



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Meeting of October 1, 2020

File No./Petitioner: SDP-20-051, Howard County Board of Education

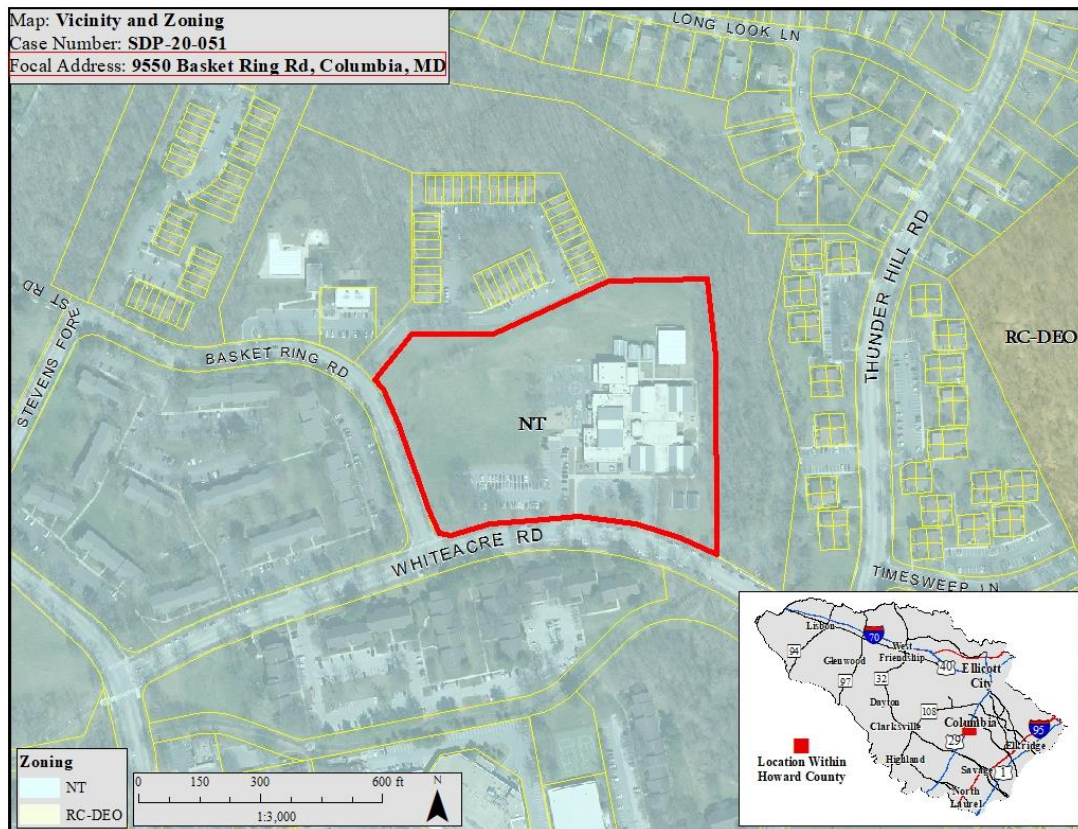
Project Name: Talbott Springs Elementary School

DPZ Planner: Brenda Luber

Request: Approval of a Site Development Plan for an 88,229 square foot 2-story elementary school, parking area, multi-purpose field and stormwater management, and approval of an adjustment to the lot coverage requirement.

Recommendations: Approve the SDP and lot coverage adjustment subject to complying with the remaining Subdivision Review Committee (SRC) comments and any conditions by the Planning Board.

Location: The New Town (NT) zoned site is located at 9550 Basket Ring Road; identified as Tax Map 36, Parcel 283, Open Space Lot 216 of the Village of Oakland Mills, Section 4, Area 1. The property is on the east side of Basket Ring Road, north of the intersection with Whiteacre Road. This plan is being processed under the existing NT-Open Space designation in accordance with FDP-51-A-II, per Section 125.0.G. of the Zoning Regulations.



Vicinal Properties: Zoned NT and include

North: NT-Apartment property developed with a private drive and residential apartments and Open Space owned by the Columbia Association.

East: NT-Open Space owned by the Columbia Association.

South: Whiteacre Road and NT-Apartment property developed with residential apartments.

West: Basket Ring Road and NT-Apartment property developed with residential apartments.

Legal Notice: The property was properly posted and verified by DPZ in accordance with the legal requirements.

I. General Information:

Site History:

- FDP-51-A, Village of Oakland Mills, Section 4, Area 1, recorded on July 17, 1969.
- SDP-72-126, Village of Oakland Mills, Section 4, Area 1, Open Space Lot 216 development of the existing elementary school.
- FDP-51-A-II, Village of Oakland Mills, Section 4, Area 1, recorded on June 10, 2020.

Existing Site Conditions: The site contains the existing 53,942 square foot elementary school, portable classrooms, play areas and 77 car parking spaces and 6 bus parking spaces accessed from Whiteacre Road.

Regulatory Compliance: The project must comply with Section 125.0.G. of the Zoning Regulations, the criteria listed in FDP-51-A-II, the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance, and the Howard County Landscape Manual.

II. Description of the Site Development Plan Proposal and Analysis:

Proposed Site Improvements: The applicant seeks Site Development Plan approval for an 88,229 square foot 2-story elementary school, parking area, multi-purpose field and stormwater management. The existing school will remain occupied and operational until the new replacement school is fully constructed and ready for occupancy. Once the new school is occupied, the existing school will be demolished. The new playing fields and parking lot will be created where the existing school is located.

Setback Requirements: Per the FDP, structures shall not be within 30 feet of the right-of-way of any public street (Basket Ring and Whiteacre Roads), and within 25 feet of any property line. The proposed site improvements comply with the setbacks.

Building Height: The FDP does not impose a height limit if buildings are consistent with a site development plan approved by the Howard County Planning Board.

Lot Coverage: The FDP limits no more than 10% of the open space land to be covered by structures except in accordance with a site development plan approved by the Howard County Planning Board. The proposed school will exceed the 10% lot coverage by 3.96% for a total lot coverage of 13.96%. Adjustment criteria is addressed for consideration in Section III.

Roads: No new roads are proposed. The site access will be obtained from Basket Ring and Whiteacre Roads.

Parking: The FDP states no parking requirements are imposed upon any of the land devoted to open spaces uses, however, the Planning Board may impose parking requirements for structures on open space at the time a site development plan is submitted for approval. The plan proposes 110 parking spaces and 10 bus parking spaces. The Howard County Public School System administration determines the number of parking spaces for school properties. The school administration determined 110 spaces are sufficient for this project.

Landscaping: Landscaping is proposed in accordance with the Landscaped Manual. A berm and additional landscaping is proposed along the northern boundary to provide screening for the adjacent residential community. In addition, landscaping is provided along the western property boundary to provide screening for the adjacent neighborhood. Landscaping will be provided along Whiteacre Road to buffer headlights from the adjacent apartment community to the south.

Stormwater Management: The stormwater management is provided by bioretention facilities and micro-bioretention facilities.

Environmental Considerations: The site is not constrained by environmental features.

Forest Conservation: The property is exempt from Section 16.1200 of the Howard County Code for Forest Conservation Easement because it is zoned NT and because the property is part of a planned unit development, per Section 16.1202(b)(1)(ii).

III. Lot Coverage Adjustment Review Criteria

The existing school and portable classrooms will be replaced with a new 2-story elementary school approximately 88,229 square foot in size. The proposed school will exceed the 10% lot coverage by 3.96% for a total lot coverage of 13.96%. Per Section 125.0.G.4.d of the Zoning Regulations, the Planning Board may grant a coverage adjustment if:

- The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use of development of adjacent property, and will not be detrimental to the public welfare; and
- The adjustment (a) is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the Final Development Plan; and/or (b) results in better design that would be allowed by strict compliance with the development criteria.

The purpose of this project is to increase floor space in response to a growing school enrollment in the area and to address deficiencies in curriculum and operational needs of the school. The existing school building and accessory structures cover 14.59% of the property and this project will decrease the coverage to 13.96%.

The proposed school has been rotated slightly which better responds to the existing street corner alignment and a berm with additional landscaping is provided along the northern property to provide screening for the adjacent residential community. A landscaping buffer will also be provided along the western boundary to provide screening for the residential community. For the properties located to the south of the property, landscaping will be provided to buffer headlights. The main entrance to the school maintains frontage along White Acre Road, access to the bus lot and parking area remain off White Acre Road, and the main recreational spaces will now be organized adjacent to the existing open space to the east. These overall site improvements are in keeping with the existing character of the neighborhood, do not impair the development of adjacent property, and will not be detrimental to the public welfare.

The building coverage for the existing school is 14.59%, including the 10 portable classrooms which are needed for current enrollment. The new school is designed with a partial second story at the rear of the building to provide needed classroom space with a lot coverage of 13.96%. The site has been designed to keep the existing school in operation during the construction of the new school. The approval of this adjustment would allow the school system to implement their plans to expand floor space for a growing enrollment and to meet curriculum and operational needs for students and staff. Strict compliance with the 10% lot coverage would require areas of the existing coverage/structure to be removed and not replaced. Proposing an alternate building design with a complete second level addition is not feasible given the BOE regulations which only allows classrooms for pre-K, kindergarten and first grade students on the first floor level. The proposed plan represents a better design because it not only allows for the school system to meet their enrollment needs, but it results in a school designed to conserve energy, conserve water, improve the quality of indoor environment and increase the use of sustainable materials. In addition, all the children will be educated within one new building instead an aged building and 10 portable classrooms.

SRC Action: The SRC recommends approval subject to minor review comments.

Recommendation: Approve the SDP and lot coverage adjustment subject to complying with the remaining Subdivision Review Committee (SRC) comments and any conditions by the Planning Board.

DocuSigned by:

Amy Gowah

9/2/2020

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Amy Gowah, Director

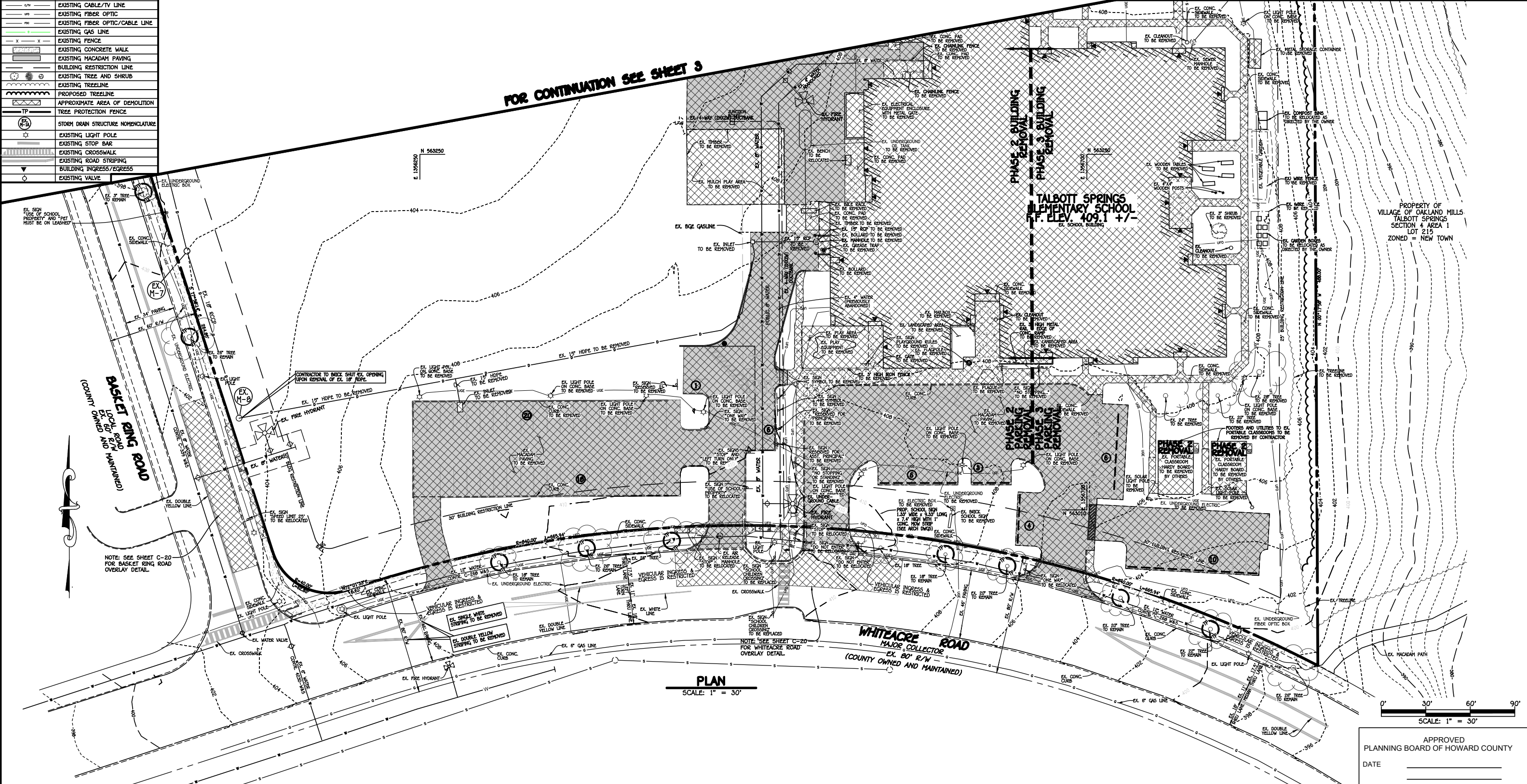
Department of Planning and Zoning

Date

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING SAN. SEWER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING WATER LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING CABLE/TV LINE
---	EXISTING FIBER OPTIC
---	EXISTING FIBER OPTIC/CABLE LINE
---	EXISTING GAS LINE
---	EXISTING FENCE
---	EXISTING CONCRETE WALK
---	EXISTING MACADAM PAVING
---	BUILDING RESTRICTION LINE
---	EXISTING TREE AND SHRUB
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	APPROXIMATE AREA OF DEMOLITION
---	TREE PROTECTION FENCE
---	STORM DRAIN STRUCTURE NOMENCLATURE
---	EXISTING LIGHT POLE
---	EXISTING STOP BAR
---	EXISTING CROSSWALK
---	EXISTING ROAD STRIPING
---	BUILDING INGRESS/EGRESS
---	EXISTING VALVE

FOR CONTINUATION SEE SHEET 3

FOR CONTINUATION SEE SHEET 3



PROPERTY OF VILLAGE OF OAKLAND MILLS
TALBOTT SPRINGS
SECTION 4 AREA 1
LOT 215
ZONED = NEW TOWN

PLAN
SCALE: 1" = 30'

0' 30' 60' 90'
SCALE: 1" = 30'

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE _____

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE: 10276 BALDWIN ROAD, ELLETTT CITY, MARYLAND 21114
(410) 461-2895

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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. 36366, EXPIRATION DATE: JANUARY 12, 2022."

STEPHANIE J. TUIE, RLA, P.E., LEED AP BC&D _____ DATE _____

DATE	DESCRIPTION
	REVISION BLOCK
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
Director - Department of Planning and Zoning	Date
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date

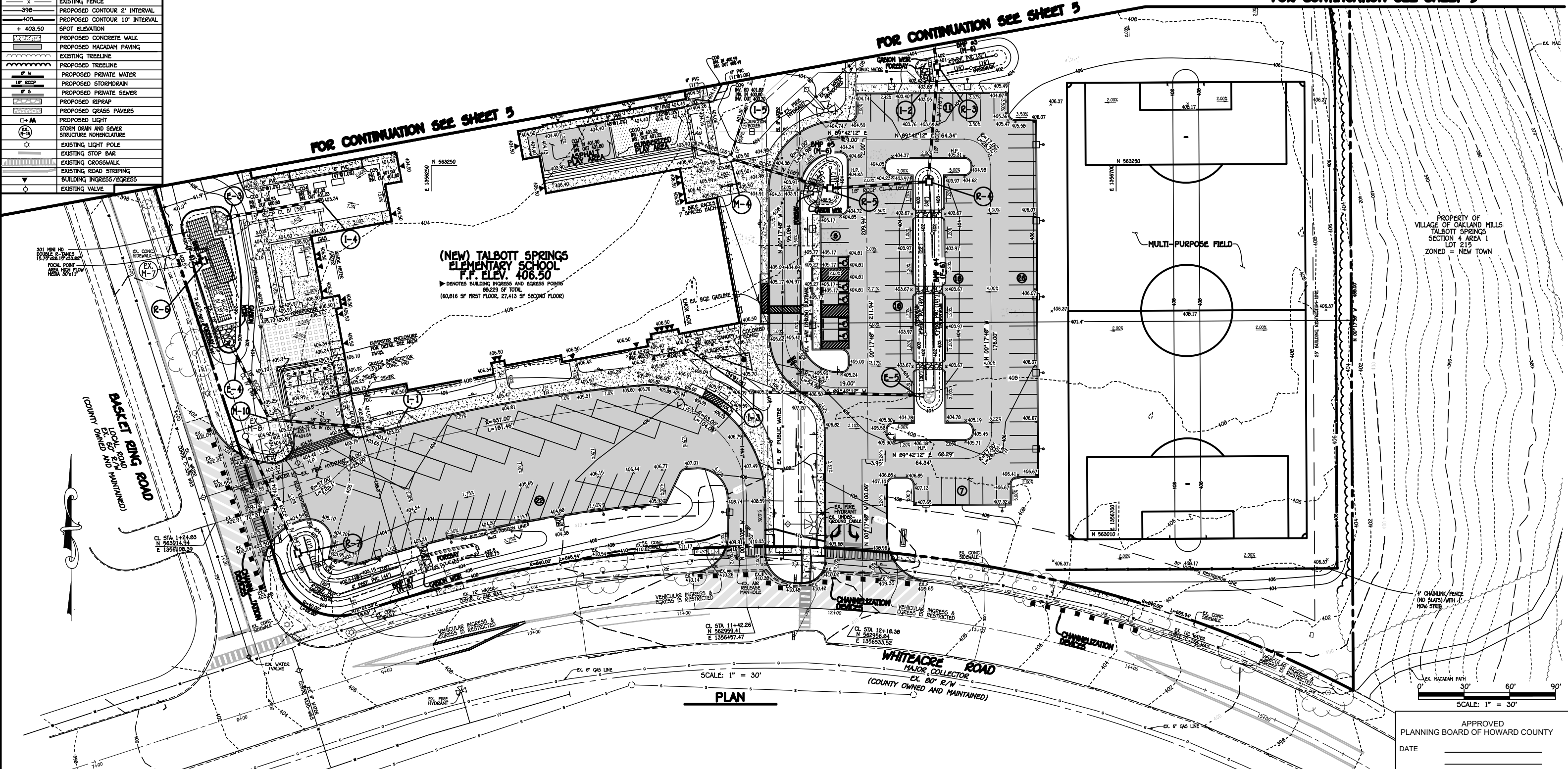
PREPARED FOR
HOWARD COUNTY PUBLIC SCHOOL SYSTEM
9020 MENDENHALL COURT
SUITE 'C'
COLUMBIA, MARYLAND 21045
Attention: DANIEL LUBELEY
410-313-8203



Address Chart			
Parcel Number	Street Address		
283	9550 BASKET RING ROAD COLUMBIA, MARYLAND 21045		
PROJECT	SECTION/AREA	PARCEL	
ELEMENTARY SCHOOL	4/1	283	
PLAT NOS.	BLOCK NO.	ZONE	TAX MAP
L. 643/ F. 62	3	NEW TOWN	36
ELEC. DIST.		CENSUS TR.	
SIXTH		606603	
WATER CODE	SEWER CODE		
E 03	5580800		

DEMOLITION PLAN
VILLAGE OF OAKLAND MILLS
SECTION 4 AREA 1
OPEN SPACE LOT 216
TALBOTT SPRINGS
ELEMENTARY SCHOOL
ZONED: NEW TOWN PARCEL Nos.: 283
TAX MAP No.: 36 GRID No.: 3
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUG. 26, 2020
SHEET 2 OF 44

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING SAN. SEWER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING WATER LINE
---	EXISTING ELECTRIC LINE
---	EXISTING CABLE LINE
---	EXISTING GAS LINE
---	EXISTING FIBER OPTIC
---	EXISTING FENCE
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+	SPOT ELEVATION
---	PROPOSED CONCRETE WALK
---	PROPOSED MACADAM PAVING
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPOSED PRIVATE WATER
---	PROPOSED STORMDRAIN
---	PROPOSED PRIVATE SEWER
---	PROPOSED RIPRAP
---	PROPOSED GRASS PAVERS
---	PROPOSED LIGHT
---	STORM DRAIN AND SEWER STRUCTURE NOMENCLATURE
---	EXISTING LIGHT POLE
---	EXISTING STOP BAR
---	EXISTING CROSSWALK
---	EXISTING ROAD STRIPING
---	BUILDING INGRESS/EGRESS
---	EXISTING VALVE



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 CENTRAL SQUARE OFFICE PARK - 10276 BALTIMORE NATIONAL PIKE
 ELLETTT CITY, MARYLAND 21142
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STEPHANIE J. TUIE, RLA, P.E., LEED AP BC&D _____ DATE _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning _____ Date _____

Chief, Division of Land Development _____ Date _____

Chief, Development Engineering Division _____ Date _____

DATE	DESCRIPTION

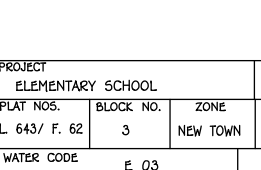
PREPARED FOR
 HOWARD COUNTY PUBLIC SCHOOL SYSTEM
 9020 MENDENHALL COURT
 SUITE 'C'
 COLUMBIA, MARYLAND 21045
 Attention: DANIEL LUBELEY
 410-313-8203

Address Chart	
Parcel Number	Street Address
283	9550 BASKET RING ROAD COLUMBIA, MARYLAND 21045

PROJECT	SECTION/AREA	PARCEL
ELEMENTARY SCHOOL	4/1	283

PLAT NOS.	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
L 643/ F. 62	3	NEW TOWN	36	SIXTH	606603

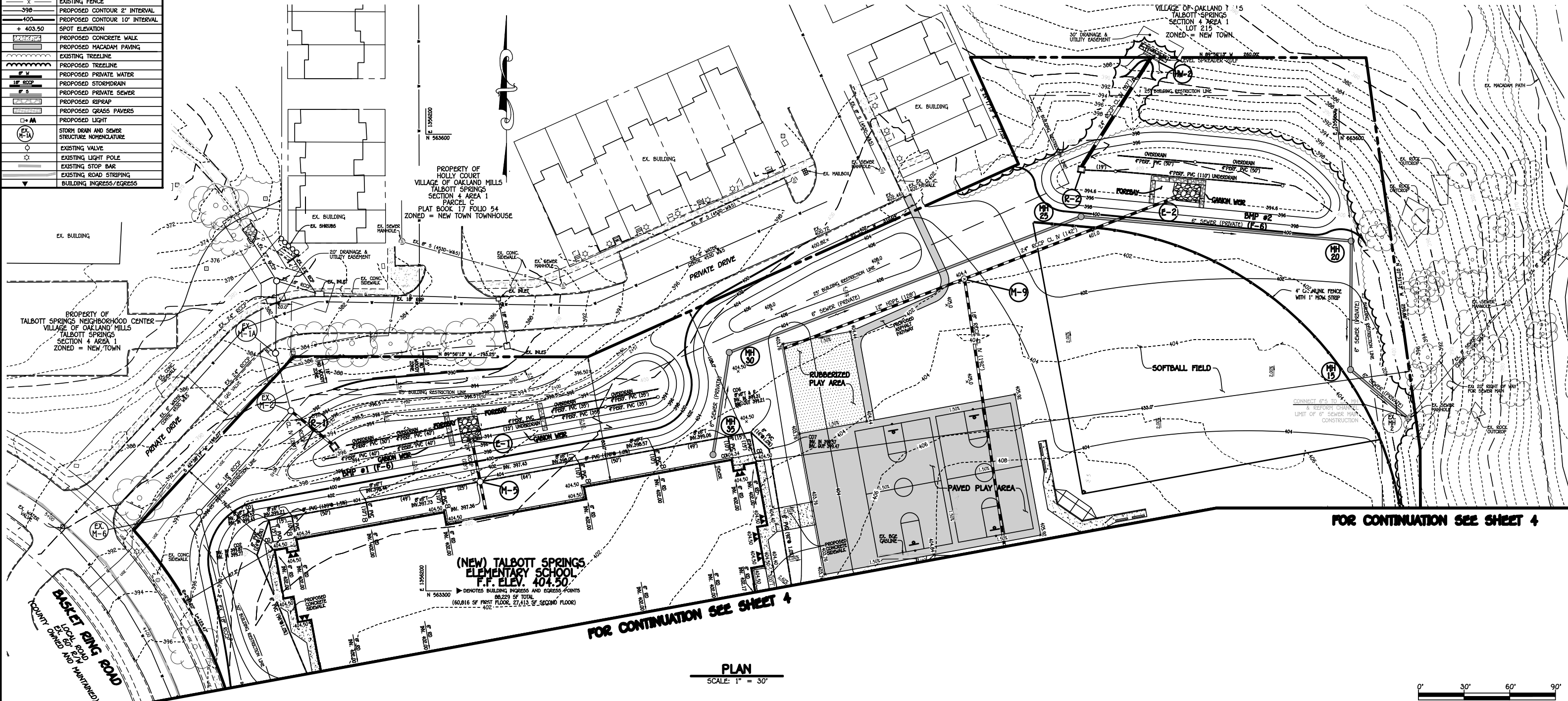
WATER CODE	SEWER CODE
E 03	5580800



SITE IMPROVEMENT PLAN
 VILLAGE OF OAKLAND MILLS
 SECTION 4 AREA 1
 OPEN SPACE LOT 216
**TALBOTT SPRINGS
 ELEMENTARY SCHOOL**

ZONED: NEW TOWN PARCEL Nos.: 283
 TAX MAP No.: 36 GRID No.: 3
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUG. 26, 2020
 SHEET 4 OF 44

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
-	EXISTING SAN. SEWER LINE
-	EXISTING STORM DRAIN LINE
-	EXISTING WATER LINE
-	EXISTING ELECTRIC LINE
-	EXISTING CABLE LINE
-	EXISTING GAS LINE
-	EXISTING FIBER OPTIC
-	EXISTING FENCE
-	PROPOSED CONTOUR 2' INTERVAL
-	PROPOSED CONTOUR 10' INTERVAL
+ 403.50	SPOT ELEVATION
---	PROPOSED CONCRETE WALK
---	PROPOSED MACADAM PAVING
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPOSED PRIVATE WATER
---	PROPOSED STORM DRAIN
---	PROPOSED PRIVATE SEWER
---	PROPOSED RIPRAP
---	PROPOSED GRASS PAVERS
---	PROPOSED LIGHT
EX. MA	STORM DRAIN AND SEWER STRUCTURE NOMENCLATURE
○	EXISTING VALVE
○	EXISTING LIGHT POLE
○	EXISTING STOP BAR
---	EXISTING ROAD STRIPING
---	BUILDING INGRESS/EGRESS



PROPERTY OF HOLLY COURT
VILLAGE OF OAKLAND MILLS
TALBOTT SPRINGS
SECTION 4 AREA 1
PARCEL C
PLAT BOOK 17 FOLIO 54
ZONED = NEW TOWN TOWNHOUSE

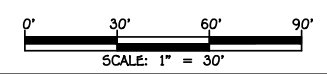
PROPERTY OF
TALBOTT SPRINGS NEIGHBORHOOD CENTER
VILLAGE OF OAKLAND MILLS
TALBOTT SPRINGS
SECTION 4 AREA 1
ZONED = NEW TOWN

(NEW) TALBOTT SPRINGS
ELEMENTARY SCHOOL
F.F. ELEV. 404.50

FOR CONTINUATION SEE SHEET 4

FOR CONTINUATION SEE SHEET 4

PLAN
SCALE: 1" = 30'



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE _____

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK, 10276 BALDWIN NATIONAL PARK
ELLSWORTH CITY, MARYLAND 21142
(410) 461-2895

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Director - Department of Planning and Zoning _____	Date _____
Chief, Division of Land Development _____	Date _____
Chief, Development Engineering Division _____	Date _____

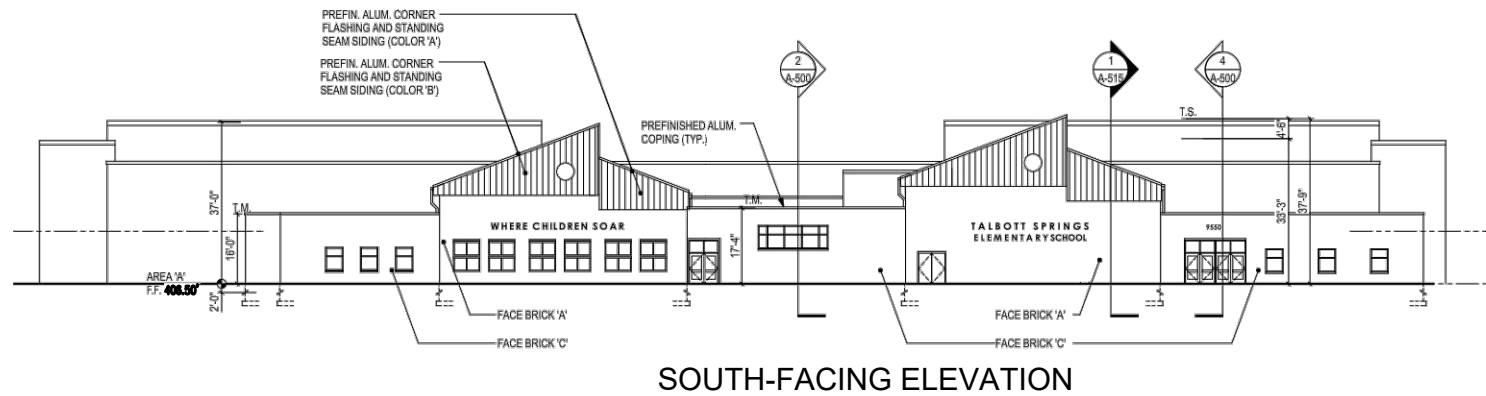
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COLUMBIA, MARYLAND 21045
Attention: DANIEL LUBELEY
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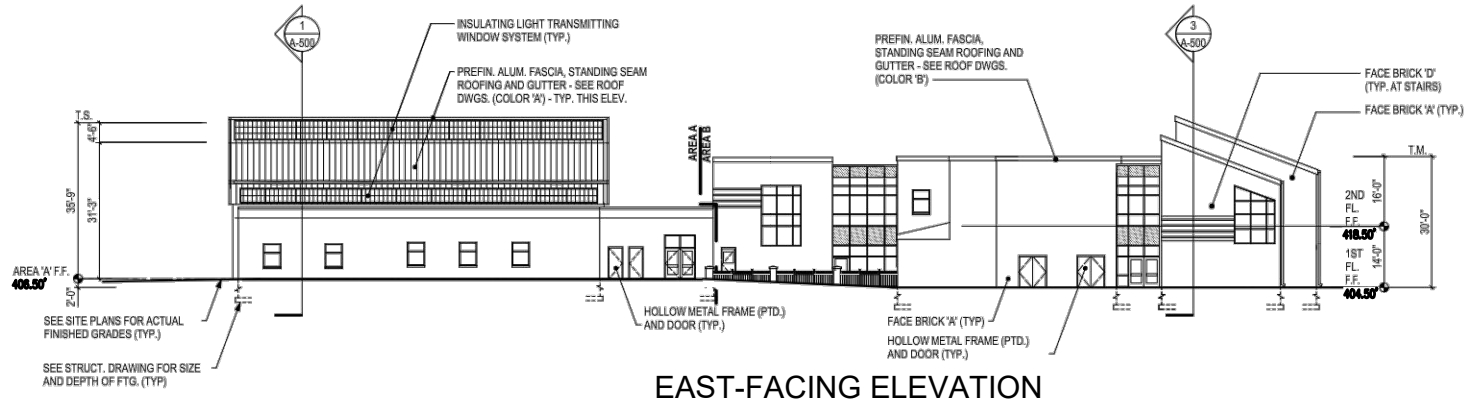
Address Chart					
Parcel Number	Street Address				
283	9550 BASKET RING ROAD COLUMBIA, MARYLAND 21045				
PROJECT	ELEMENTARY SCHOOL	SECTION/AREA	4/1	PARCEL	283
PLAT NOS.	L 643/ F. 62	BLOCK NO.	3	ZONE	NEW TOWN
TAX MAP	36	ELEC. DIST.	SIXTH	CENSUS TR.	606603
WATER CODE	E 03	SEWER CODE	5580800		

SITE IMPROVEMENT PLAN
VILLAGE OF OAKLAND MILLS
SECTION 4 AREA 1
OPEN SPACE LOT 216
TALBOTT SPRINGS
ELEMENTARY SCHOOL

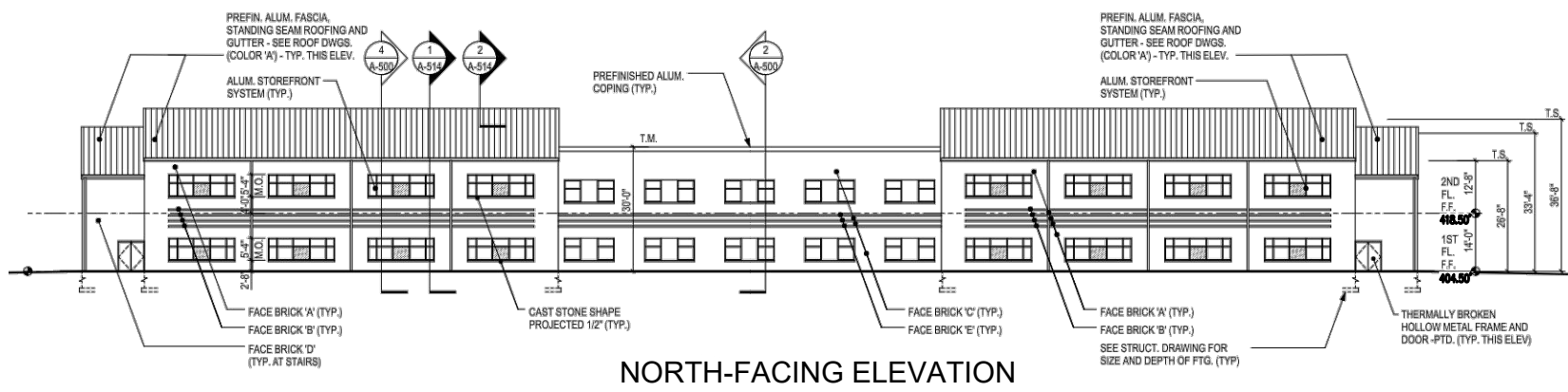
ZONED: NEW TOWN PARCEL Nos.: 283
TAX MAP No.: 36 GRID No.: 3
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUG. 26, 2020
SHEET 5 OF 44



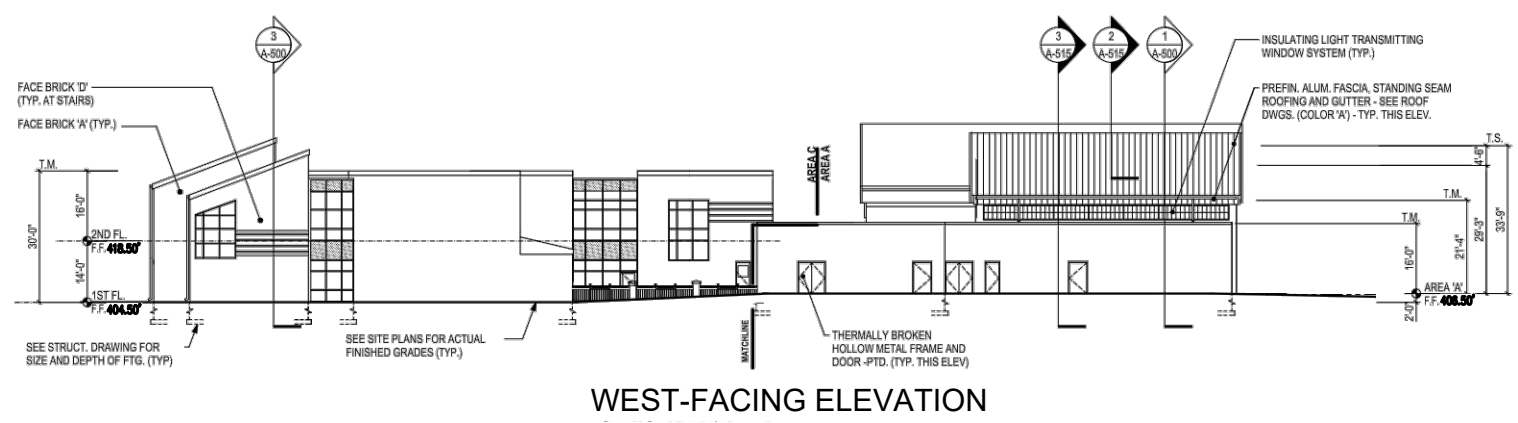
SOUTH-FACING ELEVATION



EAST-FACING ELEVATION

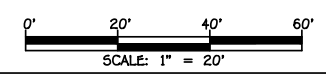


NORTH-FACING ELEVATION



WEST-FACING ELEVATION

BUILDING ELEVATIONS
SCALE: 1" = 20'



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE _____

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENIAL SQUARE OFFICE PARK - 18272 BALDWIN ROAD, SUITE 100
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2805

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DATE	DESCRIPTION
	REVISION BLOCK
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
Director - Department of Planning and Zoning	Date
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date

PREPARED FOR
HOWARD COUNTY PUBLIC SCHOOL SYSTEM
9020 MENDENHALL COURT
SUITE 'C'
COLUMBIA, MARYLAND 21045
Attention: DANIEL LUBELEY
410-313-0203



Address Chart					
Parcel Number	Street Address				
283	9550 BASKET RING ROAD COLUMBIA, MARYLAND 21045				
PROJECT	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	PARCEL
ELEMENTARY SCHOOL	3	NEW TOWN	36	SIXTH	283
PLAT NOS.	L. 643/ F. 62				
WATER CODE	E 03				
SEWER CODE					5580800

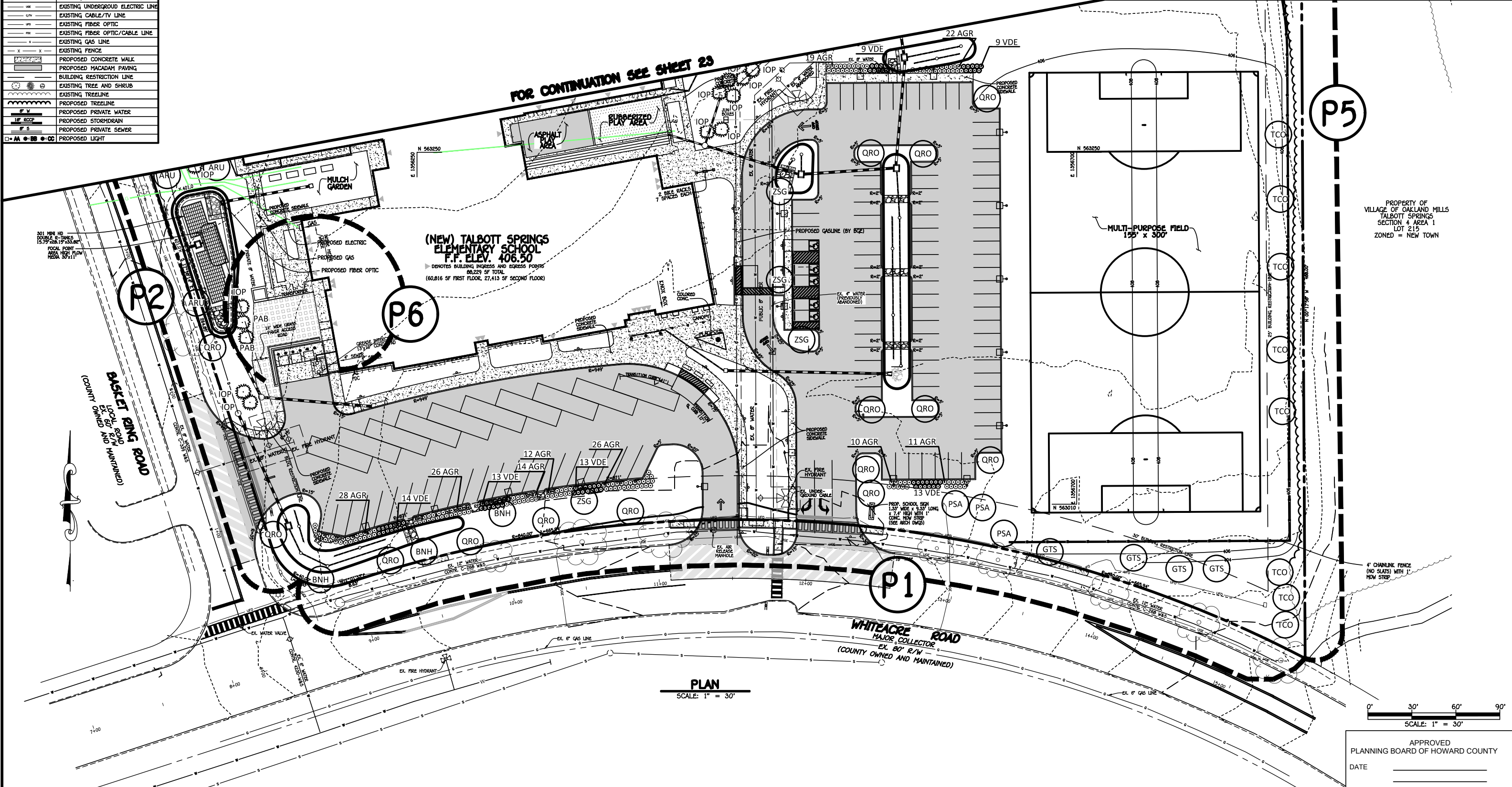
BUILDING ELEVATIONS

VILLAGE OF OAKLAND MILLS
SECTION 4 AREA 1
OPEN SPACE LOT 216
TALBOTT SPRINGS
ELEMENTARY SCHOOL

ZONED: NEW TOWN PARCEL Nos.: 283
TAX MAP No.: 36 GRID No.: 3
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 20' DATE: AUG. 26, 2020
SHEET 17 OF 44

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING SAN. SEWER LINE
---	EXISTING STORM DRAIN LINE
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---	EXISTING FENCE
---	PROPOSED CONCRETE WALK
---	PROPOSED MACADAM PAVING
---	BUILDING RESTRICTION LINE
---	EXISTING TREE AND SHRUB
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPOSED PRIVATE WATER
---	PROPOSED STORMDRAIN
---	PROPOSED PRIVATE SEWER
---	PROPOSED LIGHT

FOR CONTINUATION SEE SHEET 23



P5

P6

P1

PROPERTY OF
 VILLAGE OF OAKLAND MILLS
 TALBOTT SPRINGS
 SECTION 4 AREA 1
 LOT 215
 ZONED = NEW TOWN

0' 30' 60' 90'
 SCALE: 1" = 30'

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE _____

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 SILVERDIP HIGHWAY
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2805

"PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3038, EXPIRATION DATE: APRIL 17, 2022."

STEPHANIE J. TUIE, RLA, P.E., LEED AP BC&O _____ DATE _____

DATE	DESCRIPTION
	REVISION BLOCK
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
Director - Department of Planning and Zoning	Date
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date

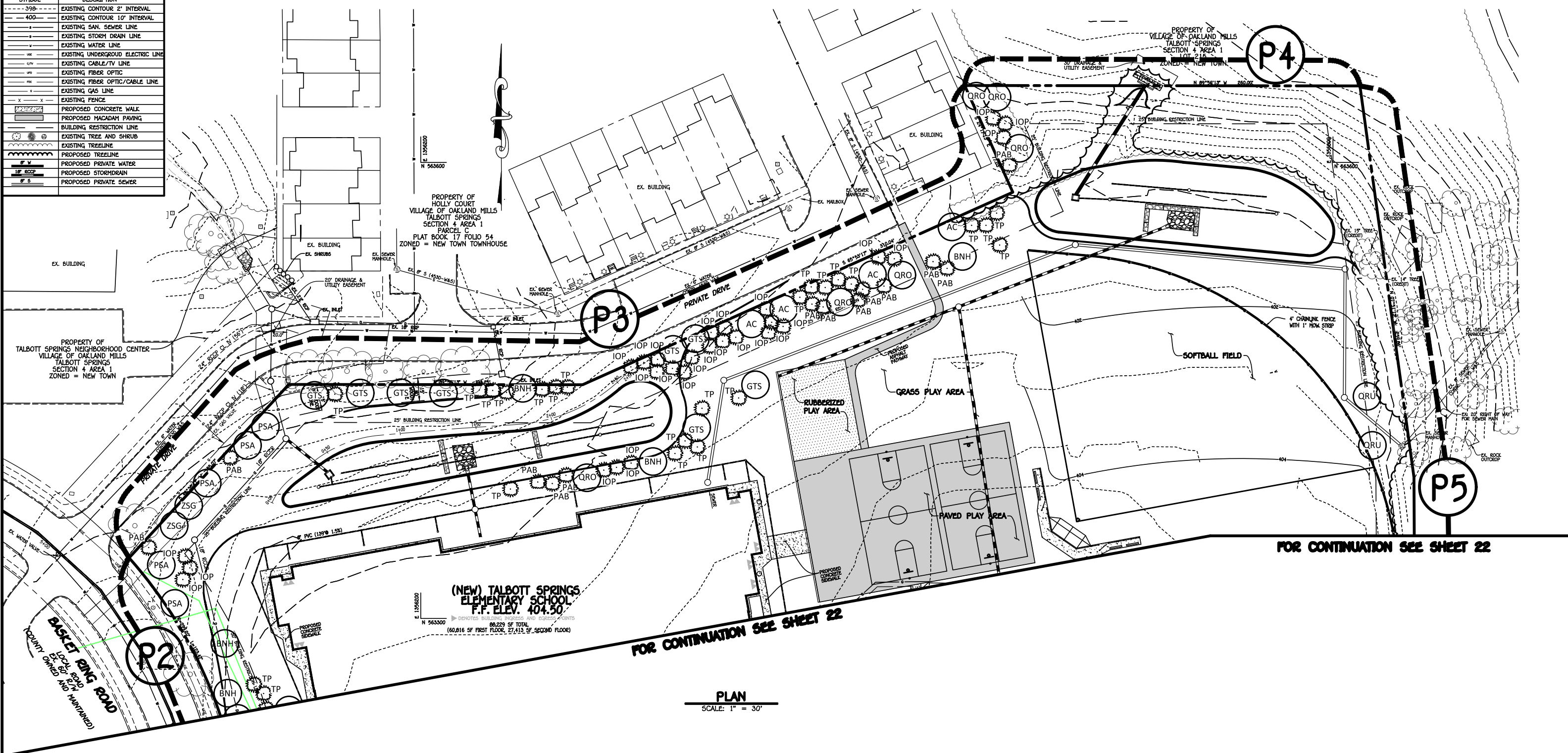
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PLAT NOS.	L. 643/ F. 62	BLOCK NO.	3	ZONE	NEW TOWN
TAX MAP	36	ELEC. DIST.	SIXTH	CENSUS TR.	606603
WATER CODE	E 03	SEWER CODE	5580800		

LANDSCAPE PLAN
VILLAGE OF OAKLAND MILLS
 SECTION 4 AREA 1
 OPEN SPACE LOT 216
TALBOTT SPRINGS
ELEMENTARY SCHOOL
 ZONED: NEW TOWN PARCEL Nos.: 283
 TAX MAP No.: 36 GRID No.: 3
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUG. 26, 2020
 SHEET 22 OF 44

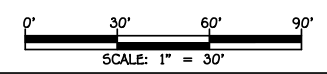
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---	PROPOSED CONCRETE WALK
---	PROPOSED MACADAM PAVING
---	BUILDING RESTRICTION LINE
---	EXISTING TREE AND SHRUB
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROPOSED PRIVATE WATER
---	PROPOSED STORMDRAIN
---	PROPOSED PRIVATE SEWER



FOR CONTINUATION SEE SHEET 22

FOR CONTINUATION SEE SHEET 22

PLAN
SCALE: 1" = 30'



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE _____

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 SILVERDIP WOODWAY PARK
ELEXOTT CITY, MARYLAND 21042
(410) 461-2805

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3038, EXPIRATION DATE: APRIL 17, 2022.

STEPHANIE J. TUIE, RLA, P.E., LEED AP BC&O _____ DATE _____

DATE	DESCRIPTION
	REVISION BLOCK
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
Director - Department of Planning and Zoning	Date
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date

PREPARED FOR
HOWARD COUNTY PUBLIC SCHOOL SYSTEM
9020 MENDENHALL COURT
SUITE 'C'
COLUMBIA, MARYLAND 21045
Attention: DANIEL LUBELEY
410-313-8203



Address Chart					
Parcel Number	Street Address				
283	9550 BASKET RING ROAD COLUMBIA, MARYLAND 21045				
PROJECT	ELEMENTARY SCHOOL	SECTION/AREA	4/1	PARCEL	283
PLAT NOS.	L. 643/ F. 62	BLOCK NO.	3	ZONE	NEW TOWN
TAX MAP	36	ELEC. DIST.	SIXTH	CENSUS TR.	606603
WATER CODE	E 03	SEWER CODE	5580800		

LANDSCAPE PLAN

**VILLAGE OF OAKLAND MILLS
SECTION 4 AREA 1
OPEN SPACE LOT 216
TALBOTT SPRINGS
ELEMENTARY SCHOOL**

ZONED: NEW TOWN PARCEL Nos.: 283
TAX MAP No.: 36 GRID No.: 3
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUG. 26, 2020
SHEET 23 OF 44