



TECHNICAL STAFF REPORT
Planning Board Meeting of July 20, 2017

Case No./Petitioner: SDP-17-057/Mangione Enterprises of Turf Valley, LP

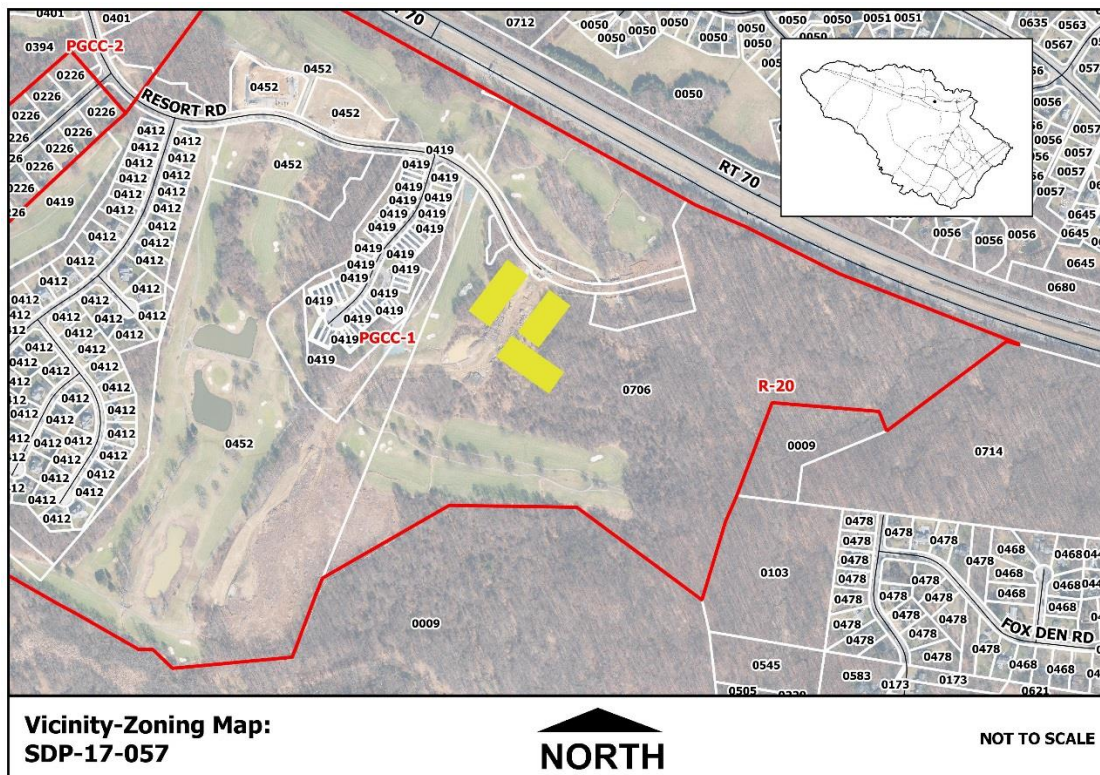
Project Name: Fairways at Turf Valley, Phase 2

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

Request: Site development plan approval to construct 33 single-family attached (SFA) dwellings and associated improvements, in accordance with Subsection 126.0.H.1 of the Howard County Zoning Regulations.

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

Location: The site is located south of the Vardon Lane and Resort Road intersection; approximately 750 feet east of the Legends Way and Resort Road intersection. It is located on Tax Map 16, Grid 16, in the Second Election District of Howard County.



Vicinal Properties: To the north is Resort Road, a major collector public road. The site is bounded on the east by non-buildable bulk parcels to be resubdivided later and on the south by the golf course and Parcel 8. The golf course is also to the west.

General Comments: A. *Existing Conditions:* The site is currently unimproved; and contains forest, shrubs and grass. There are no existing structures.

B. *Site Improvements:* The plan proposes 33 SFA units, utilities, and landscaping.

C. *Environmentally Sensitive Areas:* There are no streams, wetlands, or their associated buffers, or a 100-year floodplain within the limits-of-disturbance. Therefore, environmentally sensitive areas will not be impacted.

D. *Stormwater Management:* Stormwater management was previously approved under Final Plan F-10-084. Stormwater will be treated by a regional facility and Environmental Site Design to the Maximum Extent Possible is not required.

E. *Erosion and Sediment Control:* Erosion and sediment control measures have been designed in accordance with the latest Standards and Specifications for Soil Erosion and Sediment Control.

F. *Landscaping:* Landscaping meets Subdivision and Land Development Regulation and Landscape Manual requirements.

G. *Forest Conservation:* Forest Conservation was provided under F-10-084.

H. *Height, Lot Coverage, Building Length, Lot Size, Setback and Parking Requirements:* The plan complies with all 2nd Amendment to the Turf Valley Residential Subdistrict Final Development Plan requirements.

Planning Board Criteria:

A. *The plan is consistent with the Howard County General Plan:* The plan complies with criteria established by the Second Amendment to the Turf Valley Residential Subdistrict Final Development Plan (FDP) and the Howard County Zoning Regulations for the PGCC Zoning District. Since the Zoning Regulations are based on the Howard County General Plan and the SDP complies with all applicable regulations, the SDP is therefore consistent with the General Plan.

B. *The plan results in an appropriate arrangement of land uses within the district:* The plan is in Development Area E-1, as depicted on the Second Amendment to the Turf Valley Residential Subdistrict FDP. This area is projected for "All Uses Permitted in the PGCC Residential Subdistrict", which includes single-family attached dwelling units. The land use proposed by the SDP is consistent with the land use arrangement defined by the FDP.

C. *The plan ensures that existing dwelling units will be buffered from the proposed development:* Existing dwellings of The Legends at Turf Valley will be sufficiently buffered

from the proposed development by existing vegetation, existing and proposed landscaping, and the existing golf course.

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, which enables connections from the development to Turf Valley Road, Baltimore National Pike, Marriottsville Road, and I-70. A traffic study for the development was approved under F-10-084.

E. *Necessary water and sewer facilities are available to serve the proposed development:* Public water and public sewer service will be provided under Contracts 24-4671-D and 24-4672-D.

SRC Action:

The Division of Land Development (DLD), by letter dated June 21, 2017, notified the petitioner that Site Development Plan SDP-17-057 may be approved, subject to PDox plan markups and Planning Board approval.

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-17-057, subject to remaining agency comments and any conditions by the Planning Board.


Valdis Lazdins, Director
Department of Planning and Zoning

7/6/17
Date

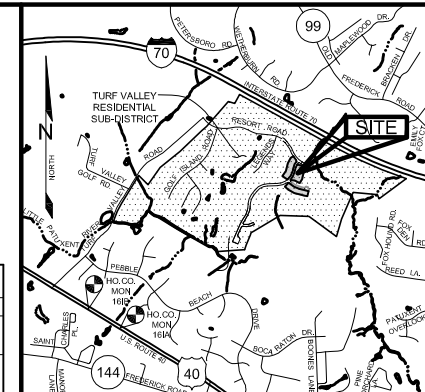
GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED PGCC PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- BOUNDARY IS BASED ON RECORD PLAT NO. _____
- THE EXISTING TOPOGRAPHY SHOWN ON THESE LOTS IS BASED ON MASS GRADING AS SHOWN ON APPROVED F-07-158 AND F-10-084 ROAD CONSTRUCTION PLANS.
- 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. 1618 AND 1748 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-4671-D AND 24-4672-D.
- SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4671-D AND 24-4672-D.
- THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE DRAINAGE AREA IS THE LITTLE PATUXENT.
- EXISTING UTILITIES SHOWN ARE BASED ON CONTRACT DRAWINGS, AERIAL, AND SOME FIELD SURVEYED LOCATIONS.
- THERE ARE NO WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA LOCATED ON THESE LOTS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THESE LOTS.
- STORMWATER MANAGEMENT FOR THESE LOTS WAS PREVIOUSLY PROVIDED UNDER F-10-084. THEY ARE TREATED VIA THE REGIONAL SWM POND CONSTRUCTED UNDER SDP-95-121. THIS PROJECT IS NOT SUBJECT TO ESD TO THE MEP.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-3/4" MIN.).
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03 AND R-6.05.
- STREET TREE LANDSCAPING WAS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL UNDER F-07-158 AND F-10-084. FINANCIAL SURETY WAS POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT. THE STREET TREES ARE TO BE PLANTED UNDER THIS SDP.

INTERNAL LANDSCAPING FOR THESE SINGLE FAMILY ATTACHED LOTS AND PERIMETER LANDSCAPING (SIDE YARDS TO ROADS) IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND SHOWN ON THE CERTIFIED LANDSCAPE PLAN WITHIN THIS SITE DEVELOPMENT PLAN SET. FINANCIAL SURETY SHALL BE POSTED AS PART OF THE GRADING PERMIT.
- THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION FOR THESE LOTS WAS PROVIDED UNDER F-10-084.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE ON WHICH DATE DEVELOPER AGREEMENT #F07158/24-4671-D WAS FILED AND ACCEPTED.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2013, AND THE TURF VALLEY RESIDENTIAL SUBDISTRICT FDP, SECOND AMENDMENT. PER SECTION 126(4)(1) OF THE ZONING REGULATIONS, PLANNING BOARD APPROVAL OF THIS SITE DEVELOPMENT PLAN IS REQUIRED.
- PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 THE HOWARD COUNTY CODE.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDER'S EXPENSE.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBLES, BALCONIES AND CHIMNEYS MAY ENDOACH 4 FEET INTO ANY SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET. EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL (EXCLUDING THOSE ATTACHED TO A PORCH OR DECK) MAY ENDOACH 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY. 16 FEET INTO A REAR SETBACK, 4 FEET INTO A SIDE SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS. OPEN OR ENCLOSED PORCHES OR DECKS AND THE STAIRWAYS OR RAMPS ATTACHED THERETO MAY ENDOACH 10 FEET INTO A FRONT OR REAR SETBACK, SETBACK FROM A PROJECT BOUNDARY OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

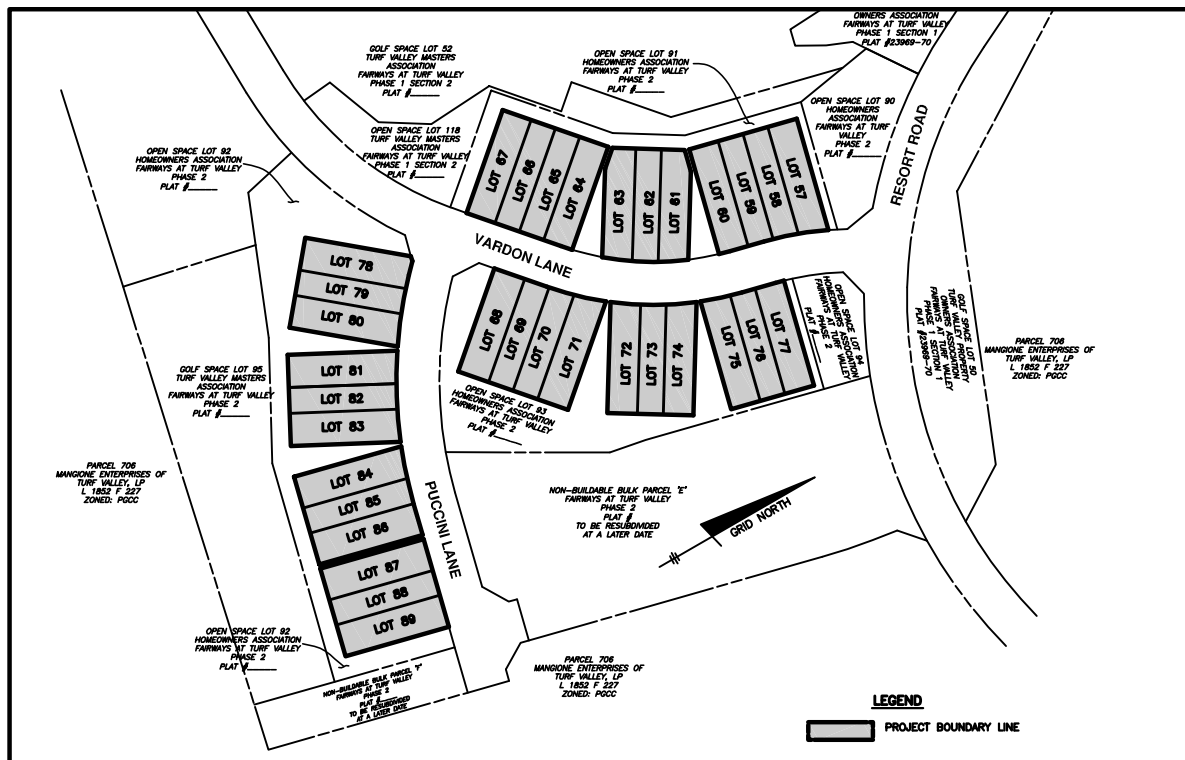
RESIDENTIAL SITE DEVELOPMENT PLAN FAIRWAYS AT TURF VALLEY

PHASE 2
LOTS 57 thru 89

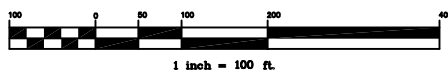


VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
161B	590,475.2538	1,344,753.9350	469.892	11.9' SOUTHWEST OF WBL RT. 40, 20.6' WEST OF PK NAIL IN SHOULDER, 66.4' SOUTH OF LAST POST IN GUARDRAIL
174B	598,435.249	1,348,615.2492	508.469	SE OF INTERSECTION OF RTE. 99 AND WETHERBURN ROAD, 14.8' WEST OF FENCE POST, 35' NE OF MANHOLE



NOTE: ALL SURROUNDING PROPERTY IS ZONED PGCC UNLESS OTHERWISE NOTED IN THE PLAN VIEW



SHEET INDEX	
SHEET	TITLE
1	TITLE SHEET
2	SITE DEVELOPMENT AND GRADING PLAN
3	LANDSCAPE PLAN
4	SEDIMENT & EROSION CONTROL PLAN
5	SEDIMENT & EROSION CONTROL NOTES
6	SEDIMENT & EROSION CONTROL DETAILS

ADDRESS CHART	
LOT	STREET ADDRESS
57	VARDON LANE
58	VARDON LANE
59	VARDON LANE
60	VARDON LANE
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SITE ANALYSIS DATA CHART

- A.) TOTAL PROJECT AREA: 3.26 acres
- B.) AREA OF PLAN SUBMISSION: 3.26 acres
- C.) LIMIT OF DISTURBED AREA: 4.74 acres
- D.) PRESENT ZONING: PGCC (RESIDENTIAL SUBDISTRICT)
- E.) PROPOSED USE OF SITE: RESIDENTIAL (SINGLE FAMILY ATTACHED)
- F.) FLOOR SPACE ON EACH LEVEL OF BLDG PER USE: N/A
- G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S): 33
- H.) TOTAL NUMBER OF UNITS PROPOSED: 33
- I.) MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE: N/A
- J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS AND/OR FDP CRITERIA: 83 (33 UNITS x 2.5)
- K.) NUMBER OF PARKING SPACES PROVIDED ONSITE (INCLUDES HANDICAPPED SPACES): PROVIDED UNDER F-10-084
- L.) OPEN SPACE ON-SITE: N/A
- M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED: N/A
- N.) BUILDING COVERAGE OF SITE: 1.70 AC. } BASED ON GENERIC BOX
- PERCENTAGE OF GROSS AREA: 52.2%
- O.) APPLICABLE DPZ FILE REFERENCES: F-07-158, F-10-084

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
COUNTY HEALTH OFFICER _____ DATE _____
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____
CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____
DIRECTOR _____ DATE _____

BULK REGULATIONS:
(per 2nd AMENDMENT TO THE TURF VALLEY, RESIDENTIAL SUBDISTRICT, FDP RECORDED AS PLAT NO. 20286-87)

PERMITTED USES: ALL USES AS PER ABOVE MENTIONED FDP
PROPOSED USE: SINGLE FAMILY ATTACHED (SFA)
PERMITTED HEIGHT: SINGLE FAMILY ATTACHED - 34 FEET
OTHER - 34 FEET
ACCESSORY STRUCTURES - 15 FEET

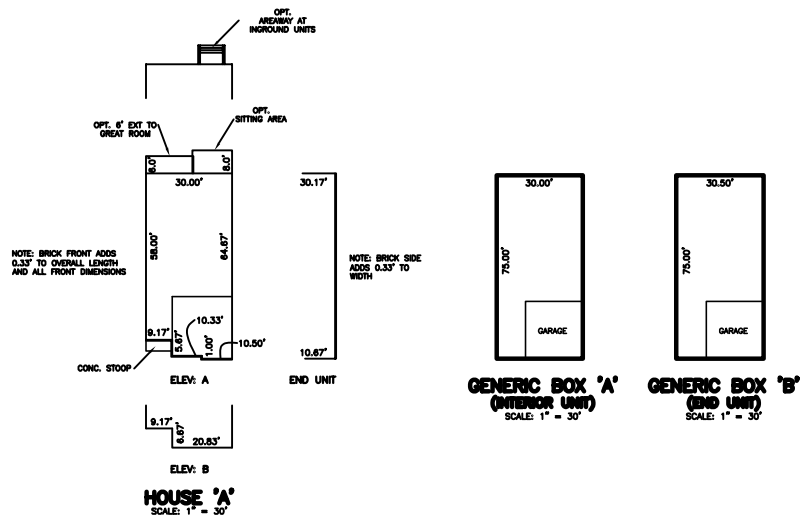
LOT COVERAGE: 60%
MAXIMUM UNITS PER STRUCTURE (SFA): 8 UNITS
MAXIMUM BUILDING LENGTH (SFA): 120 FEET
MINIMUM LOT SIZE REQUIREMENTS (SFA): NONE
MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE (SFA): NONE

PERMITTED SETBACKS:

FROM ARTERIAL ROADS:	RESIDENTIAL STRUCTURES: 50 FEET
	ACCESSORY USES: 30 FEET
FROM COLLECTOR ROADS AND LOCAL STREETS:	RESIDENTIAL STRUCTURES: 20 FEET
	ACCESSORY USES: 10 FEET
FROM NON-PGCC ADJACENT RESIDENTIAL DISTRICTS:	RESIDENTIAL STRUCTURES: 30 FEET
	ACCESSORY USES: 10 FEET
FROM NON-PGCC ADJACENT NON-RESIDENTIAL DISTRICTS:	RESIDENTIAL STRUCTURES: 20 FEET
	ACCESSORY USES: 10 FEET

MINIMUM DISTANCE BETWEEN ATTACHED DWELLING UNITS

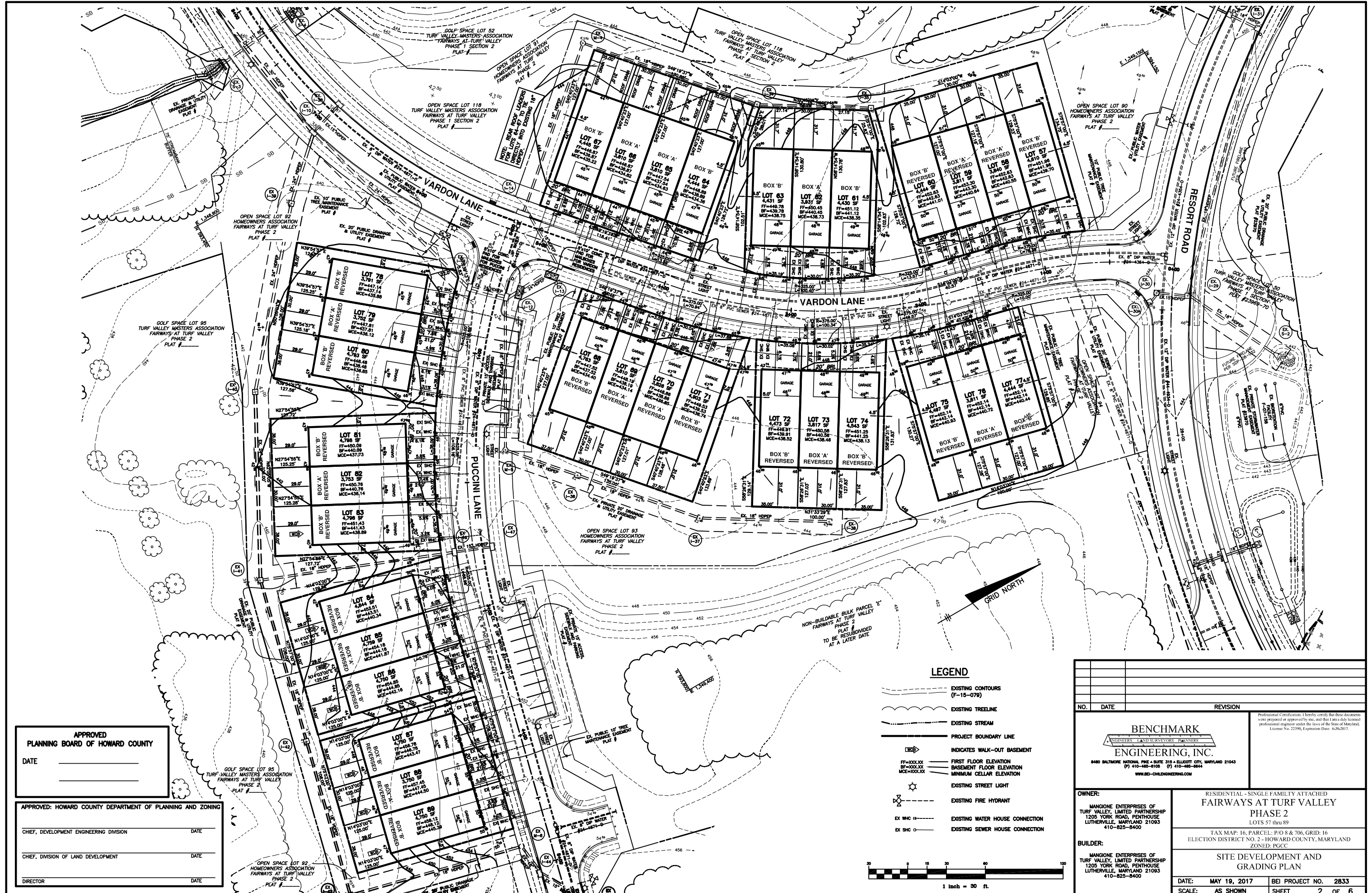
FACE TO FACE	30 FEET
FACE TO SIDE/REAR TO SIDE	30 FEET
SIDE TO SIDE	15 FEET
REAR TO REAR	60 FEET
REAR TO FACE	100 FEET



PERMIT INFORMATION CHART

SUBDIVISION NAME: FAIRWAYS AT TURF VALLEY		SECTION/AREA: 2.	LOT/PARCEL # 706 AND p/o 8
PLAT No.	GRID No.	ZONE	TAX MAP NO.
.	16	PGCC	16
			ELECTION DISTRICT
			2
			CENSUS TRACT
			602201

<p>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. 22799, Expiration Date: 6/30/2017.</p>	
<p>BENCHMARK ENGINEERING, INC. 8400 BALTIMORE NATIONAL PIKE SUITE 315 B ELLETT CITY, MARYLAND 21043 (7) 410-465-6158 (7) 410-465-6844 WWW.BE-ENGINEERING.COM</p>	
<p>OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>	<p>RESIDENTIAL - SINGLE FAMILY ATTACHED FAIRWAYS AT TURF VALLEY PHASE 2 LOTS 57 thru 89</p> <p>TAX MAP: 16, PARCEL: P/O 8 & 706, GRID: 16 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND ZONED: PGCC</p>
<p>BUILDER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>	<p>SITE DEVELOPMENT PLAN COVER SHEET</p> <p>DATE: MAY 19, 2017 SCALE: AS SHOWN</p> <p>BEI PROJECT NO. 2833 SHEET 1 OF 6</p>



APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE _____

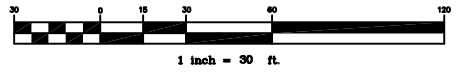
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____

DIRECTOR _____ DATE _____

- LEGEND**
- EXISTING CONTOURS (F-15-079)
 - EXISTING TREELINE
 - EXISTING STREAM
 - PROJECT BOUNDARY LINE
 - INDICATES WALK-OUT BASEMENT
 - FIRST FLOOR ELEVATION
 - BASEMENT FLOOR ELEVATION
 - MINIMUM CELLAR ELEVATION
 - ☼ EXISTING STREET LIGHT
 - ⊗ EXISTING FIRE HYDRANT
 - EX WWC --- EXISTING WATER HOUSE CONNECTION
 - EX SMC --- EXISTING SEWER HOUSE CONNECTION



NO. DATE REVISION	
BENCHMARK ENGINEERS, LAND SURVEYORS, PLANNERS 8400 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLETT CITY, MARYLAND 21043 (7) 410-465-8109 (7) 410-465-8444 WWW.BE-CHALLENGER.COM	
OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400	RESIDENTIAL - SINGLE FAMILY ATTACHED FAIRWAYS AT TURF VALLEY PHASE 2 LOTS 57 thru 89 TAX MAP: 16, PARCEL: P/O 8 & 706, GRID: 16 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND ZONED: PGCC
BUILDER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400	SITE DEVELOPMENT AND GRADING PLAN DATE: MAY 19, 2017 BEI PROJECT NO. 2833 SCALE: AS SHOWN SHEET 2 OF 6

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. 22790, Expiration Date: 6/30/2017.