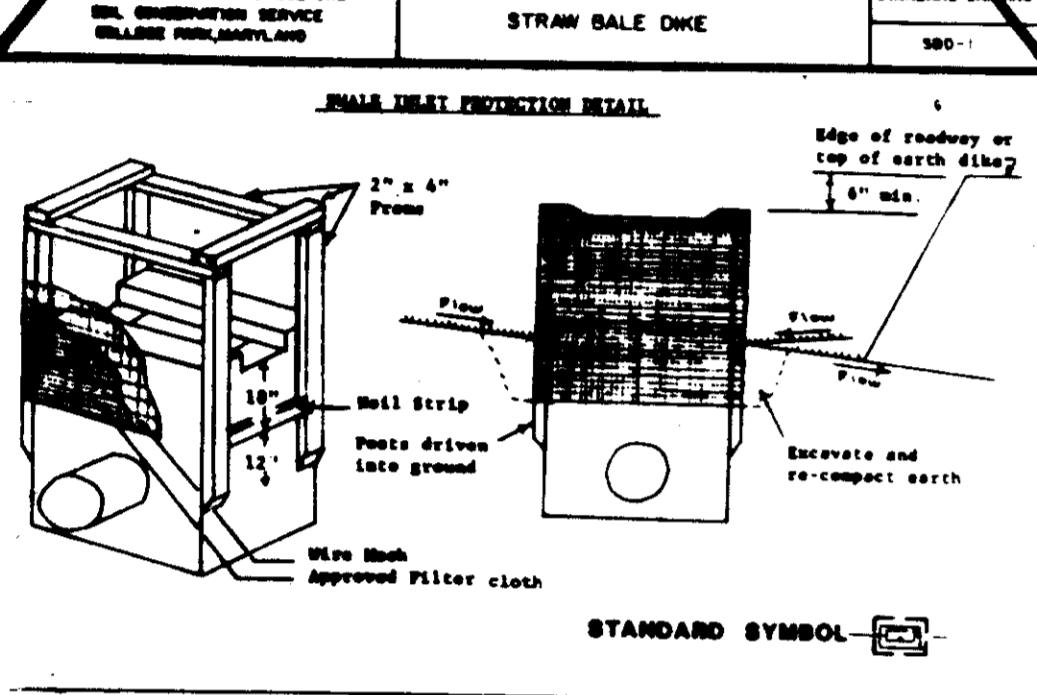
Seeding Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

Soil Amendments: In lieu of soil test recommendations, use one of the following:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 500 lbs per acre 10-10-10 fertilizer (24 lbs/1000 sq ft) before seeding.
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (24 lbs/1000 sq ft) before seeding.

Mulching: Apply 1/4 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of ammoniated asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.



TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

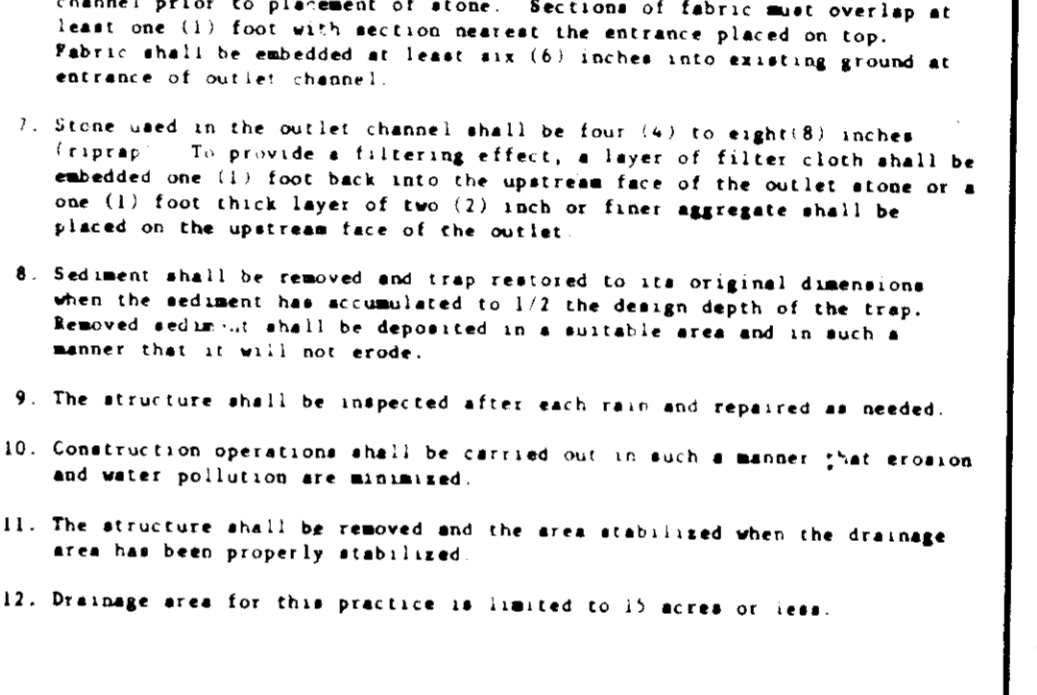
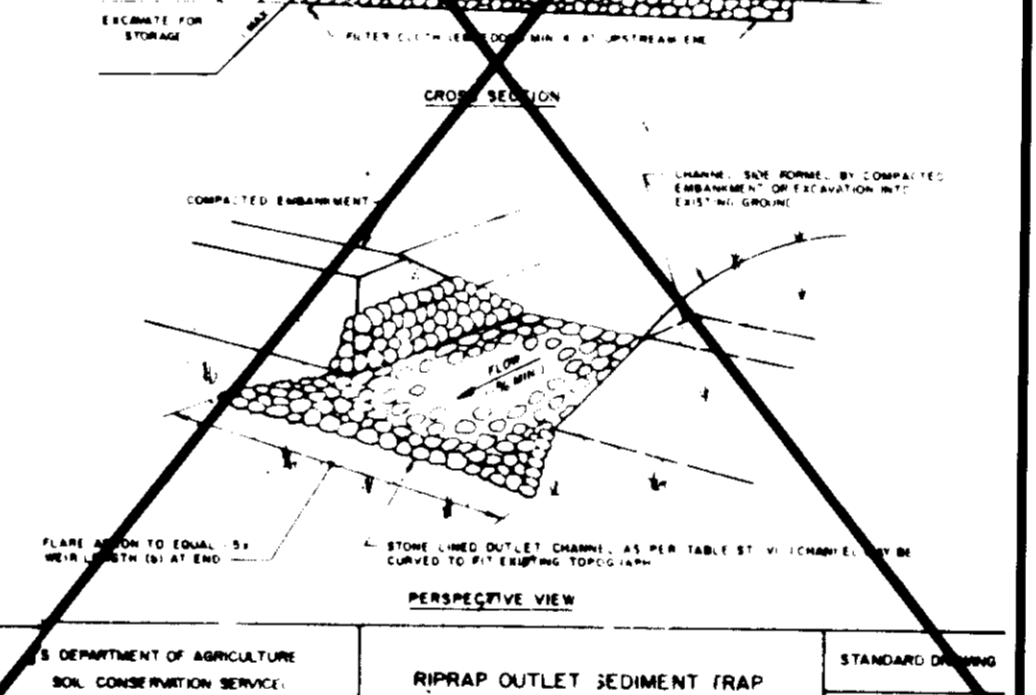
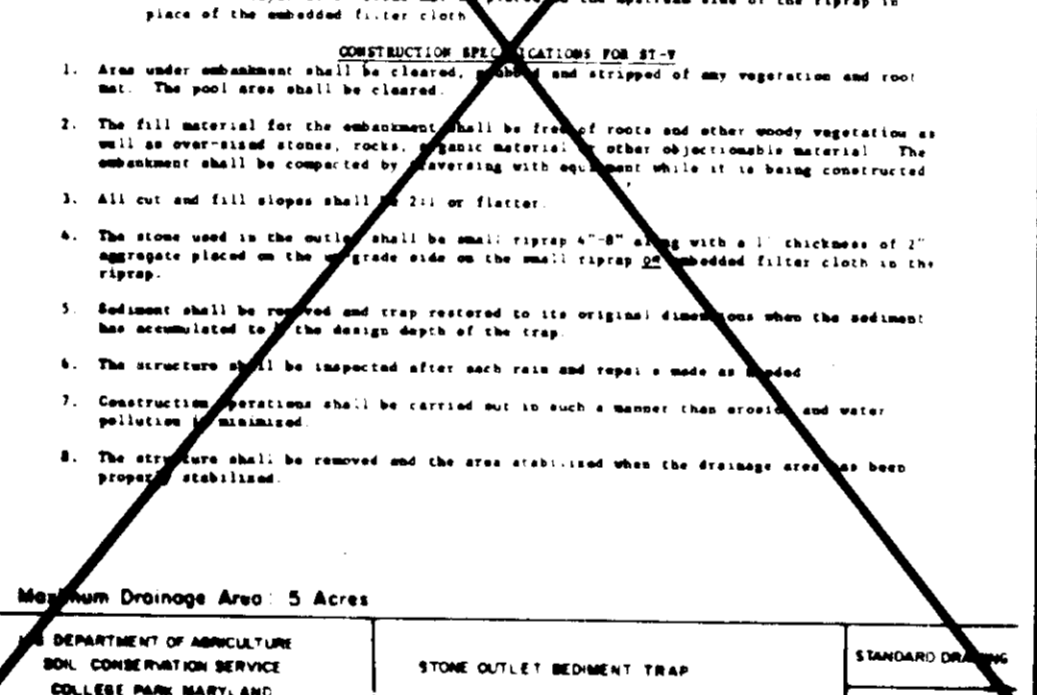
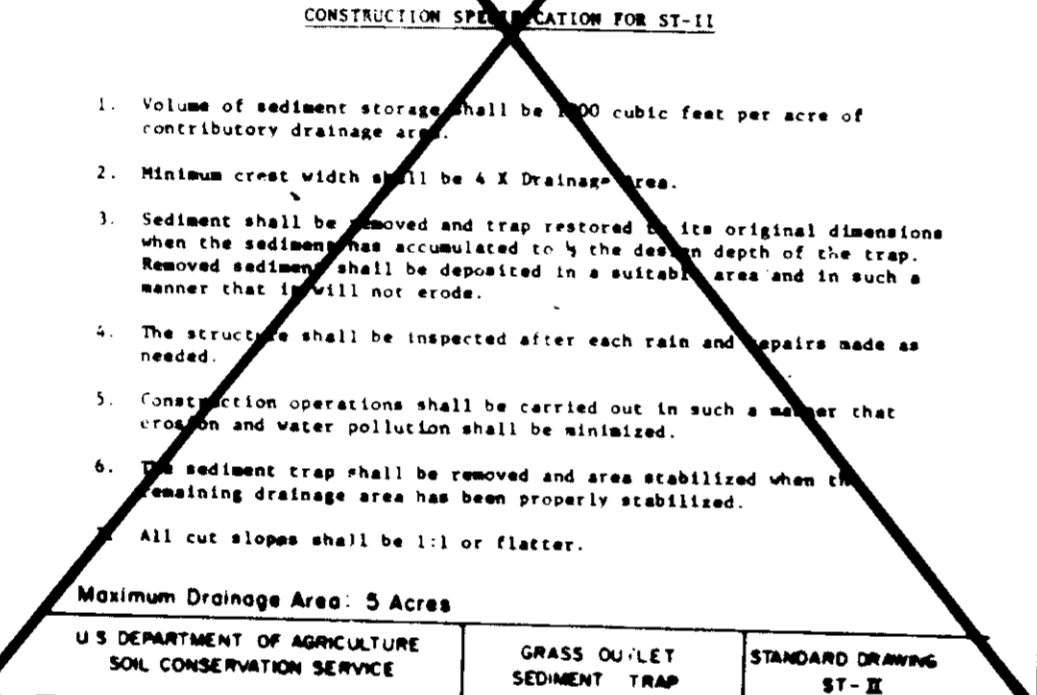
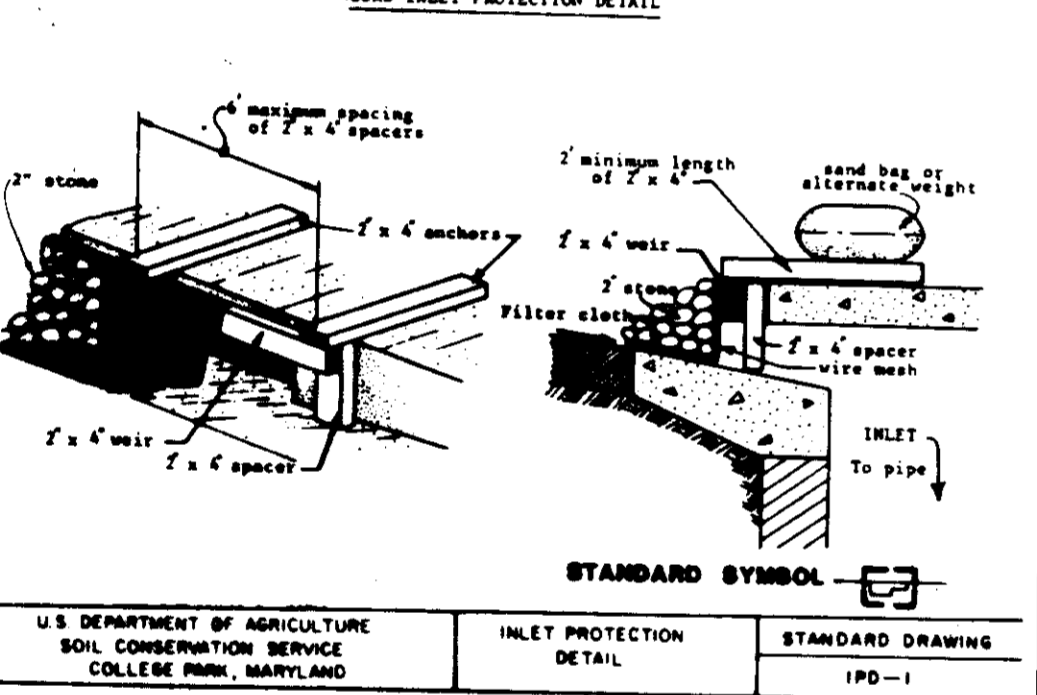
Seeding Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding: For periods March 1 thru April 30, and August 1 thru October 15, seed with 25 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 15, seed with 50 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use seed. Option (3) Seed with 50 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1/4 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of ammoniated asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.



SEDIMENT CONTROL NOTES

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permanent stabilization has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area of Site	11.51 Acres
Area Disturbed	8.11 Acres
Area to be roofed or paved	2.6 Acres
Area to be vegetatively stabilized	5.91 Acres
Total Cut	150,000 Cu. Yds
Total Fill	75,000 Cu. Yds
Offsite waste/borrow area location	
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DPW sediment control inspector.

Construction Specifications

Materials

- Wooden frame is to be constructed of 2"x4" construction grade lumber.
- Plywood is to be a minimum thickness of 1/4" construction grade lumber.

Installation

- Cut plywood to extend a minimum of 6" past throat along curb.
- Attach to anchors in a secure manner which will insure a weathertight fit against throat.
- Brace securely using sandbag or alternate weight. If not watertight, use approved filter cloth under plywood and attach securely.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

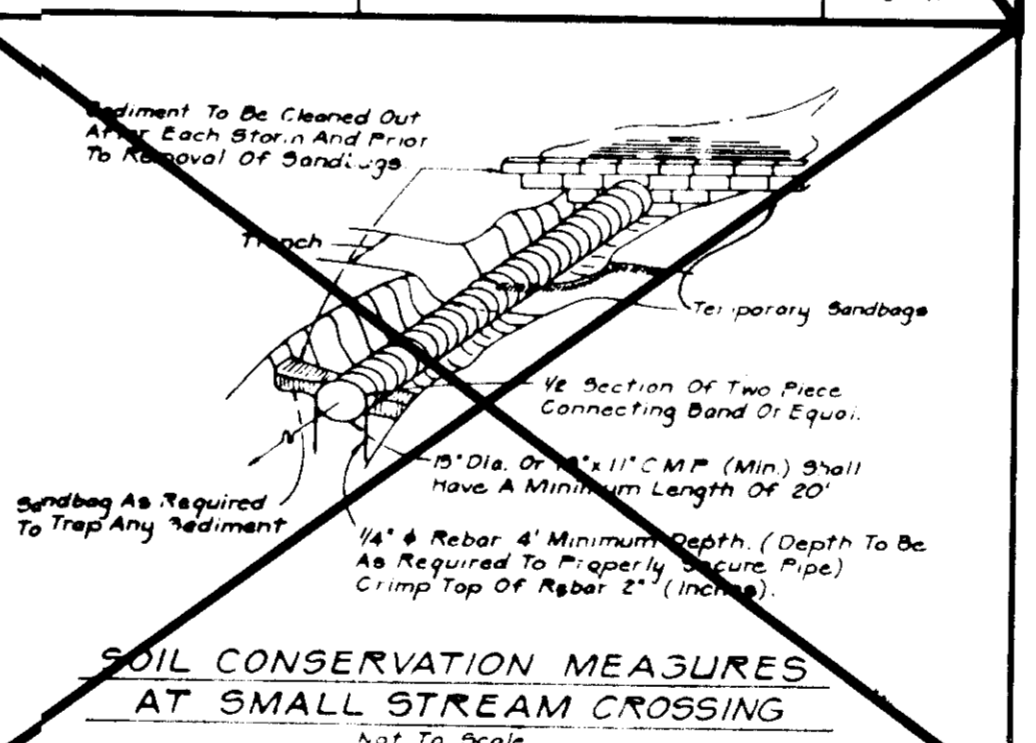
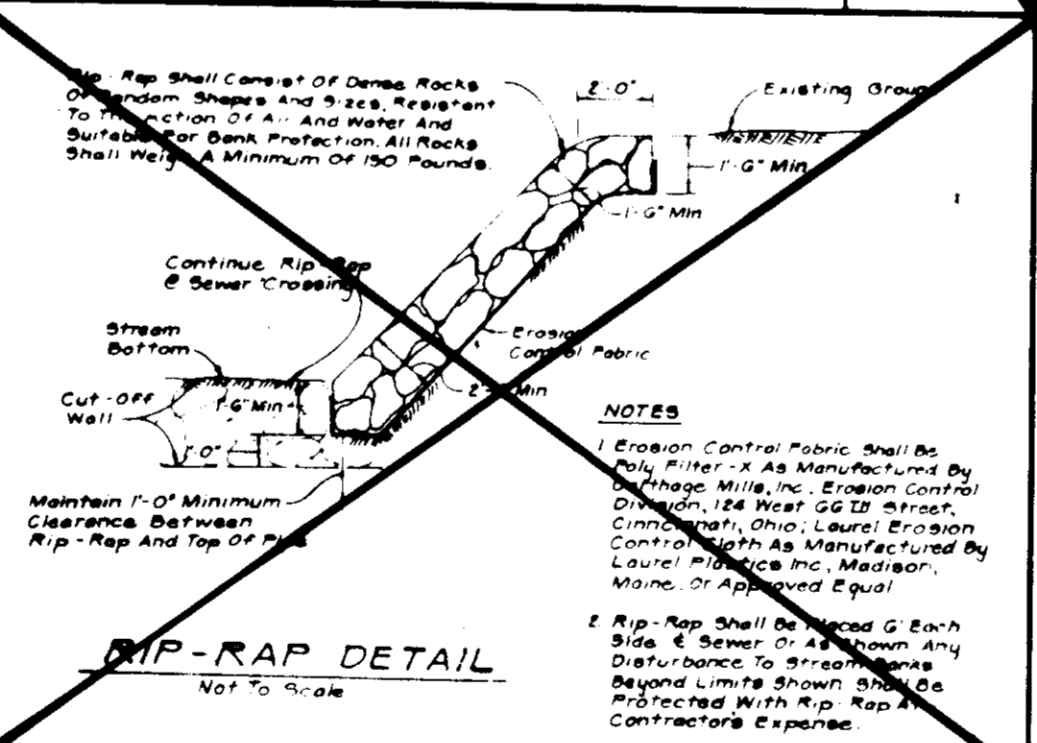
James M. Bond 10/14/93
COUNTY HEALTH OFFICER

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

James M. Bond 10/18/93
DIRECTOR

APPROVED FOR PUBLIC WATER AND SEWERAGE, STORM DRAINAGE SYSTEMS AND PAVED ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James M. Bond 10/18/93
DIRECTOR



Riprap Outlet Sediment Trap

ST-VI for Stone Line Channel

Contributing Drainage Area (Acres)	Depth of Channel (Feet)	Length of Trap (Feet)
1	1.5	4.0
2	1.5	5.0
3	1.5	6.0
4	1.5	10.0
5	1.5	12.0
6	1.5	14.0
7	1.5	16.0
8	2.0	10.0
9	2.0	12.0
10	2.0	14.0
11	2.0	16.0
12	2.0	18.0
13	2.0	18.0
14	2.0	18.0
15	2.0	18.0

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

J. G. Warfield, Jr. 10/6/93
DATE

U.S. SOIL CONSERVATION SERVICE

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

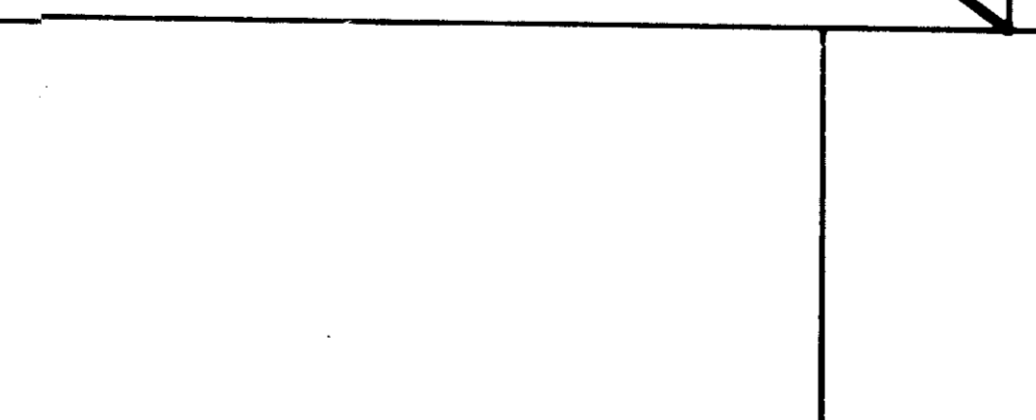
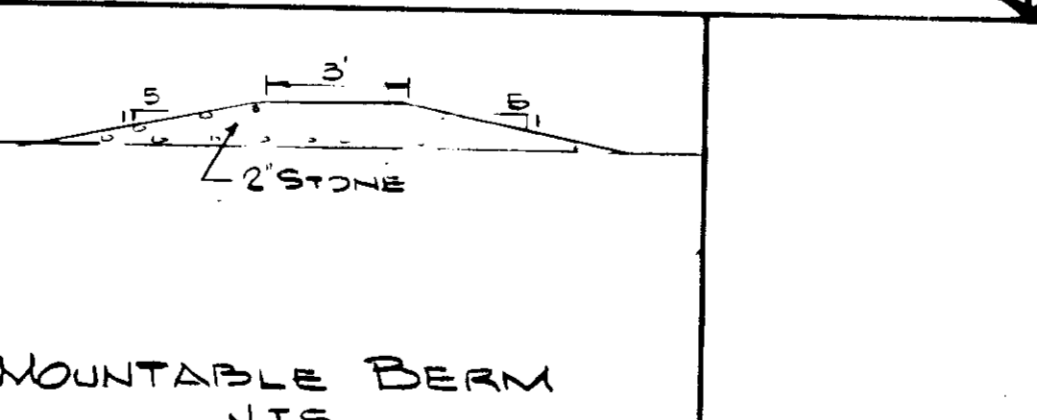
James M. Bond 10/14/93
DATE

APPROVED FOR PUBLIC WATER AND SEWERAGE, STORM DRAINAGE SYSTEMS AND PAVED ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James M. Bond 10/18/93
DIRECTOR

APPROVED FOR PUBLIC WATER AND SEWERAGE, STORM DRAINAGE SYSTEMS AND PAVED ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James M. Bond 10/18/93
DIRECTOR



APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE *Aug 19, 1993*

SEDIMENT CONTROL DETAIL SHEET

PROJECT NAME: **THE GABLES AT NEW YEARS**

LOT 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

DATE: *10/14/93*

DEVELOPER'S CERTIFICATION

"I 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 Md. 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."

Signature: *Richard R. Johnson*
Name: *Richard R. Johnson*
Firm: *CONTEX HOMES*

10/15/93
DATE

ENGINEER'S CERTIFICATE

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my knowledge of the site conditions and the requirements of the Howard County Soil Conservation District."

Signature: *Richard R. Johnson*
Name: *Richard R. Johnson*
Firm: *CONTEX HOMES*

10/15/93
DATE

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE *Aug 19, 1993*

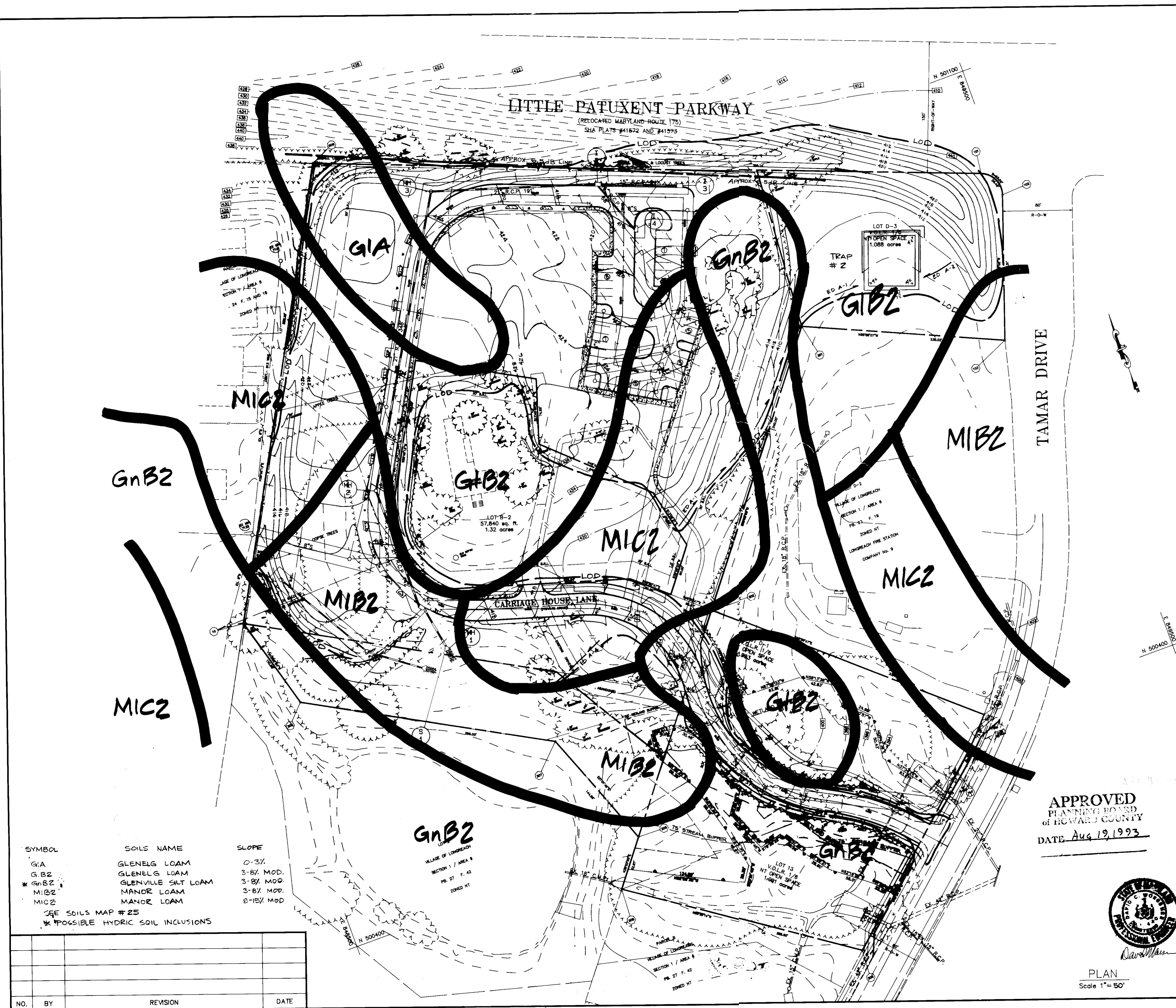
APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE *Aug 19, 1993*

DATE	REVISIONS	SHEET	DATE
		11	
		12	
		13	
		14	
		15	

On all sites with disturbed areas in excess of 2 acres, approval of this inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

NOTE: FOR SEQUENCE OF CONSTRUCTIONS, SEE SHEET 3 OF 11.



SYMBOL	SOILS NAME	SLOPE
G1A	GLENELG LOAM	0-3%
G.B2	GLENELG LOAM	3-8% MOD.
* GnB2	GLENVILLE SILT LOAM	3-8% MOD.
MIB2	MANOR LOAM	3-8% MOD.
MIC2	MANOR LOAM	8-15% MOD.

SEE SOILS MAP #25
* POSSIBLE HYDRIC SOIL INCLUSIONS

NO.	BY	REVISION	DATE

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE Aug 19, 1993



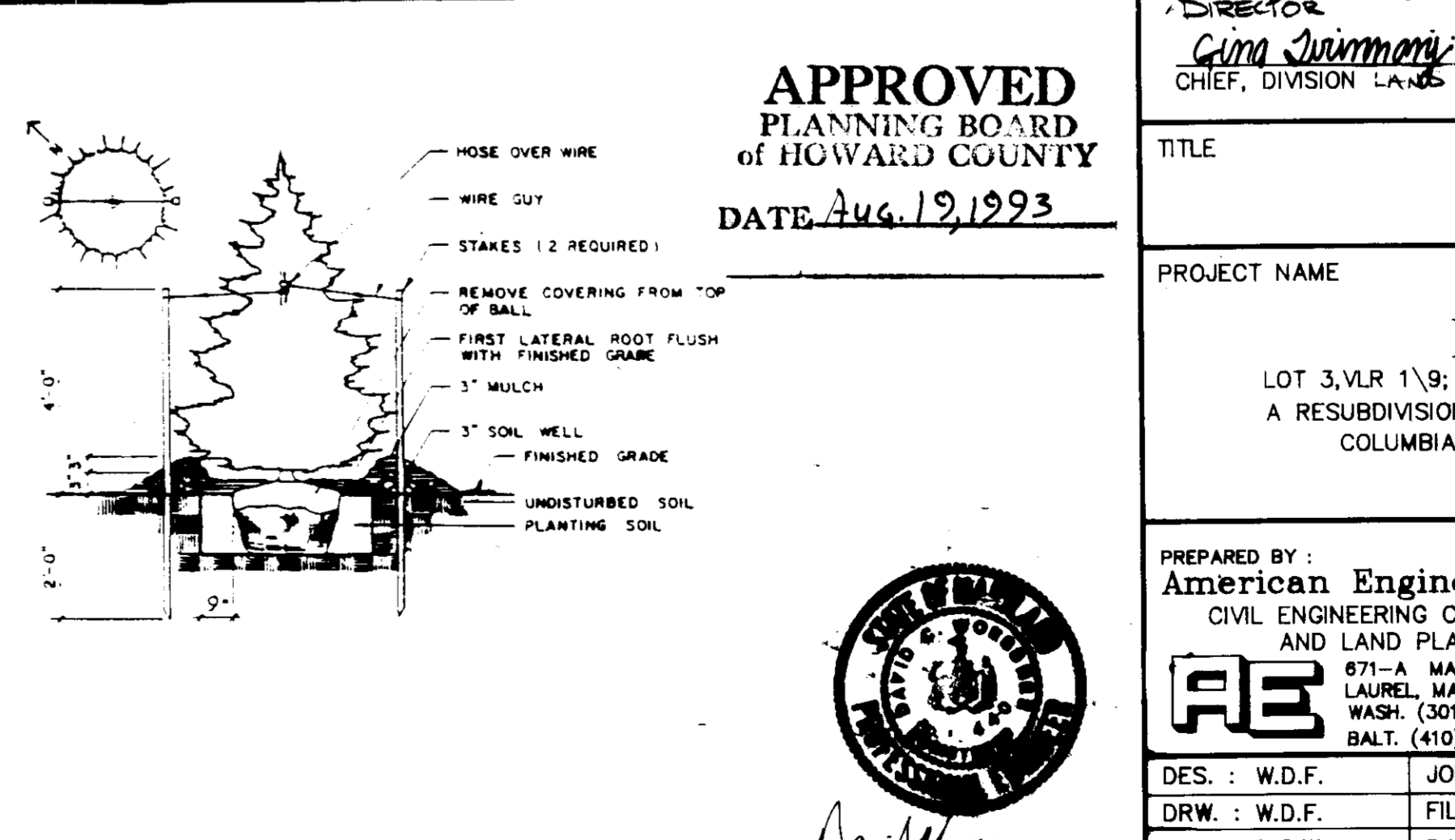
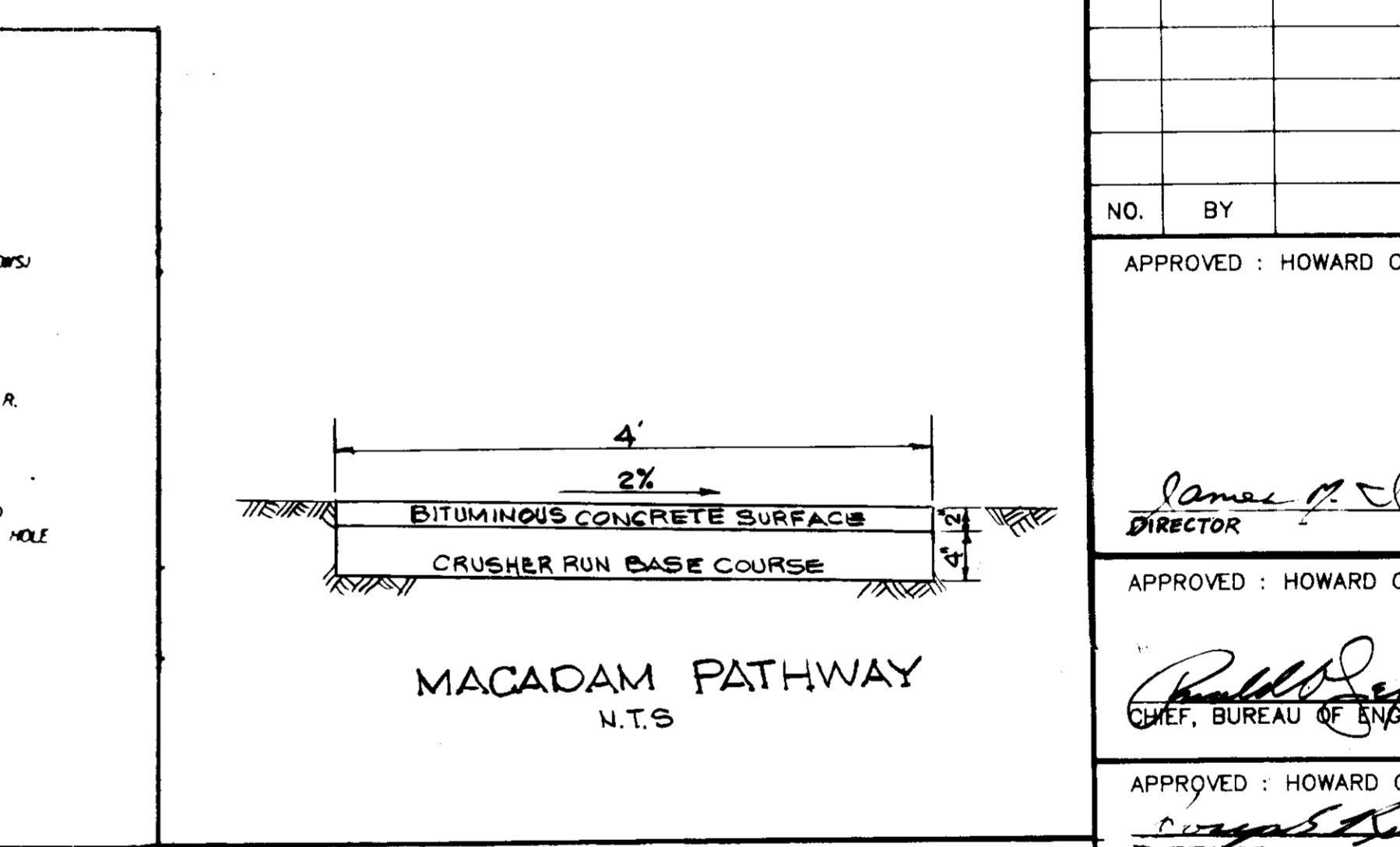
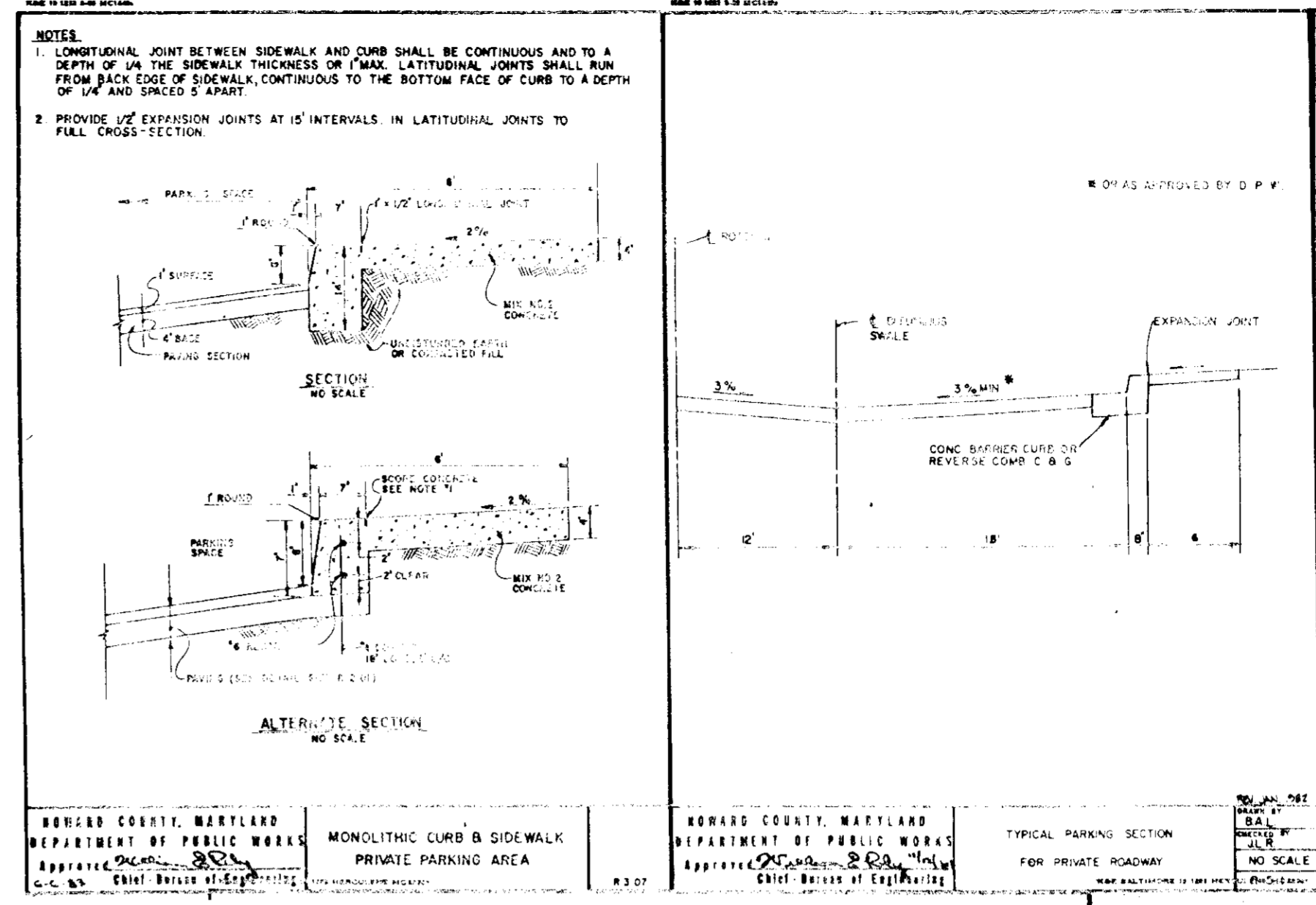
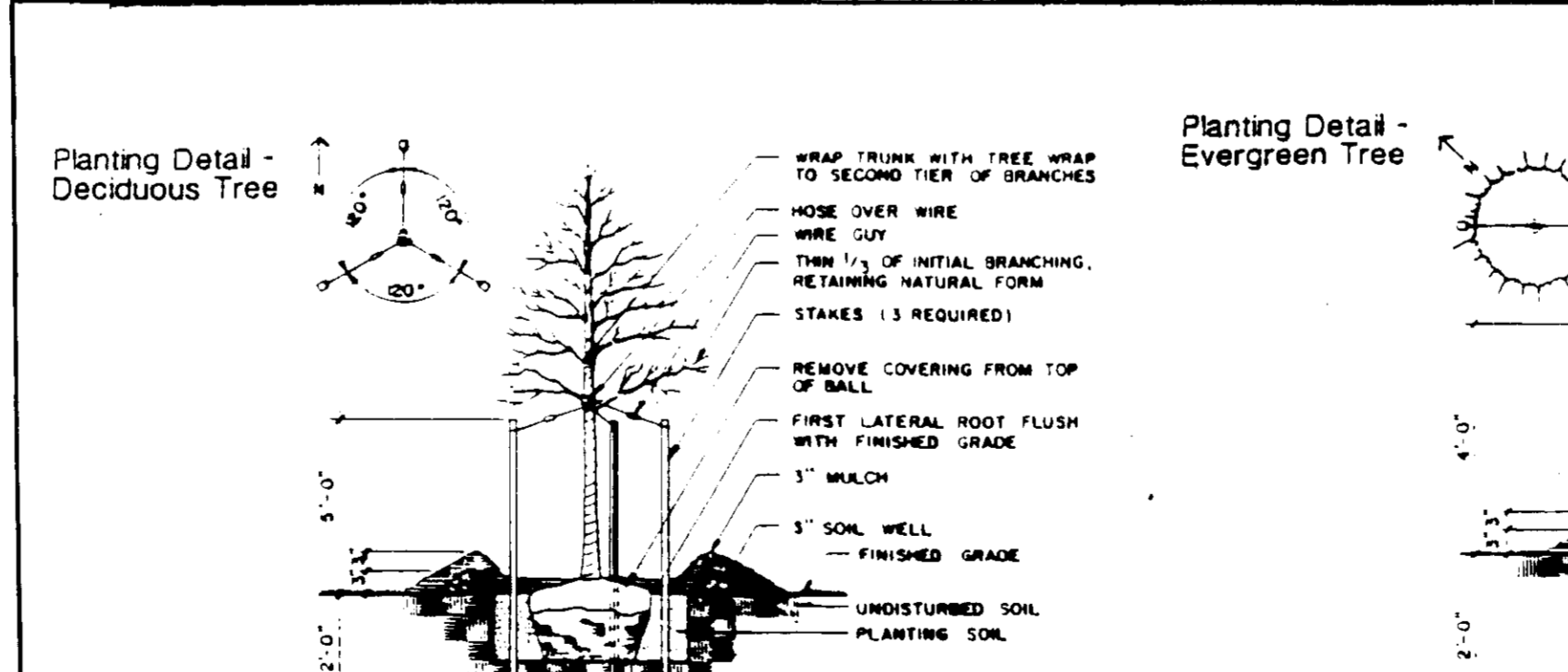
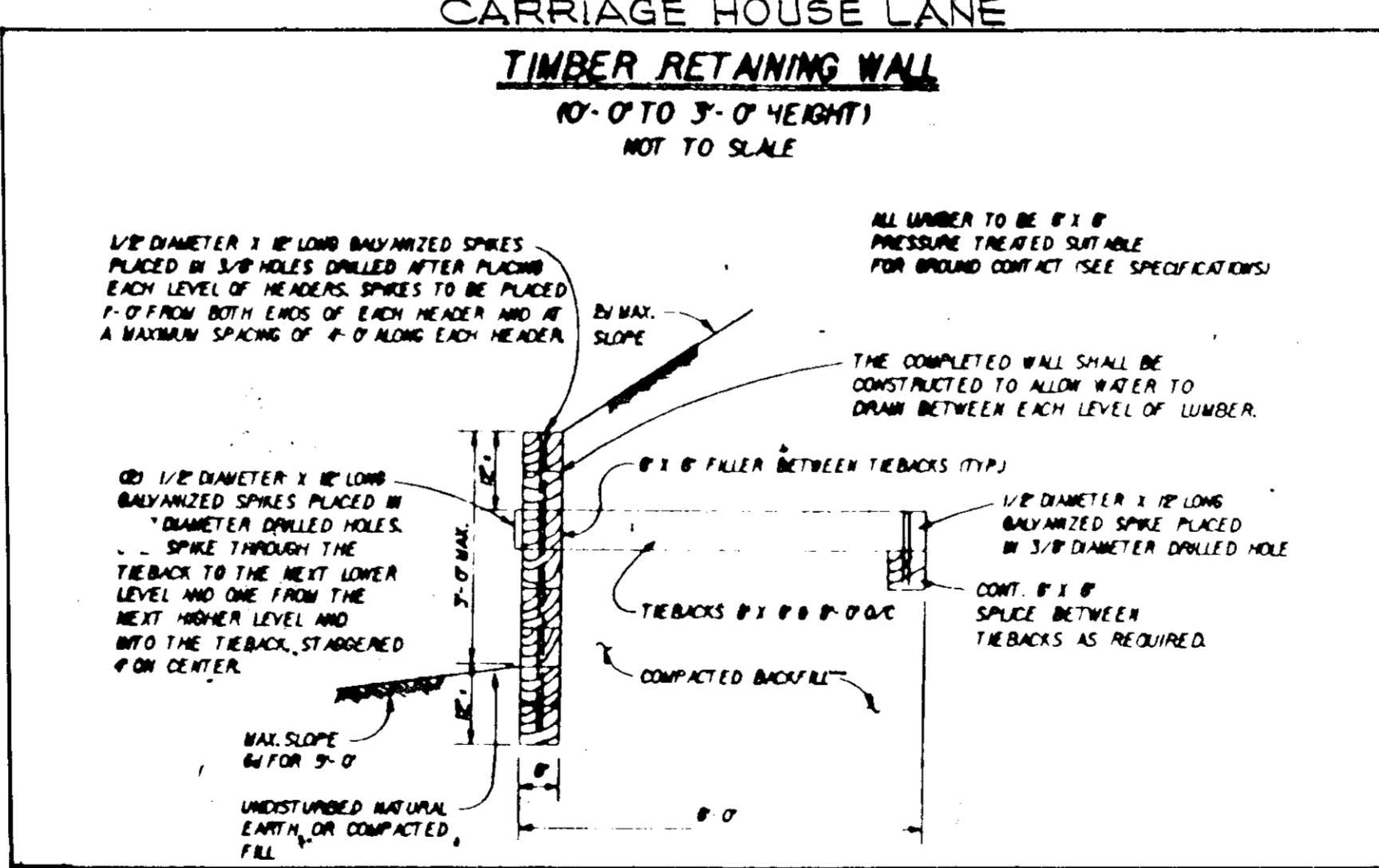
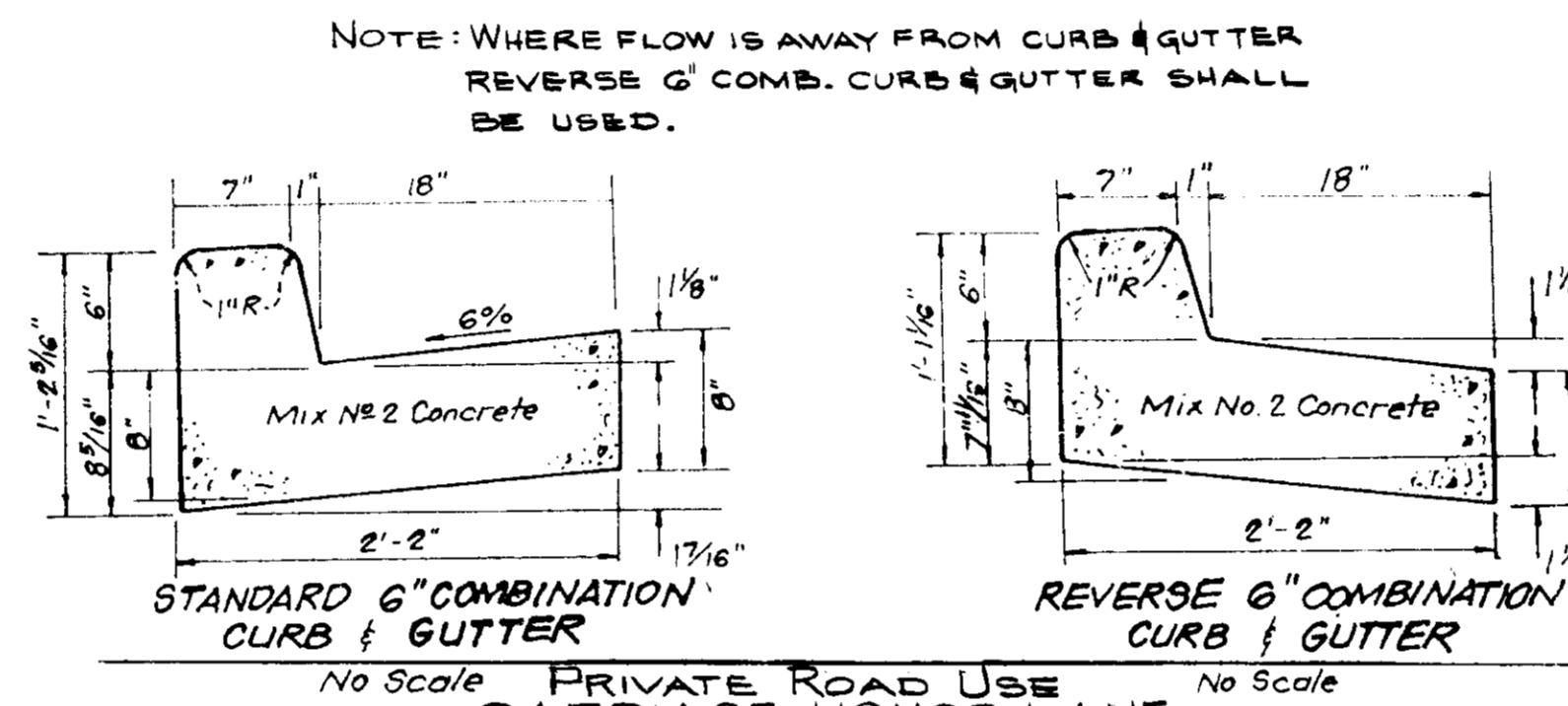
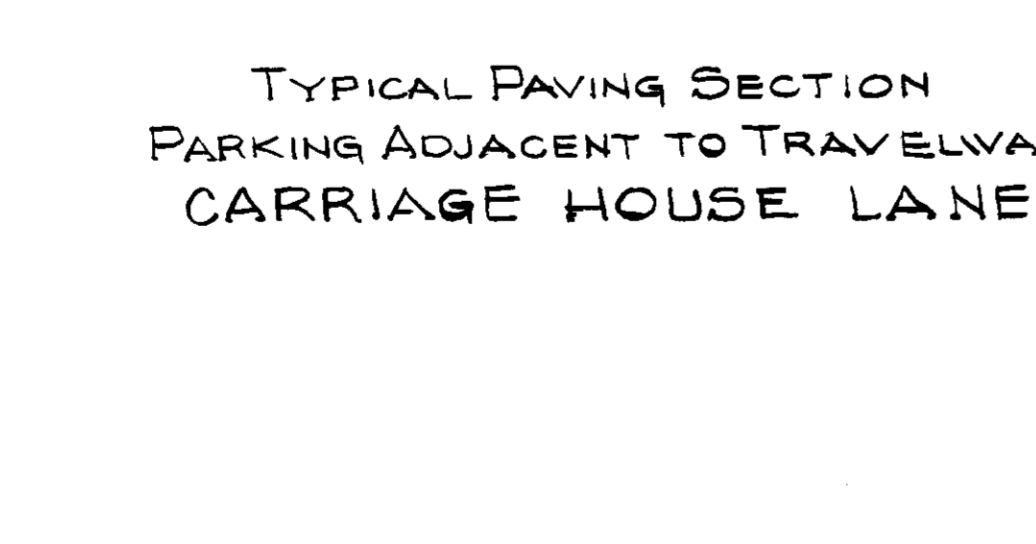
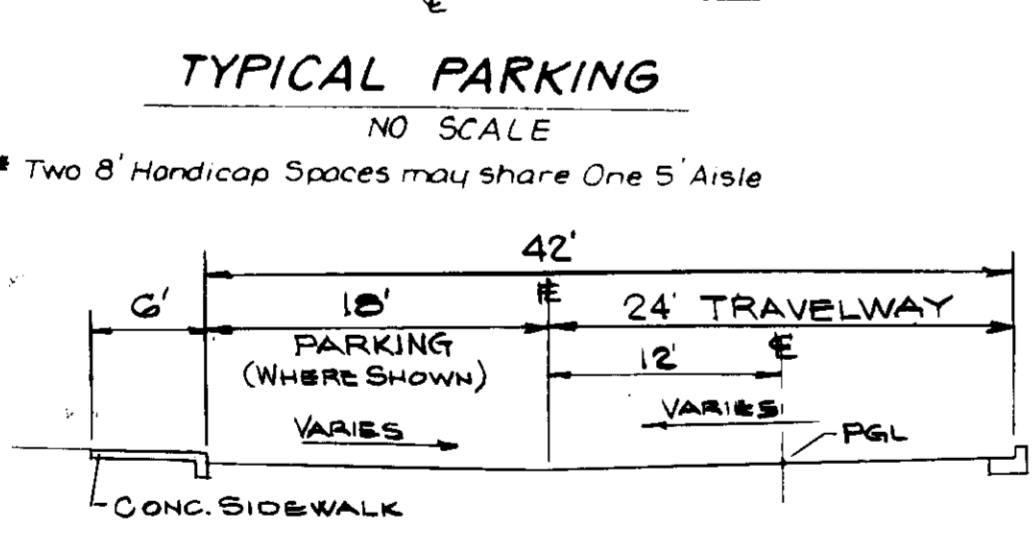
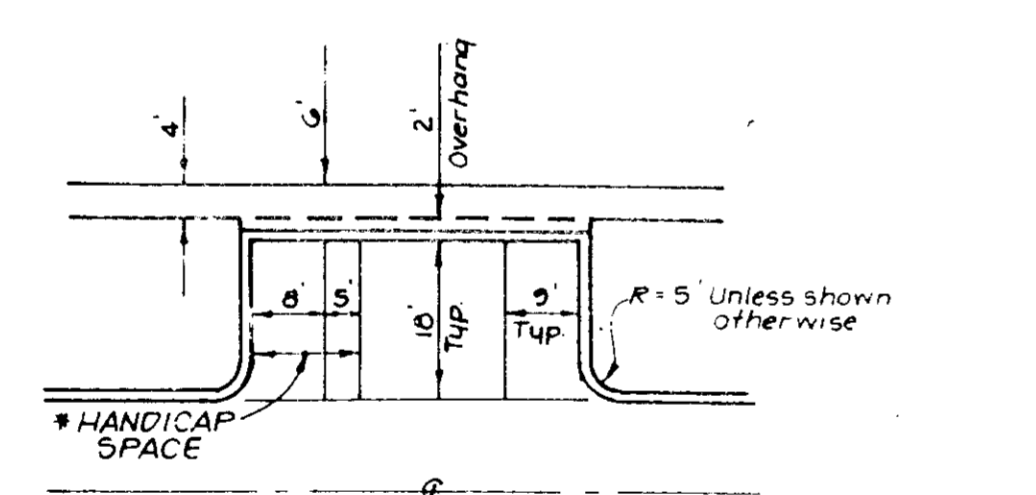
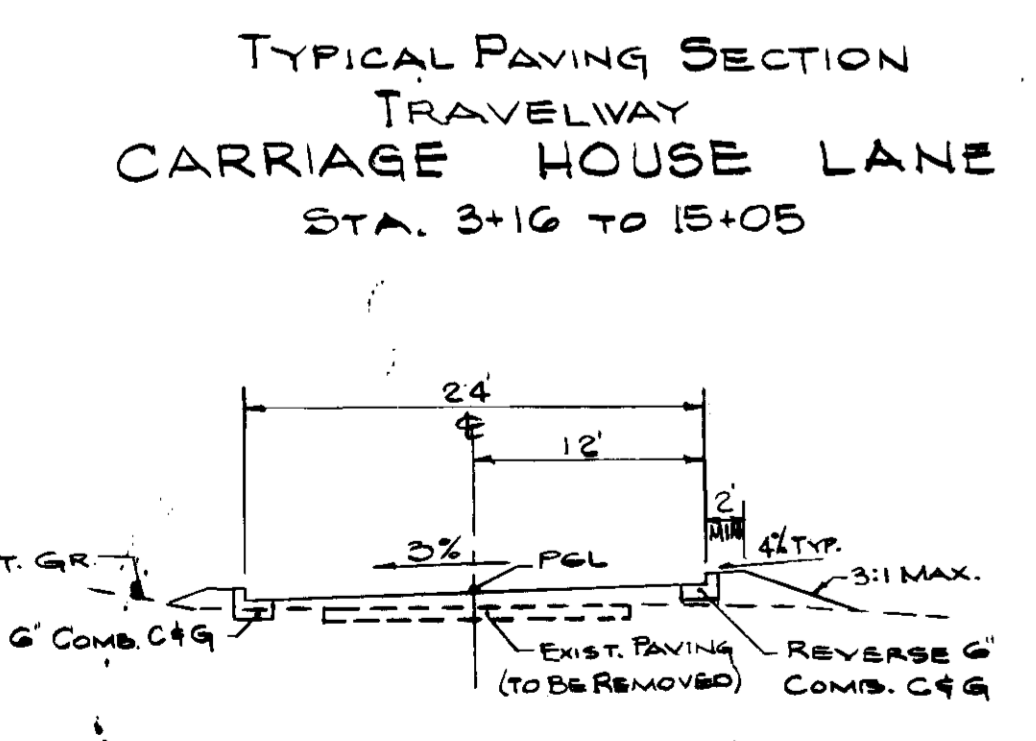
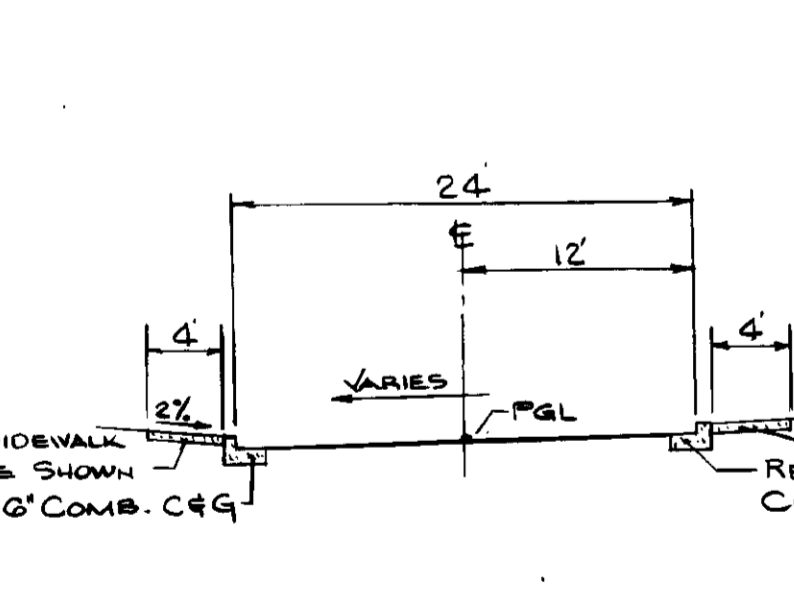
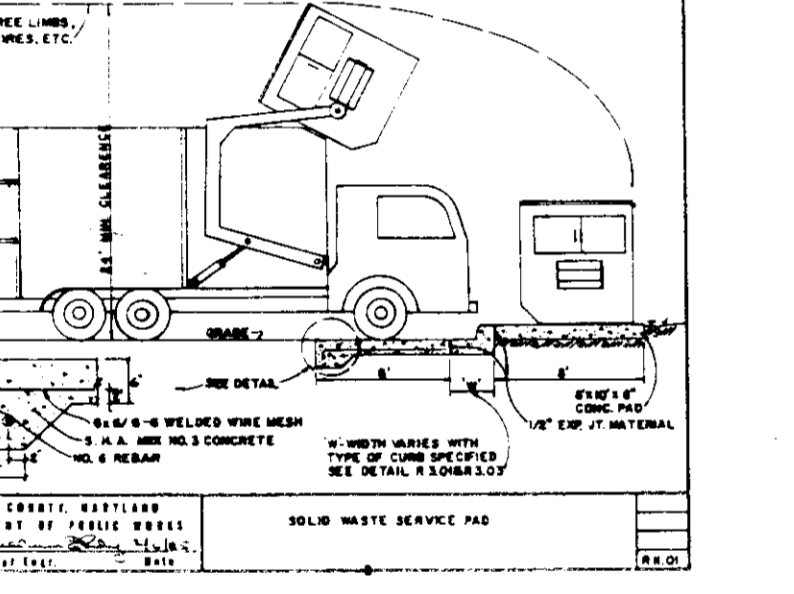
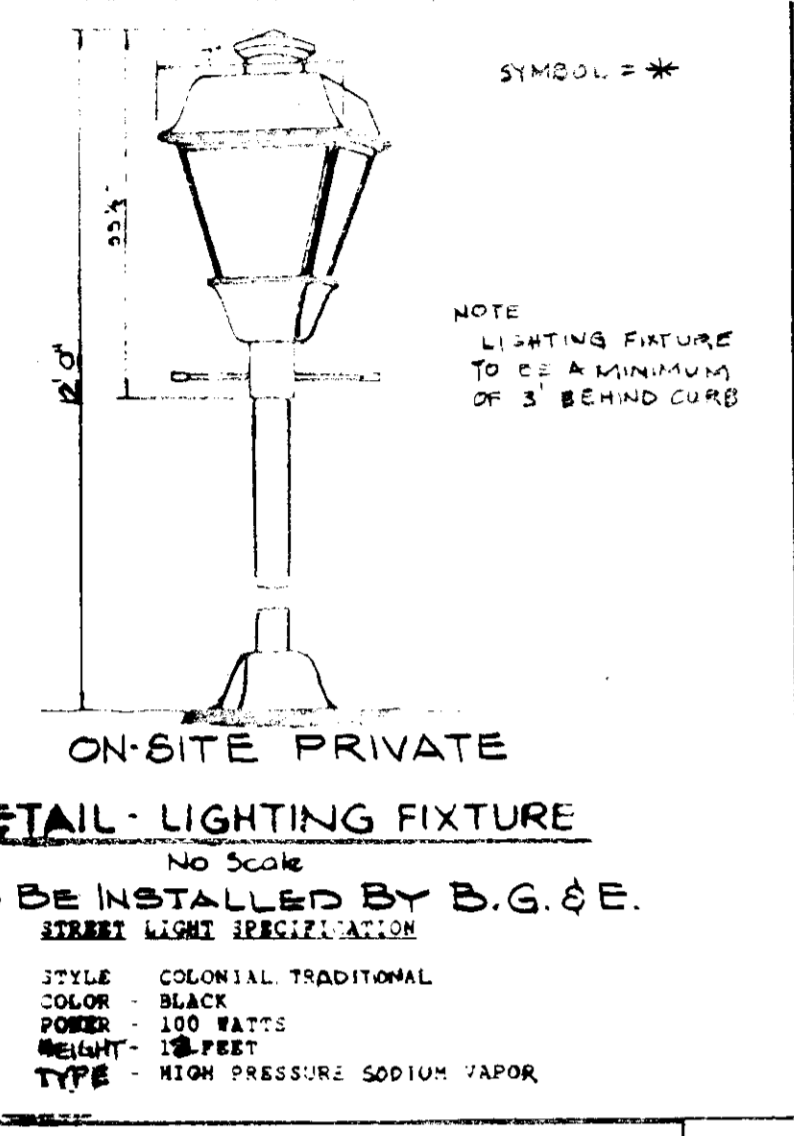
PLAN
Scale 1" = 50'

ENGINEER'S CERTIFICATE	
I HEREBY 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.	
David Mann SIGNATURE OF ENGINEER	9/14/93 DATE
DEVELOPER'S CERTIFICATE	
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL 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 OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.	
Richard Volzke SIGNATURE OF DEVELOPER	9/14/93 DATE
REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.	
J.G. Winkfield / G.S. U.S. SOIL CONSERVATION DISTRICT SERVICE	10/4/93 DATE
THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	
Jeffrey W. Kelly DISTRICT HOWARD SOIL CONSERVATION DISTRICT	10/4/93 DATE
APPROVED : HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.	
Camille M. Swan DIRECTOR	10/8/93 DATE
APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
James S. Smith DIRECTOR	10/8/93 DATE
Gina J. Jaramila CHIEF, DIVISION OF DEVELOPMENT AND RESEARCH	10/18/93 DATE
TITLE SOILS MAP	
PROJECT NAME THE GABLES AT NEW YEARS GIFT LOT 3, V.L.R. 1\6; LOTS 18.D-1, D-3, V.L.R. 1\6; & PARCELS B-1 THRU B-3, A RESUBDIVISION OF PARCEL B, V.L.R. 1\6, & LOT 3 COLUMBIA - VILLAGE OF LONGREACH SECTION 1\AREA 9 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND.	
PREPARED BY : American Engineering Inc. CIVIL ENGINEERING CONSULTANTS AND LAND PLANNERS 671-A MAIN STREET LAUREL, MARYLAND 20707 WASH. (301) 953 - 1221 BALT. (410) 880 - 3039	OWNER THOMAS & VALERIE NELSON 5970 TAMAR DRIVE COLUMBIA, MARYLAND 21044
DEVELOPER CENTEX HOMES 2127 ESPEY COURT, SUITE 210 CROFTON, MARYLAND 21114	DES. : R.T.T.Jr. JOB : 92105 DRW. : W.D.F. FILE : GIFTGSC CHK. : D.C.W. DATE : 9-18-92
SCALE : 1" = 50'	SHEET OF 10 11

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRAVEL BASE ALTERNATIVES
P-1	PARKING BAYS APARTMENTS AND COMMERCIAL INDUSTRIAL ZONES WITH NO HEAVY TRUCKS THICKNESS 12" MIN. TO 18" MAX.	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE OR 1" BIT. CONC. SURFACE 4" BIT. CONC. BASE OR 1" BIT. CONC. SURFACE 4" BIT. CONC. BASE
P-2	RESIDENTIAL ZONES LOCAL, STATE AND FEDERAL HIGHWAYS TRAVELWAY	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE OR 1" BIT. CONC. SURFACE 4" BIT. CONC. BASE OR 1" BIT. CONC. SURFACE 4" BIT. CONC. BASE
P-3	RESIDENTIAL ZONES MINOR AND MAJOR COLLECTORS COMMERCIAL INDUSTRIAL ZONES LOCAL AND THROUGH LANE STREETS TRAVELWAY	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE OR 1" BIT. CONC. SURFACE 4" BIT. CONC. BASE OR 1" BIT. CONC. SURFACE 4" BIT. CONC. BASE
P-4	COMMERCIAL INDUSTRIAL ZONES MAJOR THROUGH	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE OR 1" BIT. CONC. SURFACE 4" BIT. CONC. BASE OR 1" BIT. CONC. SURFACE 4" BIT. CONC. BASE

CARRIAGE HOUSE
(PRIVATE ROAD)

TAMAR DRIVE
(AUXILIARY LANE)



NO.	BY	REVISION	DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

James A. ... 10/8/93
DIRECTOR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

Paul ... 10/8/93
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

... 10/10/93
DIRECTOR DATE

Gina ... 10/10/93
CHIEF, DIVISION LAND DEVELOPMENT AND RESEARCH DATE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE Aug. 19, 1993

TITLE: **DETAIL SHEET**

PROJECT NAME: **THE GABLES AT NEW YEARS GIFT**

LOT 3, VLR 1/9; LOTS 18, D-1, D-3, VLR 1/6; & LOTS B-1 THRU B-3, A RESUBDIVISION OF PARCEL B, VLR 1/6, SECTION 1, AREA 6 & LOT 3 COLUMBIA - VILLAGE OF LONGREACH SECTION 1, AREA 9 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND.

PREPARED BY: **American Engineering Inc.**
CIVIL ENGINEERING CONSULTANTS AND LAND PLANNERS
871-A MAIN ST.
LAUREL, MARY. 20707
WASH. (301) 9 - 1221
BALT. (410) 81 - 3039

OWNER: **THOMAS & VALERIE NELSON**
5970 TAMAR DRIVE
COLUMBIA, MARYLAND 21044

DEVELOPER: **CENTEX HOMES**
2127 ESPEY COURT, SUITE 210
CROFTON, MARYLAND 21114

DES.: W.D.F. JOB: 2105
DRW.: W.D.F. FILE: FTFC
CHK.: D.C.W. DATE: 1-18-92

SCALE: AS SHOWN SHEET 11 OF 11