

COORDINATES		
NO.	NORTH	EAST
1	493487.74	823757.53
2	491,324.35	823,689.11
3	491,265.19	823,839.34
4	490,901.60	823,128.53
5	490,252.20	822,063.09
6	490,872.04	821,593.52
7	490,920.39	821,827.84
8	491,342.84	822,758.60
9	493,060.24	823,149.75
10	493,121.52	823,368.20

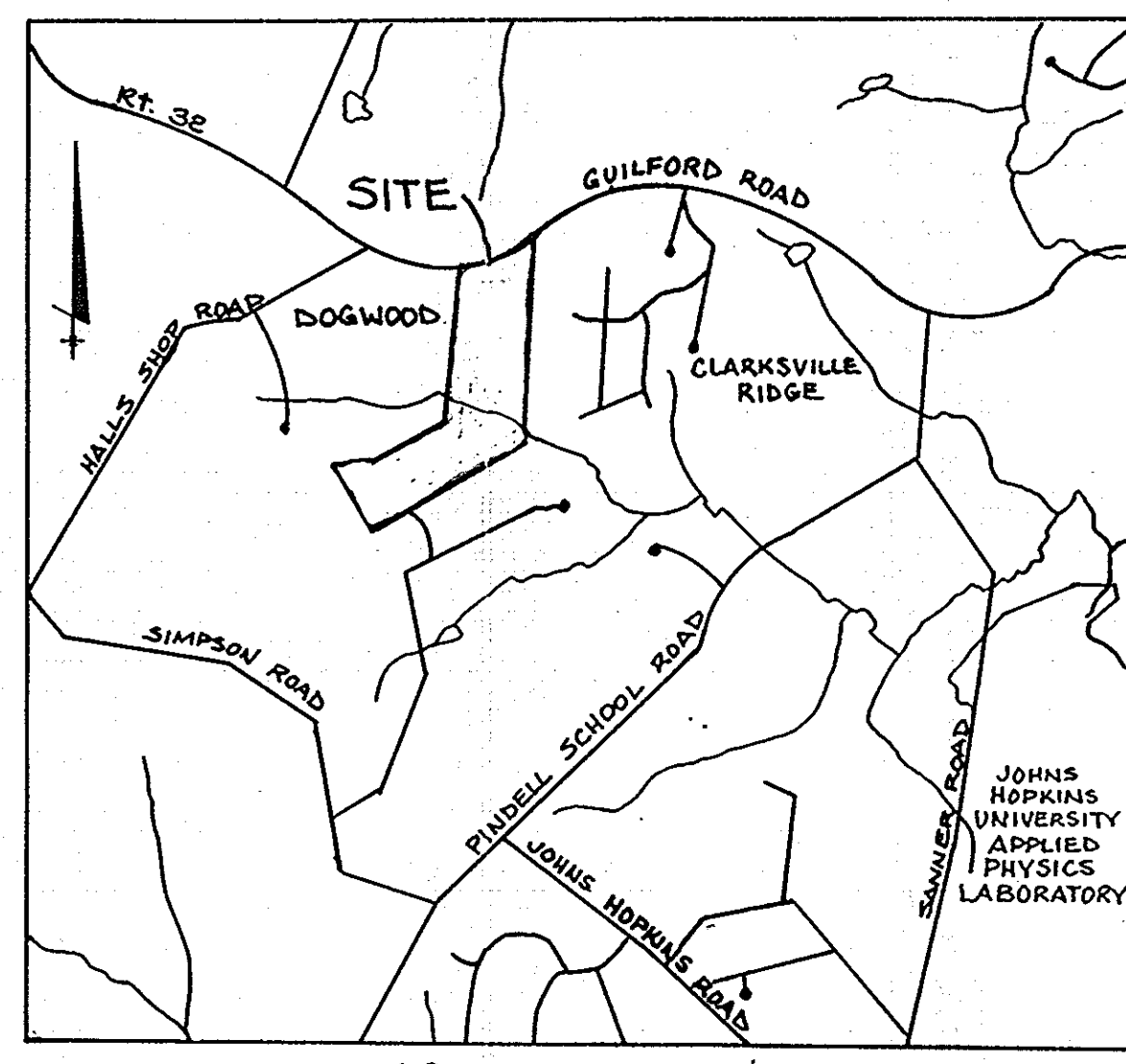
# PRELIMINARY PLAN

# THISTLEDOWN

## SECTION ONE

## 5TH ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND



**VICINITY MAP**  
SCALE 1" = 200'

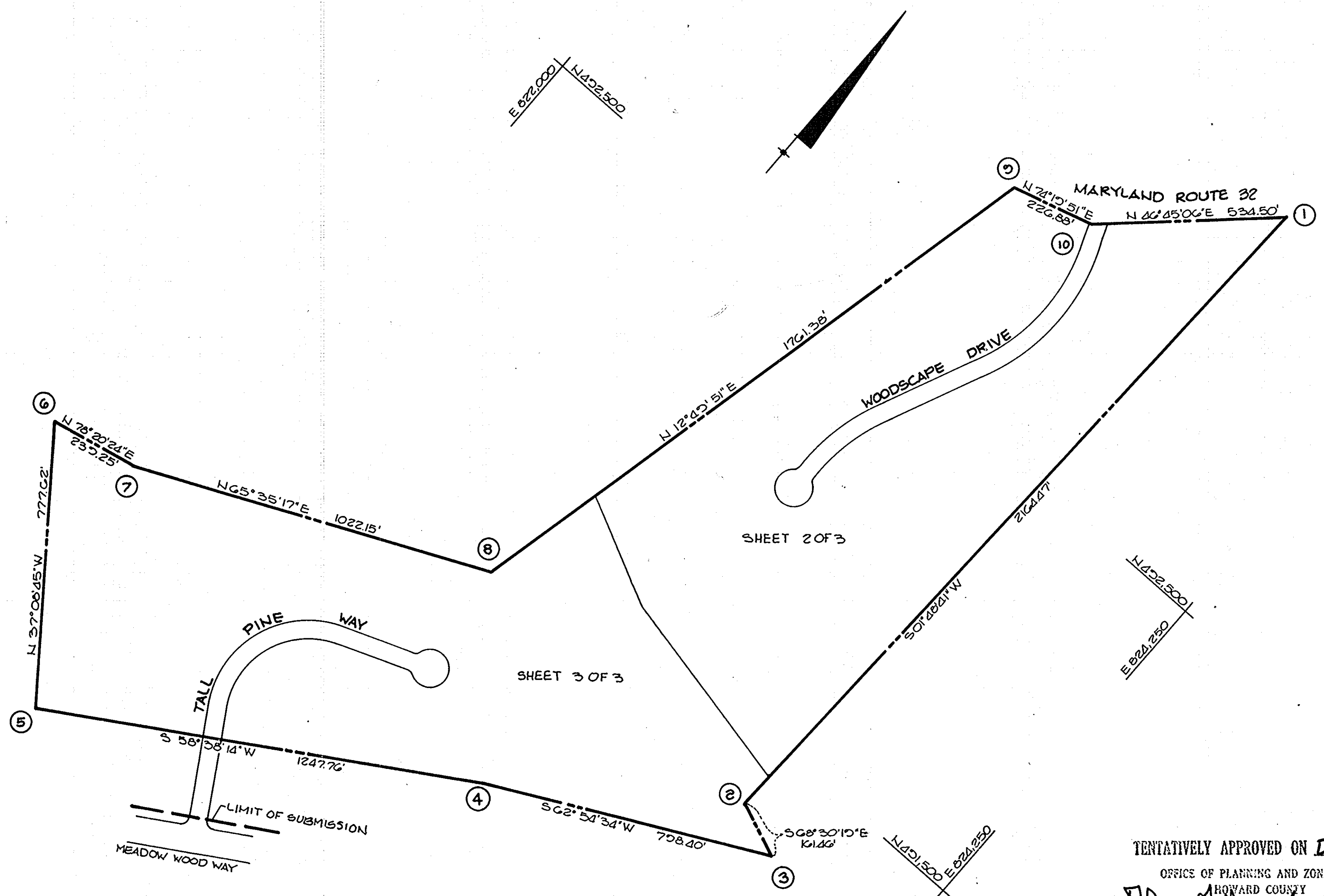
- NOTES:**
- The area shown thus [hatched symbol] indicates a private sewage easement of approximately 10,000 sq. ft. as required by the Maryland State Department of Health and Mental Hygiene for individual disposal. Improvements of any kind in this area are restricted until public sewage is available and servicing any residential structures on this site. This easement shall become null and void upon connection to a public sewage. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
  - Percolation test holes shown hereon have been field located as shown [dark dot symbol].
  - The lots shown hereon comply with the minimum ownership width and lot areas as required by the Maryland State Department of Health and Mental Hygiene.
  - Percolation areas and water wells for adjoining lots are shown where pertinent.
  - See Office of Planning and Zoning file S-86-76
  - For flag or pipestem lots; refuse collection, snow removal and road maintenance are provided to the junction of flag or pipestem lot driveway.

**SITE TABULATION**

Present Zoning	R
Total Number of Lots	10
Total Number of Residential Lots	10
Total Area Lots	50.02 Acres
Total Area Road Right-of-way	2.72 Acres
Total Area Open Space	0 Acres
Total Area in 100-year Floodplain	2.91 Acres
Total Area this Submission	53.64 Acres
Water System	Private
Sewer System	Private

**PERC TEST DATA**

LOT NO.		REMARKS	AVERAGE PERC TIME IN MINUTES FOR 2ND INCH	MAXIMUM DEPTH PERMITTED IN FEET
OLD	NEW			
1	1	EXISTING LOT	8	4
2	2	RECONFIGURED	6	3.5
3	3	"	6	3.5
4	4	FAILED	1	
5	4	RECONFIGURED	3	3
6	5	"	2	3
7	6	"	2	3.5
8	7	"	7	3.5
9	8	"	10	4
10	9	"	7	3.5
11	10	"	7	3.5
12	11	"	5	3.5
13	12	"	3	3.5
14	13	"	4	3.5
15	14	"	2	3.5
16	15	"	3	3.5
17	16	"	4	3.5



**PLAN**  
SCALE: 1" = 200'

TENTATIVELY APPROVED ON **DEC 24, 1986**

OFFICE OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*John A. Hamble* 1-29-87  
PLANNING DIRECTOR DATE

APPROVED: For private water and private sewerage systems  
*James W. Boyles* 1-13-87  
COUNTY HEALTH OFFICER SA DATE

DATE	NO.	REVISION
<b>OWNER/DEVELOPER</b>		
OWNER:	DEVELOPER:	
ESTATE OF GRACE E. IAGER		
CRYSTAL HILL INVESTMENTS		
76 TOM LLOYD		
LLOYD, KANE, WIEDER		
37 1/2 COURT PLACE		
ELICOTT CITY, MARYLAND 21043		
<b>PROJECT:</b>		
<b>THISTLEDOWN</b>		
<b>SECTION ONE</b>		
AREA	TAX MAP NO. 35141	PARCEL 276
5TH ELECTION DISTRICT		
HOWARD COUNTY, MARYLAND		
<b>TITLE:</b>		
<b>TITLE SHEET</b>		
<b>THE RIEMER GROUP, INC.</b>		
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm		
3105 Heath Park Drive, Ellicott City, Maryland 21043 (301) 481-2800		
DATE	1-9-87	S-86-76
DESIGNED BY:	J.D.P.	
DRAWN BY:	S.V.W.	
PROJECT NO:	28000	
DATE:	OCTOBER 3, 1986	
SCALE:	AS SHOWN	
DRAWING NO.	1 OF 3	

DRAINAGE AREA = 235 AC  
100 YEAR FLOODPLAIN DEPTH = 54'

DRAINAGE AREA = 235 AC  
100 YEAR FLOODPLAIN DEPTH = 6.0'

**LEGEND**  
 BRL - DENOTES BUILDING RESTRICTION LINE  
 V.I.E.R. - VEHICULAR INGRESS & EGRESS RESTRICTION

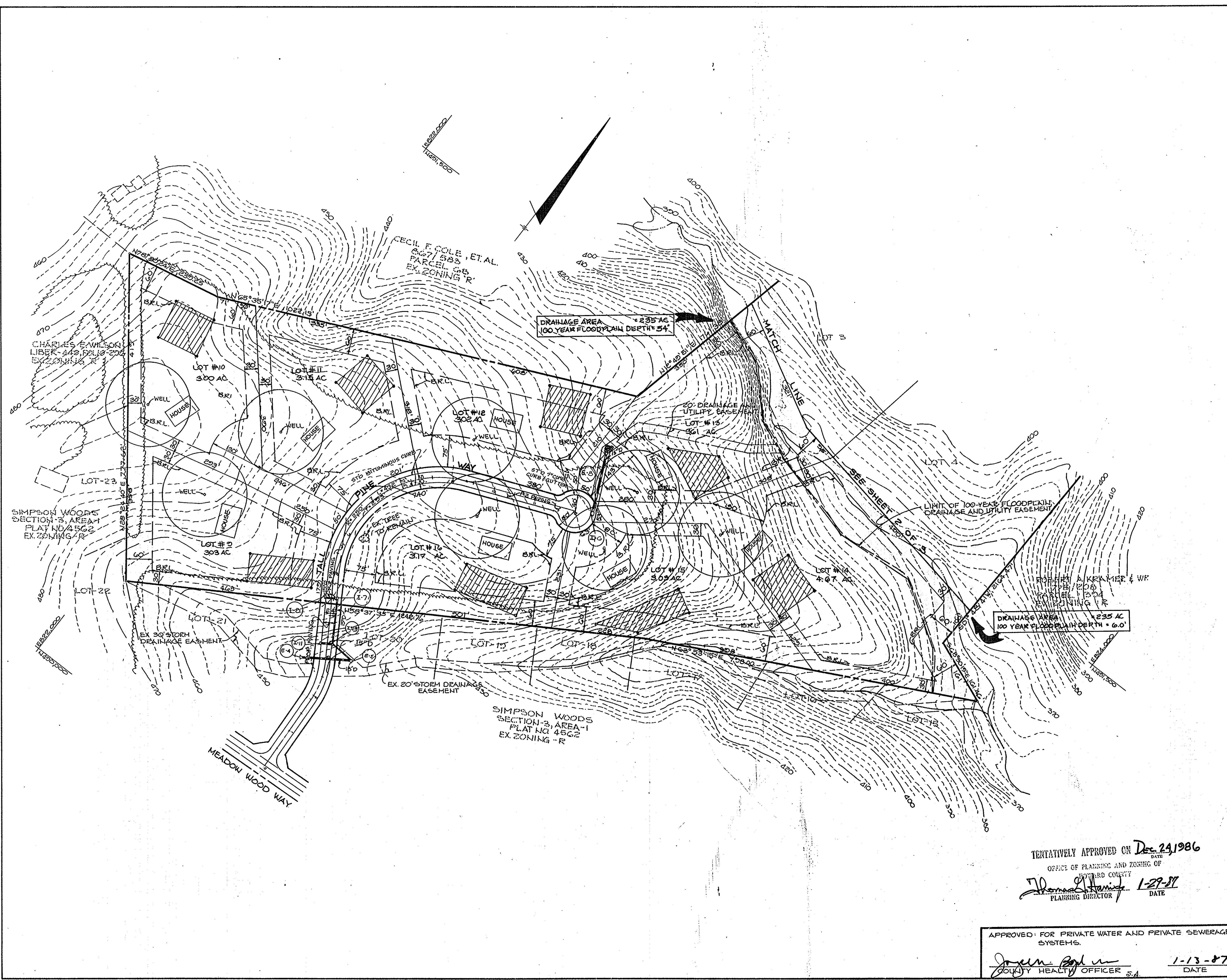
TEMPORARILY APPROVED ON **Dec 24, 1986**  
 OFFICE OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*Thomas A. Kelly* 1-29-87  
 PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.  
*Joseph M. Boylan* 1-13-87  
 COUNTY HEALTH OFFICER DATE

DATE	NO.	REVISION
OWNER		ESTATE OF GRACE E. TAGER % TOM LLOYD LLOYD, KANE, WIEDER 3716 COURT PLACE ELLCOTT CITY, MARYLAND 21043
DEVELOPER		CRYSTAL HILL INVESTMENTS 10005 OLD COLUMBIA ROAD COLUMBIA, MARYLAND 21046
PROJECT: <b>THISTLEDOWN</b> SECTION ONE, LOTS 1-8		
AREA TAX MAP NO. 35141		PARCEL 276
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: <b>PRELIMINARY PLAN</b>		
<b>THE RIEMER GROUP, INC.</b> The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 461-2890		
1-9-87		S-80-76
DATE		DESIGNED BY: J.D.P.
		DRAWN BY: F.O.M.
		PROJECT NO: 28000
		DATE: OCTOBER 3, 1986
		SCALE: 1" = 100'
		DRAWING NO. 2 OF 3







DATE	NO.	REVISION
		ESTATE OF GRACE E. IAGER % TOM LLOYD LLOYD, KANE, WIEDER 376 COURT PLACE ELLCOTT CITY, MARYLAND 21043
		CRYSTAL HILL INVESTMENT 10005 OLD COLUMBIA ROAD COLUMBIA, MARYLAND 21046
<b>PROJECT:</b> <b>THISTLEDOWN SECTION ONE</b>		
<b>AREA:</b> TAX MAP NO. 55/41 PARCEL 27% 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
<b>TITLE:</b> <b>PRELIMINARY PLAN</b>		
<b>THE RIEMER GROUP, INC.</b> The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3106 Health Park Drive, Ellicott City, Maryland 21043 (301) 461-2690		
1-9-87		S-86-76
DATE		DESIGNED BY: J.D.P.
		DRAWN BY: D.D.E.
		PROJECT NO: 26000
		DATE: OCTOBER 3, 1986
		SCALE: 1" = 100'
		DRAWING NO. 3 OF 3
		ARTHUR E. MUEGGE 8707

TENTATIVELY APPROVED ON Dec 24, 1986  
 OFFICE OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*Thomas L. Hammett* 1-29-87  
 PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.  
*James Bond* 1-13-87  
 COUNTY HEALTH OFFICER S.A. DATE