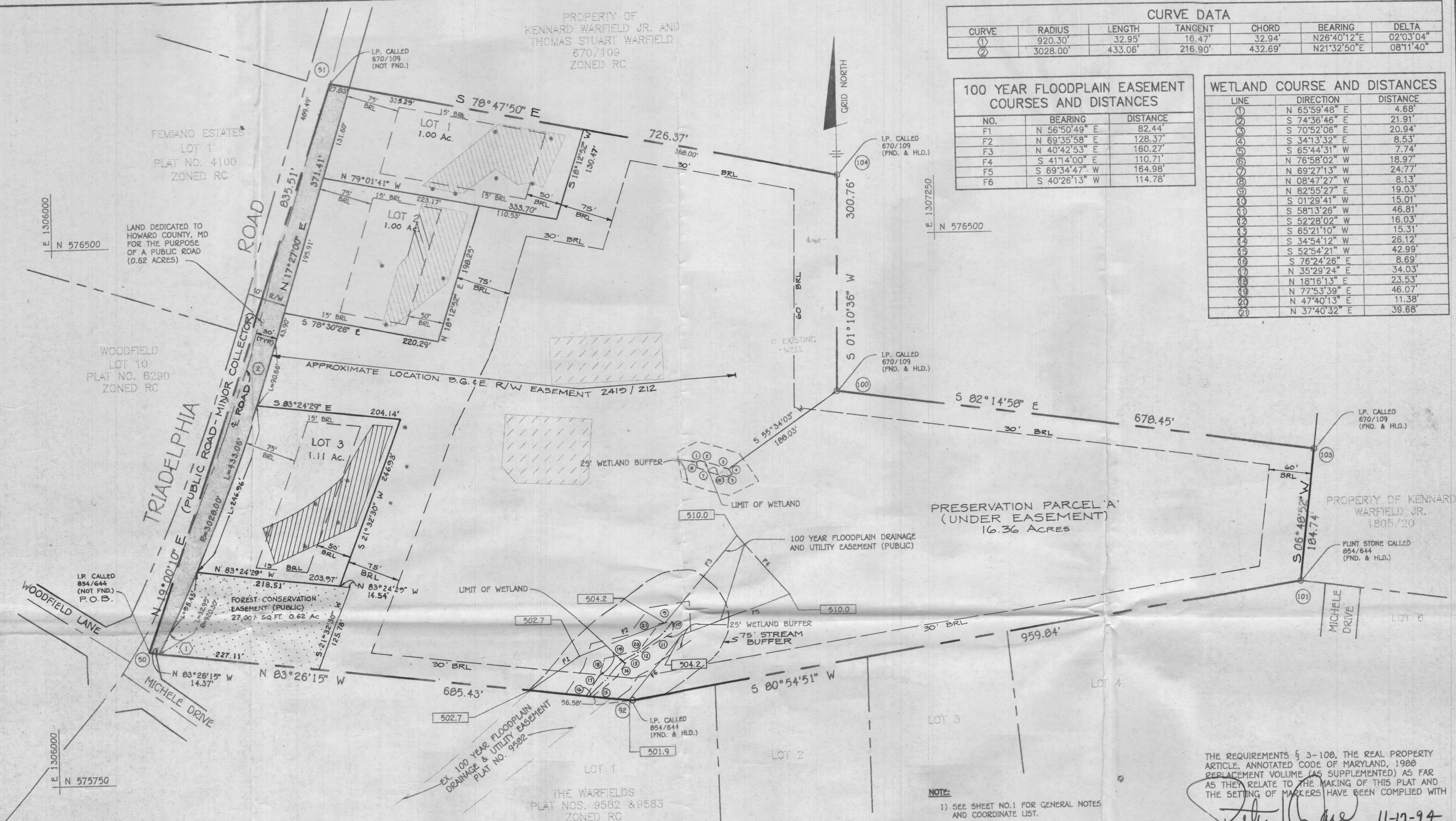




TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED
TOTAL AREA OF THIS PLAT TO BE RECORDED
TOTAL AREA OF 100 YEAR FLOODPLAIN TO BE RECORDED

4
18.79 Ac +/-
0
0 Ac +/-
0.62 Ac +/-
19.41 Ac +/-
0.47 Ac +/-

PLAN

SCALE: 1" = 100'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

Joseph M. Boyle 4-6-95
COUNTY HEALTH OFFICER MR. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James S. Smith 4/7/95
DIRECTOR: T.C. DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

James S. Smith 4/6/95
DIRECTOR: D. DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT IS CORRECT; THAT IT IS ALL OF THE LAND OBTAINED BY CHARLES ROBERT GOSHEN AND LISA I. GOSHEN FROM CHARLES ROBERT GOSHEN BY DEED DATED 5TH DAY OF MAY, 1993 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2846 AT FOLIO 127 THAT ALL MONUMENTS ARE IN PLACE, OR SHALL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, 5 AMENDED.



Peter J. Dare 11-17-94
PETER J. DARE
MARYLAND PROPERTY LINE SURVEYOR #224 DATE

OWNERS
CHARLES ROBERT GOSHEN
AND LISA I. GOSHEN
14831 TRIADDELPHIA ROAD
GLENELG, MARYLAND 21737

SURVEYOR
T S A GROUP INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLICOTT CITY, MARYLAND 21043
(410) 465-6105

OWNER'S DEDICATION

WE, CHARLES ROBERT GOSHEN AND LISA I. GOSHEN, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS FLOODPLAINS AND OR OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY, WITNESS OUR HANDS THIS 15TH DAY OF NOVEMBER 1994.

Lisa I. Goshen 11/15/94
LISA I. GOSHEN DATE:
Charles Robert Goshen 11/15/94
CHARLES ROBERT GOSHEN DATE:

James S. Smith 4/15/94
WITNESS: DATE:
Donald M. Mason 11/15/94
WITNESS: DATE:

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH

Peter J. Dare 11-17-94
PETER J. DARE: DATE:
MARYLAND PROPERTY LINE SURVEYOR #224

CHARLES ROBERT GOSHEN
NAME OF OWNER:
Charles Robert Goshen 11-15-94
SIGNATURE OF OWNER: DATE:

RECORDED AS PLAT 11683
ON 4/10/95 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

SIGNED
GOSHEN PROPERTY
LOTS 1 THRU 3 AND
PRESERVATION PARCEL A'

4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP NO. 27
PARCEL NO. 93
ZONED: RC

SCALE: AS NOTED
DATE: NOVEMBER 16, 1994
SHEET: 2 OF 2

CURVE DATA

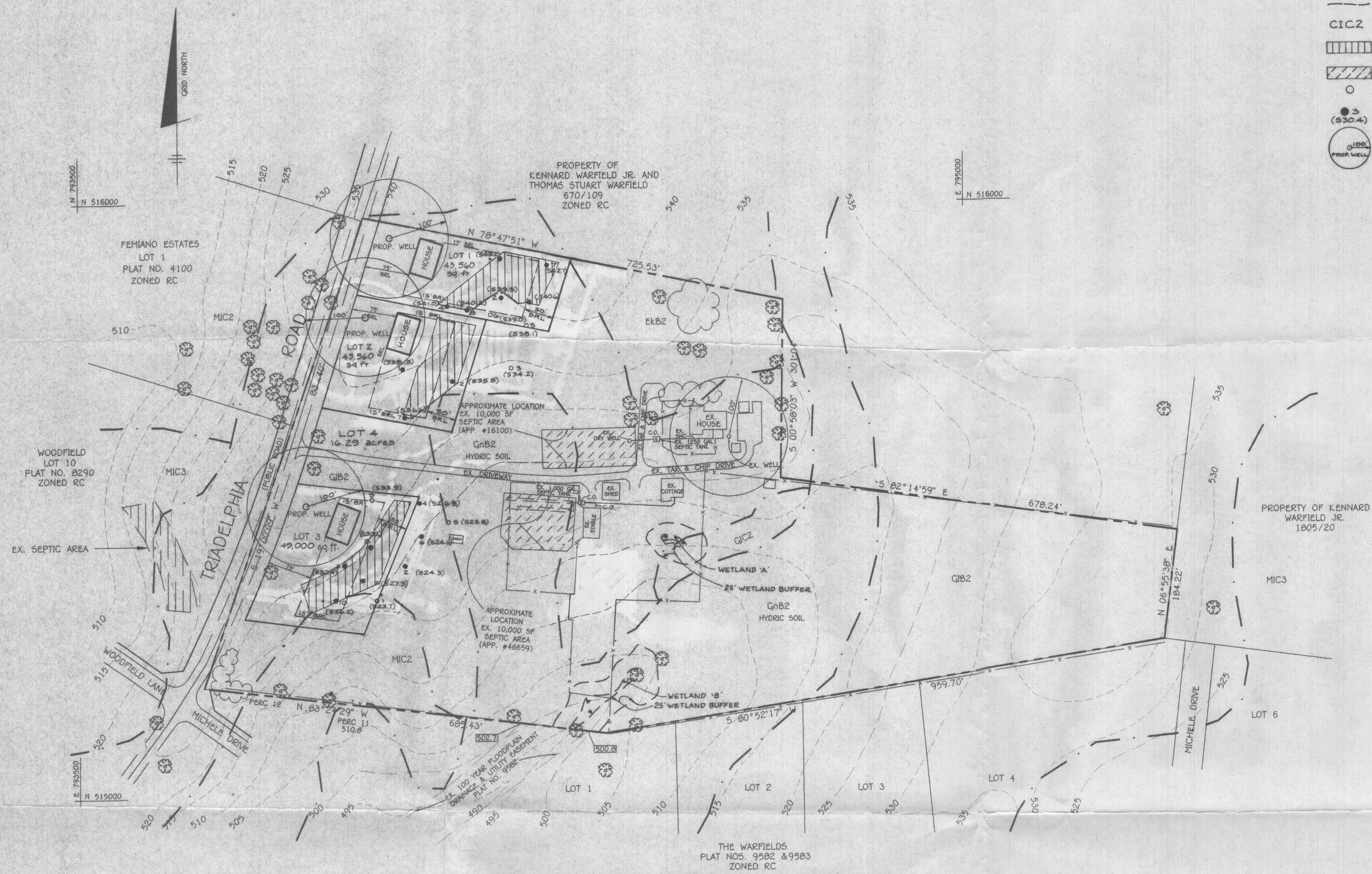
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
(1)	920.30'	32.95'	16.47'	32.94'	N26°40'12"E	02°03'04"
(2)	3028.00'	433.06'	216.90'	432.69'	N21°32'50"E	08°11'40"

100 YEAR FLOODPLAIN EASEMENT COURSES AND DISTANCES

NO.	BEARING	DISTANCE
F1	N 56°50'49" E	82.44'
F2	N 69°35'58" E	128.37'
F3	N 40°42'53" E	160.27'
F4	S 41°14'00" E	110.71'
F5	S 69°34'47" W	164.98'
F6	S 40°26'13" W	114.78'

WETLAND COURSE AND DISTANCES

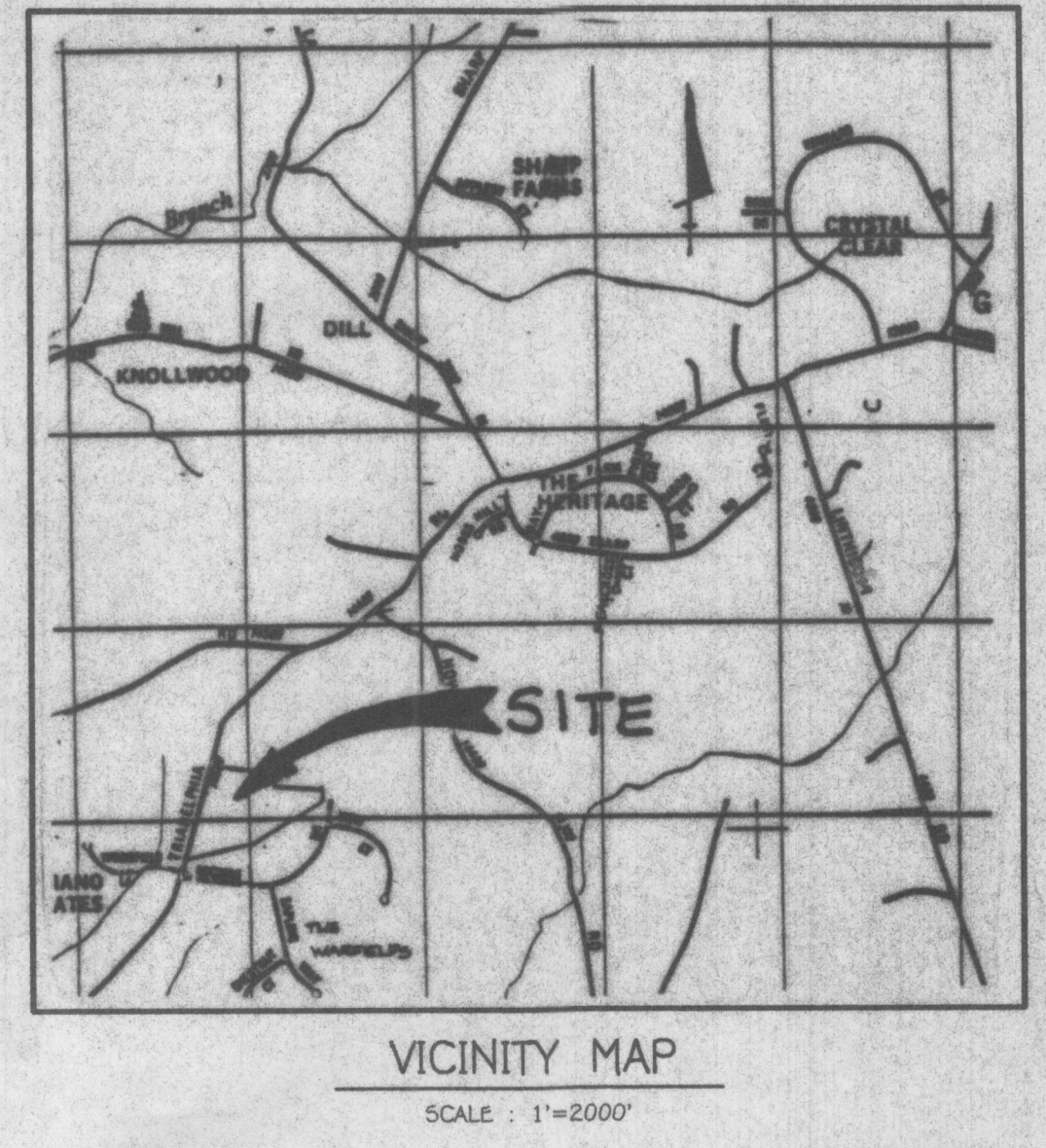
LINE	DIRECTION	DISTANCE
(1)	N 65°59'48" E	4.68'
(2)	S 74°36'46" E	21.91'
(3)	S 70°52'06" E	20.94'
(4)	S 34°13'32" E	8.53'
(5)	S 65°44'31" W	7.74'
(6)	N 76°58'02" W	18.97'
(7)	N 69°27'13" W	24.77'
(8)	N 08°47'27" W	8.13'
(9)	N 82°55'27" E	19.03'
(10)	S 01°29'41" W	15.01'
(11)	S 58°13'26" W	46.81'
(12)	S 52°28'02" W	16.03'
(13)	S 65°21'10" W	15.31'
(14)	S 34°54'12" W	26.12'
(15)	S 52°54'21" W	42.99'
(16)	S 76°24'26" E	8.69'
(17)	N 35°29'24" E	34.03'
(18)	N 18°16'13" E	23.53'
(19)	N 77°53'39" E	46.07'
(20)	N 47°40'13" E	11.38'
(21)	N 37°40'32" E	39.68'



PLAN
SCALE: 1"=100'

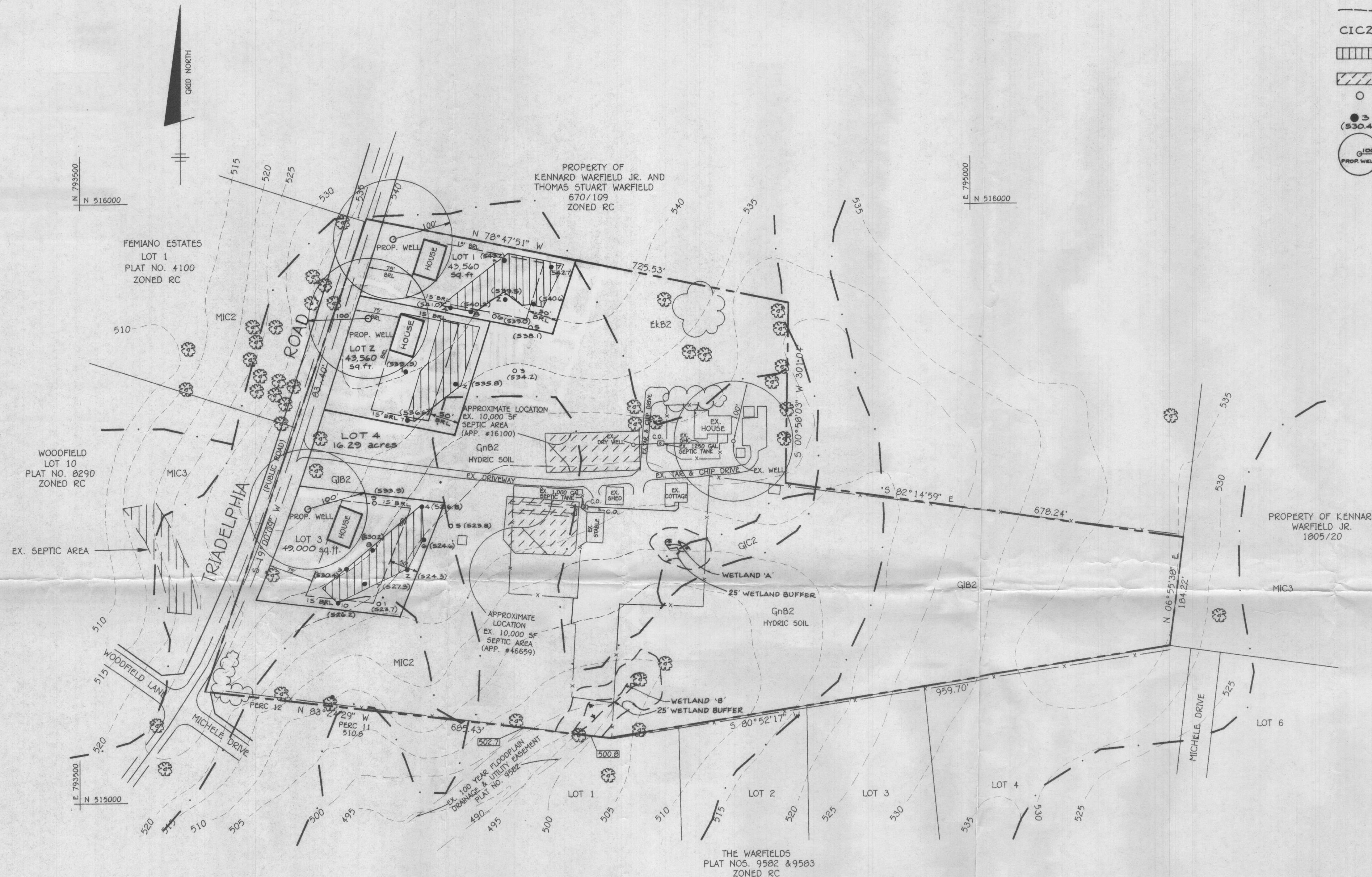
SOILS	
EKB2	ELIOAK SILT LOAM, 0 TO 3% SLOPES, "C" SOIL
GB2	GLENELG LOAM, 3 TO 8% SLOPES, MODERATELY ERODED, "B" SOIL
GC2	GLENELG LOAM, 8 TO 15% SLOPES, MODERATELY ERODED, "B" SOIL
GNB2	GLENVILLE SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED, "B" SOIL
MIC2	MANOR LOAM, 8 TO 15% SLOPES, MODERATELY ERODED, "B" SOIL

- LEGEND**
- 535 --- EXISTING CONTOURS
 - LIMIT OF WETLANDS
 - SOIL TYPE DELINEATION
 - 25' WETLAND BUFFER
 - CIC2 SOIL TYPE
 - PROPOSED SEWERAGE EASEMENT
 - EXISTING SEPTIC AREA
 - 0 FAILED PERC LOCATION
 - 3 (530.4) PASSED PERC LOCATION WITH NUMBER DESIGNATION AND ELEVATION
 - PROPOSED WELL LOCATION



- NOTES:**
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
 - THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCRoACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
 - UNLESS OTHERWISE SHOWN, NO WELLS OR SEWERAGE EASEMENTS ARE LOCATED WITHIN 100 FEET OF PROPERTY.
 - TOPOGRAPHY SHOWN HEREON IS TAKEN FROM HOWARD COUNTY 200 SCALE AERIAL TOPOGRAPHICAL MAP WITH FIELD VERIFICATION BY TSA GROUP.
 - EXISTING COTTAGE AND EXISTING STABLE LOCATED ON LOT 4 ARE SERVED BY THE EXISTING SEWERAGE EASEMENT (A46659) LOCATED WEST OF THE EXISTING STABLE.
 - PERC HOLE NUMBERING DESIGNATION REFLECTS DELINEATION USED BY HOWARD COUNTY HEALTH DEPARTMENT SANITARIAN'S FIELD NOTES DATED SEPTEMBER 22, 28 AND 30, 1994.
 - MINIMUM BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT 75'
SIDE 15'
REAR 50'
 - PRIOR TO APPROVAL OF THE FINAL SUBDIVISION PLAT THE WELL PROPOSED ON LOT 3 SHALL BE DRILLED AND APPROVED.

APPROVED: FOR PRIVATE WATER AND SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT. <i>Joyce M. Boyd</i> COUNTY HEALTH OFFICER		3/13/95 DATE
NO	DATE	REVISION
TSA GROUP, INC. planning • architecture • engineering • surveying 8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410)465-6105		
OWNER / DEVELOPER: ROBERT GOSHEN 14831 TRIADELPHIA ROAD GLENELG, MARYLAND 21737		PROJECT: GOSHEN PROPERTY LOTS 1-4 LOCATION: TAX MAP 27 - PARCEL 93 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: REVISED PERCOLATION CERTIFICATION PLAN DATE: MARCH 13, 1995 PROJECT NO. 0720
DES: GWF	DRN: JVP / JR	SCALE: AS SHOWN DRAWING 1 OF 1



PLAN

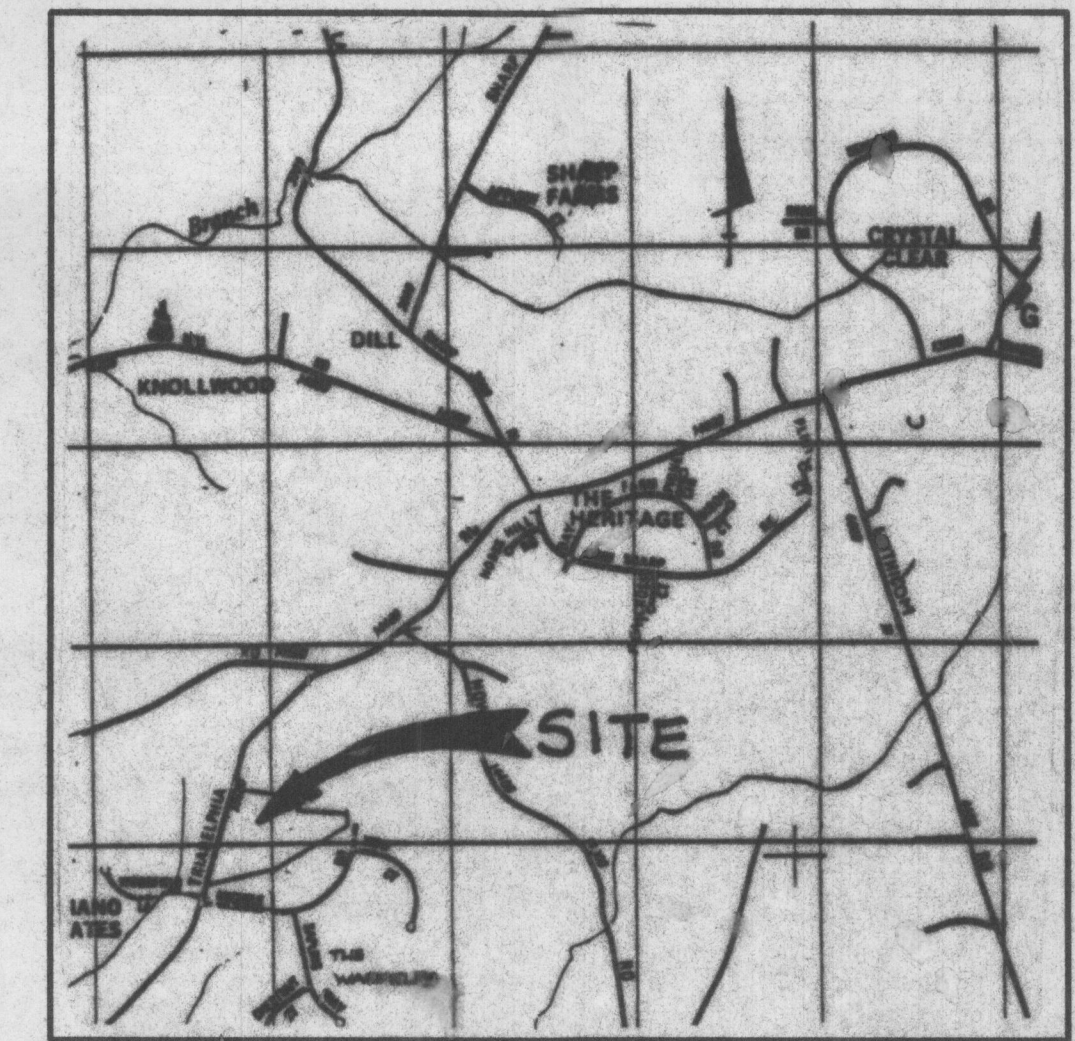
SCALE: 1"=100'

SOILS

Ekb2 ELIOAK SILT LOAM, 0 TO 3% SLOPES, "C" SOIL
 GIB2 GLENELG LOAM, 3 TO 8% SLOPES, MODERATELY ERODED, "B" SOIL
 QIC2 GLENELG LOAM, 8 TO 15% SLOPES, MODERATELY ERODED, "B" SOIL
 Gnb2 GLENVILLE SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED, "B" SOIL
 MIC2 MANOR LOAM, 8 TO 15% SLOPES, MODERATELY ERODED, "B" SOIL

LEGEND

- 535 --- EXISTING CONTOURS
- LIMIT OF WETLANDS
- SOIL TYPE DELINEATION
- 25' WETLAND BUFFER
- CIC2 SOIL TYPE
- PROPOSED SEWERAGE EASEMENT
- EXISTING SEPTIC AREA
- FAILED PERC LOCATION
- PASSED PERC LOCATION WITH NUMBER DESIGNATION AND ELEVATION
- PROPOSED WELL LOCATION



VICINITY MAP

SCALE: 1"=2000'

NOTES:

- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- UNLESS OTHERWISE SHOWN, NO WELLS OR SEWERAGE EASEMENTS ARE LOCATED WITHIN 100 FEET OF PROPERTY.
- TOPOGRAPHY SHOWN HEREON IS TAKEN FROM HOWARD COUNTY 200 SCALE AERIAL TOPOGRAPHICAL MAP WITH FIELD VERIFICATION BY TSA GROUP.
- EXISTING COTTAGE AND EXISTING STABLE LOCATED ON LOT 4 ARE SERVED BY THE EXISTING SEWERAGE EASEMENT (A46659) LOCATED WEST OF THE EXISTING STABLE.
- PERC HOLE NUMBERING DESIGNATION REFLECTS DELINEATION USED BY HOWARD COUNTY HEALTH DEPARTMENT SANITARIAN'S FIELD NOTES DATED SEPTEMBER 22, 28 AND 30, 1994.
- MINIMUM BUILDING RESTRICTION LINES ARE AS FOLLOWS:
 FRONT 75'
 SIDE 15'
 REAR 50'
- PRIOR TO APPROVAL OF THE FINAL SUBDIVISION PLAT THE WELL PROPOSED ON LOT 3 SHALL BE DRILLED AND APPROVED BY THE HOWARD COUNTY HEALTH OFFICER.

APPROVED: FOR PRIVATE WATER AND SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPT.

Joseph Paul W.
 COUNTY HEALTH OFFICER

11-28-94
 DATE

NO DATE REVISION

TSA GROUP, INC.
 planning • architecture • engineering • surveying
 8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410)466-6100



OWNER/ DEVELOPER:
 ROBERT GOSHEN
 14831 TRIADDELPHIA ROAD
 GLENELG, MARYLAND 21737

PROJECT:
GOSHEN PROPERTY
 LOTS 1-4

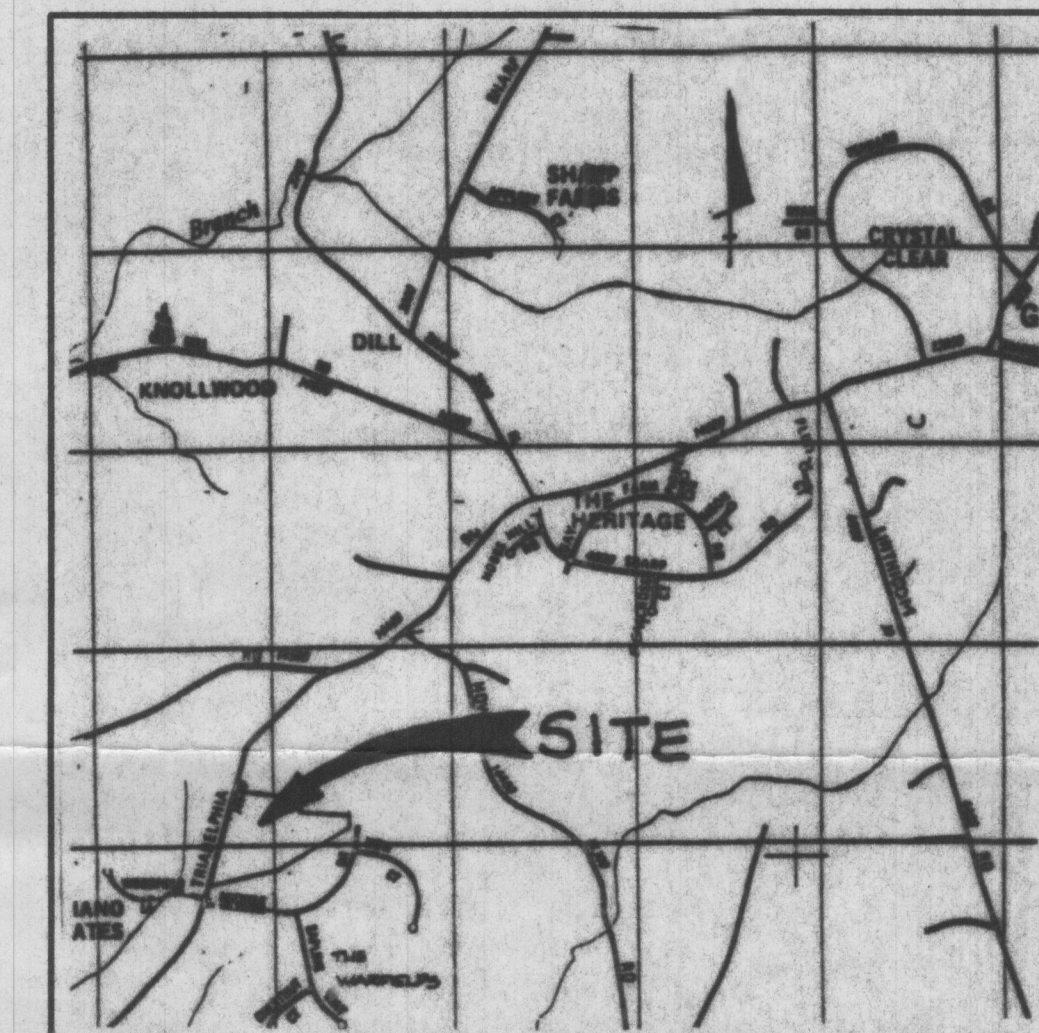
LOCATION:
 TAX MAP 27 - PARCEL 93
 4th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: **FIRST PERCOLATION CERTIFICATION PLAN**

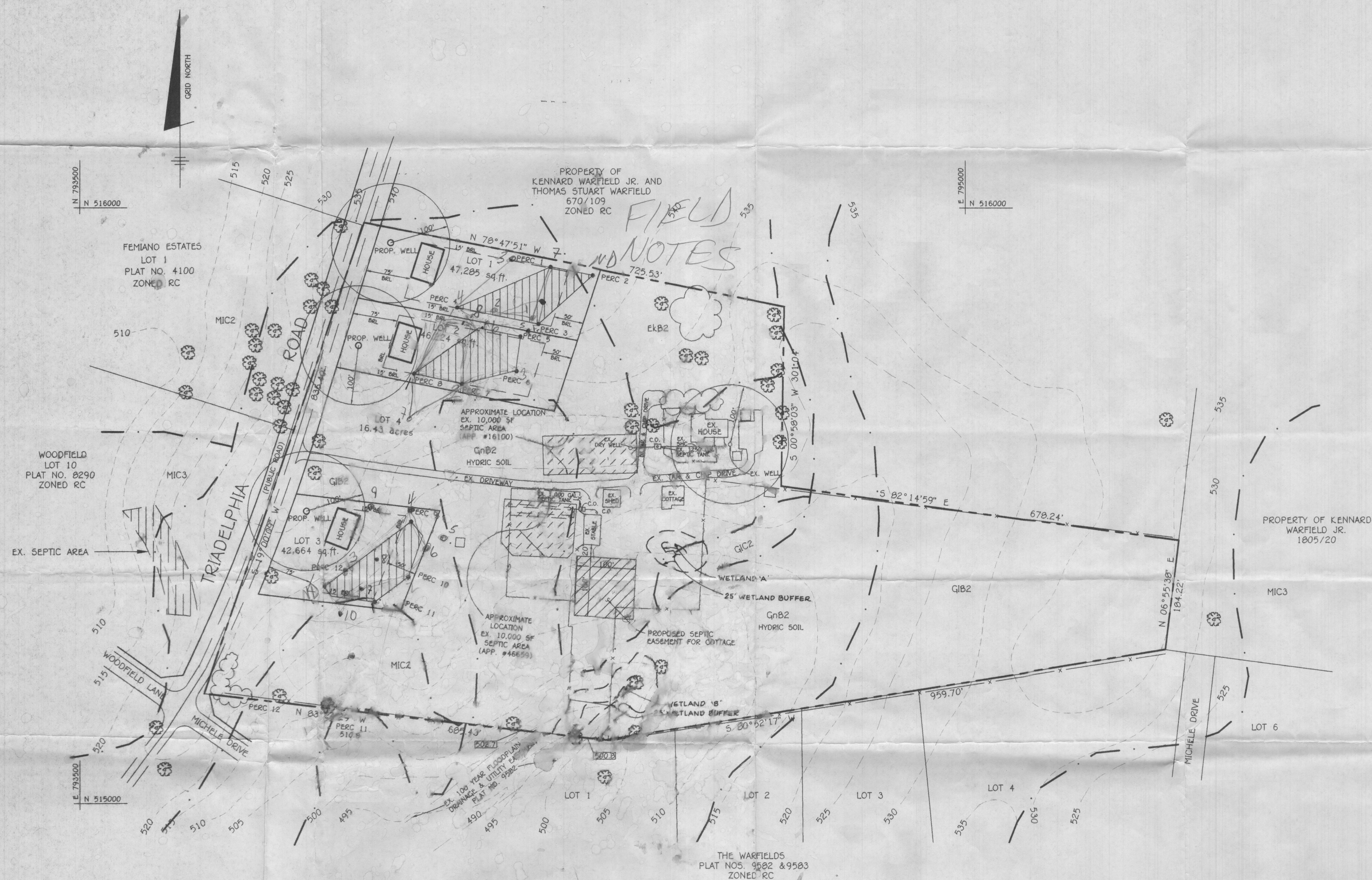
DATE: **OCTOBER 31, 1994** PROJECT NO. 0720

DES: GWF DRN: JVP / JR SCALE: AS SHOWN DRAWING 1 OF 1

OBSOLETE
 SEE REVISED
 3/13/95



VICINITY MAP
SCALE: 1"=2000'

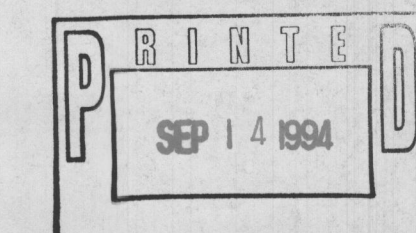


PLAN
SCALE: 1"=100'

SOILS	
EKb2	ELIOLK SILT LOAM, 0 TO 3% SLOPES, "C" SOIL
GIB2	GLENELG LOAM, 3 TO 8% SLOPES, MODERATELY ERODED, "B" SOIL
GIC2	GLENELG LOAM, 8 TO 15% SLOPES, MODERATELY ERODED, "B" SOIL
GnB2	GLENVILLE SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED, "B" SOIL
MIC2	MANOR LOAM, 8 TO 15% SLOPES, MODERATELY ERODED, "B" SOIL

NOTES:

1. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
2. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
3. UNLESS OTHERWISE SHOWN, NO WELLS OR SEWERAGE EASEMENTS ARE LOCATED WITHIN 100 FEET OF PROPERTY.
4. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM HOWARD COUNTY 200 SCALE AERIAL TOPOGRAPHICAL MAP WITH FIELD VERIFICATION BY TSA GROUP.
5. PERCOLATION HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THUS •



APPROVED: FOR PRIVATE WATER AND SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPT.

COUNTY HEALTH OFFICER _____ DATE _____

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

TSA GROUP, INC.
planning • architecture • engineering • surveying
5480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410)465-6105

OWNER/DEVELOPER: ROBERT GOSHEN 14831 TRIADELPHIA ROAD GLENELG, MARYLAND 21737		PROJECT: GOSHEN PROPERTY LOTS 1-4	
		LOCATION:	TAX MAP 27 - PARCEL 93 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
		TITLE:	PERCOLATION PLAN
DES: GWF		DRN: JVP / JR	SCALE: AS SHOWN
		DATE: SEPTEMBER 2, 1994	PROJECT NO. 0720
			DRAWING 1 OF 1

NOTES:

- DENOTES 4" x 4" x 30" CONCRETE MONUMENT TO BE SET.
○ DENOTES 3/8" x 30" PIPE OR STEEL MARKER TO BE SET.
● DENOTE PASSED PERC HOLES.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM, AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 211A AND 27CA.
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED RC
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED OCTOBER, 1994 BY TSA GROUP, INC.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

- WIDTH - 12" (16' SERVING MORE THAN ONE RESIDENCE).
- SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
- GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
- STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
- DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- STRUCTURE CLEARANCES - MINIMUM 12 FEET.
- MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

- THE FOREST CONSERVATION EASEMENT DENOTED THUS [Hatched Pattern] HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE: FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, ON, OVER AND THROUGH PRESERVATION PARCEL 'A' OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE 'FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

- THE SEWAGE PERCOLATION PLAN WAS APPROVED MARCH 13, 1995 UNDER THE TITLE GOSHEN PROPERTY.
- [Hatched Pattern] THIS AREA INDICATES APPROVED PERC AREAS UNDER THIS SUBDIVISION AND DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. [Dotted Pattern] THIS AREA INDICATES PERC AREAS APPROVED PRIOR TO THIS PLAT. IMPROVEMENTS OF ANY NATURE TO THESE AREAS IS RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWER EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND, WETLAND BUFFER, STREAM BUFFER OR FOREST CONSERVATION EASEMENT. FLOODPLAIN STUDY PERFORMED BY TSA GROUP DATED 11/11/94; APPROVAL DATED 12/24.
- STRUCTURES EXIST ON PRESERVATION PARCEL 'A', NO BUILDINGS OR ADDITIONS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- PRESERVATION PARCEL 'A' IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY MARYLAND AND SApLING RANGE HOMEOWNERS ASSOCIATION, INC.. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	18.79 Ac +/-
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0 Ac +/-
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED	0.62 Ac +/-
TOTAL AREA OF THIS PLAT TO BE RECORDED	19.41 Ac +/-
TOTAL AREA OF 100 YEAR FLOODPLAIN TO BE RECORDED	0.47 Ac +/-

MINIMUM LOT SIZE CHART					
PRESERVATION PARCEL 'A'	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES
	16.36 Ac	0	16.36 Ac	0.47 Ac	0
					16.36 Ac

- THE PURPOSE OF THE PROPOSED PRESERVATION PARCEL IS TO PRESERVE THE AGRICULTURAL, ENVIRONMENTALLY SENSITIVE AND HISTORIC VALUE OF THIS PROPERTY.
- THE B.G. & E. EASEMENT AS INDICATED ON PRESERVATION PARCEL 'A' (SEE SHEET 2) IS ONLY A RIGHT OF ACCESS FOR MAINTENANCE OF THE EXISTING AERIAL DROP CONNECTION (POWER LINE) TO THE MAIN HOUSE. THERE IS NO WIDTH STIPULATED BY THE DEED OF EASEMENT.

BENCH MARKS (NAD 83)

HO.CO. #211A
CONC. MONUMENT 4' WEST OF EDGE
PAVEMENT TRIADAPLHIA ROAD, 0.3 MILES
SOUTHWESTERLY OF ROXBURY ROAD.

N 577115.34(FT) E 1306507.20(FT)
N 175905.1125(M) E 398224.2119(M)

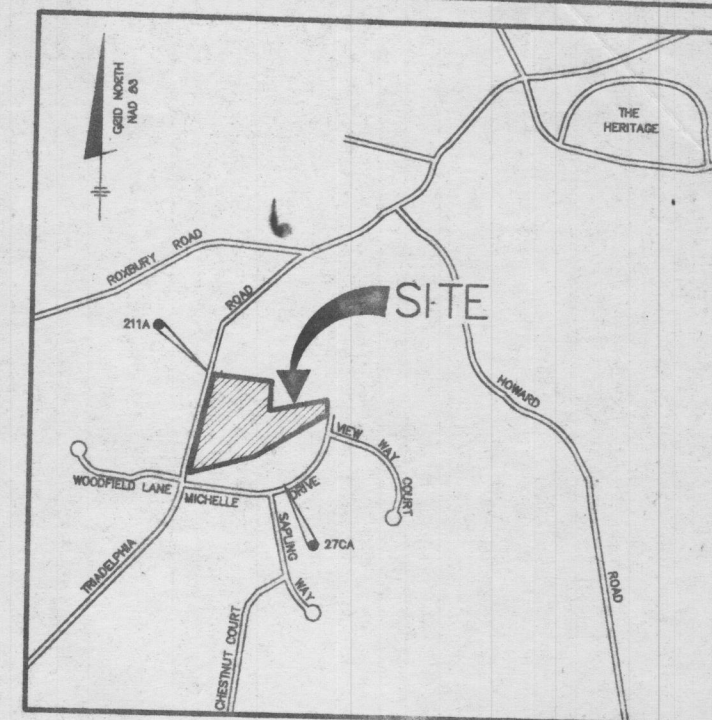
HO.CO. #27CA

CONC. MON. 2.8' BEHIND CURB NORTH
SIDE OF MICHELLE ROAD, 188' EAST OF
CENTERLINE OF SApLING WAY.

N 575270.00(FT) E 1307150.20(FT)
N 175342.6502(M) E 398420.1912(M)

MARYLAND STATE GRID
COORDINATE LIST (FT.)

NO.	NORTH	EAST
50	575933.7872	1306129.4608
51	576723.7627	1306401.5136
92	575933.7872	1306129.4608
100	576281.9501	1307107.8670
101	576007.0221	1307758.1971
103	576190.4547	1307780.1166
104	576582.6426	1307114.0433



VICINITY MAP

SCALE: 1"=2000'



PLAN

SCALE: 1"= 200'

LEGEND

- [Hatched Pattern] INDICATES LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF PUBLIC ROAD
- [Circle with 27] INDICATES COORDINATE DESIGNATION
- [Circle with 1] INDICATES CURVE DESIGNATION
- [Number 502.7] INDICATES 100 YEAR FLOODPLAIN ELEVATION
- [Circle with 1] INDICATES WETLAND COURSE
- [Hatched Pattern] INDICATES FOREST CONSERVATION EASEMENT
- [Line with F1] INDICATES 100 YEAR FLOODPLAIN COURSE

OWNERS:

CHARLES ROBERT GOSHEN AND
LISA I. GOSHEN

14831 TRIADAPLHIA ROAD
GLENELG, MARYLAND 21737

SURVEYOR

T S A GROUP INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLICOTT CITY, MARYLAND 21043
(410) 465-6105

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH

Peter J. Dare 11-17-94
PETER J. DARE
MARYLAND PROPERTY LINE SURVEYOR #224

CHARLES ROBERT GOSHEN
NAME OF OWNER:

Charles Robert Goshen
SIGNATURE OF OWNER: DATE: 11/17/94

RECORDED AS PLAT 11682
ON 4/10/95 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

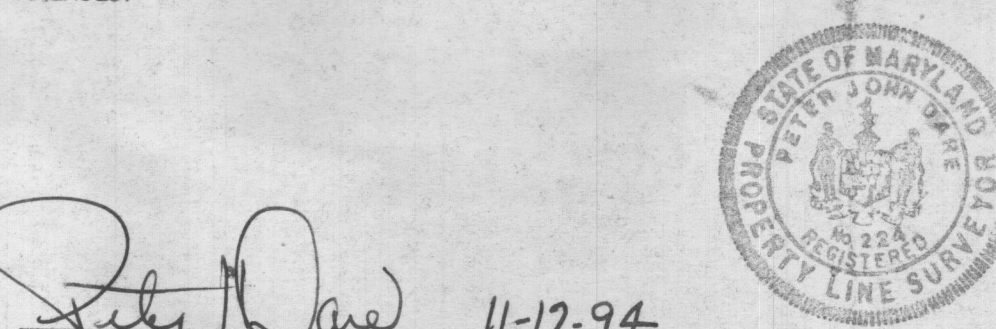
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.
Joyce M. Boyd 4-6-95
COUNTY HEALTH OFFICER MK DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
August South 4/7/95
DIRECTOR T.C. DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James J. Shaw 4/6/95
DIRECTOR MK DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT IS CORRECT; THAT IT IS ALL OF THE LAND OBTAINED BY CHARLES ROBERT GOSHEN AND LISA I. GOSHEN FROM CHARLES ROBERT GOSHEN BY DEED DATED 5TH DAY OF MAY, 1993 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2846 AT FOLIO 127 THAT ALL MONUMENTS ARE IN PLACE, OR SHALL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



Peter J. Dare 11-17-94
PETER J. DARE
MARYLAND PROPERTY LINE SURVEYOR #224

OWNER'S DEDICATION

WE, CHARLES ROBERT GOSHEN AND LISA I. GOSHEN, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS FLOODPLAINS AND OR OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY, WITNESS OUR HANDS THIS 15 TH DAY OF NOVEMBER 1994.

Lisa I. Goshen 11/17/94
LISA I. GOSHEN DATE:
Charles Robert Goshen 11/17/94
CHARLES ROBERT GOSHEN DATE:

Henry M. M... 11/17/94
WITNESS: DATE:
Donald M. M... 11/17/94
WITNESS: DATE:

GOSHEN PROPERTY
LOTS 1 THRU 3 AND
PRESERVATION PARCEL 'A'

4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP NO. 27
PARCEL NO. 93
ZONED: RC
SCALE: AS NOTED
DATE: NOVEMBER 16, 1994
SHEET: 1 OF 2