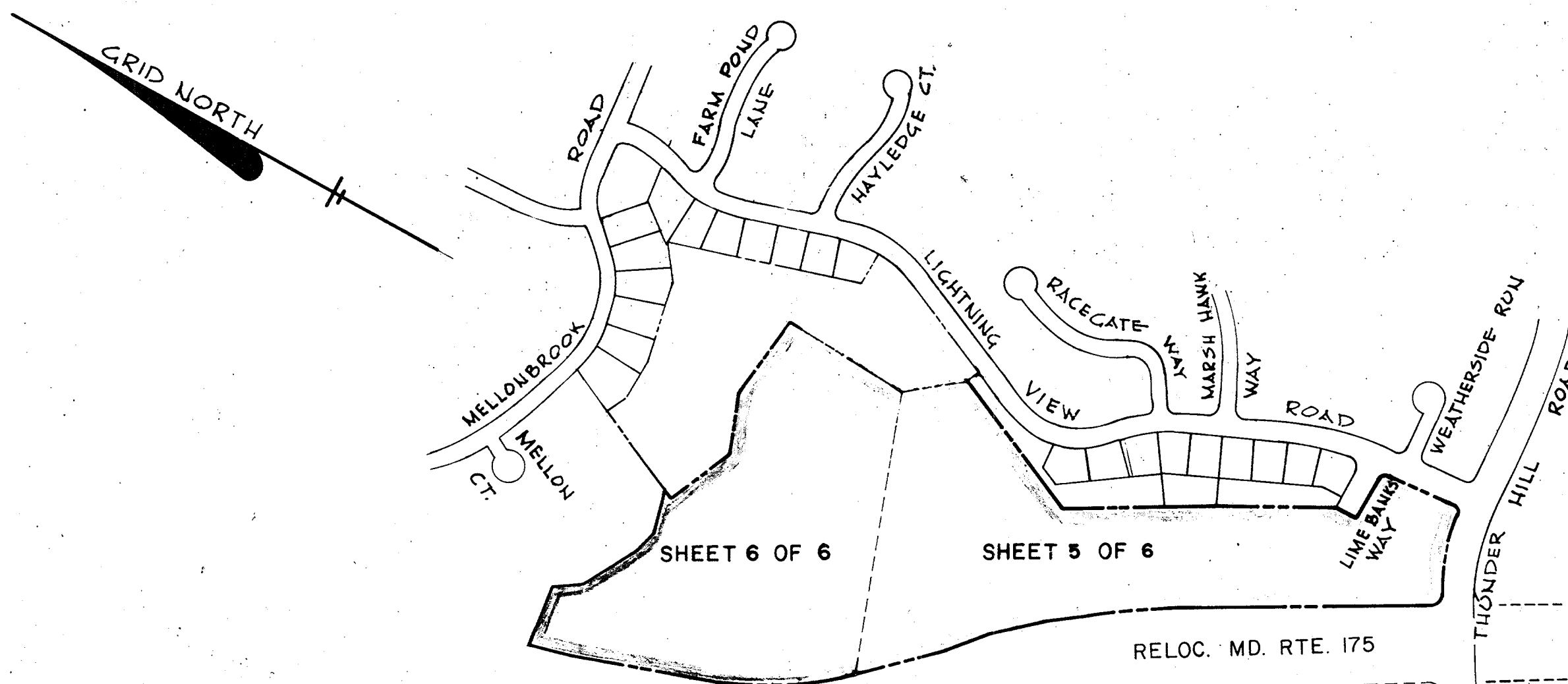


VICINITY MAP  
SCALE IN MILES  
0 1/4 1/2 1



SUMMARY OF AMENDMENT

PHASE 120-A: MODIFIES SITE DESIGN CRITERIA CONCERNING NO LEFT TURN SIGNS AND TRAFFIC LANES UNDER SECTION 5, INGRESS AND EGRESS, UPDATES CRITERIA TO CONFORM TO RECENTLY ADOPTED ZONING REGULATIONS, AND CHANGES PARKING SPACE SIZE TO BE IN ACCORDANCE WITH THE LATEST ZONING REGULATIONS.

NOTE:

THIS AMENDED FINAL DEVELOPMENT PLAN PHASE SUPERSEDES FINAL DEVELOPMENT PLAN PHASE 120 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 20 FOLIO 221 ON MAY 18, 1973.

RECORDED PLAT 3054A-3553  
ON 6-25-81 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

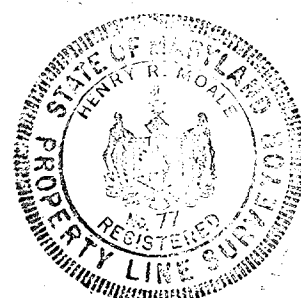
VILLAGE OF OAKLAND MILLS  
THUNDER HILL  
SECTION 3 AREA 2  
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**

AMENDED  
FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED TWENTY-A  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 400'  
SHEET 1 OF 6

PREPARED AS TO SHEETS 1 TO 6  
IN ACCORDANCE WITH THE ZONING REGULATIONS  
OF HOWARD COUNTY  
ADOPTED OCTOBER 3, 1977



*Michael A. ...*  
LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B.C.C. CASE 412 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  
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976

HOWARD COUNTY PLANNING BOARD  
*Thomas ...* 6-17-81  
H.C.P.B. EXECT. SEC. DATE  
*Allen ...* 1/17/81  
H.C.P.B. CHAIRMAN DATE

120-A		
120	5-18-73	PLAT BOOK 20 FOLIOS 221 TO 226
	DATE	PLAT
PHASE	RECORDATION	

FINAL DEVELOPMENT PLAN CRITERIA - PHASE ONE HUNDRED TWENTY - A

The Area included within this Final Development Plan Phase is Applicable to Section 3, Area 2, of the Village of Oakland Mills.

1. PUBLIC STREET AND ROADS - Section 119-C-1-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 119-C-1-a (2):  
2A. To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.  
2B. Vehicular ingress and egress to Reloc. Md. Rte. 175 (Little Patuxent Parkway), Lightning View Rd., and Thunder Hill Rd. is restricted except as approved by the Howard County Planning Board.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 119-C-1-a (3):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 119-C-1-a (4):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
5. RECREATION, SCHOOL PARK AND OTHER COMMUNITY USES - Section 119-C-1-b  
To be shown on Final Development Plan if required by the Howard County Office of Planning and Zoning.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 119-C-1-d  
The term "structure" as used in this Final Development Plan Phase, shall include but not be limited to: cornices, eaves, roof or building overhangs, chimneys, trellises, porches, bay windows, privacy walls or screens and all parts of any buildings, dwellings, or accessory buildings.  
All setback areas shall be clear of any protrusions, extensions, or construction of any type, and where any land use is adjacent to a freeway or primary road, no structure shall be located within 100' of the right-of-way line thereof nor within one hundred (100) feet of Route 175 owned and/or maintained by the County or State for any building permitted with B-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.

County Zoning Regulations.  
The term "structure" does not include the following upon which no restriction as to location is imposed: walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing under 6' in height, retaining walls under 3' in height and 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.

- 6 C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL  
No structure shall be located within 100 feet of any property line or of the right-of-way of any public street; except however, that structures may be constructed at any location within such setback area if such construction is in accordance with the applicable "site design criteria" as portrayed on sheet 3 of 5 and with a site development plan approved by Howard County Planning Board. No parking area shall be located within 100 feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. All structures must be in accordance with a site development plan approved by 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. Structures shall be located within building zones as defined in "site design criteria", sheet 3 of 6.

7. PERMITTED USES - Section 119-C-1-d  
7C-3 EMPLOYMENT CENTER LAND USE-COMMERCIAL-OFFICE  
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 are limited to; art, trade, and business schools; offices, professional and business; parking lots or garages for parking purposes only, provided no automobile repairs or service shall be permitted and no motor vehicles shall be sold from the premises; restaurants and lunch rooms; community meeting halls; clubs and lodges. Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, leasees, mortgagees and others

having an interest in such lots, which areas provide vehicular and pedestrian access to such lots across parking and other common spaces.

8. HEIGHT LIMITATIONS - Section 119-C-1-e  
8C-3 COMMERCIAL - OFFICE  
Height limitations within this Final Development Plan Phase are as defined in "site design criteria", sheet 3 of 6.
9. PARKING REQUIREMENTS - Section 119-C-1-e  
9C-2 COMMERCIAL LAND USE AREAS - OFFICE  
a. Four (4) parking spaces shall be provided for each 1,000 square feet of gross leasable area contained within any building or buildings constructed upon land encompassed by this Final Development Plan Phase which are devoted to office use.  
b. No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily serves tenants and employees of such buildings.  
c. Parking for all building lots subdivided under this Phase shall be provided within the boundaries of the parking and building areas as prescribed in the "site design criteria" on sheet 3 of 6 of this Final Development Plan so as to comply with the terms of Section 7 above and the space indices set forth in this Section 9.  
d. Perpendicular parking bays may be established at or below grade or in elevated levels or decks in nine (9) foot by sixty (60) foot clear span modules. Elevated parking decks shall have height limitations which conform to those "site design criteria" which apply to "building heights". In the event that angular parking shall be provided, the dimensions of the parking spaces and aisles shall be subject to further approval of the Howard County Planning Board. Both of the above concepts shall be constructed in accordance with a site development plan approved by the Howard County Planning Board.  
e. Parking shall be located within parking and building zones as defined in "site design criteria" sheet 3 of 6.
10. SETBACK PROVISIONS - Section 119-C-1-e  
10 A GENERALLY:  
a. Setbacks shall conform to the requirements of Section 6 above and the "site design criteria".  
b. Setback restrictions are imposed upon land within this Final Development Plan Phase as defined in "site design criteria", sheet 3 of 6.
11. MINIMUM LOT SIZES - Section 119-C-1-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 119-C-1-e  
12 C COMMERCIAL LAND USE AREAS  
a. Coverage limitation is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, as defined in "site design criteria", sheet 3 of 6.

TABULATION OF LAND USE	
LAND USE	ACRES
Employment Center	
Commercial	36.359

RECORDED PLAT 3054A-3554  
6-25 1987 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD

VILLAGE OF OAKLAND MILLS  
THUNDER HILL  
SECTION 3 AREA 2

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21044

**COLUMBIA**  
AMENDED

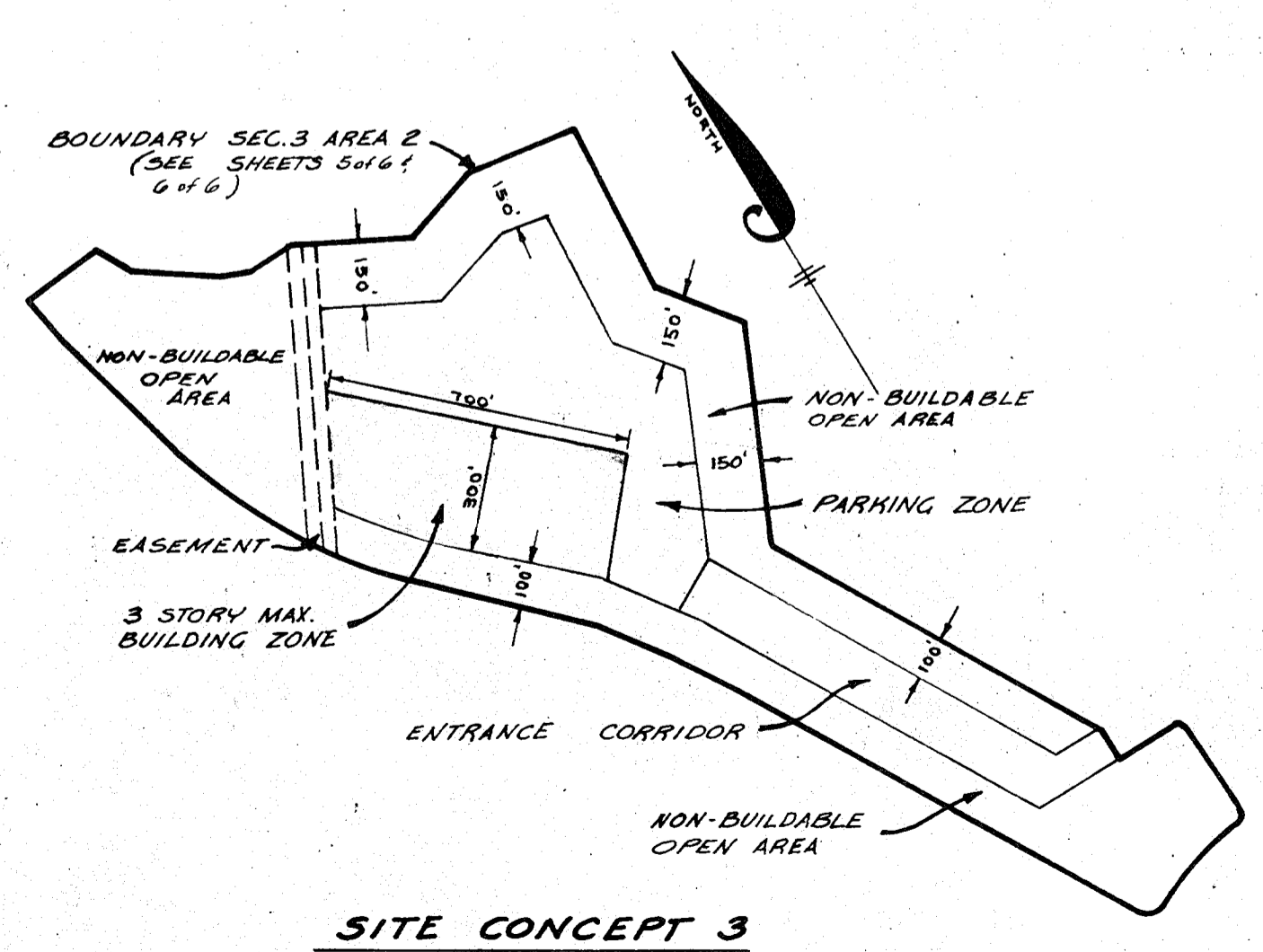
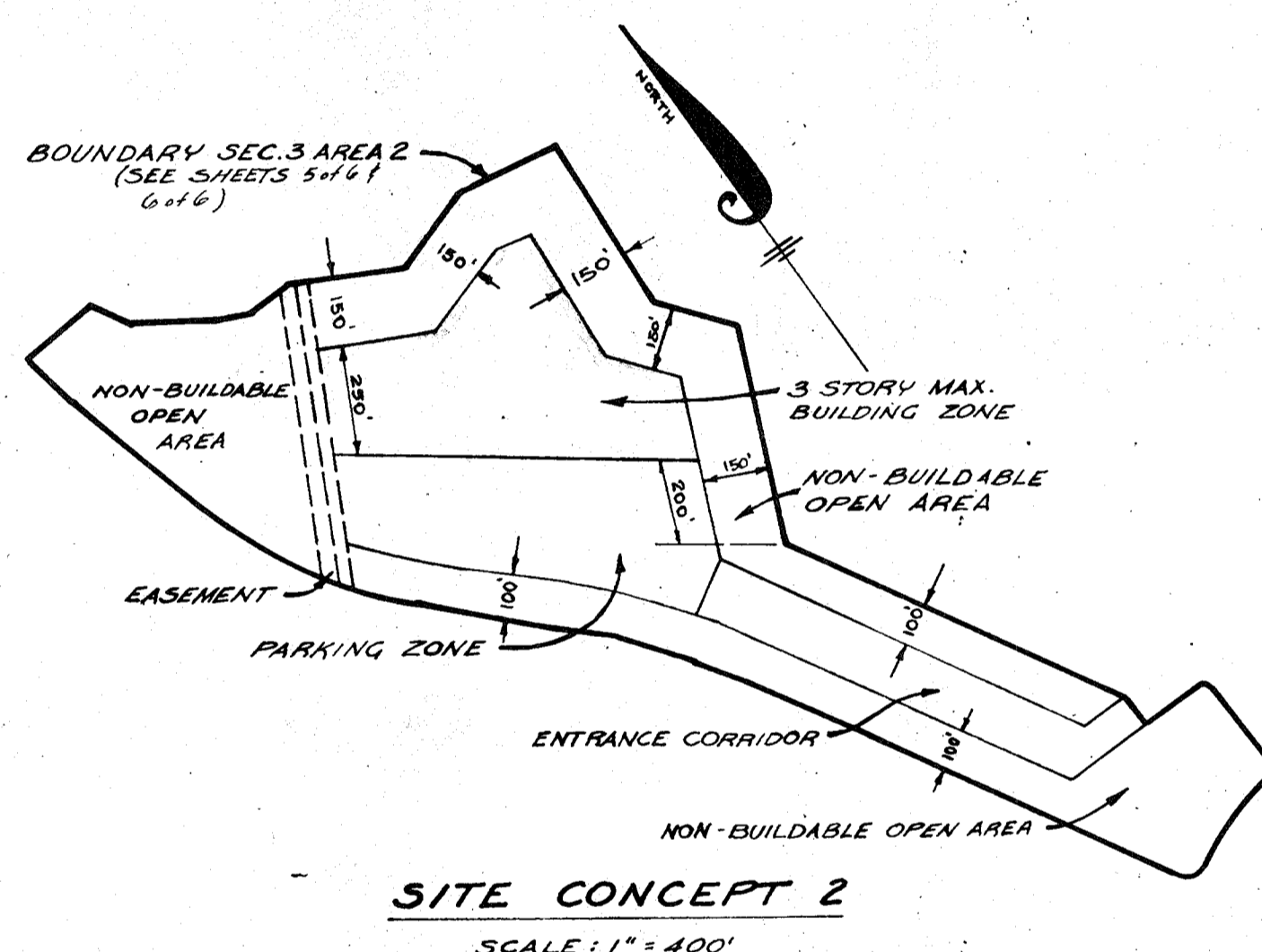
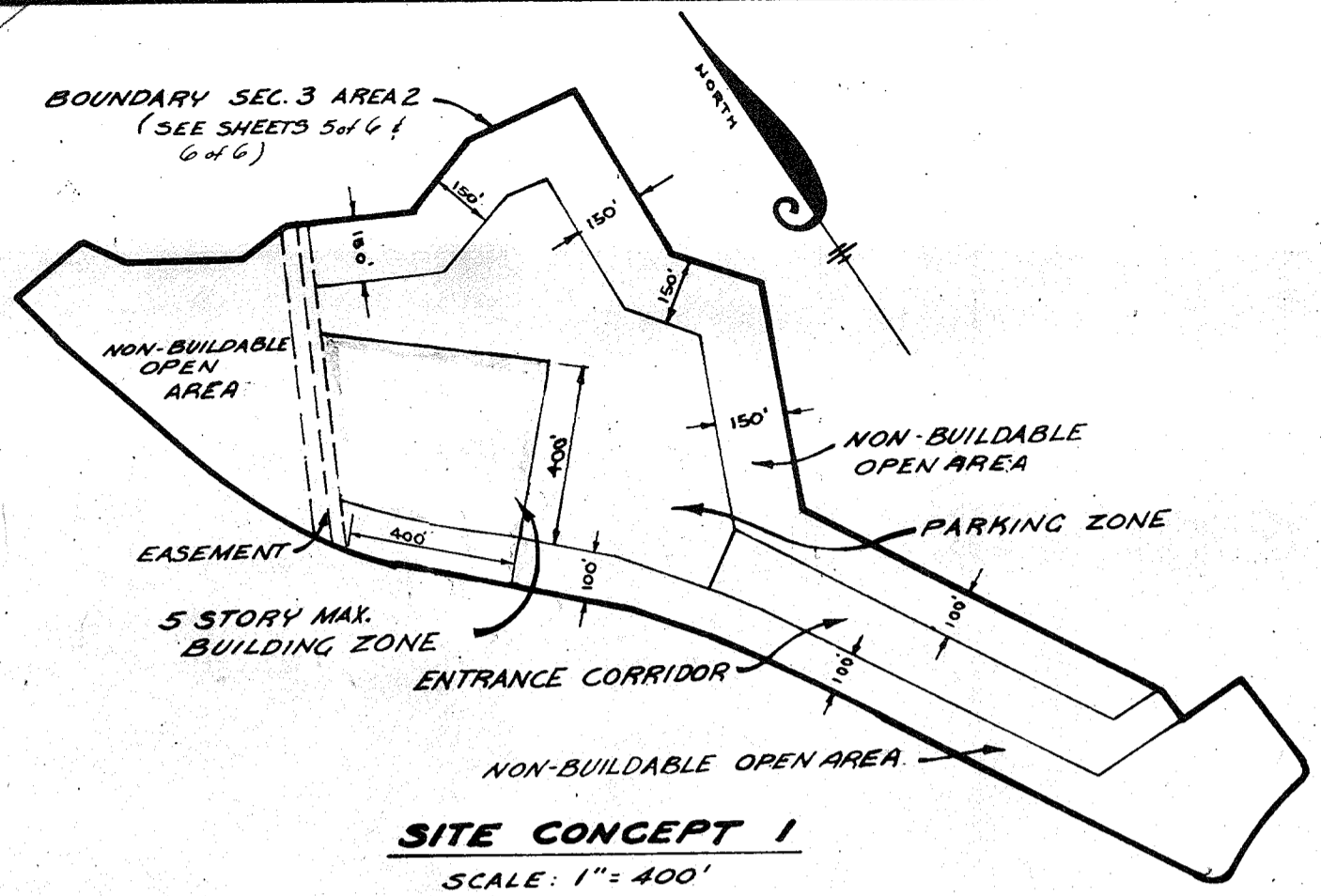
FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED TWENTY-A  
6TH ELECTION DISTRICT HOWARD COUNTY MD.

SHEET 2 OF 6

NOTE:

THIS AMENDED FINAL DEVELOPMENT PLAN PHASE SUPERSEDES FINAL DEVELOPMENT PLAN PHASE 120 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 20, FOLIO 222 ON MAY 18, 1973.

**SITE DESIGN CRITERIA**



**1. PROGRAM CRITERIA**

The maximum development shall be a gross leasable office space of 137,500 square feet.

A parking ratio of 4 cars per 1,000 square feet of gross leasable area or 550 cars is required. Additional parking may be allowed in accordance with a site development plan approved by the Howard County Planning Board.

Access to and egress from the site is limited to one location at the intersection of Lightning View Road and Lime Banks Way except as approved by the Howard County Planning Board.

Building height is limited to 5 stories for site concept 1; 3 stories for site concepts 2 and 3.

**2. DESIGN DEVELOPMENT CONCEPTS**

Design development concepts must satisfy the following generalized objectives:

- a. Compatibility with nearby residential areas.
- b. Screening of parking areas from adjoining housing and local streets.
- c. Acceptable provision for entering and leaving traffic.
- d. Creation of a park-like environment for the proposed buildings.

The conceptual diagrams 1, 2 and 3 opposite show three acceptable alternative concepts for the development of the site. Additional concepts may be acceptable if they adhere to all the stated criteria and respond to all building and location design requirements, in the "site design criteria" and are approved by the Howard County Planning Board.

**3. SITE CRITERIA**

General: The Developer of the Village of Oakland Mills Section 3, Area 2 parcel shall endeavor to create a development package which is sympathetic to both the site and the specific input of the adjacent residential neighborhoods. A maximum height regulation of five stories on any building developed for this site and building zones have been generated within the site which restrict still further size and placement of buildings. General requirements to be met by development in either zone are as follows:

- a. **Building Location and Setbacks** - Building zones have been established on the site which generally allow the construction of two or three story buildings up to 150' from the Eastern property line to the pipeline easement running in an East/West direction through the site; and to within 100' of the Western property line along the IPP frontage. A five story building may be constructed in a more confined section of this zone, that is, centered in a North/South direction of the zone and to the Western limit; however, a greater setback is required from the Eastern edge of the low rise zone in order to keep a taller building away from the Thunder Hill development.
- b. **Entrances** - Entrance to and egress from the project may only be gained from Lime Banks Way and traffic modifications may be required at the intersections of Lightning View Road and Thunder Hill Road and Thunder Hill Road and Md. Rte. 175. The entrance road shall have the character of a rural country road, i.e. meandering and uncurbed. Curbing where required on the site must be of poured concrete.
- c. **Parking** - Parking areas shall be broken by large tree islands within the lot and aisle and islands or boulevard islands around the lots. All planted islands must be curbed and shall be mounded slightly to maximize the effect of the planting.
- d. **Grading** - The allowable building zones on the site have been located generally where existing slopes are flattest, hence the grading operations required have been minimized for the Developer. Building ground floor levels and parking areas shall be "tailored" to the shape of the land, to allow fill for necessary earth berms and to avoid hauling large quantities of earth to or from the site. Parking areas shall be graded at a minimum of 1-1/2% and a maximum of 4% slope. The entrance roadway shall be graded at between 1% and 6% slope with 3% maximum slopes at intersections, and vertical curves at all grade transitions. Embankments on the site shall be no steeper than 1' vertically to 3' horizontally where grass is planted and up to 2' horizontally to 1' vertically where ground cover is planted and stabilized. Drainage swales across the site shall be both broad and gentle. Earth berms will be required to totally screen parking from adjacent homes and to provide substantial screening of the entrance roadway with interlocking and undulating earth mounds. Berm height shall be at least 6 feet.
- e. **Lighting** - Parking and roadway lighting shall be designed to be consistent with the lighting concepts used in the Columbia Town Center. All exposed metal on light fixtures or poles shall be dark bronze finish.

Specific areas of the site shall be governed by the following site lighting controls:

- 1. Parking areas shall be lighted by 24' maximum height, cut-off luminaires located at least 40' from the perimeter of the parking area.
- 2. Perimeter parking areas, and access roads within 40' of the perimeter of the parking area, shall be lighted by either bollard lights, approximately 3' high or post top lights, a maximum of 12' high.
- 3. The entrance driveway shall be lighted by either bollard lights approximately 3' high or post top lights, a maximum of 12' high located only on the West side of the driveway.

- f. **Planting** - Planting shall be done in such a way that the open space around the site does not stop at the property line; rather that it be ended by either buildings or a combination of informal planting and earth berm screening of parking areas. Parking areas shall be planted with shade trees and grass or ground cover on islands, and boulevard type tree plantings where a more formal approach road is proposed. Massed shrubs may be used to screen parking at the ground level. Plant material chosen for the project shall be native to the area and hardy enough to withstand winter conditions in this region. All landscape design shall be subject to approval by the Howard County Planning Board. The initial review should include written and graphic statements of the

- g. **Signage** - All signage shall be in accordance with the sign regulations of Howard County.

**4. ARCHITECTURAL CRITERIA**

General: Buildings shall be located on the site as described below and in accordance with Paragraph 3 above.

- a. A mid-rise, 3-5 story building may be located anywhere within the building zone in site concept 1.
- b. A 2-3 story building may be located anywhere within the building zone in site concepts 1, 2 and 3.

Either of these may be single buildings or a number of buildings provided they fall totally within the building zones and comply with all other requirements.

The maximum typical floor to floor height shall be 12'-6". The maximum first floor height shall be 15'-0". Maximum overall height:

- 5 story building - 65'-0"
- 4 story building - 52'-6"
- 3 story building - 40'-0"
- 2 story building - 27'-6"

This overall dimension does not include any parapet necessary to conceal mechanical equipment located on the roof.

**Building Materials:**

- 1. The site location requires that the building respond to two orientations.
  - a. Any exterior facade which faces residential development must respect the character, proportion, scale and materials of these residences.
  - b. Any facades which face relocated Md. Rte. 175 are public frontal facades and it is suggested that they be treated differently from the residential facades.

The following building materials shall be considered acceptable:

- 2. 3-5 Story Building - Brick spandrel panels with strip windows of solar bronze glass, exposed rusting steel (Cor-ten or equivalent), aluminum curtain wall - flush with bronze, anodized spandrels and solar bronze glass. Pre-cast concrete spandrels with strip windows may only be used if the color, texture and detail of the pre-cast material has been reviewed and approved by HRD.
- 3. 2-3 Story Building - Brick with strip windows or punched windows, vertical wood siding (plywood not allowable) with wood windows, wood curtain wall. Wood, metal or tile sloped roofs will be allowed only if they cover 75% of the roof area.
- 4. The following materials standards shall apply to any building on the site:
  - In no case shall the glass area be greater than 50% of the entire facade area on the residential orientations.
  - Vertical blinds shall be provided on all windows to insure uniformity around the entire building. All exposed metal windows, door frames, roofs and other exposed metal surfaces shall be dark in color.

**Mechanical Equipment:**

All equipment must be screened completely from view in the most inconspicuous manner possible. There shall be no meters, pipes, stacks or grilles exposed to public view.

**Graphics:**

All exterior graphics shall be designed by an approved graphics designer and shall be consistent with Columbia standard graphics. The building or development name may be applied to one building face in one location facing Rte. 175. This sign must be no higher than 20' above grade and may only be illuminated by backlighting. Site signing on Rte. 175 must be set upon the ground and shall be no higher than 6'-0". A maximum of three (3) site signs, or two (2) site signs and one (1) building sign will be allowed. These signs may not encroach on the intersection of Thunder Hill Road and Lightning View Road. A single entry sign may be located on the site at the intersection of Lime Banks Way and Lightning View Road. This

VILLAGE OF OAKLAND MILLS  
THUNDER HILL  
SECTION 3 AREA 2

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**

AMENDED  
FINAL DEVELOPMENT PLAN PHASE 120-A  
6TH ELECTION DISTRICT HOWARD COUNTY MD.

SHEET 3 OF 6

RECORDED IN PLAT BOOK 3054A-3555  
ON 6-25 1981 AMONG THE LAND RECORDS OF HOWARD COUNTY MD

NOTE: THIS AMENDED FINAL DEVELOPMENT PLAN PHASE SUPERSEDES FINAL DEVELOPMENT PLAN PHASE 120 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 20 FOLIO 223 ON MAY 18, 1973.

sign may be no larger than 12 square feet, no higher than 3' above grade, and internally illuminated, with transparent letters and opaque background. Signing shall be in accordance with the sign regulations of Howard County.

Night Lighting

Night lighting may be used only on facades facing Rte. 175. All exterior building lighting must be from a concealed source and designed by a Lighting Designer. Night lighting will not be permitted on any facades facing residential development.

5. INGRESS AND EGRESS

- a. "No left turn" signs shall be posted on Lime Banks Way at the intersection with Lightning View Road as determined by the Department of Public Works.
- b. An additional traffic lane shall be constructed between Lime Banks Way and Md. Rte. 175, if and to the extent determined by the Department of Public Works.
- c. A circulation pattern for construction traffic shall be approved by the Howard County Office of Planning and Zoning prior to approval of the site development plan.
- d. Md. Rte. 175 shall be open to traffic between I-95 and U.S.Rte.29 prior to occupancy of any building within Phase 120.

NOTE: The purpose of this amended Final Development Plan which supersedes Phase 120 recorded among the land records of Howard County, Maryland in Plat Book 20, Folio 224 on May 18, 1973 is to modify site design criteria, no left turn signs under Section 5 ingress and egress.

RECORDED PLAT 3054A-3556  
ON 6-25 19 81 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

**VILLAGE OF OAKLAND MILLS**

SECTION 3 AREA 2

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND  
21044

**COLUMBIA**

AMENDED

FINAL DEVELOPMENT PLAN PHASE 120-A

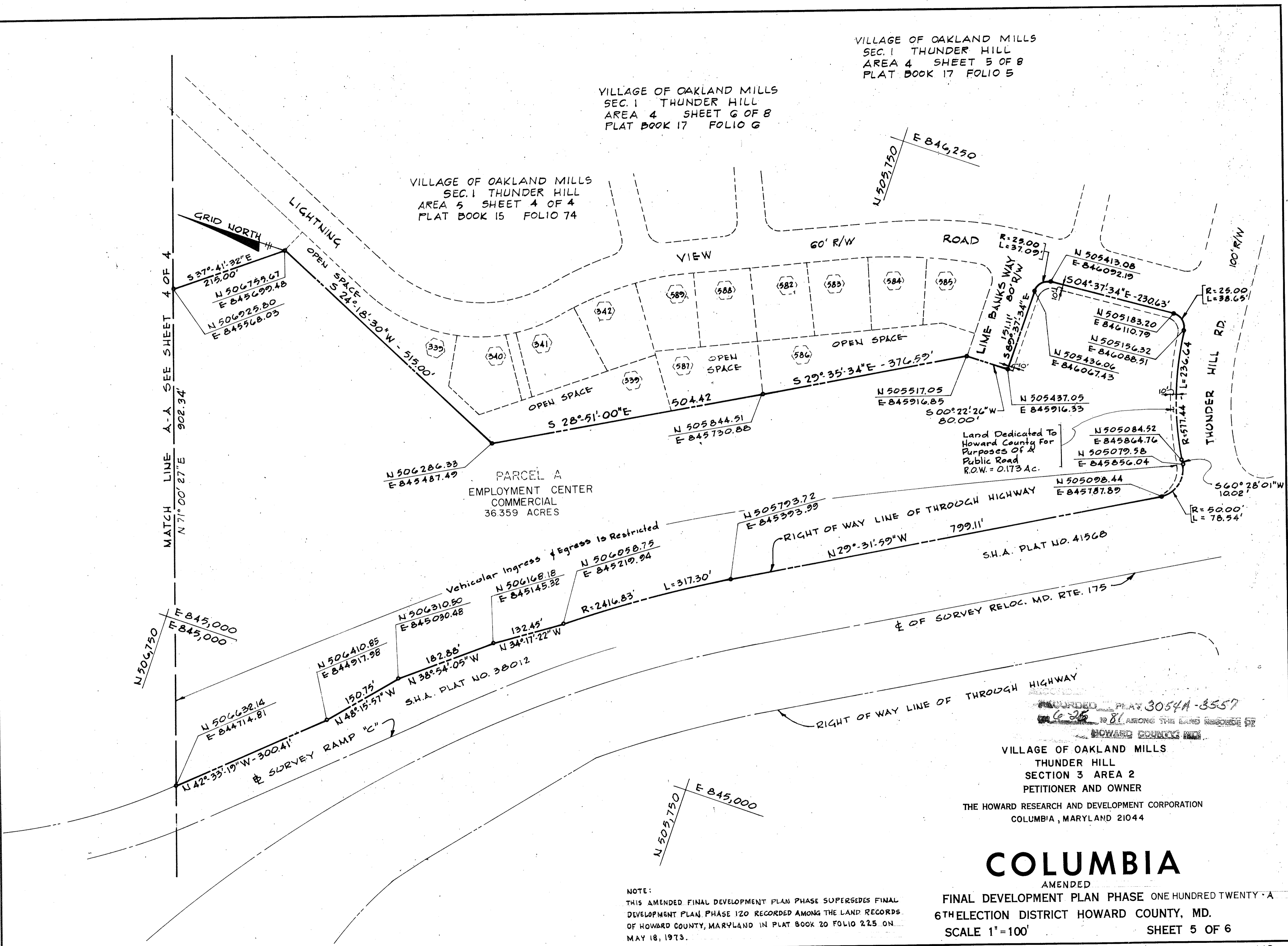
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 4 OF 6

VILLAGE OF OAKLAND MILLS  
 SEC. 1 THUNDER HILL  
 AREA 4 SHEET 5 OF 8  
 PLAT BOOK 17 FOLIO 5

VILLAGE OF OAKLAND MILLS  
 SEC. 1 THUNDER HILL  
 AREA 4 SHEET 6 OF 8  
 PLAT BOOK 17 FOLIO 6

VILLAGE OF OAKLAND MILLS  
 SEC. 1 THUNDER HILL  
 AREA 5 SHEET 4 OF 4  
 PLAT BOOK 15 FOLIO 74



PARCEL A  
 EMPLOYMENT CENTER  
 COMMERCIAL  
 36359 ACRES

Land Dedicated To  
 Howard County For  
 Purposes of a  
 Public Road  
 R.O.W. = 0.173 Ac.

RECORDED PLAT 3054A-3557  
 6-25-81 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS  
 THUNDER HILL  
 SECTION 3 AREA 2  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21044

**COLUMBIA**

AMENDED  
 FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED TWENTY - A  
 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1"=100'  
 SHEET 5 OF 6

NOTE:  
 THIS AMENDED FINAL DEVELOPMENT PLAN PHASE SUPERSEDES FINAL  
 DEVELOPMENT PLAN, PHASE 120 RECORDED AMONG THE LAND RECORDS  
 OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 20 FOLIO 225 ON  
 MAY 18, 1973.

DRWN. BY: J.J.B.  
 CHKD. BY: J.E.C.P.

QUILFORD DOWNS  
SECTION 4  
PLAT BOOK 8 FOLIO 19

VILLAGE OF OAKLAND MILLS  
SECTION 1 THUNDER HILL  
AREA 3 SHEET 3 OF 4  
PLAT BOOK 15 FOLIO 73  
ALSO RESUBDIVISION OF  
LOT 10, QUILFORD DOWNS  
PLAT BOOK 7 FOLIO 21

PARCEL A  
EMPLOYMENT CENTER  
COMMERCIAL  
ACREAGE SHOWN ON SHEET 5 OF 6

VILLAGE OF OAKLAND MILLS  
THUNDER HILL  
SECTION 3 AREA 2  
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**

AMENDED  
FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED TWENTY-A  
6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=100' SHEET 6 OF 6

NOTE:  
THIS AMENDED FINAL DEVELOPMENT PLAN PHASE SUPERSEDES FINAL  
DEVELOPMENT PLAN PHASE 120 RECORDED AMONG THE LAND RECORDS  
OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 20 FOLIO 226  
ON MAY 18, 1973.

RECORDED PLAT 30541-3558  
ON 6-25 1987 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

