

VICINITY MAP
SCALE: 1"=2000'

VILLAGE OF OAKLAND MILLS
STEVEN'S FOREST
SECTION 5 AREA 4
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY TWO
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' OCT., 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



R. Bruce Thompson
LAND SURVEYOR'S SIGNATURE

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

HOWARD COUNTY PLANNING BOARD

H. C. P. B. EXECUTIVE SEC. DATE H. C. P. B. CHAIRMAN DATE

RECORDED AT THE OFFICE OF THE
CLERK OF THE LAND RECORDS OF
HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 82

The area included within this Final Development Plan Phase is Applicable to Section 5, Area 4, 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.

GREENBELT OPEN SPACE LAND USE AREAS

Lot 2 is 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.

NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS

- Lot 1, 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 Parcel "A".

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:

COMMERCIAL LAND USE AREAS - NEIGHBORHOOD

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 - Commercial	0.514
Open Space Credited	4.049
Open Space Non-Credited	1.629
TOTAL	6.192

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STEVEN'S FOREST
SECTION 5 AREA 4

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BALTIMORE, MARYLAND 21210

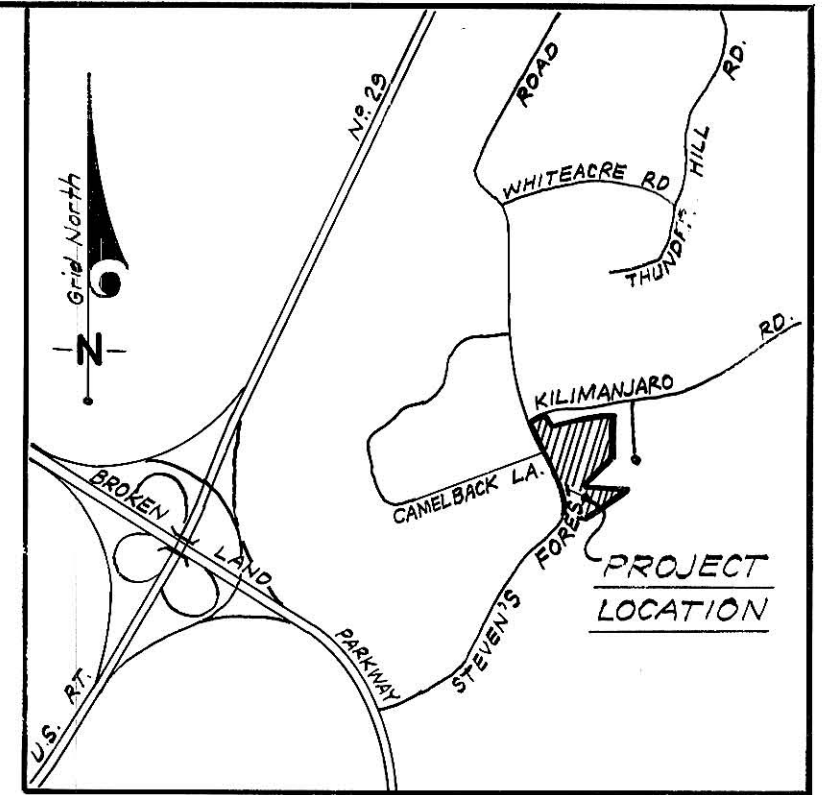
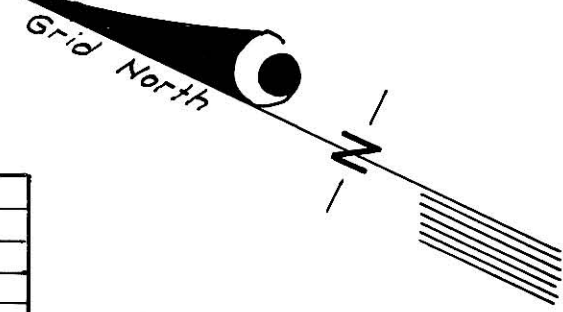
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY TWO
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' OCT, 1969 SHEET 2 OF 3

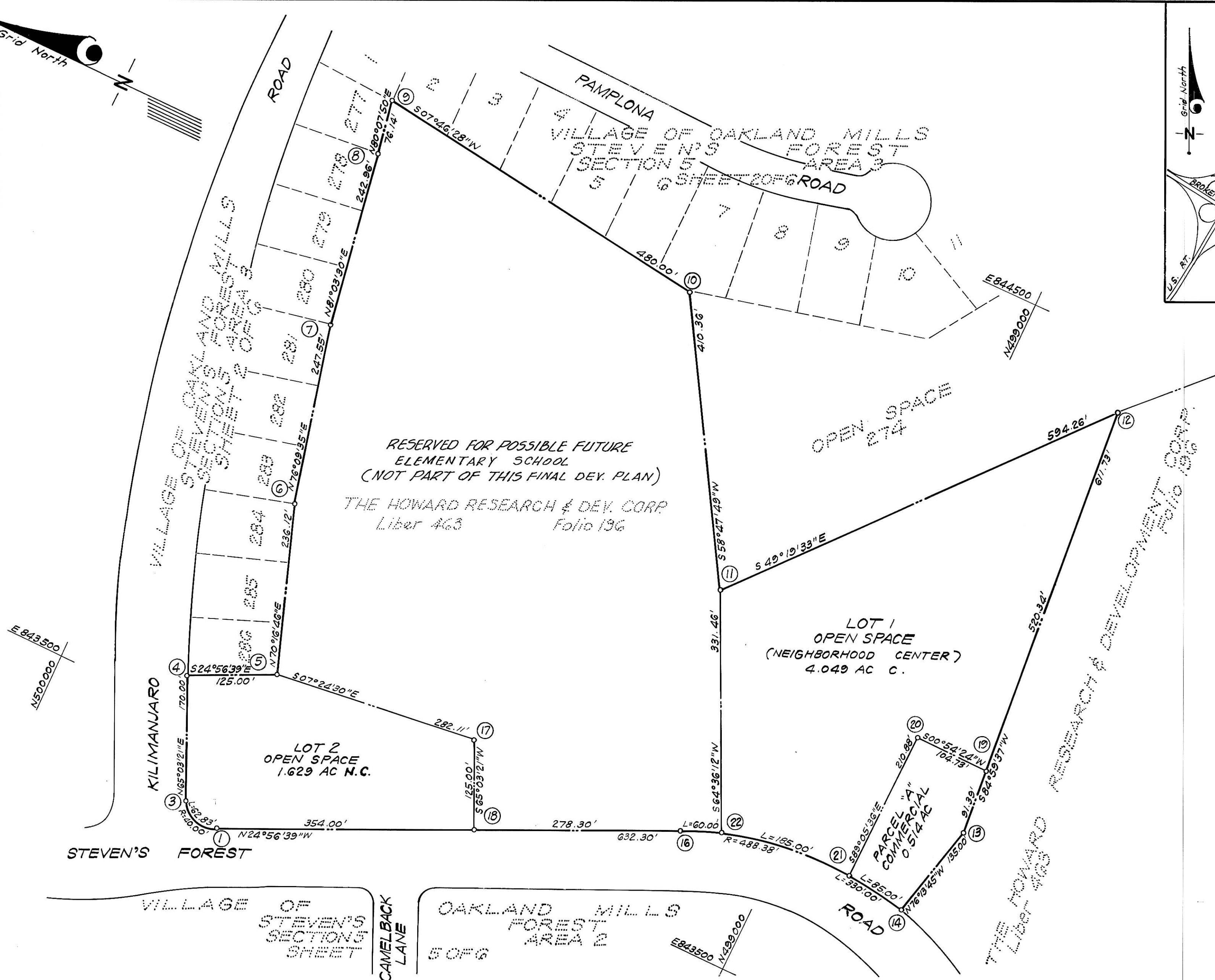
RECORDED PLAT BOOK 19 FOLIO 20
ON FEB 17 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

COORDINATES

NO.	NORTH	EAST
1	499 710.98	843 377.00
3	499 764.12	843 396.40
4	499 835.81	843 550.54
5	499 722.47	843 603.26
6	499 802.15	843 825.54
7	499 861.37	844 065.90
8	499 899.13	844 305.91
9	499 912.18	844 380.92
10	499 436.59	844 315.99
11	499 224.00	843 965.00
12	498 836.69	844 415.70
13	498 783.31	843 806.30
14	498 815.44	843 675.18
16	499 137.66	843 643.67
17	499 442.72	843 639.64
18	499 390.00	843 526.30
19	498 791.28	843 897.34
20	498 896.00	843 899.00
21	498 899.34	843 688.15
22	499 081.84	843 665.57



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SCALE 1"=100' OCT, 1969 SHEET 3 OF 3

RECORDED IN STATE BOOK 19 FOLIO 21
FEB 17 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND