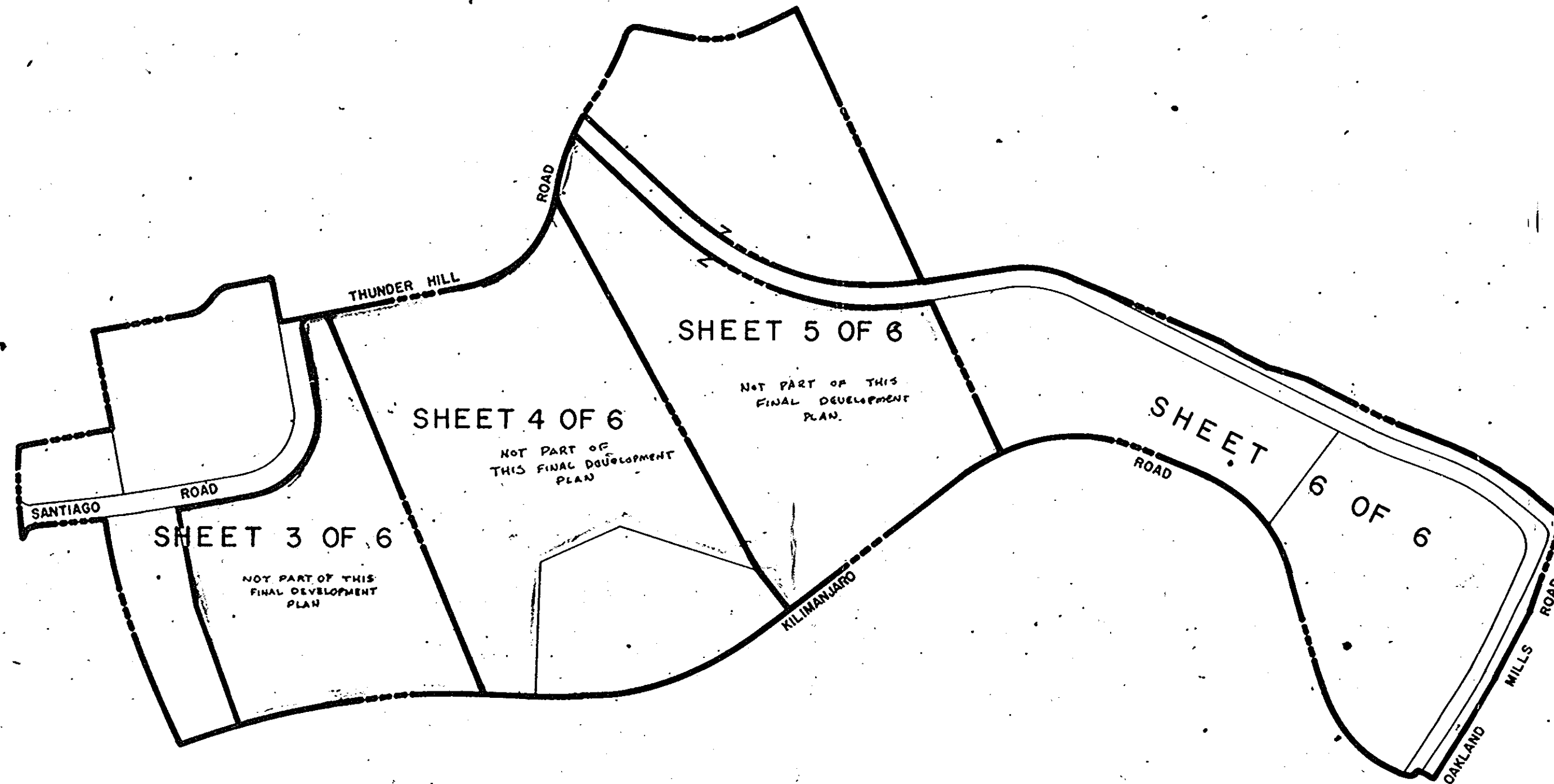


VICINITY MAP
SCALE 1"=2000'



VILLAGE OF OAKLAND MILLS
SECTION 2 AREA 4

PETITIONER AND OWNER

THE HOWARD RESEARCH & DEVELOPMENT CORP.
HOWARD HOMES, INC.
ARTERY ENTERPRISES
MIDCOL-PAGE CO.

COLUMBIA

AMENDED

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

SCALE 1"=300' OCT., 1971 SHEET 1 OF 6

THE PURPOSE OF THIS AMENDED FINAL DEVELOPMENT PLAN IS TO INCREASE THE DWELLING UNITS OF PARCEL 'B' FROM 32 TO 36, AND CHANGE LOT 5 TO LOT 7.

RECORDED PLAY BOOK 20 FOLIO 67
ON 12-17-71 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

PREPARED AS TO SHEETS 1 TO 6
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965



R. Bruce Thompson
LAND SURVEYOR'S SIGNATURE

5-11-70

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

HOWARD COUNTY PLANNING BOARD

Thomas L. Harris 12-16-71
H. C. P. B. EXECUTIVE SEC. DATE
[Signature] 12-18-71
H. C. P. B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Village of Oakland Mills, Section 2, Area 4

1. **PUBLIC STREETS AND ROADS - Section 17.031 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 17.031 A (2):**
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.

Vehicular ingress and egress to Steven's Forest Road at Parcel G and Killmanjaro Road at Parcel B will be permitted only at points of access approved by the Howard County Office of Planning & Zoning.
3. **MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):**
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. **DRAINAGE FACILITIES - Section 17.031 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 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. The term structure shall include all cornices, eaves, roof or building overhangs, chimneys, porches, bay windows, privacy walls or screens, and all parts of any dwelling, building or accessory building. All building setback restriction lines or yard areas shall be clear of any protrusion, extension or construction of any type. Where the rear lot line of 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. * See Note.

Determination of the specific character of "shrubbery and 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. All structures and improvements shall be constructed and land uses developed in accordance with a site development plan approved by the Howard County Planning Board.

ATTACHED LAND USE AREAS:

No structure shall be located upon lots devoted to attached Land Uses within 30 feet of the right-of-way of any public street, road, or highway. 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. Except as restricted by this Paragraph, buildings and other structures may be located at any location within attached land use areas. Whenever an Attached Land Use, single family dwelling, is constructed, a maintenance agreement for the party wall side of the structure as well as any approved overhangs protruding onto the adjacent lot or lots must be included in the deed of conveyance and recording reference of same furnished to the Office of Planning and Zoning. All structures must be developed 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.

*Note - Except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with the site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 17.031 D:

ATTACHED LAND USE AREAS

Parcels B, C, D, E, and F shall be devoted to Attached Land Use provided, however, that no more than an overall average of ten dwelling units per acre may be constructed upon such land and, further provided, that the attached dwelling units shall be constructed in groups having no more than ten (10) units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Board as a part of the site development plan referred to herein in Section 6. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations of Section 17.014 B through 17.014B (4) of the Howard County Zoning Regulations. Division of Attached Land Use Areas into individual lots to be owned individually, without front yard, without rear yard, and with groups of lots surrounded by common areas owned jointly by all lot owners or owned jointly by group of lots owners, is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, leasees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces. All or a portion of such lots may be under one or several ownerships and may be operated as rental units. No more than 36 D.U., 60 D.U., 107 D.U., 92 D.U., 105 D.U., dwelling units may be constructed on parcels B, C, D, E, and F respectively.

EMPLOYMENT CENTER LAND USE - COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following except gas stations:
a. Uses permitted in B-1 districts.
b. Uses permitted in B-2 districts.
c. Uses permitted in S-C districts.

OPEN SPACE LAND USE AREAS

Lot 7 is to be used for all open space land uses, including, but not limited to, the operation of religious facilities and all uses pertaining thereto.

TRANSPORTATION OPEN SPACE LAND USE AREAS

Lot 6 is to be used for open space purposes. Any portion of Lot 6 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:

ATTACHED LAND USE AREAS

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation, except, however, that structures may be constructed to any height, provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

COMMERCIAL - LAND USES

No height limitation is imposed upon structures constructed within the Village Center 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.

PARKING REQUIREMENTS - Section 17.031 F:

ATTACHED LAND USE AREAS

No less than (2) offstreet parking spaces, each containing a minimum area of two (2) hundred square feet for each parking space, for each dwelling unit, shall be provided in proximity to such dwelling unit. Such parking spaces may be parallel spaces located on paved areas adjacent to publicly maintained roadways or adjacent to service drives, or oriented diagonally or at right angles to such publicly maintained roadways or service drives. Such parking areas shall not be part of the dedicated publicly maintained right-of-way of such roadways, nor shall they be permitted adjacent to any roadway with a right-of-way width of 60' or greater. Whenever apartment units are constructed as an integral part of attached land use dwelling units, no less than one and one-half parking spaces of the size specified above shall be provided for each apartment unit.

COMMERCIAL LAND USE AREAS

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.
- (3) All parking spaces shall contain a minimum area of 12-17-71 TWO (2) hundred square feet per each parking space.

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.

*Any open space land use areas as may be required for parking purposes by the Howard County Planning Board shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 17.018 J (1) of the Howard County Zoning Regulations.

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.

ATTACHED LAND USE AREAS

- a. Setbacks shall conform to the provisions set forth in Section 6 above.
- b. Buildings and other structures may be located within one foot of the easement or right-of-way of interior streets constructed upon the land encompassed by the Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 17.031 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 17.031 E:

ATTACHED LAND USE AREAS
No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to attached land uses, except in accordance with a site development plan approved by the Howard County Planning Board.

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 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
ATTACHED LAND USE	41.795
Roadway	4.154
Commercial	2.109
• Roadway	0.845
Open Space	
Non-credited	8.597
Credited	2.600
TOTAL	55.101

THE PURPOSE OF THIS AMENDED FINAL DEVELOPMENT PLAN IS TO INCREASE THE DWELLING UNITS OF PARCEL "B" FROM 32 TO 36; CHANGE LOT 5 TO LOT 7.

VILLAGE OF OAKLAND MILLS

SECTION 2 AREA 4

PETITIONER AND OWNER

THE HOWARD RESEARCH & DEVELOPMENT CORP.
HOWARD HOMES, INC.
ARTERY ENTERPRISES
MDDCOL-PAGE CO.

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE EIGHTY-A-II

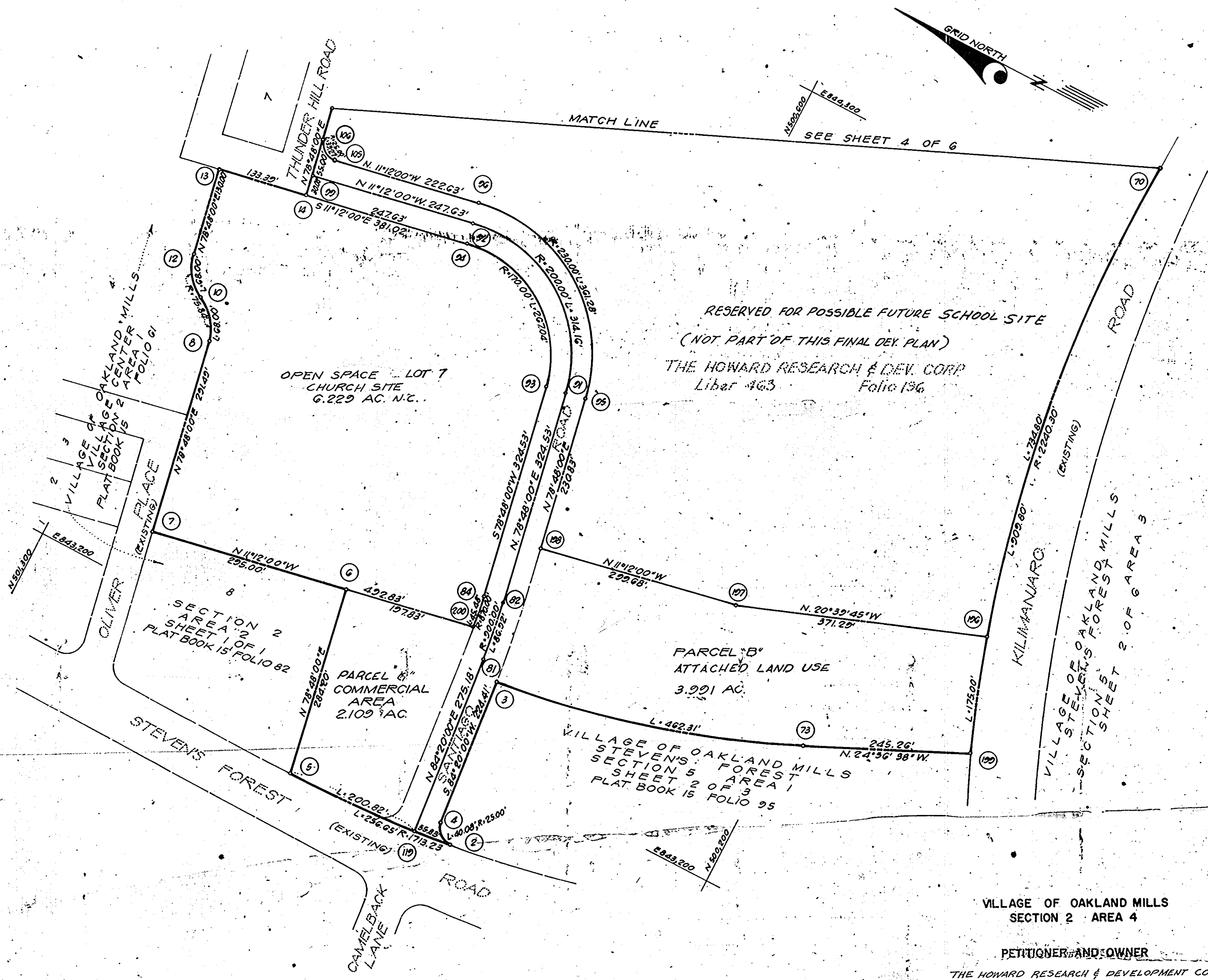
6th ELECTION DISTRICT HOWARD COUNTY, MD.

OCT., 1971

SHEET 2 OF 6

C.C.F. D-2-4-70363 FDP 80/81 DRWN. BY: 2 of 6 CHKD. BY:

COORDINATES		
N ^o	NORTH	EAST
2	500,557.83	843,069.68
3	500,608.14	843,315.32
4	500,585.98	843,092.00
5	500,813.82	843,055.18
6	500,869.03	843,333.98
7	501,158.41	843,276.68
8	501,215.03	843,562.62
10	501,254.49	843,615.20
12	501,293.96	843,667.79
13	501,319.21	843,795.31
14	501,188.36	843,821.22
70	500,097.29	844,435.10
73	500,165.35	843,441.89
84	500,682.63	843,417.22
91	500,716.23	843,741.40
122	500,951.87	843,898.75
81	500,640.46	843,337.10
82	500,653.20	843,423.05
93	500,745.66	843,735.58
94	500,925.44	843,869.32
95	500,686.80	843,747.23
96	500,957.10	843,928.18
99	501,124.19	843,850.65
105	501,175.49	843,884.93
106	501,204.87	843,904.00
119	500,613.28	843,063.27
126	500,000.59	843,710.01
127	500,348.00	843,579.00
128	500,641.97	843,520.79
129	499,942.97	843,544.82
200	500,674.96	843,372.40



RECORDED PLAT BOOK 20 FOLIO 69
 ON 12-17-71 AMONG THE LAND RECORDS OF
 HOWARD COUNTY MD.

THE PURPOSE OF THIS AMENDED FINAL
 DEVELOPMENT PLAN IS TO INCREASE THE
 DWELLING UNITS OF PARCEL B FROM 32 TO 36; AND
 CHANGE LOT 5 TO LOT 7.

VILLAGE OF OAKLAND MILLS
 SECTION 2 AREA 4
 PETITIONER AND OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 HOWARD HOMES, INC.
 ARTERY ENTERPRISES
 MDDCOL - PAGE CO.

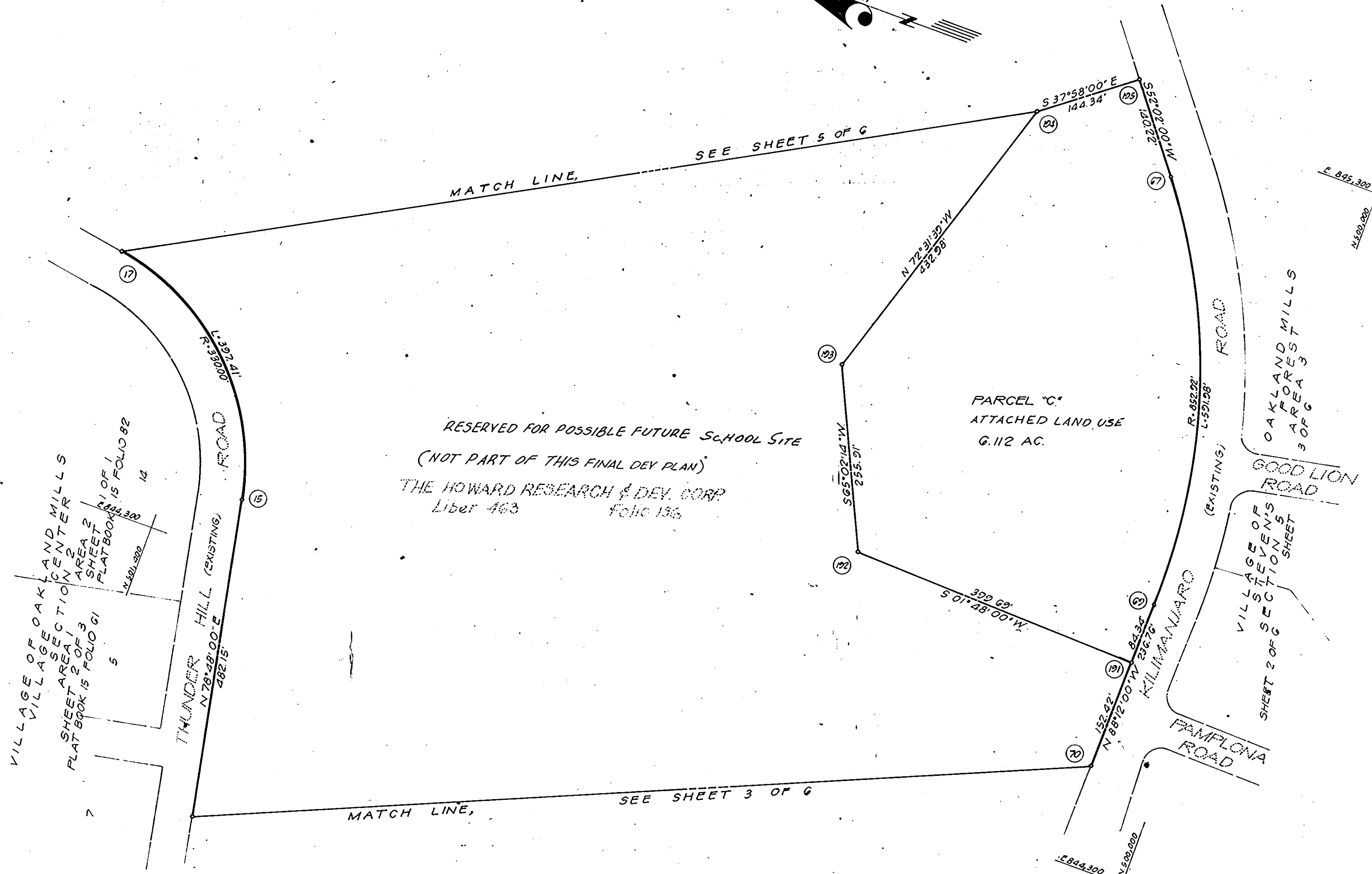
COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE EIGHTY-A-II
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100' OCT, 1971 SHEET 3 OF 6

C.C.F.D-2-4-70364 FDP 3047 DRWN. BY: Z.H. 3 of 6 CHKD. BY: V.H.

COORDINATES		
N ^o	NORTH	EAST
15	501,298.52	844,377.57
17	501,566.07	844,638.66
67	500,269.94	845,223.25
69	500,089.85	844,671.74
70	500,097.29	844,435.10
191	500,092.50	844,587.44
192	500,492.00	844,600.00
193	500,600.00	844,832.00
194	500,470.00	845,245.00
195	500,356.20	845,333.80



VILLAGE OF OAKLAND MILLS
SECTION 2 AREA 4

PETITIONER AND OWNER
THE HOWARD RESEARCH & DEVELOPMENT CORP.
HOWARD HOMES, INC.
ARTERY ENTERPRISES
MODCOL-PAGE CO.

COLUMBIA

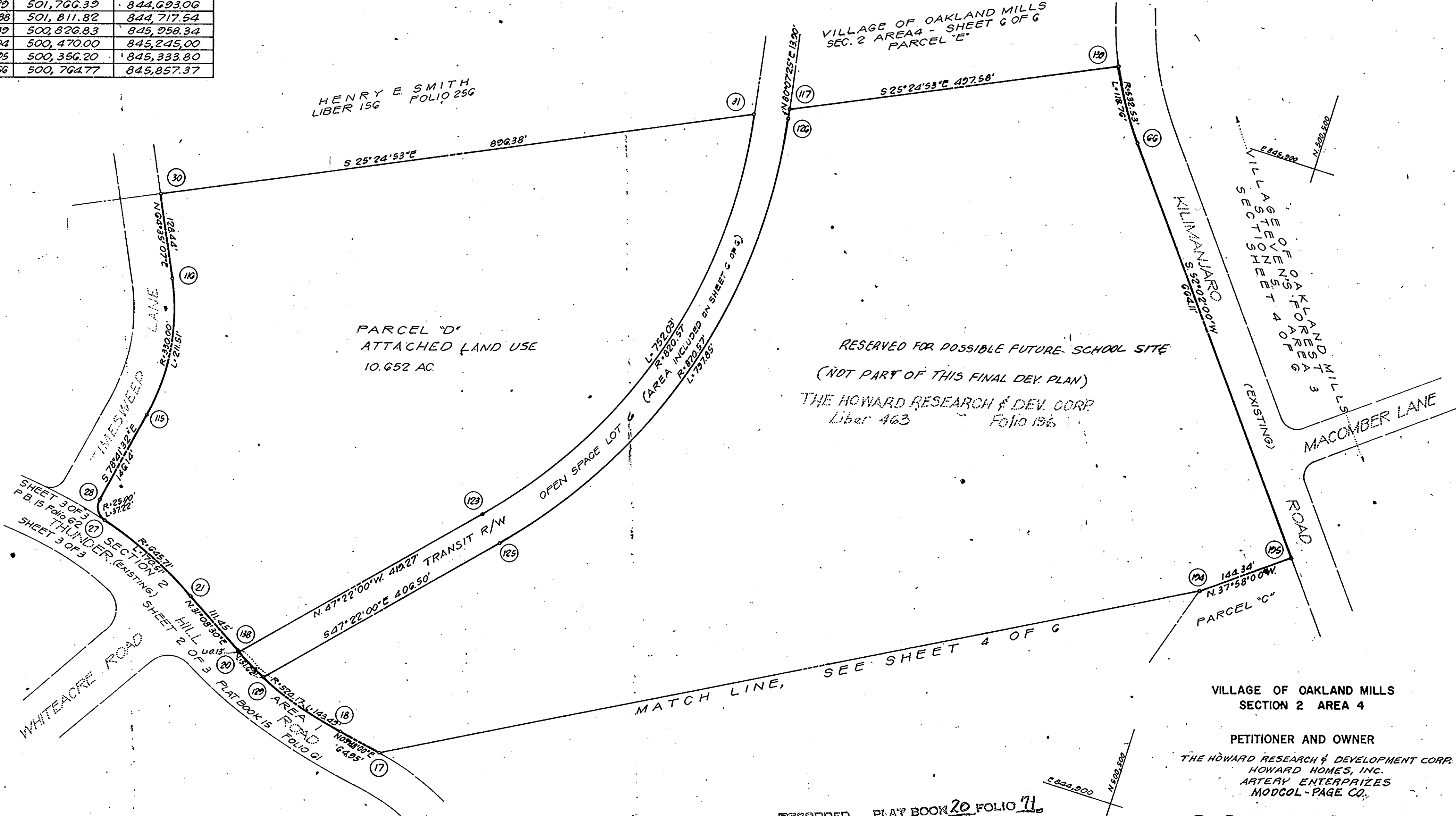
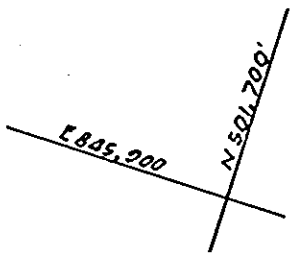
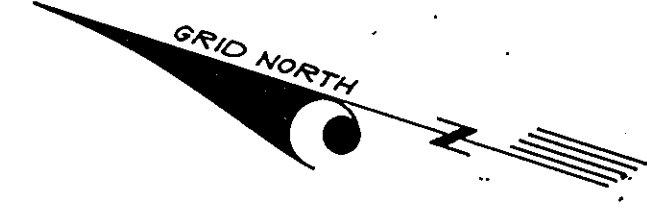
AMENDED

FINAL DEVELOPMENT PLAN PHASE EIGHTY-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' OCT, 1971 SHEET 4 OF 6

THE PURPOSE OF THIS AMENDED FINAL DEVELOPMENT PLAN IS TO INCREASE THE DWELLING UNITS OF PARCEL "B" FROM 32 TO 36, AND CHANGE LOT 5 TO LOT 7.

RECORDED IN PLAT BOOK 20 FOLIO 70
ON 12-17-71 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

COORDINATES		
Nº	NORTH	EAST
17	501,566.07	844,638.66
18	501,630.07	844,649.71
20	501,811.93	844,717.60
21	501,907.31	844,775.24
27	502,063.14	844,843.24
28	502,080.76	844,872.17
30	502,132.76	845,337.82
31	501,323.13	845,722.52
115	502,052.11	845,015.48
116	502,077.64	845,221.81
117	501,276.26	845,744.79
123	501,527.84	845,026.00
125	501,401.06	844,992.13
126	501,273.87	845,731.10
129	501,766.39	844,993.06
138	501,811.82	844,717.54
139	500,826.83	845,958.34
124	500,470.00	845,245.00
125	500,356.20	845,333.80
66	500,764.77	845,857.37



VILLAGE OF OAKLAND MILLS
SECTION 2 AREA 4

PETITIONER AND OWNER
THE HOWARD RESEARCH & DEVELOPMENT CORP.
HOWARD HOMES, INC.
ARTERY ENTERPRISES
MODCOL - PAGE CO.

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE EIGHTY-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' OCT., 1971 SHEET 5 OF 6

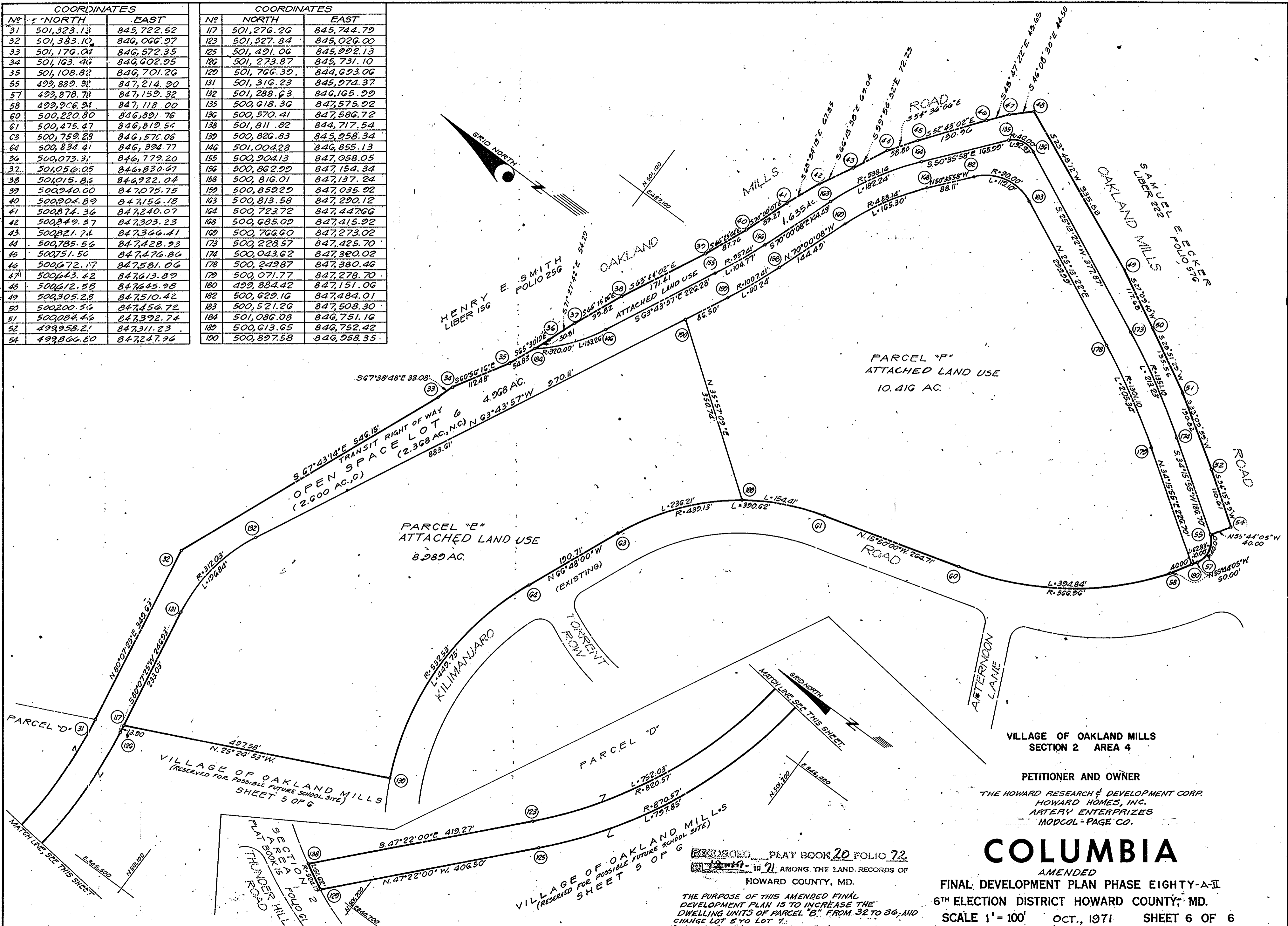
RECORDED PLAT BOOK 20 FOLIO 71
12-17-71 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

THE PURPOSE OF THIS AMENDED FINAL
DEVELOPMENT PLAN IS TO INCREASE THE
DWELLING UNITS OF PARCEL "B" FROM 32 TO 36, AND
CHANGE LOT 5 TO LOT 7.

C.C.F. D-2-k-70366
FDP 80R II 5 of 6
DRWN. BY: Z.H.
CHKD. BY: V.H.

COORDINATES		
No.	NORTH	EAST
31	501,323.13	845,722.52
32	501,383.10	846,066.97
33	501,176.01	846,572.35
34	501,163.46	846,602.95
35	501,108.82	846,701.26
55	499,889.32	847,214.90
57	499,878.78	847,159.32
58	499,906.21	847,118.00
60	500,220.80	846,891.76
61	500,475.47	846,819.54
63	500,759.28	846,576.06
64	500,834.41	846,394.77
36	500,073.31	846,779.20
37	501,056.05	846,830.67
38	501,015.86	846,922.04
39	500,940.00	847,075.75
40	500,904.89	847,156.18
41	500,874.36	847,240.07
42	500,849.57	847,303.23
43	500,821.74	847,366.41
44	500,785.56	847,428.93
45	500,751.50	847,476.86
46	500,672.17	847,581.06
47	500,643.42	847,613.89
48	500,612.58	847,645.98
49	500,305.28	847,510.42
50	500,200.54	847,456.72
51	500,084.46	847,392.74
52	499,958.21	847,311.23
54	499,866.80	847,247.96

COORDINATES		
No.	NORTH	EAST
117	501,276.26	845,744.79
123	501,527.84	845,026.00
125	501,491.06	845,992.13
126	501,273.87	845,731.10
129	501,766.39	844,623.06
131	501,316.23	845,974.37
132	501,288.63	846,165.29
135	500,618.36	847,575.92
136	500,570.41	847,586.72
138	501,811.82	844,717.54
139	500,826.83	845,258.34
146	501,004.28	846,855.13
155	500,904.13	847,058.05
156	500,862.99	847,154.34
158	500,816.01	847,137.24
159	500,859.29	847,035.92
163	500,813.58	847,290.12
164	500,723.72	847,447.66
168	500,685.09	847,415.92
173	500,228.57	847,425.70
174	500,043.62	847,360.02
178	500,249.87	847,380.46
179	500,071.77	847,278.70
180	499,884.42	847,151.06
182	500,629.16	847,484.01
183	500,521.26	847,508.30
184	501,086.08	846,751.16
189	500,613.65	846,752.42
190	500,897.58	846,258.35



VILLAGE OF OAKLAND MILLS
SECTION 2 AREA 4

PETITIONER AND OWNER
THE HOWARD RESEARCH & DEVELOPMENT CORP.
HOWARD HOMES, INC.
ARTERY ENTERPRISES
MODCOL - PAGE CO.

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE EIGHTY-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' OCT., 1971 SHEET 6 OF 6

RECORDED PLAY BOOK 20 FOLIO 72
IN 71 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

THE PURPOSE OF THIS AMENDED FINAL DEVELOPMENT PLAN IS TO INCREASE THE DWELLING UNITS OF PARCEL "B" FROM 32 TO 36, AND CHANGE LOT 5 TO LOT 7.