

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: June 22, 2009

DPZ File No. F-09-121

Department of Planning and Zoning

- 1 Transportation Planning
- 2 Resource Conservation (Historic/Ag Pres)
- Public Service and Zoning Administration
- 1 Research
- 1 Address Coordinator

- 1 Comprehensive & Community Planning
- 4 Development Engineering Division*
- Other
- 2 File*

Agencies

- 1 Soil Conservation District*
- Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 1/4 State Highway Administration*
- 1 Health Department*
- 1 Public School System
- 1 Recreation and Parks*
- WSSC (Non-Residential Only)
- MD Aviation Administration

- 1 Tax Assessment
- 2 Verizon
- 2 BGE
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Reinhardt Property, Lot 1 (Agricultural Preservation Subdivision Plat)

ENCLOSED FOR YOUR = _____ Signature Approval Review & Comments _____ Files

THE ENCLOSED = _____ Original _____ Pre-Packaged Plan Set

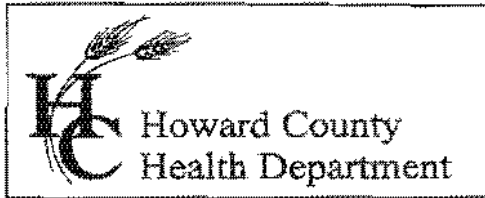
| <u>Plans</u> | <u># of Sheets</u> | <u>Supplemental Documents</u> |
|---|--------------------|---|
| _____ Sketch Plan | _____ | _____ Wetlands Report |
| _____ Prel Equiv Sketch Plan | _____ | <input checked="" type="checkbox"/> Soils/Topo Map/Drain Area Map |
| _____ Preliminary Plan | _____ | <input checked="" type="checkbox"/> FSD/FCP/Worksheet and Application |
| <u>23</u> Final Plat/Plat of Easement/RE Plat | <u>1</u> | _____ Declaration of Intent (Forest Cons) |
| _____ Final Constr Plans (RDS)* | _____ | _____ Drainage and/or Computation/Pond Safety Comps |
| _____ Final Development Plan | _____ | _____ Preliminary Road Profiles |
| _____ Site Development Plan | _____ | _____ APFO Roads Test/Mitigation Plan/Traffic Study |
| _____ Landscape Plan/Supplemental Plan | _____ | _____ Noise Study |
| _____ Grading Plan | _____ | <input checked="" type="checkbox"/> Sight Distance Analysis/Speed Flow Study |
| _____ House Type Revision/Walk-Thru Red-Line | _____ | _____ Floodplain Study |
| _____ Water and Sewer Plan | _____ | <input checked="" type="checkbox"/> Stormwater Management Comps/Geo-Tech Report |
| <u>Applications</u> | | _____ Industrial Waste Survey (DPW) |
| _____ Waiver Petition Applic/Exhibit | _____ | _____ Road Poster Form Letter |
| _____ Planning Board Application | _____ | _____ Response Letter |
| _____ ASDP/CSDP Application | _____ | <input checked="" type="checkbox"/> Perc Plat |
| <input checked="" type="checkbox"/> DED Application/Checklist | _____ | _____ Scenic Road Exhibits |
| <input checked="" type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate | <u>CR#6768</u> | <input checked="" type="checkbox"/> Deeds |
| _____ Overall Scaled Composite - Sheet 1 of 8 | _____ | <input checked="" type="checkbox"/> Photographs |
| _____ Water & Sewer Plans - Letter | _____ | _____ Retaining Wall Comps/Details |
| _____ List of Street Names | _____ | <input checked="" type="checkbox"/> Poster/Community or HDC Meeting Information |
| | | _____ Route 1 Details/Summary |

WAS: Received _____ Tentatively Approved _____ Recorded
 Received and Revised _____ Approved _____ On June 22, 2009

COMMENTS: see memo 6/29/09 Due - 17 Working Days: July 16, 2009

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS: JB



7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

MEMORANDUM

TO: Cindy Hamilton,
Chief, Division of Land Development

FROM: Sara Sappington, R.S. *SS*
Well and Septic Program

RE: File Number: F-09-121
Title: Reinhardt Property
18571 Penn Shop Rd

DATE: June 29, 2009

The Health Department has the following comments. The revisions/ corrections mentioned below must be corrected prior to plan approval or signature. Direct submittals are acceptable.

1. Include "septic force main" in the proposed 20' private access easement
2. Remove the perc holes from the plan, and remove the portion of Note #7 that refers to the perc holes.
3. Include Note #15 from the perc cert plan.



Howard County
Health Department

7178 Columbia Gateway Drive, Columbia MD 21046
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MEMORANDUM

TO: Cindy Hamilton,
Chief, Division of Land Development

FROM: Sara Sappington, R.S. *SS*
Well and Septic Program

RE: File Number: F-09-121
Title: Reinhardt Property
18571 Penn Shop Rd

DATE: September 23, 2009

The Health Department has the following comments. No further submittals required.

1. Correct the spelling of "private" in note #8
2. The owners of the remainder parcel need to submit a variance letter requesting a 5' setback from the southern edge of the remainder parcel's proposed SDA to the southern property boundary. This letter can be faxed to our office at (410) 313-2648.
3. All wells have been drilled.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: September 16, 2009

DPZ File No. F-09-121

Department of Planning and Zoning

- Transportation Planning
- Resource Conservation (Ag Pres)
- Public Service and Zoning Administration
- Research - Return to Pat Britt-Fendley
- Address Coordinator

- Comprehensive & Community Planning
- Development Engineering Division
- Other
- File

Revised

Agencies

- Soil Conservation District- Courtesy Copy of Wetland Ltr.
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Health Department
- Public School System
- Recreation and Parks
- WSSC (Non-Residential Only)
- MD Aviation Administration

- Tax Assessment **SEP 16 2009**
- Verizon **DPZ - Land Dev**
- BGE
- Cable TV
- Police
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RE: Reinhardt Property, Lot 1—Agricultural Preservation Subdivision Plat

ENCLOSED FOR YOUR = Signature Approval Review & Comments Files

THE ENCLOSED = Original Pre-Packaged Plan Set

| Plans | # of Sheets | Supplemental Documents |
|---|--------------------------|---|
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> Wetlands Report |
| <input type="checkbox"/> Prel Equiv Sketch Plan | <input type="checkbox"/> | <input type="checkbox"/> Soils/Topo Map/Drain Area Map |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> | <input type="checkbox"/> FSD/FCP/Worksheet and Application |
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| <input type="checkbox"/> Final Constr Plans (RDS) | <input type="checkbox"/> | <input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps |
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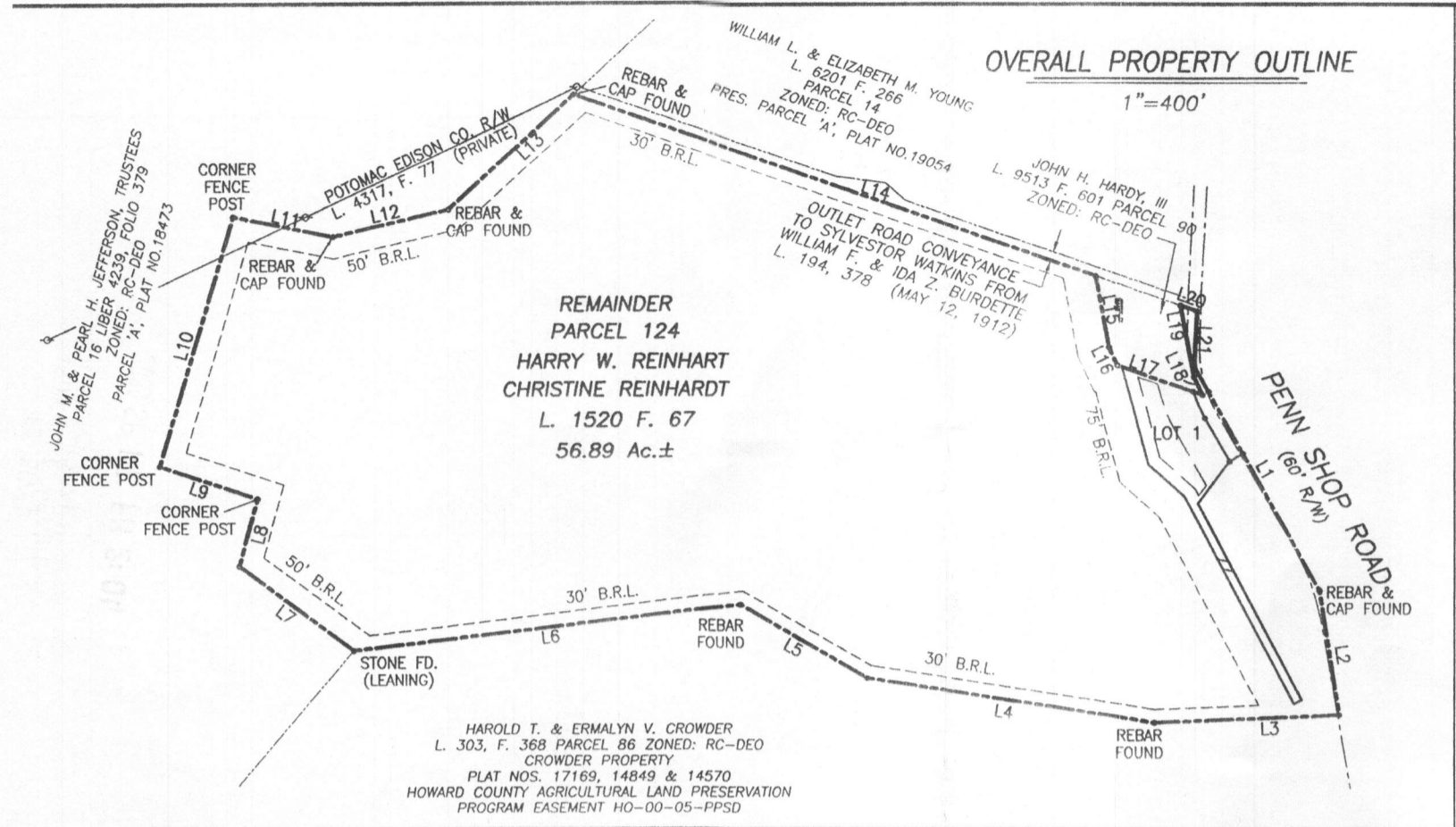
WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On September 16, 2009

COMMENTS: Administrative Adjustment submitted to DPZ, Zoning on 9/16/09 Due-12 Working Days: **October 2, 2009**

All materials dated 9/23/09 sp

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

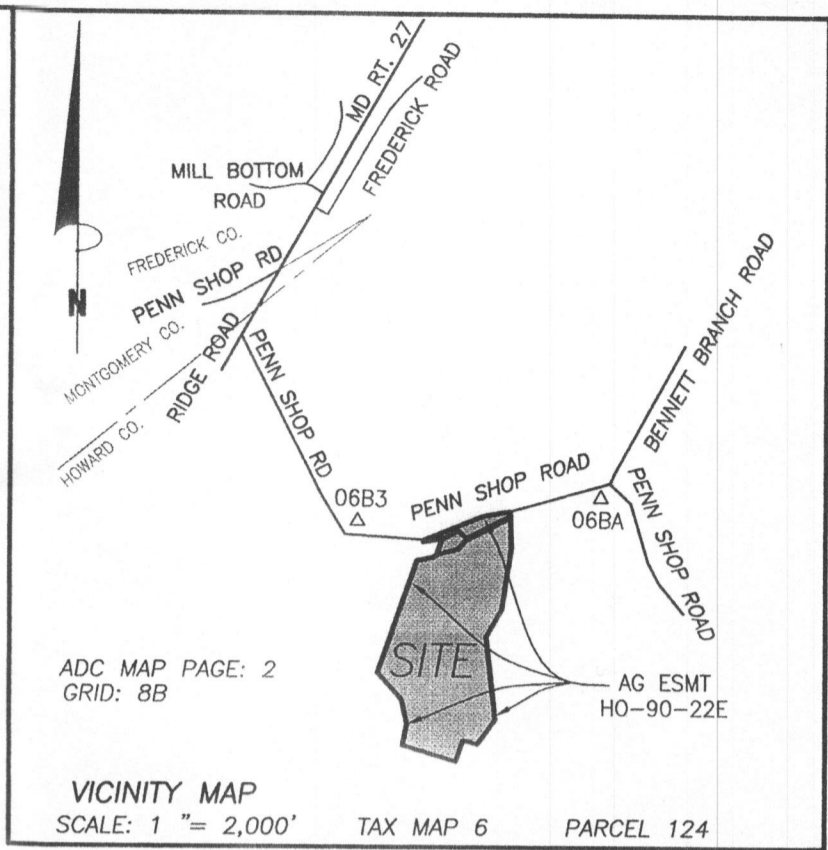
DPZ STAFF INITIALS: JB



| 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' |

| POINT | COORDINATES | |
|-------|-------------|--------------|
| | NORTHING | EASTING |
| 4004 | 611438.0490 | 1266054.0690 |
| 7252 | 611445.2321 | 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 | 611164.6659 | 1265599.6588 |
| 7259 | 611144.9331 | 1265557.2774 |
| 7260 | 611113.3966 | 1265392.0094 |
| 7261 | 611152.4901 | 1265405.4195 |
| 7268 | 611142.5342 | 1265592.0670 |
| 7269 | 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 | 611222.9744 | 1265835.5549 |
| 7275 | 611038.4415 | 1265760.7799 |
| 7276 | 610976.5695 | 1265535.1367 |
| 7281 | 611259.3388 | 1265735.8558 |

| CURVE | CURVE DATA | | | | |
|-------|------------|------------|-------------|---------|---------------|
| | RADIUS | ARC LENGTH | DELTA ANGLE | TANGENT | CHORD BEARING |
| C1 | 330.00' | 67.71' | 11°45'20" | 33.97' | S 65°51'20" W |



OWNERS:
 HARRY W. REINHARDT
 CHRISTINE REINHARDT
 18571 PENN SHOP ROAD
 MT. AIRY, MD. 21771
 (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.

[Signature] 2/14/09
 THOMAS L. FRAZIER, JR., PROF. L.S. #21097 DATE

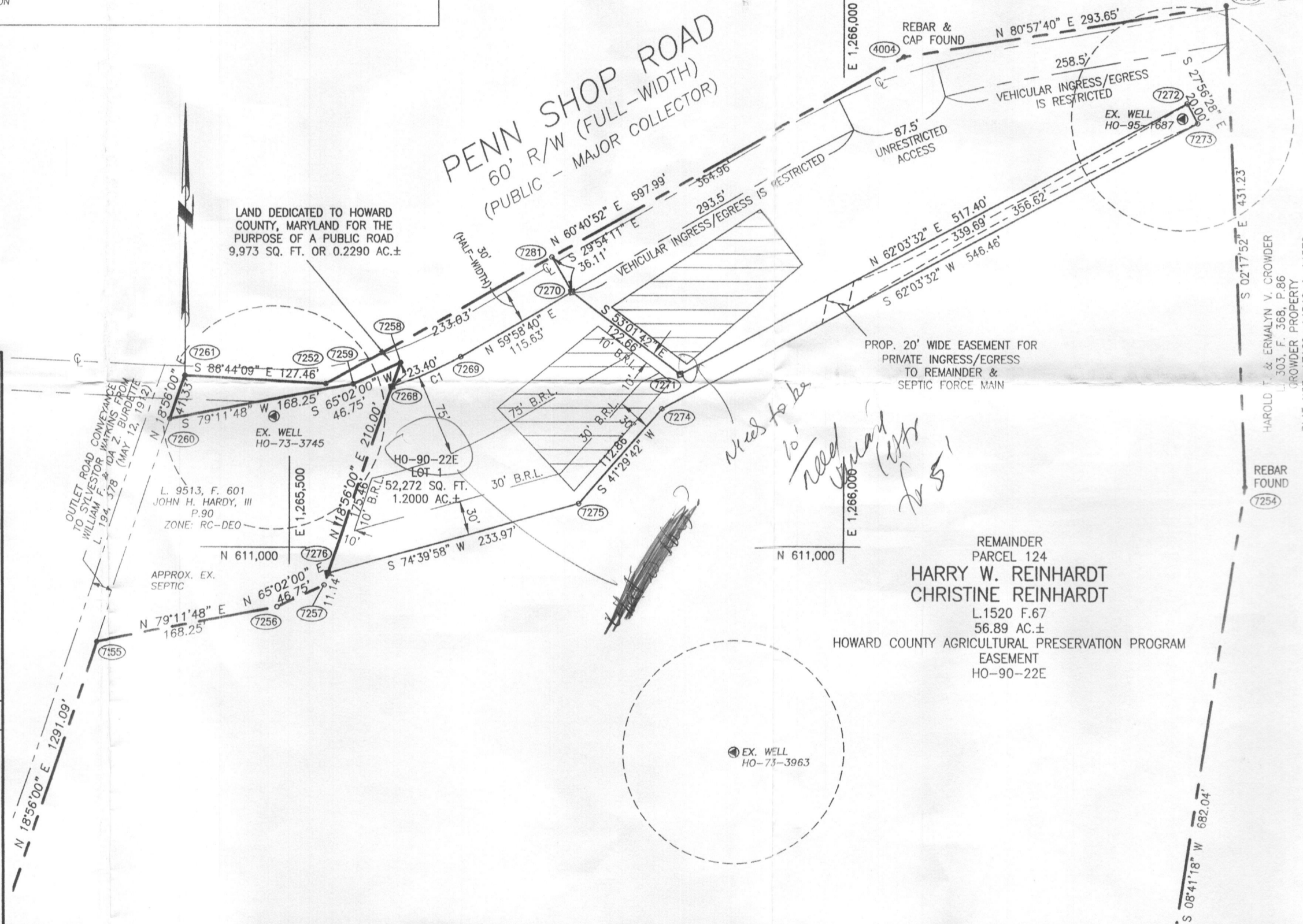
HARRY W. REINHARDT, OWNER DATE

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 | 58.0871 Ac.± |
| • Buildable | 0 |
| • 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
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 DIRECTOR DATE

APPROVED
 FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 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 06B3 N 611,265.390, E 1,264,511.079 06B4 N 611,660.109, E 1,267,349.352 (sft).
 - 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.
 - B.R.L. - 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 "RCDE" per 02/02/04 Comprehensive Zoning Plan and the "Camp Life" 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 (culvert/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 all 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-99-22E consistent with the requirements of the Agricultural Land Preservation Program, Howard County Code Section 15.514(b).
 - This plat 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 at the time of submission of the site development plan, waiver petition application, or building/grading permit.
 - Land dedicated to Howard County, Maryland, for purposes of a public road (0.2290 acres).
 - There is an existing dwelling/structure located on the preservation parcel to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations requirements.
 - This plat is subject to Section 15.514(b) of the Agricultural Preservation Program.
 - No grading, removal of vegetative cover or trees, paving 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.
 - There are no wetlands on this site. A wetlands certification was sent to Howard County Department of Planning and Zoning and the Howard County Soil Conservation District.
 - 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)(v) 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 40,000 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 16.124 of the Howard County Code and Landscape Manual. Landscape surety 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 at Folio 746.
 - This subdivision is pursuant to an Administrative Adjustment/Variance, File No. _____, to increase the maximum lot size from 1.0 acre to 1.2 acres in accordance with Section 104.E.6.b of the Zoning Regulations.

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 ____ DAY OF _____, 2009

HARRY W. REINHARDT _____ WITNESS _____
 CHRISTINE REINHARDT _____ WITNESS _____

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.

[Signature] 2/14/09
 THOMAS L. FRAZIER, JR., PROFESSIONAL SURVEYOR #21097 DATE

RECORDED AS PLAT NO. _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AGRICULTURAL PRESERVATION SUBDIVISION PLAT

LOT 1

REINHARDT PROPERTY

(LIBER 1520 AT FOLIO 67)

PREVIOUS DPZ FILE NO. HO-90-22E, ADMIN. ADJUSTMENT FILE NO. _____

TAX MAP: 6 ELECTION DISTRICT: No. 4 SCALE: 1"=100'
 GRID NO: 3 HOWARD COUNTY, MARYLAND DATE: JUNE 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

LETTER OF TRANSMITTAL

AGENCY CLIENT FILE BILLING CORRESPONDANCE OTHER

VanMar Associates, Inc.

Engineers ~ Surveyors ~ Planners
 310 South Main Street, P.O.Box 328, Mt. Airy, MD 21771
 301-829-2890 301-831-5015 301-695-0600
 410-549-2751 (FAX) 301-831-5603

TO: Howard County Department of
 Planning & Zoning
 8930 Stanford Boulevard
 Columbia, Md.

ATTN: Julia

DATE: September 16, 2009

PROJECT: Reinhardt Property

VMA#: A5 4949

COUNTY #: F-09-121

ENCLOSED:

| COPIES | DATE | DESCRIPTION |
|------------|-------------------|--|
| DLD | | |
| 1 | August 4, 2009 | Howard County Comments |
| 2 | August 11, 2009 | Response Letter |
| 2 | Sealed 9/14/09 | Agricultural Preservation Subdivision Plat, Section 1, Lot 1 |
| 2 | Sealed 9/14/09 | Supplemental Plan, Topography/Soils/Grading/SWM Exhibit |
| 2 | Sealed 9/14/09 | Landscape Plan |
| 3 | | Administrative Adjustment Application |
| 3 | September 1, 2009 | Administrative Adjustment Letter |
| 2 | Sealed 9/14/09 | Administrative Adjustment Plan |
| 2 | Sealed 4/22/09 | Percolation Certification Plat – Signed by Health Dept. |
| 2 | Sealed 3/3/09 | Percolation Certification Plat |
| 1 | August 7, 2009 | Response Letter regarding Wetlands |

| | | |
|--|--|--|
| | | |
|--|--|--|

REMARKS: Revised and resubmitted for your review and approval.

COPIES TO (ADDRESS): Client: Ed Reinhardt 18571 Pen Shop Road, Mt. Airy, Md. 21771

SUBMITTED BY: Robin Smith

S:\data\MSO2000\WORDDOC\ENGRSIA54949F&Z revision
submission frm -9.15.09.doc



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Maraha S. McLaughlin, Director

www.howardcountymd.gov
 FAX 410-313-3467
 TDD 410-313-2323

August 4, 2009

Revised
 SEP 16 2009
 DPZ - Land Dev

Harry & Christine Reinhardt
 18571 Penn Shop Road
 Mt. Airy, MD 21771

RE: Agricultural Land Preservation Subdivision
 Reinhardt Property Lot 1 - F-09-121

Dear Mr. & Mrs. Reinhardt:

The Subdivision Review Committee has determined that the above referenced plan does not conform to the objectives of the Howard County Subdivision and Land Development Regulations. The enclosed comments must be addressed in a revised plan submission within 45 days from the date of this letter (on or before September 18, 2009).

Please refer to the enclosed notification of the date and time of your submission appointment.

If the revised final plan submission is not received by that date, your plan submission will become null and void in accordance with Section 18.144 of the Howard County Subdivision and Land Development Regulations. After that date, the subdivision plan must be resubmitted as a new application. You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance.

Complete sets of revised plans must be submitted to the Department of Planning and Zoning, along with a written narrative responding to the Subdivision Review Committee comments. Please assemble and package the sets, each with a written response letter, as follows:

| AGENCY | NO OF SETS (Drawings, plans) | SUPPORT DATA (Traffic, floodplain wetland, noise studies, SWM reports, etc.) |
|---------|---------------------------------|---|
| DLD | 2 | Point-by-Point Response Letter & Supplemental Plan |
| DED | 4 | Point-by-Point Response Letter, Supplemental Plan, Revised Sight Distance Analysis; Revised SWM Plan & Report |
| Ag Pres | 1 | Point-by-Point Response Letter & Supplemental Plan |
| Health | 1 | Point-by-Point Response Letter & Supplemental Plan |

If you, or your consultant, have any questions concerning the enclosed comments, please contact and/or meet with the responsible review agency prior to the preparation of the revised plans. If it would be beneficial to meet with multiple review agencies to discuss significant design issues, you may contact Carol Strm at 410-313-2350 to reserve a time after the SRC meeting of August 20, 2009. Please understand that this will be a brief meeting designed to discuss major issues only.

PLEASE BRING A COPY OF THIS LETTER WITH YOU TO YOUR SUBMISSION APPOINTMENT.

Moe

Evellen

McLaughlin

TS

If you have any questions, please contact Ms. Pat Britt-Fendley at 410-313-3371 or via e-mail at pbritt@howardcountymd.gov.

Sincerely,

Janya Kusta - Macenhard
for ch

Cindy Hamilton, Chief
Division of Land Development

CH/TKM/MPB *mpb*

Enclosures: DLD, DED, Health, Historic Pres, Ag Pres

cc: Research
Heather Pandullo - Development Engineering Division
Joy Levy - Agricultural Preservation Coordinator
Sara Seppington - Health Department
T.J. Frazier - VanMar Associates, Inc.

THE FOLLOWING IS YOUR SCHEDULED SUBMISSION APPOINTMENT FOR THE ENCLOSED LETTER.

PROJECT Reinhardt Property F-09-121

TYPE OF SUBMISSION: Revised

DATE: Sept. 16

TIME: 10:30

PERSON WITH: Julia

By contacting Carol Stirn of the Division of Land Development at 410-313-2350 or via email at cstirn@howardcountymd.gov, you may make ONE CHANGE to this appointment to bring your 'revised plans' in on an alternate date, but only if the date chosen is available and you know that the submission will be completely ready. You will have to take the time/person that is available and assigned.

If the date you picked is not available, then the submission WILL remain on the originally scheduled date.

You are reminded that failure to submit your revised plan by the date specified in the accompanying letter will result in the voiding of this plan.

August 3, 2009

DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

Pat Britt-Fendley • 410-313-3371 • pbritt@howardcountymd.gov

COMMENTS (1st Submission - Received 6/22/09)

RE: Reinhardt Property Lot 1 – Agricultural Preservation Subdivision Plat
F-09-121

The following comments that are highlighted in bold print are this Division's most significant comments from this review.

1. This subdivision plan is subject to compliance with the enclosed comments from the Agricultural Land Preservation Program Administrator (ALPPA). You are advised that the Release Agreement with the Agricultural Preservation Land Advisory Board must be completed and any required fee paid for the lot's release from the Agricultural Preservation Program prior to the Planning Director's signature approval of the plat.
2. Add a General Note to the plat and supplemental plan which references the Administrative Adjustment / Variance requesting the Department of Planning and Zoning to increase the maximum 1 acre lot size to 1.2 acres to be in accordance with Section 104.E.6.b of the Zoning Regulations. The note should include the assigned file number, a brief description of the request, the date and conditions of approval / denial.
3. Penn Shop Road is a "Major Collector" roadway with access restrictions. Section 16.119.(f).(4) of the Subdivision Regulations states: "For agricultural preservation subdivision with no other means of access except from a restricted access road, the Department of Planning and Zoning may approve one or more driveway access points, based on justification by the owner and compliance with the Design Manual."

Provide this office with the following information:

- Explain / justify why Lot 1 cannot utilize the existing access point which serves the residence on the Parcel 124; and,
 - Explain how the proposed access point for Lot 1 is in compliance with the Design Manual.
4. The lot design should be altered to be in accordance with Section 104.E.6.b of the Zoning Regulations which requires that the proposed lot be designed to be a "regularly shaped lot" in accordance with Section 16.120.(b) of the Subdivision Regulations. It should be "generally a rectangular lot shape with lot dimensions not exceeding a 3:1 lot depth to lot width ratio".
 5. Increase the 50 foot front setback to 75 feet from the collector public street right-of-way to be in accordance with Section 104.E.4 of the Zoning Regulations.
 6. Can the scale of the Vicinity Map be shown at a 1" = 2000' scale so that the location of Maryland 144 (Frederick Road) and the Howard County / Carroll County Line are shown? Also, with a leader and arrow, identify the boundaries and label conveyance HO-90-22E.
 7. Identify, label and dimension either the full right-of-way or the half right-of-way of Penn Shop Road.
 8. In the Title Block, add a reference to previous DPZ File Numbers: "HO-90-22E" & the Administrative Adjustment / Variance #.

9. Remove "Section 1" from the Title Block.
10. Add the following General Notes:
 - *"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 plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill 45-2003 and the Zoning Regulations as amended by Council Bill 75-2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application, or building/grading permit."*
 - *"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." (if applicable after required design changes)*
11. Correct General Note # 19 to read:

"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."
12. Correct General Note # 24 to read:

"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 40,000 square feet of forest."
13. Correct General Note # 25 to read:

"Perimeter landscaping for Lot 1 is provided in accordance with a certified Landscape Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and Landscape Manual. Landscape surety in the amount of \$3300.00 for 8 shade trees (at \$300.00 each) and 8 understory trees (at \$150.00 each) will be posted with the builder's grading permit."
14. Add the following "Purpose Statement" to directly above the Title Block.

"The sole and only purpose of this plat is to create one agricultural lot of 1.2 acres in size to be in accordance with Howard County Land Preservation Easement HO-90-22E."
15. Section 16.116.(a).(4) of the Subdivision Regulations requires that you submit to this office a "Letter of Certification" prepared by a qualified professional which states that no wetlands or wetland buffers will be impacted by the development of proposed Lot 1.
16. Checklist Item #40.h requires a wetlands report or a professional certification that wetlands are non-existent on the property. Contact the Howard Soil Conservation District concerning the content requirements for the wetlands report or certification. Reference the report / certification in General Note #22.
17. Within Lot 1, add "HO-90-22E" to the property identification information.
18. Identify the remainder parcel as "Parcel 124".

19. Checklist Item #6:
- Identify the parcel number and zoning designation for all surrounding properties.
 - Indicate with dashed lines the subdivision name, lot number & recording reference for the recorded plat for: Parcel 14 (#19054) to the West; Parcel 16 (Plat #18473) to the South; and, Parcel 86 (Plat #17169) to the East.
20. Revise the DPZ signature block to be in accordance with Checklist #13 (Plats). This requires the removal of the signature line for "Chief, Division of Land Development".
21. Checklist Item #19: Indicate, identify and dimension the portions of the public road frontage where "Vehicular Ingress / Egress is Restricted" per the Subdivision Regulations. Also, indicate, identify and dimension the "unrestricted" access point(s).
22. General Notes #8, 13 & 15 are not applicable to this subdivision and should be removed.
23. Add the phone # to the owner's name and address information.
24. Checklist Item #5 requires that the plat be drawn so that north is oriented to the top of the plat. If possible, please comply with this requirement.
25. The quoted area in General Note #16 (0.2290 acres) does not match the "Total area of roadway to be recorded including widening strips 0.1432 acres" in the Area Tabulation Chart. Please correct.
26. In large bold lettering, print "F-09-121" in the margin below the Title Block.
27. As applicable, reflect the above changes on the "Supplemental Drawing – Landscape Plan".

Supplemental Drawing – Landscape Plan

28. Checklist Item #43 – Provide this office with written authorization from William Raas, Jr., Supervisor for Forestry and Right-of-way Management, BGE for the placement of the proposed trees located in the vicinity of their power lines – william.raas@bge.com.
29. Revise title of the "Typical Upright Staking Detail" to read "Planting Installation Detail".
30. Differentiate the type of planting used and their location by using a different symbol for each type of planting.
31. Add a Legend to the plan which identifies all symbols / patterns used..
32. Identify the existing structures on the remainder of Parcel 124 as "to remain" or as "to be removed".
33. Identify Penn Shop Road as a "Major Collector" roadway.
34. Show the location of the existing tree-line and any specimen trees on the landscape plan in accordance with checklist requirements in the Landscape Manual.
35. Verify and correct if 5 or 2 Quercus Phellos (Willow Oak) trees are being provided. I believe it should be "2".
36. It is not necessary to have a column for "Planting Unit" in the Planting Schedule. Please remove.
37. Combine Landscape Notes #27 and #30 and revise that note to be consistent with the changes to Plat Note #25, as required in the above comments.
38. Expand Forest Conservation Note #1 to be consistent with the changes to Plat Note #24, as required in the above comments.

39. Add to this plan all applicable General Notes from the plat.

40. Submit a point-by-point response letter addressing each of the above comments. Each response should be in a complete sentence to benefit those who read the file. In addition, specify any significant design changes shown on the revised plan submission.

41. Additional comments may be generated with the subsequent reviews of this plan.

TKM/MPB


Howard County
Agricultural Land Preservation Program

MEMORANDUM

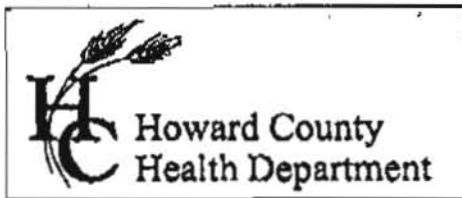
Subject: F-09-121 Reinhardt property
To: Cynthia S. Hamilton, Chief, Division of Land Development
Through: Elmina J. Hilsenrath, Chief, Resource Conservation Division *APE*
From: Joy Levy, ALPP Administrator *JL*
Date: July 23, 2009

The referenced plan has been reviewed for compliance with the requirements of the Howard County Agricultural Land Preservation Program (ALPP). The following comments are forwarded for your review:

1. Please label the Crowder property (tax map 6 parcel 86) to the east of the subject property as "Howard County Agricultural Land Preservation Program easement, HO-00-05-PPSD".
2. The lot location shown on the plan is consistent with that which was approved by the Howard County Agricultural Land Preservation Board (ALPB) on 1/12/09.
3. The lot as shown is 1.2 acres. The maximum size allowed for a lot being released from an agricultural easement is one acre, unless the extra .2 acres is required by Health Department for well or septic. In this case, a pipestem lot is being proposed to reach the well, creating a very irregular shaped lot that is inconsistent with the lot shape approved by the ALPB.
4. The applicant may have to consider going back to the ALPB with an alternate proposal.

If you have questions please contact Joy Levy at 410-313-5407.

cc: Ag Read File
SRC Read File
Ag File HO-90-22-E
Land Development (2)



7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

MEMORANDUM

TO: Cindy Hamilton,
Chief, Division of Land Development

FROM: Sara Sappington, R.S. *SS*
Well and Septic Program

RE: File Number: F-09-121 *F*
Title: Reinhardt Property
18571 Penn Shop Rd

DATE: June 29, 2009

The Health Department has the following comments. The revisions/ corrections mentioned below must be corrected prior to plan approval or signature. Direct submittals are acceptable.

1. Include "septic force main" in the proposed 20' private access easement
2. Remove the perc holes from the plan, and remove the portion of Note #7 that refers to the perc holes.
3. Include Note #15 from the perc cert plan.

Howard County

Historic Preservation, Resource Conservation Division

MEMORANDUM

Subject: F-09-121, Reinhardt Property

To: Cynthia S. Hamilton, Chief, Division of Land Development

Through: Elmina J. Hilsenrath, Chief, RCD *EJH*

From: Samantha Stoney, Historic Preservation Planner, RCD *SS*

Date: May 7, 2009

The following comments are forwarded for your review:

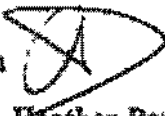
1. According to MDAT, the principal structure dates to 1800. I have asked Ken Short, Architectural Historian to survey house for possible inclusion in the Historic Sites Inventory – this would make the house eligible for a 10% property tax credit for exterior repairs to the house.

cc: Land Development (2)

DEPARTMENT OF PLANNING AND ZONING
DEVELOPMENT ENGINEERING DIVISION

July 22, 2009

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Charles F. Dammers, Chief
Development Engineering Division 

Project Engineer: Heather Pandullo

RE: DP&Z File #: F-09-121 (PLAT)
Reinhardt Property

A revised submission is required to satisfy the following comments:

Required Items:

DED

1. Revised Sight Distance Analysis
2. Revised Stormwater Management Plan and Report.

Fire & Rescue

No Comments

State Highway Administration

No Comments

Howard Soils Conservation District

No Comments

Checklist Items:

- II.A.1. - Please provide the owners phone number on all sheets.
- V.A.1. - Please provide a revised site distance analysis per Design Manual Volume III. The line of sight grades should be used rather than the center line of road.
- VIII. - The area of non-rooftop disconnection is unclear. Please show grades and direction of flow for clarity.

Only 2 dry wells are allowed per lot, please revise the management plan.

In any case where drywells are being used for WQv management, they shall be designed as infiltration trenches as per Section 5.2.7.G of the Design Manual. Please revise.

General Comments:

1. Please expand the purpose note to include the addition of the access easement.
2. Trash and recycling collections will be at Penn Shop road within 5' of the county roadway.

The following are standard Howard County comments:

Financial Guarantee:

1. The developer agreement for stormwater management shall be executed before the record plat can be accepted for signature. The cost estimates, backup quantities and **ONE SET OF THE PLANS FOR ROADS, DRAINAGE AND APPURTENANCES**, and **ONE SET OF PLANS SHOWING STREET LIGHT LOCATIONS** shall be submitted to the project engineer prior to or concurrent

with the submission of the original construction plans.

- 2. The proposed subdivision is subject to the requirements of Section 16.133(c) of the 1993 Subdivision and Land Development Regulations and Resolution No. 83-1993, and is located in the Patuxent watershed. The developer shall contribute \$75.00 per lot prior to or concurrent with submitting the plat for recordation. His payment will be credited to Account Number 814-003-7153.

$$\frac{1}{\# \text{ of Lots}} \times \frac{\$75.00}{\text{Fee}} = \frac{\$ 75.00}{\text{Total Fee Due}}$$

CFD/hp

F:\Hether Pardo\10\COMMENTS\PLAT\09-171.doc



VANMAR
ASSOCIATES, INC.

Engineers • Surveyors • Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

(301) 829-2890
(301) 695-0600

(301) 831-5015

(410) 549-2751
Fax (301) 831-5603

September 14, 2009

Sara Sappington, R.S.
Well and Septic Program
Development Coordination Section
Bureau of Environmental Health
7178 Columbia Gateway Drive
Columbia, MD 21046

Revised
SEP 16 2009
DPZ - Land Dev

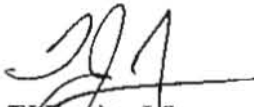
Re: Reinhardt Property
F-09-121
Lot 1

Dear Ms. Sappington,

Thank you for your review of the above referenced project. In response to your comment letter dated June 29, 2009, we offer the following:

- 1) Easement label has been changed.
- 2) Perc holes have been removed, note #7 has been changed.
- 3) Note #15 from the Perc Cert Plan has been added (note #8).

Sincerely,



T. Frazier, LS
VanMar Associates, Inc