

SOILS CHART - MAP 26

SOIL	NAME
BeC3	Beltville silt loam, 5 to 10 percent slopes, severely eroded
luB	luka loam, local alluvium, 1 to 5 percent slopes
ScB	Sandy and clayey land, gently sloping
ScD	Sandy and clayey land, moderately

PROPOSED PUBLIC S.W.M. FACILITY

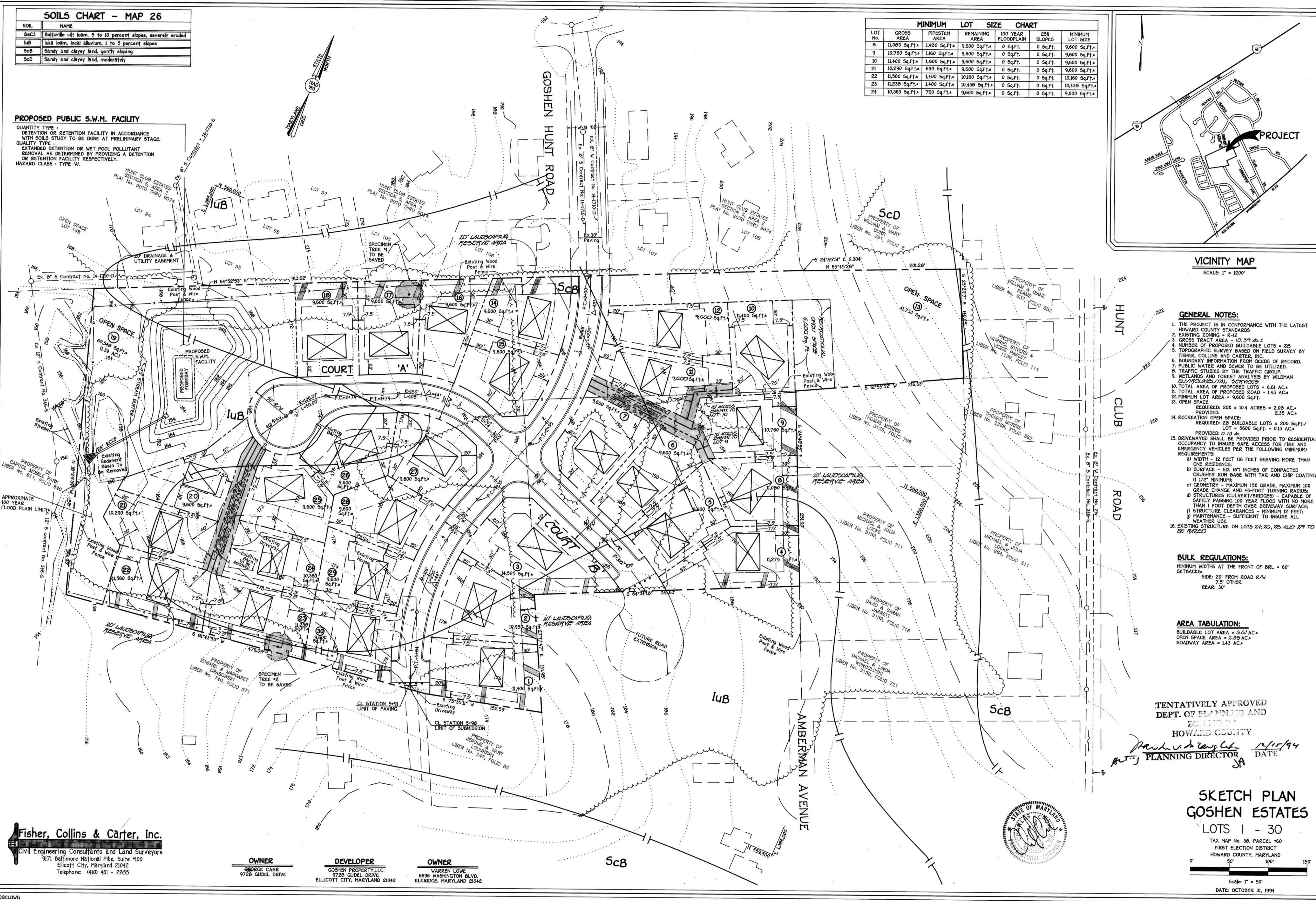
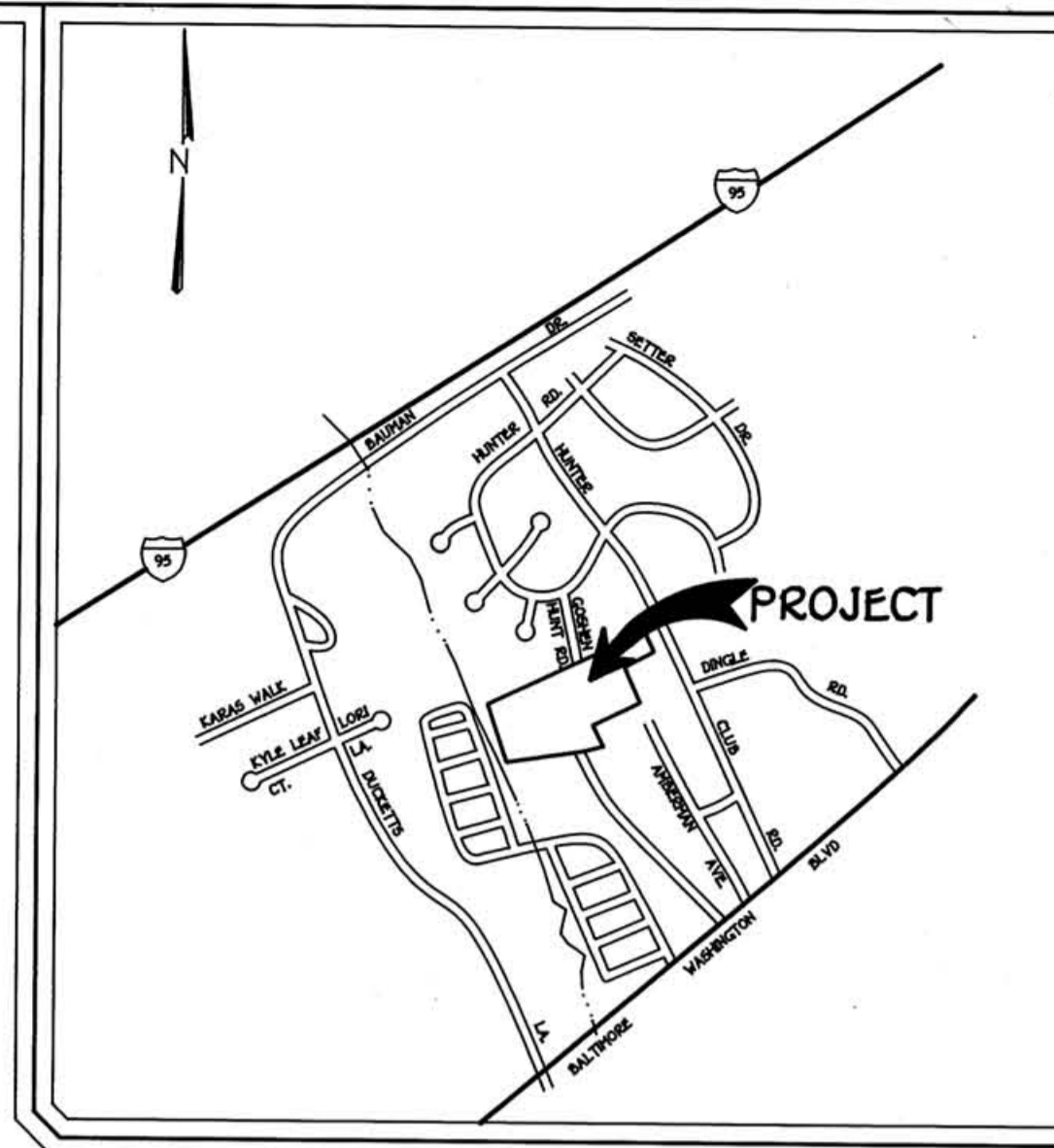
QUANTITY TYPE :
DETENTION OR RETENTION FACILITY IN ACCORDANCE WITH SOILS STUDY TO BE DONE AT PRELIMINARY STAGE.

QUALITY TYPE :
EXTENDED DETENTION OR WET POOL POLLUTANT REMOVAL AS DETERMINED BY PROVIDING A DETENTION OR RETENTION FACILITY RESPECTIVELY.

HAZARD CLASS : TYPE 'A'

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	10,290 Sq.Ft.	690 Sq.Ft.	9,600 Sq.Ft.	0 Sq.Ft.	0 Sq.Ft.	9,600 Sq.Ft.
22	11,560 Sq.Ft.	1,400 Sq.Ft.	10,160 Sq.Ft.	0 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-2
- GROSS TRACT AREA = 10.39 AC. ±
- NUMBER OF PROPOSED BUILDABLE LOTS = 28
- TOPOGRAPHIC SURVEY BASED ON FIELD SURVEY BY FISHER, COLLINS & CARTER, INC.
- BOUNDARY INFORMATION FROM DEEDS OF RECORD.
- PUBLIC WATER AND SEWER TO BE UTILIZED.
- TRAFFIC STUDIES BY THE TRAFFIC GROUP.
- WETLANDS AND FOREST ANALYSIS BY WILDMAN ENVIRONMENTAL SERVICES.
- TOTAL AREA OF PROPOSED LOTS = 6.61 AC.
- TOTAL AREA OF PROPOSED ROAD = 1.43 AC.
- MINIMUM LOT AREA = 9,600 Sq.Ft.
- OPEN SPACE REQUIRED: 20x10.4 ACRES = 2.08 AC. PROVIDED: 2.35 AC.
- RECREATION OPEN SPACE: REQUIRED: 28 BUILDABLE LOTS x 200 Sq.Ft./LOT = 5,600 Sq.Ft. = 0.13 AC. PROVIDED: 0.13 AC.
- 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 OR FEET SERVING MORE THAN ONE RESIDENCE;
 - b) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1) 1/2" MINIMUM GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% 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.
- EXISTING STRUCTURE ON LOTS 24, 25, 26, AND 27 TO BE RAZED.

BULK REGULATIONS:

MINIMUM WIDTHS AT THE FRONT OF BRL = 60'
SETBACKS:
SIDE: 20' FROM ROAD R/W
7.5' OTHER
REAR: 30'

AREA TABULATION:

BUILDABLE LOT AREA = 6.61 AC.
OPEN SPACE AREA = 2.35 AC.
ROADWAY AREA = 1.43 AC.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY

Michael J. Long
PLANNING DIRECTOR 10/15/94
DATE SA



**SKETCH PLAN
GOSHEN ESTATES
LOTS 1 - 30**

TAX MAP No. 38, PARCEL 160
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: 1" = 50'
DATE: OCTOBER 31, 1994

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants and Land Surveyors
9171 Baltimore National Pike, Suite 1100
Ellicott City, Maryland 21042
Telephone: (410) 461 - 2855

OWNER
GEORGE CARR
9728 GUIDEL DRIVE

DEVELOPER
GOSHEN PROPERTY, LLC
9728 GUIDEL DRIVE
ELLICOTT CITY, MARYLAND 21042

OWNER
WARREN LOWE
6696 WASHINGTON BLVD.
ELKRIDGE, MARYLAND 21042