

**GENERAL NOTES**

1. Subject property zoned RR-DEO per 02/02/04 Comprehensive Zoning Plan.
2. Total area of property = 14.71 ac.±
3. Number of proposed lots: 5
4. Area of proposed lots = 6.05 ac.±
5. Number of proposed buildable preservation parcels: 1
6. Area of proposed buildable preservation parcel = 3.47 ac.±
7. Number of proposed non-buildable preservation parcels: 1
8. Area of proposed non-buildable preservation parcels = 4.44 ac.±
9. Area of proposed public right of way = 0.75 ac.±
10. Area of steep slopes: 0.70 Ac±
11. Area of Floodplain: 0.85 Ac±
12. Net area of property: 14.71 ac.± - 0.70 ac.± - 0.85 ac.± = 13.16 ac.±
13. Density Calculations:
  - a. Base Density = 14.71 ac.± / 4.25 ac./unit = 3.46 units; therefore, 3 units
  - b. Density based on DEO option = 13.16 ac.± / 2.0 ac./unit = 6.58 units; therefore, 6 units
  - c. Total DEO units required = 6 units - 3 units = 3 units
14. Private water and sewer will be used within this site.
15. [Hatched Area] This area designates a private sewage easement of at least 10,000 square feet. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
16. All wells and septic systems on adjacent properties within 100' of proposed wells and proposed septic systems have been shown.
17. Howard County Soil Map #8.
18. The septic fields are located on soil types G1C2 and G1D2 as per the soil survey of Howard County.
19. Existing Topography based on Field Run Topographic Survey by FSH Associates. This boundary is based on Field Run Monumental Boundary Survey performed on or about June, 2004 By FSH Associates, Inc. All areas are more or less (+/-).
20. All wells to be drilled prior to submittal of record plat for signature. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered 'government delay' if the well drilling holds up the Health Department signature of the record plat.
21. The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.
22. Street trees and or landscaping trees will be shown on the final plans.
23. Forest stand delineation and forest conservation plans prepared by Exploration Research Inc.
24. Noise study prepared by the Wilson T. Ballard Company on July, 2004 and approved on 4/19/2005.
25. Adequate public facilities traffic study prepared by Lee Cunningham & Associates, Inc. December, 2004.
26. There are no existing structures on site.
27. Wetlands investigation prepared by Exploration Research Inc. on December 20, 2004.
28. Preservation Parcels A & B have no further subdivision potential.

# PRELIMINARY EQUIVALENT SKETCH PLAN

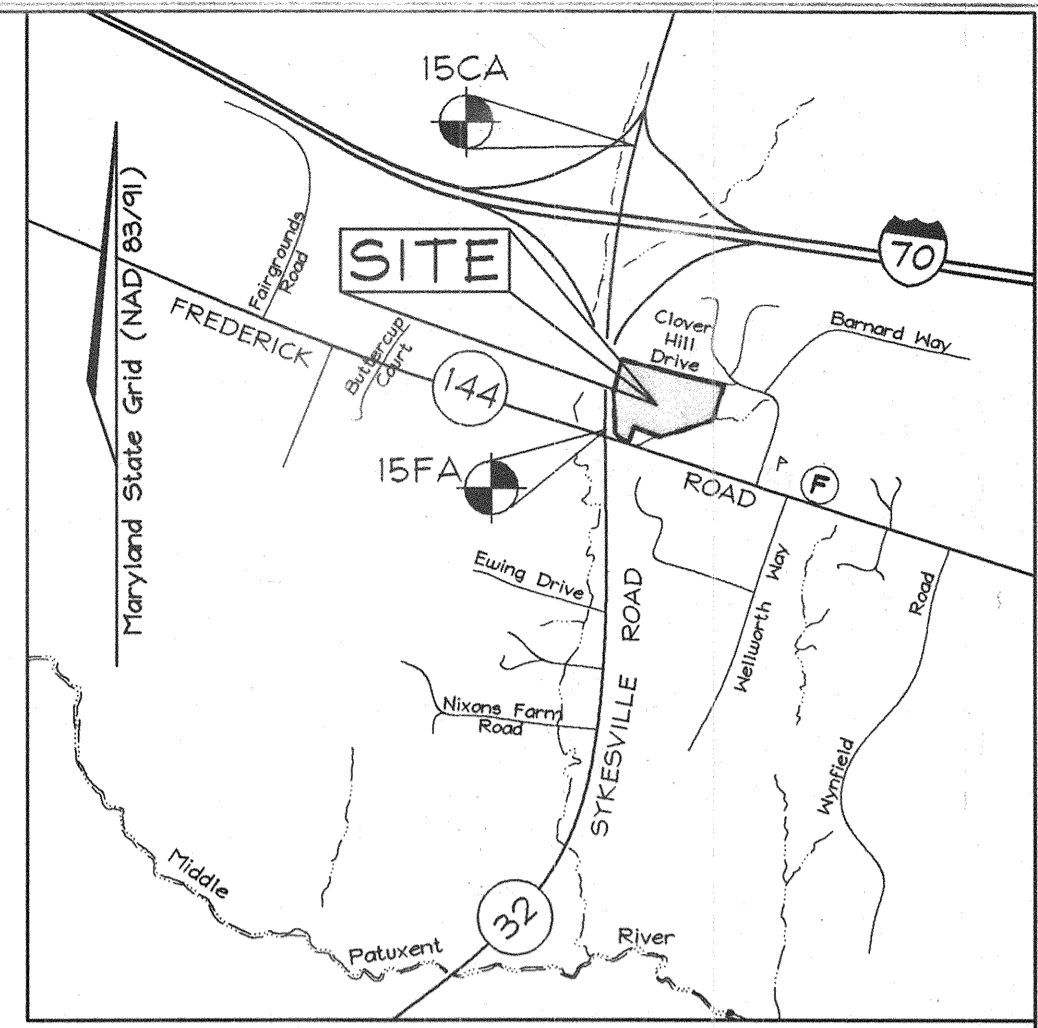
## TERRAPIN PRESERVE

### LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCEL 'B'

#### HOWARD COUNTY, MARYLAND

**LEGEND**

- Existing Contour: - - - - - 552
- Existing Spot Elevation: 382.3
- Existing Stream Buffer: - - - - -
- Existing Wetland Buffer: - - - - -
- Existing Wetland: - - - - -
- Existing Trees to Remain: [Tree Symbol]
- Proposed Septic Area: [Hatched Area]
- Existing Septic Area: [Hatched Area]
- Proposed Well Area: [Hatched Area]
- Proposed House Site: [Rectangle]
- Failed Perc Test: [Circle with X]
- Passed Perc Test: [Circle with Checkmark]
- Denotes Existing Well Location: [Circle with Center]
- Sheet Flow to Buffer Credit Easement: [Hatched Area]
- Natural Area Conservation Credit Easement: [Hatched Area]



**BENCHMARKS**

Sta. 15CA	N 182,633.6973	E 404,189.3307	E1: 157.3223 (meters)
Sta. 15FA	N 598,862.638	E 1,325,913.787	E1: 516.148 (feet)
	N 181,632.8032	E 404,052.1342	E1: 148.4227 (meters)
	N 595,906.955	E 1,325,627.710	E1: 486.950 (feet)

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
CgC2	Chester gravelly silt loam, 8 to 15 percent slopes, moderately eroded	B
G1B2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
G1C2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
G1D2	Glenelg loam, 15 to 25 percent slopes, moderately eroded	B
Ha	Hatboro silt loam	D
H1B2	Hatboro loam, 3 to 8 percent slopes, moderately eroded	B

**SHEET INDEX**

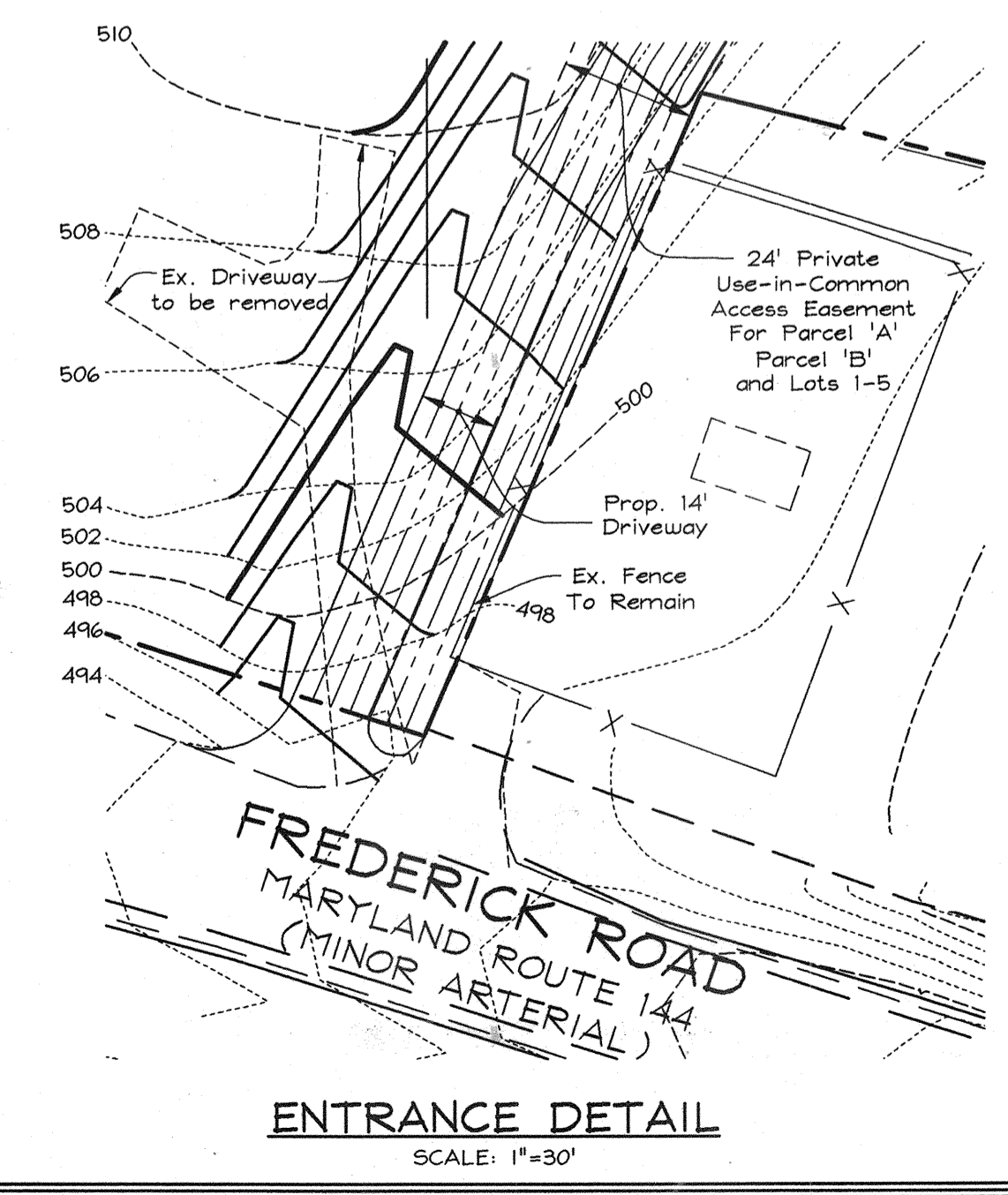
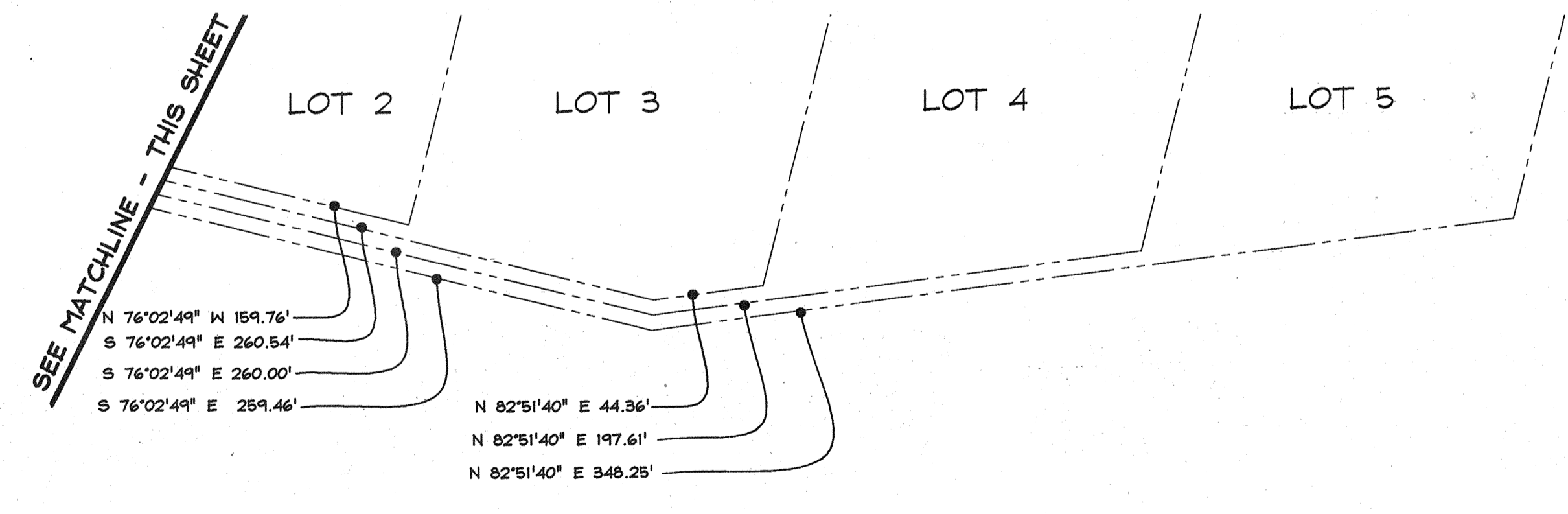
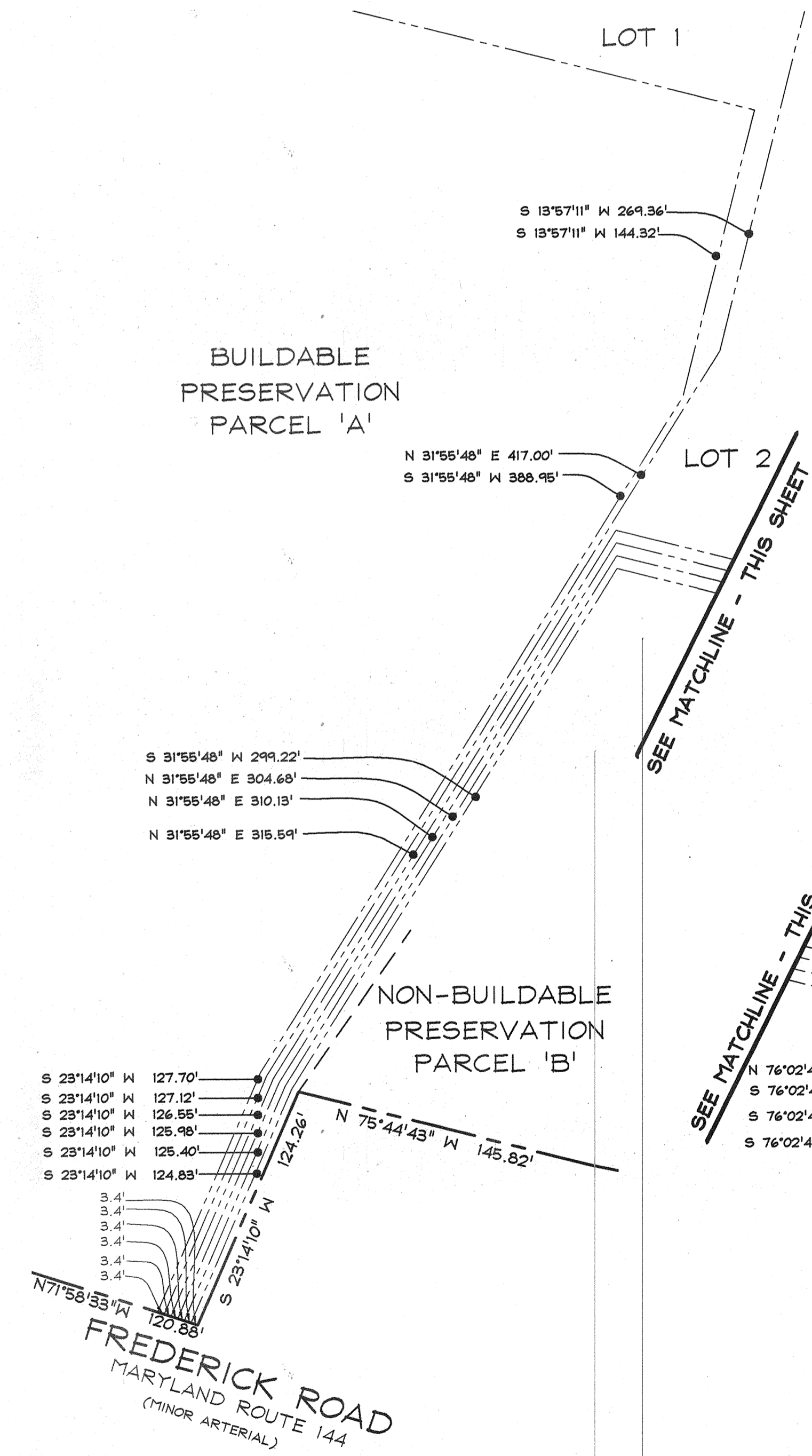
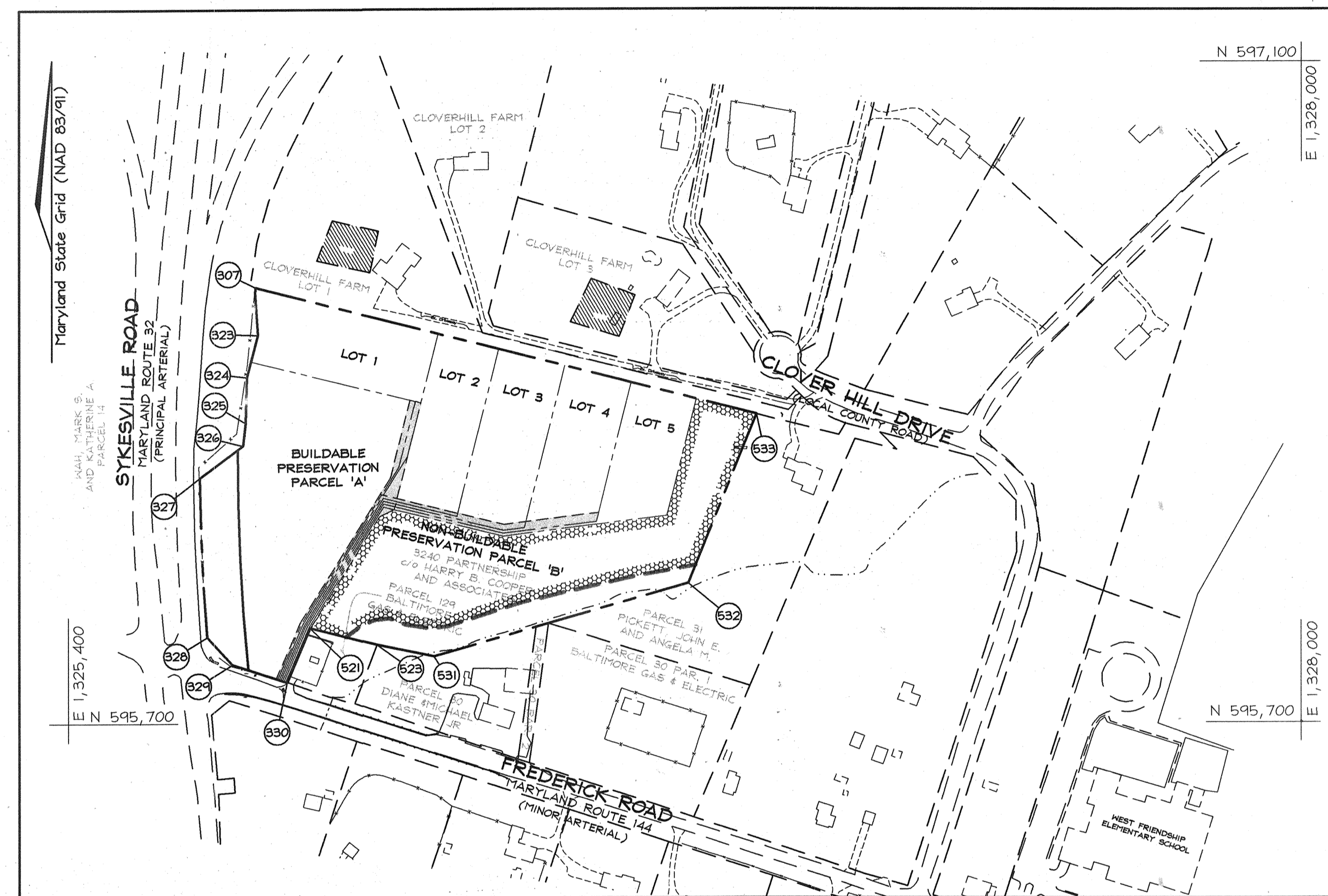
DESCRIPTION	SHEET No.
Cover Sheet	1 of 5
Preliminary Equivalent Sketch Plan	2 of 5
Preliminary Grading, Landscape, Sediment and Erosion Control and Soils Plan	3 of 5
Preliminary Forest Conservation Plan	4 of 5
SWM Profile, Preliminary Forest Conservation Notes & Details	5 of 5

**MINIMUM LOT SIZE CHART**

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE (sf)
1	60,962±	3,395±	57,567 ±
2	51,318±	1,517±	49,801 ±
3	55,833±	2,459±	53,374 ±
4	51,310±	3,316±	47,994 ±
5	44,367±	4,212±	40,155 ±

**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
307	596,621.95	1,325,795.09
323	596,522.14	1,325,799.73
324	596,483.21	1,325,776.49
325	596,335.70	1,325,773.87
326	596,286.81	1,325,768.34
327	596,218.96	1,325,677.46
328	595,882.02	1,325,642.76
329	595,823.59	1,325,746.05
330	595,786.19	1,325,861.00
521	595,900.36	1,325,910.02
523	595,864.48	1,326,051.27
531	595,839.57	1,326,170.92
532	595,992.94	1,326,707.12
533	596,352.51	1,326,850.82



**OWNER/DEVELOPER**  
 3240 PARTNERSHIP  
 c/o Harry B. Copes and Associates  
 10749 Falls Road #202  
 Lutherville, Maryland 21093-7013  
 (410) 583-5540

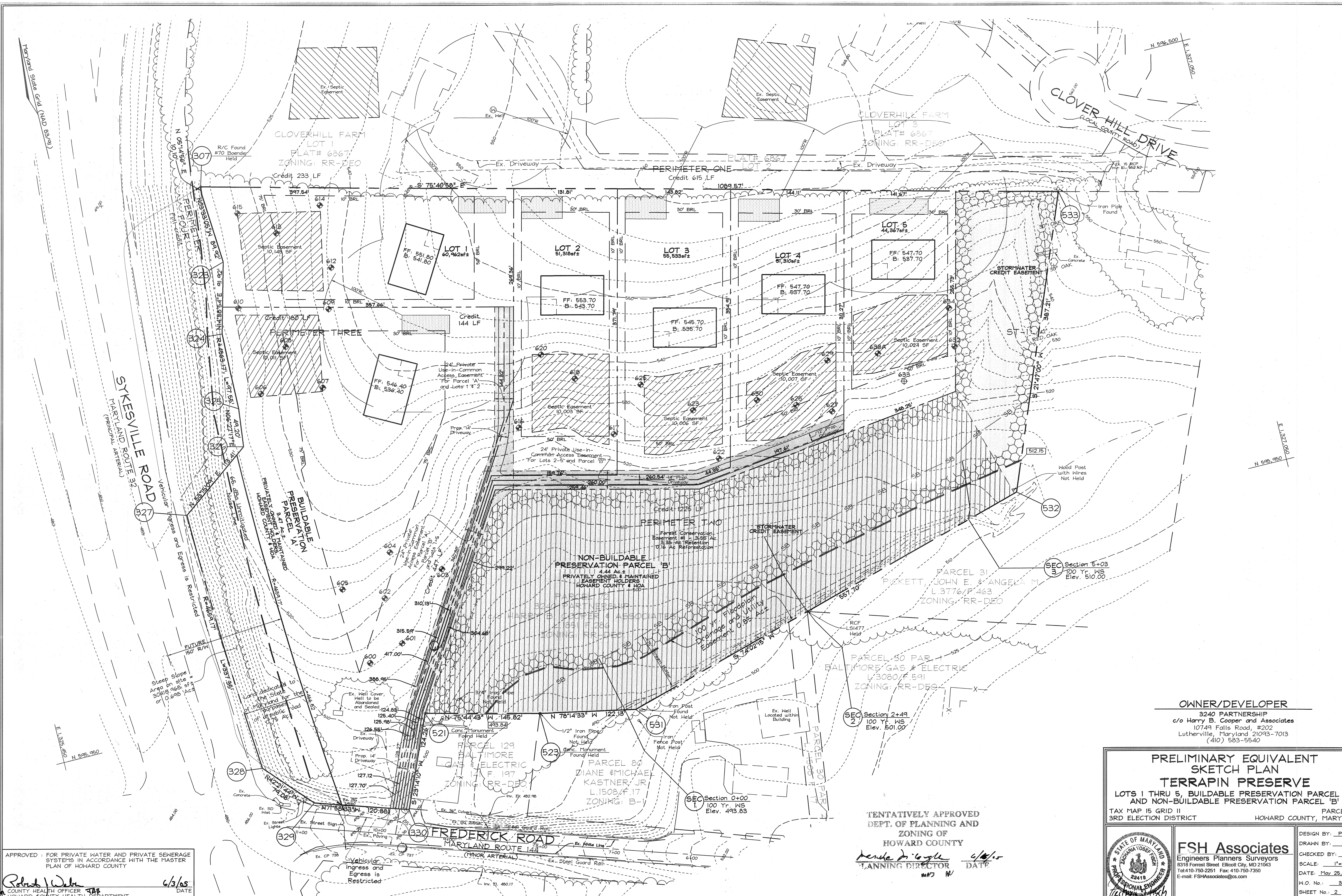
**COVER SHEET**  
**TERRAPIN PRESERVE**  
 LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B'  
 TAX MAP 15 GRID II PARCEL 72  
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: PS/KO  
 DRAWN BY: KO  
 CHECKED BY: ZYF  
 SCALE: As Shown  
 DATE: May 25, 2005  
 P.L.O. No.: 3229  
 SHEET No.: 1 OF 5

**FSH Associates**  
 Engineers Planners Surveyors  
 8318 Forrest Street Elkton City, MD 21043  
 Tel: 410-750-2251 Fax: 410-750-7350  
 E-mail: FSHAssociates@cs.com

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY  
 Robert J. Welton  
 COUNTY HEALTH OFFICER  
 HOWARD COUNTY HEALTH DEPARTMENT  
 6/3/05  
 DATE

DEPARTMENT APPROVED  
 DEPT. OF PLANNING AND  
 ZONING  
 HOWARD COUNTY  
 Mark K. Eagle  
 6/15/05  
 MJD



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

*Robert W. Weber*  
 COUNTY HEALTH OFFICER  
 HOWARD COUNTY HEALTH DEPARTMENT

6/3/05  
 DATE

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY

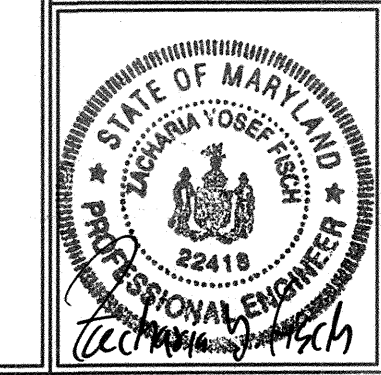
*Renee DeLoyle* 6/3/05  
 PLANNING DIRECTOR DATE

OWNER/DEVELOPER  
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 Lutherville, Maryland 21093-7013  
 (410) 583-5540

PRELIMINARY EQUIVALENT  
 SKETCH PLAN  
 TERRAPIN PRESERVE  
 LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL 'A'  
 AND NON-BUILDABLE PRESERVATION PARCEL 'B'

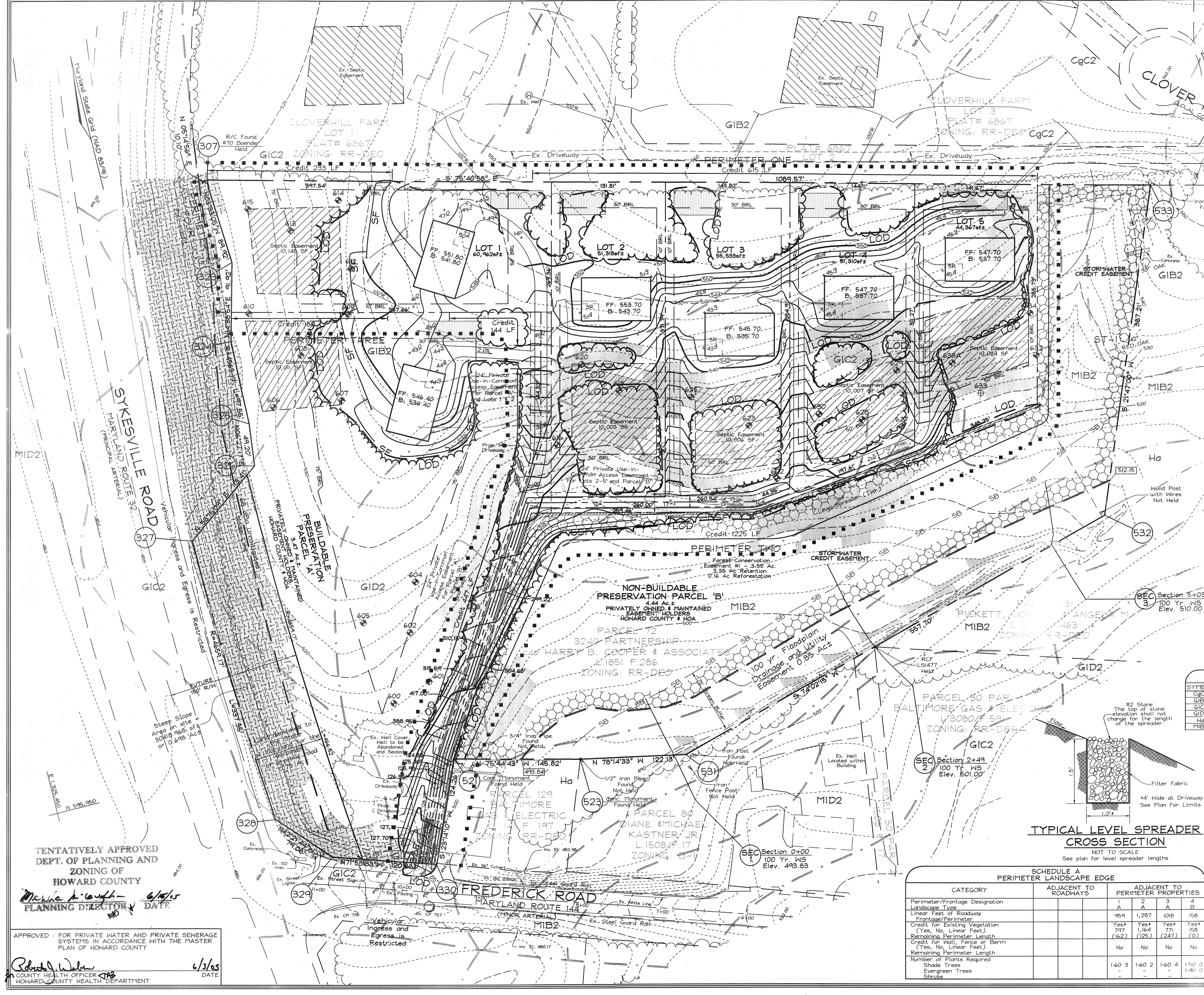
TAX MAP 15 GRID II  
 3RD ELECTION DISTRICT

PARCEL 72  
 HOWARD COUNTY, MARYLAND



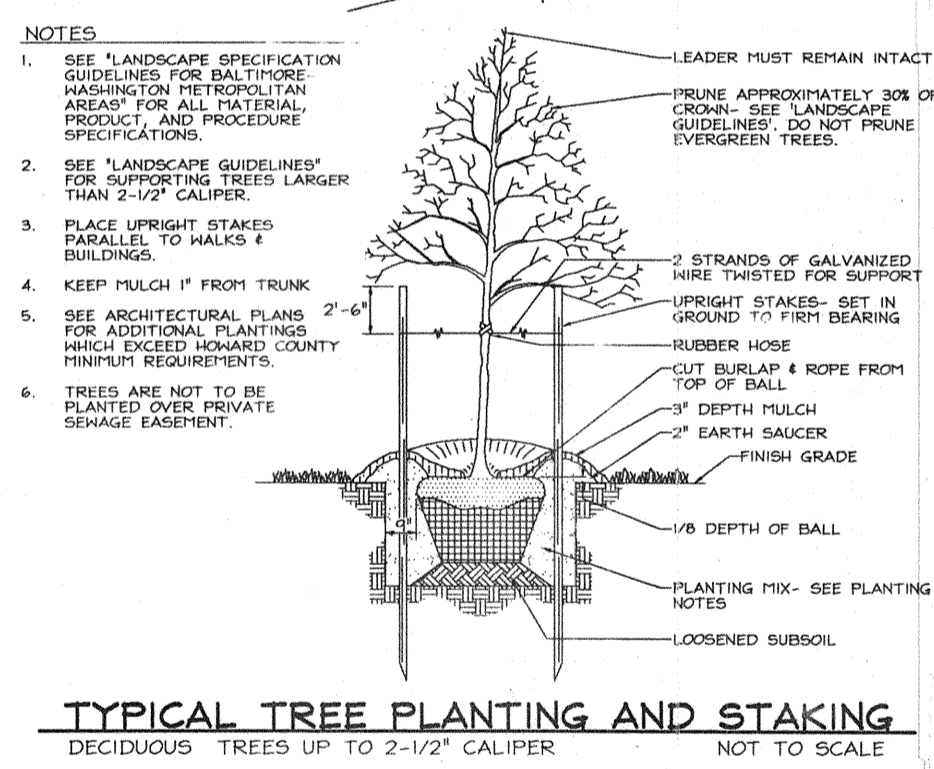
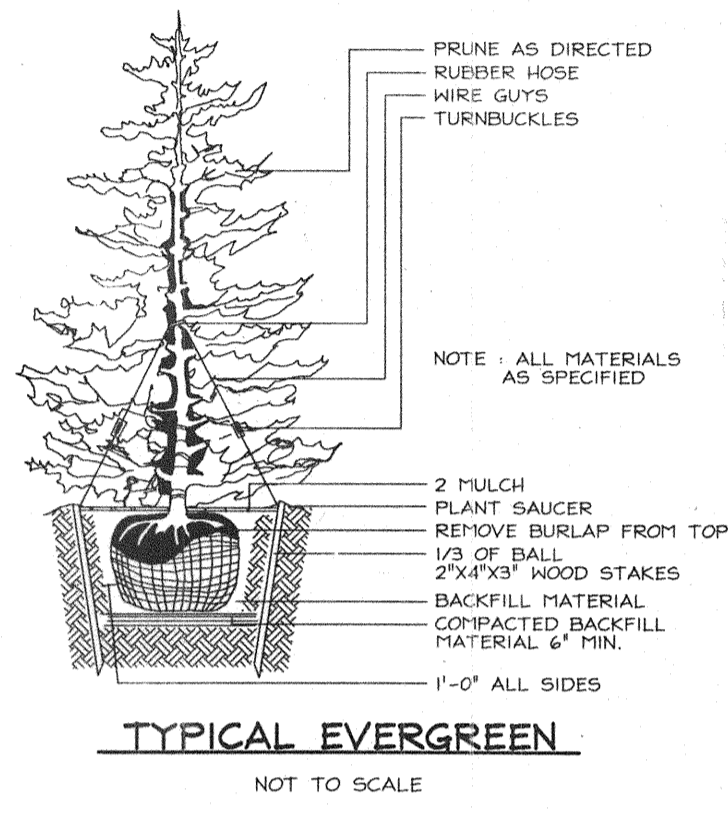
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 Engineers Planners Surveyors  
 8318 Forrest Street Ellicott City, MD 21043  
 Tel: 410-750-2251 Fax: 410-750-7350  
 E-mail: FSHAssociates@cs.com

DESIGN BY: FS/KO  
 DRAWN BY: AY  
 CHECKED BY: ZYF  
 SCALE: 1"=50'  
 DATE: May 25, 2005  
 W.O. No.: 3229  
 SHEET No.: 2 OF 5



**LEGEND**

- Existing contours - 552
- Existing Spot Elevation - 382.3
- Existing Trees to Remain
- Stream Bank Buffer - SB
- Utilized Construction Entrance
- Super Silt Fence - SSF
- Silt Fence - SF
- Limit of Disturbance - LOD
- 25% or greater slopes
- 15% - 24.9% slopes



**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
CgC2	Chester gravelly silt loam, 8 to 15 percent slopes, moderately eroded	B
GIB2	Glenns loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenns loam, 8 to 15 percent slopes, moderately eroded	B
GID2	Glenns loam, 15 to 25 percent slopes, moderately eroded	B
Ha	Hatboro silt loam	D
MIB2	Planor loam, 3 to 8 percent slopes, moderately eroded	B

**OWNER/DEVELOPER**  
3240 PARTNERSHIP  
c/o Harry B. Cooper and Associates  
10749 Falls Road, #202  
Lutherville, Maryland 21093-7013  
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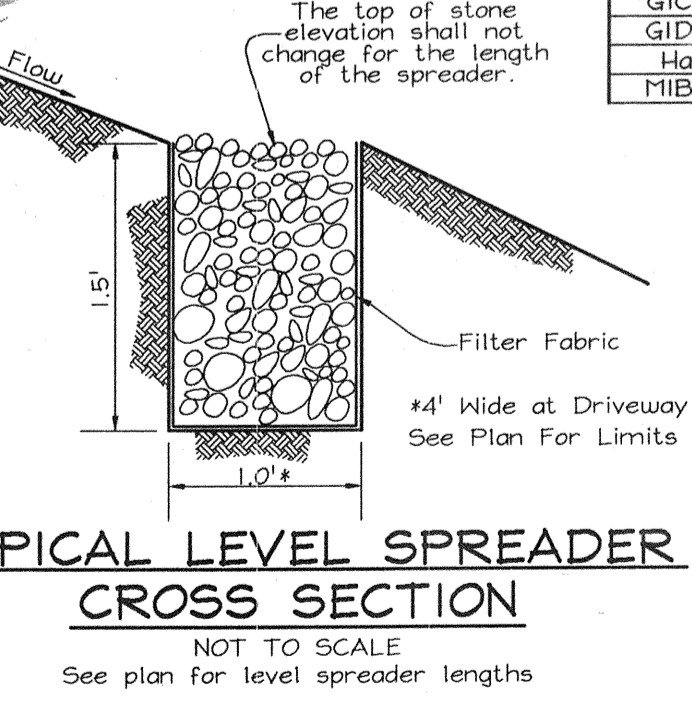
**PRELIMINARY GRADING, LANDSCAPE, SEDIMENT AND EROSION CONTROL AND SOILS PLAN TERRAPIN PRESERVE**  
LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B'  
TAX MAP 15 GRID II PARCEL 72  
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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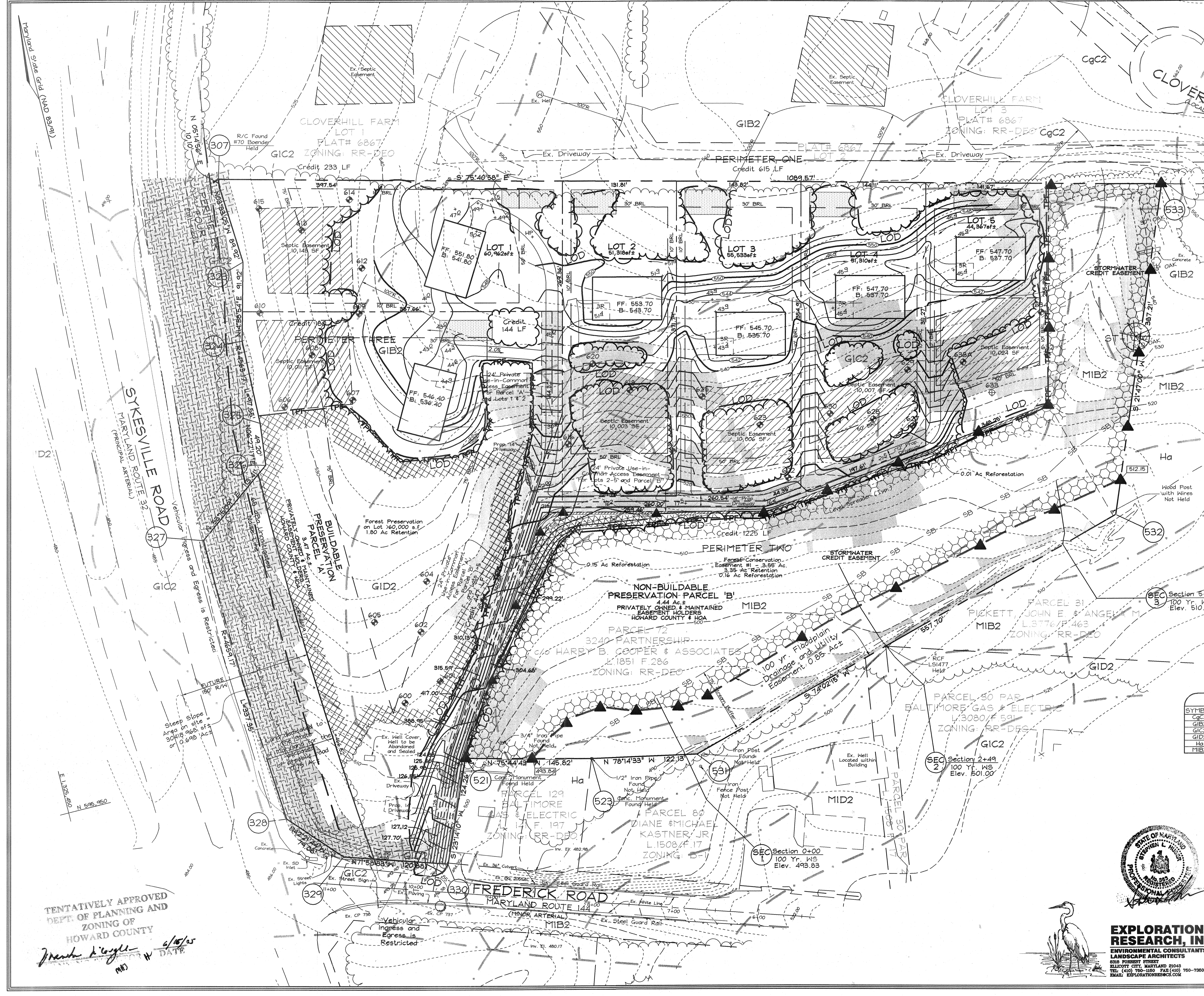
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DRAWN BY: KO  
CHECKED BY: ZYF  
SCALE: 1"=50'  
DATE: May 25, 2005  
W.O. No.: 3229  
SHEET No.: 3 OF 5

**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES			
		1	2	3	4
Perimeter/Frontage Designation		A	A	A	B
Linear Feet of Roadway Frontage/Perimeter		959	1,287	1,018	158
Credit for Existing Vegetation (Yes, No, Linear Feet)		Yes# 797 (162)	Yes# 1,164 (125)	Yes# 771 (247)	Yes# 158 (0)
Remaining Perimeter Length		No	No	No	No
Number of Plants Required		1:60 3	1:60 2	1:60 4	1:50 0
Shade Trees		-	-	-	1:40 0
Evergreen Trees		-	-	-	-
Shrubs		-	-	-	-



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY  
DATE: 6/3/05



**LEGEND**

- Existing Contour
- Proposed Contour
- Direction of Flow
- Existing Spot Elevation
- Proposed Spot Elevation
- Existing Trees
- Existing Septic Easement
- Proposed Septic Easement
- 15-24.99% Slopes
- 25-50% Slopes
- Wetlands
- Use-In-Common Access Easement
- Forest Conservation Easement Retention Area
- Forest Conservation Easement Reforestation Area
- Forest Preservation on a Lot 360,000 s.f.
- Tree Protection Fence
- Forest Conservation Sign

**SPECIMEN TREES**

NO	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	RETAIN
ST-1	42"	Red Oak	Quercus rubra	Good	Yes

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
CqC2	Chester gravelly silt loam, 0 to 15 percent slopes, moderately eroded	B
GIB2	Gleneta loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Gleneta loam, 0 to 15 percent slopes, moderately eroded	B
GID2	Gleneta loam, 15 to 25 percent slopes, moderately eroded	B
Ha	Hatboro silt loam	D
MIB2	Flavor loam, 3 to 8 percent slopes, moderately eroded	B

**OWNER/DEVELOPER**  
 3240 PARTNERSHIP  
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 10749 Falls Road, #202  
 Lutherville, Maryland 21093-7013  
 (410) 583-5540

**PRELIMINARY FOREST CONSERVATION PLAN**  
**TERRAPIN PRESERVE**  
 LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B'  
 TAX MAP 15 GRID II PARCEL 72  
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**EXPLORATION RESEARCH, INC.**  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS  
 8318 FOREST STREET  
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 TEL: (410) 750-1100 FAX: (410) 750-7580  
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 E-mail: FSHAssociates@cs.com

DESIGN BY: FS/KO  
 DRAWN BY: KO  
 CHECKED BY: ZYF  
 SCALE: 1"=50'  
 DATE: May 25, 2005  
 W.O. No.: 3229  
 SHEET No.: 4 OF 5

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
 Mark A. Doyle 6/15/05  
 DATE

