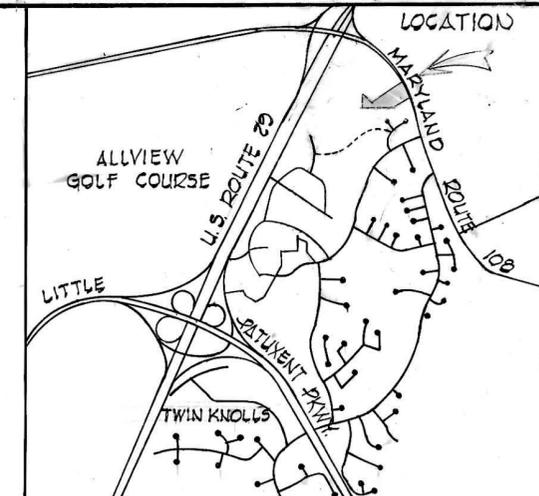
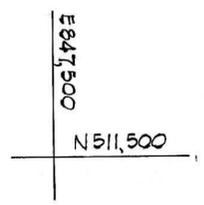
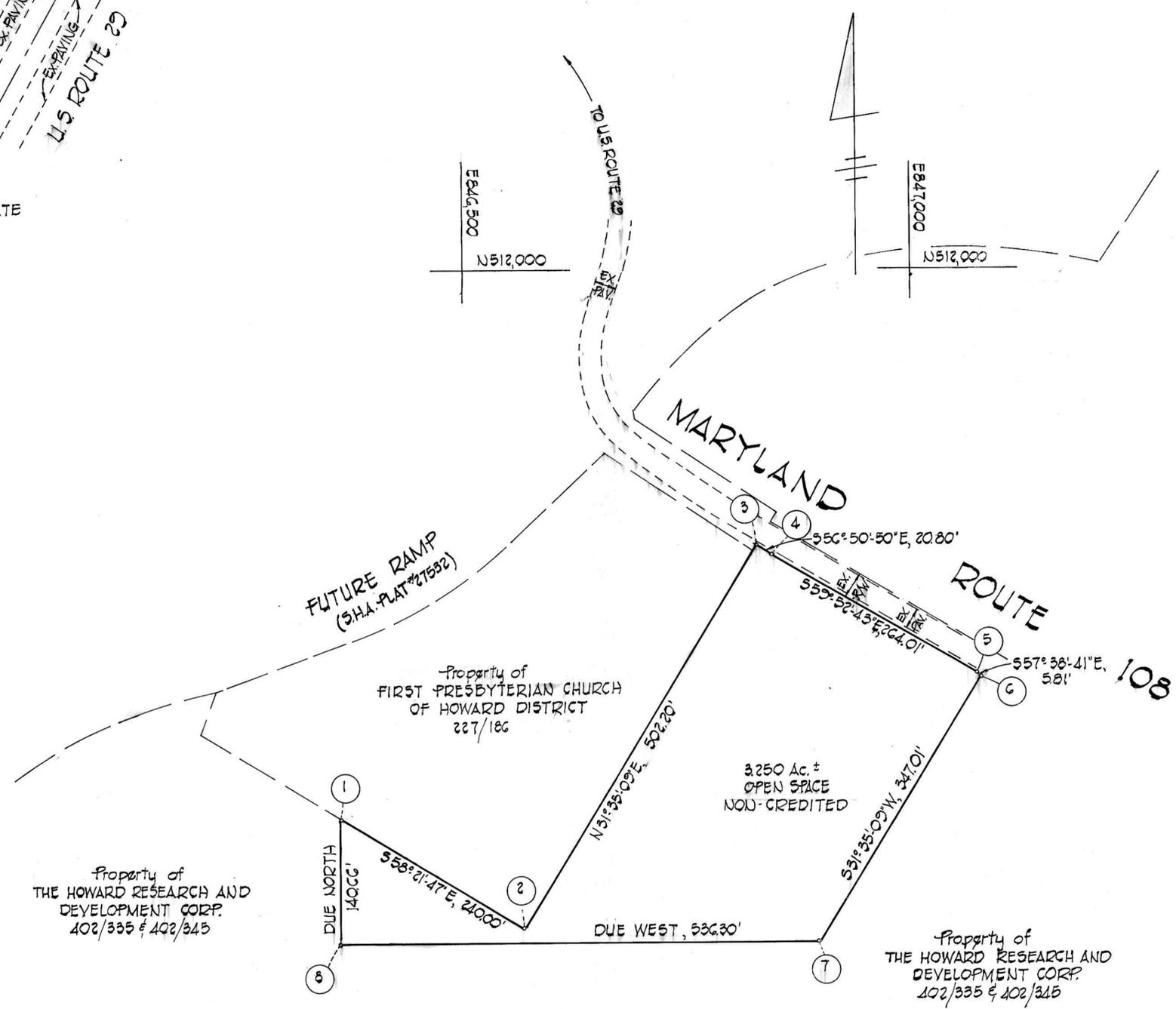


COORDINATE TABLE		
NO.	NORTH	EAST
1	511,590.66	846,560.18
2	511,264.77	846,564.51
3	511,692.57	846,827.55
4	511,681.20	846,844.97
5	511,548.71	847,073.33
6	511,545.60	847,078.23
7	511,243.99	846,896.46
8	511,242.99	846,560.18

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEMS.



VICINITY MAP
SCALE: 1" = 2000'



RECORDED PLAT 3054A-232
ON 11-14 1979 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SECTION 1, AREA 7

PETITIONER AND OWNER

FIRST PRESBYTERIAN CHURCH OF HOWARD DISTRICT
MARYLAND ROUTE 108
COLUMBIA, MARYLAND 21045

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 180
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' JULY 12, 1979 SHEET 1 OF 2

FISHER, COLLINS AND CARTER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
8388 COURT AVENUE
ELLICOTT CITY, MARYLAND

PREPARED AS TO SHEETS 1 AND 2
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED OCTOBER 3, 1977

Terrell A. Fisher
TERRELL A. FISHER L.S. NO. 10692



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-65
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-68
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-72
AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-74
AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-76

HOWARD COUNTY PLANNING BOARD

Donald L. Harving 11-7-79 *Angela M. Patterson* 11/7/79
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE

DRWN. BY:
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to The Property of the First Presbyterian Church.

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.
2B. Vehicular ingress and egress to Maryland Route 108 will be permitted only at points of access approved 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 nor within fifty (50) feet of a public road owned and/or maintained by the County or State for any building permitted with T-1, B-1, B-2, S-C, M-R, or M-1 use type areas of the New Town District, 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.

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, however, that structures may be constructed at any location upon 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. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES- Section 119-C-1-d:

7E-1 OPEN SPACE LAND USE AREAS

Lot 1 is to be used for all open space land uses, including religious facilities and activities. This lot may be used for drainage and utility easements if necessary, provided that such easements are shown on the subdivision plat if required by the Howard County Office of Planning and Zoning.

8. HEIGHT LIMITATIONS - Section 119-C-1-E:

8E. 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 119-C-1-E:

9E. 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. Any open space land use areas as may be required for parking purposes by the Howard County Planning Board shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 119-A-1 of the Howard County Zoning Regulations.

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 land 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:

12E. 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 be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE	
LAND USE	ACRES
OPEN SPACE NON-CREDITED	3.250Ac.
TOTAL	3.250Ac.

RECORDED - PLAT 3054A-233
ON 11-14 1979 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SECTION 1, AREA 7

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FIRST PRESBYTERIAN CHURCH OF HOWARD DISTRICT
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COLUMBIA

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ELLCOTT CITY, MARYLAND 21043

FINAL DEVELOPMENT PLAN PHASE 180
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 100' JULY 12, 1979 SHEET 2 OF 2

Drawn by
Check by