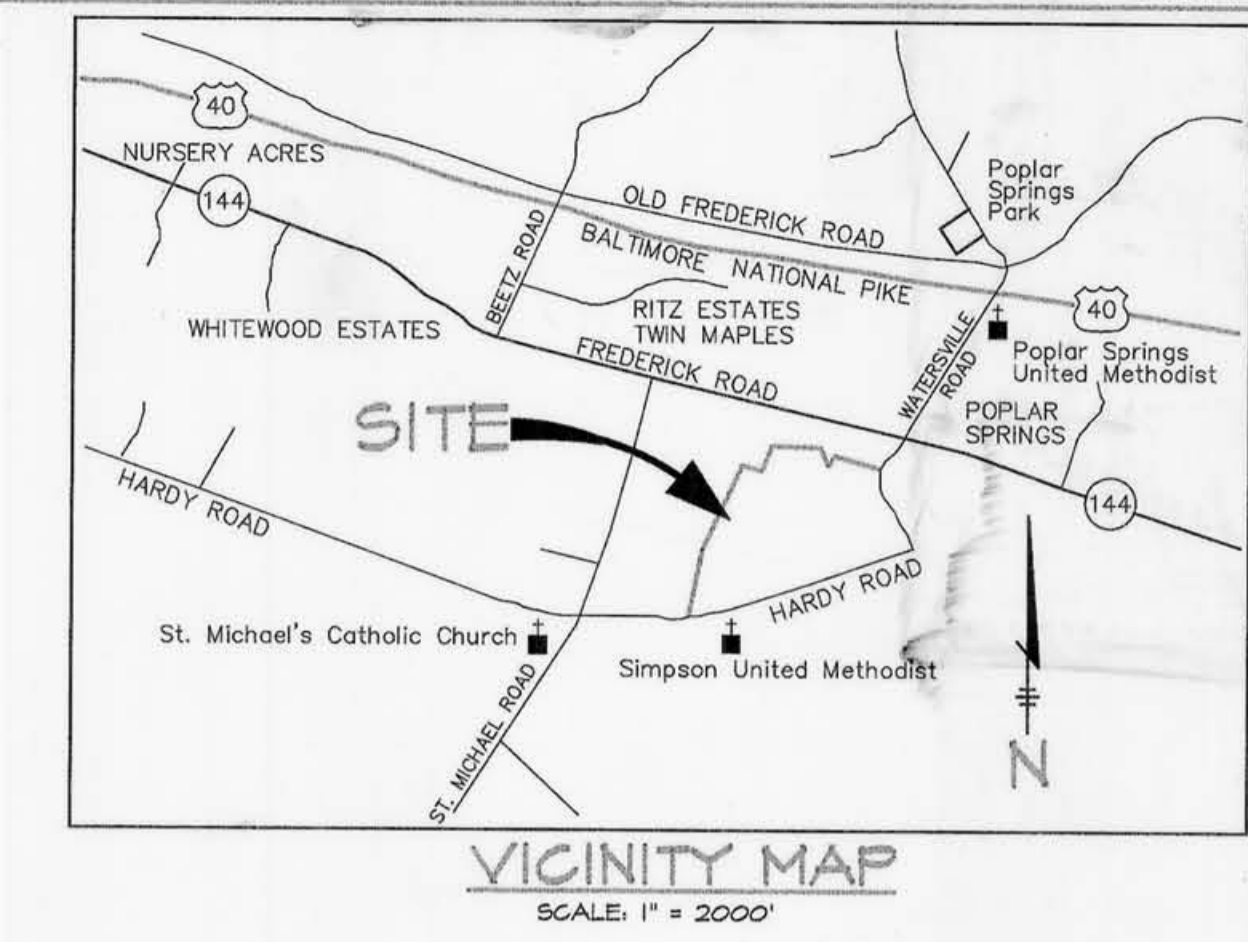


PRELIMINARY EQUIVALENT SKETCH PLAN BRIDLEWOOD LOTS 1 - 12 & PARCELS A & B (FORMERLY STANCER PROPERTY)

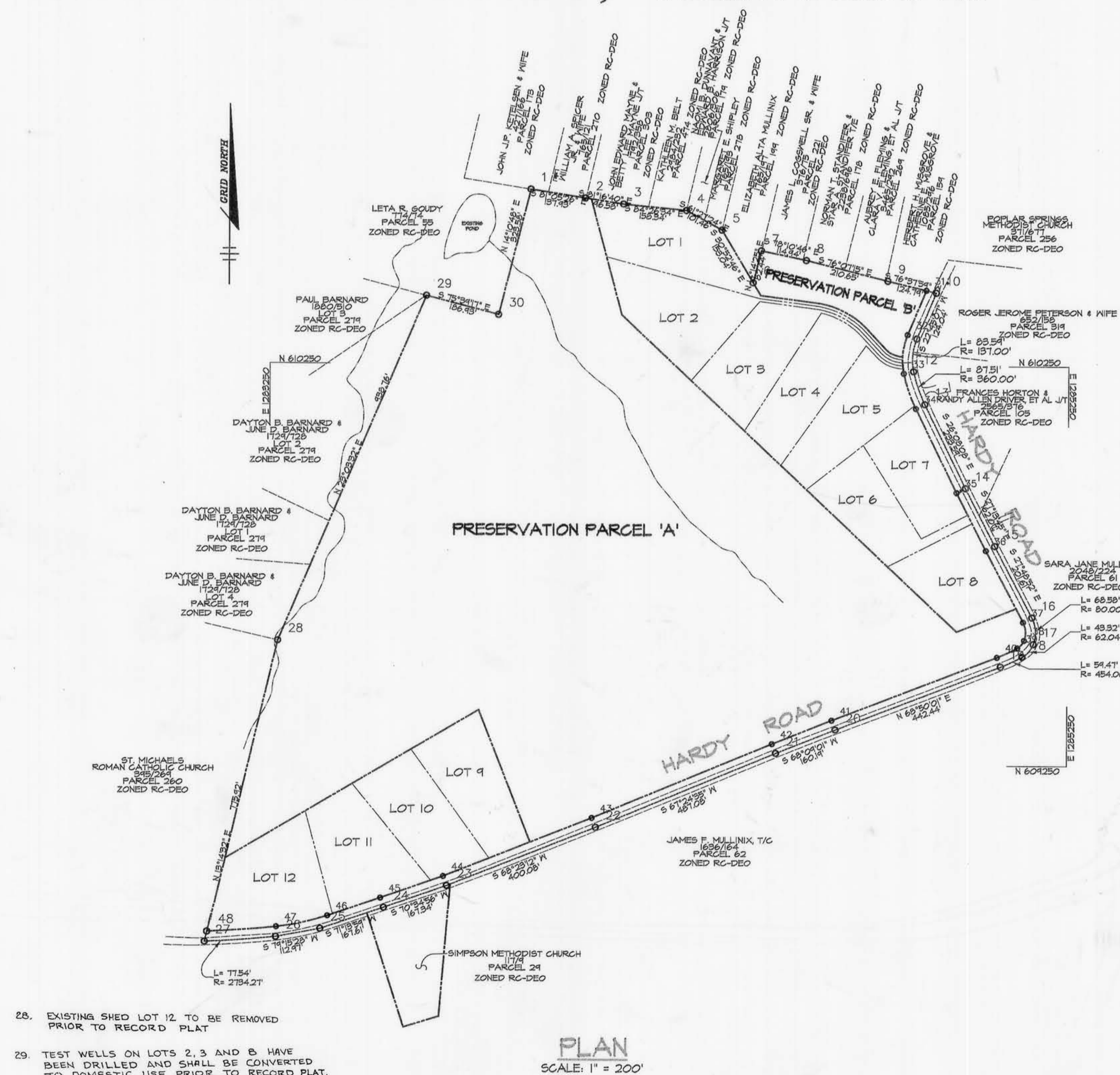
4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



GENERAL NOTES

- THE AREA SHOWN THUS INDICATES A PROPOSED AND/OR APPROVED SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT 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 SEWER. 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: APPROVED, AND FAILED.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- EXISTING PERCOLATION AREAS OR DRY WELLS/TANKS AND WATER WELLS FOR ADJOINING LOTS ARE SHOWN WHERE PERTINENT AND WITH THE BEST INFORMATION AVAILABLE.
- SEDIMENT & EROSION CONTROL (SEC) WILL BE PROVIDED FOR THIS SITE USING STANDARD MEASURES AND PRACTICES (e.g. SILT FENCE). THE SEC PLAN WILL BE PREPARED BY A PROFESSIONAL ENGINEER AND WILL BE REVIEWED AND APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE PUBLIC ROAD RIGHT OF WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
- ZONING

RC-DEO	12 LOTS + 2 PRESERVATION PARCELS
TOTAL AREA OF LOTS	±14.31 ACRES
TOTAL OF ROAD RIGHT OF WAY	±1.81 ACRES
TOTAL AREA OF PARCEL A	±35.49 ACRES
TOTAL AREA OF PARCEL B	±1.12 ACRES
TOTAL AREA OF STEEP SLOPES	±0.01 ACRES
TOTAL AREA OF WETLANDS	±3.25 ACRES
TOTAL AREA OF FLOODPLAIN	±6.1 ACRES
TOTAL AREA OF SUBMISSION (+TRACT)	±52.74 ACRES
WATER SYSTEM	PRIVATE
SEWER SYSTEM	PRIVATE
OPEN SPACE REQUIRED	N.A.
D.U. ALLOWED	12 + 1 (IF PRESERVATION PARCEL > 25 AC.)
D.U. PROVIDED	12 + 1 (IF PRESERVATION PARCEL > 25 AC.)
	= 13 DU (INCLUDES EXISTING DU)
- STREET TREES WILL BE PROVIDED AS PER THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AT THE FINAL PLAN STAGE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY WITHIN THE SITE BOUNDARY IS TAKEN FROM AN AERIAL SURVEY WITH 2-FOOT CONTOUR INTERVALS PREPARED BY WINGS AERIAL MAPPING DATED APRIL, 1995. HORIZONTAL AND VERTICAL CONTROLS WERE PREPARED BY RIEMER MUEGGE & ASSOC. OFF-SITE TOPOGRAPHY WAS TAKEN FROM 200' SCALE HOWARD COUNTY TOPOGRAPHIC MAPS WITH 5' CONTOUR INTERVALS INTERPOLATED AT 2' INTERVALS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 07AA AND 07AB WERE USED FOR THIS PROJECT.
- THE PROPOSED WATER AND SEWER SYSTEMS WILL BE WELL AND SEPTIC AND WILL BE PRIVATELY MAINTAINED.
- NO CURRENT OR PREVIOUS BOARD OF APPEALS, OR ZONING BOARD CASES APPLICABLE TO THIS PROPERTY.
- EXISTING UTILITIES ARE BASED ON AERIAL TOPOGRAPHY.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY RIEMER MUEGGE & ASSOC. DATED NOVEMBER 18, 1995.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY RIEMER MUEGGE & ASSOC., DATED APRIL, 1995.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY SABRA, HALKIAS & ASSOC., DATED NOVEMBER, 1995.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- NO GEOTECHNICAL REPORT IS REQUIRED FOR THIS PROJECT.
- STORMWATER MANAGEMENT QUANTITY ATTENUATION FOR THIS PROJECT IS EXEMPT UNDER THE HOWARD COUNTY DESIGN MANUAL, VOL. 1, PARAGRAPH 5.1.2.B.4. THIS EXEMPTION IS BASED ON AN AVERAGE LOT SIZE OF 3.8 AC (52.7/14) AND NO PROPOSED PUBLIC ROADS.
- STORMWATER MANAGEMENT QUALITY IS PROPOSED TO BE ADDRESSED WITH GRASSED SWALES OUTFALLING ONTO GRASSED FIELDS WITH GENTLE AND EVEN SLOPES. THIS METHOD OF WATER QUALITY SERVES TO CLEAN THE ROOF AND DRIVEWAY AREAS. THERE ARE NO PROPOSED PUBLIC ROADS OR IMPROVEMENTS TO EXISTING PUBLIC ROADS FOR THIS PROJECT.
- HARDY ROAD IS DESIGNATED AS A HOWARD COUNTY SCENIC ROAD WITH LOCAL ROAD CLASSIFICATION.
- BOTH PROPOSED PRESERVATION PARCELS 'A' & 'B' ARE TO BE DESIGNATED FOR FARMING / AGRICULTURAL USES. PRESERVATION PARCEL 'B' IS "NON-BUILDABLE."*
- THE 100-YEAR FLOODPLAIN IS TO BE PLACED IN A DEDICATED FLOODPLAIN EASEMENT.
- PRESERVATION PARCELS A & B TO BE PRIVATELY OWNED.
- APPROVAL OF THE LOCATION OF THE FRONT, REAR & SIDE YARD BUILDING RESTRICTION LINES AS SHOWN ON LOT 7 IS DEPENDENT UPON PENDING ZONING AMENDMENT REGARDING SETBACK ORIENTATION AND DEFINITIONS.
- GROUND-WATER APPROPRIATIONS PERMIT TO BE OBTAINED PRIOR TO FINAL PLAT APPROVAL.



PLAN
SCALE: 1" = 200'

SHEET INDEX	
No.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	PRELIMINARY GRADING PLAN AND DRAINAGE AREA & SOILS MAP

BENCHMARKS

BM#1	CONTROL STA. 07AA	ELEV. 748.154
	N 610816.852	E 1276827.636
BM#2	CONTROL STA. 07AB	ELEV. 716.507
	N 609819.009	E 1279420.094

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR. FL. PL.	25% SLOPES	MINIMUM LOT SIZE
1	±1.33 AC.	0.07 AC.	1.26 AC.	0 AC.	0 AC.	±1.26 AC. ±54,782 SF
2	±1.41 AC.	0.07 AC.	1.34 AC.	0 AC.	0 AC.	±1.34 AC. ±58,383 SF
3	±1.19 AC.	0.04 AC.	1.15 AC.	0 AC.	0 AC.	±1.15 AC. ±46,165 SF
4	±1.14 AC.	0.02 AC.	1.12 AC.	0 AC.	0 AC.	±1.12 AC. ±44,870 SF
5	±1.18 AC.	0.00 AC.	1.18 AC.	0 AC.	0 AC.	±1.18 AC. ±46,390 SF
6	±1.01 AC.	0.07 AC.	0.94 AC.	0 AC.	0 AC.	±0.94 AC. ±41,316 SF
7	±0.98 AC.	0.00 AC.	0.98 AC.	0 AC.	0 AC.	±0.98 AC. ±41,718 SF
8	±1.05 AC.	0.00 AC.	1.05 AC.	0 AC.	0 AC.	±1.05 AC. ±45,711 SF
9	±1.20 AC.	0.00 AC.	1.20 AC.	0 AC.	0 AC.	±1.20 AC. ±52,266 SF
10	±1.19 AC.	0.00 AC.	1.19 AC.	0 AC.	0 AC.	±1.19 AC. ±51,667 SF
11	±1.27 AC.	0.00 AC.	1.27 AC.	0 AC.	0 AC.	±1.27 AC. ±55,985 SF
12	±1.38 AC.	0.00 AC.	1.38 AC.	0 AC.	0 AC.	±1.38 AC. ±59,965 SF
'A'	±35.49 AC.	0.00 AC.	35.49 AC.	6.3 AC.	0.01 AC.	±35.49 AC. ±1,545,944 SF
'B'	±1.12 AC.	0.00 AC.	1.12 AC.	0 AC.	0 AC.	±1.12 AC. ±46,984 SF

COORDINATE TABLE

NO.	NORTH	EAST
1	N 610887.325	E 1283901.151
2	N 610865.983	E 1284037.420
3	N 610851.317	E 1284132.884
4	N 610835.984	E 1284290.475
5	N 610827.504	E 1284379.603
6	N 610456.161	E 1284458.146
7	N 610536.067	E 1284478.425
8	N 610512.522	E 1284590.927
9	N 610461.992	E 1284795.430
10	N 610432.808	E 1284916.700
11	N 610318.420	E 1284868.728
12	N 610236.478	E 1284861.163
13	N 610154.013	E 1284889.827
14	N 609944.308	E 1284992.722
15	N 609800.189	E 1285096.877
16	N 609521.882	E 1285180.950
17	N 609555.490	E 1285164.727
18	N 609523.613	E 1285136.703
19	N 609498.574	E 1285082.808
20	N 609444.731	E 1285089.878
21	N 608889.089	E 1285452.058
22	N 609092.086	E 1284071.827
23	N 608944.731	E 1283889.878
24	N 608889.089	E 1283542.058
25	N 608835.174	E 1283383.355
26	N 608814.117	E 1283272.363
27	N 608800.377	E 1283095.346
28	N 609556.169	E 1283273.087
29	N 610419.923	E 1283040.778
30	N 610373.607	E 1283821.884
31	N 610438.734	E 1284092.075
32	N 610328.088	E 1284845.673
33	N 610231.198	E 1284836.727
34	N 610142.989	E 1284867.384
35	N 609933.081	E 1284973.081
36	N 609788.647	E 1285044.706
37	N 609610.217	E 1285136.839
38	N 609544.573	E 1285141.435
39	N 609545.546	E 1285124.706
40	N 609521.885	E 1285073.776
41	N 609382.079	E 1284861.051
42	N 609302.345	E 1284515.082
43	N 609115.260	E 1284062.420
44	N 608968.150	E 1283691.115
45	N 608912.724	E 1283533.881
46	N 608887.753	E 1283401.529
47	N 608839.383	E 1283273.477
48	N 608826.160	E 1283101.286

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James Smith 3/8/96
PLANNING DIRECTOR DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

James M. Stanger 2/28/96
COUNTY HEALTH OFFICER DATE

DATE	NO.	REVISION

OWNER / DEVELOPER
CHARLES A. STANCER
16920 HARDY ROAD
MT. AIRY, MARYLAND 21111
Ph. (410) 489-1340

PROJECT
BRIDLEWOOD
(FORMERLY STANCER PROPERTY)
A CLUSTER SUBDIVISION

AREA
TAX MAP T PARCEL B31
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
TITLE SHEET

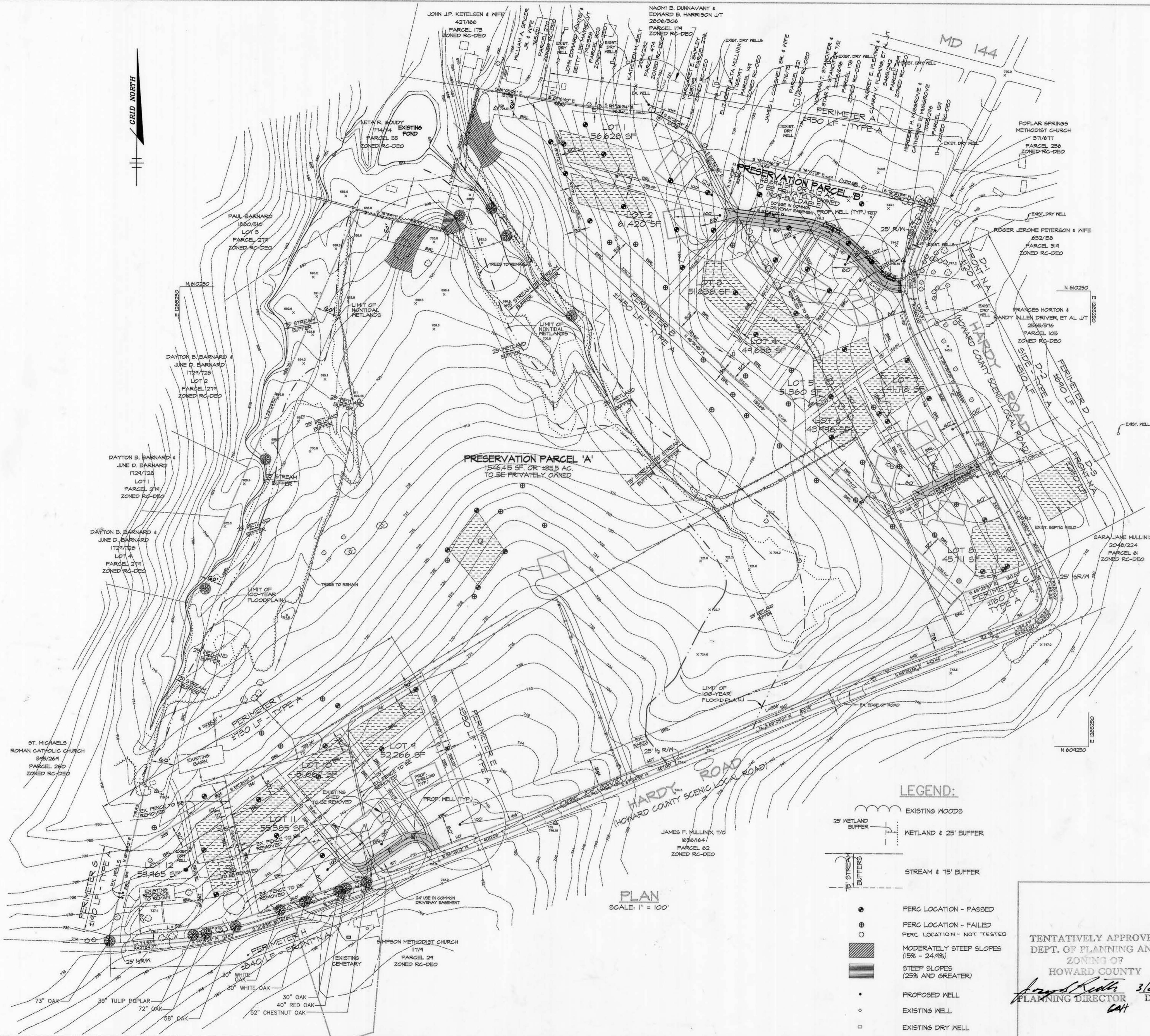
RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX: 410-997-9282

2-22-96
DATE

J. Farrell
JAYKANT PAREKH, #19148

DESIGNED BY: LOH/MSL
DRAWN BY: MSL
PROJECT NO: 95H106414
DATE: FEBRUARY 22 1996
SCALE: AS SHOWN
DRAWING NO. 1 OF 3

GRID NORTH



**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

PERIMETER	ADJACENT TO ROADWAYS					ADJACENT TO PERIMETER PROPERTIES					TOTAL
	D1	D2	D3	H	A	B	C	E	F	G	
LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	150'					150'	150'	150'	150'	150'	150'
CREDIT FOR EXISTING VEGETATION 15% TO 100% LINEAR FEET DESCRIBE BELOW IF NEEDED	-	-	-	-	-	-	-	-	-	-	-
CREDIT FOR FENCE OR BERM 15% TO 100% LINEAR FEET DESCRIBE BELOW IF NEEDED	-	-	-	-	-	-	-	-	-	-	-
NUMBER OF PLANTS REQUIRED SHADE TREES 2" DBH MINIMUM	0	5	0	0	10	24	5	6	12	2	64
NUMBER OF PLANTS PROVIDED SHADE TREES 2" DBH MINIMUM	1										

* TO BE SHOWN ON FINAL PLANS

NOTES: THE REQUIRED LANDSCAPED PLANTINGS WILL BE CLUSTERED ALONG:
 THE NORTH SIDE OF LOT 1
 THE WEST SIDES OF LOTS 6 AND 8
 THE SOUTH SIDE OF LOT 9
 THE SOUTH SIDES OF LOTS 4 AND 10
 THE EAST SIDE OF LOT 4

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

Joyce M. Boyd 2/28/96
 COUNTY HEALTH OFFICER DATE

DATE NO. REVISION

OWNER / DEVELOPER
 CHARLES A. STANCER
 16920 HARDY ROAD
 MT. AIRY, MARYLAND 21111
 Ph. (410) 484-7340

PROJECT
BRIDLEWOOD
 (FORMERLY STANCER PROPERTY)
 A CLUSTER SUBDIVISION

AREA
 TAX MAP 7 PARCEL 337
 4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE
**PRELIMINARY EQUIVALENT
 SKETCH PLAN**

RIEMER MUEGGE & ASSOCIATES, INC.
 Planners • Engineers • Surveyors
 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
 410-997-8900 FAX: 410-997-9282

2.22.96
 DATE

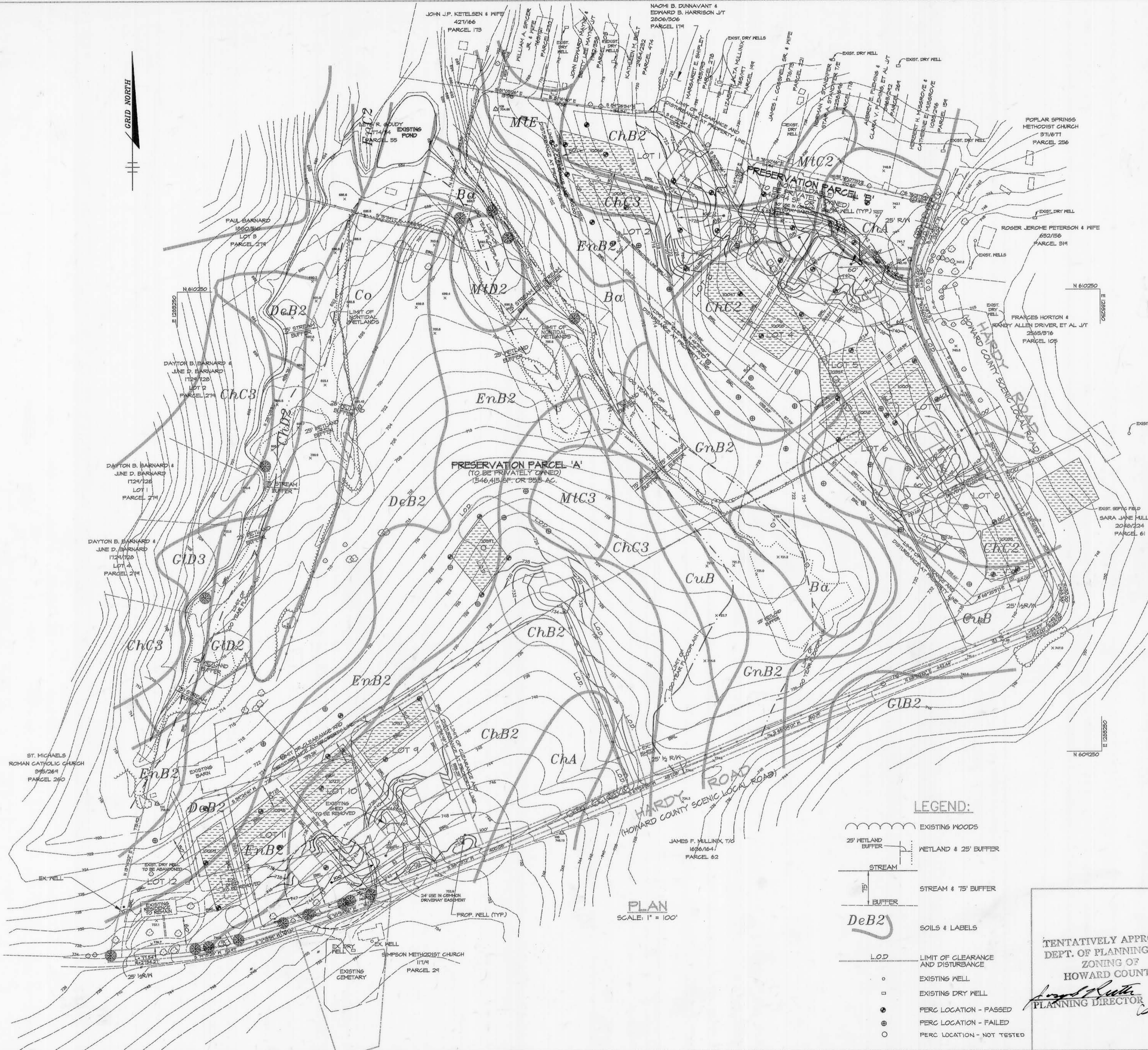
DESIGNED BY: L.O.H./M.S.L.
 DRAWN BY: M.S.L.
 PROJECT NO: 95H06414
 DATE: FEBRUARY 22 1996
 SCALE: 1" = 100'
 DRAWING NO. 2 OF 3

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Angela Keith 3/3/96
 PLANNING DIRECTOR DATE
 GCH

J. Farrell
 JAYKANT PAREKH, #19148

- LEGEND:**
- EXISTING WOODS
 - WETLAND & 25' BUFFER
 - STREAM & 75' BUFFER
 - STREAM BUFFERS
 - PERC LOCATION - PASSED
 - PERC LOCATION - NOT TESTED
 - MODERATELY STEEP SLOPES (15% - 24.9%)
 - STEEP SLOPES (25% AND GREATER)
 - PROPOSED WELL
 - EXISTING WELL
 - EXISTING DRY WELL

PLAN
 SCALE: 1" = 100'



SOILS CLASSIFICATION TABLE

Ba BAILE SILT LOAM *

ChA CHESTER SILT LOAM, 0 TO 8 PERCENT SLOPES, MODERATELY ERODED

ChB2 CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED

ChC2 CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED

ChC3 CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED

Co CODORUS SILT LOAM *

DcB2 DELANO SILT LOAM, 8 TO 8 PERCENT SLOPES, MODERATELY ERODED *

EnB2 ELSINORO LOAM, 8 TO 8 PERCENT SLOPES, MODERATELY ERODED

GID2 GLENES LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED

GID3 GLENES LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED

GIB2 GLENVILLE SILT LOAM, 8 TO 8 PERCENT SLOPES, MODERATELY ERODED *

MTC2 MT. AIRY CHANNERY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED

MTC3 MT. AIRY CHANNERY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED

MTE MT. AIRY CHANNERY LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED

MtA MT. AIRY CHANNERY LOAM, 25 PERCENT SLOPES

* NOTE: POTENTIAL HYDRIC SOIL.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

James M. Boyd 2/28/96
COUNTY HEALTH OFFICER DATE

DATE NO. REVISION

OWNER / DEVELOPER
CHARLES A. STANGER
16420 HARDY ROAD
MT. AIRY, MARYLAND 21111
Ph. (410) 484-7340

PROJECT BRIDLEWOOD
(FORMERLY STANGER PROPERTY)
A CLUSTER SUBDIVISION

AREA TAX MAP 1 PARCEL 337
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE PRELIMINARY GRADING PLAN,
DRAINAGE AREA MAP, & SOILS MAP

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX: 410-997-9282

2.22.96 DATE

DESIGNED BY: LOH/M.S.L.

DRAWN BY: M.S.L.

PROJECT NO: 93H106414

DATE: FEBRUARY 22, 1996

SCALE: 1" = 100'

DRAWING NO. 3 OF 3

- LEGEND:**
- EXISTING WOODS
 - 25' WETLAND BUFFER
 - WETLAND & 25' BUFFER
 - STREAM
 - STREAM & 15' BUFFER
 - BUFFER
 - DeB2** SOILS & LABELS
 - L.O.D. LIMIT OF CLEARANCE AND DISTURBANCE
 - EXISTING WELL
 - EXISTING DRY WELL
 - PERC LOCATION - PASSED
 - PERC LOCATION - FAILED
 - PERC LOCATION - NOT TESTED

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James M. Boyd 3/3/96
PLANNING DIRECTOR DATE

PLAN
SCALE: 1" = 100'