

Introduced _____
Public Hearing _____
Council Action _____
Executive Action _____
Effective Date _____

County Council of Howard County, Maryland

2021 Legislative Session

Legislative Day No. **10**

Bill No. 50-2021

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

AN ACT amending Council Bill No. 59-2018 to provide an additional two years before certain adjustments will be null and void unless certain conditions are met related to Zoning Board approval and the connection to public water and sewer related to the development of Property located west of Clarksville Pike (Md Route 108) and south of Sheppard Lane, in Clarksville, Howard County, Maryland; and generally relating to PlanHoward 2030.

Introduced and read first time _____, 2021. Ordered posted and hearing scheduled.

By order _____
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2021.

By order _____
Michelle Harrod, Administrator

This Bill was read the third time on _____, 2021 and Passed ____, Passed with amendments _____, Failed _____.

By order _____
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ____ day of _____, 2021 at ____ a.m./p.m.

By order _____
Michelle Harrod, Administrator

Approved/Vetoed by the County Executive _____, 2021

Calvin Ball, County Executive

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 General Plan for Howard County (“PlanHoward 2030”) establishes the
2 Planned Service Area, which is the area within which the County provides public water and
3 sewer service; and
4

5 **WHEREAS**, PlanHoward 2030 also establishes the Growth Tier Maps of Howard County
6 which maps were adopted by Howard County in fulfillment of its obligations under the
7 Sustainable Growth and Agricultural Preservation Act of 2012 (Senate Bill 236); and
8

9 **WHEREAS**, PlanHoward 2030 further establishes the Designated Place Type Maps of
10 Howard County which maps were also adopted by Howard County in fulfillment of its
11 obligations under the Sustainable Growth and Agricultural Preservation Act of 2012 (Senate Bill
12 236); and
13

14 **WHEREAS**, on July 27, 2018, the County Council unanimously approved Council Bill No.
15 59-2018 (a copy of which is attached as Exhibit A); and
16

17 **WHEREAS**, Council Bill No. 59-2018 was signed by the County Executive, enacted on
18 August 6, 2018, and effective on October 6, 2018; and
19

20 **WHEREAS**, among other things, Council Bill No. 59-2018 had the effect of modifying the
21 Planned Service Area boundary, the Growth Tier Designation and the Designated Place type, to
22 include approximately 61 acres of property located west of Clarksville Pike (Md Route 108) and
23 south of Sheppard Lane, in Clarksville, Howard County, Maryland and further identified as Tax
24 Map 34, Parcel 185 and a part of Tax Map 28, Parcel 100 (the “Property”); and
25

26 **WHEREAS**, as enacted, the final version of Council Bill No. 59-2018 contained a
27 reversionary provision that provided:

28 *Section 2. Be It Further Enacted by the County Council of Howard County, Maryland*
29 *that the provisions of this Act providing for expansion of the Planned Service Area and*
30 *amendments to the Growth Tier Maps and Designated Place Types for Howard County*
31 *shall be null and void and the Planned Service Area, Growth Tier Map, and Designated*

1 *Place Type as it relates to this Property, shall revert to the Planned Service Area, Growth*
2 *Tier, and Designated Place Type in place prior to this Act without any additional action*
3 *of the County Council if:*

4 (1) *The Howard County Zoning Board shall fail to issue a Decision and Order*
5 *approving a Petition to Amend the Zoning Maps of Howard County to rezone the*
6 *Property to CEF-M for the stated purpose of developing a CCRC community within 3*
7 *years from the effective date of this Act; or*

8 (2) *The connection between the Property and the public water and sewer infrastructure*
9 *for the purpose of serving a CCRC development is not made within 10 years of the*
10 *effective date of this Act.*

11
12 **WHEREAS**, on November 6, 2018, a Petition to Amend the Zoning Maps of Howard
13 County to rezone the Property to CEF-M for the stated purpose of developing a CCRC
14 community (the “Zoning Petition”) was filed with the Howard County Zoning Board (“Zoning
15 Board”); and

16
17 **WHEREAS**, subsequent to the filing of the Zoning Petition, the initial public hearing on the
18 Rezoning Petition was not scheduled until March 4, 2020; and

19
20 **WHEREAS**, after the initial public hearing on the Rezoning Petition unforeseen
21 circumstances arose that further delayed the ability of the Zoning Board to schedule and conduct
22 public hearings related to the Rezoning Petition; foremost among these unforeseen circumstances
23 was the outbreak of the Covid-19 pandemic; and

24
25 **WHEREAS**, as a result of the Covid-19 pandemic the County Executive issued an
26 Emergency Order directing County owned buildings to be closed to the public; and

27
28 **WHEREAS**, subsequent to the issuance of the County Executive’s Emergency Order, the
29 Zoning Board has held numerous internet-based and well-attended virtual public hearings
30 relating to the Rezoning Petition but the hearings have not concluded as of the submission of this
31 request; and

1 **WHEREAS**, in consideration of the above described unforeseen circumstances that include
2 the Covid-19 pandemic, the County Council believes it to be in the public interest that the
3 Zoning Board have additional time to fully consider the testimony of all interested parties as it
4 considers the Rezoning Petition without the impending time constraints as currently imposed by
5 the provisions of Council Bill No. 59-2018.

6
7 **Now, Therefore,**

8
9 ***Section 1. Be It Enacted by the County Council of Howard County, Maryland that the Section 2***
10 ***of Council Bill No. 59-2018 (page 3, line 29 through page 4, line 7 of Exhibit A) is hereby***
11 ***amended as provided in Section 2, below.***

12
13 ***Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland that***
14 ***the provisions of this Act providing for expansion of the Planned Service Area and amendments***
15 ***to the Growth Tier Maps and Designated Place Types for Howard County shall be null and void***
16 ***and the Planned Service Area, Growth Tier Map, and Designated Place Type as it relates to this***
17 ***Property, shall revert to the Planned Service Area, Growth Tier, and Designated Place Type in***
18 ***place prior to this Act without any additional action of the County Council if:***

19 ***(1) The Howard County Zoning Board shall fail to issue a Decision and Order approving a***
20 ***Petition to Amend the Zoning Maps of Howard County to rezone the Property to CEF-M***
21 ***for the stated purpose of developing a CCRC community within 5 years from the effective***
22 ***date of this Act (referring to the effective date of Council Bill No. 59-2018); or***

23 ***(2) The connection between the Property and the public water and sewer infrastructure are***
24 ***not made within 12 years of the effective date of this Act (referring to the effective date of***
25 ***Council Bill No. 59-2018).***

26
27 ***Section 3. And Be It Further Enacted by the County Council of Howard County, Maryland that***
28 ***this amendment be attached to PlanHoward 2030.***

29
30 ***Section 4. And Be It Further Enacted by the County Council of Howard County, Maryland that***
31 ***if any provision of this Act or the application thereof to any person or circumstance is held***

1 *invalid for any reason in a court of competent jurisdiction, the invalidity shall not affect other*
2 *provisions or any other application of this Act which can be given effect without the invalid*
3 *provisions or application, and for this purpose the provisions of this Act are severable.*

4

5 ***Section 5. And Be It Further Enacted*** by the County Council of Howard County, Maryland that
6 *this Act shall become effective 61 days after its enactment.*

Exhibit A

Introduced 7/2/18
Public hearing 7/16/18
Council action 7/27/18
Executive action 8/6/18
Effective date 10/6/18

County Council of Howard County, Maryland

2018 Legislative Session

Legislative day # 10

BILL NO. 59 – 2018

Introduced by:

The Chairperson at the request of Erickson Living Properties II, LLC

AN ACT amending the General Plan for Howard County (“PlanHoward 2030”) by adjusting the Planned Service Area boundary for water and sewer service to include approximately 61 acres of property located west of Clarksville Pike (MD Route 108) and south of Sheppard Lane, in Clarksville, Howard County, Maryland; to adjust the Growth Tier Maps of Howard County to reflect the incorporation of said property into the Planned Service Area and the designation of said property within the Growth Tier 1 area of Howard County; and further designating said property as a Targeted Growth and Revitalization Designated Place Type; and providing that certain adjustments will be null and void unless certain conditions are met; and generally relating to PlanHoward 2030.

Introduced and read first time July 2, 2018. Ordered posted and hearing scheduled.

By order Jessica Feldmark
Jessica Feldmark, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on July 16, 2018.

By order Jessica Feldmark
Jessica Feldmark, Administrator

This Bill was read the third time on July 27, 2018 and Passed , Passed with amendments , Failed .

By order Jessica Feldmark
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 30th day of July, 2018 at 11 a.m./p.m.

By order Jessica Feldmark
Jessica Feldmark, Administrator

Approved/Vetoed by the County Executive Aug 6, 2018

Allan H. Kittleman
Allan H. Kittleman, County Executive

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 General Plan for Howard County (“PlanHoward 2030”) establishes the Planned
2 Service Area, which is the area within which the County provides public water and sewer
3 service; and

4
5 **WHEREAS**, PlanHoward 2030 also establishes the Growth Tier Maps of Howard County which
6 maps were adopted by Howard County in fulfillment of its obligations under the Sustainable
7 Growth and Agricultural Preservation Act of 2012 (Senate Bill 236); and

8
9 **WHEREAS**, PlanHoward 2030 further establishes the Designated Place Type Maps of Howard
10 County which maps were also adopted by Howard County in fulfillment of its obligations under
11 the Sustainable Growth and Agricultural Preservation Act of 2012 (Senate Bill 236); and

12
13 **WHEREAS**, PlanHoward 2030 provides that any requests for a General Plan amendment for the
14 expansion of the Planned Service Area for water and sewer service should be denied unless the
15 following minimum criteria are met: the proposed expansion of the Planned Service Area is part
16 of a zoning proposal and is consistent with the General Plan and Smart Growth policies; or the
17 proposed expansion of the Planned Service Area is intended to provide for a public or
18 institutional use such as a religious facility, charitable or philanthropic institution, or academic
19 school; and

20
21 **WHEREAS**, the proposed expansion of the Planned Service Area boundary to include
22 approximately 61 acres of property located west of Clarksville Pike (MD Route 108) and south
23 of Sheppard Lane, in Clarksville, Howard County, Maryland is further identified as Tax Map 34,
24 Parcel 185 and a part of Tax Map 28, Parcel 100 (the “Property”), as shown on attached **Exhibit**
25 **A** and **Exhibit B**; and

26
27 **WHEREAS**, the proposed expansion of the Planned Service Area is a part of a specific zoning
28 proposal to rezone the Property from RC-DEO to CEF-M for the stated purpose of providing a
29 continuing care retirement community (“CCRC”) to consist of independent living units; assisted
30 living; and skilled nursing care; and

31
32 **WHEREAS**, the establishment of a CCRC on the Property in accordance with the Petitioner’s
33 stated purpose advances a number of stated land use policies within the General Plan and will
34 satisfy in part a growing and well documented need for continuing care retirement communities

1 within Howard County for people over the age of 62.

2
3 **WHEREAS**, the establishment of such a CCRC at the proposed location will afford the County’s
4 senior population much needed additional flexibility to age in place within the County; and

5
6 **WHEREAS**, Chapter 6 (Growth) of the Howard County General Plan notes the following:

7
8 *[w]hereas the total U.S. population grew by 9.7% from 2000 to*
9 *2010, those entering the 45 to 64 year age cohort, the approximate*
10 *ages of the baby boomers, increased by 31.5% during that time*
11 *period. Baby boomers currently make up about 29% of the*
12 *countywide population and are starting to move into the 65-plus age*
13 *cohort.*

14
15 *PlanHoward, Chapter 6 (Growth), pg. 66*

16
17 In addition, Chapter 6 (Growth) of the Howard County General Plan makes the following
18 pertinent finding:

19
20 *[w]hereas the overall County population increased by 16%, those*
21 *65 and over increased by 57%. There are now 10,577 more*
22 *residents 65 and older compared to ten years ago – 29,045 total in*
23 *2010 compared to 18,468 in 2000. Almost 27% of the total increase*
24 *of 39,243 residents over the decade was comprised of those aged 65*
25 *and older. The very old, 85 and over, increased by 47%. This trend*
26 *will continue as the baby boomers continue to age.*

27
28 *PlanHoward, Chapter 6 (Growth), pg. 66*

29
30 Furthermore, Policy 9.4 of the Howard County General Plan aims to “expand housing options to
31 accommodate the County’s senior population who prefer to age in place and people with special
32 needs.” In support of that Policy Goal, the Howard County General Plan finds that the

33
34 *County’s housing stock should support the aging population and*
35 *will need to continue General Plan 2000 policies to promote diverse*
36 *senior housing for those that wish or need to downsize to more easily*
37 *maintained units as they age. The policies should also continue to*
38 *support seniors who choose to age in place in their own homes or in*
39 *their own communities...The County also recognizes that as older*
40 *residents’ ability to live independently diminishes, they often need*
41 *to move to housing that provides support services. There are both*

1 (1) The Howard County Zoning Board shall fail to issue a Decision and Order approving a
2 Petition to Amend the Zoning Maps of Howard County to rezone the Property to CEF-M
3 for the stated purpose of developing a CCRC community within 3 years from the
4 effective date of this Act; or

5 (2) The connection between the Property and the public water and sewer infrastructure ~~are~~
6 for the purpose of serving a CCRC development is not made within 10 years of the effective date of
7 this Act.

8

9 **Section 3. Be It Further Enacted** by the County Council of Howard County, Maryland that this
10 amendment be attached to PlanHoward 2030.

11

12 **Section 4. Be It Further Enacted** by the County Council of Howard County, Maryland that if
13 any provision of this Act or the application thereof to any person or circumstance is held invalid
14 for any reason in a court of competent jurisdiction, the invalidity shall not affect other provisions
15 or any other application of this Act which can be given effect without the invalid provisions or
16 application, and for this purpose the provisions of this Act are severable.

17

18 **Section 5. Be It Further Enacted** by the County Council of Howard County, Maryland that this
19 Act shall become effective 61 days after its enactment.

20

EXHIBIT A

SURVEYED DESCRIPTION
PROPOSED PARCEL

BEING PART OF THE PROPERTY ACQUIRED BY LIMESTONE VALLEY FARM, A MARYLAND GENERAL PARTNERSHIP FROM BARBARA L. WARFIELD BY DEED DATED AUGUST 8, 1995 AS RECORDED IN LIBER 3583 FOLIO 234, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

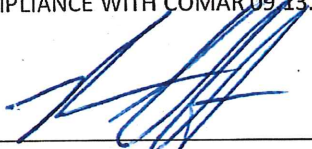
COMMENCING FROM THE INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS OF BREEDEN FAMILY LIMITED LIABILITY COMPANY (LIBER 5341 FOLIO 656) ON THE WEST, AND THE LANDS OF LENORE, LLC (LIBER 11056 FOLIO 243) AND SERVILLE LLC (LIBER 11119 FOLIO 401) ON THE EAST, WITH THE DIVISION LINE BETWEEN THE LANDS OF LIMESTONE VALLEY FARM (LIBER 3583 FOLIO 234) ON THE NORTH AND THE SAID LANDS OF LENORE, LLC AND SERVILLE LLC ON THE SOUTH, THENCE WITH SAID DIVISION LINE;

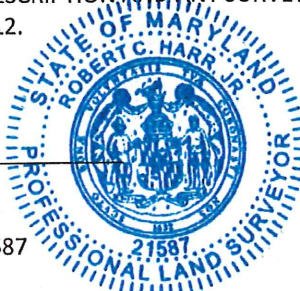
A. SOUTH 67° 25'003" EAST, 365.13 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID DIVISION LINE AND WITH A LINE THROUGH THE SAID LANDS OF LIMESTONE VALLEY FARM, THE FOLLOWING FIVE COURSES AND DISTANCES

1. NORTH 07° 01' 21" WEST, 154.40 FEET, THENCE;
2. CONTINUING, NORTH 17° 32' 18" WEST, 123.97 FEET, THENCE;
3. CONTINUING, NORTH 64° 44' 46" EAST, 193.40 FEET, THENCE;
4. CONTINUING, SOUTH 86° 08' 09" EAST, 802.70 FEET, THENCE;
5. CONTINUING, SOUTH 74° 18' 35" EAST, 781.09 FEET TO THE CENTERLINE OF SHEPARD LANE (VARIABLE WIDTH AND PRESCRIPTIVE RIGHT-OF-WAY), THENCE WITH SAID CENTERLINE;
6. SOUTH 14° 10' 35" EAST, 458.61 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY SIDE OF CLARKSVILLE PIKE - MD RTE. 108 (PRESCRIPTIVE RIGHT-OF-WAY), THENCE WITH SAID SOUTHERLY SIDE;
7. SOUTH 39° 34' 56" WEST, 372.59 FEET; THENCE DEPARTING SAID SOUTHERLY SIDE OF CLARKSVILLE ROAD AND WITH A LINE THROUGH SAID CLARKSVILLE PIKE AND WITH THE EXTENSION OF THE DIVISION LINE OF THE SAID LANDS OF LIMESTONE VALLEY FARM ON THE NORTH, AND THE LANDS OF LENORE, LLC (LIBER 11056 FOLIO 243) AND SERVILLE LLC (LIBER 11119 FOLIO 401) ON THE SOUTH;
8. NORTH 67° 25' 03" WEST, 1674.87 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1,054,111 SQUARE FEET OR 24.199 ACRES

I HEREBY CERTIFY THAT THE METES AND BOUNDS DESCRIPTION HEREIN WAS PREPARED BY ME PERSONALLY OR UNDER MY DIRECTION AND THAT THIS DESCRIPTION AND ANY SURVEY WORK REFLECTED HEREIN WAS PREPARED IN COMPLIANCE WITH COMAR 09.13.06.12.


ROBERT C. HARR, JR.
STATE OF MARYLAND
PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE JANUARY 16, 2019



DATE 7/2/18

SURVEYED DESCRIPTION

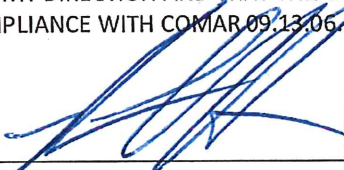
BEING PART OF THE PROPERTY ACQUIRED BY LENORE, LLC AS TO AN UNDIVIDED 50% INTEREST FROM LENORE R. SHAVELL BY DEED DATED NOVEMBER 29, 2007 AS RECORDED IN LIBER 11056 FOLIO 243 AND BY SERVILLE LLC AS TO AN UNDIVIDED 50% INTEREST FROM IRENE C. GLASER BY DEED DATED JANUARY 30, 2008 AS RECORDED IN LIBER 11119 FOLIO 401, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS OF BREEDEN FAMILY LIMITED LIABILITY COMPANY (LIBER 5341 FOLIO 656) ON THE WEST, AND THE LANDS OF LENORE, LLC (LIBER 11056 FOLIO 243) AND SERVILLE LLC (LIBER 11119 FOLIO 401) ON THE EAST, WITH THE DIVISION LINE BETWEEN THE LANDS OF LIMESTONE VALLEY FARM (LIBER 3583 FOLIO 234) ON THE NORTH AND THE SAID LANDS OF LENORE, LLC AND SERVILLE LLC ON THE SOUTH, THENCE WITH SAID DIVISION LINE;

1. SOUTH 67° 25' 03" EAST, 2026.07 FEET TO THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF LENORE, LLC AND SERVILLE LLC ON THE WEST, AND THE LANDS OF STEPHEN KLEIN & ASSOCIATES, LLC (LIBER 5082 FOLIO 679) ON THE EAST, ALSO BEING THE CENTERLINE OF CLARKSVILLE PIKE – MD RTE. 108 (PRESCRIPTIVE RIGHT-OF-WAY), THENCE WITH SAID DIVISION LINE;
2. SOUTH 40° 23' 40" WEST, 548.04 FEET, THENCE CONTINUING WITH A LINE THROUGH SAID CLARKSVILLE PIKE;
3. SOUTH 17° 13' 42" EAST, 33.00 FEET, THENCE CONTINUING WITH SAID THROUGH LINE AND FURTHER CONTINUING WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF LENORE, LLC AND SERVILLE LLC ON THE NORTH, AND THE LANDS OF CLARKSVILLE FREESTATE, LLC (LIBER 16629 FOLIO 30), CLARKSVILLE AUTO PROPERTIES, LLC (LIBER 3903 FOLIO 315), LOT 2, FOSTER PROPERTY (PLAT NO. 14068) AND THE LANDS OF CLARKSVILLE SQUARE, LLC (LIBER 4516 FOLIO 389) ON THE SOUTH;
4. SOUTH 86° 46' 18" WEST, 1582.00 FEET TO THE INTERSECTION OF SAID DIVISION LINE, WITH THE SAID DIVISION LINE BETWEEN THE LANDS OF BREEDEN FAMILY LIMITED LIABILITY COMPANY ON THE WEST, AND THE LANDS OF LENORE, LLC AND SERVILLE LLC ON THE EAST, THENCE WITH SAID DIVISION LINE;
5. NORTH 02° 21' 22" EAST, 1317.16 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1,583,544 SQUARE FEET OR 36.353 ACRES

I HEREBY CERTIFY THAT THE METES AND BOUNDS DESCRIPTION HEREIN WAS PREPARED BY ME PERSONALLY OR UNDER MY DIRECTION AND THAT THIS DESCRIPTION AND ANY SURVEY WORK REFLECTED HEREIN WAS PREPARED IN COMPLIANCE WITH COMAR 09.13.06.12.


ROBERT C. HARR, JR.
STATE OF MARYLAND
PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE JANUARY 16, 2019.

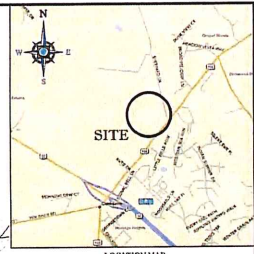


7/2/18
DATE

RT/dl

S:\Surveys\2017\SD172015\Admin\Metes and Bounds\SURVEYED DESCRIPTION-ROUTE 108.docx

EXHIBIT B



AREA TO BE INCLUDED IN THE PLANNED SERVICE AREA FOR WATER & SEWER; AND TO BE DESIGNATED AS GROWTH TIER I AND GROWTH & REVITALIZATION DESIGNATED PLACE TYPE

LEGEND

- EXISTING CONTOUR
- EXIST. TOP OF CURB ELEVATION
- EXIST. GUTTER ELEVATION
- EXISTING SPOT ELEVATION
- WATER METER
- WATER VALVE
- WAS VALVE
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY
- UTILITY POLE
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- SEWER
- METAL GUARANTEE
- FENCE
- BENCHMARK
- PAVE WAY
- WETLANDS
- FLOOD PLAIN
- PROP. OWNED LOT SET
- TRAP/SEAL POLE
- TREE LINE
- MEASURED RECORD
- APPROX. LOC. UNDERGROUND GAS LINE PER REF. 2
- WATER METER
- GAS METER
- PAINTED METER
- ELECTRIC METER
- ELECTRIC BOX
- MONITORING WELL
- APPROX. LOC. UNDERGROUND GAS LINE
- APPROX. LOC. UNDERGROUND ELEC. LINE
- MAIL BOX
- AREA LIGHT
- SEWER LINE
- CLEAN OUT

NOTES

1. PROPERTY IS PART OF THE LANDS OF LIMESTONE VALLEY FARMS AS RECORDED IN LIBER 581 FOLD 234 AND THE LANDS OF LIMESTONE VALLEY FARMS AS RECORDED IN LIBER 1108 FOLD 303. ALL RECORDS WERE THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND MARYLAND TAX MAP READER OF 28 24 19 AND 24 8 16 FOR THE DEPARTMENT OF ASSESSMENTS.
2. AREA SQUARE FEET OR ACRES
LIMESTONE VALLEY FARMS 1,981,344
LIMESTONE VALLEY FARMS 1,981,344
3. LOCATION OF ALL UNDERGROUND UTILITIES AND APPROPRIATE LOCATIONS OF SHOWN FROM PLANS AND MANHOLE RECORDS IS SHOWN ON THESE PLANS. THE LOCATION OF UTILITIES TO DEVELOP A VIEW OF THESE UTILITIES IS SHOWN ON THESE PLANS. THE LOCATION OF UTILITIES TO DEVELOP A VIEW OF THESE UTILITIES IS SHOWN ON THESE PLANS. THE LOCATION OF UTILITIES TO DEVELOP A VIEW OF THESE UTILITIES IS SHOWN ON THESE PLANS.
4. THE SURVEYOR HAS PERFORMED UTILITIES AND APPROPRIATE LOCATIONS OF SHOWN FROM PLANS AND MANHOLE RECORDS IS SHOWN ON THESE PLANS. THE LOCATION OF UTILITIES TO DEVELOP A VIEW OF THESE UTILITIES IS SHOWN ON THESE PLANS. THE LOCATION OF UTILITIES TO DEVELOP A VIEW OF THESE UTILITIES IS SHOWN ON THESE PLANS.
5. THE SURVEYOR HAS PERFORMED UTILITIES AND APPROPRIATE LOCATIONS OF SHOWN FROM PLANS AND MANHOLE RECORDS IS SHOWN ON THESE PLANS. THE LOCATION OF UTILITIES TO DEVELOP A VIEW OF THESE UTILITIES IS SHOWN ON THESE PLANS. THE LOCATION OF UTILITIES TO DEVELOP A VIEW OF THESE UTILITIES IS SHOWN ON THESE PLANS.
6. THE LOCATION OF UNDERGROUND PILE TANKS ARE APPROXIMATE AND ARE SUBJECT TO FIELD VERIFICATION.
7. ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED TO THE HOWARD COUNTY SURVEY CONTROL POINT NUMBER 10 WITH A PUBLISHED ELEVATION OF 454.47 FEET.
8. THE PROPERTY IS LOCATED IN OTHER AREA ZONE 3 (AREA 3) DETERMINED TO BE OUTSIDE THE 20% FLOOD PLAIN FLOOD PLAIN RATE MAP HOWARD COUNTY, MARYLAND AND RECORDED IN LIBER 1108 FOLD 303. ALL RECORDS WERE THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND MARYLAND TAX MAP READER OF 28 24 19 AND 24 8 16 FOR THE DEPARTMENT OF ASSESSMENTS.
9. THE LANDS AND TREES SHOWN HEREON WERE OWNED BY LOGSICOR INC. ON AUGUST 20, 2011 AND AUGUST 20, 2011 AND REVEALED BY GPS ENGINEERING ON JUNE 1 AND 2011 TO 2011 ON THE SUBJECT PROPERTY. WETLANDS SHOWN HEREON WERE Delineated ON DECEMBER 1, 2011.

REFERENCES

1. MAP ENTITLED "04-248", UNDATED AND PREPARED BY BALTORE GAS AND ELECTRIC.
2. MAP ENTITLED "04-248", UNDATED AND PREPARED BY BALTORE GAS AND ELECTRIC.

UTILITY COMPANY	UTILITY STATUS	14-REQUEST	24-REQUEST	RECORDED
BOE ELECTRIC	MARKED	11/29/17		
BOE GAS	MARKED	11/29/17		
HOWARD COUNTY	MARKED	11/29/17		
HOWARD COUNTY	MARKED	11/29/17		
VERISON	MARKED	11/29/17		

UTILITIES
 THE FOLLOWING COMPANIES WERE NOTIFIED BY CLARKEVILLE AND THE UTILITY COMPANIES TO MARK UP UNDERGROUND UTILITIES AND TO PROVIDE INFORMATION TO THE SURVEYOR. THE INFORMATION PROVIDED BY THESE COMPANIES IS SUBJECT TO THE UTILITY COMPANIES' RECORDS AND IS NOT GUARANTEED BY THE SURVEYOR. THE SURVEYOR HAS PERFORMED VISUAL INSPECTIONS AND FIELD VERIFICATION OF THE UTILITIES SHOWN ON THESE PLANS. THE LOCATION OF UTILITIES TO DEVELOP A VIEW OF THESE UTILITIES IS SHOWN ON THESE PLANS.

I CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION THAT THE SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION AND THE STANDARDS AND ETHICS OF THE PROFESSIONAL SURVEYING BOARD OF MARYLAND. I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MARYLAND. THE OFFERS SHOWN ARE INTENDED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADJUTANT, ETC.

ROBERT C. HARR, JR.
 LICENSED PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRES: JANUARY 31, 2018

BOUNDARY & TOPOGRAPHIC SURVEY

ERICKSON LIVING PROPERTIES, II, LLC

QUINCY W. SMITH, III
 100 BAYFIELD LANE
 DELORE STREET, SUITE 100
 HOWARD COUNTY, MARYLAND

FILE NO.	14-012206	DATE	08/01/17
REVISION	1	DATE	08/01/17
REVISION	2	DATE	08/01/17
REVISION	3	DATE	08/01/17
REVISION	4	DATE	08/01/17
REVISION	5	DATE	08/01/17
REVISION	6	DATE	08/01/17
REVISION	7	DATE	08/01/17
REVISION	8	DATE	08/01/17
REVISION	9	DATE	08/01/17
REVISION	10	DATE	08/01/17



BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on August 6, 2018.

Jessica Feldmark
Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on _____, 2018.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on _____, 2018.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on _____, 2018.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on _____, 2018.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on _____, 2018.

Jessica Feldmark, Administrator to the County Council