

**General Notes**

- This Sketch Plan is being submitted as a Traditional Neighborhood Design (TND) project. The subject property is zoned R-ED Residential-Environmental Development per zoning case ZB925M.
- The subject property is shown on Tax Map 16, Parcel 114.
- Refer to the Forest Stand Delineation for soils information. The soils information shown was derived from Map 15 of the Soil Survey of Howard County, Maryland (July 1968).
- The total gross area of the subject property is ±55.09 acres. There is no 100 year floodplain on the site. Non-tidal wetlands are as shown.
- The boundary and topographic survey was prepared by Photo Science, Inc., 7840 Airpark Road, Gaithersburg, MD 20879 from aerial photography. The photo date was January 19, 1992.
- All aspects of this project are in conformance with the latest Howard County standards excepting the waivers designated in this submission.
- Typical proposed roadway standards are as follows:
  - All centerline curve radii will be a minimum of 80', except the typical 40' radii shown on Katherine Place, Josephine Walk and Donna Marie Place, unless otherwise specified.
  - Typical 50' right-of-way roads will have a 24' closed pavement section.
  - Typical 40' right-of-way roads will have an 18' closed pavement section.
  - Private alleys will have a 24' width and a 16' open pavement section.
- Lot numbers also show lot size type as indicated by letter designation immediately following the number. Refer to the Residential Summary table for additional information.
- Refer to the traffic and noise studies for additional information.
- Refer to the Schematic Grading Plan for grading information.
- All residential lots with the exception of Lot 1 will be served by public sewer and water.
- The recreation open space requirement will be met with the formal open space provided in addition to the proposed club/community recreation center and tennis court.
- The subject property is located within the Metropolitan District and will utilize public water and public sewer.

**Density Calculation**

Gross Area of Tract	55.09 acres
Less the Total Area of Steep Slopes 25% and Greater	1.98 acres
Net Area of Tract	53.11 acres
Number of Residential Lots Allowed in the R-ED Zone @ 2 Units per Net Acre	106 Lots
Number of Residential Lots Shown	105 Lots

**Land Use Summary**

Land Use	Acres	# of Lots
Formal Open Space	2.75 acres	
Public Open Space	12.92 acres	
Residual Open Space - Labeled "OS" on Plan	0.76 acres	
Roads & ROW	6.67 acres	
Private Alleys	0.43 acres	
Residential Lots w/Homes	29.12 acres	103 Lots
Parcel A - Day Care/Church Site	0.66 acres	1 Lot
Parcel B	1.11 acres	1 Lot
Club/Recreation Center	0.70 acres	
<b>TOTALS</b>	<b>55.09 acres</b>	<b>105 Lots</b>

**Parking Requirements**

Parking Required at 2.0 Spaces/Unit per County Code	206 Spaces
Parking Suggested at 2.2 Spaces/Unit per County Comments	227 Spaces
Parking Provided (206 in Garage, 29 Parallel Spaces at 8'x22')	235 Spaces

**Owner:**  
Terra Maria LLC, Inc.  
P.O. Box 2864  
Columbia, Maryland 21045

**Land Planner:**  
LDR International, Inc.  
9175 Guilford Road, Suite 100  
Columbia, Maryland 21046

**Open Space Requirements**

Public Open Space Required -25% of the Gross Site Acreage	13.75 acres
Public Open Space Provided -Includes 12.92 ac. of Public Open Space and 2.75 ac. of Formal Open Space	15.67 acres
Recreation Open Space Required -Minimum of 250 sq. ft./Unit	0.60 acres
Recreation Open Space Provided -See General Note #12	2.75 acres
Formal Open Space Required	2.75 acres
Formal Open Space Provided	2.75 acres

To meet the Traditional Neighborhood Design (TND) requirements a minimum of 20% of the required public open space (13.75 acres) will be devoted to formal parks, squares and greens.

Property of Wilson and Ruth Roe  
Parcel 248  
Tax Map 16  
Zoning RC-DEO

Property of Charles Fischer, et al  
Parcel 100  
Tax Map 16  
Zoning R

Property of Bryant Dewey Cramer  
Parcel 100  
Lots 58 & 59  
Tax Map 16

Property of Jon and Virginia Cook  
Lot 1 Plat 17  
4547/ Tax Map 16  
Zoning R

Property of Phillip Carroll  
L. 11/F. 303  
2042.28 ac.  
Parcel 71  
Tax Map 23  
Zoning RC-DEO

Property of Paul and Delores Henderson  
Parcel 12  
Tax Map 16  
Zoning R

Property of SL Limited Partnership  
Parcel 99  
Tax Map 16  
Zoning RC-DEO

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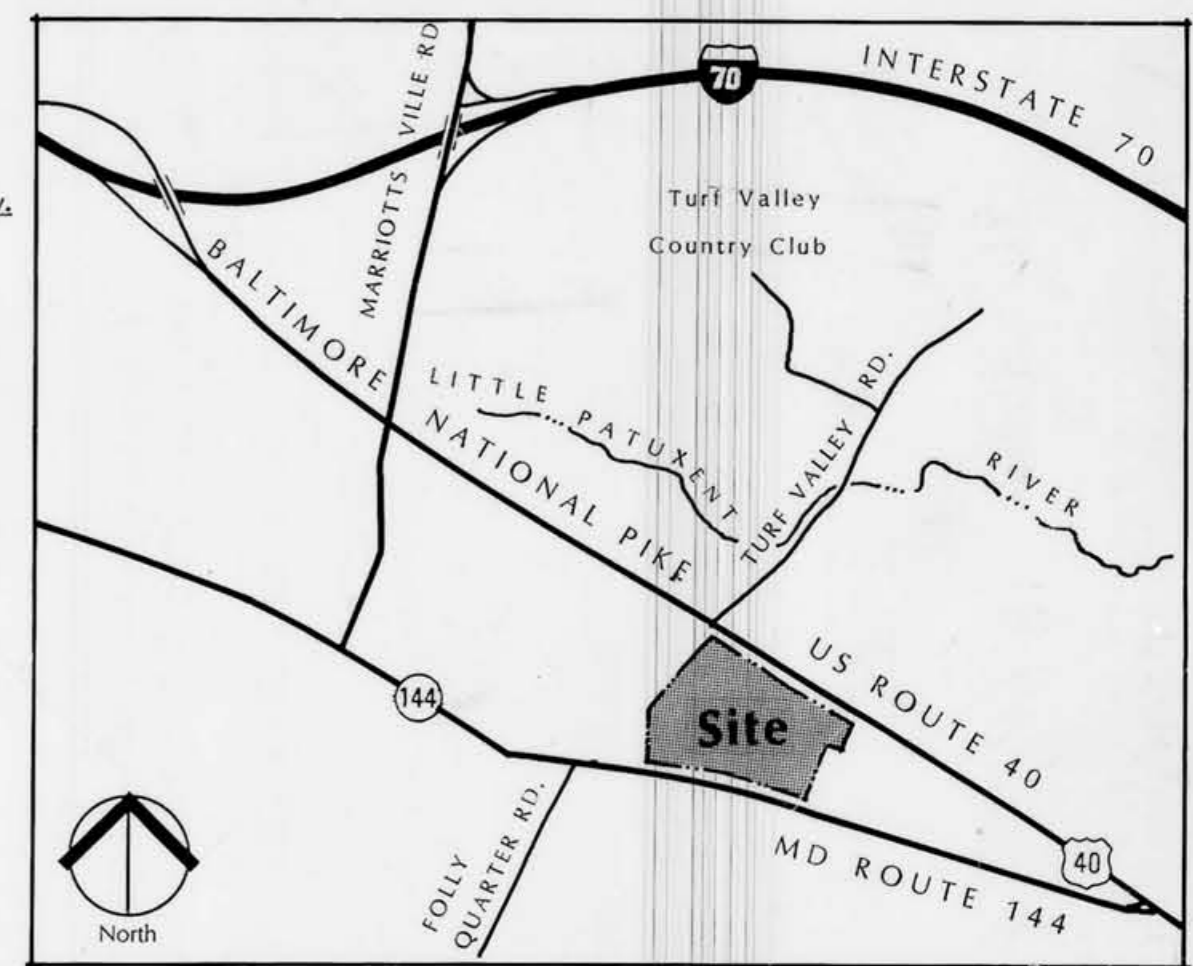
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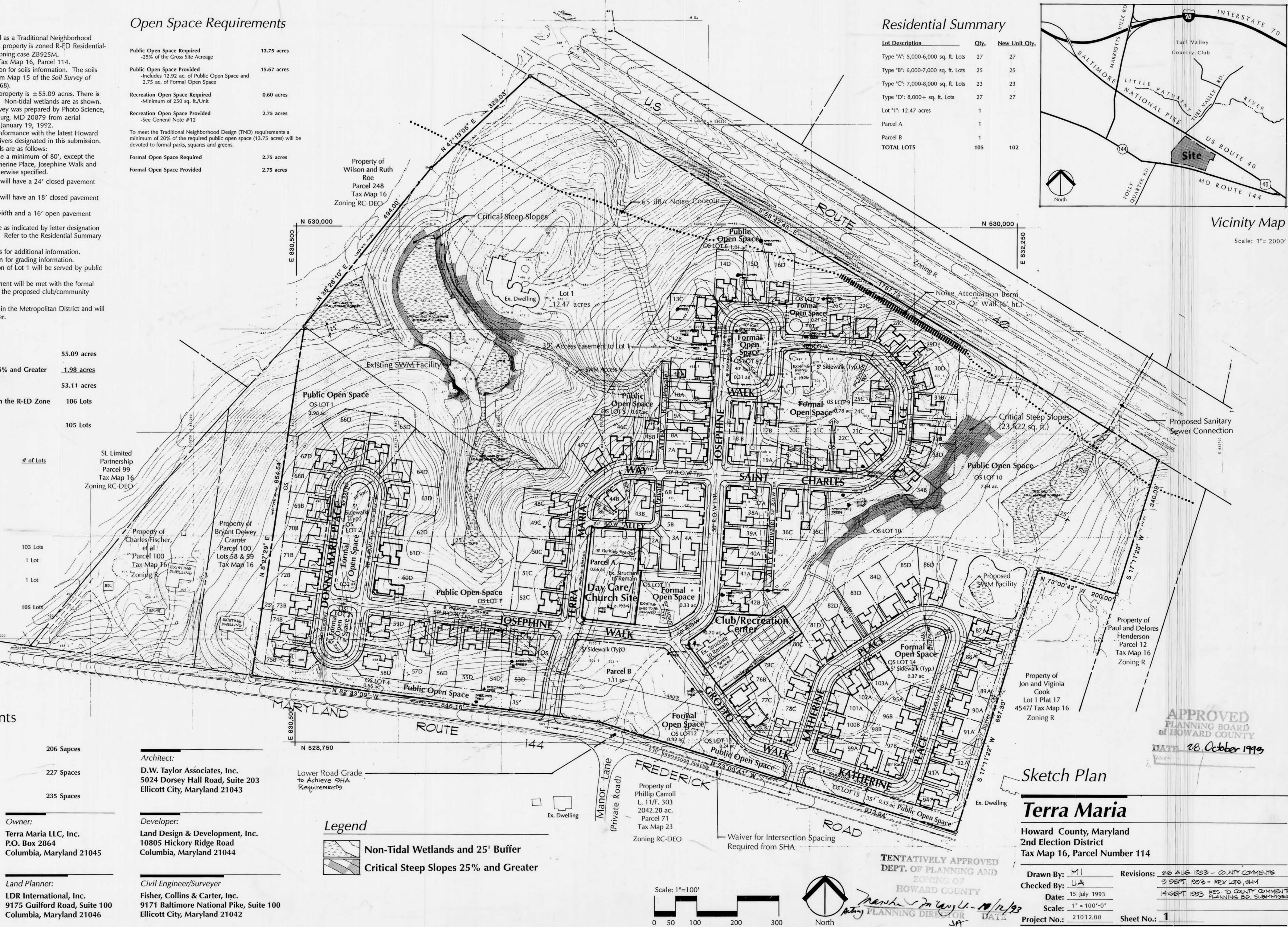
Property of Paul and Delores Henderson  
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Zoning R

**Residential Summary**

Lot Description	Qty.	New Unit Qty.
Type "A": 5,000-6,000 sq. ft. Lots	27	27
Type "B": 6,000-7,000 sq. ft. Lots	25	25
Type "C": 7,000-8,000 sq. ft. Lots	23	23
Type "D": 8,000+ sq. ft. Lots	27	27
Lot "1": 12.47 acres	1	
Parcel A	1	
Parcel B	1	
<b>TOTAL LOTS</b>	<b>105</b>	<b>102</b>

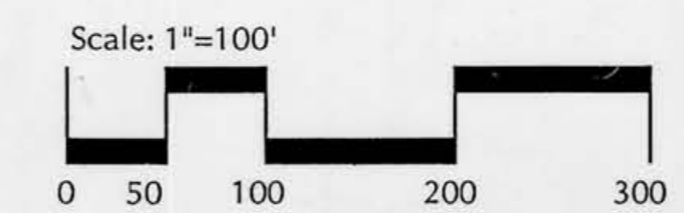


Vicinity Map  
Scale: 1" = 2000'



**Legend**

- Non-Tidal Wetlands and 25' Buffer
- Critical Steep Slopes 25% and Greater



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

Franklin D. Taylor, Jr. - 10/12/93  
PLANNING DIRECTOR  
DATE

**Sketch Plan**

**Terra Maria**

Howard County, Maryland  
2nd Election District  
Tax Map 16, Parcel Number 114

Drawn By: MI	Revisions: 28 AUG 1993 - COUNTY COMMENTS
Checked By: UA	9 SEPT 1993 - REV LOTS, SHM
Date: 15 July 1993	14 SEPT 1993 - RES. TO COUNTY COMMENTS/PLANNING BR. SUBMISSION
Scale: 1" = 100'-0"	
Project No.: 21012.00	Sheet No.: 1

