

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 November 6, 2017.

By order Jessica Feldmark
Jessica Feldmark, Administrator

Read for a second time at a public hearing on November 20, 2017.

By order Jessica Feldmark
Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council
on December 4, 2017.

Certified By Jessica Feldmark
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~~

29 **WHEREAS**, in exchange for the conveyance of the County Property, Locust Thicket
30 will be paying the amount equivalent to an updated appraised value of the County
31 Property, in addition Locust Thicket will pay 5.25% of the project costs related to Capital

1 Project J4249 less any in-kind project expenses (collectively “the Developer
2 Contribution”); and

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

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

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

17
18 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
19 County, Maryland, this 4th day of December, 2017, that the County
20 Property comprising approximately 3.01 acres, as described in the attached Exhibit A and
21 shown in the attached Exhibit B, is no longer needed for a public purpose and may be
22 conveyed to Locust Thicket Investors, LLC.

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

31

1 **AND BE IT FURTHER RESOLVED** that, if the County Executive finds that
2 the County Property may have a further public use and that the County Property should
3 not be conveyed, he is not bound to convey the County Property in accordance with this
4 Resolution.



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

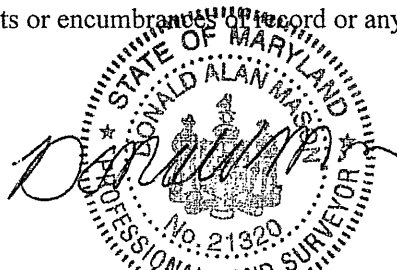
Being, Parcel 2 obtained by the Howard County, Maryland from the State Highway Administration of the Department of Transportation by deed dated May 3, 2000 recorded among the land records of Howard County, Maryland in Liber 5641 at folio 643 and shown on SHA Plat No. 54297. Being more particularly described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



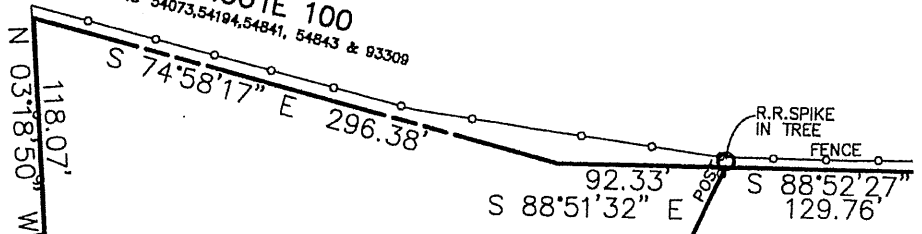
Professional Certification:

I hereby certify that these documents were prepared by me 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 01-07-2019.

Prepared: April 6, 2017



MARYLAND ROUTE 100
SHA PLAT NO.S 54073, 54194, 54841, 54843 & 83309



R.R. SPIKE
IN TREE
FENCE

REBAR FND
NOT FIELD
2" I.P.
FND & HELD
FOR LINE

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

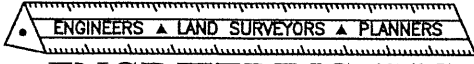


Donald A. Mason 4-6-17
DATE

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
ELLCOTT 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

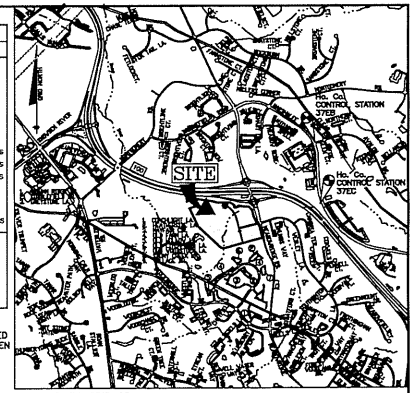
- TAX MAP 37, PARCELS 714 & 724, GRID: 9
- ZONING: PROPERTY IS ZONED R-A-15 AND P.O.R. PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- THIS PLAN IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 2014 BY BENCHMARK ENGINEERING, INC.
- COORDINATES BASED ON NAD 83 (HORIZONTAL) AND NAVD 88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS STA. NO. 37E & 37C.
- DENOTES AN IRON PIPE FOUND
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT PROCEDURES 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 RESTRICTION 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 MCWHARTY & ASSOCIATES, LLC, DATED MARCH 2007. A SUBSEQUENTIAL DELINEATION OF 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 MCWHARTY AND ASSOCIATES.
- FOREST STAND DELINEATION WAS PERFORMED BY WRIGHT ENVIRONMENTAL & LAND SERVICES, LLC, DATED AUGUST 2015 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 STREAMS), OR THEIR REQUIRED BUFFERS FLOODPLAIN AND FOREST CONSERVATION EASEMENT EXCEPT FOR THE PROPOSED ENTRANCE ROAD GRADING TO ENTER THE SITE. DEEMED REMOVALS PRIOR TO RECORDATION OF THIS PLAT.
- THE ENVIRONMENTAL DISTURBANCES ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY ARE DUE TO THE LOCATION OF THE PROPOSED PROJECT AND THE NECESSITY OF THE STORMWATER TREATMENT AND UTILITY ROAD CROSSINGS. NO OTHER Viable ALTERNATIVES ARE AVAILABLE. EFFORTS WERE MADE TO REDUCE THE STREAM AND WETLAND IMPACTS BY SELECTING THE WIDEST AVAILABLE CROSSING THROUGH THE ADJACENT ELEMENTARY SCHOOL. UTILITY CONNECTIONS TO 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 11.
- PROVIDED BY THE DEPARTMENT OF PLANNING AND ZONING, PER SECTION 16.116(C).
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. THE FOREST CONSERVATION PRACTICES AS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MEASUREMENT PRACTICES AS DEFINED IN THE DEED OF THE FOREST CONSERVATION ARE ALLOWED.
- PROVIDED BY THE DEPARTMENT OF PLANNING AND ZONING, PER SECTION 16.116(C).
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD AT 8:00PM ON SEPTEMBER 12, 2013 AT THE ELKRIE VOLUNTEER FIRE DEPARTMENT. BECAUSE OF THE SCORING OF MANAGEMENT COMPANY ARE RESPONSIBLE FOR THE REGULATION AND MONITORING OF ON-SITE PARKING AND MUST THEMSELVES ADDRESS ANY PARKING INADEQUACIES.
- WELL NO-89-0767 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 (\$18,000.00 FOR 63 SHADE TREES, \$10,350.00 FOR 60 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 HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/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 HANDBOOK, CHAPTER 4. 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 QUADRIPLACED 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 MDX WAS ISSUED FOR THIS SITE DATED AUGUST 2, 2017. THIS AUTHORIZES CERTAIN DISTURBANCES TO THE STREAM, FLOODPLAIN OR WETLANDS FOR THE ROAD AND/OR UTILITY CROSSINGS. IN-STREAM WORK MAY NOT BE CONDUCTED FROM MARCH 15 TO JUNE 15TH INCLUDING ANY YEAR, STREAM, WETLAND AND FLOODPLAIN WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE LETTER OF AUTHORIZATION, 16-NF-3362/201662030.

	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	2.81

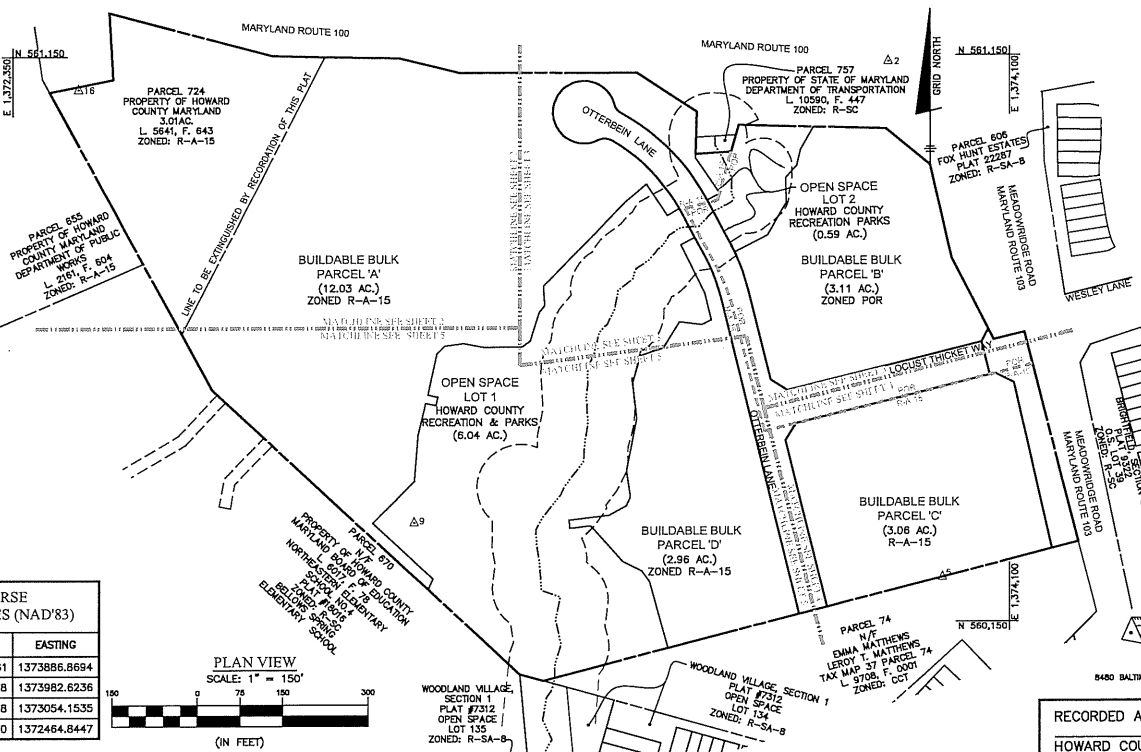
Density:		
Base Density: 15 D.U./acre (parcel 714)		
(11 DU/acre parcel 724, See note 1 Below)	327	32 units
Bonus Density: 10% of Base Density	32	32 units
Number of Units allowed per Parcel:	359	33 units
Number of Units allowed (combined)	394	
Number of Units Proposed	33	
Number of neighborhood preservation 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: 31 Grid: 18 & 24



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

NOTE:
 1. PARCEL 724 WAS INCLUDED AS PART OF THE BRIGHTFIELD SUBDIVISION (PLAT # 875) ZONED R-SC. WATER DENSITY WAS USED AT THE RATE OF 4 UNITS PER ACRE. THE PROPERTY HAS SINCE BEEN REZONED R-A-15 (16 UNITS PER ACRE) PER THE COMPREHENSIVE ZONING DATED OCTOBER 6, 2013. THEREFORE AN ADDITIONAL 11 DENSITY UNITS PER ACRE ARE AVAILABLE.



HO. CO. #375B	ELEV. 385.309
STANDARD DISC ON CONCRETE MONUMENT	
MARSHALLEE RD NEAR LINDWOOD SHOPPING CTR.	N 582552.4951 E 1375430.8059
HO. CO. #375C	ELEV. 346.153
STANDARD DISC ON CONCRETE MONUMENT	
MARSHALLEE RD NEAR LINDWOOD SHOPPING CTR.	N 581909.8293 E 1375560.4112

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

PARCEL 714	LUCAST THICKET INVESTORS LLC	5635 MEADOWBRIKE ROAD ELKRIE, MD 21075	410-465-4244
PARCEL 724	HOWARD COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS	1430 GOUTHROUSE DRIVE ELLICOTT CITY, MD 21043	410-313-4401

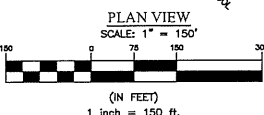
THE REQUIREMENTS § 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE SETTING OF MARKERS AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.	
DONALD A. MASON	DATE
PROFESSIONAL LAND SURVEYOR	
MARYLAND NO. 21320	
STEVEN K BREEDEN	DATE
THICKET INVESTORS LLC	
MEMBER	
JAMES IRVIN	DATE

BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8944
 WWW.BE-CORP.COM

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

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	N/A
BUILDABLE	6.63± AC.
OPEN SPACE	N/A
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

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



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 LUCAST 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 I AM A MEMBER IN GOOD STANDING OF THE BOARD OF SURVEYORS AND LAND SURVEYORS OF THE STATE OF MARYLAND, AS AMENDED.

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING _____

DIRECTOR _____ DATE _____

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

OWNER'S CERTIFICATE

"LUCAST 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 OF 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 WETLANDS 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, WITHIN OUR HANDS THIS DAY OF _____ 2016."

STEVEN K. BREEDEN _____ DATE _____ WITNESS _____ DATE _____

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
 GRID: 09
 PARCEL: 714 & 724
 ZONED: R-A-15 & POR

SCALE: AS SHOWN
 DATE: MAY, 2017
 SHEETS: 1 OF 7

Amendment 1 to Council Resolution No. 147-2017

BY: Chairperson at the request
of the County Executive

Legislative Day No. 15
Date: December 4, 2017

Amendment No. 1

(This amendment corrects the consideration given by Locust Thicket for the conveyance of the County Property.)

1 On page 1, strike lines 24 through 28, inclusive and in their entirety and substitute:

2 “WHEREAS, in exchange for the conveyance of the County Property, Locust Thicket will be
3 paying the amount equivalent to an updated appraised value of the County Property, in addition
4 Locust Thicket will pay 5.25% of the project costs related to Capital Project J4249 less any in-
5 kind project expenses (collectively “the Developer Contribution”); and”.

6
7 On page 2, in line 14, strike “to Capital Project J4249”

8
9 On page 2, in line 27, strike “financial contribution to Capital Project J4249” and substitute
10 “Developer Contribution”.

ADOPTED

12/4/17

FAILED

SIGNATURE

Jessica Feldman