

VICINITY MAP  
SCALE IN MILES

SUMMARY OF AMENDMENTS

- Phase 40-A-I - The purpose of this Amendment is to modify the right-of-way for Thunder Hill Road at Oakland Mills Road as a result of the closing and abandonment of Oakland Mills Road, west of Thunder Hill Road, by Howard County Council Resolution 44-1976.
- Phase 40 A-II: Amends sheets 1, 2, and 4 of 4. Purpose is to change 0.489 acres of Single family medium density to Employment center commercial and update criteria to current zoning regulations.
- Phase 40 A-III: Amends sheet 2 of 4. Purpose is to remove requirement for public hearing From Section 6C-1 of the criteria.

HO CO. GOV'E  
PLAT # 3054 A-1679  
RECORDING DATE 5/29/98  
JAW

This plat supersedes sheet 1 of 4 recorded among the Land Records of Howard County, Maryland on Feb. 18, 1998 as Plat number 3054A-1675

VILLAGE OF OAKLAND MILLS  
VILLAGE CENTER  
SECTION 2 AREA 1  
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA MARYLAND 21044

**COLUMBIA**  
AMENDED

FINAL DEVELOPMENT PLAN PHASE FORTY-A-III  
6th ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 400'  
SHEET 1 OF 4

PREPARED AS TO SHEETS 1 TO 4  
IN ACCORDANCE WITH THE ZONING REGULATIONS  
OF HOWARD COUNTY  
ADOPTED OCT. 18, 1995

*[Signature]*  
SIGNATURE



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 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 664 RESOLUTION APPROVED 1/7/74  
AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12/20/76  
AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9/9/86  
AMENDED Z.B. CASE 918 RESOLUTION APPROVED 3/17/92  
AMENDED Z.B. CASE 939 RESOLUTION APPROVED 1/18/92  
AMENDED Z.B. CASE 969 RESOLUTION APPROVED 10/23/95

HOWARD COUNTY PLANNING BOARD  
*[Signature]* 5/20/98  
H.C.P.B. EXECUTIVE SEC. DATE H.C.P.B. CHAIRMAN DATE

|                    |                |           |                 |
|--------------------|----------------|-----------|-----------------|
| 40-A-II            | FEB. 18, 1998  | 3054 A    | 1675-1679       |
| 40-A-I             | APRIL 20, 1977 | 3054      | YY, ZZ, A1, A-2 |
| 40-A               | Sept. 1, 1970  | 20        | 4-7             |
| PHASE OR AMENDMENT | DATE           | PLAT BOOK | FOLIO           |
|                    |                | RECORDED  |                 |

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 1 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 Dept. of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b :  
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b :  
To be shown on subdivision plats, if required by the Howard County Dept. 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 Dept. of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY 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 :  
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                  | excavation 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 Dept. 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.

6C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL  
No structure shall be located within 30 feet of the right-of-way of any public street, road or highway; except however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, 6C-1, buildings and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

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):

7C-2. EMPLOYMENT CENTER LAND USE - VILLAGE CENTER - COMMERCIAL  
All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

7E-1 OPEN SPACE LAND USE AREAS  
Lots 2 and 7 are to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots 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.

7E-3 VILLAGE CENTER OPEN SPACE LAND USE AREAS  
Lot 6 is to be used for all open space land uses, including, but not limited to, all of the following:

- a. Operation of a public or private swimming pool.
- b. Operation of a community library facility.
- c. Operation of a community hall, including leasing of same for public or private uses.
- d. Operation of a teen center building, including sales on the premises of food and beverages.
- e. Presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows and carnivals.
- f. Use of the facilities to be constructed upon lot for all uses normally associated with community uses, such as rummage sales, white elephant sales, cake sales and dances.

7E-4 TENNIS COURT OPEN SPACE LAND USE  
Lot 5 is to be used for all open space land uses, including, but not limited to, operation and maintenance of public or private tennis courts, together with such minor commercial activities as are consistent with primary use of lot 5 as a tennis facility, in accordance with a site development plan approved by the Howard County Planning Board, including such uses as operation of a snack bar, lunch counter, tennis club, tennis pro shop, and similar activities.

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

8C-2 VILLAGE CENTER - COMMERCIAL  
No height limitation is imposed upon structures constructed within the Village Center provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

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 :

9C-1 COMMERCIAL LAND USE AREAS - NEIGHBORHOOD AND VILLAGE CENTER  
In all commercial land use areas, the following parking requirements shall apply:

- a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable retail commercial area.
- b. Three (3) parking spaces shall be provided for each 1,000 square feet of office space in this Final Development Plan Phase.

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:

- 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  
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(4):

12C COMMERCIAL LAND USE AREAS  
No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

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         |
|------------------------------|---------------|
| S.F.M.D.                     | 13.232        |
| Employment Center Commercial | 6.905         |
| Open Space Credited          | 1.112         |
| Open Space Non-Credited      | 1.457         |
| <b>Total</b>                 | <b>22.706</b> |

HO CO CONE  
PLAT # 3054-A-1680  
RECORDING DATE 5/27/98  
JAN

VILLAGE OF OAKLAND MILLS

VILLAGE CENTER  
SECTION 2 AREA 1  
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21044

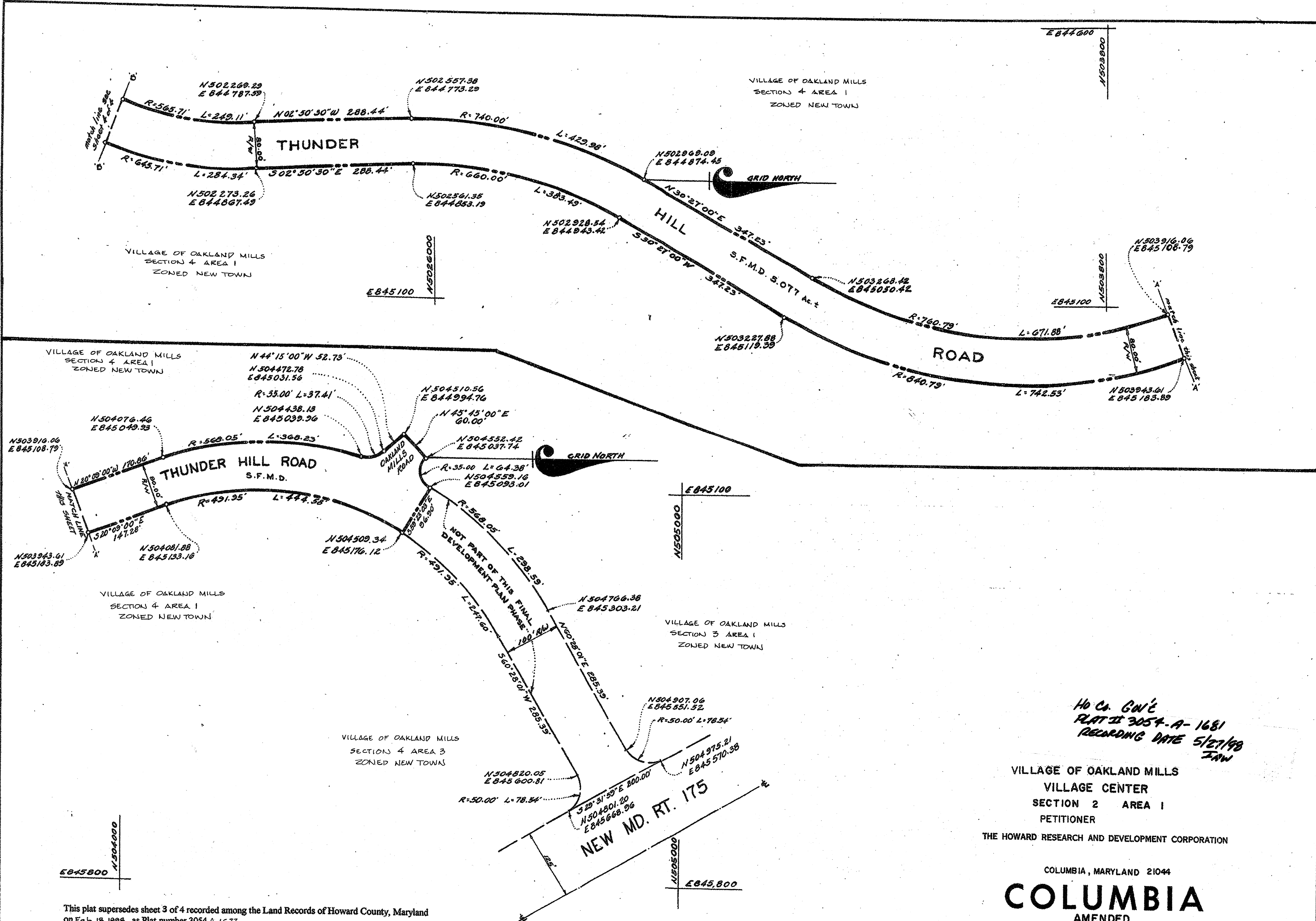
**COLUMBIA**

AMENDED

FINAL DEVELOPMENT PLAN PHASE FORTY-A-III  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 4

This plat supersedes sheet 2 of 4 recorded among the Land Records of Howard County, Maryland on Feb. 18, 1998 as Plat number 3054 A-1676.



HO Co. GN'E  
 PLAT II 3054-A-1681  
 RECORDING DATE 5/27/98  
 JAW

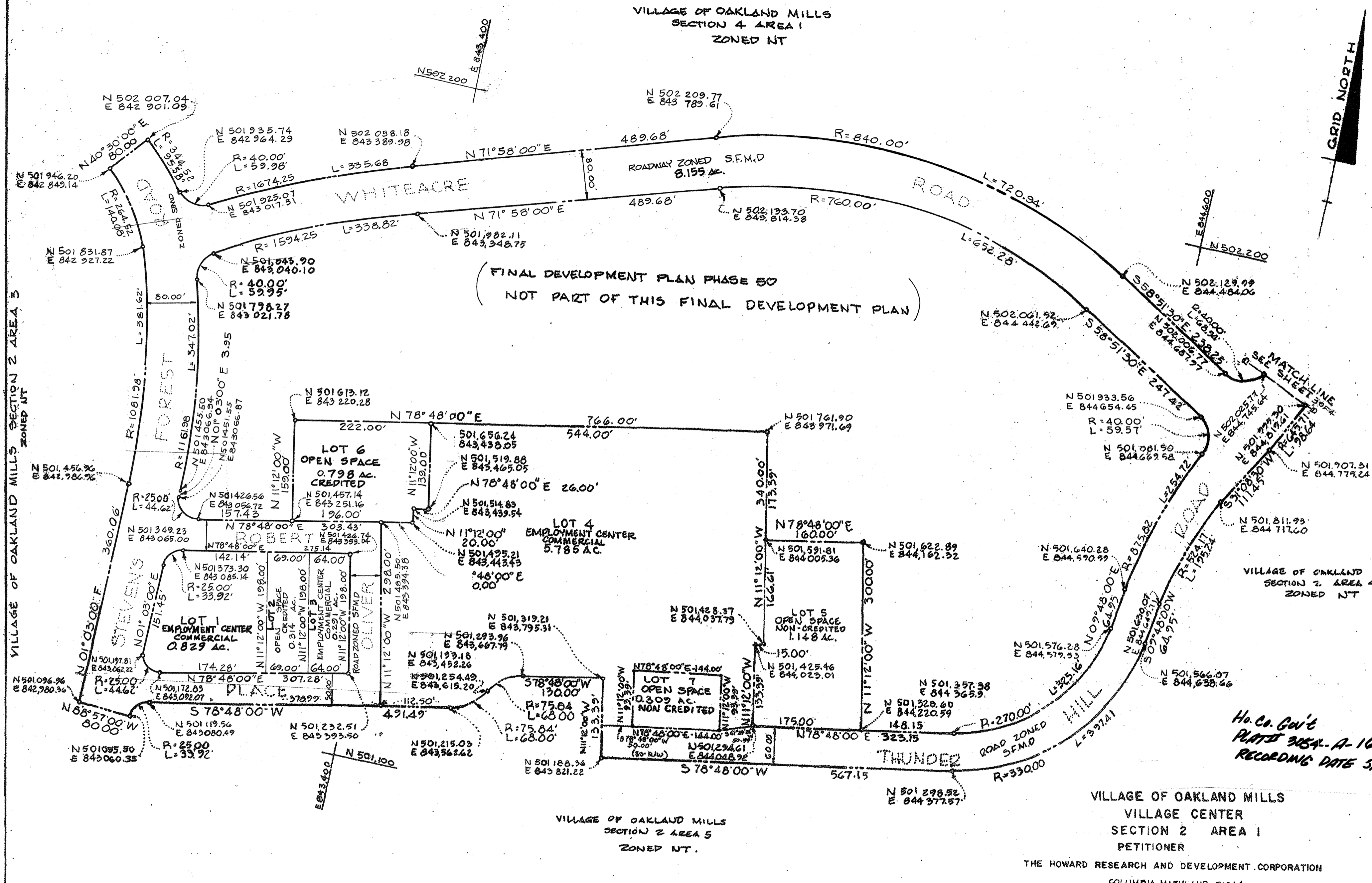
VILLAGE OF OAKLAND MILLS  
 VILLAGE CENTER  
 SECTION 2 AREA 1  
 PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21044

**COLUMBIA**

AMENDED  
 FINAL DEVELOPMENT PLAN PHASE FORTY-A-III  
 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1"=100'  
 SHEET 3 OF 4

This plat supersedes sheet 3 of 4 recorded among the Land Records of Howard County, Maryland on Feb. 18, 1998, as Plat number 3054 A-1677



(FINAL DEVELOPMENT PLAN PHASE 50  
NOT PART OF THIS FINAL DEVELOPMENT PLAN)

Ho. Co. Gov't  
PLAT 3054-A-1682  
RECORDING DATE 5/27/98  
FRW

VILLAGE OF OAKLAND MILLS  
VILLAGE CENTER  
SECTION 2 AREA 1  
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**  
AMENDED

FINAL DEVELOPMENT PLAN PHASE FORTY-A-III  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=100'  
SHEET 4 OF 4

This plat supersedes sheet 4 of 4 recorded among the Land Records of Howard County, Maryland on Feb. 18, 1998 as Plat number 3054 A-1678