

RECORDED IN BOOK 20 PAGE 48
 APRIL 26 1971
 Land Records of Howard County, Maryland

VILLAGE OF OAKLAND MILLS
 SECTION 5 AREA 6

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

COLUMBIA

PB 20 F48
 FINAL DEVELOPMENT PLAN PHASE NINETY-SEVEN
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 400' JANUARY 1971 SHEET 1 OF 5

PREPARED AS TO SHEETS 1 TO 5
 IN ACCORDANCE WITH THE ZONING REGULATIONS
 OF HOWARD COUNTY
 ADOPTED MAY 16, 1961 AND AS
 AMENDED MAY 27, 1965

Richard P. Browne 5467
 LAND SURVEYOR'S SIGNATURE
 RICHARD P. BROWNE ASSOC. COLUMBIA, MD.

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

HOWARD COUNTY PLANNING BOARD

Thomas J. ...
 H. C. P. B. EXEC. SEC. DATE H. C. P. B. CHAIRMAN DATE

18 F

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 97

The Area included within this Final Development Plan Phase is Applicable to Section 5, Area 6 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-WAYS - Section 17.031 A (2):
2A. To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAYS - 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, 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. All structures and improvements shall be constructed and land uses developed in accordance with a site development plan approved by the Howard County Office of Planning and Zoning.

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY

No structure shall be located upon lots devoted to single family low and/or medium density land use within 20 feet of any 50' right-of-way nor within 30' of any 60' or greater street right-of-way, nor within 7.5' feet of any property line not a right-of-way for a public street, road, or highway, except where house site plans are approved, by the Howard County Planning Board, reducing the 7.5' side yard, no part of the building structure shall protrude over the adjoining lot, and a maintenance agreement for the side of the building must be included in the deed when ever structures are constructed on lot lines. However, 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. Spacing between single family detached dwelling units shall be 15' or greater.

OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Area 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:

SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses, except: Lots 247, 248, 249, 250, 251, 252, 253, 254, 255, and 256 are to be used for only 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, provided that such easements are shown on the subdivision plat if required by the Howard County Office of Planning and Zoning.

OPEN SPACE LAND USE AREAS

Lots 257 and 258 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, provided that such easements are shown on the subdivision plat if required by the Howard County Office of Planning and Zoning.

8. HEIGHT LIMITATIONS - Section 17.031 E:

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.

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:

SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS

No less than two (2) off-street parking spaces containing a minimum area of two (2) hundred square feet per each parking space shall be provided on each lot within single family land use areas.

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:

10A. Generally:

- a. Setbacks shall conform to the requirements of Section 6 above.
- b. Buffer will be provided along the portion of the North property line adjacent to the Commercial Parcel of the Neighborhood Center as shown on a Site Development Plan approved by the Howard County Planning Board.

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:

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS

In no event shall more than 30 per cent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

OPEN SPACE LAND USES

No more than ten per cent (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
S.F.M.D.		64.218
Roadway	12.250	
Open Space Credited		10.950
TOTAL		75.168

RECORDED IN PLAT BOOK 20 FOLIO 49
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VILLAGE OF OAKLAND MILLS

SECTION 5 AREA 6

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21043

COLUMBIA

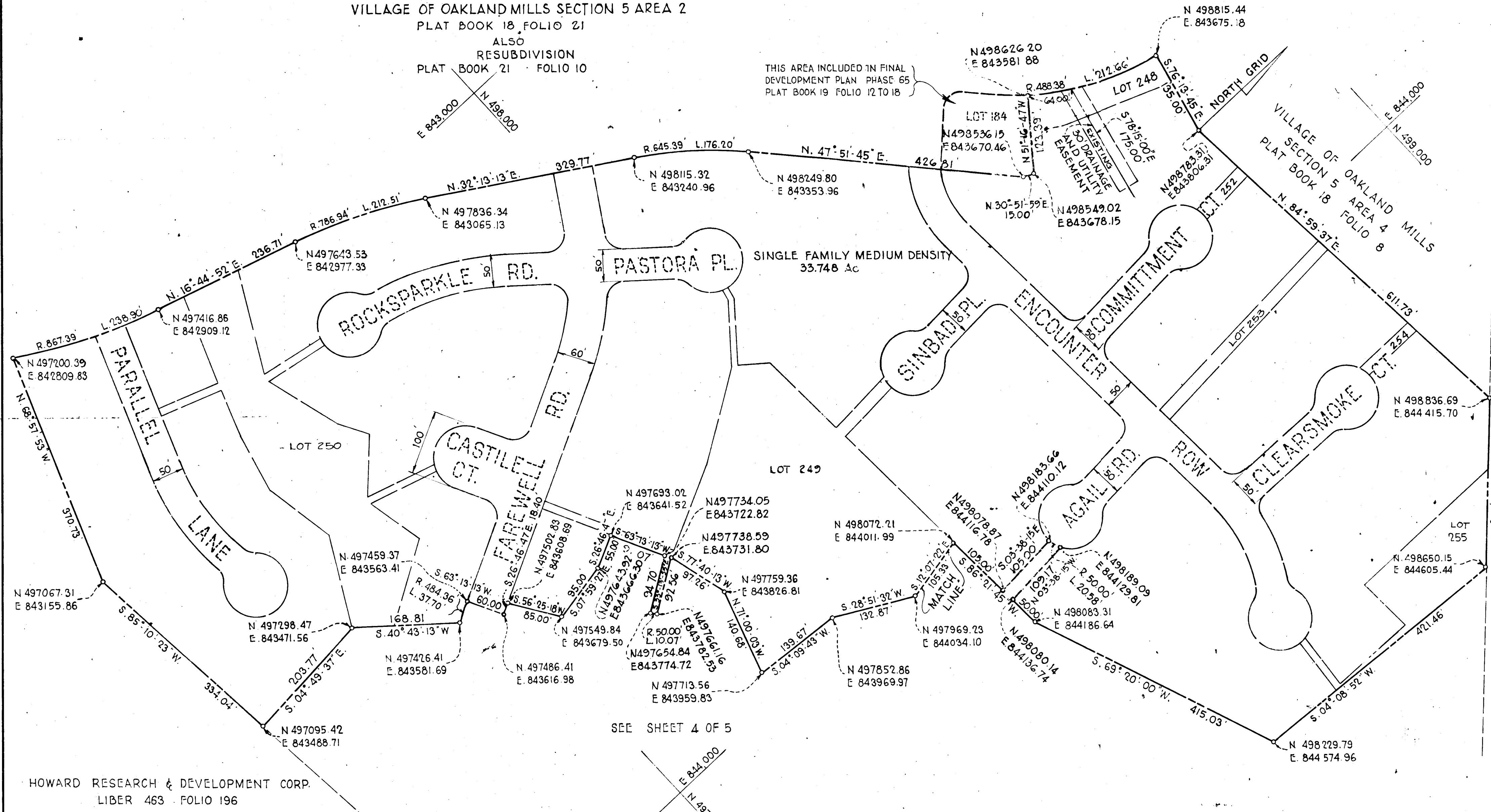
FINAL DEVELOPMENT PLAN PHASE NINETY-SEVEN
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
JANUARY, 1971 SHEET 2 OF 5

VILLAGE OF OAKLAND MILLS SECTION 5 AREA 2

PLAT BOOK 18 FOLIO 21

ALSO RESUBDIVISION
PLAT BOOK 21 FOLIO 10

THIS AREA INCLUDED IN FINAL
DEVELOPMENT PLAN PHASE 65
PLAT BOOK 19 FOLIO 12 TO 18



HOWARD RESEARCH & DEVELOPMENT CORP.
LIBER 463 FOLIO 196

SEE SHEET 4 OF 5

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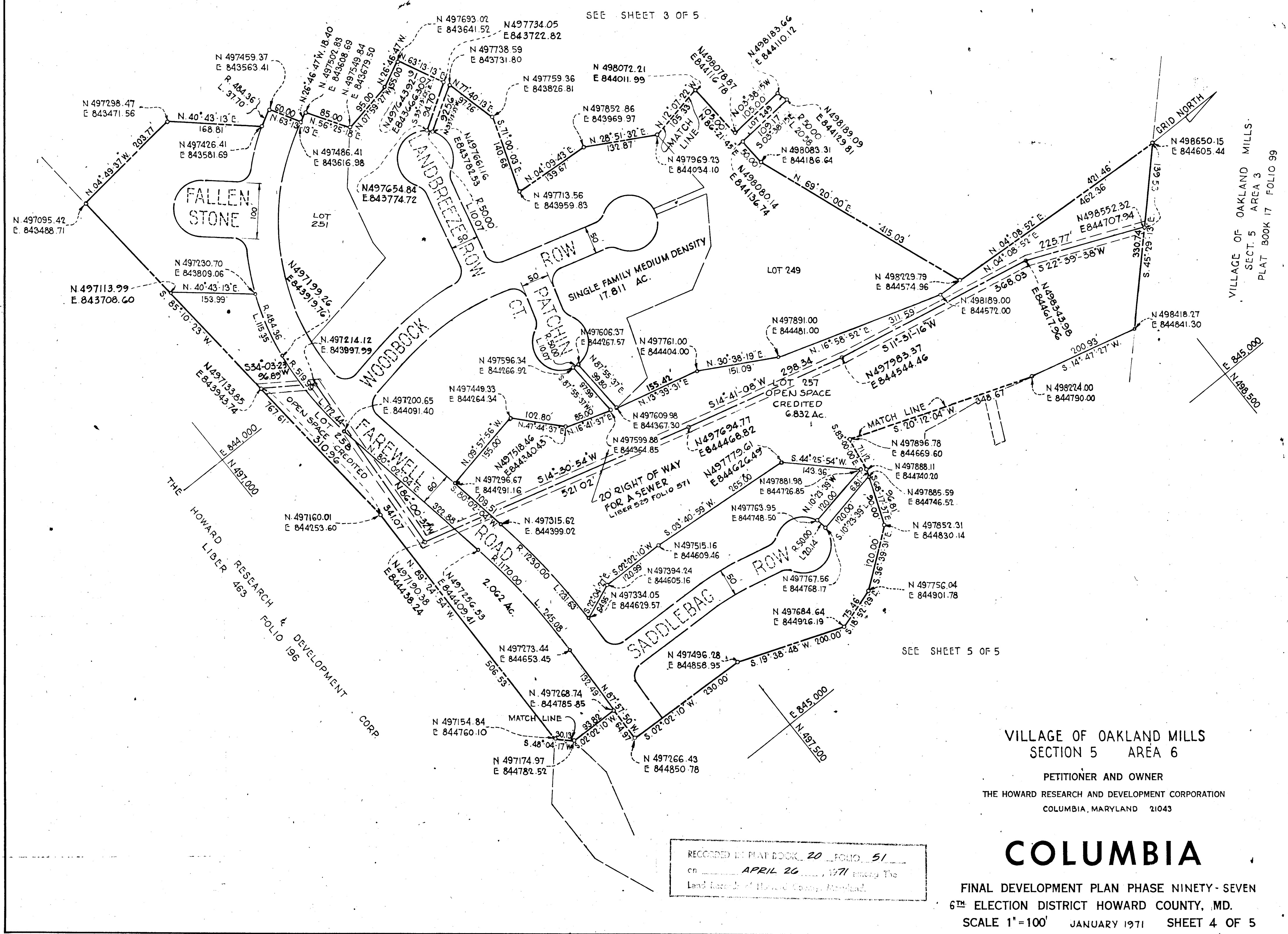
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FINAL DEVELOPMENT PLAN PHASE NINETY-SEVEN
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' JANUARY 1971 SHEET 3 OF 5

SEE SHEET 3 OF 5



VILLAGE OF OAKLAND MILLS
 SECT. 5 AREA 3
 PLAT BOOK 17 FOLIO 99

THE HOWARD RESEARCH & DEVELOPMENT CORP.
 LIBER 463 FOLIO 196

SEE SHEET 5 OF 5

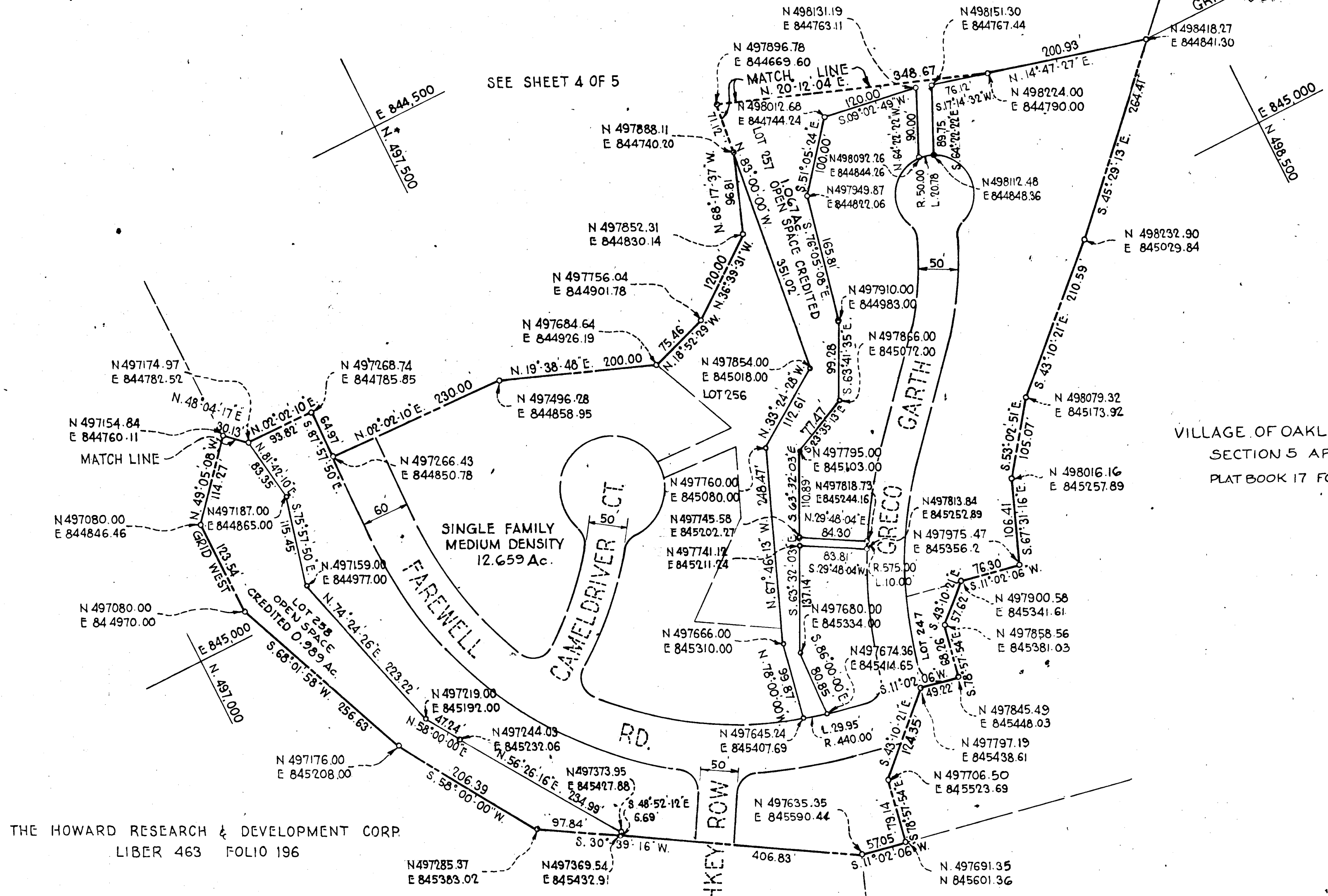
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SEE SHEET 4 OF 5

THE HOWARD RESEARCH & DEVELOPMENT CORP.
LIBER 463 FOLIO 196

VILLAGE OF OAKLAND MILLS
SECTION 5 AREA 3
PLAT BOOK 17 FOLIO 99

D.R. SEWELL
LIBER 187 FOLIO 304

VILLAGE OF OAKLAND MILLS
SECTION 5 AREA 6

PETITIONER AND OWNER
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RECORDED IN PLAT BOOK 20 FOLIO 52
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COLUMBIA

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