

NOTE: THIS AMENDED FDP SUPERSEDES FDP PHASE 102, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN PLAT BOOK 20, FOLIO 32 ON DECEMBER 16, 1970.

PURPOSE STATEMENT:
 THE PURPOSE OF THIS AMENDED FDP IS TO ALLOW PARKING FOR A RECREATIONAL USE AS A PERMITTED USE ON OPEN SPACE LOT 1 (PUBLIC SCHOOL SITE), TO DECREASE THE TOTAL OPEN SPACE CREDITED LAND USE AREA BY 1.499 ACRES FROM 44.014 ACRES TO 42.515 ACRES AND TO INCREASE THE OPEN SPACE NON-CREDITED LAND USE AREA FROM 4.891 ACRES TO 5.97 ACRES TO CORRECTLY IDENTIFY THE PUBLIC SCHOOL PARKING AREAS AND TO ADD THE REMAINING 0.42 ACRES AS OPEN SPACE NON-CREDITED LAND USE TO IDENTIFY THE PROPOSED RECREATIONAL PARKING AREA FOR THE COLUMBIA ICE RINK IN ACCORDANCE WITH SECTION 125.A.8. OF THE HOWARD COUNTY ZONING REGULATIONS.

RECORDED ^{# 14644} PLAT BOOK FOLIO
 ON 2/22/01 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

PETITIONER
 Columbia Association
 10221 Wincopin Circle, Suite 100
 Columbia, Maryland 21044

VILLAGE OF OAKLAND MILLS
 SECTION 2 AREA 5

OWNER
 Howard County Board of Education
 10910 Route 108
 Ellicott City, Maryland 21043

ENGINEER/SURVEYOR
 LDE, Inc.
 9250 Rumsy Road, Suite 106
 Columbia, Maryland 21045

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 102-A
 6th ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 400' OCTOBER, 2000 SHEET 1 OF 4

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8/10/65
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
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
AMENDED Z.B. CASE 918 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 BOARD
Jan C. Lawer 2/15/01 *Jan C. Lawer* 2/15/01
 H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

PREPARED AS TO SHEETS 1 TO 4
 IN ACCORDANCE WITH THE ZONING REGULATIONS
 OF HOWARD COUNTY
 ADOPTED OCTOBER 18, 1993



Walter Park
 LAND SURVEYOR'S SIGNATURE
 LDE, INC. COLUMBIA, MD.

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 5, 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:
2 A. To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
2 B. Vehicular ingress and egress to Kilimanjaro Road will be permitted only at points of access approved 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.
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 LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 125.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. The term "structure" shall include all cornices, eaves, roof or building overhangs, chimneys, porches, bay windows, privacy walls or screens, and all parts of any dwelling, building or accessory building. All building setback restriction lines or yard areas shall be clear of any protrusion, extension or construction of any type. Where the rear lot line of 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, 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. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Board. 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 Board. All structures and improvements shall be constructed and land uses developed 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 125.C.3.d(2):

SCHOOL SITES OPEN SPACE LAND USE AREAS
Lot shall be used for a public school and parking to support a recreational use.

8. HEIGHT LIMITATIONS - Section 125.C.3.d(3):
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):
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):
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 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):
OPEN SPACE LAND USERS
No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Use shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

NOTE: This amended plat is intended to supercede Sheet 2 of 4, FDP Phase 102, previously recorded among the Land Records of Howard County as Plat Book 20, Folio 33 on December 16, 1970.

PETITIONER

Columbia Association
10221 Wincopin Circle, Suite 100
Columbia, Maryland 21044

OWNER

Howard County Board of Education
10910 Route 108
Ellicott City, Maryland 21043

ENGINEER/SURVEYOR

LDE, Inc.
9250 Rumsey Road, Suite 106
Columbia, Maryland 21045

TABULATION OF LAND USE IN ACRES

Land Use	Acres
OPEN SPACE:	
CREDITED	42.515
NON-CREDITED (Public Schools Parking)	5.97
NON-CREDITED (Recreational Use - Parking)	0.42
TOTAL	48.905

RECORDED PLAT BOOK # 14645 FOLIO
ON 2/22/01 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

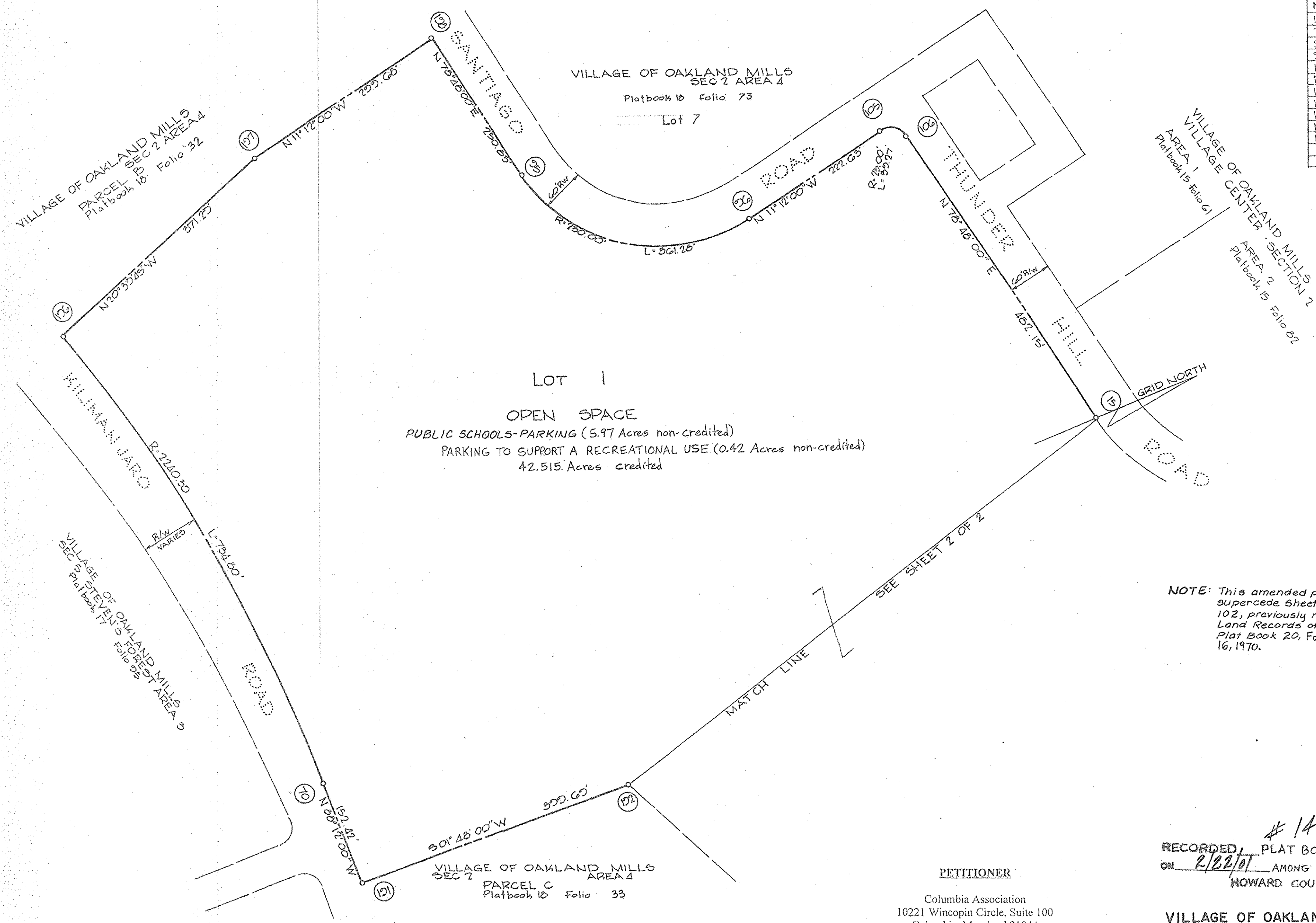
COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 102-A
6th ELECTION DISTRICT HOWARD COUNTY, MD.

OCTOBER, 2000

SHEET 2 OF 4

NO.	COORDINATE	
	NORTH	EAST
13	501 228.52	844 577.57
70	500 027.22	844 425.10
95	500 626.80	843 747.23
96	500 257.10	843 228.18
105	501 175.42	843 884.23
106	501 204.87	843 204.60
121	500 022.50	844 587.44
122	500 421.00	844 600.00
126	500 000.82	843 710.01
127	500 248.00	843 572.00
128	500 641.27	843 520.72



NOTE: This amended plat is intended to supercede Sheet 3 of 4, FDP Phase 102, previously recorded among the Land Records of Howard County as Plat Book 20, Folio 34 on December 16, 1970.

14646
RECORDED PLAT BOOK FOLIO
ON 2/22/01 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SECTION 2 AREA 5

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6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' OCTOBER, 2000 SHEET 3 OF 4

