

**Maryland Department of Natural Resources  
Program Open Space Grant**

**Development & Capital Renewal Application and Project Agreement**

POS PROJECT #

7210-5-212

(DNR Use Only)

**1. PROJECT INFORMATION:** Please fill out all sections of the form completely unless otherwise indicated.

PARK NAME Henderson Community Park

PROJECT NAME Playground Renovation and Paved Court Sports Facility

**2. PROJECT LOCATION:** Please identify all applicable parcels.

Street Address: 27040 Bee Tree Road

City/Town Henderson, MD County Caroline Zip Code 21640

County Tax Map 0008 Grid 0004 Parcel 0157 Lot

Tax Account ID (From SDAT) 012185 Legislative District 36

**3. PROJECT DETAILS:**

a. Type of project: Development ☒ Capital Renewal ☐

b. Is this project located in a Priority Funding Area (PFA)?

Yes ☐ No ☒

If this project is not in a PFA, does it serve population from more than one PFA?

Yes ☒ No ☐

c. Is this project constructing an indoor facility?

Yes ☐ No ☐

Is the indoor facility 7,500 square feet or greater?

Yes ☐ No ☒

If this is an indoor facility and the facility is 7,500 square feet or greater, please acknowledge the following:

The facility will meet the equivalent of LEED Green Building Rating System Silver rating.

N/A Initial Here

The facility will incorporate the nonstructural site design practices in the Maryland Stormwater Design Manual in COMAR 26.17.02.

N/A Initial Here

d. Please describe the public access that will be available on the property and note any restrictions or limitations, both prior and subsequent to park development:

Henderson Community Park was established in 1988 and is located just outside the incorporated town limits of Henderson. It functions as a neighborhood community park and is open from dawn to dusk as all public park facilities are within the County Park network. The property is titled to the Caroline County Commissioners and is operated by Caroline County Recreation & Parks

**4. PROJECT DESCRIPTION:** Descriptions are written into the agenda item, which is presented to the Maryland Board of Public Works for approval. Please explain the proposed project and be specific. Why is it being done and how does it relate to local recreation needs? Is it a new development, does it build upon an existing facility, or is it a capital renewal project? Provide all of the information that you feel is necessary to explain and justify the project. Attach a separate sheet, if necessary.

Henderson Community Park met the needs of the community and the region surrounding it 25 years ago. Baseball leagues were booming, and the backstop and small playground served both league-play and neighborhood drop-in use. Although the community size (approximately 100-120 households) has remained the same, the families and their country of origin has shifted significantly. Now the community make up is more young families, Spanish-speaking and contributing to the largest growing Elementary school population in the county—Greensboro Elementary. Updating playground equipment, tailoring the sports play opportunities to meet the interests of the surrounding community, and responding holistically to the community needs.

The project scope includes new development features. The project includes updating existing playground equipment (originally installed in 1989) and expanding equipment offerings for pre-school-age. The new development includes a paved ½ court basketball court, reorientation of a small soccer field and designating a hard-surface pathway into the park to define neighborhood access points from surrounding rural streets.

This is a visible and valued neighborhood park the supports an estimated attendance of 750+ annually. With these improvements, this use will likely double.

**5. PROJECT PERIOD:** From: 10/9/2020 Date of Letter of Acknowledgement or Letter of Concurrence (DNR Use Only)

To: June 2024 Estimated Date of Completion (Must be filled in by Applicant)

Please provide a provide a proposed development schedule:

Design Start Date (if applicable)	<u>May 2021</u>	Design End Date	<u>August 2021</u>
Construction Start Date	<u>March 2022</u>	Construction End Date	<u>May 2022</u>

**6. ITEMIZED DETAILED COST ESTIMATE:** Round to the nearest dollar.

ITEM NO.	ITEM DESCRIPTION	ESTIMATED COST
1	Planning and Site Engineering	\$16,000.00
2	Remove and replacement of 30 year old playground	45,000.00
3	Paved court surface	45,000.00
4	Stone dust trail – 1200 @\$12/yd	15,800
5	Grading and site prep	9,0000
6	Park benches and site furnishings	2,500
	<b>TOTAL DEVELOPMENT COSTS:</b>	<b>133,300.00</b>

**7. PROJECT FUNDING:**

<b>POS FUNDS REQUESTED:</b>	\$	<u>50,000</u>	<u>90</u> %	County will encumber additional POS funds from its annual allocation in FY22 and 23 to adequately fund the development plan.
<b>PRIOR POS FUNDS APPROVED:</b>	\$	_____	_____ %	
<b>LOCAL FUNDS:</b>	\$	<u>5,000</u>	<u>10</u> %	(Specify Source/Type) _____
<b>OTHER FUNDS:</b>	\$	_____	_____ %	
<b>TOTAL PROJECT COST:</b>	\$	<u>55,000</u>	<u>100</u> %	

**8. APPLICANT INFORMATION:** Note that the Applicant is also the County or Municipality that will be receiving the funding at reimbursement.

APPLICANT	<u>Caroline County Local Government</u>	APPLICANT'S FEDERAL ID #	<u>52-6000905</u>
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**9. LOCAL PROJECT COORDINATOR:**

Mark Lasocha	Park Supervisor	Caroline Co. Rec & Parks
(Print Name)	(Title)	(Department)
107 S Fourth Street	Denton	MD 21629

(Mailing Address)		(City)	(State)	(Zip)
410-479-8120	410-463-0525	mlasocha@carolinemd.org		
(Phone Number)	(Mobile Number)	(Email Address)		

**10. LOCAL GOVERNMENT AUTHORIZATION:**

As the authorized representative of this Political Subdivision, I have read the terms of the "Project Agreement and General Conditions" of the Local Program Open Space (POS) Grants Manual and I agree to perform all work in accordance with the Manual, POS Law and Regulations, all applicable Local, State and Federal statutes and regulations, and with the attachments included herewith and made a part thereof.

	Larry Porter	President, Caroline County Commissioners	10-6-2020
(Signature)	(Print Name)	(Title/Organization)	(Date)

**PROGRAM ADMINISTRATIVE REVIEW: (DNR Use Only)**

ON-SITE INSPECTION: DATE \_\_\_\_\_ BY \_\_\_\_\_  
DEPARTMENT OF NATURAL RESOURCES – PROGRAM OPEN SPACE APPROVAL:

(Signature)	(BPW Approval Date)	(BPW Agenda Item Number)
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# ***Caroline County***

## ***Department of Planning & Codes***



Katheleen Freeman, Director  
Crystal Dadds, Assistant Director of Codes  
Leslie Grunden, Assistant Director of Planning  
Matt Kaczynski, Development Review Coordinator

Health & Public Services Bldg.  
403 South 7<sup>th</sup> Street, Suite 210  
Denton, Maryland 21629-1335  
Telephone: 410-479-8100  
Facsimile: 410-479-4187

August 26, 2020

Ms. Sue Simmons, Director  
Caroline County Department of Recreation and Parks  
107 South 4th Street  
Denton, Maryland 21629

Re: Henderson Community Park

Dear Ms. Simmons:

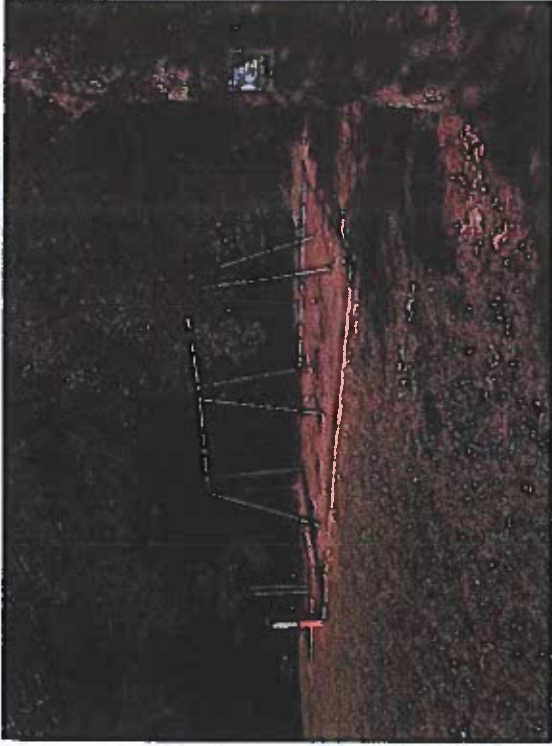
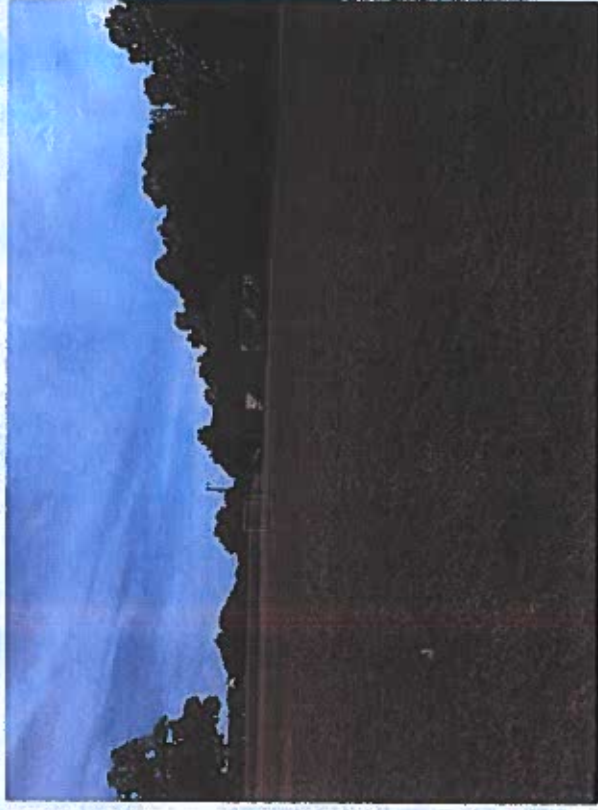
A goal of the 2010 Caroline County Comprehensive Plan identified the need to provide a system of community facilities that would meet the changing needs of the County residents and would be consistent with the County's land use and growth management goals and objectives. The proposed project for an updated playground and expanded sports play facilities at the Henderson Community Park meets this goal by ensuring adequate park and open space land and facilities to meet current and projected demands and by providing a community park adjacent to an existing population center.

The proposed project is consistent with the Comprehensive Plan and land use policies of the County and will be an asset to the citizens of the County. Please let me know if I can provide any further information or be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to be "K. Freeman", written over a horizontal line.

Katheleen Freeman, AICP  
Director



Henderson Community Park :

Existing Conditions Pictures

September 2020

IN F.S. 1 2.00  
RECORDING FEE 24.00  
TOTAL 26.00  
RECORDED 1994 JUN 14  
FBI 1994 JUN 14

# CROSS EASEMENT AND AGREEMENT

This Cross Easement and Agreement made this 7<sup>th</sup> day of June, 1994 by and between the County Commissioners of Caroline County, hereinafter referred to as "County" and Interfaith Community Housing, Inc., hereinafter referred to as "Interfaith".

WITNESS that for in consideration of the premises, ONE (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which all of which is hereby acknowledged, the parties covenant and agree as follows:

## RECITALS:

WHEREAS, County is the owner of a parcel of land containing 2.31 acres, more or less, and described as Lot No. 2 on a Plat recorded among the Land Records for Caroline County, Maryland in Liber F.D.M. No. 258, folio 339, and also as described in a Deed from the Commissioners of Henderson to the County, dated May 20, 1986 and recorded among the Land Records for Caroline County, Maryland in Liber F.D.M. No. 258, folio 336.

WHEREAS, Interfaith is the owner of a parcel of land described as Lot No. 1 on the aforesaid plat and being the same land described in a Deed from The Commissioners of Henderson to Interfaith Community Housing, Inc., dated December 7, 1993 and recorded among the Land Records for Caroline County, Maryland in Liber F.D.M. No. 261, folio 157;

WHEREAS, County is desirous of constructing a sports facility which also includes a baseball field on the parcel of land which it owns, however, because of the lack of space part of the playing field will encroach upon the property owned by Interfaith; and

WHEREAS, Interfaith lacks the space necessary to establish a new drain field and County is willing to allow Interfaith to extend the drain field unto its land in accordance with the terms hereinafter set forth.

## 1) County agrees to:

a) Grant to Interfaith the right to install, at its expense, a drain field which will extend approximately 55 feet unto the property of County, the general location of which is shown on the aforesaid plat attached hereto as "Exhibit A-1 and A-2";

*Returned*

GEORGE C. NIER  
ATTORNEY AT LAW  
DENTON, MARYLAND  
21020-0580

TELEPHONE  
(410) 478-2112

LIBER 268 PAGE 215



b) Permit Interfaith, its agents, employees, guests or invitees to use the auxiliary parking lot as shown on said plat;

c) Maintain the grounds for that portion of the property which County intends to use as part of its sports facility;

d) Remove all fencing and other temporary structures when requested by Interfaith; and

e) Permit Interfaith, at its expense, to plant trees along River Bridge Road.

2) Interfaith hereby agrees to:

a) Grant to County the right to construct a sports facility across part of its land, the general location being as shown on "Exhibit A" attached hereto;

b) Permit County to erect on its property fencing and other temporary equipment for the ball field in order to function as sports facility;

c) Install and maintain a drain field, at its expense, approximate 55 feet on County's property, as shown on "Exhibit A" attached hereto; and

d) Plant and trim trees along Bee Tree Road at its expense for the dual purpose of denying traffic access over the area which will comprise the drain field and also shield and beautify the area.

3) Interfaith and County agree with each other to hold the other party harmless from any liability in connection with the aforesaid projects, including damage to each others property or to any person who should enter the premises.

4) This Agreement shall run with the land and be binding on the parties hereto, their successors or assigns, as the case may be, unless this Agreement is terminated by the mutual agreement of the parties.

WITNESS the hands and seals of the parties hereto the date first above written.

ATTEST:  
County

County Commissioners of Caroline

*Leigh Sande*  
Leigh Sande, Clerk

by: *Margaret R. Myers*  
Margaret R. Myers, President



WITNESS:

Interfaith Community Housing,  
Inc.

 by:   
Alice H. Heath, President

STATE OF MARYLAND, CAROLINE COUNTY, to wit:

I HEREBY CERTIFY, that on this 9<sup>th</sup> day of <sup>JUNE</sup> May, 1994,  
before me, the subscriber, a Notary Public in and for the  
State and County aforesaid, personally appeared Margaret R.  
Myers, and duly acknowledged that she executed the said Cross  
Easement and Agreement for the purposes therein contained,  
and further acknowledged said instrument to be her act and  
deed.

WITNESS by hand and Notarial Seal.

My Commission Expires: 7/1/95   
Notary Public Shirley A. Tabbitt

STATE OF MARYLAND, CAROLINE COUNTY, to wit:

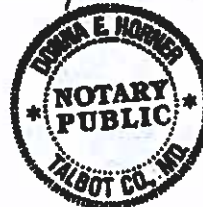
I HEREBY CERTIFY, that on this 24<sup>th</sup> day of May, 1994,  
before me, the subscriber, a Notary Public in and for the  
State and County aforesaid, personally appeared Alyce H.  
Heath, President of Interfaith Community Housing, Inc., and  
duly acknowledged that she executed the said Cross Easement  
and Agreement for the purposes therein contained, and further  
acknowledged said instrument to be her act and deed.

WITNESS by hand and Notarial Seal.

My Commission Expires:

3/1/97

  
Notary Public



GEORGE C. NIER  
ATTORNEY AT LAW  
DENTON, MARYLAND  
21828-0320

TELEPHONE  
(410) 479-2112

USER263 PAGE217

[illegible]

His Title Commitment must be handwritten, owner of the property shown and described herein, consent to and adopt this plan of subdivision and establish the minimum building restrictions here. We hereby dedicate to public use all roads, streets and easements, and open space shown herein, unless otherwise noted on this plan. We certify that there are no liens, actions of law, taxes, levies, or unpaid taxes, assessments, or mortgages existing against the property indicated in this plan of subdivision, and that the representatives of the Association of the City of Maryland, Inc., Property Action, Section 3-102, are consented or extended to far as it may concern the making of this plan and the setting of new zoning and markers have been complied with to the best of our knowledge.

Member has sworn to and subscribed before me this thirtieth day of May, 1986  
Philip J. Ratz  
 Notary Public

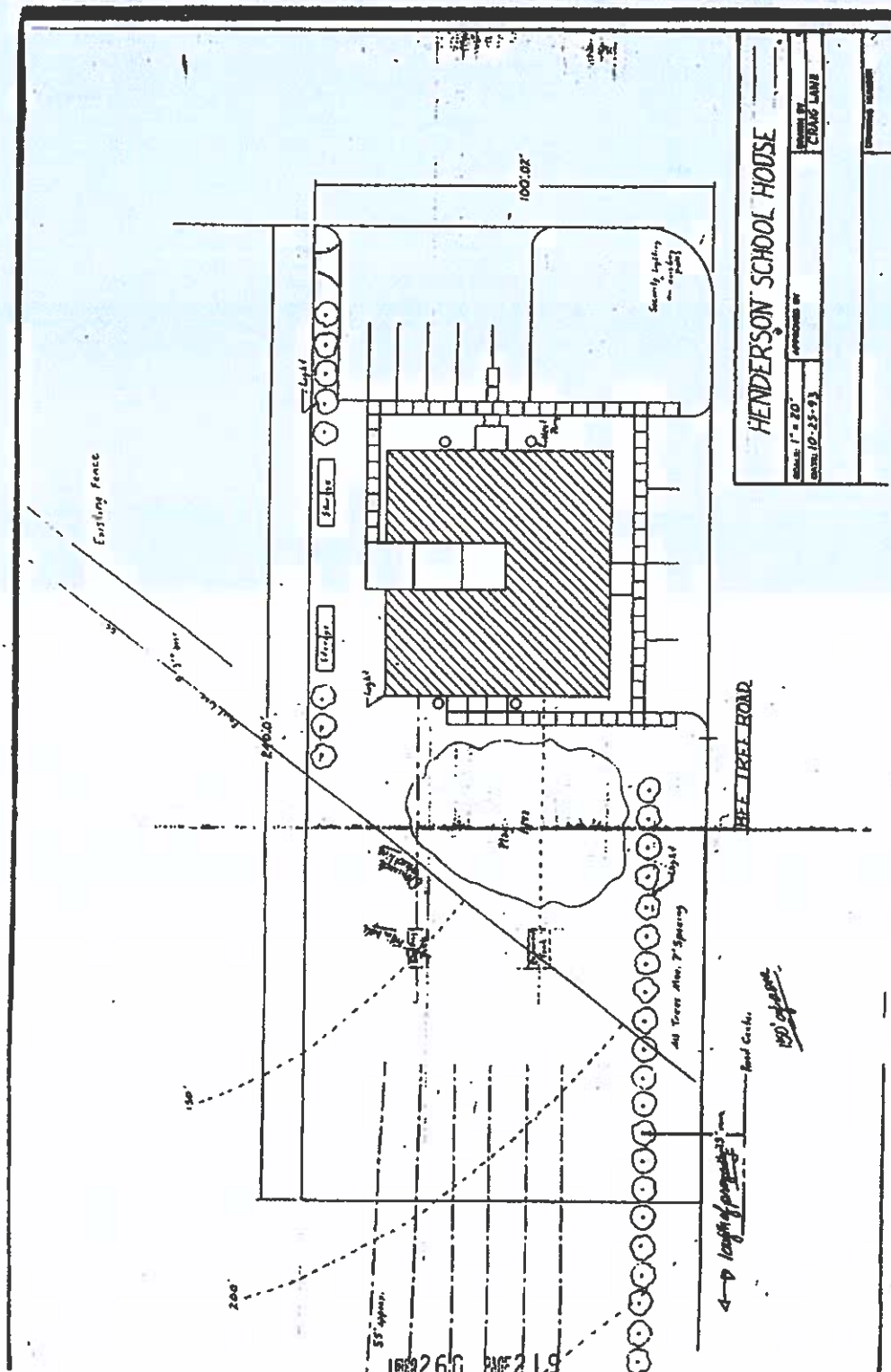
I hereby certify that the plat shown herein is correct; that it is a subdivision of the land conveyed from the State of Kentucky to Caroline County, Ky., by grant of plat of Henderson by deed dated June 27, 1860, and recorded in the Land Records of Caroline County, Ky., Vol. 311, and that during its pendency at the Caroline County Subdivision Registry and the Associated Code of Maryland, Real Property Article, Section 3-103, it executed or attempted to, insofar as they may concern the making of this plat and the getting of monuments and markers duly set, comply with.

Very respectfully, is approval for siting a individual water and sewerage System and then use in accordance with the Sanitary County Comprehensive Water and Sewerage Plan. This applicant is only seeking approval to construct use of sludge individual systems and connect to the Community System when they become available. Plot 1 only. Plot 2 will be used as a public recreational forest and is not intended to be used as a building lot.

STATE OF MARYLAND

***DIVISION OF LAND OF  
THE COMMISSIONERS OF HONORARY***

$1'' = 100'$





**Maryland Department of Natural Resources  
Program Open Space**

**Funding Authorization Form**

October 1, 2020

Program Open Space Grants  
Department of Natural Resources  
Tawes State Office Building, E-4  
580 Taylor Avenue  
Annapolis, Maryland 21401

RE: Henderson Community Park

As the official designated by Caroline County for the purpose of dispensing the  
Specify County or Baltimore City

Program Open Space apportionments for this political subdivision, I hereby certify that

Caroline County

(Applicant)

may apply for the following funds on the above referenced project.

Name of Grant Program	Amount
Program Open Space	\$50,000.00
Land and Water Conservation Fund	\$
Other (specify)	\$
<b>TOTAL:</b>	<b>\$50,000.00</b>



Signature - County Liaison Officer

Susan C. Simmons, Director

Type Name of County Liaison