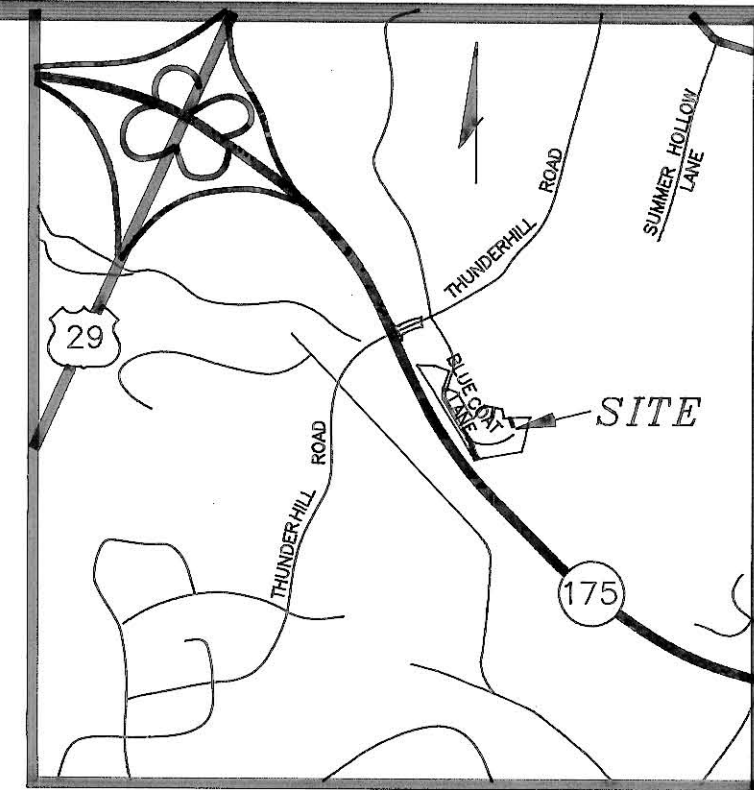
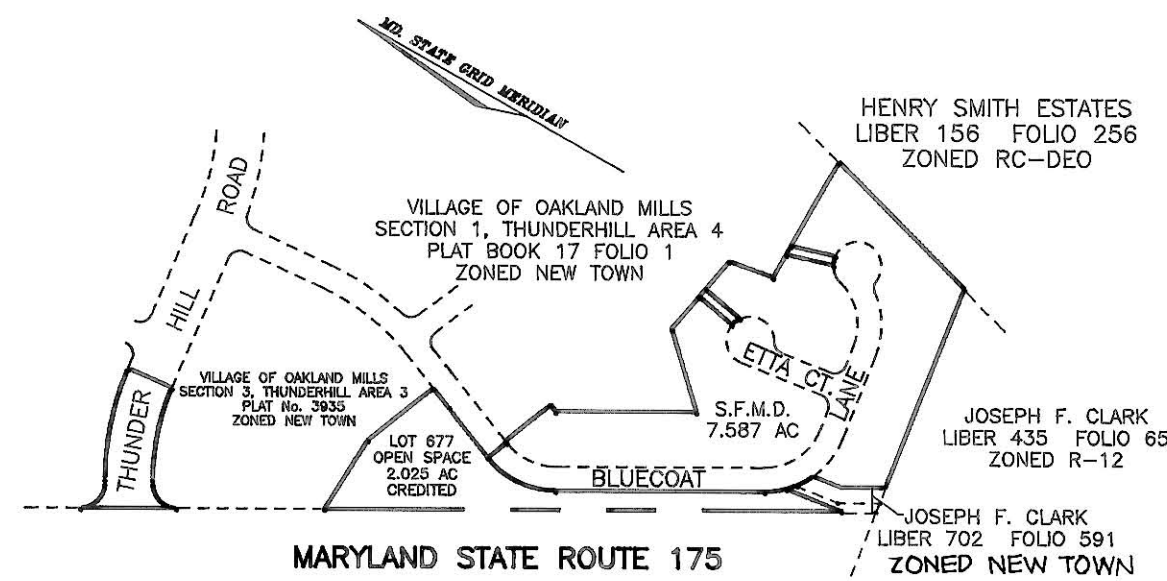


# VILLAGE OF OAKLAND MILLS SECTION 1 AREA 4 PART 'A' PHASE 68-A AMENDED FINAL DEVELOPMENT PLANS



VICINITY MAP  
SCALE: 1"=2000'



**KEY MAP**  
SCALE: 1"=400'

### SUMMARY OF AMENDMENTS

PHASE 68-A: AMENDS SHEETS 2 AND 3 OF 3. THE PURPOSE IS TO REVISE THE OUTLINE OF OPEN SPACE LOT 677 TO MATCH THE RECORDED SUBDIVISION PLAT; INCREASING THE S.F.M.D. LAND USE BY 0.075 ACRES, DECREASING THE OPEN SPACE CREDITED BY 0.075 ACRES, AND UPDATING THE CRITERIA REFERENCE TO THE CURRENT ZONING REGULATIONS.

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE SHEETS 1-3 OF 3 OF FINAL DEVELOPMENT PLAN PHASE 68 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JUNE 2, 1969 IN PLAT BOOK 16 FOLIO 122.

RECORDED DATE 12/22/95  
REF# 3054-A-1512 *law*

PREPARED AS TO SHEETS 1 TO 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCTOBER 18, 1993



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8/10/65  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11/4/68  
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11/22/72  
AMENDED Z.B. CASE 664 RESOLUTION APPROVED 1/7/74  
AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12/20/76  
AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9/9/86  
AMENDED Z.B. CASE 918 RESOLUTION APPROVED 3/17/92  
AMENDED Z.B. CASE 939 RESOLUTION APPROVED 1/19/92  
AMENDED Z.B. CASE 969 RESOLUTION APPROVED 10/23/95

HOWARD COUNTY PLANNING BOARD  
*Joseph Kautler* 12/21/95 *Cliff* 2.11.96  
H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

VILLAGE OF OAKLAND MILLS  
SEC.1, AREA 4, PART "A"  
THUNDER HILL  
PETITIONER  
JOSEPH S. CLARK AND ELIZABETH H. CLARK  
5512 BLUECOAT LANE  
COLUMBIA, MARYLAND 21045  
COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE SIXTY EIGHT-A  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DECEMBER, 1995 SHEET 1 OF 3

ENGINEER

MARKS AND VOGEL ASSOCIATES, INC.  
2691 PARK AVENUE SUITE 101  
ELLCOTT CITY, MARYLAND 21043

SCALE: AS SHOWN

*Robert H. O'Connell*

FINAL DEVELOPMENT PLAN

PHASE 68-A

THE AREA INCLUDED WITH THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO SECTION 1, AREA 4, "PART A" OF THE VILLAGE OF OAKLAND MILLS.

1. PUBLIC STREET TREES AND ROADS - SECTION 125.C.3.b: TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
2. PUBLIC RIGHT-OF-WAYS - SECTION 125-C-3-b: TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
3. MAJOR UTILITY RIGHT-OF-WAYS - SECTION 125.C.3.b: TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
4. DRAINAGE FACILITIES - SECTION 125.C.3.b: TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - SECTION 125.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 125.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 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 125.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 538, 544 AND 677 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 125.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 125.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 IS SUBMITTED FOR APPROVAL.

10. SETBACK PROVISIONS - SECTION 125.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 125.C.3.d(3):  
AS SHOWN ON SUBDIVISION PLAT.

12. COVERAGE REQUIREMENTS - SECTION 125.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 BUILDING 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.

LAND USE	ACRES
S.F.M.D. ROADWAY	5.791 2.455
OPEN SPACE CREDITED	2.111
TOTAL	10.357

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE SHEETS 1-3 OF 3 OF FINAL DEVELOPMENT PLAN PHASE 68 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JUNE 2, 1969 IN PLAT BOOK 16 FOLIO 122.

RECORDED DATE 12/22/95  
REF# 3054-A-1513  
-LW

VILLAGE OF OAKLAND MILLS  
SEC.1, AREA 4, PART "A"  
THUNDER HILL  
PETITIONER

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COLUMBIA, MARYLAND 21045

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE SIXTY EIGHT-A  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DECEMBER, 1995 SHEET 2 OF 3



