

County Council of Howard County, Maryland

2017 Legislative Session

Legislative Day No. 14

Resolution No. 147 -2017

Introduced by: The Chairperson at the request of the County Executive

AN ACT declaring that a total of approximately 3.01 acres of real property shown on Tax Map 37, Grid 2, Parcel 724 and located west of Meadowridge Road in Ellicott City is no longer needed for a public purpose and authorizing the County Executive to waive the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the County's property interest to the developer of the adjacent property, Locust Thicket Investors, LLC.

Introduced and read first time _____, 2017.

By order _____
Jessica Feldmark, Administrator

Read for a second time at a public hearing on _____, 2017.

By order _____
Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted ____, Adopted with amendments ____, Failed ____, Withdrawn ____, by the County Council on _____, 2017.

Certified By _____
Jessica Feldmark, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment

1 **WHEREAS**, the County is the owner of certain property containing
2 approximately 3.01 acres as acquired by Deed from the State Highway Administration of
3 the Department of Transportation acting for and on behalf of the State of Maryland dated
4 May 3, 2000 and recorded among the Land Records of Howard County, Maryland (the
5 “Land Records”) in Liber 5641, Folio 643 subject to the reservations, restrictions,
6 conditions, covenants, and controls therein, which was the subject of a Release of
7 Reverter dated March 31, 2017 and recorded among the Land Records at Book 16923,
8 Page 59 (the “County Property”); and

9
10 **WHEREAS**, the County Property is shown as Parcel 2 on the State Highway
11 Administration Plat 54297 and on Tax Map 37, Grid 2, Parcel 724 and is located just
12 west of Meadowridge Road in Ellicott City, as described in the attached Exhibit A and
13 shown in the attached Exhibit B; and

14
15 **WHEREAS**, Locust Thicket Investors, LLC (“Locust Thicket”) has filed plans
16 titled “Subdivision and Density Receiving Plat The Park at Locust Thicket, Buildable
17 Bulk Parcels A, B,C,D and Open Space Lot 1 & 2” for the development of the adjacent
18 property; and

19
20 **WHEREAS**, the plan submitted by Locust Thicket, incorporates the County
21 Property and, in order to complete the development, Locust Thicket has requested that
22 the County Property be conveyed to it, as shown in the attached Exhibit C; and

23
24 **WHEREAS**, in exchange for the conveyance of the County Property, Locust
25 Thicket will be contributing in-kind preliminary engineering services for Capital Project
26 J4249, MD 100 at MD 103, that are commensurate to the fair market value of the County
27 Property based on an appraisal of the County Property (the “Developer Contribution”);
28 and

1 **WHEREAS**, the Department of Public Works has reviewed and approved the
2 proposed conveyance of the County Property in exchange for Locust Thicket’s Developer
3 Contribution to Capital Project J4249; and
4

5 **WHEREAS**, Section 4.201, “Disposition of Real Property”, of the Howard
6 County Code authorizes the County Council to declare that property is no longer needed
7 for public purposes and also authorizes the County Council to waive advertising and
8 bidding requirements for an individual conveyance of real property upon the request of
9 the County Executive; and
10

11 **WHEREAS**, the County Council has received a request from the County
12 Executive to waive the advertising and bidding requirements in this instance for the
13 conveyance of the County Property containing 3.01 acres to Locust Thicket, LLC in
14 exchange for Locust Thicket’s Developer Contribution to Capital Project J4249.
15

16 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
17 County, Maryland, this ____ day of _____, 2017, that the County
18 Property comprising approximately 3.01 acres, as described in the attached Exhibit A and
19 shown in the attached Exhibit B, is no longer needed for a public purpose and may be
20 conveyed to Locust Thicket Investors, LLC.
21

22 **AND BE IT FURTHER RESOLVED** that, having received a request from the
23 County Executive and having held a public hearing, the County Council declares that the
24 best interest of the County will be served by authorizing the County Executive to waive
25 the usual advertising and bidding requirements of Section 4.201 of the Howard County
26 Code for the conveyance of the County Property to Locust Thicket Investors, LLC, in
27 exchange for Locust Thicket’s financial contribution to Capital Project J4249.
28

29 **AND BE IT FURTHER RESOLVED** that, if the County Executive finds that
30 the County Property may have a further public use and that the County Property should

- 1 not be conveyed, he is not bound to convey the County Property in accordance with this
- 2 Resolution.



DESCRIPTION
Tax Map 37, Parcel 724
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Being, Parcel 2 obtained by the Howard County, Maryland from the State Highway Administration of the Department of Transportation by deed dated May 3, 2000 recorded among the land records of Howard County, Maryland in Liber 5641 at folio 643 and shown on SHA Plat No. 54297. Being more particularly described as follows and noted to be in the NAD 83 Datum:

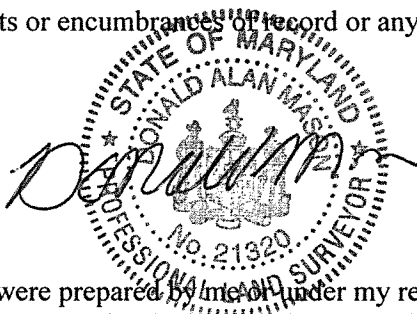
Beginning for the same at an iron pipe found at the Southernmost corner of said property, said point being a common corner with the property of Locust Thicket Investors LLC tax map no 37, parcel 714 and being located on the common line of the property of the Howard County Maryland Board of Education, tax map no. 37, parcel 670, having a coordinate in the NAD 83 Datum of N 560660.3190, E 1372645.6871.

Thence running the following six (6) courses and distances:

1. North 28°28'20" West, 486.24 feet to intersect the Southern right-of way line of Maryland Route 100 as shown on SHA Plat no. 54073 and 54297, thence running along said right-of-way
2. North 78°48'08" East, 113.84 feet to a point, thence
3. North 03°18'50" West, 118.07 feet to a point, thence
4. South 74°58'17" East, 296.38 feet to a point, thence
5. South 88°51'32" East, 92.33 feet to a point, thence leaving said right of way
6. South 27°14'24" West, 549.67 feet to the point of beginning;

The area contained by the foregoing amounts to 3.01 acres of land, more or less;

Subject to any rights of way, easements or encumbrances of record or anywise appertaining thereto.



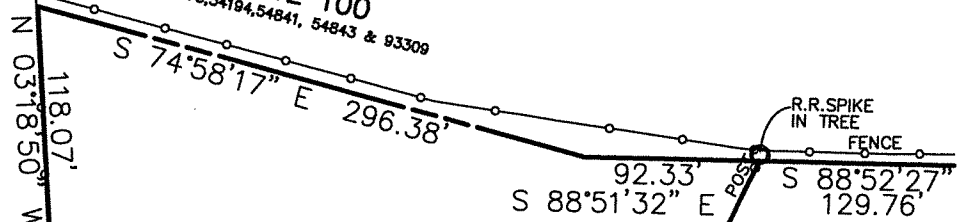
Professional Certification:

I hereby certify that these documents were prepared by me and under my responsible charge, and that I am a duly licensed professional Land Surveyor under the laws of the State of Maryland, License No. 21320, Expiration Date 01-07-2019.

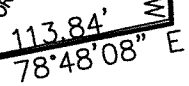
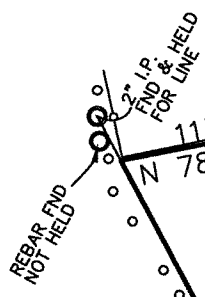
Prepared: April 6, 2017



MARYLAND ROUTE 100
SHA PLAT NO.S' 54073, 54194, 54841, 54843 & 93309



R.R. SPIKE
IN TREE
FENCE



N/F
PROPERTY OF
HOWARD COUNTY MARYLAND
L 5641, F 643
3.01±AC

TAX MAP 37, PARCEL 724

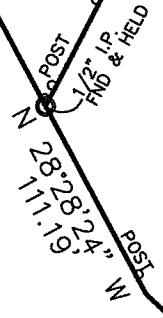
N/F
PROPERTY OF
HOWARD COUNTY MARYLAND
L 2161, F 604

TAX MAP 37, PARCEL 665



N/F
PROPERTY OF
LOCUST THicket INVESTORS LLC
L. 15352, F. 421

N/F
PROPERTY OF
HOWARD COUNTY MARYLAND
BOARD OF EDUCATION
L. 6017, F. 78
NORTHEASTERN ELEMENTARY SCHOOL NO. 4
PLAT NO. 18016

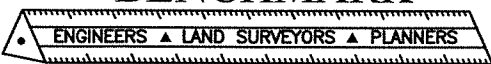


Donald A. Mason 4-6-17

DONALD A. MASON
REGISTERED PROPERTY LAND SURVEYOR #21320

I HEREBY CERTIFY THAT THESE DOCUMENTS, WERE
PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE,
AND THAT I AM A DULY LICENSED PROFESSIONAL LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 21320, EXPIRATION DATE
1-7-2019.

BENCHMARK



ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

DESIGN BY: DAM
DRAWN BY: DAM
SCALE: 1" = 100'
DATE: 4-6-2017

BOUNDARY EXHIBIT
TAX MAP 37, PARCEL 724
LIBER 5641, FOLIO 643
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Exhibit B



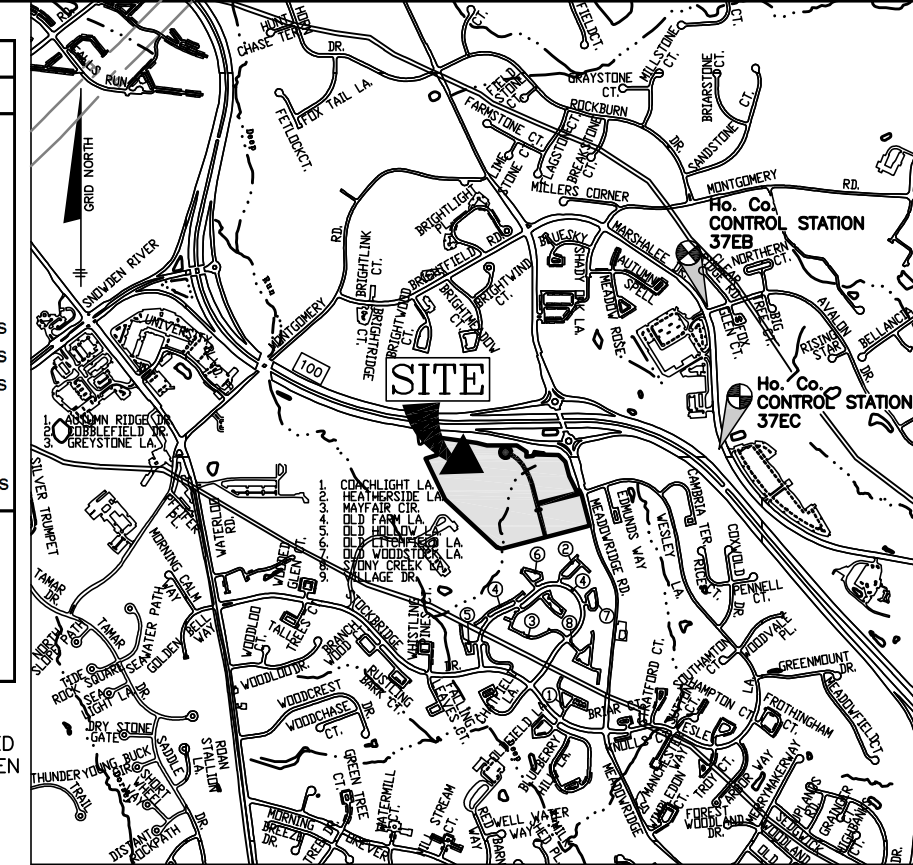
GENERAL NOTES

- TAX MAP: 37, PARCEL: 714 & 724, GRID: 9
- ZONING: PROPERTY IS ZONED R-A-15 AND P.O.R. PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 2014 BY BENCHMARK ENGINEERING, INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS STA. NO. 37EB & 37EC.
- ⊙ DENOTES AN IRON PIN OR IRON PIPE FOUND.
⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS AS SHOWN.
- THIS PROPERTY IS IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT PRACTICES WILL BE PROVIDED FOR ALL DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC., DATED AUGUST 2015 AND WAS APPROVED ON MAY 23, 2016.
- WETLAND DELINEATION WAS PERFORMED BY MCCARTHY & ASSOCIATES, LLC, DATED MARCH, 2007. A JURISDICTIONAL DETERMINATION CONFIRMING THE WETLANDS AND WATERS OF THE US WAS ISSUED BY THE ARMY CORPS OF ENGINEERS DATED JULY 12, 2012. A RELIANCE LETTER DATED JULY 10, 2017 WAS PREPARED BY MCCARTHY AND ASSOCIATES.
- FOREST STAND DELINEATION WAS PERFORMED BY WRIGHT ENVIRONMENTAL & LAND SERVICES, LLC, DATED AUGUST 2013 AND DECEMBER 2014 AND UPDATED AUGUST 2015.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED FEBRUARY 2, 2015 AND APPROVED ON MAY 4, 2016.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMIT OF WETLANDS STREAM(S), OR THEIR REQUIRED BUFFERS FLOODPLAIN AND FOREST CONSERVATION EASEMENT EXCEPT FOR THE PROPOSED ENTRANCE ROAD GRADING TO ENTER THE SITE DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING, PER SECTION 16.116(C).
- THE ENVIRONMENTAL DISTURBANCES ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY ARE DUE TO THE LOCATION OF THE EXISTING PERENNIAL STREAM WHICH BISECTS THE PROPERTY AND THE NECESSITY OF STORMWATER TREATMENT AND UTILITY AND ROAD CROSSINGS. NO OTHER VIABLE ALTERNATIVES ARE AVAILABLE. EFFORTS WERE MADE TO REDUCE THE STREAM AND WETLAND IMPACTS BY SELECTING THE NARROWEST AREA PROVIDING THE WATER CROSSING WITHIN THE ROADWAY CROSSING, AND PROVIDING SEWER CONNECTIONS OFFSITE THROUGH THE ADJACENT ELEMENTARY SCHOOL. UTILITY CONNECTIONS ON THE SCHOOL SITE WILL IMPACT STEEP SLOPES. THESE DISTURBANCES WERE DEEMED 'NECESSARY' BY THE DEPARTMENT OF PLANNING AND ZONING ON JUNE 5, 2015, UNDER P-15-003.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED IN THE DEVELOPMENT AREA.
- A NOISE STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED MAY 2015 AND WAS APPROVED ON JULY 21, 2016.
- THE FOREST CONSERVATION OBLIGATION FOR THIS SITE SHALL BE MET BY THE ON-SITE RETENTION OF 7.88 ACRES OF FOREST RETENTION (0.43 ACRES NON-CREDITED AND 7.45 ACRES CREDITED) AND 2.34 ACRES OF AFFORESTATION IN AN OFF-SITE BANK. 1.65 ACRES WILL BE OBTAINED AT EDGEWOOD FARM PHASE 1, F-06-108 AND 0.69 ACRES WILL BE OBTAINED AT THE PRESERVE AT CLARKSVILLE, F-06-72. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MEASUREMENT PRACTICES AS DEFINED IN THE DEED OF THE FOREST CONSERVATION ARE ALLOWED.
- PREVIOUS DPZ FILES: ECP-14-024, S-14-002, WP-15-083, WP-15-097, P-15-003
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD AT 6:00PM ON SEPTEMBER 12, 2013 AT THE ELKRIDGE VOLUNTEER FIRE DEPARTMENT. BECAUSE OF THE SCOPE EXPANSION 2 ADDITIONAL MEETINGS WERE HELD AT 6:00PM ON MAY 6, 2014 AND NOVEMBER 19, 2014 AT THE ELKRIDGE VOLUNTEER FIRE DEPARTMENT.
- THIS SITE IS NOT IN A HISTORIC DISTRICT.
- OPEN SPACE LOTS 1 AND 2 TO BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- THE PLANNING DIRECTOR HAS APPROVED WP-15-083 DATED JANUARY 20, 2015 TO WAIVE SECTION 16.1205(g)(7) AND 16.1205(g)(10) WHICH REQUIRES THE RETENTION OF SPECIMEN TREES (30" DBH OR GREATER) THAT ARE NOT CONTAINED WITHIN OTHER PRIORITY FOREST AREAS AS OUTLINED IN SECTION 16.1205(g)(1-10) SUBJECT TO THE FOLLOWING:
1. WAIVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #8, #10-13 AND #16-20 AS DEPICTED ON THE WAIVER EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL TREES WILL REQUIRE A NEW WAIVER REQUEST OR AN AMENDMENT TO THIS WAIVER.
2. AN AMENDED WAIVER EXHIBIT SHALL BE PROVIDED WHICH CONTAINS A SPECIMEN TREE CHART FOR THE ENTIRE SITE, LISTING ALL EXISTING SPECIMEN TREES ON-SITE. ALL REFERENCES TO "OFF-SITE" FOR TREES #16-21 SHALL BE REMOVED.
3. AN AMENDED JUSTIFICATION SHALL BE PROVIDED WHICH CORRECTS THE STATUS OF THE ON-SITE AND OFF-SITE TREES.
4. THE AMENDED WAIVER EXHIBIT AND JUSTIFICATION SHALL BE PROVIDED WITHIN 30 DAYS OF WAIVER APPROVAL (ON OR BEFORE FEBRUARY 19, 2015).
5. A MINIMUM OF 20 ADDITIONAL, NATIVE, 2-3" CALIPER TREES SHALL BE PROVIDED ON-SITE AS PART OF THE MITIGATION FOR THE SPECIMEN TREE REMOVAL. THIS MITIGATION WILL BE ADDRESSED WITH THE PROJECT KNOW AS "THE PARK AT LOCUST THICKET". IT WILL BE SHOWN ON THE ASSOCIATED LANDSCAPE PLAN AND SURETY FOR THESE ADDITIONAL TREES WILL BE REQUIRED AS PART OF THE SITE DEVELOPMENT PLAN APPROVAL OF THE PARK AT LOCUST THICKET.
- THE PLANNING DIRECTOR HAS DENIED WP-15-097 DATED FEBRUARY 6, 2015 TO WAIVE SECTION 16.155(A)(2) WHICH REQUIRES A SITE DEVELOPMENT PLAN BEFORE GRADING THE SITE.
- A PARKING ANALYSIS WAS PREPARED BY THE TRAFFIC GROUP APPROVED JANUARY 22, 2015 AND UPDATED APRIL 8, 2015 AND MAY 6, 2016 FOR THE PARKING RATIO BELOW THE REQUIRED 2.3 SPACES PER UNIT AND APPROVED UNDER S-14-002 AND P-15-003. THE CONDOMINIUM ASSOCIATION OR MANAGEMENT COMPANY ARE RESPONSIBLE FOR THE REGULATION AND MONITORING OF ON-SITE PARKING AND MUST THEMSELVES ADDRESS ANY PARKING INADEQUACIES.
- WELL HO-88-0787 AND ALL ON-SITE SEPTIC AREAS WERE ABANDONED 3-17-17 AND THE HEALTH DEPARTMENT HAS BEEN NOTIFIED.

- THE REQUIRED PERIMETER PLANTINGS PLANTINGS ARE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$29,250.00 (\$18,900.00 FOR 63 SHADE TREES, \$10,350.00 FOR 69 EVERGREEN TREES). THE REQUIRED 55 STREET TREES WILL BE INCLUDED IN THE DEED COST ESTIMATE. PARKING LOT LANDSCAPING, UNIT LANDSCAPING AND MITIGATION LANDSCAPING FOR WP-15-083 (SPECIMEN TREE REMOVAL) WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE _____, ON WHICH DATE DEVELOPER'S AGREEMENT # _____ WAS FILED AND ACCEPTED.
- PUBLIC WATER AND SEWERAGE ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IF CAPACITY IS AVAILABLE AT THAT TIME.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCELS A, B, C, D AND OPEN SPACE LOTS 1 & 2. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NOISE MITIGATION WILL BE PROVIDED AT THE TIME OF THE SITE DEVELOPMENT PLAN. WHERE NOISE CONTOUR LINES INTERSECT APARTMENT BUILDINGS, CONSTRUCTION MATERIALS WILL BE REQUIRED TO LOWER THE INTERIOR NOISE TO MEET HUD STANDARDS.
- THIS PROJECT IS NOT LOCATED ON A SCENIC ROAD.
- THERE ARE TWO DILAPIDATED BUILDINGS REMAINING ON THE PROPERTY. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED PRIOR TO RECORDATION OF THIS PLAT.
- MODERATE INCOME HOUSING UNITS WILL BE ADDRESSED AT THE TIME OF THE SITE DEVELOPMENT PLAN.
- A LETTER OF AUTHORIZATION FROM MDE WAS ISSUED FOR THIS SITE, DATED AUGUST 2, 2017, AUTHORIZING CERTAIN DISTURBANCES TO THE STREAM, FLOODPLAIN OR WETLANDS FOR THE ROAD AND/OR UTILITY CROSSINGS. IN-STREAM WORK MAY NOT BE CONDUCTED FROM MARCH 1ST TO JUNE 15TH INCLUSIVE, ANY YEAR. STREAM, WETLAND AND FLOODPLAIN WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE LETTER OF AUTHORIZATION, 16-NF-3362/201662030.

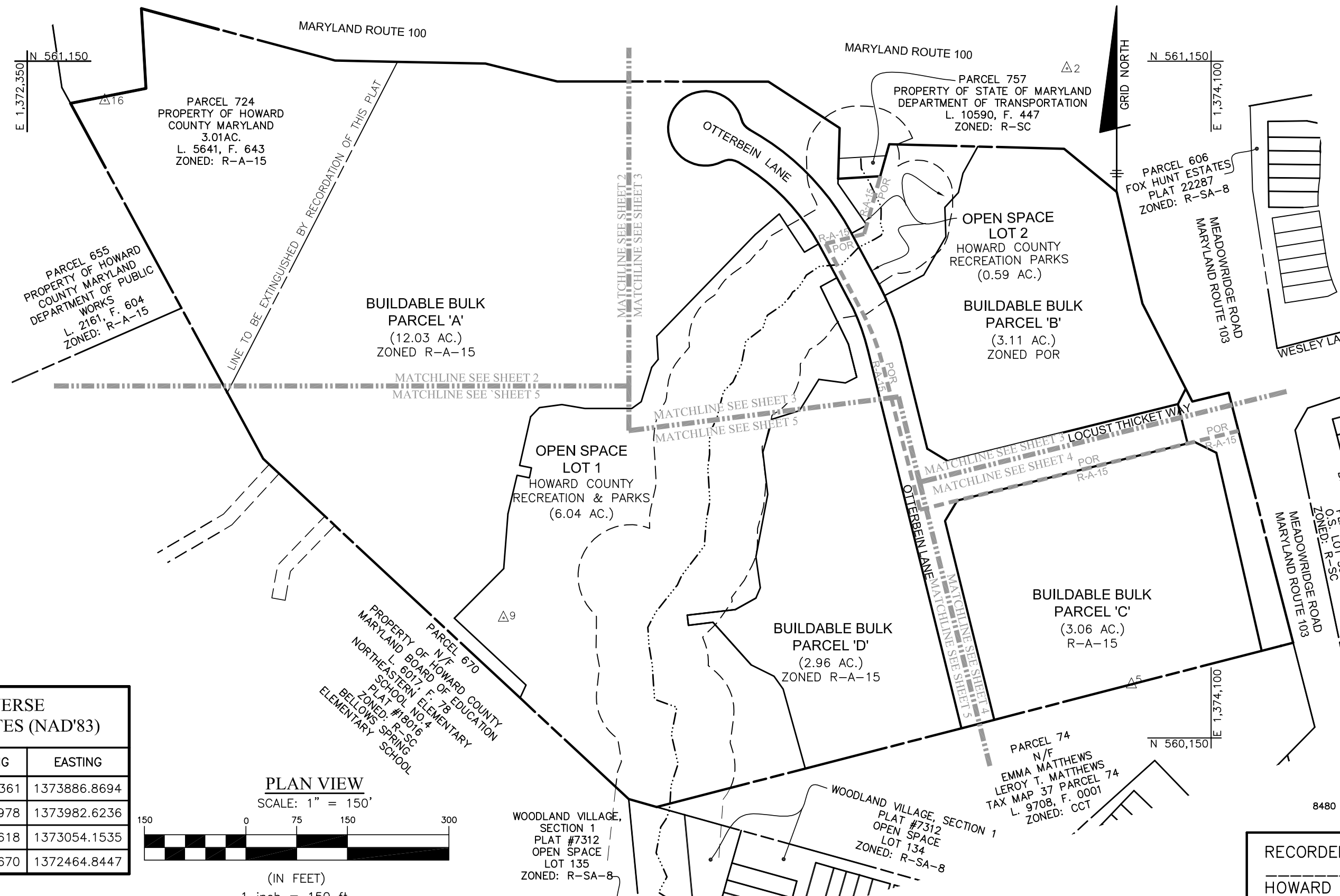
Density Exchange Chart		
	Parcel 714	Parcel 724
Gross Area	27.07	3.01
100yr Floodplain	0.40	0.00
Steep Slopes 25% or >(outside floodplain)	0.25	0.10
Zoning (POR)	4.60	0.00
Net Area	21.82	2.91
Density:		
Base Density: 15 D.U./acre (parcel 714)		
(11 DU/acre parcel 724, See note 1 Below)	327	32 units
Bonus Density: 10% of Base density	32	3 units
Number of Units allowed per Parcel:	359	35 units
Number of Units allowed (combined)	394	
Number of Units Proposed	392	
Number of neighborhood preservation density exchange rights required:	33	units

Sending Parcel Information:
Subdivision Name: Belmont Manor & Historic Park (F-17-022-S1)
Liber 14129 Folio 538
Parcel: 2
Tax Map: 32 Grid: 19
Tax map: 31 Grid: 18 & 24



ADC MAP 34 GRID 2D
VICINITY MAP
SCALE: 1"=2000'

- NOTE:
1. PARCEL 724 WAS INCLUDED AS PART OF THE BRIGHTFIELD SUBDIVISION (PLAT # 8753) ZONED R-SC, WHERE DENSITY WAS USED AT THE RATE OF 4 UNITS PER ACRE. THE PROPERTY HAS SINCE BEEN ZONED R-A-15 (15 UNITS PER ACRE) PER THE COMPREHENSIVE ZONING DATED OCTOBER 6, 2013; THEREFORE AN ADDITIONAL 11 DENSITY UNITS PER ACRE ARE AVAILABLE.



BENCH MARKS (NAD83)

HO. CO. #37EB	ELEV. 385.309
STANDARD DISC ON CONCRETE MONUMENT	
MARSHALEE RD NEAR LYNDWOOD SHOPPING CTR.	
N 562552.4951	E 1375430.8059
HO. CO. #37EC	ELEV. 346.153
STANDARD DISC ON CONCRETE MONUMENT	
MARSHALEE RD NEAR LYNDWOOD SHOPPING CTR.	
N 561099.8288	E 1375580.4112

SHEET INDEX

No.	TITLE
1	COVER SHEET
2-5	PLAT SHEETS
6-7	EASEMENT DETAILS & CHARTS

OWNERS/DEVELOPER

PARCEL 714
LOCUST THICKET INVESTORS LLC
5836 MEADOWRIDGE ROAD
ELKRIDGE, MD 21075
410-465-4244

PARCEL 724
HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
3430 COURTHOUSE DRIVE
ELLCOTT CITY, MD 21043
410-313-4401

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.

DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

STEVEN K. BREEDEN
LOCUST THICKET INVESTORS LLC
MEMBER

JAMES IRVIN

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

OPEN SPACE TABULATION CHART

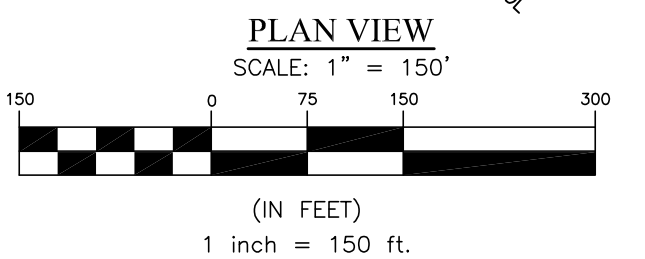
OPEN SPACE (R-A-15: 25.48 AC.) (POR: 4.60 AC.)	
REQUIRED	6.37 AC. (25% OF R-A-15)
PROVIDED	6.54 AC. (26%)
RECREATIONAL OPEN SPACE	
REQUIRED	3.60 AC.
PROVIDED	4.38 AC.

TOTAL AREA TABULATION CHART (OVERALL SITE)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE BULK PARCELS	4
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	6.63± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BUILDABLE BULK PARCELS	21.16± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	2.29± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	30.08± AC.
HOWARD COUNTY DPZ FILE NOS.	ECP-14-024, S-14-002, WP-15-083, WP-15-097, P-15-003

TRAVERSE COORDINATES (NAD'83)

POINT #	NORTHING	EASTING
2	561139.2361	1373886.8694
5	560228.8978	1373982.6236
9	560327.3618	1373054.1535
16	561091.8670	1372464.8447



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY LOCUST THICKET INVESTORS LLC, FROM NANCY B. CAVEY, ET AL., BY DEED DATED OCTOBER 13, 2016, AND RECORDED IN THE LAND RECORDS BY HOWARD COUNTY, MARYLAND, AT LIBER 15352, FOLIO 421, AND ALL LAND ACQUIRED BY HOWARD COUNTY, MD, FROM THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION AND THE BOARD OF PUBLIC WORKS OF MARYLAND BY DEED DATED MAY 3, 2000, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 5641, FOLIO 643 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

DONALD A. MASON _____ DATE _____
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"LOCUST THICKET INVESTORS LLC, AND HOWARD COUNTY, MD OWNERS OF THE PROPERTIES SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) 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, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS _____ DAY OF _____, 2016."

STEVEN K. BREEDEN _____ DATE _____ WITNESS _____ DATE _____
MEMBER

JAMES IRVIN _____ DATE _____ WITNESS _____ DATE _____

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

SUBDIVISION AND DENSITY RECEIVING PLAT
THE PARK AT LOCUST THICKET
BUILDABLE BULK PARCELS A, B, C, D AND OPEN SPACE LOT 1 & 2

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 37 SCALE: AS SHOWN
GRID: 09 DATE: MAY, 2017
PARCEL: 714 & 724 SHEET: 1 OF 7
ZONED: R-A-15 & POR