

S.H.C. INVERTS AT PROPERTY LINE	MIN. C ELEVATION	
LOT NUMBER	ELEVATION	ELEVATION
78	482.24	486.1
79	478.36	482.9
80	470.16	474.9
81	468.45	473.2
82	467.99	472.5
83	468.04	469.7
84	462.02	466.8
85	458.85	463.4
86	456.72	461.3
87	457.20	462.3
88	457.20	462.1
101	471.31	475.1
102	469.03	473.8
103	465.94	470.5
104	462.71	467.5
105	460.60	464.6

NOTE: CONTRACTOR TO CHECK SEWER HOUSE CONNECTIONS ELEVATIONS AT PROPERTY LINE PRIOR TO CONSTRUCTION.

NOTE: C DENOTES CELLAR

NOTE: TYPICAL S.H.C. SIZE IS 4". TYPICAL W.H.C. SIZE IS 3/4". LOTS 4, 5, 13-15, 19, 30, 31, 36, 43-48 AND 51-54 W.H.C. SIZE IS 1". TYPICAL TWIN W.H.C. SIZE IS 1 1/2".

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
78	3108 JOSEPHINE WALK
79	3104 JOSEPHINE WALK
80	3001 KATHERINE WALK
81	3005 KATHERINE PLACE
82	3009 KATHERINE PLACE
83	3013 KATHERINE PLACE
84	3017 KATHERINE PLACE
85	3021 KATHERINE PLACE
86	3025 KATHERINE PLACE
87	3033 KATHERINE PLACE
88	3037 KATHERINE PLACE
101	3074 KATHERINE PLACE
102	3004 KATHERINE PLACE
103	3008 KATHERINE PLACE
104	3012 KATHERINE PLACE
105	3016 KATHERINE PLACE

SYMBOL	DESCRIPTION
FF	FINISHED FLOOR ELEVATION
BSMT.	FINISHED BASEMENT ELEVATION
NO	PROPOSED GROUND ELEVATION AT WALKOUT CONDITION
00x0	GROUND SPOT ELEVATION
STO/REV	UNIT DESIGNATION FROM ARCHITECTURAL PLAN
3R	NUMBER OF RISERS - 7 1/2" EACH (INCLUDING 6 RISERS INTO HOUSE)
.....	LIMIT OF DISTURBANCE
-----	PROPOSED CONTOUR
-----	EXISTING GROUND CONTOUR
-----	DRAINAGE FLOW ARROW
-----	PROPERTY LINE
-----	RIGHT-OF-WAY
-----	EXISTING CURB & GUTTER
-----	EXISTING WATER MAINS
-----	EXISTING STORM DRAINS
-----	EXISTING SEWER LINES
○	STOP SIGN
○	STREET TREES
○	STREET LIGHT

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

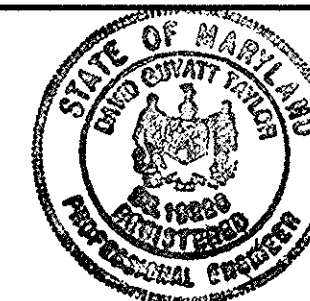
DATE: 12/18/97

OWNER / DEVELOPER

TERRA MARIA L.L.C. BY
DAVID DEMANIRO, PRESIDENT
SYNERGY DEVELOPMENT VENTURE II, INC.
IT'S MANAGING MEMBER
231 EAST BALTIMORE STREET
10 TH FLOOR
BALTIMORE, MARYLAND 21202-3415



MORRIS & RITCHIE ASSOC., INC.
ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS
139 N. Main Street, Suite 200
Bel Air, Maryland 21014
(410) 879-1890 - (410) 836-7560
Fax: (410) 879-1820



ENGINEER'S CERTIFICATE
"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."
Signature of Engineer: David M. Tolan, DATE: 10/30/97
DEVELOPER'S CERTIFICATE
"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 INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
Signature of Developer: Charles O'Donovan, DATE: 10-31-97

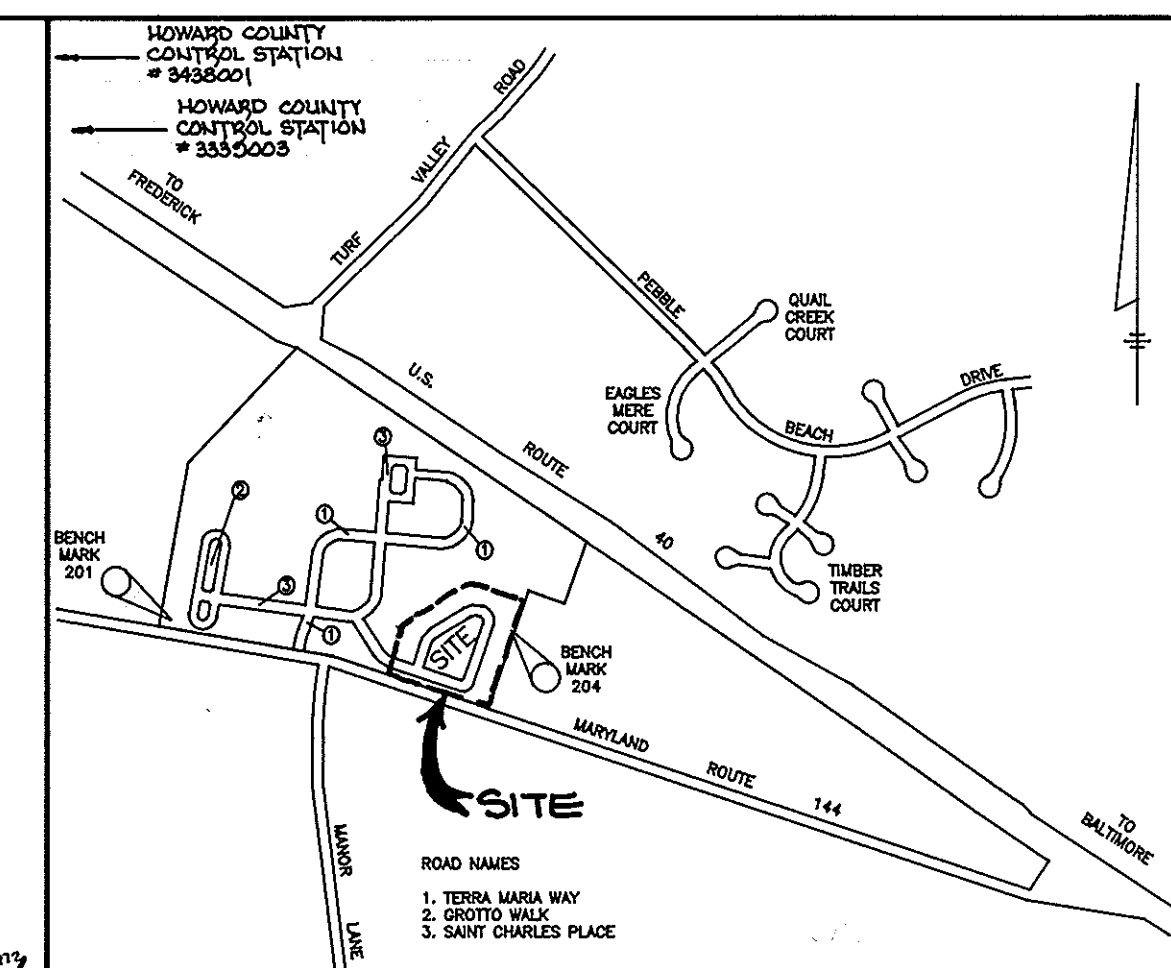
REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
Signature: Cheryl Simmons, DATE: 6/18/98
U.S.D.A. - NATURAL RESOURCES CONSERVATION SERVICE
THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Signature: John R. Robertson, DATE: 6/18/98
HOWARD SCD
BUILDER
THE RYLAND GROUP, INC
GALLERIA TOWERS
1447 YORK ROAD, SUITE 705
LUTHERVILLE, MARYLAND 21093

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: Candy Hamatta, DATE: 6/24/98
CHIEF, DIVISION OF LAND DEVELOPMENT
Signature: David Simmons, DATE: 10/23/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Signature: David Smith, DATE: 6/24/98
SUBDIVISION: TERRA MARIA, SECTION / AREA: 18-105, LOT NO.: 18-105
PLAT NO.: 11995-12001, BLOCK NO.: 23, ZONE: R-ED, TAX/ZONE: 16, ELEC. DIST.: 2ND, CENSUS TR.: 6023.01
WATER CODE: J01, H07, SEWER CODE: 5992000

(GENERIC)
SITE DEVELOPMENT PLAN
TERRA MARIA
LOTS: 78 - 105
PLAT #11998 & 12001
TAX MAP NO: 16 PART OF PARCEL 114 AND 547
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: 10/08/97
SHEET 1 OF 3

PLANT TYPE LIST:
Q = QUERCUS RUBRUA (RED OAK)
A = ACER SACCHARUM (GREEN MOUNTAIN SUGAR MAPLE)
F = FRAXINUS AMERICANA (AUTUMN PURPLE ASH)
S = PINUS STROBUS (WHITE PINE)
SEE PLAN F-05-00 FOR LANDSCAPING REQUIREMENTS (SHEET 28 OF 30).

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT.
 - INSTALL TREE PROTECTION DEVICES.
 - INSTALL SEDIMENT AND EROSION CONTROL DEVICES PER PLAN.
 - CLEAR AND GRUB SITE.
 - EXCAVATE FOR FOUNDATION AND ROUGH GRADE.
 - CONSTRUCT DWELLING.
 - FINE GRADE SITE. INSTALL DRIVEWAYS.
 - INSTALL PERMANENT SEEDING.
 - REMOVE SEDIMENT CONTROL DEVICES AS PERMISSION IS GRANTED BY SEDIMENT CONTROL INSPECTOR AND UPLAND AREAS HAVE BEEN STABILIZED.



VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX

SHEET No.	DESCRIPTION
1	SITE DEVELOPMENT PLAN LOTS 78-88, 101-105
2	SITE DEVELOPMENT PLAN LOTS 89-100
3	DETAIL SHEET

- GENERAL NOTES**
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: TERRA MARIA 974-02, P 94-24, AND F 95-99.
 - BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT JANUARY 1992.
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS 33438001 AND 339003.
 - ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - EXISTING UTILITIES WERE LOCATED FROM EXISTING ROAD CONSTRUCTION DRAWINGS AND EXISTING WATER AND SEWER CONTRACT NO. 24-3407-D
 - SITE ANALYSIS:
 - A. THIS PROJECT IS ZONED R-ED (TND DESIGN, ZONING SECTION 120.6)
 - B. TOTAL AREA OF BUILDABLE LOTS: 4,459 AC. +/-
 - C. LIMIT OF SUBMISSION AREA: 4,459 AC. +/-
 - D. TOTAL NUMBER BUILDABLE LOTS: 28
 - THE MAXIMUM ALLOWABLE COVERAGE BY A STRUCTURE ON ANY LOT IS 60%
 - ALL FIREPLACE CHIMNEYS AND BAY WINDOWS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY REQUIRED YARD IN ACCORDANCE WITH SECTION 128 OF THE ZONING REGULATIONS.
 - PROJECT BACKGROUND:
 - LOCATION: TAX MAP 16, PARCEL 114
 - ZONED: R-ED
 - ELECTION DISTRICT: SECOND
 - TOTAL TRACT AREA: 55.107 AC. +/-
 - STORMWATER MANAGEMENT PROVIDED BY FACILITY ON SITE.
 - THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAYS ON THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. SEE APPROVED ROAD CONSTRUCTION PLANS F 95-99 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3407-D.
 - CONTRACTOR TO CONSTRUCT RESIDENTIAL DRIVEWAY ENTRANCES PER HOWARD COUNTY STANDARD DETAILS RE.05, RE.01 AND RE.02.
 - CONTRACTORS ARE TO CONSTRUCT DOWN SPOUTS SO THAT THERE IS NO CONCENTRATION OF DISCHARGE BETWEEN HOUSES.
 - PROPOSED USE OF PROPERTY IS SINGLE FAMILY DETACHED HOUSING.

PLAN
SCALE: 1"=30'

NOTE: THIS PROJECT IS SUBJECT TO ZONING CASE NO. ZB 025M AND PLANNING BOARD CASE NO. 291.
NOTE: USE IN COMMON ACCESS EASEMENTS ARE RECORDED IN THE HOWARD COUNTY LAND RECORDS LIBER 411 FOLIO 625.

LOT NUMBER	ELEVATION	ELEVATION
89	455.23	460.0
90	456.11	460.9
91	456.59	460.2
92	458.11	462.7
93	459.56	464.3
94	461.63	466.2
95	464.74	469.5
96	466.69	471.4
97	457.93	462.5
98	460.41	465.2
99	465.13	469.7
100	463.37	468.3

NOTE: CONTRACTOR TO CHECK SEWER HOUSE CONNECTIONS ELEVATIONS AT PROPERTY LINE PRIOR TO CONSTRUCTION.

NOTE: C DENOTES CELLAR

NOTE: TYPICAL S.H.C. SIZE IS 4". TYPICAL W.H.C. SIZE IS 3/4". LOTS 4, 5, 13-15, 19, 30, 31, 36, 43-48 AND 51-54 W.H.C. SIZE IS 1". TYPICAL TWIN W.H.C. SIZE IS 1 1/2".

LOT NUMBER	STREET ADDRESS
89	3045 KATHERINE PLACE
90	3049 KATHERINE PLACE
91	3053 KATHERINE PLACE
92	3057 KATHERINE PLACE
93	3061 KATHERINE PLACE
94	3065 KATHERINE PLACE
95	3069 KATHERINE PLACE
96	3073 KATHERINE PLACE
97	3058 KATHERINE PLACE
98	3062 KATHERINE PLACE
99	3066 KATHERINE PLACE
100	3070 KATHERINE PLACE

SYMBOL	DESCRIPTION
FF	FINISHED FLOOR ELEVATION
BSMT	FINISHED BASEMENT ELEVATION
W.O.	PROPOSED GROUND ELEVATION AT WALKOUT CONDITION
00.00	GROUND SPOT ELEVATION
STO/REV.	UNIT DESIGNATION FROM ARCHITECTURAL PLAN
SR	NUMBER OF RISERS - 7 1/2" EACH (INCLUDING 2 RISERS INTO HOUSE)
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-----	EXISTING CURB & GUTTER
-----	EXISTING WATER MAINS
-----	EXISTING STORM DRAINS
-----	EXISTING SEWER LINES
○	STOP SIGN
○	STREET TREES
○	STREET LIGHT

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: 12/16/97

OWNER / DEVELOPER

TERRA MARIA L.L.C. BY
DAVID DEMANARO, PRESIDENT
SYNERGY DEVELOPMENT VENTURE II, INC.
IT'S MANAGING MEMBER
231 EAST BALTIMORE STREET
10TH FLOOR
BALTIMORE, MARYLAND 21202-3415

PLANT TYPE LIST:

Q = QUERCUS RUBRA (RED OAK)
A = ACER SACCHARUM (GREEN MOUNTAIN SUGAR MAPLE)
F = FRAXINUS AMERICANA (AUTUMN PURPLE ASH)
S = PINUS STROBUS (WHITE PINE)
SEE PLAN F-25-20 FOR LANDSCAPING REQUIREMENTS (SHEET 25 OF 30).

PLAN
SCALE: 1"=30'

NOTE: THIS PROJECT IS SUBJECT TO ZONING CASE No. ZB 025M AND PLANNING BOARD CASE No. 201.

NOTE: USE IN COMMON ACCESS EASEMENTS ARE RECORDED IN THE HOWARD COUNTY LAND RECORDS LIBER 411 FOLIO 420.

BENCH MARKS
BM. 201 REBAR AND CAP SET FLUSH WITH GROUND CENTERLINE STATION 0+64 MD. ROUTE 144 75' LEFT OF CENTERLINE. ELEV. =
BM. 204 REBAR AND CAP SET FLUSH WITH GROUND CENTERLINE STATION 17+67 MD. ROUTE 144 422' LEFT OF CENTERLINE. ELEV. =

ENGINEER'S CERTIFICATE

"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."

David H. Taylor
SIGNATURE OF ENGINEER (PRINT NAME BELOW SIGNATURE) DATE 10/13/97

DEVELOPER'S CERTIFICATE

"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 INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Charles O. Popov
SIGNATURE OF DEVELOPER (PRINT NAME BELOW SIGNATURE) DATE 10-31-97

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Charles Summers
U.S.D.A. - NATURAL RESOURCES CONSERVATION SERVICE DATE 6/18/98

John R. Roberts
HOWARD SCD DATE 6/18/98

BUILDER

THE RYLAND GROUP, INC
GALLERIA TOWERS
1447 YORK ROAD, SUITE 705
LUTHERVILLE, MARYLAND 21093

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chris Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT DATE 6/21/98

Charles Summers
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 10/23/98

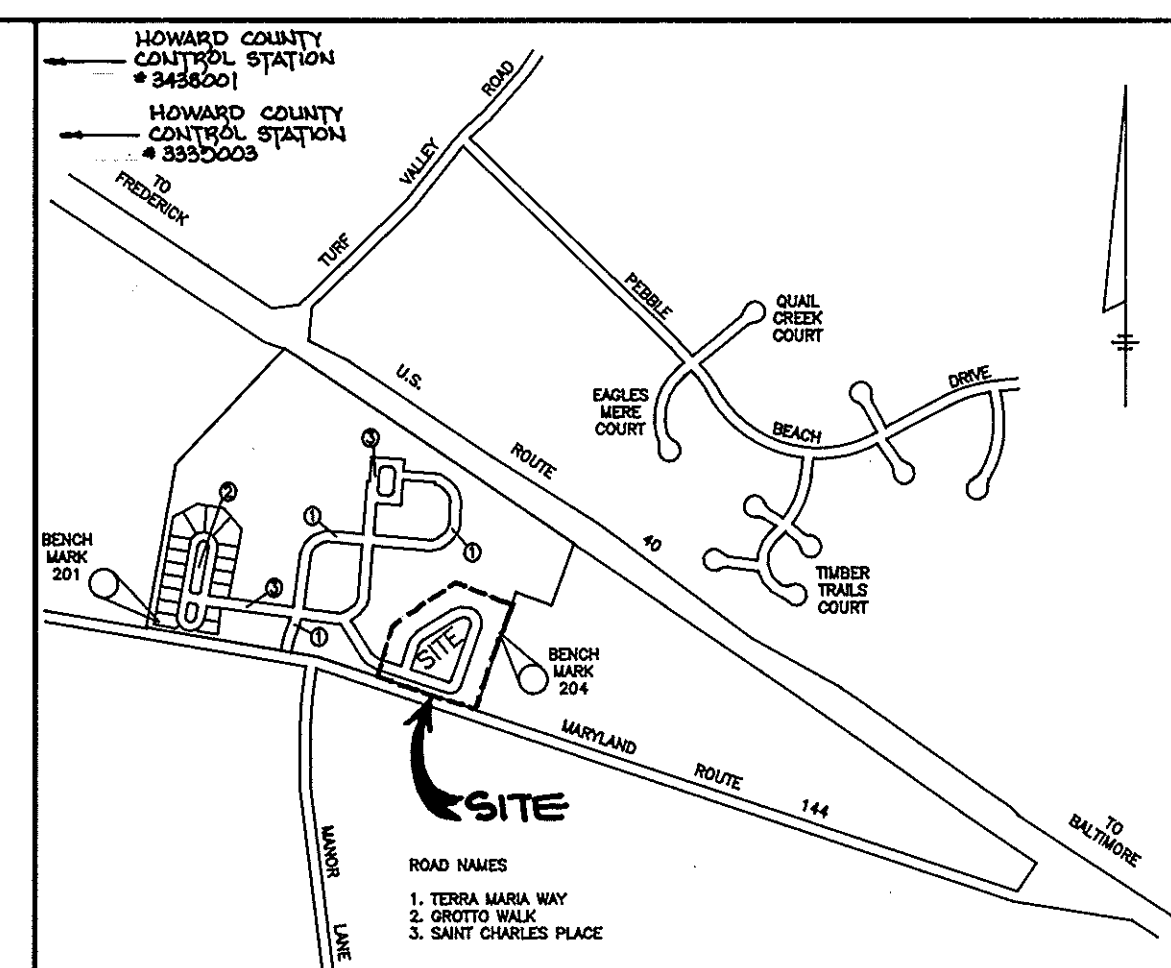
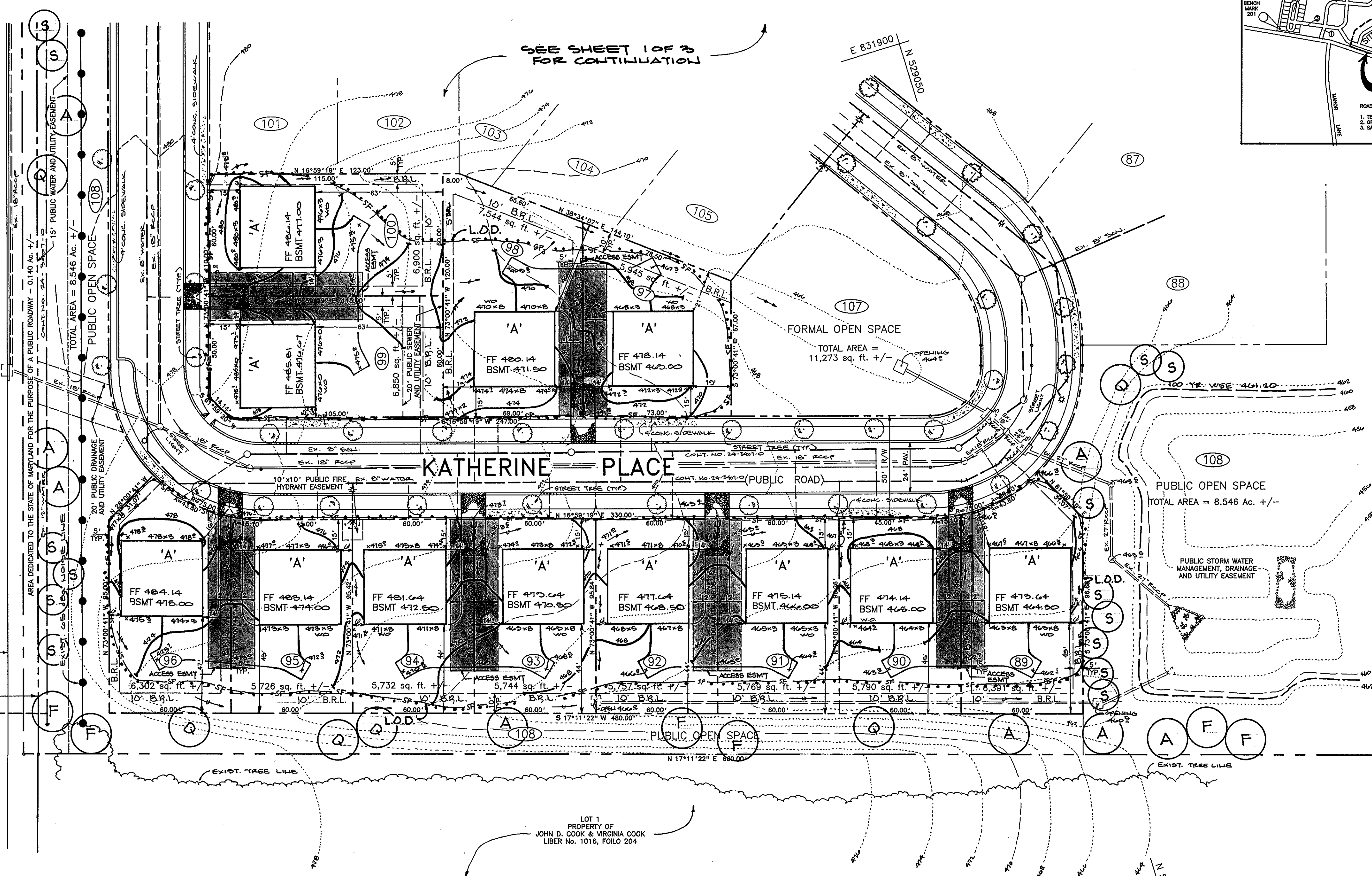
SUBDIVISION	SECTION / AREA	LOT NO.
TERRA MARIA		78-105
PLAT NO.	BLOCK NO.	ZONE
11995-12001	23	R-ED
TAX / ZONE	ELEC. DIST.	CENSUS TR.
16	2ND	6023.01
WATER CODE	SEWER CODE	
J01, H07	5992000	

(GENERIC)
SITE DEVELOPMENT PLAN

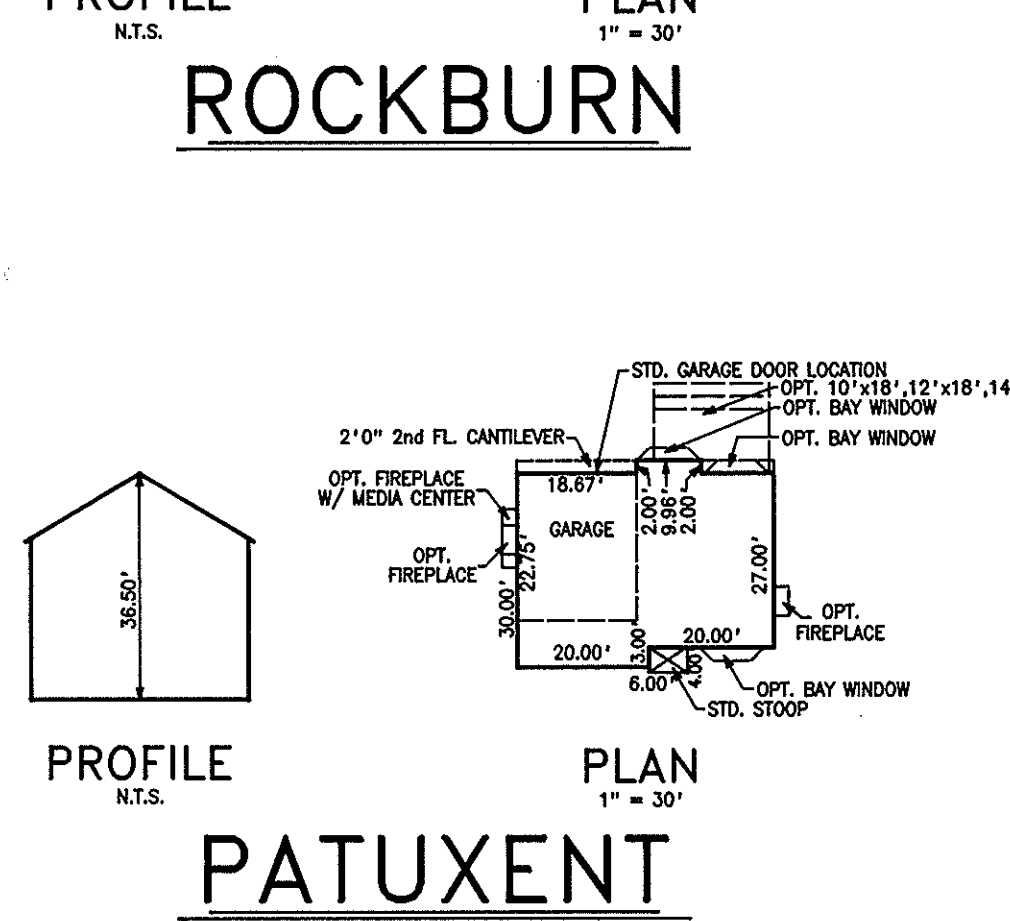
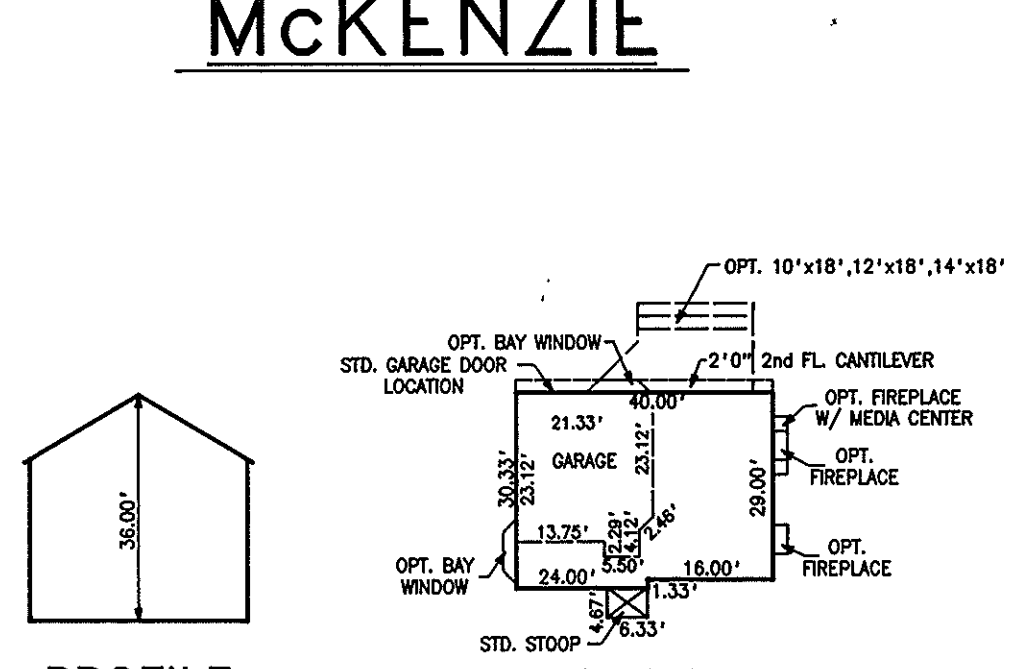
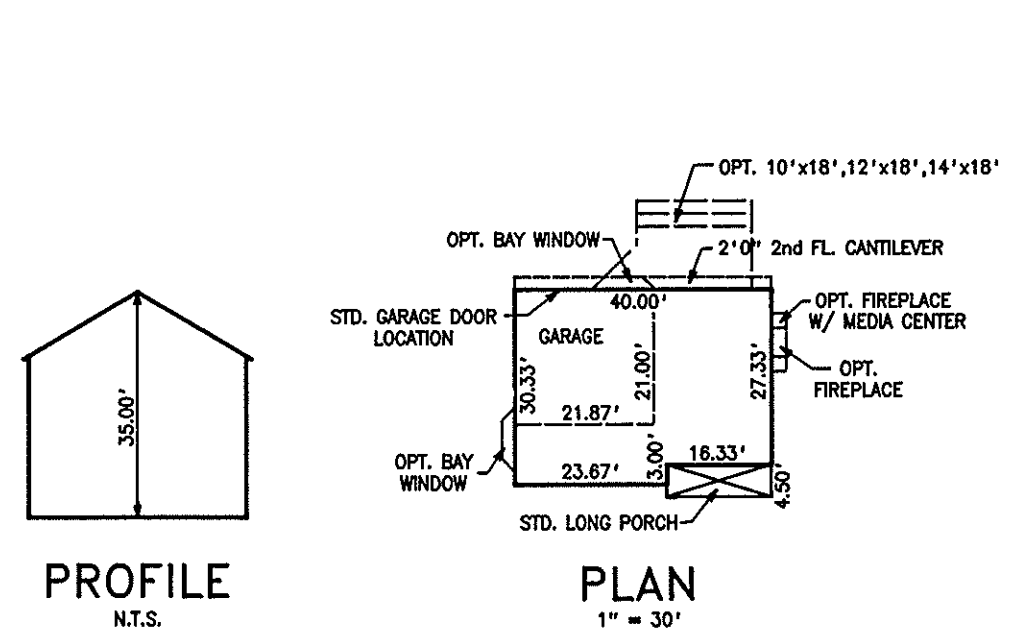
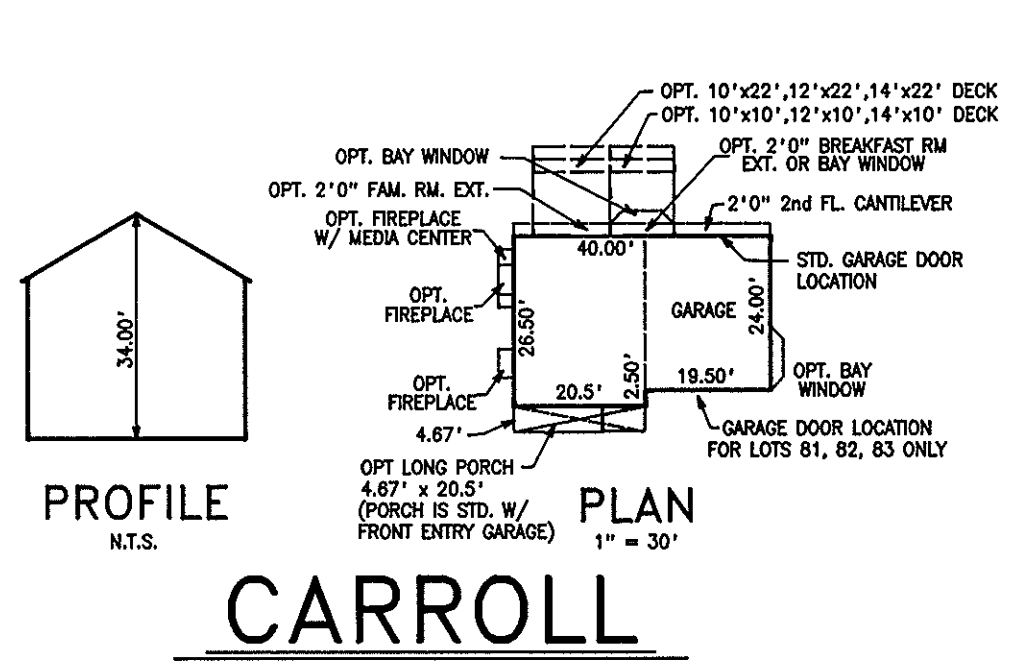
TERRA MARIA

LOTS: 78 - 105
PLAT #11998
TAX MAP NO: 16 PART OF PARCEL 114 AND 547
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: 10/08/97
SHEET 2 OF 3

FREDERICK ROAD (MD. RTE. 144)

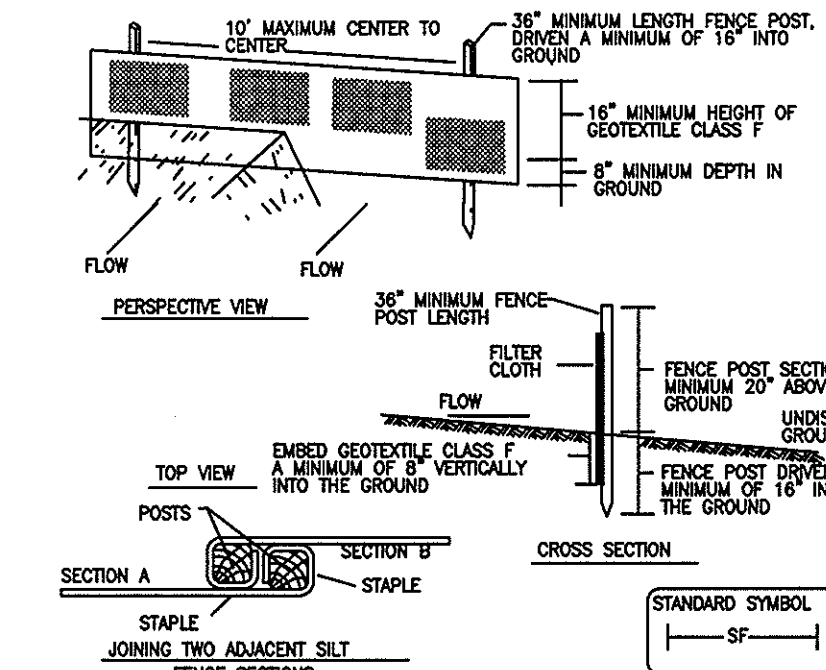


VICINITY MAP
SCALE: 1"=1000'



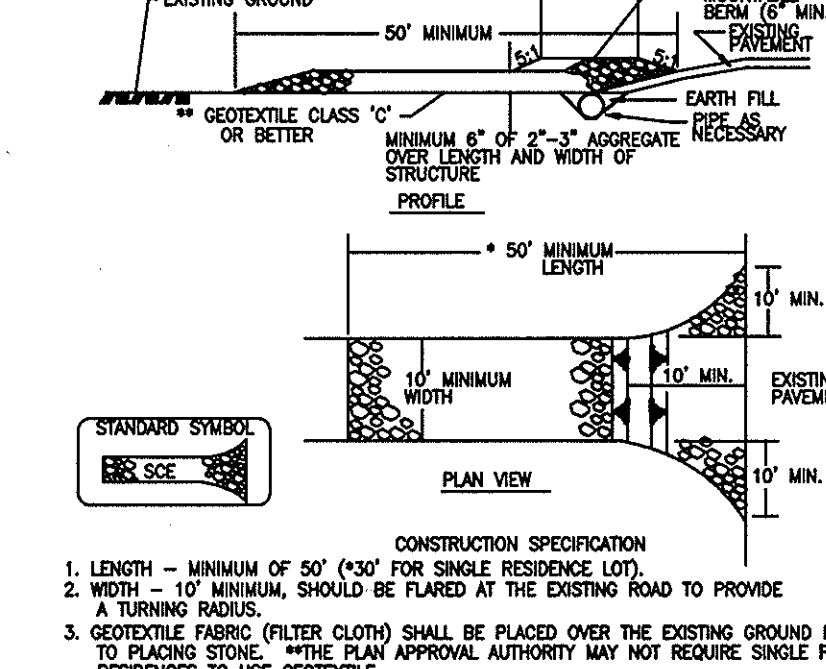
APPROVED PLANNING BOARD of HOWARD COUNTY DATE 12/18/97

MORRIS & RITCHIE ASSOC., INC. ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS 139 N. Main Street, Suite 200 Bel Air, Maryland 21014 (410) 879-1820 (410) 879-1820 (410) 879-1820

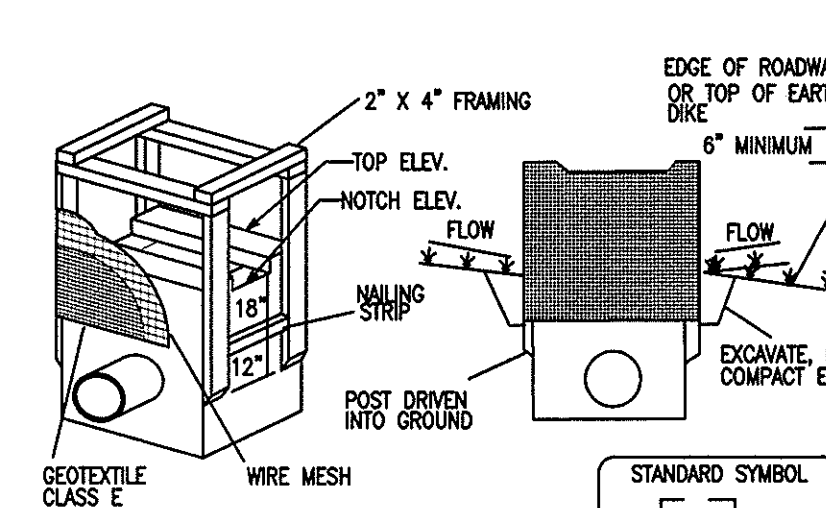


CONSTRUCTION SPECIFICATIONS: 1. FENCE POSTS SHALL BE A MINIMUM OF 36" LONG... 2. GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION...

Table with 4 columns: CLASS, APPARENT OPENING SIZE, GRAIN TENSILE STRENGTH, BURST STRENGTH. Includes a note: * U.S. STD. SIEVE CW-02215



CONSTRUCTION SPECIFICATIONS: 1. LENGTH - MINIMUM OF 50' (30' FOR SINGLE RESIDENCE)...



DETAIL H-26-3 SUPER SILT FENCE NOT TO SCALE. CONSTRUCTION SPECIFICATIONS: 1. EXCAVATE COMPLETELY AROUND THE INLET TO A DEPTH OF 18" BELOW THE NOTCH ELEVATION...

ENGINEER'S CERTIFICATE: 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... DEVELOPER'S CERTIFICATE: I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN...

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS... 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN...

PERMANENT SEEDING NOTES

- ALL DISTURBED AREA SHALL BE STABILIZED AS FOLLOWS: SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

TEMPORARY SEEDING NOTES

- APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED. SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING...

STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

- 1. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER)... 2. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS... 3. MULCH SPECIFICATIONS (IN ORDER OF PREFERENCE): 1. STRAW SHALL CONSIST OF THOROUGHLY THRESHED WHEAT, RYE OR OAT STRAW...

TYPICAL PAVING SECTION RESIDENTIAL DRIVEWAY

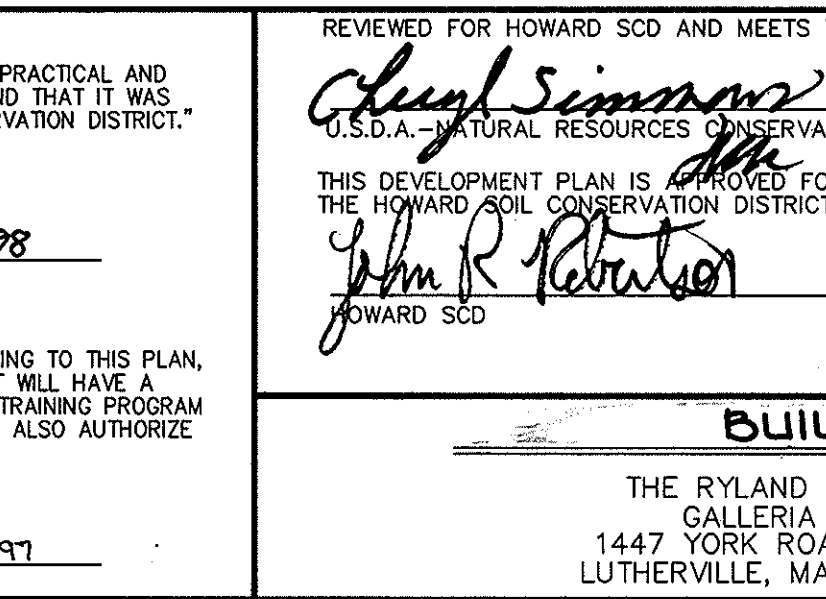
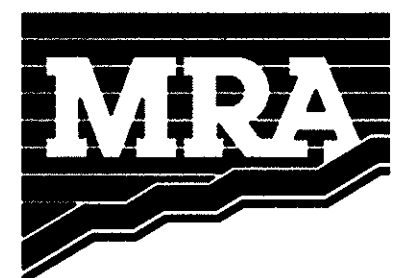


Table with 3 columns: SUBDIVISION, SECTION, LOT NO. Includes details for Terra Maria, Lots 78-105, and plat information.

SITE DEVELOPMENT PLAN TERRA MARIA LOTS: 78-105 PLAT #11998 & 12001 TAX MAP NO: 16 PART OF PARCEL 114 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND SCALE: 1"=30' DATE: 8/25/97 SHEET 3 OF 3



Signature and name of David G. Taylor, Engineer

Signature and name of Charles O'Donovan, Developer

Signature and name of John R. Robertson, Builder

Signatures and names of officials from the Department of Planning and Zoning

S.H.C. INVERTS AT PROPERTY LINE		MIN. C ELEVATION	
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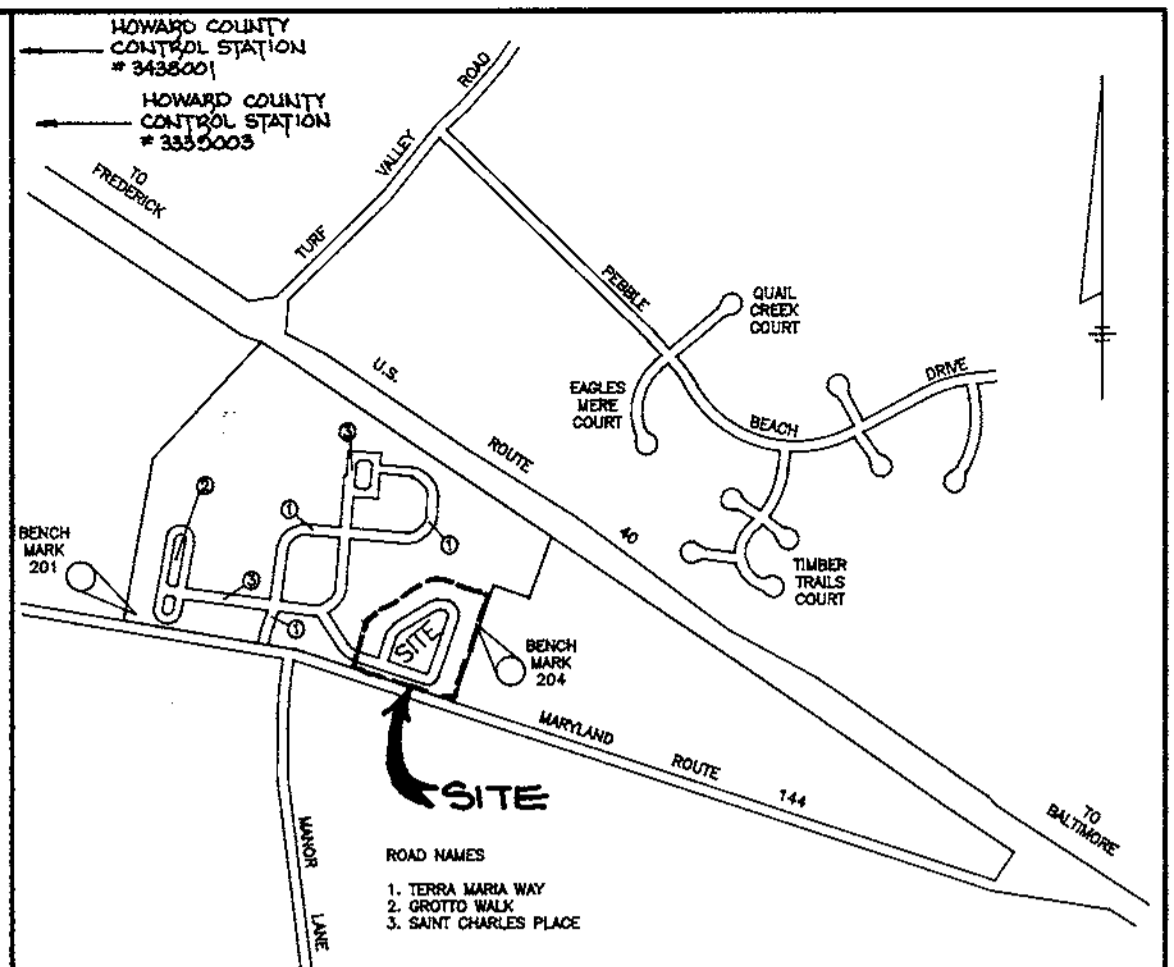
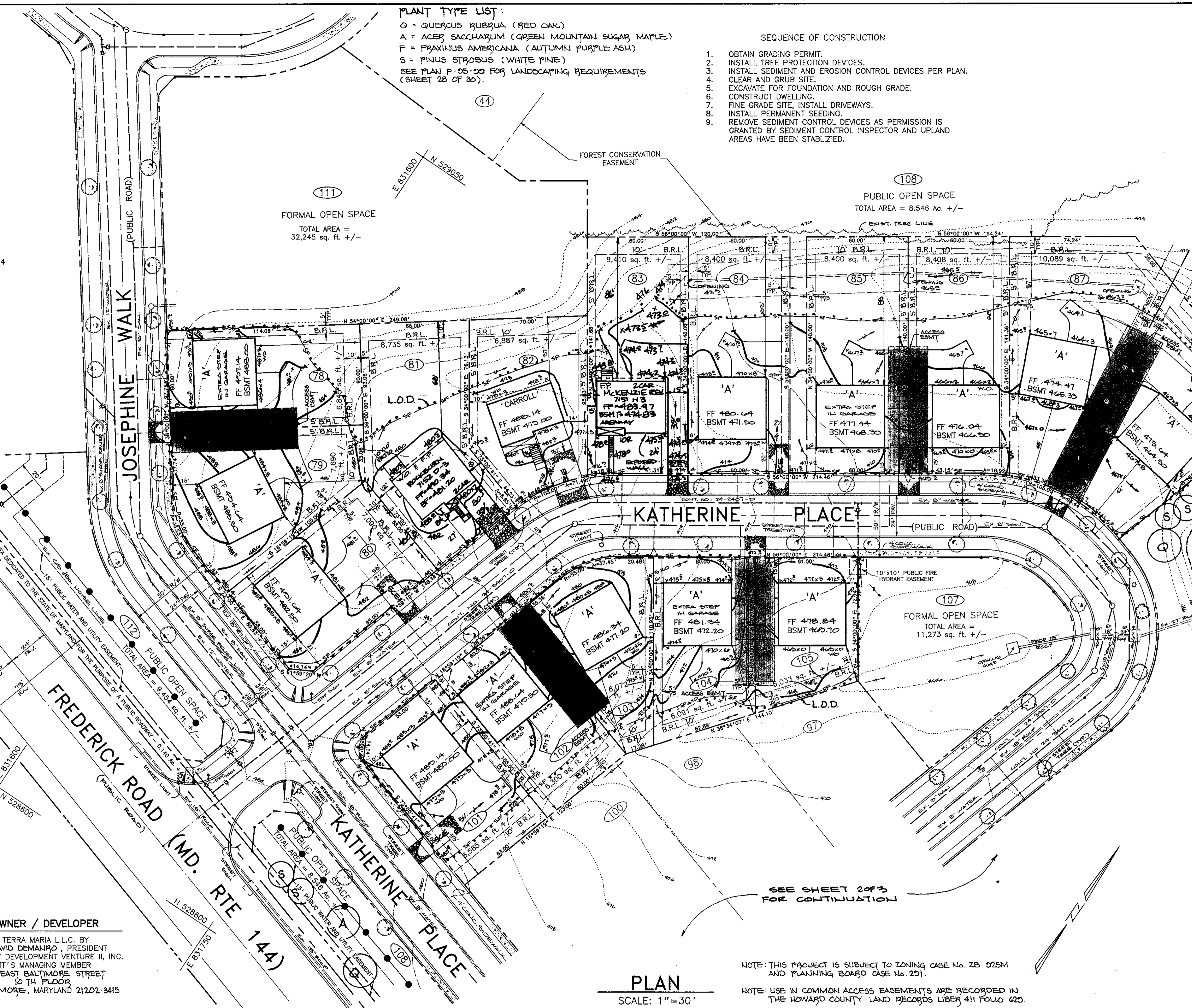
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.....	EXISTING CURB & GUTTER
.....	EXISTING WATER MAINS
.....	EXISTING STORM DRAINS
.....	EXISTING SEWER LINES
.....	STOP SIGN
.....	STREET TREES
.....	STREET LIGHT

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 12/18/97

OWNER / DEVELOPER
TERRA MARIA L.L.C. BY
DAVID DEMANRO, PRESIDENT
SYNERGY DEVELOPMENT VENTURE II, INC.
IT'S MANAGING MEMBER
231 EAST BALTIMORE STREET
10 TH FLOOR
BALTIMORE, MARYLAND 21202-3415

MRA
MORRIS & RITCHIE ASSOC., INC.
ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS
139 N. Main Street, Suite 200
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(410) 879-1690 - (410) 836-7560
Fax: (410) 879-1820



SHEET INDEX	
SHEET No.	DESCRIPTION
1	SITE DEVELOPMENT PLAN LOTS 78-88, 101-105
2	SITE DEVELOPMENT PLAN LOTS 89-100
3	DETAIL SHEET

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- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: TERRA MARIA S 94-C2, P 94-24, AND F 95-99.
- BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT JANUARY 1992.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS 33438001 AND 339003.
- ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- EXISTING UTILITIES WERE LOCATED FROM EXISTING ROAD CONSTRUCTION DRAWINGS AND EXISTING WATER AND SEWER CONTRACT NO. 24-3407-D
- SITE ANALYSIS:
A. THIS PROJECT IS ZONED R-ED (TND DESIGN, ZONING SECTION 12B.G)
B. TOTAL AREA OF BUILDABLE LOTS: 4,459 AC. +/-
C. LIMIT OF SUBMISSION AREA: 4,459 AC. +/-
D. TOTAL NUMBER BUILDABLE LOTS: 28
- THE MAXIMUM ALLOWABLE COVERAGE BY A STRUCTURE ON ANY LOT IS 60%.
- ALL FIREPLACE CHIMNEYS AND BAY WINDOWS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY REQUIRED YARD IN ACCORDANCE WITH SECTION 12B OF THE ZONING REGULATIONS.
- PROJECT BACKGROUND:
LOCATION: TAX MAP 16, PARCEL 114
ZONED: R-ED
ELECTION DISTRICT: SECOND
TOTAL TRACT AREA: 55.107 AC. +/-
- STORMWATER MANAGEMENT PROVIDED BY FACILITY ON SITE.
- THIS PLAN IS FOR HOUSE SITTING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAYS ON THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. SEE APPROVED ROAD CONSTRUCTION PLANS F 95-99 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3407-D.
- CONTRACTOR TO CONSTRUCT RESIDENTIAL DRIVEWAY ENTRANCES PER HOWARD COUNTY STANDARD DETAILS R6.05, R6.01 AND R6.02.
- CONTRACTORS ARE TO CONSTRUCT DOWN SPOUTS SO THAT THERE IS NO CONCENTRATION OF DISCHARGE BETWEEN HOUSES.
- PROPOSED USE OF PROPERTY IS SINGLE FAMILY DETACHED HOUSING.

BENCH MARKS

BM. 201 REBAR AND CAP SET FLUSH WITH GROUND CENTERLINE STATION 0+64 MD. ROUTE 144 75' LEFT OF CENTERLINE. ELEV. =

BM. 204 REBAR AND CAP SET FLUSH WITH GROUND CENTERLINE STATION 17+67 MD. ROUTE 144 422' LEFT OF CENTERLINE. ELEV. =

NOTE: THIS PROJECT IS SUBJECT TO ZONING CASE NO. ZB 025M AND PLANNING BOARD CASE NO. 201.

NOTE: USE IN COMMON ACCESS EASEMENTS ARE RECORDED IN THE HOWARD COUNTY LAND RECORDS LIBER 411 FOLIO 620.



ENGINEER'S CERTIFICATE
"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."

Signature of Engineer: David G. Taylor
Date: 10/30/97

DEVELOPER'S CERTIFICATE
"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 INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Signature of Developer: Charles O'Donovan
Date: 10-21-97

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Signature: Cheryl Simmons
Date: 6/18/98
U.S.D.A. - NATURAL RESOURCES CONSERVATION SERVICE

Signature: John R. Robertson
Date: 6/18/98
HOWARD SCD

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: Candy Hammit
Date: 6/24/98
CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: [Signature]
Date: 6/23/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION

(GENERIC)
SITE DEVELOPMENT PLAN

TERRA MARIA
LOTS: 78 - 105
PLAT #11998 & 12001

TAX MAP NO: 16 PART OF PARCEL 114 AND 547
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: 10/08/97
SHEET 1 OF 3

BUILDER
THE RYLAND GROUP, INC
GALLERIA TOWERS
1447 YORK ROAD, SUITE 705
LUTHERVILLE, MARYLAND 21093

SUBDIVISION		SECTION / AREA	LOT NO.		
TERRA MARIA			78 - 105		
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
11998-12001	23	R-ED	16	2ND	6023.01
WATER CODE		SEWER CODE			
JOI, H07		5992000			

SDP-98-45

S.H.C. INVERTS AT PROPERTY LINE	MIN. C ELEVATION	
LOT NUMBER	ELEVATION	ELEVATION
78	482.24	486.1
79	478.36	482.9
80	470.16	474.9
81	468.45	473.2
82	467.99	472.5
83	466.04	469.7
84	462.02	466.8
85	458.85	463.4
86	456.72	461.3
87	457.20	462.3
88	457.20	462.1
101	471.31	475.1
102	469.03	473.8
103	465.94	470.5
104	462.71	467.5
105	460.60	464.6

NOTE: CONTRACTOR TO CHECK SEWER HOUSE CONNECTIONS ELEVATIONS AT PROPERTY LINE PRIOR TO CONSTRUCTION.

NOTE: C DENOTES CELLAR

NOTE: TYPICAL S.H.C. SIZE IS 4". TYPICAL W.H.C. SIZE IS 3/4". LOTS 4, 5, 13-15, 19, 30, 31, 36, 43-48 AND 51-54 W.H.C. SIZE IS 1". TYPICAL TWIN W.H.C. SIZE IS 1 1/2".

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
78	3108 JOSEPHINE WALK
79	3104 JOSEPHINE WALK
80	3001 KATHERINE PLACE
81	3005 KATHERINE PLACE
82	3009 KATHERINE PLACE
83	3013 KATHERINE PLACE
84	3017 KATHERINE PLACE
85	3021 KATHERINE PLACE
86	3025 KATHERINE PLACE
87	3033 KATHERINE PLACE
88	3037 KATHERINE PLACE
101	3074 KATHERINE PLACE
102	3004 KATHERINE PLACE
103	3008 KATHERINE PLACE
104	3012 KATHERINE PLACE
105	3016 KATHERINE PLACE

SYMBOL	DESCRIPTION
FF	FINISHED FLOOR ELEVATION
BSMT.	FINISHED BASEMENT ELEVATION
NO	PROPOSED GROUND ELEVATION AT WALKOUT CONDITION
00.0	GROUND SPOT ELEVATION
STO/REV	UNIT DESIGNATION FROM ARCHITECTURAL PLAN
3K	NUMBER OF RISERS - 7 1/2" EACH (INCLUDING 2 RISERS INTO HOUSE)
.....	LIMIT OF DISTURBANCE
-----	PROPOSED CONTOUR
-----	EXISTING GROUND CONTOUR
-----	DRAINAGE FLOW ARROW
-----	PROPERTY LINE
-----	RIGHT-OF-WAY
-----	EXISTING CURB & GUTTER
-----	EXISTING WATER MAINS
-----	EXISTING STORM DRAINS
-----	EXISTING SEWER LINES
○	STOP SIGN
○	STREET TREES
○	STREET LIGHT

OWNER / DEVELOPER

TERRA MARIA L.L.C. BY
DAVID DEMANRO, PRESIDENT
SYNERGY DEVELOPMENT VENTURE II, INC.
IT'S MANAGING MEMBER
231 EAST BALTIMORE STREET
10 TH FLOOR
BALTIMORE, MARYLAND 21202-3415



MORRIS & RITCHIE ASSOC., INC.
ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS
139 N. Main Street, Suite 200
Bel Air, Maryland 21014
(410) 879-1690 - (410) 836-7560
Fax: (410) 879-1820

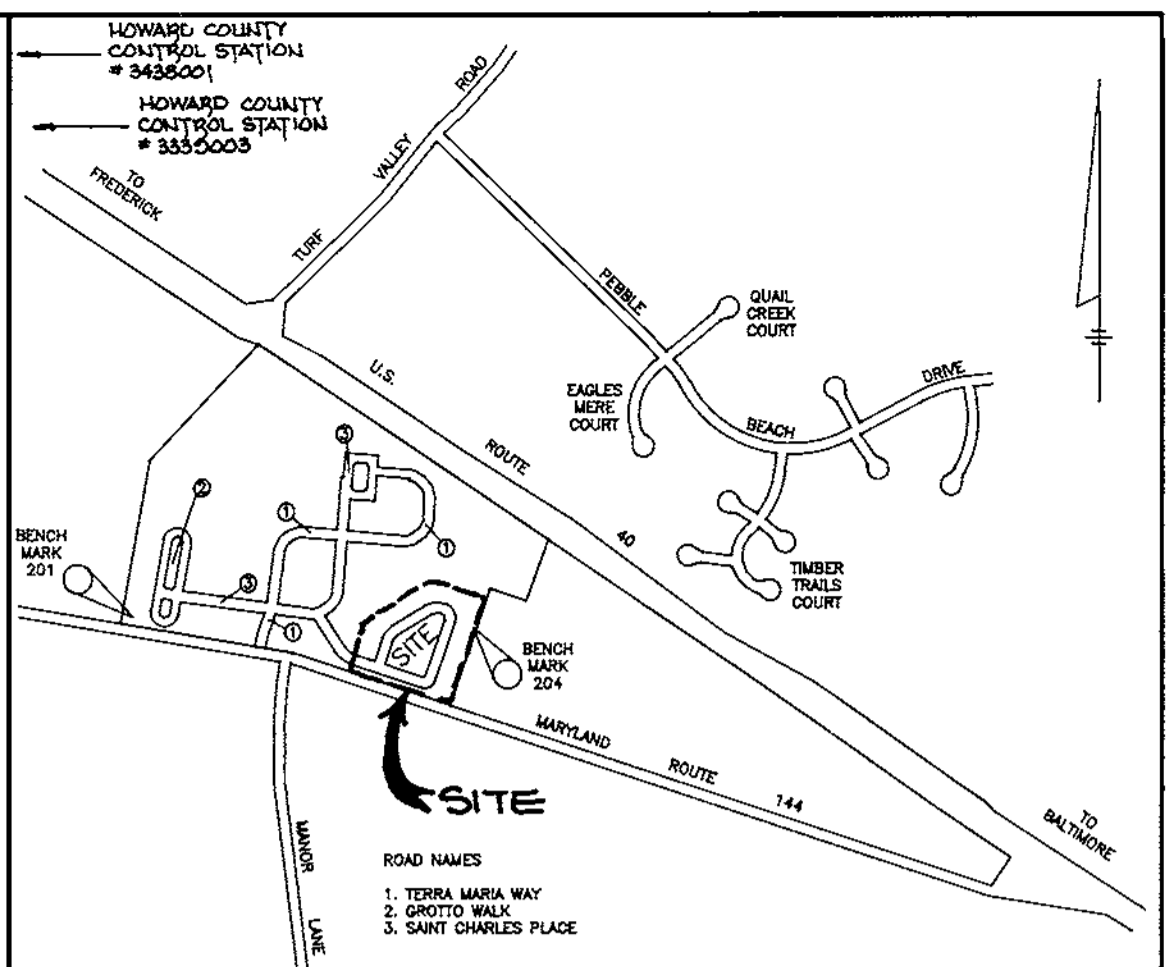
9-21-99	REV. LOT 82 ADD MCKENZIE
7-21-99	REV. LOT 83 ADD MCKENZIE
6-7-99	REV. LOT 81 ADD ROCKBURN

PLANT TYPE LIST:

- Q = QUERCUS RUBRA (RED OAK)
 - A = ACER SACCHARUM (GREEN MOUNTAIN SUGAR MAPLE)
 - F = FRAXINUS AMERICANA (AUTUMN PURPLE ASH)
 - S = PINUS STROBUS (WHITE PINE)
- SEE PLAN F-05.00 FOR LANDSCAPING REQUIREMENTS (SHEET 28 OF 30).

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. INSTALL TREE PROTECTION DEVICES.
3. INSTALL SEDIMENT AND EROSION CONTROL DEVICES PER PLAN.
4. CLEAR AND GRUB SITE.
5. EXCAVATE FOR FOUNDATION AND ROUGH GRADE.
6. CONSTRUCT DWELLING.
7. FINE GRADE SITE. INSTALL DRIVEWAYS.
8. INSTALL PERMANENT SEEDING.
9. REMOVE SEDIMENT CONTROL DEVICES AS PERMISSION IS GRANTED BY SEDIMENT CONTROL INSPECTOR AND UPLAND AREAS HAVE BEEN STABILIZED.



VICINITY MAP

SCALE: 1"=1000'

SHEET INDEX

SHEET No.	DESCRIPTION
1	SITE DEVELOPMENT PLAN LOTS 78-88, 101-105
2	SITE DEVELOPMENT PLAN LOTS 89-100
3	DETAIL SHEET

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: TERRA MARIA 574-02, P 94-24 AND F 95-99.
4. BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT JANUARY 1992.
5. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS 33438001 AND 339003.
6. ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
7. EXISTING UTILITIES WERE LOCATED FROM EXISTING ROAD CONSTRUCTION DRAWINGS AND EXISTING WATER AND SEWER CONTRACT No. 24-3407-D. SITE ANALYSIS:
 - A. THIS PROJECT IS ZONED R-ED (TND DESIGN, ZONING SECTION 100.6)
 - B. TOTAL AREA OF BUILDABLE LOTS: 4.459 Ac. +/-
 - C. LIMIT OF SUBMISSION AREA: 4.459 Ac. +/-
 - D. TOTAL NUMBER BUILDABLE LOTS: 28
8. THE MAXIMUM ALLOWABLE COVERAGE BY A STRUCTURE ON ANY LOT IS 60%.
9. ALL FIREPLACE CHIMNEYS AND BAY WINDOWS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY REQUIRED YARD IN ACCORDANCE WITH SECTION 128 OF THE ZONING REGULATIONS.
10. PROJECT BACKGROUND:
 - LOCATION: TAX MAP 16, PARCEL 114
 - ZONED: R-ED
 - ELECTION DISTRICT: SECOND
 - TOTAL TRACT AREA: 55.107 Ac. +/-
11. STORMWATER MANAGEMENT PROVIDED BY FACILITY ON SITE. (TERRA MARIA F 95-99)
12. THIS PLAN IS FOR HOUSE SITTING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAYS ON THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. SEE APPROVED ROAD CONSTRUCTION PLANS F 95-98 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT No. 24-3407-D.
13. CONTRACTOR TO CONSTRUCT RESIDENTIAL DRIVEWAY ENTRANCES PER HOWARD COUNTY STANDARD DETAILS R6.05, R6.01 AND R6.02.
14. CONTRACTORS ARE TO CONSTRUCT DOWN SPOUTS SO THAT THERE IS NO CONCENTRATION OF DISCHARGE BETWEEN HOUSES.
15. PROPOSED USE OF PROPERTY IS SINGLE FAMILY DETACHED HOUSING.

BENCH MARKS

- BM. 201 REBAR AND CAP SET FLUSH WITH GROUND CENTERLINE STATION 0+64 MD. ROUTE 144 75' LEFT OF CENTERLINE. ELEV. =
- BM. 204 REBAR AND CAP SET FLUSH WITH GROUND CENTERLINE STATION 17+67 MD. ROUTE 144 422' LEFT OF CENTERLINE. ELEV. =

PLAN

SCALE: 1"=30'

NOTE: THIS PROJECT IS SUBJECT TO ZONING CASE No. ZB 025M AND PLANNING BOARD CASE No. 201.

NOTE: USE IN COMMON ACCESS BASEMENTS ARE PROVIDED IN THE HOWARD COUNTY LAND RECORDS LIBER 411 FOLIO 620.

ENGINEER'S CERTIFICATE

"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."

David H. Taylor 10/26/97
SIGNATURE OF ENGINEER (PRINT NAME BELOW SIGNATURE) DATE
DAVID H. TAYLOR

DEVELOPER'S CERTIFICATE

"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 INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Charles O'Donovan 10-21-97
SIGNATURE OF DEVELOPER (PRINT NAME BELOW SIGNATURE) DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Cheryl Simmons 6/18/98
S.D.A. - NATURAL RESOURCES CONSERVATION SERVICE DATE

John R. Robertson 6/18/98
THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. DATE

BUILDER

THE RYLAND GROUP, INC
GALLERIA TOWERS
1447 YORK ROAD, SUITE 705
LUTHERVILLE, MARYLAND 21093

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Candy Hamatta 6/24/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Cheryl Simmons 6/23/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Michael J. Smith 6/24/98 DATE

SUBDIVISION		SECTION / AREA		LOT NO.	
TERRA MARIA		16		78-105	
PLAT NO:	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
11995-12001	23	R-ED	16	2ND	6023.01
WATER CODE		SEWER CODE			
JOI, H07		5992000			

(GENERIC) SITE DEVELOPMENT PLAN

TERRA MARIA

LOTS 78 - 105
PLAT #11998 & 12001

TAX MAP NO: 16 PART OF PARCEL 114 AND 547
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: 10/08/97
SHEET 1 OF 3