

County Council of Howard County, Maryland

2021 Legislative Session

Legislative Day No. 17

Resolution No. 164-2021

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 10.18 acres of land owned by Howard County, Maryland located on Resort Road, Ellicott City, is no longer needed by the County for public purposes; authorizing the County Executive to convey the property to the Board of Education of Howard County; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the property; and providing that the County Executive is not bound to convey the property if he finds that it may have a further public use.

Introduced and read first time Nov 1, 2021.

By order

Michelle Harrod
Michelle Harrod, Administrator

Read for a second time at a public hearing on Nov 15, 2021.

By order

Michelle Harrod
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on Dec 6, 2021.

Certified By

Michelle Harrod
Michelle Harrod, Administrator

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

1 **WHEREAS**, Howard County, Maryland (the “County”) is the owner of certain property
2 consisting of 10.18 acres being Parcel 401 on Tax Map 16, being more particularly described as
3 Non-Buildable Bulk Parcel ‘CC-2’ as identified on the Plat entitled “Plat of Revision, Villages at
4 Turf Valley, Phase 1 Section 3, Non-Buildable Bulk Parcel CC-2 (Previously Recorded as Plat
5 #23330-23333)” and recorded as Plat #25734-25736 among the Land Records of Howard County,
6 Maryland (the “County Property”), as shown on the attached Exhibit A; and

7
8 **WHEREAS**, the County acquired the County Property on July 23, 2021 to convey it to the
9 Board of Education of Howard County (the “Board”) for the construction of a public school and
10 the school’s related uses; and

11
12 **WHEREAS**, the deed reflecting the County’s ownership of the County Property was
13 recorded among the Land Records of Howard County, Maryland in Book 20766, page 26 on
14 August 2, 2021; and

15
16 **WHEREAS**, the County acquired the County Property for ~~\$5,7500,000~~ \$5,750,000 plus
17 ~~\$17,948.00~~ \$17,888 in settlement costs with funding allocated in Capital Project C-0359 and the
18 County wishes to convey the County Property to the Board so that a public school and the school’s
19 related uses may be constructed on the County Property; and

20
21 **WHEREAS**, Section 4.201 of the Howard County Code, “Disposition of real property”,
22 authorizes the County Council to declare that property is no longer needed for public purposes and
23 authorizes the County Council to waive advertising and bidding requirements for an individual
24 conveyance of real property upon the request of the County Executive; and

25
26 **WHEREAS**, the County Council has received a request from the County Executive to
27 waive the advertising and bidding requirements in this instance for the conveyance of the County
28 Property to the Board.

29
30 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
31 Maryland, this 6 day of Dec, 2021, that the County Property containing 10.18

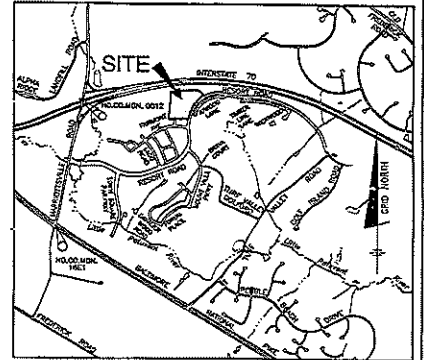
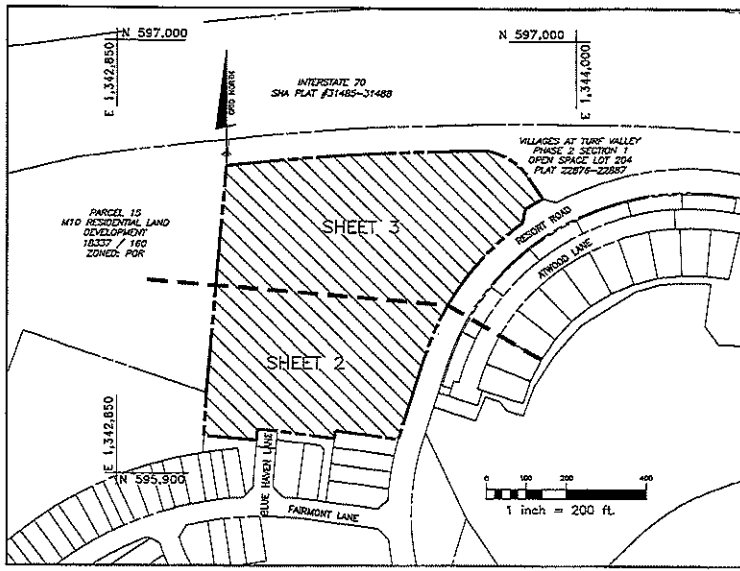
1 acres located on Resort Road in Ellicott City, as shown on the attached Exhibit A, is no longer
2 needed by the County for public purposes and may be conveyed to the Board of Education of
3 Howard County.

4
5 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
6 Executive and having held a public hearing, the County Council declares that the best interests of
7 the County will be served by authorizing the County Executive to waive the usual advertising and
8 bidding requirements of Section 4.201 of the Howard County Code for the conveyance of the
9 County Property to the Board of Education of Howard County.

10
11 **AND BE IT FURTHER RESOLVED** that if the County Executive finds that the
12 County's interest in the County Property should not be terminated, he is not bound to terminate
13 the interest in accordance with this resolution.

GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST COUNTY HOWARD COUNTY STANDARDS UNLESS ALTERNATE COMPLIANCES HAVE BEEN APPROVED AND NOTED BELOW.
- THE SUBJECT PROPERTY IS ZONED PCCC-2 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE 3RD AMENDED TURF VALLEY MULTI-USE SUB-DISTRICT FROM DEVELOPMENT PLAN RECORDED AS PLAT #23330-23333 AND THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 11E1 AND 0012 WERE USED FOR THIS PROJECT.
- TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY JOHN B. MILDENBORG IN MARCH, 2006 AND THE RECORD PLAT #23330-23333, P-15-076, PREPARED BY BENCHMARK ENGINEERING, INC. WHICH WAS RECORDED ON 5-15-2010.
- ALL AREAS ARE MORE OR LESS.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YR FLOODPLAIN OR STEEP SLOPES GREATER THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS PARCEL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL GROUNDS, OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THE NOISE STUDY IS NOT REQUIRED AS THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS, THE UNIMPROVED 65 dBA CONTOUR LINE SHOWN IS BASED ON A REPORT PREPARED BY HIGH ACQUISITIES LLC ON JANUARY 6, 2017. THE 65dBA LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREA BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- A TRAFFIC STUDY IS NOT REQUIRED AS THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- THE PLAT IS EXEMPT FROM THE REQUIREMENTS FOR FOREST CONSERVATION SINCE IT IS A PLAT OF REVISION PER SECTION 10.11.02.02(1)(C) OF THE COUNTY CODE.
- THIS PLAT IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS SINCE IT IS A PLAT OF REVISION.
- REVISION OF PUBLIC UTILITY EASEMENTS (EASEMENTS): DEVELOPER RESIDES UPON RESIDUAL, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH NON-BUILDABLE BULK PARCELS CC-2. ANY CHANGES OF THE AFFORSAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN REFERENCED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES:
S-06-15, S-03-01, F-08-003, F-08-085, WP-09-211, WP-10-150, WP-11-160, WP-12-123, WP-13-024, WP-12-124, WP-14-004, F-14-024, F-15-076



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARKS
NAD'83 HORIZONTAL
HD. CO. #1021 (AWL 3438001)
STANDARD BRASS BENCH SET ON TOP OF
A 3/4" DEEP COLUMN OF CONCRETE
N 593025.960' E 1340152.76'
ELEVATION: 463.981'

HD. CO. #0012 (AWL 3438001)
STANDARD BRASS BENCH SET ON TOP OF
A 3/4" DEEP COLUMN OF CONCRETE
N 593022.760' E 1340064.37'
ELEVATION: 486.298'

NOTE: ALL ADJACENT PROPERTIES
ARE ZONED PCCC UNLESS
OTHERWISE NOTED

| | |
|-------|--------------|
| 32-5B | 1202-150-550 |
| 32-5B | 1202-150-550 |
| 32-5B | 1202-150-550 |
| 32-5B | 1202-150-550 |
| 32-5B | 1202-150-550 |
| 32-5B | 1202-150-550 |
| 32-5B | 1202-150-550 |
| 32-5B | 1202-150-550 |
| 32-5B | 1202-150-550 |
| 32-5B | 1202-150-550 |

BULK REGULATIONS :

PERMITTED USES : ALL USES AS PER TURF VALLEY MULTI-USE SUB-DISTRICT FROM DEVELOPMENT PLAN RECORDED AS PLAT #23330-23333 AND THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (48 UNITS DERIVED FROM RESIDUAL USES TO SPECIALLY STUDIED)

PROPOSED USE : SINGLE FAMILY ATTACHED
PERMITTED HEIGHT : SINGLE-FAMILY ATTACHED - 34 FEET
OTHER : 10 FEET
ACCESSORY STRUCTURES - 15 FEET

MAXIMUM DENSITY FOR TOTAL PCCG DISTRICT IS 2.0 DWELLING UNITS PER ACRE.
MAXIMUM UNITS PER STRUCTURE:
SINGLE FAMILY ATTACHED 6 UNITS PER STRUCTURE

MINIMUM LOT SIZE REQUIREMENTS :
SINGLE FAMILY SEMI-DETACHED 4,000 SQ.FT.

MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE:
SINGLE FAMILY SEMI-DETACHED 40 FEET

MAXIMUM BUILDING LENGTH FOR RESIDENTIAL STRUCTURE - 120 FEET, UNLESS APPROVED BY PLANNING BOARD TO A MAXIMUM OF 300 FEET.

PERMITTED SETBACKS:

| | |
|---|--|
| FROM APARTMENT ROADS | 30 FEET |
| RESIDENTIAL STRUCTURES | 30 FEET |
| ACCESSORY USES | 30 FEET |
| FROM COLLECTORS AND LOCAL STREETS | 30 FEET |
| RESIDENTIAL STRUCTURES | 30 FEET |
| ACCESSORY USES | 30 FEET FROM A 30 FT. ROW 19 FEET |
| FROM NON-POOD ADJACENT PROPERTIES | 30 FEET |
| FROM RESIDENTIAL STRUCTURES | 25 FEET |
| FROM ALL OTHER DISTRICTS | 30 FEET |
| FROM LOT LINES WITHIN PCCC MULTIFAMILY SUB-DISTRICT | A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES RESIDENTIAL - REAR 30 FEET |

BETWEEN ATTACHED DWELING UNITS AND APARTMENT BUILDINGS :

| | |
|---------------------------|---------|
| FACE TO FACE | 30 FEET |
| FACE TO SIDE/NEAR TO SIDE | 30 FEET |
| SIDE TO SIDE | 30 FEET |
| REAR TO REAR | 60 FEET |
| REAR TO FACE | 30 FEET |
| REAR TO REAR | 60 FEET |

THERE IS A 6% MAXIMUM LOT COVERAGE REQUIREMENT FOR STA. LOTS AND NO SPECIFIED COVERAGE REQUIREMENT FOR APARTMENTS.

TABULATION CHART - TOTALS THIS SUBMISSION

| | |
|---|----------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE | 0 |
| OPEN SPACE | 0 |
| BUILDABLE BULK PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 1 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE | N/A |
| OPEN SPACE | N/A |
| BUILDABLE BULK PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | 10,184 sq. ft. |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WOODING STRIPS) | N/A |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 10,184 sq. ft. |

WAR PLAT NO. 25734
RECORDED
MAY - 5 2021

THE REQUIREMENTS § 3-100, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, AND REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 3/30/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Louis Mangione 3-31-21
LOUIS MANGIONE, PRESIDENT
M10 - RESIDENTIAL LAND DEVELOPMENT, INC.

THE SIZE AND ONLY PURPOSE(S) OF THIS PLAT OF REVISION IS TO (1) ESTABLISH A 20' PUBLIC WATER AND UTILITY EASEMENT WITH 10' TEMPORARY CONSTRUCTION STRIPS; (2) ESTABLISH A 30' PUBLIC EMERGENCY ACCESS EASEMENT; AND (3) SHOW THE NEW 65 dBA NOISE CONTOUR LINE ON NON-BUILDABLE BULK PARCEL CC-2 PREVIOUSLY RECORDED AS PLAT NO. 23330-23333

RECORDED AS PLAT NO. _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 4/13/21
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 4/21/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/23/21
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY M10 - RESIDENTIAL LAND DEVELOPMENT, INC. FROM MANGIONE ENTERPRISE OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED MAY 3, 2010 AND RECORDED IN LIBER 18337 AT FOLIO 160 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAWS OF MARYLAND, AS AMENDED.

Donald A. Mason 3/30/21
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8400 BALTIMORE NATIONAL PIKE #SUITE 315A ELIJAH CITY, MARYLAND 21043
(707) 410-465-9120 (707) 410-465-6264
WWW.BE-ONLINE.COM

OWNER'S CERTIFICATE

M10 - RESIDENTIAL LAND DEVELOPMENT, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31ST DAY OF MARCH, 2021.

Louis Mangione
LOUIS MANGIONE, PRESIDENT
M10 - RESIDENTIAL LAND DEVELOPMENT, INC.

PLAT OF REVISION
VILLAGES AT TURF VALLEY PHASE 1 SECTION 3
NON-BUILDABLE BULK PARCEL CC-2
(PREVIOUSLY RECORDED AS PLAT #23330-23333)

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16
GRID: 19
PARCELS: 6/A, B
ZONED: PCCC-2
SCALE: AS SHOWN
DATE: MARCH 30, 2021
SHEET: 1 OF 3

| CURVE TABLE | | | | | | |
|-------------|----------|------------|-----------|---------|-----------------|--------------|
| CURVE | RADIUS | ARC LENGTH | DELTA | TANGENT | CHORD DIRECTION | CHORD LENGTH |
| C1 | 7403.44' | 632.38' | 4°52'51" | 316.38' | S86°20'33"W | 632.15' |
| C2 | 150.00' | 153.37' | 58°28'31" | 84.18' | N61°53'10"W | 146.00' |
| C3 | 700.00' | 436.50' | 39°44'41" | 225.72' | S33°24'34"W | 429.68' |
| C4 | 17.00' | 34.30' | 82°50'12" | 15.00' | N44°46'23"W | 22.49' |
| C5 | 33.00' | 52.37' | 90°59'21" | 33.54' | N46°43'03"W | 47.04' |
| C6 | 670.00' | 12.51' | 1°04'11" | 6.25' | S17°00'08"W | 12.51' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S86°03'54"E | 142.93' |
| L2 | N41°10'43"W | 46.72' |
| L3 | S03°40'17"W | 18.45' |
| L4 | S86°06'39"E | 128.50' |
| L5 | S89°07'03"E | 143.04' |
| L6 | N56°10'43"W | 134.46' |
| L7 | N41°10'43"W | 30.21' |
| L8 | N83°46'17"E | 9.84' |
| L9 | S04°07'29"W | 11.94' |

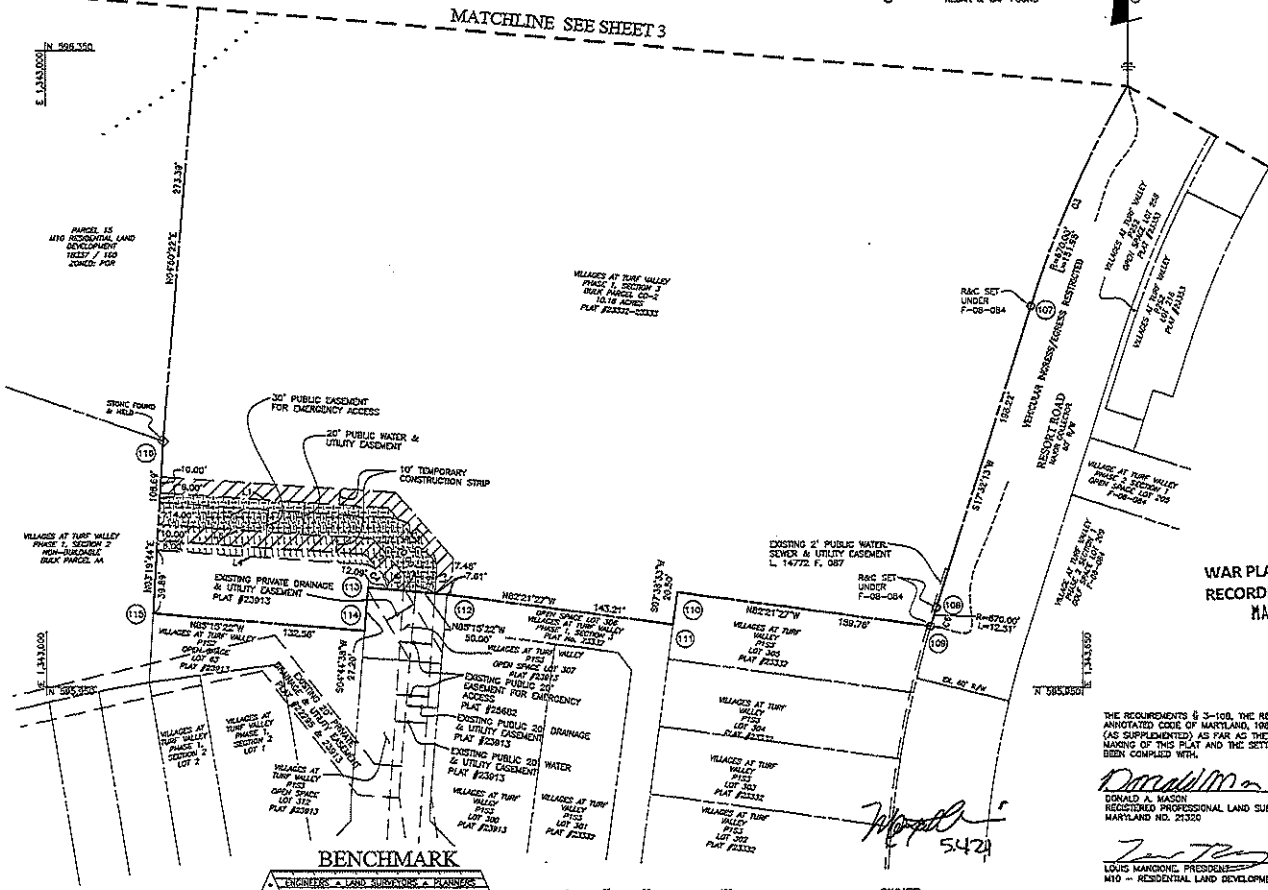
| BOUNDARY COORDINATES | | |
|----------------------|-------------|--------------|
| POINT # | NORTHING | EASTING |
| 101 | 596681.8701 | 1343122.0859 |
| 102 | 596722.1992 | 1343732.8800 |
| 103 | 596883.1043 | 1343882.5064 |
| 104 | 596801.7851 | 1343915.3393 |
| 105 | 596574.8250 | 1343873.2475 |
| 106 | 596539.1858 | 1343988.4228 |
| 107 | 596189.5232 | 1343517.4743 |
| 108 | 595899.8922 | 1343537.7432 |
| 109 | 595888.8311 | 1343554.2578 |
| 110 | 596008.2783 | 1343265.7456 |
| 111 | 596986.2604 | 1343293.0184 |
| 112 | 596988.2004 | 1343251.0913 |
| 113 | 598012.1413 | 1343301.2320 |
| 114 | 598056.0388 | 1343199.0335 |
| 115 | 598998.0017 | 1343066.8958 |
| 116 | 598104.7110 | 1343073.2180 |

TABULATION CHART - THIS PLAT SHEET

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 0 |
| BUILDABLE | 0 |
| OPEN SPACE | 0 |
| BUILDABLE BULK PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 1 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | N/A |
| BUILDABLE | N/A |
| OPEN SPACE | N/A |
| BUILDABLE BULK PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | 4.37± ac. |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | N/A |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 4.27± ac. |

LEGEND

- PROJECT BOUNDARY
- PUBLIC EASEMENTS
- PRIVATE EASEMENTS
- 10' TEMPORARY CONSTRUCTION STRIP
- REDAZ & CAP FOUND



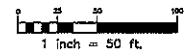
WAR PLAT NO. 25735 RECORDED MAY - 5 2021

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 3/30/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Louis Mangione 3-21-21
LOUIS MANGIONE, PRESIDENT
M10 - RESIDENTIAL LAND DEVELOPMENT, INC.

BENCHMARK ENGINEERING, INC.
6400 DALTHOUSE NATIONAL PIKE - SUITE 318 - BELLEVILLE CITY, MARYLAND 21045
(P) 410-462-8105 (F) 410-465-6844
WWW.BE-ORLANDONLINE.COM



OWNER:
M10 - RESIDENTIAL LAND DEVELOPMENT, INC.
1200 YORK ROAD, PETHOUSE
LUTHERVILLE, MARYLAND 21093
410-825-8400

RECORDED AS PLAT NO. _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
**VILLAGES AT TURF VALLEY
PHASE 1 SECTION 3
NON-BUILDABLE BULK PARCEL CC-2
(PREVIOUSLY RECORDED AS PLAT #23330-23333)**

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 19 DATE: MARCH 30, 2021
PARCELS p/o 8 SHEET: 2 OF 3
ZONED: POCO-2

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Richard G. ... 4/17/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
W. ... 4-21-21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

... 4/23/21
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY M10 - RESIDENTIAL LAND DEVELOPMENT, INC. FROM MANGIONE ENTERPRISE OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED MAY 3, 2018 AND RECORDED IN LIBER 18337 AT FOLIO 160 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 3/30/21
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Donald A. Mason 3/30/21
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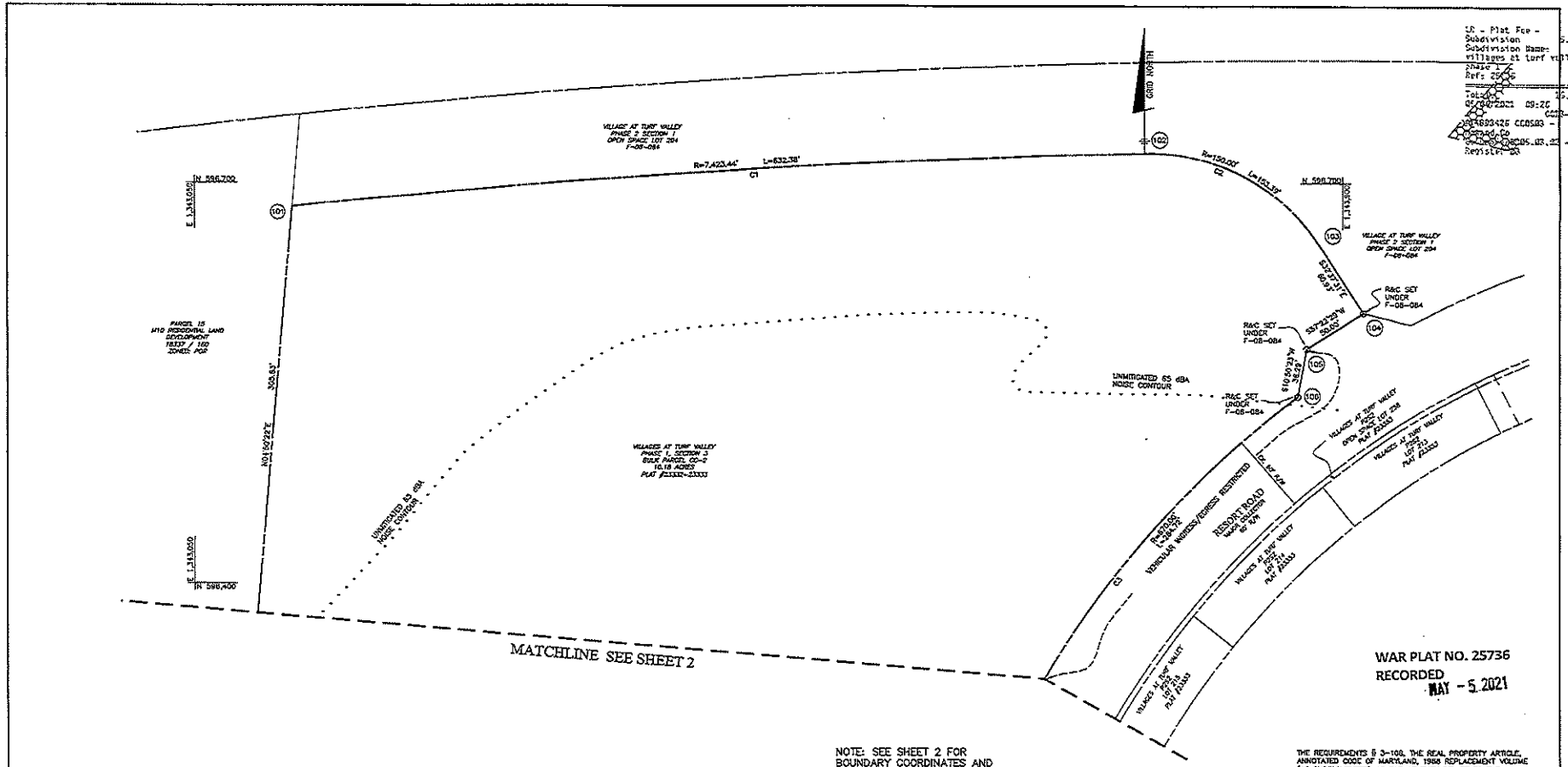
OWNER'S CERTIFICATE

M10 - RESIDENTIAL LAND DEVELOPMENT, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE CONSIDERATION FOR PUBLIC USE THE RIDES OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACES WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEU SIMPLE TITLE TO THE EDGE OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACES WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE REVISION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BLENDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 21ST DAY OF MARCH, 2021.

Louis Mangione
LOUIS MANGIONE, PRESIDENT
M10 - RESIDENTIAL LAND DEVELOPMENT, INC.



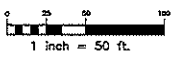
4/19/23 P:\war 25734-25736\war Plat\war CC-2rev plat for school.dwg, 3/30/21 7:54:02 AM



TABULATION CHART - THIS PLAT SHEET

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE | 0 |
| OPEN SPACE | 0 |
| BUILDABLE BULK PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 1 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE | N/A |
| OPEN SPACE | N/A |
| BUILDABLE BULK PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | 5.81± ac. |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | N/A |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 5.81± ac. |

BENCHMARK ENGINEERING, INC.
 6400 BALTIMORE NATIONAL PIKE SUITE 315 • ELICOTT CITY, MARYLAND 21043
 (P) 410-463-8103 (F) 410-463-8644
 WWW.BENCHMARKENGINEERING.COM



NOTE: SEE SHEET 2 FOR BOUNDARY COORDINATES AND CURVE TABLE.

THE REQUIREMENTS § 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1980 REPLACEMENT VOLUME (AS SUPPLEMENTED), AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald M. Mason 3/30/21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Louis Mangione 3-31-21
 LOUIS MANGIONE, PRESIDENT
 M10 - RESIDENTIAL LAND DEVELOPMENT, INC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Molly Davis 4/30/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
W. Wall 4-20-21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/23/21
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY M10 - RESIDENTIAL LAND DEVELOPMENT, INC. FROM MANNING ENTERPRISE OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED MAY 3, 2018 AND GEORGE W. LUBER 1837 AT FOLD 180 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE UPON THE ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNE ARD CODE OF MARYLAND, AS AMENDED.

Donald M. Mason 3/30/21
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

M10 - RESIDENTIAL LAND DEVELOPMENT, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR EOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31ST DAY OF MARCH, 2021.

Louis Mangione
 LOUIS MANGIONE, PRESIDENT
 M10 - RESIDENTIAL LAND DEVELOPMENT, INC.

WITNESS: *[Signature]*

RECORDED AS PLAT NO. _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
VILLAGES AT TURF VALLEY
PHASE 1 SECTION 3
NON-BUILDABLE BULK PARCEL CC-2
 (PREVIOUSLY RECORDED AS PLAT #23330-23333)

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 10
 GRID: 19
 PARCEL: p/o 8
 ZONED: PCC-2

SCALE AS SHOWN
 DATE: MARCH 30, 2021
 SHEET: 3 OF 3

WAR PLAT NO. 25736
 RECORDED
 MAY - 5 2021

Amendment 1 to Council Resolution No. 164-2021

**BY: The Chairperson at the request
of the County Executive**

**Legislative Day 19
Date: December 6, 2021**

Amendment No. 1

(This corrects the amount spent to acquire the County Property.)

- 1 On page 1, in line 16:
- 2 • Strike "\$5,7500,000" and substitute "\$5,750,000"; and
- 3 • Strike "\$17,948.00" and substitute "\$17,888".

I certify this is a true copy of
Am 1 to CR 164-2021
passed on Dec 6 2021
Michelle Harrison
Council Administrator

County Council of Howard County, Maryland

2021 Legislative Session

Legislative Day No. 17

Resolution No. 164 -2021

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 10.18 acres of land owned by Howard County, Maryland located on Resort Road, Ellicott City, is no longer needed by the County for public purposes; authorizing the County Executive to convey the property to the Board of Education of Howard County; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the property; and providing that the County Executive is not bound to convey the property if he finds that it may have a further public use.

Introduced and read first time Nov, 2021.

By order Michelle Harrod
Michelle Harrod, Administrator

Read for a second time at a public hearing on _____, 2021.

By order _____
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted____, Adopted with amendments____, Failed____, Withdrawn____, by the County Council on _____, 2021.

Certified By _____
Michelle Harrod, Administrator

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

1 **WHEREAS**, Howard County, Maryland (the “County”) is the owner of certain property
2 consisting of 10.18 acres being Parcel 401 on Tax Map 16, being more particularly described as
3 Non-Buildable Bulk Parcel ‘CC-2’ as identified on the Plat entitled “Plat of Revision, Villages at
4 Turf Valley, Phase 1 Section 3, Non-Buildable Bulk Parcel CC-2 (Previously Recorded as Plat
5 #23330-23333)” and recorded as Plat #25734-25736 among the Land Records of Howard County,
6 Maryland (the “County Property”), as shown on the attached Exhibit A; and

7
8 **WHEREAS**, the County acquired the County Property on July 23, 2021 to convey it to the
9 Board of Education of Howard County (the “Board”) for the construction of a public school and
10 the school’s related uses; and

11
12 **WHEREAS**, the deed reflecting the County’s ownership of the County Property was
13 recorded among the Land Records of Howard County, Maryland in Book 20766, page 26 on
14 August 2, 2021; and

15
16 **WHEREAS**, the County acquired the County Property for \$5,7500,000 plus \$17,948.00
17 in settlement costs with funding allocated in Capital Project C-0359 and the County wishes to
18 convey the County Property to the Board so that a public school and the school’s related uses may
19 be constructed on the County Property; and

20
21 **WHEREAS**, Section 4.20 of the Howard County Code, “Disposition of real property”,
22 authorizes the County Council to declare that property is no longer needed for public purposes and
23 authorizes the County Council to waive advertising and bidding requirements for an individual
24 conveyance of real property upon the request of the County Executive; and

25
26 **WHEREAS**, the County Council has received a request from the County Executive to
27 waive the advertising and bidding requirements in this instance for the conveyance of the County
28 Property to the Board.

29
30 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
31 Maryland, this ____ day of _____, 2021, that the County Property containing 10.18

1 acres located on Resort Road in Ellicott City, as shown on the attached Exhibit A, is no longer
2 needed by the County for public purposes and may be conveyed to the Board of Education of
3 Howard County.
4

5 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
6 Executive and having held a public hearing, the County Council declares that the best interests of
7 the County will be served by authorizing the County Executive to waive the usual advertising and
8 bidding requirements of Section 4.201 of the Howard County Code for the conveyance of the
9 County Property to the Board of Education of Howard County.
10

11 **AND BE IT FURTHER RESOLVED** that if the County Executive finds that the
12 County's interest in the County Property should not be terminated, he is not bound to terminate
13 the interest in accordance with this resolution.



Amendment 1 to Council Resolution No. 164-2021

**BY: The Chairperson at the request
of the County Executive**

**Legislative Day 19
Date: December 6, 2021**

Amendment No. 1

(This corrects the amount spent to acquire the County Property.)

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- 2 • Strike "\$5,7500,000" and substitute "\$5,750,000"; and
- 3 • Strike "\$17,948.00" and substitute "\$17,888".

Office of the County Auditor
Auditor's Analysis

Council Resolution No. 164-2021

Introduced: November 1, 2021

Auditor: Melanie A. Bishop

Fiscal Impact:

The fiscal impact of this legislation is a potential loss of \$1.25 million of net revenue and payment of a majority of the \$6.1 million of estimated debt service incurred in relation to the July 2021 acquisition of this land. The net revenue is based on the difference between the County's approximately \$5.75 million purchase price of the associated land and the June 2020 appraised value of \$7 million dollars, which the County could presumably sell the land for.

Per inquiry from our Office, Real Estate Services Division (RESA) confirmed no additional costs will be incurred by the County to convey the property or make improvements to it prior to its conveyance.

Purpose:

The purpose of this legislation is for the County to convey 10.18 acres of land on Resort Road in Ellicott City, Maryland, to the Board of Education ("BOE") for an elementary school to be constructed.

Other Comments:

In response to an inquiry from our Office, the Administration has confirmed an amendment to this legislation will be filed to correct errors in its references to the County's purchase price of the associated property and settlement costs, which should be \$5,750,000 and \$17,888, respectively.

According to the BOE's Proposed Fiscal Year 2023 Capital Budget, dated September 23, 2021, planning and design for the elementary school is not scheduled until FY 2028.

For background on the property to be conveyed:

- The property was acquired July 23, 2021, for a total cost of \$5,767,888 through Capital Project C0359, Turf Valley School Site Acquisition. Of this cost, \$2 million was funded using Pay-As-You Go funding with the remainder funded by General Obligation Bonds.
- The County's Approved FY 2021 Capital Budget indicates the County will pay \$6.1 million of Debt Service over 20 years for this acquisition.
- According to RESA, the proposed conveyance to the BOE is expected to take place by the end of Calendar Year 2021 or early in CY 2022.
- This site was originally planned to be acquired using an installment purchase agreement, which was approved by the County Council in November 2020 via Council Bill 53-2020.