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Howard County
Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
 Council Resolution No. _____ - 2013 declaring that a total of approximately 1.59 acres of real property owned by Howard County and identified as Open Space Lot 399 located in Autumn View, Section 5, Phase 5 is no longer needed for a public purpose and authorizing the County Executive to waive the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the property to the homeowners association serving the subdivision, Taylor Properties Community Association, Inc.

To: Lonnie R. Robbins,
 Chief Administrative Officer

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

Date: November 21, 2013

The Department of Public Works has been designated coordinator for preparation of testimony relative to declaring that a total of approximately 1.59 acres of real property owned by Howard County and identified as Open Space Lot 399 located in Autumn View, Section 5, Phase 5 (the "County Property"), is no longer needed for a public purpose and authorizing the County Executive to waive the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the property to the homeowners association serving the subdivision, Taylor Properties Community Association, Inc.

Howard County is the fee simple owner of certain real property known as Open Space Lot 399 comprising approximately 1.59 acres of land acquired by a deed from Autumn View Business Trust dated January 21, 2004, and recorded among the Land Records at Liber 8657, Folio 268 as shown on a subdivision plat titled "Autumn View, Section 5, Phase 5 – Lots 380-396 and Open Space Lot 399" recorded as Plat No. 16533 thru 16535.

Open Space Lot 399 includes a driveway which serves as access to residences known as 4210, 4212, and 4214 College Avenue. The existing houses predate the subdivision and are located on the adjacent subdivisions, Autumn View, Section 5, Phase 4, and Village Crest Parcel D-1. The houses on Village Crest serve as housing for employees of Taylor Manor. The intent of the proposed resolution is to allow the existing driveway to remain. Under County ownership the driveway would not be allowed on the open space lot so Taylor Properties Community Association, Inc. has requested that the County Property be disposed of in accordance with Section 4.201 of the Howard County Code to Taylor Properties Community Association, Inc.

Lonnie R. Robbins
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Taylor Properties Community Association, Inc. maintains open space within Autumn View and other adjacent subdivisions. The transfer of Open Space Lot 399 to Taylor Properties Community Association, Inc. does not facilitate any new development activities by the adjacent developers.

The Departments of Public Works and Recreation and Parks have reviewed and approved the proposed disposal of the County Property, subject to the County retaining any public easements.

The County will not bear any costs associated with the conveyance of the County Property; therefore, there is no fiscal impact to the County.

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

TDH/ck

Attachments

cc: Jennifer Sager
John Byrd, Director, Department of Recreation & Parks
Marsha McLaughlin, Director, Department of Planning & Zoning
File

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Kory High Ct

Cyprus Cedar Ln

Stone Crop Dr

Pine Dr

Blue Bell Way

Four Quarter Rd

Rolling Brook Way

Seaward Cir

Songsmith Ln

High Castle Rd

Open Space Lot
399

College Ave

COORDINATE TABLES

Table with 4 columns: POINT, NORTING, EASTING, and another NORTING column. It lists various points and their corresponding coordinates.

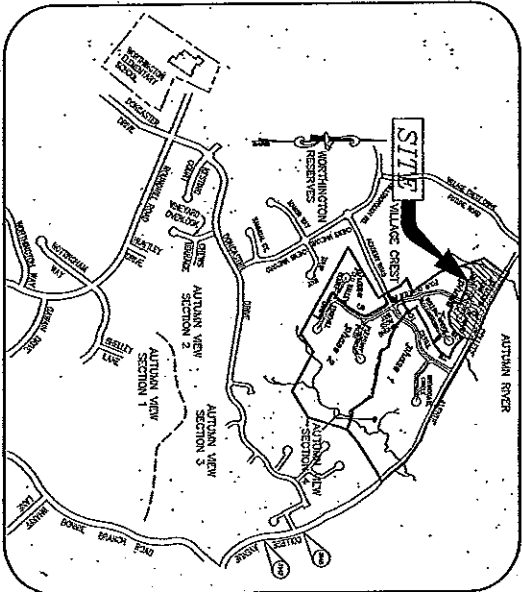
NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON THE 1983 NAD 83 DATUM AND CONFORM TO THE NAD 83 DATUM.

OWNERS: AUTUMN VIEW RESIDENCES TRUST, 1000 W. VALLEY STREET, DULUTH, GA, 30134

THE RECORDS OF THE REAL PROPERTY OFFICE OF THE COUNTY OF HOWARD, MARYLAND, CONTAIN THE RECORDS OF THE ORIGINAL CONVEYANCE OF THE SUBJECT PROPERTY TO THE ABOVE NAMED OWNERS.

AREA TABULATION (THIS SHEET)
NUMBER OF BUILDABLE LOTS: 17
NUMBER OF OPEN SPACE LOTS: 0
NUMBER OF PAVED AREAS: 18
AREA OF BUILDABLE LOTS: 4.74 AC. ±

LEGEND
INDICATES PUBLIC TRAIL MAINTENANCE AND UTILITY EASEMENT
INDICATES PRIVATE ROAD, DRIVEWAY, DRIVEWAY AND TR FLOORPLAN AND DRIVEWAY



- 20. This subdivision is situated in general accordance with the zoning ordinance of the County of Howard, Maryland, which requires that the subdivision be in conformance with the zoning ordinance of the County of Howard, Maryland, which requires that the subdivision be in conformance with the zoning ordinance of the County of Howard, Maryland...

OPEN SPACE TABULATION

Table with 4 columns: SECTION, REQUIRED O/S, HIGH-REQUIRED O/S, and TOTAL. It provides a detailed breakdown of open space requirements for each section.

DENSITY TABULATION

Table with 4 columns: SECTION, GROSS AREA, BUILDABLE AREA, and NET AREA. It provides a detailed breakdown of density requirements for each section.

OWNERS STATEMENT

I HEREBY CERTIFY THAT THE REAL PROPERTY SHOWN HEREON IS SUBJECT TO THE PLANNING AND ZONING ORDINANCES OF THE COUNTY OF HOWARD, MARYLAND, AND THAT THE SUBDIVISION IS IN CONFORMANCE WITH THE PLANNING AND ZONING ORDINANCES OF THE COUNTY OF HOWARD, MARYLAND...

SUBDIVISION CERTIFICATE

I HEREBY CERTIFY THAT THE REAL PROPERTY SHOWN HEREON IS SUBJECT TO THE PLANNING AND ZONING ORDINANCES OF THE COUNTY OF HOWARD, MARYLAND, AND THAT THE SUBDIVISION IS IN CONFORMANCE WITH THE PLANNING AND ZONING ORDINANCES OF THE COUNTY OF HOWARD, MARYLAND...

GENERAL NOTES

- 1. SUBJECT PROPERTY ZONED R-50 AS PER THE 1978/83 COMPENSATORY ZONING PLAN.
2. COORDINATES REFERENCED ARE BASED ON THE 1983 NAD 83 DATUM AND CONFORM TO THE NAD 83 DATUM.
3. THIS PLAN IS BASED ON THE 1983 NAD 83 DATUM AND CONFORMS TO THE NAD 83 DATUM.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE: HOWARD COUNTY HEALTH DEPARTMENT

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE: HOWARD COUNTY DEPARTMENT OF PUBLIC UTILITIES

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE: HOWARD COUNTY DEPARTMENT OF PUBLIC UTILITIES

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE: HOWARD COUNTY DEPARTMENT OF PUBLIC UTILITIES

CURVE (N)	LENGTH (N)	RAIUS (N)	ANGLE (N)	CHORD (N)	DELTA
C1	38.65	73.00	18.76	38.23	52.751817
C2	15.51	30.00	6.04	15.33	8.472659
C3	23.48	45.00	9.00	23.30	12.902928
C4	32.19	63.00	12.50	31.89	18.002928
C5	42.18	84.00	16.70	41.69	24.002928
C6	53.43	107.00	21.60	52.85	31.502928
C7	66.00	132.00	27.00	65.33	40.502928
C8	80.00	160.00	33.60	79.80	51.002928
C9	95.50	191.00	41.30	96.30	63.002928
C10	112.50	225.00	50.20	114.70	76.502928

OWNER
AUTUMN VIEW BUSINESS TRUST
 11001 ST. 100
 ELIZABETH, NJ 07208

Michael J. Mullen
 DATE: **1-11-08**
 FOR: **1/26/08**

AREA TABULATION (THIS SHEET)

NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	7
NUMBER OF LOTS OR PARCELS	17
AREA OF RESIDABLE LOTS	0.42 AC.
AREA OF BULK PARCELS	0.42 AC.
AREA OF RECREATIONAL OPEN SPACE	424.44 sq. ft.
AREA OF 100 YEAR FLOODPLAIN	0.42 AC.
AREA OF ROADWAY	1.35 AC.
TOTAL	382.24 sq. ft.

OWNER'S STATEMENT

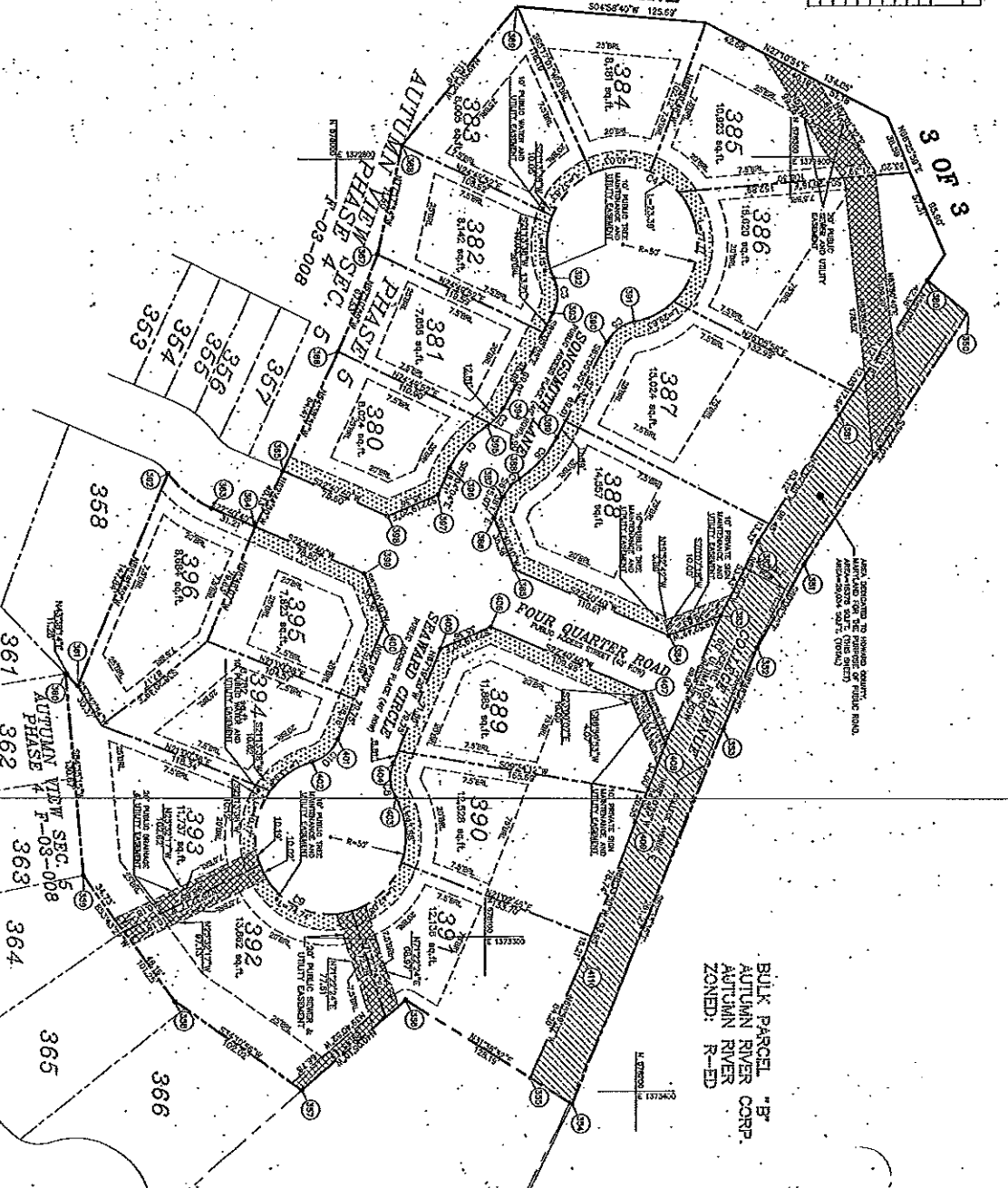
AUTUMN VIEW BUSINESS TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANT LOTS HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN STREETS, DRIVEWAYS, WATER LINES AND OTHER UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREETS, (2) THE RIGHT TO CONVEY, REUSE, THE EASES OF THE STREETS AND/OR ROADS AND FOOTPATHS AND OPEN SPACE WHERE APPLICABLE, AND FOR FUTURE AND OTHER UTILITY CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY, TO PROMOTE AND CONVEY TITLE TO THE EASES OF THE STREETS AND/OR ROADS AND FOOTPATHS, STORM DRAINAGE, BRONWAGE ESSENTIALS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID ESSEANTIAL AND GRANTS THAT THIS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN, MAP, SURVEY, ETC. IS CORRECT AND IS A SUBDIVISION OF THE LAND COVERED BY SERVICE DEPARTMENT RECORD NO. 2333 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN THE BOOK AT FOLIO 377, AND THAT THE INFORMATION HEREON IS TRUE AND ACCURATE AND THAT I AM A SURVEYOR IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AND THE MARYLAND SURVEYOR REGULATION.



Michael J. Mullen
 DATE: **1/26/08**



BULK PARCEL
 AUTUMN RIVER CORP.
 AUTUMN RIVER
 ZONED: R-1ED

RECORDED AS PLAT 14524 IN THE PLAT BOOK OF THE LAND RECORDS OF HOWARD COUNTY, MD.
AUTUMN VIEW
 SECTION 5, PHASE 5
 LOTS 380-396 AND
 OPEN SPACE LOT 399
 SHEET 2 OF 3

MIDDENBERG, BOENDER & ASSOC., INC.
 Surveyors
 8702 Spring Hill Park, Suite 202, Ellicott City, Maryland 21037
 (410) 587-0246 FAX (410) 587-5227 FAX (410) 397-0239 FAX

