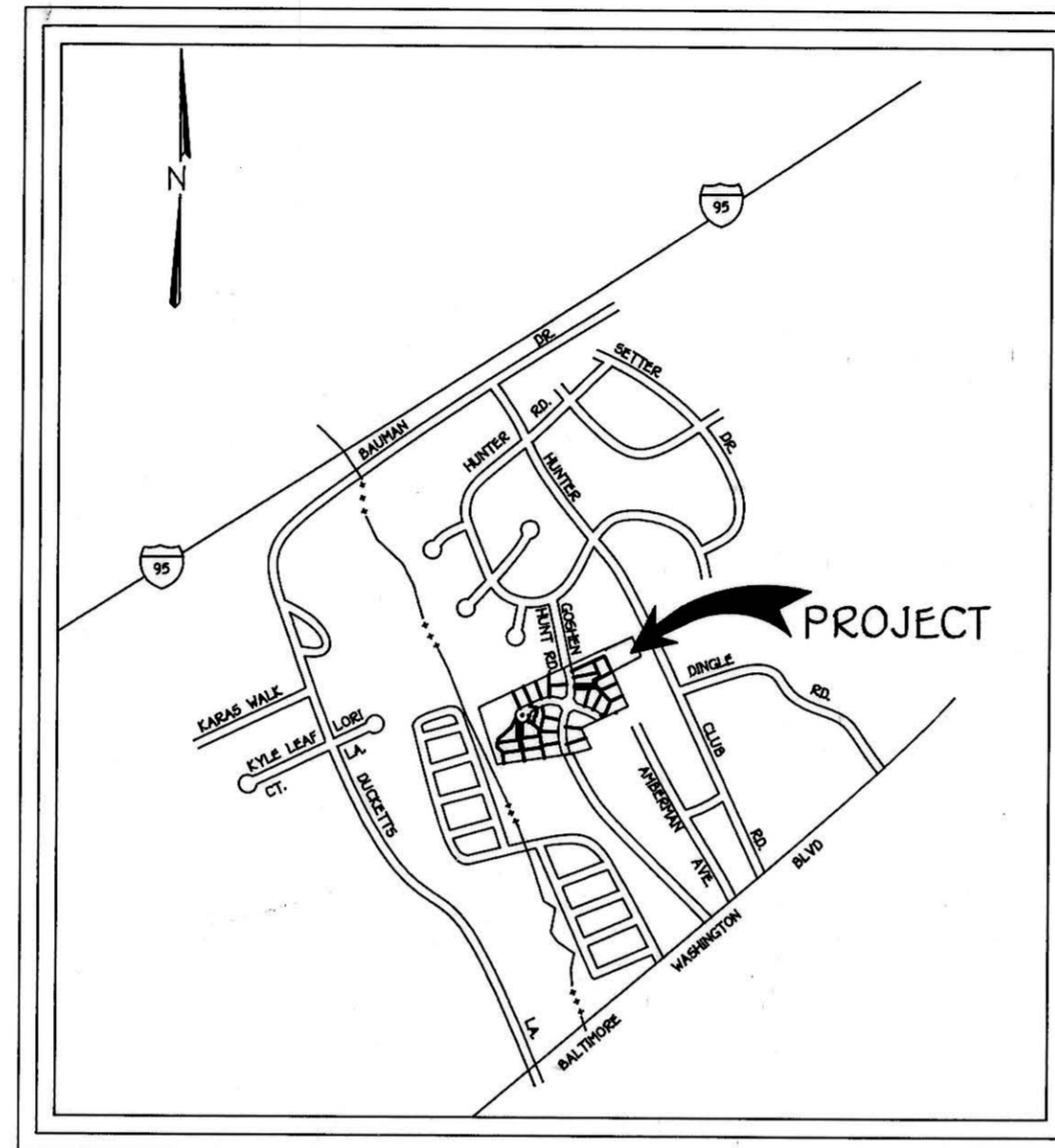


U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST
301	559510.449	1385507.511	301	170539.128	422303.538
330	560058.041	1385788.941	330	170706.034	422389.318
341	560159.930	1385979.826	341	170737.059	422474.500
349	560203.790	1385735.944	349	170750.458	422373.165
441	560286.436	1385919.477	441	170775.649	422429.106
450	559548.433	1385655.305	450	170550.705	422348.586
453	559441.559	1385033.438	453	170518.130	422159.041
459	559830.155	1385894.152	459	170636.574	422421.387
460	559883.466	1385585.619	460	170591.863	422327.346
461	559816.241	1384908.598	461	170632.333	422120.989

PRELIMINARY PLAN FOR GOSHEN ESTATES

ZONED: R-12

MINIMUM LOT SIZE CHART						
LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
8	11,080 Sq.Ft.	1,480 Sq.Ft.	9,600 Sq.Ft.	0 Sq.Ft.	0 Sq.Ft.	9,600 Sq.Ft.
9	10,760 Sq.Ft.	1,160 Sq.Ft.	9,600 Sq.Ft.	0 Sq.Ft.	0 Sq.Ft.	9,600 Sq.Ft.
10	11,400 Sq.Ft.	1,800 Sq.Ft.	9,600 Sq.Ft.	0 Sq.Ft.	0 Sq.Ft.	9,600 Sq.Ft.
21	10,560 Sq.Ft.	690 Sq.Ft.	9,870 Sq.Ft.	270 Sq.Ft.	0 Sq.Ft.	9,600 Sq.Ft.
22	12,080 Sq.Ft.	1,400 Sq.Ft.	10,680 Sq.Ft.	520 Sq.Ft.	0 Sq.Ft.	10,160 Sq.Ft.
23	11,238 Sq.Ft.	1,400 Sq.Ft.	10,438 Sq.Ft.	0 Sq.Ft.	0 Sq.Ft.	10,438 Sq.Ft.
24	10,360 Sq.Ft.	760 Sq.Ft.	9,600 Sq.Ft.	0 Sq.Ft.	0 Sq.Ft.	9,600 Sq.Ft.

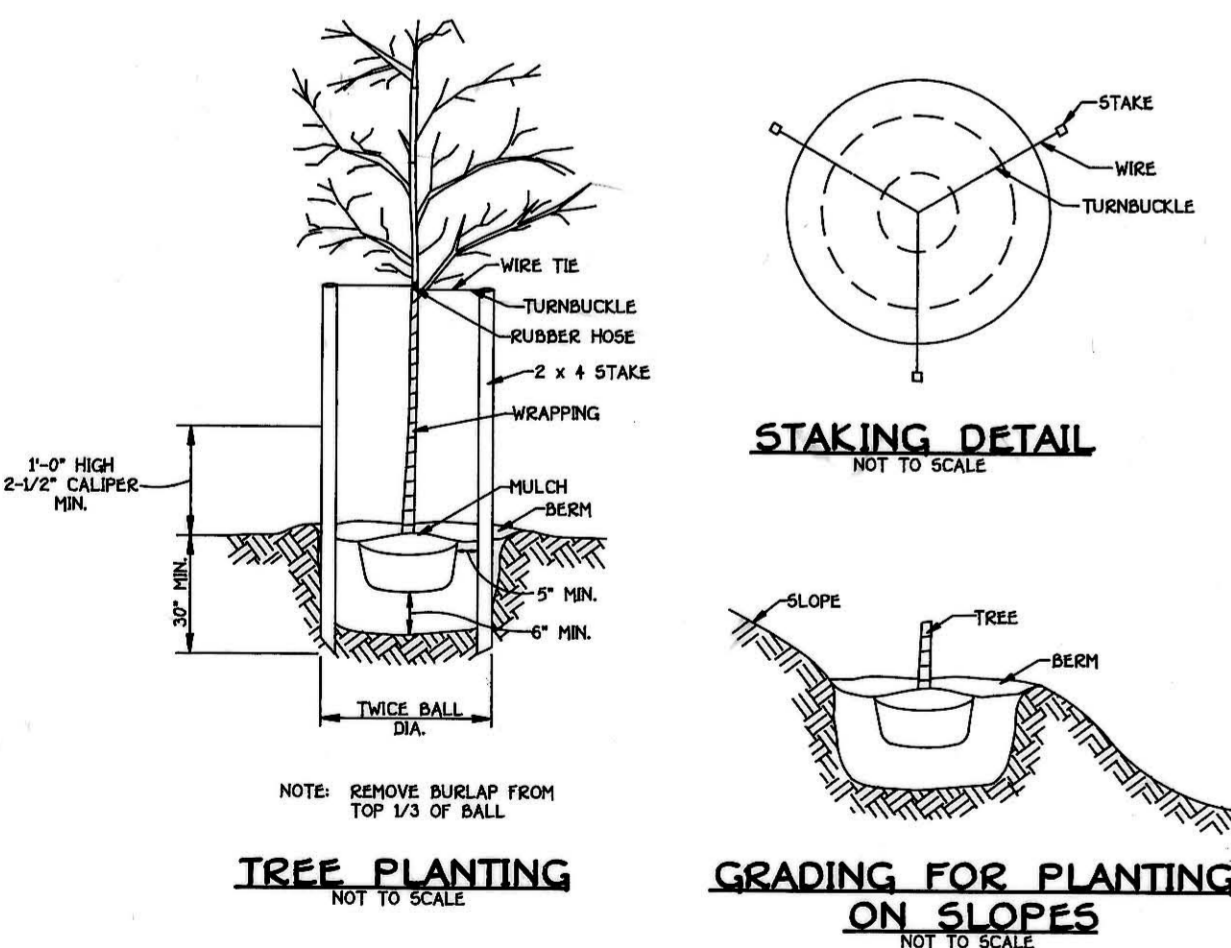


VICINITY MAP
SCALE: 1" = 1200'

- GENERAL NOTES:**
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS
 - EXISTING ZONING = R-12
 - GROSS TRACT AREA = 10.39 AC.*
 - NUMBER OF PROPOSED BUILDABLE LOTS = 28
 - NUMBER OF OPEN SPACE LOTS = 2
 - TOPOGRAPHIC SURVEY BASED ON FIELD SURVEY BY FISHER, COLLINS AND CARTER, INC.
 - BOUNDARY INFORMATION FROM DEEDS OF RECORD.
 - PUBLIC WATER AND SEWER TO BE UTILIZED.
 - TRAFFIC STUDIES BY THE TRAFFIC GROUP, APPROVED UNDER 595-03
 - WETLANDS AND FOREST ANALYSIS BY WILDMAN ENVIRONMENTAL SERVICES APPROVED UNDER 595-03
 - TOTAL AREA OF PROPOSED LOTS = 6.58 AC.*
 - TOTAL AREA OF PROPOSED ROAD = 1.44 AC.*
 - MINIMUM LOT AREA = 9,600 Sq.Ft.
 - OPEN SPACE
REQUIRED: 20x x 10.39 ACRES = 2.08 AC.*
PROVIDED: 2.37 AC.*
 - RECREATION OPEN SPACE
REQUIRED: 28 BUILDABLE LOTS x 200 Sq.Ft./LOT = 5600 Sq.Ft. = 0.13 AC.*
PROVIDED: 5600 SQ. FT.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
a) WIDTH - 12 FEET (6 FEET SERVING MORE THAN ONE RESIDENCE)
b) SURFACE - 5X (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1/2" MINIMUM)
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10X GRADE CHANGE AND 45-FOOT TURNING RADIUS.
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
e) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
f) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
g) EXISTING STRUCTURE ON LOTS 24, 26, 28 & 29 TO BE RAZED.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFER, UNLESS, APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY, MARYLAND.
 - B.R.L. DENOTES BUILDING RESTRICTION LINE.
 - ALL AREAS ARE MORE OR LESS (±)
 - REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD R/W AND NOT ONTO THE PIPE/FLAG STEM DRIVEWAY.
 - NO CEMETERIES EXIST ON THE PROPERTY.
 - ~~R05.22~~ DENOTES ELEVATION OF PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT.
 - STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE VIA A CENTRAL FACILITY.
 - OPEN SPACE LOTS 13 AND 19 SHALL BE ACCESSIBLE AND AVAILABLE FOR COMMUNITY USE.
 - ALL STREET TREE AND LANDSCAPING OBLIGATIONS WILL BE SHOWN ON THE FINAL PLANS.
 - THIS PROPERTY IS SUBJECT TO WP 96-50. THE PLANNING DIRECTOR APPROVED ON 2/20/96 THE FOLLOWING WAIVERS (IF FROM SECTION 16.15 (C)(2) TO ALLOW WORK WITHIN THE FLOODPLAIN (2) FROM SECTIONS 16.15 (A)(1) & 16.15 (A)(2) TO ALLOW GRADING WITHIN A WETLAND, A STREAM AND THEIR BUFFERS.

SCHEDULE D		
LINEAR FEET OF PERIMETER	P4 250 LF	P2 375 LF
NUMBER OF TREES REQUIRED		
SHADE TREES		375/50=7 SHADE
EVERGREEN TREES		375/40=9 EVERGREEN
CREDIT FOR EXISTING VEGETATION (YES, NO, AND %)	YES 100%	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES		7 SHADE TREES
EVERGREEN TREES		9 EVERGREEN TREES
SHRUBS		

LOTS 1-30 TAX MAP NO. 38 PARCEL NUMBER 60 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



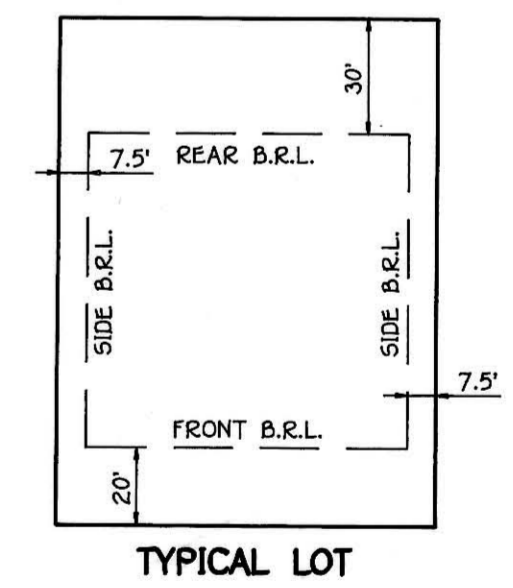
100% CREDIT IS REQUESTED FOR EXISTING VEGETATION ALONG PERIMETERS 1, 3, 6, 10 & 11

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE THE DEPARTMENT OF PLANNING AND ZONING.

NAME: Charles J. Grovo DATE: 11/13/95

CATEGORY	Adjacent to Roadways	Adjacent to Perimeter Properties										
		A	A	A	A	A	A	A	A	A	A	
LANDSCAPE TYPE	N/A	A	A	A	A	A	A	A	A	A	A	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	N/A	P4: 450LF	P2: 365LF	P3: 696LF	P4: 387LF	P5: 145LF	P6: 152LF	P7: 115LF	P8: 172LF	P9: 251LF	P10: 216LF	P11: 140LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	YES 450 LF	NO	YES 446 LF	NO	NO	YES 152 LF	YES 115 LF	NO	NO	YES 216 LF	YES 140 LF
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	N/A	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED												
SHADE TREES												
EVERGREEN TREES			365/60=6 SHADE TREES		387/60=6 SHADE TREES	145/60=2 SHADE TREES			172/60=2 SHADE TREES	251/60=4 SHADE TREES		
SHRUBS												
NUMBER OF PLANTS PROVIDED												
SHADE TREES												
EVERGREEN TREES			6 SHADE TREES		6 SHADE TREES	2 SHADE TREES			2 SHADE TREES	4 SHADE TREES		
OTHER TREES (21 SUBSTITUTION) SHRUBS (041 SUBSTITUTION)												



LEGEND	
	DENOTES PERIMETER EVERGREEN TREE
	DENOTES PROPOSED DWELLING
	DENOTES EXISTING FENCE LINE
	DENOTES SPECIMEN TREE
	DENOTES STREAM
	DENOTES FLOODPLAIN
	DENOTES WOODS
	DENOTES PERIMETER LANDSCAPE TREE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2855

OWNER: GEORGE CARR, 9728 GUIDEL DRIVE, ELLCOTT CITY, MARYLAND 21042

DEVELOPER: LANDMARK DEVELOPMENT SERVICE, INC., 14031 SAPHLING WAY, GLENELG, MARYLAND 21737

OWNER: WARREN LOWE, 6696 WASHINGTON BLVD., ELKRIDGE, MARYLAND 21227

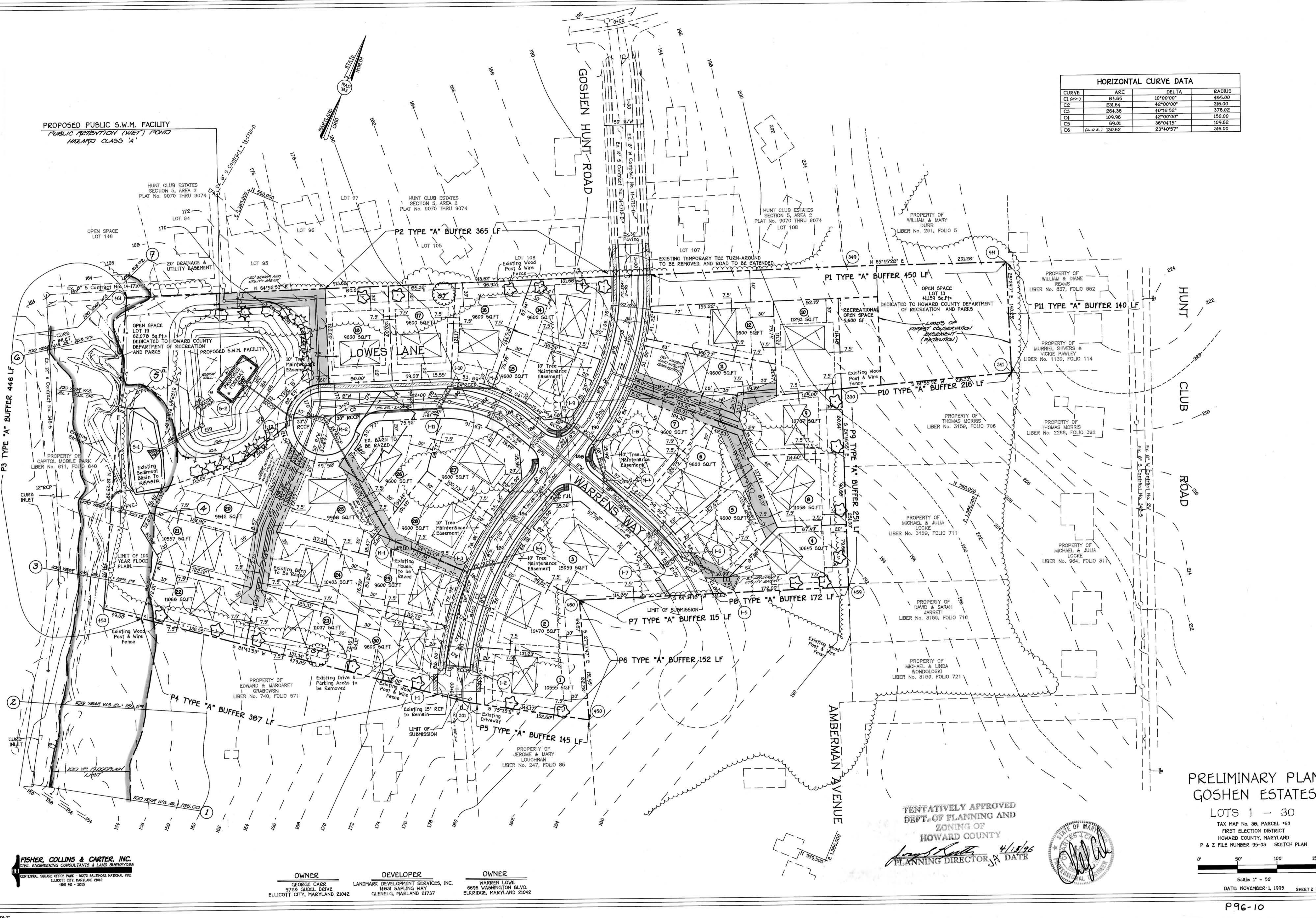
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR: Joseph S. Kautz DATE: 11/13/95



CHARLES J. GROVO, SR.
DATE: 11/13/95

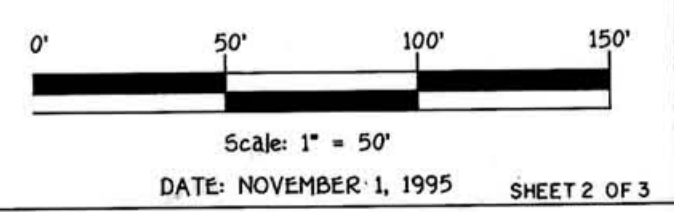
HORIZONTAL CURVE DATA			
CURVE	ARC	DELTA	RADIUS
C1 (C ₁)	84.65	10°00'00"	495.00
C2	231.64	42°00'00"	316.00
C3	284.36	40°18'52"	376.02
C4	109.96	42°00'00"	150.00
C5	69.01	36°04'15"	109.62
C6 (C ₆)	130.62	23°40'57"	316.00

PROPOSED PUBLIC S.W.M. FACILITY
PUBLIC RETENTION (WET) POND
HARARD CLASS 'A'



PRELIMINARY PLAN
GOSHEN ESTATES
LOTS 1 - 30
TAX MAP No. 38, PARCEL #60
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
P & Z FILE NUMBER 95-03 SKETCH PLAN

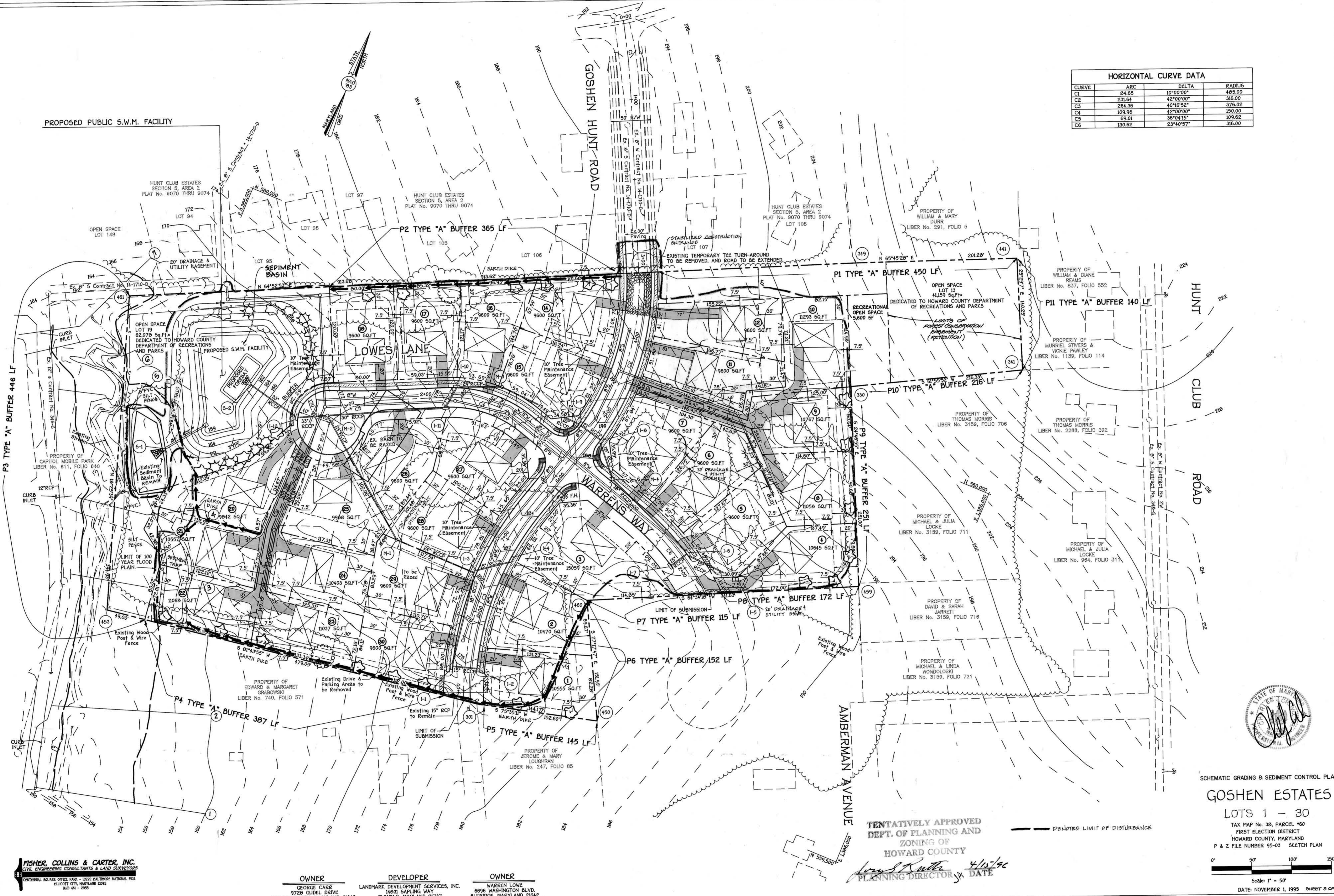
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DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR *[Signature]* DATE 4/18/96



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
6607 461 - 2855

OWNER	DEVELOPER	OWNER
GEORGE CARR 9728 GUIDEL DRIVE ELICOTT CITY, MARYLAND 21042	LANDMARK DEVELOPMENT SERVICES, INC. 14631 SAPHLING WAY GLENELG, MARYLAND 21737	WARREN LOWE 6696 WASHINGTON BLVD. ELK RIDGE, MARYLAND 21042

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PROPOSED PUBLIC S.W.M. FACILITY

HUNT CLUB ESTATES
SECTION 5, AREA 2
PLAT No. 9070 THRU 9074

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HUNT CLUB ESTATES
SECTION 5, AREA 2
PLAT No. 9070 THRU 9074

PROPERTY OF
WILLIAM & MARY
DURR
LIBER No. 291, FOLIO 5

PROPERTY OF
WILLIAM & DIANE
REAMS
LIBER No. 837, FOLIO 552

PROPERTY OF
MURREL STIVERS &
VICKIE PAWLEY
LIBER No. 1139, FOLIO 114

PROPERTY OF
THOMAS MORRIS
LIBER No. 3159, FOLIO 706

PROPERTY OF
THOMAS MORRIS
LIBER No. 2288, FOLIO 392

PROPERTY OF
MICHAEL & JULIA
LOCKE
LIBER No. 3159, FOLIO 711

PROPERTY OF
MICHAEL & JULIA
LOCKE
LIBER No. 964, FOLIO 311

PROPERTY OF
DAVID & SARAH
JARRITT
LIBER No. 3159, FOLIO 716

PROPERTY OF
MICHAEL & LINDA
WONDLOSKI
LIBER No. 3159, FOLIO 721

PROPERTY OF
EDWARD & MARGARET
GRABOWSKI
LIBER No. 740, FOLIO 571

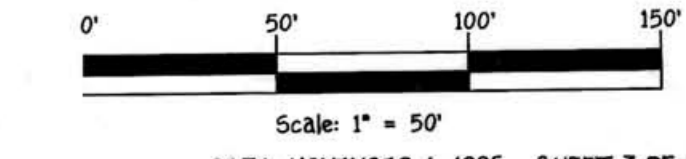
PROPERTY OF
JEROME & MARY
LOUGHRAN
LIBER No. 247, FOLIO 85



SCHEMATIC GRADING & SEDIMENT CONTROL PLAN

GOSHEN ESTATES

LOTS 1 - 30
TAX MAP No. 38, PARCEL #60
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
P & Z FILE NUMBER 95-03 SKETCH PLAN



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR *[Signature]* DATE 4/15/96

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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