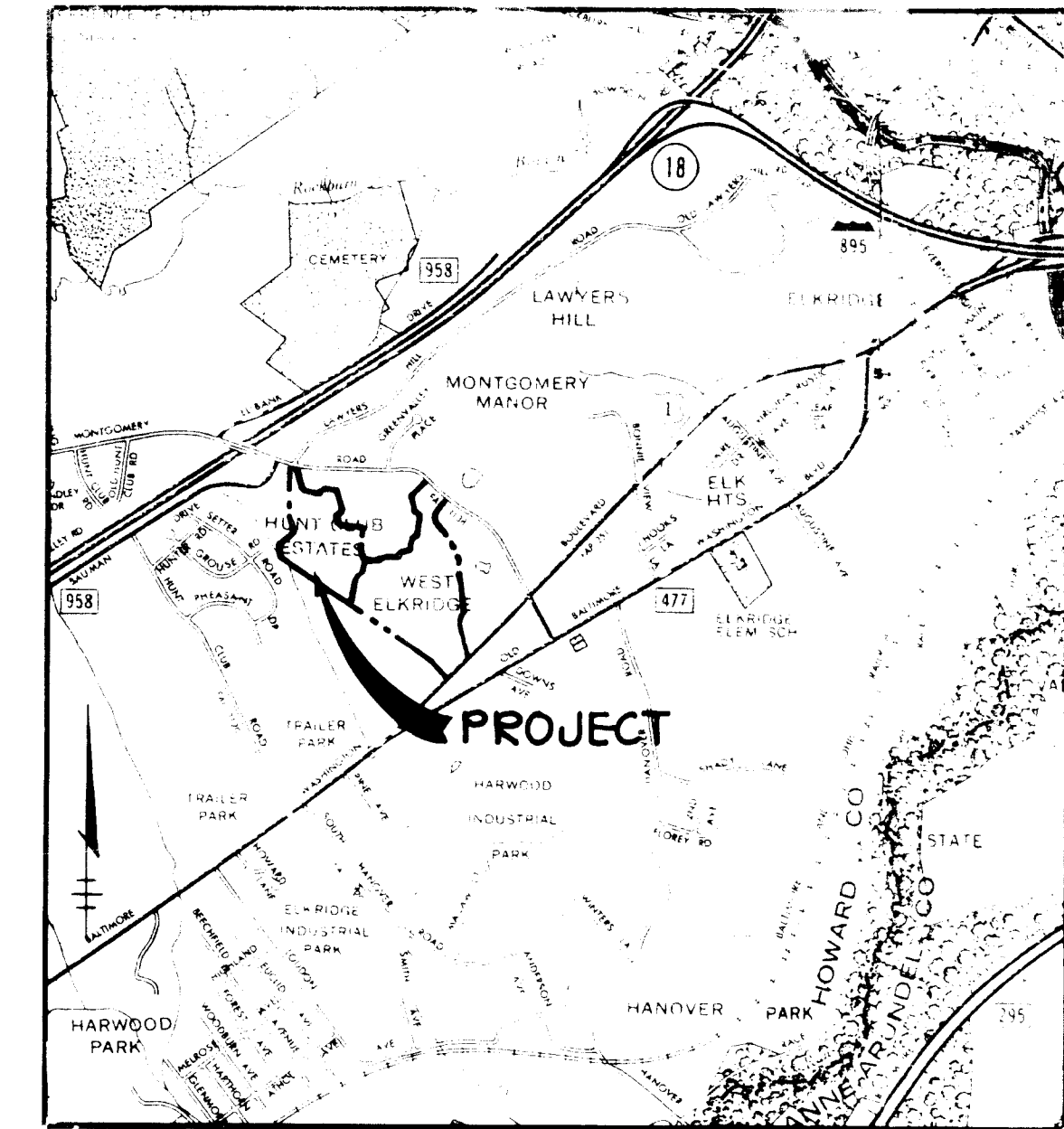


SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SITE DEVELOPMENT PLAN
5	DETAILS AND STORM DRAIN PROFILES
6	WATER AND SEWER PROFILES
7	DRAINAGE AREA MAP
8	SEDIMENT CONTROL PLAN
9	SEDIMENT CONTROL DETAILS
10	PLANTING PLAN

SITE DEVELOPMENT PLAN QUAIL RIDGE SECTION I, AREA I PARCEL A-1 TO A-4 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

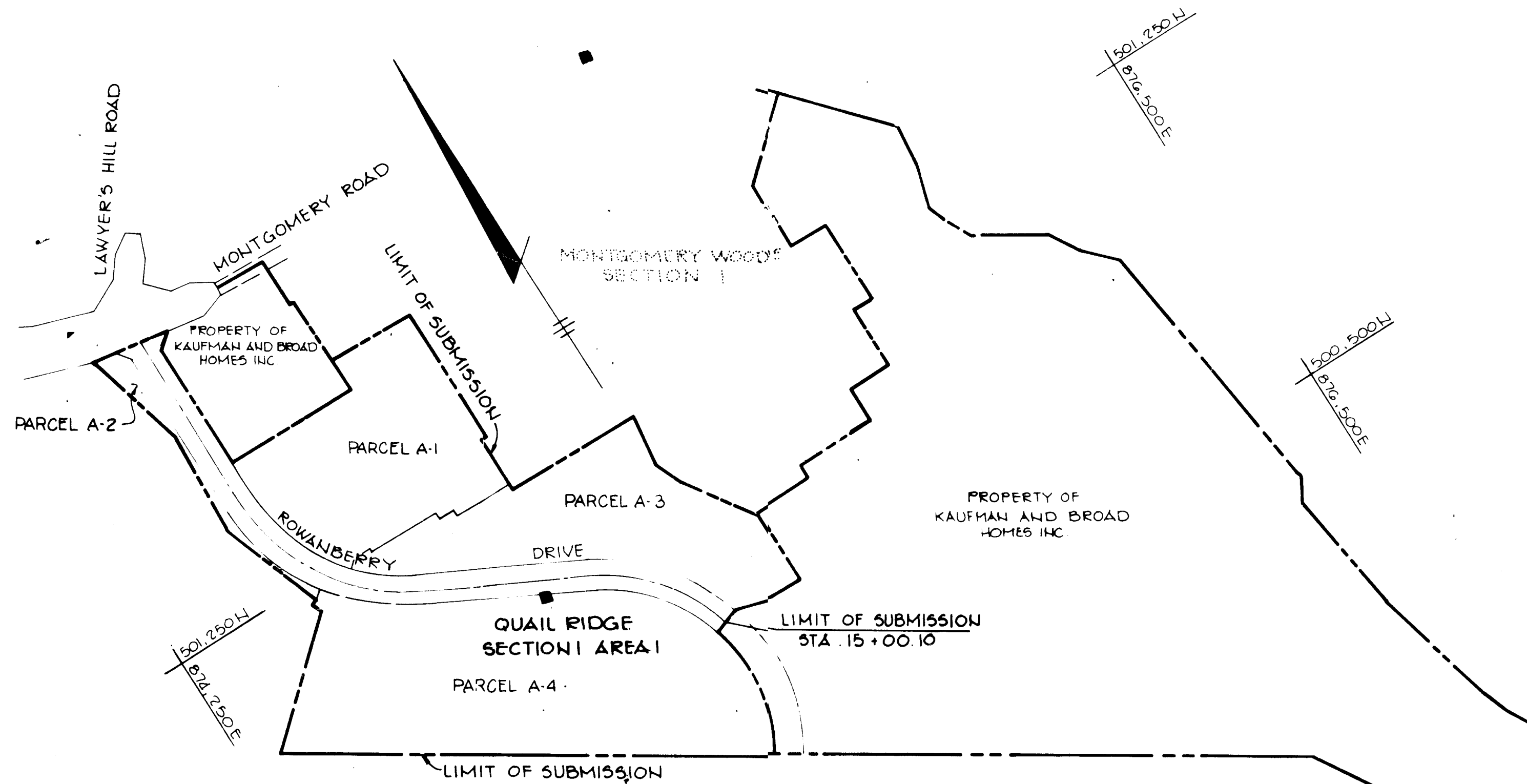


VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED BAND WITH A WATERTIGHT NEOPRENE GASKET. DIMPLE BAND CONNECTORS WILL NOT BE PERMITTED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES, WHERE DIRECTED BY THE ENGINEER, A MINIMUM OF TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

MISS UTILITY	559-0100
C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS AND ELECTRIC COMPANY	685-0123
STATE LIGHTING ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	792-7272
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED AUGUST, 1983 BY THE RIEMER GROUP, INC.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE CLASS 'C' AS SHOWN IN FIG. 11.4 IN VOLUME 1 OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER.



PLAN
SCALE 1" = 200'

SITE TABULATION

EXISTING ZONING - R-A1	
TOTAL AREA SECTION I, AREA I	15.881 Ac.
AREA SHOWN IN THIS SDP	11.375 Ac.
D.U. PERMITTED	238
D.U. EXISTING	25
D.U. PROPOSED BY THIS SDP	122
TOTAL D.U. SECTION I, AREA I	147
PARKING	
17 EXISTING 3 BR UNITS -	34 SPACES
8 EXISTING 2 BR UNITS -	12 SPACES
24 PROPOSED 2 BR UNITS -	36 SPACES
28 PROPOSED 2 BR UNITS -	56 SPACES
TOTAL SPACES REQUIRED	278 SPACES
TOTAL SPACES PROVIDED	290 SPACES
AREA OF COMMUNITY OWNED PARCELS 13.741 ACRES	
AREA OF RIGHT-OF-WAY FOR ROADWAYS 2.140	
TOTAL AREA 15.881	
TOTAL COMMUNITY OWNED PARCELS 4	

BLDG NO	STREET ADDRESS
BLDG #1	5801-5801 ROWANBERRY DRIVE
BLDG #2	5815-5820 " " "
BLDG #3	5835-5840 " " "
BLDG #4	5855-5860 " " "
BLDG #5	5951-5961 " " "
BLDG #6	5965-5975 " " "
BLDG #10	5981-5995 " " "
BLDG #11	6001-6011 " " "
BLDG #12	6015-6020 " " "
BLDG #13	6025-6043 " " "
BLDG #14	6019-6020 " " "
BLDG #15	6002-6012 " " "
BLDG #16	5984-5998 " " "
BLDG #17	5960-5968 " " "
BLDG #18	5972-5980 " " "
BLDG #19	5934-5942 " " "
BLDG #20	5946-5954 " " "
BLDG #21	5920-5930 " " "
BLDG #22	5902-5916 " " "

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Jayman 5-8-84
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Amal Mandel 5-9-84
PLANNING DIRECTOR DATE

John W. Muschman 5-9-84
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Greg F. Nemy 5-7-84
DIRECTOR DATE

William S. Ryan 5-7-84
CHIEF, BUREAU OF ENGINEERING DATE

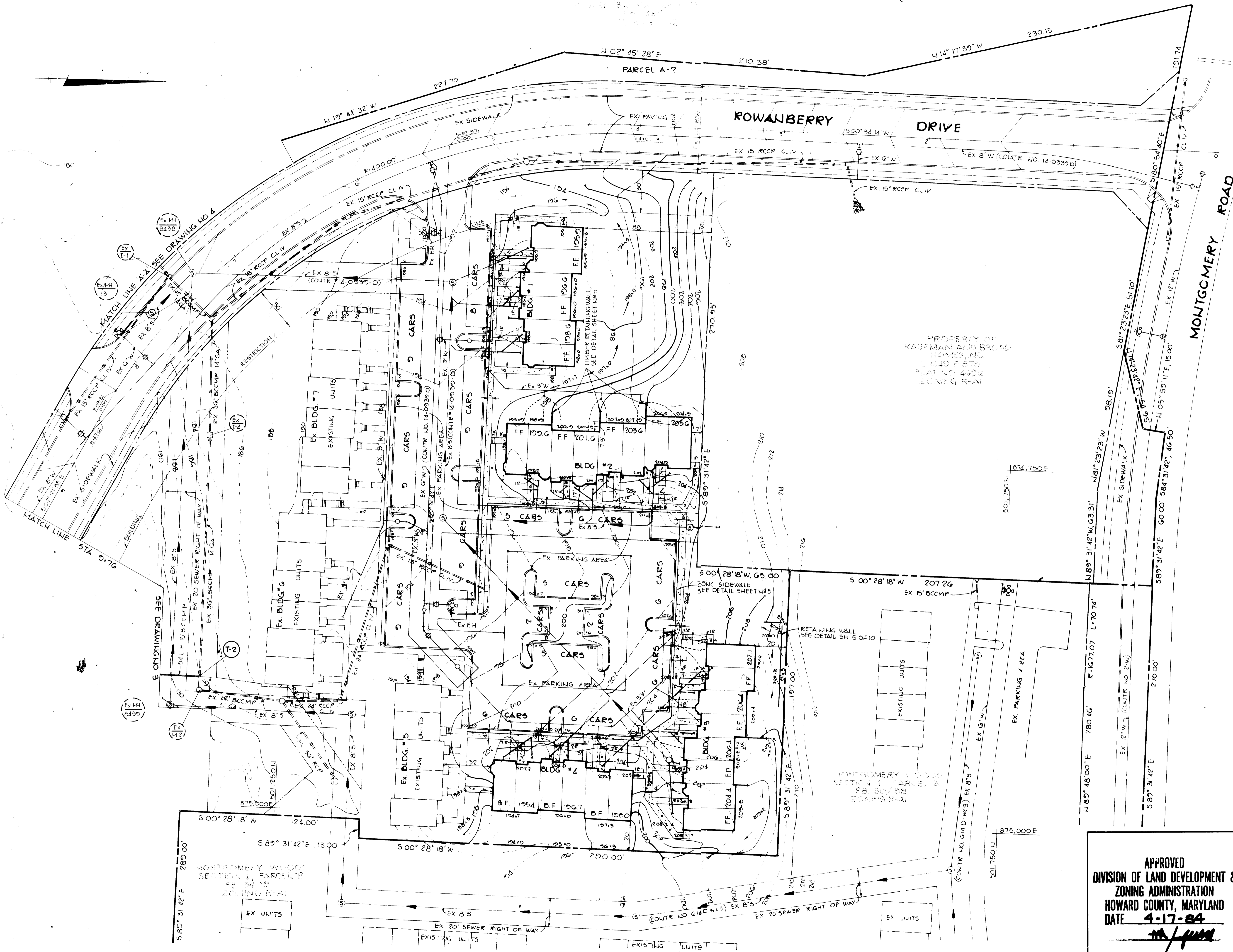
DATE	NO	REVISION
OWNER FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANNAPOLIS 6024 WEST STREET ANNAPOLIS, MARYLAND 21401		
DEVELOPER MICHAEL T ROSE ASSOCIATES INC PO BOX 40 LAUREL, MARYLAND 20707		
PROJECT QUAIL RIDGE SECTION I, AREA I PARCEL A-1 TO A-4		
AREA RECORD PLAT RECORDING REF NOS 4970, 4971, 4972, 4973, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 4982, 4983, 4984, 4985, 4986, 4987, 4988, 4989, 4990, 4991, 4992, 4993, 4994, 4995, 4996, 4997, 4998, 4999, 5000, 5001, 5002, 5003, 5004, 5005, 5006, 5007, 5008, 5009, 5010, 5011, 5012, 5013, 5014, 5015, 5016, 5017, 5018, 5019, 5020, 5021, 5022, 5023, 5024, 5025, 5026, 5027, 5028, 5029, 5030, 5031, 5032, 5033, 5034, 5035, 5036, 5037, 5038, 5039, 5040, 5041, 5042, 5043, 5044, 5045, 5046, 5047, 5048, 5049, 5050, 5051, 5052, 5053, 5054, 5055, 5056, 5057, 5058, 5059, 5060, 5061, 5062, 5063, 5064, 5065, 5066, 5067, 5068, 5069, 5070, 5071, 5072, 5073, 5074, 5075, 5076, 5077, 5078, 5079, 5080, 5081, 5082, 5083, 5084, 5085, 5086, 5087, 5088, 5089, 5090, 5091, 5092, 5093, 5094, 5095, 5096, 5097, 5098, 5099, 5100		
TITLE SHEET		

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 4-17-84
M. J. Ryan

THE RIEMER GROUP, INC.
The Riemer Group, Inc. is a Land Planning, Design & Construction Firm.
9609 Baltimore National Pike, Ellicott City, Maryland 21120

DESIGNED BY [Signature]
DRAWN BY [Signature]
PROJECT NO. 100000
DATE 1-16-84
SCALE AS SHOWN
DRAWING NO. OF

SUBMISSION NAME	QUAIL RIDGE	SECT/AREA	1/1	PARCEL #	A-1, A-2, A-3, A-4
PLAT # OR L.P. BLOCK #	7	TOWNSHIP	7	TAX/ZONE MAP/ELEC DIST	30
PLAT # OR L.P. BLOCK #	7	AREA	1	CENSUS TR	121
WATER CODE	D 02	SEWER CODE		2150549	



FOR REVISION #1 ONLY.

REV NO	DATE	BY	REVISION
1	9/7/84	P.F.I.	CHANGE 6' SIDEWALK TO 4'

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

John W. Musselwhite 5-8-84
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

John W. Musselwhite 5-9-84
 PLANNING DIRECTOR DATE

John W. Musselwhite 5-9-84
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

John F. ... 5-9-84
 DIRECTOR DATE

Michael T. Rose 5-9-84
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION

OWNER: FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANNAPOLIS
 2024 WEST STREET
 ANNAPOLIS, MARYLAND 21401

DEVELOPER: MICHAEL T. ROSE ASSOCIATES, INC.
 P.O. BOX 40
 LAUREL, MARYLAND 20707

PROJECT: **QUAIL RIDGE SECTION I, AREA I PARCEL A-1 TO A-4**

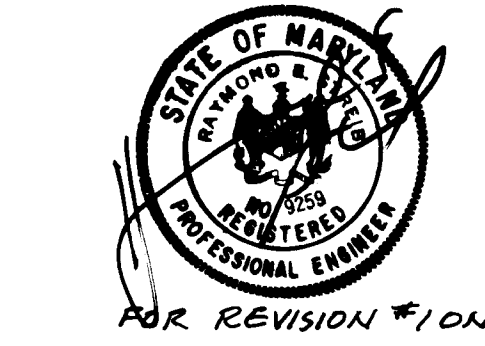
AREA RECORD PLAT RECORDING REF. NOS. 4970, 4971, 4972, 4973
 TAX MAP NO. 30 PARCEL 873
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning Design & Civil Engineering Firm
 8639 Baltimore National Pike, Ellicott City, Maryland 21041 (410) 461-2000

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE **4-17-84**
[Signature]

DESIGNED BY VLS
 DRAWN BY DAM
 PROJECT NO. 00-500
 DATE 1/16/84
 SCALE 1"=30'
 DRAWING NO. 2 OF 10



REV NO	DATE	BY	REVISION
1	9/7/84	DFI	REVISE 6" SIDEWALK TO 4" SIDEWALK REVISE 2" WATER TO 4" WATER

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Joseph Beyer 5-8-84
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Acting Amal Bendul 5-9-84
PLANNING DIRECTOR DATE

John W. Muschman 5-9-84
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

George F. Neuman 5-7-84
DIRECTOR DATE

William C. Reed 5-7-84
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION

OWNER: FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANNAPOLIS, 2024 WEST STREET ANNAPOLIS, MARYLAND 21401

DEVELOPER: MICHAEL T. ROSE ASSOCIATES, INC. P.O. BOX 40 LAUREL, MARYLAND 20707

PROJECT: QUAIL RIDGE SECTION 1, AREA 1 PARCEL A-1 TOA-4

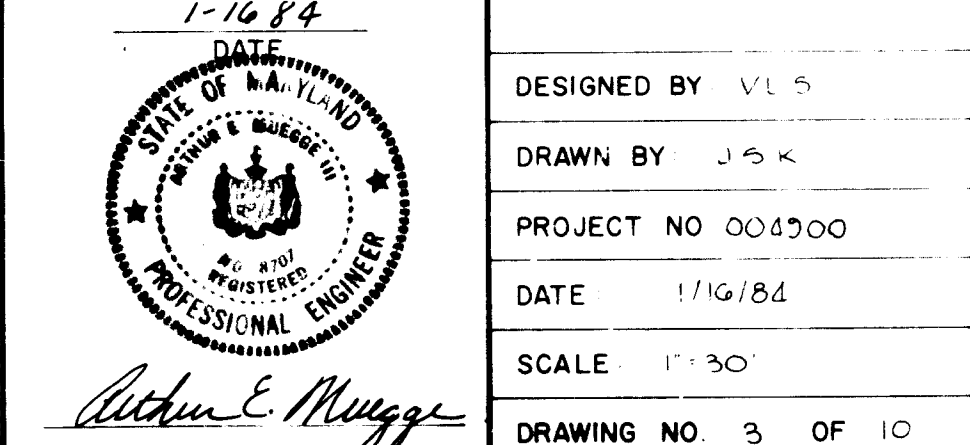
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TITLE: SITE DEVELOPMENT PLAN

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
8659 Baltimore-National Pike, Ellicott City, Maryland 21043 (301) 461-2000

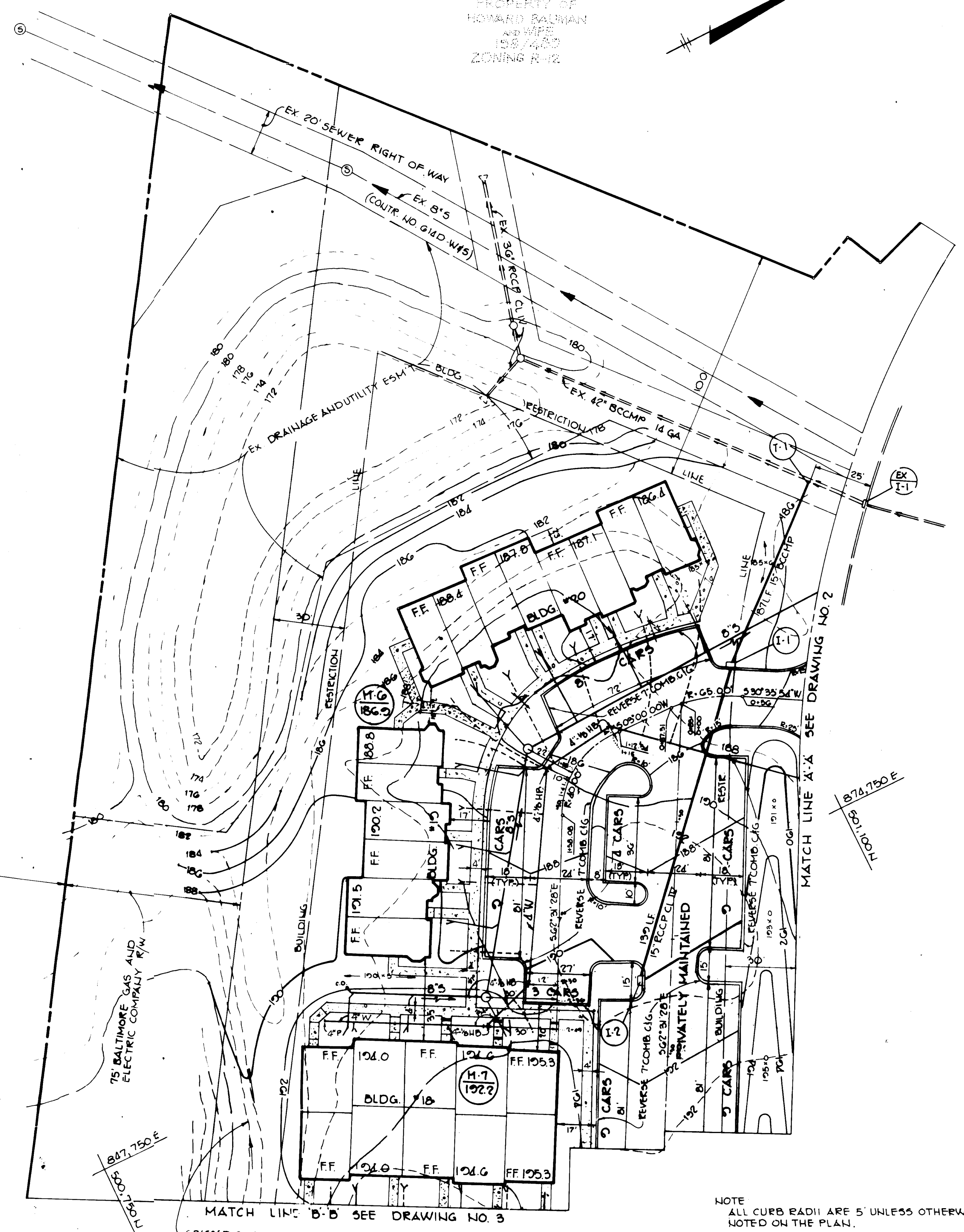
APPROVED DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION HOWARD COUNTY, MARYLAND DATE 4-17-84

DESIGNED BY VLS
DRAWN BY JSK
PROJECT NO 004500
DATE 1/16/84
SCALE 1"=30'
DRAWING NO. 3 OF 10



PROPERTY OF
HOWARD BALKMAN
1587407
ZONING R-12

PROPERTY OF
LOUIS BULMASH ET AL
533/720
ZONING R-1



FOR REVISION #1 ONLY

NO	DATE	BY	REVISION
1	9/7/84	DFI	REVISE 6' SIDEWALK TO 4' SIDEWALK REVISE 2' WATER TO 4" WATER

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Joyce Taylor 5-8-84
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Steve Daniel 5-9-84
PLANNING DIRECTOR DATE

John M. Henshaw 5-9-84
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Steve F. Neering 5-7-84
DIRECTOR DATE

R. S. ... 5-7-84
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION

OWNER: FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANNAPOLIS
2024 WEST STREET
ANNAPOLIS, MARYLAND 21401

DEVELOPER: MICHAEL T. ROSE ASSOCIATES, INC.
PO BOX 40
LAUREL, MARYLAND 20707

PROJECT:
QUAIL RIDGE SECTION I, AREA I PARCEL A-1 TO A-4

AREA RECORD PLAT RECORDING REF 119 5 4070 493, 4972 16073
TAX MAP NO 38 PARCEL 873
182 ELECTION DISTRICT HOWARD COUNTY MARYLAND

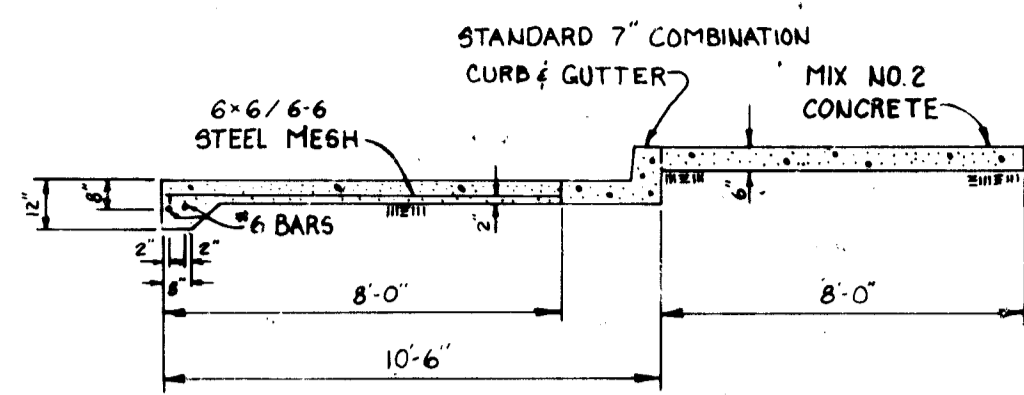
TITLE: SITE DEVELOPMENT PLAN

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 4-17-84
M. J. ...

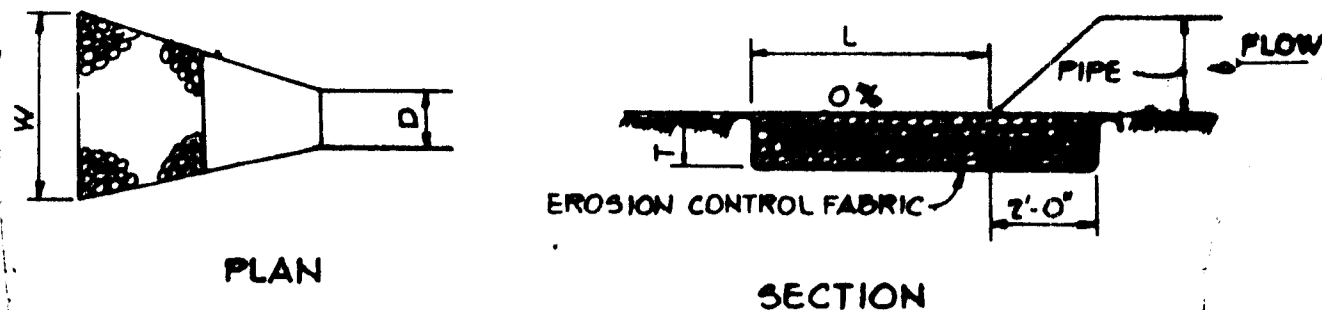
THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
8659 Baltimore National Pike, Ellicott City, Maryland 21041 410-363-2600

DESIGNED BY VLS
DRAWN BY DAM
PROJECT NO 004500
DATE 1/16/84
SCALE 1"=30'
DRAWING NO 4 OF 10

SDP-84-104 JANUARY 16, 1984

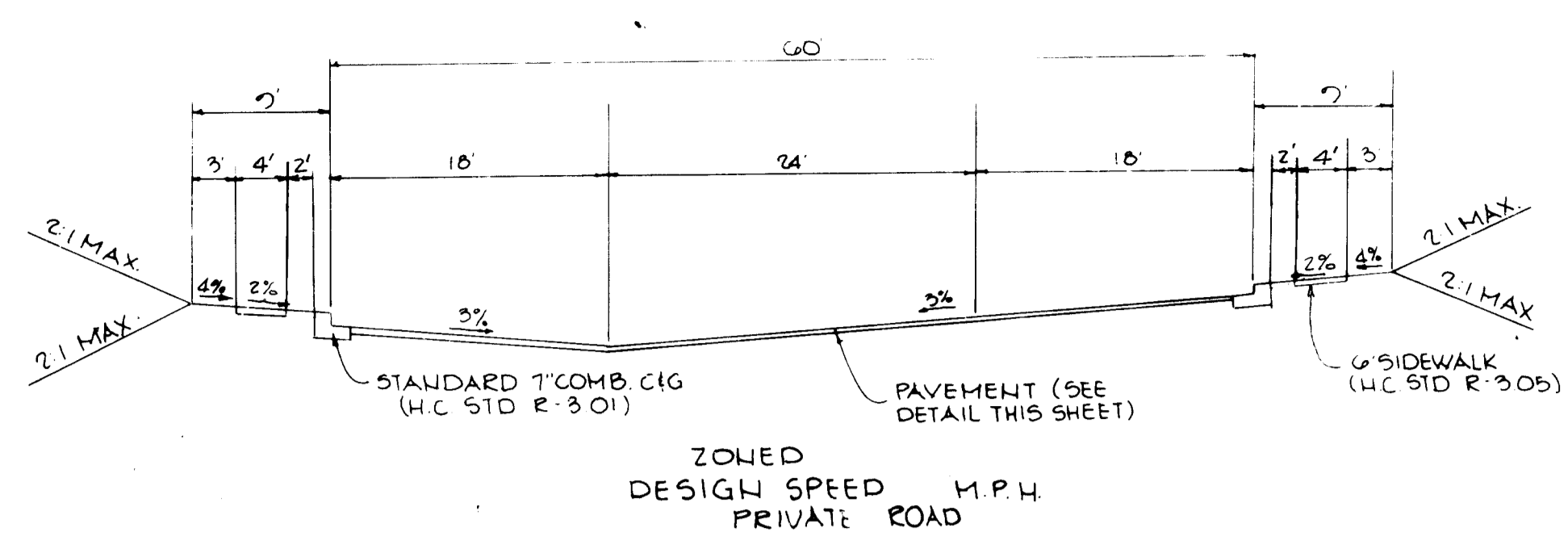


DUMPSTER PAD DETAIL
NO SCALE

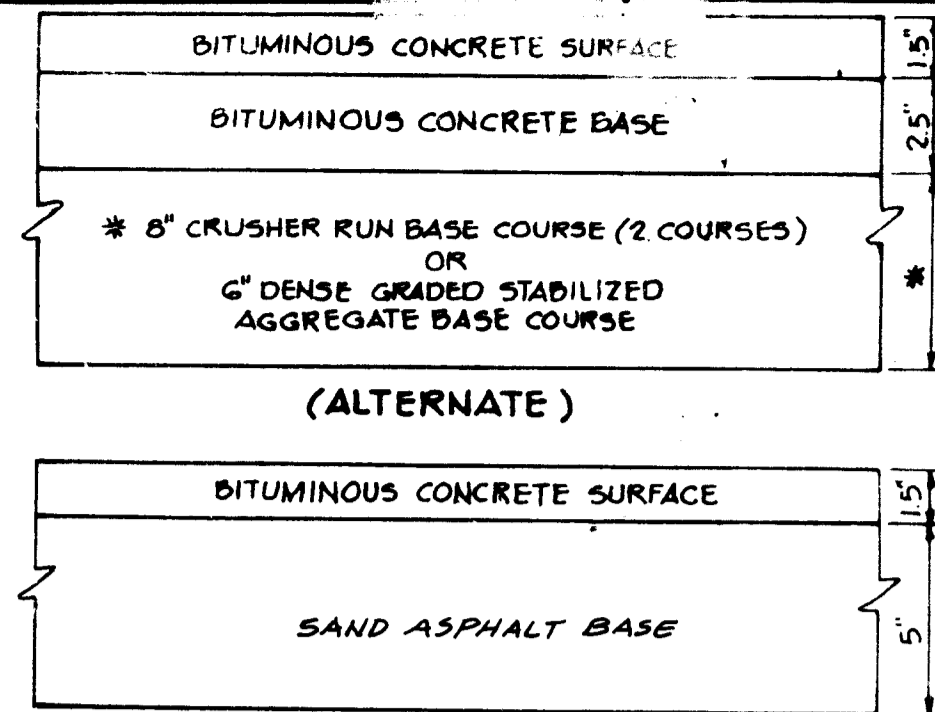


OUTLET PROTECTION DETAIL
NO SCALE

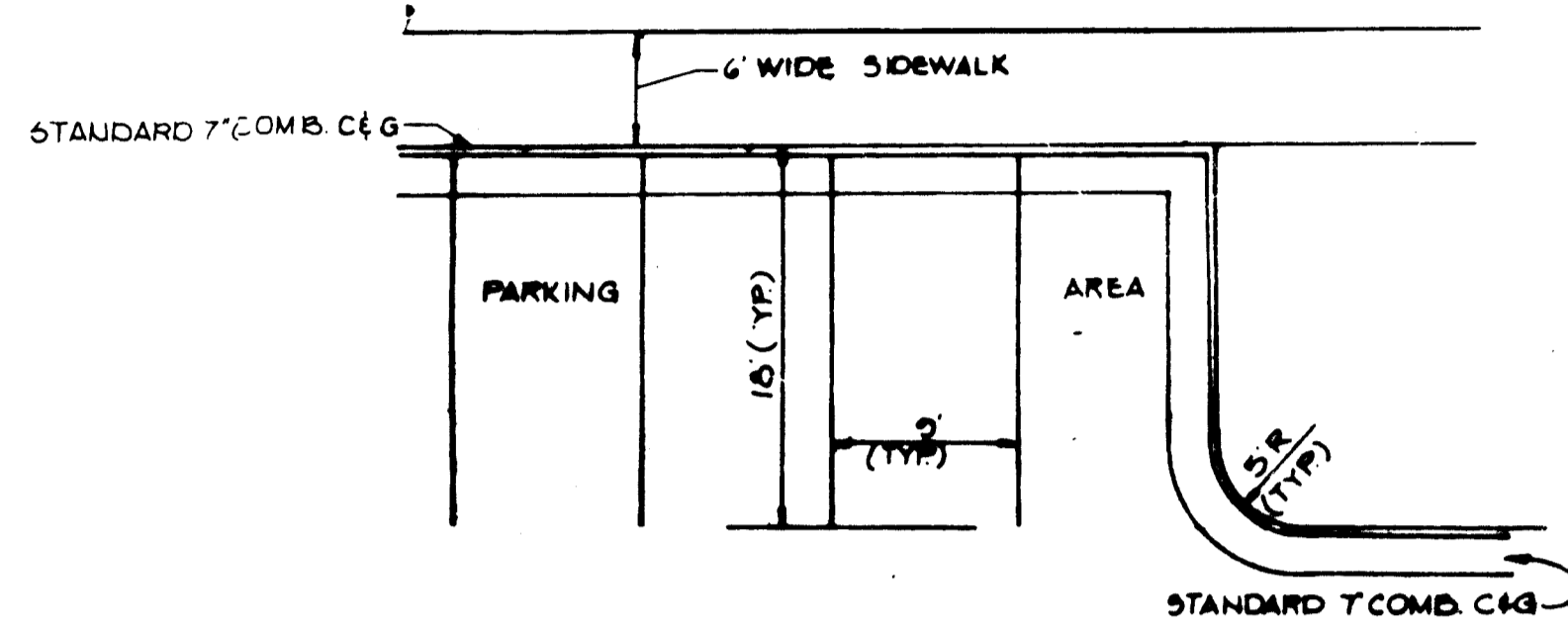
STRUCTURE	MEDIUM	LENGTH (L)	WIDTH (W)	THICKNESS (T)
E-1	STONE DIA	5	8	7



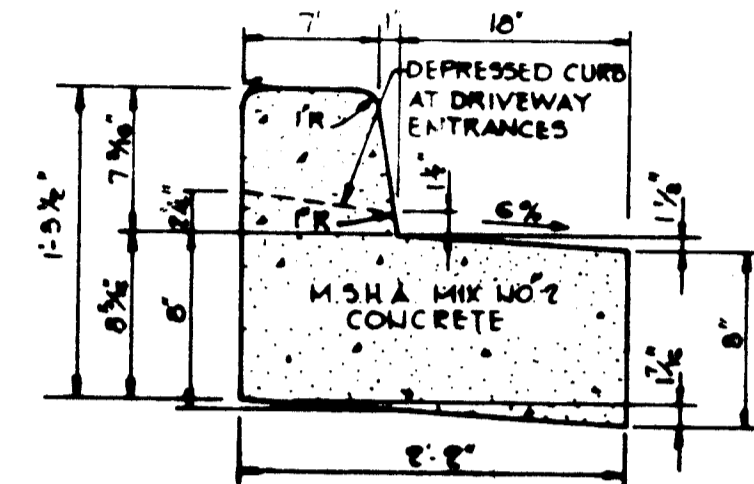
SECTION THROUGH PARKING
NO SCALE



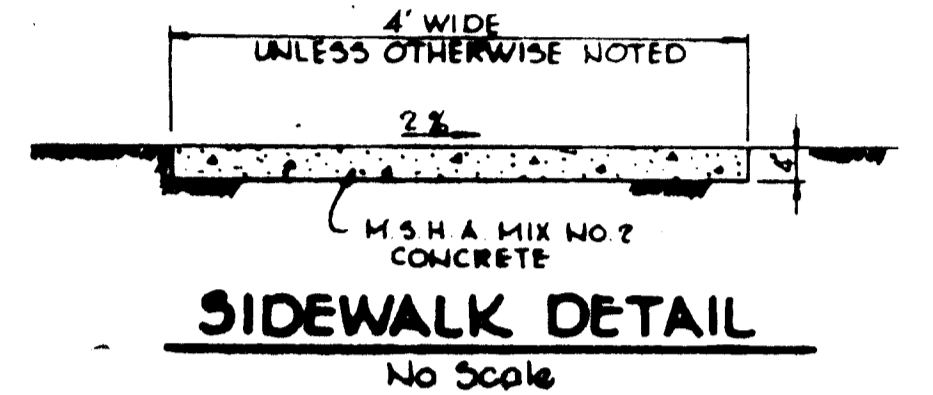
(6" PAVING, P-2)
TYPICAL PAVING SECTION
NO SCALE



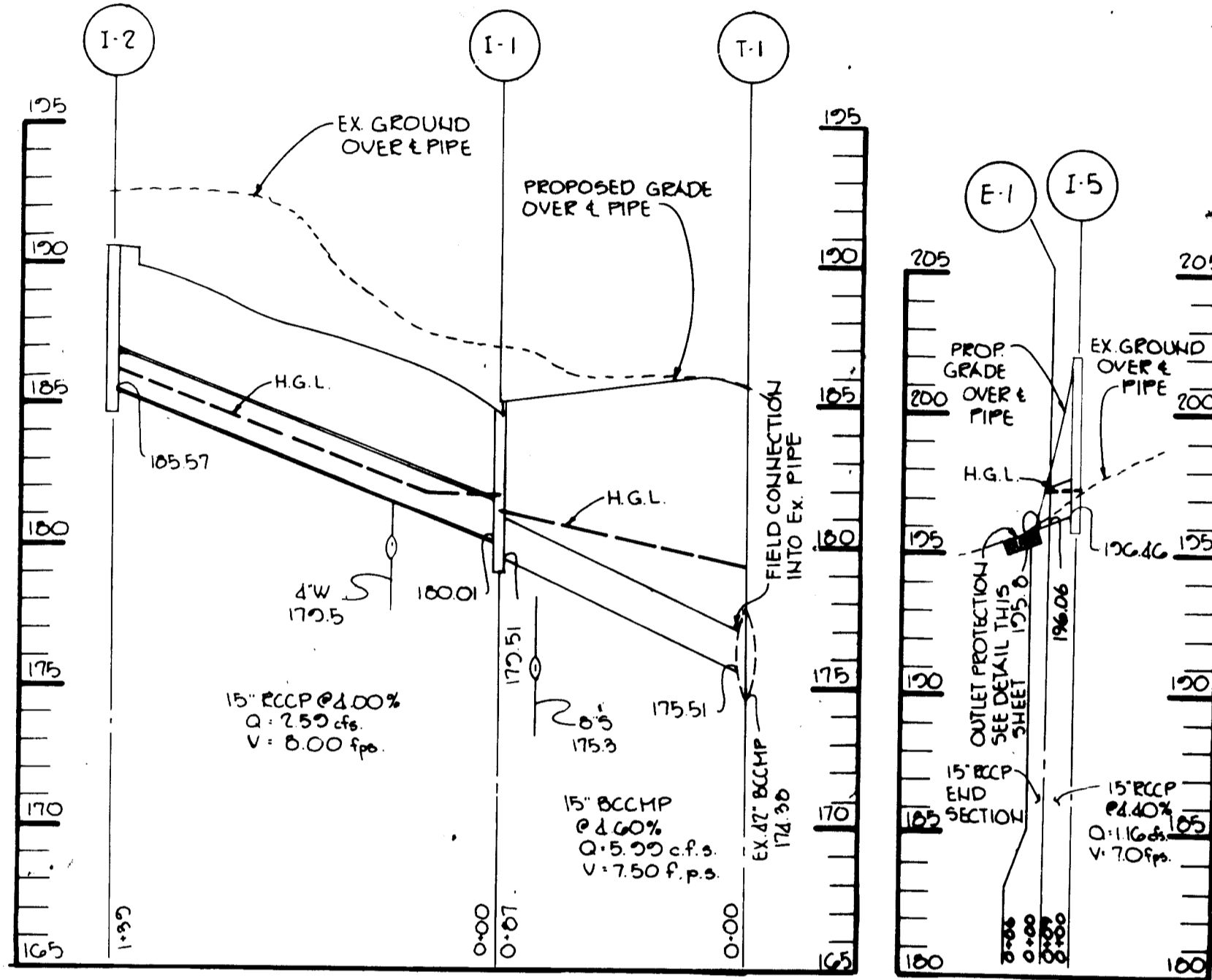
TYPICAL PARKING PLAN
NO SCALE



REVERSE 7" COMBINATION CURB AND GUTTER
NO SCALE



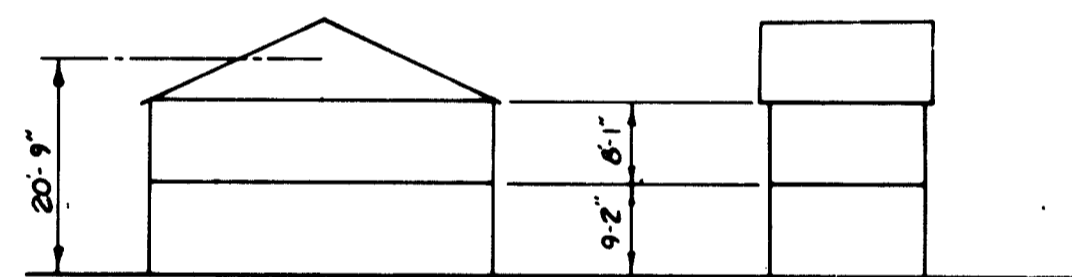
SIDEWALK DETAIL
NO SCALE



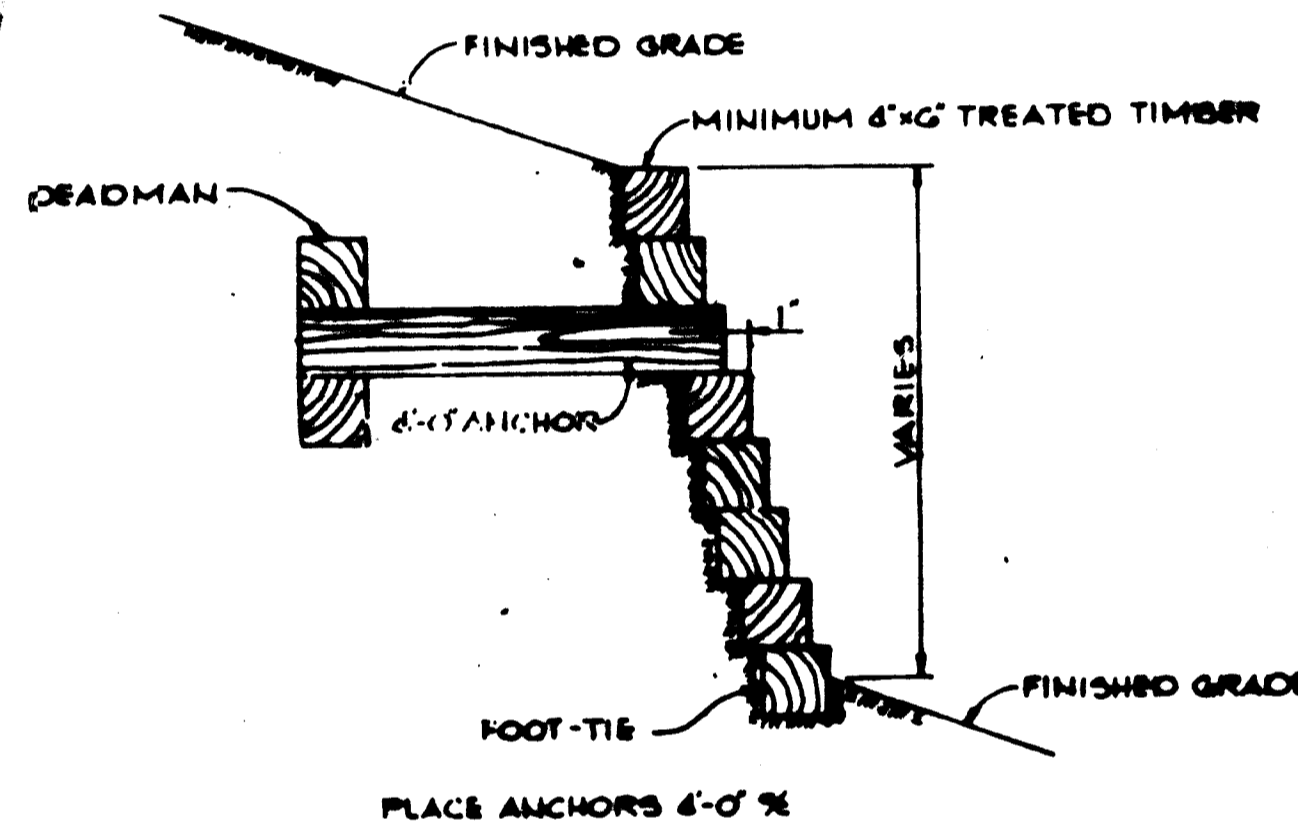
PROFILE
SCALE: HOR: 1"=50' VERT: 1"=5'

SAND ASPHALT BASE

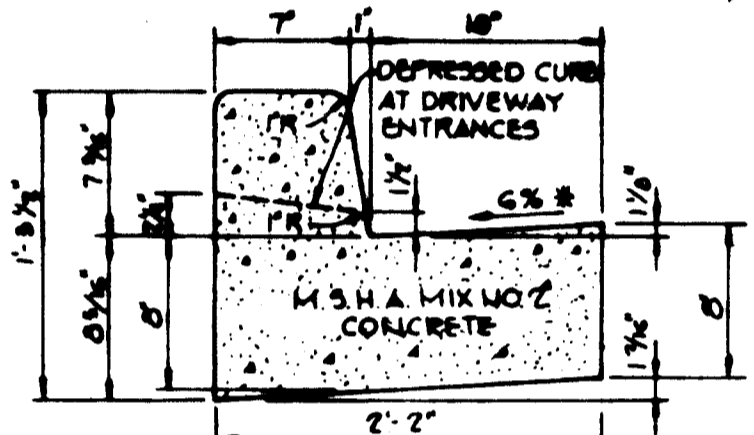
SIEVE SIZE	IN GRAM	JOB MIX FORMULA
1 1/2	100	100
3/4	893	89
3/8	70.1	70
4	52.6	53
8	42.1	43
16	39.9	40
50	10.4	10
200	1.1	1.1



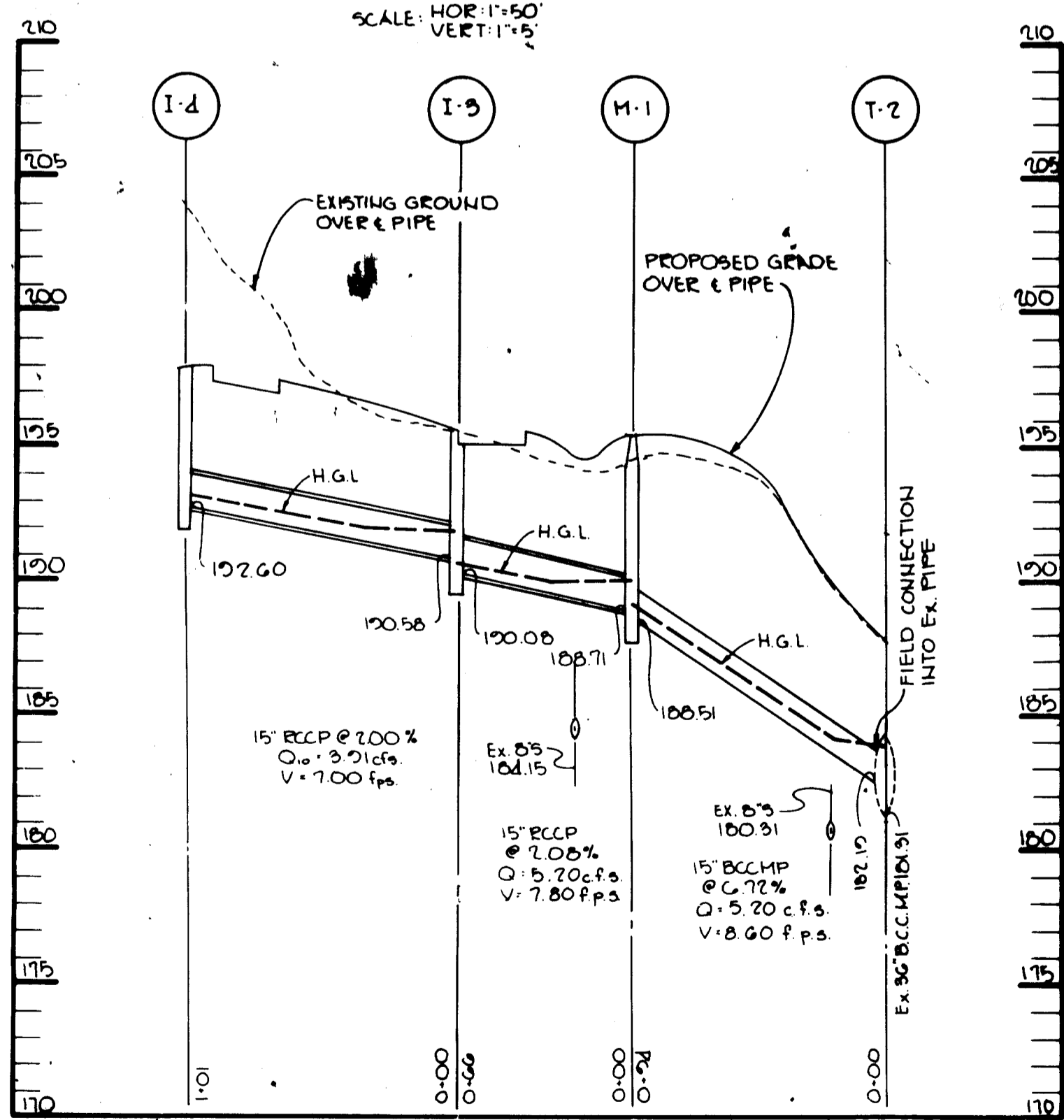
SIDE ELEVATION FRONT ELEVATION
2 STY TOWNHOUSE



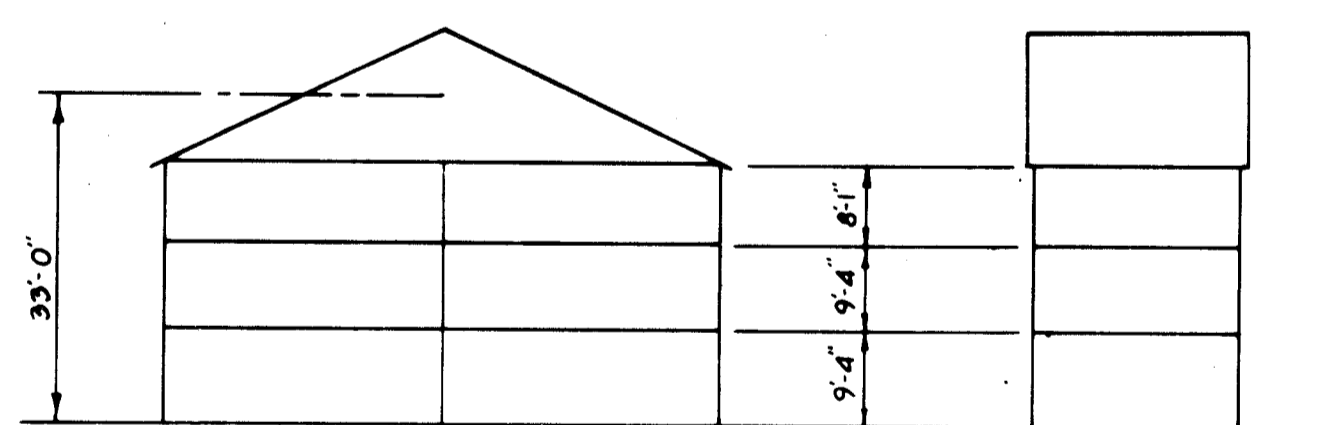
TIMBER RETAINING WALL
NO SCALE



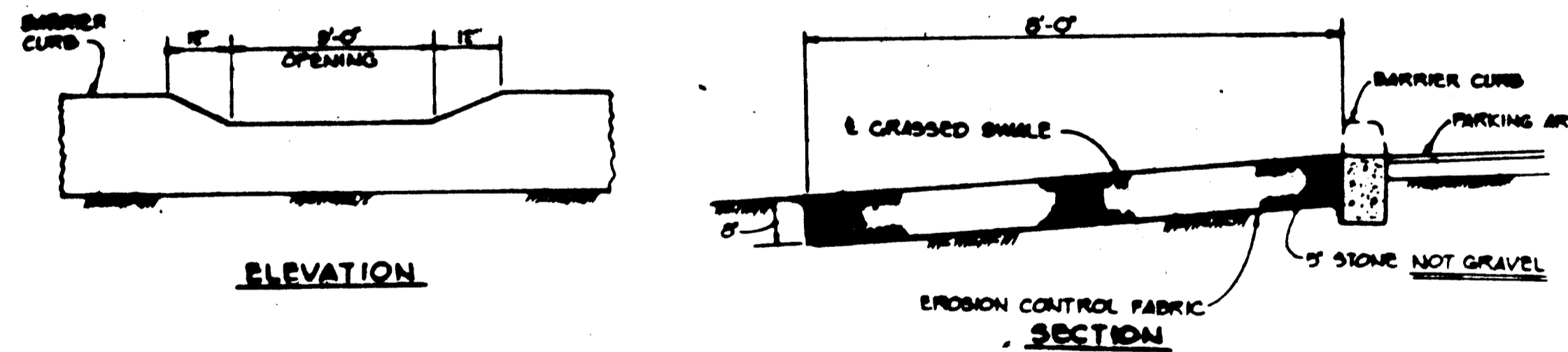
STANDARD 7" COMBINATION CURB AND GUTTER
NO SCALE



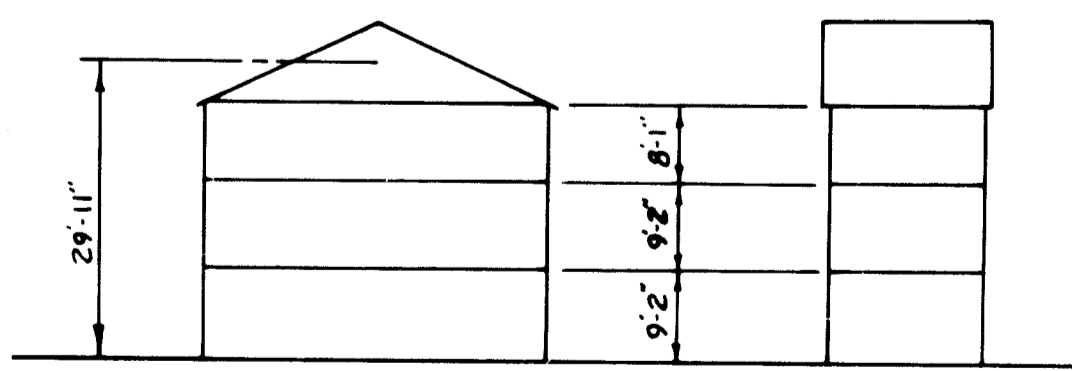
PROFILE
SCALE: HOR: 1"=50' VERT: 1"=5'



SIDE ELEVATION FRONT ELEVATION
BACK TO BACK UNITS



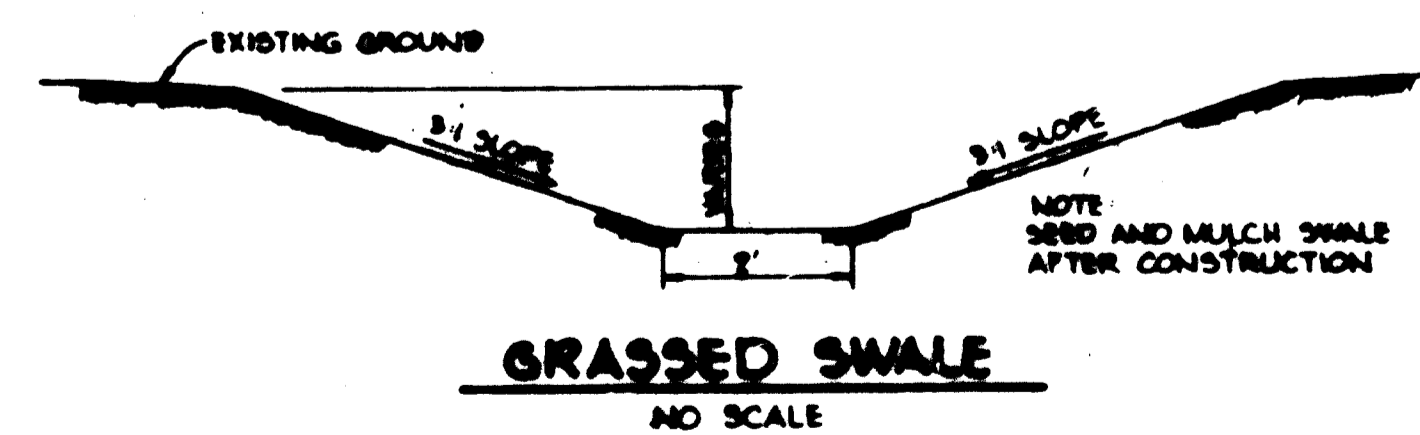
CURB OPENING OUTLET PROTECTION DETAIL
NO SCALE



SIDE ELEVATION FRONT ELEVATION
3 STY TOWNHOUSE

NO.	UNIT TYPE	MINIMUM Sq. Ft.
24	2 BDRM	1192
90	3 BDRM	1728
8	4 BDRM	1914

SCHEMATIC BUILDING PLANS
NO SCALE



GRASSED SWALE
NO SCALE



FOR REVISIONS #1 ONLY

REV NO	DATE	BY	REVISION
1	9/17/84	DFI	REVISE JOB MIX ON TYPICAL PAVING SECTION, ADDED 4" SIDEWALK TYPICAL SECTION

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Joseph Pagan 5-8-84
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Antony Smallbandel 5-9-84
PLANNING DIRECTOR DATE

John M. Murchison 5-9-84
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Sam F. Nemy 5-7-84
DIRECTOR DATE

William D. Ray 5-7-84
CHIEF, BUREAU OF ENGINEERING DATE

DATE NO REVISION

OWNER: FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANNAPOLIS
2024 WEST STREET
ANNAPOLIS, MARYLAND 21401

DEVELOPER: MICHAEL T. ROSE ASSOCIATES, INC.
PO. BOX 40
LAUREL, MARYLAND 20707

PROJECT

QUAIL RIDGE SECTION I, AREA I
PARCEL A-1 TO A-4

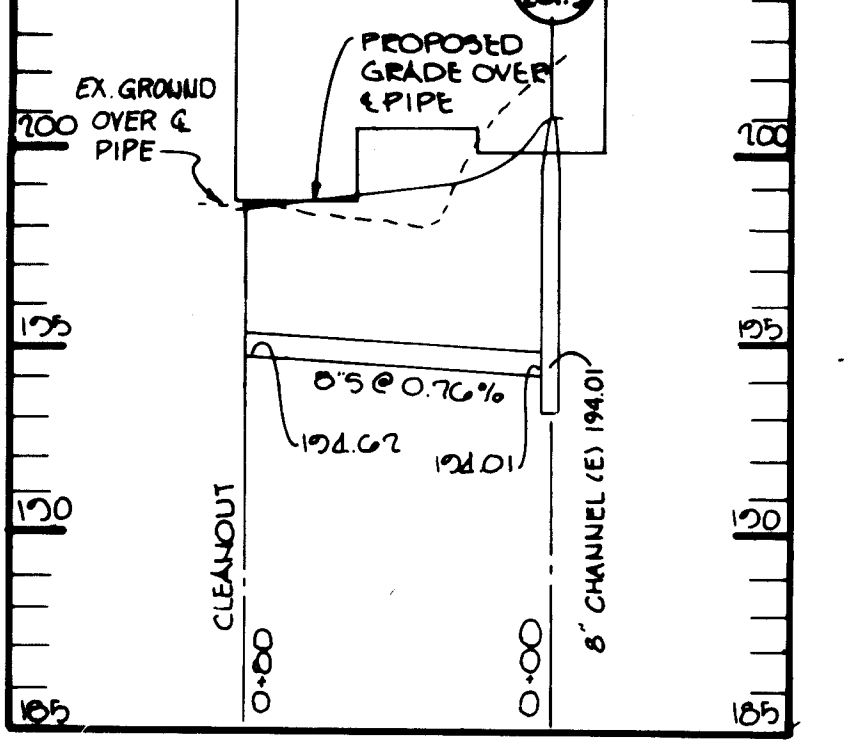
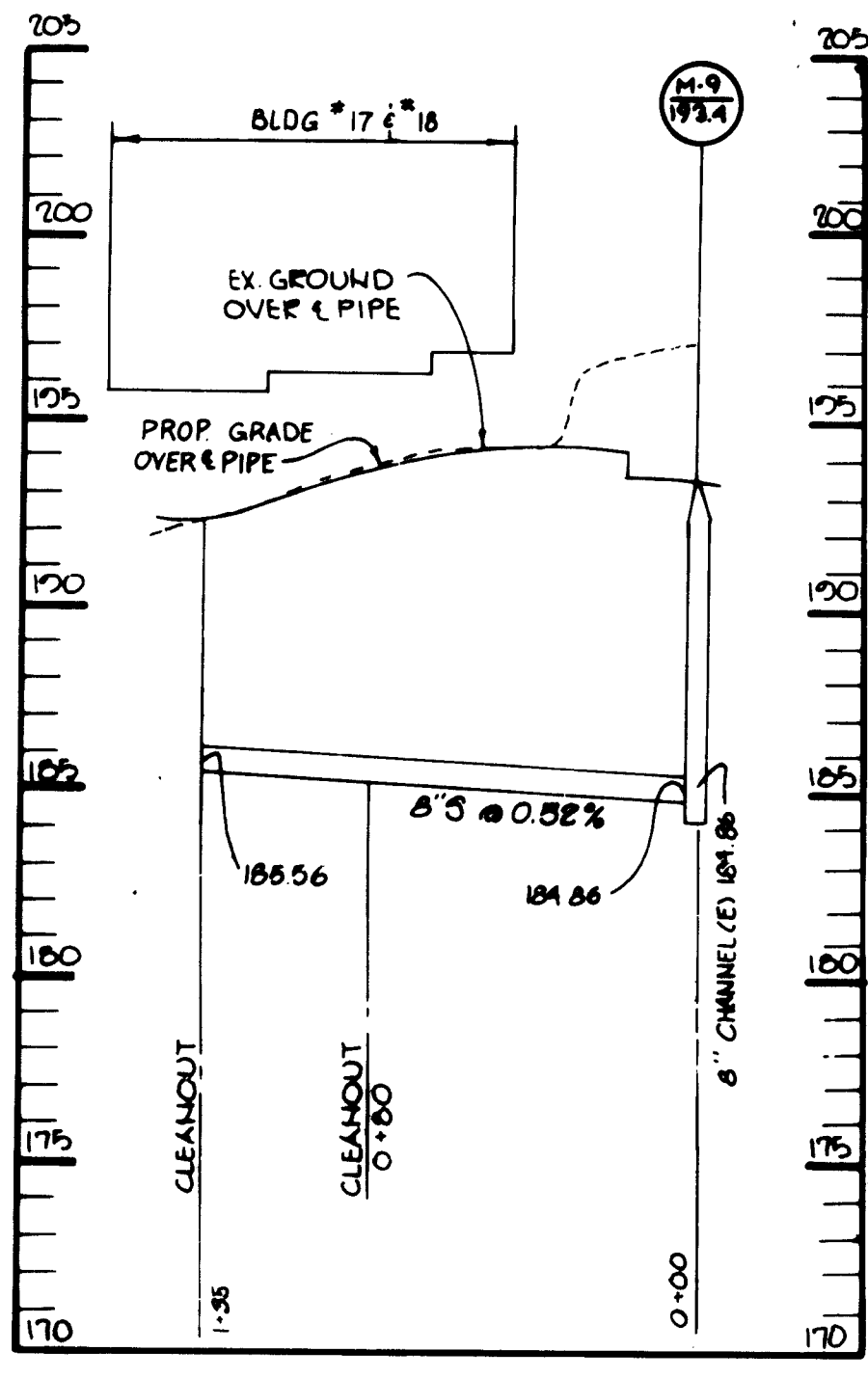
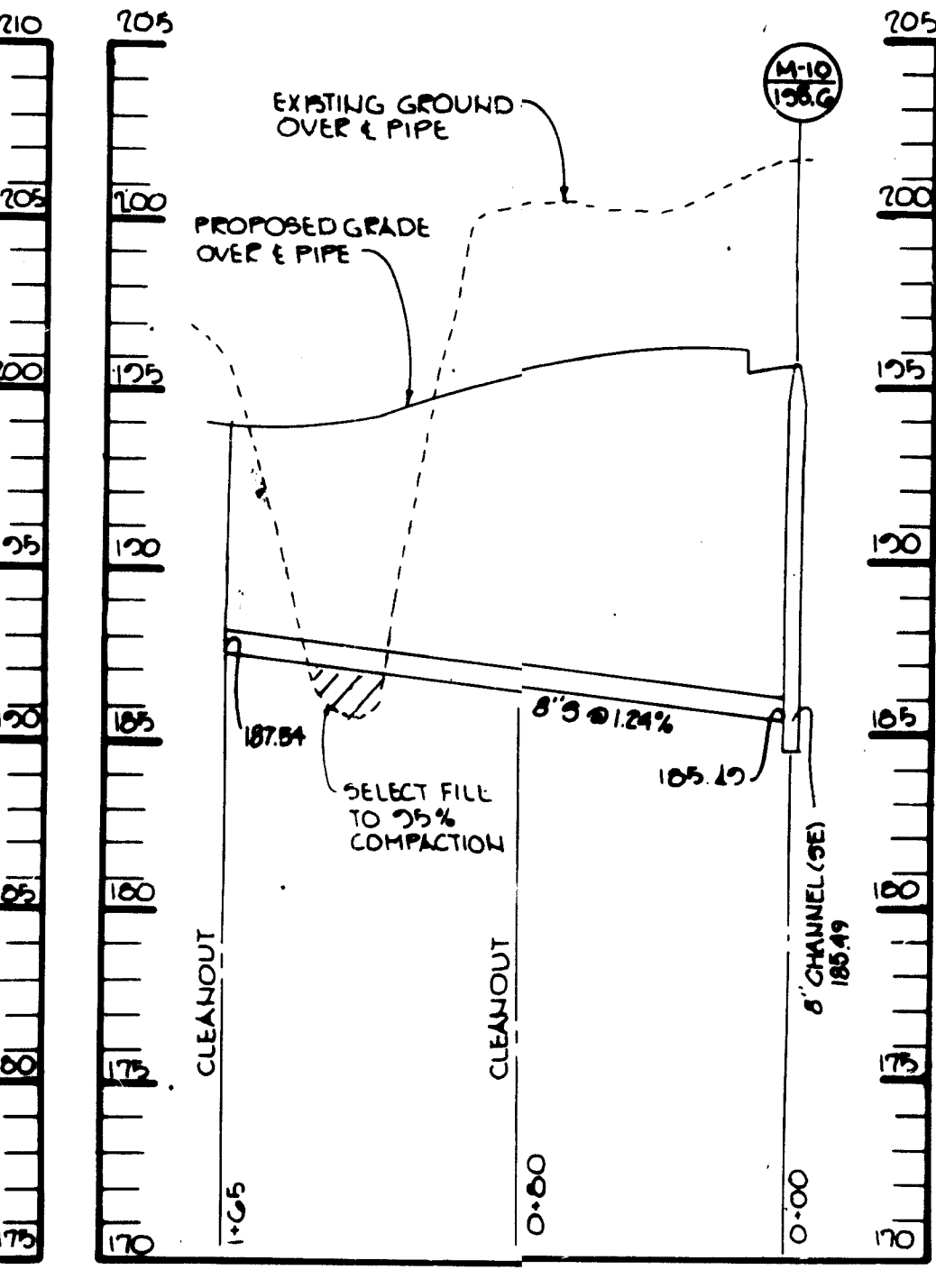
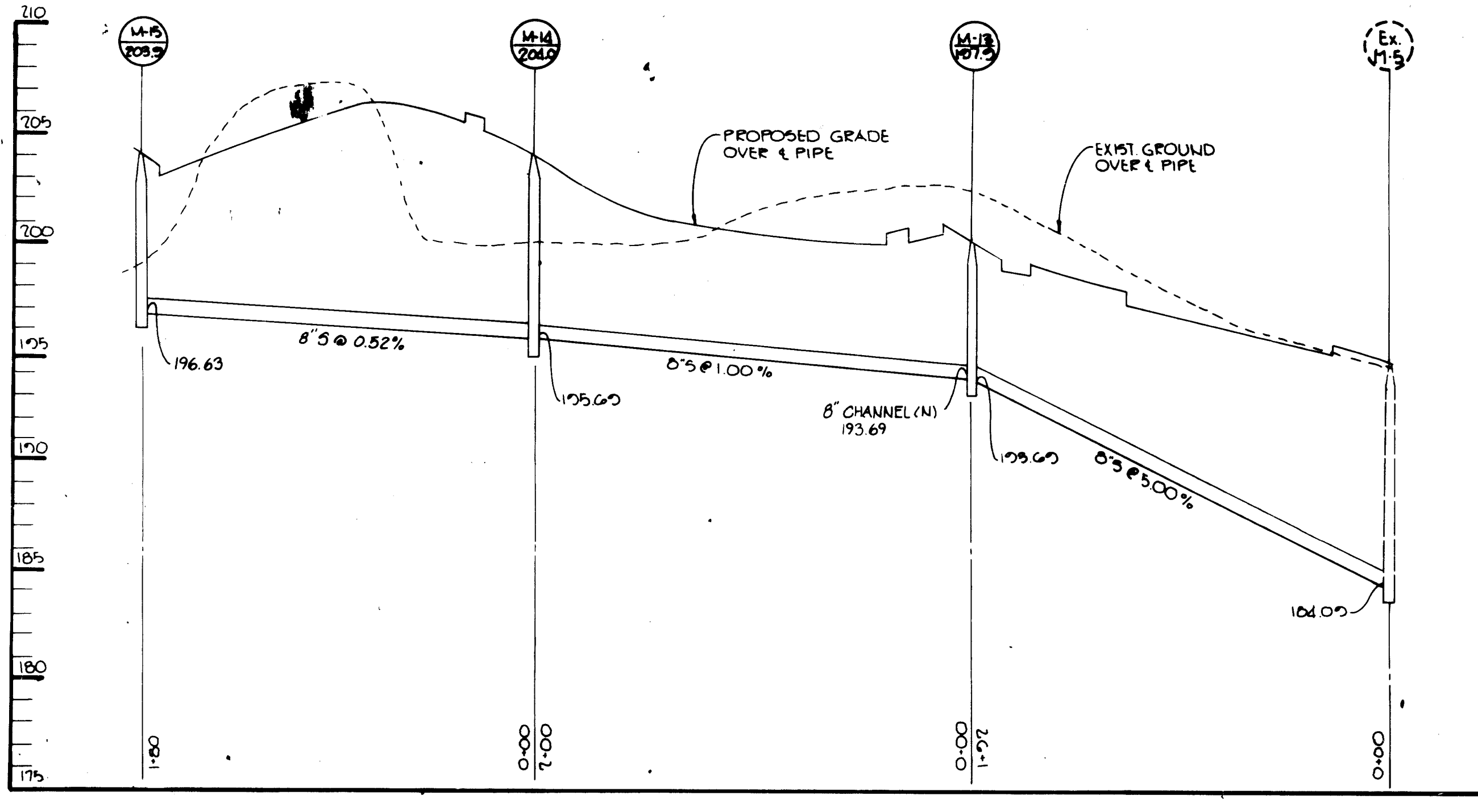
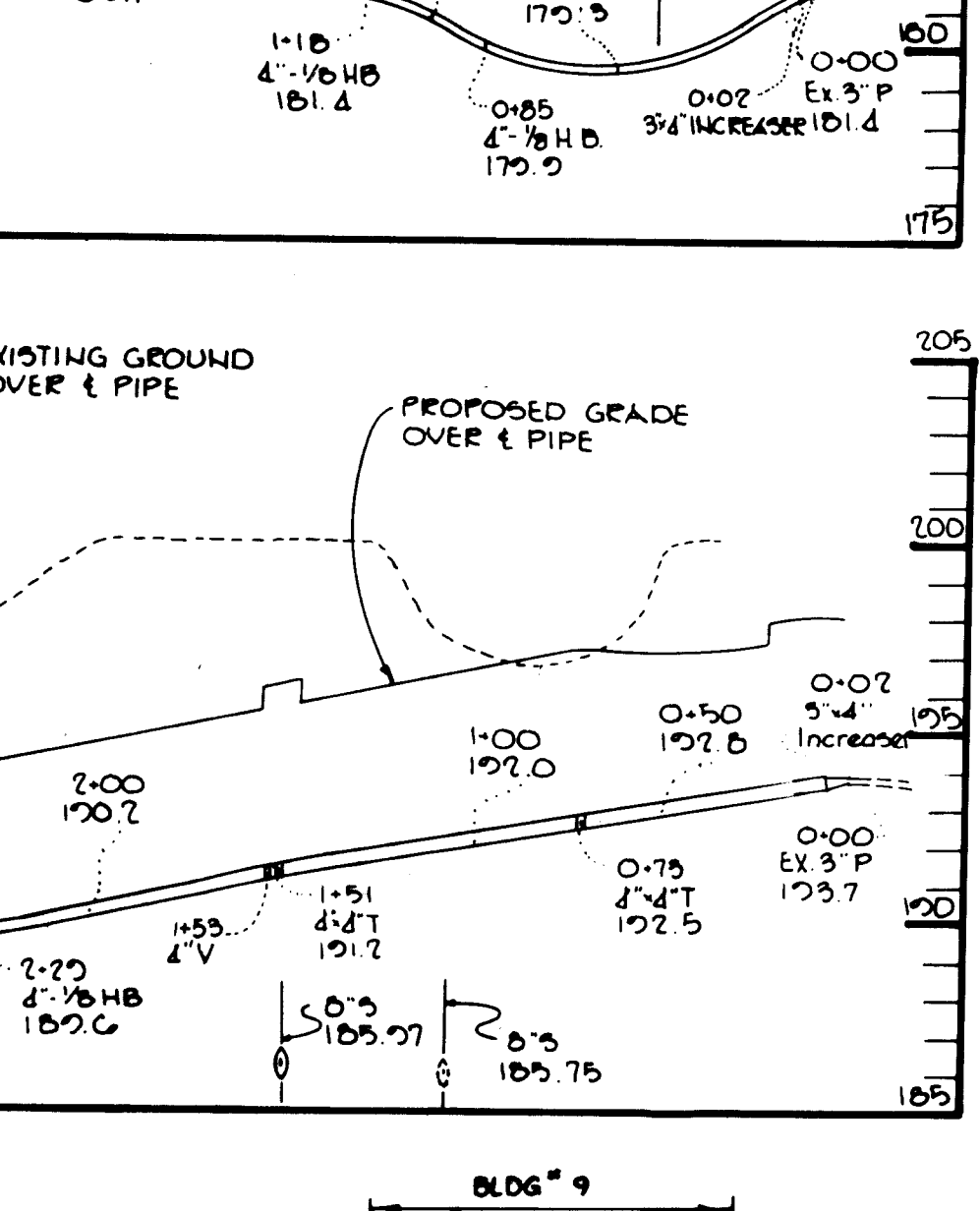
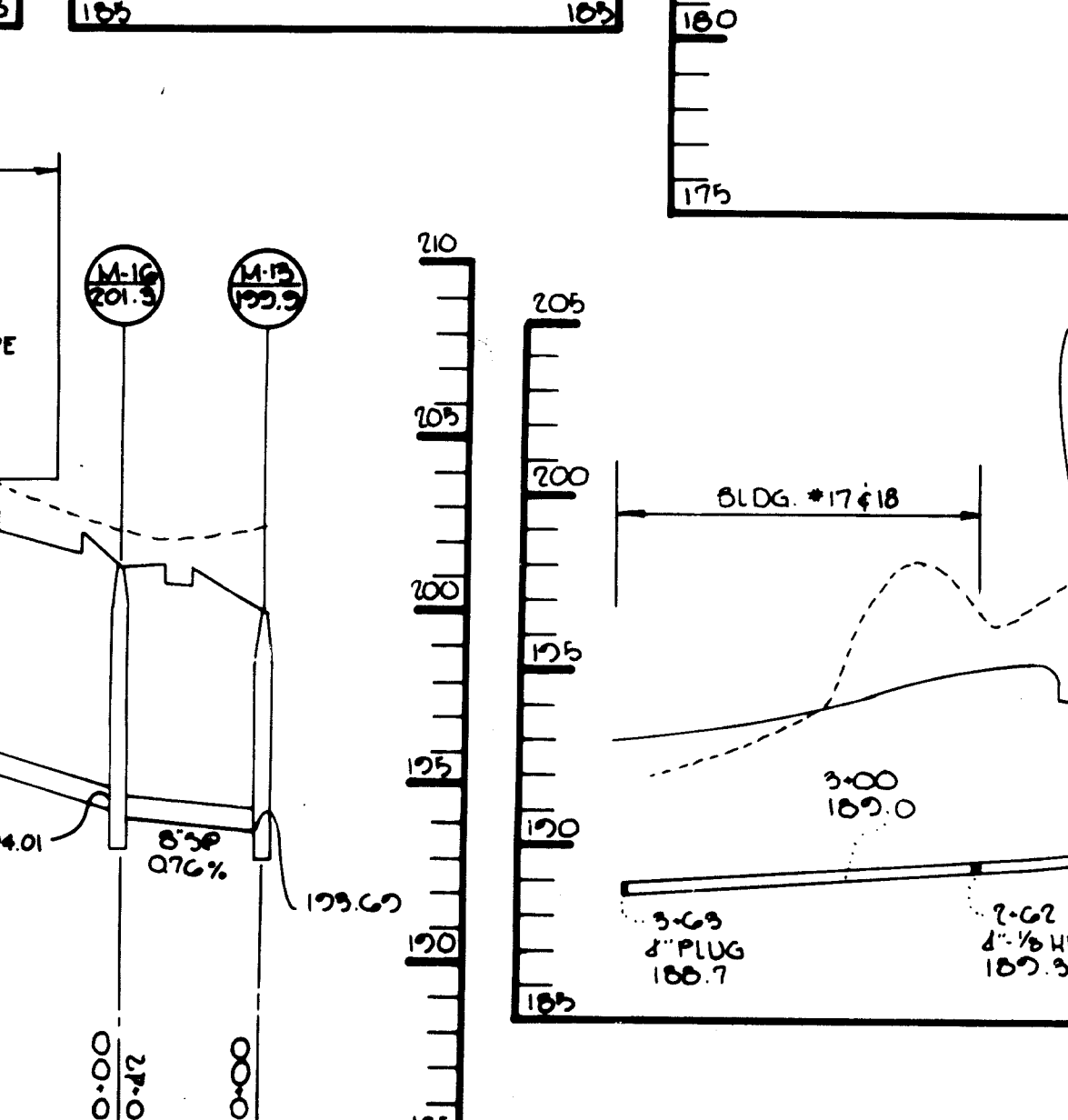
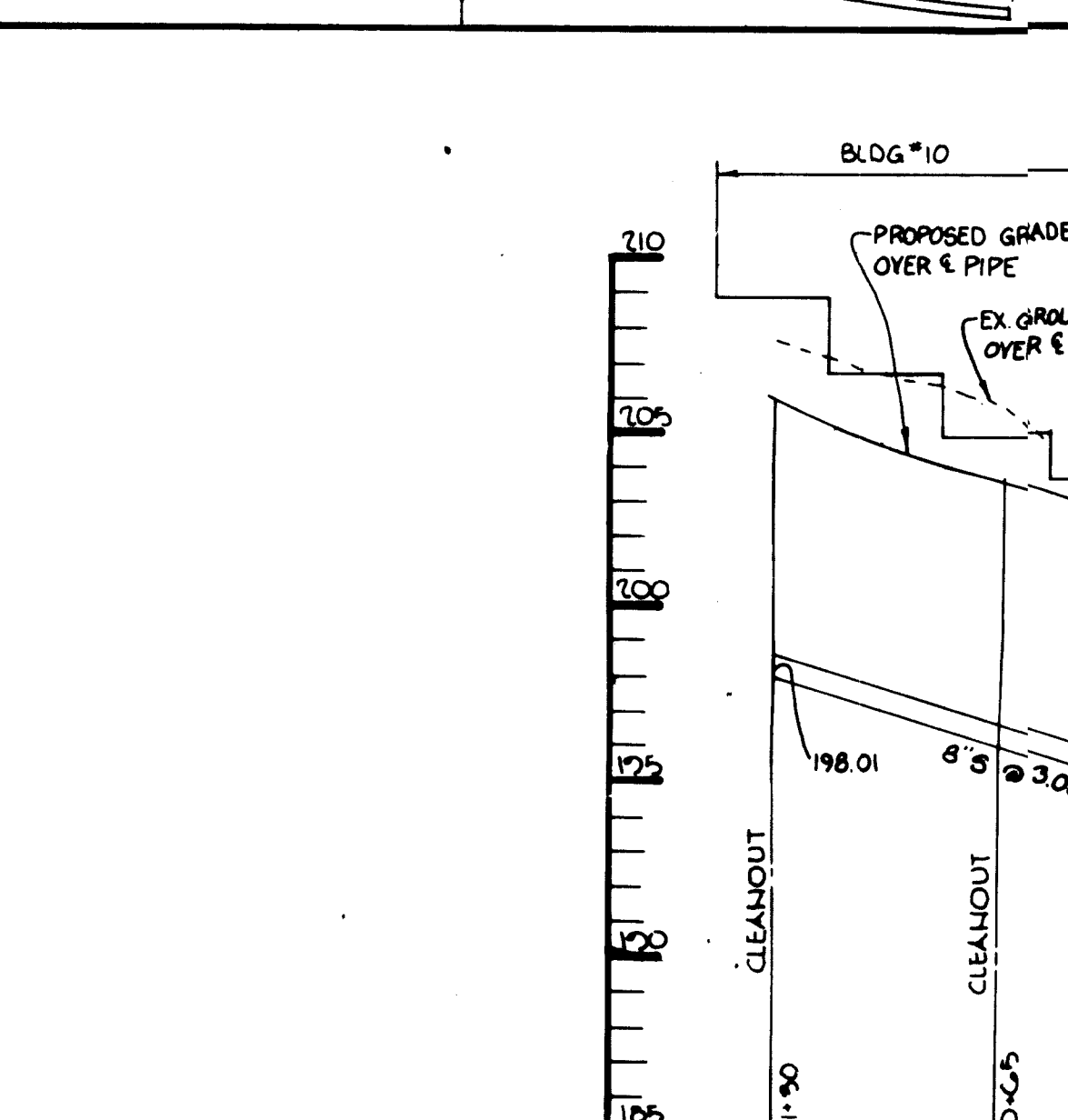
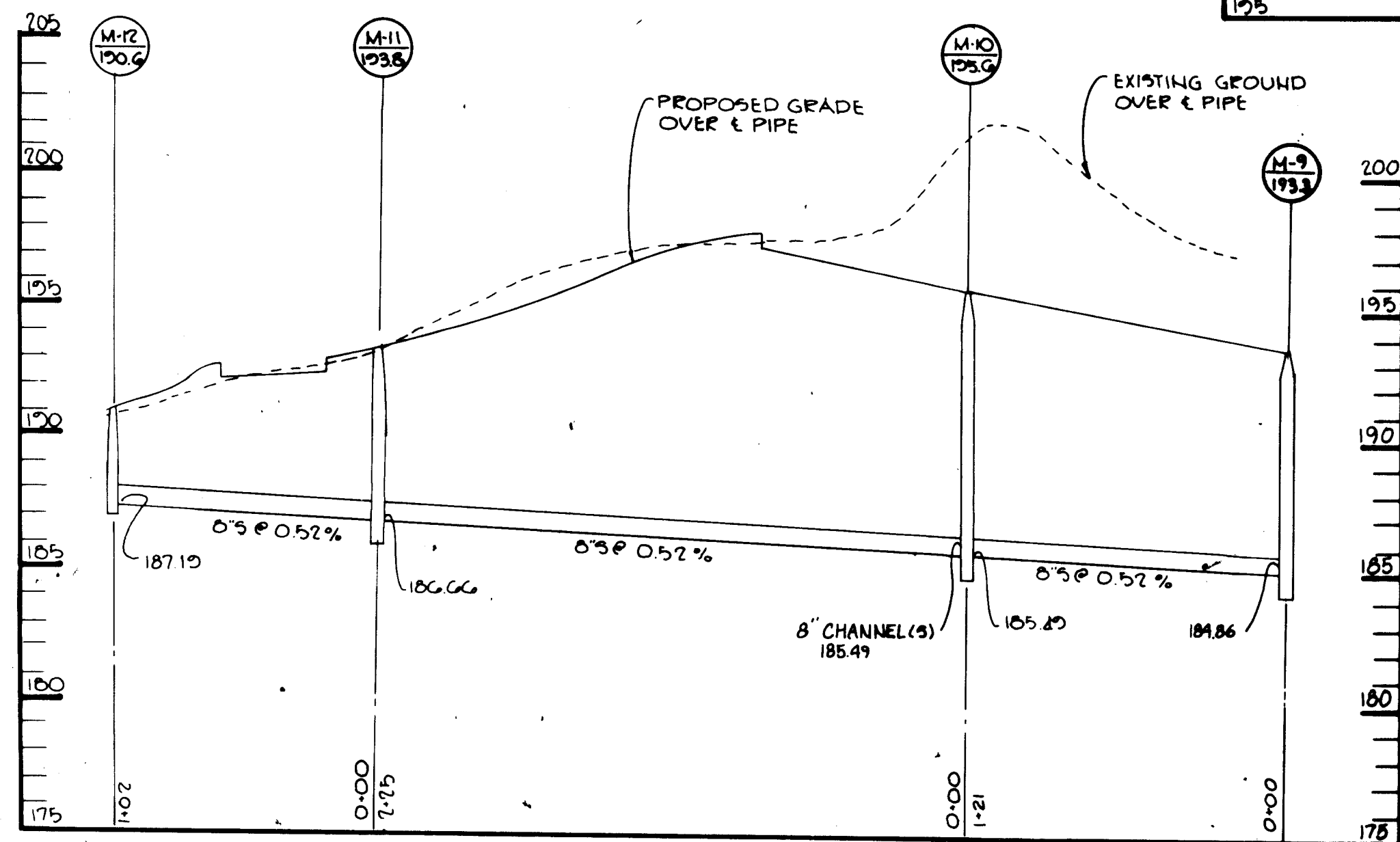
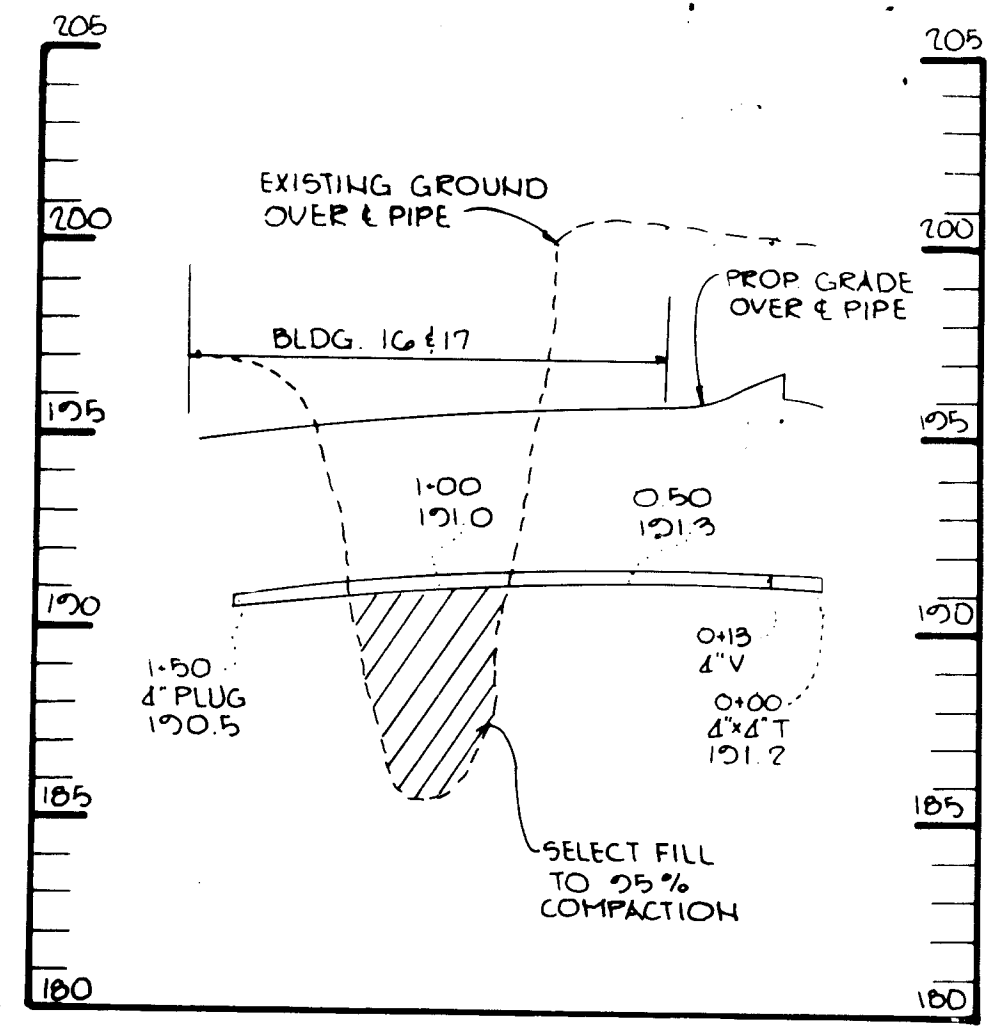
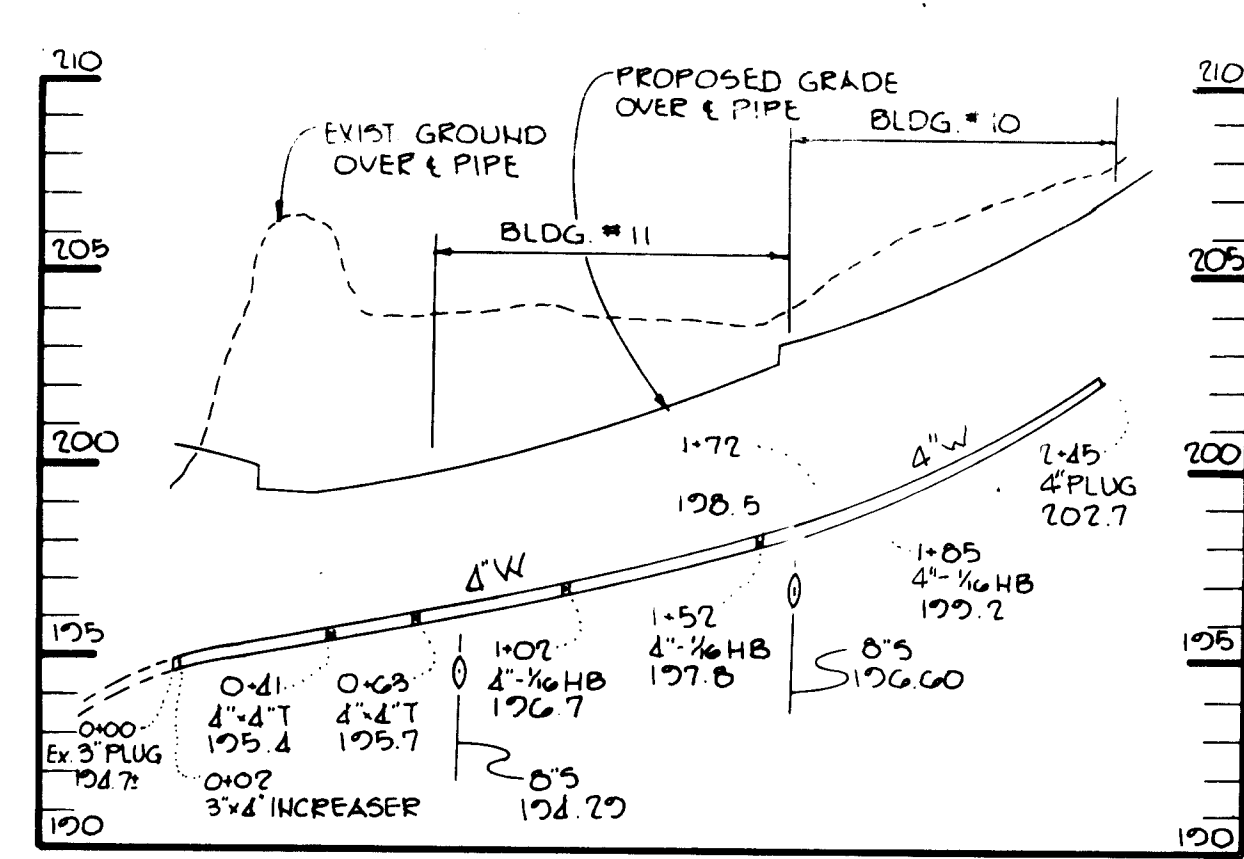
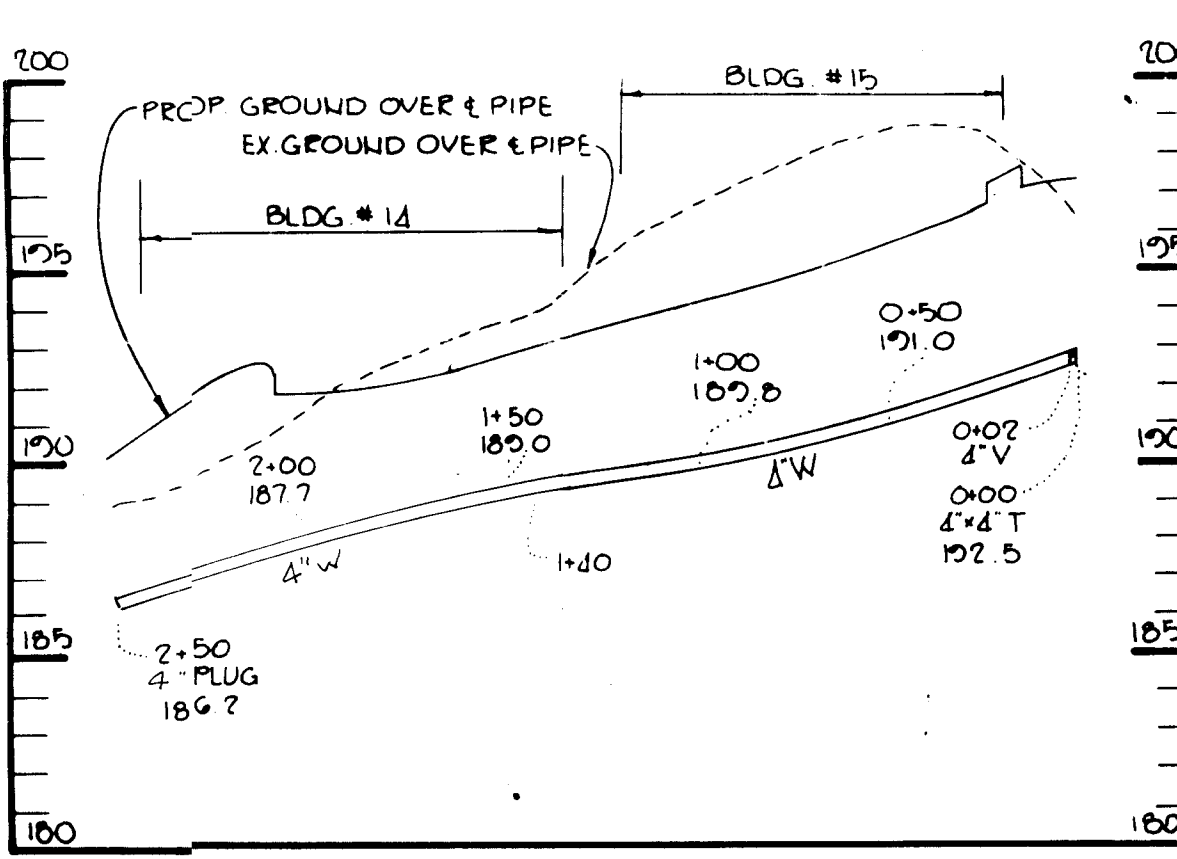
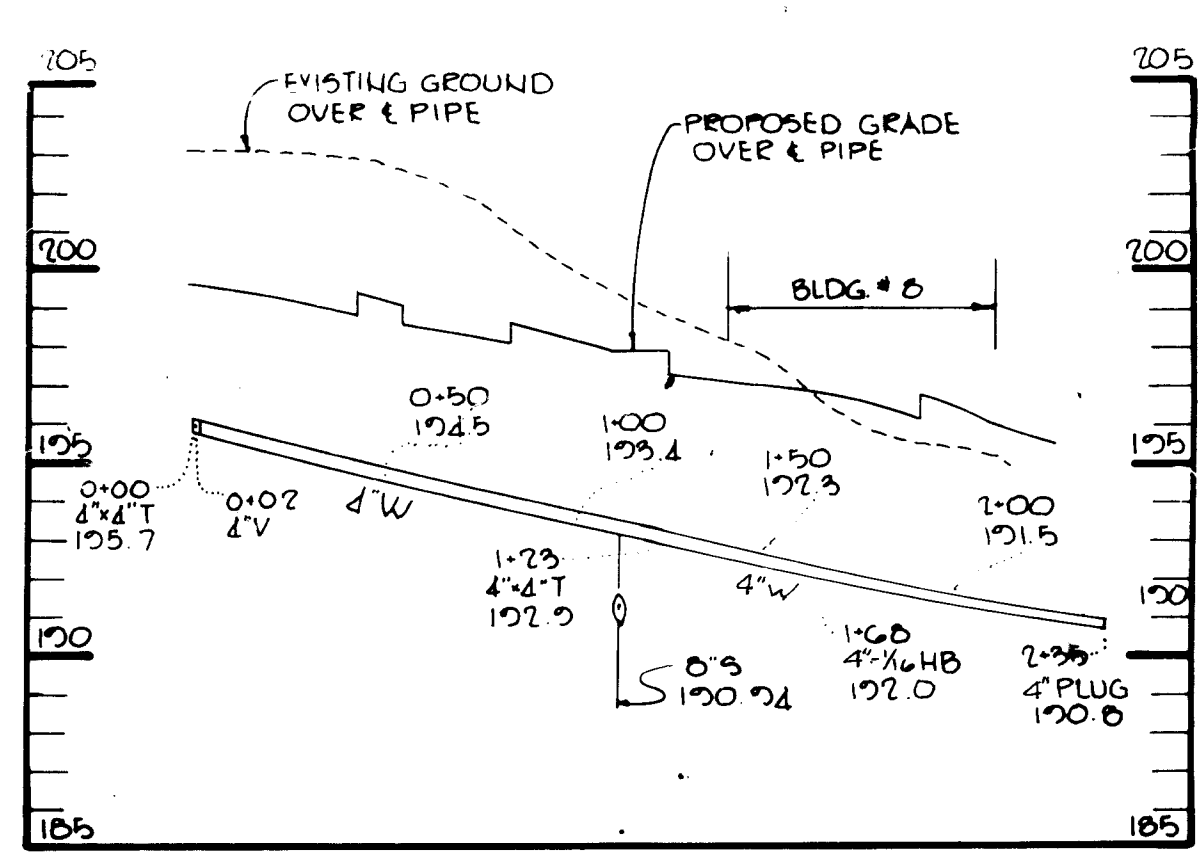
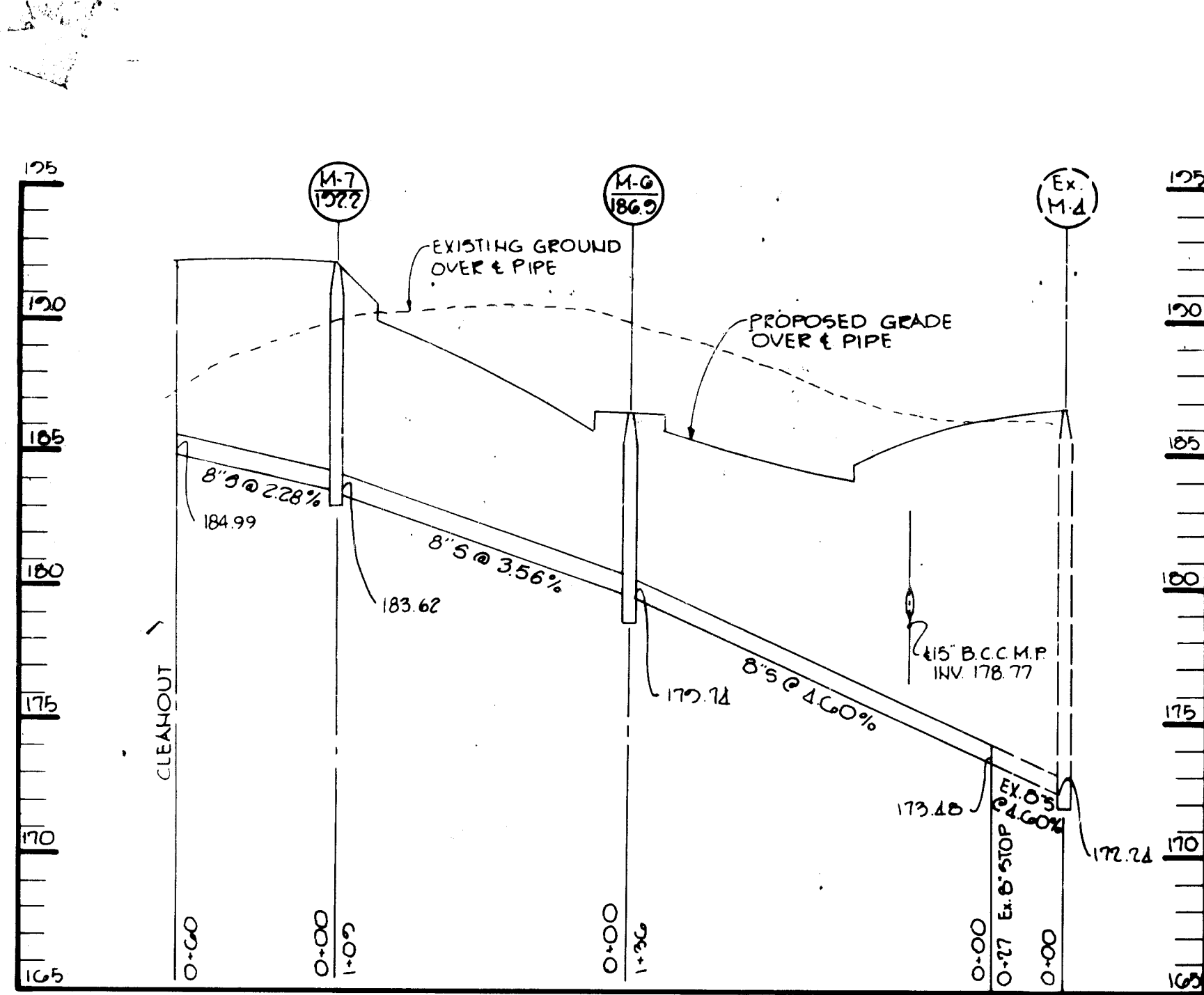
AREA: RECORD PLAT RECORDING REF No's 4970, 4971, 4972 & 4973
TAX MAP NO 38 PARCEL 823
14th ELECTION DISTRICT HOWARD COUNTY MARYLAND

TITLE: DETAILS AND STORM DRAIN PROFILES

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
8659 Baltimore National Pike, Ellicott City, Maryland, 21114 801-461-2081

DESIGNED BY VLS
DRAWN BY W.D.S.
PROJECT NO 004900
DATE 11/16/84
SCALE AS SHOWN
DRAWING NO 5 OF 10

SDP-84-164 JANUARY 16, 1984



FOR REVISION #1 ONLY
 5/1/84 DFI REVISE 2" WATER TO 4" WATER
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 James E. Neumeier 5-8-84
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 Stephen Smallwood 5-9-84
 PLANNING DIRECTOR DATE
 John W. Muehlen 5-9-84
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

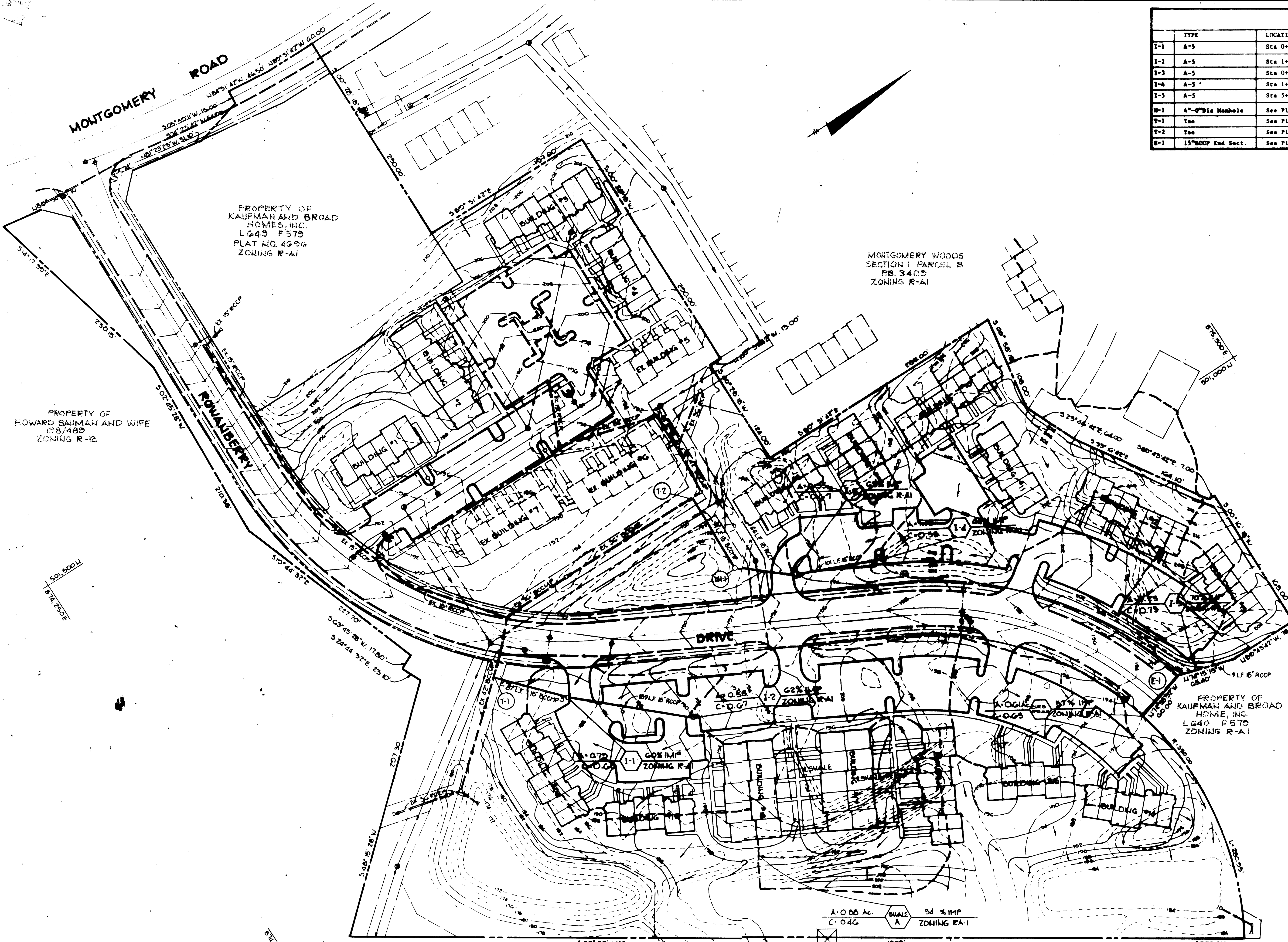
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Steve F. Neumeier 5-7-84
 DIRECTOR DATE
 James E. Neumeier 5-7-84
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION
OWNER: FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANNAPOLIS, 2024 WEST STREET, ANNAPOLIS, MARYLAND 21401		
DEVEL: MICHAEL T. ROSE ASSOCIATES, INC., PO BOX 40, LAUREL, MARYLAND 20707		
PROJECT: QUAIL RIDGE SECTION I, AREA 1 PARCEL A-1 TOA-4		
AREA RECORDED PLAT RECORDING REF. NOS. 4070, 4071, 4072, 4073		
TAX MAP NO. 38 PARCEL 823		
1 ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: WATER AND SEWER PROFILES		

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 4-17-84
 [Signature]

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. - A Land Planning, Design & Civil Engineering Firm
 8659 Baltimore National Pike, Ellicott City, Maryland 21043 (410) 461-2000

1-16-84
 DATE
 DESIGNED BY VLS
 DRAWN BY JSK
 PROJECT NO 004700
 DATE 1/16/84
 SCALE HOR 1"=50' VERT 1"=5'
 DRAWING NO 6 OF 10



STRUCTURE SCHEDULE						
	TYPE	LOCATION	INV/IN	INV/OUT	TOP ELEV.	REMARKS
I-1	A-5	Sta 0+63; 12'R	180.01	179.51	185.06	HoCo Std SD 4.01
I-2	A-5	Sta 1+17; 12'R	-----	185.57	190.58	HoCo Std SD 4.01
I-3	A-5	Sta 0+48; 12'R	190.58	190.08	195.48	HoCo Std SD 4.01
I-4	A-5	Sta 1+84; 27'R	-----	192.60	197.98	HoCo Std SD 4.01
I-5	A-5	Sta 5+72; 38'R	-----	196.46	203.28	HoCo Std SD 4.01
N-1	4"-0" Dia Manhole	See Plan	188.71	188.51	194.9	HoCo Std G 5.12
T-1	Tee	See Plan	175.51	-----	-----	15"x42" BCCMP Tee
T-2	Tee	See Plan	182.19	-----	-----	15"x36" BCCMP Tee
R-1	15" BCCP End Sect.	See Plan	-----	195.80	-----	HoCo Std SD 5.52

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joyce R. Rye 5-8-84
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Arthur D. Randall 5-9-84
 PLANNING DIRECTOR DATE

John M. ... 5-9-84
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Wm. F. Neuney 5-7-84
 DIRECTOR DATE

William B. ... 5-7-84
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER: FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANNAPOLIS
 2024 WEST STREET
 ANNAPOLIS, MARYLAND 21401

DEVEL: MICHAEL T. ROSE ASSOCIATES, INC.
 PO BOX 40
 LAUREL, MARYLAND 20707

PROJECT: QUAIL RIDGE SECTION I, AREA I PARCEL A-1 TOA-4

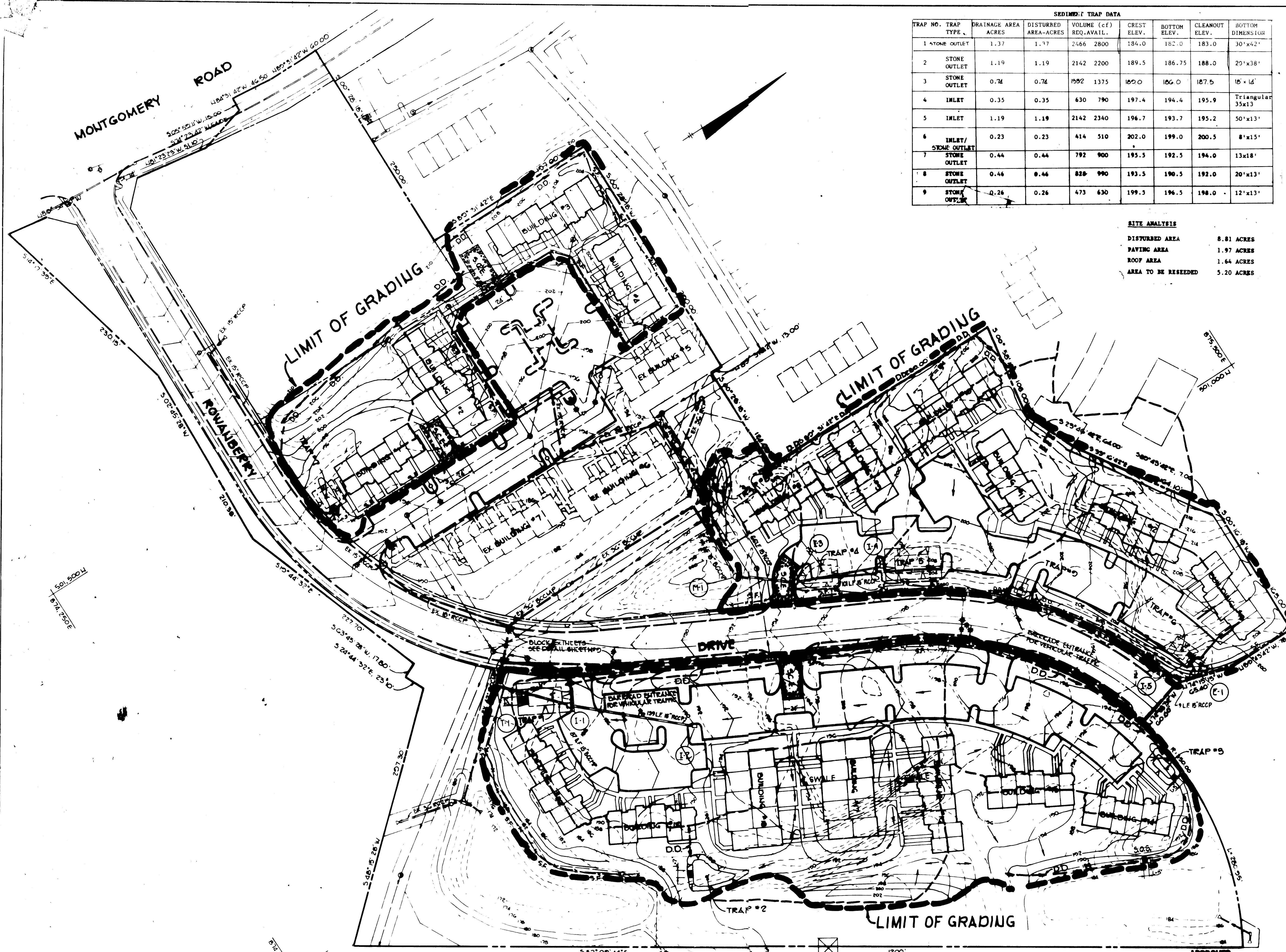
ARE: RECORD PLAT RECORDING REF NOS 4970 4971 4972 4973
 TAX MAP NO. 56 PARCEL B23
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: DRAINAGE AREA MAP

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning Design & Civil Engineering Firm
 8659 Baltimore National Pike, Ellicott City, Maryland 21110

1-16-84 DATE
 DESIGNED BY VLS
 DRAWN BY DAM
 PROJECT NO 004900
 DATE 1/16/84
 SCALE 1"=50'
 DRAWING NO 7 OF 10

APPROVED: DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 4-17-84
...



SEDIMENT TRAP DATA

TRAP NO.	TRAP TYPE	DRAINAGE AREA ACRES	DISTURBED AREA-ACRES	VOLUME (cf) REQ. AVAIL.	CREST ELEV.	BOTTOM ELEV.	CLEANOUT ELEV.	BOTTOM DIMENSION
1	STONE OUTLET	1.37	1.37	2466 2800	184.0	182.0	183.0	30'x42'
2	STONE OUTLET	1.19	1.19	2142 2200	189.5	186.75	188.0	29'x38'
3	STONE OUTLET	0.74	0.74	1592 1375	180.0	180.0	187.5	18'x14'
4	INLET	0.35	0.35	630 790	197.4	194.4	195.9	Triangular 35x13
5	INLET	1.19	1.19	2142 2340	196.7	193.7	195.2	50'x13'
6	INLET/STONE OUTLET	0.23	0.23	414 510	202.0	199.0	200.5	8'x15'
7	STONE OUTLET	0.44	0.44	792 900	195.5	192.5	194.0	13x18'
8	STONE OUTLET	0.46	0.46	828 990	193.5	190.5	192.0	20'x13'
9	STONE OUTLET	0.26	0.26	473 630	199.5	196.5	198.0	12'x13'

SITE ANALYSIS

DISTURBED AREA 8.81 ACRES
 PAVING AREA 1.97 ACRES
 ROOF AREA 1.64 ACRES
 AREA TO BE RESEDED 5.20 ACRES

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

George J. Shea 4/20/84
 DEVELOPER: GEORGE J. SHEA DATE

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Arthur E. Muegge 4-20-84
 ENGINEER: ARTHUR E. MUEGGE DATE

REVIEWED FOR *Howard* S.C.D.
 NAME
 AND MEETS TECHNICAL REQUIREMENTS

George J. Shea 4-27-84
 U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Robert W. Ziehm 4-27-84
 HOWARD S.C.D. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Joseph P. Ryan 5-5-84
 COUNTY HEALTH DEPARTMENT DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Arthur E. Muegge 5-9-84
 PLANNING DIRECTOR DATE

John W. Muegge 5-9-84
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

George F. Nummy 5-7-84
 DIRECTOR DATE

Richard S. Ryan 5-7-84
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER: FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANNAPOLIS
 2024 WEST STREET
 ANNAPOLIS, MARYLAND 21401

DEVEL: MICHAEL T. ROBE ASSOCIATES, INC.
 P.O. BOX 40
 LAUREL, MARYLAND 20707

PROJECT:

QUAIL RIDGE SECTION I, AREA I PARCEL A-1 TO A-4

ARE: RECORD PLAT RECORDING REF NOS 4970, 4971, 4972, 4973
 TAX MAP NO. 56 PARCEL 823
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT CONTROL PLAN

THE RIEMER GROUP, INC.

The Riemer Group, Inc. is a Land and Planning Design & Construction Firm
 8650 Baltimore National Pike, Ellicott City, Maryland 21043

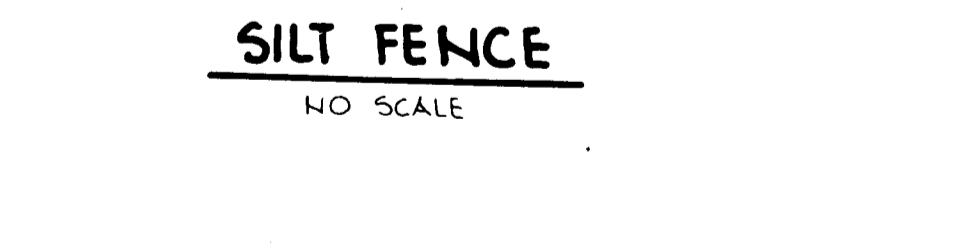
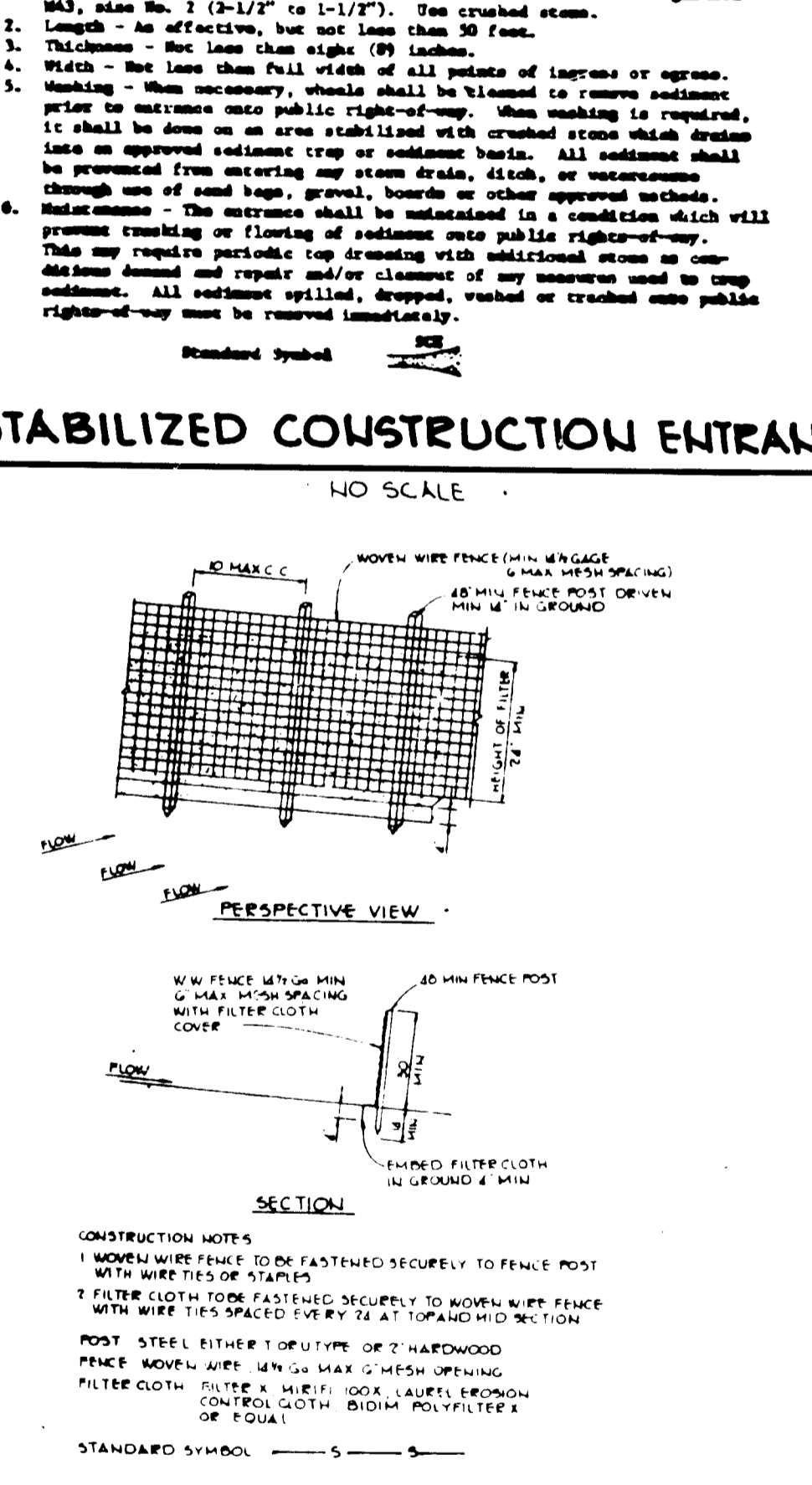
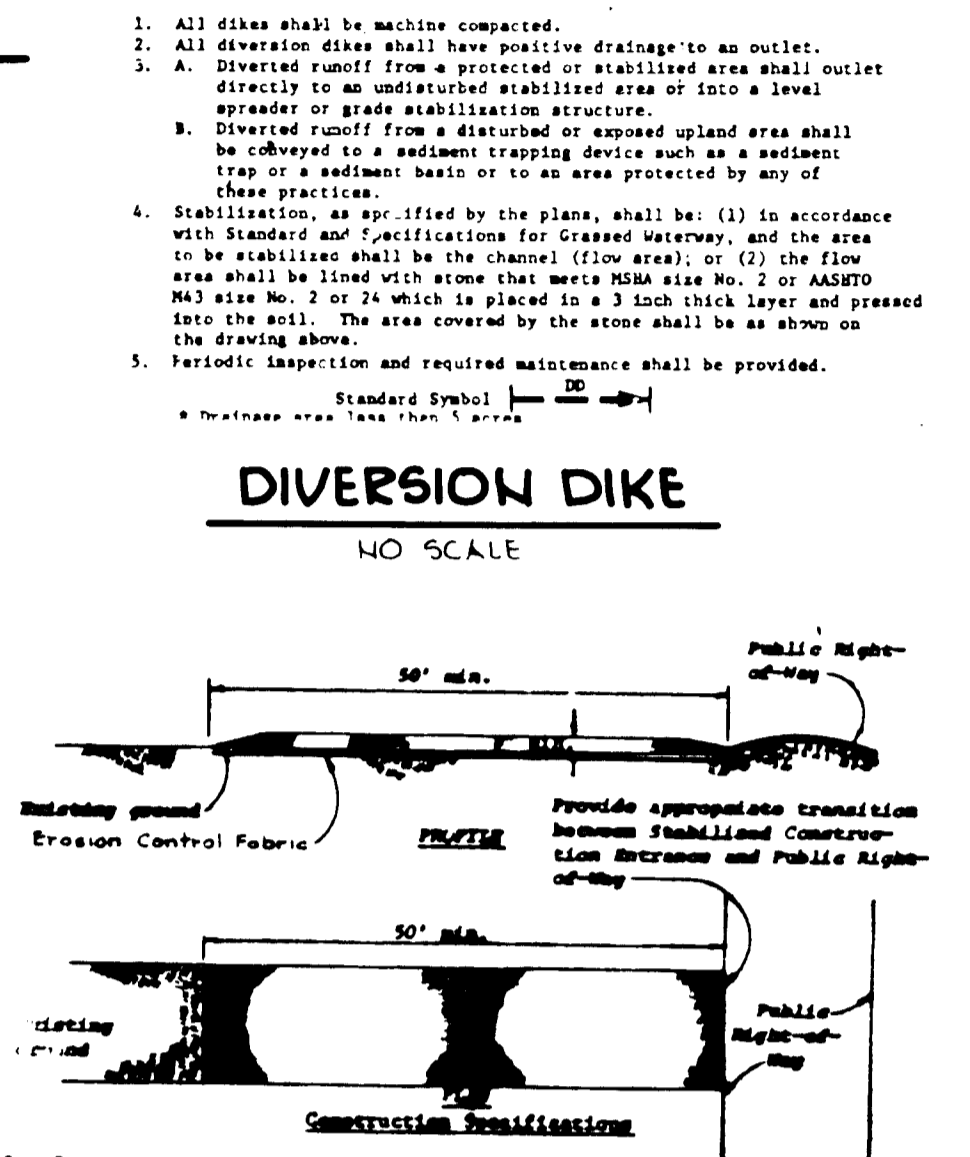
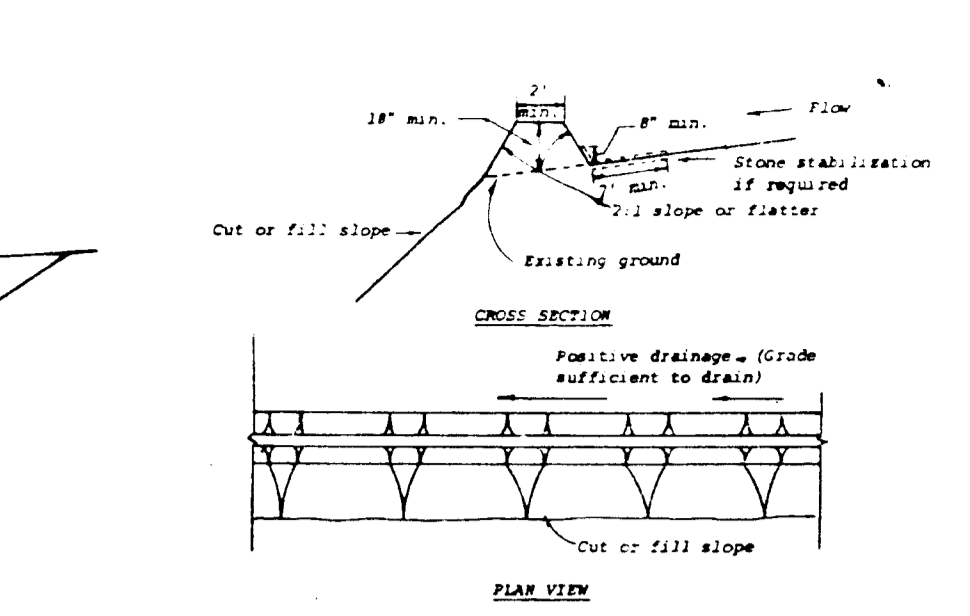
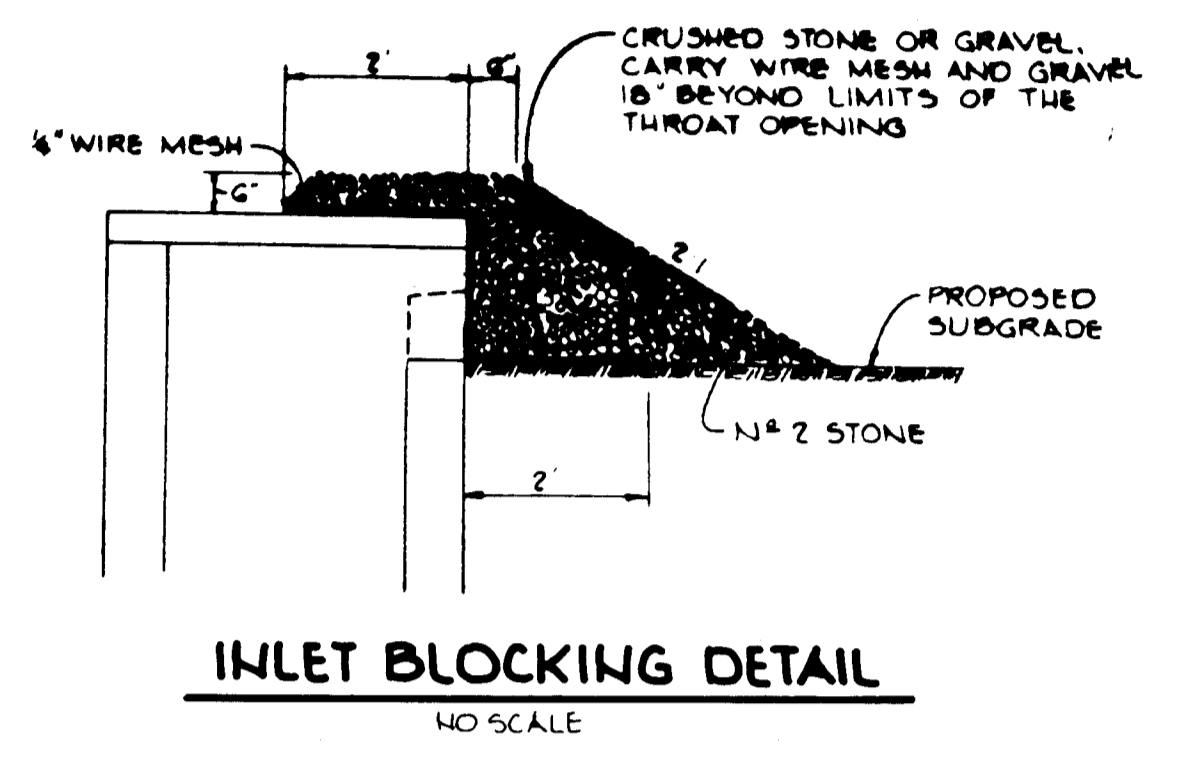
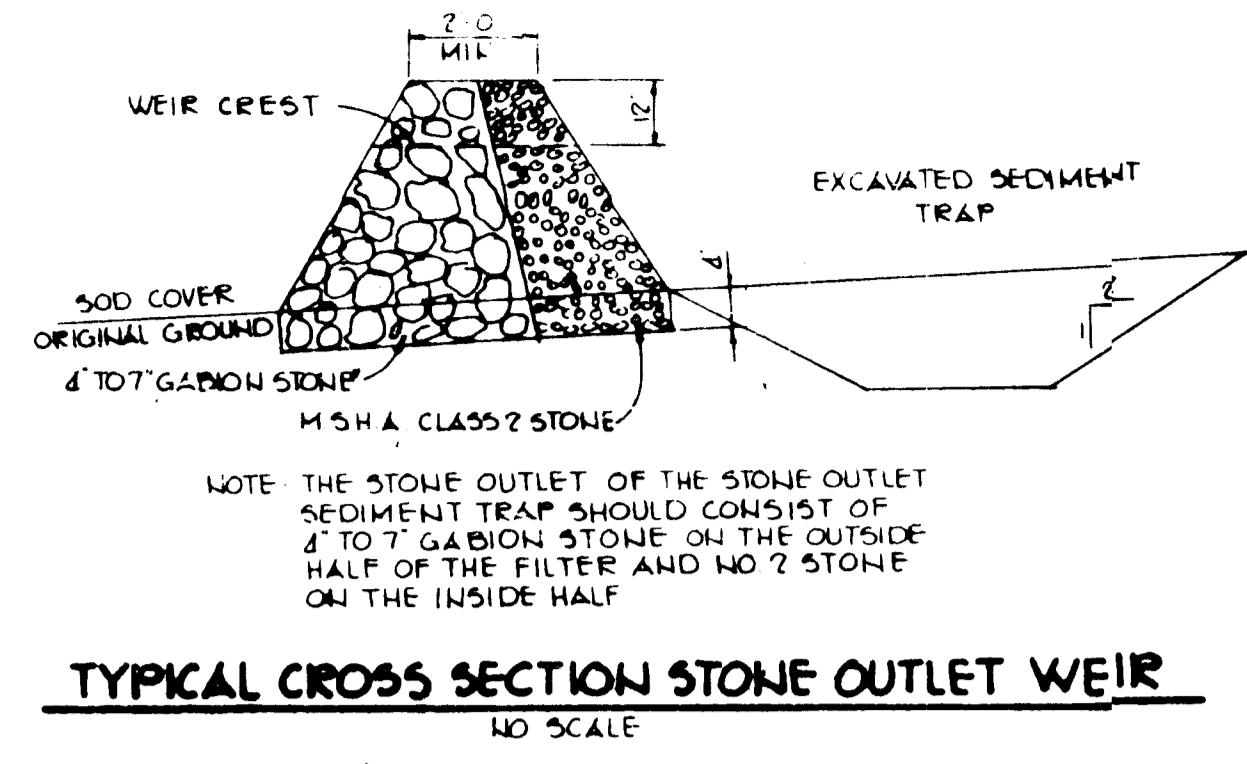
4-20-84
 DATE

DESIGNED BY VLS
 DRAWN BY DAM
 PROJECT NO 004500
 DATE 1/16/84
 SCALE 1"=50'
 DRAWING NO 8 OF 10

Arthur E. Muegge

APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE: 4-17-84
John W. Muegge

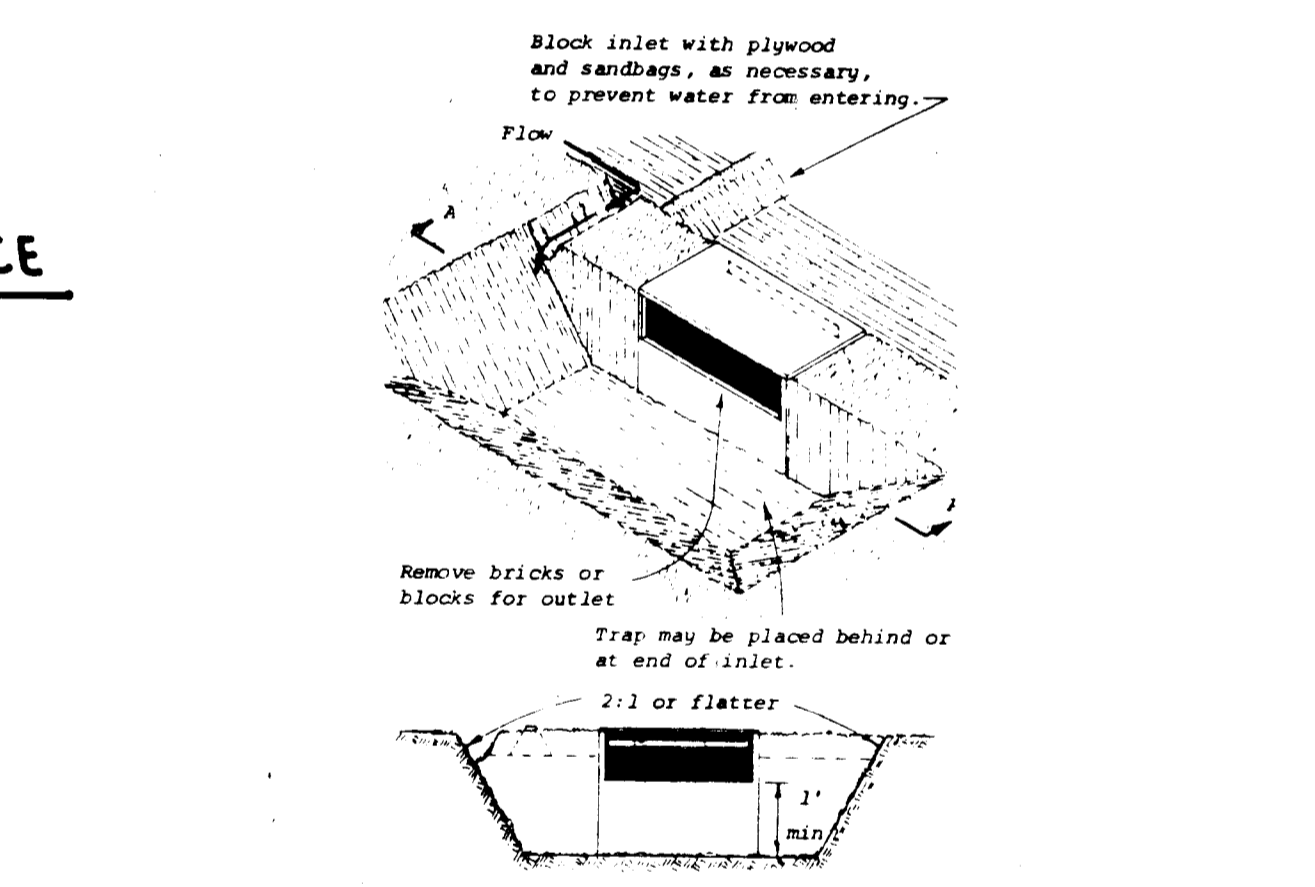
- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT.
 - INSTALL STONE CONSTRUCTION ENTRANCES, SILT FENCE, AND DIVERSION DIKES. BARRICADE EXISTING ENTRANCES ALONG POWENBERRY DRIVE AS SHOWN ON PLAN.
 - INSTALL ALL STORM DRAIN PIPES, EXCEPT FROM E-1 TO 1-5.
 - INSTALL ALL SEDIMENT TRAPS. INSTALL TRAP #6 WITH STONE OUTLET STRUCTURE.
 - ROUGH GRADE SITE AS SHOWN, MAINTAINING ALL SEDIMENT CONTROL DEVICES.
 - INSTALL STORM DRAIN PIPES FROM E-1 TO 1-5. CONVERT TRAP #6 TO INLET TRAP.
 - INSTALL WATER AND SEWER UTILITIES.
 - INSTALL ALL CURB AND GUTTER AND BUILDING FOUNDATIONS AS NEEDED.
 - BACKFILL CURB AND GUTTER. STABILIZE GREEN SPACE WITH PERMANENT SEEDING NOTES.
 - UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE TRAPS AND PAVE PRIVATE ROADS AND PARKING. ANY BUILDING AREAS NOT UNDER CONSTRUCTION SHALL BE TEMPORARILY SEEDED. BLOCK ALL INLETS IF THERE IS BUILDING CONSTRUCTION REMAINING.
 - COMPLETE ALL SITE WORK.
 - STABILIZE ALL AREAS ACCORDING TO PERMANENT SEEDING NOTES.
 - UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND SEED ALL DISTURBED AREAS.



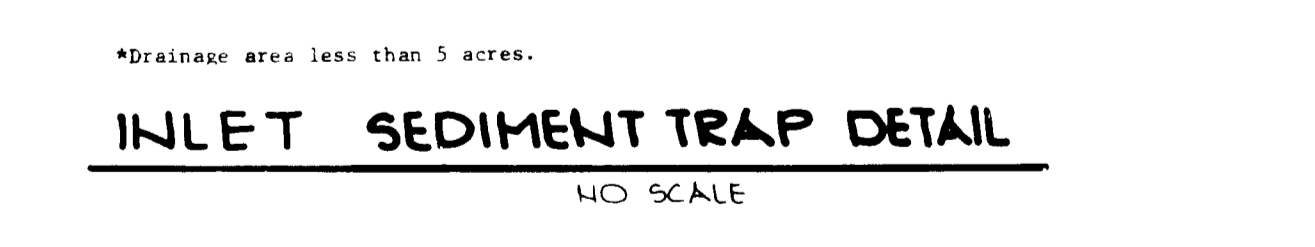
- SEDIMENT CONTROL CONSTRUCTION NOTES**
- GENERAL NOTES**
- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction (922-2070).
 - All sediment control structures will be installed in accordance with "The Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas" as prepared by the U.S. Department of Agriculture Soil Conservation Service.
 - Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
 - All disturbed areas are to be dressed and stabilized according to the temporary or permanent seeding schedules as soon as proper weather conditions exist for the establishment of a permanent vegetative cover.
 - Sediment will be removed from traps when the depth reaches the clean out elevation shown on the plans.
 - Fertilizer and lime rates may be changed through authorization by the Howard Soil Conservation District if soil tests determine a reduction in the specified rates is justified.
 - All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
 - References called for on the sediment control construction plan and details are made to "The Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas".
 - Sediment control will be installed before clearing and grubbing remainder of site.
 - Areas below traps that outfall onto paved areas shall be inspected and cleaned up on a daily basis.

- TEMPORARY SEEDING**
- Area to be seeded shall be recently loosened. If the ground is packed, crusted or hard, the top layer of soil shall be loosened by discing, raking or other acceptable means.
- Apply 10-20-10 fertilizer (or equivalent) at the rate of 600 lbs. per acre or 15 lbs. per 1000 square feet.
 - Where soil is known to be highly acid, apply dolomitic limestone at the rate of 1 ton per acre.
 - Work both into soil and seed with cyclone seeder, drill, cultipacker seeder or hydroseeder (slurry will include seed and fertilizer) at the rate of 40 lbs. per acre of Italian or perennial ryegrass.
 - Mulch with unweathered small grain straw at the rate of 1 1/2 to 2 tons, per acre and anchor with a cutback asphalt or emulsified asphalt at the rate of 5 gal. per 1000 square feet.

- PERMANENT SEEDING**
- Final stabilization will take place as soon as possible as weather conditions permit, as follows:
- Apply dolomitic limestone at the rate of 2 tons per acre (one ton per acre if application of ton per acre was made for temporary seeding.)
 - Apply 0-20-20 fertilizer at the rate of 600 lbs. per acre harrow or disc lime and 0-20-20 fertilizer into the soil to a minimum depth of 3" lawns or high maintenance areas will be dragged and leveled with a York rake. At the time of seeding apply 400 pounds of 30-0-0 ureaform fertilizer and 500 lbs. of 10-20-20 or equivalent fertilizer per acre.
 - Seed with a mixture of certified "Merion" Kentucky bluegrass - 40 lbs. per acre; common Kentucky bluegrass @ 40 lbs. per acre; Red Fescue, Pennlawn or Jamestown @ 20 lbs. per acre.
 - Mulch with unweathered small grain straw at the rate of 1 1/2 to 2 tons per acre and anchor with a cutback asphalt or emulsified asphalt at the rate of 5 gal. per acre and inoculated Korean Lespedeza @ 15 lbs. per acre.
 - Sodded swales shall be Kentucky 31 tall fescue.



- CONSTRUCTION SPECIFICATIONS**
- Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
 - The structure shall be inspected after each rain and repairs made as needed.
 - Construction operations shall be carried out in such a manner that erosion and water pollution shall be minimized.
 - The sediment trap shall be removed and area stabilized when the remaining drainage area has been properly stabilized.
 - All cut and fill slopes shall be 2:1 or flatter.



BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

George J. Shea 4/20/84
DEVELOPER: GEORGE J. SHEA DATE

BY THE ENGINEER

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Arthur E. Muegge 4/20/84
ENGINEER: ARTHUR E. MUEGGE DATE

REVIEWED FOR Howard S.C.D.
NAME
AND MEETS TECHNICAL REQUIREMENTS
John Mitchell 4-27-84
U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Robert W. Ziehm 4-27-84
HOWARD S.C.D. DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John B. Brien 5-8-84
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Acting Arnold Bondel 5-9-84
PLANNING DIRECTOR DATE

John M. Macchiaro 5-7-84
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Steve F. Nemej 5-7-84
DIRECTOR DATE

John M. Macchiaro 5-7-84
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISIONS

OWNER: FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANNAPOLIS
1024 WEST STREET
ANNAPOLIS, MARYLAND 21401

DEVEL: MICHAEL T. ROSE ASSOCIATES, INC.
P.O. BOX 40
LAUREL, MARYLAND 20707

PROJECT: QUAIL RIDGE SECTION I, AREA I PARCEL A-1 TO A-4

AREA RECORD PLAT RECORDING REF NOS 4970, 4971, 4972, 4973
TAX MAP NO. 38 PARCEL 873
1ST ELECTION DISTRICT HOWARD COUNTY MARYLAND

TITLE: DETAILS

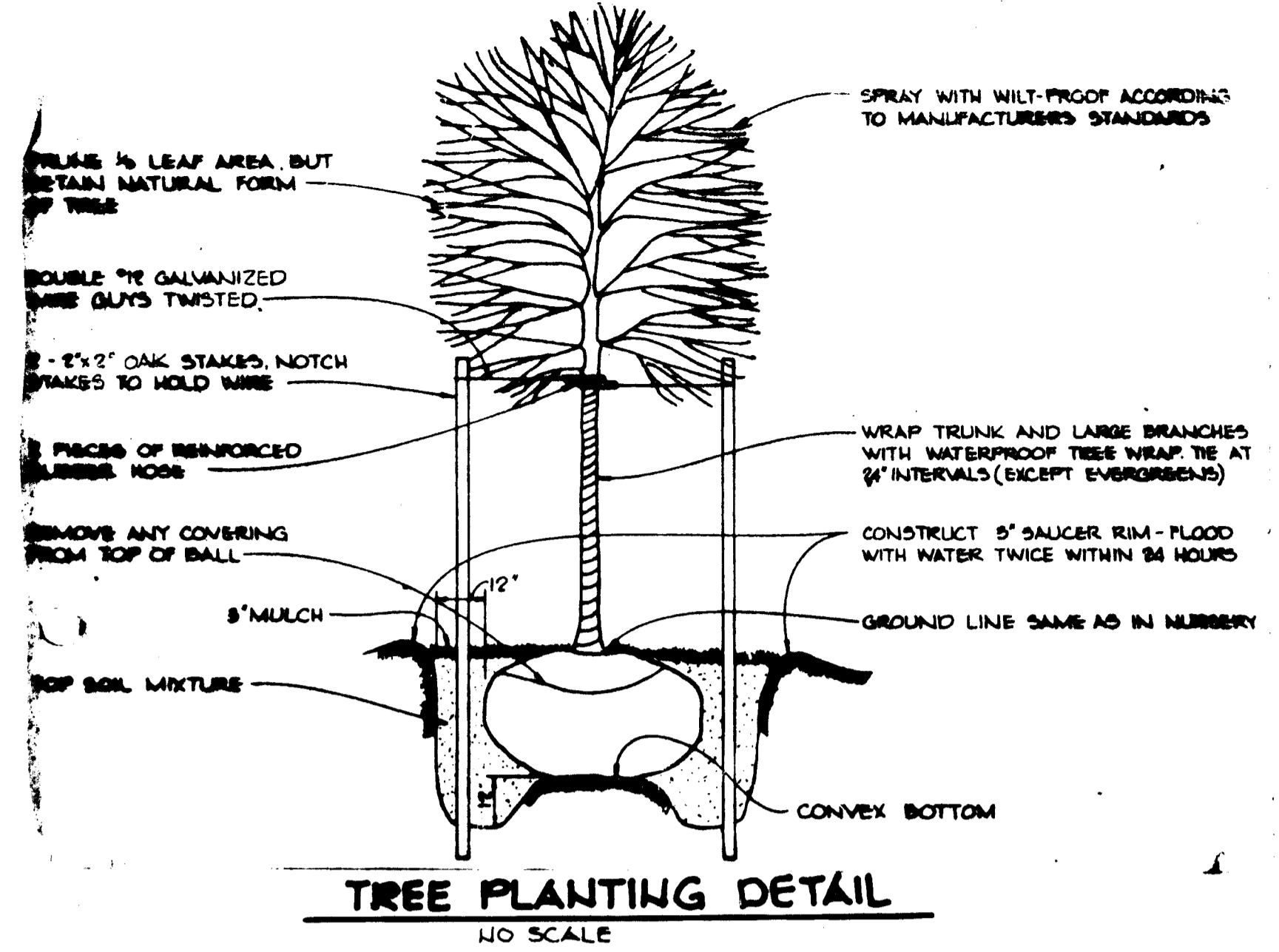
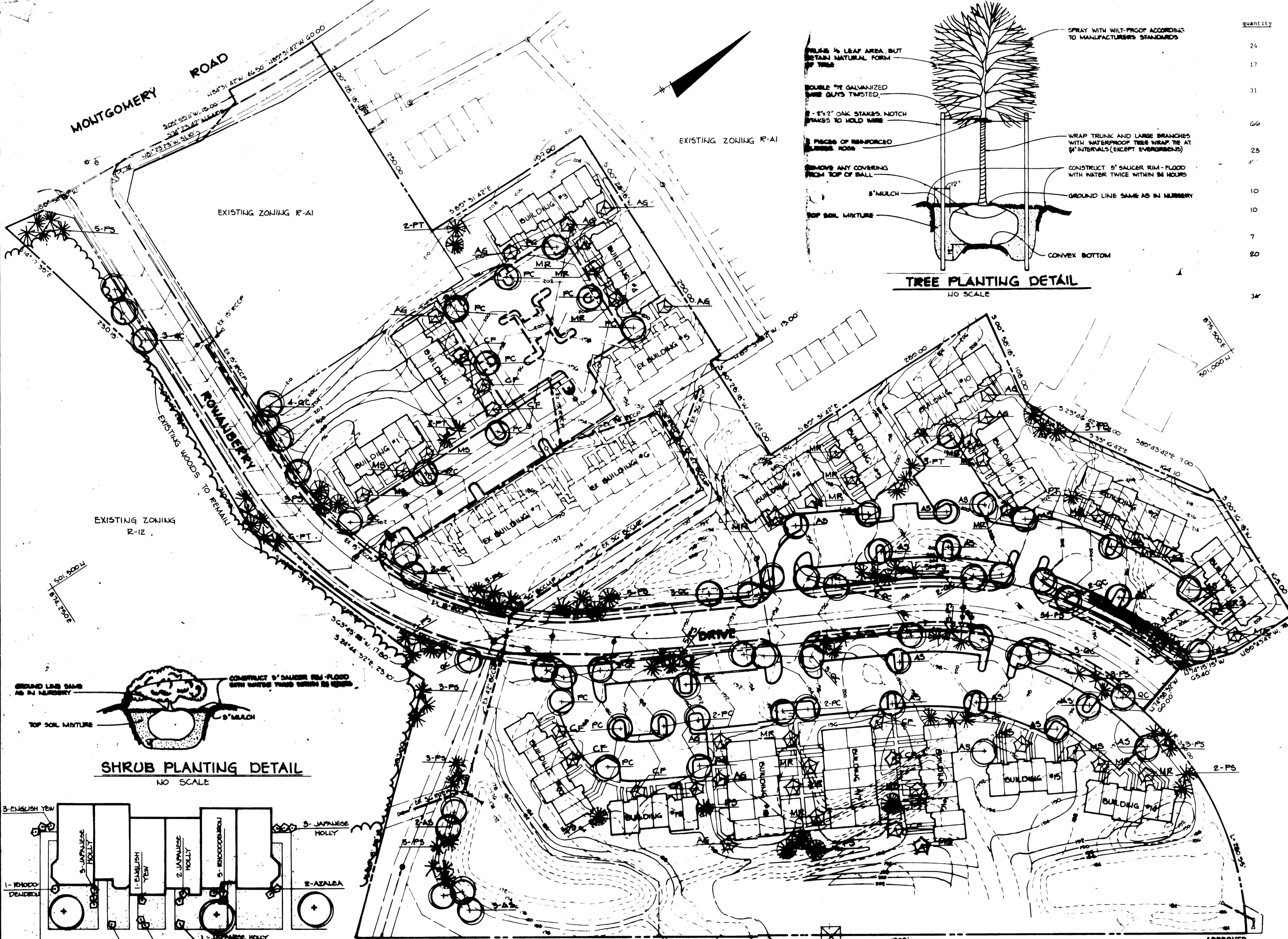
THE RIEMER GROUP, INC.
The Riemer Group, Inc. - A Land Planning, Design & Civil Engineering Firm
8659 Baltimore National Pike, Ellicott City, Maryland 21041 - 410-461-2922

4-20-84
DATE
DESIGNED BY: VLS
DRAWN BY: JSK
PROJECT NO: 004900
DATE: 1/16/84
SCALE: AS SHOWN
DRAWING NO: 2 OF 10

SOP-84-104 JANUARY 16, 1984

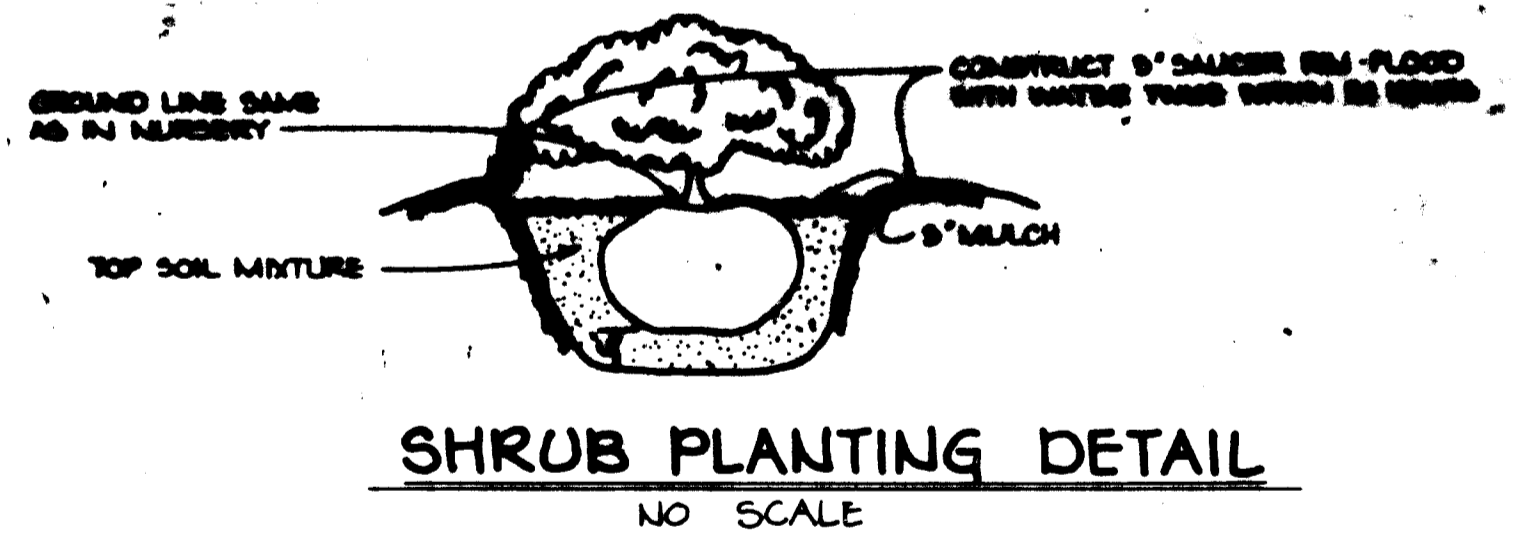
APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 4-17-84
Arthur E. Muegge



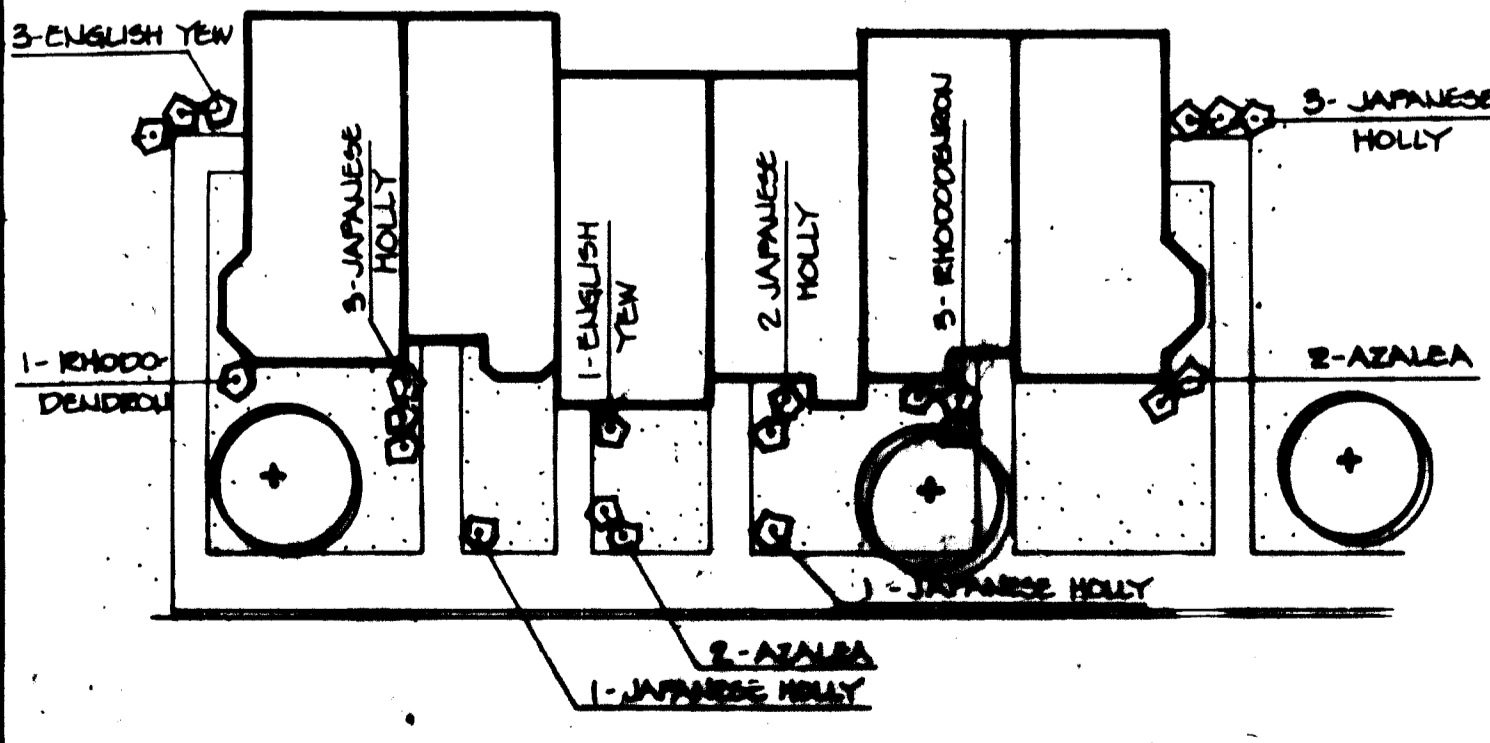


TREE PLANTING DETAIL
NO SCALE

quantity	symbol	name	size	remarks
SHADE TREES				
24	AS	Acer saccharum - Sugar Maple	2 1/2"-3" cal. 12'-14' ht.	B & B Full Head
17	PC	Fyrus calleryana 'Bradford' - Bradford Pear		
31	QC	Quercus coccinea - Scarlet Oak		
EVERGREEN TREES				
66	PS	Pinus strobus - Eastern White Pine	7'-8' ht. 2 1/2" Cal. min	B & B Unsheared
23	PT	Pinus thunbergia - Japanese Black Pine	6'-7' ht. 2 1/2" Cal. min	
FLOWERING TREES				
10	AG	Acer ginnala - Amur Maple	6'-8' ht.	B & B Full Head
10	CF	Cornus florida - Flowering Dogwood		
7	MS	Magnolia stellata - Star Magnolia		
20	MR	Malus radiata - Radiant Crab		
DECIDUOUS SHRUBS				
34	PS	Forsythia suspensa - Weeping Forsythia	2 1/2"-3" cal.	B & B



SHRUB PLANTING DETAIL
NO SCALE



TYPICAL SHRUB PLANTING
SCALE: 1"=20'-0"

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
J. J. Ryan 5-5-84
COUNTY HEALTH DEPARTMENT DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
David Randall 5-9-84
PLANNING DIRECTOR DATE

John M. Schuman 5-9-84
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Steve F. Nemij 5-7-84
DIRECTOR DATE

Michael T. Rose 5-7-84
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER: FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANNAPOLIS
2024 WEST STREET
ANNAPOLIS, MARYLAND 21401

DEVEL: MICHAEL T. ROSE ASSOCIATES, INC.
PO BOX 40
LAUREL, MARYLAND 20707

PROJECT: QUAIL RIDGE SECTION I, AREA 1 PARCEL A-1 TO A-4

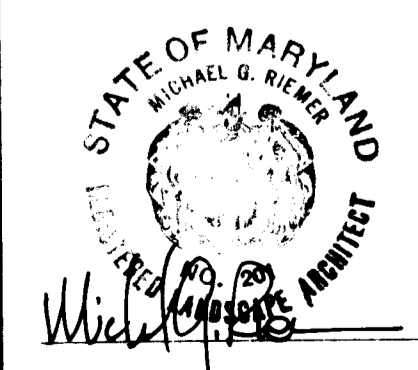
AREA: RECORD PLAT RECORDING REF NO'S 4570, 4571, 4572 & 4573
TAX MAP NO. 98 PARCEL B23
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: PLANTING PLAN

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning Design & Civil Engineering Firm
8659 Baltimore National Pike, Ellicott City, Maryland 21043 (410) 761-5444

4-10-84 DATE
DESIGNED BY MEM
DRAWN BY DAM
PROJECT NO 004500
DATE 1/16/84
SCALE 1"=50'
DRAWING NO 10 OF 10

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 4-17-84
[Signature]



SDP-84-1G4

JANUARY 16, 1984