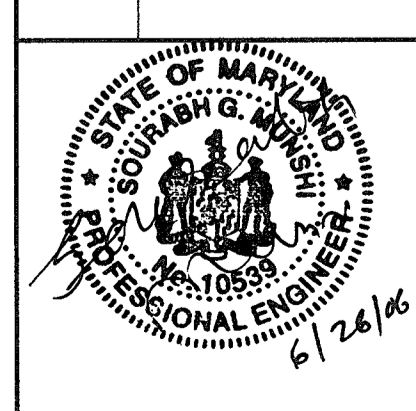


TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark A. Coyle 7/11/06
 PLANNING DIRECTOR DATE

OWNERS:
 LDC, INC.
 LEE PLAZA, SUITE 200
 3601 GEORGIA AVE.
 SILVER SPRING, MD. 20910
 (301) 585-7000

DATE	REVISIONS
1/12/06	COMMENTS 12/7/05
4/6/06	COMMENTS 2/21/06
5/24/06	COMMENTS 4/25/06

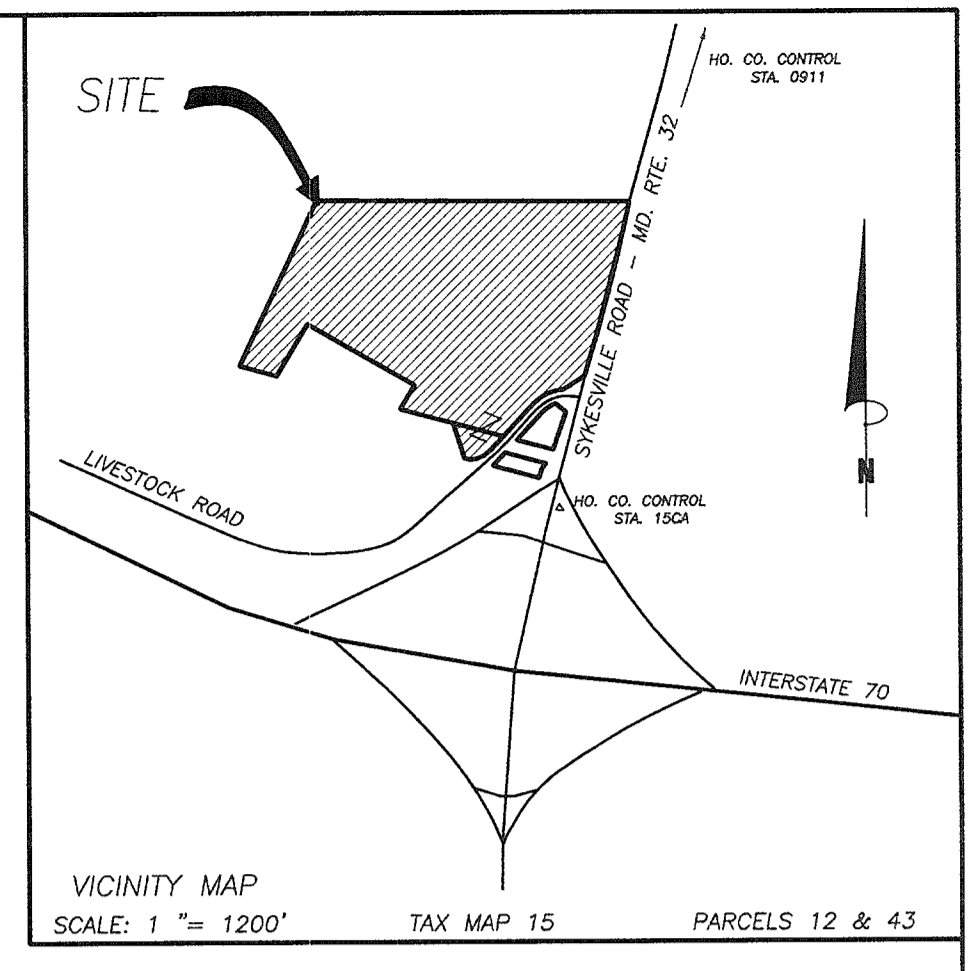
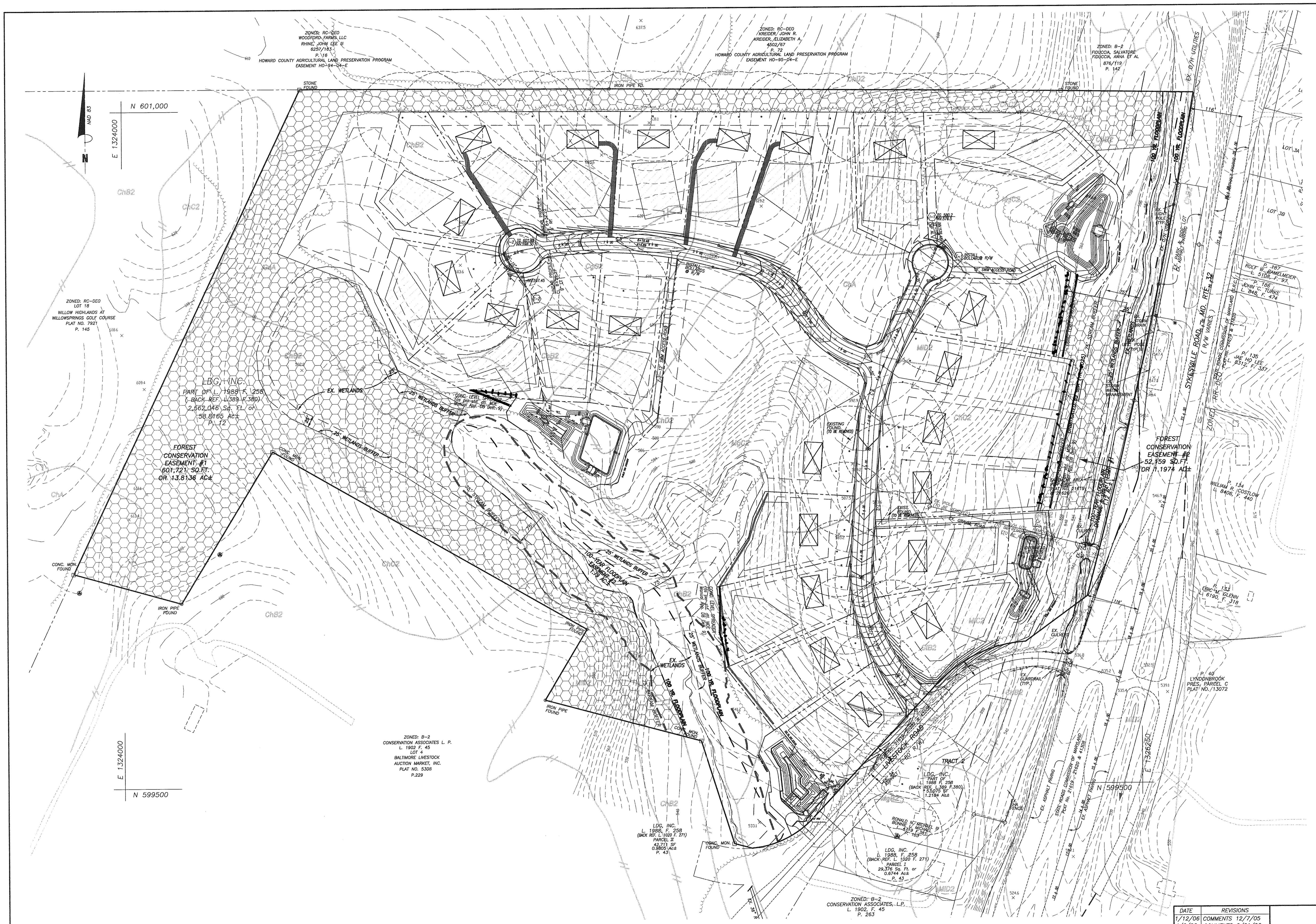


PRELIMINARY SEDIMENT CONTROL PLAN
TERRAPIN CREEK
(FORMERLY SCHWABE FARM)

LOTS 1-22, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B, C, D AND E PART OF THE LANDS CONVEYED TO LDC, INC. BY DEED RECORDED IN LIBER 1989 AT FOLIO 258

TAX MAP: 15; GRID: 4 & 5; PARCELS: 12 & 43
 SITUATED ON SYKESVILLE AND LESTOCK ROAD
 ELECTION DISTRICT No. 3
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' JULY, 2005

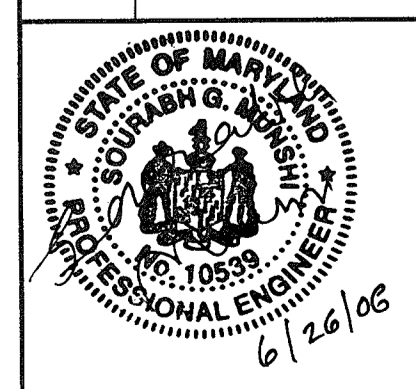
VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 315 South West Street, 2nd Floor
 (301) 829-2880 (301) 851-5015 (410) 548-2751



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Maria A. Veigel 2/1/06
PLANNING DIRECTOR DATE

DATE	REVISIONS
1/12/06	COMMENTS 12/7/05
4/6/06	COMMENTS 2/21/06
5/24/06	COMMENTS 4/25/06



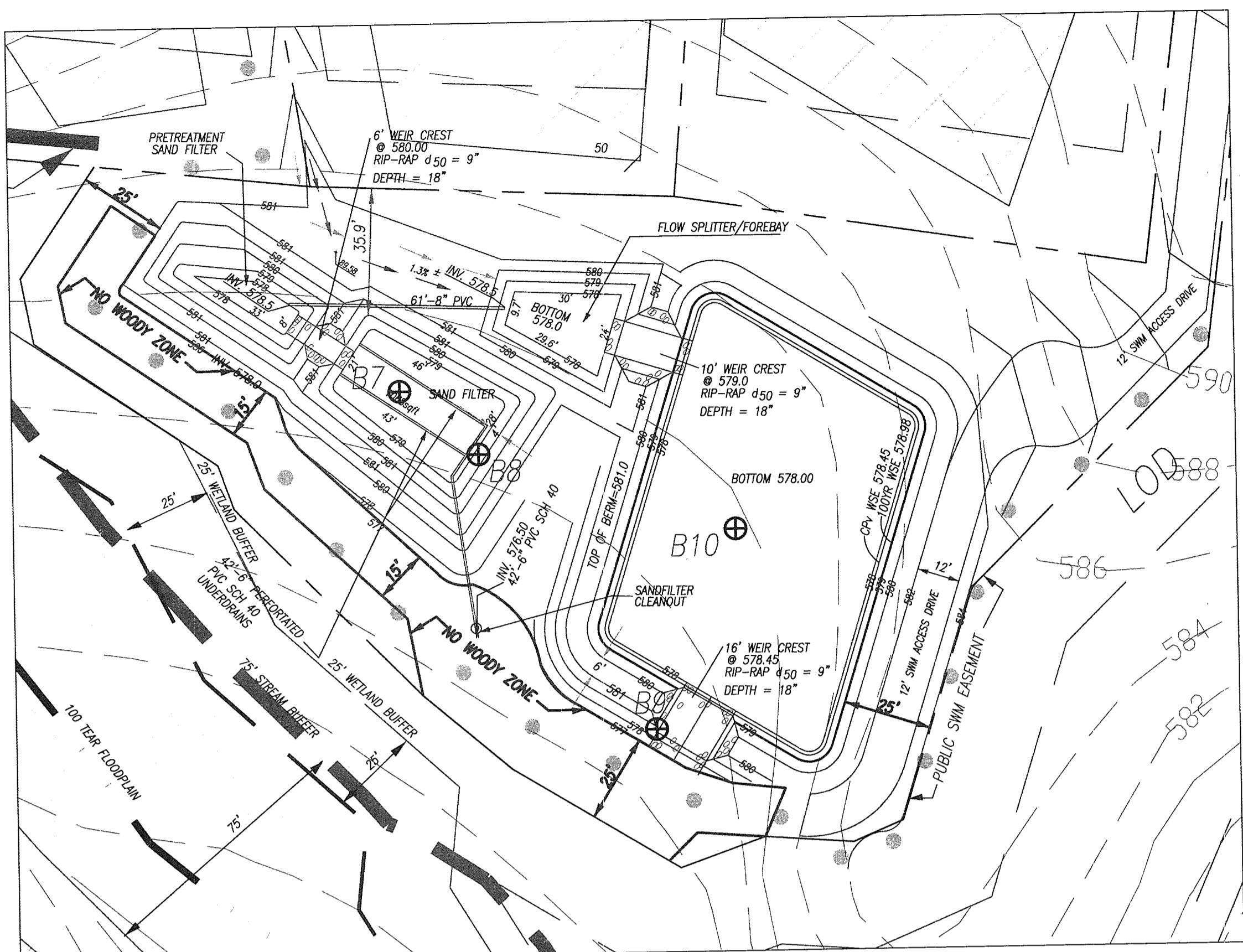
OWNERS:
LDG, INC.
LEE PLAZA, SUITE 200
8601 GEORGIA AVE.
SILVER SPRING, MD. 20910
(301)585-7000

**PRELIMINARY GRADING AND SWM PLAN
TERRAPIN CREEK
(FORMERLY SCHWABE FARM)**

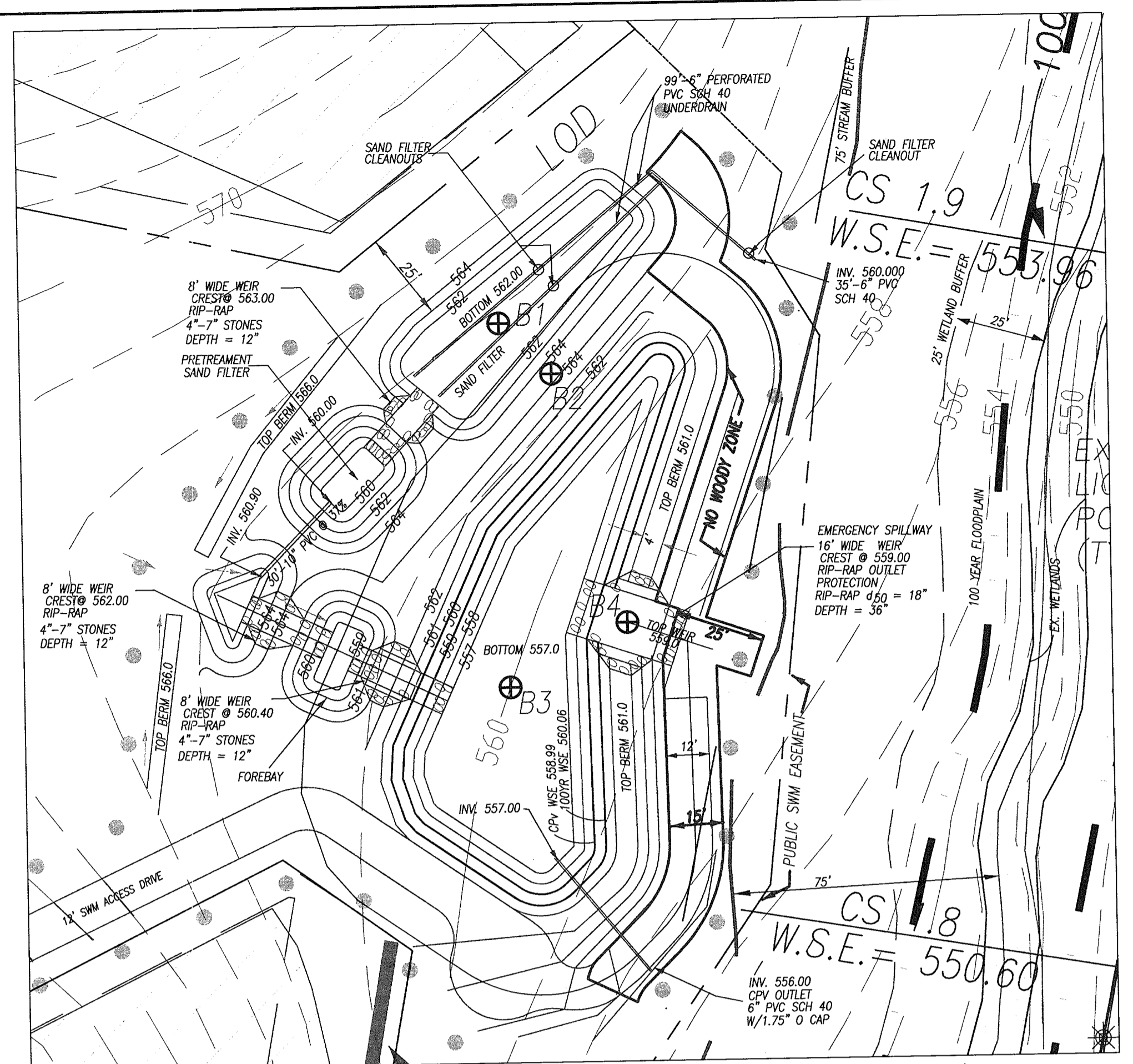
LOTS 1-22, BUILDABLE PRESERVATION PARCEL A
AND NON-BUILDABLE PRESERVATION PARCELS B, C, D AND E
PART OF THE LANDS CONVEYED TO LDG, INC. BY DEED RECORDED IN
LIBER 1988 AT FOLIO 258

TAX MAP: 15; GRID: 4 & 5; PARCELS: 12 & 43
SITUATED ON SYKESVILLE AND LIVESTOCK ROAD
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' JULY, 2005

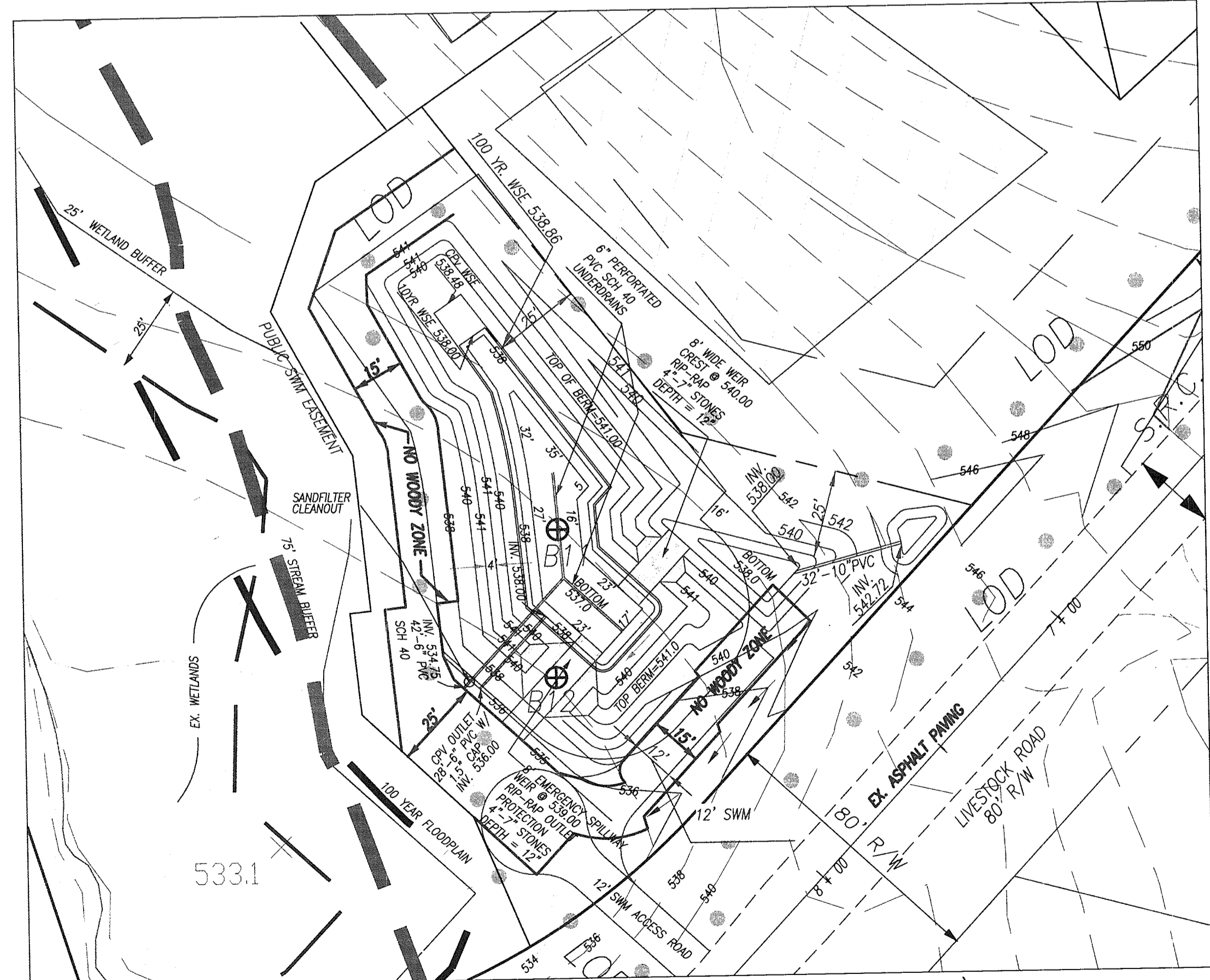
VANMAR ASSOCIATES, INC.
Engineers, Surveyors, Planners
210 South Main Street P.O. Box 228 Mount Airy, Maryland 21771
(301) 529-2890 (301) 521-5015 (410) 549-2761



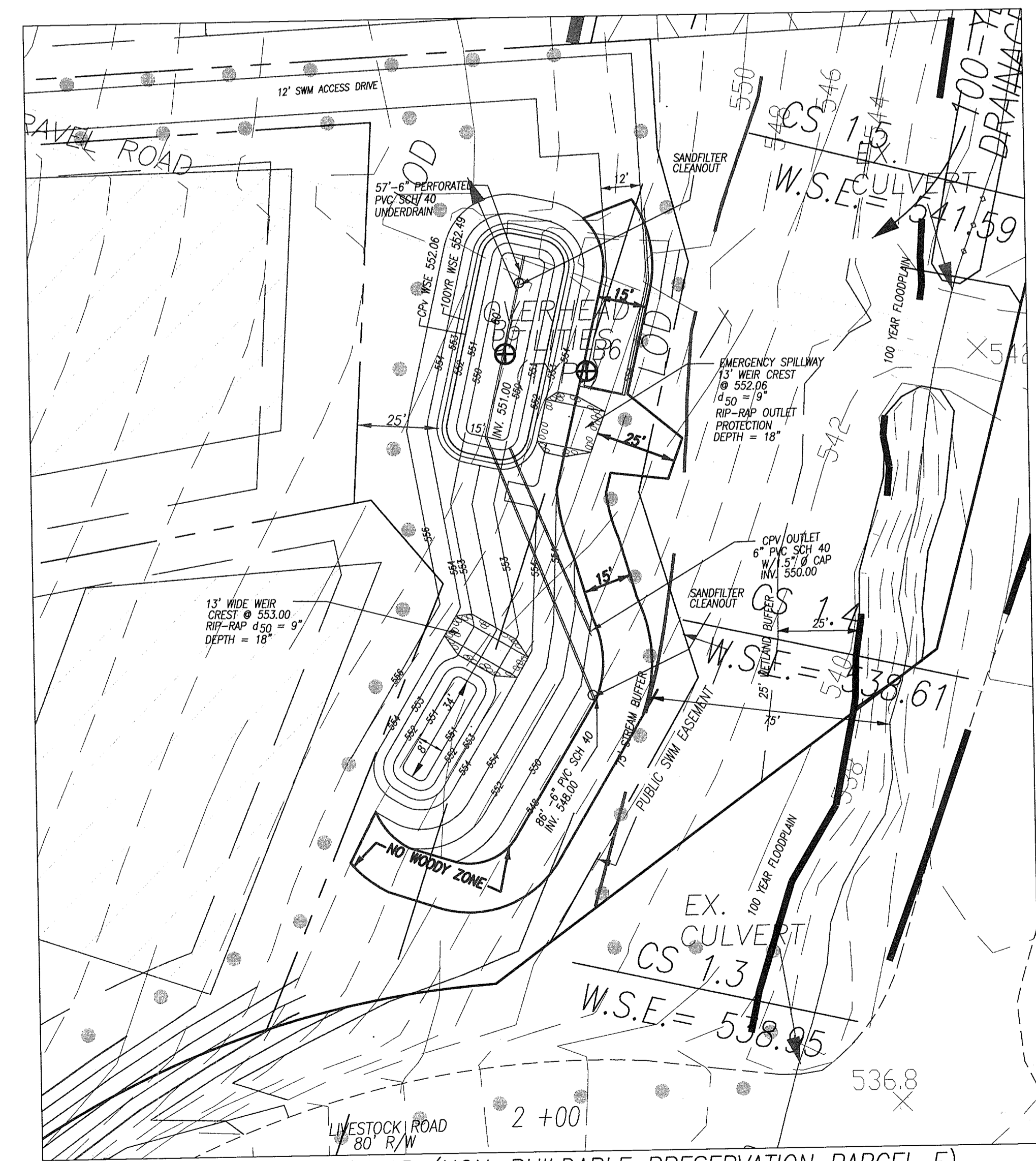
SWM FACILITY 2A (NON-BUILDABLE PRESERVATION PARCEL C)



SWM FACILITY 1A (NON-BUILDABLE PRESERVATION PARCEL B)



SWM FACILITY 2B (NON-BUILDABLE PRESERVATION PARCEL D)

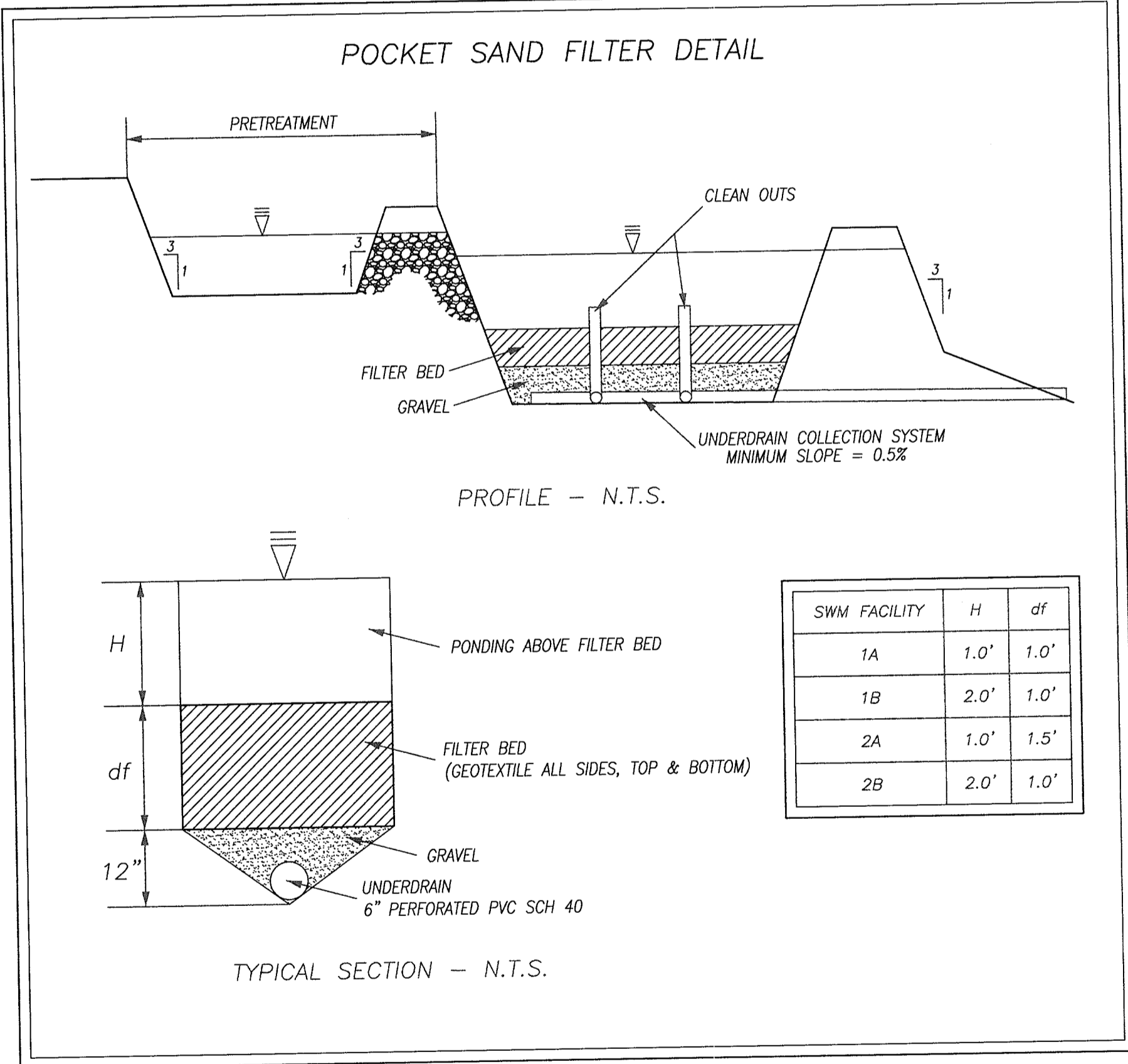


SWM FACILITY 1B (NON-BUILDABLE PRESERVATION PARCEL E)

DRAINAGE AREA & FACILITY	Rev (%Area Method)		WQv (75% of WQv)		CpV		Qp10	Qf100
	Required	Provided	Required	Provided	Required	Provided		
1A	0.37 AC	6.35 AC	4247 CFT	4280 CFT	0.11 CFS	0.11 CFS	N/A	N/A
1B	0.39 AC	0.41 AC	2091 CFT	2659 CFT	0.05 CFS	0.06 CFS	N/A	N/A
2A	0.46 AC	3.35 AC	2940 CFT	3055 CFT	0.22 CFS	0.07 CFS	N/A	N/A
1B	0.34 AC	5.24 AC	2674 CFT	2676 CFT	0.07 CFS	0.04 CFS	N/A	N/A

Rev - REQUIREMENTS HAVE BEEN MET BY USING THE % AREA METHOD WITH DISCONNECTION TECHNIQUES.
 WQv - REQUIREMENTS HAVE BEEN MET BY UTILIZING CREDITS AND PROVIDING POCKET SAND FILTERS FOR REMAINING VOLUME REQUIRED.
 CpV - REQUIREMENTS HAVE BEEN MET VIA DETENTION PONDS.
 Qp & Qf - 10 & 100-YEAR CONTROL IS NOT REQUIRED DUE TO STORMWATER DISCHARGING TO 100-YEAR FLOODPLAIN EASEMENT.

FACILITY SUMMARY & NOTES
 FACILITY 1A - SEPARATE POCKET SAND FILTER AND CPV DETENTION POND WITH PRETREATMENT AND FLOW SPLITTER
 FACILITY 1B - COMBINED POCKET SAND FILTER AND CPV DETENTION POND WITH PRETREATMENT
 FACILITY 2A - SEPARATE POCKET SAND FILTER AND CPV DETENTION POND WITH PRETREATMENT AND FLOW SPLITTER.
 FACILITY 2B - COMBINED POCKET SAND FILTER AND CPV DETENTION POND WITH PRETREATMENT AND FLOW SPLITTER
 NOTE: ALL SAND FILTERS ARE PRIVATELY OWNED AND MAINTAINED BY THE SCHWABE FARM HOMEOWNERS ASSOCIATION, INC. ALL DETENTION FACILITIES ARE JOINTLY MAINTAINED BY THE SCHWABE FARM HOMEOWNERS ASSOCIATION, INC. AND HOWARD COUNTY.

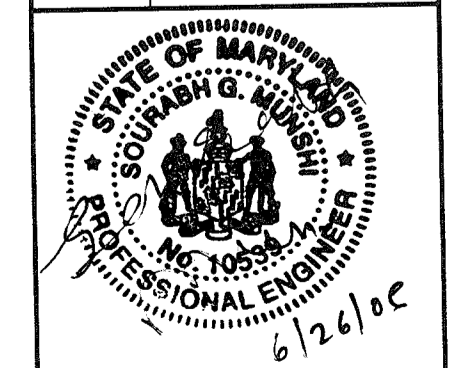


OWNERS:
 LDG, INC.
 LEE PLAZA, SUITE 200
 8601 GEORGIA AVE.
 SILVER SPRING, MD. 20910
 (301)585-7000

DATE	REVISIONS
1/12/06	COMMENTS 12/7/05
4/6/06	COMMENTS 2/21/06
5/24/06	COMMENTS 4/25/06

**STORMWATER MANAGEMENT DETAILS
 TERRAPIN CREEK
 (FORMERLY SCHWABE FARM)**

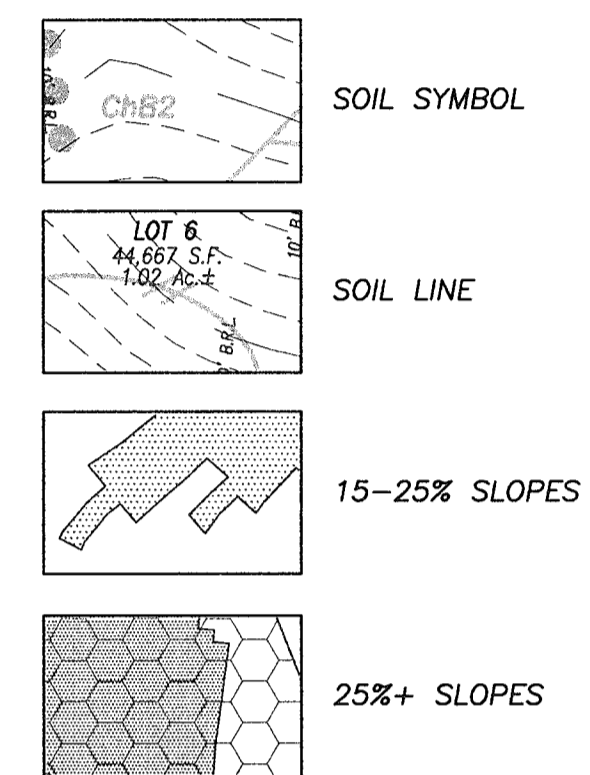
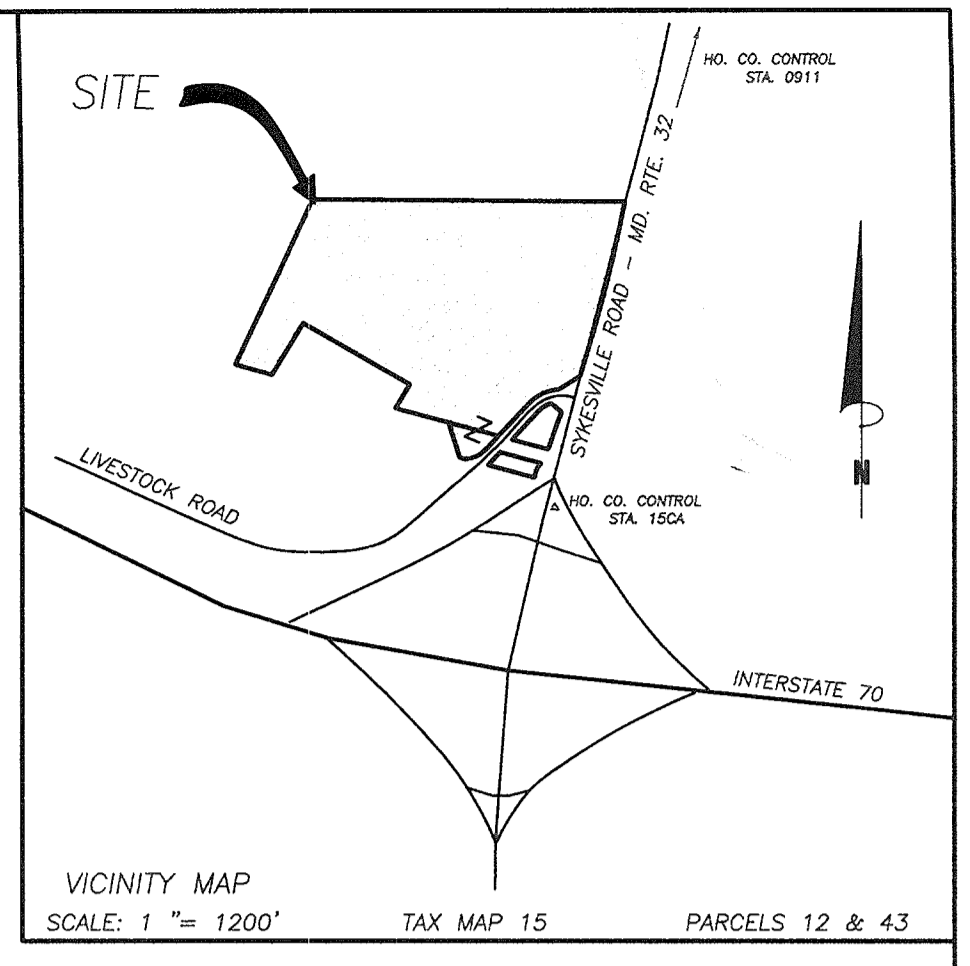
LOTS 1-22, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B, C, D AND E PART OF THE LANDS CONVEYED TO LDG, INC. BY DEED RECORDED IN LIBER 1988 AT FOLIO 258
 TAX MAP: 15; GRID: 4 & 5; PARCELS: 12 & 43
 SITUATED ON SYKESVILLE AND LIVESTOCK ROAD
 ELECTION DISTRICT No. 3
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' JULY, 2005



VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street P.O. Box 528 Silver Spring, Maryland 20910
 (301) 585-7000 FAX (301) 585-7001

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Mark A. Loyell 2/14/06
 PLANNING DIRECTOR DATE

NOTE: SWM FACILITY 2B 12' ACCESS ROAD WILL BE CONSTRUCTED OF 6" CRUSHER RUN AGGREGATE (CR-6), COMPACTED.



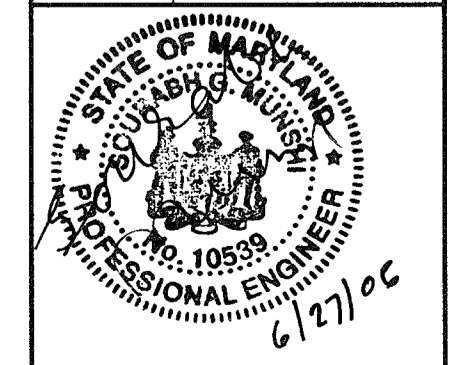
SOIL TYPE	SYMBOL	LAND CAPABILITY	RESTRICTED?	Kw	SLOPE %	HYDRIC?	HYDROLOGIC SOIL GROUP
Chester Silt Loam	ChA	I-4	NO	≤.35	0-3%	NO	B
Chester Silt Loam	ChB2	IIe-4	NO	≤.35	3-8%	NO	B
Chester Silt Loam	ChC2	IIIe-4	NO	≤.35	8-15%	NO	B
Chester Silt Loam	ChD2	IVe-4	NO	≤.35	15-25%	NO	B
Chester Gravelly Silt Loam	CgB2	IIe-4	NO	≤.35	3-8%	NO	B
Chester Gravelly Silt Loam	CgC2	IIIe-4	NO	≤.35	8-15%	NO	B
Comus Silt Loam	Cs	I-6	NO	≤.35	---	NO	B
Glenelg Loam	GIB2	IIe-4	NO	>.35	3-8%	NO	B
Glenville Silt Loam	GnA	IIw-8	YES	>.35	0-3%	YES	C
Glenville Silt Loam	GnB2	IIe-13	YES	>.35	3-8%	YES	C
Manor Gravelly Loam	MgB2	IIe-25	NO	>.35	3-8%	NO	B
Manor Gravelly Loam	MgC2	IIe-25	NO	>.35	8-15%	NO	B
Manor Loam	MID2	IVe-25	NO	>.35	15-25%	NO	B

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark L. Gault 7/11/06
 PLANNING DIRECTOR DATE

OWNERS:
 LDG, INC.
 LEE PLAZA, SUITE 200
 8601 GEORGIA AVENUE
 SILVER SPRING, MARYLAND 20910
 (301)585-7000

DATE	REVISIONS
10/14/05	COMMENTS 9/2/05
1/12/06	COMMENTS 12/17/05
4/6/06	COMMENTS 2/11/06
6/1/06	COMMENTS 4/19/06
5/24/06	COMMENTS 4/25/06

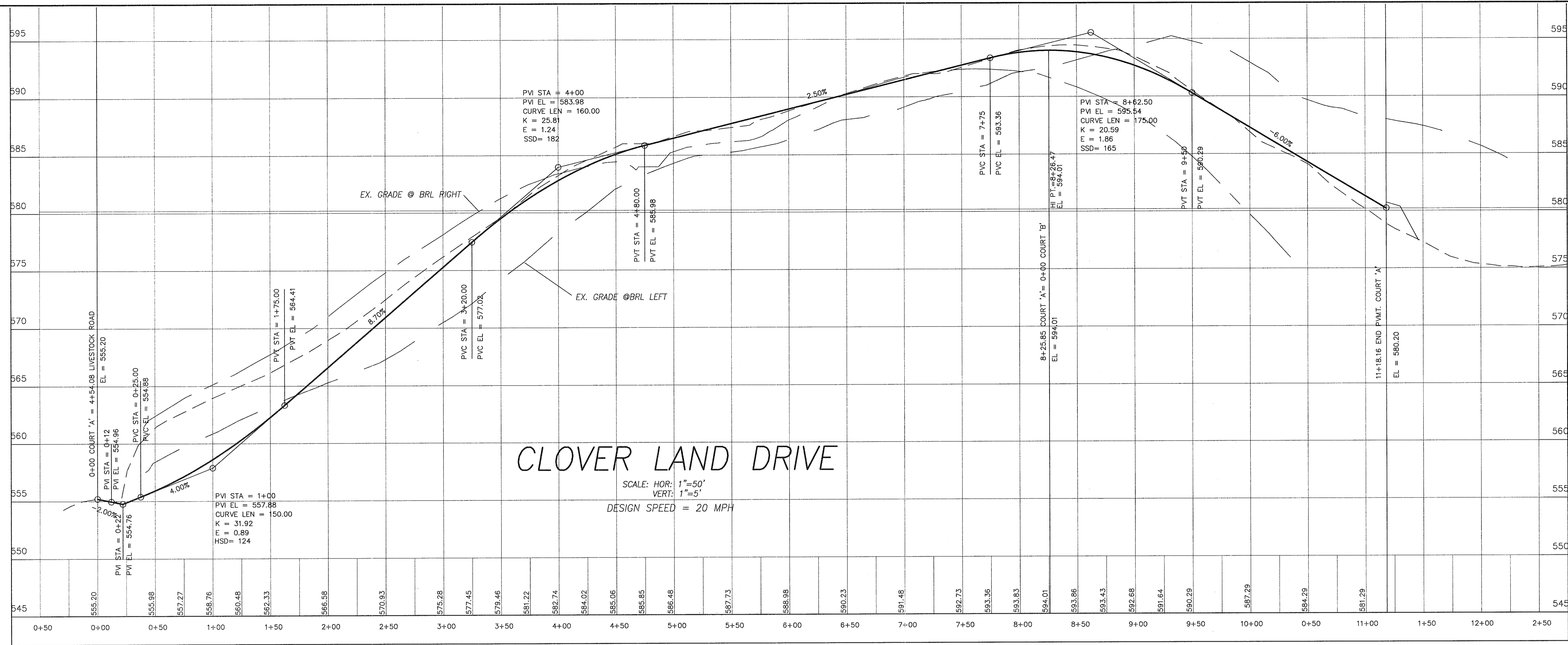


SOIL / SLOPE PLAN TERRAPIN CREEK (FORMERLY SCHWABE FARM)

LOTS 1-22, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B, C, D AND E PART OF THE LANDS CONVEYED TO LDG, INC. BY DEED RECORDED IN LIBER 1988 AT FOLIO 258

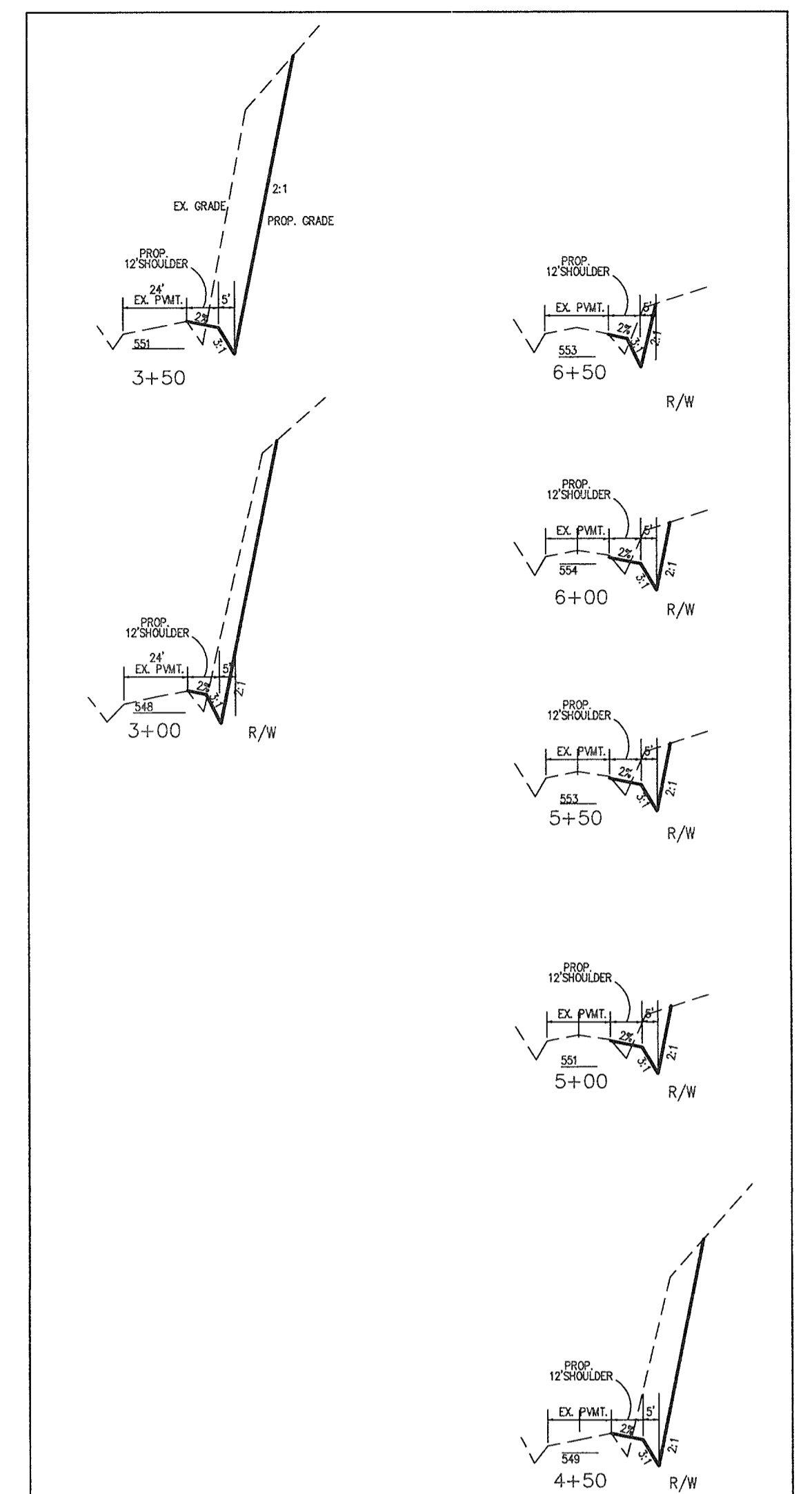
TAX MAP: 15; GRID: 4 & 5; PARCELS: 12 & 43
 SITUATED ON SYKESVILLE AND LIVESTOCK ROAD
 ELECTION DISTRICT No. 3
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' JULY, 2005

VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 315 South Elm Street, Suite 228 Mount Airy, Maryland 21771
 (301) 529-2880 (301)851-5015 (410) 549-2751



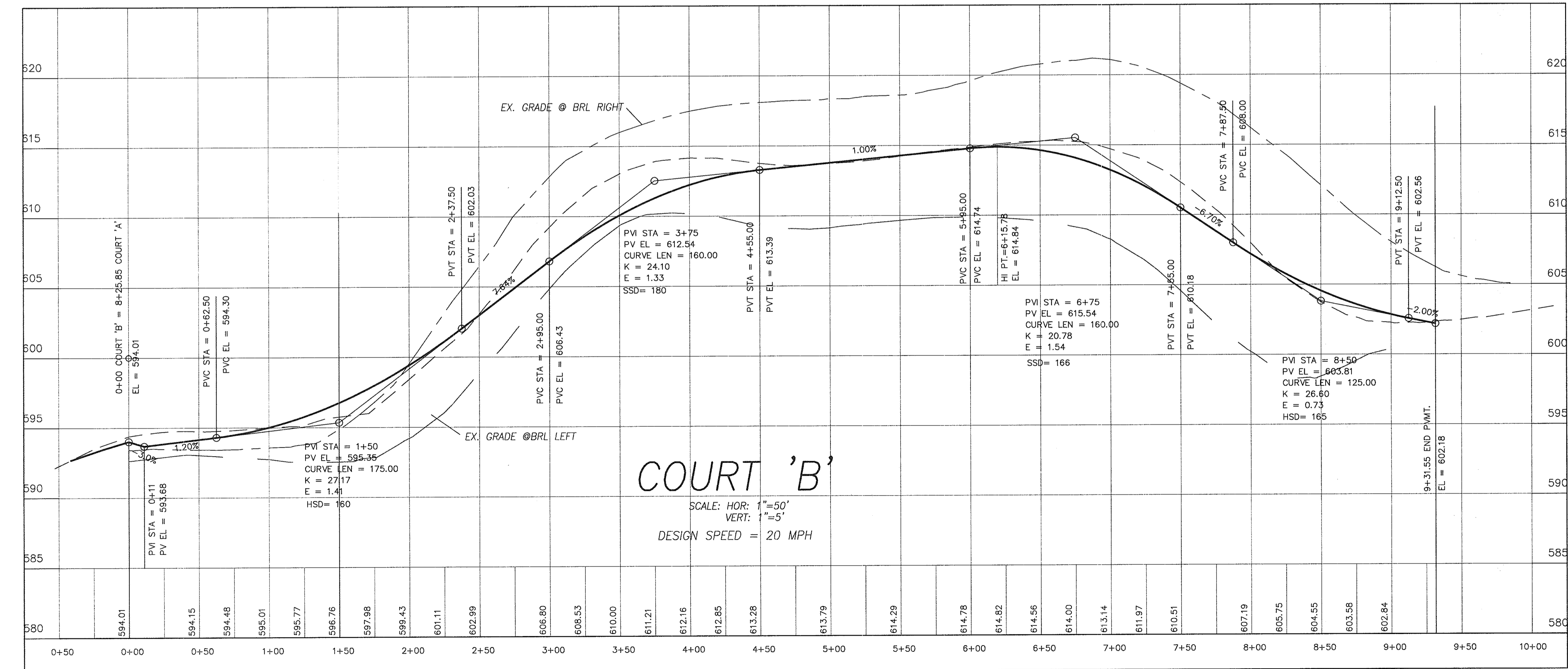
CLOVER LAND DRIVE

SCALE: HOR: 1"=50'
VERT: 1"=5'
DESIGN SPEED = 20 MPH



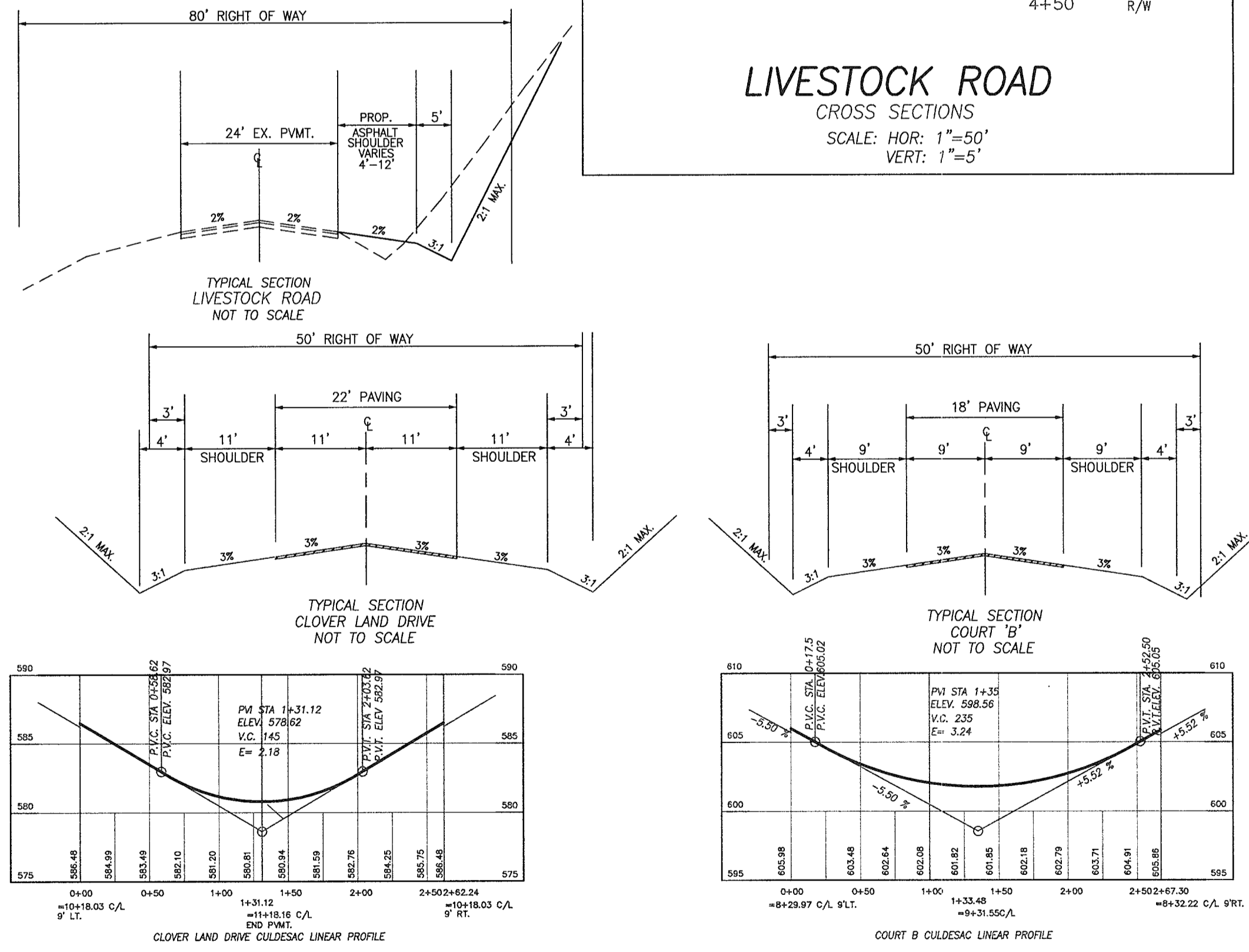
LIVESTOCK ROAD

CROSS SECTIONS
SCALE: HOR: 1"=50'
VERT: 1"=5'



COURT 'B'

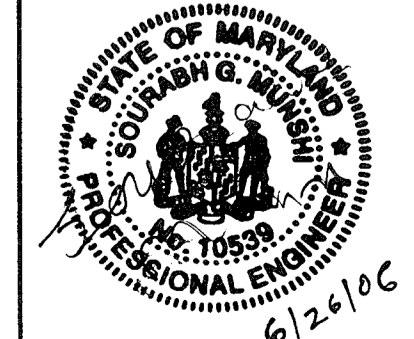
SCALE: HOR: 1"=50'
VERT: 1"=5'
DESIGN SPEED = 20 MPH



DATE	REVISIONS
1/12/06	COMMENTS 12/7/05
4/6/06	COMMENTS 2/21/06
5/24/06	COMMENTS 4/25/06

PRELIMINARY ROAD PROFILES TERRAPIN CREEK (FORMERLY SCHWABE FARM)

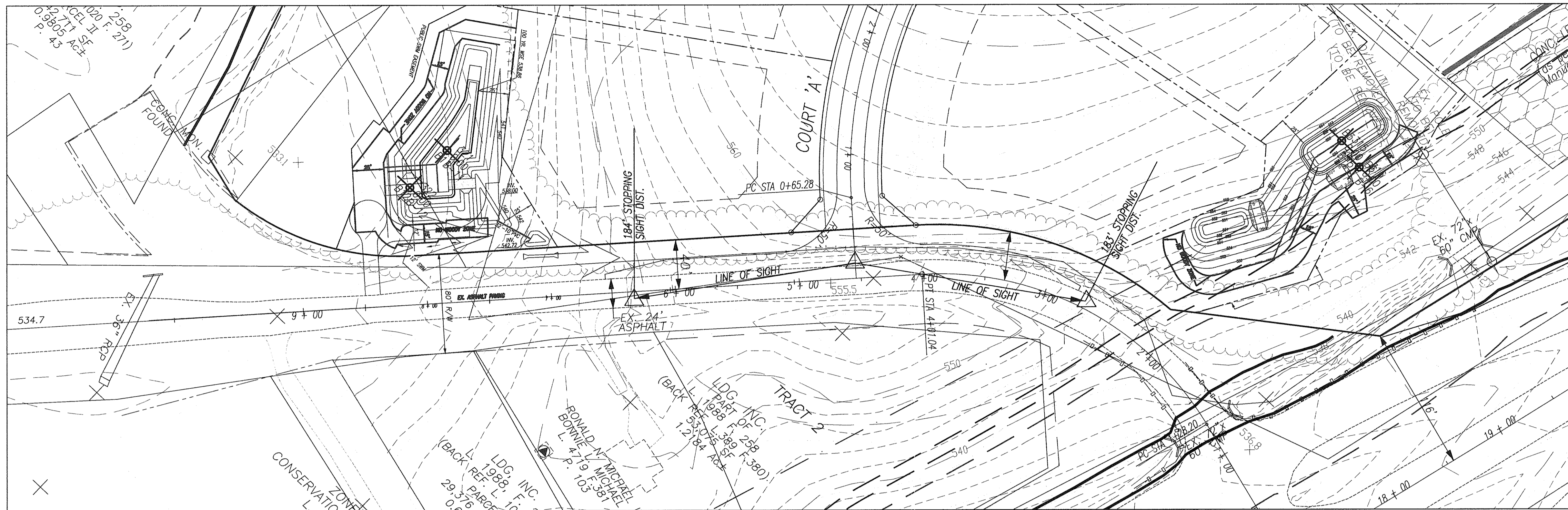
LOTS 1-22, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B, C, D AND E PART OF THE LANDS CONVEYED TO LDG, INC. BY DEED RECORDED IN LIBER 1988 AT FOLIO 258
TAX MAP: 15, GRID: 4 & 5; PARCELS: 12 & 43
SITUATED ON SWICKVILLE AND LIVESTOCK ROAD
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' JULY, 2005



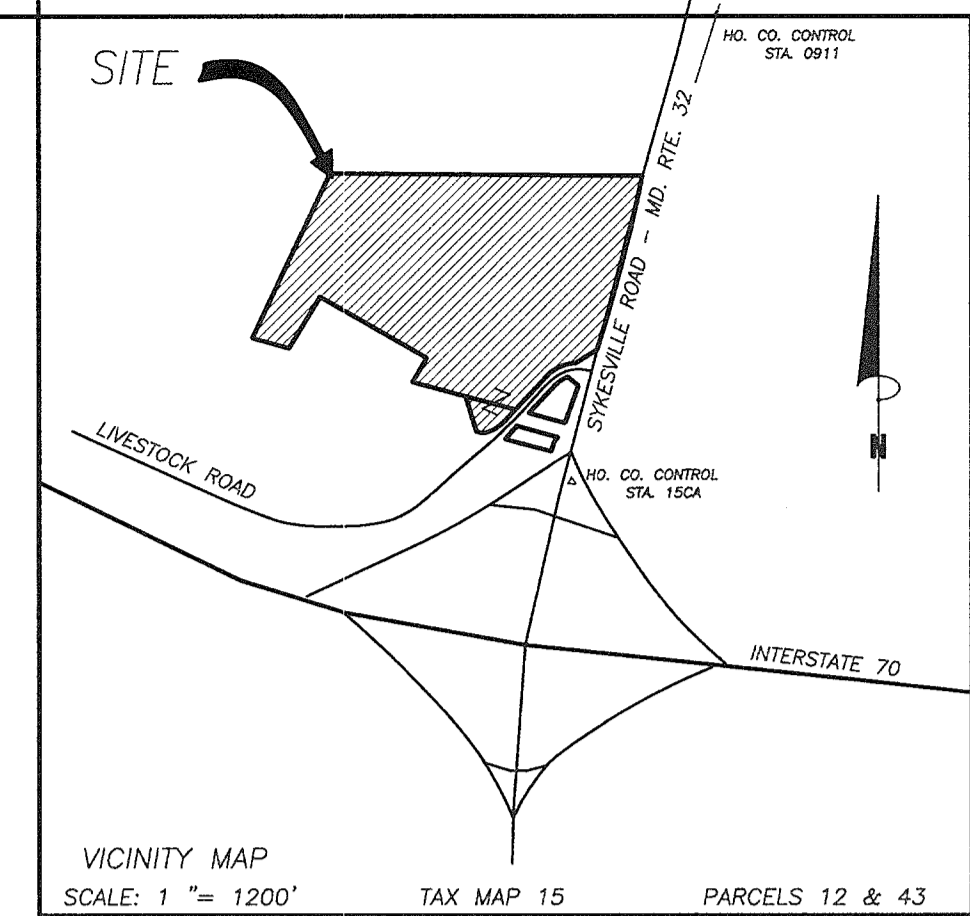
YANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
210 South Main Street P.O. Box 528 Mount Airy, Maryland 21771
(301) 829-2880 (301)829-5415 (301) 544-2751

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Frank L. Leyle 2/1/06
PLANNING DIRECTOR DATE

OWNERS:
LDG, INC.
LEE PLAZA, SUITE 200
8601 GEORGIA AVE.
SILVER SPRING, MD. 20910

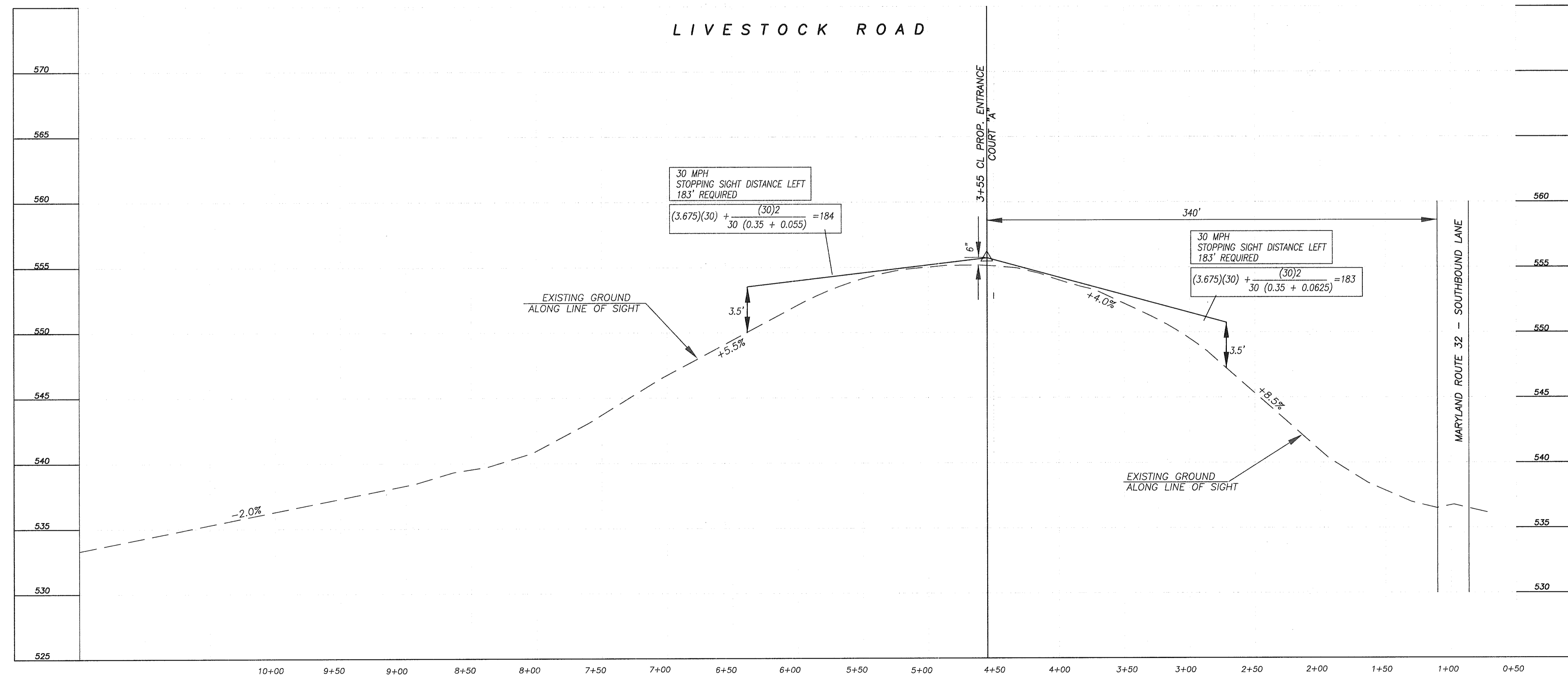


PLAN VIEW
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 1200' TAX MAP 15 PARCELS 12 & 43

NOTES:
1. TOPOGRAPHY: CONTROLLED AERIAL PHOTOGRAMETRY PROVIDED BY POTOMAC AERIAL SURVEYS (2/22/05). CONTOUR INTERVALS ARE AT 2 FEET. GROUND CONTROL SET BY VANMAR ASSOCIATES, INC.
2. EXISTING LIVESTOCK ROAD PROFILE AND CROSS SECTIONS BASED ON A FIELD RUN SURVEY, 2005 BY VANMAR ASSOCIATES, INC.



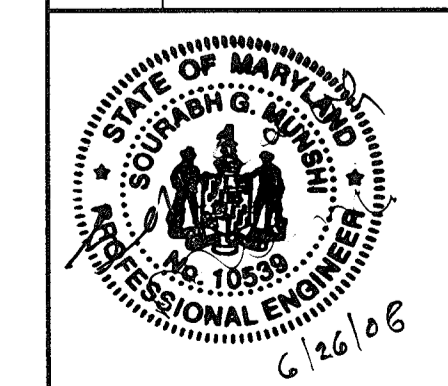
PROFILE
SCALE: 1" = 50'-0" HORIZ.
1" = 5'-0" VERT.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Frank A. Loyola 2/1/06
PLANNING DIRECTOR DATE

OWNERS:
LDG, INC.
LEE PLAZA, SUITE 200
8601 GEORGIA AVE.
SILVER SPRING, MD. 20910
(301)585-7000

DATE	REVISIONS
1/12/06	COMMENTS 12/7/05
4/8/06	COMMENTS 2/21/06
5/24/06	COMMENTS 4/25/06

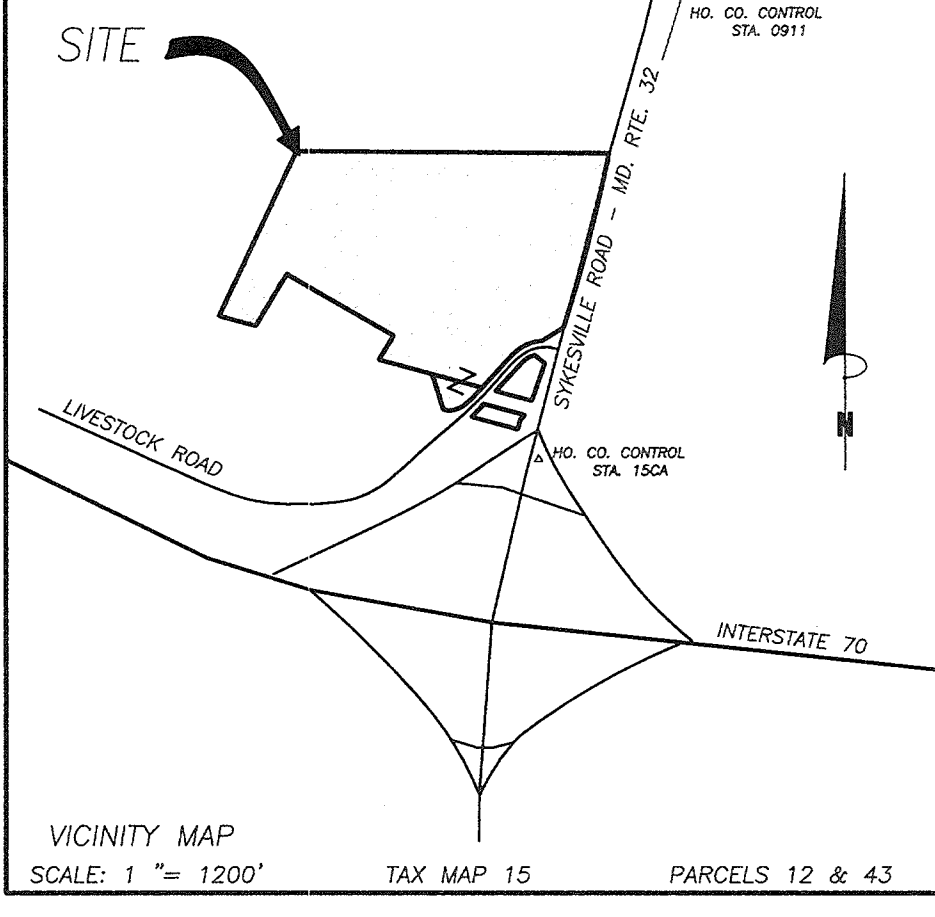


STOPPING SIGHT DISTANCE PLAN & PROFILE
TERRAPIN CREEK
(FORMERLY SCHWABE FARM)

LOTS 1-22, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B, C, D AND E PART OF THE LANDS CONVEYED TO LDG, INC. BY DEED RECORDED IN LIBER 1909 AT FOLIO 298

TAX MAP 15; GRID: 4 & 5; PARCELS: 12 & 43
SITUATED ON SYKESVILLE AND LIVESTOCK ROAD
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' JULY, 2005

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
135 South Main Street P.O. Box 228 Mount Airy, Maryland 21771
(301) 839 2890 (301) 831 5015 (410) 549 2751

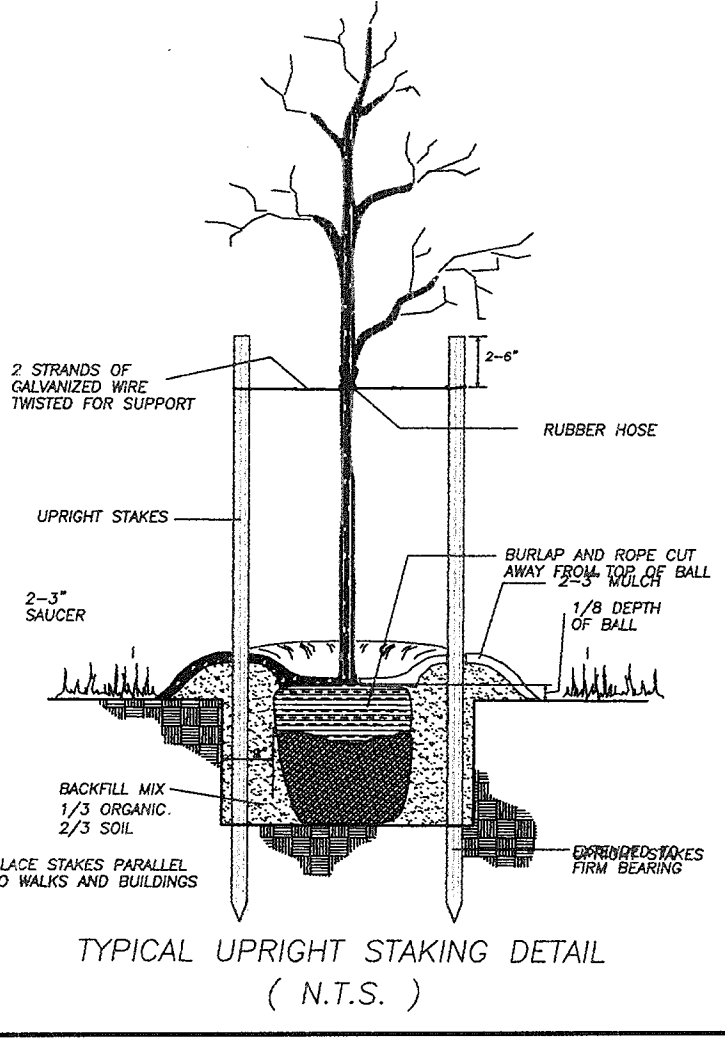


PLANTING SCHEDULE					
SYMBOL	QTY.	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	SPACING
GB	55	Ginkgo biloba 'Autumn Gold' 'Autumn Gold' Ginkgo	2-2.5" CAL.	B&B	AS SHOWN
PS	33	Platanus x. acerifolia 'Bloodgood' 'Bloodgood' London Plane tree	2-2.5" CAL.	B&B	AS SHOWN
OB	17	Quercus muhlenbergii Shumway White Oak	2-2.5" CAL.	B&B	AS SHOWN
QP	27	Quercus palustris Pin Oak	2-2.5" CAL.	B&B	AS SHOWN
OR	14	Quercus rubra Red Oak	2-2.5" CAL.	B&B	AS SHOWN
ZS	57	Zaluzna serrata 'Green Vase' 'Green Vase' Japanese Zelkova	2-2.5" CAL.	B&B	AS SHOWN
PA	68	Picea abies Norway Spruce	6-8" HT.	B&B	AS SHOWN
PP	58	Picea pungens Colorado Spruce	6-8" HT.	B&B	AS SHOWN

SCHEDULE A PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJACENT TO HIGHWAYS	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	#2-A	#3-B	#4-A	#5-A
LINEAR FEET OF ROADWAY FRONTAGE/PERMETER	1140'	987'	1976'	2217'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	EX. 1140' EX. FOREST	YES, 172' EX. FOREST	YES, 1976' EX. FOREST	YES, 2217' EX. FOREST
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 SUBSTITUTION) SHRUBS (2:1 SUBSTITUTION))	0	565	0	0
NUMBER OF PLANTS PROVIDED (SHADE TREES, EVERGREEN TREES, OTHER TREES (2:1 SUBSTITUTION) SHRUBS (2:1 SUBSTITUTION))	0	100	0	0
DESCRIBE PLANT SUBSTITUTION CHECKS BELOW IF NEEDED				

- LANDSCAPE NOTES:**
- All plant material shall comply with American Standards for Nursery Stock (American Association of Nurserymen) and installation shall be as specified in the Landscape Specification Guidelines for the Baltimore-Washington Metropolitan Area. All plant material shall include a one-year warranty.
 - Do not plant within 20' of a property line abutting an agricultural use.
 - Source: Within 100 mile radius of Maryland if possible.
 - Spacing shown is approximate; Tree locations to be field adjusted as required to maintain 10' minimum clearance from all utilities, street lights, and driveways.
 - The location of existing utilities shown hereon are approximate only. Contractor shall excavate to verify the existence, location, and depth of any utilities (constructed and existing) and shall notify the engineer of any discrepancies prior to the beginning of all work, excavation, grading, landscaping, etc.
 - The contractor shall notify "Miss Utility" at 1-800-257-7777, three (3) working days prior to beginning any work in the vicinity of the utilities.
 - Contractor shall field verify all locations and elevations prior to construction. Any utility (whether shown or not) damaged due to construction shall be repaired immediately. The contractor shall be responsible for removing or replacing any existing fences, driveways, etc., damaged or removed by the contractor during construction. All off-site disturbed areas shall be restored to their original condition.
 - Vanmar Associates, Inc. is not responsible for the contractor's utilization of men, materials, equipment, or safety measures in performance of any work for this construction. The contractor assumes all responsibility for performing the work correctly and in conformance with all code requirements.
 - Should the contractor discover discrepancies between the plans and field conditions, the work shall be stopped immediately and the engineer notified immediately to resolve the situation. Should the contractor make field corrections or adjustments without notifying the engineer, then the contractor assumes all responsibility for those changes.
 - The contractor shall note that in the case of a discrepancy between the scaled and figured dimensions shown on these plans, the figured dimension shall govern.
 - It is the intent of these plans and specifications to provide 100% completed work and this shall be the project scope. It shall be distinctly understood that failure to notify the engineer of discrepancies found on these plans and specifications, specifically and work which would naturally and/or normally be required to complete the project shall not relieve the contractor of his responsibility to perform such work.

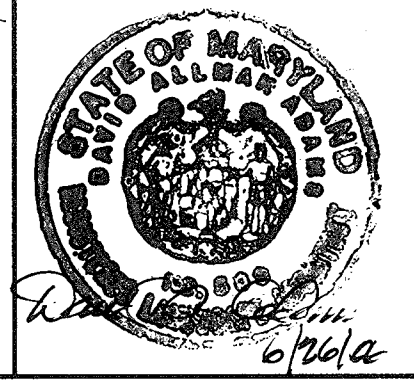
SOIL TYPE	SYMBOL	LAND CAPABILITY	RESTRICTED?	Kw	SLOPE %	HYDRIC	HYDROLOGIC SOIL GROUP
Chester Silt Loam	ChA	I-4	NO	<.35	0-3%	NO	B
Chester Silt Loam	ChB2	IIe-4	NO	<.35	3-8%	NO	B
Chester Silt Loam	ChC2	IIIe-4	NO	<.35	8-15%	NO	B
Chester Silt Loam	ChD2	Ive-4	NO	<.35	15-25%	NO	B
Chester Gravelly Silt Loam	CgB2	IIe-4	NO	<.35	3-8%	NO	B
Chester Gravelly Silt Loam	CgC2	IIIe-4	NO	<.35	8-15%	NO	B
Cornus Silt Loam	Cs	I-6	NO	<.35	---	NO	B
Glenwag Loam	GIB2	IIe-4	NO	>.35	3-8%	NO	B
Glenwag Silt Loam	GIA	IIw-8	YES	>.35	0-3%	YES	C
Glenwag Silt Loam	GIB2	IIe-13	YES	>.35	3-8%	YES	C
Manor Gravelly Loam	MgB2	IIe-25	NO	>.35	3-8%	NO	B
Manor Gravelly Loam	MgC2	IIIe-25	NO	>.35	8-15%	NO	B
Manor Loam	MD2	Ive-25	NO	>.35	15-25%	NO	B



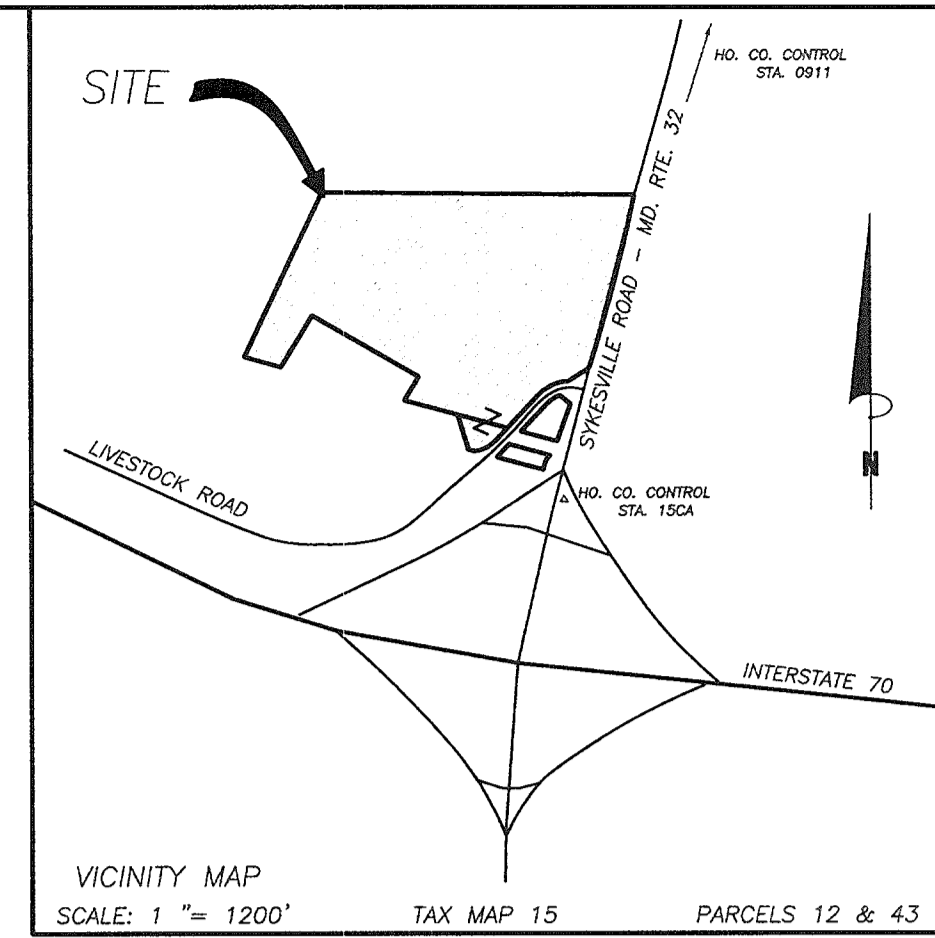
STREET TREE REQUIREMENT SCHEDULE				
COURT 'B' - 830'	REQUIRED 46.5	PROVIDED 47		
COURT 'A' - 1120'	REQUIRED 96	PROVIDED 98		
SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING				
FACILITY NUMBER	B	C	D	E
LINEAR FEET OF PERIMETER	1225	1521	329	1214
TYPE OF BUFFER	B	B	B	B
NUMBER OF TREES REQUIRED (SHADE TREES, EVERGREEN TREES)	25.1 30.9	66.44 36.02	14.81 8.23	59.13 33.85
CREDIT FOR EXISTING VEGETATION (NO, YES AND #)	NO	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND #)	NO	NO	NO	NO
NUMBER OF TREES PROVIDED (SHADE TREES, EVERGREEN TREES, OTHER TREES (2:1 SUBSTITUTION))	56 31 0	89 31 0	34 2 0	57 2 0

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Paul H. Leyle 2/1/06
PLANNING DIRECTOR DATE

OWNERS:
LDG, INC.
LEE PLAZA, SUITE 200
8001 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910
(301) 585-7000



**LANDSCAPE PLAN
TERRAPIN CREEK
(FORMERLY SCHWABE FARM)**
LOTS 1-22, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B, C, D AND E PART OF THE LANDS CONVEYED TO LDG, INC. BY DEED RECORDED IN LIBER 1988 AT FOLIO 258
TAX MAP 15 - GRID: 4 & 5; PARCELS 12 & 43
SITUATED ON SKYSVILLE AND LIVESTOCK ROAD
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
JULY, 2005
VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
113 South Street #10, Suite 208 Mount Airy, North Carolina 27030
(301) 829-2890 (301) 831-5015 (410) 548-2792



- F** FOREST
- H** HEDGEROW
- AG** AGRICULTURE
- SOIL SYMBOL
- SOIL LINE
- 15-25% SLOPES
- 25%+ SLOPES
- EF** EARLY SUCCESSIONAL FOREST

EXHIBIT 3-2
FOREST STAND ANALYSIS TABLE

Applicant: LDG, Inc. Project Name: Schwabe Farm Submission No. _____

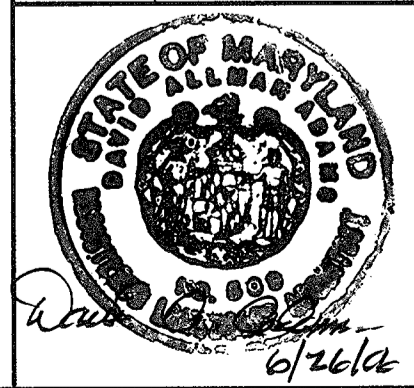
KEY	A. TYPE OF COMMUNITY	B. AREA* (1/10 Acre)	C. SOIL INFORMATION**	D. EXISTING VEGETATION (Dominant Species and Approx. %)	E. STAND CHARACTERISTICS (1. Size (Diam), 2. Age, 3. General Conditions)	F. FOREST AREA IN SENSITIVE STRIPMENTS (Acres)	G. HABITAT VALUE
F	stream valley forest	23,027 AC±		CHC2 HARDWOODS 30 CHB2 HARDWOODS 30 GNA oak/poplar 12 GIB2 oak/poplar 12 MID2 oak/poplar 44 MgC2 oak/poplar 43	6-10" 30-50YRS GOOD 6-10" 30-50YRS GOOD 6-10" 30-50YRS GOOD 6-10" 30-50YRS GOOD 6-10" 30-50YRS GOOD	10,574 AC±	EXCELLENT
	2,307 AC± TOTAL SENSITIVE AREA						
	* AREA MEASURED TO THE NEAREST 1/10 ACRE						
	** SOURCE: HOWARD COUNTY SOIL SURVEY, USDA						
	WETLAND AREA 3,000 AC± WETLAND BUFFER 2,421 AC± STREAM BUFFER 4,851 AC± >25% SLOPE 0,5019 AC±						

SOIL TYPE	SYMBOL	LAND CAPABILITY	RESTRICTED?	Kw	SLOPE %	HYDRIC?	HYDROLOGIC SOIL GROUP
Chester Silt Loam	ChA	I-4	NO	≤.35	0-3%	NO	B
Chester Silt Loam	ChB2	IIe-4	NO	≤.35	3-8%	NO	B
Chester Silt Loam	ChC2	IIle-4	NO	≤.35	8-15%	NO	B
Chester Silt Loam	ChD2	Ive-4	NO	≤.35	15-25%	NO	B
Chester Gravelly Silt Loam	CgB2	IIe-4	NO	≤.35	3-8%	NO	B
Chester Gravelly Silt Loam	CgC2	IIle-4	NO	≤.35	8-15%	NO	B
Cornus Silt Loam	Cs	I-6	NO	≤.35	---	NO	B
Glencol Loam	GIB2	IIe-4	NO	>.35	3-8%	NO	B
Glenville Silt Loam	GNA	IIw-8	YES	>.35	0-3%	YES	C
Glenville Silt Loam	GnB2	IIe-13	YES	>.35	3-8%	YES	C
Manor Gravelly Loam	MgB2	IIe-25	NO	>.35	3-8%	NO	B
Manor Gravelly Loam	MgC2	IIle-25	NO	>.35	8-15%	NO	B
Manor Loam	MID2	Ive-25	NO	>.35	15-25%	NO	B

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark J. Lepp 2/11/06
PLANNING DIRECTOR DATE

OWNERS:
LDG, INC.
LEE PLAZA, SUITE 200
8601 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910
(301) 585-7000

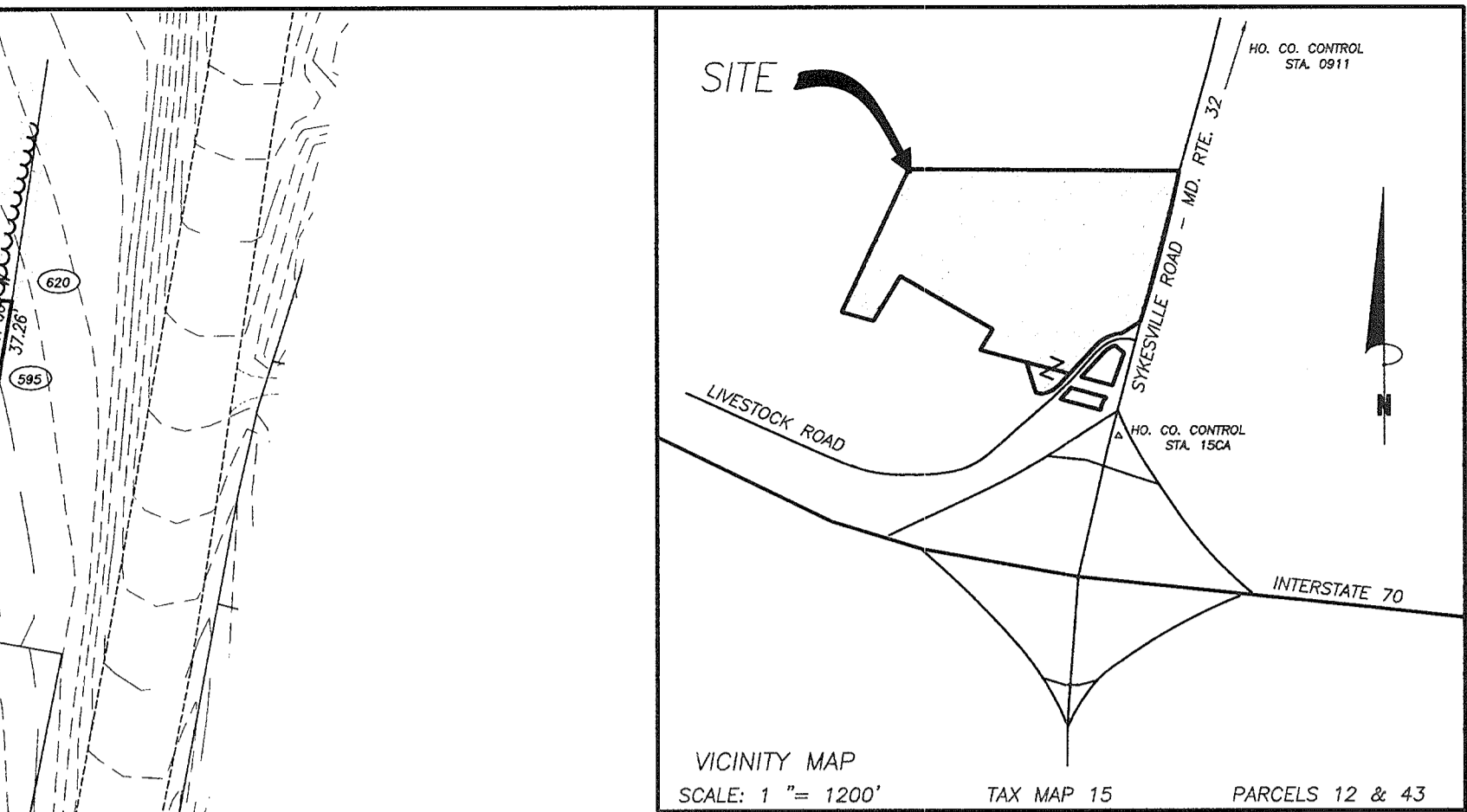


FOREST STAND DELINEATION PLAN
TERRAPIN CREEK
(FORMERLY SCHWABE FARM)

LOTS 1-22, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B, C, D AND E PART OF THE LANDS CONVEYED TO LDG, INC. BY DEED RECORDED IN LIBER 1988 AT FOLIO 258

TAX MAP: 15; GRID: 4 & 5; PARCELS: 12 & 43
SITUATED ON SYKESVILLE AND LIVESTOCK ROAD
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' JULY, 2005

YANMAR ASSOCIATES, INC.
Engineers & Surveyors
310 South Main Street P.O. Box 228 Mount Airy/Martindale 21771
(410) 829-2886 (301) 501-1410 (410) 544-2781



Forest Conservation Worksheet 2.1

Note: Use 0 for all negative numbers that result from the calculations.

Net Tract Area

A. Total Tract Area = 59.8000
 B. Deductions (Critical Area, area restricted by local ordinance or program) = 3.8300
 C. Net Tract Area = Total Tract Area (A) - Deductions (B) = 55.9700

Land Use Category: RESIDENTIAL

D. Afforestation Threshold (Net Tract Area [C] * 20%) = 11.1940
 E. Conservation Threshold (Net Tract Area [C] * 25%) = 13.9925

Existing Forest Cover

F. Existing Forest Cover within the Net Tract Area = 19.0810
 G. Area of Forest Above Conservation Threshold (If the Existing Forest Cover (F) is greater than the Conservation Threshold (E), then G = F - E; Otherwise G = 0) = 5.0885

Break-even Point

H. Break-even Point (Amount of forest that must be retained so that no mitigation is required)
 (1) If the Area of Forest Above the Conservation Threshold (G) is greater than 0, then H = (0.2 * the Area of Forest Above Conservation Threshold (G)) + the Conservation Threshold (E).
 (2) If the Area of Forest Above the Conservation Threshold (G) is equal to 0, then H = Existing Forest Cover (F).
 H = 15.0102

I. Forest Clearing Permitted Without Mitigation

I = Existing Forest Cover (F) - Break-even Point (H) = 4.0708

Net Tract Area

J. Total Area of Forest to be Cleared = 4.0700
 K. Total Area of Forest to be Retained = 15.0110

Planting Requirements

If the Total Area of Forest to be Cleared (J) is at or above the Break-even Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0); otherwise, calculate the planting requirement(s) as follows:

L. Reforestation for Clearing Above the Conservation Threshold
 (1) If the Total Area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then L = the Area of Forest to be Cleared (J) * 0.25;
 (2) If the Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then L = Area of Forest Above Conservation Threshold (G) * 0.25
 L = 0.0000

M. Reforestation for Clearing Below the Conservation Threshold
 (1) If Existing Forest Cover (F) is greater than the Conservation Threshold (E) and the Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then M = 2.0 * (Conservation Threshold [E] - Forest to be Retained [K]).
 (2) If Existing Forest Cover (F) is less than or equal to the Conservation Threshold (E), then M = 2.0 * Forest to be Cleared (J).
 M = 0.0000

N. Credit for Retention Above the Conservation Threshold
 If the Area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then N = K - E
 N = 0.0000

P. Total Reforestation Required P = L + M - N
 P = 0.0000

Q. Total Afforestation Required
 If Existing Forest Cover (F) is less than the Afforestation Threshold (D), then Q = Afforestation Threshold (D) - Existing Forest Cover (F)
 Q = 0.0000

R. Total Planting Requirement R = P + Q
 R = 0.0000

TOTAL EASEMENT PROVIDED = 15.0110 AC(RETENTION)

EXHIBIT 3-2 FOREST STAND ANALYSIS TABLE

Applicant: LDC, Inc. Project Name: Schwabe Farm Submission No. _____

KEY	A. TYPE OF COMMENTARY	B. AREA* (1/10 Acre)	C. SOIL INFORMATION**	D. EXISTING VEGETATION (Dominant Species and Approx. %)	E. STAND CHARACTERISTICS (1. Size (Diam), 2. Age, 3. Density, 4. Condition)	F. FOREST AREA IN SENSITIVE ENVIRONMENT (Acres)	G. HURST VALUE	
F	stream valley forest	23.027 AC	ChC2 ChB2 ChC2 CgB2 CgC2 Cs GIB2 GnA GnB2 MgB2 MgC2 MID2	Hardwoods Oak/poplar Oak/poplar Oak/poplar Oak/poplar Oak/poplar Oak/poplar Oak/poplar Oak/poplar Oak/poplar Oak/poplar Oak/poplar	6-10" 6-10" 6-10" 6-10" 6-10" 6-10" 6-10" 6-10" 6-10" 6-10" 6-10" 6-10"	30-50% 30-50% 30-50% 30-50% 30-50% 30-50% 30-50% 30-50% 30-50% 30-50% 30-50% 30-50%	10.574 AC	EXCELLENT

*AREA MEASURED TO THE NEAREST 1/10 ACRE
 **SOURCE: HOWARD COUNTY SOIL SURVEY, USDA

WETLAND AREA 3.000 AC
 WETLAND BUFFER 2.421 AC
 STREAM BUFFER 4.651 AC
 >2% SLOPE 0.019 AC

FOREST RETENTION SIGNAGE

Min. 11" x 15"

FOREST RETENTION SIGNAGE
 MAXIMUM SPACING OF SIGNAGE IS PROHIBITED

NOTES:
 1. Forest conservation easement signage to be installed using 2" x 2" vinyl, 2" in length and attached to a depth of no less than 1/2 of the total height of posts.
 2. Signage may be installed on various areas used for support structures to support signs, and post removal after construction is complete and sign is removed.
 3. Boundaries of Retention area should be staked and flagged prior to installing signs.
 4. SPACING SIGNS AS SHOWN

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark A. Loye
 PLANNING DIRECTOR

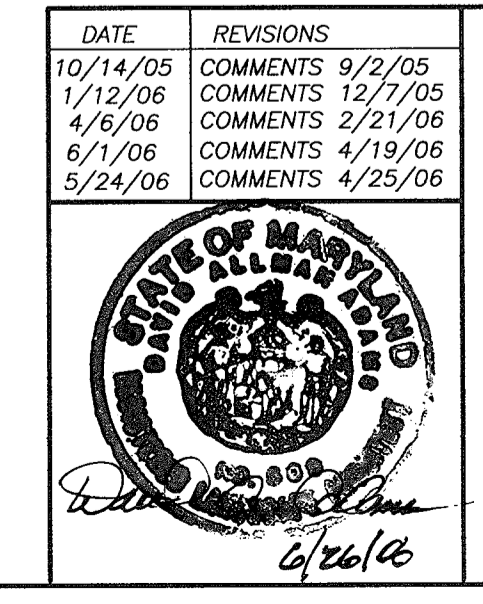
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Glenn Loam	GIB2	IIe-4	NO	>.35	3-8%	NO	B
Glennville Silt Loam	GnA	IIw-8	YES	>.35	0-3%	YES	C
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Manor Loam	MID2	IVe-25	NO	>.35	15-25%	NO	B

FOREST CONSERVATION SIGNAGE

RETENTION AREA

- SEQUENCE OF CONSTRUCTION**
1. Flag limits of tree planting and brush removal.
 2. Call "Miss Utility" at 1-800-255-7777 prior to any work for the location of all utilities.
 3. Install tree protection measures, tree protection signage, and conduct brush removal and site afforestation measures as called for on the plans.
 4. After site has been stabilized and all planting has been completed remove tree protection measures and signage.



**FOREST CONSERVATION PLAN
 TERRAPIN CREEK
 (FORMERLY SCHWABE FARM)**

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YANMAR ASSOCIATES, INC.
 ENGINEERS SURVEYORS PLANNERS
 8601 GEORGIA AVENUE
 SILVER SPRING, MD. 20910
 (301) 583-2890 (301) 583-5015 (410) 544-2751

DATE: 10/14/05 COMMENTS 9/2/05
 1/12/06 COMMENTS 12/7/05
 4/15/06 COMMENTS 2/21/06
 6/1/06 COMMENTS 4/19/06
 5/24/06 COMMENTS 4/25/06

OWNERS:
 LDC, INC.
 LEE PLAZA, SUITE 200
 8601 GEORGIA AVENUE
 SILVER SPRING, MD. 20910
 (301) 585-7000

DATE: 6/16/06

SHEET: 10 OF 10
 SP-06-002