

## Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

[www.hchealth.org](http://www.hchealth.org)

Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)

Twitter: HowardCoHealthDep

**Maura J. Rossman, M.D., Health Officer**

### MEMORANDUM

TO: Kent Sheubrooks, Chief  
Division of Land Development

FROM: Jeff Williams  
Program Supervisor, Well & Septic Program  
Bureau of Environmental Health

DATE: May 28, 2019

RE: WP-19-103, 4389 & 4401 Jennings Chapel Rd

The Health Department has reviewed the above referenced petition and objects to the proposed waiver in its current form for the following reasons:

1. A perc certification plan showing the proposed lot line revisions and the well and sewage disposal areas for each new lot has not been submitted to the Health Department or approved by the Health Department.
2. The plan accompanying the proposal is not sufficient for our review. A plan providing all the same information as the perc certification required in item 1 is needed to verify the proposal is the same as what we would have approved on a perc certification plan if we are able to do so.
3. From what I can discern from the 500 scale plan, the proposed lot line may encroach on the 10' setback or overlap the sewage disposal areas as shown.
4. The existing lot lines do not match the information from our previously approved perc certifications plans or from the record plat F-99-055.
5. A sewage disposal area approved on a perc certification plan in 2010 is not shown on the exhibits.

**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
*Division of Land Development*

DATE: May 9, 2019DPZ File No. WP-19-103**Department of Planning and Zoning**

1 Research  
1 Resource Conservation (Historic/Ag Pres)  
 \_\_\_\_\_ Public Service and Zoning Administration  
 \_\_\_\_\_ Address Coordinator  
 \_\_\_\_\_

1 Comprehensive & Community Planning  
2 Development Engineering Division  
 \_\_\_\_\_ Other  
1 File  
 \_\_\_\_\_

See: **Agencies**

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

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

RE: 4389 & 4401 Jennings Chapel Road

ENCLOSED FOR YOUR = \_\_\_\_\_ Signature Approval

✓ Review & Comments \_\_\_\_\_ Files

THE ENCLOSED = \_\_\_\_\_ Original

\_\_\_\_\_ Pre-Packaged Plan Set**Plans****# of Plans**

\_\_\_\_\_ Sketch Plan  
 \_\_\_\_\_ Prel Equiv Sketch Plan  
 \_\_\_\_\_ Preliminary Plan  
 \_\_\_\_\_ Final Plat/Plat of Easement/RE Plat  
 \_\_\_\_\_ Final Constr Plans (RDS)  
 \_\_\_\_\_ Final Development Plan  
 \_\_\_\_\_ Site Development Plan  
 \_\_\_\_\_ Landscape Plan/Supplemental Plan  
 \_\_\_\_\_ Grading Plan  
 \_\_\_\_\_ House Type Revision/Walk-Thru Red-Line  
 \_\_\_\_\_ Water and Sewer Plan

**Applications**

15 Alternative Compliance Application 15  
 \_\_\_\_\_ Planning Board Application  
 \_\_\_\_\_ ASDP/CSDP Application  
 \_\_\_\_\_ DED Application/Checklist  
 \_\_\_\_\_ DED Fee Receipt/Deeds/Cost Estimate  
 \_\_\_\_\_  
 \_\_\_\_\_ Overall Scaled Composite  
 \_\_\_\_\_ Water & Sewer Plans  
 \_\_\_\_\_ List of Street Names

**Supplemental Documents**

\_\_\_\_\_ Wetlands Report  
 \_\_\_\_\_ Soils/Topo Map/Drain Area Map  
 \_\_\_\_\_ FSD/FCP/Worksheet and Application  
 \_\_\_\_\_ Declaration of Intent (Forest Cons)  
 \_\_\_\_\_ Drainage and/or Computation/Pond Safety Comps  
 \_\_\_\_\_ Preliminary Road Profiles  
 \_\_\_\_\_ APFO Roads Test/Mitigation Plan/Traffic Study  
 \_\_\_\_\_ Noise Study  
 \_\_\_\_\_ Sight Distance Analysis/Speed Flow Study  
 \_\_\_\_\_ Floodplain Study  
 \_\_\_\_\_ Stormwater Management Comps/Geo-Tech Report  
 \_\_\_\_\_ Industrial Waste Survey (DPW)  
 \_\_\_\_\_ Road Poster Form Letter  
✓ Justification Letter  
 \_\_\_\_\_ Perc Plat  
 \_\_\_\_\_ Scenic Road Exhibits  
 \_\_\_\_\_ Deeds  
 \_\_\_\_\_ Photographs  
 \_\_\_\_\_ Retaining Wall Comps/Details  
 \_\_\_\_\_ Poster/Community or HDC Meeting Information  
 \_\_\_\_\_ Route 1 Details/Summary

WAS: ✓ Received \_\_\_\_\_ Tentatively Approved

\_\_\_\_\_ Recorded

\_\_\_\_\_ Received and Revised \_\_\_\_\_ Approved

On May 9, 2019

COMMENTS: \_\_\_\_\_

Due- 17 Working Days: 6/3/19

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

DPZ STAFF INITIALS:



LAND DESIGN &  
DEVELOPMENT, INC.

*Creating & Preserving  
Real Estate Assets*

April 18, 2019

Mr. Kent Sheubrooks, Chief  
Division of Land Development  
Dept. of Planning & Zoning  
3430 Courthouse Dr.  
Ellicott City, MD 21043

RE: Waiver Petition Application  
4389 & 4401 Jennings Chapel Road

Dear Kent:

On behalf of our client, we are submitting a request to waive Sections 16.102 and 16.147 of the Howard County Subdivision and Land Development Regulations.

Accordingly, we are enclosing the following items:

- 1) Original Waiver Petition Application and Justification.
- 2) Fifteen (15) copies of Waiver Petition Application and Justification.
- 3) Fifteen (15) prints of an Exhibit to accompany the Waiver Petition.
- 4) Check in the amount of \$450.00.

Very truly yours,

Land Design & Development, Inc.  
8318 Forrest Street, Suite 200  
Ellicott City, MD 21043

Howard County Department of Planning and Zoning  
Division of Land Development  
**ALTERNATIVE COMPLIANCE APPLICATION**  
[Alternative Compliance from Subdivision and Land Development Regulations]

Date Submitted/Accepted \_\_\_\_\_ DPZ File Number 19.103

**I. Site Description**

Subdivision Name/Property Identification: Pleasant Prosped Farm  
Location of property: 4389 & 4401 Jennings Chapel Rd Brookerville Md 20833  
(Street Address and/or Road Name)

Horse Farm / Residence  
(Existing Use)

Horse Farm Residence  
(Proposed Use)

21  
(Tax Map No.)

13  
(Grid/Block No.)

221 and 14  
(Parcel No.)

5TH  
(Election District)

TOTAL  
298.41

RC  
(Zoning District)

714 as proposed 104.16 ACRES  
(Total Site Area)

P221 as proposed 194.25

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.)

F-99-55 which created lot 1 Specht Property plat 13864  
originals only Plat to Valant Specht Property lot 1 - approved 4/8/19

**II. Alternative Compliance Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant alternative compliances or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.102</u>	<u>Applicability of Regulations for the division or development of land in Howard County</u>
2. <u>16.147</u>	<u>Preparation of a Final Plat - The final plat becomes the official record of the division of land, and no lot within the subdivision may be sold legally until a final plat has been approved and recorded by the Department of Planning and Zoning....</u>
3. _____	_____
4. _____	_____
5. _____	_____

### III. *Justification*

**All alternative compliance requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application at the time of submission.** Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the alternative compliance will not be detrimental to the public interests.
- d. Confirm that approval of the alternative compliance will not nullify the intent of the Regulations.

**PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE ALTERNATIVE COMPLIANCE REQUESTS.**

### IV. *Pre-Submission Meeting Requirements*

- a. **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for alternative compliance of the site development plan requirement. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**
- b. **HPC Meeting Requirement** - A pre-submission advisory meeting with the Historic Preservation Commission is required for new development located within a Historic District or if the site contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The property owner/developer must contact the DPZ, Resource Conservation Division for the HPC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HPC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**
- c. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or alternative compliance approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or alternative compliance application.

- provide a professional certification that environmental features do not exist on the property.
- \_\_\_ 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
  - \_\_\_ 11. Any additional information to allow proper evaluation (e.g. for alternative compliance to wetland buffers an alternative analysis and mitigation proposal are needed; for alternative compliance to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for alternative compliance of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
  - \_\_\_ 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the alternative compliance request.
  - \_\_\_ 13. The exhibit plans should be highlighted to accurately illustrate the requested alternative compliance(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
  - \_\_\_ 14. Submit 2 sets of photographs for all existing on-site structures.
  - \_\_\_ 15. Identify the location of any existing wells and/or private septic systems.

- X** 16. **Route 1 Manual**  
Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

- ✓** 17. **Route 40 Design Manual**  
Compliance with the Route 40 Design Manual is required for new development and redevelopment projects located in the Traditional Neighborhood Center (TNC) zoning districts and on parcels located within the Route 40 Corridor as defined in the Route 40 Design Manual. All plan submissions within the Route 40 corridor, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 40 Design Manual's requirements and recommendations. All plan submissions within the Route 40 corridor shall provide a written summary of how the proposed design achieves the objectives of the Route 40 Design Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

- ✓** 18. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

- X** 19. Please complete the following:

A pre-submission meeting was held with DPZ on \_\_\_\_\_ with  
[date], if applicable.  
\_\_\_\_\_  
[DPZ, Director, DLD Division Chief or other SRC representatives]

#### VI. Fees

The Alternative Compliance application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the application for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

- d. **Design Advisory Panel (DAP)** – A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. **The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan application.**

## V. *Plan Exhibit*

### A. Number of Copies Required

The alternative compliance application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**15 sets of the completed alternative compliance application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road**).

In instances where the alternative compliance request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 15 or 19 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

**Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.**

Plan applications are available on the DPZ website at <https://howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development>.

### B. Plan Requirement Checklist

The detailed alternative compliance exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the alternative compliance request to ensure acceptance of the alternative compliance application for processing.

Legend:	<input checked="" type="checkbox"/> Information Provided	<input checked="" type="checkbox"/> Information Not Provided, Justification Attached
	<input checked="" type="checkbox"/> NA Not Applicable	

- \_\_\_ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- \_\_\_ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- \_\_\_ 3. North arrow and scale of plan.
- \_\_\_ 4. Location, extent, boundary lines and area of any proposed lots.
- \_\_\_ 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- \_\_\_ 6. Delineation of building setback lines.
- \_\_\_ 7. Delineation of all existing public road and/or proposed street systems.
- \_\_\_ 8. Identification and location of all easements.
- \_\_\_ 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to provide an alternative compliance request of the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. **\*If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.**



☒ Owner's authorization attached \*

5-6-19

SAME

(Signature of Property Owner)  
(Fee Simple Owner Only)

(Date)

(Signature of Petition Preparer) \*

(Date)

DONALD R RENWER

(Name of Property Owner)

(Name of Petition Preparer, Surveyor/Engineering/Architect  
or Agent/Developer)

4401 Learnings Chapel Rd

(Address)

(Address)

Brookeville Md 20833

(City, State, Zip Code)

(City, State, Zip Code)

E-Mail dreuwer@ldandd.com

410 707 7084

(Telephone)

NA

(Fax)

(Telephone)

(Fax)

Contact Person: Don Renwer

Contact Person:



Howard County Department of Planning and Zoning  
Division of Land Development

INITIAL SUBMISSION  
ALTERNATIVE COMPLIANCE WORKSHEET  
(For DPZ Use Only)

Project Name \_\_\_\_\_  
DPZ Plan Reviewer \_\_\_\_\_  
Plan Consultant Representative \_\_\_\_\_

DPZ File No. \_\_\_\_\_  
Submission Date \_\_\_\_\_  
Time \_\_\_\_\_

I. **Application Requirements**

Indicate Yes, No or N/A

- a. Application is complete \_\_\_\_\_  
b. Required number of plans and applications are provided \_\_\_\_\_  
    \_\_\_\_\_ Plans (15 sets on County Road or  
    \_\_\_\_\_ Applications 19 sets on State Road)  
c. Supplemental Information is provided \_\_\_\_\_  
d. Certification of pre-submission community meeting and summary of community  
    comments with dated responses to all meeting attendees within 60 days is provided  
    and three week notice given to DPZ and County Council, if applicable \_\_\_\_\_  
e. Certification of pre-submission HPC advisory meeting for new projects in  
    Historic District or listed in Historic Sites Inventory \_\_\_\_\_  
f. Photographs of existing structures (for Historic Preservation Review) \_\_\_\_\_  
g. MAA Approval Letter (if applicable) \_\_\_\_\_  
h. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic) \_\_\_\_\_  
i. DAP project design recommendation for Route 1/Route 40 projects \_\_\_\_\_

II. **Fee Computation**

Fee

- Number of alternative compliance sections requested \_\_\_\_\_  
\* Base Fee for first two alternative compliance sections (\$450) \_\_\_\_\_  
Fee for each additional alternative compliance section (\_\_\_\_ additional alternative compliances x \$50 each)  
\_\_\_\_\_  
\* (Maximum fee of \$350 for Agricultural Preservation parcels)

TOTAL

III. **Certification**

Cash Receipt No. \_\_\_\_\_ Amount \_\_\_\_\_  
SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530

Check issued by \_\_\_\_\_

\_\_\_\_ Alternative Compliance application is accepted for processing.

\_\_\_\_ Scheduled SRC meeting date.

\_\_\_\_ Alternative Compliance application is rejected.

Reason: \_\_\_\_\_

\_\_\_\_ Resubmission is accepted. Date \_\_\_\_\_ Staff initials \_\_\_\_\_

Comments/Notes \_\_\_\_\_  
\_\_\_\_\_

## 1. Subdivision and Density Requirements

a. A cluster subdivision consists of cluster lots, which are located on a portion or portions of the parcel being subdivided, and a preserved area, which is the entire residual area of the parcel being subdivided.

b. The preserved area should be retained as a single preservation parcel whenever possible. It may be divided into more than one preservation parcel only at the time that the preserved area is originally recorded and only in accordance with the purposes of the RC District with the following exception:

(1) Subdivision of a preservation parcel after recordation of the preservation parcel easement may only be permitted if the subdivision is necessary to establish a boundary line respecting agricultural, historical, or environmental features or patterns of use; and

(2) Involves either:

(a) The transfer of land between adjoining parcels that are both entirely protected by an agricultural environmental or historic preservation easement held by Howard County or a State agency; or

(b) The exchange of equivalent acreage between adjoining parcels, one of which is a preservation parcel, created in accordance with section 104.0, 105.0 or 106.0 of these Regulations, wherein the resulting configuration will better facilitate the purpose of the preservation parcel and better ensure its protection; and

(3) Such transfer may not:

(a) Result in a net increase in the number of farm tenant house rights for the parcel being enlarged; or

(b) Undermine the original agricultural, environmental, or historic preservation purpose for creating the preservation parcel; or

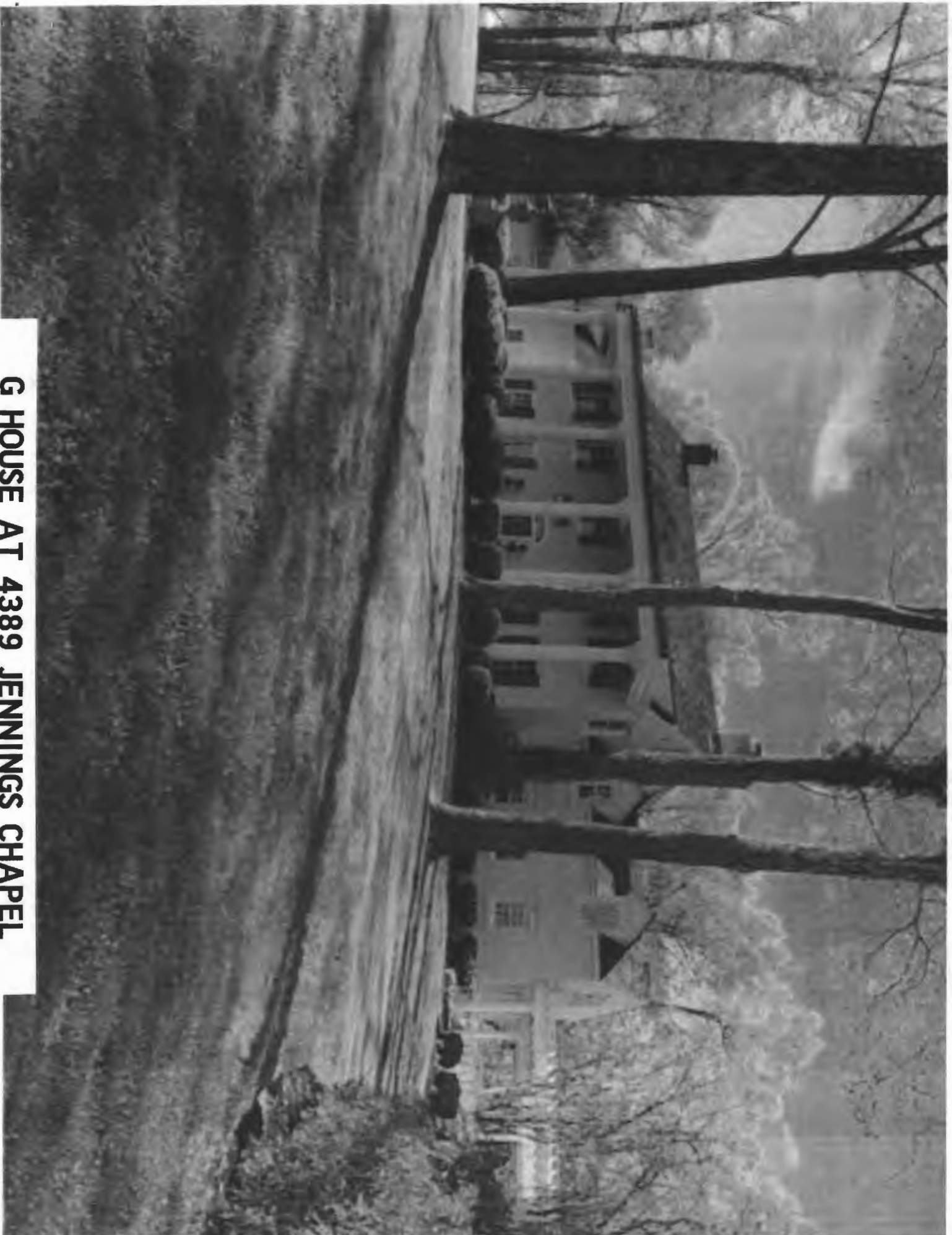
(c) Reduce the preservation parcel to less than 20 acres; and

(4) Such land transfer requires consent of all easement holders. All deed(s) of easements shall be amended to reflect the land transfer.

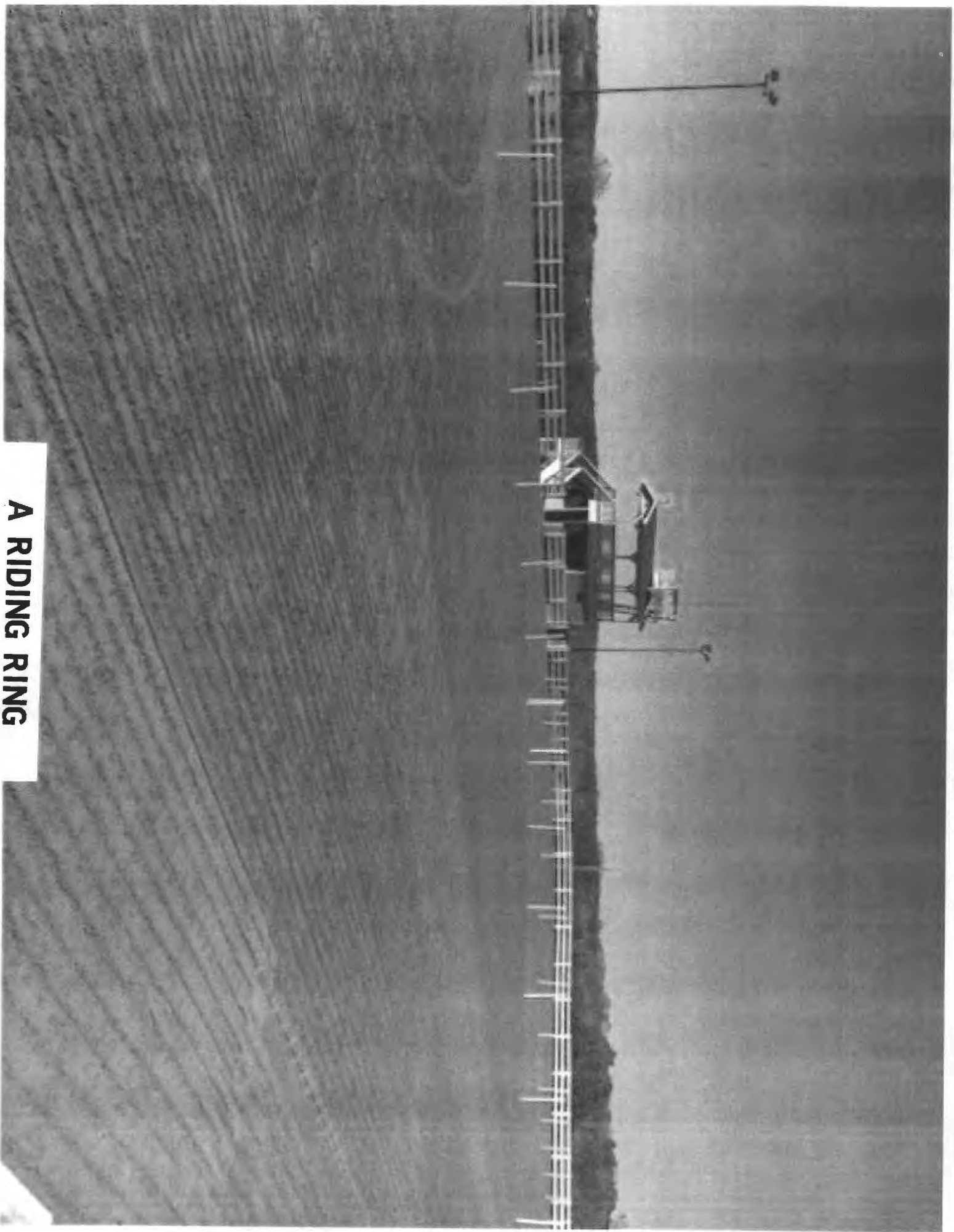
C. TWO OR MORE ADJOINING PRESERVATION PARCELS WITH THE SAME EASEMENT HOLDER MAY BE COMBINED INTO A SINGLE PRESERVATION PARCEL, WHEREIN THE RESULTING CONFIGURATION WILL BETTER FACILITATE THE PURPOSE OF THE PRESERVATION PARCEL. AT THE TIME OF THE COMBINATION IF A DEVELOPMENT RIGHT EXISTS, A LOT IN COMPLIANCE WITH THE MINIMUM CLUSTER LOT SIZE MAY BE CREATED TO ACCOMMODATE THE AN EXISTING HOUSE OR A PROPOSED HOUSE PROVIDED THAT:

(1) THE RESULTING PRESERVATION PARCEL SHALL NOT ACHIEVE ANY ADDITIONAL RESIDENTIAL DEVELOPMENT RIGHTS,

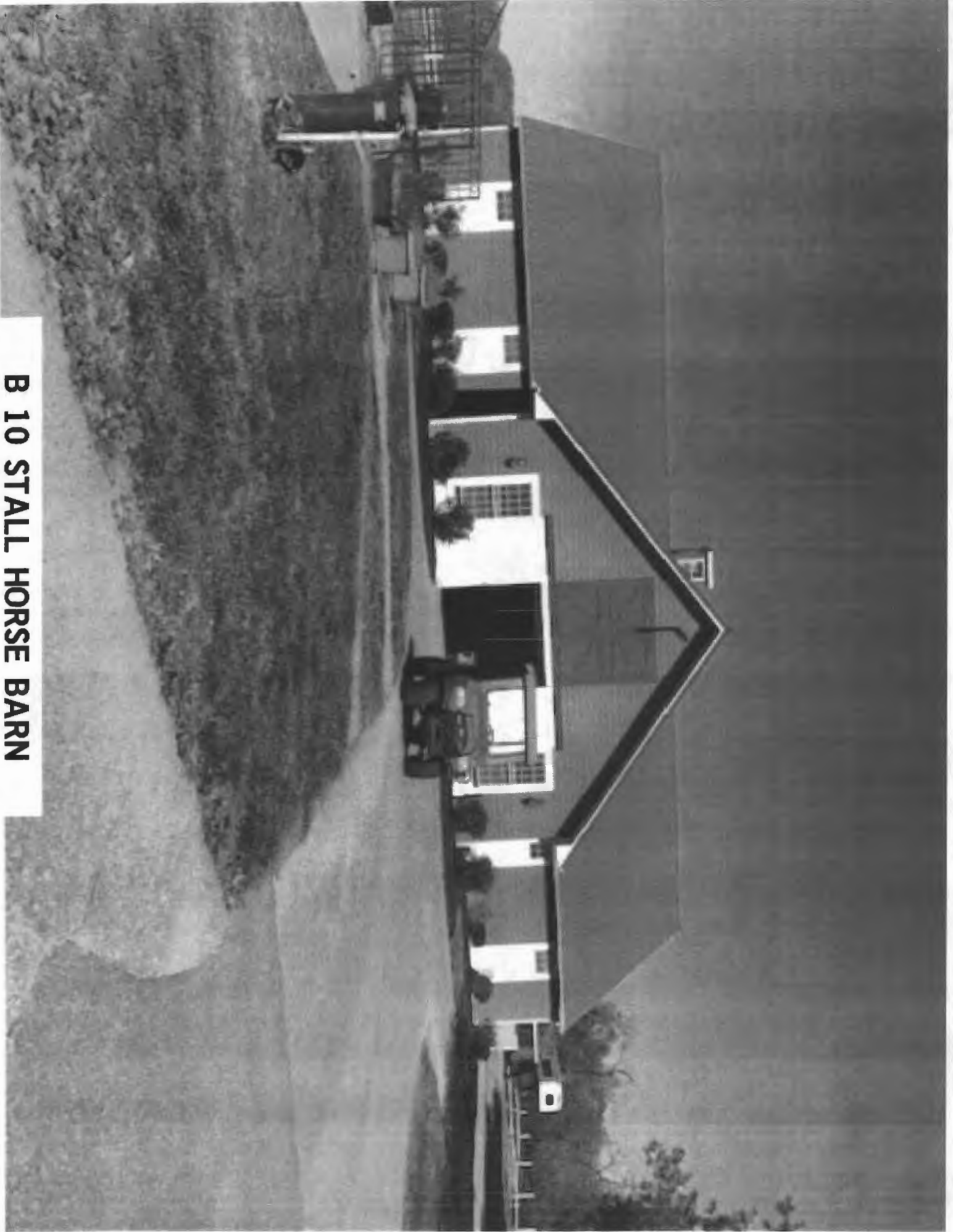
(2) SUCH LAND TRANSFER REQUIRES CONSENT OF ALL EASEMENT HOLDERS. ALL DEED(S) OF EASEMENTS SHALL BE AMENDED TO REFLECT THE LAND TRANSFER.



**G HOUSE AT 4389 JENNINGS CHAPEL**



**A RIDING RING**



**B 10 STALL HORSE BARN**





**D 10 STALL HORSE BARN**



HAY STORAGE BUILDING C



**F HOUSE AT 4401 JENNINGS CHAPEL**



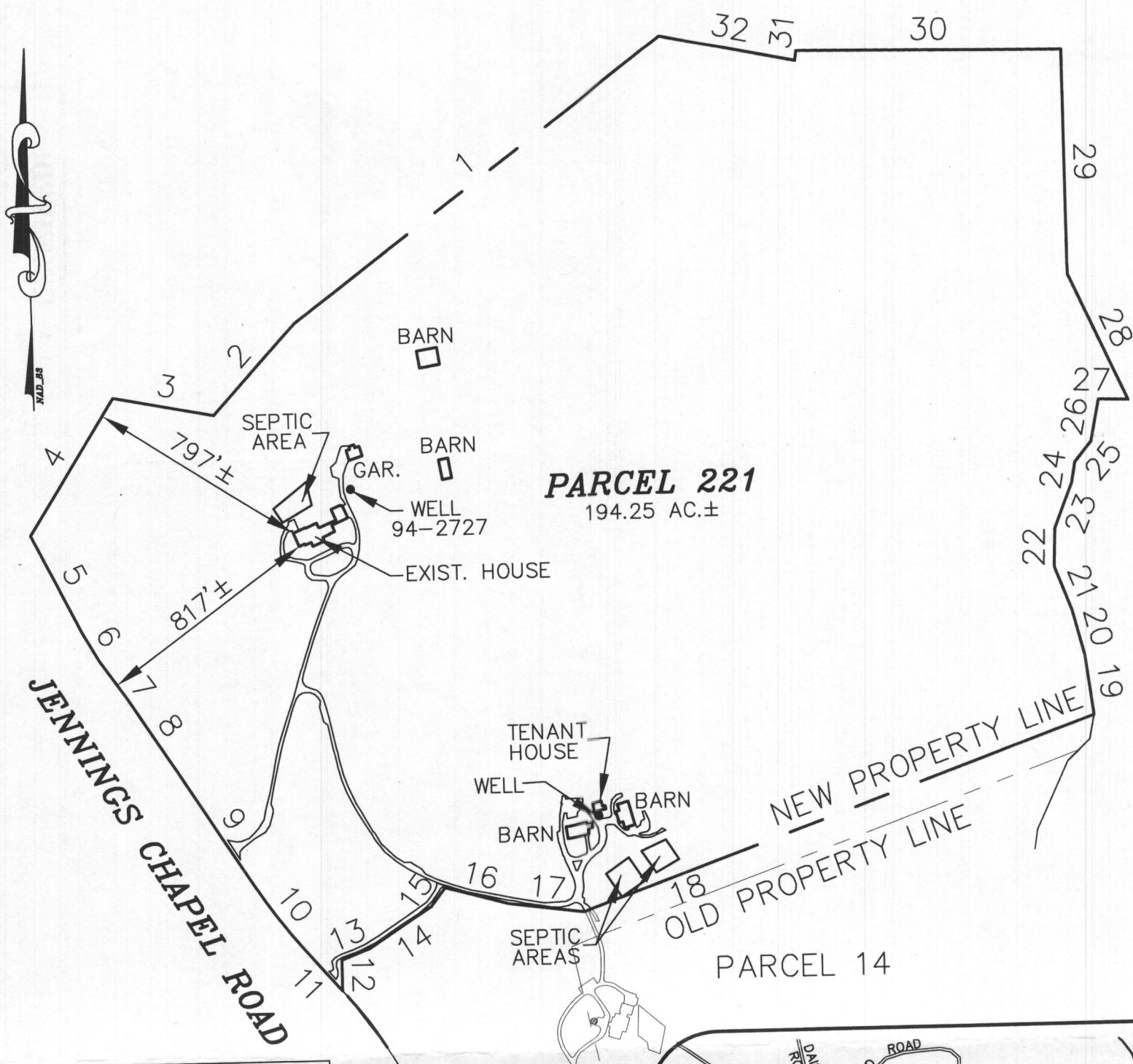


**E EQUIPMENT SHOP**

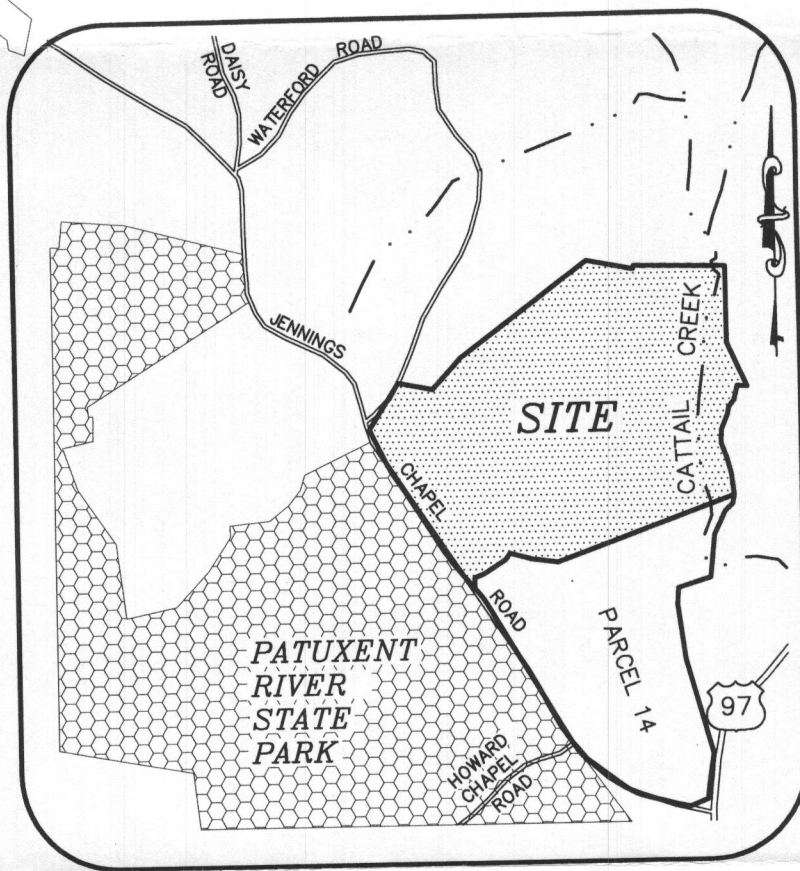


H TENANT HOUSE AT 4389 JENNINGS CHAPEL UPPER LEVEL OF 10 STALL  
BARN





LINE	BEARING	LENGTH
1	S53°48'22"W	1649.53
2	S42°58'14"W	435.60
3	N79°09'41"W	365.21
4	S32°36'15"W	568.01
5	S26°35'01"E	392.17
6	S29°55'07"E	114.66
7	S35°32'32"E	170.12
8	S33°41'38"E	316.30
9	S32°45'20"E	478.18
10	RADIUS=1,900.00' A=291.68'	
11	N41°32'53"W	197.18
12	S00°12'52"E	108.68
13	S68°59'19"W	107.55
14	S57°47'46"W	264.83
15	S36°56'14"W	84.29
16	N74°27'59"W	233.78
17	N82°22'34"W	273.51
18	S70°35'46"W	1949.37
19	S07°10'29"E	212.12
20	S14°34'26"E	166.58
21	S21°02'37"E	163.90
22	S02°16'22"W	135.42
23	S21°54'06"W	171.96
24	S10°18'50"W	74.25
25	S39°35'49"W	92.84
26	S11°58'24"W	149.77
27	N87°27'23"W	105.00
28	S24°18'23"E	494.57
29	S00°02'03"E	789.35
30	N88°42'33"W	946.35
31	S08°44'52"W	34.84
32	N78°28'08"W	494.58



VICINITY MAP

SCALE: 1" = 2000'

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 574, EXPIRATION DATE: 03/21/21.

THE INFORMATION SHOWN HAS BEEN ESTABLISHED BY CURRENT ACCEPTABLE SURVEY PROCEDURES AND FROM AVAILABLE RECORD INFORMATION. THIS DRAWING IS TO BE USED FOR TITLE TRANSFER FINANCING, OR REFINANCING ONLY AND IS NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES, LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.

# TAX MAP 21 PARCEL 221 REUWER PROPERTY

ELECTION DISTRICT No. 4  
HOWARD COUNTY, MARYLAND

**MILDENBERG  
BOENDER, & ASSOC., INC.**

Engineers Planners Surveyors  
7350-B Grace Drive, Columbia, MD 21044  
(410) 997-0296 Balt. (410) 997-0298 Fax.

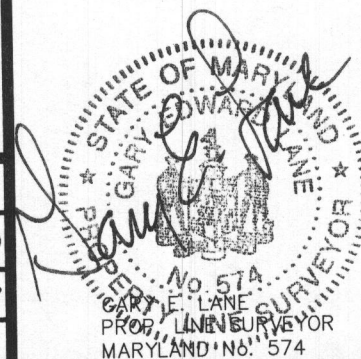
PROJECT NO.: 12-012

ADDRESS: 4389 JENNINGS CHAPEL ROAD

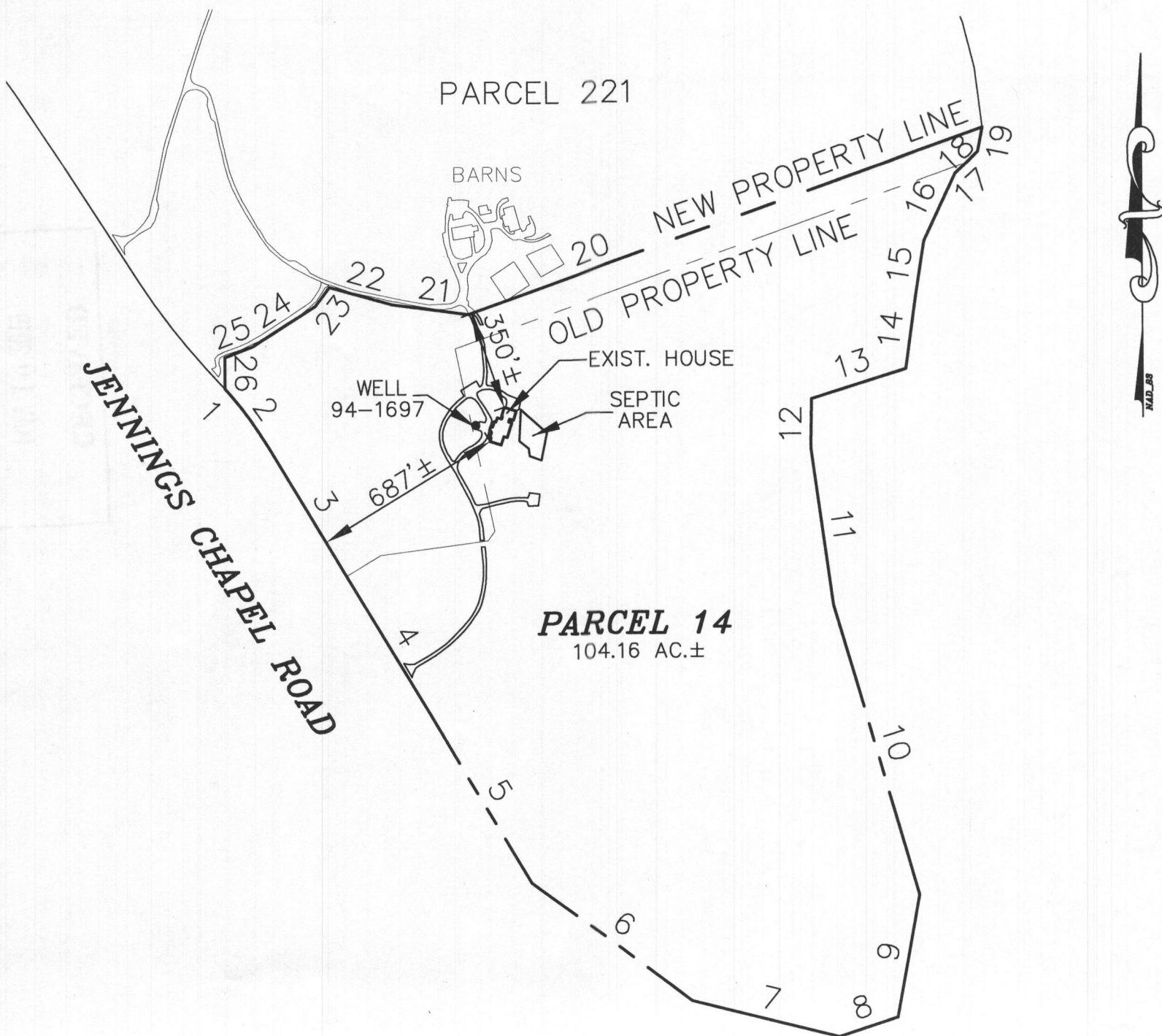
DATE: 04/26/19

SCALE: 1"=500'

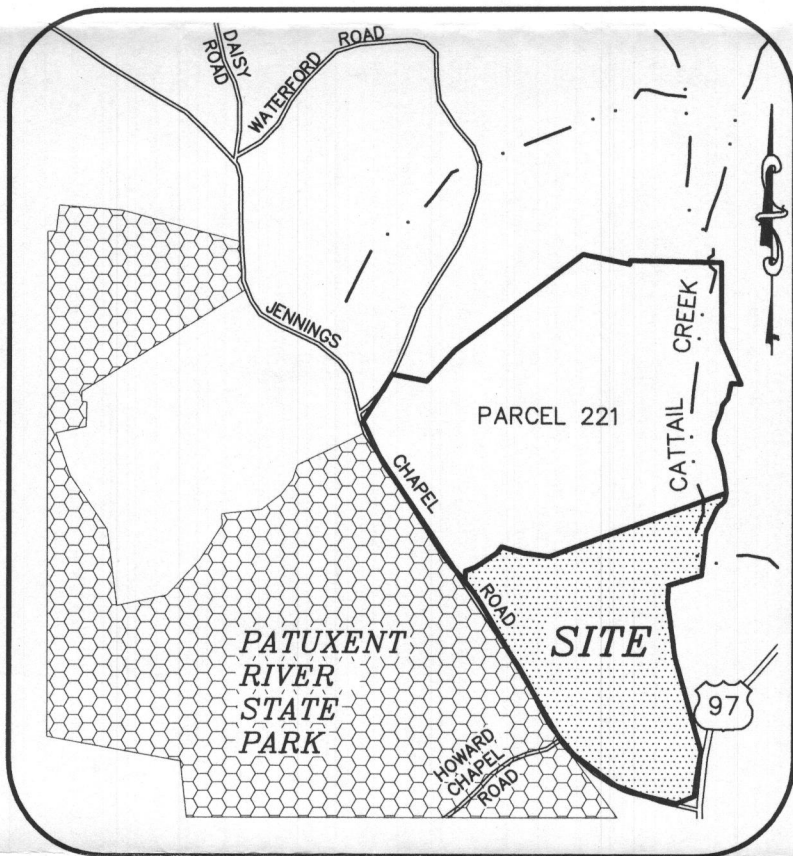
LOCATION DRAWING







LINE & CURVE TABLE		
LINE	BEARING	LENGTH
1	N41°32'53"W	24.71
2	RADIUS=1,275.00' A=234.36'	
3	N31°01'00"W	533.22
4	S31°20'15"E	586.53
5	S31°13'45"E	678.05
6	S53°45'50"E	708.25
7	S76°16'45"E	540.38
8	N71°32'20"E	219.79
9	N10°24'00"E	435.72
10	N16°32'10"W	1060.02
11	N07°53'20"W	561.33
12	N00°53'50"E	173.25
13	N72°45'45"E	353.89
14	N08°02'20"E	266.00
15	N09°02'20"E	188.60
16	N25°37'00"E	262.87
17	N47°22'22"E	55.23
18	S46°28'21"W	54.98
19	S11°19'30"W	87.52
20	S70°35'46"W	1949.37
21	N82°22'34"W	273.51
22	N74°27'59"W	233.78
23	S36°56'14"W	84.29
24	S57°47'46"W	264.83
25	S68°59'19"W	107.55
26	S00°12'52"E	108.68



VICINITY MAP

SCALE: 1" = 2000'

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 574, EXPIRATION DATE: 03/21/21.

THE INFORMATION SHOWN HAS BEEN ESTABLISHED BY CURRENT ACCEPTABLE SURVEY PROCEDURES AND FROM AVAILABLE RECORD INFORMATION. THIS DRAWING IS TO BE USED FOR TITLE TRANSFER FINANCING, OR REFINANCING ONLY AND IS NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES, LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.

## TAX MAP 21 PARCEL 14 REUWER PROPERTY

ELECTION DISTRICT No. 4  
HOWARD COUNTY, MARYLAND

**MILDENBERG  
BOENDER, & ASSOC., INC.**

Engineers Planners Surveyors  
7350-B Grace Drive, Columbia, MD 21044  
(410) 997-0296 Balt. (410) 997-0298 Fax.

PROJECT NO.: 12-012

ADDRESS: 4401 JENNINGS CHAPEL ROAD

DATE: 04/26/19 SCALE: 1"=500'

LOCATION DRAWING

