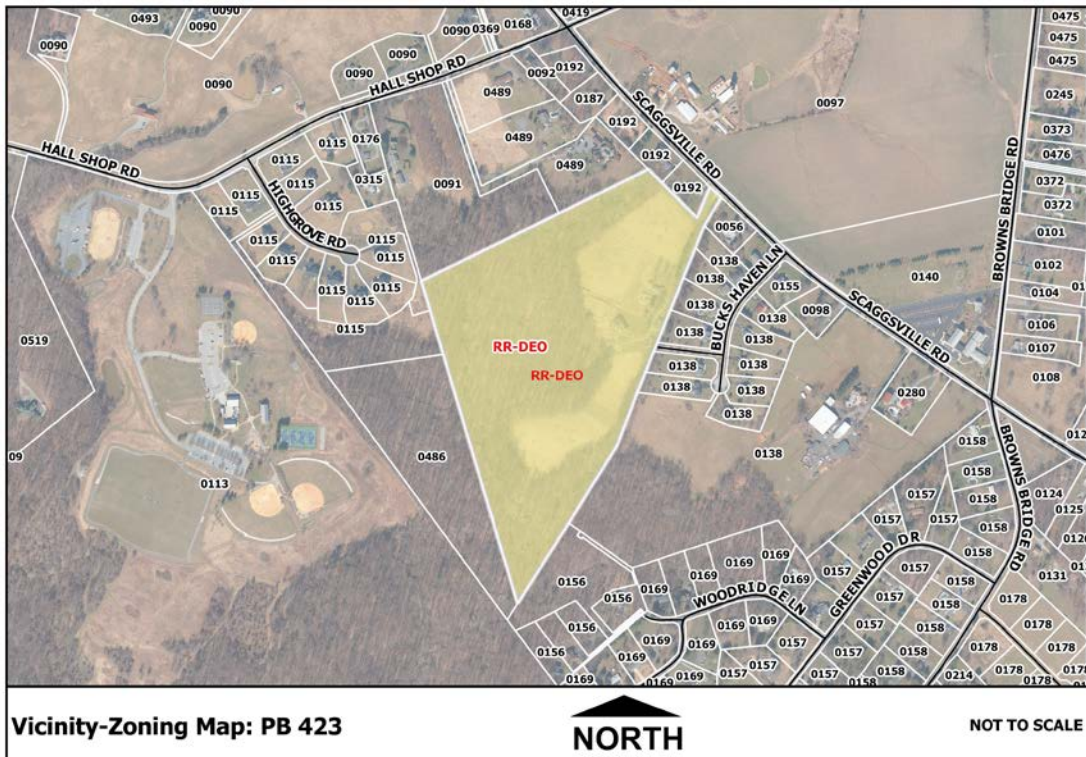




TECHNICAL STAFF REPORT
HINKLE PROPERTY

Planning Board Hearing of November 17, 2016

- File No./Petitioner:** PB-423, Wilbur and Evelyn Hinkle Family Ltd.
- Project Name:** Hinkle Property, Lots 1-9, Buildable Preservation Parcel 'A' and Non-Buildable Preservation Parcels 'B', and 'C' (SP-16-007)
- DPZ Planner:** Nicholas Haines, (410) 313-4333, nhaines@howardcountymd.gov
- Request:** To approve Preliminary Equivalent Sketch Plan (SP-16-007) for a 43.37 acre, 9 lot subdivision; including a buildable preservation parcel, two non-buildable preservation parcels, 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 Senate Bill 236 "The Sustainable Growth and Agricultural Preservation Act of 2012."
- Location:** The property (Tax Parcel 93, Liber 4637, Folio 68, in the Fifth Election District of Howard County, Maryland) is accessed via Haven Ct. off Bucks Haven Lane.
- DPZ Recommendation:** **Approval**, subject to complying with Subdivision Review Committee (SRC) and Planning Board comments.



Vicinal Properties:

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

North - Scaggsville Road (MD Route 216) - across the street is the Liker farm and residence, Parcel No. 97.

East - Bucks Haven Manor Subdivision - 13 single family homes on Bucks Haven Lane.

South – A forested part of Schooley Mill Park.

West – A preservation parcel with a forest conservation easement - part of Schooley Mill Farm subdivision on Highgrove Road Forest.

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-16-044, Environmental Concept Plan** - Submitted February 5, 2016, and reviewed concurrently with the Preliminary Equivalent Sketch Plan. Approvals are being finalized, but the Sketch Preliminary Plan cannot be approved until the Environmental Concept plan has been approved.
- **WP-16-127** - Submitted May 9, 2016, and seeks alternative compliance for Section 16.1205(a)(7) of Subdivision Regulations that prohibits removing specimen trees. A decision has been deferred until after the Planning Board issues a Decision and Order.

Analysis:

Site Improvements – A proposed public cul-de-sac (Haven Court) extended off Bucks Haven Lane will serve 9 single family lots, a buildable preservation parcel, and two non-buildable preservation parcels. While Buildable Preservation Parcel ‘A’ contains a single family dwelling, Non-Buildable Preservation Parcel “B” will contain the floodplain, streams, wetlands, and their associated buffers, and forest conservation areas. Non-Buildable Preservation Parcel ‘C’ will contain storm water management and related infrastructure. There are no historic structures, but there is an existing dwelling and multiple sheds 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 rooftop disconnects, sheet flow to conservation areas, rain barrels, and micro-bioretenion areas, in accordance with the 2010 Stormwater Management Act and the MDE Stormwater Design Manual.

Environmental Considerations – The property contains a 3.07 acre floodplain, streams, wetlands, steep slopes, erodible soils, and 28.8 acres of forest. The subdivision layout impacts environmental resources and buffers as little as possible, except that 9 of the 60 specimen trees are to be removed, subject to alternative compliance request WP-16-127.

Landscaping - Landscaping complies with the Howard County Landscape Manual and Design Criteria. Street trees are proposed along the public street and perimeter landscaping will be met through credits for maintaining existing vegetation and

providing additional landscaping. The specific location for landscaping will be shown at the final plan stage.

Forest Conservation - The proposed development requires 13.18 acres of forest retention. The proposed credited forest retention area within the forest conservation easement is more than 19.7 acres and is located in Non-Buildable Preservation Parcel 'B'.

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.

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 SP complies with the below requirements of 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.**

While the property contains environmental features the majority will be preserved and placed in Non-Buildable Preservation Parcel “B”, including the floodplain, streams, wetlands and their associated buffers, and 23.11 acres of forest. Approximately 5.94 acres of forest will be removed for development and 9 of the 60 specimen trees.

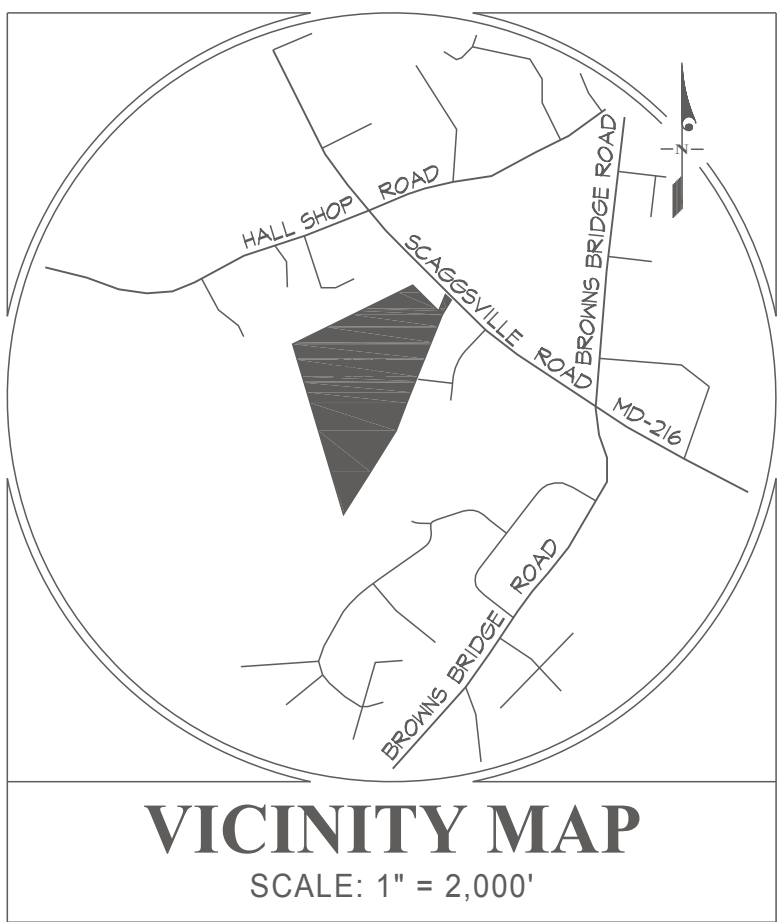
SRC Action: The SRC determined the SP can be approved, subject to addressing minor drafting errors that must be corrected prior to DPZ approval.

Recommendation: The Department of Planning and Zoning recommends approval of Preliminary Equivalent Sketch Plan (SP-16-007), subject to complying with SRC comments, and any conditions imposed by the Planning Board.


Valdis Lazdins, Director
Department of Planning and Zoning

11/3/16
Date

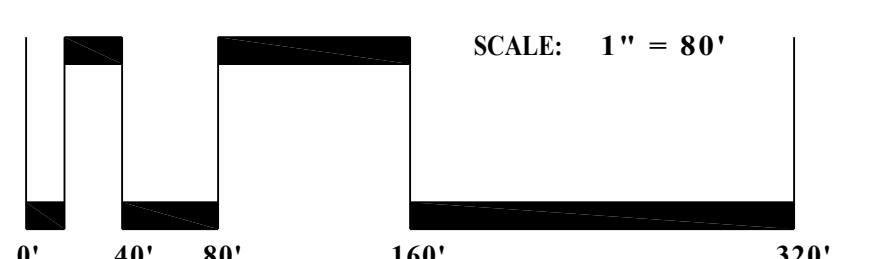
Please note that this file is available for public review at the Department of Planning and Zoning’s public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.



SITE DATA

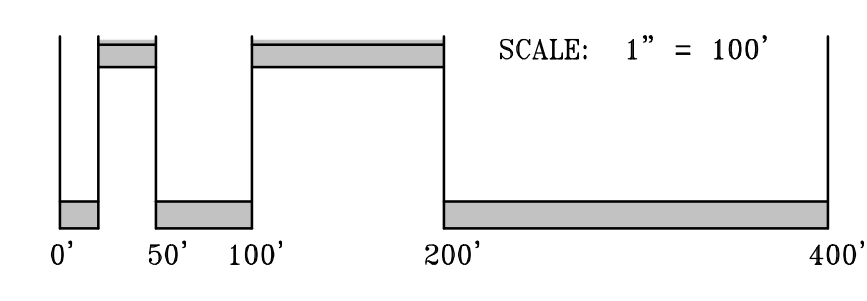
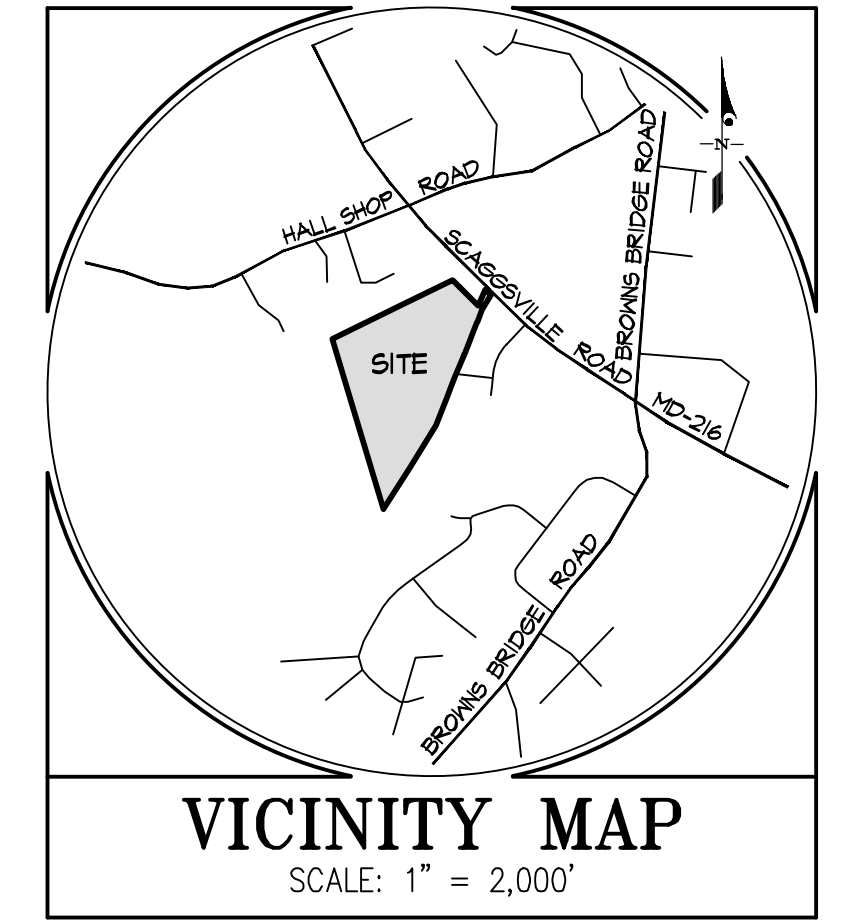
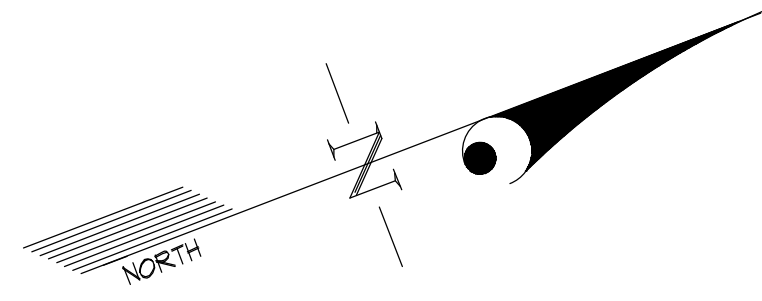
TOTAL SITE AREA.....	43.41 AC.
EXISTING ZONING.....	RR (RURAL RESID.)/DEO
TOTAL LOTS ALLOWED (1 UNIT / 4.25 AC.).....	10 LOTS
TOTAL LOTS PROPOSED.....	9 LOTS + 1 BUILDABLE PRES. PARCEL
MAX. LOT SIZE (CLUSTER SUBDIVISION).....	60,000 SF
PRESERVATION PARCEL (WITH DWELLING UNIT).....	4.85 AC.

- LEGEND**
- PROP. 60x80 HOUSE (TYP.)
 - EX. STRUCTURE
 - PROP. WELL LOCATION
 - PROP. WELL BOX
 - PROP. SEPTIC
 - APPROX. EXISTING WELL LOCATION
 - APPROX. EXISTING SEPTIC



HINKLE PROPERTY
ILLUSTRATIVE RENDERING
NOVEMBER, 2016

L:\CAD\DRAWINGS\140261\PLANS BY GLW\HINKLE\RENDERING\RENDERING.DWG
PLOTTED 8/20/16 3:13 PM, LAST SAVED 11/20/16 3:06 PM, PLOTTED BY: Jm. Johnson



FOREST STAND DELINEATION NARRATIVE

THE SITE IS CURRENTLY FORESTED ALONG THE NORTH WEST AND PART OF THE SOUTHERN PROPERTY LINES. A SMALL CLUSTER OF EXISTING HOUSES, SHEEDS, GARAGES, A POOL AND A BARN ARE LOCATED ALONG THE DRIVEWAY LOCATED IN THE NORTHEASTERN QUADRANT OF THE SITE. THIS AREA HAS A MAINTAINED LAWN AREA WITH SOME SIGNIFICANT LANDSCAPE TREES.

THE BAND OF FOREST (F1) ALONG THE NORTH AND WEST BOUNDARY LINE IS APPROXIMATELY 15.48 ACRES. THIS FOREST IS A MATURE, MIXED HARDWOOD FOREST DOMINATED BY TULIP POPLAR, RED MAPLE, AND RED OAK. IN GOOD CONDITION WITH AN AVERAGE DBH OF 18"-40". NUMEROUS SPECIMEN TREES ARE LOCATED ALONG THE STREAM AND WETLAND AREAS.

THE BAND OF FOREST (F2) CENTRALLY LOCATED IS APPROXIMATELY 11.21 ACRES. THIS FOREST IS AN IMMATURE, MIXED HARDWOOD FOREST DOMINATED BY EARLY SUCCESSIONAL SPECIES SUCH AS TULIP POPLAR, RED MAPLE, AND AMERICAN BEECH. IT IS IN GOOD CONDITION WITH AN AVERAGE DBH OF 2"-12".

THE BAND OF FOREST (F3) ALONG THE SOUTH AND EAST BOUNDARY LINE IS APPROXIMATELY 2.05 ACRES. THIS FOREST IS A MID-SUCCESSIONAL MIXED HARDWOOD FOREST DOMINATED BY TULIP POPLAR, RED MAPLE, AND RED OAK, AND WHITE PINE TREES IN GOOD CONDITION WITH AN AVERAGE DBH OF 12"-30". A HANDFUL OF SPECIMEN TREES ARE LOCATED ALONG THE STREAM AND WETLAND AREAS.

THE MAJORITY OF THE FOREST IS LOCATED WITHIN ENVIRONMENTAL AREAS, AND ITS RETENTION IS IMPORTANT FOR WILDLIFE HABITAT.

SOIL TYPES

BaA - BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES
 Co - COGRIUS AND HATBOOD SILT LOAMS, 0 TO 3 PERCENT SLOPES
 GbB - GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES
 GbC - GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES
 GbB - GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES
 MaA - MANOR LOAM, 15 TO 25 PERCENT SLOPES

GENERAL NOTE 24 - SITE DATA TABLE

A. GROSS AREA OF PROPERTY TRACT = 43.4± AC.
 B. 100-YEAR FLOOD PLAIN AREA = 3.07± AC.
 C. WETLANDS = 1.05± AC.

LEGEND

ChB2	SOIL TYPES
[Symbol]	EXISTING BUILDINGS
[Symbol]	EXISTING CONTOURS
[Symbol]	EXISTING TREELINE
[Symbol]	FSD AREA BOUNDARY
[Symbol]	SLOPES 15-25%
[Symbol]	SLOPES 25% AND STEEPER
[Symbol]	INTERMITTENT STREAM
[Symbol]	STREAM BUFFER
[Symbol]	WETLAND
[Symbol]	WETLAND BUFFER
[Symbol]	FLOOD PLAIN
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING GAS LINE
[Symbol]	FIELD SURVEYED SPECIMEN TREE AND CRZ

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 THE WILBUR AND EVELYN HINKLE FAMILY
 LIMITED PARTNERSHIP
 13915 KENNARD ROAD
 GLENELG, MARYLAND - 21737
 ATTN: PHILLIP HINKLE

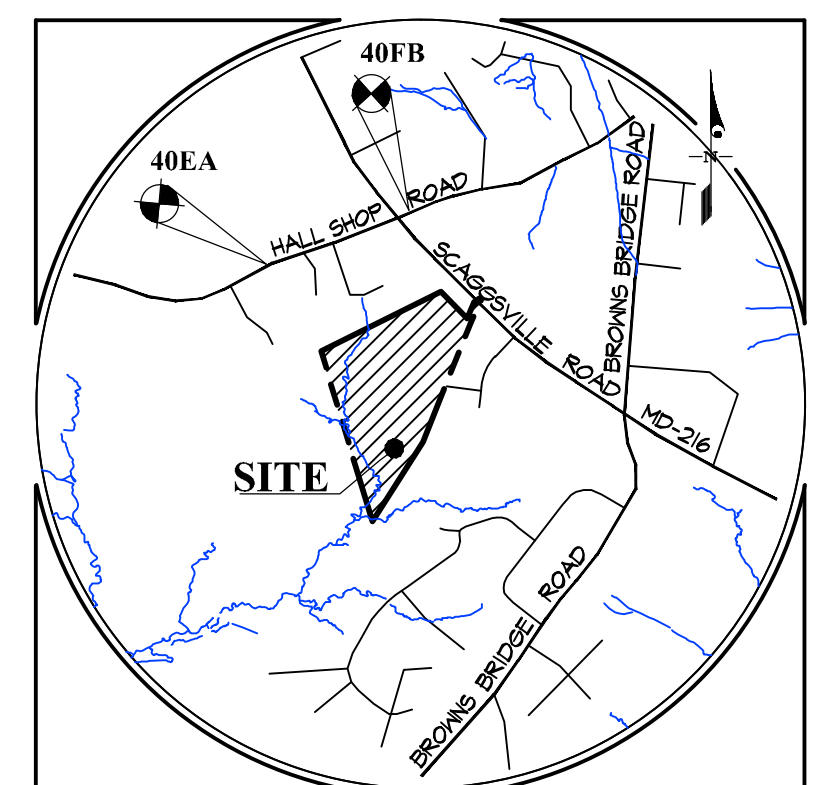
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2018

NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION

THE HINKLE PROPERTY
TAX PARCEL 93
LIBER 4637 FOLIO 68

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1"=100'	RR / DEO	14067
DATE	TAX MAP - GRID	SHEET
NOV., 2015	40 - 11	1 OF 2

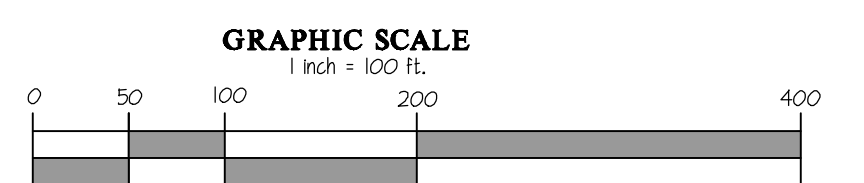


VICINITY MAP
SCALE: 1" = 2,000'

BENCHMARKS

40EA	ELEV. 509.201	N = 547411368	E = 1324510136
40FB	ELEV. = 504.340	N = 548470376	E = 1326000845

ADC MAP: 31 GRID: C7



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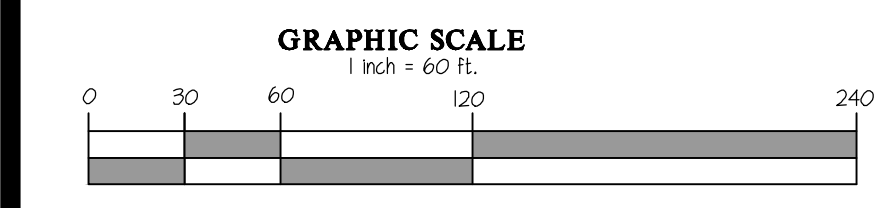
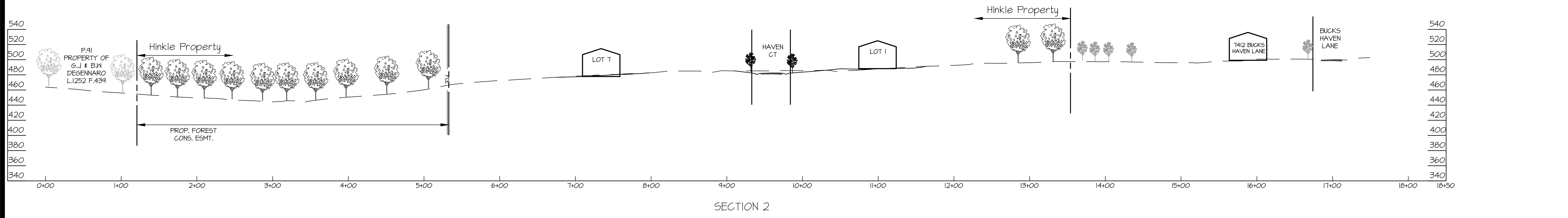
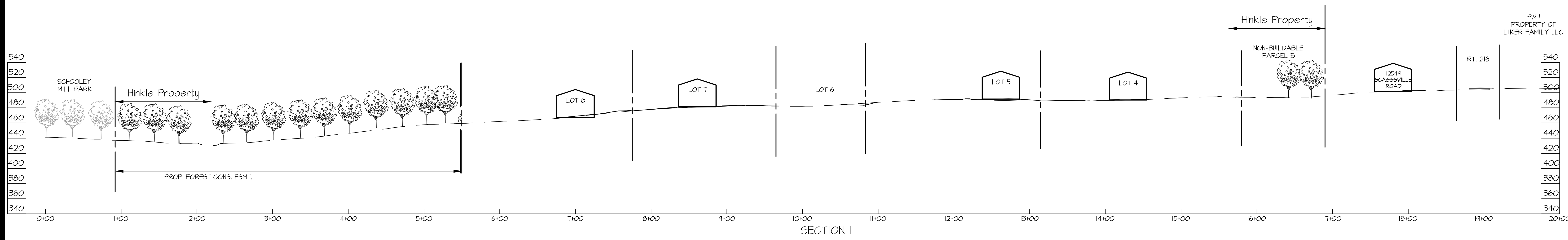
PREPARED FOR / OWNER:
THE WILBUR AND EVELYN HINKLE FAMILY
LIMITED PARTNERSHIP
3067 SHORECREST BAY DR
MURRELLS INLET, SC 29576
ATTN: BARBARA DAWSON

ELECTION DISTRICT No. 5

SITE SECTIONS
HINKLE PROPERTY
LOTS 1-9, Buildable Preservation Parcel 'A', & Non-Buildable Preservation Parcels 'B', & 'C'
TAX PARCEL 93
LIBER 4637 FOLIO 68
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=100'	RR-DEO	14067
DATE	TAX MAP - GRID	SHEET
AUG., 2016	40 - 11	1 OF 2

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DATE	REVISION	BY	APP'R.

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 ATTN: BARBARA DAWSON

ELECTION DISTRICT No. 5

SITE SECTIONS
HINKLE PROPERTY
LOTS 1-9, Buildable Preservation Parcel 'A', & Non-Buildable Preservation Parcels 'B', & 'C'
 TAX PARCEL 93
 LIBER 4637 FOLIO 68
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=60'	RR-DEO	14067
DATE	TAX MAP - GRID	SHEET
AUG., 2016	40 -11	2 OF 2

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