

**SITE ANALYSIS**

**AREA & PRESENT ZONING:** N.T. (NEW TOWN)

**COVERED REQUIREMENTS (SECTION 17-257B)**

**COMMERCIAL LAND USE AREAS:** NONE, EXCEPT IN ACCORDANCE WITH SITE DEVELOPMENT PLAN APPROVED BY H.C. PLANNING BOARD.

**OPEN SPACE LAND USE AREAS:** NO MORE THAN 10% EXCEPT IN ACCORDANCE WITH SITE DEVELOPMENT PLAN APPROVED BY H.C. PLANNING BOARD.

**COMPLIANCE WITH REQUIREMENTS:**

COMPL.	UPPER FLOOR	OPEN SPACE
3000	1544	1544
1500	772	772
4500	2288	2288
3000	1544	1544
14%	0.1%	

**PARKING REQUIREMENTS:**

**COMMERCIAL LAND USE AREAS - NEIGHBORHOOD CENTERS:** IN ALL COMMERCIAL LAND USE AREAS THE FOLLOWING PARKING REQUIREMENTS SHALL APPLY:

- FIVE (5) PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQ. FT. OF NET LEASABLE RETAIL COMMERCIAL AREA.
- THREE (3) PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQ. FT. OF OTHER SPACE IN THE FINAL DEVELOPMENT PLAN PHASE.

**OPEN SPACE LAND USE AREAS:** NO PARKING REQUIREMENTS ARE IMPERD UPON ANY OF THE LAND WITHIN THIS PLAN. DEVELOPMENT PLAN PHASES DESIGNED TO OPEN SPACE LINES. IN THE EVENT STRUCTURES ARE PROPOSED FOR CONSTRUCTION ON ANY PORTION OF SUCH LAND, PARKING REQUIREMENTS THEREAFTER MAY BE IMPERD BY THE HOWARD COUNTY PLANNING BOARD AT THE TIME A SITE DEVELOPMENT PLAN IS SUBMITTED FOR APPROVAL.

**COMPLIANCE WITH REQUIREMENTS:**

PARCEL A' COMMERCIAL SHALL HAVE A NET LEASABLE RETAIL AREA OF 75,440 ± 2,000 SQ. FT.

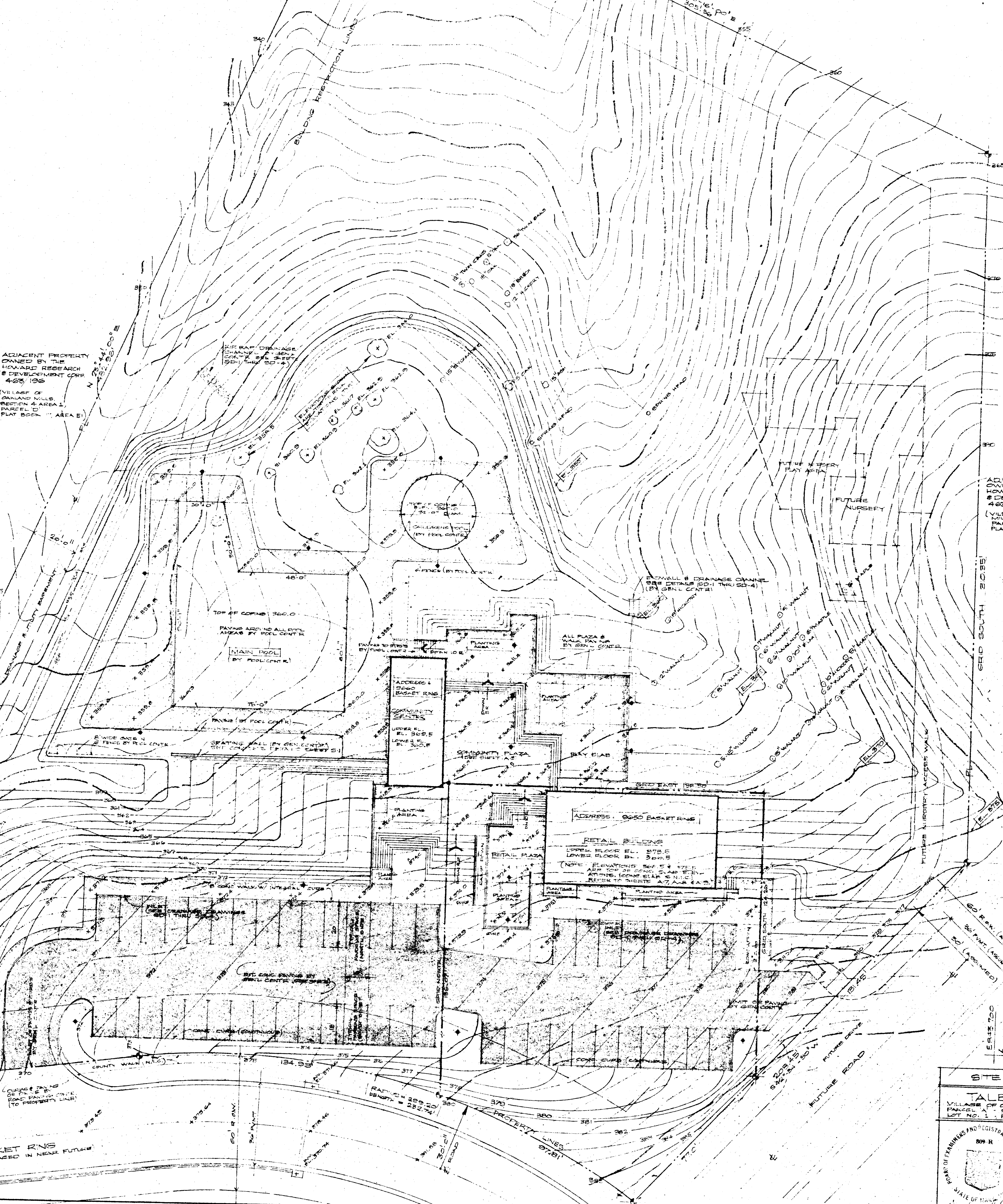
15 PARKING SPACES ARE THEN REQUIRED.

45 PARKING SPACES SHALL BE PROVIDED AS INDICATED ON THE SITE PLAN.

**SEWER & DRAINAGE CHANNEL:** (SEE DETAILS IN ENGINEERING DRAWINGS SHEETS 80-1 THRU 80-4) ALL BY SEWER CENTER.

**LIST OF ALTERNATES (REFER TO SPECIFICATIONS FOR FULL DESCRIPTION)**

NUMBER	DESCRIPTION	SHEET NUMBER
ALTERNATE 1	USE OF VINYL-SURFACED WALL BOARD IN COMM. CENTER BLDG.	A-4, A-5
ALTERNATE 2	USE OF FLEXIBLE WALL SYSTEMS IN COMM. CENTER BLDG.	A-4, A-5, A-6
ALTERNATE 3	FULL LOWER FLOOR AREA IN RETAIL BLDG.	A-7, A-8, A-9
ALTERNATE 4	MECHANICAL SYSTEM ARRANGEMENT IN COMM. CENTER BLDG.	M-1, M-2



**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: JAN 28 1970  
*Thomas M. Harris*

**TITLE:** SITE DEVELOPMENT PLAN  
TALBOTT SPRINGS NEIGHBORHOOD CENTER

**LOCATION:** VILLAGE OF OAKLAND MILLS SECTION 4, 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**DATE:** JAN 28 1970

**FILE NUMBER:**

**PLAN IDENTIFICATION:**

**APPLICANT NAME:**

**ADDRESS:**

**TELEPHONE NUMBER:**

**PROGRESS DATA CHART**

DATE OF ORIGINAL SUBMISSION	DATE	INITIALS
REVISIONS		
REVISIONS RECEIVED BY H.C.P.C.		
APPROVAL OF SITE PLAN		
BUILDING PERMIT APPLICATION RECEIVED		
BUILDING PERMIT APPLICATION RELEASED		
USE & OCCUPANCY APPLICATION RECEIVED		
USE & OCCUPANCY FIELD INSPECTION		
USE & OCCUPANCY PERMIT RECEIVED		

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*John H. Smith* 7/15/70

**APPROVED:** HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
*Thomas M. Harris* 2-2-70  
*H. Clauson* 2-2-70

**APPROVED:** FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS & REAR, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Thomas M. Harris* 2-25-70  
*James M. Nelson* 2/25/70

**SOIL EROSION & SEDIMENT CONTROL PLAN CERTIFICATIONS:**  
ENGINEER: *Richard P. Downs* 4 Feb 1970

**DEVELOPER:** I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN OF SOIL AND SEDIMENT CONTROL.  
*Richard P. Downs* 2-4-70

**REVIEWED:** DISTRICT CONSERVATIONIST  
*Richard P. Downs* 2-4-70

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

**OWNER & DEVELOPER:** PARCEL A' THE HOWARD GREEN SITE DEVELOPMENT, INC. 1222 WINDYBUSH CIRCLE, COLUMBIA, MD.

**ARCHITECTS:** NEER & GRAEF ARCHITECTS, A.I.A. 220 KING ST. ALEXANDRIA, VA.

**APPROVED:** THE COLUMBIA PARKS & RECREATION DEPARTMENT  
*Richard P. Downs* 2 Feb 70

**APPROVED:** THE COLUMBIA RETAIL TRADER ASSOCIATION  
*Richard P. Downs* 2 Feb 70

- NOTES:**
- INFORMATION ON THIS PLAN & SITE REQUIREMENTS IS TAKEN FROM AN AERIAL PHOTOGRAPH TAKEN BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS ENGINEER RICHARD P. DOWNS ON 1/15/70.
  - A SEPARATE CONTRACT WILL BE WRITTEN FOR THE POOL CONSTRUCTION & DRAWINGS THEREON. THESE WILL BE INFORMATION DRAWINGS ONLY. THE CONTRACTOR WHO WILL BE RESPONSIBLE FOR THE POOL CONSTRUCTION & RELATED EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POOL CONSTRUCTION & RELATED EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POOL CONSTRUCTION & RELATED EQUIPMENT.
  - WORK BY THE POOL CONTRACTOR:
    - ALL WORK SHALL BE IDENTIFIED AS BY POOL CONTRACTOR.
    - SEWER WALL AT SOUTH SIDE OF MAIN ROAD & CHILDREN'S PLAY AREA WITHIN SITE. ALL FINISH GRADING SHALL INCLUDE POOL AREAS. FINISH GRADING SHALL BE PROVIDED FOR POOL AREAS ON WEST NORTH & EAST SIDES OF POOL AREA.
    - ALL POOL LIGHTS & SERVICE TO SAME SHALL BE IDENTIFIED AS BY POOL CONTRACTOR.
  - WORK BY THE POOL CONTRACTOR:
    - ALL WORK SHALL BE IDENTIFIED AS BY POOL CONTRACTOR.
    - THE COMPLETE CONSTRUCTION OF MAIN ROAD & CHILDREN'S PLAY AREA WITHIN SITE. ALL FINISH GRADING SHALL INCLUDE POOL AREAS. FINISH GRADING SHALL BE PROVIDED FOR POOL AREAS ON WEST NORTH & EAST SIDES OF POOL AREA.
    - THE COMPLETE CONSTRUCTION OF THE POOL AREAS. THE FINISH GRADING SHALL BE IDENTIFIED AS BY POOL CONTRACTOR.
    - ALL OTHER CONSTRUCTION SHALL BE IDENTIFIED AS BY POOL CONTRACTOR.
    - ALL POOL EQUIPMENT & THE POOL SHALL BE IDENTIFIED AS BY POOL CONTRACTOR.
    - POOL SHALL INCLUDE DRAIN SYSTEM TO CITY.
    - ALL RELATED PLUMBING FROM POINT OF DISCHARGE IN POOL TO AN EXTERIOR LEADING TO MAIN & PLUMBING TO MAIN.

**RECEIVED**  
FEB 6 1970  
DIVISION OF LAND DEVELOPMENT  
OF HOWARD COUNTY

**SITE PLAN**  
1" = 200'

**SITE & GRADING PLAN**

**TALBOTT SPRINGS NEIGHBORHOOD CENTER**  
VILLAGE OF OAKLAND MILLS SECTION 4, 6th ELECTION DISTRICT, HOWARD COUNTY, MD.  
LOT NO. 1, PLAT BOOK 17, FOLIO 54

**NEER & GRAEF ARCHITECTS**  
220 KING ST. ALEXANDRIA, VA. • TEL. 6-7600

**COMMISSION NO. 173**  
**DATE:** 14 NOVEMBER, 1969  
**REVISED:** 2 FEBRUARY, 1970 (H.C.P.C. RECORDS)

**A 1**