

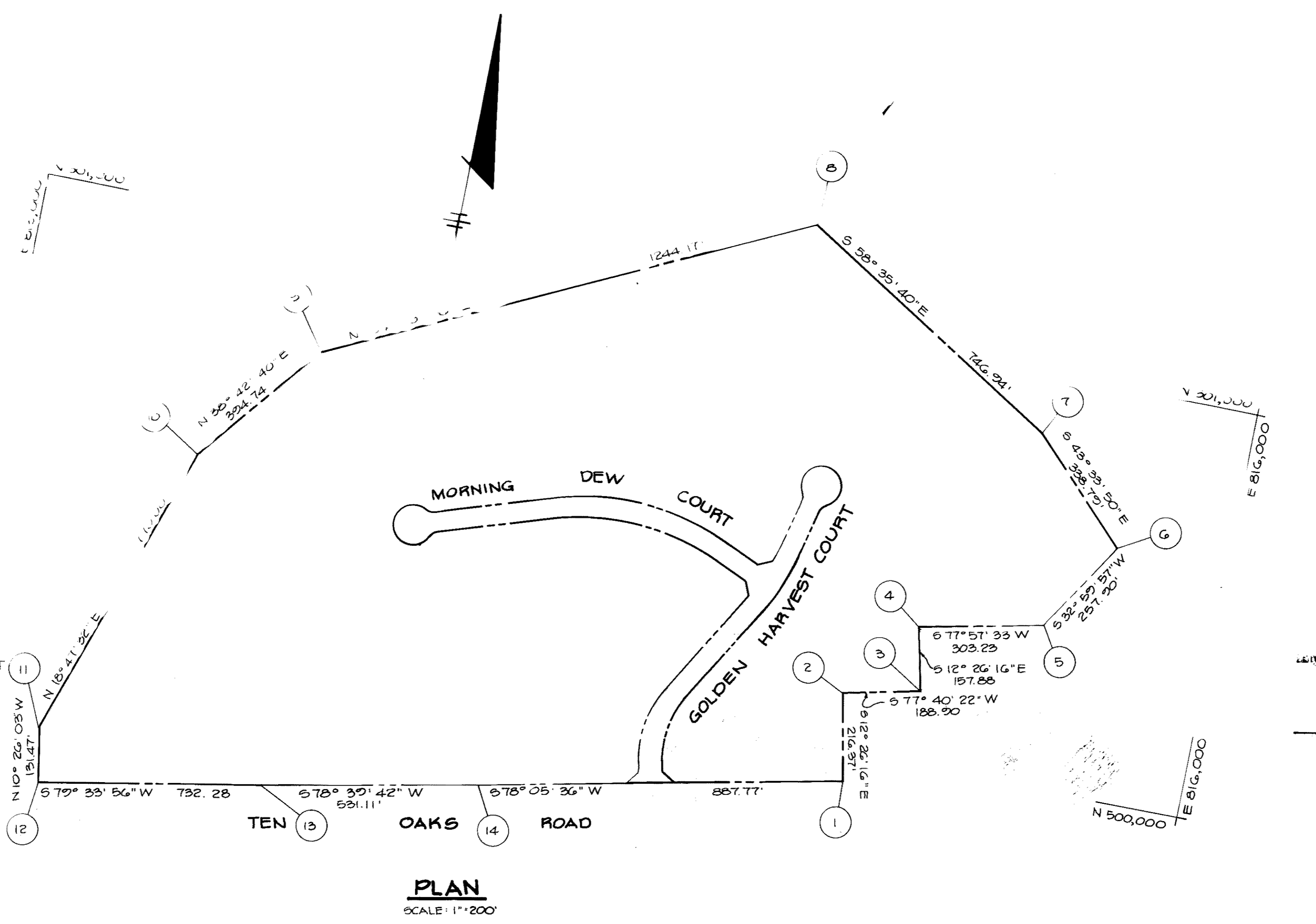
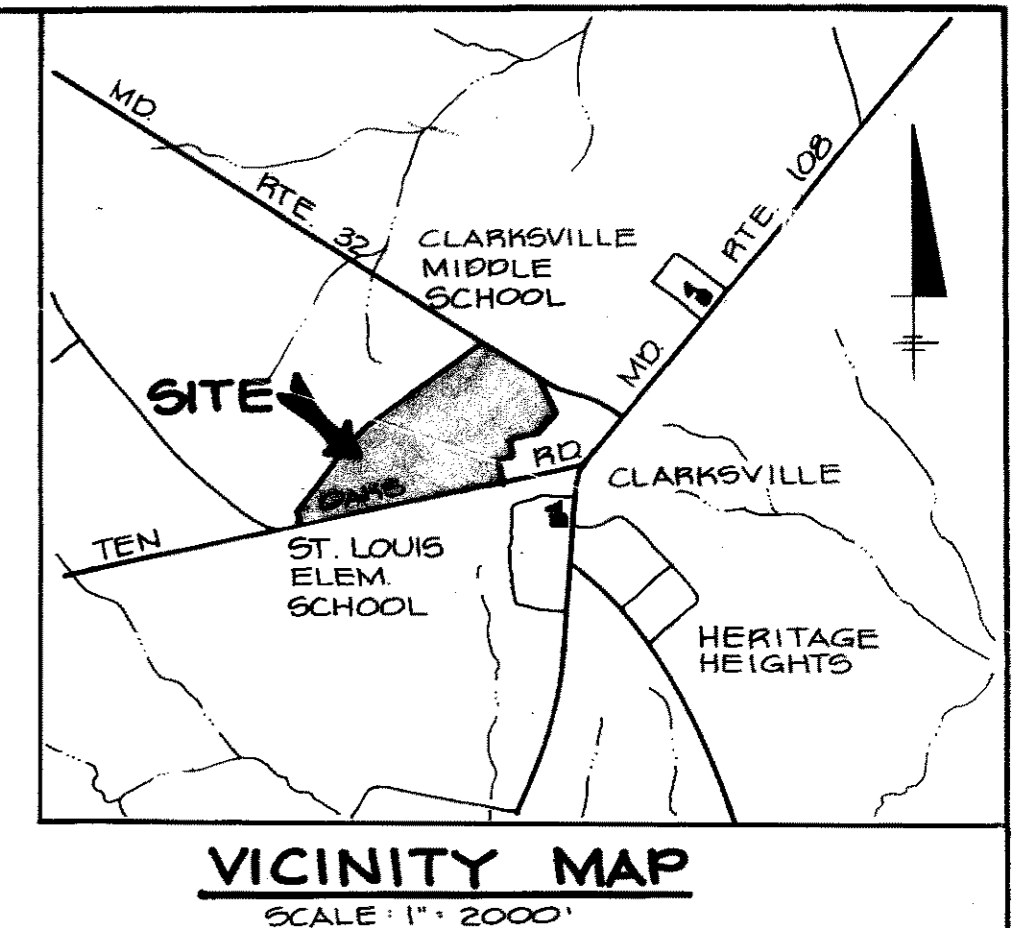
COORDINATE TABLE		
NO.	NORTH	EAST
1	499,927.46	815,188.01
2	500,138.75	815,141.41
3	500,179.08	815,325.95
4	500,333.26	815,291.25
5	500,396.52	815,588.50
6	500,612.82	815,728.96
7	500,858.91	815,495.48
8	501,247.53	814,857.27
9	500,708.02	815,736.866
10	500,400.00	815,492.00
11	499,671.05	815,241.75
12	499,541.76	815,265.76
13	499,622.85	815,796.57
14	499,744.30	814,312.34

# PRELIMINARY PLAN

# CLARKSVILLE MANOR

## 5TH ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND



- NOTES:**
- The area shown thus indicates a private sewage easement of approximately 10,000 square feet 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.
  - 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. 6-88-40
  - For flag or pipestem lots; refuse collection, snow removal and road maintenance are provided to the junction of flag or pipestem lot driveway.
  - Coordinates shown hereon are based on the Maryland State Grid System as projected by stations 2536001 and 2536002.
  - There are 17 lots to this subdivision and they are Numbered from 1 to 19.

**SITE TABULATION**

Present Zoning	R
Total Number of Lots	17
Total Number of Residential Lots	17
Total Area Lots	92,960
Total Area Road Right-of-way	3,100
Total Area Open Space	0
Total Area in 100-year Floodplain	0
Total Area this Submission	95,484
Water System	Private
Sewer System	Private

**PIPE STEM CHART**

LOT NO.	TOTAL LOT AREA	PIPE STEM AREA	RESULTING MIN. LOT AREA
3	3,48 ± AC.	0,40 ± AC.	3,08 ± AC.
13	3,11 ± AC.	0,10 ± AC.	3,01 ± AC.
13	3,30 ± AC.	0,11 ± AC.	3,17 ± AC.

**PERC TEST TABULATION**

LOT NO.	NUMBER	REMARKS	AVERAGE PERC TIME IN MINUTES FOR 2ND INCH	MAXIMUM DEPTH PERMITTED IN FEET
11			12	0
12			0	0
13			0	0
14			0	0

APPROVED BY 5-7-88 DATE  
 OFFICE OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
[Signature] DATE 7.13.88  
 PLANNING DIRECTOR DATE J.B.

**SHEET INDEX**

NO.	DESCRIPTION
1 OF 2	TITLE SHEET
2 OF 2	PRELIMINARY PLAN

OWNER / DEVELOPER  
 CHARLES E. IAGER JR. & EUGENE W. IAGER  
 TRUSTEES UNDER WILL OF C. ELLSWORTH IAGER  
 11920 ROUTE 216  
 FULTON, MARYLAND 20759

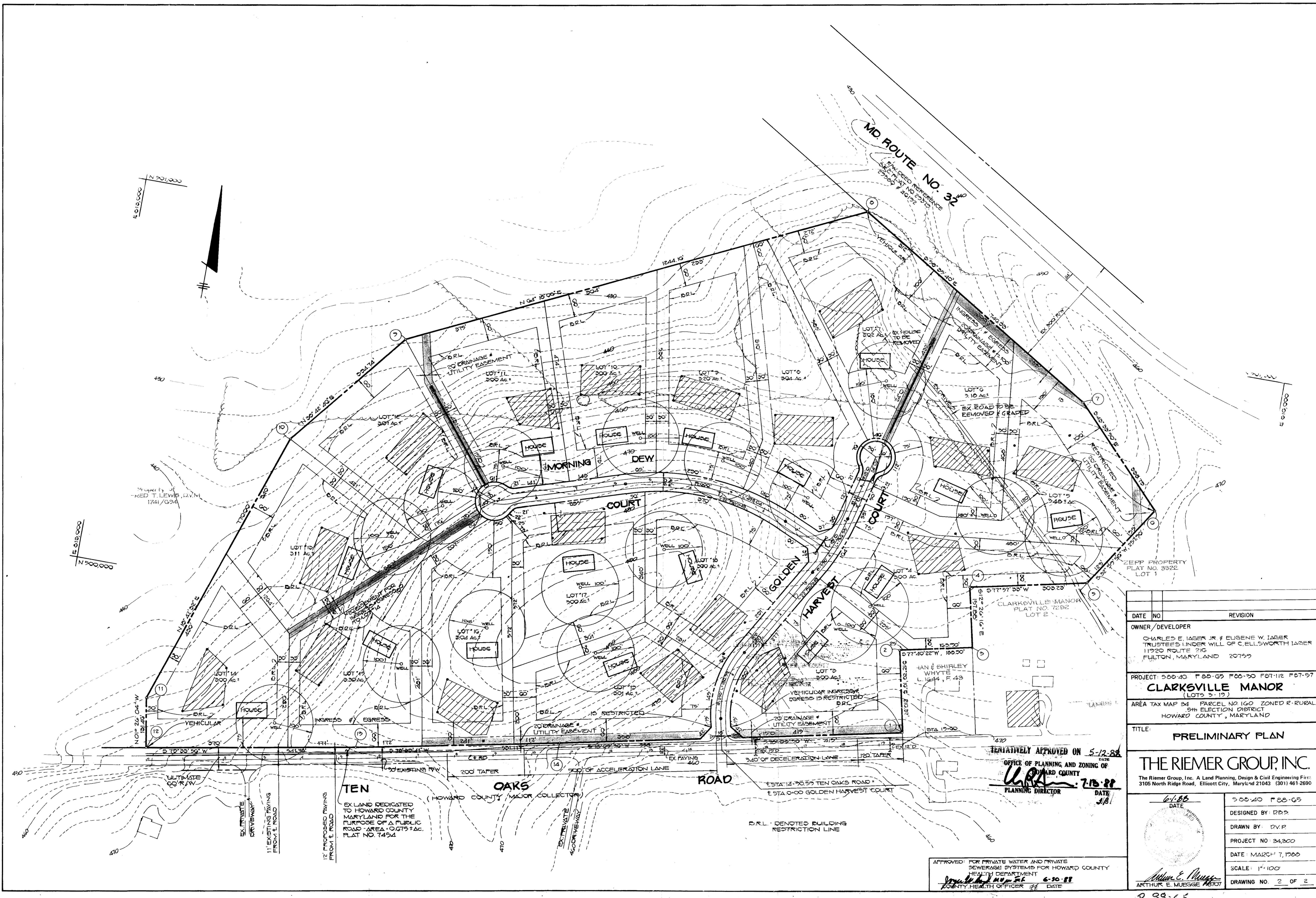
PROJECT: 6-88-40 P88-65 P88-30 P87-97 P87-112  
**CLARKSVILLE MANOR**  
 (LOTS 3-12)  
 AREA TAX MAP 24 PARCEL NO. 160 ZONED R-RURAL  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

TITLE: **PRELIMINARY TITLE SHEET**

**THE RIEMER GROUP, INC.**  
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm  
 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 481-2690

DATE: 6-1-88	588-40 P88-65
DESIGNED BY: D.B.S.	
DRAWN BY: D.V.P.	
PROJECT NO: 34300	
DATE: MARCH 7, 1988	
SCALE: AS SHOWN	
DRAWING NO. 1 OF 2	

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS FOR HOWARD COUNTY HEALTH DEPARTMENT.  
[Signature] 6-30-88  
 COUNTY HEALTH OFFICER DATE



N 201,000  
E 615,000

N 900,000  
E 615,000

Map by  
-RED T. LEWIS, D.V.M.  
1741/0334

**TEN OAKS ROAD**  
(HOWARD COUNTY MAJOR COLLECTOR)  
EX LAND DEDICATED TO HOWARD COUNTY MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD AREA 0.675 ± AC. PLAT NO. 7434

D.R.L. DENOTES BUILDING RESTRICTION LINE

TEMPORARILY APPROVED ON 5-12-88  
OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY  
*[Signature]*  
PLANNING DIRECTOR  
DATE 7-15-88  
J/A

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS FOR HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 6-30-88  
COUNTY HEALTH OFFICER DATE

DATE	NO.	REVISION
OWNER/DEVELOPER		
CHARLES E. IAGER JR & EUGENE W. IAGER TRUSTEES UNDER WILL OF C. ELLSWORTH IAGER 11920 ROUTE 216 FULTON, MARYLAND 20759		
PROJECT: 500-40 P-88-05 F-88-30 F-87-112 F-87-57		
<b>CLARKVILLE MANOR</b> (LOTS 3-19)		
AREA TAX MAP 24 PARCEL NO 160 ZONED R-RURAL 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 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690		
DATE	DESIGNED BY	500-40 P-88-05
6-1-88	DBS	
	DRAWN BY	DVP
	PROJECT NO	34,300
	DATE	MARCH 7, 1988
	SCALE	1" = 100'
	DRAWING NO.	2 OF 2

P-88-65