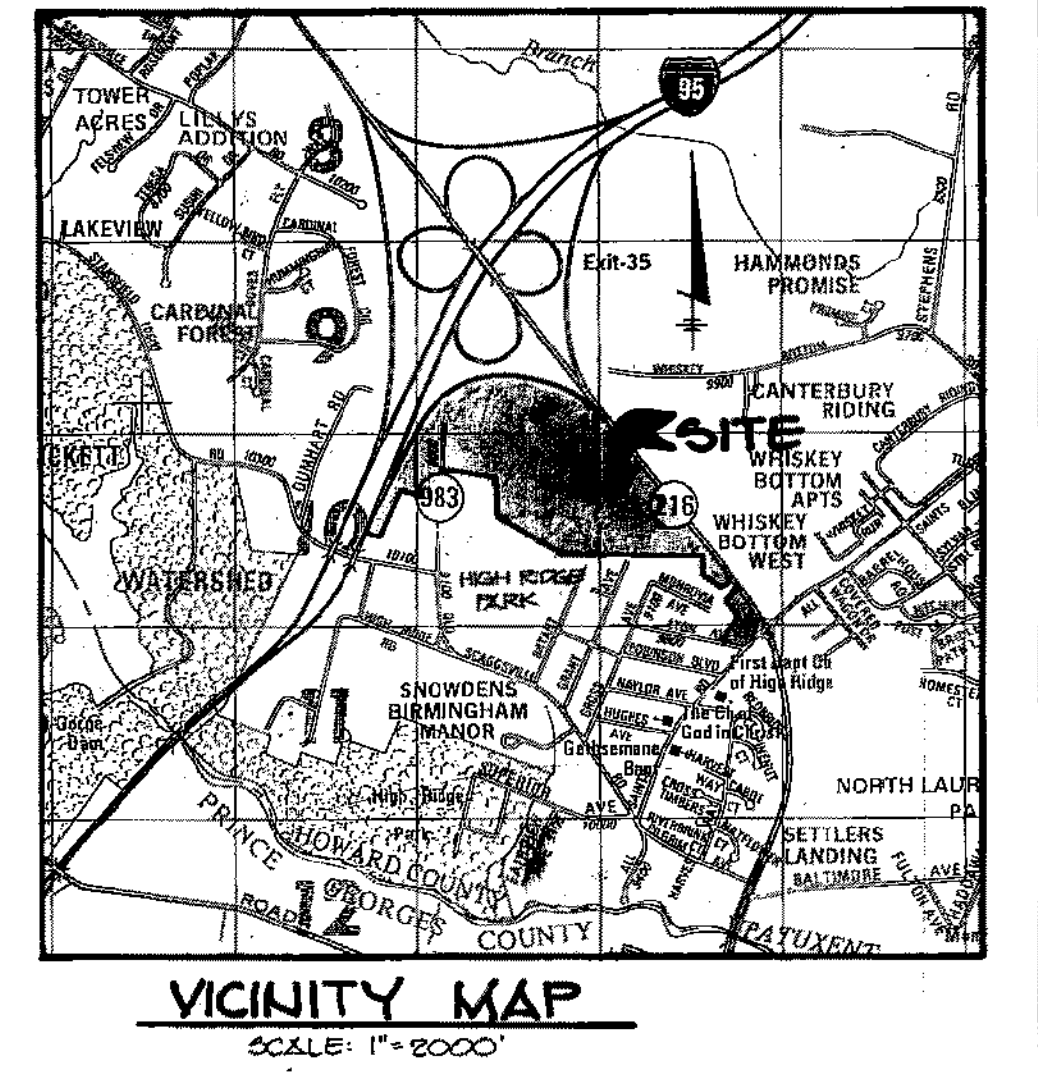


# PRELIMINARY PLAN

# WYNDEMERE SECTION ONE

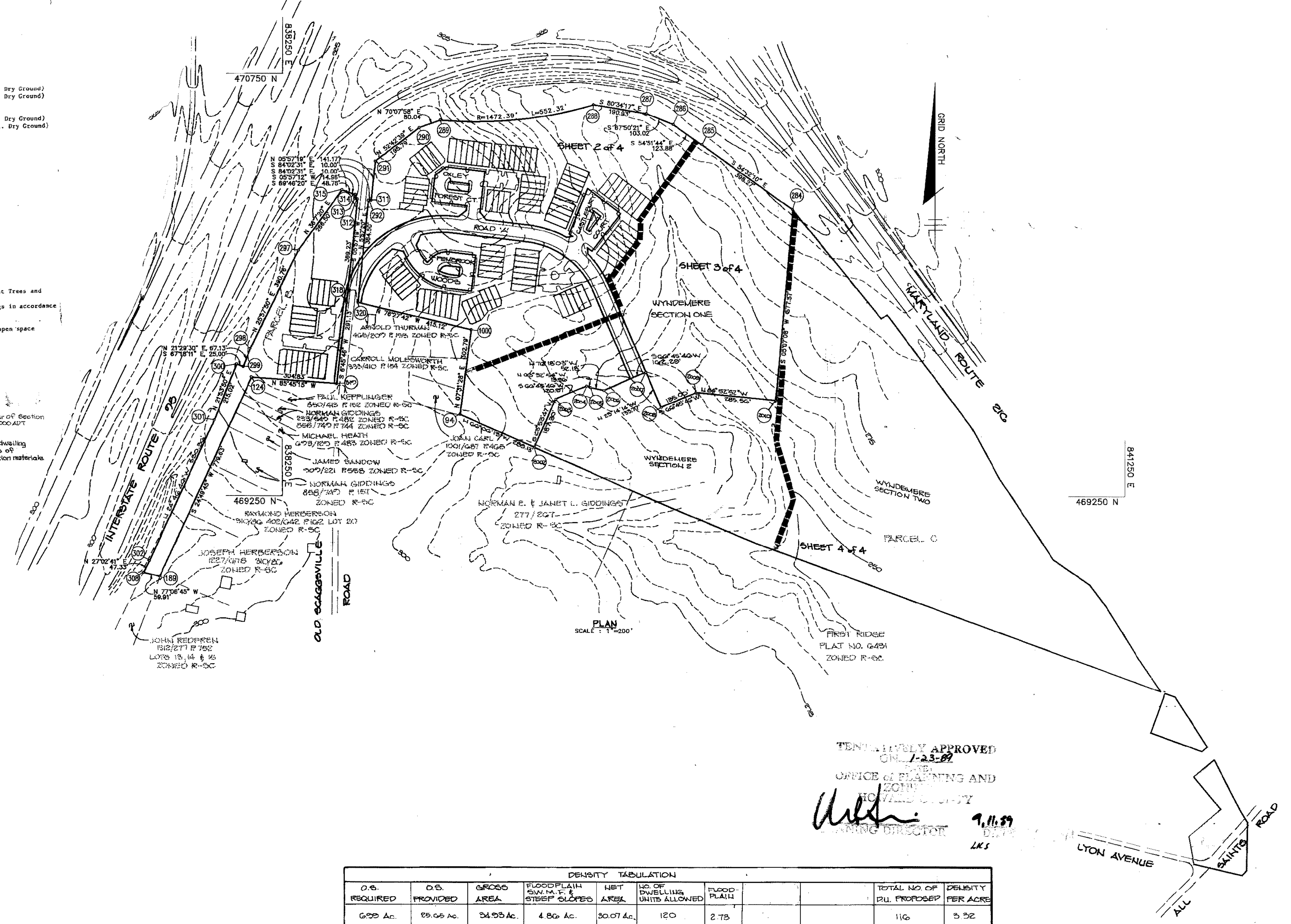
# 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**COORDINATE LIST**

NO.	NORTH	EAST
94	469541.193	838882.173
119	469003.863	839935.387
124	469071.466	839139.690
188	468963.902	837812.312
204	470288.027	840097.545
285	470499.100	839743.162
286	470570.398	839641.857
287	470800.238	839548.447
288	470840.536	839398.096
289	470800.238	839548.447
290	470550.079	839736.417
291	470440.462	839890.849
292	470300.054	839896.022
297	470122.752	838305.024
298	469771.451	838133.947
299	469700.969	838109.353
300	469718.615	838086.290
301	469616.108	838006.328
302	469019.421	837775.429
308	468977.265	837753.808
311	470301.092	838556.058
312	470305.242	838516.272
313	470306.280	838506.328
314	470321.183	838507.878
315	470338.021	838482.128
319	469848.808	838443.979
320	469838.555	838518.237
321	469857.745	841377.419
1000	468841.577	838921.823
2002	469424.072	839146.516
2003	468551.316	838222.887
2004	469643.044	839333.646
2005	469836.828	839346.040
2006	469624.470	839397.740
2007	469858.489	839596.643
2009	469518.839	839722.891
2010	469593.961	840007.108

- GENERAL NOTES:**
- Property Zoned: R-3C / 64.47 Acres
  - Total of Project Area: 64.47 Acres
  - Total Area of Lots Phase I: 4.32 Acres (0.46 Ac. Dry Ground)  
Parcel B: 26.89 Acres  
Parcel C: 31.31 Acres  
Total: 61.99 Acres
  - Total Area of Roads Phase I: 0.07 Acres  
Parcel B: 3.45 Acres  
Parcel C: 3.32 Acres  
Total: 6.77 Acres
  - Total Area of Open Space Required Phase I (20%): 0.92 Acres (0.46 Ac. Dry Ground)  
Parcel B: 6.07 Acres (3.04 Ac. Dry Ground)  
Parcel C: 6.99 Acres  
Total: 13.99 Acres
  - Total Area of Open Space Provided Phase I: 2.70 Acres (2.70 Ac. Dry Ground)  
Parcel B: 22.95 Acres (18.29 Ac. Dry Ground)  
Parcel C: 25.25 Acres  
Total: 51.90 Acres
  - Total Area of Floodplains Phase I: 0.00 Acres  
Parcel B: 2.02 Acres  
Parcel C: 2.02 Acres  
Total: 4.04 Acres
  - Total Area Phase I: 4.39 Acres  
Parcel B: 30.34 Acres  
Parcel C: 34.93 Acres  
Total: 69.61 Acres
  - Total Number of Lots:  
Parcel B: 1  
Open Space: 16  
Buildable: 17  
Total: 18  
Parcel C: 1  
Open Space: 5  
Buildable: 100  
Total: 106
  - Public water and public sewer systems are to be used for this site.
  - Street trees will be provided in accordance with Section 16.131 Street Trees and Landscaping Requirements of the Subdivision Regulations.
  - Street lights will be provided on the final road construction drawings in accordance with the Design Manual.
  - B.E.L. denotes building restriction lines.
  - Storm Water Management Facilities shall occupy less than 50% of the open space provided.
  - The Storm Water Management shall be accomplished by detention ponds.
  - Parking Required:  
Parcel B: 32 (2 sp. + 16 D.V.)  
Parcel C: 200 (2 sp. + 100 D.V.)  
Total: 232
  - Parking Provided:  
Parcel B: 36 Spaces  
Parcel C: 200 Spaces  
Total: 236
  - O.P.Z. Reference No. 0-85-42, W.P. 89-05, W.P. 89-06 references a waiver of Section 10.113 of the Howard County Subdivision Regulations with regard to the 1000 AFT maximum for Phase I of Wyndemere.
  - Limits of the wetlands delineated by the Riemer Group, Inc. May, 1995.
  - Special noise attenuation building materials will be provided within the dwelling units on the subject property as a means to mitigate noise levels in excess of 65 decibels such as triple glazed windows and increased thickness of insulation materials.



**SHEET INDEX**

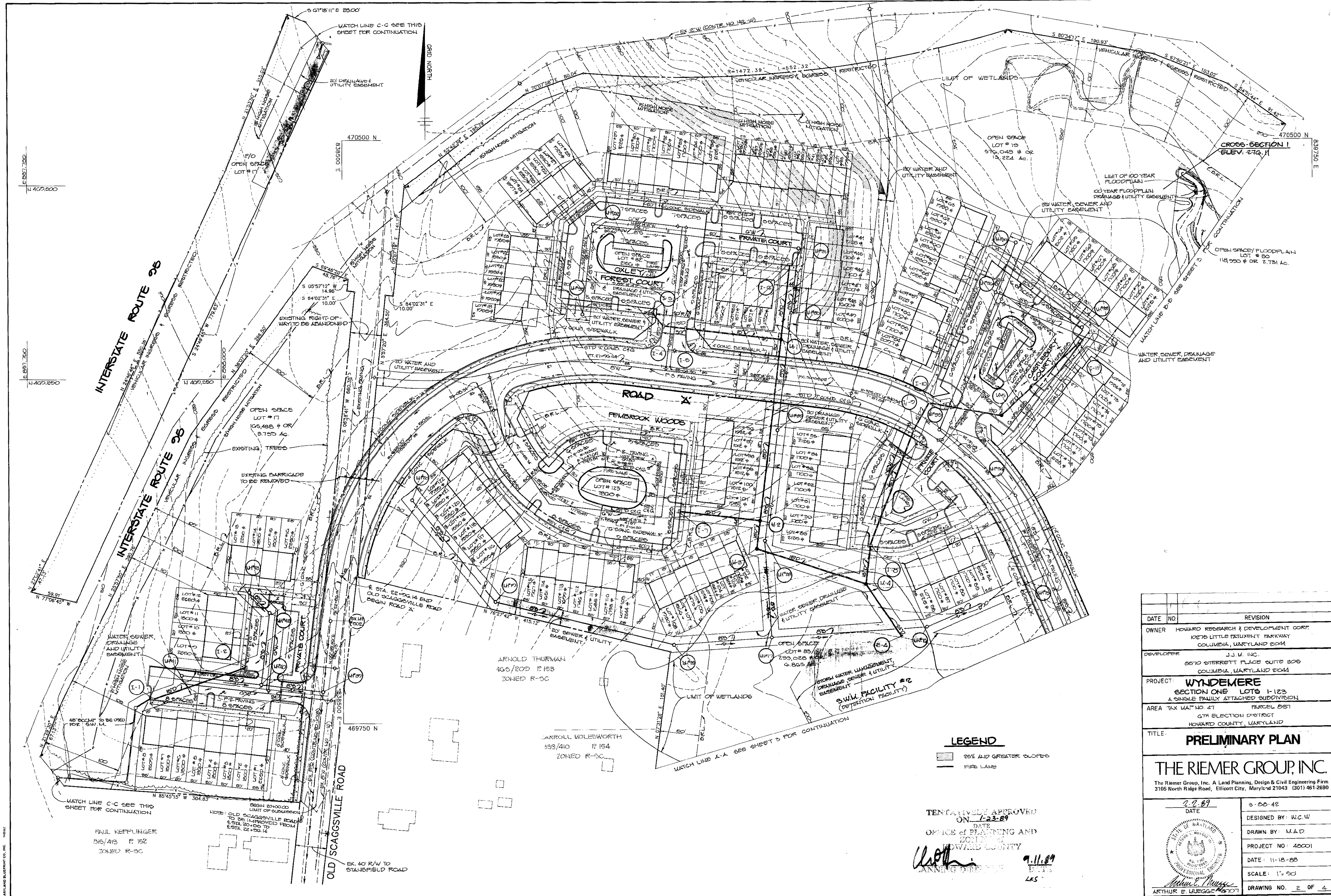
NO.	TITLE SHEET	DESCRIPTION
1	TITLE SHEET	
2	PRELIMINARY PLAN	
3	PRELIMINARY PLAN	
4	PRELIMINARY PLAN	

DATE	NO.	REVISION
OWNER: HOWARD RESEARCH & DEVELOPMENT CORP. 10275 LITTLE PATRIOT PARKWAY COLUMBIA, MARYLAND 21044		
DEVELOPER: J.J.M. INC. 5670 STERRETT PLACE SUITE 205 COLUMBIA, MARYLAND 21044		
PROJECT: WYNDEMERE SECTION ONE LOTS 1-123 A SINGLE FAMILY ATTACHED SUBDIVISION		
AREA TAX MAP NO. 47 PARCEL 687 6TH 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		
2-2-89	5-28-42	
DATE	DESIGNED BY: W.C.W.	
	DRAWN BY: C.A.D.	
	PROJECT NO: 48001	
	DATE: 11-18-85	
	SCALE: AS SHOWN	
	DRAWING NO. 1 OF 4	

TENTATIVELY APPROVED  
ON 1-23-89  
OFFICE OF PLANNING AND ZONING  
HOWARD COUNTY  
PLANNING DIRECTOR  
9.11.89  
LKS

**DENSITY TABULATION**

D.S. REQUIRED	D.S. PROVIDED	GROSS AREA	FLOODPLAIN SW, M, F, & STEEP SLOPES	NET AREA	NO. OF DWELLING UNITS ALLOWED	FLOODPLAIN	TOTAL NO. OF DU. PROPOSED	DENSITY PER ACRE
69.9 Ac.	19.06 Ac.	24.93 Ac.	4.86 Ac.	30.07 Ac.	120	2.73	116	3.32



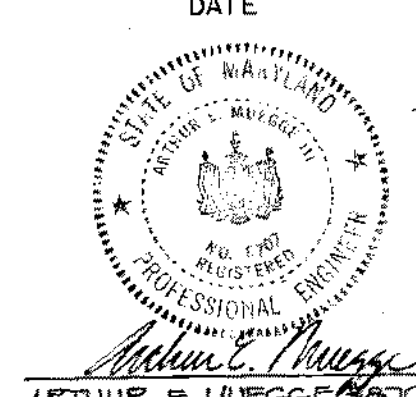
DATE	NO.	REVISION
		OWNER HOWARD RESEARCH & DEVELOPMENT CORP. 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044
		DEVELOPER J.J.M. INC. 5510 STERRETT PLACE SUITE 206 COLUMBIA, MARYLAND 21044
		PROJECT: <b>WYNDEMERE</b> SECTION ONE LOTS 1-123 A SINGLE FAMILY ATTACHED SUBDIVISION
		AREA TAX MAP NO. 47 PARCEL 851 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
		TITLE: <b>PRELIMINARY PLAN</b>

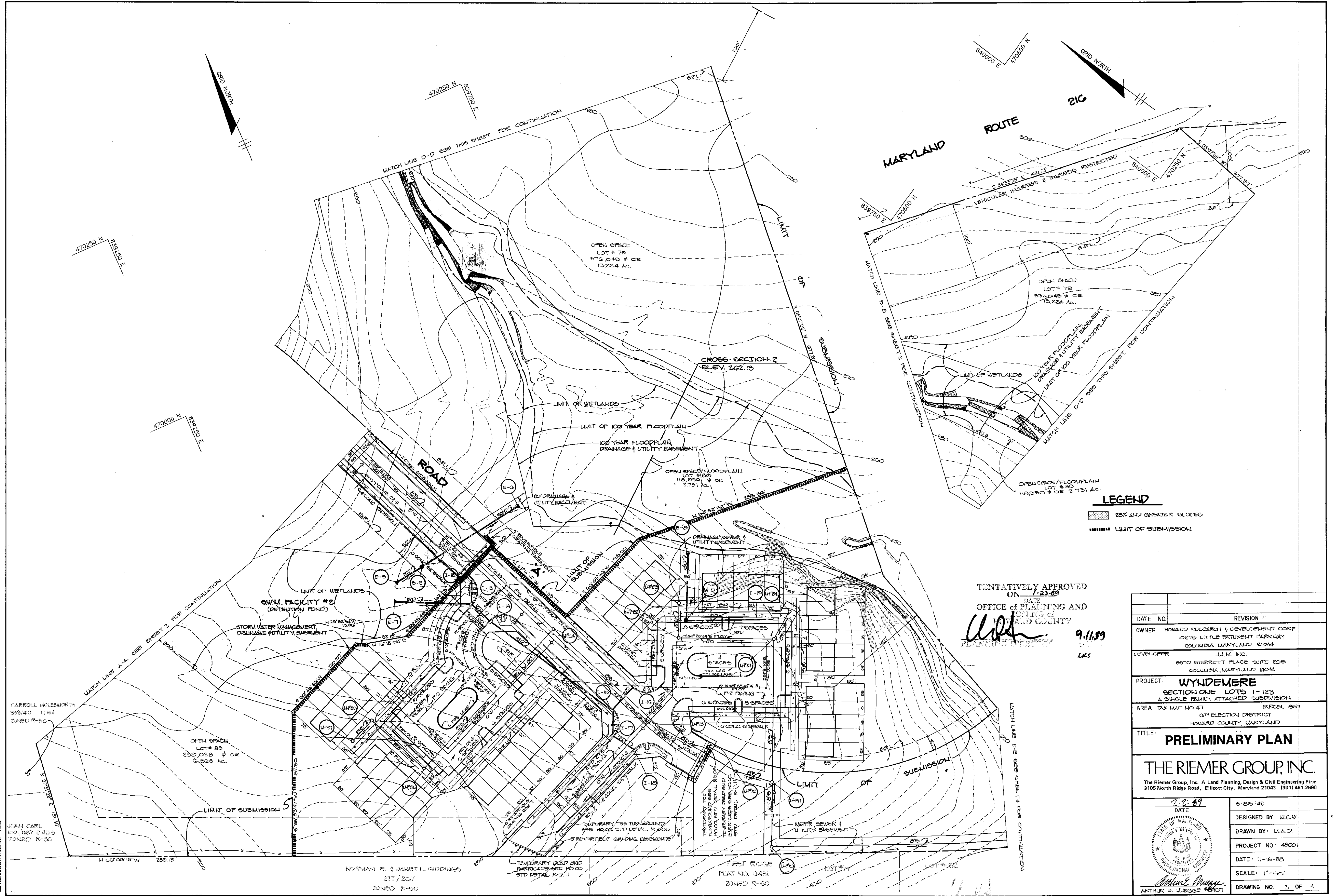
**THE RIEMER GROUP, INC.**  
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm  
3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690

DATE: 2.2.89	DESIGNED BY: W.C.W.
DATE: 11-18-85	DRAWN BY: M.A.D.
SCALE: 1" = 50'	PROJECT NO: 40001
DRAWING NO. 2 OF 4	

**LEGEND**

TENTATIVELY APPROVED  
ON 2-23-89  
DATE  
OFFICE OF PLANNING AND  
ZONING  
HOWARD COUNTY  
*Arthur E. Wuegge* 2/11/89  
PLANNING DIRECTOR





TENTATIVELY APPROVED  
ON 7-23-89  
DATE  
OFFICE OF PLANNING AND  
ZONING  
HOWARD COUNTY  
*W.C.W.* 9.11.89  
LKS

**LEGEND**  
 [Hatched Box] 25% AND GREATER SLOPES  
 [Dashed Line] LIMIT OF SUBMISSION

DATE	NO.	REVISION
OWNER HOWARD RESEARCH & DEVELOPMENT CORP 10276 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
DEVELOPER J.J.M. INC. 6570 STERRETT PLACE SUITE 208 COLUMBIA, MARYLAND 21044		
PROJECT: <b>WYNDEMERE</b> SECTION ONE LOTS 1-123 A SINGLE FAMILY ATTACHED SUBDIVISION		
AREA TAX MAP NO. 47		PARCEL 857
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: <b>PRELIMINARY PLAN</b>		
<b>THE RIEMER GROUP, INC.</b> The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690		
DATE <u>7-23-89</u>		0-88-42
DESIGNED BY: W.C.W.		
DRAWN BY: M.A.D.		
PROJECT NO: 48001		
DATE: 11-18-88		
SCALE: 1"=50'		
DRAWING NO. 3 OF 4		

