

# Wakefield Valley Task Force Meeting

November 11, 2015

John Street Quarters, 28 John Street, Westminster

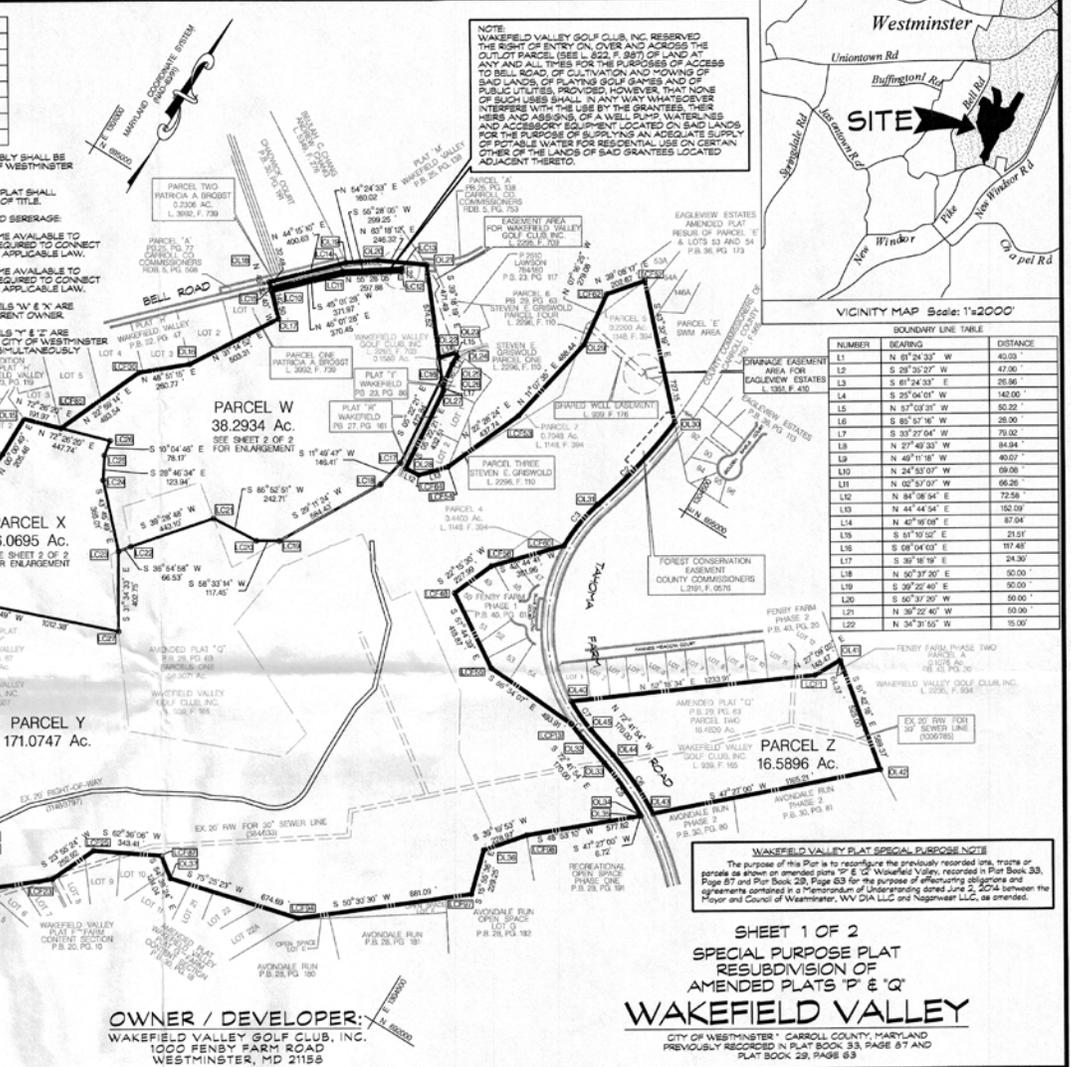
COORDINATE TABLE		
181120	NORTH	138753
181121	NORTH	138753
181122	NORTH	138753
181123	NORTH	138753
181124	NORTH	138753
181125	NORTH	138753
181126	NORTH	138753
181127	NORTH	138753
181128	NORTH	138753
181129	NORTH	138753
181130	NORTH	138753
181131	NORTH	138753
181132	NORTH	138753
181133	NORTH	138753
181134	NORTH	138753
181135	NORTH	138753
181136	NORTH	138753
181137	NORTH	138753
181138	NORTH	138753
181139	NORTH	138753
181140	NORTH	138753
181141	NORTH	138753
181142	NORTH	138753
181143	NORTH	138753
181144	NORTH	138753
181145	NORTH	138753
181146	NORTH	138753
181147	NORTH	138753
181148	NORTH	138753
181149	NORTH	138753
181150	NORTH	138753
181151	NORTH	138753
181152	NORTH	138753
181153	NORTH	138753
181154	NORTH	138753
181155	NORTH	138753
181156	NORTH	138753
181157	NORTH	138753
181158	NORTH	138753
181159	NORTH	138753
181160	NORTH	138753
181161	NORTH	138753
181162	NORTH	138753
181163	NORTH	138753
181164	NORTH	138753
181165	NORTH	138753
181166	NORTH	138753
181167	NORTH	138753
181168	NORTH	138753
181169	NORTH	138753
181170	NORTH	138753
181171	NORTH	138753
181172	NORTH	138753
181173	NORTH	138753
181174	NORTH	138753
181175	NORTH	138753
181176	NORTH	138753
181177	NORTH	138753
181178	NORTH	138753
181179	NORTH	138753
181180	NORTH	138753
181181	NORTH	138753
181182	NORTH	138753
181183	NORTH	138753
181184	NORTH	138753
181185	NORTH	138753
181186	NORTH	138753
181187	NORTH	138753
181188	NORTH	138753
181189	NORTH	138753
181190	NORTH	138753
181191	NORTH	138753
181192	NORTH	138753
181193	NORTH	138753
181194	NORTH	138753
181195	NORTH	138753
181196	NORTH	138753
181197	NORTH	138753
181198	NORTH	138753
181199	NORTH	138753
181200	NORTH	138753

BOUNDARY CURVE DATA					
NUMBER	RADIUS	ARC	DELTA	TAN	CHORD
C1	120.00	45.65	18° 48' 56"	23.03	S 01° 20' 45" W 48.44
C2	270.00	96.00	11° 52' 51"	283.02	S 11° 34' 00" W 560.01
C3	830.00	271.39	18° 44' 04"	156.82	S 08° 26' 30" W 270.58
C4	830.00	96.74	05° 59' 17"	43.41	S 69° 42' 15" E 86.71
C5	1480.00	326.76	12° 49' 24"	164.06	S 66° 17' 02" E 338.08
C6	1520.00	308.87	13° 27' 39"	180.27	N 65° 05' 05" W 308.84
C7	770.00	174.25	12° 57' 51"	87.50	N 65° 12' 55" W 173.88

**GENERAL NOTES:**

1. PARCELS ONE AND TWO OWNER WAKEFIELD VALLEY GOLF CLUB, INC. DEED REFERENCE L. 2299, P. 1029 DATE MARCH 16, 1988 GRANTOR TAYLOR FARMS, INC. L. EARL GRISWOLD AND LURA C. GRISWOLD
2. NO GRADING, FILLING OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR IMPAIRS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
3. ANY MODIFICATION OR PLAT REVISIONS SHALL BE SUBJECT TO APPROVAL BY THE CITY OF WESTMINSTER PLANNING AND ZONING COMMISSION.
4. NOTHING SHOWN OR STATED ON THIS PLAT SHALL CREATE A COVENANT OR RESTRICTION OF TITLE.
5. COUNTY MASTER PLAN FOR WATER AND SEWERAGE WATER-SUPPLY SERVICE AREA WHEN PUBLIC WATER FACILITIES BECOME AVAILABLE TO THIS PROPERTY SERVICE AREA, THE LOT OWNERS SHALL BE REQUIRED TO CONNECT TO THE SYSTEM IN ACCORDANCE WITH APPLICABLE LAW. WHEN PUBLIC SEWER FACILITIES BECOME AVAILABLE TO THIS LOT, THE LOT OWNERS SHALL BE REQUIRED TO CONNECT TO THE SYSTEM IN ACCORDANCE WITH APPLICABLE LAW.
6. THE AREAS SHOWN HEREON AS PARCELS 'W' & 'X' ARE INTENDED TO BE RETAINED BY THE CURRENT OWNER.
7. THE AREAS SHOWN HEREON AS PARCELS 'Y' & 'Z' ARE INTENDED TO BE CONVEYED INTO THE CITY OF WESTMINSTER BY DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.

OWNER WAKEFIELD VALLEY GOLF CLUB, INC. DEED REFERENCE L. 2299, P. 1029 DATE MARCH 16, 1988 GRANTOR TAYLOR FARMS, INC. L. EARL GRISWOLD AND LURA C. GRISWOLD		
LP-30	69435.0385	139778.9193
LP-31	69209.8334	139780.3436
LP-32	69209.8334	139780.3436
LP-33	69247.3864	139740.2406
LP-34	69252.1137	139740.6771
LP-35	69269.3660	139738.1919
LP-36	69269.3660	139738.1919
LP-37	69269.3660	139738.1919
LP-38	69269.3660	139738.1919
LP-39	69269.3660	139738.1919
LP-40	69269.3660	139738.1919
LP-41	69269.3660	139738.1919
LP-42	69269.3660	139738.1919
LP-43	69269.3660	139738.1919
LP-44	69269.3660	139738.1919
LP-45	69269.3660	139738.1919
LP-46	69269.3660	139738.1919
LP-47	69269.3660	139738.1919
LP-48	69269.3660	139738.1919
LP-49	69269.3660	139738.1919
LP-50	69269.3660	139738.1919
LP-51	69269.3660	139738.1919
LP-52	69269.3660	139738.1919
LP-53	69269.3660	139738.1919
LP-54	69269.3660	139738.1919
LP-55	69269.3660	139738.1919
LP-56	69269.3660	139738.1919
LP-57	69269.3660	139738.1919
LP-58	69269.3660	139738.1919
LP-59	69269.3660	139738.1919
LP-60	69269.3660	139738.1919
LP-61	69269.3660	139738.1919
LP-62	69269.3660	139738.1919
LP-63	69269.3660	139738.1919
LP-64	69269.3660	139738.1919
LP-65	69269.3660	139738.1919
LP-66	69269.3660	139738.1919
LP-67	69269.3660	139738.1919
LP-68	69269.3660	139738.1919
LP-69	69269.3660	139738.1919
LP-70	69269.3660	139738.1919
LP-71	69269.3660	139738.1919
LP-72	69269.3660	139738.1919
LP-73	69269.3660	139738.1919
LP-74	69269.3660	139738.1919
LP-75	69269.3660	139738.1919
LP-76	69269.3660	139738.1919
LP-77	69269.3660	139738.1919
LP-78	69269.3660	139738.1919
LP-79	69269.3660	139738.1919
LP-80	69269.3660	139738.1919
LP-81	69269.3660	139738.1919
LP-82	69269.3660	139738.1919
LP-83	69269.3660	139738.1919
LP-84	69269.3660	139738.1919
LP-85	69269.3660	139738.1919
LP-86	69269.3660	139738.1919
LP-87	69269.3660	139738.1919
LP-88	69269.3660	139738.1919
LP-89	69269.3660	139738.1919
LP-90	69269.3660	139738.1919
LP-91	69269.3660	139738.1919
LP-92	69269.3660	139738.1919
LP-93	69269.3660	139738.1919
LP-94	69269.3660	139738.1919
LP-95	69269.3660	139738.1919
LP-96	69269.3660	139738.1919
LP-97	69269.3660	139738.1919
LP-98	69269.3660	139738.1919
LP-99	69269.3660	139738.1919
LP-100	69269.3660	139738.1919



**WAKEFIELD VALLEY PLAT SPECIAL PURPOSE NOTES**  
 The purpose of this Plat is to reconfigure the previously recorded lots, tracts or parcels as shown on amended plats 'P' & 'Q' Wakefield Valley, recorded in Plat Book 33, Page 87 and Plat Book 29, Page 63 for the purpose of effectuating easements and agreements contained in a Memorandum of Understanding dated June 2, 2004 between the Mayor and Council of Westminister, WV DVA LLC and Nagswarr LLC, as amended.

**SHEET 1 OF 2**  
**SPECIAL PURPOSE PLAT**  
**RESUBDIVISION OF**  
**AMENDED PLATS 'P' & 'Q'**  
**WAKEFIELD VALLEY**  
 CITY OF WESTMINSTER, CARROLL COUNTY, MARYLAND  
 PREVIOUSLY RECORDED IN PLAT BOOK 33, PAGE 87 AND  
 PLAT BOOK 29, PAGE 63

CITY OF WESTMINSTER	
Mayor:	DATE:
WESTMINSTER PLANNING AND ZONING COMMISSION	
APPROVED:	DATE:
DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT	
APPROVED:	DATE:
DIRECTOR OF PUBLIC WORKS	
APPROVED:	DATE:

PLATBOOK D.B.S. NO.	PAGE
DATE	
CARROLL COUNTY HEALTH DEPARTMENT	
APPROVED:	DATE:
Community sewerage systems are in conformance with the Carroll County Master Plan for water and sewer.	
SURVEYOR'S CERTIFICATE	
I, DENNIS E. MECKLEY, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAD OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.	
DENNIS E. MECKLEY	PROP. L.S. #10844
DATE	

CERTIFICATION	
WE, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ACCEPT THIS PLAN OF THE SUBDIVISION, ESTABLISH THE BUILDING LINES AS SHOWN, AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS AMENDED PERTAINING TO THE PREPARATION OF RECORD PLATS AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT, AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH, NEW STREETS, ROADS, OPEN SPACES AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNERSHIP SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS AND ASSIGNS, NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR BOTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING, OR OTHER REGULATIONS. COMPARTY WATER AND SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.	
OWNERS	DATE
WITNESS	DATE
WAKEFIELD VALLEY GOLF CLUB, INC.	

Date / Revision / By

**CLSI**  
 Engineers - Surveyors  
 Land Planning & Environmental Contractors  
 www.clsi-online.com

439 East Main Street Westminister, MD 21157-5539  
 (410) 848-1790 FAX (410) 848-1791

Dennis E. Meckley  
 Property Line Surveyor Reg No. 10844  
 My License Expires March 28, 2018

Date: JUNE 20 15

Drawing No.: 2005086

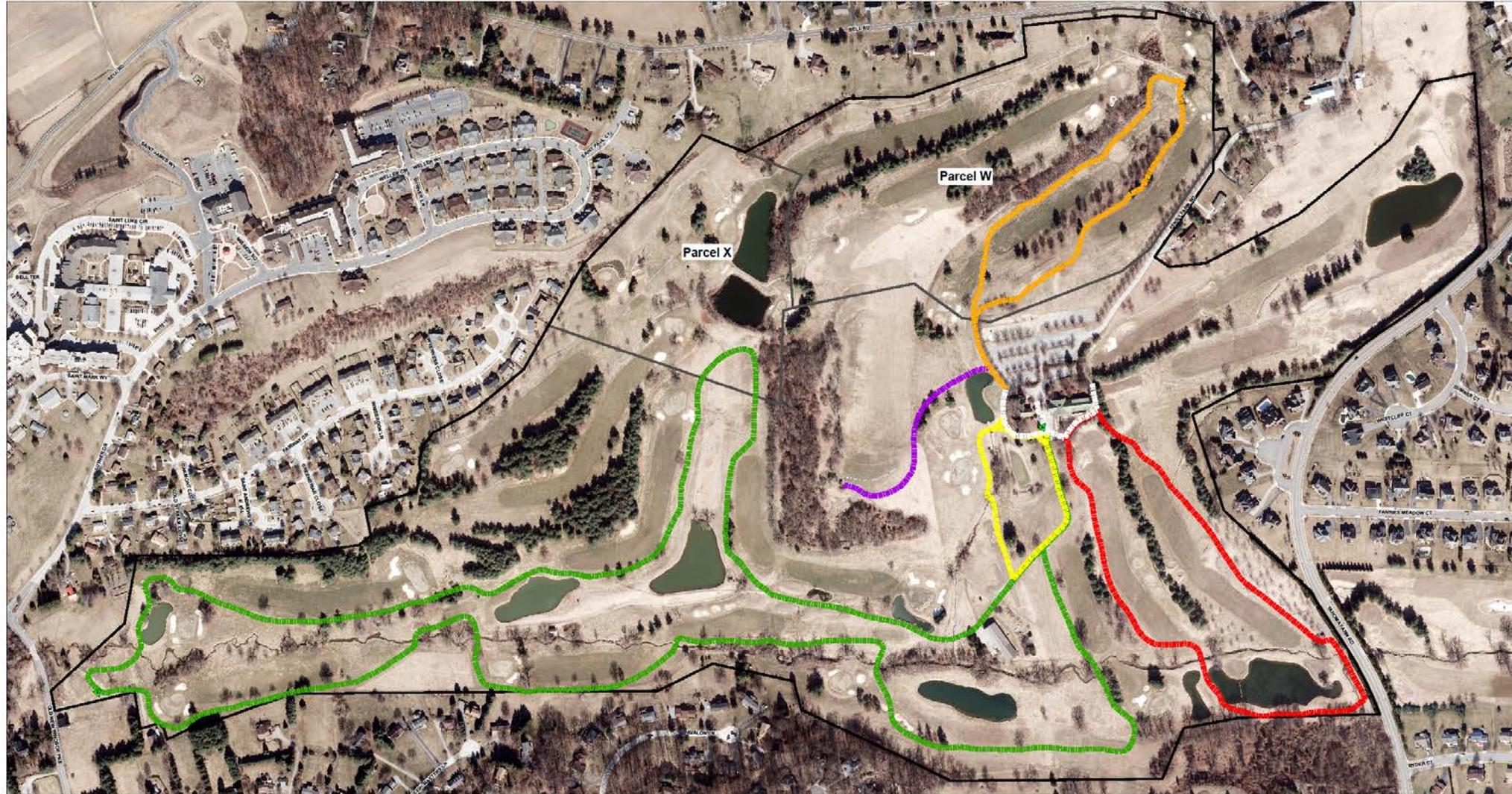
County File No.:

Scale: 1" = 400'

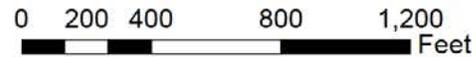
Surveyed By: CLSI  
 Checked By: KMB

Drawn By: KMB  
 Checked By: DE\*

# Wakefield Valley Golf Course



**City of Westminster**



### Legend

-  Kiosk
-  Orange 0.61 Miles
-  Wakefield Valley
-  White 0.15 Miles
-  Purple 0.13 Miles
-  Parcel X
-  Green 2.5 Miles
-  Red 0.73 Miles
-  Parcel W
-  Yellow 0.33 Miles

Produced by Westminster GIS (FM) Reference only

## Task Force Members

- Ed Cramer, Chairman
- Peggy Bair, Chairwoman, City of Westminster Planning and Zoning Commission
- Dean Camlin, Dean Robert Camlin and Associates, Inc., Architects
- Bob Coursey, Eagleview Homeowner
- Jeff Degitz, Director, Carroll County Department of Recreation and Parks
- Thomas Ferguson, Industrial Development Agency representative
- Sam Koch, Baltimore Ravens
- Nancy McCormick, Economic Development Director, City of Taneytown
- Mike McMullin, President, Carroll County Chamber of Commerce
- Eric Mersinger, Avondale Run Homeowner
- Stephen Potorti, Jr, Eagleview Homeowner Association Representative
- Steve Powell, VP of Finance, Carroll Lutheran Village
- Judy Powers, Avondale Run Homeowner
- Tom Rasmussen, President/CEO, New Windsor State Bank
- Douglas Reaves, General Manager, Towson Sports Properties
- Dr. Ethan Seidel, Professor, McDaniel College
- Paige Sunderland, Business Development Manager, Carroll County Economic Development Dept

## Expectations

- The Mayor and Common Council take seriously their responsibility to utilize this property in a manner that will preserve it as an asset to the citizens 20 years in the future. The guiding principles for the use of this property are:
- The selected proposal(s) will not include a residential development.
- The selected proposal(s) will provide a social, cultural, recreational or artistic experience.
- The selected proposal(s) will retain a maximum amount of green space and, if possible, accommodate some community use.
- There could be several proposals selected if compatible uses are suggested.
- A public-private partnership is the preferred means of development.
- The selected proposal(s) will be compatible with the surrounding residential community.
- The selected proposal(s) will be aesthetically pleasing and will integrate the beauty, location and size of the property.
- The selected proposal(s) will utilize the existing structures on the property.

# Time Table

LETTER OF INTEREST	TASK FORCE TIME LINE
	NOVEMBER 11: Public Forum
	DECEMBER: Letter of Interest Approved for Advertisement
JANUARY 1-5: Letters of Interest Advertised	JANUARY: No Task Force Meeting
FEBRUARY 28: Letters of Interest Received	FEBRUARY: No Task Force Meeting
MARCH: Letters Reviewed	MARCH 9: Letters of Interest Reviewed
APRIL: Interviews & RFPs Requests	APRIL: Interviews and RFPs Requested
MAY 31: RFPs Received	MAY: No Task Force Meeting
JUNE: Award Recommendation to Council	JUNE 11: RFPs reviewed and Recommendations to Council
JULY: Award approved by Council	JULY: Award approved by Council

## Proposals Received

1. Memorial Garden

2. Cross Country Trail

3. Playground

# Citizen Comments