



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Meeting on November 21, 2019

Case No./Petitioner: Amended Final Development Plan 51-A, Howard Research and Development Corporation, Petitioner

Owner: Howard County Public School System, Owner

Project Name: Village of Oakland Mills, Section 4, Area 1, Open Space Lot 216 (Talbot Springs Elementary School)

Planner: Brenda Luber, Planner, Division of Land Development:
(410) 313-4343; BLuber@howardcountymd.gov

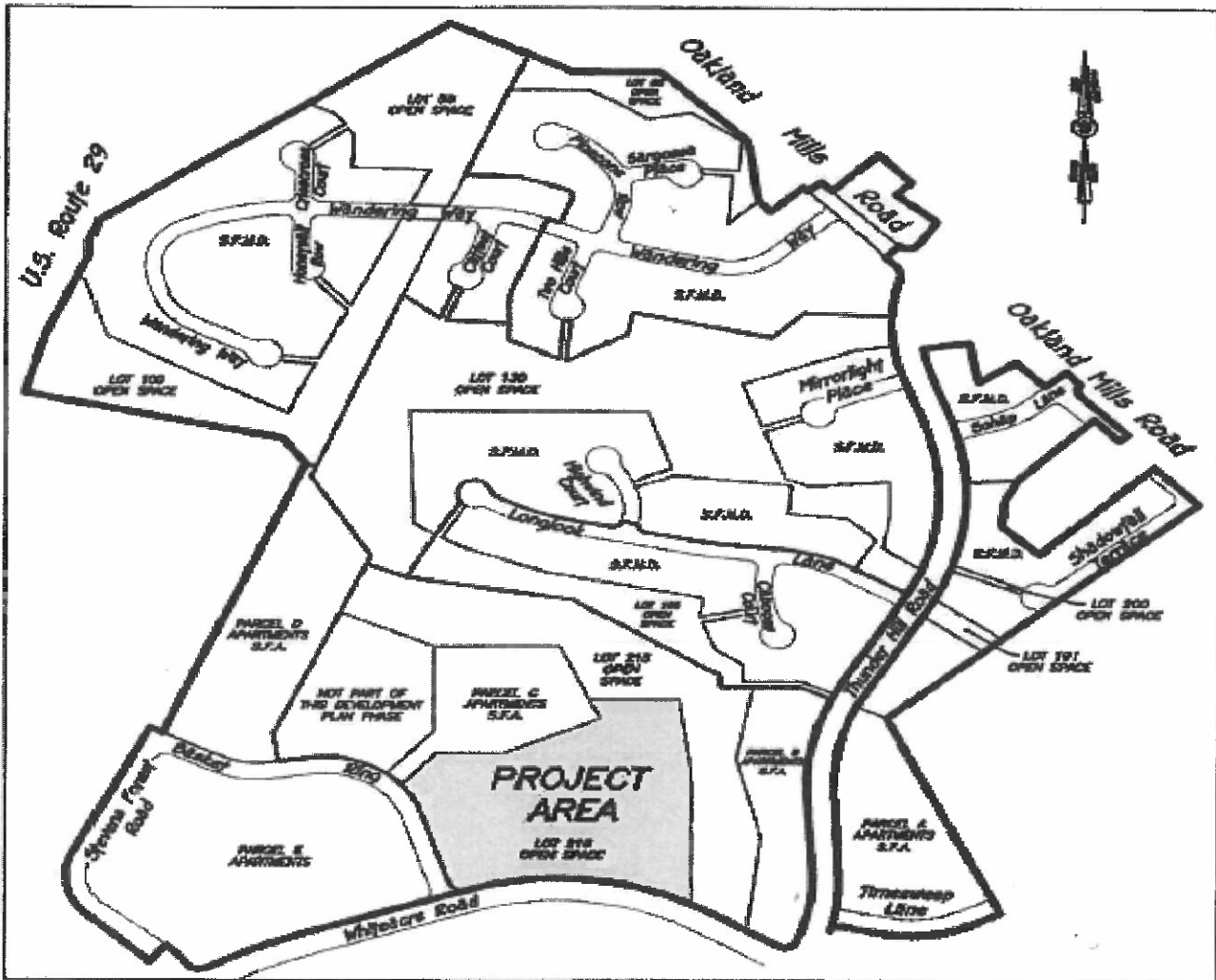
Request:

Planning Board approval of Final Development Plan (FDP) 51-A, which is an amendment to the previously approved and recorded Final Development Plan. The purpose of this amendment is to revise the credit and non-credited open space land use acreages by converting 0.5 acres of credited open space to non-credited open space for proposed site improvements at Talbot Springs Elementary School. The Planning Board will consider this FDP amendment at a public meeting in accordance with Section 125.0.D.2. of the Zoning Regulations.

The subject site is identified as "Village of Oakland Mills, Section 4, Area 1" on Tax Map 36, Grid 3, Parcel 283, Open Space Lot 216. It is located on the north side of Basket Ring Road, just west of Thunder Hill Road. The site is located at 9550 Basket Ring Road, 6th Election District, Howard County, Maryland and zoned New Town (NT).

DPZ Recommendation: Approval, subject to complying with any comments from the Planning Board.

Vicinal Properties: South is a residential subdivision.
West is a residential subdivision.
East is open space
North is a residential subdivision.



Site History:

FDP-51: A final development plan for the Village of Oakland Mills, Section 4, Area 1, 10 acres to establish a school site; 57.345 acres for single-family medium density uses; 11.945 acres for Apartment uses; recorded July 17, 1969, Plat Book 16, Folio 126.

SDP-72-156: a site development plan for Talbott Springs Elementary School; approved on September 18, 1972.

SDP-00-011, a site development plan for Talbott Springs Elementary School for building additions approved on October 7, 1999.

Site Analysis:

Open Space Lot 216 contains Talbott Springs Elementary School, portable classrooms, athletic fields, surface parking and stormwater management facilities.

The proposed amendment converts 0.50 acres of credited open space to non-credited to accommodate the parking lot, and travel lanes required for the proposed new school.

Howard County Zoning Regulations (HCZR) Section 125.0 NT (New Tow) District requires that thirty-six percent (36%) of the total area of the NT District be designated ("credited") as open space, or 5,123.8695 acres. Section 125.0.A.8.e.1, further states that parking lots, streets, and rights-of-way cannot be used to meet the 36% open space requirement. As indicated in the following charts, a .50-acre reduction in credited open space results in 5,169.186 acres of total open space, or approximately 45 acres of excess credited open space.

The open space land use tabulation chart on FDP-51-A shall change as follows:

Land Use Designations	Present FDP-51	Amended FDP-51-A	Acreage Change
Open Space Credited	49.895 acres	49.395 acres	-0.5
Open Space Non-Credited	1.475 acres	1.975 acres	+0.5
TOTAL	51.370 acres	51.370 acres	No change

The open space land use for the New Town Zoning District shall change as follows:

Land Use Designations	Present Acreage	Amended Acreage	Acreage Change
Open Space Credited	5,169.686 acres	5,169.186 acres	-0.5
Open Space Non-Credited	243.947 acres	244.447 acres	+0.5
TOTAL	5,413.633 acres	5,413.633 acres	No change

SRC Action:

On October 10, 2019, the Department of Planning and Zoning determined that this FDP amendment is technically complete and no outstanding comments were received from SRC reviewing agencies.



 Amy Gowan, Acting Director
 Department of Planning and Zoning

11-5-19

 Date

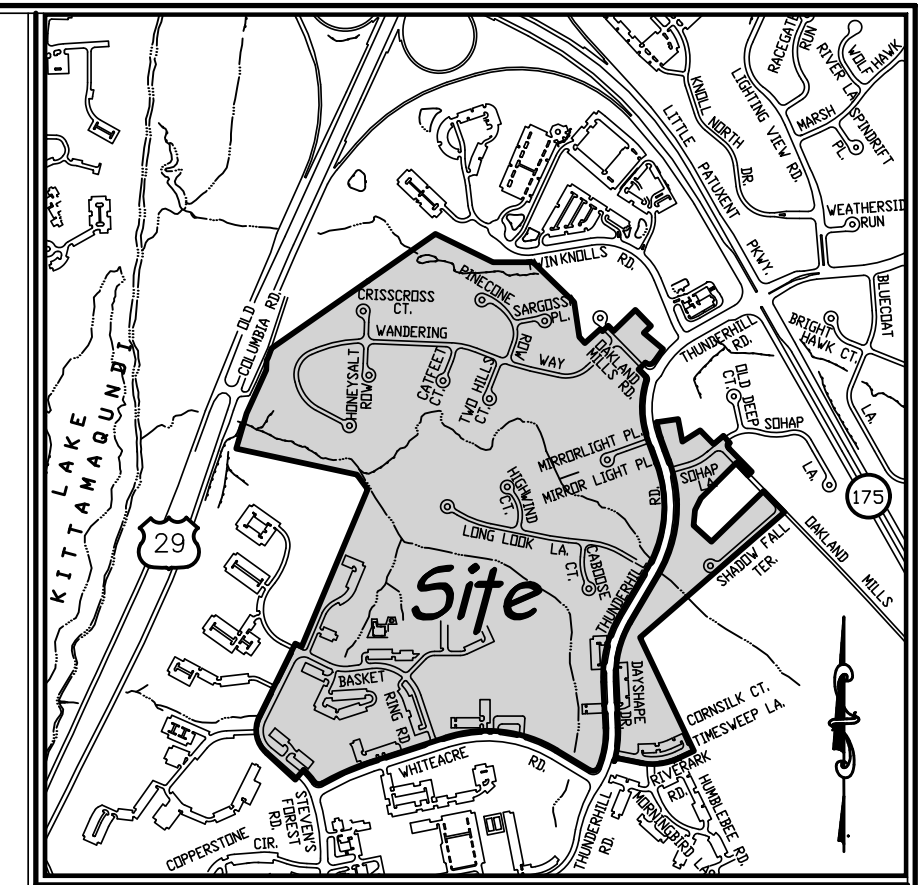
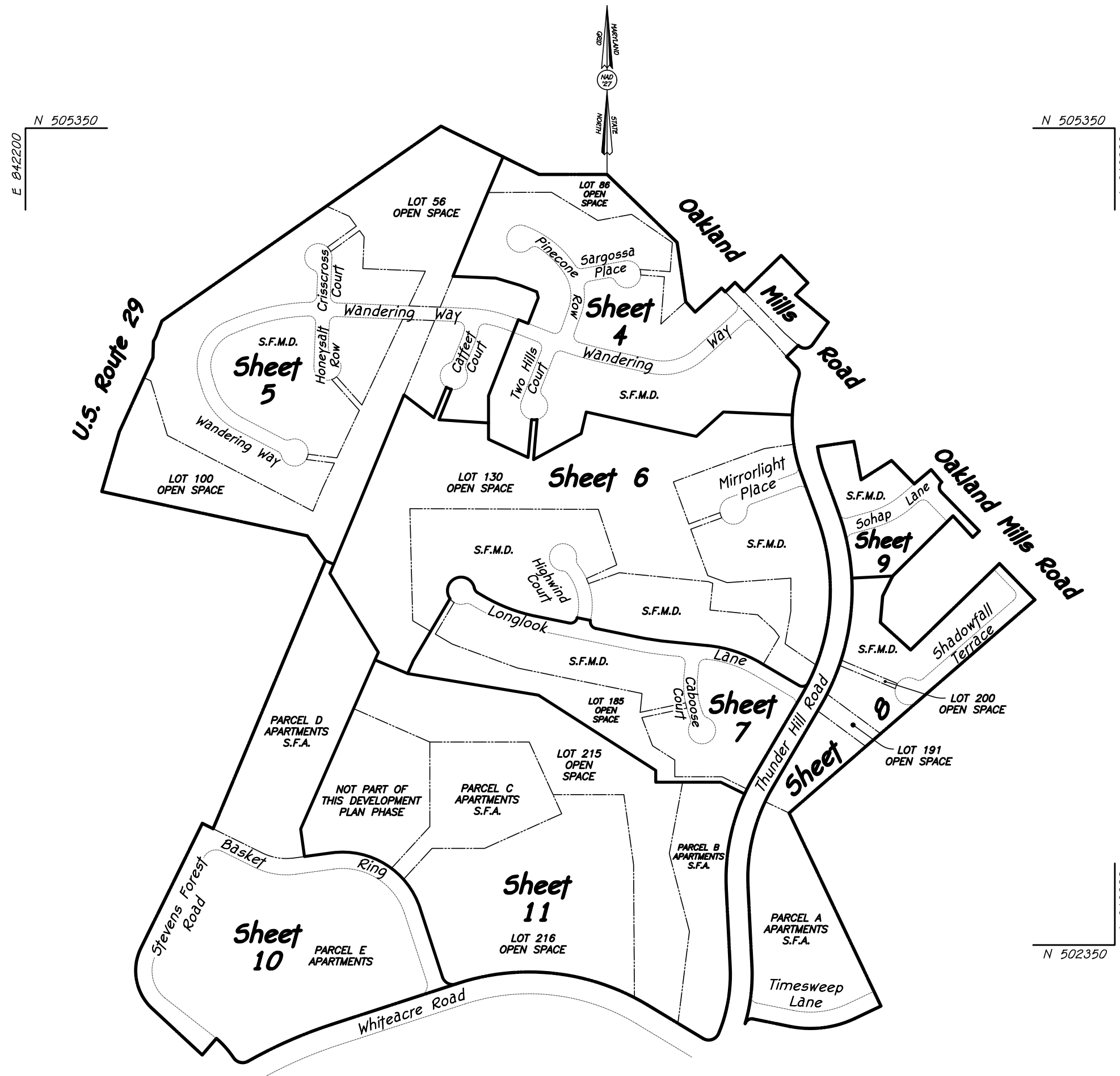
Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to Friday 3 p.m.

Village Of Oakland Mills

Section 4, Area 1

Talbot Springs

Final Development Plans



Vicinity Map

Scale: 1" = 1200'

Summary Of Amendments

PHASE 51-A: REVISED SHEET 3 OF 11. PURPOSE WAS TO REVISE THE NON-CREDITED OPEN SPACE AND CREDITED OPEN SPACE IN THE TABULATION OF LAND USE CHART DUE TO THE REVISED NON-CREDITED AND CREDITED OPEN SPACE AREAS ON LOT 216 SHOWN ON SHEET 11.

REVISED SHEET 11 OF 11. PURPOSE IS TO CHANGE ON LOT 216, 1,000 AC. OF NON-CREDITED OPEN SPACE TO 1,500 AC. OF NON-CREDITED OPEN SPACE AND 9,000 AC. OF CREDITED OPEN SPACE TO 8,500 AC. OF CREDITED OPEN SPACE. 0.500 AC. IS BEING CONVERTED FROM THE CREDITED OPEN SPACE TO NON-CREDITED OPEN SPACE TO SUPPORT THE ESTABLISHMENT OF A NEW SCHOOL AND PARKING LOT.

Owner
(Open Space Lot 216)

BOARD OF EDUCATION
OF HOWARD COUNTY
10910 CLARKSVILLE PIKE
ELLCOTT CITY, MARYLAND 21042

Petitioner

THE HOWARD HUGHES CORPORATION
REGIONAL OFFICE
10480 LITTLE PATUXENT PARKWAY
SUITE 400
COLUMBIA, MARYLAND 21044

Location Map

Scale: 1" = 400'

NOTE:

THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 1 OF 11 OF FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 126 ON JULY 17, 1969.

THE BOUNDARY OUTLINE SHOWN ON SHEETS 4 THRU 11 IS BASED ON THE FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 126 THRU 136.

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND



PREPARED AS TO SHEETS 1 TO 11
IN ACCORDANCE WITH THE ZONING REGULATIONS OF
HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 6, 2013
AND FOR REVISIONS SHOWN.

TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10692

DATE

BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary Date

H.C.P.B. Chairman Date

Village Of Oakland Mills
Section 4, Area 1
Talbot Springs
Columbia
Amended
Final Development Plan Phase 51-A
6th Election District - Howard County, Maryland
Scale: As Shown Sheet 1 Of 11 September 5, 2019

AMENDED FINAL DEVELOPMENT PLAN CRITERIA – PHASE 51-A
VILLAGE OF OAKLAND MILLS, SECTION 4, AREA 1-TALBOTT SPRINGS

The area included within this Final Development Plan Phase is applicable to Section 4, Area 1, of the Village of Oakland Mills.

1. PUBLIC STREETS AND ROADS – SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Office of Planning and Zoning."
2. PUBLIC RIGHTS-OF-WAY – SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Office of Planning and Zoning."
Vehicular ingress and egress to U.S. Route 29 is restricted.
3. MAJOR UTILITY RIGHTS-OF-WAY – SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Office of Planning and Zoning."
4. DRAINAGE FACILITIES – SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Office of Planning and Zoning."
5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES – SECTION 125.0.C.3.c:
"To be shown on Final Development Plan if required by the Howard County Planning Board."
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES – SECTION 125.0.C.3.d(1):

The term "structure", as used in this Amended Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' height, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Board. Fences constructed on any lot within this Amended Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

SINGLE FAMILY LOW OR MEDIUM DENSITY

No structure shall be located upon lots devoted to single family medium density land use within 20' of any 50' street right-of-way, nor within 30' of any 60' or greater street right-of-way, nor within (5) feet of any property line not a right-of-way line for a public street, road or highway, except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Spacing between single family detached dwelling units shall be 15' or greater.

APARTMENT LAND USE AREAS

Except as restricted by this paragraph, buildings and other structures may be located at any location within apartment land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

- a. No structure shall be located upon lots devoted to apartment land use within 30' of the public right-of-way of any public road, street, or highway, nor within 50' of any road designated by the Howard County Planning Board as a primary highway or freeway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.
- b. No structure shall be located within 40' of any of the property lines of the project.
- c. A minimum of 90' is required between parallel buildings (front to front, rear to rear, or front to rear). All other situations require a minimum of 40' between buildings.
- d. Apartment buildings, including accessory buildings shall not be permitted to cover more than 30 per cent of the lot on project area.
- e. No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building.
- f. Sections 7.04B, 7.06 and Section 7.07 of the 1961 Howard County Zoning Regulations, shall also apply.

NOTE:

THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 2 OF 11 OF FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 126 ON JULY 17, 1969.

THE BOUNDARY OUTLINE SHOWN ON SHEETS 4 THRU 11 IS BASED ON THE FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 126 THRU 136.

SINGLE FAMILY ATTACHED LAND USE AREAS

No structure shall be located upon lots devoted to Single Family Attached Land Uses within 30 feet of the right-of-way of any public street, road, or highway. Structures may be located within 1' of interior public streets. Structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Except as restricted by this paragraph, buildings and other structures may be located at any location within single family attached land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway; or within twenty-five (25) feet of any property line; except, lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES – Section 125.0.C.3.d(1):

SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses.

APARTMENT LAND USE AREAS

Parcel E shall be devoted to apartment uses provided, however, that no more than 220 dwelling units may be constructed on Parcel E.

SINGLE FAMILY ATTACHED LAND USE AREAS

Parcels A, B, C and D shall be devoted to Single Family Attached Land Use provided, however, that no more than an overall average of ten dwelling units per acre may be constructed upon such land and, further provided, that single family attached dwelling units shall be constructed in groups having no more than ten (10) units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Board as a part of the site development plan referred to herein in Section 6. Single Family attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations of Section 125.0.A.5.b: of the Howard County Zoning Regulations. Division of Single Family Attached Land Use Areas into individual lots to be owned individually, without front yards, without rear yards, and with groups of single family attached lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, is expressly permitted. All, or a portion of such lots may be under one or several ownerships, and may be operated as rental units. No more than 203 dwelling units may be constructed on Parcels A, B, C, and D.

GREENBELT OPEN SPACE LAND USE AREAS

Lots 36, 56, 100, 130, 185, 191, 200 and 215 are to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage and utility easements if necessary.

SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot 216 shall be used as a public school. In computing the amount of land devoted to the Open Space Land use under the requirements of Section 125.0.A.B of the Howard County Zoning Regulations, only 90% of the area of Lot 216 shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 125.0.A.B.

8. HEIGHT LIMITATIONS – Section 125.0.C.3.d(3):

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS:

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.

APARTMENT LAND USE AREAS

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building. No height limitation is imposed upon structures constructed within Parcel E provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

SINGLE FAMILY ATTACHED LAND USE AREAS

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation.

OPEN SPACE LAND USE AREAS

No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS – Section 125.0.C.3.d(3):

SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS

No less than two (2) off-street parking spaces shall be provided on each lot within single family land use areas.

APARTMENT LAND USE AREAS

No less than 1-1/2 off-street parking spaces for each dwelling unit shall be provided within each lot devoted to apartment uses.

SINGLE FAMILY ATTACHED LAND USE AREAS

No less than two (2) parking spaces for each dwelling unit shall be provided adjacent to such dwelling unit. Such parking spaces may be parallel parking spaces located on paved areas adjacent to public roadways or adjacent to service drives, and oriented diagonally or at right angles to such public roadways or service drives. Such parking areas may be part of the dedicated public right-of-way of such roadways if approved by the appropriate Howard County agencies.

OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land, parking requirements therefore may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval.

Owner
(Open Space Lot 216)

BOARD OF EDUCATION
OF HOWARD COUNTY
10910 CLARKSVILLE PIKE
ELLCOTT CITY, MARYLAND 21042

Petitioner

THE HOWARD HUGHES CORPORATION
REGIONAL OFFICE
10480 LITTLE PATUXENT PARKWAY
SUITE 400
COLUMBIA, MARYLAND 21044

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

PREPARED AS TO SHEETS 1 TO 11
IN ACCORDANCE WITH THE ZONING REGULATIONS OF
HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 6, 2013
AND FOR REVISIONS SHOWN.

BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10692

DATE

H.C.P.B. Executive Secretary Date

H.C.P.B. Chairman Date

Village Of Oakland Mills
Section 4, Area 1
Talbot Springs
Columbia
Amended
Final Development Plan Phase 51-A
6th Election District – Howard County, Maryland
Scale: None Sheet 2 Of 11 September 5, 2019



Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park—10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

10. SETBACK PROVISIONS - Section 125.0.C.3.d.(3):

GENERALLY

- a. Setbacks shall conform to the requirements of Section 6, above.
- b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

SINGLE FAMILY ATTACHED

- a. Setbacks shall conform to the provisions set forth in Section 6, above.
- b. Buildings and other structures may be located within one foot of the right-of-way of interior public streets constructed upon the land encompassed by this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 125.0.C.3.d.(3):

As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - Section 125.0.C.3.d.(3):

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS

In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

APARTMENT LAND USE AREAS

In no event shall more than 30 percent of any lot devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the areas used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

SINGLE FAMILY ATTACHED LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to single family attached land uses, except in accordance with a site development plan approved by the Howard County Planning Board.

OPEN SPACE LAND USES

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall, in the aggregate, be covered by buildings, of major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE IN ACRES

LAND USE	ACRES
S.F.M.D.	57.345
Roadway	10.790
Apartment	11.945
Roadway	2.983
G.F.A.	19.615
Roadway	0.683
Open Space	
Credited	49.395
Non-Credited	1.975
TOTAL	154.731

PURPOSE NOTE:

The purpose of this amended plat, which supercedes plat recorded among the Land Records of Howard County, Maryland, On July 17, 1969, in Plat Book 16 at Page 128 is to revise the Credited and Non-Credited Open Space Areas shown in the Tabulation of Land Use Chart due to the revised Credited and Non-Credited Open Space Areas on Lot 216 shown on sheet 11.

NOTE:

THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 3 OF 11 OF FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 126 ON JULY 17, 1969.

THE BOUNDARY OUTLINE SHOWN ON SHEETS 4 THRU 11 IS BASED ON THE FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 126 THRU 136.

**Owner
(Open Space Lot 216)**

BOARD OF EDUCATION
OF HOWARD COUNTY
10910 CLARKSVILLE PIKE
ELLCOTT CITY, MARYLAND 21042

Petitioner

THE HOWARD HUGHES CORPORATION
REGIONAL OFFICE
10480 LITTLE PATUXENT PARKWAY
SUITE 400
COLUMBIA, MARYLAND 21044

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
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Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park - 10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

PREPARED AS TO SHEETS 1 TO 11
IN ACCORDANCE WITH THE ZONING REGULATIONS OF
HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 6, 2013
AND FOR REVISIONS SHOWN.

TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10692

DATE

BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412
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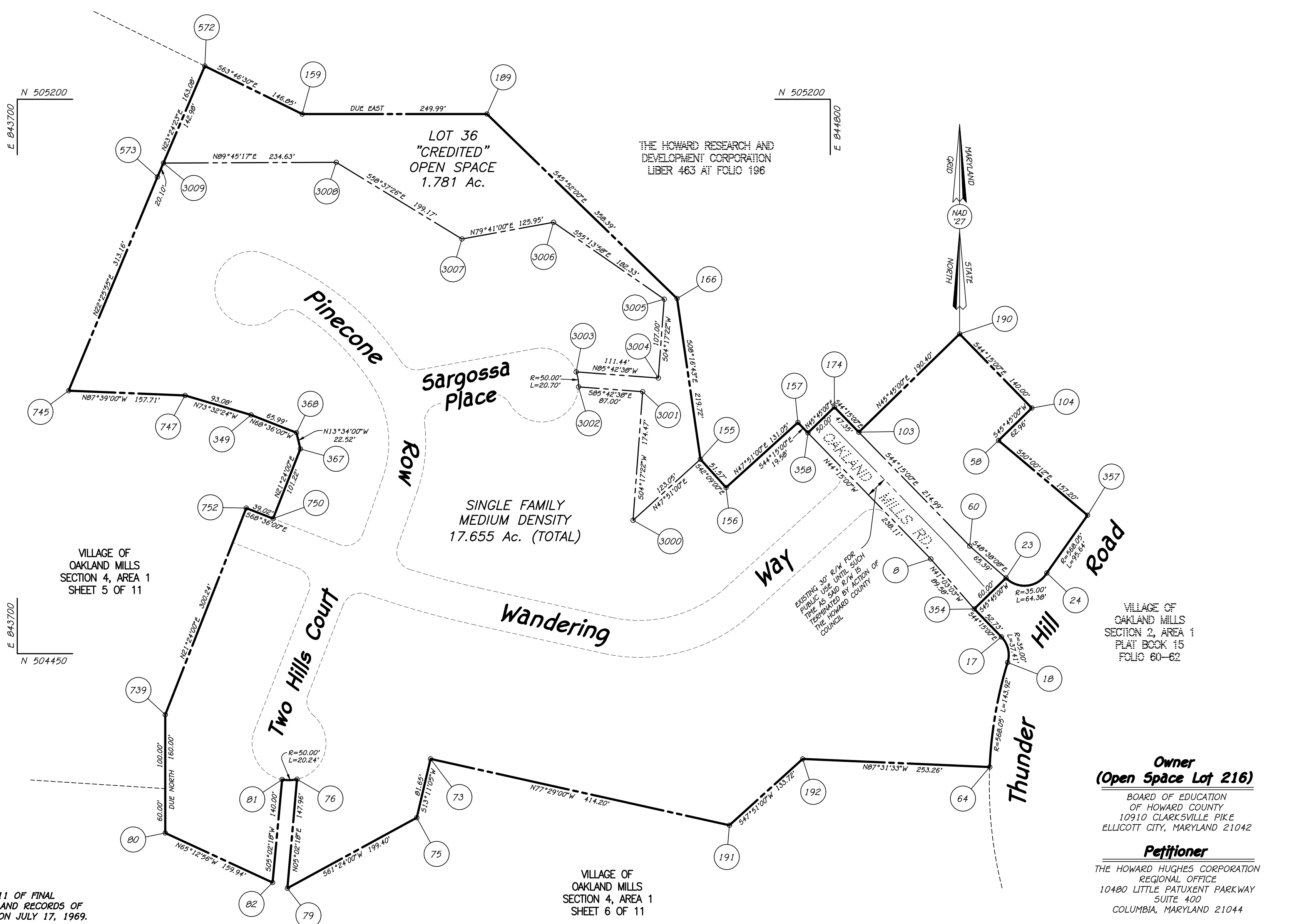
Date

H.C.P.B. Chairman

Date

Village Of Oakland Mills
Section 4, Area 1
Talbot Springs
Columbia
Amended
Final Development Plan Phase 51-A
6th Election District - Howard County, Maryland
Scale: None Sheet 3 Of 11 September 5, 2019

COORDINATE TABLE		
No.	NORTHING	EASTING
357	504,637.25	845,148.04
24	504,559.16	845,093.01
23	504,552.42	845,037.74
354	504,510.56	844,994.76
17	504,472.78	845,031.56
18	504,438.13	845,039.96
64	504,296.66	845,015.69
192	504,307.59	844,762.67
191	504,217.86	844,663.54
73	504,307.62	844,259.18
75	504,228.13	844,240.56
79	504,132.67	844,065.48
76	504,280.06	844,078.48
81	504,279.77	844,058.38
82	504,140.37	844,045.44
80	504,207.42	843,900.24
742	504,267.42	843,900.24
739	504,367.42	843,900.24
752	504,646.96	844,009.79
750	504,632.72	844,046.12
367	504,726.96	844,083.05
368	504,748.85	844,077.77
349	504,772.93	844,016.33
747	504,799.30	843,927.06
745	504,805.77	843,769.48
573	505,095.23	843,888.98
3009	505,113.68	843,896.96
572	505,244.89	843,953.76
159	505,180.00	844,085.49
189	505,180.00	844,349.60
166	504,930.44	844,592.71
155	504,712.99	844,624.35
156	504,674.75	844,658.96
157	504,762.70	844,756.12
358	504,748.67	844,769.78
174	504,783.56	844,805.60
103	504,749.64	844,838.64
190	504,882.50	844,975.02
104	504,782.22	845,072.71
58	504,738.29	845,027.62
3008	505,114.68	844,131.59
3007	505,010.98	844,301.64
3006	505,033.54	844,425.54
3005	504,929.56	844,575.32
3004	504,822.87	844,567.32
3003	504,831.20	844,456.20
3002	504,810.90	844,459.41
3001	504,804.40	844,546.17
3000	504,630.41	844,533.12
8	504,278.11	844,935.93
60	504,595.64	844,988.66



NOTE:
 THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 4 OF 11 OF FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 129 ON JULY 17, 1969.

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Owner
 (Open Space Lot 216)

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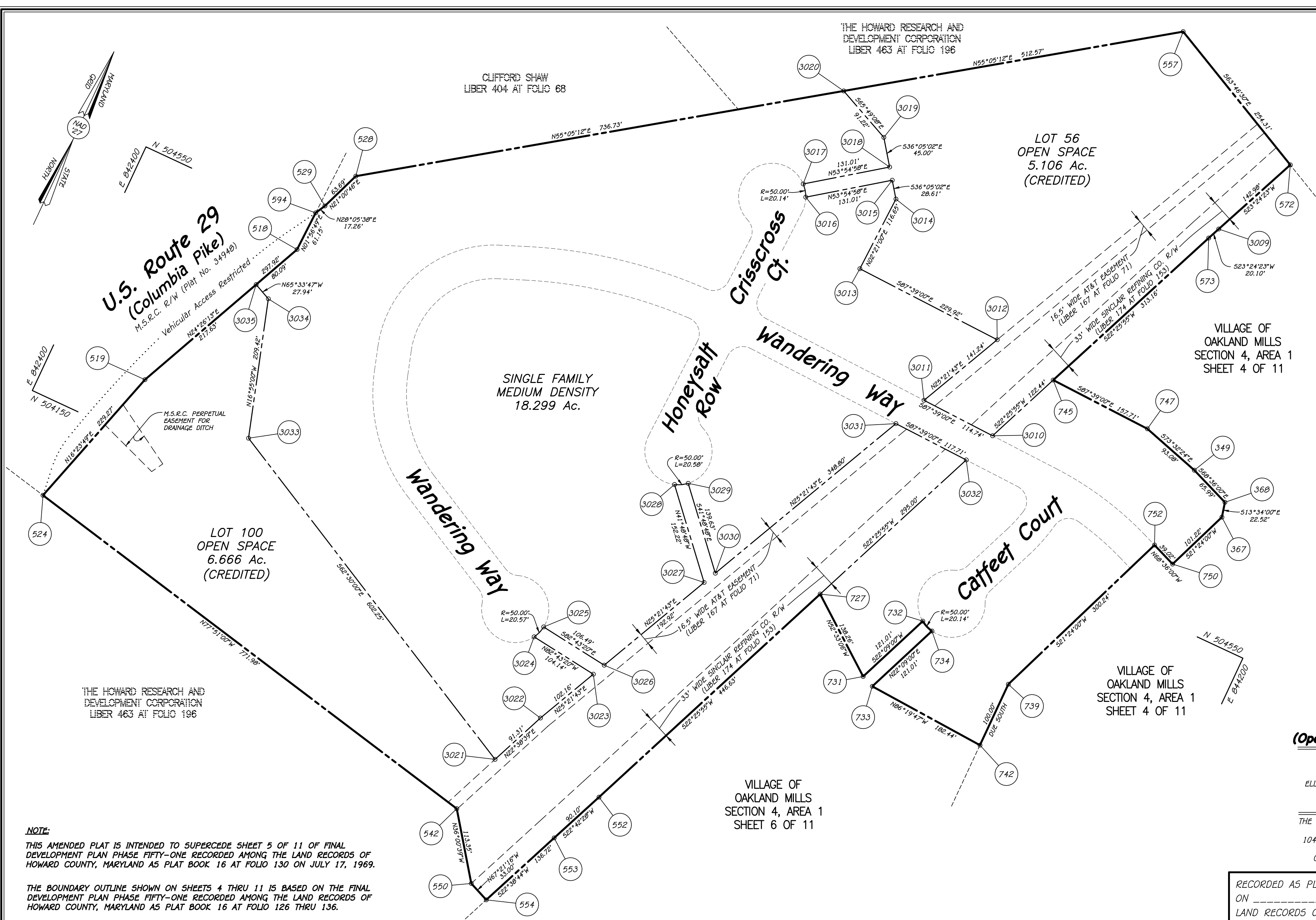
HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary Date _____ H.C.P.B. Chairman Date _____

Village Of Oakland Mills
 Section 4, Area 1
 Talbott Springs
Columbia
 Amended
 Final Development Plan Phase 51-A
 6th Election District - Howard County, Maryland
 Scale: 1"=100' Sheet 4 Of 11 September 5, 2019

I:\2003\03007\Engineering\dwg\FDP\03007-FDP-TALBOT SPRINGS-SHEET 4.dwg, 1:1

COORDINATE TABLE		
No.	NORTHING	EASTING
742	504,267.42	843,900.24
739	504,367.42	843,900.24
752	504,646.96	844,009.79
750	504,632.72	844,046.12
367	504,726.96	844,083.05
368	504,748.85	844,077.77
349	504,772.93	844,016.33
747	504,799.30	843,927.06
745	504,805.77	843,769.48
578	505,095.23	843,888.98
572	505,244.89	843,953.76
557	505,357.27	843,725.63
3020	505,063.92	843,305.31
528	504,642.26	842,701.18
529	504,582.80	842,678.34
594	504,567.57	842,670.21
518	504,506.45	842,668.13
3035	504,433.54	842,635.00
519	504,235.41	842,544.97
524	504,015.45	842,480.25
542	503,852.97	843,234.94
550	503,761.28	843,301.58
554	503,748.58	843,332.04
553	503,874.76	843,384.67
552	503,957.88	843,419.45
727	504,370.70	843,589.88
731	504,286.64	843,699.65
732	504,398.72	843,745.27
734	504,391.18	843,763.79
733	504,279.10	843,718.17
3034	504,421.98	842,660.44
3033	504,221.60	842,721.39
3021	503,943.51	843,255.59
3022	504,027.78	843,290.74
3023	504,120.10	843,334.50
3024	504,133.29	843,231.20
3025	504,152.60	843,237.88
3026	504,139.11	843,343.51
3027	504,313.43	843,426.14
3028	504,426.89	843,324.66
3029	504,437.11	843,342.34
3030	504,333.04	843,435.44
3031	504,648.21	843,584.84
3032	504,643.38	843,702.45
3010	504,692.59	843,722.76
3011	504,697.30	843,608.11
3012	504,824.92	843,668.61
3013	504,834.35	843,438.88
3014	504,950.90	843,443.66
3015	504,974.02	843,426.81
3016	504,896.86	843,320.93
3017	504,913.02	843,309.15
3018	504,990.18	843,415.03
3019	505,026.55	843,388.53
3009	505,113.68	843,896.96



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Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10692

DATE _____

PREPARED AS TO SHEETS 1 TO 11
IN ACCORDANCE WITH THE ZONING REGULATIONS OF
HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 6, 2013
AND FOR REVISIONS SHOWN.

BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

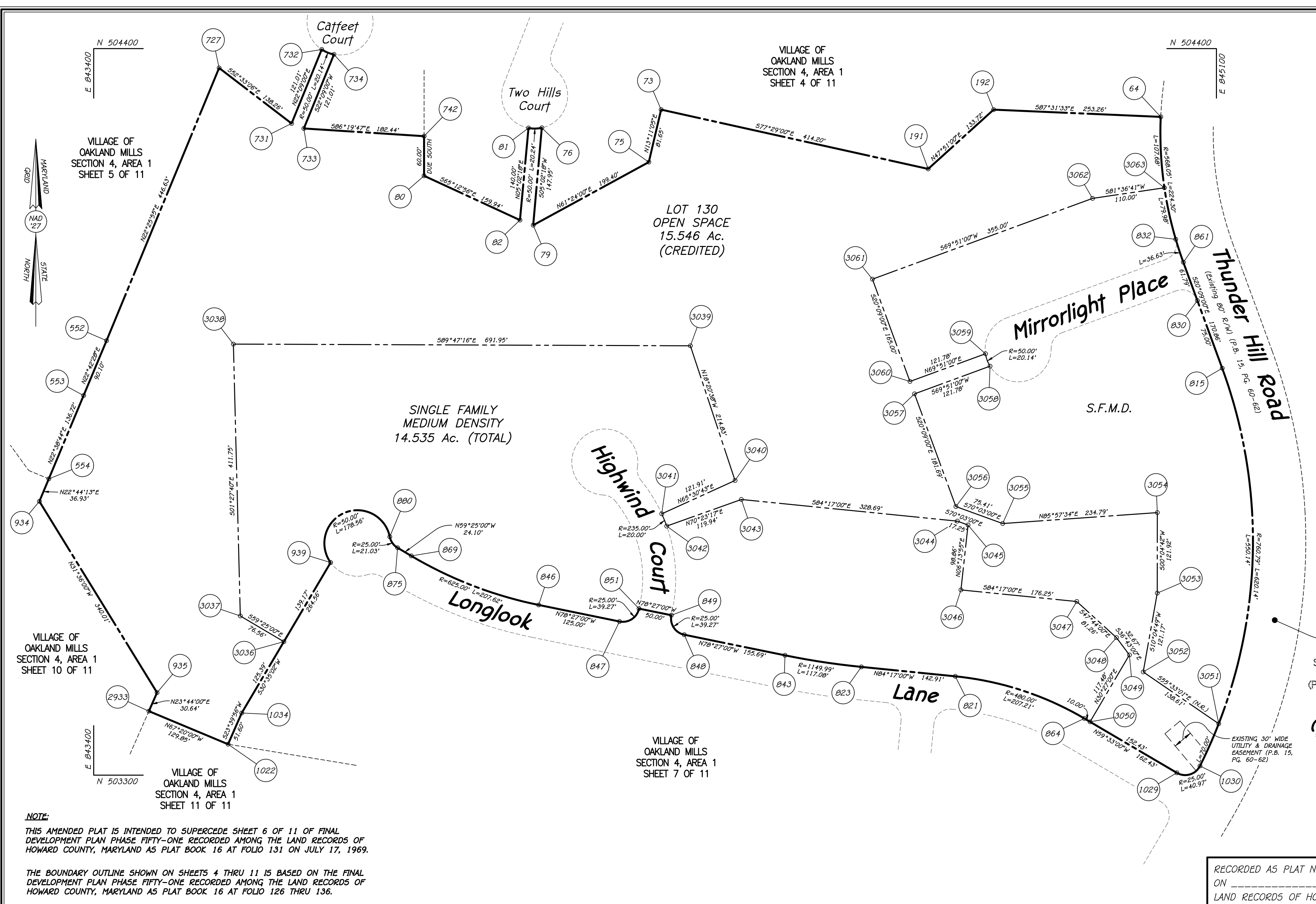
HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary _____ Date _____
H.C.P.B. Chairman _____ Date _____

Village Of Oakland Mills
Section 4, Area 1
Talbot Springs
Columbia
Amended
Final Development Plan Phase 51-A
6th Election District - Howard County, Maryland
Scale: 1"=100' Sheet 5 Of 11 September 5, 2019

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

I:\2003\03007\Engineering\dwg\FDP-TALBOT-SPRINGS-SHEET 6.dwg, 1:1



COORDINATE TABLE		
No.	NORTHING	EASTING
64	504,296.66	845,015.69
192	504,307.59	844,762.67
191	504,217.86	844,663.54
73	504,307.62	844,259.18
75	504,228.13	844,240.56
79	504,132.68	844,065.49
76	504,280.06	844,078.48
81	504,279.77	844,058.38
82	504,140.37	844,045.44
80	504,207.42	843,900.24
742	504,267.42	843,900.24
554	503,748.58	843,332.04
553	503,874.76	843,384.67
552	503,957.88	843,419.45
727	504,370.70	843,589.88
731	504,286.64	843,699.65
732	504,398.72	843,745.27
734	504,391.18	843,763.79
733	504,279.10	843,718.17
934	503,714.52	843,317.77
2933	503,396.88	843,483.59
1022	503,346.84	843,603.42
1034	503,394.10	843,624.13
3036	503,502.05	843,687.93
939	503,621.86	843,758.74
880	503,660.87	843,848.31
875	503,644.22	843,860.11
859	503,631.95	843,880.86
846	503,557.67	844,073.72
847	503,532.64	844,196.19
851	503,552.13	844,225.68
849	503,542.12	844,274.67
848	503,512.62	844,294.16
843	503,481.44	844,446.70
823	503,463.88	844,562.40
821	503,449.64	844,704.60
864	503,385.82	844,900.05
3050	503,380.76	844,908.67
1029	503,303.51	845,040.07
1030	503,313.88	845,075.10
3051	503,377.86	845,103.48
815	503,916.06	845,108.79
830	504,018.45	845,071.22
861	504,076.46	845,049.93
832	504,111.22	845,038.43
3063	504,189.27	845,021.24
3062	504,173.22	844,912.41
3061	504,050.93	844,579.14
3060	503,896.03	844,635.98
3059	503,937.98	844,750.31
3058	503,919.20	844,787.20
3057	503,877.25	844,642.87
3056	503,706.68	844,705.46
3055	503,689.95	844,776.34
3054	503,697.49	845,010.55
3053	503,575.57	845,010.38
3052	503,456.27	844,989.17
3049	503,482.03	844,968.21
3048	503,508.22	844,948.67
3047	503,562.88	844,888.54
3046	503,580.43	844,713.17
3045	503,678.71	844,723.90
3044	503,684.60	844,707.68
3043	503,717.34	844,380.63
3042	503,677.08	844,267.64
3041	503,695.61	844,260.14
3040	503,746.14	844,371.08
3039	503,950.05	844,303.47
3038	503,952.62	843,611.52
3037	503,541.00	843,622.02
935	503,424.93	843,495.93

NOTE:
THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 6 OF 11 OF FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 131 ON JULY 17, 1969.

THE BOUNDARY OUTLINE SHOWN ON SHEETS 4 THRU 11 IS BASED ON THE FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 126 THRU 136.

VILLAGE OF OAKLAND MILLS SECTION 2, AREA 1 SHEET 4 OF 11 (P.B. 15, PG. 60-62)

Owner
(Open Space Lot 216)

BOARD OF EDUCATION OF HOWARD COUNTY
10910 CLARKSVILLE PIKE
ELLCICOTT CITY, MARYLAND 21042

Petitioner
THE HOWARD HUGHES CORPORATION
REGIONAL OFFICE
10480 LITTLE PATUXENT PARKWAY
SUITE 400
COLUMBIA, MARYLAND 21044

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park - 10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

PREPARED AS TO SHEETS 1 TO 11
IN ACCORDANCE WITH THE ZONING REGULATIONS OF
HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 6, 2013
AND FOR REVISIONS SHOWN.

TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10692

DATE _____

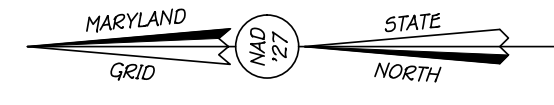
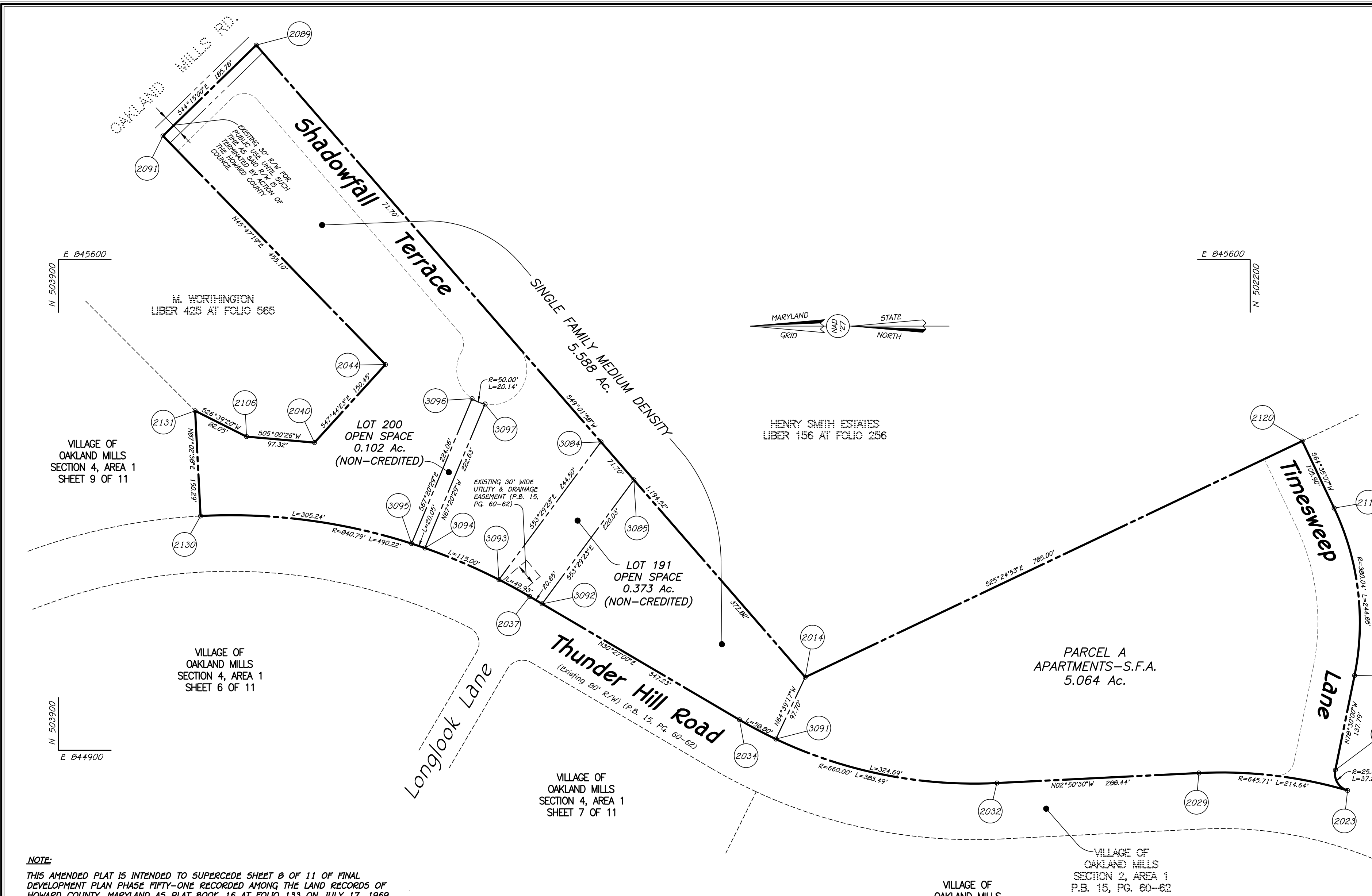
BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary Date _____ H.C.P.B. Chairman Date _____

Village Of Oakland Mills
Section 4, Area 1
Talbot Springs
Columbia
Amended
Final Development Plan Phase 51-A
6th Election District - Howard County, Maryland
Scale: 1"=100' Sheet 6 Of 11 September 5, 2019

COORDINATE TABLE		
No.	NORTHING	EASTING
2130	503,786.56	845,224.84
3095	503,396.34	845,194.91
3094	503,377.32	845,188.53
2037	503,227.88	845,119.39
2034	502,928.54	844,943.42
3091	502,876.59	844,915.91
2032	502,561.34	844,853.19
2029	502,273.26	844,867.49
2023	502,061.06	844,842.64
2022	502,078.58	844,871.63
2021	502,051.11	845,006.65
2119	502,080.26	845,245.92
2120	502,125.71	845,341.17
2014	502,834.74	845,004.27
2089	503,617.90	845,906.23
2091	503,750.97	845,776.59
2044	503,433.63	845,450.38
2040	503,534.81	845,339.03
2106	503,631.76	845,347.52
2131	503,705.09	845,384.33
3096	503,310.02	845,401.67
3097	503,291.56	845,393.98
3084	503,126.18	845,339.92
3085	503,079.17	845,285.77
3092	503,210.08	845,108.92
3093	503,271.65	845,143.40



NOTE:
 THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 8 OF 11 OF FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 133 ON JULY 17, 1969.
 THE BOUNDARY OUTLINE SHOWN ON SHEETS 4 THRU 11 IS BASED ON THE FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 126 THRU 136.

Owner
 (Open Space Lot 216)
 BOARD OF EDUCATION
 OF HOWARD COUNTY
 10910 CLARKSVILLE PIKE
 ELLICOTT CITY, MARYLAND 21042

Petitioner
 THE HOWARD HUGHES CORPORATION
 REGIONAL OFFICE
 10480 LITTLE PATUXENT PARKWAY
 SUITE 400
 COLUMBIA, MARYLAND 21044

RECORDED AS PLAT NUMBER _____
 ON _____ AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MARYLAND

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park - 10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855

PREPARED AS TO SHEETS 1 TO 11
 IN ACCORDANCE WITH THE ZONING REGULATIONS OF
 HOWARD COUNTY, MARYLAND
 ADOPTED OCTOBER 6, 2013
 AND FOR REVISIONS SHOWN.

TERRELL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 10692

DATE _____

BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412
 RESOLUTION APPROVED AUGUST 10, 1965

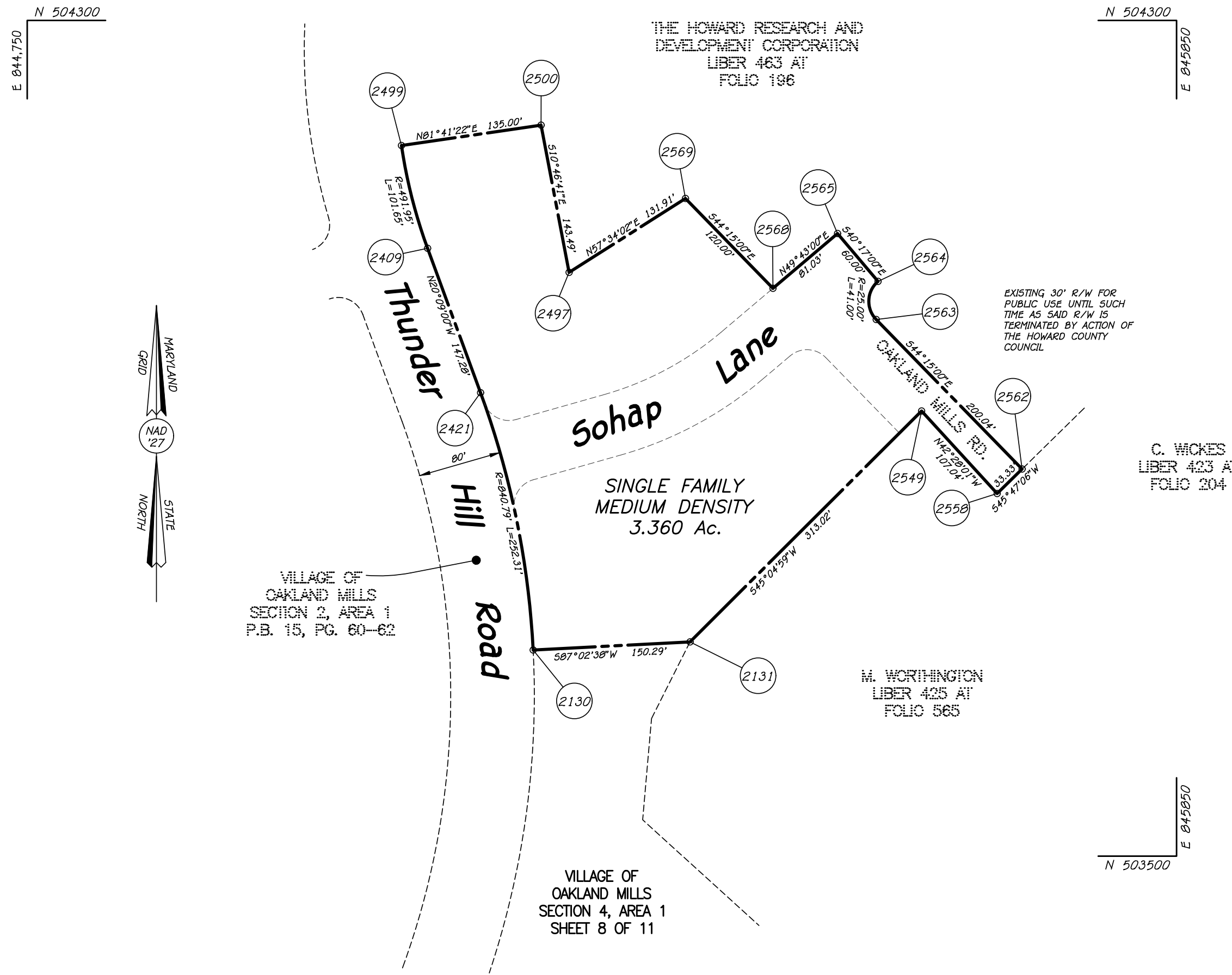
HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary Date _____ H.C.P.B. Chairman Date _____

Village Of Oakland Mills
 Section 4, Area 1
 Talbott Springs
Columbia
 Amended
 Final Development Plan Phase 51-A
 6th Election District - Howard County, Maryland
 Scale: 1"=100' Sheet 8 Of 11 September 5, 2019

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COORDINATE TABLE		
No.	NORTHING	EASTING
2130	503,786.56	845,224.84
2131	503,705.09	845,384.33
2421	503,943.61	845,183.89
2409	504,081.88	835,133.16
2499	504,180.24	835,108.21
2500	504,199.75	835,241.80
2497	504,098.79	845,268.63
2569	504,129.53	845,379.96
2568	504,043.58	845,463.70
2565	504,095.97	845,525.51
2564	504,050.20	845,564.30
2563	504,013.68	845,562.56
2562	503,870.39	845,702.14
2558	503,847.15	845,678.26
2549	503,926.11	845,605.99



NOTE:
 THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 9 OF 11 OF FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 134 ON JULY 17, 1969.

THE BOUNDARY OUTLINE SHOWN ON SHEETS 4 THRU 11 IS BASED ON THE FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 126 THRU 136.

Owner
 (Open Space Lot 216)

BOARD OF EDUCATION
 OF HOWARD COUNTY
 10910 CLARKSVILLE PIKE
 ELLICOTT CITY, MARYLAND 21042

Petitioner

THE HOWARD HUGHES CORPORATION
 REGIONAL OFFICE
 10480 LITTLE PATUXENT PARKWAY
 SUITE 400
 COLUMBIA, MARYLAND 21044

RECORDED AS PLAT NUMBER _____
 ON _____ AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MARYLAND



PREPARED AS TO SHEETS 1 TO 11
 IN ACCORDANCE WITH THE ZONING REGULATIONS OF
 HOWARD COUNTY, MARYLAND
 ADOPTED OCTOBER 6, 2013
 AND FOR REVISIONS SHOWN.

TERRELL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 10692

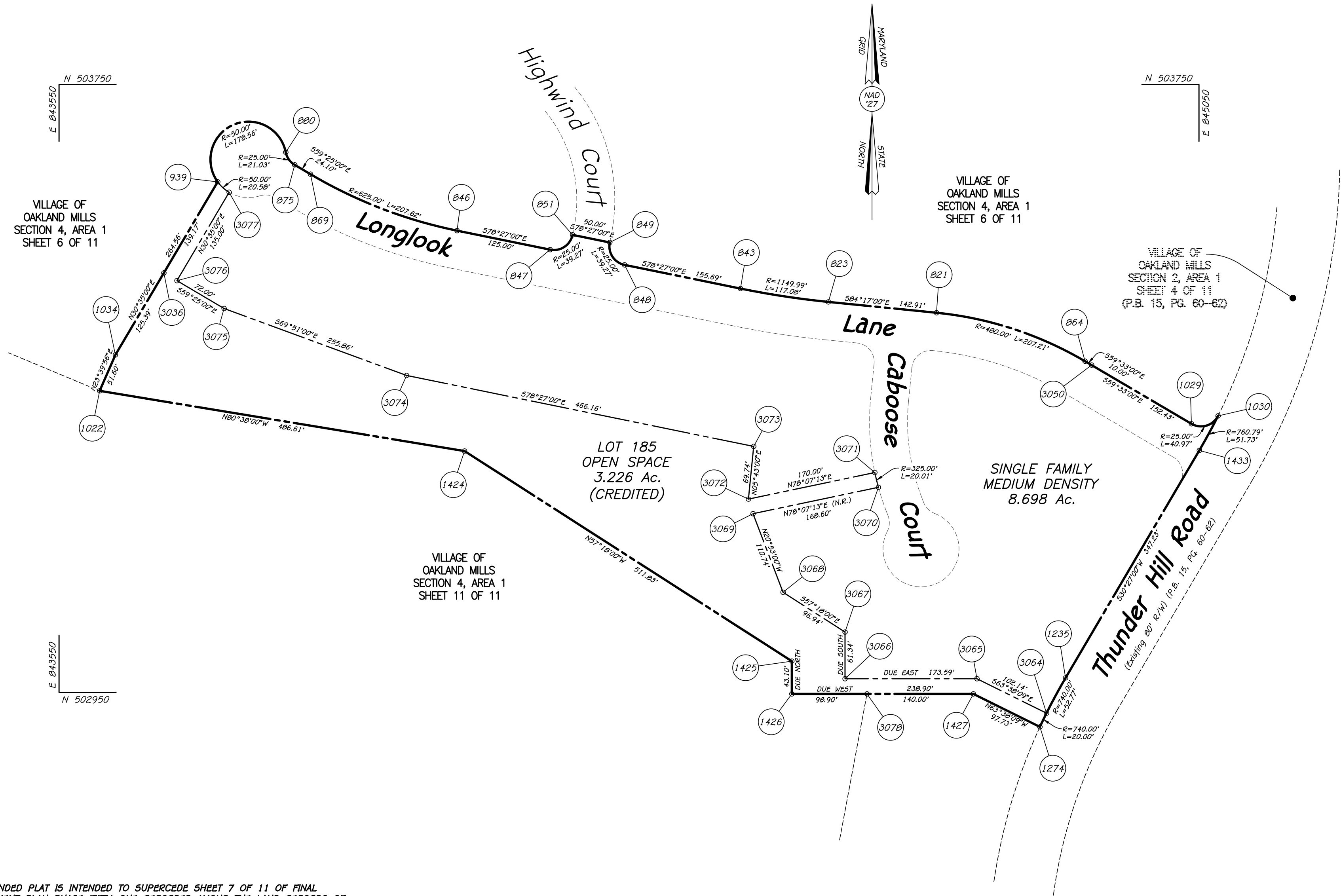
BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412
 RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary Date H.C.P.B. Chairman Date

Village Of Oakland Mills
 Section 4, Area 1
 Talbott Springs
Columbia
 Amended
 Final Development Plan Phase 51-A
 6th Election District - Howard County, Maryland
 Scale: 1"=100' Sheet 9 Of 11 September 5, 2019

COORDINATE TABLE		
No.	NORTHING	EASTING
1022	503,346.84	843,603.42
1034	503,394.10	843,624.13
939	503,621.86	843,758.74
880	503,660.87	843,848.31
875	503,644.22	843,860.11
869	503,631.95	843,880.86
846	503,557.67	844,073.72
847	503,532.64	844,196.18
851	503,552.13	844,225.68
849	503,542.12	844,274.67
848	503,512.62	844,294.16
843	503,481.44	844,446.70
823	503,463.88	844,562.40
821	503,449.64	844,704.60
3050	503,380.76	844,908.67
1029	503,303.51	845,040.07
1030	503,313.88	845,075.10
3077	503,608.09	843,773.83
3076	503,491.87	843,705.14
3075	503,455.24	843,767.13
3074	503,367.10	844,007.33
3073	503,273.76	844,464.05
3072	503,204.37	844,457.10
3071	503,239.37	844,623.46
3070	503,219.92	844,628.18
3069	503,185.22	844,463.20
3068	503,081.75	844,502.67
3067	503,029.38	844,584.25
3066	502,968.04	844,584.25
3065	502,968.04	844,757.83
1433	503,268.42	845,050.42
1235	502,969.09	844,874.45
3064	502,922.68	844,849.35
1274	502,904.64	844,840.71
1427	502,948.04	844,753.15
1426	502,948.04	844,514.25
1425	502,991.13	844,514.25
424	503,267.64	844,083.54
864	503,385.82	844,900.05
3036	503,502.05	843,687.93
3078	502,948.04	844,613.15



N 503750
E 843550

N 503750
E 845050

N 502950
E 843550



VILLAGE OF OAKLAND MILLS SECTION 4, AREA 1 SHEET 6 OF 11

VILLAGE OF OAKLAND MILLS SECTION 4, AREA 1 SHEET 6 OF 11

VILLAGE OF OAKLAND MILLS SECTION 2, AREA 1 SHEET 4 OF 11 (P.B. 15, PG. 60-62)

VILLAGE OF OAKLAND MILLS SECTION 4, AREA 1 SHEET 11 OF 11

NOTE:
THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 7 OF 11 OF FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 132 ON JULY 17, 1969.

THE BOUNDARY OUTLINE SHOWN ON SHEETS 4 THRU 11 IS BASED ON THE FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 126 THRU 136.

Owner
(Open Space Lot 216)
BOARD OF EDUCATION
OF HOWARD COUNTY
10910 CLARKSVILLE PIKE
ELLICOTT CITY, MARYLAND 21042

Petitioner
THE HOWARD HUGHES CORPORATION
REGIONAL OFFICE
10480 LITTLE PATUXENT PARKWAY
SUITE 400
COLUMBIA, MARYLAND 21044

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND



PREPARED AS TO SHEETS 1 TO 11
IN ACCORDANCE WITH THE ZONING REGULATIONS OF
HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 6, 2013
AND FOR REVISIONS SHOWN.

TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10692

BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

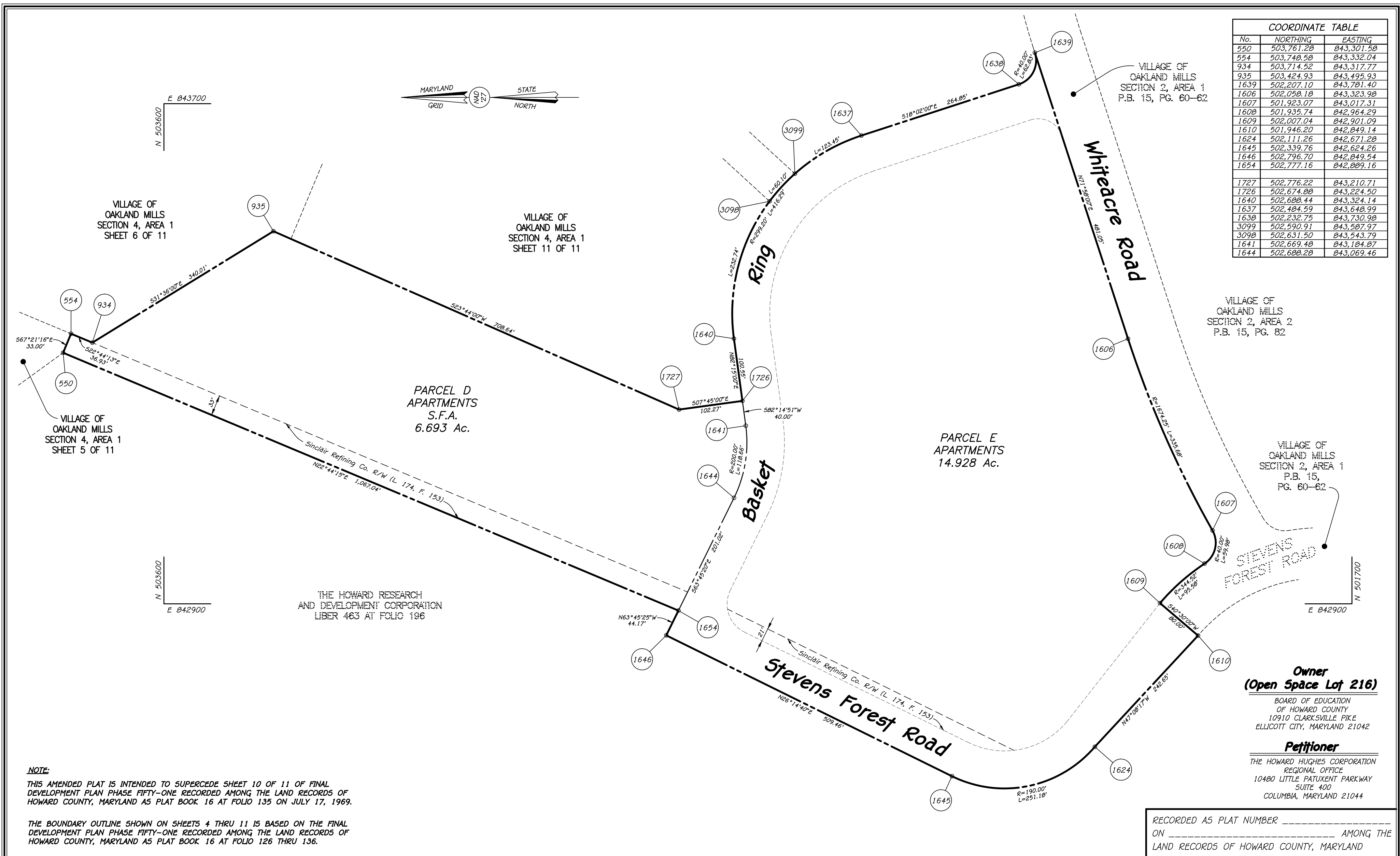
HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary Date _____ H.C.P.B. Chairman Date _____

Village Of Oakland Mills
Section 4, Area 1
Talbot Springs
Columbia
Amended
Final Development Plan Phase 51-A
6th Election District - Howard County, Maryland
Scale: 1"=100' Sheet 7 Of 11 September 5, 2019

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COORDINATE TABLE		
No.	NORTHING	EASTING
550	503,761.20	043,301.50
554	503,740.50	043,332.04
934	503,714.52	043,317.77
935	503,424.93	043,495.93
1639	502,207.10	043,781.40
1606	502,050.18	043,323.90
1607	501,923.07	043,017.31
1600	501,935.74	042,964.29
1609	502,007.04	042,901.09
1610	501,946.20	042,049.14
1624	502,111.26	042,671.20
1645	502,339.76	042,624.26
1646	502,796.70	042,049.54
1654	502,777.16	042,009.16
1727	502,776.22	043,210.71
1726	502,674.00	043,224.50
1640	502,600.44	043,324.14
1637	502,404.59	043,640.99
1630	502,232.75	043,730.90
3099	502,590.91	043,507.97
3090	502,631.50	043,543.79
1641	502,669.40	043,104.07
1644	502,600.20	043,069.46



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Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park - 10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

PREPARED AS TO SHEETS 1 TO 11
IN ACCORDANCE WITH THE ZONING REGULATIONS OF
HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 6, 2013
AND FOR REVISIONS SHOWN.

TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10692

DATE

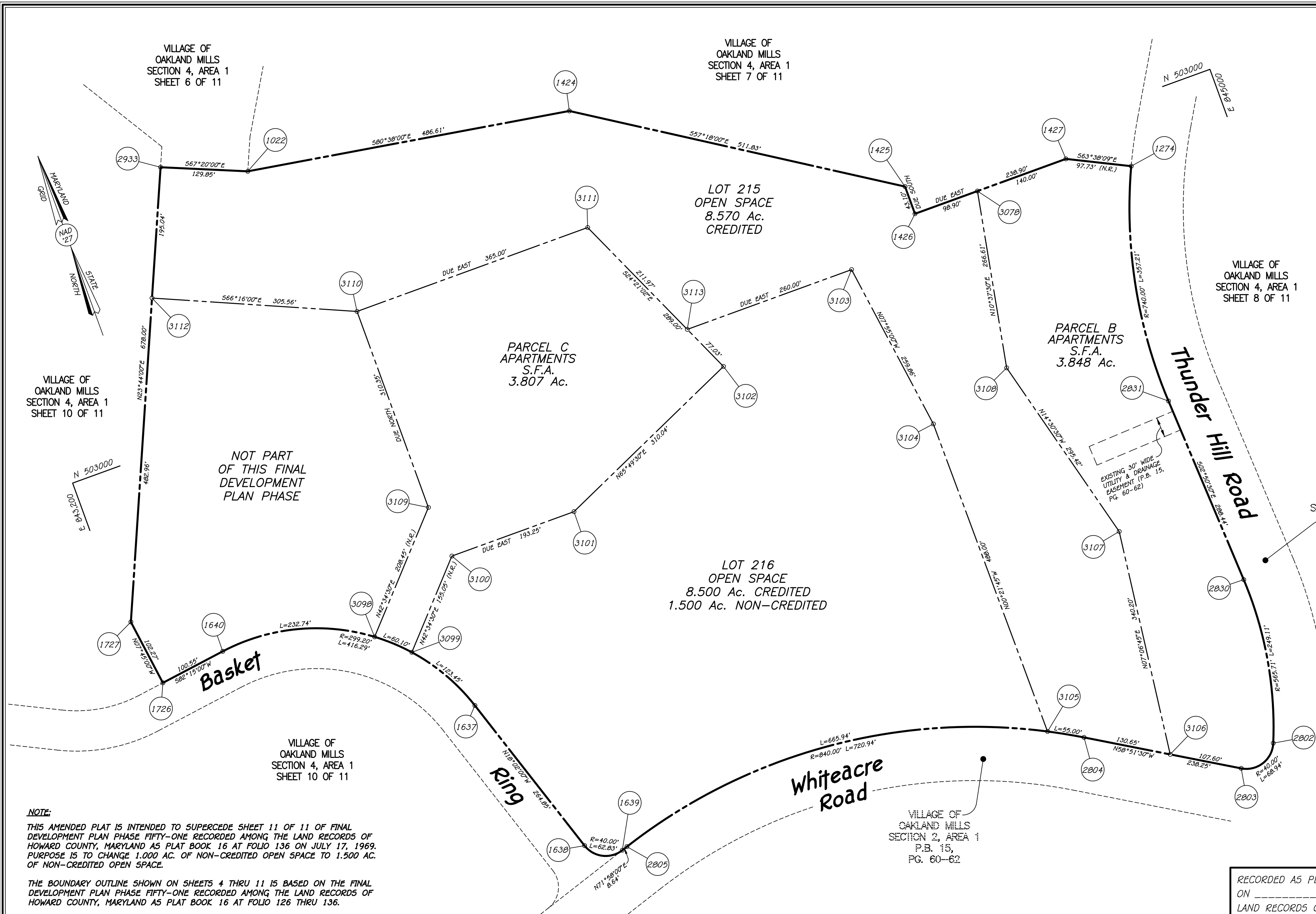
BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary Date H.C.P.B. Chairman Date

Village Of Oakland Mills
Section 4, Area 1
Talbot Springs
Columbia
Amended
Final Development Plan Phase 51-A
6th Election District - Howard County, Maryland
Scale: 1"=100' Sheet 10 Of 11 September 5, 2019

COORDINATE TABLE		
No.	NORTHING	EASTING
1022	503,346.84	843,603.42
1274	502,904.64	844,840.71
1427	502,948.04	844,753.15
1426	502,948.04	844,514.25
1425	502,991.13	844,514.25
1424	503,267.64	844,083.54
1639	502,207.10	843,781.40
2933	503,396.88	843,483.59
1727	502,776.22	843,210.71
1726	502,674.88	843,224.50
1640	502,688.44	843,324.14
1637	502,484.59	843,648.99
1638	502,232.75	843,730.98
3078	502,948.04	844,613.15
3108	502,686.00	844,563.99
3107	502,400.00	844,638.00
3106	502,062.42	844,595.88
2803	502,006.77	844,687.97
2802	502,025.77	844,745.64
2830	502,269.29	844,787.59
2831	502,557.38	844,773.29
2804	502,129.99	844,484.06
3105	502,156.87	844,436.09
2805	502,209.91	843,789.61
3099	502,590.77	843,587.97
3112	503,218.33	843,405.09
3110	503,095.35	843,684.81
3109	502,785.00	843,684.81
3100	502,705.09	843,692.88
3101	502,705.09	843,886.12
3102	502,832.06	844,168.97
3111	503,095.35	844,049.81
3103	502,902.24	844,397.21
3104	502,644.86	844,433.00
3098	502,631.50	843,543.79
3113	502,902.24	844,137.21



NOTE:
THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 11 OF 11 OF FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 136 ON JULY 17, 1969. PURPOSE IS TO CHANGE 1.000 AC. OF NON-CREDITED OPEN SPACE TO 1.500 AC. OF NON-CREDITED OPEN SPACE.

THE BOUNDARY OUTLINE SHOWN ON SHEETS 4 THRU 11 IS BASED ON THE FINAL DEVELOPMENT PLAN PHASE FIFTY-ONE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 16 AT FOLIO 126 THRU 136.

PREPARED AS TO SHEETS 1 TO 11
IN ACCORDANCE WITH THE ZONING REGULATIONS OF
HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 6, 2013
AND FOR REVISIONS SHOWN.

TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10692

DATE _____

BOARD OF COUNTY COMMISSIONERS B.C.C. CASE #12
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary Date _____ H.C.P.B. Chairman Date _____

Village Of Oakland Mills
Section 4, Area 1
Talbot Springs
Columbia
Amended
Final Development Plan Phase 51-A
6th Election District - Howard County, Maryland
Scale: 1"=100' Sheet 11 Of 11 September 5, 2019



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