

**SITE DATA TABULATION**

1. GROSS AREA (OUTSIDE OF FLOODPLAIN)	29,514 AC
2. FLOODPLAIN / STEEP SLOPES (21.07 AC)	2,897 AC
3. NET AREA (2,794 AC)	26,617 AC
4. AREA OF PROPOSED ROAD RIGHT-OF-WAY	4,050 AC
5. AREA OF PROPOSED BUILDABLE LOTS	9,937 AC
6. TOTAL NUMBER OF PROPOSED LOTS:	
SINGLE FAMILY ATTACHED	125
OPEN SPACE	6
PARCELS	3
7. MAXIMUM ALLOWABLE PROJECT COVERAGE	95%
PROPOSED PROJECT COVERAGE	19%
8. MAXIMUM ALLOWABLE LOT COVERAGE	60%
PROPOSED LOT COVERAGE	40%

**DRY GROUND RECREATION AREA TABULATION**

A) FLOODPLAIN AREA NOT WITHIN LIMIT OF WETLANDS	0.682 AC
B) WETLAND AREA	1.866 AC
C) 25% OR GREATER SLOPES NOT WITHIN LIMIT OF WETLANDS OR FLOODPLAIN	0.378 AC
D) STORMWATER MANAGEMENT FACILITY (NOT WITHIN LIMIT OF WETLANDS OR FLOODPLAIN)	0.586 AC
E) DRY USEABLE AREA OF OPEN SPACE EXCLUDING ITEMS A-D ABOVE	13,208 AC
REQUIRED OPEN SPACE (20% OF TOTAL)	5,903 AC
PROVIDED OPEN SPACE (95%)	16,194 AC
REQUIRED DRY USEABLE OPEN SPACE (50%)	2,932 AC
PROVIDED DRY USEABLE OPEN SPACE (82%)	13,208 AC

**OVERALL DENSITY TABULATION CHART**

	SEC. 1	SEC. 2	TOTAL
1. GROSS AREA	34,936 AC	29,514 AC	64,450 AC
2. FLOODPLAIN AND STEEP SLOPES	2,777 AC	2,897 AC	5,674 AC
3. NET AREA	32,159 AC	26,617 AC	58,776 AC
4. NO. OF DWELLING UNITS ALLOWED (BASED ON NET AREA)	128.6	106.5	235.1
5. TOTAL NO. DWELLING UNITS PROP.	110	125	235
6. OPEN SPACE REQUIRED	6,990 AC	5,903 AC	12,893 AC
7. OPEN SPACE PROVIDED	28,789 AC	16,194 AC	44,983 AC
8. DRY USEABLE OPEN SPACE REQUIRED	2,952 AC	2,932 AC	5,884 AC
9. DRY USEABLE OPEN SPACE PROVIDED	17,004 AC	13,208 AC	30,212 AC
10. DENSITY PER ACRE	3.42	4.70	4.00

**PARKING TABULATION**

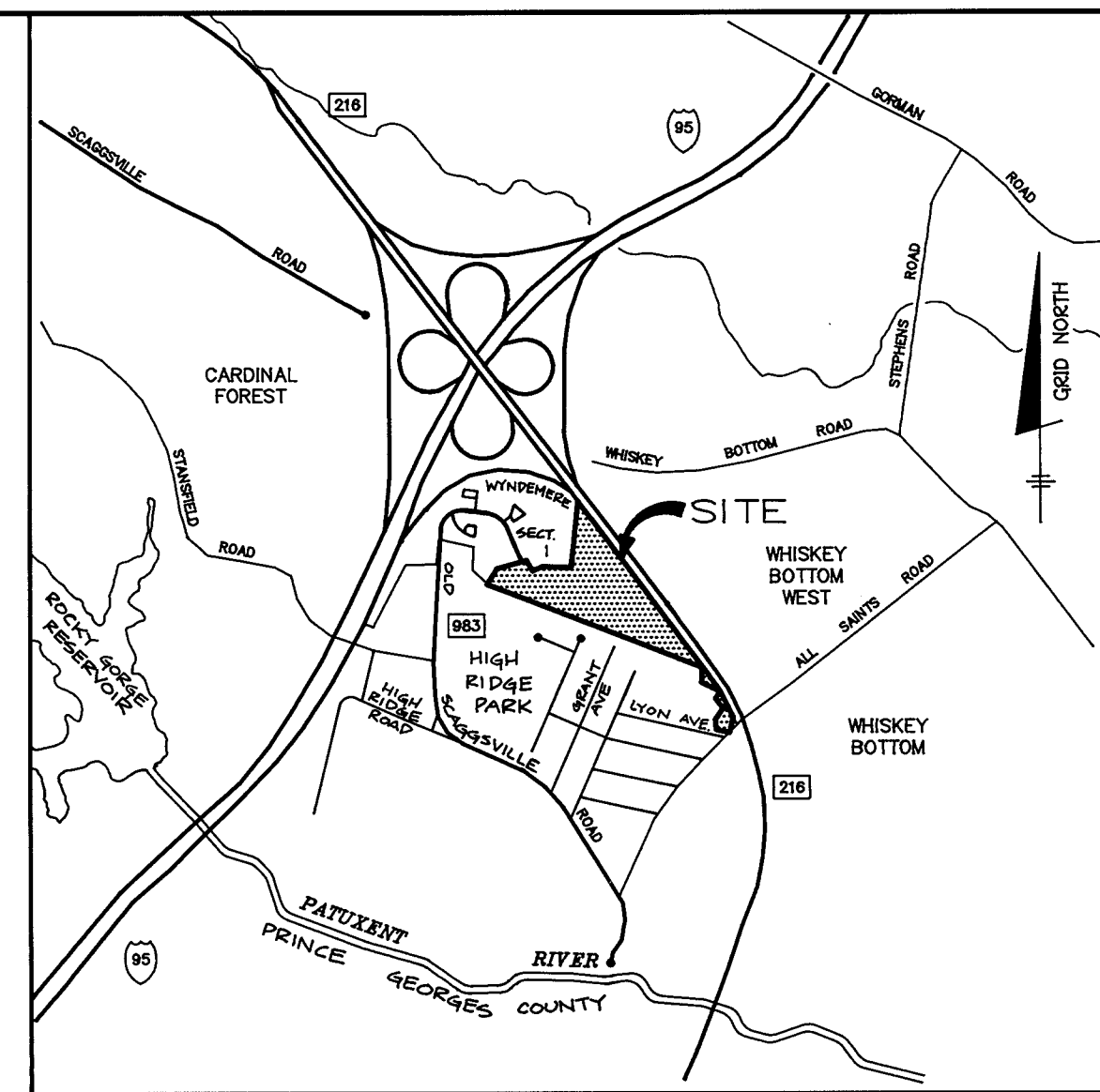
NUMBER OF UNITS	125
NUMBER OF PARKING SPACES REQUIRED AT 2.5 PER UNIT	286
NUMBER OF PARKING SPACES PROVIDED	299

**GENERAL NOTES**

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:  
LOCATION: TAX MAP 47, PARCEL 1003  
ZONING: R-5C  
SECTION 2  
TOTAL TRACT AREA: 64.45 AC.  
SECTION AREA: 29.51 AC.  
NUMBER OF PROPOSED LOTS: 125 BUILDABLE, 6 OPEN SPACE  
DATE SKETCH PLAN APPROVED: 1989  
BOUNDARY SURVEY PROVIDED BY THE REIMER GROUP, INC. 7/88.  
TOPOGRAPHY TAKEN FROM FIELD SURVEY BY THE REIMER GROUP, INC. 1/90 AND TSA GROUP, INC. 2/92.  
CONTOUR INTERVAL IS 2 FEET.
- COORDINATES, HORIZONTAL AND VERTICAL DATUMS BASED ON NAD 27 HO. CO. GEODETIC CONTROL STATIONS 1840001 AND 1840002.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. DRAINAGE AREA IS SAVAGE.
- STORMWATER MANAGEMENT QUANTITY CONTROL IS BY DETENTION FACILITY WITH WATER QUALITY PROVIDED BY INFILTRATION FACILITIES.
- FLOODPLAIN STUDY PREPARED BY TSA GROUP, INC., 3/92, REV. 1/93.
- WETLANDS DELINEATION PREPARED BY M.A. DIRKS & CO. INC., 3/92.
- TRAFFIC STUDY PREPARED BY TRAFFIC GROUP INC., 3/92.
- NOISE STUDY PREPARED BY POLYSONIC INC., 3/92.
- GEOTECHNICAL REPORT PREPARED BY E251 INC., 3/92.
- EXISTING UTILITIES WERE LOCATED PER COUNTY MAPS.
- APPLICABLE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS S-88-42, PB-235, P-89-13, F-90-41, WP-91-194, WP-89-130, WP-89-05, WP-92-216, AND PB-285
- ALL APPLICABLE WETLAND PERMITS SHALL BE OBTAINED FOR THE OLD SCAGGSVILLE ROAD CROSSING PRIOR TO APPROVAL OF THE FINAL PLANS.
- FOREST STAND DELINEATION PREPARED BY M.A. DIRKS 2/93  
FOREST CONSERVATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. 2/93  
DEED REFERENCE: L. 1870 F. 064
- 20' LANDSCAPE BUFFER IS TO BE PROVIDED BY THE EXISTING VEGETATION TO REMAIN.
- INTERNAL LANDSCAPING (EXCLUDING STREET TREES) SHALL BE PROVIDED FOR ON THE SITE DEVELOPMENT PLAN.
- PER DEED DATED AUGUST 16, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1870 AT FOLIO 064, THE CONVEYANCE OF THIS PROPERTY FROM HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY TO J.J.M., INC. INCLUDED A RESTRICTION ON THE AREAS DESIGNATED ON THIS PLAN AS PARCELS 1, 2, & 3. THE RESTRICTION IS AS FOLLOWS:  
"NO STRUCTURE, BUILDING, FACILITY OR IMPROVEMENT OF ANY KIND, INCLUDING PAVING FOR PARKING OR RECREATIONAL AREAS, SHALL BE MADE NOR SHALL ANY EASEMENTS, RIGHT-OF-WAYS OR ANY OTHER ENCUMBRANCE BE PLACED ON THE RESTRICTED PORTION WHICH GUARANTEE COVENANTS TO SET ASIDE AND MAINTAIN AS OPEN SPACE FOR A PERIOD OF TWENTY-FIVE (25) YEARS."
- FINAL PLANS FOR THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE NEW SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (MARCH 12, 1993) AND THE NEW DESIGN MANUAL VOLUME III - ROADS AND BRIDGES (FEBRUARY 1, 1993).
- THE FOREST RETENTION AREAS SHOWN ON THE FOREST CONSERVATION PLAN EXCEPT THE MINIMUM REQUIREMENTS OF THE FOREST CONSERVATION ACT (73 ACRES OF RETENTION). NO REFORESTATION IS REQUIRED. ALL FORESTED AREAS WITHIN THE OPEN SPACE LOTS WILL BE CONSIDERED FOR POSSIBLE FOREST CONSERVATION EASEMENTS AT FINAL PLAN.
- STREET LIGHTS SHALL BE 100 WATT HPS TRADITIONAL POST TOP FIXTURE MOUNTED ON 14 FOOT BLACK FIBERGLASS EMBEDDED POLE.
- SEE SHEET 4 FOR LANDSCAPING INFORMATION.

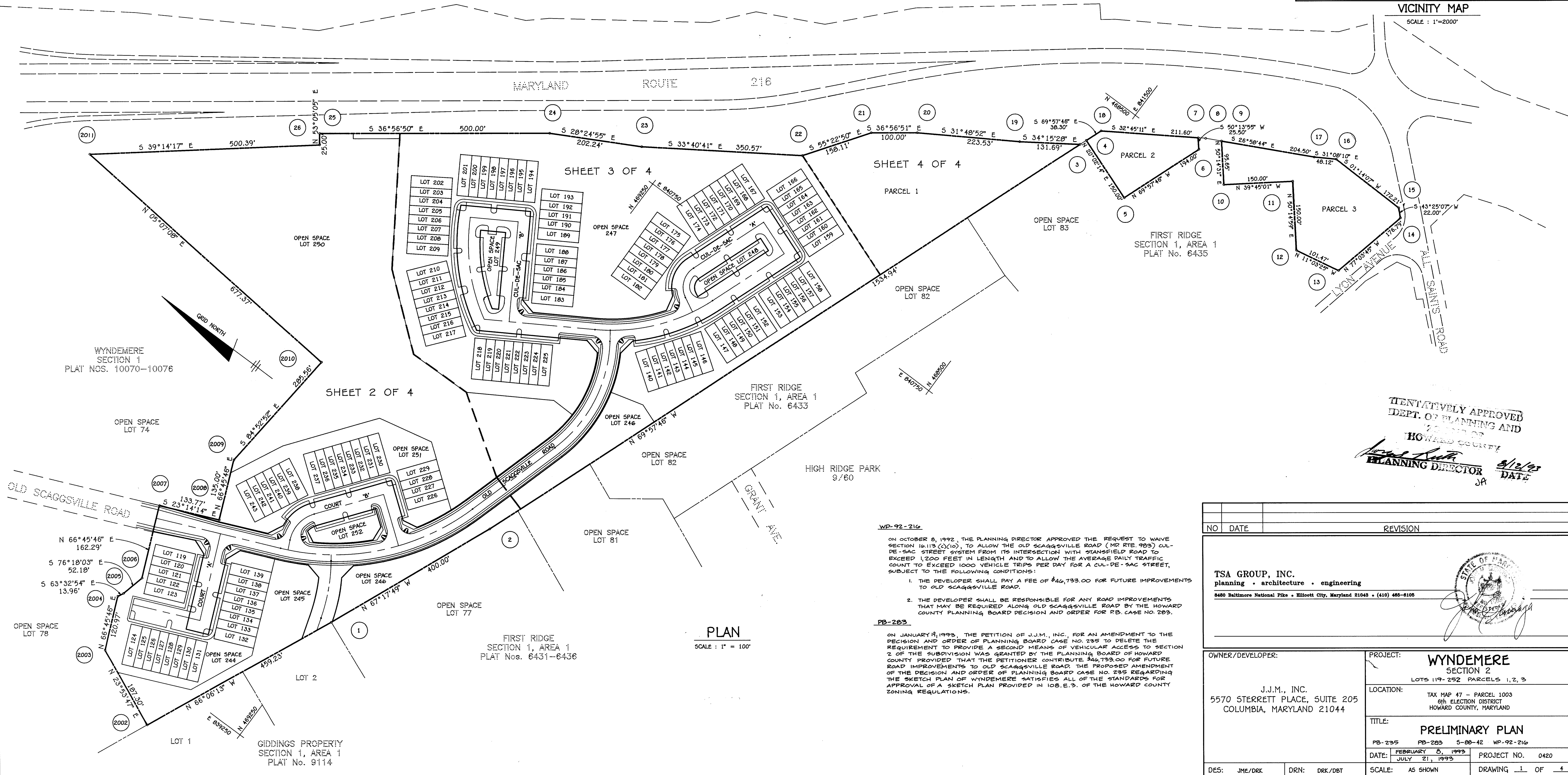
**COORDINATE LIST**

No.	NORTH	EAST	No.	NORTH	EAST
1	469238.0429	839566.3826	19	468666.5870	841303.2894
2	469203.6608	839935.3896	20	468956.5338	841185.4511
3	468957.7435	841377.4200	21	468936.4525	841125.2272
4	468952.2305	841392.5361	22	469026.2784	840995.2272
5	468411.3100	841341.1415	23	469318.0111	840800.8271
6	468344.8397	841523.3987	24	469495.8855	840704.5894
7	468361.1516	841542.9930	25	469895.4803	840404.0499
8	468347.5357	841551.7583	26	469880.4645	840384.0618
9	468316.5318	841567.5412	2011	470288.0270	840067.5450
10	468255.3591	841494.0101	2002	469424.0720	839146.5150
11	468140.0333	841289.9265	2003	469995.3160	839222.3870
12	468044.1169	841474.6007	2004	469643.0449	839335.5460
13	467944.5304	841474.0810	2005	469636.8280	839346.0400
14	467904.9493	841666.3632	2006	469624.4700	839396.7400
15	467920.9290	841881.4843	2007	469668.4990	839545.8640
16	468093.0990	841885.1968	2008	469665.5760	839585.6430
17	468134.2889	841660.3153	2009	469618.8390	839722.8910
18	468593.1078	841428.5178	2010	469593.3610	840007.1080



**VICINITY MAP**

SCALE: 1"=2000'



**TENTATIVELY APPROVED**  
 DEPT. OF PLANNING AND ZONING  
 HOWARD COUNTY  
*[Signature]*  
 PLANNING DIRECTOR  
 DATE: 8/2/93  
 JA

NO.	DATE	REVISION

**TSA GROUP, INC.**  
 planning • architecture • engineering  
 8480 Baltimore National Pike • Hillcroft City, Maryland 21043 • (410) 465-8105

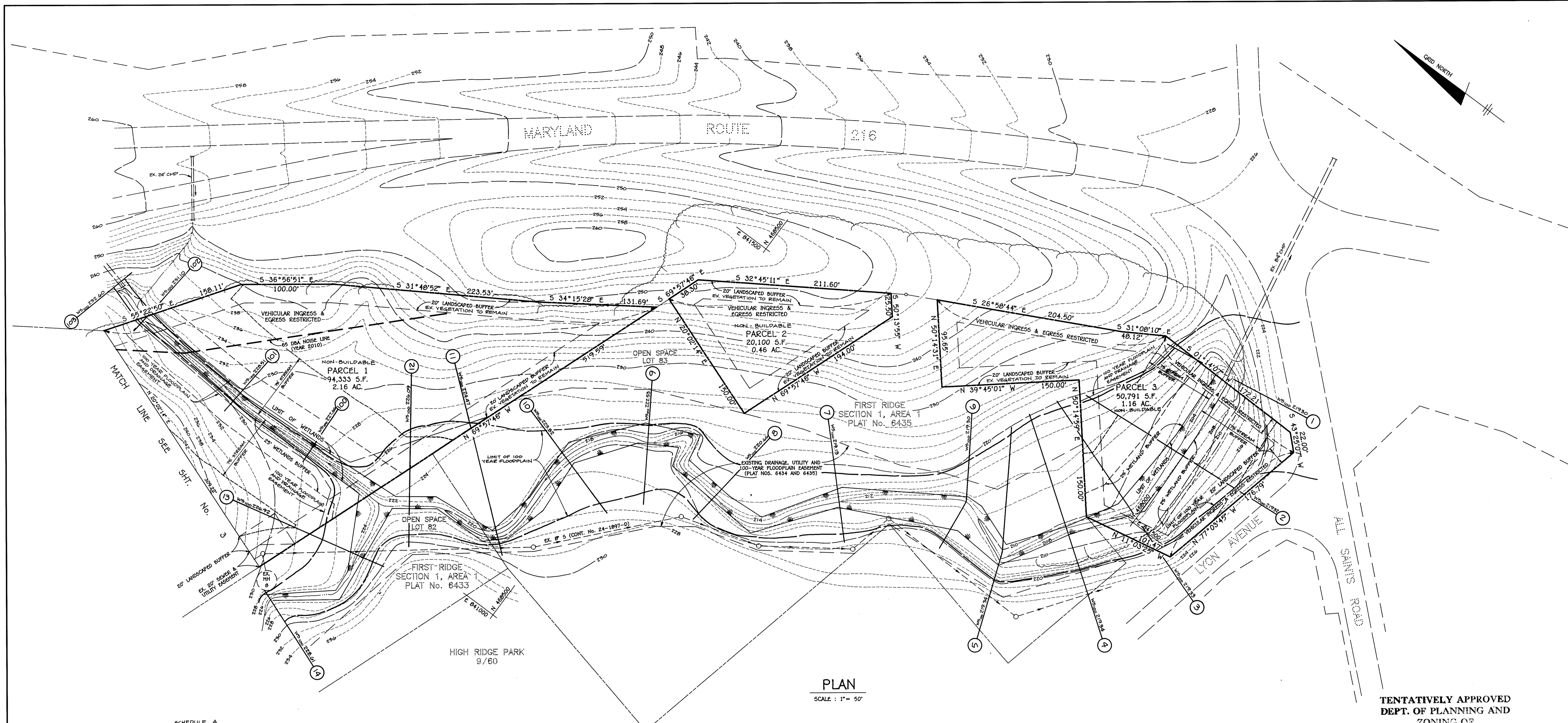
OWNER/DEVELOPER:	J.J.M., INC. 5570 STERRETT PLACE, SUITE 205 COLUMBIA, MARYLAND 21044
PROJECT:	<b>WYNDEMERE</b> SECTION 2 LOTS 119-252 PARCELS 1, 2, 3
LOCATION:	TAX MAP 47 - PARCEL 1003 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	<b>PRELIMINARY PLAN</b>
DATE:	PB-285 5-88-42 WP-92-216 FEBRUARY 5, 1993 JULY 21, 1993
DES:	JME/DRK
DRN:	DRK/DBT
SCALE:	AS SHOWN
PROJECT NO.:	0420
DRAWING:	1 OF 4

**WP-92-216**  
 ON OCTOBER 8, 1992, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 18.119 (C)(10), TO ALLOW THE OLD SCAGGSVILLE ROAD (MD RTE. 985) CUL-DE-SAC STREET SYSTEM FROM ITS INTERSECTION WITH STANFIELD ROAD TO EXCEED 1,200 FEET IN LENGTH AND TO ALLOW THE AVERAGE DAILY TRAFFIC COUNT TO EXCEED 1000 VEHICLE TRIPS PER DAY FOR A CUL-DE-SAC STREET, SUBJECT TO THE FOLLOWING CONDITIONS:  
 1. THE DEVELOPER SHALL PAY A FEE OF \$46,733.00 FOR FUTURE IMPROVEMENTS TO OLD SCAGGSVILLE ROAD.  
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY ROAD IMPROVEMENTS THAT MAY BE REQUIRED ALONG OLD SCAGGSVILLE ROAD BY THE HOWARD COUNTY PLANNING BOARD DECISION AND ORDER FOR PB. CASE NO. 285.

**PB-285**  
 ON JANUARY 14, 1993, THE PETITION OF J.J.M., INC., FOR AN AMENDMENT TO THE DECISION AND ORDER OF PLANNING BOARD CASE NO. 285 TO DELETE THE REQUIREMENT TO PROVIDE A SECOND MEANS OF VEHICULAR ACCESS TO SECTION 2 OF THE SUBDIVISION WAS GRANTED BY THE PLANNING BOARD OF HOWARD COUNTY PROVIDED THAT THE PETITIONER CONTRIBUTE \$46,733.00 FOR FUTURE ROAD IMPROVEMENTS TO OLD SCAGGSVILLE ROAD. THE PROPOSED AMENDMENT OF THE DECISION AND ORDER OF PLANNING BOARD CASE NO. 285 REGARDING THE SKETCH PLAN OF WYNDEMERE SATISFIES ALL OF THE STANDARDS FOR APPROVAL OF A SKETCH PLAN PROVIDED IN 108.E.3. OF THE HOWARD COUNTY ZONING REGULATIONS.

**PLAN**  
 SCALE: 1" = 100'





**PLAN**  
SCALE: 1" = 50'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*James Bantz* 8/12/93  
PLANNING DIRECTOR DATE

**SCHEDULE A  
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	C	B A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	1010 LF	100 LF 202 LF
CREDIT FOR EXISTING VEGETATION	YES, 1310 LF	YES 1220 LF
CREDIT FOR WALL, FENCE, OR BERM	YES, 970 LF	NO
NUMBER OF PLANTS REQUIRED *		
SHADE TREES	82	0 15
EVERGREEN TREES	65	10 0
SHRUBS	0	0 0

**LANDSCAPING NOTES**

- PERIMETER LANDSCAPING SHALL BE PROVIDED BY THE EXISTING VEGETATION TO REMAIN.
- THE BUILDER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL INTERNAL LANDSCAPING TO BE SHOWN ON THE SITE DEVELOPMENT PLAN.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE STREET TREES AND THE PRESERVATION OF THE PERIMETER VEGETATION,  $\frac{1}{2}$  OWN PLANTING

**NOTE:**

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**SCHEDULE B  
PARKING LOT INTERNAL LANDSCAPING**

NUMBER OF PARKING SPACES	299
NUMBER OF TREES REQUIRED	30

**SCHEDULE C  
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

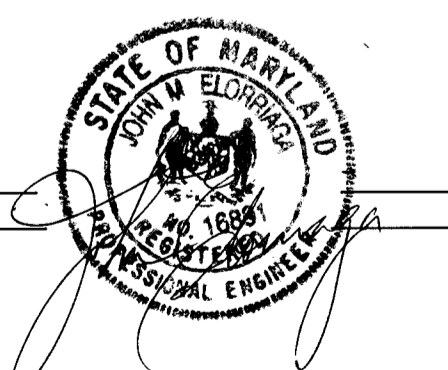
NUMBER OF DWELLING UNIT	125
NUMBER OF TREES REQUIRED (1: DU SFA; 1:3 DU APTS)	125

**SCHEDULE D  
STORMWATER MANAGEMENT AREA LANDSCAPING**

LINEAR FEET OF PERIMETER	1200
NUMBER OF TREES REQUIRED	
SHADE TREES	24
EVERGREEN TREES	30
CREDIT FOR EXISTING VEGETATION	YES, 27%
CREDIT FOR OTHER LANDSCAPING	NO

NO	DATE	REVISION

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OWNER/DEVELOPER:  J.J.M., INC. 5570 STERRETT PLACE, SUITE 205 COLUMBIA, MARYLAND 21044	PROJECT: <b>WYNDEMERE</b> SECTION 2 LOTS 119-252 PARCELS 1, 2, 3 LOCATION: TAX MAP 47 - PARCEL 1003 8th ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: <b>PRELIMINARY PLAN</b> PB-235 PB-283 5-80-42 WP-92-216 DATE: FEBRUARY 8, 1993 PROJECT NO. 0420 JULY 21, 1993 SCALE: 1" = 50' DRAWING 4 OF 4
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