



April 11, 2018

Mr. Robert Gorrell  
Executive Director  
Public School Construction Program  
200 West Baltimore Street  
2nd Floor  
Baltimore, Maryland 21201

Dear Mr. Gorrell:

On March 8, 2018, the Board of Education of Howard County voted to acquire the Mission Road property for use as a future school site. The approximately 77 acre site can accommodate an elementary and high school campus to serve future Howard County Public School System student population growth. The site will be acquired from the Howard County Government at no cost to HCPSS. At this time, we would like to request approval of this acquisition by the Interagency Committee.

Enclosed please find IAC/PSCP Form 104.1 and 104.2, the Clearinghouse recommendation letter and Board action approving acquisition of the property.

Should you have any questions or require additional information please contact Ms. Renée Kamen at 410.313.7184 or [renee\\_kamen@hcpss.org](mailto:renee_kamen@hcpss.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Martirano", is written over a horizontal line.

Michael J. Martirano, Ed.D  
Interim Superintendent

Enclosure(s)

cc: Anissa Brown Dennis  
Bruce Gist  
Renée Kamen  
Scott Washington  
Betsy Zentz



**BOARD OF EDUCATION OF HOWARD COUNTY  
MEETING AGENDA ITEM**

**TITLE:** High School #13 Site Selection **DATE:** March 8, 2018

Renée M. Kamen, Manager, School Planning

**PRESENTER(S):** Bruce Gist, Executive Director, Capital Planning and Operations

**OVERVIEW:** The need for a future high school along the US 1 corridor due to the projected student enrollment growth has been documented since the 2011 Feasibility Study. The Board of Education has two sites under consideration. These properties are known as "Mission Road" (see Attachment 1) and "Troy Park" (see Attachment 2). The site commonly known as Mission Road is generally described as 8601 Route 1 Chase Land Subdivision and is approximately 77 acres in size. The owner, Chase Limited Partnership has agreed to sell the land to the Howard County Government and portions of the property shall be transferred to the HCPSS for school use. Site clearing and grading are underway in preparation of use by the HCPSS, Howard County Recreation and Parks and Howard County Department of Public Works. Mission Road was being designed for an elementary and high school campus to serve the future student population growth, in addition to recreation and parkland with a water tower. The property includes sufficient acreage per education specifications to contain both an elementary school and a high school, including parking, playing fields, and accommodations for community use.

The site commonly known as Troy Park is generally located on the northwest quadrant of Washington Boulevard (US 1) and MD 100 and contains approximate 100 acres. The HCPSS and the owners, Howard County Recreation and Parks, are currently studying the viability of the site containing a high school. Approximately 80-acres of the site was purchased with program open space funding (POS). The site is developed with multiple fields, a historic mansion and contains a forested area.

**Attachments:**

1. Mission Road Illustrative Concept
2. Troy Park Illustrative Concept

**RECOMMENDATION/FUTURE DIRECTION:**

Acquisition of both sites and receive Board direction on placement of New HS #13.

**SUBMITTED BY:** \_\_\_\_\_

Bruce Gist  
Executive Director  
Capital Planning and Operations

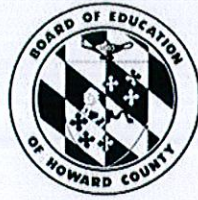
**APPROVAL/CONCURRENCE:** \_\_\_\_\_

Michael J. Martirano, Ed.D.  
Interim Superintendent

\_\_\_\_\_  
Renée M. Kamen  
Manager  
School Planning

\_\_\_\_\_  
Karalee Turner-Little  
Assistant Superintendent  
for Administrative Affairs

\_\_\_\_\_  
Anissa Brown Dennis  
Chief Operating Officer



### Agenda Item Details

Meeting	Mar 08, 2018 - 4 & 7:30 p.m. Meeting of the Board of Education of Howard County
Category	7. ADMINISTRATIVE AGENDA
Subject	D. *High School #13 Site Selection (Bruce Gist/Renee Kamen) - ACTION
Type	Action
Recommended Action	*Under Section 3-701 of the Education Article of the Annotated Code of Maryland, the Student Member may not vote on these matters.

**OVERVIEW:** The need for a future high school along the US 1 corridor due to the projected student enrollment growth has been documented since the 2011 Feasibility Study. The Board of Education has two sites under consideration. These properties are known as "Mission Road" (see Attachment 1) and "Troy Park" (see Attachment 2). The site commonly known as Mission Road is generally described as 8601 Route 1 Chase Land Subdivision and is approximately 77 acres in size. The owner, Chase Limited Partnership has agreed to sell the land to the Howard County Government and portions of the property shall be transferred to the HCPSS for school use. Site clearing and grading are underway in preparation of use by the HCPSS, Howard County Recreation and Parks and Howard County Department of Public Works. Mission Road was being designed for an elementary and high school campus to serve the future student population growth, in addition to recreation and parkland with a water tower. The property includes sufficient acreage per education specifications to contain both an elementary school and a high school, including parking, playing fields, and accommodations for community use.

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#### Attachments:

1. Mission Road Illustrative Concept
2. Troy Park Illustrative Concept

#### RECOMMENDATION/FUTURE DIRECTION:

Acquisition of both sites and receive Board direction on placement of New HS #13.

**Below are reports regarding the Mission Road site.**

**The below PowerPoint was presented during the meeting.**

[03 08 2018 High School #13 Site Selection BR.pdf \(9,508 KB\)](#)

[03 08 2018 Mission Road Blast Testing and Structural Report.pdf \(12,923 KB\)](#)

[03 08 2018 HoCo Mission Rd Site Quarry Blast Monitoring Letter Report.pdf \(25,385 KB\)](#)

[03 08 2018 Mission Road Fencing and Entrance Road.pdf \(3,225 KB\)](#)

[Chase Lands Air Quality Report \(July 2017\).pdf \(4,864 KB\)](#)

[Chase Lands Phase I Env Assessment \(11-30-2016\).pdf \(35,186 KB\)](#)

Chase Lands Phase I Env Assessment Addendum (October 2017).pdf (6,032 KB)

Chase Lands Phase II Env Assessment (May 2017).pdf (20,557 KB)

03 08 2018 HS13 Site Selection PowerPoint.pdf (8,900 KB)

### **Motion & Voting**

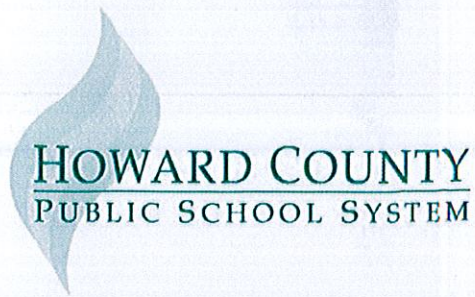
Move to direct staff to complete the acquisition of Mission Road for the purposes of constructing New High School #13, and to direct staff to continue the steps to land bank portions of Troy Park for use of a future school. \*Under Section 3-701 of the Education Article of the Annotated Code of Maryland, the Student Member may not vote on these matters. \*Under Section 3-701 of the Education Article of the Annotated Code of Maryland, the Student Member may not vote on these matters.

Motion by Mavis Ellis, second by Sandra H French.

Final Resolution: Motion Carries

Yea: Bess Altwerger, Kirsten A Coombs, Mavis Ellis, Sandra H French

Nay: Christina Delmont-Small, Ananta Hejeebu, Cynthia L Vaillancourt



October 20, 2017

Mr. Jason Dubow  
Manager  
Resource Conservation and Management  
Maryland Department of Planning  
301 West Preston Street  
Baltimore, Maryland 21201

Dear Mr. Dubow:

The Howard County Public School System (HCPSS) is engaged in an effort to secure land for current and future needs. Currently, there are four (4) sites under consideration. The Maryland Department of Planning has been contacted and is scheduled to visit each site on November 9, 2017. At this time, the HCPSS would like to request Clearinghouse review of these four properties for use for a potential future new high school and/or elementary school. Enclosed are the completed IAC/PSCP Forms 104.1 and 104.2 as well as a location map for each site.

If you have any questions or require additional information please do not hesitate to contact me at 410.313.7184 or [renee\\_kamen@hcpss.org](mailto:renee_kamen@hcpss.org) or Betsy Zentz at 410.313.6753 or [betsy\\_zentz@hcpss.org](mailto:betsy_zentz@hcpss.org).

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Renée M. Kamen", with a decorative flourish at the end.

Renée M. Kamen, AICP  
Manager  
Office of School Planning

Attachments

cc: Anissa Brown Dennis, Chief Operating Officer  
Bruce Gist, Executive Director, Capital Planning and Operations  
Scott Washington, Director of School Construction  
Betsy Zentz

**SITE ANALYSIS REPORT**LEA: Howard County Public SchoolsDATE 10/17/2017**1 GENERAL INFORMATION**

- (a) The site is 77 acres, for use as the site of the elementary & high School, expected to open in the Fall of the year 2022 and 2023, respectively.
- (b) It is first choice among two (2) for the high school and one (1) for the elementary school evaluated and is expected to cost approximately \$0 (to be acquired by the County).
- (c) The tract is named or known as Mission Road/Gould Property (Parcel 349, Parcel 102, Parcel 235, Parcel 548) and is presently owned by Chase Limited Partnership & Annapolis Junction Holdings, LLP.
- (d) Location: Approximately 8717 Mission Road, Jessup MD (east of I-95, between Mission Road and US Rt. 1).
- (e) It is most accessible from Mission Road and US Rt. 1.
- (f) It is planned that the school to be on this site will accommodate elementary and high school students in grades PreK-5 and 9-12, respectively, and will have a design capacity of approximately 788 ES and 1,615 HS students.
- (g) The Board of Education approved this site on 12/2017 (tentative) subject to State approval.
- (h) The Board of Education holds an option or a contract of sale. Or, is condemnation to be required? This site is under a Memorandum of Understanding with the Howard County Executive for purchase to be used as a school campus, recreation and parks and public works.

**2 GEOGRAPHICAL SUITABILITY**

- (a) Location relative to student to be served This site is positioned to relieve three planning regions in Howard County: northeast, southeast and Columbia East regions.
- (b) Describe adequacy of paved roads serving the site. Roads for this site will be adequate.
- (c) How close is fire protection? The closest fire protection is approximately 1.5 miles from this site.
- (d) What potential highway developments may encroach on the site? Road widening of US Rt. 1 may encroach this site; however road frontage is minimal along US Rt. 1.
- (e) Is adequate electric service available? Yes

- (f) How close is public water service available? Public water service is adjacent and available to the site.

Will a water well be necessary? No

- (g) Is natural gas available? Unknown

- (h) How close is public sewer service available? Public sewer service is adjacent and available to the site.

Is there sufficient sewer capacity available? Yes

Will an on-site sewage disposal system be needed? No

Will the site accommodate an adequate disposal system? N/A

- (i) Will State or federal grant funds be sought for the construction of sewer or water facilities to this site?  
No

- (j) What storm water management or sediment control measures could be required? Quantity and quality controls

### 3 PHYSICAL SUITABILITY

- (a) How many acres are: Deemed usable? Approximately 77 acres Planned for development? No

- (b) What demolition/clearing will be involved? One house must be razed; forest clearing and grading are required by the owner prior to transfer to Howard County government.

- (c) To what extent are rock outcroppings, mineral or air rights, and fill/borrow involved for the intended use of the site? Fill will be required.

- (d) Comment on the convenience and safety of pedestrian and vehicular access. Frontage improvements will be required.

- (e) Comment on the availability of public transportation. Public transportation is available and within walking distance.

- (f) Comment on the match of the probable elevation of school's lowest floors with sewer and drainage invert elevations. Lowest floor will be above sewer and drainage.

- (g) Are there any historic structures on the site or is the site in or adjacent to an historic area? No

4 POTENTIAL ENVIRONMENTAL CONSTRAINTS

Please cite source of information for the data in this section. If more than one, list all.

- (a) Is any portion of the site within the 100 year flood plain or in an area of potential flooding? No If so, please attach a drawing of the site showing the location of the flood plain and citing your source of information. Include map numbers and dates. Describe on an attached page (1) why the site is still desirable and (2) what steps will be taken (e.g., construct building away from flood area, flood control measures) to deal with the existence of this flood plain.
- (b) What is the drainage area (acres) to this site? The site has approximately 13.5 acres drain to an on-site stream.
- (c) Are there tidal or nontidal wetlands on or adjacent to the site? Yes, nontidal
- (d) Are there steep slopes on the site? No If so, what percent?
- (e) Is there prime agricultural land on the site? No
- (f) Has the site been characterized as having significant mineral resources? No
- (g) What is the extent and character of forested land on the site? 100% forested
- (h) Will the proposed use of the site require access across or affect the use of a public recreation area, park, forest, wildlife management area or scenic river? No, this site is anticipated to have dual uses which include recreation and parks and public works.
- (i) Are any rare, threatened or endangered species of plant or animal known to exist on or near the site? No
- (j) Are there colonial waterbird nesting areas or waterfowl staging/feeding areas on or near the site? No
- (k) Are there any waterways on the site? Yes, the site consists of a perennial stream and associated wetlands.
- (l) Are there hydric soils on the site? Yes
- (m) Is any part of the site in the Chesapeake Bay Critical Area? No

5 PLANNING/ZONING SUITABILITY

- (a) The zoning of the site is R-12 & R-SC-MXD3. Is rezoning required to enable this site to be used as a public school site? No; school uses are permitted by-right.
- (b) Does this location of a school conform to the local government (county/municipality) comprehensive plan? Yes, the site conforms to PlanHoward 2030, which encourages land banks for future use of schools.



What is the current land use classification of the site as found in the latest adopted comprehensive plan?  
Undeveloped residential uses

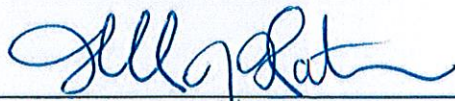
Is the site in a designated growth area? Yes, the site is within the US 1 revitalization corridor.

- (c) What shared uses are contemplated for this facility/site? Recreation and parks and public works.
- (d) What easements or rights-of-way involve the site? Forest Conservation, Stormwater Management and Public Utilities
- (e) What acreage of adjacent land is available for public/school use? None
- (f) What off-site work is needed to allow this site to properly fulfill its intended use? Possible road access and sidewalks
- (g) Are there land uses nearby that are incompatible with the use of this property as a public school site? Yes. If so, what are they? There is an active quarry adjacent to the site; however, physical barriers (fences) exist as to preclude students or visitors from entering or exiting to this site. The quarry activity is central to the adjacent property is surround by a 100+ foot wide buffer.

## 6 CONCLUSION

- (a) What makes this site better than the others considered? This site enables the school system to land bank approximately 77 acres of land for a possible campus for an elementary school and high school, which are projected in the CIP for this area. The size of the site is adequate and available.
- (b) Should additional information be required please contact Renee Kamen at 410.313.7184.

IAC and State Superintendent's approval or confirmation  
of the above described site requested.

 10/26/17

\_\_\_\_\_  
Superintendent of Schools / Date

ENVIRONMENTAL ASSESSMENT FORM (EAF)

The Maryland Environmental Policy Act requires that each request for State appropriations which will alter the quality of air, land or water resources be assessed for its effect on the environment. This form will assist in that determination.

New school, addition, or renovation projects approved for planning must have a complete EAF submitted to the Public School Construction Program. Some projects which received construction funding only may also be subject to this requirement.

LEA: Howard County Public School System DATE: 10/13/2017

PROJECT TITLE: Mission Road Property

LOCATION/ADDRESS: North of MD -32, between Mission Road and US 1, Jessup

Include 8½ x 11 location map with site marked

CONTACT PERSON: Renée M. Kamen, AICP, Manager of School Planning PHONE #: 410.313.7184

Anticipated Dates: Commencement: 2019 HS, 2021 ES Completion: 2022 HS, 2023 ES

Estimated Cost: \$0\* *\*The property is to be purchased by Howard County Government.*

I. BASIC INFORMATION

A. Brief description of the proposed project. This site is proposed for a school campus including an elementary and high school. This site is to be used in conjunction with the Howard County Department of Public Works and Recreation and Parks. The intention is to place the site into the HCPSS land bank for the future proposed schools.

B. Site

1. Site approved by BOE (date) Tentatively approved 12/2017 by IAC TBD

2. Acquired by LEA (date) Pending purchase by Howard County Government

3. Size of site 77 acres

4. Land use designation for the site as found in the local comprehensive plan  
Undeveloped Residential

5. Current zoning of the area R-12 and R-SC-MXD-3

6. Current water/sewage designation for the site and surrounding area  
Tier 1

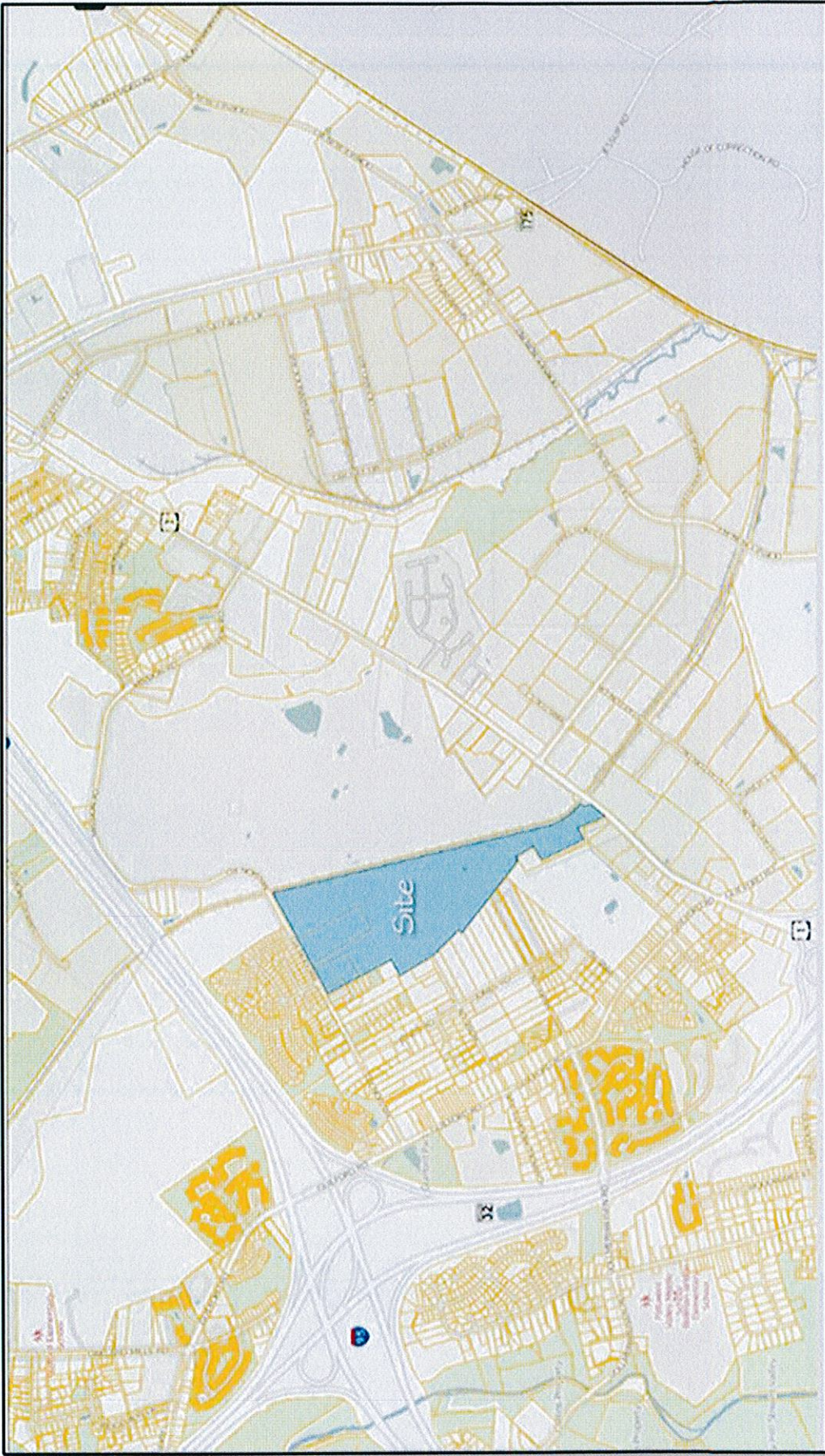
7. Describe any Federal, State or local restrictions which would impact on the development of this project.  
State transportation, environmental and school construction regulations; local environmental, zoning, and other code requirements.

II. ASSESSMENT OF SIGNIFICANT ENVIRONMENTAL EFFECTS

Instructions: Each question must be answered by placing a check in the appropriate columns. If the answer is "yes", attach a brief statement of explanation or comment. If the answer is unknown provide comments as well.

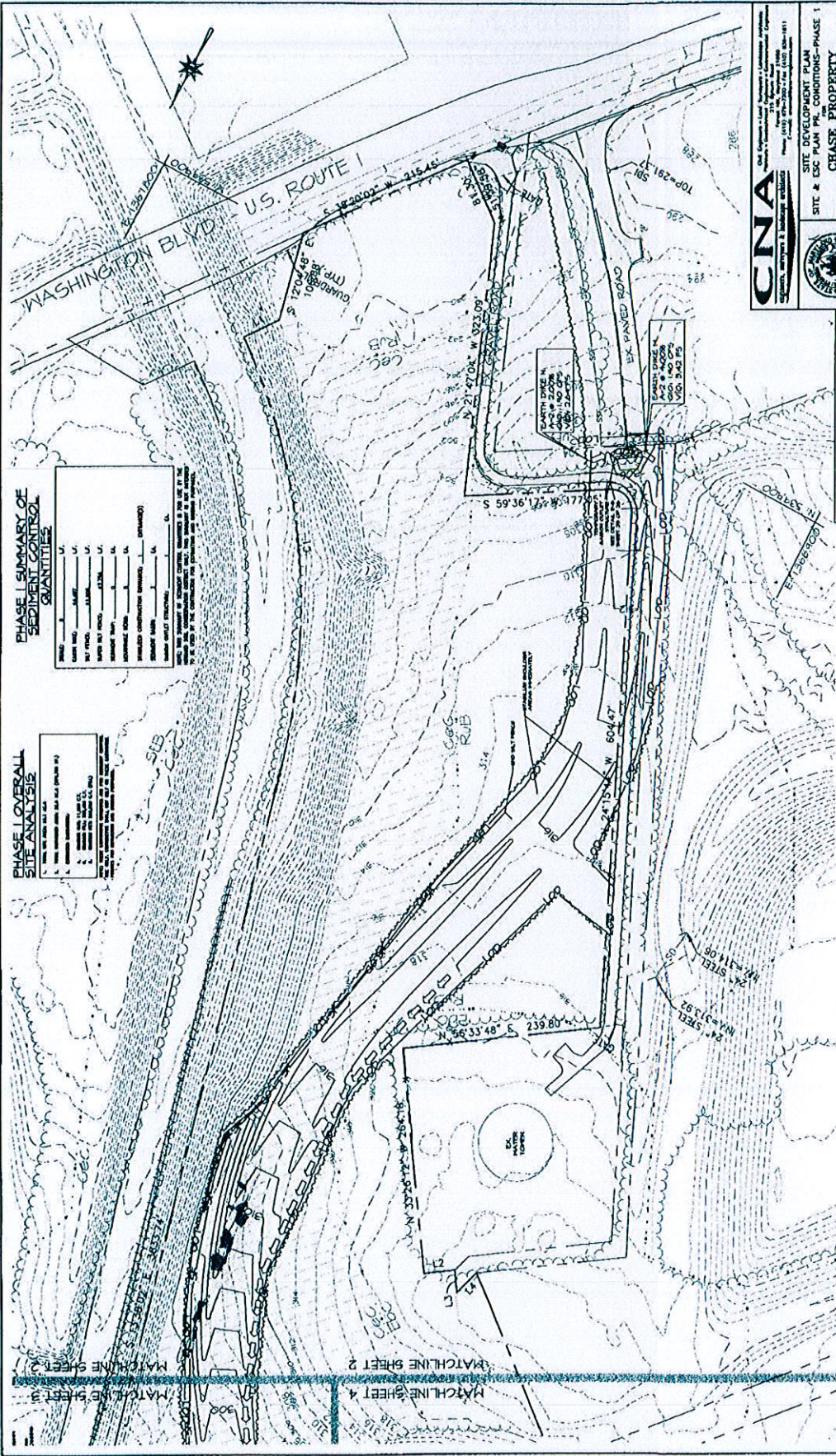
	<u>YES</u>	<u>NO</u>
<b>A. Land Use and Planning Considerations</b>		
1. Will the project be within the 100-year flood plain?	_____	_____ X _____
2. Will the project require a permit for dredging, filling, draining or alteration of a tidal or nontidal wetland?	_____	_____ X _____
3. Will the project be constructed on a site with slopes exceeding 25%?	_____	_____ X _____
4. Will the project require a grading plan or a sediment control permit?	_____ X _____	_____ _____
5. Will the project affect the use of a public recreation area, park, forest wildlife management area, scenic river or wildland?	_____	_____ X _____
6. Will the project affect the use of any natural or manmade features that are unique to the county, state or nation?	_____	_____ X _____
7. Will the project adversely affect adjacent existing planned land uses?	_____	_____ X _____
<b>B. Water Considerations</b>		
1. Will the project require a permit for the change of the course, current, or cross-section of a stream or other body of water?	_____	_____ X _____
2. Will the project change the overland flow or storm water or reduce the absorption capacity of the ground?	_____	_____ X _____
3. Will the project require a permit for the drilling of a water well?	_____	_____ X _____
4. Will the project require a permit for water appropriation?	_____	_____ X _____
5. Will the project require the construction of a water conveyance system?	_____	_____ X _____
6. Will the project require a permit for the construction and operation of facilities for sewage treatment and/or land disposal of liquid waste derivatives?	_____	_____ X _____
7. Will the project result in any discharge into surface or subsurface water?	_____	_____ X _____
If so, will the discharge affect ambient water quality parameters and/or require a discharge permit?	_____	_____ _____

		<u>YES</u>	<u>NO</u>
<b>C. Air Consideration</b>			
1.	Will the project result in any discharge into the air?  If so, will the discharge affect ambient air quality parameters or produce a disagreeable odor?	_____	_____ <b>X</b> _____
2.	Will the project generate additional noise which differs in character or level from present conditions?	<b>X</b> _____	<b>Additional discontinuous sounds include school bells, buses and recreation.</b> _____
3.	Will the project preclude future use of related air space?	_____	_____ <b>X</b> _____
4.	Will the project generate any radiological, electrical, magnetic, or light influences?	_____	_____ <b>X</b> _____
<b>D. Plants and Animals</b>			
1.	Will the project cause the disturbance, reduction or loss of the habitat of any rare, unique, endangered, threatened or valuable plant or animal species?	_____	_____ <b>X</b> _____
2.	Will the project result in the significant reduction or loss of any fish or wildlife habitats?	_____	_____ <b>X</b> _____
3.	Will the project require a permit for the use of pesticides, herbicides or other biological, chemical or radiological control agents?	<b>X</b> _____	<b>Grounds keeping employs IPM methods.</b> _____
4.	Will the project require the removal or damage to any forested cover?	<b>X</b> _____	_____
<b>E. Socio-Economic</b>			
1.	Will the project result in a preemption or division of properties or impair their economic use?	_____	_____ <b>X</b> _____
2.	Will the project cause relocation of activities, or structures or result in a change in the population density or distribution?	_____	_____ <b>X</b> _____
3.	Will the project affect traffic flow and volume?	<b>X</b> _____	<b>A traffic study will be completed.</b> _____
<b>F. General Statement of Conclusions:</b>			
<p>This site can be used for multiple schools in a campus setting that are anticipated in the HCPSS Capital Improvement Plan including an elementary and high school. High School #13 and Elementary School #43 are shown in the CIP and are anticipated to relieve overcrowding in the Southeast school planning region. This, and any proposed school will follow any local, State and/or federal guidelines for construction. The property will be placed in our land bank.</p> <hr/> <hr/> <hr/> <hr/> <hr/>			



**Mission Road/Gould Site: General Location Map**  
(Jessup, MD)





**PHASE I SUMMARY OF SEDIMENT CONTROL QUANTITIES**

ITEM	QTY	UNIT
GRAVEL	1,100	CU YD
ROCK	1,100	CU YD
CONCRETE	1,100	CU YD
STEEL	1,100	CU YD
WOOD	1,100	CU YD
BRICK	1,100	CU YD
ASPHALT	1,100	CU YD
PAVED	1,100	CU YD
GRAVEL	1,100	CU YD
ROCK	1,100	CU YD
CONCRETE	1,100	CU YD
STEEL	1,100	CU YD
WOOD	1,100	CU YD
BRICK	1,100	CU YD
ASPHALT	1,100	CU YD
PAVED	1,100	CU YD

**PHASE I OVERALL SITE ANALYSIS**

ITEM	QTY	UNIT
GRAVEL	1,100	CU YD
ROCK	1,100	CU YD
CONCRETE	1,100	CU YD
STEEL	1,100	CU YD
WOOD	1,100	CU YD
BRICK	1,100	CU YD
ASPHALT	1,100	CU YD
PAVED	1,100	CU YD

**CNA**  
 CNA Insurance Company of America  
 100 North Dearborn Street, Suite 1000  
 Chicago, IL 60611  
 Phone: (312) 567-2000 Fax: (312) 567-1811  
 Website: www.cna.com

**SITE DEVELOPMENT PLAN  
 SITE & ESC PLAN PRELIMINARY PHASE 1  
 CHASE PROPERTY  
 AT MISSION ROAD  
 CHASE, ILLINOIS**

DATE: 11/17/14  
 DRAWN BY: J. [Name]  
 CHECKED BY: [Name]  
 SCALE: 1" = 40'

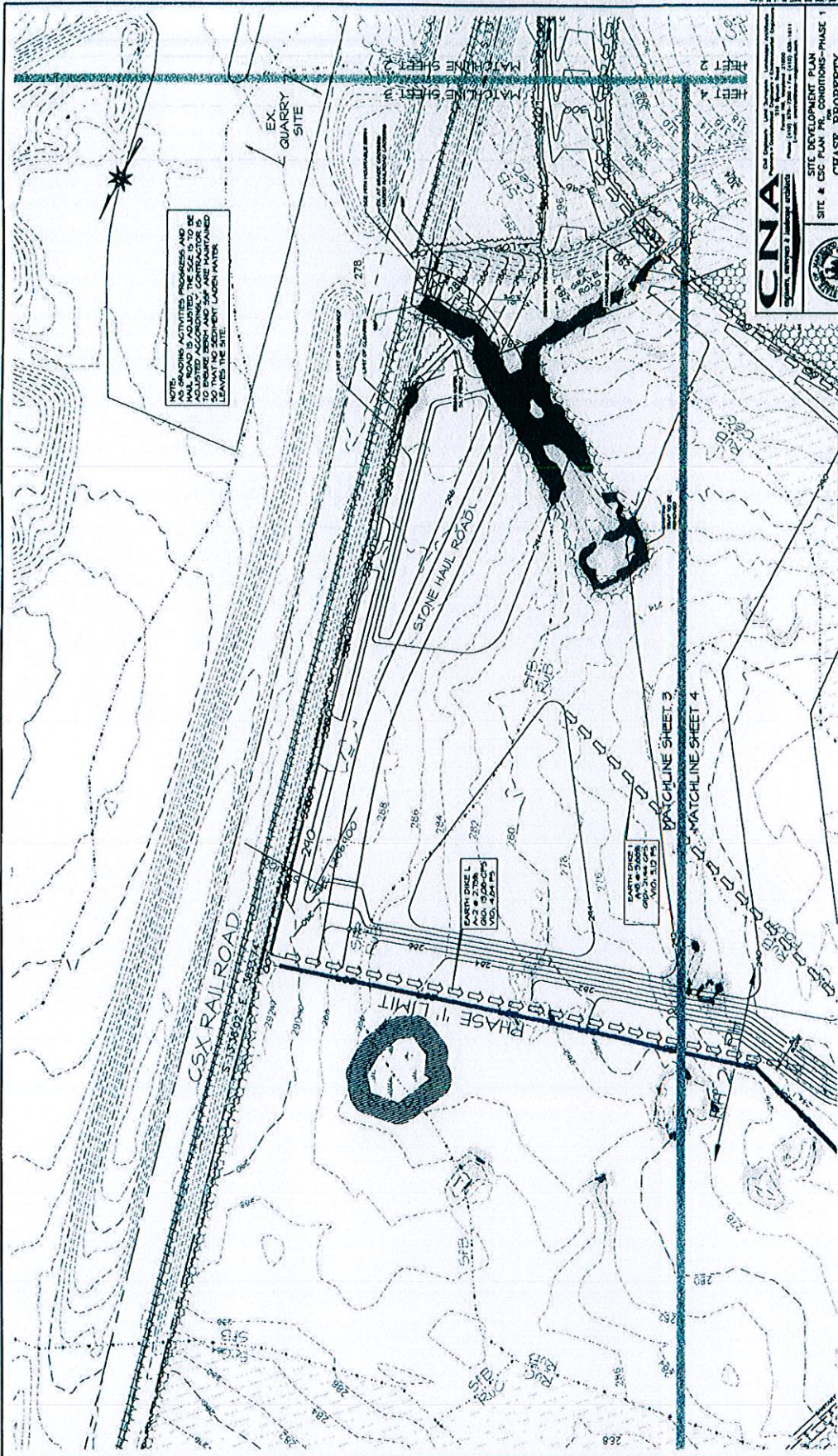
**APPROVED REPRESENTATIVE OF PLANNING AND ZONING**

DATE: 11/17/14  
 NAME: [Name]  
 TITLE: [Title]

**APPROVED REPRESENTATIVE OF THE STATE OF ILLINOIS**

DATE: 11/17/14  
 NAME: [Name]  
 TITLE: [Title]

- NOTE**
- SEE SHEET 1 FOR MARK 1 DETAILS.
  - SEE SHEET 2 FOR MARK 2 DETAILS.
  - SEE SHEET 3 FOR MARK 3 DETAILS.
  - SEE SHEET 4 FOR MARK 4 DETAILS.
  - SEE SHEET 5 FOR MARK 5 DETAILS.
  - SEE SHEET 6 FOR MARK 6 DETAILS.
  - SEE SHEET 7 FOR MARK 7 DETAILS.
  - SEE SHEET 8 FOR MARK 8 DETAILS.
  - SEE SHEET 9 FOR MARK 9 DETAILS.
  - SEE SHEET 10 FOR MARK 10 DETAILS.



NOTE: RAISING ACTIVITIES PROGRESS AND HAIL ROAD IS ADJUSTED THE SIZE TO BE MAINTAINED TO MAINTAIN PROPER DRAINAGE TO EXISTING ROAD AND SO THAT NO SEDIMENT LAID WATER LEAVES THE SITE.

EARTH DIKE 1  
416' x 3000'  
@ 10' V:1 H:1'

EARTH DIKE 2  
416' x 3000'  
@ 10' V:1 H:1'

MATCHLINE SHEET 3  
MATCHLINE SHEET 4

**CNA**  
Construction & Infrastructure Division  
10000 Woodloch Forest Drive  
Baltimore, MD 21286  
Phone: (410) 776-1000  
Fax: (410) 776-1001  
www.cna.com

**SITE DEVELOPMENT PLAN  
SITE & CSC PLAN P.C. CONDITIONS-PHASE 1  
CHASE PROPERTY  
AT MISSION ROAD**

DATE: 10/20/17  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
APPROVED BY: J. HARRIS

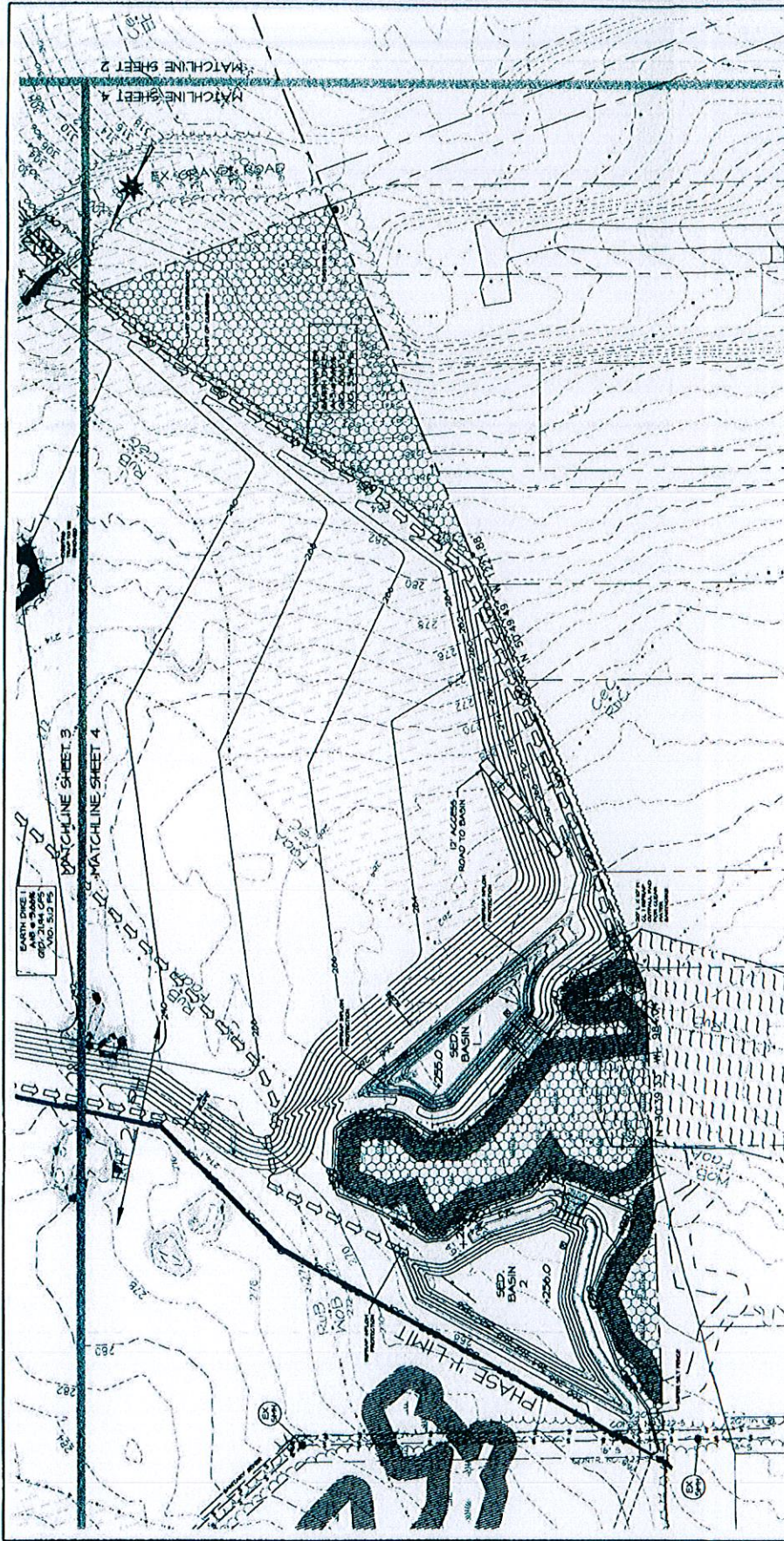
**NOTE**

- SEE SHEET 10 FOR BAND 1 DETAILS
- SEE SHEET 11 FOR BAND 2 DETAILS
- SEE SHEET 12 FOR BAND 3 DETAILS
- SEE SHEET 13 FOR BAND 4 DETAILS
- SEE SHEET 14 FOR BAND 5 DETAILS



Professional Certification: JAMES HARRIS, P.E.  
Professional Engineer License No. 1000000000000000  
State of Maryland, License No. 1000000000000000  
Date: 10/17/18





EARTH DIST. 1  
 00-2144 OFS  
 V.01 5.13 78

MATCHLINE SHEET 3  
 MATCHLINE SHEET 4

MATCHLINE SHEET 2

MATCHLINE SHEET 4

PHASE II LIMIT

SED. BASIN 1

SED. BASIN 2

ROAD TO DAM

- NOTE**
1. SEE SHEET TO FIND SHEET 1 DETAILS.
  2. SEE SHEET 11 FOR SHEET 2 DETAILS.
  3. SEE SHEET 12 FOR SHEET 3 DETAILS.
  4. SEE SHEET 13 FOR SHEET 4 DETAILS.
  5. PROPOSED LANE OF CLOSURE SHALL BE CLEAR.
  6. OTHER THAN USE FOR CLIENT.

**CNA**  
 Commercial Insurance Agency  
 10000 Lakeside Blvd., Suite 1000  
 Dallas, Texas 75243  
 Phone: (214) 750-7000  
 Fax: (214) 750-7001  
 E-Mail: cna@cnadallas.com

**SITE DEVELOPMENT PLAN  
 CONDITIONS-PHASE 1  
 CHASE PROPERTY  
 AT MISSION ROAD**

DATE: 6/20/2017  
 DRAWN BY: JLB  
 CHECKED BY: JLB  
 DESIGN BY: JLB  
 SCALE: 1"=50'

DATE: 6/20/2017  
 DRAWN BY: JLB  
 CHECKED BY: JLB  
 DESIGN BY: JLB  
 SCALE: 1"=50'



APPROVED: [Signature]  
 PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 NO. 12345



Professional Certificate: I hereby certify that these drawings were prepared or prepared by me, and that I am a duly Licensed Professional Engineer in the State of Texas, License No. 12345, Expiration Date: 1/1/21.



Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor

Robert S. McCord, Acting Secretary

November 3, 2017

Ms. Betsy Zentz  
Interagency Specialist, School Construction  
Howard County Public System  
10910 Clarksville Pike  
Ellicott City, MD 21042

**STATE CLEARINGHOUSE REVIEW PROCESS**

**State Application Identifier:** MD20171102-0911

**Reply Due Date:** 12/08/2017

**Project Description:** Site Analysis & EAF - Proposed sites for current and future Potential New Schools (Elementary and High) in Howard County: 77 Acres at Mission Rd/Gould Property, 9.758 Acres at Clarys Forest, 10 +/- Acres at Sunny Spring, Lot 10, and 100 +/- Acres at Landing Road, Parcel M

**Project Location:** County(ies) of Howard

**Clearinghouse Contact:** Myra Barnes

Dear Ms. Zentz:

Thank you for submitting your project for intergovernmental review. Your participation in the Maryland Intergovernmental Review and Coordination (MIRC) process helps to ensure that your project will be consistent with the plans, programs, and objectives of State agencies and local governments.

We have forwarded your project to the following agencies and/or jurisdictions for their review and comments: the Maryland Department(s) of Natural Resources, the Environment, Transportation; and the Maryland Department of Planning; including Maryland Historical Trust. A composite review and recommendation letter will be sent to you by the reply due date. Your project has been assigned a unique State Application Identifier that you should use on all documents and correspondence.

Please be assured that we will expeditiously process your project. The issues resolved through the MIRC process enhance the opportunities for project funding and minimize delays during project implementation.

If you need assistance or have questions, contact the State Clearinghouse staff noted above at 410-767-4490 or through e-mail at myra.barnes@maryland.gov. Thank you for your cooperation with the MIRC process.

Sincerely,

Myra Barnes, Lead Clearinghouse Coordinator

MB:MB

cc: Robert Gorrell PSCP  
Jillian Storms - MSDE

Gloria Mikolajczyk -MSDE  
Fred Mason - MSDE

Michael Bayer - MDPI-S

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December 19, 2017

Ms. Betsy Zentz  
Interagency Specialist, School Construction  
Howard County Public System  
10910 Clarksville Pike  
Ellicott City, MD 21042

**STATE CLEARINGHOUSE RECOMMENDATION**

**State Application Identifier: MD20171102-0911**

**Applicant:** Howard County Public System

**Project Description:** Site Analysis & EAF - Proposed sites for current and future Potential New Schools (Elementary and High) in Howard County: 77 Acres at Mission Rd/Gould Property, 9.758 Acres at Clarys Forest, 10 +/- Acres at Sunny Spring, Lot 10, and 100 +/- Acres at Landing Road, Parcel M

**Project Location:** County(ies) of Howard

**Approving Authority:** Interagency Committee/Public School Construction Program (IAC/PSCP)

**Recommendation:** Consistent with Qualifying Comments and Contingent Upon Certain Actions

Dear Ms. Zentz:

The State Clearinghouse has coordinated the intergovernmental review of the referenced school site. This letter constitutes the State process review and recommendation. This recommendation is valid for a period of three years from the date of this letter.

Review comments were requested from the Maryland Department(s) of Natural Resources, Transportation, the Environment; and the Maryland Department of Planning, including the Maryland Historical Trust. As of this date, the Maryland Department of Natural Resources has not submitted comments.

The Maryland Department of Transportation found this project to be consistent with their plans, programs, and objectives.

The Maryland Department of Environment and the Maryland Department of Planning found this project to be generally consistent with their plans, programs, and objectives, but included certain qualifying comments summarized below.

The Maryland Department of Environment made the following comments:

1. Any above ground or underground petroleum storage tanks, which may be utilized, must be installed and maintained in accordance with applicable State and federal laws and regulations. Underground storage tanks must be registered and the installation must be conducted and performed by a contractor certified to install underground storage tanks by the Land Management Administration in accordance with COMAR 26.10. Contact the Oil Control Program at (410) 537-3442 for additional information.
2. If the proposed project involves demolition – Any above ground or underground petroleum storage tanks that may be on site must have contents and tanks along with any contamination removed. Please contact the Oil Control Program at (410) 537-3442 for additional information.
3. Any solid waste including construction, demolition and land clearing debris, generated from the subject project, must be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible. Contact the Solid Waste Program at (410) 537-3315 for additional information regarding solid waste activities and contact the Waste Diversion and Utilization Program at (410) 537-3314 for additional information regarding recycling activities.
4. The Waste Diversion and Utilization Program should be contacted directly at (410) 537-3314 by those facilities which generate or propose to generate or handle hazardous wastes to ensure these activities are being conducted in compliance with applicable State and federal laws and regulations. The Program should also be contacted prior to construction activities to ensure that the treatment, storage or disposal of hazardous wastes and low-level radioactive wastes at the facility will be conducted in compliance with applicable State and federal laws and regulations.
5. Any contract specifying “lead paint abatement” must comply with Code of Maryland Regulations (COMAR) 26.16.01 - Accreditation and Training for Lead Paint Abatement Services. If a property was built before 1950 and will be used as rental housing, then compliance with COMAR 26.16.02 - Reduction of Lead Risk in Housing; and Environment Article Title 6, Subtitle 8, is required. Additional guidance regarding projects where lead paint may be encountered can be obtained by contacting the Environmental Lead Division at (410) 537-3825.
6. The proposed project may involve rehabilitation, redevelopment, revitalization, or property acquisition of commercial, industrial property. Accordingly, MDE's Brownfields Site Assessment and Voluntary Cleanup Programs (VCP) may provide valuable assistance to you in this project. These programs involve environmental site assessment in accordance with accepted industry and financial institution standards for property transfer. For specific information about these programs and eligibility, please contact the Land Restoration Program at (410) 537-3437.

Our Department (Planning) noted that all four sites are within the Priority Funding Area. The Landing Road site has a scenic road and historic structures that should be considered. The Mission Road site is proximate to industrial uses, mineral extraction and an active CSX rail line.

The Maryland Historical Trust (MHT) stated that their finding of consistency is contingent upon the applicant taking the action(s) summarized below.

“There are no known historic properties located within or adjacent to the Mission Rd/Gould property, the Clarys Forest property, and the Sunny Spring property. School construction on these three sites would have no effect on historic properties.

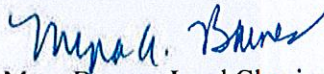
MHT files indicate, however, that three archeological sites (18HO208, 18HO209, and 18HO26) have been identified within the boundaries of the fourth proposed property -- the Landing Road site. MHT will coordinate with Howard County and with the Public School Construction Program to assess potential impacts on cultural resources and complete the historic preservation review requirements for this particular property (DLH - 201706077)."

**Any statement of consideration given to the comments should be submitted to the approving authority, with a copy to the State Clearinghouse.** The State Application Identifier Number must be placed on any correspondence pertaining to this project. The State Clearinghouse must be kept informed if the approving authority cannot accommodate the recommendation.

Please remember, you must comply with all applicable state and local laws and regulations. If you need assistance or have questions, contact the State Clearinghouse staff person noted above at 410-767-4490 or through e-mail at [myra.barnes@maryland.gov](mailto:myra.barnes@maryland.gov).

Thank you for your cooperation with the MIRC process.

Sincerely,



Myra Barnes, Lead Clearinghouse Coordinator

MB:MB

cc: Robert Gorrell PSCP  
Greg Golden - DNR  
Amanda Degen - MDE  
Fred Mason - MSDE

Gloria Mikolajczyk -MSDE  
Tina Quinichette - MDOT  
Michael Bayer - MDPI-S  
Joseph Griffiths - MDPL

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Beth Cole - MHT

Jillian Storms - MSDE