

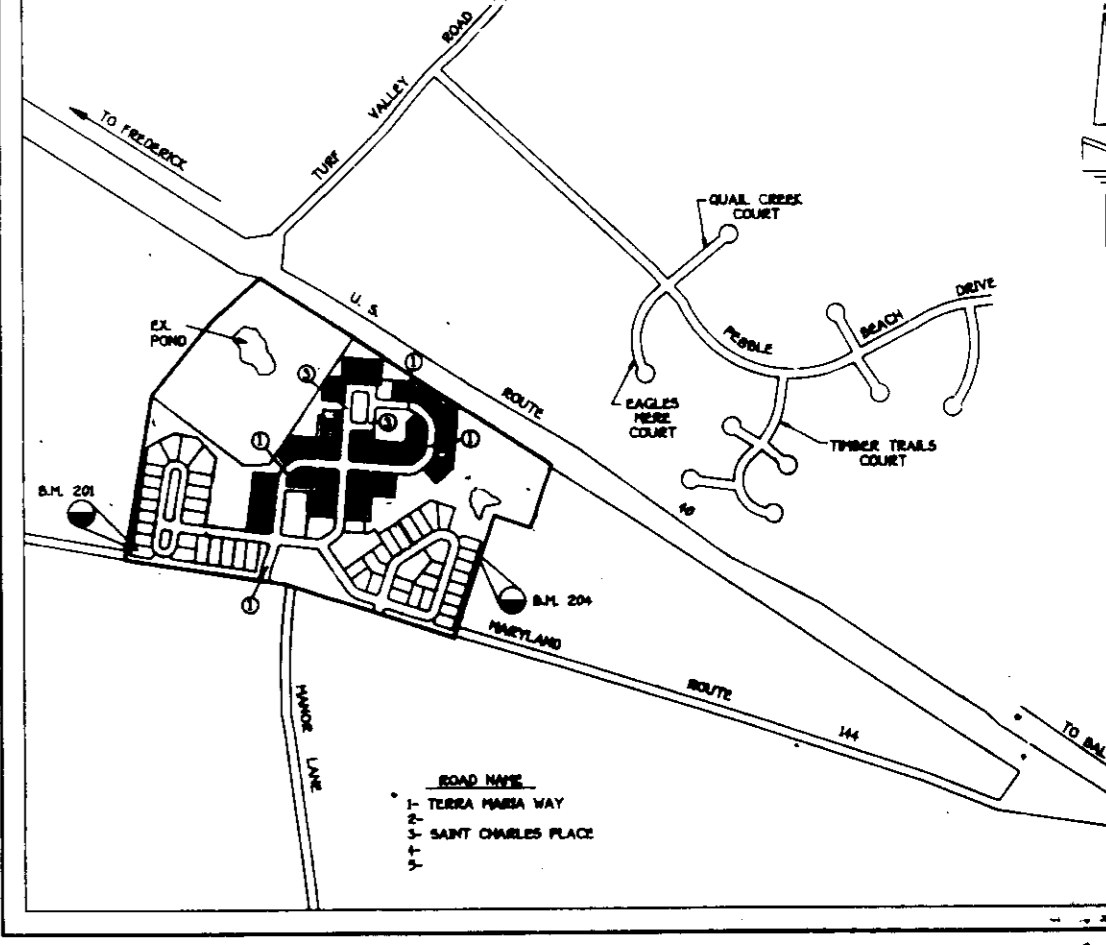
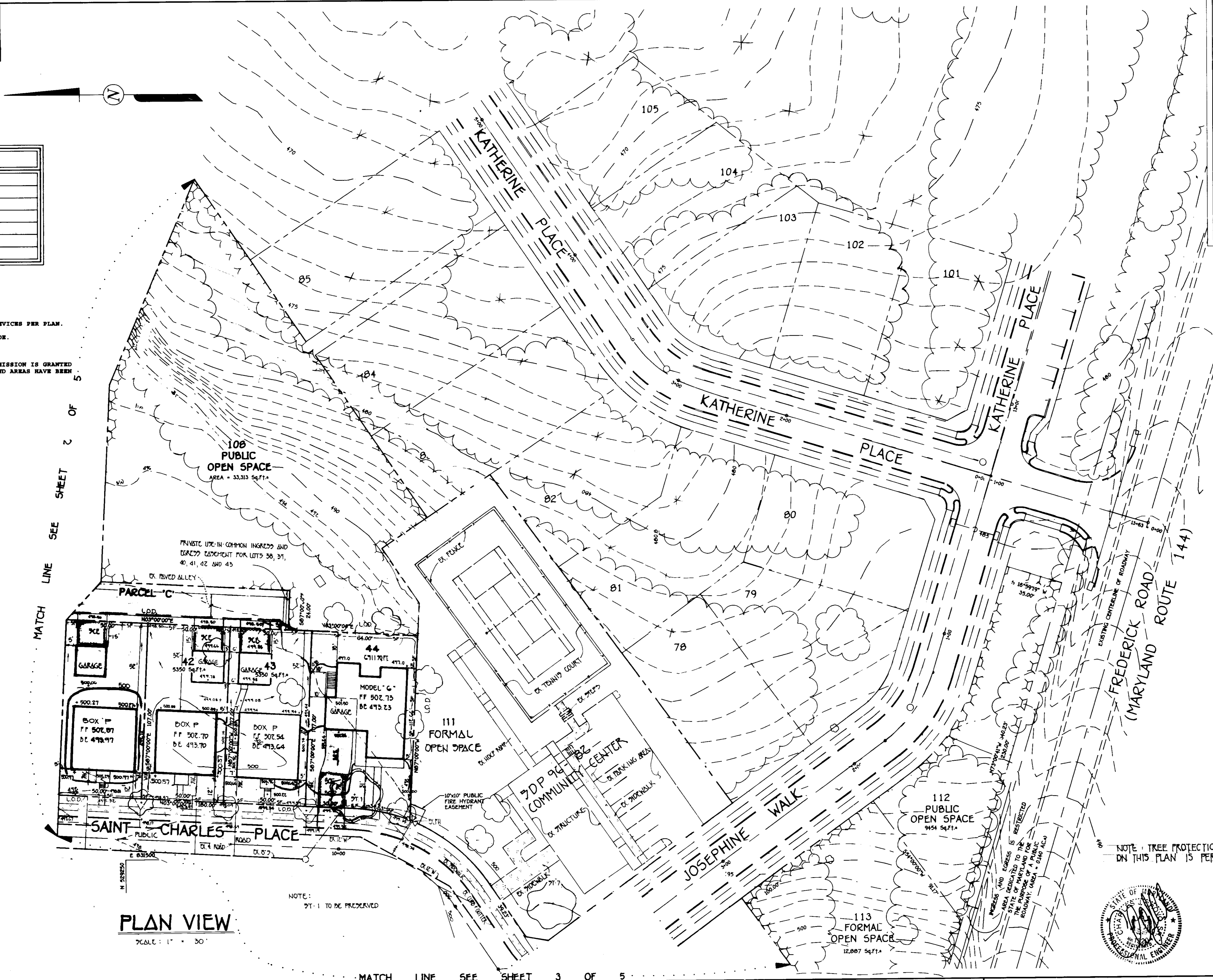
REVISION		
No.	DATE	DESCRIPTION
1	4-9-91	REV. SPOT ELEVATIONS & HOUSE TYPES
2	9-2-96	REV. HOUSE TYPE ON LOTS 42 & 44

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SITE DEVELOPMENT PLAN
5	DETAIL SHEET

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT.
  - INSTALL TREE PROTECTION DEVICES.
  - INSTALL SEDIMENT AND EROSION CONTROL DEVICES PER PLAN.
  - CLEAR AND GRUB SITE.
  - EXCAVATE FOR FOUNDATIONS AND ROUGH GRADE.
  - CONSTRUCT DWELLING.
  - FINISH 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.

- LEGEND**
- EXISTING 2' INTERVAL CONTOUR
  - - - EXISTING 10' INTERVAL CONTOUR
  - PROPOSED 2' INTERVAL CONTOUR
  - - - PROPOSED 10' INTERVAL CONTOUR
  - 624.0 SPOT ELEVATION
  - ⊕ PROPOSED WALKOUT
  - FF FIRST FLOOR ELEVATION
  - BE BASEMENT ELEVATION
  - SILT FENCE
  - EARTH DIKE
  - TREE PROTECTION FENCE
  - EX. TREE LINE
  - EX. STREET TREE
  - L.O.D. LIMIT OF DISTURBANCE

**APPROVED**  
**PLANNING BOARD**  
**OF HOWARD COUNTY**  
 DATE 1 August 1996



LOT NUMBER	ELEVATION	MIN. C. ELEVATION
41	484.43	489.20
42	485.79	490.50
43	486.32	491.10
44	487.52	492.30

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

ADDRESS CHART		
LOT NUMBER	STREET	STREET ADDRESS
41	5140	SAINTE CHARLES PLACE
42	5130	" " " "
43	5120	" " " "
44	5128	SAINTE CHARLES PLACE

- GENERAL NOTES:**
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 480-3870 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "TERRA MARIA" AT 480-237-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
  - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES TERRA MARIA P. 9628 AND P. 9629.
  - BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT JANUARY 1995.
  - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS 530000 AND 530000.
  - 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. 94-10471-D SITE ANALYSIS.
  - A. THIS PROJECT IS ZONED R-40  
 B. TOTAL AREA OF BUILDABLE LOTS 769 AC  
 C. LIMIT OF SUBDIVISION AREA 769 AC  
 D. TOTAL NUMBER BUILDABLE LOTS 81
  - THE MAXIMUM ALLOWABLE COVERAGE BY A STRUCTURE ON ANY LOT IS 60% WITH MAXIMUM 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-40  
 ELECTION DISTRICT SECOND  
 TOTAL TRACT AREA 95.87 AC
  - STORMWATER MANAGEMENT PROVIDED BY FACILITY ON SITE.  
 TERRA MARIA P. 9628 AND P. 9629
  - THIS PLAN IS FOR HOUSE SETTING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAYS ON THIS S.D.P. ARE NOT USED FOR APPROVED WATER AND SEWER PLANS CONTRACT NO. 95-99 AND/OR CONSTRUCTION. SEE APPROVED ROAD CONSTRUCTION PLANS P. 9627-D.
  - QUALITY CONTROL CHECKS SHALL BE MADE AT 10% AND 50% R.O.C.
  - CONTRACTOR TO CONDUCT PERIODICAL ENVIRONMENTAL MONITORING PER MONITORING QUALITY CONTROL CHECKS SHALL BE MADE AT 10% AND 50% R.O.C.
  - CONTRACTOR TO CONDUCT PERIODICAL ENVIRONMENTAL MONITORING PER MONITORING QUALITY CONTROL CHECKS SHALL BE MADE AT 10% AND 50% R.O.C.

NOTE: TYPICAL S.H.C. SIZE IS 4". TYPICAL W.H.C. SIZE IS 1 1/4". LOTS 4, 5, 13, 15, 17, 30, 31, 36, 43, 48 AND 51-54 W.H.C. SIZE IS 1". TYPICAL TWIN W.H.C. SIZE IS 1 1/2".



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 701 BALTIMORE NATIONAL FIRE SITE  
 ELLETT CITY, MARYLAND 21740  
 410-331-1000

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 8/17/96  
 DIRECTOR DATE

*[Signature]* 8/17/96  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

*[Signature]* 8/16/96  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION M.A.K. DATE

**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]* 8/26/96  
 Signature of Engineer (Print name below signature) DATE

**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]* 8/26/96  
 Signature of Developer (Print name below signature) DATE

Reviewed for HOWARD SCD and meets Technical Requirements.

*[Signature]* 8/3/96  
 U.S.D.A. Natural Resources Conservation Service DATE

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]* 8/3/96  
 Howard SCD DATE

**OWNER / DEVELOPER**  
 TERRA MARIA L.L.C. BY JOHN R. HORNBERG, PRESIDENT  
 SYNERGY DEVELOPMENT VENTURE II, INC. ITS MANAGING MEMBER  
 10420 LITTLE PIXTOWN PARKWAY SUITE 100  
 COLUMBIA, MARYLAND 21044

SUBDIVISION				
TERRA MARIA				
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.
11945-12001	23	R-40	16	2nd
WATER CODE		SEWER CODE		
J 01, 407		5002.000		

**SITE DEVELOPMENT PLAN**

**TERRA MARIA**  
**LOT NO. (5) 4 THRU 54**

TAX MAP No: 16 PARCEL: 114  
 2<sup>ND</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: AUGUST 21, 1996  
 SHEET 1 OF 5



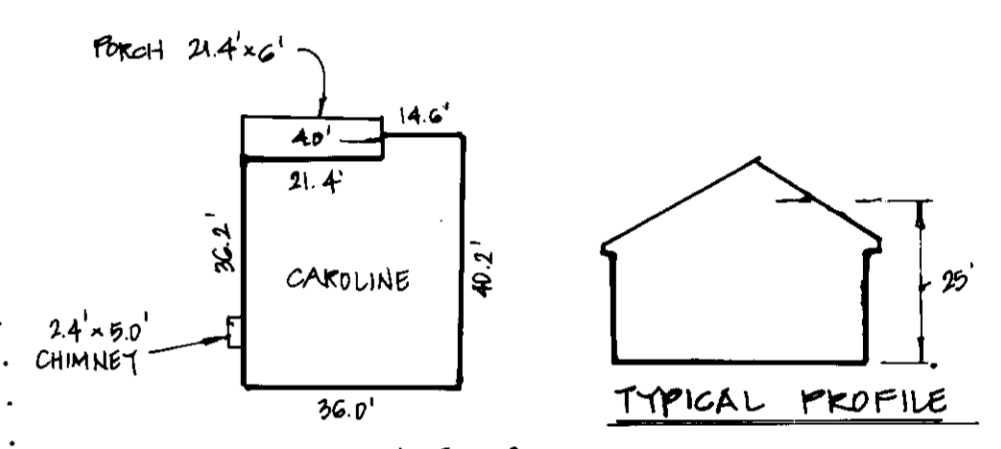


S.H.C. INVERTS AT PROPERTY LINE	MIN. U. ELEVATION	
LOT NUMBER	ELEVATION	ELEVATION
11	486.86	491.60
12	487.86	492.40
13	487.36	492.10
14	482.93	487.50
15	483.13	487.90
16	483.49	488.20
17	483.42	487.10
18	483.18	487.60

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
11	3161 SAINT CHARLES PLACE
12	3165 SAINT CHARLES PLACE
13	3169 " " " "
14	3177 " " " "
15	3181 " " " "
16	3185 " " " "
17	3189 " " " "
18	3193 SAINT CHARLES PLACE

PAVEMENT MATERIALS	
FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES

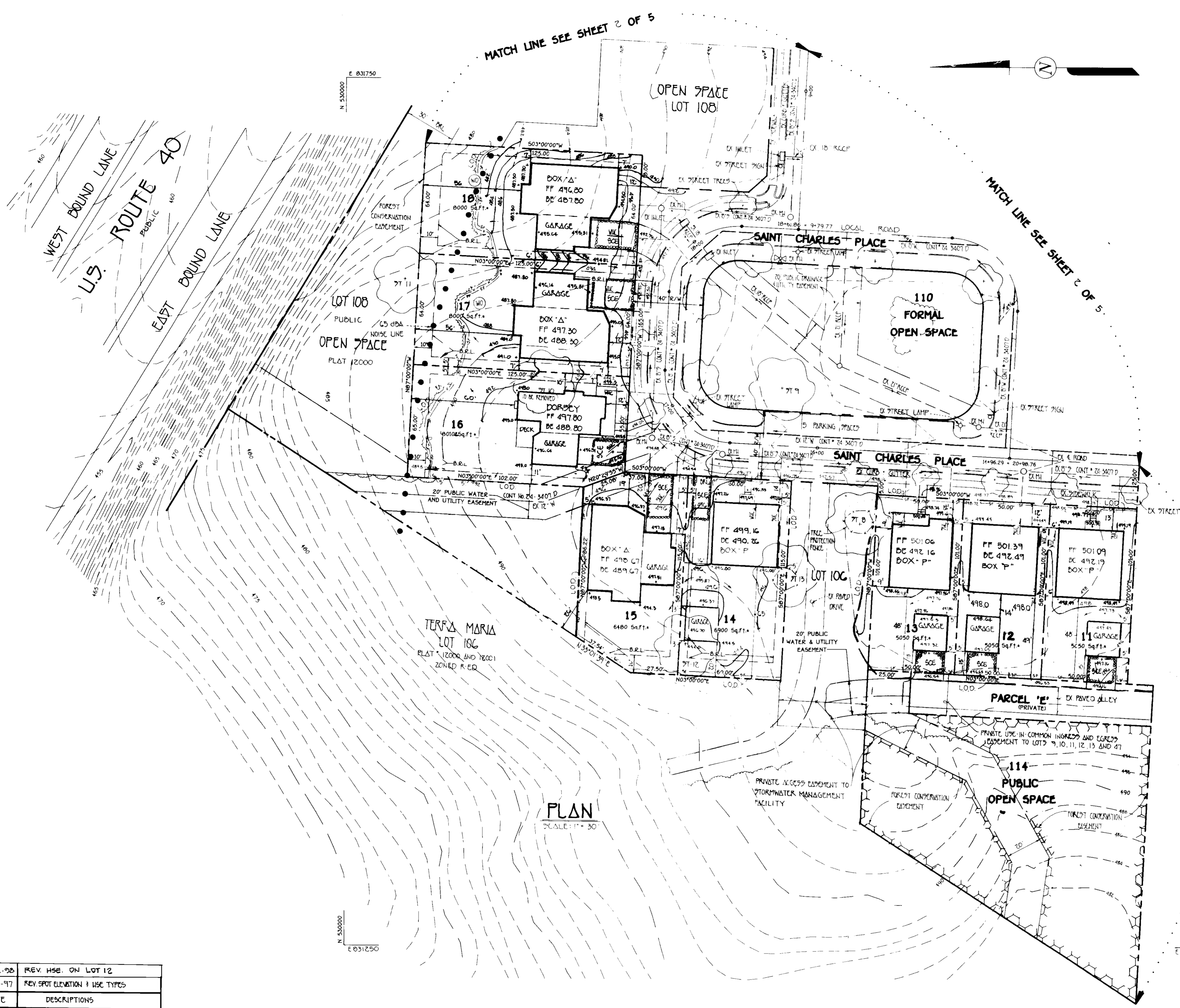
TYPICAL PAVING SECTION  
RESIDENTIAL DRIVEWAY  
NO SCALE



NOTE:  
GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY IN ACCORDANCE WITH SECTION 155.D.2.C. OF THE ZONING REGULATIONS.



OWNER / DEVELOPER  
TERRA MARIA L.L.C. BY  
JOHN R. HOWARD, PRESIDENT  
SYNERGY DEVELOPMENT VENTURE II INC.  
119 MANAGING MEMBER  
10420 LITTLE PATUXENT PARKWAY  
SUITE 200  
COLUMBIA, MARYLAND 21044



LEGEND

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- PROPOSED 2' INTERVAL CONTOUR
- PROPOSED 10' INTERVAL CONTOUR
- 624.0 SPOT ELEVATION
- PROPOSED WALKOUT
- FF FIRST FLOOR ELEVATION
- BE BASEMENT ELEVATION
- SILT FENCE
- EARTH DIKE
- TREE PROTECTION FENCE
- EX. TREE LINE
- EX. STREET TREE
- LOD LIMIT OF DISTURBANCE

NO.	DATE	DESCRIPTIONS
2	3-2-96	REV. HSB. ON LOT 12
1	4-9-97	REV. SPOT ELEVATION + HSE TYPES

1 August 1996

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
471 BALTIMORE NATIONAL PKWY, SUITE 100  
ELLETT CITY, MARYLAND 21042  
(410) 461-2900

APPROVED DEPARTMENT OF PLANNING AND ZONING

*Richard Blood* 9/12/96  
DIRECTOR

*Richard Blood* 9/12/96  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

*M.K.* 9/16/96  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

ENGINEER'S CERTIFICATE

I certify that this plan for erosion and sediment control presents 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.

*C. J. Crow* 8/26/96  
Signature of Engineer (Print name below signature)

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.

*John R. Howard* 8/26/96  
Signature of Developer (Print name below signature)

Reviewed for HOWARD SCD and meets technical requirements.

*J. D. Washburn* 9/3/96  
S.C.A. Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

*John R. Howard* 9/13/96  
Howard SCD

APPROVED DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development and Research \_\_\_\_\_ Date \_\_\_\_\_

Chief, Development Engineering Division **M.K.** \_\_\_\_\_ Date \_\_\_\_\_

SUBDIVISION TERRA MARIA SECTION/AREA LOT NO. 4 THRU 54

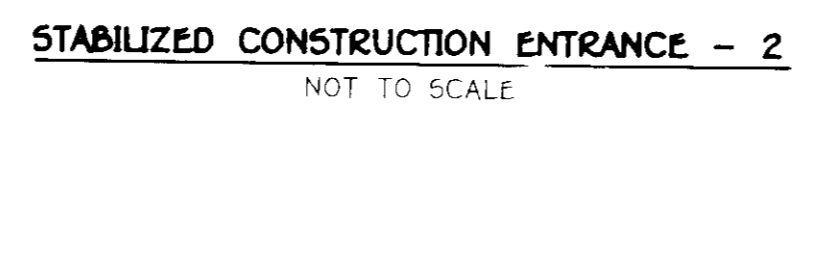
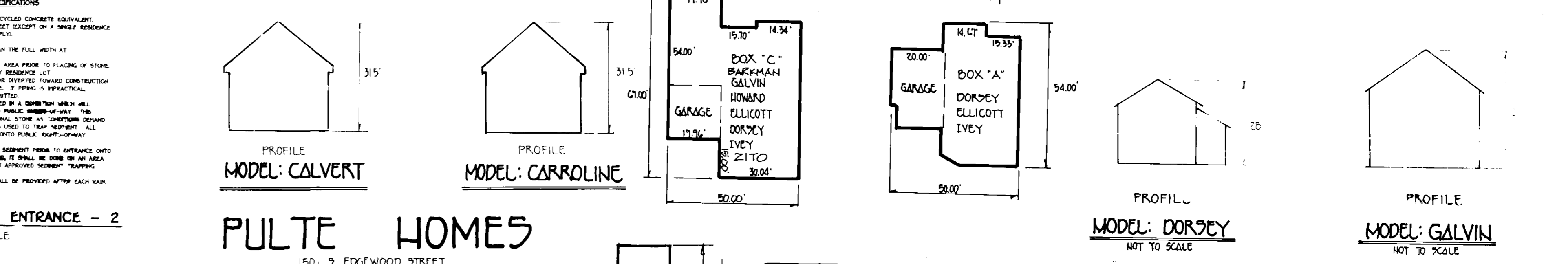
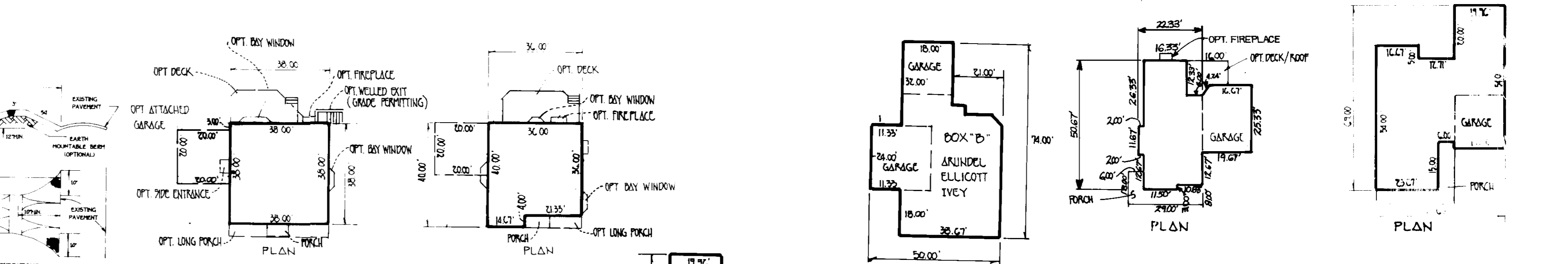
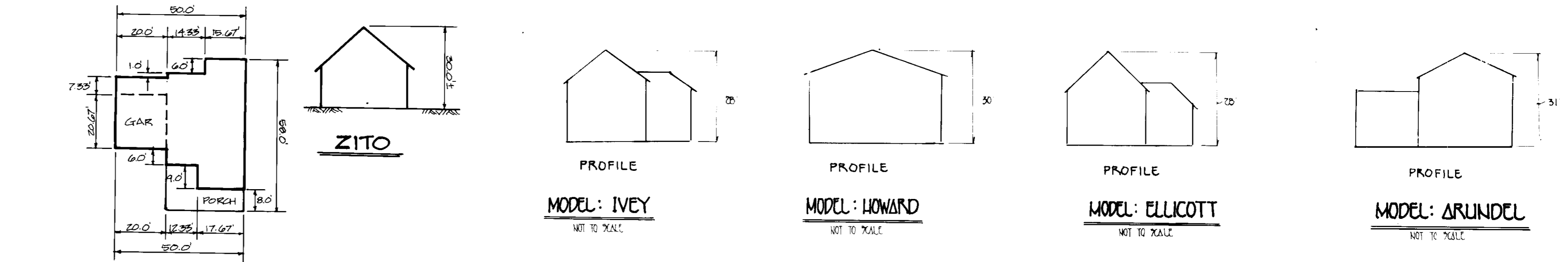
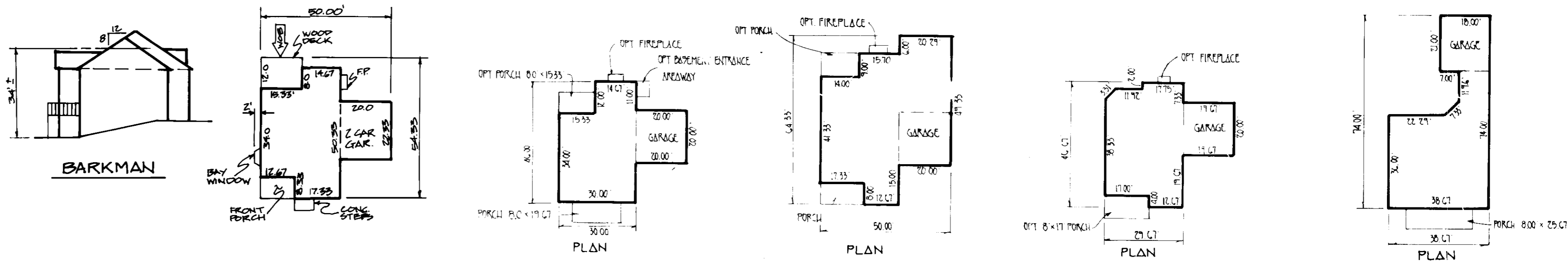
PLAT NO. 11975-12001 BLOCK NO. 23 ZONE R.E.D. TAX/ZONE 16 ELEC. DIST. 2nd CENSUS TR.

WATER CODE J01, 407 SEWER CODE 3002000

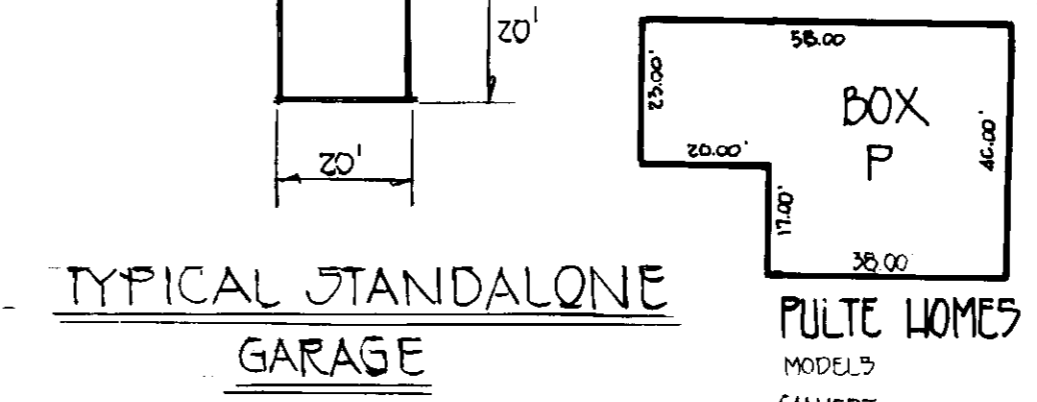
SITE DEVELOPMENT PLAN

TERRA MARIA  
LOT NO.(S) 4 THRU 54

TAX MAP No. 16 PARCEL: 114  
ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: AUGUST 21, 1996  
SHEET 4 OF 5



**PULTE HOMES**  
 1501 EDGWOOD STREET  
 SUITE K  
 BALTIMORE, MARYLAND  
 21221



**ARUNDEL WOODS**  
 PO BOX 2451  
 BALTIMORE, MARYLAND  
 21203

**STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION**

1. All disturbed areas shall be stabilized as follows:  
 a. Seeded Preparation: 100% topsoil, 100% seed, 100% fertilizer.  
 b. Sod Preparation: Sod, 100% topsoil, 100% seed, 100% fertilizer.  
 c. Mulch Preparation: 100% topsoil, 100% seed, 100% fertilizer, 2" mulch.

2. Seeding: Apply 100% topsoil, 100% seed, 100% fertilizer.

3. Sodding: Apply 100% topsoil, 100% seed, 100% fertilizer.

4. Mulching: Apply 100% topsoil, 100% seed, 100% fertilizer, 2" mulch.

**SEDIMENT CONTROL NOTES**

1. All sediment control structures are to remain in place and are to be maintained in operative condition until the erosion control structures have been removed from the HOWARD COUNTY SEWER CONTROL DISTRICT.

2. All sediment control structures are to be maintained in operative condition until the erosion control structures have been removed from the HOWARD COUNTY SEWER CONTROL DISTRICT.

**TEMPORARY SEEDING NOTES**

1. All temporary seeding areas are to be maintained in operative condition until the erosion control structures have been removed from the HOWARD COUNTY SEWER CONTROL DISTRICT.

2. All temporary seeding areas are to be maintained in operative condition until the erosion control structures have been removed from the HOWARD COUNTY SEWER CONTROL DISTRICT.

**SILT FENCE**  
 NOT TO SCALE

**YARD INLET PROTECTION**  
 NOT TO SCALE

**REVISIONS**

NO	DATE	DESCRIPTION
1	8-1-91	REV HOUSE TYPES
2	2-4-96	ADD ZITO HSE TYP, ADD ZITO HSE TYP TO 'C' BOX
3	2-4-96	REV CAVEN + BOX 'A' HSE TYP
4	1-6-98	ADD BARKMAN HOUSE TYP

**ENGINEER'S CERTIFICATE**

I HEREBY 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]*  
 SIGNATURE OF ENGINEER

8/26/96  
 DATE

**DEVELOPER'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEING HELD AT THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

*[Signature]*  
 SIGNATURE OF DEVELOPER

8/26/96  
 DATE

**REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS**

*[Signature]* 9/3/96  
 DATE

*[Signature]* 9/3/96  
 DATE

**APPROVED: DEPT. OF PLANNING AND ZONING**

*[Signature]* 9/16/96  
 DATE

*[Signature]* 9/17/96  
 DATE

**PROPERTY/SUBDIVISION**  
 TERRA MARIA

**SECTION/AREA**  
 4 THRU 54

**PARCEL/LOT NO.**  
 4 THRU 54

**PLAT NO./L.P.**  
 11995 1001

**ZONE**  
 R-ED

**TAX/ZONE**  
 10

**ELEC. DIST.**  
 2

**CENSUS TR.**  
 5002000

**WATER CODE**  
 JO1, HO7

**SEWER CODE**  
 5002000

**TERRA MARIA**  
 LOT NO. (9) 4 THRU 54

TAX MAP 16 ZONING R-ED PARCEL 11-1

SECOND ELECTION DIST 10420 LITTLE PINEWAY PARKWAY

SCALE 2 1/2" = 30' 0"

DATE: AUGUST 21, 1996

SHEET NO. 5 OF 5

**OWNER / DEVELOPER**

TERRA MARIA L.L.C. BY  
 JOHN R. HORNBERG, PRESIDENT  
 PHENIX DEVELOPMENT VENTURE II INC.  
 119 MANAGING MEMBER  
 10420 LITTLE PINEWAY PARKWAY  
 PULTE 200  
 COLUMBIA, MARYLAND 21044