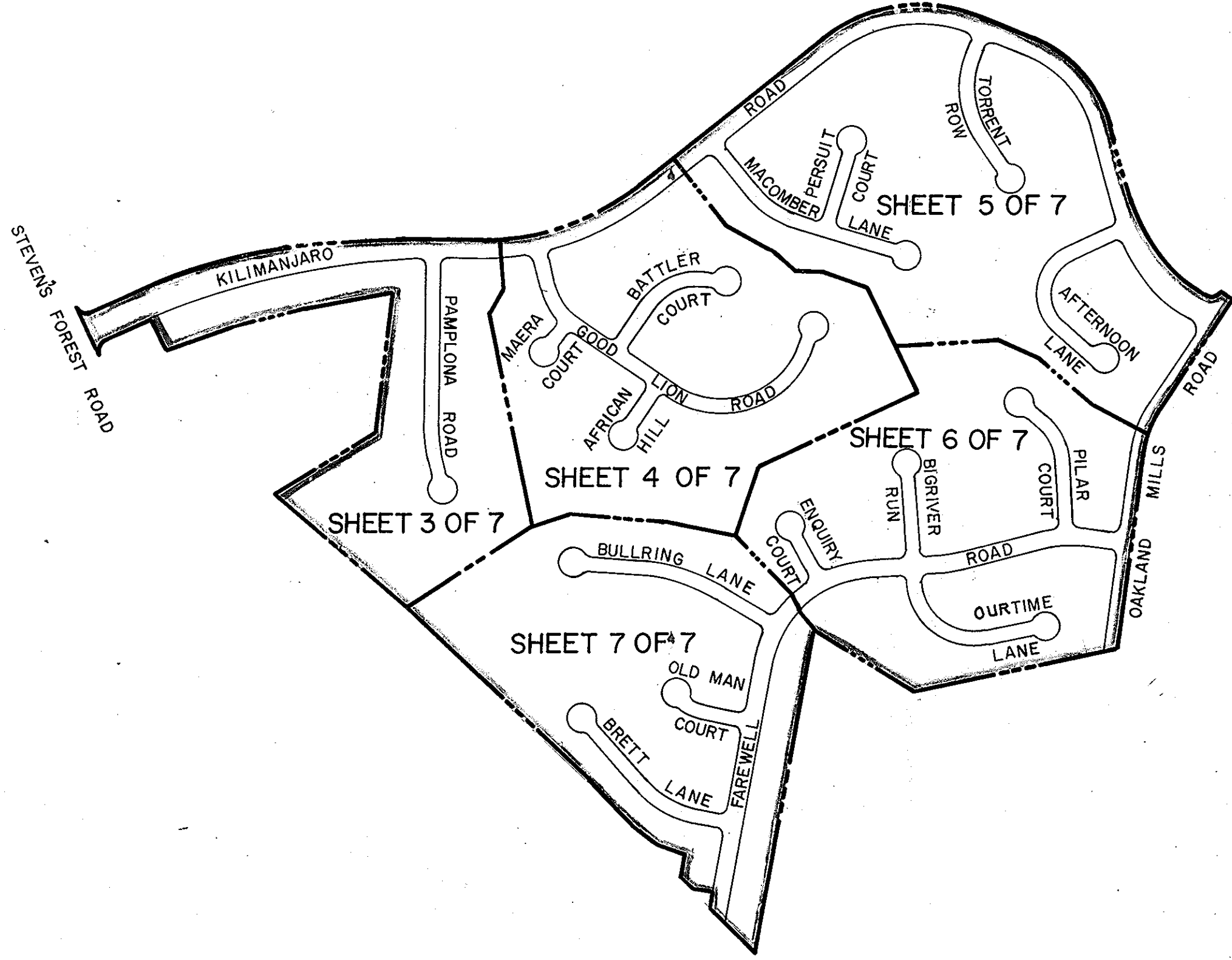


VICINITY MAP
SCALE 1" = 2000'



RECORDED PLAT BOOK 16 FOLIO 163
ON DEC 2 1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST
SEC. 5 AREA 3

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SEVENTY
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' JUNE, 1969 SHEET 1 OF 7

PREPARED AS TO SHEETS 1 TO 7
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Bernard J. Adams
LAND SURVEYOR'S SIGNATURE

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

HOWARD COUNTY PLANNING BOARD

Thomas J. Har... 11-19-69
H. C. P. B. EXECUTIVE SEC. DATE
... 11-12-69
H. C. P. B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 70

The Area included within this Final Development Plan Phase is Applicable to Section 5, Area 3, 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.
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 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 274, 287, 288, 289 and 291 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.

TRANSPORTATION OPEN SPACE LAND USE AREAS
Lots 275, 276 and 290 are to be used for open space purposes. Any portion of lots 275, 276 and 290 may be used as a vehicular right-of-way for a public or privately owned transportation system. In the event that a portion of such lots are used as a vehicular right-of-way for such a transportation system, the traveled area actually used as a right-of-way or in any event a right-of-way strip, no less than 30 feet in width shall be classified as non-credited open space for the purpose of land use allocations under Section 17.018 of the Howard County Zoning Regulations.

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 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 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.

RECORDED PLAT BOOK 16 FOLIO 164
ON DEC 8 1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

TABULATION OF LAND USE IN ACRES

Land Use		Acres
S.F.M.D.		77.220
Roadway		23.641
Open Space	Credited	28.843
	Non-Credited	0.799
Total		130.503

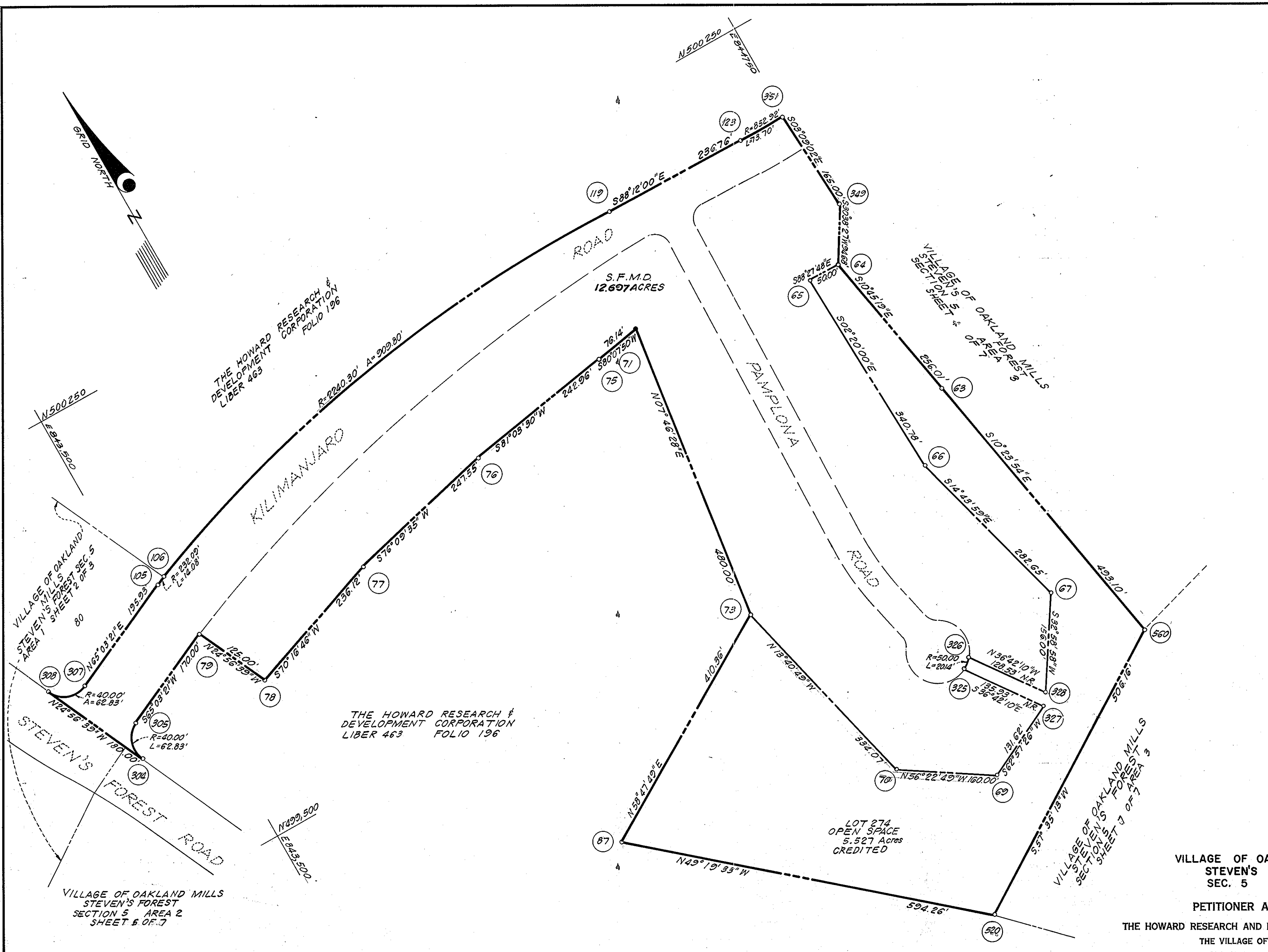
VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST
SECTION 5 AREA 3

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SEVENTY
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
JUNE, 1969 SHEET 2 OF 7

COORDINATES		
NO.	NORTH	EAST
63	499, 593.00	844, 754.00
64	499, 844.51	844, 706.22
65	499, 845.85	844, 656.24
66	499, 505.96	844, 670.12
67	499, 232.00	844, 742.00
69	499, 023.41	844, 528.24
70	499, 112.00	844, 395.00
71	499, 912.18	844, 380.92
73	499, 436.59	844, 315.99
75	499, 899.13	844, 305.91
76	499, 861.37	844, 065.90
77	499, 802.15	843, 825.54
78	499, 722.47	843, 603.26
79	499, 835.81	843, 550.54
87	499, 224.00	843, 965.00
105	499, 937.42	843, 531.88
106	499, 942.97	843, 544.82
119	500, 097.29	844, 435.10
123	500, 089.85	844, 671.74
304	499, 710.98	843, 377.00
305	499, 764.12	843, 326.40
307	499, 854.79	843, 354.23
308	499, 874.19	843, 301.09
325	499, 192.24	844, 564.22
326	499, 204.19	844, 580.26
327	499, 083.25	844, 645.47
328	499, 101.14	844, 657.08
349	499, 925.97	844, 754.48
351	500, 090.72	844, 745.41
520	499, 896.69	844, 415.70
560	499, 108.00	844, 843.00



VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST
SEC. 5 AREA 3

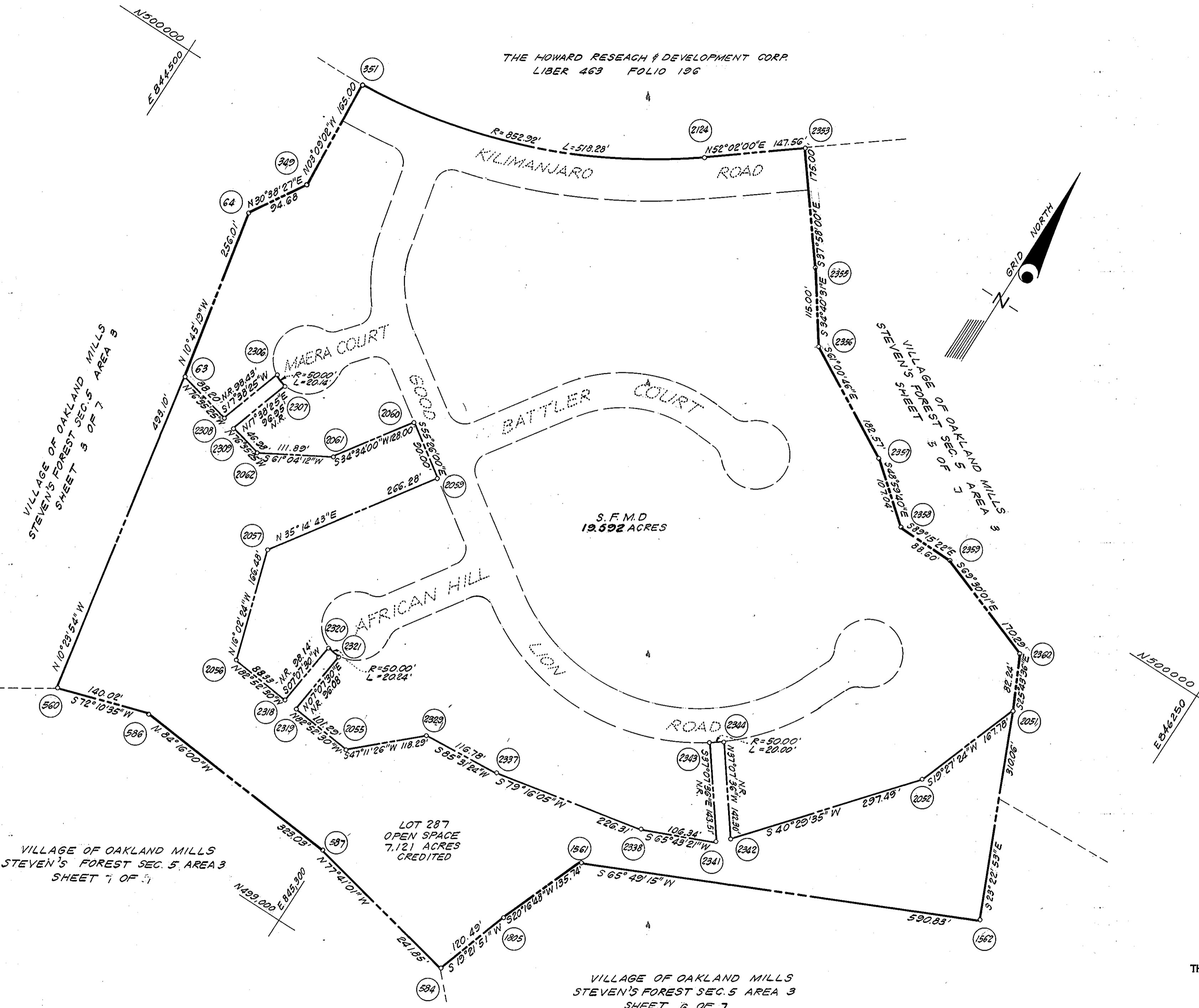
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SEVENTY
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' JUNE, 1969 SHEET 3 OF 7

RECORDED PLAT BOOK 16 FOLIO 165
ON DEC 8 1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

COORDINATES		
NO.	NORTH	EAST
63	499,593.00	844,754.00
64	499,844.51	844,706.22
349	499,925.97	844,754.48
351	500,090.72	844,745.41
560	499,108.00	844,843.00
584	499,067.00	845,534.00
586	499,150.86	844,976.30
587	499,118.59	845,297.72
1561	499,308.00	845,621.00
1562	499,550.00	846,160.00
1805	499,180.67	845,573.95
2051	499,834.60	846,036.95
2052	499,676.40	845,981.07
2055	499,262.00	845,250.00
2056	499,288.00	845,042.00
2057	499,488.00	844,996.00
2059	499,665.47	845,149.66
2060	499,716.53	845,075.55
2061	499,611.13	845,002.93
2062	499,557.00	844,905.00
2124	500,269.94	845,223.25
2306	499,666.34	844,869.62
2307	499,660.28	844,888.68
2308	499,572.54	844,839.80
2309	499,567.89	844,859.30
2318	499,277.04	845,129.65
2319	499,274.56	845,149.49
2320	499,374.42	845,141.82
2321	499,369.91	845,161.41
2329	499,342.39	845,336.78
2337	499,351.50	845,453.20
2338	499,393.64	845,675.55
2341	499,437.37	845,772.49
2342	499,450.16	845,787.89
2343	499,551.79	845,685.87
2344	499,563.62	845,702.00
2353	500,360.72	845,339.59
2355	500,222.76	845,447.25
2356	500,128.18	845,512.67
2357	500,039.70	845,672.37
2358	499,969.47	845,753.15
2359	499,968.92	845,841.74
2360	499,908.68	846,001.25



VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST
SEC. 5 AREA 3

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

COLUMBIA

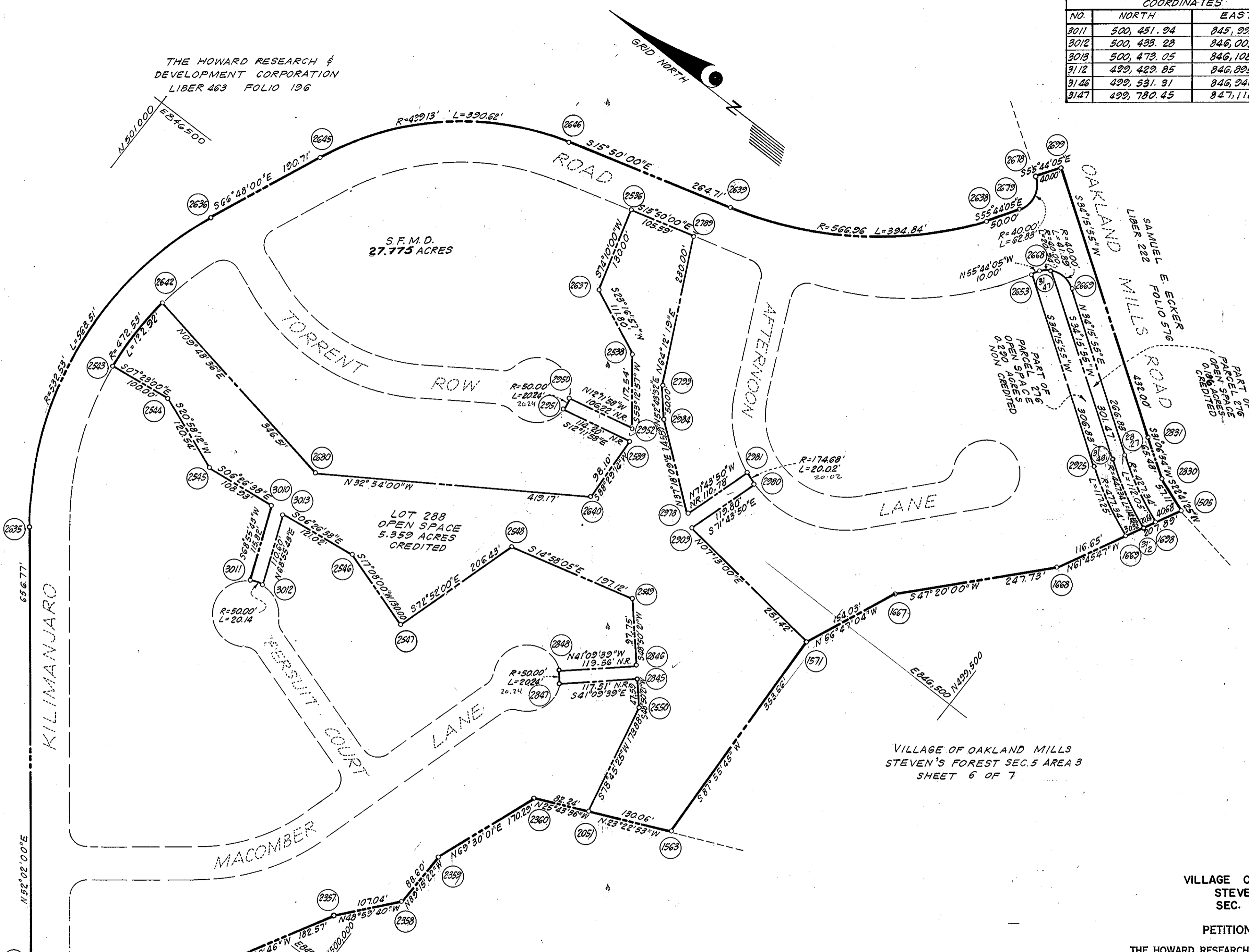
FINAL DEVELOPMENT PLAN PHASE SEVENTY
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' JUNE, 1969 SHEET 4 OF 7

RECORDED PLAT BOOK 16 FOLIO 166
ON Dec 8 1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

THE HOWARD RESEARCH &
DEVELOPMENT CORPORATION
LIBER 463 FOLIO 196

COORDINATES		
NO.	NORTH	EAST
3011	500, 451.94	845, 929.12
3012	500, 499.28	846, 005.31
3013	500, 473.05	846, 108.52
3112	499, 429.85	846, 895.80
3146	499, 531.31	846, 946.79
3147	499, 780.45	847, 116.53

COORDINATES		
NO.	NORTH	EAST
1505	499, 401.03	846, 948.87
1563	499, 715.22	846, 088.57
1571	499, 728.00	846, 442.00
1667	499, 667.28	846, 583.56
1668	499, 499.39	846, 765.72
1669	499, 444.20	846, 868.49
1698	499, 420.28	846, 913.03
2051	499, 834.60	846, 036.25
2353	500, 360.72	845, 339.59
2355	500, 222.76	845, 447.25
2356	500, 128.18	845, 512.67
2357	500, 039.70	845, 672.37
2358	499, 969.47	845, 759.15
2359	499, 968.32	845, 841.74
2360	499, 908.69	846, 001.25
2366	500, 341.17	846, 795.26
2368	500, 203.00	846, 626.00
2369	500, 122.60	846, 513.56
2369	500, 813.55	846, 124.26
2543	500, 714.38	846, 137.11
2544	500, 601.82	846, 099.97
2545	500, 352.79	846, 122.10
2546	500, 228.56	846, 089.80
2548	500, 167.75	846, 281.07
2549	499, 977.32	846, 331.98
2550	499, 868.50	846, 207.50
2635	500, 764.77	845, 357.37
2636	500, 834.41	846, 394.77
2637	500, 305.70	846, 670.19
2638	499, 906.94	847, 111.00
2639	500, 220.80	846, 891.76
2640	500, 120.01	846, 415.50
2642	500, 813.40	846, 246.86
2645	500, 759.28	846, 570.06
2646	500, 475.47	846, 819.54
2653	499, 801.77	847, 094.75
2668	499, 796.14	847, 103.02
2669	499, 740.56	847, 113.55
2678	499, 889.32	847, 214.90
2679	499, 878.78	847, 159.32
2680	500, 471.25	846, 187.82
2699	499, 866.80	847, 247.96
2789	500, 239.58	846, 824.07
2799	500, 139.50	846, 616.33
2827	499, 520.04	846, 963.32
2830	499, 453.72	846, 970.90
2831	499, 509.78	847, 004.73
2845	499, 899.82	846, 243.33
2846	499, 912.98	846, 258.39
2847	499, 988.29	846, 165.99
2848	500, 003.00	846, 179.69
2909	499, 977.43	846, 473.58
2925	499, 548.20	846, 922.00
2950	500, 236.44	846, 509.41
2951	500, 234.22	846, 489.43
2952	500, 132.62	846, 531.86
2978	499, 993.41	846, 488.97
2980	499, 939.87	846, 587.35
2981	499, 958.68	846, 594.16
2984	500, 109.22	846, 577.20
3010	500, 499.59	846, 106.20



VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST SEC. 5 AREA 3
SHEET 6 OF 7

VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST SEC. 5 AREA 3
SHEET 4 OF 7

VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST
SEC. 5 AREA 3

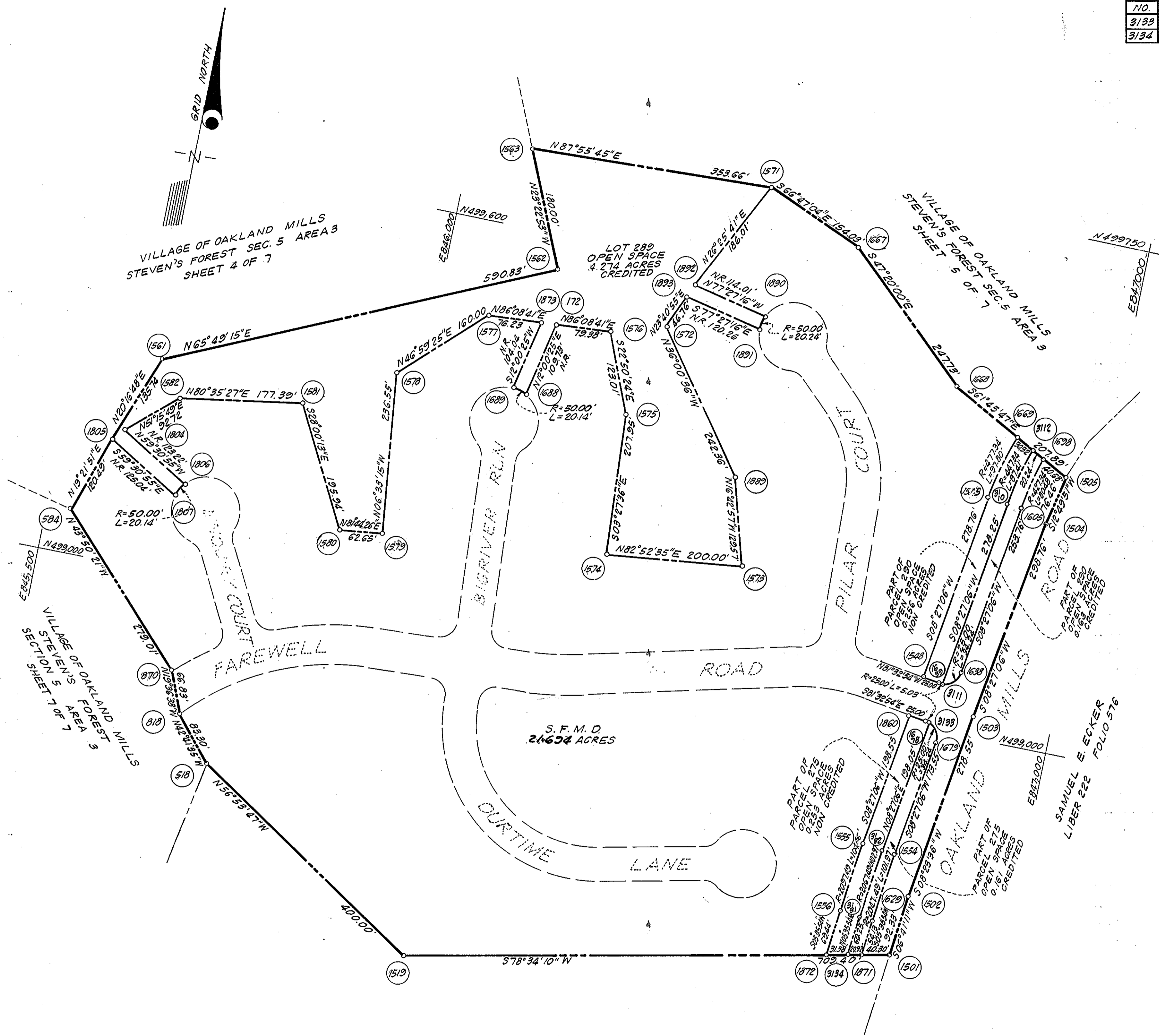
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SEVENTY
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' JUNE, 1969 SHEET 5 OF 7

RECORDED PLAT BOOK 16 FOLIO 167
ON DEC 8 1969 ALONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

FDP 70
5 of 7
DRWN. BY: G.P.
CHKD. BY: H.W.M.



COORDINATES		
NO.	NORTH	EAST
3133	499,009.61	846,824.15
3134	498,651.57	846,776.57

COORDINATES		
NO.	NORTH	EAST
172	499,470.66	846,173.80
518	498,741.57	845,806.17
584	499,067.00	845,534.00
818	498,802.80	845,742.68
870	498,865.75	845,727.25
1501	498,663.70	846,896.57
1502	498,755.40	846,847.32
1503	499,030.27	846,887.98
1504	499,326.48	846,931.89
1505	499,401.03	846,948.87
1519	498,523.11	846,141.24
1545	499,349.60	846,844.34
1548	499,073.87	846,803.37
1554	498,810.78	846,814.82
1555	498,818.13	846,765.36
1556	498,714.46	846,752.59
1561	499,308.00	845,621.00
1562	499,550.00	846,160.00
1563	499,715.22	846,088.57
1571	499,728.00	846,442.00
1572	499,500.00	846,332.00
1573	499,179.86	846,511.75
1574	499,155.06	846,313.30
1575	499,362.63	846,300.75
1576	499,476.00	846,253.00
1577	499,464.14	846,077.00
1578	499,355.00	845,960.00
1579	499,120.00	845,987.00
1580	499,111.00	845,925.00
1581	499,284.00	845,833.00
1582	499,255.00	845,658.00
1605	499,342.25	846,893.79
1629	499,709.58	846,802.35
1638	499,091.25	846,856.50
1639	499,070.20	846,828.09
1667	499,667.28	846,583.56
1668	499,499.39	846,765.72
1669	499,444.20	846,868.49
1678	499,010.85	846,819.28
1679	498,982.45	846,840.33
1688	499,363.34	846,150.97
1689	499,367.50	846,131.41
1698	499,420.28	846,913.03
1804	499,196.98	845,585.67
1805	499,180.67	845,573.95
1806	499,134.47	845,691.86
1807	499,117.24	845,681.71
1860	499,014.82	846,794.54
1871	498,655.71	846,797.07
1872	498,645.35	846,745.82
1873	499,469.26	846,153.05
1889	499,303.96	846,474.49
1890	499,536.67	846,470.51
1891	499,516.70	846,468.16
1892	499,561.43	846,359.21
1893	499,542.82	846,350.78
3110	499,345.19	846,874.01
3111	499,069.96	846,833.11
3112	499,429.85	846,895.20
3131	498,711.53	846,782.45
3132	498,813.72	846,795.04

D. R. SEWELL
LIBER 187 FOLIO 304

RECORDED PLAT BOOK 16 FOLIO 169
ON DEC 8 1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

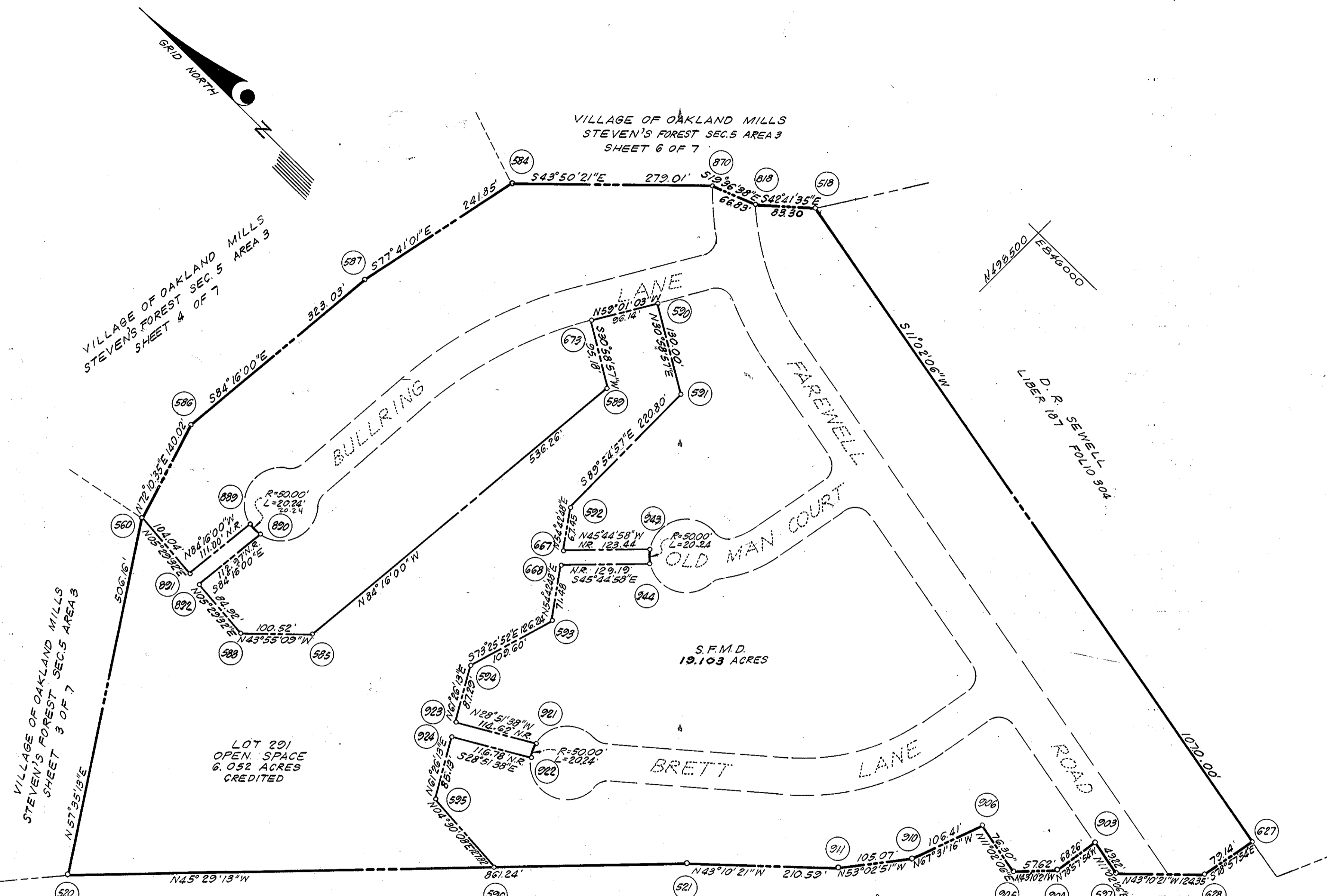
VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST
SEC. 5 AREA 3

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SEVENTY
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' JUNE, 1969 SHEET 6 OF 7

COORDINATES		
NO.	NORTH	EAST
518	498, 741.57	845, 806.17
520	498, 836.69	844, 415.70
521	498, 232.90	845, 029.84
560	499, 108.00	844, 843.00
584	499, 067.00	845, 534.00
585	498, 827.59	844, 892.73
586	499, 150.86	844, 976.30
587	499, 118.59	845, 297.72
588	498, 900.00	844, 823.00
589	498, 774.02	845, 426.30
590	498, 806.13	845, 557.72
591	498, 694.68	845, 490.80
592	498, 695.00	845, 270.00
593	498, 603.00	845, 140.00
594	498, 639.00	845, 019.00
595	498, 547.00	844, 850.00
596	498, 419.57	844, 839.96
597	497, 797.19	845, 438.61
627	497, 691.35	845, 601.36
628	497, 706.50	845, 523.69
667	498, 656.04	845, 214.95
668	498, 644.29	845, 198.34
673	498, 855.62	845, 475.30
818	498, 802.80	845, 749.68
870	498, 865.75	845, 727.25
889	498, 993.35	844, 943.49
890	498, 973.25	844, 943.53
891	499, 004.44	844, 833.04
892	498, 984.53	844, 831.13
903	497, 845.49	845, 448.03
904	497, 858.56	845, 381.03
905	497, 200.58	845, 341.61
906	497, 975.47	845, 356.21
910	498, 016.16	845, 257.89
911	498, 079.32	845, 179.92
921	498, 426.88	844, 997.66
922	498, 485.43	844, 981.13
923	498, 527.26	844, 942.33
924	498, 587.70	844, 924.77
943	498, 569.90	845, 303.37
944	498, 554.14	845, 290.88



VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST
SEC. 5 AREA 3

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SEVENTY
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' JUNE, 1969 SHEET 7 OF 7

RECORDED PLAT BOOK 16 FOLIO 169
ON Dec 3 1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.