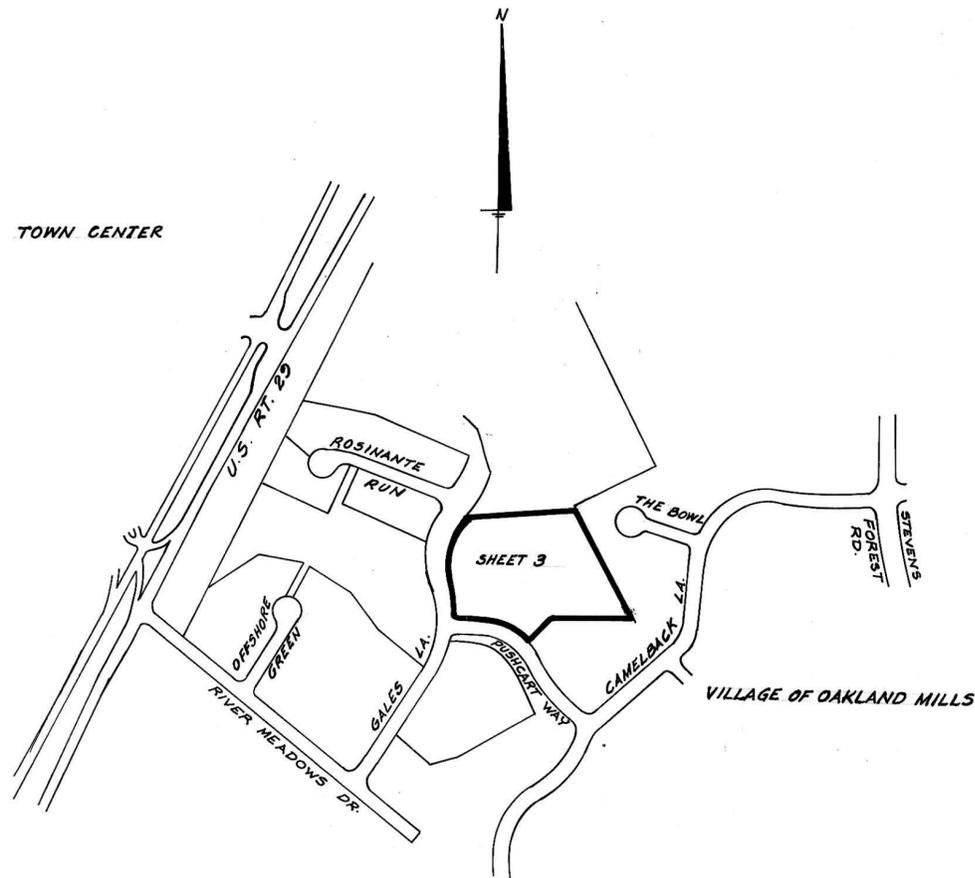


VICINITY MAP
SCALE: 1"=2000'



RECORDED PLAT 3054 A-82
ON 5-31-78 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

**VILLAGE OF OAKLAND MILLS
SECTION 5 AREA 7**

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 171
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED OCTOBER 3, 1977



Richard Moore
PROPERTY LINE SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B.C.C. CASE 412	RESOLUTION APPROVED	8-10-1965
AMENDED B.C.C. CASE 507	RESOLUTION APPROVED	11-4-1968
AMENDED Z.B. CASE 606	RESOLUTION APPROVED	11-22-1972
AMENDED Z.B. CASE 644	RESOLUTION APPROVED	1-7-1974
AMENDED Z.B. CASE 693	RESOLUTION APPROVED	12-20-1976

HOWARD COUNTY PLANNING BOARD

<i>Thomas L. Harris</i>	5-24-78	<i>James W. Hill</i>	7/24/78
H. C. P. B. EXEC. SEC.	DATE	H. C. P. B. CHAIRMAN	DATE

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 5, Area 7, of the Village of Oakland Mills.

1. PUBLIC STREET AND ROADS - Section 119-C-1-a(1):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 119-C-1-a(2):
2A To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 119-C-1-a(3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 119-C-1-a(4):
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 119-C-1-b:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 119-C-1-d:
The term "structure" as used in this Final Development Plan Phase, shall include but not be limited to:

cornices	porches
eaves	bay windows
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings
trellises	dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extension, or construction of any type, and where any land use is adjacent to a freeway or primary road, no structure shall be located within 50' of the right-of-way line thereof, 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.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks	excavations or fill
shrubby	fencing under 6' in height
trees	retaining walls under 3' in height
ornamental landscaping	similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Office of Planning and Zoning.

Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

- 6A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY
No structure shall be located upon lots devoted to single family low and/or medium density land use within 20 feet of any 50' street right-of-way nor within 30 feet of any 60' or greater street right-of-way, nor within 7½ 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 set-back areas provided all structures and construction is developed in accordance with a site development plan approved by the Howard County Planning Board.

The Planning Board may, upon application, designate on a Subdivision Plat, a lot, lots or parcels, as "Common Open Areas" which will not be credited to "Open Space", but, will be credited to the Single Family Low and/or Medium Density of the Phase in which it presently exists.

7. PERMITTED USES - Section 119-C-1-d:
7A-2 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.
The accessory use provisions of Section 108 of the Howard County Zoning Regulations shall be applicable.
8. HEIGHT LIMITATIONS - Section 119-C-1-e:
8A 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.
9. PARKING REQUIREMENTS - Section 119-C-1-e:
9A SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS
No less than two (2) off-street parking spaces containing a minimum area of two hundred (200) square feet per each parking space shall be provided on each lot within single family land use areas, except that when driveway access is to a 60' or greater street right-of-way, two parking spaces shall be provided exclusive of any area encompassed by a garage, each with access to the street without crossing the other parking space.
10. SETBACK PROVISIONS - Section 119-C-1-e:
10A GENERALLY:
a. Setbacks shall conform to the requirements of Section 6 above.
b. No other setback restrictions are imposed upon lands within this Final Development Plan Phase.
11. MINIMUM LOT SIZES - Section 119-C-1-e:
As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.
12. COVERAGE REQUIREMENTS - Section 119-C-1-e:
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.

TABULATION OF LAND USE

Land Use	Acres
S.F.M.D.	4.387
Total	4.387

RECORDED PLAT 3054 A-83-84
ON 5-31-78 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**VILLAGE OF OAKLAND MILLS
SECTION 5 AREA 7**

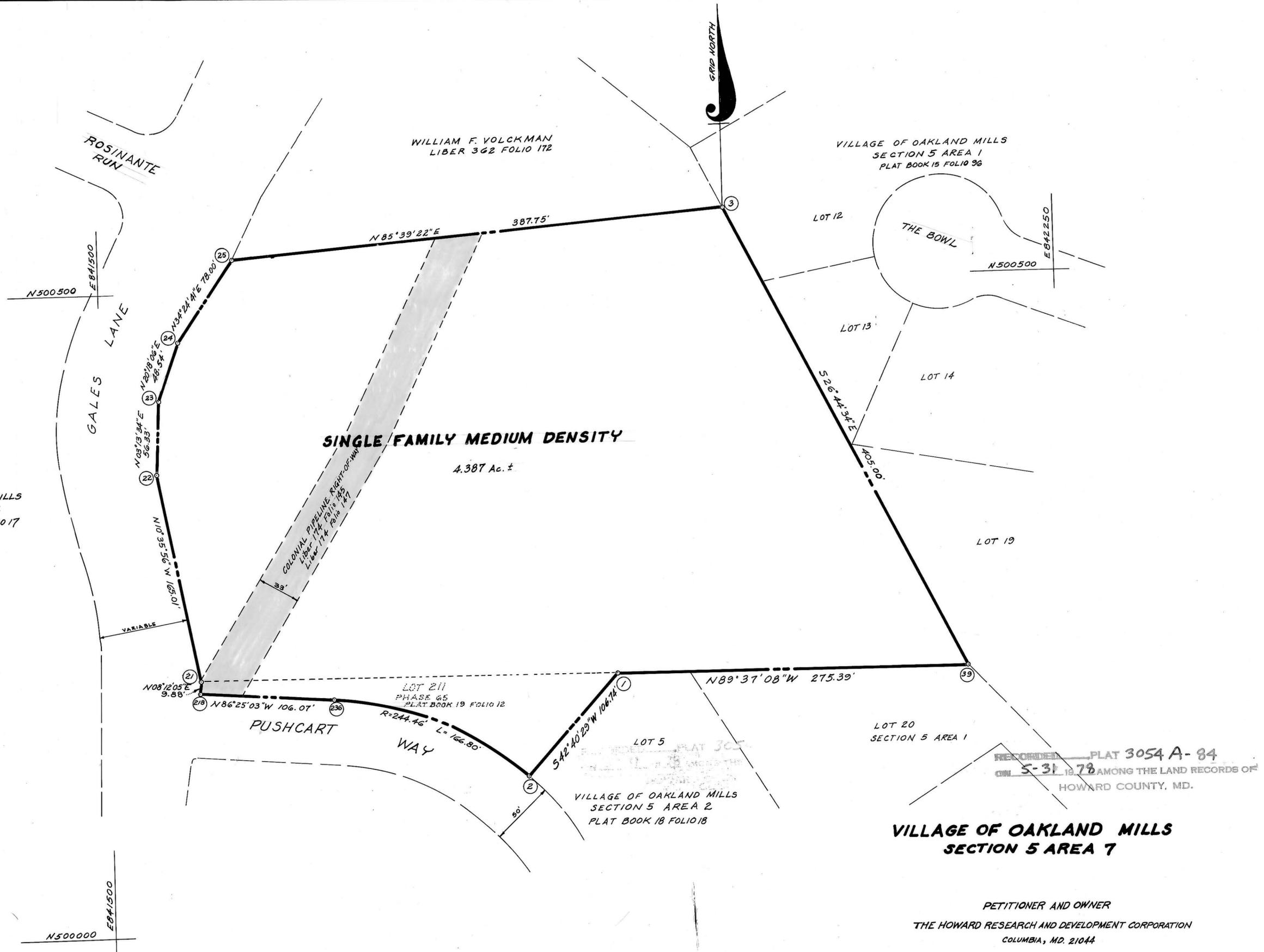
PETITIONER AND OWNER
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FINAL DEVELOPMENT PLAN PHASE 171
6th ELECTION DISTRICT HOWARD COUNTY, MD.

COORDINATES

No.	NORTH	EAST
39	500194.03	842174.94
1	500195.86	841899.56
2	500117.38	841827.20
236	500181.64	841676.77
21	500198.04	841572.32
218	500188.26	841570.91
22	500360.23	841541.97
23	500416.47	841545.14
24	500462.00	841561.98
25	500526.35	841606.06
3	500555.72	841992.70



NOTE: PHASE 65 IS BEING AMENDED COINCIDENT WITH THE RECORDATION OF THIS PHASE 171 TO TRANSFER LOT 211 AS SHOWN IN PHASE 65 TO BE A PART OF PHASE 171.

VILLAGE OF OAKLAND MILLS SECTION 5 AREA 7

PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MD. 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 171
 6th ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=50' SHEET 3 OF 3