

**NOTES**

- Subject property is zoned - R, per August 1985 Comprehensive Zoning Plan.
- Public water and sewer systems not existing. Proposed water and sewer systems are to be private well and septic.
- Area Tabulation:  
Gross area of the tract is 2,734,910 square feet or 62.7849 acres.  
Area of the Floodplain is 5,676 square feet or 0.1303 acres.  
Area of the proposed roadway is 47,197 square feet or 1.0835 acres.  
There are 7 lots within this subdivision, totaling 62.7849 acres.
- Deed reference 810/579 PLAT REFERENCE: P 5915
- Boundary Survey information based on a field survey prepared by VIII, Robel & Associates, Inc. dated June 8, 1988.
- Topographic information based on the Howard County 200' sheets.
- Floodplain delineation is based on a study prepared by Mildenberg, Mochi & Associates, Inc. dated April, 1988.
- Woodbine Road is County maintained.
- Driveways/Roadways which will service two or more lots must meet the following requirements for FIRE AND EMERGENCY SERVICE VEHICLES ACCESS:  
a. Width: twelve (12) feet.  
b. Construction: six (6) inches of compacted "crusher run" base with a "tar and chip" coating.  
c. Turning Radius: forty (40) feet.  
d. Bridges and Culverts: designed to support vehicles with a gross vehicle weight of twenty (20) tons.  
e. Overhead Clearance: twelve (12) feet.  
f. HOUSE NUMBERS: Identification signs are to be placed at the driveway entrance and the main road. Where one (1) driveway serves more than one (1) lot (common driveway), a house number sign must be placed at each lot entrance.  
g. Maintenance: Driveways must be maintained for all weather use.  
h. These are recommendations only for driveways serving one (1) lot. However, flag lot driveways must have a house number sign placed where driveway meets the main road.
- Flag or pipe stem lots shall not be further subdivided into lots accommodating additional residences unless a public road can be constructed according to county standards on a minimum fifty (50) foot right-of-way to be donated to the county.  
1. This area designates a private sewage treatment of 10,000 square feet as required by the Maryland State Department of Health and Mental Hygiene for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These improvements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage treatment. Reconnection of a modified sewage treatment shall not be necessary.  
2. Topographic information used to prepare profiles is based on a field survey prepared by VIII, Robel & Associates dated July 1, 1988.  
12. Cross sections used for HEC-2 Floodplain study were taken from county topography.
- Denotes PAVING SECTION R-6. SEE HOWARD COUNTY STANDARD R-202

**COORDINATE TABLE**

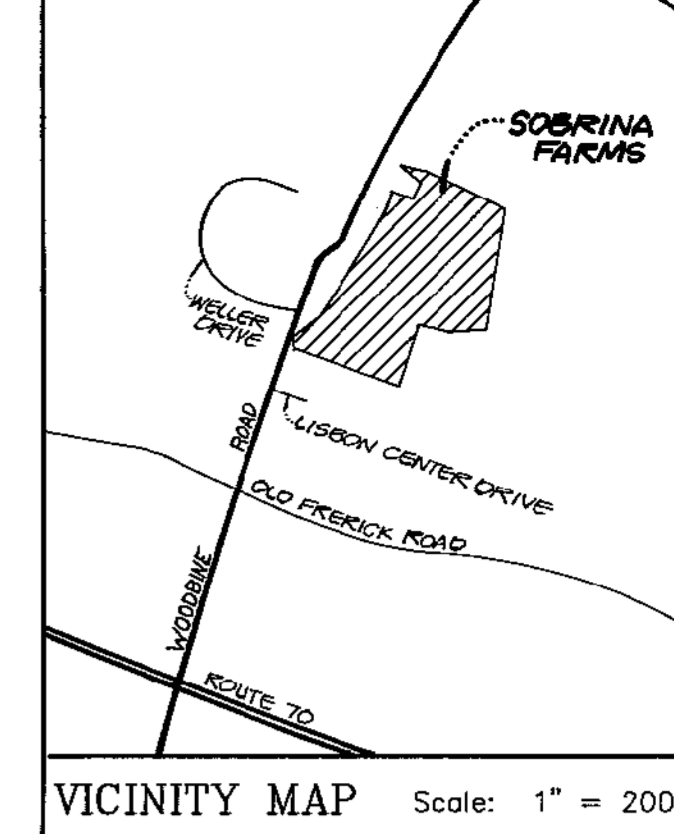
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4 7818909608	9584292922
5 7818909714	9541713000
6 7818929170	9548120289
7 7821120732	9547237827
8 7821104028	9549129966
9 7819984713	9550232077
10 7822456019	9550146802
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14 7824787989	9533410622
15 7821040508	9534078991
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18 7808324144	9532071995
19 7808359249	9529271089
20 7811190899	9532911020
21 7814986902	9530618745
22 7819154617	9535020616
23 7819141142	9534502929
24 7814247139	9532621161
25 7810266242	9533303626
26 7808562011	9532781089
27 7808350188	9533028608

**CURVE DATA FOR SOBRINA FARM COURT RIGHT-OF-WAY**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	275.00'	245.85'	131.82'	237.74'	N77°18'60"E	51°13'21"
2	25.00'	21.03'	11.18'	20.41'	N27°36'36"E	48°11'23"
3	50.00'	241.18'	44.72'	68.67'	S34°17'41"E	27°22'48"
4	25.00'	21.03'	11.18'	20.41'	S75°48'01"W	48°11'23"
5	325.00'	279.18'	148.85'	270.66'	S76°18'47"W	49°12'55"

**LOT TABULATION**

LOT #	GROSS AREA (AC)	STEM AREA (AC)	NET AREA (AC)	80% BLOT (AC)	FLOODPLAIN (AC)	REMAINING LOT SIZE (AC)
1	4.5784	0.0	4.5784	0.3615	0.0	4.2169
2	7.0984	0.0433	7.0551	0.0	0.0	7.0551
3	10.6098	0.2789	10.3309	0.4507	0.3803	10.0466
4	8.2588	0.0	8.2588	0.0	0.0	8.2588
5	10.6897	0.3841	10.3056	0.1878	0.0	10.1178
6	8.8801	0.3775	8.5026	0.0	0.0	8.5026
7	12.5708	0.0	12.5708	3.5330	0.0	9.0378



**OWNER**  
Sobrina 59, Inc.  
c/o Land Design & Development, Inc.  
8307 Main Street  
Ellicott City, Maryland 21043  
(301) 461-4600  
ATTN: Mr. Erwin Gudelsky

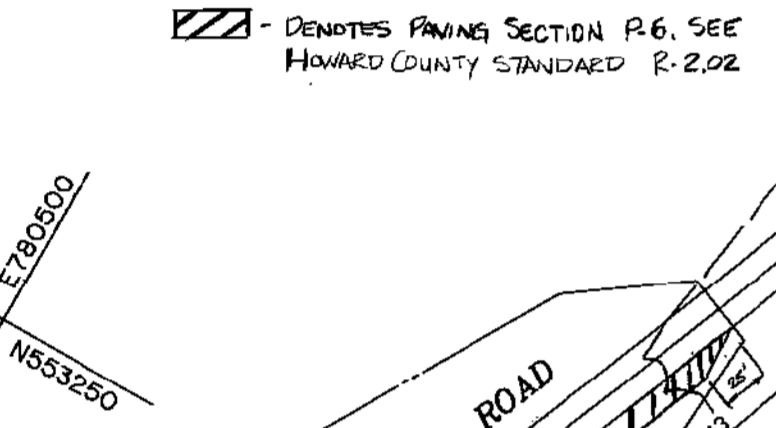
**DEVELOPER**  
Land Design & Development, Inc.  
8307 Main Street  
Ellicott City, Maryland 21043  
(301) 461-4600  
ATTN: Mr. Donald R. Reuser, Jr.  
General Partner

**ENGINEER**  
Mildenberg, Mochi & Associates, Inc.  
3300 North Ridge Road, Suite 235  
Ellicott City, Maryland 21043  
(301) 461-0078  
ATTN: Mr. Robert M. Mochi, P.E.

Project	date	description	scale	revision
88010-00	JULY 1988	engineering	KAM	KAM
		illustration	KAM	approval
			1" = 100'	RMM

ADDRESS IF REVIEW COMMENTS (P-88-08)-Submit for Approval	date
1. 8/2/88	7/10/88
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**SOBRINA FARMS SUBDIVISION**  
 4th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
**PRELIMINARY PLAN**



**PERC TABULATION**

OLD LOT NUMBERS	Lot Number	Avg. Perc. Time in Min. per Sec. Inch	Pipe to Enter Sewer Disposal Area at its Highest Elev. w/References to Ex. Grade at the Time of Perc Test	PERC TICKET NO.
3	1	10 min.	3.5' 6.0'	SHALLOW A 35015
4	2	11 min.	4.0' 6.0'	SHALLOW A 35016
5	3	8 min.	3.0' 5.0'	SHALLOW A 41587
7	4	9 min.	3.5' 5.5'	SHALLOW A 35019
8	5	12 min.	3.5' 6.0'	SHALLOW A 35018
6	6	11 min.	3.0' 5.5'	SHALLOW A 35020
8	7	10 min.	3.0' 5.0'	SHALLOW A 35021

APPROVED: For Private Water and Sewerage Systems  
**HOWARD COUNTY HEALTH DEPARTMENT**  
 County Health Officer Date 01-21-80



TENTATIVELY APPROVED  
 ON 8-11-88  
 DATE  
**OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY**  
 Planning Director DATE 12.12.88

**PRELIMINARY PLAN**  
 LOTS 1 - 7  
**SOBRINA FARMS SUBDIVISION**  
 (formerly Lot 2 of Montgomery Industrial Park)

Election District No. 4  
 Howard County, Maryland

Tax Map 2, Parcel 39  
 Scale: 1" = 100' July 1988

Current Zoning: R  
 Previous References:  
 S-85-22, P-85-24, VP-81-81, VP-82-55, F-82-126, 9-88-102  
 P-85-05

**MILDENBERG, MOCHI & ASSOCIATES, INC.**  
 ENGINEERS - SURVEYORS - PLANNERS  
 3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-1350  
 (301) 461-0078 D.C. Metro: (301) 621-5768