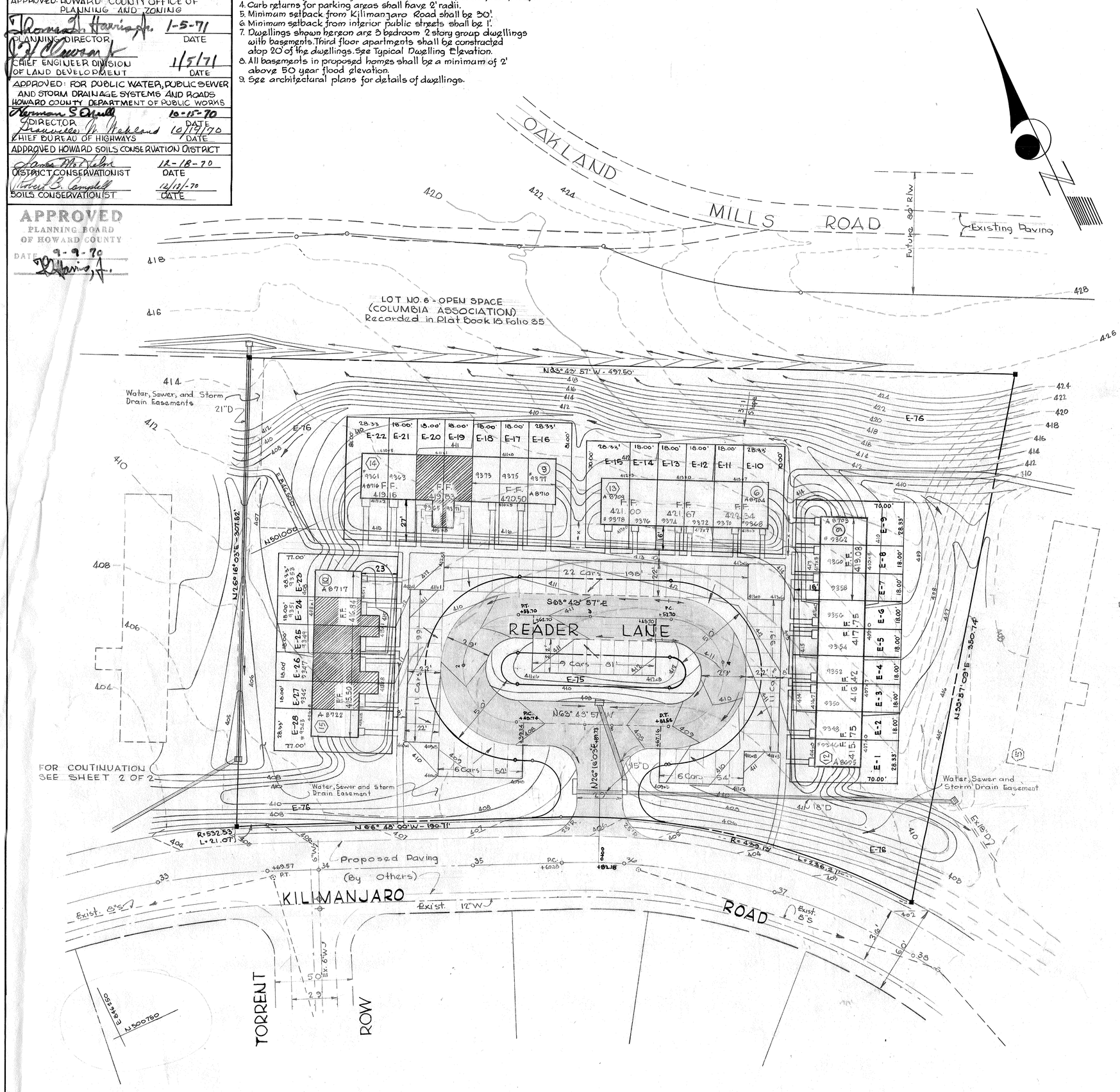
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.	
COUNTY HEALTH OFFICER	Oct 20 1970 DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING	
PLANNING DIRECTOR	1-5-71 DATE
CHIEF ENGINEER DIVISION OF LAND DEVELOPMENT	11/5/71 DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
DIRECTOR	10-15-70 DATE
CHIEF BUREAU OF HIGHWAYS	10/15/70 DATE
APPROVED HOWARD SOILS CONSERVATION DISTRICT	
DISTRICT CONSERVATIONIST	12-18-70 DATE
SOILS CONSERVATIONIST	12/17/70 DATE

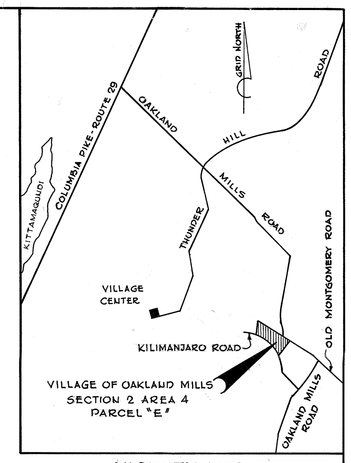
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 9-9-70

GENERAL NOTES

1. All entrance walks to dwellings shall be concrete, 3' wide.
2. All other sidewalks shall be 4' wide, concrete.
3. Curb returns for roadways shall have 20' radii unless otherwise noted.
4. Curb returns for parking areas shall have 2' radii.
5. Minimum setback from Kilimanjaro Road shall be 30'.
6. Minimum setback from interior public streets shall be 1'.
7. Dwellings shown hereon are 3 bedroom 2 story group dwellings with basements. Third floor apartments shall be constructed atop 20 of the dwellings. See Typical Dwelling Elevation.
8. All basements in proposed homes shall be a minimum of 2' above 50 year flood elevation.
9. See architectural plans for details of dwellings.



SECTION 2 AREA 4
Resubdivision of Parcel "E"
Sheet 2 of 2
Plat Book Folio



VICINITY MAP
Scale: 1" = 2000'

NOTE

This development plan includes all applicable information outlined in Data Sheet 150, Neighborhood Standards, F.H.A. Land Planning Bulletin No. 3, V.A. Pamphlet 4 A 8, and conforms with lot improvements and detail lot grading of Chapter XII F.H.A. Minimum Property Requirements, dated May 1965, and to all applicable ordinances and regulations.

Drainage structures have been designed in accordance with sound Engineering practice using recognized formulae and rainfall data currently prescribed by local authorities. These exhibits comply with the F.H.A. objectives, Minimum Property Standards, local acceptable standards and neighborhood requirements, conform to all applicable local government ordinances and regulations, and represent the best professional judgement of the designer.

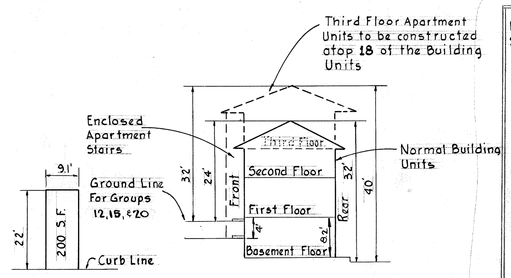
The Topography shown on this development plan has been obtained by aerial and field-run surveys.

SPECIAL NOTES

1. Recording reference for Parcel "E" is Plat Book 18 Folio 85, and 28 21 F 4
2. Water and sewer facilities shall be provided by the Howard County Department of Public Works. The layout of utilities shown hereon is schematic only and is not intended to denote final design.
3. 20' minimum utility easements shall be established in all locations where water and sewer lines are located within the lots.
4. Lots E-13, E-14, & E-16, which include parking spaces and sidewalks shall be owned and maintained by a home owners association. Only the 29' travelled way portion of the 50' road right of way shall be publicly maintained.
5. Easement agreement recorded C.M.P. 542/725-729
6. No signs, fences, or walls except as shown hereon
7. Min. floor area of any town house excluding basement shall be 1080'

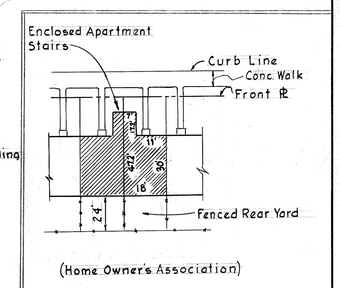
LEGEND

--- 400 ---	Existing Contours (2' Interval)
—— 400 ——	Proposed Contours (1' Interval)
(12)	Building Group Number
(7)	Number of Dwellings in Building Group
E-16	Lot Number
F.F. 439.00	Proposed First Floor Elevation
412 x 0	Proposed Spot Elevation
	Existing Tree Line
T.C.	Top Curb
	Tree To Be Saved / Tree Well
	Tree To Be Removed
	Proposed Concrete Monument
	Dwelling with Apartment
	29' Travelled Way (To Be Publicly Maintained)



PARKING SPACE

TYPICAL DWELLING ELEVATION
No Scale



TYPICAL DWELLING
No Scale

DATA

Existing Zoning	New Town District - Apartments (Single Family Attached)
Project Area	= 8.989 Acre
Maximum Density	= 10 D.U./Acre
Dwelling Units Permissible	= 90
Dwelling Units Proposed	= 90
Building Units = 72	
Apartment Units = 18	
	90
Parking Spaces Required	= 171
Building Units - 72 x 2 = 144	
Apartment Units - 18 x 1½ = 27	
Parking Spaces Proposed	= 171

Final Development Plan Phase 80-A Plat Book 19, Folios 93 to 98

Date	Revision
9/11/70	Added walkways and redrew several buildings groups to scale.
8/14/70	Relocated apartment units, revised lot dimensions and repositioned several building groups.

HOWARD HOMES INC.
OWNER AND DEVELOPER
P.O. Box 802
Columbia, Maryland 21043

MARKS AND COOK
ARCHITECTS AND PLANNERS
305 West Chesapeake Avenue
Baltimore, Maryland 21204

WHITMAN REQUARDT & ASSOCIATES
ENGINEERS
1304 St. Paul Street
Baltimore, Maryland 21202

Kenneth A. McCord P.E. No. 1974

COLUMBIA
ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SITE PLAN
for
VILLAGE OF OAKLAND MILLS

SECTION 2, AREA 4
RESUBDIVISION OF PARCEL "E"
Sheet 1 of 2

Date: August 14, 1970 Scale: 1" = 30'

S.D.P. 71-04-C 8-14-70