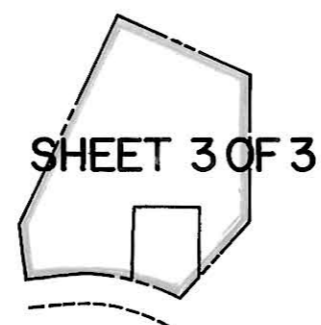


VICINITY MAP
SCALE: 1" = 2000'



SHEET 3 OF 3

RECORDED PLAT BOOK 16 FOLIO 146
ON Sept 15 1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SEC. 4 AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SEVENTY-ONE
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' MAY, 1969 SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Bernard K. Kasper
LAND SURVEYOR'S SIGNATURE



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

HOWARD COUNTY PLANNING BOARD

Thomas L. Harig 9-5-69
H.C.P.B. EXECUTIVE SEC. DATE H. C. P. B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 71

The Area included within this Final Development Plan Phase is Applicable to Section 4, 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.
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.

EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located within 30 feet of the right-of-way of any public street, road, or highway; except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, buildings and other structures may be located at any location within Commercial Land Use Areas. All structures must be developed 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 17.031 D:

EMPLOYMENT CENTER LAND USE - NEIGHBORHOOD CENTER - COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts, except, however that gasoline service stations are prohibited.

NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS

Lot 7 is to be used for all open space land uses, including, but not limited to, all of the following:

- a. Operation and maintenance of a public or private park, playground, swimming pool and similar community recreational uses.
- b. Operation of a public or private child care center.
- c. Operation of a Neighborhood Community Center which may be used for all community activities customary to a Neighborhood Center, including, but not limited to:
 1. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
 2. Rummage sales, white elephant sales, cake sales, dances, and similar activities.
 3. Operation of a community hall including leasing of same for public or private uses.
 4. Operation of such commercial activities as are consistent with a Neighborhood Center such as a snack bar.

8. HEIGHT LIMITATIONS - Section 17.031 E:
NEIGHBORHOOD CENTER - COMMERCIAL
No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon Lot No. 1.

OPEN SPACE LAND USE AREAS
No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are construction in accordance with a site development plan approved by the Howard County Planning Board.
9. PARKING REQUIREMENTS - Section 17.031 E:
COMMERCIAL LAND USE AREAS - NEIGHBORHOOD CENTER.
In all commercial land use areas, the following parking requirements shall apply:
 1. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable retail commercial area.
 2. Three (3) parking spaces shall be provided for each 1,000 square feet of office space in this Final Development Plan Phase.
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:
COMMERCIAL LAND USE AREAS
No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

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
Employment Center Neighborhood Center Commercial	0.491
Open Space Credited	3.900
Total	4.391

RECORDED - PLAY BOOK TO POLICE LOT
 ON Sept 15 1969
 HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
 SEC. 4 AREA 2

PETITIONER AND OWNER

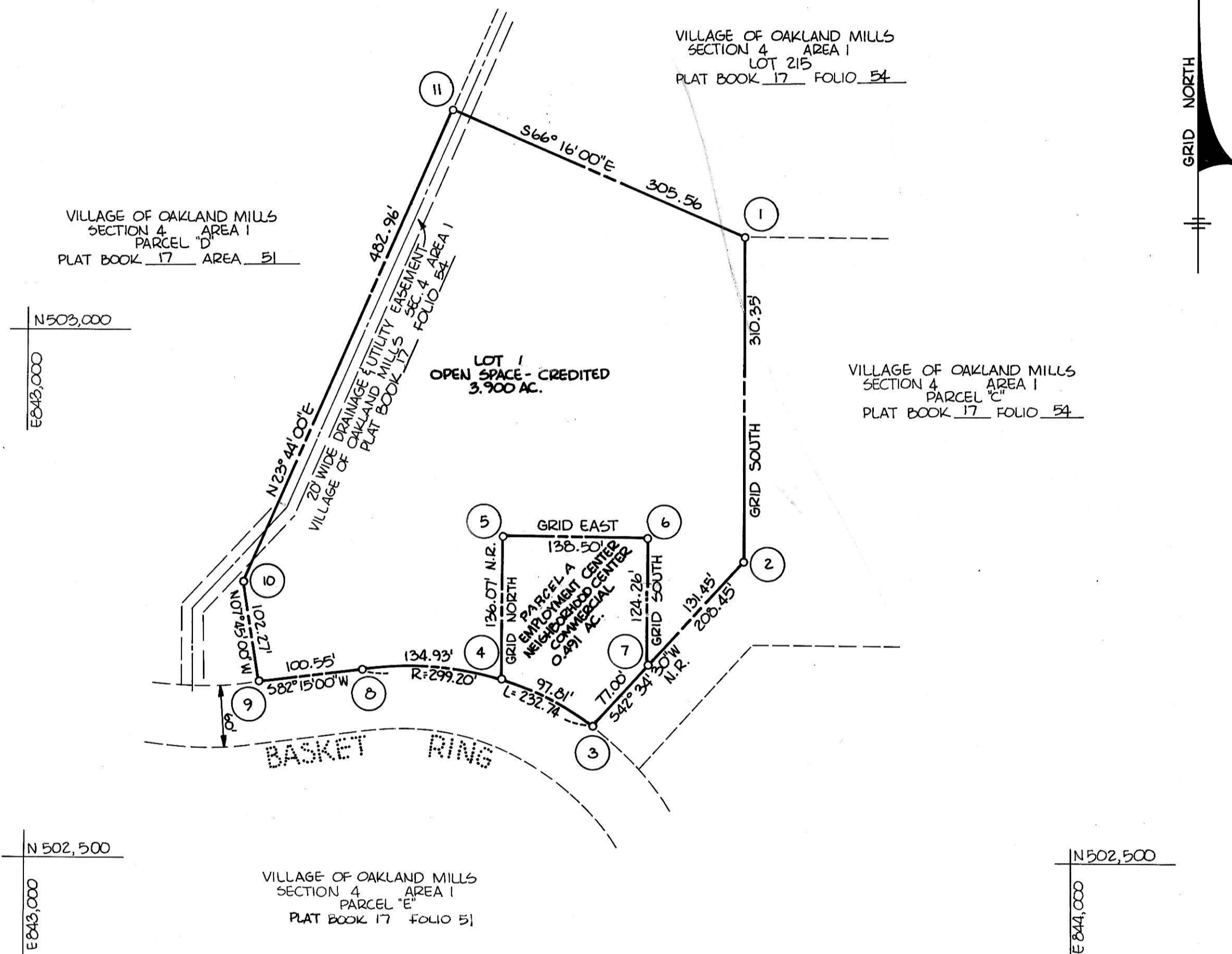
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE VILLAGE OF CROSS KEYS
 BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SEVENTY-ONE
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 MAY, 1969

SHEET 2 OF 3

COORDINATES		
NO.	NORTH	EAST
1	503,095.35	843,684.81
2	502,785.00	843,684.81
3	502,631.50	843,543.79
4	502,676.39	843,457.38
5	502,812.46	843,457.38
6	502,812.46	843,595.88
7	502,688.20	843,595.88
8	502,688.44	843,324.14
9	502,674.88	843,224.50
10	502,776.22	843,210.71
11	503,218.33	843,405.09



VILLAGE OF OAKLAND MILLS
 SEC. 4 AREA 2
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE VILLAGE OF CROSS KEYS
 BALTIMORE, MARYLAND 21210

COLUMBIA

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

RECORDED PLAT BOOK 16 FOLIO 146
 ON Sept 15 69 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

FDP 71 DRWN. BY: C.H.C.
 3 of 3 CHKD. BY: [Signature] 5/1/69