

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

v oree, rectay

FAX 410-313-3467

Valdis Lazdins, Director

TECHNICAL STAFF REPORT Planning Board Meeting of September 7, 2017

Case No./Petitioner: SDP-17-058/Mangione Enterprises of Turf Valley, LP

Project Name: Fairways at Turf Valley, Phase Three

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

Request: Site development plan approval to construct 64 single-family attached (SFA) dwellings and

one single-family detached dwelling and associated improvements, in accordance with

Subsection 126.0.H.1 of the Howard County Zoning Regulations.

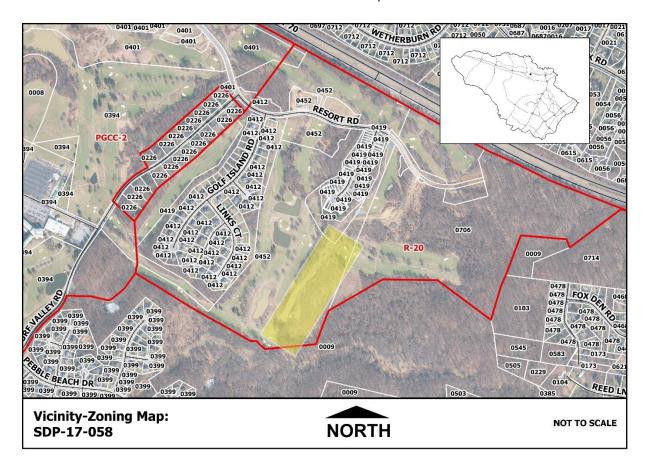
Recommendation: Approval, subject to complying with remaining agency comments and any conditions by the

Planning Board.

Location: The site is located at the south end of Vardon Lane, approximately 2,000 feet south of the

Vardon Lane 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 are the golf course and open space lots and to the east is parcel 706, owned by the petitioner, and David Force Park. To the south is additional land of David Force Park. Parcel 8, owned by the petitioner, and additional golf course is to the west of the subdivision.

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General Comments:

- **A. Existing Conditions**: The site is currently unimproved; however, it has been mass-graded in accordance with Final Plan F-10-086. Roads serving the subdivision, Vardon Lane and Verdi Court, are in various stages of construction, but construction access to the SFA and SFD lots readily available. There are no existing structures onsite.
- **B. Site Improvements**: The plan proposes 64 SFA units, 1 SFD unit, 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-10-086. Stormwater will be treated by dry swales, sheet flow to buffer credit and a regional facility. 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 'F', 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 and single-family detached 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 and Turf Valley Vistas 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-10-086.

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

SRC Action: The Division of Land Development (DLD), by letter dated August 3, 2017, notified the petitioner that Site Development Plan SDP-17-058 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-17-058, subject to remaining agency comments and any conditions by the Planning Board.

Valdis Lazdins, Direc

8/14/17

Date

Department of Planning and Zoning



GENERAL NOTES

- 1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAVERS HAVE BEEN APPROVED.
- 2.) THE SUBJECT PROPERTY IS ZONED PGCC PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- 3.) BOUNDARY IS BASED ON RECORD PLAT NO. _____
- 4.) The existing topography shown on these lots is based on mass grading as shown on approved F-10-086 road construction plans.
- 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 16HB AND 17AB WERFE HISTO FOR THIS PROLECT.
- 6.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-4672-D.
- 7.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4672-D.
- 8.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE DRAINAGE AREA IS THE LITTLE
- 9.) EXISTING UTILITIES SHOWN ARE BASED ON CONTRACT DRAWINGS, AERIAL, AND SOME FIELD SURVEYED LOCATIONS
- 0.) There are no wetlands, streams, or their required buffers, 100—year floodplain or 25% or Réater steep slopes that are at least 20,000 s.f. of contiguous area located on these lots.
- 11.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THESE LOTS.
- 12.) STORMMATER MANAGEMENT FOR THESE LOTS WAS PREVIOUSLY PROVIDED UNDER F-10-086. THE REARS OF LOTS 21-24 ARE TREATED BY DRY SWALE \$4. THE REARS OF LOTS 22-24 ARE TREATED BY DRY SWALE \$5. THE REARS OF LOTS 103-105 AND THEATED BY DRY SWALE \$2. THE FRONTS OF LOTS 103-105 AND ALL OF LOTS 107-108 ARE TREATED IN DRY SWALE \$1. LOT 106 IS TREATED BY A SHEET-FLOW TO BUFFER CREDIT WITH THE UTILIZATION OF A LEVEL SPREADER ALL OTHER AREAS ARE TREATED VIA THE REGIONAL SWM POND CONSTRUCTED UNDER SDP-98-121. THIS PROJECT IS NOT SUBJECT TO ESO TO THE MED.
- 13.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWINGMINIMUM REQUIREMENTS:
- A) WIDTH 12' (16' SERVING MORE THAN ONE RESIDENCE).
- N MIDIT 12 (10 SERVING MICH ITMO VIA: CALIBLADO).

 S SURFACE 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-½" MIN.).

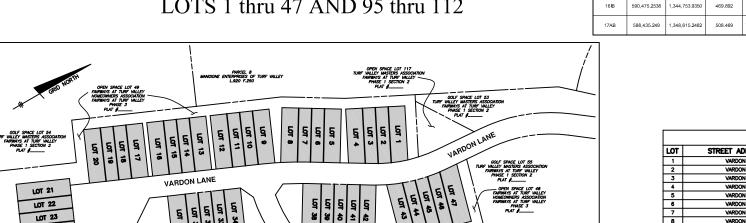
 C) GEOMETRY MAIL 15% GRADE MAIL. 10% GRADE CHANGE & MIN. 45" TURNING RADIUS.

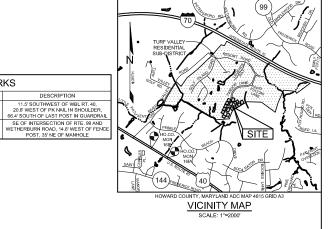
 D) STRUCTURES(CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROST IONS (1425 LOAD)

 E) DRAININGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
- G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- 14.) FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03.
- 15.) STREET TREE LANDSCAPING WAS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL UNDER F-10-088. FINANCIAL SURETY WAS POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT. THE STREET TREE ARE TO BE PLANTED UNDER THIS SOP.
- INTERNAL LANDSCAPING FOR THESE SINGLE FAMILY ATTACHED LOTS AND PERMETER LANDSCAPING (SIDE YARDS TO ROADS) IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANIAL AND SHOWN ON THE CERTIFIED LANDSCAPE PLAN WITHIN THIS SITE DEVELOPMENT PLAN SET. PRIVACIAL SUPERLY SHALL BE POSTED AS PART OF THE GRANGING PERMIT.
- 16.) THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION FOR THESE LOTS WAS PROVIDED UNDER F=10-084.
- 17.) 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 PROMISIONS, THEREOF, EFFECTIVE ON MINICH DATE DEVELOPER AGREEMENT #F10086/24—4672—0 NAS FILED AND ACCEPTED.
- 18.) 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 FOP, SECOND AMENDMENT: PER SECTION 126(H)(1) OF THE ZONING REGULATIONS, PLANNING BOARD APPROVAL OF THIS STEE DEVELOPMENT PLAN IS REQUIRED.
- 19.) PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 THE HOWARD COUNTY CODE.
- 20.) ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDER'S EXPENSE.
- 21.) IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCOWIES AND CHAMMENS MAY ENCROACH 4 FEET INTO ANY SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS PROVIDED THE FEATURE HAS A MAXIMUM WINDTO 16 FEET. EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL (EXCLUDING THOSE ATTACHED TO A PORCH OR DECK) MAY ENCROACH 10 FEET INTO A FROM T SETBACK OR A SETBACK FROM A PRODECT BOUNDARY, 16 FEET INTO A REAR SETBACK, 4 FEET INTO A SIDE SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS. OPEN CREMICAGE PORCHES ON DECKS AND THE STAIRWAYS OR RAMPS ATTACHED THERETO MAY ENCROACH 10 FEET INTO A FROM TO RECKS THE STAIRWAYS OR RAMPS ATTACHED THERETO MAY ENCROACH 10 FEET INTO A FROM TO REAR SETBACK, SETBACK FROM A PROJECT BOUNDARY OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
- 22.) 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.
- 23.) 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 3 LOTS 1 thru 47 AND 95 thru 112





		AΓ	DDRESS CHART		
LOT	STREET ADDRESS	LOT	STREET ADDRESS	LOT	STREET ADDRESS
1	VARDON LANE	25	VARDON LANE	95	VERDI COURT
2	VARDON LANE	26	VARDON LANE	96	VERDI COURT
3	VARDON LANE	27	VARDON LANE	97	VERDI COURT
4	VARDON LANE	28	VARDON LANE	98	VERDI COURT
5	VARDON LANE	29	VARDON LANE	99	VERDI COURT
6	VARDON LANE	30	VARDON LANE	100	VERDI COURT
7	VARDON LANE	31	VARDON LANE	101	VERDI COURT
8	VARDON LANE	32	VARDON LANE	102	VERDI COURT
9	VARDON LANE	33	VARDON LANE	103	VERDI COURT
10	VARDON LANE	34	VARDON LANE	104	VERDI COURT
11	VARDON LANE	35	VERDI COURT	105	VERDI COURT
12	VARDON LANE	36	VERDI COURT	106	VERDI COURT
13	VARDON LANE	37	VERDI COURT	107	VERDI COURT
14	VARDON LANE	38	VARDON LANE	108	VERDI COURT
15	VARDON LANE	39	VARDON LANE	109	VERDI COURT
16	VARDON LANE	40	VARDON LANE	110	VERDI COURT
17	VARDON LANE	41	VARDON LANE	111	VERDI COURT
18	VARDON LANE	42	VARDON LANE	112	VERDI COURT
19	VARDON LANE	43	VARDON LANE		
20	VARDON LANE	44	VARDON LANE		
21	VARDON LANE	45	VARDON LANE		
22	VARDON LANE	46	VARDON LANE		•
23	VARDON LANE	47	VARDON LANE		
24	VARDON LANE				

BENCHMARKS

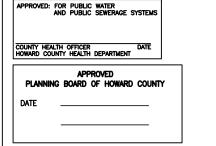
NORTHING EASTING ELEVATION

SITE ANALYSIS DATA CHART

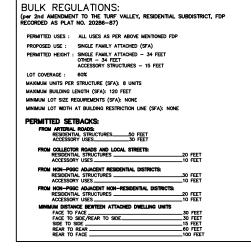
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A.) TOTAL PROJECT A	REA (FAIRWAYS AT TURF VALLEY, PH	ASE 3) 13.64	acres	
B.) AREA OF PLAN SU	BMISSION (BUILDABLE LOTS ONLY	6.94	acres	
C.) LIMIT OF DISTURBE	D AREA	10.28	acres	
D.) PRESENT ZONING:		PGCC	(RESIDENTIAL	SUBC

- E.) PROPOSED USE OF SITE: RESIDENTIAL SINGLE FAMILY ATTACHED AND DETACHED F.) FLOOR SPACE ON EACH LEVEL OF BLDG PER USE N/A
- G.) TOTAL NUMBER OF UNITS ALLOWED
 AS SHOWN ON FINAL PLAT(S)________6
- H.) TOTAL NUMBER OF UNITS PROPOSED_______ 65
 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 163 (65 UNITS x 2.5)
 K.) NUMBER OF PARKING SPACES PROVIDED ONSITE
 (INCLUDES HANDLOSPED SPACES)
 PROVIDED UNDER F-10-08
- L) OPEN SPACE ON-SITE _______N/A

- 0.) APPLICABLE DPZ FILE REFERENCES: ______ F-07-158, F-10-084, F-10-086



APPROVED: HOWARD COUNTY DEPARTM	ENT OF PLANNING AND ZON
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE



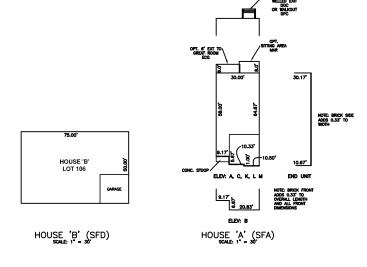
LOT 24

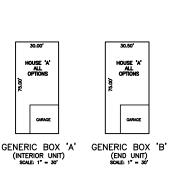
LEGEND

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

PROJECT BOUNDARY LINE

PARCEL 9
DAVID FORCE PARK
HOWARD COUNTY PARKS
& RECREATION
L.477 F.739 L.1522 F.33
ZONED: R-20





SHEET

2-3 4-5

6-7

8

PERMIT INFORMATION CHART					
			SECTION/AREA: LOT/PARCEL #		/PARCEL #
FAIRWAYS A	AYS AT TURF VALLEY F			PHASE 3 706 AND p/o 8	
PLAT No.	GRID No.	ZONE	TAX MAP NO	ELECTION DISTRICT	CENSUS TRACT
	16	PGCC	16	2	602201

SHEET INDEX

TITLE

TITLE SHEET

SITE DEVELOPMENT AND GRADING PLAN

LANDSCAPE PLAN

SEDIMENT & EROSION CONTROL PLAN

SEDIMENT & FROSION CONTROL NOTES

SEDIMENT & FROSION CONTROL DETAILS



MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVALLE, MARYLAND 21093 410-825-8400

FAIRWAYS AT TURF VALLE
PHASE 3
LOTS 1 thru 47 AND 95 thru 112
TAX MAP: 16, PARCEL: P/O 8 & 706, GRID: 16

ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND
ZONED: PGCC
SITE DEVELOPMENT PLAN
COVER SHEET

DATE: JUNE 8, 2017 BEI PROJECT NO. 2838

SCALE: AS SHOWN SHEET 1 OF 9

SDP-17-058

