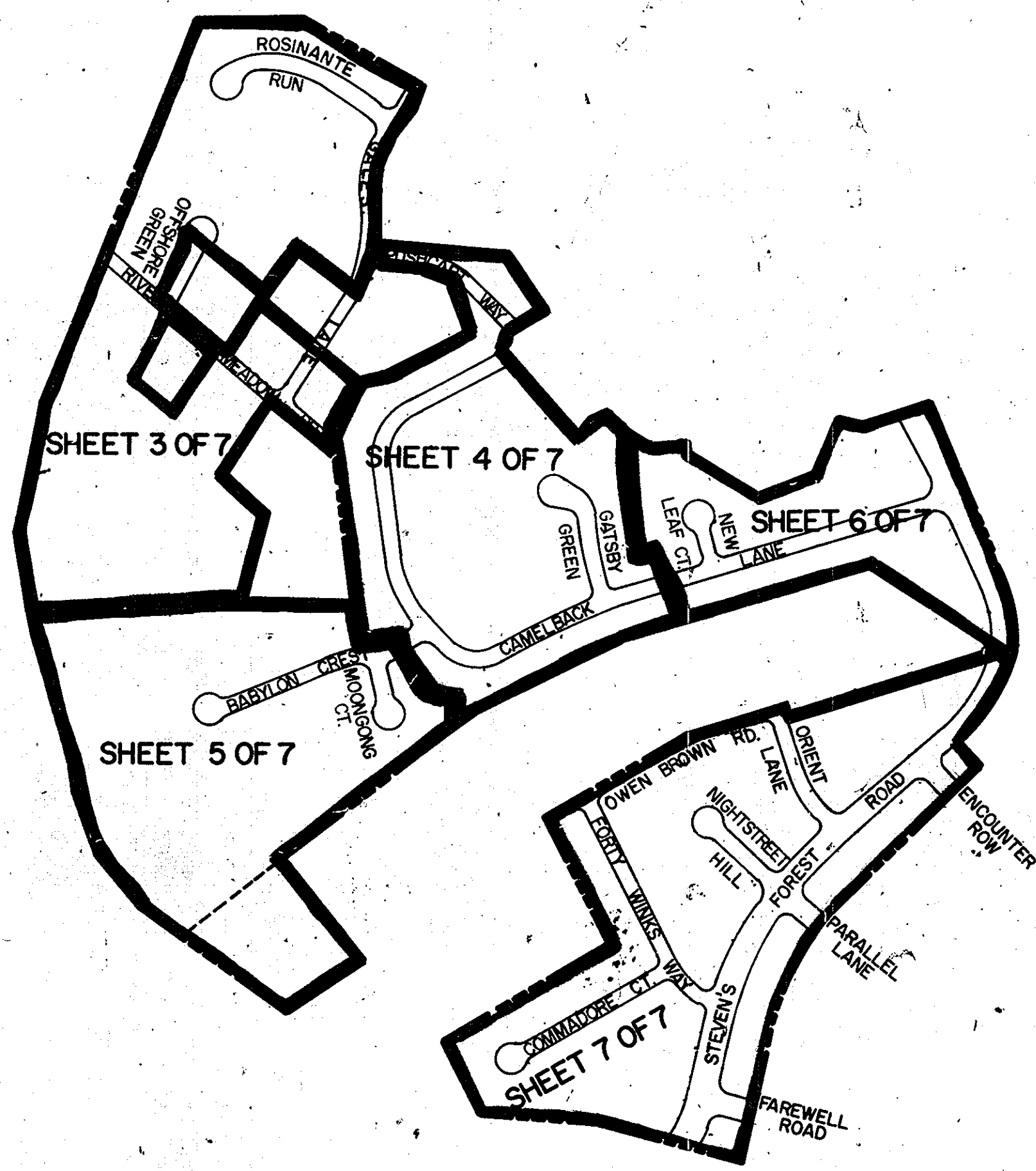


VICINITY MAP
SCALE 1" = 2000'



SUMMARY OF AMENDMENTS

65-A ELIMINATES LOT 211 (OPEN SPACE) FROM THIS PHASE IN ORDER THAT IT CAN BE INCLUDED IN PHASE 171.

RECORDED PLAT 3054 A-75
ON 5-31-78 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST
SEC. 5 AREA 2

PETITIONER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21045

OWNER:
COLUMBIA PARKS AND RECREATION ASSOCIATION
COLUMBIA, MARYLAND 21045

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE SIXTY-FIVE - A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400'
SHEET 1 OF 7

PREPARED AS TO SHEETS 1 TO 7
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED OCTOBER 3, 1977

Richard Spale
PROPERTY LINE SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-1968
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
Thomas D. ... 5-24-78
H.C.P.B. EXECUTIVE SEC. DATE H.C.P.B. CHAIRMAN DATE

65-A			
65	Feb. 3, 1970	19	12 thru 18
PHASE	DATE	BOOK	FOLIO
RECORDATION			

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 65

The Area included within this Final Development Plan Phase is Applicable to Section 5, Area 2, of the 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 Board.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
To be shown on subdivision plats, if required by the Howard County Planning Board.

Vehicular ingress and egress to proposed Broken Land Parkway will be permitted only at points of access approved by the Howard County Planning Board. Vehicular ingress and egress to U.S. Route 29 and interchange ramps is restricted.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
To be shown on subdivision plats, if required by the Howard County Planning Board.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
To be shown on subdivision plats, if required by the Howard County Planning Board.
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 Board.
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 Board. 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, nor within (5) 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 if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Spacing between single family detached dwelling units shall be 15' or greater.

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 17.031 D:
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 207, 208, 209, 210, 212, 213, 214, 215, and 216 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 LIMITATIONS - 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.

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 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.

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 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.
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.

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 IN ACRES

Land Use	Acres
S.F.L.D. Roadway	25.926
S.F.M.D. Roadway	40.677 13.154
Open Space Credited Non-Credited	34.691 0.627
Total	120.360

THE PURPOSE OF THIS AMENDED PLAT, WHICH SUPERSEDES PLAT PREVIOUSLY RECORDED IN PLAT BOOK 19 FOLIO 13 ON FEBRUARY 3, 1970, IS TO REVISE THE TABULATION OF LAND USE TABLE TO REFLECT THE TRANSFER OF LOT 211 (OPEN SPACE CREDITED) FROM PHASE 65 TO PHASE 171. THE CRITERIA CONTAINED HEREON WILL APPLY TO PHASES 65 AND 65-A.

RECORDED PLAT 3054 A-76
ON 5-31 1978 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST
SEC. 5 AREA 2

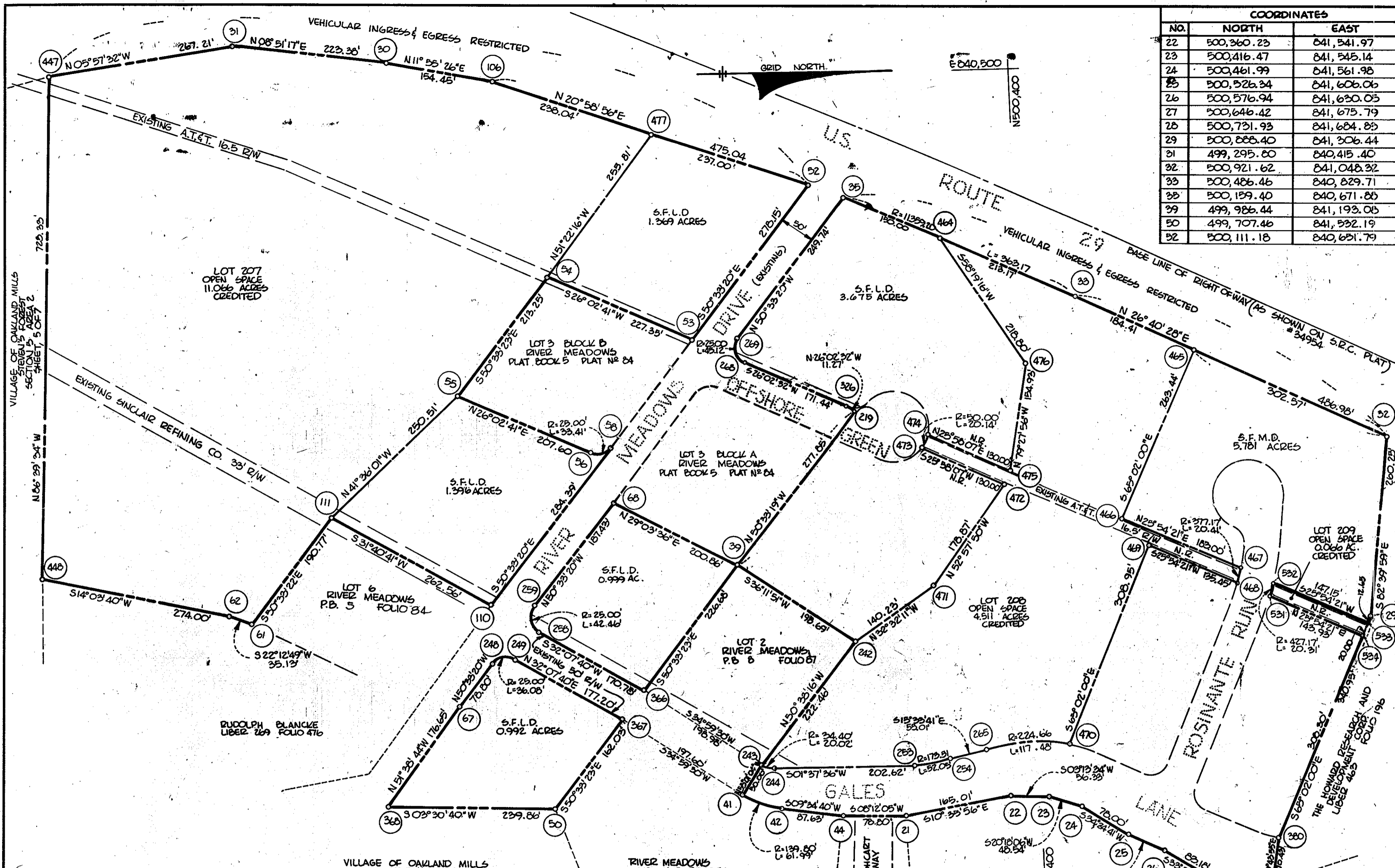
PETITIONER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21045

OWNER:
COLUMBIA PARKS AND RECREATION ASSOCIATION
COLUMBIA, MARYLAND 21045

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE SIXTY-FIVE - A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 7



COORDINATES		
NO.	NORTH	EAST
22	500,360.23	841,541.97
23	500,416.47	841,545.14
24	500,461.99	841,561.98
25	500,526.34	841,606.06
26	500,576.94	841,630.03
27	500,646.42	841,675.79
28	500,731.93	841,684.85
29	500,888.40	841,306.44
31	499,295.80	840,415.40
32	500,921.62	841,048.32
33	500,486.46	840,829.71
33	500,159.40	840,671.85
39	499,986.44	841,193.05
50	499,707.46	841,532.19
52	500,111.18	840,651.79

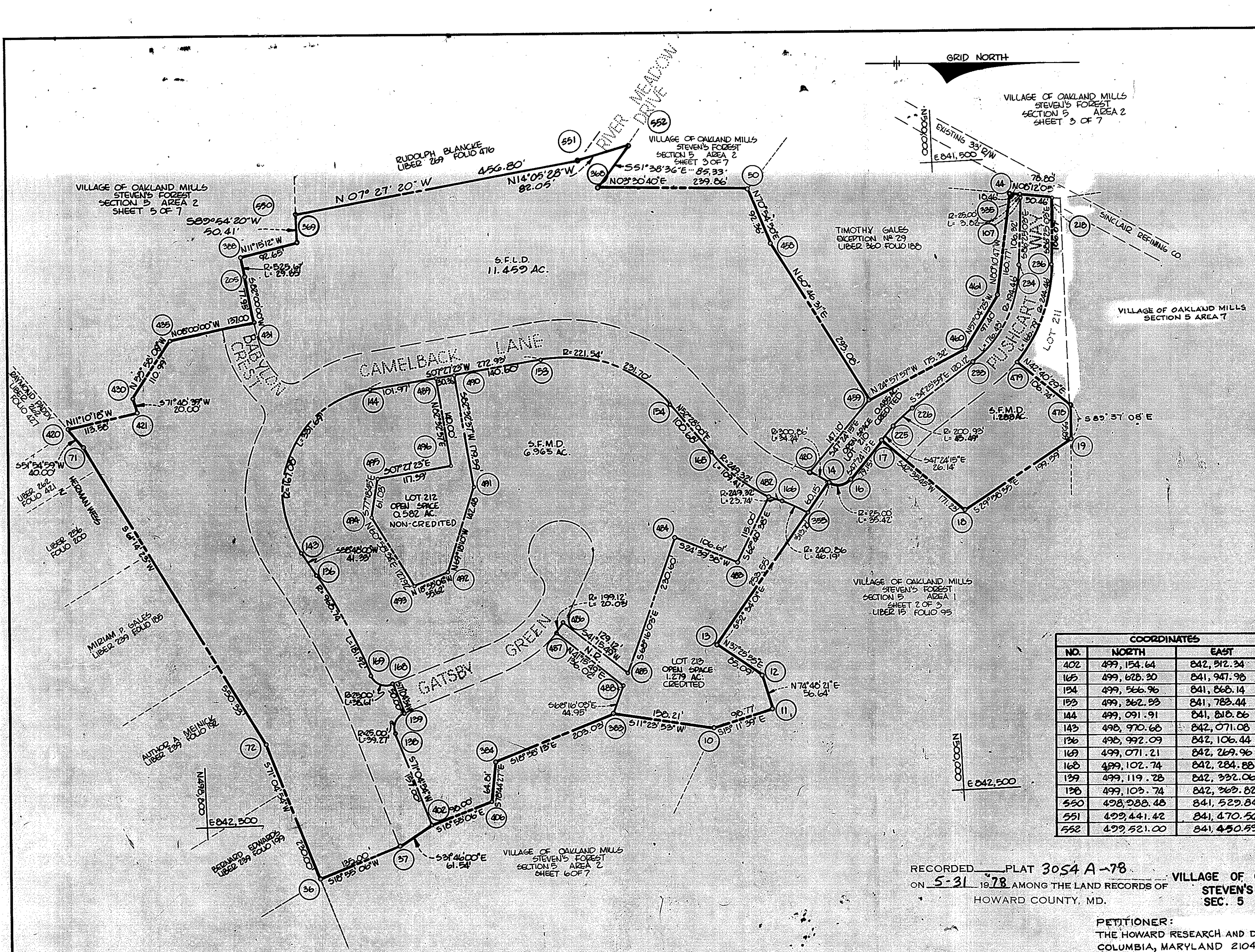
COORDINATES		
NO.	NORTH	EAST
53	499,934.46	840,866.59
54	499,730.20	840,766.77
55	499,594.72	840,931.45
56	499,781.24	841,022.60
58	499,811.52	841,016.03
61	499,286.19	841,245.09
62	499,253.67	841,231.81
67	499,577.67	841,378.97
68	499,810.87	841,095.52
106	499,667.64	840,481.69
110	499,630.83	841,235.65
111	499,407.39	841,097.77
219	500,163.04	840,978.37
265	500,009.06	840,903.09
242	500,146.78	841,310.42
243	500,005.44	841,482.21
244	500,024.19	841,488.41
248	499,627.74	841,318.12
249	499,660.34	841,312.83
253	500,226.72	841,494.16
254	500,278.19	841,487.87
258	499,697.80	841,277.31
259	499,691.79	841,240.26
269	500,331.19	841,473.11
269	500,000.73	840,864.74
266	499,842.42	841,368.13
267	499,810.40	841,407.06
268	499,468.05	841,517.50
280	500,744.48	841,615.53
447	499,020.03	840,443.14
448	498,987.88	841,165.24
21	500,198.04	841,572.32
41	499,976.76	841,523.20
42	500,033.64	841,846.30
44	500,120.03	841,561.08
464	500,295.10	840,735.80
465	500,651.24	840,912.49
466	500,540.05	841,151.32
467	500,704.68	841,231.28
468	500,699.57	841,251.03
469	500,577.73	841,191.85
470	500,447.33	841,471.93
471	500,265.00	841,235.00
472	500,372.74	841,092.21
473	500,255.86	841,035.29
474	500,264.80	841,017.40
475	500,381.67	841,074.32
476	500,410.00	840,922.00
477	499,889.90	840,566.93
531	500,745.14	841,273.17
532	500,750.69	841,253.62
533	500,883.05	841,317.91
534	500,874.61	841,336.05
326	500,152.97	840,973.41
30	499,516.92	840,449.78

RECORDED PLAT 3054 A-77
ON 5-31-1978 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST
SEC. 5 AREA 2

PETITIONER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21045
OWNER:
COLUMBIA PARKS AND RECREATION ASSOCIATION
COLUMBIA, MARYLAND 21045

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE SIXTY-FIVE-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE = 1" = 100'
SHEET 3 OF 7



COORDINATES		
NO.	NORTH	EAST
36	498,974.61	842,588.50
37	499,102.32	842,544.74
50	499,707.46	841,532.19
71	498,635.25	841,888.49
72	498,900.04	842,370.93
166	499,723.15	842,027.47
365	499,468.05	841,517.50
369	498,988.56	841,580.25
384	499,260.00	842,417.00
406	499,247.34	842,480.56
420	498,610.58	841,857.00
435	498,777.87	841,724.02
450	499,737.66	841,619.47
459	499,880.75	841,873.24
460	500,039.69	841,801.72
461	500,092.63	841,719.49
10	499,607.09	842,382.27
11	499,702.41	842,326.38
12	499,687.57	842,301.72
13	499,620.00	842,250.00
14	499,810.65	842,000.00
16	499,842.98	841,997.04
17	499,896.55	841,938.77
18	500,022.60	842,054.67
19	500,195.49	841,954.94
44	500,120.05	841,561.08
107	500,138.38	841,567.53
205	498,902.69	841,627.76
218	500,188.26	841,570.91
225	499,914.24	841,919.53
226	499,948.34	841,889.80
233	500,047.61	841,821.88
335	500,075.88	841,868.12
383	499,452.00	842,351.00
388	498,897.70	841,398.33
421	498,722.00	841,835.00
420	498,715.76	841,816.00
421	498,913.54	841,704.95
355	499,774.11	842,048.67
478	500,195.86	841,899.55
479	500,117.39	841,827.20
480	499,781.19	841,988.53
482	499,711.57	842,017.39
483	499,638.78	842,119.76
484	499,561.90	842,075.28
485	499,476.92	842,289.49
486	499,378.88	842,203.80
487	499,366.41	842,219.49
488	499,468.66	842,309.20
489	499,193.02	841,805.63
490	499,223.12	841,801.69
491	499,246.42	841,979.76
492	499,196.07	842,113.04
493	499,143.45	842,131.08
494	499,081.98	842,019.22
495	499,034.79	841,959.68
496	499,211.18	841,944.44
234	500,131.73	841,673.65
236	500,181.64	841,676.77

COORDINATES		
NO.	NORTH	EAST
402	499,154.64	842,312.34
165	499,628.20	841,947.98
154	499,566.96	841,868.14
153	499,362.53	841,783.44
144	499,091.91	841,818.86
143	498,970.68	842,071.08
136	498,992.09	842,106.44
169	499,071.21	842,269.96
168	499,102.74	842,284.88
139	499,119.28	842,332.06
128	499,103.74	842,362.82
550	498,288.48	841,529.84
551	499,441.42	841,470.56
552	499,521.00	841,450.59

RECORDED PLAT 3054 A-78
 ON 5-31-78 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
 STEVEN'S FOREST
 SEC. 5 AREA 2

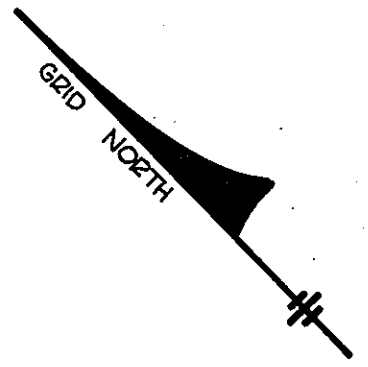
PETITIONER:
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21045

OWNER:
 COLUMBIA PARKS AND RECREATION ASSOCIATION
 COLUMBIA, MARYLAND 21045

COLUMBIA

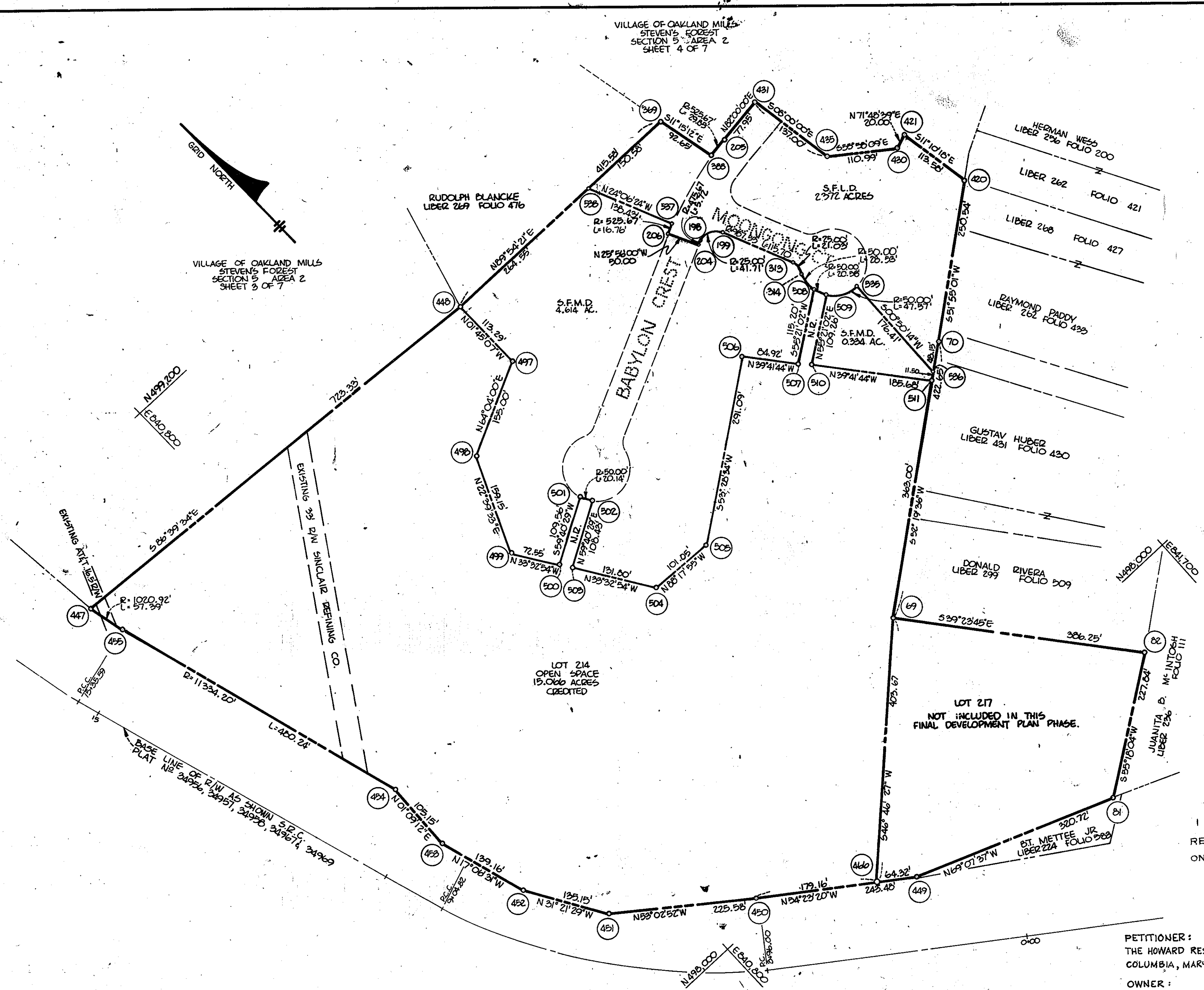
AMENDED
 FINAL DEVELOPMENT PLAN PHASE SIXTY-FIVE-A
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100'
 SHEET 4 OF 7

THE PURPOSE OF THIS AMENDED PLAT, WHICH SUPERCEDES PLAT PREVIOUSLY RECORDED IN PLAT BOOK 19 FOLIO 15 ON FEBRUARY 3, 1970, IS TO REMOVE LOT 211 (OPEN SPACE) FROM PHASE G5 IN ORDER THAT IT CAN BE INCLUDED IN PHASE 171.



VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST
SECTION 5 AREA 2
SHEET 3 OF 7

VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST
SECTION 5 AREA 2
SHEET 4 OF 7



COORDINATES		
NO.	NORTH	EAST
69	498,197.73	841,325.27
70	498,456.04	841,659.80
81	497,769.54	841,383.09
82	497,899.24	841,570.41
203	498,902.69	841,627.76
309	498,988.56	841,580.25
308	498,897.70	841,598.33
420	498,610.58	841,857.00
421	498,722.00	841,835.00
430	498,715.76	841,816.00
431	498,913.54	841,704.95
435	498,777.87	841,724.02
447	498,030.03	840,443.14
449	497,883.81	841,083.42
450	498,023.58	840,885.48
481	498,161.19	840,705.21
482	498,276.59	840,634.88
483	498,409.59	840,593.94
484	498,514.72	840,596.06
485	498,974.35	840,457.02
508	498,643.40	841,575.93
509	498,624.57	841,583.87
510	498,562.45	841,493.99
511	498,419.58	841,612.58
507	498,577.90	841,481.16
506	498,643.25	841,426.92
505	498,470.00	841,193.00
504	498,473.00	841,092.00
503	498,582.84	841,019.16
500	498,599.34	841,008.09
499	498,660.00	840,968.00
498	498,806.86	841,029.31
497	498,874.65	841,168.70
525	498,603.00	841,624.27
826	498,426.261	841,621.69
527	498,861.96	841,486.21
528	498,988.31	841,429.67
204	498,809.91	841,492.89
448	498,987.88	841,165.24
501	498,654.85	841,102.66
502	498,657.59	841,112.76
314	498,671.42	841,578.52
313	498,691.82	841,577.64
199	498,798.17	841,532.26
198	498,812.38	841,498.03
206	498,834.87	841,471.03
466	497,921.26	841,031.13

RECORDED PLAT 3054.A-79
ON 5-31-1978 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST
SEC. 5 AREA 2

PETITIONER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21045

OWNER:
COLUMBIA PARKS AND RECREATION ASSOCIATION
COLUMBIA, MARYLAND 21045

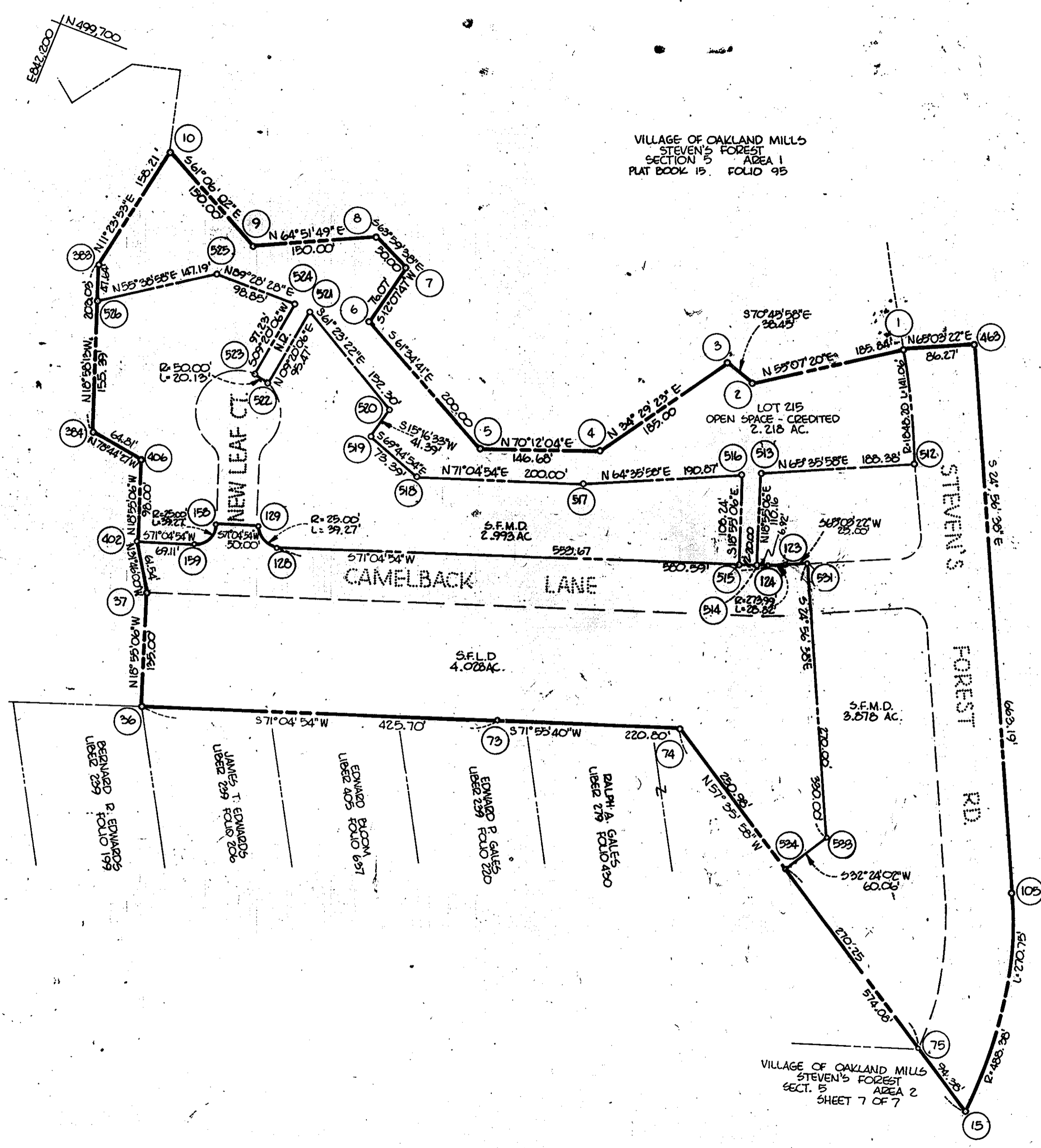
COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE SIXTY-FIVE-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'

SHEET 5 OF 7

DRWN. BY:
CHKD. BY: R.M.

COORDINATES		
NO.	NORTH	EAST
1	499,702.60	843,285.76
2	499,596.34	843,133.30
3	499,609.00	843,097.00
4	499,456.52	842,992.24
5	499,406.83	842,854.23
6	499,502.03	842,678.34
7	499,576.39	842,694.32
8	499,598.32	842,649.38
9	499,534.60	842,513.59
10	499,607.09	842,382.27
15	498,873.70	843,688.76
36	498,974.61	842,588.50
37	499,102.32	842,544.74
73	499,112.63	842,991.21
74	499,181.31	843,201.06
105	499,137.66	843,643.67
124	499,397.70	843,221.53
75	498,924.27	843,606.08
288	499,452.00	842,351.00
284	499,260.00	842,417.00
402	499,154.64	842,512.34
406	499,247.34	842,480.56
463	499,738.98	843,363.98
123	499,408.46	843,248.23
128	499,209.47	842,672.31
129	499,225.01	842,640.55
128	499,208.80	842,593.25
159	499,177.04	842,577.71
521	499,483.93	842,606.30
512	499,577.49	843,350.88
513	499,499.66	843,179.27
515	499,388.98	843,196.06
516	499,491.36	843,160.97
517	499,412.51	842,987.15
518	499,247.67	842,797.95
519	499,373.07	842,729.09
520	499,413.00	842,740.00
525	499,490.00	842,488.00
526	499,406.99	842,366.48
522	499,391.72	842,590.81
523	499,394.96	842,571.08
524	499,490.91	842,586.49
521	499,419.01	843,270.91
523	499,051.11	843,200.24
524	499,000.40	843,168.05
514	499,395.46	843,214.98



GRID NORTH
 THE HOWARD RESEARCH AND DEVELOPMENT CORP.
 LIBER 463 FOLIO 196

RECORDED PLAT 3054-A-80
 ON 5-31-78 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
 STEVEN'S FOREST
 SEC. 5 AREA 2

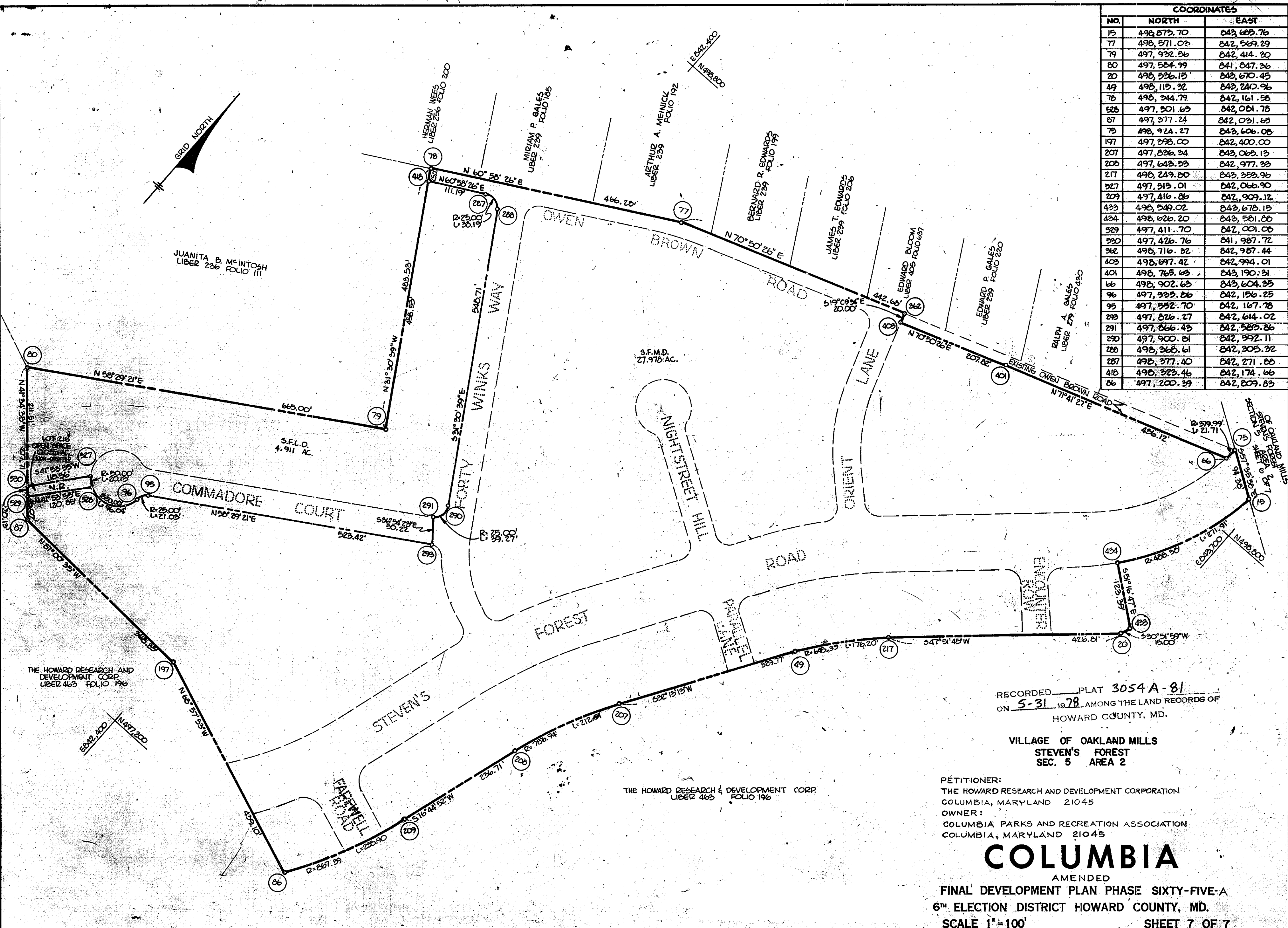
PETITIONER:
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21045
 OWNER:
 COLUMBIA PARKS AND RECREATION ASSOCIATION
 COLUMBIA, MARYLAND 21045

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE SIXTY-FIVE-A
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100'
 SHEET 6 OF 7

COORDINATES		
NO.	NORTH	EAST
15	498,872.70	842,685.76
77	498,871.02	842,569.29
79	497,932.56	842,414.30
80	497,584.99	841,847.36
20	498,526.15	842,670.45
49	498,115.32	842,240.96
78	498,244.79	842,161.58
528	497,501.63	842,081.78
87	497,377.24	842,031.65
75	498,924.27	842,606.08
197	497,398.00	842,400.00
207	497,826.34	842,363.13
208	497,643.53	842,977.33
217	498,249.80	842,323.96
527	497,515.01	842,066.90
209	497,416.86	842,909.12
433	498,549.02	842,678.15
434	498,626.20	842,581.88
529	497,411.70	842,001.08
520	497,426.76	841,987.72
342	498,716.32	842,987.44
409	498,697.42	842,994.01
401	498,765.63	842,190.21
66	498,902.63	842,604.35
96	497,523.86	842,136.23
95	497,552.70	842,167.78
239	497,826.27	842,614.02
291	497,866.43	842,583.86
290	497,900.81	842,592.11
288	498,268.61	842,305.32
287	498,377.40	842,271.88
418	498,323.46	842,174.66
86	497,200.39	842,809.83



RECORDED PLAT 3054A-81
 ON 5-31-78 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
 STEVEN'S FOREST
 SEC. 5 AREA 2

PETITIONER:
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21045
 OWNER:
 COLUMBIA PARKS AND RECREATION ASSOCIATION
 COLUMBIA, MARYLAND 21045

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE SIXTY-FIVE-A
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100' SHEET 7 OF 7

THE HOWARD RESEARCH & DEVELOPMENT CORP.
 LIBER 463 FOLIO 196

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