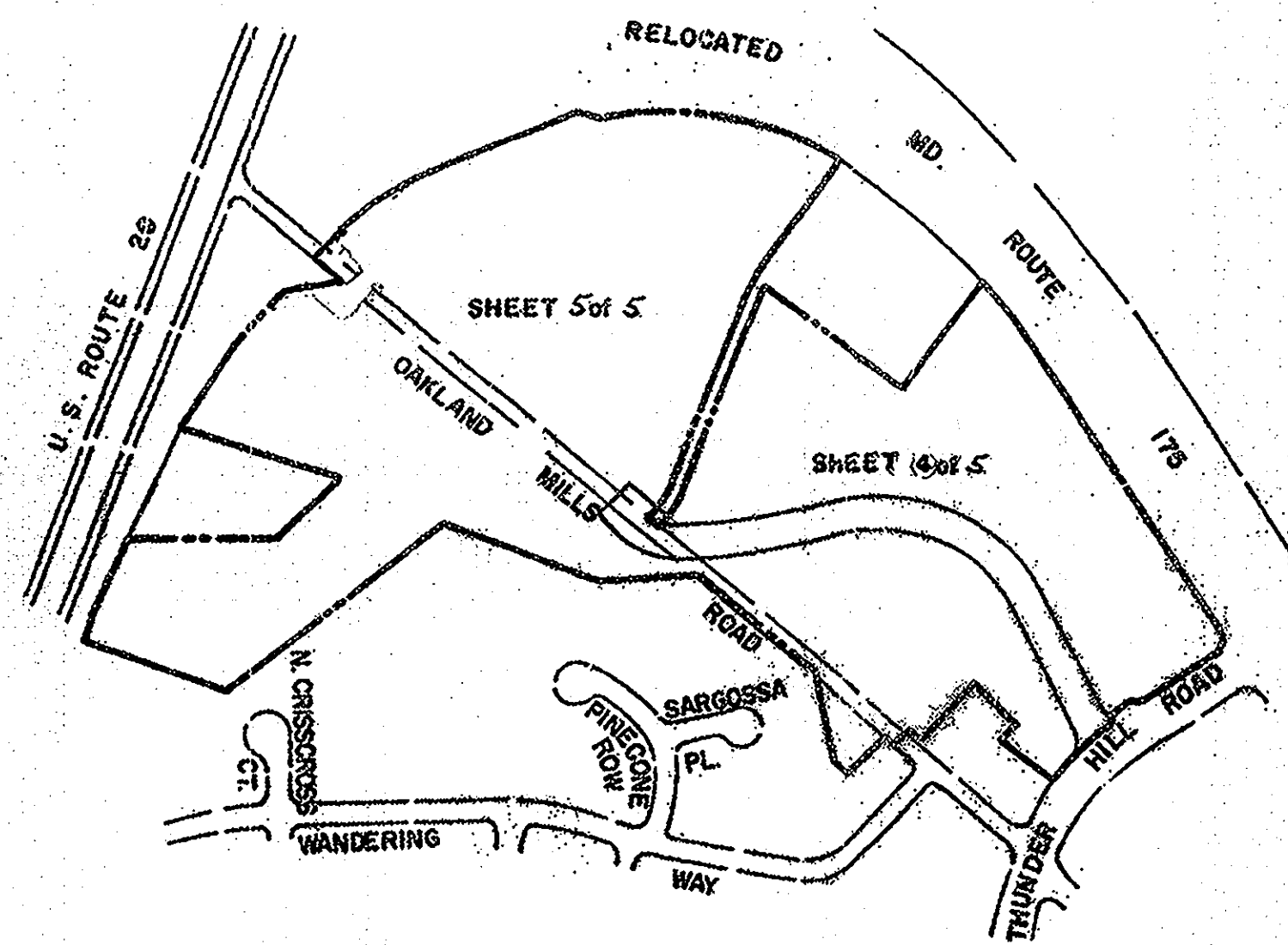
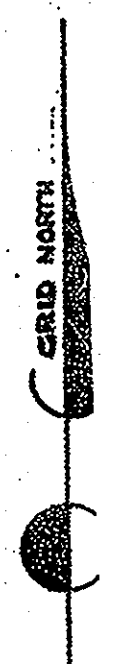


VICINITY MAP
Scale: 1" = 1600'



LOCATION PLAN

- SUMMARY OF AMENDMENTS**
- Phase 43-A - Amends all 6 sheets of 6. Purpose is to modify the Site Design Criteria to effectuate the flexibility allowed under the FDP Criteria and to provide clarification.
 - Phase 43-A-I - Amends sheet 2 of 5 (criteria sheet). Purpose is to conform the criteria to the zoning regulations adopted October 3, 1972 and to specify the land uses allowed as a matter of right under the POR, B-1, and B-2 districts as described in said regulations.
 - Phase 43-A-II - Amends sheet 5 of 5. Purpose is to add 0.281 acres of New-Town land conveyed by the State Highway Administration to The Howard Research & Development Corp., and to delete 0.054 acres previously erroneously recorded with this phase, and revise size of parking spaces to conform to Zoning Regulations.
 - Phase 43-A-III - To eliminate the access / egress restrictions from the Site Design Criteria in Section 3b on sheet 3 and to remove the "Vehicular Ingress and Egress Restriction" line along Thunder Hill Road shown on sheet 4.

RECORDED - PLAT NO. 20801
ON 10/9/09 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

This plat supercedes plat previously recorded among the land records for Howard County, Maryland, as Plat 3054A - 621.

VILLAGE OF OAKLAND MILLS
SECTION 3 AREA 1
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044



PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
4692 Millennium Drive, Suite 100
Belcamp, Maryland 21017
(410) 297-2340

PREPARED AS TO SHEETS 1 THRU 5 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED FEBRUARY 2, 2004

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSED NO. 13741 EXPIRATION DATE: DEC. 12, 2009.

Paul W. Taylor
PAUL W. TAYLOR
PROFESSIONAL ENGINEER
REGISTRATION NO. 13741

7/1/09
DATE

HOWARD RESEARCH AND DEVELOPMENT CORPORATION C/O GENERAL GROWTH PROPERTIES

Robert A. Jenkins
ROBERTA. JENKINS
GGP / HRD REPRESENTATIVE

7/1/09
DATE

BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUG. 10, 1965
AMENDED B.C.C. CASE 807 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

Michael W. Loftis
MICHAEL W. LOFTIS
H.C. HEARING EXAMINER (B.A. CASE # 667-D)

Oct 1, 2009
DATE

43 - A - III		
43 - A - II	DEC. 05, 1983	3054A - 621 THRU 625
43 - A - I	JUNE 20, 1978	3054A - 85 THRU 89
43 - A	APRIL 29, 1976	3054 Q THRU U
43	MAY 23, 1974	20 31 THRU 36
PHASE OR AMENDMENT	DATE	PLAT BOOK FOLIO
	RECORDED	

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 43 - A - III
6TH ELECTION DISTRICT HOWARD COUNTY, MD
SCALE : 1" = 400'
SHEET 1 OF 5

FINAL DEVELOPMENT PLAN CRITERIA
Phase Forty-Three

The Area Included Within This Final Development Plan Phase is Applicable to Section 3, Area 1, of the Village of Oakland Mills.

1. PUBLIC STREET AND ROADS - Section 119-C-1-a(1):
To be shown on subdivision plat, 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 Reisterstown Maryland Route 175 (Little Patuxent Parkway), and Inwood Hill Road 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. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - Section 119-C-1-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 119-C-1-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
trellises	dwelling, 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 Maryland Route 175 owned and/or maintained by the County or State; or any building permitted with B-1 or B-2 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.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks	excavations or fill
shrubby	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.

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 20 feet of any 50' street right-of-way nor within 30 feet of any 60' or greater 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 setback areas provided all structures and construction is developed in accordance with a Site Development Plan approved by the Howard County Planning Board.

The Planning Board may, upon application, designate on a Subdivision Plat a lot, lots or parcels, as "Common Open Areas" which will not be credited to "Open Space," but will be credited to the Single Family Low and/or Medium Density of the Phase in which it presently exists.

EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No public structure shall be located within 50 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 6 and with a Site Development Plan approved by Howard County Planning Board:

No parking area shall be located within 30' of any lot line except as may be shown on a Site Development Plan approved by the 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.

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 119-C-1-d:

SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

All lots within Single Family Medium Density Land Use Areas shall be used only for Single Family Detached Medium Density Residential Use.

EMPLOYMENT CENTER LAND USE - COMMERCIAL

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 in POC districts.
- b. Uses permitted in B-1 districts.
- c. Uses permitted in B-2 districts.

Provided no automobile repairs or service shall be permitted. 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, lessees, 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.

OPEN SPACE LAND USE AREAS

Lots 6 and 7 are to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. 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 119-C-1-e:

SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

No structure shall be constructed more than 24 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to Single Family Land Uses.

COMMERCIAL

Height limitations within this Final Development Plan Phase are only as defined in "Site Design Criteria," Sheet 3 of 6.

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 119-C-1-e:

SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

No less than two (2) off-street parking spaces containing a minimum area of one hundred and eighty (180) square feet per each parking space shall be provided on each lot within Single Family Land Use Areas, except that when driveway access is to a 60' or greater street right-of-way, two parking spaces shall be provided exclusive of any area encompassed by a garage, each with access to the street without crossing the other parking space.

COMMERCIAL LAND USE AREAS

- 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 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 ten (10) 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 "building" zones as defined in "Site Design Criteria," Sheet 3 of 6.

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 119-A-9 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 119-C-1-c:

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:

SINGLE FAMILY MEDIUM DENSITY

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.

COMMERCIAL LAND USE AREAS

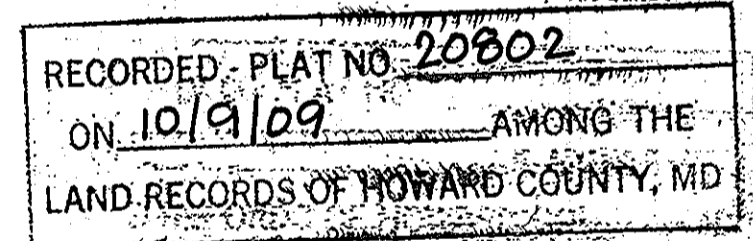
Coverage limitation is imposed upon land within this final Development Plan Phase devoted to Commercial Land Uses, as defined in "Site Design Criteria," Sheet 3 of 6.

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
Employment Center Commercial Roadway	4.390	39.002
Single Family Medium Density Roadway	0.218	2.895
Open Space Credited		9.285
TOTAL		50.882



This plat supercedes plat previously recorded among the land records for Howard County, Maryland, as Plat 3054A-622.

VILLAGE OF OAKLAND MILLS

SECTION 3 AREA 1

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 43 - A - III

6TH ELECTION DISTRICT HOWARD COUNTY, MD

SHEET 2 OF 5

SITE DESIGN CRITERIA

1. PROGRAM CRITERIA

The maximum development shall not exceed 200,000 square feet of gross leasable area.

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

Access to and egress from the commercial site is limited to one location at the intersection of Twin Knolls Road and at Thunder Hill Road except as approved by the Howard County Planning Board.

Building heights are limited to those designated in the section below.

2. DEVELOPMENT CONCEPTS

Development concepts must satisfy the following generalized objectives:

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

The concept diagram opposite shows an acceptable concept for the development of the site. Alternative concepts may be acceptable if they adhere to all the stated criteria.

3. SITE CRITERIA

a. Zones have been designated within the site which restrict the height of the buildings, placement of buildings and parking, and location of Twin Knolls Road. General requirements to be met by development in each zone are as follows:

NUMBER	AREA	DESIGNATION	OPTIMUM USE
1	2.59	Building Area	Residential
2	1.60	Building and Parking Area	One-Story Bldg. and parking
3	5.40	Building and Parking Area	Two-Story Bldg. and parking
4	13.50	Building and Parking Area	Eight-Story Bldg. (100 ft. limit) and parking
5	15.17	No Buildings or Parking	Non-Buildable but may include access driveways.
6	3.10	Twin Knolls Road	Non-Buildable
7	9.30	Open Space	Non-Buildable

- Entrances** - Curbing where required on the site must be poured concrete.
- Parking** - Parking areas shall be broken by large tree islands within the lot and aisle end 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.
- Grading** - The building and parking zones on the site have been located generally where existing slopes are flattest. Parking areas shall be graded at a minimum of 1-1/2% and a maximum of 5% slope. 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.
- 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.
 - Parking areas shall be lighted by 24' maximum height, cut-off luminaires. The lighting shall be placed and directed in such a manner so as not to illuminate adjacent residential areas. Conformity to this criteria shall be determined by the appropriate agency or agencies of the Howard County government.
 - If it is determined by the Howard County Department of Public Works that street light is necessary, then the Twin Knolls Road shall be lighted with street lights no higher than 18 feet with a concealed light source, except as these standards may conflict with requirements of Howard County agencies.
- Landscaping** - A combination of earth berms (where feasible and desirable) and informal planting should be used as screening. Parking areas shall be planted with shade trees and grass or ground cover on islands. 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.
- Signage** - All signage shall be in accordance with the sign regulations of Howard County.

4. ARCHITECTURAL CRITERIA

General: A building shall be located only as described and indicated on the concept plan. Zones designated for building and parking may contain single buildings or a number of buildings provided they fall totally within the building zone and comply with all other requirements.

The maximum height of any building is limited by the number of stories defined in the Site Criteria Item 3.

The following building materials shall be considered acceptable:

3-10 Story Building: Brick, corten steel or equivalent, bronze anodized aluminum curtain wall, precast concrete, solar bronze glass, clear glass.

1-3 Story Building: Same as above plus vertical, wood siding (plywood not allowable), wood windows, wood curtain wall. Wood, metal, or tile-sloped roofs will be allowed only if they cover 75% of the roof area.

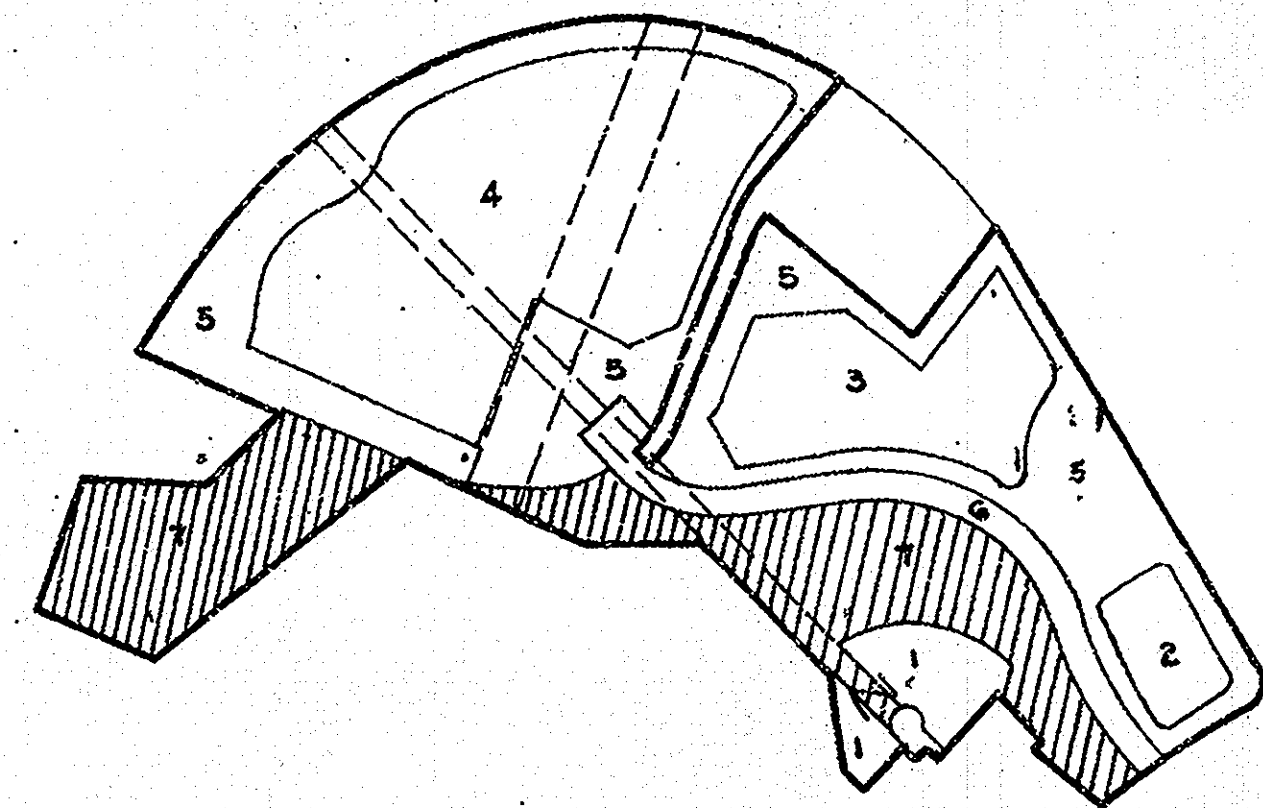
In no case shall the glass area be greater than 60% of the entire facade area on the residential orientations. All exposed metal windows, door frames, roofs and other exposed metal surfaces shall be dark in color.

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.

Night Lighting - Night lighting may be used only on facades facing Route 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.

Ingress and Egress - Maryland Route 175 shall be open to traffic between I-95 and U.S. Route 29 prior to occupancy of any building within Phase 43.

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. This sign must be no higher than 20 feet above grade and may only be illuminated by back-lighting, internally illuminated letters, illuminated box signs, or concealed source wall washers. Freestanding site signing on Route 175 shall not be higher than 20 feet and in no case be higher than the building height and shall be further regulated as to height as provided for in the Howard County Sign Code. Freestanding site signing along Twin Knolls Road shall be no higher than 6 feet above grade. A maximum of three (3) site signs or two (2) site signs and one (1) building sign will be allowed on site. A single entry sign may be located on the site at the intersection of Twin Knolls Road and Thunder Hill Road. This sign may be no larger than 24 square feet, with the top of the sign no higher than 6 feet above grade, and internally illuminated with transparent letters and opaque background. Signage shall be in accordance with the Sign Regulations of Howard County.



CONCEPT PLAN

RECORDED - PLAT NO. 20803
 ON 10/9/09 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

This plat supercedes plat previously recorded among the land records for Howard County, Maryland, as Plat 3054A - 623.

VILLAGE OF OAKLAND MILLS
 SECTION 3 AREA 1

PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 43 - A - III

6TH ELECTION DISTRICT HOWARD COUNTY, MD

MATCH LINE SEE SHEET 5

VEHICULAR INGRESS AND EGRESS IS RESTRICTED

COORDINATE SCHEDULE

VILLAGE OF OAKLAND MILLS
SECTION 4 AREA 1
PLAT BOOK IT FOLIO 48

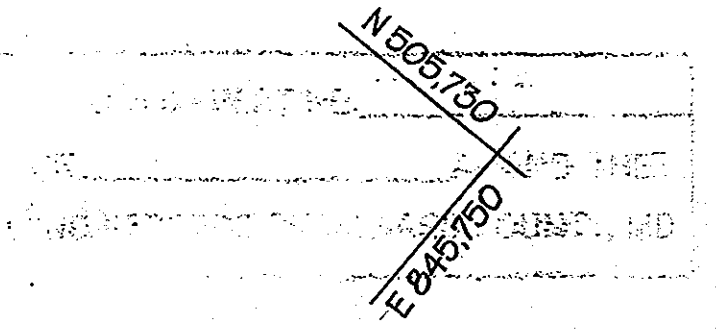
VILLAGE OF OAKLAND MILLS
SECTION 4 AREA 1
PLAT BOOK IT FOLIO 47

LOT 6
OPEN SPACE
CREDITED
4.352 Ac.

SINGLE FAMILY
MEDIUM DENSITY
2.595 Ac.

EMPLOYMENT CENTER
COMMERCIAL
39.002 Ac.

LINE	NORTH	EAST	NORTH	EAST
1	505117.62	842244.93	504723.61	844228.60
2	505251.89	842264.91	504185.76	844228.60
3	505358.51	842264.88	504748.67	844769.78
4	505345.27	843514.81	504362.70	844754.12
5	505476.08	843483.76	504674.75	844628.52
6	505624.39	843107.83	504712.89	844628.59
7	505672.34	843143.89	504230.44	844892.71
8	505821.75	843259.69	505179.98	844535.42
			505179.98	844085.83
			505201.66	844041.48
			505357.27	843725.69
			504975.41	843178.52
13	506091.89	843514.05	504784.68	845211.18
14	506090.05	843523.05	504796.62	845179.68
15	506235.67	843815.06	505061.44	845071.81
16	506291.89	843989.97	505268.68	844703.52
17	506317.43	844098.06	505210.46	844937.31
18	506293.30	844147.88	505231.39	844193.42
19	506315.19	844257.29	505228.85	844173.39
20	506205.89	844676.27	505213.94	844016.59
21	506160.01	844731.85	504929.18	843022.94
22	505894.28	844805.39	505074.70	844900.59
23	505850.86	844473.49	505080.74	844745.06
24	505404.16	844269.98	505086.35	844535.44
25	505361.22	844240.73	505077.43	844422.39
26	505325.02	844206.25	504965.81	844428.04
27	505304.89	844227.97	504870.02	844721.81
28	505340.64	844262.46	504799.32	844720.44
29	505391.92	844297.18	505244.89	843953.78
30	505838.22	844804.70	506159.66	844732.28
31	505874.78	844828.19	504769.73	845296.18
32	505606.48	844842.04	505324.96	842945.44
33	505858.05	845057.11	506024.20	843458.24
34	505670.49	845176.48	505959.12	843518.17
35	504975.21	845570.98	505937.13	843972.53
36	504907.06	845551.52		
37	504810.05	845380.24		
38	504820.36	845345.68		
39	504788.58	845294.55		
40	504755.87	845235.42		
41	504696.51	845205.60		
42	504637.25	845148.04		
43	504738.29	845027.62		
44	504782.22	845072.71		
45	504882.50	844975.02		



This plat supercedes plat previously recorded among the land records for Howard County, Maryland, as Plat 3054A - 624.

VILLAGE OF OAKLAND MILLS
SECTION 3 AREA 1

PETITIONER AND OWNER
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10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 43 - A - III

6TH ELECTION DISTRICT HOWARD COUNTY, MD

SCALE: 1" = 100'

SHEET 4 OF 5

RECORDED - PLAT NO. 20804
ON 10/9/09 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

