

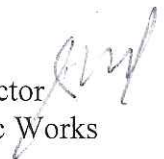


Howard County

Internal Memorandum

Subject: Testimony on Council Resolution No. 156 - 2012
Resolution for the Closure of a Portion of Riverwood Drive

To: Stephen LeGendre, Executive Secretary
County Council

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

Date: October 22, 2012

2013 OCT 23 A 9:08
HOWARD COUNTY
RESOLUTION

The Department of Public Works has reviewed the proposed legislation concerning the closing of Riverwood Drive. In accordance with Section 18.204(g) of the Howard County Code, the department is required to develop a report on the closing of a portion of Riverwood Drive. The Department's findings are as follows:

1. The Department of Planning and Zoning has reviewed the road closure and supports the proposed closure which "allows for enhanced use of the adjoining property".
2. The Department of Public Works has reviewed the legislation and the following is provided:
 - a. Howard County, Maryland is the fee simple owner of Riverwood Drive by: 1) deed dated May 14, 1986, and recorded in the Land Records of Howard County, Maryland in Liber 1550, Folio 241; and 2) deed dated October 27, 2010, and recorded in the aforesaid Land Records in Liber 12861, folio 203.
 - b. The road right of way is approximately 60-118 feet wide and 0.42 miles in length. The road closure was posted on Thursday October 18, 2012.
 - c. The Traffic Engineering Division evaluated the closure with respect to pedestrian and vehicular traffic circulation. Riverwood Drive was constructed to serve a commercial office park. The road provides access to the office park from Old Columbia Road terminating at an existing cul-de-sac. There are no alternative routes since Riverwood Drive does not connect to any other street. Access to the adjacent parcels is accomplished through existing private drives.

The paved and curbed roadway is 45 feet wide and 2,590 feet in length, approximately 300 feet of which is proposed to be closed. Riverwood Drive has a posted speed limit of 30 mph with no existing sidewalks or affected school crossings. There have been no accident reports or records of traffic volume for Riverwood Drive.

d. The Bureau of Utilities has indicated there is a 12' public water main, one fire hydrant, and 8' public water and sewer mains within the right-of-way of Riverwood Drive. A minimum 30' wide public easement will be needed for the water and sewer mains along the center line of the existing road. A 20' wide public easement will be needed for the water and sewer mains which branch off in the existing cul-de-sac. A 15' by 15' public easement will also be needed for the existing fire hydrant within the existing cul-de-sac.

e. The Bureau of Environmental Services has indicated the closure will not affect trash collection services.

f. Council Resolution No. ___-2012 to surplus the portion of Riverwood Drive proposed to be closed has been submitted to the County Council for consideration. Upon approval, the roadbed will be transferred to 7200 Riverwood LLC, a subsidiary of COPT Development and Construction Services, LLC. The transfer will be subject to easements for the County's existing public water and sewer facilities and for existing phone, gas and electric facilities maintained by the Baltimore Gas & Electric Company and Verizon.

3. The attached Memorandum to Stephen LeGendre, Executive Secretary, County Council, indicates that the adjacent property is owned by 7200 Riverwood LLC, 7205 Riverwood LLC, the Young School Property L.L.C., Riverwood Business Center Equity Affiliates, LLC, Merritt RW1 LLC, Shimadzu Scientific Instruments, and Columbia Commercial Developments.

4. The Howard County Police Department has evaluated the proposed closing and indicates that the closure will have no adverse impact on response times, public safety or traffic conditions.

5. The Department of Fire and Rescue Services has evaluated the proposed closing and indicates that the closure will have no impact on the services provided by the department.

In conclusion, the closure will not have any adverse effect on public safety, the road network, or convenience to the community. The Department of Public Works supports the legislation to close a portion of Riverwood Drive. The department recommends that the County retain ownership to Riverwood Drive until such time as the following items have been accomplished:

1. Reservation of easements for the County's public water and sewer facilities, BGE's existing gas and electric facilities, and Verizon's telephone facilities.
2. A red-line to the road drawings to delete the existing road improvements and show the replacement cul-de-sac.

Stephen LeGendre

Page – 3

October 22, 2012

There will be no fiscal impact to the County. The petitioner will be required to file all necessary subdivision plans, site development plans and developer agreements with the County and perform all construction activities.

Should you have any questions concerning this matter, please contact me on Extension 4401.

JMI/ck

Attachments

cc: Jennifer Sager, Legislative Coordinator
Marsha S. McLaughlin, Director, Planning & Zoning
William F. Goddard, Fire Chief
William J. McMahon, Chief of Police
File

T:\Admin\REAL\Legislation\RoadClosures\Riverwood Drive\Testimony.doc

GLWGUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

DESCRIPTION OF A
PARTIAL ROAD CLOSURE
OF RIVERWOOD DRIVE
RIVERS CORPORATE PARK
SECTION 1 AREA 2
PLAT Nos. 6018, 6020 & 20429

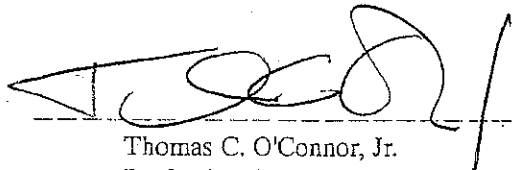
BEING a piece or parcel of land, situate, lying and being in the 6th Election District of Howard County, Maryland; the same being part of Riverwood Drive as shown on a Plat of Subdivision entitled "RIVERS CORPORATE PARK, SECTION 1 AREA 2, PARCELS A, B, C, D AND LOT 1" and recorded as Plat Nos. 6018 and 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°21'10" 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" East, 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

7. 107.36 feet along the arc of tangential curve deflecting to the left, having a radius of 1,070.00 feet and a chord bearing and distance of North 45°01'39" East, 107.31 feet to a point; thence leaving said northwesterly right of way line and running so as cross and divide said Riverwood Drive
8. 62.85 feet along the arc of non-tangential curve deflecting to the left, having a radius of 60.00 feet and a chord bearing and distance of South 49°14'13" East, 60.02 feet to the point of beginning; containing 21,634 square feet or 0.4966 of an acre of land.

The licensee below was in responsible charge over the preparation of this metes and bounds description and the surveying work reflected in it, all in compliance with requirements set forth in COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.


10-2-2012
Thomas C. O'Connor, Jr.
Professional Land Surveyor
MD Reg. No. 10954 (Exp. Date: 07/03/2014)





Howard County

Internal Memorandum

Subject: Closing a portion of Riverwood Road (CR 156-2012)

To: James M. Irvin, Director
Department of Public Works

From: Marsha S. McLaughlin, Director *Jm*
Department of Planning and Zoning

Date: October 9, 2012

The Department of Planning and Zoning supports proposed Council Resolution 156-2012 to close a portion of Riverwood Road, as shown in Exhibits A and B, in accordance with §18.204 of the Howard County Code. The proposal allows for enhanced use of adjoining property.

Fiscal Impact

There is limited fiscal impact associated with adoption of this Council Resolution, with a very minor reduction in County maintenance obligations.

- c: William J. McMahon, Chief, Howard County Police Department
- William F. Goddard, III, Chief, Howard County Department of Fire and Rescue

2012 OCT 11 AM 9:33
RECEIVED
DEPT. OF PUBLIC WORKS
DIRECTOR'S OFFICE



Howard County

Internal Memorandum

Subject: Closing of a Portion of Riverwood Drive

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

*From: William Malone, Bureau Chief
Highways-Department of Public Works*

Date: October 17, 2012

As requested by your office we have posted the Notice of Public Hearing signs concerning the closure of Riverwood Drive with the hearing date of November 19, 2012 approximately 300 feet from the end of Riverwood Drive on Thursday October 17, 2012.

The Traffic Engineering Section evaluated the partial closure with respect to the characteristics of Riverwood Drive. The following represents our observations and findings.

- Riverwood Drive currently provides access from Old Columbia Road to low-rise commercial office buildings in campus-like settings. The only intersection is with Old Columbia Road and is controlled with a stop sign on the Riverwood Drive approach. There are no other cross streets, and access to the commercial parcels is accomplished by simple driveway entrances.
- The roadway is 45 feet wide and 2,590 feet long from Old Columbia Road to the existing cul-du-sac and is curbed on both sides for its entire length with no sidewalks.
- The portion of the road under consideration for closing is approximately 300 feet long and terminates at the end in a standard cul-du-sac.
- Since Riverwood Drive is a closed section no outlet street, Riverwood Drive terminates at a cul-du-sac and there are no other alternate routes.
- There are no documented vehicular or pedestrian operational problems to report.
- There are no documented vehicular volumes or school crossings affected.
- Speed limit is posted at 30 mph.
- Access to the other existing parcels would not change with this partial closure.
- We anticipate no impact on the surrounding road network.

If you have any questions, please do not hesitate to contact me at ext. 7470.



Howard County

Internal Memorandum

Subject: Closing of a Portion of Riverwood Drive

To: James M. Irvin, Director
Department of Public Works

From: Don Campbell,
DPW/Bureau of Utilities

Date: October 15, 2012

We have reviewed the proposed resolution to close a portion of Riverwood Drive.

The proposed public ROW to be abandoned encompasses public water and sewer facilities constructed under Contracts 34-1146-D and 24-4589. Water and sewer utility easements will be required to provide for continued public ownership and maintenance.

Below are the recommended easement acquisitions as specified for water and sewer mains in Howard County Design Manual, Volume 2, Section 5.3B and for fire hydrants on Standard Detail W-1.13. :

1. A minimum 30-foot wide water & sewer utility easement should be acquired to include the existing 12-inch diameter water main and 8-inch diameter sewer main that run parallel along the centerline of Riverwood Drive.
2. There are existing 8-inch diameter water and sewer mains which branch from the main lines. Easements containing these branch lines will contain a single utility and should be acquired as 20-foot wide easements.
3. A 15 ft. by 15 ft. easement should be acquired for the fire hydrant at the end of the existing cul-de-sac. The fire hydrant was installed under Contract 24-4589.

Attached is a view of the GIS orthophotography that shows existing water and sewer facilities within the proposed ROW abandonment area of Riverwood Drive.

Also attached is a photocopy of the water and sewer plan from Contract 34-1146-D which has been marked to show the original ROW abandoned by plat no. 20429, the cul-de-sac ROW created by plat no. 20429, and the proposed cul-de-sac ROW of plat F-08-163-1. The existing water and sewer facilities that will require utility easements are highlighted with blue and green.

Should there be any questions regarding these comments, I may be contacted at extension 1438.

Attachments

1. Riverwood.W&S Orthophoto.pdf
2. W&S Easement Requirements.pdf

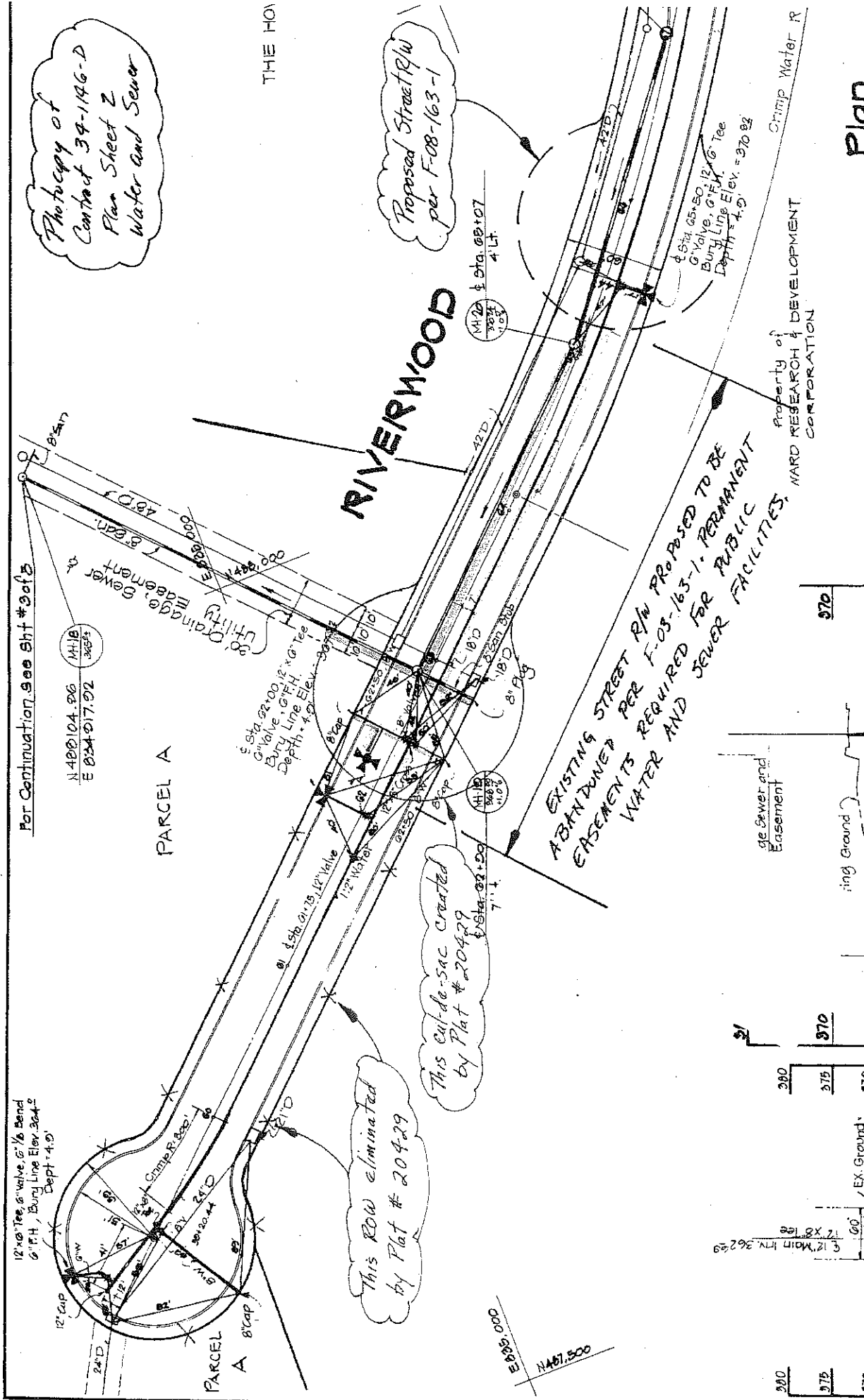
Cc: Steve Gerwin

Photocopy of
 Contact 39-1146-D
 Plan Sheet 2
 Water and Sewer

THE HOA

Proposed Street R/W
 per F-08-163-1

RIVERWOOD



For Continuation see Sht #301B

N 40° 10' 40" 00" (MH) 3083'
 E 03° 34' 07" 02" 3083'

PARCEL A

12" x 12" Tee, 6" Valve, 6" x 1/2" Band
 6" F.H., Bury Line Elev. 364.5
 Depth 4'-0"

12" x 12" Tee, 6" Valve, 6" x 1/2" Band
 6" F.H., Bury Line Elev. 364.5
 Depth 4'-0"

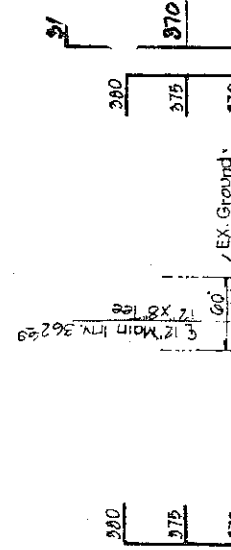
This ROW eliminated
 by Plat # 20429

This cul-de-sac created
 by Plat # 20429

EXISTING STREET R/W PROPOSED TO BE
 ABANDONED PER F-08-163-1. PERMANENT
 EASEMENTS REQUIRED FOR PUBLIC
 WATER AND SEWER FACILITIES.

Property of
 MARD RESEARCH & DEVELOPMENT
 CORPORATION

Crimp Water R

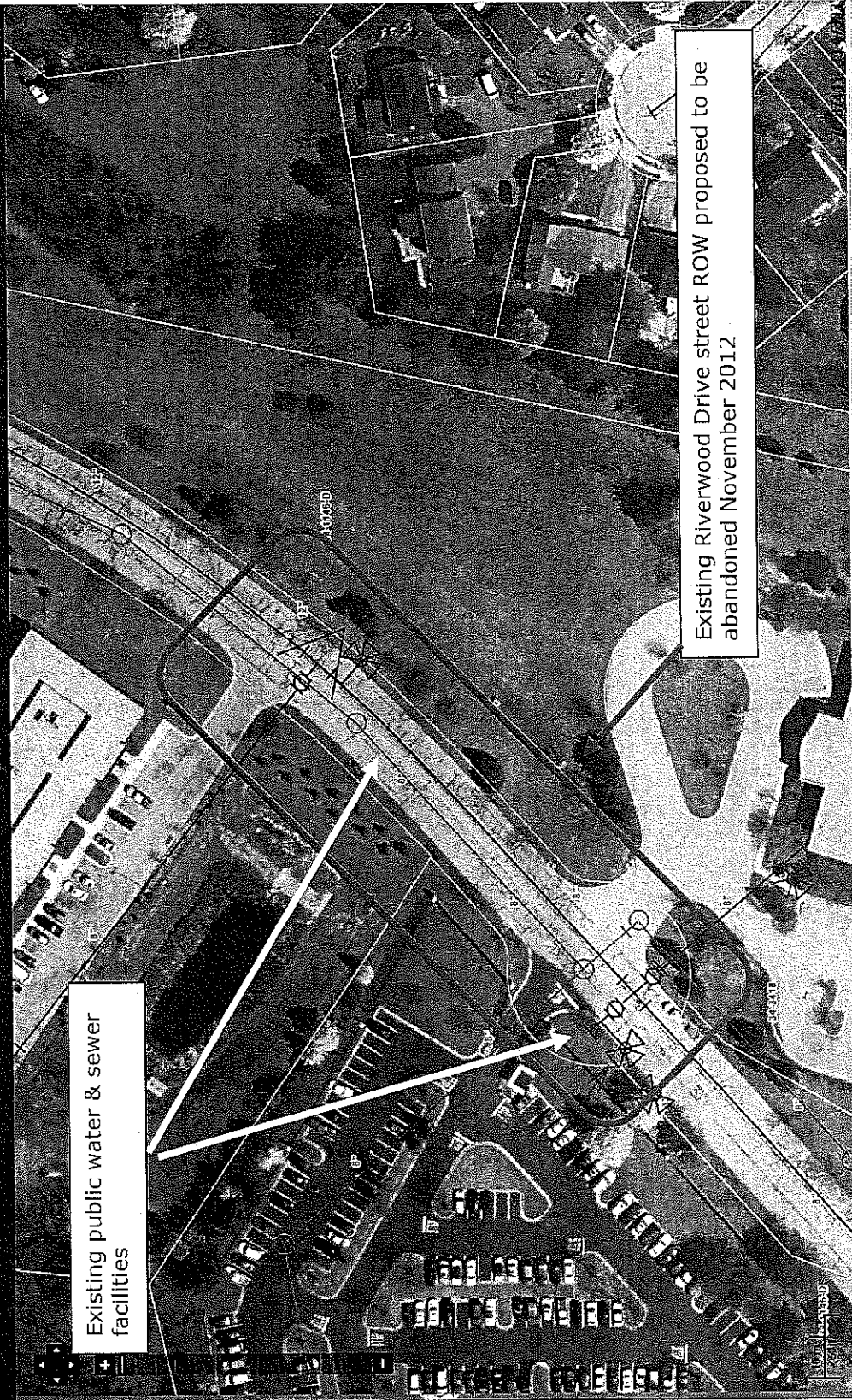


Plan

- Map Layers
- Search Markers
- Point Annotations
- Line Annotations
- Polygon Annotations
- Water/Sewer Labels
- Sewer Infrastructure
- Water Infrastructure
- Property Boundaries

Existing public water & sewer facilities

Existing Riverwood Drive street ROW proposed to be abandoned November 2012





HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

6751 Columbia Gateway Drive, Suite 514 ■ Columbia Maryland 21046 ■ 410-313-6444

Mark DeLuca, P.E., Deputy Director
Acting Chief, Bureau of Environmental Services
mdeluca@howardcountymd.gov

FAX 410-313-6490
TDD 410-313-2323

Subject: Closing of a Portion of Riverwood Drive

To: James M. Irvin, Director
Department of Public Works

From: Mark Deluca, Acting Chief, Bureau of Environmental Services
Mark A. Kreis, Chief, Collections Division

Via: Email

Date: October 15, 2012

We find no issues with the closing of the portion of Riverwood Drive as outlined. The County does not provide collection services on or along this road, it is all commercial/business, not residential.



Howard County

Internal Memorandum

Subject: Proposed Council Resolution to Close a Portion of Riverwood Drive
Verification of Adjacent Property Owners

To: Stephen LeGendre, Executive Secretary
County Council

From: Carl Katenkamp 
Real Estate Services Division

Date: October 4, 2012

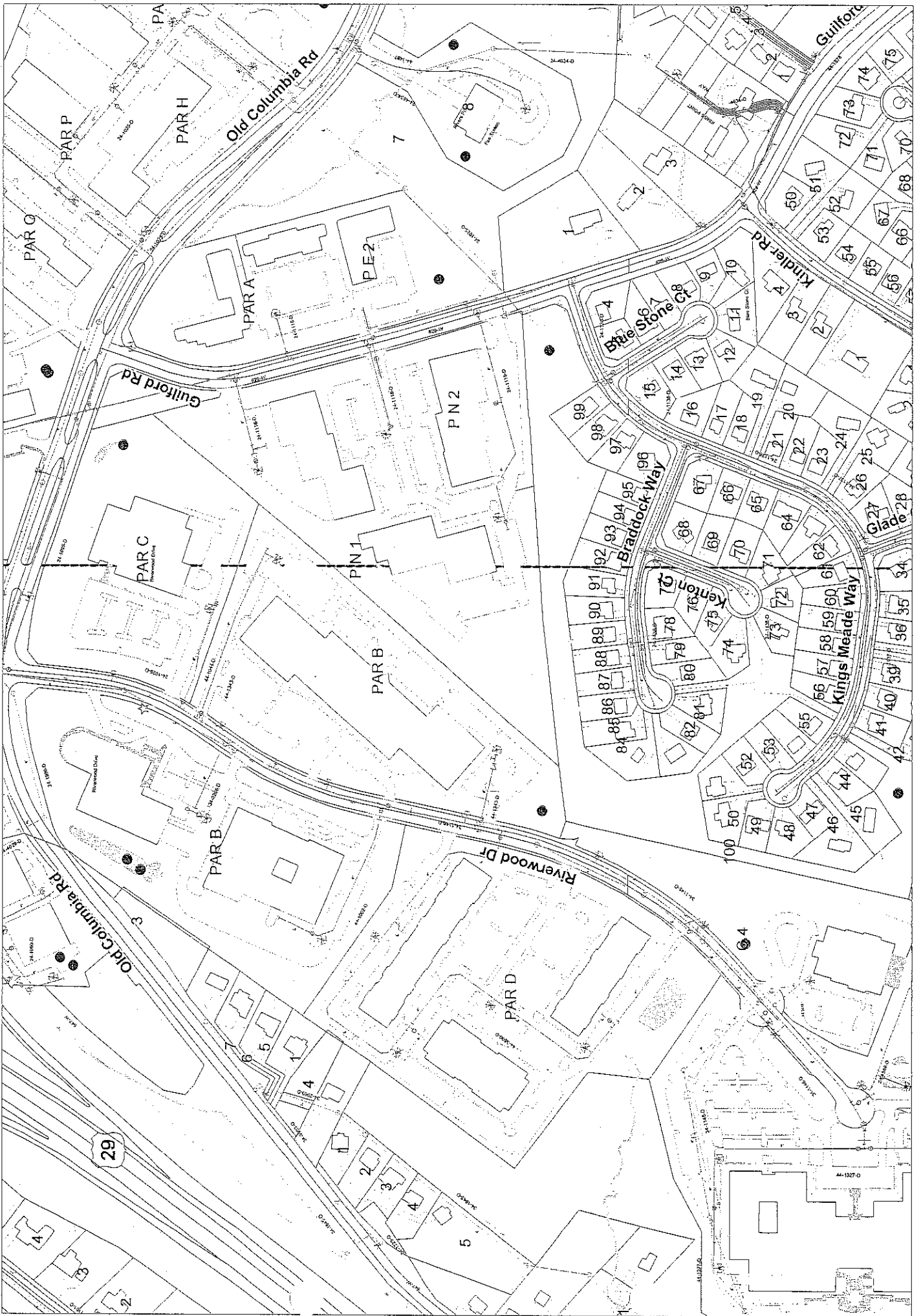
The following information is provided relative to the resolution to close a portion of Riverwood Drive:

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. The road is approximately 60-118 feet wide and .42 miles in length.
2. 7200 Riverwood LLC, 6711 Columbia Gateway Drive, Suite 300, Columbia, Maryland 21046 owns the adjacent property shown on Tax Map 41, Parcel 449, Parcel A-1.
3. 7205 Riverwood LLC, c/o COPT, 6711 Columbia Gateway Drive, Suite 300, Columbia, Maryland 21046 owns the adjacent property shown on Tax Map 41, Parcel 449, Parcel C-3.
4. Young School Property L.L.C., 6711 Columbia Gateway Drive, Suite 300, Columbia, Maryland 21046 owns the adjacent property shown on Tax Map 41, Parcel 449, Parcel C-4.
5. Riverwood Business Center Equity Affiliates, LLC, 6711 Columbia Gateway Drive, Suite 3, Columbia, Maryland 21046 owns the adjacent property shown on Tax Map 41, Parcel 449, Parcel D.
6. Merritt RW1 LLC, 2066 Lord Baltimore Drive, Baltimore, Maryland 21244 owns the adjacent property shown on Tax Map 42, Parcel 29, Parcel C.
7. Shimadzu Scientific Instruments, 7102 Riverwood Drive, Columbia, Maryland 21046 owns the adjacent property shown on Tax Map 42, Parcel 29, Parcel B.
8. Columbia Commercial Developments, 7125 Riverwood Drive, Columbia, Maryland 21046 owns the adjacent property shown on Tax Map 42, Parcel 29, Parcel B.

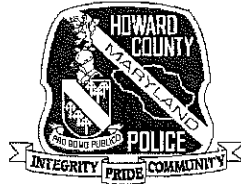
In accordance with the code, the property was posted on or before Thursday, October August 18, 2012.

A copy of the tax map identifying the location of the road and the adjacent properties is attached for your use. If you require any additional information, please contact Tina Hackett on extension 3260.

Attachment
cc: File



KEN ULMAN
County Executive



WILLIAM J. MCMAHON
Chief of Police

HOWARD COUNTY DEPARTMENT OF POLICE

3410 Courthouse Drive, Ellicott City, Maryland 21043

DATE: October 10, 2012

TO: Mr. James M. Irvin *JM Irvin*
Director
Department of Public Works

FROM: William J. McMahon *WJ McMahon*
Chief of Police

SUBJECT: Closing of Riverwood Drive

The police department has reviewed the Resolution provided by your office regarding the closing of Riverwood Drive and has no concerns. The closure of this area will not affect response times or have an impact on public safety.

Thank you for allowing the police department the opportunity to provide input in this process. If you have any further questions, please contact my office at extension 2203.

2012 OCT 10 PM 2:54
DEPT. RECEIVED
DIRECTOR'S OFFICE
DEPT. OF PUBLIC WORKS

(410) 313-2203
(410) 313-2272
WWW.HCPD.ORG
HCPD@HOWARDCOUNTYMD.GOV

Nationally Accredited Since 1990



Katenkamp, Carl

From: Shilling, Edgar
Sent: Tuesday, October 16, 2012 1:23 PM
To: Katenkamp, Carl
Subject: RE: Riverwood Drive Road Closure

Carl,
The Fire Marshal's Office does not have any comments on the road closure.

Edgar G. Shilling Jr., Battalion Chief
Office Of The Fire Marshal, Code Enforcement Division Howard County Department of Fire and
Rescue Services
410-313-6019

From: Katenkamp, Carl
Sent: Friday, October 05, 2012 11:33 AM
To: McLaughlin, Marsha; McMahon, William; Goddard, William
Subject: Riverwood Drive Road Closure

Attached for your review is a memo requesting your department's comments regarding a proposed closure of a portion of Riverwood Drive. This memo will also be sent by inter-office mail.

-----Original Message-----

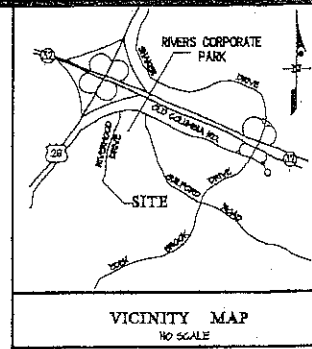
From: savinscanner@howardcountymd.gov [mailto:savinscanner@howardcountymd.gov]
Sent: Friday, October 05, 2012 10:48 AM
To: Katenkamp, Carl
Subject:

This E-mail was sent from "RNP1484DE" (9240).

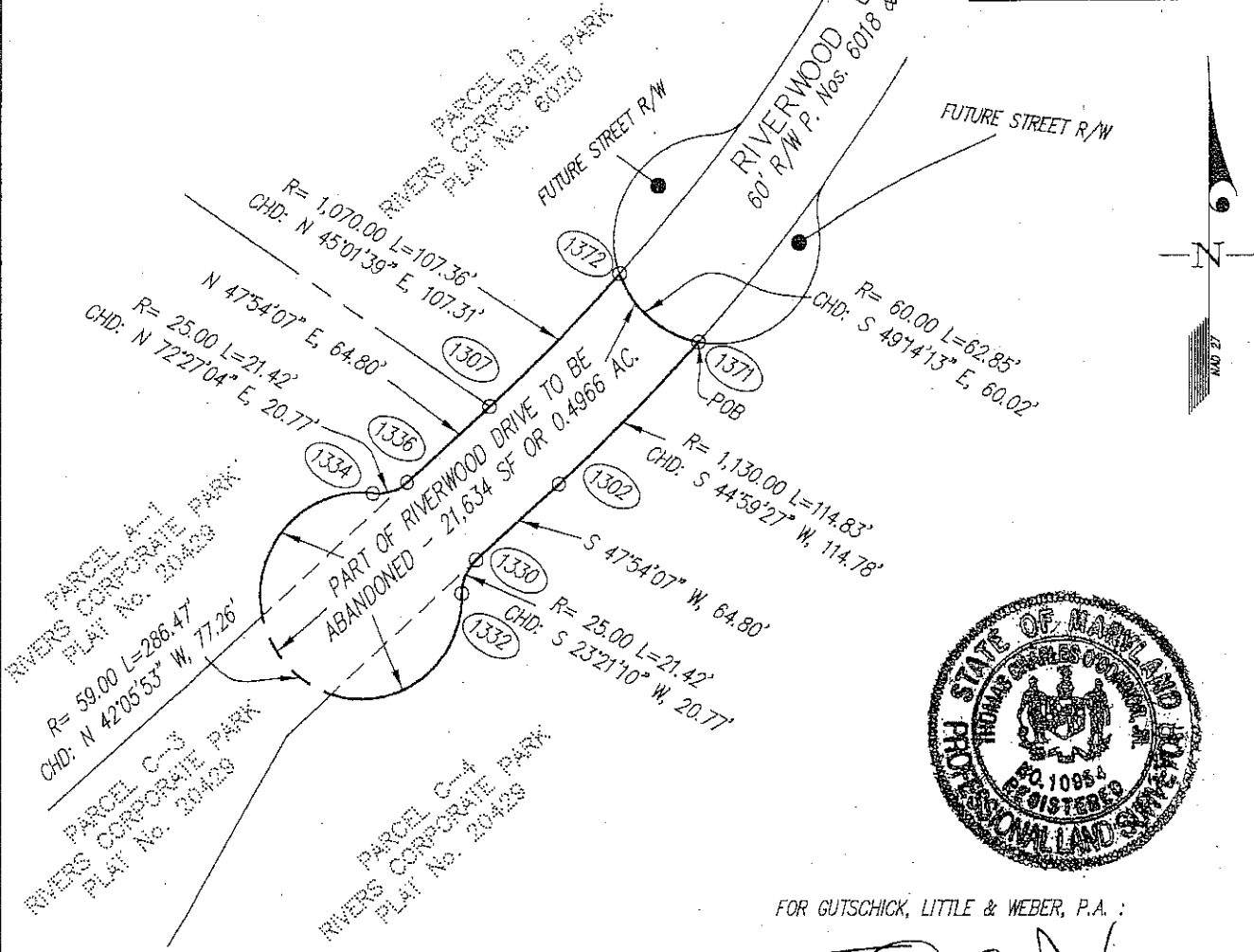
Scan Date: 10.05.2012 10:48:19 (-0400)
Queries to: savinscanner@howardcountymd.gov

COORDINATE TABLE

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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



VICINITY MAP
NO SCALE



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

Thomas C. O'Connor, Jr.
 THOMAS C. O'CONNOR, JR. DATE 10-2-2012
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10954 (EXP. DATE: 07/03/2014)

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20856
 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: OCTOBER 2012
 DRAWN BY: *MLC*
 CHECKED BY: *TOJ*

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 PARTIAL ROAD CLOSURE
 RIVERWOOD DRIVE
 RIVERS CORPORATE PARK
 SECTION 1 AREA 2
 PLAT Nos. 6018, 6020 & 20429
 GUILFORD ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

APPROVED

 DEV. ENG. DIV. DATE

 REAL ESTATE SER. DIV. DATE

L:\CADD\DRAWINGS\05090\EXHIBIT 05090 EXHIBIT ST ABANDON-1.dwg, PLOTTED: 10/2/2012 7:05 AM, LAST SAVED: 10/2/2012 7:05 AM, PLOTTED BY: Paul Clark