

# County Council of Howard County, Maryland

2025 Legislative Session

Legislative Day No. 2

## Resolution No. 44 -2025

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

Short Title: Easement and Amendment to Easement – 1.074 acres - Baltimore Gas and Electric –  
County Property - Rockburn Park

Title: A RESOLUTION authorizing the County Executive to increase the scope of an easement previously granted to Baltimore Gas and Electric Company and to grant an additional easement so that Baltimore Gas and Electric Company may install communication facilities on property owned by Howard County, Maryland; 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 County may have a use for the property.

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Introduced and read first time \_\_\_\_\_, 2025.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Read for a second time at a public hearing on \_\_\_\_\_, 2025.

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This Resolution was read the third time and was Adopted\_\_\_, Adopted with amendments\_\_\_, Failed\_\_\_, Withdrawn\_\_\_, by the County Council  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 \_\_\_\_\_, 2025.

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 (hereinafter the “County”) is the fee simple  
2 owner of property shown as Parcels 640, 802, 237, and 68 on Tax Map 31 and 37 (the “County  
3 Property”), commonly known as Rockburn Park; and  
4

5           **WHEREAS**, the County Property is subject to a free and uninterrupted right of way by  
6 Deed dated February 16, 1931, from Theresa Lembach to Susquehanna Transmission Company  
7 of Maryland, recorded among the Land Records in Liber 140, Folio 449 (the “Existing Easement  
8 Agreement”), for the purpose of constructing, operating and maintaining overhead electrical  
9 transmission lines within the easement area on the County Property described in the Existing  
10 Easement Agreement (the “Easement Area”); and  
11

12           **WHEREAS**, Baltimore Gas and Electric Company (“BGE”), as successor to  
13 Susquehanna Transmission Company of Maryland, has requested an amendment to the Existing  
14 Easement Agreement to install communication facilities on the County Property within a portion  
15 of the Easement Area containing approximately 0.574 acres granted in the Existing Easement  
16 Agreement (the “Amended Easement Area”) for use in connection with BGE’s electric utility  
17 business and for any other communication purpose, including the provision of infrastructure to  
18 enable internet providers to reach communities within the County (the “Communication  
19 Facilities”); and  
20

21           **WHEREAS**, the Communication Facilities include, but are not limited to, wires, cables,  
22 fiber optic cables, and conduits; and  
23

24           **WHEREAS**, in addition, BGE has requested an additional easement area containing  
25 approximately 0.500 acres for the installation of Communication Facilities on the County  
26 Property outside of the Easement Area (the “Additional Easement”); and  
27

28           **WHEREAS**, BGE will be required to restore, at BGE’s expense, the County Property to  
29 a condition equal to or better than its condition immediately preceding any opening, excavation,  
30 or other work in the Amended Easement Area and the Additional Easement for the installation or  
31 maintenance of the Communication Facilities; and

1  
2           **WHEREAS**, the Department of Public Works has reviewed and approved the proposed  
3 Amendment to Existing Easement Agreement and the Additional Easement; and  
4

5           **WHEREAS**, Section 4.201, “Disposition of Real Property”, of the Howard County Code  
6 authorizes the County Council of Howard County, Maryland (the “County Council”) to declare  
7 that property is no longer needed for public purposes and also authorizes the County Council to  
8 waive advertising and bidding requirements for an individual conveyance of real property upon  
9 the request of the County Executive; and  
10

11           **WHEREAS**, the County Council has received a request from the County Executive to  
12 waive the advertising and bidding requirements in this instance for the Amendment to Existing  
13 Easement Agreement and the Additional Easement in order to install Communications Facilities,  
14 as shown in the attached Exhibit A.  
15

16           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
17 Maryland, this \_\_\_\_ day of \_\_\_\_\_, 2025, that the Amended Easement Area and  
18 Additional Easement, as shown in the attached Exhibit A, is not needed by the County for public  
19 purposes and that an additional non-exclusive permanent easement may be conveyed in the  
20 Amended Easement Area and Additional Easement for the installation of Communications  
21 Facilities.  
22

23           **AND BE IT FURTHER RESOLVED**, that the County Executive may enter into an  
24 Amendment to Deeds in order to allow for the installation of the Communications Facilities in  
25 the Amended Easement Area and the Additional Easement.  
26

27           **AND BE IT FURTHER RESOLVED** that, having received a request from the County  
28 Executive and having held a public hearing, the County Council declares that the best interest of  
29 the County will be served by authorizing the County Executive to waive the usual advertising  
30 and bidding requirements of Section 4.201 of the Howard County Code for the Amendment to  
31 Existing Easement Agreement and the Additional Easement.

1           **AND BE IT FURTHER RESOLVED** that if the County Executive finds that all or a  
2 portion of the Amended Easement Area or the Additional Easement may have a further County  
3 public use and an additional easement in the Amended Easement Area or Additional Easement  
4 should not be conveyed then he is not bound to convey the easements in accordance with this  
5 Resolution.

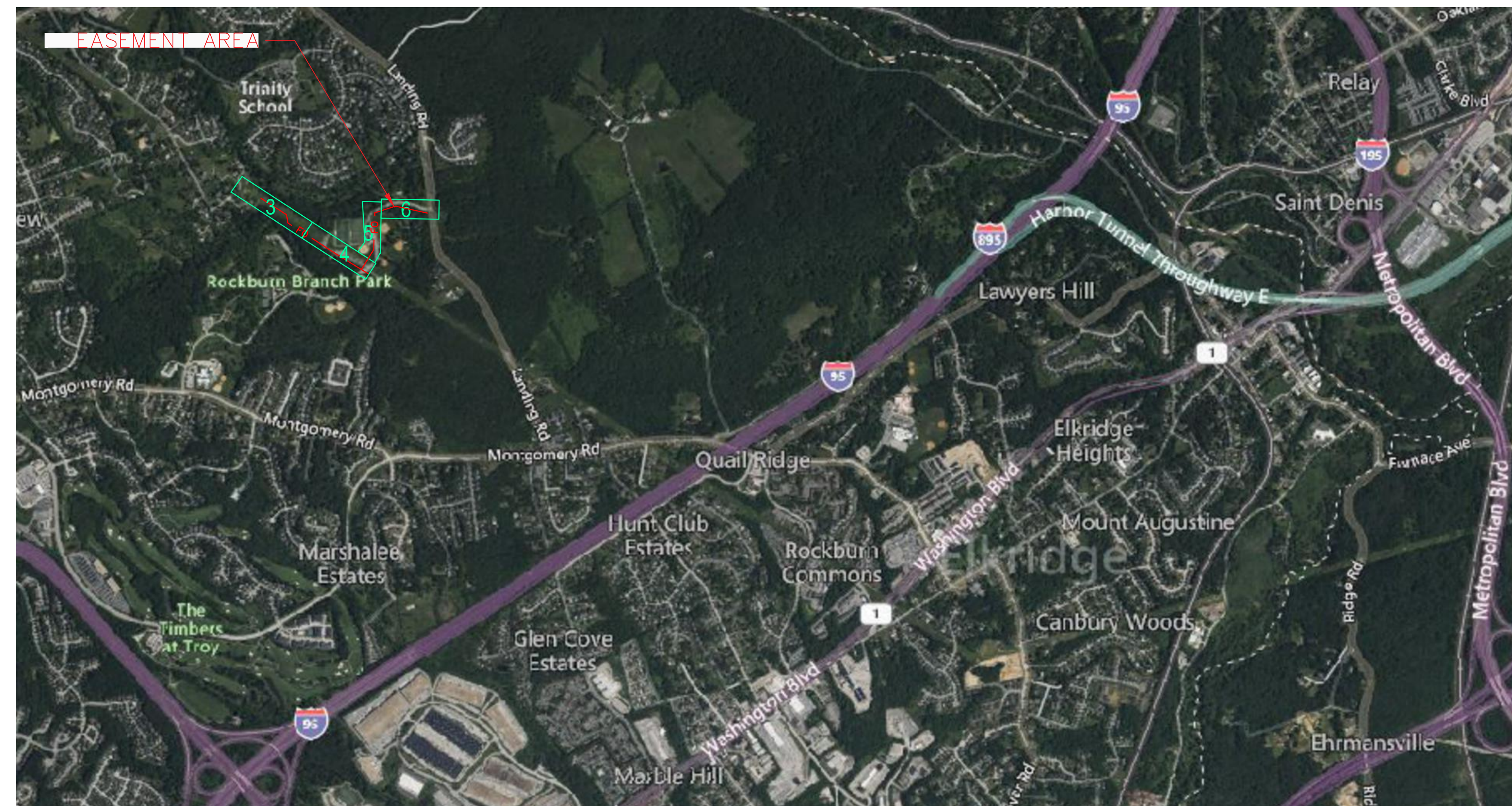




AN EXELON COMPANY

# FIBER GRID DEMONSTRATION PROJECT HOWARD TO PUMPHREY ROCKBURN PARK PERMANENT EASEMENT MAP HOWARD COUNTY, MD

SITE LOCATION MAP



**LEGEND**

- PROP. FIBEROPTIC DUCT BUNDLE
- EX. STREAM
- EX. STREAM BUFFER
- EX. WETLANDS
- EX. WETLANDS BUFFER
- EX. 100YR FLOODPLAIN
- EX. TREE LINE
- EX. TOWER
- OVERHEAD ELECTRIC
- RIGHT OF WAY
- BUILDINGS
- EX. ROADWAY / EDGE OF PAVMENT
- BGE RIGHT OF WAY
- PROPERTY BOUNDARY
- EASEMENT AREA WITHIN BGE CORRIDOR (APX. 12'W X 2085'L 25022.37 SF)
- EASEMENT AREA OUTSIDE BGE CORRIDOR (APX. 12'W X 1814'L 21762.92 SF)

**GENERAL NOTES:**

1. PARCEL BOUNDARIES REFERENCED FROM HOWARD COUNTY GIS PLATFORM LAST UPDATED IN 2022.
2. HORIZONTAL DATUM: NAD83 MARYLAND STATE PLANE ZONE US FOOT VERTICAL DATUM: NAVD88.
3. THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER ENCUMBRANCES AS MAY BE EVIDENCED BY ANY SUBSEQUENT TITLE SEARCH.
4. THE EASEMENT AREA REPRESENTS AN APPROX. 12 FOOT WIDE AREA (6 FEET EITHER SIDE) ON THE FINAL CENTERLINE OF THE INSTALLED FIBER OPTIC CONDUIT BUNDLE.

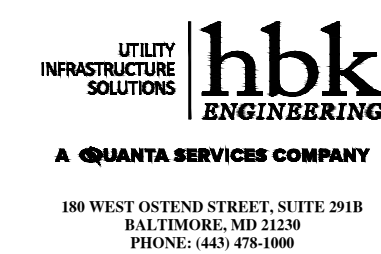
CUSTOMER CONTACT:	CUSTOMER CONTACT:	PERMITS REQ.
PHONE NUMBER:	PHONE NUMBER:	CITY:
REV. NO.	REVISION DESCRIPTION	BY
0	ISSUED FOR APPROVAL	ZAC
		DATE
		10/19/2024
		STATE
		CO.
		FORESTRY
		TRANSMISSION
		LAND USE
		CORROSION CTRL/
		PRESSURE CTRL
		NONE REQUIRED

JOB OWNER - PROJ. / PROG. MGR	OFFICE #	JOB TITLE	HOWARD TO PUMPHREY FIBER ROUTE
DESIGN	OFFICE # 609-703-2666	LOCATION	
DESIGNER	ZAHIN CHOWDHURY	CITY / TOWN	COUNTY HOCO/AACO/BACO
UNIT PRINCIPAL DESIGNER	OFFICE #	DEVELOPMENT / LOCALITY	
DESIGN REVIEWED BY (NAME & TITLE)	OFFICE #	OBJECT OF WORK	INSTALL FIBER OPTIC DUCT PACKAGE
POTENTIALLY CONTAMINATED AREA	IF YES, SEE SECTION 2E1	CUSTOMER	
SITE #	YES <input type="checkbox"/> OF ENV PERMIT GUIDE NO <input type="checkbox"/>	LOCATION OF GAS & ELECTRIC FACILITIES APPROVED	
ENVIRONMENTAL DOCUMENTATION	SEPC PLAN <input type="checkbox"/> GRADING PLAN <input type="checkbox"/> NOTICE OF INTENT <input type="checkbox"/> FOREST CONSERVATION <input type="checkbox"/> NONE <input type="checkbox"/>	BY PRINT NAME:	SIGNATURE:
AGREEMENT		PHONE	DATE
R/W NO.	DATE	WORK ORDER NO.	PRINT
CHECKS	BY	DATE	NO. PRINTS [REVISION] BASED ON WORK WITH
DESIGNER	ZAC	1/12/2024	1
CONTRACTOR QA CK			
BGE QA CHECK			
ENGINEERING CK			
RIGHT-OF-WAY CK			
CORROSION CTRL/ GAS CK			
PRESSURE CTRL			
DRAFTER	ZAC	1/12/2024	



EASEMENT AREA			EASEMENT AREA			EASEMENT AREA		
LINE NO.	BEARING/RADIUS	DISTANCE (FT)	LINE NO.	BEARING/RADIUS	DISTANCE (FT)	LINE NO.	BEARING/RADIUS	DISTANCE (FT)
L1	N40° 35' 06.02"E	12.11	L26	N71° 56' 56.10"E	108.03	L51	S7° 14' 09.76"E	55.44
L2	S57° 14' 42.53"E	401.44	L27	N82° 05' 06.85"E	78.24	L52	S2° 56' 36.60"E	22.19
L3	S12° 14' 05.79"E	140.85	L28	N87° 52' 14.29"E	50.23	L53	S15° 36' 05.12"W	145.99
L4	S57° 14' 06.25"E	253.38	L29	S86° 30' 55.56"E	59.27	L54	S24° 53' 59.25"W	36.22
L5	S57° 14' 06.25"E	196.72	L30	S81° 09' 41.29"E	71.83	L55	S33° 57' 16.32"W	28.82
L6	S57° 14' 06.25"E	106.23	L31	S70° 24' 50.46"E	168.70	L56	S42° 43' 49.63"W	34.35
L7	S57° 15' 21.84"E	315.85	L32	S71° 05' 06.70"E	61.41	L57	S53° 34' 30.03"W	68.69
L8	S58° 09' 14.60"E	218.61	L33	S73° 03' 25.00"E	103.67	L58	S62° 45' 39.83"W	119.15
L9	S58° 09' 14.60"E	296.59	L34	S6° 42' 31.52"E	13.10	L59	N58° 09' 14.60"W	303.39
L10	N62° 45' 39.83"E	111.39	L35	N73° 03' 25.00"W	109.14	L60	N58° 09' 14.60"W	218.70
L11	N53° 34' 30.03"E	66.58	L36	N71° 05' 06.70"W	61.69	L61	N57° 15' 21.84"W	315.95
L12	N42° 43' 49.63"E	32.29	L37	N70° 24' 50.46"W	167.64	L62	N57° 14' 06.25"W	106.23
L13	N33° 57' 16.32"E	26.95	L38	N81° 09' 41.29"W	70.14	L63	N57° 14' 06.25"W	196.72
L14	N24° 53' 59.25"E	34.30	L39	N86° 30' 55.56"W	58.13	L64	N57° 14' 06.25"W	258.35
L15	N15° 36' 05.12"E	143.05	L40	S87° 52' 14.29"W	49.03	L65	N12° 14' 05.79"W	140.85
L16	N2° 56' 36.60"W	19.78	L41	S82° 05' 06.85"W	76.57	L66	N57° 14' 42.53"W	398.12
L17	N7° 14' 09.76"W	54.43	L42	S71° 56' 56.10"W	106.44			
L18	N12° 38' 09.72"W	90.39	L43	S66° 52' 30.59"W	85.49			
L19	N16° 29' 33.18"W	288.61	L44	S64° 33' 12.95"W	175.39			
L20	N13° 55' 45.10"W	14.66	L45	S11° 43' 58.45"W	40.93			
L21	N7° 20' 47.41"W	32.55	L46	S1° 35' 29.95"W	29.60			
L22	N1° 35' 29.95"E	31.60	L47	S7° 20' 47.41"E	30.92			
L23	N11° 43' 58.45"E	47.96	L48	S13° 55' 45.10"E	13.70			
L24	N64° 33' 12.95"E	181.60	L49	S16° 29' 33.18"E	288.74			
L25	N66° 52' 30.59"E	86.27	L50	S12° 38' 09.72"E	91.36			

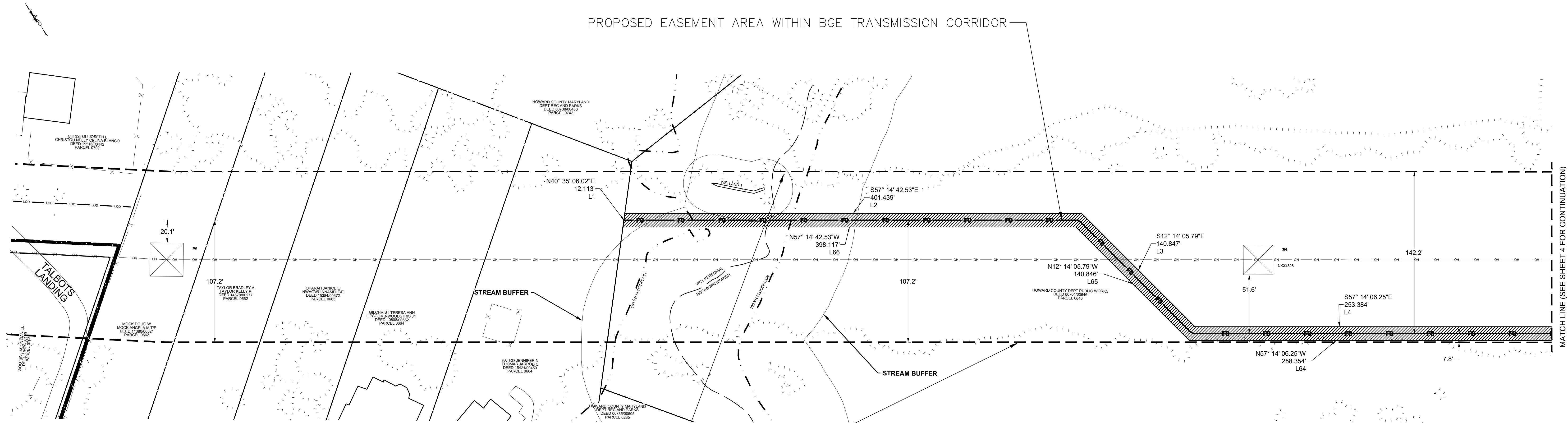
HBK PROJECT NO. 22-0657



JOB OWNER - PROJ. / PROG. MGR		OFFICE #	JOB TITLE	
DESIGN		OFFICE # (610) 879-7500	HOWARD TO PUMPHREY FIBER ROUTE	
HBK ENGINEERING INC.		LOCATION		CITY / TOWN
UNIT PRINCIPAL DESIGNER		COUNTY		HOCO/AACO/BACO
DESIGN REVIEWED BY (NAME & TITLE)		OFFICE #	DEVELOPMENT / LOCALITY	
		OFFICE #	INSTALL FIBER OPTIC DUCT PACKAGE	
POTENTIALLY CONTAMINATED AREA		CUSTOMER		
SITE #		LOCATION OF GAS & ELECTRIC FACILITIES APPROVED		
ENVIRONMENTAL DOCUMENTATION		BY		
PERMITS REQ.		DATE		
PHONE NUMBER:		PHONE		
CITY		WORK ORDER NO.		
STATE		PRINT		
FORESTRY		NO. PRINTS (REVISION) BASED ON WORK WITH		
TRANSMISSION		SVC REQUEST NO. DESIGN NO. 2		
LAND USE		FEEDER # & FDR. SHEET #		
CORROSION CTRL / GAS CK		GROUP TYPE		
PRESSURE CTRL		ELECTRIC GRID GAS PLATE		
NONE REQUIRED		DESIGN SERVICES UNIT		
		CONSTRUCTION DISCIPLINE		
		SCALE		
		RADIOGRAPHIC REQUIRED		
		DRAFTER		
		DATE		



PROPOSED EASEMENT AREA WITHIN BGE TRANSMISSION CORRIDOR



BGE TRANSMISSION RIGHT OF WAY CORRIDOR

MATCH LINE (SEE SHEET 4 FOR CONTINUATION)

THE PLANS AND PROFILES WERE DEVELOPED WITH THE BEST AVAILABLE INFORMATION AT THE TIME OF THE DESIGN. THE CONTRACTOR SHALL PERFORM SUBSURFACE GEOTECHNICAL INVESTIGATIONS NECESSARY TO SUPPORT THEIR PLANNED INSTALLATION OF ALL HORIZONTAL DIRECTIONAL DRILLING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS, VERIFYING UTILITY LOCATIONS, AND PERFORMING SUPPLEMENTAL GEOTECHNICAL INVESTIGATIONS PRIOR TO BEGINNING WORK.

HBK PROJECT NO. 22-0657



A QUANTA SERVICES COMPANY  
180 WEST OSTEND STREET, SUITE 201B  
BALTIMORE, MD 21201  
PHONE: (410) 476-1000

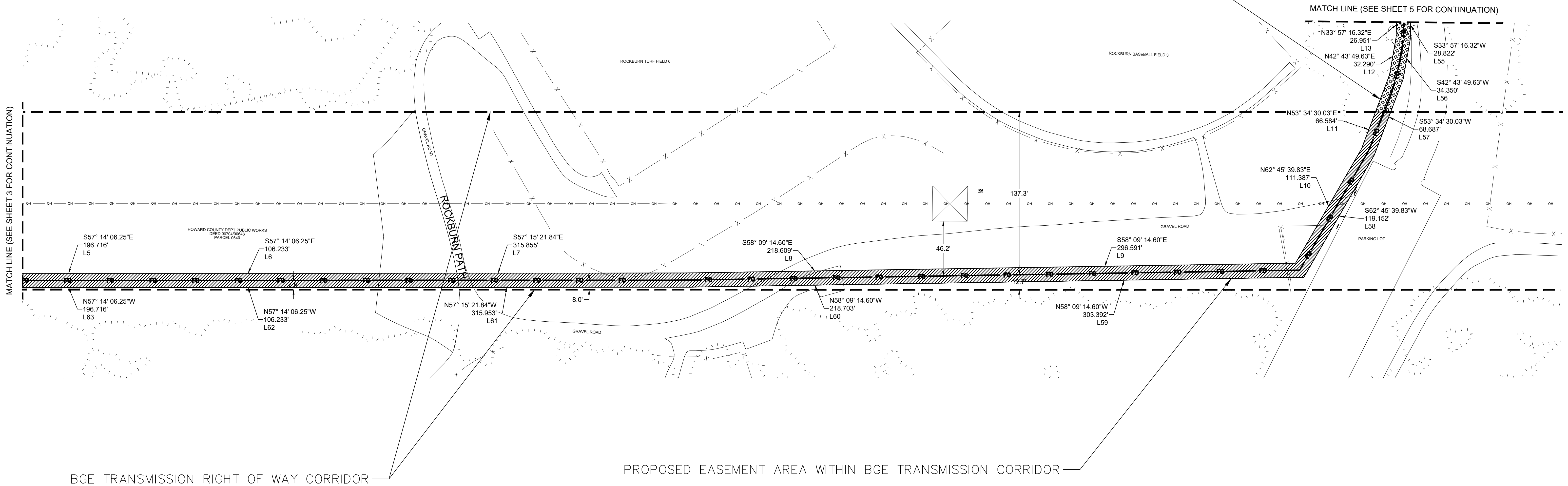
REV. NO.	REVISION DESCRIPTION	BY	DATE	STATE
01	ISSUED FOR CONSTRUCTION	ZAC	08/06/2024	

CUSTOMER CONTACT:	CUSTOMER CONTACT:	PERMITS REQ.	DATE
PHONE NUMBER:	PHONE NUMBER:	CITY	DATE
STATE	CO.	CITY	DATE
DESIGNER	DATE	DESIGNER	DATE
CONTRACTOR QA CK	DATE	CONTRACTOR QA CK	DATE
BGE QA CHECK	DATE	BGE QA CHECK	DATE
ENGINEERING CK	DATE	ENGINEERING CK	DATE
RIGHT-OF-WAY CK	DATE	RIGHT-OF-WAY CK	DATE
CORROSION CTRL/ GAS CK	DATE	CORROSION CTRL/ GAS CK	DATE
PRESSURE CTRL	DATE	PRESSURE CTRL	DATE
DRAFTER	DATE	DRAFTER	DATE

ENVIRONMENTAL DOCUMENTATION	SESC PLAN	GRADING PLAN	NOTICE OF INTENT	FOREST CONSERV	NONE REC'D
POTENTIALLY CONTAMINATED AREA	YES	IF YES, SEE SECTION 2E1	NO	IF NO, SEE SECTION 2E1	NO
LOCATION OF GAS & ELECTRIC FACILITIES APPROVED	BY	DATE	PHONE	SIGNATURE:	DATE
WORK ORDER NO.	PRINT	NO. PRINTS	REVISION	BASED ON WORK WITH	
3					
FEEDER # & FDR. SHEET #	GROUP	TYPE			
	ELECTRIC GRID	GAS PLATE			
DESIGN SERVICES UNIT	ADC MAP	MAP NO.	GRID(S)		
CONSTRUCTION DISCIPLINE	SCALE	0	40	80	
CH URG UGL GAS					



PROPOSED EASEMENT AREA OUTSIDE BGE TRANSMISSION CORRIDOR



MATCH LINE (SEE SHEET 3 FOR CONTINUATION)

MATCH LINE (SEE SHEET 5 FOR CONTINUATION)

BGE TRANSMISSION RIGHT OF WAY CORRIDOR

PROPOSED EASEMENT AREA WITHIN BGE TRANSMISSION CORRIDOR

THE PLANS AND PROFILES WERE DEVELOPED WITH THE BEST AVAILABLE INFORMATION AT THE TIME OF THE DESIGN. THE CONTRACTOR SHALL PERFORM SUBSURFACE GEOTECHNICAL INVESTIGATIONS NECESSARY TO SUPPORT THEIR PLANNED INSTALLATION OF ALL HORIZONTAL DIRECTIONAL DRILLING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS, VERIFYING UTILITY LOCATIONS, AND PERFORMING SUPPLEMENTAL GEOTECHNICAL INVESTIGATIONS PRIOR TO BEGINNING WORK.

HBK PROJECT NO. 22-0657



A QUANTA SERVICES COMPANY  
180 WEST OSTEND STREET, SUITE 201B  
BALTIMORE, MD 21201  
PHONE: (410) 478-1000

REV. NO.	REVISION DESCRIPTION	BY	DATE
01	ISSUED FOR CONSTRUCTION	ZAC	08/06/2024

CUSTOMER CONTACT:	CUSTOMER CONTACT:	PERMITS REQ.	POTENTIALLY CONTAMINATED AREA	ENVIRONMENTAL DOCUMENTATION	SESC PLAN	GRADING PLAN	NOTICE OF INTENT	FOREST CONSERVATION	NONE REC'D	AGREEMENT	DATE	CALL MISS UTILITY 48 HRS. BEFORE STARTING WORK 1-800-257-7777 OR 811	WORK ORDER NO.	PRINT	NO. PRINTS (REVISION) BASED ON WORK WITH
PHONE NUMBER:	PHONE NUMBER:	CITY	YES <input type="checkbox"/> IF YES, SEE SECTION 2E1 OF ENV PERMIT GUIDE	NO <input type="checkbox"/>	NO <input type="checkbox"/>	NO <input type="checkbox"/>	NO <input type="checkbox"/>	NO <input type="checkbox"/>	NO <input type="checkbox"/>	DATE	1/12/2022	1-800-257-7777 OR 811	4	4	
REV. NO.	REVISION DESCRIPTION	BY	DATE	STATE	CO.	DESIGNER	DATE	DESIGNER	DATE	DATE	DATE	DATE	DATE	DATE	DATE
01	ISSUED FOR CONSTRUCTION	ZAC	08/06/2024			ZAC	1/12/2022								







