

SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SITE DEVELOPMENT PLAN
5	SEDIMENT CONTROL PLAN
6	SEDIMENT CONTROL PLAN
7	SEDIMENT CONTROL PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN

SITE DEVELOPMENT PLAN

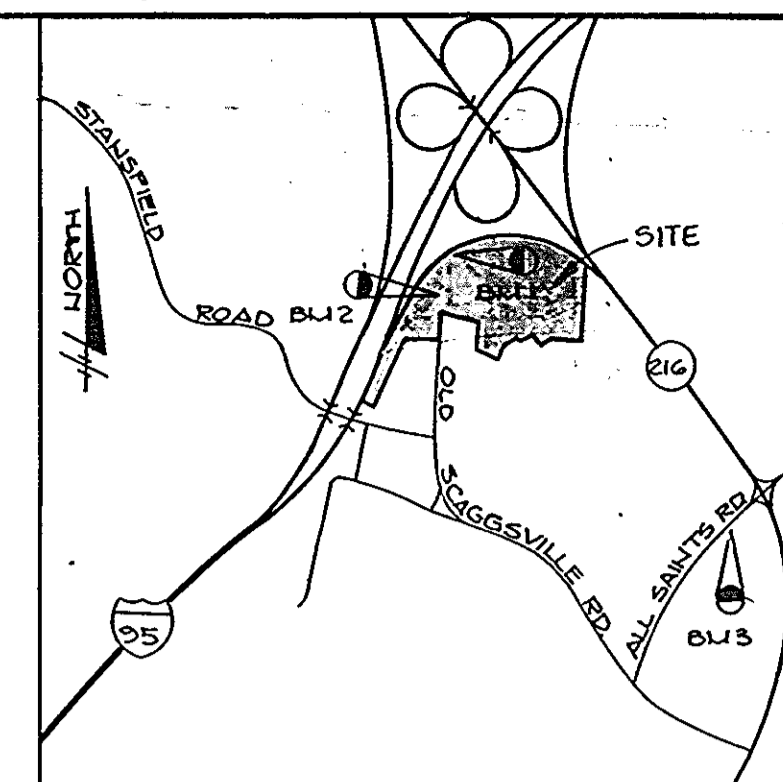
WYNDEMERE

SECTION ONE

LOTS 1 - 118

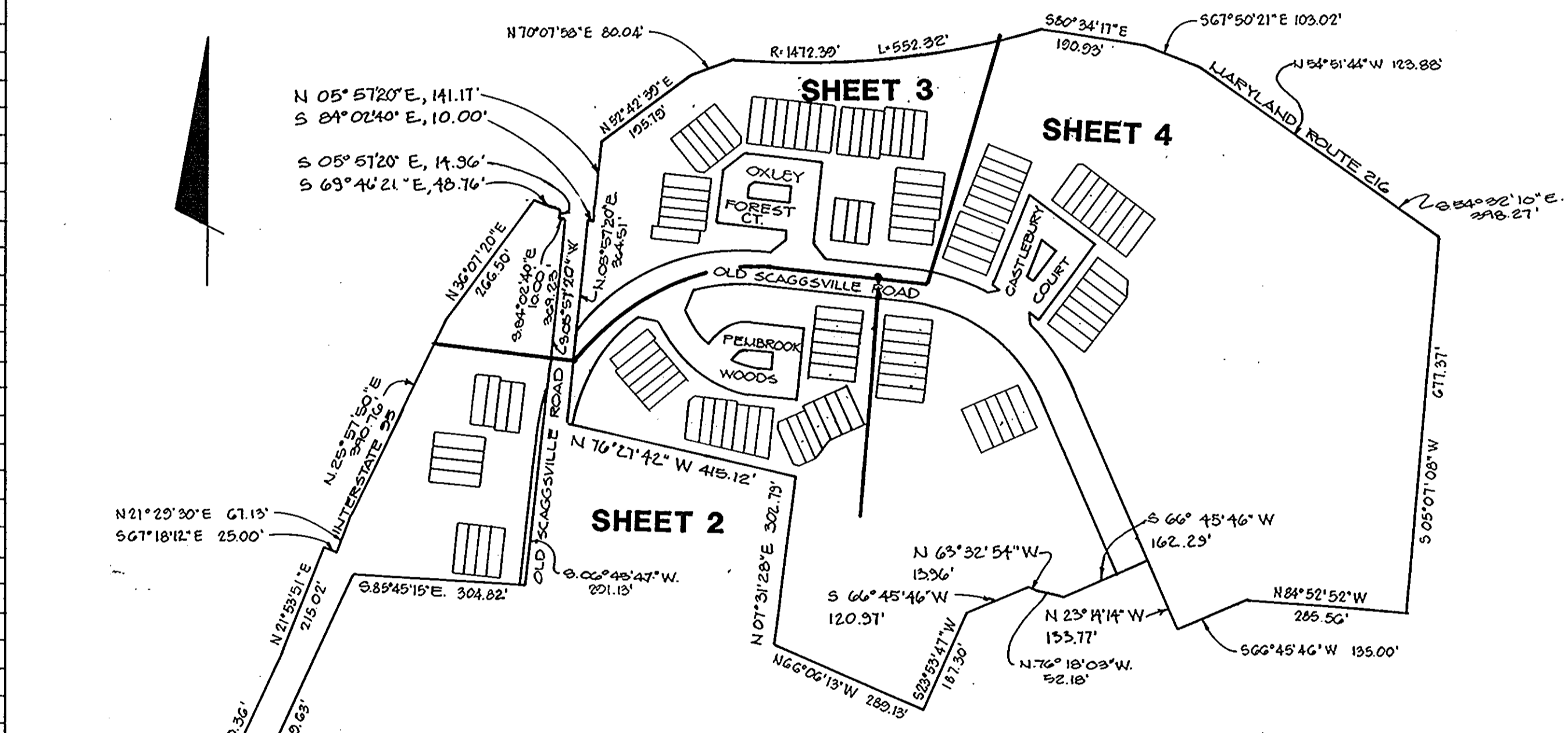
6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'

LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
1	9028 OLD SCAGGSVILLE RD	61	8830 CASTLEBURY COURT
2	9026 " "	62	8828 " "
3	9024 " "	63	8826 " "
4	9022 " "	64	8824 " "
5	9018 " "	65	8822 " "
6	9016 " "	66	8820 " "
7	9014 " "	67	8814 " "
8	9012 " "	68	8812 " "
9	9008 " "	69	8810 " "
10	9006 " "	70	8808 " "
11	9004 " "	71	8806 " "
12	9002 " "	72	8804 " "
13	OPEN SPACE	73	8802 " "
14	8901 OXLEY FOREST COURT	74	OPEN SPACE
15	8903 " "	75	" "
16	8905 " "	76	" "
17	8907 " "	77	" "
18	8909 " "	78	" "
19	8911 " "	79	8871 OLD SCAGGSVILLE ROAD
20	8915 " "	80	8813 " "
21	8917 " "	81	8815 " "
22	8919 " "	82	8817 " "
23	8921 " "	83	8819 " "
24	8923 " "	84	8823 " "
25	8927 " "	85	8825 " "
26	8929 " "	86	8827 " "
27	8931 " "	87	8829 " "
28	8933 " "	88	8831 " "
29	8935 " "	89	8833 " "
30	8937 " "	90	8835 " "
31	8939 " "	91	8901 PEMERBROOK WOODS
32	8938 " "	92	8903 " "
33	8936 " "	93	8905 " "
34	8934 " "	94	8907 " "
35	8932 " "	95	8909 " "
36	8930 " "	96	8911 " "
37	8928 " "	97	8915 " "
38	8926 " "	98	8917 " "
39	8924 " "	99	8919 " "
40	8922 " "	100	8921 " "
41	8918 " "	101	8923 " "
42	8916 " "	102	8925 " "
43	8914 " "	103	8927 " "
44	8912 " "	104	8928 " "
45	8910 " "	105	8926 " "
46	8906 " "	106	8924 " "
47	8904 " "	107	8922 " "
48	8902 " "	108	8920 " "
49	8801 CASTLEBURY COURT	109	8918 " "
50	8803 " "	110	8916 " "
51	8805 " "	111	8912 " "
52	8807 " "	112	8910 " "
53	8811 " "	113	8908 " "
54	8813 " "	114	8906 " "
55	8815 " "	115	8904 " "
56	8817 " "	116	8902 " "
57	8819 " "	117	OPEN SPACE
58	8821 " "	118	" "
59	8834 " "		
60	8832 " "		



PLAN
SCALE: 1"=200'

SUBDIVISION NAME		SECT./AREA		LOT/PARCEL #	
WYNDEMERE		1		LOTS 1-118	
PLAT # OR L/P BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.	
10070 - 10076	19	RSC	47	GTH	6069.03
WATER CODE		SEWER CODE			
E 19		7142500 & 7172000			

DESCRIPTION	REQUIREMENT
TOTAL AREA OF SITE	+/- 34.936 Ac
EXISTING ZONING	R-SC
PROPOSED USE	SINGLE FAMILY ATTACHED
NO. OF DWELLING UNITS PERMITTED	128
NO. OF DWELLING UNITS PROPOSED	110 (3.4 D.U./AC. DENSITY)
LOT COVERAGE PERMITTED	60%
LOT COVERAGE PROPOSED	
TYPE 'A' UNIT:	613.2 S.F. (MAX)/1530 S.F. (MIN) = 40%
TYPE 'B-E':	573.2 S.F. (MAX)/1530 S.F. (MIN) = 38%
AREA OF EXISTING STEEP SLOPES	+/- 0.20 Ac
AREA OF CREATED STEEP SLOPES	+/- 0.557 Ac
AREA OF FLOODPLAIN	+/- 2.02 Ac
NET AREA	+/- 32.159 Ac
OPEN SPACE:	
* REQUIRED (20%)	+/- 6.990 Ac
* PROVIDED (120%)	+/- 26.76 9 Ac
DRY GROUND RECREATION AREA	
* REQUIRED (50% OF REQUIRED OPEN SPACE)	+/- 3.495 Ac
* PROVIDED (243%)	+/- 17.00 4 AC
PARKING SPACES	
* REQUIRED (110 UNITS/2 SPACES)	220 Sp.
* PROVIDED	252 Sp.

WATER & SEWER CHART

LOT #	INVERT AT PL	LOT #	INVERT AT PL	LOT #	INVERT AT PL
1	300.58	41	311.02	81	280.64
2	300.62	42	309.75	82	280.68
3	300.78	43	309.43	83	280.82
4	301.14	44	308.15	84	280.63
5	304.90	45	307.78	85	291.07
6	304.94	46	314.34	86	291.39
7	305.30	47	314.45	87	292.35
8	305.35	48	314.77	88	292.67
9	305.81	49	285.12	89	293.63
10	305.57	50	285.17	90	293.95
11	305.78	51	285.34	91	294.24
12	305.92	52	285.38	92	293.92
13	OPEN SPACE	53	285.64	93	292.96
14	317.86	54	285.69	94	292.64
15	317.63	55	286.17	95	291.68
16	317.48	56	286.22	96	291.36
17	317.43	57	286.28	97	286.20
18	317.27	58	286.04	98	286.50
19	317.22	59	285.74	99	287.40
20	317.35	60	286.63	100	287.70
21	317.25	61	285.86	101	288.27
22	317.20	62	285.60	102	288.47
23	317.04	63	284.87	103	289.55
24	316.90	64	284.86	104	293.11
25	316.74	65	284.58	105	293.54
26	316.27	66	284.59	106	295.03
27	315.89	67	284.54	107	295.46
28	315.78	68	284.49	108	297.00
29	315.39	69	284.49	109	297.38
30	315.26	70	284.43	110	298.82
31	314.95	71	284.39	111	305.89
32	314.71	72	284.34	112	307.25
33	314.58	73	284.58	113	307.93
34	314.20	74	OPEN SPACE	114	309.97
35	314.08	75	"	115	310.65
36	311.80	76	"	116	311.86
37	311.92	77	"	117	OPEN SPACE
38	311.97	78	"	118	OPEN SPACE
39	312.02	79	280.43		
40	311.43	80	280.47		

GENERAL NOTES

- Residences will be required to use the modified on grouping collection points for refuse collection.
- The wetlands buffer indicated does not affect initial construction of a residential unit on a lot. It does prohibit subsequent clearing, grading or construction in the buffer area.
- Maintenance of residences, landscaping & utilities is permitted.
- Vegetative analysis was completed by Riemer Muegge & Associates, Inc.
- For bearing & distance of non-tidal wetlands locations, see Wyndemere record plat P-90-41.
- The Wyndemere Homeowners Association will maintain all timber retaining walls.
- A noise line indicated on this plan is for informational purposes only, since the preliminary plan P-89-13, was approved prior to the effective date of the noise mitigation regulations of February 3, 1989.
- All sidewalks on this plan will be constructed as approved on P-90-41 road construction plans.
- Stormwater management facility #1 is a detention pond. Stormwater management facility #2 is an extended detention pond. These are per P-90-41.
- The developer and/or owner accept full responsibility for any noise mitigation measures now and in the future, and shall observe the 50' from any responsibility therefor.

BENCH MARKS

BM #1 - RR SPIKE SET IN 864E POLE # 469961 WEST SIDE OF OLD SCAGGSVILLE ROAD & FENCE FOR RT. 05 ELEV. 322.08'

BM #2 - RR SPIKE SET IN 861E POLE # 375252 WEST SIDE OF OLD SCAGGSVILLE ROAD 50' E SOUTH OF GUARD RAIL ELEV. 320.87'

BM #3 - RR SPIKE SET IN POLE # 418 AT INTERSECTION OF ALL SAINTS ROAD AND LYON AVE. IN SOUTH WEST CORNER. ELEV. 222.27'

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

[Signature] 9/24/91
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 10/11/91
DIRECTOR DATE

[Signature] 10/11/91
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 9/20/91
DIRECTOR DATE

[Signature] 9/19/91
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER: Security Development Corp.
8450 Baltimore Nat'l Pike
PO Box 417
Ellicott City, MD 21043

BUILDER: The Ryland Group, Inc.
7130 Minstrel Way-Suite 215
Columbia, Maryland 21045

PROJECT: **WYNDEMERE**

AREA: TAX MAP 47
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **LOTS 1-118
TITLE SHEET**

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045
301-997-8900 • FAX: 301-997-9282

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 12-12-90

DESIGNED BY: LJA, LCS

DRAWN BY: JAB

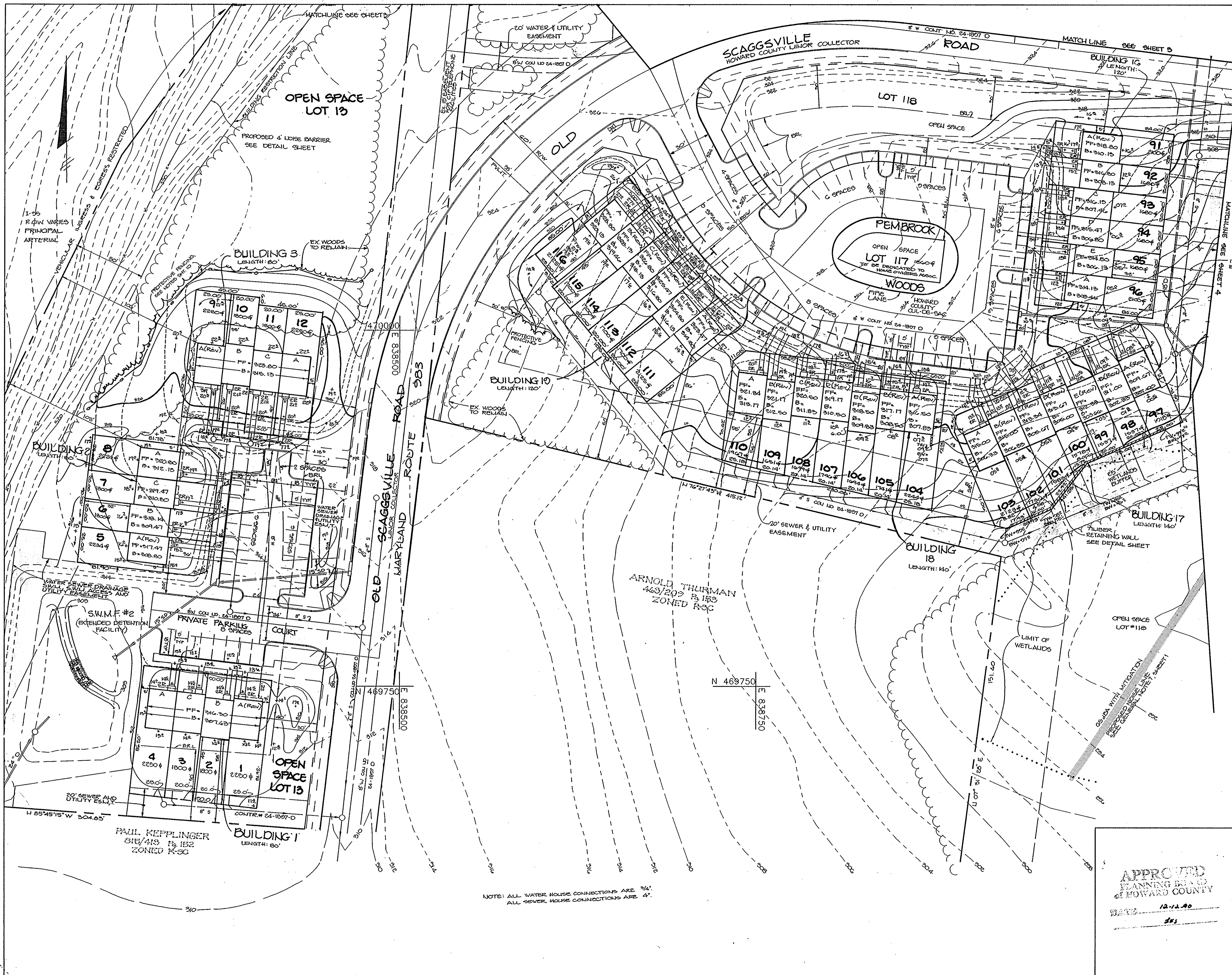
PROJECT NO: 48009

DATE: AUG. 25, 1991

SCALE: AS SHOWN

DRAWING NO. 1 OF 10

ARTHUR E. MUEGGE #8101



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

John Boyle 9/24/91
 COUNTY HEALTH OFFICER DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Janice A. Hargrett 11/11/91
 DIRECTOR DATE
Anna Helms 10/11/91
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

James P. ... 9/20/91
 DIRECTOR DATE
... 9/18/91
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION
5-5-93	1	REVISED HOUSES FOR LOTS 97, 100, 101, 102 & 103

OWNER: Security Development Corp. 8450 Baltimore Nat'l Pike PO Box 417 Ellicott City, MD 21043
 BUILDER: The Ryland Group, Inc. 7130 Hinstrel Way-Suite 215 Columbia, Maryland 21045

PROJECT WYNDEMERE

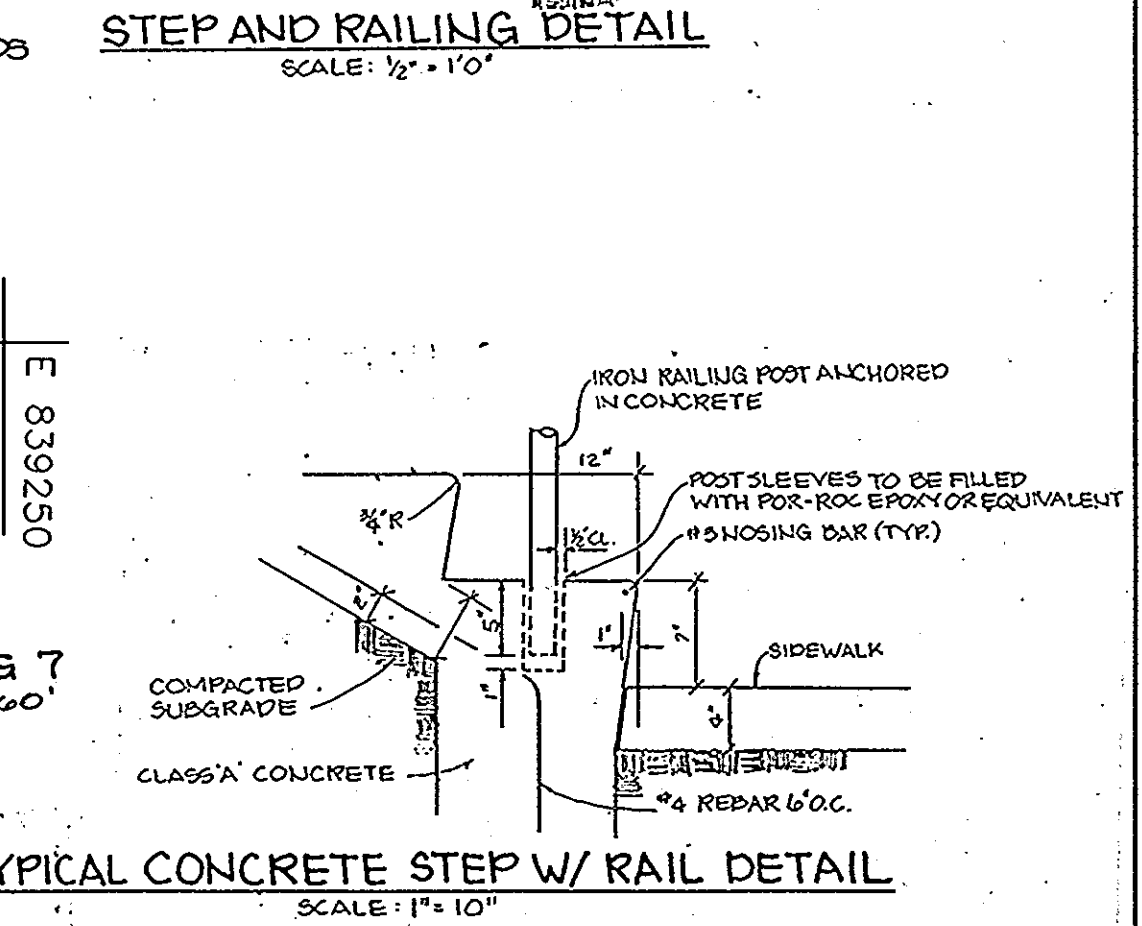
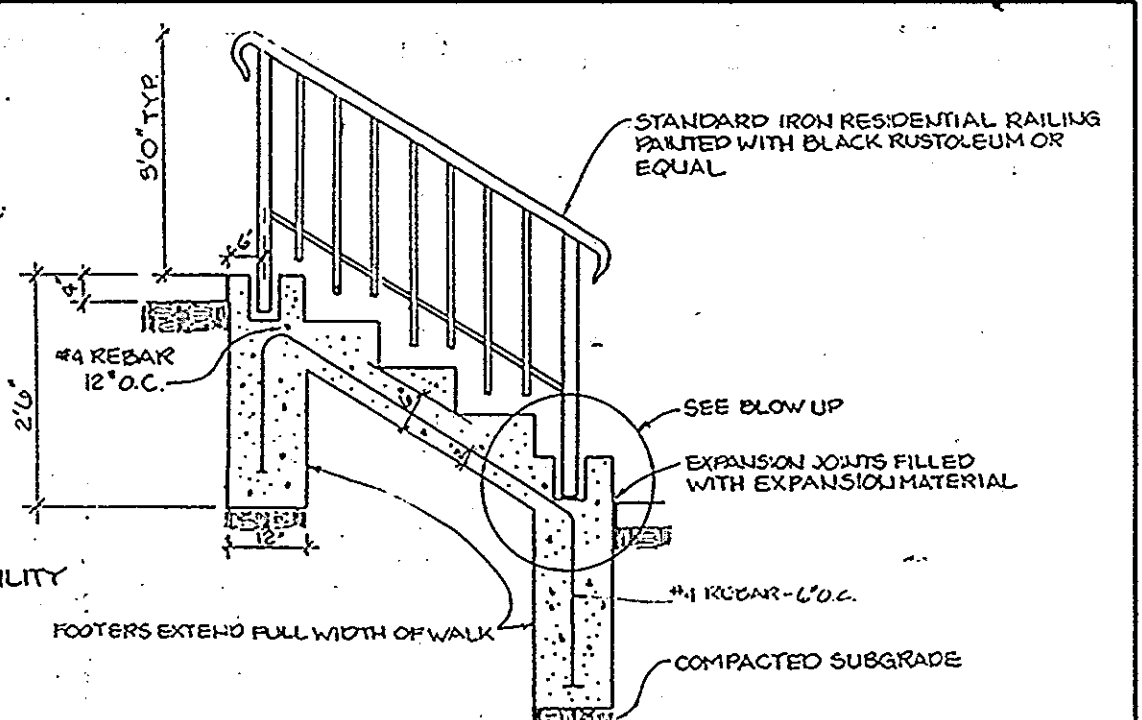
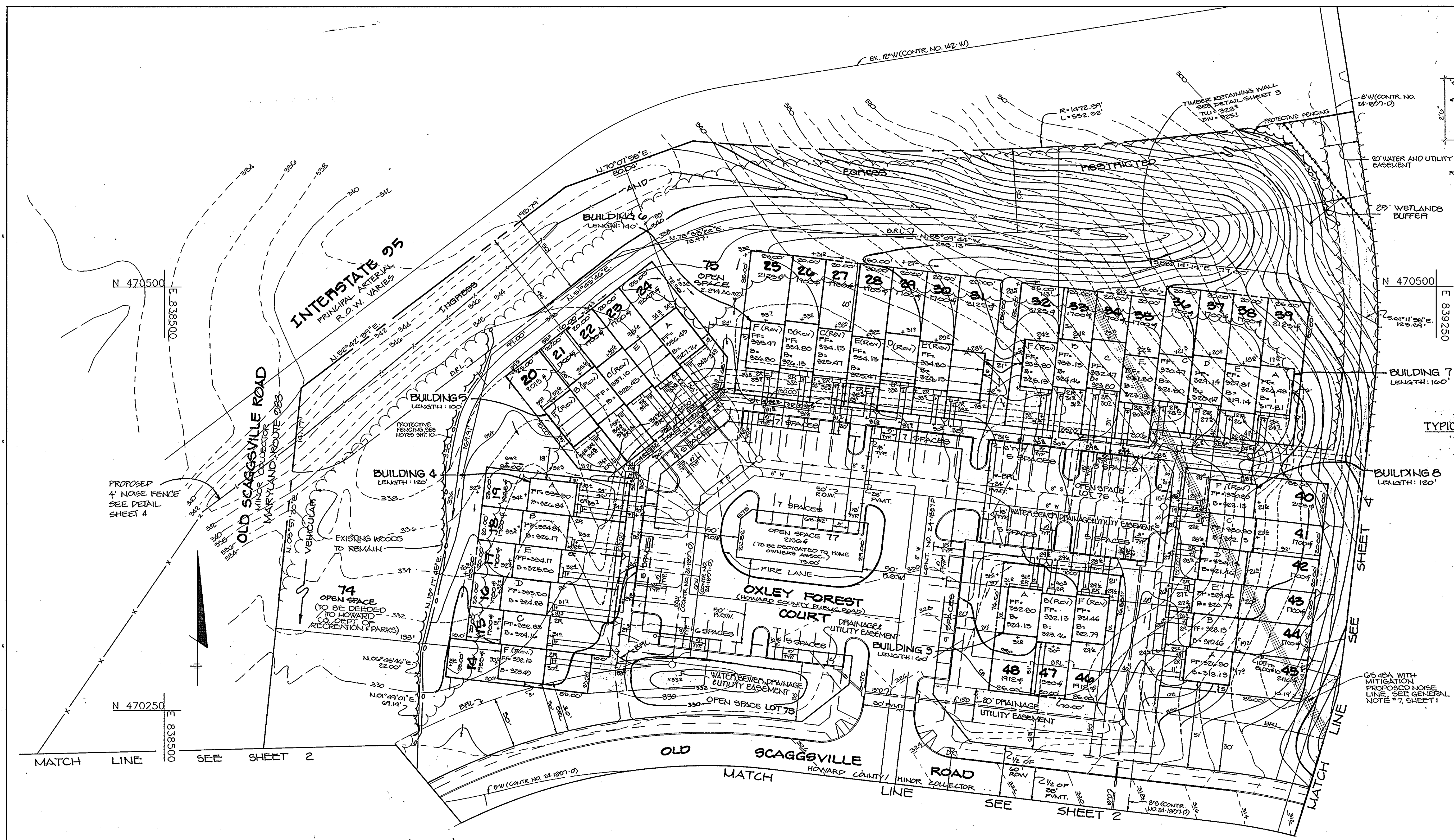
AREA TAX MAP 47 PARCEL 1003
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE SITE DEVELOPMENT PLAN
 LOTS 1-12 & 91-116

RIEMER, MUEGGE & ASSOCIATES, INC.
 A Land Planning, Engineering and Consulting Firm
 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045
 301-997-8900 • FAX: 301-997-9282

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE 9/26/91
 DESIGNED BY: L.J.G.
 DRAWN BY: L.J.G.
 PROJECT NO: 48009
 DATE: AUG. 25, 1991
 SCALE: 1" = 20'
 DRAWING NO. 2 OF 10

NOTE: ALL WATER HOUSE CONNECTIONS ARE 3/4".
 ALL SEWER HOUSE CONNECTIONS ARE 4".



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

John W. Borden 9.24.91
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John J. Langley 10/1/91
DIRECTOR DATE

Emma Hulsemath 10/1/91
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

James J. ... 9/20/91
DIRECTOR DATE

... 9-19-91
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION
7-13-93	2	REV. HOUSE TYPES FOR LOTS 14-18, 20-21, 23-24
9-9-93	1	REVISED HOUSES FOR LOTS 14, 16, 20, 22, 23, 24, 26, 27, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45

OWNER: Security Development Corp. 8450 Baltimore Nat'l Pike, PO Box 417, Ellicott City, MD 21043

BUILDER: The Ryland Group, Inc. 7130 Minstrel Way-Suite 215, Columbia, Maryland 21045

PROJECT: WYNDEMERE
LOTS 14-49

AREA: TAX MAP 47 PARCEL 1003
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
LOTS 14-49

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045
301-997-8900 • FAX: 301-997-9282

DATE: 8-26-91

DESIGNED BY: LUG

DRAWN BY: LUG

PROJECT NO.: 48009

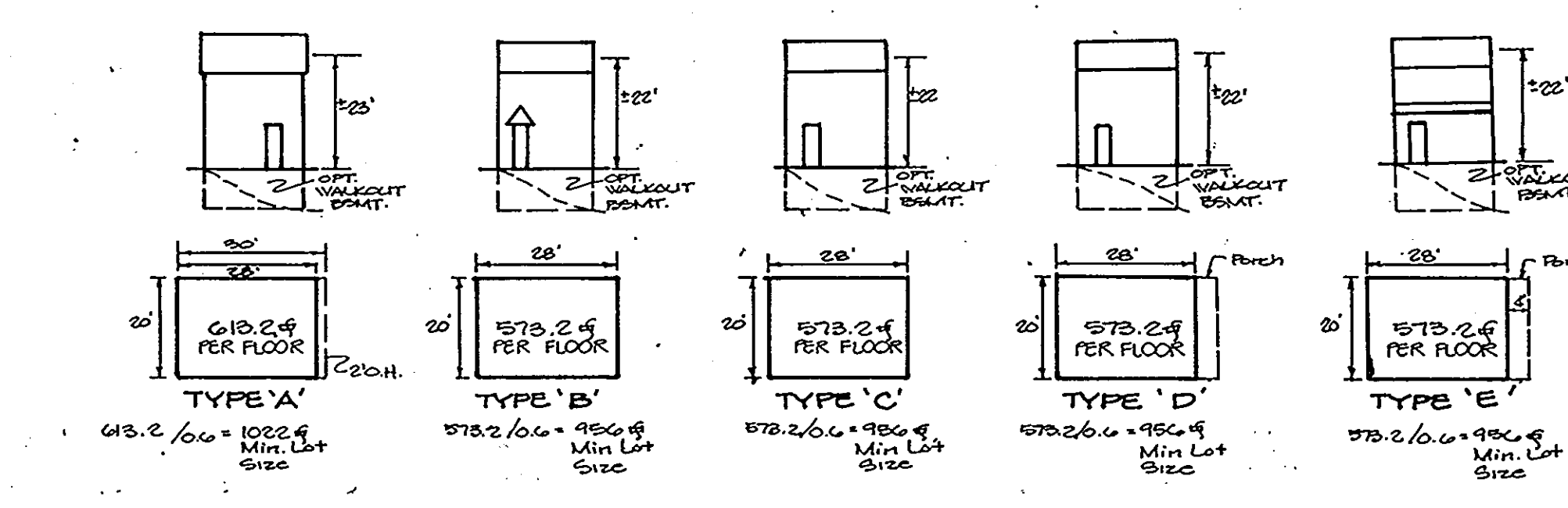
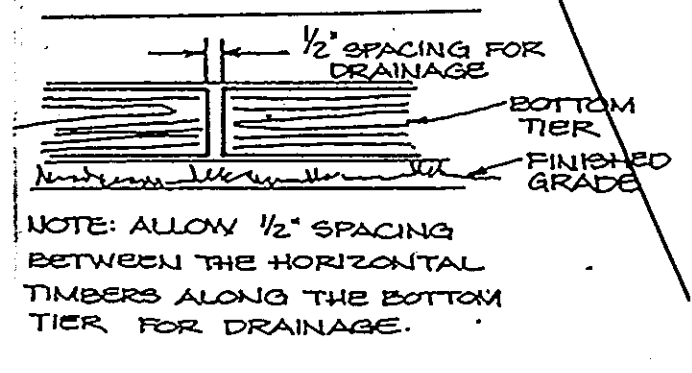
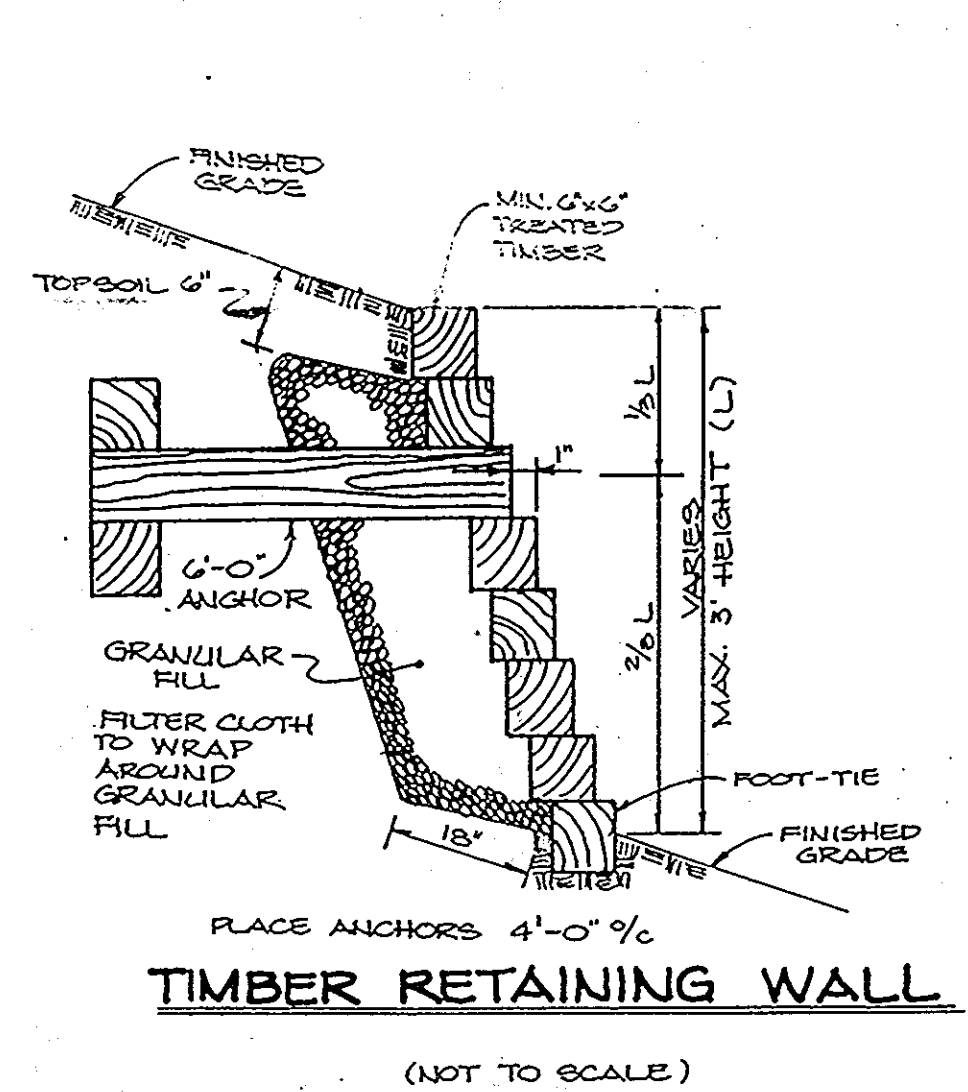
DATE: AUG. 25, 1991

SCALE: 1" = 30'

DRAWING NO.: 3 OF 10

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

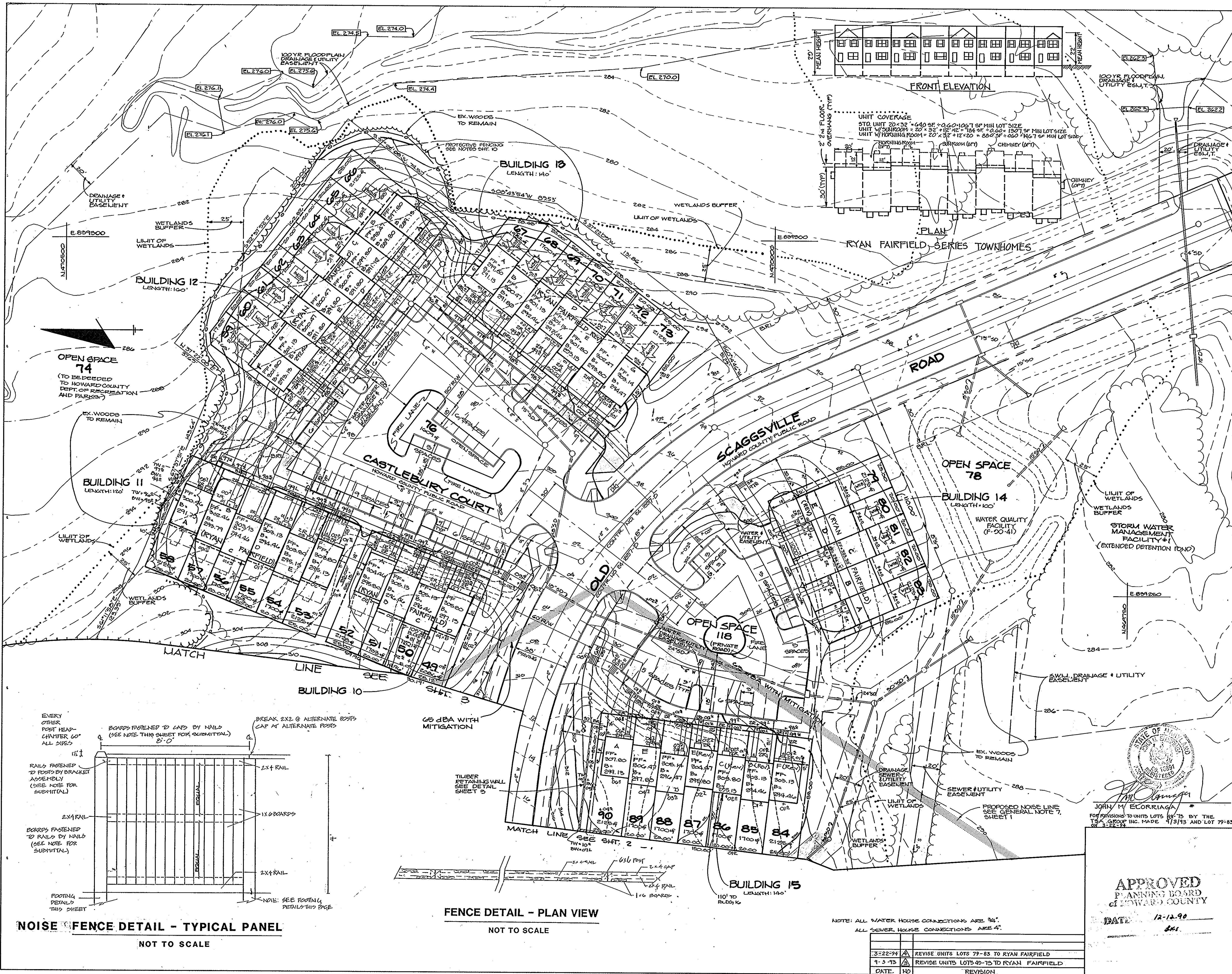
DATE: 12.12.90



NOTE: ALL WATER HOUSE CONNECTIONS ARE 3/4\"/>

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4\"/>

NOTE: ALL UNITS HAVE 0.30\"/>



NOTES - BOARD ON BOARD FENCE

- SEE SITE DEVELOPMENT PLAN (SHEETS 2 & 3) FOR FENCE LOCATIONS
- ALL WOOD SELECT (GRADE 2 OR BETTER) 3 YELLOW PINE (KILN DRIED) PRESERVE TREATED W/PRESERVATIVE-TYPE, QUANTITY & QUALITY TO CONFORM TO REL MIN. STANDARDS OF AMERICAN WOOD PRESERVERS INST.
- ALL WOOD SURFACES TO RECEIVE PARK BROWN WOOD STAIN APPROVED BY OWNER FROM LOCAL SUBMITTAL
- ALL METAL FASTENERS CONNECTORS, NAILS, ETC. TO BE HOT DIPPED GALVANIZED ZINC COATING.
- CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL - ALL WOOD PRESERVATIVES, STAINS, & FASTENERS TO BE USED.

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

Joey W. Boyd 9/24/91
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David S. Taylor 11/1/91
DIRECTOR DATE

Anna Holmquist 10/9/91
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

James M. Shaw 9/20/91
DIRECTOR DATE

John M. Elcorriaga 9/20/91
CHIEF, BUREAU OF ENGINEERING DATE

7-15-93	2	REV. WOOD TYPES FOR LOTS 49-51, 53-57, 59-61, 63-65
5-5-93	1	REVISED RECORDS FOR LOTS 50, 51, 55, 58, 61, 64, 68, 69
DATE	NO.	REVISION

OWNER: Security Development Corp.
8450 Baltimore Nat'l Plke
90 Box 417
Billicott City, MD 21043

BUILDER: The Ryland Group, Inc.
7130 Minstrel Way-Suite 215
Columbia, Maryland 21045

PROJECT: WYNDEMERE

AREA: TAX MAP 47 PARCEL 1003
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
LOTS 49-73 & 79-80

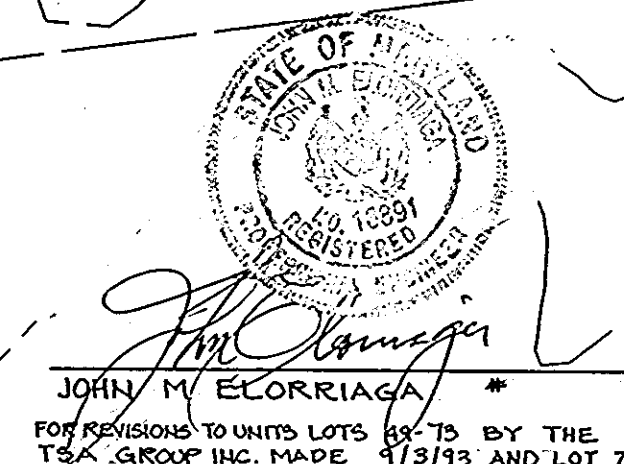
RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
8818 Centre Park Drive - Suite 200 - Columbia, Maryland 21045
301-997-8900 • FAX: 301-997-9282

DATE: 8-26-91
DESIGNED BY: LJG
DRAWN BY: LJG

PROJECT NO: 48009
DATE: AUG. 25, 1991
SCALE: 1" = 30'

DRAWING NO. 4 OF 10

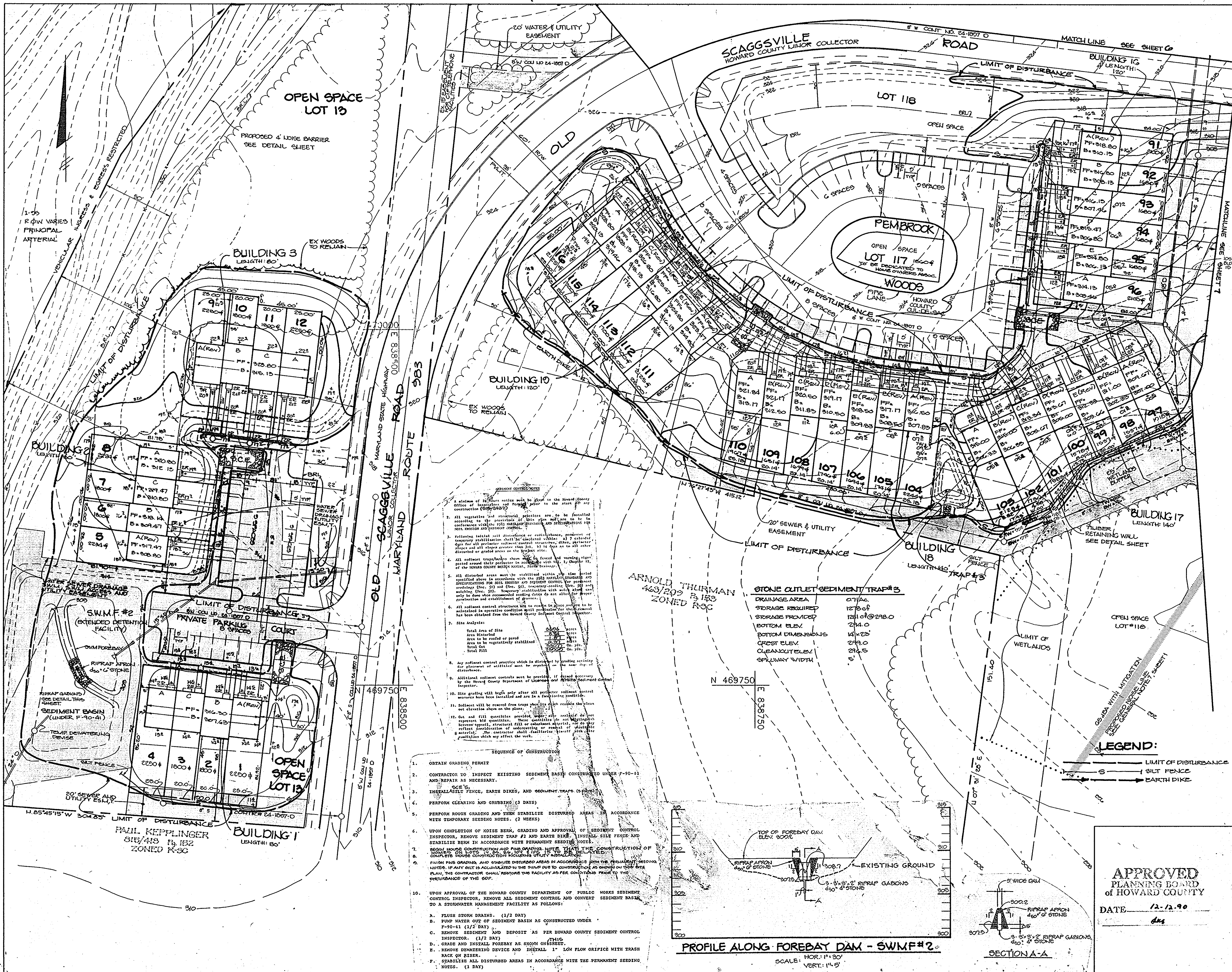
SDP-01-98



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 12-12-90

NOTE: ALL WATER HOUSE CONNECTIONS ARE 3/4"
ALL SEWER HOUSE CONNECTIONS ARE 4"

3-22-94	A	REVISE UNITS LOTS 77-83 TO RYAN FAIRFIELD
9-3-93	A	REVISE UNITS LOTS 49-75 TO RYAN FAIRFIELD
DATE	NO.	REVISION



1. A minimum of 24-hour notice will be given to the Howard County Office of Inspection and Enforcement prior to the start of construction (8/26/91).

2. All vegetation and structures to be removed are to be removed in accordance with the site plan and are to be removed in accordance with the Howard County Department of Planning and Zoning's requirements for site plan approval.

3. Following initial soil disturbance or earthmoving, permanent or temporary stabilization shall be provided within 72 hours of the start of earthmoving. This shall include seeding, mulching, and all slope greater than 2:1 shall be stabilized with approved erosion control measures.

4. All sediment traps/basins shall be fenced and warning signs posted around their perimeter in accordance with the requirements of the Howard County Department of Planning and Zoning.

5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 National Stormwater Management Practices for Soil Protection and Sediment Control for residential developments (Dec. 59) and Dec. 511, temporary seeding, Dec. 59 and mulching, Dec. 59). Temporary stabilization with water alone can only be done when recommended seeding rates do not allow for permanent stabilization and establishment of grass.

6. All sediment control structures are to remain in place until the project has been approved for final occupancy. If the Howard County Department of Planning and Zoning has been obtained from the Howard County Department of Planning and Zoning.

7. Site Analysis:

Total Area of Site	20.00 Acres
Area Disturbed	12.00 Acres
Area to be seeded or mulched	12.00 Acres
Area to be vegetatively stabilized	12.00 Acres
Total Soil	20.00 Acres
Total Fill	0.00 Acres

8. Any sediment control practice which is designed to reduce sediment or other pollutants from a site shall not be installed until the site has been approved for final occupancy by the Howard County Department of Planning and Zoning.

9. Additional sediment controls must be provided, if deemed necessary by the Howard County Department of Planning and Zoning.

10. Site grading will begin only after all permanent sediment control measures have been installed and are in a functioning condition.

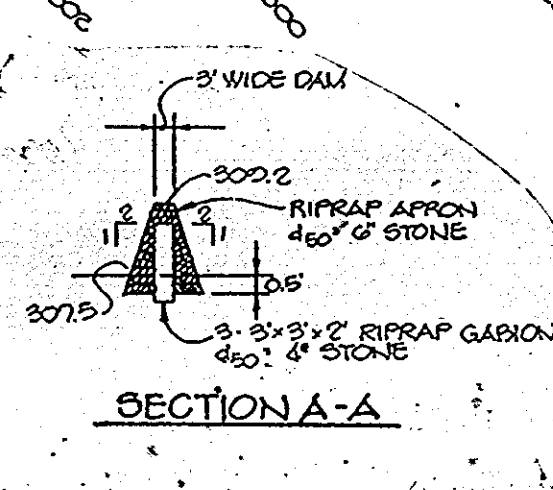
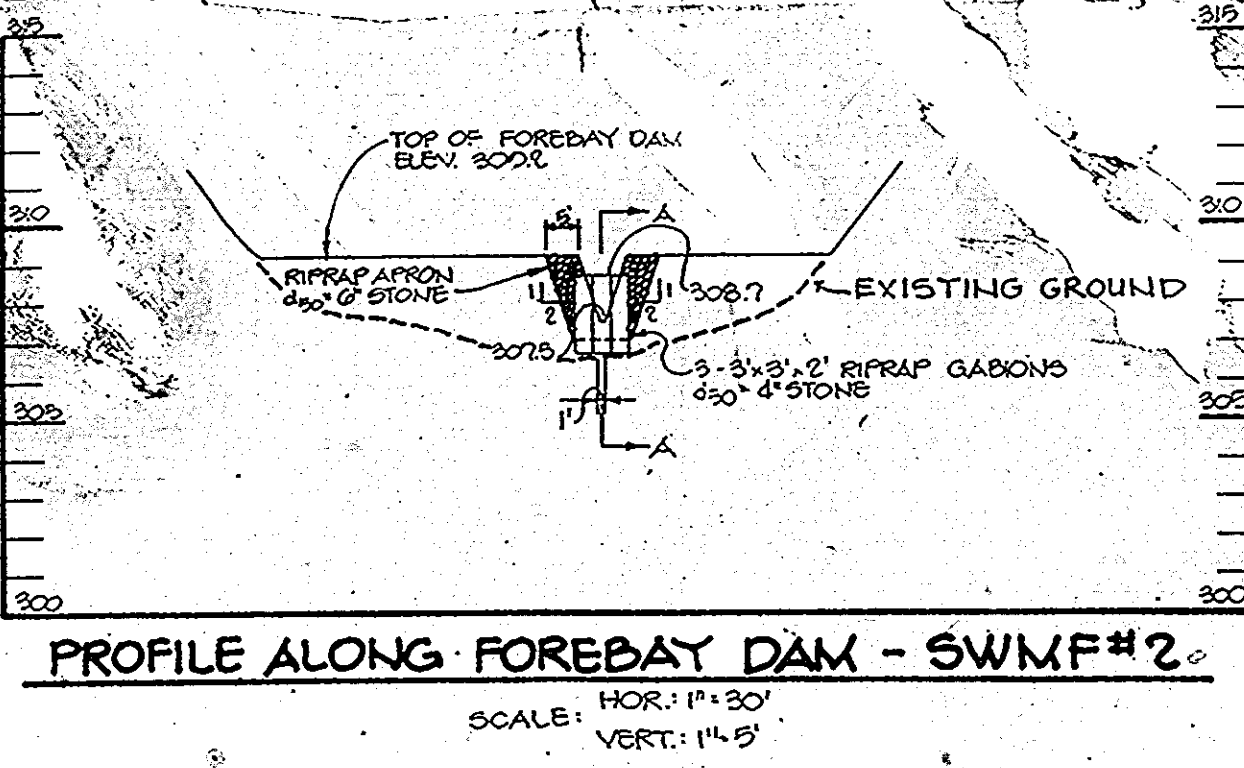
11. Sediment will be removed from traps/basins when reaches the clean out elevation shown on the plan.

12. One and fill quantities provided for site analysis do not represent fill quantities. These quantities do not distinguish between riprap, structural fill or subsoil material, nor do they reflect consideration of undercutting or removal of unstable material. The contractor shall stabilize against site site conditions which may affect the work.

- SEQUENCE OF CONSTRUCTION
- OBTAIN GRADING PERMIT
 - CONTRACTOR TO INSPECT EXISTING SEDIMENT BASIN CONSTRUCTED UNDER 7-90-31 AND REPAIR AS NECESSARY.
 - INSTALL SILT FENCE, EARTH DIKES, AND SEDIMENT TRAPS (2 WEEKS)
 - PERFORM CLEARING AND GRUBBING (3 DAYS)
 - PERFORM ROUGH GRADING AND THEN STABILIZE DISTURBED AREAS IN ACCORDANCE WITH TEMPORARY SEEDING NOTES. (2 WEEKS)
 - UPON COMPLETION OF NOISE BERM, GRADING AND APPROVAL OF SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT TRAP #1 AND EARTH DIKE. INSTALL SILT FENCE AND STABILIZE BERM IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
 - BEFORE HOUSE CONSTRUCTION AND PERMANENT SEEDING NOTES, THE CONSTRUCTION OF SEDIMENT TRAP #2 SHALL BE COMPLETED AND APPROVED BY THE SEDIMENT CONTROL INSPECTOR.
 - FINISH FLOOR GRADING AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES. IF ANY DIRT IS ACCUMULATED BY THE SOIL DUE TO CONSTRUCTION AS SHOWN ON THE SITE PLAN, THE CONTRACTOR SHALL REMOVE THE FACILITY AND REPAIR CONDITIONS PRIOR TO THE RESUMPTION OF THE WORK.
 - UPON APPROVAL OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL AND CONVERT SEDIMENT BASIN TO A STORMWATER MANAGEMENT FACILITY AS FOLLOWS:
 - FLUSH STORM DRAINS. (1/2 DAY)
 - PUMP WATER OUT OF SEDIMENT BASIN AS CONSTRUCTED UNDER 7-90-31 (1/2 DAY)
 - REMOVE SEDIMENT AND DEPOSIT AS PER HOWARD COUNTY SEDIMENT CONTROL INSPECTOR. (1/2 DAY)
 - GRADE AND INSTALL FOREBAY AS SHOWN ON PLAN.
 - REMOVE DENATURING DEVICE AND INSTALL 1" 1/8" FLOW ORIFICE WITH TRASH RACK OR RISER.
 - STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES. (3 DAYS)

STONE OUTLET SEDIMENT TRAP #3

DRAINAGE AREA	0.71 ac.
STORAGE REQUIRED	12.00 cu yd
STORAGE PROVIDED	12.00 cu yd @ 2.00
BOTTOM ELEV.	224.0
BOTTOM DIMENSIONS	14' x 23'
CREST ELEV.	229.0
CLEANOUT ELEV.	226.5
SPILLWAY WIDTH	5'



APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 12-12-90

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 THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

William M. J. Smith, Jr. 8/26/91
DEVELOPER DATE
The Ryland Group, Inc.

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 8/26/91
ENGINEER DATE

REVIEWED FOR HOWARD S.C.D.

AND ITS TECHNICAL REQUIREMENTS

John A. H. ... 9/12/91
S. SOIL CONSERVATION SERVICE DATE

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

Arthur E. Muegge 9/12/91
HOWARD S.C.D. DATE

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

John A. H. ... 9-24-91
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Frank S. ... 10-1-91
DIRECTOR DATE

Elmira H. ... 10/11/91
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

James J. ... 9/20/91
DIRECTOR DATE

James J. ... 9/20/91
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER: Security Development Corp. 8450 Baltimore Nat'l Pike, 20 Box 437, Elkridge City, MD 21043

BUILDER: The Ryland Group, Inc. 7130 Minstrel Way, Suite 215, Columbia, Maryland 21045

PROJECT: WYNDEMERE

AREA: TAX MAP 47 PARCEL 1003
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT CONTROL PLAN
LOTS 1-12 & 91-116

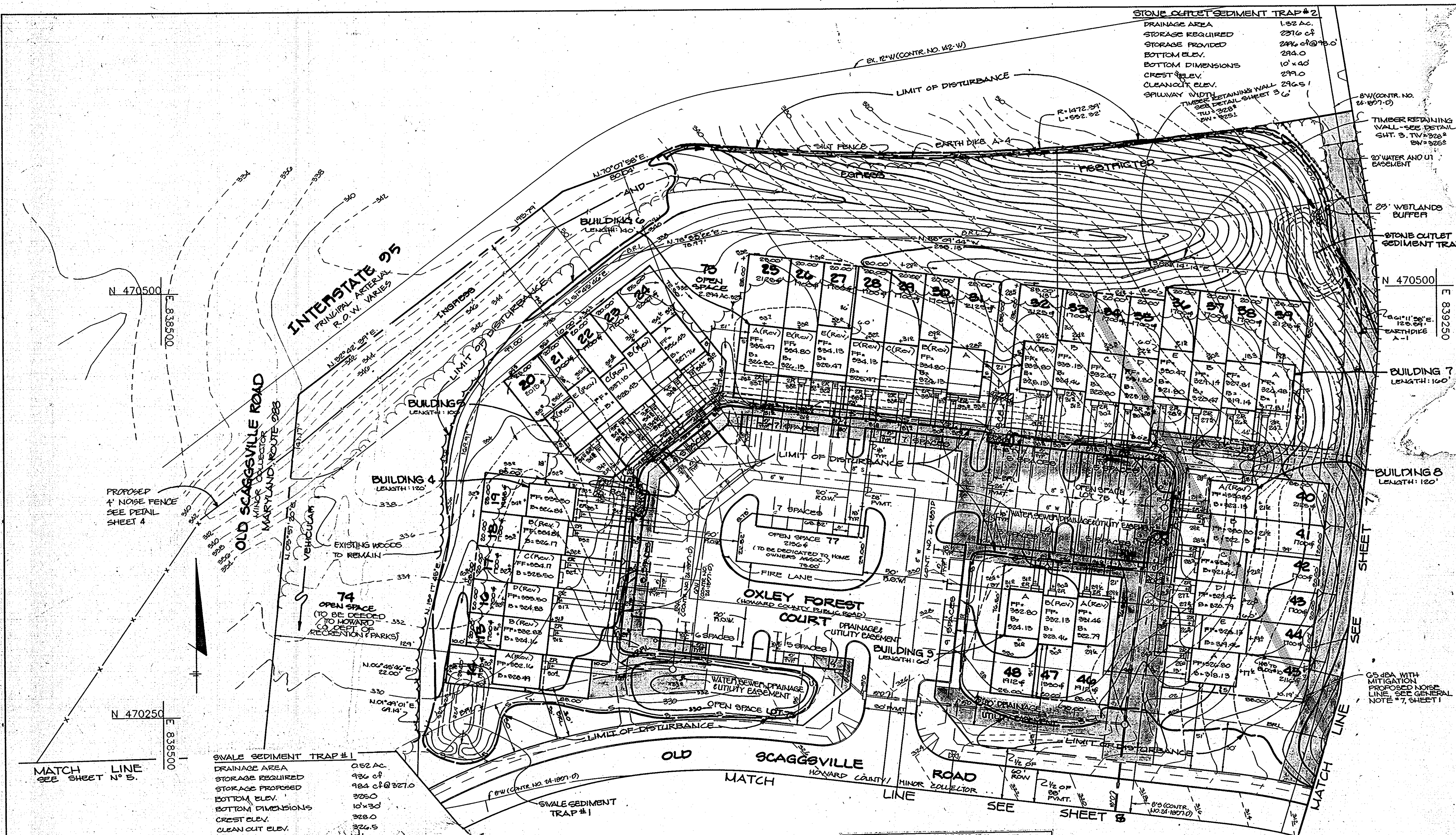
RIEMER MUEGGE & ASSOCIATES, INC.

A Land Planning, Engineering and Consulting Firm
8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045
301-997-8900 • FAX: 301-997-9282

DATE: 8/26/91

DESIGNED BY: LUG
DRAWN BY: LUG
PROJECT NO: 48009
DATE: AUG. 25, 1991
SCALE: 1" = 20'
DRAWING NO. 5 OF 10

ARTHUR E. MUEGGE 8707



STONE OUTLET SEDIMENT TRAP #2

DRAINAGE AREA	1.32 AC.
STORAGE REQUIRED	2316 cu ft
STORAGE PROVIDED	2946 cu ft @ 75.0'
BOTTOM ELEV.	294.0
BOTTOM DIMENSIONS	10' x 40'
CREST ELEV.	294.0
CLEANOUT ELEV.	294.5
SPILLWAY WIDTH	294.5

SWALE SEDIMENT TRAP #1

DRAINAGE AREA	0.62 AC.
STORAGE REQUIRED	926 cu ft
STORAGE PROVIDED	1824 cu ft @ 271.0'
BOTTOM ELEV.	326.0
BOTTOM DIMENSIONS	10' x 30'
CREST ELEV.	328.0
CLEANOUT ELEV.	324.5

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 THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

Maurice M. Simpson, Jr. 8/26/91
DEVELOPER

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 8-26-91
ENGINEER

REVIEWED FOR **HOWARD** S.C.D.
AND MEETS TECHNICAL REQUIREMENTS

James M. T. Selin 9/12/91
S.S. SOIL CONSERVATION SERVICE

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

John P. Selin 9/12/91
HOWARD S.C.D.

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

Joseph Boyde 9-24-91
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph S. D. Angel 10/11/91
DIRECTOR

Anna M. Himmelfarb 10/11/91
CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT.

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

James P. Selin 9/20/91
DIRECTOR

James P. Selin 9-20-91
CHIEF, BUREAU OF ENGINEERING

DATE	NO.	REVISION

OWNER: Security Development Corp. 8450 Baltimore Nat'l Pike, P.O. Box 417, Bellicose City, MD 21043

BUILDER: The Ryland Group, Inc. 7130 Minnetonka Way-Suite 215 Columbia, Maryland 21045

PROJECT: **WYNDEMERE**
LOTS 14-40

AREA: TAX MAP 47 PARCEL 1003
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **SEDIMENT CONTROL PLAN**
LOTS 14-40

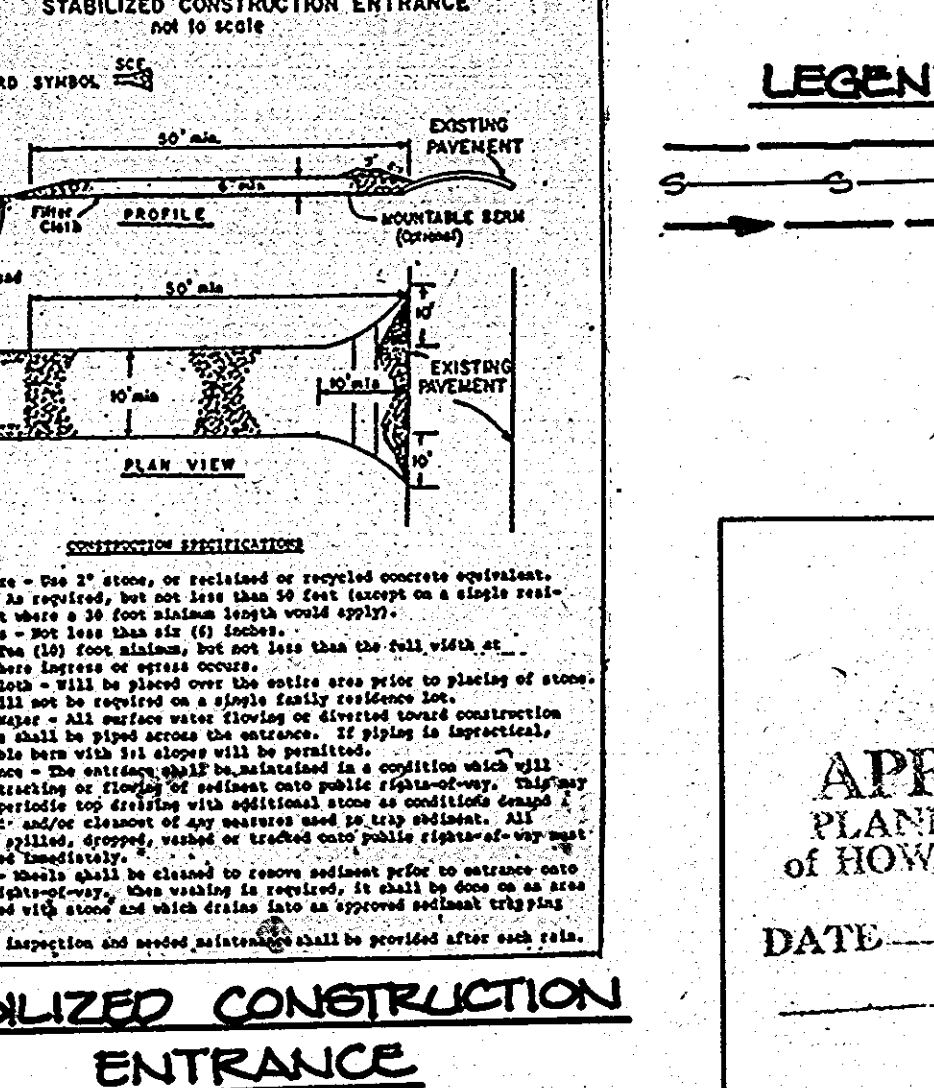
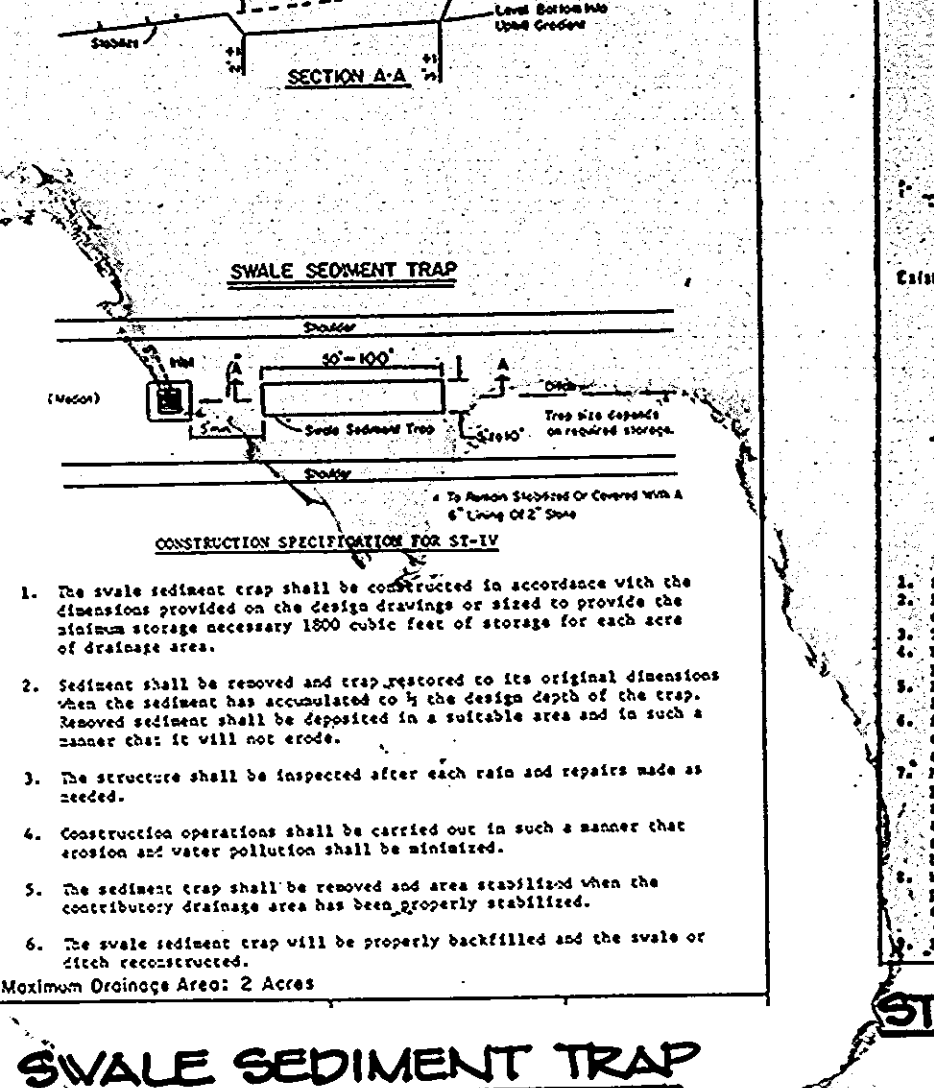
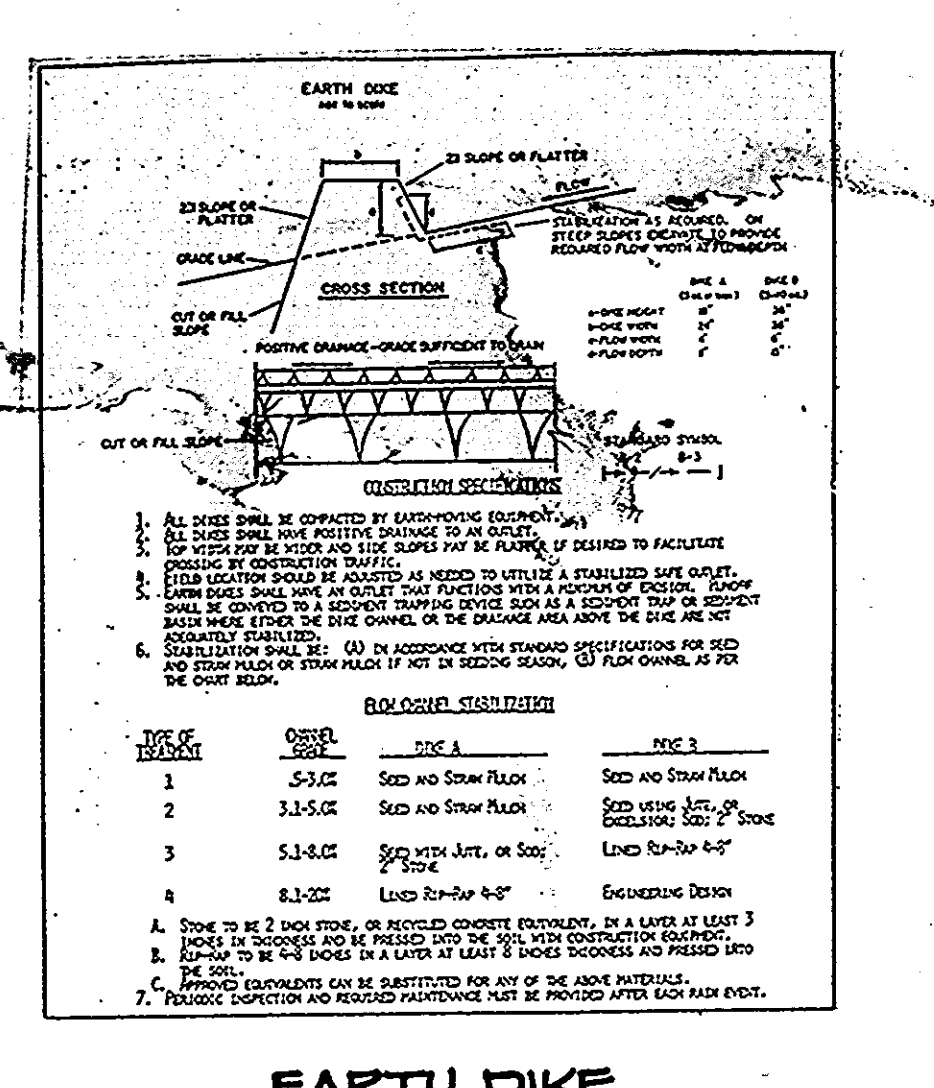
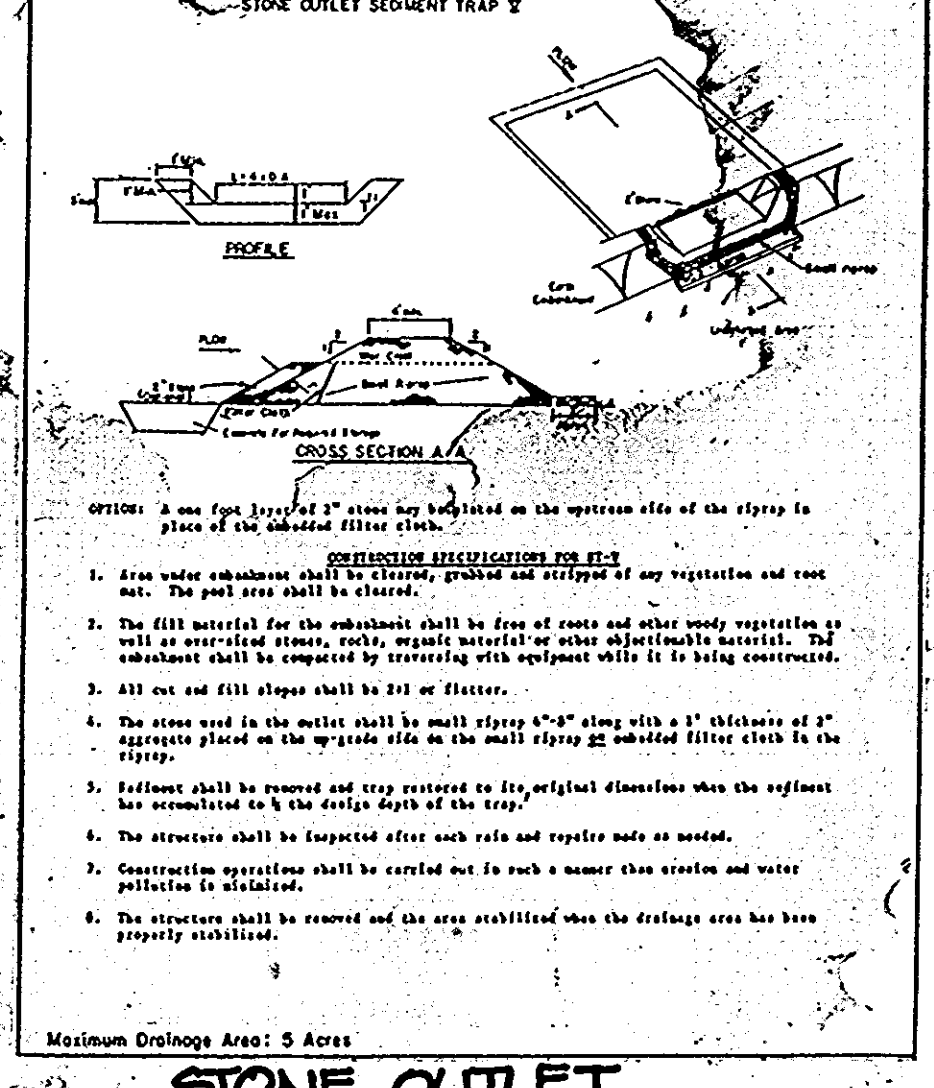
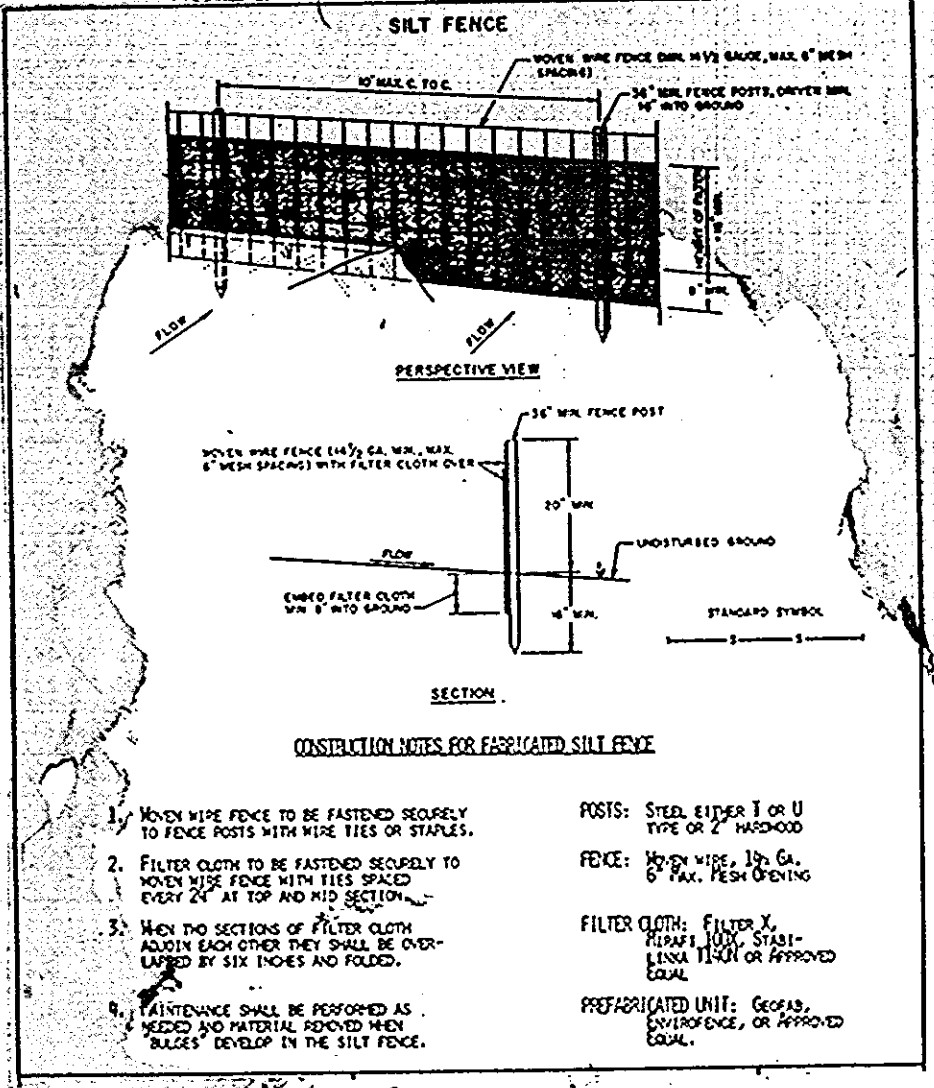
RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045
301-997-8900 • FAX: 301-997-9282

DATE: 8-26-91

DESIGNED BY: **LJG**

DRAWN BY: **LJG**

PROJECT NO.: 48009
DATE: AUG. 25, 1991
SCALE: 1" = 20'
DRAWING NO. 6 OF 10

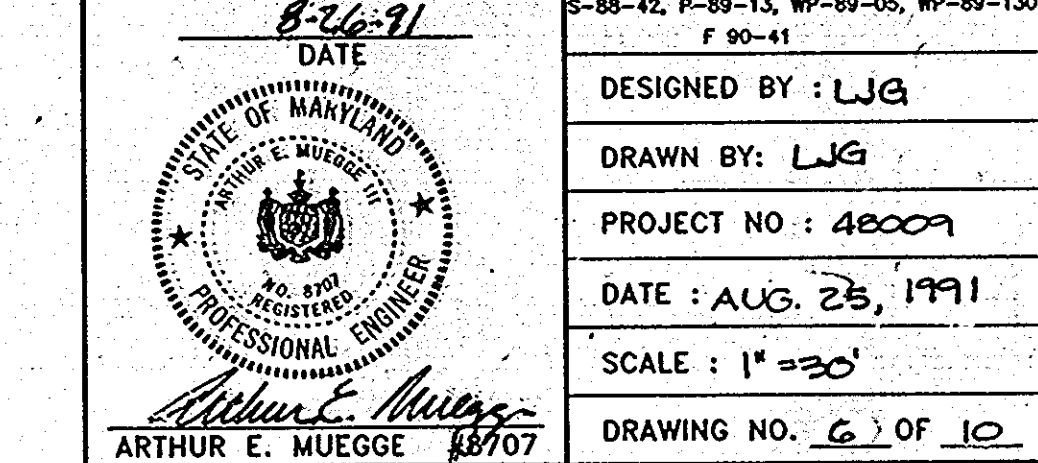


LEGEND

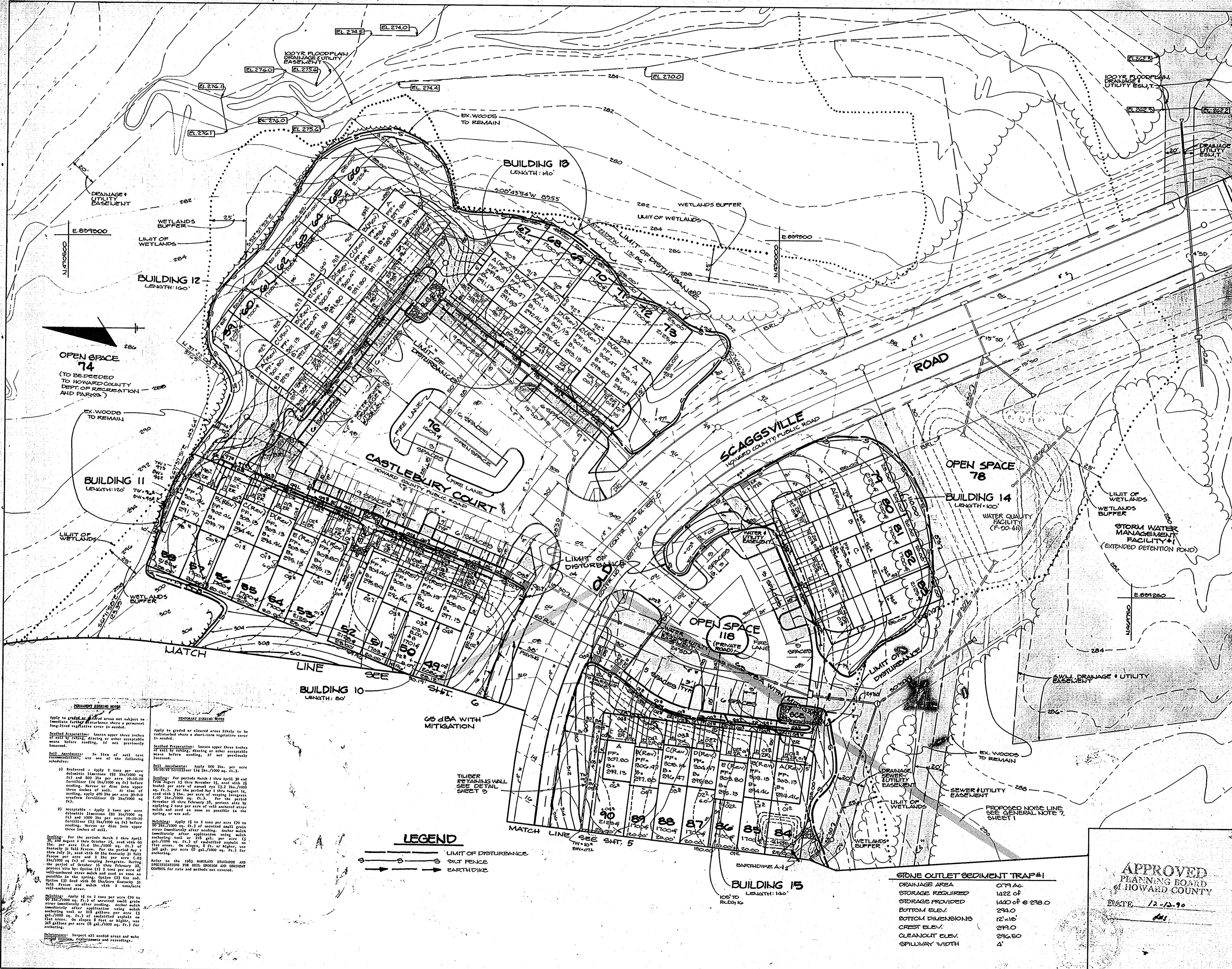
--- LIMIT OF DISTURBANCE
--- SILT FENCE
--- EARTH DIKE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: 12-12-90



SDP-01-28



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 THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."
Thomas H. Simpson, Jr. 8/26/91
 DEVELOPER DATE
 The Ryland Group, Inc.

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."
Michael Hugg 8-26-91
 ENGINEER DATE

REVIEWED FOR **HOWARD** S.C.D.
 AND MEETS TECHNICAL REQUIREMENTS
James W. Doherty 9/12/91
 U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Howard S.C.D. 9/10/91
 HOWARD S.C.D. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James Boyden 9-24-91
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
James V. Dwyer 10/1/91
 DIRECTOR DATE
Thomas H. Doherty 10/11/91
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
James P. Shaw 9/20/91
 DIRECTOR DATE
James P. Shaw 9/20/91
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER: Security Development Corp. 8450 Baltimore Nat'l Pike, P.O. Box 217, Beltsville City, MD 21043
 BUILDER: The Ryland Group, Inc. 7130 Minnetonka Way-Suite 215, Columbia, Maryland 21045

PROJECT **WYNDEMERE**
 AREA TAX MAP 47 PARCEL 1003
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

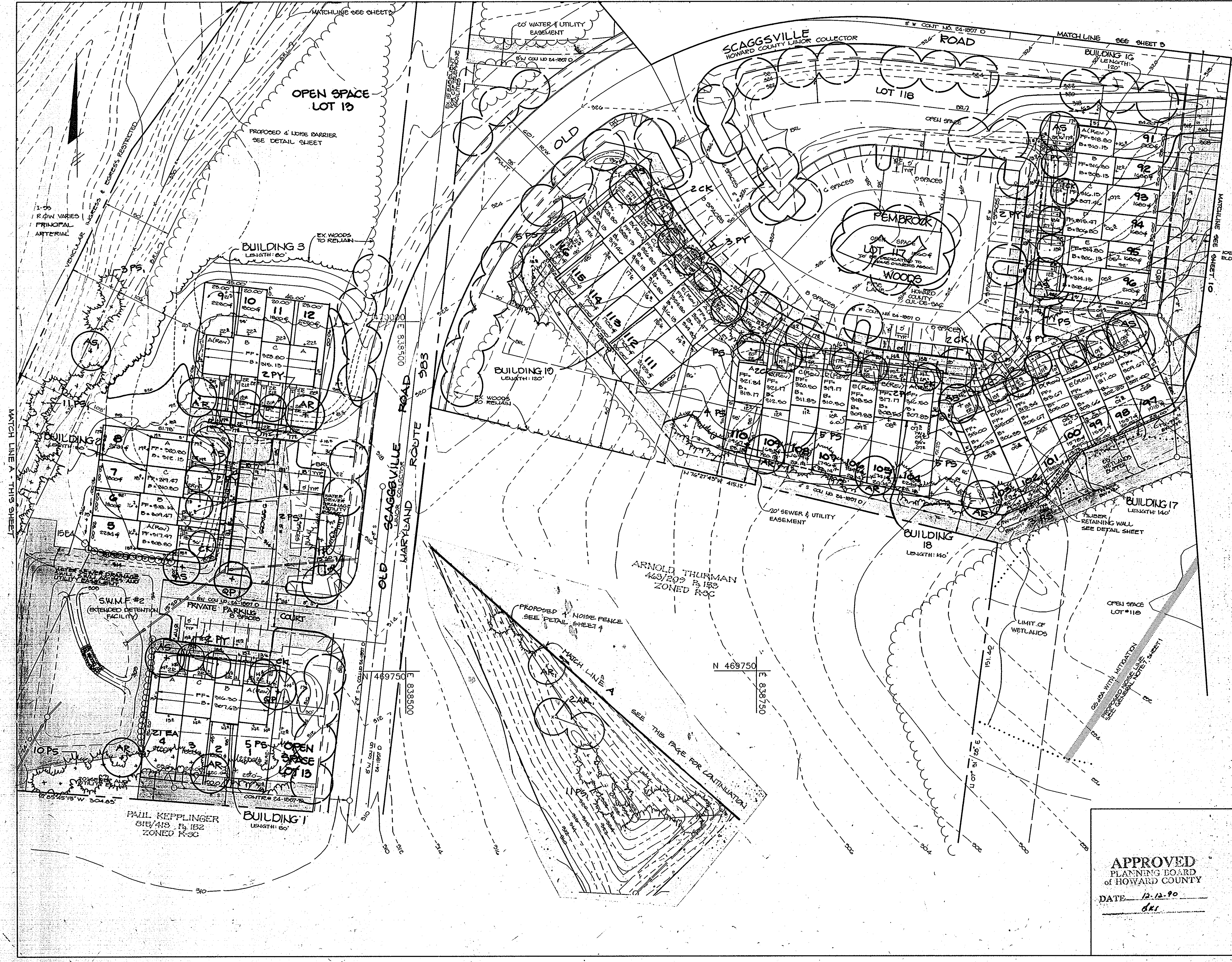
TITLE **SEDIMENT CONTROL PLAN**
 LOTS 41-75 F 71-70

RIEMER MUEGGE & ASSOCIATES, INC.
 A Land Planning, Engineering and Consulting Firm
 8818 Centre Park Drive Suite 200 Columbia, Maryland 21045
 301-997-8900 • FAX: 301-997-9282

DATE 8-26-91
 DESIGNED BY: LUG
 DRAWN BY: LUG
 PROJECT NO: 48009
 DATE: AUG. 25, 1991
 SCALE: 1" = 30'
 DRAWING NO. 7 OF 10

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 12-12-90





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

Jean Boyd 9/24/91
 COUNTY HEALTH OFFICER DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Derek J. Wright 10/11/91
 DIRECTOR DATE

Shirley H. Hahn 10/11/91
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

James P. Shaw 9/24/91
 DIRECTOR DATE

James P. Shaw 9/24/91
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER: Security Development Corp. 8490 Baltimore, Nat'l Pike, P.O. Box 417, Ellicott City, MD 21043
 BUILDER: The Ryland Group, Inc. 7130 Minstrel Way, Suite 215, Columbia, Maryland 21045

PROJECT: WYNDEMERE

AREA: TAX MAP 47 PARCEL 1003
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

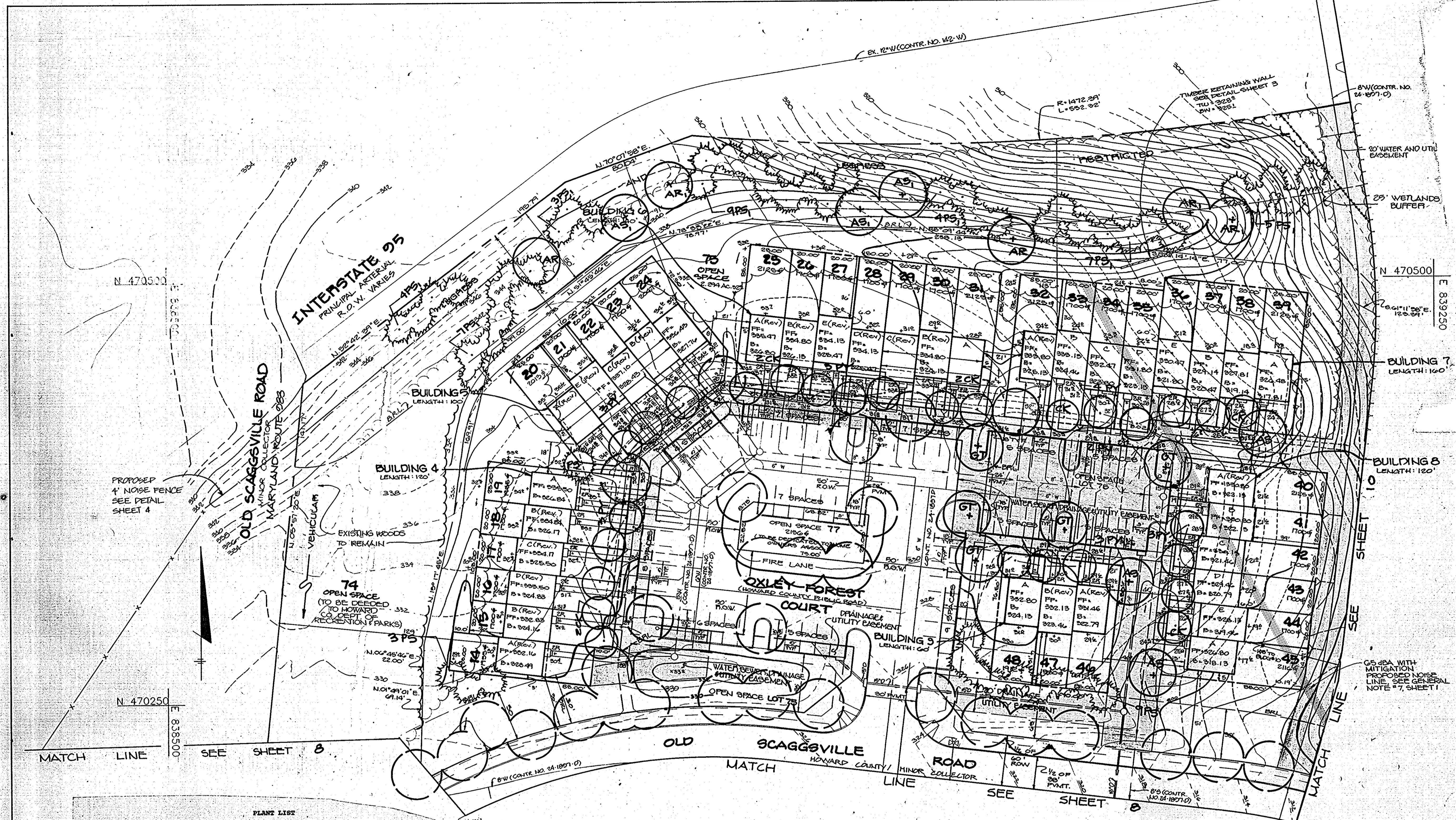
TITLE: LANDSCAPE PLAN
 LOTS 1-18 & 91-116

RIEMER MUEGGE & ASSOCIATES, INC.
 A Land Planning, Engineering and Consulting Firm
 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045
 301-997-8900 • FAX: 301-997-9282

3-26-91
 STATE OF MARYLAND
 MELANIE MOSER
 LANDSCAPE ARCHITECT

DESIGNED BY: L.J.G.
 DRAWN BY: L.J.G.
 PROJECT NO: 48009
 DATE: AUG 28, 1991
 SCALE: 1" = 20'
 DRAWING NO. 8 OF 10

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 12-12-90
DL



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

Jeanne Boyle 9/24/91
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark S. Taylor 10/11/91
 DIRECTOR DATE

Johnna F. Edwards 10/11/91
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

James P. ... 9/22/91
 DIRECTOR DATE

Deborah ... 9/22/91
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

PROJECT: **WYNDEMERE**

AREA: TAX MAP 47 PARCEL 1003
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: **LANDSCAPE PLAN**
 Lots 14-48

RIEMER MUEGGE & ASSOCIATES, INC.
 A Land Planning, Engineering and Consulting Firm
 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045
 301-997-8900 • FAX: 301-997-9282

8-25-91

DESIGNED BY: LJM
 DRAWN BY: LJM
 PROJECT NO: 48009
 DATE: AUG. 25, 1991
 SCALE: 1" = 30'
 DRAWING NO. 9 OF 10

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE: 12-12-90
dkf

QTY.	KEY	NAME	SIZE	REMARKS
7	AR	Acer Rubrum "October Glory" October Glory Red Maple	2 1/2"-3" Cal. 12-14' Ht.	B&B Full Crown
7	AR ₁	Acer Rubrum "October Glory" October Glory Red Maple	1-1 1/4" Cal. 8-10' Ht.	B&B
23	AS	Acer Rubrum "Red Sunset" Red Sunset Red Maple	2 1/2"-3" Cal. 12-14' Ht.	B&B Full Crown
4	AS ₁	Acer Rubrum "Red Sunset" Red Sunset Red Maple	1-1 1/4" Cal. 8-10' Ht.	B&B
30	CK	Cornus Kousa Chinese Dogwood	6-8' Ht.	B&B
20	EA	Buonymus Alatus Burning Bush	3-4' Ht.	B&B
5	OZ	Gleditsia Tricantnos Var. Inermis "Moraine" Moraine Honeylocust	2 1/2"-3" Cal. 12-14' Ht.	B&B
66	PS	Pinus Strobus	2 1/2" Cal. 6-8' Ht.	B&B Natural
64	PS ₁	Pinus Strobus White Pine	4-5' Ht.	B&B Natural
51	PY	Prunus Yedoensis Yoshino Cherry	6-8' Ht.	B&B
4	QP	Quercus Palustris Pin Oak	2 1/2"-3" Cal. 12-14' Ht.	B&B Full Crown

