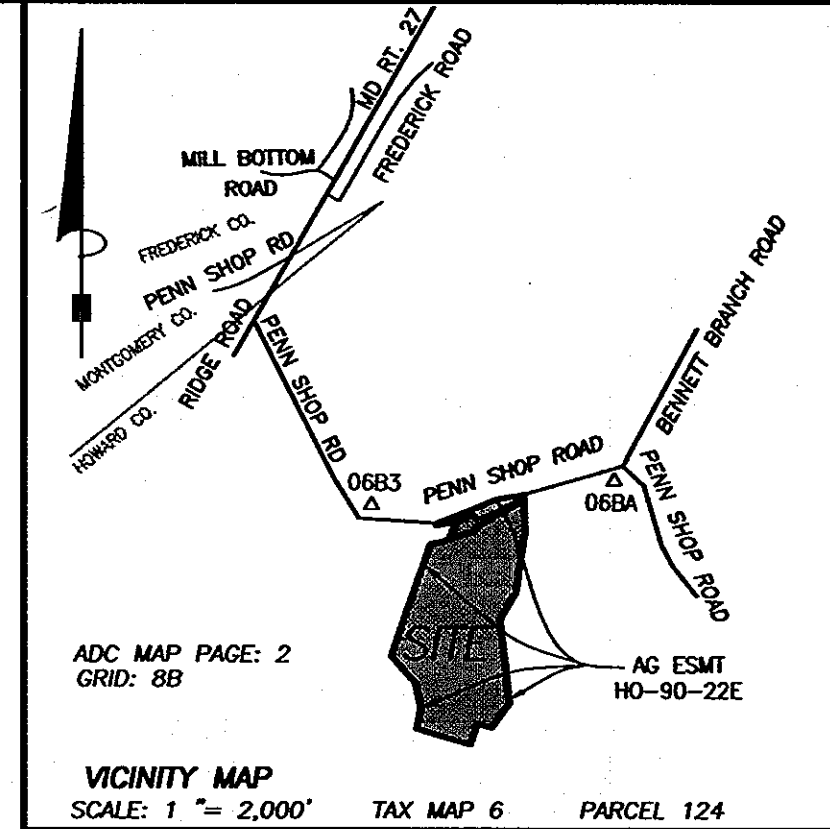


STORMWATER MANAGEMENT MAINTENANCE AGREEMENT & SCHEDULE

- THE STORMWATER MANAGEMENT FACILITY/FACILITIES SHOWN ON THESE PLANS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER(S).
- OWNER/HIS HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR CONTINUING MAINTENANCE OF THE FACILITY/FACILITIES, WHICH SHALL INCLUDE SUCH ITEMS AS MOWING, CLEANING AND REMOVING SEDIMENT, TREES, SHRUBS AND DEBRIS. THE PERIOD FOR THIS CONTINUING MAINTENANCE SHALL BE ON "AS-NEEDED" BASIS BUT SHALL NOT BE DELAYED LONGER THAN THIRTY (30) DAYS.
- OWNER, HIS HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR ANY STRUCTURAL DAMAGES OR FAILURE WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE, ACCIDENT OR MISUSE. IN THE EVENT OF STRUCTURAL DAMAGE, OWNER SHALL BE RESPONSIBLE TO MAKE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE BUT IN ANY CASE WITHIN THIRTY (30) DAYS.
- IF AFTER NOTICE BY THE COUNTY/TOWN/CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE BY THE OWNER(S) WITHIN (30) DAYS THE COUNTY/TOWN/CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE OWNERS OF THE FACILITY SHALL BE ASSESSED THE COST OF THE WORK AND ANY PENALTIES. THESE MONIES SHALL BE COLLECTED FROM A BOND, WHICH THE DEVELOPER IS REQUIRED TO POST WITH THE COUNTY/TOWN/CITY TO COVER SUCH EXPENSES UNTIL COMPLETION OF THE FACILITY. COMPLETION OF THE FACILITY IS CONSIDERED TO MEAN THAT ALL CONTRIBUTORY DRAINAGE AREAS ARE PAVED OR SUPPORTING A STAND OF GRASS AND THAT THE CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT HAS INSPECTED CONSTRUCTION AND A REGISTERED PROFESSIONAL ENGINEER HAS CERTIFIED THAT THE "AS-BUILT" PLANS MEET THE PLANS AND SPECIFICATIONS FOR CONSTRUCTION. AFTER COMPLETION OF THE FACILITY, THE OWNER(S) WILL BE ASSESSED FOR ANY WORK AND PENALTIES. THIS MAY BE ACCOMPLISHED BY PLACING A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE COUNTY/TOWN/CITY.
- OWNER(S) SHALL GRANT RIGHT OF ENTRY TO AUTHORIZED COUNTY/TOWN/CITY PERSONNEL FOR PURPOSES OF INSPECTION, MONITORING AND/OR REPAIR. SITE VISITS FOR INSPECTION, MONITORING AND/OR REPAIR, SITE VISITS FOR INSPECTION AND/OR MONITORING SHALL BE CONDUCTED ONLY DURING NORMAL COUNTY WORKING HOURS (8:00 A.M. TO 5:00 P.M. MONDAY - FRIDAY).
- THIS AGREEMENT INCLUDING RIGHT-OF-ENTRY FOR INSPECTION/MAINTENANCE AND REPAIR SHALL BE RECORDED BY THE APPLICANT AND/OR OWNER IN THE LAND RECORDS OF THE COUNTY.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	330.00'	67.71'	11°45'20"	33.97'	S 65°17'20" W	67.59'

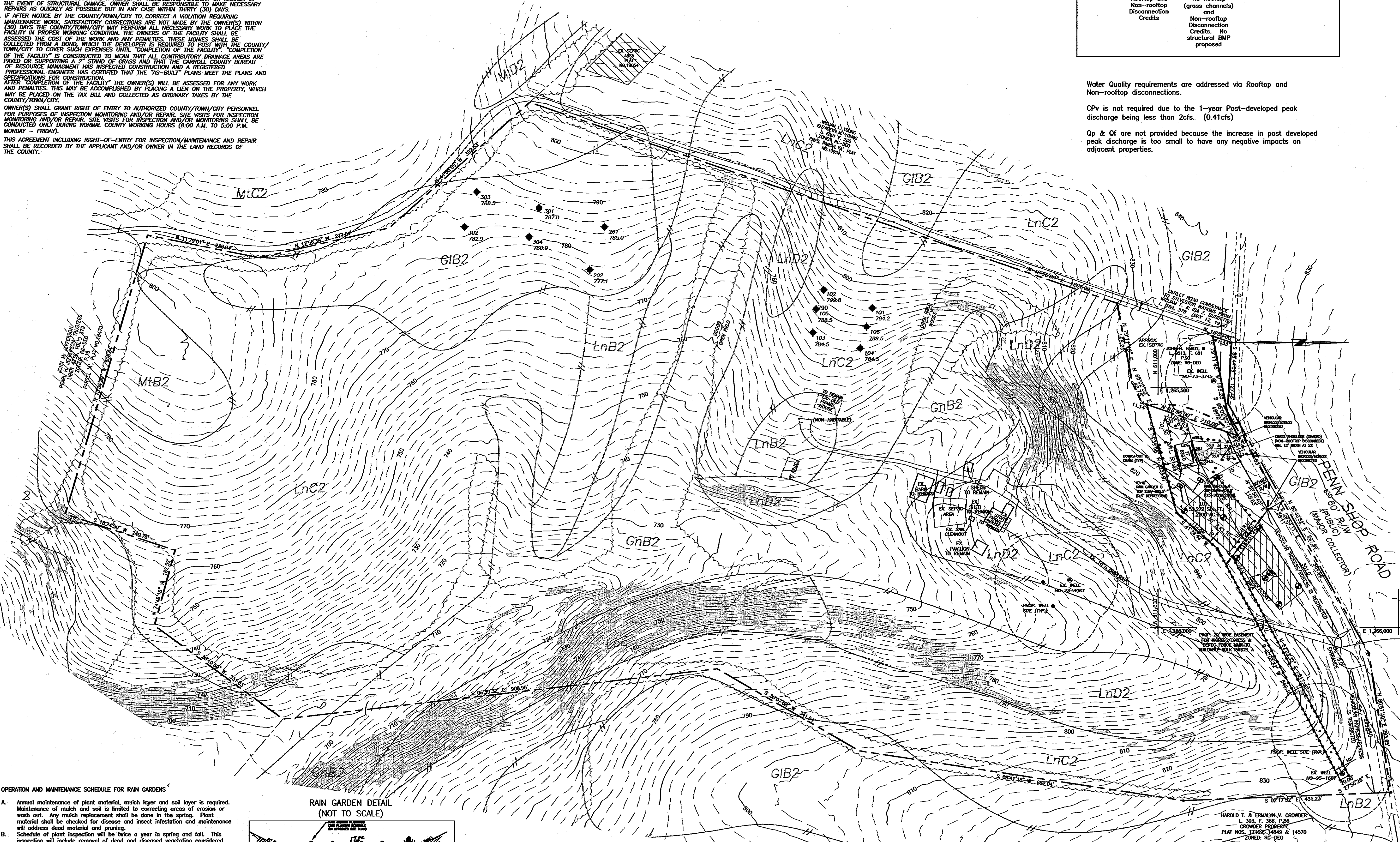
Drainage Area	Rev	WQv	CPv	Qp10	Qp100
1	0.02 Ac	0.02 Ac-ft	N/A	N/A	N/A
	0.08 Ac treated via Rooftop and Non-rooftop Disconnection Credits	Net Imp. Area reduced to zero via Rooftop (grass channels) and Non-rooftop Disconnection Credits. No structural BMP proposed			



Water Quality requirements are addressed via Rooftop and Non-rooftop disconnections.

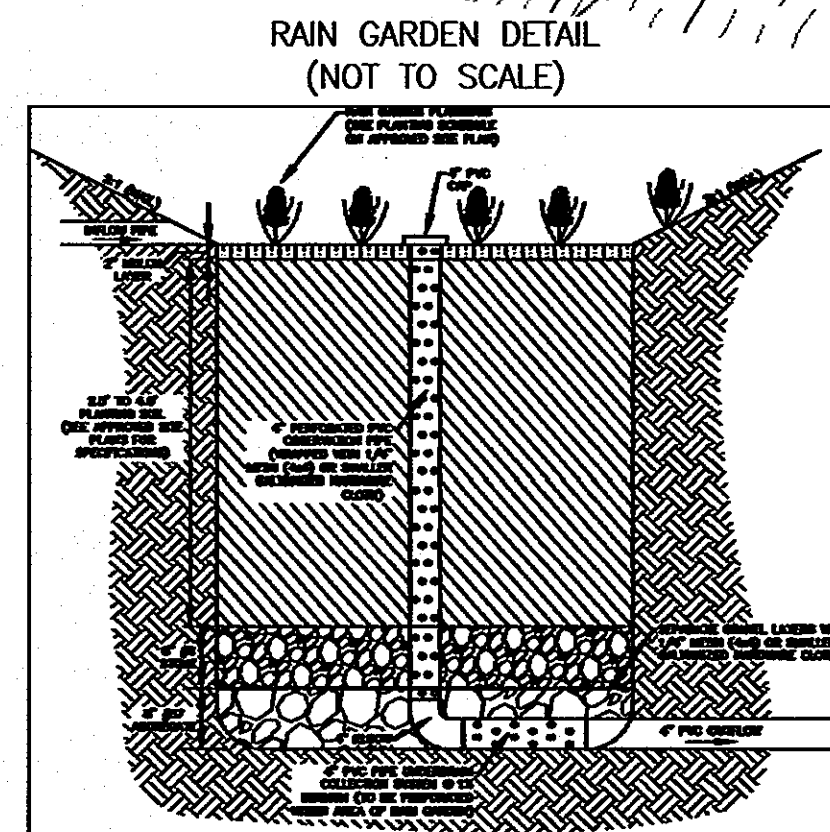
CPv is not required due to the 1-year Post-developed peak discharge being less than 2cfs. (0.41cfs)

Qp & Qf are not provided because the increase in post developed peak discharge is too small to have any negative impacts on adjacent properties.



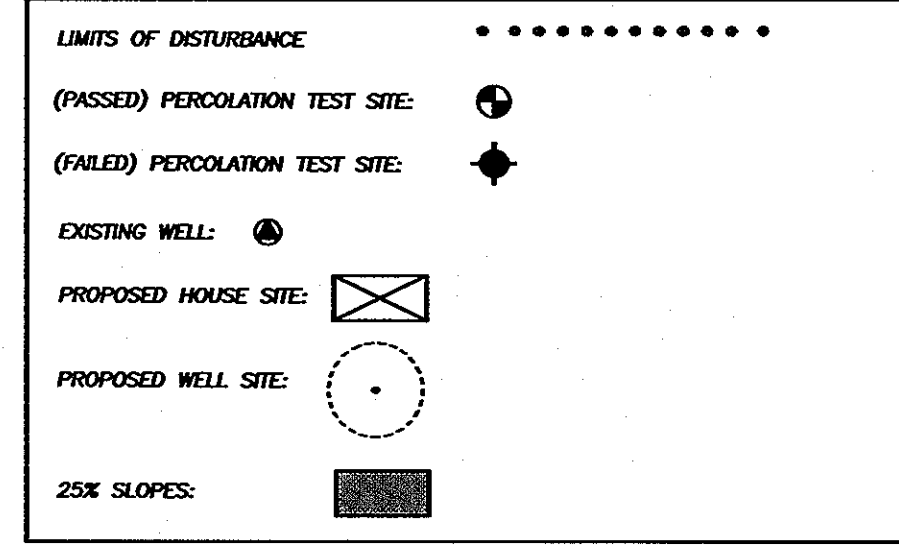
- GENERAL NOTES:**
- OWNER: HARRY W. REINHARDT CHRISTINE REINHARDT
DEED REFERENCE: LIBER 1500 FOLIO 67
DATE: AUGUST 15, 1988
OWNER: CHARLES E. PINE
 - TAX MAP: 6 GRID: 3 PARCEL: 124
 - NEAREST POTABLE WATER SUPPLY: MT. AIRY DISTANCE: 1 MILE ±
 - THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL# 240044 0004 A, REVISED DECEMBER 4, 1985.
 - TOPOGRAPHY: HOWARD COUNTY DATUM CONTOUR INTERVAL IS 2 FEET. FIELD SPOT-CHECKED BY VANMAR ASSOCIATES.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - THE EXISTING WELLS(S) SHOWN ON THIS PLAN HO-73-3963 AND HO-95-1687 HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES, INC. AND ACCURATELY SHOWN.
 - SOIL TYPE: (GIB2, Cnb2, Lnb2, Lnc2, Lnd2, LoE, Mtb2, Mtc2) HOWARD COUNTY SOILS MAP No. 1.
 - ZONING DISTRICT: R6000
 - ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF THE FINAL PLAN FOR SIGNATURE IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAN SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORDED PLAN.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORDED PLAN.
 - ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION OBSERVATION PLAN.
 - TOPOGRAPHY ON SEWAGE DISPOSAL AREAS FIELD RUN BY VANMAR ASSOC., INC. CONTOUR INTERVALS ARE TWO FEET.
 - THIS SUBDIVISION IS PURSUANT TO AN ADMINISTRATIVE ADJUSTMENT/VARIANCE, FILE NO. AA-09-019 TO INCREASE THE MAXIMUM LOT SIZE FROM 1.0 ACRE TO 1.2 ACRES IN ACCORDANCE WITH SECTION 10-6-5.2 OF THE ZONING REGULATIONS.
 - STORMWATER MANAGEMENT FOR THE HOUSE TO BE PROVIDED BY RAIN GARDENS. ALL OF THE DESIGN PARAMETERS IN THE SIM DESIGN MANUAL SHALL BE MET. STORMWATER MANAGEMENT FOR THE DRIVEWAY TO BE PROVIDED BY NON-ROOFTOP DISCONNECTION IN ACCORDANCE WITH SECTION 5.3 OF THE 10 2000 SIM DESIGN MANUAL.
 - IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, EXISTING WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON THE PRESERVATION PARCEL TO REMAIN. NO NEW BUILDINGS, EXTERIORS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REQUIREMENTS.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
 - THERE IS NO FLOODPLAIN ON THIS SITE.
 - ON NOVEMBER 27, 2007, VANMAR ASSOCIATES, INC. PERFORMED A WETLANDS INVESTIGATION ON LOT 1 AND CONCLUDED THAT NO WETLANDS EXIST ON THIS PROPERTY OR WITHIN 25' OF ANY PROPERTY LINE.
 - THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 15.1202(b)(6) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE SUBDIVISION IS SUBJECT TO SECTION 15.514 OF THE AGRICULTURAL PRESERVATION ACT AND INVOLVES CLEARING LESS THAN 20,000 SQUARE FEET OF FOREST.
 - THE DRIVEWAY WHICH EXISTS WITHIN THE PROPOSED 20' PRIVATE ACCESS EASEMENT FOR INGRESS AND EGRESS TO THE REMAINDER OF PARCEL 124 IS PRIVATELY OWNED AND MAINTAINED. ALL ACCESS AND MAINTENANCE AGREEMENT HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDED PLAN.
 - LOT 1 USES RAIN GARDENS TO OBTAIN STORMWATER MANAGEMENT VOLUME CREDITS USING ROOFTOP RUNOFF DISCONNECTIONS. AN OPERATION AND MAINTENANCE SCHEDULE IS SHOWN HEREON AND WILL BE THE HOMEOWNER'S RESPONSIBILITY. FAILURE TO MAINTAIN OR HINDER THESE FACILITIES MAY RESULT IN THE LOSS OF THOSE CREDITS AND THE BEST MANAGEMENT PRACTICE (BMP) FACILITIES VOLUME SHALL BE INCREASED APPROPRIATELY.
 - PERIMETER LANDSCAPING FOR LOT 1 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LANDSCAPE SHRETT IN THE AMOUNT OF \$3,000.00 FOR 8 SHADE TREES (AT \$300.00 EACH) AND 6 UNDERSTORY TREES (AT \$150.00 EACH) WILL BE POSTED WITH THE BUILDER'S GROWING PERMIT. TREES AND SHRUBS COLLECTIONS WILL BE AT PENN SHOP ROAD WITHIN 5' OF THE COUNTY ROADWAY.

- OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDENS**
- Annual maintenance of plant material, mulch layer and soil layer is required. Maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning.
 - Schedule of plant inspection will be twice a year in spring and fall. This inspection will include removal of dead and diseased vegetation considered beyond treatment, treatment of all diseased trees and shrubs and replacement of all deficient stakes and wires.
 - Mulch shall be inspected each spring. Remove previous mulch layer before applying new layer once every 2 to 3 years.
 - Soil erosion to be addressed on an as-needed basis, with a minimum of once per month and after heavy storm events.



GARDEN	TOP ELEV	OUTFALL
A	829.5'	825.8'
B	825.5'	822.0'

SOIL TYPE	SYMBOL	LAND CAPABILITY	Kw	SLOPE %	HYDRIC?	HYDROLOGIC SOIL GROUP
Glenely Loom, Moderately Eroded	GIB2	2e	.32	3-8%	NO	B
Glenville Silt Loom, Moderately Eroded	GnB2	IIe-3	>.35	3-8%	INCLUSIONS	C
Linganore Channery Loom, Moderately Eroded	Lnb2	3e-10	.37	3-8%	NO	B
Linganore Channery Loom, Moderately Eroded	Lnc2	4e-10	.37	8-15%	NO	B
Linganore Channery Loom, Moderately Eroded	Lnd2	6e-3	.37	8-15%	NO	B
Linganore Channery Silt Loom, Moderately Eroded	LoE	7e-3	.24	25-45%	NO	B
Mt. Airy Channery Loom, Moderately Eroded	MtB2	3e-10	.37	3-8%	NO	B
Mt. Airy Channery Loom, Moderately Eroded	MtC2	IVe-10	<.35	8-15%	NO	A



DATE	REVISIONS
9/14/09	PER COMMENTS
12/8/09	PER COMMENTS
1/5/10	PER COMMENTS

SUPPLEMENTAL PLAN TOPOGRAPHY / SOILS / GRADING/ SWM EXHIBIT

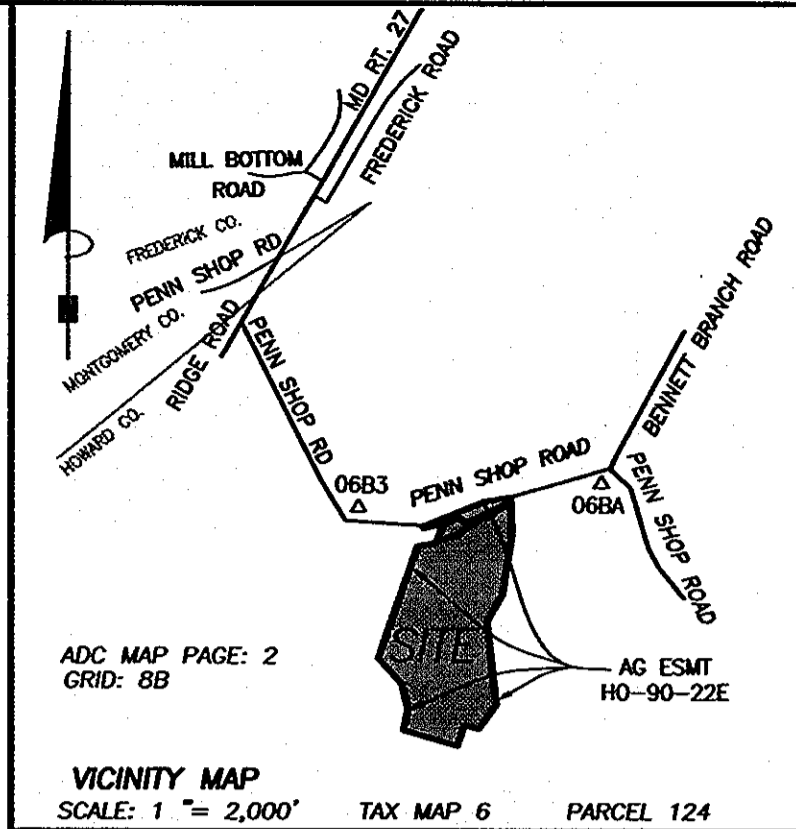
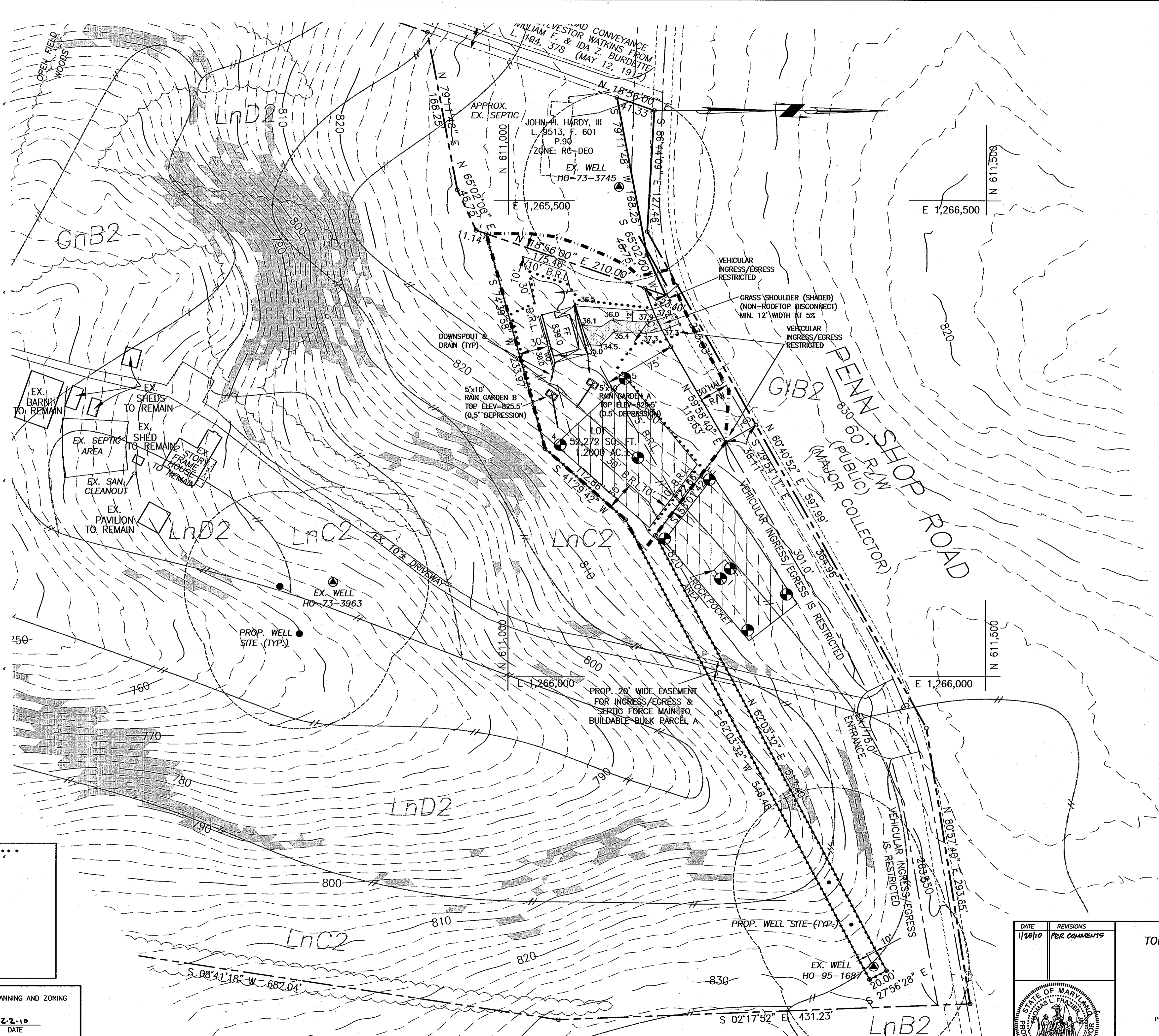
REINHARDT PROPERTY

LOT 1 AND BUILDABLE BULK PARCEL A
LIBER 1500 FOLIO 67
SITUATED ON PENN SHOP ROAD
ELECTION DISTRICT No. 1
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' JUNE, 2009
PREVIOUS DPZ FILE NO. HO-90-22E, ADMIN. ADJUSTMENT FILE NO. AA-09-019

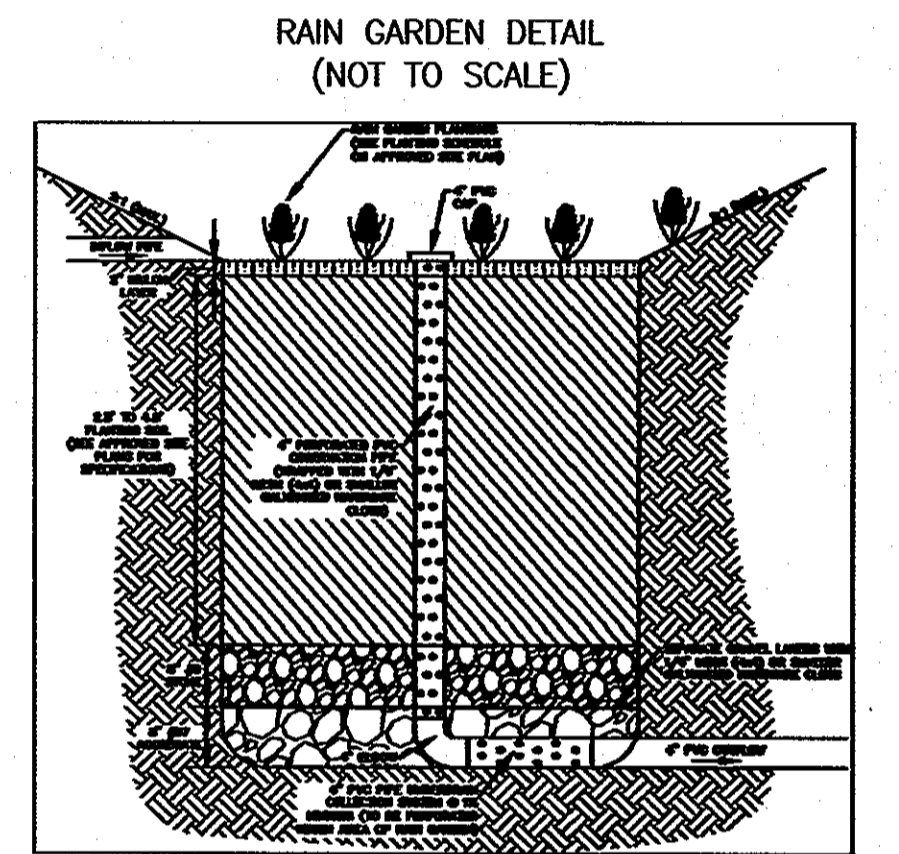
VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street, Mount Airy, Maryland 21771
(301) 828-2990 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division
DATE: 3-2-10
Chief, Div. of Land Development
DATE: 3-18-10

County File #1-09-121 45-4949



RAIN GARDEN ELEVATIONS		
GARDEN	TOP ELEV	OUTFALL
A	829.5'	825.8'
B	825.5'	822.0'



- OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDENS**
- Annual maintenance of plant material, mulch layer and soil layer is required. Maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning.
 - Schedule of plant inspection will be twice a year in spring and fall. This inspection will include removal of dead and diseased vegetation considered beyond treatment, treatment of all diseased trees and shrubs and replacement of all deficient stakes and wires.
 - Mulch shall be inspected each spring. Remove previous mulch layer before applying new layer once every 2 to 3 years.
 - Soil erosion to be addressed on an as-needed basis, with a minimum of once per month and after heavy storm events.

LIMITS OF DISTURBANCE
 (PASSED) PERCOLATION TEST SITE: ●
 (FAILED) PERCOLATION TEST SITE: ◆
 EXISTING WELL: ●
 PROPOSED HOUSE SITE: □
 PROPOSED WELL SITE: ○
 25% SLOPES: ▨

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Cameron 2-2-10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kestelbaum 2-18-10
 CHIEF, DIV. OF LAND DEVELOPMENT DATE

DATE	REVISIONS
1/28/10	PER COMMENTS

SUPPLEMENTAL PLAN - DETAIL
TOPOGRAPHY / SOILS / GRADING / SWM EXHIBIT
REINHARDT PROPERTY
 LOT 1 AND BUILDABLE BULK PARCEL A
 LIBER 1520 FOLIO 67
 SITUATED ON PENN SHOP ROAD
 ELECTION DISTRICT No. 4
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' JUNE, 2009
 PREVIOUS DPZ FILE NO. HO-90-22E, ADMIN. ADJUSTMENT FILE NO. AA-09-019

VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street Mount Airy, Maryland 21771
 (301) 829-2890 (301) 831-5015 (410) 548-2751
 Fax (301) 831-5803 ©Copyright, Latest Date Shown

OWNERS:
 HARRY W. REINHARDT
 CHRISTINE REINHARDT
 18571 PENN SHOP ROAD
 MT. AIRY, MD. 21771
 240-674-2955

LANDSCAPING NOTES:

- Plants shall conform to current American Standards for Nursery Stock by American Association of Nurserymen (AASNS), particularly with regards to site, growth, and size of ball and density of branch structure. Contractor to ensure conformance to national and local building codes and ordinances.
- All plants (868 or container) shall be properly identified by weatherproof labels securely attached hereto before delivery to the project site. Labels shall identify plants by name, species, and size. Labels shall not be removed until the final inspection by the owners representative.
- Any material and/or work may be rejected by the owners representative if it does not meet the requirements of the specifications. The contractor shall remove all rejected materials from the site.
- The contractor shall furnish all plants in quantities and sizes to complete the work as specified in plant schedule. The landscape contractor shall be responsible to verify all plant quantities on the plans prior to commencement of work. Quantities in the plant schedule are for the contractors convenience only and do not constitute the final contract.
- Substitutions in plant species or size shall not be permitted except with the written approval of the owners representative.
- Plants shall be located as shown on the drawings and by staking or as designated in the field by the owners representative. Tree locations to be field adjusted as required to maintain 10' minimum clearance from all utilities, street lights, and driveways. All locations are to be approved by the owners representative before excavation. The contractor shall note that in the case of a discrepancy between the staked and figured dimensions shown on these plans, the figured dimension shall govern.
- 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.
- Contractor shall locate and mark all underground utility lines and irrigation systems prior to excavating plant beds or pits. All utility assessment areas where no planting shall take place shall also be marked on the site, prior to locating and digging the tree pits. If utility lines are encountered in excavation of tree pits, other locations for the trees shall be selected by the owners representative. Such changes shall be made by the contractor without additional compensation. No changes of location shall be made without the approval of the owners representative. Any utility (whether shown or not) damaged due to construction shall be repaired immediately. The contractor shall be responsible for locating or replacing any existing fences, driveways, etc., damaged or removed by the contractor during construction. All utility disturbed areas shall be returned to their original condition.
- All equipment and tools shall be placed so as not to interfere or hinder pedestrian and vehicular traffic flow. During planting operations, excess and waste materials shall be promptly and frequently removed from the site.
- All tree pits are to be excavated to a minimum depth to allow the tree root ball to be a minimum of 4" higher than finish grade. The tree root ball is to rest on undisturbed soil, or a compacted bed must be prepared for the tree root ball to rest on which will not subside causing the tree to sink below finish grade. All tree pits are to be a minimum of 12" larger on every side of the tree root ball.
- The topsoil to be used to fill the tree pits is to be plant specific. The topsoil for trees shall consist of a maximum of 2/3 existing topsoil from the site, which is cleaned and free of clay, a minimum of 1/3 organic material. These materials are to be mixed prior to backfilling when planting.
- The contractor is responsible to ensure that all tree pits are well drained. The landscape contractor, without cost to the owner, will replace all plant material which is affected by poor drainage.
- All lawn areas are to be seeded with grass seed appropriate for the sunlight conditions which exist on the site. All lawns are to be seeded to a depth of 1/2" and all foreign material removed which will inhibit the healthy growth of the lawn. All old grass and grass roots are to be removed from the site. New topsoil of a minimum 4" is to be placed over the areas to be seeded. The grass areas are to be fine graded to ensure that no undulations occur on the lawn. The lawns are to be graded in such a way as to appear perfectly well watered and even. The lawn topsoil is to be rolled and lightly irrigated prior to placing of the seed. The seed is not to be laid on frozen or soaked soil.
- Existing trees are to be protected during the preparation of the lawn areas. The roots of the trees are to be undisturbed during the clearing of the topsoil.
- All plants are to be handled with the best care and attention to ensure that the plants are not bruised, broken, torn, or damaged in any way which will affect the plants general appearance and well being. All trees are to be planted with the accepted standards of the American Association of Nurserymen. The trees are to be properly watered and backfilled during planting. All care must be taken to ensure that the trees are upright, a tree's best side is exposed to the point of greatest visibility.

LANDSCAPING NOTES (CONT.):

- The trees must be staked in accordance with acceptable nursery practice to ensure that they are secure in the ground and will grow straight and uniform. The trees are to be wrapped if the contractor deems it necessary to protect the trees from sun scald or frost attack.
- Contractor is to provide a 1-year guarantee for all plant material and other work done on site.
- Quantities as shown on the plan shall govern over plant list quantities. Contractor to verify plant list totals with quantities shown on plan.
- Do not plant within 20' of a property line abutting and agricultural use.
- Plant material source: Within 100 mile radius of Maryland if possible.
- 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 "next" 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 these changes.
- 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 release the contractor of his responsibility to perform such work.
- At the time of installation, all staked and other plantings herewith staked and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape survey until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
- The owner, tenant and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant material shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition and when necessary, repaired or replaced.
- Perimeter landscaping for Lot 1 is provided in accordance with Section 16.124 of the Howard County Code and Landscape Manual. Landscape survey in the amount of \$3,300.00 for 8 shade trees (at \$300.00 and 6 understory trees (at \$150.00 each) will be posted with the builder's grading permit.

FOREST CONSERVATION NOTES

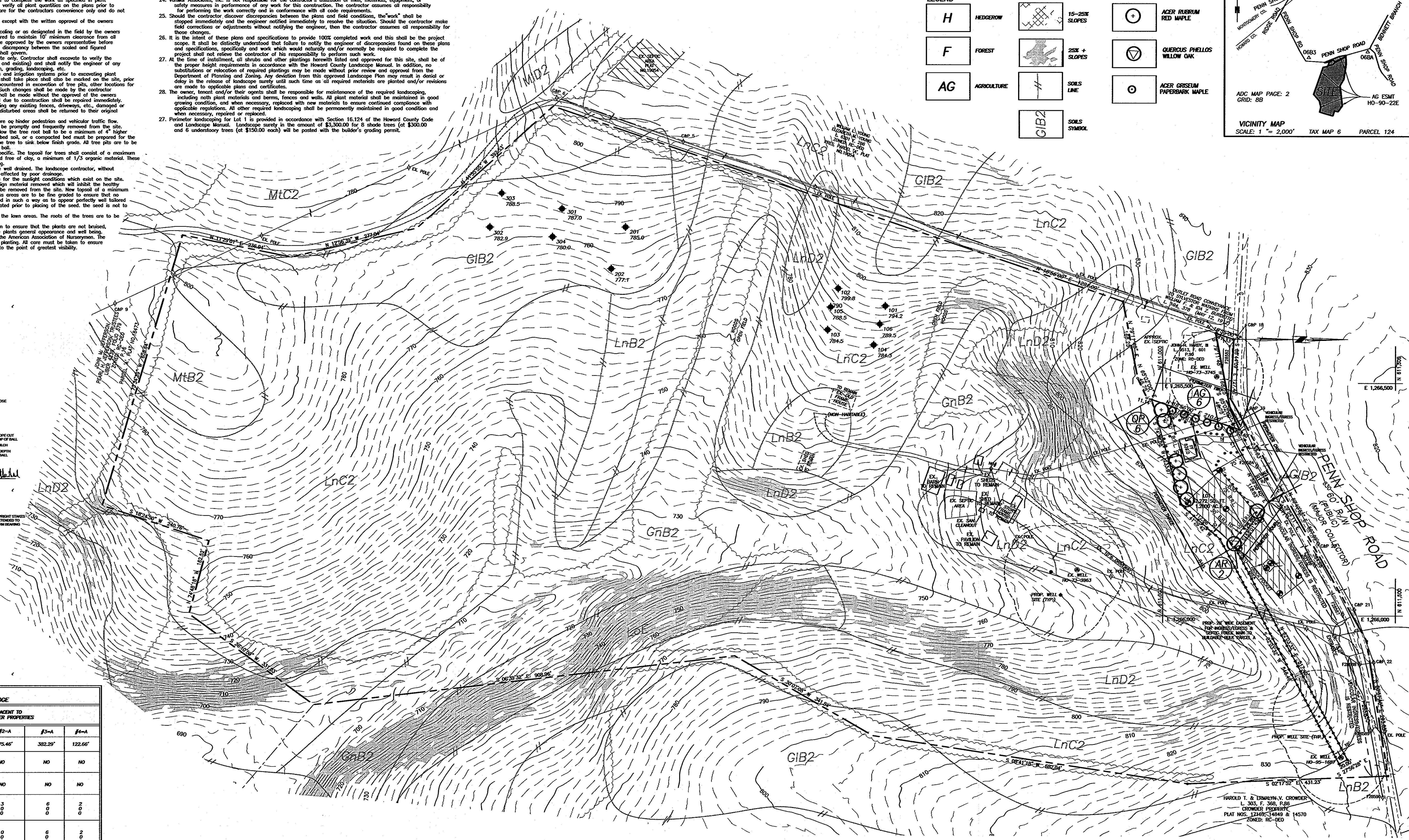
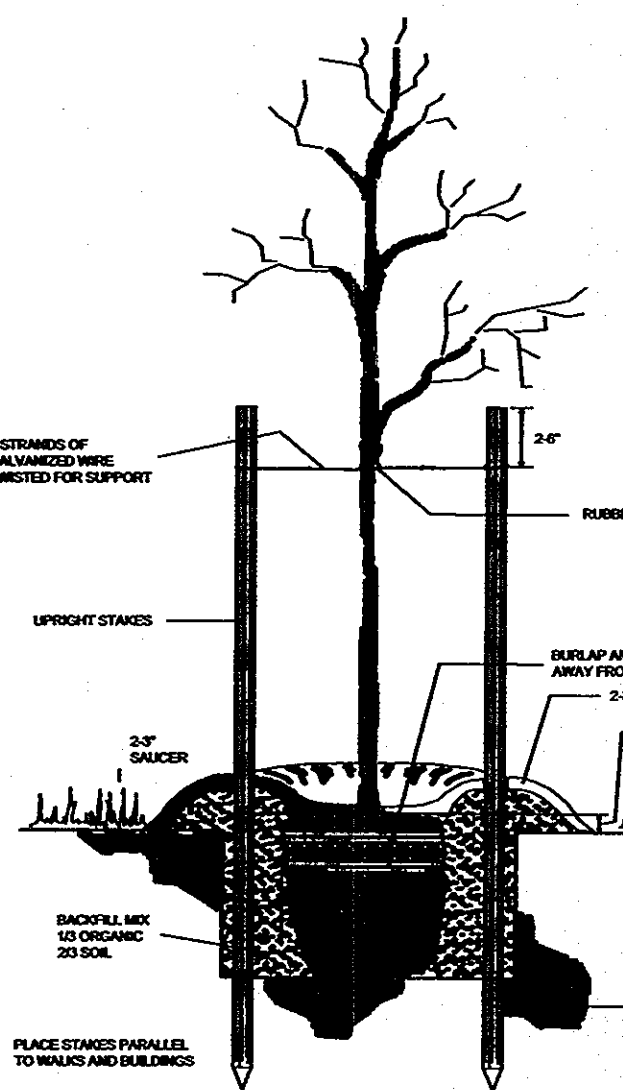
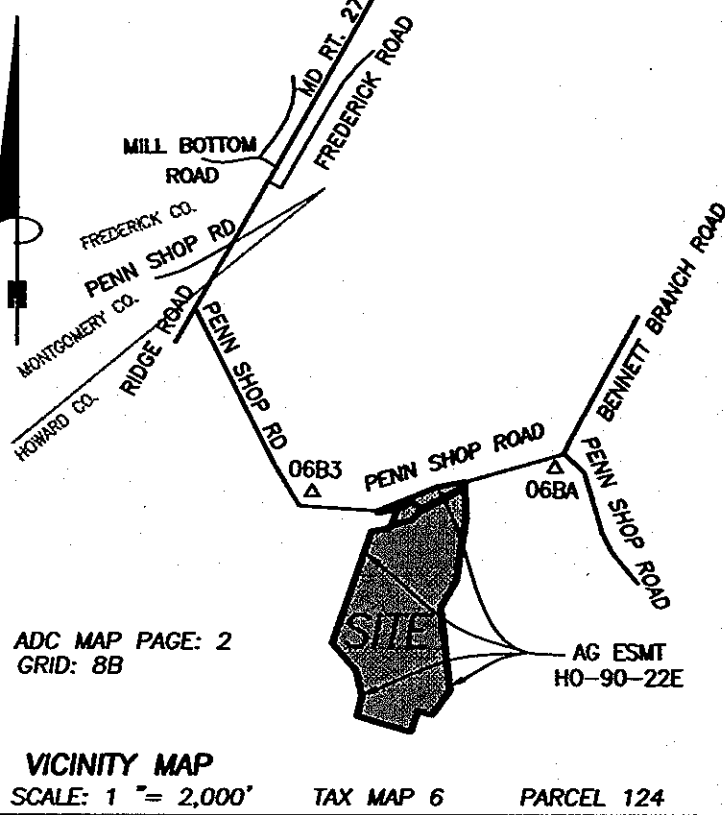
- This subdivision is exempt from the provisions of the Forest Conservation Program per Section 16.1202(b)(1)(iv) of the Subdivision and Land Development Regulations because the subdivision is subject to Section 15.514 of the Agricultural Land Preservation Act and involves clearing less than 20,000 square feet of forest.

LEGEND

H	HEDGEROW		15-25% SLOPES		ACER RUBRUM RED MAPLE
F	FOREST		25% + SLOPES		QUERCUS PHELLOS WILLOW OAK
AG	AGRICULTURE		SOILS LINE		ACER GRISEUM PAPERBARK MAPLE
GIB2			SOILS SYMBOL		

OWNERS:

HARRY W. REINHARDT
CHRISTINE REINHARDT
18571 PENN SHOP ROAD
MT. AIRY, MD. 21771
240-674-2955



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	#1-HOME	#2-A	#3-A	#4-A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	184.96'	175.46'	382.29'	122.66'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	0	3	6	0
UNDERSTORY TREES	0	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	0	0	6	0
UNDERSTORY TREES	0	0	0	0
SHRUBS (2:1 SUBSTITUTION)	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

*IN ORDER TO ACCOMMODATE EGE RESTRICTIONS, UNDERSTORY TREES ARE BEING PLANTED ALONG PERIMETER #2.

PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	SPACING
	2	Acer rubrum Red Maple	2.5" CAL.	B&B	AS SHOWN
	6	Quercus phellos Willow Oak	2.5" CAL.	B&B	AS SHOWN
	6	Acer griseum Paperbark Maple	1.5" CAL.	B&B	AS SHOWN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 2.2.10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2.18.10
CHIEF, DIV. OF LAND DEVELOPMENT DATE

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] 2.2.10
OWNER/DEVELOPER DATE

DATE	REVISIONS
9/14/09	PER COMMENTS
12/01/09	PER COMMENTS
1/25/10	PER COMMENTS

**LANDSCAPING PLAN
REINHARDT PROPERTY**

LOT 1 AND BUILDABLE BULK PARCEL A
LIBER 1520 FOLIO 67
SITUATED ON PENN SHOP ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' JUNE, 2009
PREVIOUS DPZ FILE NO. HO-90-22E, ADMIN. ADJUSTMENT FILE NO. AA-09-019

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 828-2880 (301) 831-5015 (410) 549-2751
Fax: (301) 831-5653 ©Copyright, Latest Date Shown

SHEET 3 OF 4
County File #P-09-121 AS-4949

GENERAL NOTES

- NO WETLANDS EXIST ON THE PROPOSED SITE (LOT 1).
- ONLY NON-HYDRIC SOILS EXIST ON LOT 1.
- NO HYDROPHYTIC PLANTS EXIST ON LOT 1.
- HYDROLOGY IS NOT CONSISTENT WITH THAT OF WETLANDS.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202 (B)(1)(VI) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE SUBDIVISION IS SUBJECT TO SECTION 15.514 OF THE AGRICULTURAL LAND PRESERVATION ACT AND INVOLVES CLEARING LESS THAN 20,000 SQUARE FEET OF FOREST.

FOREST CONSERVATION NOTES

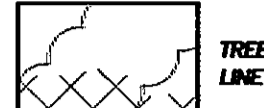
1. This subdivision is exempt from the provisions of the Forest Conservation Program per Section 16.1202(b)(1)(vi) of the Subdivision and Land Development Regulations because the subdivision is subject to Section 15.514 of the Agricultural Land Preservation Act and involves clearing less than 40,000 square feet of forest.

OWNERS:

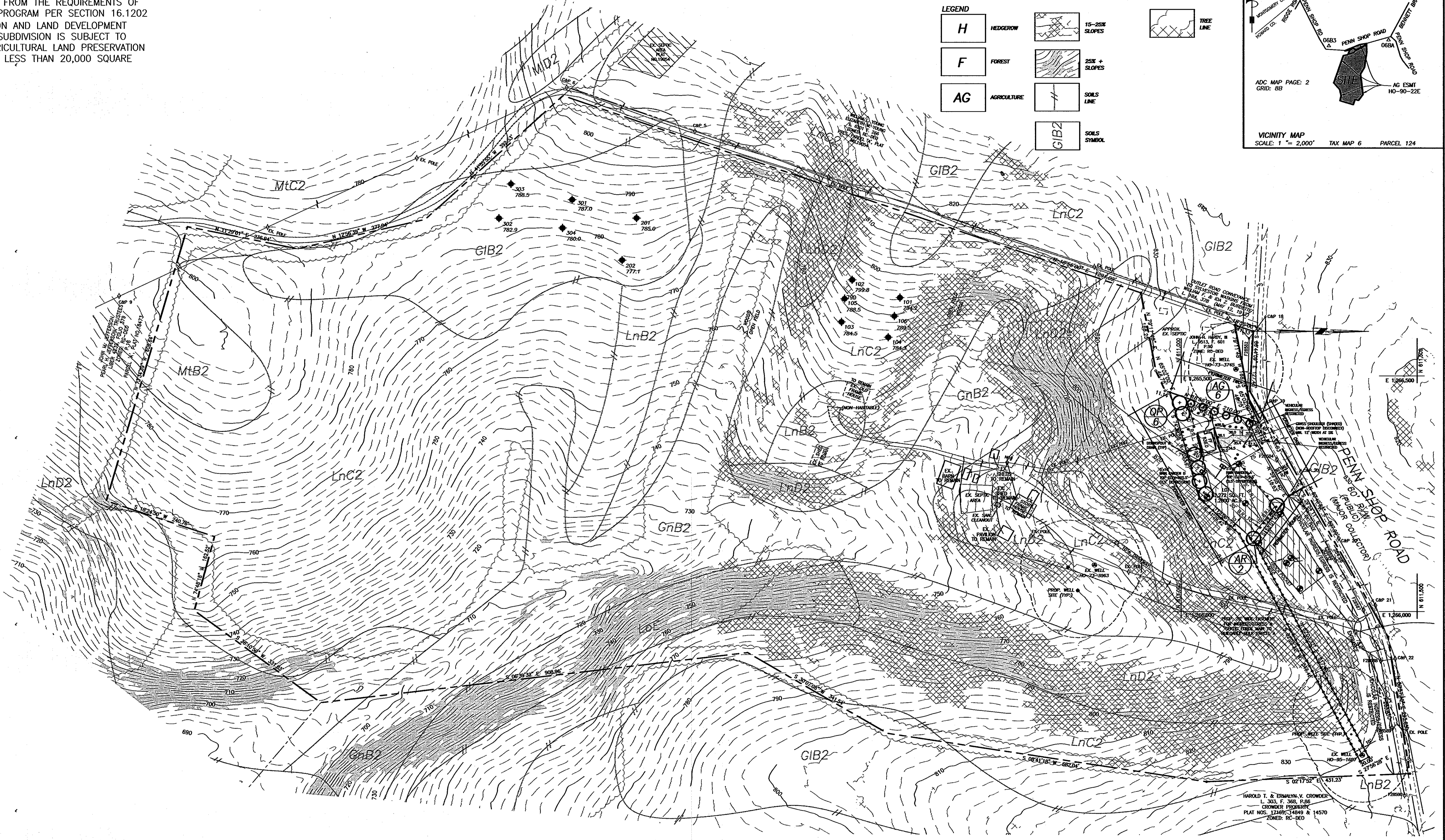
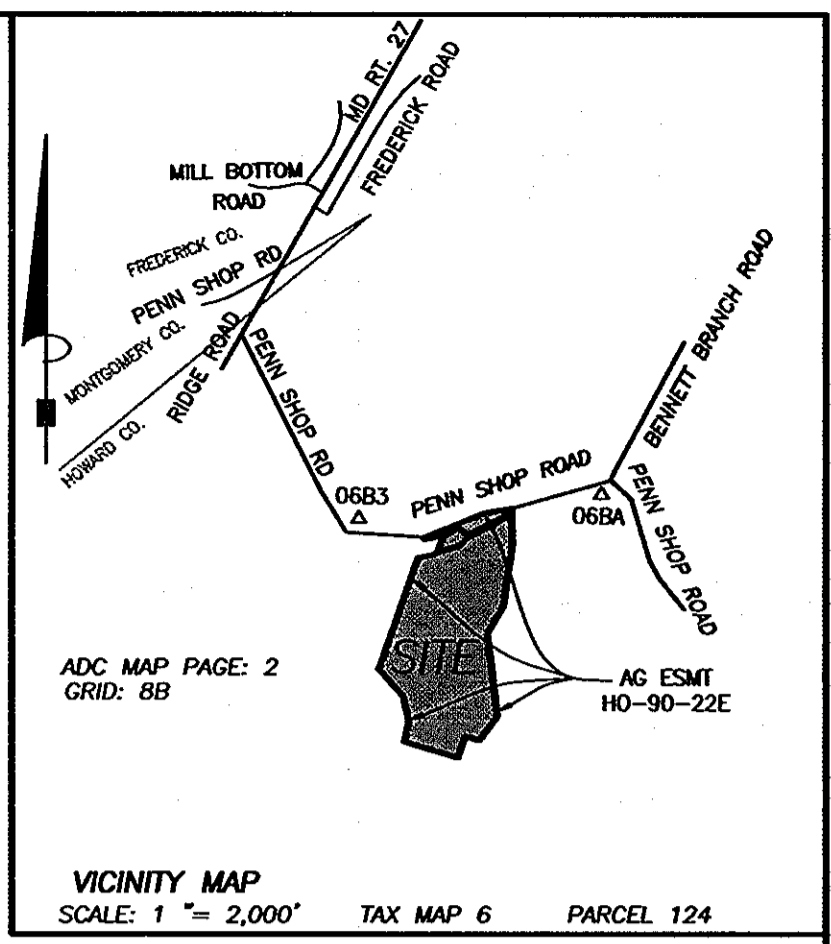
HARRY W. REINHART
CHRISTINE REINHART
18571 PENN SHOP ROAD
MT. AIRY, MD. 21771

LEGEND

H	HEDGEROW		15-25% SLOPES
F	FOREST		25% + SLOPES
AG	AGRICULTURE		SOILS LINE
GIB2			SOILS SYMBOL



TREE LINE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Clerk 2.2.10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Sheehan 12-18-10
CHIEF, DIV. OF LAND DEVELOPMENT DATE

DATE	REVISIONS
12/8/09	PER COMMENTS
1/26/10	PER COMMENTS



PLAN VIEW
REINHART PROPERTY
LOT 1 AND BUILDABLE BULK PARCEL A
LIBER 1520 FOLIO 67
SITUATED ON PENN SHOP ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
JUNE, 2009
PREVIOUS DPZ FILE NO. HO-90-22E, ADMIN. ADJUSTMENT FILE NO. AA-09-019



VANMAR ASSOCIATES, INC.
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