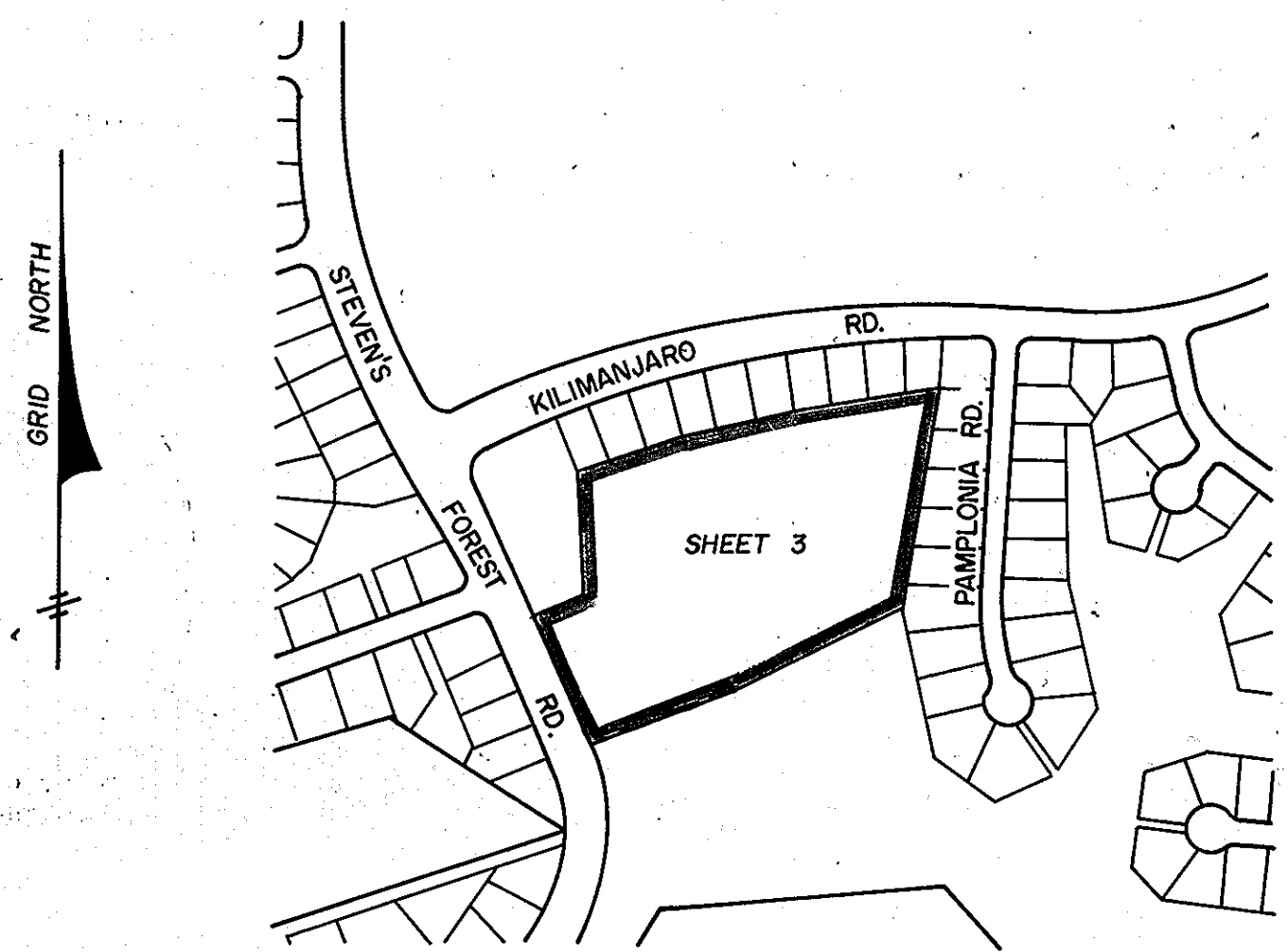


VICINITY MAP
SCALE: 3/4" = 1 MI.



V.O.M.
SEC. 5 AREA 5

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE NINETY-SIX
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' APRIL, 1970 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

Robert J. Ribero 5467
LAND SURVEYOR'S SIGNATURE



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

HOWARD COUNTY PLANNING BOARD

Donald L. Harris 52170 H. C. P. B. EXEC. SEC. DATE
E. Moran Lynch 5-26-70 H. C. P. B. CHAIRMAN DATE

RECORDED PLAY BOOK 19 FOLIO 102
ON May 27 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 5, Area 5, of the Village of Oakland Mills

1. PUBLIC STREET 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):
2A. To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.

2B. Vehicular ingress and egress to Steven's Forest Road will be permitted only at points of access approved 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 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:

1. 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, 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. 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.

2. "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."

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:
SCHOOL SITES OPEN SPACE LAND USE AREAS
Lot 1 shall be used as a public school. In computing the amount of land devoted to the Open Space Land use under the requirements of Section 17.018 of the Howard County Zoning Regulations, only 90% of the area of Lot 1 shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 17.018.
8. HEIGHT LIMITATIONS - Section 17.031 E:
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:
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. 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.
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:
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 IN ACRES

Land Use	Acres
Open Space Credited	9.001
Non-Credited	1.000
Total	10.001

V.O.M.
SEC 5 AREA 5

PETITIONER AND OWNER

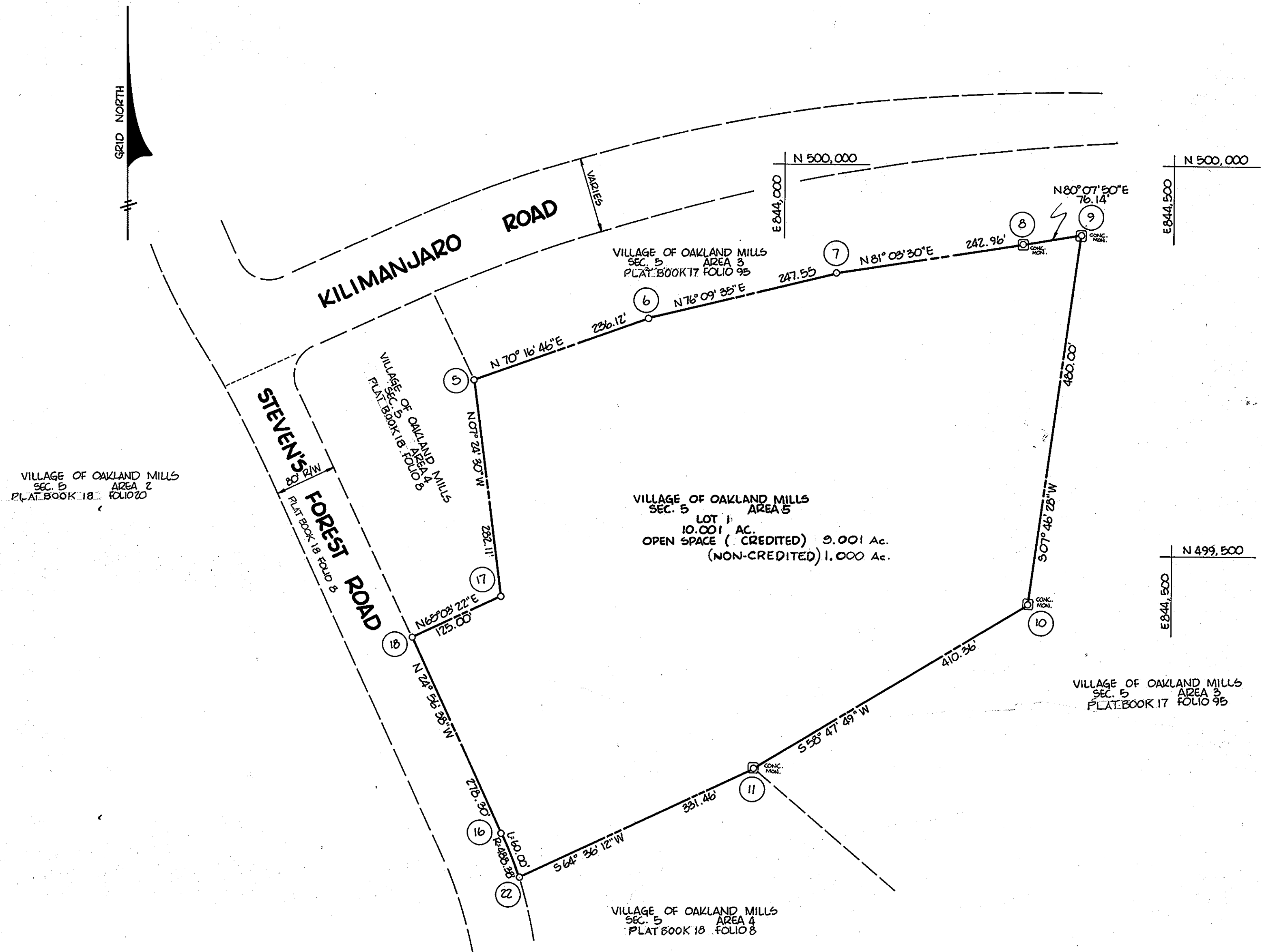
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD.
21042

COLUMBIA

RECORDED PLAT BOOK 19 FOLIO 103
ON May 27 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN PHASE NINETY-SIX
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
APRIL, 1970 SHEET 2 OF 3

COORDINATES		
NO.	NORTH	EAST
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
16	499,137.66	843,643.67
17	499,442.72	843,639.64
18	499,390.00	843,526.30
22	499,081.84	843,665.57



VILLAGE OF OAKLAND MILLS
SEC. 5 AREA 2
PLAT. BOOK 18 FOLIO 20

VILLAGE OF OAKLAND MILLS
SEC. 5 AREA 3
PLAT. BOOK 17 FOLIO 95

VILLAGE OF OAKLAND MILLS
SEC. 5 AREA 4
PLAT. BOOK 18 FOLIO 8

V.O.M.
SEC. 5 AREA 5

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD.
21043

COLUMBIA

RECORDED PLAT BOOK 19 FOLIO 104
ON May 27 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN PHASE NINETY-SIX
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' APRIL, 1970 SHEET 3 OF 3