

County Council Of Howard County, Maryland

2012 Legislative Session

Legislative Day No. 14

Resolution No. 173 -2012

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

A RESOLUTION pursuant to Section 4.201 of the Howard County Code declaring that .4966 acres of land known as a portion of Riverwood Drive owned by Howard County, Maryland is no longer needed by the County for public purposes; authorizing the County Executive to terminate the property interest, vesting title to the adjacent property owner, 7200 Riverwood LLC, a subsidiary of COPT Development and Construction Services, LLC; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to terminate the property interest if he finds that it may have a further public use and submits his finding to the County Council for its consideration.

Introduced and read first time November 5, 2012.

By order Stephen LeGendre  
Stephen LeGendre, Administrator

Read for a second time at a public hearing on November 19, 2012.

By order Stephen LeGendre  
Stephen LeGendre, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on December 3, 2012.

Certified By Stephen LeGendre  
Stephen LeGendre, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1           **WHEREAS**, the County acquired Riverwood Drive by Deed dated May 14, 1986 and  
2 recorded among the land records of Howard County, Maryland in Liber 1550, Folio 241; and

3  
4           **WHEREAS**, by passage of Council Resolution No. \_\_\_\_\_-2012, the County Council  
5 closed a portion of Riverwood Drive containing 0.4966 acres and that portion of Riverwood  
6 Drive can now be disposed of in accordance with County law; and

7  
8           **WHEREAS**, 7200 Riverwood LLC, a Maryland Limited Liability Company and  
9 subsidiary of COPT Development and Construction Services LLC, a Maryland Limited Liability  
10 Company, owns the land adjacent to the closed portion of Riverwood Drive; and

11  
12           **WHEREAS**, the County has received a request to surplus the closed portion of  
13 Riverwood Drive to the adjacent property owner and has determined that the termination of the  
14 closed portion of Riverwood Drive will not interfere with the existing service in the area and that  
15 the closed portion of Riverwood Drive is no longer required for public purposes; and

16  
17           **WHEREAS**, Section 4.201 "Disposition of real property" of the Howard County Code  
18 authorizes the County Council to declare that property is no longer needed for public purposes  
19 and also authorizes the County Council to waive advertising and bidding requirements for an  
20 individual conveyance of a property interest upon the request of the County Executive; and

21  
22           **WHEREAS**, the County Council has received a request from the County Executive to  
23 waive the advertising and bidding requirements in this instance for the conveyance of the closed  
24 portion of Riverwood Drive to 7200 Riverwood LLC, a Maryland Limited Liability Company  
25 and subsidiary of COPT Development and Construction Services, LLC, a Maryland Limited  
26 Liability Company.

27  
28           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
29 Maryland, this 3<sup>rd</sup> day of December, 2012, that the closed portion of Riverwood  
30 Drive containing 0.4966 acres of land as described in Exhibit A and as shown in Exhibit B is no  
31 longer needed by the County for public purposes.

1           **AND BE IT FURTHER RESOLVED** that, having received a request from the County  
2 Executive and having held a public hearing, the County Council declares that the best interest of  
3 the County will be served by authorizing the County Executive to waive the usual advertising  
4 and bidding requirements of Section 4.201 of the Howard County Code for the conveyance of  
5 the closed portion of Riverwood Drive to 7200 Riverwood LLC, a Maryland Limited Liability  
6 Company and subsidiary of COPT Development and Construction Services, LLC, a Maryland  
7 Limited Liability Company.

8  
9           **AND BE IT FURTHER RESOLVED** that, if the County Executive finds that the strip  
10 of land may have a further public use and that the property interest should not be terminated, he  
11 may submit his findings and recommendations to the County Council for its consideration  
12 without being bound to terminate the property interest in accordance with this Resolution.



# GLWGUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

## DESCRIPTION OF A PARTIAL PERMANENT ROAD CLOSURE OF RIVERWOOD DRIVE

### RIVERS CORPORATE PARK

### SECTION 1 AREA 2

### PLAT Nos. 6018, 6020 & 20429

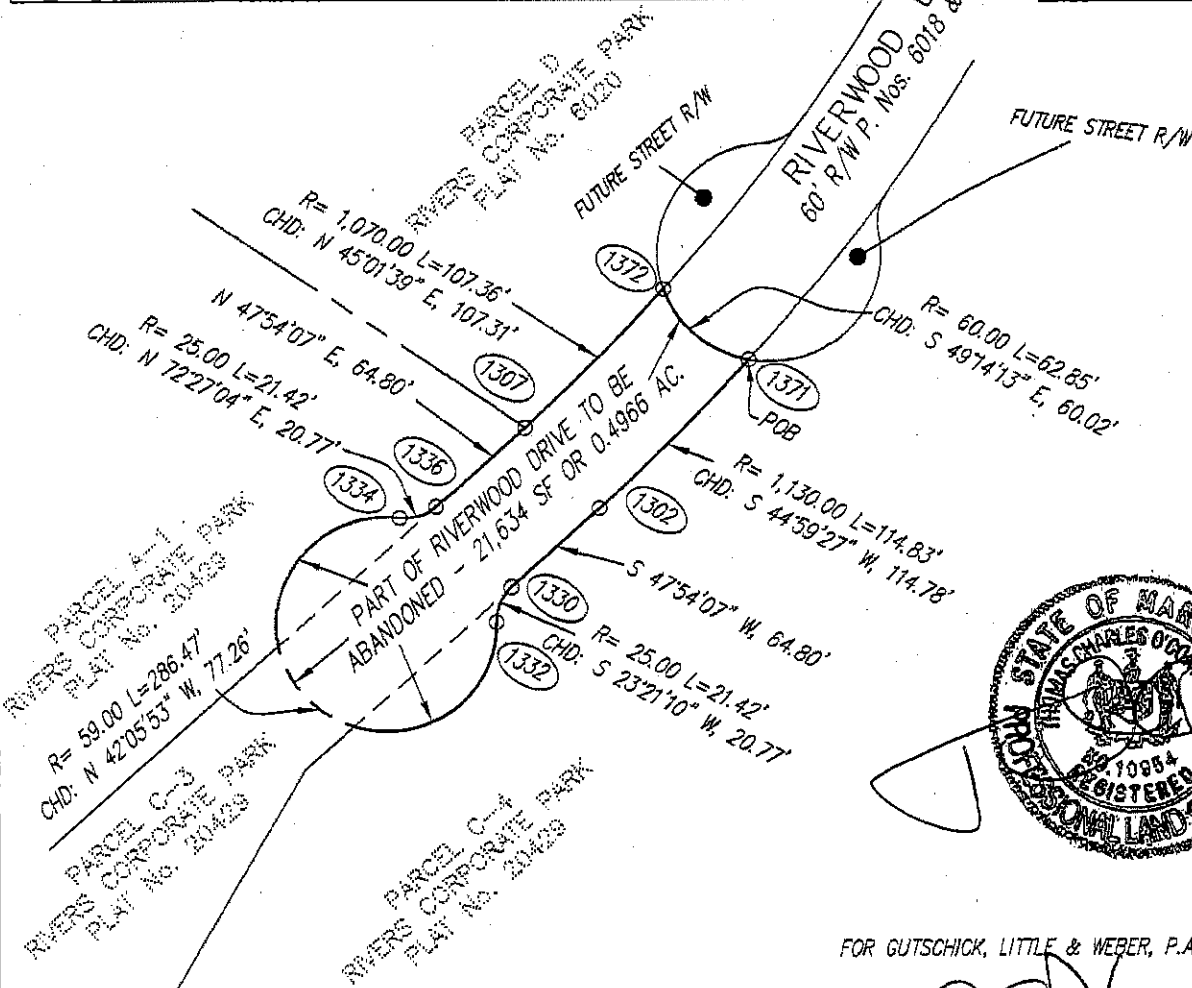
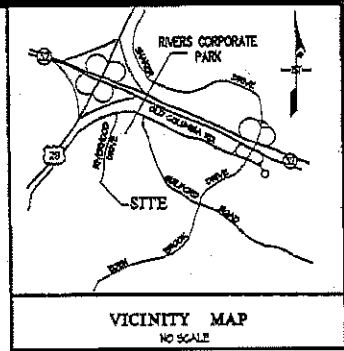
BEING a piece or parcel of land, situate, lying and being in the 6<sup>th</sup> Election District of Howard County, Maryland; the same being part of Riverwood Drive as shown on a Plat of Subdivision entitled "RIVERS CORPORATE PARK, SECTION 1 AREA 2, PARCELS A, B, C, D AND LOT 1" and recorded as Plat Nos. 6018 and 6020 and also being all of Riverwood Drive as dedicated on a Resubdivision Plat entitled "RIVERS CORPORATE PARK, SECTION 1 AREA 2, PARCELS "A-1", "C-3" AND "C-4" " and recorded as Plat No. 20429, both among the Land Records of Howard County, Maryland and being more particularly described as follows:

BEGINNING for the said piece or parcel of land at a point on the southeasterly or 561.20 feet arc right of way line of said Riverwood Drive, being 60' wide, 114.83 feet along the arc from the southwesterly end thereof; thence running with and along a part of the right of way lines of Riverwood Drive as shown on said Plat No. 20429, the following six (6) courses and distances

1. 114.83 feet along the arc of non-tangential curve deflecting to the right, having a radius of 1,130.00 feet and a chord bearing and distance of South 44°59'27" West, 114.78 feet to the point of tangency; thence
2. South 47°54'07" West, 64.80 feet to a point of curvature; thence
3. 21.42 feet along the arc of tangential curve deflecting to the left, having a radius of 25.00 feet and a chord bearing and distance of South 23°21'09" West, 20.77 feet to a point of reverse curvature; thence
4. 286.47 feet along the arc of tangential curve deflecting to the right, having a radius of 59.00 feet and a chord bearing and distance of North 42°05'53" West, 77.26 feet to a point of reverse curvature; thence
5. 21.42 feet along the arc of tangential curve deflecting to the left, having a radius of 25.00 feet and a chord bearing and distance of North 72°27'04" West, 20.77 feet to a point of tangency; thence
6. North 47°54'07" East, 64.80 feet to the southwesterly end of the northwesterly or 664.95 feet arc right of way line of Riverwood Drive as shown on said Plat No. 6020; thence running with and along a part of said northwesterly right of way line

COORDINATE TABLE

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1302	487,965.0948	835,204.8319	1334	487,959.9115	835,096.7222
1307	488,009.6147	835,164.6078	1336	487,966.1752	835,116.5291
1330	487,921.6553	835,156.7532	1371	488,046.2716	835,285.9824
1332	487,902.5833	835,148.5187	1372	488,085.4584	835,240.5247



9.7.2012

FOR GUTSCHICK, LITTLE & WEBER, P.A. :

*[Signature]*  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10954 (EXP. DATE: 07/03/2014)

9.7.2012  
 DATE

**GLW GUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PLAT NO. F-08-163-1  
 PROJECT NO. F-08-163  
 SCALE: 1"=100'  
 DATE: SEPTEMBER 2012  
 DRAWN BY: PWC  
 CHECKED BY: T87

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 PARTIAL PERMANENT ROAD CLOSURE  
 RIVERWOOD DRIVE  
 RIVERS CORPORATE PARK  
 SECTION 1 AREA 2  
 PLAT Nos. 6018, 6020 & 20429

APPROVED  
 \_\_\_\_\_  
 DEV. ENG. DIV. DATE  
 \_\_\_\_\_  
 REAL ESTATE SER. DIV. DATE

GUILFORD ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

L:\CAOD\DRAWINGS\05090\EXHIBIT\05090 EXHIBIT ST ABANDON-1.dwg, PLOTTED: 9/7/2012 3:01 PM, LAST SAVED: 9/7/2012 3:01 PM, PLOTTED BY: Paul Clark



# Howard County

## Internal Memorandum

**Subject:** Testimony & Fiscal Impact Statement  
Council Resolution No. \_\_\_\_\_ - pursuant to Section 4.201 of the Howard County Code declaring that .4966 acres of land known as a portion of Riverwood Drive owned by Howard County, Maryland is no longer needed by the County for public purposes; authorizing the County Executive to terminate the property interest, vesting title to the adjacent property owner, 7200 Riverwood LLC, a subsidiary of COPT Development and Construction Services, LLC; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to terminate the property interest if he finds that it may have a further public use and submits his finding to the County Council for its consideration.

**To:** Lonnie R. Robbins  
Chief Administrative Officer

**From:** James M. Irvin, Director *JMI*  
Department of Public Works

**Date:** October 22, 2012

The Department of Public Works has been designated coordinator for the preparation of testimony relative to the surplus and conveyance of a portion of Riverwood Drive to 7200 Riverwood LLC, a subsidiary of COPT Development and Construction Services, LLC. This surplus is related to Resolution 156-2012 which closes the same portion of Riverwood Drive.

At the request of COPT Development and Construction Services, LLC, the County Council has introduced Council Resolution No. 156-2012 to close a portion of Riverwood Drive. A review of the County's records indicates that:

1. Howard County, Maryland is the fee simple owner of Riverwood Drive by two deeds: (i) dated May 14, 1986 and recorded in the Land Records of Howard County, Maryland in Liber 1550, Folio 241 and (ii) dated October 27, 2010 and recorded in the aforesaid Land Records in Liber 12861, folio 203.
2. The road is approximately 60-118 feet wide and .42 miles in length.
3. There are existing water and sewer mains within the roadbed of this portion of Riverwood Drive.

If approved by the County Council, the property owner will be required to process a subdivision plan through the Department of Planning and Zoning in order to incorporate the surplus land into the adjacent property. At that time, the County will obtain an easement for the existing water and sewer mains within the road.





Testimony Memo  
Page – 2  
October 22, 2012

There is no fiscal impact to the County. The property owner will remove the old paving and construct a new cul-de-sac at its expense. The property owner will be required to enter into a developer agreement for the construction of the new road. The new cul-de-sac will be deeded to the County after completion.

A representative of the department will be present at the public hearing. If you require further information concerning this matter or have any additional questions, please do not hesitate to contact me at your convenience.

cc: Jennifer Sager  
File

TAR/Legislation/Riverwood/Testimony

