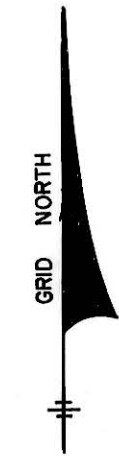
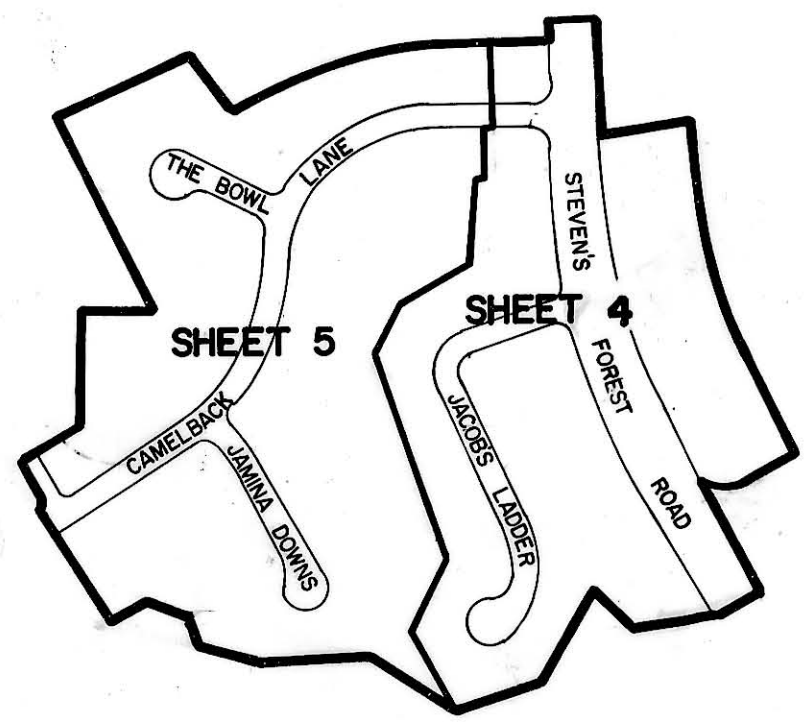


VICINITY MAP
SCALE 1"=2000'



RECORDED PLAT BOOK 16 FOLIO 83
ON 1/20 1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SECTION 5 - STEVEN'S FOREST-AREA I
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SIXTY
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' NOV. 1968 SHEET 1 OF 5

PREPARED AS TO SHEETS 1 TO 5
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965



Bernard T. Radger
LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B. C. C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING COMMISSION
APPROVED AS TO LEGAL SUFFICIENCY

James M. ... 1/17/69 *William D. ...* 1-17-69
H. C. P. C. COUNSEL DATE H. C. P. C. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 60

The Area included within this Final Development Plan Phase is Applicable to Section 5, Area 1, Village of Oakland Mills.

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Planning Commission.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
To be shown on subdivision plats, if required by the Howard County Planning Commission.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
To be shown on subdivision plats, if required by the Howard County Planning Commission.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
To be shown on subdivision plats, if required by the Howard County Planning Commission.
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 Commission.
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:
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 Planning Commission. 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 Commission.

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 Commission. 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.

SINGLE FAMILY ATTACHED LAND USE AREAS:

No structure shall be located upon lots devoted to Single Family Attached Land Uses within 30 feet of the right-of-way of any public street, road, or highway. Structures may be located within 1' of interior public streets. 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 Commission. Except as restricted by this Paragraph buildings, and other structures may be located at any location within single family attached land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Commission.

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 Commission. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Commission.

7. PERMITTED USES - SECTION 17.031 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 uses.

SINGLE FAMILY ATTACHED LAND USE AREAS

Lot 80, shall be devoted to Single Family Attached Land Use provided, however, that no more than an overall average of ten dwelling units per acre may be constructed upon such land and, further provided, that single family attached dwelling units shall be constructed in groups having no more than ten (10) units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Commission as a part of the site development plan referred to herein in Section 6. Single Family attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations of Section 17.014B through 17.014B (4) of the Howard County Zoning Regulations. Division of Single Family Attached Land Use Areas into individual lots to be owned individually, without front yards, without rear yards, and with groups of single family attached lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, is expressly permitted. All, or a portion, of such lots may be under one or several ownerships, and may be operated as rental units. No more than 42 dwelling units may be constructed on Lot 80.

GREENBELT OPEN SPACE LAND USE AREAS

Lots 81, 82, 83, & 84 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.

8. HEIGHT LIMITATION - Section 17.031 E:

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.

SINGLE FAMILY ATTACHED LAND USE AREAS

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation.

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 Commission.

9. PARKING REQUIREMENTS - SECTION 17.031 E:

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.

SINGLE FAMILY ATTACHED LAND USE AREAS

No less than two (2) parking spaces for each dwelling unit shall be provided adjacent to such dwelling unit. Such parking spaces may be parallel parking spaces located on paved areas adjacent to public roadways or adjacent to service drives, and oriented diagonally or at right angles to such public roadways or service drives. Such parking areas may be part of the dedicated public right-of-way of such roadways if approved by the appropriate Howard County Agencies.

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 Commission at the time a site development plan is submitted for approval.

10. SETBACK PROVISIONS - SECTION 17.031 E:

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.

RECORDED PLAT BOOK 16 FOLIO 84
ON 1/20 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SECTION 5-STEVEN'S FOREST-AREA I
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SIXTY
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
NOV. 1968 SHEET 2 OF 5

SINGLE FAMILY ATTACHED

- a. Setbacks shall conform to the provisions set forth in Section 6 above.
- b. Buildings and other structures may be located within one foot of the right-of-way of interior public streets constructed upon the land encompassed by this Final Development Plan Phase.

11. MINIMUM LOT SIZES - SECTION 17.031 E:
As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - SECTION 17.031 E:
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.

SINGLE FAMILY ATTACHED LAND USES AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to single family attached land uses, except in accordance with a site development plan approved by the Howard County Planning Commission.

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 Commission.

TABULATION OF LAND USE

Land Use	Acres
Single Family Medium Density	20.654
Roadway	6.635
Apartments	
Single Family Attached	4.289
Open Space Credited	3.120
TOTAL	34.698

RECORDED PLAT BOOK 16 FOLIO 85
ON 1/20 1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SECTION 5 - STEVEN'S FOREST-AREA I
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

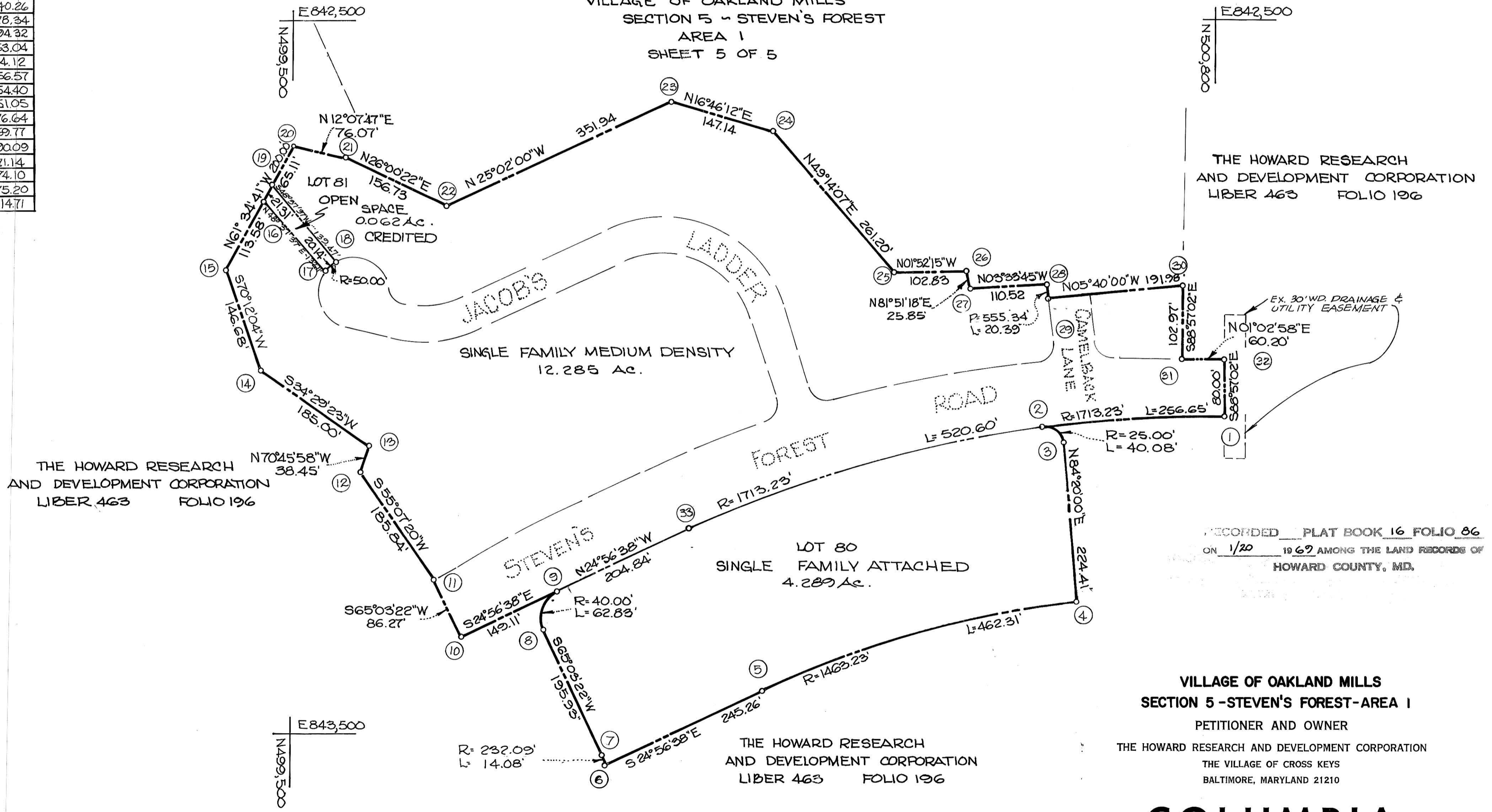
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SIXTY
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
NOV. 1968 SHEET 3 OF 5

COORDINATES		
No.	NORTH	EAST
1	500,813.82	843,055.18
2	500,557.83	843,069.68
3	500,585.98	843,092.00
4	500,608.14	843,315.32
5	500,165.35	843,441.32
6	499,942.97	843,544.82
7	499,937.42	843,531.88
8	499,854.79	843,354.23
9	499,874.19	843,301.09
10	499,738.99	843,363.98
11	499,702.60	843,285.76
12	499,596.34	843,133.30
13	499,609.00	843,097.00
14	499,456.52	842,992.24
15	499,406.83	842,854.23
16	499,548.21	842,853.48
17	499,460.89	842,754.34
18	499,471.03	842,735.60
19	499,563.22	842,840.26
20	499,502.03	842,678.34
21	499,576.39	842,694.32
22	499,717.25	842,763.04
23	500,036.13	842,614.12
24	500,177.02	842,656.57
25	500,347.57	842,854.40
26	500,450.34	842,851.05
27	500,454.00	842,816.64
28	500,564.31	842,889.77
29	500,565.95	842,890.09
30	500,756.99	842,821.14
31	500,755.10	842,974.10
32	500,815.29	842,975.20
33	500,059.92	843,214.71



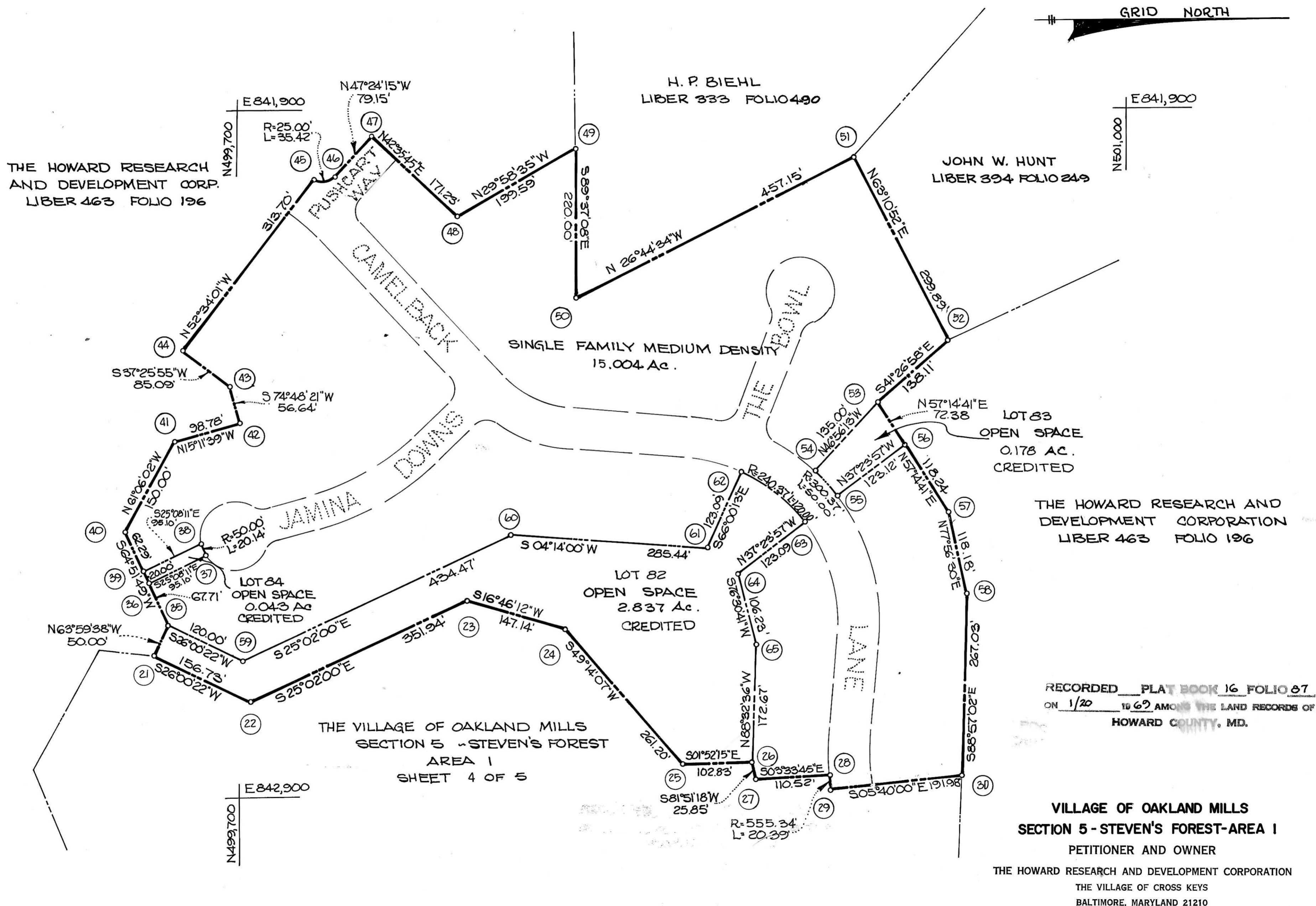
VILLAGE OF OAKLAND MILLS
SECTION 5 - STEVEN'S FOREST
AREA 1
SHEET 5 OF 5



COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SIXTY
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' NOV. 1968 SHEET 4 OF 5

COORDINATES		
NO.	NORTH	EAST
21	499,576.39	842,694.32
22	499,717.25	842,763.04
23	500,096.13	842,614.12
24	500,177.02	842,686.57
25	500,347.57	842,884.40
26	500,450.34	842,851.05
27	500,454.00	842,876.64
28	500,564.31	842,869.77
29	500,569.95	842,890.09
30	500,756.99	842,871.14
35	499,598.32	842,649.38
36	499,561.06	842,569.98
37	499,647.15	842,529.58
38	499,655.65	842,547.69
39	499,569.56	842,588.08
40	499,534.60	842,513.59
41	499,607.09	842,382.27
42	499,702.41	842,356.38
43	499,687.57	842,301.72
44	499,620.00	842,250.00
45	499,810.68	842,000.90
46	499,842.98	841,997.04
47	499,896.55	841,928.77
48	500,022.60	842,034.67
49	500,195.49	841,954.94
50	500,194.03	842,174.94
51	500,602.28	841,969.23
52	502,737.58	842,236.86
53	500,634.06	842,328.28
54	500,673.22	842,389.15
55	500,575.41	842,463.93
56	500,541.88	842,426.91
57	500,737.19	842,488.59
58	500,761.88	842,604.16
59	499,706.17	842,702.00
60	500,099.82	842,518.15
61	500,384.48	842,539.22
62	500,434.54	842,426.77
63	500,527.74	842,500.37
64	500,429.95	842,575.13
65	500,454.73	842,678.43



RECORDED PLAT BOOK 16 FOLIO 87
ON 1/20 1862 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

**VILLAGE OF OAKLAND MILLS
SECTION 5 - STEVEN'S FOREST-AREA 1
PETITIONER AND OWNER**

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SIXTY
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' NOV. 1968 SHEET 5 OF 5