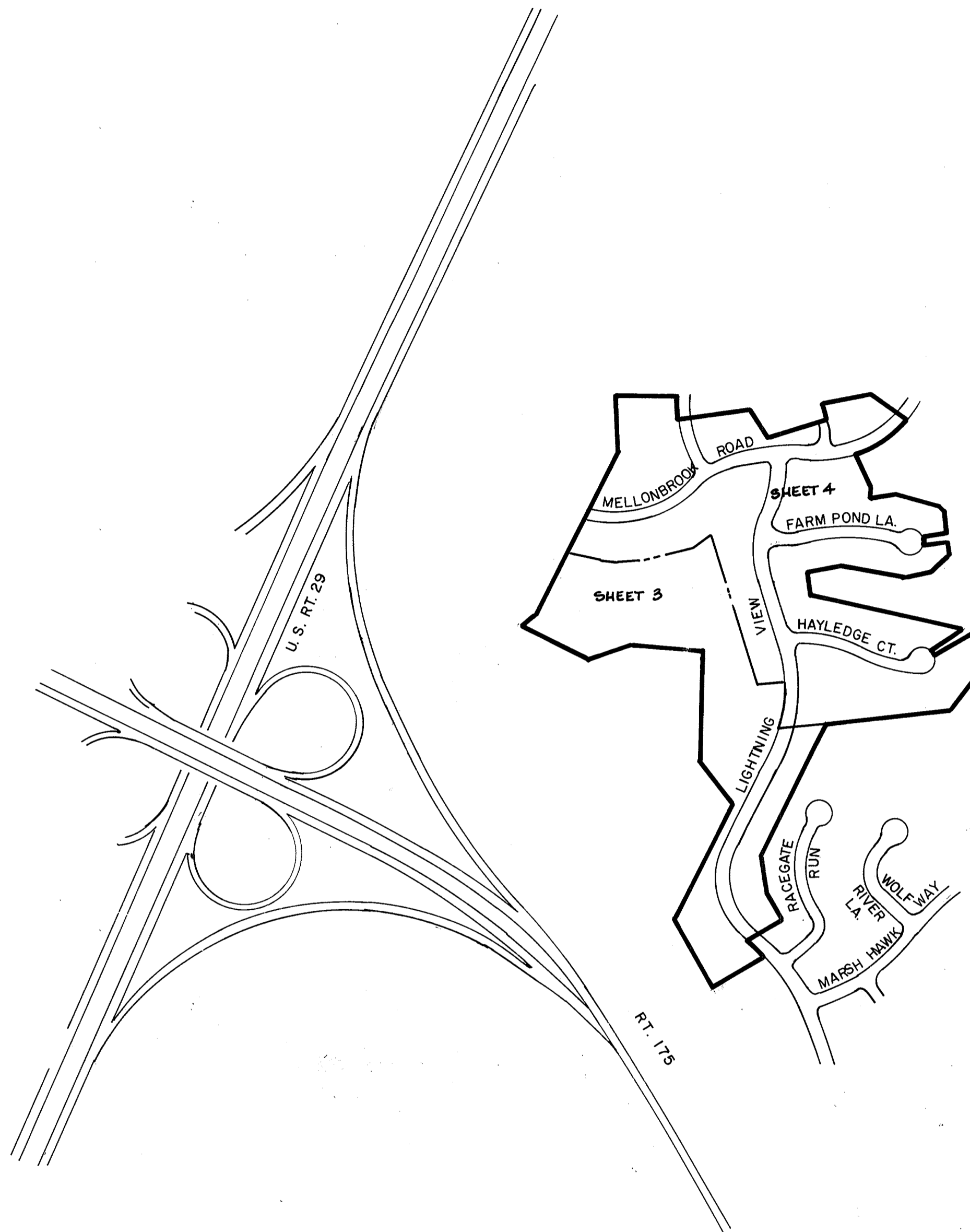


VICINITY MAP  
SCALE: 1"=2000'



**SUMMARY OF AMENDMENTS**  
 PHASE 57-A: AMENDS SHEET 2 OF 4. SECTION 6 TO PERMIT THE HOWARD COUNTY PLANNING BOARD TO APPROVE A SITE PLAN WITH STRUCTURES LOCATED WITHIN THE SPECIFIED SETBACK AREAS.



RECORDED IN PLAT 3054A-863  
 ON 9/30/86 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.

**VILLAGE OF OAKLAND MILLS**

**SECTION I AREA 5**

**THUNDER HILL**

PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ON 11-29-68 IN PLAT BOOK 16 FOLIO 58.

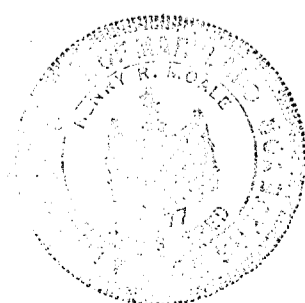
**COLUMBIA**

AMENDED  
 FINAL DEVELOPMENT PLAN PHASE 57-A  
 6<sup>TH</sup> 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 AUG. 2, 1985



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-65  
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968  
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972  
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974  
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976

HOWARD COUNTY PLANNING BOARD

*Thomas J. Harris* 9/17/86  
 H.C.P.B. EXEC. SEC. DATE  
*James E. Hummel* 9/17/86  
 H.C.P.B. CHAIRMAN DATE

57	11-29-68	16	58 to 61
PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
		RECORDED	

*G. Richard Wolfe*  
 LAND SURVEYOR'S SIGNATURE

DRWN. BY:  
 CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 57-A

The Area included within this Final Development Plan Phase is Applicable to Section 1, Area 5, of the Village of Oakland Mills.

1. PUBLIC STREETS AND ROADS - Section 122.C.3.b:  
To be shown on subdivision plat, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 122.C.3.b:  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 122.C.3.b:  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 122.C.3.b:  
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 122.C.3.c:  
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 122.C.3.d(1):  
The term "structure", as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restriction as to location is imposed. 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 constructed on any lot within this Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

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 within 30 feet of any 60' or greater street right-of-way except, however, the structures may be constructed at any location within such front yard setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. No structure shall be located within five (5) feet of any property line not a right-of-way line for a public street, road, or highway, except joint garages which may be located contiguous to any property line which is not the right-of-way line of a public street, road, or highway. A joint garage is defined as two garages constructed on two adjacent lots with the common wall between the two garages constructed upon the common property line. Spacing between single family detached dwelling units shall be 15' greater. Notwithstanding the above setbacks, 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.

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 122.C.3.d(2):

SINGLE FAMILY LOW DENSITY LAND AREAS

All lots within single family low density land use areas shall be used only for single family detached low density residential uses.

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.

GREENBELT OPEN SPACE LAND USE AREAS

Lots 339 and 343 and Parcel "B" 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.

8. HEIGHT LIMITATIONS - SECTION 122.C.3.d(3):  
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.  
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 122.C.3.d(3):  
SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS  
No less than two (2) off-street parking spaces shall be provided on each lot within single family land use areas.  
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.
10. SETBACK PROVISIONS - SECTION 122.C.3.d(3):  
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 122.C.3.d(3):  
As shown on subdivision plat.
12. COVERAGE REQUIREMENTS - SECTION 122.C.3.d(3):  
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.  
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, in the aggregate, 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.L.D. (Lots)	8.974
(Roads)	2.284
S.F.M.D. (Lots)	15.125
(Roads)	4.024
Open Space	
Credited	10.512
Non-Credited	0.125
TOTAL	41.044

RECORDED PLAT 3054A-864  
ON 11-29-68 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD

VILLAGE OF OAKLAND MILLS

SECTION 1 AREA 5

THUNDER HILL

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA MARYLAND

21043

COLUMBIA

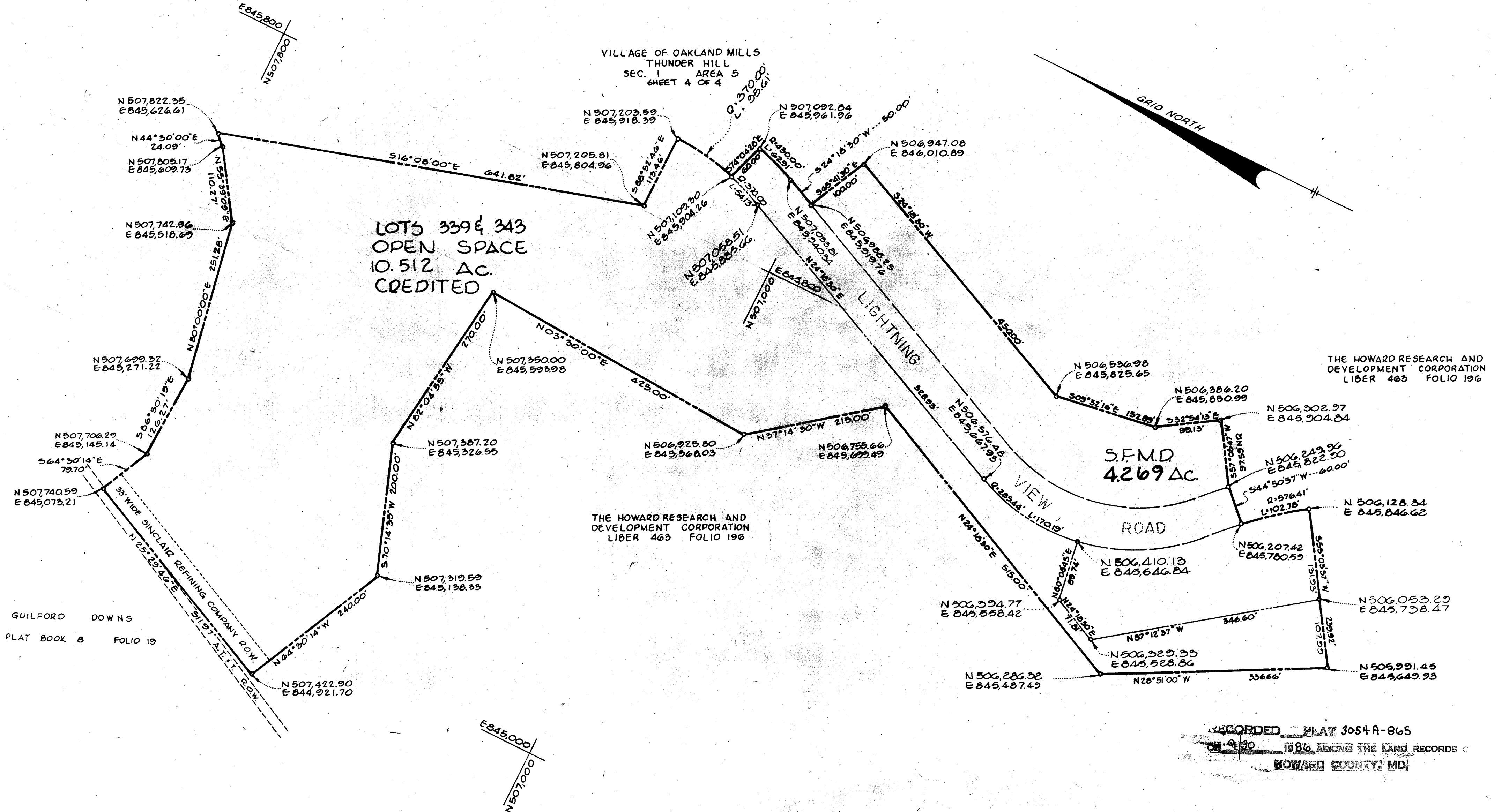
AMENDED

FINAL DEVELOPMENT PLAN PHASE 57-A

6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 4

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ON 11-29-68 IN PLAT BOOK 16 FOLIO 59.



GUILFORD DOWNS  
PLAT BOOK 8 FOLIO 19

VILLAGE OF OAKLAND MILLS  
THUNDER HILL  
SEC. 1 AREA 5  
SHEET 4 OF 4

LOTS 339 & 343  
OPEN SPACE  
10.512 AC.  
CREDITED

THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
LIBER 463 FOLIO 196

THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
LIBER 463 FOLIO 196

S.F.M.D.  
4.269 AC.

VIEW  
ROAD

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE  
SHEET 3 OF 4 RECORDED AMONG THE LAND RECORDS  
OF HOWARD COUNTY, MD. ON 11-29-68 IN PLAT  
BOOK 16 FOLIO 60.

RECORDED PLAT 3054A-865  
ON 9-30 1986 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS  
THUNDER HILL  
SECTION 1 AREA 5  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND  
21044

**COLUMBIA**  
AMENDED

FINAL DEVELOPMENT PLAN PHASE 57-A  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=100' SHEET 3 OF 4

VILLAGE OF OAKLAND MILLS  
THUNDER HILL  
SECTION 1 AREA 2

GUILFORD DOWNS  
RECORDED 7/21

GUILFORD DOWNS  
RECORDED 9/1

GUILFORD DOWNS  
RECORDED 8/19

N. PENFIELD ROAD

ROAD

HOWARD COUNTY  
BOARD OF EDUCATION  
RECORDED 392/732

S.F.L.D.  
11.258 AC.

FARM POND LANE

S.F.M.D.  
14.880 AC.

HAYLEDGE COURT

VILLAGE OF OAKLAND MILLS  
THUNDER HILL  
SECTION 1 AREA 5  
SHEET 3 OF 4

THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
463/196

RECORDED IN PLAT 3054A-866  
ON 9/30/80 TO BE AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS  
THUNDER HILL  
SECTION 1 AREA 5  
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND  
21044

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE  
SHEET 4 OF 4 RECORDED AMONG THE LAND RECORDS  
OF HOWARD COUNTY, MD. ON 11-29-68 IN PLAT  
BOOK 16 FOLIO 61.

**COLUMBIA**  
AMENDED

FINAL DEVELOPMENT PLAN PHASE 57-A  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=100'  
SHEET 4 OF 4