

PREFFERKORN RD.  
E 1/4 P.M.  
S24°50'22"E 207.92'

S03°21'06"W  
20.00'

Lot Numbers	Previous Lot Numbers	Avg. Perc. Time in Min. per Second Inch	Pipe To Enter Sewer Disposal Area At Its Highest Elev. w/ Reference To Ex. Grade At The Time of Perc Test
1	8	8 min.	-3 ft.
2	7	8 min.	-3 ft.
3	6	8 min.	-3 ft.
4	5	8 min.	-3 ft.
5	3	8 min.	-3 ft.
6	4	8 min.	-3 ft.
7	7	8 min.	-3 ft.
8	8	8 min.	-3 ft.
9	-	8 min.	-3 ft.
10	10	8 min.	-3 ft.
11	11	8 min.	-3 ft.
12	12	8 min.	-3 ft.
13	13	8 min.	-3 ft.
14	14	8 min.	-3 ft.
15	15	8 min.	-3 ft.
16	16	8 min.	-3 ft.
17	17	8 min.	-3 ft.
18	18	8 min.	-3 ft.
19	2	8 min.	-3 ft.
20	20	8 min.	-3 ft.
21	9	8 min.	-3 ft.
22	22	8 min.	-3 ft.

GENERAL NOTES

- Existing zoning: R
- Zoning of all adjacent parcels: R
- Gross area of tract: 73.87 acres
- Proposed number of lots: 22
- Area of proposed lots: 69.69 acres
- Area of proposed roads (50' R/W): 4.18 acres
- Deed references: Tax Map 15, Parcel 170, 999/149, 999/58; Tax Map 15, Parcel 177, 717/437
- Public water and sewer systems not existing. Proposed water and sewer systems to be private well and septic.
- Boundary data shown on this plat is referred to the system of coordinates established in the Maryland State Plane Coordinate System and are based on the coordinates and bearings of the following traverse stations:  
No. 3234002 N 525239.926  
E 803865.265  
N 525234.409  
E 802154.070
- All work to be performed shall be within the property boundary delineated on this sheet. (Limit of Submission)
- Driveways/roads which will service two (2) or more lots must meet the following requirements for FIRE AND EMERGENCY SERVICE VEHICLES ACCESS:
  - Width - twelve (12) feet
  - Construction - six (6) inches of compacted "crusher run" base with a "tar and chip" coating
  - Turning radius - forty (40) feet
  - Bridges and Culverts - designed to support vehicles with a gross vehicle weight of twenty-five (25) tons
  - Overhead Clearance - twelve (12) feet
- 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 driveways), a house number sign must be placed at each lot entrance.
- Maintenance - Driveways must be maintained for all weather use. 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.
- Vehicular access to Lots 1 and 22 will be derived exclusively from Roscommon Drive.
- Lot 15
  - minimum finished floor equals 594.50'
  - septic system must be installed prior to issuance of building permit.
  - Prior to approval of the final plans, a detail must be submitted showing the well location higher than the septic field.
  - Prior to the approval of the final plan, the well is to be drilled.
  - Prior to the approval of the final plan, a grading plan must be prepared showing the relationship between the first floor elevation noted on the plan and the septic field. Positive drainage must be provided away from the house foundation and septic area.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT

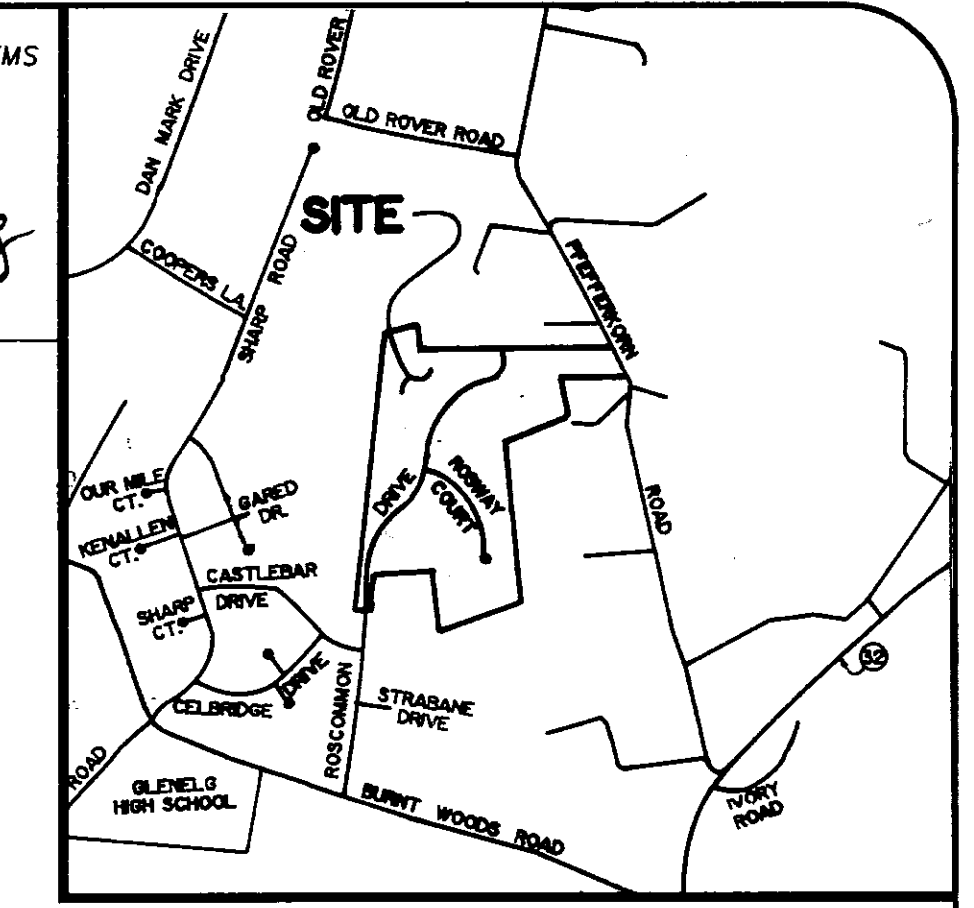
*Joseph By...* 4-28-88  
County Health Officer Date

DEVELOPER/CONTRACT PURCHASER

H & F Property Partnership  
c/o Howard County Land Services, Inc.  
8307 Main Street  
Ellicott City, Maryland  
(301) 465-5855

OWNERS

Cynthia and Timothy Hindman 4507 Roberson Road  
Randallstown, Maryland 21133  
(301) 922-2550  
Mrs. Barbara Farnadis  
Christopher Road  
Cecilton, Maryland  
(301) 275-2233

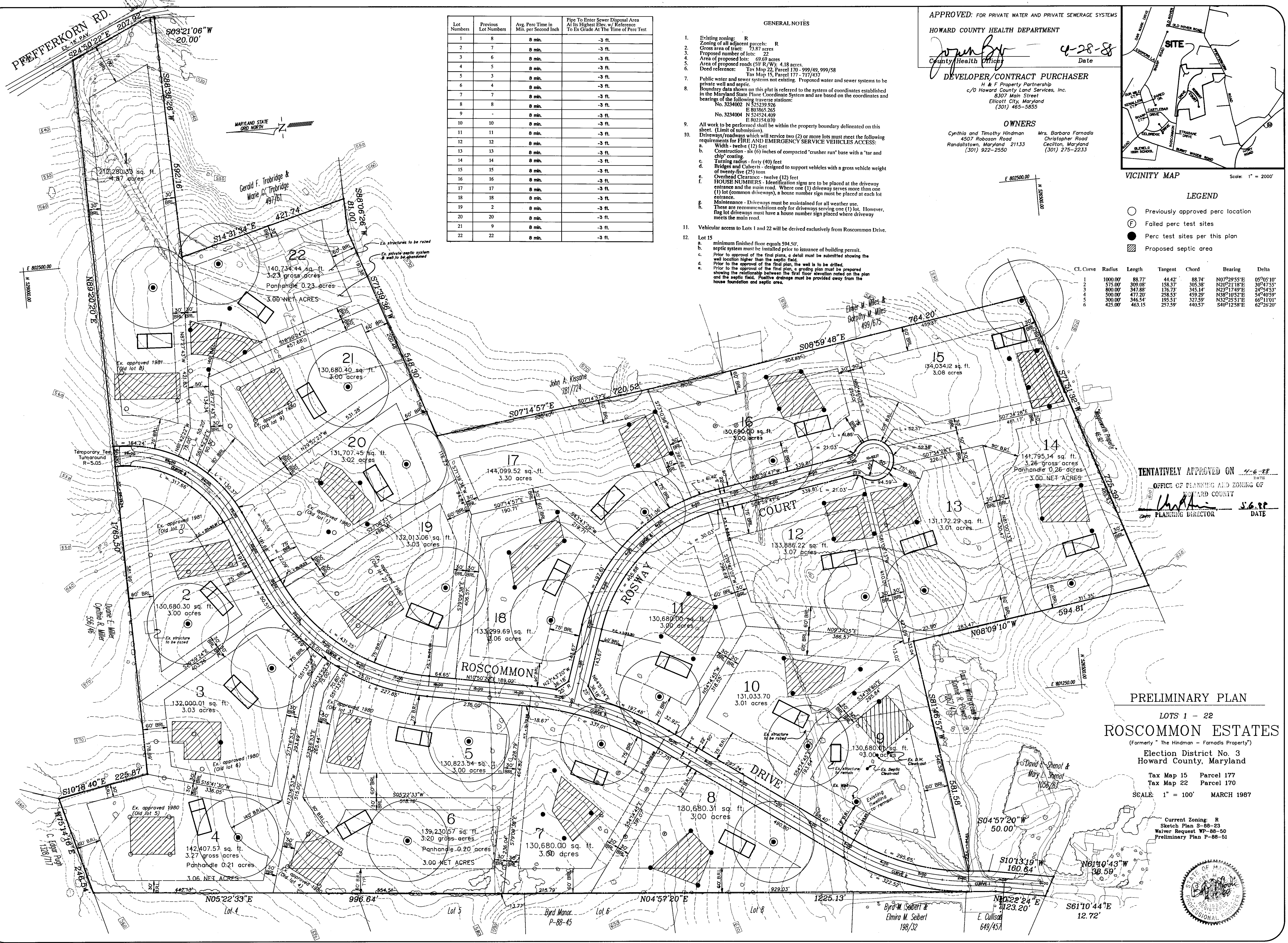


VICINITY MAP Scale: 1" = 2000'

LEGEND

- Previously approved perc location
- ⊖ Failed perc test sites
- Perc test sites per this plan
- ▨ Proposed septic area

CL Curve	Radius	Length	Tangent	Chord	Bearing	Delta
1	1000.00'	88.77'	44.42'	88.74'	N07°29'55"E	95°05'10"
2	375.00'	389.08'	188.37'	303.38'	N20°21'18"E	90°47'55"
3	800.00'	347.88'	176.73'	345.14'	N23°17'49"E	24°54'53"
4	500.00'	477.20'	258.53'	459.29'	N36°10'52"E	54°40'59"
5	300.00'	346.54'	185.51'	327.59'	N53°25'31"E	66°11'01"
6	425.00'	463.15'	257.59'	440.57'	S40°12'58"E	62°26'20"



TENTATIVELY APPROVED ON 4-6-88  
OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY  
*John A. Kissone* PLANNING DIRECTOR DATE

PRELIMINARY PLAN  
LOTS 1 - 22  
ROSSCOMMON ESTATES  
(Formerly The Hindman - Farnadis Property)

Election District No. 3  
Howard County, Maryland

Tax Map 15 Parcel 177  
Tax Map 22 Parcel 170  
SCALE: 1" = 100' MARCH 1987

Current Zoning: R  
Sketch Plan S-88-23  
Waiver Request WP-88-50  
Preliminary Plan P-88-51



project	87034-00	date	MAR '88
illustration	LUC/KAM	engineering	JLM
scale	1" = 100'	approval	JLM
no.	0	revision	RAM

REVISIONS MADE PER COMMENTS FROM HOW. CO. HEALTH DEPT. 4/2/88  
IN SUBMISSION TO HOWARD COUNTY PLANNING & ZONING 2/9/88

LOTS 1 - 22  
ROSSCOMMON ESTATES  
Election District No. 3 - Howard County, Maryland  
PRELIMINARY PLAN

MILDBERG, MOCH & ASSOCIATES, INC.  
ENGINEERS - SURVEYORS - PLANNERS  
3300 North Ridge Road, Suite 203, Ellicott City, Maryland 21045-1350  
(301) 461-0076 D.C. Permit: (S) 63-5766

OR