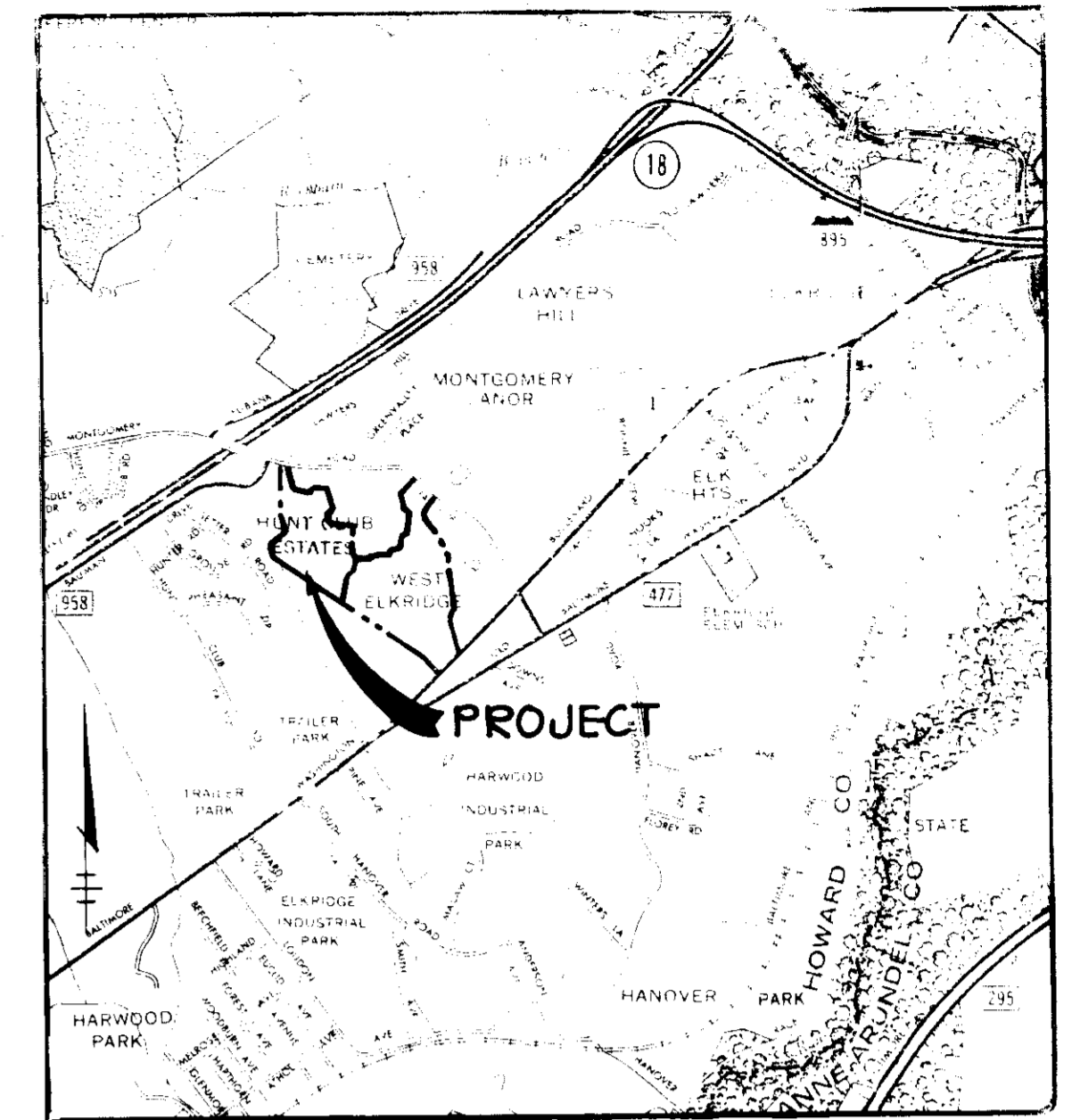


SHEET INDEX

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

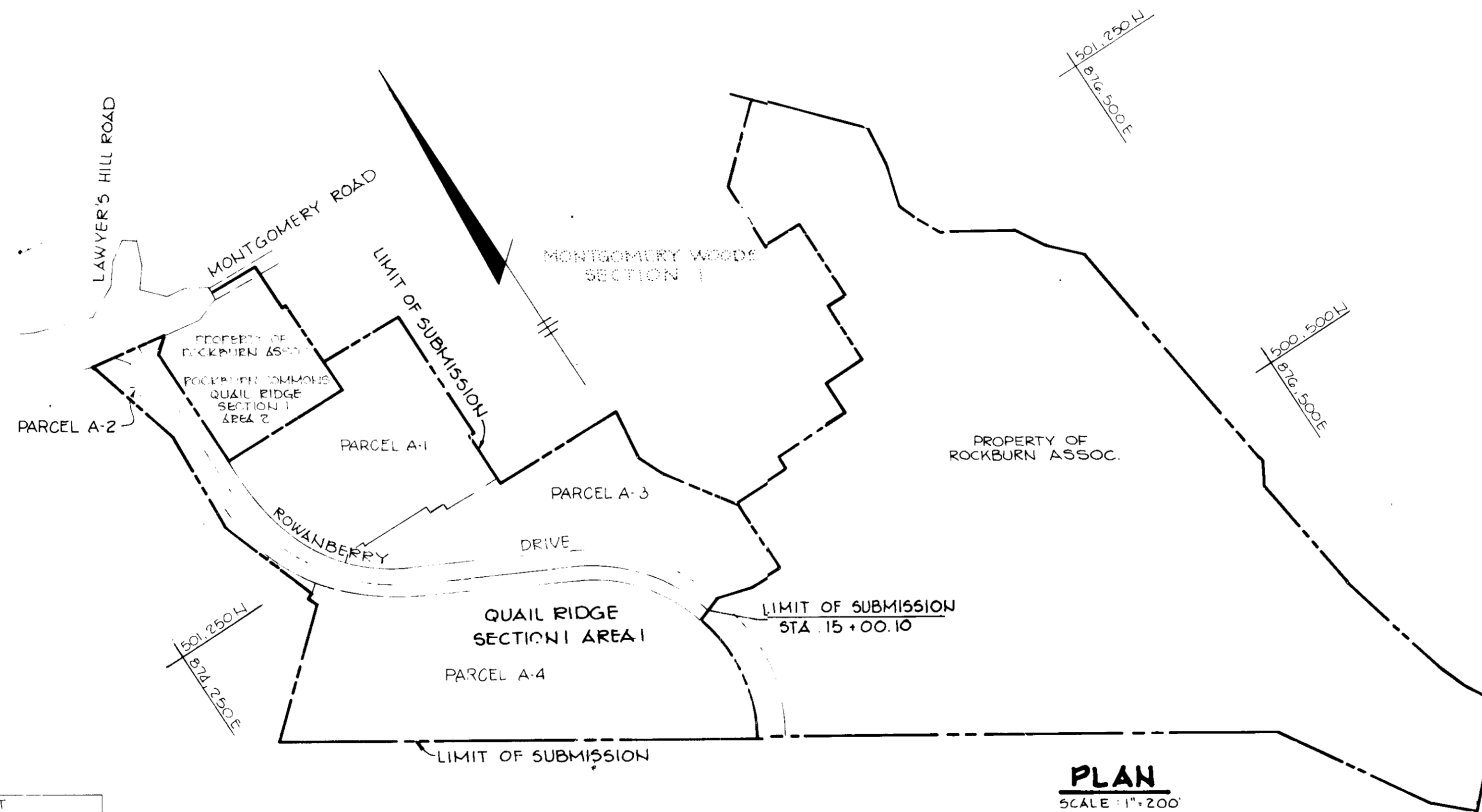


VICINITY MAP  
SCALE 1"=2000'

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:
 

MISC. UTILITY	556-0100
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 HIGHWAY 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 SURFACE.
- 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 I OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER.



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	126
TOTAL D.U. SECTION I, AREA I	151
PARK NO	
17 EXISTING 3 BR UNITS -	34 SPACES
8 EXISTING 2 BR UNITS -	12 SPACES
126 PROPOSED 2 BR UNITS -	189 SPACES
@ 1.5 SPACE PER UNIT	
TOTAL SPACES REQUIRED -	235 SPACES
TOTAL SPACES PROVIDED -	290 SPACES
AREA OF COMMUNITY OWNED PARCELS	13.741 AC.
AREA OF RIGHT-OF-WAY FOR ROADWAYS	2.140
TOTAL AREA	15.881
TOTAL COMMUNITY OWNED PARCELS	4
EXISTING BUILDINGS BUILT UNDER SDP # 84-27	

BLDG NO	STREET ADDRESS
BLDG #1	5801-5801 ROWANBERRY DRIVE
BLDG #2	5815-5820 "
BLDG #3	5835-5840 "
BLDG #4	5855-5860 "
BLDG #5	5901-5901 "
BLDG #6	5905-5905 "
BLDG #7	5908-5908 "
BLDG #8	5901-6001 "
BLDG #9	6015-6020 "
BLDG #10	6035-6040 "
BLDG #11	6016-6020 "
BLDG #12	6002-6012 "
BLDG #13	5981-5990 "
BLDG #14	5960 "
BLDG #15	5934 "
BLDG #16	5920-5930 "
BLDG #17	5902-5910 "

DENSITY TABULATION

	Section I, Area 1	Section I, Area 2	TOTAL
GROSS AREA	15.881 AC.	1.772 AC.	17.653 AC.
FLOODPLAIN/STEEP SLOPES	-0-	-0-	-0-
NET AREA	15.881 AC.	1.772 AC.	17.653 AC.
NO. OF D.U. PERMITTED based on net area	238 D.U.	26 D.U.	264 D.U.
FLOODPLAIN LOT ADJUSTMENT	N/A	N/A	N/A
TOTAL D.U. PERMITTED	238 D.U.	26 D.U.	264 D.U.
TOTAL D.U. PROPOSED	151 D.U.	28 D.U.	179 D.U.
DENSITY PER ACRE	9.5 D.U.	15.8 D.U.	10.1 D.U.

PLAN  
SCALE 1"=200'

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

*Joseph B. ...* 3-13-85  
DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*Thomas ...* 3-14-85  
DATE

*John ...* 5-14-85  
DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*George ...* 3-11-85  
DATE

*Thomas ...* 3-11-85  
DATE

CHIEF, BUREAU OF ENGINEERING

DATE	NO	REVISION

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

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

AREA RECORD PLAT RECORDING REF. NOS. 8970, 8011, 8912, 8973  
TAX MAP NO. 38 PARCEL # 25  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: TITLE SHEET

APPROVED  
DIVISION OF LAND DEVELOPMENT  
ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 1-14-85  
*W. H. ...*

THE RIEMER GROUP, INC.  
The Riemer Group, Inc. is a subsidiary of The Riemer Group, Inc. 8699 Baltimore National Pike, Ellicott City, Maryland 21110

DESIGNED BY: VLS  
DRAWN BY: D.M.  
PROJECT NO: 8500  
DATE: 8/27/84  
SCALE: AS SHOWN  
DRAWING NO: OF 10

SUBDIVISION NAME	SECT./AREA	PARCEL #
QUAIL RIDGE	1/1	A-1, A-2, A-3, A-4
PLAT # OR LOT #	BLOCK #	ZONE
4210-4211	7	R-1
4212-4213	7	R-1
WATER CODE	D-09	SEWER CODE
		2150549











APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*John W. ...* 3-13-85  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*Thomas J. ...* 3-14-85  
 PLANNING DIRECTOR DATE

*John W. ...* 3-14-85  
 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  
*Ray E. ...* 3-11-85  
 DIRECTOR DATE

*John W. ...* 3-11-85  
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION

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

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

AREA RECORD PLAT RECORDING REF # 5,0070,4071,4072,4073  
 TAX MAP NO. 38  
 191 ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

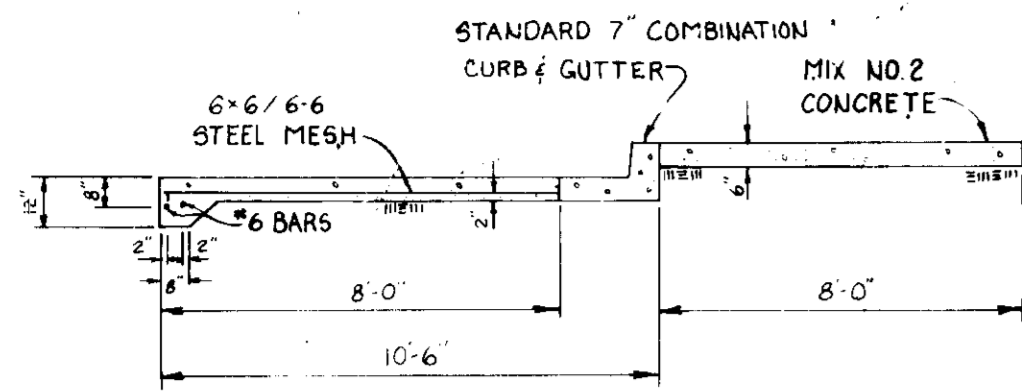
THE RIEMER GROUP INC.  
 The Riemer Group Inc. is a Land Planning and Engineering firm located at 8600 Baltimore National Pike, Ellicott City, MD 21043.

DATE: 2-14-85

DESIGNED BY: M.J.M.  
 DRAWN BY: M.J.M.  
 PROJECT NO: 12300  
 DATE: 3/21/84  
 SCALE: 1"=30'  
 DRAWING NO: 4 OF 10

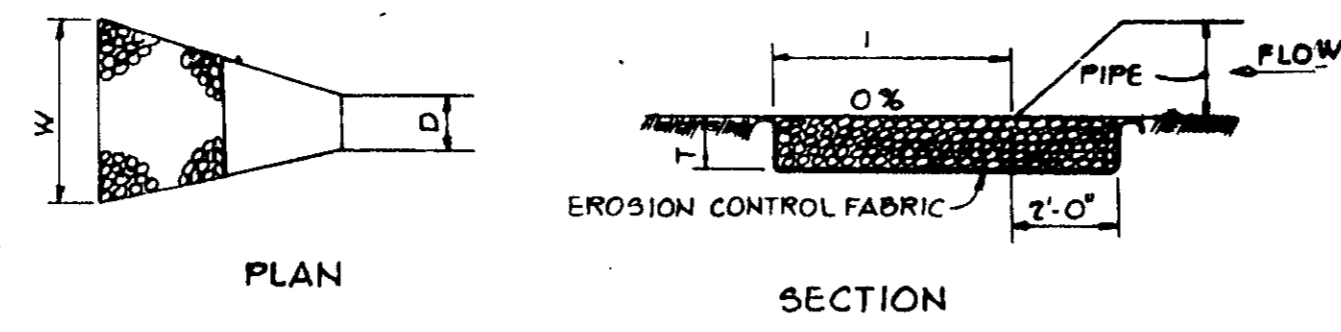
*Patrick C. ...*  
 PATRICK C. ...

APPROVED  
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
 HOWARD COUNTY, MARYLAND  
 DATE: 1-14-85  
*1/11/85*



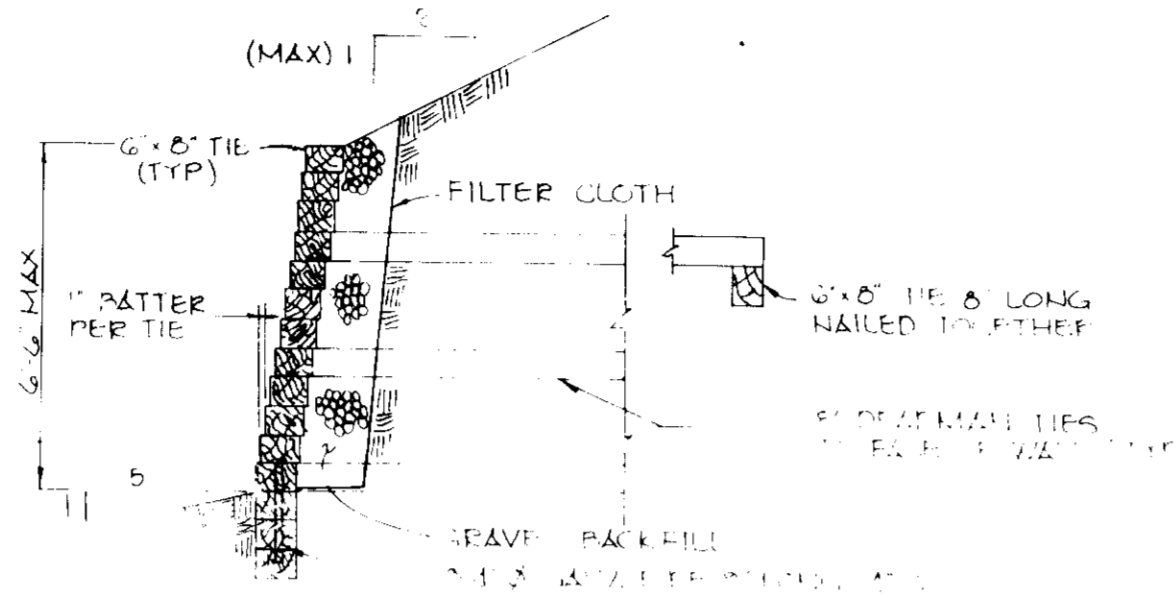
NOTE: VEHICLE APPROACH AND CONTAINER MUST BE ON SAME GRADE. CONTAINER MUST NEVER BE MORE THAN 24" ABOVE GRADE OF SERVICE VEHICLE.

**DUMPSTER PAD DETAIL**  
NO SCALE

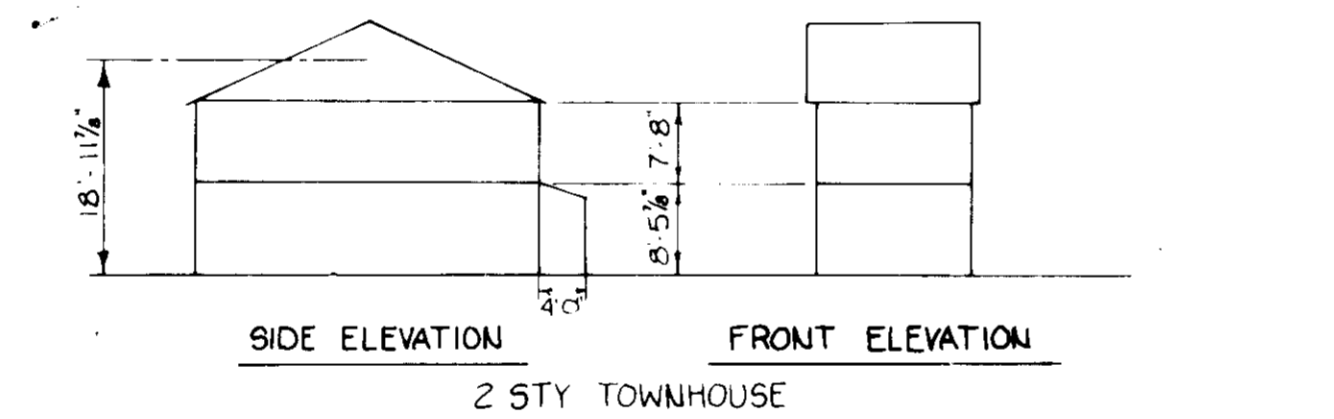


STRUCTURE	MEDIUM STONE DIA.	LENGTH (L)	WIDTH (W)	THICKNESS (T)
E-1	5	8	8	7

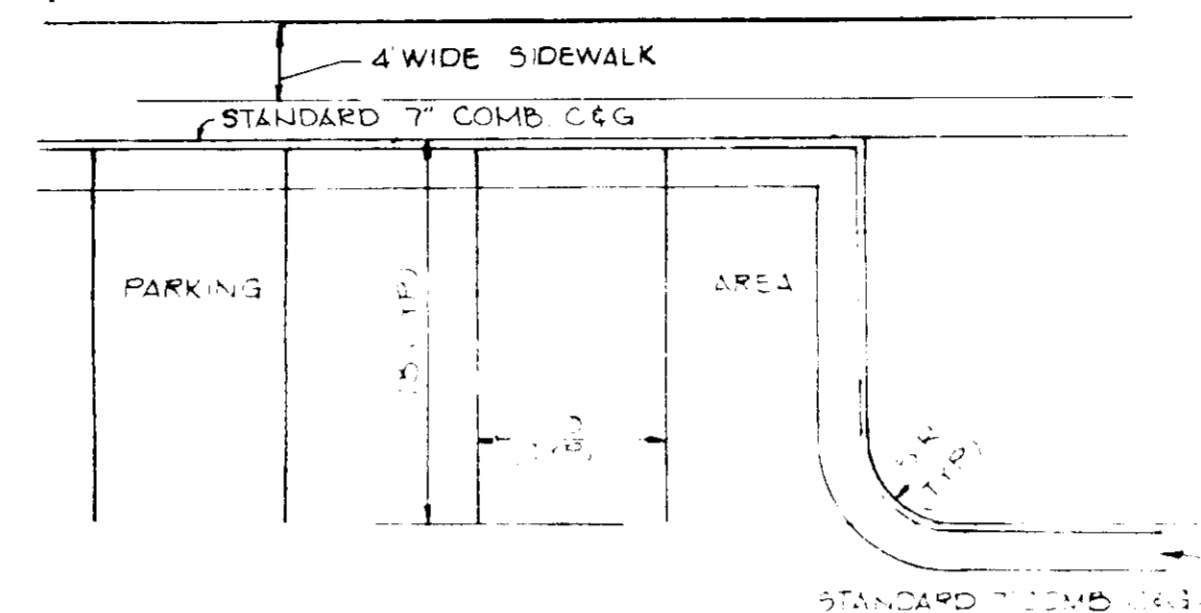
**OUTLET PROTECTION DETAIL**  
NO SCALE



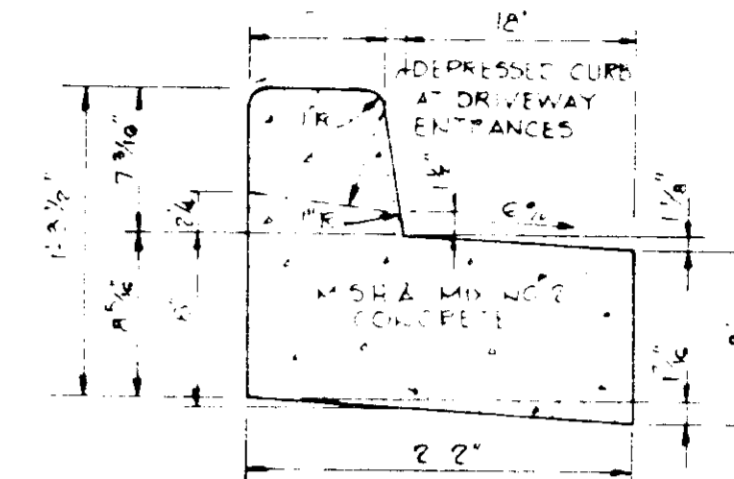
**TIMBER RETAINING WALL 'B'**  
NO SCALE



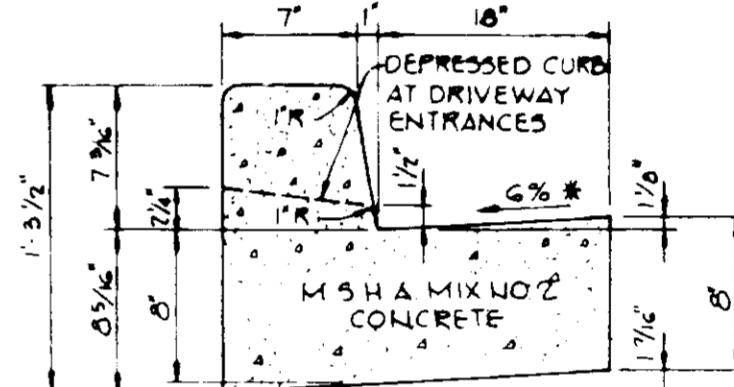
**TYPICAL PARKING PLAN**  
NO SCALE



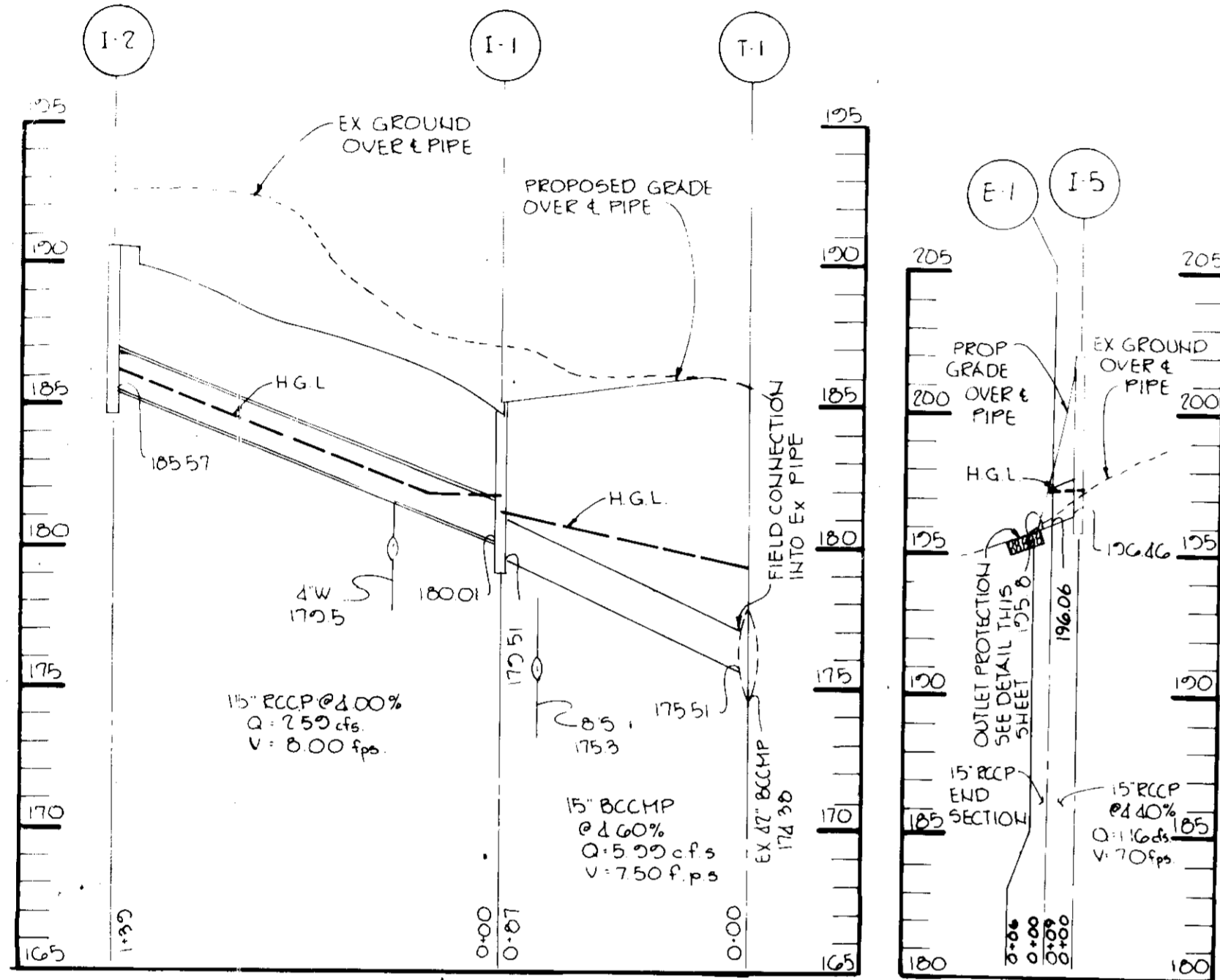
**SECTION THROUGH PARKING**  
NO SCALE



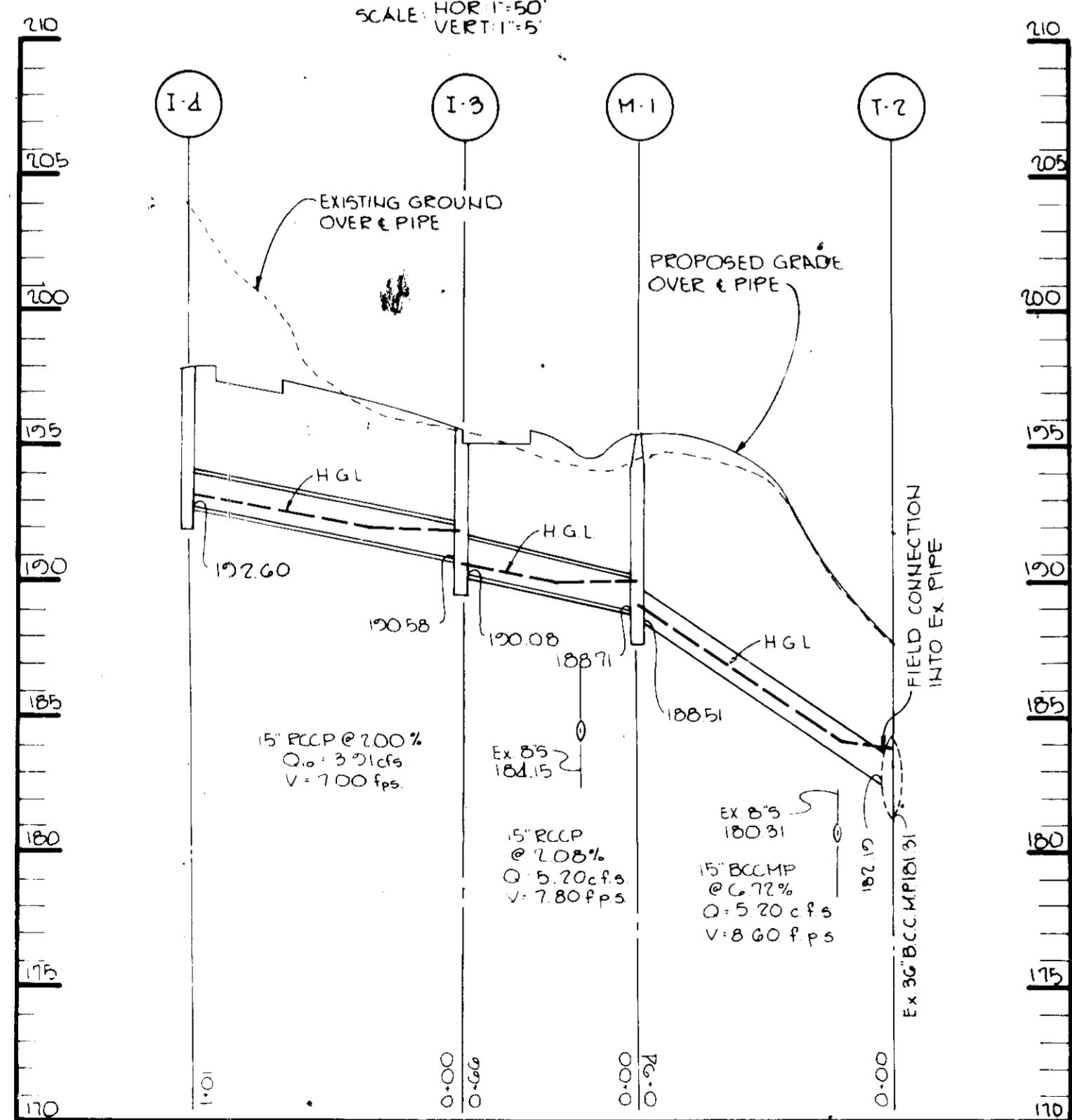
**REVERSE 7\"/>**



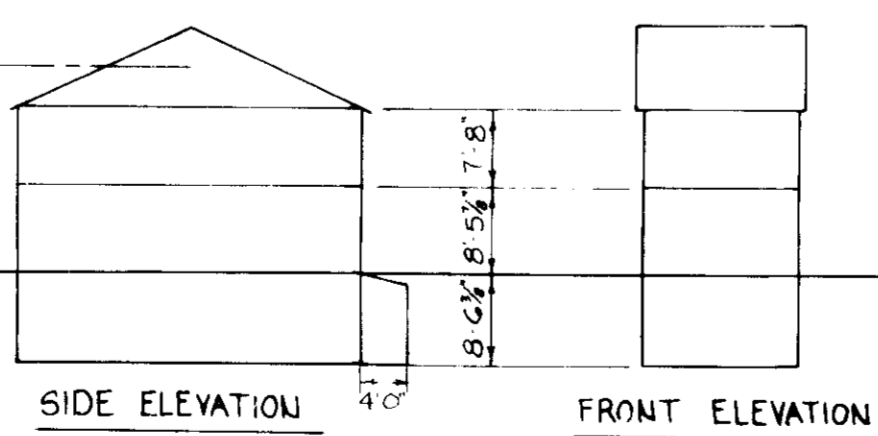
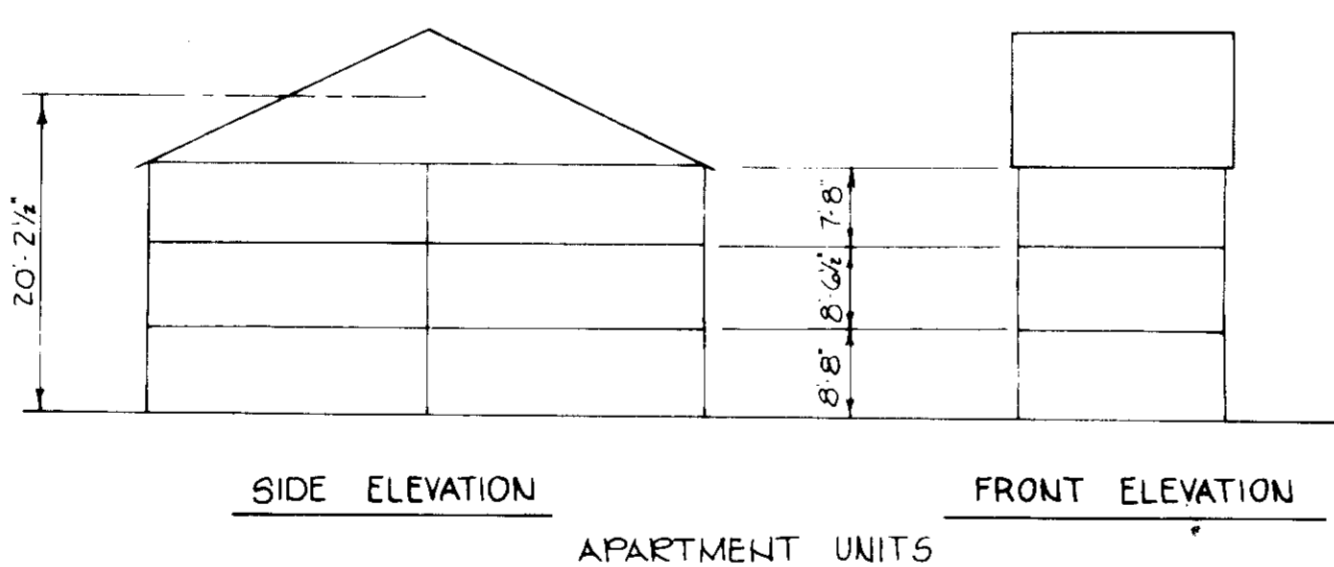
**STANDARD 7\"/>**



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

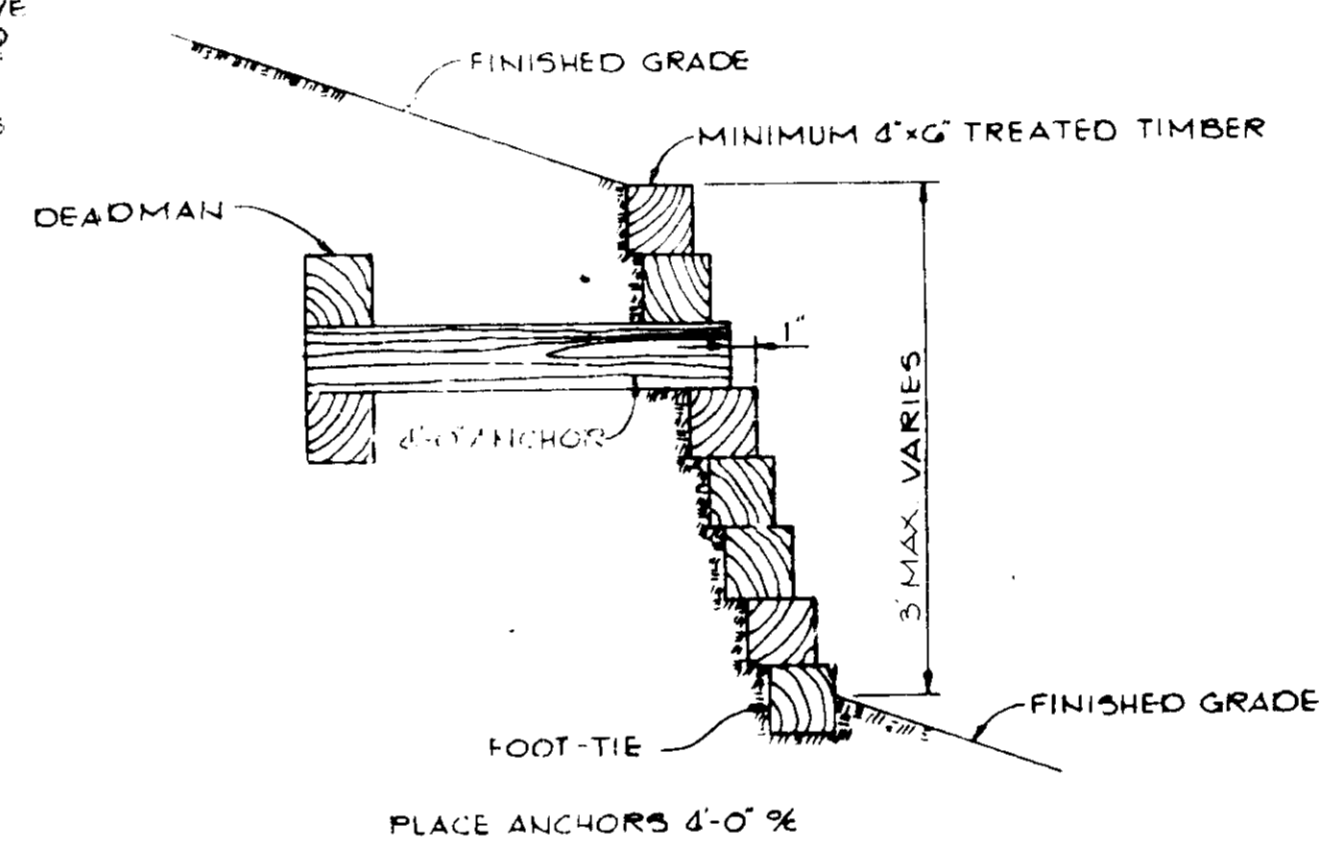


**PROFILE**  
SCALE: HOR: 1"=50' VERT: 1"=5'

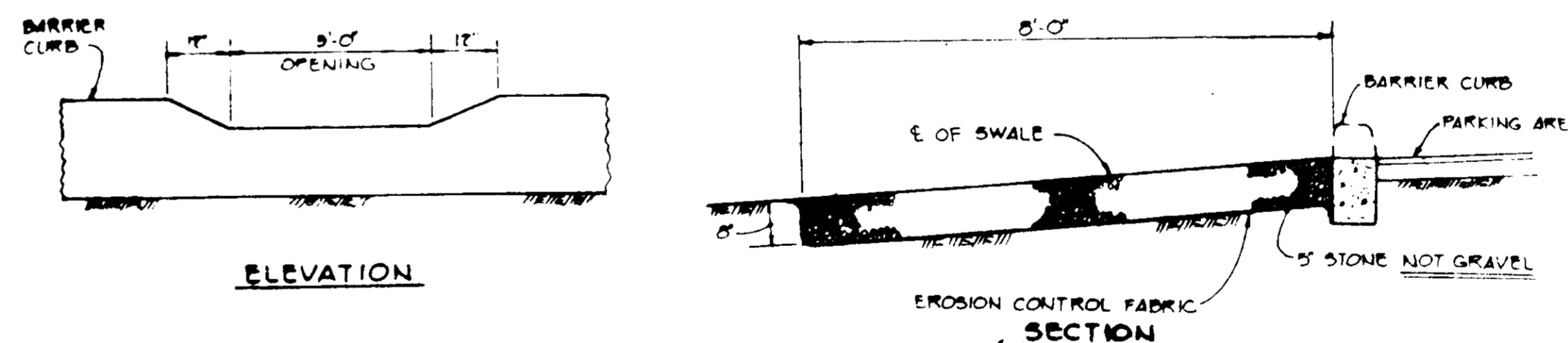


NO.	UNIT TYPE	MINIMUM Sq Ft.
G	2 BDRM APT	660
OC	2 BDRM 2STY	660
G	2 BDRM 3STY	660

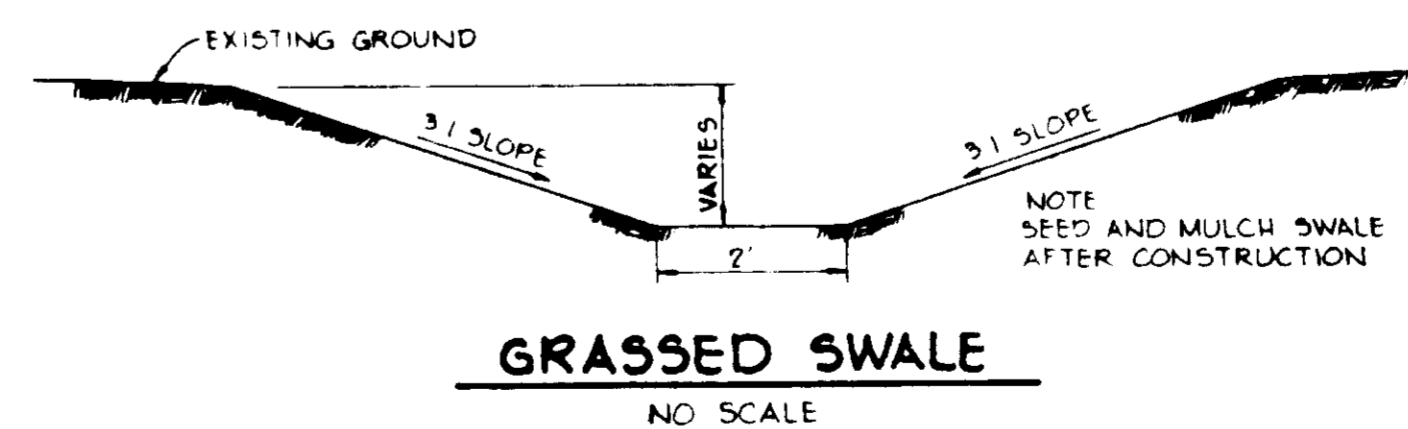
**SCHEMATIC BUILDING PLANS**  
NO SCALE



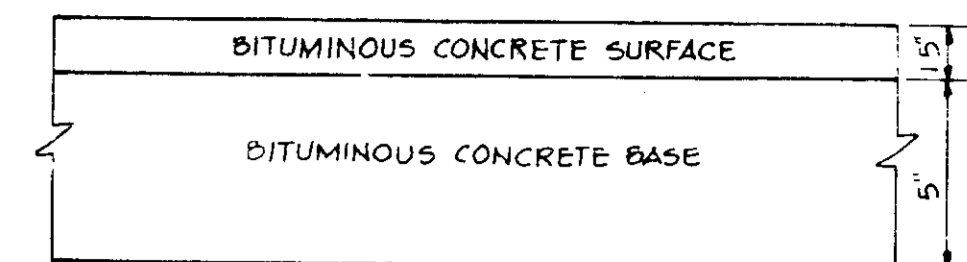
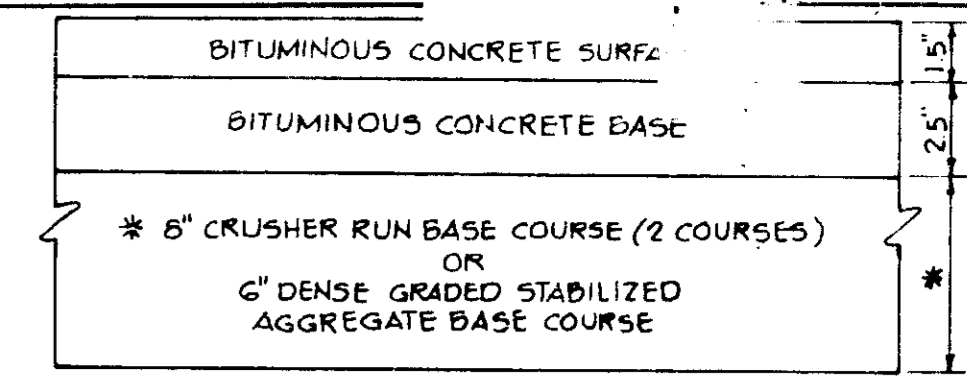
**TIMBER RETAINING WALL 'A'**  
NO SCALE



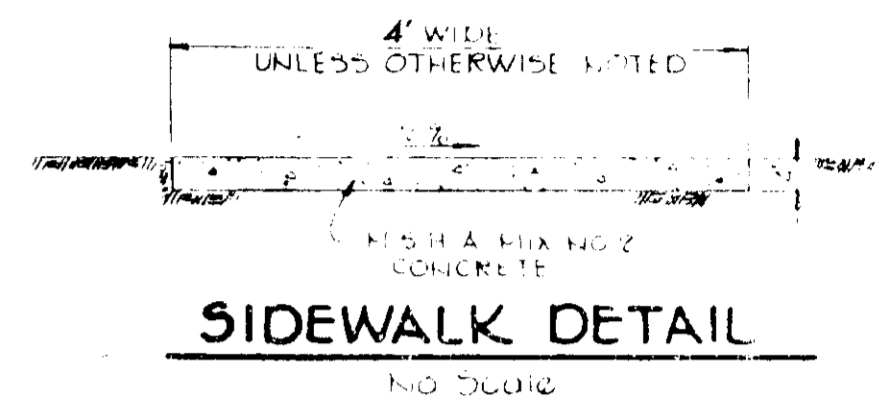
**CURB OPENING OUTLET PROTECTION DETAIL**  
NO SCALE



**GRASSED SWALE**  
NO SCALE



**TYPICAL PAVING SECTION**  
NO SCALE



**SIDEWALK DETAIL**  
NO SCALE

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

*John W. Blum* 3-13-85  
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

*Thomas J. Smith* 3-14-85  
PLANNING DIRECTOR DATE

*John W. Blum* 3-14-85  
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

*Greg F. Nemry* 3-11-85  
DIRECTOR DATE

*William E. Reid* 3-11-85  
CHIEF, BUREAU OF ENGINEERING DATE

DATE NO REVISION

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

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 B 73

1ST ELECTION DISTRICT HOWARD COUNTY MARYLAND

TITLE: DETAILS AND STORM DRAIN PROFILES

APPROVED  
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 1-14-85  
*W. Blum*

**THE RIEMER GROUP, INC.**  
The Riemer Group, Inc. - A Land Planning, Engineering & Surveying Firm  
8609 Baltimore National Pike, Ellicott City, Maryland 21110

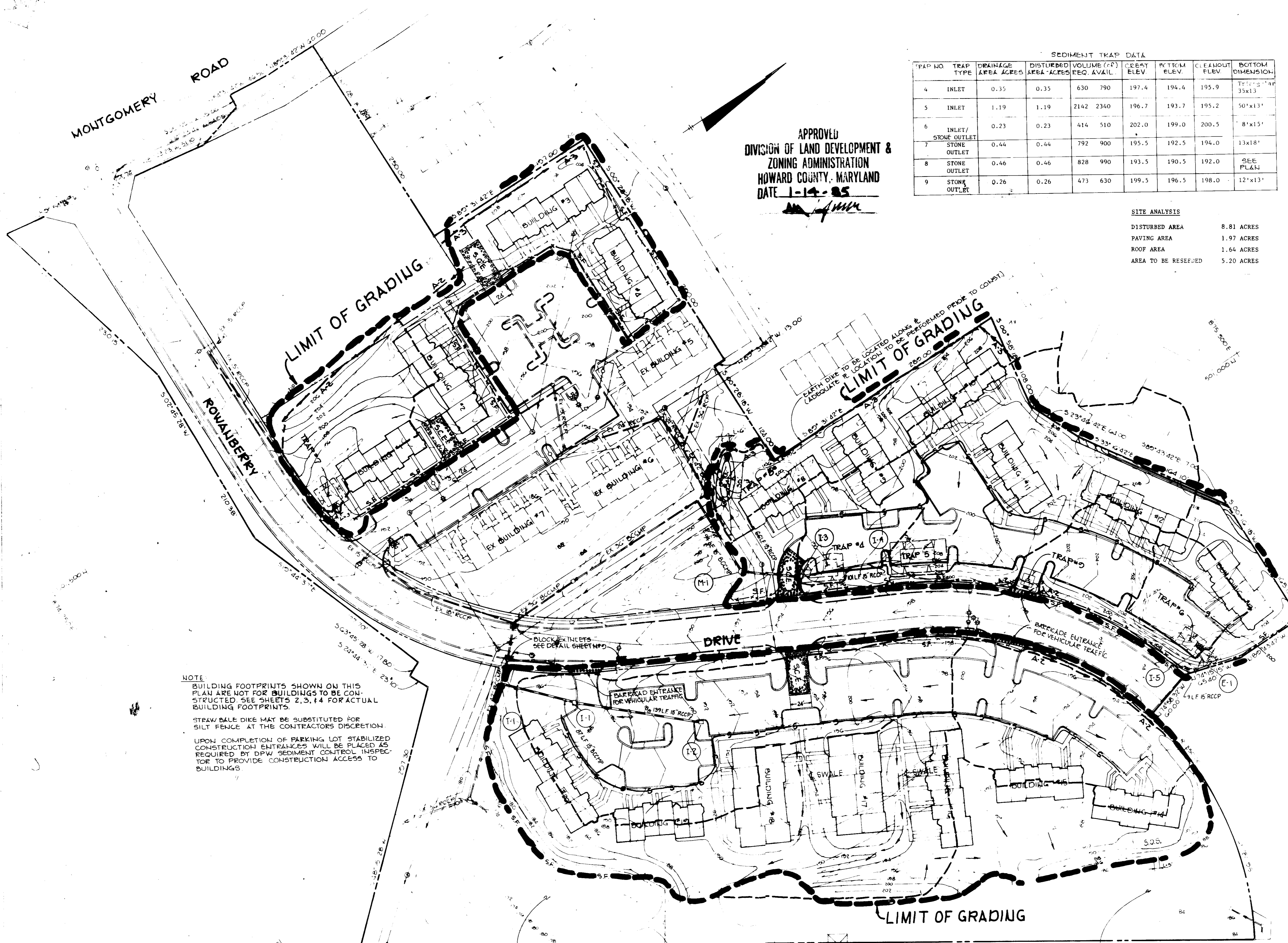
2/19/85  
DESIGNED BY  
DRAWN BY  
PROJECT NO. 12-10-85  
DATE 3/27/84  
SCALE A5 5'-0"=1'  
DRAWING NO. 2 OF 10  
*Patrick C. Jennings*











APPROVED  
DIVISION OF LAND DEVELOPMENT &  
ZONING ADMINISTRATION  
HOWARD COUNTY, MARYLAND  
DATE 1-14-85

SEDIMENT TRAP DATA								
TRAP NO.	TRAP TYPE	DRAINAGE AREA ACRES	DISTURBED AREA ACRES	VOLUME (CF) REQ. AVAIL.	CREST ELEV.	BOTTOM ELEV.	CLEAROUT ELEV.	BOTTOM DIMENSION
4	INLET	0.35	0.35	630 790	197.4	194.4	195.9	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	SEE PLAN
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 RESEED	5.20 ACRES

NOTE  
BUILDING FOOTPRINTS SHOWN ON THIS PLAN ARE NOT FOR BUILDINGS TO BE CONSTRUCTED. SEE SHEETS 2, 3, 14 FOR ACTUAL BUILDING FOOTPRINTS.  
STRAW DALE DIKE MAY BE SUBSTITUTED FOR SILT FENCE AT THE CONTRACTORS DISCRETION.  
UPON COMPLETION OF PARKING LOT STABILIZED CONSTRUCTION ENTRANCES WILL BE PLACED AS REQUIRED BY DPW SEDIMENT CONTROL INSPECTOR TO PROVIDE CONSTRUCTION ACCESS TO BUILDINGS.

EXISTING SEDIMENT BASIN #1 (SEDIMENT BASIN TO BE CONVERTED TO STORM WATER MANAGEMENT POND UPON APPROVAL OF HOWARD COUNTY SEDIMENT CONTROL INSPECTOR. SEE SEQUENCE OF CONSTRUCTION.)

EXISTING SEDIMENT BASIN #2 (SEDIMENT BASIN TO BE CONVERTED TO STORM WATER MANAGEMENT POND UPON APPROVAL OF HOWARD COUNTY SEDIMENT CONTROL INSPECTOR. SEE SEQUENCE OF CONSTRUCTION.)

I HEREBY CERTIFY THAT ALL DRIVE PAVEMENT CONSTRUCTION WILL BE DONE ACCORDING TO THE REQUIREMENTS OF ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A REPRESENTATIVE IN ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR DRIVE PAVEMENT AND EROSION PREVENTION.

*John W. Hersman*  
JOHN W. HERSMAN SENIOR VICE-PRESIDENT  
January 7, 1985

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.  
*Stephen L. Fisher*  
ENGINEER DATE 1/14/85

REVIEWED FOR: *Howard*  
NAME: *Howard*  
AND MEETS TECHNICAL REQUIREMENTS  
*James M. Nelson* 3/7/85  
U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT  
*Stephen L. Fisher* 3/7/85  
HOWARD S.C.D. DATE

APPROVED FOR PUBLIC WATER AND STORM DRAINAGE SYSTEMS, HOWARD COUNTY, MARYLAND

*Joseph J. Blyden* 3-13-85  
COUNTY HEALTH OFFICER

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
*Thomas J. Amick* 3-14-85  
PLANNING DIRECTOR  
*John W. Hersman* 3-14-85  
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER AND STORM DRAINAGE SYSTEMS AND ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Don E. Nemmy* 3-11-85  
DIRECTOR

*William B. Rine* 3-11-85  
CHIEF, BUREAU OF ENGINEERING

DATE	NO.	REVISION

PROJECT: QUAIL RIDGE SECTION I, AREA 1 PARCEL A-1 TO A-4  
OWNER: FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANNAPOLIS  
DEVELOPER: 2022 WILSON STREET ANNAPOLIS, MARYLAND 21403

THE RIEMER GROUP

4/1/85  
STATE OF MARYLAND  
PATRICK C. JENNINGS II  
SDP 85-81

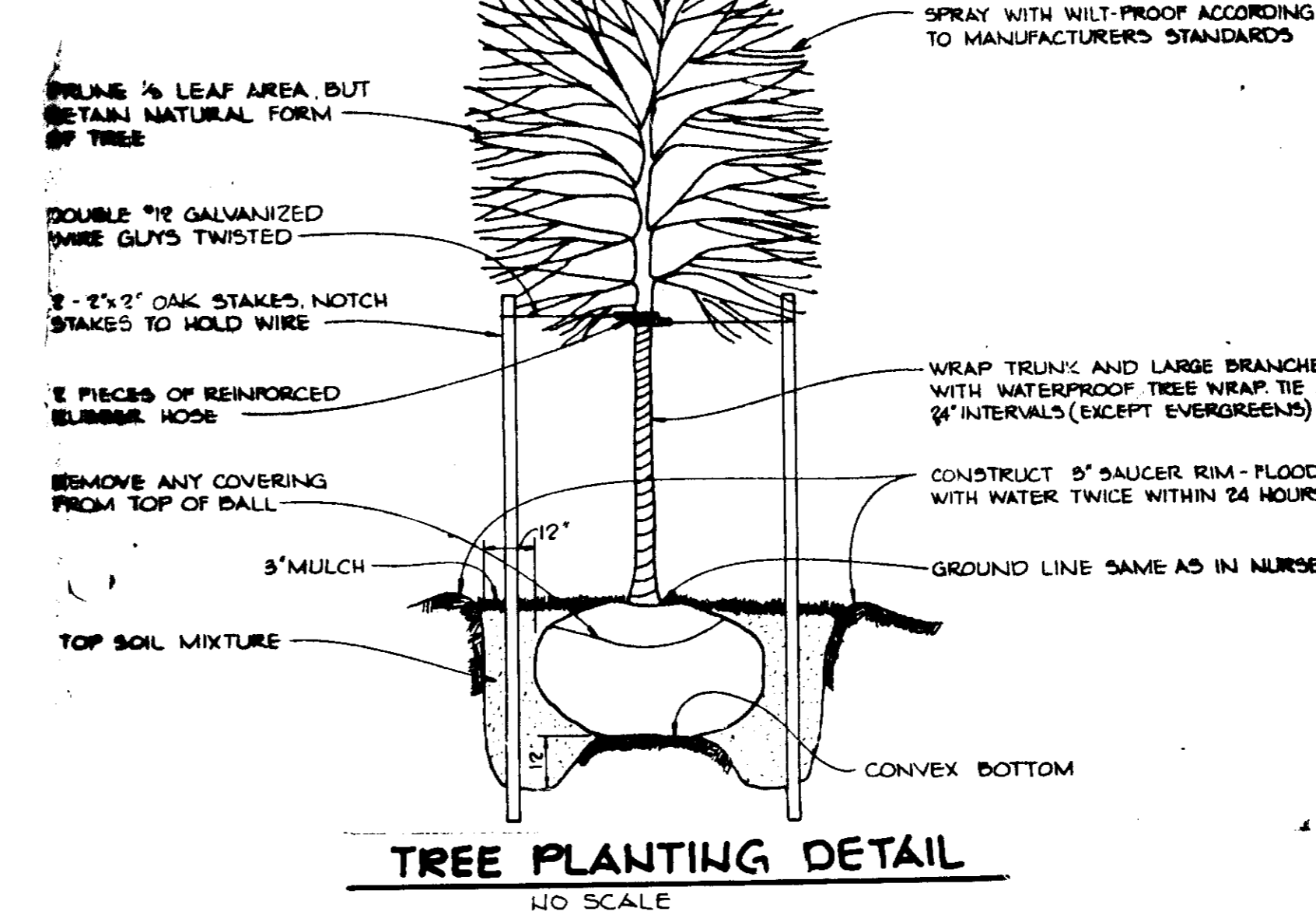




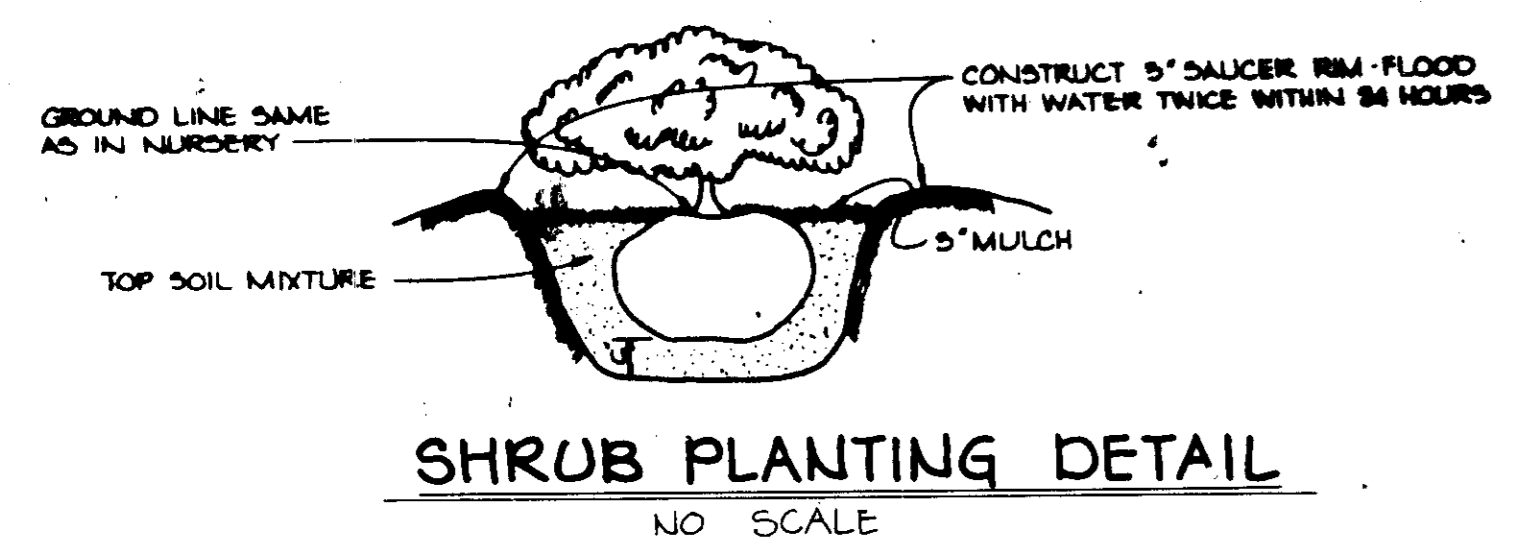
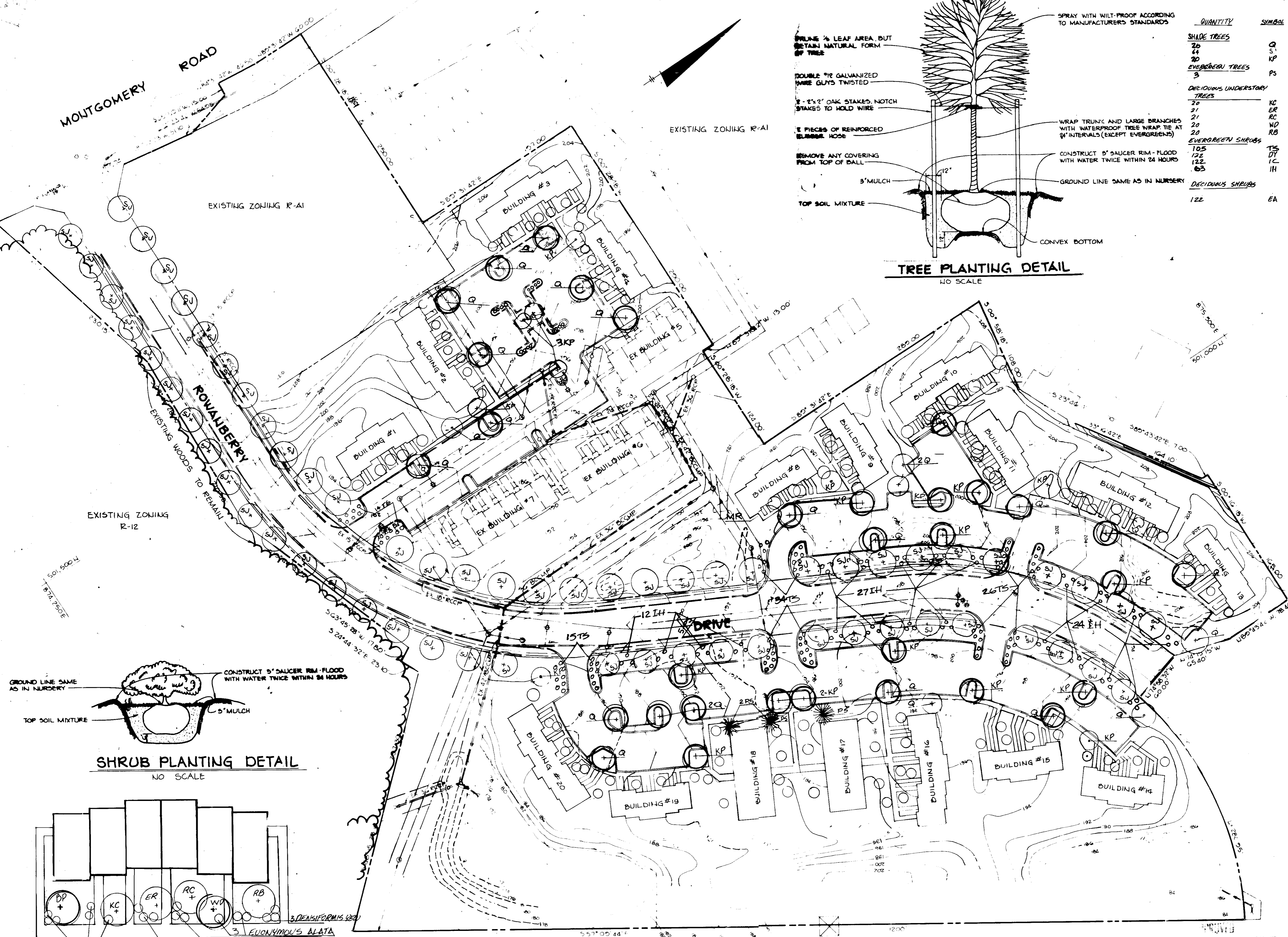


# LEGEND

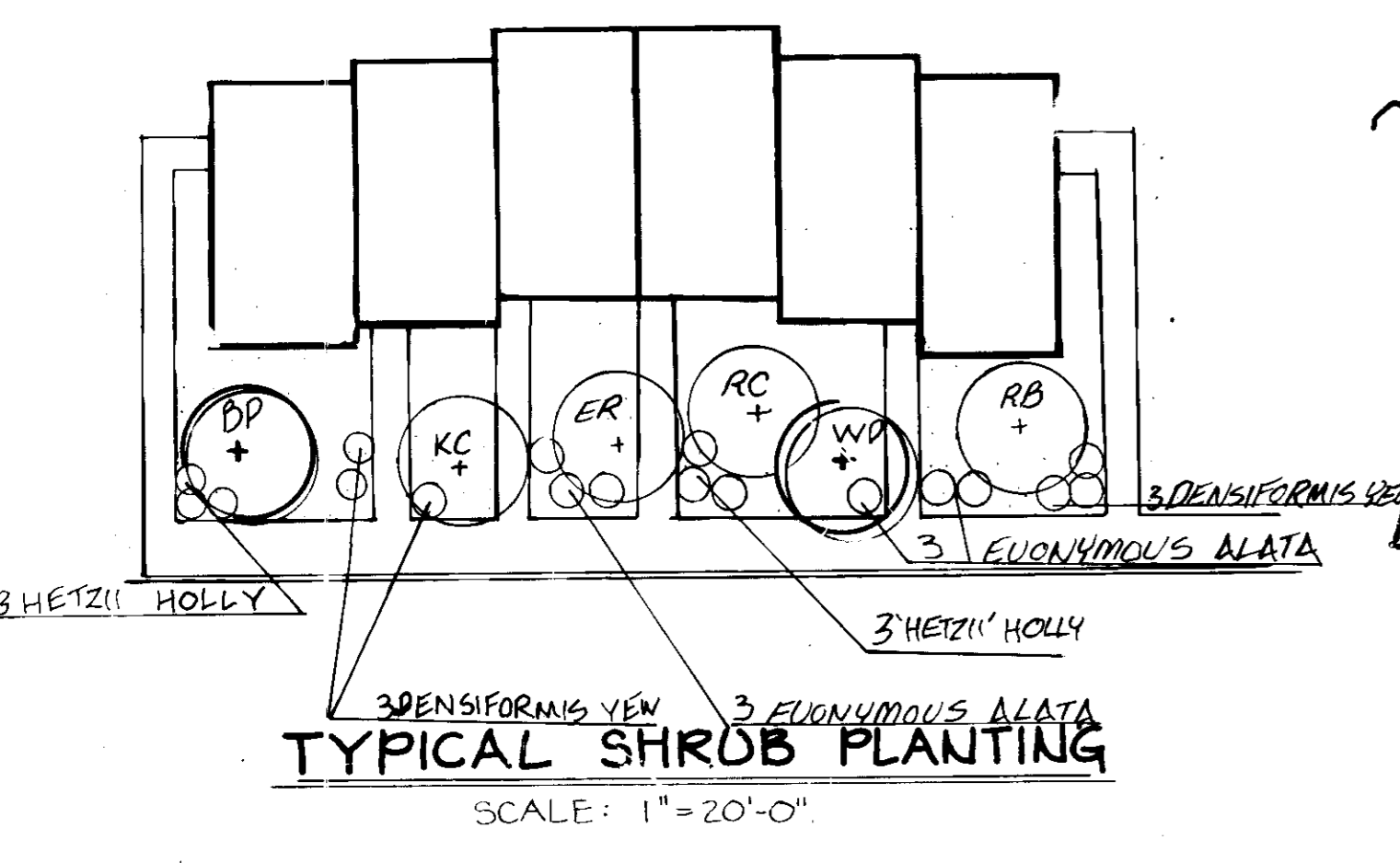
QUANTITY	SYMBOL	GENUS SPECIES/COMMON NAME	SIZE	REMARKS
<b>SHADE TREES</b>				
20	Q	QUERCUS SP. / PIN OAK	8'-10"	B&B
44	S1	Sophora Japonica / Japanese Pagoda Tree	2 1/2" cal.	B&B
20	KP	Koelreuteria Paniculata / Golden Rain Tree	3 1/2"	B&B
<b>EVERGREEN TREES</b>				
3	PS	Pinus Strobus / White Pine	4'-8"	B&B
<b>DECIDUOUS UNDERSTORY TREES</b>				
20	KC	Prunus Serotina / Kwansan / Kwansan Cherry	6'-7"	B&B
21	ER	Cercis Canadensis / Eastern Redbud	6'-8"	B&B
20	RC	Nelius 'Radiant' / Radiant Crabapple	5'-6"	B&B
20	WD	Cornus Florida / White Flowering Dogwood	6'-8"	B&B
20	RB	Betula Nigra / Red River Birch	6'-8"	B&B
<b>EVERGREEN SHRUBS</b>				
105	TS	TAXUS SPREADING / SPREADING TEE	18"-24"	CONTAINER
122	DT	Taxus media 'Densiformis' / Densiformis	2 gal.	CONTAINER
122	IC	ILEX CRENATA 'HETZLI' / HETZLI HOLLY	2 gal.	CONTAINER
63	IH	Ilex crenata 'melleri' / HETZLI HOLLY	18"-24"	CONTAINER
<b>DECIDUOUS SHRUBS</b>				
122	EA	EUONYMUS ALATA Compacta Dwarf Burning Bush	2 gal.	CONTAINER



**TREE PLANTING DETAIL**  
NO SCALE



**SHRUB PLANTING DETAIL**  
NO SCALE



APPROVED FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
**Joyce Foglia** 3-13-85  
 COUNTY HEALTH OFFICER

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
**Thomas J. Amft** 3-14-85  
 PLANNING DIRECTOR

**Shull Whelan** 3-14-85  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER, PUBLIC SEWER, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
**Don F. Nemyj** 3-11-85  
 DIRECTOR

**William R. Reid** 3-11-85  
 CHIEF, BUREAU OF ENGINEERING

10/8/85 **Walter M. Claus**  
 Development Facilitator, Inc.  
 504 BULL HOUND DRIVE, SUITE 200, MARYLAND, 21067

DATE NO. 1-28-87 REVISIONS MADE PER REQUEST OF JOHN W. HUSSELMAN DATED JANUARY 19, 1987 FOR FINAL APPROVAL BY DFI LANDSCAPE REVISIONS

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

ARE RECORD PLAT RECORDING REFERENCE TO TAX MAP NO. 38 PARCEL NO. 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE  
**PLANTING PLAN**

**THE RIEMER GROUP**

2-14-85  
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**Melanie Moser**  
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