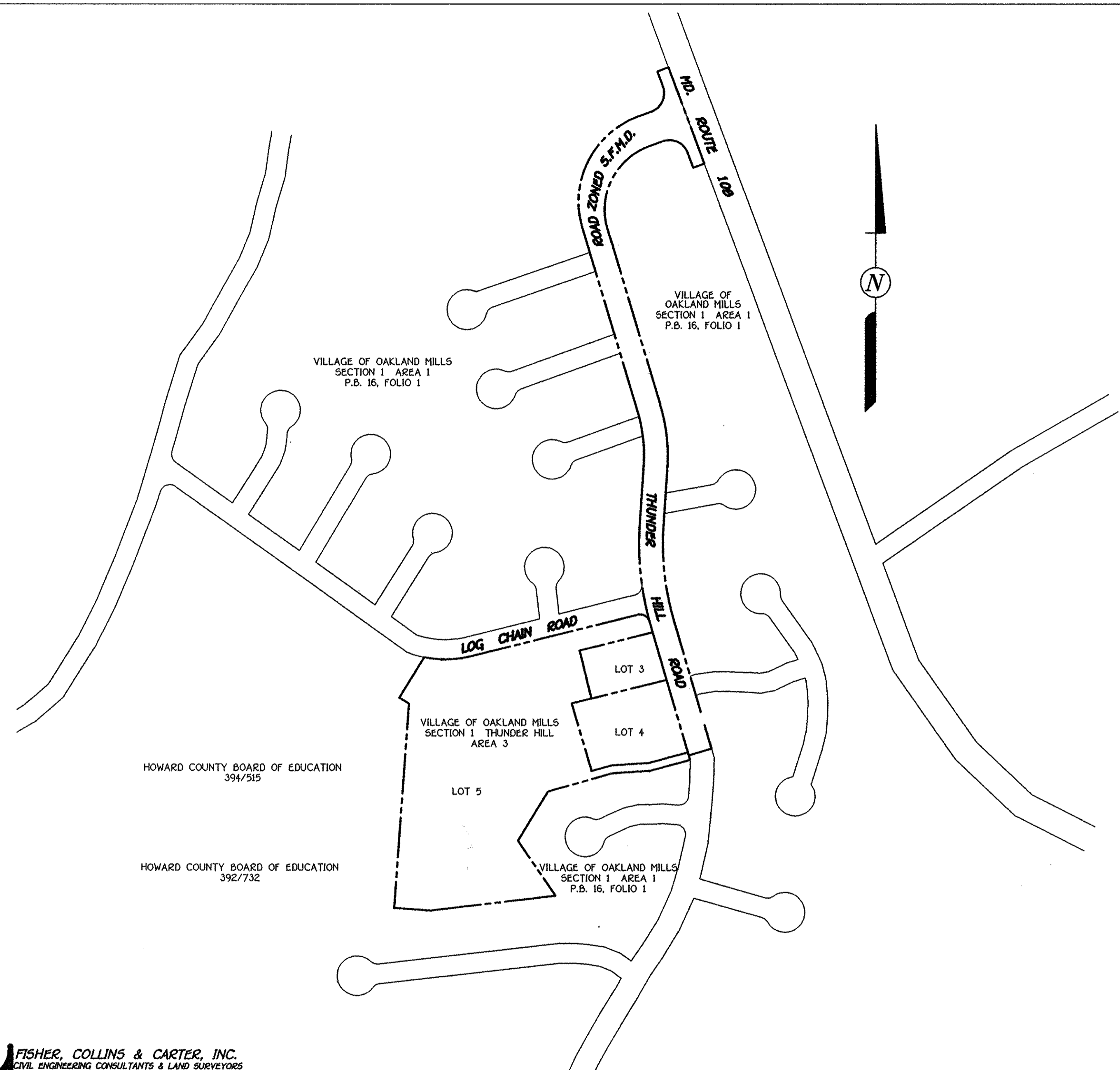


VICINITY MAP
SCALE: 1" = 1200'



SUMMARY OF AMENDMENTS

PHASE 37-A: Amends sheets 2 and 3 of 3. Purpose is to change 0.045 acres of credited open space to commercial in order to conform with the subdivision plat outline and to update the sections of the criteria to the current zoning regulations.

RECORDED - PLAT NO. 3054A - 1752
ON 3-2-99 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

This plan is intended to supersede Final Development Plan Phase 37 Sheet 1 of 3.
Recorded among the Land Records of Howard County, Maryland on 7/25/68
As Plat Book 14, Folio 86

VILLAGE OF OAKLAND MILLS
SECTION 1, AREA 3
THUNDER HILL
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 37-A
6th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1" = 200' JULY 7, 1998 SHEET 1 OF 3

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2055

Drawing Name: 4030IFDP-1

37	7-23-68	14 FOLIO 86 - 88
PHASE OR AMENDMENT	DATE	PLAT
	RECORDING REFERENCE	

PREPARED AS SHEETS 1 THROUGH 3
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY
ADOPTED: OCTOBER 10, 1993



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8-10-65
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-68
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-72
AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-74
AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-76
AMENDED Z.B. CASE 617 RESOLUTION APPROVED 9-9-86
AMENDED Z.B. CASE 918 RESOLUTION APPROVED 3-17-91
AMENDED Z.B. CASE 939 RESOLUTION APPROVED 11-19-92
AMENDED Z.B. CASE 969 RESOLUTION APPROVED 10-23-95

HOWARD COUNTY PLANNING BOARD
Robert H. Gage 2/24/98 H.C.P.B. EXECUTIVE SECRETARY DATE
Robert H. Gage 2/24/98 H.C.P.B. CHAIRMAN DATE

Robert H. Gage 1/2/99 DATE

FINAL DEVELOPMENT PLAN CRITERIA --- PHASE 37-A
VILLAGE OF OAKLAND MILLS, SECTION 1, AREA 3

1. PUBLIC STREETS AND ROADS - Section 125 C-3-b
As shown on subdivision plats.
2. PUBLIC RIGHTS-OF-WAY - Section 125 C-3-b
As shown on subdivision plats.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125 C-3-b
As shown on subdivision plats.
4. DRAINAGE FACILITIES - Section 125 C-3-b
As shown on subdivision plats.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 125 C-3-c
As shown on Final Development Plan.
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 125 C-3-d(1)

A. COMMERCIAL LAND USE AREAS

No buildings or other structures shall be located within 25' of the r/w of any public street, road or highway in commercial land use areas, except in accordance with a site development plan approved by the Howard County Planning Board.

B. MINOR STRUCTURES

"No restriction is imposed upon the location of minor structures. The term "structure" as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavation or fill, fencing, not exceeding 6 feet in height, or other similar minor structures upon which no restrictions as to location is imposed. Determination 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 Phase, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three feet in height if solid or closed, nor five feet in height if open".

C. OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within 25 feet of the right-of-way of any public street, road, highway or 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 plat approved by the Howard County Planning Board.

7. PERMITTED USES - Section 125 C-3-d(2)

A. COMMERCIAL LAND USE AREAS

All uses permitted in commercial districts or commercial zones are permitted in Lot 3 including, but not limited to, all of the following:
Uses permitted in S-1 districts.
Uses permitted in S-C districts.

B. OPEN SPACE LAND USE AREAS

All open space land use areas within this Final Development Plan phase may be used as utility and drainage easements and for all open space uses including, but not limited to, all of the following:

- a. Operation and maintenance of a public or private park, playground, swimming pool, and similar community recreational uses.
- b. Operation of a public or private child care center.
- c. Operation of a Neighborhood Community Center which may be used for all community activities customary to a Neighborhood Center, including, but not limited to:

1. The presentation and performance of outdoor community activities, public or private such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
2. Rummage sales, white elephant sales, cake sales, dances, and similar activities.
3. Operation of a community hall, including leasing of same for public or private activities.
4. Operation of such commercial activities as are consistent with a Neighborhood Center, such as a snack bar.

B. HEIGHT LIMITATIONS - Section 125 C-3-d(3)

A. COMMERCIAL LAND USE AREAS

No height limitation is imposed upon structures constructed within Lot 3 provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

B. OPEN SPACE LAND USE AREAS

No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding 50 feet in height from the highest ground elevation adjoining such structure, except in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 125 C-3-d(3)

A. COMMERCIAL LAND USE AREAS

Five parking spaces shall be provided for each 1,000 square feet of leasable retail commercial area constructed on Lot 3.

B. OPEN SPACE LAND USE AREAS

Parking requirements may be imposed upon any of the land within this Final Development Plan Phase devoted to Open Space Uses, and if required, will be imposed at the submittal of a site development plan for approval by the Howard County Planning Board.

10. SETBACK PROVISIONS - Section 125 C-3-d(3)

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.

12. COVERAGE REQUIREMENTS - Section 125 C-3-d(3)

A. In no event shall more than 50 percent of the land included within commercial land use areas be covered by buildings or other major structures, except in accordance with the development plan approved by the Howard County Planning Board.

B. OPEN SPACE USES:

No more than 10 percent of the land within this Final Development Plan Phase devoted to Open Space Uses shall, in the aggregate, be covered by buildings or major structures.

13. MISCELLANEOUS PROVISION

The designation of S.F.M.D. in the land tabulation is for the purpose of changing the land, devoted to the street connecting Route 108 and the commercial and open space areas, to a specific land use.

TABULATION OF LAND USE

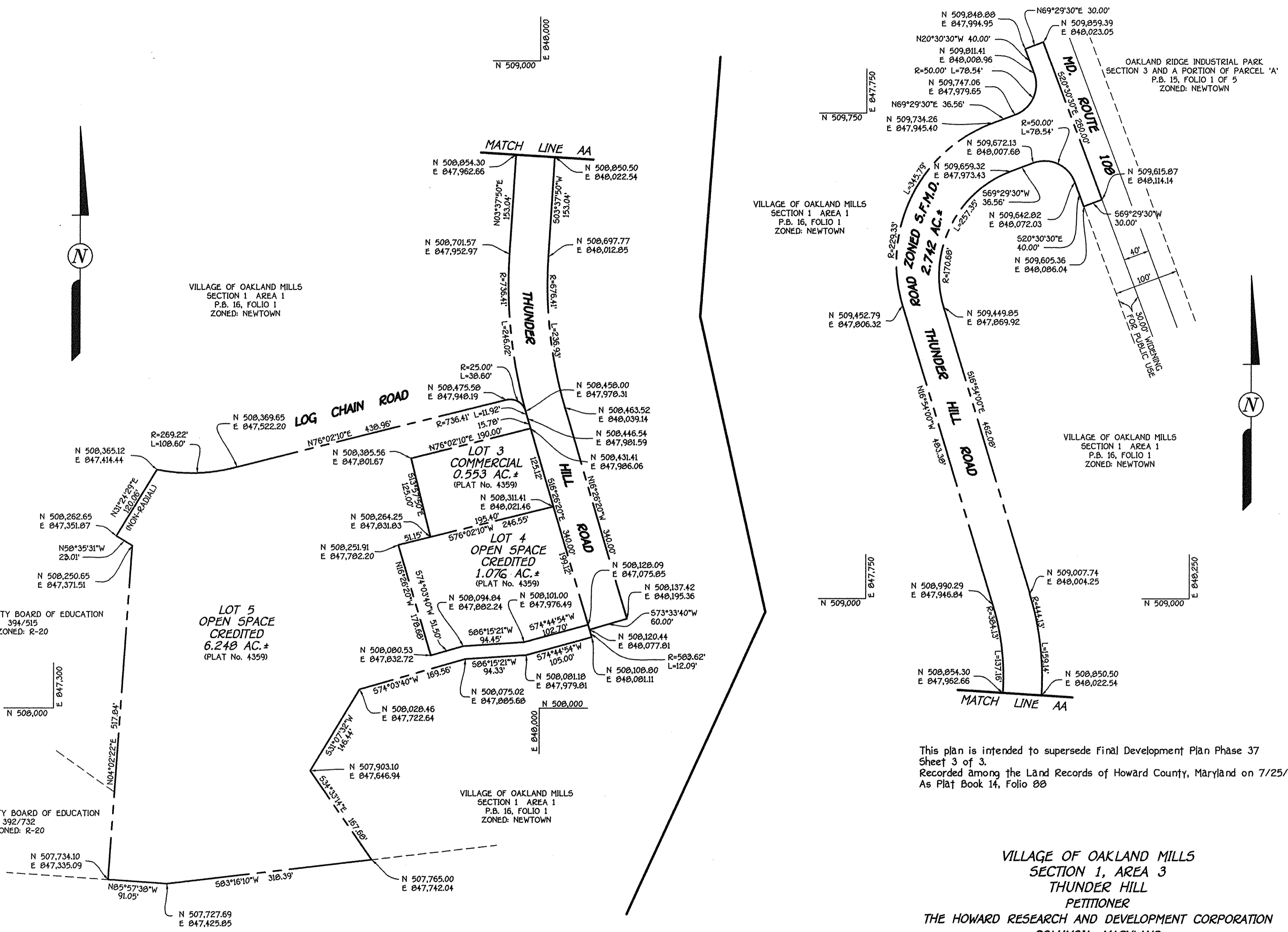
Land Use	Acres
S.F.M.D. Roadway	2.742 Ac.*
Employment Center Commercial	0.553 Ac.*
Open Space Credited	7.322 Ac.*
Open Space Non-Credited	----
Total	10.617 Ac.*

RECORDED - PLAT NO. 3054A-1753
ON 3-2-99 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

This plan is intended to supersede Final Development Plan Phase 37 Sheet 2 of 3. Recorded among the Land Records of Howard County, Maryland on 7/23/68 As Plat Book 14, Folio 87.

VILLAGE OF OAKLAND MILLS
SECTION 1, AREA 3
THUNDER HILL
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD
21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 37-A
6th ELECTION DISTRICT HOWARD COUNTY, MD
JULY 7, 1998 SHEET 2 OF 3



HOWARD COUNTY BOARD OF EDUCATION
394/515
ZONED: R-20

HOWARD COUNTY BOARD OF EDUCATION
392/732
ZONED: R-20

VILLAGE OF OAKLAND MILLS
SECTION 1 AREA 1
P.B. 16, FOLIO 1
ZONED: NEWTOWN

LOT 5
OPEN SPACE
CREDITED
6.248 AC.±
(PLAT No. 4359)

LOT 3
COMMERCIAL
0.553 AC.±
(PLAT No. 4359)

LOT 4
OPEN SPACE
CREDITED
1.076 AC.±
(PLAT No. 4359)

VILLAGE OF OAKLAND MILLS
SECTION 1 AREA 1
P.B. 16, FOLIO 1
ZONED: NEWTOWN

VILLAGE OF OAKLAND MILLS
SECTION 1 AREA 4
P.B. 16, FOLIO 08-96
ZONED: NEWTOWN

VILLAGE OF OAKLAND MILLS
SECTION 1 AREA 1
P.B. 16, FOLIO 1
ZONED: NEWTOWN

VILLAGE OF OAKLAND MILLS
SECTION 1 AREA 1
P.B. 16, FOLIO 1
ZONED: NEWTOWN

OAKLAND RIDGE INDUSTRIAL PARK
SECTION 3 AND A PORTION OF PARCEL 'A'
P.B. 15, FOLIO 1 OF 5
ZONED: NEWTOWN

This plan is intended to supersede Final Development Plan Phase 37
Sheet 3 of 3.
Recorded among the Land Records of Howard County, Maryland on 7/25/98
As Plat Book 14, Folio 08

VILLAGE OF OAKLAND MILLS
SECTION 1, AREA 3
THUNDER HILL
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 37-A
6th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1" = 100' JULY 7, 1998 SHEET 3 OF 3

RECORDED - PLAT NO. 3051A-1754
ON 3-2-99 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2255

Drawing Name: 40301FDP-3