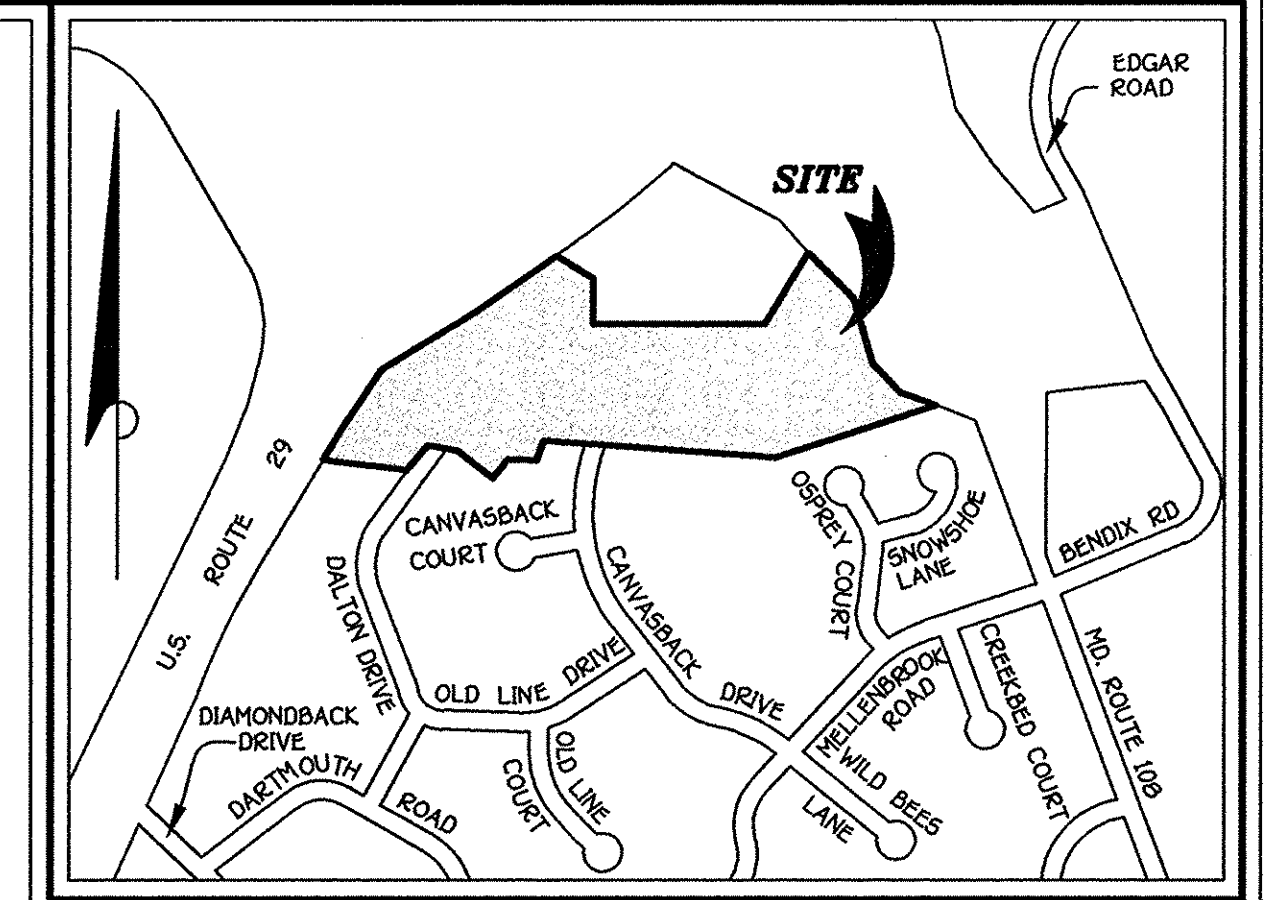
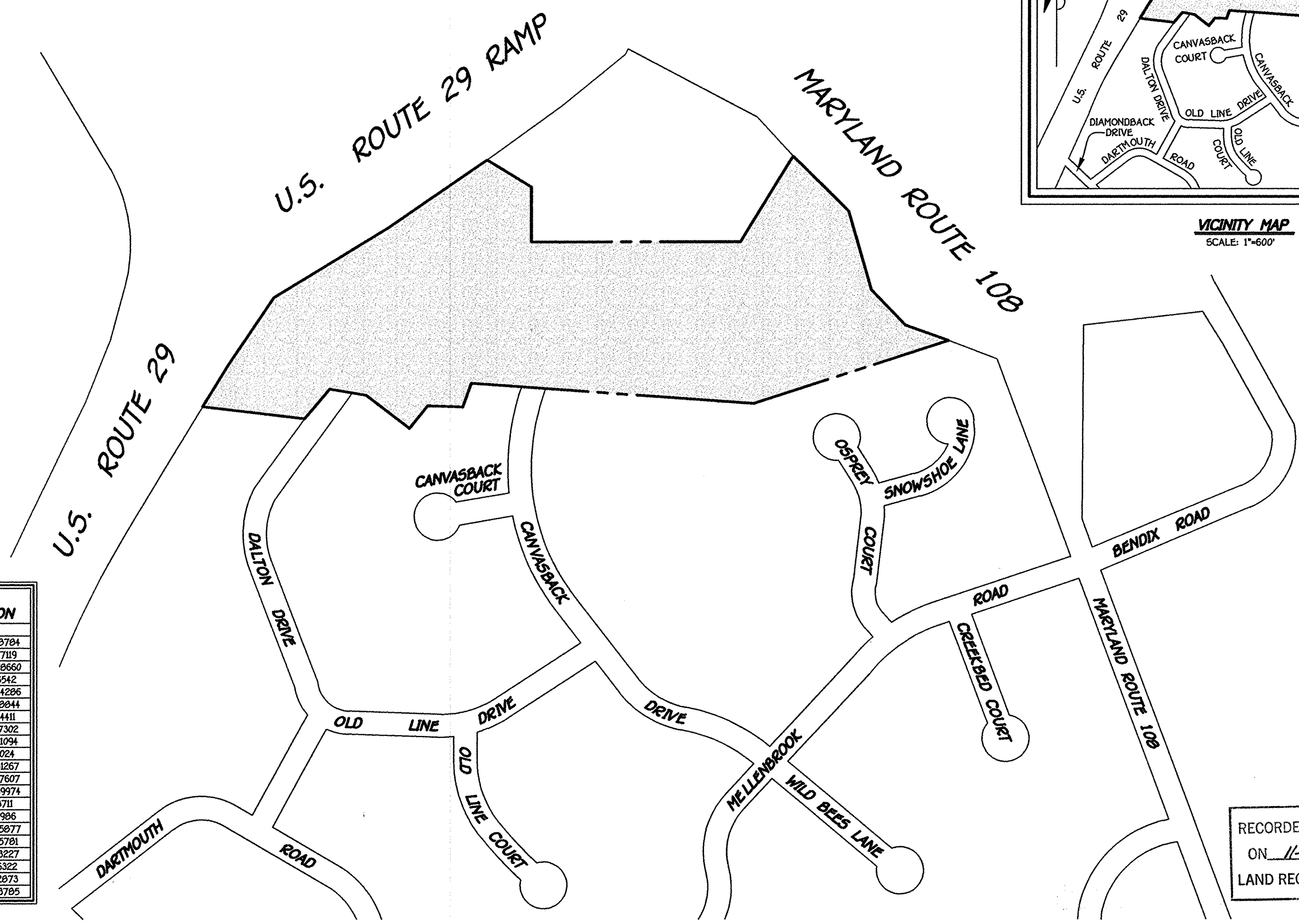


FINAL DEVELOPMENT PLAN  
 PHASE 232  
 VILLAGE OF OAKLAND MILLS  
 SECTION 1 AREA 8



VICINITY MAP  
 SCALE: 1"=600'



**U.S. EQUIVALENT COORDINATE TABULATION**

POINT	NORTH	EAST
20	571505.035547	1359349.540704
34	571637.454257	1350625.377119
36	571520.952075	1350467.078660
42	571545.994202	1350190.316542
99	571746.634436	1350049.404206
104	571579.635753	1350513.700044
108	571622.503903	1350262.544411
109	571606.525206	1350356.177302
110	571576.144275	1350603.721094
132	571999.544123	1359315.651024
133	571999.034512	1350779.351267
134	572139.694440	1350779.217607
151	572209.397107	1350665.839974
152	572035.560216	1350413.393711
153	571057.497230	1350119.543906
154	571602.001667	1350001.025077
156	571577.359621	1357936.935701
157	571706.095562	1359730.713227
158	571076.574515	1359651.296322
159	572077.314596	1359593.010273
160	572219.007490	1359450.303705

RECORDED - PLAT NO. 3054A-1732  
 ON 11-25-98 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD

PREPARED AS TO SHEETS 1 TO 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 10, 1993

11/11/98  
 DATE

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

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965  
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1960  
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972  
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974  
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976  
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986  
 AMENDED Z.B. CASE 910 RESOLUTION APPROVED MARCH 17, 1992  
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992  
 AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995

HOWARD COUNTY PLANNING BOARD

11/20/98  
 DATE

11/19/98  
 DATE

FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2855

61220 HRD PLAT1.dwg

VILLAGE OF OAKLAND MILLS  
 SECTION 1 AREA 8

PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND  
 21044

FINAL DEVELOPMENT PLAN PHASE 232  
 6th ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1" = 200' NOVEMBER 11, 1998 SHEET 1 OF 3

# FINAL DEVELOPMENT PLAN CRITERIA

Phase 232

The Area included within this Final Development Plan Phase 232 is Applicable To Section 1, Area 8 of the Village of Oakland Mills.

**1. PUBLIC STREET AND ROADS - Section 125-C-3-b:**

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

**2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:**

**2A** To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

**2B** Vehicular ingress and egress will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works and the State Highway Administration. Vehicular ingress and egress is restricted along U.S. Route 29.

**3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:**

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

**4. DRAINAGE FACILITIES - Section 125-C-3-b:**

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

**5. RECREATIONAL, SCHOOL & PARK USES - Section 125-C-3-c:**

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 125-C-3-d(1):**

The term "structure", as used in this Final Development Plan Phase, shall include, but not be limited to:

- cornices and eaves
- roof or building overhangs
- chimneys
- porches, decks, open or enclosed
- bay windows, oriels, vestibule, balcony
- privacy walls or screens
- all parts of any buildings, dwellings, or accessory buildings

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area; bay windows, oriels, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area; and porches, decks, open or enclosed, may project not more than three (3) feet into the front or rear setback area, and where any land is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within 100' 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, trellises
- shrubbery, excavations or fill
- trees, fencing under 6' in height
- ornamental landscaping, retaining walls under 3' in height
- similar minor structures

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

**6D 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 125-C-3-d(2):**

**7E-1 OPEN SPACE LAND USE AREAS**

Lot No. 1 (credited) is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. 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 Dept. of Planning and Zoning.

**8 HEIGHT LIMITATIONS - Section 125-C-3-d(3):**

**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 125-C-3-d(3):**

**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 125-A-8 of the Howard County Zoning Regulations.

**10 SETBACK PROVISIONS - Section 125-C-3-d(3):**

**10A GENERALLY:**

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

**11 MINIMUM LOT SIZES - Section 125-C-3-d(3):**

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 125-C-3-d(3):**

**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-CREDITED	16.512 Ac.
<b>TOTAL</b>	<b>16.512 Ac.</b>

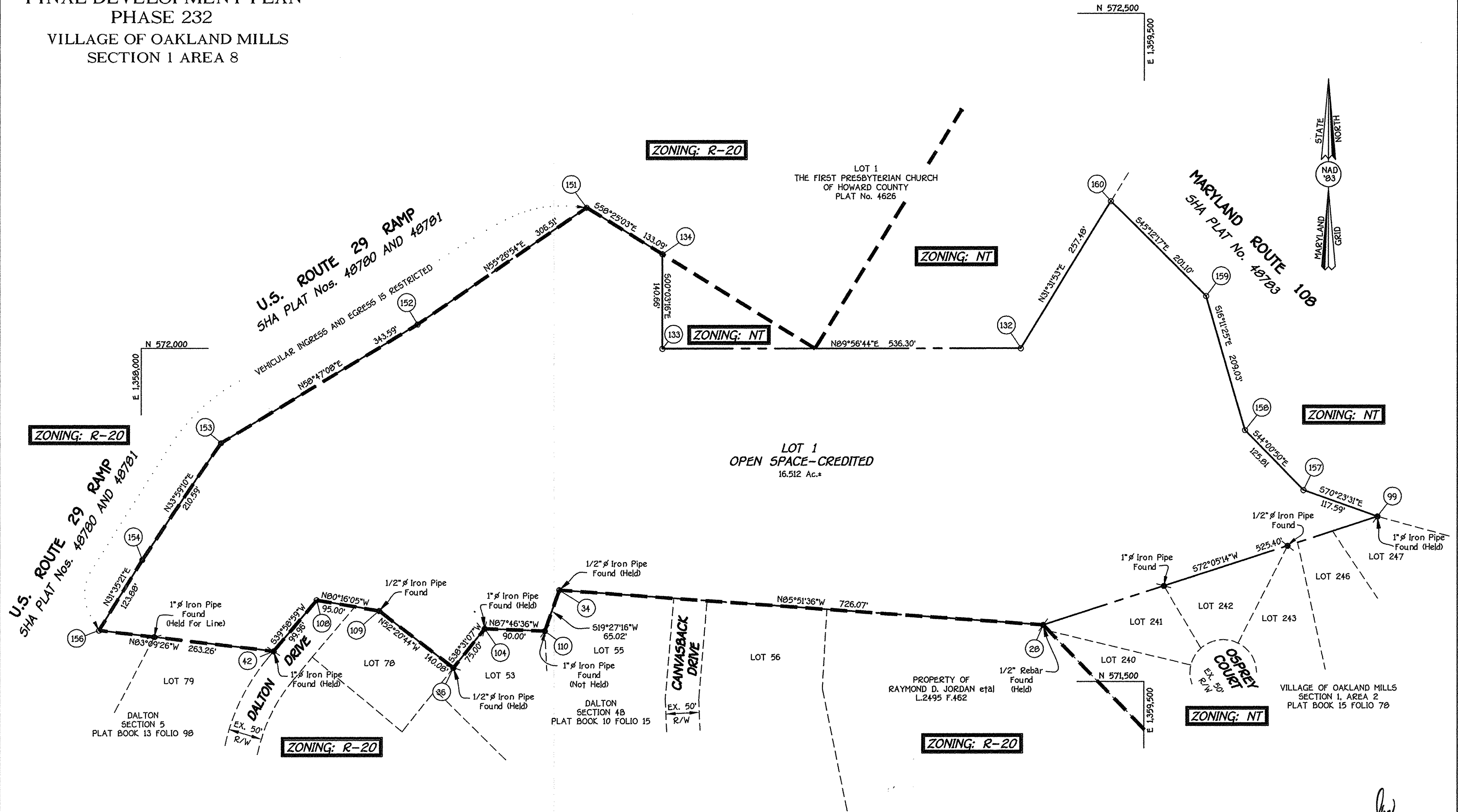
RECORDED - PLAT NO. 3054A-1733  
ON 11-25-98 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

**VILLAGE OF OAKLAND MILLS**  
SECTION 1 AREA 8

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND  
21044

FINAL DEVELOPMENT PLAN PHASE 232  
6th ELECTION DISTRICT HOWARD COUNTY, MD  
NOVEMBER 11, 1998 SHEET 2 OF 3

FINAL DEVELOPMENT PLAN  
 PHASE 232  
 VILLAGE OF OAKLAND MILLS  
 SECTION 1 AREA 8



RECORDED - PLAT NO. 3054A-1734  
 ON 11-25-98 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD

LEGEND  
 - - - - - DENOTES ZONING LINE

VILLAGE OF OAKLAND MILLS  
 SECTION 1 AREA 8

PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND  
 21044

FINAL DEVELOPMENT PLAN PHASE 232  
 6th ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1" = 100' NOVEMBER 11, 1998 SHEET 3 OF 3

FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
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