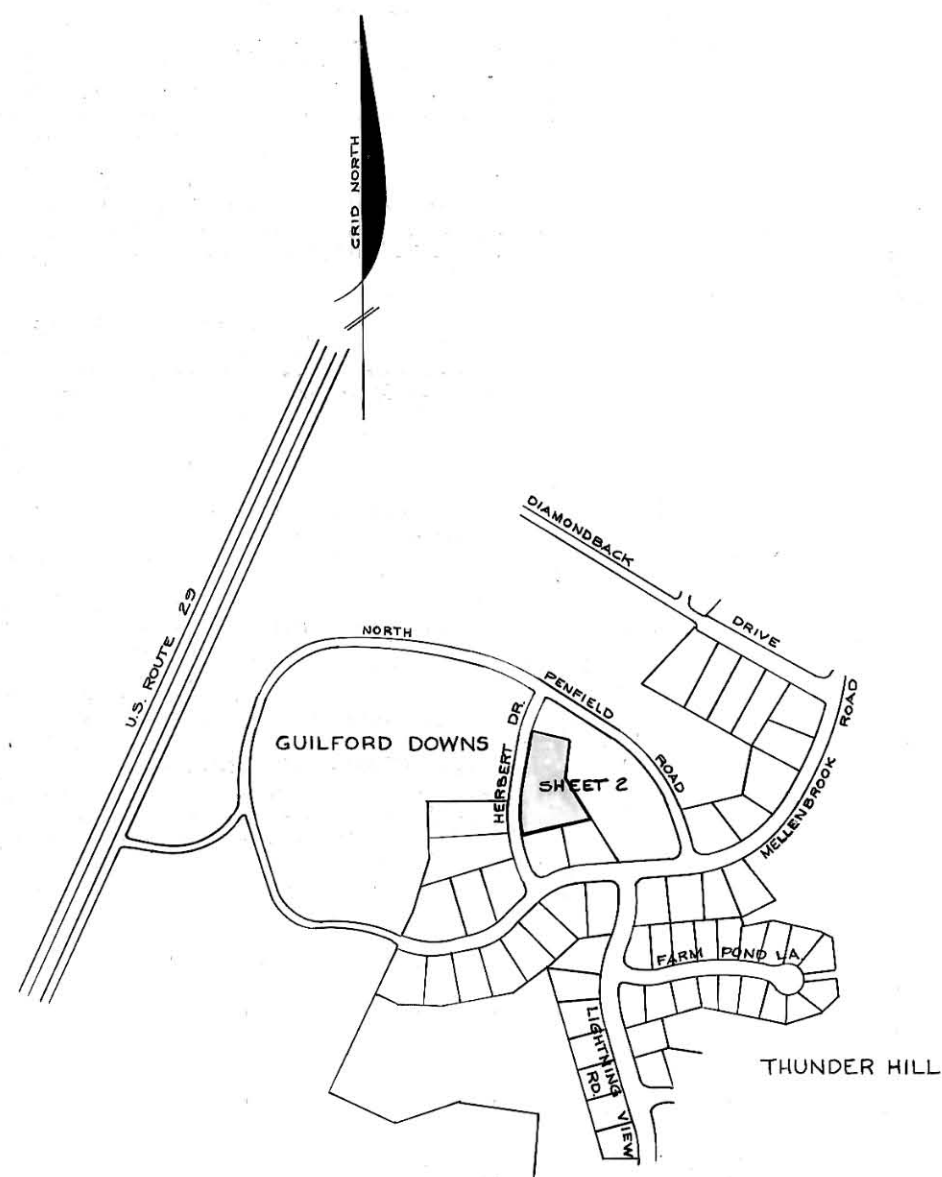


VICINITY MAP
SCALE: 3/4" = 1 MI.



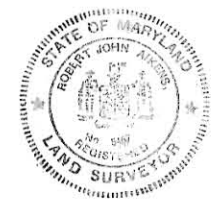
RECORDED PLAT BOOK 20 FOLIO 61
 & 9/28 1971 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
 SECTION 1 AREA 6
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND
 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 110
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 400'
 SHEET 1 OF 2

PREPARED AS TO SHEETS TO
 IN ACCORDANCE WITH THE ZONING REGULATIONS
 OF HOWARD COUNTY
 ADOPTED MAY 16, 1961 AND AS
 AMENDED MAY 27, 1965



Robert J. O'Brien 5467
 LAND SURVEYOR'S SIGNATURE
 RICHARD P. BROWNE ASSOC. COLUMBIA MD.

BOARD OF COUNTY COMM. B. C. C. CASE 412
 RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD
Thomas G. Harving 1-22-71
 H. C. P. B. EXEC. SEC. DATE
William P. Brundel 1-22-71
 H. C. P. B. CHAIRMAN (V.P.E.) DATE

FINAL DEVELOPMENT PLAN CRITERIA

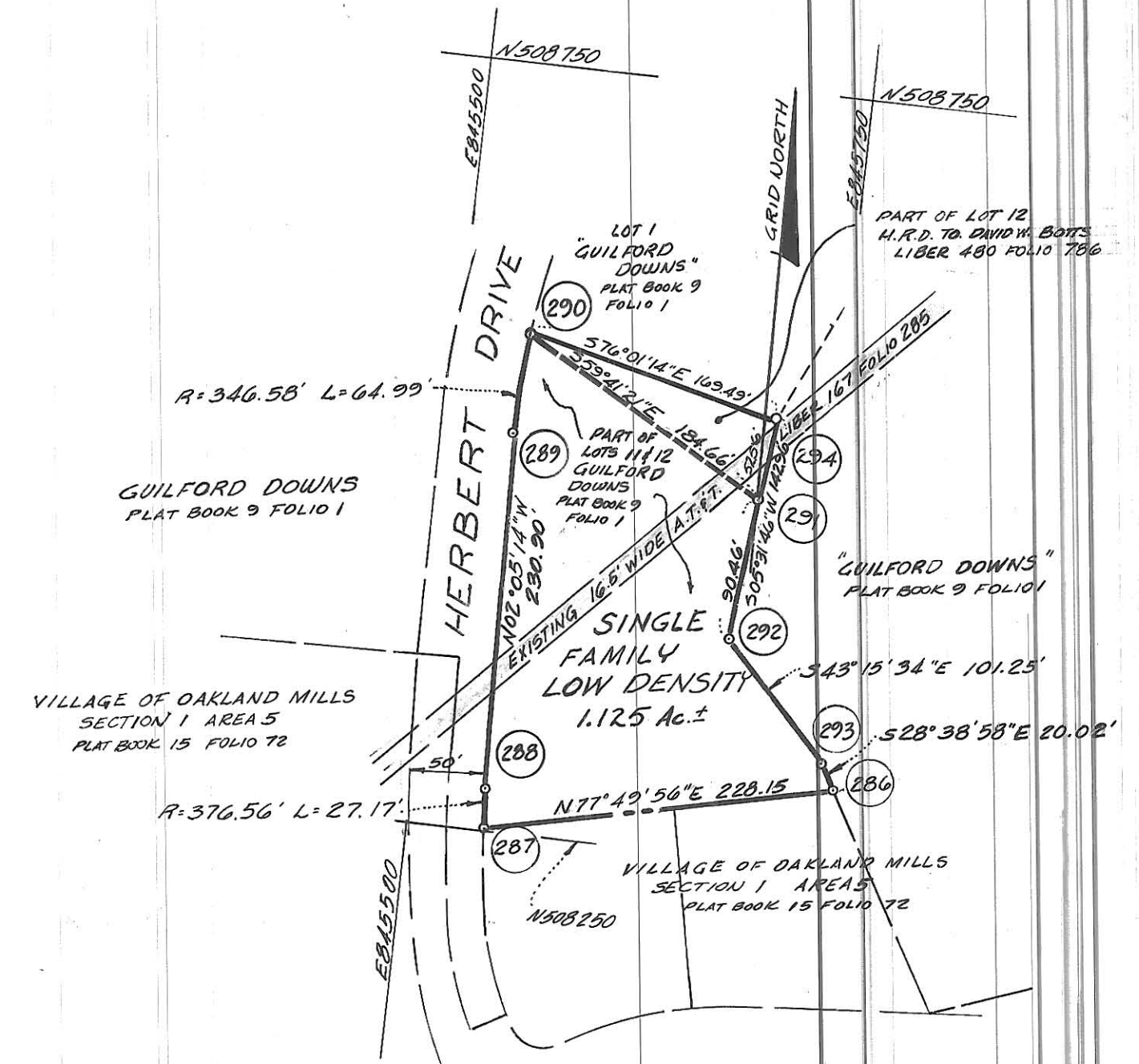
The Area included within this Final Development Plan Phase is Applicable to the Village of Oakland Mills, Section 1, Area 6.

1. PUBLIC STREETS 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 A (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 LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:
The term "Structure" as used in this Final Development Plan Phase does not include sidewalks, 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 protrusions, 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 Planning 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.

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 50' feet of any street right-of-way, nor within 7 1/2 feet of any property line not a right-of-way line for a public street, road, or highway, except, however, that structures may be constructed at any location within such set-back areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 17.031 D:
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.
8. HEIGHT LIMITATIONS - Section 17.031 E:
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.
9. PARKING REQUIREMENTS - Section 17.031 E:
SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS
No less than two (2) off-street parking spaces containing a minimum area of two (2) hundred square feet per each parking space shall be provided on each lot within single family land use areas.
10. SETBACK PROVISIONS - Section 17.031 E:
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:
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.

COORDINATE SCHEDULE		
NO.	NORTH	EAST
286	508300.62	845729.60
287	508252.51	845660.57
288	508270.43	845519.41
289	508510.38	845540.20
290	508575.16	845543.92
291	508481.96	845703.33
292	508391.93	845604.61
293	508318.19	845764.00
294	508534.20	845708.39



VILLAGE OF OAKLAND MILLS
SECTION 1 AREA 6
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
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RECORDED PLAT BOOK 20 FOLIO 62
ON 9/28 1971 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 110
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' SHEET 2 OF 2

TABULATIONS	
TOTALS	ACREAGE
ALL LOTS	= 1.125
ARTERIAL	= 0
R.O.W. LOCAL	= 0
OPEN SPACE	= 0
TOTAL	= 1.125
LOTS THIS PLAT (INCL. OPEN SPACE)	= 2