

COORDINATES		
POINT NO.	NORTHING	EASTING
102	539,782.122	769,747.841
103	538,359.041	762,982.998
104	539,557.759	764,011.114
121	540,928.912	763,325.081
122	540,958.411	769,281.619
125	539,761.695	762,547.972
132	540,207.560	762,671.024
133	541,333.260	765,061.451
134	541,479.319	764,924.976
135	541,757.087	769,926.275
136	541,527.121	763,792.229
137	541,695.419	769,870.809
500	538,955.000	762,022.000
501	538,730.000	762,371.000
502	538,614.610	762,333.469

LOT TABULATION				
LOT NO.	GROSS LOT AREA	AREA OF STEEP SLOPES	AREA OF PIPESTEM OR FLOODPLAIN	RESULTING NET LOT AREA
1	3.02± Ac.	0.07± Ac.	---	2.95± Ac.
2	3.38± Ac.	---	---	3.38± Ac.
3	4.36± Ac.	---	0.57± Ac.	3.79± Ac.
4	4.43± Ac.	---	---	4.43± Ac.
5	4.21± Ac.	---	0.07± Ac.	4.14± Ac.
6	3.18± Ac.	---	---	3.18± Ac.
7	3.80± Ac.	---	---	3.80± Ac.
8	3.55± Ac.	0.01± Ac.	---	3.54± Ac.
9	3.67± Ac.	0.01± Ac.	---	3.66± Ac.
10	4.06± Ac.	0.02± Ac.	---	4.04± Ac.
11	3.73± Ac.	---	---	3.73± Ac.
12	3.52± Ac.	---	---	3.52± Ac.
13	3.60± Ac.	---	0.30± Ac.	3.30± Ac.
14	4.18± Ac.	---	---	4.18± Ac.
15	4.22± Ac.	---	---	4.22± Ac.
16	3.39± Ac.	0.01± Ac.	---	3.38± Ac.
17	6.63± Ac.	---	---	6.63± Ac.
18	3.67± Ac.	0.01± Ac.	---	3.66± Ac.
19	3.29± Ac.	---	---	3.29± Ac.
20	3.13± Ac.	---	0.07± Ac.	3.06± Ac.
21	3.65± Ac.	0.02± Ac.	---	3.63± Ac.
22	3.61± Ac.	---	0.24± Ac.	3.37± Ac.
23	4.03± Ac.	---	---	4.03± Ac.
24	3.75± Ac.	---	2.90± Ac.	3.75± Ac.

*PARCEL 'A' TO BE DEEDED TO ADJACENT PROPERTY OWNERS UPON RECORDATION OF THE FINAL PLAT.

PERC TEST DATA				
'A' NUMBER	LOT NO.	REMARKS	AVERAGE PERC TIME IN MINUTES FOR 2nd INCH	INLET AND BOTTOM MAXIMUM DEPTH PERMITTED IN FEET
42406	1	2		
42407	2	3		
42408	3	4		
42409	4	5		
42410 & 42411	5	6 & 11		
42411	6	7		
42412	7	8		
42413	8	9		
42414	9	10		
42415	10	11		
42416	11	16		
42418 & 42419	12	16 & 17		
42419	13	17		
42415, 42416, 42417	14	12, 14, 15		
42417 & 42418	15	13 & 14		
42415 & 42417	16	12 & 13		
42421 & 42422	17	19 & 20		
42420 & 42421	18	18 & 19		
42420	19	18		
42426	20	24		
42425 & 42426	21	23 & 24		
42424 & 42425	22	22 & 23		
42423 & 42424	23	21 & 22		

SHEET INDEX	
NO.	DESCRIPTION
1 of 3	TITLE SHEET
2 of 3	PRELIMINARY PLAN
3 of 3	PRELIMINARY PLAN

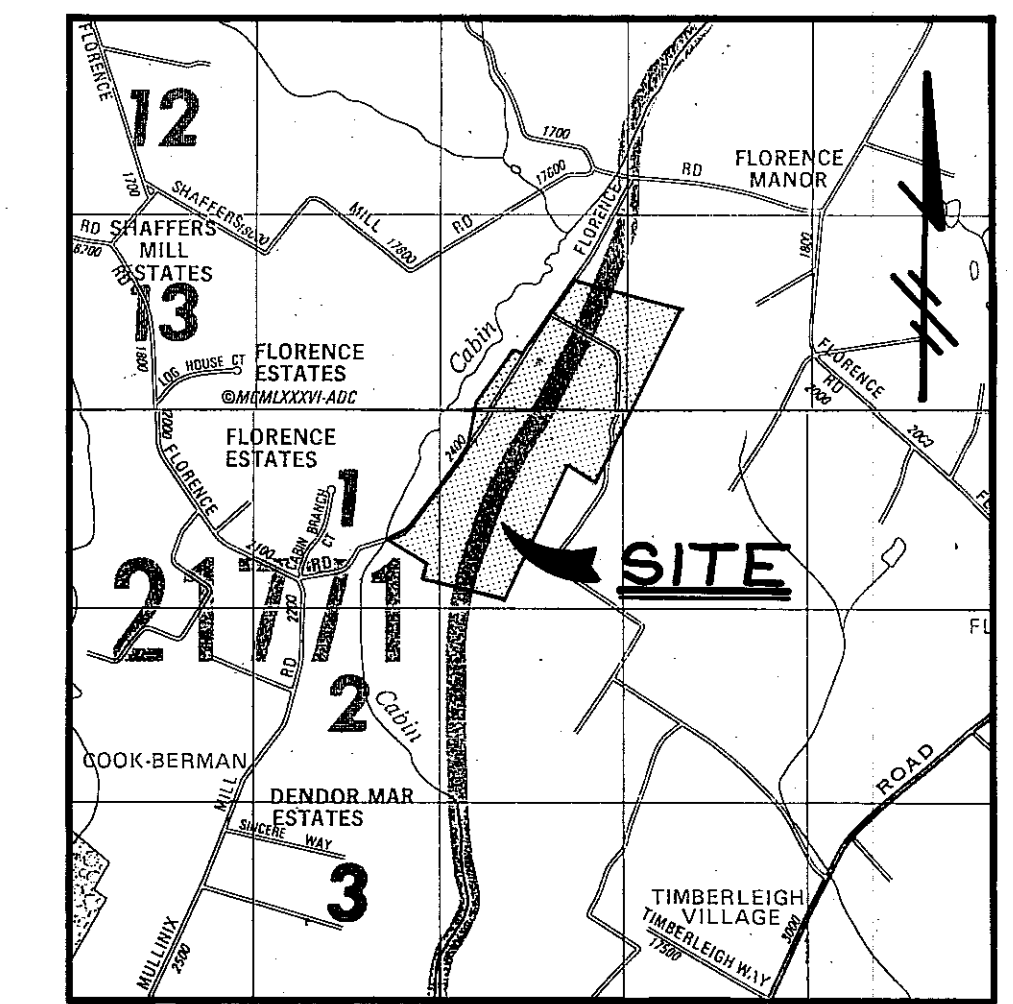
SITE TABULATION	
TOTAL NUMBER OF PARCELS	1 (PARCEL A)
Present Zoning	R
Total Number of Lots	23
Total Area of Lots	91.48± Ac.
Total Area of Road Right of Way	6.72± Ac.
Total Area of Open Space	3.79± Ac.
Total Area of 100 Year Floodplain	2.70± Ac.
Total Area of Submission	76.88± Ac.
Water System	Private
Sewer System	Private

MARYLAND BLUEPRINT CO., INC. HES22

PRELIMINARY PLAN

BRIDLE BROOK ESTATES LOTS 1 - 24

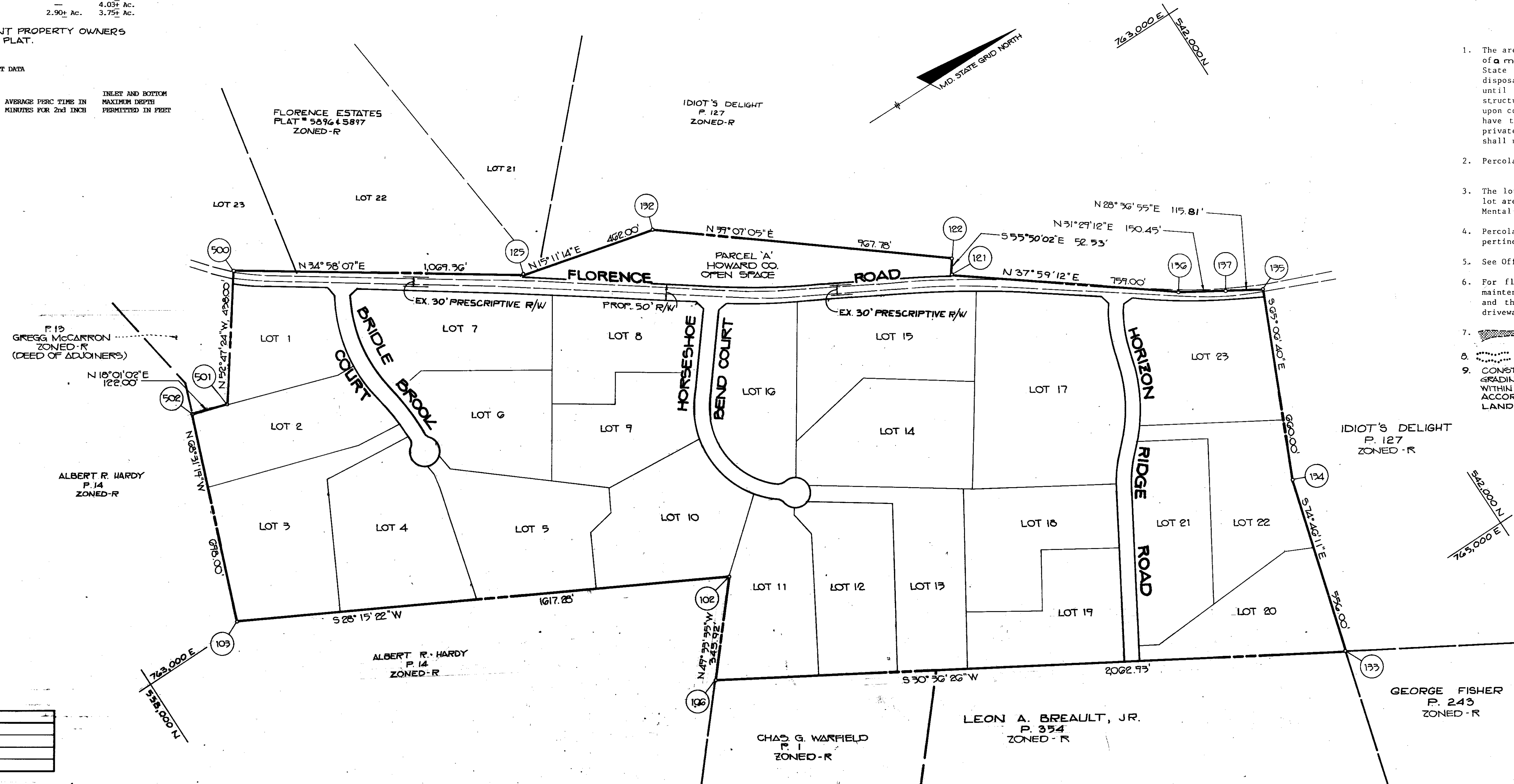
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- The area shown thus indicates a private sewage easement of a minimum of 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 APPROVED and ○ DISAPPROVED.
- 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 588-118
- For flag or pipestem lots, refuse collection, snow removal and maintenance to be provided at the junction of the flag of pipestem and the road right of way and not onto the flag or pipestem driveway.
- denotes 25% steep slopes.
- DENOTES LIMITS OF NON-TIDAL WETLANDS
- CONSTRUCTION OF STRUCTURES, GRADING AND THE REMOVAL OF VEGETATION ARE PROHIBITED WITHIN THE WETLANDS AND 25' BUFFER AREAS, IN ACCORDANCE WITH HOWARD CO. SUBDIVISION AND LAND DEVELOPMENT REGULATIONS - SECTION 16.116 (c)(6)



DATE	NO.	REVISION

OWNER/DEVELOPER
GREGG McCARRON 2484 FLORENCE ROAD MT AIRY, MARYLAND 21771
POTOMAC DEVELOPMENT CO. 1015 COPPERSTONE COURT ROCKVILLE, MARYLAND 20852

PROJECT: 588-118 LOTS 1-24
BRIDLE BROOK ESTATES
AREA TAX MAP 12 ZONED R PARCELS 13 AND 25
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **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) 461-2690

5-31-89
DATE

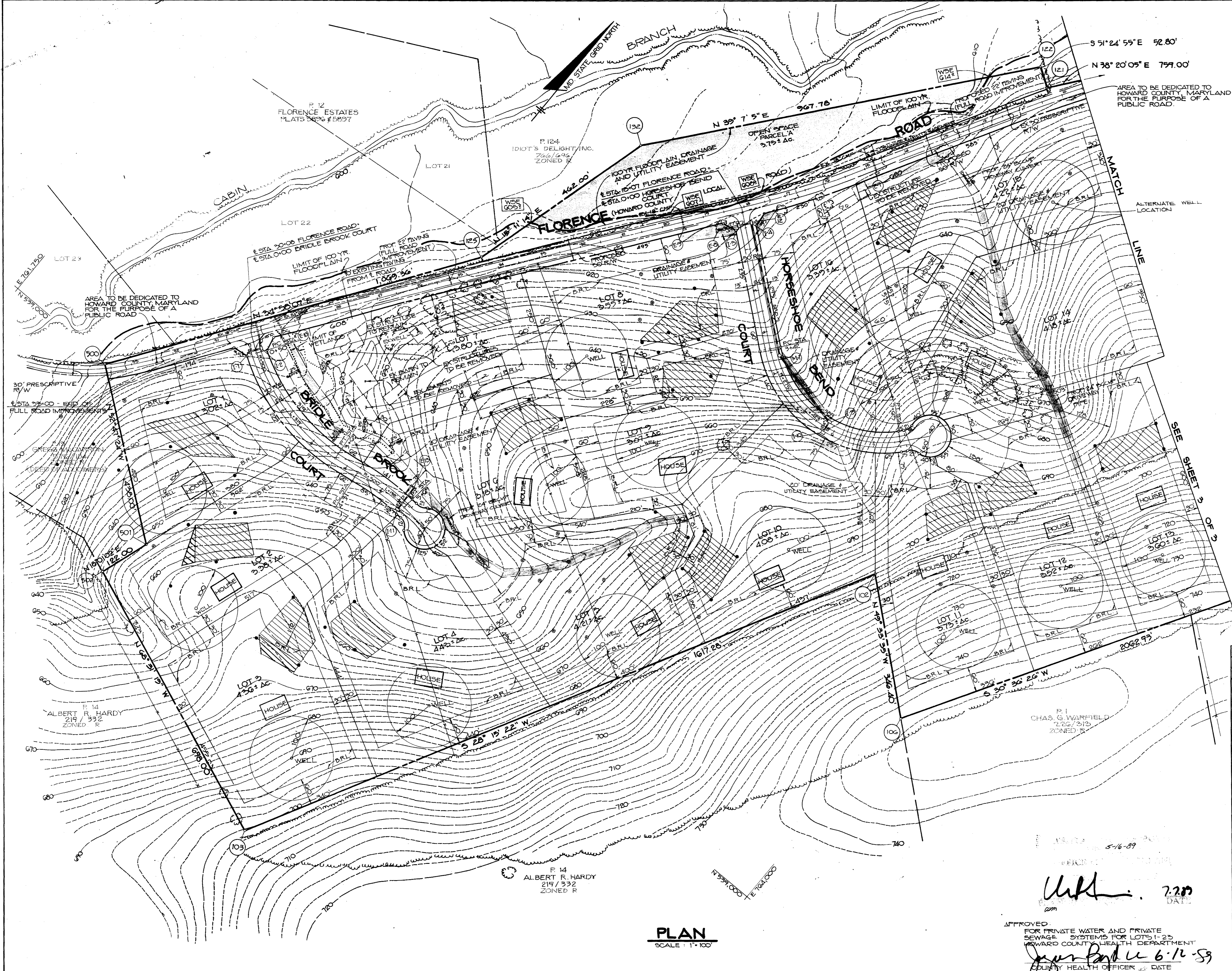
DESIGNED BY: D.B.S.
DRAWN BY: D.O.S./R.A.W.
PROJECT NO: 52905
DATE: JANUARY 20, 1989
SCALE: AS SHOWN
DRAWING NO. 1 OF 3

TENTATIVELY APPROVED
ON 5-16-89
OFFICE OF PLANNING AND ZONING
HOWARD COUNTY

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR LOTS 1-25
HOWARD COUNTY HEALTH DEPARTMENT.

PLANNING DIRECTOR
DATE 6-12-89
COUNTY HEALTH OFFICER

PLAN
SCALE: 1" = 200'



- NOTE
1. 100 YEAR FLOODPLAIN WATER SURFACE ELEVATIONS BASED ON HEC-2 STUDY BY RIEMER MUEGGE AND ASSOCIATES FEBRUARY 1989.
 2. FULL ROAD IMPROVEMENTS FROM STA. 2+00 TO STA. 25+00. SOUTH HALF SECTION IMPROVEMENTS FROM STA. 0+00 TO STA. 2+00. STA. 25+00 TO STA. 25+50.
 3. THE EXISTING WELL ON LOT 7 IS LOCATED WITHIN THE BASEMENT OF THE EXISTING STRUCTURE.
 4. WELLS FOR LOTS 1 & 2 TO BE DRILLED BEFORE FINAL PLAN APPROVAL.
 5. EXISTING WELLS ON LOT 15 SHALL BE CEASED FILLED BEFORE SEPTIC FIELD INSTALLATION.
 6. PARCEL 'A' TO BE DEED TO ADJACENT PROPERTY OWNER UPON RECORDATION OF FINAL PLAN.
 7. STORMWATER MANAGEMENT WILL BE ATTENUATION THROUGH SWALES.
 8. EXISTING CONDITIONS AT OUTFALL ARE AS SHOWN. EXISTING PIPES HAVE NO ENDWALLS.

P. 254
LEON A. BIRBAULT, N.
621 / 254
ZONED R

DATE	NO.	REVISION
OWNER / DEVELOPER		
GREGG McCARRON 2484 FLORENCE ROAD MT. AIRY, MARYLAND 21771		POTOMAC DEVELOPMENT CO. 1015 COPPERSTONE COURT ROCKVILLE, MARYLAND 20858

PROJECT: S 68-118 (LOTS 1-16, 24 THIS SHEET)
BRIDLE BROOK ESTATES
 AREA TAX MAP 12 ZONED R PARCEL 13 AND 25
 4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE:
PRELIMINARY PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
 A Land Planning, Engineering and Consulting Firm
 3105 North Ridge Road Ellicott City, Maryland 21043
 301-461-2690 FAX: 301-750-3176

5-31-89 DATE	DESIGNED BY: D.B.S.
	DRAWN BY: R.A.W.
	PROJECT NO: 52905
	DATE: FEBRUARY 7, 1989
	SCALE: AS SHOWN
	DRAWING NO. 2 OF 2

PLAN
 SCALE: 1" = 100'

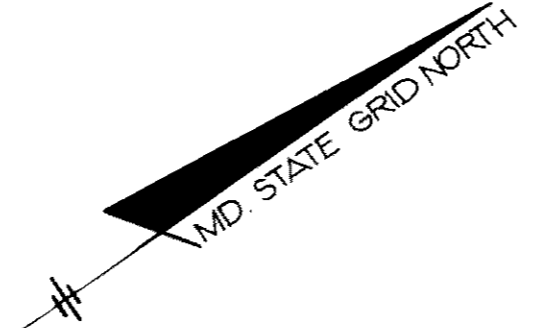
APPROVED:
 FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR LOTS 1-25
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER DATE

[Signature] 7-20
 DATE

[Signature] 6-12-89
 DATE

AREA TO BE DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.

P. 127
IDYOT'S DELIGHT
766 / 676
ZONED R



P. 127
IDYOT'S DELIGHT
766 / 676
ZONED R

P. 243
GEORGE E FISHER
719 / 001
ZONED R

P. 354
LEON A. BREULT, JR.
601 / 364
ZONED R

NOTE: FULL ROAD IMPROVEMENTS FROM STA. 9+00 TO STA. 23+00 SOUTH HALF SECTION IMPROVEMENTS FROM STA. 0+00 TO STA. 9+00 & STA. 23+00 TO STA. 23+50

NOTE: EXISTING WELL ON LOT 17 TO BE CEMENT FILLED BEFORE SEPTIC FIELD INSTALLATION.

PLAN
SCALE: 1" = 100'

TENTATIVELY APPROVED
ON: 5-16-89
DATE
OFFICE OF PLANNING AND
FOR HOWARD COUNTY

[Signature]
PLANNING DIRECTOR

7.7.89
DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR LOTS 1-23 HOWARD COUNTY HEALTH DEPARTMENT.

[Signature] 6-12-89
COUNTY HEALTH OFFICER DATE

DATE	NO.	REVISION

OWNER/DEVELOPER
GREGG McCARRON POTOMAC DEVELOPMENT CO.
2484 FLORENCE ROAD 1015 COPPERSTONE COURT
MT. AIRY, MARYLAND 21771 ROCKVILLE, MARYLAND 20852

PROJECT: 588-118 (LOTS 17, 23 THIS SHEET)
BRIDLE BROOK ESTATES

AREA: TAX MAP 12 ZONED R PARCEL 13 AND 23
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
PRELIMINARY PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
3105 North Ridge Road Ellicott City, Maryland 21043
301-461-2690 FAX: 301-750-3176

5-31-89 DATE	DESIGNED BY: D.B.S.
	DRAWN BY: R.A.W.
	PROJECT NO: 52905
	DATE: FEBRUARY 7, 1989
	SCALE: AS SHOWN
	DRAWING NO. 3 OF 3

[Signature]
ARTHUR E. MUEGGE #8707