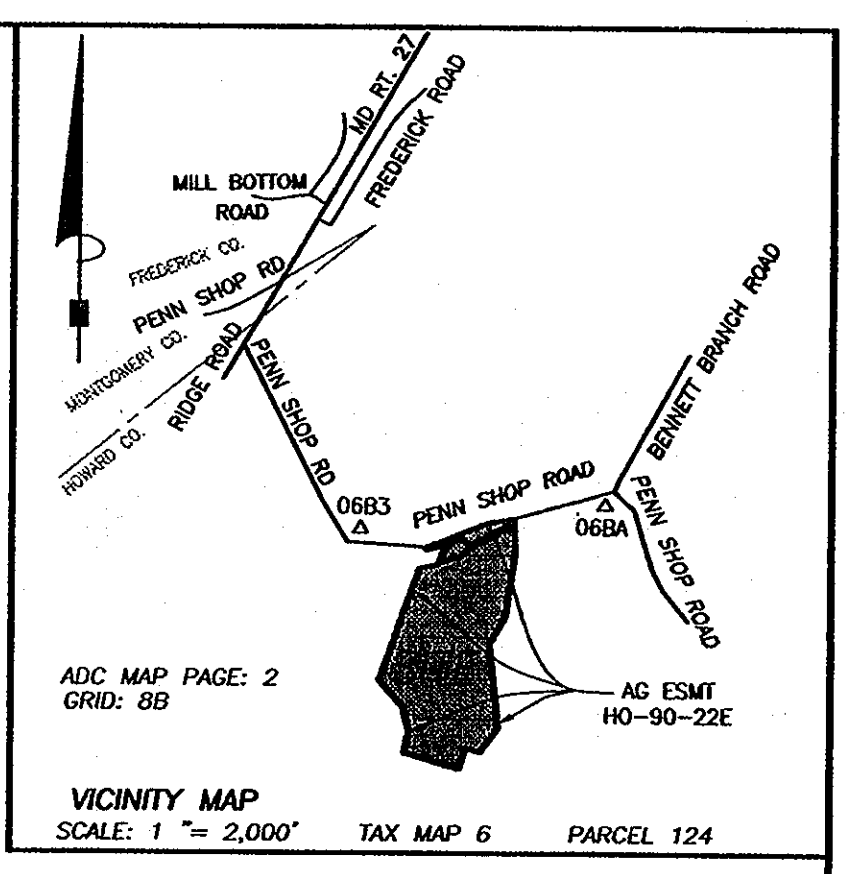


LINE	BEARING	DISTANCE
L1	N 60°40'52" E	597.99'
L2	N 80°57'40" E	293.65'
L3	S 02°17'52" E	431.23'
L4	S 08°41'18" W	682.04'
L5	S 30°07'08" W	341.54'
L6	S 06°39'32" E	908.96'
L7	S 36°10'50" W	331.03'
L8	N 74°48'18" W	162.52'
L9	S 18°24'50" W	240.76'
L10	N 73°34'39" W	606.64'
L11	N 11°29'01" E	236.94'
L12	N 12°56'39" W	277.04'
L13	N 41°55'55" W	392.53'
L14	N 18°56'00" E	1291.09'
L15	N 79°11'48" E	168.25'
L16	N 65°02'00" E	46.75'
L17	N 18°56'00" E	210.00'
L18	S 65°02'00" W	46.75'
L19	S 79°11'48" W	168.25'
L20	N 18°56'00" E	41.33'
L21	S 86°44'09" E	127.46'

COORDINATES	
POINT	NORTHING EASTING
4004	611438.0490 1266054.0690
7252	611145.2321 1265532.6763
7253	611484.1825 1266344.0735
7254	611053.2943 1266361.3624
7255	610914.7583 1265323.8711
7256	610946.2948 1265489.1391
7257	610966.0275 1265531.5205
7258	611144.6659 1265599.6588
7259	611144.9331 126557.2774
7260	611113.3966 1265392.0094
7261	611152.4901 1265405.4195
7262	611142.5342 1265592.0670
7263	611170.1805 1265653.7430
7270	611228.0341 1265753.8590
7271	611154.2613 1265851.8595
7272	611396.6968 1266308.9445
7273	611379.0282 1266318.3158
7274	611122.9744 1265835.5549
7275	611038.4415 1265760.7799
7276	610976.5695 1265535.1367
7281	611259.3388 1265735.8558



**OWNERS:**  
**HARRY W. REINHARDT**  
**CHRISTINE REINHARDT**  
 18571 PENN SHOP ROAD  
 MT. AIRY, MD. 21171  
 (240) 674-2955

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas L. Frazier, Jr.* 4/7/10  
 THOMAS L. FRAZIER, JR. PROF. L.S. #21097 DATE

*Harry W. Reinhardt* 4-12-2010  
 HARRY W. REINHARDT, OWNER DATE

*Christine Reinhardt* 4-12-10  
 CHRISTINE REINHARDT, OWNER DATE

**AREA TABULATION CHART**

a. Total number of lots and/or parcels to be recorded

Buildable	2
Non-Buildable	0
Open Space	0
Preservation Parcels	0

b. Total area of lots and/or Parcels

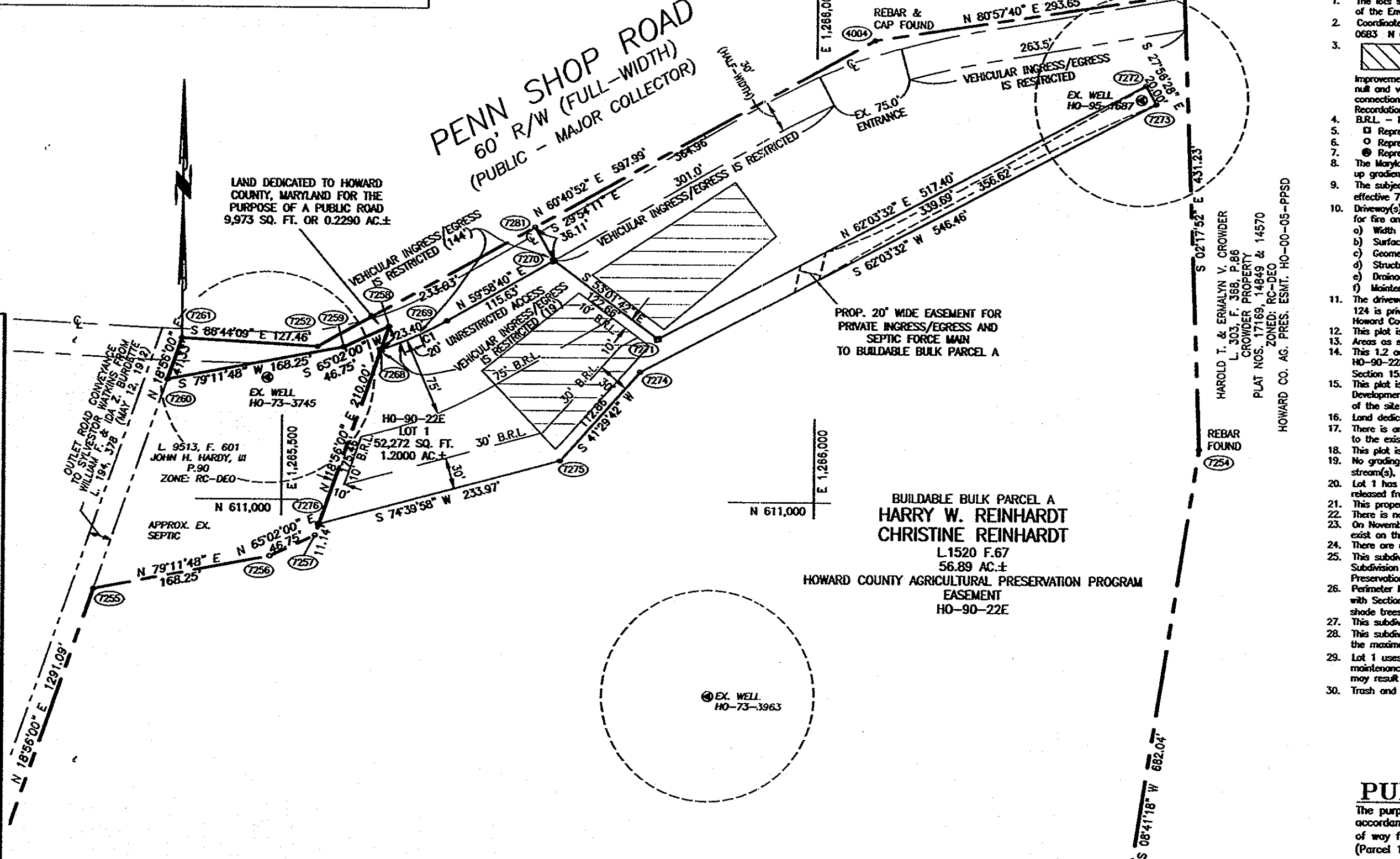
Buildable	58,0871 Ac.±
Non-Buildable	0
Open Space	0
Preservation Parcels	0

c. Total area of roadway to be recorded including widening strips 0.2290 Ac.±  
 d. Total area of subdivision to be recorded 58.2303 Ac.±

**APPROVED**  
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Thomas L. Frazier, Jr.* 4/20/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith Sheen* 5/3/10  
 DIRECTOR DATE

**APPROVED**  
 FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Nancy for Peter Beilenson* 4/28/2010  
 HOWARD COUNTY HEALTH OFFICER DATE



- GENERAL NOTES**
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
  - Coordinates are based on NAD 83/91 Maryland Coordinate System as projected by Howard County Geodetic Control Stations 0683 N 611,268.389, E 1,264,911.079 0684 N 611,580.109, E 1,267,349.322 (±7').
  - This area designates a private sewage easement of at least 10,000 square feet (10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements in 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 connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments. Recordation of a modified sewage easement shall not be necessary.
  - REAR - Represents building restriction line.
  - Represents concrete monument set (unless otherwise noted)
  - Represents iron rebar set (unless otherwise noted)
  - ⊙ Represents existing wells
  - The Maryland Department of the Environment approved a variance to allow on-site sewage disposal areas for Lot 1 to be up gradient of private water supplies.
  - The subject property zoned "RCDEO" per 02/02/04 Comprehensive Zoning Plan and the "Comp L2a" Zoning Amendments effective 7/28/06.
  - Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:  
 a) Width - 12' (16' serving more than one residence).  
 b) Surface - 6" of compacted crusher run base with tar and chip coating (1-1/2" min.).  
 c) Geometry - Maximum 14% grade, maximum 10% grade change and minimum 45-foot turning radius.  
 d) Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading).  
 e) Drainage Elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.  
 f) Maintenance - Sufficient to insure of weather use.
  - The driveway which exists within the proposed 20' private access easement for ingress & egress to the remainder of Parcel 124 is privately owned and maintained. An "Access and Maintenance Agreement" has been recorded in the Land Records of Howard County simultaneously with the recordation of this plat.
  - This plat is based on a field run monumented boundary survey performed on or about March, 2009 by VanMar Associates, Inc.
  - Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
  - This 1.2 acre lot is being subdivided from the parent parcel and released from the Agricultural Preservation Easement HO-90-22E consistent with the requirements of the Agricultural Land Preservation Program, Howard County Code Section 15.514(b).
  - This plot is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill 45-2003. Development or construction on those lots must comply with setback and buffer regulations in effect of the time of subdivision of the site development plan, water petition application, or building/grading permit.
  - No grading, removal of vegetation, cover or trees, piling and new structures shall be permitted within the limits of wetlands, stream(s), or their buffers. Floodplain and forest conservation easement areas.
  - Lot 1 has been created to be in accordance with the provisions of Section 104.E(6) of the Zoning Regulations and will be released from the Agricultural Land Preservation Program per Section 15.514 of the Agricultural Land Preservation Act.
  - This property is subject to Howard County Agricultural Preservation Easement No. HO-90-22-E.
  - 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.
  - There are no historic sites or cemeteries on this property.
  - This subdivision is exempt from the requirements 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 Preservation Act and involves clearing less than 20,000 square feet of forest.
  - Perimeter landscaping for Lot 1 is provided in accordance with a certified Landscape Plan on file with this plat in accordance with Section 15.124 of the Howard County Code and Landscape Manual. Landscape survey in the amount of \$3,300.00 for 8 shade trees (at \$300.00 each) and 6 understory trees (at \$150.00 each) will be posted with the builder's grading permit.
  - This subdivision is subject to a Deed of Agricultural Preservation Easement recorded in Liber 2269 of Folio 746.
  - This subdivision is pursuant to an Administrative Adjustment/Variance, File No. AA-09-019, dated November 5, 2009 to increase the maximum lot size from 1.0 acre to 1.2 acres in accordance with Section 104.E.6b of the Zoning Regulations.
  - 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 install or maintain these facilities may result in the loss of those credits and the best management practice (BMP) facilities volume shall be increased appropriately.
  - Trash and recycling collections will be at Penn Shop Road within 5' of the county roadway.

**OWNER'S CERTIFICATE**

WE, HARRY W. REINHARDT AND CHRISTINE REINHARDT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 13th DAY of April, 2009

*Harry W. Reinhardt*  
 HARRY W. REINHARDT

*Christine Reinhardt*  
 CHRISTINE REINHARDT

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY CHARLES E. PAYNE AND MARGARET ANN PAYNE UNTO HARRY W. REINHARDT AND CHRISTINE REINHARDT BY DEED DATED AUGUST 15, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1520 FOLIO 067, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

*Thomas L. Frazier, Jr.* 4/7/10  
 THOMAS L. FRAZIER, JR. PROF. L.S. #21097 DATE

RECORDED AS PLAT NO. 21111 ON 5/7/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**AGRICULTURAL PRESERVATION SUBDIVISION PLAT**

**REINHARDT PROPERTY**

LOT 1 AND BUILDABLE BULK PARCEL A  
 (LIBER 1520 AT FOLIO 67)

PREVIOUS DPZ FILE NO. HO-90-22E, ADMIN. ADJUSTMENT FILE NO. AA-09-019

TAX MAP: 6 ELECTION DISTRICT: No. 4 SCALE: 1"=100'  
 GRID NO: 3 HOWARD COUNTY, MARYLAND DATE: DECEMBER 2009  
 PARCEL NO: 124 EX. ZONING: RCDEO SHEET 1 OF 1

**VANMAR ASSOCIATES, INC.**  
 Engineers Surveyors Planners  
 310 South Main Street Mount Airy, Maryland 21771  
 (301) 829-2890 (301) 831-5015 (410) 549-2751  
 Fax (301) 831-5603 ©Copyright, Latest Date Shown A5-4949  
 vanmar.com

County File # F-09-121