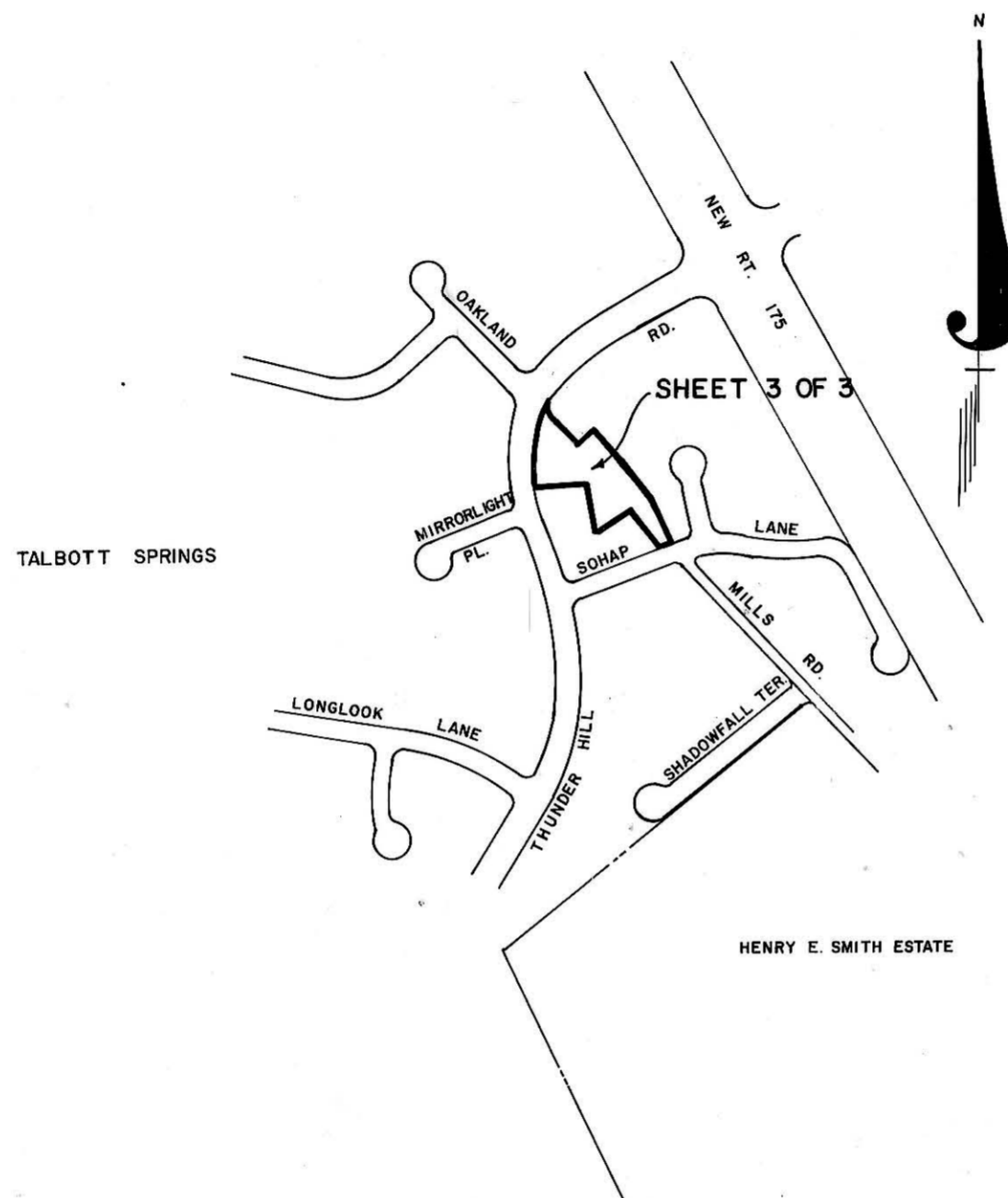


VICINITY MAP



RECORDED ~~PLAN~~ 3054 A3
 ON 4/20 1977 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD

VILLAGE OF OAKLAND MILLS
 SECTION 4 AREA 4

PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MD. 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 162
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 400' DECEMBER, 1976 SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3
 IN ACCORDANCE WITH THE ZONING REGULATIONS
 OF HOWARD COUNTY
 ADOPTED MAY 16, 1961 AND AS
 AMENDED MAY 27, 1965

Richard W. Hale
 PROPERTY LINE SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-1974

HOWARD COUNTY PLANNING BOARD
Roman L. Hamrick 3-31-77
 H. C. P. B. EXEC. SEC. DATE
William P. Brundel 3/31/77
 H. C. P. B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA
Phase 162

The Area included within this Final Development Plan Phase is Applicable to Section 4, Area 4 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):
2A 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, dwelling,
trellises	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 50' 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	excavations or fill
shrubbbery	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.

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:

7E-1 OPEN SPACE LAND USE AREAS

Lot 1 to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways, parks, playing areas and other outdoor recreational uses. 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.

8. HEIGHT LIMITATIONS - Section 17.031 E:

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 17.031E:

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

10. SETBACK PROVISIONS - Section 17.031E:

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 17.031E:

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 17.031E:

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
Open Space Credited	2.182
Total	2.182

NOTE: Included in this Phase is 0.124 Acres which formerly were recorded as SFMD Land Use under Phase Forty-A, but which was removed therefrom by Amended Phase Forty-A-II.

RECORDED PLAT 3054 A4
ON 4/20 1977 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SECTION 4 AREA 4

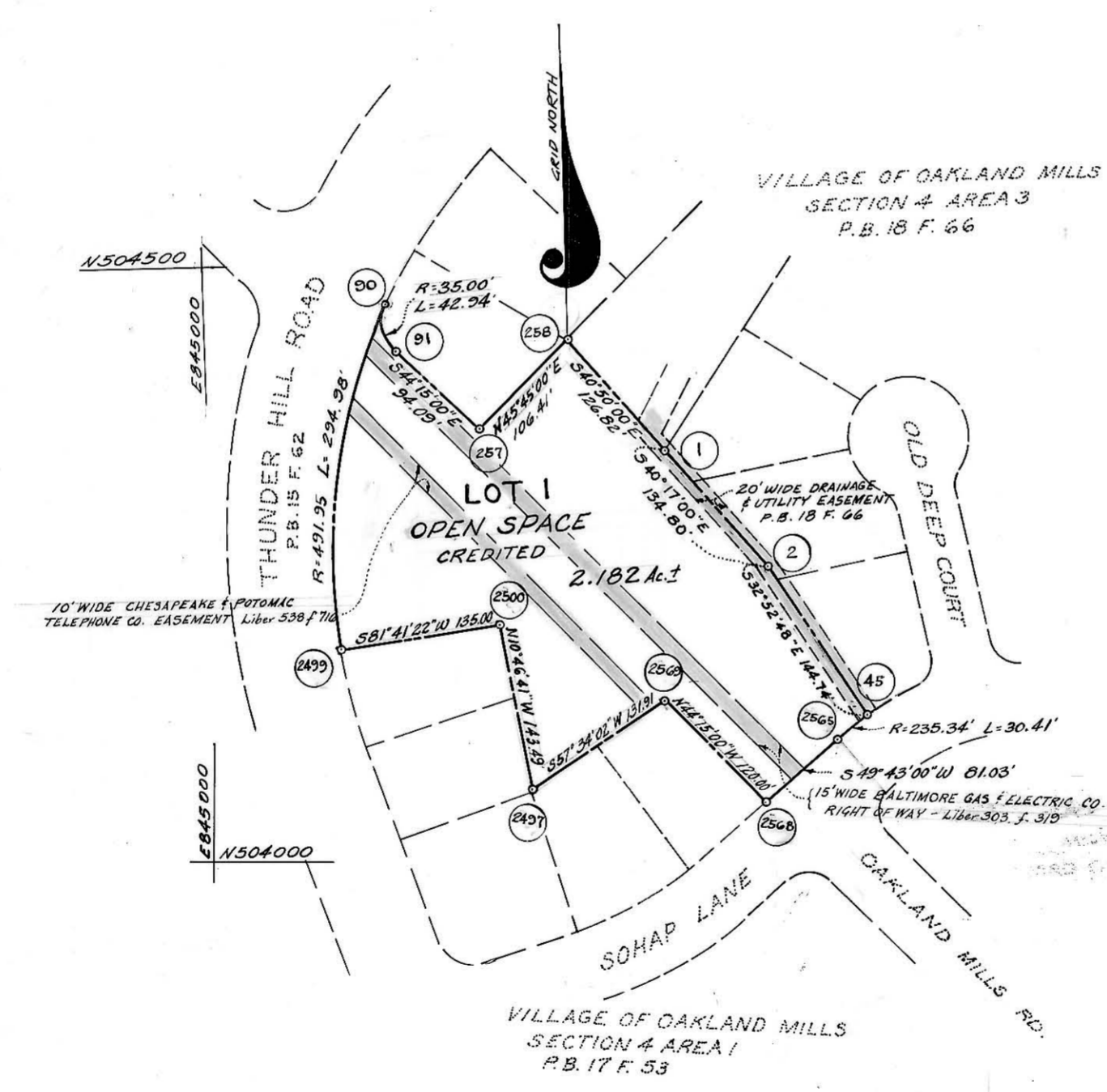
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 162
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 3

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	504338.46	845384.18
2	504235.62	845471.34
45	504114.08	845549.91
2565	504095.97	845525.51
2568	504043.58	845463.70
2569	504129.53	845379.96
2497	504058.79	845268.63
2500	504199.75	845241.80
2499	504180.24	845108.21
90	504467.35	845153.00
91	504427.56	845159.38
257	504360.16	845225.03
258	504434.42	845301.26



RECORDED PLAT 3054A5
 ON 4/20 1977 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
 SECTION 4 AREA 4

PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MD. 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 162
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100' SHEET 3 OF 3