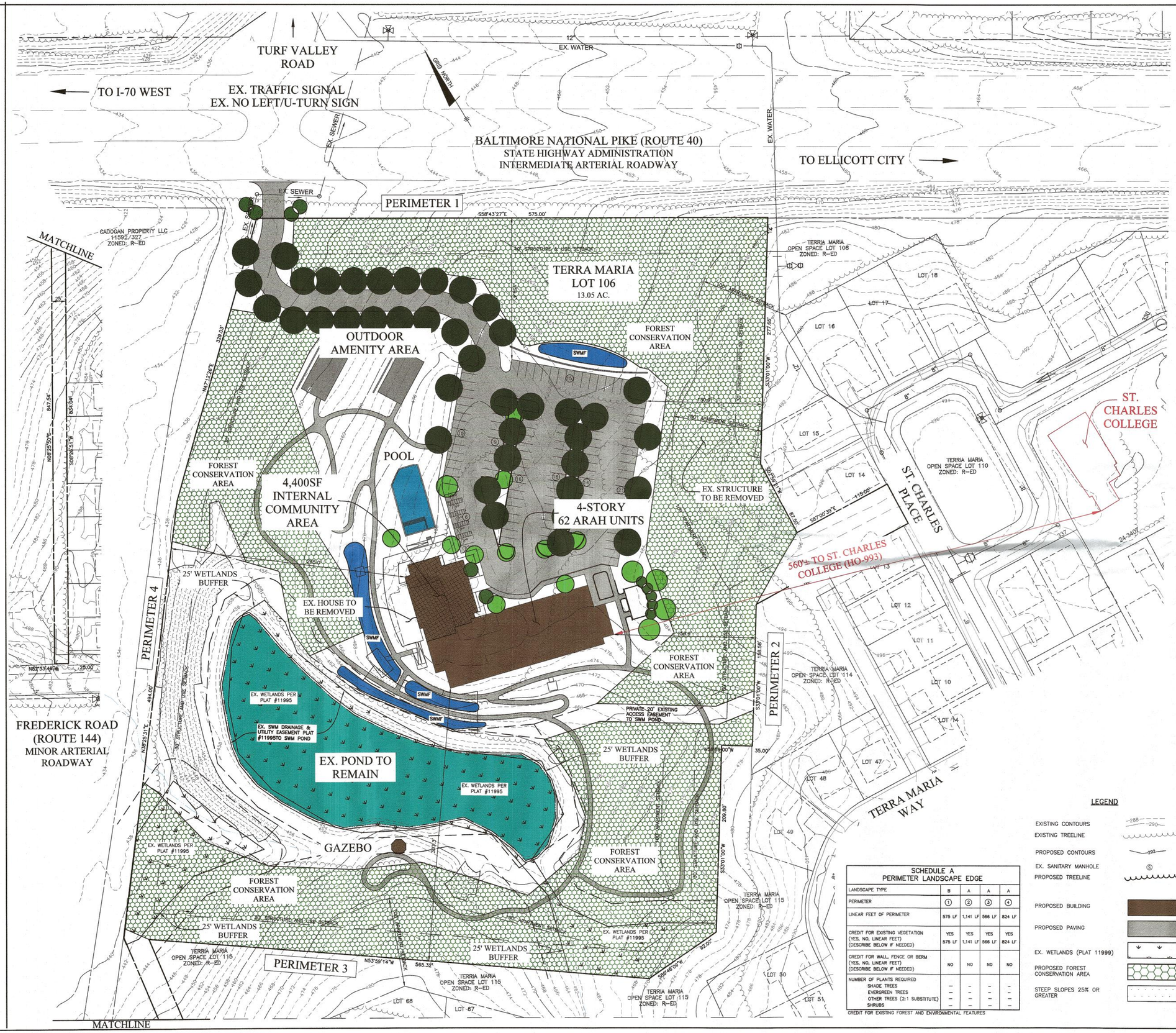

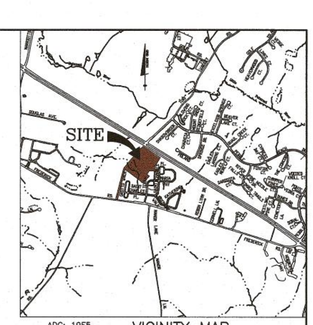

VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. SUBJECT PROPERTY ZONED R-ED PER THE 10-6-13 COMPREHENSIVE ZONING PLAN. THE DEVELOPMENT OF THIS PROJECT PROPOSES AN AGE RESTRICTED ADULT HOUSING COMMUNITY VIA A CONDITIONAL USE PER SECTION 131.0.N.1 OF THE ZONING REGULATIONS. THEREFORE, THE BULK REGULATIONS USED FOR THIS CONCEPT IS BASED ON THE AGE RESTRICTED REQUIREMENTS.
2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
3. EXISTING TOPOGRAPHY IS TAKEN FROM THE HOWARD COUNTY GIS AND ARE 2' CONTOUR INTERVALS.
4. FOREST CONSERVATION OBLIGATIONS FOR THIS SITE WILL BE PROVIDED ONSITE AND THE LIMIT DETERMINED AT THE SDP PHASE..
5. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
6. PROPOSED ACCESS DRIVE TO BE 24' WIDE WITH THE DRIVE AND PARKING AREAS PAVED WITH ASPHALT OR CONCRETE.
7. EXISTING SURROUNDING SINGLE FAMILY DRIVEWAYS ARE PAVED AS ASPHALT OR CONCRETE AND PROVIDE FOR 2.5 PARKING SPACES PER DWELLING.
8. THIS PLAN IS SUBJECT TO SECTION 128 AND 131.0 OF THE HOWARD COUNTY BULK ZONING REGULATIONS.
9. STORM WATER MANAGEMENT ANTICIPATED FOR THE PROPOSED IMPERVIOUS AREA WILL BE BY MICRO-BIORETENTION FACILITIES AND SHEETFLOW DISCONNECTION.
10. THE EXISTING HOUSE LOCATED ON THE PROPERTY IS TO BE REMOVED PRIOR TO CONSTRUCTION.
11. THE DEVELOPMENT HAS BEEN PRESENTED TO THE DESIGN ADVISORY PANEL DATED JANUARY 8, 2025, REFERENCE 24-04.
12. REFUSE COLLECTION WILL BE PRIVATE.
13. THE PROPOSED COMMUNITY IS LOCATED SOUTH OF THE INTERSECTION OF ROUTE 40 AND TURF VALLEY ROAD.
14. THE PROPOSED BUILDINGS WILL NOT EXCEED THE BULK REGULATIONS FOR MAXIMUM HEIGHT OF 40' FOR APARTMENT BUILDINGS.
15. THERE IS A HISTORIC STRUCTURE KNOWN AS ST. CHARLES COLLEGE, HO-993, LOCATED ON THE ADJACENT TERRA MARIA SUBDIVISION.
16. THE DEVELOPMENT SHALL INCORPORATE UNIVERSAL DESIGN FEATURES FROM THE DEPARTMENT OF PLANNING AND ZONING GUIDELINES THAT IDENTIFY REQUIRED, RECOMMENDED AND OPTIONAL FEATURES.
17. WETLAND LIMITS SHOWN ARE BASED ON RECORDED PLAT 11999 FOR TERRA MARIA. LIMITS NEED TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY.

SITE TABULATIONS

PRESENT ZONING: R-ED
PRESENT COMMUNITY: TERRA MARIA
LOCATION: TAX MAP 16 – GRID 23 – PARCEL 416 – LOT 106, ELECTION DISTRICT #2
APPLICABLE DPZ FILE REFERENCES: S-99-010, F-95-099
DEED REFERENCES: 19938/086
PROPOSED USE OF SITE: AGE RESTRICTED ADULT HOUSING APARTMENTS
PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

1) TOTAL PROJECT AREA	13.052 AC.±
2) AREA OF 100-YR. FLOODPLAIN	NA
3) AREA OF STEEP SLOPES	0.49 AC.±
4) AREA OF EXISTING FOREST	NA
5) AREA OF ERODIBLE SOILS	NA
6) AREA OF WETLANDS	1.55 AC.±
7) AREA OF STREAM BUFFER	NA
8) NET AREA	12.562 AC.±
9) DENSITY ALLOWED PER SECTION 131.0	62 (5.0/NET AC)
10) UNITS PROVIDED	62
11) APPROXIMATE AREA OF IMPERVIOUS	2.1 AC.±(16%)
12) PRESENT ZONING DESIGNATION	R-ED
13) PROPOSED USES FOR THE SITE & STRUCTURES	62 AGE RESTRICTED APARTMENT UNITS
14) APPROXIMATE FLOOR AREA OF BUILDING	18,227 SF±
15) PARKING SPACES REQUIRED	81 (1.3/UNIT)
16) PARKING SPACES PROVIDED	112 (SURFACE PARKING)
17) COMMUNITY AREA REQUIRED	1,240 SF (20 SF PER UNIT)
18) COMMUNITY AREA PROVIDED	4,400 SF (INTERNAL)
19) TOTAL IMPERVIOUS AREA	2.0 AC±(15%)
20) OPEN SPACE AREA REQUIRED	6.53 AC±(50%)
21) OPEN SPACE AREA PROVIDED	*8.0 AC±(61%)

* SUBJECT TO FINAL DESIGN BUT IN NO EVENT BE LESS THEN 50%

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SCHEDULE A
PERIMETER LANDSCAPE EDGE

LANDSCAPE TYPE	B	A	A	A
PERIMETER	①	②	③	④
LINEAR FEET OF PERIMETER	575 LF	1,141 LF	566 LF	824 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 575 LF	YES 1,141 LF	YES 566 LF	YES 824 LF
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	–	–	–	–
EVERGREEN TREES	–	–	–	–
OTHER TREES (2:1 SUBSTITUTE)	–	–	–	–
SHRUBS	–	–	–	–

CREDIT FOR EXISTING FOREST AND ENVIRONMENTAL FEATURES

LEGEND

EXISTING CONTOURS
EXISTING TREELINE
PROPOSED CONTOURS
EX. SANITARY MANHOLE
PROPOSED TREELINE
PROPOSED BUILDING
PROPOSED PAVING
EX. WETLANDS (PLAT 11999)
PROPOSED FOREST CONSERVATION AREA
STEEP SLOPES 25% OR GREATER

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ENGINEERING, INC.
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(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

REVISED
RECEIVED
OCT 08 2025
By

OWNER/DEVELOPER:
TROTTER 5857 LLC
1819 PANARAMA COURT
McCLEAN, VA 22107

COUNSEL:
TOM COALE
PERRY, WHITE, ROSS & JACOBSON
54 STATE CIRCLE
ANNAPOLIS, MD 21401
tom@perryjacobson.com
443-630-0507

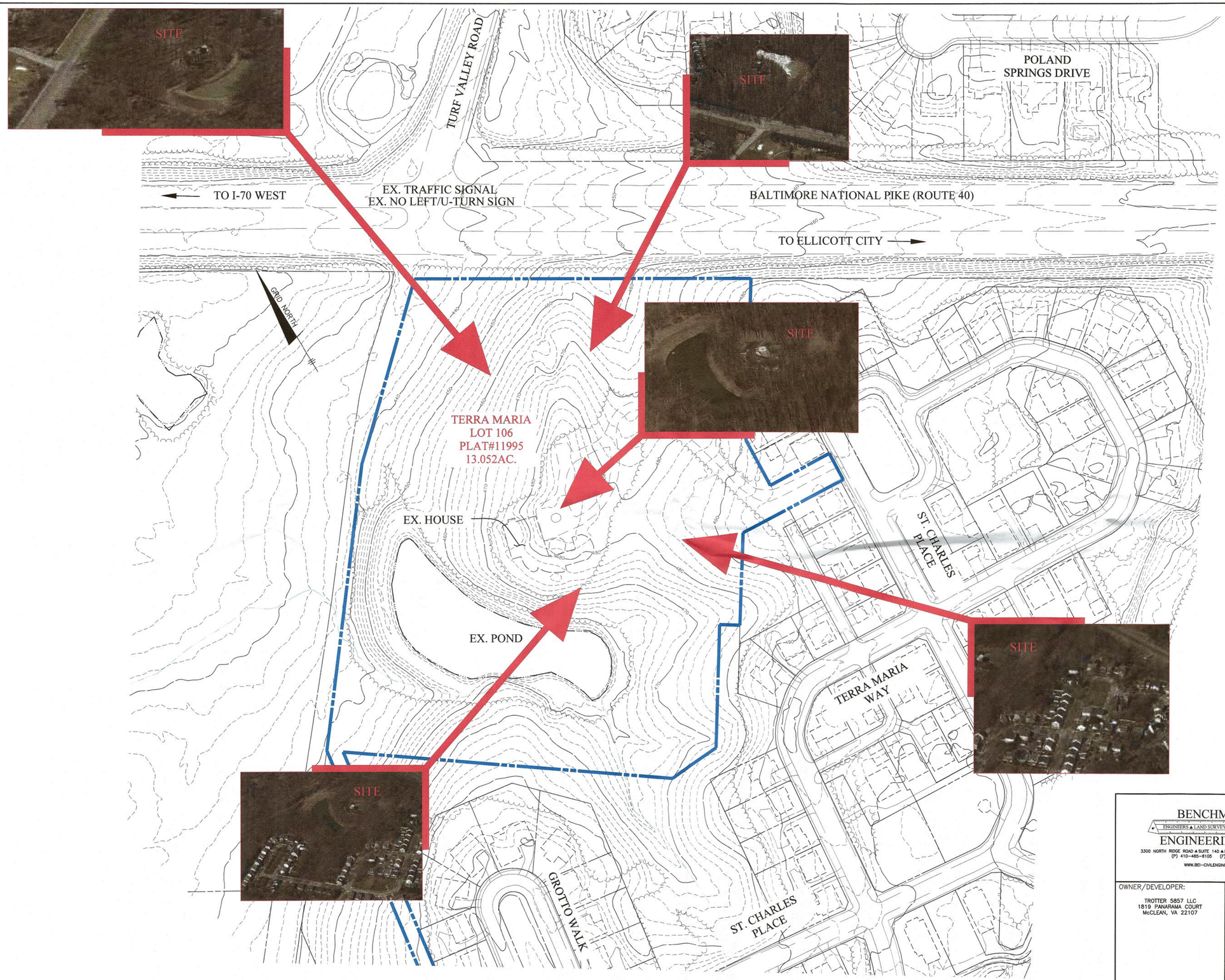
TERRA MARIA LOT 106
3173 SAINT CHARLES PLACE
ARAH APARTMENT BUILDING

TAX MAP: 16 GRID: 23 PARCEL: 416
ZONED: R-ED
ELECTION DISTRICT NO. 2ND HOWARD COUNTY, MARYLAND

CONDITIONAL USE EXHIBIT

DESIGN: JCO	DRAFT: JCO	DATE: OCTOBER 2025	BEI PROJECT NO. 3178
		SCALE: AS SHOWN	SHEET 1 OF 1

J:\3178 Terra Maria Lot 106\dwg\1000CU.dwg, 10/2/2025 10:07:24 AM



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McLEAN, VA 22107

TERRA MARIA LOT 106

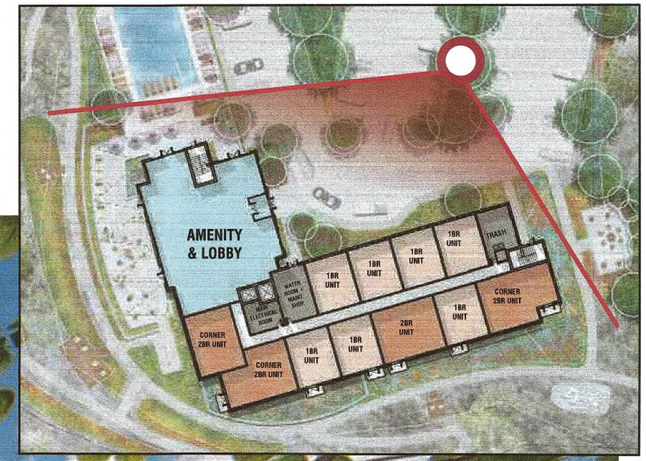
3173 SAINT CHARLES PLACE
ARAH APARTMENT BUILDING

TAX MAP: 16 GRID: 23 PARCEL: 416
ZONED: R-ED
ELECTION DISTRICT NO. 2ND HOWARD COUNTY, MARYLAND

EXISTING CONDITIONS

DESIGN: JCO	DRAFT: JCO	DATE: AUGUST 2024	BEI PROJECT NO. 3178
		SCALE: 1"=75'	SHEET 1 OF 1

BUILDING RENDERING_PRIMARY FRONTAGE



Terra Maria

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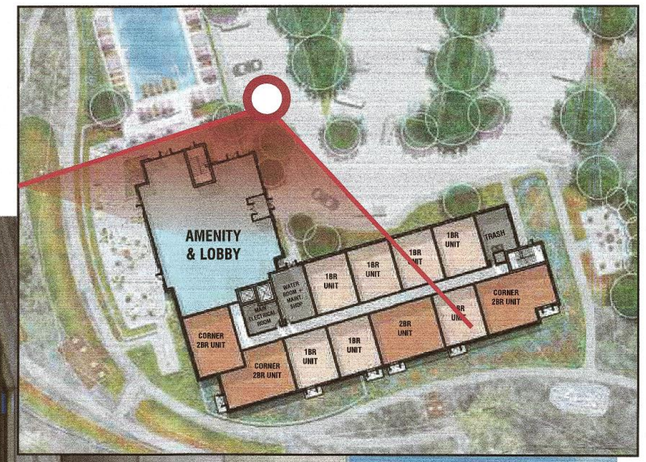
BUILDING RENDERING_MAIN ENTRY



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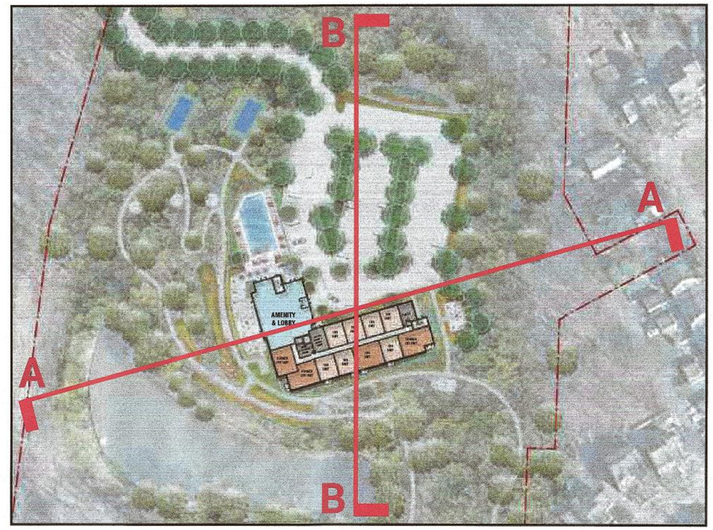
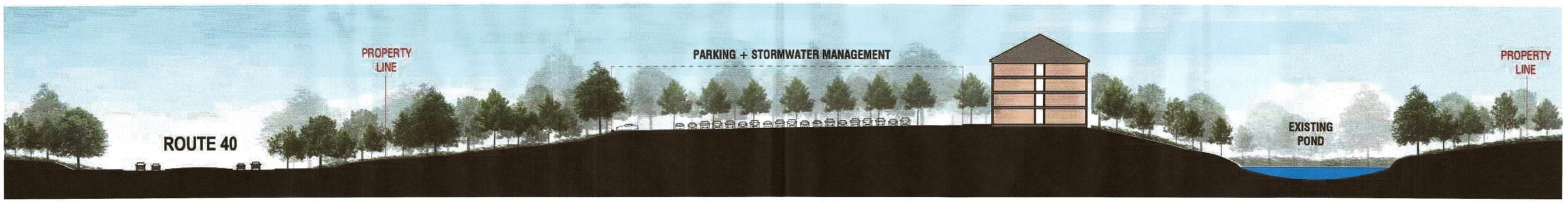
SITE SECTIONS



EAST-WEST SECTION (SECTION A-A)



NORTH-SOUTH SECTION (SECTION B-B)

Terra Maria

0′ 35′ 70′ 140′ 280′

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BUILDING ELEVATIONS

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

Terra Maria

0' 20' 40' 80' 160'

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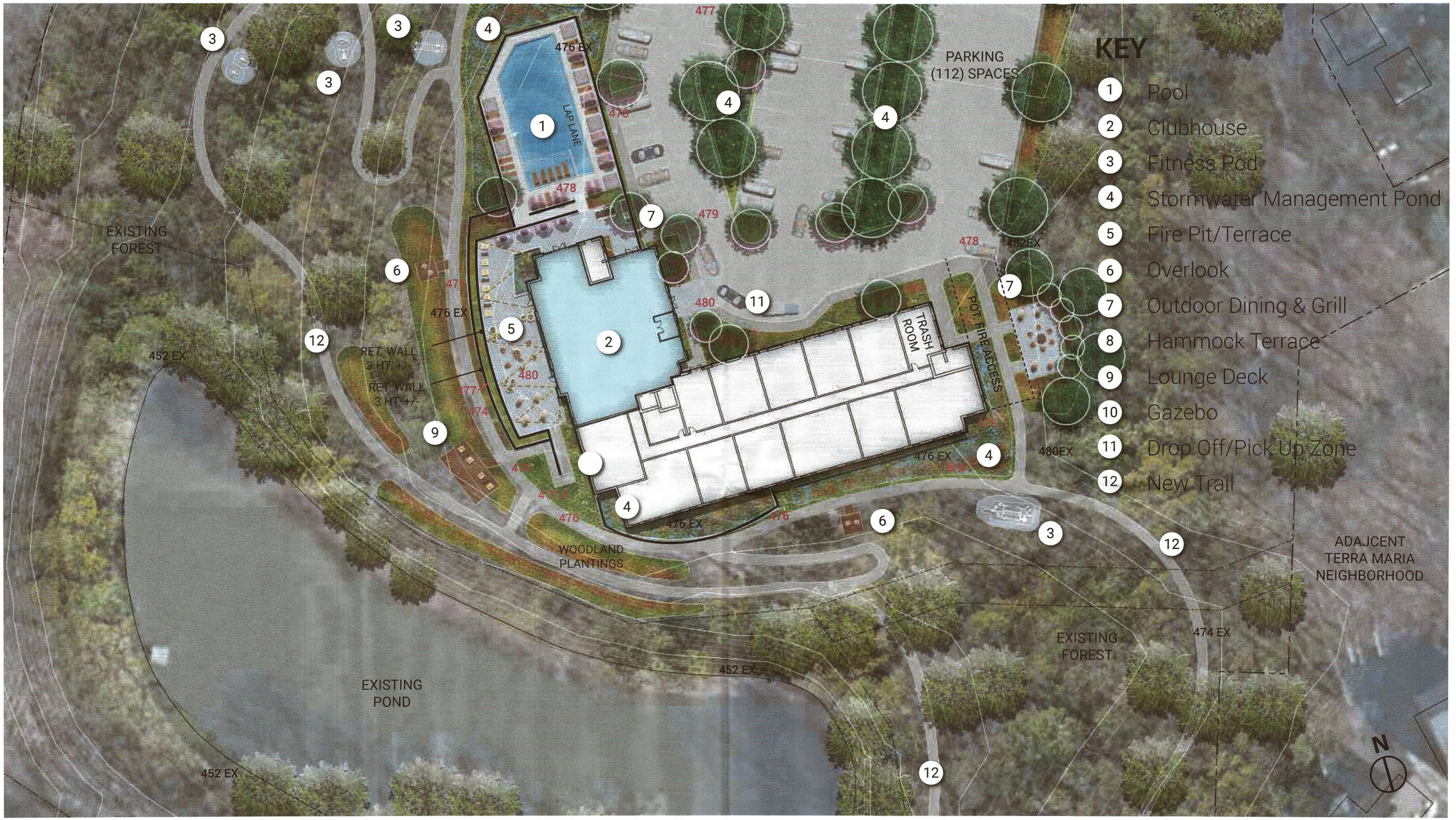

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KEY

1. Pool
2. Clubhouse
3. Fitness Pod
4. Stormwater Management Pond
5. Fire Pit/Terrace
6. Overlook
7. Outdoor Dining & Grill
8. Hammock Terrace
9. Lounge Deck
10. Gazebo
11. Drop Off/Pick Up Zone
12. New Trail

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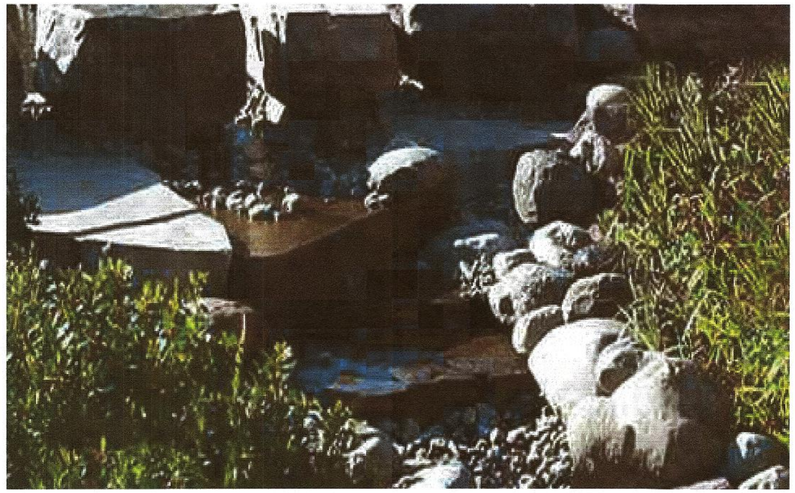

NATIVE PLANTINGS/STORMWATER CONVEYANCE/BOULDER CASCADE

PRECEDENT

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