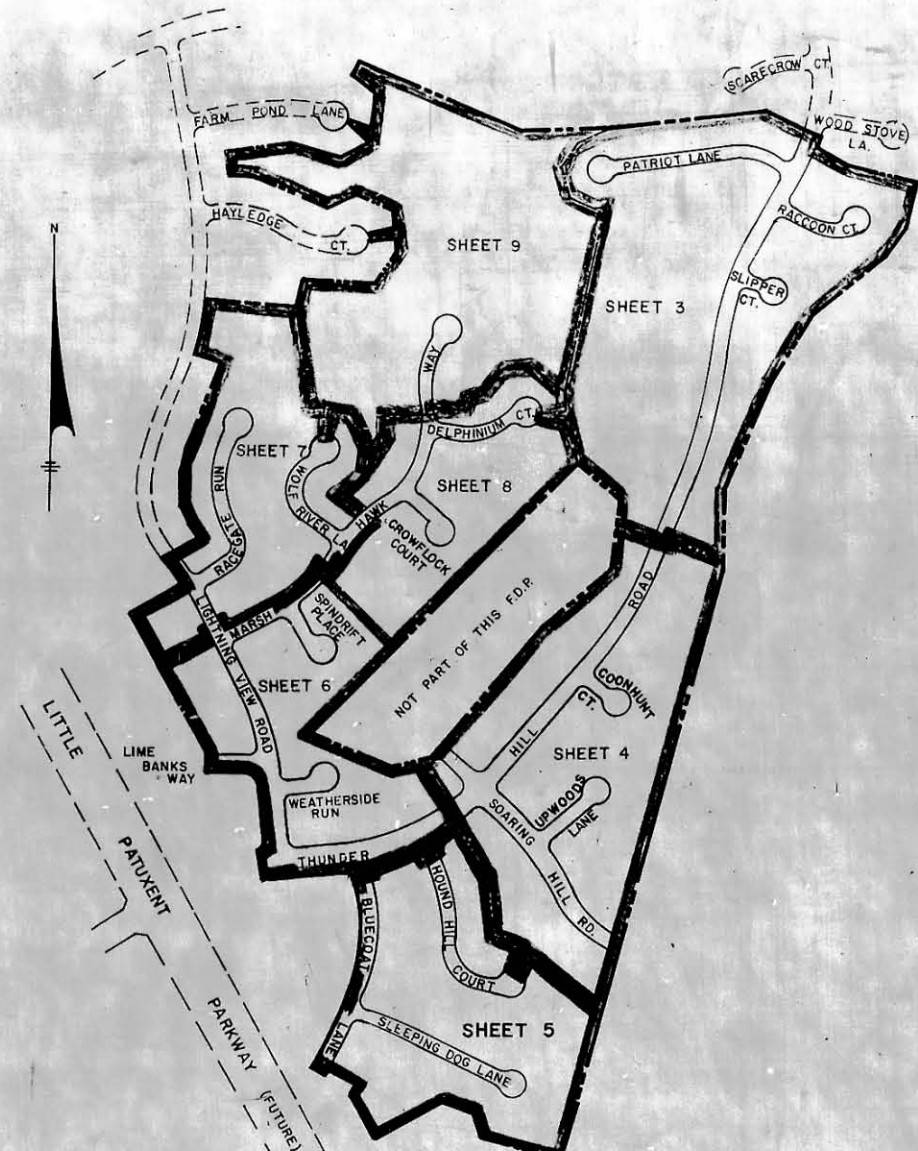


VICINITY MAP
SCALE: 1" = 24,000'

SUMMARY OF AMENDMENTS

PHASE 58-A: AMENDS SHEET 2 OF 9, SECTION G TO PERMIT THE HOWARD COUNTY PLANNING BOARD TO APPROVE A SITE PLAN WITH STRUCTURES LOCATED WITHIN THE SPECIFIED SETBACK AREAS.



NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 9 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ON 2-11-69 IN PLAT BOOK 16 FOLIO 88.

VILLAGE OF OAKLAND MILLS
SECTION 1, THUNDER HILL
AREA 4

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
RECORDED PLAT # 3054A-830

IN 8-01 1986 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 58-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 400'

SHEET 1 OF 9

PREPARED AS TO SHEETS 1 TO 9
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED AUGUST 2, 1985

W. Richard Moore
LAND SURVEYORS 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
AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-1976

HOWARD COUNTY PLANNING BOARD

[Signature] 7-23-86
H.C.P.B. COUNSELOR DATE H.C.P.B. CHAIRMAN DATE

58	2-11-69	16	88 to 96
PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
		RECORDED	

DRWN. BY:
CHKD. BY:

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO SECTION 1, AREA 4, 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 PROPOSED LITTLE PATUXENT PARKWAY 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 & 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 & 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 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 EXCEPT, HOWEVER, THE 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 DETACHED 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 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 368, 413, 472, 473, 511, 563, 566, 586, 587, 599, 645, AND 667 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.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 9 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON 2-11-69 IN PLAT BOOK 16 FOLIO 89.

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 THEREFOR 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.M.D.	63.704
ROADWAY	19.075
OPEN SPACE CREDITED	41.573
TOTAL	124.352

**VILLAGE OF OAKLAND MILLS
SECTION 1 AREA 4
THUNDER HILL**

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

RECORDED PLAT # 30549-831

ON 8-01 19 86 AMONG THE LAND RECORDS OF

HOWARD COUNTY, MD.

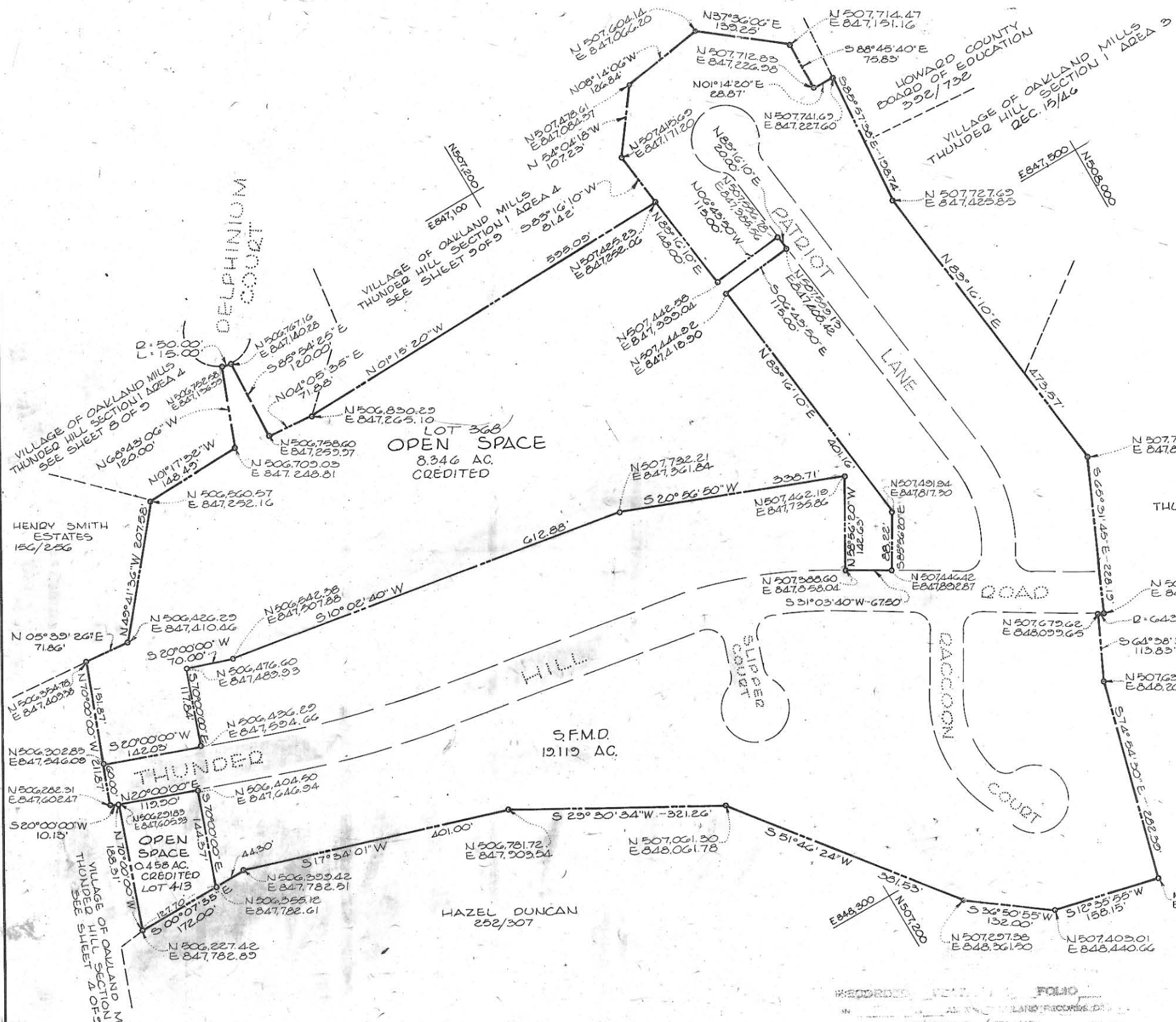
COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 58-A

6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 9

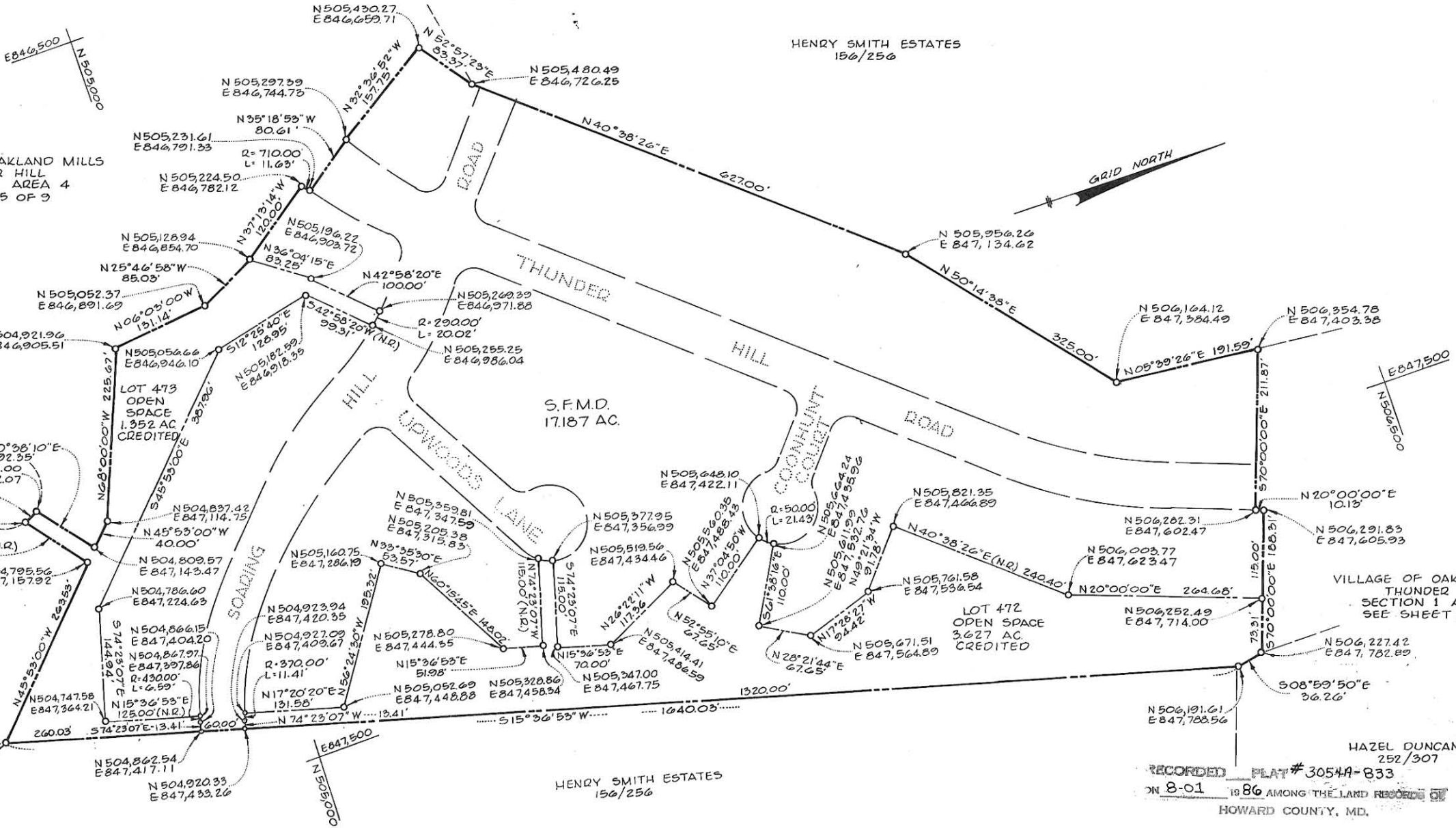


RECORDED PLAT # 30547-832
 IN 8-01 1986 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
 SECTION I, THUNDER HILL
 AREA 4
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND
 21044

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 58-A
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100' SHEET 3 OF 9

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 3 OF 9
 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY,
 MARYLAND ON 2-11-69 IN PLAT BOOK 16 FOLIO 90



VILLAGE OF OAKLAND MILLS
THUNDER HILL
SECTION 1 AREA 4
SEE SHEET 5 OF 9

HENRY SMITH ESTATES
156/256

HOUND HILL COURT

S.F.M.D.
17.187 AC.

VILLAGE OF OAKLAND MILLS
THUNDER HILL
SECTION 1 AREA 4
SEE SHEET 3 OF 9

HENRY SMITH ESTATES
156/256

RECORDED PLAT # 3054A-833
ON 8-01 1986 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SECTION 1, THUNDER HILL
AREA 4

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21046

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 4 OF 9
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY,
MD. ON 2-11-69 IN PLAT BOOK 16 FOLIO 91.

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 58-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 4 OF 9



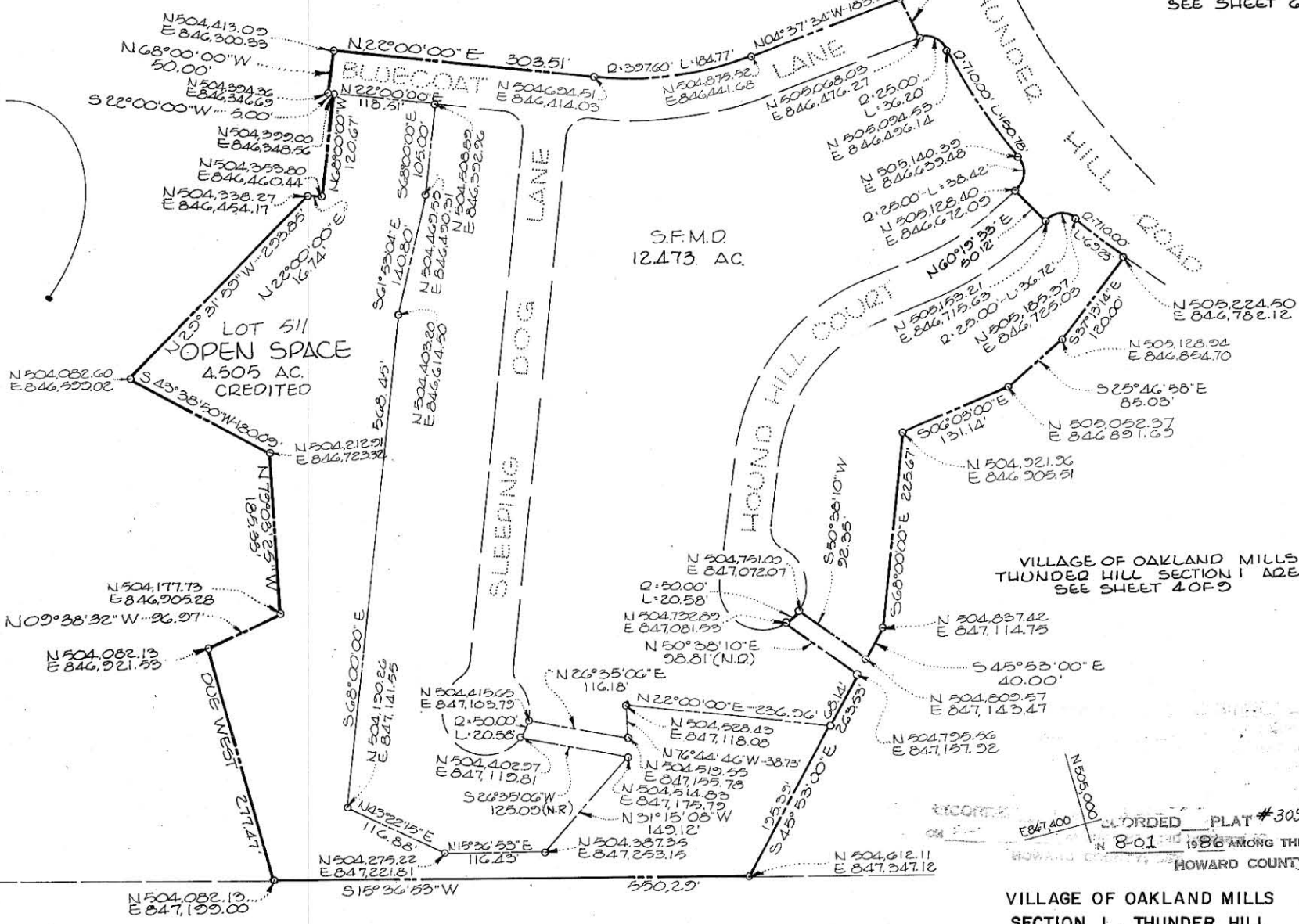
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
463/196

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
463/196

VILLAGE OF OAKLAND MILLS
THUNDER HILL SECTION I AREA 4
SEE SHEET 6 OF 9

N 1505.400
E 846.700

HENRY SMITH ESTATES
156/256



VILLAGE OF OAKLAND MILLS
THUNDER HILL SECTION I AREA 4
SEE SHEET 4 OF 9

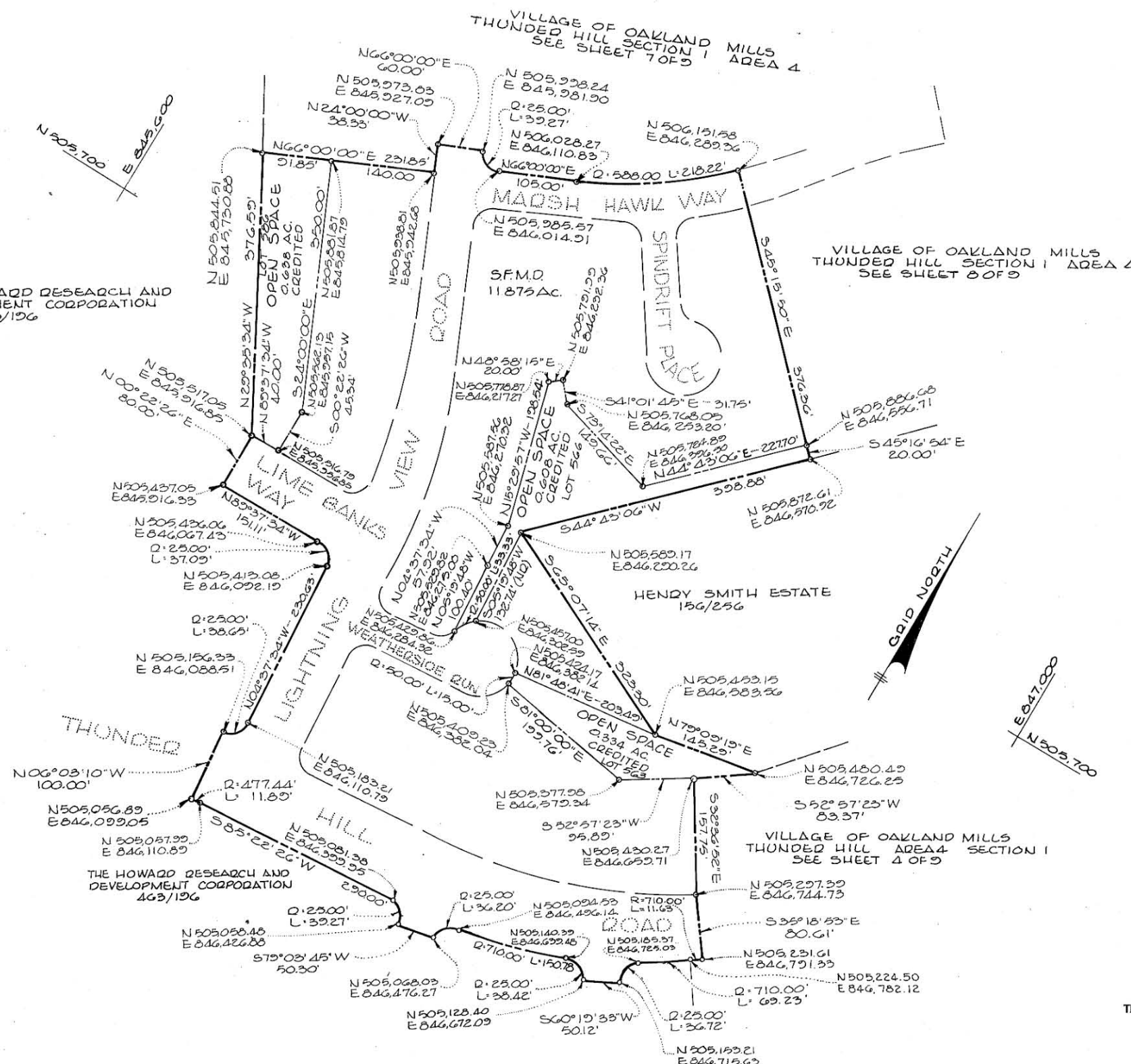
RECORDED PLAT #30549-834
IN 8-01 1986 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SECTION I, THUNDER HILL
AREA 4
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 5 OF 9
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
ON 2-11-69 IN PLAT BOOK 16 FOLIO 92.

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 58-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 5 OF 9



THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
463/196

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
463/196

VILLAGE OF OAKLAND MILLS
THUNDER HILL SECTION 1 AREA 4
SEE SHEET 5 OF 9

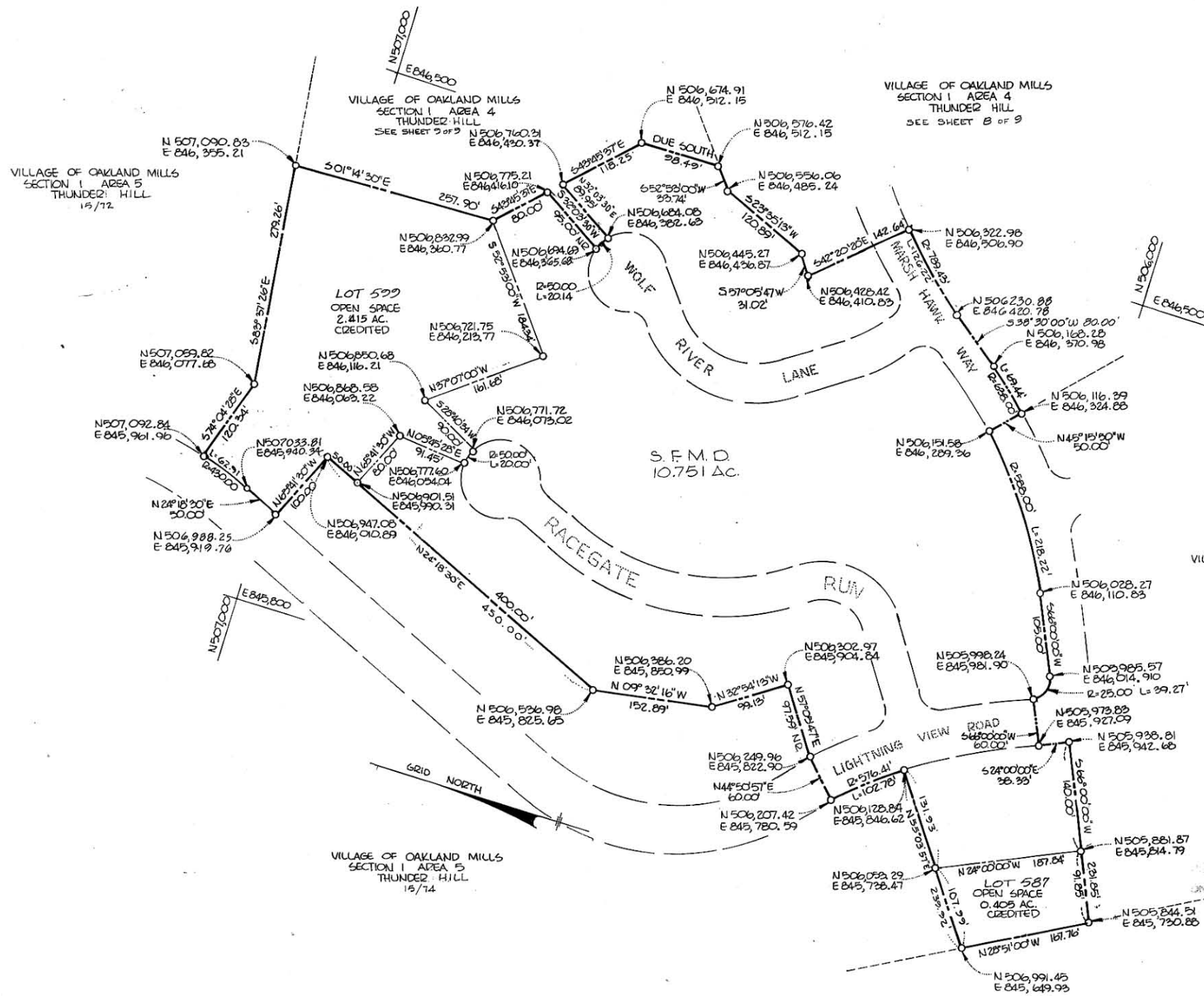
NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 6 OF 9
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
ON 2-11-69 IN PLAT BOOK 16 FOLIO 93.

RECORDED PLAT 3054A-835
ON 8-01-86 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SECTION 1, THUNDER HILL
AREA 4
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 58-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 6 OF 9



VILLAGE OF OAKLAND MILLS
SECTION 1 AREA 4
THUNDER HILL
SEE SHEET 6 OF 9

RECORDED PLAT # 30547-836
ON 8-01-1986 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SECTION 1, THUNDER HILL
AREA 4

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

THE HOWARD RESEARCH & DEVELOPMENT CORP.
463/196

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 7 OF 9
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
ON 2-11-69 IN PLAT BOOK 16 FOLIO 94

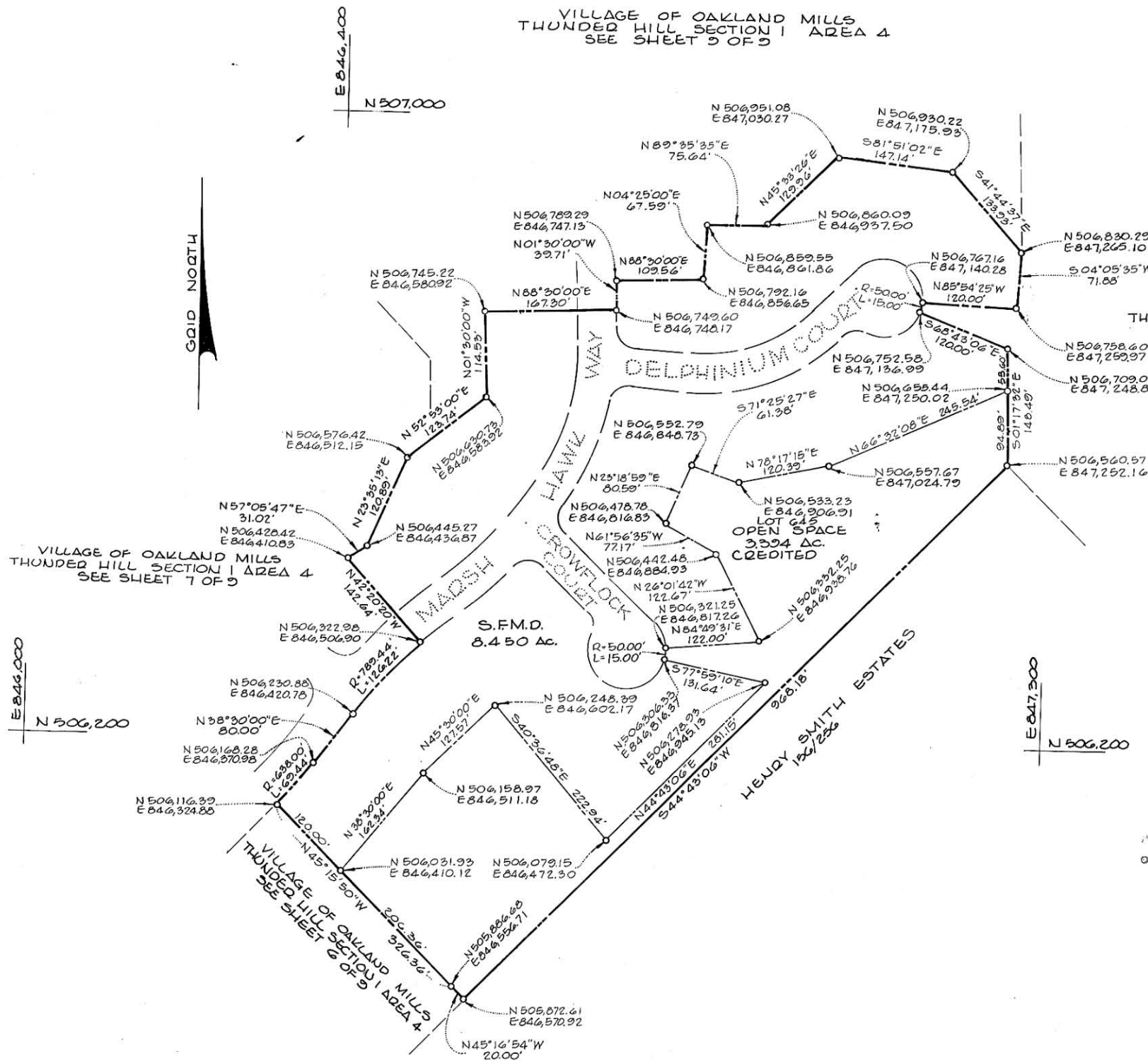
COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 58-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100' SHEET 7 OF 9

DRWN. BY:
CHKD. BY:

VILLAGE OF OAKLAND MILLS
THUNDER HILL SECTION 1 AREA 4
SEE SHEET 5 OF 9



VILLAGE OF OAKLAND MILLS
THUNDER HILL SECTION 1 AREA 4
SEE SHEET 3 OF 9

VILLAGE OF OAKLAND MILLS
THUNDER HILL SECTION 1 AREA 4
SEE SHEET 7 OF 9

E 846,000
N 506,200

E 847,300
N 506,200

RECORDED PLAT # 30549-837
ON 8-01 1986 AMONG THE LAND RECORDS
HOWARD COUNTY, MD

VILLAGE OF OAKLAND MILLS
SECTION 1, THUNDER HILL
AREA 4

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA
AMENDED

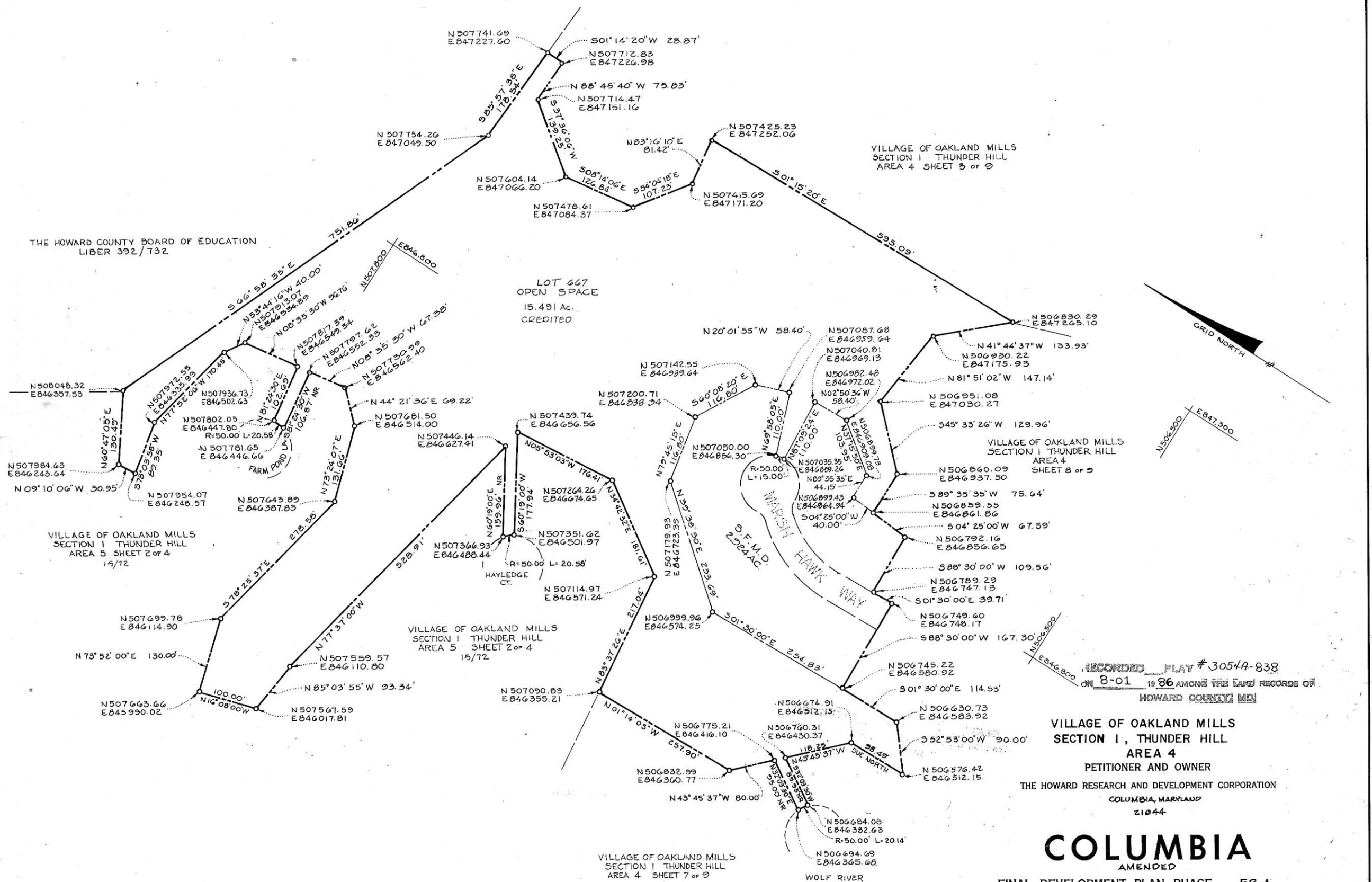
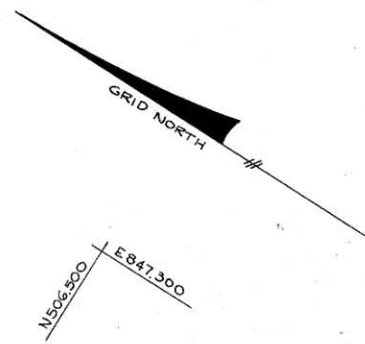
FINAL DEVELOPMENT PLAN PHASE 58-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' SHEET 8 OF 9

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 8 OF 9
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
ON 2-11-69 IN PLAT BOOK 16 FOLIO 95.

THE HOWARD COUNTY BOARD OF EDUCATION
LIBER 392/732

LOT 667
OPEN SPACE
15.491 Ac.
CREDITED

VILLAGE OF OAKLAND MILLS
SECTION 1 THUNDER HILL
AREA 4 SHEET 3 of 9



VILLAGE OF OAKLAND MILLS
SECTION 1 THUNDER HILL
AREA 5 SHEET 2 of 4
15/72

VILLAGE OF OAKLAND MILLS
SECTION 1 THUNDER HILL
AREA 5 SHEET 2 of 4
15/72

VILLAGE OF OAKLAND MILLS
SECTION 1 THUNDER HILL
AREA 4
SHEET 8 of 9

VILLAGE OF OAKLAND MILLS
SECTION 1 THUNDER HILL
AREA 4 SHEET 7 of 9

RECORDED PLAT # 3054A-838
ON 8-01 1986 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SECTION 1, THUNDER HILL
AREA 4

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 58-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' SHEET 9 OF 9

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 9 OF 9
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY,
MARYLAND ON 2-11-69 IN PLAT BOOK 16 ED 10 96