



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT Planning Board Meeting of September 1, 2016

Case No./Petitioner: SDP-07-084/Mangione Enterprises of Turf Valley, LP

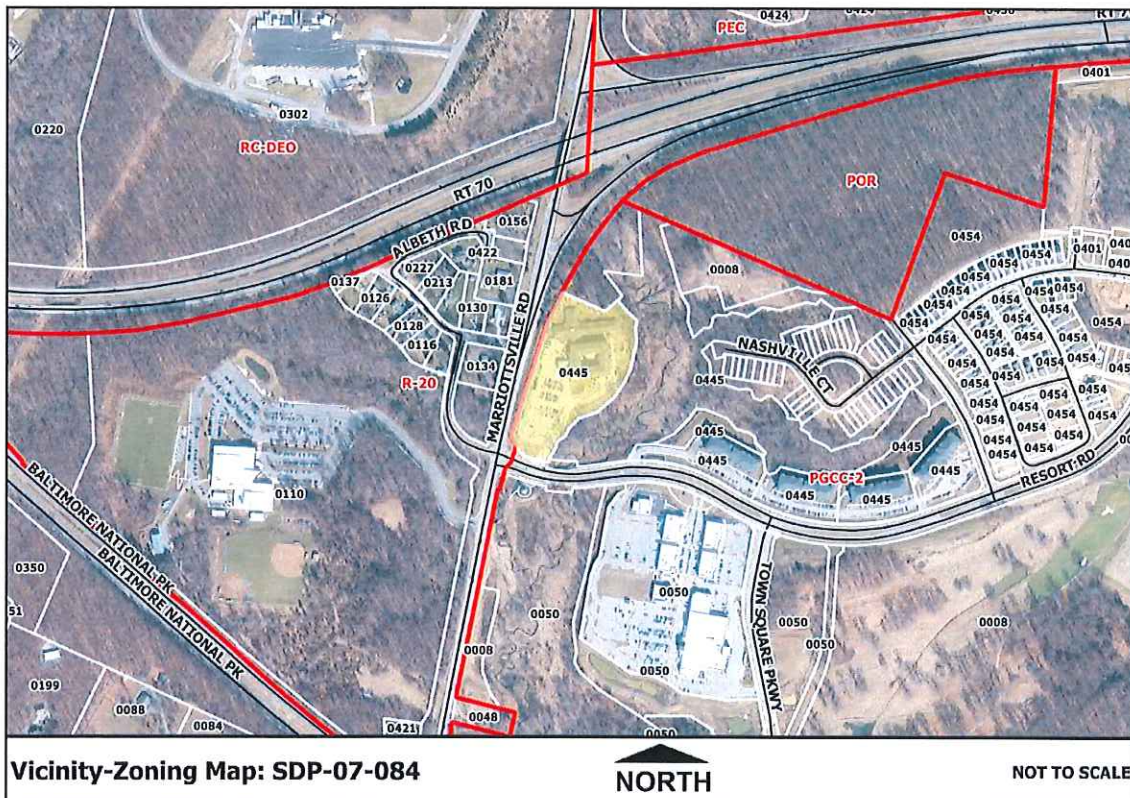
Project Name: Lorien at Turf Valley (aka Encore Nursing Home and Assisted Living Facility)

DPZ Planner: Dave Boellner, Planning Specialist II, 410-313-3956, dboellner@howardcountymd.gov

Request: To approve the revision of a previously-approved site development plan to: 1) add 28 nursing home beds (9,387 square feet), a dining room, and associated site improvements in accordance with Section 126.0.H.1 of the Howard County Zoning Regulations, and 2) adjust the structure setback, reducing it from 30 to 14 feet, to allow construction of a retaining wall, sidewalk and building addition in accordance with Section 126.0.H.3.

Recommendation: **Approval**, subject to compliance with remaining agency comments and any conditions imposed by the Planning Board.

Location: The project is located at the existing Lorien at Turf Valley site, northeast of and adjacent to the intersection of Marriottsville Road and Resort Road in Ellicott City, Maryland. It is located on Tax Map 16, Grid 11, in the Third Election District of Howard County.



Vicinal Properties: The site is bounded on the south and west by Resort Road and Marriottsville Road, respectively. Resort Road, a major collector, and Marriottsville Road, an intermediate arterial, are Howard County public roads. The site is bounded on the north by a wooded parcel owned by the State Roads Commission of Maryland, adjacent to the ramp from northbound Marriottsville Road to eastbound Interstate 70. The Little Patuxent River and associated 100-year floodplain and wetlands are located east of and adjacent to the site.

General Comments: *A. Existing Conditions:* The site is currently occupied by the Lorien at Turf Valley nursing home and assisted living facility. Site improvements include parking, stormwater management, and landscaping.

B. Site Improvements: The revision proposes an additional 28 nursing home beds, a dining room addition, associated stormwater management, and landscaping.

C. Environmentally Sensitive Areas: The revision proposes no impact to environmentally sensitive areas. No streams, wetlands, their associated buffers or 100-year floodplain are found within the limits of the revision.

D. Stormwater Management: Proposed stormwater management consists of two microbio-retention facilities and permeable pavement walkways. Stormwater management is provided in accordance with the 2010 MDE Stormwater Design Manual and Howard County Design Manual Volume I.

E. Erosion and Sediment Control: The revision includes erosion and sediment control measures designed in accordance with the latest Standards and Specifications for Soil Erosion and Sediment Control.

F. Landscaping: Landscaping has been added to address the requirements of the Subdivision and Land Development Regulations and the Landscape Manual.

G. Forest Conservation: The revision does not include a Forest Conservation Plan, since the development is exempt from forest conservation requirements.

H. Height, Lot Coverage, Building Length, Lot Size, Setback and Parking Requirements: The revision requires a structure setback adjustment from 30' to 14' to construct a retaining wall and building additions. The remainder of the revision complies with all bulk regulations established by the Howard County Code and the Third Amendment to the Turf Valley Multi-Use Subdistrict FDP.

Planning Board Criteria:

A. The plan is consistent with the Howard County General Plan: But for the needed structure setback adjustment, the Lorien at Turf Valley revision complies with criteria established by the Third Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan (FDP) and the Howard County Zoning Regulations for the PGCC Zoning District. Since the Zoning Regulations have been established based on the

Howard County General Plan and the SDP complies with applicable regulations, the SDP is consistent with the General Plan.

B. *The plan results in an appropriate arrangement of land uses within the district:* The Lorien at Turf Valley nursing home and assisted living facility is located in Development Area "I", as depicted on the Third Amendment to the Turf Valley Multi-Use Subdistrict FDP. This area is projected for "All Permitted Uses in the PGCC Multi-Use Subdistrict", which includes nursing homes and assisted living facilities. The land use proposed by the SDP is consistent with the land use arrangement, as defined by the FDP.

C. *The plan ensures that existing dwelling units will be buffered from the proposed development:* Existing dwelling units of Albeth Heights have been and will continue to be buffered from the proposed development by existing vegetation and landscaping. Existing dwelling units of Oakmont at Turf Valley and Villages at Turf Valley will be buffered by forested environmental features and landscaping.

D. *The roads serving the PGCC District will be adequate, as determined by the capacity and mitigation standards of the Adequate Public Facilities Ordinance:* The development is served by Resort Road. The road will enable connections to be made from the development to existing Turf Valley Road, Baltimore National Pike, Marriottsville Road, and I-70. The traffic study originally approved under SDP-07-084 on June 26, 2007 was re-evaluated. Given the additional beds proposed by the revision, the trip generation would be much less than that assumed in the traffic study for commercial space on this property, and the revision would still be in conformance with the approved APFO Traffic Study for Turf Valley.

E. *Necessary water and sewer facilities are available to serve the proposed development:* Public water and sewer service currently serve the existing development.

Justification for Adjustments to Bulk Regulations:

In accordance with Subsection 126.0.H.3 of the Zoning Regulations, the Planning Board may approve parking, setback, height, lot coverage or other bulk requirements that differ from those required by the applicable final development plan. The revision to the Lorien at Turf Valley site development plan proposes adjustments to the 30' structure setback, as measured from Marriottsville Road and the adjacent State Roads Commission parcel. The requested 14' structure setback adjustment will allow a retaining wall and improvements indicated by the revised plan to be constructed.

Requested adjustments to the bulk requirements shall be granted if the Planning Board finds that:

A. *The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use or development of adjacent property, and*

will not be detrimental to the public welfare: The retaining wall will not alter the character of the neighborhood or surrounding area because it will not be visible. It will not impair the appropriate use or development of adjacent property, since the adjacent State Roads Commission Parcel is not accessible and is not suitable for development other than an ancillary use for the State road system. It will not be detrimental to the public, since there is a need for nursing home beds in Howard County as established by the Maryland Health Care Commission. The retaining wall is necessary to provide adequate access around the additions.

B. *The adjustment a) is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the final development plan; and/or b) results in better design than would be allowed by strict compliance with development criteria:* Building the additions without the retaining wall would create an unnecessary hardship. The retaining wall is necessary to provide better access around the additions at the appropriate grades. Without the retaining wall, the exterior walls of the additions would retain the earth and result in compromised access around the building. Clearly, flat access routes are a better design. Additionally, using the building walls to retain the earth is a less effective means of providing moisture protection for the additions. It would be considerably more difficult to direct water away from the additions.

DED Action: The Development Engineering Division (DED), by memo dated July 29, 2016, notified the petitioner that the revisions to SDP-07-084 were rejected; however, comments were minor and did not preclude addition of the revision to the Planning Board agenda.

The file for this project 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.

Recommendation: The Department of Planning and Zoning recommends approval of Site Development Plan SDP-07-084, subject to any conditions imposed by the Planning Board.



Valdis Lazdins, Director
Department of Planning and Zoning

8-18-16
Date

LORIEN AT TURF VALLEY SETBACK NARRATIVE

According to the Turf Valley Third Amended FDP, the minimum setback requirement for all non-residential structure is 30 ft., **except that structures may be constructed at any location within such setback if such construction is in accordance with the Site Development Plan.**

Lorien at Turf Valley, aka Encore Nursing Home and Assisted Living Facility, consists of 63 nursing home beds and 100 assisted living units. Lorien proposes to add 28 nursing home beds. There will be four (4) additions to the existing nursing home wing.

The three (3) single story additions all satisfy the 30 ft. setback criteria. The fourth addition consists of a single nursing home floor with a partially exposed basement level. This 4th addition is adjacent to property owned by a subsidiary of the Petitioner. . Additionally, the adjacent property is undevelopable.

In order to construct the three (3) single story additions and provide adequate access around the perimeter of the building, a retaining wall must be constructed within the 30 ft. setback. The retaining wall is 444 ft. long with an average height of 7.5 ft. For approximately 75 ft. the wall has its maximum height of 9.7 ft..

The Howard County Building Code considers retaining walls structures. Accordingly, the retaining wall is subject to the setback criteria.

The properties adjacent to the retaining wall are the Marriottsville Road right-of-way to the west and a 0.77 acre property to the north owned by the State Road Commission of Maryland (the "SRC Parcel").

Between Marriottsville Road and the proposed additions there exists an earth berm which completely screens the additions from motorists and pedestrians on Marriottsville Road.

The SRC Parcel is only accessible from Marriottsville Road and the property owned by Mangione Enterprises of Turf Valley, the affiliate of the Petitioner. Effectively, the SRC Parcel is inaccessible and has no potential for development other than a purpose related to improvements to the road network.

The ground elevation of the SRC Parcel also serves as a berm which screens the proposed additions from both Marriottsville Road and the entrance ramp onto Interstate 70. Again, the additions will not be visible to motorists.

Since the SRC Parcel is undevelopable, the proposed additions will have no impact to its future development.

Because of the existence of the berm between Marriottsville Road and the additions and the higher elevation of the SRC Parcel relative to the additions, the retaining walls will not be visible to any adjacent property or passing motorists or pedestrians. The retaining wall will only be visible from the Encore property. For this reason, retaining wall will have no impact to the neighborhood or surrounding properties.

Regarding Subdivision Regulation Sections 126.0.H.3.d. (1) and (2):

- (1) The retaining wall will not alter the character of the neighborhood or surrounding area because it is not visible. It will not impair the appropriate use or development of adjacent property because the SRC Parcel is not accessible and it is not suitable for development other than an ancillary use for the State Road system. It will not be detrimental to the public because there is a need for nursing home beds in Howard County as established by the Maryland Health Care Commission, and the retaining wall is necessary to provide adequate access around the additions.**

- (2) Building the additions without the retaining wall creates an unnecessary hardship. The retaining wall is necessary to provide better access around the additions at the appropriate grades. Without the retaining wall, the exterior walls of the additions would retain the earth. This condition would compromise the access around the building. Clearly, flat access routes are a better design. Additionally, using the building walls to retain the earth is a less effective means of providing moisture protection for the additions. It would be considerably more difficult to direct water away from the additions.**

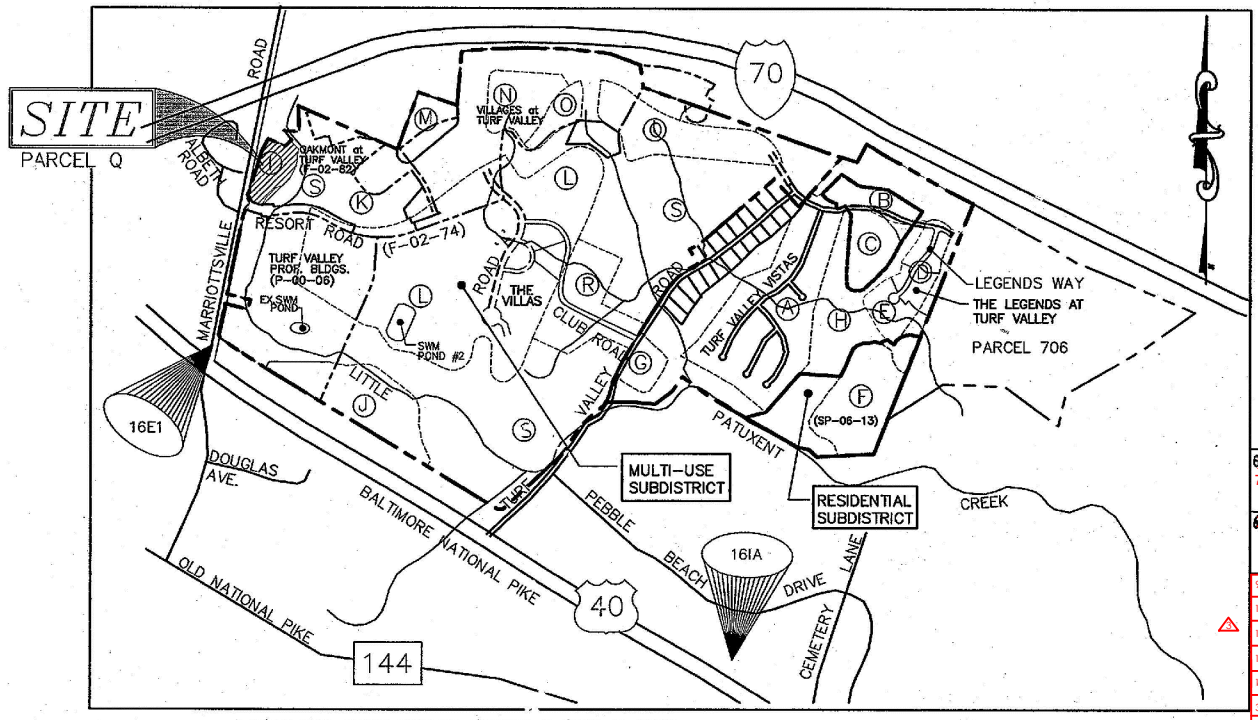
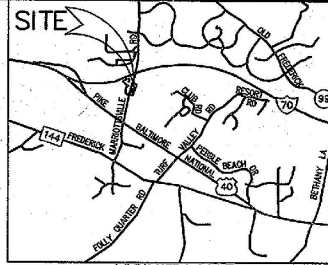
GENERAL NOTES

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SHOWN BY WAIVERS INDICATED.
2. PROJECT BACKGROUND: TAX MAP 16 - P/O PARCEL 8- GRID 16 & 17; POD 1 per S-88-13 (PB 368)
 LOCATION: (4th AMENDED) PARCEL Q per F-02-82
 PGCC MULTI-USE SUBDISTRICT
 ZONING: THRU
 ELECTION DISTRICT: S-88-13 (PB 181); 1st AMENDED S-88-13 (PB 294); 2nd AMENDED S-88-13 (PB 300); 3rd AMENDED S-88-13 (PB 351); 4th AMENDED S-88-13 (PB 368); PLAT #3054-A-1434; PLAT #3054-A1510/1511; F-94-06; SDP-95-12; S-94-45; SP-95-14; F-96-107; F-96-150; F-96-151; SE-97-12; F-02-74; F-02-82; S-04-12
 DPZ REFERENCE: LIBER 0920, FOLIO 250 LIBER 11767, FOLIO 106
 DEED REFERENCE: AREA OF TRACE: 6.07 ACRES
 LIMIT OF SUBMISSION: 15 % of 6.07 ACRES = 0.91 ACRES
 OPEN SPACE REQUIRED: 23,222 ACRES (PARCELS V, W & X) PER F-02-82
 RIGHT OF WAY DEDICATION: NONE
 PROPOSED USES FOR SITE AND STRUCTURES: NURSING HOME AND ASSISTED LIVING FACILITY
 TOTAL NUMBER OF UNITS PROPOSED: 100 ASSISTED LIVING UNITS WHICH EQUATES TO 25 NON-RESIDENTIAL UNITS (4 ASSISTED LIVING UNITS = 1 NON-RESIDENTIAL UNIT). AREA OF ASSISTED LIVING COMPONENT=75,139 SF.
 LIMIT OF DISTURBED AREA: 5.99 ACRES
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
4. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 ATLEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
5. THE CONTRACTOR SHALL NOTIFY "MSS UTILITY" AT 1-800-257-7777 ATLEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
6. CONTRACTOR TO VERIFY ELEVATIONS IN FIELD BEFORE BEGINNING ANY CONSTRUCTION.
7. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
8. ALL PLUM DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
9. BRL DENOTES BUILDING RESTRICTION LINE.
10. THERE ARE NO FLOODPLAINS ON SITE. FLOODPLAIN STUDY IS ON FILE WITH THE COUNTY UNDER F-02-74, WHICH HAS BEEN APPROVED BY THE COUNTY.
11. THERE ARE NO WETLANDS ON SITE. COMPLETE WETLAND REPORT IS ON FILE WITH THE COUNTY UNDER PLAT ENTITLED OAKMONT AT TURF VALLEY (DPZ FILE NUMBER F-02-082 AND PLAT NUMBERS 12773-18775) WHICH HAS BEEN APPROVED BY THE COUNTY.
12. TOPOGRAPHIC INFORMATION IS BASED ON FIELD RUN SURVEY BY HILDENBERG, BOENDER AND ASSOCIATES, INC. ON OR ABOUT MARCH 2006. AND PER MASS GRADING PERFORMED UNDER SDP-07-085. VERTICAL DATUM IS NAD'83.
13. COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 16 E1 & 16 JA
 STA. No. 16 E1 N 593,250,990 EL. 463.991
 E 1,340,192.70
 STA. No. 16 JA N 589,509,366 EL. 463.085
 E 1,346,343.63
14. POD BOUNDARY INFORMATION IS BASED ON 2nd AMENDED FINAL DEVELOPMENT PLAN FOR TURF VALLEY, PGCC DISTRICT, MULTI-USE SUBDISTRICT.
15. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT PER COUNTY COUNCIL BILL NO.17-2007 EFFECTIVE JULY 10, 2007. PUBLIC SEWER IS AVAILABLE FROM THE WAINWYLY SEWER INTERCEPTOR (#24-3447). PROJECT WILL BE SERVICED THROUGH #44-3480, SUBJECT TO APPROVAL OF WATER EXTENSION PLANS BY THE DEPARTMENT OF PUBLIC WORKS.
16. STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH 2000 MDC STORMWATER DESIGN MANUAL AND HOWARD COUNTY DESIGN MANUAL VOL. I. STORMWATER MANAGEMENT IS MANAGED BY AN UNDERGROUND (48"/50"/60") EXTENDED DETENTION FACILITY TO PROVIDE CPV AND UNDERGROUND WATER QUALITY TREATMENT FACILITY (STORMVAULT) TO PROVIDE WOV & ROV FOR DRAINAGE AREA 1; AND AN UNDERGROUND WATER QUALITY TREATMENT FACILITY (STORMFILTER) TO PROVIDE WOV FOR DRAINAGE AREA 2. THE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. CPV IS NOT REQUIRED TO BE TREATED FOR DRAINAGE AREA #2, AS 4-YEAR PEAK DISCHARGE IS LESS THAN 2 cfs. ALL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
 (2) STORMWATER MANAGEMENT FACILITIES FOR PROPOSED ADDITION USING TWO (2) MICRO-BIOTRENTION FACILITIES
17. NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
18. THE ORIGINAL TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP DATED 3/3/1986. AN UPDATED TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP DATED 1/7/05 AND WAS APPROVED BY THE PLANNING BOARD ON 4/27/06. RESORT ROAD IN THIS AREA WILL BE BUILT UNDER F-02-74, SUPPLEMENTED APFO STUDY APPROVAL DATE 6/26/07.
19. THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(iv) OF THE COUNTY CODE BECAUSE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992
20. BULK REGULATIONS:
 PERMITTED USES: ALL USES AS PER 2nd AMENDED FINAL DEVELOPMENT PLAN FOR TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT. PROPOSED USE: NURSING HOME AND ASSISTED LIVING FACILITY.
 PERMITTED SETBACKS:
 FROM ARTERIAL ROADS (MARRIOTTSVILLE ROAD)
 NON-RESIDENTIAL STRUCTURES - 30 FEET
 PARKING - 25 FEET
 FROM COLLECTORS AND LOCAL STREETS (RESORT ROAD)
 NON-RESIDENTIAL STRUCTURES - 30 FEET FROM 60 FT. ROW
 20 FEET FROM 50 FT. ROW
 FROM NON-PGCC ADJACENT PROPERTIES
 FROM RESIDENTIAL DISTRICTS - 75 FEET
 FROM ALL OTHER DISTRICTS - 30 FEET
 FROM LOT LINES WITHIN PGCC MULTI-USE DISTRICT
 SINGLE FAMILY DETACHED (SIDE) - 7.5 FEET
 ZERO LOT LINE & ALL OTHER USES (SIDE) - 0 FEET
 A MINIMUM OF 10 FT. MUST BE PROVIDED 6TH. STRUCTURES
 RESIDENTIAL (REAR) - 20 FEET
21. PARKING REQUIREMENTS AS PER ZONING SECTION 133.0(7)(f):
 1 SPACE PER 2 NURSING HOME BED UNITS, 193 UNITS/2=96.5 PARKING SPACES
 TOTAL PARKING REQUIREMENT = 96.5 P.S.
 HANDICAPPED ACCESSIBLE = 10% OF TOTAL PARKING SPACES = 9.65 P.S.
22. PARKING PROVIDED:
 TOTAL HANDICAPPED ACCESSIBLE = 14 P.S.
 HANDICAPPED WITH VAN ACCESSIBLE = 2 P.S.
 REGULAR PARKING = 119 P.S.
 TOTAL PARKING PROVIDED = 133 P.S.
23. SLOPES GREATER THAN 15% HAVE BEEN SHOWN ON-SITE. CONTIGUOUS STEEP SLOPES 25% AND MORE ARE LESS THAN 20,000 SF.

TURF VALLEY, LORIE

NURSING HOME AND ASSISTED LIVING FACILITY

HOWARD COUNTY, MARYLAND



USES FOR TURF VALLEY PARCEL Q (POD 1) SITE
 AREA PROJECTED LAND USE
 POD 1 ALL PERMITTED USES IN THE PGCC MULTI-USE SUBDISTRICT PER 2ND AMENDED FDP
LOCATION MAP
 SCALE: 1" = 1000'
 ADC MAP NO. 11, GRID A3

TOTAL BUILDING AREA: 45,469 SF 54,855 SQ FT
SE AREA PER FLOOR:
 BASEMENT - 40,762 SF 14,408 SQ FT
 MED GAS - 348 SF
 GROUND FLOOR - 45,469 SF 54,855 SQ FT
 SECOND FLOOR - 22,813 SF
 THIRD FLOOR - 22,799 SF
TOTAL SQUARE FOOTAGE = 102,100 SF 115,223 SQ FT

BUILDING ADDITION TABULATION
 EAST WING ADDITION 3,631 SQ FT
 NORTHEAST WING ADDITION 3,201 SQ FT
 NORTH WING ADDITION 1,390 SQ FT
 DINING ROOM ADDITION 1,165 SQ FT
TOTAL ADDITIONAL SQ. FT. 9,387 SQ FT

24. PER SECTION 16.116(c)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, CLEARING, GRADING, OR CONSTRUCTION HAS BEEN DETERMINED TO BE NECESSARY AND IS PERMITTED WITHIN THE STREAM BUFFER FOR THE PURPOSE OF CONSTRUCTION OF ACCESS DRIVEWAY TO THE SITE.
25. THE TYPE OF STREET LIGHT TO BE USED ARE 250 WATT HPS VAPOR FIXTURE MOUNTED ON A 30-FOOT BRONZE FIBERGLASS POLE USING A 12-FOOT ARM.
26. LANDSCAPING HAS BEEN PROMOTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR 34 SHADE TREES, 30 EVERGREEN TREES AND 114 SHRUBS IN THE AMOUNT OF \$18,120.
27. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 2, 2003 AND TO THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004 PER SECTION 128.0(1)(v).
28. NO COVERAGE REQUIREMENT IS IMPOSED UPON NON-RESIDENTIAL USES, EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
29. THE EXISTING WELL AND SEPTIC AREA SHALL BE PROPERLY ABANDONED AS PER STATE REGULATIONS PRIOR TO SDP APPROVAL.
30. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME II (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHT RESIDENTIAL DEVELOPMENTS" (JUNE 1993). A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
31. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) -3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
32. THE SUBJECT PROPERTY IS ZONED PGCC PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
33. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
34. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING & NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
35. THE CLEARANCE UNDER THE ENTRANCE CANOPY SHALL BE LESS THAN 13'-6" FOR FIRE DEPARTMENT ACCESS.
36. THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY POLYSONICS CORP. DATED JUNE 20, 2007, AND WAS APPROVED ON SEPTEMBER 19, 2007.
37. PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF HOWARD COUNTY COUNCIL BILL 60-2007.
38. INDIVIDUAL ASSISTED LIVING UNITS WILL NOT BE EQUIPPED WITH FULL KITCHEN FACILITIES.

SHEET INDEX

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HOWARD COUNTY GEODETIC SURVEY CONTROLS

COUNTY MONUMENT	NORTHING, EASTING	ELEVATION
16A	N 589509.3660, E 1346343.6300	463.0850'
16E1	N 583250.9900, E 1340192.7000	463.9910'

ADDRESS CHART

LOT/PARCEL #	STREET ADDRESS
Q	11150 RESORT ROAD

PERMIT INFORMATION CHART

Subdivision Name	Section/Acre	Lot/Parcel No.
OAKMONT at TURF VALLEY	N/A	POD 1, Parcel Q [2nd-Amended FDP]

Plot # of L/F	Grid #	Zoning	Tax Map No.	Elect. Dist.	Conserv. Trust
18773-18775	16 & 17	PGCC	16	Third	601101

Water Code: H-06 Sewer Code: 599200

REVISIONS

NO.	REVISION	DATE
1	REVISE RETAINING WALLS 1&2 TO BE SEGMENTAL BLOCK WALLS	07/11/08
2	ADD CONFORM SECTIONS & DETAILS	09/10/08
3	ADDITION OF BUILDING, SWM FACILITIES, RETAINING WALL AND SERVICE LANE	11/02/08
NO	REVISION	

COVER SHEET

TURF VALLEY, LORIE
NURSING HOME & ASSISTED LIVING FACILITY
 OAKMONT AT TURF VALLEY
 PARCEL Q
 PLATS 18773 - 18775
 TAX MAP 16 - P/O PARCEL 8- GRID 16 & 17;
 POD 1 per S-88-13 (4th AMENDED)
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

KCE ENGINEERING, INC.
EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 PHONE (410) 203-9800 FAX (410) 203-9228

APPROVED: **DEPARTMENT OF PLANNING AND ZONING**

[Signature] 4/25/08
 Chief, Development Engineering Division
[Signature] 6/2/08
 Chief, Division of Land Development
[Signature] 6/30/08
 Director

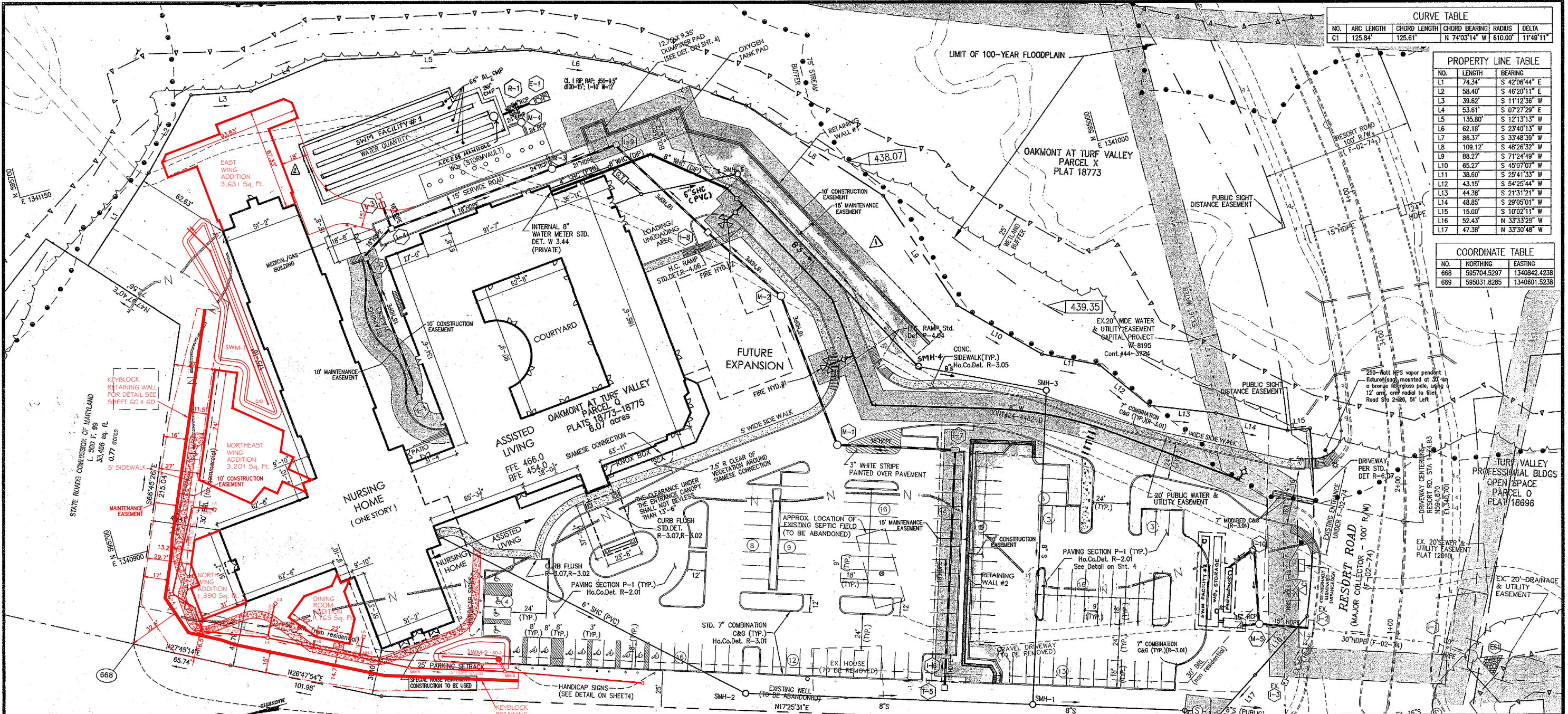
APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 3/21/08
[Signature]

Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 8819, expiration Date: 10/17/2008

OWNER
 MANCINI ENTERPRISES OF TURF VALLEY
 LORIE AT TURF VALLEY, LLC LIMITED PARTNERSHIP
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 PHONE (410) 825-8400

DRAWN BY: MG
 CHECKED BY: DMK
 SCALE: AS SHOWN
 DATE 04/30/2008

SHEET: 1 OF 31



CURVE TABLE				
NO.	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	125.84'	125.61'	N 74°03'14" W	610.00'
				11°49'11"

PROPERTY LINE TABLE		
NO.	LENGTH	BEARING
L1	74.34'	S 42°06'44" E
L2	58.40'	S 46°20'11" E
L3	39.62'	S 11°12'36" W
L4	53.61'	S 07°27'29" E
L5	135.80'	S 12°13'13" W
L6	62.18'	S 23°40'13" W
L7	86.37'	S 33°48'39" W
L8	109.12'	S 48°26'32" W
L9	88.27'	S 71°24'49" W
L10	65.27'	S 49°07'07" W
L11	38.60'	S 29°41'33" W
L12	43.15'	S 54°25'44" W
L13	44.38'	S 21°31'21" W
L14	48.85'	S 29°05'01" W
L15	15.00'	S 10°02'11" W
L16	52.43'	N 33°33'29" W
L17	47.38'	N 33°30'48" W

COORDINATE TABLE		
NO.	NORTHING	EASTING
668	595704.5297	1340842.4238
669	595031.8285	1340601.5238

SITE PLAN

TURF VALLEY, LORIE
NURSING HOME & ASSISTED LIVING FACILITY
 OAKMONT AT TURF VALLEY
 PARCEL Q
 PLATS 18773 - 18775
 TAX MAP 16 - P/O PARCEL 8- GRID 16 & 17;
 POD 1 per S-86-13 (4th AMENDED)
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

KCE ENGINEERING, INC.
 EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 PHONE (410) 203-9800 FAX (410) 203-9228

NO.	BY	DATE	REVISION
1	KCE	07/16/08	REVISE RETAINING WALLS #1&2 TO BE SEGMENTAL BLOCK WALLS. MODIFY SWM #2. REALIGN PRIVATE SEWER.
2	KCE	09/02/08	REVISED SWM FACILITY #1
3	KCE	8/10/2016	ADDITION OF BUILDING, SWM FACILITIES, RETAINING WALL AND SERVICE LANE

MARRIOTTSVILLE ROAD
 EX. INTERMEDIATE ARTERIAL (ULTIMATE 120' ROW)

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 3/27/08
[Signature]

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 6/25/08
 Chief, Development Engineering Division
[Signature] 6/27/08
 Chief, Division of Land Development
[Signature] 6/30/08
 Director

OWNER
MANCIONE ENTERPRISES OF TURF VALLEY
 LORIE AT TURF VALLEY, LLC LIMITED PARTNERSHIP
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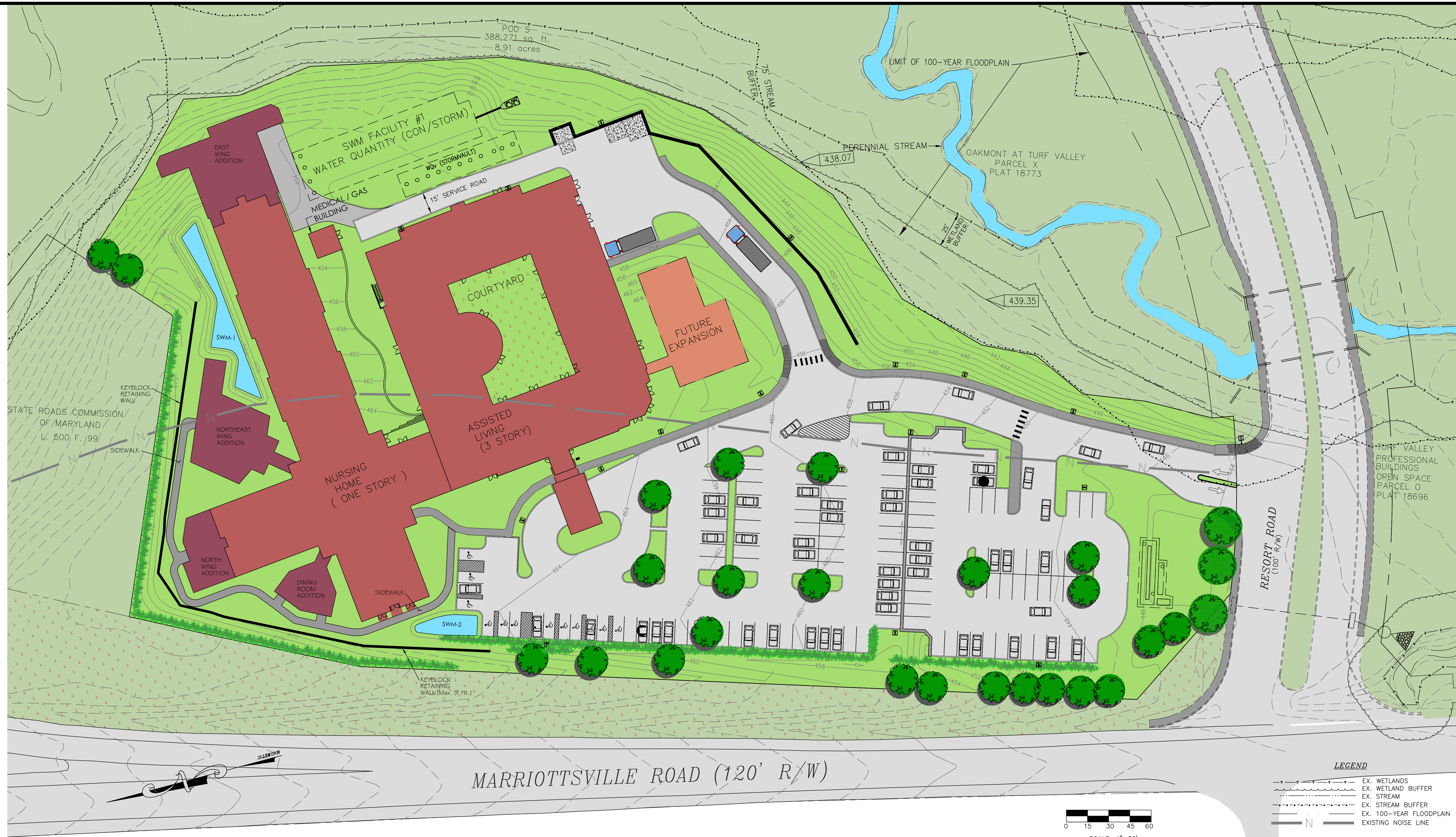
LEGEND

SC	SIAMESE CONNECTION
---	MITIGATED 65 dBA NOISE LINE
W	EX. WETLANDS
W	EX. WETLAND BUFFER
---	EX. STREAM
---	EX. STREAM BUFFER
---	EX. 100-YEAR FLOODPLAIN
---	EXISTING EASEMENTS

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 8818. Expiration Date: 10/17/08.



DRAWN BY: MG
 CHECKED BY: DYS
 SCALE: 1"=30'
 DATE: 04/30/2008
 SHEET: 2 OF 138



LEGEND

- EX. WETLANDS
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- EX. 100-YEAR FLOODPLAIN
- EXISTING NOISE LINE



KCI
TECHNOLOGIES

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

3300 North Ridge Road
Suite 315
Ellicott City, MD 21043
Phone (410) 203-8800
Fax (410) 203-9228
www.kci.com

EXHIBIT

TURF VALLEY, LORIE

NURSING HOME & ASSISTED LIVING FACILITY

OAKMONT AT TURF VALLEY
PARCEL Q
PLATS 18773 - 18775
TAX MAP 16 - P/O PARCEL 8- GRID 16 & 17;
POD I per S-86-13 (4th AMENDED)
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DATE: 8/15/2016