TECHNICAL STAFF REPORT
Planning Board Meeting of March 30, 2017

File No./Petitioner: SDP-17-025, Village of King’s Contrivance, Section 3, Area 2- Open Space Lot 152
The Columbia Association, Petitioner

DPZ Planner: Eric Buschman, 410-313-0729, ebuschman@howardcountymd.gov

Request: To approve Site Development Plan (SDP-17-025) to grade and stockpile approximately 34,949 cubic yards of dredged lake sediment on Open Space Lot 152.

Location: The property (Tax Map 42, Grid 21, Parcel 442, Lot 152, Sixth Election District) is accessed via Murray Hill Road.

Recommendation: Approval, subject to complying with remaining technical comments from the Subdivision Review Committee (SRC).
**Vicinal Properties:**

**North** – Columbia Commons apartment complex and a townhome community along Rain Flower Way

**East** – Vollmerhausen Road, with the Huntington Pool located on the north and forested open space on the south

**South** – The Middle Patuxent River runs along the southern boundary

**West** – A BGE overhead transmission line right-of-way

**Site History:**

**FDP-169 Part II:** Recorded April 21, 1980, as Plat Book 3054-A, Folio 250, which designated Lot 152 as “credited open space” and established permitted uses and required setbacks.

**P-80-003:** Preliminary Plan for the lot and road layout of the Village of King’s Contrivance - Section 3 Area 2; approved by the Planning Director December 19, 1979.

**F-80-087:** Recorded February 23, 1981, as Plat Nos. 4807-4816; a subdivision that created Open Space Lot 152.

**SDP-92-031:** Site Development Plan to construct a pathway, as shown on the Village of King’s Contrivance Huntington Neighborhood Open Space Master Plan, which received signature approval October 14, 1992.

**SDP-93-123:** Site Development Plan to construct a playground on Lot 152, in the rear of the Columbia Commons apartment complex, which received signature approval November 19, 1993.

**ECP-17-011:** Environmental Concept Plan, which proposed a sediment stockpile on Lot 152, and received signature approval November 14, 2016.

**WP-16-074:** Petition seeking alternative compliance for Section 16.155(a)(1)(i) of the Subdivision Regulations to submit a grading plan, in lieu of a Site Development Plan, to grade and stockpile sediment on Open Space Lot 152, which was denied March 7, 2016.

**FDP-169-A-II Part II:** Amendment to FDP-169-A-II Part II to include grading and sediment/soil placement within a designated area on Open Space Lot 152 in the list of permitted uses.

**Analysis:**

**Site Improvements** - While no structures are proposed, a 12’ wide temporary mulch access road, with a concrete driveway apron and access gate, will be constructed along Murray Hill Road. In Phase 1 the site will be graded and approximately 16,250 cubic yards of soil will be stockpiled and sediment control devices constructed. In Phase 2 approximately 34,949 cubic yards of dredged lake sediment will be dried and stockpiled and then both areas will be landscaped. The entire stockpile area will be reforested once it reaches full capacity and the project is complete.

**Stormwater Management (SWM)** - During construction temporary stormwater management will be addressed by oversizing sediment traps, as directed by the Howard Soil Conservation District. Disturbed areas will be re-planted once the project is done.

**Environmental Considerations** - While the property contains a 100-year floodplain, wetlands, streams, and steep slopes neither they nor their associated buffers will be disturbed.
Landscaping/Reforestation - The existing and proposed stockpiles will be re-forested using a variety of native canopy, evergreen, and understory trees. In Phase 1 the existing stockpile and sediment traps will be replanted, while in Phase 2 the larger stockpile will be replanted once the capacity of the fill site has been reached.

Development Criteria - The Site Development Plan complies with Final Development Plan FDP-169-A-III Part II, as follows:

- **Setbacks:** Since structures are not proposed, setback requirements do not apply.
- **Land Use:** Grading and sediment stockpiling are permitted within Lot 152, as designated on Sheet 7 of the FDP, and all proposed activities are contained within those limits.
- **Height Limitations:** Since structures are not proposed, height requirements do not apply.
- **Parking:** Parking is not proposed, nor do parking requirements apply. However, a contractor staging and stockpile area is identified on the SDP, along the proposed access drive.

SRC Action: The Subdivision Review Committee (SRC) determined that the Site Development Plan can be approved, subject to addressing minor drafting errors. These may be corrected prior to DPZ signature approval.

Recommendation: The Department of Planning and Zoning recommends approving Site Development Plan (SDP-17-025), subject to complying with SRC agency comments.

This file 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.
SITE DEVELOPMENT PLAN
VILLAGE OF KINGS CONTRIVANCE SECTION 3 AREA 2,
OPEN SPACE LOT #152
LAKE SEDIMENT PLACEMENT SITE
TAX MAP NO. 42 GRID NO. 21 PARCEL NO. 442 LOT NO. 152

6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

GENERAL NOTES
1. Prior to commencing work, review the Land Development Code and Zoning Regulations of Howard County and this Site Development Plan. Pay special attention to the following:
2. Water Quality
3. Sediment Control
4. Stormwater Management
5. Underground Utilities
6. Construction

SITE DESCRIPTION
This project is located in Village of Kings Contrivance Section 3, Area 2, Open Space Lot #152, Howard County, Maryland. The site is a lake sediment placement site.

SEQUENCE OF CONSTRUCTION
1. WLH Site Development Plan
2. WLH Site Development Plan
3. WLH Site Development Plan

OWNER/PREPARED FOR:
Columbia Association

APPROVED:
Planning Board of Howard County

APPROVED:
Department of Planning and Zoning

VILLAGE OF KINGS CONTRIVANCE SECTION 3 CERTIFICATE LOT SITE
LAKE SEDIMENT PLACEMENT SITE - COLUMBIA ASSOCIATION
COVER SHEET

SDP-17-025
SDP-17-025
VILLAGE OF KINGS CONTRIVANCE SECTION 3 AREA 2, OPEN SPACE LOT #152
LAKE SEDIMENT PLACEMENT SITE - COLUMBIA ASSOCIATION
EROSION AND SEDIMENT CONTROL PLAN - PHASE I

APPROVED: DEPARTMENT OF PLANNING AND ZONING
APPROVED: PLANNING BOARD OF HOWARD COUNTY
APPROVED: DEVELOPER'S CERTIFICATE
APPROVED: OWNER/PREPARED FOR: COLUMBIA ASSOCIATION

VILLAGE OF HOWARD COUNTY ENGINEERING SERVICES AREA 1 - OPEN SPACE LOT #152 - LAND SEGMENT PLACEMENT SITE - COLUMBIA ASSOCIATION - EROSION AND SEDIMENT CONTROL PLAN - PHASE I