

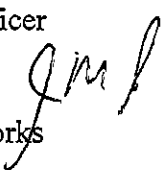


Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. _____ - 2011 authorizing the County Executive to terminate the property interest on approximately 0.11 acres of land owned by the County known as a portion of Preservation Parcel U, located within the Riverwood subdivision, vesting title to Winchester Homes, Inc., 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 convey the property if he finds that the land 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 
Department of Public Works

Date: August 25, 2011

The Department of Public Works has been designated coordinator for the preparation of testimony relative to the conveyance of land to Winchester Homes, Inc.

The County acquired ownership of Non-Buildable Preservation Parcel 'U' as shown on the subdivision plat entitled "Plat of Revision, Riverwood, Phases 1 and 2, Lots 4, 10, 21-25, 37-39, 60 & 61 & Non-Buildable Preservation Parcels C, D, R, T, U, V, W, X, & Y" by Deed dated December 14, 2007 from Elioak LLC, recorded in the Land Records of Howard County, Maryland in Liber 11377, folio 604.

Winchester Homes, Inc. has presented a plat of revision and resubdivision entitled "Riverwood, Phase 1 and 2, Lots 81-84 & Non-Buildable Parcels 'R' & 'EE'" to the Department of Planning and Zoning for the reconfiguration of Preservation Parcel "U" by exchanging a 0.11 acre area of the preservation parcel, which is subject to a forest conservation easement, for a 0.30 acre area of what is now part of Lots 4, 46, 47 and 78. The remainder of existing Preservation Parcel 'U' will be combined with the 0.30 acre area of land, and encumbered by a forest conservation easement, to create Non-Buildable Preservation Parcel 'EE'.

The County has received a request to terminate its property interest in the 0.11 acre portion of the preservation parcel in exchange for the 0.30 acre area of land. The intent of this resubdivision is to permanently protect existing forest within the subdivision of Riverwood. Since there will be an exchange of land, there is no fiscal impact to the County.

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