



TECHNICAL STAFF REPORT  
Planning Board Meeting of September 7, 2017

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

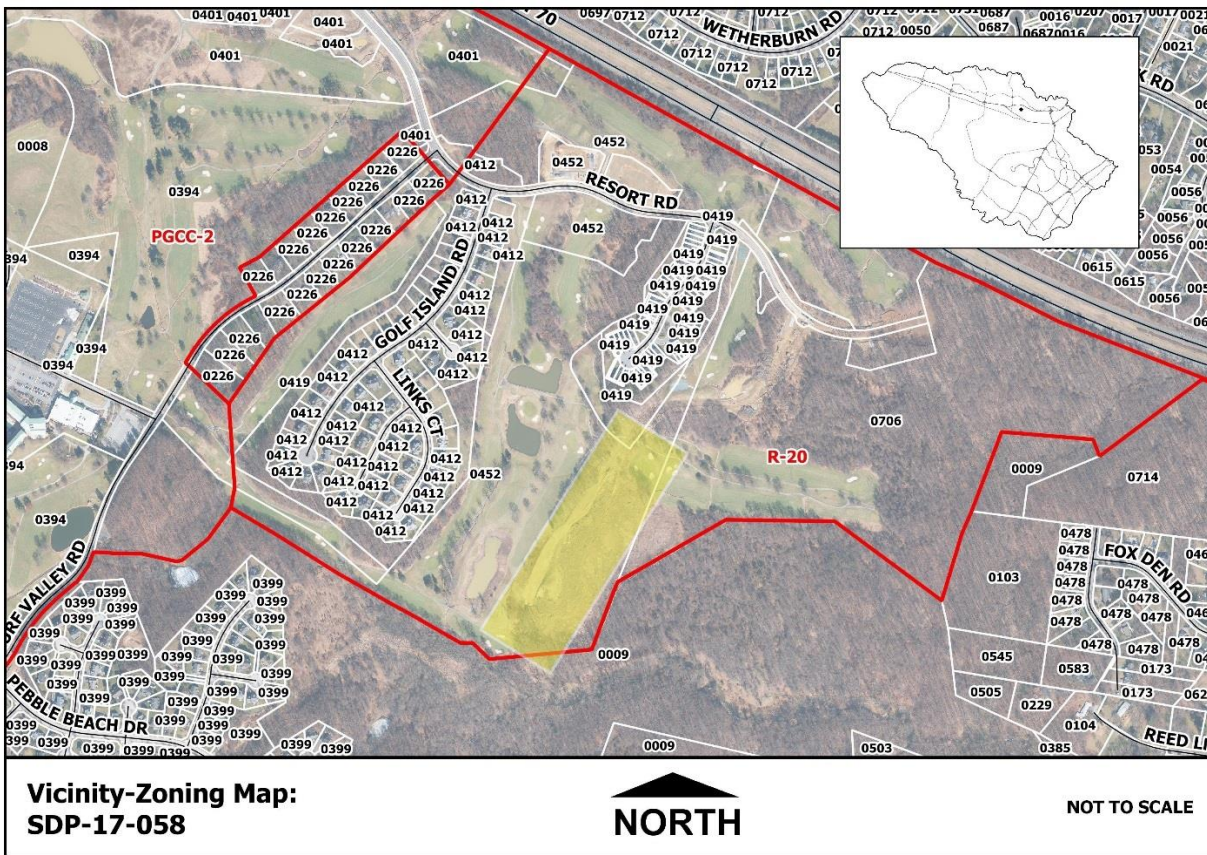
Project Name: Fairways at Turf Valley, Phase Three

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.

**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.

**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, Director  
Department of Planning and Zoning

8/14/17  
Date





# FAIRWAYS AT TURF VALLEY PHASE 3

EXHIBIT FOR PLANNING BOARD  
SEPT. 7, 2017







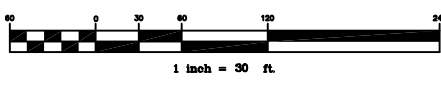
NO.	DATE	REVISION

<b>BENCHMARK</b> ENGINEERS, LAND SURVEYORS, PLANNERS 8480 BALTIMORE NATIONAL PIKE # SUITE 318 • ELLETTT CITY, MARYLAND 21043 (7) 410-485-8100 (F) 410-485-8844 WWW.BE-CHILDRENDENING.COM		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. 22590, Expiration Date: 6-30-2017.
<b>OWNER:</b> MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400	<b>RESIDENTIAL - SINGLE FAMILY ATTACHED</b> <b>FAIRWAYS AT TURF VALLEY</b> <b>PHASE 3</b> 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	
<b>BUILDER:</b> MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400	<b>SITE DEVELOPMENT AND GRADING PLAN</b>	
<b>DATE:</b> JUNE 8, 2017 <b>SCALE:</b> AS SHOWN	<b>BEI PROJECT NO. 2838</b>	<b>SHEET 2 OF 9</b>

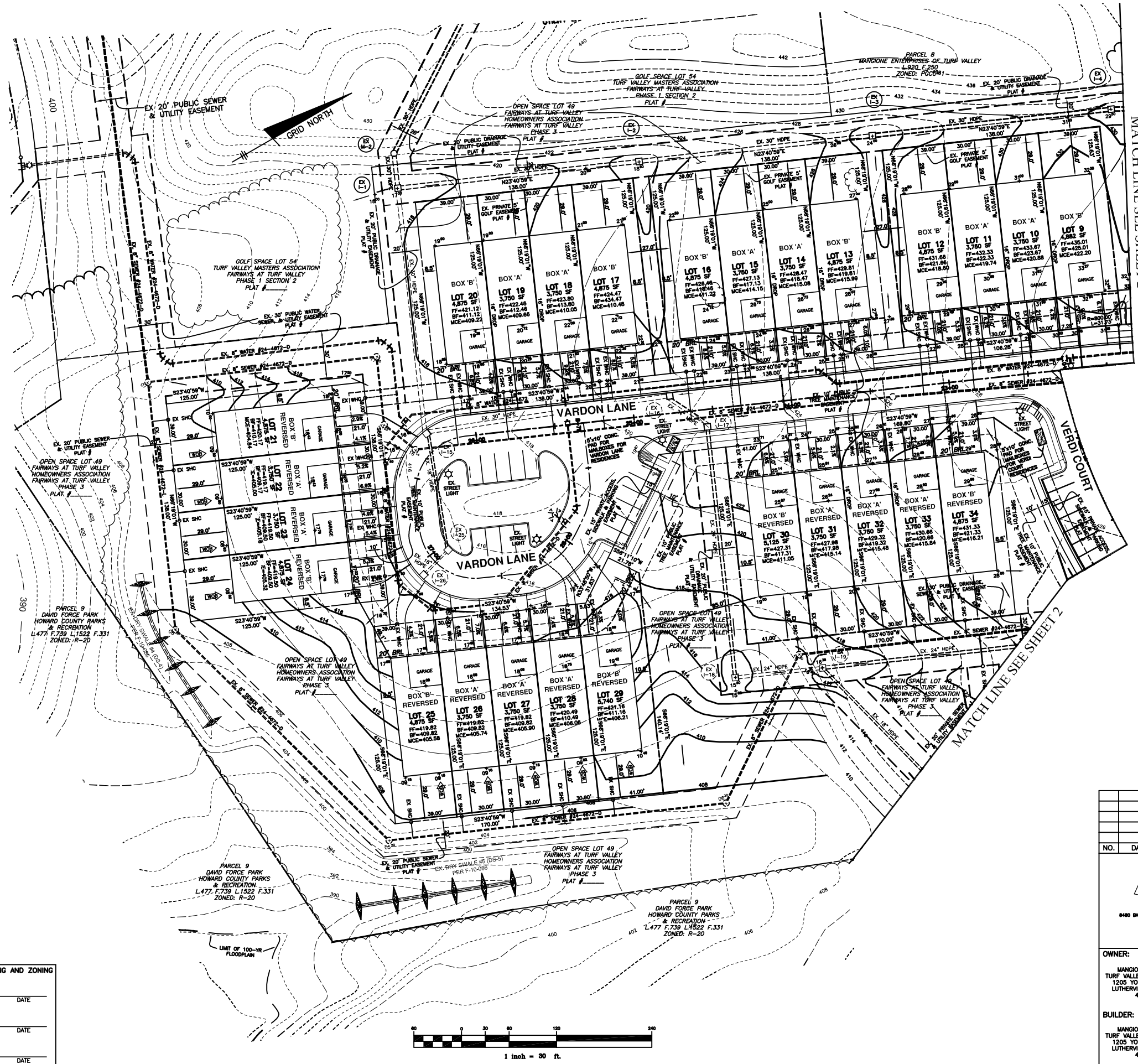
**LEGEND**

- - - - - EXISTING CONTOURS
- - - - - EXISTING TREELINE
- - - - - EXISTING STREAM
- - - - - PROJECT BOUNDARY LINE
- - - - - BUILDING RESTRICTION LINE
- ▭ INDICATES WALK-OUT BASEMENT
- FF=XXX.XX FIRST FLOOR ELEVATION
- BF=XXX.XX BASEMENT FLOOR ELEVATION
- MCE=XXX.XX MINIMUM CELLAR ELEVATION
- ☼ EXISTING STREET LIGHT
- ⊕ EXISTING FIRE HYDRANT
- EX WHC ( ) EXISTING WATER HOUSE CONNECTION
- EX SHC ( ) EXISTING SEWER HOUSE CONNECTION



**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 \_\_\_\_\_



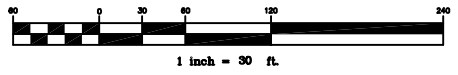
**LEGEND**

- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING STREAM
- PROJECT BOUNDARY LINE
- BUILDING RESTRICTION LINE
- INDICATES WALK-OUT BASEMENT
- FIRST FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- MINIMUM CELLAR ELEVATION
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER HOUSE CONNECTION
- EXISTING SEWER HOUSE CONNECTION

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 _____



NO.	DATE	REVISION	
 <b>BENCHMARK ENGINEERING, INC.</b> <small>8400 BALTIMORE NATIONAL PIKE A SUITE 315 A ELLETT CITY, MARYLAND 21043          (7) 410-465-6109 (7) 410-465-6844          WWW.BE-CHILDENGINEERING.COM</small>			<small>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. 22396, Expiration Date: 6/30/2017.</small>
OWNER:		RESIDENTIAL - SINGLE FAMILY ATTACHED	
MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		<b>FAIRWAYS AT TURF VALLEY PHASE 3</b> <small>LOTS 1 thru 47 AND 95 thru 112</small>	
BUILDER:		TAX MAP: 16, PARCEL: P/O 8 & 706, GRID: 16 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND ZONED: PGCC	
MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		<b>SITE DEVELOPMENT AND GRADING PLAN</b>	
DATE: JUNE 8, 2017		BEI PROJECT NO. 2838	
SCALE: AS SHOWN		SHEET 3 OF 9	