



November 2, 2018

To: Columbia Association Board of Directors  
(E-mail: [Board.Members@ColumbiaAssociation.org](mailto:Board.Members@ColumbiaAssociation.org))  
CA Management

From: Andrew C. Stack, Board Chair

**The Columbia Association Board of Directors Work Session will be held on Thursday, November 8, 2018 at 7:00 p.m. at Columbia Association headquarters, 6310 Hillside Court, Suite 100, Columbia, MD 21046.**

### AGENDA

1. Call to Order 5 min.
  - (a) Announce Directors/Senior Staff Members in Attendance
  - (b) Remind People that Work Sessions are not Recorded/Broadcast
  - (c) Read Five Civility Principles
2. Approval of Agenda 1 min.
3. Resident Speakout  
**3 Minutes per Individual; 5 Minutes per Group; 2 Minutes for Response to Questions**
4. Chairman's Remarks 3 min.
5. President's Remarks; Follow-Up Questions from the Board Members 10 min.
6. Work Session Topics 95 min.
  - (a) Howard County Phase 2 Land Development Regulations Assessment (4<sup>th</sup> Discussion) – Outparcels (45 min.)
  - (b) Discussion of the Most Recent Development Tracker (15 min.)
  - (c) Capital Projects and Open Space Updates (15 min.)
  - (d) Four Easement Requests from Howard County (20 min.)
7. Adjournment – Anticipated Ending Time: Approximately 9:05 p.m.

### Next Board Meeting

**Thursday, November 8, 2018 – 9:15 p.m. (approximately)**

**ARRANGEMENTS FOR AN INTERPRETER FOR THE HEARING IMPAIRED CAN BE MADE BY CALLING 410-715-3111 AT LEAST THREE DAYS IN ADVANCE OF THE MEETING.**

### CA Mission Statement

Working every day in hundreds of ways to make Columbia an even better place to live, work, and play.

### CA Vision Statement

Making Columbia the community of choice today and for generations to come.

November 2, 2018

**Chair's Remarks**  
**November 8, 2018 CA Work Session**  
**November 8, 2018 CA Board Meeting**

<u>Date</u>	<u>Activity</u>	<u>Time</u>
Nov 3, 2018	Exploring Columbia - Downtown Columbia (see web site)	10:00 AM
Nov 3, 2018	"The Art of Abstraction" reception (Columbia Art Center)	2:00 PM
Nov 5, 2018	Meeting regarding proposed Wilde Lake multi-use pathway (Slayton House)	6:30 PM
Nov 5, 2018	"From Faux to Abstraction" (Columbia Art Center)	7:00 PM
Nov 6, 2018	MD General Election	
Nov 8, 2018	Exploring Columbia - Kings Contrivance (see web site)	10:00 AM
Nov 8, 2018	CA Board work session followed by Board meeting	7:00 PM
Nov 8, 2018	Planning Board hearing regarding Phase 2 development in the Crescent area 3 (George Howard Building)	7:00 PM
Nov 10, 2018	CA Open House (see web site)	8:00 AM
Nov 11, 2018	Veterans Day Celebration (Parade & Lakefront)	9:30 AM

RR = Registration Required

Dick and I have visited 9 Village Boards. We will meet with the Town Center Village Board on November 14th.

Athletic Club will reopen on November 30th.



**To:** Columbia Association Board of Directors (Board)  
**From:** Jane Dembner, Director of Planning and Community Affairs  
**Subj:** Analysis of Columbia Outparcels  
**Date:** October 31, 2018

For the November 8th Board Work Session discussion item on Phase 2 of the Howard County land development regulations update, we have invited staff members from the Howard County Department of Planning and Zoning to share their recent analysis of Columbia's outparcels. These are parcels that are located in close proximity to lands zoned New Town but are not zoned New Town. Department of Planning and Zoning staff will present their analysis and share the development potential of vacant outparcels.

#### Why Study Outparcels?

Some concerns raised about outparcels and are noted below:

- Appearance: Since outparcels are not part of a Columbia Village, they are not subject to the villages' covenants and architectural guidelines.
- Development Capacity. The vacant outparcels have the potential to buildout and may be incompatible with adjacent New Town parcels.
- Others? Board members may want to identify the issues that concern them about outparcels and provide that to the county's planning and zoning staff to see how the issues can be addressed.



To: Columbia Association Board of Directors (CA Board)  
Through: Jane Dembner, Director of Planning and Community Affairs  
From: Jessica Bellah, Community Planner  
Subject: November 2018 Development Tracker  
Date: November 1, 2018

At the November 8<sup>th</sup> CA Board work session, we will be providing a briefing of Columbia Association's Development Tracker published for the month of November. During the meeting, staff will highlight noteworthy cases of new or updated proposed developments occurring within and nearby Columbia. Staff will make a brief presentation and answer questions. The purpose of this memo is to expand on certain proposed development projects included in this month's development tracker that staff believes to be of particular consequence or interest to Columbia Association (CA).

Attached is the most recently prepared tracker of CA's Development Tracker. The tracker is also posted on our website at [columbiaassociation.org/about-us/planning-development/columbia-planning-development-tracker/](http://columbiaassociation.org/about-us/planning-development/columbia-planning-development-tracker/).

#### Council Bill 73-2018

An act amending Section 2 of Council Bill 46-2016 to correct for and accommodate an interpretation of the original legislation which did not reflect the Council's original intent. This bill would have had the effect of rolling back the applicability of new gas station regulations in the New Town zone and would have affected several properties that received or were seeking approval under the new regulations. CA strongly opposed the bill. County Council, at their October 29<sup>th</sup> legislative session, withdrew the bill from consideration without discussion.

#### Wilde Lake multi-purpose trail

On November 5<sup>th</sup>, Howard Research and Development Corporation (HRD) will host a pre-submission community meeting to present a proposed bicycle and pedestrian side path on the northern side of Twin Rivers Road. The path is proposed to run from Faulkner Ridge Circle to Governor Warfield Parkway, where it will connect to on-road bike facilities in the Downtown Columbia neighborhood. The project is a requirement of the Community Enhancement, Programs, and Public Amenities (CEPPA) #18, specified in the Downtown Columbia Plan. CEPPA # 18 states that, "prior to the issuance of a building permit for the 2,600,000<sup>th</sup> SF of Development [approved as

part of the Downtown Plan], GGP will construct at its expense, the Wilde Lake to Downtown Columbia pedestrian and bicycle pathway. The scope and design of new pedestrian and bicycle pathways in the Plan will be guided by the new Downtown-wide Design Guidelines, Adequate Public Facilities Ordinance, and as delineated in this Plan and its Exhibit.”

It is expected that the development trigger for this CEPPA will be met within the next year and therefore, HRD is moving forward with designing and constructing the trail. Although the trail should ultimately be transferred to the County, a significant portion of the trail alignment is located on CA property and will replace the existing narrow sidewalk currently on Twin Rivers Road. HRD provided a draft copy of the trail alignment to CA for comment. Open Space and Facility Services staff is taking lead on reviewing the proposed trail alignment and potential impacts to CA property. Planning staff is supportive of the pathway connection as it furthers the goals outlined in the Downtown Plan and provides improved connectivity through Columbia. Staff is currently reviewing the pathway alignment and will submit comments to HRD.

### Lakefront Neighborhood North

HRD is moving forward with development of the Lakefront Neighborhood under the Downtown Revitalization guidelines. This neighborhood is generally located between Little Patuxent Parkway and Lake Kittamaqundi. Under the land development review process for Downtown Columbia, developers must hold a pre-submission community meeting and schedule a Design Advisory Panel (DAP) meeting prior to submitting final plans of site development plans to the Department of Planning and Zoning.

The first pre-submission community meeting, scheduled for November 13th, will focus on the northern most area of the Lakefront Neighborhood and HRD’s proposed mixed-use retail, office, and residential development of 775 units. Plans will be made available at the meeting, which is the first step in a series of meetings and review processes that will occur for this area. Staff will attend this meeting and closely follow development meetings and plans as they move forward in this process.



*Illustrative Master Plan, The Lakefront*  
**Source: Columbia Plan**

### Eden Brook

For the past few months, CA staff has been closely following the proposed development of 24 single-family attached age-restricted houses at the SW corner of Guilford Road and Eden Brook Drive on the historic Wildwood House site. Age restricted housing projects are a conditional use in the R-12 zone and developers must provide specific enhancements and amenities to meet the conditional use requirements. The Hearing Examiner granted the applicant approval of their conditional use subject to several conditions that ensure the site development plan as approved will include those off-site amenities such as the pathway extension and crosswalks shown in the Conditional Use Plan. These features connect through CA land to existing CA pathways and require CA approval and coordination. The petitioner is required to obtain all CA approvals, including necessary easements. The petitioner is also responsible for making all necessary improvements to a portion of the existing CA pathway/sidewalk system to meet current County and ADA standards.

The applicant recently received approval of their Environmental Concept Plan and submitted a preliminary equivalent sketch plan for this project. CA previously submitted comments to the reviewer of the ECP plans. As the applicant has not yet reached out to CA to do the necessary coordination of the pathway connections and improvements, staff will provide additional comment to the Subdivision Review Committee indicating the need for the applicant to meet the requirements of their conditional use approval and requesting them to begin this coordination effort.

# Columbia Development Tracker

**November 2, 2018**



The Columbia Development Tracker incorporates projects or development proposals going through their entitlement and/or planning review process. The tracker is composed of four separate sections, which are listed below in order of appearance:

1. Upcoming development related public meetings
2. Previous development related public meetings and decisions
3. Newly submitted development plans
4. Previously submitted development proposals and decisions/status

*This monthly report is produced by CA's Office of Planning and Community Affairs with information compiled from Howard County Government*

## Upcoming Development Public Meetings

Project	Village	Meeting Date, Time, and Location	Meeting Type	Stage in the Development Review Process	CA Staff Recommendation
<p>Wilde Lake multi-purpose trail</p> <p>As part of the Downtown Columbia Plan Community Enhancement, Programs, and Public Amenities (CEPPA #18) requirements, Howard Research and Development Corp. is proposing to construct a pedestrian and bicycle side path facility on the northern side of Twin Rivers Road from Faulkner Road to Governor Warfield Parkway. (predominantly within CA open space)</p>	<p>Wilde Lake</p>	<p>11/5/2018 6:30 pm</p> <p>Slayton House 10400 Cross Fox lane Columbia MD 21044</p>	<p>Pre-submission Community Meeting</p>	<p>Community meeting prior to submission of development plans</p>	<p>CA planning staff is supportive of this project and is reviewing plan submittals in coordination with the CA open space and facilities team to evaluate impacts to CA property.</p>
<p>Robinson Overlook</p> <p>The owner of property at 7410 Grace Drive submitted is proposing to construct 48 dwelling units spread between five residential apartment buildings on 3.84 acres of property. This project is being developed as a partnership between Woda Cooper Companies and the Howard County Housing Commission with a mixed income housing structure of 30%, 40%, 50%, and 60% area median income to accommodate low and moderate income households, and a small number of unrestricted market rate units.</p>	<p>Near Hickory Ridge</p>	<p>11/7/2018 6:00 pm</p> <p>Hawthorn Center 6175 Sunny Spring Columbia MD 21044</p>	<p>Pre-submission Community Meeting</p>	<p>Community meeting prior to submission of development plans</p>	<p>No action recommended. Staff is supportive of this mixed-income proposal at this location and will continue to monitor this project through upcoming plan submittals.</p>

## Upcoming Development Public Meetings

Project	Village	Meeting Date, Time, and Location	Meeting Type	Stage in the Development Review Process	CA Staff Recommendation
<p>SDP-18-005 Downtown Columbia Crescent, Area 3, Phase 2</p> <p>The Howard Research and Development Corporation is proposing to construct a mixed-use apartment and retail building with 423 units and an 18,190 sq. ft. retail building.</p> <p>Development totals trigger requirements associated with CEPPA #17 related to the Board of Education's determination of the need for a school site.</p>	<p>Non-Village, Merriweather Crescent Neighborhood</p>	<p>11/8/2018 7:00 pm</p> <p>3430 Court House Drive Ellicott City, MD 21043</p>	<p>Planning Board – Decision making role following a public meeting</p>	<p>Final review by decision making body.</p> <p>Last opportunity for public input.</p>	<p>No action recommended – CA staff agrees with the reasonableness of the applicant's request to provide alt. compliance for meeting CEPPA #17. Staff will continue to monitor this case</p>
<p>Lakefront Neighborhood – North</p> <p>As part of the Downtown Columbia revitalization plan for the Lakefront neighborhood, Howard Research and Development Corporation is presenting a proposal for a mixed-use retail, office, and residential development project consisting of 775 units on 13 acres of property located between Little Patuxent Pkwy and Lake Kittamaqundi and north of Wincopin Circle.</p>	<p>Non-Village, Downtown Columbia, Lakefront Neighborhood</p>	<p>11/13/2018 6:30 pm</p> <p>Oakland Manor 5430 Vantage Point Rd Columbia MD 21044</p>	<p>Pre-submission Community Meeting</p>	<p>Community meeting prior to submission of development plans.</p> <p>Next steps: DAP meeting and submission of plans to DPZ.</p>	<p>CA staff will attend the pre- submission community meeting and monitor this project.</p>

## Upcoming Development Public Meetings

Project	Village	Meeting Date, Time, and Location	Meeting Type	Stage in the Development Review Process	CA Staff Recommendation
<p>BA-18-026C -Burgers of Baltimore II</p> <p>A conditional use case for a fast food restaurant in an existing building at 8835 Centre Park Drive. The proposed use would occupy 7,000 SF of vacant leasable space with 2 existing drive-thru lanes.</p>	<p>Near Columbia, non-village</p>	<p>12/14/2018 9:30 am</p> <p>3430 Court House Drive Ellicott City, MD 21043</p>	<p>Hearing Examiner</p>	<p>Depending on degree of modifications proposed to the site/building the applicant may proceed directly to permitting or proceed to SDP plan submissions to DPZ if making site alterations.</p>	<p>No action recommended – use is consistent with the surrounding area. Staff will review site plan changes, if any, once available.</p>

## Previous Development Related Meetings and Decisions

Project	Village	Meeting Date, Time, and Location	Meeting Type	Decision	Stage in the Development Review Process	CA Staff Recommendation
<p>BA 753-D &amp; 754-D Appeal of DPZ letter dated 5/3/18, Subdivision Review Committee’s determination that SDP-17-041 EGU subdivision Royal Farms Store 186 &amp; Canton Car Wash located at 9585 Snowden River Parkway “may be approved”.</p>	<p>Near Owen Brown, Snowden River Pkwy Corridor</p>	<p>10/19/18 9:30 am  3430 Court House Dr Ellicott City, MD 21043</p>	<p>Hearing Examiner</p>	<p>Hearing was postponed to December 19<sup>th</sup> at 9:30 am.</p>	<p>Decisions of the Hearing Examiner may be appealed to the Board of Appeals.</p>	<p>CA filed appeal BA 753-D and hired outside counsel to represent the case before the Hearing Examiner. CA Senior Staff to attend the hearing.</p>
<p>Lakefront Core Neighborhood – Public Square A meeting to review plans for the public square at the lakefront area of Downtown Columbia for a property consisting of 0.6 acres of land located between Columbia Association lakefront land and the Whole Foods north of the Whole Foods site. This also includes the proposed veteran’s memorial site.</p>	<p>Downtown Columbia – Non-village</p>	<p>10/23/2018 6:00 pm  Slayton House Theater 10400 Cross Fox lane Columbia, MD 21044</p>	<p>Pre-submission Community Meeting</p>	<p>Not a decision making meeting</p>	<p>Community meeting prior to submission of development plans</p>	<p>CA senior staff attended both these meetings and has met with the applicant to review the plans.</p>
		<p>10/24/2018 7:00 pm  3430 Court House Dr Ellicott City, MD 21043</p>	<p>Design Advisory Panel</p>	<p>Minutes are pending. The DAP made several Recommendations such as providing shade to the playground area, improving sightlines from and to the site and improving access to Haven.</p>	<p>DAP meeting prior to submission of development plans. Applicant will respond to DAP comments.</p>	<p>No action recommended at this time. Staff will continue to review materials and closely track this project.</p>

## Previous Development Related Meetings and Decisions

Project	Village	Meeting Date, Time, and Location	Meeting Type	Decision	Stage in the Development Review Process	CA Staff Recommendation
<p>Lufti Property The owner of property at 6301 Guilford Road is proposing the development of five single family detached homes on a 1.56 acre property currently consisting of one single family home. The property is in the R-12 zone.</p>	<p>Near River Hill</p>	<p>10/23/2018 6:00 pm  5<sup>th</sup> District Volunteer Fire Department 5000 Signal Bell Lane Clarksville, MD 21029</p>	<p>Pre-submission Community Meeting</p>	<p>Not a decision making meeting</p>	<p>Community meeting prior to submission of development plans</p>	<p>No action recommended – the proposed development of this parcel is consistent with the surrounding density and zoning.</p>

# Newly Submitted Development Plans

## SP-18-003, Eden Brook

Near Kings Contrivance

Map created by Columbia Association, August 3, 2018



□ Property Boundary    ▨ CA Owned Property    □ Columbia Boundary

**Project Description:** A preliminary equivalent sketch plan was submitted in association with the proposed development of 24 single-family attached age-restricted houses at the SW corner of Guilford Road and Eden Brook Drive on the historic Wildwood House site.

**Submitted:** 10/23/18

**Zoning:** R-12, Medium Density Res

**Decision/Status:** Under Review

**Next Steps:** Staff-level review by the Subdivision Review Committee and assessment of APFO. Next step: Final Plan

**CA Staff Recommendation:** Staff will be submitting comments to the Subdivision Review Committee indicating the Hearing Examiner's requirements that the applicant coordinate the shown trail connections with CA and noting that the Applicant has not yet reached out to CA to do so.

# Newly Submitted Development Plans

## WP-19-024, Atholton Overlook

Near Hickory Ridge

Map created by Columbia Association, August 30, 2018



Property Boundary CA Owned or Leased Property Columbia Area

**Project Description:** The owner of property at 6549 Freetown Road is proposing to build 6 single-family detached dwelling units on 2 acres of property currently containing 1 existing single-family home. Waiver petition was for the removal of one centrally located specimen tree with an approved alternative compliance replacement regime.

**Submitted:** 10/01/18

**Zoning:** R-12, Medium Density Res

**Decision/Status:** Approved 10/30/18

**Next Steps:** Final DPZ staff-level review

**CA Staff Recommendation:**

No action recommended – staff concurs with the reasoning for granting alternative compliance which is that the tree to be removed is centrally located, inhibiting the reasonable and will allow new homes to be placed at locations that best fit the property. Removal of this specimen tree allows for the grouping of homes away from other specimen trees on the property.

# Newly Submitted Development Plans

## ECP-19-014, Lakefront Core Neighborhood – Public Square

*Downtown Columbia, Non-village*

Map created by Columbia Association, October 30, 2018



Property Boundary CA Owned or Leased Property Columbia Area

**Project Description:** Howard Research and Development Corp. submitted an Environmental Concept Plan for the public square at the lakefront area of Downtown Columbia for a property consisting of 0.6 acres of land located between Columbia Association lakefront land and the Whole Foods north of the Whole Foods site. This is also the site of the proposed veteran's memorial site.

**Submitted:** 10/22/18

**Zoning:** NT, New Town

**Decision/Status:** Under review

**Next Steps:** Site Development Plan

**CA Staff Recommendation:**

No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.

CA staff will continue to monitor this project through upcoming plan submittals.

# Newly Submitted Development Plans

## ECP-19-006, Taco Bell

Village of Owen Brown

Map created by Columbia Association, October 30, 2018



Property Boundary CA Owned or Leased Property Columbia Area

**Project Description:** An Environmental Concept Plan was submitted for the Taco Bell located at 7102 Minstrel Way. The existing building will be replaced with a new building (also Taco Bell) and adjustments made to the site design.

**Submitted:** 10/18/18

**Zoning:** NT, New Town  
(Employment Commercial)

**Decision/Status:** Under review

**Next Steps:** Submission of FP & SDP

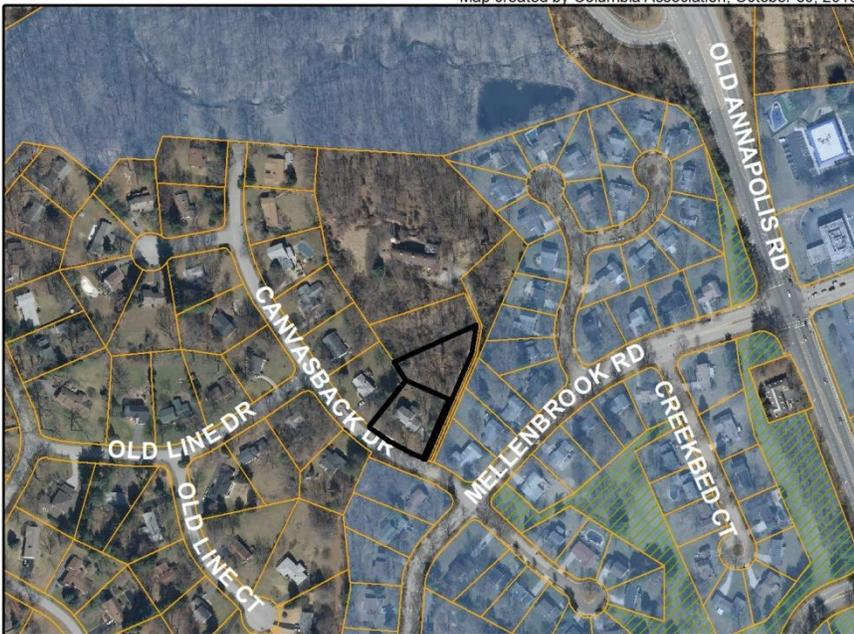
**CA Staff Recommendation:**

No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.

## F-19-034, Jordan Overlook & Dalton

Near Oakland Mills

Map created by Columbia Association, October 30, 2018



Property Boundary CA Owned or Leased Property Columbia Area

**Project Description:** A Final subdivision plan was submitted for 4925 Canvasback Dr and 9211 Jordan River Rd for the purpose of making adjustments to existing lot lines to bring them into compliance with current standards. Property is associated with anticipated conditional use case proposal for age-restricted adult housing development.

**Submitted:** 10/18/18

**Zoning:** R-20, Low Density Residential

**Decision/Status:** Under review

**Next Steps:** Pending determination of how property will be redeveloped

**CA Staff Recommendation:** No action recommend at this time. Staff is following the conditional use case.

# Newly Submitted Development Plans

## ECP-19-015

Columbia Non-village

Map created by Columbia Association, October 30, 2018



Property Boundary CA Owned or Leased Property Columbia Area

**Project Description:** An Environmental Concept Plan was submitted for a property located at 9199 Red Branch Road. The ECP is associated with the proposed tear down of the existing building and replacement with a three-story self-storage facility.

**Submitted:** 10/23/18

**Zoning:** NT, New Town  
(Employment Commercial)

**Decision/Status:** Under review

**Next Steps:** FP and SDP

**CA Staff Recommendation:** No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.

## ECP-18-053, Shiraz Property

Near Long Reach

Map created by Columbia Association, October 30, 2018



Property Boundary CA Owned or Leased Property Columbia Area

**Project Description:** The owner of property at 6135 Waterloo Road submitted an Environmental Concept Plan for the construction of one single family detached unit on 0.9 acres of land currently containing 1 existing single-family home.

**Submitted:** 10/17/18

**Zoning:** R-SC, Medium Density Residential

**Decision/Status:** Under review

**Next Steps:** Submission of subdivision and site development plans

**CA Staff Recommendation:** No action recommended - project is consistent with development standards for this zone.

**Columbia Development Tracker (October 2018)**

Last Updated 10/30/2018

This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.

**Previous Development Proposals and Decisions**

Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
SDP-18-047	3/1/2018	Locust United Methodist Church, located at 8105 Martin Rd, submitted a site development plan for expansion of church facilities and a parking lot addition including the construction of an activity room and ADA improvements.	Near Hickory Ridge	R-SC	Submit revised plan by 11/28/2018	Final DPZ staff-level review	No action recommended - Project will have minor impact to neighborhood.
SDP-17-010	2/16/2018	Site Development Plan submitted to redevelop an existing warehouse for recreational and office uses. The project includes reconfiguration of the parking lot.	Near non-village land, Gateway	M-1	Time extension granted per WP-18-122; new submission date: 9/11/2018	Final DPZ staff-level review	No action recommended - Project does not substantially change use or operations.
SDP-18-005 Downtown Columbia Crescent	11/29/2017, 4/2/2018, 6/25/2018	Howard Research and Development Corporation submitted a Site Development Plan for Phase 2, Area 3 of the Crescent Neighborhood Downtown Revitalization plan. Development proposal is for two mixed-use buildings with 423 apartments (including 26 moderate income housing units), 1 restaurant, 1 retail site.	Downtown Columbia	New Town	Under Review - Planning Board meeting postponed to 11/8/2018	Planning Board – decision-making role following a public meeting	CA staff has been monitoring this case to see that it is in alignment with the approved FDP and to review the site design details of the project and agrees that it is consistent.
ECP-18-037	3/6/2018, 4/12/2018	An Environmental Concept Plan was submitted for the construction of a new elementary school and demolition of the existing Talbott Spring Elementary School. The State Interagency Commission on School Construction supports the request to build a new school, reversing a previous ruling that approved renovation/addition project instead on demolition and replacement.	Oakland Mills	NT	Submit revised	Environmental Concept Plans (ECP) are an initial evaluation of site planning and undergo DPZ staff-level technical review.	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
F-18-087 Hidden Ridge	4/24/2018, 8/7/2018	The owner of property at 10685 & 10689 Owen Brown Road submitted a subdivision plan for 1 open space lot and 12 single-family attached homes on ~4.9 acres of land behind the Abiding Savior Lutheran Church.	Near Hickory Ridge	R-SC	Applicant should submit revised plan	Final subdivision plan prior to submitting a SDP	CA staff is monitoring this case as it relates to the adjacent Mas Tec Network cell tower project.
F-18-083	4/2/2018, 6/29/2018, 9/21/2018	A Final Plan was submitted for a proposal to build 6 single-family detached homes on 2.74 acres at 7440 Oakland Mills Road in the Guilford neighborhood, southeast of Snowden River Parkway.	Near Columbia non-village	R-12	Under Review	Final subdivision plan prior to submitting a SDP	No action recommended – the proposed development of this parcel is consistent with the surrounding density and permitted zoning.

**Columbia Development Tracker (October 2018)**

Last Updated 10/30/2018

This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.

**Previous Development Proposals and Decisions**

Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
F-18-041 Cedar Creek - Phase 1 (Renamed from Simpson Oaks)	5/7/2018, 10/16/2017	The owner of property on Grace Drive submitted a final plan for phase 1 of their development of ~60 acres. The plan consists of 46 single-family detached home lots and 83 town home lots, 12 open space parcels and 8 future residential parcels to be developed under Phase 2.	Near Hickory Ridge and River Hill	CEF-R	Under Review	Final subdivision plan prior to submitting an SDP	No action recommended, plan appears consistent with original site plan concepts and previous plan submissions.
ECP-18-048	5/10/2018, 8/15/2018	An Environmental Concept Plan was submitted to construct 4 bocce courts at a Howard County Department of Rec and Parks facility located at Cedar Lane Park near Route 108.	Near Harper's Choice	R-20	Approved on 9/4/2018	Environmental Concept Plans (ECP) are an initial evaluation of site planning and undergo DPZ staff-level technical review.	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
S-18-006	5/7/2018, 7/31/2018	A sketch plan was submitted for 18 single-family detached homes on what is currently Grandfather's Garden Club (5320 Phelps Luck Road).	Village of Long Reach	NT	Submit Revised Plan	Preliminary Plan -> Final Plan -> SDP -> Planning Board Approval	No action recommended - subdivision appears to be in line with the conditions made during adjustment of the PDP to develop this property with residential single-family homes.
F-18-109 Name Change to: Cedar Creek - Phase 2 Previously: Simpson Oaks - Phase 2	6/15/2018, 9/17/2018	The owner of property on Grace Drive submitted a final plan for phase 2 of their development of ~60 acres. The plan consists of 55 single-family detached home lots which are part of a larger development.	Near Hickory Ridge and River Hill	CEF-R	Submit revised application by 9/16/2018	Final subdivision plan prior to submitting a SDP	No action recommended - The subdivision plan appears to be in line with the concept plan associated with the CEF-R zone.
F-18-116 Antwerpen Properties	6/18/2018	Final plan was submitted for a property located at the northwest quadrant of Ten Oaks Road and Clarksville Pike (MD 108) for the purpose of donating land to the State Highway Administration as dedicated public right-of-way to accommodate road widening.	Near River Hill	B-2	Under Review	Final DPZ staff-level review - new ROW will be recorded.	No action recommended - impact is minimal and necessary.
SDP-18-044 River Hill Square	6/15/2018, 8/16/2018, 10/15/2018	The owner of property at 12171 Clarksville Pike (MD 108) submitted a site development plan for a commercial redevelopment project that will include a post office, bank, and two retail sites with associated landscaping/parking area. Project will also result in the realignment of Sheppard Lane and new stormwater management.	Near River Hill	B-1	Under review	Final DPZ staff-level review	No action recommended - project is consistent with development standards for this zone.

**Columbia Development Tracker (October 2018)**

Last Updated 10/30/2018

This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.

**Previous Development Proposals and Decisions**

Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
ECP-18-056	6/12/2018	An environmental concept plan was submitted for a piece of property at 6205 Waterloo Road (east side of Route 108). The owner is proposing to build 3 single-family detached dwelling units on 0.76 acres of property currently containing 1 existing single-family home.	Near Long Reach	R-SC	Submit Revised	Environmental Concept Plans (ECP) are an initial evaluation of site planning and undergo DPZ staff-level technical review.	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
ECP-18-051 Eden Brook	7/5/2018, 9/7/2018	Proposal to build 24 single-family attached age-restricted houses at the SW corner of Guilford Road and Eden Brook Drive on the historic Wildwood House site.	Near Kings Contrivance	R-12	Approved 9/24/2018	Environmental Concept Plans (ECP) are an initial evaluation of site planning and undergo DPZ staff-level technical review.	Staff submitted comments and will continue to follow this case including submitting comments on the recently submitted preliminary equivalent sketch plan.
F-18-099 Sheppard Lane	7/6/2018, 10/4/2018	Recordation of a residential use easement at the SW side of Sheppard Lane intersection with Clarksville Pike for the purposes of realigning Sheppard Lane in association with the River Hill Square redevelopment project.	Near Hickory Ridge and River Hill	RC-DEO	Under Review	Complete following recordation of easement.	Staff is monitoring this project and reviewing all submittals. No action recommended at this time.
WP-19-009 Dorsey Overlook Apartments	7/30/2018, 10/11/2018	A request for a time extension to submit the final plan. Regulations require that the final plan be submitted within four months of preliminary plan approval.	Near Dorsey's Search	R-APT	Approved 10/23/2018	Applicant must submit a final plan on or before 2/23/2019	The Applicant intends to submit for a conditional use for age-restricted adult housing although no major changes to the previously approved sketch and preliminary plans is proposed. Staff is monitoring this case and recommends no action at this time.
SDP-19-009 Dorsey Overlook Apartments	8/3/2018	Proposal to construct 114 apartment units and 20 MIHU apartment units on 4.5 acres of land located at the NE quadrant of the intersection of Route 108 and Columbia Rd.	Near Dorsey's Search	R-APT	Submit Revised by 10/15/2018	Final DPZ staff-level review(on hold as applicant is pursuing a conditional use approval for age-restricted units)	Staff is monitoring this project and reviewing all submittals. No action recommended at this time.

## Columbia Development Tracker (October 2018)

Last Updated 10/30/2018

This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.

### Previous Development Proposals and Decisions

Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
F-18-118 Willow Nook	8/23/2018	The owners of property at 7079 Guilford Road have submitted a final subdivision plan for two single family detached lots on 1.14 acres currently developed with one single family home.	Near King's Contrivance	R-20	Applicant should submit revised plan by 11/7/2018	DPZ schedules Subdivision Review Committee Meeting 3 to 4 weeks after application date (in-house review only). If approved, applicant submits site development plan.	No action recommended – the proposed development of this parcel is consistent with the permitted density and consistent with lot sizes of the surrounding area.
ECP-19-004 Atholton Overlook	8/7/2018	The owner of property at 6549 Freetown Road is proposing to build 6 single-family detached dwelling units on 2 acres of property currently containing 1 existing single-family home.	Near Hickory Ridge	R-12	Approved 9/17/2018	Environmental Concept Plans (ECP) are an initial evaluation of site planning and undergo DPZ staff-level technical review.	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
WP-19-017 Frameworks	9/4/2018	The Waiver Petition is a request for an extension of time for submitting documents associated with a development plan to renovate the existing office building and add carry-out retail on the first floor. This will require a modification of the parking field. The property is located at the corner north of Robert Fulton Drive and west of Columbia Gateway Drive.	Near Columbia Non-village	M-1	Approved 10/25/2018	DPZ staff-level review and approval.	No action recommended
SDP-19-014 Larrick Subdivision	9/21/2018	The owner of property at 6604 & 6608 Allen Lane submitted a site development plan proposing to construct four single family detached homes on two lots currently consisting of two existing homes on a combined 2.25 acres.	Near Long Reach	R-12	Applicant must submit revised plan by 12/13/2018	Final DPZ staff-level review	No action recommended – the proposed development of this parcel is consistent with the permitted density and redevelopment of large lots with infill development to match surrounding densities.
ECP-19-005 Robinson Overlook	9/5/2018	The owner of property at 7410 Grace Drive submitted an Environmental Concept Plan for 50 dwelling units spread between five residential apartment buildings. This project is being developed in partnership with the Howard County Housing Commission with low, moderate, and mixed income housing structure.	Near Hickory Ridge	POR	Applicant must submit revised plan	Subdivision and Site Development Plans subject to Planning Board Approval.	CA staff will continue to monitor this project through upcoming plan submittals. Staff is supportive of this mixed-income proposal.
ECP-18-052 Grandfather's Gardens	9/11/2018, 10/23/2018	An Environmental Concept Plan was submitted for 18 single-family detached homes on 5.6 acres of land that is currently Grandfather's Garden Club (5320 Phelps Luck Road).	Village of Long Reach	NT	Under Review	Final Development Plan and Site Development Plan stages, eventually Planning Board	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.

**Columbia Development Tracker (October 2018)**

Last Updated 10/30/2018

This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.

**Previous Development Proposals and Decisions**

Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
FDP-DC-L-1 Downtown Columbia, Lakefront Core Neighborhood, Phase 3	10/29/2018	The recordation of 305 residential apartment units associated with the approval of the FDP for Phase 1 of the Lakefront Core Neighborhood which approves a maximum number of net new units of 509 dwelling units and increased net new retail and office development, two community commons, the lakefront connection, the Lakefront Neighborhood Square, and a network of public and private streets.	Town Center	NT	Recorded - 10/29/2018	Completion of FDP approval process. Next Step: SDP	No action recommended. This is the official recordation of FDP-DC-L-1 approved by the Planning Board on 4/19/2018. Staff will continue to monitor thru the SDP Phase.

# **Open Space and Facility Services November 2018 Update**

NOVEMBER 8, 2018

**Columbia**  
Association

**Capital  
Improvement  
Projects**

# Eden Brook Pathway



# Capital Improvement Projects

## Ascending Moon Bridge

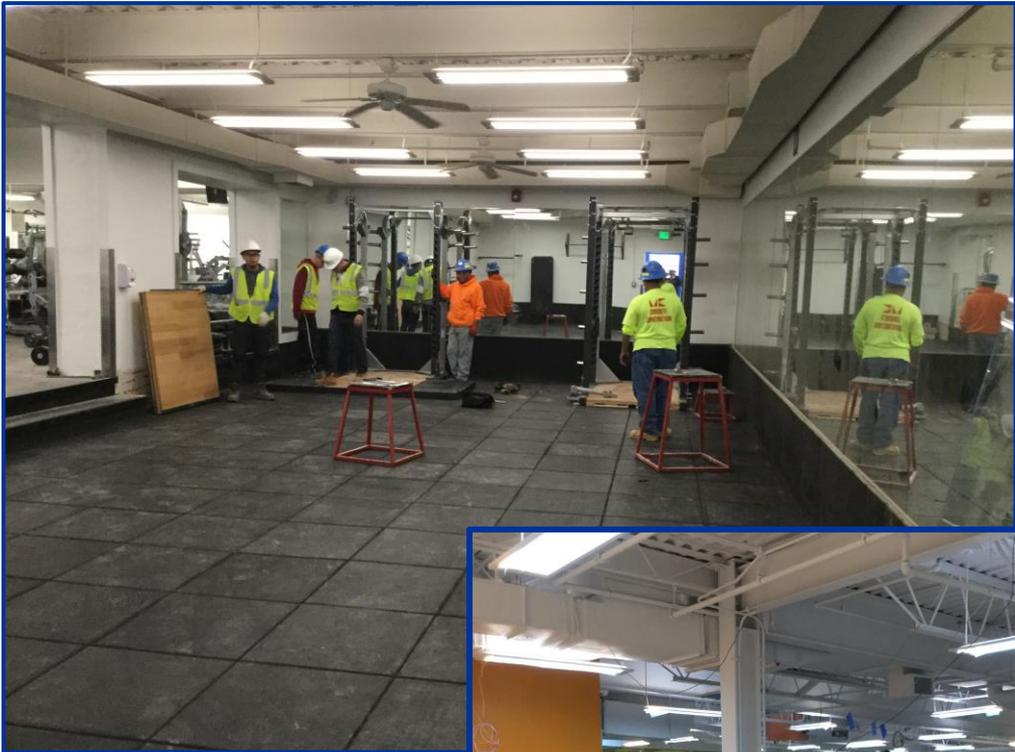


# Swim Center Concrete



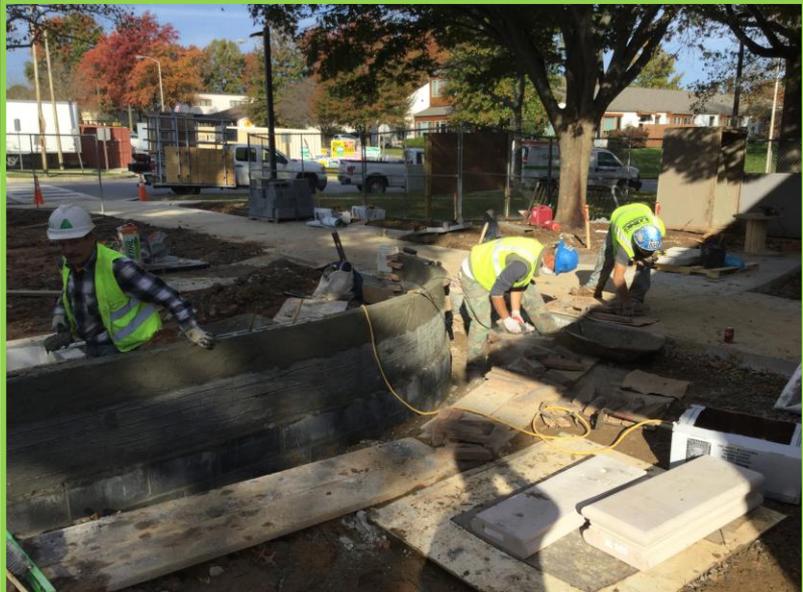
# Construction

# Athletic Club



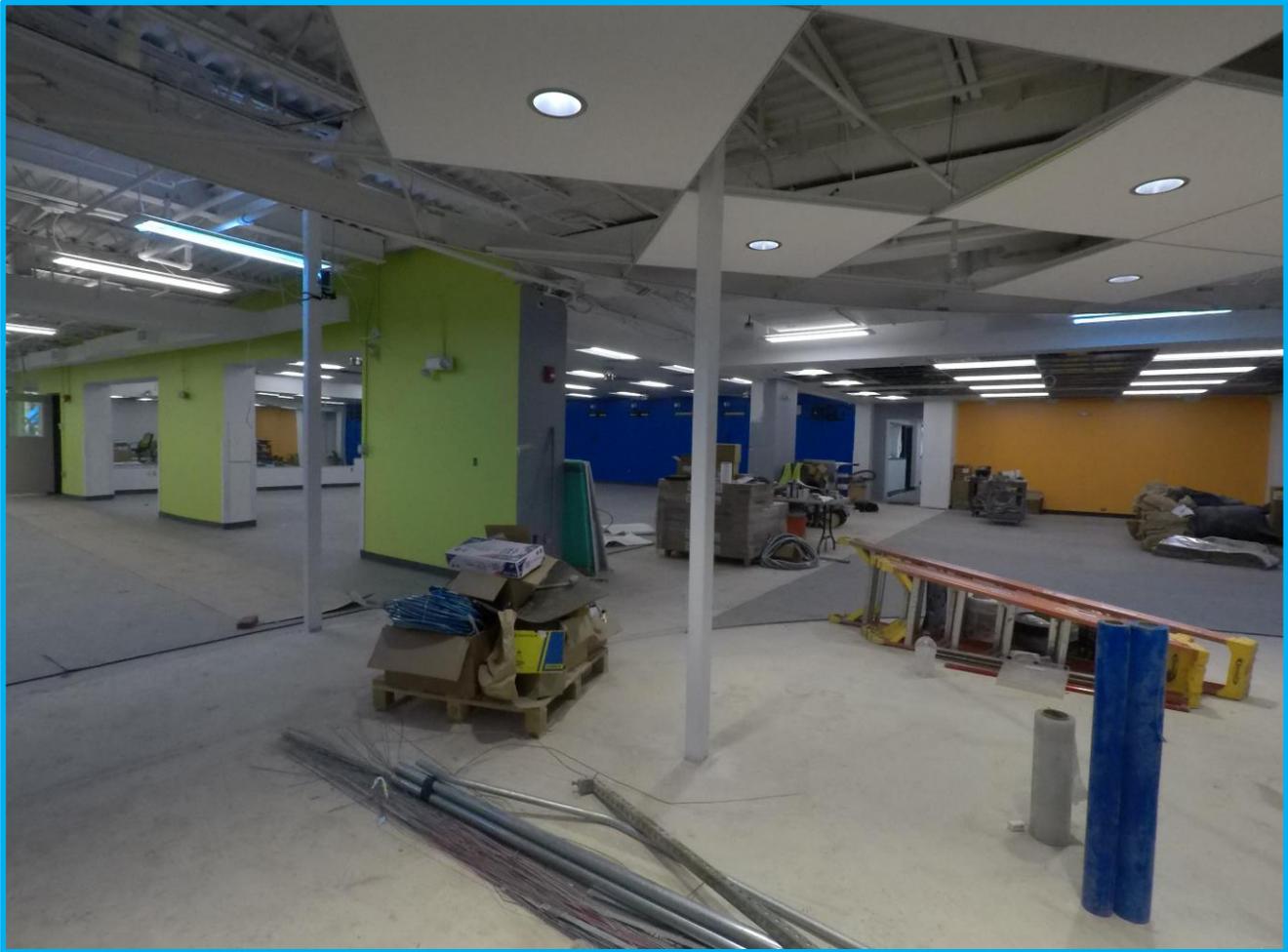
# Construction

# Athletic Club



# Construction

# Athletic Club



**Construction**

# Horse Center



**AFTER**



**BEFORE**

# Open Space

## Symphony Woods Work

Sod is being placed where grass cover is thin.



## Owen Brown Tree Planting

Volunteers plant trees in Owen Brown



# Energy Management

## Hawthorn Center

Installed new high efficiency LED lighting



# Energy Management

## BGE Smart Energy Savers Video

Video promoting CA's participation in BGE's program highlighting Supreme Sports Club



[https://www.youtube.com/watch?time\\_continue=4&v=FQaRXcL-Sk8](https://www.youtube.com/watch?time_continue=4&v=FQaRXcL-Sk8)

# In Person: Carla Castillo





**Next Informational Meeting  
December 13, 2018**

**No Board action requested or  
required**



# Easement Requests

NOVEMBER 08, 2018

**Columbia**  
Association

# Howard County Easement Requests



## Requested Easements

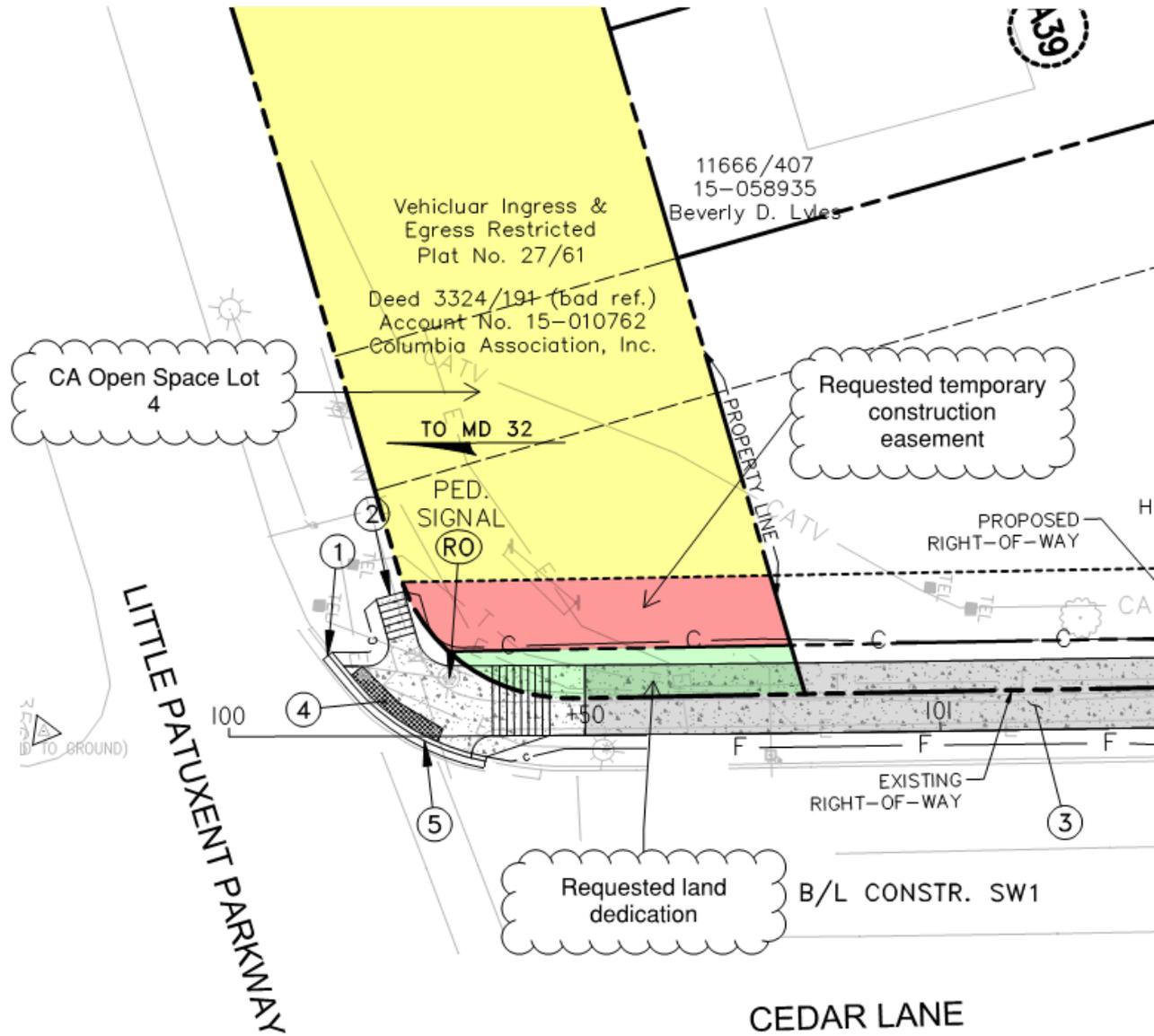
1. Cedar Lane— Harper's Choice for bicycle and pedestrian improvements
2. Patriot Pond – Oakland Mills for pond dedication
3. Many Mile Mews Pond – King's Contrivance for pond maintenance
4. Shaw Property – River Hill for water, sewer, & utility easement

# Cedar Lane – Village of Harper's Choice

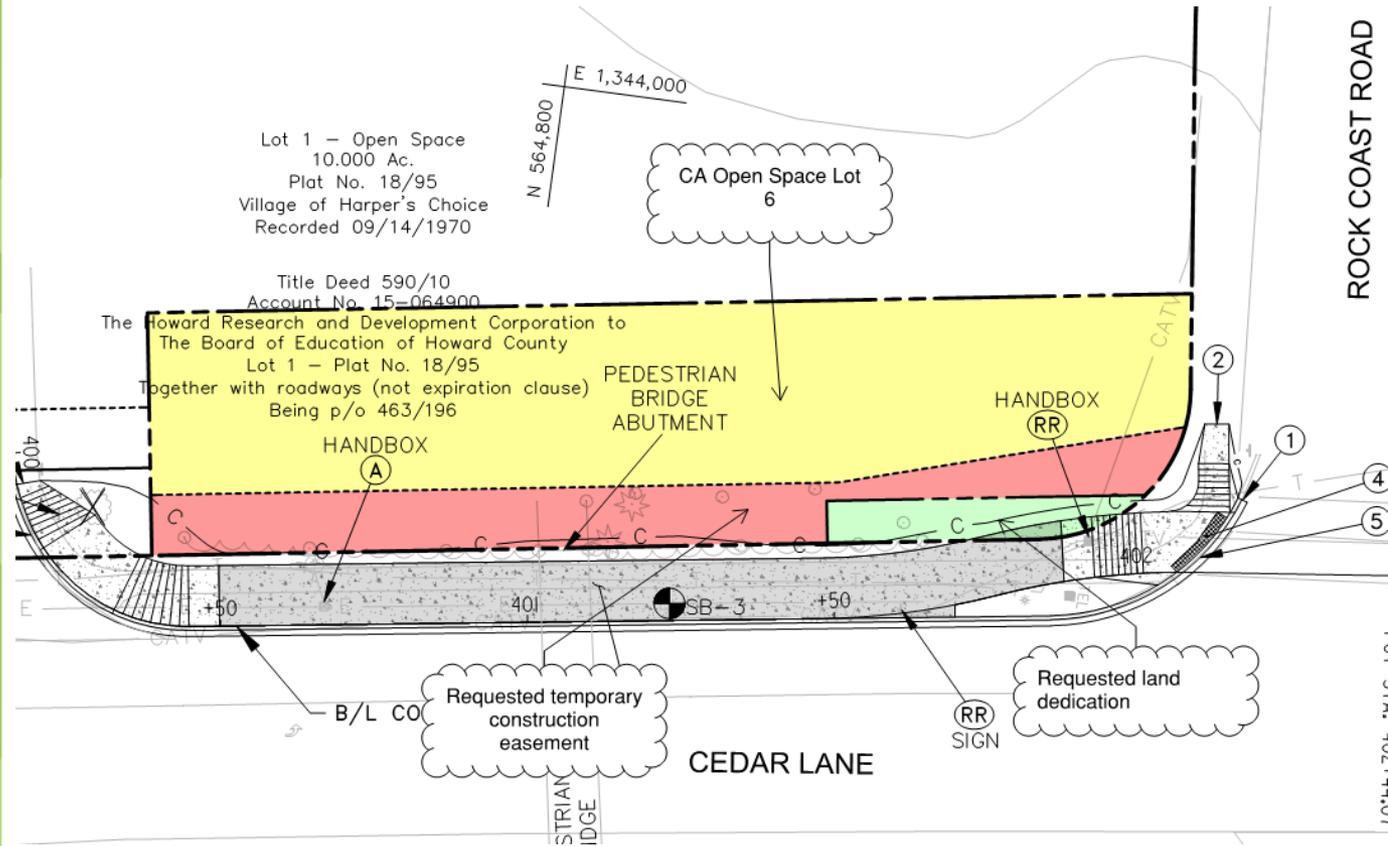


**Cedar Ln Multi-use Pathway  
Easement & Dedication Request**  
Vicinity Map

# Cedar Lane



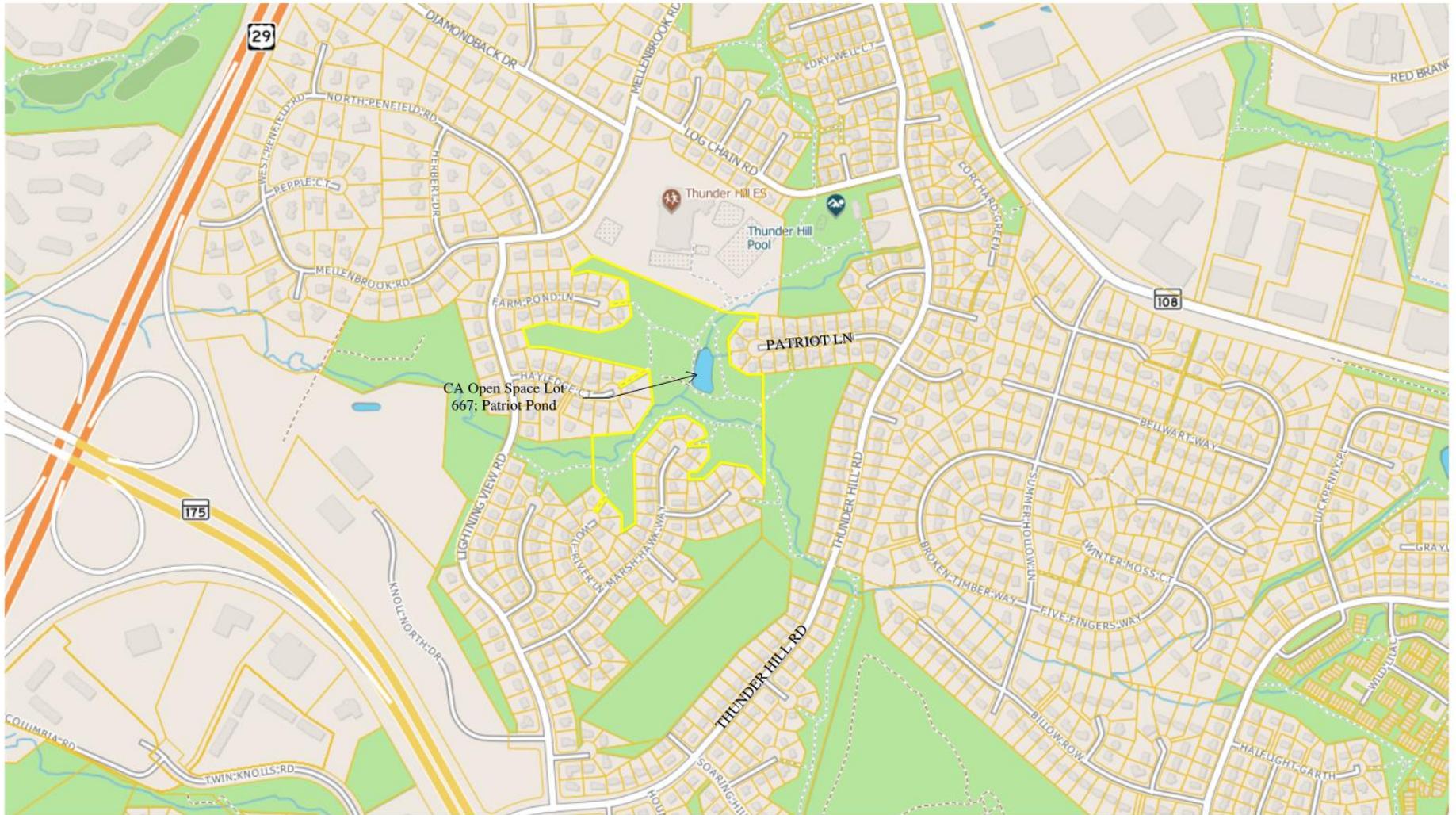
# Cedar Lane



## **Request from Howard County**

- Request for two dedications to the right-of-way and temporary construction easements
- Staff Review Comments
- Staff Recommendation
  - Approval subject to addressing review comments and staff review of final plans and documents

# Patriot Pond– Village of Oakland Mills



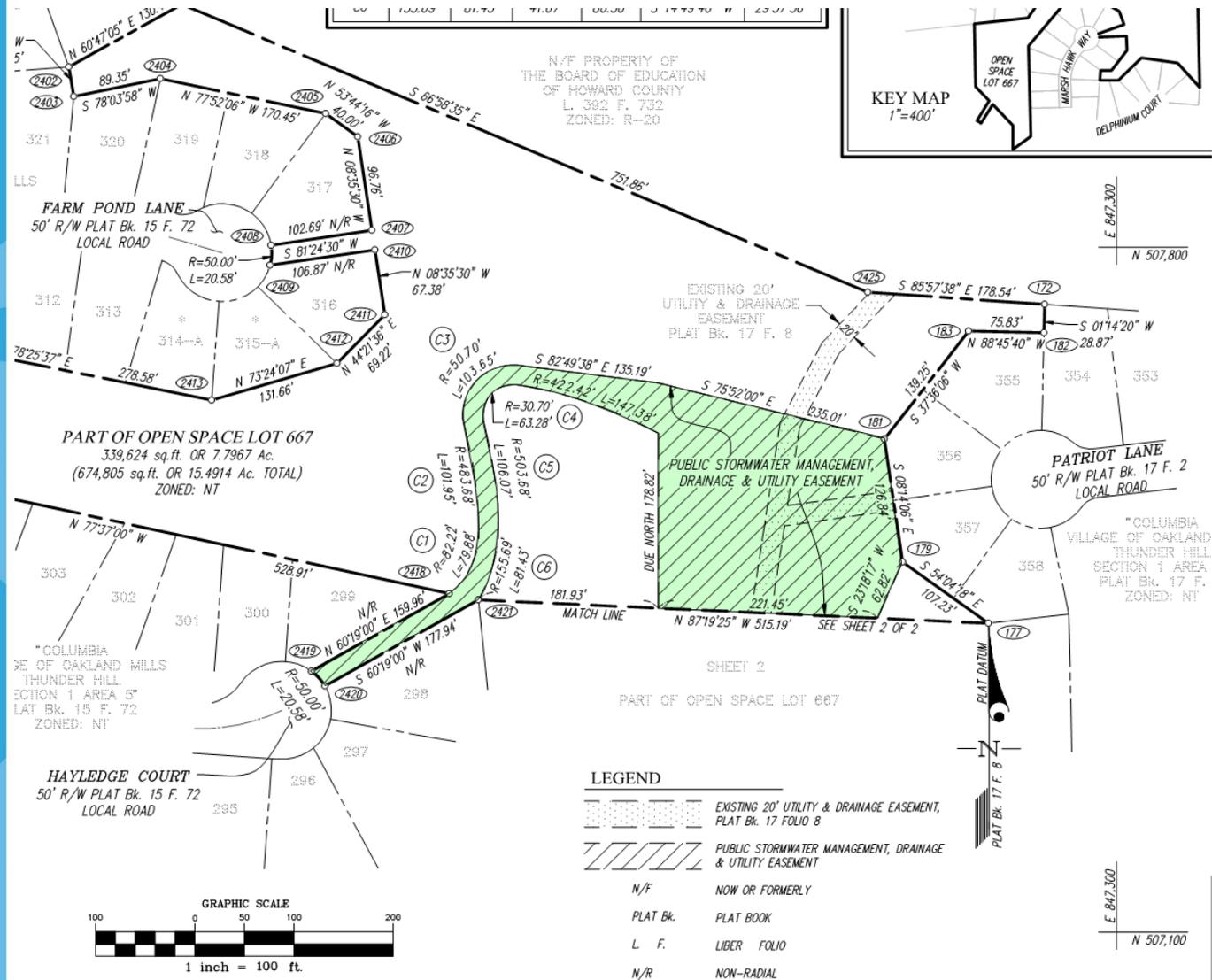
CA Open Space Lot  
667: Patriot Pond

**Patriot Pond Easement  
Request**  
Vicinity Map



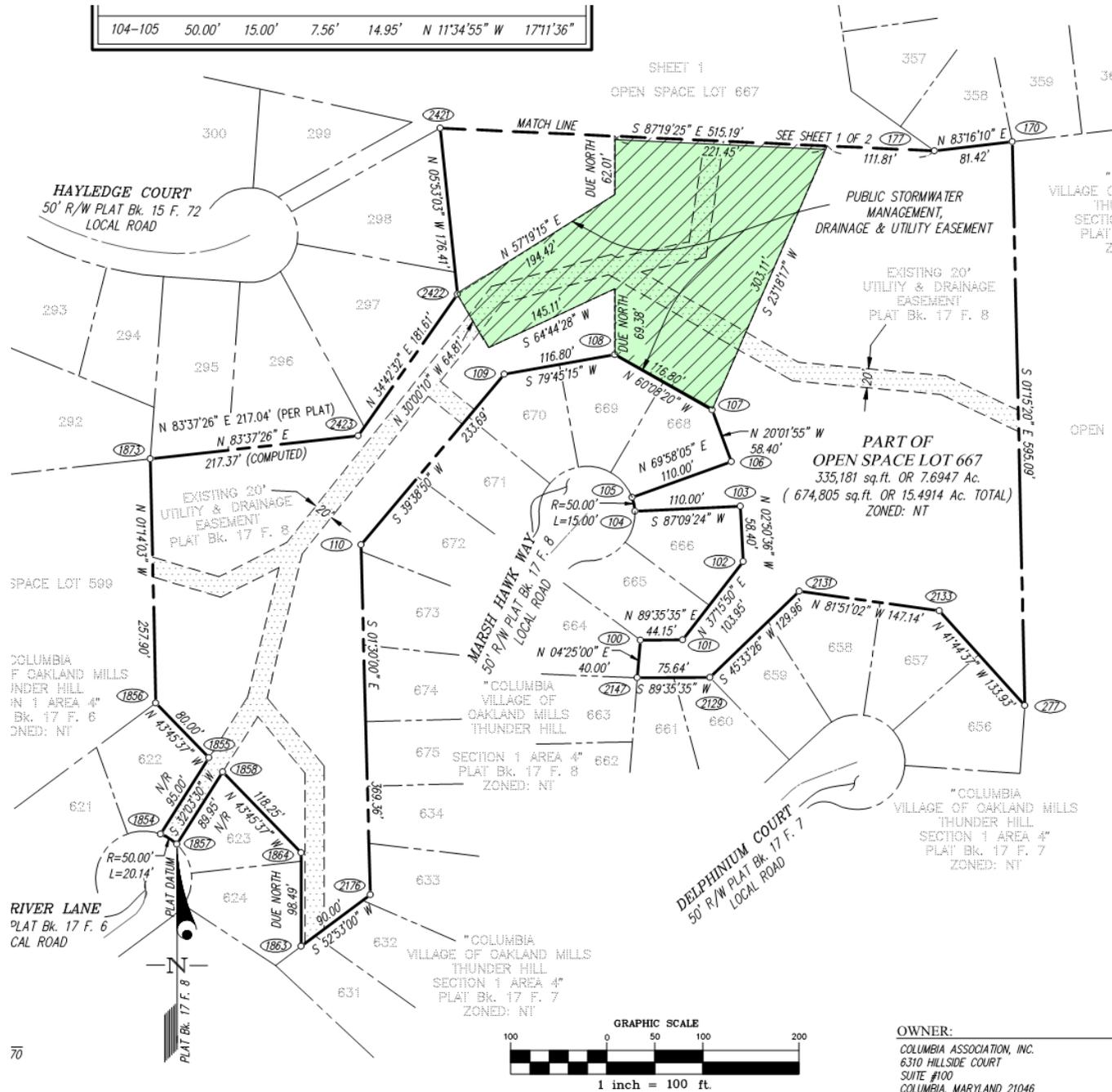
# Patriot Pond

## Requested Easement



# Patriot Pond

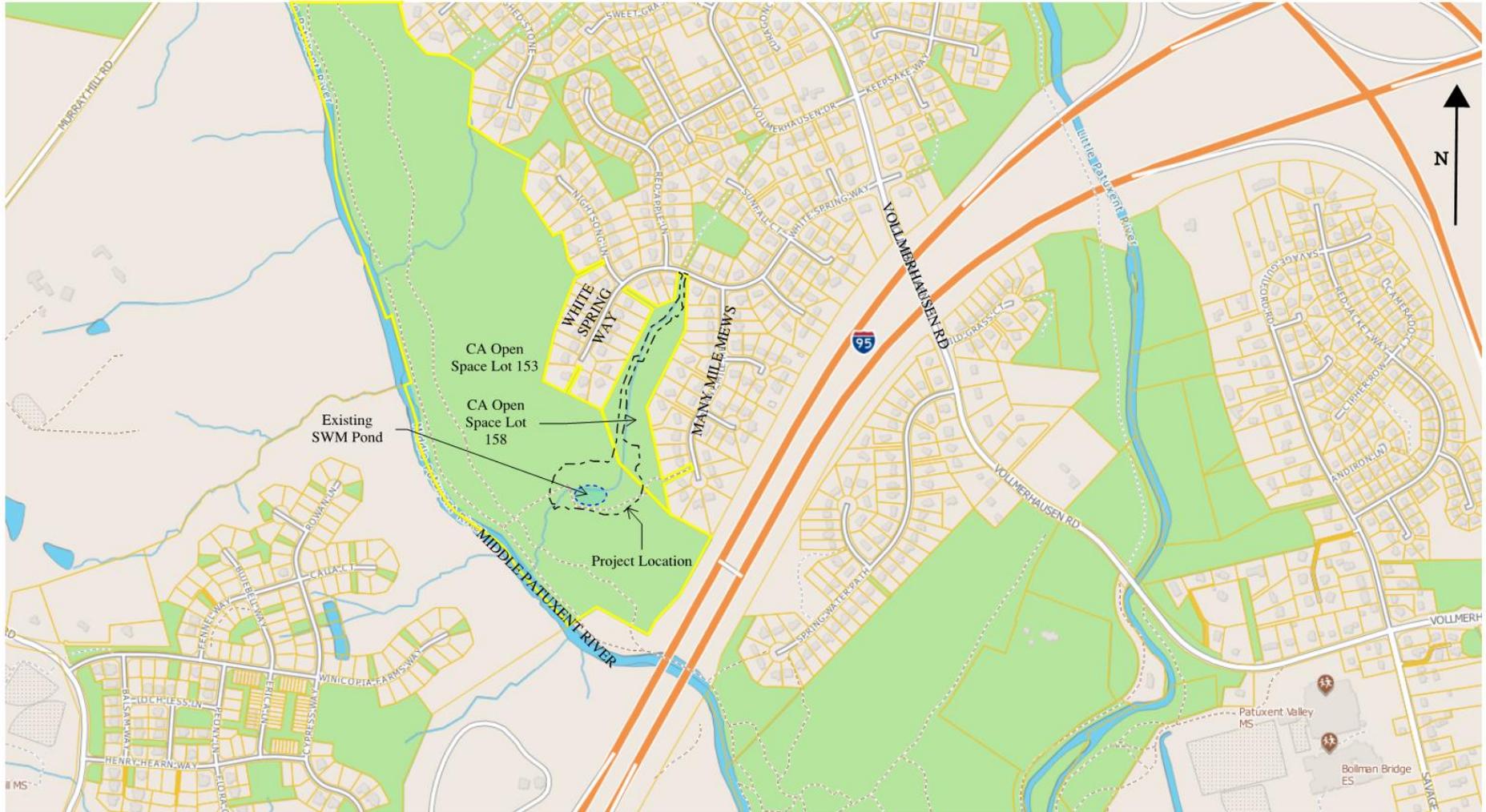
## Requested Easement



# Request from Howard County

- Request for access easement through Lot 667 to access Patriot Pond as part of Pond Dedication to County
- Staff Review Comments
- Staff Recommendation
  - Approval subject to addressing review comments and staff review of final plans

# Many Mile Mews Pond – Village of King's Contrivance



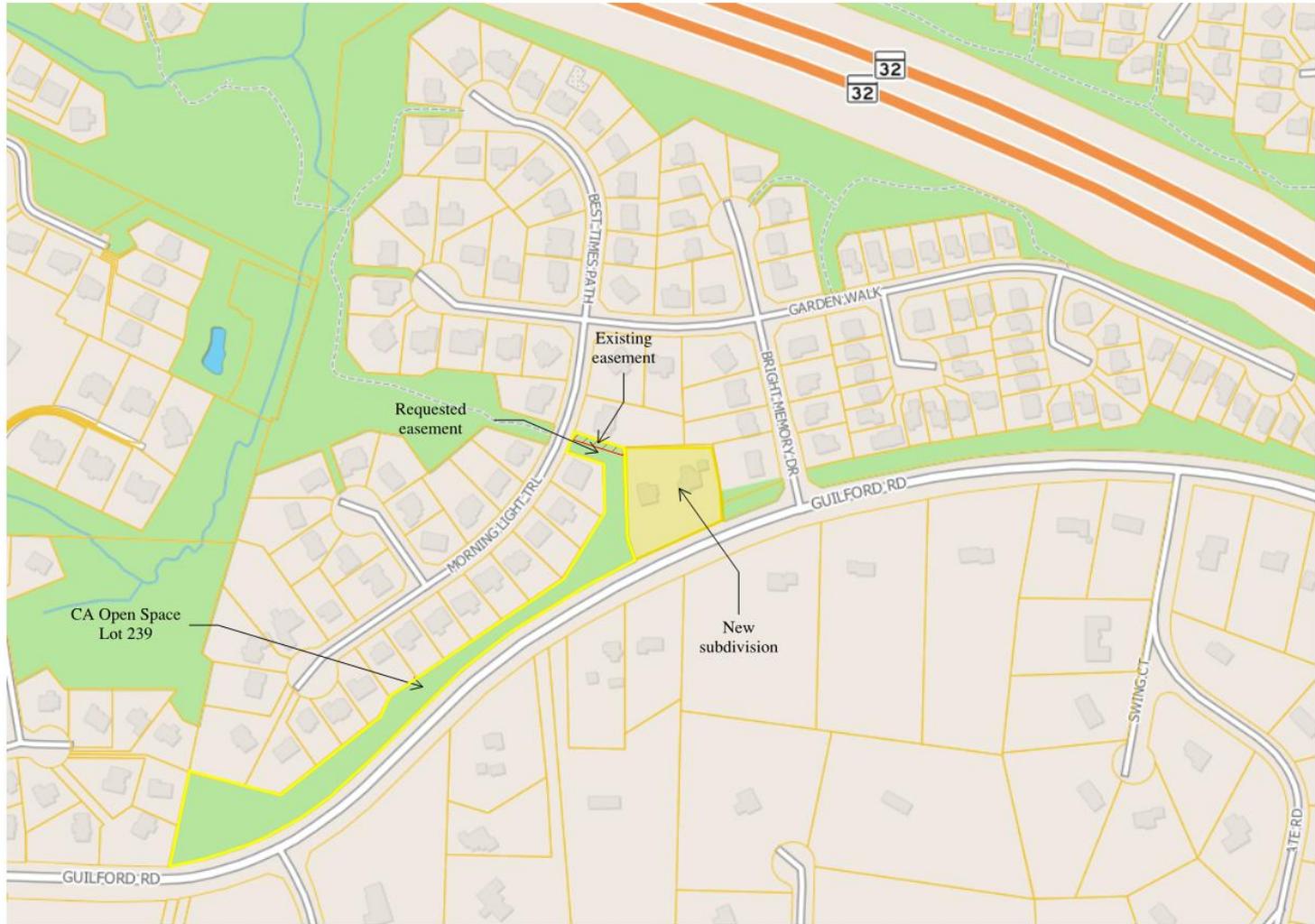
**Many Mile Mews  
Easement Request**  
Vicinity Map



## **Request from Howard County**

- Request for deed of easement for public maintenance of stormwater management
- Staff Review Comments
  - Legal agreements will mimic Patriot & Homespun Ponds but have not yet been received from Howard County
- Staff Recommendation
  - Approval subject to addressing review comments and staff review of final plans

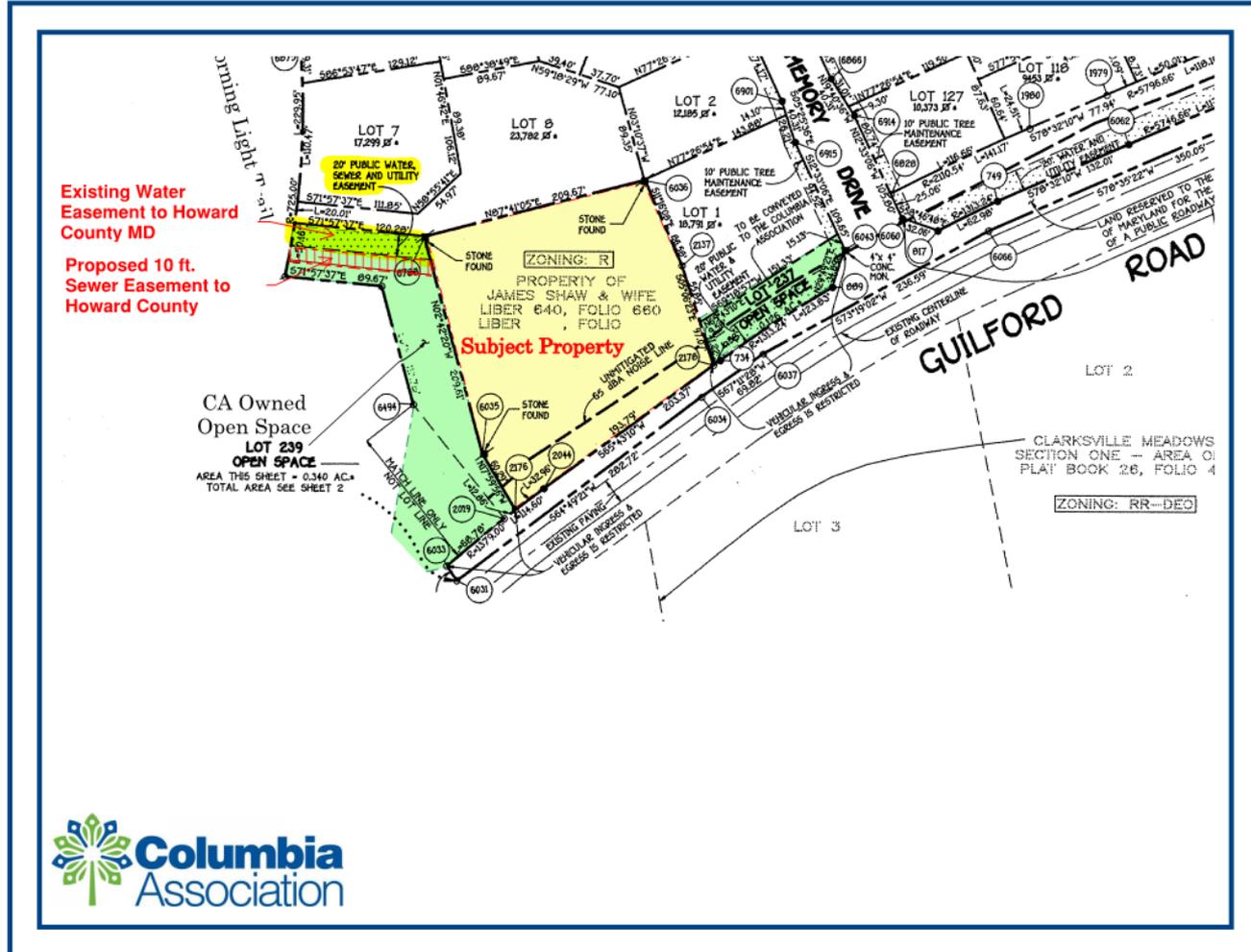
# Shaw Property – Village of River Hill



**Shaw Property Easement  
Request**  
Vicinity Map

# Shaw Property

## Proposed Easement



# Shaw Property

## Proposed Easement

### Request from Howard County

- Request for deed of easement for public water, sewer, and utility
- Staff Review Comments
- Staff Recommendation
  - Approval subject to addressing review comments and staff review of final plans





## Easement & Right-of-way Transfer Request Form

Date: 10/29/2018

Easement Grantee: Howard County

Project Name: Cedar Lane Bicycle and Pedestrian Improvements

### Proposed Easement Location:

Village of Harper's Choice - Cedar Ln; Parcel 277, Lots 4 & 6

### Purpose of Proposed Easement:

Temporary construction easements and property dedication to the public right-of-way for the construction of a portion of a 2,300 linear foot and 10 foot-wide multi-use pathway on the West side of Cedar Ln from Little Patuxent Parkway to Harper's Farm Rd.

### Alternatives to Proposed Easement:

CA staff investigated alternative pathway alignments, all of which would require dedication of additional right-of-way

### Briefly describe who will be impacted and how they will be impacted:

No residents would be impacted along the portion of the pathway through CA Lot 4 or Lot 6 except during construction when access to the pedestrian bridge may temporarily be interrupted.

### Additional Notes:

The request is for a minor dedication to the right-of-way and a temporary construction strip so the entire multi-use path falls within the County right-of-way. The County is proposing compensation of \$5,000 for the temporary easements and dedication.

### Contact Information

Name: Al Edwards

E-mail: [albert.edwards@columbiaassociation.org](mailto:albert.edwards@columbiaassociation.org)

Phone #: 410.381.3551

## **RESOLUTION AUTHORIZING EASEMENT**

The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant a temporary construction easement and dedication to the public road right of way, subject to staff final review, to Howard County, Maryland relating to bicycle and pedestrian improvements on CA Open Space Lots 4 & 6, Village of Harper’s Choice, a copy of which is attached to this Resolution. The Board makes the following findings with respect to the Easement:

1. The execution and performance of the request is taken exclusively for the promotion of the social welfare of the people of Columbia;
2. The request is expected to produce civic betterments or social improvements consisting of Connectivity and Safety Improvements; and
3. The request produces benefits for the people of Columbia that are necessary incidents to the accomplishment of CA’s purpose to promote the social welfare of the people of Columbia.

Having made these findings, the Board hereby authorizes the execution of the request on behalf of CA.

BE IT SO RESOLVED

\_\_\_\_\_, 2018



139

11666/407  
15-058935  
Beverly D. Lyles

Vehicle Ingress &  
Egress Restricted  
Plat No. 27/61

Deed 3324/191 (bad ref.)  
Account No. 15-010762  
Columbia Association, Inc.

N 564,100  
E 1,344,250

1030/406  
15-058943  
Cedar Crossing  
Homeowners Assoc.

TEMP  
CONSTR  
EAS

TO MD 32

PED.  
SIGNAL  
(RO)

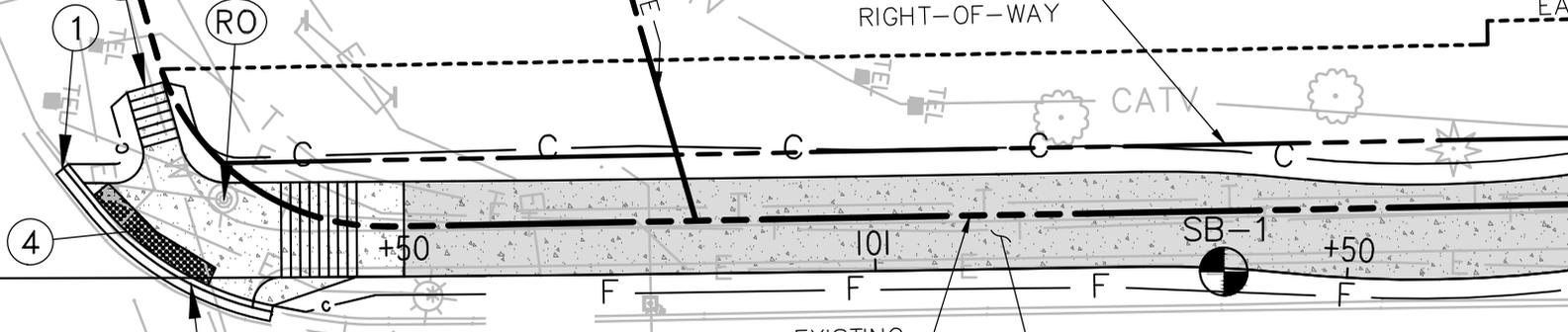
PROPOSED  
RIGHT-OF-WAY

LITTLE PATUXENT PARKWAY

PROPERTY LINE

EXISTING  
RIGHT-OF-WAY

B/L CONSTR. SW1



100

+50

101

SB-1

+50

(TO GROUND)

N 564,100

E 1,344,250



**Project No. K-5066**

**CONSTRUCTION STRIP EASEMENT AGREEMENT**

**THIS CONSTRUCTION STRIP EASEMENT AGREEMENT** is made this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between **COLUMBIA ASSOCIATION, INC.**, formerly known as The Columbia Park and Recreation Association, Inc. (the "Grantor"), a Maryland corporation, and **HOWARD COUNTY, MARYLAND** (the "Grantee"), a body corporate and politic.

**WHEREAS**, the Grantee requires a temporary easement (the "Easement"), more particularly described below, running over a portion of the real property owned by the Grantor (the "Property"), for the construction of bicycle and pedestrian improvements and other public utilities (collectively the "Public Improvements") pursuant to Capital Project Number K-5066.

**WHEREAS**, the Grantor is willing to grant the Easement to the Grantee for the construction of the Public Improvements.

**NOW, THEREFORE**, in consideration of the sum of Three Hundred Fifty Dollars (\$350.00), the receipt and sufficiency of which are hereby acknowledged, and the above recitals, which are deemed to be a material part hereof, the Grantor hereby grants and conveys exclusively unto the Grantee, its successors and assigns, the Easement running in, on, over, across and through the Property to utilize the Easement Area (as defined below) and construct the Public Improvements, said Easement being more particularly described as follows:

**ALL OF THAT EASEMENT IN THE AREA SITUATE** on the Property in the Fifth Election District of Howard County, Maryland and further described as Temporary Construction Easement Area on Exhibit "A", attached hereto and incorporated herein, and shown as Public Variable Width Temporary Construction Easement comprising 0.012 acres, plus or minus, on Plat No. K-5066-3 attached hereto as Exhibit "B" and incorporated herein ("Easement Area").

**THE EASEMENT AREA BEING A PART** of the Property acquired by the Grantor by deed from The Howard Research and Development Corporation, said deed dated October 13, 1971 and recorded among the Land Records of Howard County, Maryland in Liber 575, folio 528, said Property located in the Fifth Election District of Howard County, Maryland, and identified on Tax Map No. 35 as Parcel 277, Lot 4, consisting of 0.707 acres.

**GRANTEE** shall have the right to utilize the Easement Area during construction of the Public Improvements until the completion of Capital Project Number K-5066.

**GRANTOR** represents and warrants, as of the date of the grant of this Construction Strip Easement, that it is the sole owner and lawfully seized of a fee simple estate in the Property, Grantor and its signatory are duly authorized and have the power and right to grant the Easement running in, on, over, across and through the Property, and that there exist no liens, security interests or other encumbrances on or with respect to the Property. Grantor further covenants that is has not done or suffered to be done any act, matter or thing whatsoever to encumber the Property, that Grantor shall warrant specially the Property, and that Grantor shall execute such further assurances of the same as may be required. Notwithstanding the foregoing, if there is any lien holder having a lien interest in and to the Property, then all lien holders, if so required, will subordinate their lien interest to the Property by executing a subordination to this Construction Strip Easement Agreement or a joinder attached hereto and made a part hereof.

All references herein to Grantor shall be deemed plural if more than one person has an interest in the Property. Any pronoun reference herein shall be deemed to apply to the appropriate gender or person, as the case may be. The term Grantor shall mean its respective successors or assigns.

[Signatures follow on the next page.]

**IN WITNESS WHEREOF**, the Grantor has caused this Construction Strip Easement Agreement to be executed and delivered, under seal, by its duly authorized officer or official, on the date first above written.

**WITNESS/ATTEST:**

\_\_\_\_\_  
\_\_\_\_\_  
Corporate Secretary

**GRANTOR:**  
**COLUMBIA ASSOCIATION, INC.**  
a Maryland corporation

By: \_\_\_\_\_ (SEAL)  
Milton W. Matthews  
President/CEO

**STATE OF MARYLAND, \_\_\_\_\_ COUNTY/CITY, TO WIT:**

**I HEREBY CERTIFY** that on this \_\_\_\_ day of \_\_\_\_\_, 2018, before me, the subscriber, a Notary Public of the State of Maryland, in and for \_\_\_\_\_ County/City, personally appeared Milton W. Matthews, who acknowledged himself to be the President/CEO of Columbia Association, Inc.(the "Corporation"), a Maryland corporation, and that he, as such officer being authorized so to do, executed the within Construction Strip Easement Agreement for the purposes therein contained by signing the name of the Corporation as such officer and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of the Corporation.

**AS WITNESS** my Hand and Notarial Seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

[Signatures continue on the following page.]

**ACCEPTED** by the Grantee on this \_\_\_\_ day of \_\_\_\_\_, 2018.

**ATTEST:**

**HOWARD COUNTY, MARYLAND**

\_\_\_\_\_  
Lonnie R. Robbins  
Chief Administrative Officer

By: \_\_\_\_\_ (SEAL)  
Allan H. Kittleman  
County Executive  
Date: \_\_\_\_\_

**APPROVED:**

\_\_\_\_\_  
James M. Irvin, Director  
Department of Public Works

**APPROVED FOR SUFFICIENCY OF FUNDS:**

\_\_\_\_\_  
Janet R. Irvin, Director  
Department of Finance

**APPROVED FOR FORM AND LEGAL SUFFICIENCY**  
this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Gary W. Kuc  
County Solicitor

Reviewing Attorney:

\_\_\_\_\_  
Morenike Euba Oyenusi, Sr. Assistant County Solicitor

[Notary follows on the next page.]

**STATE OF MARYLAND, HOWARD COUNTY, TO WIT:**

**I HEREBY CERTIFY** that on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the subscriber, a Notary Public of the State of Maryland, in and for \_\_\_\_\_ County/City, personally appeared Allan H. Kittleman, the County Executive for Howard County, Maryland, the Grantee in the within Construction Strip Easement Agreement, who acknowledged the same to be the act of the County and that he executed the foregoing Construction Strip Easement Agreement for the purposes therein contained by signing in my presence the name of Howard County, Maryland as County Executive.

**AS WITNESS** my Hand and Notarial Seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**THIS IS TO CERTIFY** that this instrument was prepared by Howard County, Maryland, the Grantee named in the within Construction Strip Easement Agreement.

\_\_\_\_\_  
Melanie A. Bishop, Chief  
Real Estate Services Division

**After Recording, Return To:**  
Howard County, Maryland  
Real Estate Services Division  
3430 Court House Drive  
Ellicott City, Maryland 21043

**Project No. K-5066**

**CONSTRUCTION STRIP EASEMENT AGREEMENT**

**THIS CONSTRUCTION STRIP EASEMENT AGREEMENT** is made this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between **COLUMBIA ASSOCIATION, INC.**, formerly known as The Columbia Park and Recreation Association, Inc. (the "Grantor"), a Maryland corporation, and **HOWARD COUNTY, MARYLAND** (the "Grantee"), a body corporate and politic.

**WHEREAS**, the Grantee requires a temporary easement (the "Easement"), more particularly described below, running over a portion of the real property owned by the Grantor (the "Property"), for the construction of bicycle and pedestrian improvements and other public utilities (collectively the "Public Improvements") pursuant to Capital Project Number K-5066.

**WHEREAS**, the Grantor is willing to grant the Easement to the Grantee for the construction of the Public Improvements.

**NOW, THEREFORE**, in consideration of the sum of Eight Hundred Fifty Dollars (\$850.00), the receipt and sufficiency of which are hereby acknowledged, and the above recitals, which are deemed to be a material part hereof, the Grantor hereby grants and conveys exclusively unto the Grantee, its successors and assigns, the Easement running in, on, over, across and through the Property to utilize the Easement Area (as defined below) and construct the Public Improvements, said Easement being more particularly described as follows:

**ALL OF THAT EASEMENT IN THE AREA SITUATE** on the Property in the Fifth Election District of Howard County, Maryland and further described as Temporary Construction Easement Area on Exhibit "A", attached hereto and incorporated herein, and shown as Public Variable Width Temporary Construction Easement comprising 0.034 acres, plus or minus, on Plat No. K-5066-6 attached hereto as Exhibit "B" and incorporated herein ("Easement Area").

**THE EASEMENT AREA BEING A PART** of the Property acquired by the Grantor by deed from The Howard Research and Development Corporation, said deed dated October 13, 1971 and recorded among the Land Records of Howard County, Maryland in Liber 575, folio 528, said Property located in the Fifth Election District of Howard County, Maryland, and identified on Tax Map No. 35 as Parcel 277, Lot 6, consisting of 0.153 acres.

**GRANTEE** shall have the right to utilize the Easement Area during the construction of the Public Improvements until the completion of Capital Project Number K-5066.

**GRANTOR** represents and warrants, as of the date of the grant of this Construction Strip Easement, that it is the sole owner and lawfully seized of a fee simple estate in the Property, Grantor and its signatory, are duly authorized and have the power and right to grant the Easement running in, on, over, across and through the Property, and that there exist no liens, security interests or other encumbrances on or with respect to the Property. Grantor further covenants that is has not done or suffered to be done any act, matter or thing whatsoever to encumber the Property, that Grantor shall warrant specially the Property, and that Grantor shall execute such further assurances of the same as may be required. Notwithstanding the foregoing, if there is any lien holder having a lien interest in and to the Property, then all lien holders, if so required, will subordinate their lien interest to the Property by executing a subordination to this Construction Strip Easement Agreement or a joinder attached hereto and made a part hereof.

All references herein to Grantor shall be deemed plural if more than one person has an interest in the Property. Any pronoun reference herein shall be deemed to apply to the appropriate gender or person, as the case may be. The term Grantor shall mean its respective successors or assigns.

[Signatures follow on the next page.]

**IN WITNESS WHEREOF**, the Grantor has caused this Construction Strip Easement Agreement to be executed and delivered, under seal, by its duly authorized officer or official, on the date first above written.

**WITNESS/ATTEST:**

\_\_\_\_\_  
\_\_\_\_\_  
Corporate Secretary

**GRANTOR:**  
**COLUMBIA ASSOCIATION, INC.**  
a Maryland corporation

By: \_\_\_\_\_ (SEAL)  
Milton W. Matthews  
President/CEO

**STATE OF MARYLAND, \_\_\_\_\_ COUNTY/CITY, TO WIT:**

**I HEREBY CERTIFY** that on this \_\_\_\_ day of \_\_\_\_\_, 2018, before me, the subscriber, a Notary Public of the State of Maryland, in and for \_\_\_\_\_ County/City, personally appeared Milton W. Matthews, who acknowledged himself to be the President/CEO of Columbia Association, Inc.(the "Corporation"), a Maryland corporation, and that he, as such officer being authorized so to do, executed the within Construction Strip Easement Agreement for the purposes therein contained by signing the name of the Corporation as such officer and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of the Corporation.

**AS WITNESS** my Hand and Notarial Seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

[Signatures continue on the following page.]

**ACCEPTED** by the Grantee on this \_\_\_\_ day of \_\_\_\_\_, 2018.

**ATTEST:**

**HOWARD COUNTY, MARYLAND**

\_\_\_\_\_  
Lonnie R. Robbins  
Chief Administrative Officer

By: \_\_\_\_\_ (SEAL)  
Allan H. Kittleman  
County Executive  
Date: \_\_\_\_\_

**APPROVED:**

\_\_\_\_\_  
James M. Irvin, Director  
Department of Public Works

**APPROVED FOR SUFFICIENCY OF FUNDS:**

\_\_\_\_\_  
Janet R. Irvin, Director  
Department of Finance

**APPROVED FOR FORM AND LEGAL SUFFICIENCY**  
this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Gary W. Kuc  
County Solicitor

Reviewing Attorney:

\_\_\_\_\_  
Morenike Euba Oyenusi, Sr. Assistant County Solicitor

[Notary follows on the next page.]

**STATE OF MARYLAND, HOWARD COUNTY, TO WIT:**

**I HEREBY CERTIFY** that on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the subscriber, a Notary Public of the State of Maryland, in and for \_\_\_\_\_ County/City, personally appeared Allan H. Kittleman, the County Executive for Howard County, Maryland, the Grantee in the within Construction Strip Easement Agreement, who acknowledged the same to be the act of the County and that he executed the foregoing Construction Strip Easement Agreement for the purposes therein contained by signing in my presence the name of Howard County, Maryland as County Executive.

**AS WITNESS** my Hand and Notarial Seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**THIS IS TO CERTIFY** that this instrument was prepared by Howard County, Maryland, the Grantee named in the within Construction Strip Easement Agreement.

\_\_\_\_\_  
Melanie A. Bishop, Chief  
Real Estate Services Division

**After Recording, Return To:**  
Howard County, Maryland  
Real Estate Services Division  
3430 Court House Drive  
Ellicott City, Maryland 21043

TRANSFER TO GOVERNMENT  
Exempt from Recordation Tax and Transfer Tax under  
Annotated Code of Maryland, Tax Property Article,  
Sections 12-108 (a) and 13-207(a), respectively, and  
exempt from Recording Fees under Annotated Code of Maryland,  
Real Property Article, Section 3-603

Tax I.D. No. 15-010762

**Project No. K-5066**

## DEED

**THIS DEED** (“Deed”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between **COLUMBIA ASSOCIATION, INC.**, formerly known as The Columbia Park and Recreation Association, Inc. (the “Grantor” or “Grantors”), a Maryland corporation and **HOWARD COUNTY, MARYLAND** (the “Grantee”), a body corporate and politic.

**WHEREAS**, the Grantor owns, in fee simple, that certain real property comprising 0.707 acres, more or less, commonly shown as Parcel 277, Lot 4 on Tax Map 35 located within the Fifth Election District of Howard County, Maryland (the “Grantor’s Parcel”).

**WHEREAS**, the Grantor by this deed is conveying to Grantee a portion of the Grantor’s Parcel, said portion comprising 0.007 acres, more or less (the “Property”).

**NOW, THEREFORE WITNESSETH**, in consideration of One Thousand Nine Hundred Dollars (\$1,900.00), the Grantor hereby grants and conveys unto the Grantee, its successors and assigns, in fee simple, the Property, being more particularly described and shown as Fee Simple Acquisition Area in Exhibit “A” attached hereto and made a part hereof.

**THE PROPERTY BEING** part of the Grantor’s Parcel conveyed by The Howard Research and Development Corporation to the Grantor by deed dated October 13, 1971 and recorded among the Land Records of Howard County, Maryland in Liber 575, folio 528 on November 1, 1971.

**TOGETHER** with all buildings and improvements thereon and all rights, alleys, ways, easements, waters, privileges, appurtenances and advantages belonging or in anywise appertaining thereto.

**TO HAVE AND TO HOLD** the Property unto the Grantee, its successors and assigns, in fee simple forever.

**THE GRANTOR** hereby covenants that it is the sole owner of the Property, that Grantor has not done or suffered to be done any act, matter or thing whatsoever to encumber the Property, that Grantor warrants specially the Property subject to matters of public record, that Grantor will execute such further assurances of the same as may be requisite, and that Grantor and its signatory, are duly authorized and have the power and right to convey the Property.

**THE GRANTOR** hereby certifies under the penalties of perjury that the Grantor is a resident or resident entity of the State of Maryland, and the Grantor claims exemption from the tax withholding requirements of Section 10-912 of the Tax-General Article of the Annotated Code of Maryland.

All references herein to Grantor shall be deemed plural if more than one person has an interest in the Property. Any pronoun reference herein shall be deemed to apply to the appropriate gender or person, as the case may be.

[Signatures follow on the next page.]

**IN WITNESS WHEREOF**, the Grantor has caused this Deed to be executed and delivered, under seal, by its duly authorized officer or official, on the date first above written.

**WITNESS/ATTEST:**

\_\_\_\_\_  
\_\_\_\_\_  
Corporate Secretary

**GRANTOR:**  
**COLUMBIA ASSOCIATION, INC.**  
a Maryland corporation

By: \_\_\_\_\_ (SEAL)  
Milton W. Matthews  
President/CEO

**STATE OF MARYLAND, \_\_\_\_\_ COUNTY/CITY, TO WIT:**

**I HEREBY CERTIFY** that on this \_\_\_\_ day of \_\_\_\_\_, 2018, before me, the subscriber, a Notary Public of the State of Maryland, in and for \_\_\_\_\_ County/City, personally appeared Milton W. Matthews, who acknowledged himself to be the President/CEO of Columbia Association, Inc.(the "Corporation"), a Maryland corporation, and that he, as such officer being authorized so to do, executed the within Deed for the purposes therein contained by signing the name of the Corporation as such officer and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of the Corporation.

**AS WITNESS** my Hand and Notarial Seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

[Signatures continue on the following page.]

**ACCEPTED** by the Grantee on this \_\_\_\_ day of \_\_\_\_\_, 2018.

**ATTEST:**

**HOWARD COUNTY, MARYLAND**

\_\_\_\_\_  
Lonnie R. Robbins  
Chief Administrative Officer

By: \_\_\_\_\_ (SEAL)  
Allan H. Kittleman  
County Executive  
Date: \_\_\_\_\_

**APPROVED:**

\_\_\_\_\_  
James M. Irvin, Director  
Department of Public Works

**APPROVED FOR SUFFICIENCY OF FUNDS:**

\_\_\_\_\_  
Janet R. Irvin, Director  
Department of Finance

**APPROVED FOR FORM AND LEGAL SUFFICIENCY**  
this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Gary W. Kuc  
County Solicitor

Reviewing Attorney:

\_\_\_\_\_  
Morenike Euba Oyenusi, Sr. Assistant County Solicitor

[Notary follows on the next page.]

**COUNTY EXECUTIVE:  
STATE OF MARYLAND, HOWARD COUNTY, TO WIT:**

**I HEREBY CERTIFY** that on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the subscriber, a Notary Public of the State of Maryland, in and for \_\_\_\_\_ County/City, personally appeared Allan H. Kittleman, the County Executive for Howard County, Maryland, the Grantee in the within Deed, who acknowledged the same to be the act of the County and that he executed the foregoing Deed for the purposes therein contained by signing in my presence the name of Howard County, Maryland as County Executive.

**AS WITNESS** my Hand and Notarial Seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**THIS IS TO CERTIFY** that this instrument was prepared by Howard County, Maryland, the Grantee named in the within Deed.

\_\_\_\_\_  
Melanie A. Bishop, Chief  
Real Estate Services Division

**After Recording, Return To:**  
Howard County, Maryland  
Real Estate Services Division  
3430 Court House Drive  
Ellicott City, Maryland 21043

TRANSFER TO GOVERNMENT  
Exempt from Recordation Tax and Transfer Tax under  
Annotated Code of Maryland, Tax Property Article,  
Sections 12-108 (a) and 13-207(a), respectively, and  
exempt from Recording Fees under Annotated Code of Maryland,  
Real Property Article, Section 3-603

Tax I.D. No. 15-010746

**Project No. K-5066**

## DEED

**THIS DEED** (“Deed”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between **COLUMBIA ASSOCIATION, INC.**, formerly known as The Columbia Park and Recreation Association, Inc. (the “Grantor” or “Grantors”), a Maryland corporation, and **HOWARD COUNTY, MARYLAND** (the “Grantee”), a body corporate and politic.

**WHEREAS**, the Grantor owns, in fee simple, that certain real property comprising 0.153 acres, more or less, commonly shown as Parcel 277, Lot 6 on Tax Map 35 located within the Fifth Election District of Howard County, Maryland (the “Grantor’s Parcel”).

**WHEREAS**, the Grantor by this deed is conveying to Grantee a portion of the Grantor’s Parcel, said portion comprising 0.007 acres, more or less (the “Property”).

**NOW, THEREFORE WITNESSETH**, in consideration of One Thousand Nine Hundred Dollars (\$1,900.00), the Grantor hereby grants and conveys unto the Grantee, its successors and assigns, in fee simple, the Property, being more particularly described and shown as Fee Simple Acquisition Area in Exhibit “A” attached hereto and made a part hereof.

**THE PROPERTY BEING** part of the Grantor’s Parcel conveyed by The Howard Research and Development Corporation to the Grantor by deed dated October 13, 1971 and recorded among the Land Records of Howard County, Maryland in Liber 575, folio 528 on November 1, 1971.

**TOGETHER** with all buildings and improvements thereon and all rights, alleys, ways, easements, waters, privileges, appurtenances and advantages belonging or in anywise appertaining thereto.

**TO HAVE AND TO HOLD** the Property unto the Grantee, its successors and assigns, in fee simple forever.

**THE GRANTOR** hereby covenants that it is the sole owner of the Property, that Grantor has not done or suffered to be done any act, matter or thing whatsoever to encumber the Property, that Grantor warrants specially the Property subject to matters of public record, that Grantor will execute such further assurances of the same as may be requisite, and that Grantor and its signatory, are duly authorized and have the power and right to convey the Property.

**THE GRANTOR** hereby certifies under the penalties of perjury that the Grantor is a resident or resident entity of the State of Maryland, and the Grantor claims exemption from the tax withholding requirements of Section 10-912 of the Tax-General Article of the Annotated Code of Maryland.

All references herein to Grantor shall be deemed plural if more than one person has an interest in the Property. Any pronoun reference herein shall be deemed to apply to the appropriate gender or person, as the case may be.

[Signatures follow on the next page.]

**IN WITNESS WHEREOF**, the Grantor has caused this Deed to be executed and delivered, under seal, by its duly authorized officer or official, on the date first above written.

**WITNESS/ATTEST:**

\_\_\_\_\_  
\_\_\_\_\_  
Corporate Secretary

**GRANTOR:**  
**COLUMBIA ASSOCIATION, INC.**  
a Maryland corporation

By: \_\_\_\_\_ (SEAL)  
Milton W. Matthews  
President/CEO

**STATE OF MARYLAND, \_\_\_\_\_ COUNTY/CITY, TO WIT:**

**I HEREBY CERTIFY** that on this \_\_\_\_ day of \_\_\_\_\_, 2018, before me, the subscriber, a Notary Public of the State of Maryland, in and for \_\_\_\_\_ County/City, personally appeared Milton W. Matthews, who acknowledged himself to be the President/CEO of Columbia Association, Inc.(the "Corporation"), a Maryland corporation, and that he, as such officer being authorized so to do, executed the within Deed for the purposes therein contained by signing the name of the Corporation as such officer and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of the Corporation.

**AS WITNESS** my Hand and Notarial Seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

[Signatures continue on the following page.]

**ACCEPTED** by the Grantee on this \_\_\_\_ day of \_\_\_\_\_, 2018.

**ATTEST:**

**HOWARD COUNTY, MARYLAND**

\_\_\_\_\_  
Lonnie R. Robbins  
Chief Administrative Officer

By: \_\_\_\_\_ (SEAL)  
Allan H. Kittleman  
County Executive  
Date: \_\_\_\_\_

**APPROVED:**

\_\_\_\_\_  
James M. Irvin, Director  
Department of Public Works

**APPROVED FOR SUFFICIENCY OF FUNDS:**

\_\_\_\_\_  
Janet R. Irvin, Director  
Department of Finance

**APPROVED FOR FORM AND LEGAL SUFFICIENCY**  
this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Gary W. Kuc  
County Solicitor

Reviewing Attorney:

\_\_\_\_\_  
Morenike Euba Oyenusi, Sr. Assistant County Solicitor

[Notary follows on the next page.]

**COUNTY EXECUTIVE:  
STATE OF MARYLAND, HOWARD COUNTY, TO WIT:**

**I HEREBY CERTIFY** that on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the subscriber, a Notary Public of the State of Maryland, in and for \_\_\_\_\_ County/City, personally appeared Allan H. Kittleman, the County Executive for Howard County, Maryland, the Grantee in the within Deed, who acknowledged the same to be the act of the County and that he executed the foregoing Deed for the purposes therein contained by signing in my presence the name of Howard County, Maryland as County Executive.

**AS WITNESS** my Hand and Notarial Seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**THIS IS TO CERTIFY** that this instrument was prepared by Howard County, Maryland, the Grantee named in the within Deed.

\_\_\_\_\_  
Melanie A. Bishop, Chief  
Real Estate Services Division

**After Recording, Return To:**  
Howard County, Maryland  
Real Estate Services Division  
3430 Court House Drive  
Ellicott City, Maryland 21043



## Easement Request Form

Date: 11/8/2018

Easement Grantee: Howard County

Project Name: Patriot Pond Dedication

### Proposed Easement Location:

Village of Oakland Mills, Open Space Lot 667.

### Purpose of Proposed Easement:

Perpetual access easement to maintain Patriot Pond after dedication to County

### Alternatives to Proposed Easement:

No alternatives available

### Briefly describe who will be impacted and how they will be impacted:

No residents will be impacted as this is not related to a pending construction project. Residents adjacent to the pond may see Howard County accessing pond through Open Space during future routine pond maintenance

### Additional Notes:

As a Board directive, CA is finalizing the dedication of this pond to Howard County. Without an easement through CA Open Space, the County would have no access to a pond that they are responsible for maintaining

### Contact Information

Name: Al Edwards  
E-mail: [albert.edwards@columbiaassociation.org](mailto:albert.edwards@columbiaassociation.org)  
Phone #: 410.381.3551

## **RESOLUTION AUTHORIZING EASEMENT**

The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant an easement, subject to staff final review, to Howard County, Maryland relating to a pond dedication on CA Open Space Lot 667, Village of Oakland Mills, a copy of which is attached to this Resolution (the “Easement”). The Board makes the following findings with respect to the Easement:

1. The execution and performance of the Easement is taken exclusively for the promotion of the social welfare of the people of Columbia;

2. The Easement is expected to produce civic betterments or social improvements consisting of Water Quality, Environmental Protection and Safety Improvements; and

3. The Easement produces benefits for the people of Columbia that are necessary incidents to the accomplishment of CA’s purpose to promote the social welfare of the people of Columbia.

Having made these findings, the Board hereby authorizes the execution of the Easement on behalf of CA.

BE IT SO RESOLVED

\_\_\_\_\_, 2018



## DEED OF EASEMENT

**THIS DEED OF EASEMENT** is made this \_\_\_\_ day of \_\_\_\_\_, 2018, by and between **COLUMBIA ASSOCIATION, INC.**, formerly known as The Columbia Park and Recreation Association, Inc. (the "Grantor"), a Maryland corporation, and **HOWARD COUNTY, MARYLAND** (the "Grantee"), a body corporate and politic.

**WHEREAS**, the Grantor is the fee simple owner of certain real property located within the Sixth Election District of Howard County, Maryland commonly shown as Parcel 273, Lot 667 on Tax Map 30 (the "Open Space Lot 667"), also shown on the subdivision plat titled "Plat of Revision, Columbia, Village of Oakland Mills, Thunder Hill, Section 1 Area 4, Open Space Lot 667 (A Revision to Open Space Lot 667, Columbia, Village of Oakland Mills, Thunder Hill, Section 1 Area 4, Plat Book 17 Folio 8)" (the "Plat").

**WHEREAS**, as shown on the Plat, Open Space Lot 667 is encumbered with a "Public Stormwater Management, Drainage & Utility Easement" and contains a stormwater management facility which has been named Patriot Lane Pond and is currently being operated by the Grantor (the "SWM Facility").

**WHEREAS**, the Grantor has completed the improvements to the SWM Facility necessary to comply with the current stormwater management laws and regulations and now desires to grant an easement to the Grantee to inspect and maintain the stormwater structure, filter diaphragm, outlet weir, pipes and riprap outlet portions of the SWM Facility, constituting the manmade structural improvements of the SWM Facility (the "Public Improvements").

**NOW, THEREFORE**, in consideration of the terms of the Deed of Easement and the mutual premises herein, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby grants and conveys unto the Grantee, its successors and assigns, an easement in, on, over, across and through the SWM Facility and access as needed through Open Space Lot 667 (collectively the "Easement") to maintain the manmade Public Improvements into, within and exiting the SWM facility on Open Space Lot 667 and to remove sediment from the SWM Facility at such time or times as needed or determined by the Grantee.

**THE EASEMENT BEING** in, on, over, across, and through a part of Open Space Lot 667 acquired by the Grantor from The Howard Research and Development Corporation, by Deed dated September 20, 1971 and recorded among the aforesaid Land Records in Liber 575, folio 340, on October 29, 1971.

**THE GRANTOR** hereby agrees that the Grantee, its successors and assigns, and its employees, agents, contractors and representatives shall have the right and privilege to enter upon the Easement for the purposes described herein, whenever it is necessary, in the Grantee's sole and absolute judgment, to inspect, maintain, expand, modify and repair the Public Improvements as needed for the public health, safety, and welfare.

**IT IS FURTHER AGREED** that no fences, buildings or structures of any kind shall be erected in, on, or over and no trees shall be planted within the Easement by the Grantor or its successors or assigns, unless approved by the Grantee. The Grantor shall not and shall not permit others to undertake any act which will impair or conflict with the operation or maintenance of the Public Improvements.

**GRANTOR** represents and warrants, as of the date of this Deed of Easement, that it is the sole owner and lawfully seized of a fee simple estate in Open Space Lot 667 and the Easement, Grantor and its signatory, are duly authorized and have the power and right to grant the Easement in, on, over, across and through Open Space Lot 667, and that there exist no liens, security interests or other encumbrances on or with respect to the Easement. Grantor further covenants that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the Easement, that Grantor warrants specially the Easement, and that Grantor shall execute such further assurances of the same as may be required. Notwithstanding the foregoing, if there is any lien holder having a lien interest in and to the Easement, then all lien holders, if so required, will subordinate their lien interest to the Easement by executing either a subordination agreement or a joinder attached hereto and made a part hereof.

All references herein to Grantor shall be deemed plural if more than one person has an interest in the Easement. Any pronoun reference herein shall be deemed to apply to the appropriate gender or person, as the case may be. The term Grantor shall mean Grantor and Grantor's heirs, personal representatives, successors and assigns.

All grants, rights, terms and provisions made and set forth in this Deed of Easement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns and shall run with the land in perpetuity.

**IN WITNESS WHEREOF**, the parties have caused this Deed of Easement to be executed and delivered, under seal, by its duly authorized officer or official, on the date first above written.

**WITNESS/ATTEST:**

\_\_\_\_\_

**GRANTOR:**  
**COLUMBIA ASSOCIATION, INC.**,  
a Maryland corporation

By: \_\_\_\_\_ (SEAL)  
Milton W. Matthews  
President

**GRANTOR:**  
**STATE OF MARYLAND, \_\_\_\_\_ COUNTY/CITY, TO WIT:**

**I HEREBY CERTIFY** that on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the subscriber, a Notary Public of the State of Maryland, in and for \_\_\_\_\_ County/City, personally appeared Milton W. Matthews, who acknowledged himself to be the President of Columbia Association, Inc., a Maryland corporation, (the "Corporation"), and that he, as such officer being authorized so to do, executed the within Deed of Easement for the purposes therein contained by signing the name of the Corporation as such officer and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of the Corporation.

**AS WITNESS** my Hand and Notarial Seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

[Signatures continue on the following page.]

**ACCEPTED** by the Grantee on this \_\_\_\_ day of \_\_\_\_\_, 2018.

**ATTEST:**

**HOWARD COUNTY, MARYLAND**

\_\_\_\_\_  
Lonnie R. Robbins  
Chief Administrative Officer

By: \_\_\_\_\_ (SEAL)  
Allan H. Kittleman  
County Executive  
Date: \_\_\_\_\_

**APPROVED:**

\_\_\_\_\_  
James M. Irvin, Director  
Department of Public Works

**APPROVED FOR SUFFICIENCY OF FUNDS:**

\_\_\_\_\_  
Janet R. Irvin, Director  
Department of Finance

**APPROVED FOR FORM AND LEGAL SUFFICIENCY**  
this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Gary W. Kuc  
County Solicitor

Reviewing Attorney:

\_\_\_\_\_  
Lisa S. O'Brien, Sr. Assistant County Solicitor

[Notary follows on the next page.]

**COUNTY EXECUTIVE:  
STATE OF MARYLAND, HOWARD COUNTY, TO WIT:**

**I HEREBY CERTIFY** that on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the subscriber, a Notary Public of the State of Maryland, in and for \_\_\_\_\_ County/City, personally appeared Allan H. Kittleman, the County Executive for Howard County, Maryland, the Grantee in the within Deed of Easement, who acknowledged the same to be the act of the County and that he executed the foregoing Deed of Easement for the purposes therein contained by signing in my presence the name of Howard County, Maryland as County Executive.

**AS WITNESS** my Hand and Notarial Seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**THIS IS TO CERTIFY** that this instrument was prepared by Howard County, Maryland, the grantee named in the within Deed of Easement.

\_\_\_\_\_  
Melanie A. Bishop, Chief  
Real Estate Services Division

**After Recording, Return To:**  
Howard County, Maryland  
Real Estate Services Division  
3430 Court House Drive  
Ellicott City, Maryland 21043

**MAINTENANCE AGREEMENT**  
**PUBLIC STORMWATER MANAGEMENT FACILITIES**

**THIS MAINTENANCE AGREEMENT** (the “Agreement”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between **COLUMBIA ASSOCIATION, INC.** (“Owner”), a Maryland corporation; and **HOWARD COUNTY, MARYLAND** (“County”); a body corporate and politic.

**WHEREAS**, by Deed dated September 20, 1971 and recorded in the Howard County Land Records at Liber 575, folio 340 conveyed Open Space Lot 667 from The Howard Research and Development Corporation to The Columbia Park and Recreation Association, Inc. (now known as the Columbia Association, Inc.), the Owner is the fee simple owner of Open Space Lot 667 as shown on the subdivision plat entitled “Plat of Revision, Columbia, Village of Oakland Mills, Thunder Hill, Section 1 Area 4, Open Space Lot 667 (A Revision to Open Space Lot 667, Columbia, Village of Oakland Mills, Thunder Hill, Section 1 Area 4, Plat Book 17 Folio 8)” recorded among the Land Records in Plat Number \_\_\_\_\_ on \_\_\_\_\_ (the “Plat”).

**WHEREAS**, as shown on the Plat, Open Space Lot 667 is encumbered with a “Public Stormwater Management, Drainage & Utility Easement” and contains a stormwater management facility which has been named Patriot Lane Pond and is currently being operated by the Owner (the “SWM Facility”).

**WHEREAS**, the Owner has completed pond improvements including construction of the outfall weir, riprap outlet channel, and the dam repairs constituting the manmade structural parts in order to retrofit the SWM Facility according to approved plans by Howard County, plan number \_\_\_\_\_ signed \_\_\_\_\_ (“Public Improvements”) and the construction having been completed and inspected by Howard County in accordance with the stormwater management laws and regulations, the Owner has agreed to maintain Open Space Lot 667 and the County will maintain the Public Improvements pursuant to a Deed of Easement of even date herewith. (The “Deed of Easement”).

**NOW, THEREFORE**, in consideration of the terms of the Agreement and the mutual premises herein, the receipt and sufficiency of which are hereby acknowledged, the Owner and its successors and assigns and the County agree as follows:

1. **Maintenance of Open Space Lot 667**: The parties hereby stipulate full awareness, understanding and acceptance of their respective responsibilities under this Agreement, in accordance with which the Owner shall own and maintain Open Space Lot 667 and the body of water located thereon which comprises the SWM Facility. The Owner shall perform routine maintenance including mowing, trash removal and clearing of the dam and the emergency spillways at least once per year. The Owner shall ensure that all of its activities, including any discharges to the pond, are in compliance with local, state and federal law. This includes obtaining any necessary permits. The Owner shall not add landscaping or structures, nor shall it modify the Public Improvements in the SWM Facility

without prior written approval of the Howard County Department of Public Works.

2. **Dam Safety Requirements:** The County and the Owner acknowledge that if the Maryland Department of the Environment identifies the SWM Facility as a significant hazard pond the Owner shall prepare and maintain at all times the requisite Emergency Action Plan. The Owner shall perform inspections of and remove debris from the SWM Facility prior to and subsequent to storms, as required under the Emergency Action Plan. If during such inspection, the Owner notes an issue with the Public Improvements, the Owner shall promptly notify the County.

3. **Maintenance of Public Improvements:** The County shall maintain the Public Improvements and shall be responsible for the removal of sediment from the SWM Facility at such time or times as needed and determined by the County or another governmental body or agency with authority to make such determinations.

4. **Recordation/Covenants to Run with Land:** The rights, obligations and waivers set forth in this Agreement shall run with the land in perpetuity and shall bind all personal representatives, heirs, successors and assigns of the Owner or any other person or entity now or hereafter owning fee simple title to the Open Space Lot 667. The County shall record this Agreement. The Owner and each successor owner shall notify the County of each conveyance of the Open Space Lot 667.

5. **Insurance:** The Owner shall carry adequate hazard and comprehensive general liability insurance for Open Space Lot 667 and shall provide the County with certificates of insurance evidencing such coverage upon request by the County. The County acknowledges that the Owner has a program of general liability self-insurance, as described in Exhibit "A" hereto, satisfies the liability insurance requirement of this section.

6. **Indemnification:** The Owner shall indemnify, defend and save the County harmless from and against all claims, actions, damages, liability and expense, including reasonable attorney's fees, and the County's costs of defense, in connection with loss of life, bodily or personal injury and/or damage to property (a) arising from the condition or use of the Open Space Lot 667 and/or the Owner's performance of or failure to perform routine maintenance of the SWM Facility located thereon, or (b) occasioned all or in part by any act or omission of the Owner in the performance of its responsibilities under this Agreement, except to the extent that such loss of life, bodily or personal injury and/or damage to property is a result of gross negligence or willful misconduct by the County, its agents and employees. The foregoing indemnification obligation shall not be deemed a waiver of any governmental immunity or any provisions of the Local Government Tort Claims Act (Section 5-301) of the Courts and Judicial Proceedings Article of the Annotated Code of Maryland as to any third party.

7. **Notices:** All notices, demands, consents, approvals, requests or other communications or documents to be provided hereunder to a party hereto shall be (a) in

writing, and (b) deemed to have been provided (i) upon delivery or refusal to accept delivery if sent by certified or registered mail in the United States mails, postage prepaid, return receipt requested, to the address of such party set forth herein below or to such designee from time to time appointed by written notice to the other party hereto, or (ii) if such party's receipt thereof is acknowledged in writing, upon being given by hand or other actual delivery to the Owner, located at Director Open Space and Facility Services, 9450 Gerwig Lane, Columbia, Maryland 21046; and to the County addressed to the Director of Public Works, George Howard Building, 3430 Court House Drive, Ellicott City, Maryland 21043. Either party to this Agreement may change its address by written notice to the other party.

8. **Final Agreement:** This Agreement and the Deed of Easement contain the final and entire agreement between the Owner and the County, and neither they nor their agents shall be bound by any terms, conditions or representations not contained within these documents. In the event of any inconsistency between the documents, this Agreement shall control.

9. **Binding Effect:** This Agreement shall be binding upon the respective successors and assigns of the Owner and the County. Any amendment to this Agreement must be in writing and signed by the Owner and the County. Each writing or plat referred to in this Agreement is hereby made a part of this Agreement.

10. **Law of Maryland:** This Agreement shall be governed by the laws of the State of Maryland.

11. **Limitation of Owner's Liability:** Anything in this Agreement to the contrary notwithstanding, neither the Owner nor any other person or entity which hereinafter holds the legal title to the Open Space Lot 667 shall have any liability or obligation under this Agreement, including the obligation to indemnify as provided in Paragraph 6 of this Agreement, except if and to the extent that the condition, incident, event or occurrence from which such liability or obligation arises existed or occurred while the Owner or such person or entity was the owner of the Open Space Lot 667.

12. **Recitals:** The recitals above are hereby incorporated into and made a part of this Agreement.

[Signatures follow on the next page.]

**IN WITNESS WHEREOF**, the parties have executed this Agreement, under seal, on the date first above written.

**WITNESS/ATTEST:**

**OWNER:**  
**COLUMBIA ASSOCIATION, INC.**  
a Maryland corporation

\_\_\_\_\_

BY: \_\_\_\_\_(SEAL)  
Milton W. Matthews  
President

**STATE OF MARYLAND, \_\_\_\_\_ COUNTY/CITY, TO WIT:**

**I HEREBY CERTIFY** that on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the subscriber, a Notary Public of the State of Maryland, in and for \_\_\_\_\_ County/City, personally appeared Milton W. Matthews, who acknowledged himself to be the President of Columbia Association, Inc., a Maryland corporation (the "Corporation"), and that he, as such officer being authorized so to do, executed the within Maintenance Agreement for the purposes therein contained by signing the name of the Corporation as such officer and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of the Corporation.

**AS WITNESS** my Hand and Notarial Seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

[Signatures continue on the following page.]

**WITNESS/ATTEST:**

\_\_\_\_\_  
Lonnie R. Robbins  
Chief Administrative Officer

**APPROVED:**

\_\_\_\_\_  
James M. Irvin, Director  
Department of Public Works

**APPROVED FOR SUFFICIENCY OF FUNDS:**

\_\_\_\_\_  
Janet R. Irvin, Director  
Department of Finance

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY**

this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
Gary W. Kuc  
County Solicitor

Reviewing Attorney:

\_\_\_\_\_  
Lisa S. O'Brien, Sr. Assistant County Solicitor

**AGREED and APPROVED:  
HOWARD COUNTY, MARYLAND**

BY: \_\_\_\_\_ (SEAL)

Allan H. Kittleman  
County Executive

Date \_\_\_\_\_

[Notary follows on the next page]

**STATE OF MARYLAND, \_\_\_\_\_ COUNTY/CITY, TO WIT:**

**I HEREBY CERTIFY** that on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County/City aforesaid, personally appeared Allan H. Kittleman, the County Executive for Howard County, Maryland, a party to the within Maintenance Agreement, who acknowledged the same to be the act of the County and that he executed the foregoing Maintenance Agreement for the purposes therein contained by signing in my presence the name of Howard County, Maryland as County Executive.

**AS WITNESS** my Hand and Notarial Seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**THIS IS TO CERTIFY** that this instrument was prepared by Howard County, Maryland, a party to the within Agreement.

\_\_\_\_\_  
Melanie A. Bishop, Chief  
Real Estate Services Division

**After Recording, Return To:**  
Howard County, Maryland  
Real Estate Services Division  
3430 Court House Drive  
Ellicott City, Maryland 21043



December 22, 2014

Howard County Government  
Real Estate Services Division  
3430 Courthouse Drive  
Ellicott City, Md 20143  
Att: Carl Katenkamp

Dear Carl,

Regarding our general liability coverage, the Columbia Association, Inc. has established a self-insurance fund for comprehensive general liability coverage.

Comprehensive general liability coverage under the fund includes a limit of \$1,000,000 per occurrence for both bodily injury and property damage combined, exclusive of defense costs. The coverage provided by the fund includes the following extensions:

- A. Contractual Liability
- B. Watercraft Liability
- C. Host Liquor Liability
- D. Broad Form Property Damage Liability
- E. Fire Legal Liability - \$100,000 each occurrence
- F. Incidental Medical Malpractice Liability
- G. Employees, Volunteers, and Elected or Appointed Officials as Additional Insureds, and
- H. Personal Injury Liability

In addition, the Columbia Association carries excess general liability insurance in the amount of \$15,000,000 over and above the \$1,000,000 self-insurance risk retention.

If you have any questions, please don't hesitate to call me at 410-715-5519.

Very truly yours,

A handwritten signature in blue ink that reads "Susan M. Krabbe".

Susan Krabbe  
Vice President and Chief Financial Officer

**EXHIBIT A**



## Easement Request Form

Date: 10.31.18

Easement Grantee: Howard County

Project Name: Many Mile Mews Pond

### Proposed Easement Location:

Village of King's Contrivance; Open Space Lots 153 & 158

### Purpose of Proposed Easement:

Deed of easement for maintenance of public stormwater management facilities

### Alternatives to Proposed Easement:

CA to work with Howard County to determine best access to site with least disruption to residents

### Briefly describe who will be impacted and how they will be impacted:

Residents adjacent to Open Space Lot 153 & 158 off of Many Mile Mews and White Spring Way will see construction activity in the Open Space for several months

### Additional Notes:

The County will use a combination of the sewer easement already granted and a temporary right of construction to access the pond for repairs. A permanent deed of easement for the future pond maintenance will be granted to the County.

### Contact Information

Name: Al Edwards

E-mail: [albert.edwards@columbiaassociation.org](mailto:albert.edwards@columbiaassociation.org)

Phone #: 410.381.3551

## **RESOLUTION AUTHORIZING EASEMENT**

The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant an easement, subject to staff final review, to Howard County, Maryland relating to a maintenance of public stormwater facilities on CA Open Space Lots 153 & 158, Village of King’s Contrivance, a copy of which is attached to this Resolution (the “Easement”). The Board makes the following findings with respect to the Easement:

1. The execution and performance of the Easement is taken exclusively for the promotion of the social welfare of the people of Columbia;

2. The Easement is expected to produce civic betterments or social improvements consisting of Water Quality, Environmental Protection and Safety Improvements; and

3. The Easement produces benefits for the people of Columbia that are necessary incidents to the accomplishment of CA’s purpose to promote the social welfare of the people of Columbia.

Having made these findings, the Board hereby authorizes the execution of the Easement on behalf of CA.

BE IT SO RESOLVED

\_\_\_\_\_, 2018



**NOTES:**

- 1- This plat is based on boundary survey data prepared by Purdum & Jeschke, Engineers, Ellicott City, Maryland.
- 2- 4"x4"x36" conc. monuments indicated thus ■
- 3- This plat and coordinates shown hereon are based upon traverse controls for Columbia established by Maps, Inc. in 1965 and Purdum & Jeschke in 1968, which controls were tied to the Maryland Bureau of Control Survey monuments and to U.S. Coast and Geodetic Survey monuments in the Columbia Area.
- 4- The "drainage" easements shown hereon are "drainage and utility" easements.
- 5- Open space may, but is not required to, contain future pathway.
- 6- Minimum building setback restrictions from property lines and right-of-way of any public road or street to be in accordance with the recorded Final Development Plan Criteria, Phase 1G Part 2.
- 7- Subject property zoned New Town per 10/5/77 Comprehensive zoning plan.

**NOTE:**

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE ON WHICH DATE DEVELOPER AGREEMENT WAS FILED AND ACCEPTED. AS FOLLOWS:  
 CONTRACT NO. 34-0595-D ON 9/24/80  
 CONTRACT NO. 34-2897-D ON 9/24/80  
 CONTRACT NO. 34-0908-D ON 1/23/81

**LEGEND**

El. 229.5 100 Year Flood Plain Elevation

The lots or parcels shown on this plat are subject to the supplemental sewer-in-aid-of-construction charge created by section 20-311A of the Howard County Code, and to Executive Order No. 72-9

THE LOTS OR PARCELS SHOWN ON THIS PLAT ARE SUBJECT TO THE MIDDLE PATUXENT DRAINAGE SUPPLEMENTAL IN-AID-OF-CONSTRUCTION CHARGES CREATED BY SECTION 20.311B OF THE HOWARD COUNTY CODE AND COUNTY COUNCIL BILL NO. 45.

**TABULATION**

Total number of lots to be recorded	1
Total area of lots to be recorded	104.142 Ac.
Total area of roadway to be recorded	0 Ac.
Total area of subdivision to be recorded	104.142 Ac.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORMS DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, THE 95-32 CORPORATION AND THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, EACH A MARYLAND CORPORATION BY WALTER E. WOODFORD, JR., AUTHORIZED AGENT, AND FRANCIS R. HUNTER, JR., ASSISTANT SECRETARY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN THE CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 12th DAY OF December, 1981.

BY: *[Signature]* ATTEST: *[Signature]*  
 THE 95-32 CORPORATION AND THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10270 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND, 21044

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED TO THE 95-32 CORPORATION BY DEED LIBER 502/535 AND ALSO A SUBDIVISION OF THE LANDS CONVEYED TO HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY THE FOLLOWING DEEDS: LIBER 406/506, LIBER 483/81 AND LIBER 406/519 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

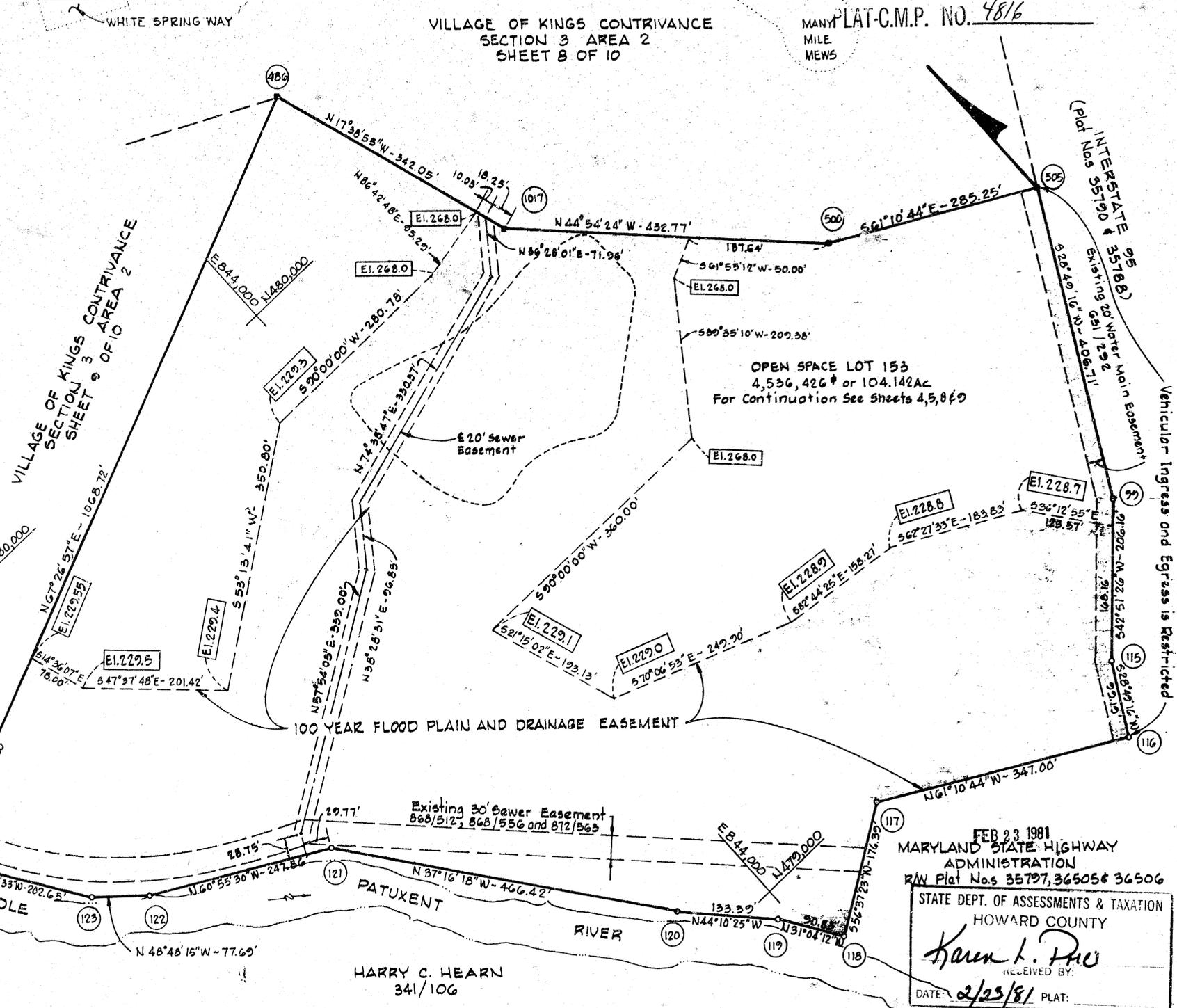
Nov. 1, 1979 DATE REGISTERED LAND SURVEYOR

RECORDED AS PLAT ON \_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA VILLAGE OF KINGS CONTRIVANCE

SECTION 3 AREA 2 SHEET 10 OF 10

6TH ELECTION DISTRICT OF HOWARD COUNTY, MD. Jan. 25, 1981



PLAT-C.M.P. NO. 4816  
 MARYLAND STATE HIGHWAY ADMINISTRATION  
 STATE DEPT. OF ASSESSMENTS & TAXATION  
 HOWARD COUNTY  
 Karen L. Pao RECEIVED BY:  
 DATE: 2/23/81 PLAT:



## Easement & Right-of-way Transfer Request Form

Date: 11/1/2018

Easement Grantee: \_\_\_\_\_

Project Name: Shaw Property Sewer and Utility Easement

### Proposed Easement Location:

Village of River Hill - Open Space Lot 239

### Purpose of Proposed Easement:

Public water, sewer, and utility easement for new subdivision adjacent to CA Open Space

### Alternatives to Proposed Easement:

This is the only access the property has to public water and sewer in order to subdivide his property

### Briefly describe who will be impacted and how they will be impacted:

Residents adjacent to Open Space Lot 239 will see construction activity during development of subdivision. Some tree clearing will be required.

### Additional Notes:

The developer has agreed to add the subdivision to the CA lien and therefore no easement charge is proposed. CA Staff recommends approval subject to staff review of the final documents and the CA lien recorded on the property

### Contact Information

Name: Al Edwards

E-mail: [albert.edwards@columbiaassociation.org](mailto:albert.edwards@columbiaassociation.org)

Phone #: 410.381.3551

## RESOLUTION AUTHORIZING EASEMENT

The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant a public water, sewer, and utility easement, subject to staff final review, to Howard County, Maryland for the benefit of the Shaw Property on CA Open Space Lots 239, Village of River Hill, a copy of which is attached to this Resolution. The Board makes the following findings with respect to the Easement:

1. The execution and performance of the request is taken exclusively for the promotion of the social welfare of the people of Columbia;
2. The request is expected to produce civic betterments or social improvements consisting of environmental enhancements and public utility consistency; and
3. The request produces benefits for the people of Columbia that are necessary incidents to the accomplishment of CA’s purpose to promote the social welfare of the people of Columbia.

Having made these findings, the Board hereby authorizes the execution of the request on behalf of CA.

BE IT SO RESOLVED

\_\_\_\_\_, 2018



Existing Water Easement to Howard County MD

Proposed 10 ft. Sewer Easement to Howard County

CA Owned Open Space  
LOT 239  
OPEN SPACE  
AREA THIS SHEET = 0.340 AC.  
TOTAL AREA SEE SHEET 2

**Subject Property**

ZONING: R

PROPERTY OF JAMES SHAW & WIFE  
LIBER 640, FOLIO 660  
LIBER , FOLIO

ZONING: RR-DEO

