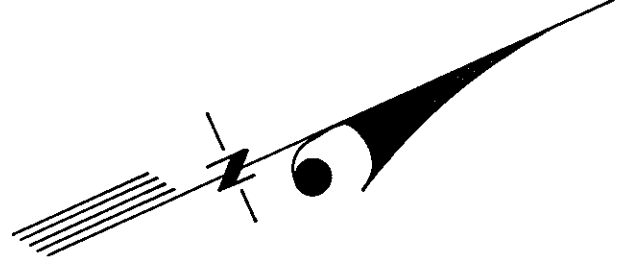
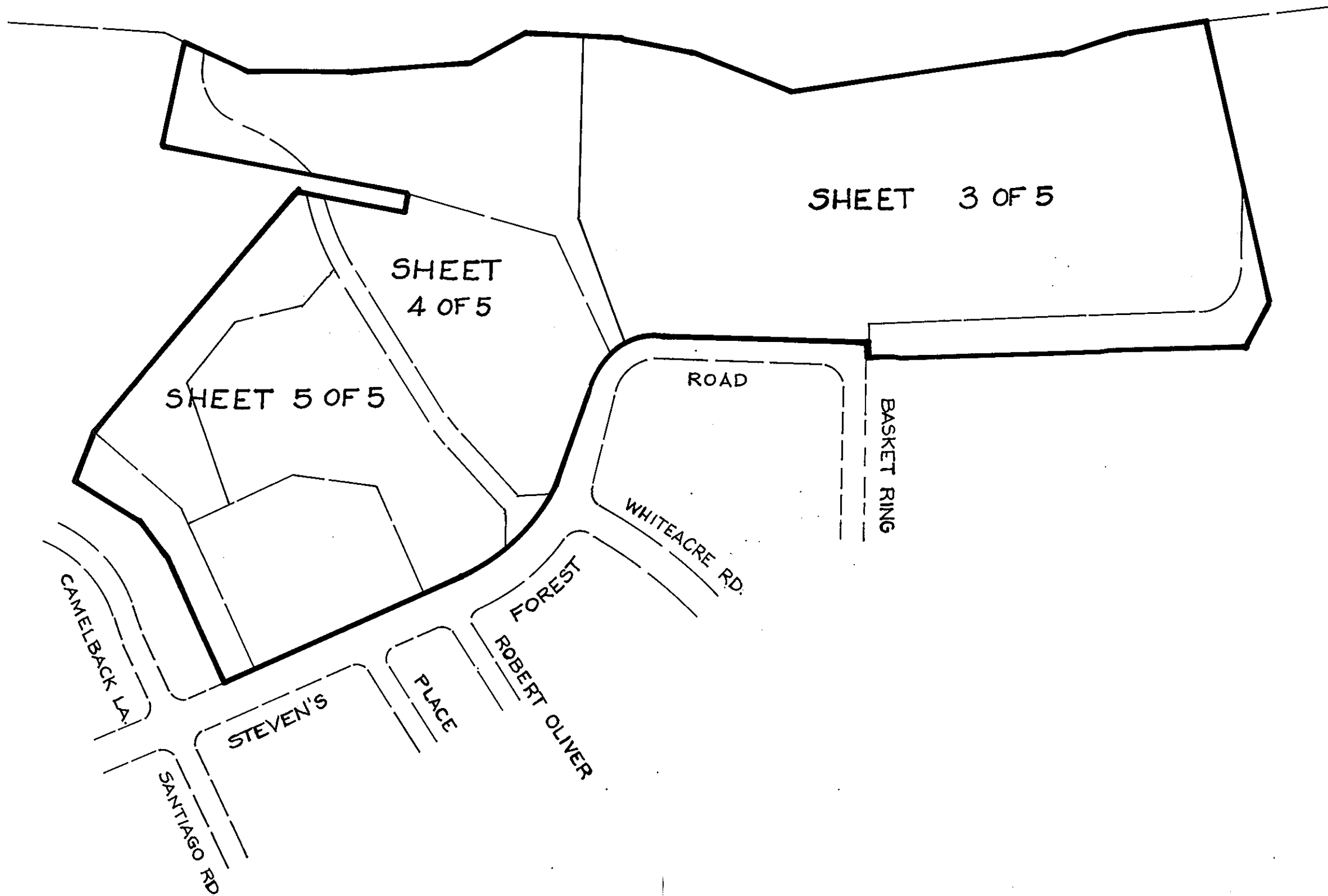


VICINITY MAP
1"=2000'



U. S. RT. 29



SUMMARY OF AMENDMENTS

PHASE 79-A - AMENDED SHEET 2 OF 5. PURPOSE WAS TO ADD PARAGRAPH "g." UNDER SECTION 6 OF THE CRITERIA, ELIMINATING THE SETBACK REQUIREMENT BETWEEN PARCELS B & C COMMON LOT LINE. ALSO COMBINED DWELLING UNIT TOTAL FOR PARCELS B & C UNDER SECTION 7, PERMITTED USES.

PHASE 79-A-II - AMENDED SHEET 2 OF 5. PURPOSE WAS TO CHANGE CRITERIA, SECTION 6, APARTMENT LAND USE AREAS, CHANGED 1st PARAGRAPH CONCERNING LOCATION OF BUILDINGS AND OTHER STRUCTURES.

PHASE 79-A-III - AMENDS SHEET 2 OF 5, TABULATION OF LAND USE, REMOVING 3.260 ACRES OF APARTMENT LAND USE AND PLACING IT INTO OPEN SPACE, AS SHOWN ON SHEET 5 OF 5.

THIS PLAT SUPERSEDES FINAL DEVELOPMENT PLAN PHASE 79-A-II PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 19 FOLIO 88.

RECORDED PLAT **3054 A - 209**
ON **6-11-1979** AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SECTION 2 AREA 3

PETITIONER AND OWNER
COLUMBIA APARTMENTS INCORPORATED
COLUMBIA, MARYLAND
21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 79-A-III
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' SHEET 1 OF 5

PREPARED AS TO SHEETS 1 TO 5
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED OCTOBER 3, 1977



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUG. 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976

HOWARD COUNTY PLANNING BOARD

Thomas H. Harris 6-6-79
H.C.P.B. EXEC. SECRETARY DATE
Herb CHAIRMAN DATE

PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
79-A-III			
79-A-II	MAY 7, 1970	19	88 thru 92
79-A-I			
79-A	MARCH 2, 1970	19	25 thru 29
79	NOVEMBER 29, 1969	16	158 thru 162
RECORDED			

Richard Hoyle
PROPERTY LINE SURVEYOR

FINAL DEVELOPMENT PLAN CRITERIA
PHASE 79-A-II

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 3, of the Village of Oakland Mills

1. PUBLIC STREETS AND ROADS - Section 119-C-1-a(1):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 119-C-1-a(2):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 119-C-1-a(3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 119-C-1-a(4):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 119-C-1-b:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 119-C-1-d:
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices	porches
eaves	bay windows
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings
trellises	dwelling, or accessory building

All setback areas shall be clear of any protrusions, extension, or construction of any type, and where any land use is adjacent to a freeway or primary road, no structure shall be located within 50' of the right-of-way line thereof except, however, that structures may be constructed at any location with such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks	excavations or fill
shrubbery	fencing under 6' in height
trees	retaining walls under 3' in height
ornamental landscaping	similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Office of Planning and Zoning.

Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

APARTMENT LAND USE AREAS

Buildings and other structures may be located at any location within Apartment Land Use Areas as specified herein, except that structures may be constructed at any location upon apartment land use area provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be constructed in accordance with a Site Development Plan approved by the Howard County Planning Board.

- a. No structure shall be located upon lots devoted to apartment land use within 30' of the public right-of-way of any public road, street, or highway, nor within 50' of any road designated by the Howard County Planning Board as a primary highway or freeway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.
- b. No structure shall be located within 40' of any of the property lines of the project.
- c. A minimum of 90' is required between parallel buildings (front to front, rear to rear, or front to rear). All other situations require a minimum of 40' between buildings.
- d. Apartment buildings including accessory buildings shall not be permitted to cover more than 30 percent of the lot or project area.
- e. No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building.
- f. Sections 110-C-2-d and 110-D of the Howard County Zoning Regulations, shall also apply.
- g. If under a single ownership, no setback requirement applies to the common lot line between parcels B and C.

OPEN SPACE

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 119-C-1-d:

APARTMENT LAND USE AREAS

Parcels A, B, C, D-1, and E shall be devoted to apartment uses provided, however, that no more than 360, 108, and 72 units may be constructed on Parcels A, D-1, and E respectively and that no more than 324 dwelling units may be constructed on parcels B and C collectively.

GREENBELT OPEN SPACE LAND USE AREAS

Lots 1, 4 and 5 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.

TRANSPORTATION OPEN SPACE LAND USE AREAS

Lots 2 and 3 are to be used for open space purposes. Any portion of Lots 2 and 3 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 119-C-1-e:

APARTMENT LAND USE AREAS

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building. No height limitation is imposed upon structures constructed within Parcels A, B, and C provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

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 119-C-1-e:

APARTMENT LAND USE AREAS

No less than 1-1/2 off-street parking spaces for each dwelling unit shall be provided within each lot devoted to apartment uses. Parking may be allowed on adjacent Parcels A, B, C, D-1, and E as approved by the Howard County Planning Board.

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 119-C-1-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, except that no building will be built closer than 100 feet from the southwest property line of Parcel D.

11. MINIMUM LOT SIZES - Section 119-C-1-e:

As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

12. COVERAGE REQUIREMENTS - Section 119-C-1-e:

APARTMENT LAND USE AREAS

In no event shall more than thirty percent (30%) of any lot devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the areas 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 Howard County Planning Board.

TABULATION OF LAND USE	
Land Use	Acres
Apartments	59.334
Open Space	
Credited	9.269
Non-Credited	1.197
Total	69.800

This plat supersedes final development plan Phase 79-A-II previously recorded among the land records of Howard County, Maryland, in Plat Book 19, Folio 89.

Purpose Note:

The purpose of this amended Final Development Plan Phase is to conform the criteria to the present zoning regulations and to revise the tabulation block by deleting 3.260 acres from apartment use and adding that acreage to open space credited.

VILLAGE OF OAKLAND MILLS

SECTION 2 AREA 3

PETITIONER AND OWNER
COLUMBIA APARTMENTS INCORPORATED

COLUMBIA, MARYLAND
21044

COLUMBIA

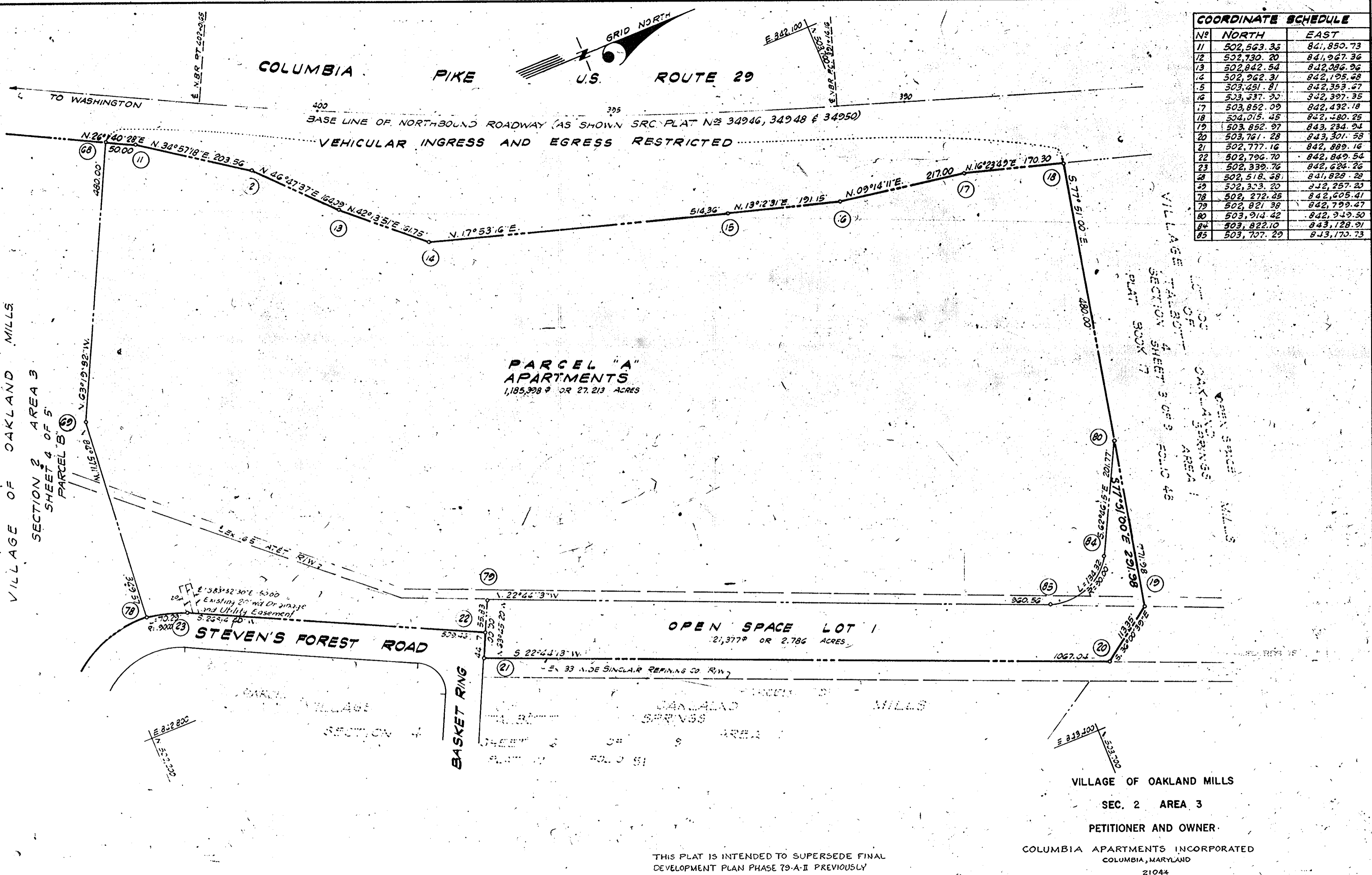
AMENDED

FINAL DEVELOPMENT PLAN PHASE 79-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 5

RECORDED PLAT 3054 A-210
ON 6-11-1979 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

COORDINATE SCHEDULE		
N ^o	NORTH	EAST
11	502,563.35	841,850.73
12	502,730.20	841,947.36
13	502,842.54	842,086.96
14	502,962.31	842,195.68
15	503,451.81	842,353.67
16	503,537.90	842,397.35
17	503,852.09	842,432.18
18	504,015.45	842,480.25
19	503,852.97	843,234.94
20	503,761.28	843,301.58
21	502,777.16	842,889.16
22	502,796.70	842,849.54
23	502,339.76	842,624.26
24	502,518.68	841,828.28
25	502,303.20	842,257.20
26	502,272.85	842,605.41
27	502,821.38	842,799.47
28	503,914.42	842,949.50
29	503,822.10	843,128.91
30	503,707.29	843,170.73



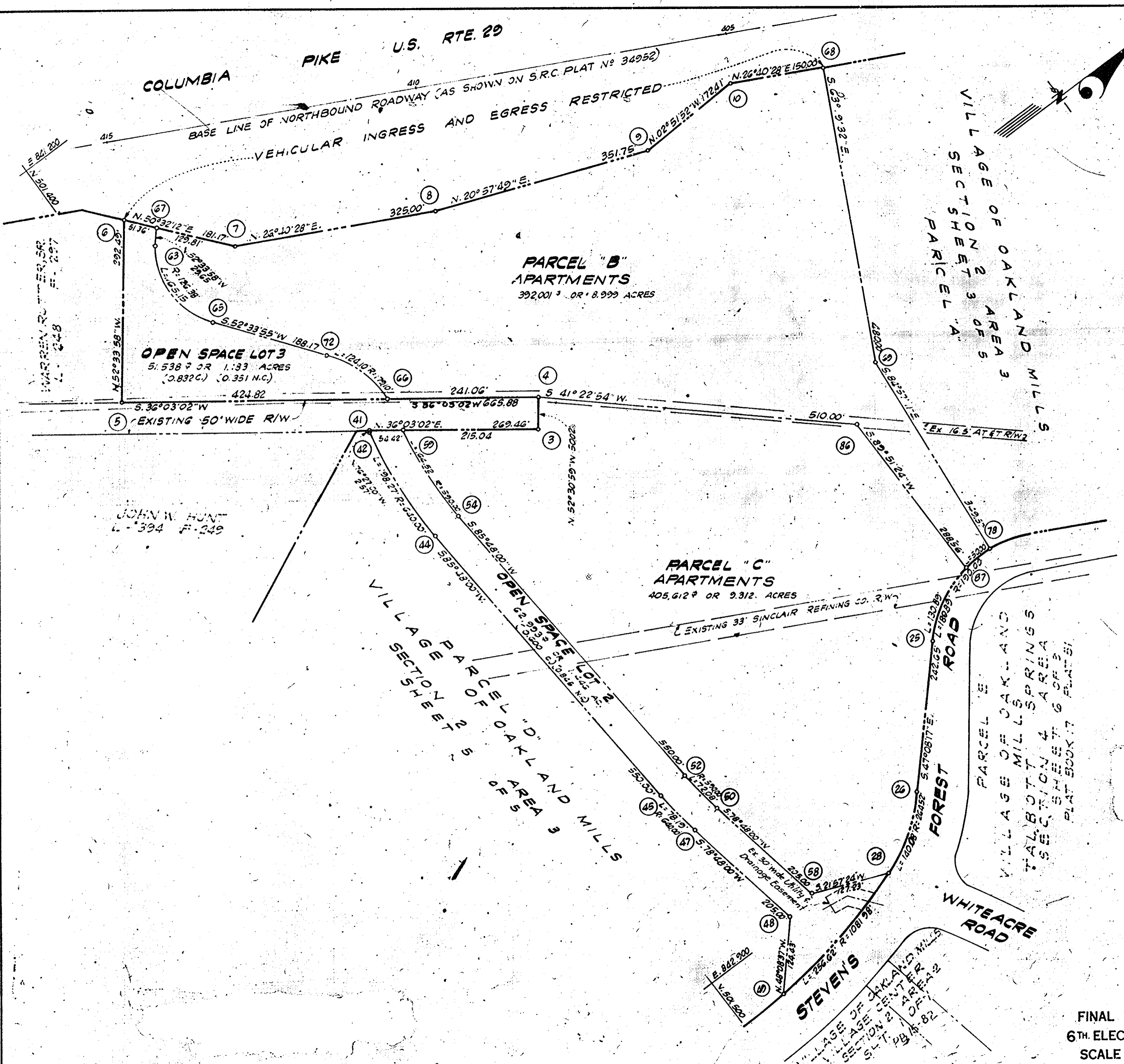
THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 79-A-II PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 19 FOLIO 90

RECORDED PLAT **3054 A-211**
ON **6-11-1979** AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SEC. 2 AREA 3
PETITIONER AND OWNER
COLUMBIA APARTMENTS INCORPORATED
COLUMBIA, MARYLAND
21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE SEVENTY-NINE -A-III
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 3 OF 5

DRWN. BY:
CHKD. BY:



COORDINATE SCHEDULE		
NO	NORTH	EAST
3	501,808.81	842,021.56
4	501,839.25	841,981.87
5	501,300.88	841,590.00
6	501,478.67	841,357.75
7	501,593.58	841,497.82
8	501,883.29	841,643.72
9	502,212.45	841,729.52
10	502,384.64	841,760.95
25	502,111.25	842,671.28
26	501,246.20	842,849.14
28	501,831.87	842,927.22
41	501,590.94	841,862.98
42	501,590.34	841,863.48
44	501,574.24	842,062.30
45	501,614.52	842,610.82
47	501,625.00	842,688.23
48	501,664.81	842,889.35
49	501,581.79	842,982.04
50	501,674.04	842,678.55
52	501,664.39	842,607.16
54	501,624.11	842,058.64
58	501,713.86	842,879.64
59	501,634.94	841,895.00
63	501,493.22	841,421.00
65	501,493.22	841,574.64
66	501,644.35	841,840.00
67	501,511.24	841,397.25
68	502,518.68	841,828.28
69	502,303.20	842,257.20
72	501,607.60	841,724.06
78	502,272.45	842,605.41
86	502,221.92	842,319.02
87	502,222.64	842,607.58

RECORDED PLAT 3054 A-212
 ON 6-11-1979 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN
 PHASE 79-A-II PREVIOUSLY RECORDED AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK
 19 FOLIO 91.

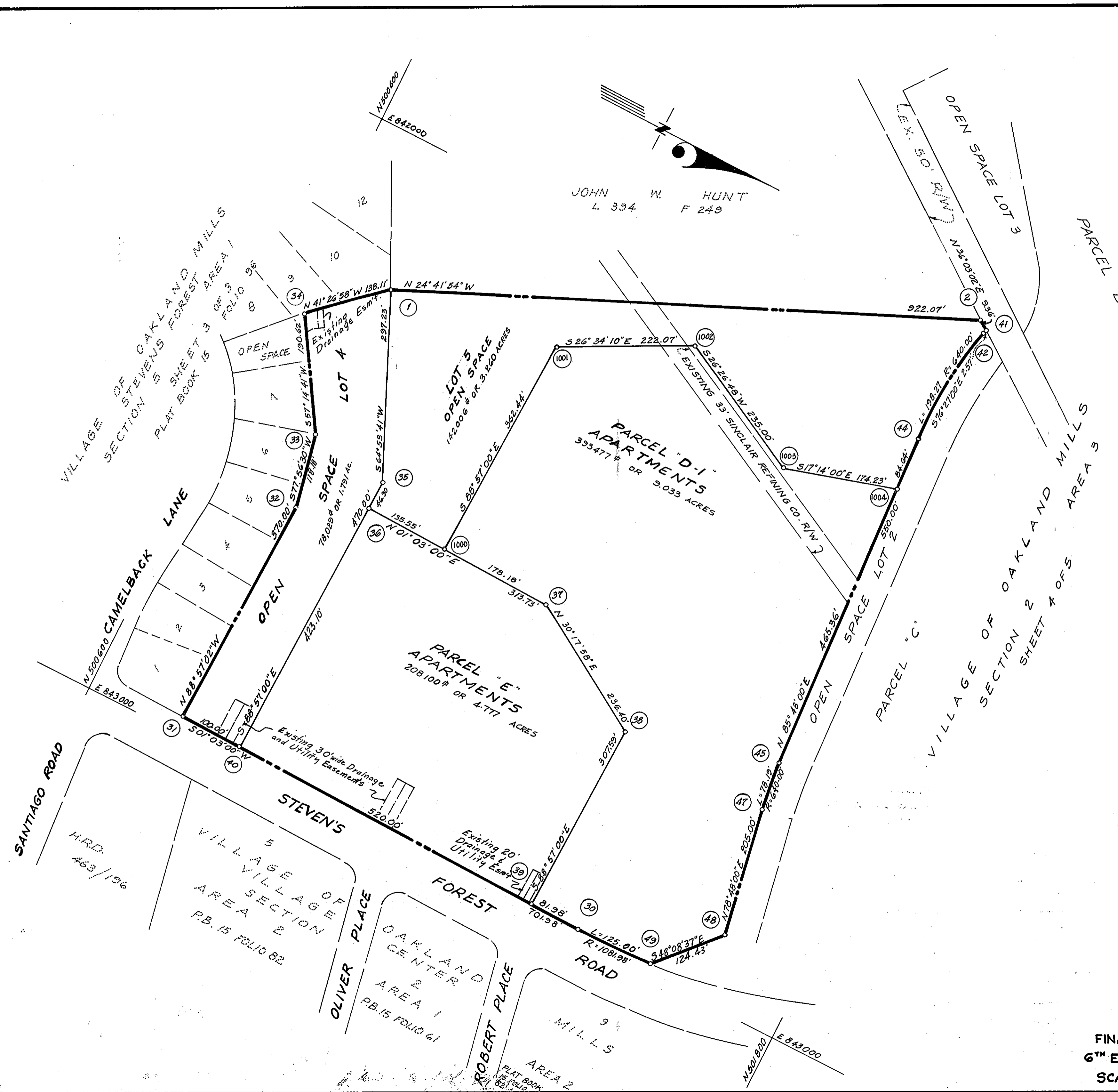
VILLAGE OF OAKLAND MILLS
 SEC. 2, AREA 3
 PETITIONER AND OWNER
 COLUMBIA APARTMENTS INCORPORATED
 COLUMBIA, MARYLAND
 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE SEVENTY-NINE (A-III)
 6TH. ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100'
 SHEET 4 OF 5

DRWN. BY:
 CHKD. BY:

COORDINATE SCHEDULE		
No	NORTH	EAST
1	500,737.58	842,236.86
2	501,575.30	841,851.59
30	501,456.96	842,986.96
31	500,755.10	842,974.10
32	500,761.88	842,604.16
33	500,737.19	842,488.59
34	500,634.06	842,328.28
35	500,863.69	842,506.01
36	500,862.83	842,552.90
37	501,176.51	842,558.65
38	501,380.62	842,677.92
39	501,374.99	842,985.46
40	500,855.08	842,975.93
41	501,590.94	841,862.98
42	501,590.34	841,865.48
44	501,574.24	842,062.30
45	501,614.52	842,610.82
47	501,625.00	842,688.26
48	501,664.81	842,889.36
49	501,581.79	842,982.04
1000	500,998.36	842,555.38
1001	501,005.00	842,193.00
1002	501,203.62	842,093.67
1003	501,414.03	842,198.33
1004	501,580.44	842,146.71



THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PHASE 79-A-II PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 19 FOLIO 92.

THE PURPOSE OF THIS PLAT IS TO REMOVE 3.260 AC. FROM APARTMENT LAND USE AND PLACE IT UNDER OPEN SPACE CREDITED USE.

RECORDED PLAT 3054A-213
ON 6-11-79 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SECTION 2 AREA 3

PETITIONER AND OWNER
COLUMBIA APARTMENTS INCORPORATED
COLUMBIA, MARYLAND
21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 79-A-III
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100'
SHEET 5 OF 5