



Valdis Lazdins, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT
THE PRESERVE AT EVERGREEN FARM

Planning Board Hearing of June 1, 2017

- File No./Petitioner:** PB-429, Evergreen Stables Farm, LLC
- Project Name:** The Preserve at Evergreen Farm, Lots 1-8 and Buildable Preservation Parcel A (SP-17-001)
- DPZ Planner:** Brenda Luber, (410) 313-4343, BLuber@howardcountymd.gov
- Request:** To approve Preliminary Equivalent Sketch Plan (SP-17-001) for a 19.71 acre, 8 lot and 1 buildable parcel subdivision and site improvements. The property is zoned "RR-DEO" (Rural Residential – Density Exchange Option) and is in the Tier III Growth Area; therefore, it is subject to Maryland Senate Bill 236, "The Sustainable Growth and Agricultural Preservation Act of 2012."
- Location:** The property (Tax Map 46, Grid 3, Lot 2, Parcel 337, in the Fifth Election District of Howard County, Maryland) is accessed via Old Columbia Road.
- DPZ Recommendation:** **Approval**, subject to complying with minor drafting comments from the Subdivision Review Committee (SRC) and any Planning Board comments.



Vicinal Properties:

Surrounding properties are zoned RR-DEO and designated Tier III. They include:

North – Old Columbia Road – across the street is the State Highway Administration’s Park and Ride facility, and part of the Grace Community Church Property.

East – St. Francis of Assisi church and single family homes on Old Columbia Road.

South – Non-Buildable Preservation Parcel B (part of Scaggsville Knoll subdivision) with a forest conservation easement.

West – A portion of the Grace Community Church and Religious Facility on Old Columbia Road.

Legal Notice:

The property was properly posted and verified by DPZ.

Regulatory Compliance:

The Amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations (effective October 6, 2013), the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Forest Conservation Manual, and the Landscape Manual all apply.

History:

- **ECP-17-009, Environmental Concept Plan** - Submitted August 18, 2016, for the 8 lot and 1 parcel subdivision. The plan was approved on November 9, 2016.

Analysis:

Site Improvements – A new public road cul-de-sac from Old Columbia Road will serve 8 single family lots and a buildable preservation parcel. Buildable Preservation Parcel A will contain a stream buffer, wetlands and wetlands buffer, and a storm water management facilities. Lots 1-8 will contain storm water management devices. There are no historic structures, but there is an existing dwelling, pool and barn to remain on Buildable Preservation Parcel A, and multiple barns, training arenas and a portion of a fence that are to be removed prior to recording the final subdivision plat.

Setbacks – The proposed development complies with all setback requirements.

Storm Water Management (SWM) - Storm water management is achieved through a combination of non-rooftop disconnects, sheet flow to grass swales, dry wells, and micro-bioretenion devices, in accordance with the 2010 Stormwater Management Act and the MDE Stormwater Design Manual.

Environmental Considerations – The property contains a small area of wetlands, wetland buffers, stream buffer and erodible soils. The subdivision layout does not impact the wetlands, wetland buffer or stream buffer. There are no forest resources located on the property.

Landscaping - Landscaping complies with the Howard County Landscape Manual and Design Criteria. Perimeter landscaping is being provided through credits for maintaining existing vegetation and providing additional landscaping along the public street and property boundaries.

Forest Conservation - The proposed development requires 3.09 acres of forest planting. The forest conservation obligation will be fulfilled off-site at a forest mitigation bank.

Adequate Public Facilities – Allocations in the Rural West Allocation Area are currently available, but will not be finalized until the project has been approved by the Planning Board and the Decision and Order has been executed.

Adequate Road Facilities – This plan complies with acceptable levels of service established by Adequate Road Facilities requirements. The APFO traffic study for this project was approved on December 1, 2016, by the Departments of Public Works and Planning and Zoning.

Development Criteria – This plan complies with the Howard County Subdivision and Land Development Regulations and the October 6, 2013, Howard County Zoning Ordinance.

Planning Board Criteria: The Subdivision Plan complies with the below requirements of Maryland Senate Bill 236, “The Sustainable Growth and Agricultural Preservation Act of 2012”:

1. **The cost of providing local governmental services to the residential major subdivision unless a local jurisdiction’s Adequate Public Facilities Ordinance already requires a review of government services.**

Howard County has an Adequate Public Facilities ordinance; therefore, this requirement has been met.

2. **The potential environmental issues or a natural resources inventory related to the proposed residential major subdivision.**

There are no environmental issues or impacts as the environmental features and buffers on the property will not be disturbed.

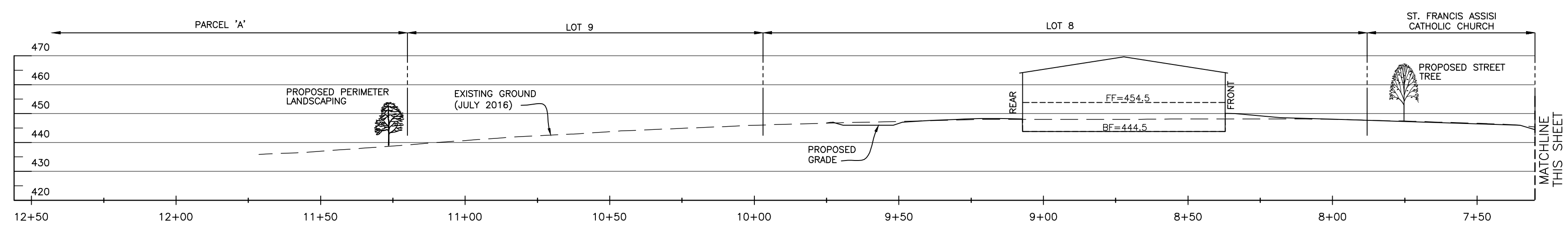
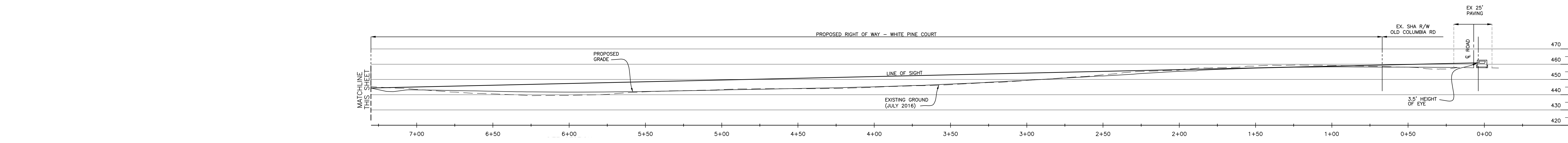
SRC Action: The SRC determined the Preliminary Equivalent Sketch Plan can be approved, subject to addressing minor drafting errors that must be corrected prior to DPZ signature approval.

Recommendation: The Department of Planning and Zoning recommends approval of Preliminary Equivalent Sketch Plan (SP-17-001), subject to complying with SRC comments and any conditions imposed by the Planning Board.

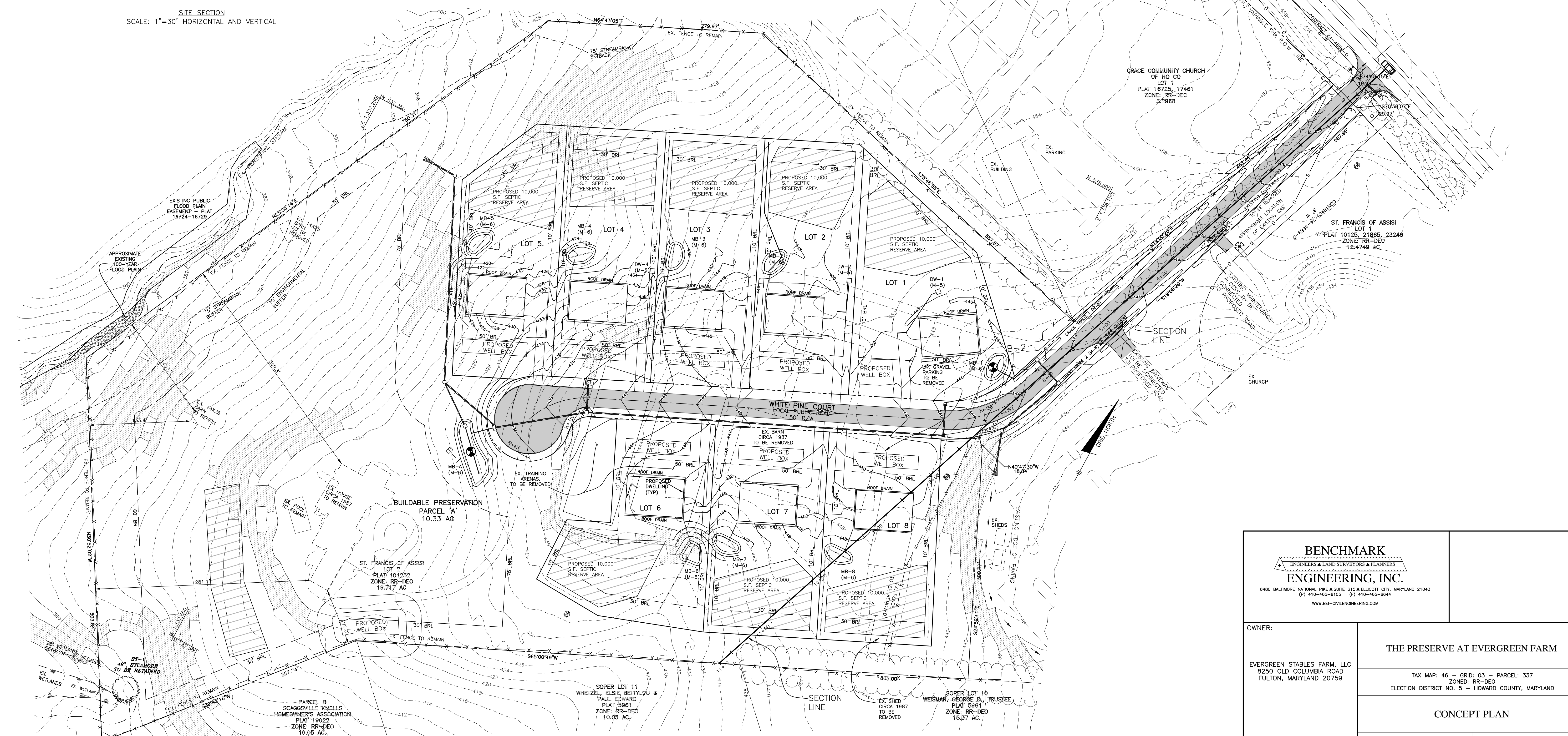

Valdis Lazdins, Director
Department of Planning and Zoning

5/4/17
Date

Please note that this file is available for public review by appointment at the Department of Planning and Zoning’s public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.




SITE SECTION
SCALE: 1"=30' HORIZONTAL AND VERTICAL



PLAN VIEW
SCALE: 1"=60'

 BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BE-CIVILENGINEERING.COM	
OWNER:	THE PRESERVE AT EVERGREEN FARM
EVERGREEN STABLES FARM, LLC 8250 OLD COLUMBIA ROAD FULTON, MARYLAND 20759	TAX MAP: 46 - GRID: 03 - PARCEL: 337 ZONED: RR-DEO ELECTION DISTRICT NO. 5 - HOWARD COUNTY, MARYLAND
CONCEPT PLAN	
DESIGN: AAM	BEI PROJECT NO. 2761
DRAFT: AAM	SHEET 1 OF 1
DATE: APRIL 2017	SCALE: AS SHOWN

GENERAL NOTES

1. SUBJECT PROPERTY ZONED RR-DEO PER COMPREHENSIVE ZONING PLAN EFFECTIVE 10-6-13.
2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
3. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
4. THE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD VERIFIED SURVEY BY BENCHMARK ENGINEERING, INC., DATED JULY, 2016.
5. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 46BE AND 46BF WERE USED FOR THIS PROJECT.
6. STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN METHODS SHALL BE UTILIZED, INCLUDING NON-ROOFTOP DISCONNECTION (N-2), ROADSIDE GRASS SWALES (M-8), DRY WELLS (M-5) AND MICROBIORETENTION (M-6) FACILITIES. THESE PRACTICES WILL BE PRIVATELY OWNED & MAINTAINED.
7. THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THIS PLAN ARE CONCEPTUAL IN SIZE, SHAPE AND LOCATION. THE ACTUAL DESIGN MAY CHANGE WITH FINAL DESIGN.
8. A WETLAND DELINEATION AND FOREST STAND DELINEATION HAVE BEEN PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. AND A FINDINGS LETTER DATED MAY 24, 2016 WAS APPROVED WITH ECP-17-009.
9. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE MARS GROUP, DATED 5/29/16, AND WAS APPROVED 12-1-2016.
10. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM, OR THEIR REQUIRED BUFFERS, 100-YR. FLOODPLAIN, STEEP SLOPES AND FOREST CONSERVATION EASEMENTS UNLESS DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING OR APPROVED VIA AN ALTERNATIVE COMPLIANCE.
11. THERE ARE NO STEEP SLOPES (25% OR GREATER) ON THIS SITE.
12. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
13. A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
14. THIS SITE IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER WILL BE PRIVATE ON-SITE FACILITIES.
15. THE FOREST CONSERVATION ACT OBLIGATION FOR THIS PROJECT WILL BE ADDRESSED USING FOREST BANKING, ON A PARCEL OBTAINED BY THE DEVELOPER FOR THE PURPOSE OF DENSITY SENDING AND FOREST BANKING. THE FOREST CONSERVATION WILL BE FURTHER REVIEWED WITH THE SUBMISSION OF THE FINAL PLAN FOR THIS PROJECT.
16. THE PREVIOUS DPZ FILES FOR THIS SITE ARE: P-86-034, F-91-172. ECP-17-009.
17. THE GEOTECHNICAL INFORMATION FOR THIS PROJECT WAS OBTAINED FROM PERCOLATION TESTING PERFORMED JUNE 1-2 AND SEPTEMBER 1, 2016. ADDITIONAL TESTING WILL BE PERFORMED AS NECESSARY DURING THE DESIGN OF THE FINAL ROAD PLANS.
18. COMMUNITY MEETING WAS HELD ON AUGUST 22, 2016 AT 11825 WEST MARKET PLACE, FULTON, MD.
19.  THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
20. BUILDABLE PRESERVATION PARCEL 'A' IS TO BE PRIVATELY OWNED, WITH HOWARD COUNTY, MARYLAND AND THE HOMEOWNER'S ASSOCIATION AS EASEMENT HOLDERS. THE PARCEL WILL BE RESIDENTIAL.
21. THE MODERATE INCOME HOUSING UNIT REQUIREMENT FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF FEE-IN-LIEU OF CONSTRUCTION.
22. TRAFFIC CONTROL DEVICES:
 - a.) THE R1-1("STOP") SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - b.) THE TRAFFIC CONTROL DEVICES LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
 - c.) ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES." (MdMUTCD).
 - d.) ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED ("QUICK PUNCH"), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE(12 GAUGE)-3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

23. A GROUNDWATER APPROPRIATIONS PERMIT MUST BE ISSUED BY MARYLAND DEPARTMENT OF THE ENVIRONMENT PRIOR TO HEALTH DEPARTMENT ISSUANCE OF WELL PERMITS.
24. ALL WELLS MUST BE DRILLED PRIOR TO HEALTH OFFICER SIGNATURE OF THE RECORD PLAT.
25. THIS PROPERTY IS DESIGNATED A TIER III PROPERTY PER THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012, MAP 6-3, AS APPROVED BY THE HOWARD COUNTY COUNCIL AS PART OF PLANHOWARD 2030.
26. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SHOT INFORMATION, SUPPLEMENTED BY HOWARD COUNTY GIS INFORMATION, AND RECORD DRAWINGS.
27. THERE IS NO 100-YEAR FLOODPLAIN ON THIS SITE.
28. THE INTERSECTION OF THE PROPOSED ROAD IS WITHIN MARYLAND STATE HIGHWAY RIGHT OF WAY. BASED ON THE EXISTING USE OF THE DRIVEWAY, SHA DOES NOT REQUIRE SIGHT DISTANCE ANALYSIS. BENCHMARK ENGINEERING, INC. HAS OBSERVED THE SIGHT DISTANCE AT THE ENTRANCE AND BELIEVES ADEQUATE SIGHT DISTANCE IS AVAILABLE IN BOTH DIRECTIONS.

SITE DATA TABULATION

1) GENERAL SITE DATA

- a. PRESENT ZONING: RR-DEO
- b. LOCATION: TAX MAP 46 - GRID 03 - PARCEL 337
- c. APPLICABLE DPZ FILE REFERENCES: P-86-034, F-91-172
- d. DEED REFERENCE: L.12556 / F.420
- e. PROPOSED USE OF SITE: 8 SFD LOTS; 1 BUILDABLE PRESERVATION PARCEL;
- f. PROPOSED WATER AND SEWER: PRIVATE WATER AND PRIVATE SEWER

2) AREA TABULATION

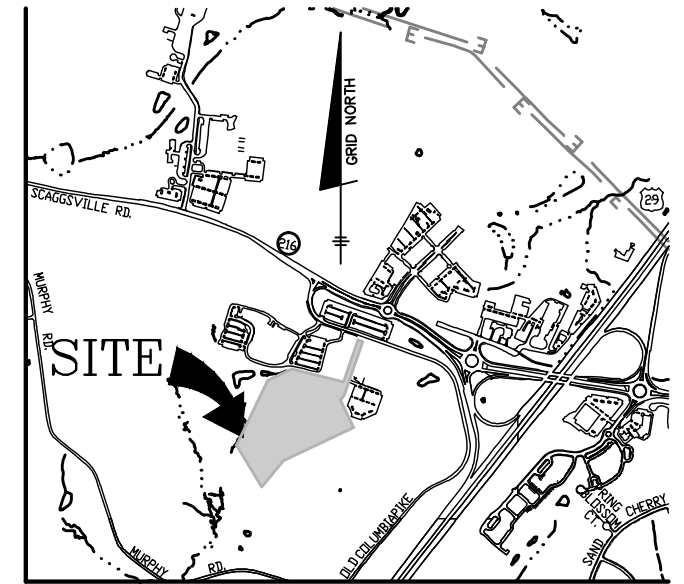
- a. TOTAL AREA OF SITE 19.71 Ac.±
- b. AREA OF 100 YEAR FLOODPLAIN (APPROX.) 0.00 Ac.±
- c. AREA OF STEEP SLOPES (25% OR GREATER) 0.00 Ac.±
- d. NET AREA OF SITE 19.71 Ac.±
- e. AREA OF THIS PLAN SUBMISSION 19.71 Ac.±
- f. LIMIT OF DISTURBANCE (APPROX.) 8.41 Ac.±
- g. AREA OF PROPOSED BUILDABLE LOTS 7.79 Ac.±
- h. AREA OF BUILDABLE PRESERVATION PARCEL 10.33 Ac.±
- i. AREA OF PROPOSED PUBLIC ROAD 0.84 Ac.±
- j. AREA OF PROPOSED PUBLIC R/W DEDICATION 1.59 Ac.±

3) DENSITY TABULATION

- a. NET AREA OF SITE 19.71 Ac.±
- b. TOTAL NUMBER OF LOTS ALLOWED PER ZONING
 1 UNIT PER 4.25 GROSS ACRES ALLOWED BY RIGHT.... 4
 1 UNIT PER 2 NET ACRES (MAX) PER DEO PROVISION. 9
 DENSITY UNITS TO BE RECEIVED..... 5

4) UNIT/LOT TABULATION

- a. TOTAL NUMBER OF BUILDABLE LOTS
 PROPOSED ON THIS SUBMISSION 8
- b. TOTAL NUMBER OF NON-BUILDABLE PRESERVATION
 PARCELS PROPOSED ON THIS SUBMISSION 0
- c. TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS
 PROPOSED ON THIS SUBMISSION 1



VICINITY MAP

SCALE : 1"=2000'
 ADC MAP 39 GRID B3

DENSITY EXCHANGE CHART

RECEIVING PARCEL INFORMATION	TAX MAP 48, GRID 03, PARCEL 337
TOTAL AREA OF SUBDIVISION	19.71 AC
DENSITY UNITS ALLOWED BY RIGHT	19.71 / 4.25 = 4 D.U.
MAXIMUM DEO UNITS ALLOWED	19.71 / 2 = 9 D.U.
NUMBER OF UNITS PROPOSED	9 (8 LOTS AND 1 BUILDABLE PRESERVATION PARCEL)
CEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL	5
SENDING PARCEL INFORMATION	TBD

THE PRESERVE
 AT EVERGREEN FARM
 LOTS 1-8 AND BUILDABLE
 PRESERVATION PARCEL A
 A RE-SUBDIVISION OF LOT 2 OF THE ST.
 FRANCIS OF ASSISI SUBDIVISION

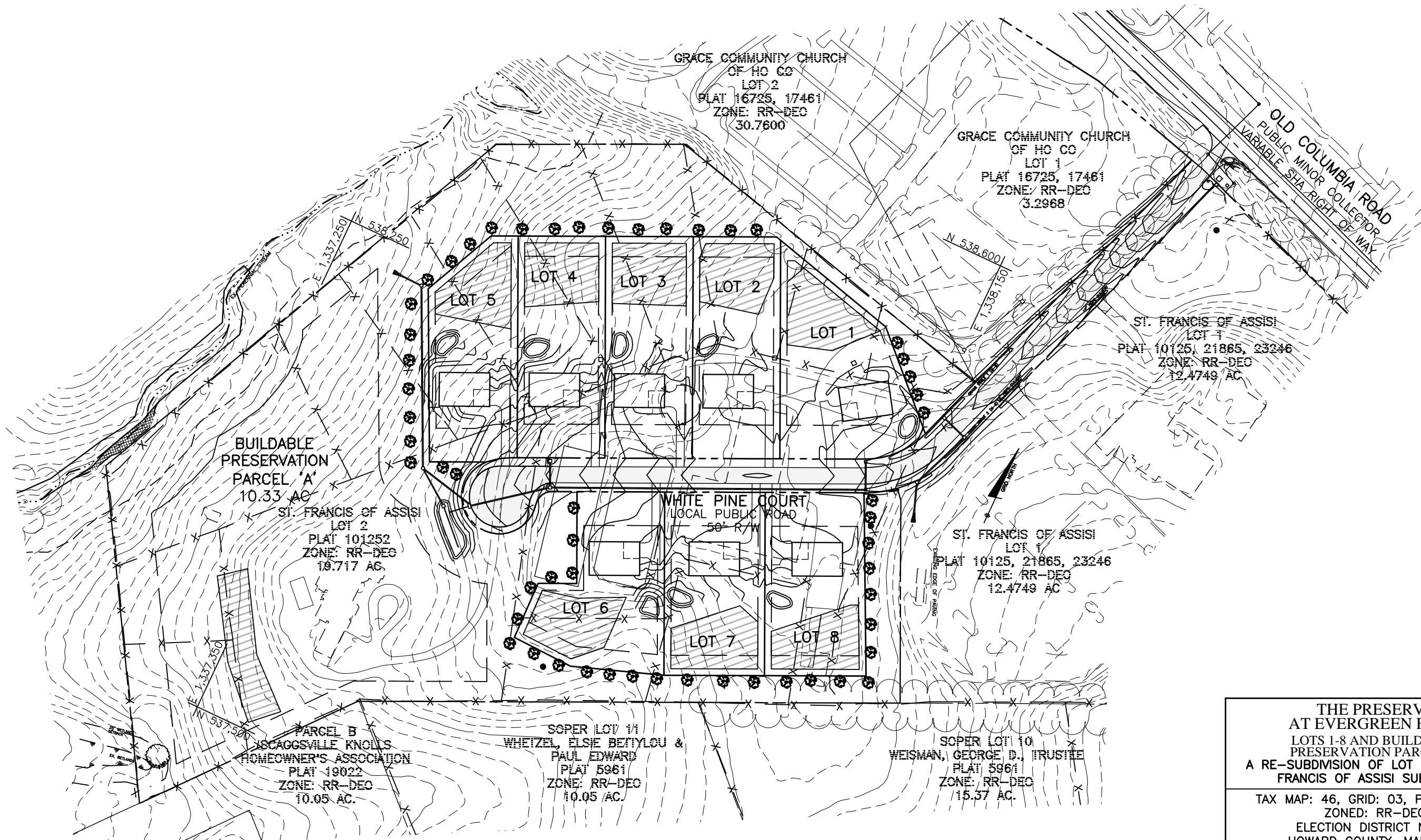
TAX MAP: 46, GRID: 03, PARCEL: 337
 ZONED: RR-DEO
 ELECTION DISTRICT NO. 5
 HOWARD COUNTY, MARYLAND

PLANNING BOARD EXHIBIT VICINITY MAP, NOTES AND CHARTS

DATE: APRIL, 2017	PROJECT NO. 2761
SCALE: NA	SHEET 1 OF 3

OWNER/DEVELOPER:
 EVERGREEN STABLES FARM, LLC
 8250 OLD COLUMBIA ROAD
 FULTON, MARYLAND 20759
 301-725-0442

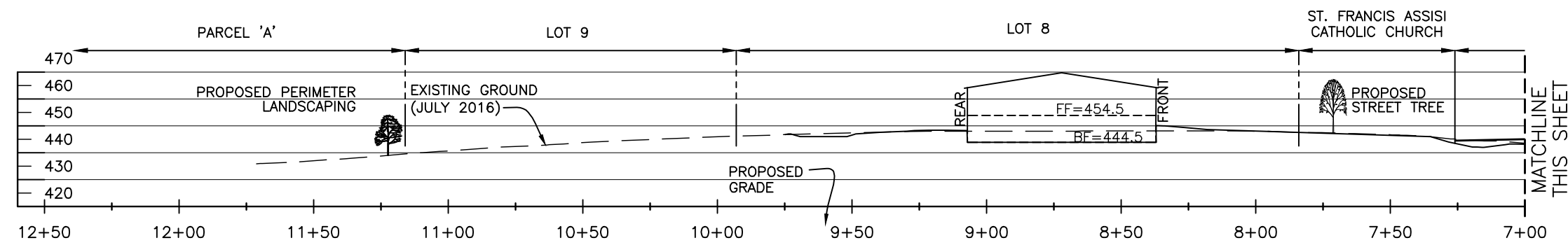
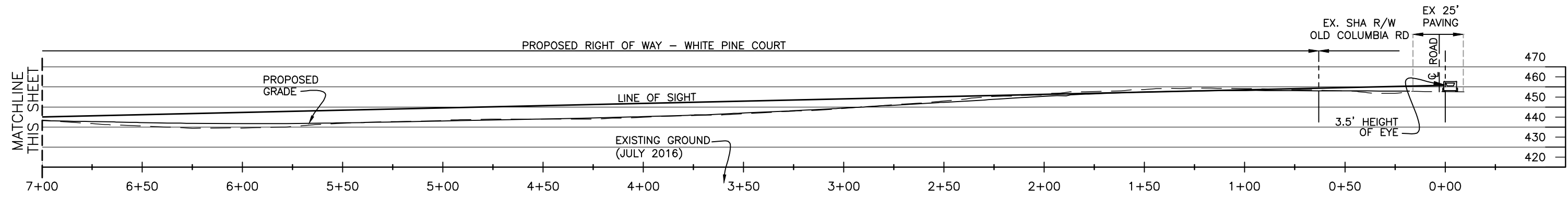
ENGINEER:
 BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE
 SUITE 315
 ELLICOTT CITY, MD 21043
 410-465-6105



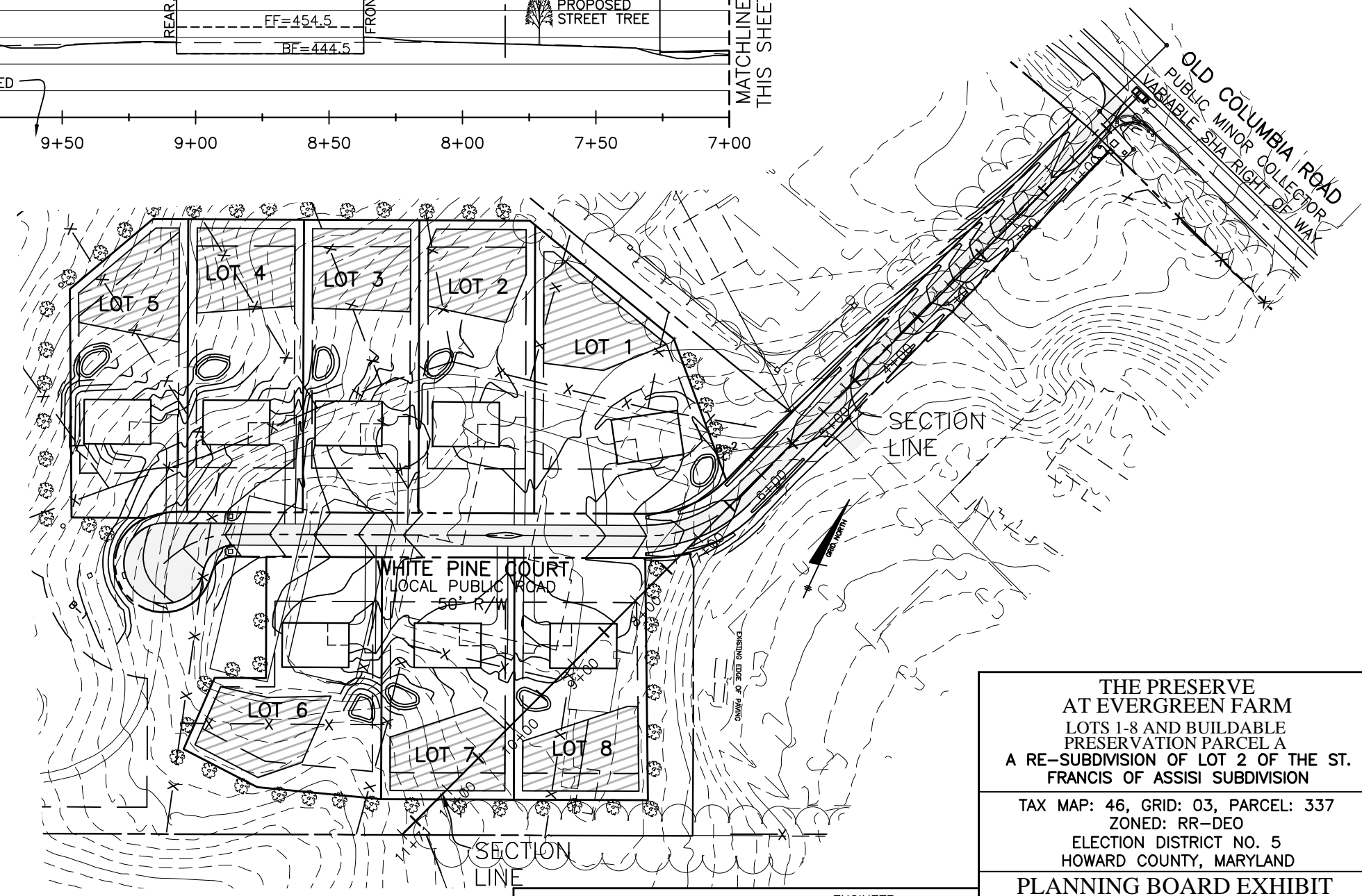
OVERALL SITE PLAN
SCALE: 1" = 150'

<p>THE PRESERVE AT EVERGREEN FARM LOTS 1-8 AND BUILDABLE PRESERVATION PARCEL A A RE-SUBDIVISION OF LOT 2 OF THE ST. FRANCIS OF ASSISI SUBDIVISION</p>	
<p>TAX MAP: 46, GRID: 03, PARCEL: 337 ZONED: RR-DEC ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND</p>	
<p>PLANNING BOARD EXHIBIT OVERALL SITE PLAN</p>	
DATE: APRIL, 2017	PROJECT NO. 2761
SCALE: AS SHOWN	SHEET 2 OF 3

<p>OWNER/DEVELOPER: EVERGREEN STABLES FARM, LLC 8250 OLD COLUMBIA ROAD FULTON, MARYLAND 20759 301-725-0442</p>	<p>ENGINEER: BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLCOTT CITY, MD 21043 410-465-6105</p>
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SITE SECTION
SCALE: 1"=50' HORIZ., 1"=50' VERT.



SCALE: 1" = 150'

OWNER/DEVELOPER:
EVERGREEN STABLES FARM, LLC
8250 OLD COLUMBIA ROAD
FULTON, MARYLAND 20759
301-725-0442

ENGINEER:
BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE
SUITE 315
ELLCOTT CITY, MD 21043
410-465-6105

THE PRESERVE AT EVERGREEN FARM LOTS 1-8 AND BUILDABLE PRESERVATION PARCEL A A RE-SUBDIVISION OF LOT 2 OF THE ST. FRANCIS OF ASSISI SUBDIVISION	
TAX MAP: 46, GRID: 03, PARCEL: 337 ZONED: RR-DEO ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND	
PLANNING BOARD EXHIBIT SITE CROSS SECTION	
DATE: APRIL, 2017	PROJECT NO. 2761
SCALE: AS SHOWN	SHEET 3 OF 3