

RECORDED PLAT BOOK 14 PAGE 86
 July 23 1968 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

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 Rosen
 LAND SURVEYORS SIGNATURE

89

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

H-C

HOWARD COUNTY PLANNING COMMISSION
 APPROVED AS TO LEGAL SUFFICIENCY

James W. Hough *James W. Hough*
 H.C.P.C. COUNSEL DATE H.C.P.C. CHAIRMAN DATE

VILLAGE OF OAKLAND MILLS
 SECTION I THUNDER HILL
 AREA 3
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, OWNER
 THE VILLAGE OF CROSS KEYS
 BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE THIRTY-SEVEN
 6TH ELECTION DISTRICT, HOWARD COUNTY, MD.
 SCALE 1" = 400' FEBRUARY, 1968 SHEET 1 OF 3

C.C.F. A7-102-1 DRWN. BY C.H.W.
 CHKD. BY

FINAL DEVELOPMENT PLAN CRITERIA --- PHASE 37
VILLAGE OF OAKLAND MILLS, SECTION 1, AREA 3

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
As shown on subdivision plats.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
As shown on subdivision plats.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
As shown on subdivision plats.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
As shown on subdivision plats.
5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - Section 17.031 B:
As shown on Final Development Plan.
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:

A. COMMERCIAL LAND USE AREAS

No buildings or other structures shall be located within 25' of the r/w of any public street, road or highway in commercial land use areas, except in accordance with a site development plan approved by the Howard County Planning Commission.

B. MINOR STRUCTURES

"No restriction is imposed upon the location of minor structures. The term "structure" as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavation or fill, fencing, not exceeding 6 feet in height, or other similar minor structures upon which no restrictions as to location is imposed. Determination of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Commission. Fences constructed on any lot within this Final Development Phase, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three feet in height if solid or closed, nor five feet in height if open".

C. OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within 25 feet of the right-of-way of any public street, road, highway or 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 Commission.

7. PERMITTED USES - Section 17.031 C:

A. COMMERCIAL LAND USE AREAS

All uses permitted in commercial districts or commercial use zones are permitted

in lot 11-11-d, but not limited to, all of the following:

- a. Uses permitted in S-1 districts.
- b. Uses permitted in S-C districts.

8. OPEN SPACE LAND USE AREAS --

All open space land use areas within this Final Development Plan phase may be used as utility and drainage easements and for all open space 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:

A. COMMERCIAL LAND USE AREAS

No height limitation is imposed upon structures constructed within Lot 1, provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Commission.

B. OPEN SPACE LAND USE AREAS

No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding 50 feet in height from the highest ground elevation adjoining such structure, except in accordance with a site development plan approved by the Howard County Planning Commission.

9. PARKING REQUIREMENTS - Section 17.031 E:

A. COMMERCIAL LAND USE AREAS

Five parking spaces shall be provided for each 1,000 square feet of leasable retail commercial area constructed on Lot 1.

B. OPEN SPACE LAND USE AREAS

Parking requirements may be imposed upon any of the land within this Final Development Plan Phase devoted to Open Space Uses, and if required, will be imposed at the submittal of a site development plan for approval by the Howard County Planning Commission.

10. SETBACK PROVISIONS - Section 17.031 E:

- 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:

A. In no event shall more than 50 per cent of the land included within commercial land use areas be covered by buildings or other major structures, except in accordance with a site development plan approved by the Howard County Planning Commission.

B. OPEN SPACE USES:

No more than 10 percent of the land within this Final Development Plan Phase devoted to Open Space Uses shall, in the aggregate, be covered by buildings or major structures.

13. MISCELLANEOUS PROVISION

The designation of S.F.M.D. in the land tabulation is for the purpose of changing the land, devoted to the street connecting route 108 and the commercial and open space areas, to a specific land use.

TABULATION OF LAND USE

Land Use	Acres
S.F.M.D.	2.742
Employment Center Commercial	0.508
Open Space Credited Non-Credited	7.365
Total	10.615

RECORDED PLAT BOOK 14 FOLIO 87
ON JULY 23 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS
SECTION 1 THUNDER HILL
AREA 3

PETITIONER

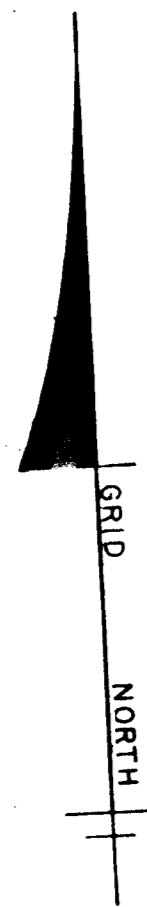
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, OWNER
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE THIRTY - SEVEN
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
FEBRUARY, 1968 SHEET 2 OF 3

C.C.F. A7-102-2

DRWN. BY: CHW.
CHKD. BY: [Signature] 5/14/68



N 509,000

N 508,854.30 E 847,962.66

MATCH LINE AA

ROAD ZONED S.F.M.D. THUNDER HILL

N 508,701.57 E 847,752.77

N 508,475.58 E 847,748.19

N 508,305.56 E 847,801.67

N 508,280.75 E 847,827.73

N 508,292.00 E 847,743.44

N 508,028.46 E 847,722.64

N 507,903.10 E 847,646.74

N 507,765.00 E 847,742.04

N 508,120.44 E 848,077.81

N 508,108.80 E 848,081.11

N 508,081.18 E 847,972.81

N 508,075.02 E 847,885.68

N 508,311.41 E 848,021.46

N 508,431.41 E 847,986.06

N 508,475.58 E 847,748.19

N 508,701.57 E 847,752.77

N 508,854.30 E 847,962.66

N 509,000

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

N 508,854.30 E 847,962.66

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 463/196

LOT 1 COMMERCIAL 0.508± AC.

LOT 2 OPEN SPACE 7.365± AC. CREDITED

HOWARD COUNTY BOARD OF EDUCATION 394/515

HOWARD COUNTY BOARD OF EDUCATION 392/732

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 463/196

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 463/196

OAKLAND RIDGE INDUSTRIAL PARK SECTION 3 AND A PORTION OF PARCELS PLAT BOOK 15 FOLIO 1 OF 5

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 463/196

RECORDED PLAT BOOK 14 FOLIO 68 ON JULY 25 1968 AMONG THE LAND RECORDS HOWARD COUNTY, MD.

VILLAGE OF OAKLAND MILLS SECTION 1 THUNDER HILL AREA 3 PETITIONER

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE THIRTY-SEVEN 6TH ELECTION DISTRICT HOWARD COUNTY, MD. SCALE 1"=100' FEBRUARY, 1968 SHEET 3 OF 3

C.C.F. A7-102-3, MAR 7/8/68

DRWN. BY: C.H.W. CHKD. BY: [Signature]