



SUMMARY OF AMENDMENTS

Phase 40-A-1 - 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.

This plat supersedes sheet 1 of 4 recorded among the Land Records of Howard County, Maryland on September 1, 1970 in Plat Book 20, folio 4.

RECEIVED
 DEC 15 1977
 BUREAU OF ENGINEERING

RECORDED BY PLAT 3054YY
 APR 20 1977

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

COLUMBIA MARYLAND 21044
 COLUMBIA PARKS & RECREATION ASSOCIATION

COLUMBIA
 AMENDED

FINAL DEVELOPMENT PLAN PHASE FORTY-A-I
 8th 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 MAY 16, 1961 AND AS
 AMENDED MAY 27, 1965

H. Richard Wolfe Reg. 77
 PROPERTY LINE SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B.C.C. CASE A12
 RESOLUTION APPROVED AUGUST 10, 1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974

HOWARD COUNTY PLANNING BOARD

H. C. P. B. EXCC. SEC. DATE H. C. P. B. CHAIRMAN DATE

William B. Brundage 10/17
 H. C. P. B. CHAIRMAN DATE

40-A-1	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 17.031 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 17.031 A (2):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 (3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 17.031 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 17.031 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 17.031 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 after a public hearing in accordance with Section 17.037E(2) of the Howard County Zoning Regulations.

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

walks	excavation or fill
shrubbery	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.

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; however, whenever a structure is located within 50 feet of the right-of-way of any public street, road, or highway, a public hearing must be held in accordance with Section 17.037E(2) of the Howard County Zoning Regulations before a site development plan will be 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 17.031 D:

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 Office 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 17.031 E:

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 17.031 E:

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 17.018J(1) of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 17.031 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 17.031 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 17.031 E:

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.	13.721
Employment Center Commercial	6.416
Open Space Credited	1.112
Open Space Non-Credited	1.457
Total	22.706

NOTE: The purpose of this plat, which supersedes sheet 2 of 4 recorded among the Land Records of Howard County, Maryland on September 1, 1970 in Plat Book 20, Folio 5, is to modify the Land Use Tabulation by reducing the amount of SFMD Land Use as a result of the closing and abandonment of Oakland Mills Road, west of Thunder Hill Road, pursuant to Howard County Council Resolution 44-1976. The total acreage for this Phase has been reduced accordingly and the reduced amount has been incorporated into Phase 162 as Open Space.

This plat applies to Phase Forty A and to Phase Forty A-I.

RECORDED ✓ PLAT 305422
APR 20 1977 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
VILLAGE CENTER
SECTION 2 AREA 1
PETITIONERS AND OWNERS

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
and COLUMBIA PARKS & RECREATION
ASSOCIATION
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE FORTY-A-I
6TH ELECTION DISTRICT HOWARD COUNTY, MD.