







**GENERAL NOTES**

1. THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
2. COORDINATES ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83(2011), AS DETERMINED BY RTN OBSERVATIONS (KeyNet VRS) ON 1/24/2013.
3. THIS PLAT IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON (JMT) BETWEEN 1/24/2015 AND 2/06/2015.
4. AREAS SHOWN HEREON ARE MORE OR LESS.
5. THIS PLAT IS IN ACCORDANCE WITH SECTIONS 128.0.K OF THE HOWARD COUNTY ZONING REGULATIONS. IN COMPLIANCE WITH THE MARYLAND ENVIRONMENTAL TRUST NEIGHBORHOOD PRESERVATION PARCEL EASEMENT. EXCEPT FOR THE EXISTING PRIMARY DWELLING UNIT (CARETAKER HOUSE) AND ACCESSORY DWELLING UNIT (COTTAGE), RESIDENTIAL DEVELOPMENT IS NOT PERMITTED WITHIN ZONE II EAST AND ZONE II WEST A, BUT THE DENSITY MAY BE SENT FROM THOSE ZONES.
6. PER SECTION 107.0.L3 AND SECTION 128.0.K.1 OF THE ZONING REGULATIONS FOREST CONSERVATION EASEMENTS PROHIBIT FUTURE SUBDIVISION ON THE PARCEL; THEREFORE, THE ACREAGE WITHIN THE FOREST CONSERVATION EASEMENT IS NOT ELIGIBLE TO SEND DENSITY.
7. THERE ARE 18 EXISTING STRUCTURES (SEE EXHIBIT C OF THE NEIGHBORHOOD PRESERVATION PARCEL EASEMENT) LOCATED ON THE NEIGHBORHOOD PRESERVATION PARCEL TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR EXTENSIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
8. ZONE I IS NOT ELIGIBLE TO SEND DENSITY. ZONE I IS ENCUMBERED WITH AN ARCHITECTURAL AND SCENIC EASEMENT HELD JOINTLY BY THE MARYLAND HISTORICAL TRUST AND THE SOCIETY FOR PRESERVATION OF MARYLAND ANTIQUITIES, INC. THE ENCUMBRANCES ARE LISTED IN LIBER 11412, FOLIO 416 AND LIBER 1181, FOLIO 164. ZONE I TOTALS 28.0362 ACRES OF LAND, 0.6969 ACRES OF WHICH IS A CEMETERY RESERVATION (LIBER 419, FOLIO 338), 0.3658 ACRES OF RIGHT-OF-WAY (LIBER 1188, FOLIO 521) AND 0.0128 ACRES OF FOREST CONSERVATION EASEMENT (PLAT NO.s 21640 & 21641).
9. THE EXISTING FOREST CONSERVATION EASEMENTS WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO.s 21840 & 21841. THE EXISTING FOREST CONSERVATION EASEMENTS ARE OFF-SITE EASEMENTS FOR THE HOWARD COMMUNITY COLLEGE (SDP-06-106).
10. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL BECAUSE IT IS A PLAT OF EASEMENT TO ESTABLISH A NEIGHBORHOOD PRESERVATION PARCEL EASEMENT. NO NEW DEVELOPMENT IS PROPOSED WITH THIS PLAT. ANY SUBSEQUENT DEVELOPMENT WILL REQUIRE THE SITE TO MEET FOREST CONSERVATION REQUIREMENTS.
11. ZONE I, ZONE II EAST, AND ZONE II WEST WERE DETERMINED BY AN ALTA/ACSM SURVEY OF THE "AMERICAN CHEMICAL COMPANY" ON 11/05/2004 BY FSH ASSOCIATES. ZONE I, ZONE II EAST, ZONE II WEST A, AND ZONE II WEST B, ARE ENCUMBERED BY AN ARCHITECTURAL AND SCENIC EASEMENT HELD JOINTLY BY THE MARYLAND HISTORICAL TRUST AND THE SOCIETY FOR PRESERVATION OF MARYLAND ANTIQUITIES, INC.
12. THERE ARE NO STREAMS, WETLANDS, FLOOD PLAINS, OR BUFFERS ON SITE. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), THEIR BUFFERS, FLOODPLAIN, STEEP SLOPES, AND FOREST CONSERVATION EASEMENT AREAS.
13. THE NEIGHBORHOOD PRESERVATION PARCEL IS ENCUMBERED BY A NEIGHBORHOOD PRESERVATION PARCEL EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED ARE SPECIFIED WITHIN THE DEED OF NEIGHBORHOOD PRESERVATION PARCEL EASEMENT RECORDED CONCURRENTLY WITH THE PLAT OF NEIGHBORHOOD PRESERVATION PARCEL EASEMENT. ON JULY 5, 2016, THE HOWARD COUNTY DIRECTOR OF RECREATION AND PARKS AND THE HOWARD COUNTY DIRECTOR OF PLANNING AND ZONING AGREED THAT ZONE I AND ZONE II WEST B WILL NOT BE ENCUMBERED BY THE NEIGHBORHOOD PRESERVATION PARCEL EASEMENT.
14. PER SECTION 128.0.K.1(b) OF THE ZONING REGULATIONS A PARCEL THAT IS EITHER COUNTY-OWNED, OR ENCUMBERED WITH A MARYLAND HISTORICAL TRUST EASEMENT LOCATED IN THE R-ED, R20, R12, AND R-SC DISTRICT THAT QUALIFIES AS A NEIGHBORHOOD PRESERVATION SENDING PARCEL AND THAT CONTAINS A HISTORIC STRUCTURE WHICH IS OPEN AND ACCESSIBLE TO THE PUBLIC MAY SEND DENSITY WITHOUT LIMITATION ON THE MAXIMUM NUMBER OF DEVELOPMENT RIGHTS EXCHANGED, PROVIDED THAT A SINGLE DEVELOPMENT RIGHT IS RETAINED IN ACCORDANCE WITH SUBSECTION 4.a.
15. ZONE II WEST B MAY NOT SEND DENSITY. ZONE II WEST B IS RESERVED FOR FUTURE USE AS A DRIVEWAY TO LANDING ROAD ONLY.

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO: (1.) TO TRANSFER TWELVE (12) DEVELOPMENT RIGHTS TO THE WEXLEY AT 100, F-17-022.

THE DENSITY CALCULATIONS ARE PROVIDED IN THE DENSITY EXCHANGE CHART ON THIS PLAT AND IDENTIFIES THAT ONE (1) DEVELOPMENT RIGHT HAS BEEN RETAINED ON THE NEIGHBORHOOD PRESERVATION PARCEL FOR THE EXISTING PRIMARY DWELLING UNIT "CARETAKER HOUSE". 35 RIGHTS REMAIN.

**DENSITY EXCHANGE TABULATION**

	INITIAL EXCHANGE	SECOND EXCHANGE	THIRD EXCHANGE	FOURTH EXCHANGE
SENDING PARCEL INFORMATION	PROPERTY OF HOWARD COUNTY, MARYLAND BELMONT MANOR AND HISTORIC PARK LIBER 14129, FOLIO 538 TAX MAP 32 GRID 19 PARCEL 2.	PROPERTY OF HOWARD COUNTY, MARYLAND BELMONT MANOR AND HISTORIC PARK LIBER 14129, FOLIO 538 TAX MAP 32 GRID 19 PARCEL 2.	PROPERTY OF HOWARD COUNTY, MARYLAND BELMONT MANOR AND HISTORIC PARK LIBER 14129, FOLIO 538 TAX MAP 32 GRID 19 PARCEL 2.	PROPERTY OF HOWARD COUNTY, MARYLAND BELMONT MANOR AND HISTORIC PARK LIBER 14129, FOLIO 538 TAX MAP 32 GRID 19 PARCEL 2.
NEIGHBORHOOD PRESERVATION PARCEL GROSS ACREAGE	39.0256 ACRES	39.0256 ACRES	39.0256 ACRES	39.0256 ACRES
FOREST CONSERVATION EASEMENT ACREAGE OF THE NEIGHBORHOOD PRESERVATION PARCEL EASEMENT*	2.5972 ACRES	2.5972 ACRES	2.5972 ACRES	2.5972 ACRES
NET PARCEL ACREAGE	36.4284 ACRES	36.4284 ACRES	36.4284 ACRES	36.4284 ACRES
DEVELOPMENT RIGHTS ALLOWED	72 UNITS	72 UNITS	72 UNITS	72 UNITS
DEVELOPMENT RIGHTS SENT	22 UNITS	1 UNITS	1 UNIT	12 UNITS
NUMBER OF REMAINING DEVELOPMENT RIGHTS	49 UNITS	48 UNITS	47 UNITS	35 UNITS
RECEIVING PARCEL INFORMATION	THE VINE (BUCH APARTMENTS) (F-16-010) PROPERTY OF BUCH FAMILY LIMITED PARTNERSHIP LIBER 3192 FOLIO 394 TAX MAP 46 PARCEL 126	DOVES FLY (F-17-008) PROPERTY OF JACK & BETTY CLARK LIVING TRUST LIBER 3043 FOLIO 556 TAX MAP 47 PARCEL 126	ROCKBURN ESTATES (F-17-097S1) SECURITY DEVELOPMENT LLC, LIBER 16751 FOLIO 285, TAX MAP 31 PARCEL 628	THE WEXLEY AT 100 (F-17-022) LOCUST THICKET INVESTORS LLC, LIBER 15352, FOLIO 643 TAX MAP 37 PARCELS 714 & 724

\*SEE GENERAL NOTE #6  
NOTE: OF THE MAXIMUM 72 UNITS AVAILABLE, 1 UNIT SHALL BE RETAINED FOR THE EXISTING PRIMARY DWELLING UNIT (CARETAKER HOUSE).



**OWNER'S CERTIFICATE**

WE, HOWARD COUNTY, MARYLAND OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE NEIGHBORHOOD PRESERVATION PARCEL EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR TRANSFER OF DEVELOPMENT RIGHTS.

WITNESS MY/OUR HANDS THIS 24 DAY OF Jan, 2018.

*Russell H. Smith* 4/1/18  
RUSSELL H. SMITH, MARYLAND LS. NO 21637 DATE  
EXP. DATE 12/25/2019 (410-329-3100)

*James M. Irvin* cheslie  
HOWARD COUNTY, MARYLAND DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Karl Schwaninger* 7-3-18  
DIRECTOR DATE

*James M. Irvin* cheslie  
HOWARD COUNTY, MARYLAND DATE  
BY: JAMES M. IRVIN, DIRECTOR OF PUBLIC WORKS  
WITNESS *Shirley H. Hesser* 4/28/18 DATE

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A NEIGHBORHOOD PRESERVATION PARCEL EASEMENT OF 36.4284 ACRES ON PART OF THE LAND CONVEYED BY THE BOARD OF TRUSTEES OF HOWARD COMMUNITY COLLEGE TO HOWARD COUNTY, MARYLAND BY DEED DATED JUNE 21, 2012 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14129 FOLIO 538. "ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED."

I, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A PROFESSIONALLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21637 EXPIRATION DATE: DECEMBER 25TH, 2019

*Russell H. Smith* 4/1/18  
RUSSELL H. SMITH 410-329-3100 DATE  
MARYLAND PROFESSIONAL LICENSED SURVEYOR, MD REG. NO. 21637 EXPIRATION DATE 12/25/2019

**JMT** JOHNSON, MIRMIRAN & THOMPSON  
Engineering A Brighter Future®  
72 Lovatton Circle Baltimore, Maryland 21152-0948 410-329-3100

RECORDED AS PLAT 2460 ON 7/10/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF THE "BELMONT PROPERTY" AMENDED DENSITY SENDING PLAT OF NEIGHBORHOOD PRESERVATION PARCEL EASEMENT

HOWARD COUNTY, MARYLAND (BELMONT MANOR AND HISTORIC PARK)

ZONED R-ED  
TAX MAP 32 GRID 19 PARCEL 2  
TAX MAP 31 GRID 18 & 24, PARCEL 2  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

0 200 400 600  
GRAPHIC SCALE: 1" = 200'

SCALE: 1"=200' JUNE 7, 2018 SHEET 2 of 2