

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, Catheysburg, 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 LESS AREA OF PARCEL 'B' (ZONED 'CC')	1.98 acres 1.11 acres
Net Area of Tract	52.00 acres
Number of Residential Lots Allowed in the R-ED Zone @ 2 Units per Net Acre	104 Lots
Number of Residential Lots Shown	104 Lots

Land Use Summary

Land Use	Acreage	# of Lots
Formal Open Space	3.05 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	29.48 acres	104 Lots
Parcel B	1.11 acres	1 Lot
Club/Recreation Center	0.70 acres	
TOTALS	55.09 acres	104 Lots

THIS SUBDIVISION CONSISTS OF 104 SINGLE FAMILY DETACHED LOTS. THE DENSITY FOR THIS SITE IS EXHAUSTED WITH PROPOSED LOT 119. THE LOCATION OF THE LAST RESIDENTIAL LOT (119) IS PART OF THE FORMAL PARCEL 'A'.

Parking Requirements

Parking Required at 2.0 Spaces/Unit per County Code	208 Spaces
Parking Suggested at 2.2 Spaces/Unit per County Comments	229 Spaces
Parking Provided (206 in Garage, 29 Parallel Spaces at 8'x22')	235 Spaces

OWNER / DEVELOPER
Terra Maria LLC, Inc.
231 E. Baltimore Street
Suite 1001
Baltimore, MD. 21202

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
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.	
Formal Open Space Required	2.75 acres
Formal Open Space Provided	3.05 acres

Sl. Limited Partnership Parcel 99 Tax Map 16 Zoning RC-DEO

Property of Charles Fischer, et al Parcel 100 Tax Map 16 Zoning RC-DEO

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

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

Architect:
D.W. Taylor Associates, Inc.
5024 Dorsey Hall Road, Suite 203
Ellicott City, Maryland 21043

Lower Road Grade to Achieve SHA Requirements

Legend

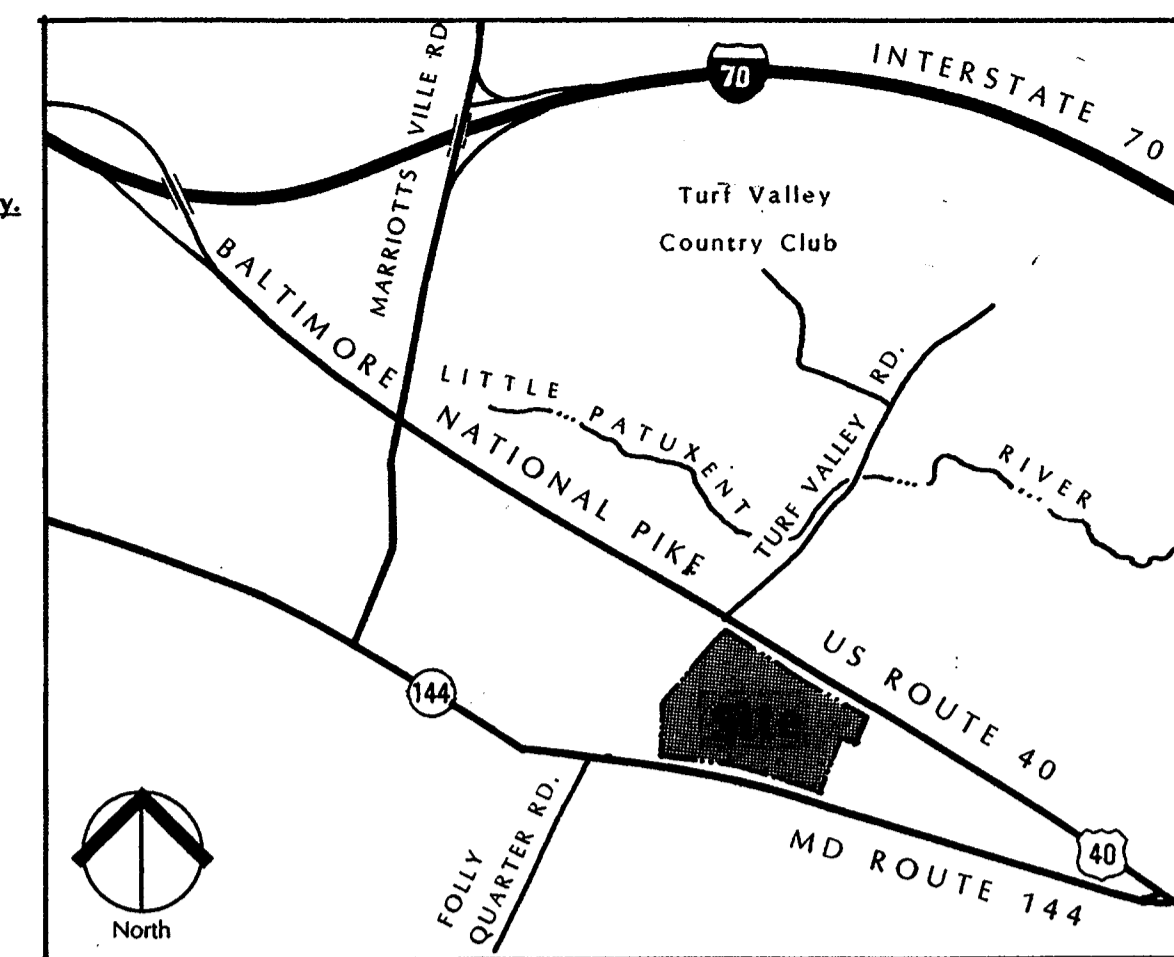
- Non-Tidal Wetlands and 25' Buffer
- Critical Steep Slopes 25% and Greater



Civil Engineer/Surveyor
Fisher, Collins & Carter, Inc.
9171 Baltimore National Pike, Suite 100
Ellicott City, Maryland 21042

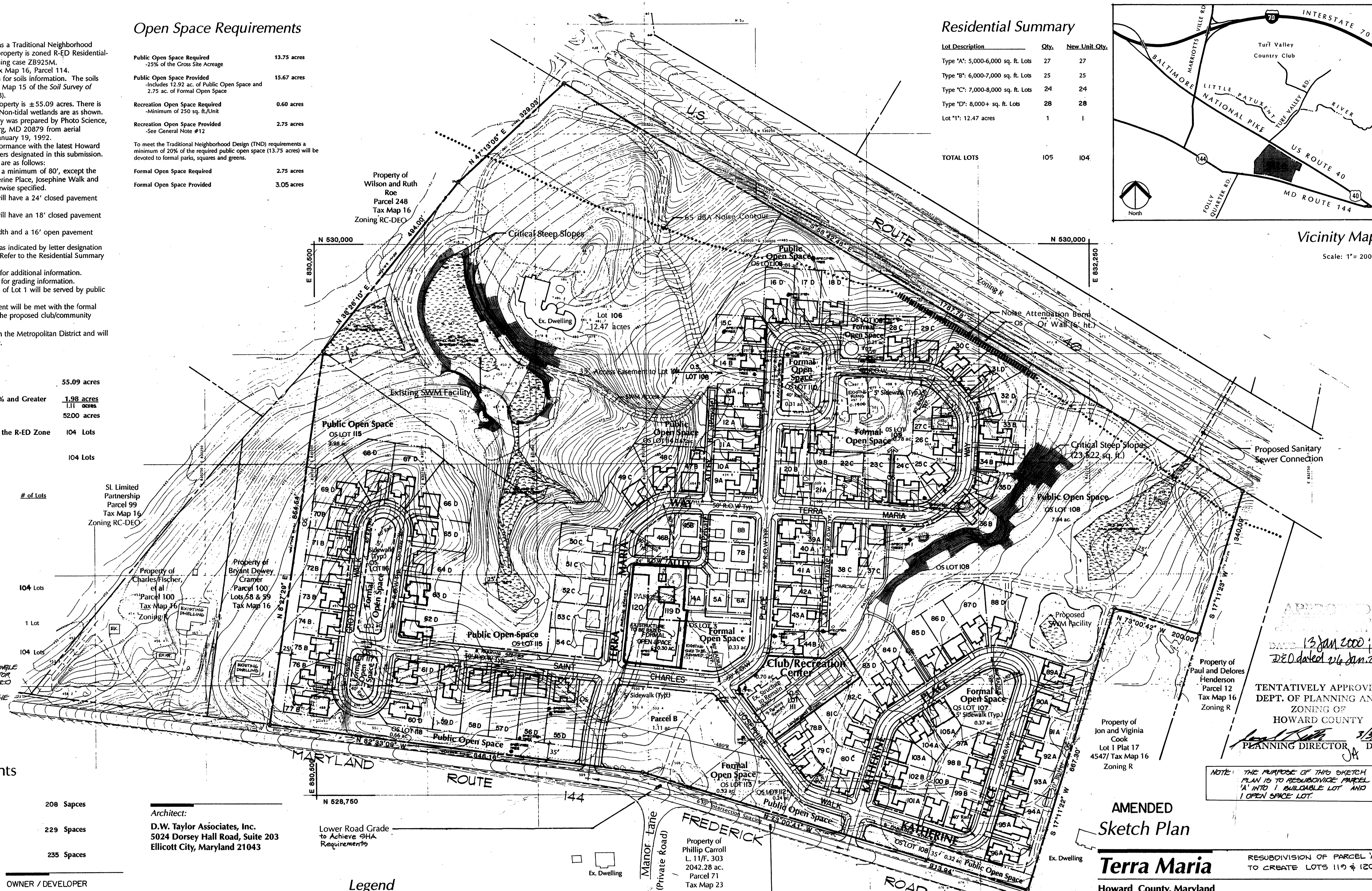
Residential Summary

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	24	24
Type 'D': 8,000+ sq. ft. Lots	28	28
Lot '1': 12.47 acres	1	1
TOTAL LOTS	105	104



Vicinity Map

Scale: 1" = 2000'



APPROVED
DATE: 13 Jan 2000
DEO dated 2/6 Jan 2000

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR
DATE: 3/3/00

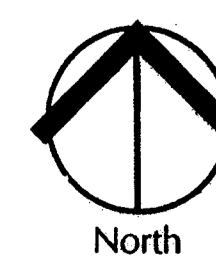
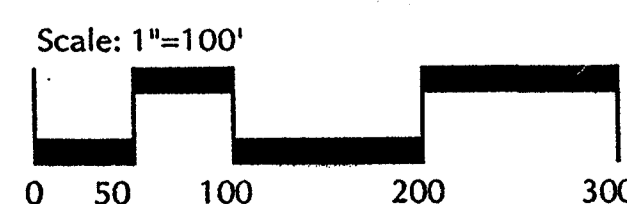
NOTE: THE PURPOSE OF THIS SKETCH PLAN IS TO RESUBDIVIDE PARCEL 'A' INTO 1 BUILDABLE LOT AND 1 OPEN SPACE LOT.

AMENDED Sketch Plan

Terra Maria

RESUBDIVISION OF PARCEL 'A' TO CREATE LOTS 119 & 120
Howard County, Maryland
2nd Election District
Tax Map 16, Parcel Number 114

Drawn By: MI	Revisions: 28 AUG. 1993 - COUNTY COMMENTS
Checked By: UJA	9 SEPT. 1993 - REV LOTS, SWM
Date: 15 July 1993	14 SEPT. 1993 RES. TO COUNTY COMMENTS/PLANNING BOARD SUBMISSION
Scale: 1" = 100'-0"	8 OCT. 1998 ADDED LOTS 104 & 105
Project No.: 21012.00	Sheet No.: 1



PLANNING BOARD CASE NO'S. 291 & 338

PREVIOUS FILE NO'S. S 94-02, P 94-24, WP 92-14, F 93-05, F 93-15, F 95-99 & F 97-82