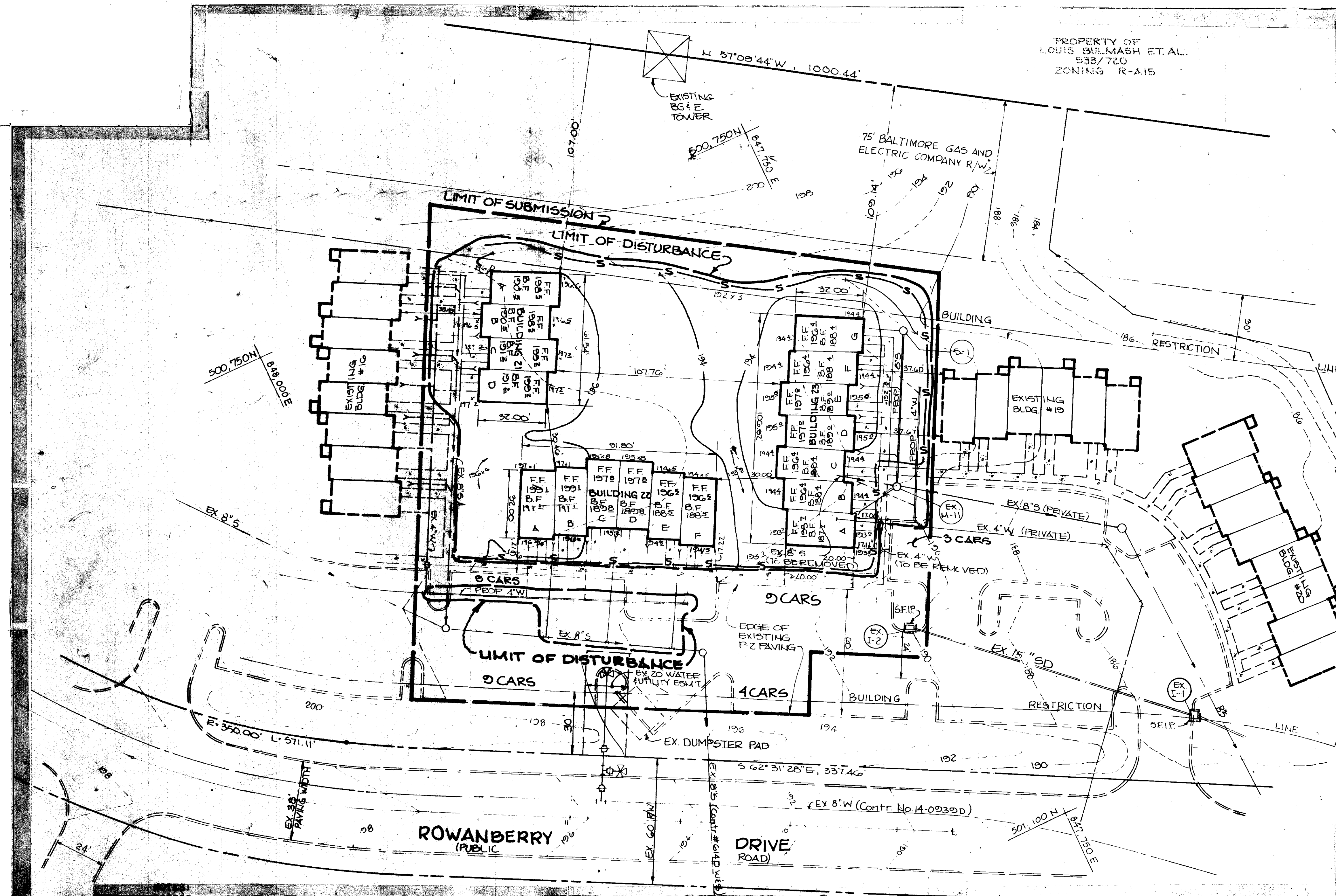


VICINITY MAP
SCALE 1" = 2000'



- REFERENCE:
- SDP 75-28
 - SDP 76-86
 - S 79-55
 - P 20-23
 - P 21-24
 - F 21-53
 - SDP 81-97
 - SDP 84-164
 - SDP 85-81
 - S 84-42
 - S 85-18
 - SDP 84-287
 - F 84-192
 - SDP 86-177

GENERAL NOTES

EXISTING ZONING:
GROSS AREA OF TRACT:
AREA OF QUAIL RIDGE, SEC. 1, AREA 1:
AREA OF COMMUNITY OWNED PARCELS (QUAIL RIDGE, SEC. 1, AREA 1)
AREA OF THIS SUBMISSION:
AREA OF PROPOSED ROADS (THIS SUBMISSION):
NUMBER OF PARCELS PROPOSED:
NUMBER OF D.U. REMOVED FROM SDP-85-81 FOR THIS SUBMISSION:
NUMBER OF D.U. PROPOSED (THIS SUBMISSION):
NET DIFFERENCE IN NUMBER OF D.U. PROPOSED FOR QUAIL RIDGE
SEC. 1, AREA 1
PREVIOUS TOTAL NUMBER OF D.U. FOR QUAIL RIDGE SEC. 1, AREA 1
TOTAL NUMBER OF D.U. PROPOSED FOR QUAIL RIDGE SEC. 1, AREA 1
(WITH THIS SUBMISSION)
MARKING REQUIREMENTS:
17 EXISTING 3 BR UNITS
110 EXISTING 2 BR UNITS
17 PROPOSED 2 BR UNITS
TOTAL SPACES REQUIRED:
TOTAL SPACES PROVIDED
OPEN SPACE REQUIRED (THIS SUBMISSION @ 20%)
OPEN SPACE PROVIDED:
WATER AND SEWER SYSTEMS PROPOSED TO BE PUBLIC FACILITIES

R-A-15
60.88 AC.
15.881 AC.
13.741 AC.
1.083 AC.
0 AC.
1 BUILDABLE
24 APT. CONDOS
17 D.U. SFA CONDOS
-7 D.U.
151 D.U. (24 APT. & 127 SFA CONDOS)
144 D.U. (SFA CONDOS)
34 SPACES
220 SPACES
34 SPACES
288 SPACES
290 SPACES
-2166 AC.
-414 AC. (56.6%)

TENTATIVELY APPROVED ON Dec. 21, 1987

Per WP-88-46 DATE 1-29-88
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE 2

DENSITY TABULATION

	SEC. 1 AREA 1	SEC. 1 AREA 2	ROCKBURN COMMONS (FORMERLY QUAILRIDGE SEC 2)	MONTGOMERY WOODS	TOTAL ALL AREAS
GROSS AREA	15.881 Ac.	1.772 Ac.	27.6 Ac.	15.63 Ac.	60.88
FLOODPLAIN/STEEP SLOPES	0	0	.73 Ac.	0	.73
NET AREA	15.881	1.772	26.87	15.63	60.15
NO. OF D.U. PERMITTED	238.2	26.6	403.1	234.5	902.4
FLOODPLAIN LOT ADJUSTMENT	N/A	N/A	N/A	N/A	N/A
TOTAL D.U. PERMITTED (BASED ON NET AREA)	238.2	26.6	403.1	234.5	902.4
TOTAL D.U. EXISTING	127 D.U.	28 D.U.	0	129	284
TOTAL D.U. PROPOSED	17	0	282	0	299
TOTAL D.U. (EXISTING & PROPOSED)	144 D.U.	28 D.U.	282 D.U.	129 D.U.	583 D.U.
DENSITY PER ACRE	9.1 D.U./Ac.	15.8 D.U./Ac.	10.49 D.U./Ac.	8.25	9.7

DATE NO REVISION
OWNER/DEVELOPER
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
OF ANNAPOLIS
2024 WEST STREET
ANNAPOLIS, MARYLAND 21041

PROJECT: QUAIL RIDGE
SECTION 1 AREA 1, PARCEL A-4
CONDOMINIUM UNITS
AREA RECORD PLAT RECORDING REF. NO. 4973
TAX MAP 38 PARCEL 891
3rd ELECTION DISTRICT HOWARD COUNTY, MD.

TITLE:
REVISED SKETCH PLAN

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2890

7-31-87
DATE
DESIGNED BY: R.L.H.
DRAWN BY: D.D.B.
PROJECT NO: 05803
DATE: 20 JULY 1987
SCALE: 1" = 20'
DRAWING NO. 1 OF 1

