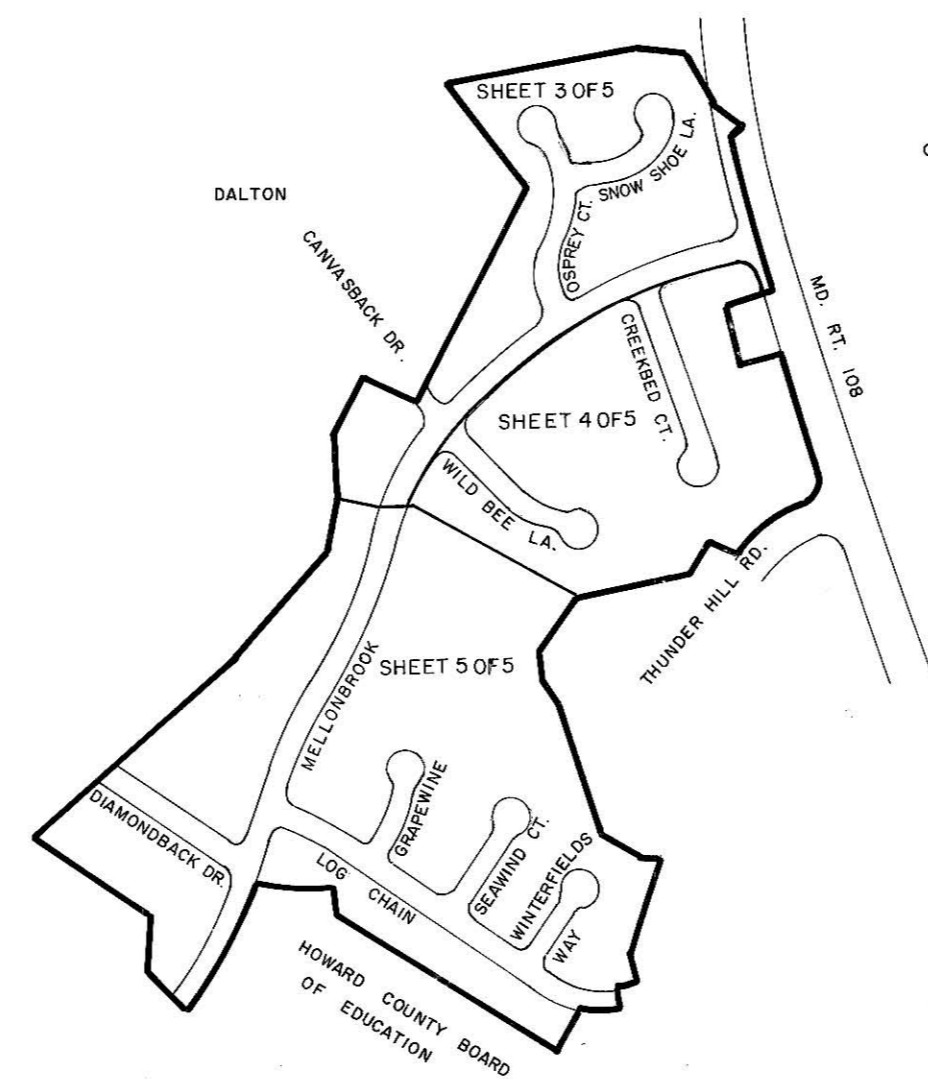


VICINITY MAP
SCALE: 1" = 2000'



SUMMARY OF AMENDMENTS
 PHASE 53-A: AMENDS SHEET 2 OF 5. SECTION G TO PERMIT THE HOWARD COUNTY PLANNING BOARD TO APPROVE A SITE PLAN WITH STRUCTURES LOCATED WITHIN THE SPECIFIED SETBACK AREAS.

RECORDED PLAT 30549-87a
 ON 10/03 1986 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS

SECTION I AREA 2

THUNDER HILL

PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 5 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ON 8-29-68 IN PLAT BOOK 16 FOLIO 42.

PREPARED AS TO SHEETS 1 TO IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUG. 2, 1985



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976

HOWARD COUNTY PLANNING BOARD

Thomas G. Harris 9-17-86 H.C.P.B. EXEC. SEC. DATE
Edward E. Plummer II 9-17-86 H.C.P.B. CHAIRMAN DATE

PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
53	8-29-68	16	42 to 46

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 53-A
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 400' SHEET 1 OF 5

DRWN. BY:
 CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 53-A

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

1. PUBLIC STREETS AND ROADS - Section 122.C.3.b.
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 122.C.3.b
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning. Vehicular ingress and egress to Md. Rt. 108 will be permitted only at points of access approved by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 122.C.3.b
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 122.C.3.b
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 122.C.3.c
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 122.C.3.d(1)
The term "structure", as used in this Final Development Plan Phase does not include walks, 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. 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 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.

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY

No structures shall be located upon lots devoted to single family low and/or medium density within 20 feet of the right-of way of any 50' street right-of-way nor within 30' feet of any 60' or greater street right-of-way except, however, that structures may be constructed at any location within such front yard setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. No structure shall be located within five (5) feet of any property line not a right-of-way line for a public street, road, or highway, except joint garages which may be located contiguous to any property line which is not the right-of-way line of a public street, road, or highway. A joint garage is defined as two garages constructed on two adjacent lots with the common wall between the two garages constructed upon the common property line. Spacing between single family dwelling units shall be 15' or greater. Notwithstanding the above setbacks, 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.

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 122.C.3.d(2)

SINGLE FAMILY LOW DENSITY LAND USE AREAS

All lots within single family low density land use areas shall be used only for single family detached low density residential uses.

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 uses.

GREENBELT OPEN SPACE LAND USE AREAS

Lots 173, 258, 259, 260 & 261 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. Horseback riding will be permitted on Lots 258 and 260.

8. HEIGHT LIMITATIONS - Section 122.C.3.d(3)
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.
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 122.C.3.d(3)
SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS
No less than two (2) off-street parking spaces shall be provided on each lot within single family land use areas.
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.
10. SETBACK PROVISIONS - Section 122.C.3.d(3)
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 122.C.3.d(3)
As shown on subdivision plat.
12. COVERAGE REQUIREMENTS - Section 122.C.3.d(3)
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.

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, in the aggregate, 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
S.F.L.D.	18.992
S.F.M.D.	31.442
Open Space Credited	8.686
TOTAL	59.120

RECORDED PLAT 3054A-813
ON 10/03 1986 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS

SECTION 1 AREA 2

THUNDER HILL

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA MARYLAND

21043

COLUMBIA

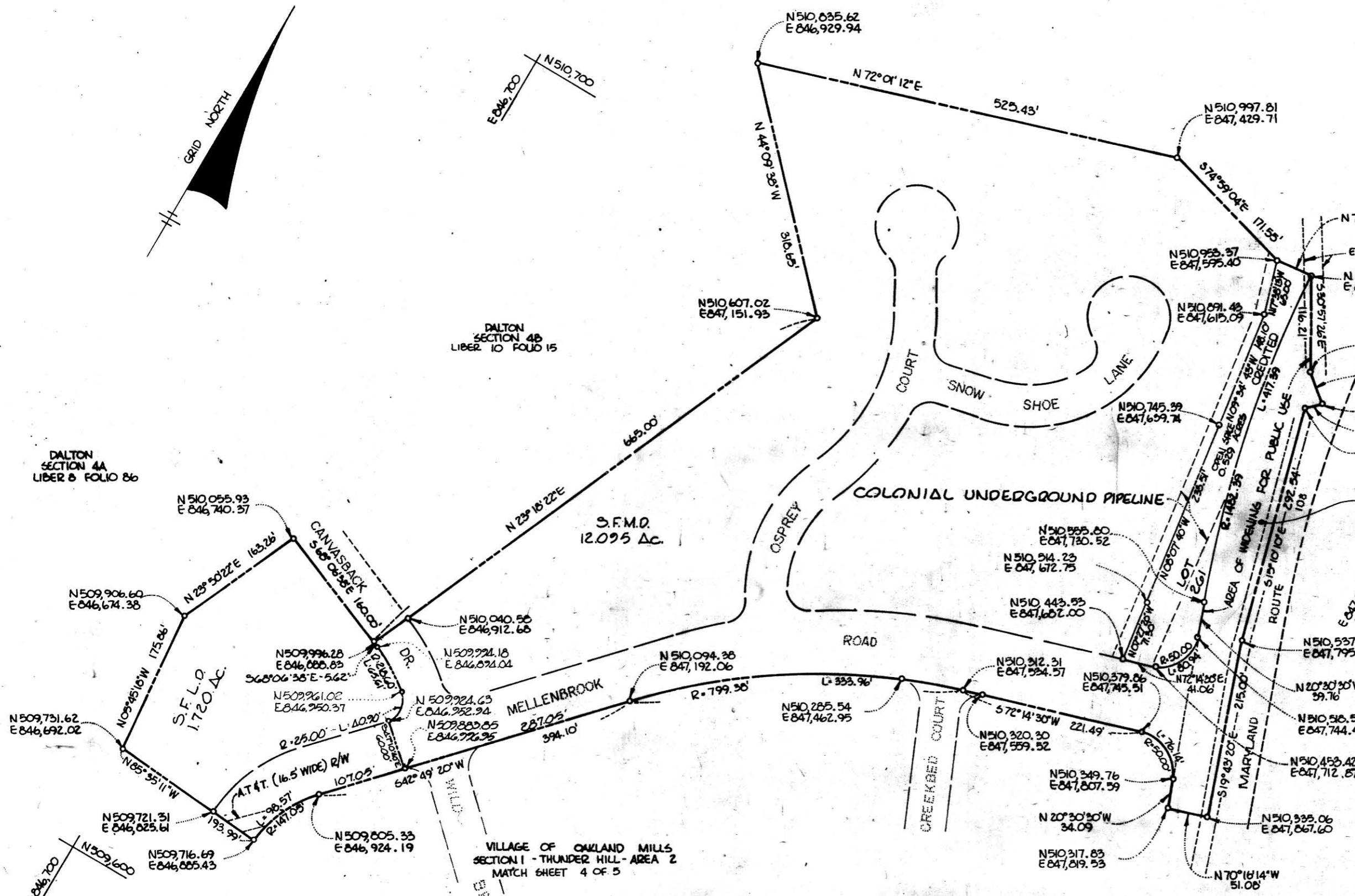
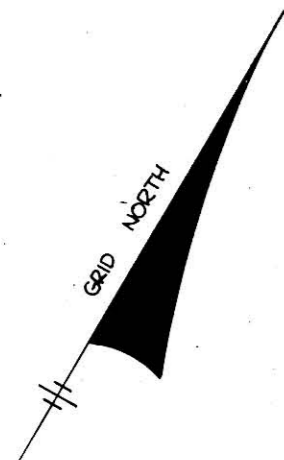
AMENDED

FINAL DEVELOPMENT PLAN PHASE 53-A

6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 5

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 5
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY,
MD. ON 8-29-68 IN PLAT BOOK 16 FOLIO 43.



NOTE:
VEHICULAR INGRESS AND EGRESS IS RESTRICTED ALONG MD. ROUTE 108
EXCEPT AT CONNECTIONS APPROVED BY THE HOWARD COUNTY PLANNING
COMMISSION.

RECORDED PLAT 3054A-874
ON 10/03 1986 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

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

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

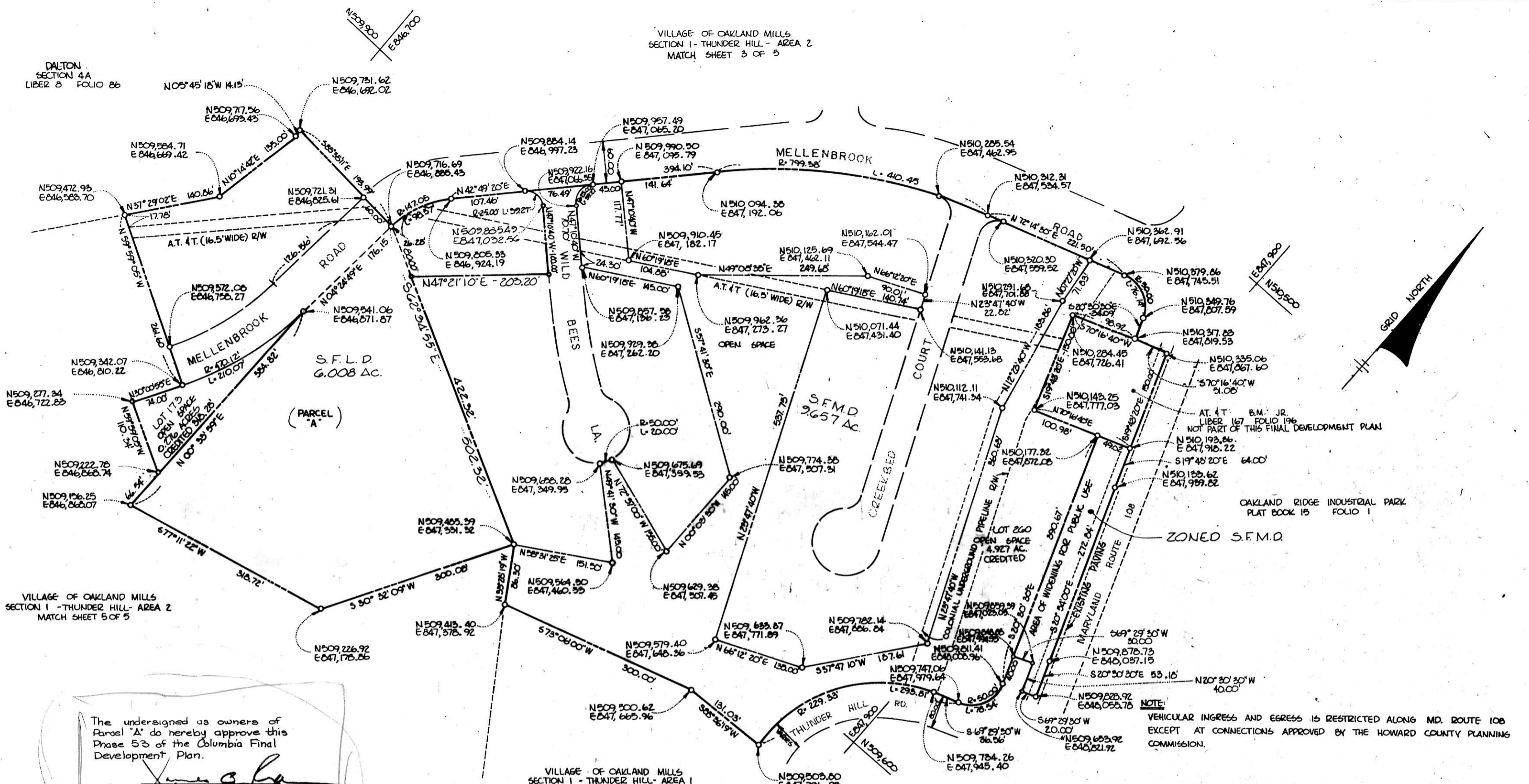
NOTE: THIS PLAT IS INTENDED TO SUPERSEDE
SHEET 3 OF 5 RECORDED AMONG THE LAND RECORDS
OF HOWARD COUNTY, MD. ON 8-29-68 IN PLAT
BOOK 16 FOLIO 44.

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 53-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 100'
SHEET 3 OF 5

VILLAGE OF OAKLAND MILLS
SECTION 1 - THUNDER HILL - AREA 2
MATCH SHEET 3 OF 5

DALTON
SECTION 4A
LIBER 8 FOLIO 86



VILLAGE OF OAKLAND MILLS
SECTION 1 - THUNDER HILL - AREA 2
MATCH SHEET 5 OF 5

The undersigned as owners of Parcel 'A' do hereby approve this Phase 53 of the Columbia Final Development Plan.

[Signature]

RECORDED PLAT 3054A-875

ON 10/03/86 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
THUNDER HILL
SECTION 1 AREA 2
PETITIONER AND OWNER

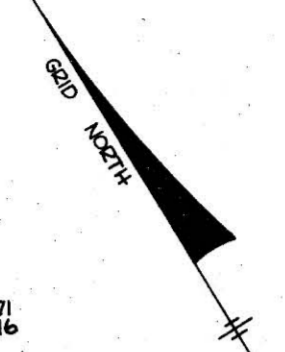
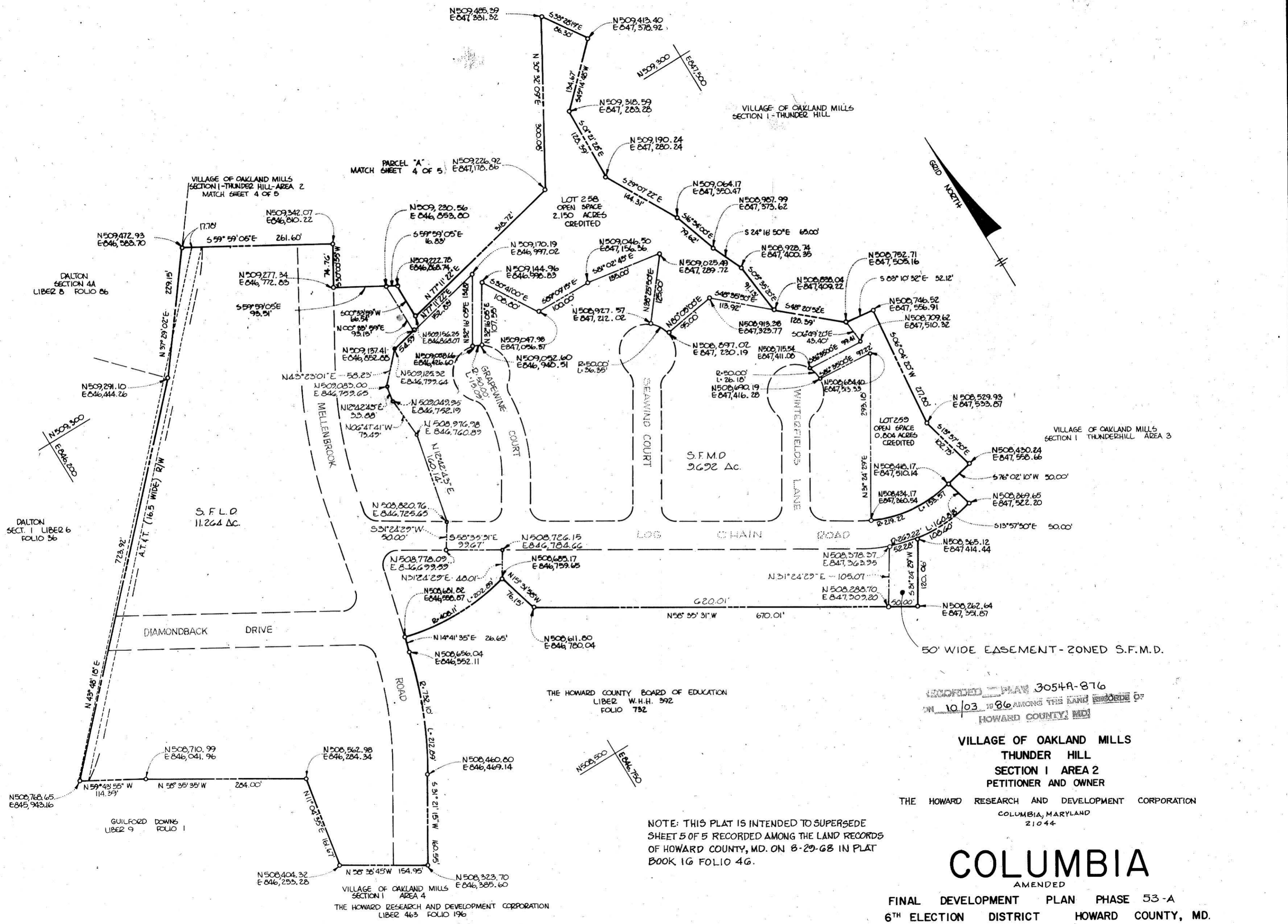
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 4 OF 5 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ON 8-29-68 IN PLAT BOOK 16 FOLIO 45.

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 53-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 100'
SHEET 4 OF 5

NOTE: VEHICULAR INGRESS AND EGRESS IS RESTRICTED ALONG MD. ROUTE 108 EXCEPT AT CONNECTIONS APPROVED BY THE HOWARD COUNTY PLANNING COMMISSION.



THE HOWARD COUNTY BOARD OF EDUCATION
LIBER W.H.H. 392
FOLIO 732

RECORDED IN PLAT 3054A-876
ON 10/03/86 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

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

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE
SHEET 5 OF 5 RECORDED AMONG THE LAND RECORDS
OF HOWARD COUNTY, MD. ON 8-29-83 IN PLAT
BOOK 16 FOLIO 46.

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 53-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 100' SHEET 5 OF 5